

DRB 22-0856 – 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

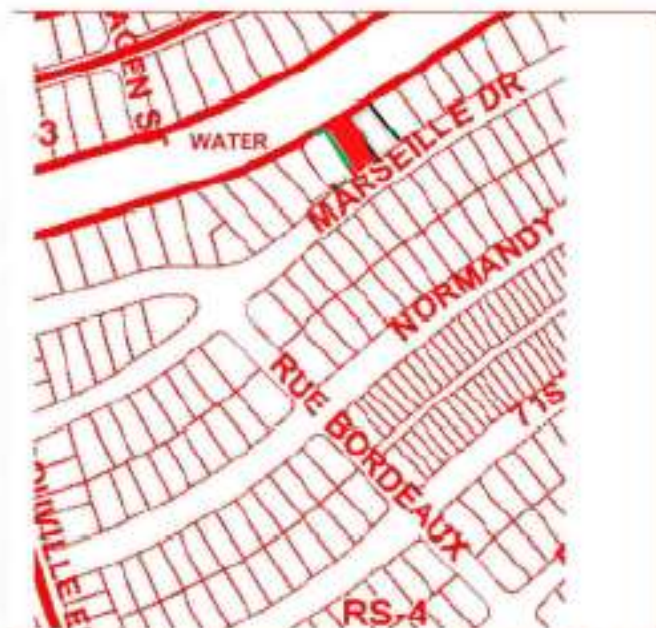
SOUTH FLORIDA
561-862-3391

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 NITE	SEAL & SIGNATURE	BLUE 布鲁	RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7780 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-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 BEACH 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. 2 OF 10



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: 631-918-6022 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 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	SEAL & SIGNATURE	BLUE 布鲁	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
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 DWG NO. 7 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 (SOUTH) RENDERING	SEAL & SIGNATURE BLUE 布鲁		RUSSELL BLUE, ARCHITECT ARCHITECTURE & DESIGN 7786 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 - 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.				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 7780 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434		RL-08	
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL		DATE: 11.2021		SCALE: AS NOTED		SOUTH MIAMI 631-726-0019		SOUTH FLORIDA 561-862-3391		NEW YORK CITY 212-725-3638	
		DRAWN BY: D.K.G.		CHECKED BY: R.B.		RUSSELL W. BLUE R.A.		FAX: 631-018-5022 EMAIL: blueprintsNY.FL@gmail.com			
										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

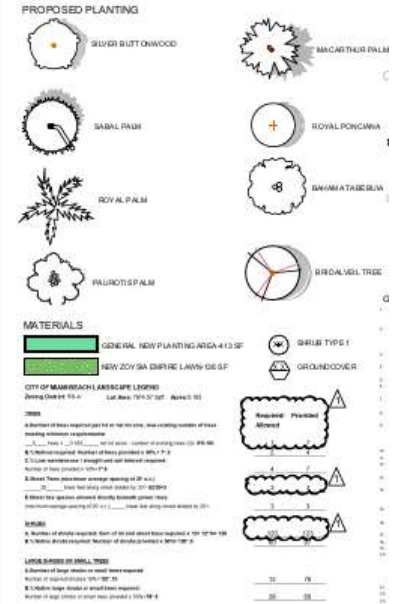
DRB22 - 0856 - FINAL SUBMITTAL - AUGUST 8, 2022

PROJECT INFO: 1415 MARSEILLE DRIVE - LOT 10 SINGLE FAMILY RESIDENCE	DRAWING TITLE: LOT 10 EXTERIOR MATERIALS	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
CLIENT INFO: MARIA CAIOLA 1415 MARSEILLE DRIVE MIAMI BEACH, FL	DATE: 7-29-2022 SCALE: DRAWN BY: D.K.G. CHECKED BY: R.B.				

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

EXISTING TREE LIST

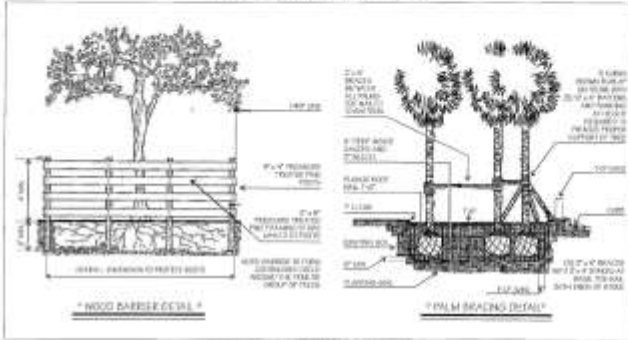
#	SCIENTIFIC NAME	COMMON NAME	DBH IN	HGT FT	CAN FT	CRZ FT	CONDITION	DISPOSITION
1	Washingtonia robusta	Mexican washingtonia	13	45	12	13	Good	Remain
2	Washingtonia robusta	Mexican washingtonia	13	30	12	13	Good	Remain
3	Washingtonia robusta	Mexican washingtonia	15	40	12	13	Good	Remain
4	Roystonea regia	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

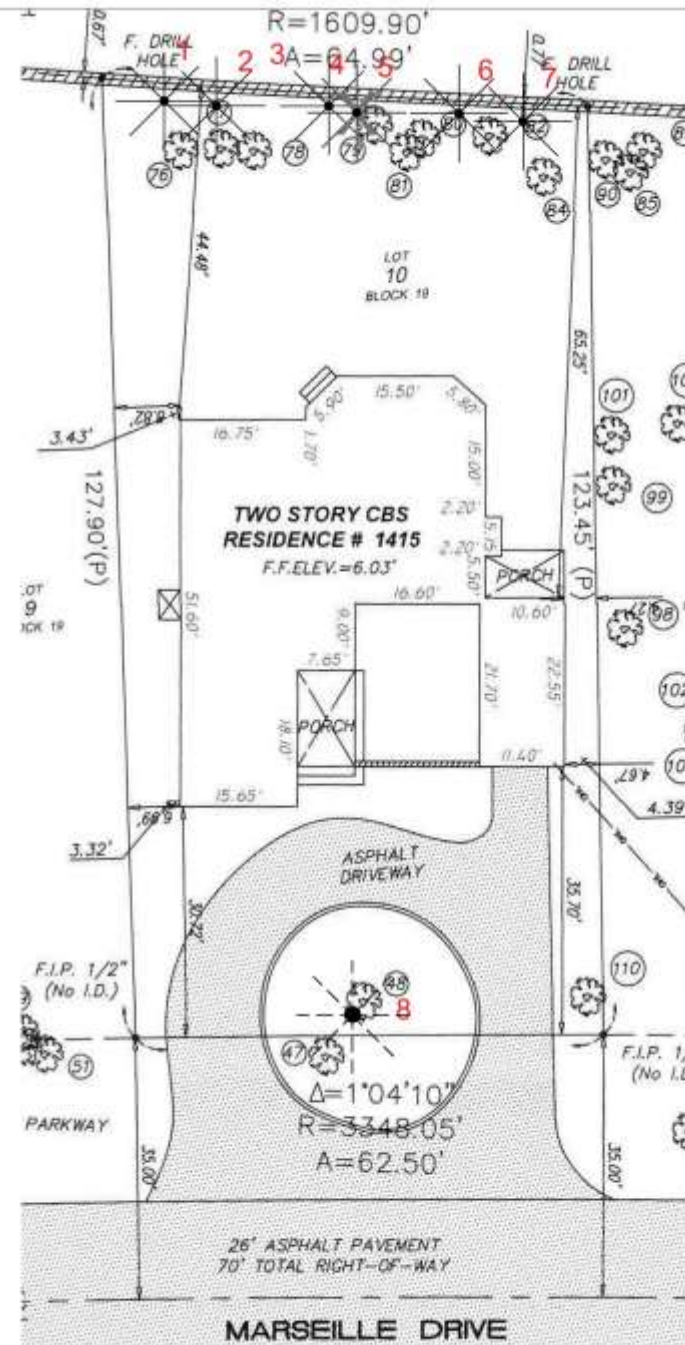
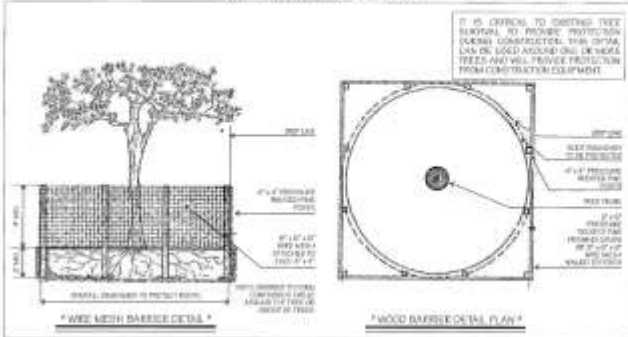


TREE PROTECTION DETAILS

TREE PROTECTION AND SUPPORT



TREE PROTECTION AND SUPPORT



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

VFD
VINCENT FILIZZI DESIGN
LANDSCAPE ARCHITECTS

LANDSCAPE PROJECT
15, 16 & 17, 18 & 19
PROJECT NO. 101
DATE: 11/14/2019
VFD: Vincent Filizzi

DESIGNER'S NAME

Vincent A. Filizzi
Landscape Architect
12/28/2019

VINCENT A. FILIZZI
LA PROJECT

Notes:
1. All trees shown on this plan are to be protected and preserved.
2. All trees shown on this plan are to be protected and preserved.
3. All trees shown on this plan are to be protected and preserved.

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

PROJECT NO.
DATE
DRAWN BY
CHECKED BY
DATE

PROJECT NO.
DRAWN BY
CHECKED BY
DATE

DISPOSITION
PLAN

DATE

LE-10

ALUMINUM HANDRAILS WITH GREY TINTED
GLASS (TYPICAL)



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
Blue

Truly signed by Russell Blue
Date: 08-08-2022
City: New York
Architect: Russell Blue
10002 L.V. 1 Northwood Blvd
P.O. Box 10002 L.V. 1 Northwood Blvd
Location: New York City
Phone: 212-255-0000
Fax: 212-255-0000
E-mail: russell@russellblue.com

BLUE
布鲁

RUSSELL BLUE, ARCHITECT
ARCHITECTURE & DESIGN

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

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631-726-0019

SOUTH FLORIDA
561-862-3391

NEW YORK CITY
212-725-3638

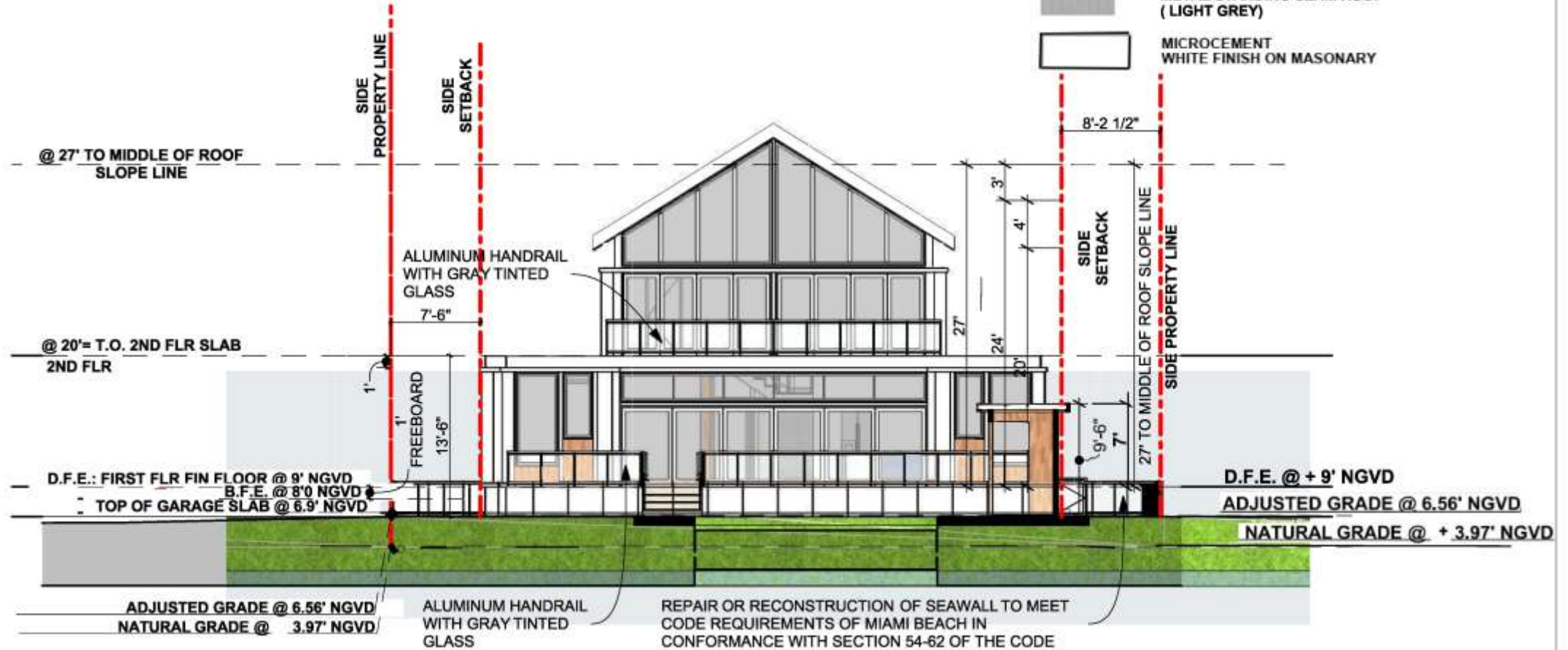
FAX: 631-918-6022
EMAIL: blueprintsNY.FL@gmail.com

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



GRAPHIC SCALE:



EAST ELEVATION

1/8" = 1'-0"

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

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

DRAWING TITLE:
EAST ELEVATION
REAR

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

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

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A - 11

DWG NO. 15 OF 35

ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)



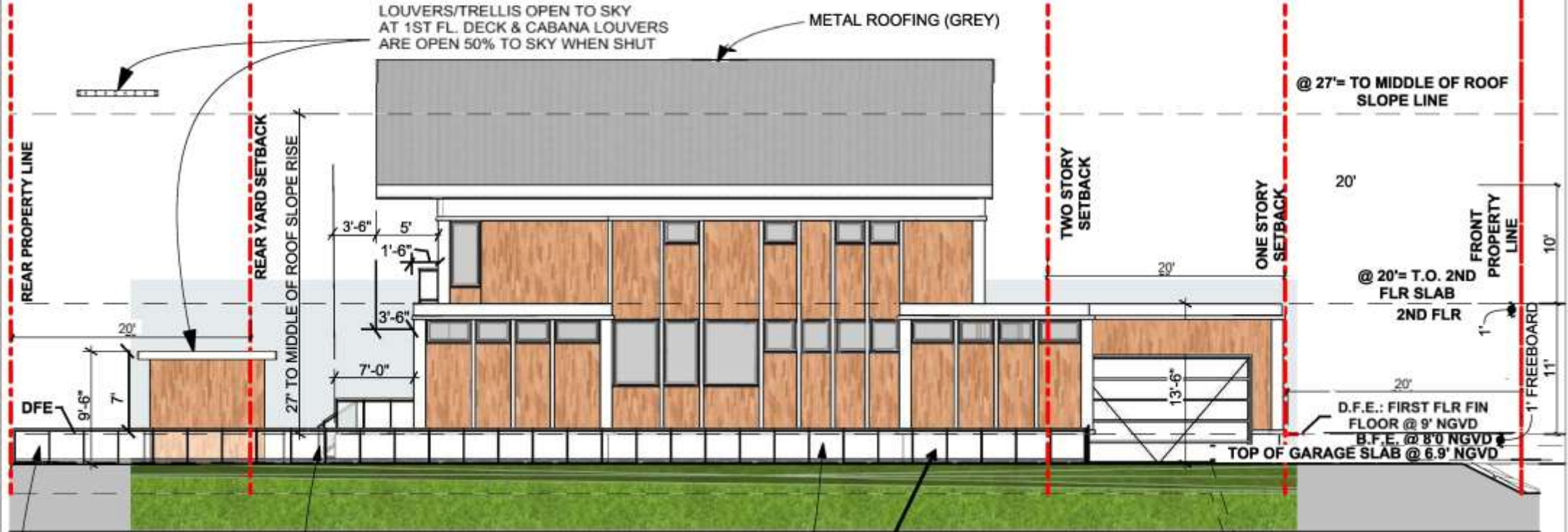
FIBERCEMENT BOARD WITH WOOD TEXTURE (COLOR - TEAK)



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

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1415 MARSEILLE DRIVE -
LOT 10
NEW SINGLE FAMILY RESIDENCE

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

DRAWING TITLE:
NORTH 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

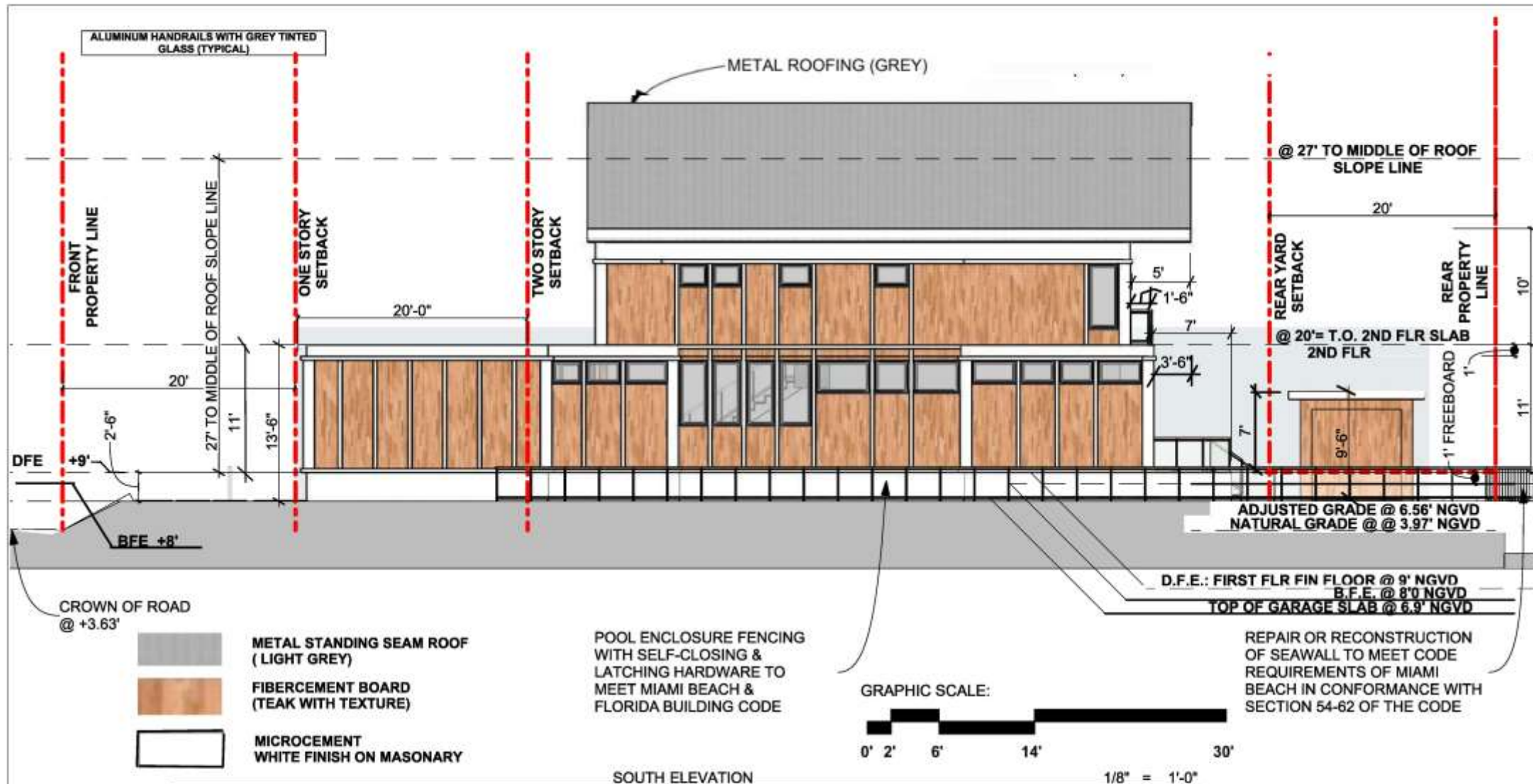
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A - 12

DWG NO. 16 OF 35



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

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

DRAWING TITLE:
SOUTH ELEVATION,

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

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ARCHITECTURE & DESIGN

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A - 13

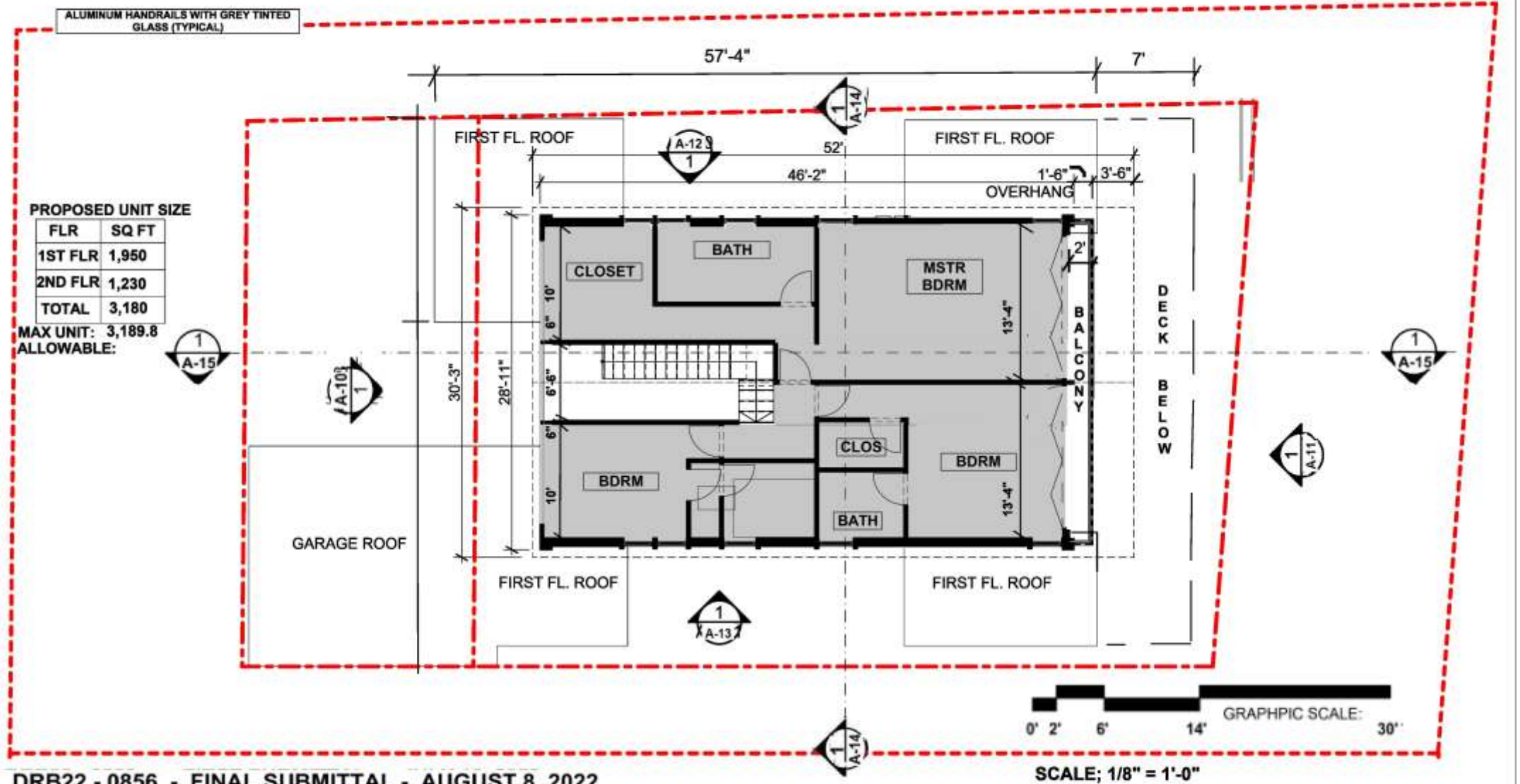
DWG NO. 17 OF 35

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:



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CLIENT INFO:
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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



RUSSELL W. BLUE R.A.

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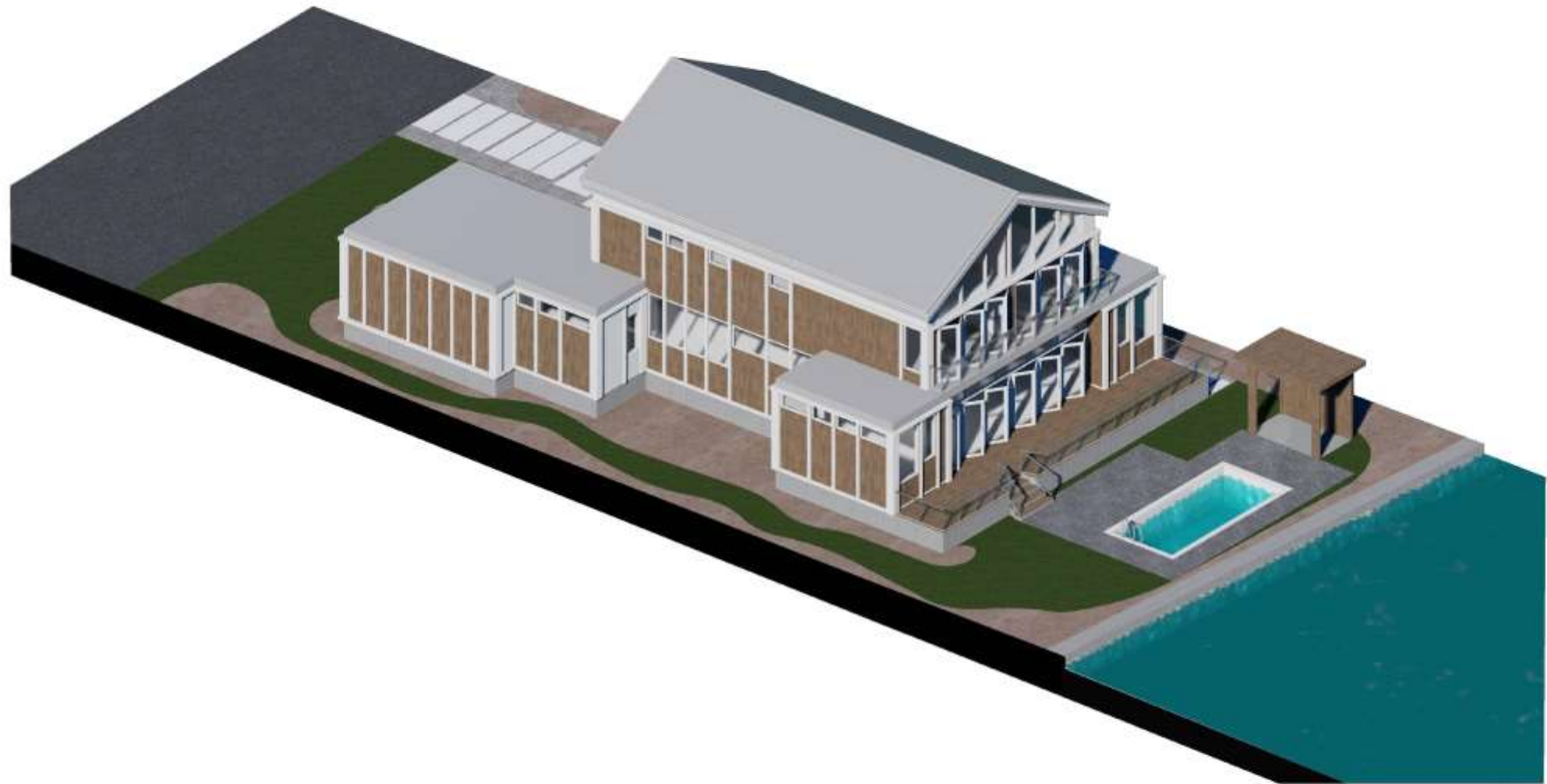
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DWG. NO. **12** OF **25**



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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 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-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.			



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