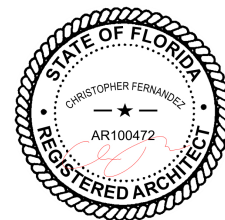




1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



COVER SHEET

03-09-2025

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.

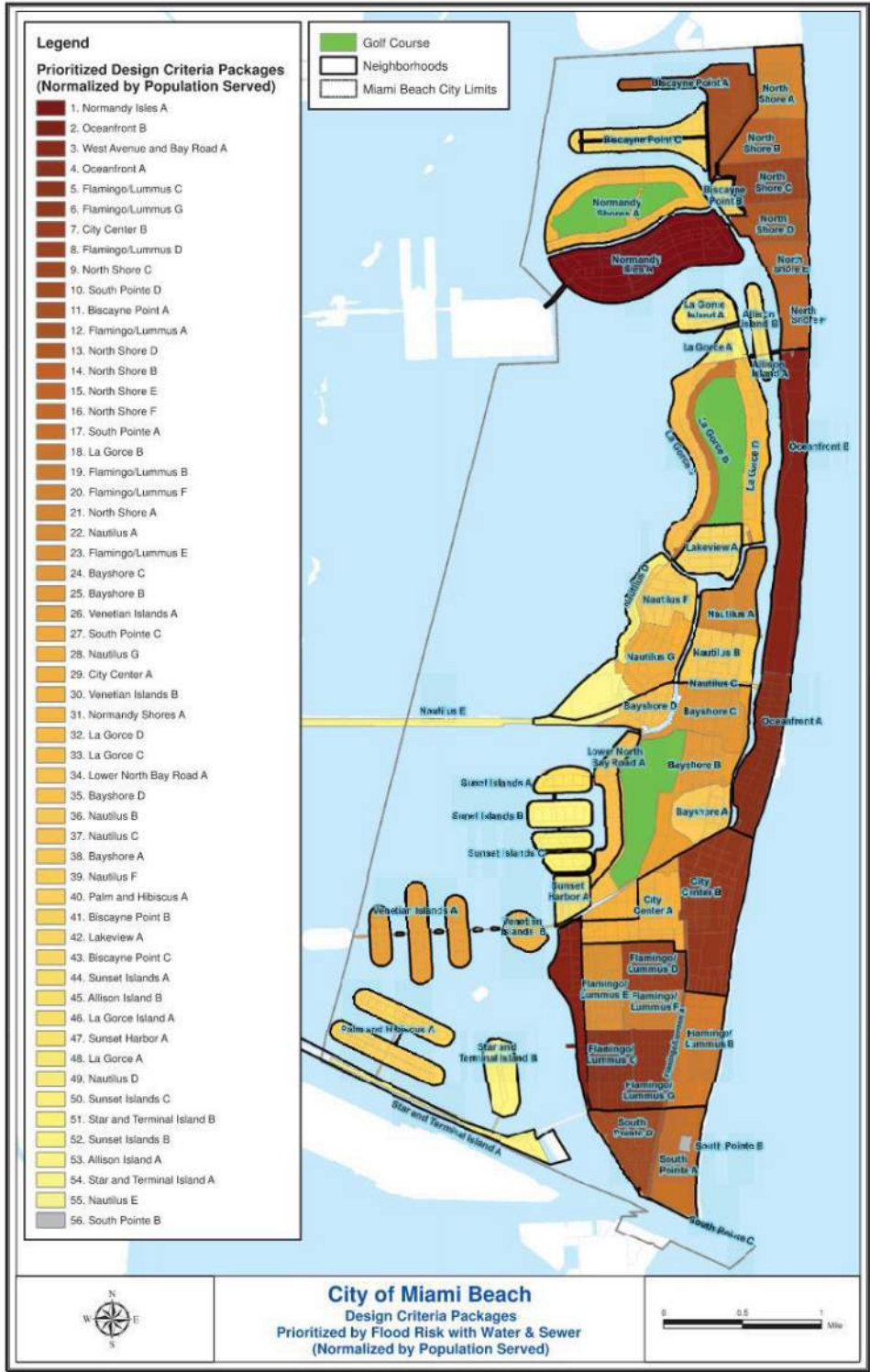
Feel free to contact me if you have any questions.

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: | 1405 MARSEILLE DRIVE | | |
| 2 | Folio number(s): | 02-3210-010-0060 | | |
| 3 | Board and file number(s) : | DRB 24-1057 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): | | F.C.O.R. | 5'-11 1/2" NGVD (4.4' NAVD) |
| 7 | Home determined Architecturally Significant by CMB (Yes or No): | NO | | |
| 8 | Base Flood Elevation: | 8.0' NGVD | Grade value in NGVD: | 3.79' NGVD |
| 9 | Adjusted grade (Flood+Grade/2): | 5.83" NGVD | Free board: | 5'-0" |
| 10 | 30" above grade: | 6.17' NGVD | Lot Area: | 7,798.79 SF |
| 11 | Lot width: | 63.62'(AVG) | Lot Depth: | 122.75' AVERAGE |
| 12 | Max Lot Coverage SF and %: | 2,339.63 SF | Proposed Lot Coverage SF and %: | 1,861.28SF(23.86%) |
| 13 | Existing Lot Coverage SF and %: | n/a | Net Lot coverage (garage-storage) | 500 SF |
| 14 | Front Yard Open Space SF and %: | 877.59(70%) | Rear Yard Open Space SF and %: | 941.14SF(72.45%) |
| 15 | Max Unit Size SF and %: | 3,899.39 SF(50%) | Proposed Unit Size SF and %: | 3,881.00SF(49.76 %) |
| 16 | Existing First Floor Unit Size: | N/A | Proposed First Floor Unit Size: | 1,679.58 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" |
| | Front Setbacks: | 30' | N/A | |
| 20 | Front First level: | 20' | N/A | 34'-9" |
| | Front second level: | 40' | N/A | 30'-4" |
| | Front second level if lot coverage is 25% or greater: | | N/A | |
| 21 | 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 | 16'-6" |
| 23 | Side 1: | 8.5' | N/A | 18'-10" |
| 24 | Side 2 or (facing street): | 7.5' | N/A | 17'-7" |
| 25 | Rear: | 20' | N/A | 22'-9" |
| 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. | | | |

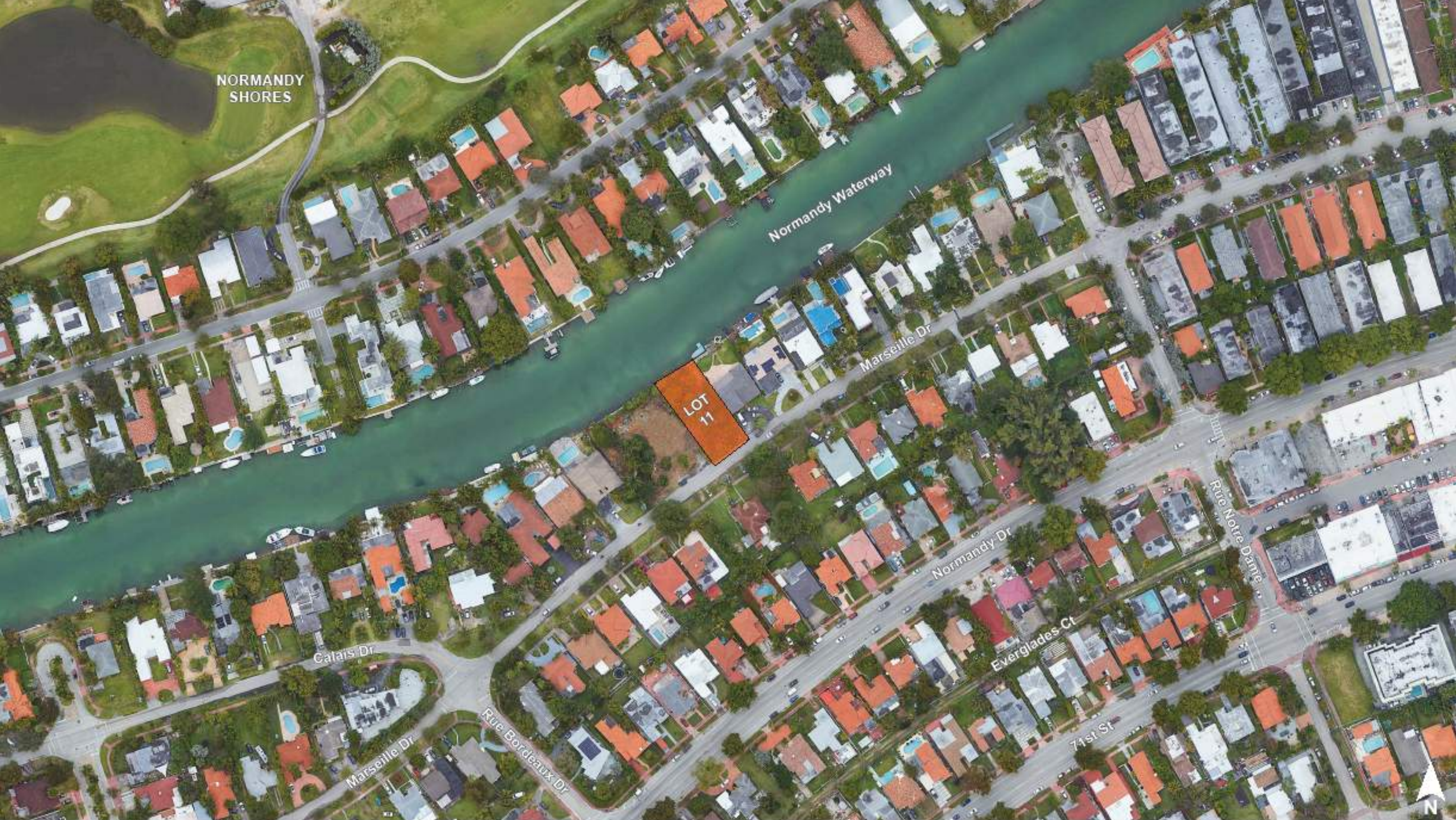
Indicate N/A if not applicable.

*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.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

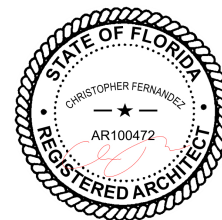
CFZ DESIGN





1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



AERIAL VIEWS

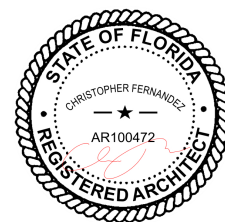
03-09-2025

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1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

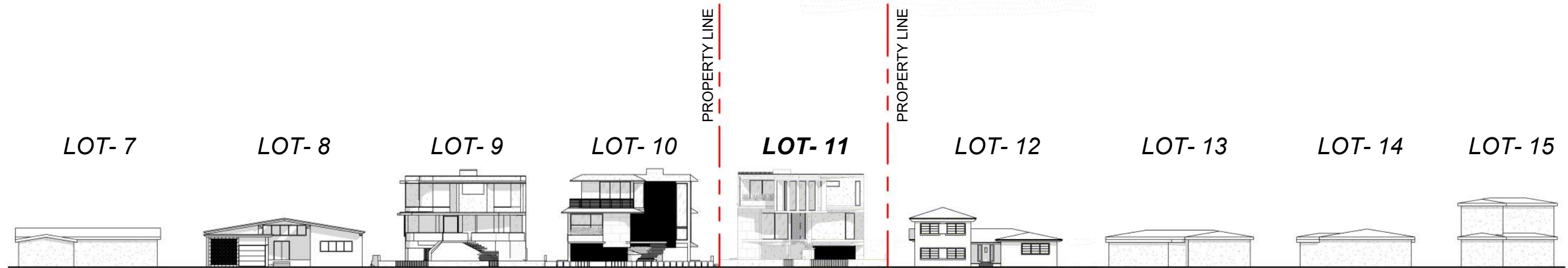
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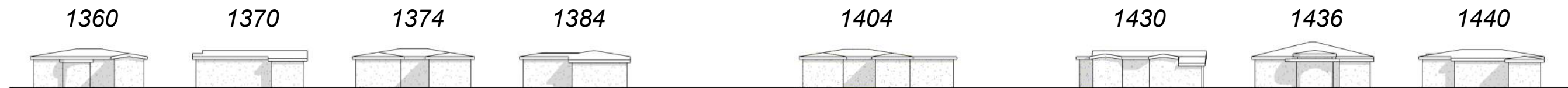
AXONMETRIC VIEWS

03-09-2025

DRB_A0.07



1 LOT 7-15 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"



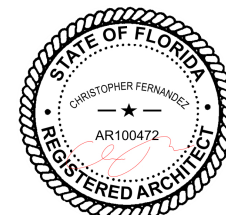
2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
1" = 100'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

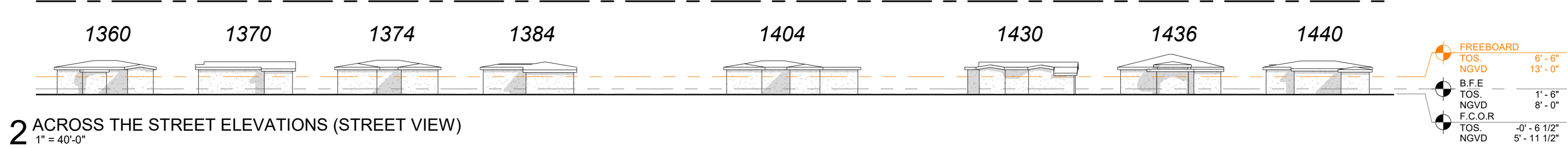
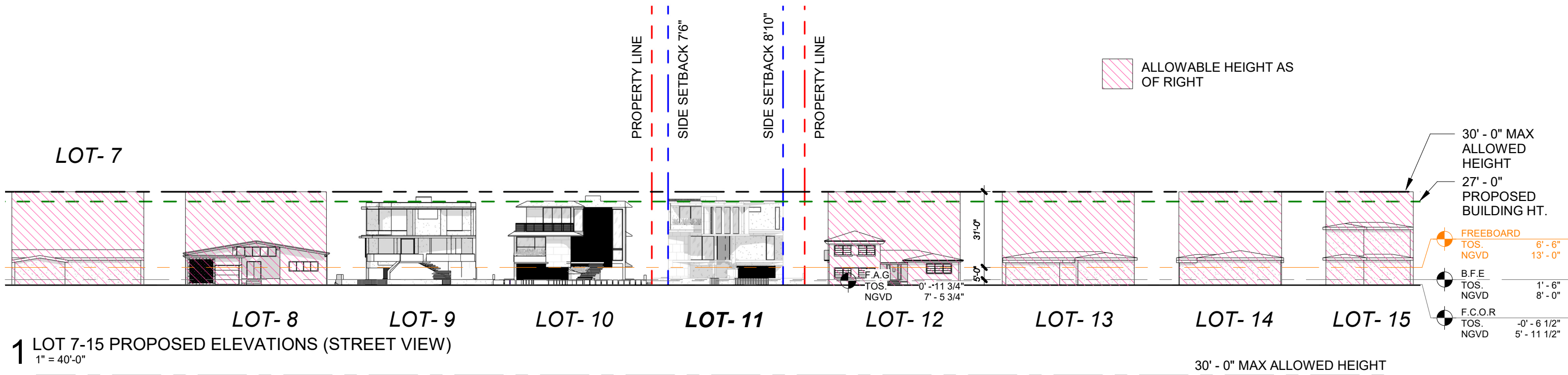


CONTEXTUAL ELEVATIONS

As indicated

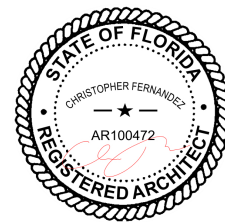
03-09-2025

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1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECTION DIAGRAM
FREEBOARD

As indicated

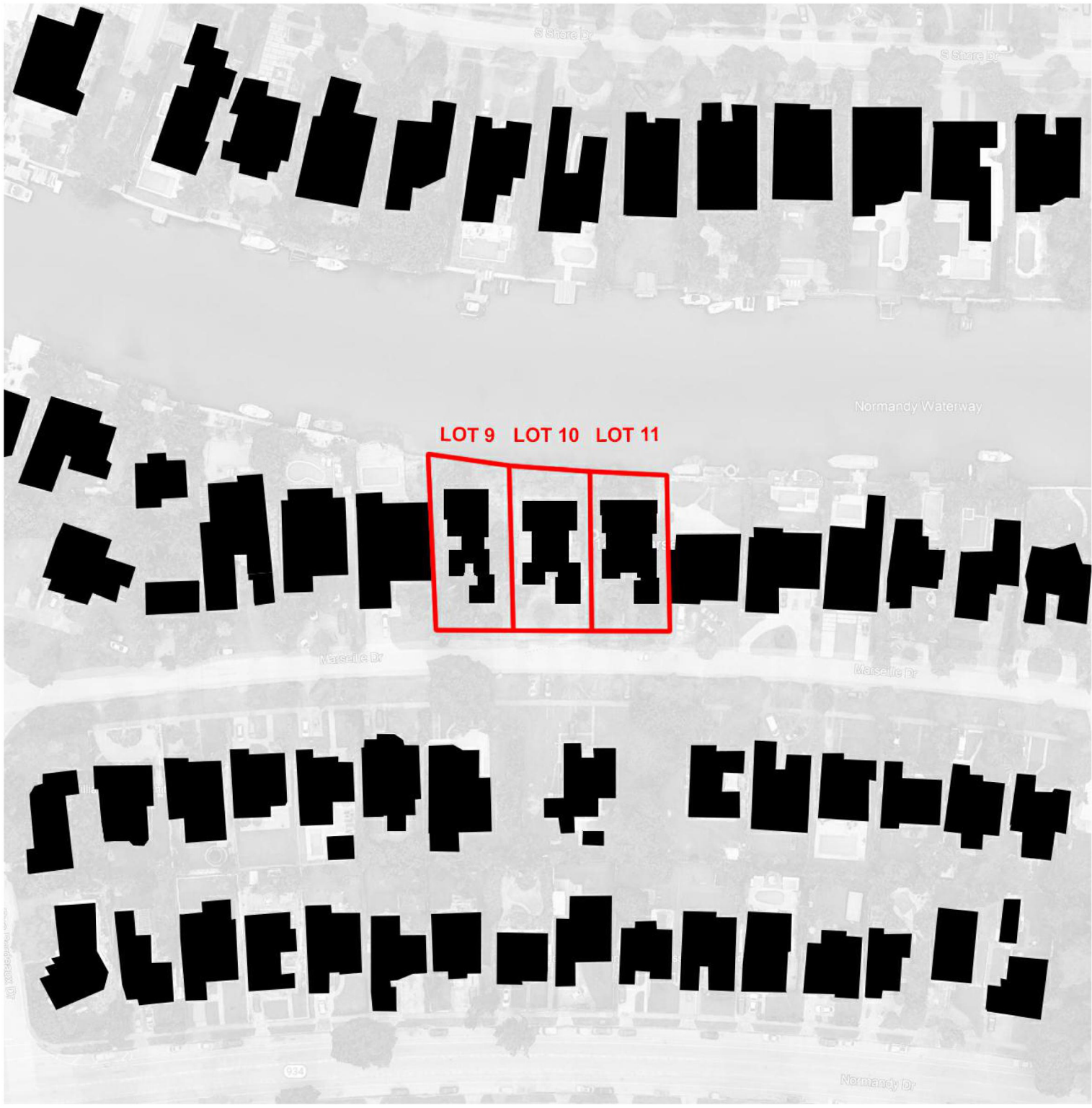
03-09-2025

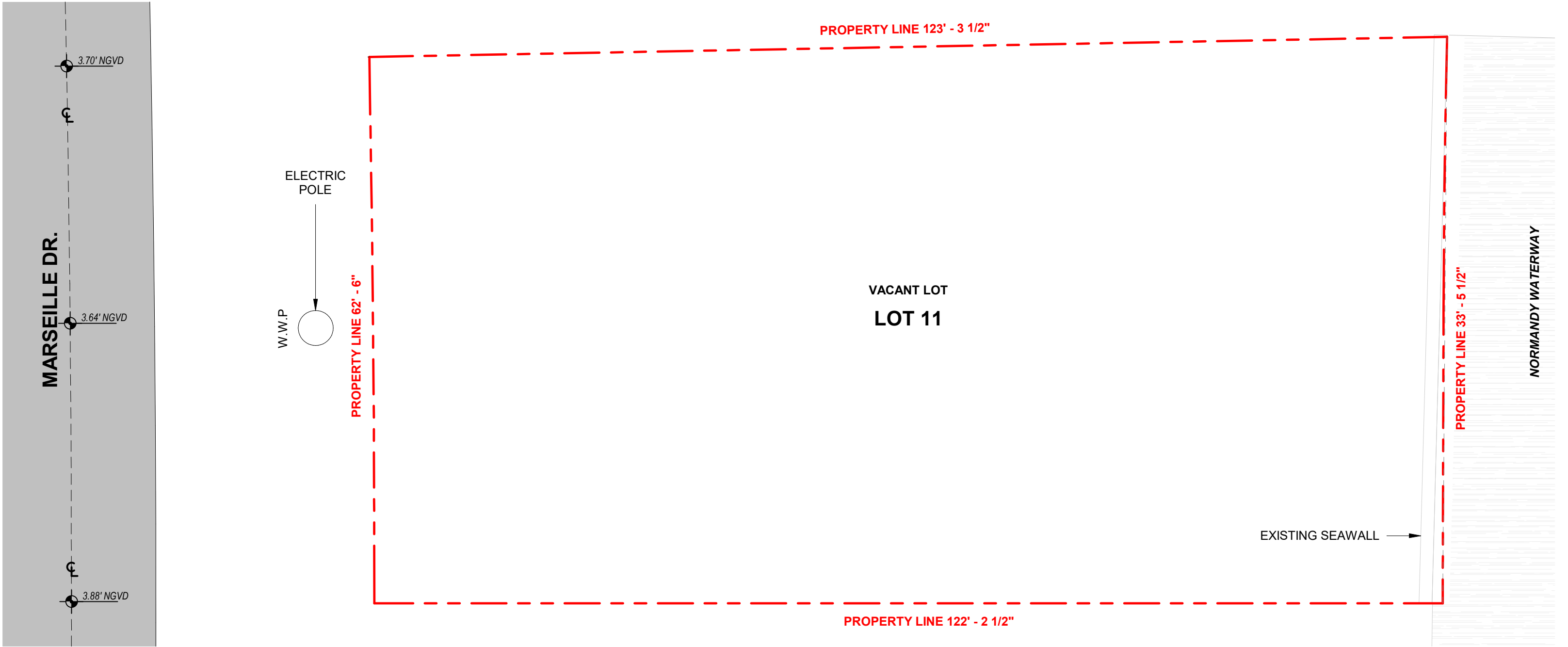
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PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE

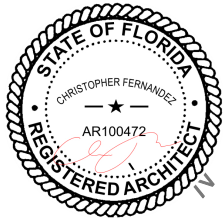




1 EXISTING/DEMO PLAN
3/32" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

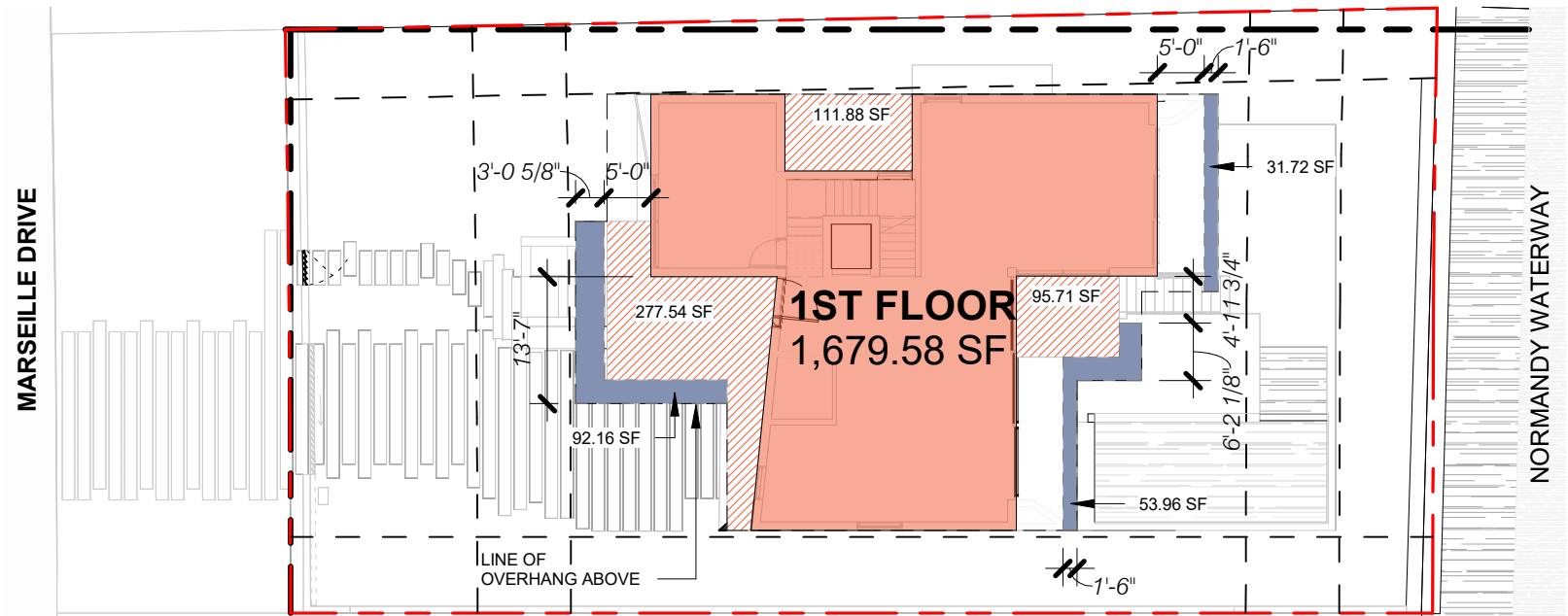


EXISTING / DEMO LOT
COVERAGE

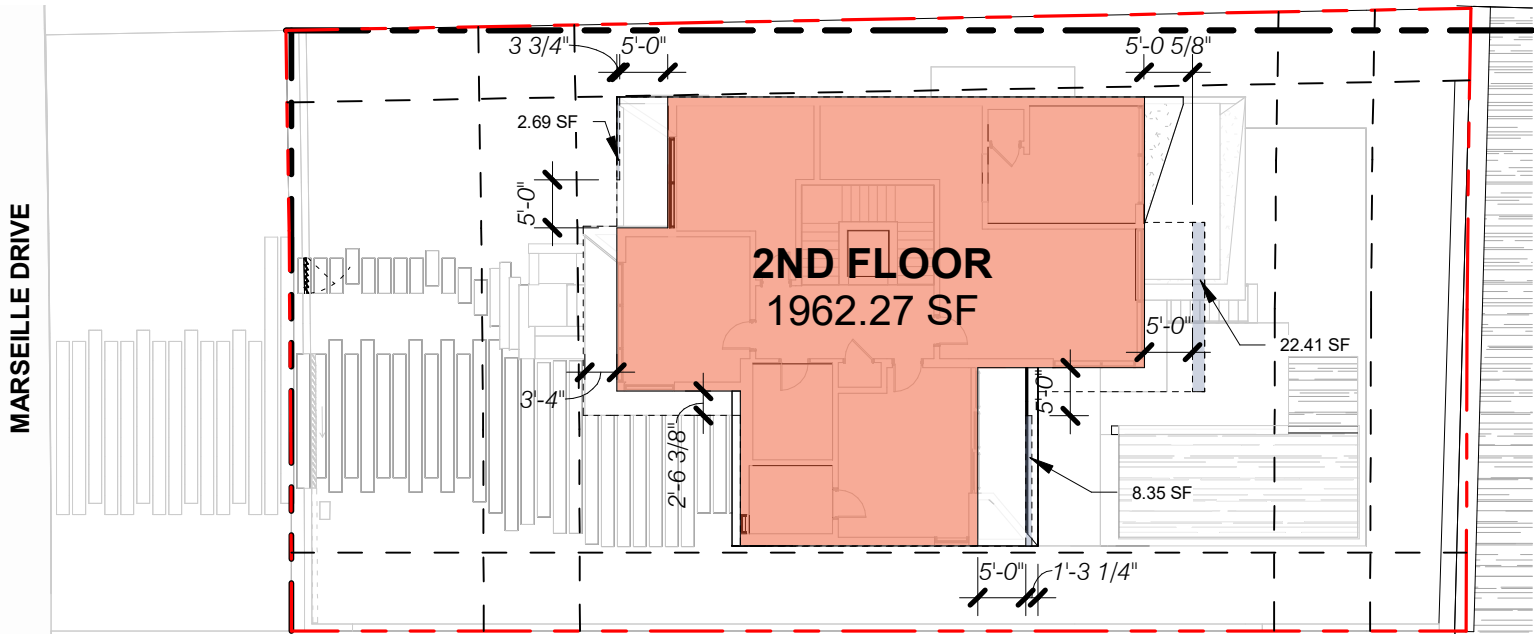
3/32" = 1'-0"

03-09-2025

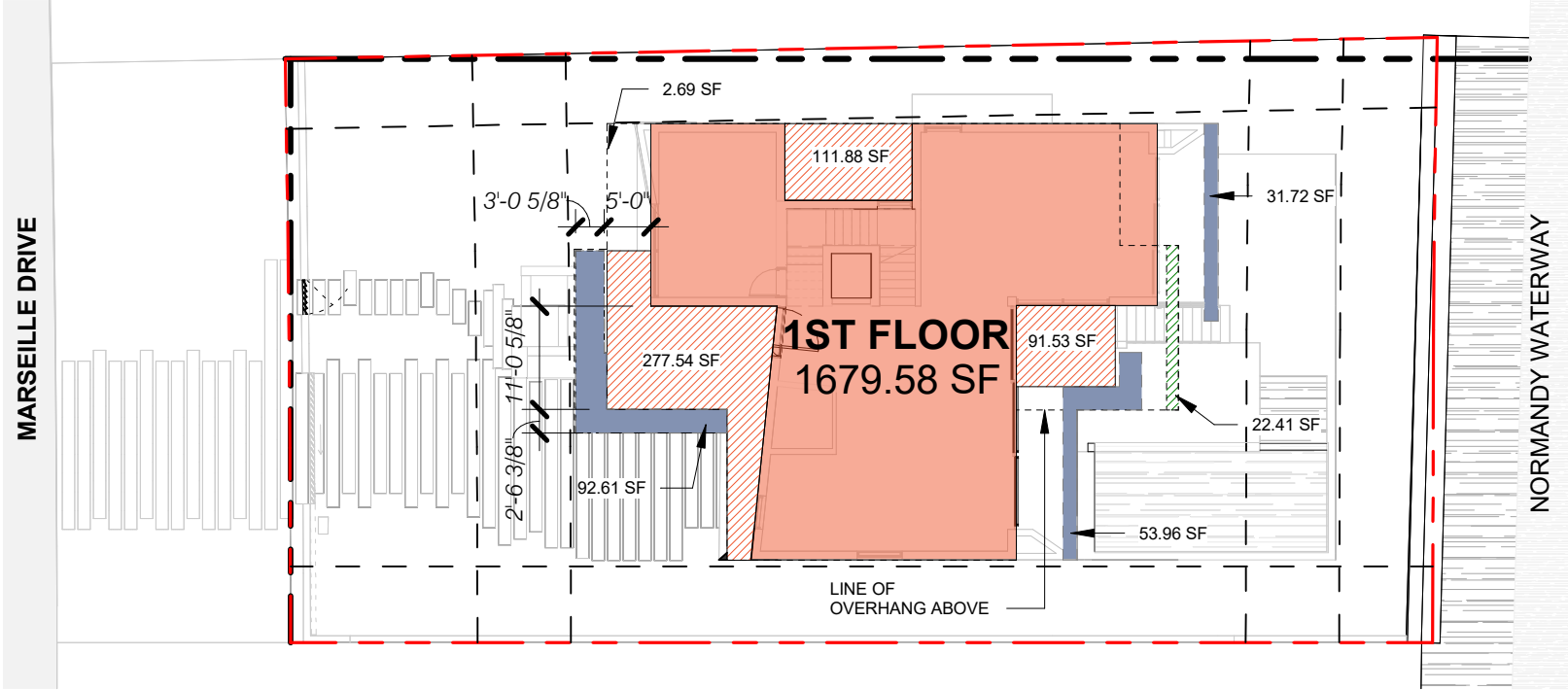
DRB_A0.10



1 PROPOSED LOT COVERAGE - LEVEL 1
1" = 20'-0"



2 PROPOSED LOT COVERAGE - LEVEL 2
1" = 20'-0"



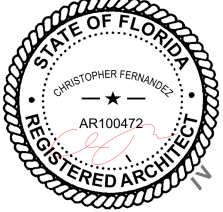
3 COMBINED LOT COVERAGE
1" = 20'-0"

| PROPOSED LOT COVERAGE | |
|------------------------------------|-----------------------------|
| LOT | 7,798.79 SF |
| ALLOWED = 30% OF LOT | 2,339.63 SF |
| SECOND FLOOR ROOF OVERHANG > 5'-0" | 22.41 SF |
| SECOND FLOOR AC OVERHANG | 481.00 SF |
| FIRST FLOOR AC | 1,679.58 SF |
| FIRST FLOOR OVERHANG > 5'-0" | 178.29 SF |
| TOTAL | 2,361.28 SF |
| GARAGE REDUCTION | 500.00 SF |
| PROPOSED LOT COVERAGE | (2,361.28 - 500) SF |
| | 1,861.28 SF (23.86%) |

= 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 24-1057

CFZ DESIGN



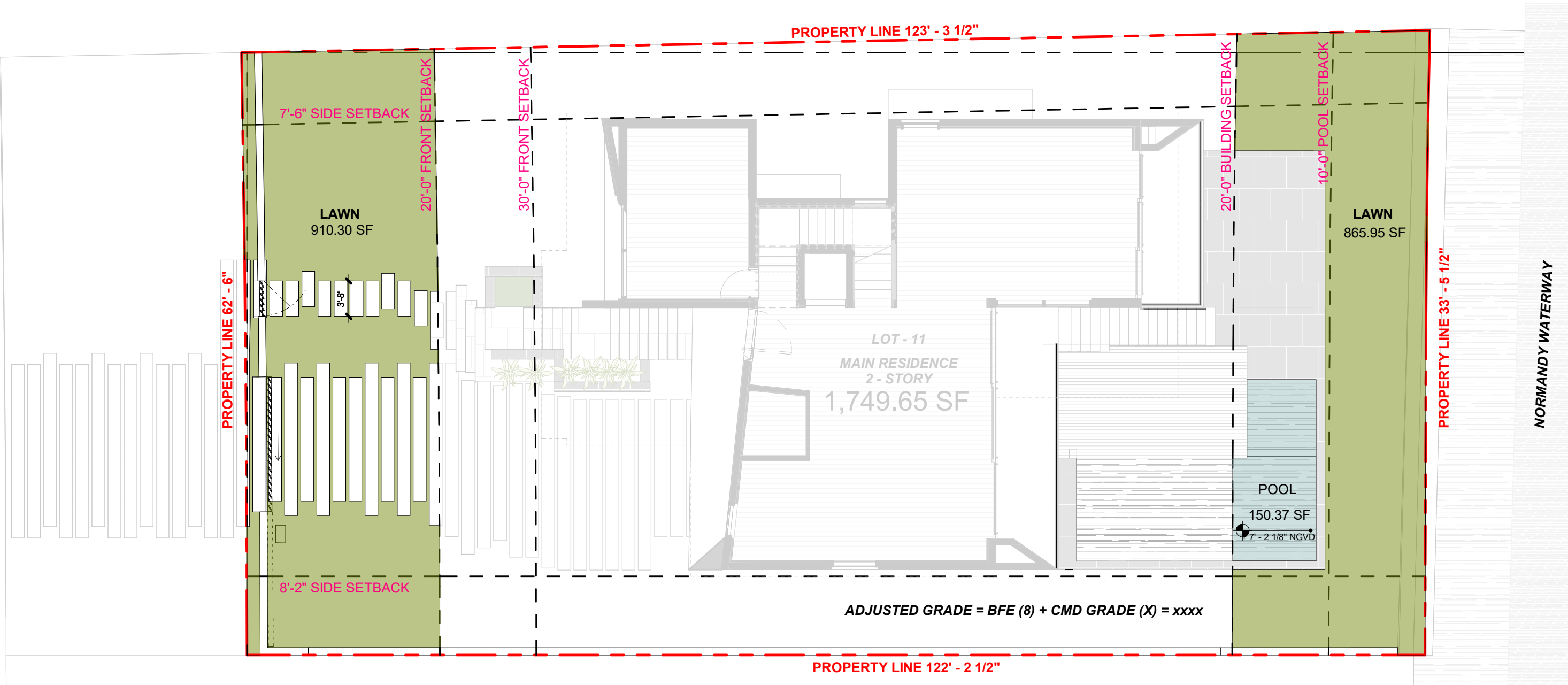
PROPOSED LOT COVERAGE

As indicated

03-09-2025

DRB_A0.10b

MARSEILLE DR.

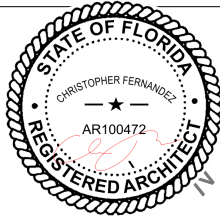


FRONT AND REAR COVERAGE

| | | | |
|-------------------------------------|--------------------|-------------------------------------|--|
| FRONT YARD AREA: | 1,253.71 SF | REAR YARD AREA: | 1,298.95 SF |
| MINIMUM REQUIRED OPEN SPACE: | 877.10 SF (70%) | MINIMUM REQUIRED OPEN SPACE: | 908.60 SF (70%) |
| PROPOSED OPEN SPACE: | 910.30 SF (72.60%) | PROPOSED GREEN SPACE: | 865.95 SF |
| | | PROPOSED POOL @ 50% AREA: | (50% OF 150.37) SF= 75.19 SF (ABOVE ADJ. GRADE) |
| | | TOTAL PROPOSED OPEN SPACE: | 865.95 + 75.19 SF = 941.14 SF (72.45%) |

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

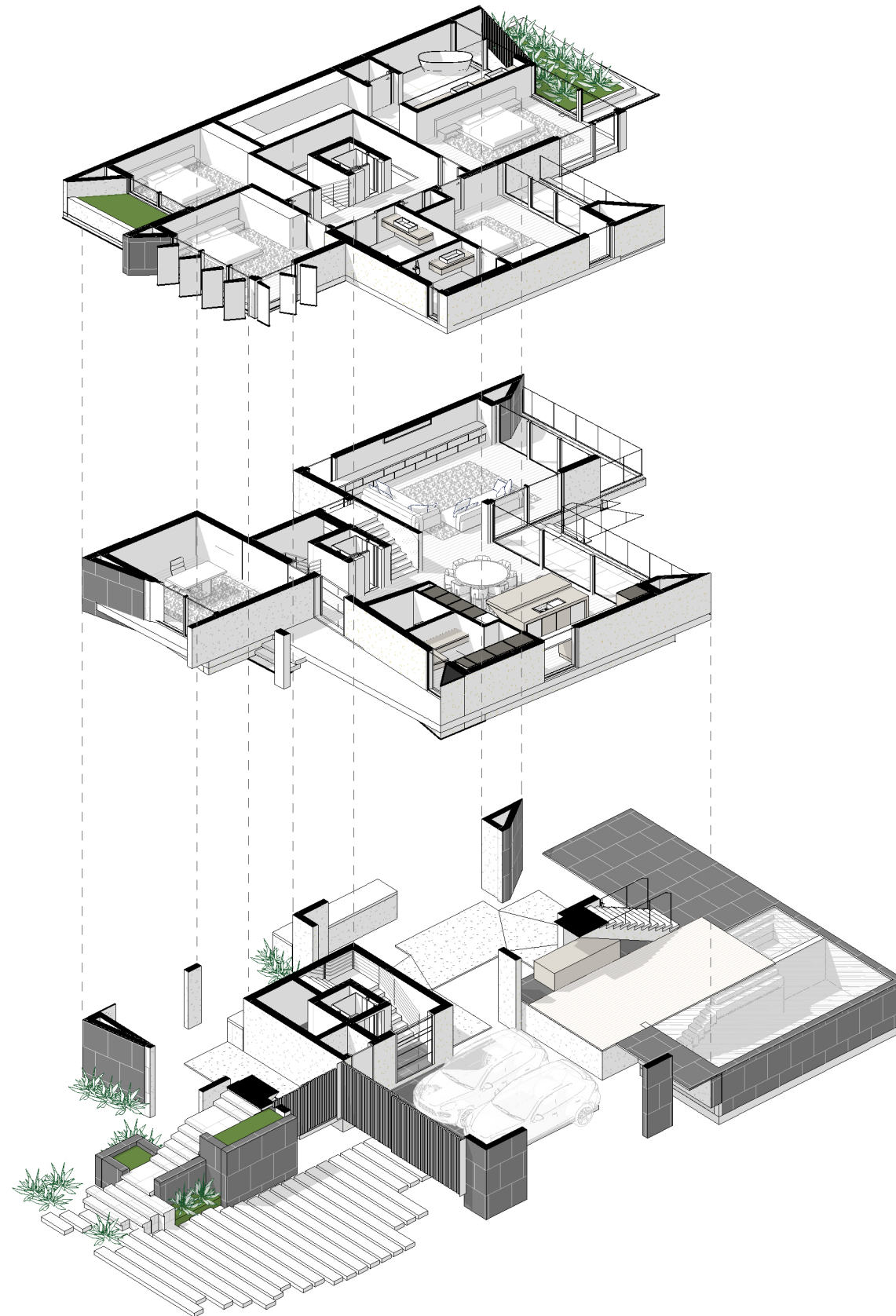


FRONT & REAR YARD
DIAGRAM

As indicated

03-09-2025

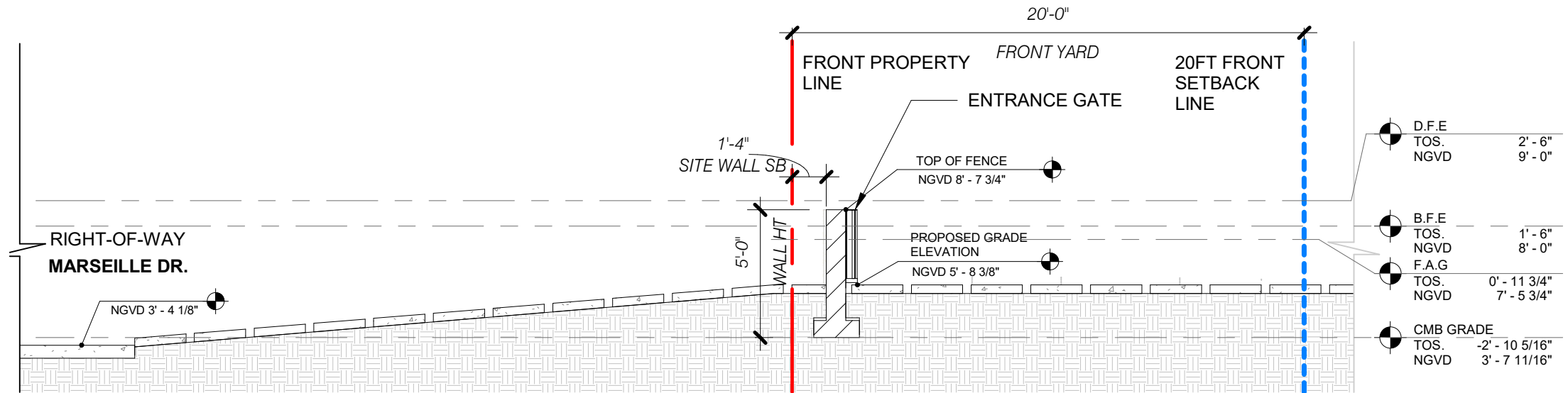
DRB_A0.11



3 AXON EXPLODED SECOND FLOOR

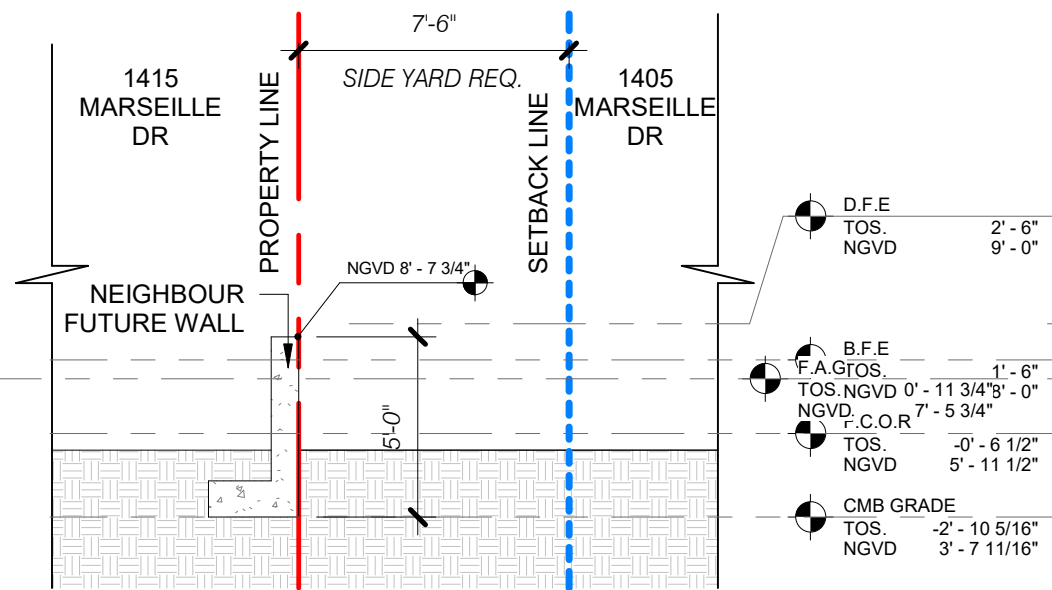
2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

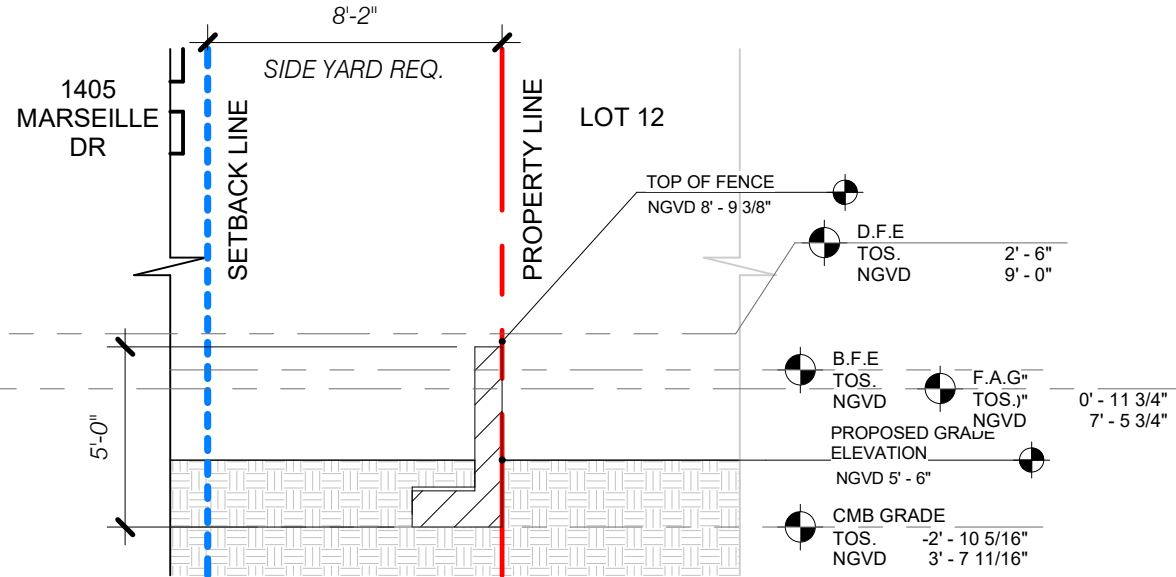


4 FRONT YARD SECTION A
3/16" = 1'-0"

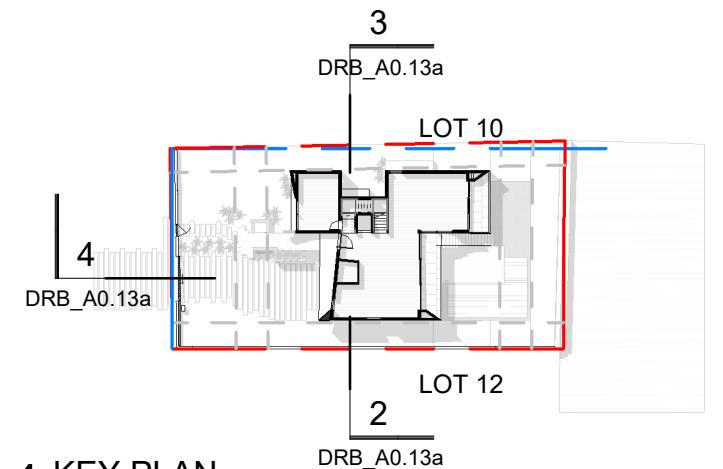
FUTURE ADJUSTED GRADE = 7.479 NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



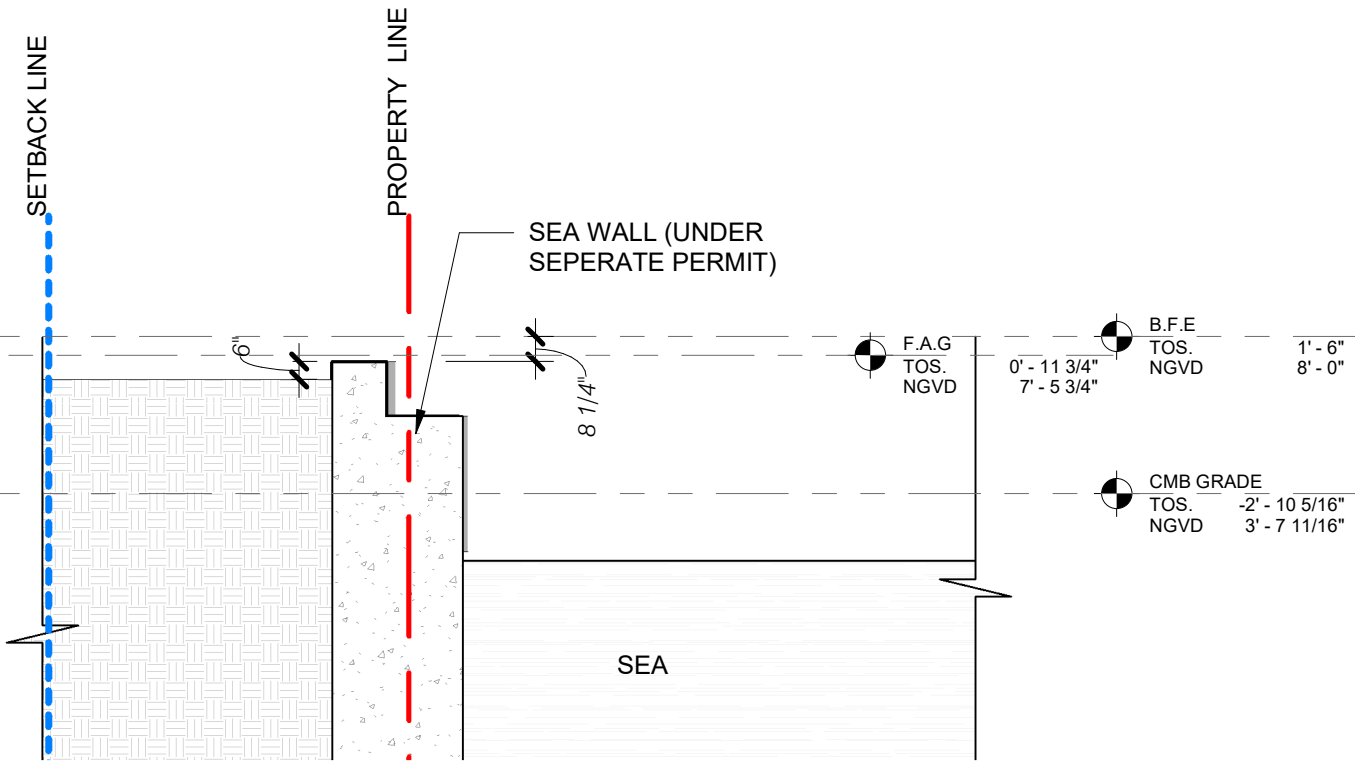
3 INTERIOR SIDE YARD SECTION A
3/16" = 1'-0"



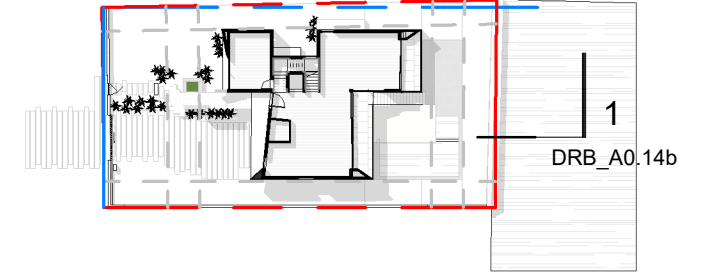
2 INTERIOR SIDE YARD SECTION B
3/16" = 1'-0"



1 KEY PLAN
1" = 60'-0"

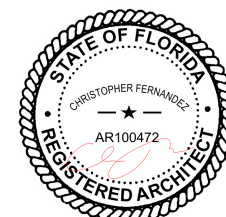


1 BACK YARD SECTION
3/16" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



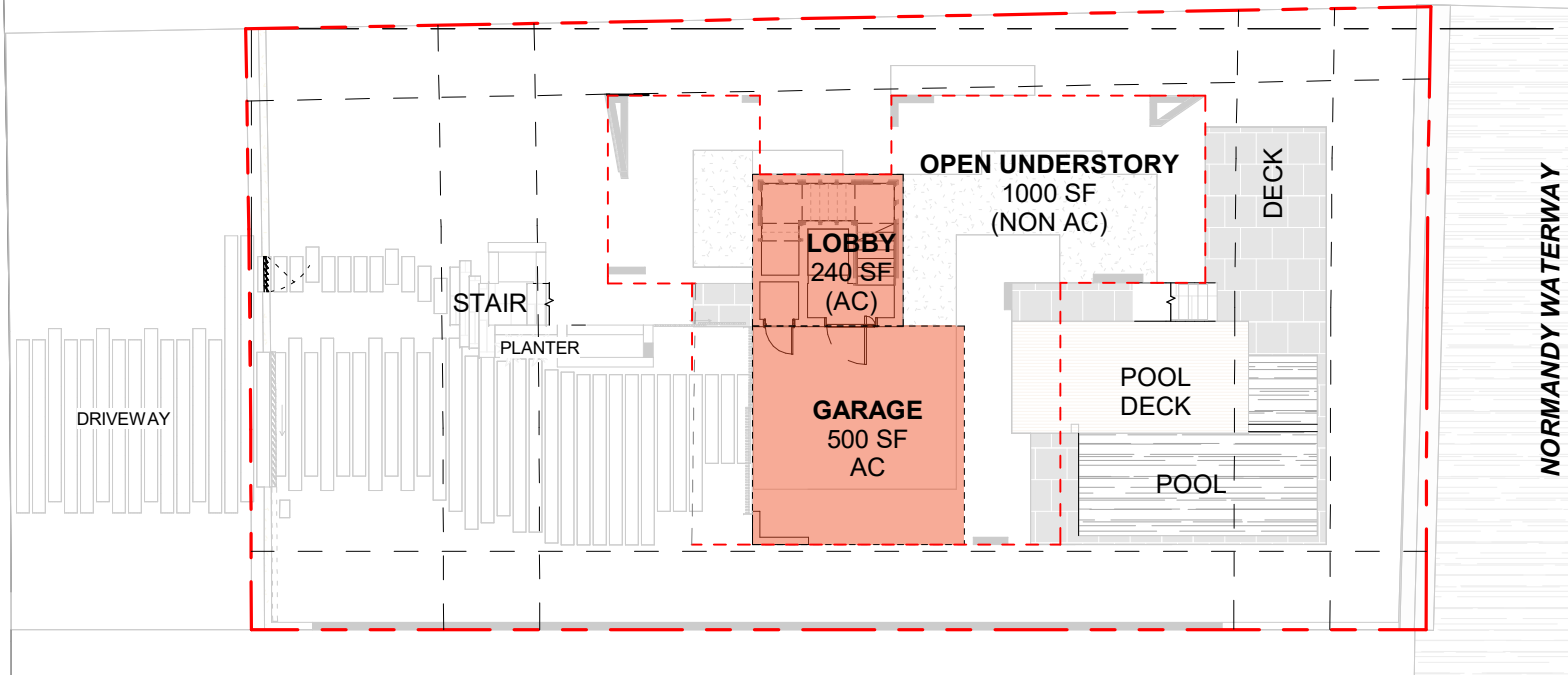
YARD SECTION

As indicated

03-09-2025

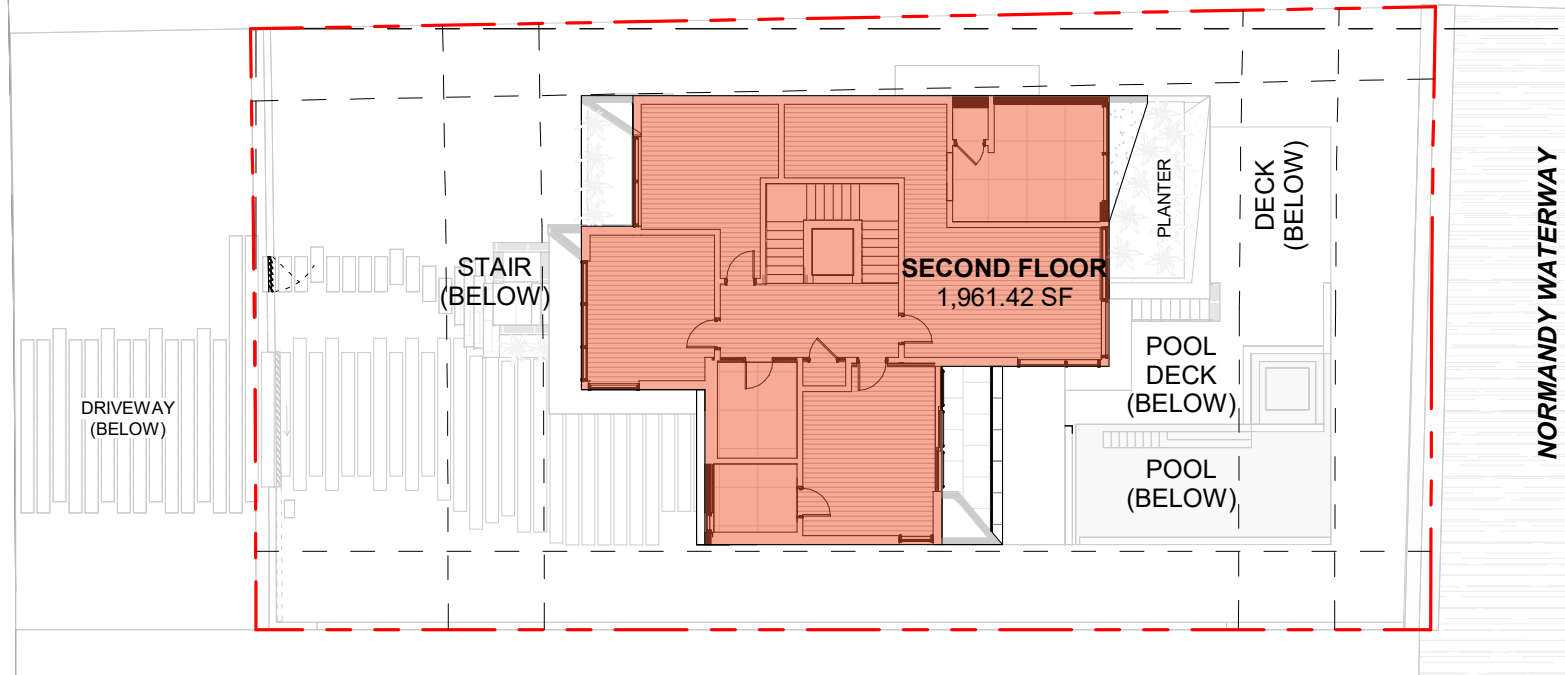
DRB_A0.14b

MARSEILLE DRIVE



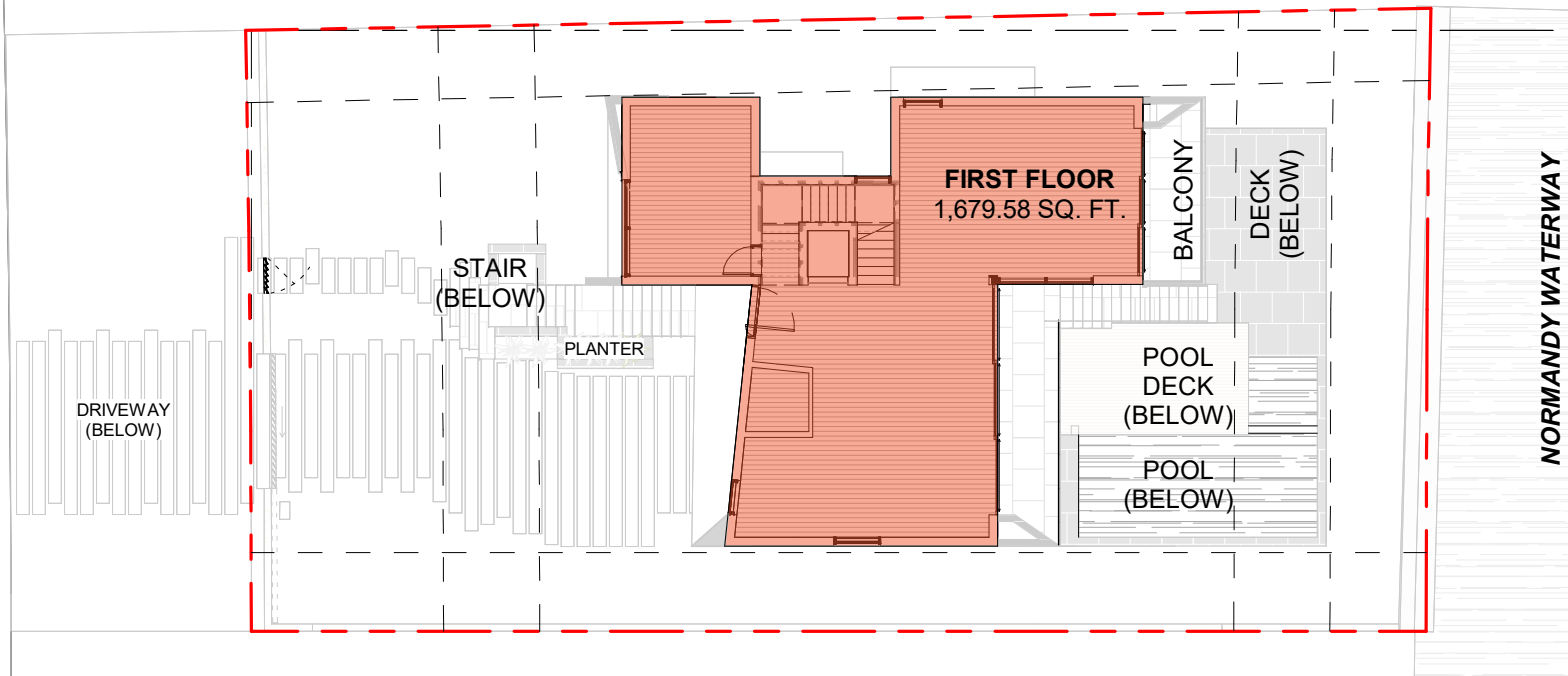
1 UNDERGROUND - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



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

MARSEILLE DRIVE



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

ENCLOSED UNDERSTORY AREA

| | | |
|---------------------|---------------------|-------------|
| LOT | 7,798.79.00 SF | |
| ALLOWED | $7,798.79 * 5 \% =$ | 389 SF (5%) |
| PROPOSED UNDERSTORY | 740.00 SF | |
| GARAGE REDUCTION | -500.00 SF | |
| TOTAL | 240 SF (3.07 %) | |

UNIT SIZE

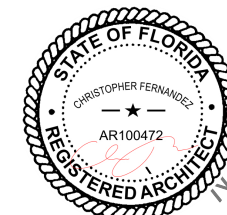
| | | |
|------------------|-----------------------|-------------|
| LOT | 7,798.79.00 SF | |
| ALLOWED | $7,798.79 * 50 \% =$ | 3,899.39 SF |
| UNDERSTORY (AC) | 740.00 SF | |
| GARAGE REDUCTION | -500.00 SF | |
| FIRST FLOOR | 1,679.58 SF | |
| SECOND FLOOR | 1,961.42 SF | |
| TOTAL | 3,881.00 SF (49.76 %) | |

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 24-1057

CFZ DESIGN

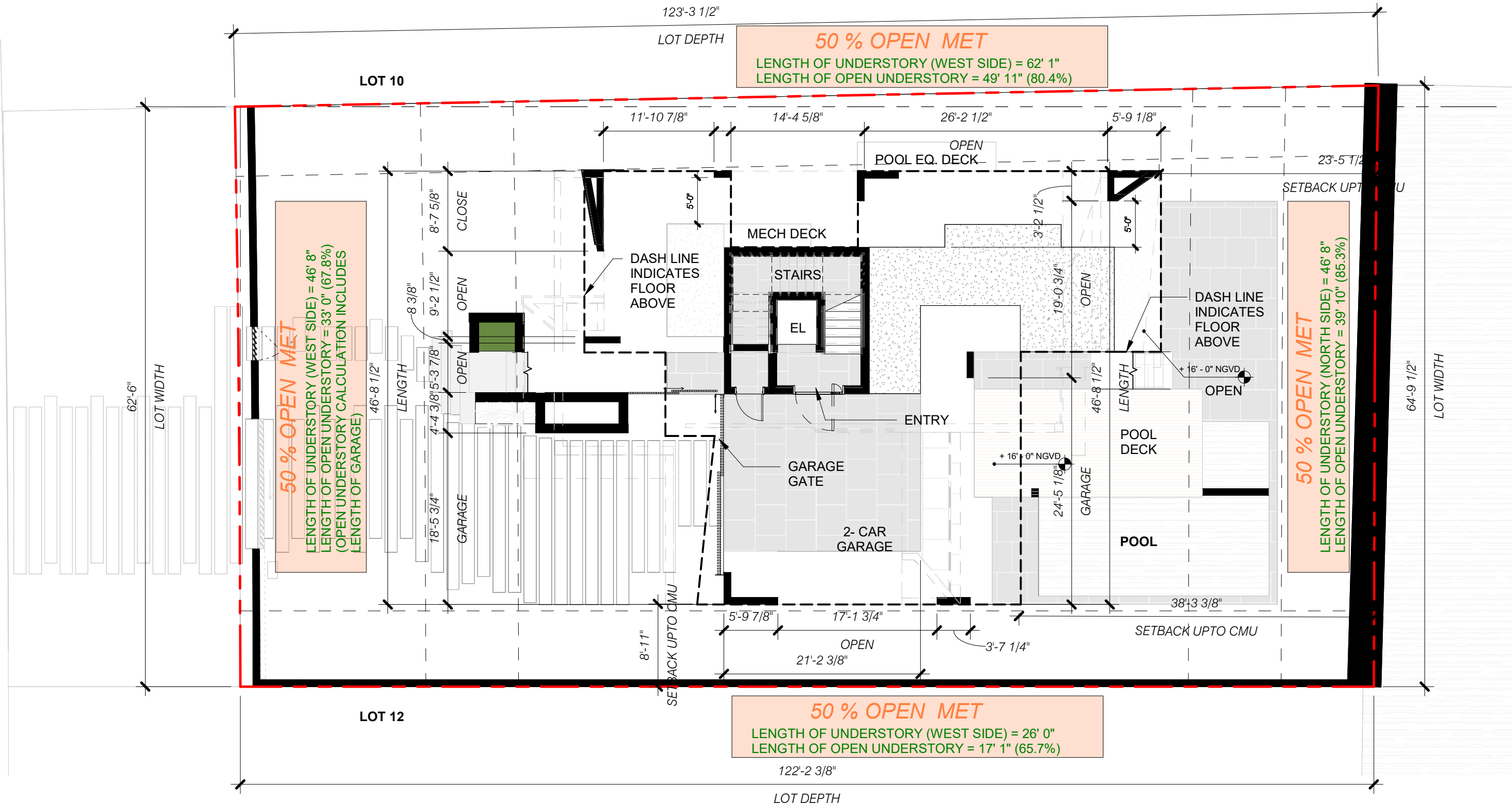


PROPOSED UNIT DIAGRAM

As indicated

03-09-2025

DRB_A0.15



MARSEILLE DR.

FUTURE CROWN OF ROAD
+ 5'-11 1/2" NGVD

(70'-0" RIGHT OF WAY)

ASPHALT PAVEMENT

VERTICAL SIGHT CLEARANCE
BETWEEN 2.5 AND 15 FEET ABOVE
THE GROUND IS REQUIRED WITHIN
THIS TRIANGLE.

10' - 0" TRIANGLE
OF VISIBILITY

NEW DRIVEWAY

PROPOSED NEW WALL,
SEE SHT. DRB_A-3.0

REQ. SUM OF YARD 25% OF LOT WIDTH = 62'-6" X 25% = 15' - 7 1/2"
PROPOSED SUM OF YARD = 16' - 6 7/8"

1'-4" SITE WALL SB

LOT 10

PROPOSED NEW WALL,
SEE SHT. DRB_A-3.1

PROPERTY LINE 123' - 3 1/2"

T.O. WALL
8' - 7 5/8" NGVD

SIDE SETBACK 7'-6"

NOTE: REFER TO
LANDSCAPE PLAN FOR
PLANT LAYOUT AND
INFORMATION.

FRONT SETBACK

NEW PED. GATE

NEW SLIDING GATE

T.O. GATE
8' - 7 3/4" NGVD

SIDE SETBACK 8'-2"

T.O. WALL
8' - 7 5/8" NGVD

REQUIRED ONE STORY
FRONT YARD SETBACK 20'-0"

REQUIRED TWO STORY
FRONT YARD SETBACK 30'-0"

PROPOSED NEW WALL,
SEE SHT. DRB_A-3.1

PROPERTY LINE 122' - 2 1/2"

LOT 12

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

SUM OF SETBACKS 25% OF LOT WIDTH = 15' - 7.5"
MIN. SIDE SETBACK 10% = 6'-3"

POOL EQUIP. SLAB BELOW

MAIN RESIDENCE
2 - STORY

T.O. ELEV.
+ 42' - 0" NGVD

ROOF DECK
T.O. SLAB
+ 40' - 0" NGVD

+ 38' - 6" NGVD

OVERHANG
+ 38' - 6" NGVD

POOL DECK
BELOW
+ 7' - 6" NGVD

T.O. ROOF
+ 27' - 9 1/4" NGVD

POOL
(BELOW)
+ 7' - 2 1/8" NGVD

+ 7' - 6" NGVD

LAWN

T.O. WALL
8' - 7 5/8" NGVD

SETBACK TO POOL

10'-0"

10'-0"

T.O. SEAWALL
EL. +7'-3 3/4" NGVD

PROPERTY LINE 33' - 5 1/2"

NORMANDY WATERWAY

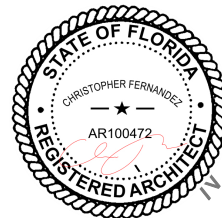
FUTURE
DOCK TO
COMPLY
WITH
7.2.2.3.b12.L

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE
PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

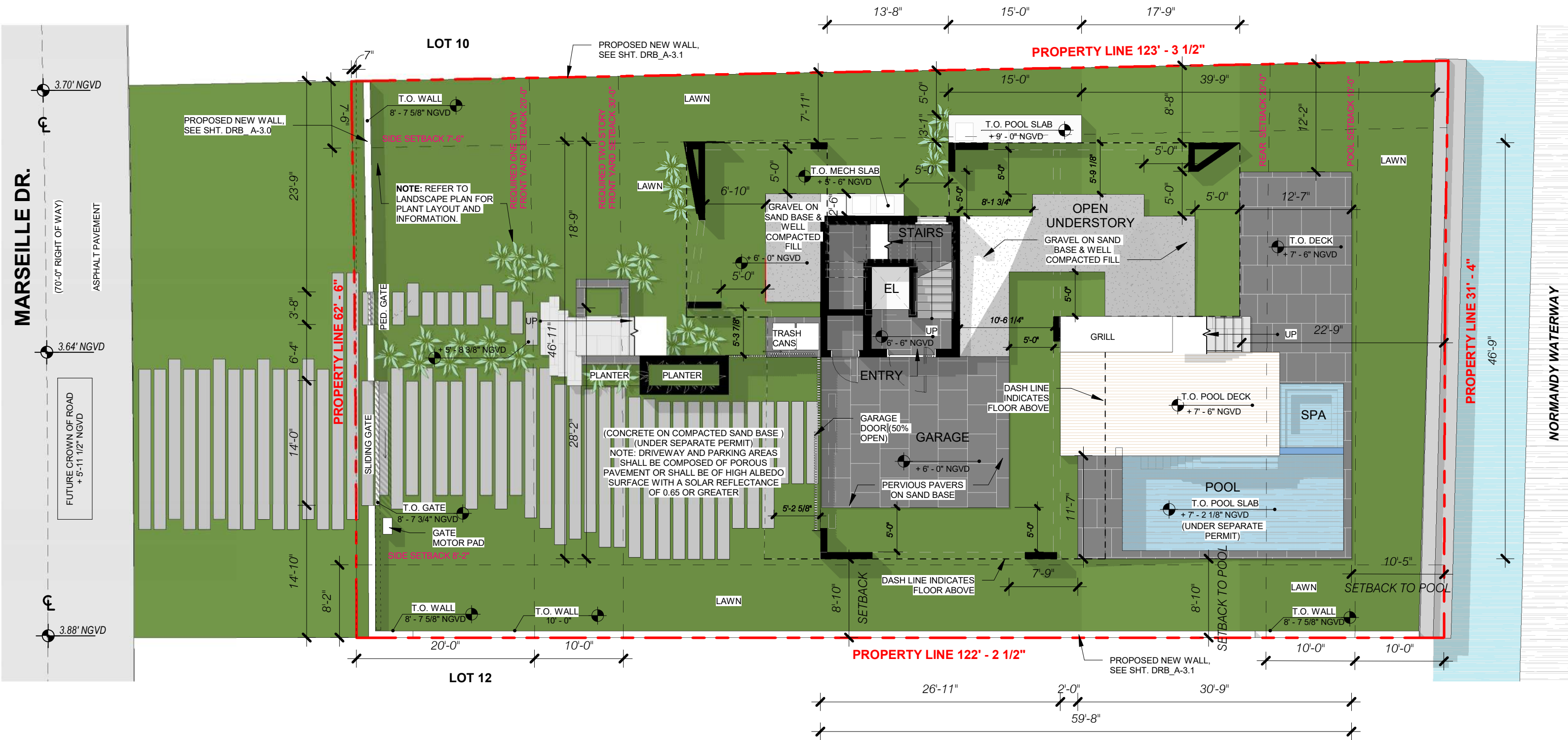


SITE PLAN

3/32" = 1'-0"

03-09-2025

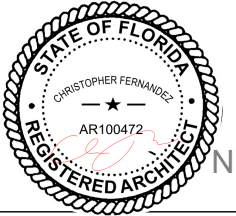
DRB_A1.1



GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057



(70'-0" RIGHT OF WAY)

PROPERTY LINE 123' - 3 1/2"

PROPERTY LINE 33' - 5 1/2"

NORMANDY WATERWAY

PROPERTY LINE 122' - 2 1/2"

DRB_A1.4

£

MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

PROPERTY LINE 123' - 3 1/2"

PROPERTY LINE 62' - 6"

LOT 12

PROPERTY LINE 122' - 2 1/2"

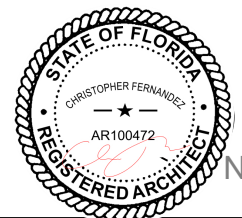
PROPERTY LINE 31' - 4"

NORMANDY WATERWAY

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

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

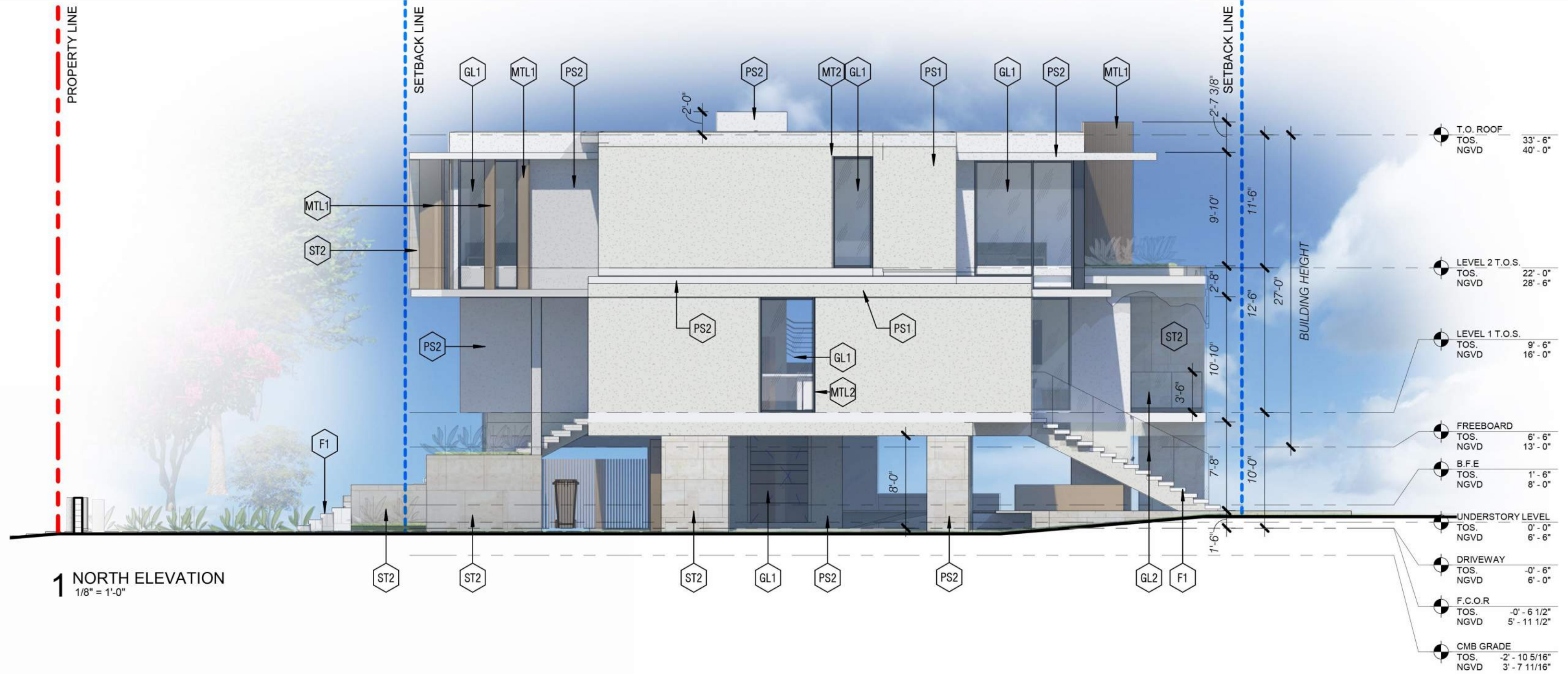


ROOF PLAN

3/32" = 1'-0"

03-09-2025

DRB_A1.5



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



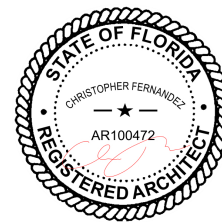
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS NORTH

03-09-2025

DRB_A1.6a





GLASS & RAILING
GL1



F1



OAK
F2



LIGHT CREAM /
BEIGE FLOOR PÁVER
ST2



BEIGE PLASTER / STUCCO
PS1



STUCCO WHITE
PS2



BRONZE
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



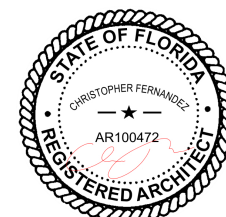
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

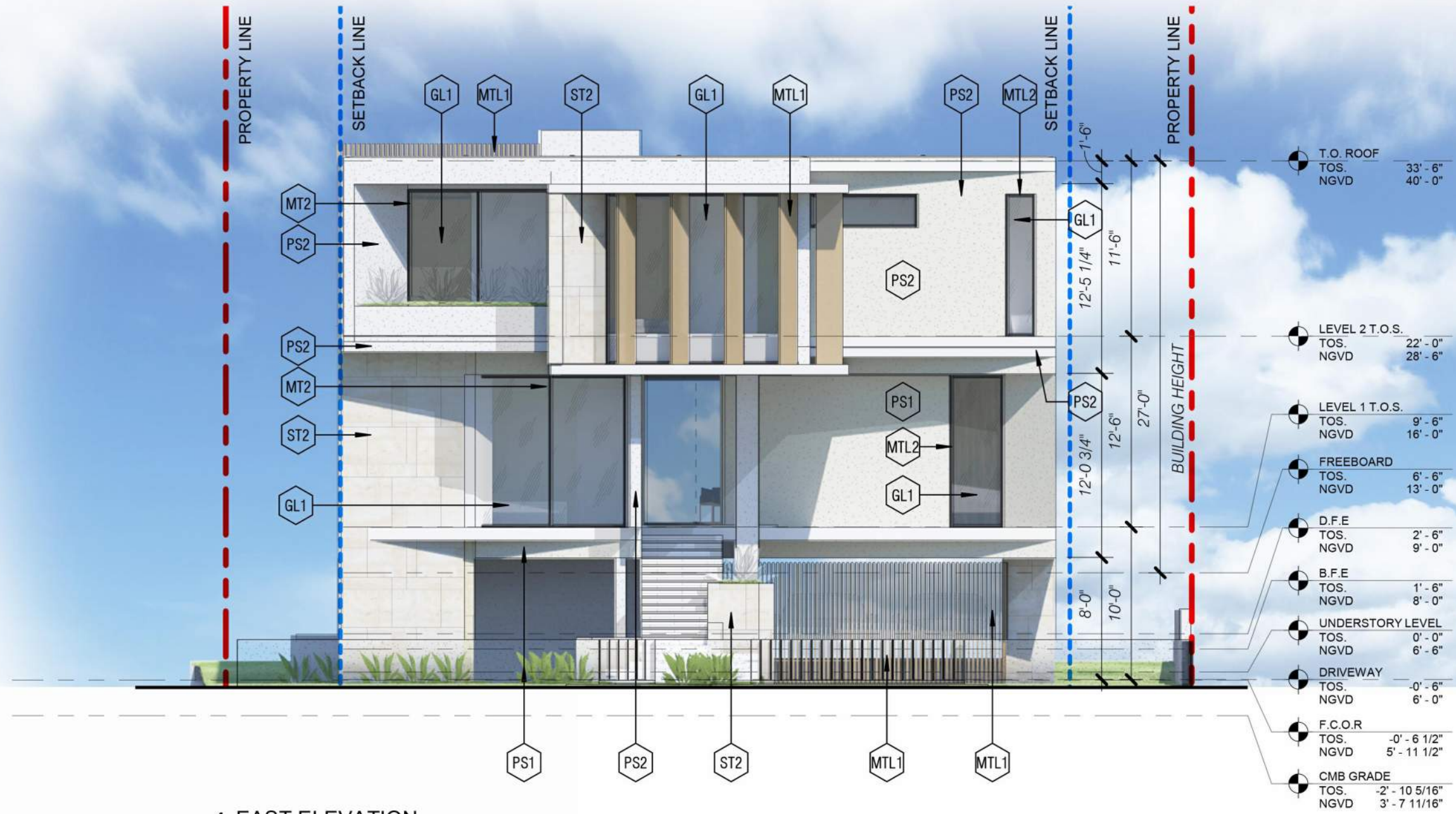
CFZ DESIGN



ELEVATIONS SOUTH WITH
LANDSCAPE

03-09-2025

DRB_A1.7b



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



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



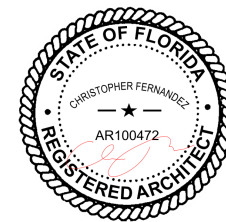
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS EAST

03-09-2025

DRB_A1.8a



GLASS & RAILING
GL1



F1



F2



ST2



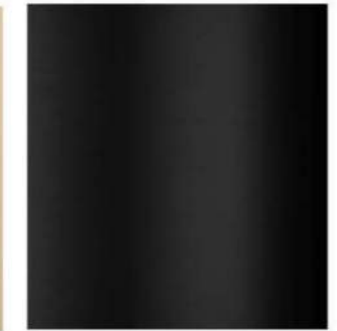
PS1



PS2



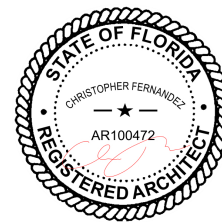
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS EAST WITH
LANDSCAPE

03-09-2025

DRB_A1.8b



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



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



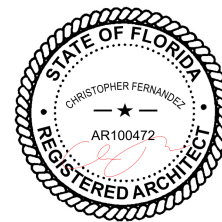
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS WEST

03-09-2025

DRB_A1.9a



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



GLASS & RAILING
GL1



F1



F2



ST2



PS1



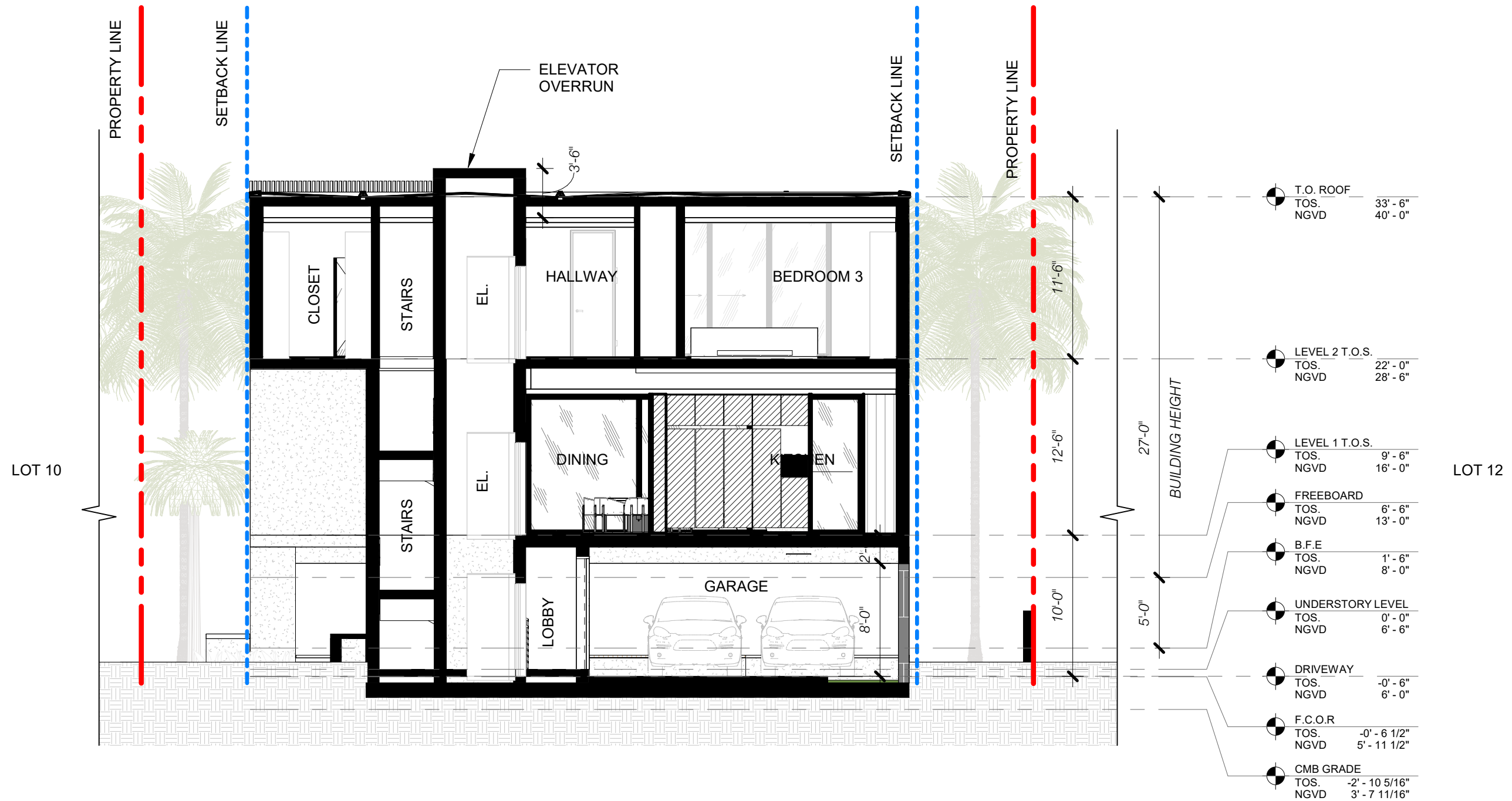
PS2



LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

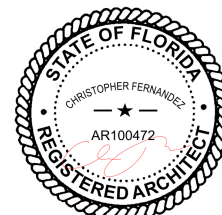


1 SECTIONS B

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

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECTION

1/8" = 1'-0"

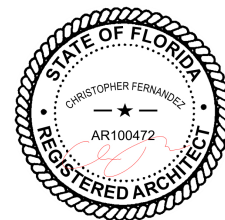
03-09-2025

DRB_A1.11



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



RENDERING

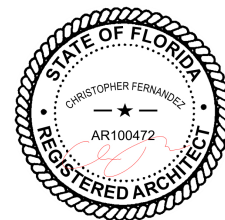
03-09-2025

DRB_A2.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



RENDERING

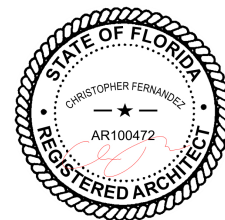
03-09-2025

DRB_A2.2



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

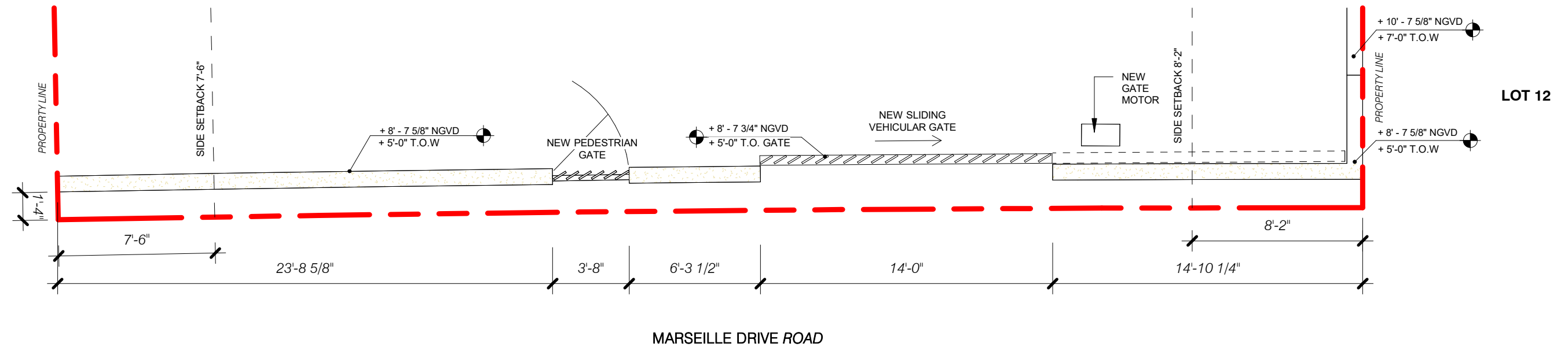
CFZ DESIGN



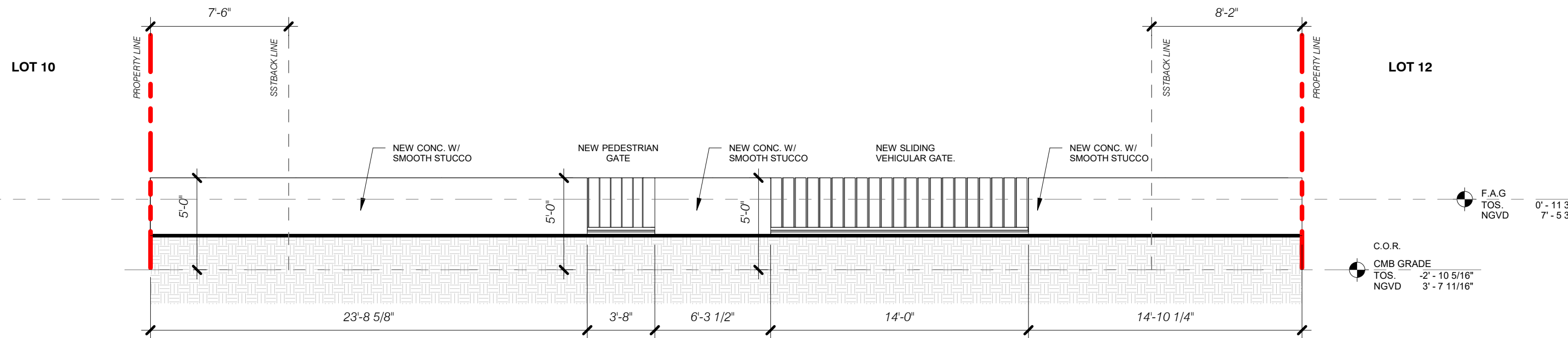
RENDERING

03-09-2025

DRB_A2.3



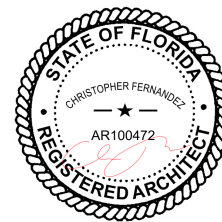
1 SITE - EAST WALL PLAN
3/16" = 1'-0"



2 SITE - EAST WALL ELEVATION
3/16" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



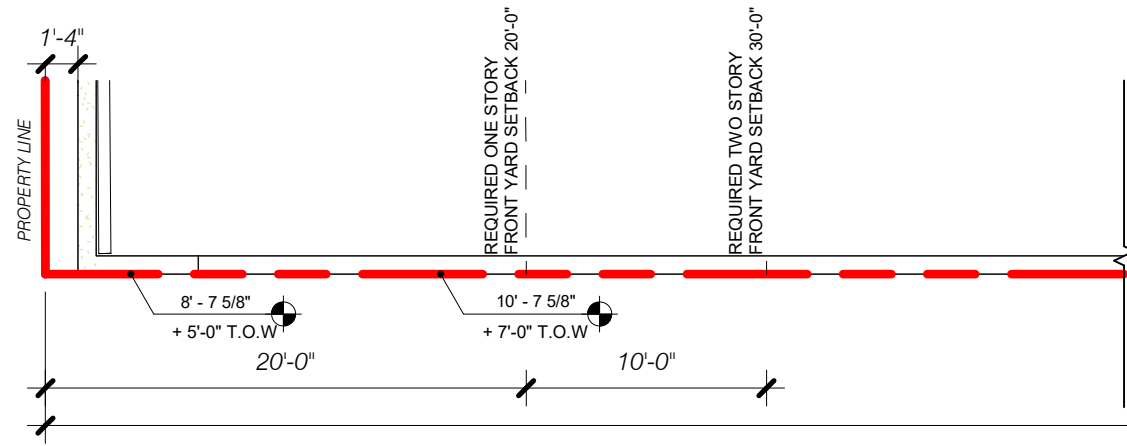
SITE WALL PLAN & ELEV

3/16" = 1'-0"

03-09-2025

DRB_A3.0

MARSEILLE
DRIVE ROAD



NORTH WALL

122'-2 3/8"

REAR SETBACK 20'-0"

POOL SETBACK 10'-0"

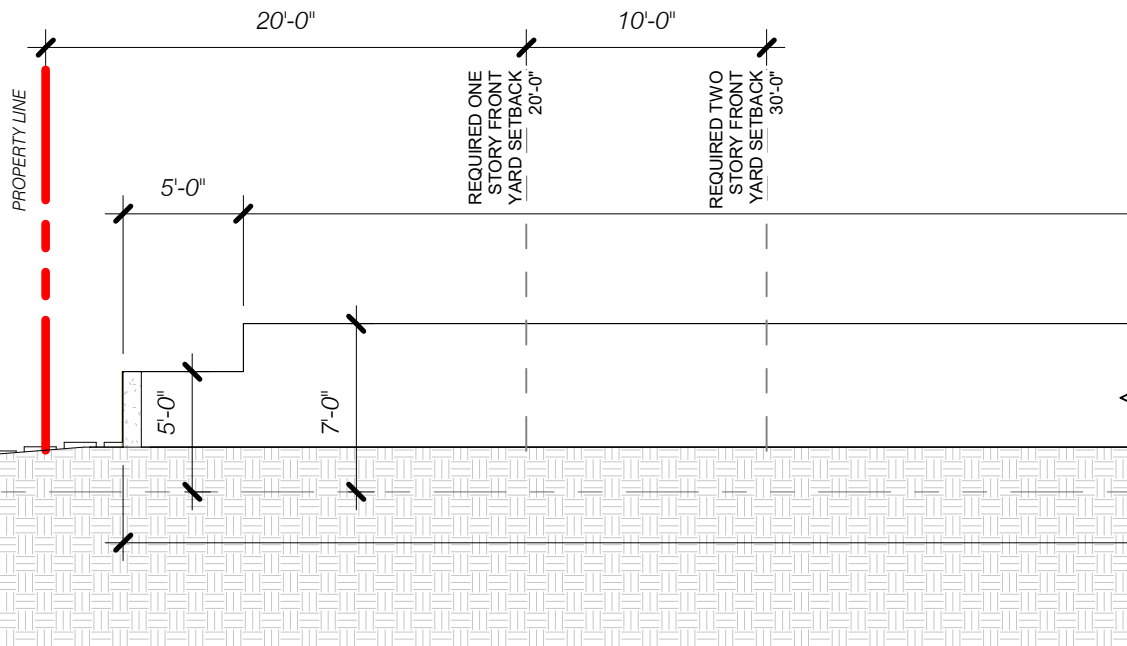
PROPERTY LINE

NORMANDY
WATERWAY

1 SITE - NORTH WALL PLAN

1/8" = 1'-0"

MARSEILLE
DRIVE ROAD



94'-7 3/8"

118'-0 1/4"

REAR SETBACK 20'-0"

POOL SETBACK 10'-0"

PROPERTY LINE

NORMANDY
WATERWAY

NEW SEAWALL
(UNDER SEPARATE
PERMIT)

CMB GRADE
TOS. -2' - 10 5/16"
NGVD 3' - 7 11/16"

2 SITE - NORTH WALL ELEVATION

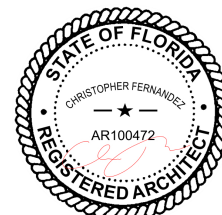
1/8" = 1'-0"

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

LOT DEPTH = (123'-3 1/2" + 122'-2 1/2") / 2 = 122'-9" AVERAGE

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

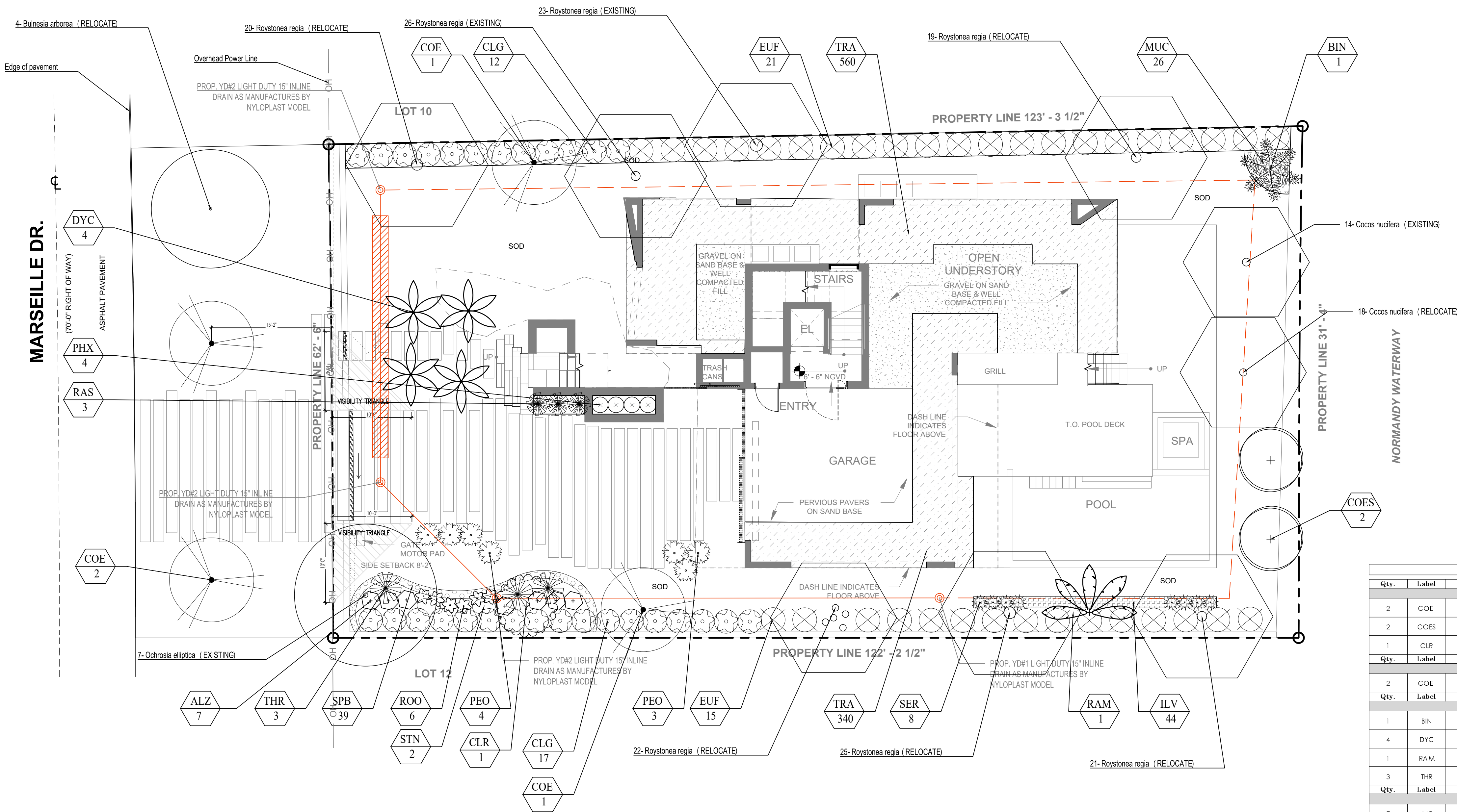


SITE WALL PLAN & ELEV

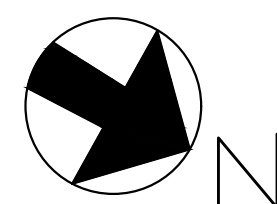
1/8" = 1'-0"

03-09-2025

DRB_A3.1



| PLANT LIST | | | | | | | | | |
|--------------|-------|-------------------------------|------------------------|--------|-----|--------|--------|-------------------|----------------|
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| TREES | | | | | | | | | |
| 2 | COE | Conocarpus erectus | Green Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| 2 | COES | Conocarpus erectus 'sericeus' | Silver Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| 1 | CLR | Clusia rosea | Pitch Apple | 12' | 2" | 10' | NO | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| STREET TREES | | | | | | | | | |
| 2 | COE | Conocarpus erectus | Green Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| PALMS | | | | | | | | | |
| 1 | BIN | Bismarckia nobilis | Bismarck palm | 8' | 12" | 8' | NO | Tolerant | |
| 4 | DYC | Dypsis cabadae | Cabada Palm | 10' | | 8' | NO | Tolerant | |
| 1 | RAM | Ravenea madagascariensis | Travelers Palm | 12' | | 12' | NO | Tolerant | |
| 3 | THR | Thrinax radiata | Thatch Palm | 4' | | 4' | YES | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| SHRUBS | | | | | | | | | |
| 7 | ALZ | Alpinia zerumbet | Shell Ginger | 24" | | 24" | NO | Tolerant | |
| 44 | ILV | Ilex vomitoria | Yaupon Holly | 24" | | 24" | YES | Moderate | 18" o.c. |
| 7 | PEO | Pennisetum orientale | White fountain grass | 36" | | 36" | NO | Tolerant | |
| 4 | PHX | Philodendron xanadu | Xanadu | 24" | | 24" | NO | Tolerant | 24" o.c. |
| 3 | RAS | Radermachera sinica | Radermachera | 4' | | 4' | NO | Tolerant | 48" o.c. |
| 6 | ROO | Rondeletia odorata | Panama rose | 24" | | 24" | NO | Tolerant | |
| 8 | SER | Serenia repens | Saw Palmetto | 24" | | 24" | YES | Tolerant | |
| 39 | SPB | Sporina bakeri | Sand Cordgrass | 18" | | 18" | YES | Tolerant | 18" o.c. |
| 2 | STN | Strelitzia nicotai | White bird of paradise | 4' | | 3' | NO | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| LARGE SHRUBS | | | | | | | | | |
| 29 | CLG | Clusia guittifera | Small Leaf Clusia | 6' | | 3' | NO | Tolerant | 3' o.c. |
| 36 | EUF | Eugenia foetida | Spanish Stopper | 6' | | 4' | YES | Tolerant | 4' o.c. |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| GROUND COVER | | | | | | | | | |
| 26 | MUC | Muhlenbergia capillaris | Muhly Grass | 18" | | 18" | YES | Tolerant | 18" o.c. |
| 900 | TRA | Trachelospermum asiaticum | Asiatic Jasmine | 12" | | 12" | YES | Tolerant | 12" o.c. |
| Qty. | Label | Botanical Name | Common name | SOD | | | | | |
| 2,302 | SOD | Loyisia Lawn | Loyisia | | | | | | |



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1405 Marseille Dr
1405 Marseille Dr
Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE
Landscape plan

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

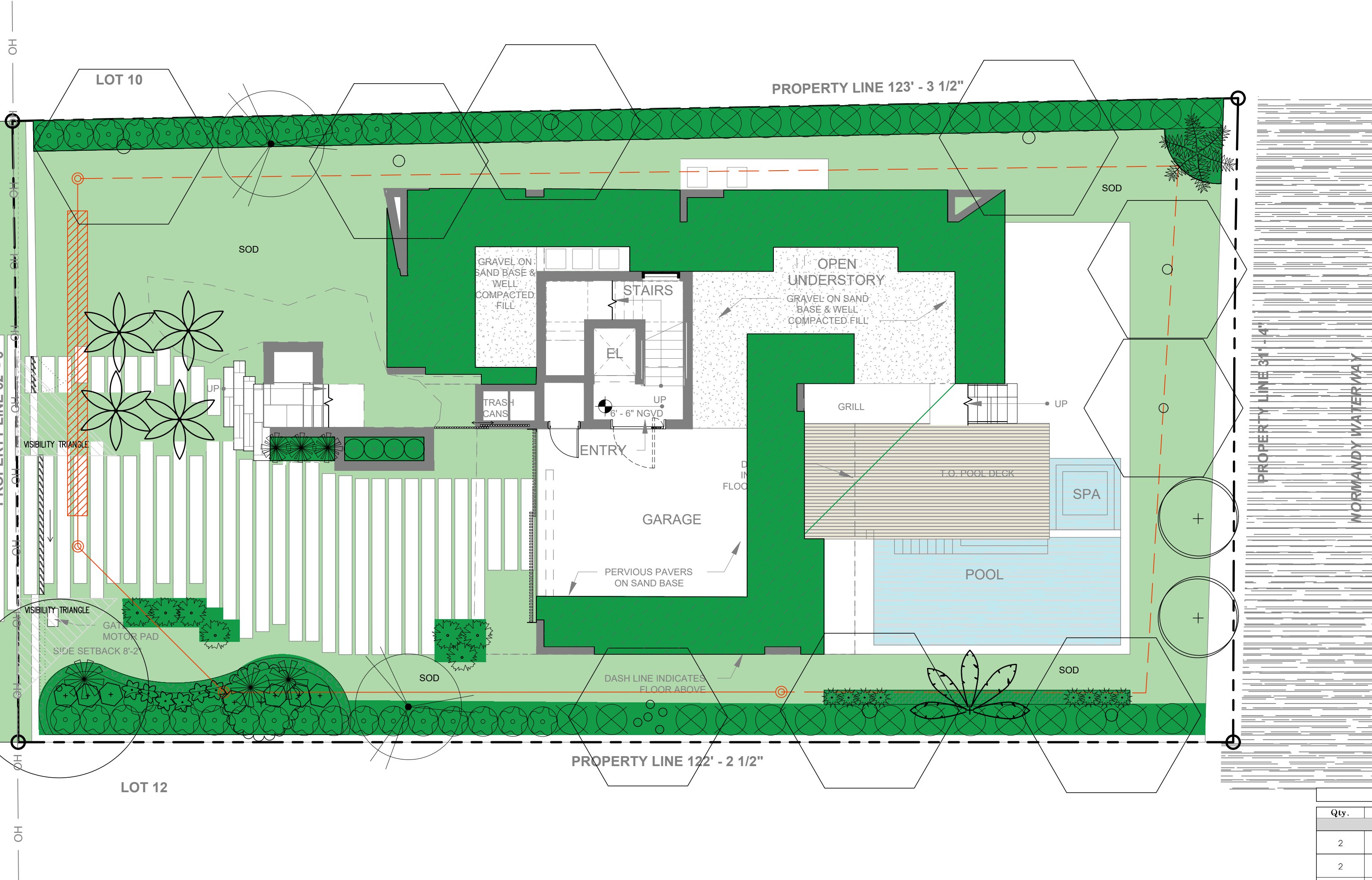
SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102

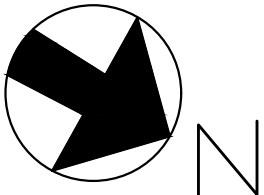
MARSEILLE DR.

(70'-0" RIGHT OF WAY)

ASPHALT PAVEMENT



| PLANT LIST | | | | | | | | | |
|--------------|-------|-------------------------------|------------------------|--------|-----|--------|--------|-------------------|----------------|
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| TREES | | | | | | | | | |
| 2 | COE | Conocarpus erectus | Green Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| 2 | COES | Conocarpus erectus 'sericeus' | Silver Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| 1 | CLR | Clusia rosea | Pitch Apple | 12' | 2" | 10' | NO | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| STREET TREES | | | | | | | | | |
| 2 | COE | Conocarpus erectus | Green Buttonwood | 12' | 2" | 10' | YES | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| PALMS | | | | | | | | | |
| 1 | BIN | Bismarckia nobilis | Bismarck palm | 8' | 12" | 8' | NO | Tolerant | |
| 4 | DYC | Dypsis cabadae | Cabada Palm | 10' | | 8' | NO | Tolerant | |
| 1 | RAM | Ravenea madagascariensis | Travelers Palm | 12' | | 12" | NO | Tolerant | |
| 3 | THR | Thrinax radiata | Thatch Palm | 4' | | 4' | YES | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| SHRUBS | | | | | | | | | |
| 7 | ALZ | Albizia zerumbet | Shell Ginger | 24" | | 24" | NO | Tolerant | |
| 44 | ILV | Ilex vomitoria | Yaupon Holly | 24" | | 24" | YES | Moderate | 18" o.c. |
| 7 | PEO | Pennisetum orientale | White fountain grass | 36" | | 36" | NO | Tolerant | |
| 4 | PHX | Philodendron xanadu | Xanadu | 24" | | 24" | NO | Tolerant | 24" o.c. |
| 3 | RAS | Rademachera sinica | Rademachera | 4' | | 4' | NO | Tolerant | 48" o.c. |
| 6 | ROO | Rondeletia odorata | Panama rose | 24" | | 24" | NO | Tolerant | |
| 8 | SER | Serenia repens | Saw Palmetto | 24" | | 24" | YES | Tolerant | |
| 39 | SPB | Sporina bakeri | Sand Cordgrass | 18" | | 18" | YES | Tolerant | 18" o. c. |
| 2 | STN | Strelitzia nicotia | White bird of paradise | 4' | | 3' | NO | Tolerant | |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| LARGE SHRUBS | | | | | | | | | |
| 29 | CLG | Clusia guilliera | Small Leaf Clusia | 6' | | 3' | NO | Tolerant | 3' o.c. |
| 36 | EUF | Eugenia foetida | Spanish Stopper | 6' | | 4' | YES | Tolerant | 4' o.c. |
| Qty. | Label | Botanical Name | Common name | Height | DBH | Spread | Native | Drought tolerance | Specifications |
| GROUNDCOVER | | | | | | | | | |
| 26 | MUC | Muhlenbergia capillaris | Muhly Grass | 18" | | 18" | YES | Tolerant | 18" o. c. |
| 900 | TRA | Trachelospermum asiaticum | Asiatic jasmine | 12" | | 12" | YES | Tolerant | 12" o. c. |
| Qty. | Label | Botanical Name | Common name | SOD | | | | | |
| 2,302 | SOD | Zoysia Lawn | Zoysia | | | | | | |



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1405 Marseille Dr

1405 Marseille Dr
Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE
Landscape plan (RENDERED)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

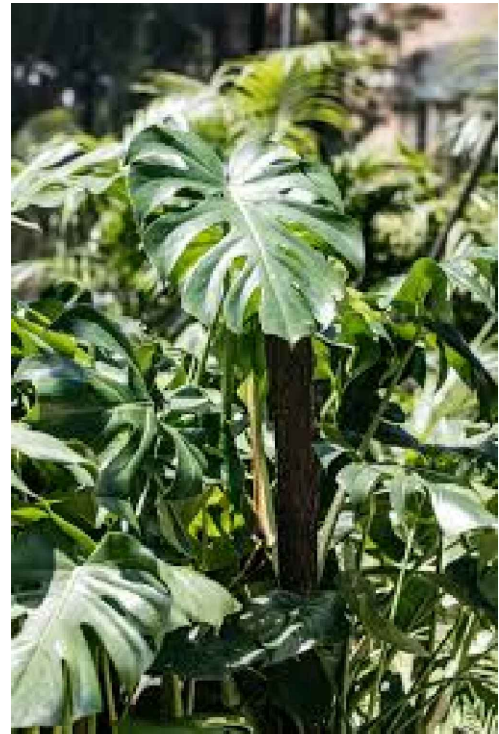
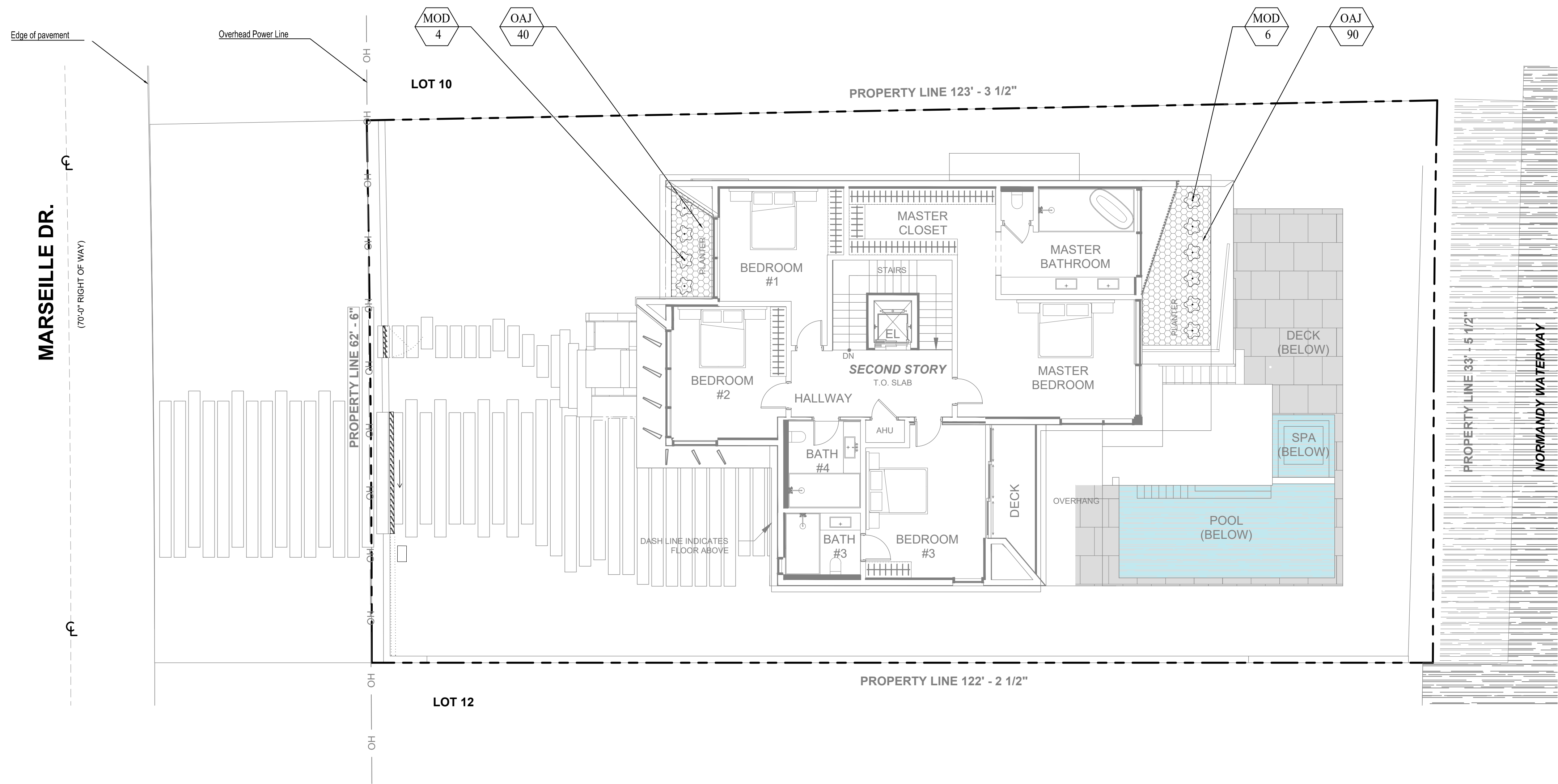
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.1

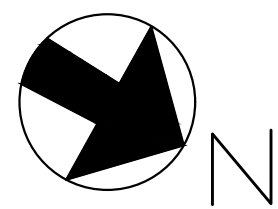


Monstera deliciosa



Tabernaemontana
divaricata

| PLANT LIST | | | | | | | | |
|------------|-------|----------------------------|----------------------------|--------|--------|--------|-------------------|----------------|
| Qty. | Label | Botanical Name | Common name | Height | Spread | Native | Drought tolerance | Specifications |
| SHRUBS | | | | | | | | |
| 10 | MOD | Monstera deliciosa | Swiss Cheese Plant/Ceriman | 24" | 24" | NO | Tolerant | |
| 130 | TAD | Tabernaemontana divaricata | Oax Jazmine | 18" | 18" | NO | Tolerant | |



PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



1405 Marseille Dr

1405 Marseille Dr

Miami Beach, FL 33141

REV #6: 04-04-2025

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-102.2



Conocarpus erectus



Conocarpus erectus
'sericeus'



Clusia rosea



Bismarckia
nobilis



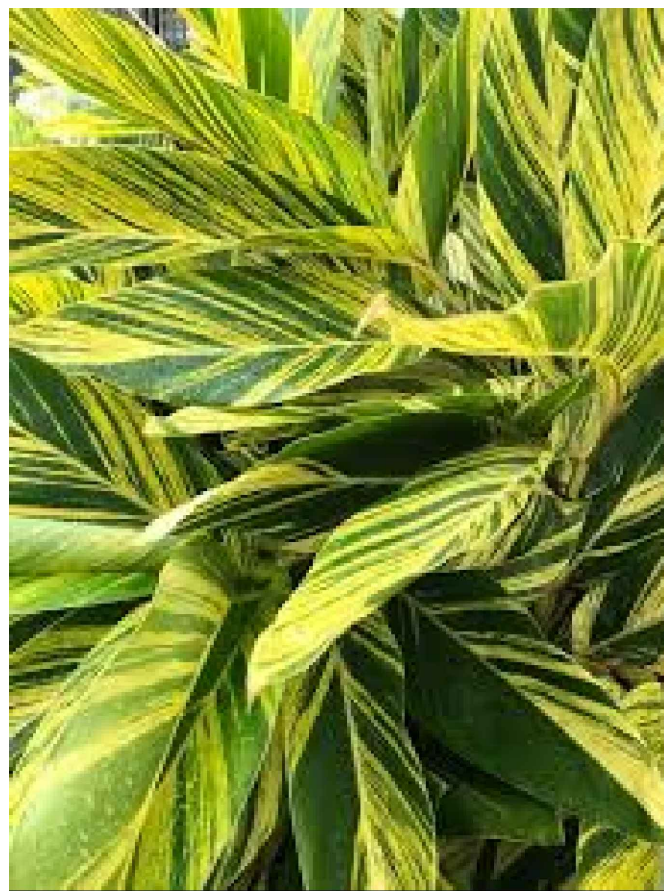
Dypsis cabadae



Ravenala
madagascariensis



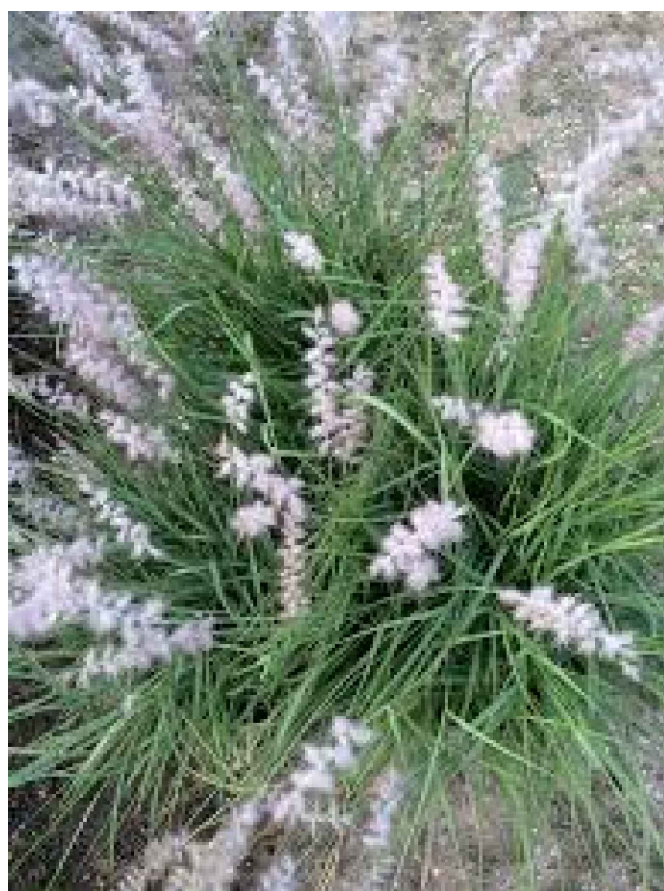
Thrinax radiata



Alpinia zerumbet



Ilex vomitoria



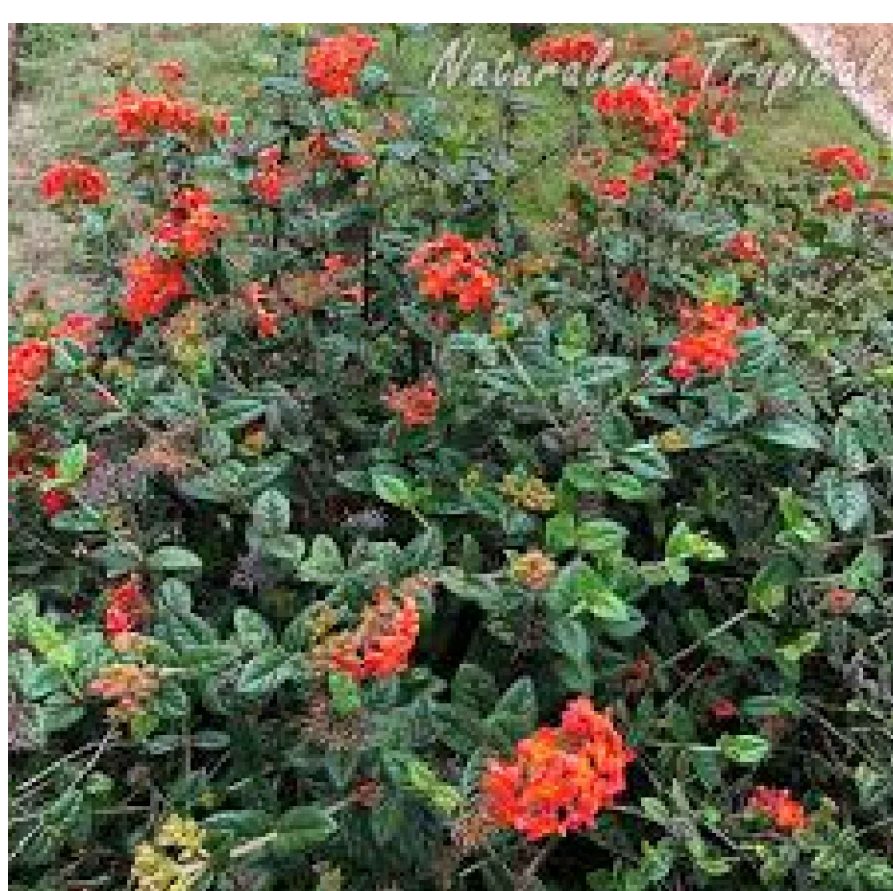
Pennisetum orientale



Philodendron xanadu



Radermachera sinica



Rondeletia odorata



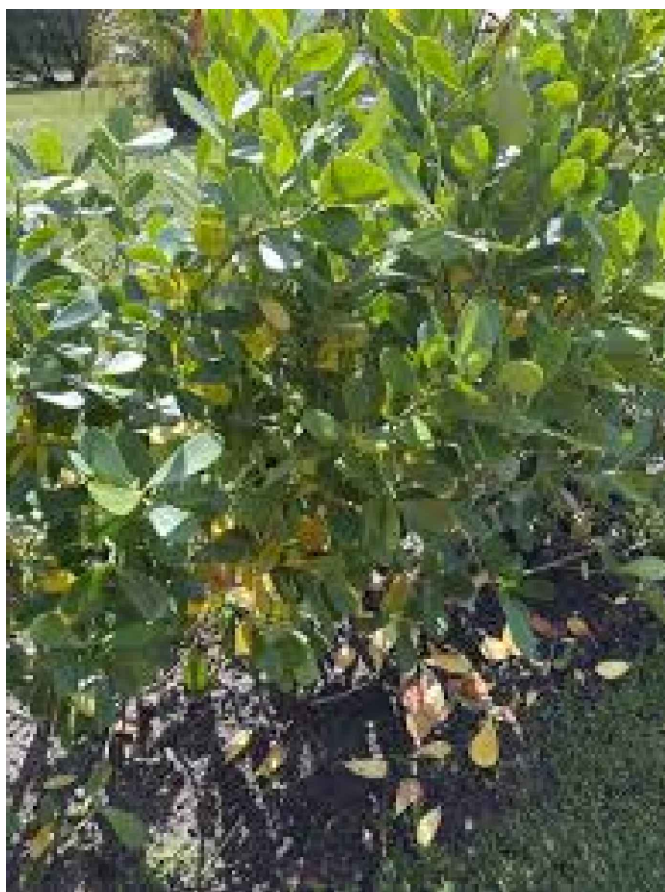
Serenoa repens



Spartina bakeri



Strelitzia nicolai



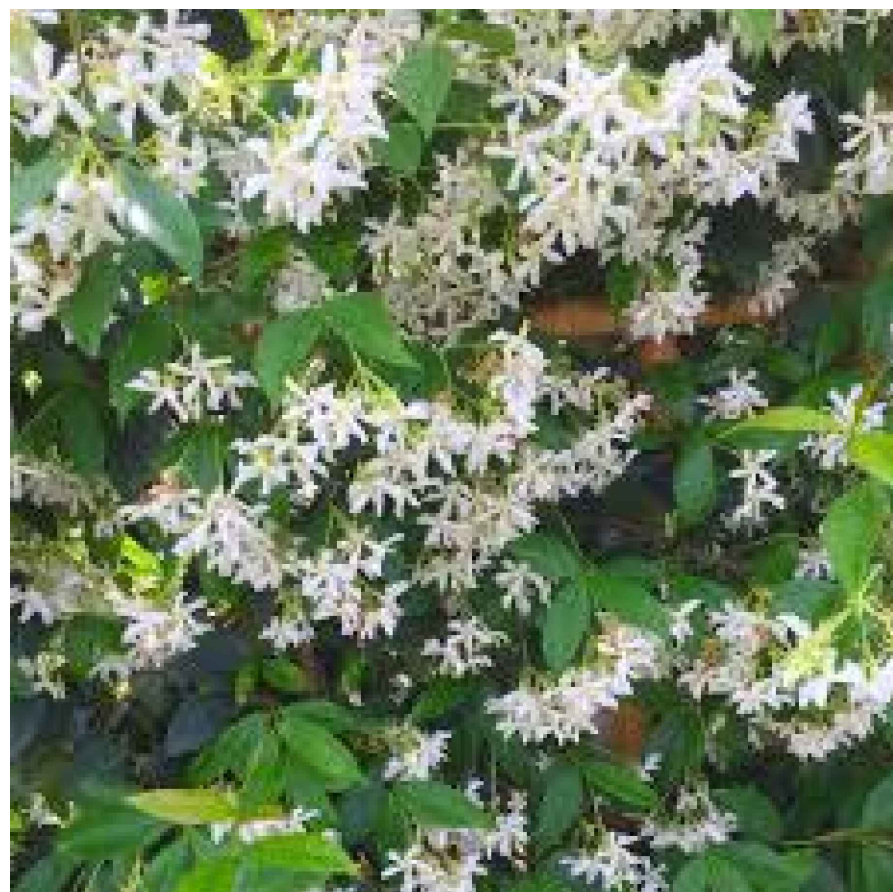
Clusia guttifera



Eugenia foetida



Muhlenbergia
capillaris



Trachelospermum
asiaticum

