

NORMANDY ISLAND LOT SPLIT APPLICATION

1415 MARSEILLE DRIVE - MIAMI BEACH



INDEX OF DRAWINGS:

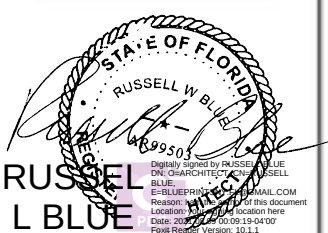
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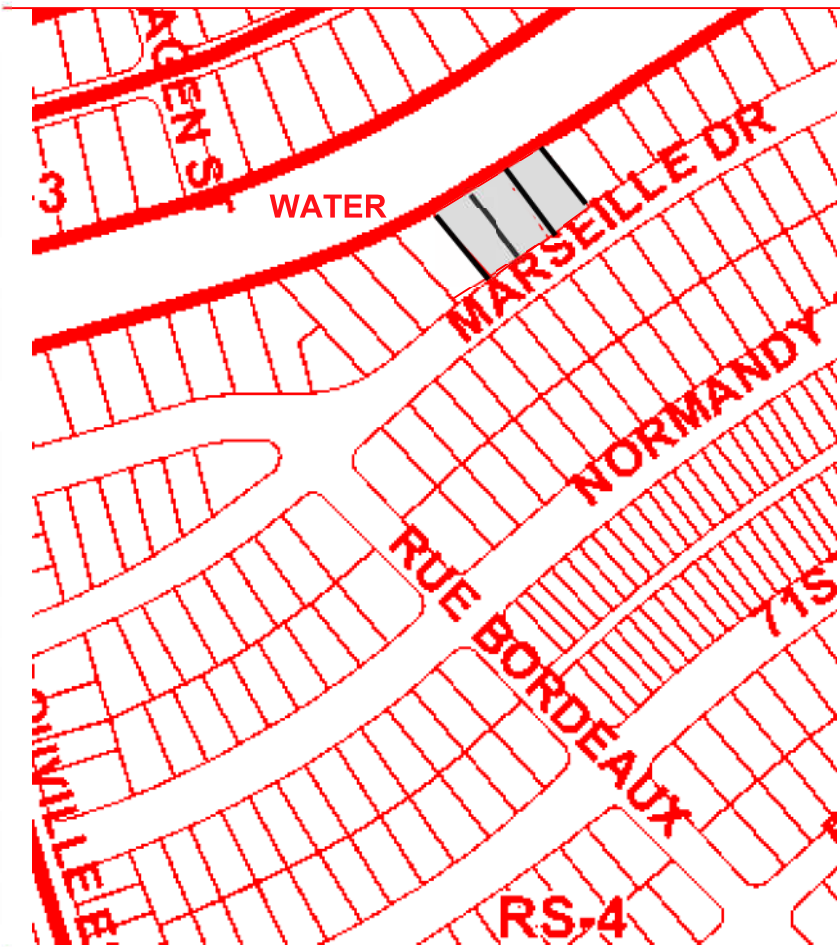
SCOPE OF WORK: LOT SPLIT INTO THREE LOTS (9,10 & 11)

PB21 - 0420

FOLIO # 02-3210-010-0050

FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11	DRAWING TITLE: COVER SHEET INDEX OF DRAWINGS	SEAL & SIGNATURE  RUSSELL W. BLUE R.A.		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-818-5022 EMAIL: blueprintsNY.FL@gmail.com	A-00
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.				DWG. NO. 1 OF 25



LOT SPLIT SURROUNDING PROPERTIES

FINAL SUBMITTAL - 4-26-2021
FOLIO - 02-3210-010-0050
PB21 - 0420
FINAL SUBMISSION - AUGUST 9, 2021

1/2 MILE RADIUS AERIAL VIEW

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11	DRAWING TITLE: SITE LOCATION PLAN & AERIAL VIEW
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
 ARCHITECT
 RUSSELL W. BLUE P.A.

BLUE
 布鲁

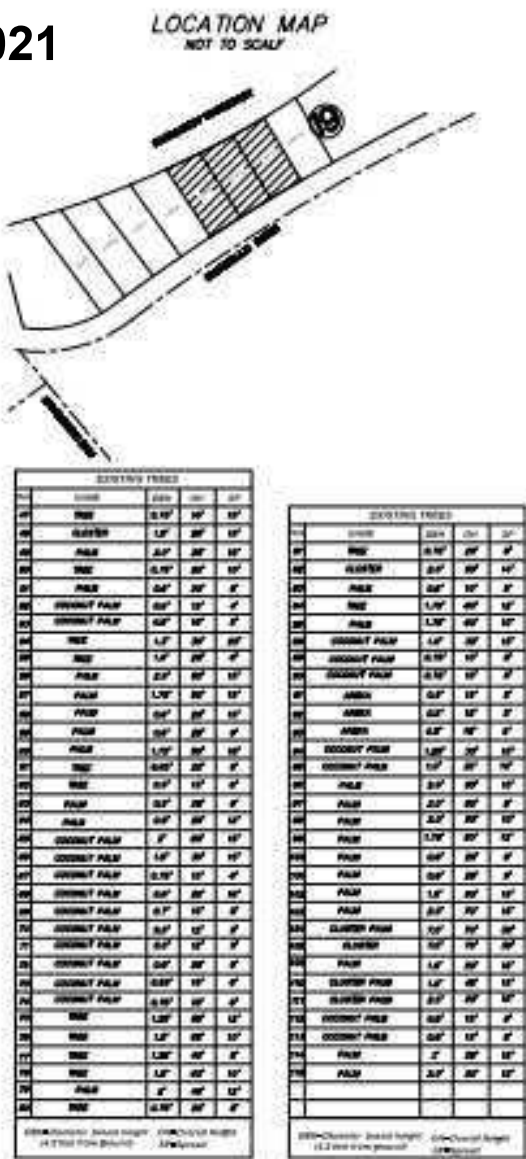
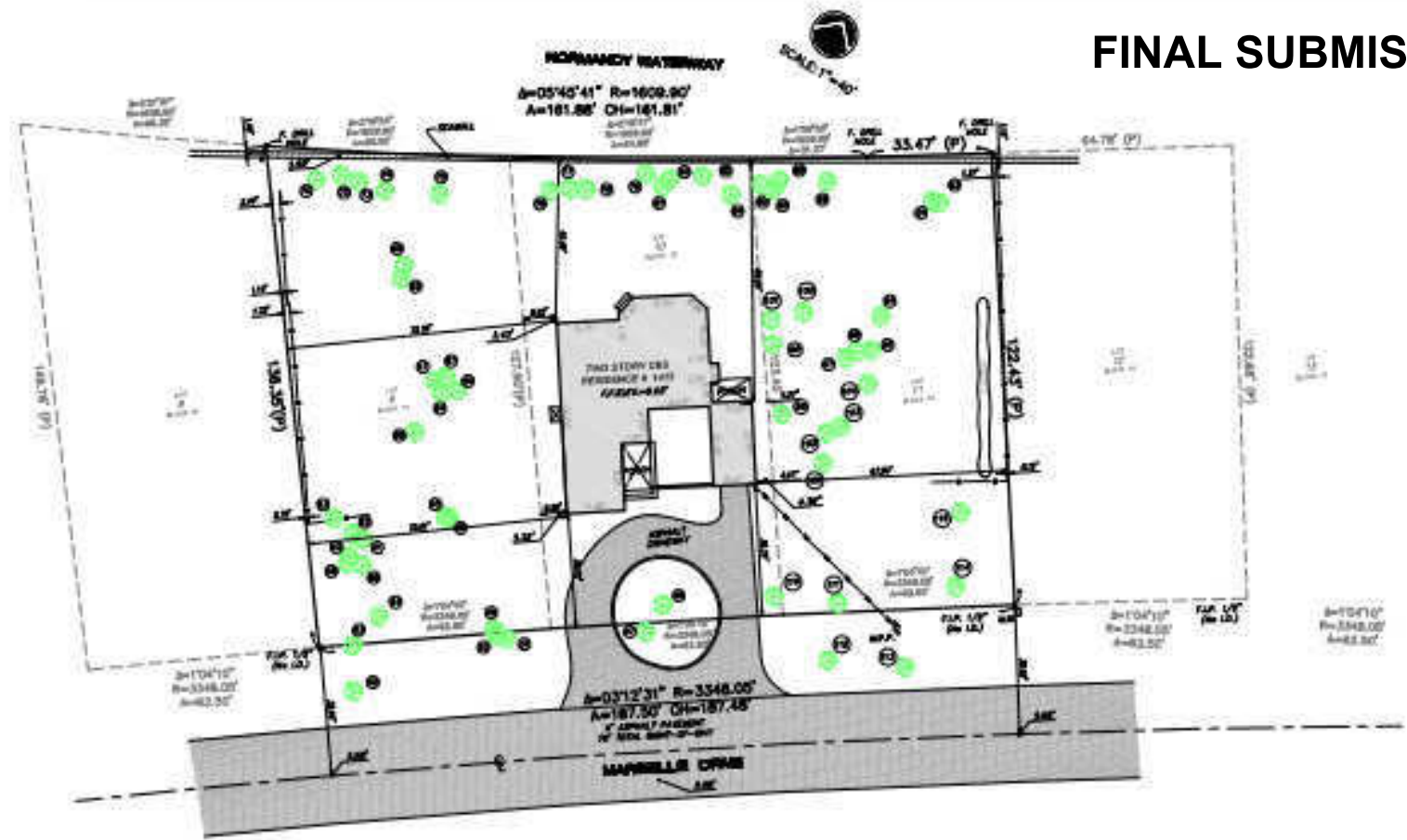
RUSSELL BLUE, ARCHITECT
 ARCHITECTURE & DESIGN
 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON 631-726-0019
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NEW YORK CITY 212-725-3638

FAX: 631-818-5022
 EMAIL: blueprintsNY.FL@gmail.com

A-01

DWG NO. 2 OF 25



LAND AREA = 24,176.17 SQ. FEET

BOUNDARY SURVEY

PROPERTY ADDRESS: 1415 MARSEILLE DR., MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: LOTS 9, 10, 11, BLOCK 19, NORMANDY WATERWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND & ABBREVIATIONS:

LEGEND CONC. BLOCK WALL WOOD DECK COVERED AREA ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON FENCE (IF) ARC DISTANCE LENGTH CENTRAL ANGLE / DELTA RADIUS TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN C.U. = CABLE UTILITY BOX	ABBREVIATIONS B.C. = BLOCK CORNER P. = PROPERTY LINE C. = CENTER LINE M. = MONUMENT LINE C.A.C. = CALCULATED M. = FIELD MEASURED P. = PER PLAT T.M. = TYPICAL P.M. = PERMANENT R.M. = REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT F.D. NAIL = FOUND NAIL F.D. S/H = FOUND DRILL HOLE F.D. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER W/W = RIGHT OF WAY	ABBREVIATIONS U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT E.M. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION R.T.S. = RIGHT TO SCALE P.B. = PLAT BOOK O.R. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE B.D. = BUILDING O.H.U. = OVERHEAD UTILITY LINES T.E. = TELEPHONE FACILITIES	ABBREVIATIONS P.R.C. = POINT OF REVERSE CURVE CH = CHORD CH BRS. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK T.B.M. = TEMPORARY BENCH MARK F.D. I.R. = FOUND IRON RING F.D. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD T.M. = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT O.O. = EXISTING ELEVATION	ABBREVIATIONS ELEV. = ELEVATION SEC. = SECTION TNS. = TOWNSHIP R.S. = RANGE S.W. = SEWAGE
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 473.007 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2804

SINCE 1987
BLANCO SURVEYORS INC.

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MIAMI BEACH, FL 33141

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Fax: (305) 865-7810

(305) 865-1200

FLOOD ZONE: AE

PANEL: 0307

DATE: 03/18/21

SCALE: 1" = 40'

SUPP. L

FEMA DATE: 09/11/09

BASE: 8'

COMMUNITY # 120851

DWN. BY: R.BELLO

JOB No. 21-235

SURVEYOR'S SEAL



PB21-0420

PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

PB21 - 0420

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:

EXISTING SURVEY
LOTS 9,10 & 11

DATE:

04.11.2021

SCALE:

DRAWN BY:

D.K.G.

CHECKED BY:

R.B.

SEAL & SIGNATURE
STATE OF FLORIDA
REGISTERED PROFESSIONAL SURVEYOR
RUSSELL W. BLUE
#28950

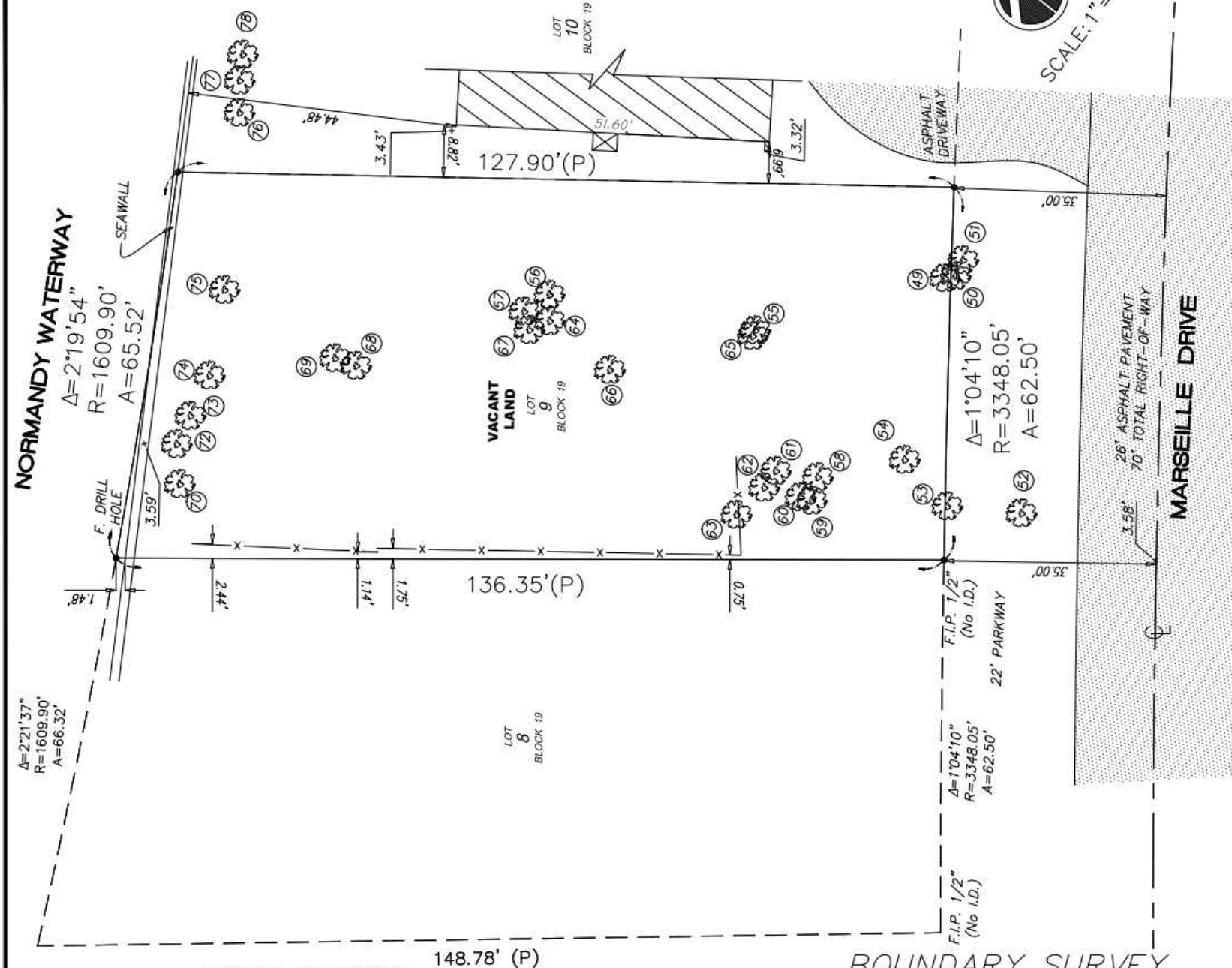
BLUE
ADIS NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2804

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
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EMAIL: blueprintsNY.FL@gmail.com

A-02

LAND AREA = 8,389.97 FEET

FINAL SUBMISSION - AUGUST 9, 2021



LEGEND & ABBREVIATIONS:

CONCRETE	B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT
CONC. BLOCK WALL	P. = PROPERTY LINE	A.E. = ANCHOR EASEMENT
WOOD DECK	C. = CENTER LINE	D.E. = DRAINAGE EASEMENT
COVERED AREA	M. = MONUMENT LINE	ENCR. = ENCROACHMENT
ASPHALT	CALC. = CALCULATED	F.F. ELEV. = FINISHED FLOOR
CHAIN LINK FENCE (CLF)	M. = FIELD MEASURED	P. = PER PLAT
WOOD FENCE (WF)	TYP. = TYPICAL	P.R.M. = PERMANENT REFERENCE MONUMENT
IRON FENCE (IF)	P.C.P. = PERMANENT CONTROL POINT	P.C.P. = PERMANENT CONTROL POINT
A = ARC DISTANCE	FD. NAIL = FOUND NAIL	C.B.S. = CONCRETE BLOCK STRUCTURE
L = LENGTH	FD. D/H = FOUND DRILL HOLE	BLDG. = BUILDING
Δ = CENTRAL ANGLE / DELTA	FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER	O.H.L. = OVERHEAD UTILITY LINES
R = RADIUS	C.M. = CONCRETE MONUMENT	T.L. = TELEPHONE FACILITIES
T = TANGENT	W.M. = WATER METER	
P.T. = POINT OF TANGENCY	R/W = RIGHT OF WAY	
P.C. = POINT OF CURVATURE		
P.C.C. = POINT OF COMPOUND CURVE		
C.B. = CATCH BASIN		
CATV = CABLE UTILITY BOX		

P.R.C. = POINT OF REVERSE CURVE	ELEV. = ELEVATION
CH. BRG. = CHORD BEARING	SEC. = SECTION
B.M. = BENCH MARK	TWS. = TOWNSHIP
B.R. = BEARING REFERENCE	RG. = RANGE
P.O.C. = POINT OF COMMENCEMENT	SWK. = SIDEWALK
P.O.B. = POINT OF BEGINNING	
T.B.M. = TEMPORARY BENCH MARK	
P.O.B. = POINT OF BEGINNING	
T.B.M. = TEMPORARY BENCH MARK	
FD. I.R. = FOUND IRON REBAR	
FD. P.K.NAIL = FOUND PARKER-KALON NAIL	
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	
A/C = AIR CONDITIONER PAD	
TX = TRANSFORMER	
P.P. = POWER POLE	
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	
+ 0.0' = EXISTING ELEVATION	

ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK. = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS
NUNEZ

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

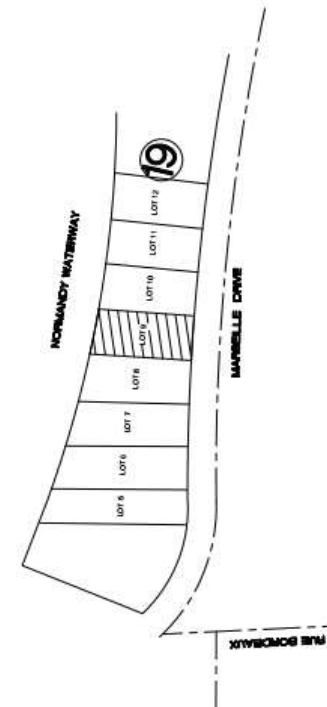
Digitally signed by ADIS NUNEZ
DN: cn=ADIS NUNEZ, o=STATE OF FLORIDA, ou=LAND SURVEYORS, email=ADISNUNEZ@FLSOS.COM, c=US
Date: 2021.08.19 15:02:11 -0400

EXISTING TREES			
NO.	NAME	DBH	CH
47	TREE	0.75'	18'
48	CLOSTER	1.5'	25'
49	PALM	2.0'	25'
50	TREE	0.75'	20'
51	PALM	0.6'	20'
52	COCONUT PALM	0.6'	15'
53	COCONUT PALM	0.6'	15'
54	TREE	1.3'	35'
55	TREE	1.0'	25'
56	PALM	2.0'	50'
57	PALM	1.75'	50'
58	PALM	0.6'	25'
59	PALM	0.6'	25'
60	PALM	1.75'	50'
61	TREE	0.65'	20'
62	TREE	0.5'	15'
63	PALM	0.5'	25'
64	PALM	0.8'	25'
65	COCONUT PALM	2'	60'
66	COCONUT PALM	1.5'	30'
67	COCONUT PALM	0.75'	15'
68	COCONUT PALM	0.8'	20'
69	COCONUT PALM	0.7'	15'
70	COCONUT PALM	5.0'	12'
71	COCONUT PALM	5.0'	12'
72	COCONUT PALM	0.8'	25'
73	COCONUT PALM	0.85'	15'
74	COCONUT PALM	0.75'	15'
75	TREE	1.25'	55'
76	TREE	1.5'	65'
77	TREE	1.25'	40'
78	TREE	1.5'	60'
79	PALM	2'	45'
80	TREE	0.75'	20'

DBH=Diameter Breast Height (4.5 feet from ground)
CH=Overall Height (4.5 feet from ground)
SP=Spread

EXISTING TREES			
NO.	NAME	DBH	CH
81	TREE	0.75'	20'
82	CLOSTER	2.0'	50'
83	PALM	0.6'	10'
84	TREE	1.75'	60'
85	PALM	1.75'	60'
86	COCONUT PALM	1.0'	35'
87	COCONUT PALM	0.75'	10'
88	COCONUT PALM	0.75'	10'
89	AREKA	0.5'	15'
90	AREKA	0.5'	15'
91	AREKA	0.5'	15'
92	COCONUT PALM	1.25'	30'
93	COCONUT PALM	1.0'	30'
94	PALM	2.0'	55'
95	PALM	2.0'	50'
96	PALM	2.0'	55'
97	PALM	1.75'	50'
98	PALM	0.8'	25'
99	PALM	0.8'	25'
100	PALM	0.8'	25'
101	PALM	1.5'	50'
102	PALM	3.0'	70'
103	CLUSTER PALM	7.0'	70'
104	CLUSTER PALM	7.0'	70'
105	CLUSTER PALM	7.0'	70'
106	CLUSTER PALM	7.0'	70'
107	CLUSTER PALM	7.0'	70'
108	CLUSTER PALM	7.0'	70'
109	CLUSTER PALM	7.0'	70'
110	CLUSTER PALM	7.0'	70'
111	CLUSTER PALM	7.0'	70'
112	COCONUT PALM	0.8'	15'
113	COCONUT PALM	0.8'	15'
114	PALM	3'	25'
115	PALM	2.0'	20'

DBH=Diameter Breast Height (4.5 feet from ground)
CH=Overall Height (4.5 feet from ground)
SP=Spread

LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS: 1415 MARSEILLE DR., MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION: LOT 9, BLOCK 19, NORMANDY WATERWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# A-23-R LOC#3221 SW ELEV. 3.81'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES BEARING WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 60

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200

Email: blanco-surveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0307

DATE: 03/16/21

SCALE: 1" = 20'

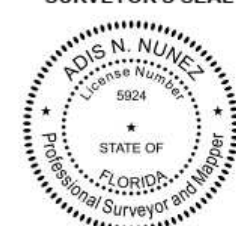
SUFFIX: L FEMA DATE: 09/11/09 BASE: 8'

COMMUNITY # 120651

DWN. BY: R.BELLO

JOB No. 21 - 235

SURVEYOR'S SEAL



PB21-0420

PROJECT INFO:

1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

CLIENT INFO:

MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA

DRAWING TITLE:

LOT 9
EXISTING SURVEY &
REDUCED SIZE TREE SURVEY

DATE:

04.11.2021

SCALE:

AS NOTED

DRAWN BY:

D.K.G.

CHECKED BY:

R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

BLUE
布鲁

RUSSELL BLUE, ARCHITECT

ARCHITECTURE & DESIGN

7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON
631-726-0019

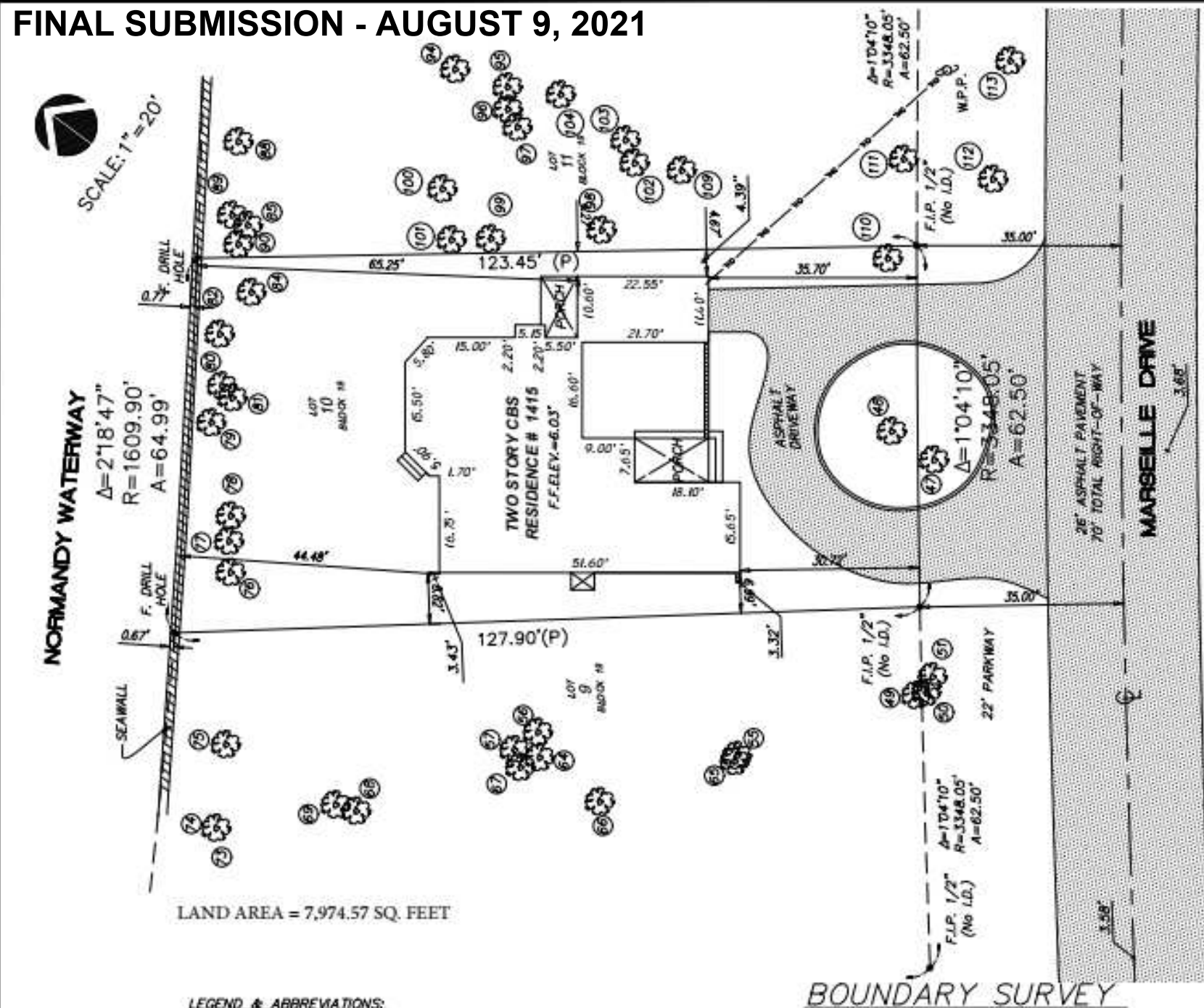
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NEW YORK CITY
212-725-3638

FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

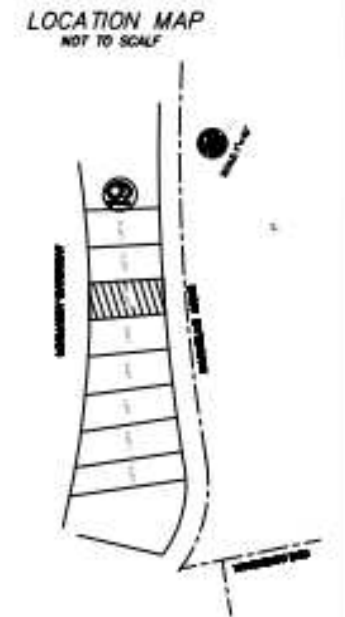
A-03a

DWG. NO. 4 OF 25

FINAL SUBMISSION - AUGUST 9, 2021

EXPLOSIVE INDEX				
	1500	2000	2500	3000
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17	WEE	0.60	0.60	0.60
18	WEE	0.60	0.60	0.60
19	WEE	0.60	0.60	0.60
20	WEE	0.60	0.60	0.60
21	WEE	0.60	0.60	0.60
22	WEE	0.60	0.60	0.60
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80	WEE	0.60	0.60	0.60
81	WEE	0.60	0.60	0.60
82	WEE	0.60	0.60	0.60
83	WEE	0.60	0.60	0.60
84	WEE	0.60	0.60	0.60
85	WEE	0.60	0.60	0.60
86	WEE	0.60	0.60	0.60
87	WEE	0.60	0.60	0.60
88	WEE	0.60	0.60	0.60
89	WEE	0.60	0.60	0.60
90	WEE	0.60	0.60	0.60
91	WEE	0.60	0.60	0.60
92	WEE	0.60	0.60	0.60
93	WEE	0.60	0.60	0.60
94	WEE	0.60	0.60	0.60
95	WEE	0.60	0.60	0.60
96	WEE	0.60	0.60	0.60
97	WEE	0.60	0.60	0.60
98	WEE	0.60	0.60	0.60
99	WEE	0.60	0.60	0.60
100	WEE	0.60	0.60	0.60

EXTENDED TREES				
#	NAME	SIZE	VAL	CLS
01	TRIE	0.00	20	A
02	GOSSIP	0.00	20	A
03	PAIR	0.00	20	A
04	TRIE	1.00	20	A
05	PAIR	1.00	20	A
06	GOSSIP PAIR	1.0	20	A
07	GOSSIP PAIR	0.00	20	A
08	GOSSIP PAIR	0.00	20	A
09	PAIR	0.0	10	A
10	PAIR	0.0	10	A
11	PAIR	0.0	10	A
12	GOSSIP PAIR	1.00	20	A
13	GOSSIP PAIR	0.0	20	A
14	PAIR	0.0	10	A
15	PAIR	0.0	20	A
16	PAIR	1.00	20	A
17	PAIR	0.0	20	A
18	PAIR	1.0	20	A
19	PAIR	0.0	20	A
20	PAIR	0.0	20	A
21	GOSSIP PAIR	0.0	20	A
22	GOSSIP PAIR	0.0	20	A
23	GOSSIP PAIR	0.0	20	A
24	PAIR	0.0	20	A



PROPERTY ADDRESS: 1415 MARSEILLE DR., MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: LOT 10, BLOCK 19, NORMANDY WATERWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BVM A-23-R LOC#S221 S/W ELEV. 9.81'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 60

 = CONCRETE  = CONC. BLOCK WALL  = WOOD SIGN  = COVERED AREA  = ASPHALT  = CHAIN LINK FENCE (CLF)  = WOOD FENCE (WF)  = IRON FENCE (IF) A = ARC DISTANCE L = LENGTH C = CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.M. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN C.U.V. = CABLE UTILITY BOX	B.C. = BLOCK CORNER P.L. = PROPERTY LINE C = CENTER LINE M. = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT T.M. = TYPICAL P.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT F.D. NAIL = FOUND NAIL F.D. D/H = FOUND DRILL HOLE F.D. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE B.D.G. = BUILDING O.H.U. = OVERHEAD UTILITY UNITS T.E. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH = CHORD CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.T. = POINT OF TANGENCY T.B.M. = TEMPORARY BENCH MARK F.D. I.R. = FOUND IRON REBAR F.D. P.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD T. = TRANSFORMER P.F. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + 0.0' = EXISTING ELEVATION	ELEV. = ELEVATION SEC. = SECTION T.O. = TOWNSHIP R. = RANGE S.W. = SEWALK
---	---	---	--	---

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.007 FLORIDA STATUTES; THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAN OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
Digitally signed by Adis Nunez
DN: cn=ADIS NUNEZ, o=ADIS NUNEZ, email=adn@adn.com, c=US
Date: 2014.04.14 10:00:11 -0400

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #0924

SINCE 1987 BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 (305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810			
FLOOD ZONE: AE PANEL: 0307		SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8' COMMUNITY # 120651	
DATE: 03/16/21	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB NO. 21 - 235

PB21 - 0420

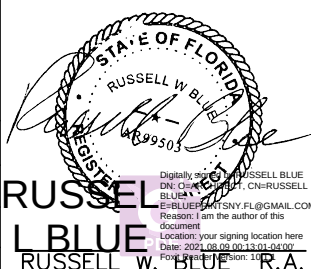
PROJECT INFO:
1415 MARSEILLE DRIVE — LOT SPLIT
LOTS 09, 10, & 11
—
—

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAM BEACH, FLORIDA

DRAWING TITLE:
**LOT 10
EXISTING SURVEY &
REDUCED SIZE TREE SURVEY**

DATE:	04.11.2021
SCALE:	AS NOTED
DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL & SIGNATURE



BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON
631-726-0019

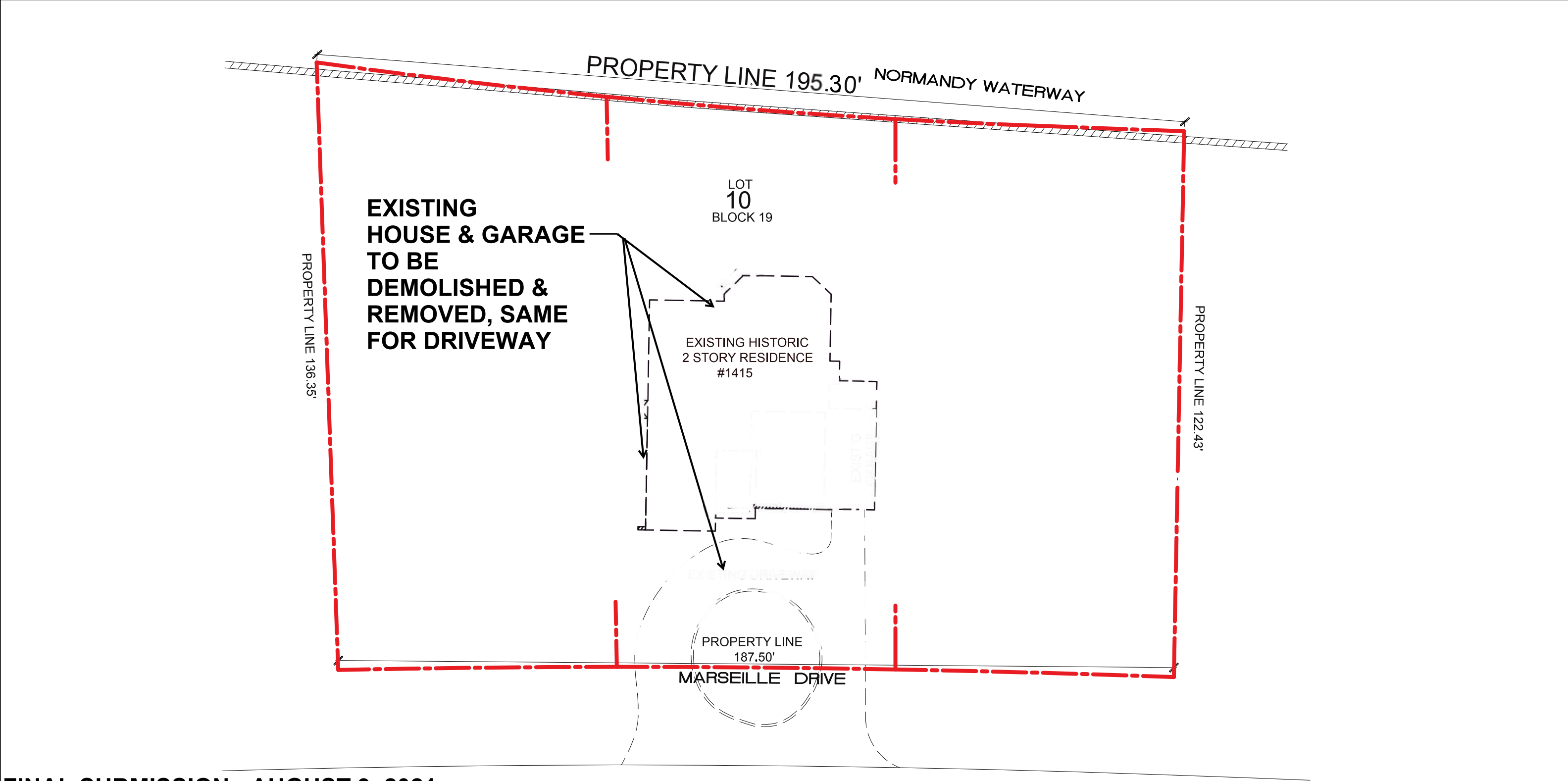
SOUTH FLORIDA
561-862-3391

NEW YORK CITY
212-725-3638

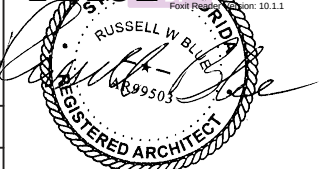
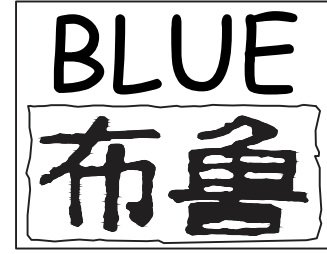
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

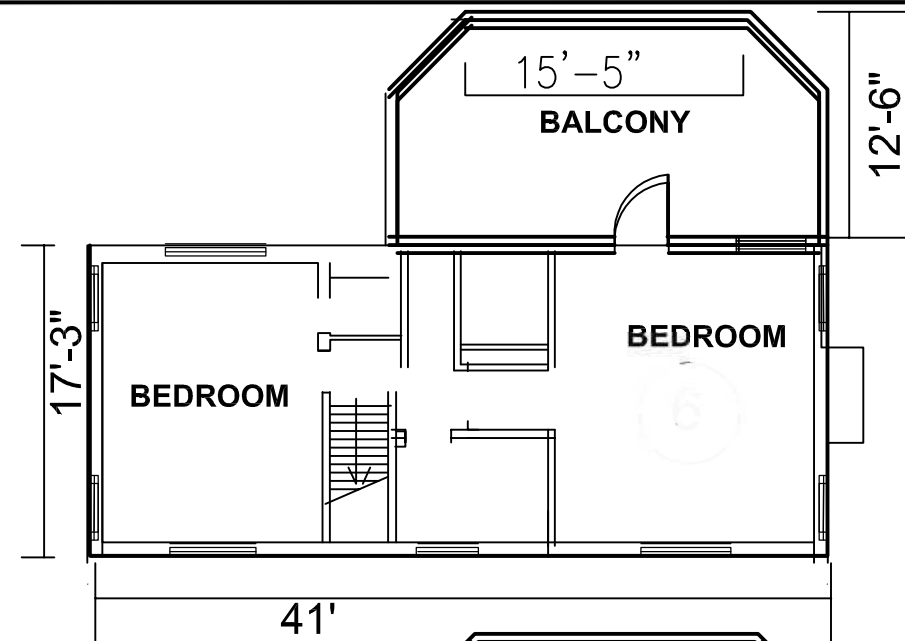
A - 03b

DWG NO. **5 OF 25**

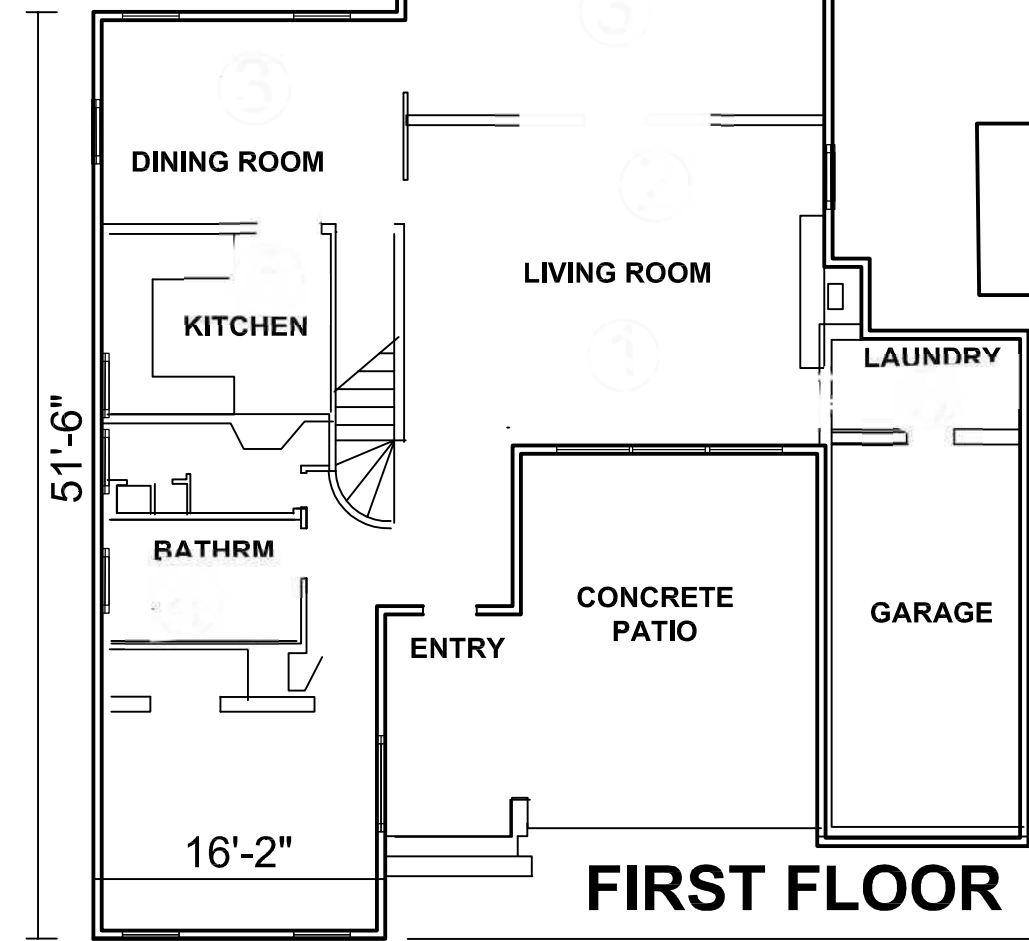


FINAL SUBMISSION - AUGUST 9, 2021
PB21-0420

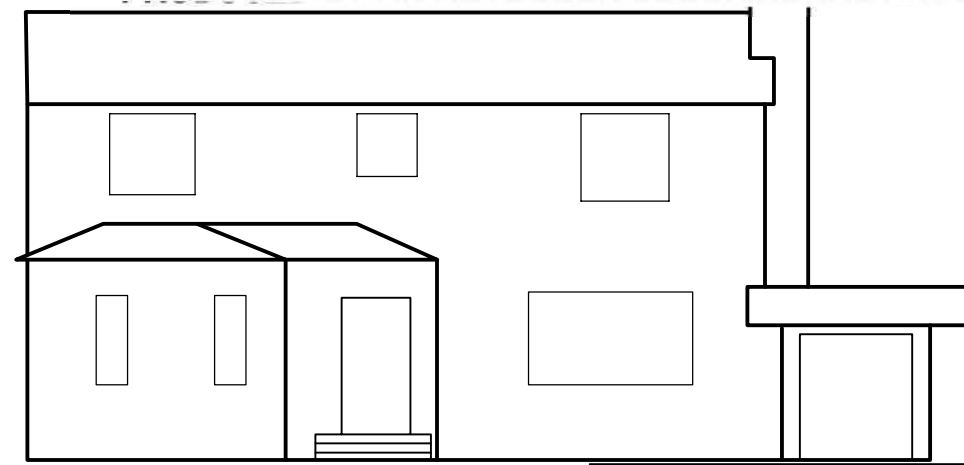
PROJECT INFO: 1415 MARSEILLE DRIVE — LOT SPLIT LOTS 09, 10, & 11 — —	DRAWING TITLE: EXISTING PROPERTY LOT 10 - EXISTING HOUSE AND DEMOLITION LOCATION	SEAL & SIGNATURE RUSSELL W. BLUE DN: O=ARCHITECT, CN=RUSSELL BLUE, E=BLUEPRINTS.NY.FL@GMAIL.COM Reason: I am the author of this document. Location: signing location here Date: 2021.08.09 00:15:02-04'00' Printed Name: Russell W. Blue, 10.1.1  RUSSELL W. BLUE R.A.		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434	A-04
CLIENT INFO: — MARIA CAIOLA — 1415 MARSEILLE DRIVE — MIAMI BEACH, FLORIDA	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.			SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-818-5022 EMAIL: blueprintsNY.FL@gmail.com	DWG NO. 7 OF 25



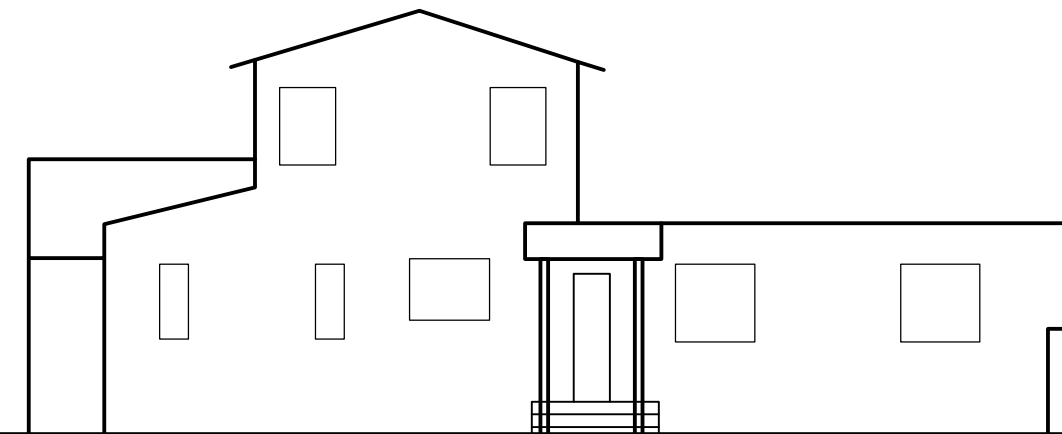
2nd FLOOR



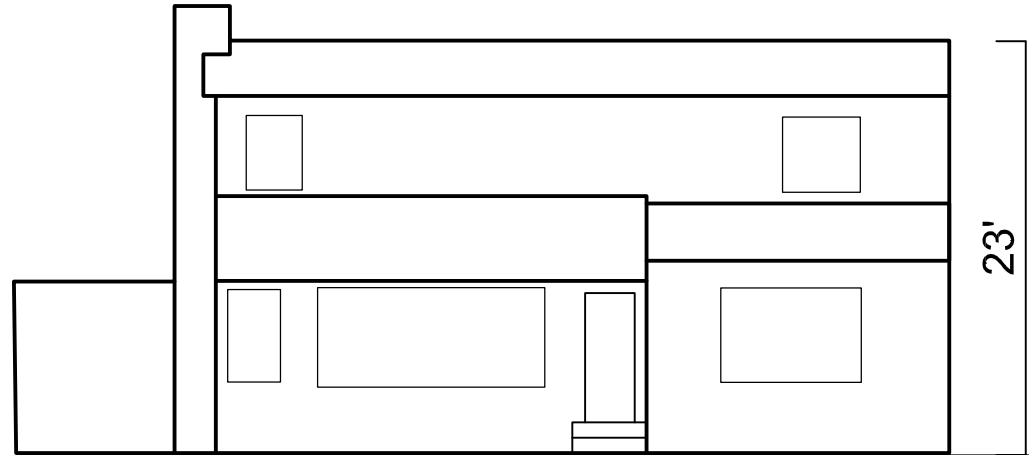
FIRST FLOOR



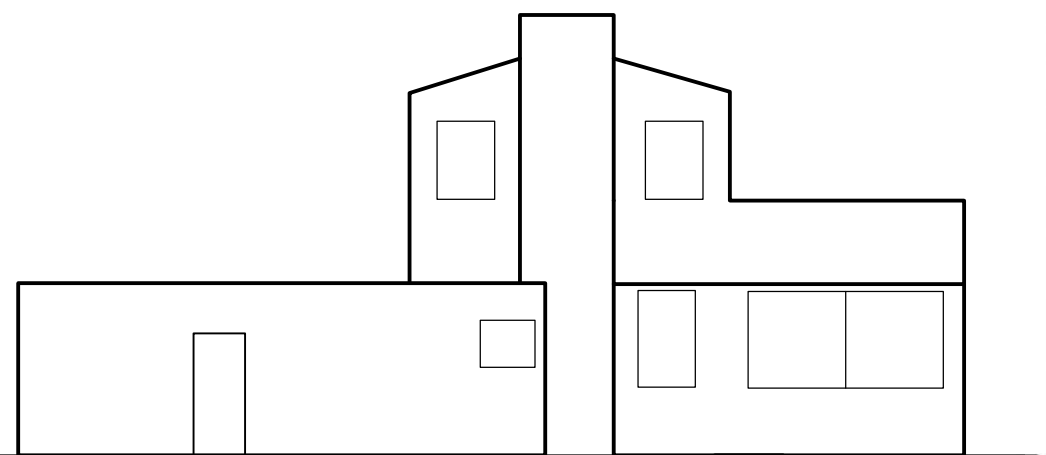
FRONT ELEVATION



SIDE ELEVATION (NORTHEAST)



REAR ELEVATION



SIDE ELEVATION (SOUTHWEST)

SCALE: 3/32" = 1'-0"

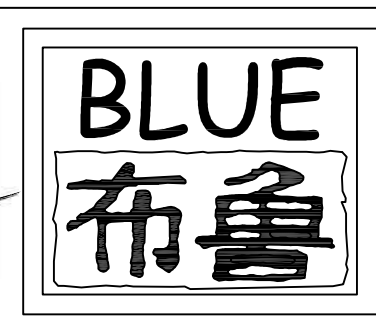
FINAL SUBMISSION - AUGUST 9, 2021
PB21 - 0420

PROJECT INFO:
1415 MARSEILLE DRIVE — LOT SPLIT
LOTS 09, 10, & 11
—
—
CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131
—

DRAWING TITLE:
**EXISTING HOUSE
TO BE DEMOLISHED
LOT 10**
DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

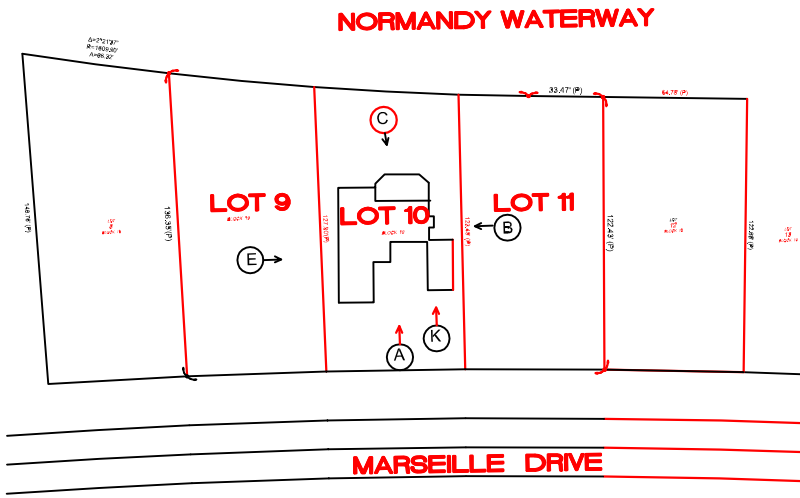
SEAL & SIGNATURE
RUSSELL BLUE
L. BLUE

RUSSELL W. BLUE R.A.



RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019
SOUTH FLORIDA 561-862-3391
NEW YORK CITY 212-725-3638
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A-04a
DWG NO. 7 OF 25



(A) FRONT



(B) SIDE



(C) REAR



(E) SIDE



(K) REAR/SIDE

FINAL SUBMISSION - AUGUST 9, 2021
PB21 - 0420

PROJECT INFO:	1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11
CLIENT INFO:	MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131

DRAWING TITLE:	EXISTING HOUSE EXTERIOR PHOTOS
DATE:	04.11.2021
SCALE:	AS NOTED
DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
L. BLUE
RUSSELL W. BLUE P.A.

BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

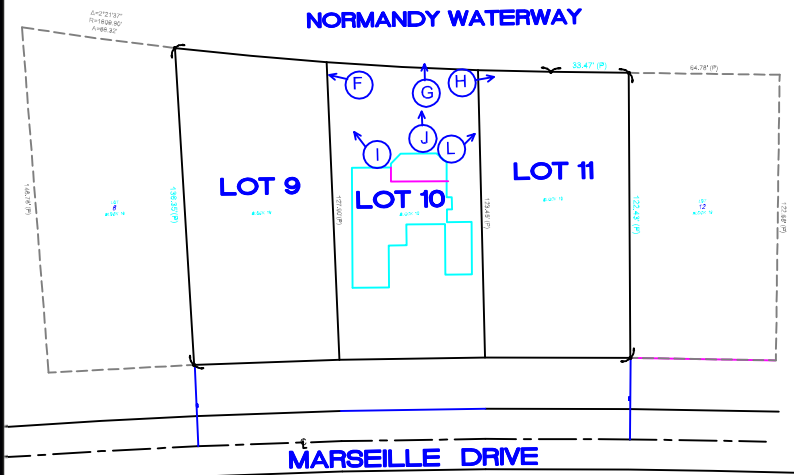
SOUTHAMPTON 631-726-0019	SOUTH FLORIDA 561-862-3391	NEW YORK CITY 212-725-3638
-----------------------------	-------------------------------	-------------------------------

FAX: 631-518-5022
EMAIL: blueprintsNY,FL@gmail.com

A-05

DWG NO. 8 OF 25

FINAL SUBMISSION - AUGUST 9, 2021



DWG. NO. 9 OF 27



F



G



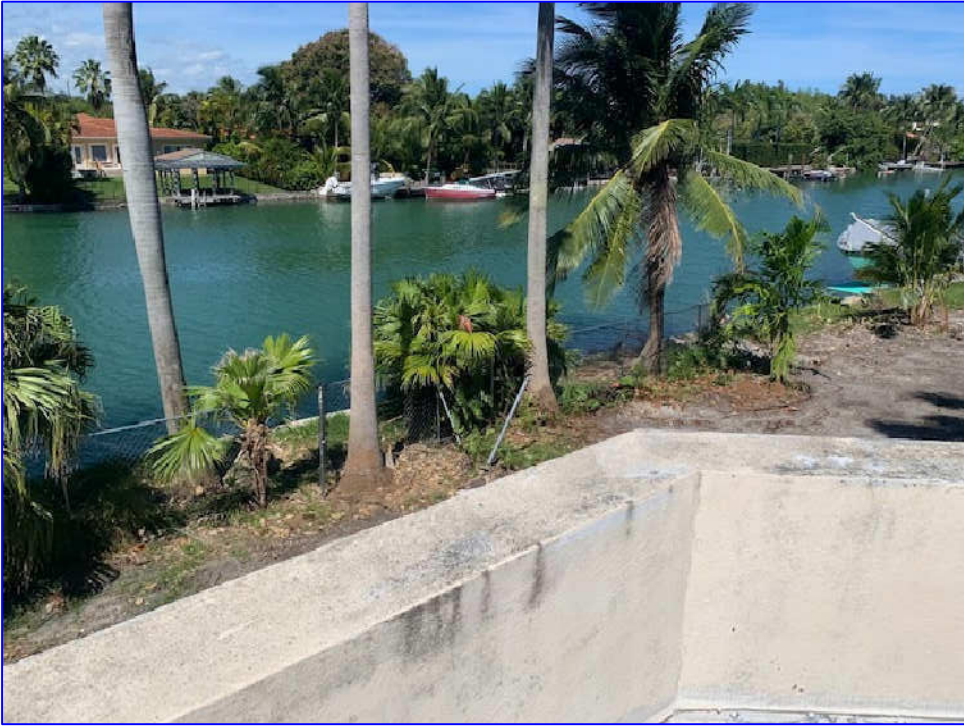
H



I



J



L

PB21 - 0420

PROJECT INFO:	1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11
CLIENT INFO:	MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131

DRAWING TITLE:	EXISTING HOUSE & SITE PHOTOS
DATE:	04.11.2021
SCALE:	AS NOTED
DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
R.A.

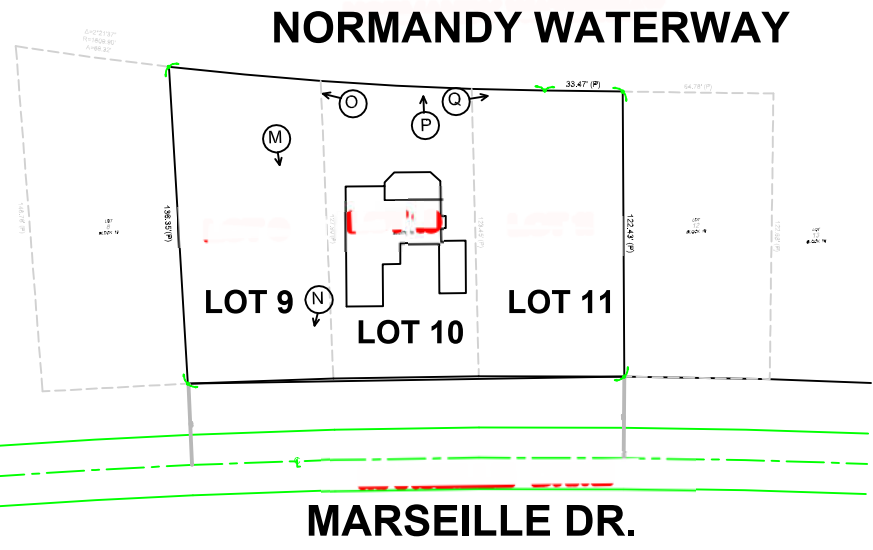


RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7788 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434

SOUTHAMPTON 631-726-0019	SOUTH FLORIDA 561-862-3391	NEW YORK CITY 212-725-3638
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FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A-06



(M)



(N)



(O)



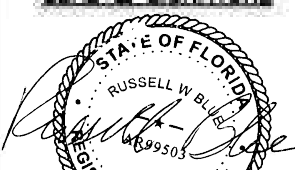
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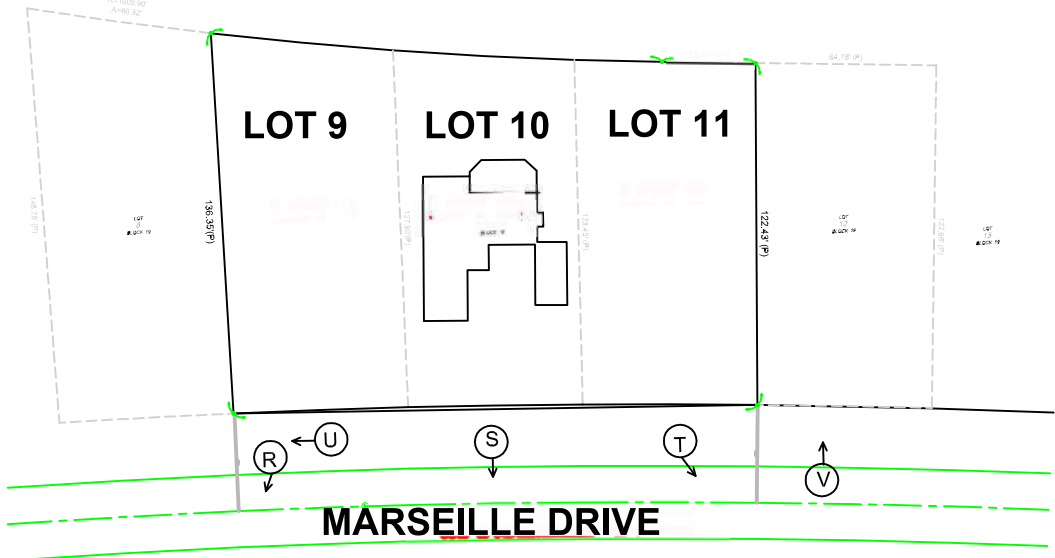
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PB21-0420

FINAL SUBMISSION-AUGUST 9,2021

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11	DRAWING TITLE: EXISTING HOUSE & SITE PHOTOS	SEAL & SIGNATURE  RUSSELL W. BLUE L. BLUE R.A.		BLUE 布鲁		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7788 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-818-5022 EMAIL: blueprintsNY.FL@gmail.com		A-07 DWG NO. 11 OF 25	
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.								

NORMANDY WATERWAY



(R)

(S)



(T)

FINAL SUBMISSION - AUGUST 9, 2021
PB21- 0420

(U)

(V)

PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:
SURROUNDING PROPERTIES

DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

SEAL & SIGNATURE

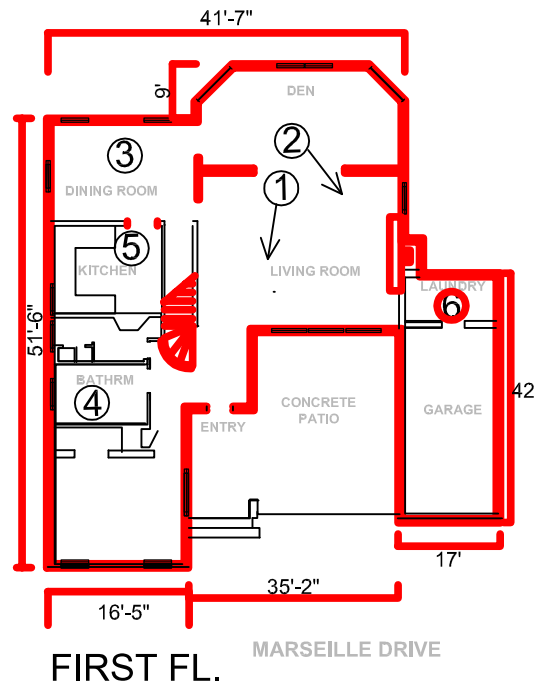
RUSSELL W. BLUE
L. BLUE
RUSSELL W. BLUE P.A.

BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019
SOUTH FLORIDA 561-862-3391
NEW YORK CITY 212-725-3638
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A-08

DWG NO. 12 OF 25



1



2



3



4



5



6

FINAL SUBMISSION - AUGUST 9, 2021
PB21-0420

PROJECT INFO:	1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11
CLIENT INFO:	MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131

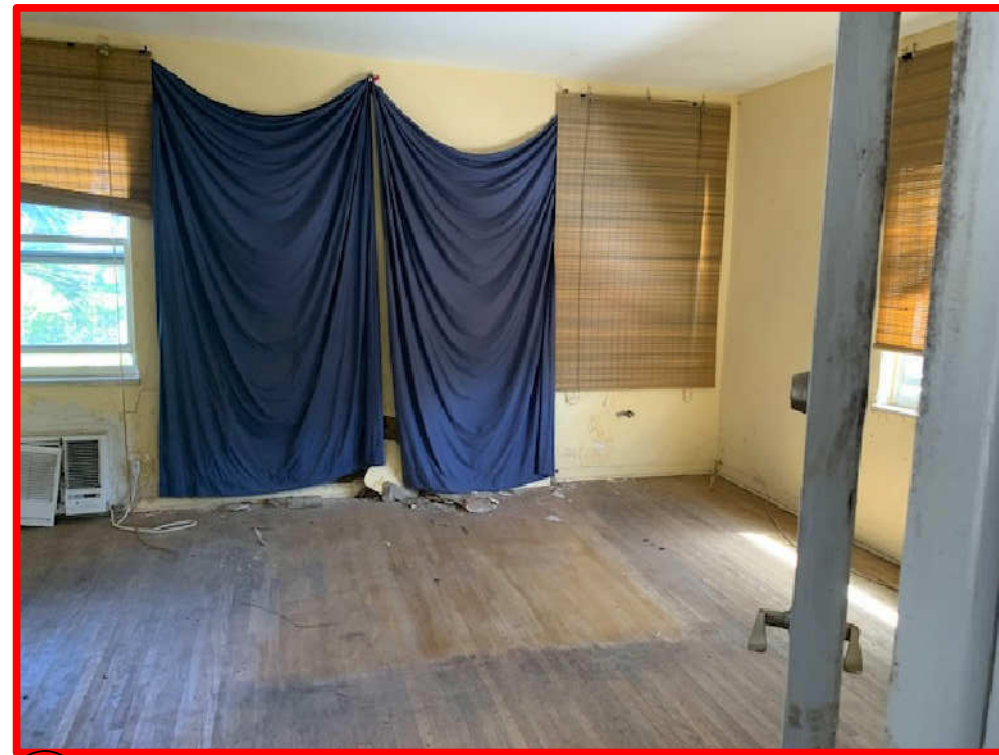
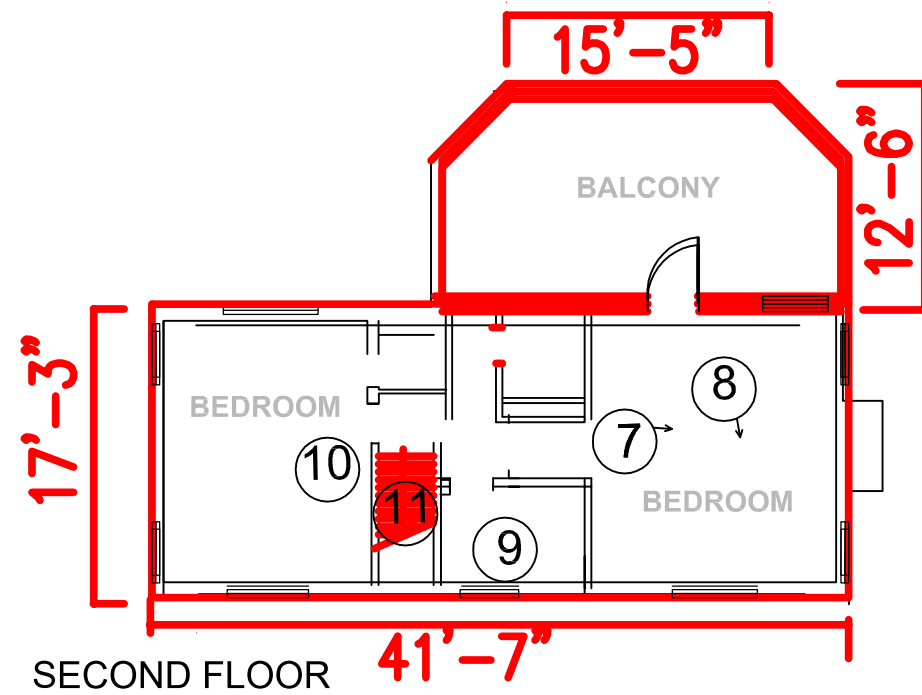
DRAWING TITLE:	EXISTING HOUSE INTERIOR PHOTOS FIRST FL.
DATE:	04.11.2021
SCALE:	AS NOTED
DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL OF SOUTH FLORIDA
REGISTERED ARCHITECT
RUSSELL W. BLUE
RUSSELL W. BLUE, R.A.

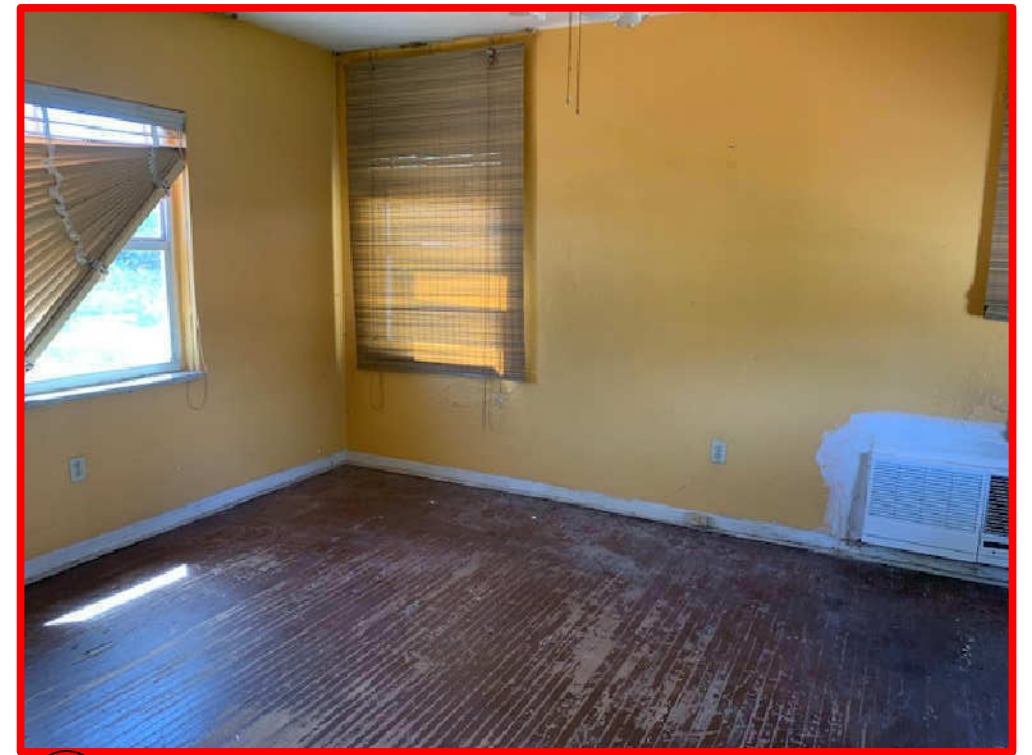
BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7788 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019
SOUTH FLORIDA 561-862-3391
NEW YORK CITY 212-725-3638
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A-09
DWG NO. 13 OF 25



7



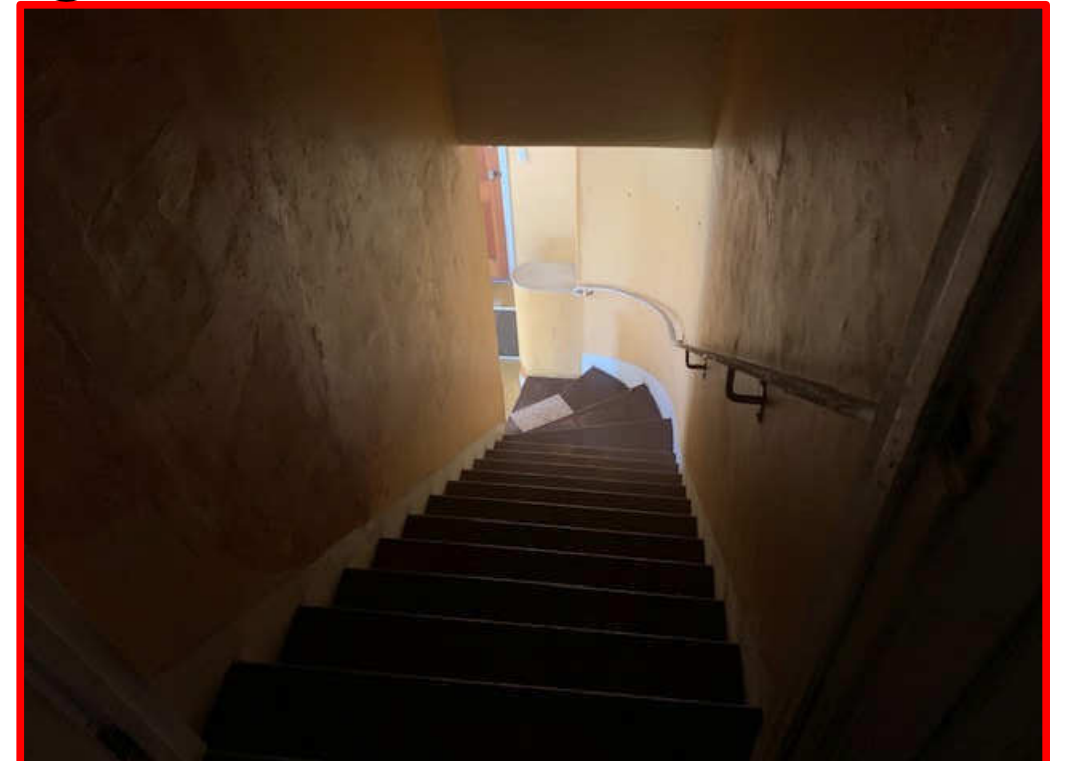
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9



10



11

FINAL SUBMISSION - AUGUST 9, 2021
PB21-0420

PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:
EXISTING HOUSE
INTERIOR PHOTOS
SECOND FLOOR

DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

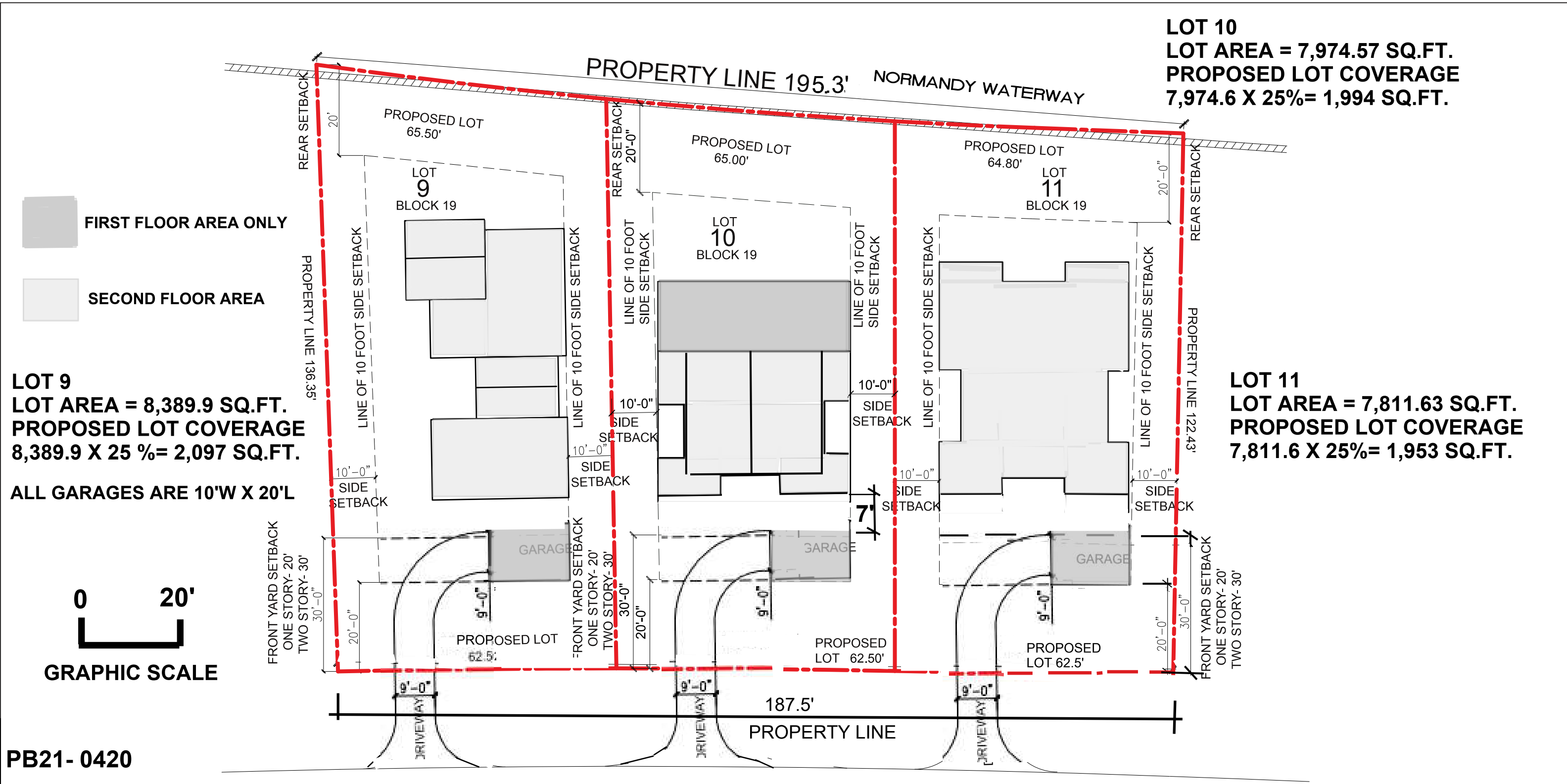
SEAL & SIGNATURE
RUSSELL W. BLUE
REGISTERED ARCHITECT
FLORIDA
DATE: 04.11.2021
LOCATION: 1415 MARSEILLE DRIVE, MIAMI BEACH, FL 33131
PROJECT: PB21-0420

BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019
SOUTH FLORIDA 561-862-3391
NEW YORK CITY 212-725-3638
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A-10

DWG NO. 14 OF 25



LOT 9
LOT AREA = 8,389.9 SQ.FT.
PROPOSED LOT COVERAGE
8,389.9 X 25 % = 2,097 SQ.FT.
ALL GARAGES ARE 10'W X 20'L

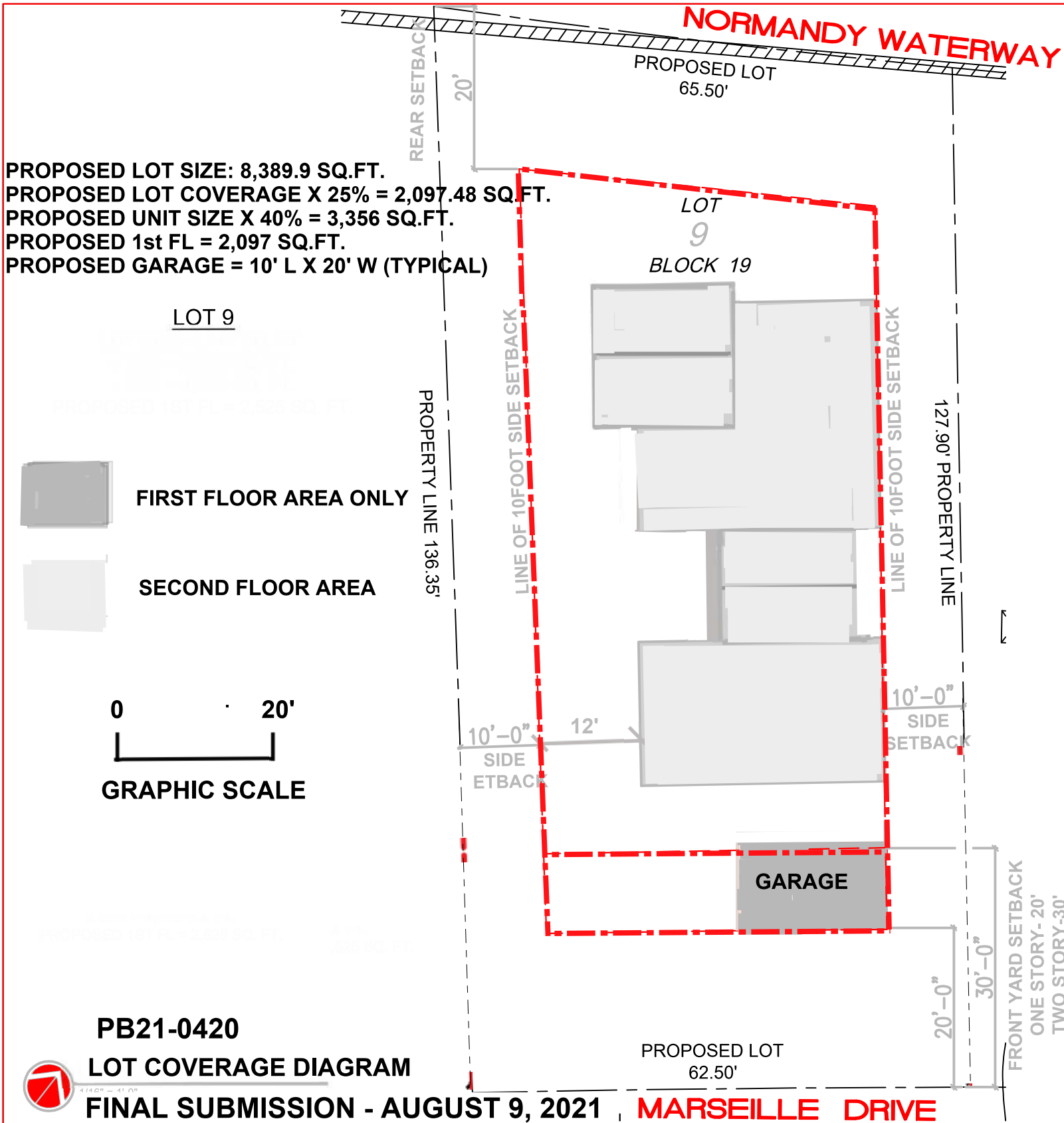
LOT 10
LOT AREA = 7,974.57 SQ.FT.
PROPOSED LOT COVERAGE
7,974.6 X 25% = 1,994 SQ.FT.

LOT 11
LOT AREA = 7,811.63 SQ.FT.
PROPOSED LOT COVERAGE
7,811.6 X 25% = 1,953 SQ.FT.

PB21- 0420
FINAL SUBMISSION - AUGUST 9, 2021

MARSEILLE DRIVE
EXISTING ELEV. +3.75 (NAVD)

PROJECT INFO: 1415 MARSEILLE DRIVE — LOT SPLIT LOTS 09, 10, & 11 CLIENT INFO: — MARIA CAIOLA — 1415 MARSEILLE DRIVE — MIAMI BEACH, FLORIDA	DRAWING TITLE: LOT COVERAGE OF GROUND FLOOR PROPOSED HOMES LOTS 9,10,11 DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	SEAL & SIGNATURE RUSSELL BLUE RUSSELL W. BLUE R.A.	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A-11 DWG NO. 15 OF 25
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MIAMI BEACH

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

ITEM #	Zoning Information		
1	Address:	1415 Marseille Drive - Lot 09	
2	Folio number(s):	02-3210-010-0050	
3	Board and file numbers :	PB21-0420	
4	Year built:	N/A	Zoning District: RS-4
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD: 3.75
6	Adjusted grade (Flood+Grade/2):	5.87'	Free board: NGVD 1929
7	Lot Area:	8,389.9 SQ. FT.	
8	Lot width:	62.50'	Lot Depth: 136.35'
9	Max Lot Coverage SF and 25%:	2,097.48 SQ FT	Proposed Lot Coverage SF and 25 %: 2,097 SQ FT
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 2348+250 SQ FT 40%
11	Front Yard Open Space SF and 70 %:	868 SQ FT @ 70 %	Rear Yard Open Space SF and 70%: 855 SQ FT @ 70 %
12	Max Unit Size SF and 40 %:	3,355.96 SQ FT @ 40%	Proposed Unit Size SF and 40 %: 3,356 SQ FT @ 40%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 2,097 SQ FT @ 25%
14	Existing Second Floor Unit Size:		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 1,259 SQ FT @ 60%
15		N/A	Proposed Second Floor Unit Size SF and 60% : 1,259 SQ FT @ 60%
16	Gross Construction Area	2,500 SQ.FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 315 SQ FT @ 25%

		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	27'	N/A
18	Setbacks:		N/A		
19	Front First level:	20'	N/A	30'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	10' MIN	N/A	10'	N/A
22	Side 2 or (facing street):	10' MIN	N/A	10'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:		N/A	10'	N/A
24	Accessory Structure Side 2 or (facing street) :		N/A	10'	N/A
25	Accessory Structure Rear:		N/A	N/A	N/A
26	Sum of Side yard :	25% LOT WIDTH = 15.5'	N/A	20'	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT SPLIT LOTS 09, 10, & 11 PB21 - 0420	DRAWING TITLE: LOT 9 ZONING DATA & LOT COVERAGE DIAGRAM	SEAL & SIGNATURE  RUSSELL W. BLUE RUSSELL W. BLUE - R.A.	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-818-5022 EMAIL: blueprintsNY.FL@gmail.com	A-12 DWG NO. 16 OF 25
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FLORIDA	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.				

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

LOT 10 ZONING DATA SHEET

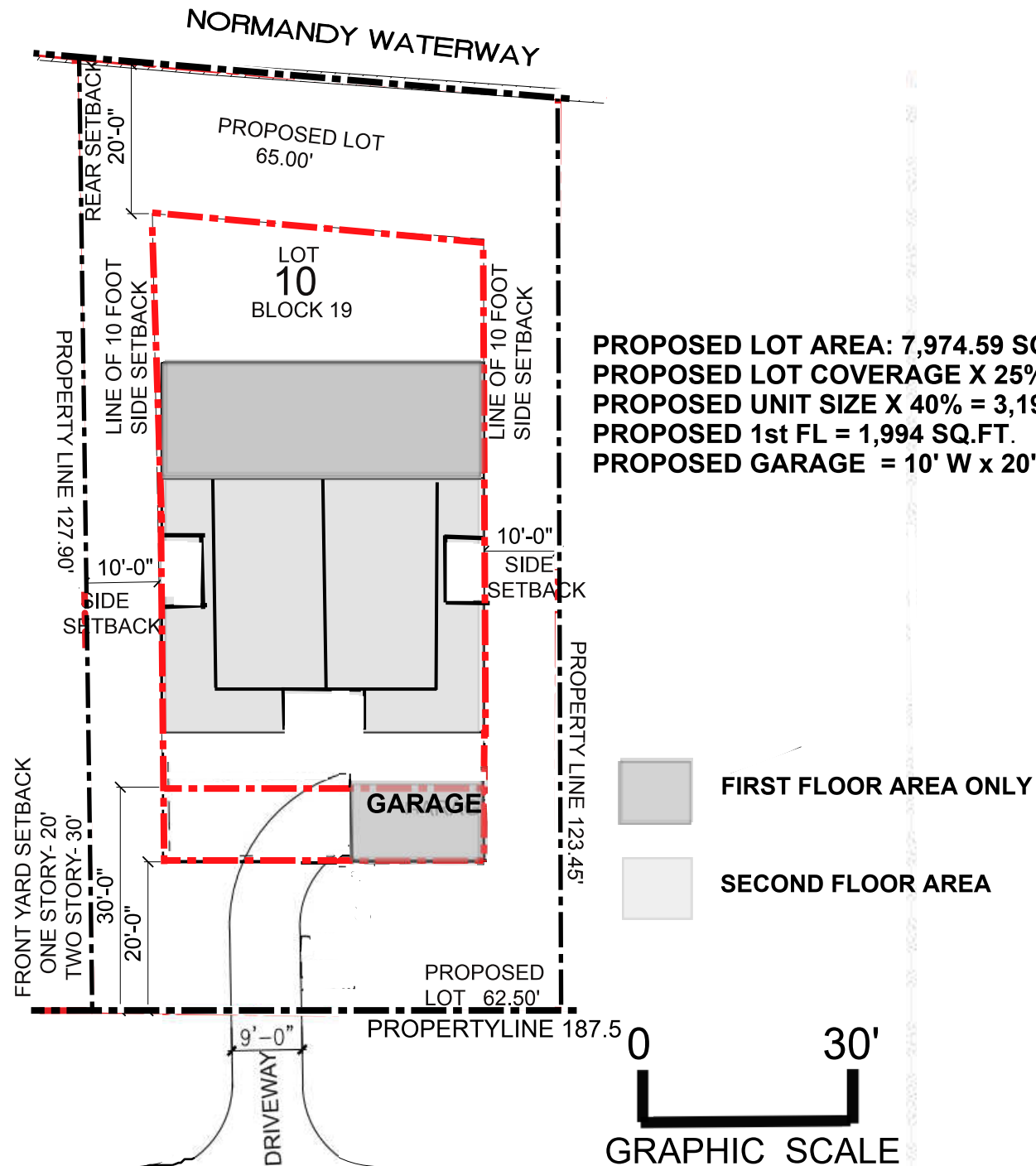
ITEM #	Zoning Information			
1	Address:	1415 Marseille Drive - Lot 10		
2	Folio number(s):	02-3210-010-0050		
3	Board and file numbers :	PB21-0420		
4	Year built:	N/A	Zoning District:	RS-4
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD:	3.75
6	Adjusted grade (Flood+Grade/2):	8+3.75= 11.75/2= 5.88	Free board:	NGVD
7	Lot Area:	7,974.57 SQ. FT.		
8	Lot width:	62.50'	Lot Depth:	127.90'
9	Max Lot Coverage SF and 25%:	1,993.64 SQ. FT. @ 25%	Proposed Lot Coverage SF and %:	1,994 SQ. FT. @ 25%
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2,243 - 250 SQ. FT. @ 25%
11	Front Yard Open Space SF and %:	875 SQ. FT. @ 70%	Rear Yard Open Space SF and %:	910 SQ. FT. @ 70%
12	Max Unit Size SF and %:	3,189.83 SQ. FT. @ 40%	Proposed Unit Size SF and %:	3,190 SQ. FT. @ 40%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,994 SQ. FT.
14	Existing Second Floor Unit Size:		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,196 SQ. FT. @ 60%
15		N/A	Proposed Second Floor Unit Size SF and % :	1,196 SQ. FT. @ 60%
16	Gross Construction Area	2642 SQ. FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	299 SQ. FT. @ 25%

		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:		N/A		N/A
19	Front First level:	20'	N/A	20'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	10' MIN	N/A	10'	N/A
22	Side 2 or (facing street):	10' MIN	N/A	10'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	10'	N/A	10'	N/A
24	Accessory Structure Side 2 or (facing street) :	25'	N/A	20'	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	25% OF LOT WIDTH = 20'	N/A	20'	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format



PROPOSED LOT AREA: 7,974.59 SQ. FT.
PROPOSED LOT COVERAGE X 25% = 1,994 SQ. FT.
PROPOSED UNIT SIZE X 40% = 3,190 SQ. FT.
PROPOSED 1st FL = 1,994 SQ. FT.
PROPOSED GARAGE = 10' W x 20' L (TYPICAL)

FIRST FLOOR AREA ONLY

SECOND FLOOR AREA

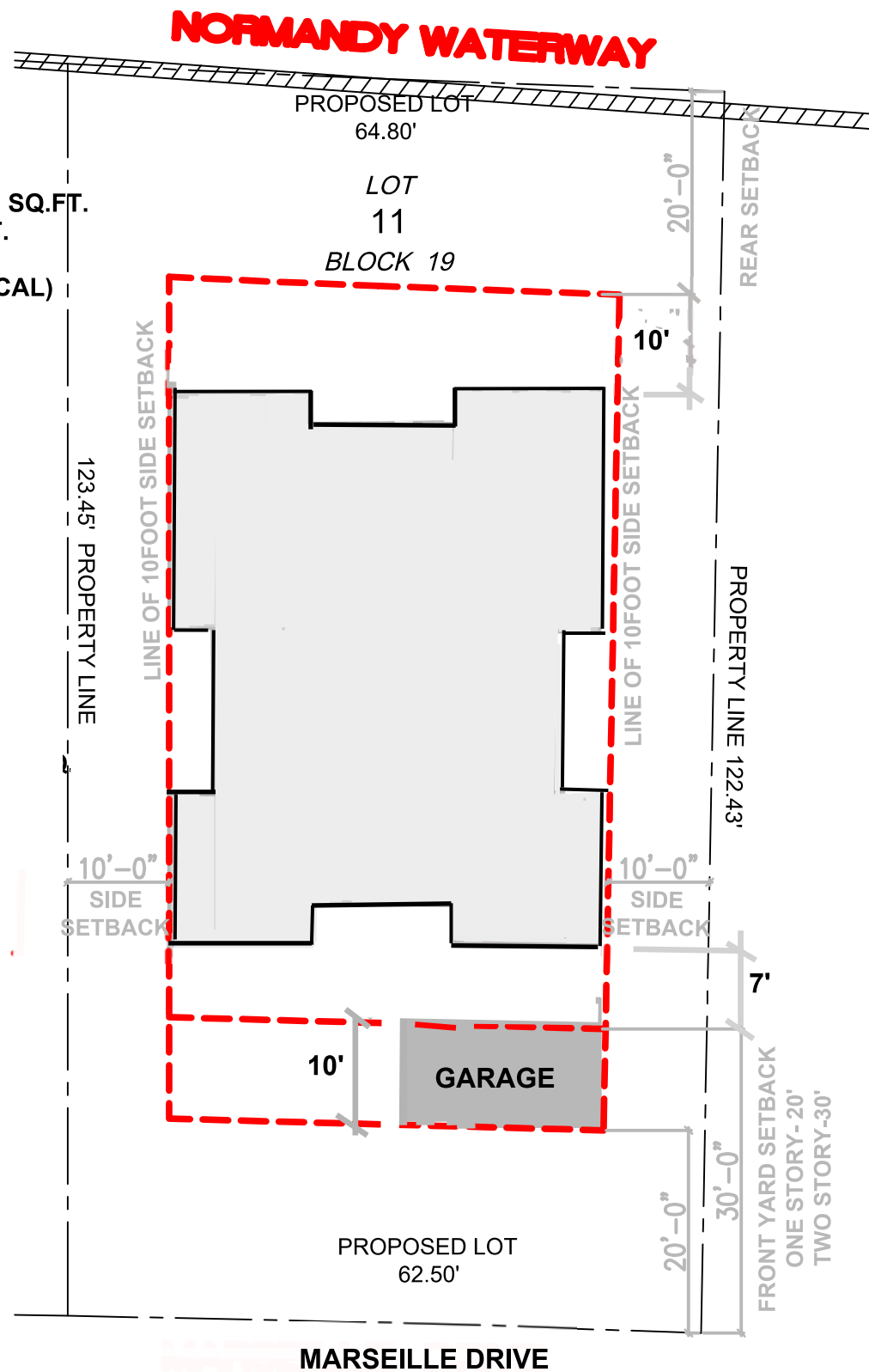
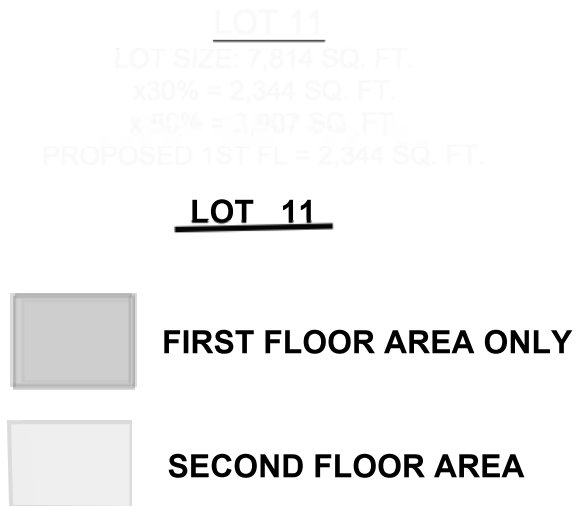
GRAPHIC SCALE

PB21-0420

FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO: 1415 MARSEILLE DRIVE — LOT SPLIT LOTS 09, 10, & 11 — —	DRAWING TITLE: PROPOSED LOT 10 LAYOUT WITH ZONING DATA	SEAL & SIGNATURE RUSSELL W. BLUE L. BLUE RUSSELL W. BLUE REGISTERED ARCHITECT FLORIDA DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-818-5022 EMAIL: blueprintsNY.FL@gmail.com	A-13 DWG NO. 16 OF 25
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PROPOSED LOT SIZE: 7,811.63 SQ.FT
PROPOSED LOT COVERAGE X 25% = 1,953 SQ.FT.
PROPOSED UNIT SIZE X 40% = 3,125 SQ.FT.
PROPOSED 1st FL SIZE: 1,953 SQ.FT.
PROPOSED GARAGE = 10' W x 20' L (TYPICAL)



LOT COVERAGE DIAGRAM

PB21 - 0420

FINAL SUBMISSION - AUGUST 9, 2021

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1415 Marseille Drive - Lot 11			
2	Folio number(s):	02-3210-010-0050			
3	Board and file numbers :	PB21-0420			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD:	3.75	
6	Adjusted grade (Flood+Grade/2):	8 + 3.75'=11.75/2= 5.87	Free board:	NGVD	
7	Lot Area:	7811.63 SQ.FT.			
8	Lot width:	62.50'	Lot Depth:	122.94'	
9	Max Lot Coverage SF and 25%:	1,952.9 SQ FT @ 25%	Proposed Lot Coverage SF and 25%:	1,953 SQ FT @25%	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2,203 - 250 SQ.FT.@25%	
11	Front Yard Open Space SF & %:	938 SQ FT @ 70 %	Rear Yard Open Space SF and 70%:	1,154 SQ FT @ 70 %	
12	Max Unit Size SF and 40 %:	3,124.65 SQ FT @40%	Proposed Unit Size SF and 40%:	3,125 SQ FT @ 40%	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,953 SQ FT	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,171 SQ FT @ 60%	
15			Proposed Second Floor Unit Size SF and % :	1,171 SQ FT @ 60%	
16	Gross Construction Area		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	488 SQ FT @25%	
		2594 SQ.FT.			
		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:		N/A		
19	Front First level:	20'	N/A	30'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	10' MIN	N/A	10'	N/A
22	Side 2 or (facing street):	10' MIN	N/A	10'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	N/A	N/A	10'	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	10	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	25% OF LOT WIDTH = 15.5'	N/A	20'	N/A
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:
LOT 11 ZONING DATA
LOT COVERAGE DIAGRAM

DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

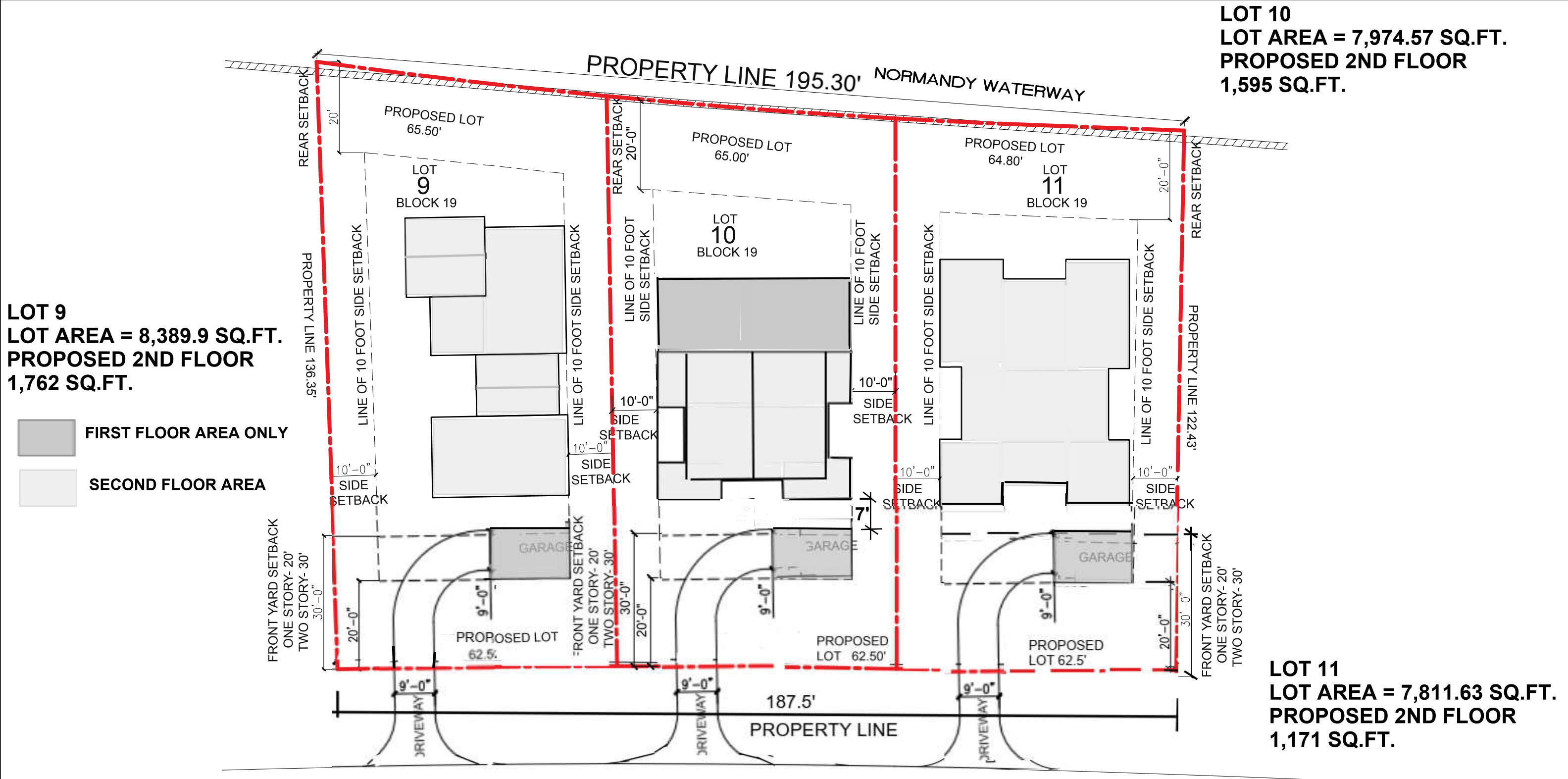
SEAL
RUSSELL BLUE
L BLUE
REGISTERED ARCHITECT
FLORIDA
RUSSELL W. BLUE P.A.

BLUE
布鲁

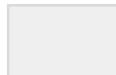
RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 581-862-3391 NEW YORK CITY 212-725-3638
FAX: 631-818-8022
EMAIL: blueprintsNY.FL@gmail.com

A-14

DWG NO. 17 OF 27



LOT 9
LOT AREA = 8,389.9 SQ.FT.
PROPOSED 2ND FLOOR
1,762 SQ.FT.

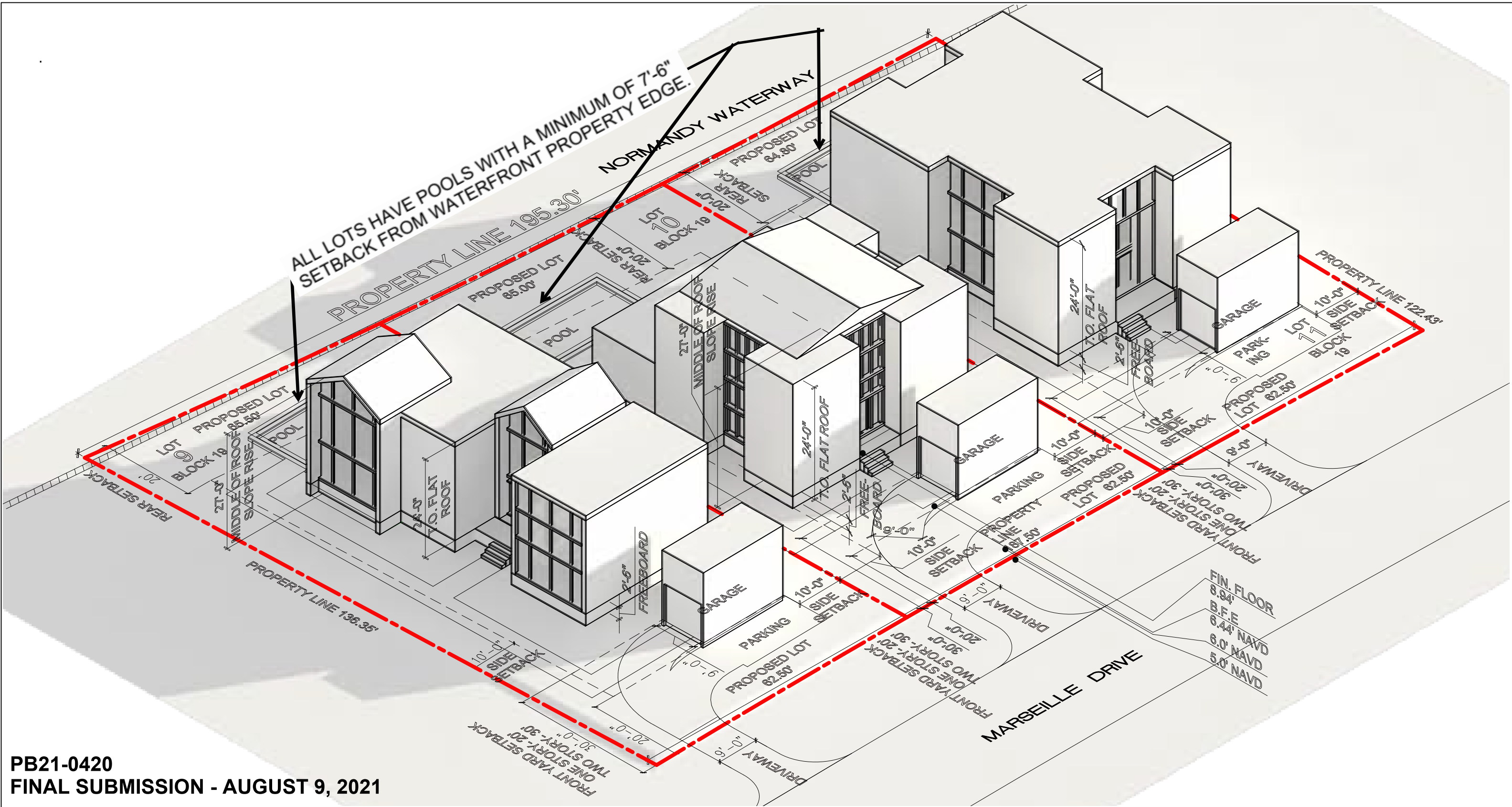
 **FIRST FLOOR AREA ONLY**
 **SECOND FLOOR AREA**

LOT 10
LOT AREA = 7,974.57 SQ.FT.
PROPOSED 2ND FLOOR
1,595 SQ.FT.

LOT 11
LOT AREA = 7,811.63 SQ.FT.
PROPOSED 2ND FLOOR
1,171 SQ.FT.

PB21-0420
FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO: 1415 MARSEILLE DRIVE — LOT SPLIT LOTS 09, 10, & 11 — — CLIENT INFO: — MARIA CAIOLA — 1415 MARSEILLE DRIVE — MIAMI BEACH, FLORIDA	DRAWING TITLE: 2ND FLOOR UNIT DIAGRAM LOTS 9,10 & 11 DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	SEAL OF FLORIDA REGISTERED PROFESSIONAL ENGINEER RUSSELL W. BLUE No. 99503 RUSSELL W. BLUE R.A.	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A-15 DWG NO. 19 OF 25
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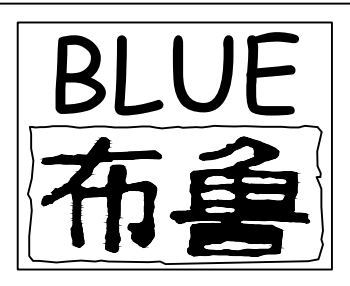
PB21-0420
FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO:
1415 MARSEILLE DRIVE — LOT SPLIT
LOTS 09, 10, & 11
—
—
CLIENT INFO:
— **MARIA CAIOLA**
— **1415 MARSEILLE DRIVE**
— **MIAMI BEACH, FL**

DRAWING TITLE:
**ISOMETRIC OF LOTS
9,10 & 11.
PROPOSED HOUSES**
DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
RUSSELL W. BLUE R.A.



RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434
SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A - 16
DWG NO. 20 OF 25



PB21- 0420
FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO: 1415 MARSEILLE DRIVE — LOT SPLIT LOTS 09, 10, & 11 — —		DRAWING TITLE: PROPOSED RENDERING OF NEW HOUSES AT LOTS 9, 10 AND 11		SEAL & SIGNATURE  RUSSEL L BLUE RUSSELL W. BLUE R.A.		BLUE 布鲁		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com				A - 17	
CLIENT INFO: —MARIA CAIOLA —1415 MARSEILLE DRIVE —MIAMI BEACH, FL		DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.						DWG NO. 21 OF 25					

NORMANDY WATERWAY

PROPERTY LINE 195.30'

LOT 10
BLOCK 19

2,625 SQ.FT.@ 70%

TOTAL 1ST FLOOR - 7,260 SQ. FT.

TOTAL 2ND FLOOR - 4,828 SQ. FT.

TOTAL UNIT - 12,088 SQ. FT.

50% MAXIMUM ALLOWABLE UNIT SIZE =12,088 SQ. FT.

LOT 10

LOT SIZE = 24,176.17 SQ.FT.

PROPOSED LOT COVERAGE x 30% = 7,260 SQ.FT.
PROPOSED UNIT SIZE x 50% = 12,088 SQ.FT.

GRAPHIC SCALE

MARSEILLE DRIVE

PROPERTY LINE 187.5'

REAR SETBACK 20'-0"

LINE OF REQUIRED SIDE SETBACK

PROPERTY LINE 122.43'

18'-0" SIDE SETBACK

23'-6" SIDE SETBACK

PROPOSED SIDE SETBACK

41'-6"

FRONT YARD SETBACK ONE STORY- 20' TWO STORY-30'

20'-0"

LINE OF REQUIRED SIDE SETBACK

REAR SETBACK 20'-0"

21'-10" SIDE SETBACK

23'-4" SIDE SETBACK

PROPOSED SIDE SETBACK

45'-2"

FRONT YARD SETBACK ONE STORY- 20' TWO STORY-30'

20'-0"

30'-0"

30'

MIAMI BEACH

Planning Department, 1700 Convention Center Drive

SINGL+A1:F34E FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	EXISTING 1415 Marseille Drive Lot 10 - NO SPLIT - SINGLE LOT			
2	Folio number(s):	02-3210-010-0050			
3	Board and file numbers :	PB21-0420			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD:	3.	
6	Adjusted grade (Flood+Grade/2):	5.87'	Free board:	NGVD	
7	Lot Area:	24,176.17 SQ. FT.			
8	Lot width:	187.5'	Lot Depth:	123.10'	
9	Max Lot Coverage SF and 30%:	7,252.85 SQ FT @ 30%	Proposed Lot Coverage SF and 30%:	7,253 SQ FT @30%	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	2,625 SQ.FT.@ 70%	Rear Yard Open Space SF and 70%:	2,709 SQ.FT. @ 70%	
12	Max Unit Size SF and %:	12,088.08 SQ FT @50%	Proposed Unit Size SF and 50%:	12,088 SQ FT @ 50%	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,260 SQ.FT. @30%	
14	Existing Second Floor Unit Size:		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval):	4,828 SQ.FT. @ 67%	
15		N/A	Proposed Second Floor Unit Size SF and 67%:	4,828 SQ FT @ 67%	
16	Gross Construction Area:	7,680 SQ.FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	598 SQ FT @25%	
		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:		N/A		
19	Front First level:	20'	N/A	30'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	18.75' MIN	N/A	23'-6"	N/A
22	Side 2 or (facing street):	10' MIN	N/A	23'-4"	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	25% OF LOT WIDTH = 15.5'	N/A	46'-10"	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					



PB21-0420

PROJECT INFO:

1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11

PB21 - 0420

CLIENT INFO:

MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:

LOT WITH NO SPLIT, ONE
'LARGE HOUSE
LOT COVERAGE & ZONING

DATE:

04.11.2021

SCALE:

AS NOTED

DRAWN BY:

D.K.G.

CHECKED BY:

R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
R.A.

BLUE

布鲁

RUSSELL BLUE, ARCHITECT

ARCHITECTURE & DESIGN

7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638

FAX: 631-818-5022

EMAIL: blueprintsNY.FL@gmail.com

A - 18

DWG NO. 22 OF 25

NORMANDY WATERWAY

PROPERTY LINE 195.30'

LOT 10
BLOCK 19

TOTAL 1ST FLOOR - 7,260 SQ. FT.

TOTAL 2ND FLOOR - 4,828 SQ. FT.

TOTAL UNIT - 12,088 SQ. FT.

50% MAXIMUM ALLOWABLE UNIT SIZE = 12,088 SQ. FT.

LOT 10

LOT SIZE = 24,176.17 SQ.FT.

PROPOSED FIRST FLOOR x 30% = 7,260 SQ.FT.

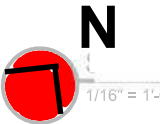
PROPOSED UNIT SIZE x 50% = 12,088 SQ.FT.

PROPOSED 2nd FLOOR (67% OF FIRST FLOOR) = 4,828 SQ.FT.

MARSEILLE DRIVE

PROPERTY LINE 187.5'

FINAL SUMBMISSION - AUGUST 9, 2021
PB21-0420



PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOTS 09, 10, & 11
PB21 - 0420

CLIENT INFO:
MARIA CAIOLA
1415 MARSEILLE DRIVE
MIAMI BEACH, FL 33131

DRAWING TITLE:
**LOT WITH NO SPLIT, ONE
'LARGE HOUSE
2nd FL. UNIT DIAGRAM**

DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE
R.A.

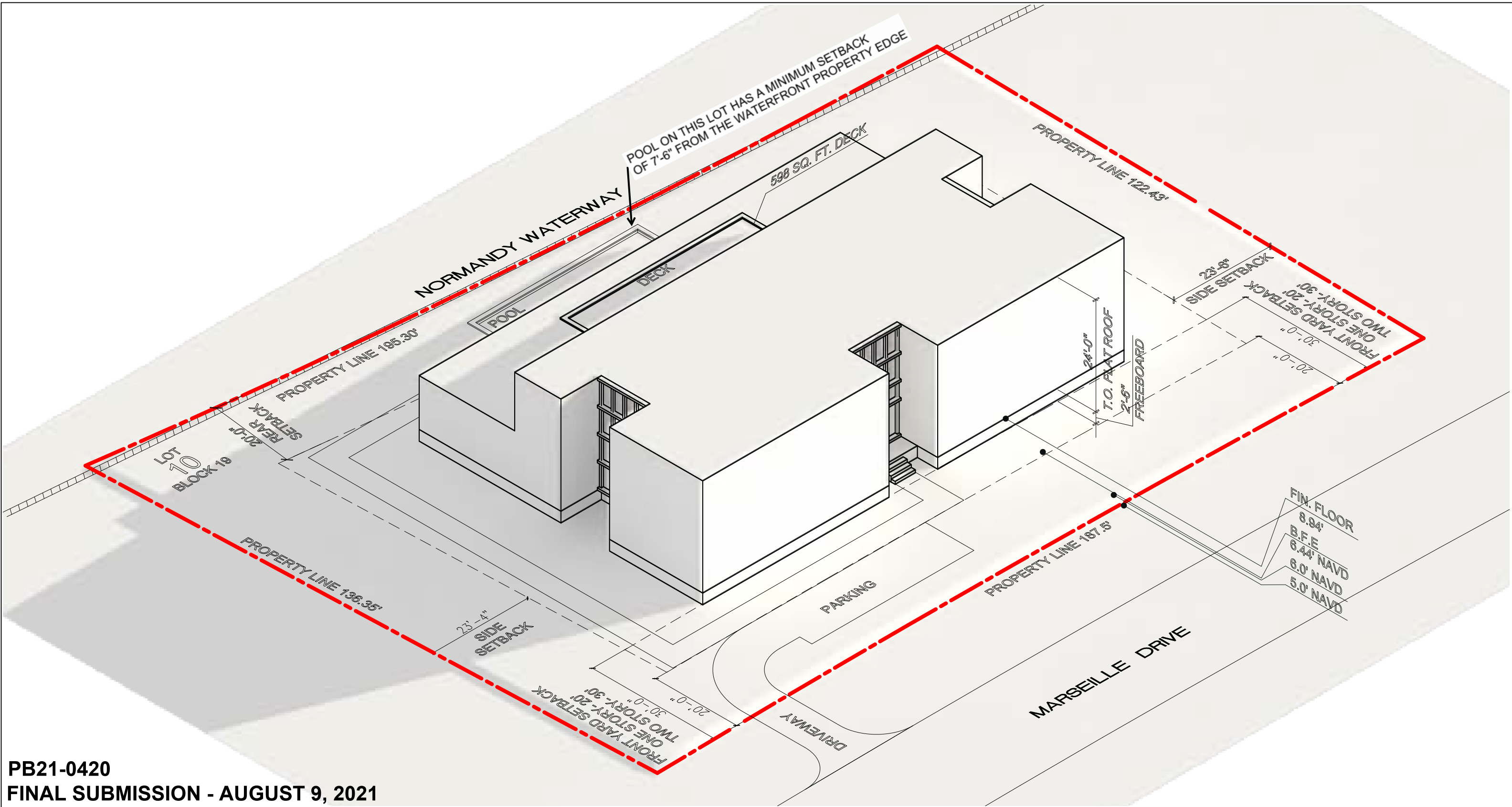
BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON 631-726-0019
SOUTH FLORIDA 561-862-3391
NEW YORK CITY 212-725-3638

FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

A - 19

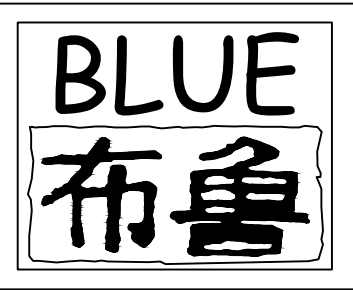


PB21-0420
FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO:
1415 MARSEILLE DRIVE — SINGLE LOT
LOT 10
—LOT SPLIT APPLICATION
—
CLIENT INFO:
— MARIA CAIOLA
— 1415 MARSEILLE DRIVE
— MIAMI BEACH, FL

DRAWING TITLE:
**ISOMETRIC OF SINGLE LOT
NO LOT SPLIT**
DATE: 04.11.2021
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

SEAL & SIGNATURE
RUSSELL BLUE
L BLUE
Digitally signed by RUSSELL BLUE
DN: G=ARCHITECT, CN=RUSSELL BLUE,
E=BLUEPRINTS.NY.FL@GMAIL.COM,
OU=Reason: I am the author of this
document.
Location: you signing location here
Date: 2021.08.09 05:33:04-00'
Font: Readme 10.1.1
RUSSELL W. BLUE
REGISTERED ARCHITECT
FL 699503
R.A.



RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN
7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434
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A - 20
DWG NO. 24 OF 25



PB21-0420
FINAL SUBMISSION - AUGUST 9, 2021

PROJECT INFO: 1415 MARSEILLE DRIVE — SINGLE LOT LOT 10 NO LOT SPLIT	DRAWING TITLE: PROPOSED RENDERING OF SINGLE HOME - LOT 10 NO LOT SPLIT	BLUE 布鲁			RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD — SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com			A - 21 DWG NO. 25 OF 25
CLIENT INFO: — MARIA CAIOLA — 1415 MARSEILLE DRIVE — MIAMI BEACH, FL	DATE: 04.11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE L BLUE RUSSELL W. BLUE R.A.						