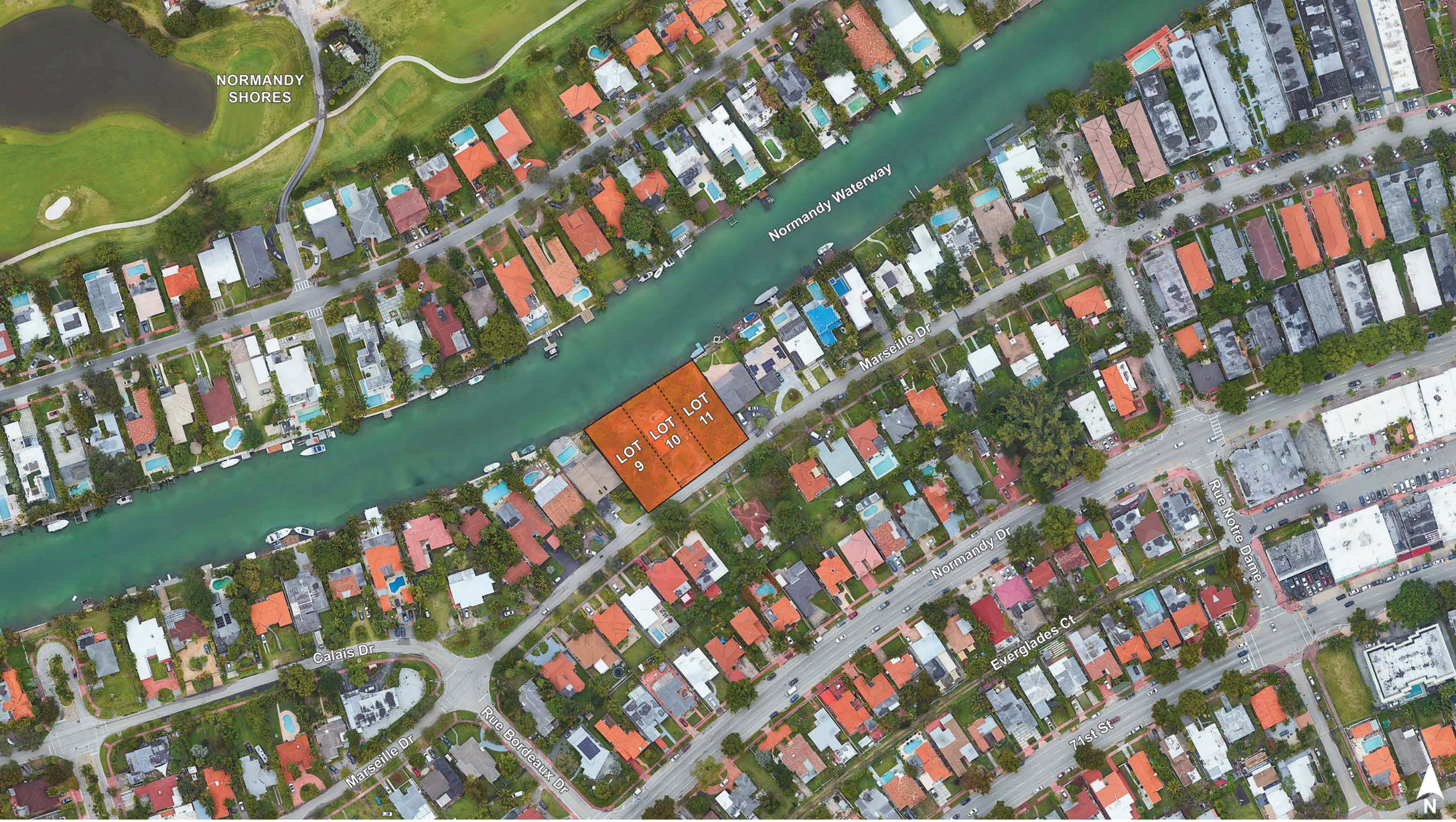


MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL ***| File No. PB24-0657***

CFZ **DESIGN**

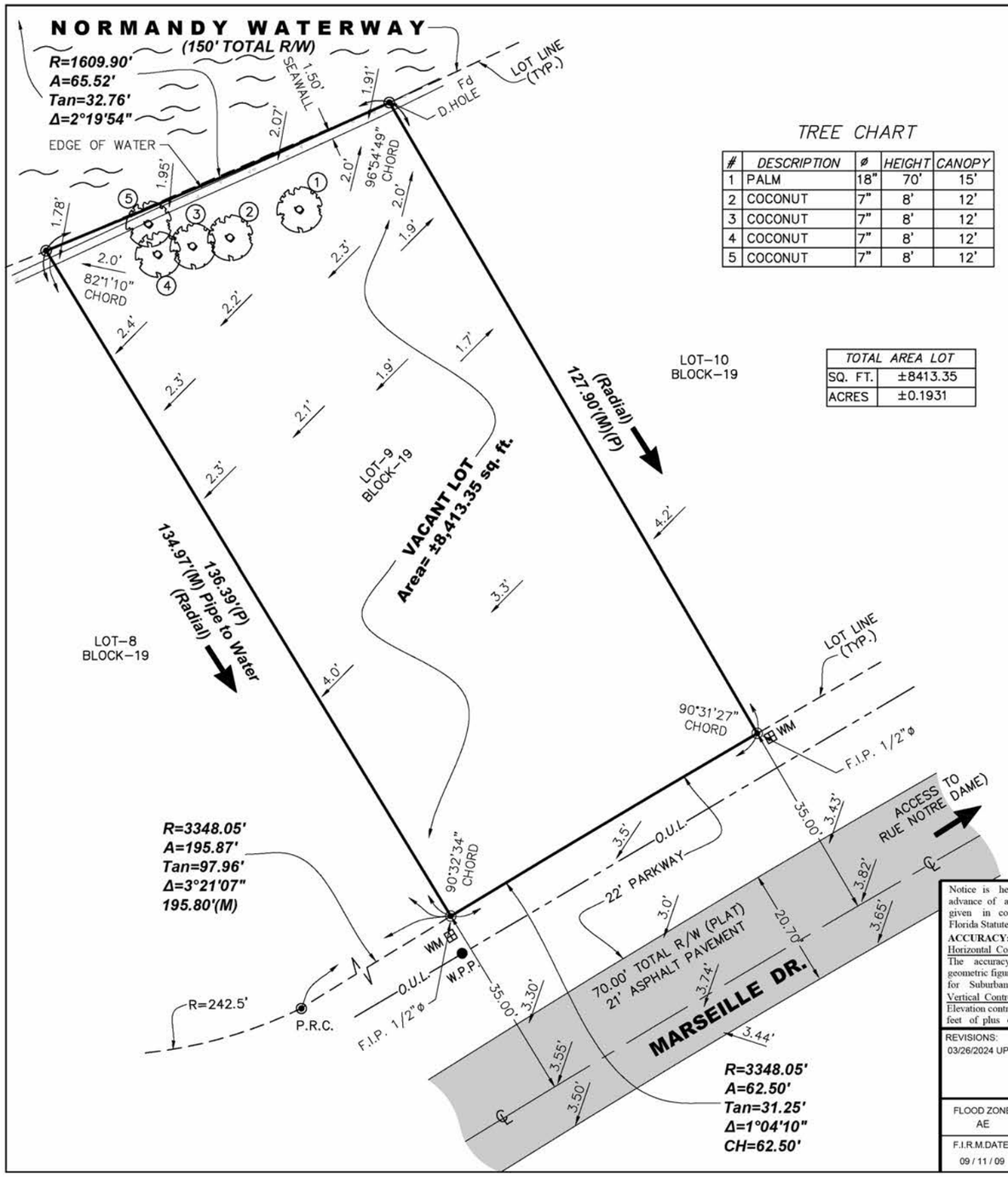
PARAMETRIKA Land & Design

STATE OF FLORIDA · CHRISTOPHER FERNANDEZ · AR100472 · REGISTERED ARCHITECT

COVER SHEET *03.31.2024* *.A0.00*

ZONING	
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓟ = PROGRESS	SHEETS
COVER SHEET	.A0.00
INDEX & DATA SHEET	.A0.01
ZONING DATA SHEET LOT 9	.A0.02
ZONING DATA LOT 10	.A0.02B
ZONING DATA LOT 11	.A0.02C
LOCATION MAP	.A0.03
AERIAL VIEWS	.A0.06
AXONMETRIC VIEWS	.A0.07
AXONMETRIC VIEWS	.A0.07b
AXONMETRIC VIEWS	.A0.07c
AXONMETRIC VIEWS	.A0.07d
SITE PHOTO LOCATIONS	.A0.08
CONTEXT PHOTOS	.A0.08.1
CONTEXT PHOTOS	.A0.08.2
SITE PHOTO LOCATIONS	.A0.08b
CONTEXT PHOTOS	.A0.08b.1
SITE PHOTO LOCATIONS	.A0.08c
CONTEXT PHOTOS	.A0.08c.1
SITE PHOTO LOCATIONS	.A0.08d
CONTEXT PHOTOS	.A0.08d.1
CONTEXT PHOTOS	.A0.08d.2
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PROPOSED UNIT DIAGRAM-LOT 10	.A0.10-B
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SECOND LEVEL SITE PLAN	.A1.3
ROOF LEVEL SITE PLAN	.A1.4
RENDERINGS - LOT 9	.A1.5

ZONING	
	SHEETS
RENDERINGS - LOT 10	.A1.6
RENDERINGS - LOT 10	.A1.6b
RENDERINGS - LOT 11	.A1.7
RENDERINGS - LOT 11	.A1.7b
LANDSCAPE - TREE DISPOSITION PLAN-LOT 9	L1. LOT 9
LANDSCAPE - OVERALL SITE PLAN-LOT 9	L2. LOT 9
LANDSCAPE LOT 9- PLANTING SCHEDULE, & LEGEND	L3. LOT 9
LANDSCAPE - PLANTING DETAILS-LOT 9	L4. LOT 9
LANDSCAPE - LANDSCAPE NOTES-LOT 9	L5. LOT 9
LANDSCAPE - IRRIGATION PLAN-LOT 9	L6. LOT 9
LANDSCAPE - IRRIGATION NOTES-LOT 9	L7. LOT 9



TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	PALM	18"	70'	15'
2	COCONUT	7"	8'	12'
3	COCONUT	7"	8'	12'
4	COCONUT	7"	8'	12'
5	COCONUT	7"	8'	12'

TOTAL AREA LOT	
SQ. FT.	±8413.35
ACRES	±0.1931

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)

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No. 4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL

Rene Aiguesvives PSM4327
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."

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

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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

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.		
09 / 11 / 09	09 / 11 / 09	+ 8FT N.G.V.D.		

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.

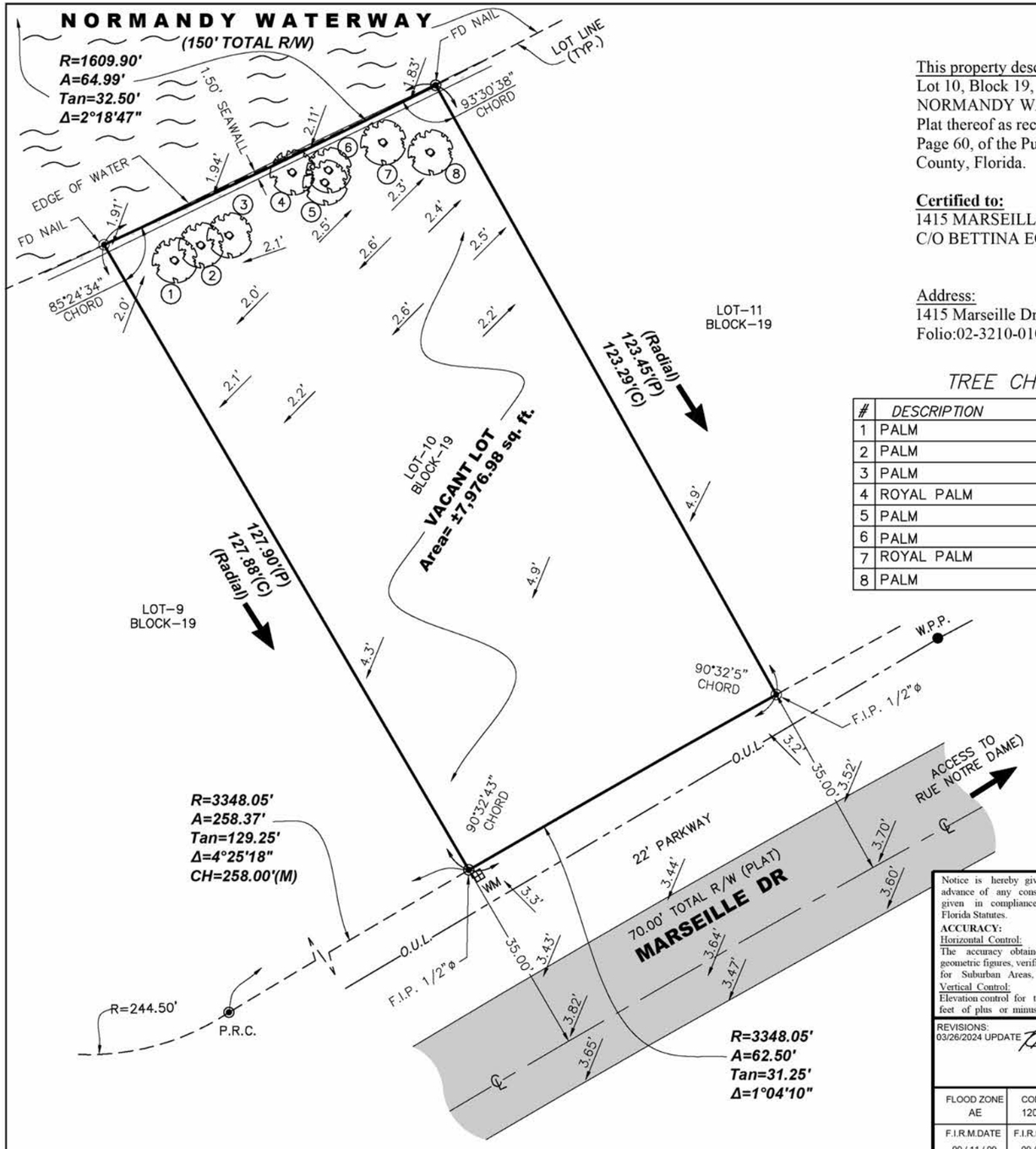
Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

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

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the Subject Property that are not shown on the Survey Map.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be flooded in any storm event and no liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the standards of practice (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) This note is waived by the Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17.051 of the Florida Administrative Code.
M) 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.

LEGEND

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CB	= Catch basin
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T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service



This property described as:
Lot 10, 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:
1415 Marseille Dr, Miami Beach, FL 33141
Folio:02-3210-010-0050

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	PALM	14"	70'	15'
2	PALM	14"	70'	15'
3	PALM	14"	70'	15'
4	ROYAL PALM	DEAD		
5	PALM	14"	12'	8'
6	PALM	14"	12'	8'
7	ROYAL PALM	18"	45'	30'
8	PALM	15"	60'	18'

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No.4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2024.03.28 16:24:22 -04'00'

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:
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BM # N-313 USCG Elev.=3.75' (NGVD 29)
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Bearing, if any, shown based on N/A (reference) N/A

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REVISIONS:
03/26/2024 UPDATE

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F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

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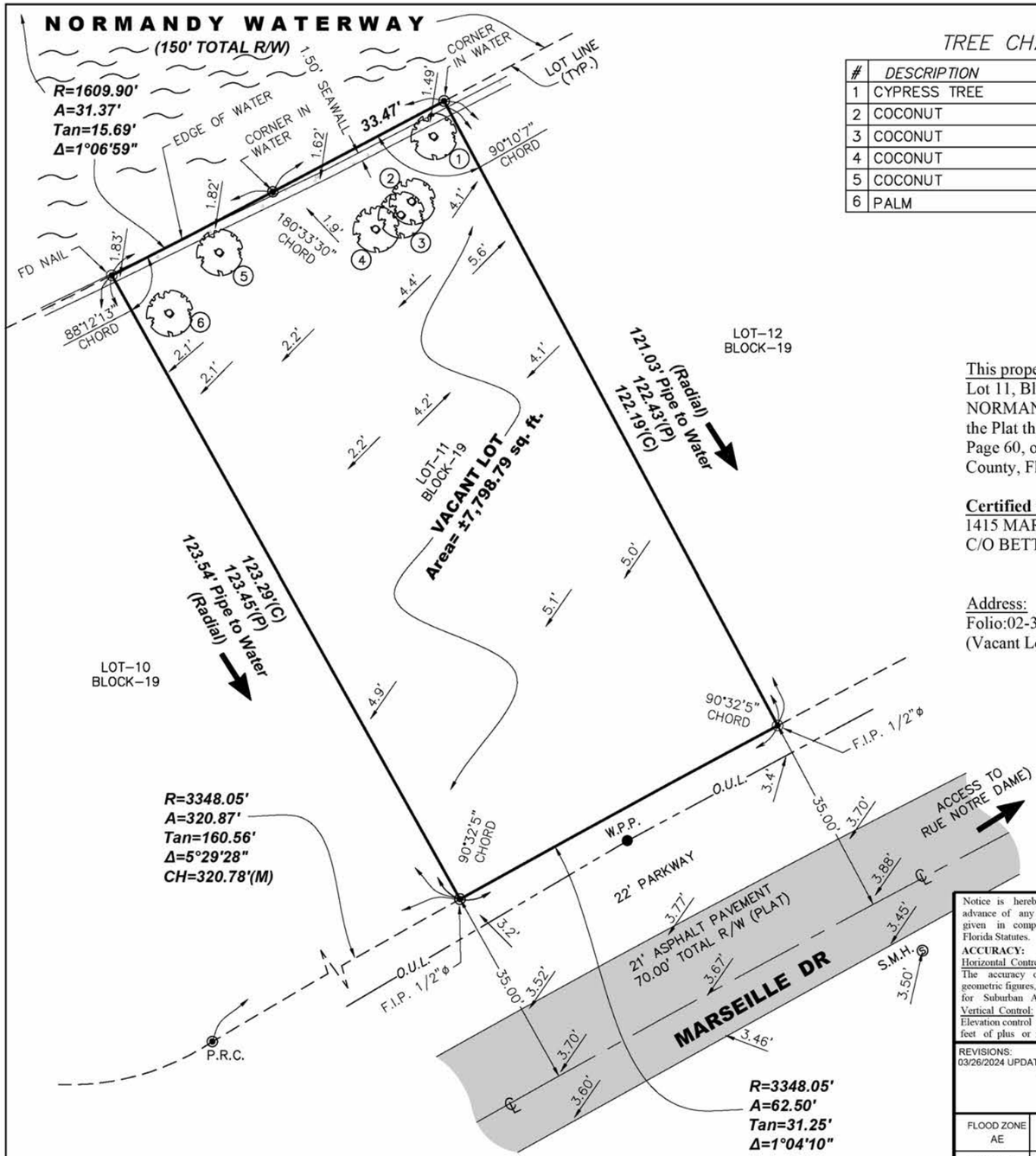
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Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/23	1"= 20'	R.S.	23-24609



TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	CYPRESS TREE	4"	20'	15'
2	COCONUT	12"	18'	20'
3	COCONUT	12"	18'	20'
4	COCONUT	12"	18'	20'
5	COCONUT	18"	35'	25'
6	PALM	15"	6'	18'

TOTAL AREA LOT	
SQ. FT.	± 7798.79
ACRES	±0.1791

RENE AIGUESVIVES
PSM 4327
LICENSE No.4327
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
SEAL

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2024.03.28 16:24:53 -04'00'

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C/O BETTINA EQUITIES COMPANY

Address:
Folio:02-3210-010-0060
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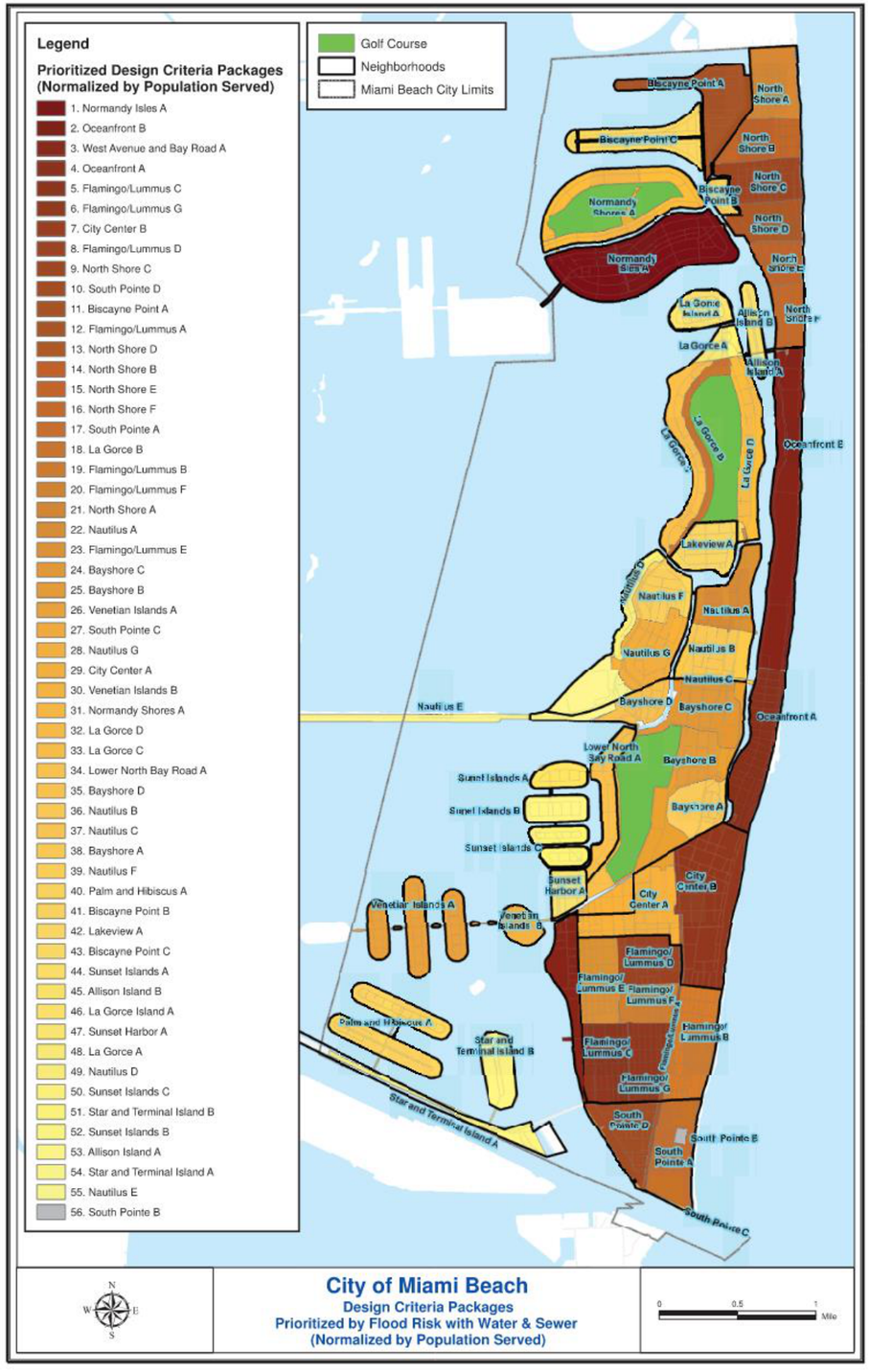
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M.L.P.	= Metal light Pole
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
ℙ	= 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

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.	23-24614

Figure ES-1



MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

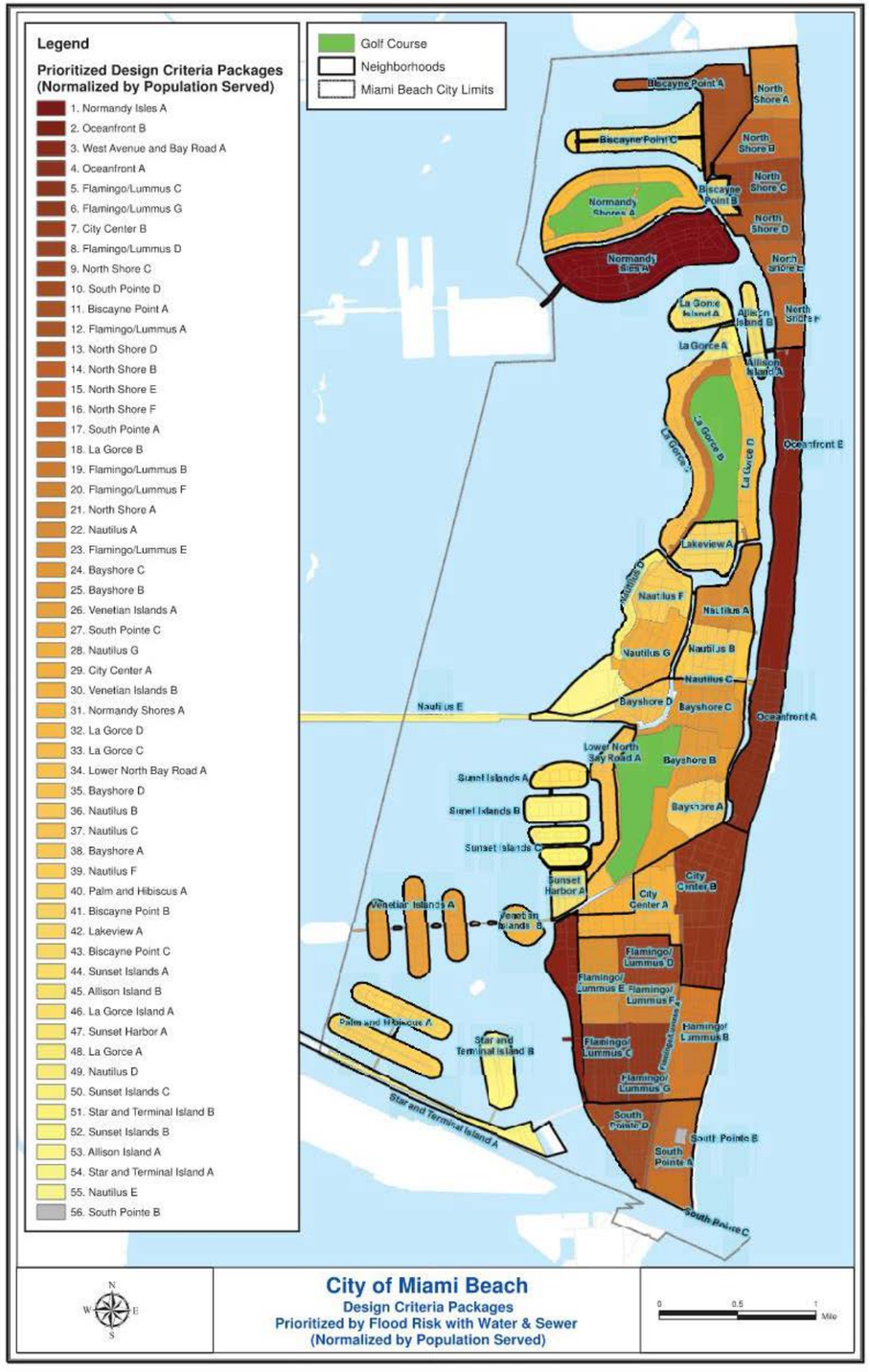
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ITEM #	Project Information				
1	Address:	***1415 MARSEILLE DRIVE***			
2	Folio number(s):	***02-3210-010-0040***			
3	Board and file number(s) :	***PB24-0657 (PREVIOUS PB-21-0420)***			
4	Year built: N/A	Zoning District:		***RS-4***	
5	Located within 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 17/32"*
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"*
10	30" above grade:	*6.17' NGVD*	Lot Area:		*8,413.35 SQ. FT.*
11	Lot width:	*64.01' (AVG)*	Lot Depth:		*131.43' AVERAGE*
12	Max Lot Coverage SF and %:	*2,524 SQ. FT.*	Proposed Lot Coverage SF and %:		*2,261.88 SF 28.3%*
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 %:		914.46 SF (70%)
15	Max Unit Size SF and %:	*4,206.6 SQ. FT. (50%)*	Proposed Unit Size SF and %:		*4,206.6 SQ. FT. 50%*
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		*1,989 SQ FT*
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)		*26'-6"**	
20	Front Setbacks:	30'	N/A		
	Front First level:	20'	N/A	*22'-0"*	
	Front second level:	40'	N/A	*45'-6 3/8"*	
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.				

Notes: 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.*

Figure ES-1



MIAMIBEACH

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

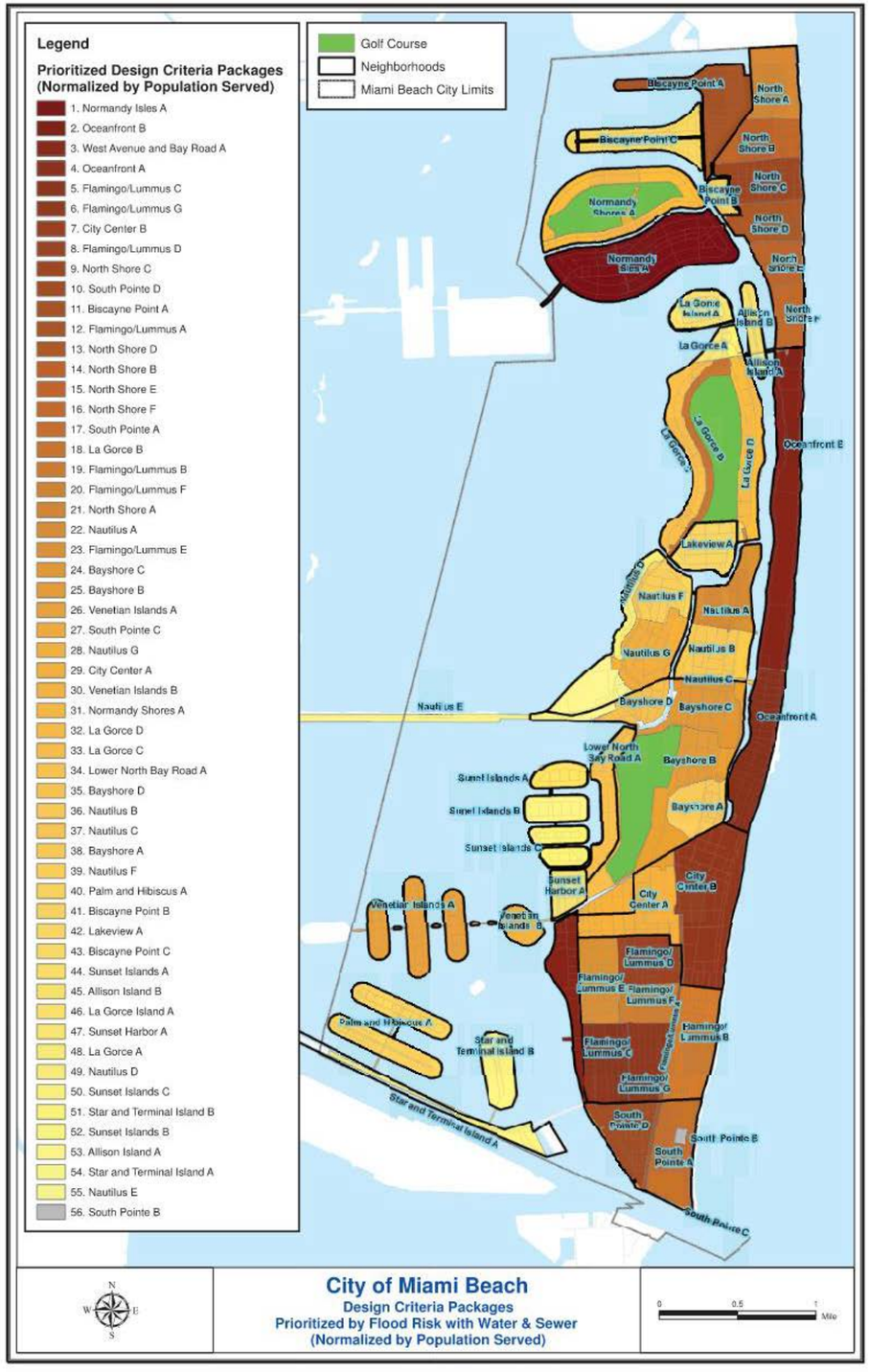
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ITEM #	Project Information				
1	Address:	***1415 MARSEILLE DRIVE - LOT 10***			
2	Folio number(s):	02-3210-010-0040			
3	Board and file number(s) :	***PB24-0657 (PREVIOUS PB-21-0420)***			
4	Year built: N/A	Zoning District:		*RS-4*	
5	Located within 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 17/32"*
8	Base Flood Elevation:	*8.0' NGVD*	Grade value in NGVD:		*3.64' NGVD*
9	Adjusted grade (Flood+Grade/2):	*5.835" NGVD)*	Free board:		*5'-0"*
10	30" above grade:	*6.17' NGVD*	Lot Area:		*7,976.98 SQ. FT.*
11	Lot width:	*64.01 (AVG)*	Lot Depth:		*132.15' (AVG)*
12	Max Lot Coverage SF and %:	*2,392 SF (30%)*	Proposed Lot Coverage SF and %:		
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)		500
14	Front Yard Open Space SF and %:	*881.52 (70%)*	Rear Yard Open Space SF and %:		917.75 SF (70%)
15	Max Unit Size SF and %:	*3,988.5 SF (30%)*	Proposed Unit Size SF and %:		*3,988.5 SF (30%)*
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		*1,991 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)		*26'-6"**	
20	Front Setbacks:	30'	N/A	*32'-2 1/2"*	
	Front First level:	20'	N/A		
	Front second level:	40'	N/A	*38'-3"*	
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	*17'-8 1/8"*	
23	Side 1:	8.5'	N/A	*9'-1"*	
24	Side 2 or (facing street):	7.5'	N/A	*8'-7 1/8"*	
25	Rear:	20'	N/A	*24'-1"*	
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.				

Notes: 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.*

Figure ES-1



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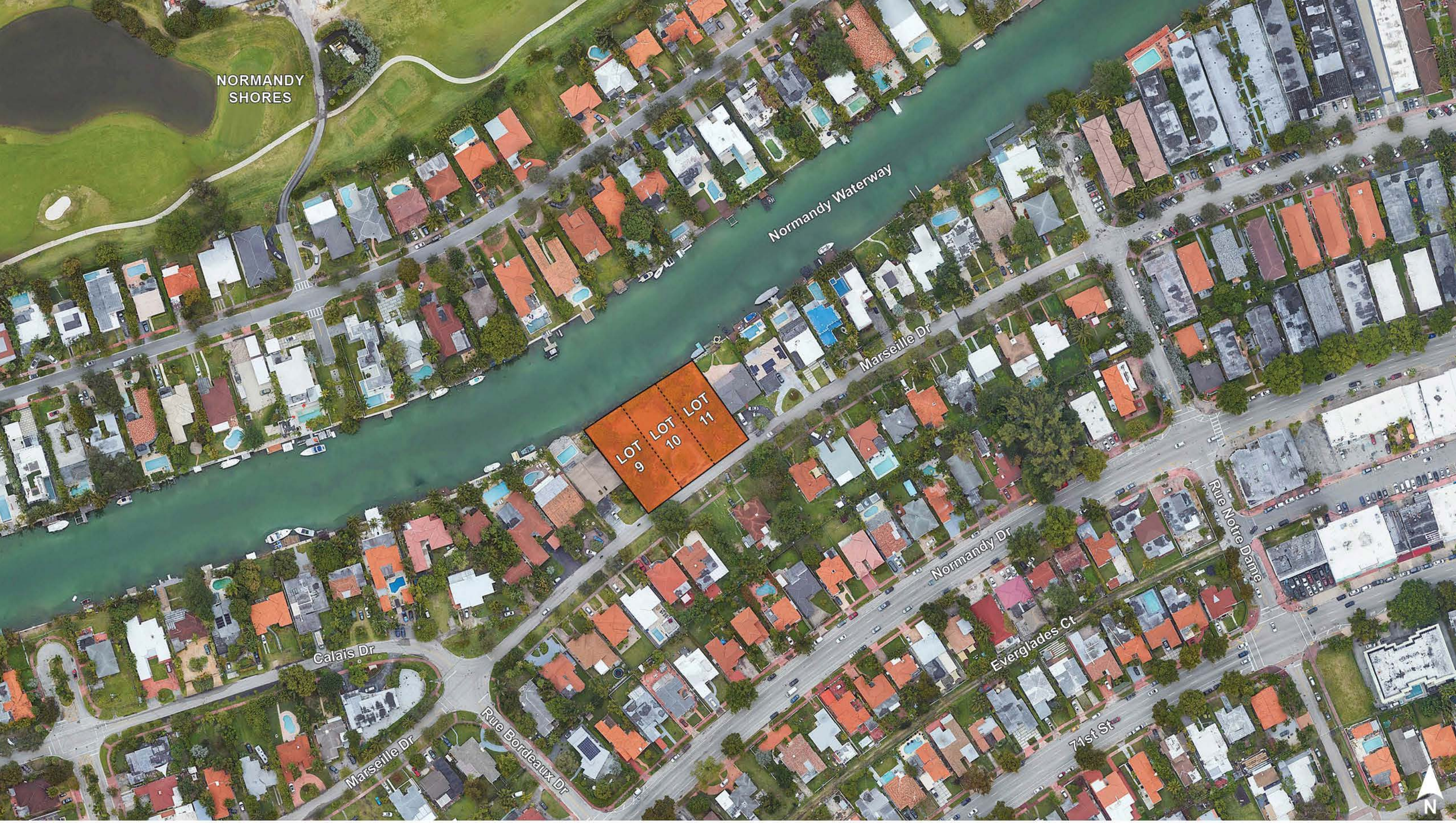
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ITEM #	Project Information				
1	Address:	***1415 MARSEILLE DRIVE - LOT 11***			
2	Folio number(s):	02-3210-010-0040			
3	Board and file number(s) :	***PB24-0657 (PREVIOUS PB-21-0420)***			
4	Year built: N/A	Zoning District:		RS-4	
5	Located within 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 17/32"*
8	Base Flood Elevation:	*8.0' NGVD*	Grade value in NGVD:		*3.67' NGVD*
9	Adjusted grade (Flood+Grade/2):	*5.835" NGVD*	Free board:		*5'-0" NGVD*
10	30" above grade:	*6.17' NGVD*	Lot Area:		*7,798.79 SQ. FT.*
11	Lot width:	*64.01' (AVG)*	Lot Depth:		*132.15' (AVG)*
12	Max Lot Coverage SF and %:	2,339.63 SF (30%)	Proposed Lot Coverage SF and %:		2,339.63 SF (30%)
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)		500 *SF*
14	Front Yard Open Space SF and %:	*1,293.03 (70%)*	Rear Yard Open Space SF and %:		905.12 SF (70%)
15	Max Unit Size SF and %:	*3,899.4 SQ. FT. (50%)*	Proposed Unit Size SF and %:		*3,899.4 SQ. FT. (50%)*
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		*1,751 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)		*26'-6"**	
20	Front Setbacks:	30'	N/A	*34'-7"*	
	Front First level:	20'	N/A		
	Front second level:	40'	N/A		
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	*16'-4"*	
23	Side 1:	8.5'	N/A	*8'-10"*	
24	Side 2 or (facing street):	7.5'	N/A	*7'-6"*	
25	Rear:	20'	N/A	24'	
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.				

Notes: Indicate N/A if not applicable.

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1/2 MILE



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

STATE OF FLORIDA · CHRISTOPHER FERNANDEZ · AR100472 · REGISTERED ARCHITECT

AERIAL VIEWS *03.31.2024* *.A0.06*


NORMANDY
SHORES
Normandy Waterway
9
10
11
Marseille Dr
Normandy Dr
Rue Bordeaux Dr



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA
Land & Design

STATE OF FLORIDA
CHRISTOPHER FERNANDEZ
AR100472
REGISTERED ARCHITECT

AXONMETRIC VIEWS *03.31.2024* *.A0.07b*



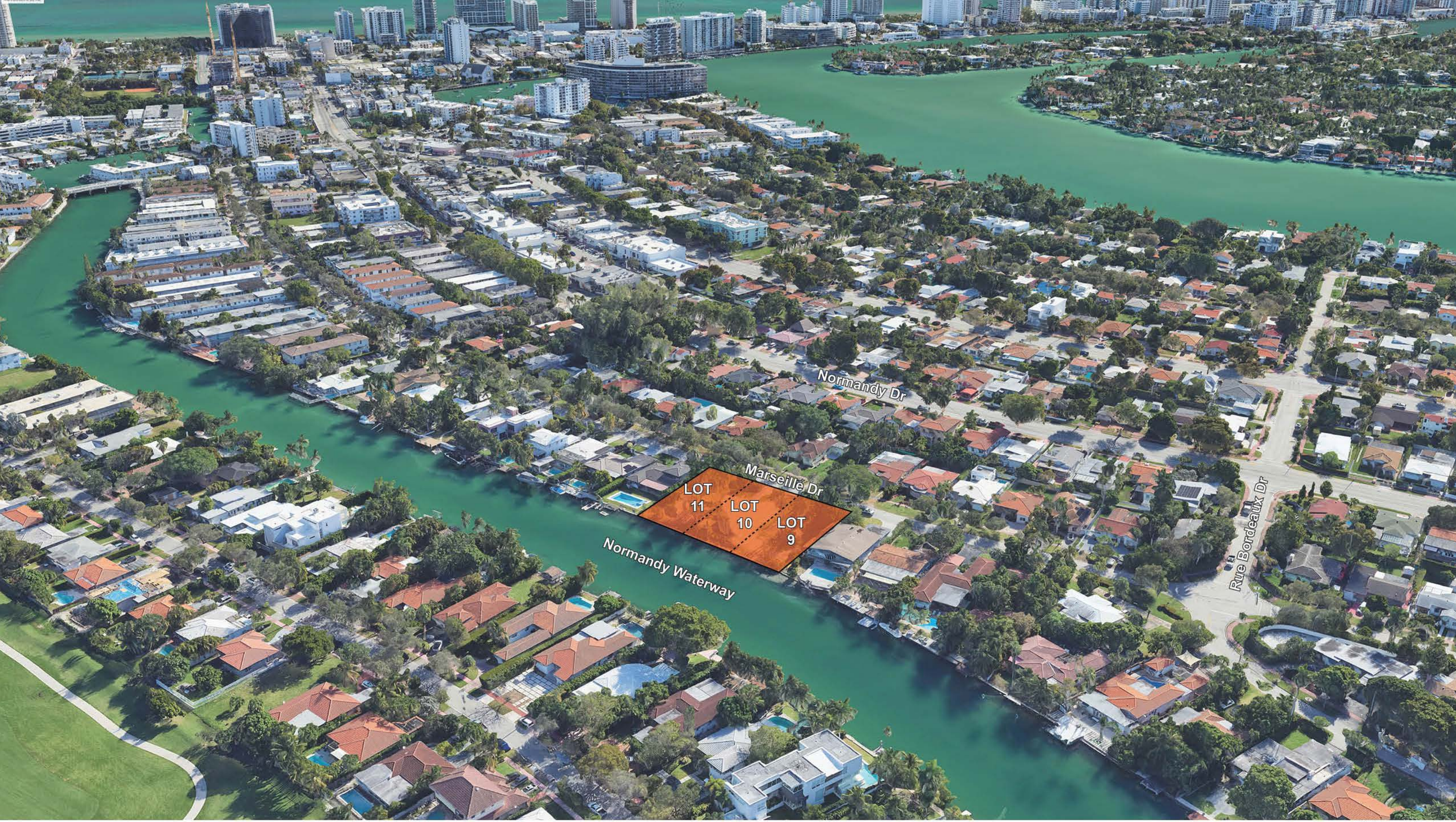
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

STATE OF FLORIDA · CHRISTOPHER FERNANDEZ · AR100472 · REGISTERED ARCHITECT

AXONMETRIC VIEWS *03.31.2024* *.A0.07c*



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

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AXONMETRIC VIEWS *03.31.2024* *.A0.07d*



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

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SITE PHOTO LOCATIONS *03.31.2024* *.A0.08*