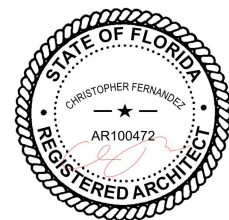




1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



COVER SHEET

03.9.25

DRB_A0.00

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

WRITTEN CONFIRMATION FROM PUBLIC WORKS ON FUTURE CROWN OF ROAD

Good afternoon Nicholas,

The future Crown of the Road elevation adjacent to 1415 Marseille Drive, Miami Beach, is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Marseille Drive at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	State Roads	Non-state Roads
2020	4.8	3.9
2025	5.2	4.2
2030	5.7	4.5
2035	6.2	4.9
2040	6.7	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Normandy Isles A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

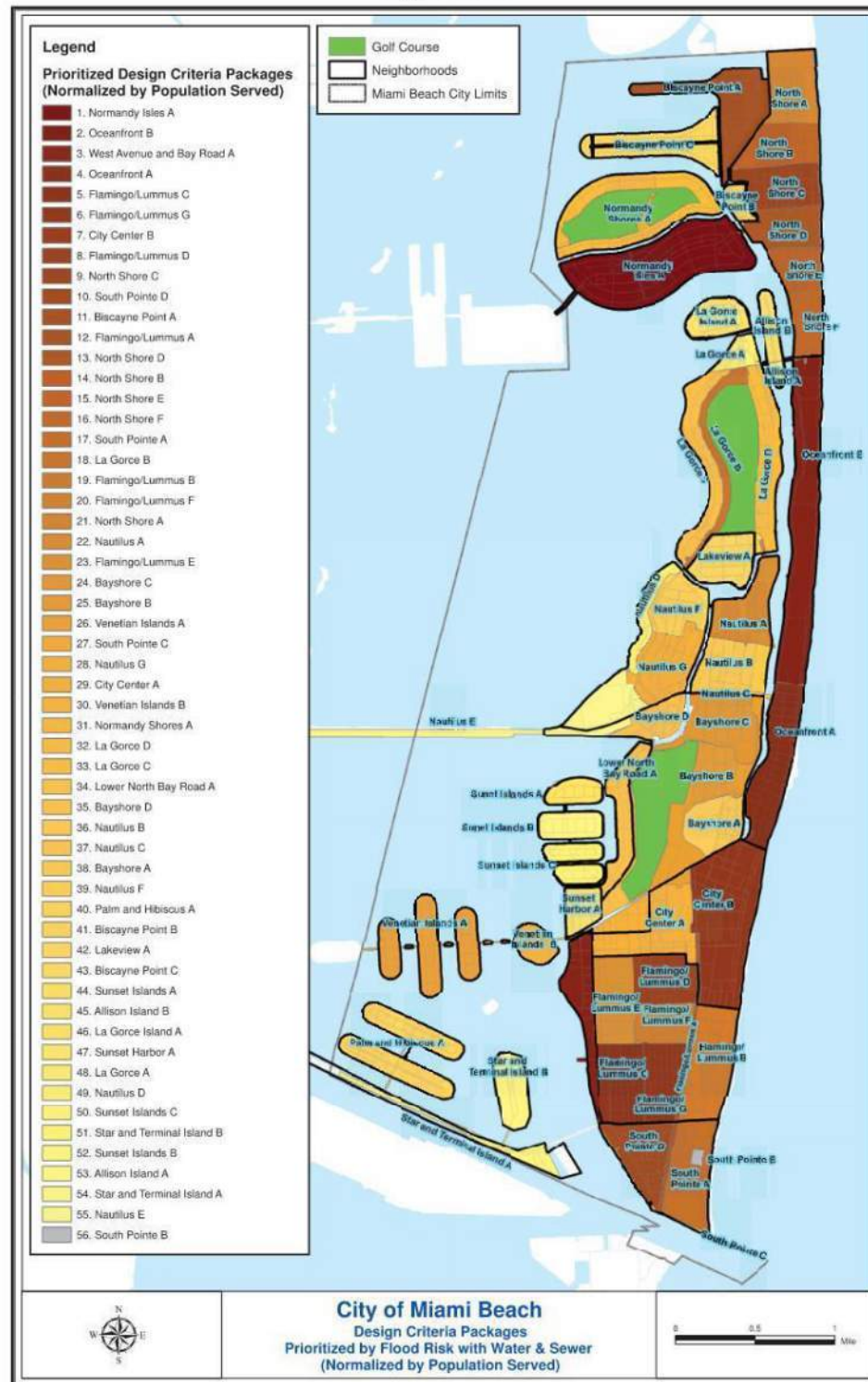
Feel free to contact me if you have any questions.

Best regards,

Aaron Osborne, Project Engineer

PUBLIC WORKS DEPARTMENT, Engineering Division
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7080 x 26110 / Fax: 305-673-7028

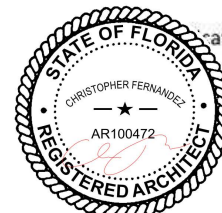
Figure ES-1



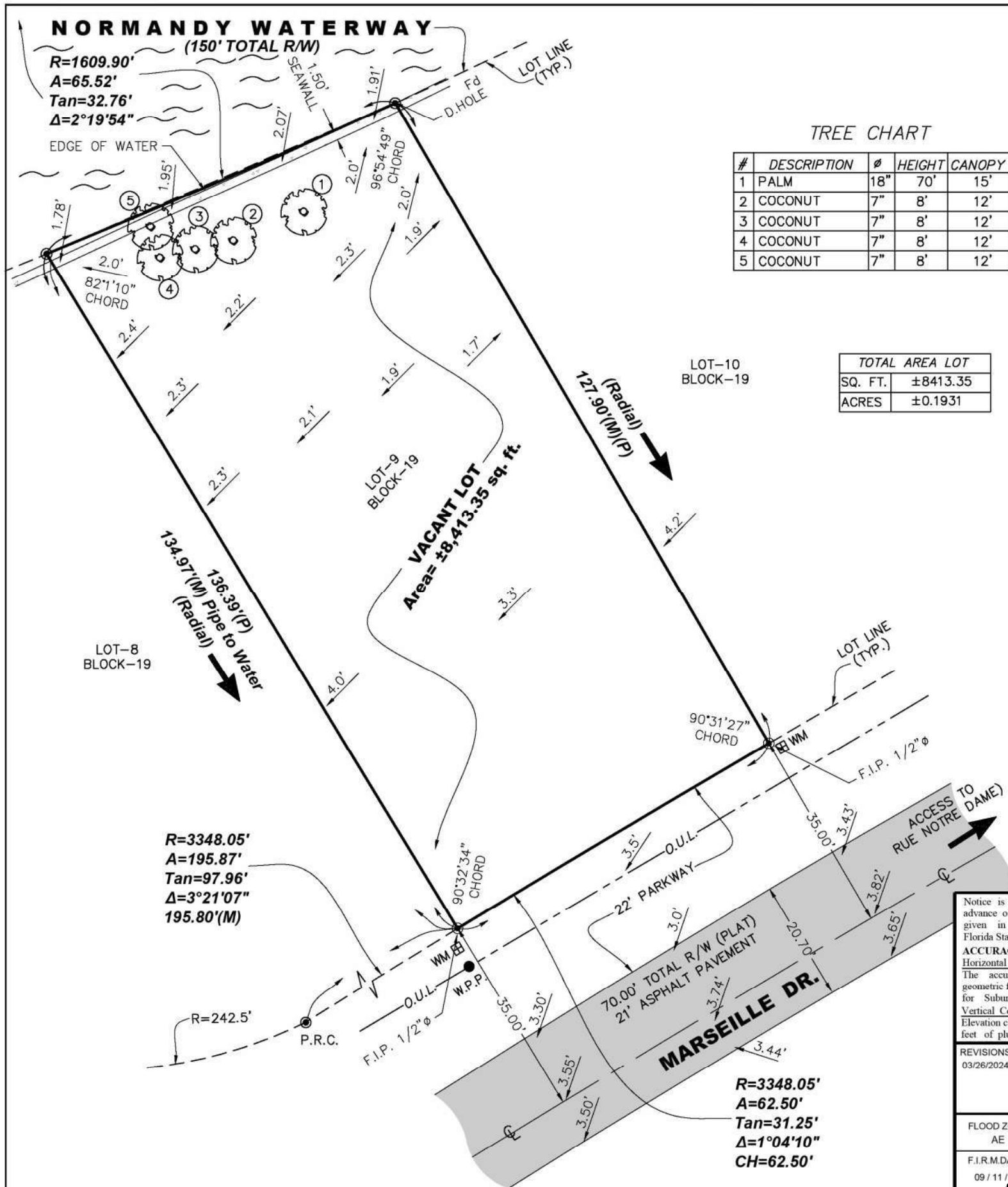
ITEM #	Project Information	Required	Existing	Proposed	Deficiencies
1	Address:	1425 MARSEILLE DRIVE			
2	Folio number(s):	02-3210-010-0040			
3	Board and file number(s) :	DRB 24-1059 PB24-0657 (PREVIOUS PB-21-0420)			
4	Year built: N/A	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):				
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		F.C.O.R.	5'-11 1/2" NGVD
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.74' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.835' NGVD	Free board:	5'-0" ABOVE BFE	
10	30" above grade:	6.17' NGVD	Lot Area:	8,413.35 SQ. FT.	
11	Lot width:	64.01' (AVG)	Lot Depth:	132.13' AVERAGE	
12	Max Lot Coverage SF and %:	2,519.70SF(30%)	Proposed Lot Coverage SF and %:	2,197.68SF(26.12%)	
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)	500 SF	
14	Front Yard Open Space SF and %:	902.48SF(71.98 %)	Rear Yard Open Space SF and %:	917.73SF(73.20%)	
15	Max Unit Size SF and %:	4,206.60SF(50%)	Proposed Unit Size SF and %:	4,186.59SF(49.76%)	
16	Existing First Floor Unit Size:	N/A		Proposed First Floor Unit Size:	1,970.28 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):				
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24' (FLAT)		27'-0"	
20	Front Setbacks:	30'	N/A		
	Front first level:	20'	N/A	26'-2 1/4"	
	Front second level:	30'	N/A	40'-11 1/4"	
21	Front second level if lot coverage is 25% or greater:		N/A		
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.		N/A		
21	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		N/A		
22	Sum of side yard :	16'	N/A	18'-8"	
23	Side 1:	8.5'	N/A	11'-0"	
24	Side 2 or (facing street):	7.5'	N/A	7'-8"	
25	Rear:	20'	N/A	31'-0 1/8"	
26	Accessory Structure Side 1:				
27	Accessory Structure Side 2 or (facing street) :				
28	Accessory Structure Rear:				
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



*The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.



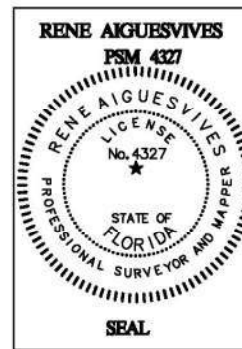
This property described as:
 Lot 9, Block 19,
 NORMANDY WATERWAY, according to the
 Plat thereof as recorded in Plat Book 40, Page
 60, of the Public Records of Miami-Dade
 County, Florida.

Certified to:
 1415 MARSEILLE LLC
 C/O BETTINA EQUITIES COMPANY

Address:
 Folio:02-3210-010-0040
 (Vacant Lot)

Benchmarks 1:
 Elevations Show refer to NAVD 88
 BM # A-23-R Elev.=3.81' (NGVD 29)
 (Miami-Beach) =2.26' (NAVD 88)

Benchmarks 2:
 Elevations Show refer to NAVD 88
 BM # N-313 USCG Elev.=3.75' (NGVD 29)
 (Miami-Beach) =2.20' (NAVD 88)



Digitally signed
 by Rene
 Aiguesvives
 PSM4327
 Date:
 2024.03.28
 16:25:23 -04'00'

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on North arrow is based on assumed meridian
 N/A (reference) N/A

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

ACCURACY:
Horizontal Control:
 The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
 Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

REVISIONS:
 03/26/2024 UPDATE TA

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original seal of Florida licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	+ 8FT N.G.V.D.	
09/11/2024				

BOUNDARY & TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RENE AIGUESVIVES 11/30/23
 PROFESSIONAL SURVEYOR AND
 MAPPER No. 4327, State of Florida.

LEGEND

- A = Arc
- A/C = Air conditioner
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- C.P.P. = Concrete power pole
- CL = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC. = Concrete
- C.O. = Clean-out
- D = Deed
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Encr. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.A. = Limited Access
- L.P. = Light Pole
- L.M.E. = Lake Maintenance Easement
- M = Measured
- M.L.P. = Metal Light Pole
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- N/A = Not Applicable
- ND = Nail & Disc
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- P.C. = Point of Curvature
- P.C.C. = Point of Compound Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- P.L. = Property Line
- PL = Planter
- P.P. = Power Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.O.T. = Point of Termination
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- W.S. = Water Service

NOTE:

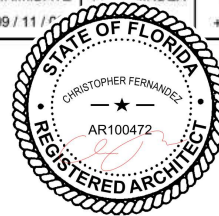
- All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership or encroachment and are not to be construed as a permanent right.
- No identification cap found on property corners unless otherwise noted.
- Distance along boundary as recorded and measured unless otherwise noted.
- The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproduction and as such, should be considered when obtaining scaled data.
- Accuracy: The expected use of land as classified in the standards of practice (S.J.P.F.A.C.) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained for all horizontal control measurements and calculation of a closed geometric figure was found to exceed this requirement.
- This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule SJ-17 of the Florida Administrative Code.
- Subsurface soil conditions were not determined, at this falls outside the purview of this survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the subject property.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/23	1" = 20'	R.S.	23-24615

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

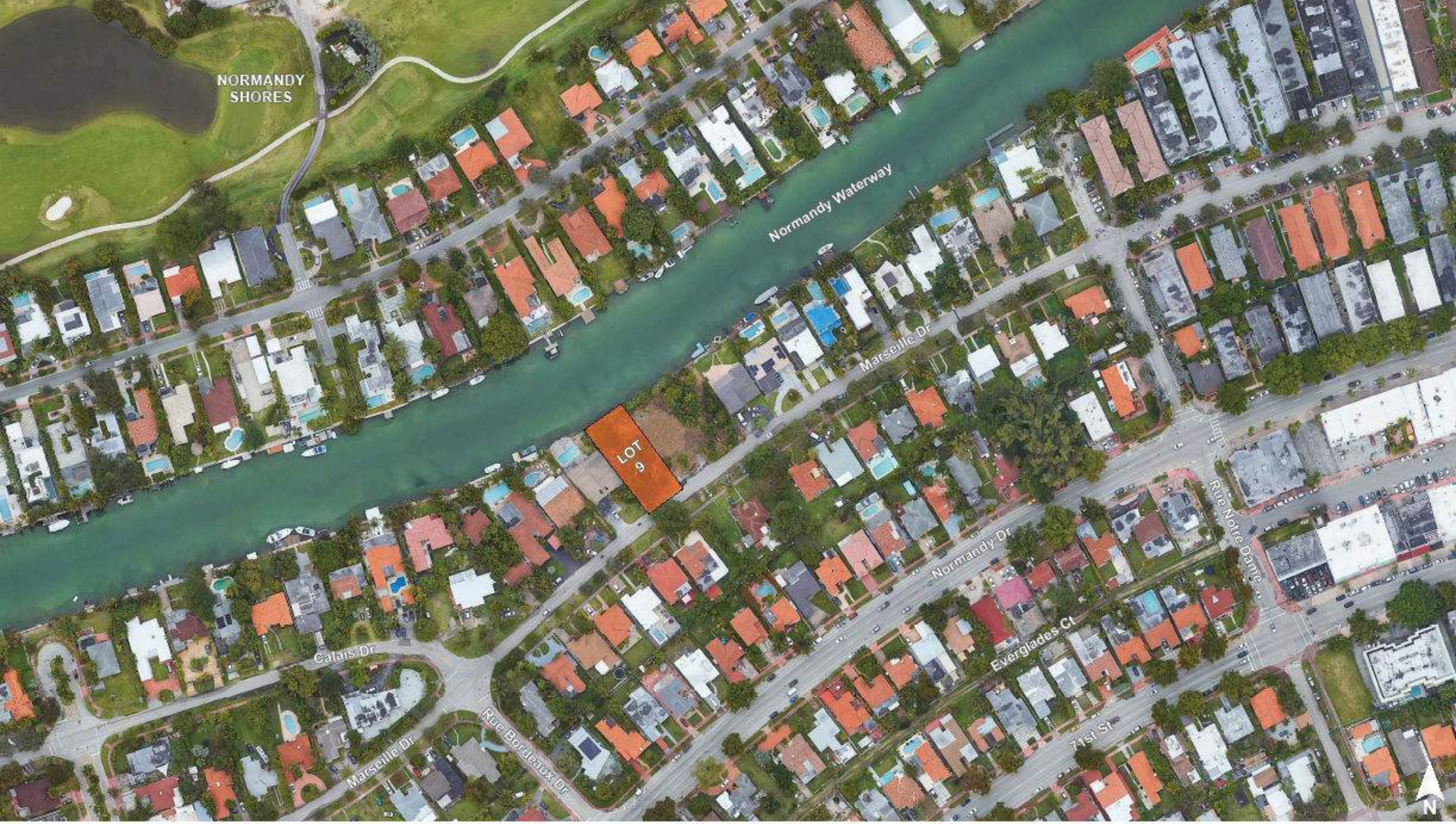
CFZ DESIGN



SURVEY

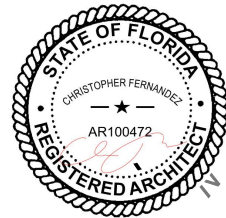
03.9.25

DRB_A0.03



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



AERIAL VIEWS

03.9.25

DRB_A0.05



NORMANDY SHORES

Normandy Waterway

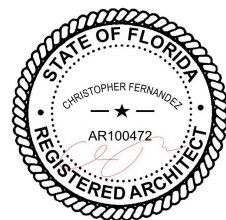
Marseille Dr

Normandy Dr

Rue Bordeaux Dr

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



AXONMETRIC VIEWS

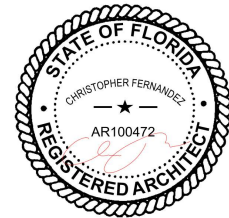
03.9.25

DRB_A0.06



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

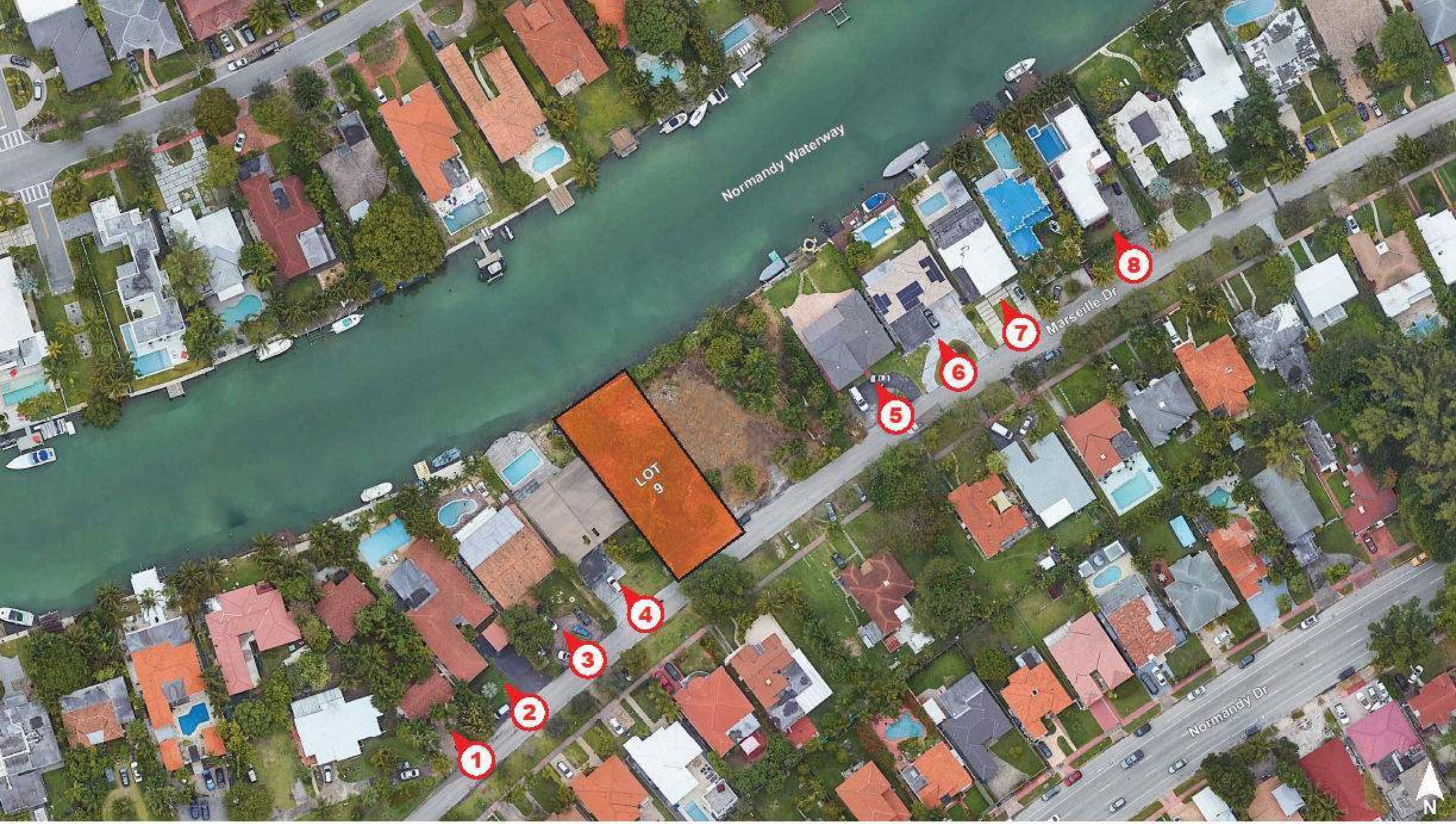
CFZ DESIGN



AXONMETRIC VIEWS

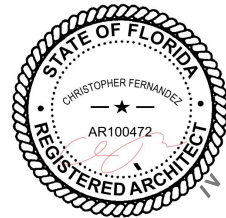
03.9.25

DRB_A0.06d



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE PHOTO LOCATIONS

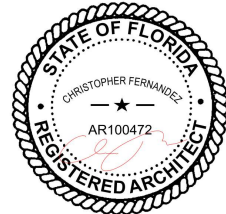
03.9.25

DRB_A0.07



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



CONTEXT PHOTOS

03.9.25

DRB_A0.07.1



5



6



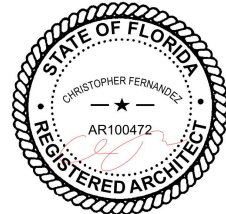
7



8

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



CONTEXT PHOTOS

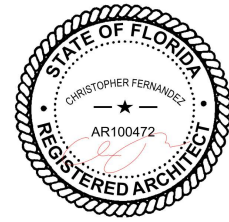
03.9.25

DRB_A0.07.2



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

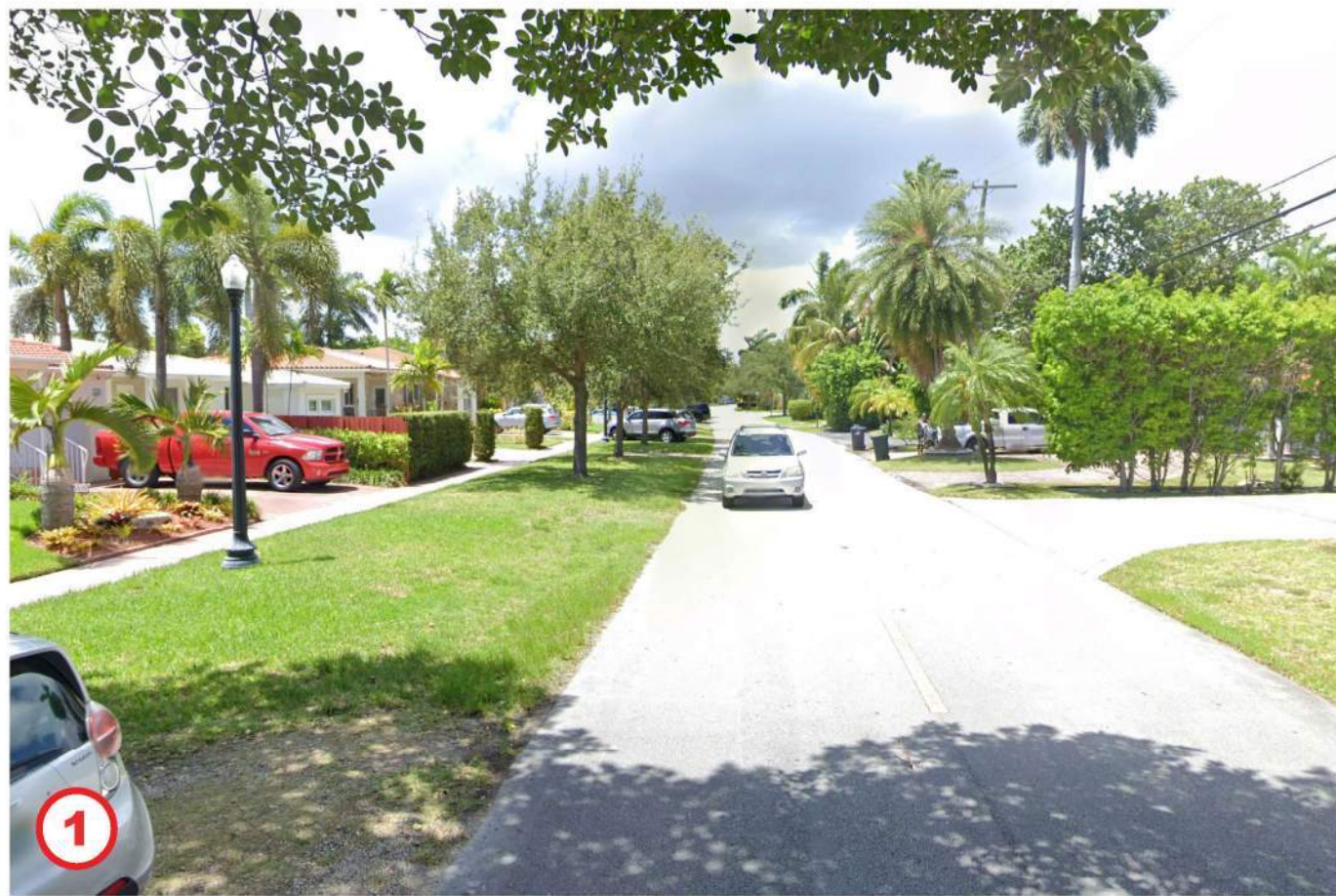
CFZ DESIGN



SITE PHOTO LOCATIONS

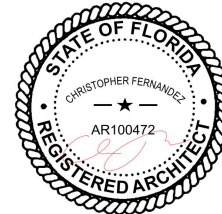
03.9.25

DRB_A0.07.a



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

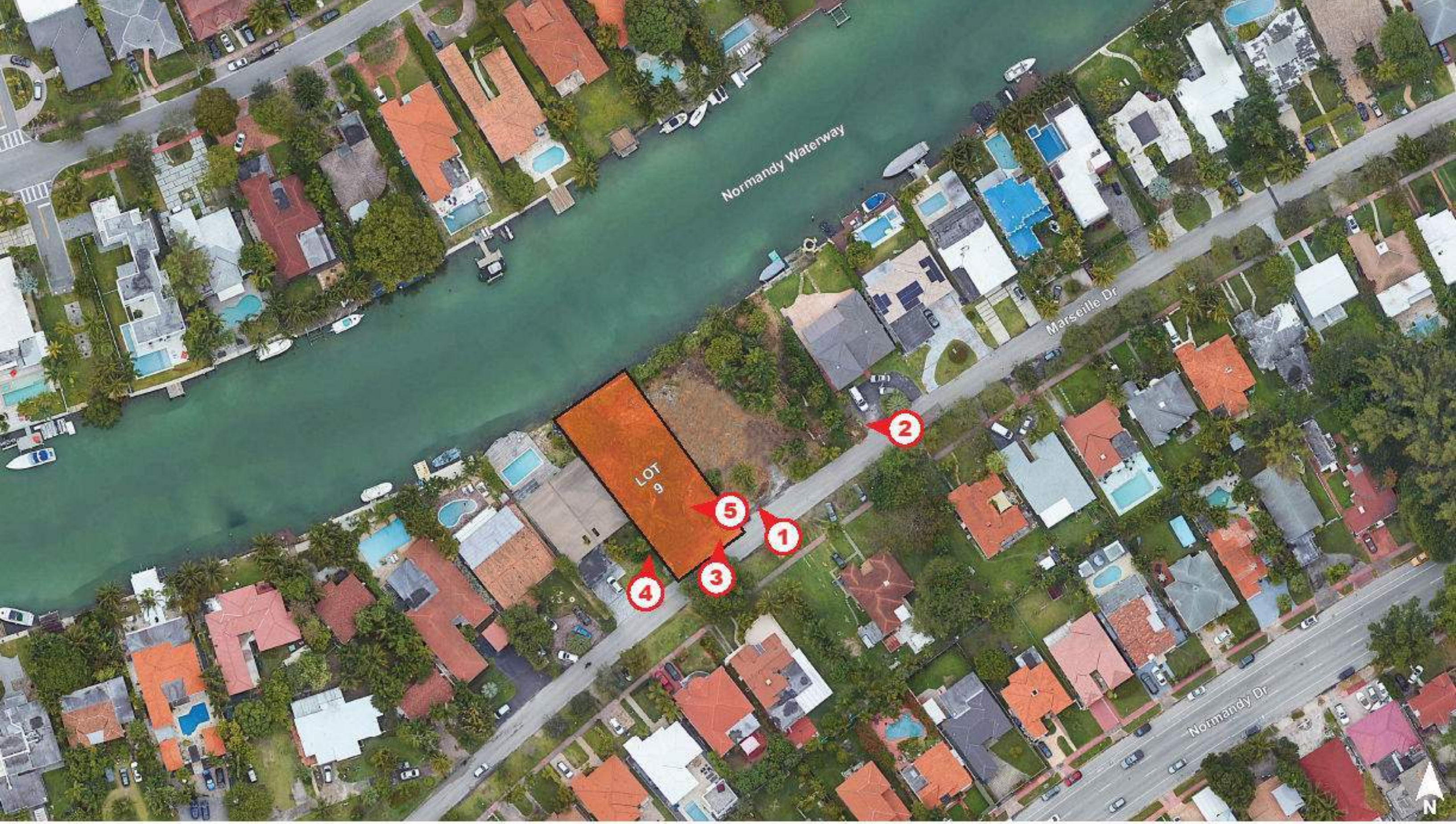
CFZ DESIGN



CONTEXT PHOTOS

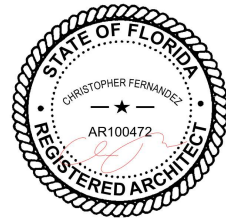
03.9.25

DRB_A0.07.a.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE PHOTO LOCATIONS

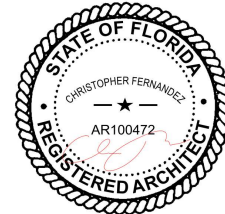
03.9.25

DRB_A0.07.b



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

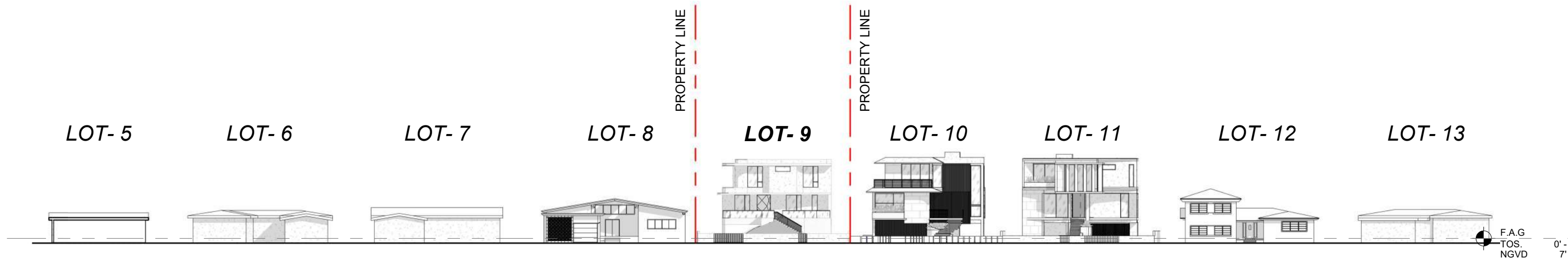
CFZ DESIGN



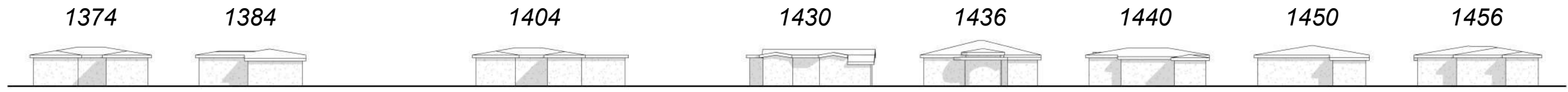
CONTEXT PHOTOS

03.9.25

DRB_A0.07.b.1



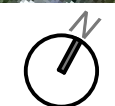
1 LOT 5-13 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"



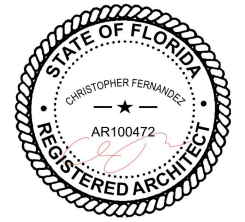
2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"

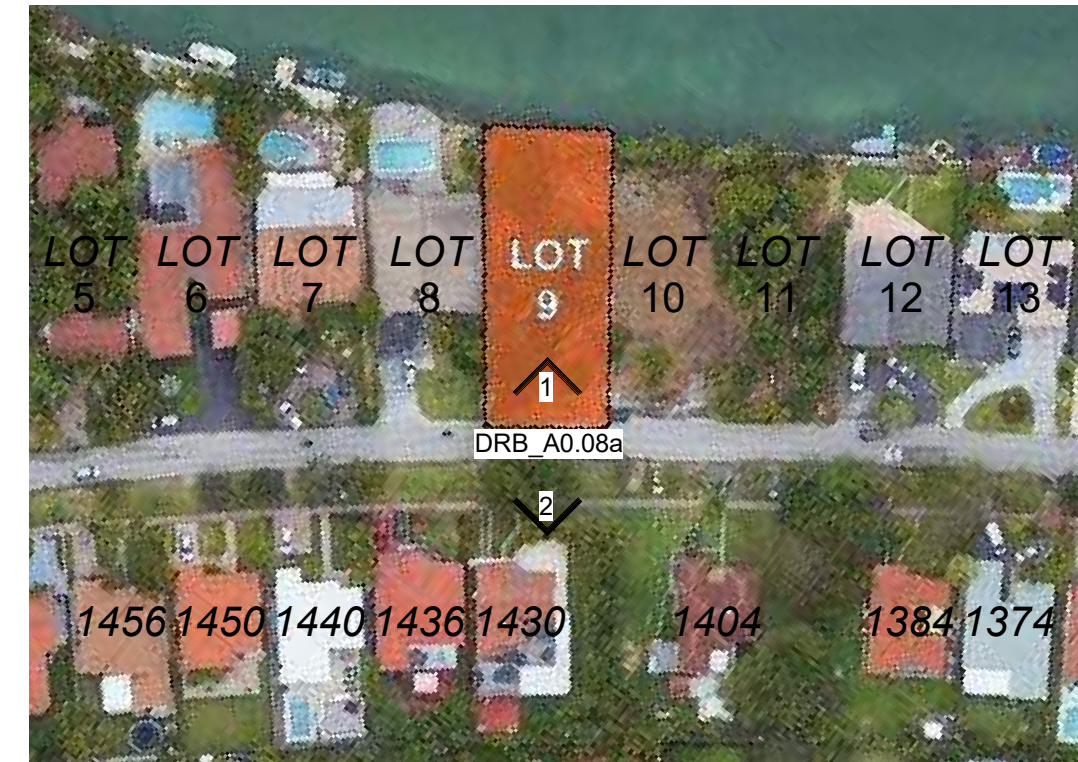
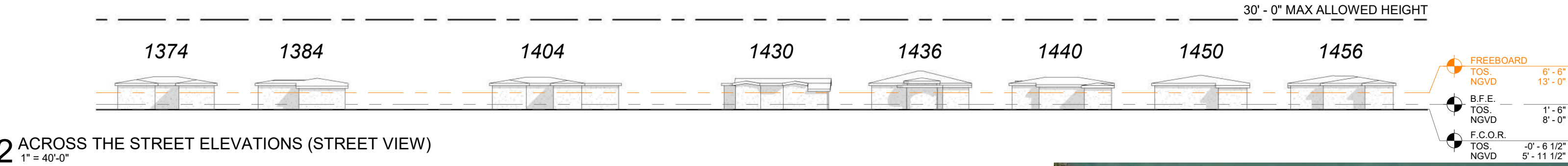
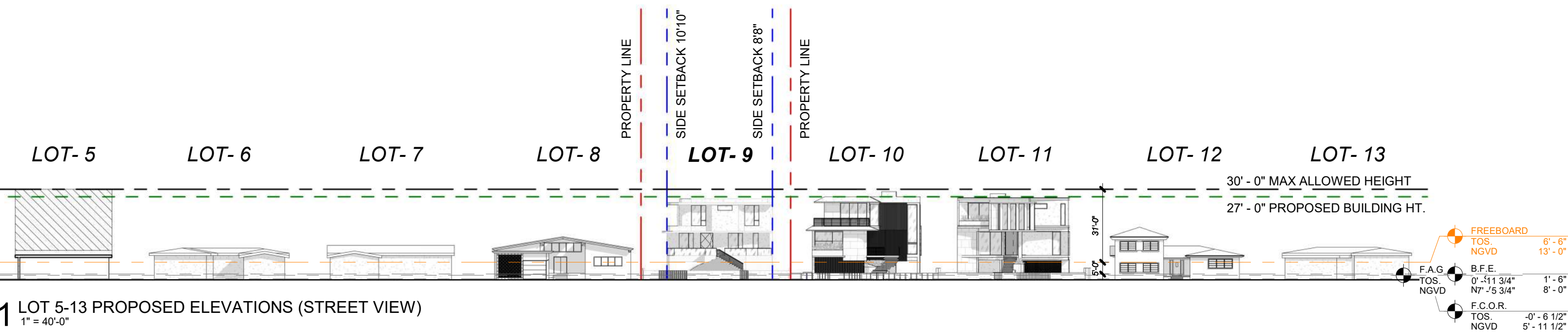


3 KEY CONTEXTUAL PLAN
5/64" = 1'

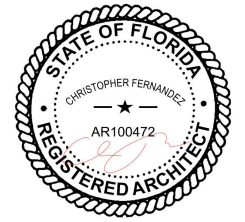


1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059





1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059



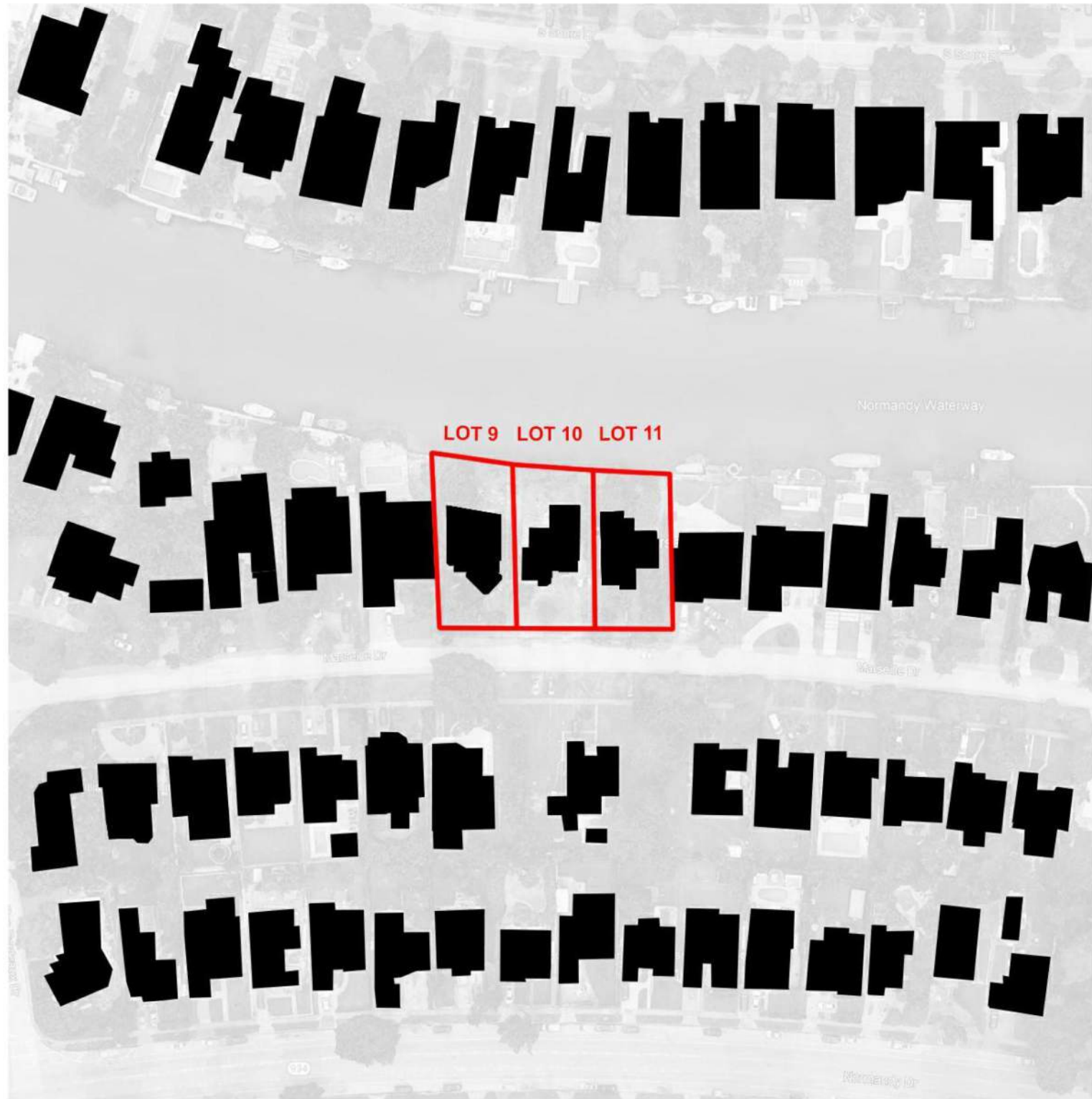
SECTION DIAGRAM
FREEBOARD

As indicated

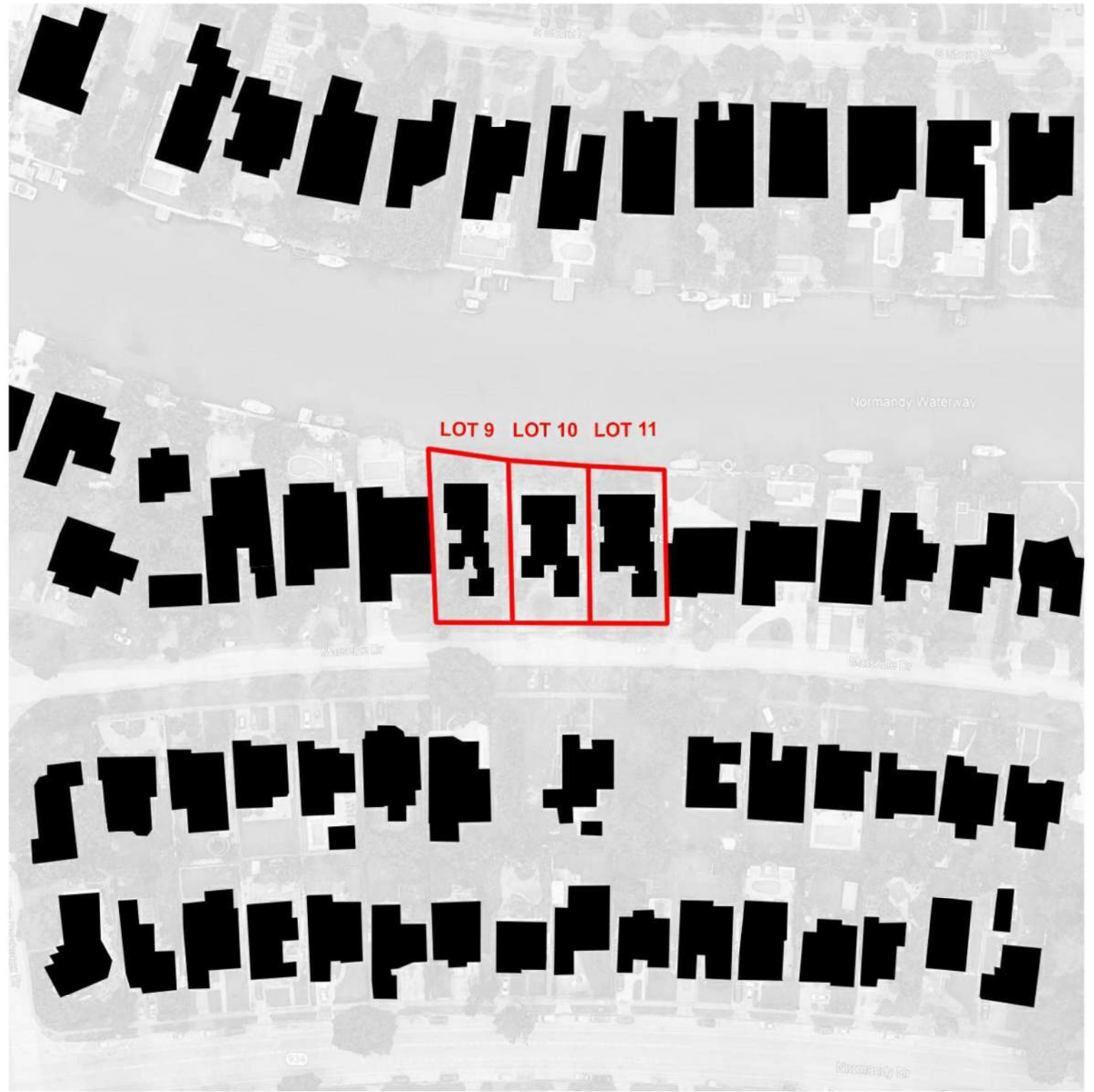
03.9.25

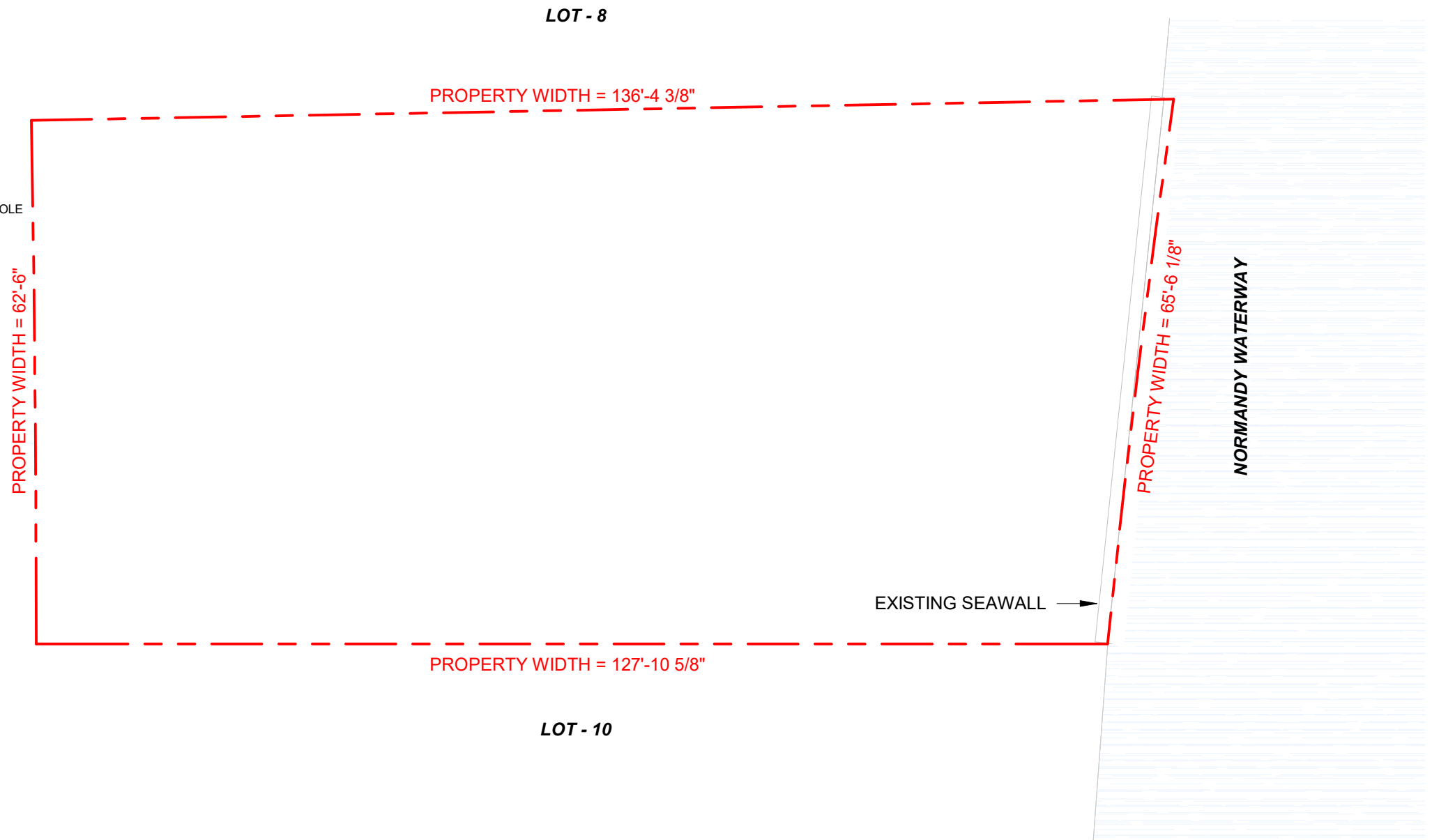
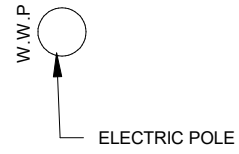
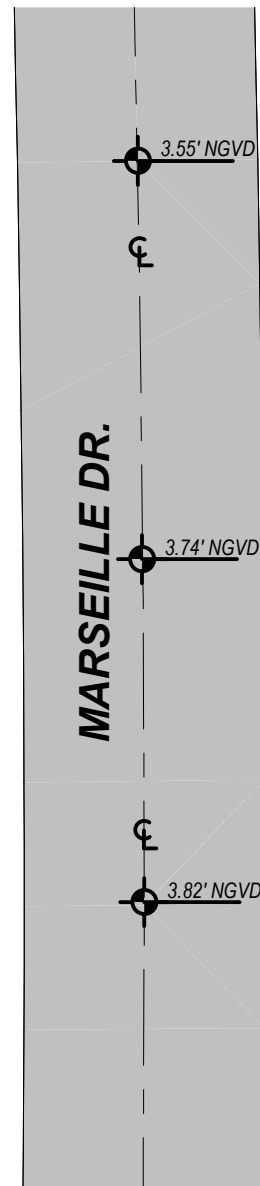
DRB_A0.08a

PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE

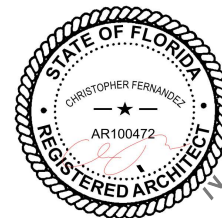




1 EXISTING / DEMO PLAN
1/16" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



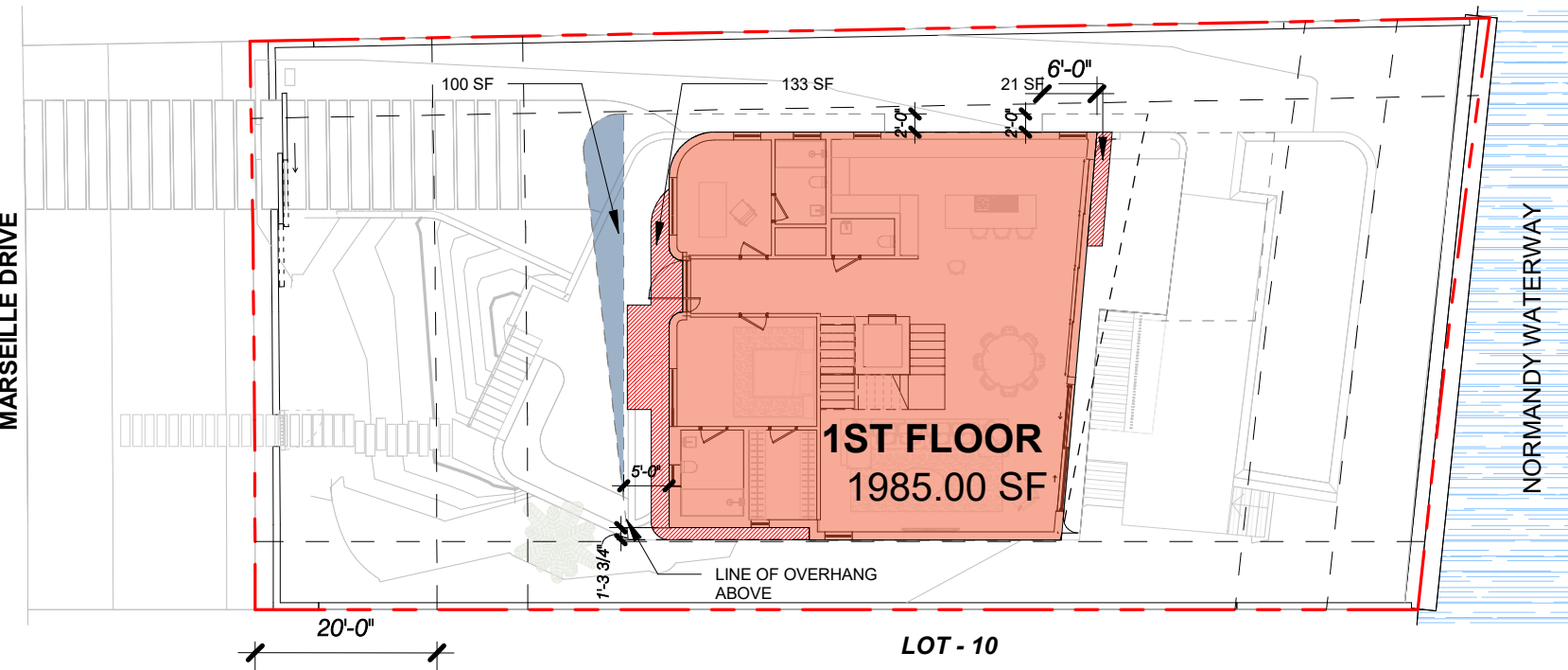
EXISTING / DEMO LOT
COVERAGE

1/16" = 1'-0"

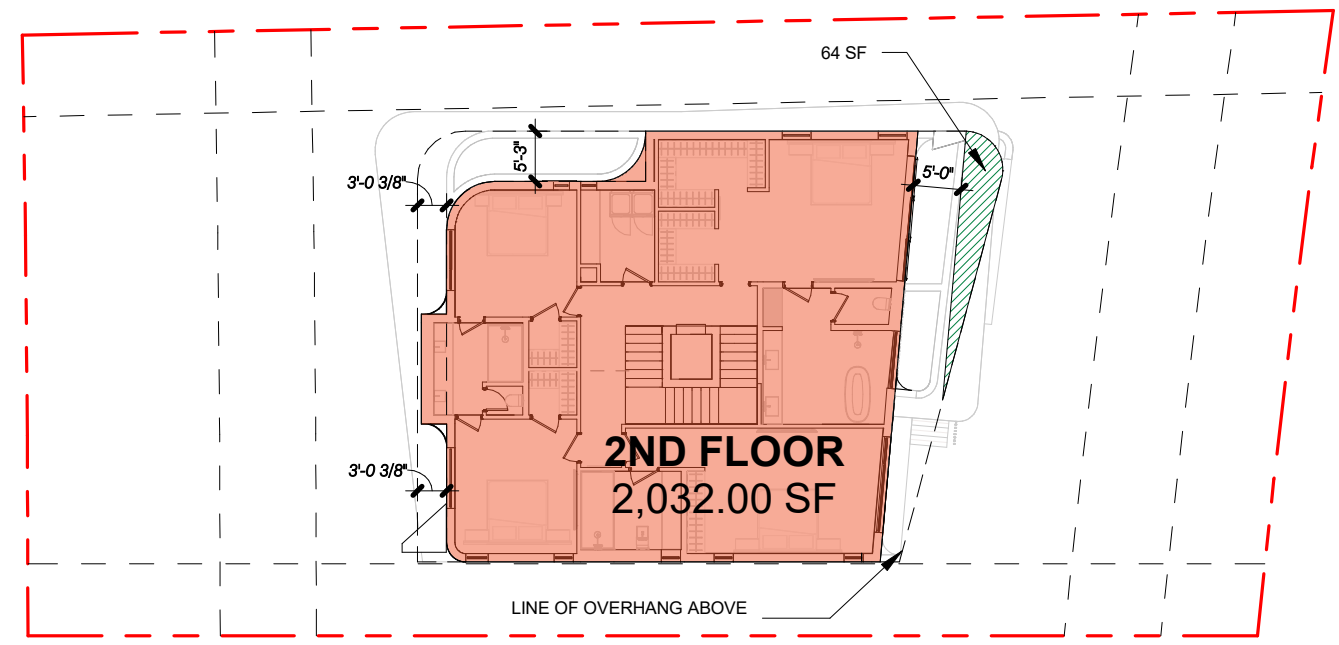
03.9.25

DRB_A0.10

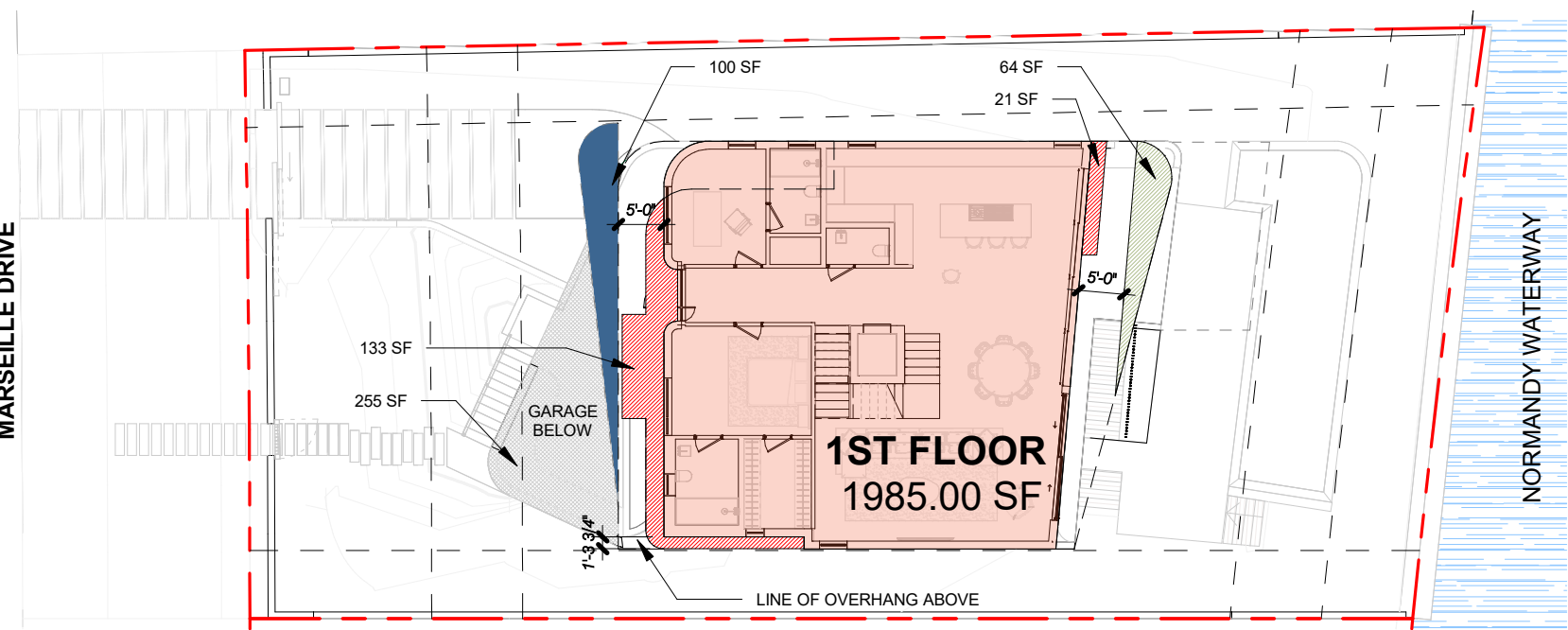
LOT - 8



1 FIRST FLOOR LOT COVERAGE
1" = 20'-0"



2 SECOND FLOOR LOT COVERAGE
1" = 20'-0"

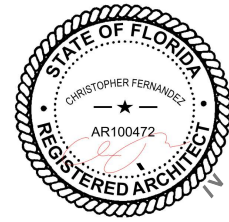


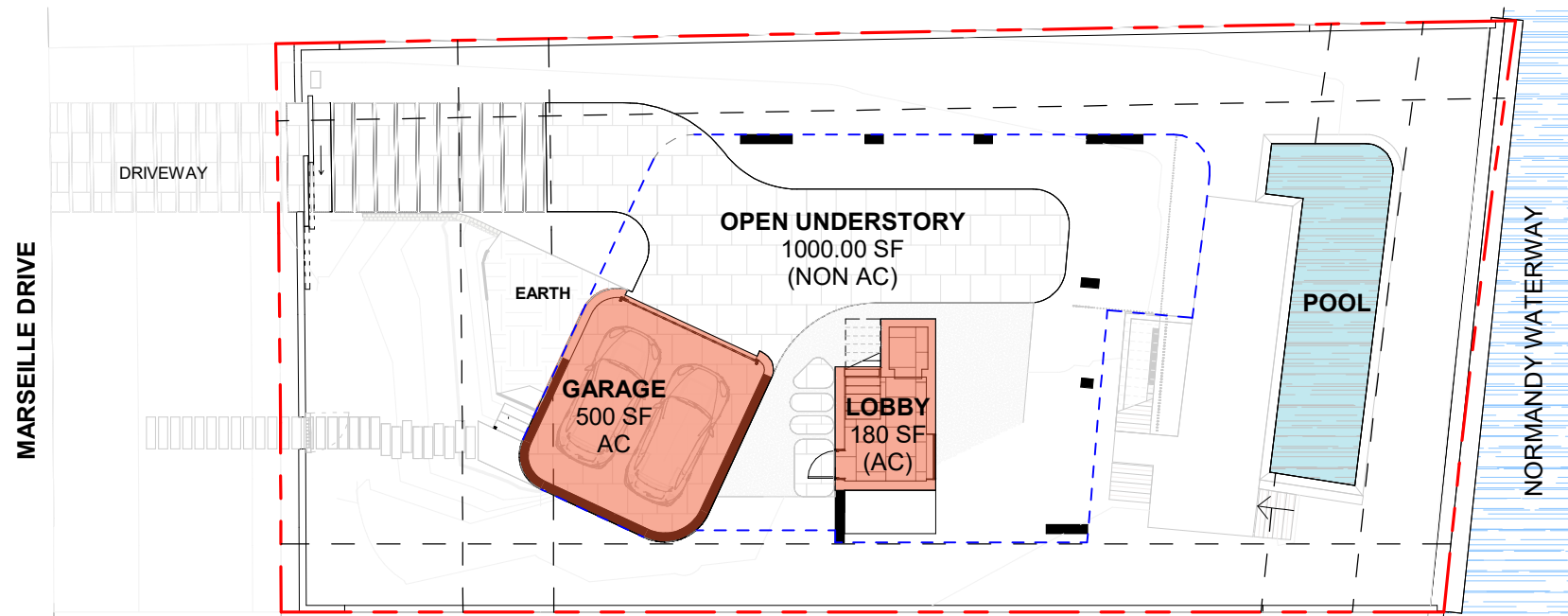
3 COMBINE LOT COVERAGE
1" = 20'-0"

PROPOSED LOT COVERAGE	
LOT SIZE	8,413.35 SF
ALLOWED = 30% OF LOT	2,519.70 SF
SECOND FLOOR ROOF OVERHANG	64.00 SF
SECOND FLOOR AC OVERHANG	(133.00 + 21.00) SF
	<u>154.00 SF</u>
FIRST FLOOR AC	<u>1985.00 SF</u>
FIRST FLOOR ROOF OVERHANG	100.00 SF
GARAGE OVERHANG	<u>255.00 SF</u>
GARAGE REDUCTION	500.00 SF
PROPOSED LOT COVERAGE	(2,560.00 - 500.00) SF
	2,058.00 SF (24.46 %)

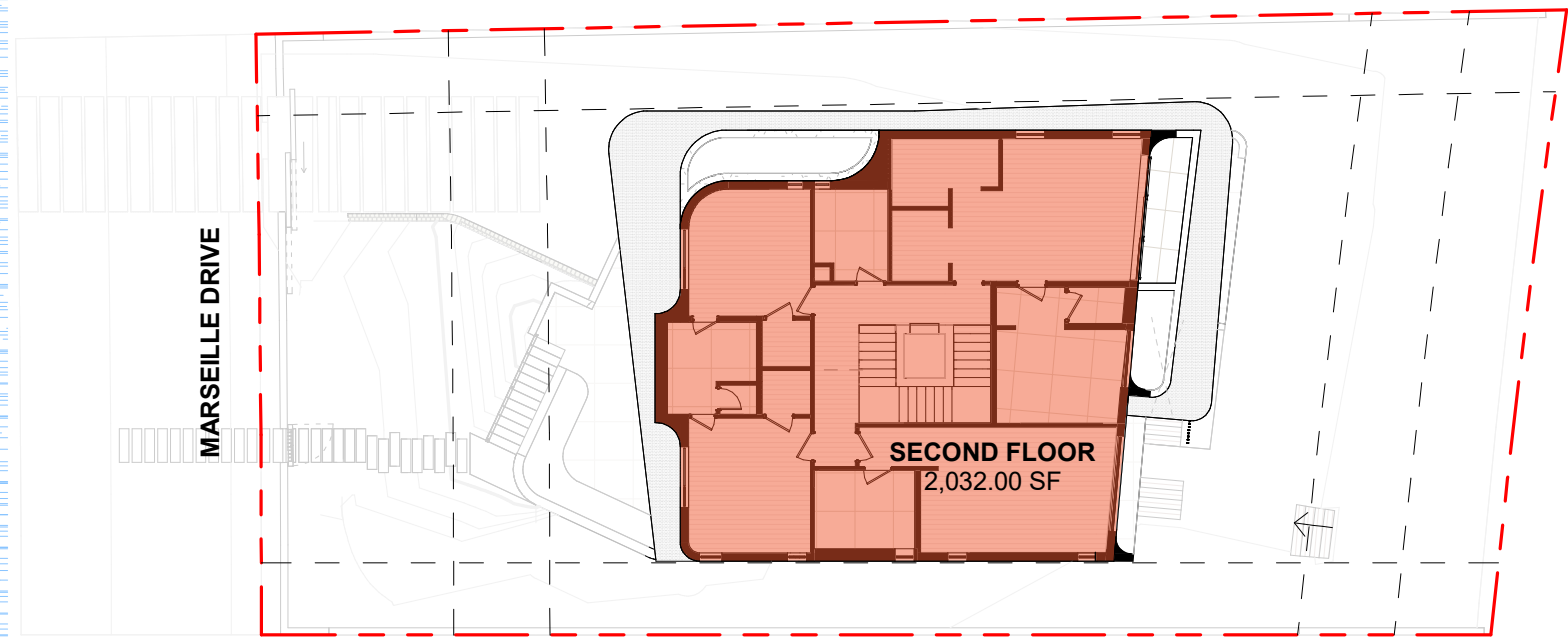
- = AREA UNDER AC
- = ROOF OVERHANG > 5'-0" PROJECTION
- = AREA UNDER AC ABOVE
- = 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION
- = GARAGE OVERHANG

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

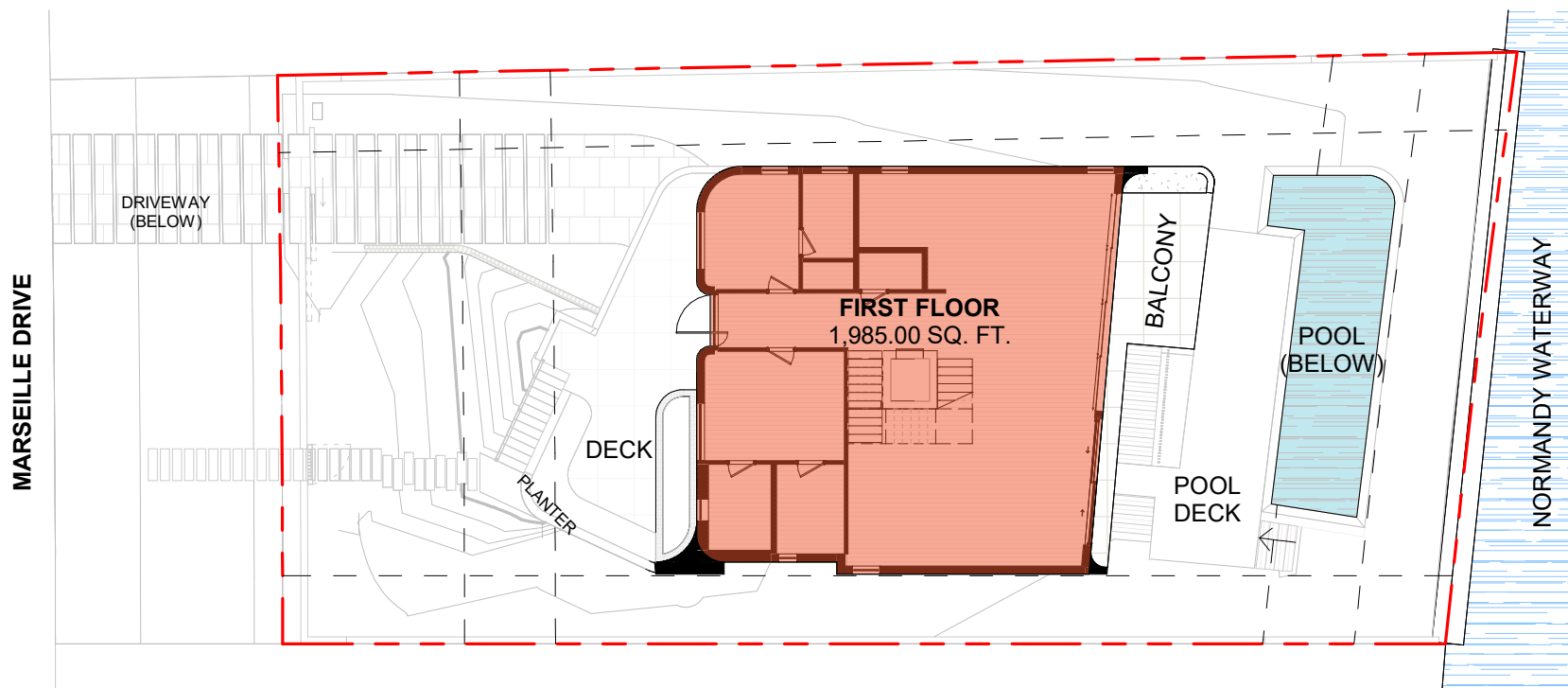




1 UNDERSTORY - UNIT SIZE
1" = 20'-0"



3 LEVEL 2 - PROPOSED UNIT SIZE
1" = 20'-0"



2 LEVEL 1 - PROPOSED UNIT SIZE
1" = 20'-0"

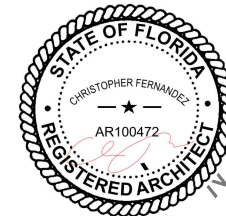
ENCLOSED UNDERSTORY AREA	
LOT	8,413.35 SF
ALLOWED	8,413.35 * 5 % = 420.66 SF (5%)
PROPOSED UNDERSTORY	680.00 SF
GARAGE REDUCTION	-500.00 SF
TOTAL	180 SF (2.14 %)

UNIT SIZE	
LOT	8,413.35 SF
ALLOWED	8,413.35 * 50 % = 4,206.60 SF
UNDERSTORY (AC)	680.00 SF
GARAGE REDUCTION	-500.00 SF
FIRST FLOOR	1,985.00 SF
SECOND FLOOR	2,032.00 SF
TOTAL	4,197.00 SF (49.88 %)

- ENCLOSED NON AC AREA
- WATER BASIN
- ENCLOSED AC AREA
- OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE
- OUTLINE OF LEVEL 1 FOOTPRINT ABOVE

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



PROPOSED UNIT DIAGRAM

As indicated

03.9.25

DRB_A0.10c

MARSEILLE DRIVE

LOT WIDTH
62'-6"

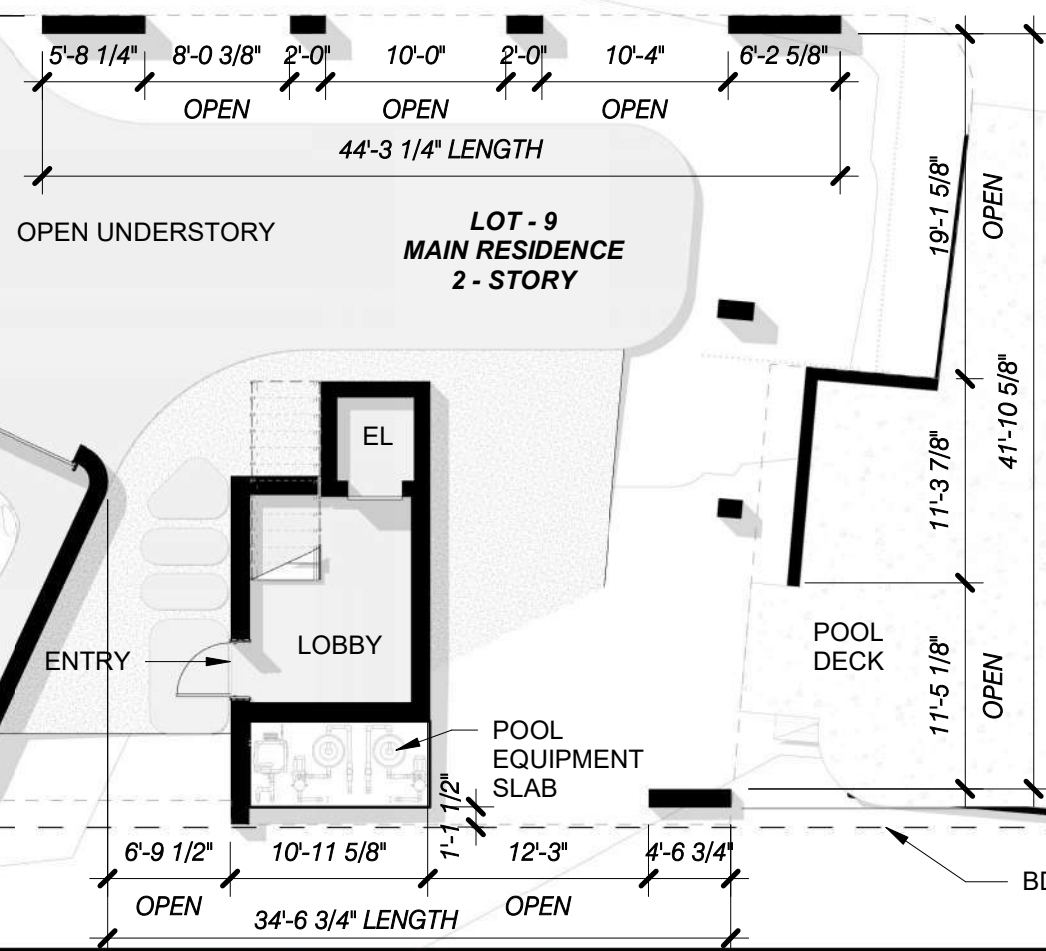
136'-4 3/8"
LOT DEPTH

LOT 8

50 % OPEN MET
LENGTH OF UNDERSTORY (WEST SIDE) = 46'-8"
LENGTH OF OPEN UNDERSTORY = 28'-4" (62.1%)

50 % OPEN MET
LENGTH OF UNDERSTORY (WEST SIDE) = 34'-0 1/5"
LENGTH OF OPEN UNDERSTORY = 34'-0"
(OPEN UNDERSTORY CALCULATION INCLUDES LENGTH OF GARAGE)

50 % OPEN MET
LENGTH OF UNDERSTORY (NORTH SIDE) = 43'-11"
LENGTH OF OPEN UNDERSTORY = 30'-6 3/4" (69.6%)



65'-6 1/8"
LOT WIDTH

LOT 10

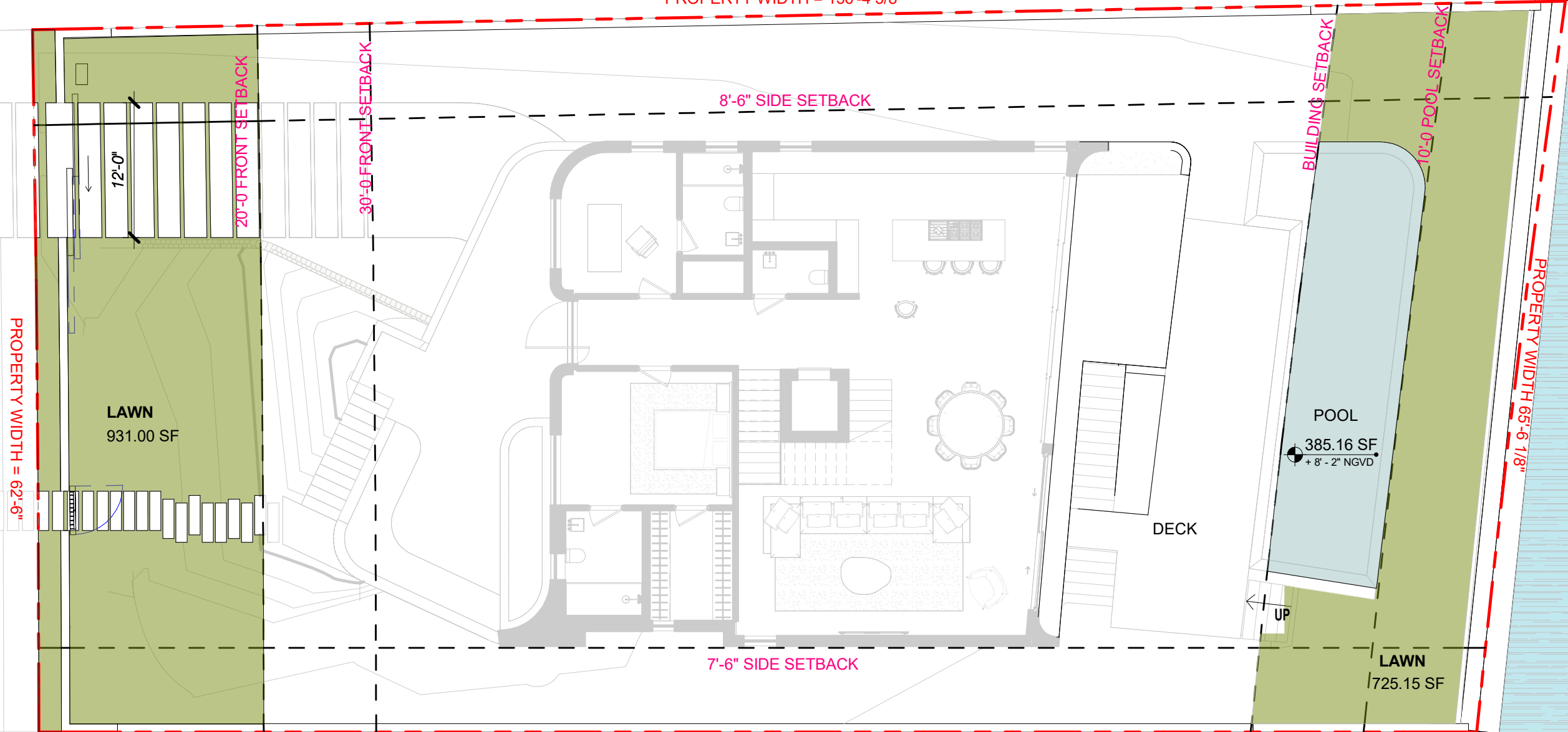
50 % OPEN MET
LENGTH OF UNDERSTORY (SOUTH SIDE) = 34'-6 3/4"
LENGTH OF OPEN UNDERSTORY = 19'-0 1/2" (55.12%)

127'-10 5/8"
LOT DEPTH



MARSEILLE DR.

PROPERTY WIDTH = 136'-4 3/8"



NORMANDY WATERWAY

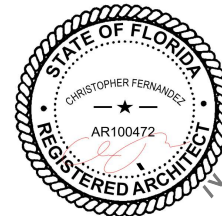
PROPERTY WIDTH = 127'-10 5/8"

LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.62 SF	REAR YARD AREA:	1293.03 SF
MINIMUM REQUIRED OPEN SPACE:	877.53 SF (70%)	MINIMUM REQUIRED OPEN SPACE:	905.12 SF (70%)
PROPOSED OPEN SPACE: ■	931.00 SF (74.2 %)	PROPOSED GREEN SPACE: ■	725.15 SF
		PROPOSED POOL @ 50% AREA: ■	(50% OF 385.16) SF = 192.58 SF
		TOTAL PROPOSED OPEN SPACE:	725.15 SF + 192.58 SF = 917.73 SF (73.20%)

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

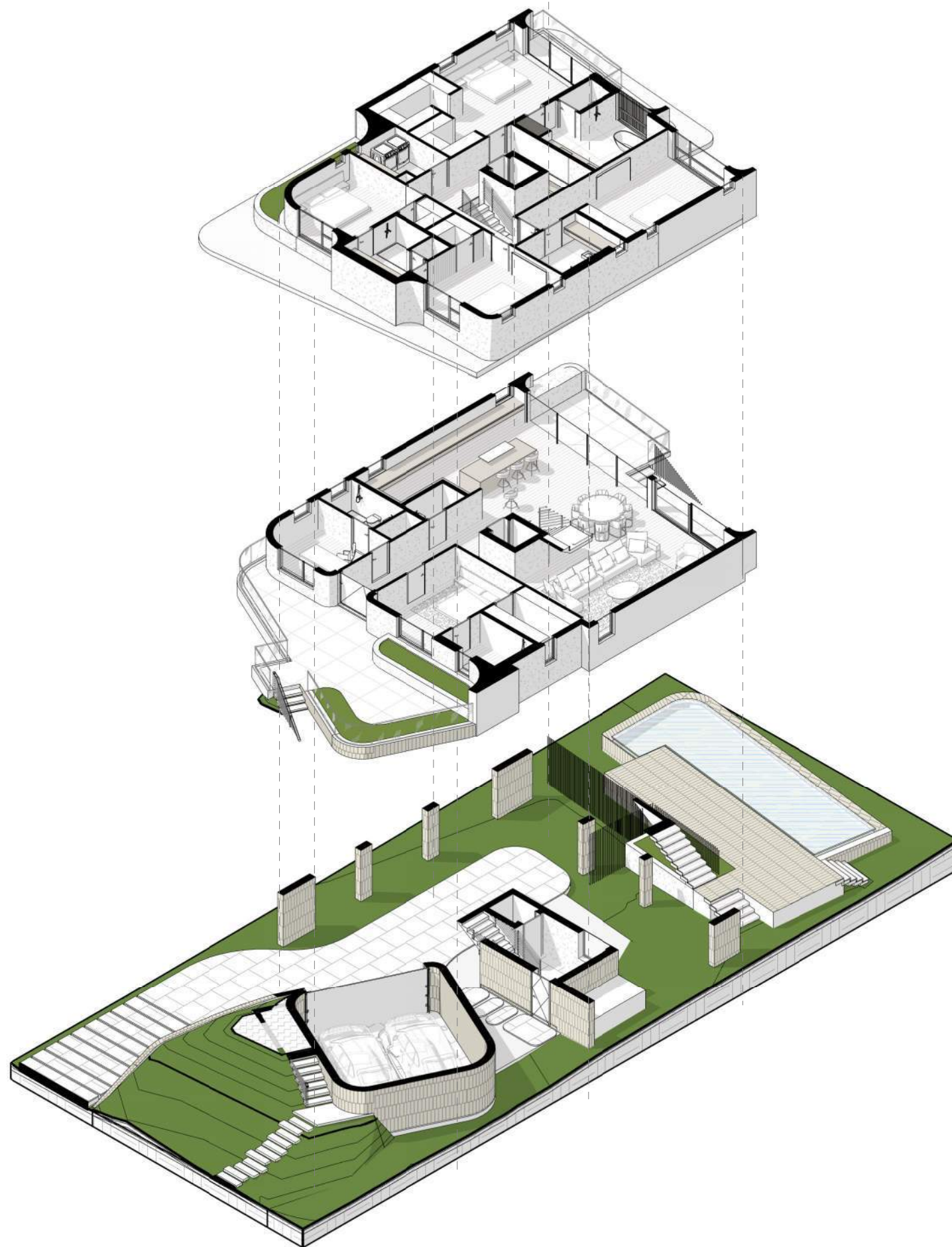


FRONT & REAR YARD DIAGRAM

As indicated

03.9.25

DRB_A0.11



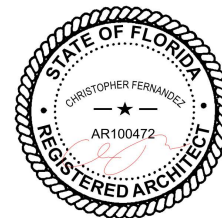
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

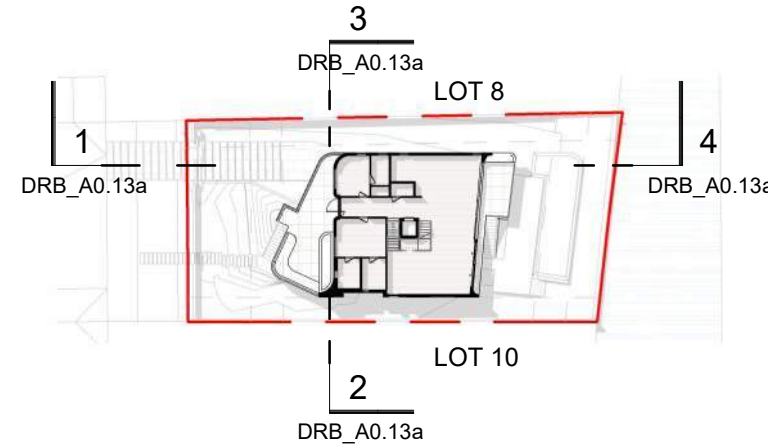
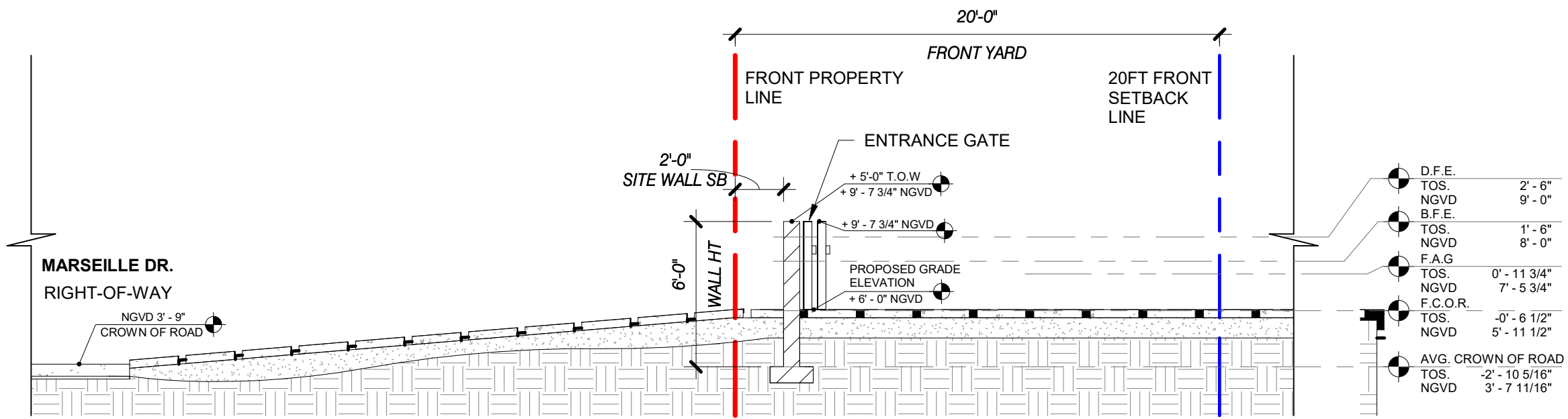
CFZ DESIGN



PROPOSED BUILDING -
AXON

03.9.25

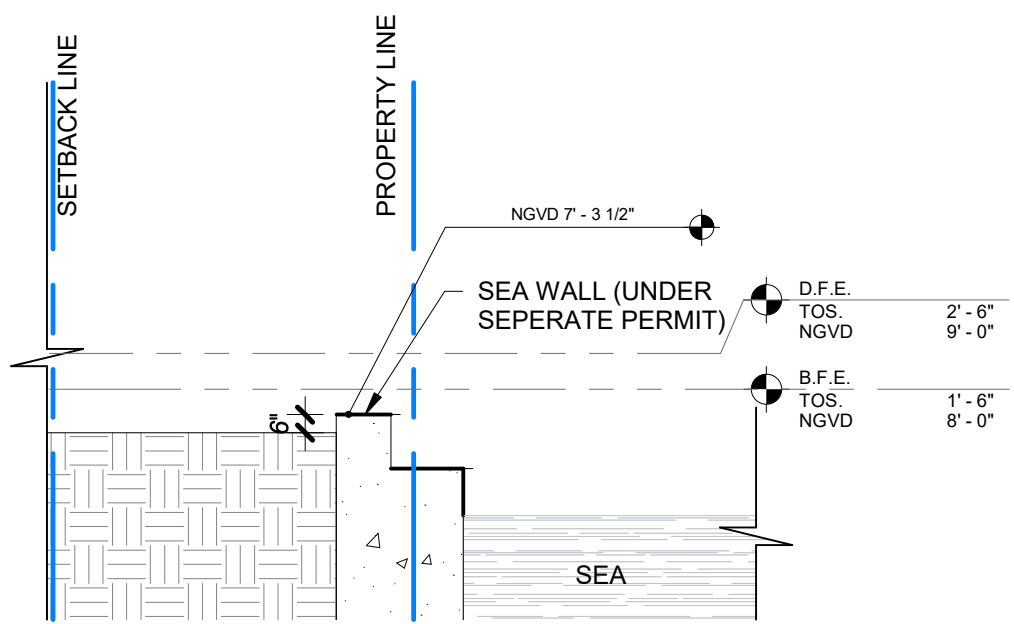
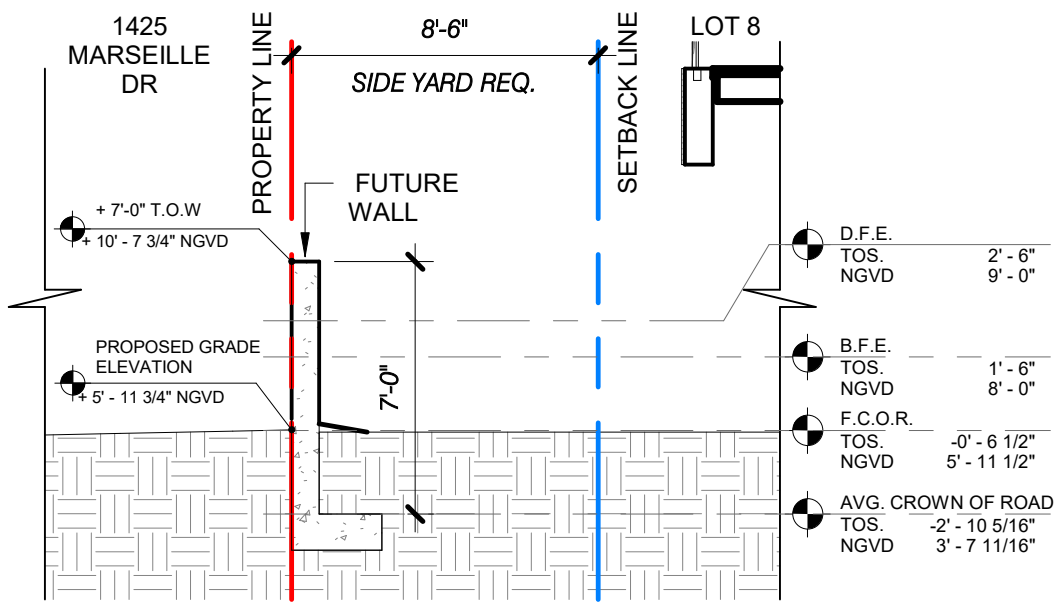
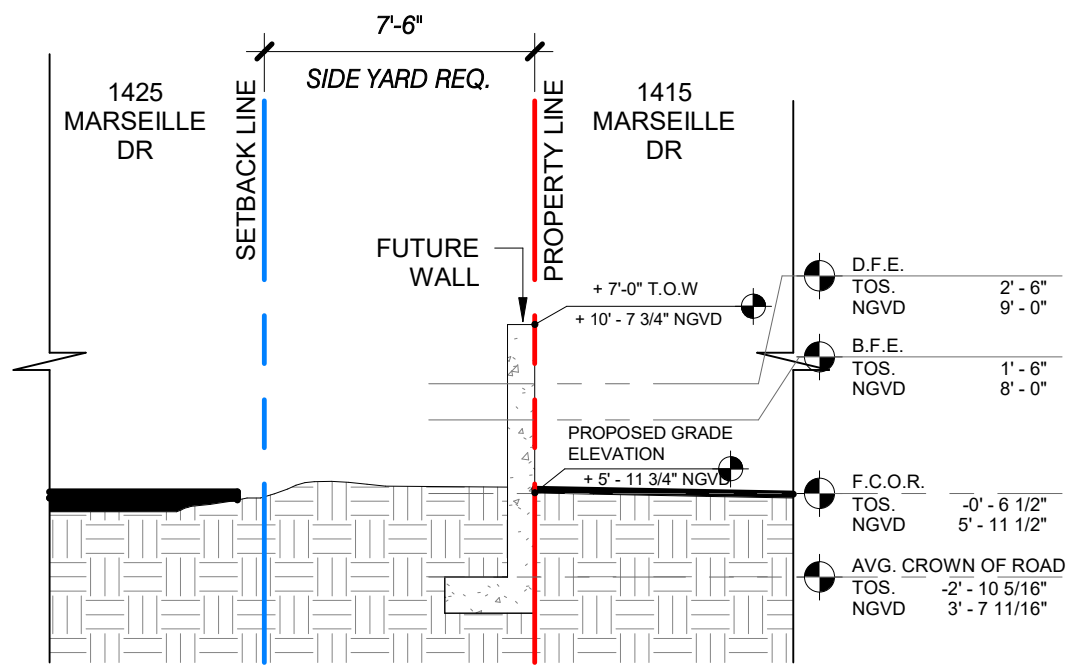
DRB_A0.12



1 FRONT YARD SECTION
3/16" = 1'-0"

FUTURE ADJUSTED GRADE (F.A.G) = 7.479' NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD

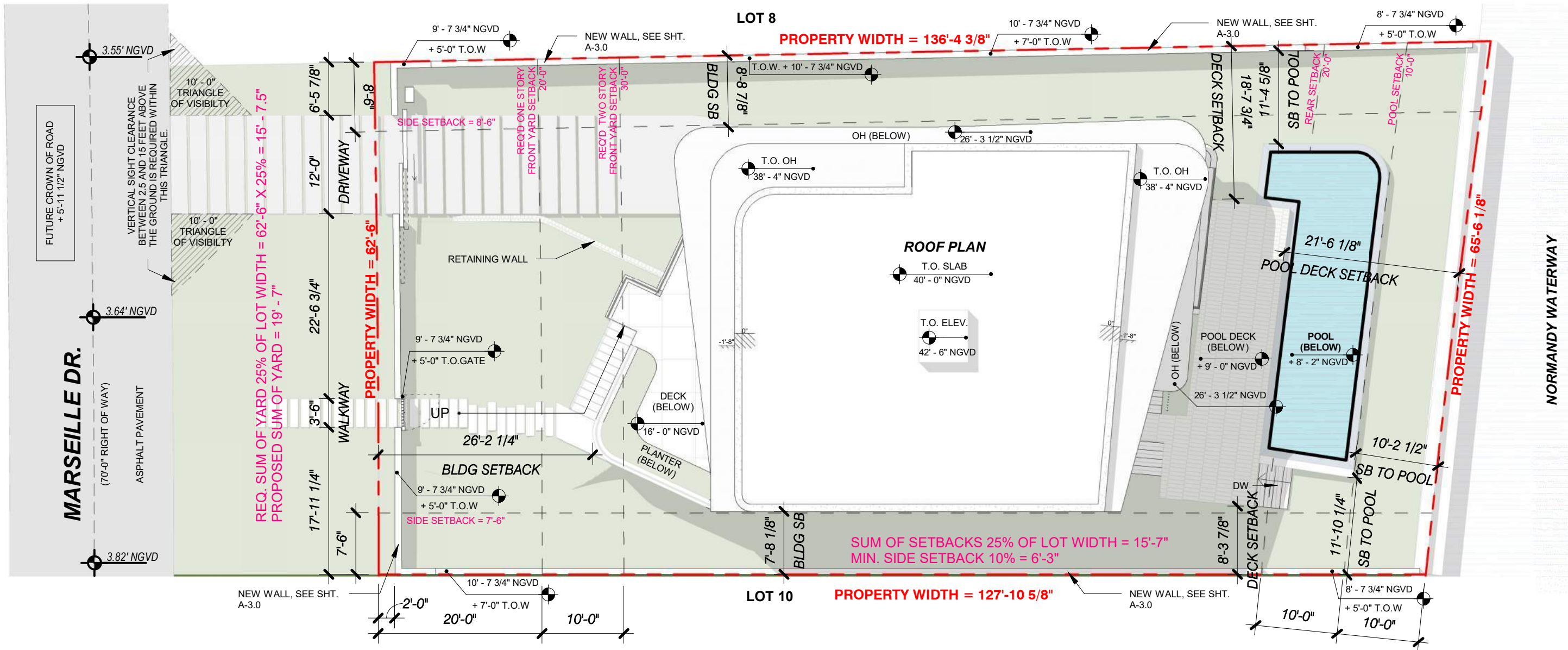
10 KEY PLAN
1" = 60'-0"



2 INTERIOR SIDE YARD SECTION 01
3/16" = 1'-0"

3 INTERIOR SIDE YARD SECTION 2
3/16" = 1'-0"

4 REAR YARD SECTION.
3/16" = 1'-0"

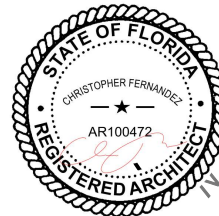


DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

GENERAL NOTE:
THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

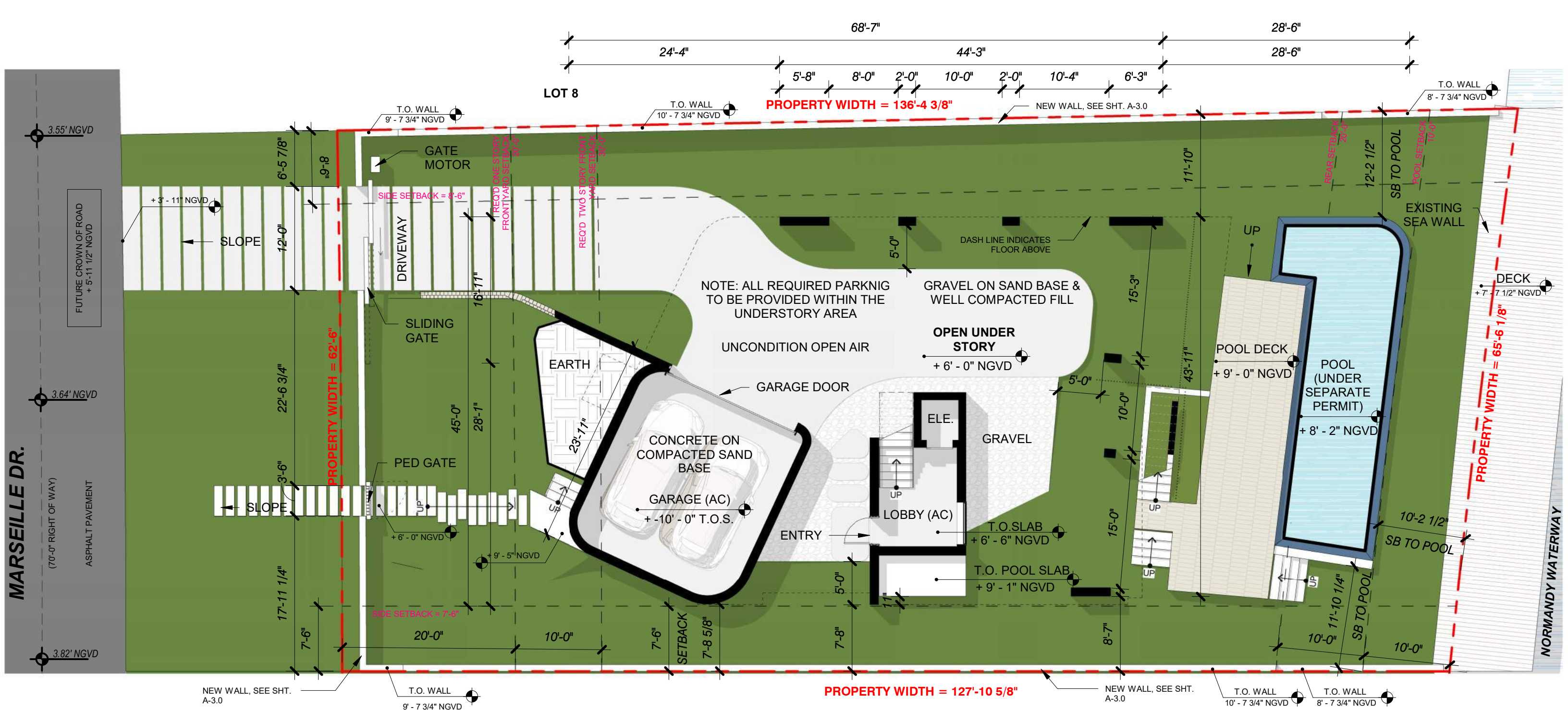


SITE PLAN

As indicated

03.9.25

DRB_A1.1

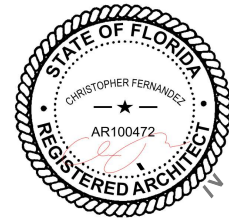


DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

GENERAL NOTE:
THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



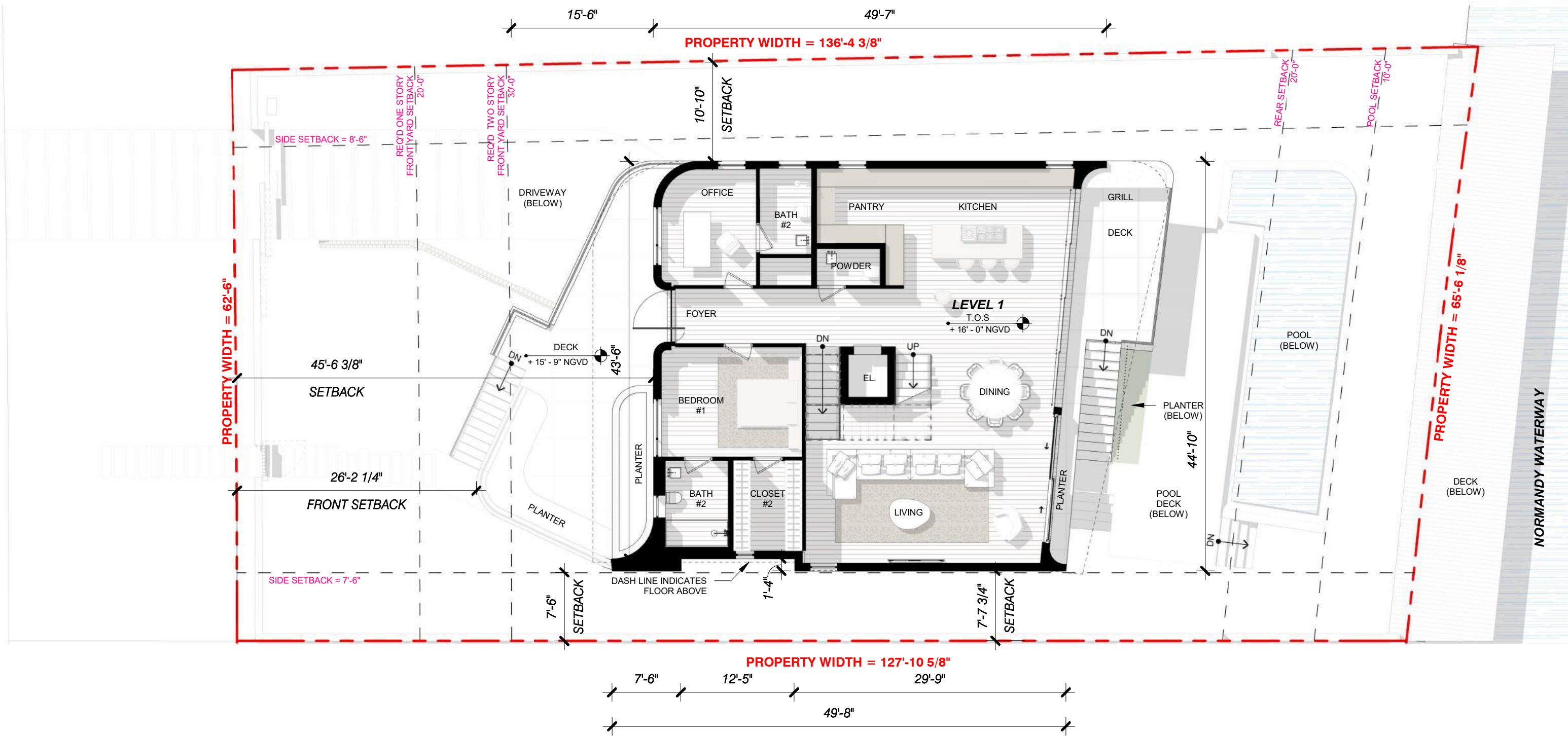
UNDERSTORY PLAN

3/32" = 1'-0"

03.9.25

DRB_A1.2

MARSEILLE DR.



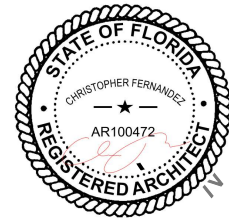
NORMANDY WATERWAY

GENERAL NOTE:
 THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



FIRST LEVEL PLAN

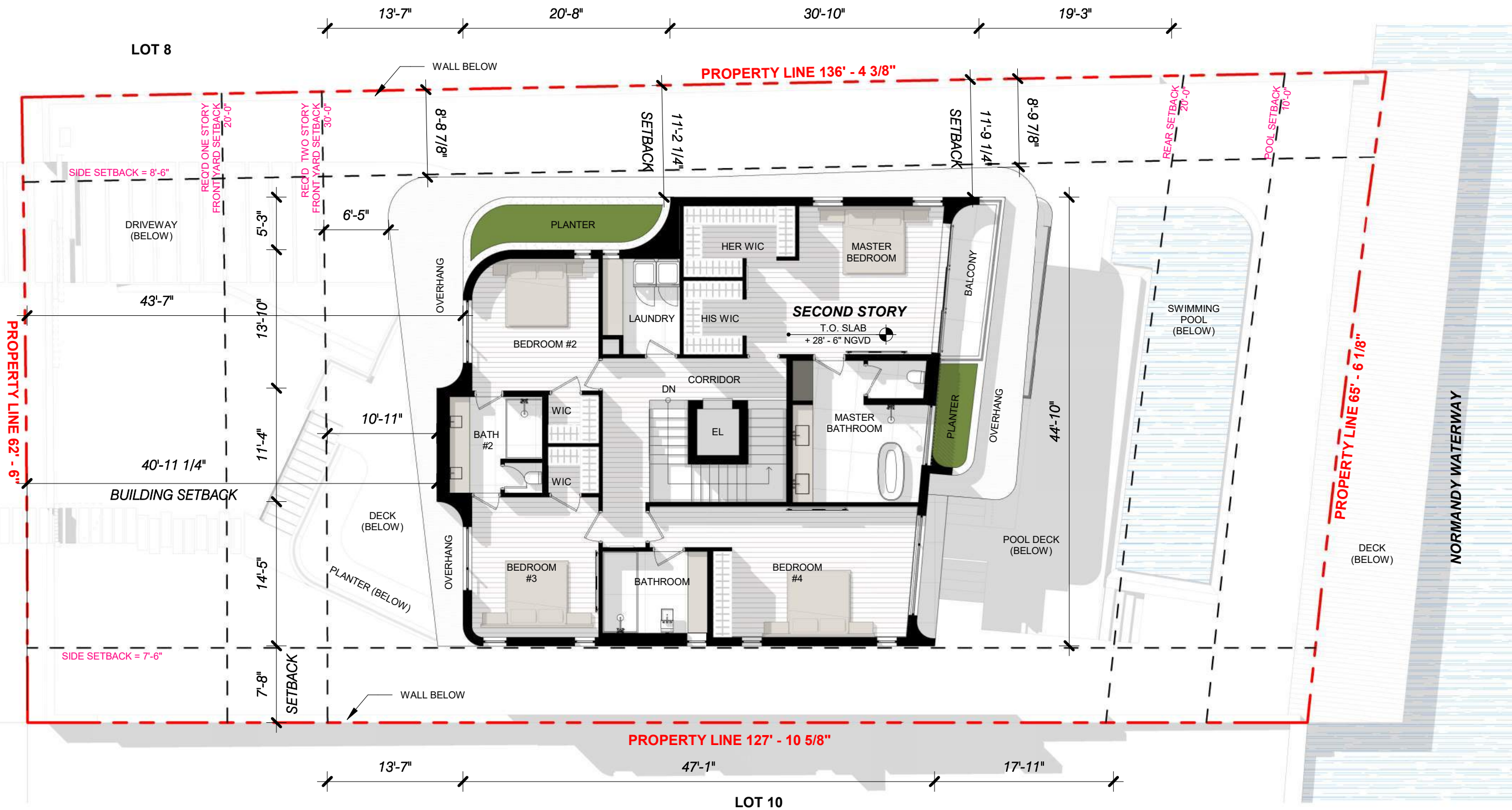
3/32" = 1'-0"

03.9.25

DRB_A1.3

MARSEILLE DR.

LOT 8



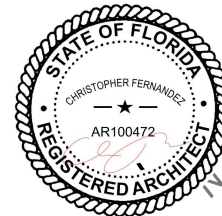
LOT 10

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SECOND LEVEL PLAN

3/32" = 1'-0"

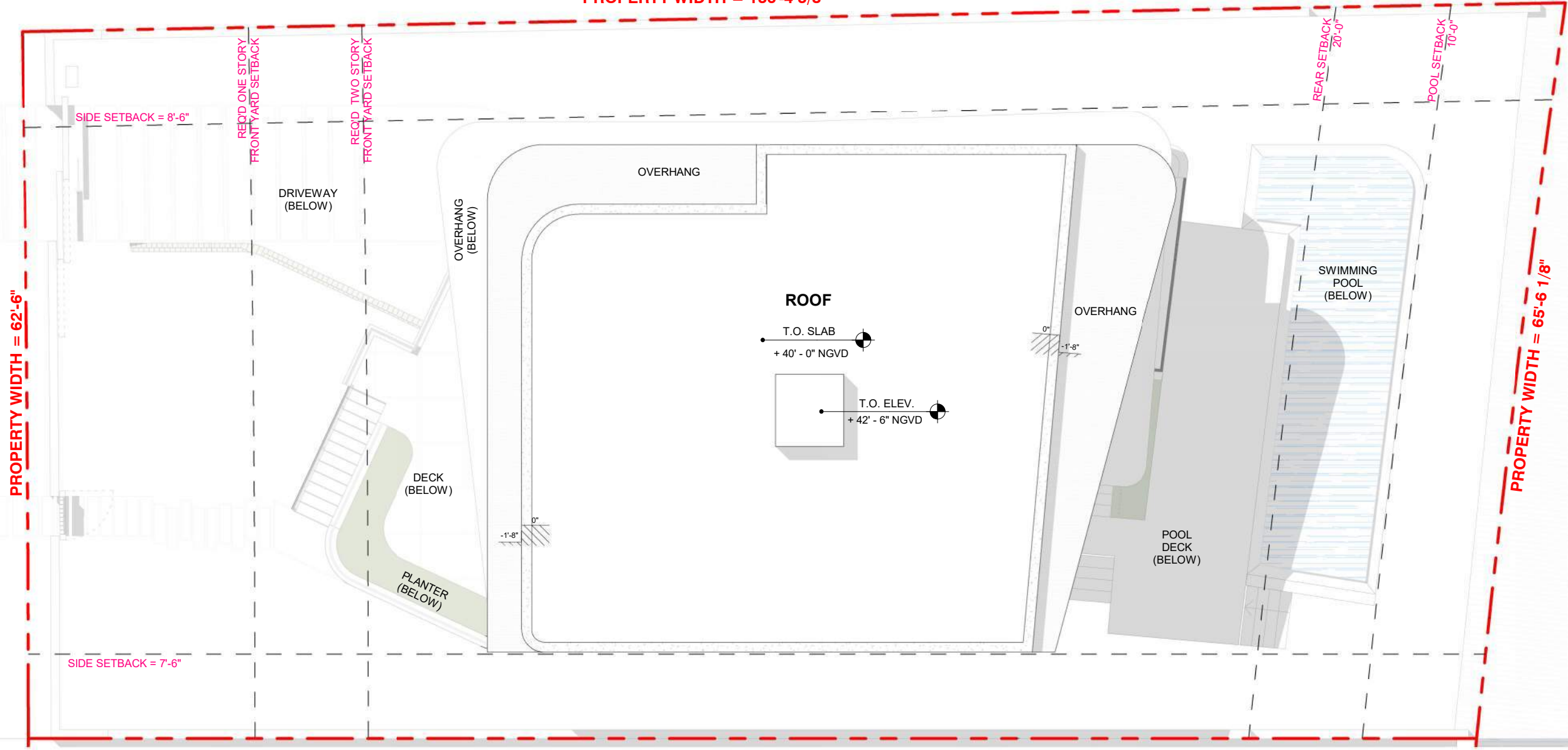
03.9.25

DRB_A1.4

MARSEILLE DR.

LOT 8

PROPERTY WIDTH = 136'-4 3/8"



PROPERTY WIDTH = 65'-6 1/8"

NORMANDY WATERWAY

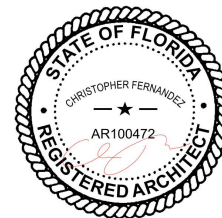
LOT 10

PROPERTY WIDTH = 127'-10 5/8"

GENERAL NOTE:
 THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

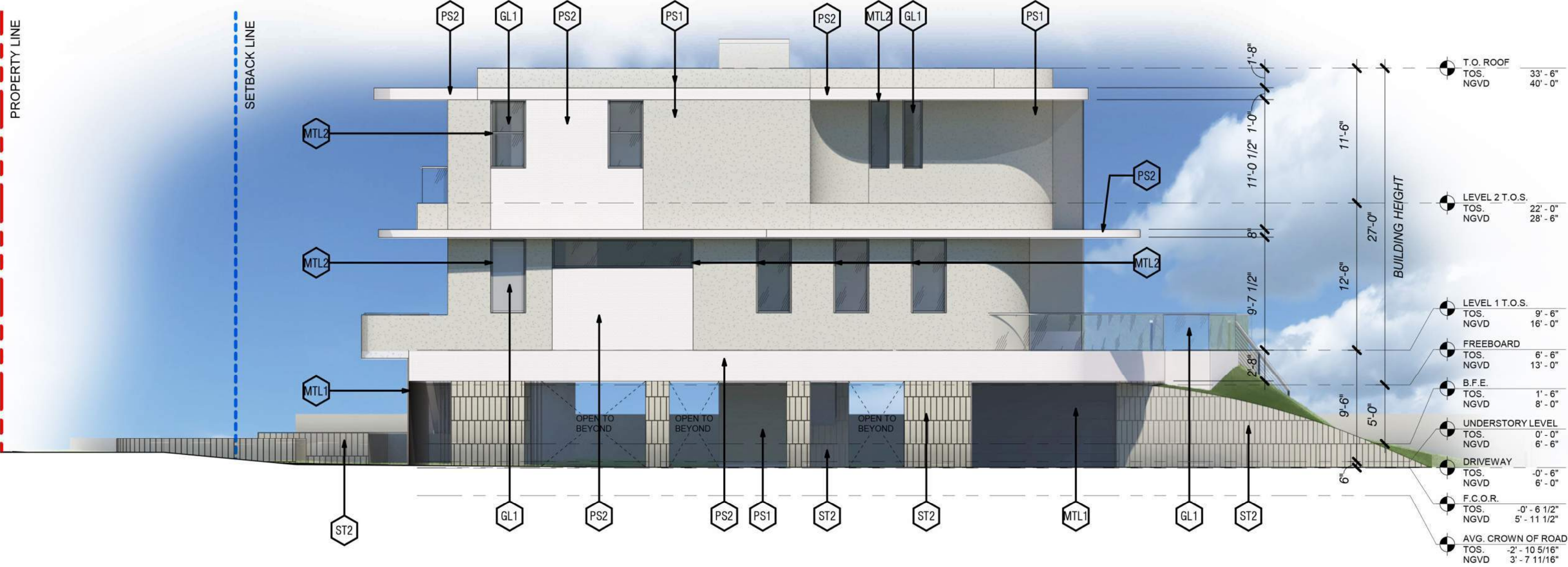


ROOF PLAN

3/32" = 1'-0"

03.9.25

DRB_A1.5

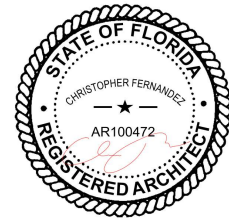


1 WEST ELEVATION
1/8" = 1'-0"

							
GL1	F1	F2	ST2	PS1	PS2	LOUVERS & GATES/ GARAGE DOOR MTL 1	WINDOW FRAMES (ALUMINIUM) MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



ELEVATIONS SOUTH WEST

1/8" = 1'-0"

03.9.25

DBBA.1.68

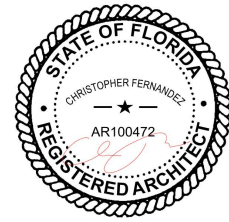


1 WEST ELEVATION
1/8" = 1'-0"

GL1	F1	F2	ST2	PS1	PS2	LOUVERS & GATES/ GARAGE DOOR MTL 1	WINDOW FRAMES (ALUMINIUM) MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

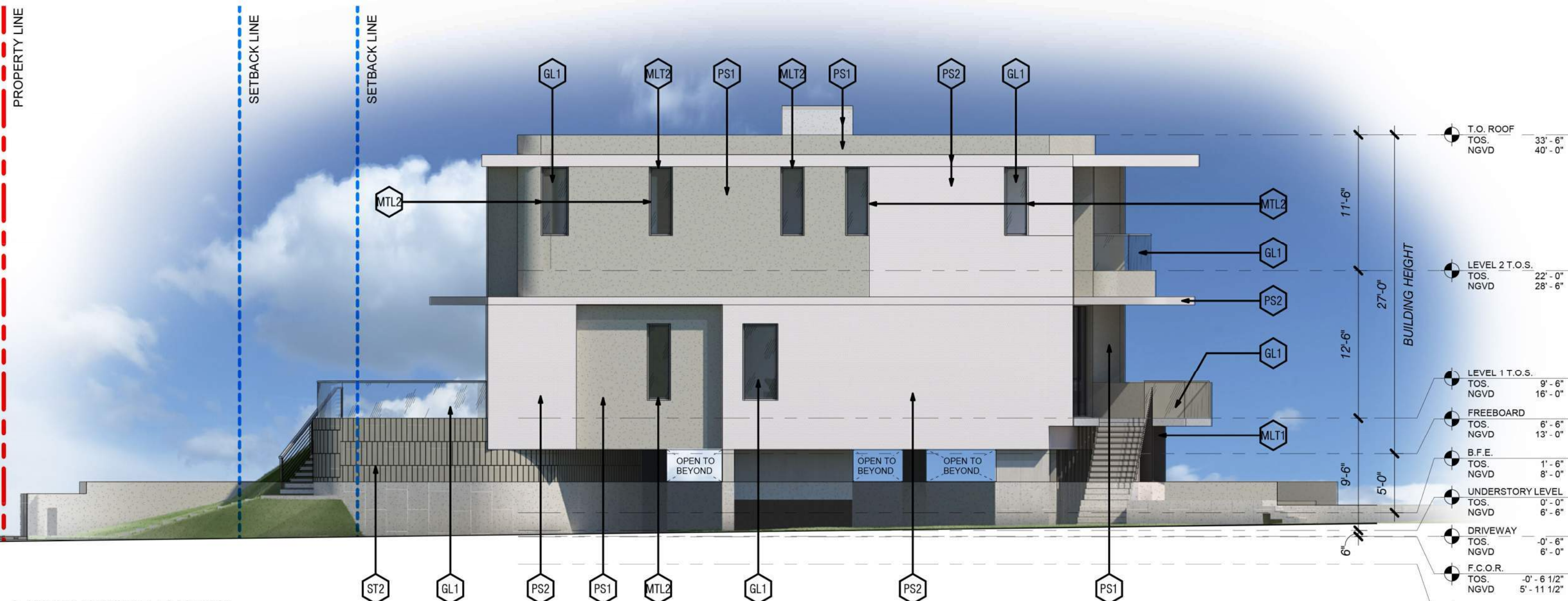


ELEVATIONS SOUTH WEST
WITH LANDSCAPE

1/8" = 1'-0"

03.9.25

DBBA_1.66



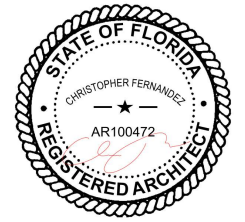
1 NORTH EAST ELEVATION
1/8" = 1'-0"

T.O. ROOF	TOS.	33'-6"
	NGVD	40'-0"
LEVEL 2 T.O.S.	TOS.	22'-0"
	NGVD	28'-6"
LEVEL 1 T.O.S.	TOS.	9'-6"
	NGVD	16'-0"
FREEBOARD	TOS.	6'-6"
	NGVD	13'-0"
B.F.E.	TOS.	1'-6"
	NGVD	8'-0"
UNDERSTORY LEVEL	TOS.	0'-0"
	NGVD	6'-6"
DRIVEWAY	TOS.	-0'-6"
	NGVD	6'-0"
F.C.O.R.	TOS.	-0'-6 1/2"
	NGVD	5'-11 1/2"
AVG. CROWN OF ROAD	TOS.	-2'-10 5/16"
	NGVD	3'-7 11/16"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



ELEVATIONS NORTH EAST

1/8" = 1'-0"

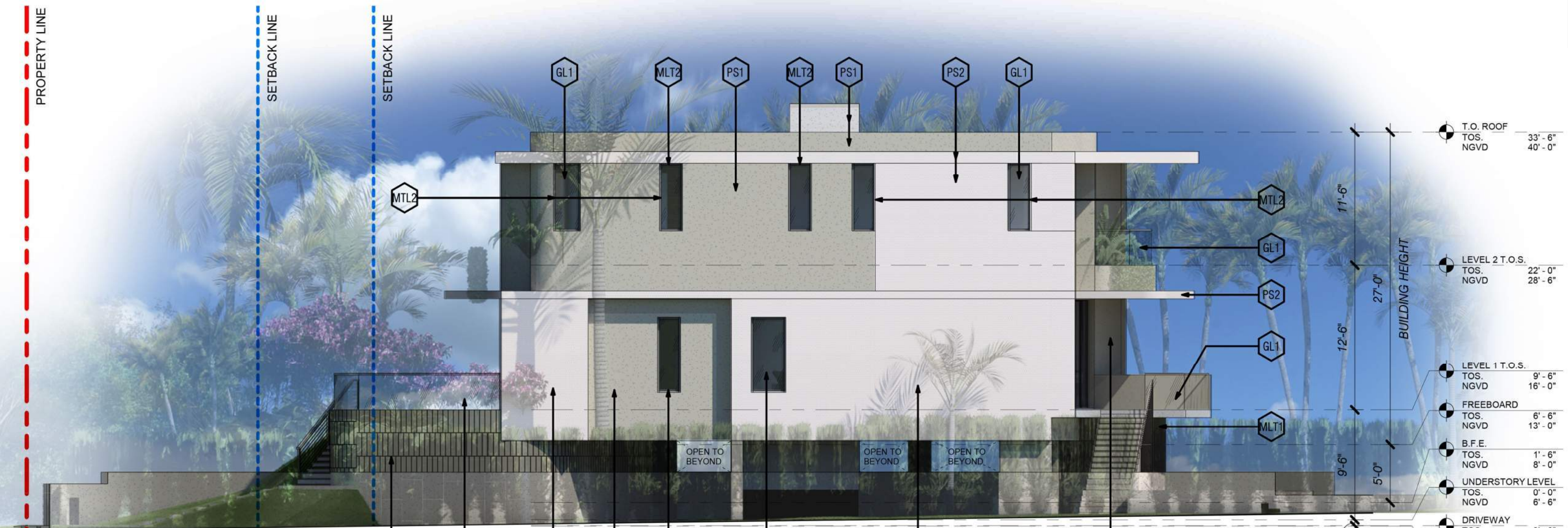
03.9.25

DBBBA.1.7

PROPERTY LINE

SETBACK LINE

SETBACK LINE



T.O. ROOF	TOS. NGVD	33' - 6"	40' - 0"
LEVEL 2 T.O.S.	TOS. NGVD	22' - 0"	28' - 6"
LEVEL 1 T.O.S.	TOS. NGVD	9' - 6"	16' - 0"
FREEBOARD	TOS. NGVD	6' - 6"	13' - 0"
B.F.E.	TOS. NGVD	1' - 6"	8' - 0"
UNDERSTORY LEVEL	TOS. NGVD	0' - 0"	6' - 6"
DRIVEWAY	TOS. NGVD	-0' - 6"	6' - 0"
F.C.O.R.	TOS. NGVD	-0' - 6 1/2"	5' - 11 1/2"
AVG. CROWN OF ROAD	TOS. NGVD	-2' - 10 5/16"	3' - 7 11/16"

1 NORTH EAST ELEVATION
1/8" = 1'-0"



GL1



F1



F2



ST2



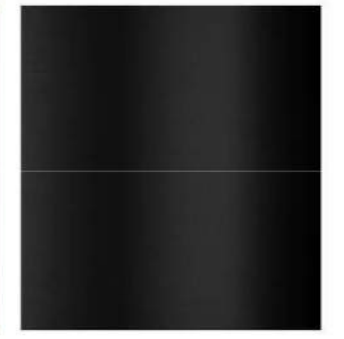
PS1



PS2



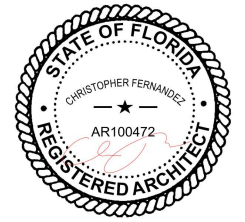
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

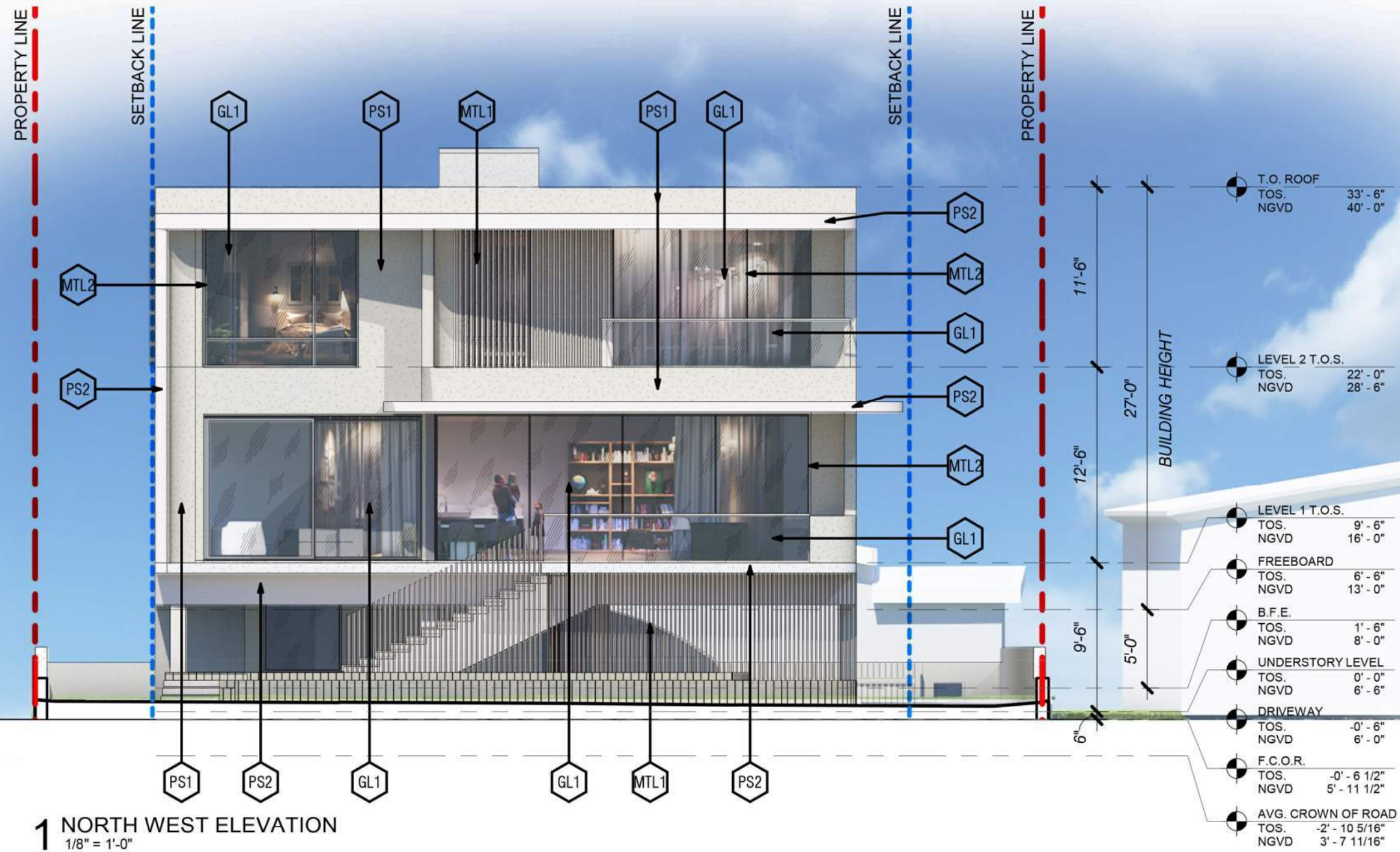


ELEVATIONS NORTH EAST
WITH LANDSCAPE

1/8" = 1'-0"

03.9.25

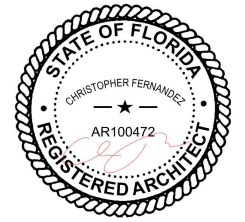
DBBBA.1.7

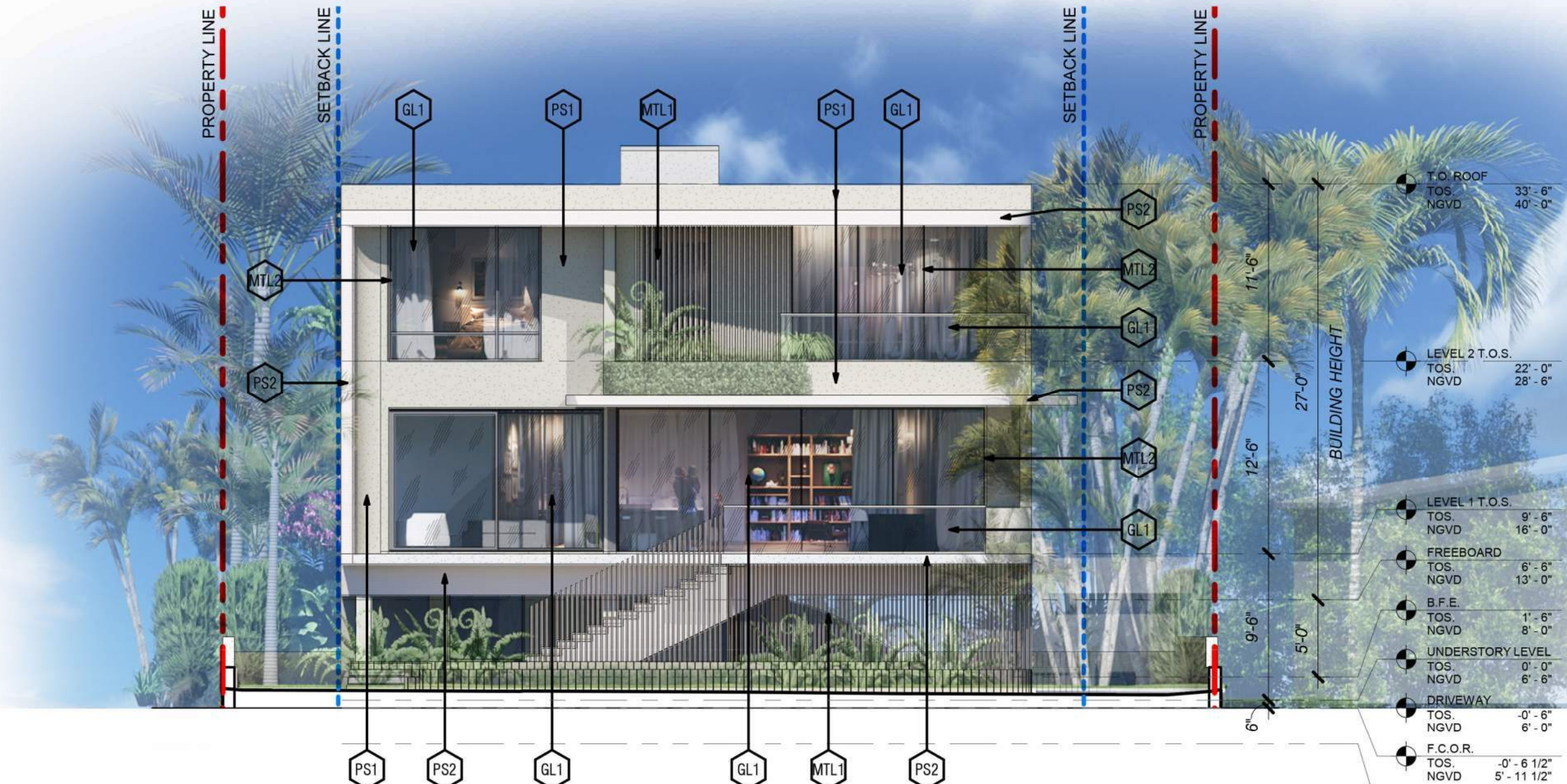


1 NORTH WEST ELEVATION
1/8" = 1'-0"

GL1	F1	F2	ST2	PS1	PS2	LOUVERS & GATES MTL 1	WINDOW FRAMES MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059





1 NORTH WEST ELEVATION
1/8" = 1'-0"



GL1



F1



F2



ST2



PS1



PS2



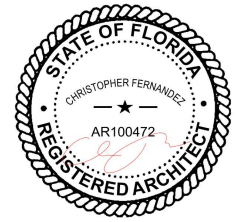
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

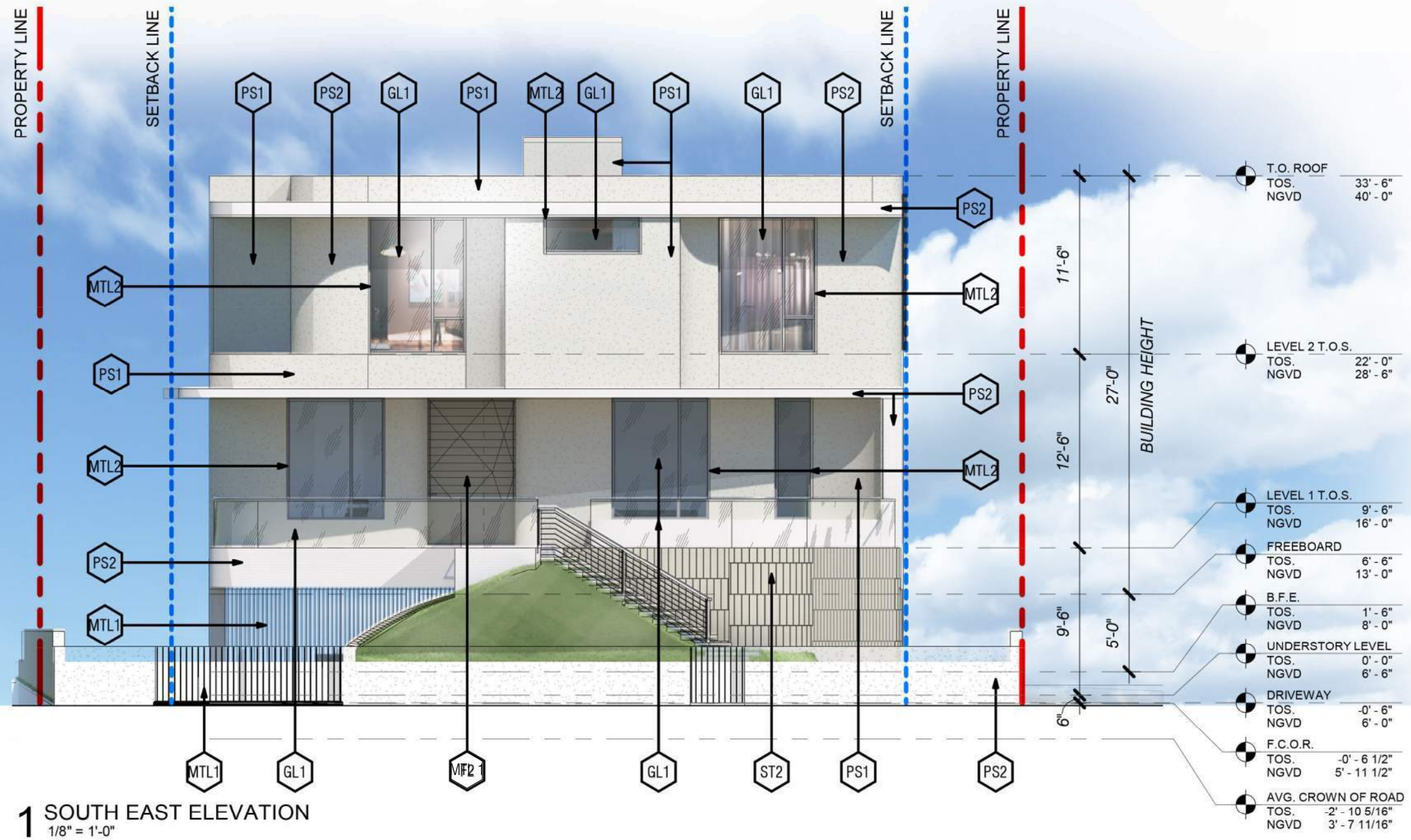


ELEVATIONS NORTH WEST
WITH LANDSCAPE

1/8" = 1'-0"

03.9.25

DBBA1.88



GL1



F1



F2



ST2



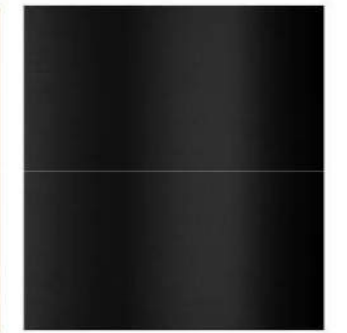
PS1



PS2



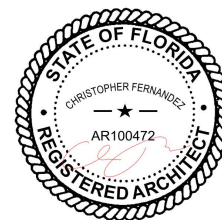
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

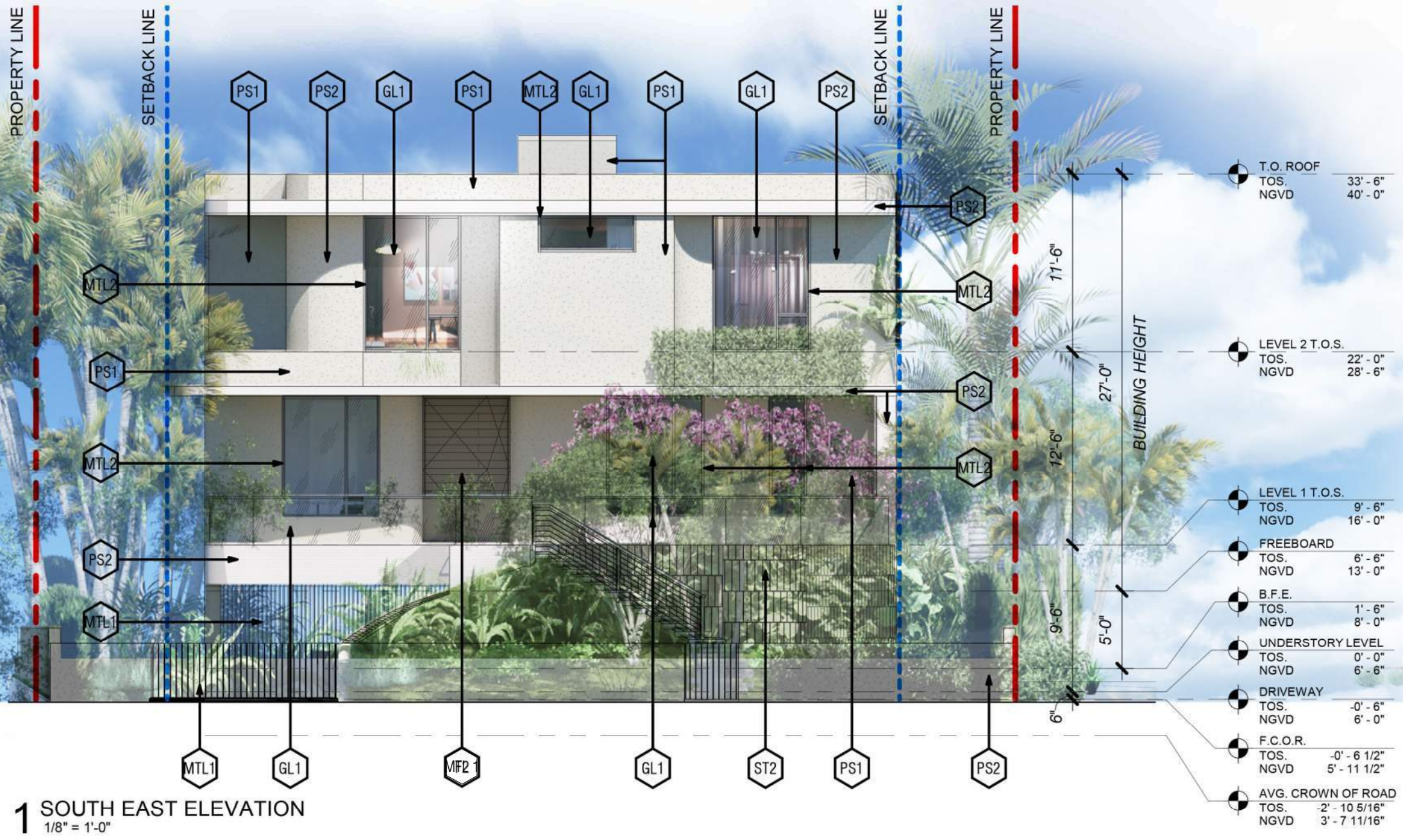


ELEVATIONS SOUTH EAST

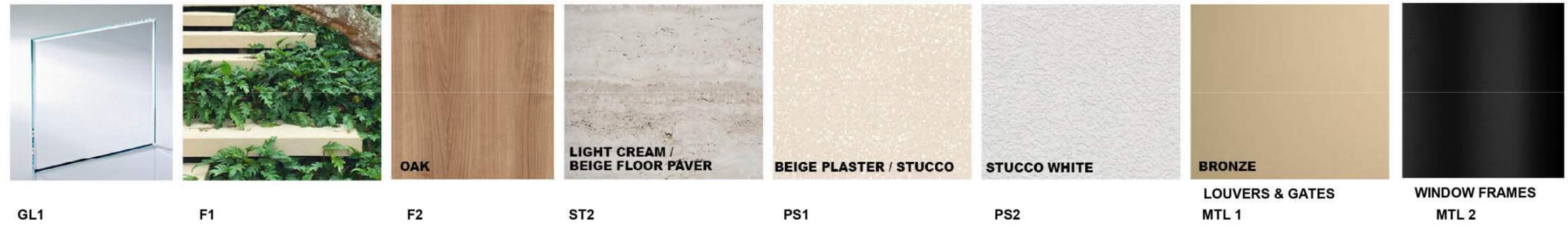
1/8" = 1'-0"

03.9.25

DBBA.00

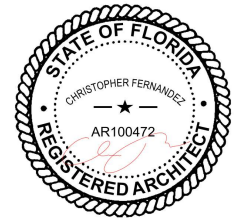


1 SOUTH EAST ELEVATION
1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

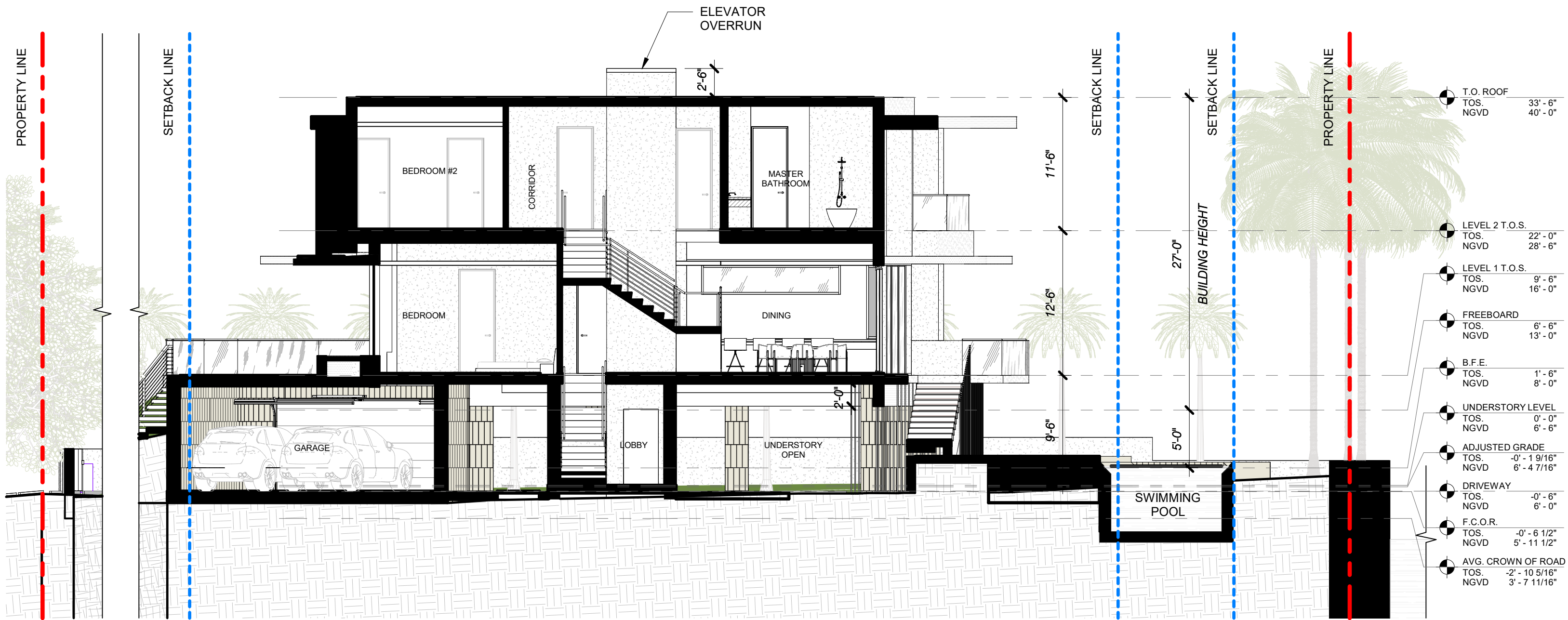


**ELEVATIONS SOUTH EAST
WITH LANDSCAPE**

1/8" = 1'-0"

03.9.25

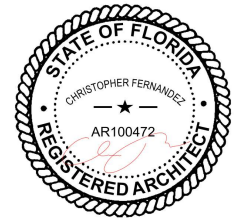
DBBA.1.00

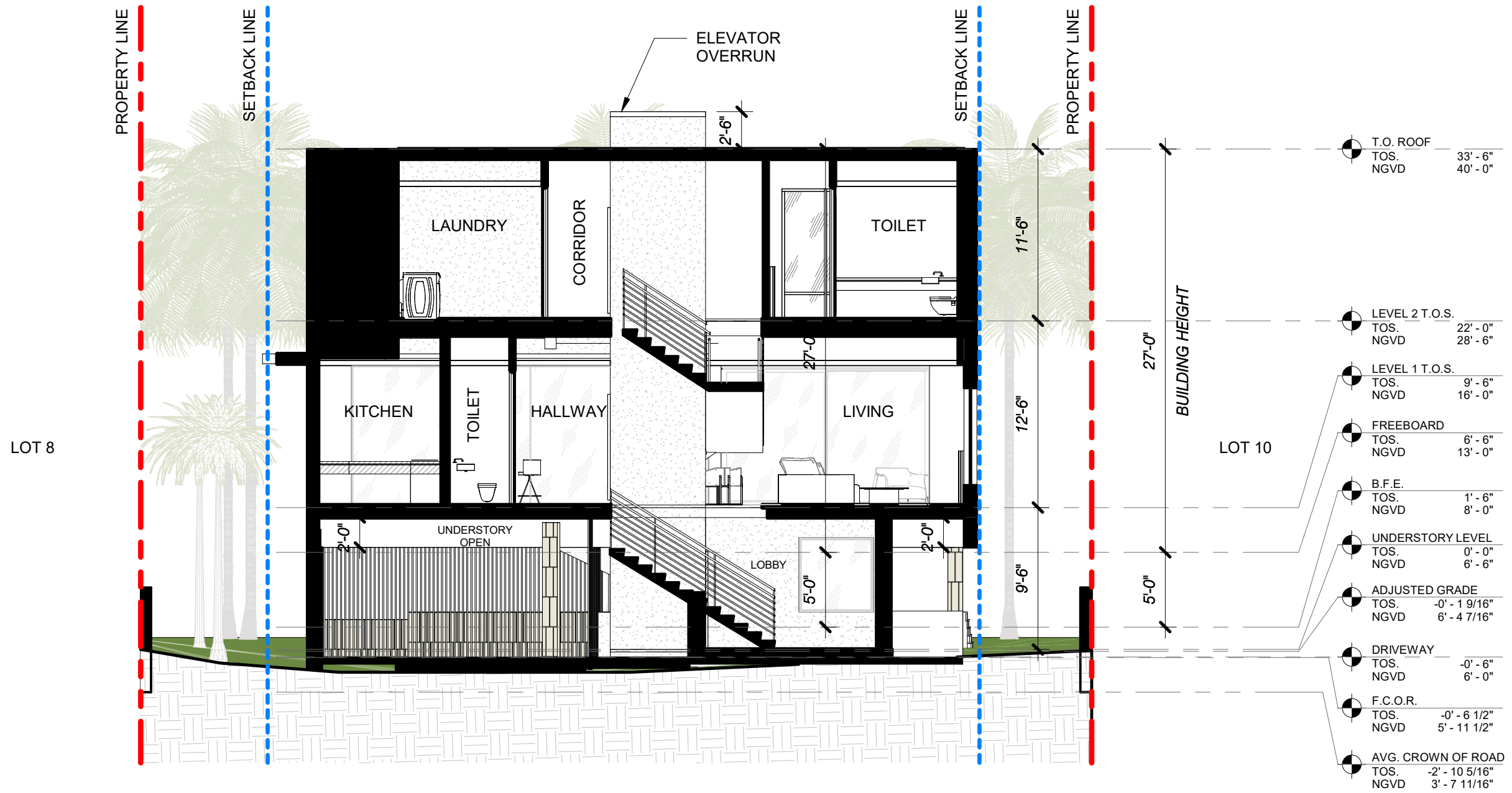


1 SECTIONS A

Scale: 1/8" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059



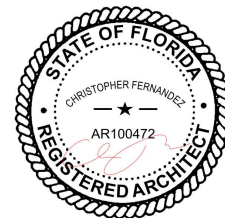


1 SECTIONS B
Scale: 1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



RENDERING

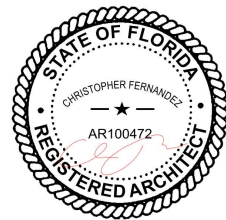
03.9.25

DRB_A2.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

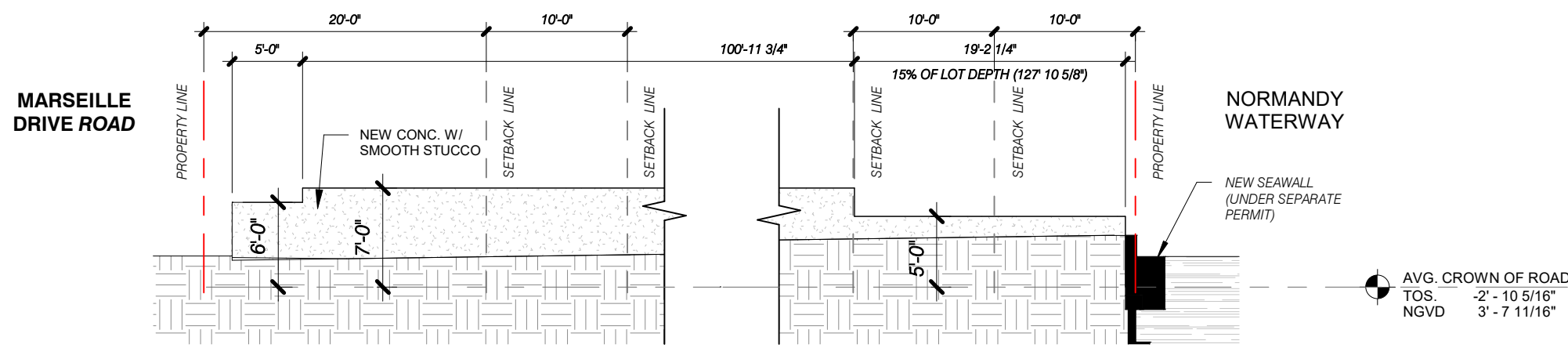
CFZ DESIGN



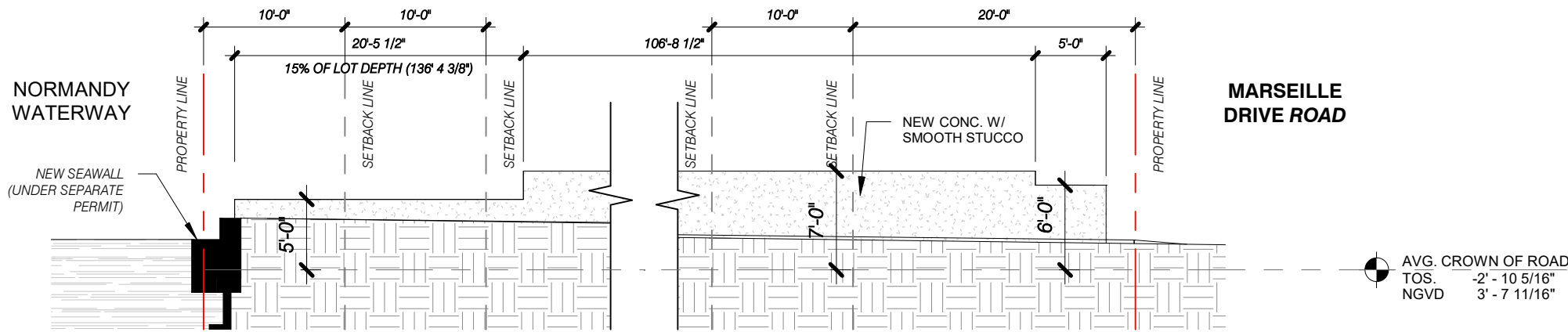
RENDERING

03.9.25

DRB_A2.2



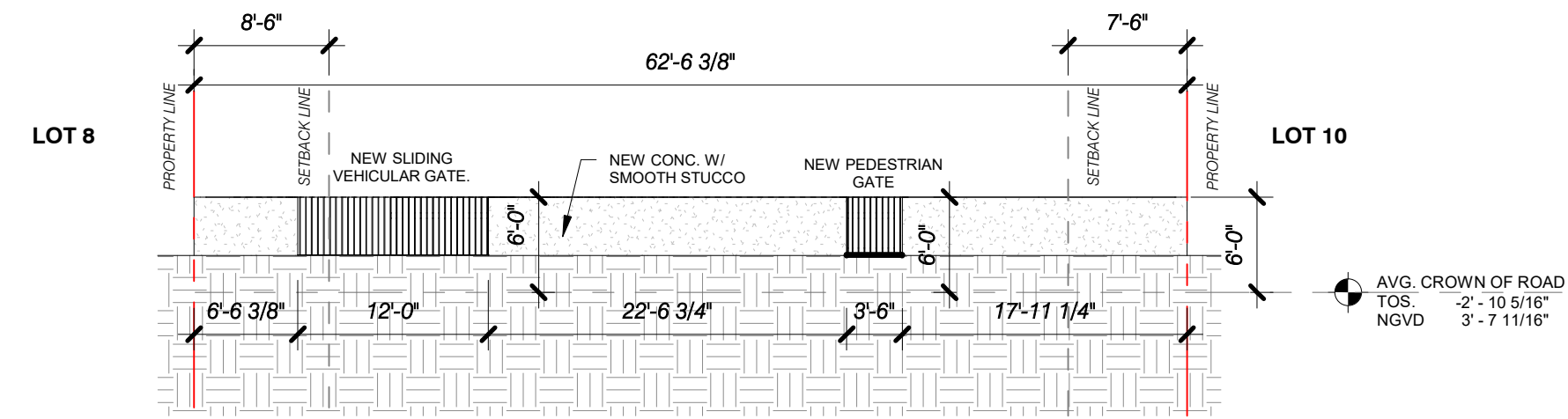
1 NORTH EAST
3/32" = 1'-0"



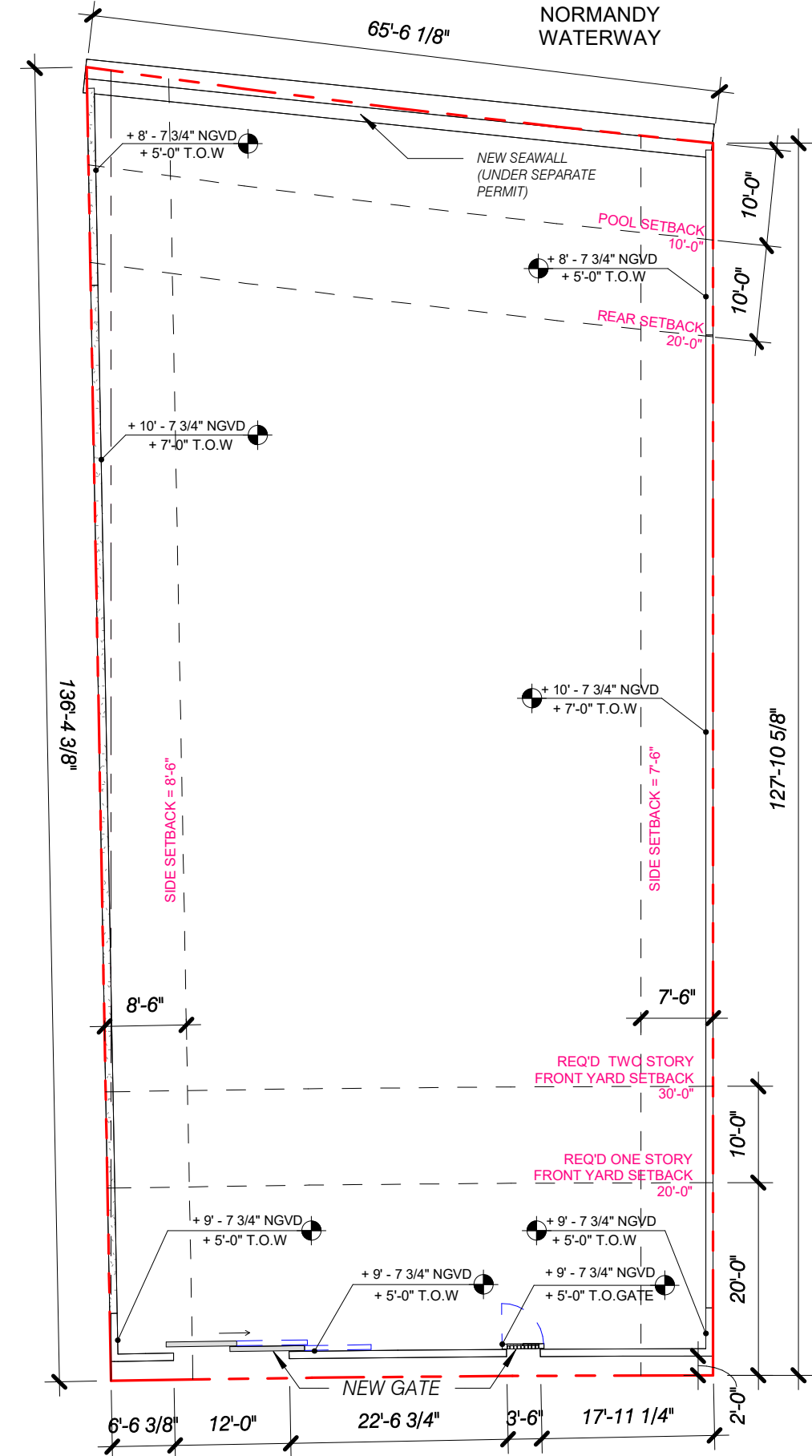
2 SOUTH WEST
3/32" = 1'-0"

GENERAL NOTE:
CMB = AVERAGE CROWN OF ROAD.
NO SIDEWALK IS PRESENT.

LOT DEPTH = $(127'-10 \frac{5}{8}'' + 136'-4 \frac{3}{8}'') / 2 = 132'-1 \frac{1}{2}''$
AVERAGE



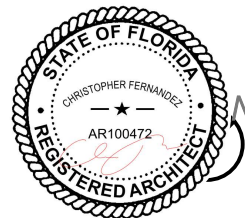
3 SOUTH EAST
3/32" = 1'-0"



4 SITE WALL PLAN
1/16" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE WALL PLAN & ELEV

As indicated

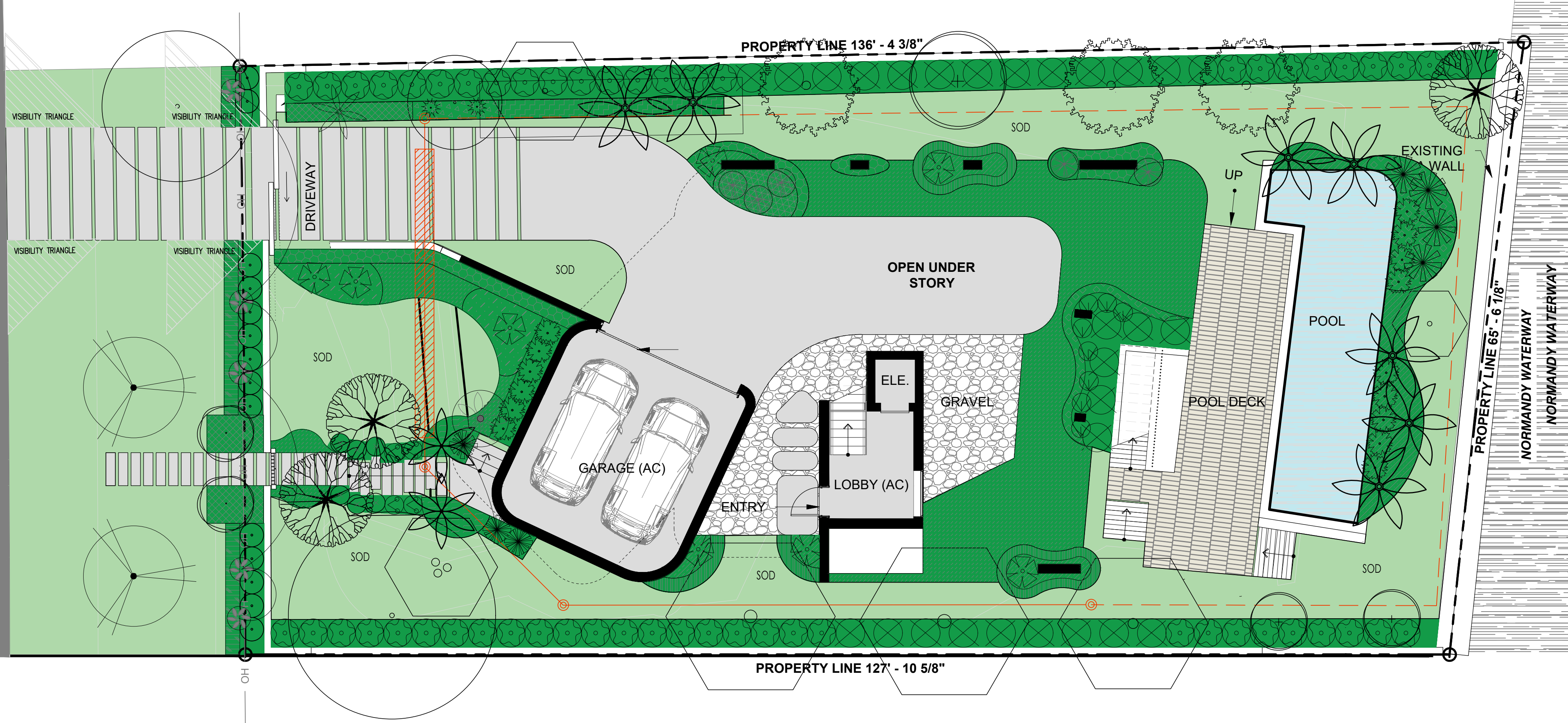
03.9.25

DRB_A3.0

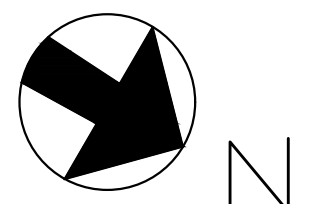
MARSEILLE DR.

(70'-0" RIGHT OF WAY)

ASPHALT PAVEMENT



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
3	BUS	Bursera imbricata	Gunibo Limbo	16'	2"	10'	YES	Tolerant	
3	COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	16'	2"	10'	YES	Tolerant	
3	COU	Coccoloba lyfifera	Seagrape	16'	2"	10'	YES	Tolerant	
2	ELD	Elaeocarpus decipiens	Japanese blueberry	12'	2"	6'	NO	Tolerant	
1	FLR	Plumeria Rubra	Frangipani	6'	1 1/2"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
2	COE	Conocarpus erectus	Green Buttonwood	16'	2"	10'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
PALMS									
2	DYC	Dypsis caribaea	Casaba Palm	10'		8'	NO	Tolerant	
1	PSS	Pseudophoenix sargentii	Buccanier Palm	6'		6'	YES	Tolerant	
7	PTE	Psychoparia elegans	Alexander Palm	16'	4"	10'	NO	Tolerant	12' Clear trunk
4	THR	Thrinax radiata	Thatch Palm	4'		4'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
SHRUBS									
44	AGN	Aglaonema nitidum	Aglaonema	24"		24"	NO	Tolerant	24" o.c.
5	ALO	Alocasia 'Calkson'	Alocasia	24"		24"	NO	Tolerant	
26	ASD	Asparagus densiflorus 'Myers'	Foxtail Fern	24"		24"	NO	Tolerant	24" o.c.
42	BES	Begonia semperflorens	White begonia	24"		24"	NO	Tolerant	24" o.c.
40	BUF	Bulbine frutescens	Bulbine	24"		24"	NO	Tolerant	24" o.c.
38	CH	Chrysobalanus icaya 'Green'	Green Coccoloba	24"		24"	YES	Tolerant	18" o.c.
5	CYR	Cy cas revoluta	Sago Palm	3'		3'	NO	Tolerant	
8	DIM	Dioscorea sp.	Palm tree	24"		24"	NO	Tolerant	
9	HEC	Heliconia caribaea	Heliconia	36"		36"	NO	Tolerant	36" o.c.
21	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
8	MOD	Monstera deliciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	24" o.c.
40	NEO	Nephrolepis obliterata	Kimberly fern	24"		24"	NO	Tolerant	24" o.c.
59	PEO	Pennisetum orientale	White fountain grass	24"		24"	NO	Tolerant	24" o.c.
6	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
14	POM	Podocarpus macrophyllus	Podocarpus	36"		36"	NO	Tolerant	36" o.c.
3	RA3	Radermachera sinica	Radermachera	4'		4'	NO	Tolerant	48" o.c.
2	SER	Serecoa repens	Saw Palmetto	24"		24"	YES	Tolerant	
10	SPB	Spartina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
4	STR	Strelitzia reginae	Bird of Paradise	24"		24"	NO	Tolerant	24" o.c.
28	SPP	Spathoglottis plicata	Ground Orchid	18"		18"	NO	Tolerant	18" o.c.
40	TRF	Tropaeolum foetidum	Dwarf Falahatchee	18"		18"	YES	Tolerant	24" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
54	CLG	Clerodendron thomsonii	Small Leaf Clerodendron	6'		3'	NO	Tolerant	3'
28	EUF	Eugenia foetida	Spanish Shagger	6'		4'	YES	Tolerant	4" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
GROUNDCOVER									
90	ARG	Atacola gabrota	Ornamental peonys	12"		12"	NO	Tolerant	12" o.c.
87	CAM	Calusa macrocarpa	Natal plim	12"		12"	NO	Tolerant	12" o.c.
37	PIP	Pilea peperomioides	Pilea	12"		12"	NO	Tolerant	12" o.c.
380	TRA	Trachelospermum asiaticum	Asiatic Jasmine	12"		12"	YES	Tolerant	12" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
SOB									
2,150 sq ft	SOD	Zoysia Lawn	Zoysia						



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1425 Marseille Dr

1425 Marseille Dr
Miami Beach, FL 33141

Rev #3: 04/05/2025

SHEET TITLE
Landscape plan (Rendered)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

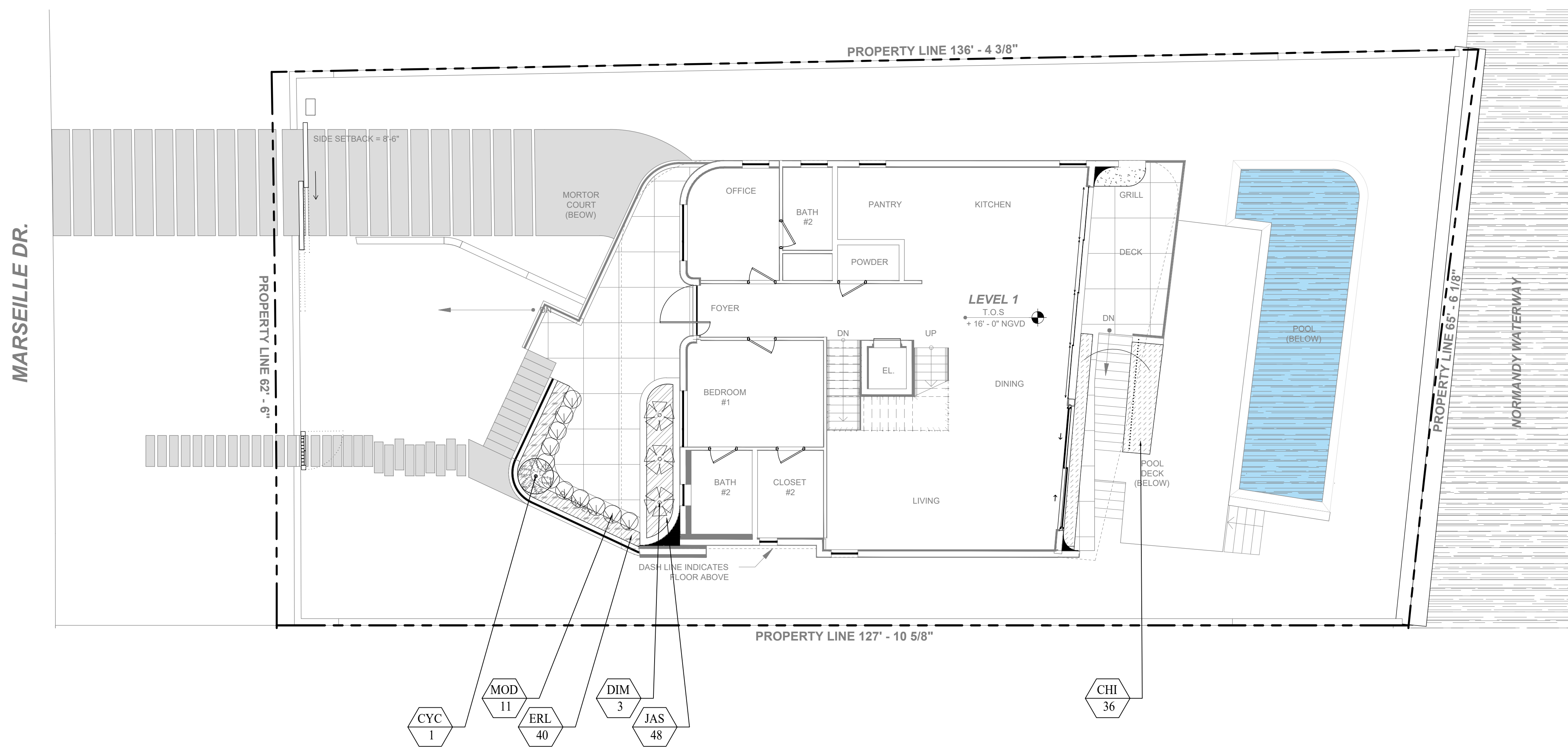
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.1



Chrysobalanus icaco
"Horizontal"



Cyathea cooperi



Dioon mejiae



Monstera deliciosa



Ernodea littoralis Sw.



Jasminum simplicifolium

PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	Spread	Native	Drought tolerance	Specifications
SHRUBS								
36	CHI	<i>Chrysobalanus icaco</i> "Horizontal"	Cocoplum horizontalis	36"	36"	YES	Tolerant	36" o.c.
1	CYC	<i>Cyathea cooperi</i>	Australian Tree Fern	3'	3'	NO	Tolerant	
3	DIM	<i>Dioon mejiae</i>	Palma teosinte	24"	24"	NO	Tolerant	
11	MOD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	24"	24"	NO	Tolerant	24" o.c.
GROUNDCOVER								
40	ERL	<i>Ernodea littoralis Sw.</i>	Beach Creeper	12"	12"	YES	Tolerant	12" o.c.
48	JAS	<i>Jasminum simplicifolium</i>	Wax Jasmin	12"	12"	NO	Tolerant	12" o.c.

PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1425 Marseille Dr
1425 Marseille Dr
Miami Beach, FL 33141

Rev #3: 04/05/2025

SHEET TITLE
Landscape plan (1st floor)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

DRAWN
TY

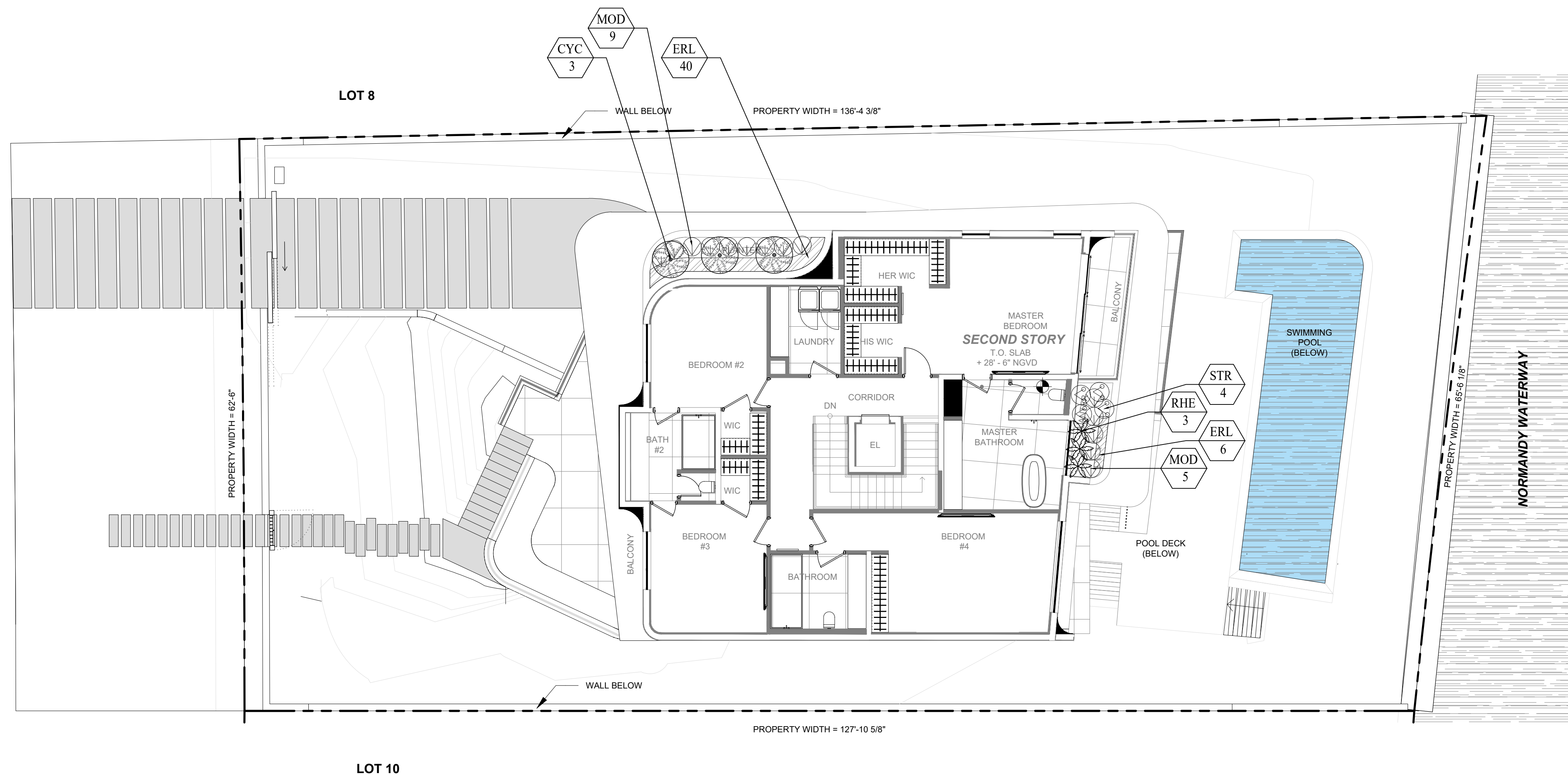
SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.2



MARSEILLE DR.



LOT 8

LOT 10

PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	Spread	Native	rought toleran	Specifications
SHRUBS								
3	CYC	<i>Cyathea cooperi</i>	Australian Tree Fern	3'	3'	NO	Tolerant	
14	MOD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	24"	24"	NO	Tolerant	24" o.c.
3	RHE	<i>Rhapis excelsa</i>	Lady Palm	4'	4'	NO	Tolerant	
4	STR	<i>Strelitzia reginae</i>	Bird of Paradise	24"	24"	NO	Tolerant	24" o.c.
GROUNDCOVER								
6	ERL	<i>Emodea littoralis Sw.</i>	Beach Creeper	12"	12"	YES	Tolerant	12" o.c.
14	JAS	<i>Jasminum simplicifolium</i>	Wax Jasmin	12"	12"	NO	Tolerant	12" o.c.



Cyathea cooperi



Monstera deliciosa



Rhapis excelsa



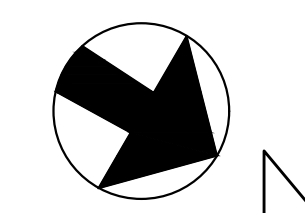
Strelitzia reginae



Emodea littoralis Sw.



Jasminum simplicifolium



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1425 Marseille Dr
1425 Marseille Dr
Miami Beach, FL 33141

Rev #3: 04/05/2025

SHEET TITLE
Landscape plan (2nd floor)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.3



Bursera simaruba



Conocarpus erectus
'sericeus'



Coccoloba uvifera



Elaeocarpus decipiens



Plumeria Rubra



Conocarpus erectus



Dypsis cabadae



Pseudophoenix sargentii



Ptychosperma elegans



Thrinax radiata



Aglaonema nitidum



Alocasia 'Calidora'



Asparagus densiflorus 'Myers'



Begonia semperflorens



Bulbine frutescens



Chrysobalanus icaco 'Green'



Cycas revoluta



Dioon mejiae



Heliconia caribea



Microsorium scolopendrium



Monstera deliciosa



Nephrolepis oblitterata



Pennisetum orientale



Philodendron xanadu



Podocarpus macrophyllum



Radermachera sinica



Serenoa repens



Spartina bakeri



Strelitzia reginae



Spathoglottis plicata



Tripsacum floridanum



Clusia guttifer



Eugenia foetida



Arachis glabrata



Carissa macrocarpa



Pilea peperomioides



Trachelospermum asiaticum

PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1425 Marseille Dr
1425 Marseille Dr
Miami Beach, FL 33141

Rev #3: 04/05/2025

SHEET TITLE
Plant material

ISSUE DATE
02/18/2024

REVISION
FEBRUARY, 2024

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-104