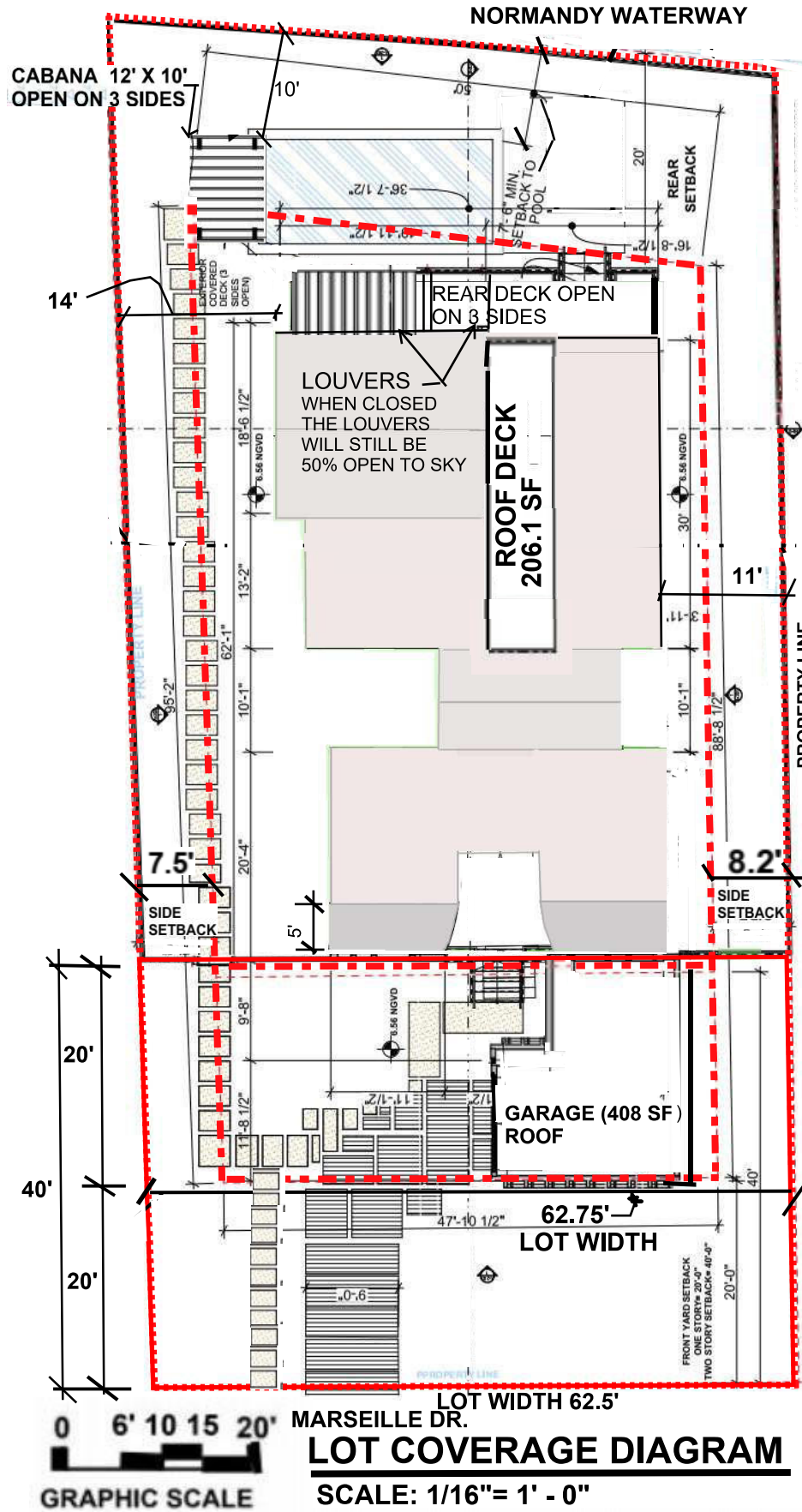




SECOND FLOOR AREA

FIRST FLOOR AREA

LOT SIZE: 8,389.9 SQ.FT.
MAXIMUM LOT COVERAGE X 25% = 2,097.48 SQ.FT.
PROPOSED LOT COVERAGE IS 1,969 SQ.FT.
MAXIMUM UNIT SIZE X 40% = 3,356 SQ.FT.
PROPOSED TOTAL UNIT SIZE= 3,348 SQ.FT.
PROPOSED 1st FL UNIT SIZE = 1,969 SQ.FT.
PROPOSED 2nd FL UNIT SIZE= 1,378 SQ.FT.
PROPOSED GARAGE = 20' L X 21' W = 408 SQ.FT.
SEE DRAWING A-06A FOR LARGER DETAIL

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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):	6.56'	Free board:	D.F.E - +9'.00
7	Lot Area:	8,389.97 SQ. FT.	Crown of road - Elev. + 3.63'	
8	Lot width:	62.75'	Lot Depth:	132.12'
9	Max Lot Coverage SF and %:	2,097.49 SQ.FT @ 25%	Proposed Lot Coverage SF and %:	1,969 SQ.FT. @ 23.46%
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2,377 - 408 = 1,969 SF
11	Front Yard Open Space SF and %:	2125 SF@83.3%	Rear Yard Open Space SF and %:	1093 SF @ 85%
12	Max Unit Size SF and %:	3,355.98 SQ.FT @40%	Proposed Unit Size SF and %:	3,348 SQ.FT @ 39.9%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,969 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)	1,378 SQ.FT@ 69.9%
15		N/A	Proposed Second Floor Unit Size SF and % :	1,378 SQ.FT @ 69.98%
16	Gross Construction Area		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	206.1 SQ.FT. @ 15%

		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	20'	N/A
20	Front Second level:	40'	N/A	44'	N/A
21	Side 1:	8.2'	N/A	11'	N/A
22	Side 2 or (facing street):	7.5'	N/A	14'	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
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A	N/A
25	Accessory Structure Rear:		N/A	N/A	N/A
26	Sum of Side yard :	25% OF LOT WIDTH = 15.5'	N/A	25'	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	

DRB22- 0874 FINAL SUBMITTAL - MAY 9, 2022

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

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

DRAWING TITLE:
LOT COVERAGE DIAGRAM &
ZONING ANALYSIS SHEET
LOT 9

DATE: 04-2022
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 812, BOCA RATON, FL 33434

SOUTHAMPTON
631-726-0019

SOUTH FLORIDA
561-862-3391

NEW YORK CITY
212-725-3638

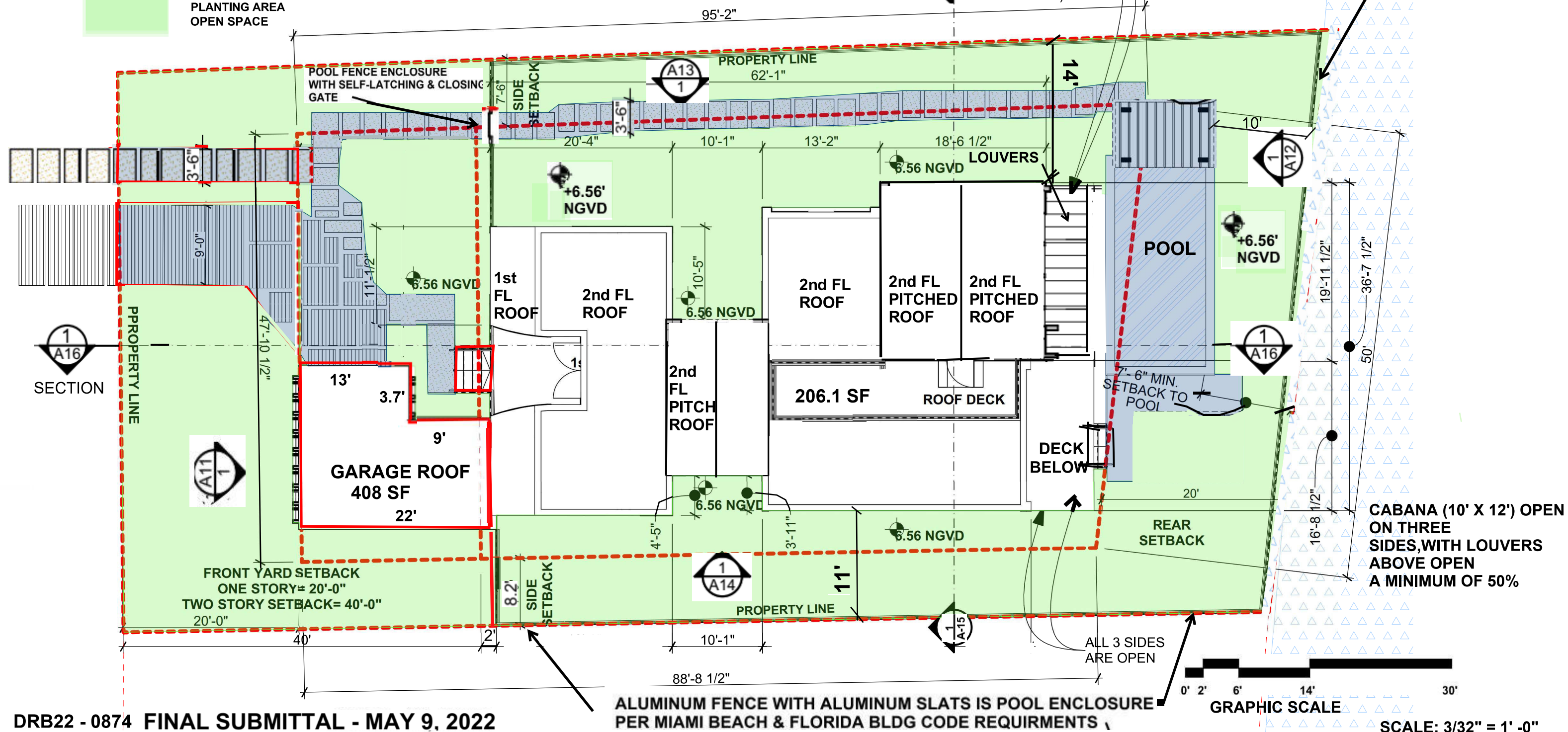
FAX: 631-918-5022
EMAIL: blueprintsNY.FL@gmail.com

A - 06

DWG. NO. 9 OF 35

**REPAIR OR RECONSTRUCTION
OF SEAWALL TO MEET CODE
REQUIREMENTS OF MIAMI BEACH
IN CONFORMANCE WITH
SECTION 54-62 OF THE CODE.**

**LAWN / SHRUB
PLANTING AREA
OPEN SPACE**



**ALUMINUM FENCE WITH ALUMINUM SLATS IS POOL ENCLOSURE
PER MIAMI BEACH & FLORIDA BLDG CODE REQUIRMENTS **

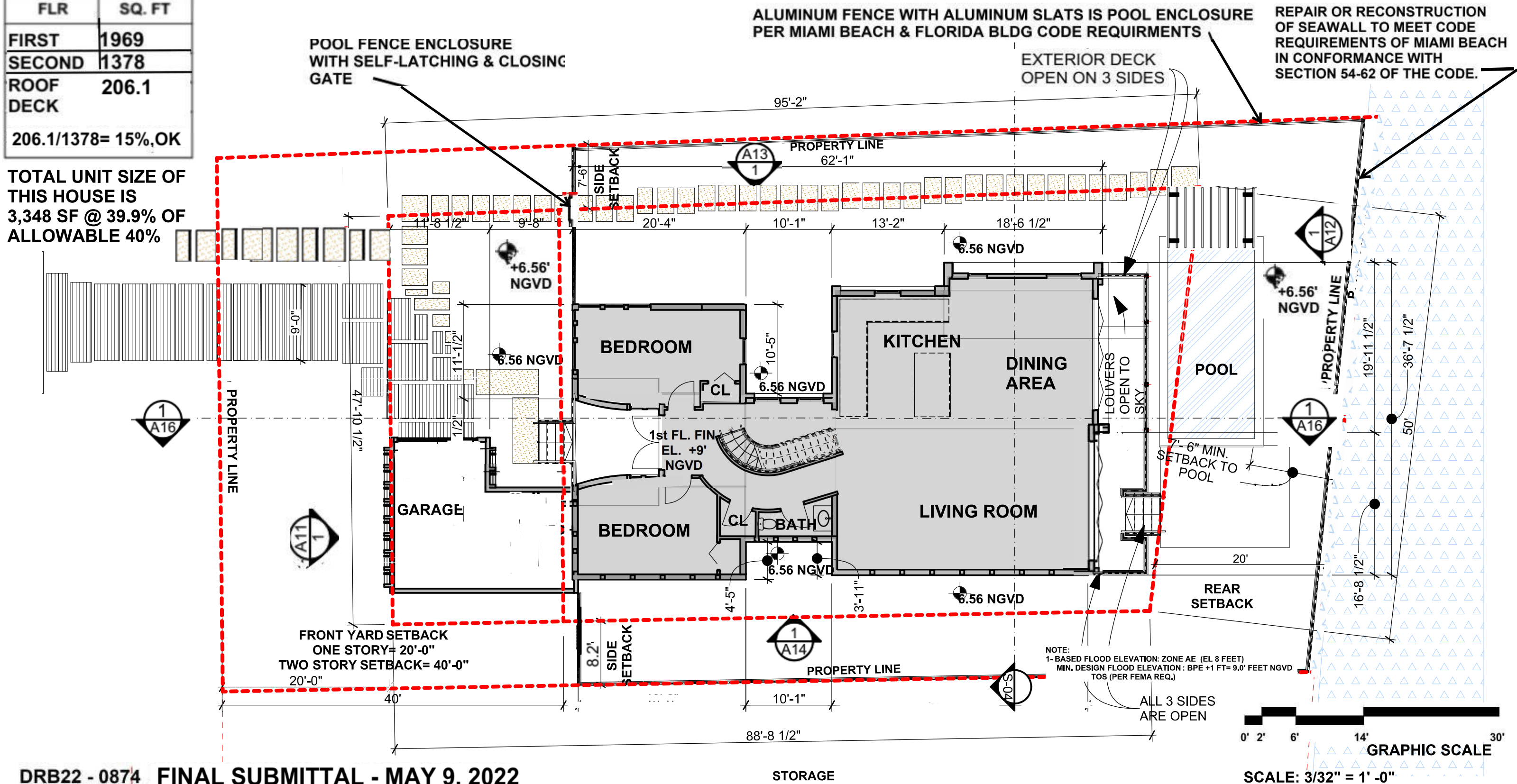
GRAPHIC SCALE

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

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: PERVIOUS HARDSCAPE CALCULATIONS SITE PLAN	SEAL & SIGNATURE 	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 - 07
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	4-2022 SCALE: DRAWN BY: CHECKED BY: AS NOTED D.K.G. R.B.	RUSSELL W. BLUE R.A.		DWG NO. 11 OF 35

FLR	SQ. FT
FIRST	1969
SECOND	1378
ROOF DECK	206.1
206.1/1378= 15%,OK	

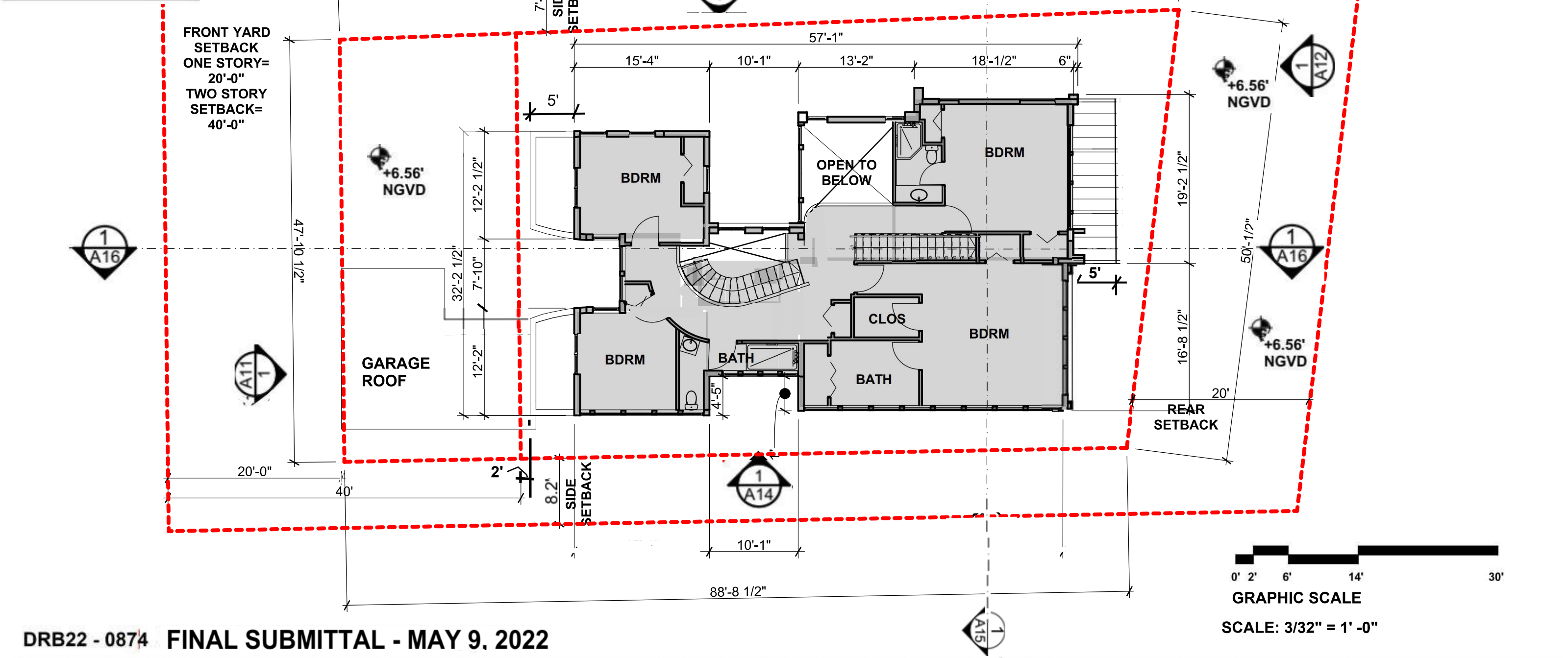
TOTAL UNIT SIZE OF THIS HOUSE IS 3,348 SF @ 39.9% OF ALLOWABLE 40%



DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 PROPOSED UNIT SIZE 1ST FLOOR PLAN	SEAL & SIGNATURE 	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 08 DWG NO. 12 OF 35
	DATE: 4-2022			
	SCALE: AS NOTED			
	DRAWN BY: D.K.G.			
	CHECKED BY: R.B.			

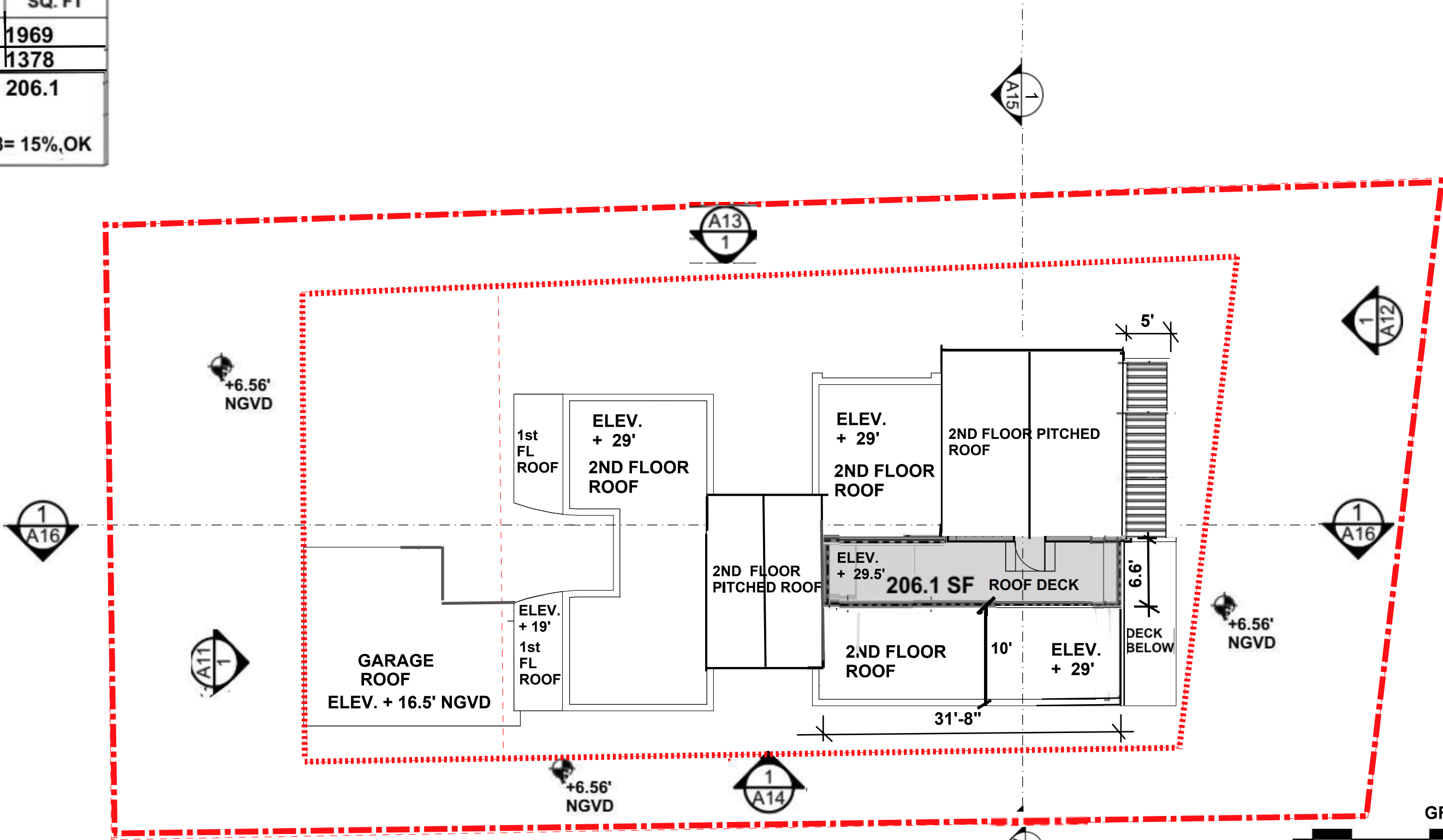
FLR	SQ. FT
FIRST	1969
SECOND	1378
ROOF DECK	206.1
206.1/1378= 15%,OK	



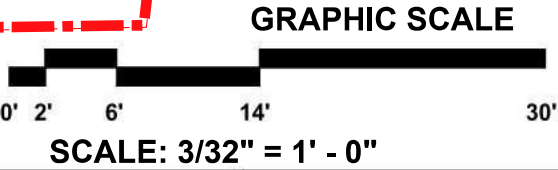
DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 PROPOSED UNIT SIZE 2ND FLOOR PLAN	SEAL & SIGNATURE BLUE 布鲁 RUSSELL W. BLUE R.A.	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 09 DWG NO. 13 OF 35
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 4-2022 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.			

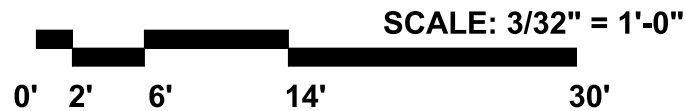
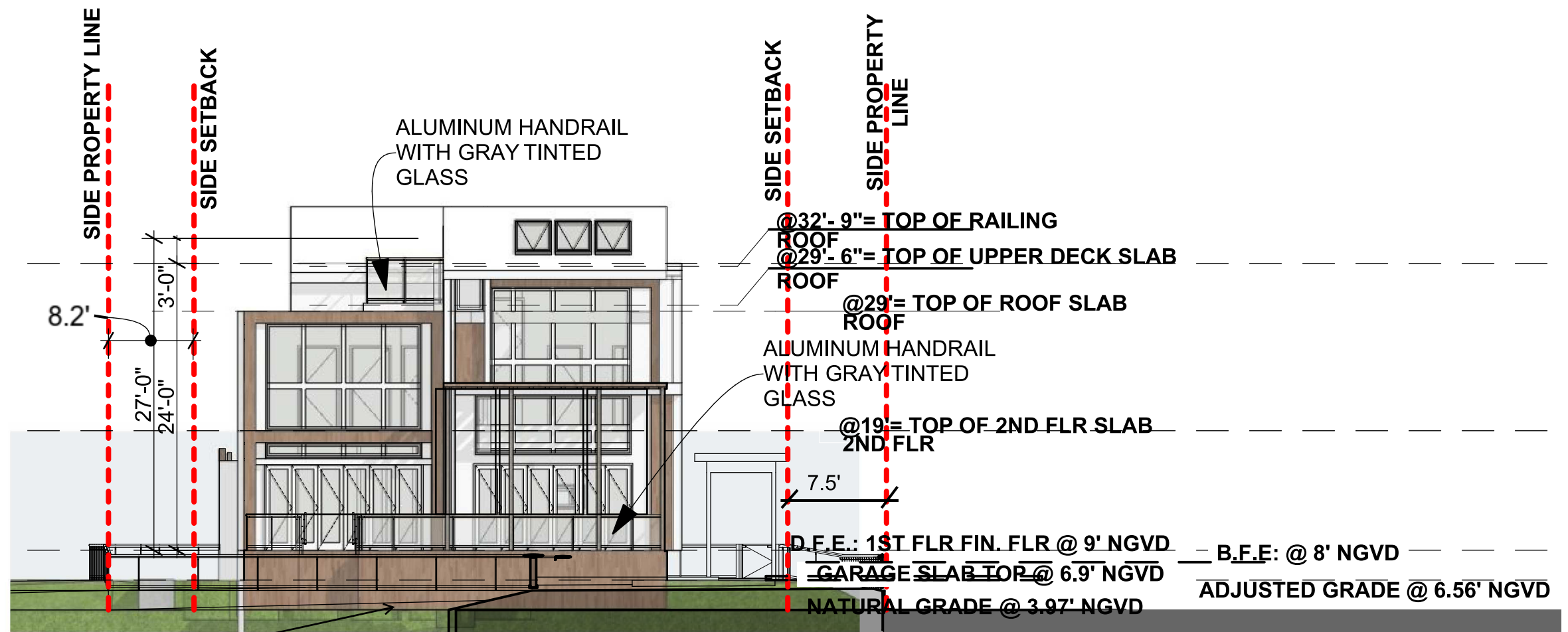
FLR	SQ. FT
FIRST	1969
SECOND	1378
ROOF DECK	206.1
206.1/1378= 15%,OK	



DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022



PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 PROPOSED UNIT SIZE ROOF DECK		SEAL & SIGNATURE  RUSSELL W. BLUE R.A.	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434 SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 10 DWG NO. 14 OF 35
	DATE: 4-2022				
	SCALE:	AS NOTED			
	DRAWN BY:	D.K.G.			
	CHECKED BY:	R.B.			
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL					

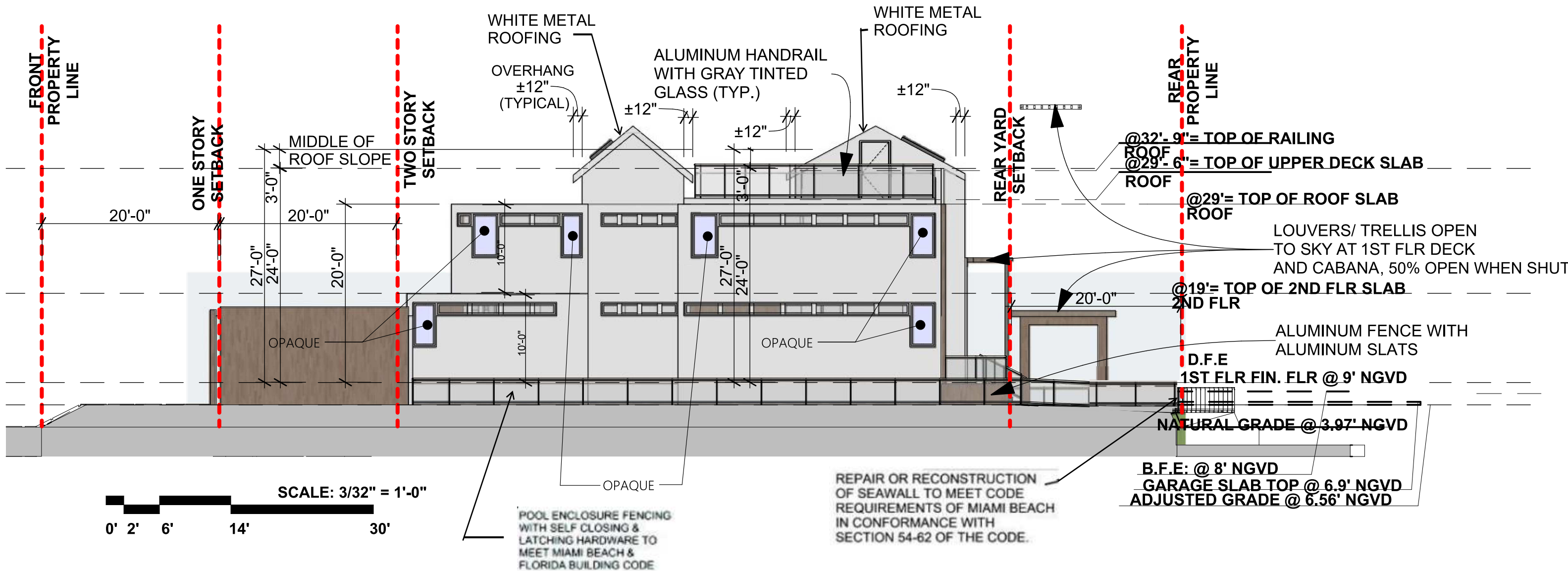


REAR ELEVATION

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

DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 EAST ELEVATION	SEAL & SIGNATURE 		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 - 12
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 R.A.			

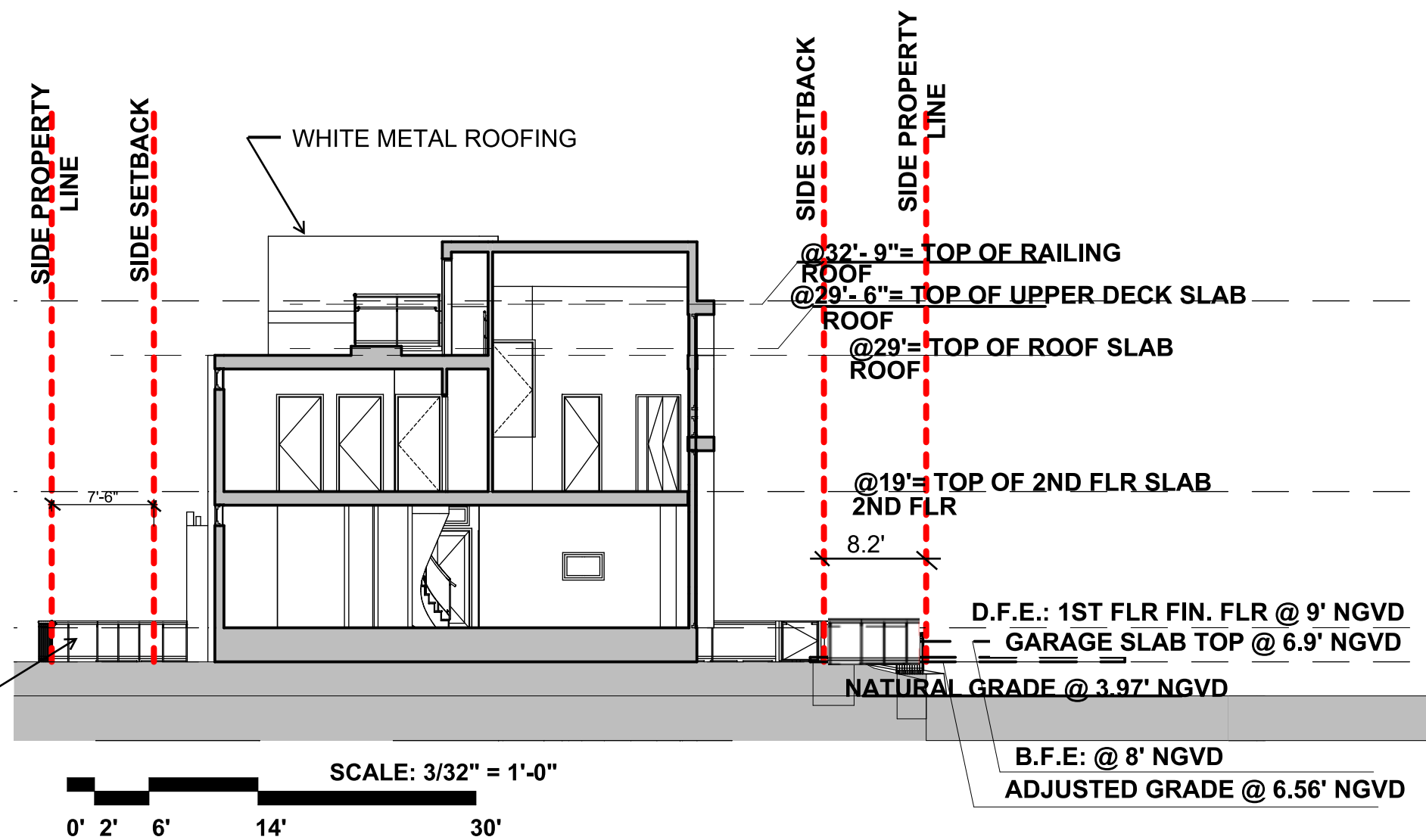


1
A12

SIDE ELEVATION (SOUTH)
SCALE: 3/32"= 1'- 0"

DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 SOUTH ELEVATION,	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: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 14 DWG NO. 18 OF 35
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 R.A.			

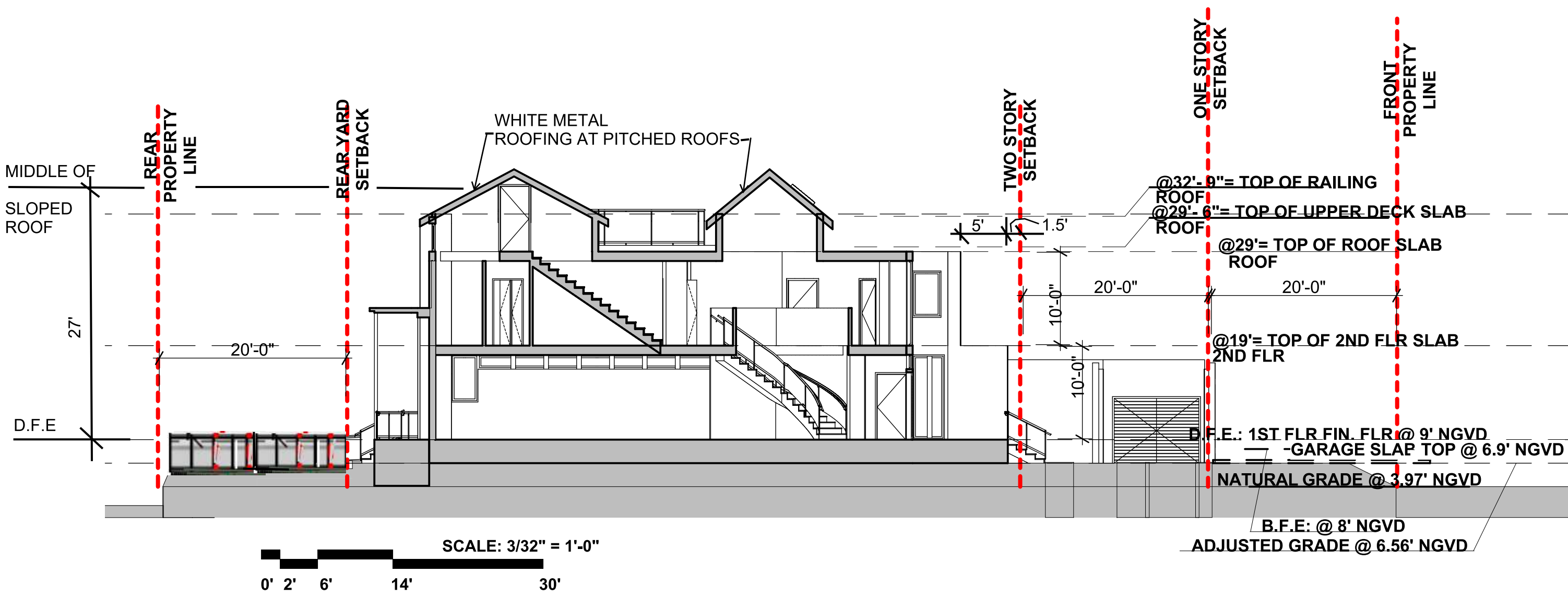


BUILDING SECTION

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

DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 Building Section	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: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	A - 15
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 R.A.		
DWG NO. 19 OF 35				



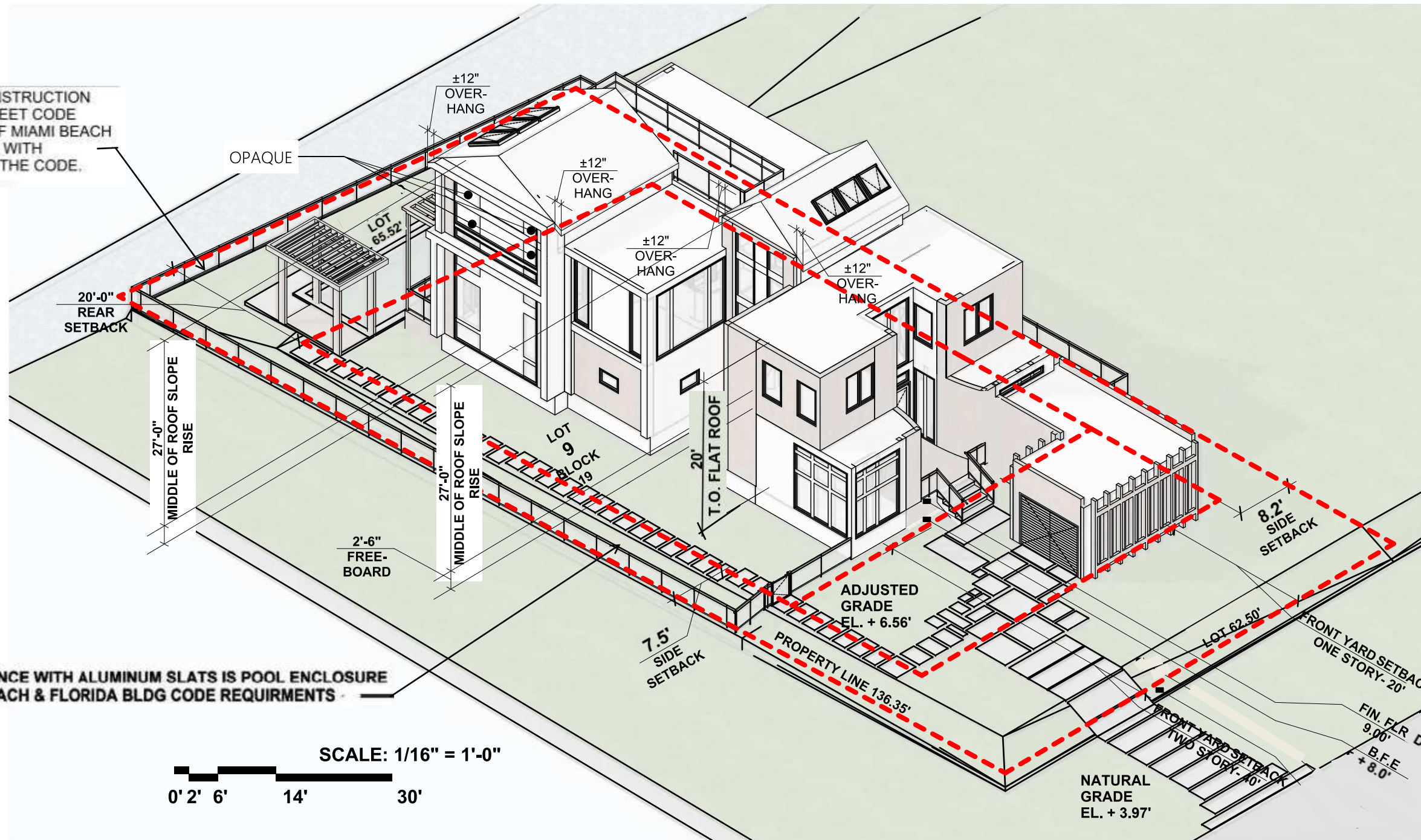
BUILDING SECTION

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

DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 Building Section	SEAL & SIGNATURE  RUSSELL W. BLUE R.A.	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 - 16
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. 20 OF 33

REPAIR OR RECONSTRUCTION
OF SEAWALL TO MEET CODE
REQUIREMENTS OF MIAMI BEACH
IN CONFORMANCE WITH
SECTION 54-62 OF THE CODE.



ALUMINUM FENCE WITH ALUMINUM SLATS IS POOL ENCLOSURE
PER MIAMI BEACH & FLORIDA BLDG CODE REQUIRMENTS

SCALE: 1/16" = 1'-0"
0' 2' 6' 14' 30'

DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 9 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 9 AXONOMETRIC,	SEAL & SIGNATURE 		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.	RUSSELL W. BLUE R.A.			DWG NO. 21 OF 33

