

# 93 PALM RESIDENCE

93 PALM AVE  
MIAMI BEACH, FL 33139  
FINAL SUBMITTAL - JUNE 2ND, 2021



93 PALM AVE - MIAMI BEACH, FL

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ARCHITECT  
KOBİ KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.

571 NW 28TH ST  
MIAMI, FL 33127  
T: 305.573.1818

| Rev. | Date | Rev. | Date |
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ZONING  
FINAL SUBMITTAL

PRIVATE RESIDENCE  
93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:  
PRIVATE RESIDENCE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street, Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



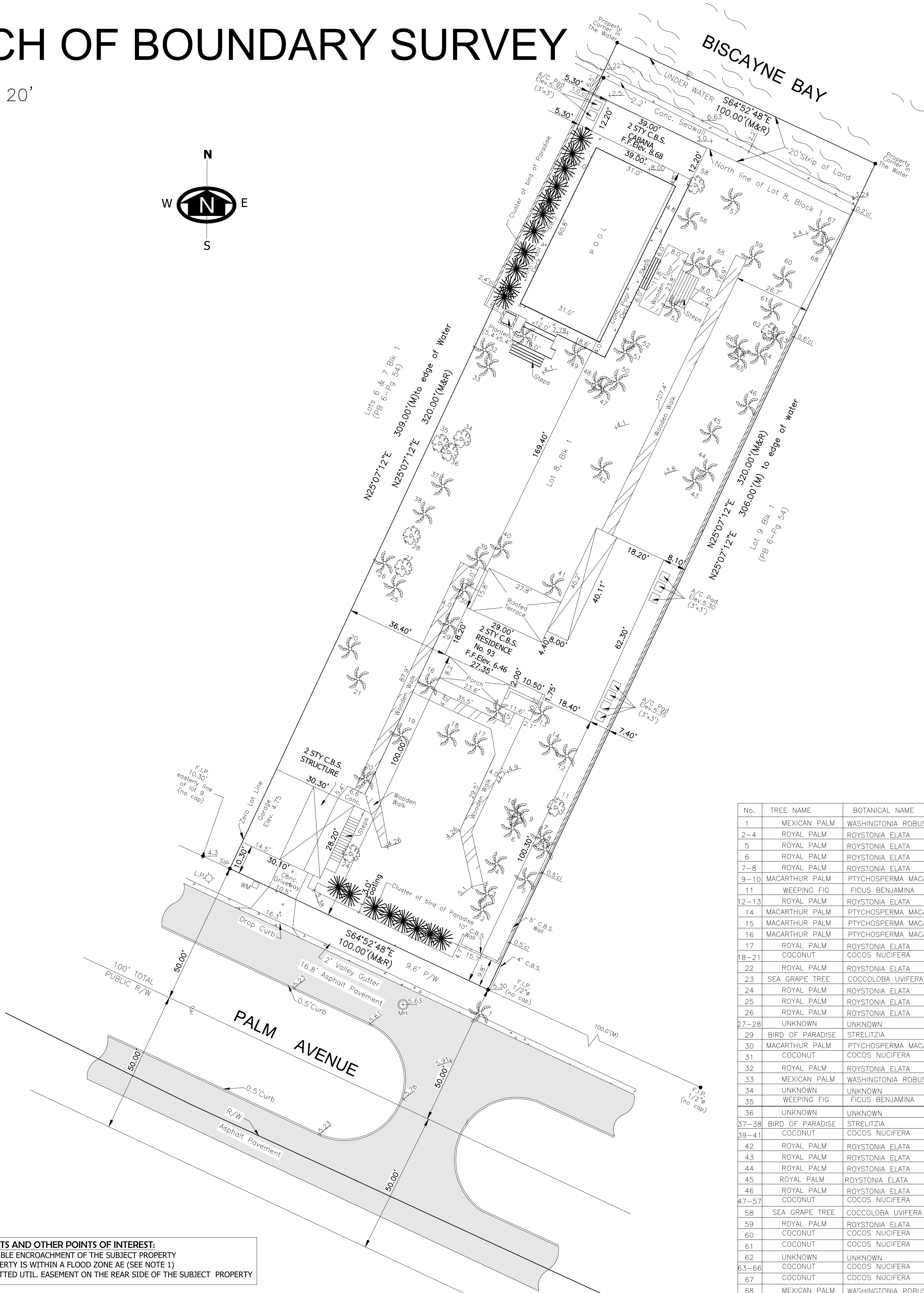
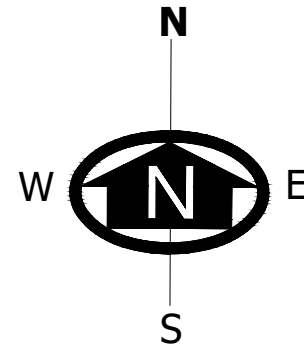
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| Project # : 2138 |           |



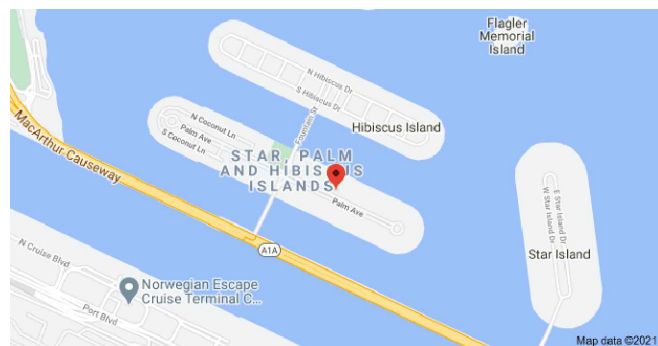
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

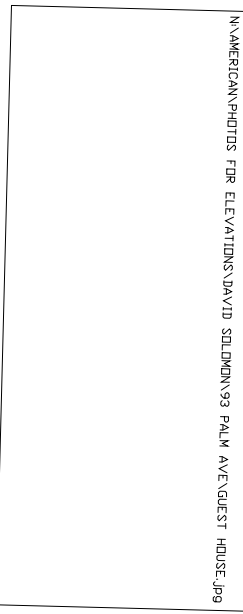


ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE ARE NO PLATTED UTIL. EASEMENT ON THE REAR SIDE OF THE SUBJECT PROPERTY

LOCATION MAP



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH = ASPHALT  
B.M. = BENCH MARK  
BLK/CRN = BLOCK CORNER  
CAL(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D.H. = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.U.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
M = MONUMENT LINE  
NTS = NOT TO SCALE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)  
AIR CONDITIONER  
POOL PUMP  
WATER HEATER  
CATCH BASIN  
MANHOLE  
OVERHEAD ELEC.  
POWER POLE  
LIGHT POLE  
HANDICAP SPACE  
FIRE HYDRANT  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
WM WATER METER  
CONC. LIGHT POLE

CERTIFIED TO :

CAROL INVEST USA INC  
C/O FINLEY & BOLOGNA INTL

SITE ADDRESS: 93 PALM AVE., MIAMI BEACH, FL. 33139  
JOB NUMBER: 21-402  
DATE OF SURVEY: APRIL 13, 2021  
FOLIO NUMBER: 02-4205-001-0080

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0318L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **30,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.25°07'12"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF FOUNTAIN ST., AS SHOWN ON PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE PROFESSIONAL SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 8, BLOCK 1, PALM ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO,

A CERTAIN STRIP OF LAND 20 FEET IN WIDTH LYING CONTIGUOUS AND ABUTTING THE AFORESAID LOT 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8, IN BLOCK 1, 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, FLORIDA; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE IN PROLONGATION OF THE WESTERLY BOUNDARY LINE OF LOT 8 OUT IN BISCAYNE BAY, A DISTANCE OF 20 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 20 FEET DISTANT FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 8, TO A POINT THAT WOULD INTERSECT A PROLONGATION OF THE EASTERLY BOUNDARY LINE OF LOT 8, EXTENDED 20 FEET INTO BISCAYNE BAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE, THE PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8, TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF SAID LOT 8, TO THE POINT OF BEGINNING.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP.  
AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART,  
WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR  
BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305) 598-8627  
ASOMIAMI.COM

FOR: CAROL INVEST USA INC C/O FINLEY & BOLOGNA INTL  
SCALE: 1"=20'  
DATE: 1/13/17  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: D.G.  
CHECKED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No.

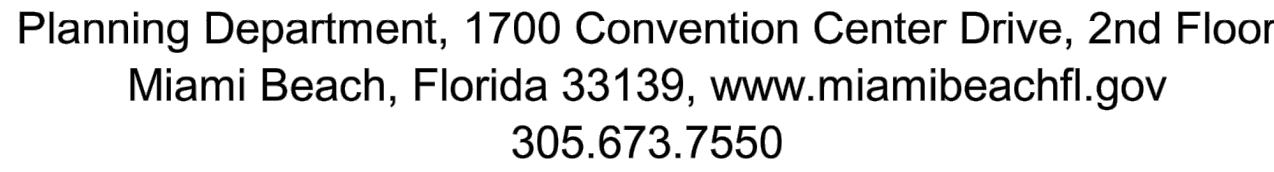
21-402

SHEET No.

1

DATE: APRIL 19, 2021





| ITEM # | Project Information             |                                   |                                                                                                                                       |                                |
|--------|---------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1      | Address:                        | 93 PALM AVE, MIAMI BEACH FL 33139 |                                                                                                                                       |                                |
| 2      | Folio number(s):                | 02-4205-001-0080                  | PALM ISLAND                                                                                                                           |                                |
| 3      | Board and file numbers :        | NOT APPLICABLE                    |                                                                                                                                       |                                |
| 4      | Year built:                     | 1922                              | Zoning District:                                                                                                                      | RS-1                           |
| 5      | Base Flood Elevation:           | 10'-0" NGVD                       | Grade value in NGVD:                                                                                                                  | 5.63' NGVD                     |
| 6      | Adjusted grade (Flood+Grade/2): | 7.815' NGVD                       | Free board:                                                                                                                           | +2.00' NGVD (10'-0" NGVD)      |
| 7      | Lot Area:                       | 31,628 SF                         |                                                                                                                                       |                                |
| 8      | Lot width:                      | 99' - 5"                          | Lot Depth:                                                                                                                            | 318' - 2"                      |
| 9      | Max Lot Coverage SF and %:      | 9,488.4 SF (30.00%)               | Proposed Lot Coverage SF and %:                                                                                                       | 9,486 (29.99%)                 |
| 10     | Existing Lot Coverage SF and %: | N/A                               | Lot coverage deducted (garage-storage) SF:                                                                                            | 500 SF                         |
| 11     | Front Yard Open Space SF and %: | 1,548 SF (51.94%)                 | Rear Yard Open Space SF and %:                                                                                                        | 3,159.5 SF (70.44%)            |
| 12     | Max Unit Size SF and %:         | 15,814 SF (50.00%)                | Proposed Unit Size SF and %:                                                                                                          | 9,678 S.F. (30.59%)            |
| 13     | Existing First Floor Unit Size: | N/A                               | Proposed First Floor Unit Size:                                                                                                       | 6,472 S.F. (20.46%)            |
| 14     | Existing Second Floor Unit Size | N/A                               | Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval) | N/A<br>PER ORDINANCE 2020-4359 |
| 15     |                                 |                                   | Proposed Second Floor Unit Size SF and % :                                                                                            | 3,690 S.F. (11.66%)            |
| 16     |                                 |                                   | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                                 | 253 SF (6.85%)                 |

**Notes:**

If not applicable write N/A

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ZONING

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FINAL SUBMITTAL

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PRIVATE RESIDENCE

93 PALM AVE  
MIAMI BEACH, FL 33139

07/30/2021 12:01 PM



KOBI KARP  
Lic. # AR0012578



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| Date: 8-2-2021   | Sheet No.<br><br><b>A0.01</b> |
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| Project # : 2138 |                               |





1 LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



2 LOCATION MAP

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MIAMI BEACH, FL 33139

Owner:

PRIVATE RESIDENCE

Landscape Architect:

Name  
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Tel:  
Email

Consultant:

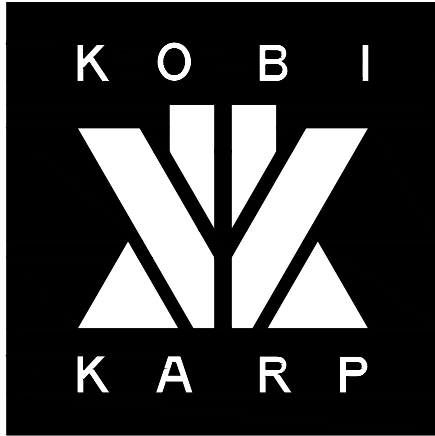
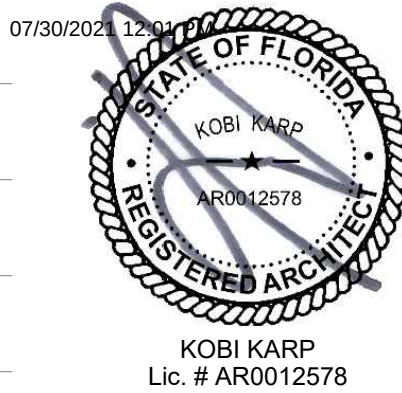
Name  
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Consultant:

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Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street, Miami, Florida 33127 USA  
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LOCATION MAP

|                  |           |
|------------------|-----------|
| Date: 8-2-2021   | Sheet No. |
| Scale :          | A0.02     |
| Project # : 2138 |           |





|                                         |
|-----------------------------------------|
| IMAGES ON SHEET A0.04-CONTEXT           |
| C1 - PALM AVE                           |
| C2 - PALM AVE                           |
| IMAGES ON SHEET A0.05-EXISTING PROPERTY |
| E1 - FRONT YARD                         |
| E2 - REAR YARD                          |
| E3 - SIDE YARD                          |
| E4 - REAR YARD                          |
| IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY |
| N1 - 85 PALM AVE                        |
| N2 - 81 PALM AVE                        |
| N3 - 80 PALM AVE                        |
| N4 - 94 PALM AVE                        |
| IMAGES ON SHEET A0.07-NEARBY PROPERTY   |
| N5 - 94 PALM AVE                        |

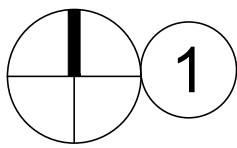


IMAGE KEY PLAN

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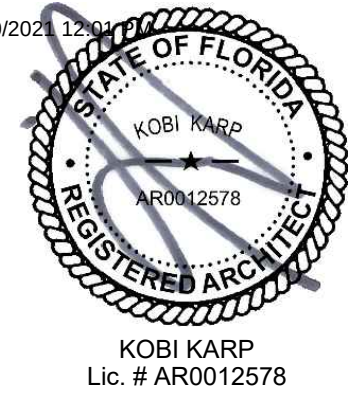


IMAGE KEY PLAN

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| Date: 8-2-2021   | Sheet No. |
| Scale :          | A0.03     |
| Project # : 2138 |           |





1 C1  
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2 C2  
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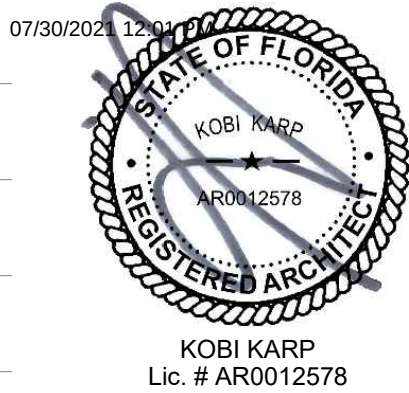
PRIVATE RESIDENCE

Landscape Architect:  
Name  
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Email

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CONTEXTUAL IMAGES

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|------------------|-----------|
| Date: 8-2-2021   | Sheet No. |
| Scale :          | A0.04     |
| Project # : 2138 |           |





1 E1  
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2 E2  
Scale: N.T.S.



1 E3  
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2 E4  
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EXISTING HOME IMAGES

|                  |           |
|------------------|-----------|
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| Scale :          | A0.05     |
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1 N1  
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2 N2  
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3 N3  
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4 N4  
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NEIGHBORING HOME IMAGES

|                  |           |
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93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:

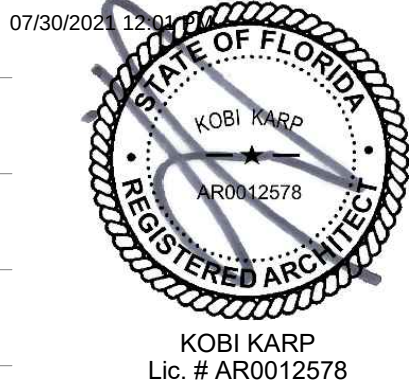
PRIVATE RESIDENCE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
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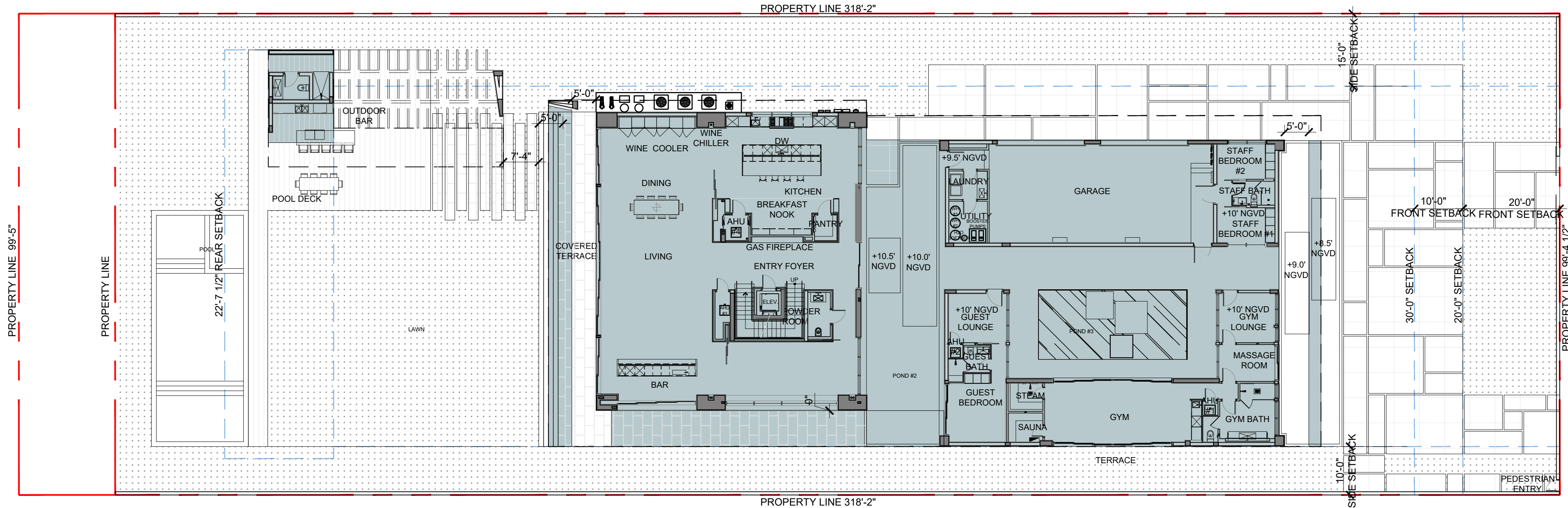


NEIGHBORING HOME IMAGES

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| Scale :          | A0.07     |
| Project # : 2138 |           |

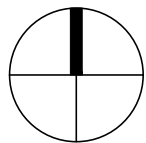


BISCAYNE BAY



LOT COVERAGE

|                          |  |                     |
|--------------------------|--|---------------------|
| LOT AREA                 |  | 31,628 S.F.         |
| MAX LOT COVERAGE ALLOWED |  | 9,488 S.F. (30.0%)  |
| PROPOSED LOT COVERAGE    |  |                     |
| PROPOSED MAIN RESIDENCE  |  | 8,724 S.F.          |
| OVERHANGS                |  | 1,262 S.F.          |
| GARAGE REDUCTION         |  | -500 S.F.           |
|                          |  |                     |
| TOTAL                    |  | 9,486 S.F. (29.99%) |



1

PROPOSED LOT COVERAGE

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

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MIAMI BEACH, FL 33139

Owner:  
PRIVATE RESIDENCE

Landscape Architect:  
Name  
Address  
Tel:  
Email

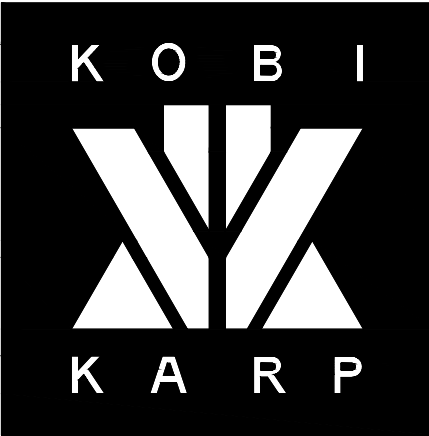
Consultant:  
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Kobi Karp Architecture and Interior Design, Inc.  
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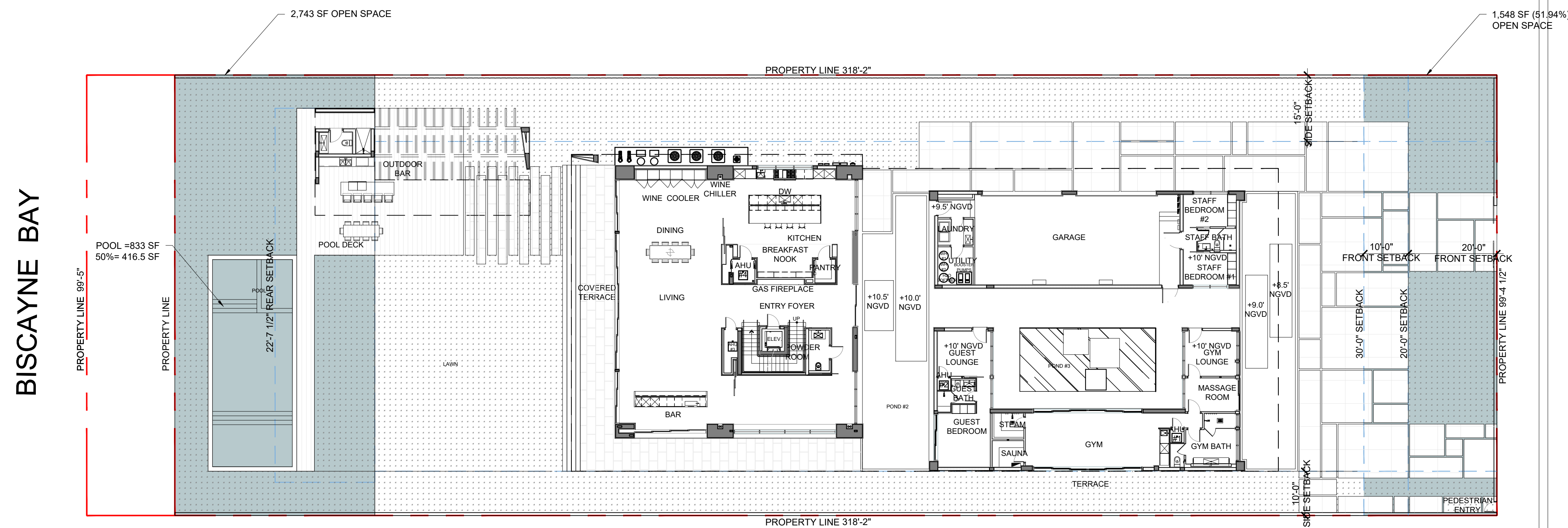
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ZONING DIAGRAM

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| Date: 8-2-2021   | Sheet No. |
| Scale :          | A0.03     |
| Project # : 2138 |           |





| PERVIOUS / IMPERVIOUS                 |                              |
|---------------------------------------|------------------------------|
| LOT AREA                              | 31,628 SF                    |
| FRONT YARD (50% REQ. FRONT YARD AREA) | 2,980 SF                     |
| REQUIRED                              | 1490 SF (50% OF 2,980 SF)    |
| PROVIDED                              | 1,548 SF (51.94%)            |
| REAR YARD (70% REQ. YARD AREA)        |                              |
| REQUIRED                              | 3,139.5 SF (70% OF 4,485 SF) |
| PROVIDED                              | 2,743 SF (OPEN SPACE) +      |
|                                       | 416.5 SF (50% OF POOL AREA)  |
|                                       | = 3,159.5 SF (70.44%)        |

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ZONING

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93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:

PRIVATE RESIDENCE

**Landscape Architect:**  
Name  
Address  
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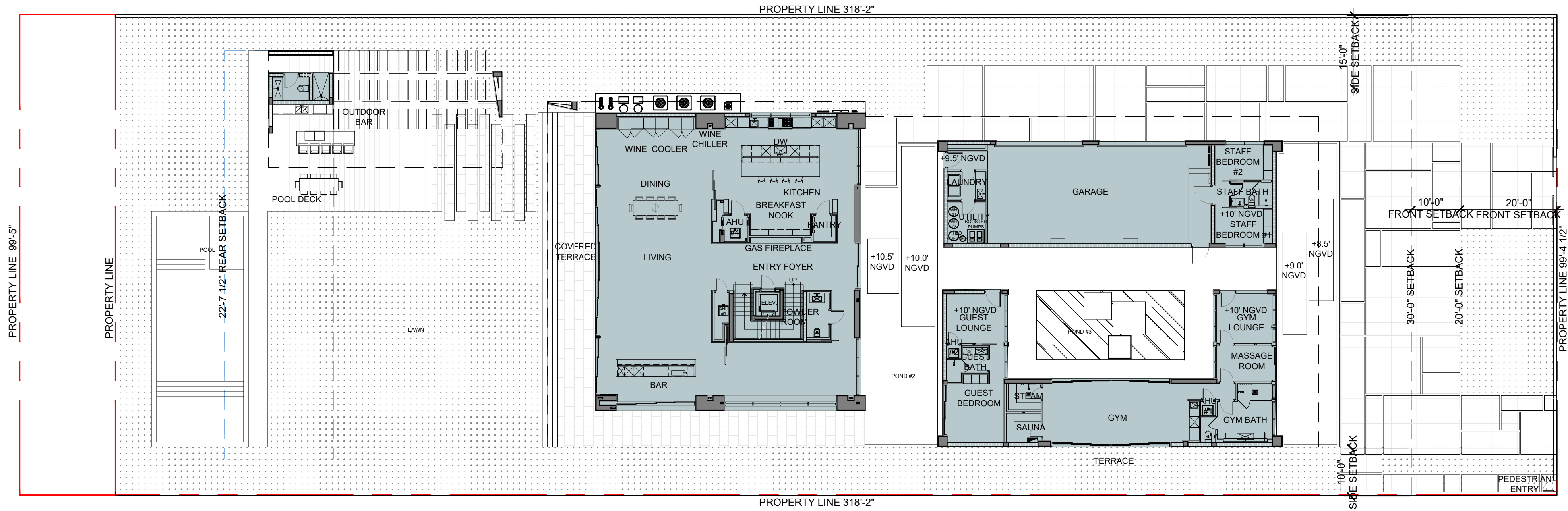
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## ZONING DIAGRAM

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| Date: 8-2-2021   | Sheet No.<br><br><b>A0.09</b> |
| Scale :          |                               |
| Project # : 2138 |                               |



BISCAYNE BAY



| UNIT SIZE          |  |                     |
|--------------------|--|---------------------|
| LOT AREA           |  | 31,628 S.F.         |
| ALLOWED UNIT SIZE  |  | 15,814 S.F. (50.0%) |
| PROPOSED UNIT SIZE |  |                     |
| GROUND FLOOR       |  | 6,451 S.F. (20.46%) |
| SECOND FLOOR       |  | 3,690 S.F. (11.66%) |
| ROOF LEVEL         |  | 37 S.F. (0.11%)     |
| GARAGE REDUCTION   |  | -500 S.F.           |
| TOTAL              |  | 9,678 S.F. (30.59%) |

1 PROPOSED UNIT SIZE- GROUND FLOOR

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

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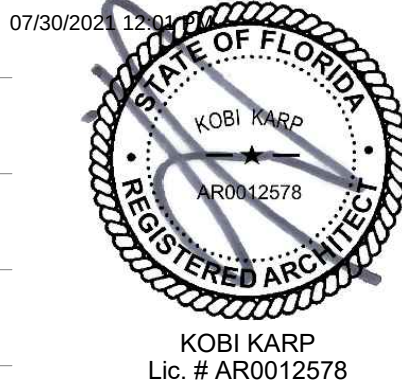
Owner:  
PRIVATE RESIDENCE

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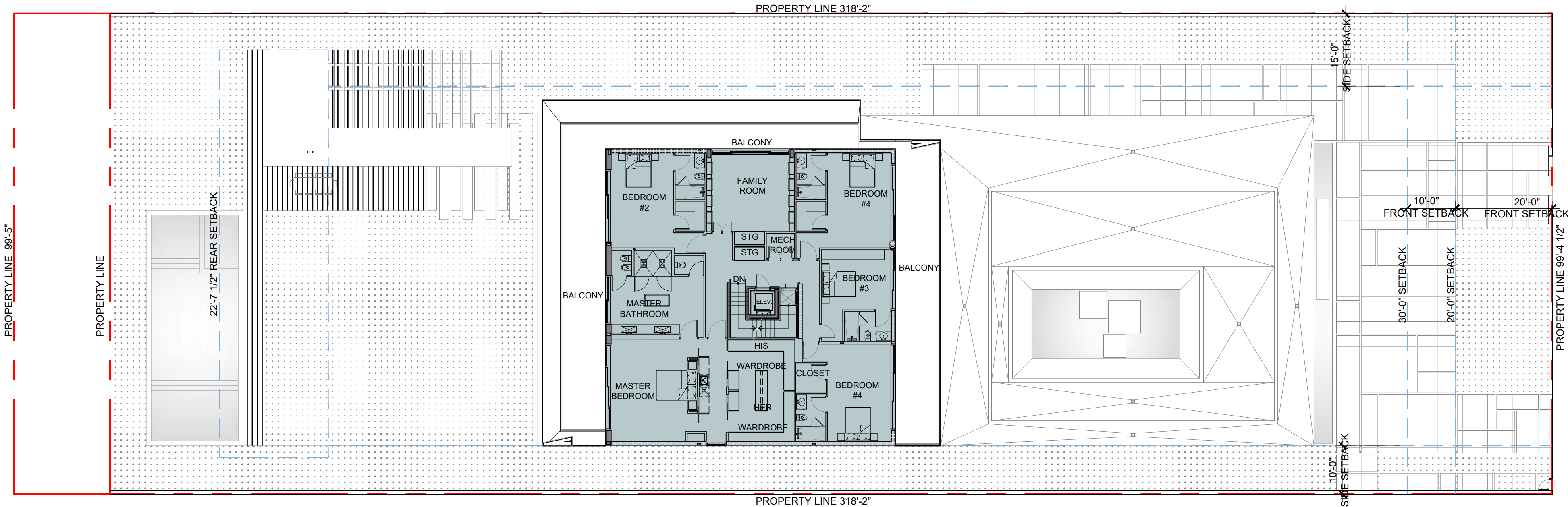


UNIT SIZE - GROUND FLOOR

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| Date: 8-2-2021   | Sheet No. |
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| Project # : 2138 |           |



BISCAYNE BAY



PALM AVENUE

| UNIT SIZE          |  |                     |
|--------------------|--|---------------------|
| LOT AREA           |  | 31,628 S.F.         |
| ALLOWED UNIT SIZE  |  | 15,814 S.F. (50.0%) |
| PROPOSED UNIT SIZE |  |                     |
| GROUND FLOOR       |  | 6,451 S.F. (20.46%) |
| SECOND FLOOR       |  | 3,690 S.F. (11.66%) |
| ROOF LEVEL         |  | 37 S.F. (0.11%)     |
| GARAGE REDUCTION   |  | -500 S.F.           |
| TOTAL              |  | 9,678 S.F. (30.59%) |

1 PROPOSED UNIT SIZE- SECOND FLOOR

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

| Rev. | Date | Rev. | Date |
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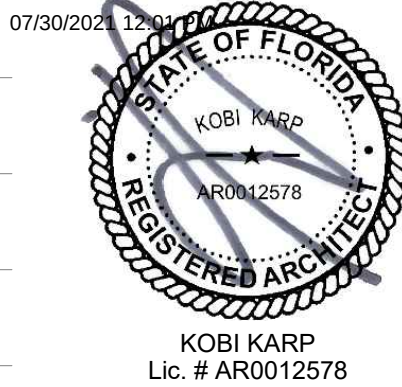
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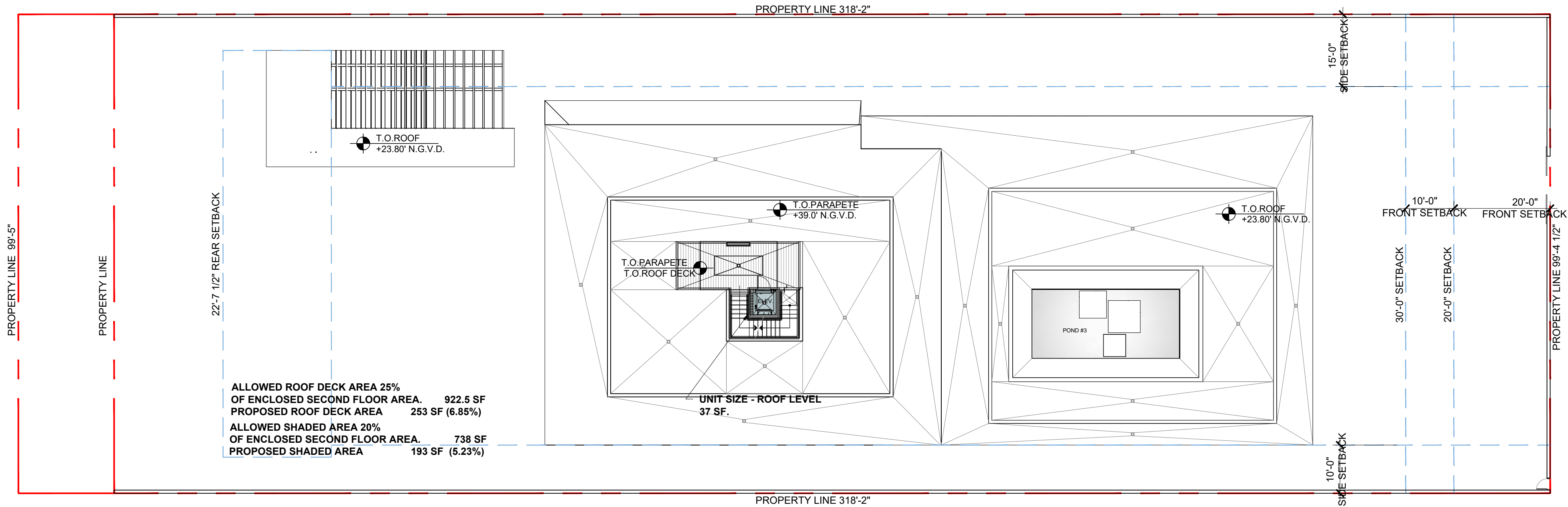


UNIT SIZE - SECOND FLOOR

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| Date: 8-2-2021  | Sheet No. |
| Scale:          | A0.11     |
| Project #: 2138 |           |



BISCAYNE BAY



| UNIT SIZE          |  |                     |
|--------------------|--|---------------------|
| LOT AREA           |  | 31,628 S.F.         |
| ALLOWED UNIT SIZE  |  | 15,814 S.F. (50.0%) |
| PROPOSED UNIT SIZE |  |                     |
| GROUND FLOOR       |  | 6,451 S.F. (20.46%) |
| SECOND FLOOR       |  | 3,690 S.F. (11.66%) |
| ROOF LEVEL         |  | 37 S.F. (0.11%)     |
| GARAGE REDUCTION   |  | -500 S.F.           |
| TOTAL              |  | 9,678 S.F. (30.59%) |

1 PROPOSED UNIT SIZE- ROOF DECK  
SCALE: 1/16" = 1'-0"

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ZONING  
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93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:  
PRIVATE RESIDENCE

Landscape Architect:  
Name  
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Tel:  
Email

Consultant:  
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UNIT SIZE - ROOF DECK

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93 PALM AVE - MIAMI BEACH, FL

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AXONOMETRIC VIEW



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ZONING

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MIAMI BEACH, FL 33139

Owner:

PRIVATE RESIDENCE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

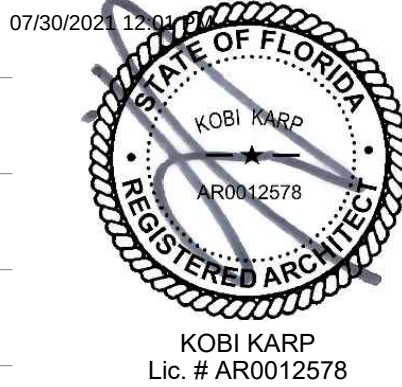
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AXONOMETRIC RENDERING

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AXONOMETRIC RENDERING

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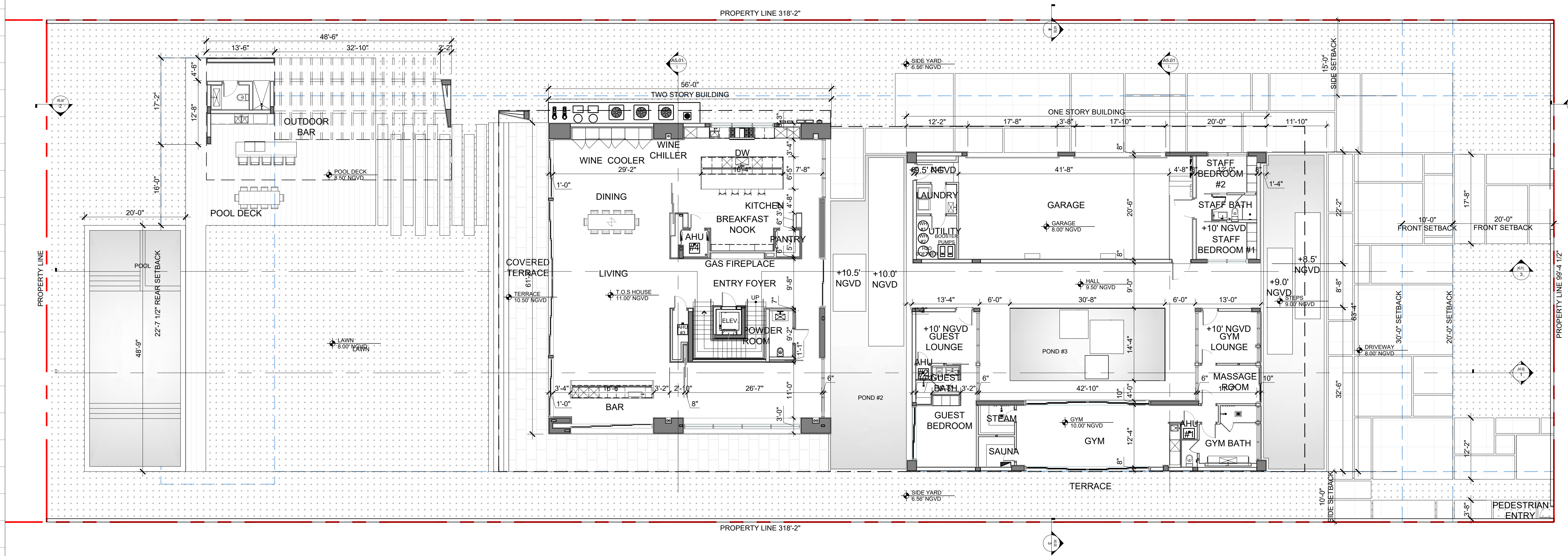
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 **1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

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| Date: 8-2-2021   | Sheet No.<br><br><b>A2.00</b> |
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| Project # : 2138 |                               |





1 GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

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Landscape Architect:  
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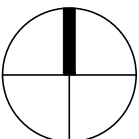
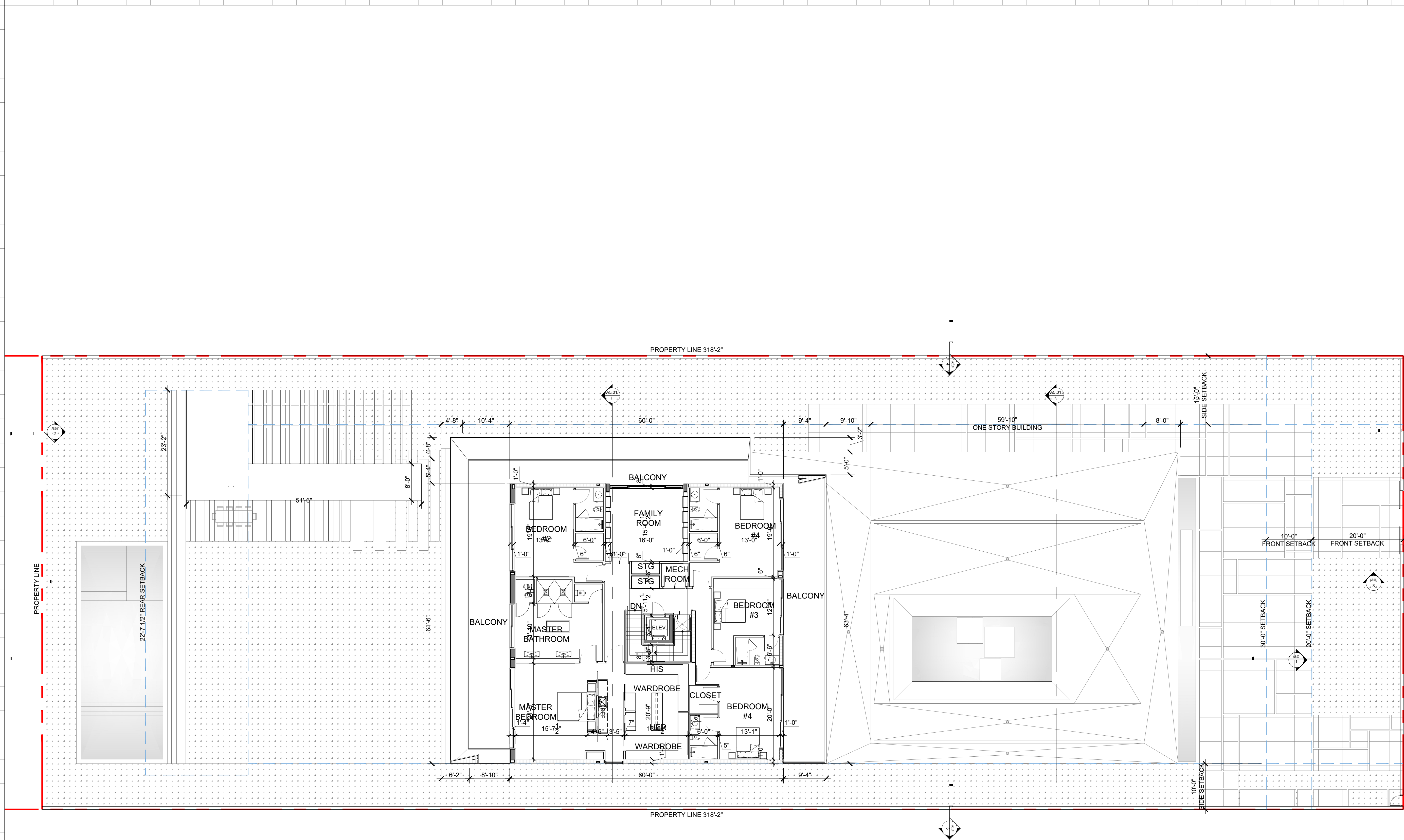
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FIRST FLOOR PLAN

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| Date: 8-2-2021   | Sheet No. |
| Scale :          | A3.00     |
| Project # : 2138 |           |





1

## SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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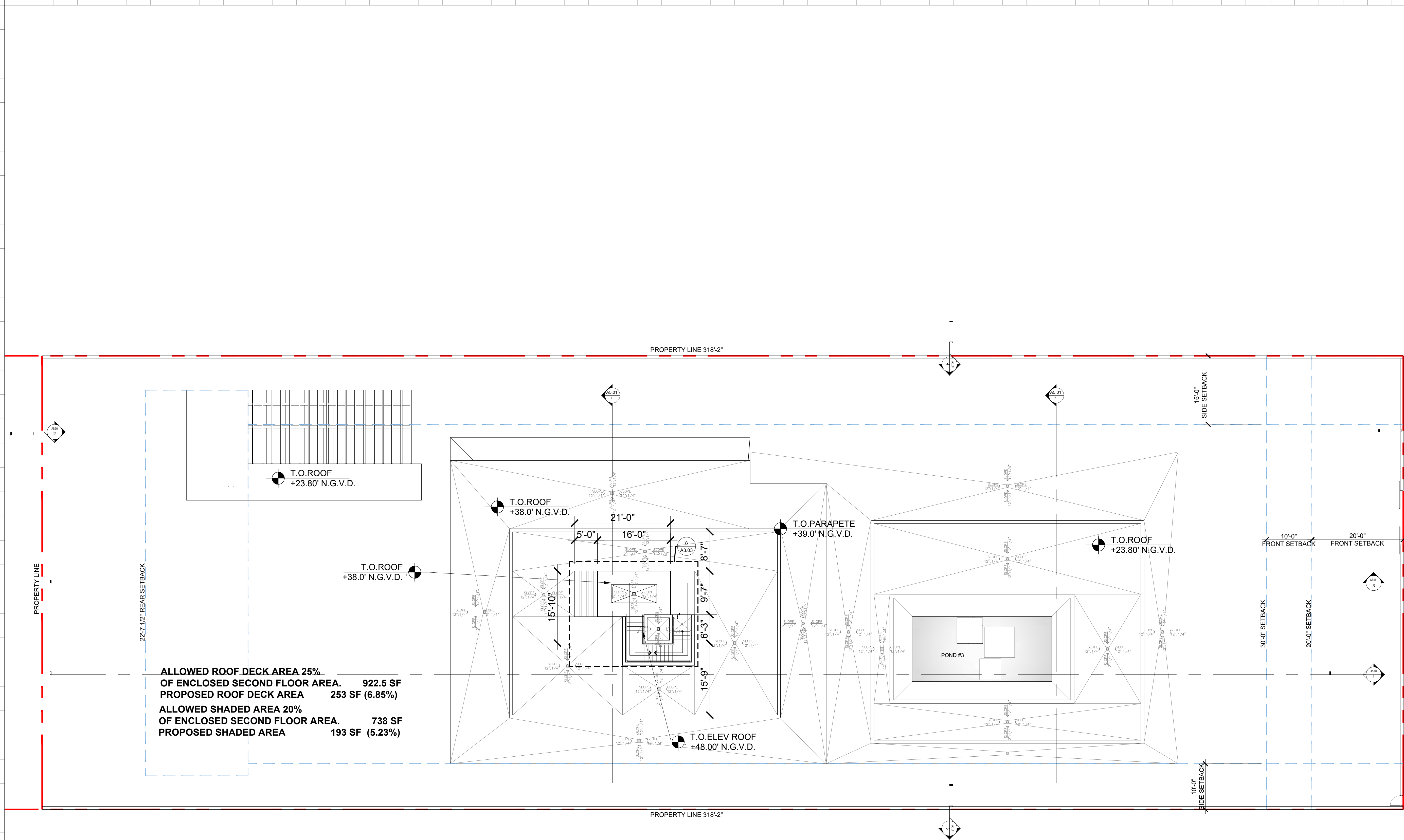
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## SECOND FLOOR PLAN

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| Date: 8-2-2021  | Sheet No. |
| Scale:          | A3.01     |
| Project #: 2138 |           |





ALLOWED ROOF DECK AREA 25%  
OF ENCLOSED SECOND FLOOR AREA. 922.5 SF  
PROPOSED ROOF DECK AREA 253 SF (6.85%)  
ALLOWED SHADED AREA 20%  
OF ENCLOSED SECOND FLOOR AREA. 738 SF  
PROPOSED SHADED AREA 193 SF (5.23%)

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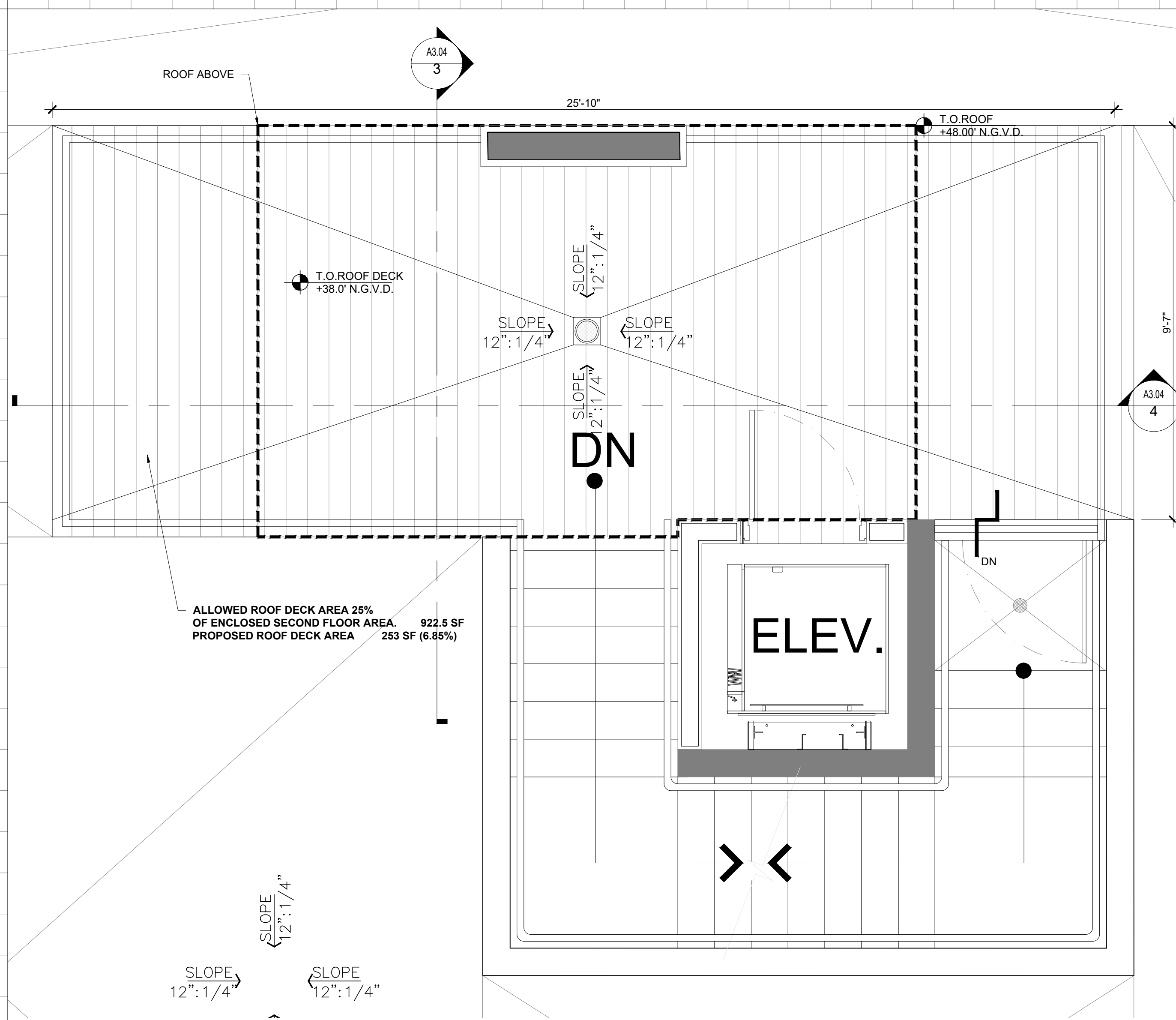


ROOF PLAN

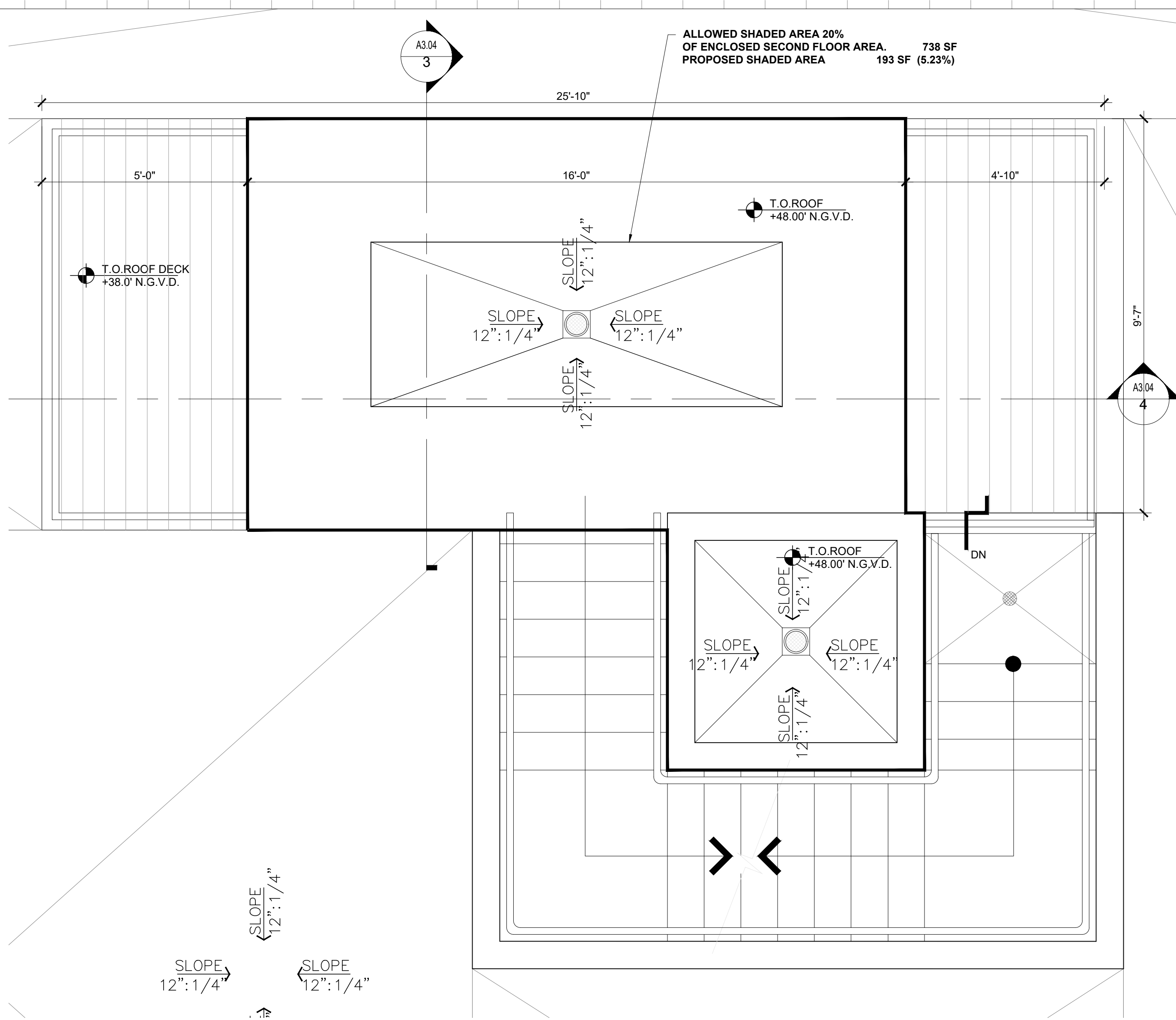
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| Date: 8-2-2021  | Sheet No. |
| Scale:          | A3.03     |
| Project #: 2138 |           |

1 ROOF PLAN  
SCALE: 3/32" = 1'-0"

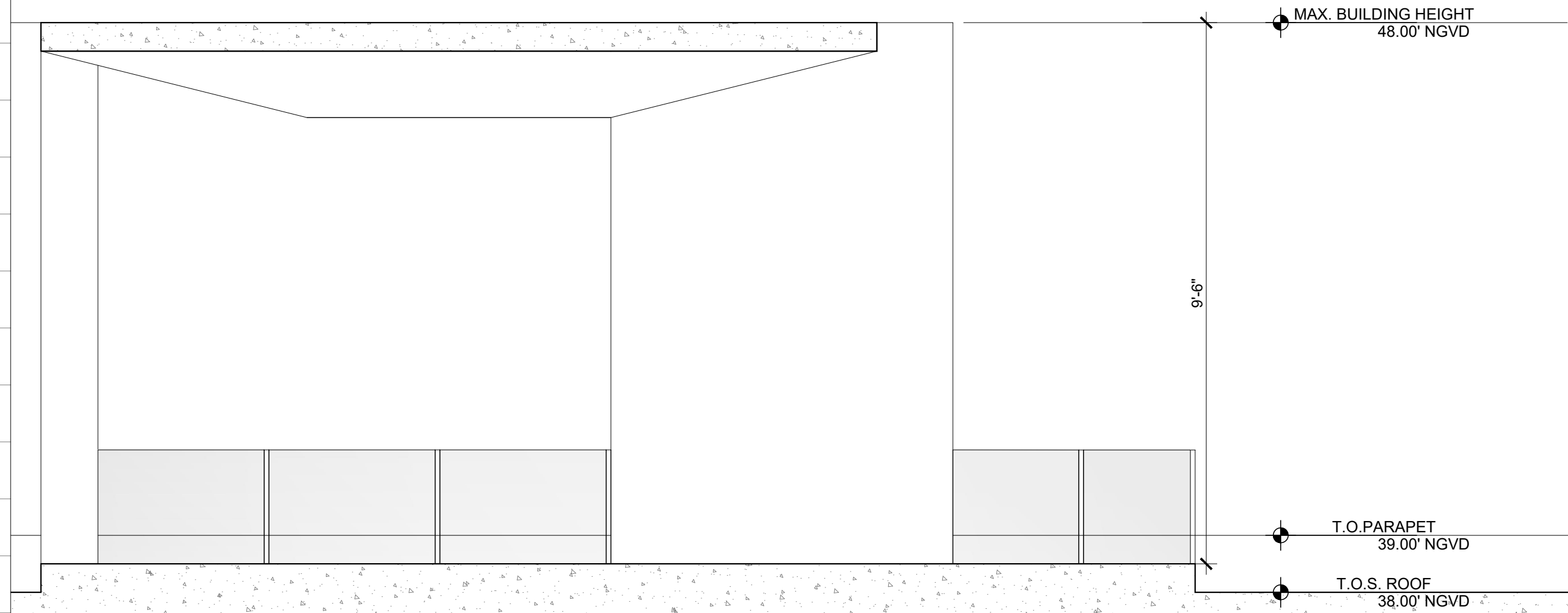




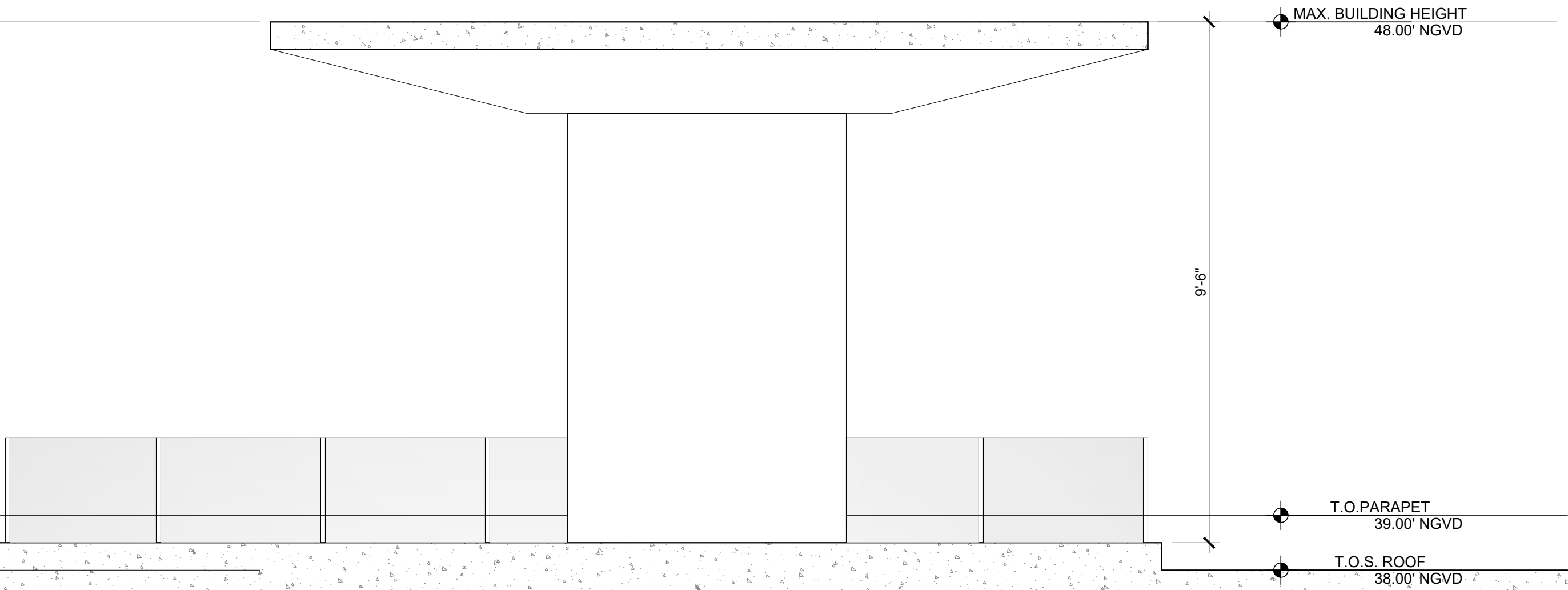
1 ENLARGED ROOF DECK PLAN  
SCALE: 1/2" = 1'-0"



2 ENLARGED CANOPY PLAN  
SCALE: 1/2" = 1'-0"



3 PROPOSED ROOF DECK SECTION  
SCALE: 1/2" = 1'-0"



4 PROPOSED ROOF DECK SECTION  
SCALE: 1/2" = 1'-0"

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ZONING  
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PRIVATE RESIDENCE  
93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:  
PRIVATE RESIDENCE

Landscape Architect:  
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Consultant:  
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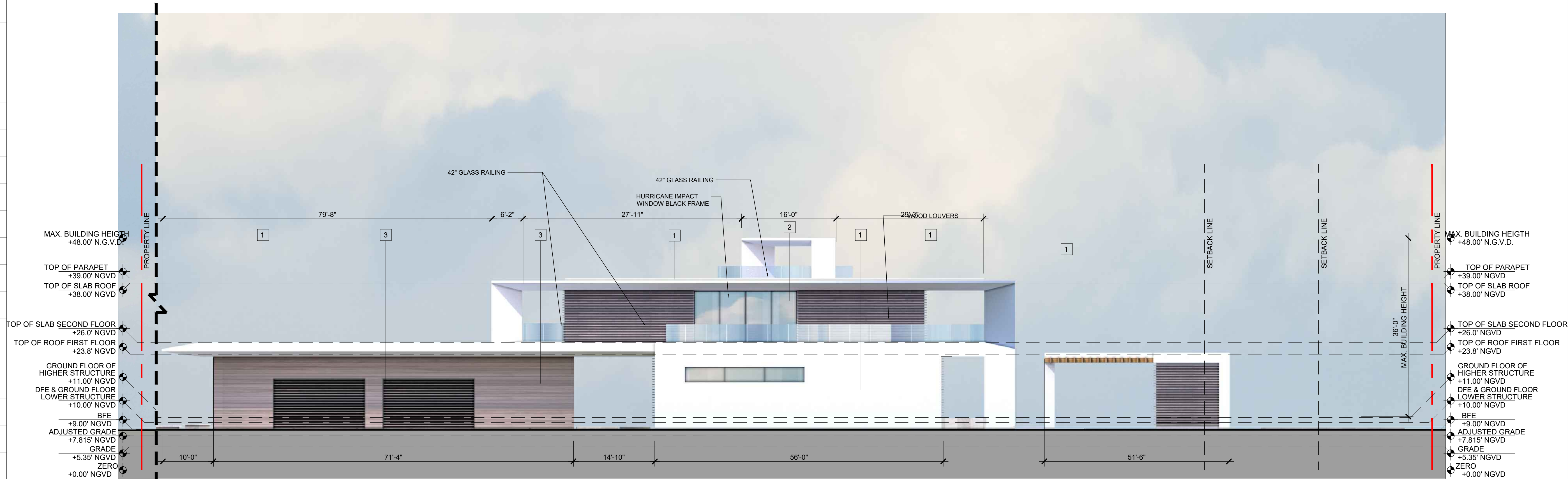
ROOF PLAN

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| Date: 8-2-2021   | Sheet No. |
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| Project # : 2138 |           |





1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"

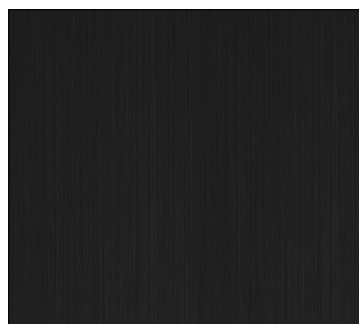


2 PROPOSED NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO  
PAINTED OFF WHITE



2 DARK ANODIZED  
METAL FINISH



3 WOOD CLADDING

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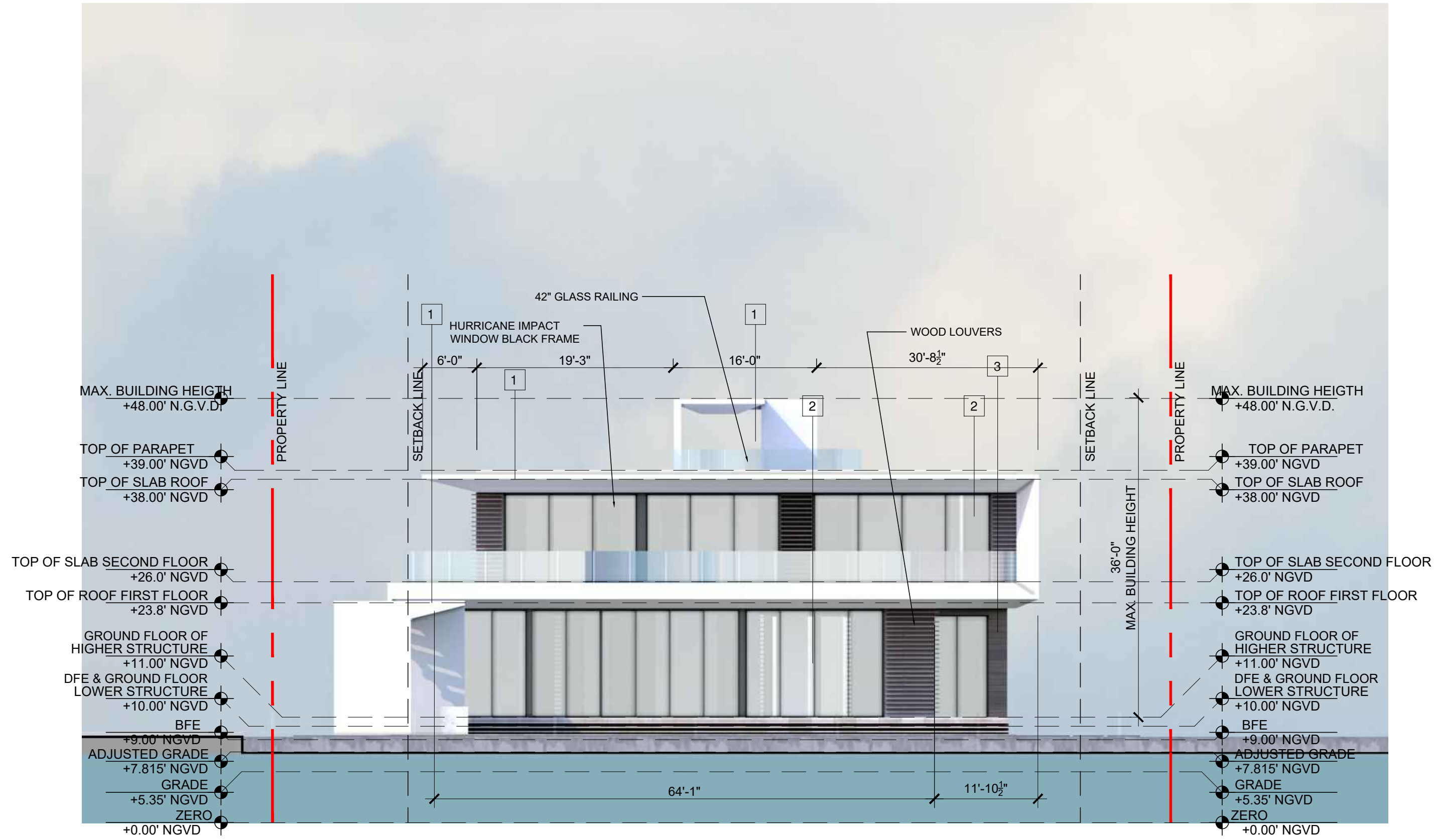
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COLORED ELEVATIONS

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| Date: 8-2-2021   | Sheet No. |
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| Project # : 2138 |           |





1 PROPOSED WEST ELEVATION  
SCALE: 3/32" = 1'-0"

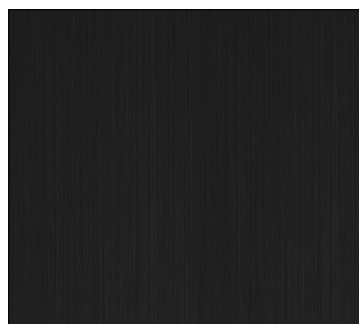


2 PROPOSED SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

#### ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO  
PAINTED OFF WHITE



2 DARK ANODIZED  
METAL FINISH



3 WOOD CLADDING

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#### ZONING

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#### PRIVATE RESIDENCE

93 PALM AVE  
MIAMI BEACH, FL 33139

#### Owner:

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#### Landscape Architect:

Name  
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#### Consultant:

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#### Consultant:

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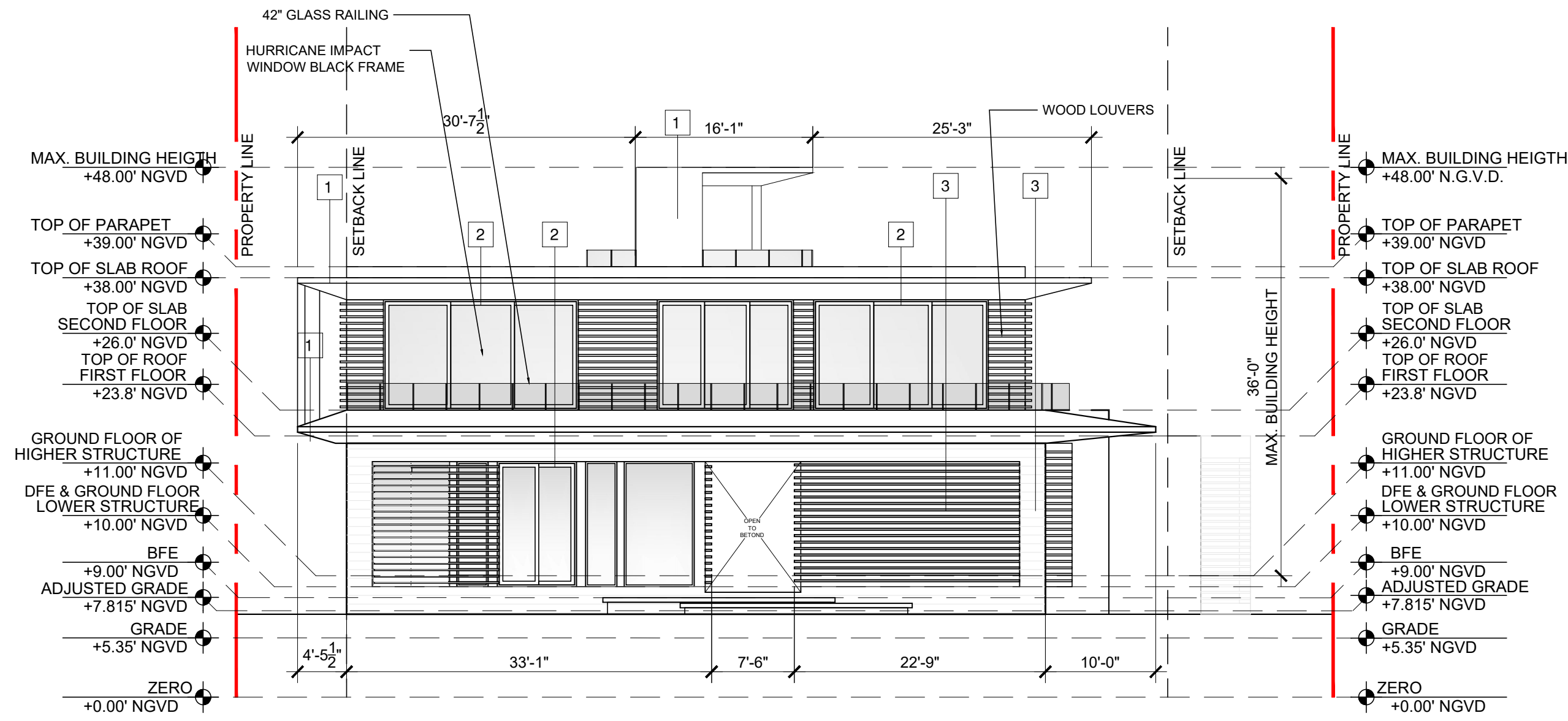
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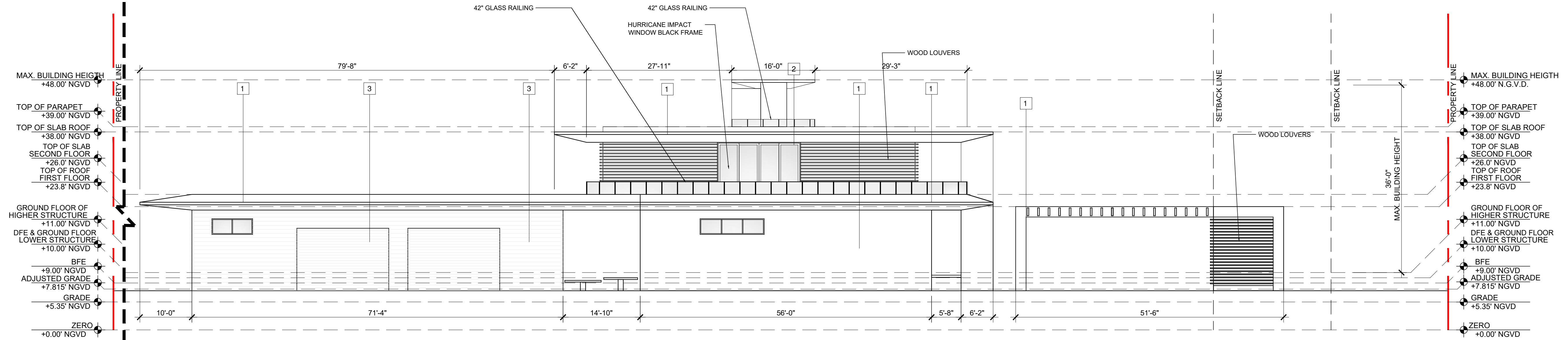
#### COLORED ELEVATIONS

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| Date: 8-2-2021   | Sheet No. |
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| Project # : 2138 |           |

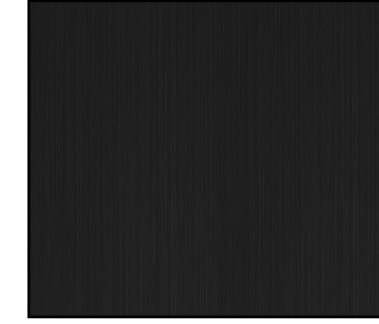




1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

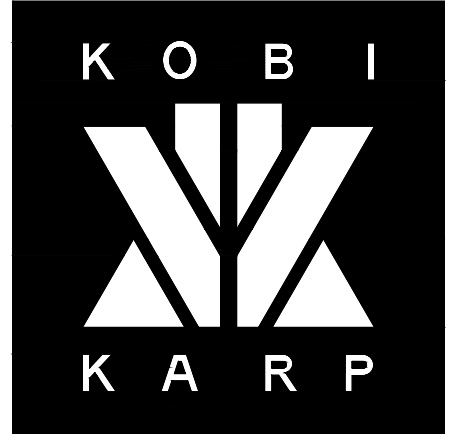
| ELEVATION MATERIAL LEGEND                                                           |                                                                                     |                                                                                     |
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| 1 SMOOTH STUCCO<br>PAINTED OFF WHITE                                                | 2 DARK ANODIZED<br>METAL FINISH                                                     | 3 WOOD CLADDING                                                                     |

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ZONING  
FINAL SUBMITTAL  
PRIVATE RESIDENCE  
93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:  
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Consultant:  
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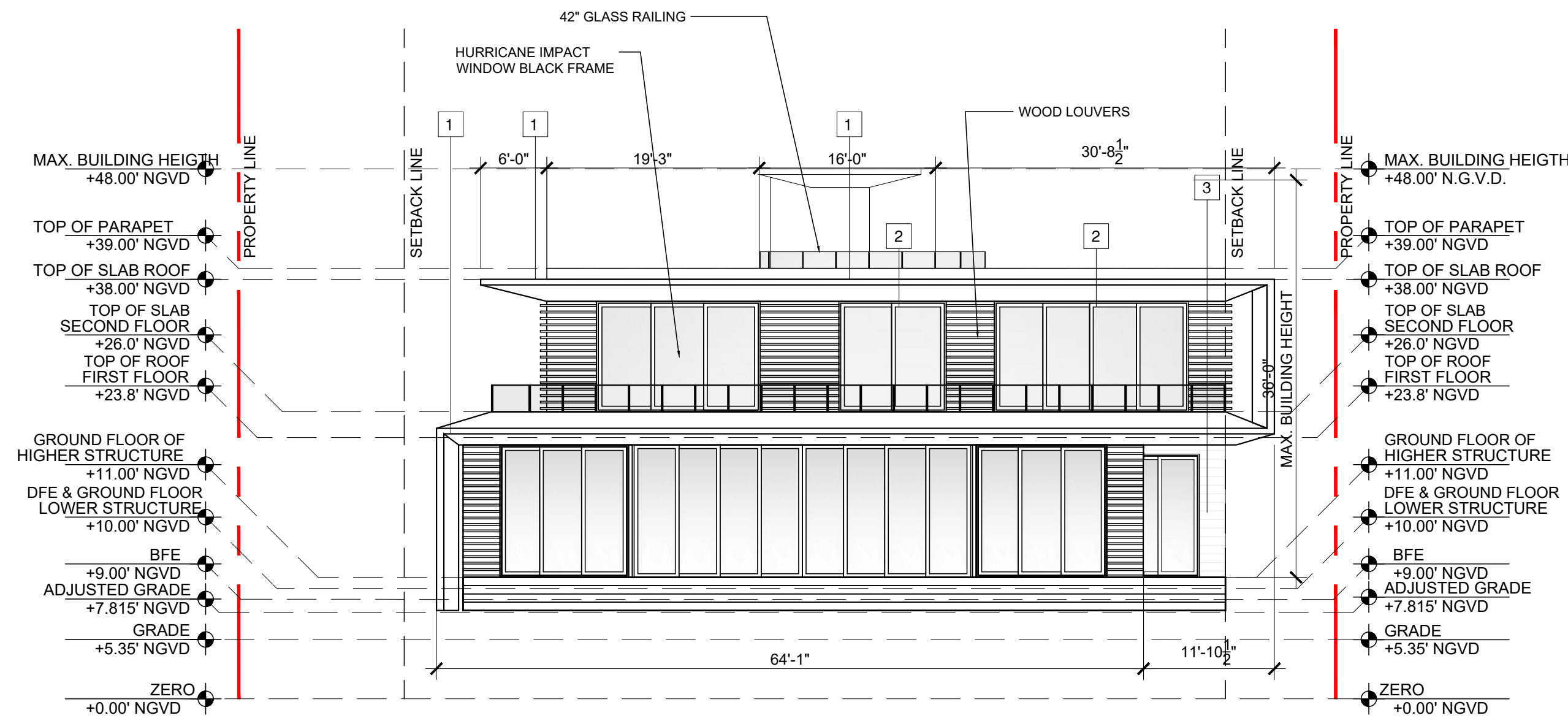
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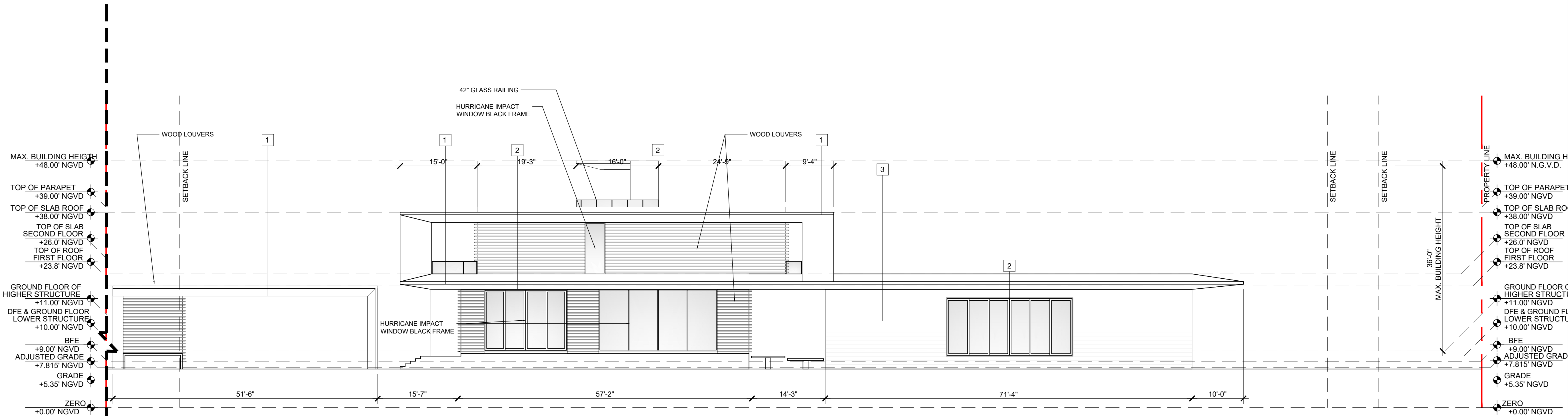
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| PROPOSED ELEVATIONS |           |       |
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| Date: 8-2-2021      | Sheet No. | A4.02 |
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| Project # : 2138    |           |       |





1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"

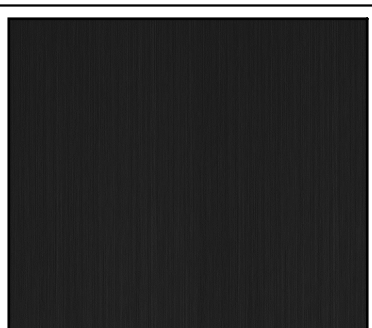


2 PROPOSED NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO  
PAINTED OFF WHITE



2 DARK ANODIZED  
METAL FINISH



3 WOOD CLADDING

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### ZONING

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### PRIVATE RESIDENCE

93 PALM AVE  
MIAMI BEACH, FL 33139

### Owner:

PRIVATE RESIDENCE

### Landscape Architect:

Name  
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### Consultant:

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### Consultant:

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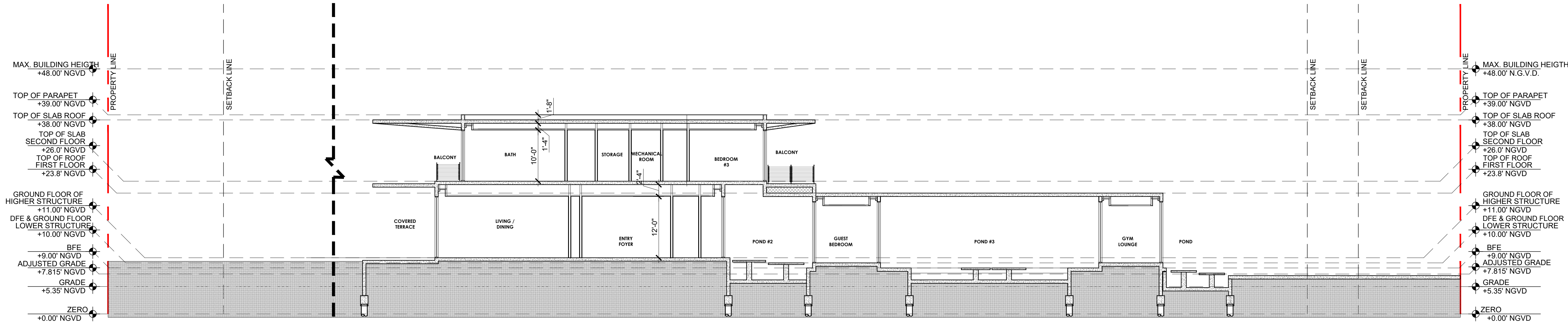


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### PROPOSED ELEVATIONS

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| Date: 8-2-2021  | Sheet No. |
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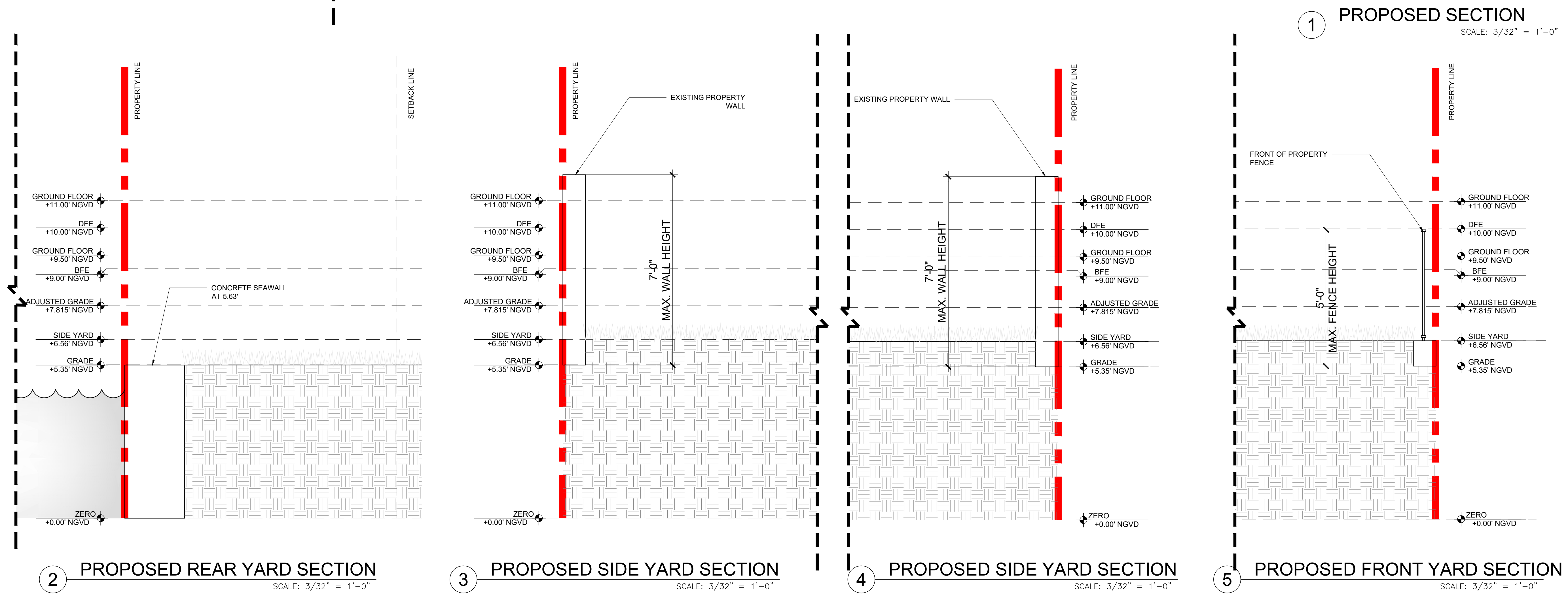
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93 PALM AVE  
MIAMI BEACH, FL 33139



**Owner:**

PRIVATE RESIDENCE

**Landscape Architect:**  
Name  
Address  
Tel:  
Email

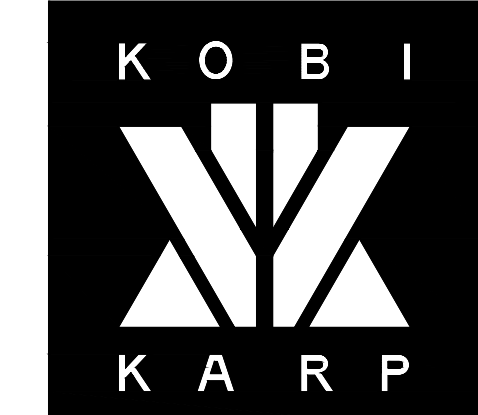
**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
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**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
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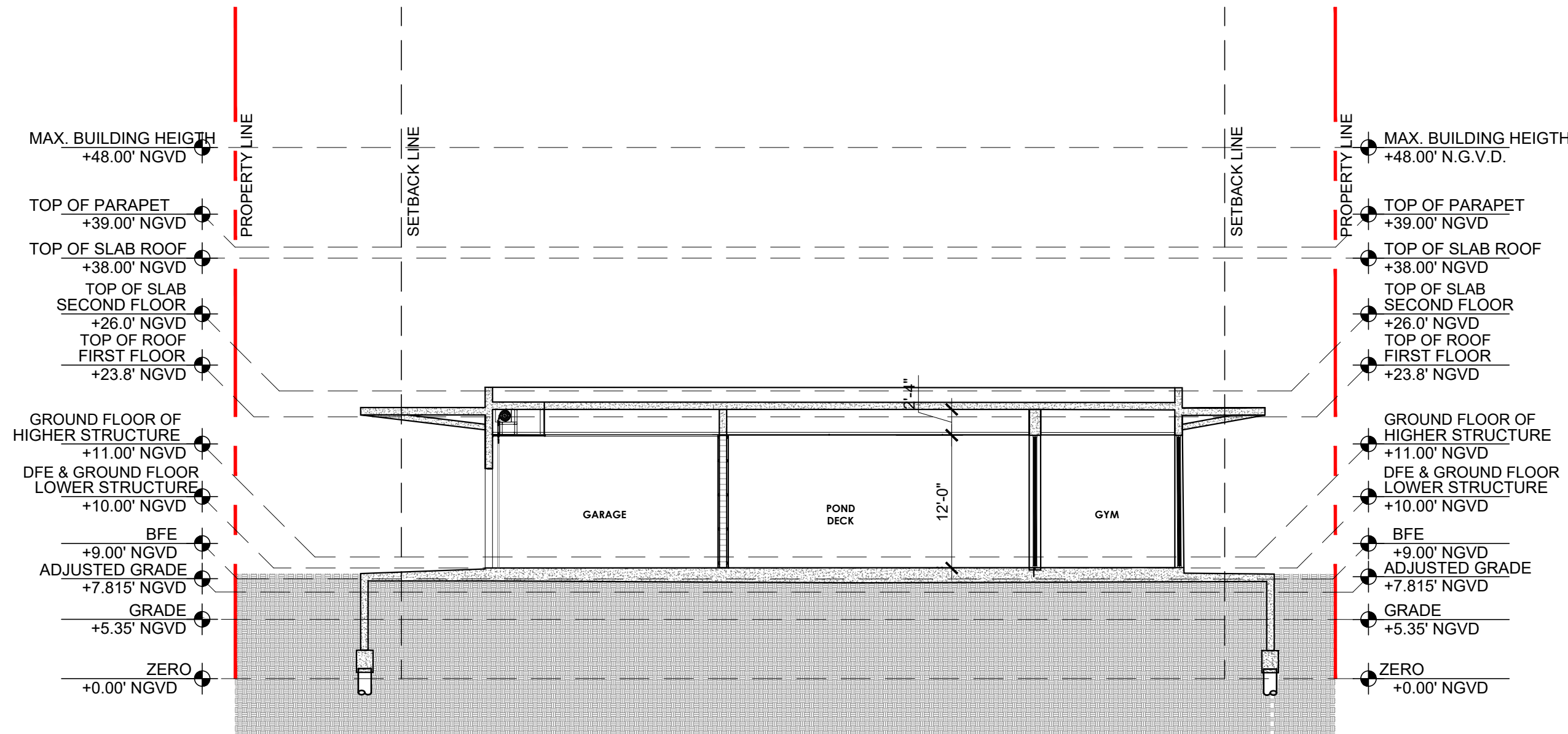
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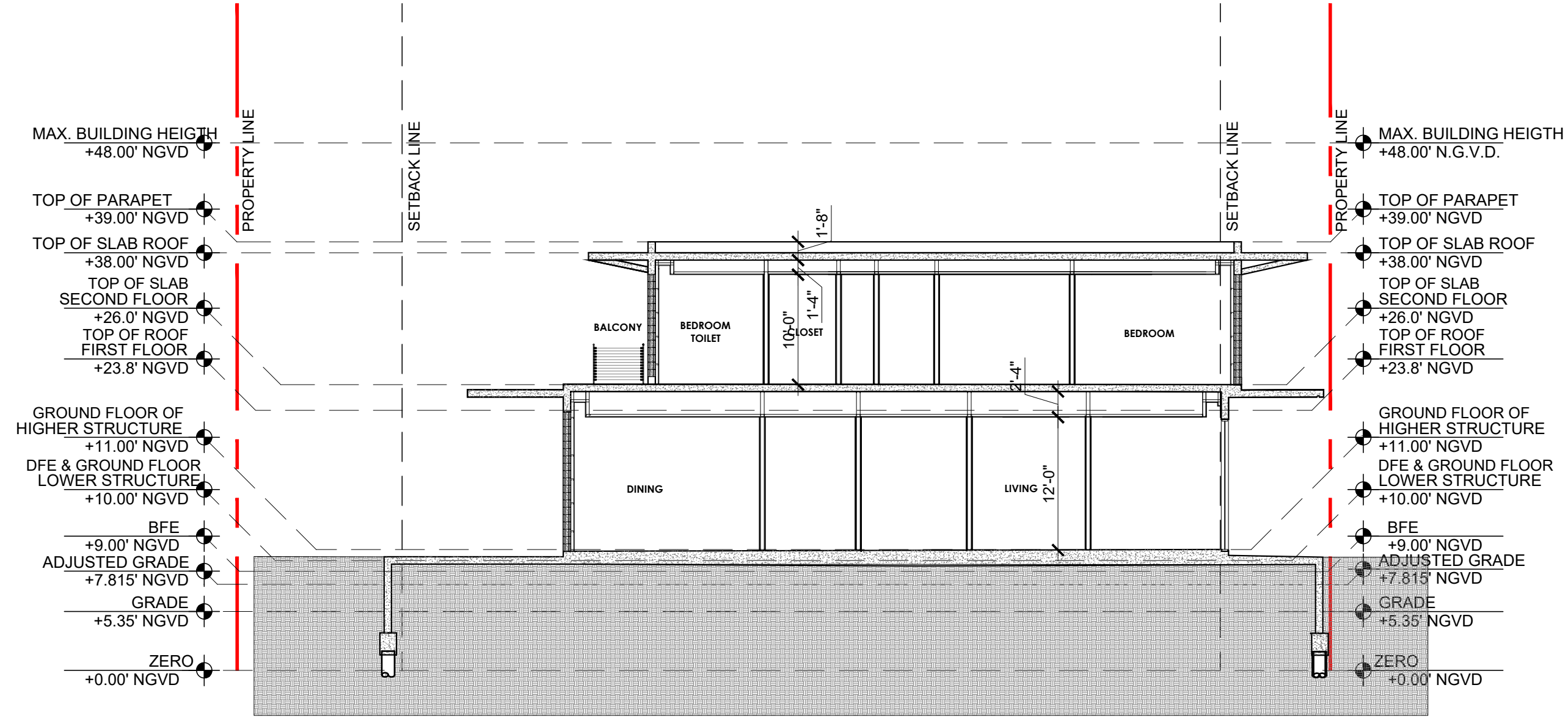


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| Scale: 3/32" = 1'-0" |                 |
| Project #: 2138      |                 |

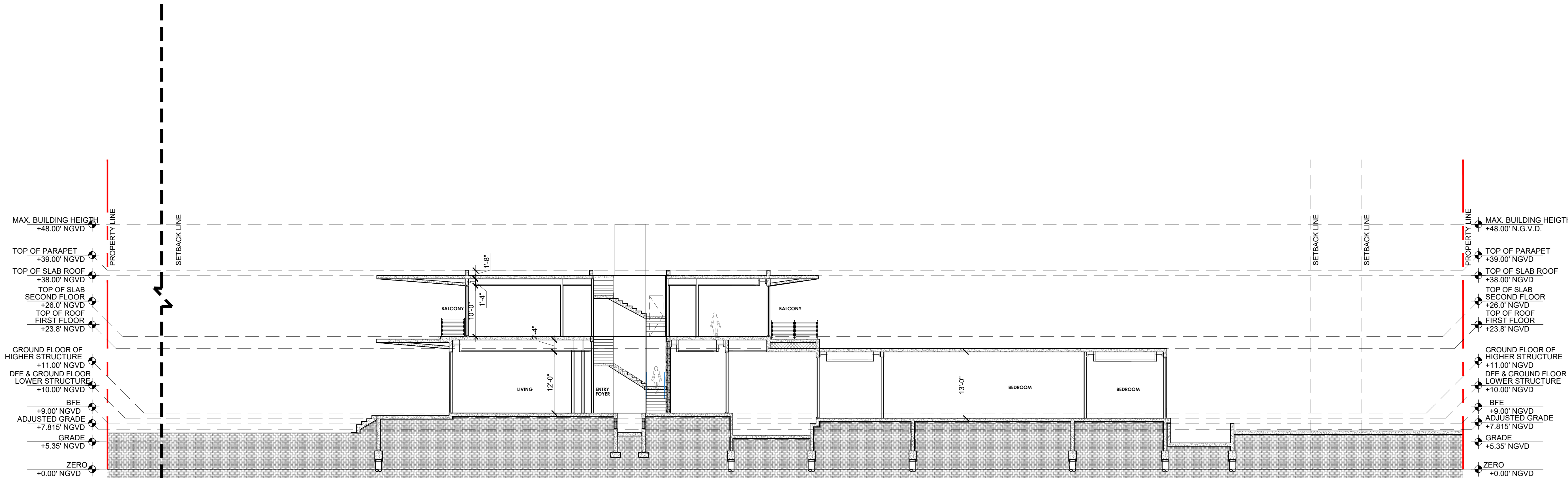




2 PROPOSED SECTION  
SCALE: 3/32" = 1'-0"



1 PROPOSED SECTION  
SCALE: 3/32" = 1'-0"



3 PROPOSED SECTION  
SCALE: 3/32" = 1'-0"

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Owner:  
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Landscape Architect:  
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Consultant:  
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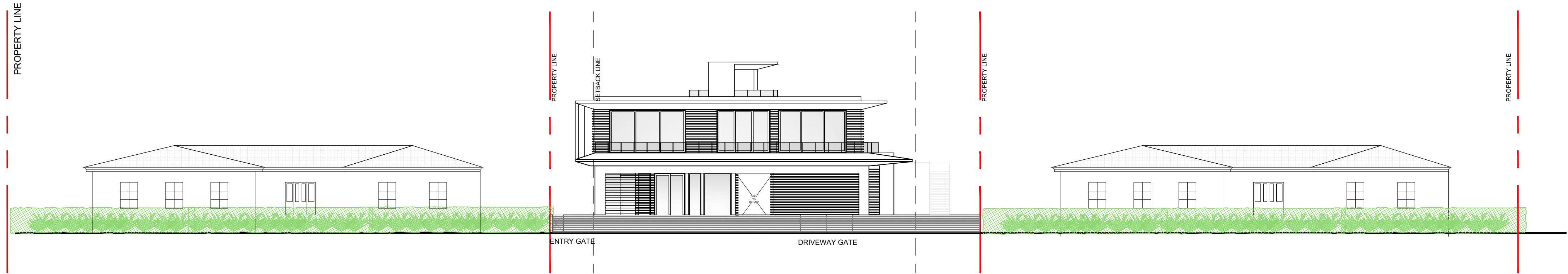
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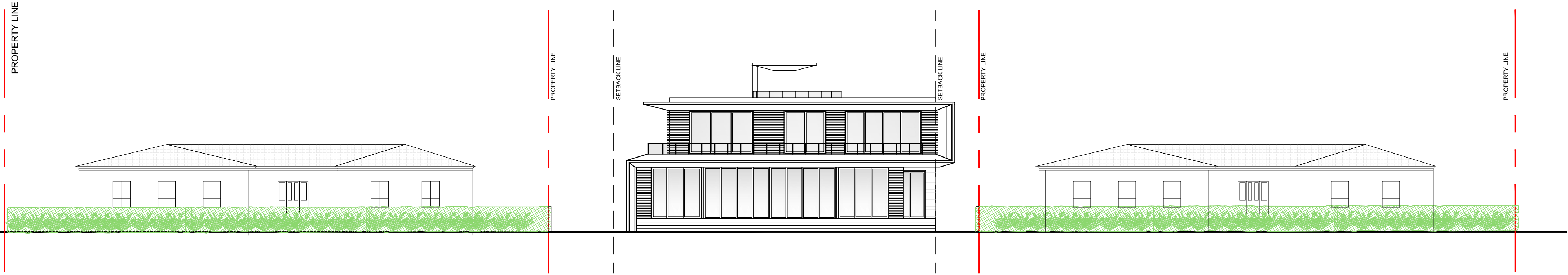
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| Date: 8-2-2021   | Sheet No. |
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| Project # : 2138 |           |





1 CONTEXTUAL ELEVATION FRONT  
SCALE: 3/32" = 1'-0"



1 CONTEXTUAL ELEVATION BACK  
SCALE: 3/32" = 1'-0"

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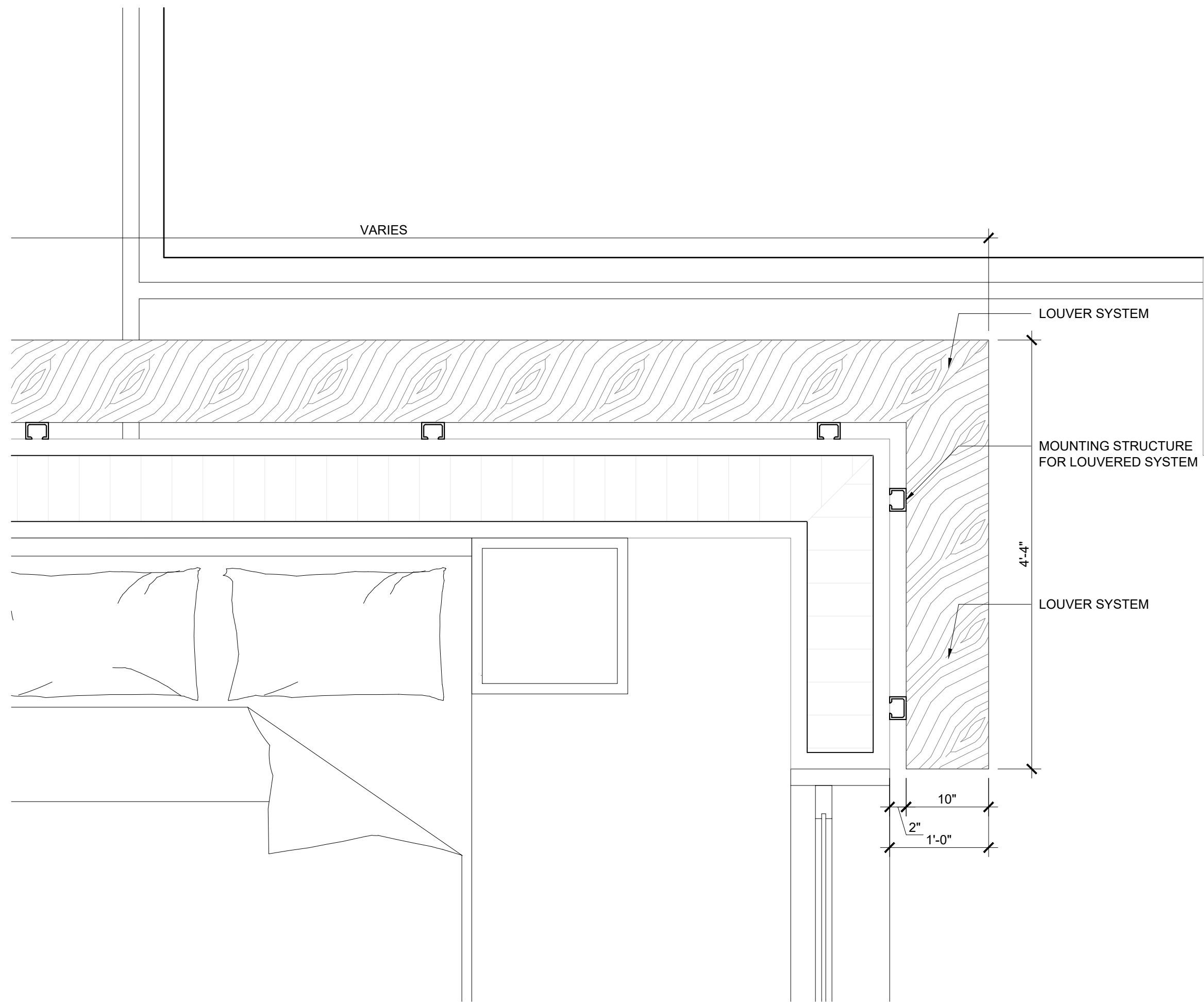
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CONTEXTUAL ELEVATIONS

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| Date: 8-2-2021   | Sheet No. |
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1 FLOOR PLAN VIEW  
SCALE: 1" = 1'-0"



1 LOUVERS SECTION  
SCALE: 1" = 1'-0"

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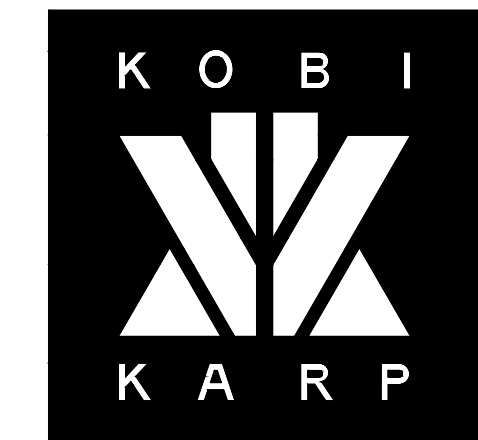
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LOUVERS DETAIL

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| Project # : 2138 |           |





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RENDERING

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| Project # : 2138 |           |





93 PALM AVE - MIAMI BEACH, FL

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ZONING

FINAL SUBMITTAL

PRIVATE RESIDENCE

93 PALM AVE  
MIAMI BEACH, FL 33139

Owner:

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Landscape Architect:

Name  
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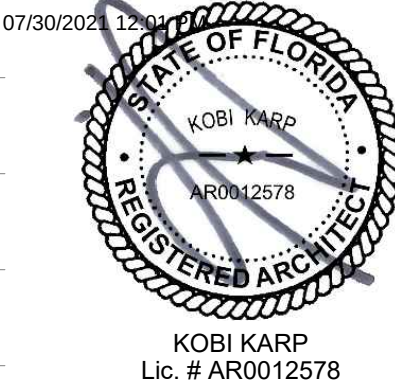
Name  
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RENDERING

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| Scale :          | A6.01     |
| Project # : 2138 |           |