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1415 MARSEILLE DRIVE - LOT 9

NEW SINGLE FAMILY RESIDENCE

FOLIO - 02-3210-010-0050

FINAL SUBMITTAL - MAY 9, 2022

DRB22 - 0874

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 COVER SHEET INDEX OF DRAWINGS	SEAL & SIGNATURE	<div><div>BLUE 布鲁</div></div>	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTHAMPTON SOUTH FLORIDA NEW YORK CITY 631-726-0019 561-862-3391 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 00
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 04.11.2021	RUSSELL W. BLUE R.A.			
	SCALE: AS NOTED				
	DRAWN BY: D.K.G.				
	CHECKED BY: R.B.				
DWG NO. 1 OF 33					



SURROUNDING PROPERTIES

NEW SINGLE FAMILY RESIDENCE
FOLIO - 02-3210-010-0050
DRB22 - 0874
FINAL SUBMITTAL - MAY 9, 2022.

1/2 MILE RADIUS AERIAL VIEW



PROJECT INFO:
 1415 MARSEILLE DRIVE -
 LOT 9
 NEW SINGLE FAMILY RESIDENCE

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

DRAWING TITLE:
LOCATION PLAN LOT 9
AERIAL VIEW
SURROUNDING PROPERTIES

DATE: 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

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

SOUTHAMPTON
 631-726-0019

SOUTH FLORIDA
 561-862-3391

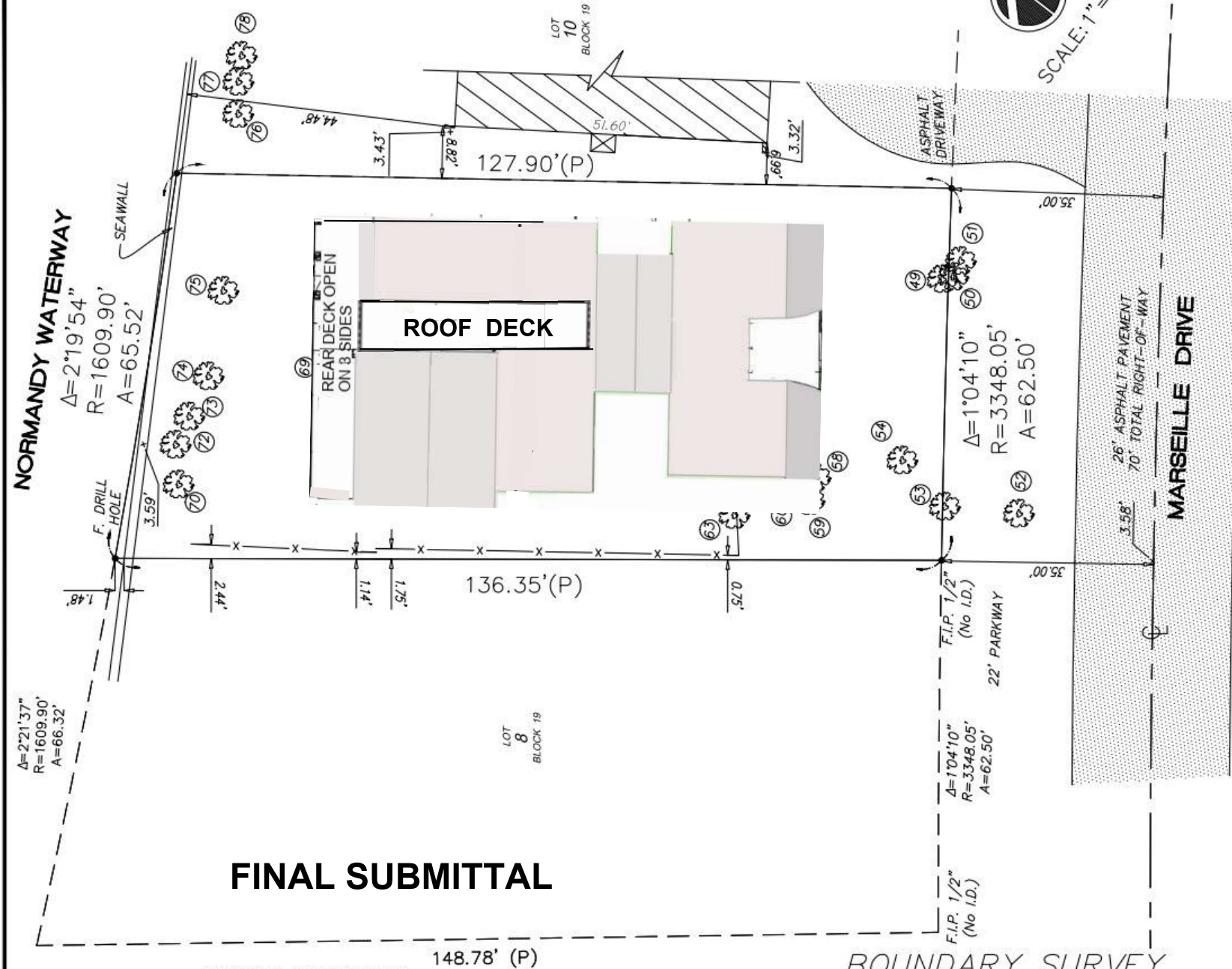
NEW YORK CITY
 212-725-3638

FAX: 631-918-5022
 EMAIL: blueprintsNY.FL@gmail.com

A -01

DWG NO. 2 OF 33

LAND AREA = 8,389.97 FEET



FINAL SUBMITTAL

LEGEND & ABBREVIATIONS:

CONCRETE 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 POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE CATCH BASIN CABLE UTILITY BOX	B.C. = BLOCK CORNER P. = PROPERTY LINE C. = CENTER LINE M. = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 1/2" LP. = 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.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG. = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE 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.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
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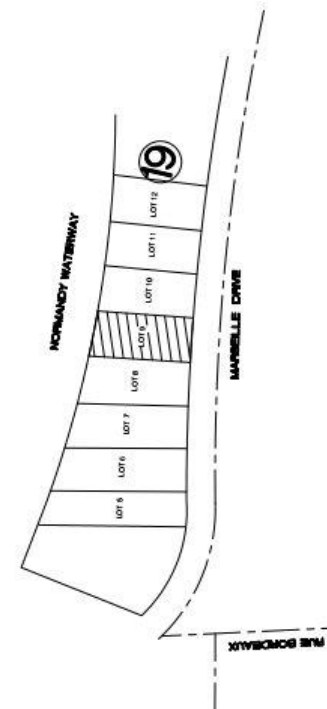
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
DIGITALLY SIGNED BY ADIS NUNEZ
DN: cn=ADIS, st=FLORIDA, o=Blanco Surveyors Inc., email=ad@blancosurveyorsinc.com, c=US
Date: 2021.05.19 13:02:13 -0400
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

EXISTING TREES				
NO.	NAME	DBH	CH	SP
47	TREE	0.75'	18'	10'
48	CLOSTER	1.5'	25'	10'
49	PALM	2.0'	25'	15'
50	TREE	0.75'	20'	10'
51	PALM	0.6'	20'	9'
52	COCONUT PALM	0.6'	15'	4'
53	COCONUT PALM	0.6'	18'	5'
54	TREE	1.3'	35'	25'
55	TREE	1.0'	25'	6'
56	PALM	2.0'	50'	15'
57	PALM	1.75'	50'	15'
58	PALM	0.6'	25'	10'
59	PALM	0.6'	29'	9'
60	PALM	1.75'	50'	18'
61	TREE	0.65'	20'	9'
62	TREE	0.5'	15'	6'
63	PALM	0.5'	25'	9'
64	PALM	0.6'	25'	12'
65	COCONUT PALM	2'	60'	15'
66	COCONUT PALM	1.5'	30'	15'
67	COCONUT PALM	0.75'	15'	6'
68	COCONUT PALM	0.6'	20'	16'
69	COCONUT PALM	0.7'	15'	6'
70	COCONUT PALM	5.0'	12'	5'
71	COCONUT PALM	5.0'	12'	5'
72	COCONUT PALM	0.6'	25'	9'
73	COCONUT PALM	0.55'	15'	6'
74	COCONUT PALM	0.75'	18'	6'
75	TREE	1.25'	55'	12'
76	TREE	1.5'	65'	10'
77	TREE	1.25'	40'	8'
78	TREE	1.5'	60'	10'
79	PALM	2'	45'	12'
80	TREE	0.75'	20'	8'

EXISTING TREES				
NO.	NAME	DBH	CH	SP
81	TREE	0.75'	20'	8'
82	CLOSTER	2.0'	30'	14'
83	PALM	0.6'	10'	5'
84	TREE	1.75'	60'	12'
85	PALM	1.75'	60'	10'
86	COCONUT PALM	1.0'	35'	15'
89	COCONUT PALM	0.75'	10'	5'
90	COCONUT PALM	0.75'	10'	5'
91	AREKA	0.5'	15'	5'
92	AREKA	0.5'	15'	5'
93	AREKA	0.5'	15'	5'
94	COCONUT PALM	1.25'	30'	10'
95	COCONUT PALM	1.0'	30'	10'
96	PALM	2.0'	55'	10'
97	PALM	2.0'	50'	8'
98	PALM	2.0'	35'	10'
99	PALM	1.75'	50'	12'
100	PALM	0.6'	25'	9'
101	PALM	0.6'	25'	9'
102	PALM	1.5'	50'	15'
103	PALM	2.0'	70'	15'
104	CLUSTER PALM	7.0'	70'	30'
105	CLUSTER	7.0'	70'	30'
106	PALM	1.5'	50'	15'
107	CLUSTER PALM	1.0'	45'	15'
111	CLUSTER PALM	2.5'	20'	15'
112	COCONUT PALM	0.6'	15'	6'
113	COCONUT PALM	0.6'	15'	6'
114	PALM	3'	25'	15'
115	PALM	2.0'	30'	15'

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
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 60

FINAL SUBMITTAL
MAY 9, 2022

DRB22- 0874

PROJECT INFO:
1415 MARSEILLE DRIVE - LOT SPLIT
LOT: 09

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

DRAWING TITLE:
LOT 9
EXISTING SURVEY &
REDUCED SIZE TREE SURVEY

DATE: 05.11.2021
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-02

DWG NO. 3 OF 33



DRB22 - 0874 **FINAL SUBMITTAL - MAY 9, 2022**

<div>PROJECT INFO:</div> <div>1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE</div>		<div>DRAWING TITLE:</div> <div>AERIAL CONTEXT LOT 9 MARSEILLE DRIVE MIAMI BEACH, FL</div>		<div>SEAL & SIGNATURE</div> <div><div><div>BLUE</div><div>布鲁</div></div></div>		<div>RUSSELL BLUE, ARCHITECT</div> <div>ARCHITECTURE & DESIGN</div> <div>7786 LAKESIDE BLVD • SUITE 612, BOCA RATON, FL 33434</div> <div><div><div>SOUTHAMPTON</div><div>631-726-0019</div></div><div><div>SOUTH FLORIDA</div><div>561-862-3391</div></div><div><div>NEW YORK CITY</div><div>212-725-3638</div></div></div> <div><div>FAX: 631-918-5022</div><div>EMAIL: blueprintsNY.FL@gmail.com</div></div>			<div>A - 03</div>	
<div>CLIENT INFO:</div> <div>MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</div>		<div>DATE:</div> <div>SCALE:</div> <div><div>DRAWN BY:</div><div>D.K.G.</div></div> <div><div>CHECKED BY:</div><div>R.B.</div></div>		<div>RUSSELL W. BLUE R.A.</div>					<div>DWG NO.</div> <div>4</div> <div>OF</div> <div>33</div>	



1 EXISTING 1435 MARSEILLE DR. - LOT 8



2 EXISTING 1415 MARSEILLE DR. VACANT LOT 9



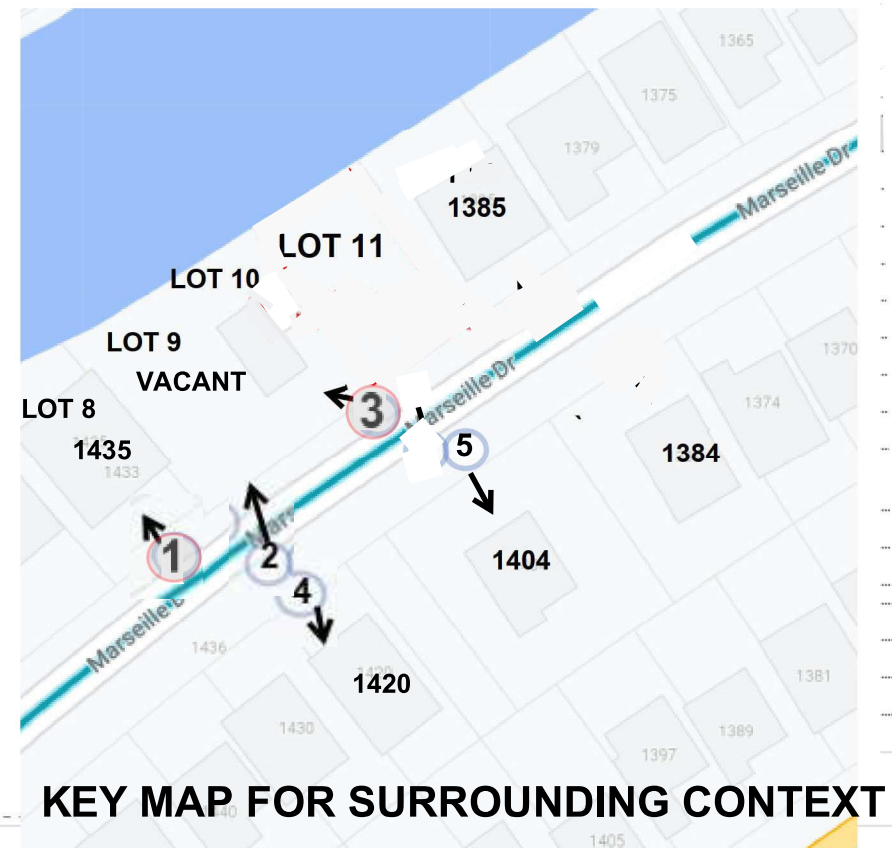
3 EXISTING 1415 MARSEILLE DR. - LOT 10



4 1420 MARSEILLE DRIVE



5 1404 MARSEILLE DRIVE



KEY MAP FOR SURROUNDING CONTEXT

DRB22-0874 FINAL SUBMITTAL - MAY 9, 2022

<div>PROJECT INFO:</div> <div>1415 MARSEILLE DRIVE - LOT</div> <div>NEW SINGLE FAMILY RESIDENCE</div>	<div>DRAWING TITLE:</div> <div>SURROUNDING PROPERTIES</div>	<div>SEAL & SIGNATURE</div> <div>35</div> <div>RUSSELL W. BLUE R.A.</div>	<div><div>BLUE</div><div>布鲁</div></div>	<div>RUSSELL BLUE, ARCHITECT</div> <div>ARCHITECTURE & DESIGN</div> <div>7758 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434</div> <div><div>SOUTHAMPTON</div><div>631-726-0019</div></div> <div><div>SOUTH FLORIDA</div><div>561-862-3391</div></div> <div><div>NEW YORK CITY</div><div>212-725-3638</div></div> <div><div>FAX: 631-918-5022</div><div>EMAIL: blueprintsNY.FL@gmail.com</div></div>	<div>A - 04</div> <div><div>DWG NO.</div><div>5</div><div>OF 35</div></div>
<div>CLIENT INFO:</div> <div>MARIA CAIOLA</div> <div>1415 MARSEILLE DRIVE</div> <div>MIAMI BEACH, FL</div>	<div>DATE:</div> <div>11.2021</div> <div>SCALE:</div> <div>AS NOTED</div> <div>DRAWN BY:</div> <div>D.K.G.</div> <div>CHECKED BY:</div> <div>R.B.</div>				



1435 MARSEILLE (LOT 8)

LOT 9 (1415)

LOT 10 (1415)

DRB22-0874
FINAL SUBMITTAL - MAY 9, 2022

<div>PROJECT INFO:</div> <div>1415 MARSEILLE DRIVE - LOT 9</div> <div>NEW SINGLE FAMILY RESIDENCE</div>	<div>DRAWING TITLE:</div> <div>LOT 9</div> <div>CONTEXT STREET VIEW</div>	<div>SEAL & SIGNATURE</div> <div><div>BLUE 布鲁</div></div> <div>RUSSELL W. BLUE R.A.</div>	<div>RUSSELL BLUE, ARCHITECT</div> <div>ARCHITECTURE & DESIGN</div> <div>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</div> <div><div>SOUTHAMPTON 631-726-0019</div><div>SOUTH FLORIDA 561-862-3391</div><div>NEW YORK CITY 212-725-3638</div></div> <div><div>FAX: 631-918-5022</div><div>EMAIL: blueprintsNY.FL@gmail.com</div></div>	<div>A - 04A</div> <div><div>DWG NO.</div><div>6 OF 35</div></div>
<div>CLIENT INFO:</div> <div>MARIA CAIOLA</div> <div>1415 MARSEILLE DRIVE</div> <div>MIAMI BEACH, FL</div>	<div>DATE:</div> <div>04.11.</div>			
	<div>SCALE:</div> <div>AS NOTED</div>			
	<div>DRAWN BY:</div> <div>D.K.G.</div>			
	<div>CHECKED BY:</div> <div>R.B.</div>			



lot 10

lot 9

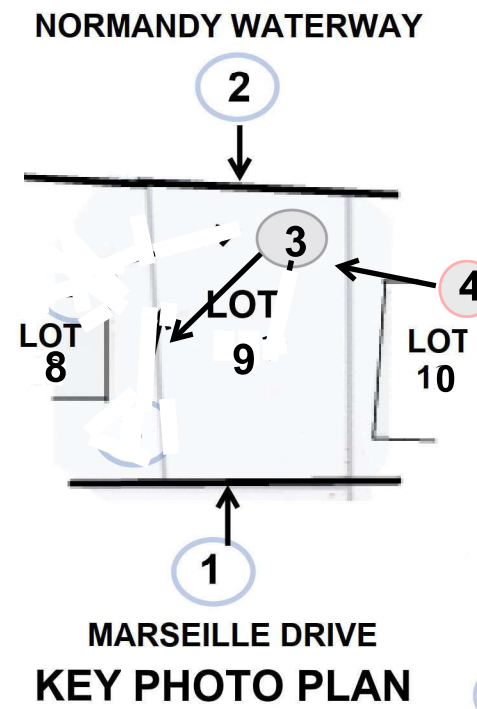
lot 8

DRB22-0874
FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 CONTEXT OF REAR WATERFRONT ELEVATION	SEAL & SIGNATURE RUSSELL W. BLUE R.A.	<div>BLUE 布鲁</div>	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: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A-04B
	DATE: 04-2022				
	SCALE: AS NOTED				
	DRAWN BY: D.K.G.				
	CHECKED BY: R.B.				
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL					DWG NO. 7 OF 35



1 FRONT OF LOT 9



2 REAR OF LOT 9



3 LOT 9 LOOKING TOWARDS ROAD



4 SHOT OF LOT 9. FROM LOT 10, TOWARDS WATERFRONT

DRB22 - 0874

FINAL SUBMITTAL
MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: EXISTING LOT 9. SITE PHOTOS & KEY PLAN	SEAL & SIGNATURE 	<div style="text-align: center;">  </div>	<div style="text-align: center;"> RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN <small>7786 LAKESIDE BLVD • SUITE 612, BOCA RATON, FL 33434</small> <div style="display: flex; justify-content: space-between;"> <div> <small>SOUTHAMPTON</small> <small>631-726-0019</small> </div> <div> <small>SOUTH FLORIDA</small> <small>561-862-3391</small> </div> <div> <small>NEW YORK CITY</small> <small>212-725-3638</small> </div> </div> <div style="text-align: center;"> <small>FAX: 631-918-5022</small> <small>EMAIL: blueprintsNY.FL@gmail.com</small> </div> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold;">A-05</div> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> DWG. NO. 8 OF 35 </div>
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 4-2022 SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE R.A.			