



**INDEX OF DRAWINGS**

- A - 00 COVER SHEET
- A - 01 SITE LOCATION
- A - 02 EXISTING TREE SURVEY
- A - 03 AERIAL CONTEXT PHOTO
- A - 04 SURROUNDING HOMES
- A - 04A CONTEXT OF VIEWS - FRONT ELEVATION, REAR ELEVATIONS & OPPOSITE SIDE OF STREET
- A - 05 EXISTING LOT 10 SITE PHOTOS
- A - 06 LOT COVERAGE DIAGRAM & ZONING ANALYSIS
- A - 06A LOT COVERAGE PLAN
- A - 07 PERVIOUS PLAN
- A - 08 UNIT SIZE FIRST FLOOR PLAN
- A - 09 UNIT SIZE SECOND FLOOR PLAN
- A - 09A SITE PLAN/ROOF PLAN
- A - 10 FRONT (WEST) ELEVATION
- A - 11 REAR (EAST) ELEVATION
- A - 12 SIDE (NORTH) ELEVATION
- A - 13 SIDE (SOUTH) ELEVATION
- A - 14 BUILDING SECTION
- A - 15 BUILDING SECTION
- A - 15A YARD SECTION
- A - 16 FRONT AXONOMETRIC
- A - 17 REAR AXONOMETRIC
- A - 18 SITE DEMOLITION PLAN
- A - 19 EXISTING HOUSE REMOVAL PLANS
- M - 1 LIST OF EXTERIOR MATERIALS

**RENDERINGS**

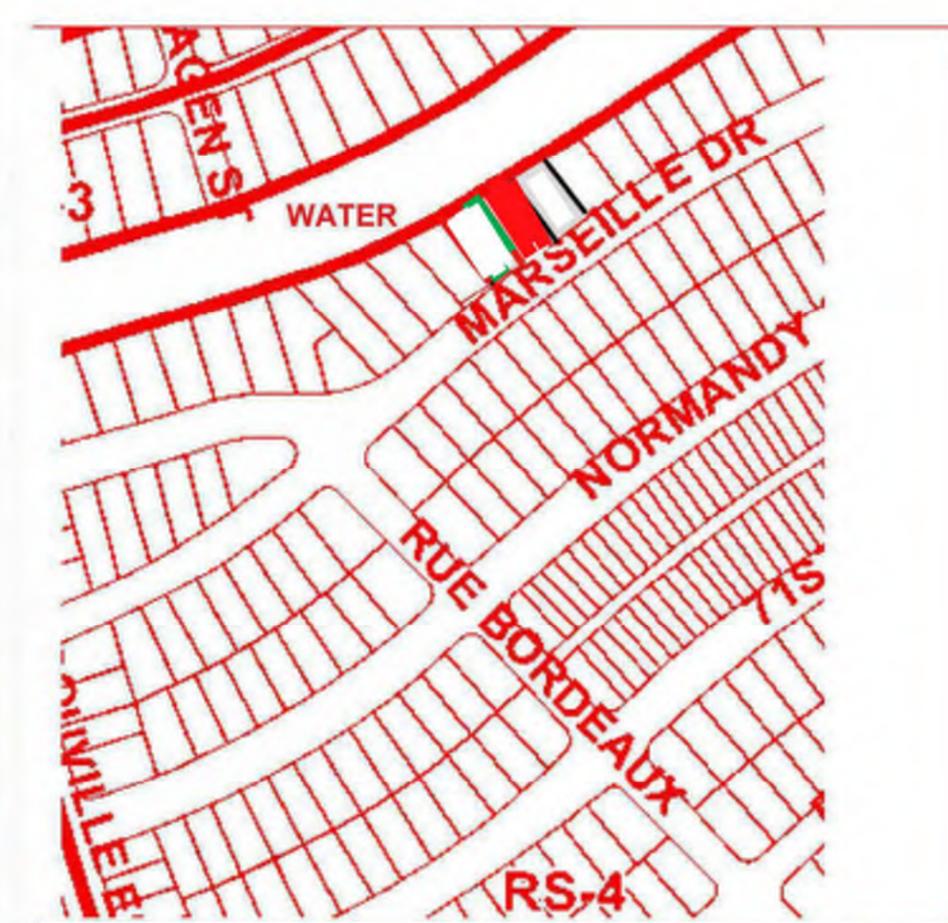
- RL - 01 FRONT RENDERING LANDSCAPED
- RL - 02 REAR RENDERING LANDSCAPED
- RL - 03 SIDE (NORTH) RENDERING LANDSCAPED
- RL - 04 SIDE (SOUTH) RENDERING LANDSCAPED
- RL - 05 FRONT RENDERING - NITE
- RL - 06 REAR RENDERING - NITE
- RL - 07 SIDE (NORTH) RENDERING - NITE
- RL - 08 SIDE (SOUTH) RENDERING - NITE
- RL - 09 AXONOMETRIC FRONT - NO LANDSCAPE
- RL - 10 AXONOMETRIC REAR - NO LANDSCAPE

**LANDSCAPE ARCHITECTURE**

- LE - 01 LANDSCAPE
- LP - 01 LANDSCAPE PLANTING

**1415 MARSEILLE DRIVE - LOT 10**  
**NEW SINGLE FAMILY RESIDENCE**  
**FOLIO - 02-3210-010-0050**  
**FINAL SUBMITTAL - AUGUST 8, 2022**  
**DRB22 - 0856**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE - <b>LOT 10</b> NEW SINGLE FAMILY RESIDENCE	<b>DRAWING TITLE:</b> <b>LOT 10 COVER SHEET</b> <b>INDEX OF DRAWINGS</b>	<b>SEAL &amp; SIGNATURE</b> 		<b>RUSSELL BLUE, ARCHITECT</b> <b>ARCHITECTURE &amp; DESIGN</b> <small>7786 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434</small> <small>SOUTHAMPTON 631-726-0019      SOUTH FLORIDA 561-862-3391      NEW YORK CITY 212-726-3638</small> <small>FAX: 631-918-5022</small> <small>EMAIL: blueprintsNY.FL@gmail.com</small>	<h1 style="font-size: 2em; margin: 0;">A - 00</h1>
<b>CLIENT INFO:</b> MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	<b>DATE:</b> JULY 8, 2022 <b>SCALE:</b> AS NOTED <b>DRAWN BY:</b> D.K.G. <b>CHECKED BY:</b> R.B.	RUSSELL W. BLUE R.A.	<div style="text-align: right;"> <b>DWG. NO. 1 OF 25</b> </div>		



**SURROUNDING PROPERTIES**

**NEW SINGLE FAMILY RESIDENCE**  
**FOLIO - 02-3210-010-0050**  
**FINAL SUBMITTAL - AUGUST 8, 2022**  
**DRB22 - 0856**

**1/2 MILE RADIUS AERIAL VIEW**

**PROJECT INFO:**  
**1415 MARSEILLE DRIVE**  
**LOT 10**  
**NEW SINGLE FAMILY RESIDENCE**

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

**DRAWING TITLE:**  
**LOCATION PLAN LOT 10**  
**AERIAL VIEW**  
**SURROUNDING PROPERTIES**

**DATE:** 5-2022  
**SCALE:** AS NOTED  
**DRAWN BY:** D.K.G.  
**CHECKED BY:** R.B.

**SEAL & SIGNATURE**



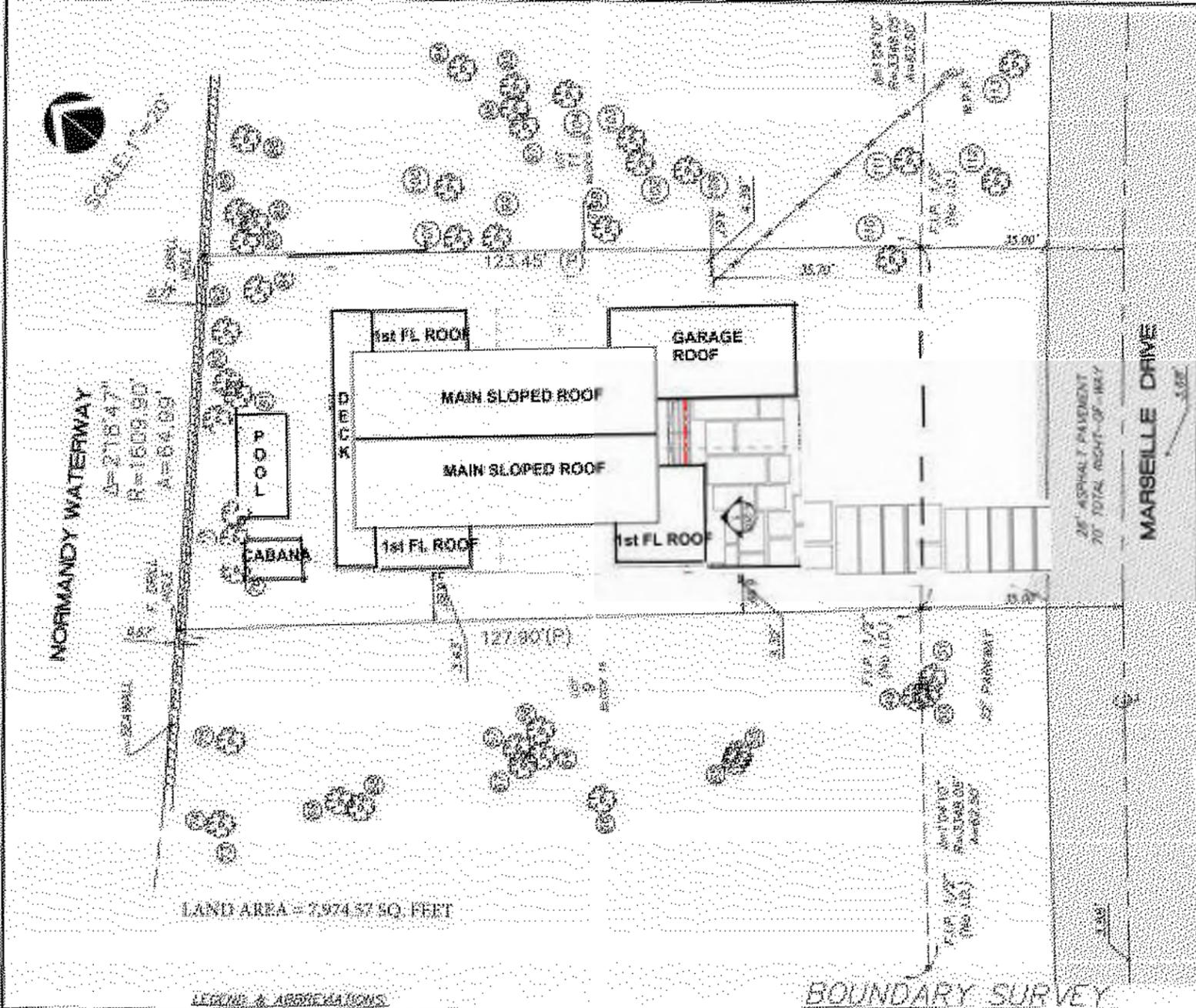
RUSSELL W. BLUE R.A.



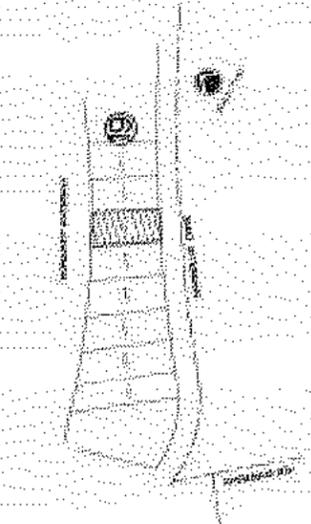
**RUSSELL BLUE, ARCHITECT**  
**ARCHITECTURE & DESIGN**

7786 LAKESIDE BLVD - SUITE 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**



ADJUSTED CORNERS		ADJUSTED CORNERS	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...
2	...	2	...
3	...	3	...
4	...	4	...
5	...	5	...
6	...	6	...
7	...	7	...
8	...	8	...
9	...	9	...
10	...	10	...
11	...	11	...
12	...	12	...
13	...	13	...
14	...	14	...
15	...	15	...
16	...	16	...
17	...	17	...
18	...	18	...
19	...	19	...
20	...	20	...
21	...	21	...
22	...	22	...
23	...	23	...
24	...	24	...
25	...	25	...
26	...	26	...
27	...	27	...
28	...	28	...
29	...	29	...
30	...	30	...



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

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

- INVESTIGATION:
- 1) DIMENSIONS SUBJECT TO CHECKING BY TITLE;
  - 2) NOT VALID WITHOUT THE SIGNATURE AND RASID SEAL OF A LICENSED SURVEYOR AND MAPPER;
  - 3) THE WORK SHOWN HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE;
  - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT;
  - 5) UNSUBSCRIBED ENCROACHMENTS NOT LOCATED;
  - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM OF 1983;
  - 7) DIMENSIONS 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 AGENCIES PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION;
  - 10) EXAMINATION OF THE ABSTRACT OF TITLE SHALL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY;
  - 11) ELEVATIONS BASED ON DTM 83 NAVD83 LOCAL DATUM OF 1983.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- READINGS WHEN TAKEN ARE REFERRED TO AN ASSUMED VALUE OF 100% TO: 60

**LEGEND & ABBREVIATIONS**

CONCRETE	ASPHALT	WOOD	PAVEMENT	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...

**BOUNDARY SURVEY**

I, SURVEYOR, HEREBY CERTIFY THAT THE SURVEY DESCRIBED THEREON WITH THE NEAREST PERSONAL MEASUREMENTS ACCURATE BY THE STATE OF FLORIDA BOARD OF LAND SURVEYING PERSONNEL TO WITHIN FIFTEEN (15) MILLIMETERS (0.0015 METERS) AND ONE HUNDREDTHS (0.01) INCHES OF THE MEASUREMENTS DESCRIBED ON THIS PLAN IS CORRECT ACCORDING TO THE BEST KNOWLEDGE OF THIS SURVEYOR.

DATE OF SURVEY: 08/08/2022

BLANCO SURVEYORS INC.  
 Engineers • Land Surveyors • Planners • LE & ERO/GEI  
 555 NORTH SHORE DRIVE  
 MIAMI BEACH, FL 33141  
 (305) 865-1220 Email: blanco@blancosurveyors.com Fax: (305) 865-7810

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

PROJECT INFO:  
 1415 MARSEILLE DRIVE, LOT 10  
 NEW SINGLE FAMILY RESIDENCE

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

DRAWING TITLE:  
**LOT 10  
 EXISTING TREE SURVEY  
 WITH PROPOSED HOUSE**

DATE: **08-08-2022**

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

7758 LAKESIDE BLVD - SUITE 812 BOCA RATON, FL 33434

SOUTHAMPTON 531-725-0019	SOUTH FLORIDA 561-862-3391	NEW YORK CITY 212-725-3636
-----------------------------	-------------------------------	-------------------------------

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

**A - 02**

DWG. NO. **3** OF **25**



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE <b>LOT 10</b> NEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b> AERIAL CONTEXT LOT 10 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p>SEAL &amp; SIGNATURE</p>  <p>RUSSELL W. BLUE R.A.</p>		<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN</p> <p>7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</p> <p><b>SOUTHAMPTON</b> 631-728-0019      <b>SOUTH FLORIDA</b> 561-462-3391      <b>NEW YORK CITY</b> 212-728-3638</p> <p>FAX: 631-918-5022 EMAIL: blueprintsNY_FL@gmail.com</p>	<p><b>A - 03</b></p> <p>DWG. NO. 4 OF 25</p>
<p><b>CLIENT INFO:</b> MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p>DATE: 08-08-2022</p> <p>SCALE:</p> <p>DRAWN BY: D.K.G.</p> <p>CHECKED BY: R.B.</p>				



1 VACANT LOT 9



2 EXISTING 1415 MARSEILLE DR. - LOT 10



3 EXISTING REAR VIEW OF LOT 10

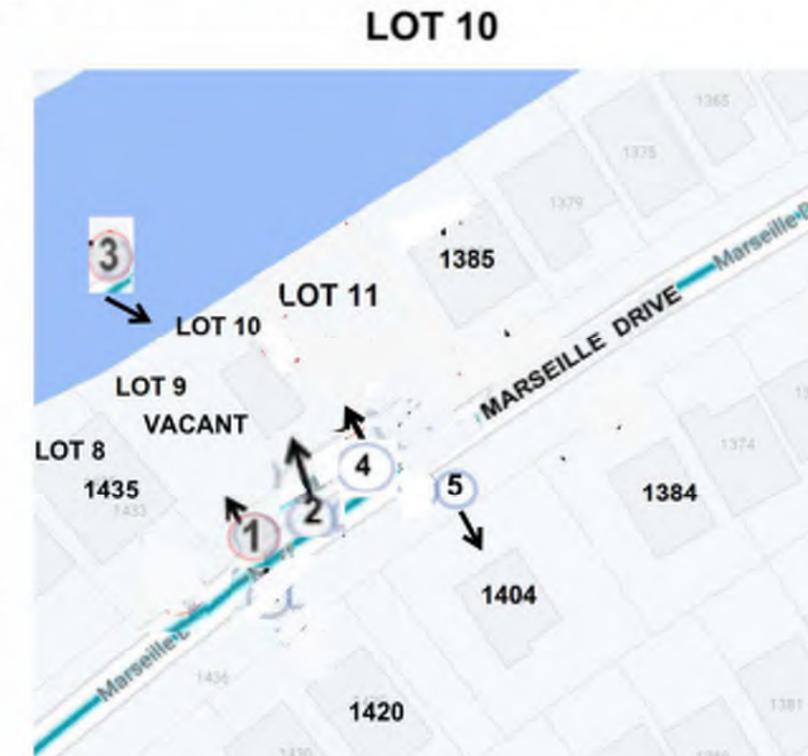


4 VACANT LOT 11

FINAL SUBMITTAL - AUGUST 8, 2022  
DRB22 - 0856



5 1404 MARSEILLE DRIVE



KEY MAP FOR SURROUNDING CONTEXT  
1415 MARSEILLE DRIVE LOT 10

<p>PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE</p>	<p>DRAWING TITLE: SURROUNDING PROPERTIES</p>	<p>SEAL &amp; SIGNATURE</p> 	<p><b>BLUE</b> 布鲁</p>	<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN</p> <p>7766 LAKESIDE BLVD., SUITE 612, BOCA RATON, FL 33434</p> <p>SOUTHAMPTON SOUTH FLORIDA NEW YORK CITY 631-726-0819 561-862-3391 212-725-3638</p> <p>FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com</p>	<p><b>A - 04</b></p> <p>DWG. NO. 5 OF 25</p>
<p>CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p>DATE: JUNE 5, 2022 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.</p>	<p>RUSSELL W. BLUE P.A.</p>			

**FRONT CONTEXT RENDERING**

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12



**REAR CONTEXT RENDERING**



LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

**OPPOSITE SIDE OF MARSEILLE DRIVE**



1374 MARSEILLE DR.

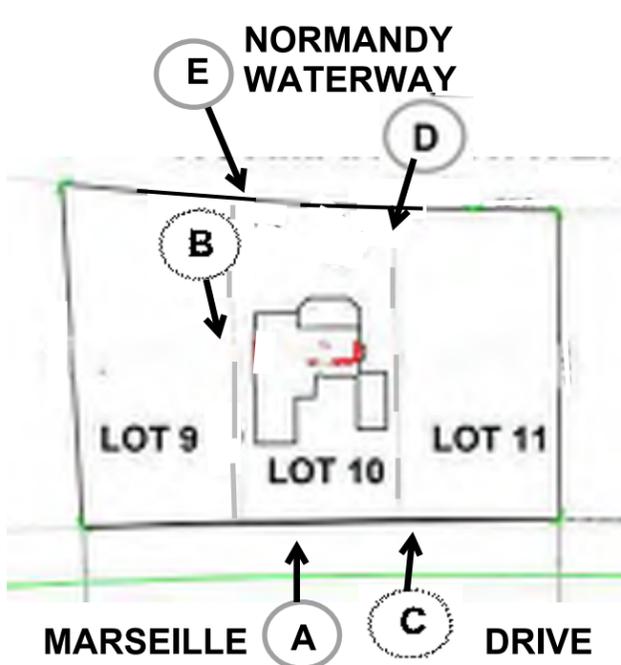
1384 MARSEILLE DR.

1404 MARSEILLE DRIVE

1420 MARSEILLE DRIVE

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 2BY SINGLE FAMILY RESIDENCE</p> <p><b>CLIENT INFO:</b> BARA CAOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p><b>DRAWING TITLE:</b> LOT 10 FRONT &amp; REAR CONTEXT RENDERING</p> <p><b>DATE:</b> 11.2021</p> <p><b>SCALE:</b> AS NOTED</p> <p><b>DRAWN BY:</b> D.F.O.</p> <p><b>CHECKED BY:</b> RB</p>	<p><b>SEAL &amp; SIGNATURE</b></p> <p>RUSSELL W. BLUE R.A.</p>		<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN</p> <p>THE LAWRENCE BLUE - SUITE 410 BOCA RATON, FL 33434</p> <p><b>BOCA RATON, FL</b> 954-776-0075</p> <p><b>MIAMI BEACH, FL</b> 305-441-1887</p> <p><b>NEW YORK, NY</b> 212-775-9134</p> <p>FAX: 305-776-0077 EMAIL: russell@rbaa.com</p>	<p><b>A- 04a</b></p> <p>DRG. NO. 6 OF 25</p>
--	--	--	---	---	--



A



B



C



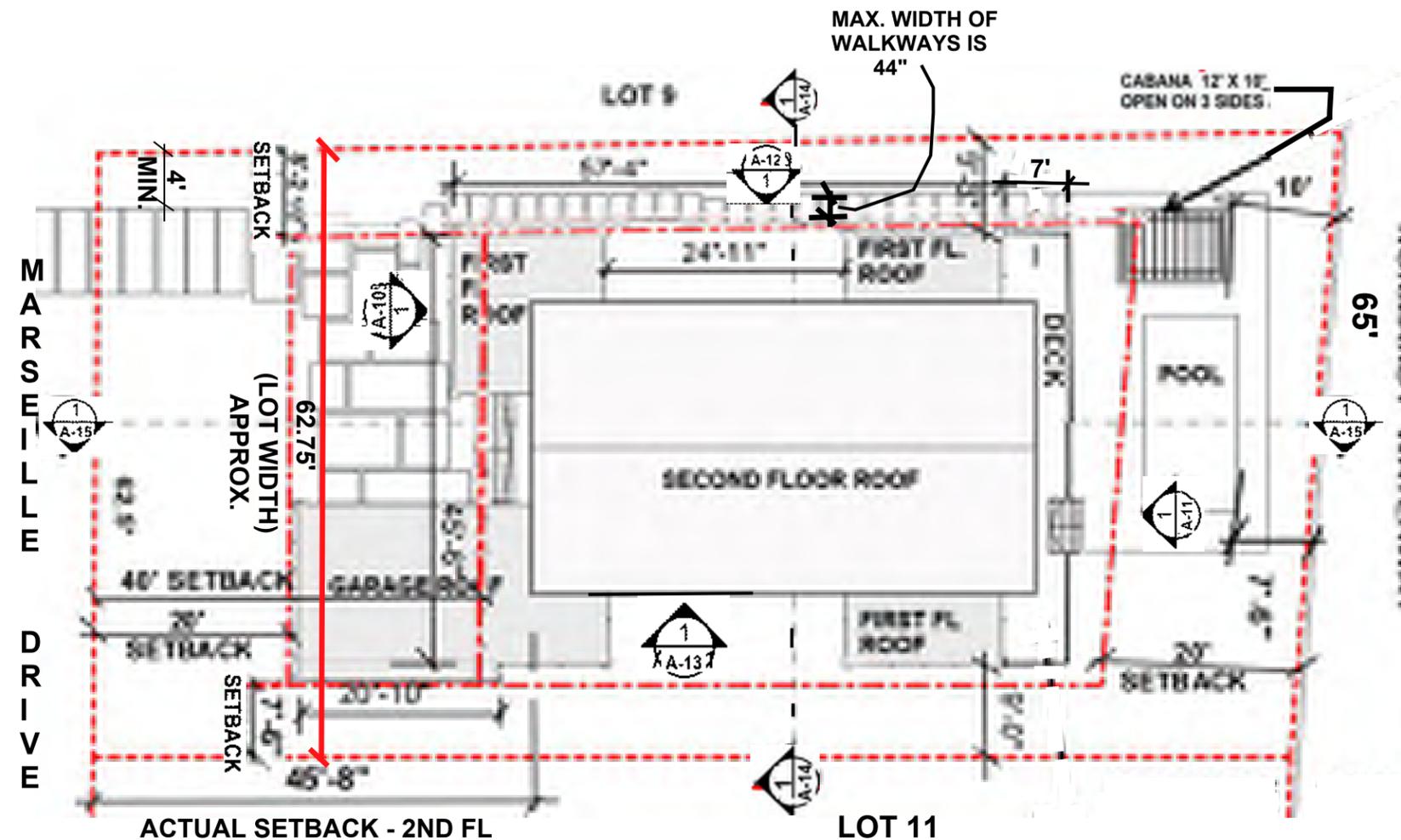
D



E

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          NEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          EXISTING SITE/HOUSE          PHOTOS</p>	<p><b>SEAL &amp; SIGNATURE</b></p>	<p><b>BLUE</b>          布鲁</p>	<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN</p> <p>THE LAWRENCE BLVD - SUITE 812, BOCA RATON, FL 33433</p> <p>SOUTHAMPTON 531-729-0019      SOUTH FLORIDA 561-852-3201      NEW YORK CITY 212-729-8838</p> <p>FAX: 631-918-5022          EMAIL: blumpc@ny7fl@gmail.com</p>	<p><b>A - 05</b></p>
<p><b>CLIENT INFO:</b>          MARIA CAIOLA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p><b>DATE:</b> 08-08-2022  <b>SCALE:</b>  <b>DRAWN BY:</b> D.K.G.  <b>CHECKED BY:</b> R.B.</p>	<p>RUSSELL W. BLUE R.A.</p>			<p>DRB NO. 7 OF 25</p>

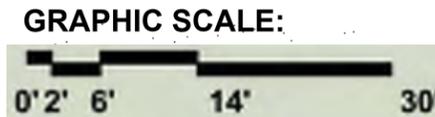


**LOT 10**  
 LOT AREA = 7,974.57 SQ.FT.  
 1,974.57 x 25% = 1,993.64

MAXIMUM UNIT SIZE x 40% = 3,189.83 SQ.FT.  
 PROPOSED TOTAL UNIT SIZE = 3,180 SQ.FT.  
 PROPOSED 1st FL UNIT SIZE = 1,950 SQ.FT.  
 PROPOSED 2nd FL UNIT SIZE = 1,230 SQ.FT.  
 PROPOSED GARAGE - 20'-10" x 19'-8" = 409 SF

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

SCALE: 1/16" = 1'-0"



ITEM #	Zoning Information		
1	Address:	1415 Marseille Drive - Lot 10	
2	Parcel number(s):	02-3210-010-0050	
3	Board and file numbers:	DRB22 - 0856	PR01-0410
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: D.F.E. +9.00'
7	Lot Area:	7,974.57 SQ. FT.	Crown of road - Elev +3.63'
8	Lot width:	62.75' (62.5' TO 65')	Lot Depth: 125.68'
9	Max Lot Coverage SF and 25%:	1,993.64 SQ.FT @ 25%	Proposed Lot Coverage SF and %: 1,993 SQ.FT. @ 24.99%
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 2,402 - 409 SQ.FT@24.99%
11	Front Yard Open Space SF and %:	1071 SQ.FT. @ 85.1 %	Rear Yard Open Space SF and %: 909 SQ.FT. @ 72.1NN
12	Max Unit Size SF and %:	3,189.83 SQ.FT @ 40%	Proposed Unit Size SF and %: 3,180 SQ.FT. @ 39.87 %
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 1,950 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): 1,230 SQ.FT.@ 63%
15			Proposed Second Floor Unit Size SF and %: 1,230 SQ.FT.@ 63%
16	Gross Construction Area:	2642 SQ.FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

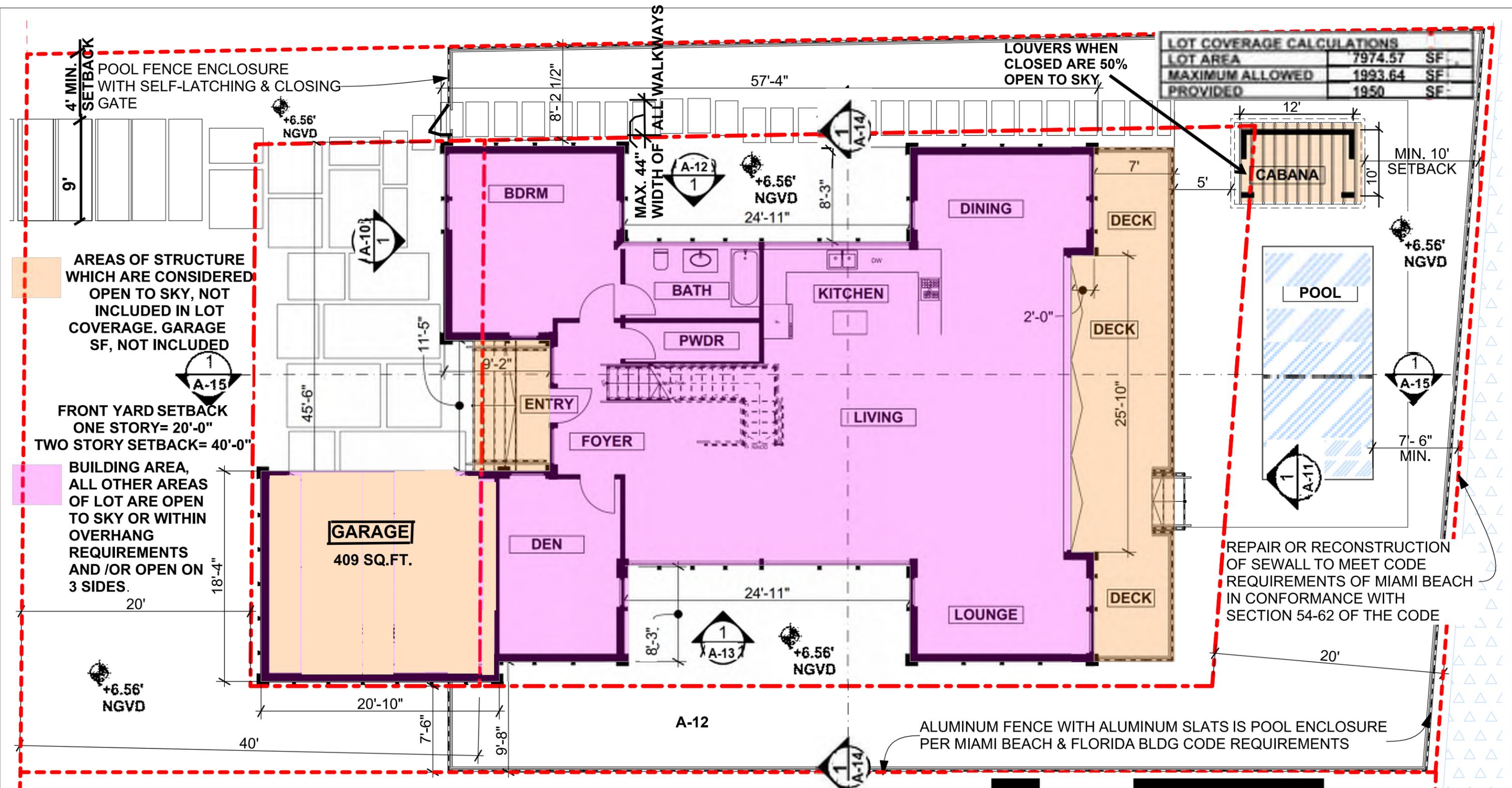
	Required	Existing	Proposed	Deficiencies	
17	Height:	24' Flat / 27' Sloped	N/A	27'	N/A
18	Setbacks:		N/A		N/A
19	Front First level:	20'	N/A	20'	N/A
20	Front Second level:	40'	N/A	45'-8"	N/A
21	Side 1:	7.5' MIN	N/A	7.5'	N/A
22	Side 2 or (Facing street):	8.2' MIN	N/A	8.2'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	10'	N/A	N/A	N/A
24	Accessory Structure Side 2 or (Facing street):	10'	N/A	N/A	N/A
25	Accessory Structure Rear:	10'	N/A	10'	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?	YES

Notes:  
 If not applicable write N/A

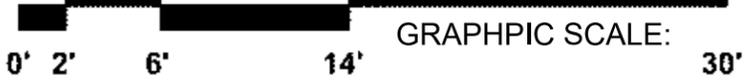
PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: <b>LOT 10                  LOT DIAGRAM &amp;                  ZONING DATA SHEET</b>	SEAL & SIGNATURE 		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN 1776 LAMAR BLVD - SUITE 810, BOCA RATON, FL 33434 SOUTH MIAMI 305-726-8379    SOUTH FLORIDA 561-862-5391    NEW YORK CITY 212-726-9638 FAX: 813-918-5022    EMAIL: rblue@rwbnyfl.com	<b>A - 06</b>
	CLIENT INFO: MARIA CAROLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL				

LOT COVERAGE CALCULATIONS		
LOT AREA	7974.57	SF
MAXIMUM ALLOWED	1993.64	SF
PROVIDED	1950	SF



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

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



**PROJECT INFO:**  
1415 MARSEILLE DRIVE - LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

**DRAWING TITLE:**  
LOT 10  
LOT COVERAGE & OPEN SPACE CALCULATIONS

**DATE:** 08-08-2022

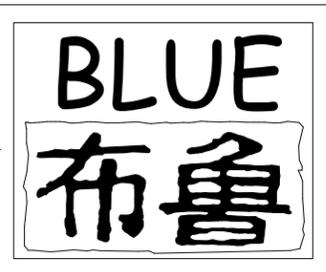
**SCALE:** AS NOTED

**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 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 -06a**

4' MIN. SETBACK  
 POOL FENCE ENCLOSURE WITH SELF-LATCHING & CLOSING GATE

LOUVERS WHEN CLOSED ARE 50% OPEN TO SKY  
 +6.56' NGVD

PERVIOUS STONE MATERIAL (HIGH ALBEDO SURFACES)  
 LAWN / SHRUB PLANTING AREA OPEN SPACE

FRONT YARD SETBACK ONE STORY = 20'-0"  
 TWO STORY SETBACK = 40'-0"

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

TOTAL LOT AREA : 7,974.57 SQ.FT.		
TOTAL OPEN SPACE 70%	REQUIRED SF. - %	PROVIDED SF - %
ALL YARDS	2726 - 70%	3324-85
FRONT YARD	875 - 70%	1071- 85%
REAR YARD	814 - 70%	909 - 72%

TOTAL LOT AREA 7,974.57 SQ.FT.		
PERVIOUS CALC 70%	MAXIMUM	PROVIDED
PERVIOUS	5,582.2 SF	1,521 SF
FRONT YARD	881 SF	187 SF
REAR YARD	882 SF	464 SF

PROJECT INFO:  
 1415 MARSEILLE DRIVE - LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
 LOT 10 OPEN SPACE & HARD SCAPE PERVIOUS MATERIALS CALCULATIONS

DATE: **08-08-2022**

SCALE: AS NOTED

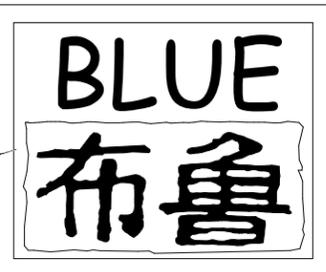
DRAWN BY: D.K.G.

CHECKED BY: R.B.

SEAL & SIGNATURE

OPEN SPACE

RUSSELL W. BLUE R.A.



**RUSSELL BLUE, ARCHITECT**  
 ARCHITECTURE & DESIGN

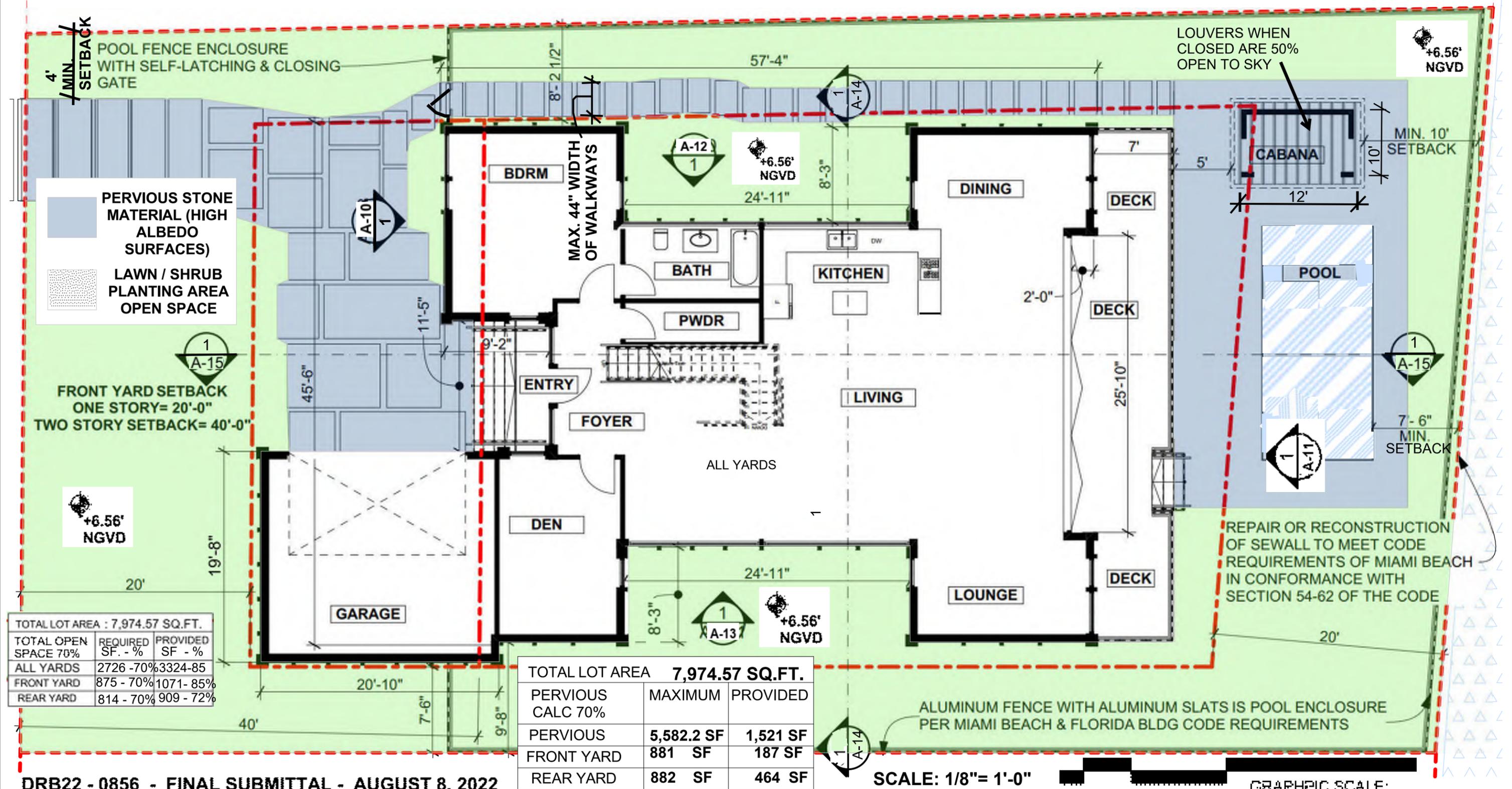
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

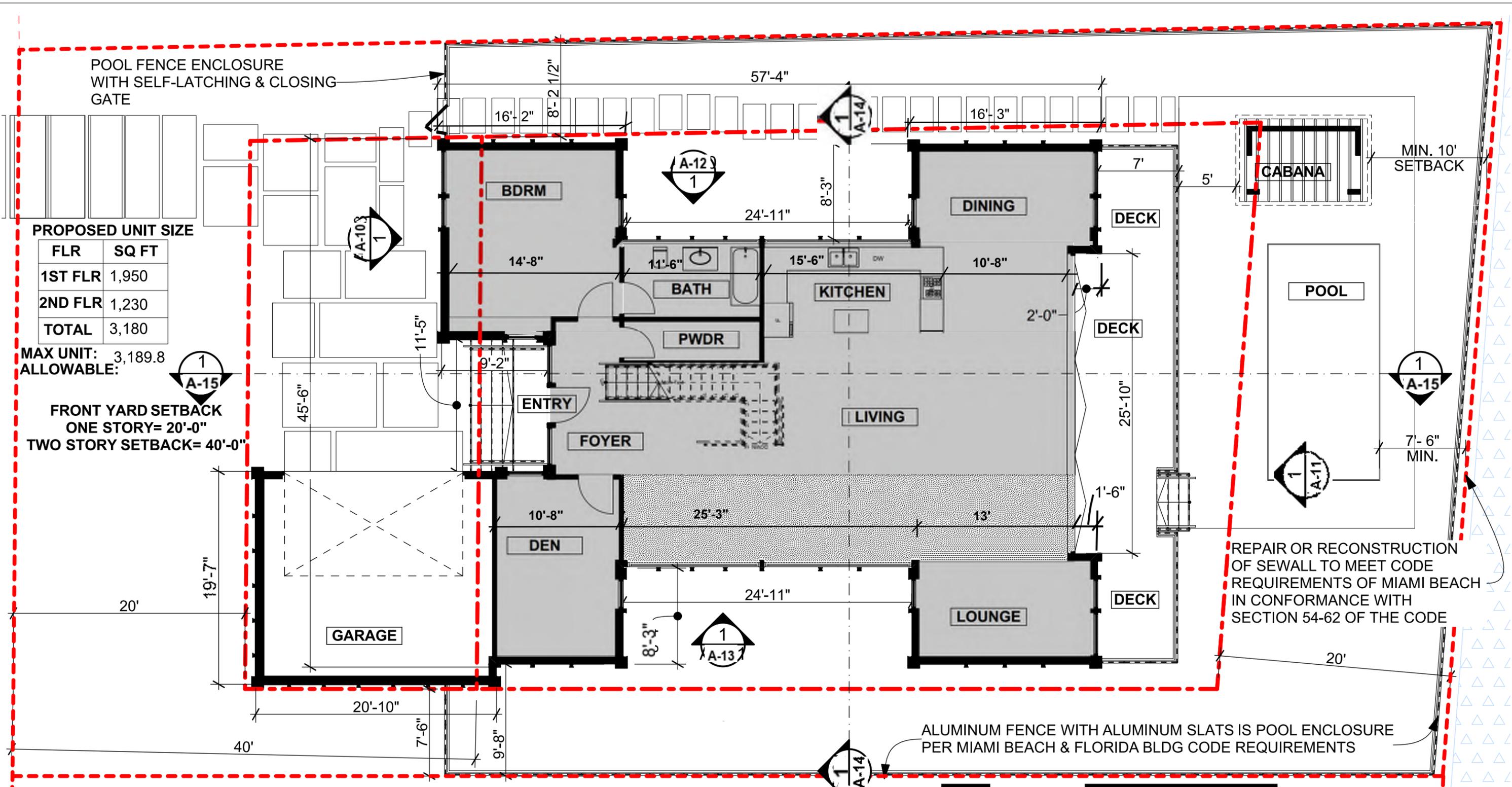
SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638

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

**A - 07**

DWG NO. 10 OF 25





**PROPOSED UNIT SIZE**

FLR	SQ FT
1ST FLR	1,950
2ND FLR	1,230
<b>TOTAL</b>	<b>3,180</b>

MAX UNIT ALLOWABLE: 3,189.8

FRONT YARD SETBACK  
 ONE STORY= 20'-0"  
 TWO STORY SETBACK= 40'-0"

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

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

PROJECT INFO:  
 1415 MARSEILLE DRIVE -  
 LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
**LOT 10  
 PROPOSED 1st FL  
 UNIT SIZE PLAN**

DATE: **08-08-2022**

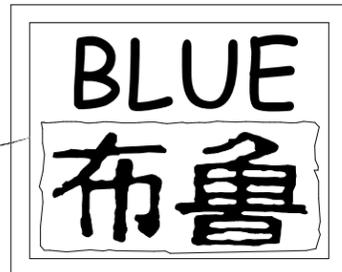
SCALE: AS NOTED

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 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 - 08**

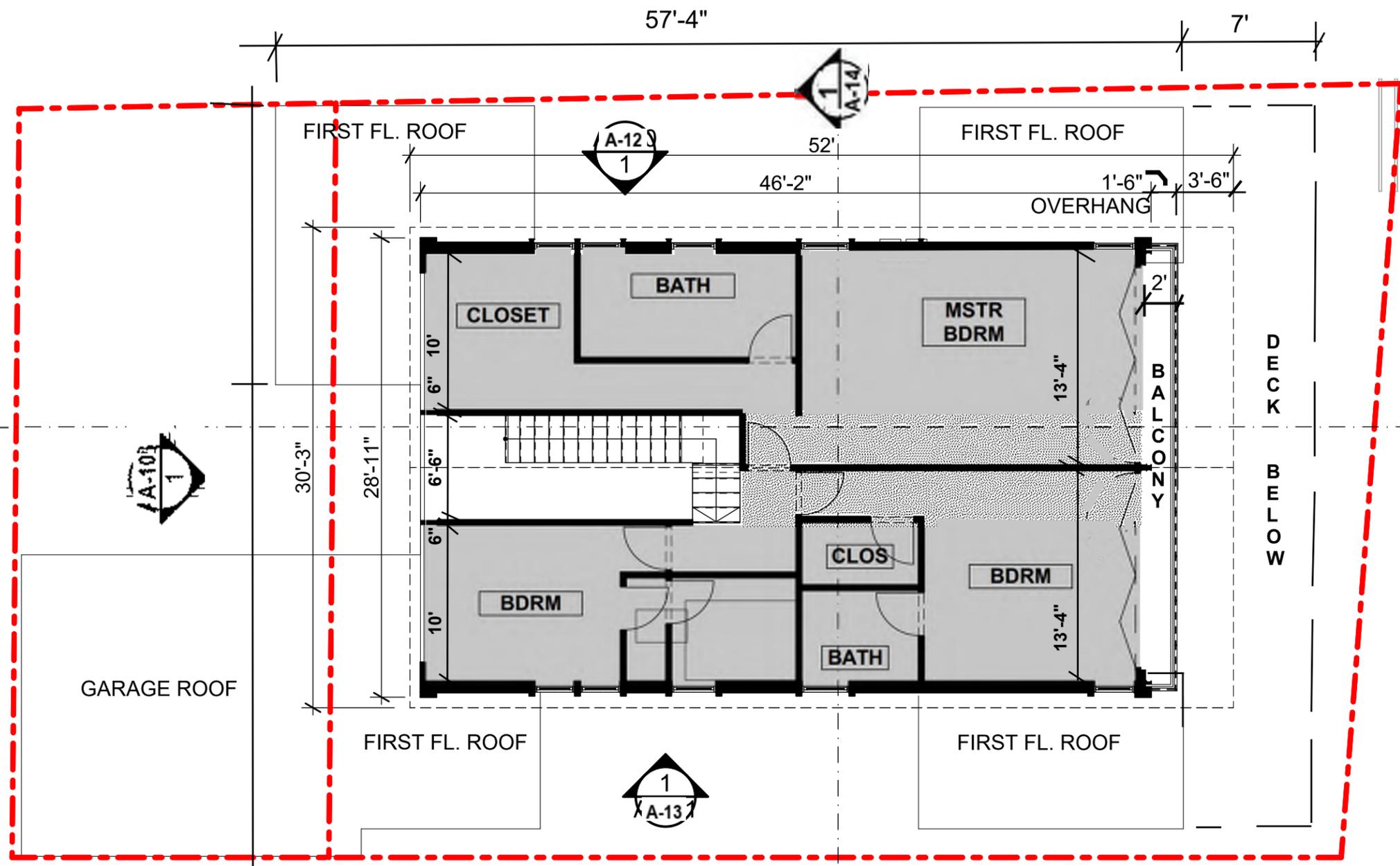
DWG NO. 11 OF 25

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

**PROPOSED UNIT SIZE**

FLR	SQ FT
1ST FLR	1,950
2ND FLR	1,230
TOTAL	3,180

MAX UNIT: 3,189.8  
ALLOWABLE:



SCALE; 1/8" = 1'-0"

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
**LOT 10  
PROPOSED 2ND FL  
UNIT SIZE PLAN**

DATE: **08-08-2022**

SCALE: AS NOTED

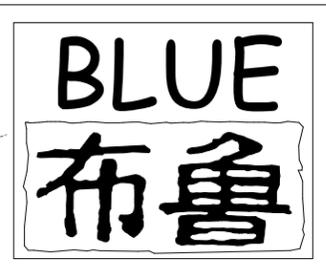
DRAWN BY: D.K.G.

CHECKED BY: R.B.

SEAL & SIGNATURE

08-08-2022

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

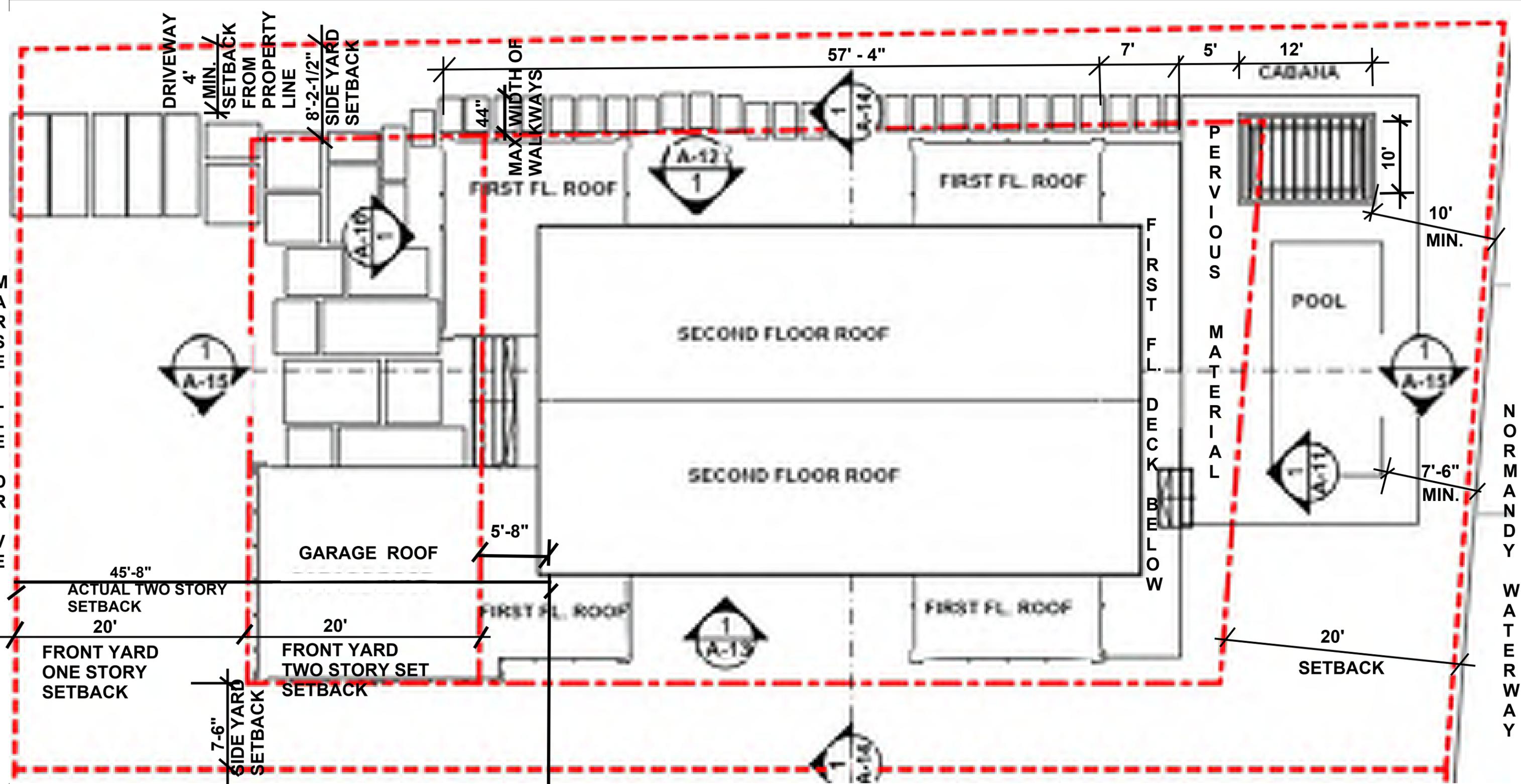
FAX: 631-918-5022  
EMAIL: blueprintsNY.FL@gmail.com

**A - 09**

DWG NO. 12 OF 25

MARSEILLE DRIVE

NORMANDY WATERWAY



DRB22 - 0856 FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO:  
 1415 MARSEILLE DRIVE -  
 LOT 10  
 NEW SINGLE FAMILY RESIDENCE

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

DRAWING TITLE:  
**LOT 10  
 ROOF PLAN/SITE PLAN**

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

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

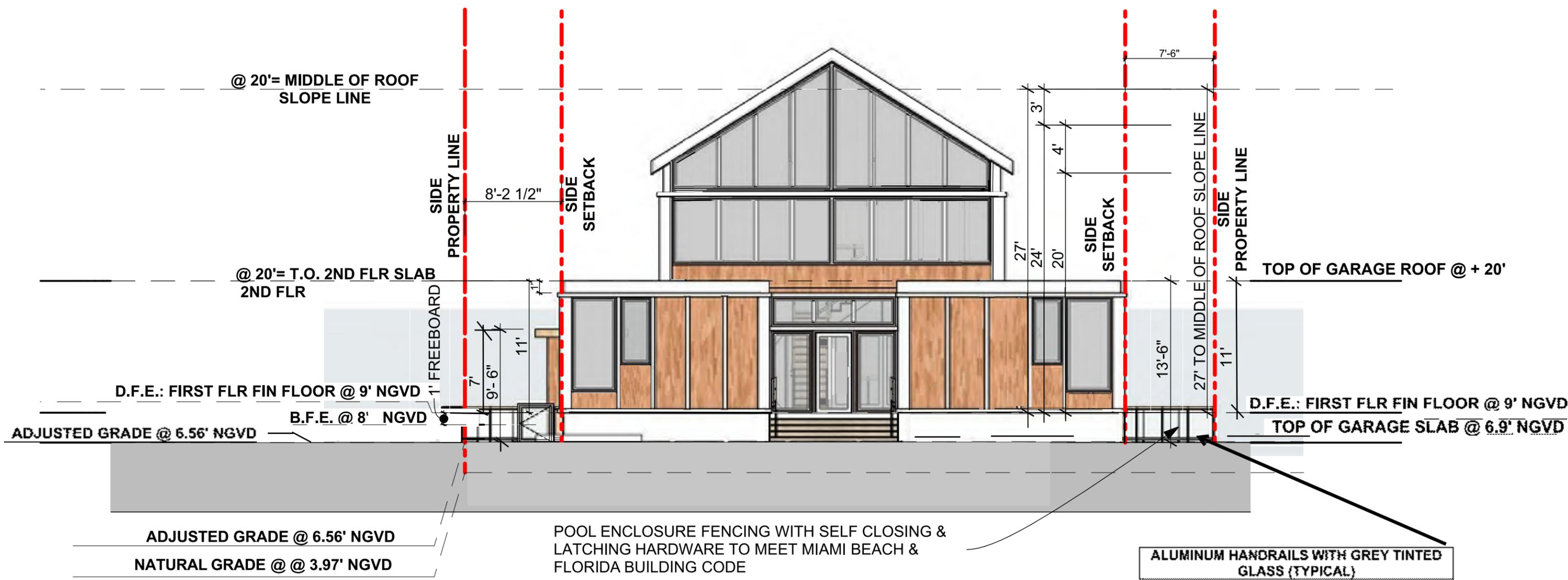
SOUTHAMPTON 631-726-0019      SOUTH FLORIDA 561-862-3391      NEW YORK CITY 212-725-3638

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

**A - 09A**

DWG NO. 13 OF 25

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

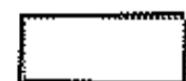


WEST ELEVATION SCALE: 1/8" = 1'-0"

GRAPHIC SCALE:



ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

-  FIBERCEMENT BOARD WITH WOOD TEXTURE (COLOR - TEAK)
-  METAL STANDING SEAM ROOF (LIGHT GREY)
-  MICROCEMENT WHITE FINISH ON MASONARY

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
**LOT 10  
FRONT (WEST)  
ELEVATION**

DATE: **08-08-2022**

SCALE: AS NOTED

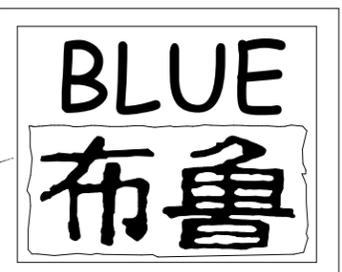
DRAWN BY: D.K.G.

CHECKED BY: R.B.

SEAL & SIGNATURE



RUSSELL W. BLUE R.A.



**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN

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

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

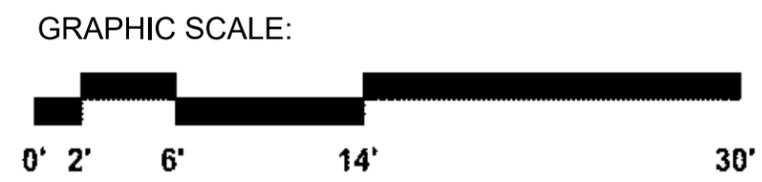
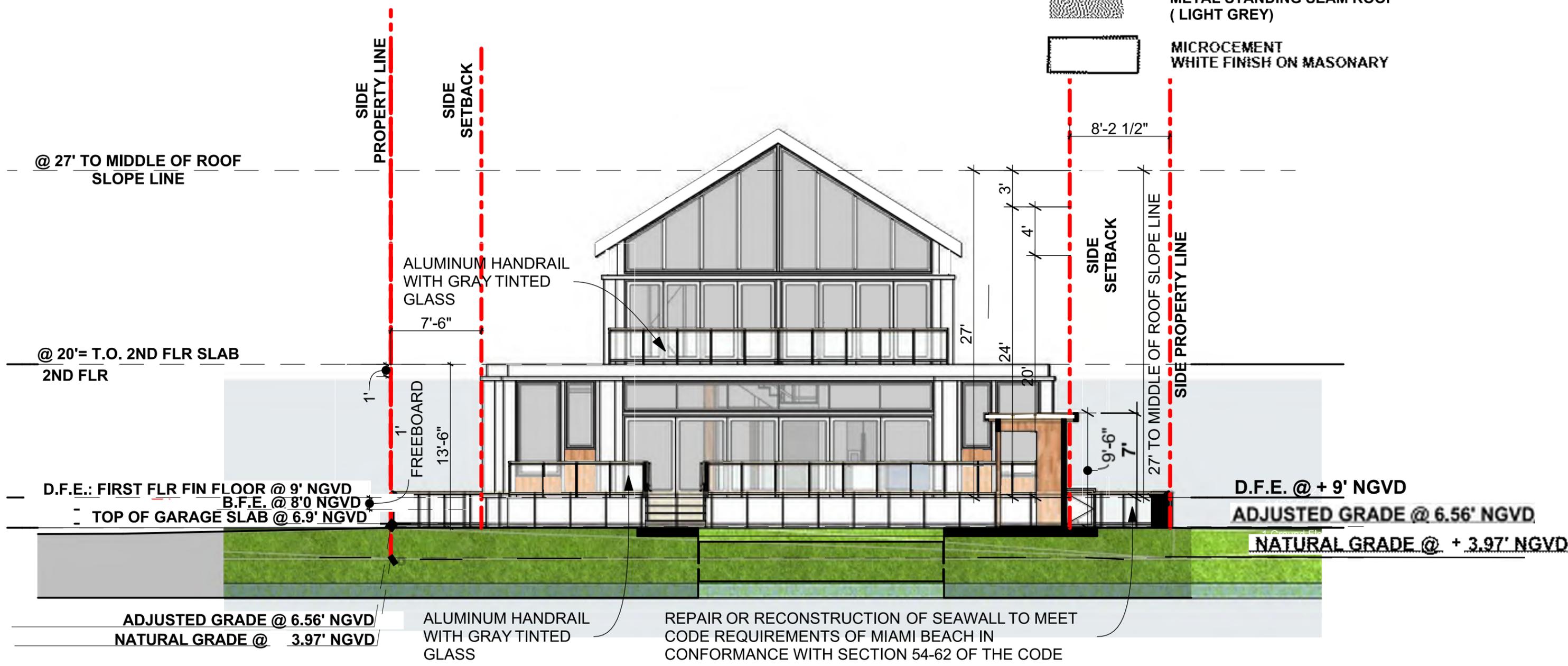
FAX: 631-918-5022  
EMAIL: blueprintsNY.FL@gmail.com

**A - 10**

DWG NO. 14 OF 25

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

FIBERCEMENT BOARD WITH WOOD TEXTURE (COLOR - TEAK)  
 METAL STANDING SEAM ROOF ( LIGHT GREY)  
 MICROCEMENT WHITE FINISH ON MASONRY



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

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 <b>NEW SINGLE FAMILY RESIDENCE</b>	DRAWING TITLE: <b>EAST ELEVATION REAR</b>	SEAL & SIGNATURE 		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434	<h1>A - 11</h1>
CLIENT INFO: <b>MARIA CAIOLA</b> 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	DATE: <b>08-08-2022</b> SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE R.A.		SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	DWG NO. <b>15</b> OF <b>35</b>

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)



FIBERCEMENT BOARD WITH WOOD TEXTURE (COLOR - TEAK)



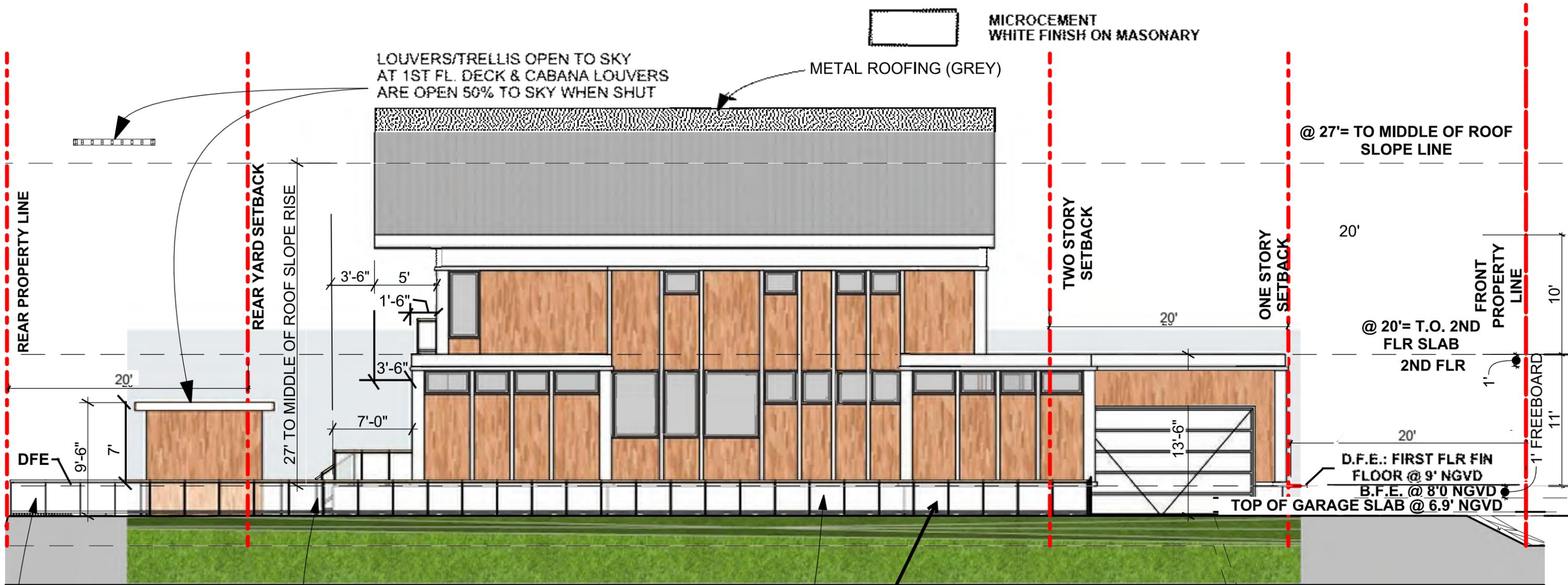
METAL STANDING SEAM ROOF (LIGHT GREY)



MICROCEMENT WHITE FINISH ON MASONRY

LOUVERS/TRELLIS OPEN TO SKY AT 1ST FL. DECK & CABANA LOUVERS ARE OPEN 50% TO SKY WHEN SHUT

METAL ROOFING (GREY)



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

POOL ENCLOSURE FENCING WITH SELF-CLOSING & LATCHING HARDWARE TO MEET MIAMI BEACH & FLORIDA BUILDING CODE

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

ADJUSTED GRADE @ 6.56' NGVD  
NATURAL GRADE @ 3.97' NGVD

GRAPHIC SCALE:



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

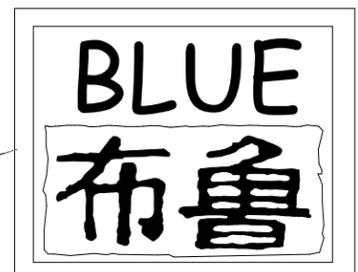
NORTH ELEVATION 1/8" = 1'-0"

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 <b>NEW SINGLE FAMILY RESIDENCE</b>	
CLIENT INFO: <b>MARIA CAIOLA</b> 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	

DRAWING TITLE: <b>NORTH ELEVATION</b>	
DATE:	<b>08-08-2022</b>
SCALE:	AS NOTED
DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE R.A.



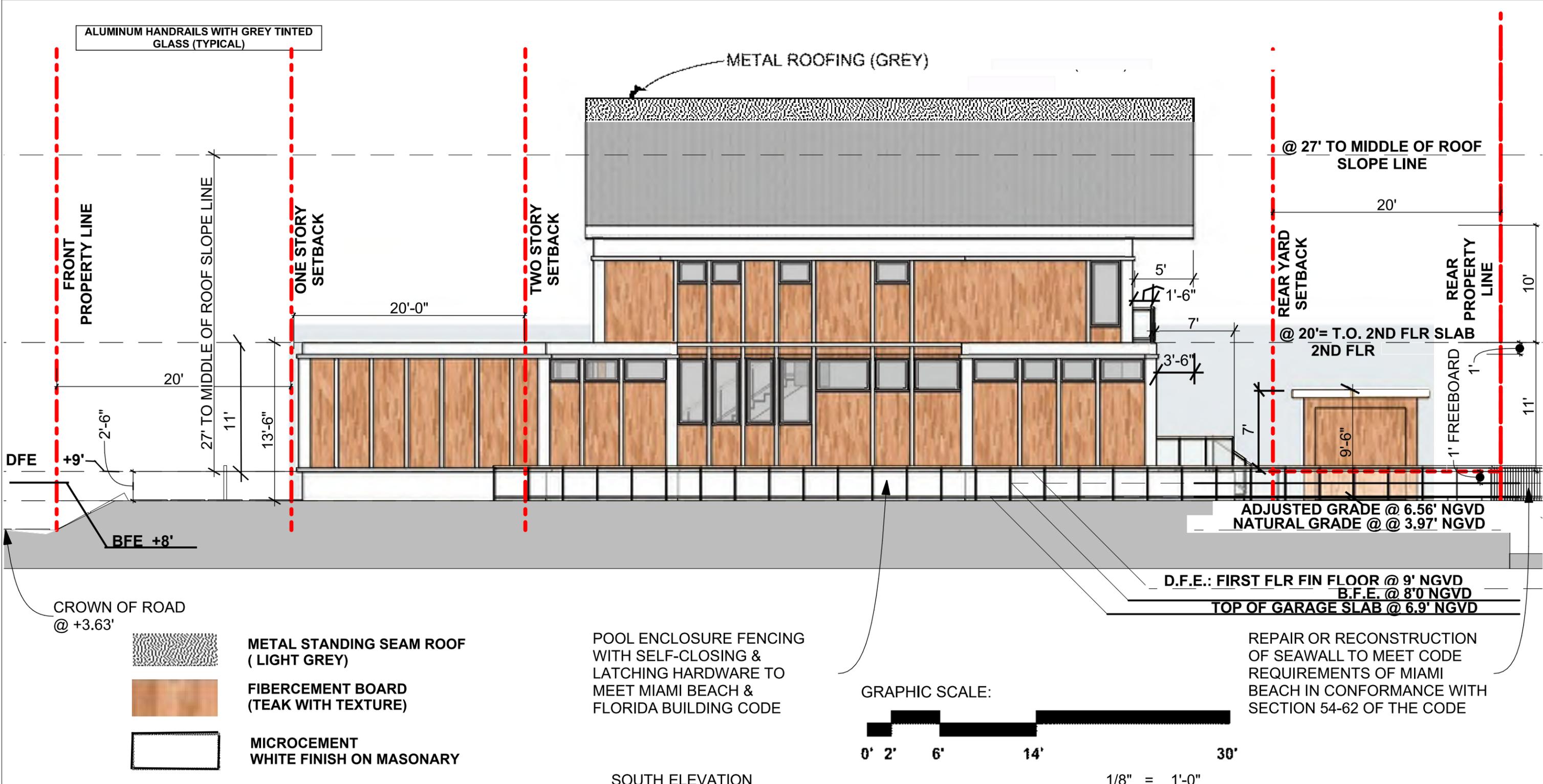
**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN  
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

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 - 12**

DWG NO. **16** OF 35



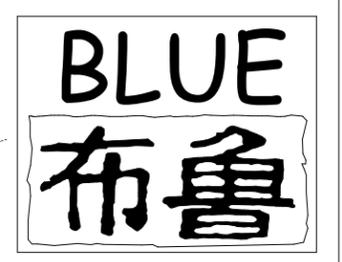
-  METAL STANDING SEAM ROOF ( LIGHT GREY)
-  FIBERCEMENT BOARD (TEAK WITH TEXTURE)
-  MICROCEMENT WHITE FINISH ON MASONARY

POOL ENCLOSURE FENCING WITH SELF-CLOSING & LATCHING HARDWARE TO MEET MIAMI BEACH & FLORIDA BUILDING CODE

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

SOUTH ELEVATION

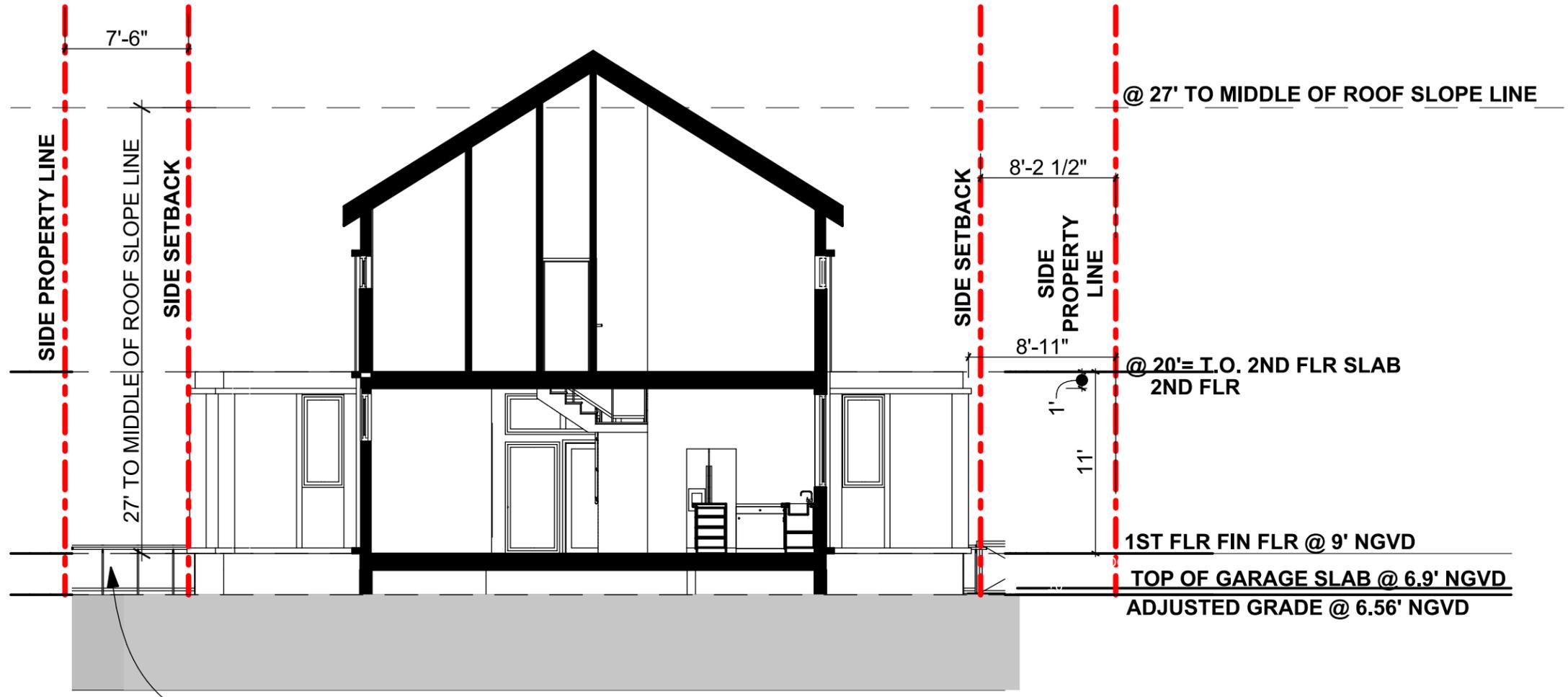
**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 <b>NEW SINGLE FAMILY RESIDENCE</b>	DRAWING TITLE: <b>SOUTH ELEVATION,</b>	SEAL & SIGNATURE 		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434	<b>A - 13</b>
	CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131				

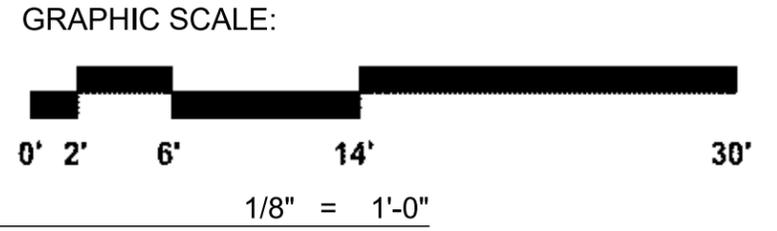
RUSSELL W. BLUE R.A.

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

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)



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



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

1 Building Section  
A-14

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
**LOT 10  
BUILDING SECTION**

DATE: **08-08-2022**

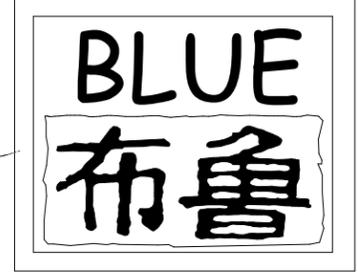
SCALE: AS NOTED

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 612, BOCA RATON, FL 33434

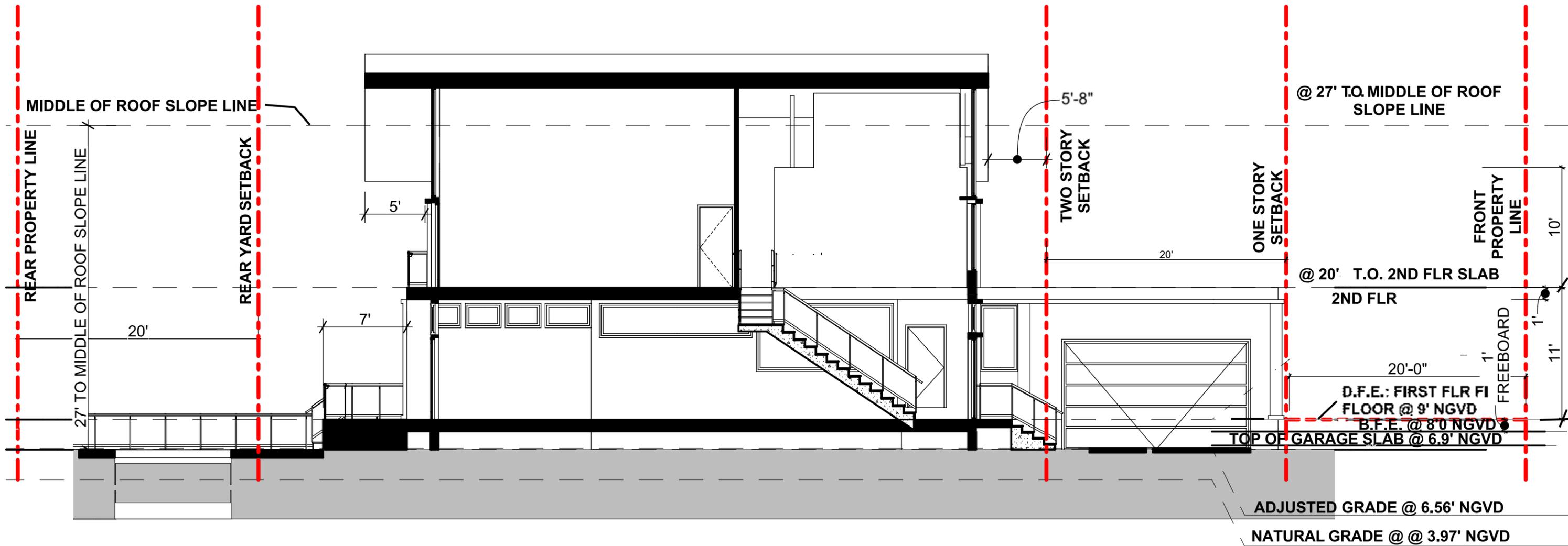
SOUTHAMPTON 631-726-0019      SOUTH FLORIDA 561-862-3391      NEW YORK CITY 212-725-3638

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

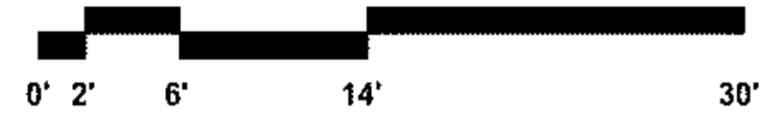
**A - 14**

DWG NO. **18** OF **35**

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)



GRAPHIC SCALE:



1 Building Section 1/8" = 1'-0"

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

19

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 10  
**NEW SINGLE FAMILY RESIDENCE**

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

DRAWING TITLE:  
**LOT 10  
BUILDING SECTION**

DATE: **08-08-2022**

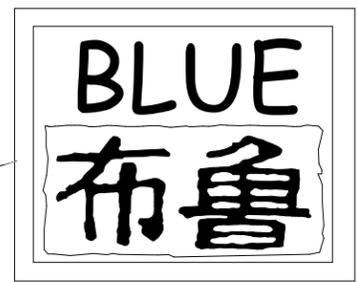
SCALE: AS NOTED

DRAWN BY: D.K.G.

CHECKED BY: R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE R.A.



**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN

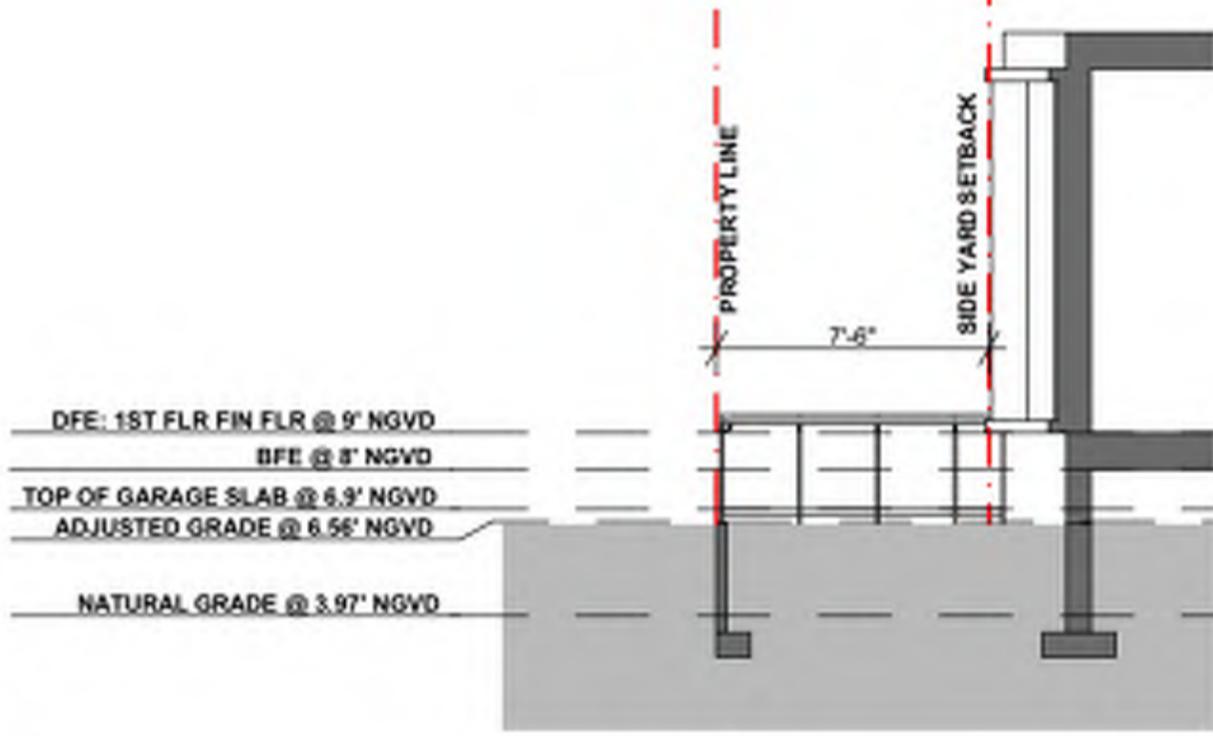
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

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

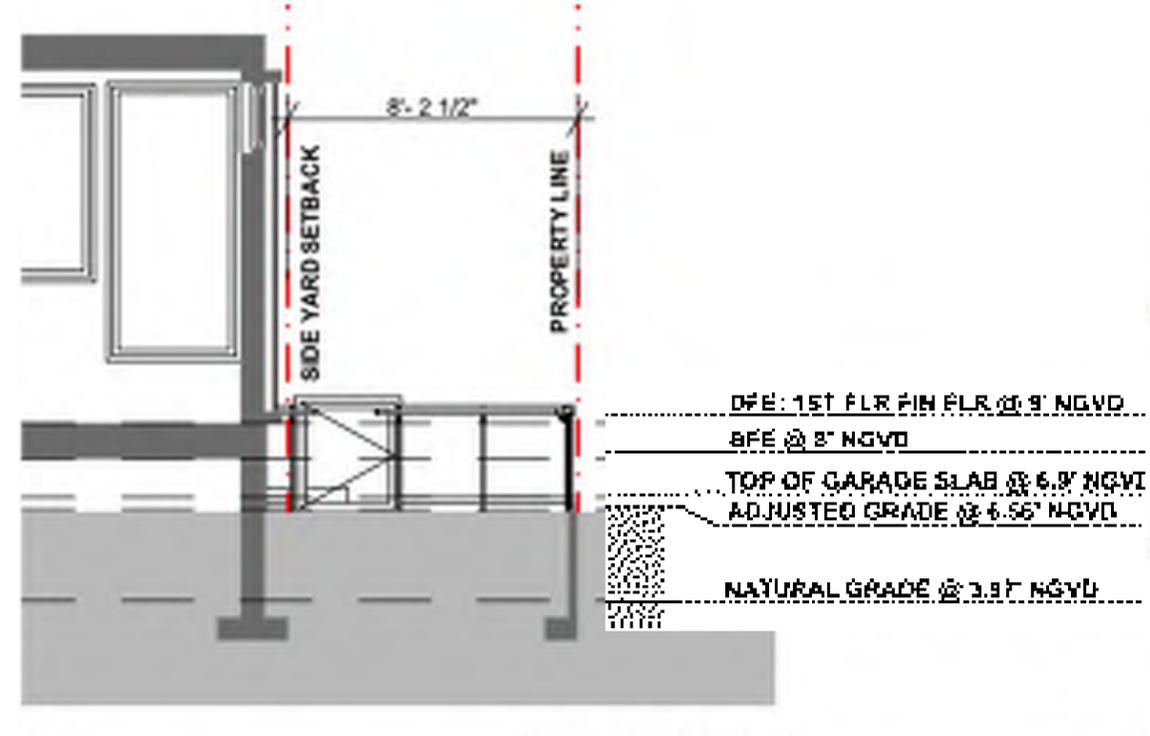
FAX: 631-918-5022  
EMAIL: blueprintsNY.FL@gmail.com

**A - 15**

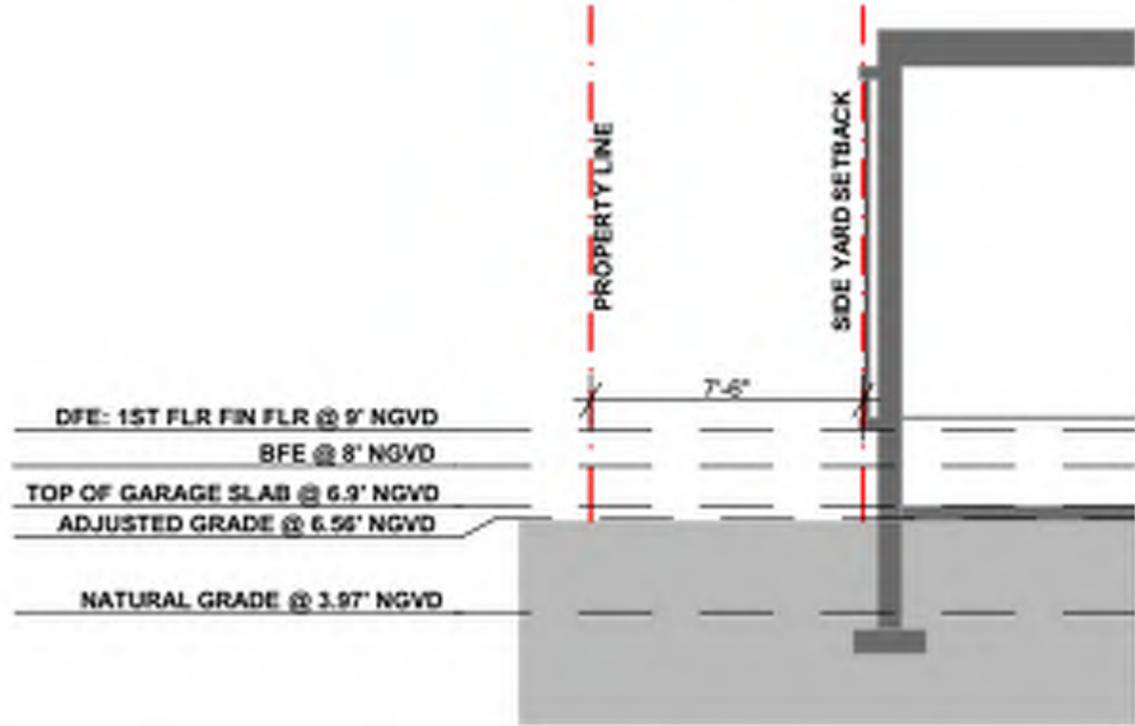
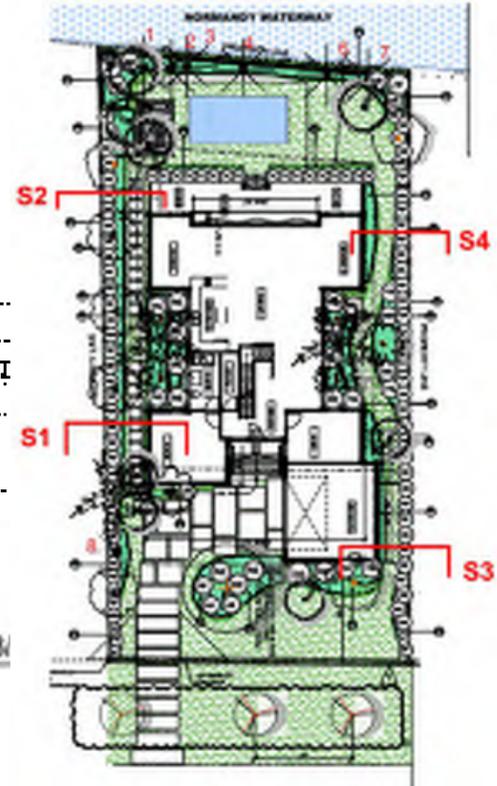
DWG NO. **19** OF **35**



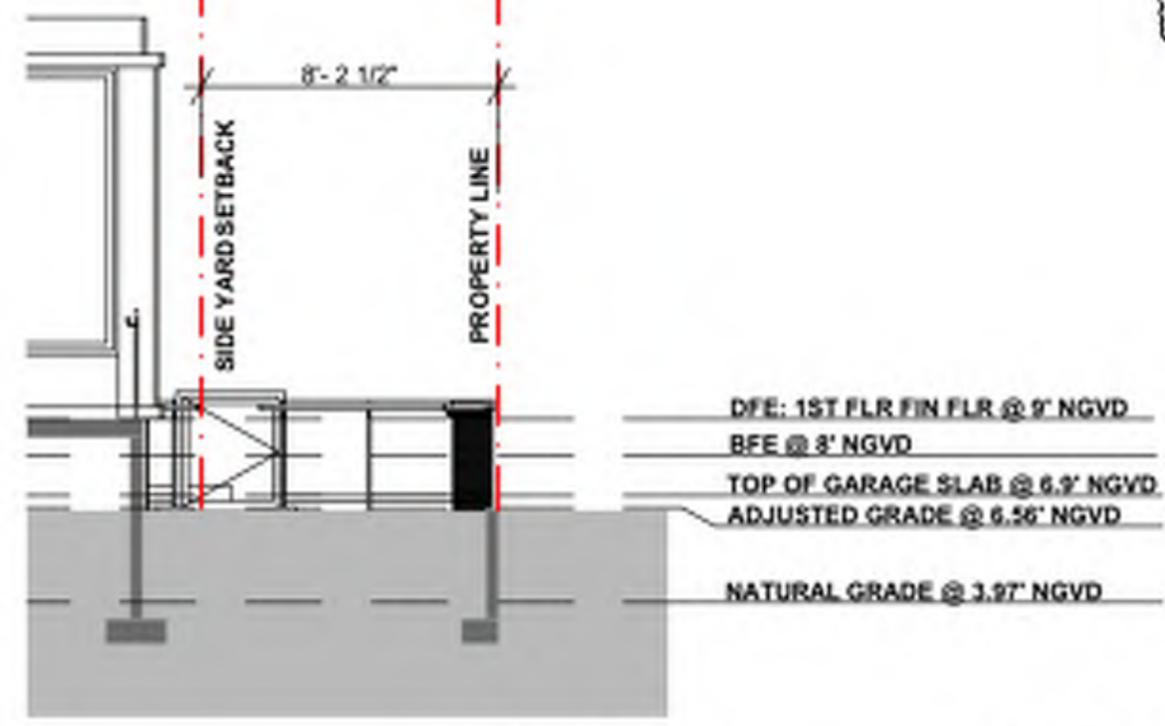
S-4 BUILDING SECTION 3/8" = 1'-0"



S-2 BUILDING SECTION 3/8" = 1'-0"



S-3 BUILDING SECTION 3/8" = 1'-0"

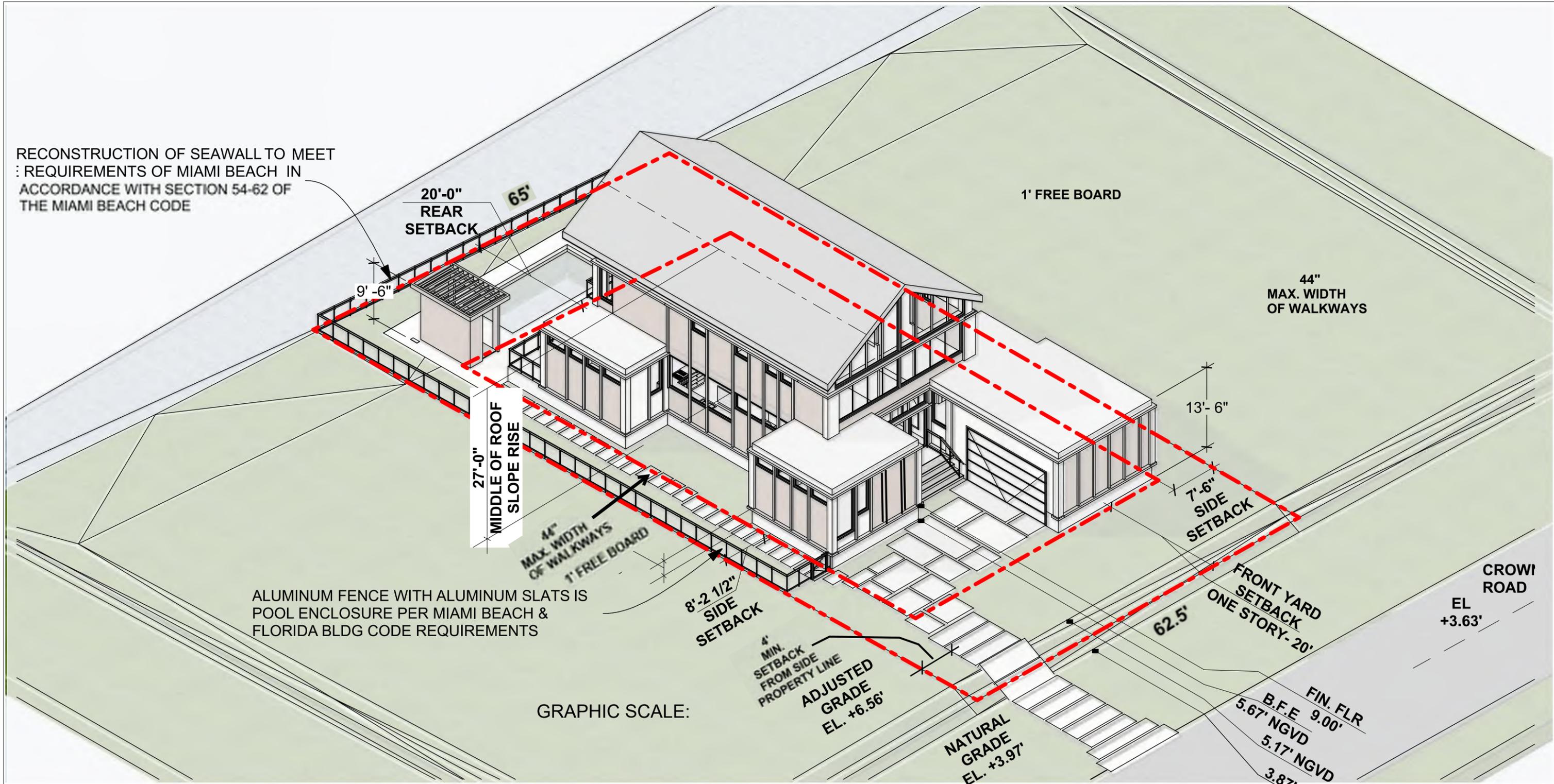


S-1 BUILDING SECTION 3/8" = 1'-0"

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

<p>PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE</p>	<p>DRAWING TITLE: LOT 10 SIDE YARD SECTIONS</p>	<p>SEAL &amp; SIGNATURE  RUSSELL W. BLUE R.A.</p>	<p><b>BLUE</b> 布鲁</p>	<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN 1778 LAMAR BLVD. SUITE 810, BOCA RATON, FL 33434 SOUTH MIAMI: 561-725-4079 SOUTH FLORIDA: 561-862-5391 NEW YORK CITY: 212-725-3638 FAX: 516-418-5622 EMAIL: DR@RUSSELLBLUE.COM</p>	<p><b>A - 15a</b></p>
<p>CLIENT INFO: MARIA CARLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p>DATE: 08-08-2022 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: K.B.</p>				<p>2503.DWG 20 OF 25</p>

RECONSTRUCTION OF SEAWALL TO MEET REQUIREMENTS OF MIAMI BEACH IN ACCORDANCE WITH SECTION 54-62 OF THE MIAMI BEACH CODE



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

GRAPHIC SCALE:

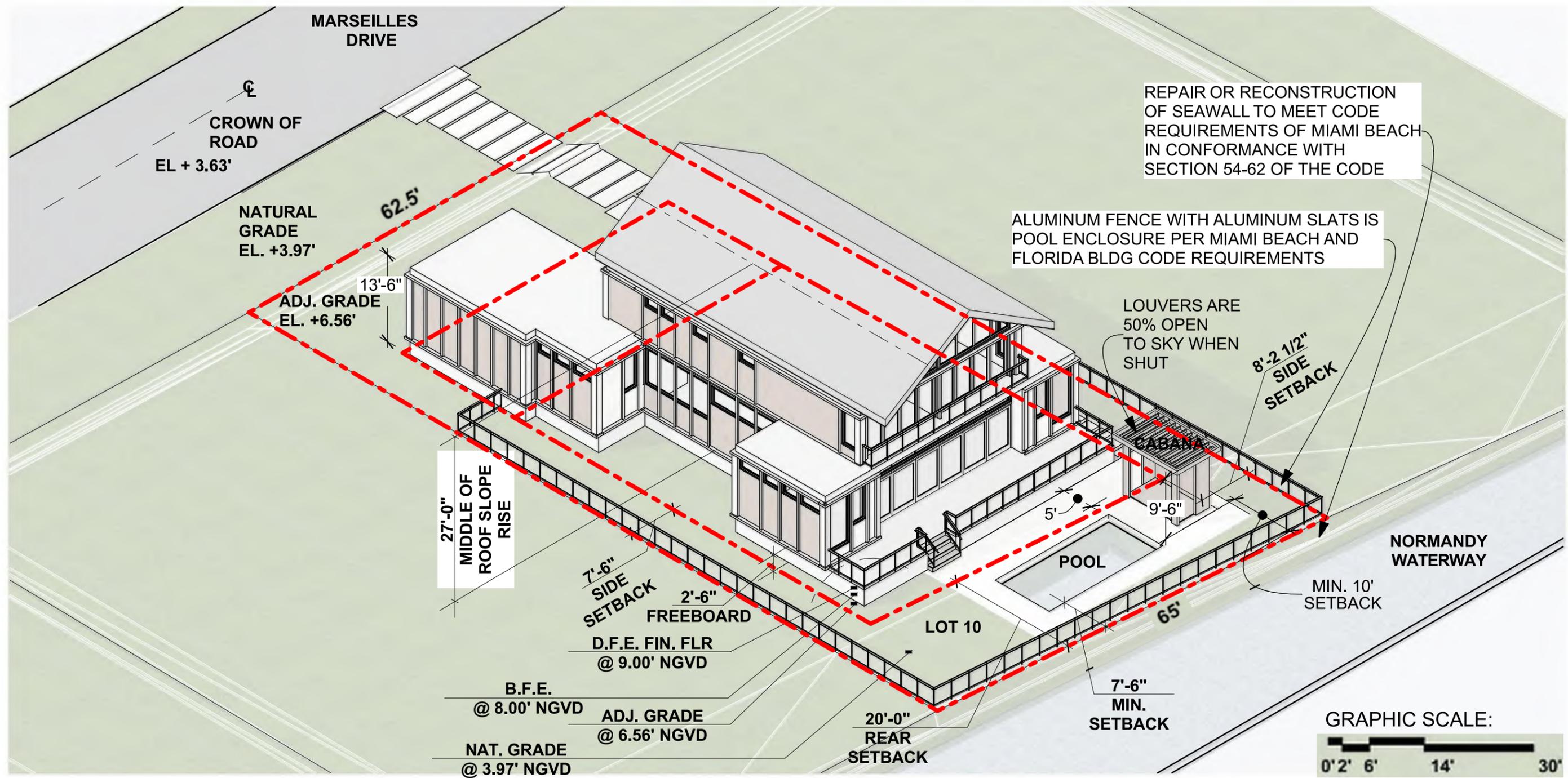


GRAPHIC SCALE

SCALE: 1/16" = 1'-0"

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p>PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 <b>NEW SINGLE FAMILY RESIDENCE</b></p>	<p>DRAWING TITLE: <b>LOT 10 FRONT AXONOMETRIC</b></p>	<p>SEAL &amp; SIGNATURE </p>	<p><b>BLUE</b> <b>布鲁</b></p>	<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN 7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</p>	<p><b>A - 16</b></p>
<p>CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131</p>	<p>DATE: <b>08-08-2022</b> SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.</p>	<p>RUSSELL W. BLUE R.A.</p>		<p>SOUTHAMPTON 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com</p>	<p>DWG NO. 21 OF 25</p>



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

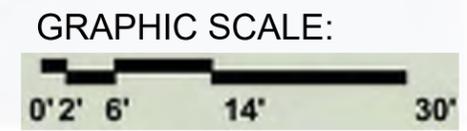
ALUMINUM FENCE WITH ALUMINUM SLATS IS POOL ENCLOSURE PER MIAMI BEACH AND FLORIDA BLDG CODE REQUIREMENTS

LOUVERS ARE 50% OPEN TO SKY WHEN SHUT

8'-2 1/2" SIDE SETBACK

NORMANDY WATERWAY

MIN. 10' SETBACK



SCALE: 1/16" = 1'-0"

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

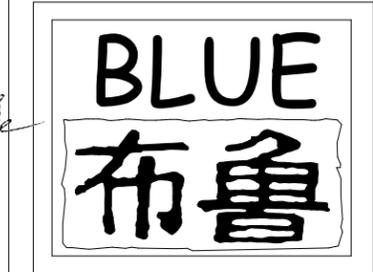
DRB22 - 0856 FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 <b>NEW SINGLE FAMILY RESIDENCE</b>	
CLIENT INFO: <b>MARIA CAIOLA</b> 1415 MARSEILLE DRIVE MIAMI BEACH, FL 33131	

DRAWING TITLE: <b>LOT 10 REAR AXONOMETRIC</b>	
DATE:	<b>08-08-2022</b>
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

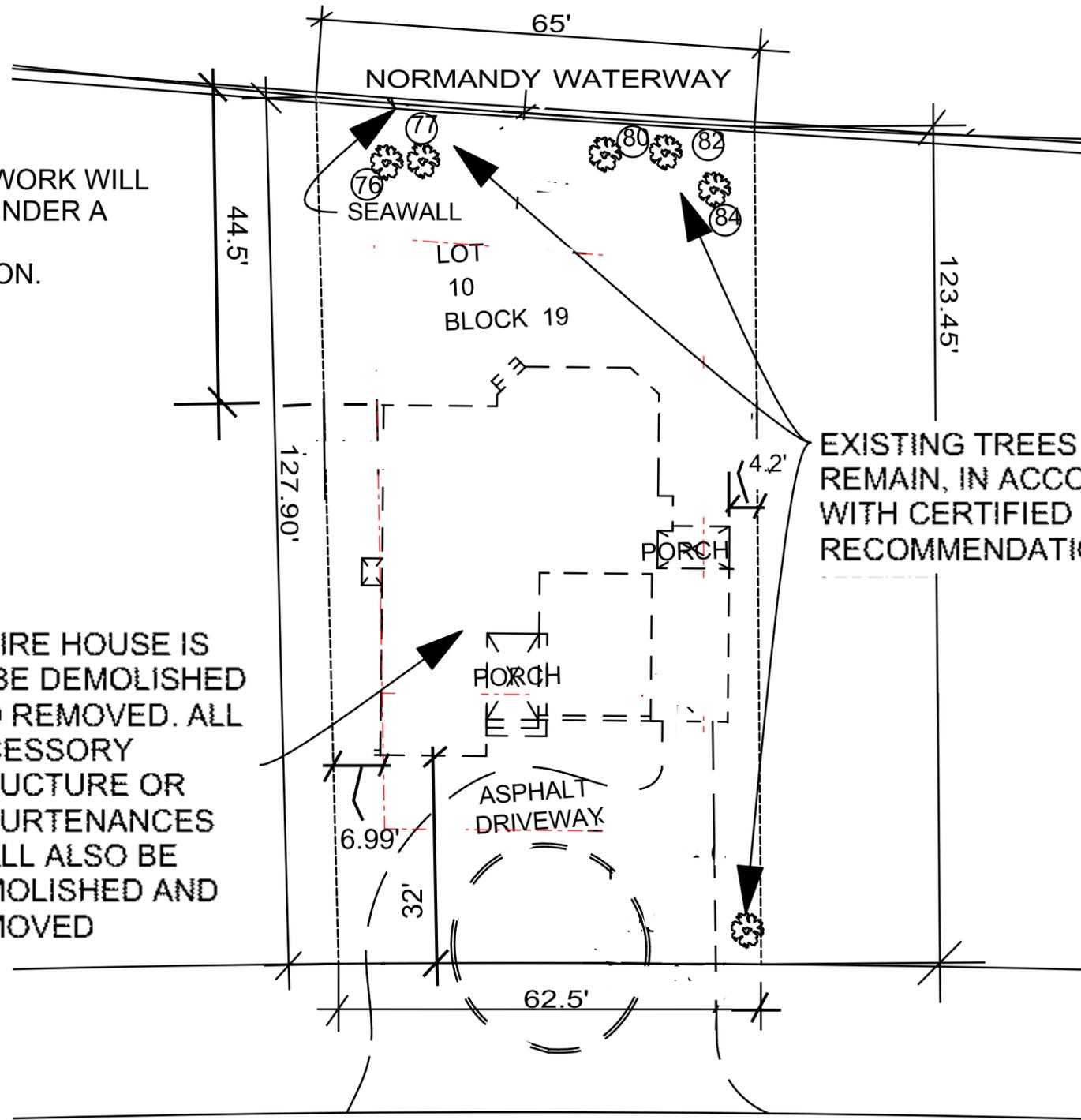
<b>SOUTHAMPTON</b> 631-726-0019	<b>SOUTH FLORIDA</b> 561-862-3391	<b>NEW YORK CITY</b> 212-725-3638
FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com		

**A - 17**

DWG NO. 22 OF 25

SEAWALL WORK WILL BE FILED UNDER A SEPARATE APPLICATION.

ENTIRE HOUSE IS TO BE DEMOLISHED AND REMOVED. ALL ACCESSORY STRUCTURE OR APPURTENANCES SHALL ALSO BE DEMOLISHED AND REMOVED



EXISTING TREES TO REMAIN, IN ACCORDANCE WITH CERTIFIED ARBORIST RECOMMENDATIONS

FENCE & PROTECTION FOR DEMOLITION WILL ALL BE FILED AND APPROVED, BEFORE ANY WORK COMMENCES.

ALL DEMOLITION & REMOVALS WILL BE IN ACCORDANCE WITH MIAMI BEACH BUILDING DEPT. REGULATIONS & ANY MIAMI-DADE COUNTY REGULATIONS. ALL WORK WILL MEET FLORIDA BUILDING CODE REGULATIONS

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 10  
MIAMI BEACH, FLORIDA

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

DRAWING TITLE:  
**SITE PLAN  
WITH DEMOLITION**

DATE: **08-08-2022**

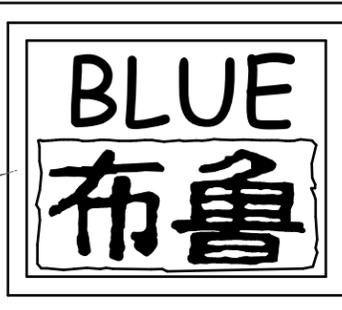
SCALE: AS NOTED

DRAWN BY: D.K.G.

CHECKED BY: R.B.

SEAL & SIGNATURE

RUSSELL W. BLUE R.A.



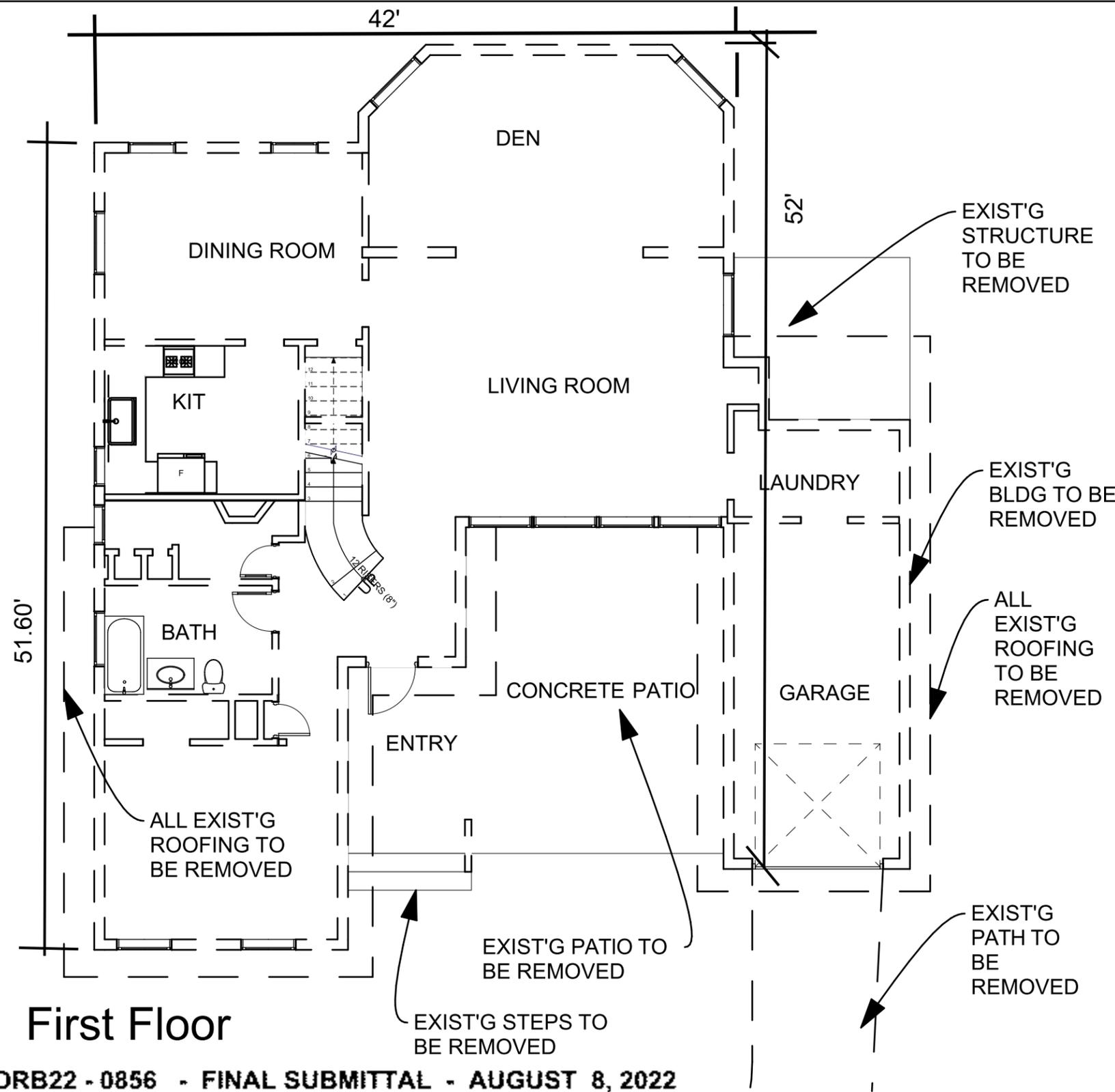
**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN

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

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

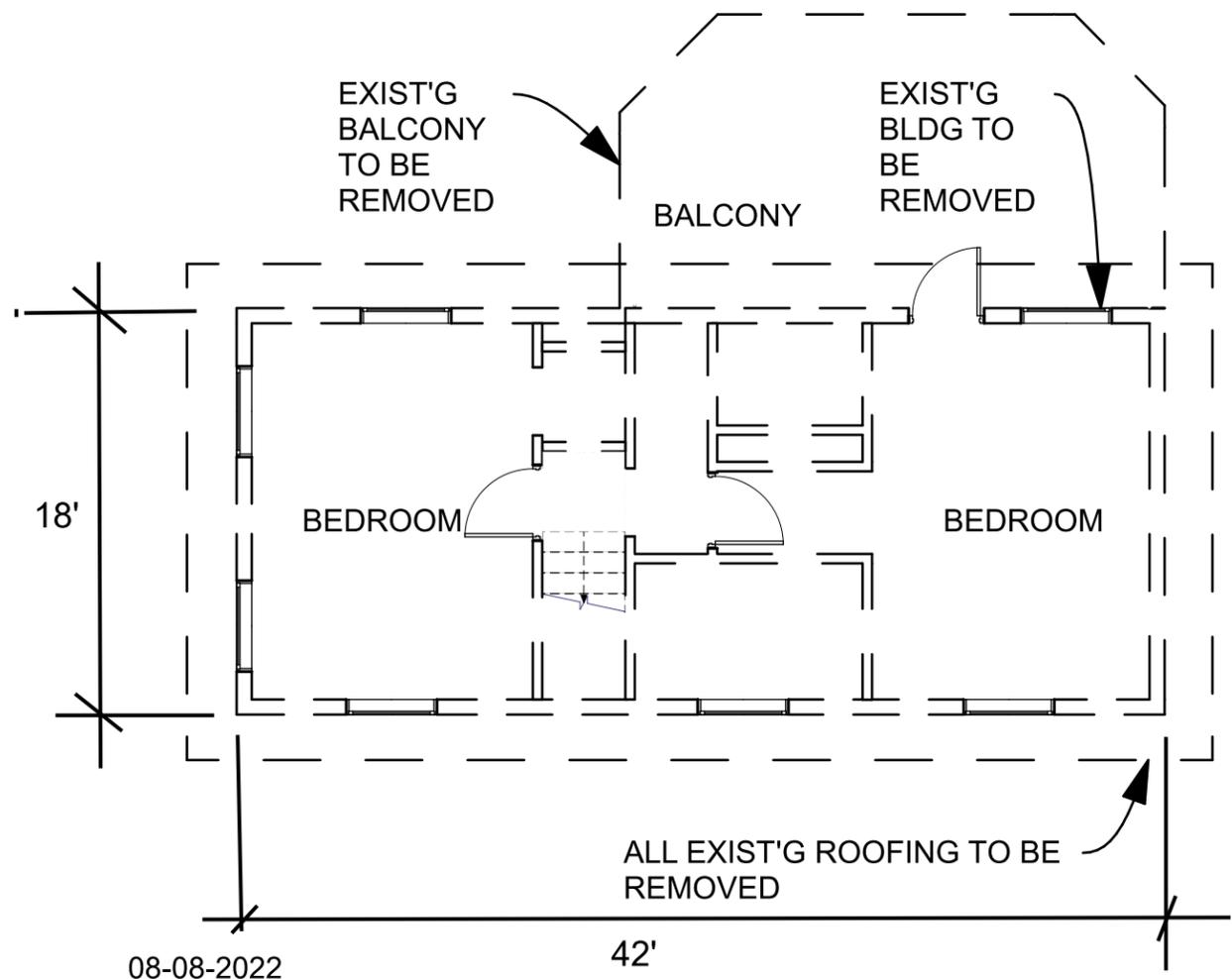
FAX: 631-918-5022  
EMAIL: blueprintsNY.FL@gmail.com

**A - 18**



**First Floor**

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**



**Second Floor**

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

**ENTIRE BUILDING SHALL BE DEMOLISHED AND REMOVED. ALL WORK SHALL BE IN ACCORDANCE WITH MIAMI BEACH BUILDING DEPT. RULES & REGULATIONS. NO WORK SHALL COMMENCE WITHOUT ALL APPROVALS & PERMITS**

**PROJECT INFO:**  
1415 MARSEILLE DRIVE - LOT 10  
MIAMI BEACH, FLORIDA

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

**DRAWING TITLE:**  
DEMOLITION PLANS OF EXISTING 2 STORY HOUSE

**DATE:** 08-08-2022

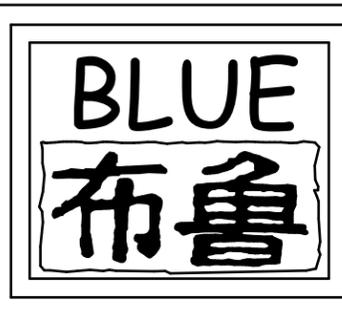
**SCALE:** 1/8" = 1'-0"

**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 - 19**

DWG NO. 24 OF 25



**GREY TINTED GLASS WITH METAL RAILING  
(COLOR - TEAK)**



**MICRO CEMENT WHITE FINISH ON MASONRY**



**GREY METAL ROOFING ON SLOPED ROOF**

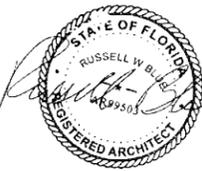


**FIBER CEMENT BOARD WITH WOOD TEXTURE**



**PERMEABLE PAVERS**

**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 <b>SINGLE FAMILY RESIDENCE</b>	<b>DRAWING TITLE:</b> <b>LOT 10          EXTERIOR MATERIALS</b>	<b>SEAL &amp; SIGNATURE</b>  RUSSELL W. BLUE R.A.		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN <small>7796 LAKESHORE BLVD - SUITE 012, DEER HAVEN, FL 33434</small> SOUTH HAVENTON 801-726-0019      SOUTH FLORIDA 601-663-3301      NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blue@russellblue.com		<b>M - 1</b> DRAWING NO. 25 OF 25
<b>CLIENT INFO:</b> MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	<b>DATE:</b> 7-29-2022 <b>SCALE:</b> <b>DRAWN BY:</b> D.K.G. <b>CHECKED BY:</b> R.E.					



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          DEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          FRONT RENDERING</p>	<p><b>SEAL &amp; SIGNATURE</b></p>		<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN  <small>1796 LAMARQUE BLVD • SUITE 812, BOCA RATON, FL 33434</small></p> <p><small>SOUTH MIAMI: 305-726-4079      SOUTH FLORIDA: 561-862-5391      NEW YORK CITY: 212-726-9638</small></p> <p><small>FAX: 813-918-5022      EMAIL: DR@RUSSELLBLUE.COM</small></p>	<p><b>RL-01</b></p>
<p><b>CLIENT INFO:</b>          MARIA CARLA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p>DATE: 11/2021          SCALE: AS NOTED          DRAWN BY: D.K.G.          CHECKED BY: K.B.</p>	<p>RUSSELL W. BLUE, R.A.</p>			



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p>PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 DEW BYGONE FAMILY RESIDENCE</p>	<p>DRAWING TITLE: LOT 10 REAR RENDERING LANDSCAPED</p>	<p>SEAL &amp; SIGNATURE</p>		<p><b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE &amp; DESIGN 1796 LAMARQUE BLVD • SUITE 812, BOCA RATON, FL 33434</p> <p>SOUTH MIAMI: 561-726-4079      SOUTH FLORIDA: 561-862-5391      NEW YORK CITY: 212-725-3638</p> <p>FAX: 561-918-5022 EMAIL: DRAS@RBYNY.FL@GMAIL.COM</p>	<p><b>RL-02</b></p>	
<p>CLIENT INFO: DARIA CAROLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL</p>	<p>DATE: 11/2024 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: K.B.</p>	<p>RUSSELL W. BLUE, P.A.</p>				<p>DWG. NO. 2 OF 10</p>



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 DEW SINGLE FAMILY RESIDENCE	<b>DRAWING TITLE:</b> LOT 10 SIDE (NORTH) RENDERING	<b>SEAL &amp; SIGNATURE</b>   RUSSELL W. BLUE, R.A.		<b>RUSSELL BLUE, ARCHITECT</b> <b>ARCHITECTURE &amp; DESIGN</b> <small>1798 LAMARQUE BLVD • SUITE 812, BOCA RATON, FL 33434</small> <b>SOUTH MIAMI</b> <b>SOUTH FLORIDA</b> <b>NEW YORK CITY</b> <small>305-725-4079</small> <small>561-862-5391</small> <small>212-725-3638</small> <small>FAX: 301-918-5022</small> <small>EMAIL: DR@RWBNY.FL@GMAIL.COM</small>	<h1>RL-03</h1>	
<b>CLIENT INFO:</b> MARIA CAROLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	<b>DATE:</b> 11/2021 <b>SCALE:</b> AS NOTED <b>DRAWN BY:</b> D.K.G. <b>CHECKED BY:</b> K.B.					SHEET NO. 3 OF 10



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 DEW SINGLE FAMILY RESIDENCE	<b>DRAWING TITLE:</b> LOT 10 SIDE ( SOUTH ) RENDERING	<b>SEAL &amp; SIGNATURE</b>   RUSSELL W BLUE R.A.		<b>RUSSELL BLUE, ARCHITECT</b> <b>ARCHITECTURE &amp; DESIGN</b> <small>1750 LAMARQUE BLVD • SUITE 812, BOCA RATON, FL 33434</small> <small>SOUTH MIAMI: 305-725-4079</small> <small>SOUTH FLORIDA: 561-862-5391</small> <small>NEW YORK CITY: 212-725-3638</small> <small>FAX: 813-918-5022</small> <small>EMAIL: DR@RUSSELLBLUE.COM</small>	<h1>RL - 04</h1> SHEET NO. 4 OF 10
<b>CLIENT INFO:</b> MARIA CAROLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 11 2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: K.B.				



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          DEW SVOLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          FRONT RENDERING          NITE</p>	<p><b>SEAL &amp; SIGNATURE</b></p>		<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN</p> <p><small>1796 LAMARQUE BLVD • SUITE 812, BOCA RATON, FL 33434</small></p> <p><small>SOUTH MIAMI: 305-725-4079      SOUTH FLORIDA: 561-862-5391      NEW YORK CITY: 212-725-3638</small></p> <p><small>FAX: 813-918-5022          EMAIL: DR@RUSSELLBLUE.COM</small></p>	<p><b>RL-05</b></p>
<p><b>CLIENT INFO:</b>          MARIA CAJOLA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p>DATE: 11/2021          SCALE: AS NOTED          DRAWN BY: D.K.G.          CHECKED BY: K.B.</p>	<p>RUSSELL W. BLUE, R.A.</p>			

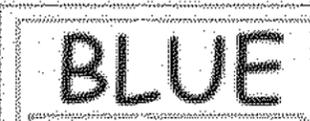


**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	<b>DRAWING TITLE:</b> LOT 10	<b>SEAL &amp; SIGNATURE</b>   		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN <small>7700 LAKESHORE BLVD - SUITE 612, BOCA RATON, FL 33434</small> WEST HAMPTON 516-726-0019      SCOTT FLORIDA 561-362-3301      NEW YORK CITY 212-755-3036 FAX: 561-918-0222 EMAIL: <a href="mailto:blueprintsny.fl@gmail.com">blueprintsny.fl@gmail.com</a>	<b>RL-06</b>
<b>CLIENT INFO:</b> MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	<b>DATE:</b> <b>SCALE:</b> <b>DRAWN BY:</b> D.M.G. <b>CHECKED BY:</b> R.B.	RUSSELL W. BLUE P.A.			



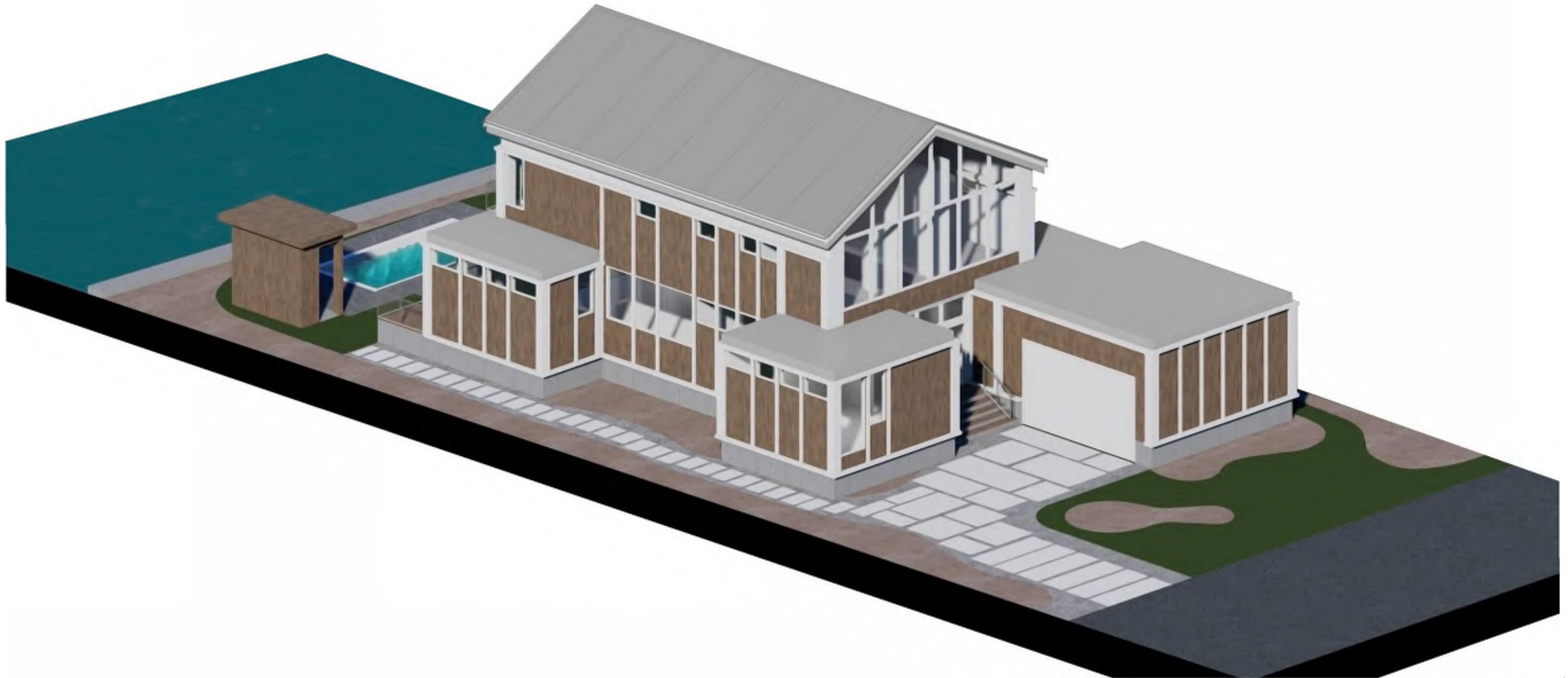
**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<b>PROJECT INFO:</b> 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	<b>DRAWING TITLE:</b> LOT 10 SIDE (NORTH) RENDERING - NITE	<b>SEAL &amp; SIGNATURE</b>  		<b>RUSSELL BLUE, ARCHITECT</b> ARCHITECTURE & DESIGN <small>1700 LARKWOOD BLVD - SUITE 612, BOCA RATON, FL 33434</small>	<b>RL-07</b>
<b>CLIENT INFO:</b> MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	<b>DATE:</b> <b>SCALE:</b> <b>DRAWN BY:</b> D.M.G. <b>CHECKED BY:</b> R.B.	RUSSELL W. BLUE P.A.		<b>SELETHAMPTON</b> <small>831-726-0019</small> <b>SCOTT FLORIDA</b> <small>904-362-3301</small> <b>NEW YORK CITY</b> <small>212-725-3036</small> <b>FAX: 311-918-0222</b> <b>EMAIL: rblue@rwbnyfl.com</b>	DWG NO. 7 OF 10



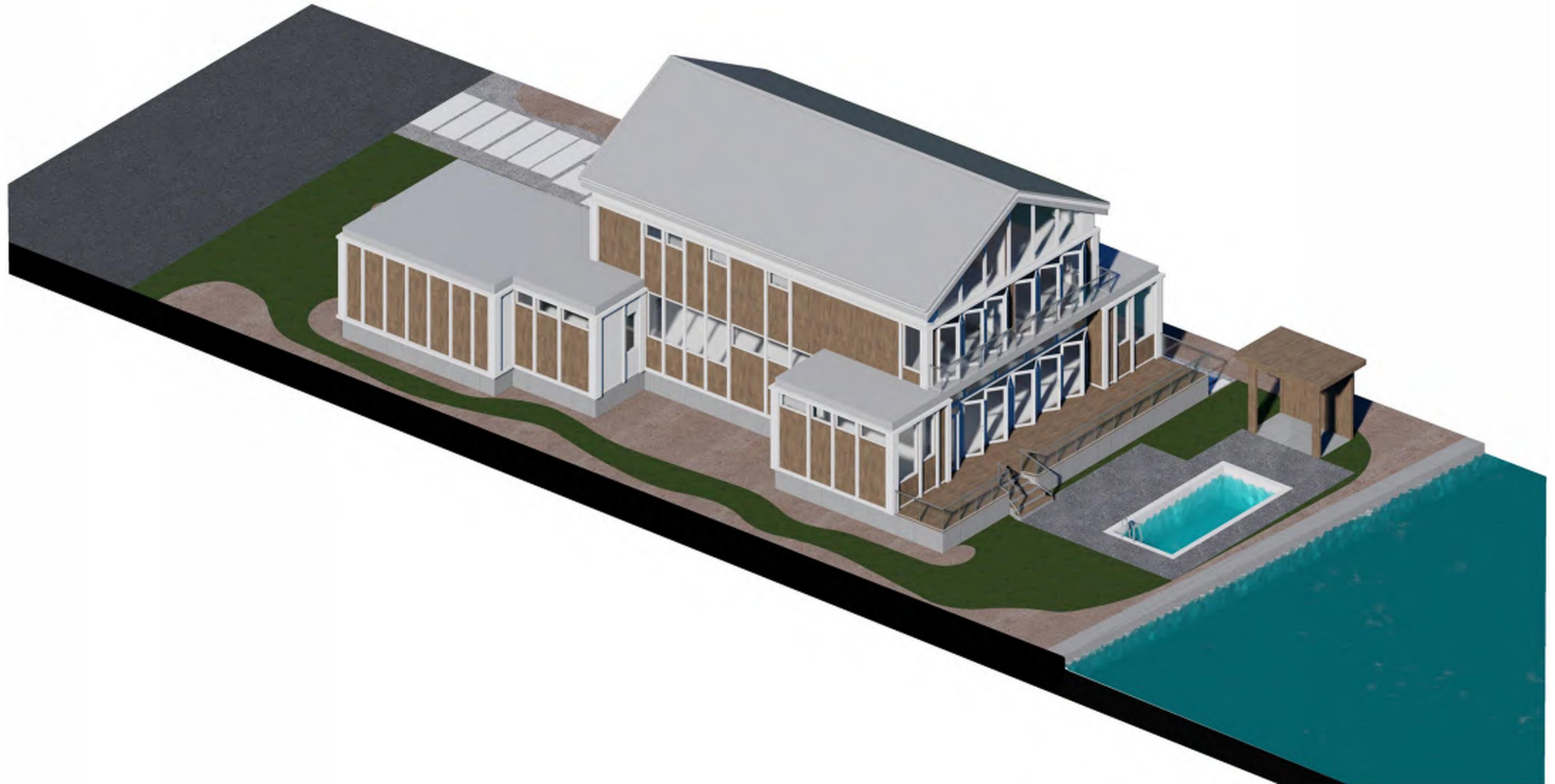
**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          DEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          SIDE (SOUTH)          RENDERING - NITE</p>	<p><b>SEAL &amp; SIGNATURE</b></p>		<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN</p> <p><small>1798 LAKESIDE BLVD • SUITE 812, BOCA RATON, FL 33434</small></p> <p><small>SOUTH MIAMI: 305-725-4079      SOUTH FLORIDA: 561-862-5391      NEW YORK CITY: 212-725-3638</small></p> <p><small>FAX: 813-918-5022          EMAIL: drblue@nyfl.com</small></p>	<p><b>RL-08</b></p>	
<p><b>CLIENT INFO:</b>          MARIA CADIXA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p><b>DATE:</b> 11/2021</p> <p><b>SCALE:</b> AS NOTED</p> <p><b>DRAWN BY:</b> D.K.G.</p> <p><b>CHECKED BY:</b> K.B.</p>	<p>RUSSELL W. BLUE, R.A.</p>				<p>2022.08. 8 OF 10</p>



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          NEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          FRONT AXONOMETRIC          RENDERING</p>	<p><b>SEAL &amp; SIGNATURE</b></p>		<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN</p> <p><small>770E LAKESHORE BLVD - SUITE 612, BOCA RATON, FL 33434</small></p> <p><small>ROSELITHAMPTON 561-726-0019      BOCA RATON FLORIDA 561-362-3301      NEW YORK CITY 212-725-3036</small></p> <p><small>FAX: 561-918-0222</small>  <small>EMAIL: russ@russellblue.com</small></p>	<p><b>RL-09</b></p> <p>DWG NO. 9 OF 10</p>
<p><b>CLIENT INFO:</b>          MARIA CAIOLA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p><b>DATE:</b>  <b>SCALE:</b>  <b>DRAWN BY:</b> D.M.G.  <b>CHECKED BY:</b> R.B.</p>	<p>RUSSELL W. BLUE P.A.</p>			



**DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022**

<p><b>PROJECT INFO:</b>          1415 MARSEILLE DRIVE          LOT 10          NEW SINGLE FAMILY RESIDENCE</p>	<p><b>DRAWING TITLE:</b>          LOT 10          REAR AXONOMETRIC          RENDERING</p>	<p><b>SEAL &amp; SIGNATURE</b></p>		<p><b>RUSSELL BLUE, ARCHITECT</b>          ARCHITECTURE &amp; DESIGN</p> <p><small>770E LAKESHORE BLVD - SUITE 612, BOCA RATON, FL 33434</small></p> <p><small>ROSELITHAMPTON 561-726-0019      BOCA RATON, FLORIDA 561-362-3301      NEW YORK CITY 212-725-3036</small></p> <p><small>FAX: 561-918-0222</small>  <small>EMAIL: rblue@russellblue.com</small></p>	<p><b>RL-10</b></p> <p>DWG NO. 10 OF 10</p>
<p><b>CLIENT INFO:</b>          MARIA CAIOLA          1415 MARSEILLE DRIVE          MIAMI BEACH, FL</p>	<p><b>DATE:</b>  <b>SCALE:</b>  <b>DRAWN BY:</b> D.M.G.  <b>CHECKED BY:</b> R.B.</p>	<p>RUSSELL W. BLUE P.A.</p>			