

DRB 21-0774 – 1415 Marseille Dr (Lot 10)

October 4, 2022 Design Review Board Meeting



VFD

VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE PLANNING & APPLICATIONS

LANDSCAPE ARCHITECT
FL RLA LIC #6667191

900 BISCAYNE BLVD
MIAMI, FL 33132
P. 786.346.8909
www.VincentFiligenzi.com

BLUE
布鲁

RUSSELL BLUE, ARCHITECT

ARCHITECTURE & DESIGN

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

SOUTHAMPTON
631-726-0019

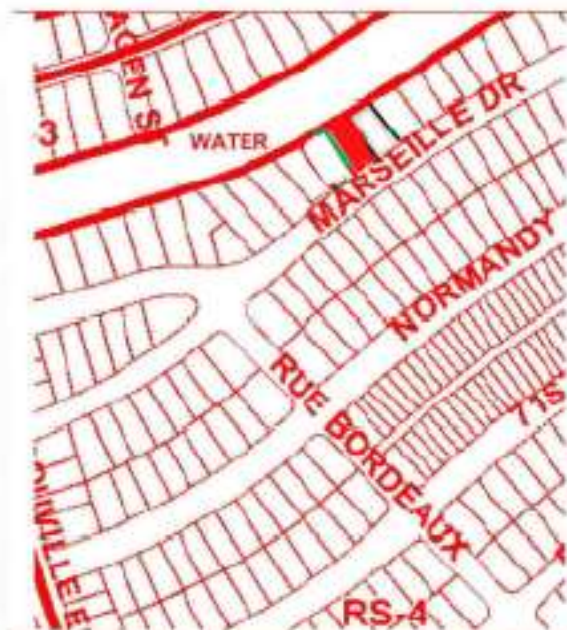
SOUTH FLORIDA
561-862-3391

NEW YORK CITY
212-725-3638

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



SURROUNDING PROPERTIES



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

1/2 MILE RADIUS AERIAL VIEW



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 FRONT RENDERING	SEAL & SIGNATURE Russell Blue Digitally signed by Russell Blue DN: cn=Russell Blue, o=Russell Blue email=blueprintsny@gmail.com, c=US Reason: I am the author of the document Location: Your signing location here Date: 2022.08.08 10:02:00-0400, c=US Content: Front Render, 1011.8	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTH AMERICA 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsny.fl@gmail.com	RL-01 DWG. NO. 1 OF 10
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.				



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE		DRAWING TITLE: LOT 10 FRONT RENDERING NITE	SEAL & SIGNATURE BLUE 布鲁		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7780 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTH MIAMI BEACH 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	RL-05
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL		DATE: 11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE R.A.		DWG. NO. 5 OF 10	



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 REAR RENDERING LANDSCAPED	SEAL & SIGNATURE 	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434		RL-02
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: .11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE R.A.	SOUTH MIAMI 631-726-0019	SOUTH FLORIDA 561-862-3391 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	NEW YORK CITY 212-725-3638



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10	SEAL & SIGNATURE 		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE 102, BOCA RATON, FL 33434 SOUTH HAMPTON 831-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	RL-06 DWG. NO. 6 OF 10
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE P.A.			



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 SIDE (NORTH) RENDERING	SEAL & SIGNATURE 	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTH MIAMI 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	RL-03 DWG. NO. 3 OF 10
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE R.A.		



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 SIDE (NORTH) RENDERING - NITE	SEAL & SIGNATURE 		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKEVIEW BLVD - SUITE 102, BOCA RATON, FL 33434 SOUTHAMPTON 831-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	RL-07
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE P.A.			DWG. NO. 7 OF 10



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 SIDE (SOUTH) RENDERING	SEAL & SIGNATURE		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7780 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434	RL - 04				
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.								
		RUSSELL W. BLUE R.A.	SOUTH MIAMI 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. 4 OF 10				



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE		DRAWING TITLE: LOT 10 SIDE (SOUTH) RENDERING - NITE		SEAL & SIGNATURE BLUE 布鲁		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7788 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434 SOUTH MIAMI BEACH 631-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com		RL-08	
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL		DATE: .11.2021 SCALE: AS NOTED DRAWN BY: D.K.G. CHECKED BY: R.B.		RUSSELL W. BLUE R.A.					
								DWG. NO. 8 OF 10	

Front Elevation – Context Rendering



Waterfront Elevation – Context Rendering

REAR CONTEXT RENDERING



LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

Previously Approved

Proposed Design

Previously Approved



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



FIBER CEMENT BOARD WITH WOOD TEXTURE



MICRO CEMENT WHITE FINISH ON MASONRY



PERMEABLE PAVERS



GREY METAL ROOFING ON SLOPED ROOF

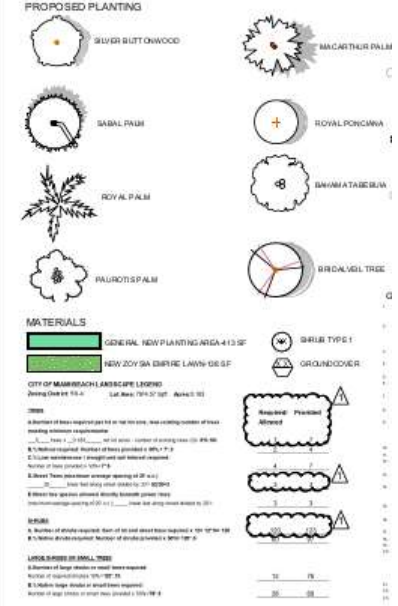
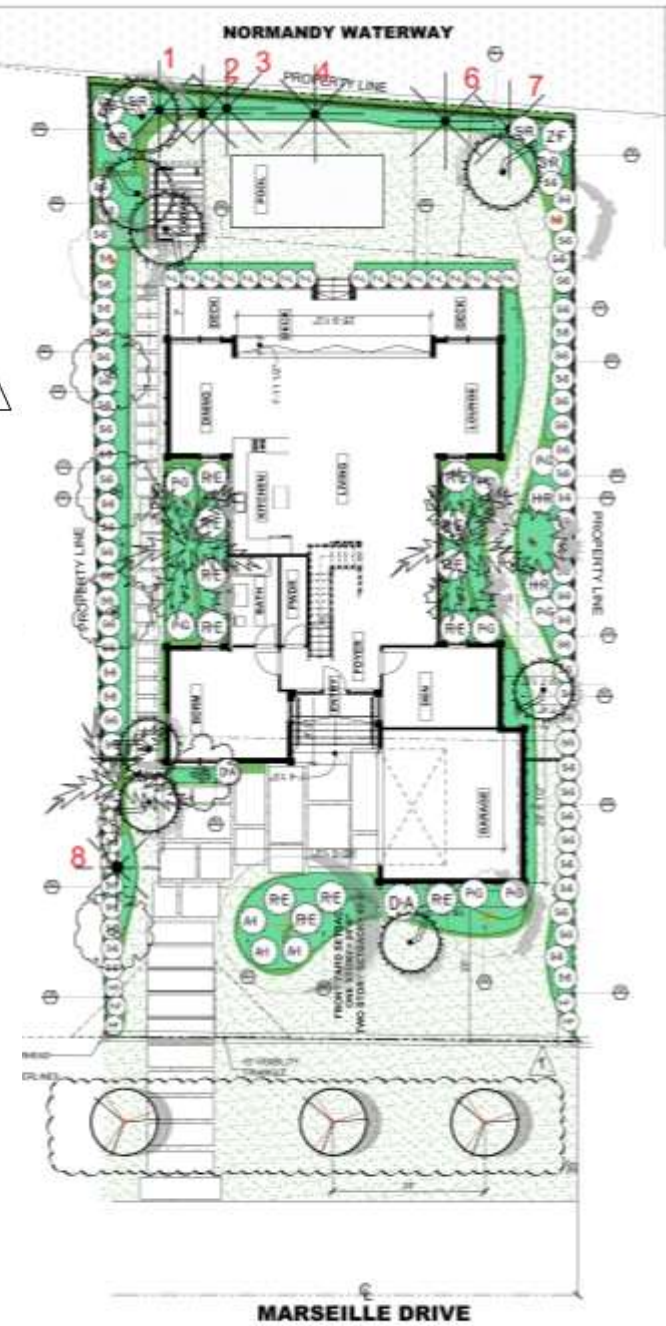
DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 SINGLE FAMILY RESIDENCE CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DRAWING TITLE: LOT 10 EXTERIOR MATERIALS DATE: 7-29-2022 SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.	SEAL & SIGNATURE  RUSSELL W. BLUE, R.A.		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7796 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	M - 1 DWG. NO. 25 OF 25
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PLANT LIST

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
TREES + PALMS						
	<i>Roystonea regia</i>	Royal Palm	12'-14' @ 20" CAL		*	1
	<i>Sabal Palmetto</i>	Cabbage Palm	24'-26' OA DBL TRUNK	*	*	5
	<i>Ptychosperma macarthurii</i>	Macarthur Palm	14'-16' OA		*	5
	<i>Caesalpinia granadillo</i>	Bridalveil Tree	STREET TREE	*	*	3
	<i>Delonix regia</i>	Royal Poinciana Tree	18 HT 4'-6" DBH		*	1
	<i>Conocarpus erectus</i>	Silver Buttonwood Tree	10'-12' HT 2"-4" DBH	*	*	3
	<i>Acoelorrhaphe wrightii</i>	Paurotis Palm	18'-20' HT		*	1
	<i>Pimenta racemosa</i>	Bay Rum Tree	12' HT 2"-3" DBH		*	3
	<i>Tabebuia bahamensis</i>	Bahama Tabebuia Tree	16'-18' HT 4"-6" DBH	*	*	1
SHRUBS + ACENTS						
HR	<i>Heliconia</i>	Lobster-claws	25 G	*		2
PG	<i>Philodendron giganteum</i>	Giant Philodendron	15 G			8
DA	<i>Dracaena arborea</i>	Dragon Tree	25 G 5HT			1
SR	<i>Serenoa repens</i>	Saw Palmetto	25 G	*		4
RE	<i>Rhapis</i>	Lady Palm	25 G 6' HT			12
HP	<i>Hamelia patens</i>	Fire Bush	15G 36" OC	*		5
ZF	<i>Zamia furfuracea</i>	Cardboard Palm	25 G			2
SS	<i>Myrcianthes fragrans</i>	Simpson Stopper	25 G	*		69
AI	<i>Alcantarea imperialis</i>	Imperial Bromeliad	20" X 20"			3
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15 G	*		17
GROUNDCOVERS						
MD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	7 G @ 24" OC			183
NG	<i>Neomarica gracilis</i>	Apostle's Iris	7 G @ 24" OC			101
LM	<i>Liriope muscari</i>	Lilyturf	3 G @ 18" OC			41
FM	<i>Ficus microcarpa</i>	Green Island Ficus	3 G @ 12" OC	*		277
BM	<i>Philodendron imbe</i>	Burle Marx	3 G @ 18" OC	*		39
EL	<i>Emodea littoralis</i>	Golden Creeper	3 G @ 18" OC	*		35
AH	<i>Acalypha hispida</i>	Red Trailing Chenille	1 G @ 12" OC			120
CN	<i>Clusia nana</i>	Dwarf Nana	3 G @ 18" OC			181
GG	<i>Tripsacum</i>	Gama Grass	3 G @ 24" OC	*		43
	Top Soil	50/50, 5" Deep				31 CBY
	Empire Zoysia	Empire Zoysia				2030

1



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

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305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

EXISTING TREE LIST

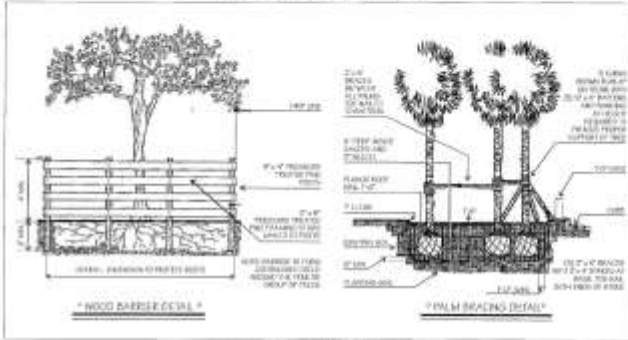
#	SCIENTIFIC NAME	COMMON NAME	DBH IN	HGT FT	CAN FT	CRZ FT	CONDITION	DISPOSITION
1	Washingtonia robusta	Mexican washingtonia	13	45	12	13	Good	Remain
2	Washingtonia robusta	Mexican washingtonia	13	30	12	13	Good	Remain
3	Washingtonia robusta	Mexican washingtonia	15	40	12	13	Good	Remain
4	Roystonea regia	Florida royal palm	18	30	18	18	Good	Remain
5	Washingtonia robusta	Mexican washingtonia	7	14	8	7	Good	Remain
6	Roystonea regia	Florida royal palm	14	35	12	14	Good	Remain
7	Washingtonia robusta	Mexican washingtonia	14	45	12	14	Good	Remain
8	Phoenix spp.	Date palm	13.11	25	20	13.11	Fair	RELOCATE

EX. TREE SYMBOLS

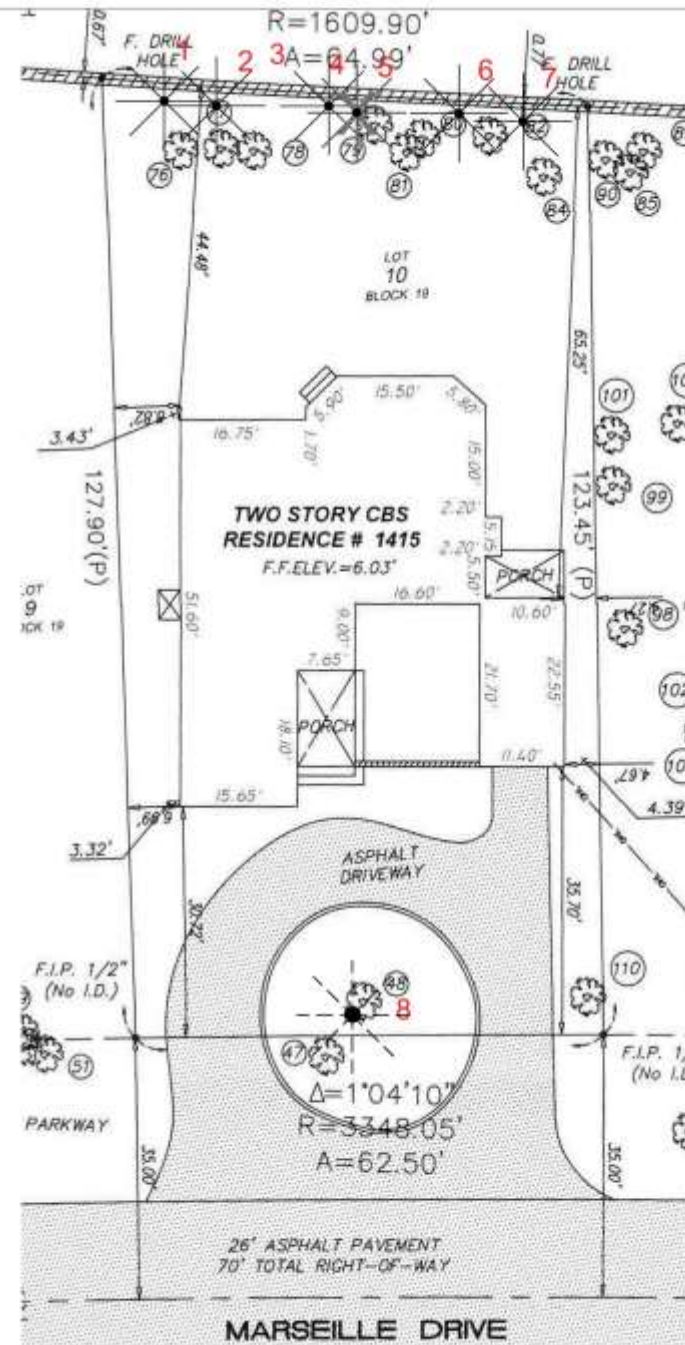
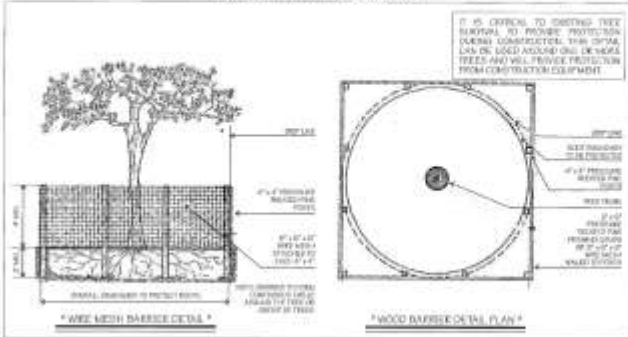


TREE PROTECTION DETAILS

TREE PROTECTION AND SUPPORT



TREE PROTECTION AND SUPPORT



OVERALL DISPOSITION PLAN - LOT 10
Scale: 1/8" = 1'-0"

VFD
VINCENT FILIGENZI DESIGN GROUP
LANDSCAPE ARCHITECTS

LANDSCAPE PROJECT
15, 16 & 17, 18 & 19
PROJECT NO. 101
DATE: 11/14/2024
www.vfdgroup.com

PREPARED BY:

Vincent A. Filigenzi
Landscape Architect
12/28/2024
12/28/2024

VINCENT A. FILIGENZI
LA PROJECT

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LOT 10
Landscape Design
Block 10, Marseille Dr., Atlanta, Georgia 30314

PROJECT NO.
DATE
DRAWN BY
CHECKED BY
DATE
SHEET NO. 1 OF 1

PROJECT NO.
DRAWN BY
CHECKED BY
DATE

DISPOSITION
PLAN

SHEET NUMBER

LE-10

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

Age Group	Percentage of Total Sample
0' 2'	10%
6'	20%
14'	10%
30'	60%

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**

DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

Disale signed by Russell W. Blue
DNC C-128 D-New York
CDNumber=00141400000100542252
1000021002 CM-Russell Blue
Reason: I am the author of this document
Location: your state's records office
Date: 2002-05-01 11:41:00-0400
Fax Number: 516-331-1110

BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN

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

SOUTHAMPTON
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SOUTH FLORIDA
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212-725-3638

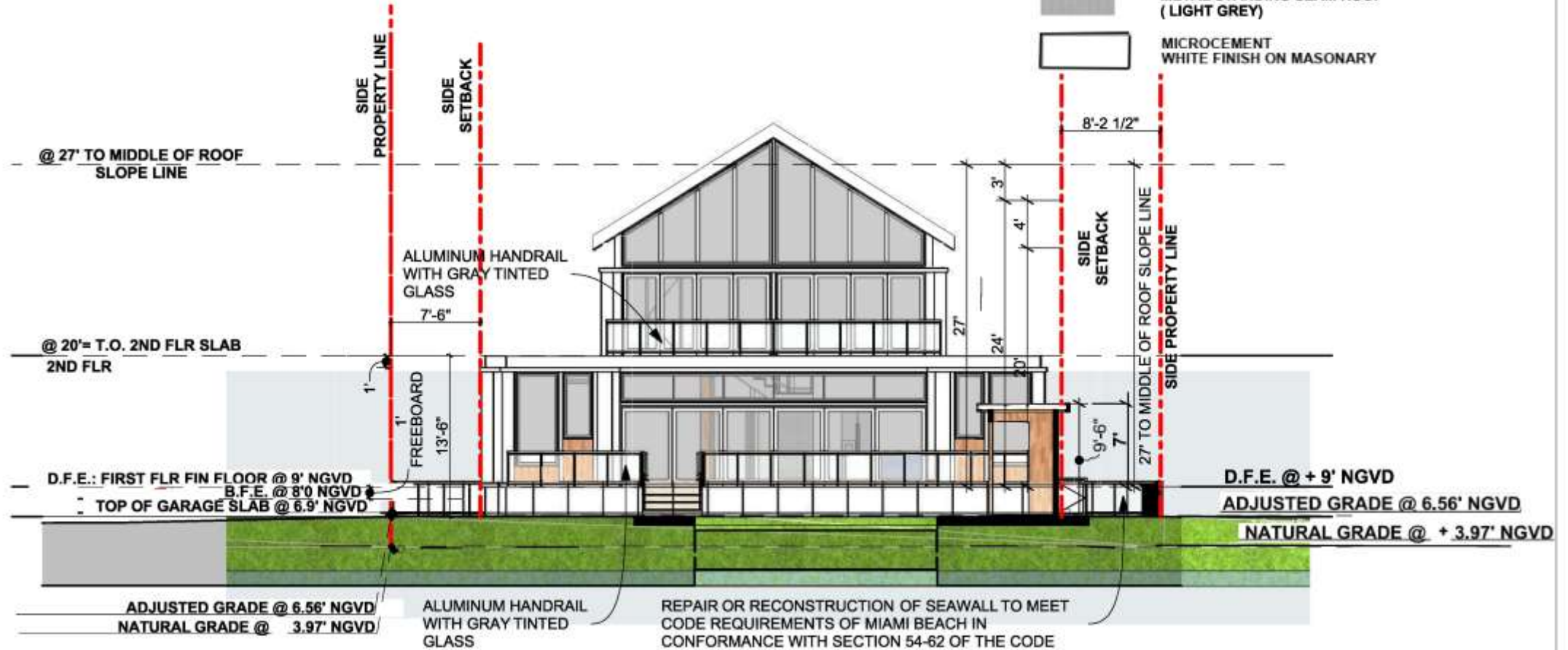
FAX: 631-818-5022
EMAIL: blueprintsNY.FL@gmail.com

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
NEW SINGLE FAMILY RESIDENCE

DRAWING TITLE:
EAST ELEVATION
REAR

SEAL & SIGNATURE



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布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN

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

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FAX: 631-918-6022
EMAIL: blueprintsNY.FL@gmail.com

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

DATE: 08-08-2022
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

RUSSELL W. BLUE R.A.

A - 11

DWG NO. 15 OF 35

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)



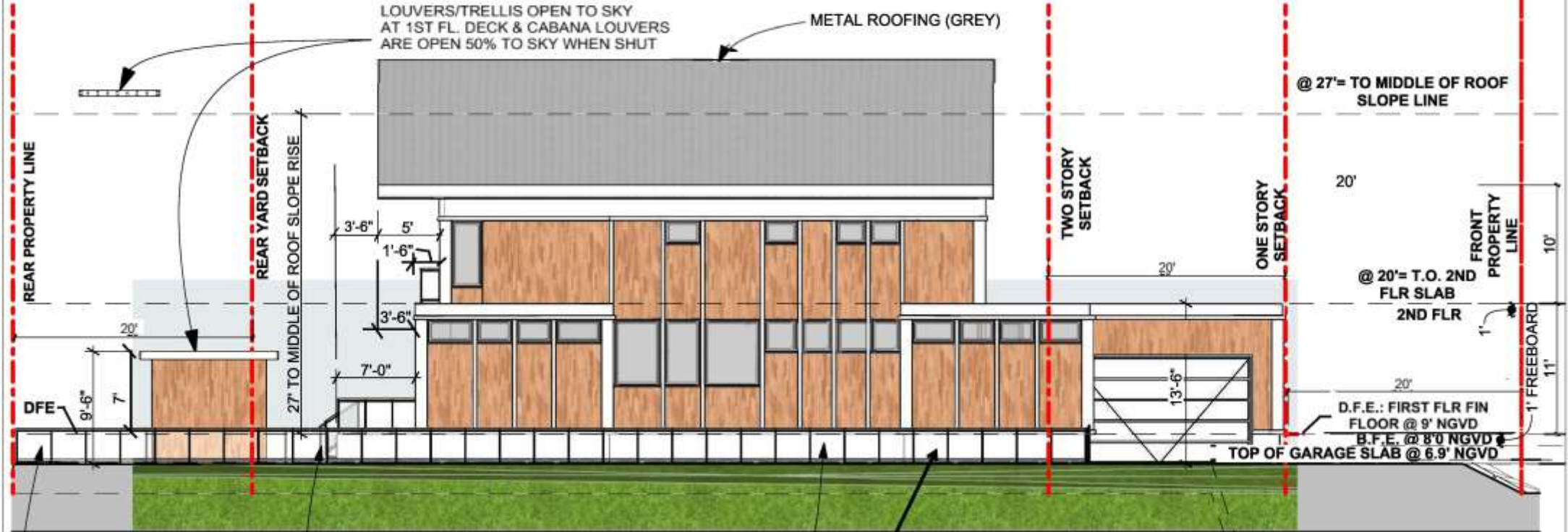
FIBERCEMENT BOARD WITH WOOD TEXTURE (COLOR - TEAK)



METAL STANDING SEAM ROOF (LIGHT GREY)



MICROCEMENT WHITE FINISH ON MASONRY



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:



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

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

DRAWING TITLE:
NORTH ELEVATION

SEAL & SIGNATURE



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A - 12

DWG NO. 16 OF 35

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

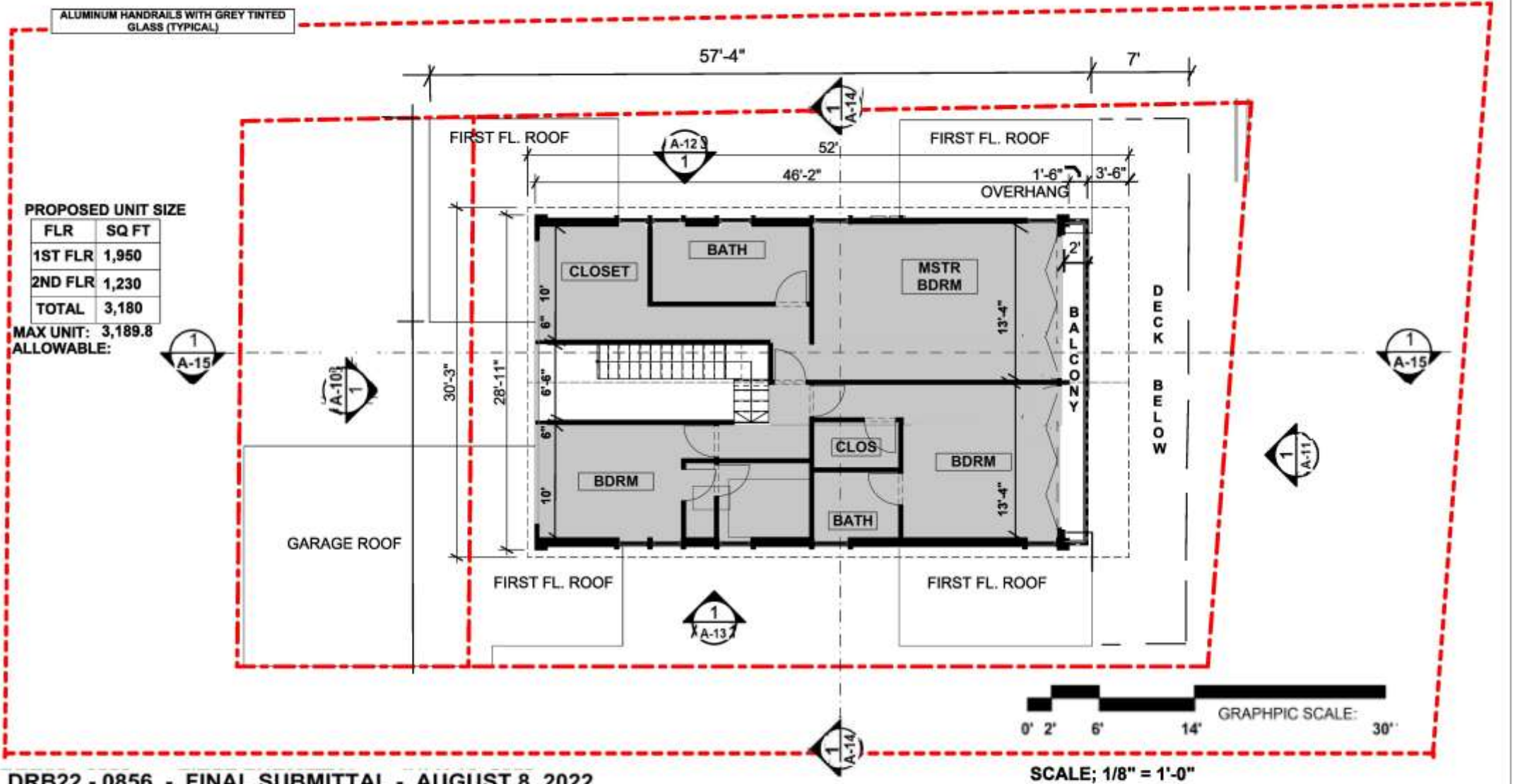
DATE: 08-08-2022
SCALE: AS NOTED
DRAWN BY: D.K.G.
CHECKED BY: R.B.

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:



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



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ARCHITECTURE & DESIGN

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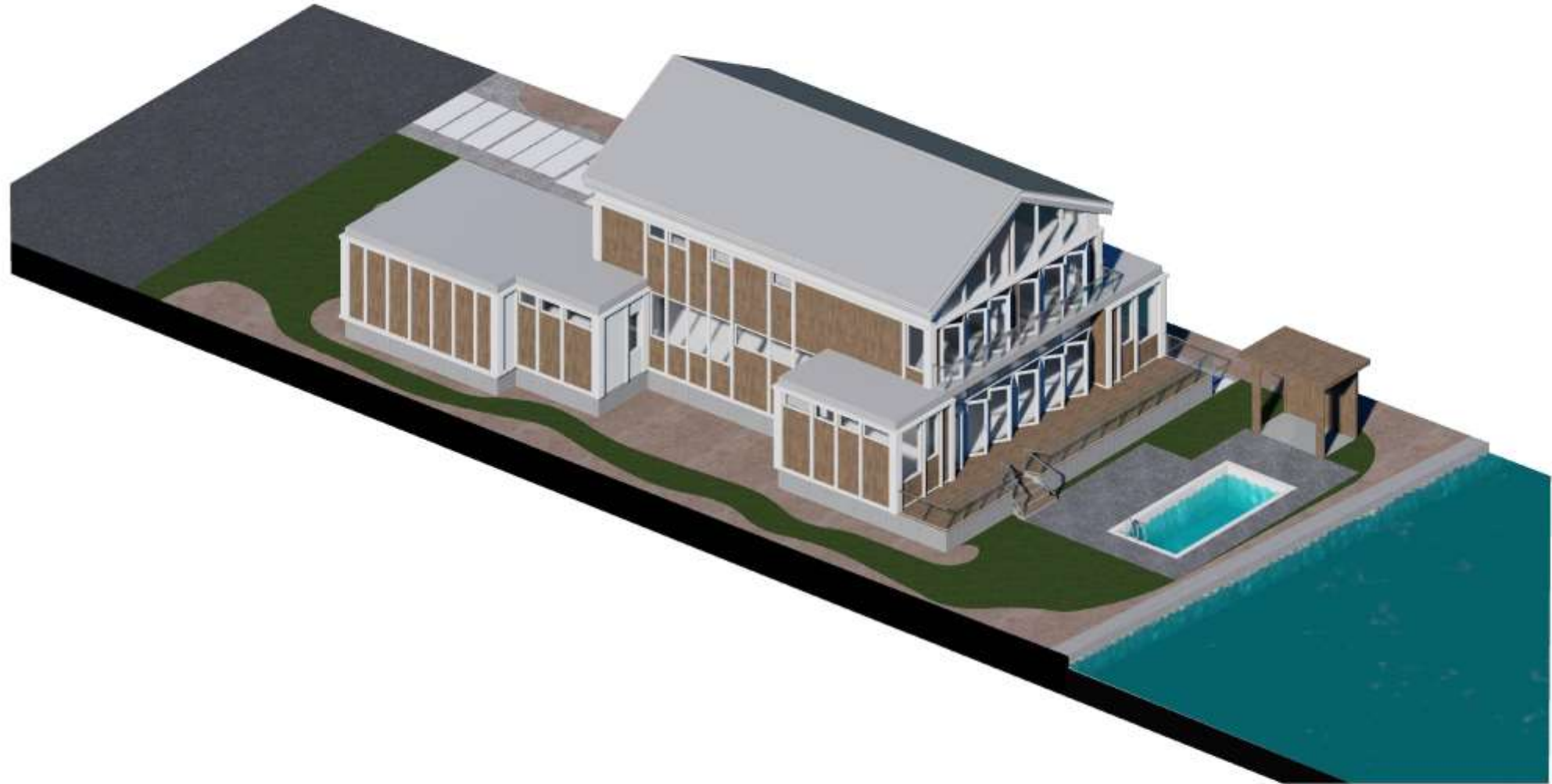
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DWG. NO. **12** OF **25**



DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE LOT 10 NEW SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 FRONT AXONOMETRIC RENDERING	SEAL & SIGNATURE 		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 LAKESIDE BLVD - SUITE #102, BOCA RATON, FL 33434	RL-09 DWG. NO. 9 OF 10
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.	RUSSELL W. BLUE, R.A.		SOUTHAMPTON 831-726-0019 SOUTH FLORIDA 561-862-3391 NEW YORK CITY 212-725-3638 FAX: 631-918-5022 EMAIL: blueprintsNY.FL@gmail.com	



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