PALM ISLAND

40 PALM AVENUE MIAMI BEACH, FLORIDA 33139

DESIGN REVIEW BOARD "FINAL SUBMITTAL" (DEADLINE: 09/09/19)

ARCHITECTURAL DRAWINGS

	COVER	• G1.0	SURVEY	• A1.7A	DEMOLITION
• R1.0	EXTERIOR RENDERING	• G1.1	CONTEXT LOCATION PLAN	• A5.0	FRONT ELEV
• R2.0	EXTERIOR RENDERING	• G1.2	PHOTOS OF EXISTING STRUCTURE	• A5.1	REAR ELEVA
• R3.0	EXTERIOR RENDERING	• A1.0	SITE PLAN	• A5.2	SIDE ELEVAT
• R4.0	EXTERIOR RENDERING	• A1.1	ZONING DATA TABLE	• A5.2A	SIDE ELEVAT
• R5.0	EXTERIOR RENDERING	• A1.2	LOT COVERAGE DIAGRAM	• A5.3	SIDE ELEVAT
• R6.0	EXTERIOR RENDERING	• A1.3	YARD AREAS DIAGRAM	• A5.3A	SIDE ELEVAT
• R7.0	EXTERIOR RENDERING	• A1.4	UNIT SIZE FIRST FL. DIAGRAM	• A7.0	SECTION DET
• R8.0	EXTERIOR RENDERING	• A1.4A	UNIT SIZE SECOND FL. DIAGRAM	• A7.1	SECTION DET
• R9.0	EXTERIOR RENDERING	• A1.4B	UNIT SIZE SOLARIUM DIAGRAM	• A7.2	SECTION DET
• R10.0	EXTERIOR RENDERING	• A1.5	EXPLODED AXON		
• R11.0	EXTERIOR RENDERING	• A1.6	YARD SECTIONS	VARIANCE 1: TO REDUCE FRONT SETBA	
• R12.0	EXTERIOR RENDERING	• A1.7	DEMOLITION PLANS		

• A1.7A DEMOLITION PLANS

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BACK (COLUMNS)

CMA Design Studio, Inc.

ARCHITECTURE

PLANNING

INTERIOR DESIGN

232 Andalusia Avenue•Suite 101•Coral Gables, Florida 33134•T: 305.448.4200•F: 305.448.4215



PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

09.09.19 Lynsie Christine Conr FL Architect AR99059 AA26000730

SHEET NO.:

R1.0



40 Palm Avenue Miami Beach, FL 33139

PALM ISLAND Residence

TITLE: RENDERING PERSPECTIVE

SEAL

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SHEET NO.:

R2.0



PALM ISLAND Residence

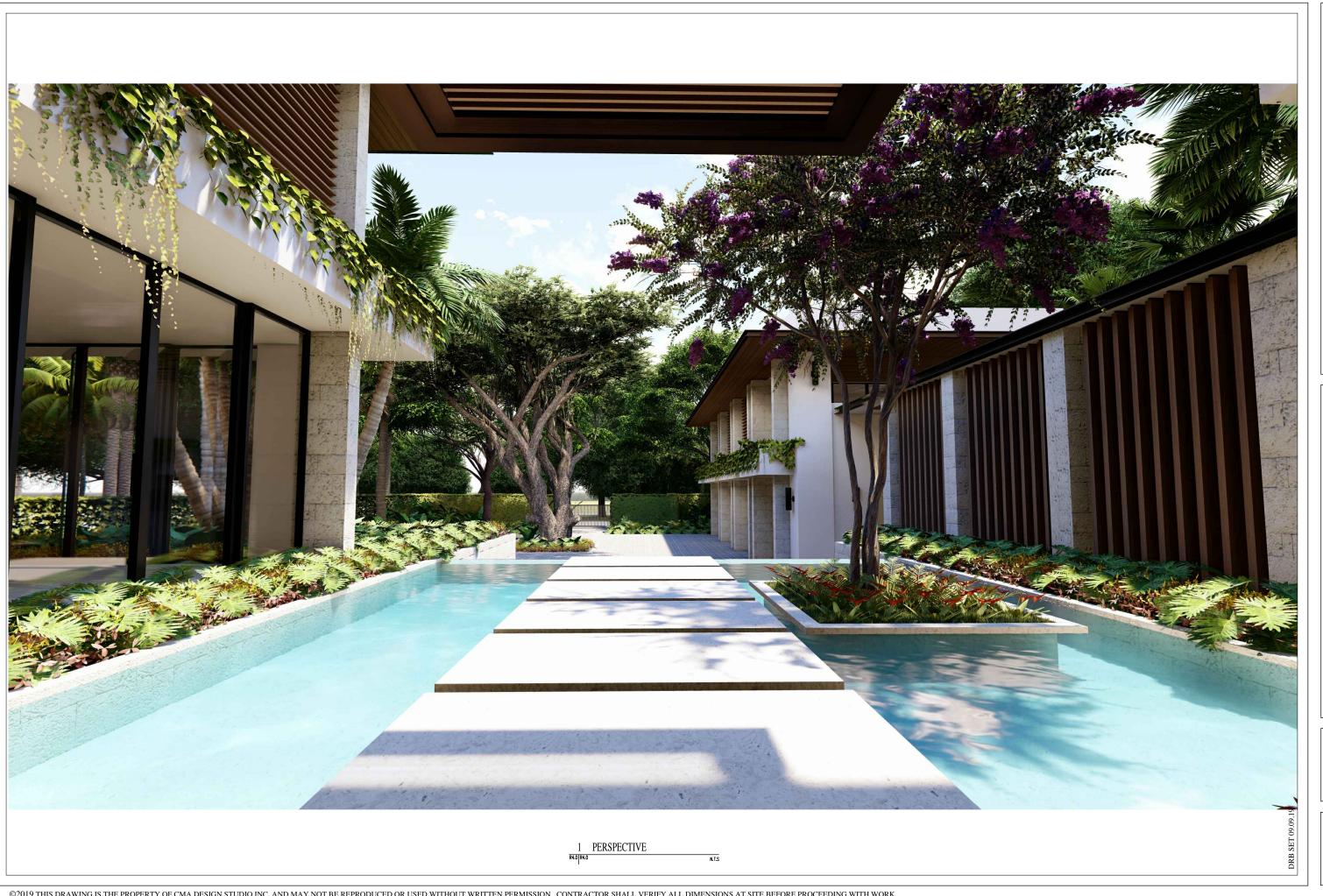
40 Palm Avenue Miami Beach, FL 33139 TITLE:RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R3.0



PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R4.0



TITLE: RENDERING PERSPECTIVE

PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139

SEAL

09.09.19 Lynsie Christine Conr FL Architect AR99059 AA26000730

SHEET NO.:

R5.0



PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139 TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R6.0



PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

09.09.19 Lynsie Christine Conr FL Architect AR99059 AA26000730

SHEET NO.:

R7.0



PALM ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

09.09.19 Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R8.0



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PALM ISLAND Residence

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SHEET NO.:

R9.0



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PALM ISLAND Residence 40 Palm Avenue
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

09.09.19 Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R10.0



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40 Palm Avenue Miami Beach, FL 33139 TITLE: RENDERING PERSPECTIVE

PALM ISLAND Residence

SEAL

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SHEET NO.:

R11.0



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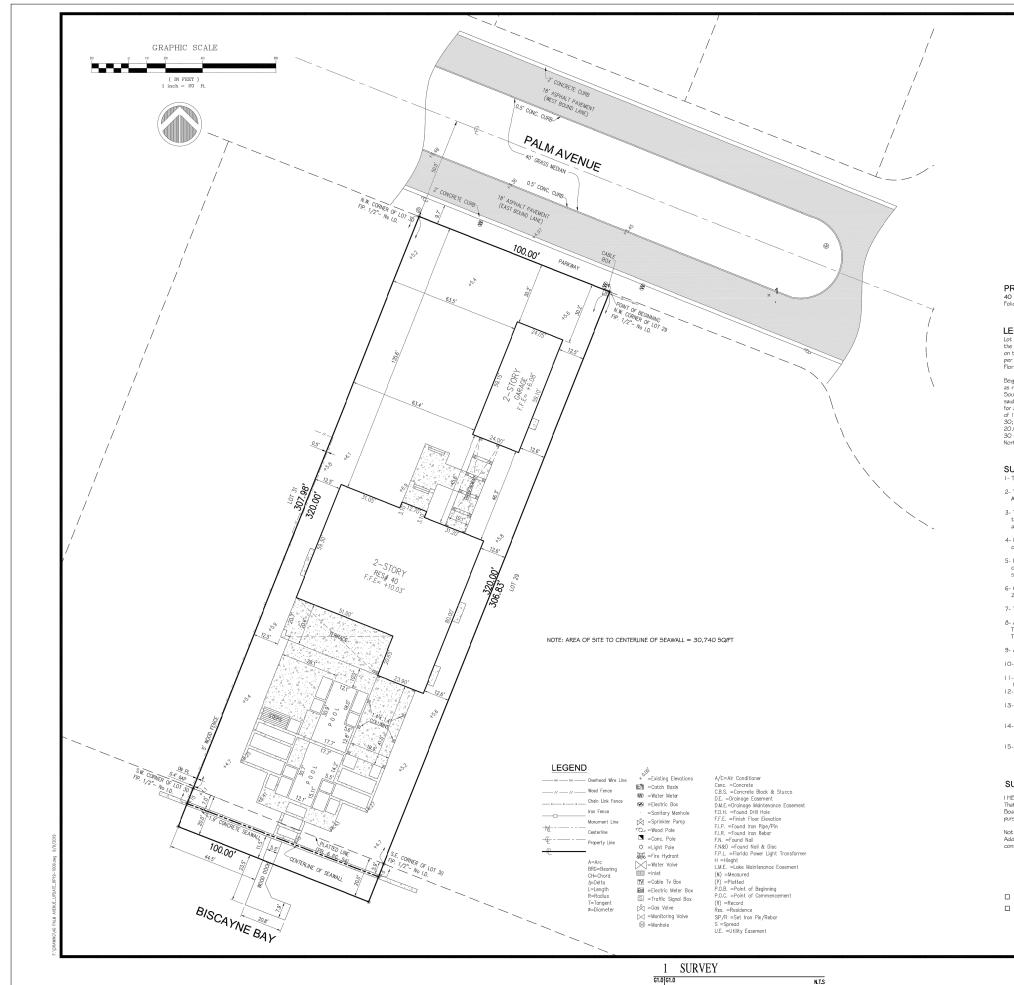
TITLE: RENDERING PERSPECTIVE

SEAL

09.09.19 Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:

R12.0





VICINITY MAP NOT TO SCALE

PROPERTY ADDRESS:

40 PALM AVENUE, MIAMI BEACH, FLORIDA 33139 Folio# 02-4205-001-0270

LEGAL DESCRIPTION:

Lot 30, Block I of "Palm Island", according to the plat thereof, recorded in Plat Book 6, Page 54, of the Public Records of Miami-Dade County, Florida and a tract of land 20 feet wide adjoining abutting on the seaward side of Lot 30, Block I of "Palm Island" of the Biscayne Bay Island Company's Group as per plat thereof recorded in Plat Book 6, at Page 54, of the Public Records of Miami-Dade County,

Beginning at the Northwest Comer of Lot 29, Block I of "Palm Island", according to the plat thereof, as recorded in Plat book 6, at Page 54, of the public records of Miami-Dade County, Flonda; thence Southery, along the East line of saud Lot 30 for a distance of 300.00 feet to the Southerst accorded of said Lot 30; thence continue Southerly along the Southerly projection of the East line of said Lot 30 for a distance of 20.00 feet; thence Westerly parallel to the South line of said Lot 30 for a distance of 10.00 feet to an intersection with the Southerly projection of the West line of the aforesaid Lot 30; thence Northerly along the Southerly projection of the West line of the aforesaid Lot 30; thence Northerly along the Southerly projection of the west line of said Lot 30 for a distance of 20.00 feet to the Southwest comer of said Lot 30; thence Rortherly along the West line of said Lot 30 for a distance of 30.00 feet to the Northwest comer of said Lot 30; thence Easterly along the North line of said Lot 30 for a distance of 100.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- I- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any devation from utilities shown hereon.
- G- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey BOUNDARY SURVEY.
- II North arrow direction shown hereon based on the recorded plat of "PALM ISLAND", according to the plat thereof as recorded in Plat Book 6, at Page 54, of the Public Records of Maim-Dade County, Flonda. 12- Elevation shown hereon are relative to National Geodetic Vertical Dating (1929 Mean Sea Level)
- 13- Benchmark Used: Bench Mark Used: # D-135 of Miami-Dade County, FLonda.

 Bevation = +5.34' (NGVD)
- 14- Flood Zone: "AE" Base Flood Elevation = +9.0' \$ +10.0' as per Miami-Dade County, Flonda, FEMA Panel Number: 120651-0318-L-September 11, 2009
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any <u>unnamed party:</u>

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Flonda
Board of Professional Surveyors and Mappers in Chapter 5J-17, Flonda Administrative Code,
pursuant to Section 472.027, Flonda Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 623 | STATE OF FLORIDA
- ☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

FLORIDA INVE , SUITE 321, NW 153 ST., , 를 HECKED: P.J.A. SCALE: 1" = 20 FIELD DATE: 08/27/201 FIELD BOOK : RP19-10 SHEET:

MIAMI LAKES, FL.

SURVEY

OUNDARY

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This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

INTERIOR DESIGN rida 33134 T: 305.448.4200 Inc Studio, RE PLANNING
Suite 101 Coral Gables, esign Ď ARCHITECTURE 232 Andalusia Avenue Suit

Coral Gables,

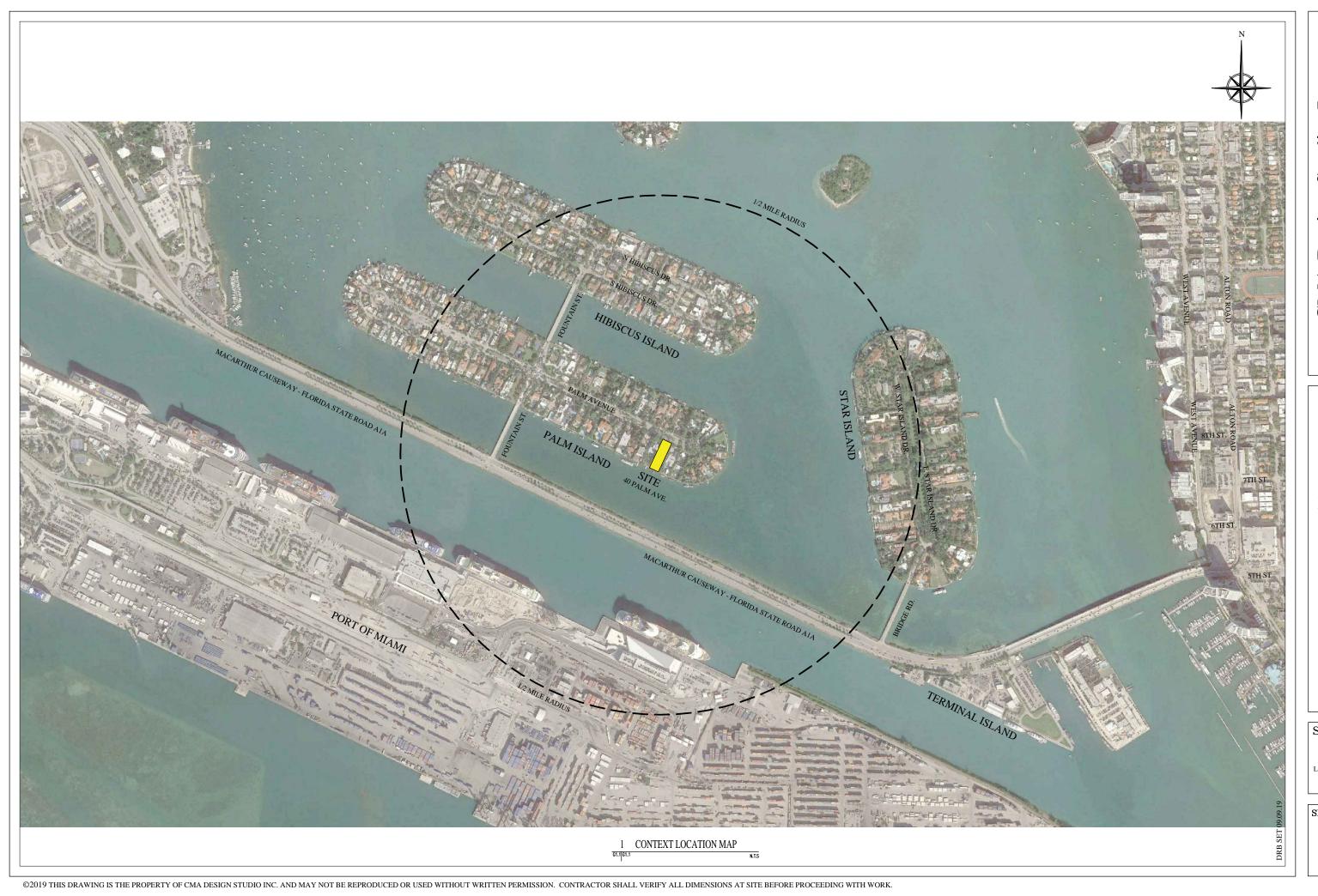
ISLAND Residence 40 Palm Avenue Miami Beach, FL 33139 ALM

SEAL

09.09.19 Lynsie Christine Conn FL Architect AR99059 AA26000730

TITLE: SURVEY

SHEET NO.:



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PALM ISLAND Residence
40 Palm Avenue
Miami Beach, FL 33139

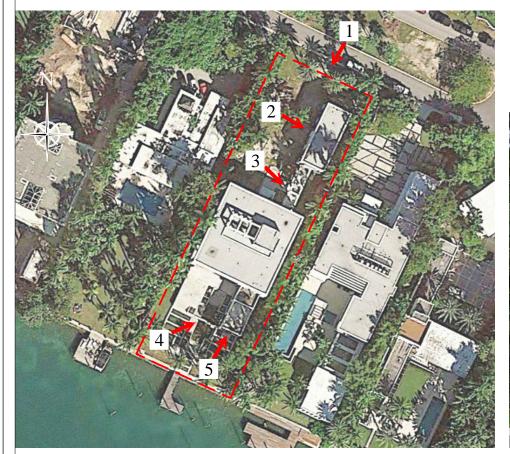
TITLE: CONTEXT LOCATION MAP

SEAL

09.09.19 Lynsie Christine Conr FL Architect AR99059 AA26000730

SHEET NO.:

REFERENCE PLAN







5.

2.



 $\underset{\text{G1.2 G1.2}}{1} \; \underset{\text{EXISTING SITE CONDITION PHOTOS}}{\text{EXISTING SITE CONDITION PHOTOS}}$

40 Palm Avenue
Miami Beach, FL 33139
TITLE: EXISTING SITE CONDITION PHOTOS PALM ISLAND Residence

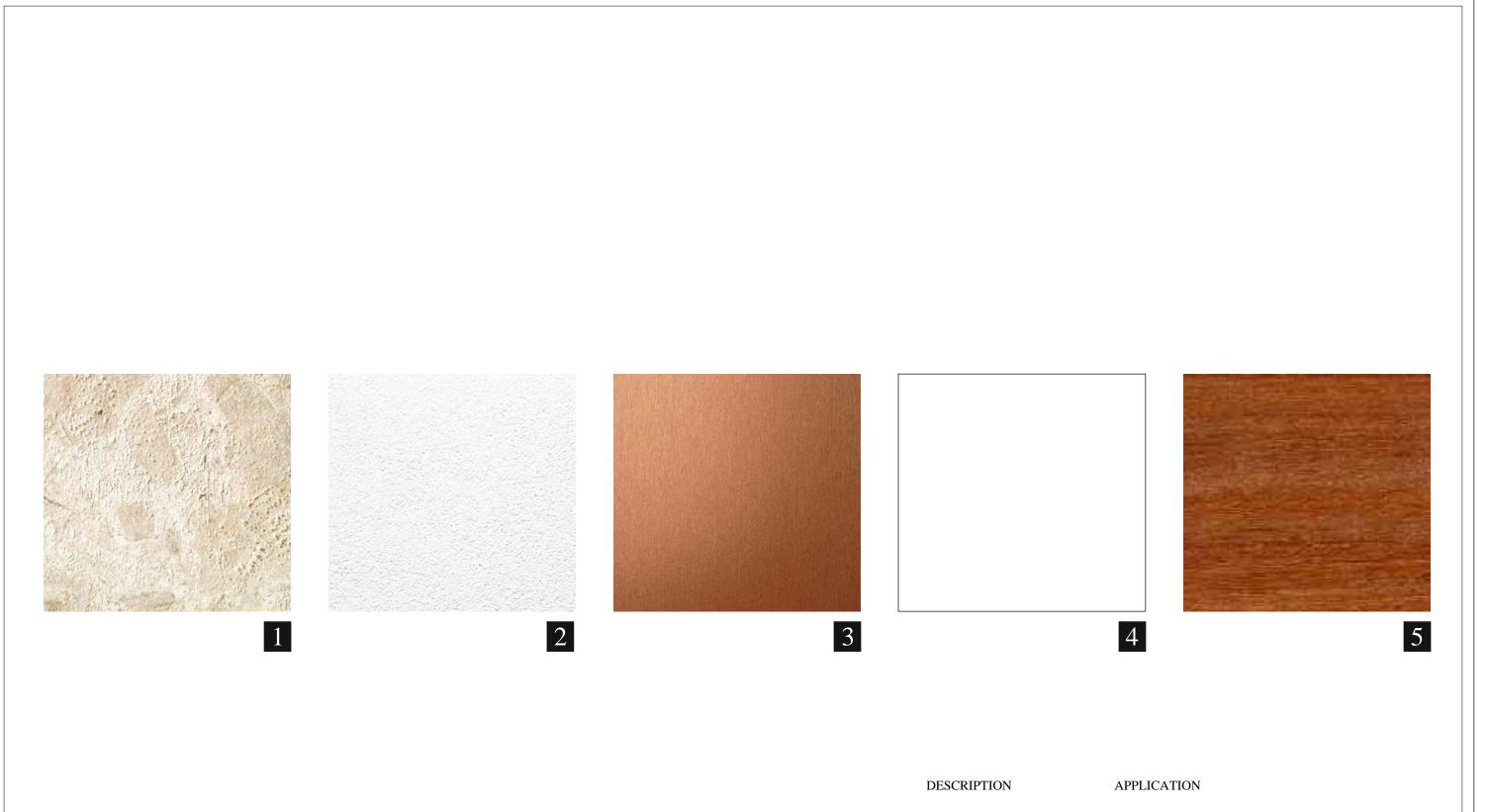
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SHEET NO.:



- 1 CORAL STONE 2 SMOOTH WHITE STUCCO
- 3 DARK BRONZE FINISH

4 CLEAR GLAZING 5 CUMARU WOOD

EXTERIOR WALLS MATERIAL, PAVERS, POOL DECK EXTERIOR WALLS MATERIAL

WINDOW AND DOOR FRAMES WINDOWS, DOORS AND RAILINGS **COLUMNS AND BRISE-SOLEILS**

1 PROPOSED MATERIAL PALETTE

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ARCHITECTURE PLANNING INTERIOR DESIGN 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 CMA Design Studio, Inc

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