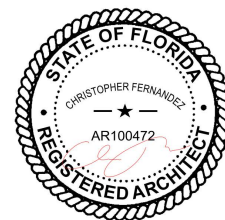




1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



COVER SHEET

03.9.25

DRB_A0.00

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.

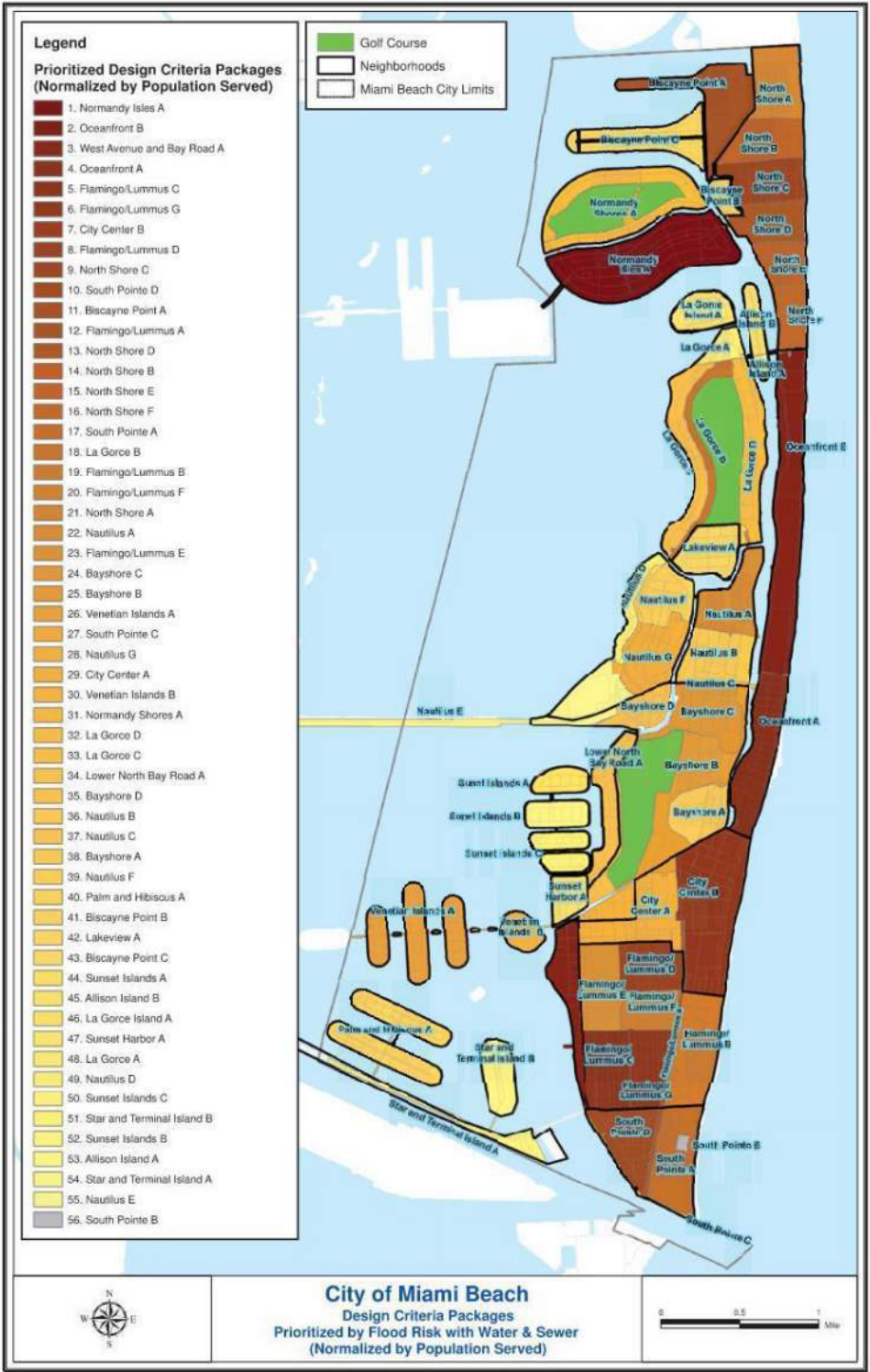
Feel free to contact me if you have any questions.

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



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

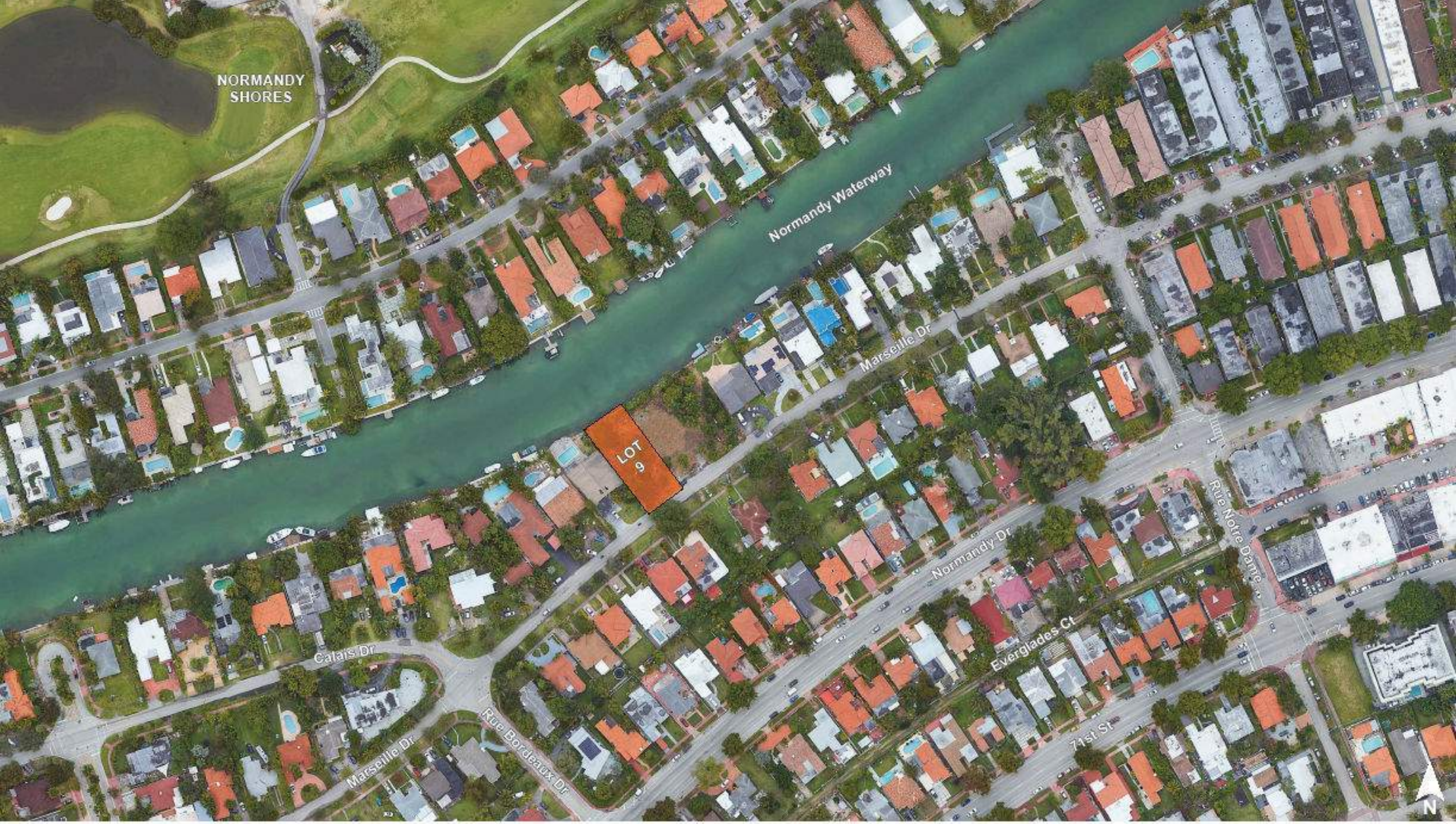
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE
MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information			
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
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

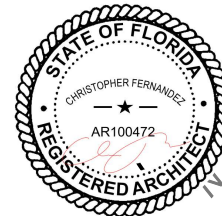
CFZ DESIGN





1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



AERIAL VIEWS

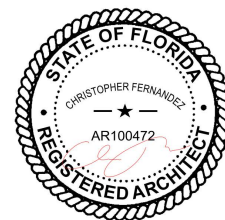
03.9.25

DRB_A0.05



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

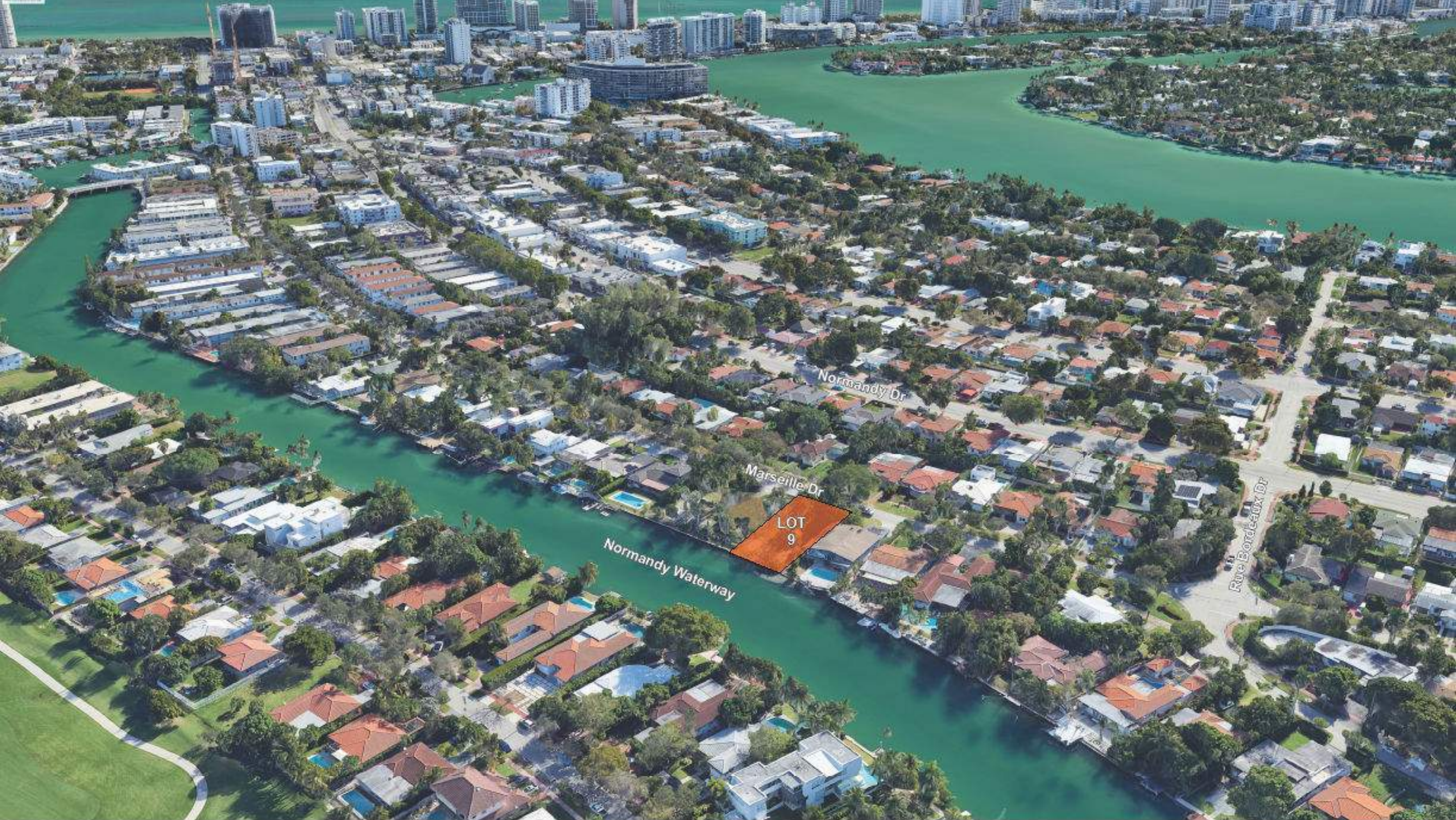
CFZ DESIGN



AXONMETRIC VIEWS

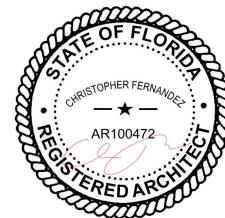
03.9.25

DRB_A0.06



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

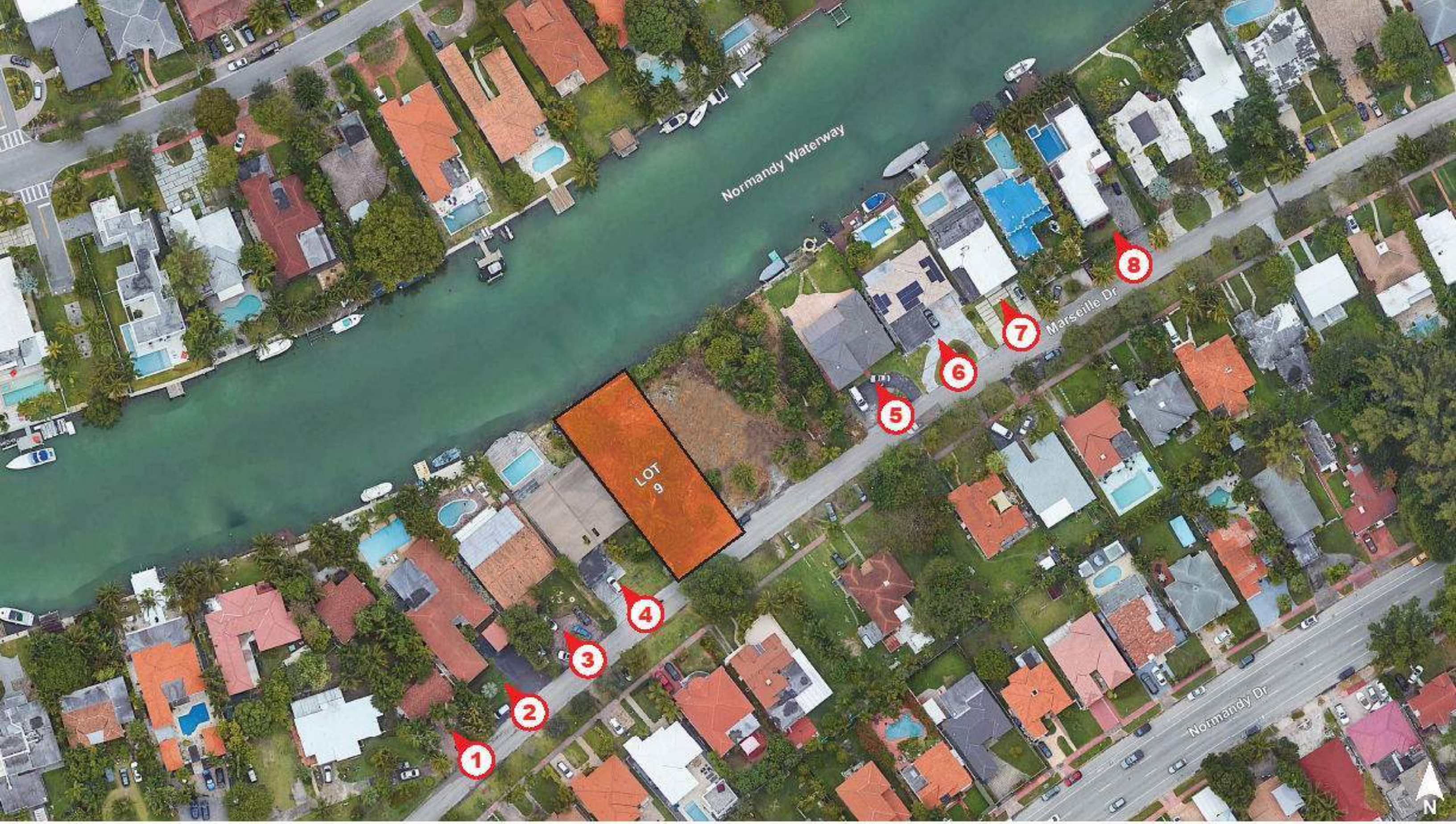
CFZ DESIGN



AXONMETRIC VIEWS

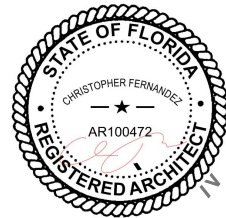
03.9.25

DRB_A0.06d



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE PHOTO LOCATIONS

03.9.25

DRB_A0.07

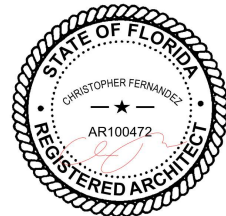


1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



CONTEXT PHOTOS

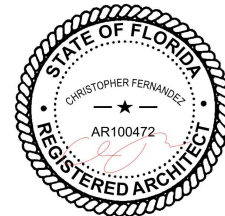
03.9.25

DRB_A0.07.2



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

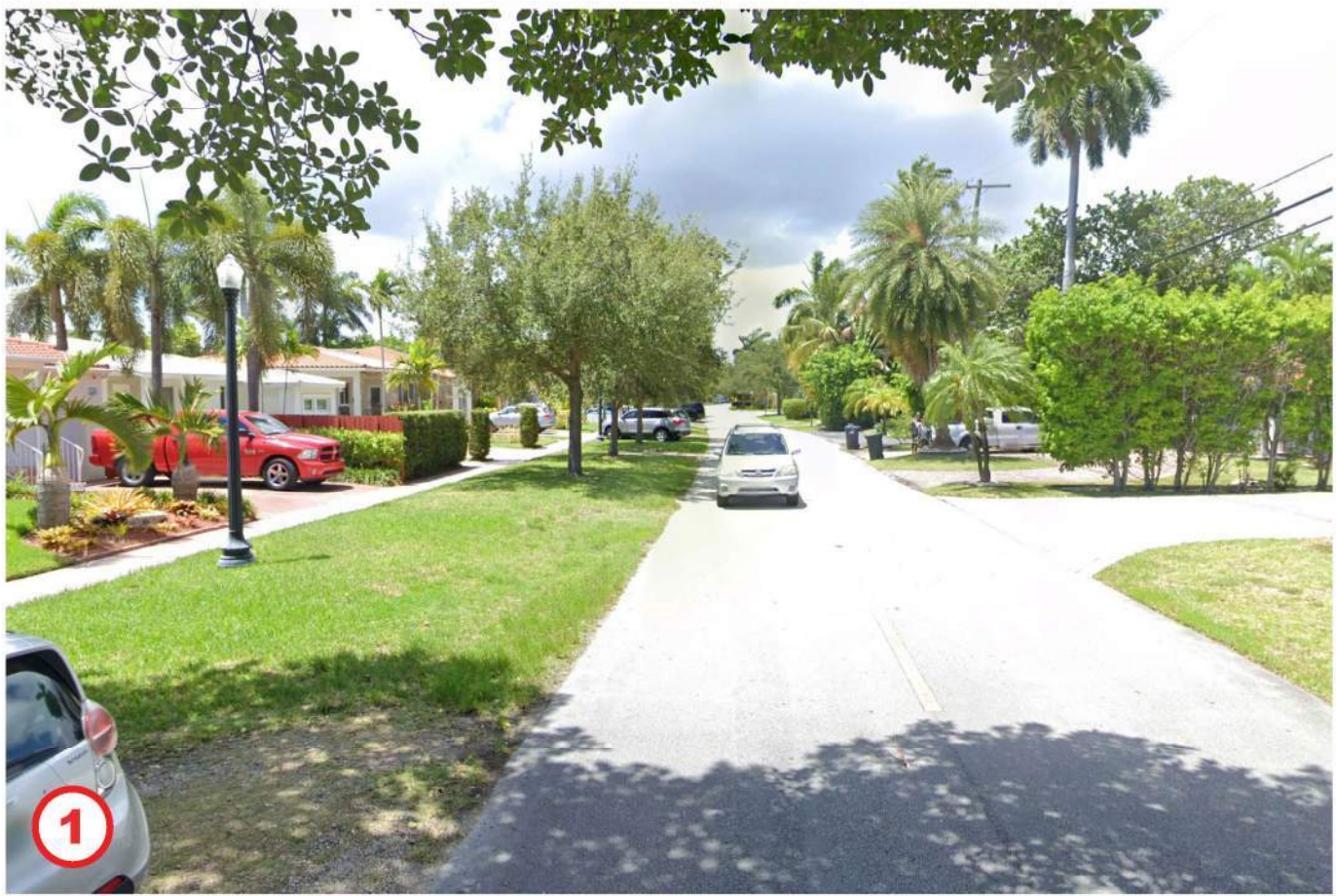
CFZ DESIGN



SITE PHOTO LOCATIONS

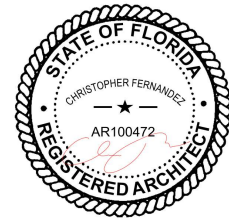
03.9.25

DRB_A0.07.a



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

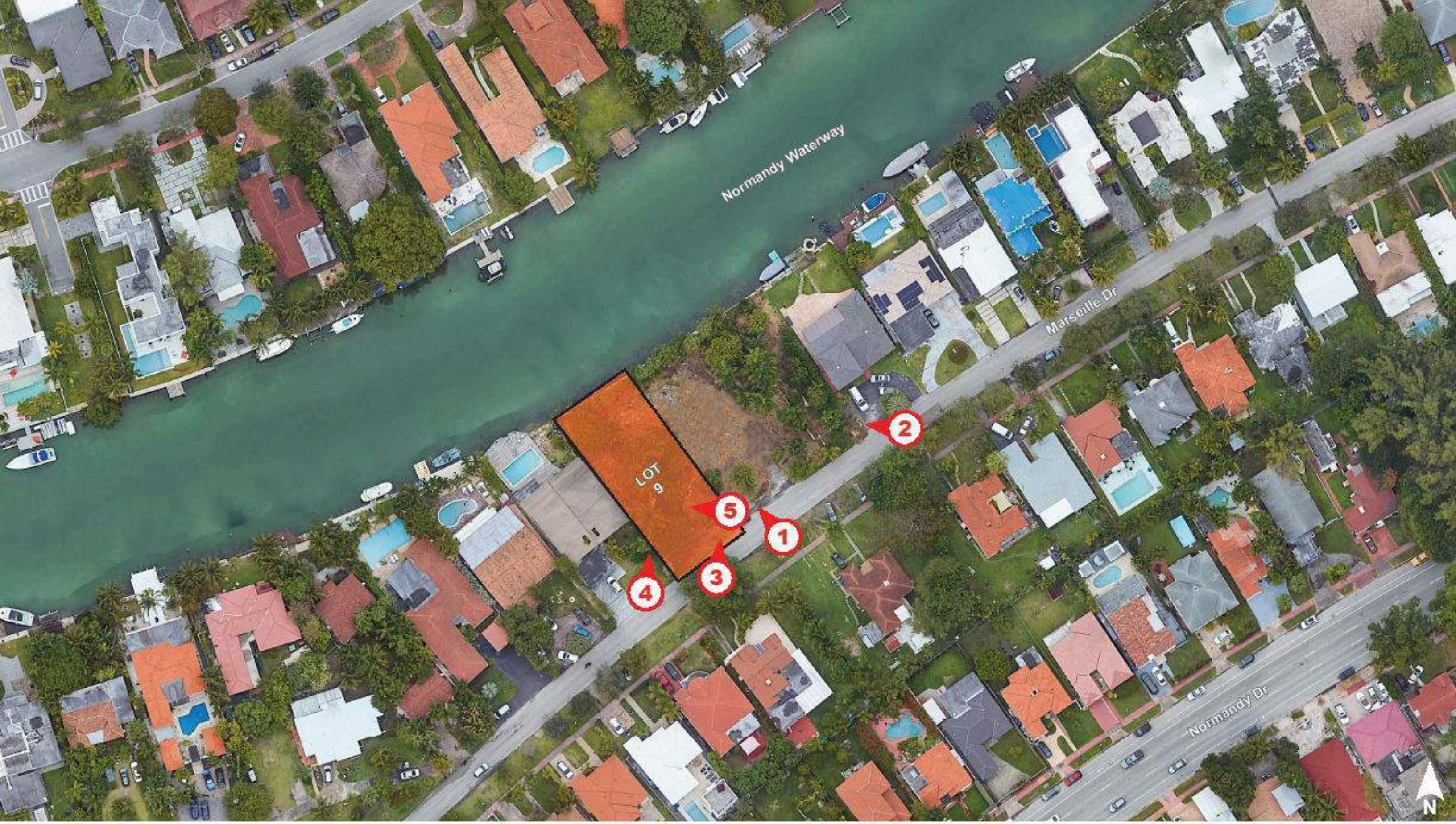
CFZ DESIGN



CONTEXT PHOTOS

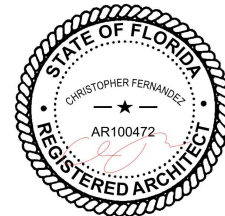
03.9.25

DRB_A0.07.a.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE PHOTO LOCATIONS

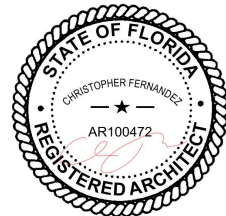
03.9.25

DRB_A0.07.b



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

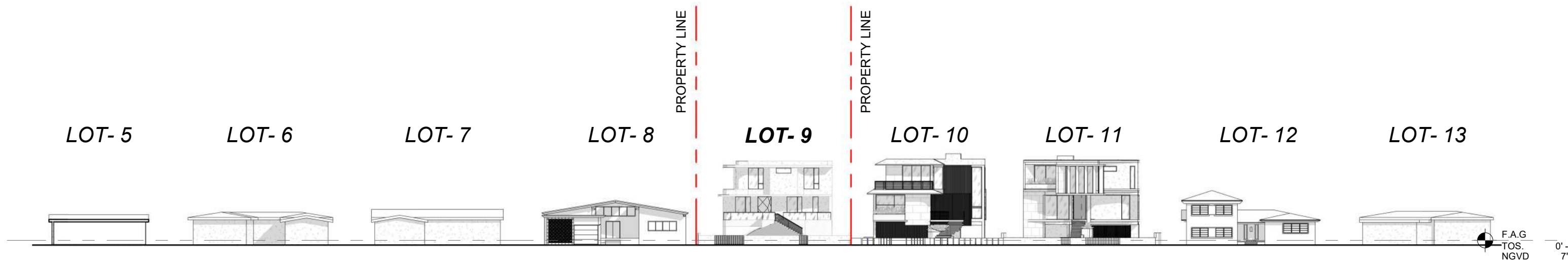
CFZ DESIGN



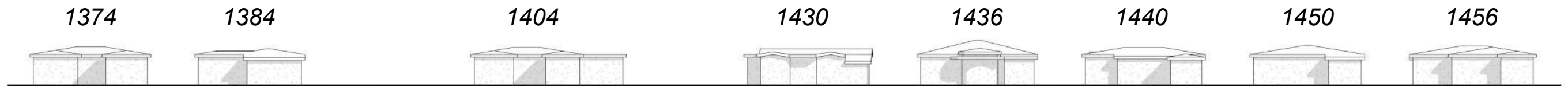
CONTEXT PHOTOS

03.9.25

DRB_A0.07.b.1



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



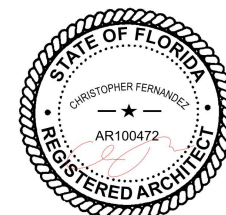
2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
5/64" = 1'

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

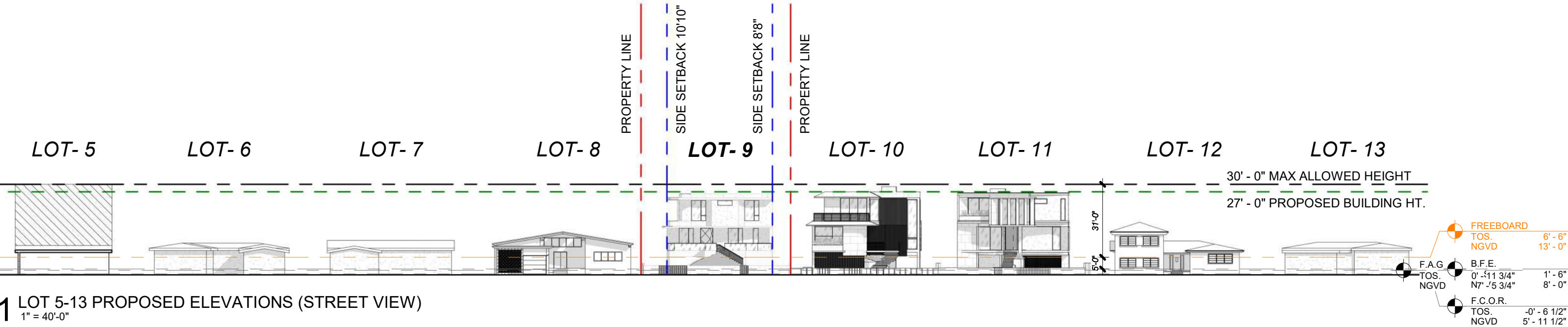


CONTEXTUAL ELEVATIONS

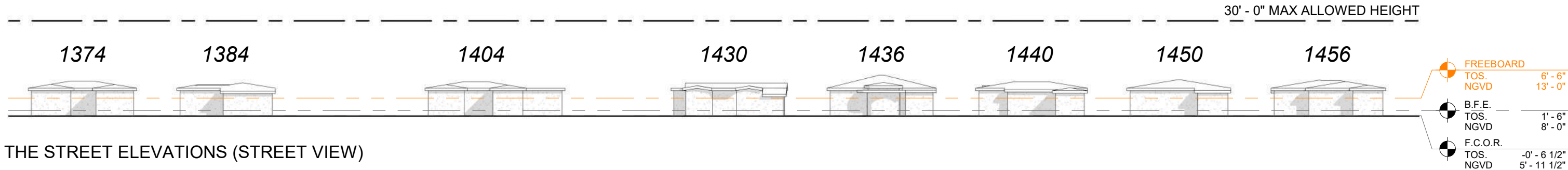
As indicated

03.9.25

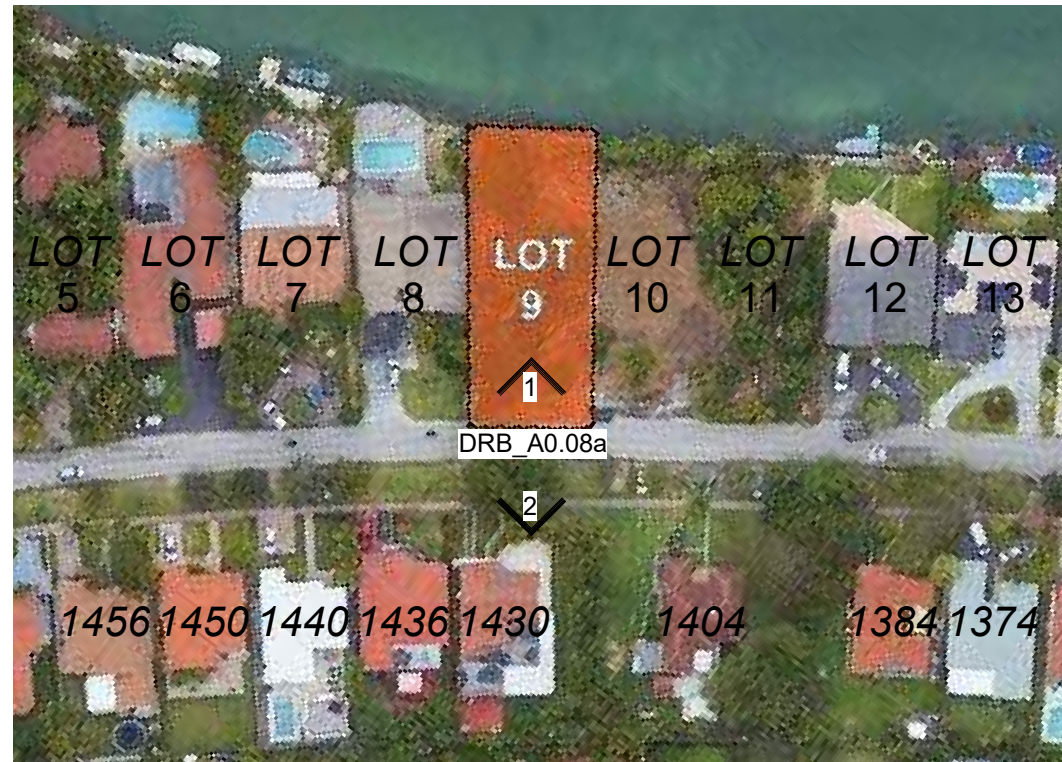
DRB_A0.08



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

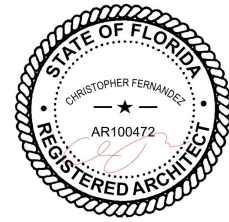


2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"

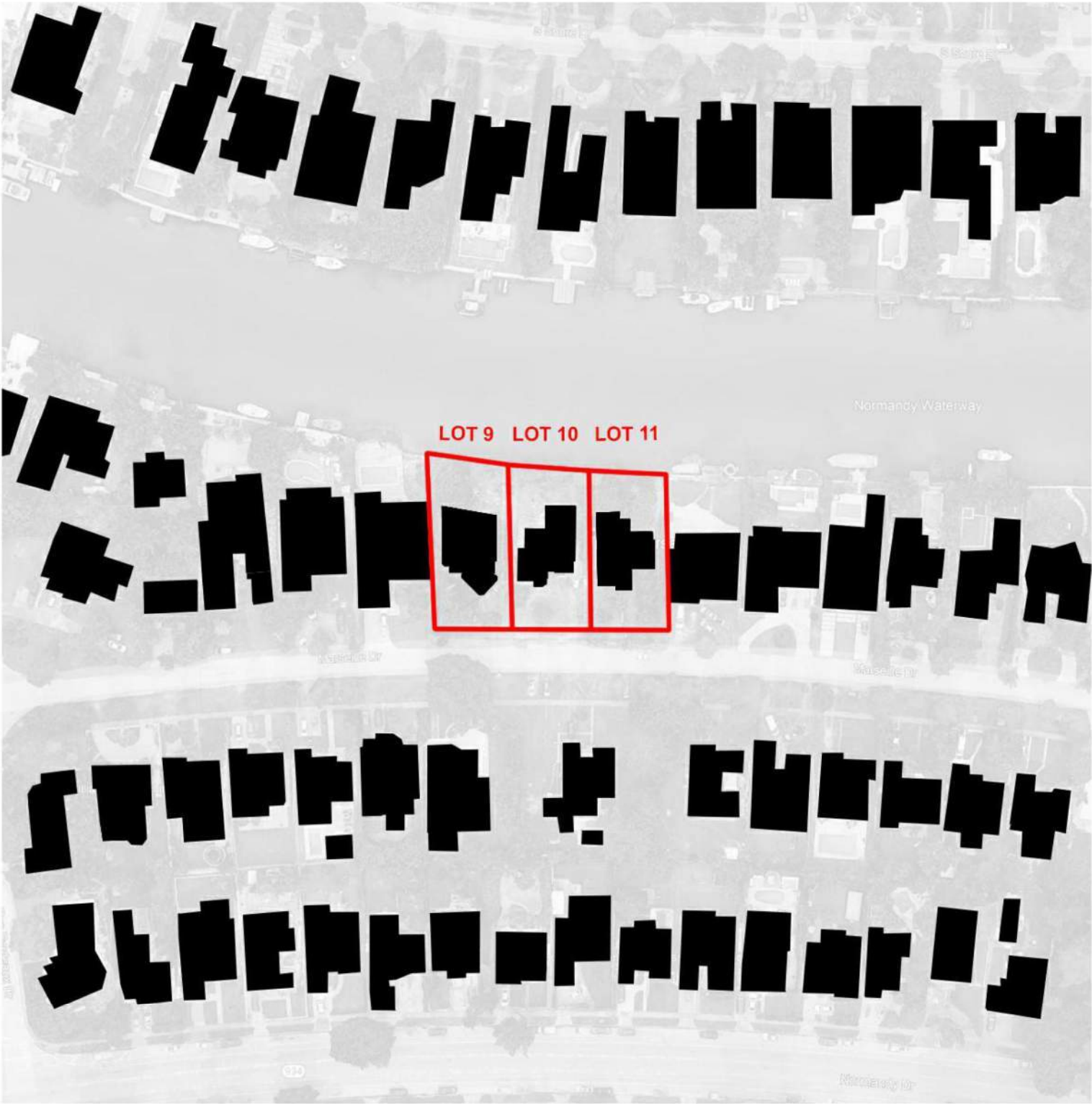


3 KEY CONTEXTUAL PLAN
5/64" = 1'

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

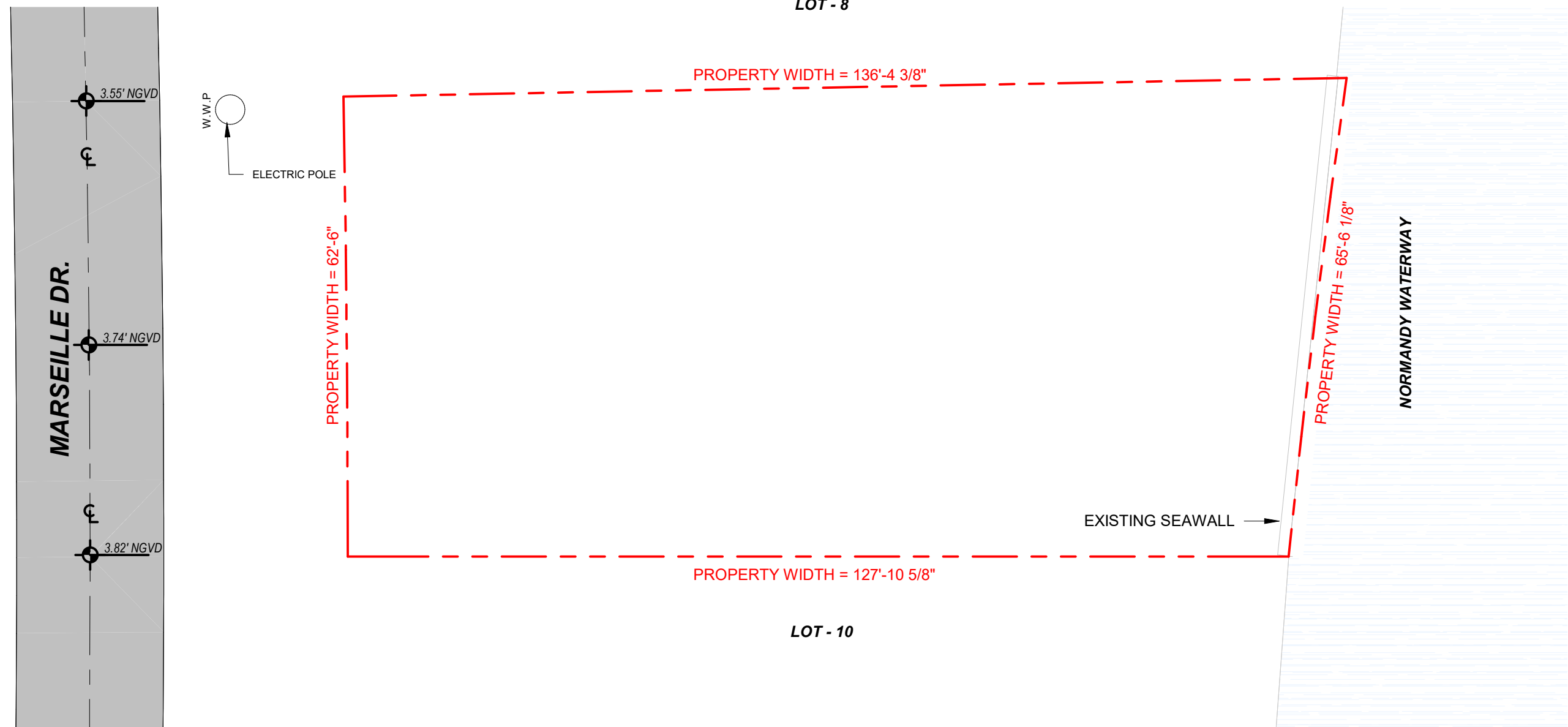


PROPOSED LOT COVERAGE

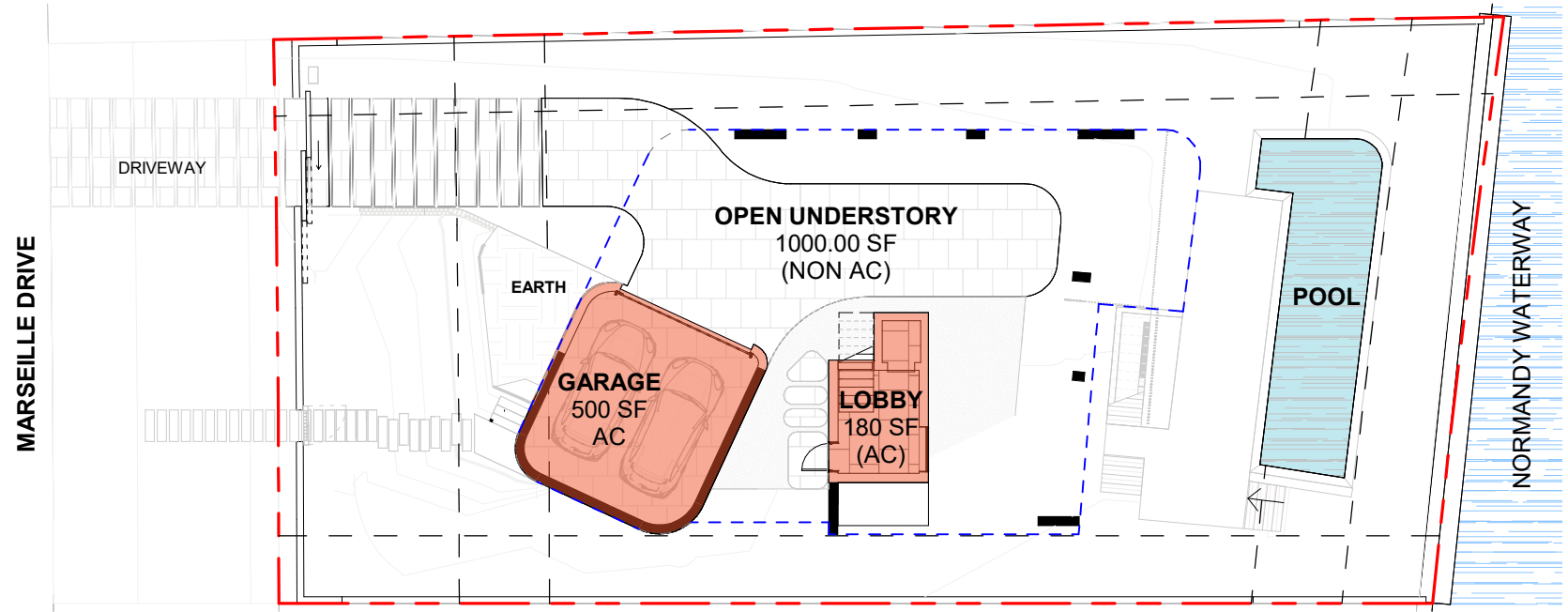


PREVIOUS APPROVED LOT COVERAGE

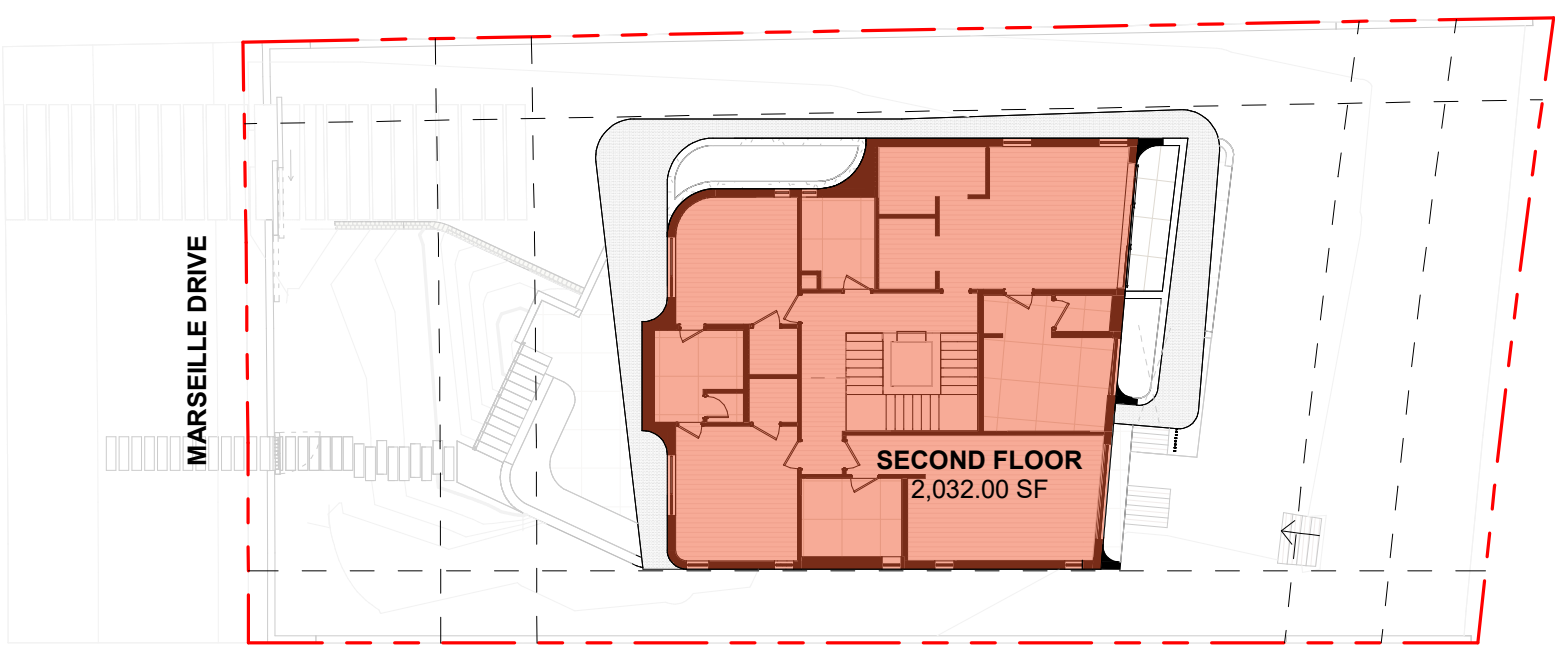




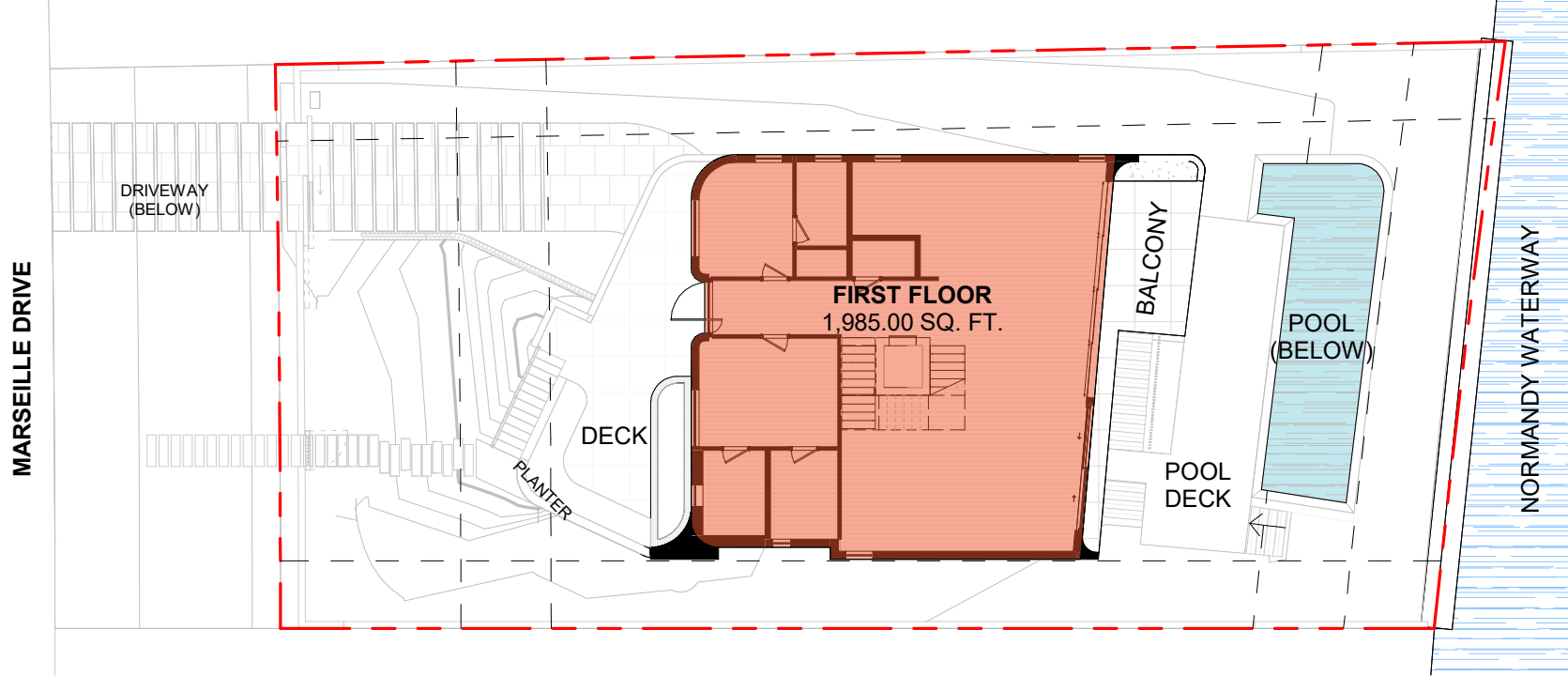
1 EXISTING / DEMO PLAN
1/16" = 1'-0"



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



MARSEILLE DRIVE

LOT 8

LOT DEPTH

136'-4 3/8"

LOT WIDTH

62'-6"

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)

LOT 10

50 % OPEN MET

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

50 % OPEN MET

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

LOT WIDTH

65'-6 1/8"

50 % OPEN MET

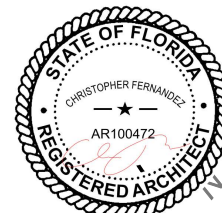
LENGTH OF UNDERSTORY (SOUTH SIDE) = 34'-6 3/4"
LENGTH OF OPEN UNDERSTORY = 19' -0 1/2" (55.12%)

127'-10 5/8"

LOT DEPTH

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



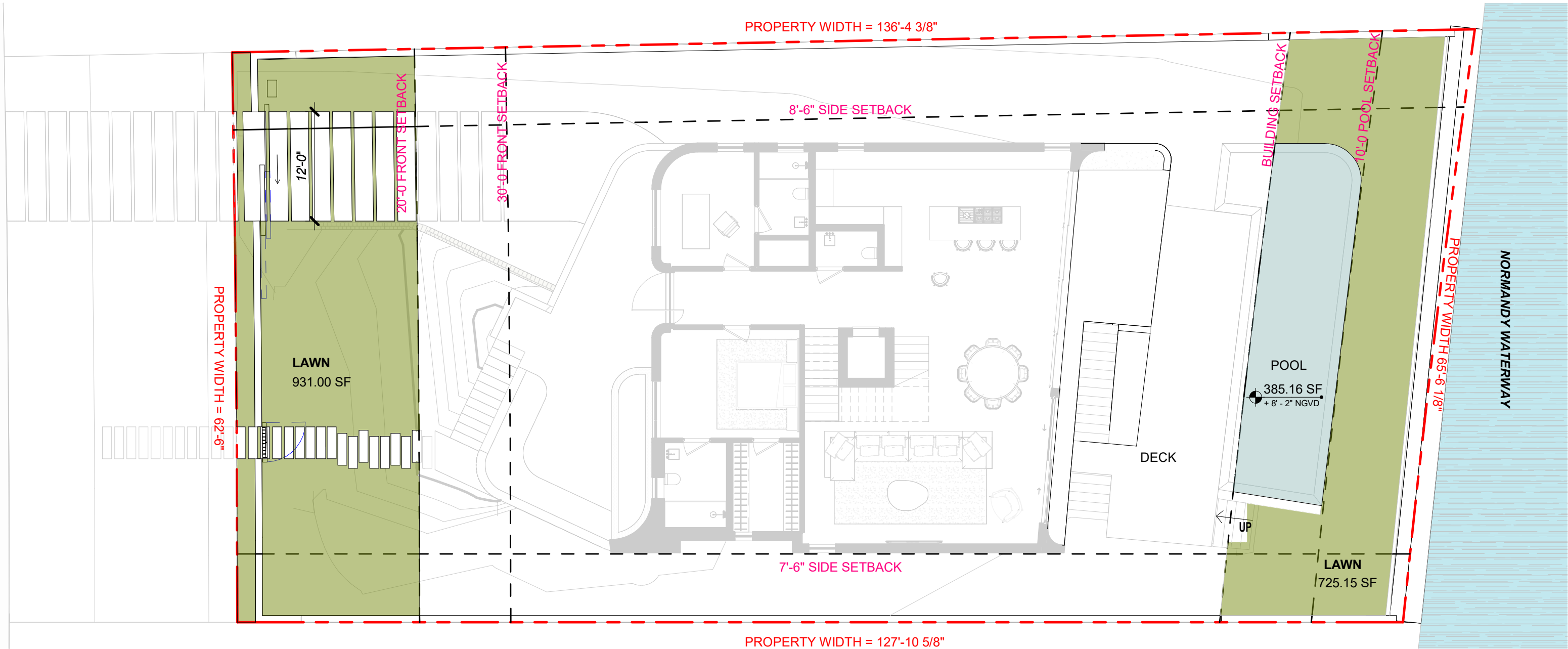
UNDERSTORY DIAGRAM

3/32" = 1'-0"

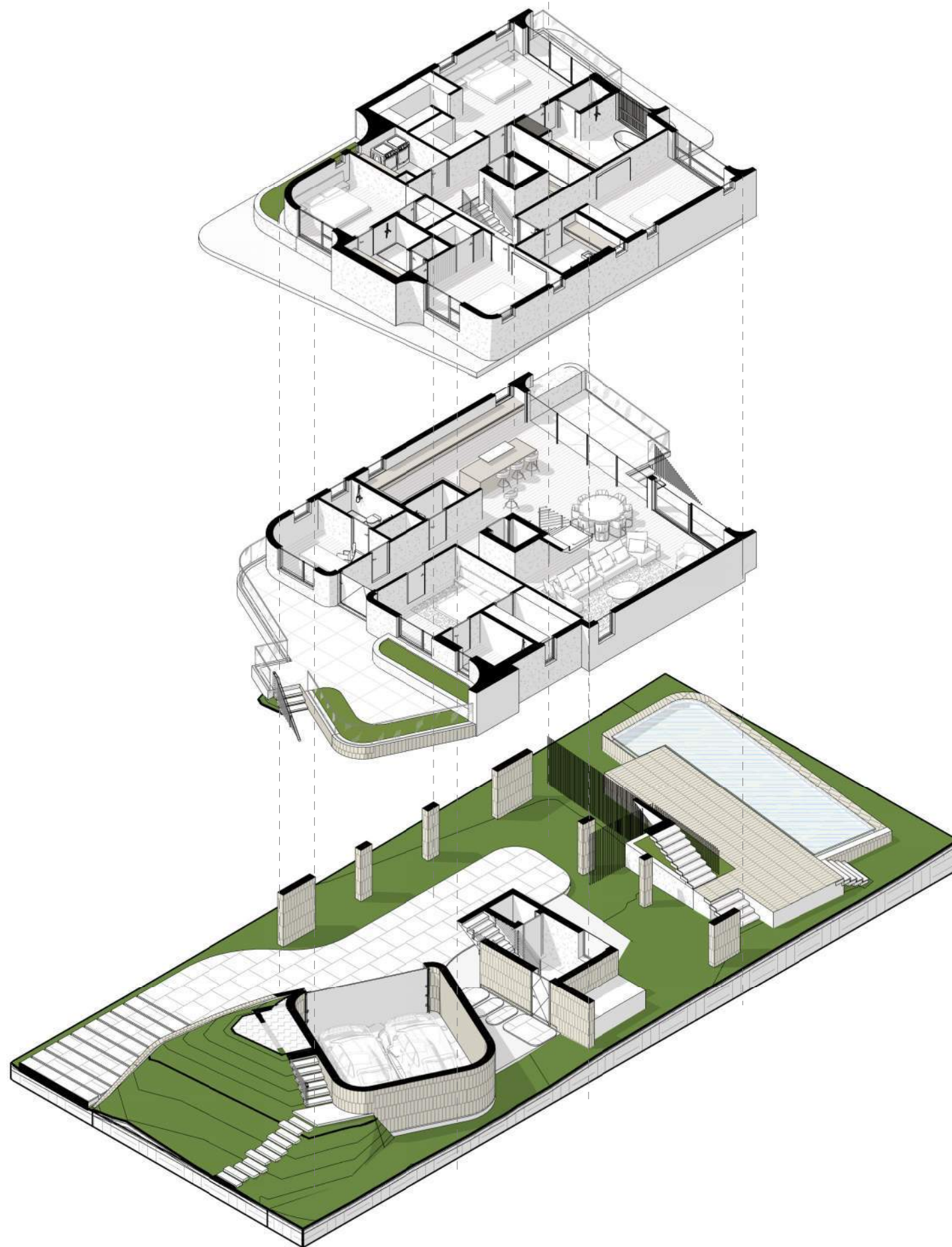
03.9.25

DRB_A0.10d





LOT 11 - FRONT AND REAR COVERAGE			
FRONT YARD AREA:		REAR YARD AREA:	
1,253.62 SF		1293.03 SF	
MINIMUM REQUIRED OPEN SPACE:		MINIMUM REQUIRED OPEN SPACE:	
877.53 SF (70%)		905.12 SF (70%)	
PROPOSED OPEN SPACE: 		PROPOSED GREEN SPACE: 	
931.00 SF (74.2 %)		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%)	



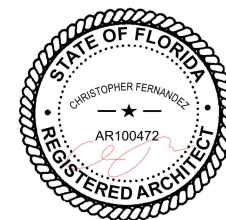
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

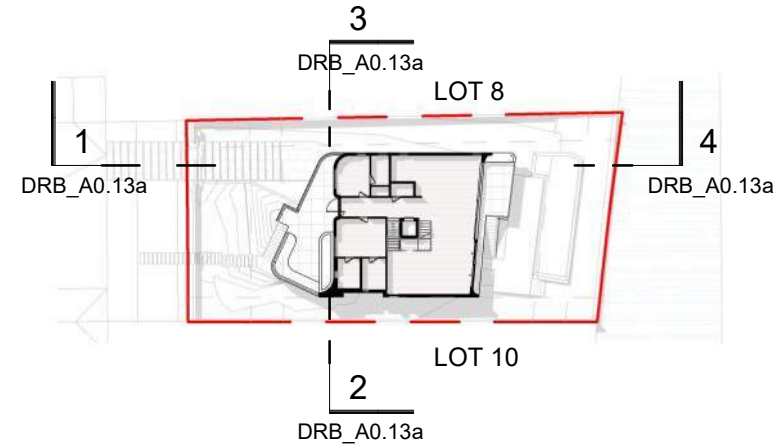
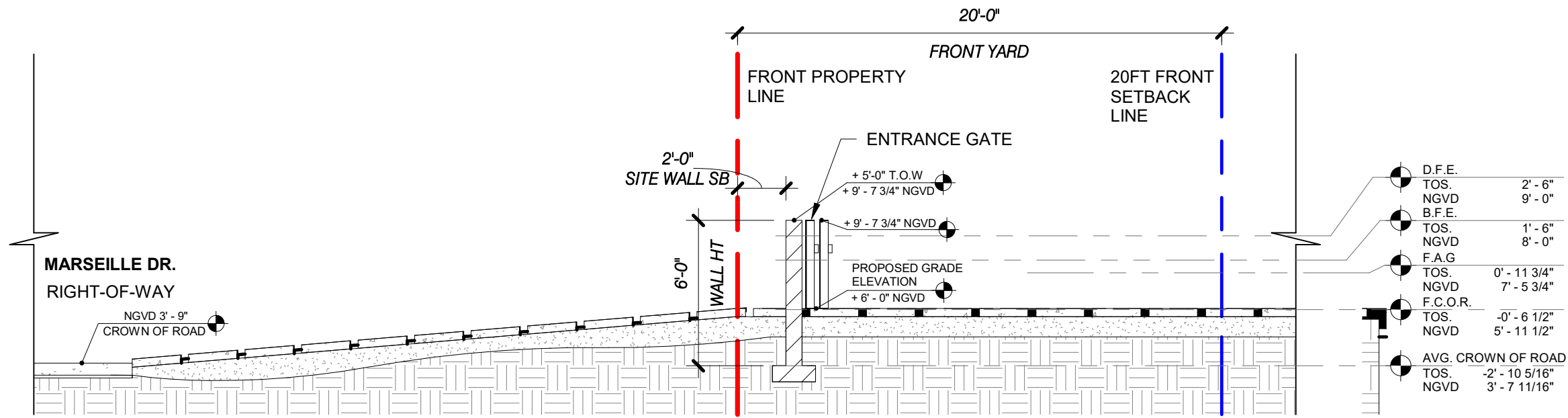
CFZ DESIGN



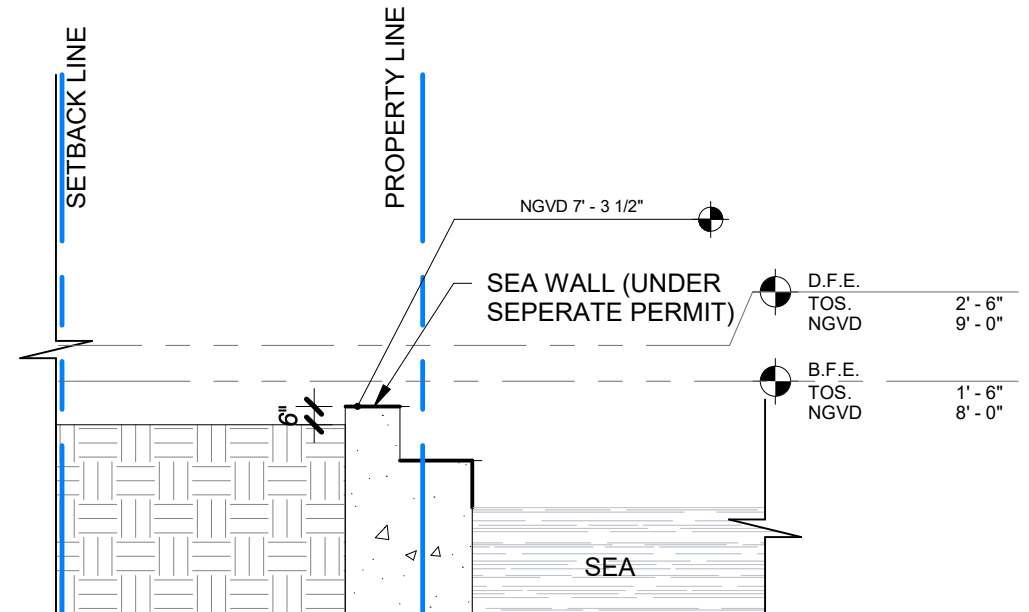
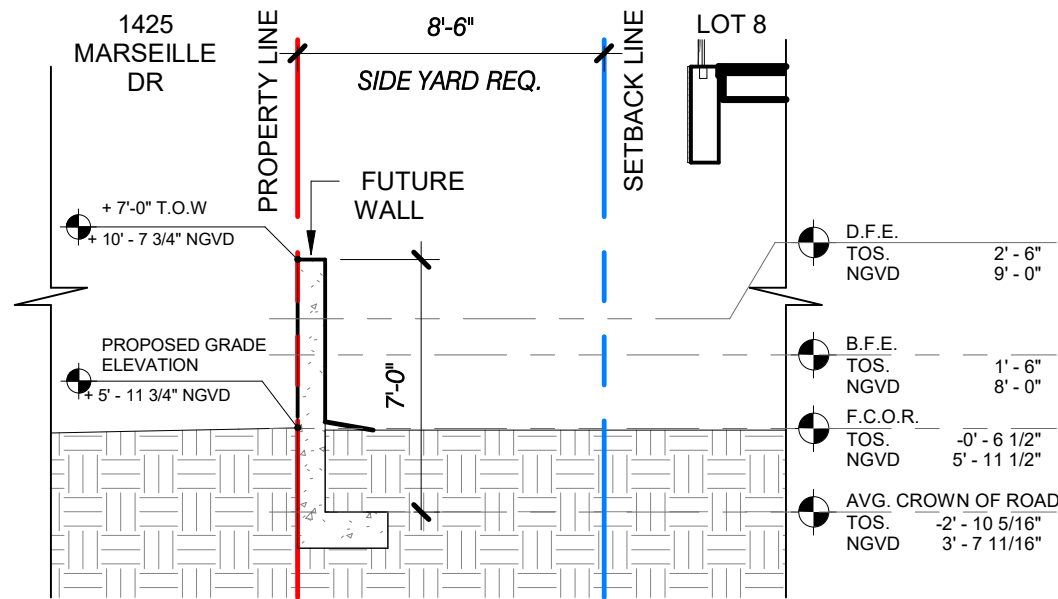
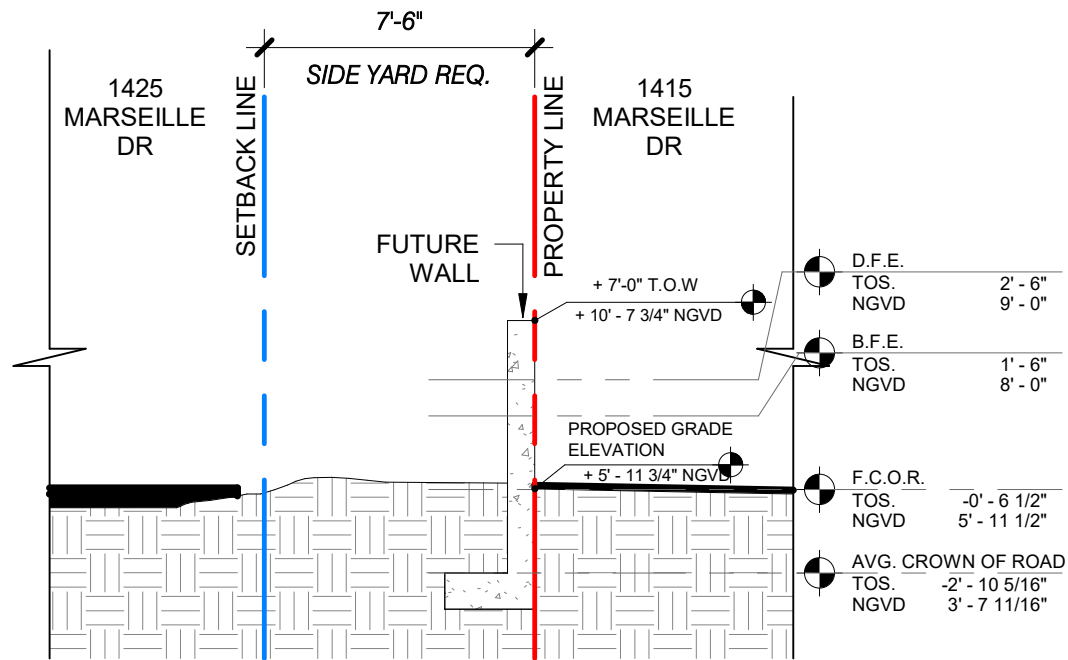
PROPOSED BUILDING -
AXON

03.9.25

DRB_A0.12

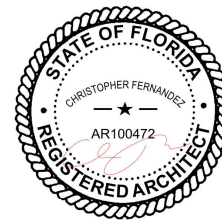


FUTURE ADJUSTED GRADE (F.A.G) = 7.479' NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

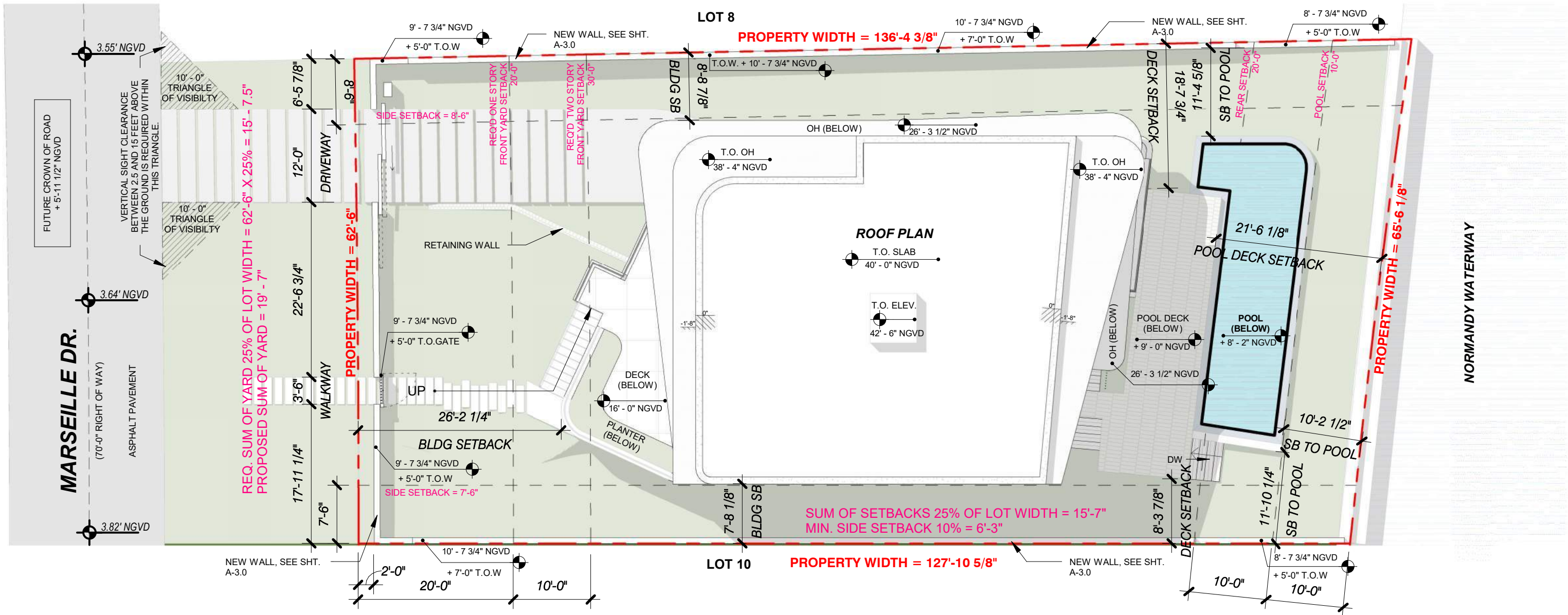


YARD SECTION

As indicated

03.9.25

DRB_A0.13a



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

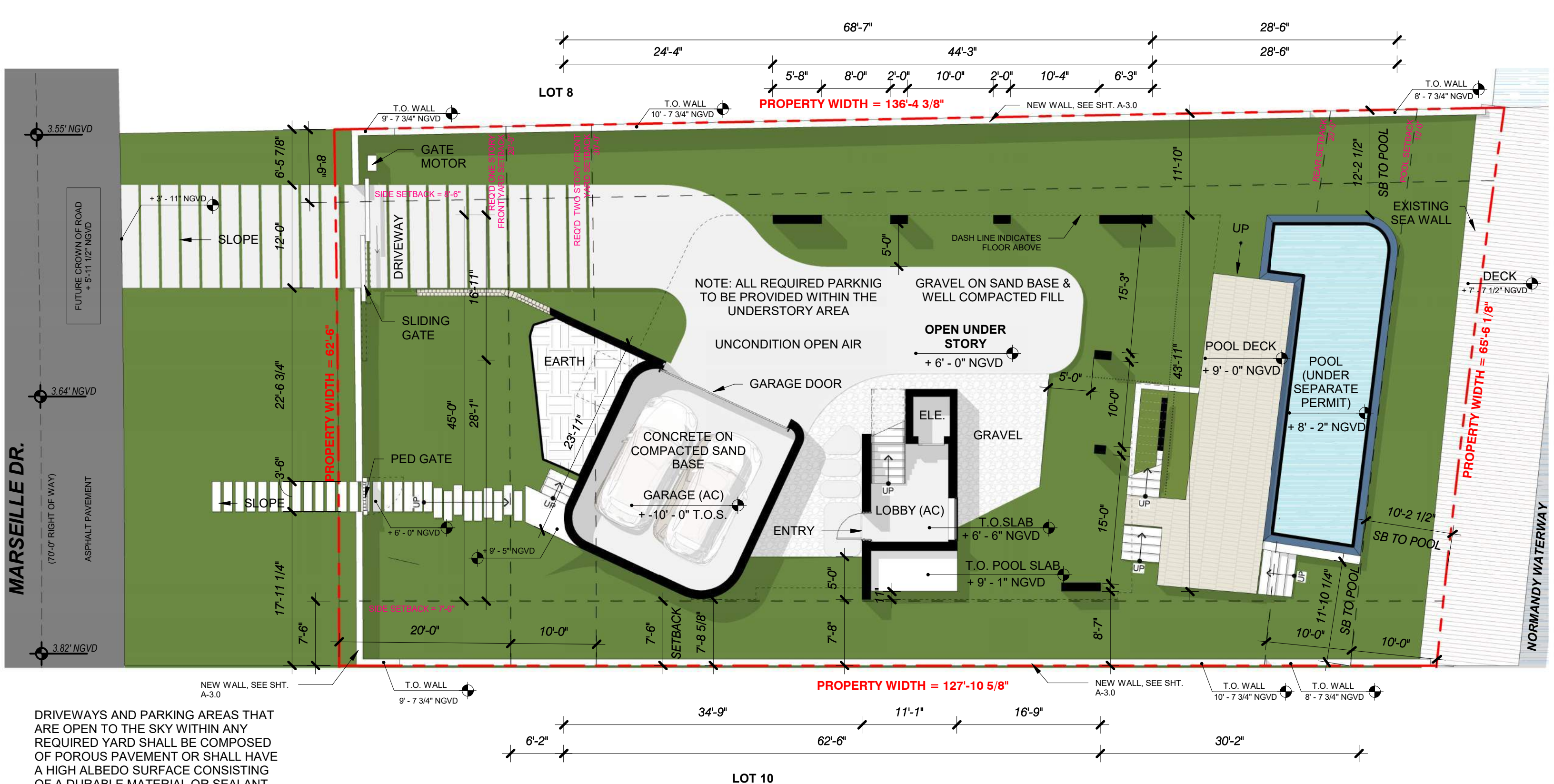


SITE PLAN

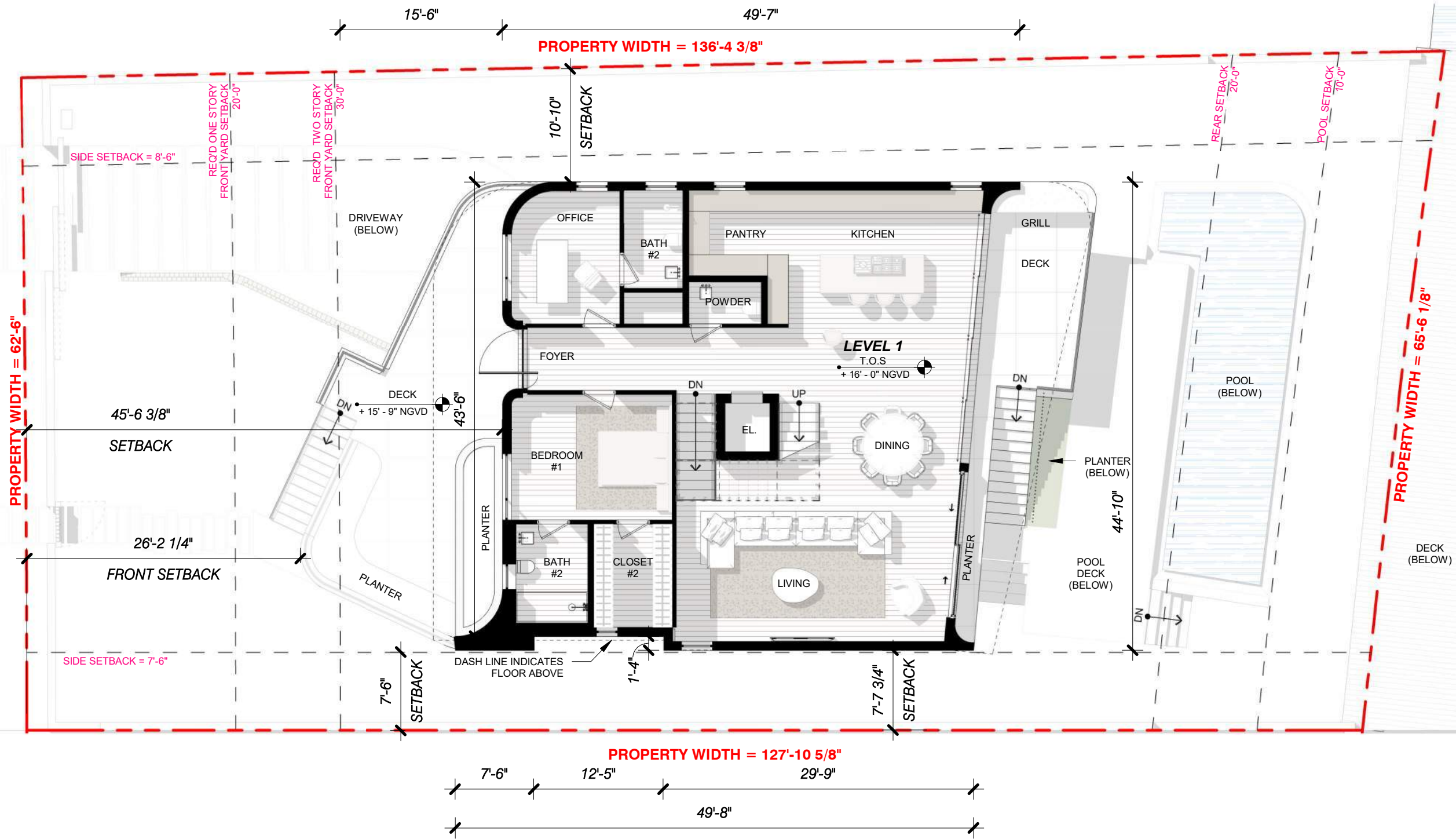
As indicated

03.9.25

DRB_A1.1



MARSEILLE DR.

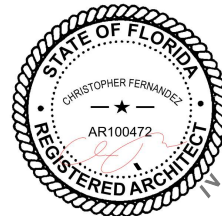


GENERAL NOTE:
THERE IS NO EXISTING STRUCTURE
PRESENT ON THE SITE.



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



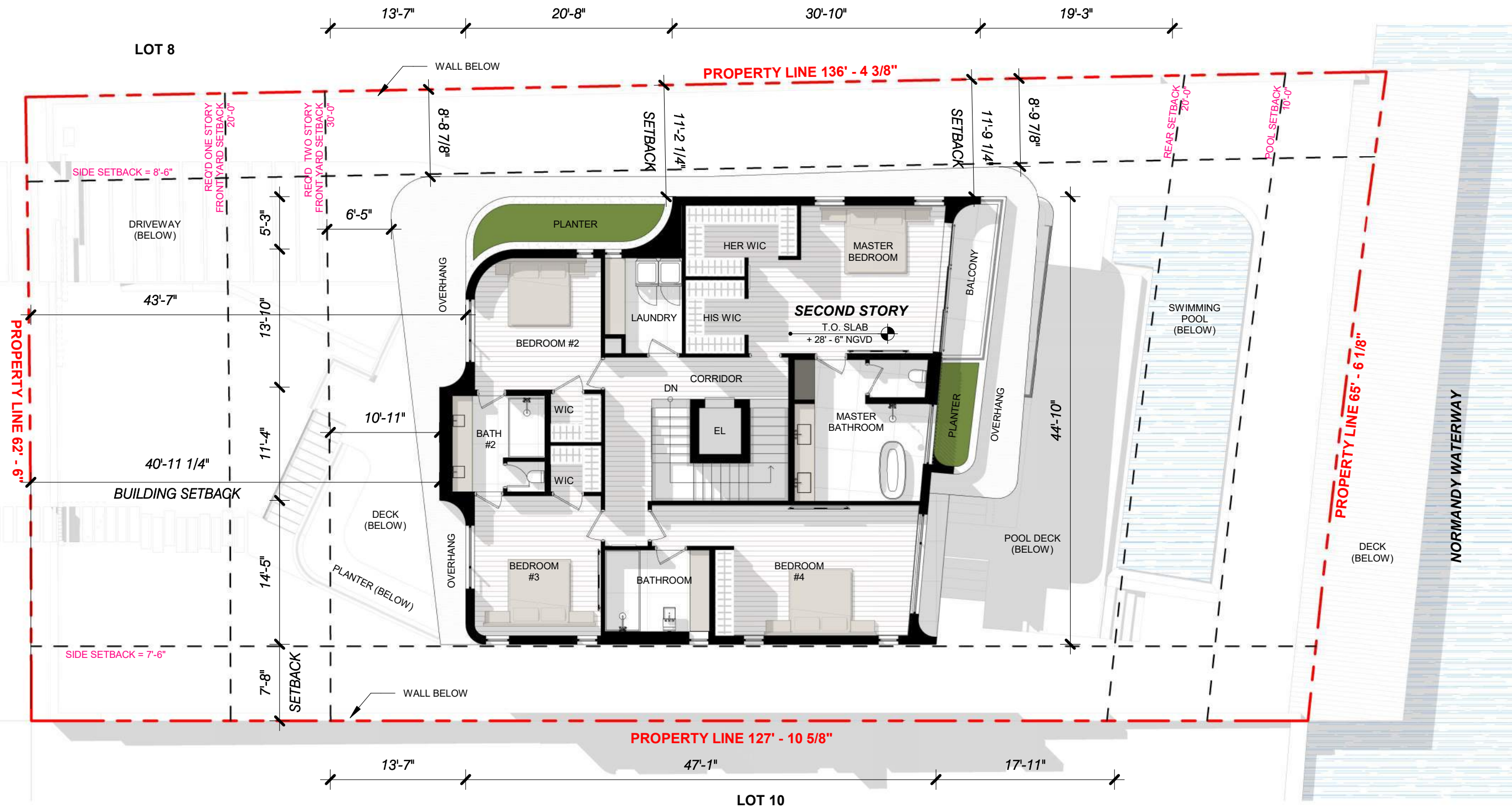
FIRST LEVEL PLAN

3/32" = 1'-0"

03.9.25

DRB_A1.3

LOT 8



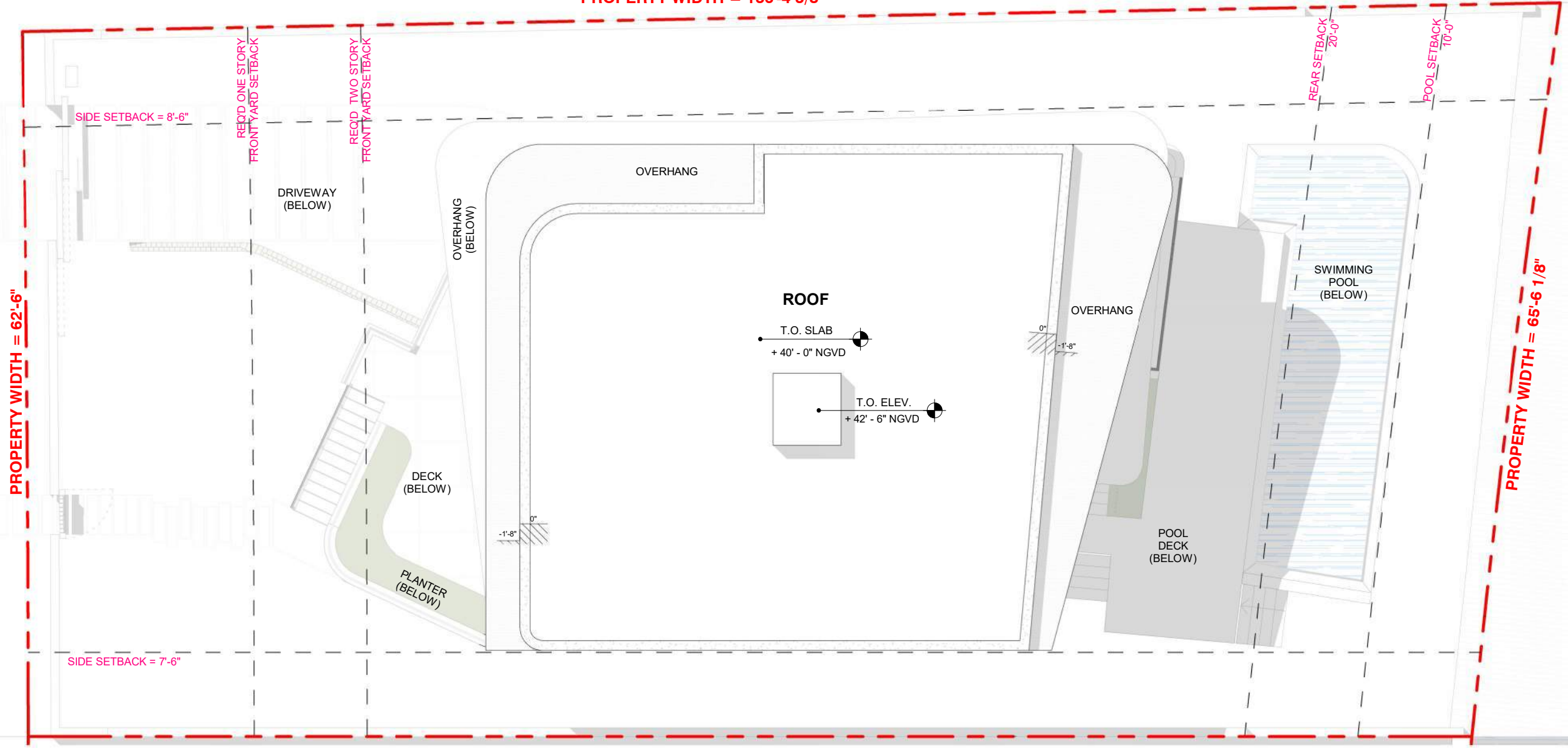
GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE
PRESENT ON THE SITE.

MARSEILLE DR.

LOT 8

PROPERTY WIDTH = 136'-4 3/8"



PROPERTY WIDTH = 65'-6 1/8"

NORMANDY WATERWAY

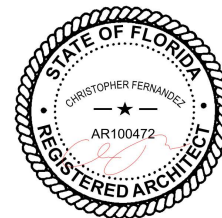
LOT 10

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

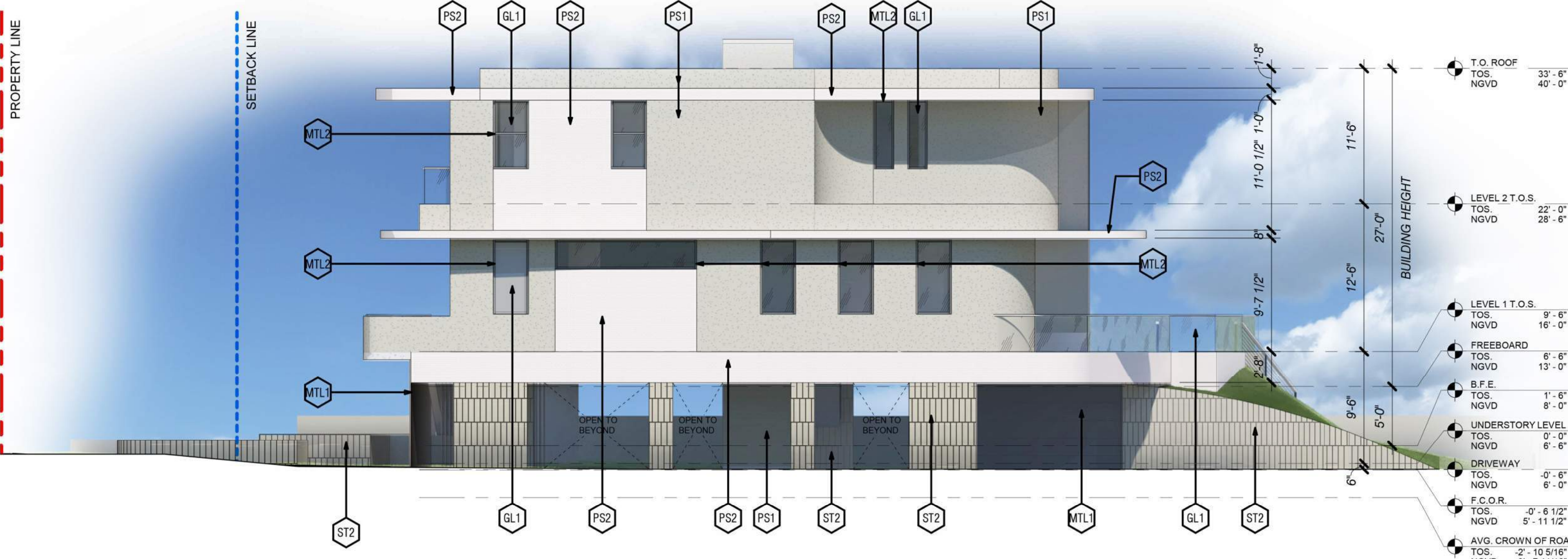


ROOF PLAN

3/32" = 1'-0"

03.9.25

DRB_A1.5

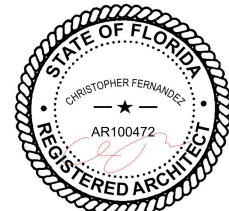


1 WEST ELEVATION
1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



ELEVATIONS SOUTH WEST

1/8" = 1'-0"

03.9.25

DBA1.66



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



GL1



F1



F2



ST2



PS1



PS2

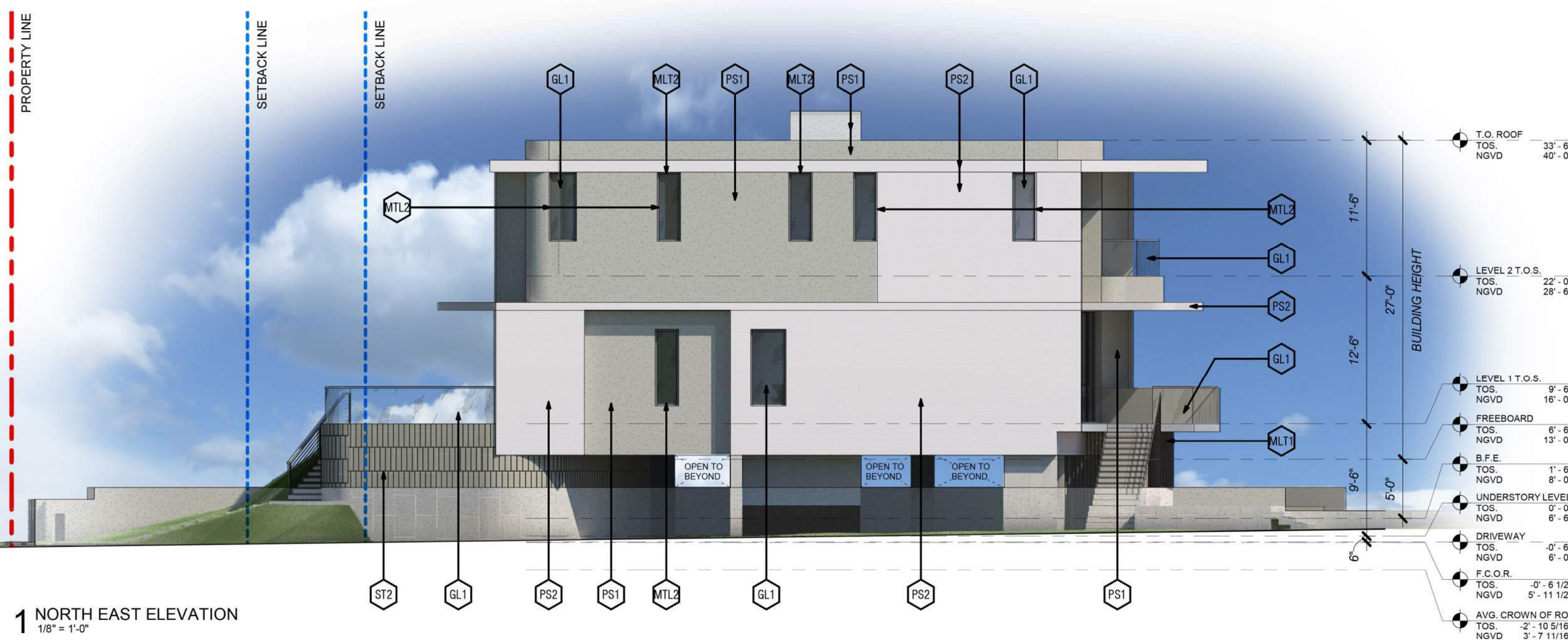


LOUVERS & GATES /
GARAGE DOOR
MTL 1



WINDOW FRAMES (ALUMINIUM)
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059



GL1



F1



F2



ST2



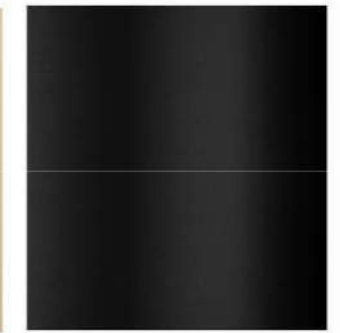
PS1



PS2



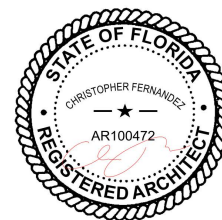
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

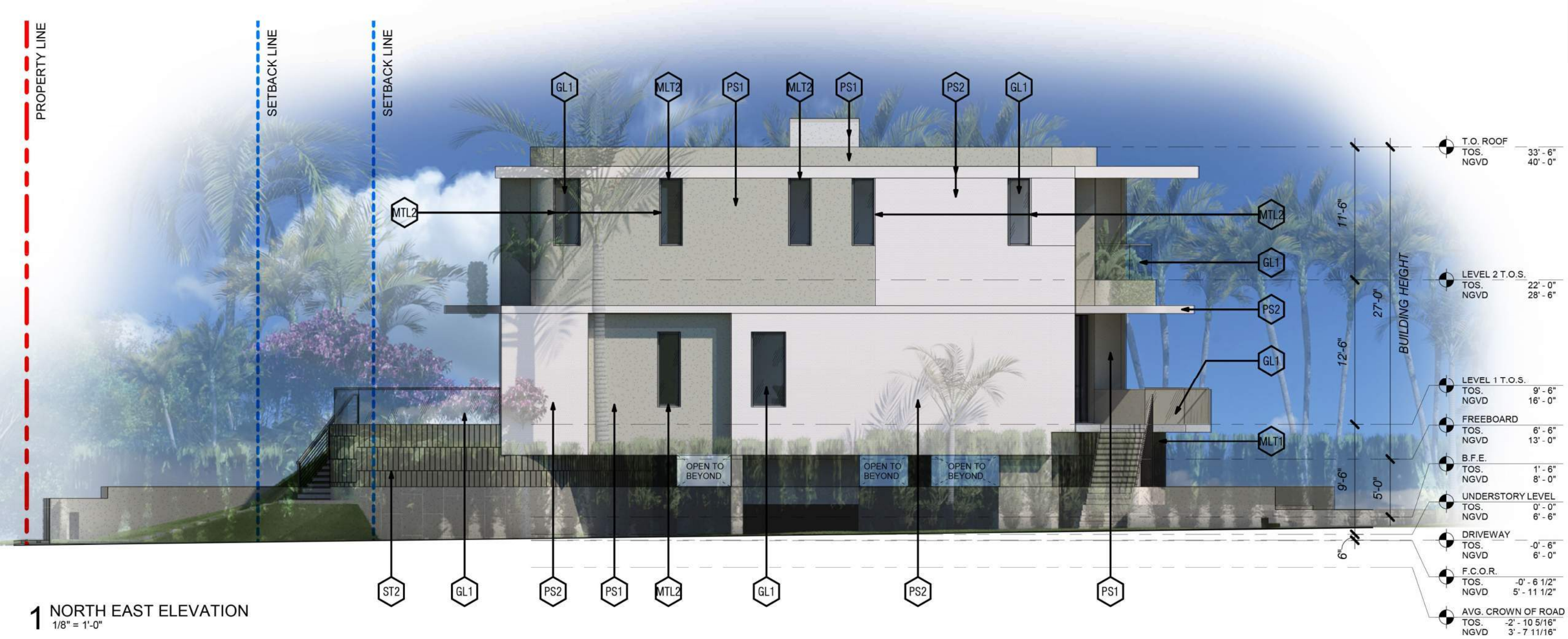


ELEVATIONS NORTH EAST

1/8" = 1'-0"

03.9.25

DBBBA-1.7.7



GL1



F1



F2



ST2



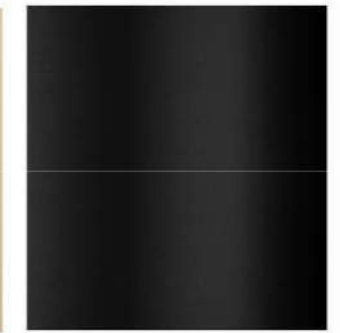
PS1



PS2



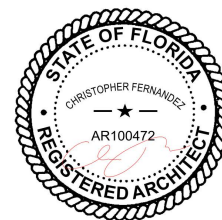
LOUVERS & GATES
MTL 1



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



GL1



F1



F2



ST2



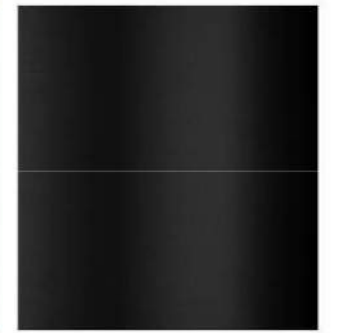
PS1



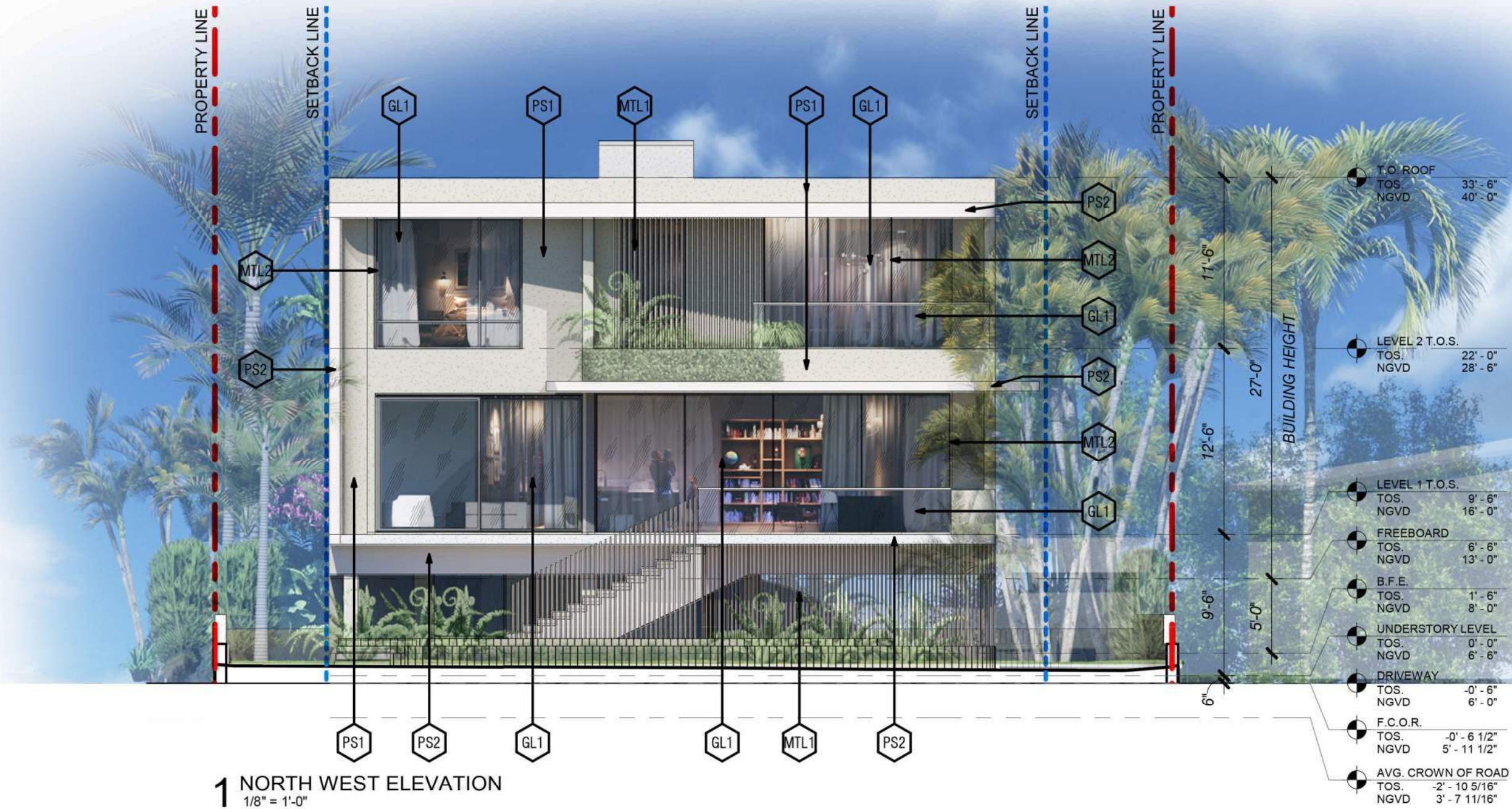
PS2



LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2



GL1



F1



F2



ST2



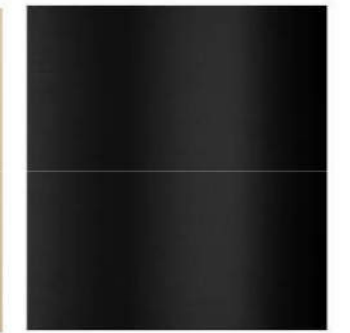
PS1



PS2



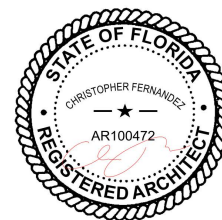
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

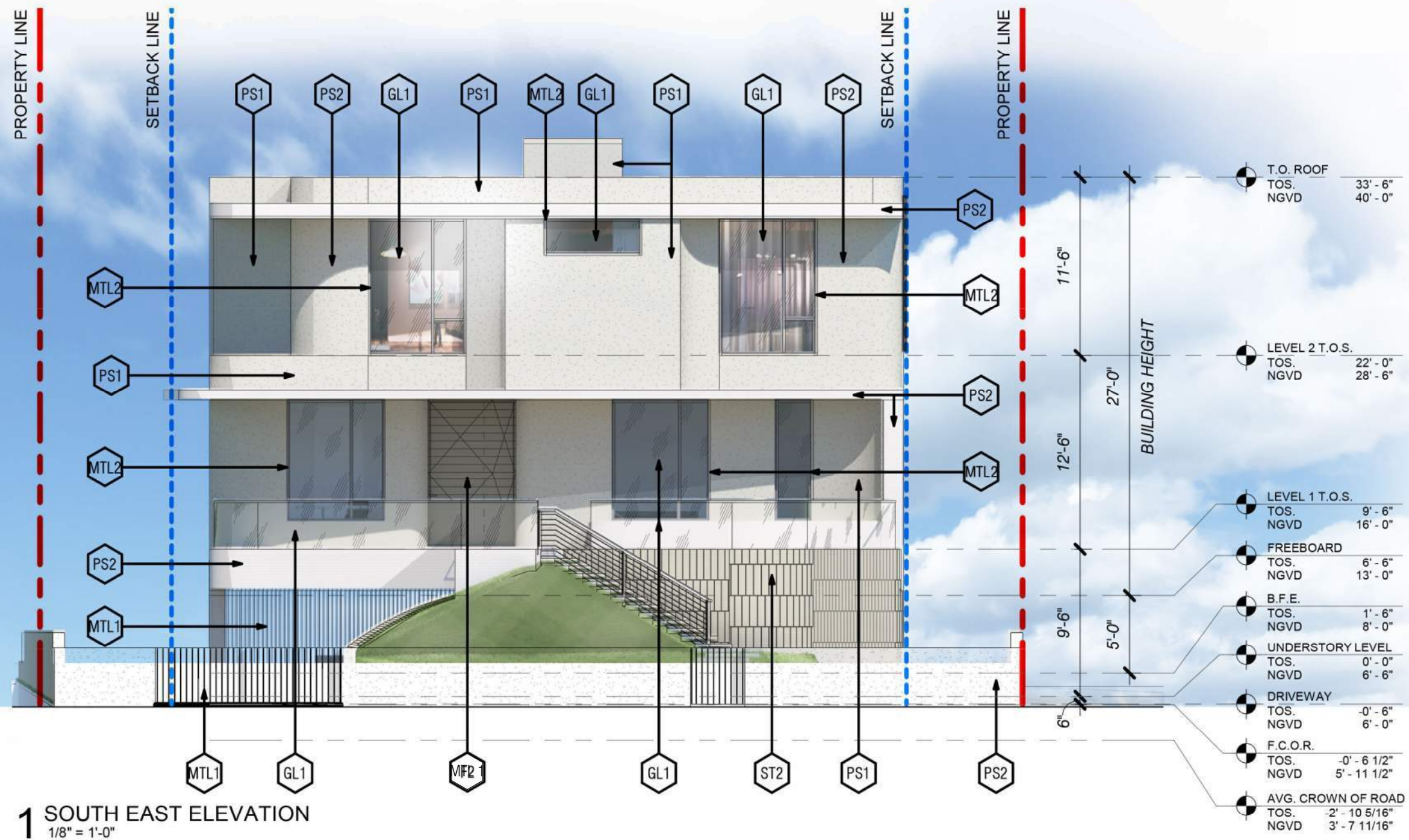


ELEVATIONS NORTH WEST
WITH LANDSCAPE

1/8" = 1'-0"

03.9.25

DRB24-1059



GL1



F1



F2



ST2



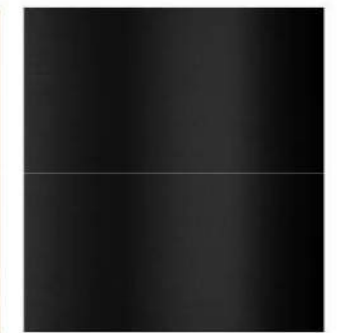
PS1



PS2



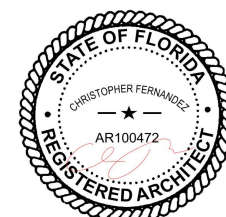
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

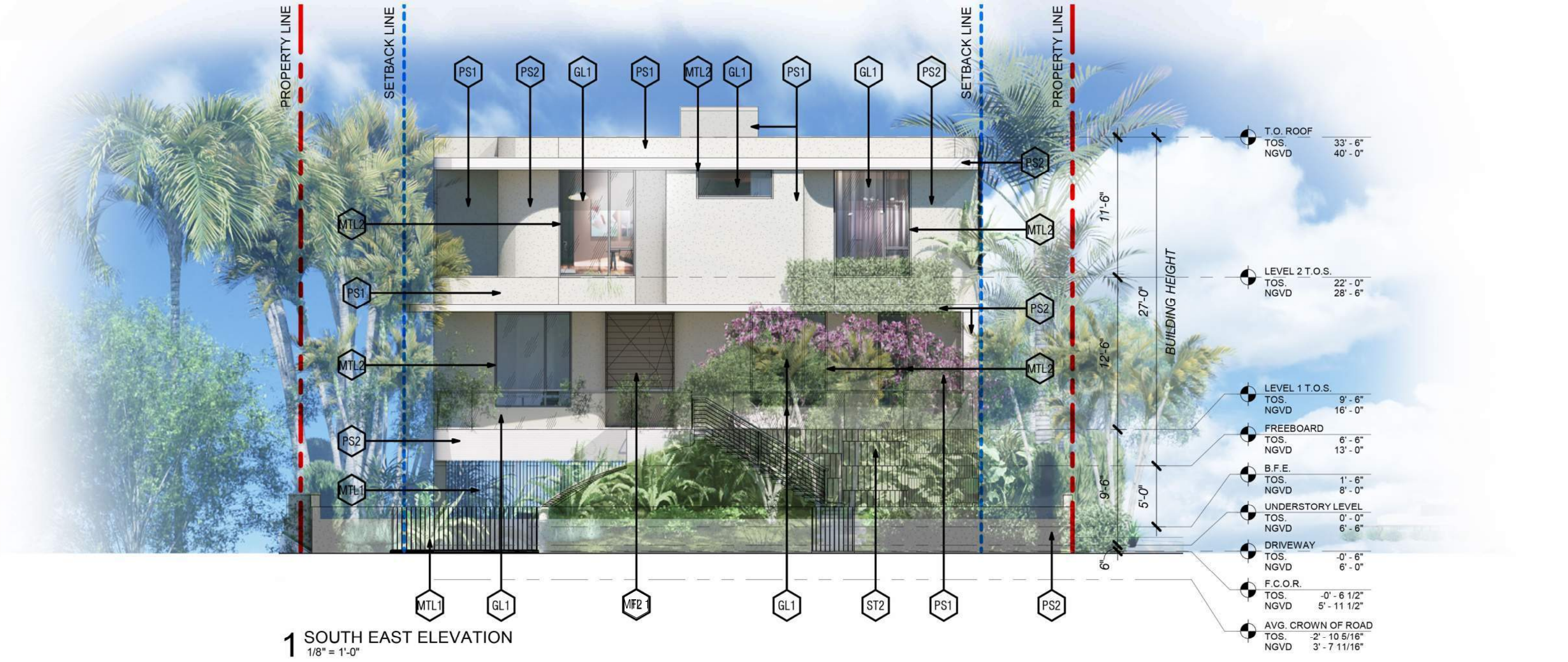


ELEVATIONS SOUTH EAST

1/8" = 1'-0"

03.9.25

DBA1.00



GL1



F1



F2



ST2



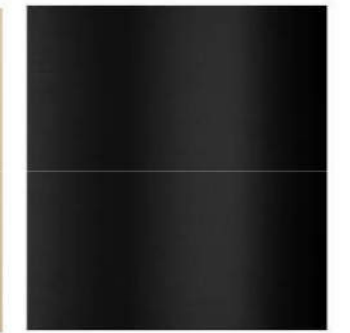
PS1



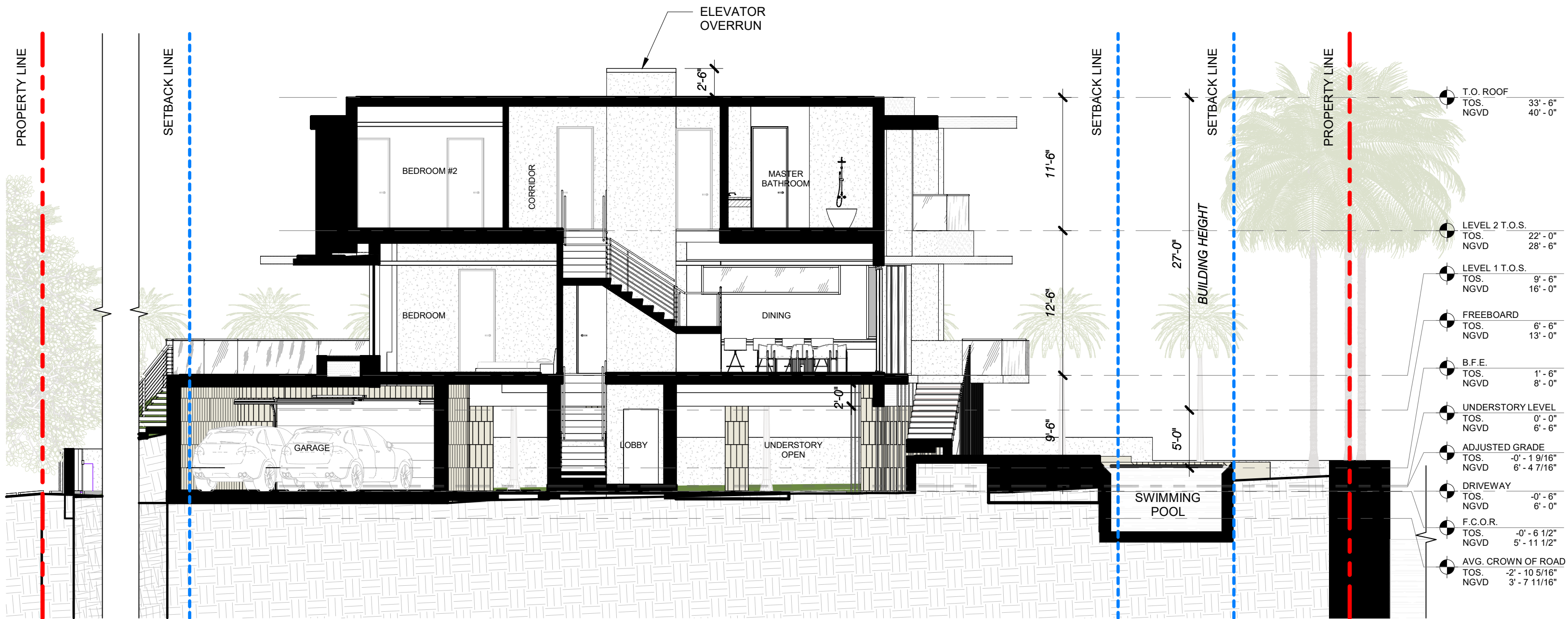
PS2



LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

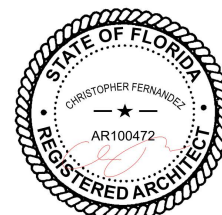


1 SECTIONS A

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

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SECTIONS

1/8" = 1'-0"

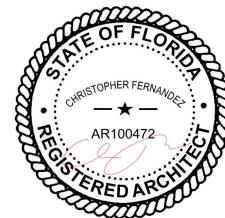
03.9.25

DRB_A1.10



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



RENDERING

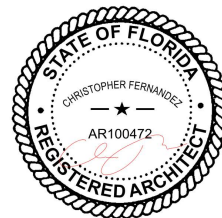
03.9.25

DRB_A2.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

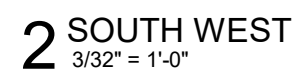
CFZ DESIGN



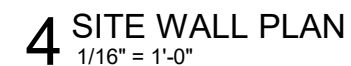
RENDERING

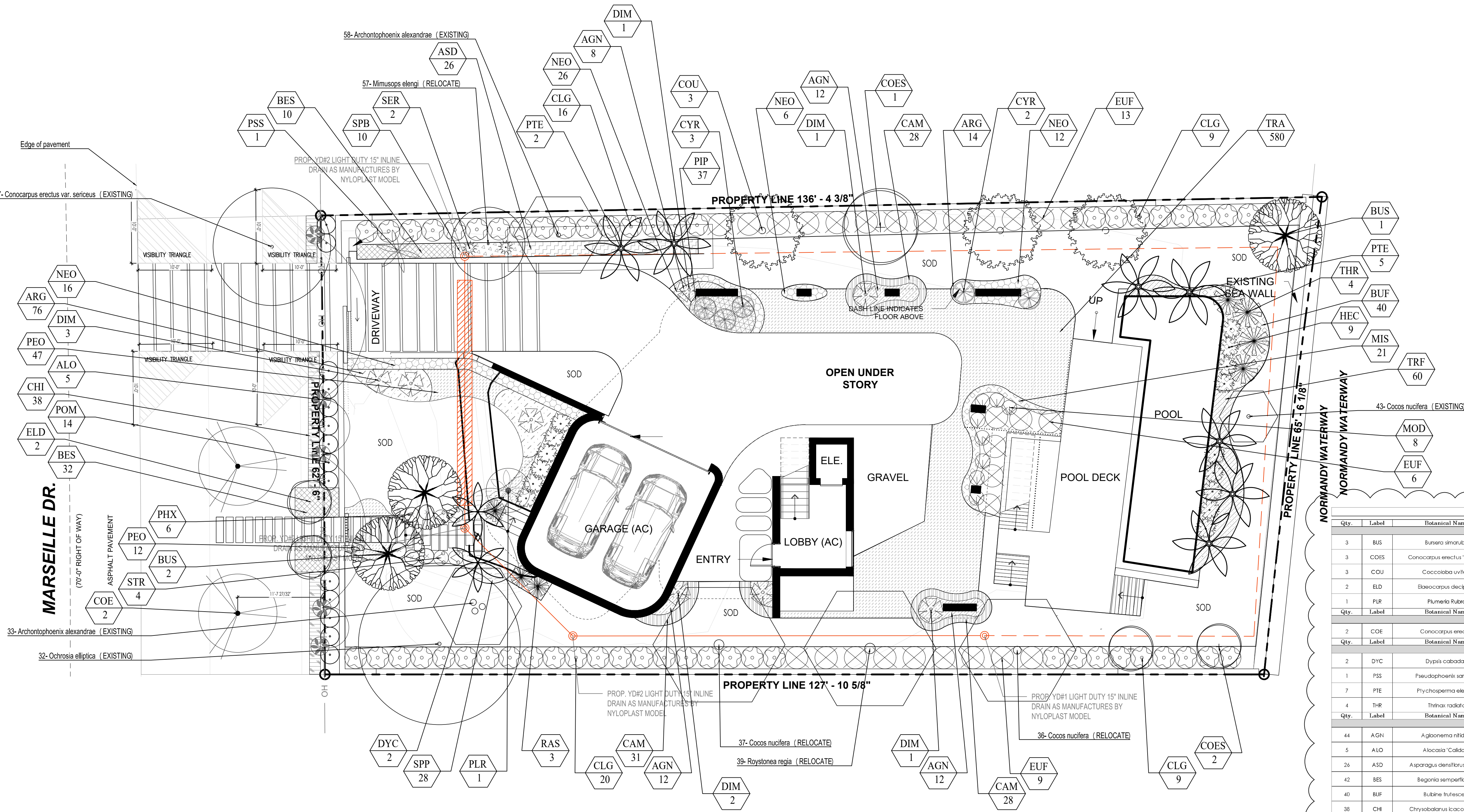
03.9.25

DRB_A2.2

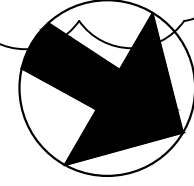


LOT DEPTH = $(127'-10 \frac{5}{8}" + 136'-4 \frac{3}{8}") / 2 = 132'-1 \frac{1}{2}"$
AVERAGE





PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
3	BUS	Burretia imrayba	Gumbo Limbo	16'	2"	10'	YES	Tolerant	
3	COES	Conocarpus erectus 'sericeus'	Silver Buttonwood	16'	2"	10'	YES	Tolerant	
3	COU	Coccoloba uvifera	Seagrape	16'	2"	10'	YES	Tolerant	
2	ELD	Elaeagnus argentea	Japanese blueberry	12'	2"	6'	NO	Tolerant	
1	PIP	Plumbago indica	Frangipani	6'	1 1/2"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
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 caboensis	Cabo Palm	10'		8'	NO	Tolerant	
1	PSS	Pseudophoenix sargentii	Buccanier Palm	6'		6'	YES	Tolerant	
7	PTE	Phytelepsia 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	Agave americana	Agave	24"		24"	NO	Tolerant	24" o.c.
5	ALO	Alcaeus 'Caldora'	Alcaeus	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	Buddleia frutescens	Buddleia	24"		24"	YES	Tolerant	24" o.c.
38	CHI	Chrysanthemum 'Green'	Green Chrysanthemum	24"		24"	YES	Tolerant	18" o.c.
5	CYR	Cycas revoluta	Sago Palm	3'		3'	NO	Tolerant	
8	DIM	Dioscorea alata	Pink yam	24"		24"	NO	Tolerant	
9	HEC	Heliconia caribaea	Heliconia	36"		36"	NO	Tolerant	36" o.c.
21	MIS	Microsorum scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
8	MOD	Monstera deliciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	24" o.c.
60	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 variegatum	Xanadu	24"		24"	NO	Tolerant	24" o.c.
14	POM	Podocarpus macrophyllus	Podocarpus	36"		36"	NO	Tolerant	36" o.c.
3	RAS	Radermachera sinica	Radermachera	4'		4'	NO	Tolerant	48" o.c.
2	SER	Sesuvia portulacastrum	Sesuvia	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.
60	TRF	Trichostema grandifolium	Dwarf Fuchsia	18"		18"	YES	Tolerant	24" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
54	CLG	Clusia guineensis	Small Leaf Clusia	6'		3'	NO	Tolerant	3'
28	BUF	Eugenia tomentosa	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
GROUND COVER									
90	ARG	Arachis glabra	Ornamental peanuts	12"		12"	NO	Tolerant	12" o.c.
87	CAM	Callisia macrocarpa	Natal plum	12"		12"	NO	Tolerant	12" o.c.
37	PIP	Pilea peperomioides	Pilea	12"		12"	NO	Tolerant	12" o.c.
580	TRA	Trachelospermum asiaticum	Asiatic jasmine	12"		12"	YES	Tolerant	12" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
SOD									
2,150 sq ft	SOD	Zoysia lawn	Zoysia						



PARAMETRIKA LAND & DESIGN
Gabriela Albanoz
Valeria Quintanilla LA6667640



1425 Marseille Dr
1425 Marseille Dr
Miami Beach, FL 33141

Rev #3: 04/05/2025

SHEET TITLE
Landscape plan

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

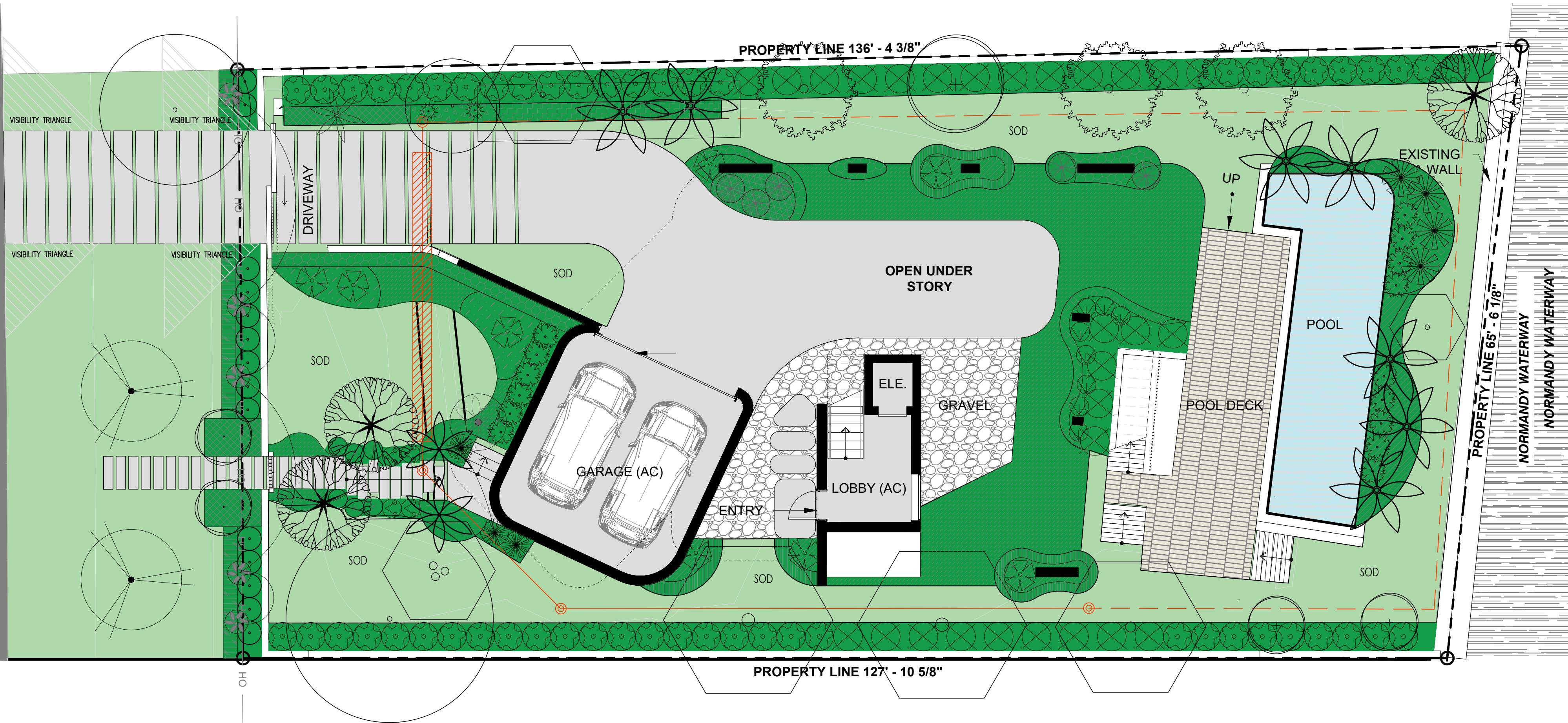
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102

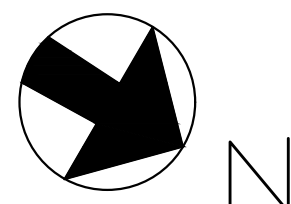
MARSEILLE DR.

(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	Butera smaragdina	Gumbo Limbo	16'	2"	10'	YES	Tolerant	
3	COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	16'	2"	10'	YES	Tolerant	
3	COU	Coccoloba uvifera	Seagrape	16'	2"	10'	YES	Tolerant	
2	ELD	Elaeocarpus decipiens	Japanese blueberry	12'	2"	6'	NO	Tolerant	
1	PLR	Plumeria Rubra	Frangipani	6'	1 1/2"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
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	DIY	Dypsis catibae	Catibae Palm	10'		8'	NO	Tolerant	
1	PSS	Pseudophoenix sargentii	Buccanier Palm	6'		6'	YES	Tolerant	
7	PTE	Phychoptera 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	Alcornoque 'Caldora'	Alcornoque	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	Bubbia frutescens	Bubbia	24"		24"	NO	Tolerant	24" o.c.
38	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"		24"	YES	Tolerant	18" o.c.
5	CYR	Cyrtosperma revoluta	Sago Palm	3'		3'	NO	Tolerant	
8	DIA	Dianella caerulea	Palmia tesante	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	PAS	Rademacheria sinica	Rademacheria	4'		4'	NO	Tolerant	48" o.c.
2	SER	Serenoa 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	Trissacum floridanum	Dwarf Fakahatchee	18"		18"	YES	Tolerant	24" o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
54	CLG	Cordia alliodora	Small Leaf Cordia	6'		3'	NO	Tolerant	3'
28	EUF	Eugenia foetida	Spanish Stagger	6'		4'	YES	Tolerant	4' o.c.
Qty.	Label	Botanical Name	Common name	Height		Spread	Native	Drought tolerance	Specifications
GROUND COVER									
90	ARG	Arachis glabrata	Ornamental peanuts	12"		12"	NO	Tolerant	12" o.c.
87	CAM	Calypso 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						
SOB									
2,150 sq ft	SOD	Zoysia lawn	Zoysia						



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
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

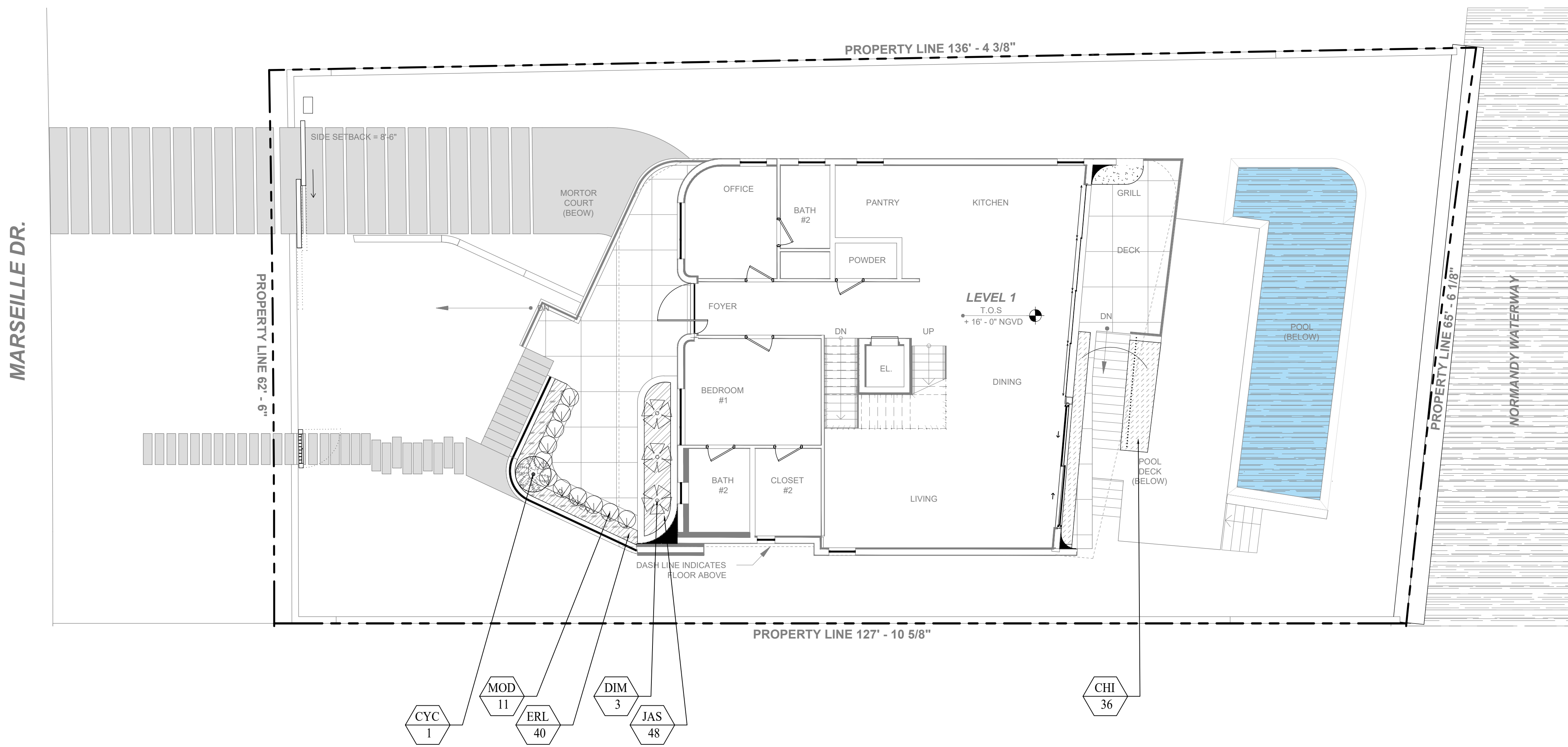
DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.1



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



Chrysobalanus icaco
"Horizontal"



Cyathea cooperi



Dioon mejiae



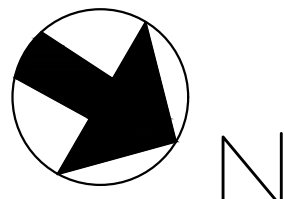
Monstera deliciosa



Ernodea 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 (1st floor)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

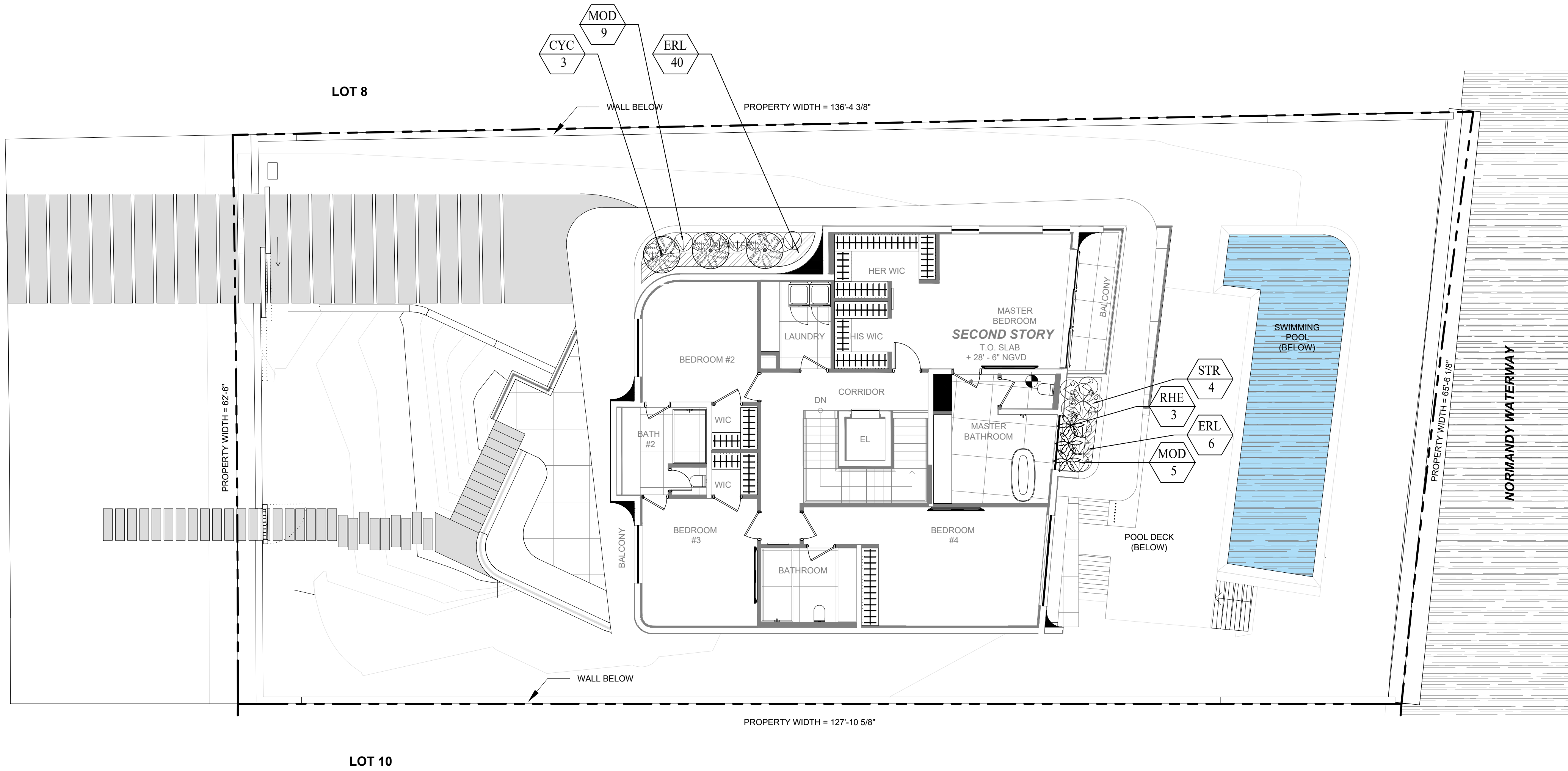
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.2

MARSEILLE DR.



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



Cyathea cooperi



Monstera deliciosa



Rhapis excelsa



Strelitzia reginae



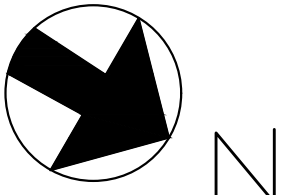
Ernodea littoralis Sw.



Jasminum simplicifolium



GRAPHIC SCALE



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
sempreflorens



Bulbine frutescens



Chrysobalanus icaco
'Green'



Cycas revoluta



Dioon mejiae



Heliconia caribea



Microsorium
scolopendrium



Monstera deliciosa



Nephrolepis
oblitterata



Pennisetum orientale



Philodendron xanadu



Podocarpus
macrophyllus



Radermachera sinica



Serenoa repens



Spartina bakeri



Strelitzia reginae



Spathoglottis plicata



Tripsacum floridanum



Clusia guttifera



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

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