

VARIANCE 1:
VARIANCE #1 TO REDUCE FRONT SETBACK (COLUMNS)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1.	ADDRESS:	40 PALM AVENUE, MIAMI BEACH, FLORIDA 33139			
		LOT 30, BLK 1 OF "PALM ISLAND", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54			
2.	FOLIO NUMBER:	02-4205-001-0270			
3.	BOARD AND FILE NUMBERS:	N/A			
4.	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-1	
5.	BASED FLOOD ELEVATION:	AE = +9.0' N.G.V.D	GRADE VALUE IN N.G.V.D:	5.45' N.G.V.D.	
6.	ADJUSTED GRADE (FLOOD+GRADE/2)	(9.00+5.43/2) = 7.22 N.G.V.D.	FREE BOARD: +1'-0"	10.00' N.G.V.D.	
7.	LOT AREA:	30,800 S.F			
8.	LOT WIDTH:	100.00'	LOT DEPTH:	308.00'	
9.	MAX LOT COVERAGE SF. AND %:	9,240 S.F (30%)	PROPOSED LOT COVERAGE SF. AND %:	7,334 S.F. (23.8%)	
10.	EXISTING LOT COVERAGE:	7,145 S.F (23.2%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A	
11.	FRONT YARD OPEN SPACE SF. AND %:	1,760 S.F (88%)	REAR YARD OPEN SPACE SF. AND %:	4,015 S.F. (83.6%)	
12.	MAX. UNIT SIZE SF. AND %:	15,400 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %:	14,457 S.F. (46.9%)	
13.	EXISTING UNIT SIZE:	14,692 (47.7%)	PROPOSED FIRST FLOOR UNIT SIZE:	7,458 S.F. (24.2%)	
			PROPOSED FIRST FLOOR UNIT SIZE VOLUMETRIC:	N/A	
14.			PROPOSED SECOND FLOOR UNIT SIZE:	6,234 S.F. (20.2%)	
15.			PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF. AND %	N/A	
16.			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	765 S.F. (2.5% UNIT SIZE) (15.2% OF ENCLOSED AREA BELOW)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	BUILDING HEIGHT (FLAT ROOFS):	28'-0" MAX.	26'-0" FROM BFE (9' NGVD)	25'-0" FROM BFE (9' NGVD + 1')	-
	ACCESSORY STRUCTURE HEIGHT:	-	-	-	-
18.	SETBACKS:				
19.	FRONT (TWO-STORY):	20'-0 (MIN.) + 10'-0" = 30'-0"	30'-2"	30'-2" (27'-0" PLANTER)	-
20.	-	-	-	-	-
21.	SIDES: 25% WIDTH COMBINED	12'-6" + 12'+6"	12'-6" + 12'-6"	12'-6" + 12'-6"	-
22.	-	-	-	-	-
23.	REAR (15% OF LOT DEPTH):	15%X 320' = 48' (20' MIN, 50' MAX)	51'-0"	51'-0"	-
24.	ACCESSORY STRUCTURE SIDE 1:	N/A	-	N/A	-
	ACCESSORY STRUCTURE SIDE 2:	N/A	-	N/A	-
25.	ACCESSORY STRUCTURE REAR:	N/A	-	N/A	-
26.	SUM OF SIDE YARDS:	25'-0"	25'-0"	25'-0"	-
27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NO		
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC S.F.R. SITE?		NO		
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		
NOTES					

ROOF OVERHANGS INTO REQUIRED YARD

FRONT ALLOWED	7'-6"	(25% OF 30')
FRONT PROVIDED	5'-0"	
REAR ALLOWED	12'-0"	(25% OF 48'-0")
REAR PROVIDED	5'-0"	
EASE SIDE ALLOWED	3'-1½"	(25% OF 12'-6")
EAST SIDE PROVIDED	3'-0"	
WEST SIDE ALLOWED	3'-1½"	(25% OF 12'-6")
WEST SIDE PROVIDED	3'-0"	

SWIMMING POOL SETBACKS

REAR (WATER'S EDGE OF POOL)
SIDE (EXTERIOR FACE OF CATCH BASIN) (NORTH)
SIDE (EXTERIOR FACE OF CATCH BASIN) (SOUTH)

REQUIRED

7'-6"

9'-0"

9'-0"

PROVIDED

20'-2"

16'-7"

12'-6"

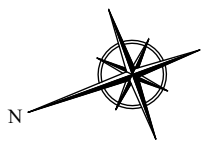
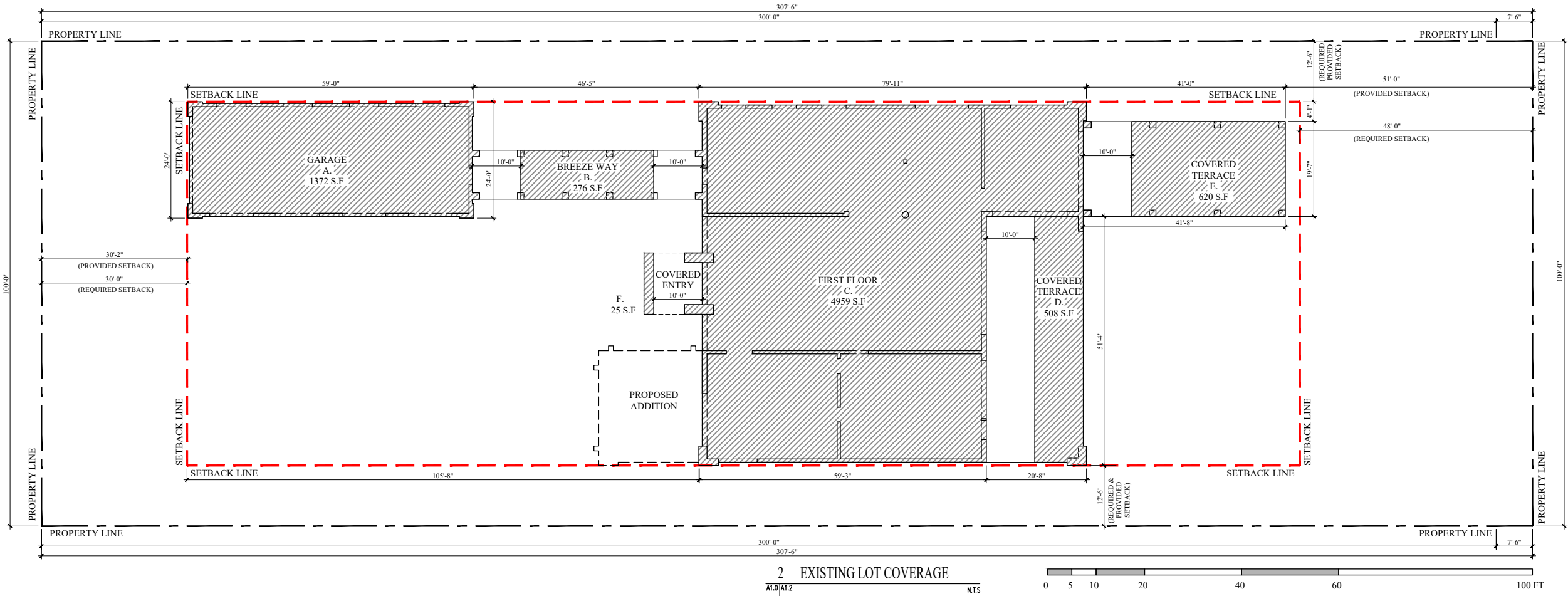
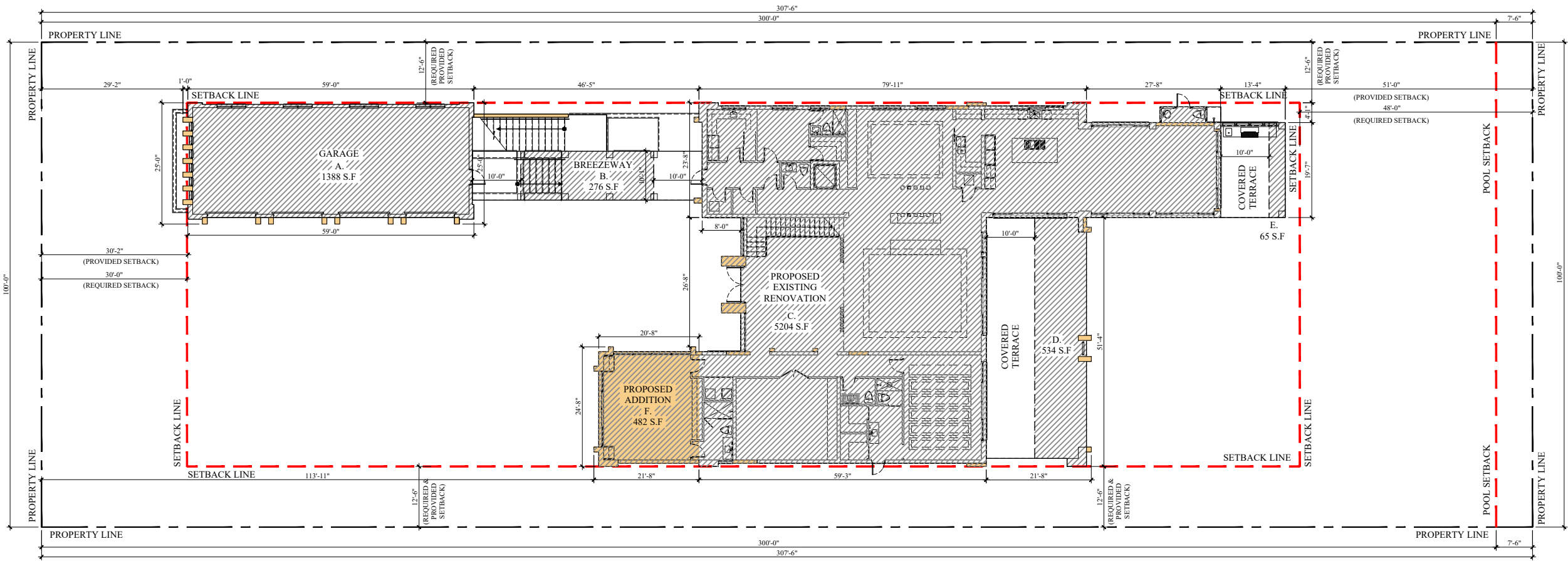
DRB SET 09.09.19

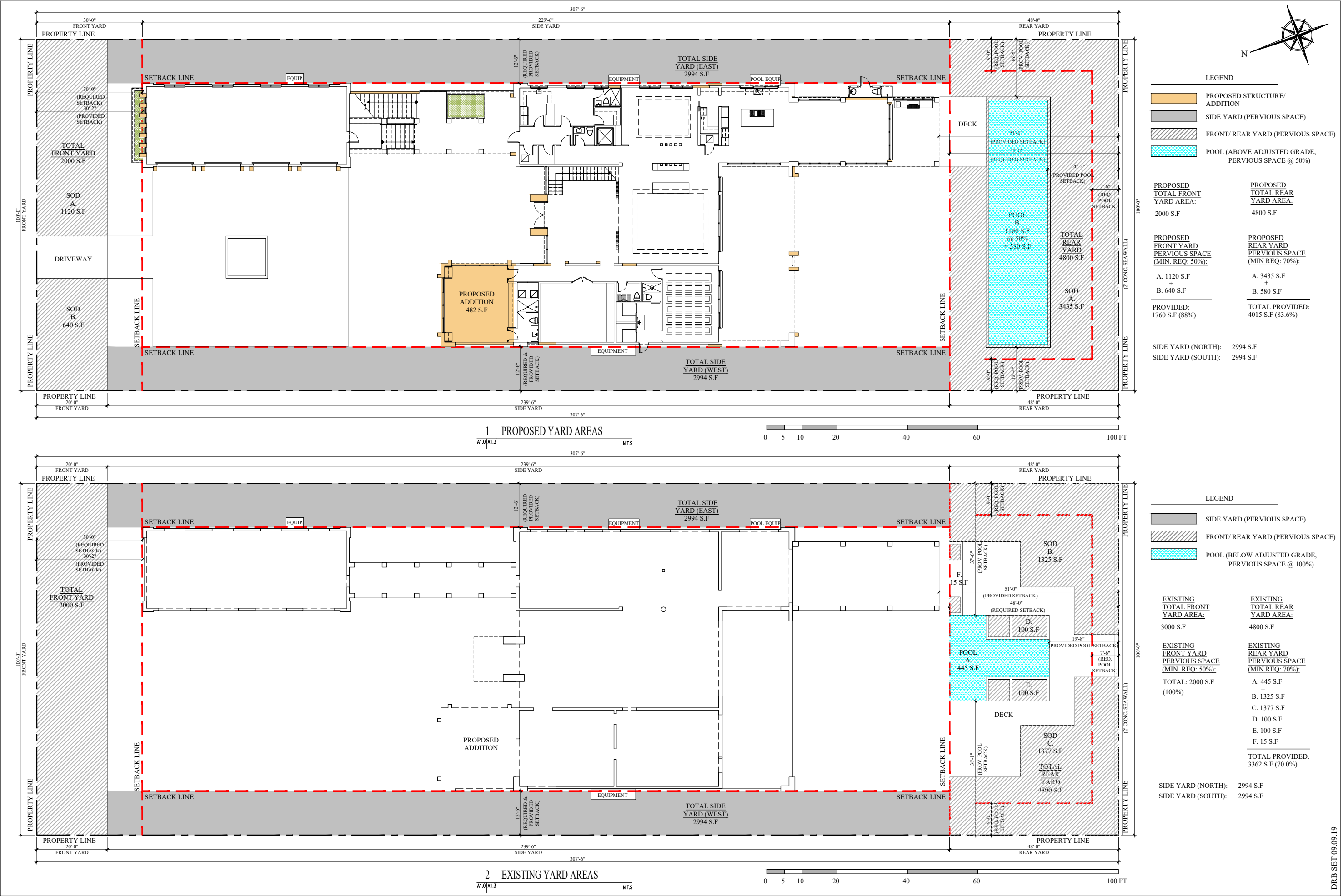
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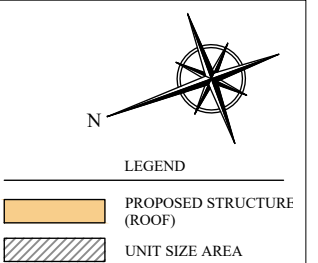
09.09.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1

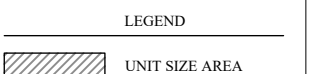






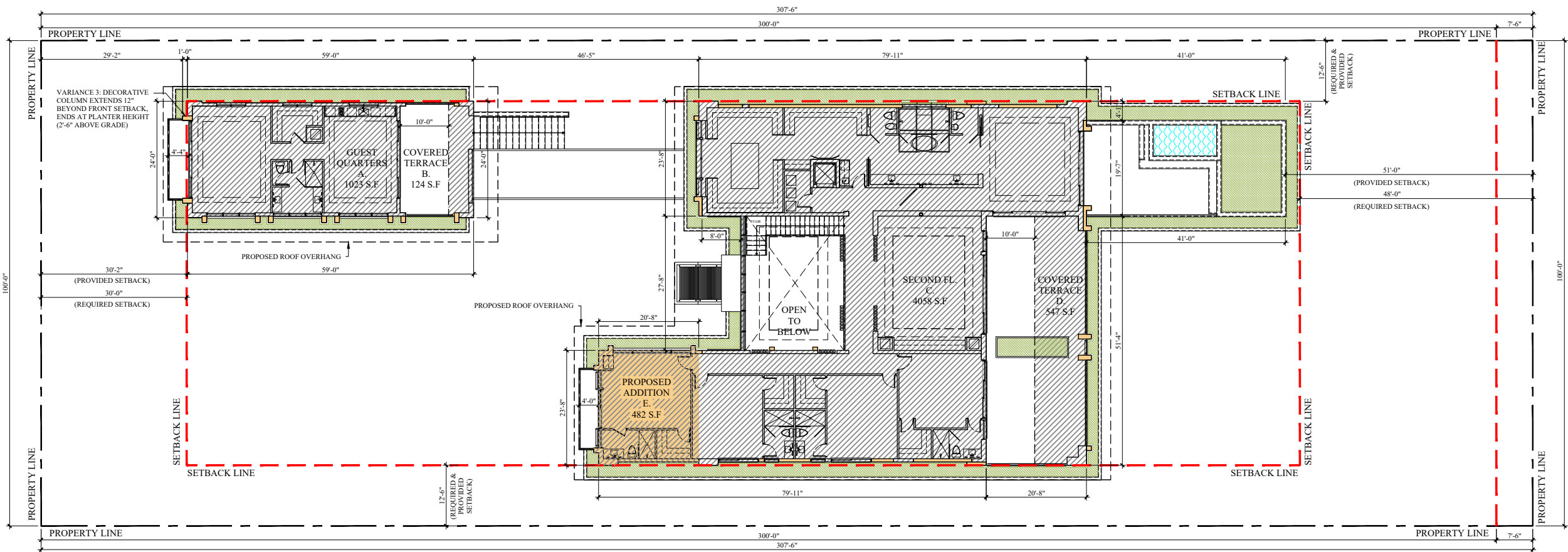
<u>FIRST FLOOR</u>	
<u>UNIT SIZE:</u>	
A. 900 S.F.	
+	
B. 276 S.F.	
C. 5204 S.F.	
D. 534 S.F.	
E. 62 S.F.	
F. 482 S.F.	
TOTAL:	
7458 S.F. (24.2%)	
<u>PROPOSED</u>	
<u>TOTAL UNIT SIZE:</u>	
FIRST FL.	7458 S.F. (24.2%)
SECOND FL.	6234 S.F. (20.2%)
SOLARIUM	765 S.F. (2.5%)
TOTAL:	14457 S.F. (46.9%)

A1.0	A1.4	N.T.S
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FIRST FLOOR		
<u>UNIT SIZE:</u>		
A.	872 S.F.	
+		
B.	276 S.F.	
C.	4816 S.F.	
D.	508 S.F.	
E.	620 S.F.	
F.	25 S.F.	
TOTAL:		
7117 S.F (23.1%)		
<u>EXISTING</u>		
<u>TOTAL UNIT SIZE:</u>		
FIRST FL.	7117 S.F	(23.1%)
SECOND FL.	5170 S.F	(16.8%)
SOLARIUM	938 S.F	(3.0%)
TOTAL:	13225 S.F	(42.9%)

A1.0	A1.4	N.T.S
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1 PROPOSED SECOND FL UNIT SIZE
A1.0/A1.4A N.T.S.

LEGEND

PROPOSED STRUCTURE (ROOF)

UNIT SIZE AREA

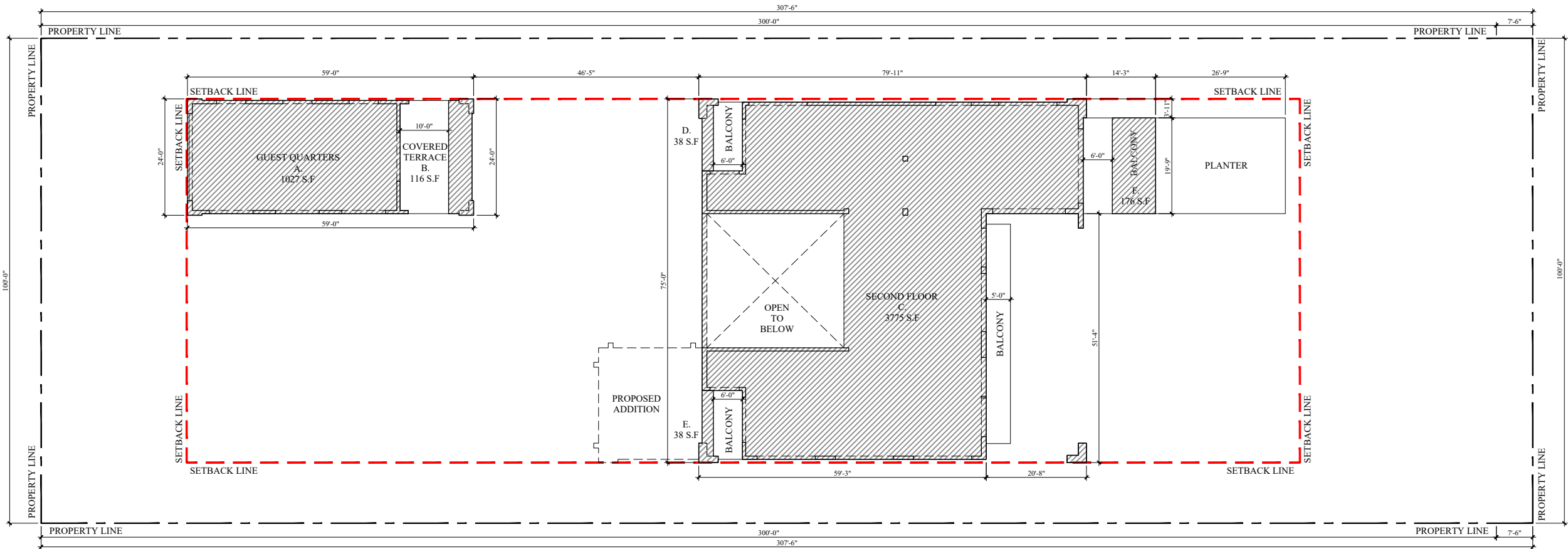
PROPOSED SECOND FLOOR UNIT SIZE:

A. 1023 S.F.
+
B. 124 S.F.
C. 4058 S.F.
D. 547 S.F.
E. 482 S.F.

TOTAL:
6234 S.F. (20.2%)

PROPOSED TOTAL UNIT SIZE:

FIRST FL. 7458 S.F. (24.2%)
SECOND FL. 6234 S.F. (20.2%)
SOLARIUM 765 S.F. (2.5%)
TOTAL: 14457 S.F. (46.9%)



2 EXISTING SECOND FL UNIT SIZE
A1.0/A1.4A N.T.S.

LEGEND

UNIT SIZE AREA

SECOND FLOOR UNIT SIZE:

A. 1027 S.F.
+
B. 116 S.F.
C. 3775 S.F.
D. 38 S.F.
E. 38 S.F.
F. 176 S.F.

TOTAL:
5170 S.F. (16.8%)

EXISTING TOTAL UNIT SIZE:

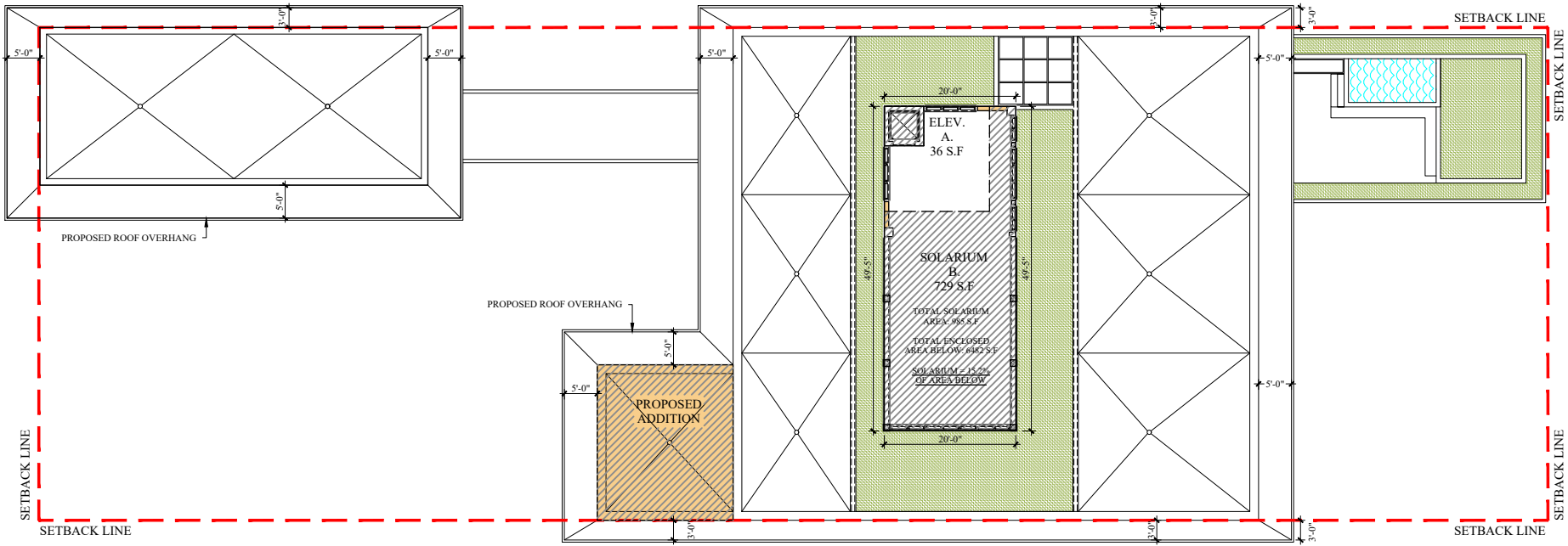
FIRST FL. 7117 S.F. (23.1%)
SECOND FL. 5170 S.F. (16.8%)
SOLARIUM 938 S.F. (3.0%)
TOTAL: 13225 S.F. (42.9%)

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PALM ISLAND Residence
40 Palm Avenue
Miami Beach, FL 33139
TITLE: SECOND FLOOR UNIT SIZE

SEAL
09.09.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.4A



1 PROPOSED SOLARIUM UNIT SIZE
A1.0/A1.4B N.T.S.

LEGEND

- PROPOSED STRUCTURE/ ADDITION (ROOF)
- UNIT SIZE AREA
- PROPOSED ROOF OVERHANG

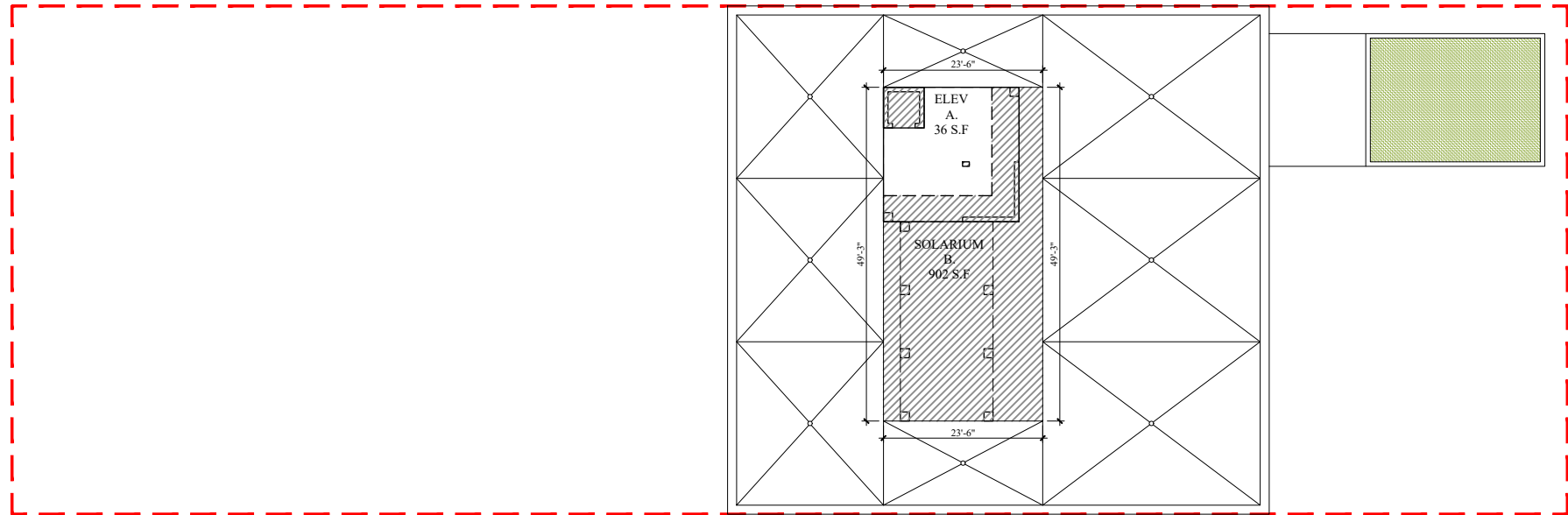
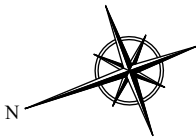
SOLARIUM UNIT SIZE:

A.	36 S.F.
B.	729 S.F.

TOTAL:
765 S.F. (2.5%)

PROPOSED TOTAL UNIT SIZE:

FIRST FL.	7458 S.F. (24.2%)
SECOND FL.	6234 S.F. (20.2%)
SOLARIUM	765 S.F. (2.5%)
TOTAL:	14457 S.F. (46.9%)



2 EXISTING SOLARIUM UNIT SIZE
A1.0/A1.4B N.T.S.

LEGEND

- UNIT SIZE AREA

SIZE:

A.	36 S.F.
B.	902 S.F.

TOTAL:
938 S.F. (3.0%)

EXISTING TOTAL UNIT SIZE:

FIRST FL.	7117 S.F. (23.1%)
SECOND FL.	5170 S.F. (16.8%)
SOLARIUM	938 S.F. (3.0%)
TOTAL:	13225 S.F. (42.9%)

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Miami Beach, FL 33139

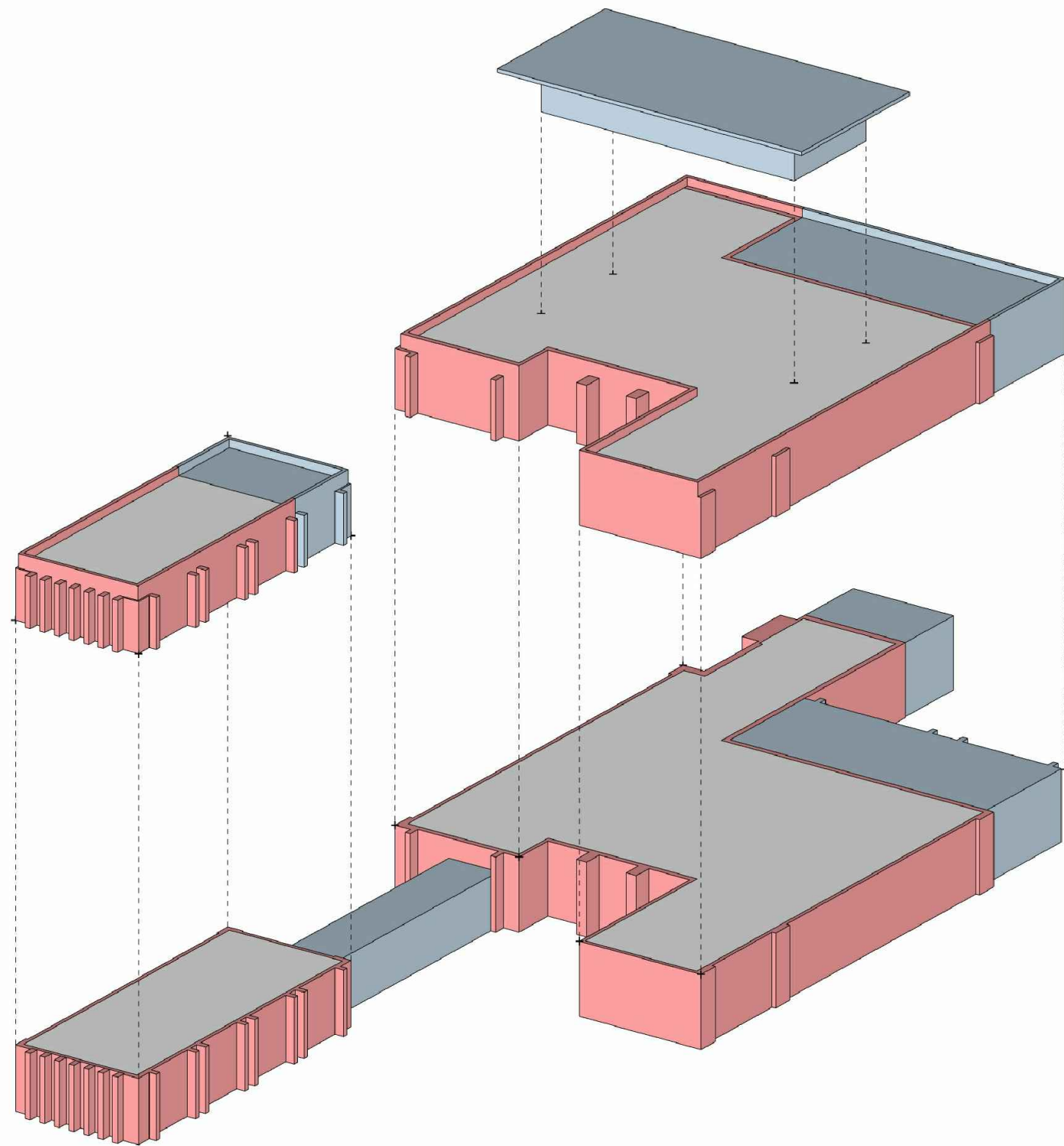
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SEAL

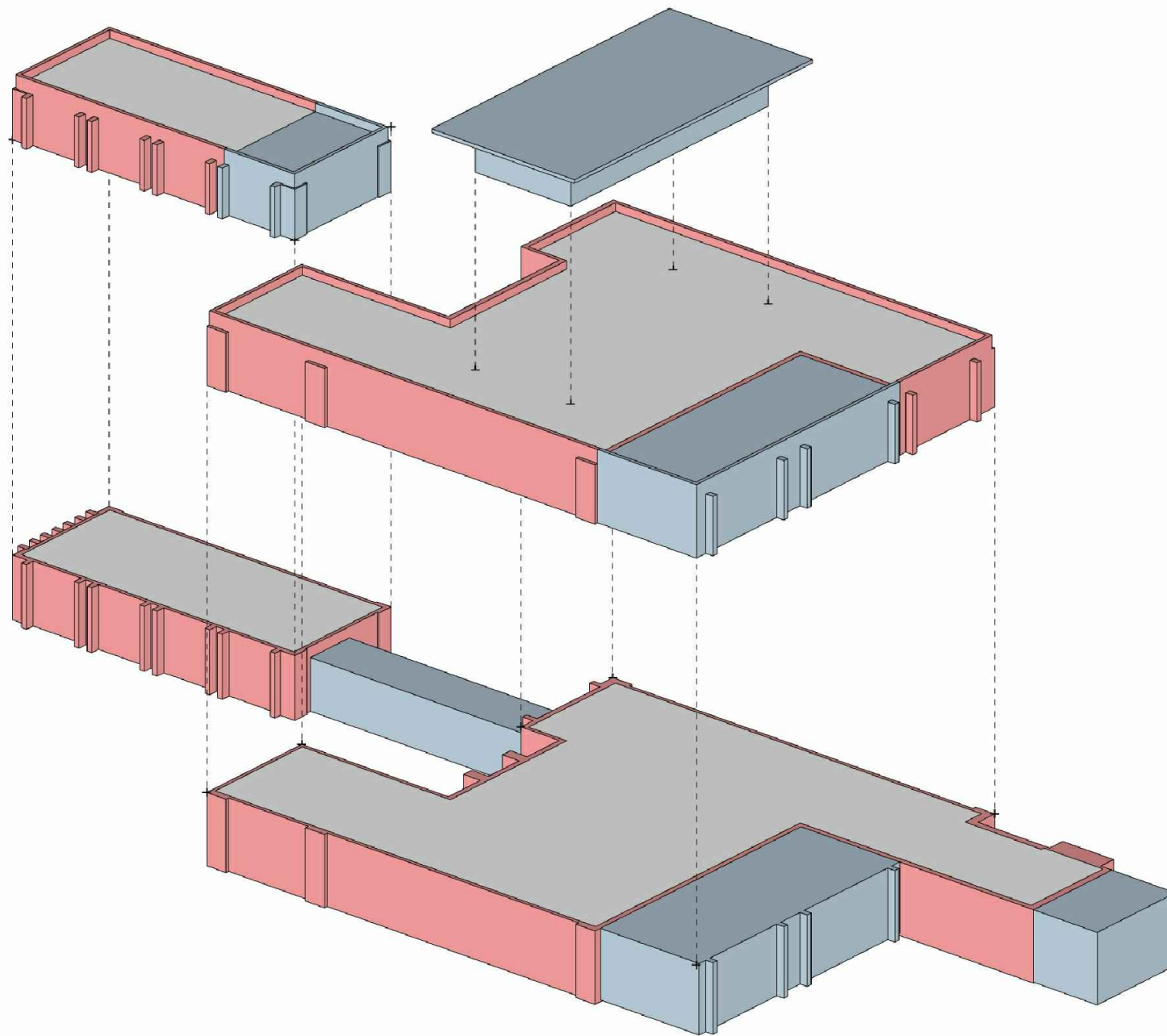
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Lynsie Christine Conn
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AR99059
AA26000730

SHEET NO.:

A1.4B



1 EXPLODED AXON (FRONT)
A1.5/A1.5 N.T.S



2 EXPLODED AXON (REAR)
A1.5/A1.5 N.T.S

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TITLE: EXPLODED AXONOMETRICS

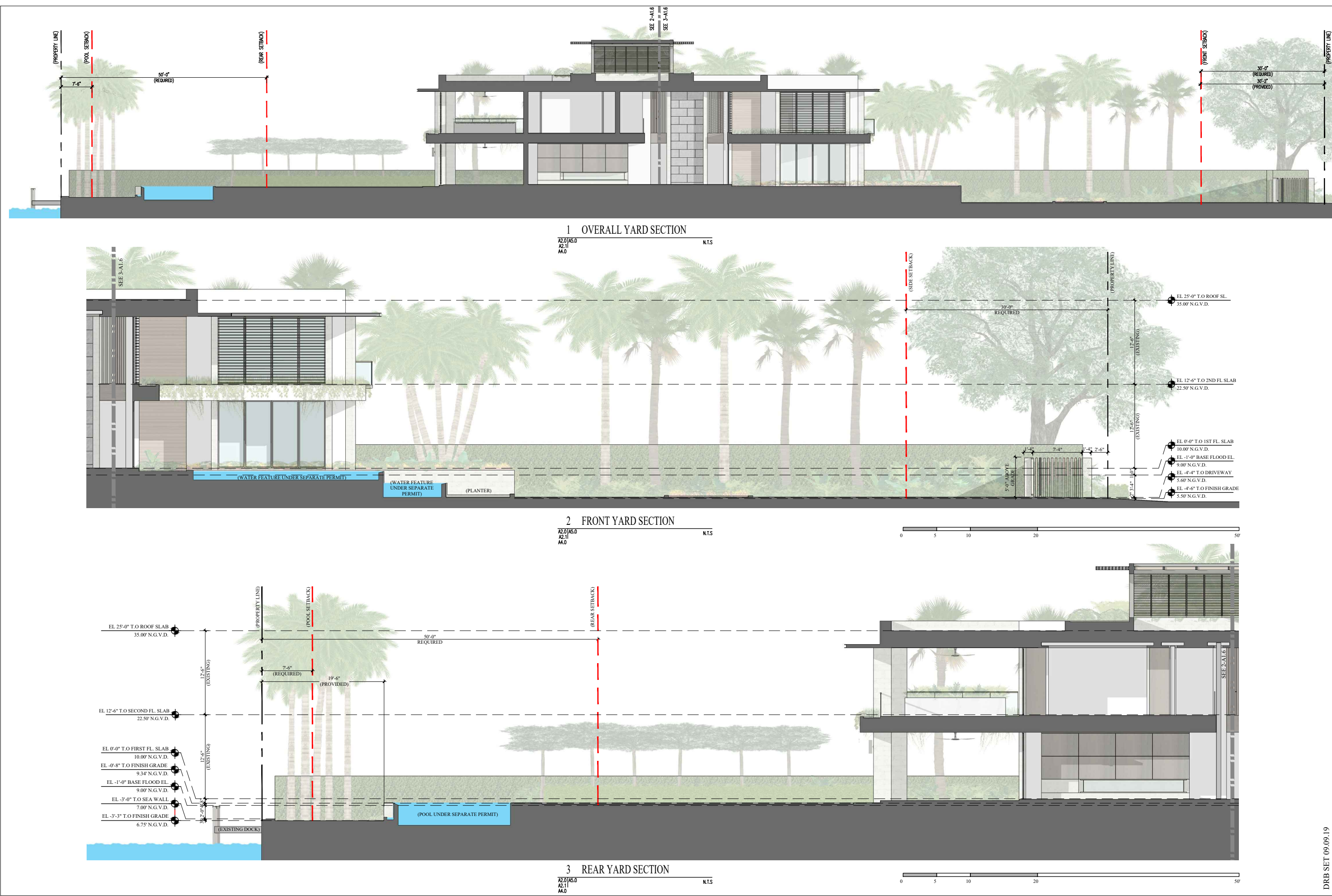
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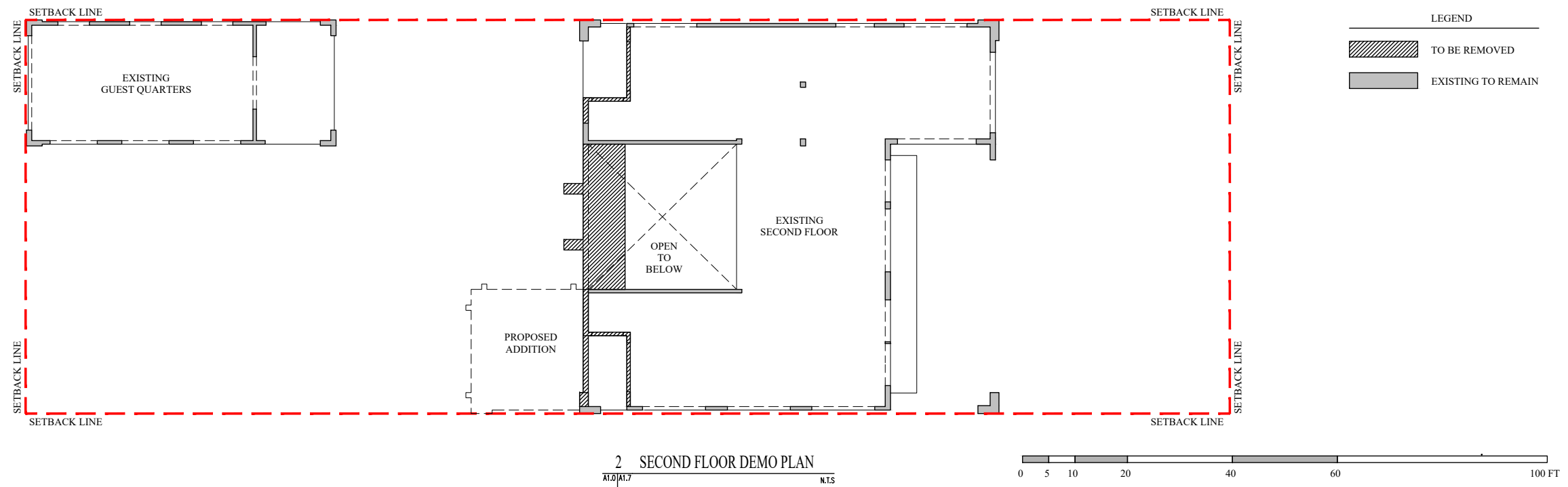
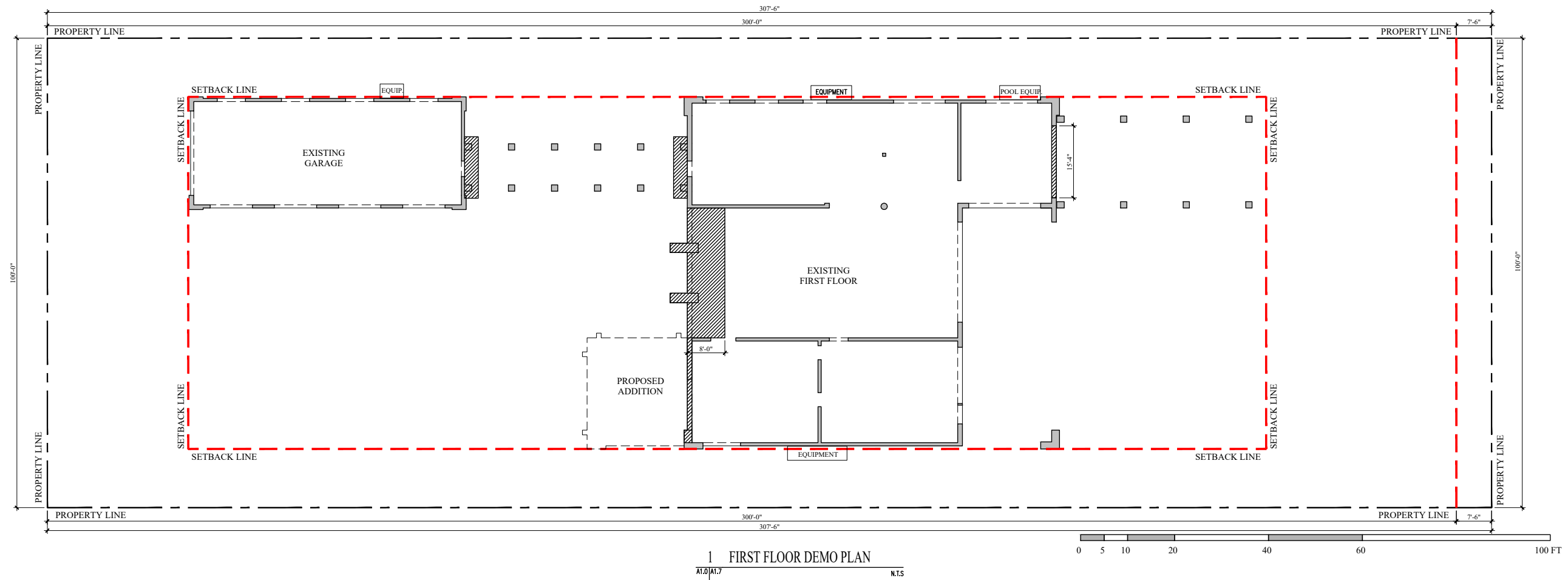
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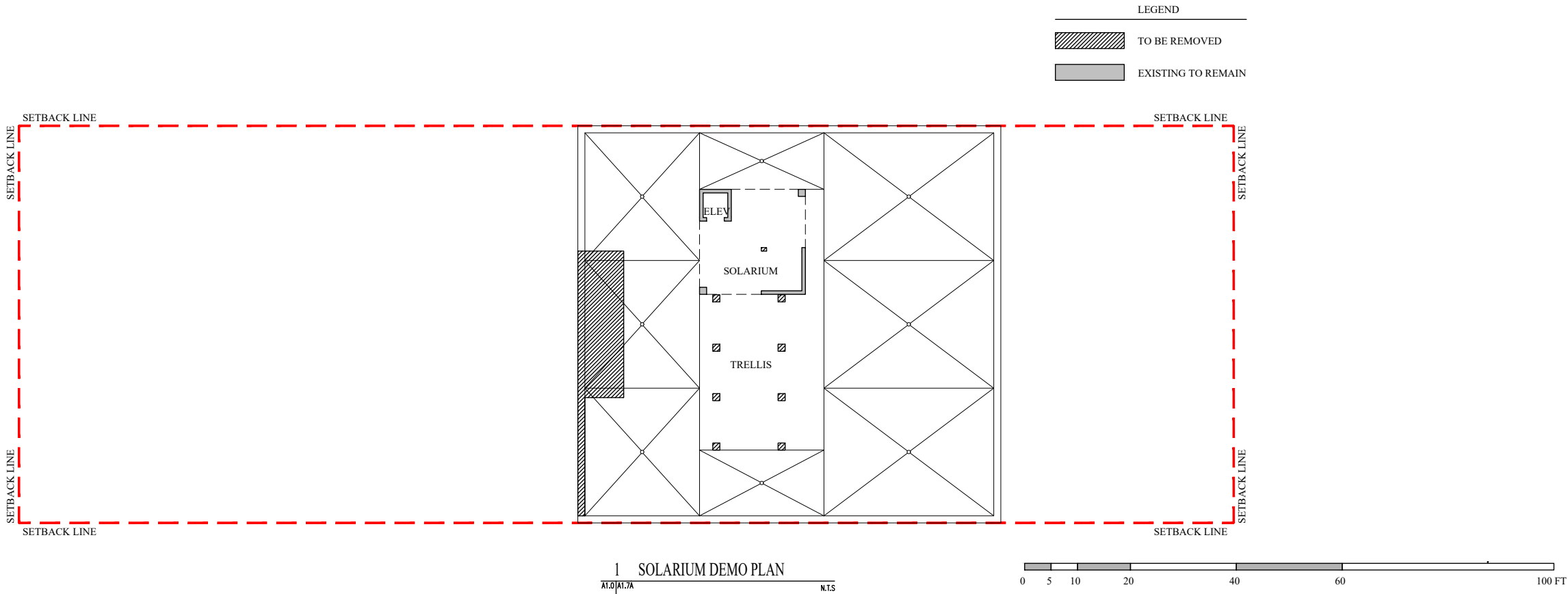
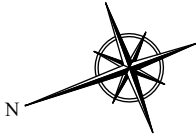
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A1.5

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PALM ISLAND Residence

40 Palm Avenue
Miami Beach, FL 33139

TITLE: DEMOLITION PLANS

SEAL

09.09.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

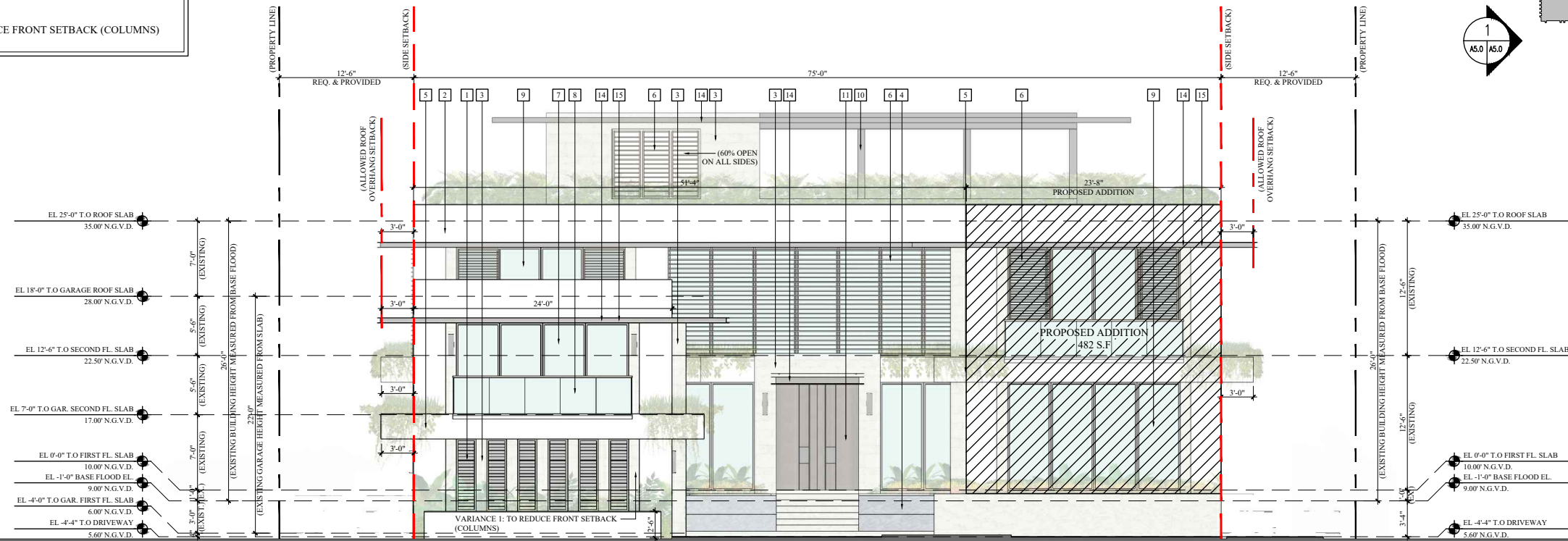
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A1.7A

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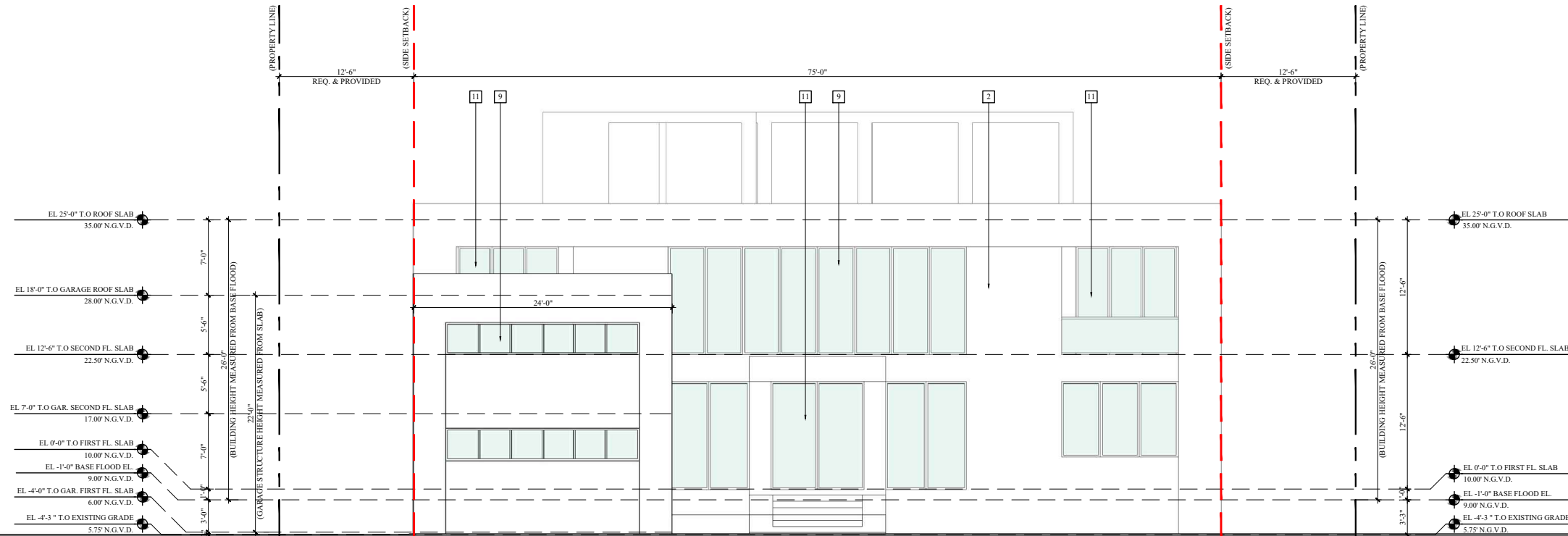
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

VARIANCE 1:
VARIANCE #1 TO REDUCE FRONT SETBACK (COLUMNS)



1 PROPOSED FRONT ELEVATION

A5.0
A2.1
M.O. N.T.S.



2 EXISTING FRONT ELEVATION

A5.0
A2.1
M.O. N.T.S.



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PALM ISLAND Residence

40 Palm Avenue
Miami Beach, FL 33139

TITLE: FRONT ELEVATIONS

SEAL

09.09.19

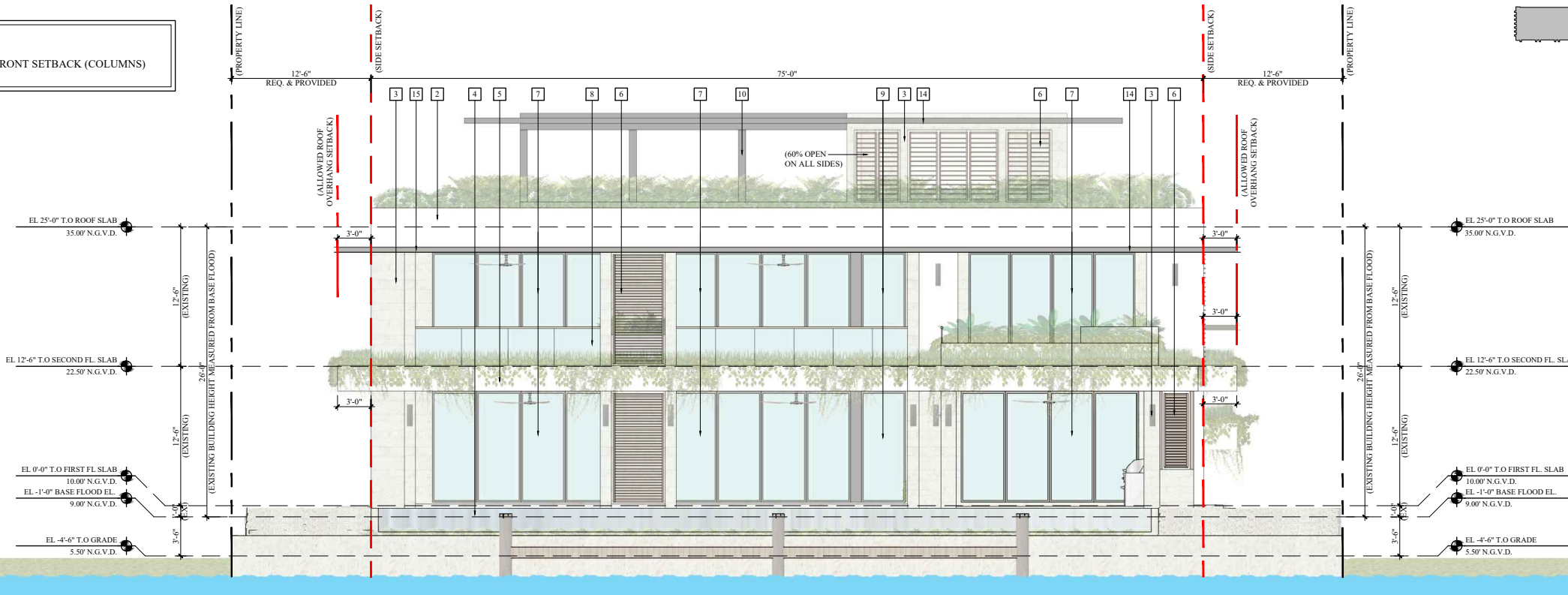
Lynsie Christine Conn
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AA26000730

SHEET NO.:

A5.0

DRB SET 09.09.19

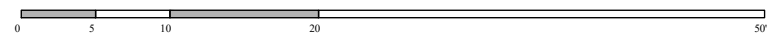
VARIANCE 1:
VARIANCE #1 TO REDUCE FRONT SETBACK (COLUMNS)



- 1 LOUVERED PANEL (GARAGE), DARK BRONZE FINISH
- 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 3 OOLITE STONE CLADDING FINISH
- 4 WATER FEATURE/POOL
- 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 6 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 7 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
- 8 GLASS RAILING
- 9 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 10 STEEL COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH
- 11 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 12 ALUMINUM WOOD CLAD GARAGE DOOR
- 13 CUMARU WOOD T&G CLADDING
- 14 STEEL C CHANNEL
- 15 CONCRETE CANOPY
- 16 ALUMINUM WINDOW W/ DECORATIVE LOUVERED PANEL, DARK BRONZE FINISH, IMPACT GLAZING

1 PROPOSED REAR ELEVATION

A2.0/A5.1
A2.1
M.O N.T.S



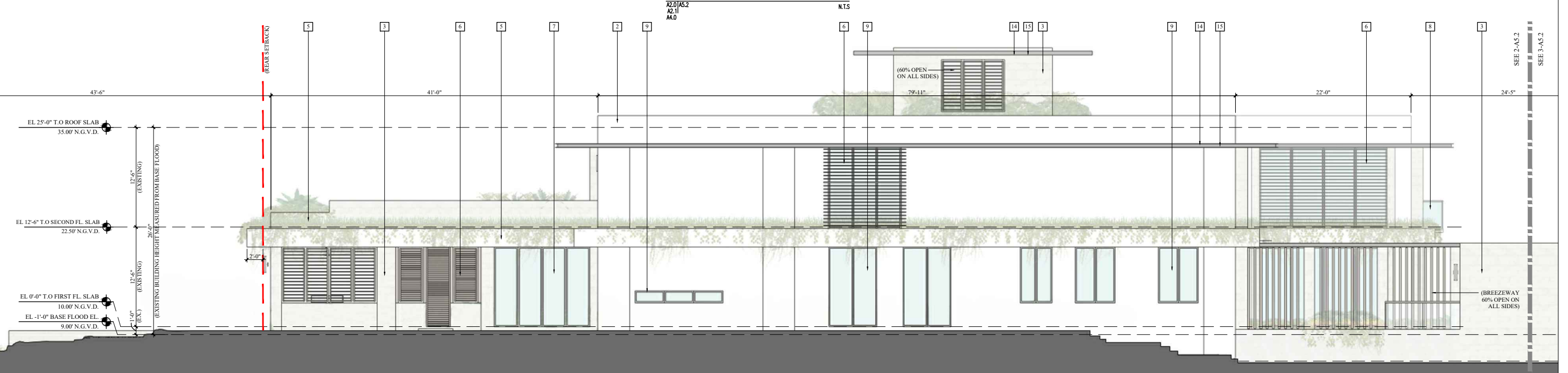
2 EXISTING REAR ELEVATION

A2.0/A5.1
A2.1
M.O N.T.S

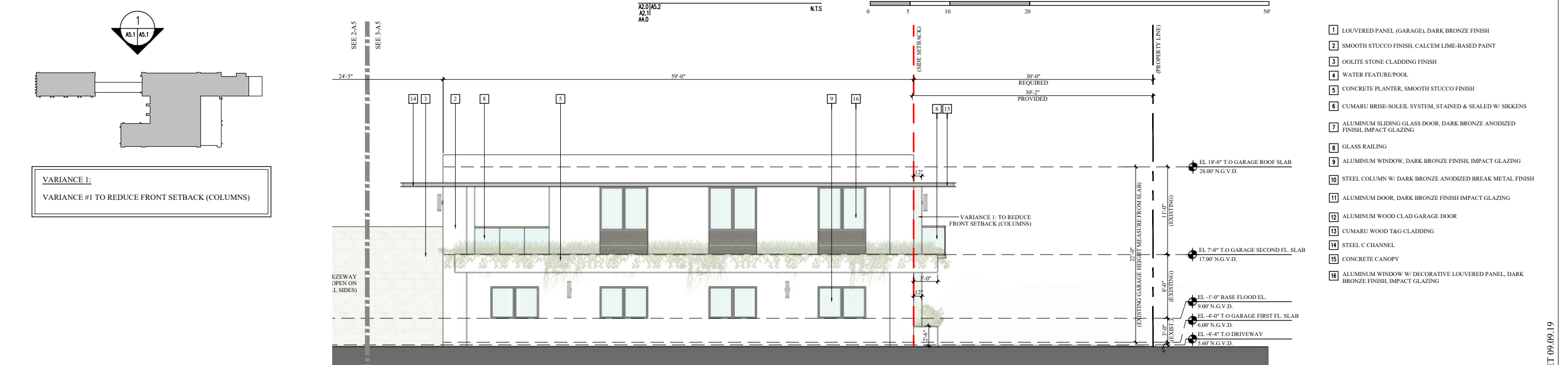




1 PROPOSED OVERALL SIDE ELEVATION



2 PROPOSED PARTIAL SIDE ELEVATION



3 PROPOSED PARTIAL SIDE ELEVATION

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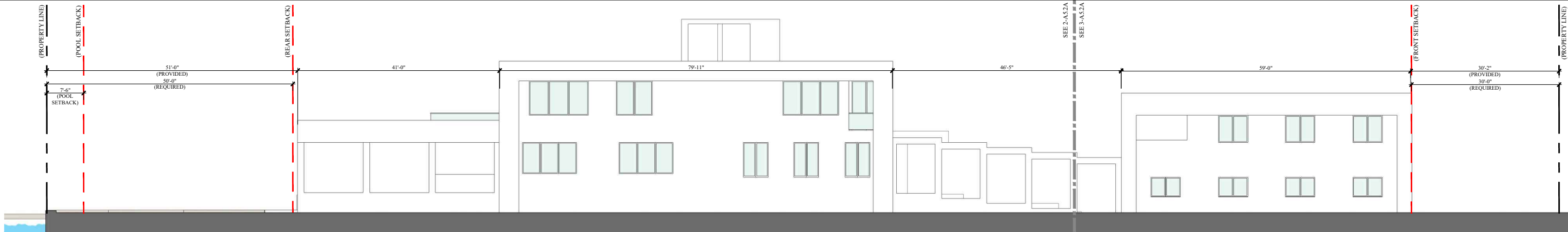
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EAL

09.09.19

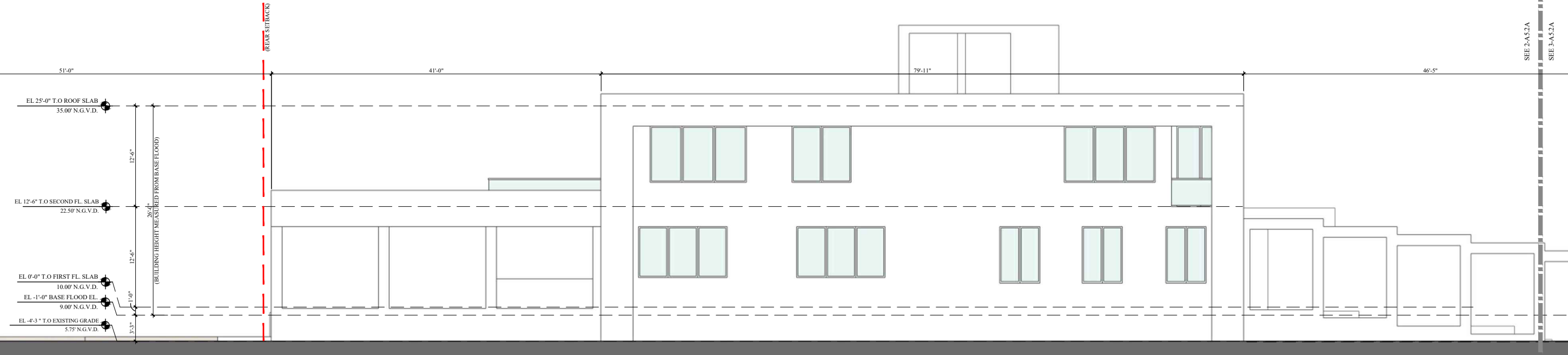
ynsie Christine Conn
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SHEET NO.:
A5.2



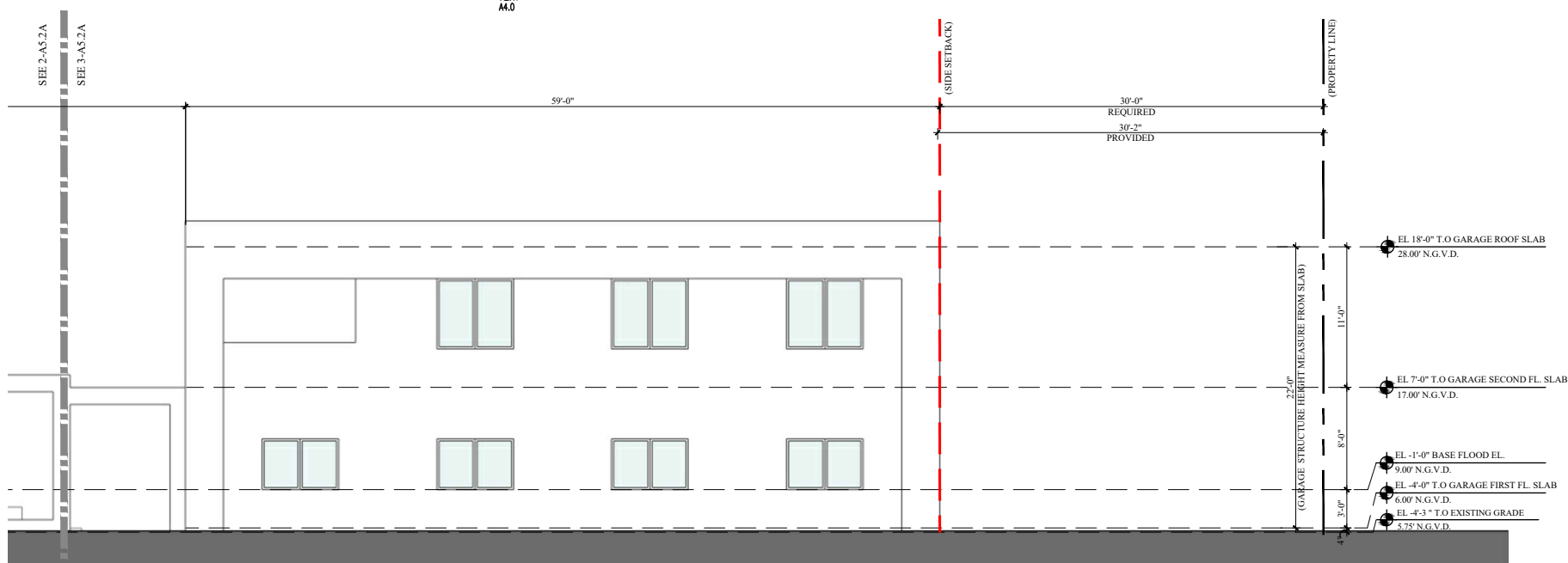
1 EXISTING OVERALL SIDE ELEVATION

A2.0 | A5.2A
A2.11
M.0 N.T.S.



2 EXISTING PARTIAL SIDE ELEVATION

A2.0 | A5.2A
A2.11
M.0 N.T.S.



3 EXISTING PARTIAL SIDE ELEVATION

A2.0 | A5.2A
A2.11
M.0 N.T.S.



- 1 LOUVERED PANEL (GARAGE), DARK BRONZE FINISH
- 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 3 OOLITE STONE CLADDING FINISH
- 4 WATER FEATURE/POOL
- 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 6 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 7 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
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SEAL

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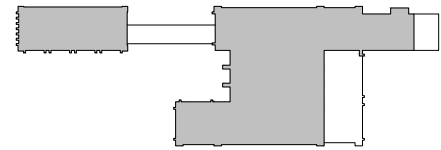
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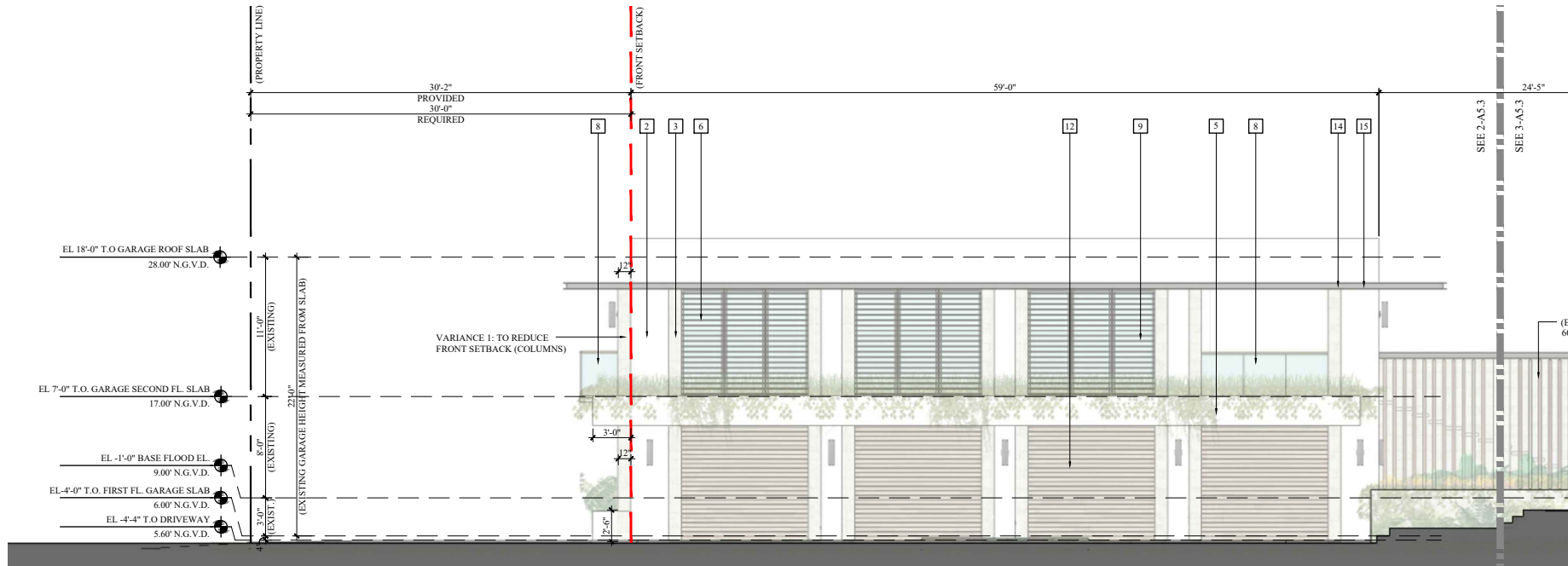


1 PROPOSED OVERALL SIDE ELEVATION

A2.0/A5.3
A2.11
A4.0
NTS



VARIANCE 1:
VARIANCE #1 TO REDUCE FRONT SETBACK (COLUMNS)



2 PROPOSED PARTIAL SIDE ELEVATION

A2.0/A5.3
A2.11
A4.0
NTS

- 1 LOUVERED PANEL (GARAGE), DARK BRONZE FINISH
- 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
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3 PROPOSED PARTIAL SIDE ELEVATION

A2.0/A5.3
A2.11
A4.0
NTS

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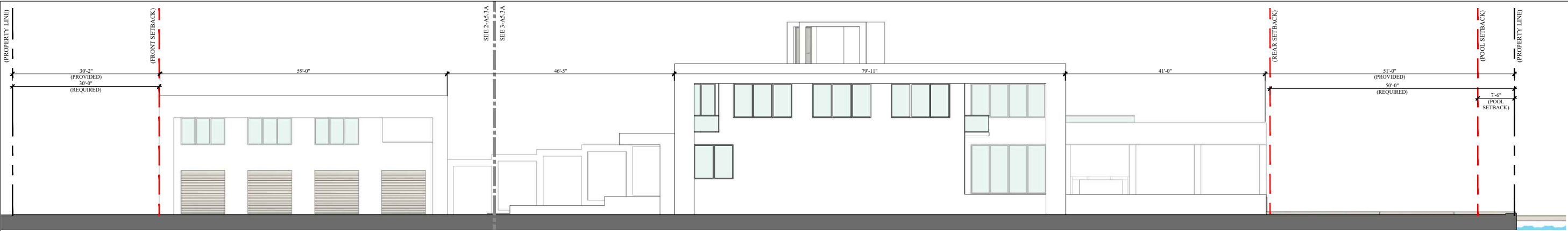
TITLE: SIDE ELEVATIONS

SEAL

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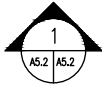
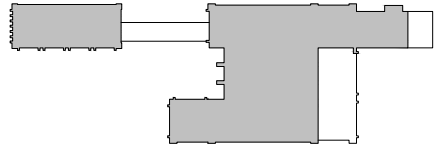
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A5.3

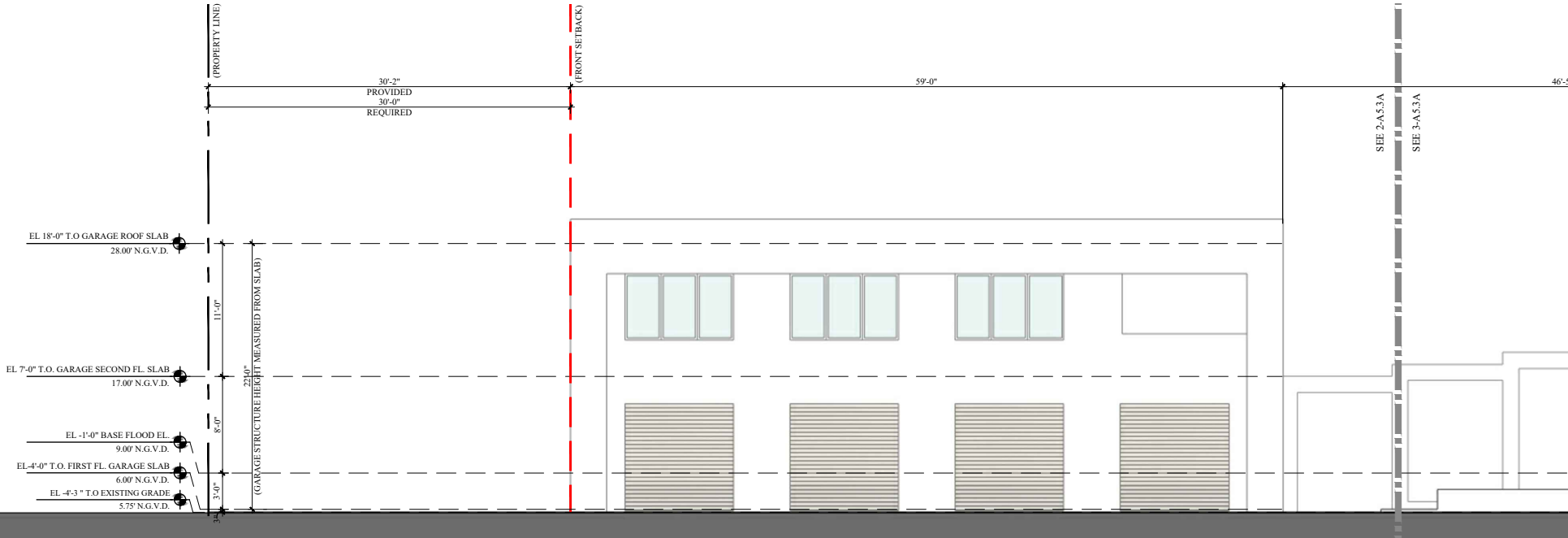


1 EXISTING OVERALL SIDE ELEVATION

A2.0/A5.3A
A2.1
A4.0 N.T.S.

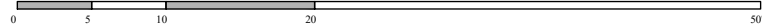


VARIANCE 1:
VARIANCE #1 TO REDUCE FRONT SETBACK (COLUMNS)

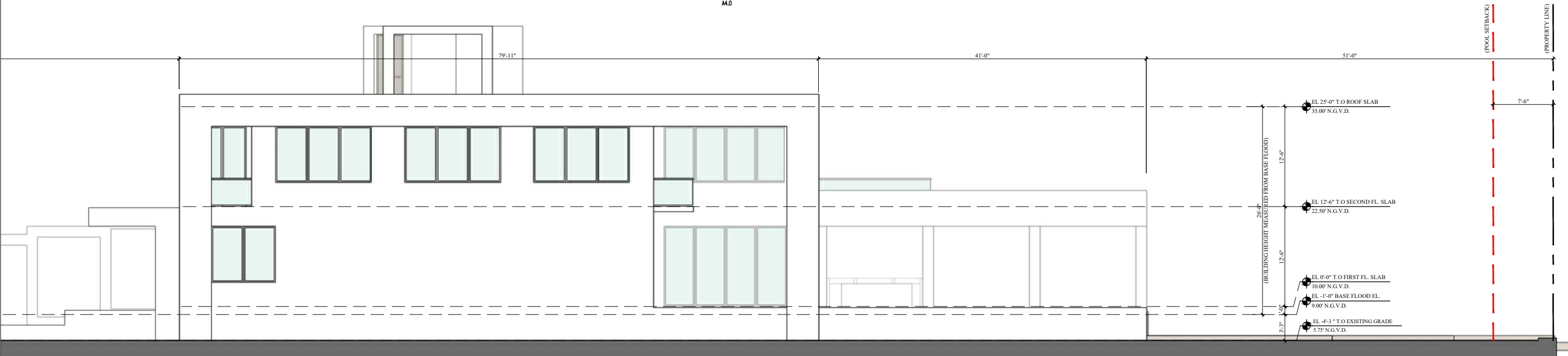


2 EXISTING PARTIAL SIDE ELEVATION

A2.0/A5.3A
A2.1
A4.0 N.T.S.



- 1 LOUVERED PANEL (GARAGE), DARK BRONZE FINISH
- 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 3 OOLITE STONE CLADDING FINISH
- 4 WATER FEATURE/POOL
- 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 6 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 7 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
- 8 GLASS RAILING
- 9 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 10 STEEL COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH
- 11 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 12 ALUMINUM WOOD CLAD GARAGE DOOR
- 13 CUMARU WOOD T&G CLADDING
- 14 STEEL C CHANNEL
- 15 CONCRETE CANOPY
- 16 ALUMINUM WINDOW W/ DECORATIVE LOUVERED PANEL, DARK BRONZE FINISH, IMPACT GLAZING



3 EXSITING PARTIAL SIDE ELEVATION

A2.0/A5.3A
A2.1
A4.0 N.T.S.



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CMA Design Studio, Inc.

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PALM ISLAND Residence

40 Palm Avenue
Miami Beach, FL 33139

TITLE: EXISTING SIDE ELEVATIONS

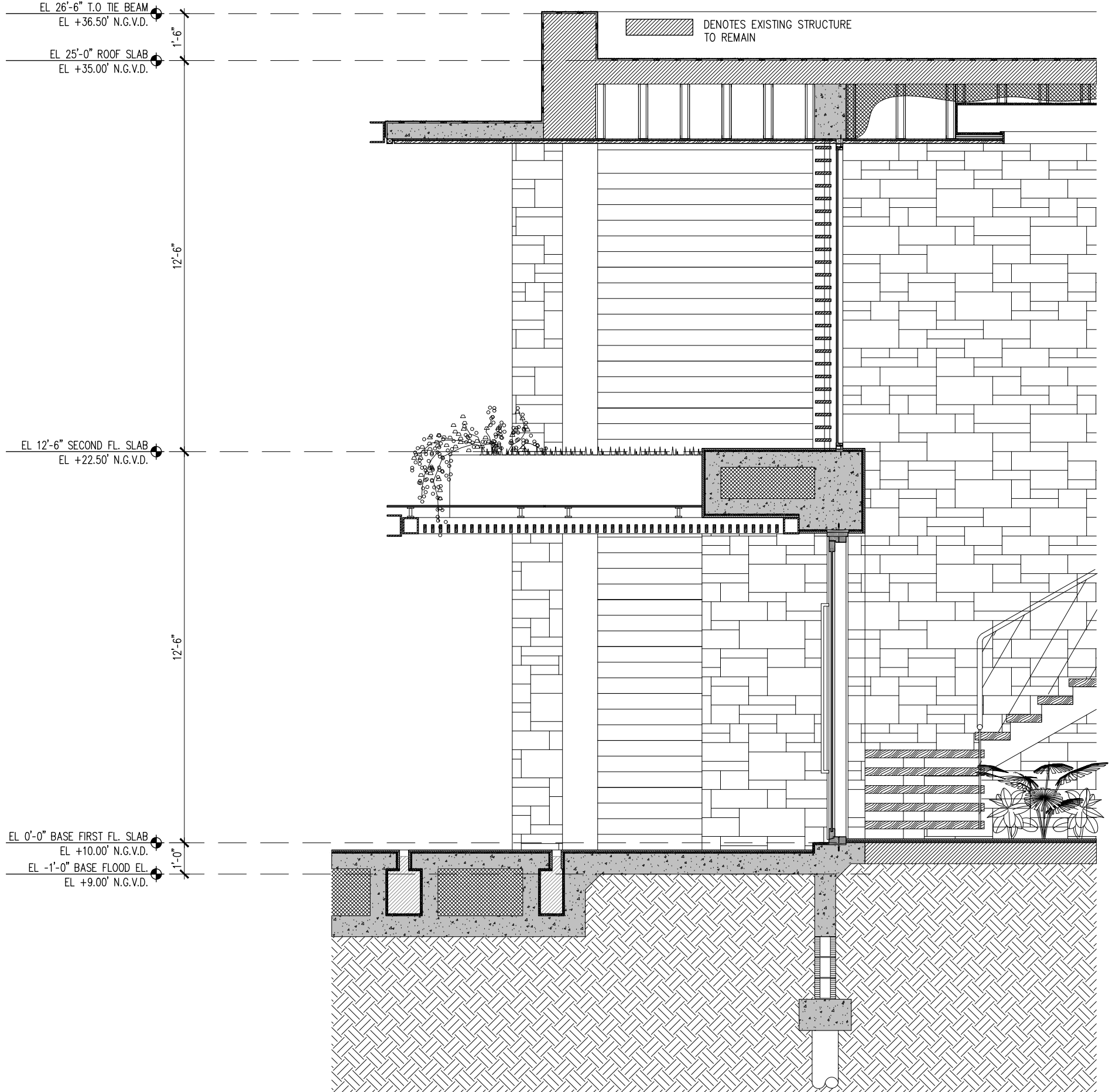
SEAL

09.09.19

Lynsie Christine Conn
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AR99059
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SHEET NO.:

A5.3A



DRB SET 09.09.19

PALM ISLAND RESIDENCE

40 Palm Avenue
Miami Beach, FL 33139

TITLE: SECTION DETAIL

SEAL

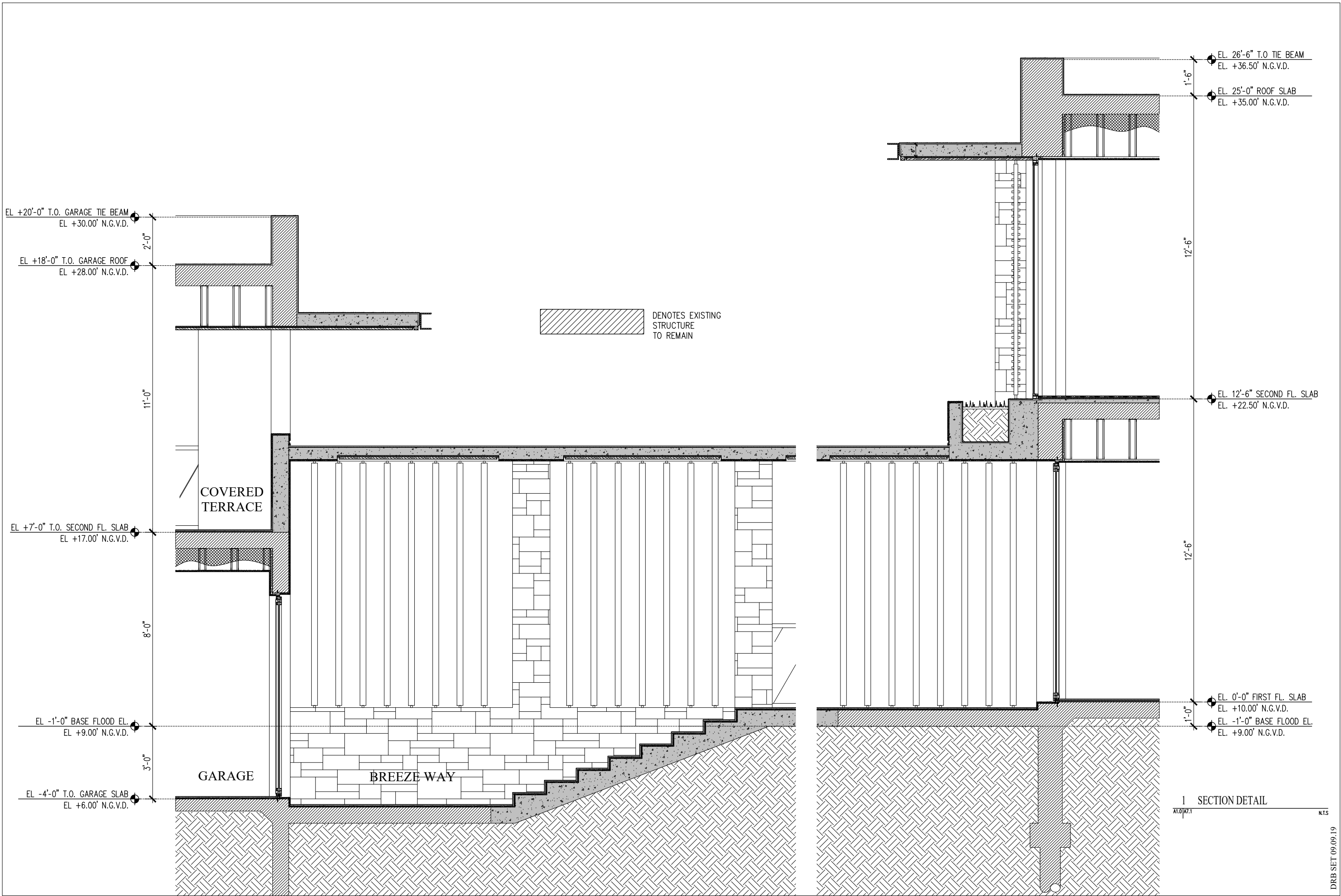
09.09.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

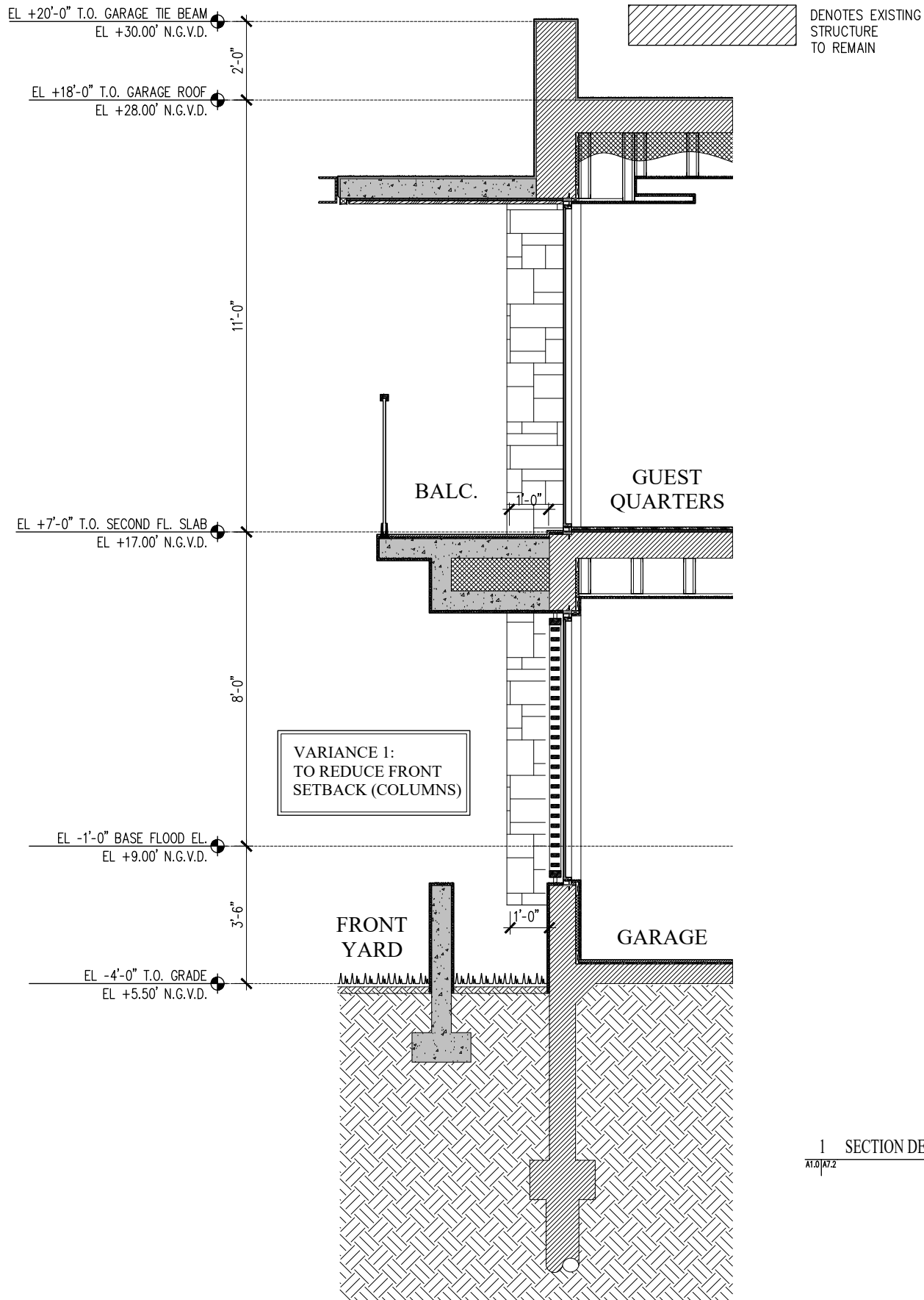
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A7.0

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1 SECTION DETAIL
A7.2 N.T.S.

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A7.2