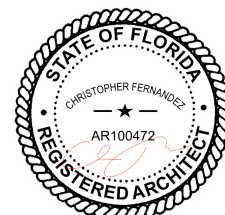




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CFZ DESIGN



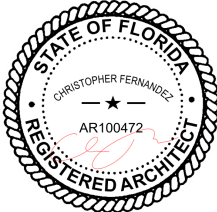
COVER SHEET

03.9.25

DRB_A0.00

ZONING	
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS	SHEETS
COVER SHEET	DRB_A0.00
INDEX	DRB_A0.01
DATA SHEET	DRB_A0.02
SURVEY	DRB_A0.03
AERIAL VIEWS	DRB_A0.05
AXONMETRIC VIEWS	DRB_A0.06
AXONMETRIC VIEWS	DRB_A0.06b
AXONMETRIC VIEWS	DRB_A0.06c
AXONMETRIC VIEWS	DRB_A0.06d
SITE PHOTO LOCATIONS	DRB_A0.07
CONTEXT PHOTOS	DRB_A0.07.1
CONTEXT PHOTOS	DRB_A0.07.2
SITE PHOTO LOCATIONS	DRB_A0.07.a
CONTEXT PHOTOS	DRB_A0.07.a.1
SITE PHOTO LOCATIONS	DRB_A0.07.b
CONTEXT PHOTOS	DRB_A0.07.b.1
SITE PHOTO LOCATIONS	DRB_A0.07.c
CONTEXT PHOTOS	DRB_A0.07.c.1
CONTEXT PHOTOS	DRB_A0.07.c.2
CONTEXTUAL ELEVATIONS	DRB_A0.08
SECTION DIAGRAM FREEBOARD	DRB_A0.08a
FIGURE PLAN DIAGRAM	DRB_A0.08b
EXISTING / DEMO LOT COVERAGE	DRB_A0.10
PROPOSED LOT COVERAGE	DRB_A0.10b
PROPOSED UNIT DIAGRAM	DRB_A0.10c
UNDERSTORY DIAGRAM	DRB_A0.10d
FRONT & REAR YARD DIAGRAM	DRB_A0.11
PROPOSED BUILDING - AXON	DRB_A0.12
YARD SECTION	DRB_A0.13a
SITE PLAN	DRB_A1.1
UNDERSTORY PLAN	DRB_A1.2
FIRST LEVEL PLAN	DRB_A1.3
SECOND LEVEL PLAN	DRB_A1.4
ROOF PLAN	DRB_A1.5
ELEVATIONS SOUTH WEST	DRB_A1.6a
ELEVATIONS SOUTH WEST WITH LANDSCAPE	DRB_A1.6b
ELEVATIONS NORTH EAST	DRB_A1.7a
ELEVATIONS NORTH EAST WITH LANDSCAPE	DRB_A1.7b
ELEVATIONS NORTH WEST	DRB_A1.8a
ELEVATIONS NORTH WEST WITH LANDSCAPE	DRB_A1.8b

ZONING	
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS	SHEETS
ELEVATIONS SOUTH EAST	DRB_A1.9a
ELEVATIONS SOUTH EAST WITH LANDSCAPE	DRB_A1.9b
SECTIONS	DRB_A1.10
SECTIONS	DRB_A1.11
RENDERING	DRB_A2.1
RENDERING	DRB_A2.2
SITE WALL PLAN & ELEV	DRB_A3.0



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	
	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.			

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.

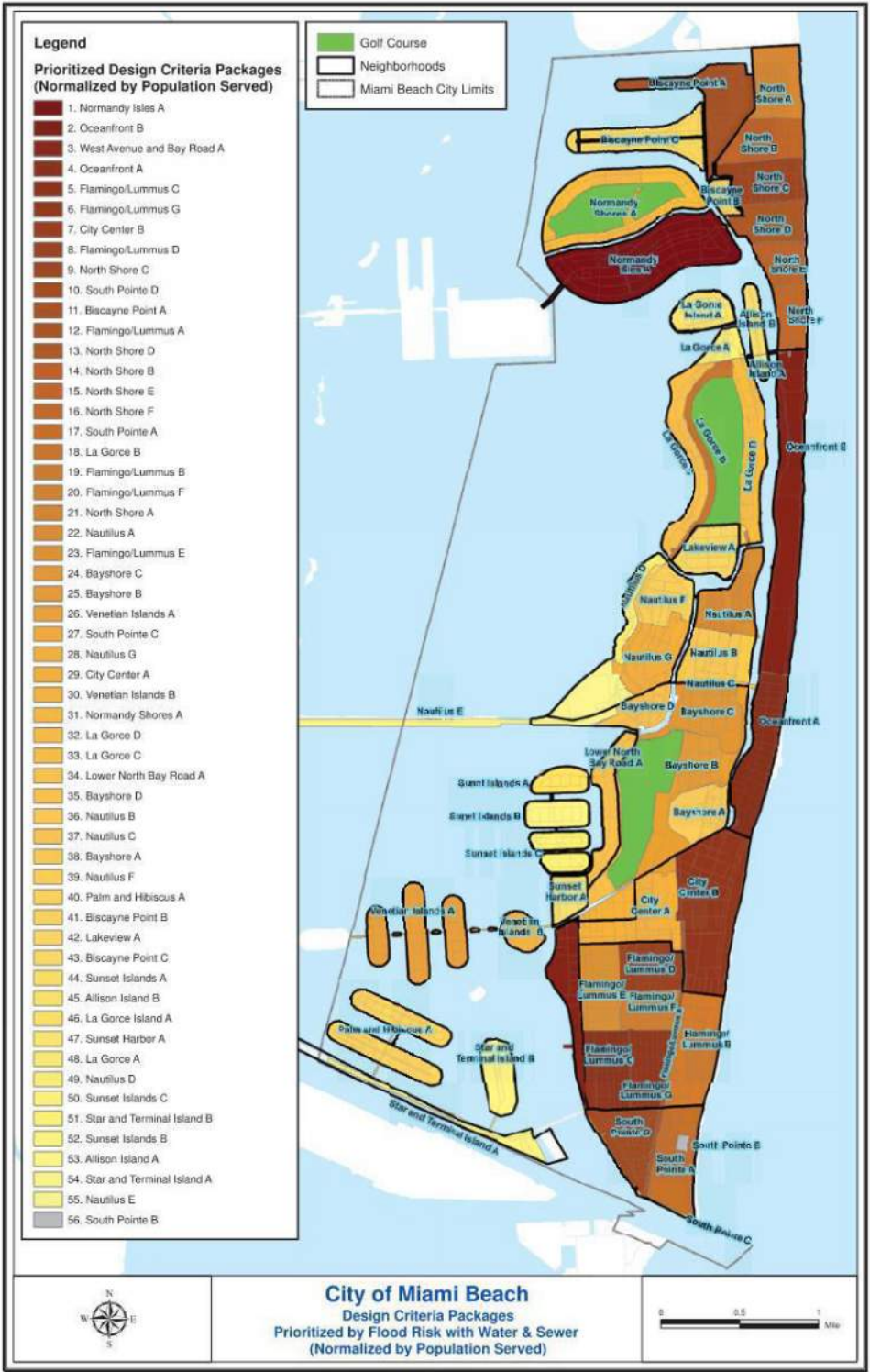
Feel free to contact me if you have any questions.

Best regards,

Aaron Osborne, Project Engineer

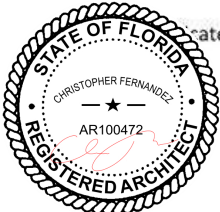
PUBLIC WORKS DEPARTMENT, Engineering Division
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7080 x 26110 / Fax: 305-673-7028

Figure ES-1



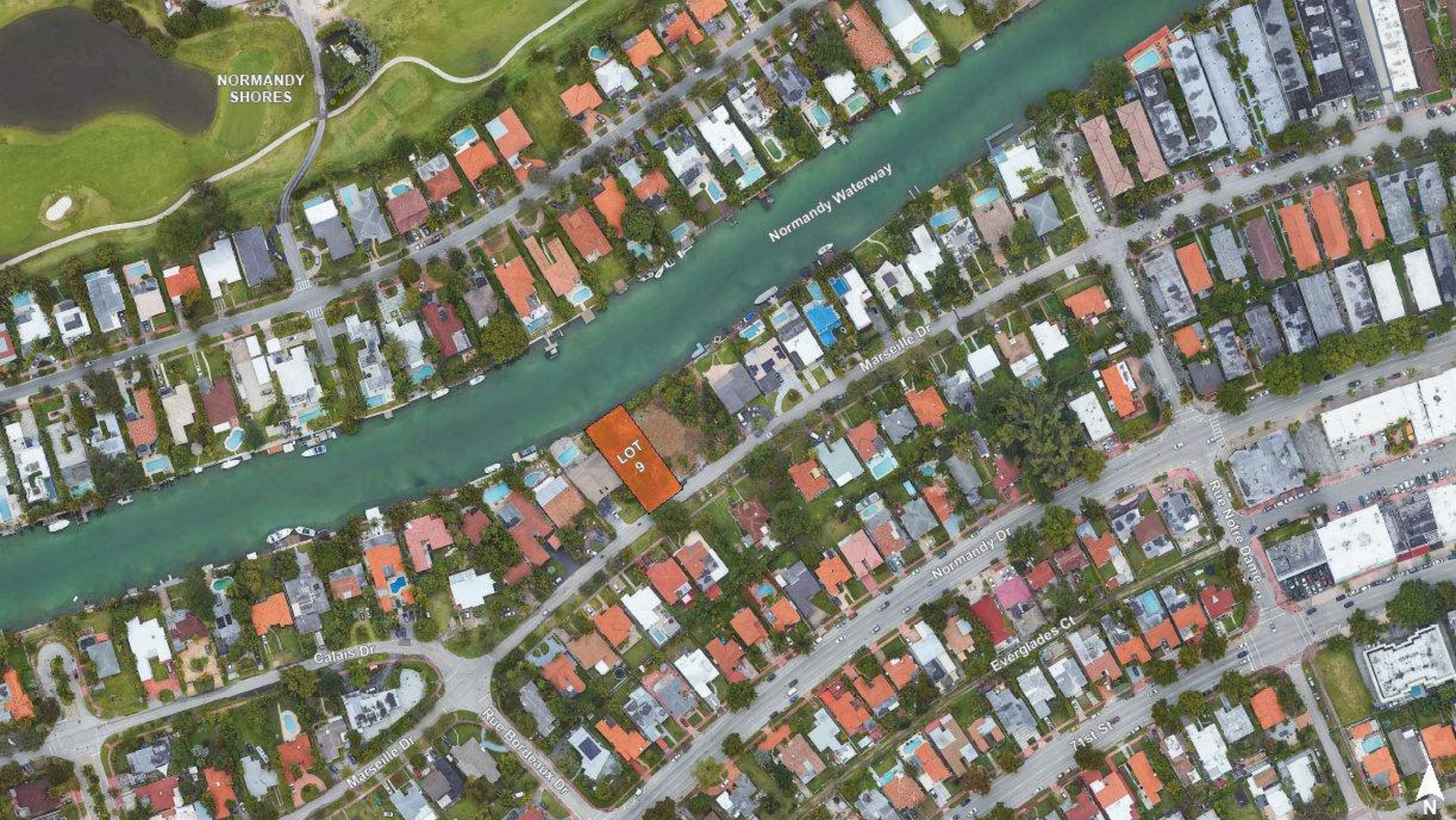
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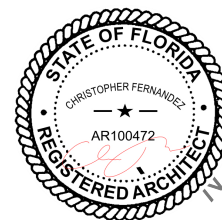
State N/A if not applicable.

*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.



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AERIAL VIEWS

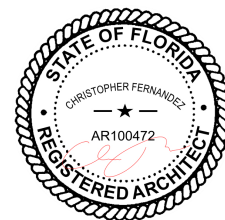
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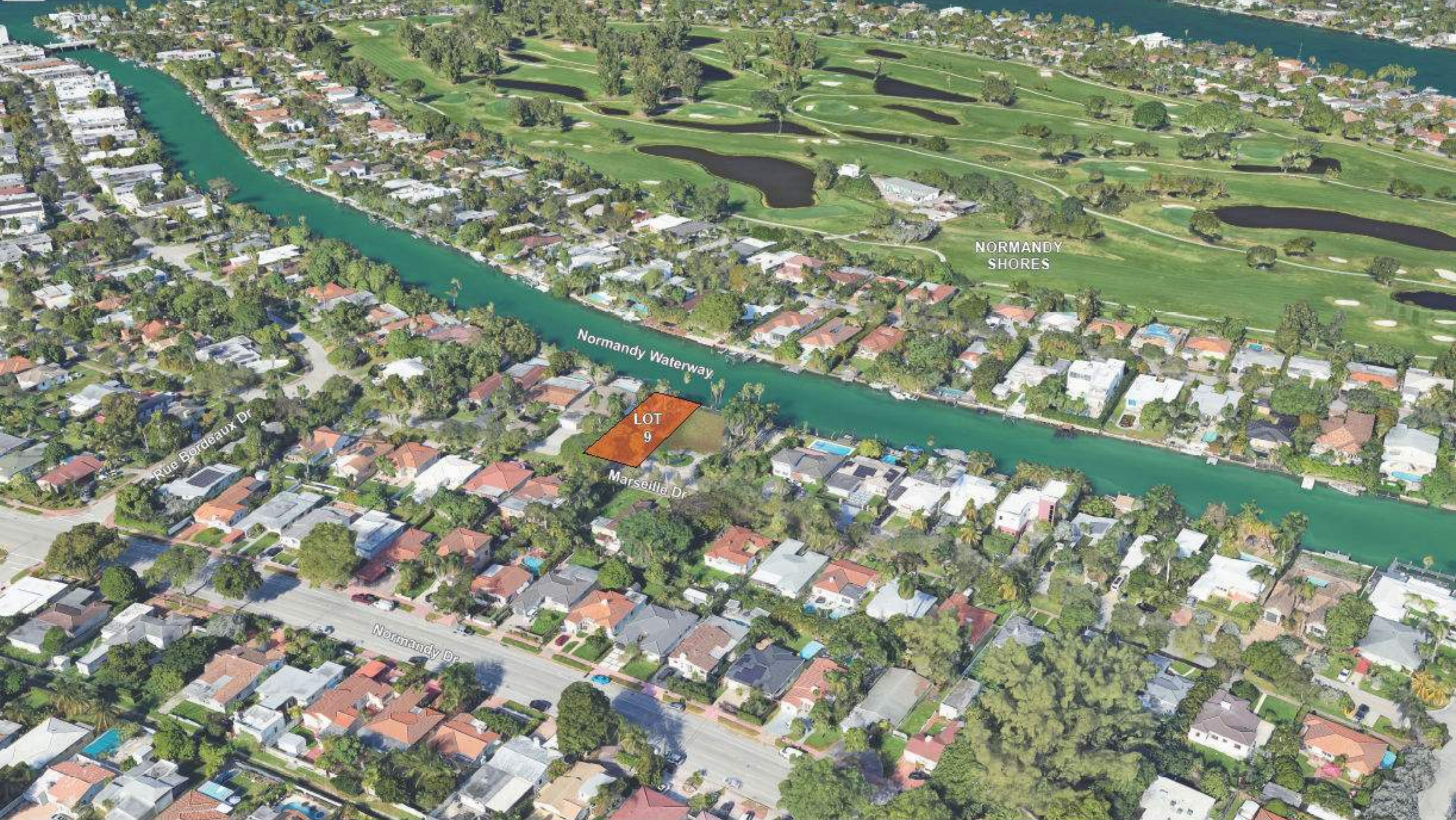
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AXONMETRIC VIEWS

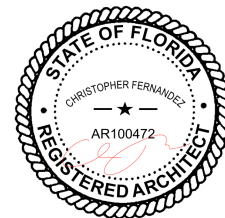
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AXONMETRIC VIEWS

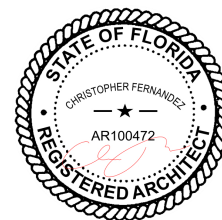
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AXONMETRIC VIEWS

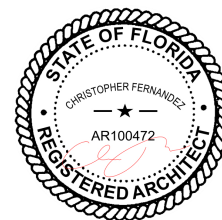
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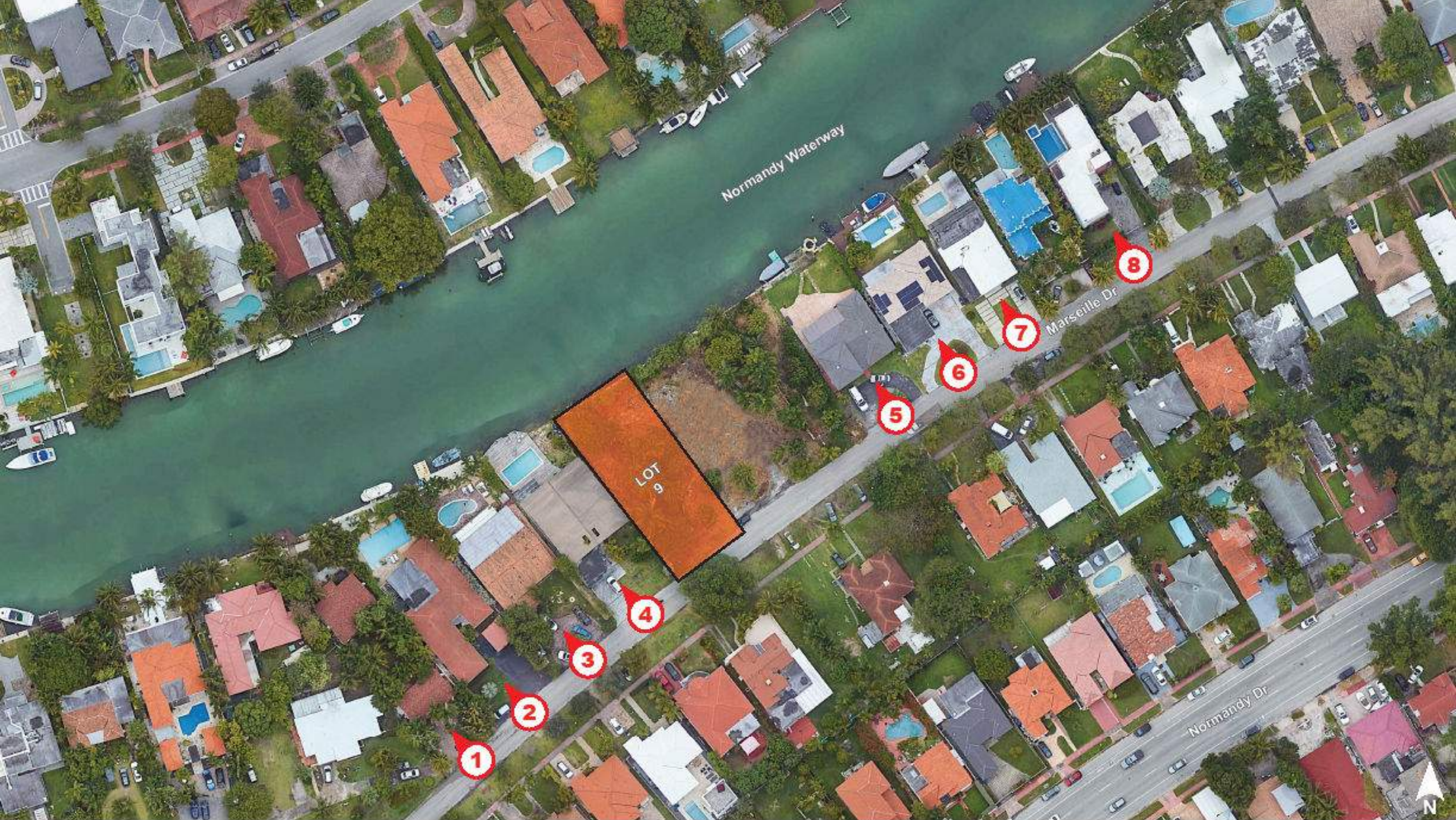
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AXONMETRIC VIEWS

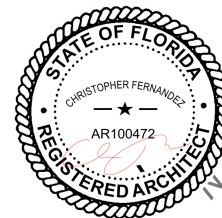
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CFZ DESIGN



SITE PHOTO LOCATIONS

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