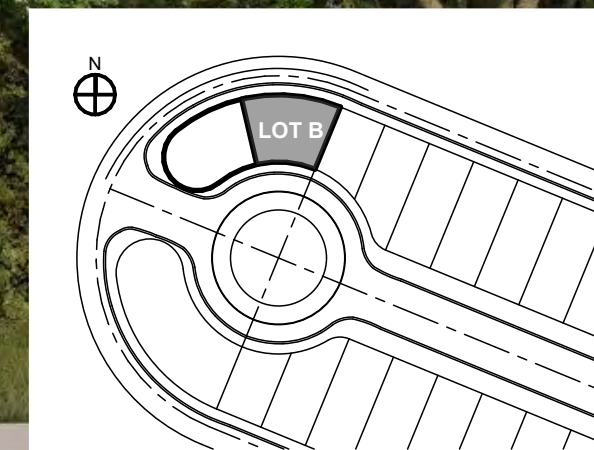




R&B

Ethan
Royal

Digitally signed
by Ethan Royal
Date:
2021.08.28
22:08:16 -04'00'

291 PALM AVENUE - LOT B
LALANI DEVELOPERS



LOT B - ZONING DATA CHART

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
SHAMSU LALANI

REVISIONS	BY

Proj:	21-0236
Job:	21-0236-2
Date:	08-24-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET	1 OF 1

BOUNDARY SURVEY

of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
SHAMSU LALANI

LEGEND

	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Wood Fence

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
CL.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slob
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M.L.	Monument Line
P.B.	Plot Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

POINT NUMBER	NAME (FT.)	HGT.(FT.)	SP.(FT.)
151	PALM 1.50'-40'-20"		
156	COCONUT PALM 1.40'-20'-15"		
157	COCONUT PALM 1.40'-28'-15"		
158	COCONUT PALM 1.40'-25'-15"		
175	PALM 2.50'-60'-20"		
363	PALM 1'-25'-15"		
364	PALM 1'-30'-12"		
365	PALM 1.50'-30'-18"		
366	PALM 1.80'-30'-18"		
426	PALM 1.80'-30'-15"		
610	PINE TREE 2'-55'-15"		
612	TREE 0.90'-22'-10"		

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 24th, 2021.

2. LEGAL DESCRIPTION:

PROPOSED PARCEL 2

Lot 55 in Block 2-B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami-Dade County, Florida.

AND

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ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot B			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+5' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.75' N.G.V.D.	Free board:	1 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	85.5 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,804 SF (25%)	Proposed Lot Coverage SF and %	2,001 SF (33.2%)	
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:	448 SF	
11	Front Yard Open Space SF and %:	2,583 (75%)	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	2,404 SF (40%)	Proposed Unit Size SF and %:	3,315 SF (55.1%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,479 SF	
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 DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and %	1,836 SF (124%)	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	459 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0" (+34.00' N.G.V.D.)	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	N/A	20'-0"	
	N. Coconut Lane	20'-0"	N/A	10'	10'-0"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	10'-0"	20'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (Interior side)	10'-0"	N/A	5'-0"	5'-0"
22	Side 2 (Interior side)	10'-0"	N/A	7'-6"	2'-6"
23	Rear:	15'-0"	N/A	N/A	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Acccessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard:	10% Lot Width each side or 10'	74'-9"	12'-6"	
27	Located within a Local Historic District?		Yes or no		
28	Designed as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

Notes:

If not applicable write N/A

All other data infromation should be presenteed like the above format

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291 PALM AVENUE - LOT B

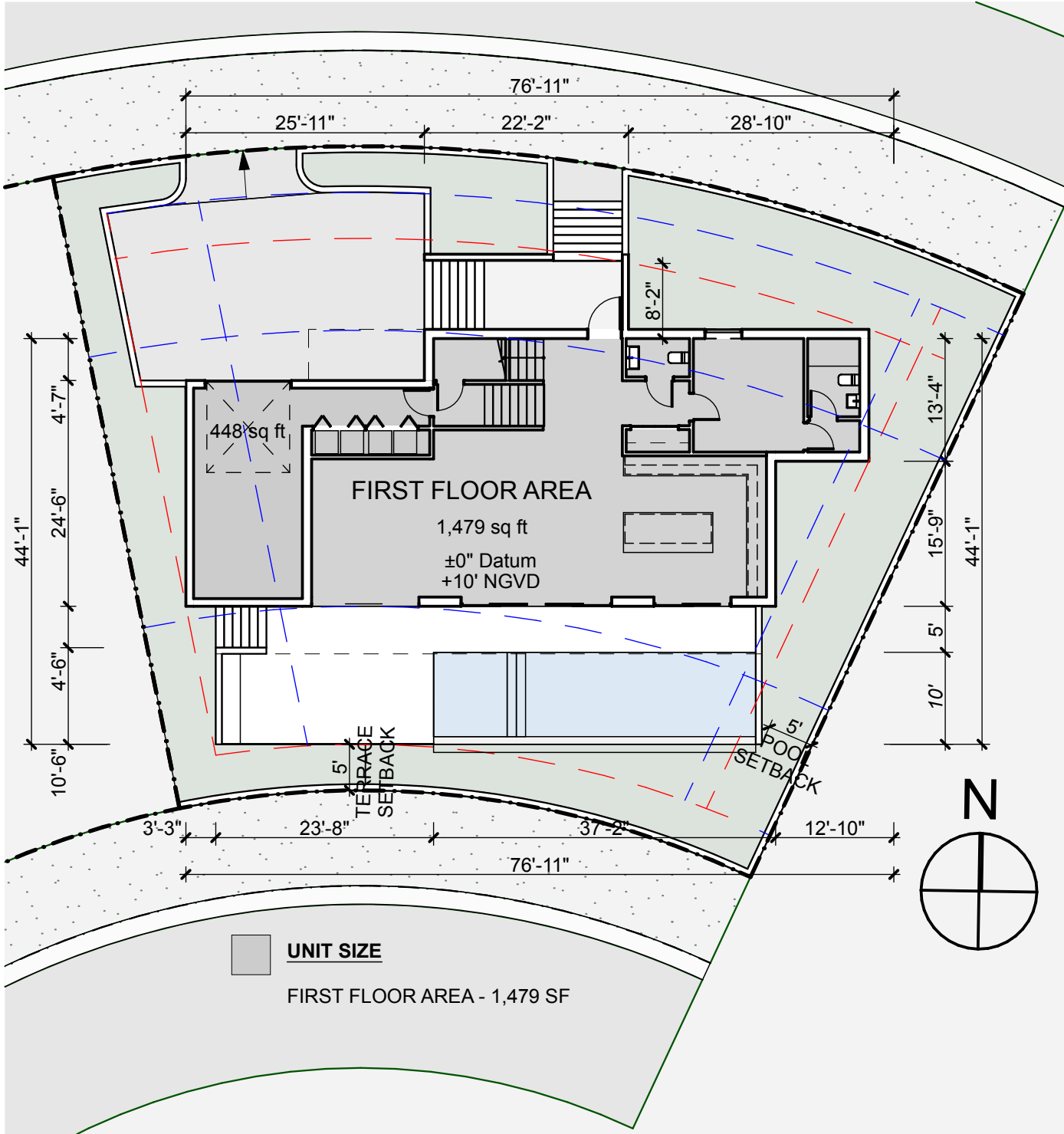
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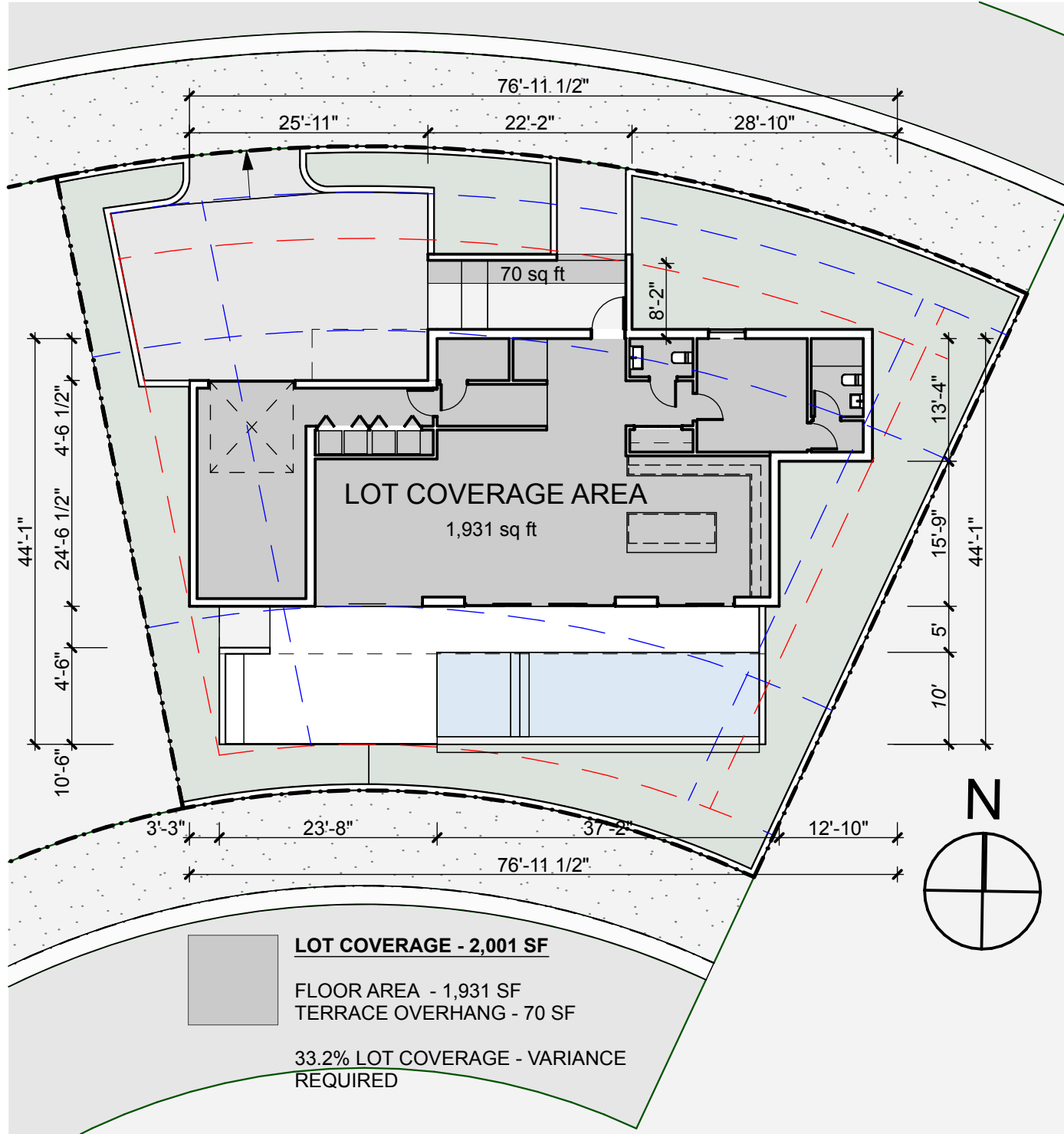


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2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



1 LOT B COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

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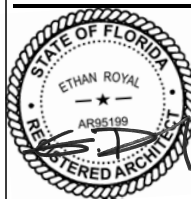
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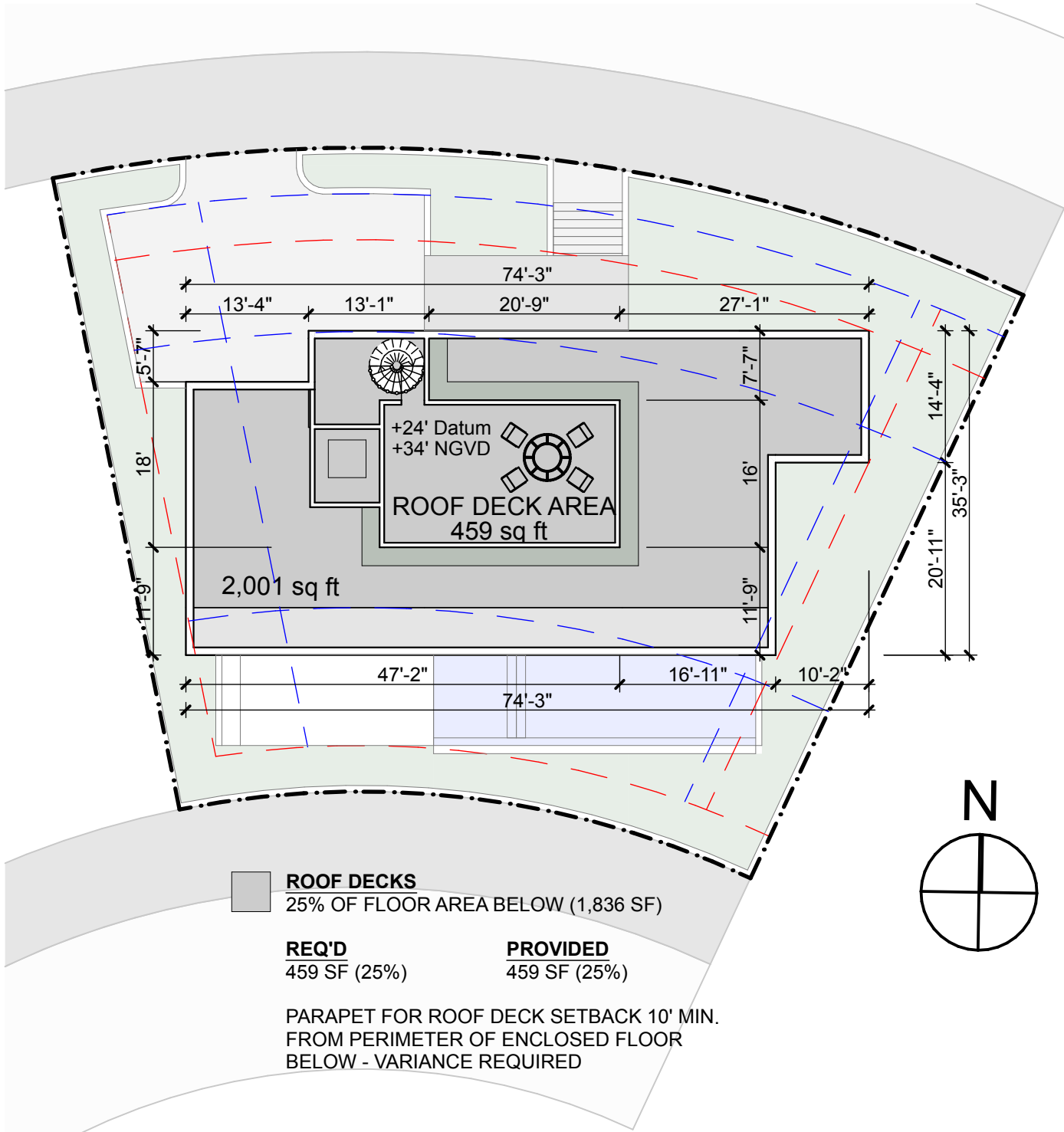
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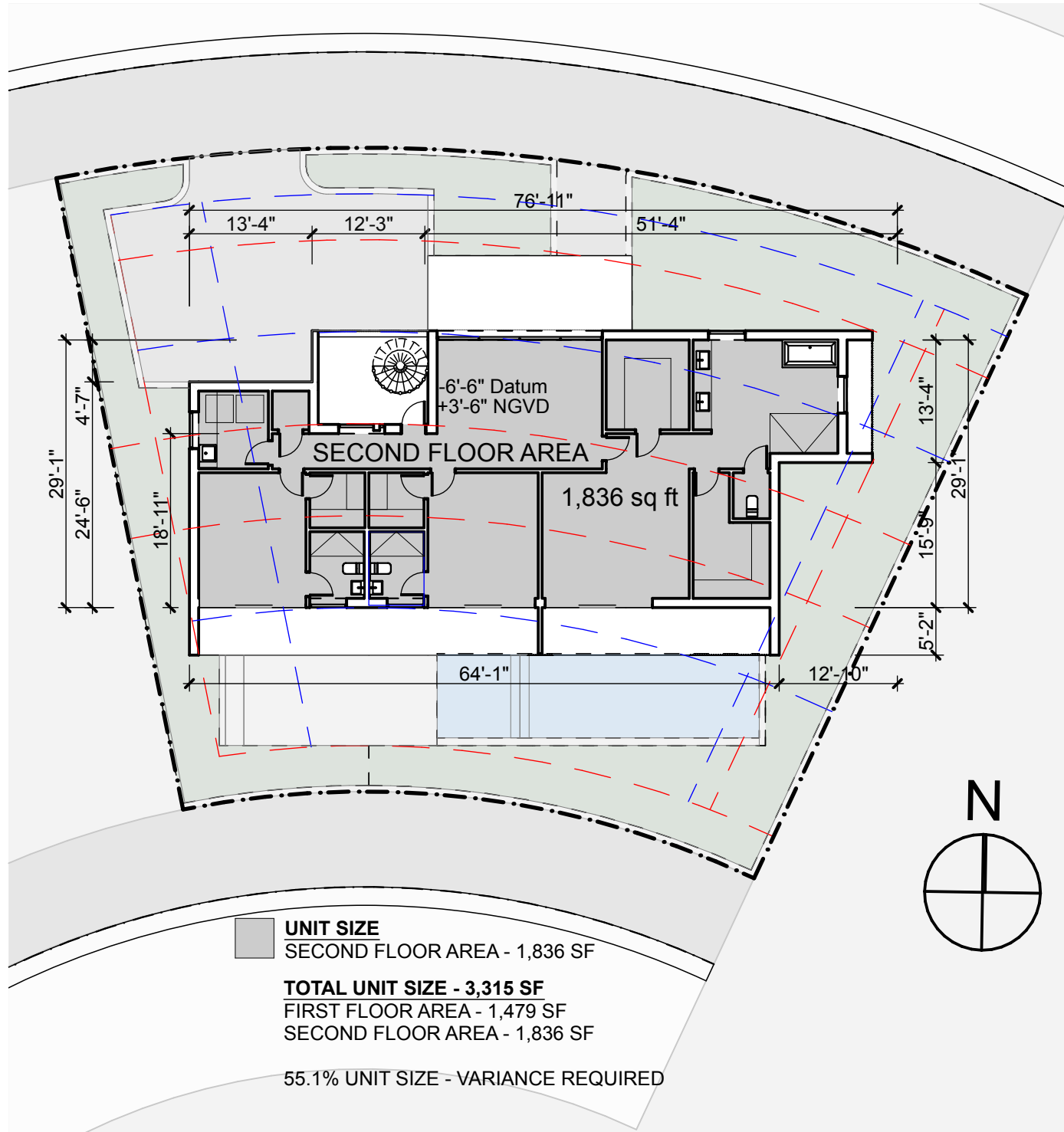


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2 LOT B - ROOF DECK AREA DIAGRAM
SCALE: 1/16" = 1'-0"



1 LOT B - SECOND FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

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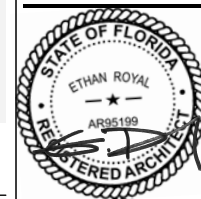
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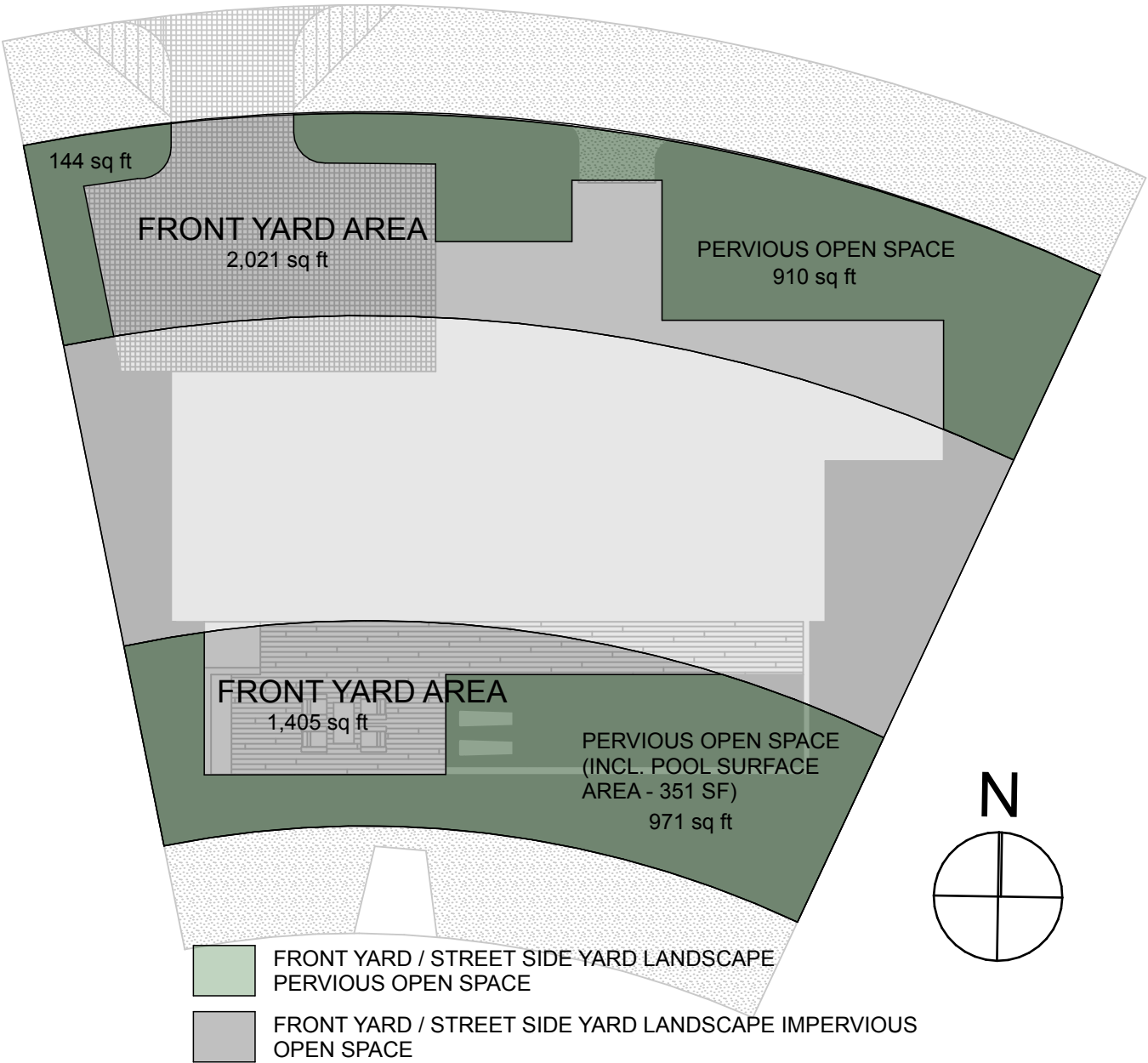
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LOT B - SECOND FLOOR UNIT
SIZE DIAGRAM, LOT B - ROOF
DECK AREA DIAGRAM



A-013B

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N COCONUT LANE FRONT YARD AREA - 2,021 SF / PERVIOUS OPEN SPACE - 1,054 SF
PALM AVENUE FRONT YARD AREA - 1,405 SF / PERVIOUS OPEN SPACE - 971 SF

FRONT YARD LANDSCAPE PERVIOUS OPEN SPACE

	REQ'D	PROVIDED
N COCONUT LANE FRONT YARD	1,010.5 SF (50%)	1,054 SF (52%)
PALM AVENUE FRONT YARD	702.5 SF (50%)	971 SF (69%)

1 LOT B - OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



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SWIMMING POOL SETBACKS

REAR: CATCH BASIN	REQ'D. 6'	PROVIDED 4.5'
REAR: WATER EDGE	7.5'	5'
INTERIOR SIDE YARD: CATCH BASIN	7.5'	5'
INTERIOR SIDE YARD: WATER EDGE	9'	6'
VARIANCE REQUIRED		

FRONT YARD SETBACKS

FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

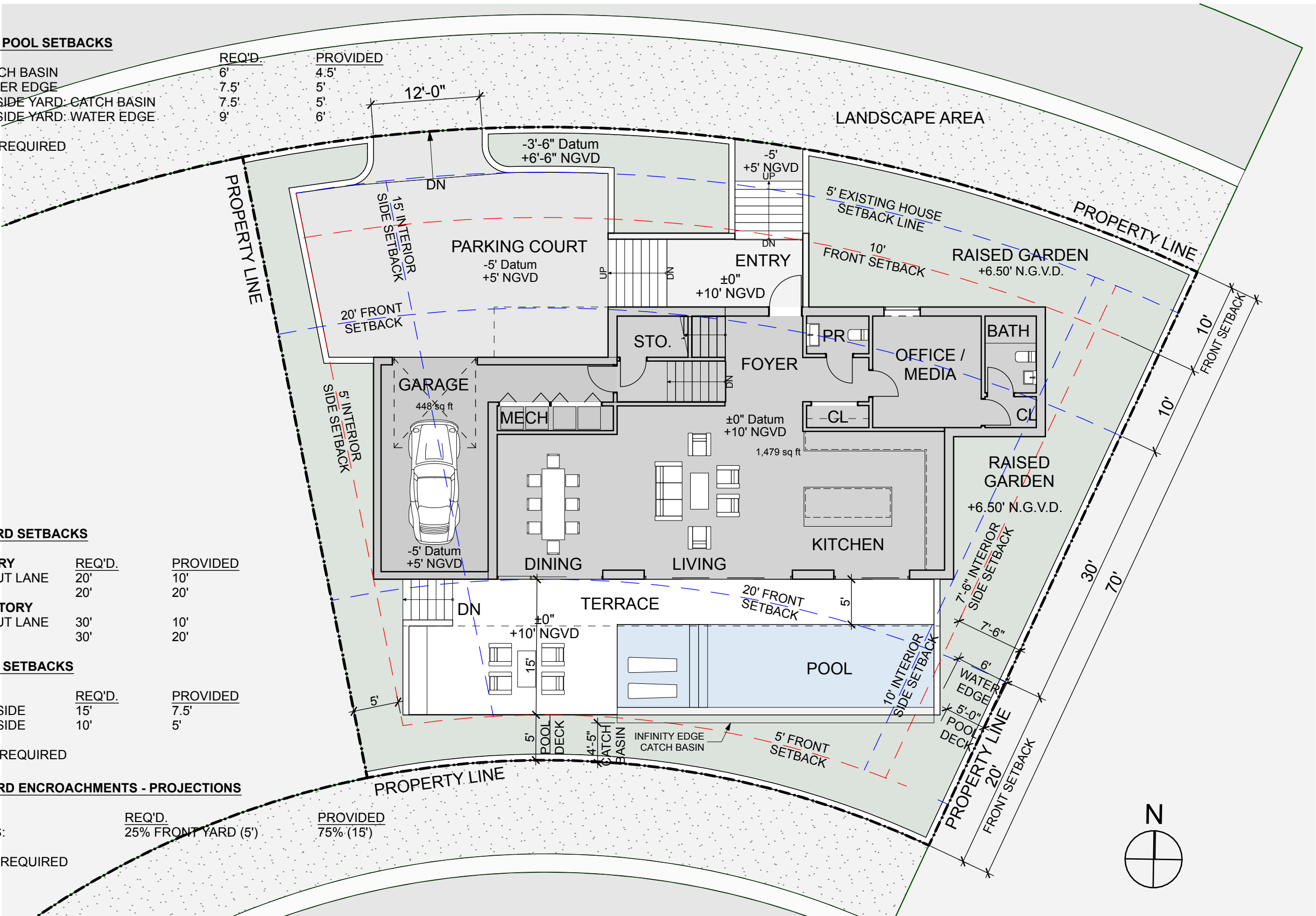
SIDE YARD SETBACKS

INTERIOR SIDE	REQ'D. 15'	PROVIDED 7.5'
INTERIOR SIDE	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

TERRACES:	REQ'D. 25% FRONT YARD (5')	PROVIDED 75% (15')
VARIANCE REQUIRED		



1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

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FRONT YARD SETBACKS

	REQ'D.	PROVIDED
FIRST STORY		
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

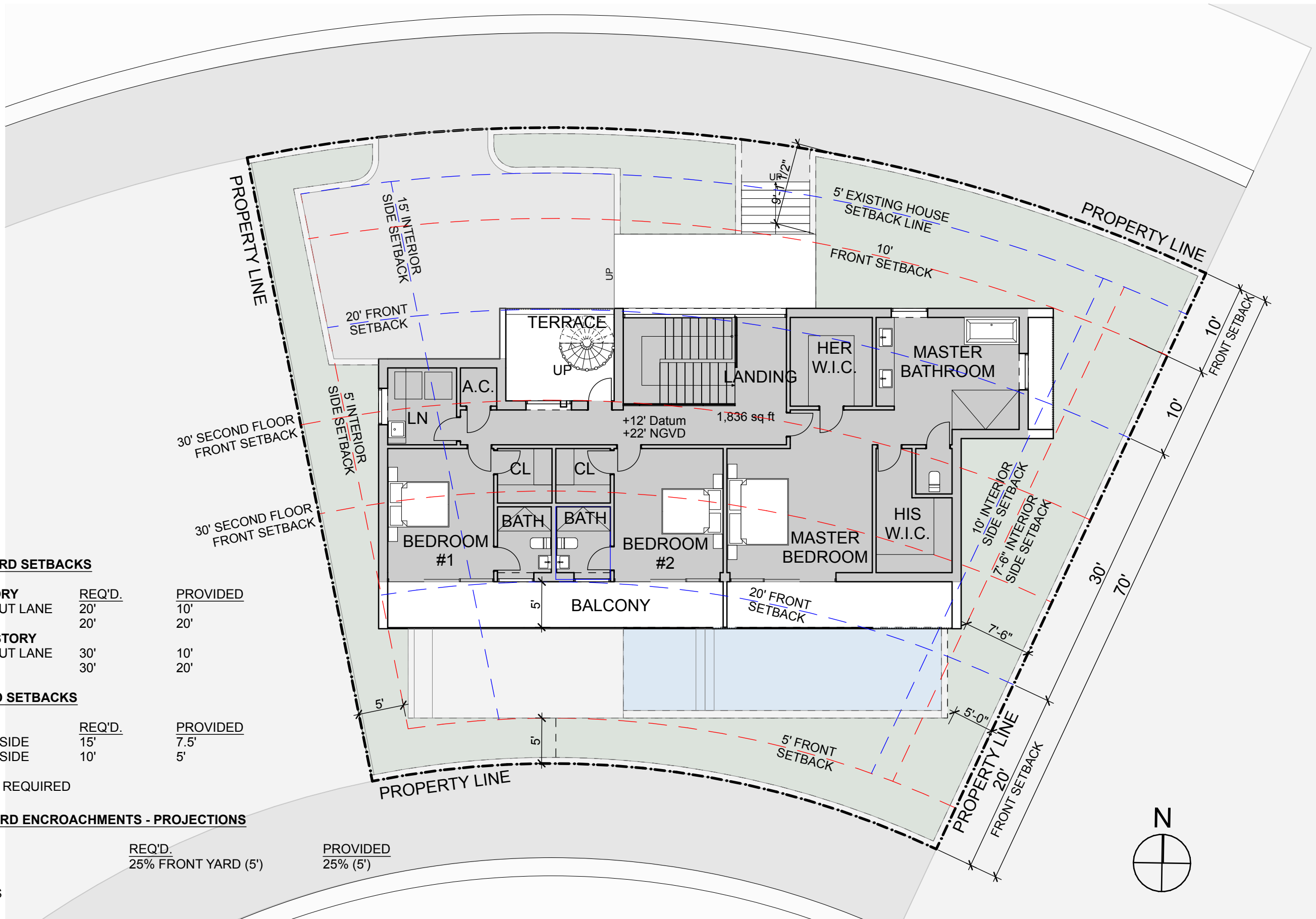
SIDE YARD SETBACKS

	REQ'D.	PROVIDED
INTERIOR SIDE	15'	7.5'
INTERIOR SIDE	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

	REQ'D.	PROVIDED
BALCONY:	25% FRONT YARD (5')	25% (5')
COMPLIES		



1

LOT B - SECOND LEVEL

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

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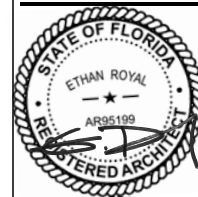
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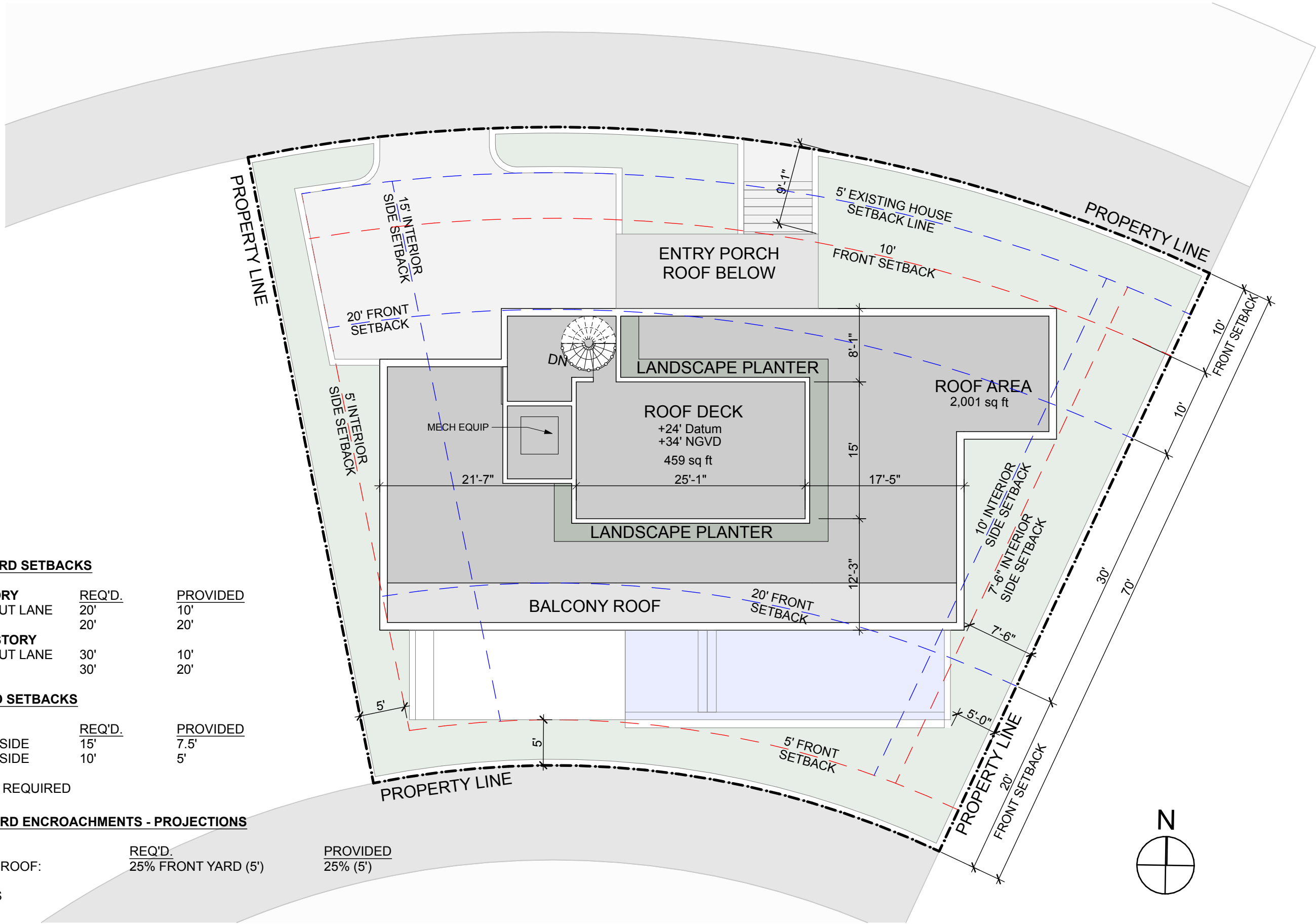
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LOT B - FLOOR PLAN
3/32" = 1'-0"



A-102B

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FRONT YARD SETBACKS

FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

SIDE YARD SETBACKS

	REQ'D.	PROVIDED
INTERIOR SIDE	15'	7.5'
INTERIOR SIDE	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

	REQ'D.	PROVIDED
BALCONY ROOF:	25% FRONT YARD (5')	25% (5')

COMPLIES

1

LOT B - ROOF LEVEL / SITE PLAN

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

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291 PALM AVENUE - LOT B

Sheet Title

LOT B - FLOOR PLAN
3/32" = 1'-0"



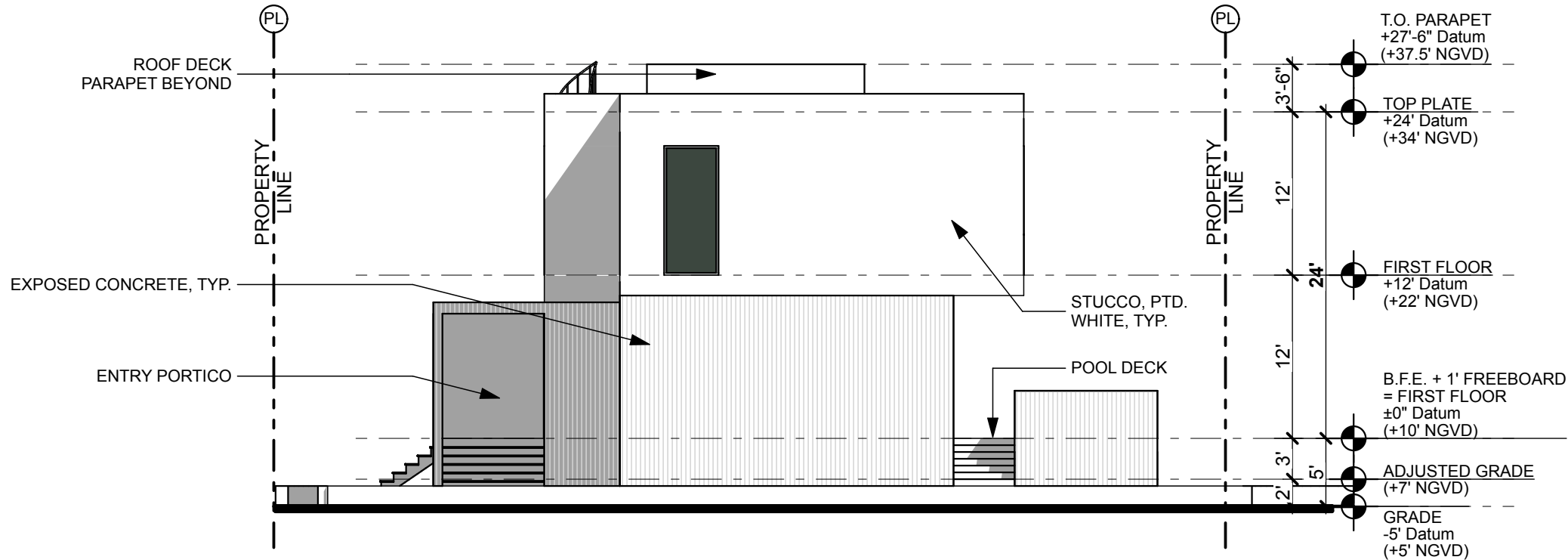
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2

WEST ELEVATION

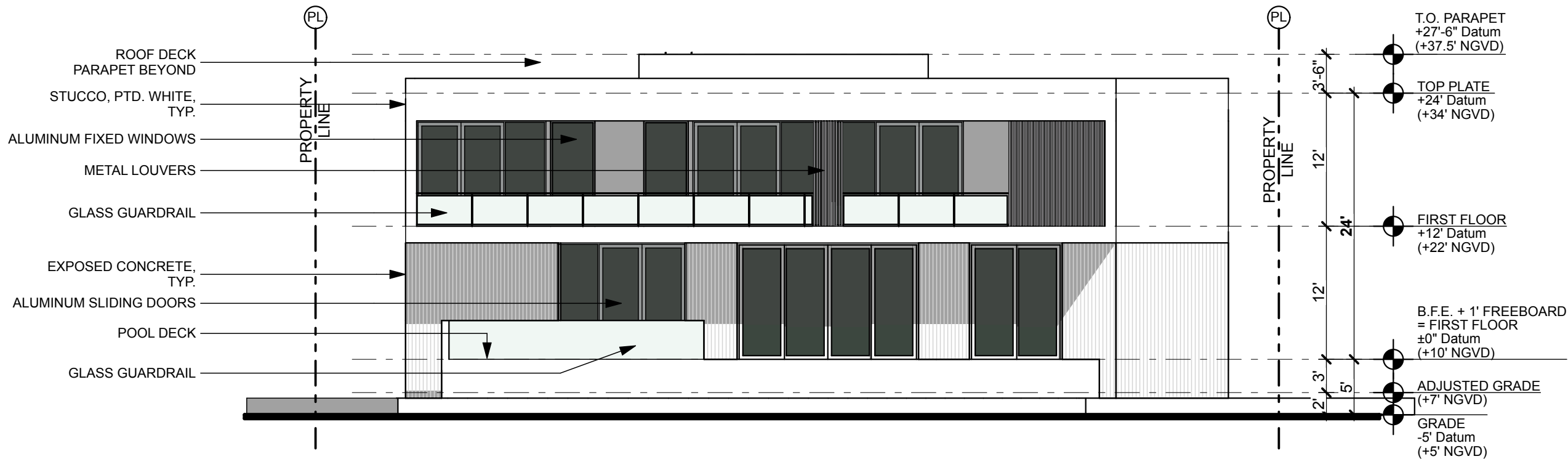
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

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



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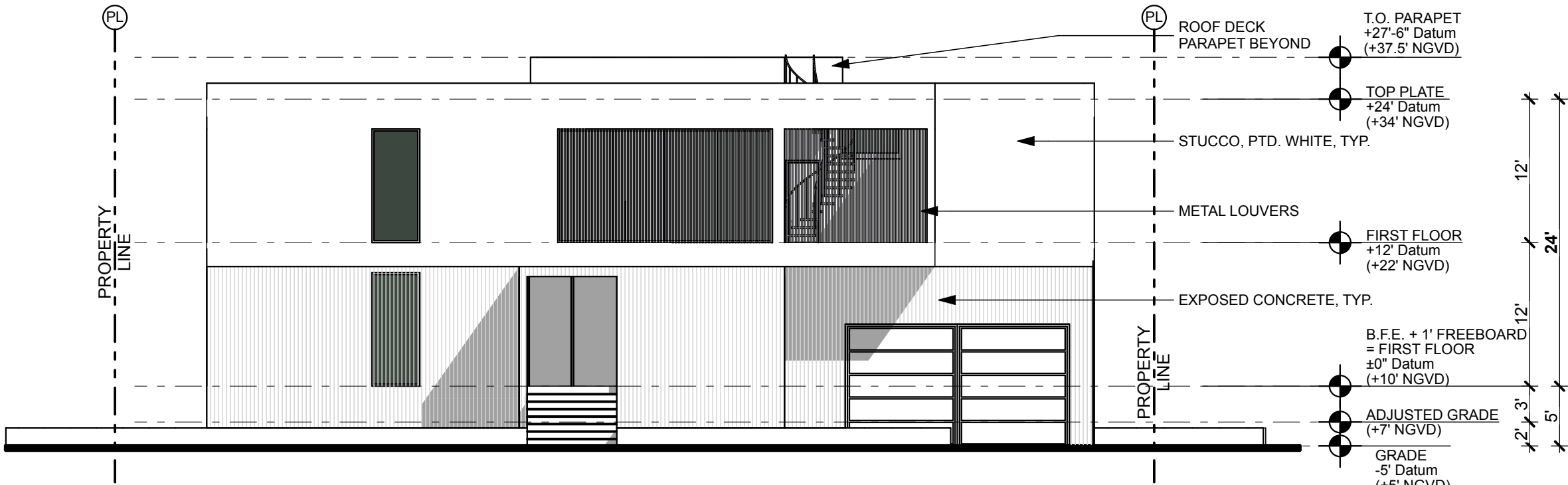
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

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1

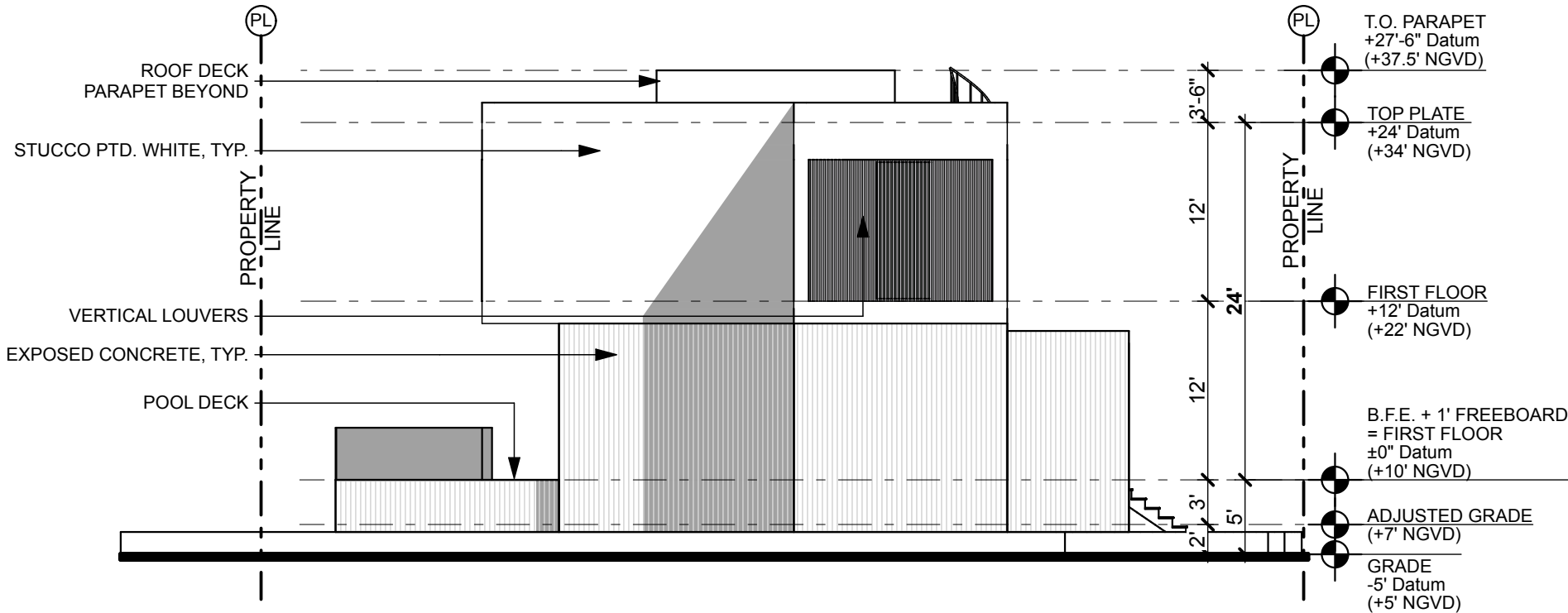
NORTH ELEVATION

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

2

EAST ELEVATION

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



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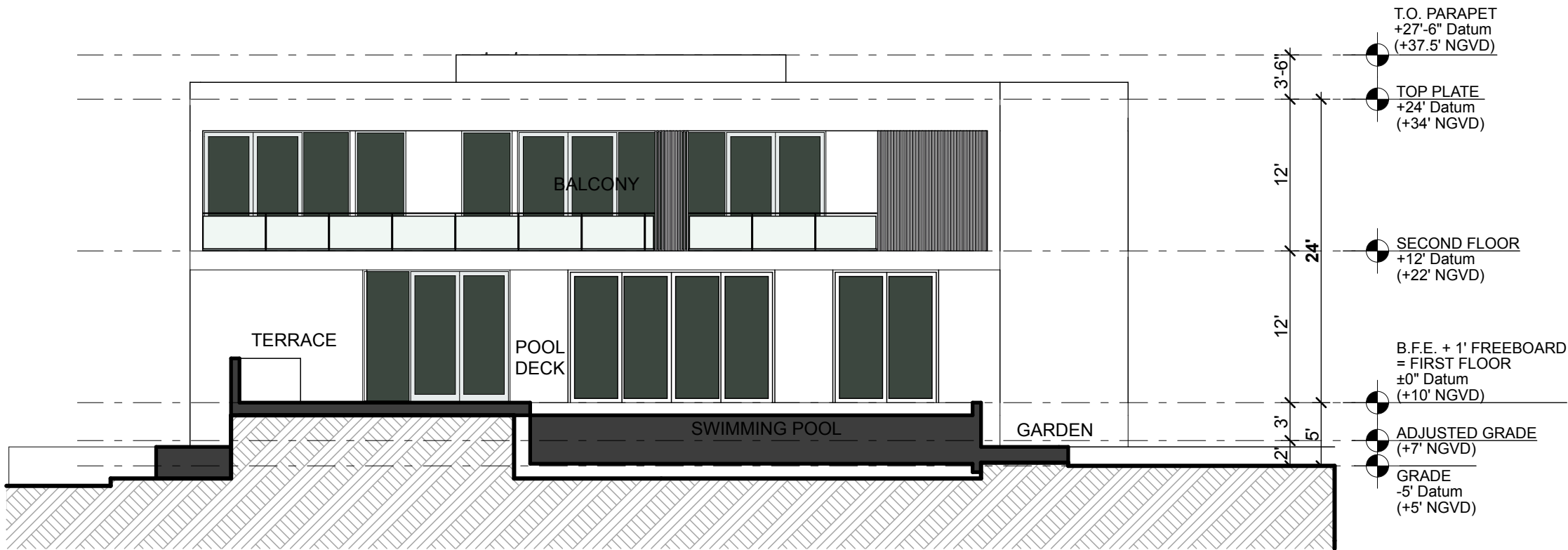
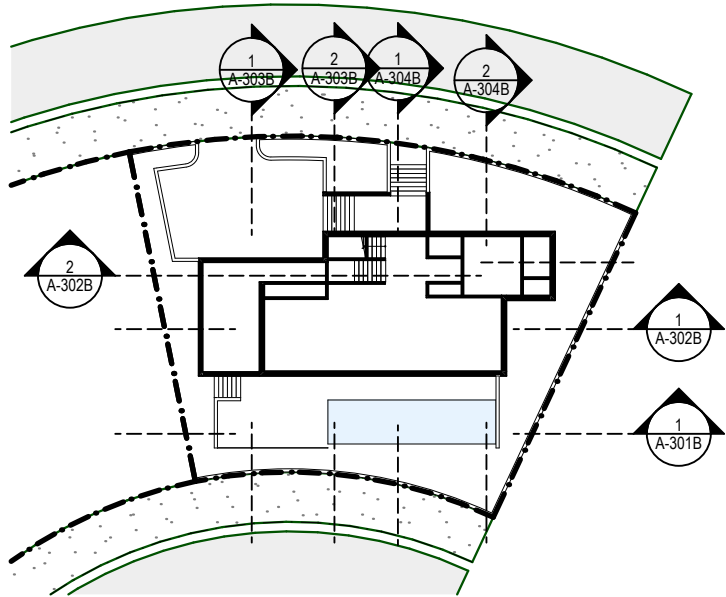
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B

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

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291 PALM AVENUE - LOT B

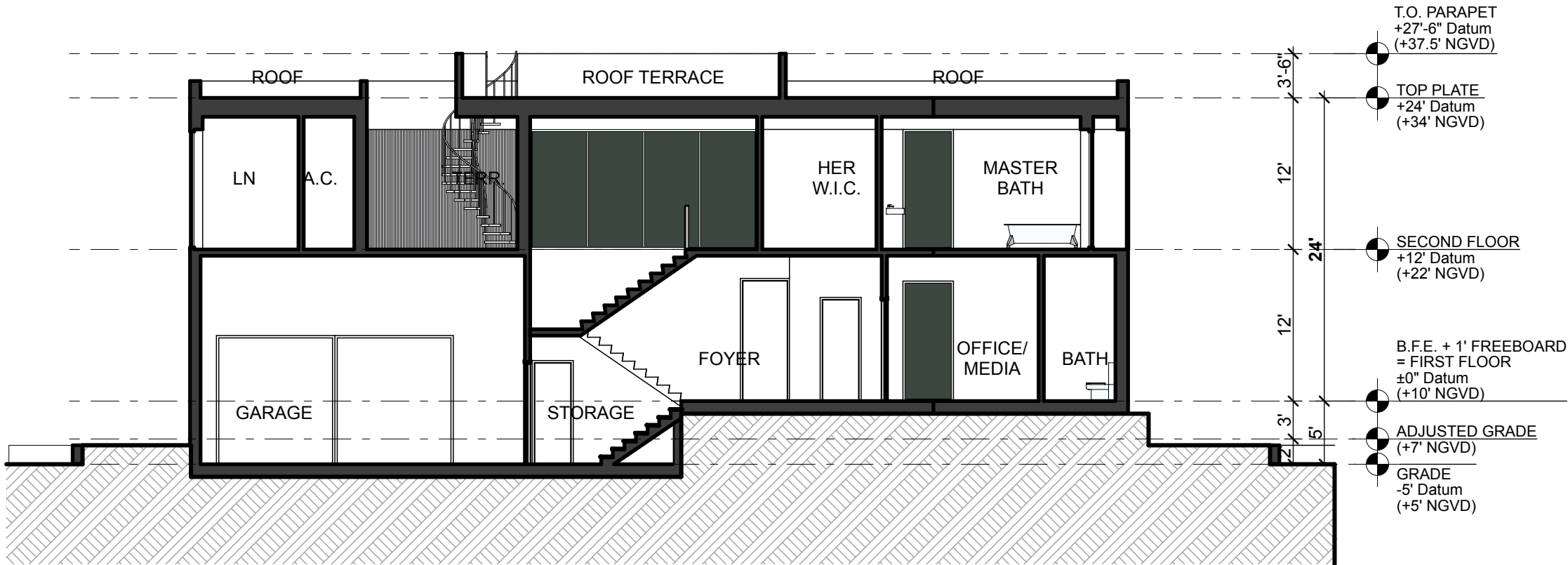
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LOT B - SECTIONS



A-301B

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



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

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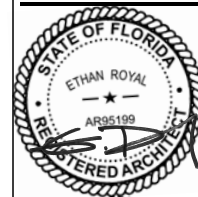
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291 PALM AVENUE - LOT B

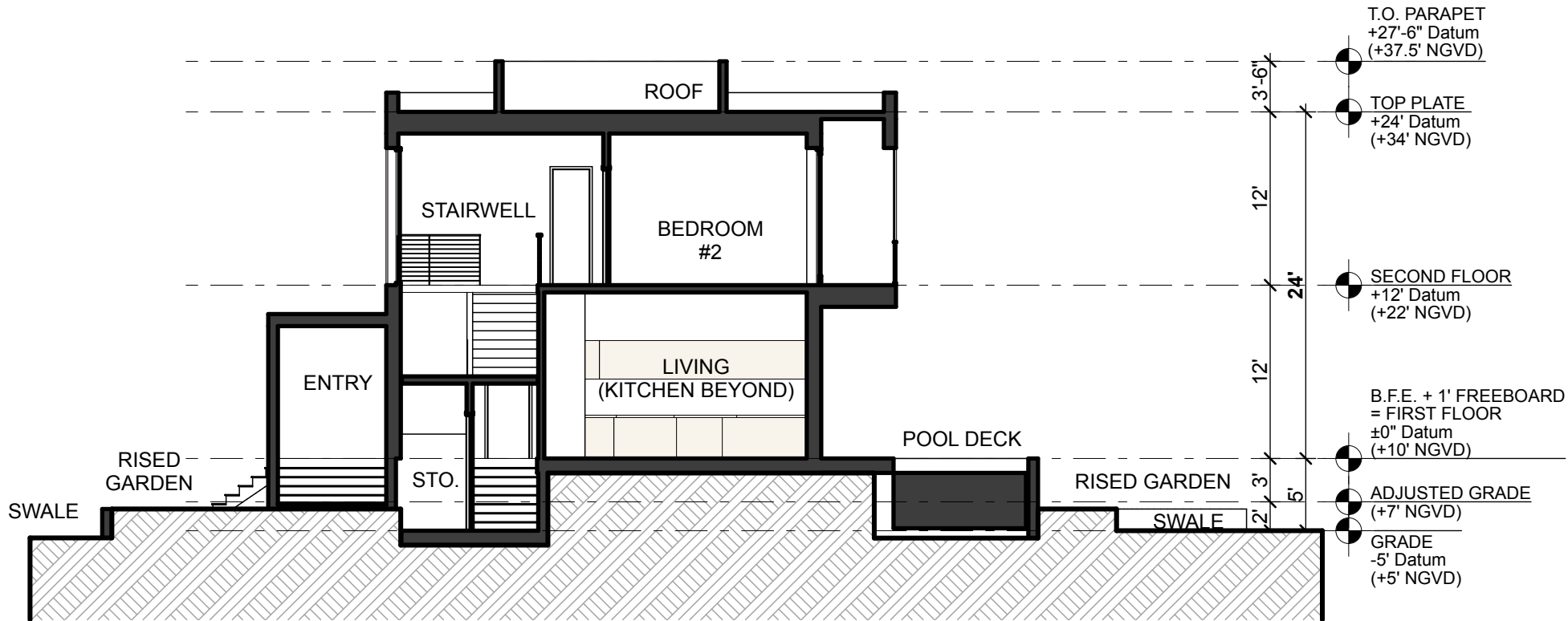
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LOT B - SECTIONS



A-302B

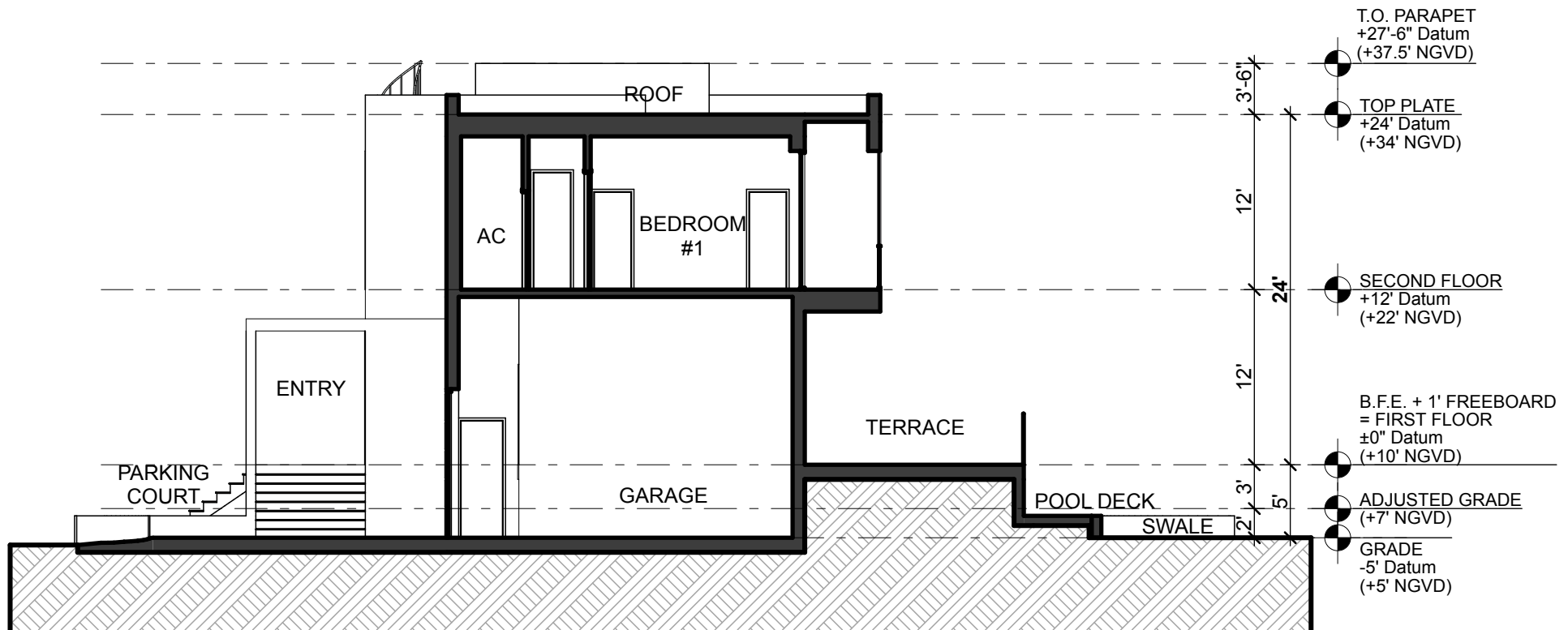
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2

SECTION 2

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



1

SECTION 1

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

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Sheet Title

LOT B - SECTIONS

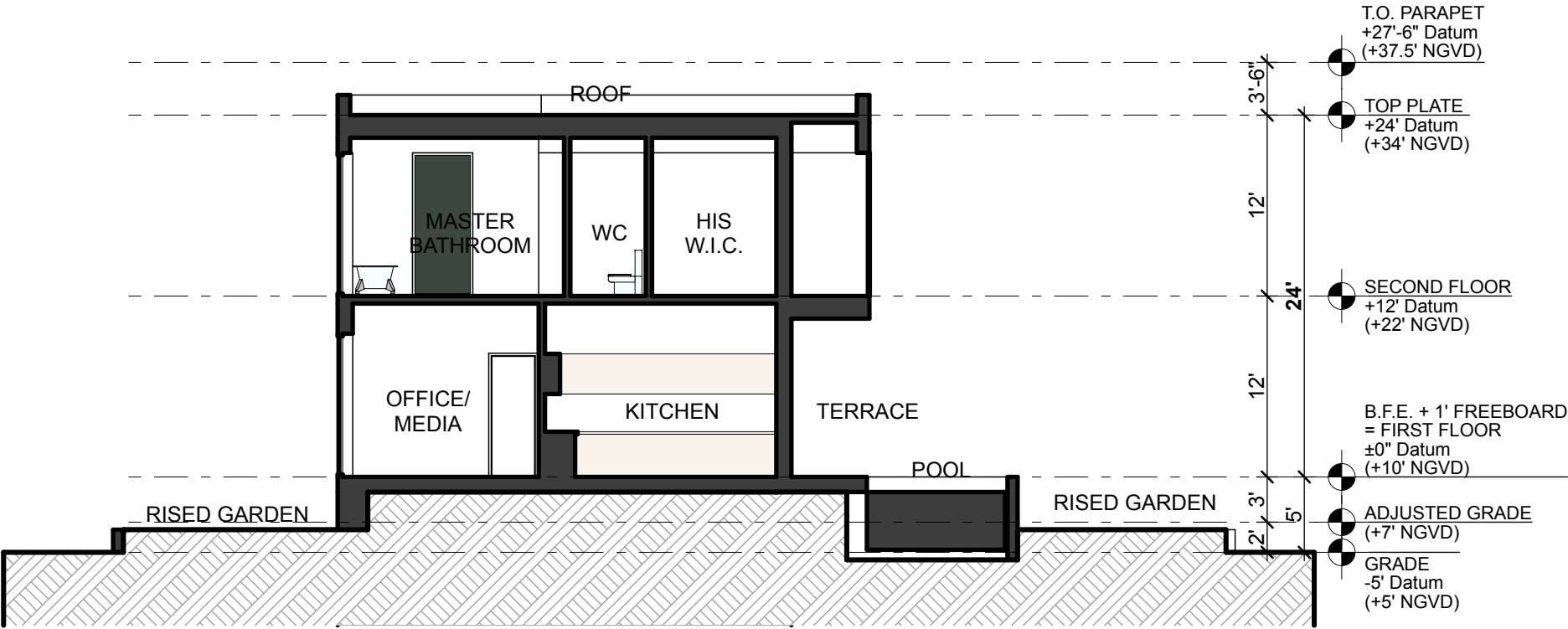


A-303B

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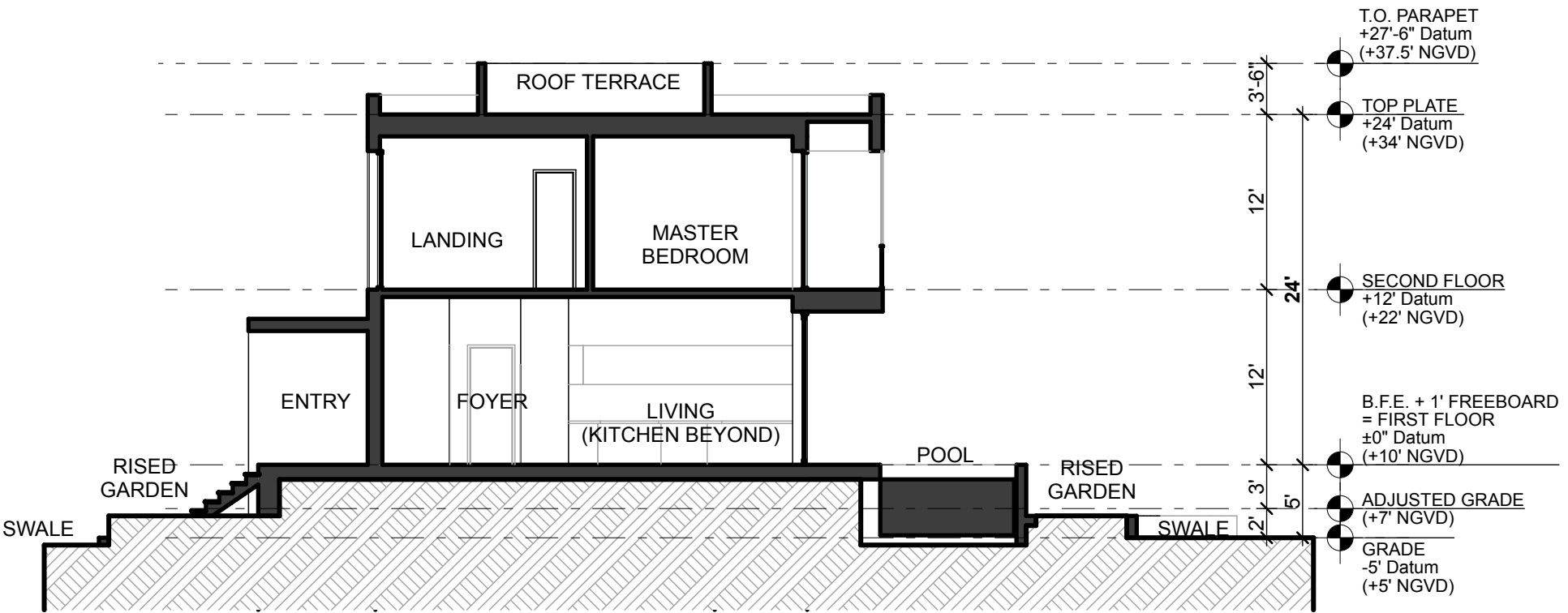
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SECTION 4
SCALE: 3/32" = 1'-0"



1

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



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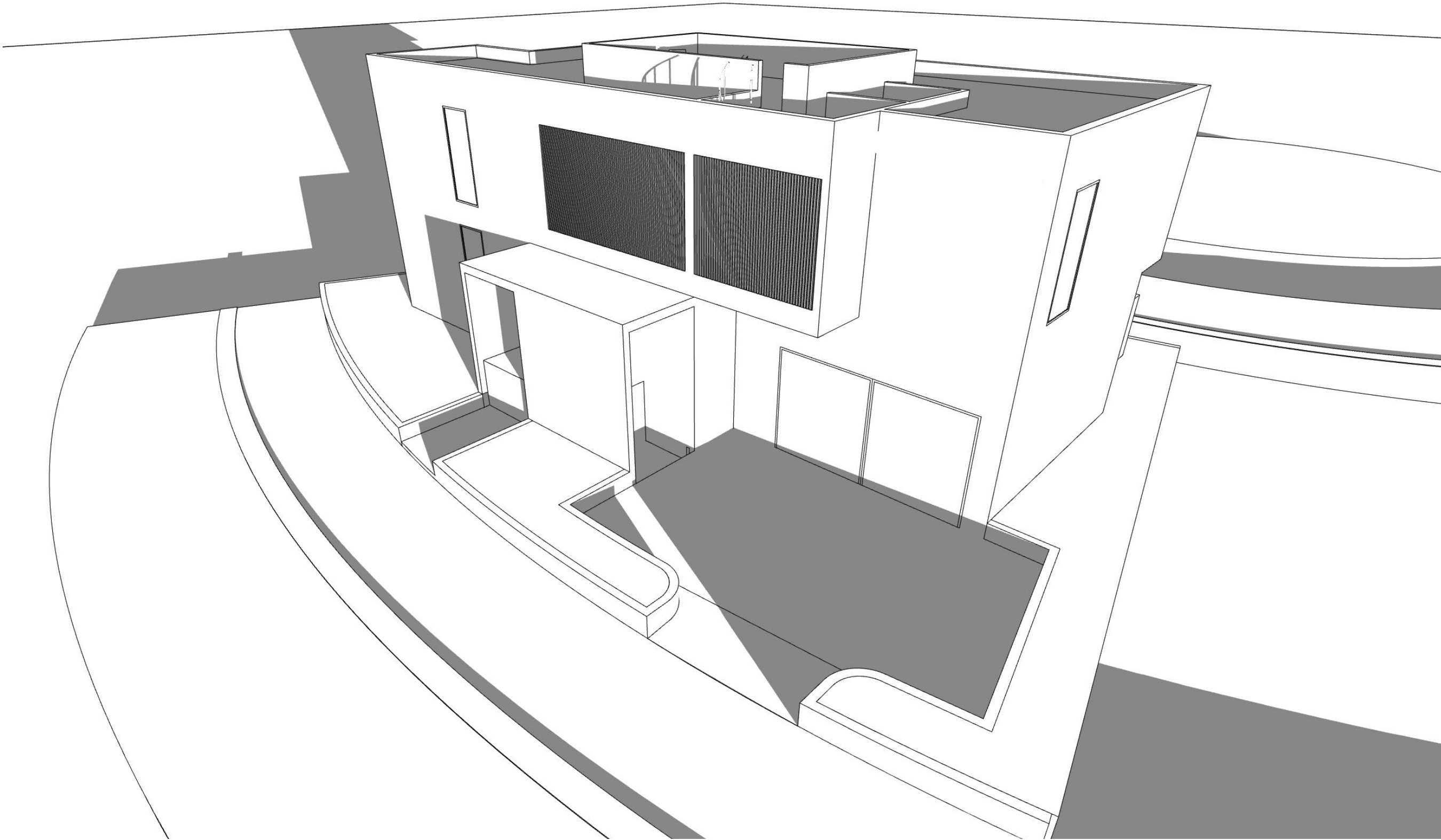
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LOT B - SECTIONS



A-304B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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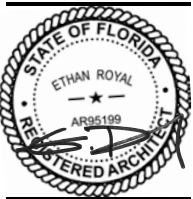
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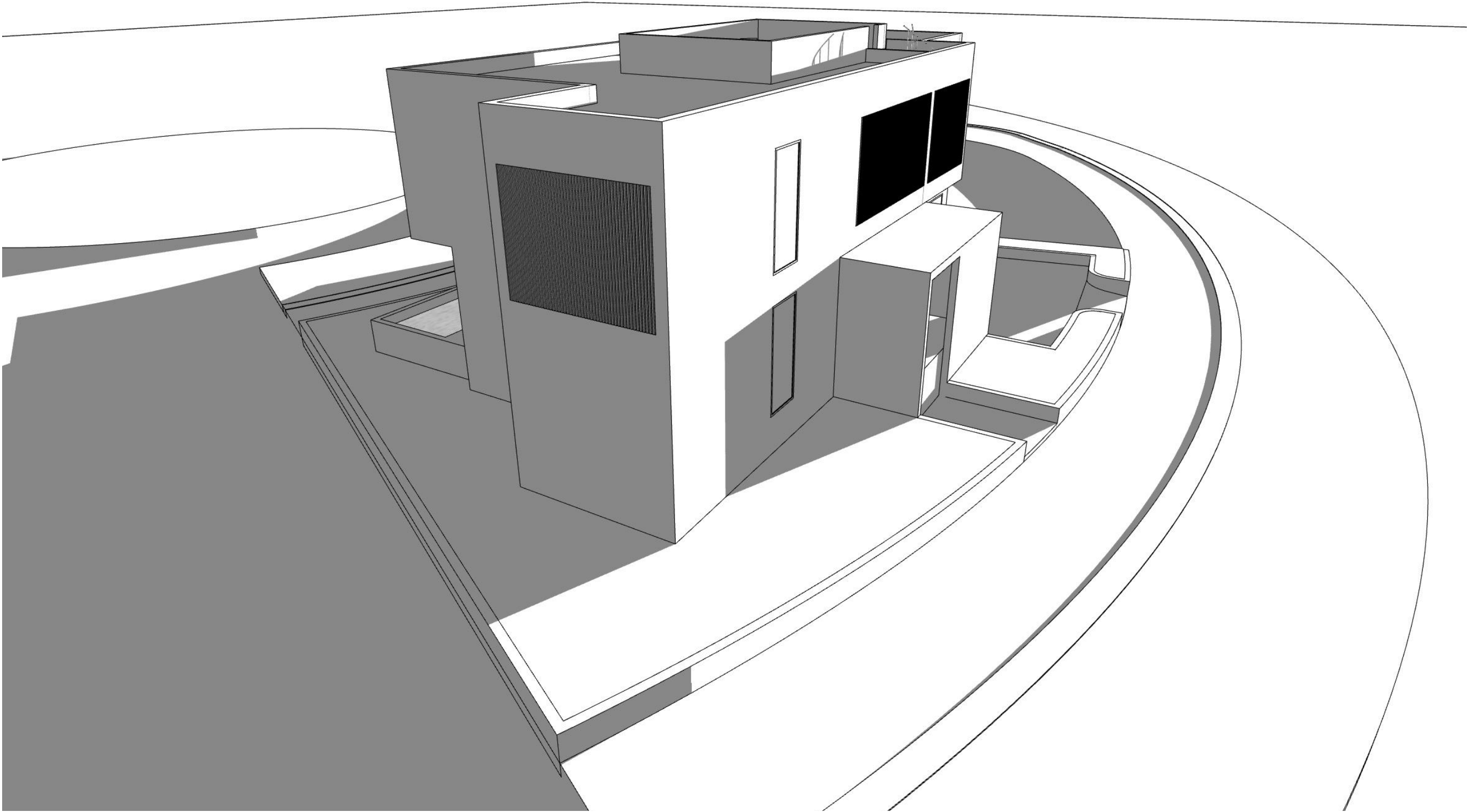
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MASSING DIAGRAMS



A-401B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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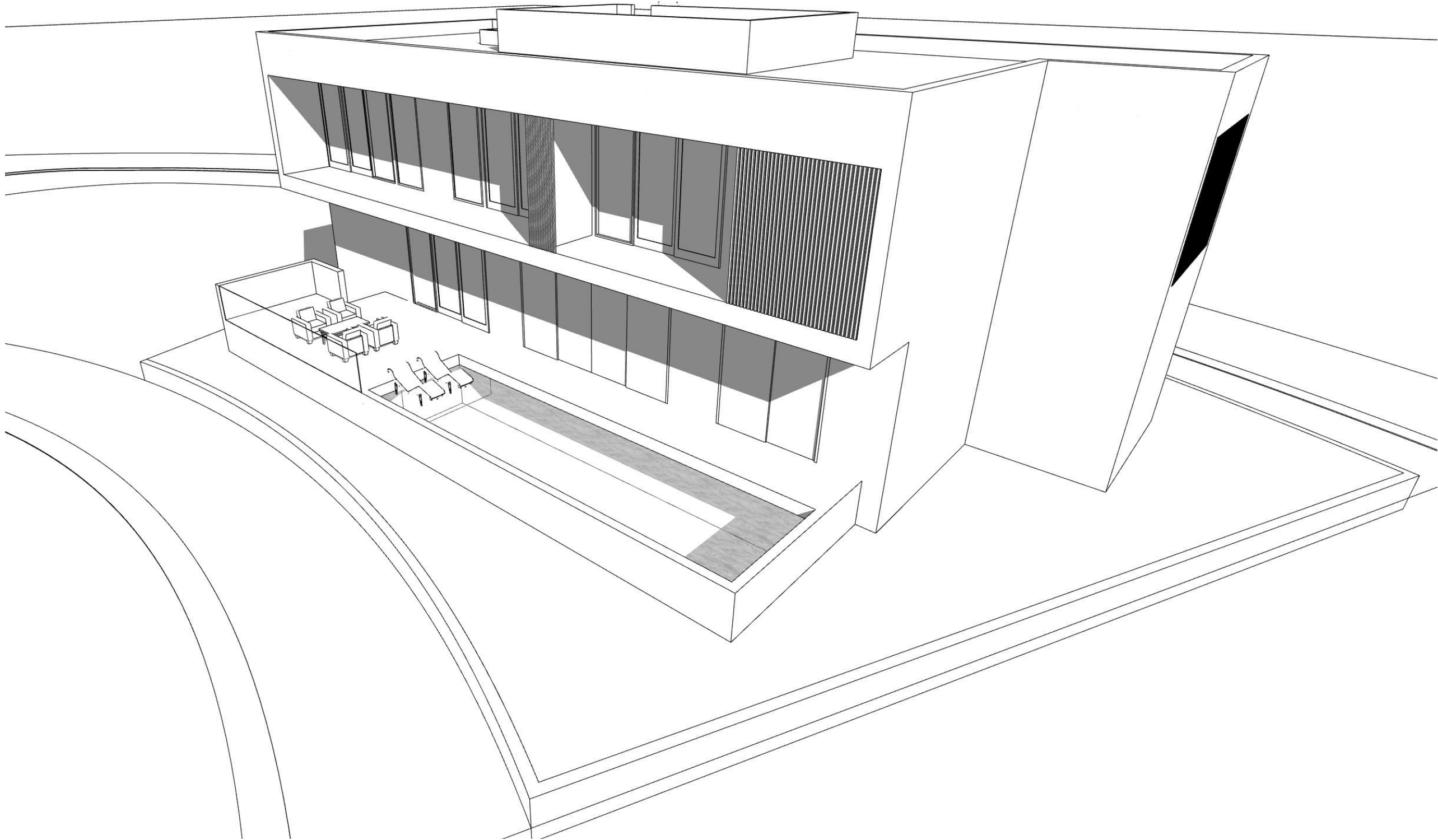
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MASSING DIAGRAMS



A-402B

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VIEW FROM PALM AVENUE LOOKING NORTH WEST

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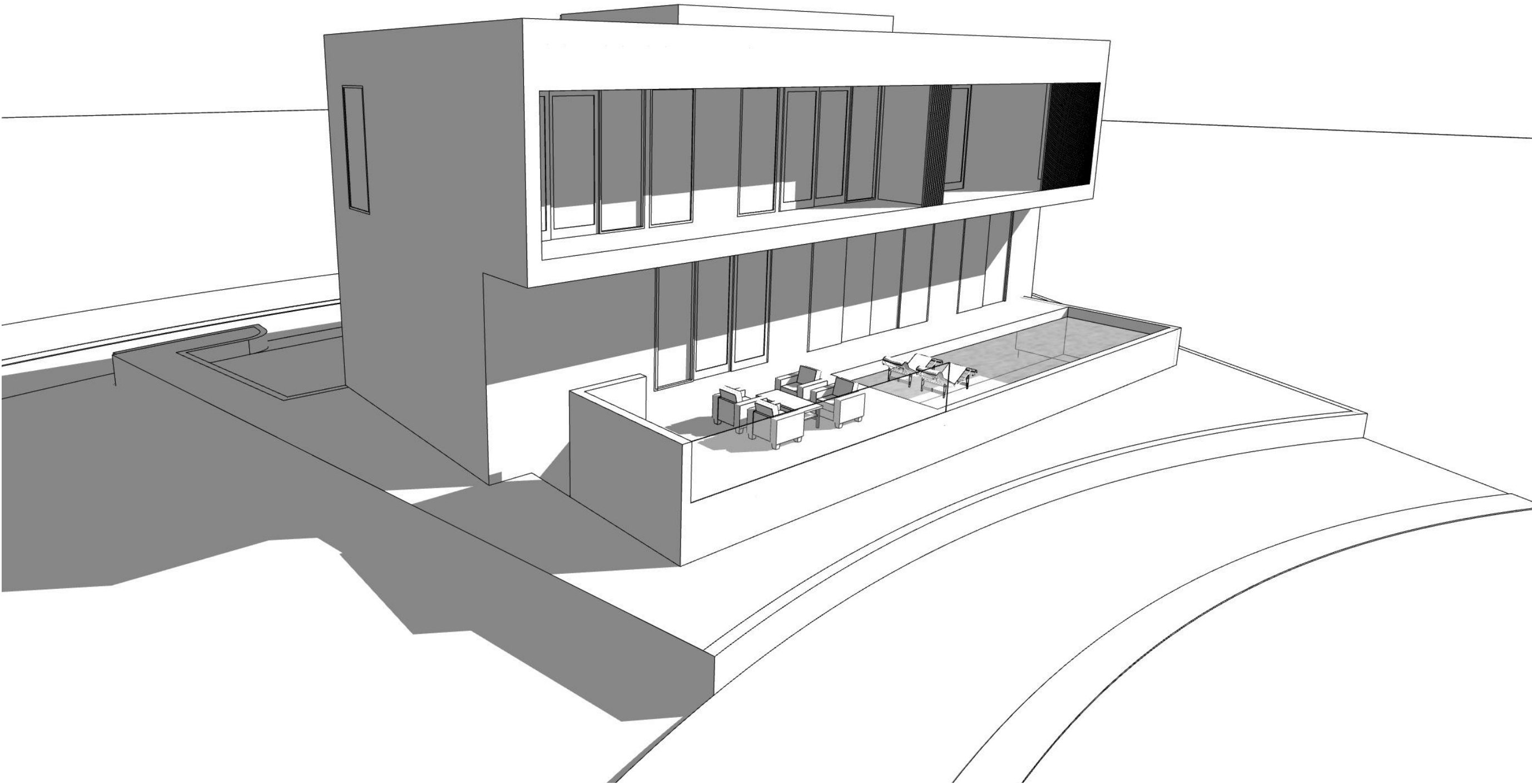
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MASSING DIAGRAMS



A-403B

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ARCHITECTURE RENDERINGS



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LANDSCAPE RENDERINGS



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LANDSCAPE RENDERINGS



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