

291 PALM AVENUE - LOT B

LALANI DEVELOPERS

DRB21-0739 LOT B FINAL SUBMITTAL - 12/06/2021

PROJECT DESCRIPTION

NEW SINGLE FAMILY HOME ON LOT B OF APPROVED LOT SPLIT WITH ASSOCIATED WAIVER AND VARIANCES

THE HOUSE ON LOT B WILL BE ELEVATED 5' ABOVE GRADE AND CONSIST OF A TWO STORY DESIGN AND INCLUDE A SINGLE CAR GARAGE. THE HOME WILL HAVE A RAISED POOL DECK AND TERRACES. DUE TO THE SUBSTANTIAL IRREGULAR SHAPE, NARROW LOT DEPTH AND DOUBLE FRONTAGE CONDITION OF THE LOT, THE OWNER SEEKS WAIVERS AND VARIANCES FOR THE FOLLOWING ITEMS:

- 1. LOT COVERAGE
- 2. UNIT SIZE
- 3. FRONT SETBACK ON NORTH COCONUT LANE FOR 1 AND 2 STORY HOME
- 4. FRONT SETBACK ON PALM AVENUE 2 STORY HOME
- 5. SIDE INTERIOR SETBACK
- 6. SUM OF SIDE SETBACKS
- 7a. POOL WATER EDGE SIDE SETBACK
- 7b. POOL DECK SIDE SETBACK (EAST)
- 8. POOL DECK FRONT SETBACK
- 9. POOL DECK SIDE SETBACK (WEST)
- 10. SETBACKS FOR ROOF DECK FROM NORTH AND SOUTH SIDES OF FLOOR BELOW
- 11a. SIDE YARD ELEVATION FOR POOL DECK
- 11b. FRONT YARD ELEVATION FOR POOL DECK

WAIVERS:

- 1. WAIVER OF 5' ADDITIONAL SETBACK FOR 35% OF SECOND STORY FRONT ELEVATION

R&B

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305 407 3929 | royalbyckovas.com
6001 N.W. 7 Ave. STE B, Miami, FL 33127

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291 PALM AVENUE - LOT B

A-000
12/6/21



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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

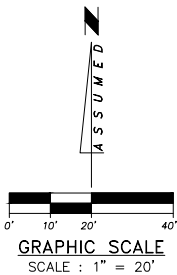
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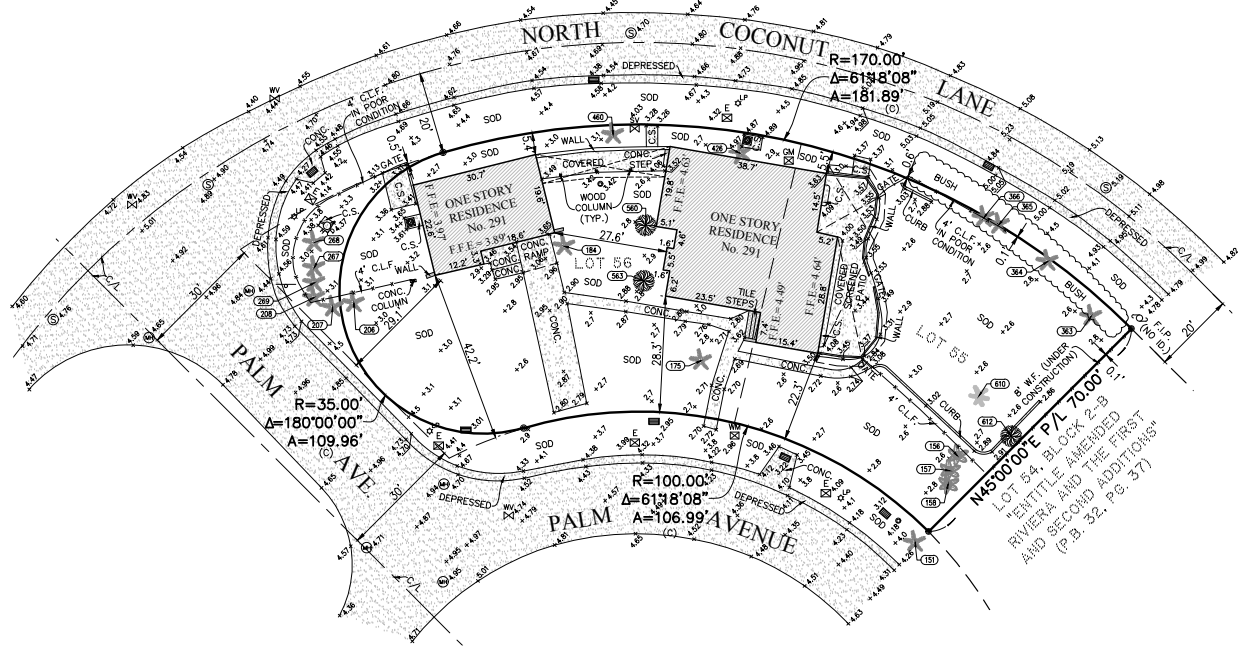


LEGEND

	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
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

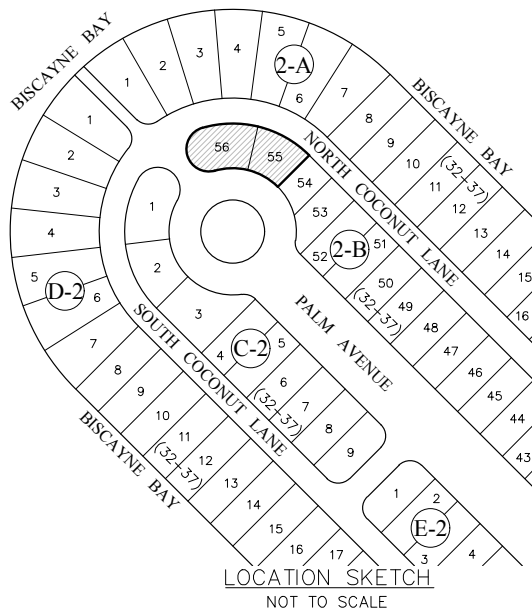


BOUNDARY SURVEY
of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CASA DE PALM LLC



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
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
D.W.	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
P.C.	Page
P.L.	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'
184	PALM 1.80'-50'-20'
206	PALM 1.30'-28'-18'
207	PALM 1.30'-28'-18'
208	PALM 1.30'-28'-18'
267	PALM 1.50'-18'-18'
268	PALM 1.50'-18'-18'
269	PALM 1.50'-18'-12'
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'
460	PALM 1.80'-30'-18'
560	TREE 2.50'-30'-25'
563	TREE 2'-18'-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:

Lot 55 and Lot 56, 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.

Containing 12,035 Square feet or 0.28 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

FOLIO No. 02-4205-002-0460

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

Benchmarks used:
Miami Beach Benchmark: Palm 01-R,
Elevation=5.12' (Adjusted to N.G.V.D. 1929)
Location: SW corner of Palm Avenue & Fountain Street.

Miami Beach Benchmark: Palm 02-R2,
Elevation=4.43' (Adjusted to N.G.V.D. 1929)
Location: SE corner of W Palm Avenue & S Coconut Lane.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N45°00'00"E along the Easterly line of the Subject property, Miami-Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

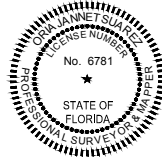
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

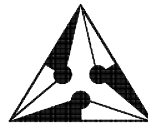
Oría J
Suarez

By: **Oría Jannet Suarez, P.S.M.** for the firm
Professional Surveyor and Mapper No. 6781
State of Florida



THIS DOCUMENT HAS BEEN INTERNALLY SIGNED AND SEALED BY ORÍA JANNET SUAREZ, PSW ON THE DATE ADJACENT TO THE SEAL.
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NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



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
CASA DE PALM LLC

REVISIONS	BY

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

R&B

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Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

EXISTING SITE SURVEY

Sheet Title



A-002



1 CONTEXT MAP

SCALE: N.A.



②



③



④



⑤



⑥



⑦



8



⑨



10



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1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



13 288 PALM AVE.



14 286 PALM AVE.



15 281 PALM AVE.



2 287 PALM AVE.



3 287 PALM AVE.



4 312 PALM AVE.



5 312 PALM AVE.



6 312 PALM AVE.



7 312 PALM AVE.



8 300 PALM AVE.



9 300 PALM AVE.



10 300 PALM AVE.

R&B

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OWNER INFORMATION

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PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004



1 CONTEXT MAP

SCALE: N.A.



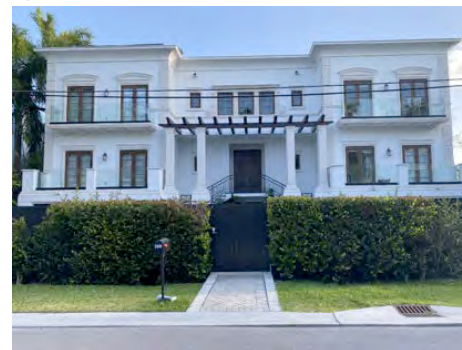
⑪ 216 COCONUT LANE



⑫ 310 COCONUT LANE



⑬ 308 COCONUT LANE



⑭ 288 COCONUT LANE



② 291 COCONUT LANE



③ 295 COCONUT LANE



⑤ 303 COCONUT LANE



⑥ 305 COCONUT LANE



⑧ 315 COCONUT LANE



⑨ 317 COCONUT LANE



④ 297 COCONUT LANE



⑦ 311 COCONUT LANE



⑩ 320 COCONUT LANE

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#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	(%)	(FT)	(FT)	(FT)
1	191 PALM AVE	7,000	2,577	36%	3,092	44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	N/A	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
40	226 PALM AVE	7,000	4,439	63%			NA (2 STORIES)	NA	18'	8'	8'
41	222 PALM AVE	8,000	N/A	N/A			NA (2 STORIES)	NA	31'	N/A	N/A
42	218 PALM AVE	21,000	5,570	26%	6,684	31%	5,570 Sq.Ft	26%	31'	N/A	N/A
43	210 PALM AVE	43,000	11,933	27%			11,933 Sq.Ft	27%	40'	N/A	N/A
44	198 PALM AVE	30,000	12,217	40%			NA (2 STORIES)	NA	20'	N/A	N/A
45	190 PALM AVE	30,000	13,783	46%			13,783 Sq.Ft	46%	20'	N/A	N/A
46	222 S COCONUT LN	7,000	3,686	53%	4,423	63%	NA (2 STORIES)	NA	20'	N/A	N/A
47	224 S COCONUT LN	8,000	3,202	40%	3,842	48%	NA (2 STORIES)	NA	50'	N/A	N/A
48	228 S COCONUT LN	8,400	3,962	47%			NA (2 STORIES)	NA	25'	N/A	N/A
49	234 S COCONUT LN	8,400	3,140	37%	3,768	44%	NA (2 STORIES)	NA	25'	N/A	N/A

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	(%)	(FT)	(FT)	(FT)
50	240 S COCONUT LN	8,400	3,727	44%			NA (2 STORIES)	NA	38'	N/A	N/A
51	244 S COCONUT LN	8,400	3,399	40%	4,078	48%	NA (2 STORIES)	NA	38'	N/A	N/A
52	250 S COCONUT LN	8,400	5,032	60%	6,038	71%	NA (2 STORIES)	NA	32'	N/A	N/A
53	256 S COCONUT LN	7,000	2,496	35%	2,995	42%	NA (2 STORIES)	NA	N/A	N/A	N/A
54	260 S COCONUT LN	7,000	3,717	53%	4,460	63%	3,717 Sq.Ft	53%	56'	N/A	N/A
55	262 S COCONUT LN	7,000	5,898	84%			5,898 Sq.Ft	84%	17'	N/A	N/A
56	266 S COCONUT LN	14,000	5,441	39%	6,529	46%	NA (2 STORIES)	NA	20'	N/A	N/A
57	276 S COCONUT LN	7,000	2,527	36%	3,032	43%	NA (2 STORIES)	NA	46'	N/A	N/A
58	280 S COCONUT LN	7,000	5,671	81%	6,805	97%	NA (2 STORIES)	NA	21'	N/A	N/A
59	288 S COCONUT LN	14,000	10,853	78%			NA (2 STORIES)	NA	28'	N/A	N/A
60	290 S COCONUT LN	7,000	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
61	294 S COCONUT LN	8,736	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
62	298 S COCONUT LN	8,736	4,783	55%	5,739	65%	NA (2 STORIES)	NA	54'	N/A	N/A
63	302 S COCONUT LN	8,736	3,661	42%			NA (2 STORIES)	NA	42'	N/A	N/A
64	308 S COCONUT LN	8,643	5,697	66%			5,697 Sq. Ft	66%	25'	N/A	N/A
65	310 S COCONUT LN	8,736	1,787	20%	2,144	24%	1,787 Sq. Ft	20%	NEG. 1'-9"	N/A	N/A
66	316 S COCONUT LN	8,736	2,419	27%	2,902	33%	NA (2 STORIES)	NA	36'	N/A	N/A
67	320 S COCONUT LN	8,840	4,319	49%			NA (2 STORIES)	NA	15'	N/A	N/A
68	317 N COCONUT LN	7,924	2,752	35%	3,302	41%	NA (2 STORIES)	NA	NEG. 1'-0"	N/A	N/A
69	315 N COCONUT LN	8,505	3,613	42%			NA (2 STORIES)	NA	29'	N/A	N/A
70	311 N COCONUT LN	8,493	3,222	38%			NA (2 STORIES)	NA	35'	N/A	N/A
71	305 N COCONUT LN	8,493	4,693	55%			4,693 Sq. Ft	55%	15'	N/A	N/A
72	303 N COCONUT LN	8,493	3,880	46%	4,656	54%	3,880 Sq.Ft	46%	22'	N/A	N/A
73	297 N COCONUT LN	8,667	3,501	40%	4,201	48%	NA (2 STORIES)	NA	62'	N/A	N/A
74	295 N COCONUT LN	8,828	4,455	50%	5,346	60%	4,455 Sq.Ft	50%	23'	N/A	N/A
75	291 N COCONUT LN	7,000	2,261	32%	2,713	38%	2,261 Sq.Ft	32%	N/A	N/A	N/A
76	N/A	N/A	N/A	N/A			N/A	NA	30'	N/A	N/A
77	281 N COCONUT LN	7,000	2,002	28%	2,402	34%	2,002 Sq.Ft	28%	25'	N/A	N/A
78	277 N COCONUT LN	7,000	3,210	46%	3,852	55%	3,210 Sq.Ft	46%	20'	N/A	N/A
79	275 N COCONUT LN	8,414	3,529	42%			NA (2 STORIES)	NA	25'	N/A	N/A
80	269 N COCONUT LN	14,579	3,570	24%			NA (2 STORIES)	NA	21'	N/A	N/A
81	261 N COCONUT LN	7,000	2,410	34%	2,892	41%	2,410 Sq.Ft	34%	30'	N/A	N/A
82	257 N COCONUT LN	7,000	4,814	69%	5,776	82%	NA (2 STORIES)	NA	20'	N/A	N/A
83	253 N COCONUT LN	7,000	2,283	33%	2,739	39%	2,410 Sq.Ft	33%	30'	N/A	N/A
84	251 N COCONUT LN	7,000	3,594	51%	4,312	61%	NA (2 STORIES)	NA	24'	N/A	N/A
85	245 N COCONUT LN	7,000	4,686	67%			NA (2 STORIES)	NA	28'	N/A	N/A
86	241 N COCONUT LN	7,000	2,064	30%	2,476	35%	2,064 Sq.Ft	30%	22'	N/A	N/A
87	237 N COCONUT LN	7,000	4,420	63%			NA (2 STORIES)	NA	20'	N/A	N/A
88	235 N COCONUT LN	7,000	2,068	30%	2,481	35%	2,068 Sq.Ft	30%	46'	N/A	N/A
89	233 N COCONUT LN	7,000	6,607	94%			NA (2 STORIES)	NA	15'	N/A	N/A
90	225 N COCONUT LN	14,000	2,826	20%	3,391	24%	2,826 Sq.Ft	20%	44'	N/A	N/A
91	215 N COCONUT LN	14,000	2,445	17%	2,934	20%	2,445 Sq.Ft	17%	20'	N/A	N/A
92	211 N COCONUT LN	7,000	3,802	54%			NA (2 STORIES)	NA	21'	N/A	N/A
93	205 N COCONUT LN	7,000	1,760	25%	2,112	30%	1,760 Sq.Ft	25%	22'	N/A	N/A
94	201 N COCONUT LN	7,000	1,757	25%	2,108	30%	1,757 Sq.Ft	25%	22'	N/A	N/A
95	199 N COCONUT LN	7,000	1,805	26%			NA (2 STORIES)	NA	33'	N/A	N/A

AVERAGE	8,563	3,711	45.04%	3,516	47.17%		36.36%				
MEDIAN	7,000	3,222	44.00%	3,232	44.00%		32.00%				

PROPERTY DEVELOPMENT CHART



COLOR CODED LEGEND		
	70' DEEP LOTS	
	RECENT CONSTRUCTION	
	NON-CONFORMANCES	

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

NEIGHBORHOOD DEVELOPMENT
ANALYSIS

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-006

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									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	30% MAX	(FT)	(FT)	(FT)
1	191 PALM AVE	7,000	2,577	36%		44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12,021	2,961	25%	3,553	30%	NA (2 STORIES)	NA	20'	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A

PROPERTY DEVELOPMENT CHART

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	50% MAX (%)	(SF +20%)	50% MAX (+20 %)	(SF)	30% MAX (%)	(FT)	(FT)	(FT)
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	NA	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
	AVERAGE	6,599	2,982	46%	3,050	48%		34%			
	MEDIAN	6,000	2,786	45%	3,217	52%		36%			

PROPERTY DEVELOPMENT CHART CONT.

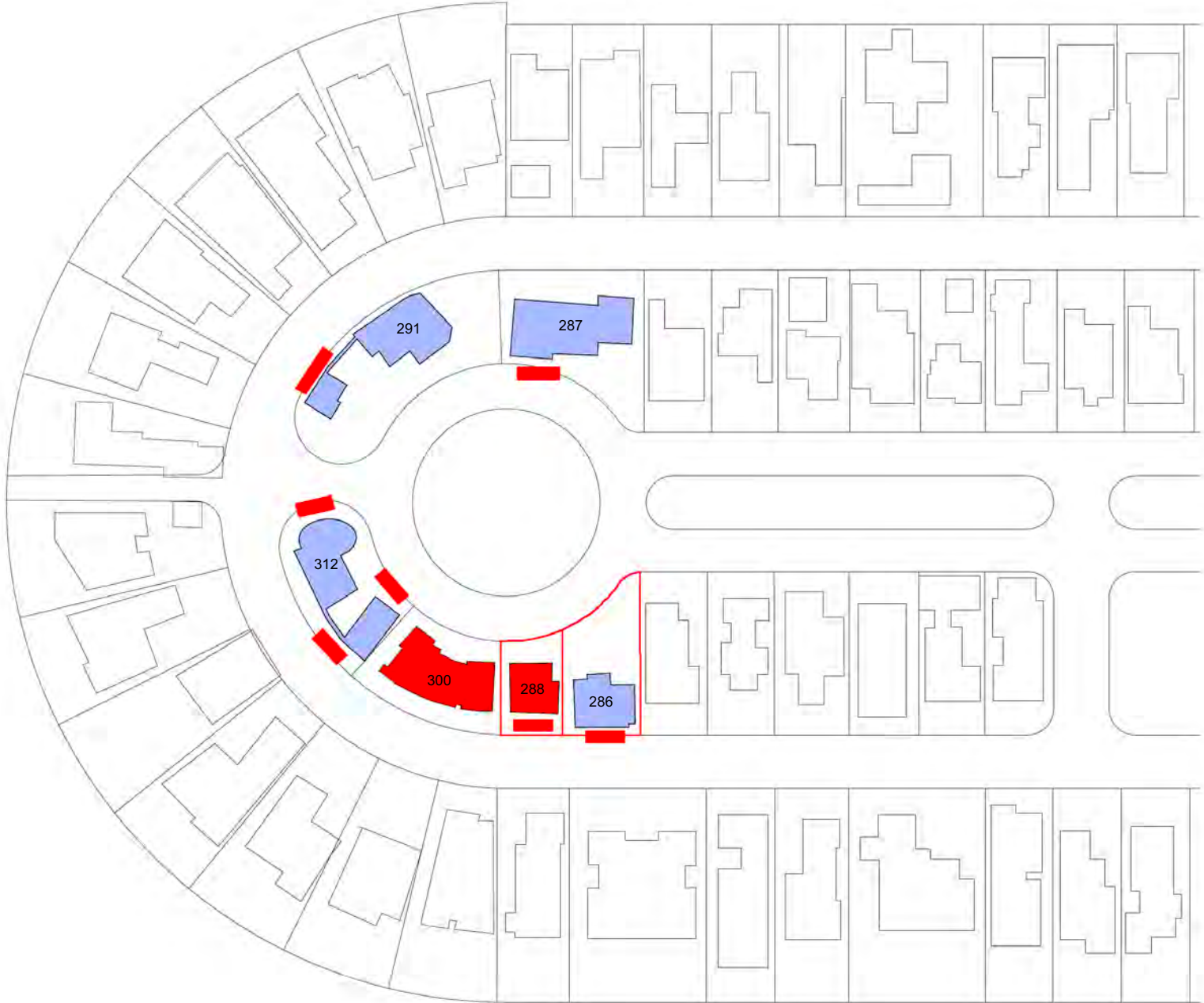
#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
	MIAMI BEACH,FL 33139	(SF)	(SF)	(%)			(SF)	(%)			
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	



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2 PROPERTY KEY PLAN



1 70' DEEP LOTS - DOUBLE FRONTAGES

#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	MIAMI BEACH,FL 33139										
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
	70' DEEP LOTS
	RECENT CONSTRUCTION
	NON-CONFORMANCES

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OWNER INFORMATION

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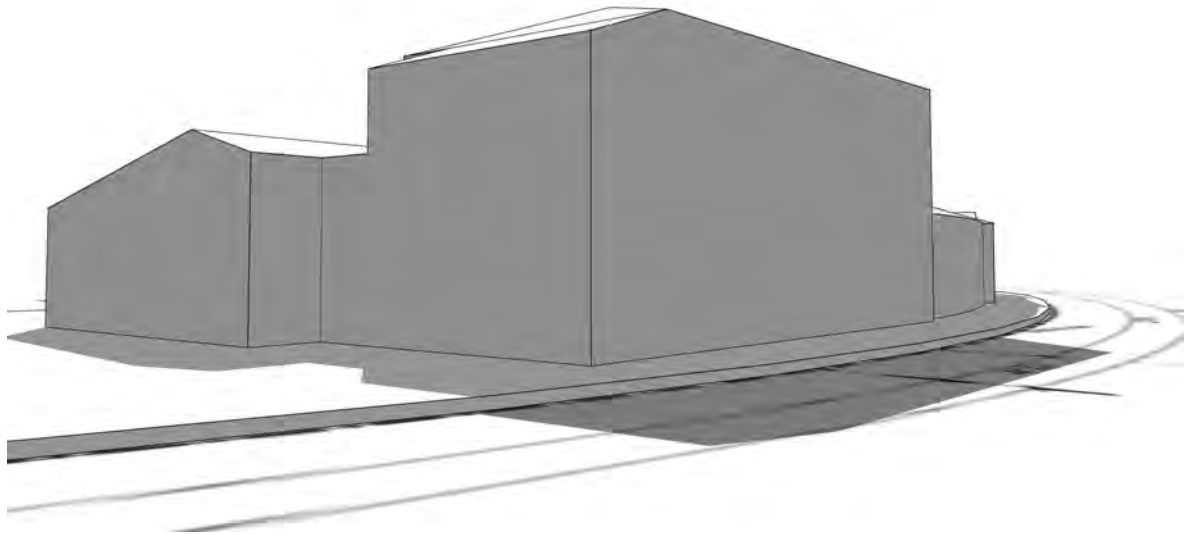
291 PALM AVENUE

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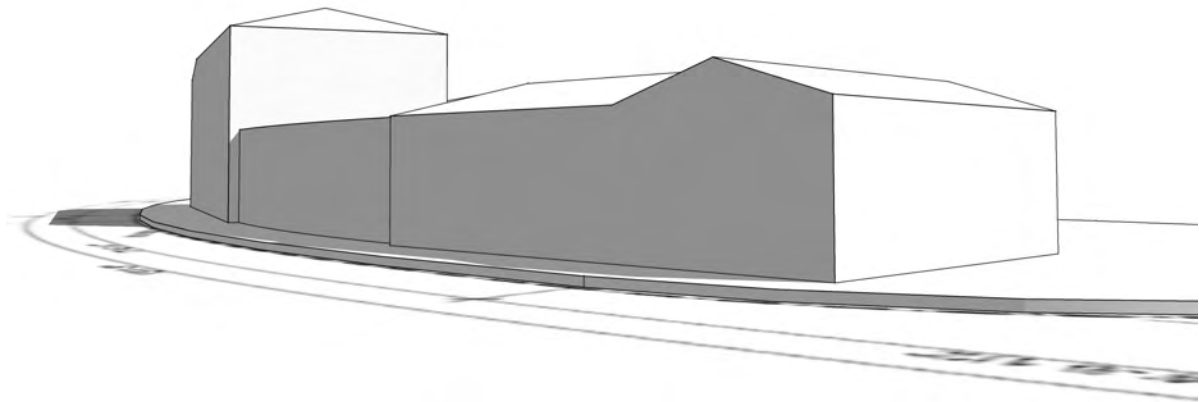
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ANALYSIS



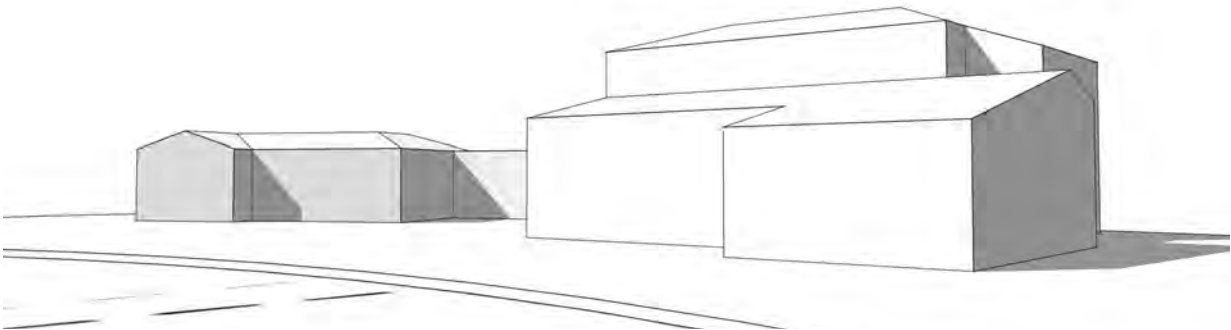
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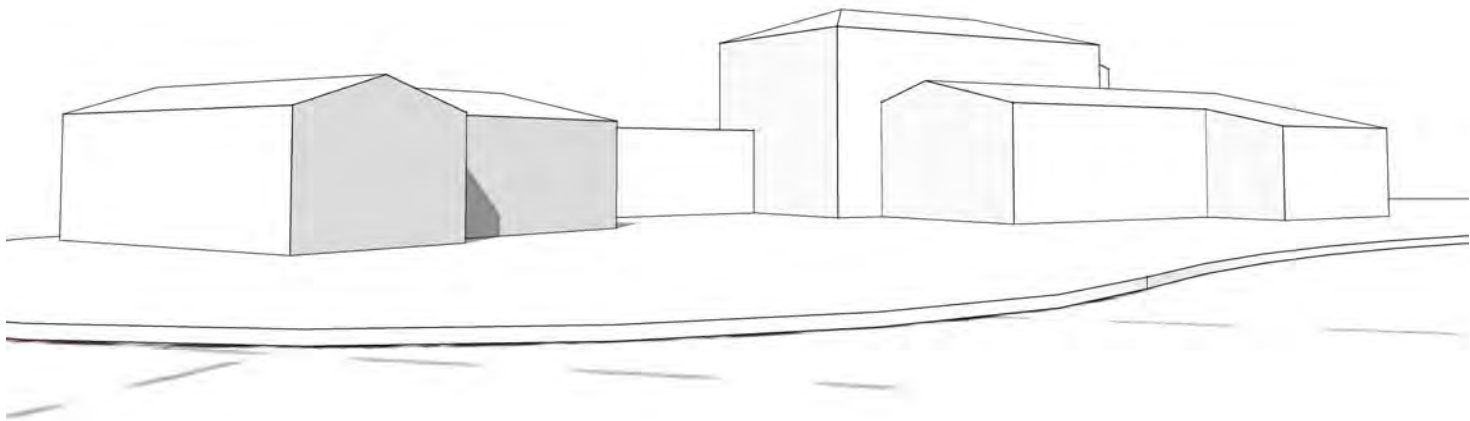
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NOT TO SCALE



3 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



2 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE



1 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE

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PROJECT

291 PALM AVENUE

Sheet Title

EXISTING SITE MASSING
DIAGRAMS

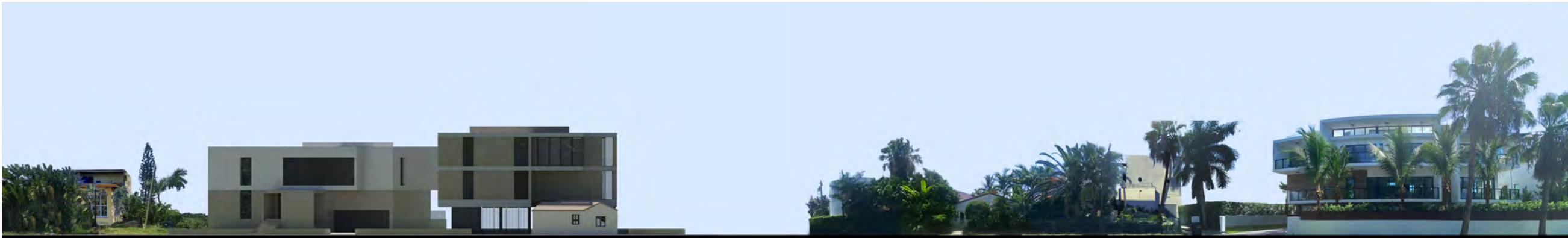


A-009

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EXISTING NORTH STREET ELEVATION



PROPOSED NORTH STREET ELEVATION

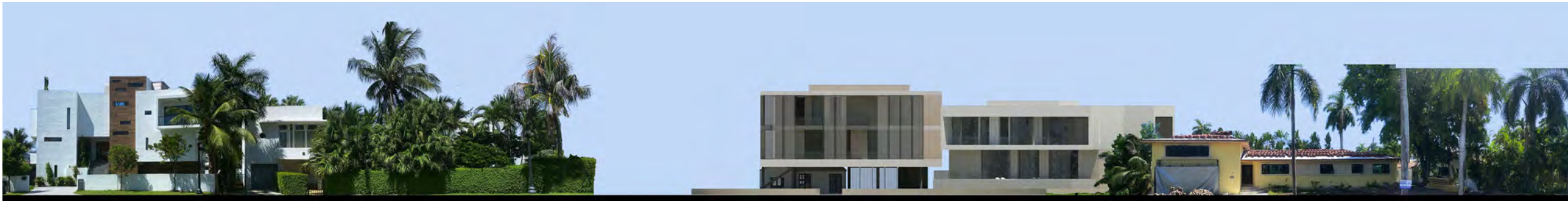
NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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EXISTING SOUTH STREET ELEVATION

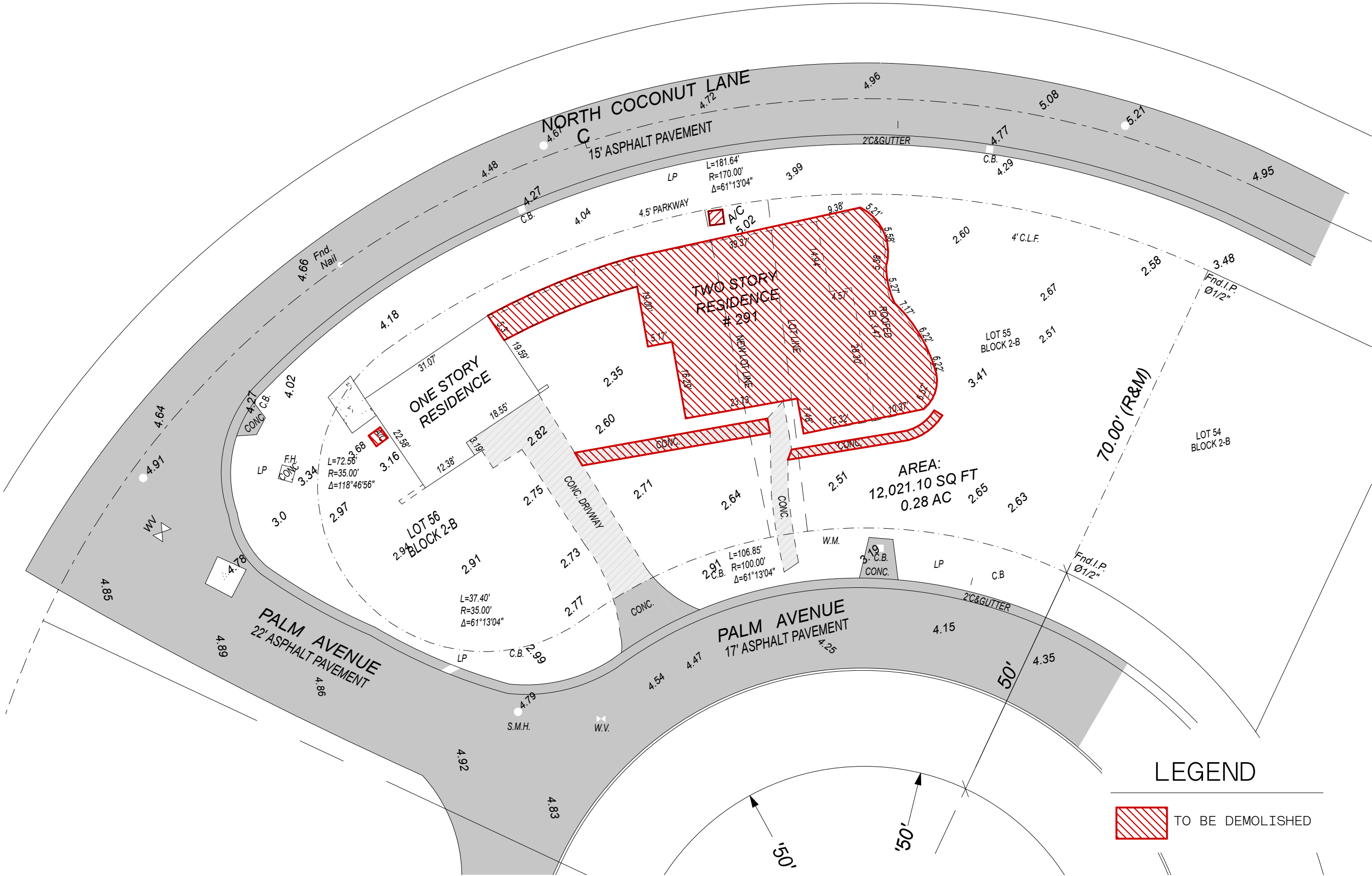


PROPOSED SOUTH STREET ELEVATION

NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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1

SITE DEMOLITION PLAN

SCALE: 1" = 20'

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OWNER INFORMATION

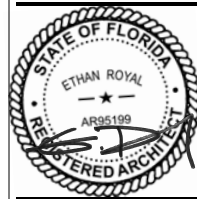
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

SITE DEMOLITION PLAN



A-012

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ITEM #	Existing Zoning Information - Pre 1942 Residence - See Existing Site Setback Diagram - Sheet A-013				
1	Address:	291 Palm Ave, Miami Beach 33139			
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:	+4.5' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.75' N.G.V.D.	Free board:	5 FT	
7	Lot Area:	12,022 SF			
8	Lot width:	167'-10" FT	Lot Depth:	70 FT	
9	Lot Coverage SF and %:	3,607 SF (30%)	Proposed Lot Coverage SF and %	N/A	
10	Existing Lot Coverage SF and %	2,981 SF (25%)	Lot Coverage deducated (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	6,011 SF (50%)	Proposed Unit Size SF and %:	N/A	
13	Existing First Floor Unit Size:	2,981 SF	Proposed First Floor Unit Size:	N/A	
14	Existing Second Floor Unit Size	751 SF	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	Existing Unit Size:	3,732 SF (31%)	Proposed Second Floor Unit Size SF and %	N/A	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	22 FT	NA	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	20'-0"	NA	
	N. Coconut Lane	20'-0"	5'-0"	NA	
20	Front Second Level:				
	Palm Ave	30'-0"	20'-0"	NA	
	N. Coconut Lane	30'-0"	5'-0"	NA	
	(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 (facing street):	15'-0"	25'-1"	NA	
22	Side 2 (Interior side)	10'-0"	41'-8"	NA	
23	Rear:	15'-0"	N/A	NA	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street):				
25	Accessory Structure Rear				
26	Sum of Side yard:	25% Lot Width > 100' or 25'	66'-9"	NA	
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

1

EXISTING SITE ZONING DATA CHART

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

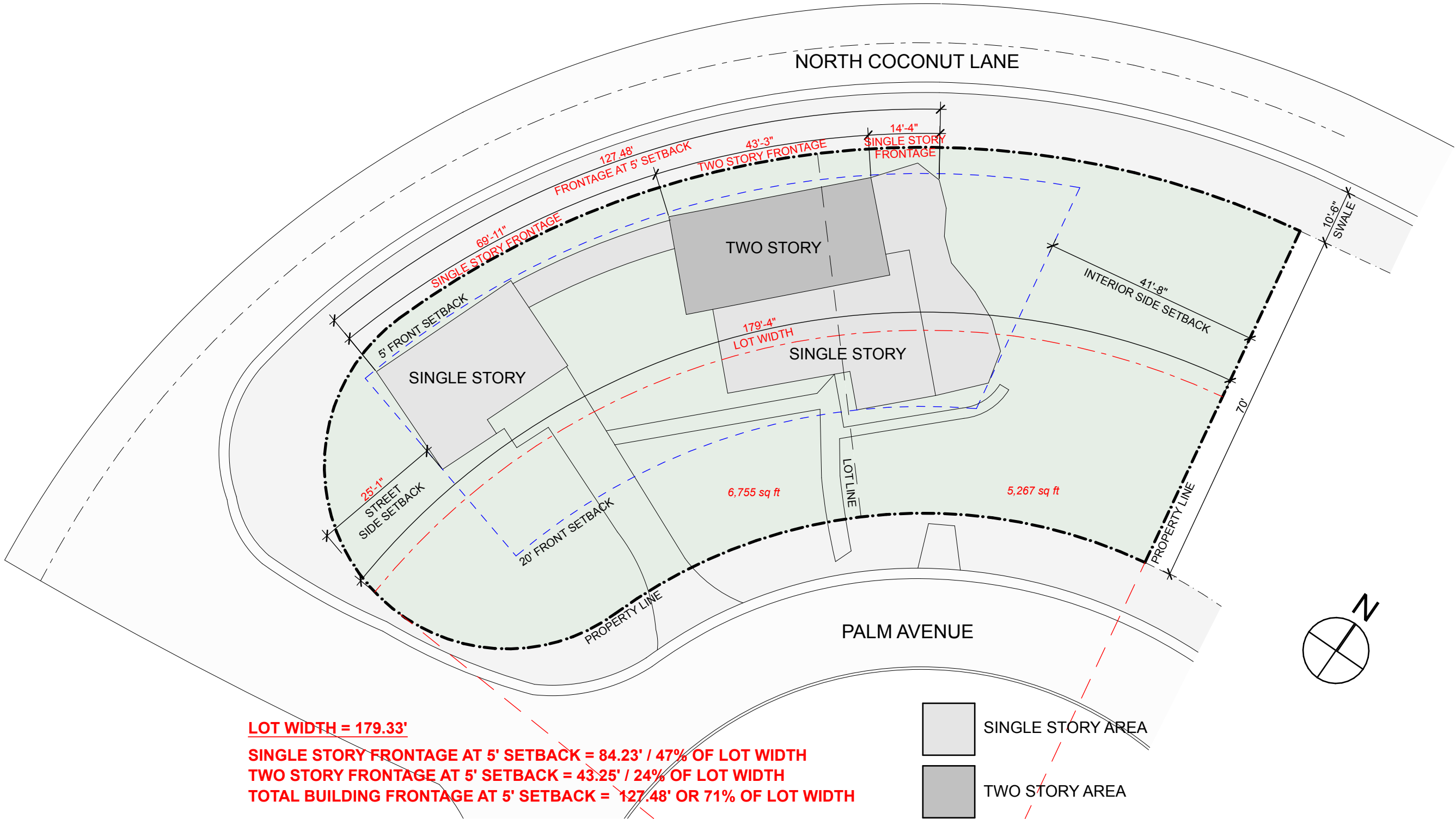
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EXISTING SITE ZONING DATA
CHART



A-013

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1

EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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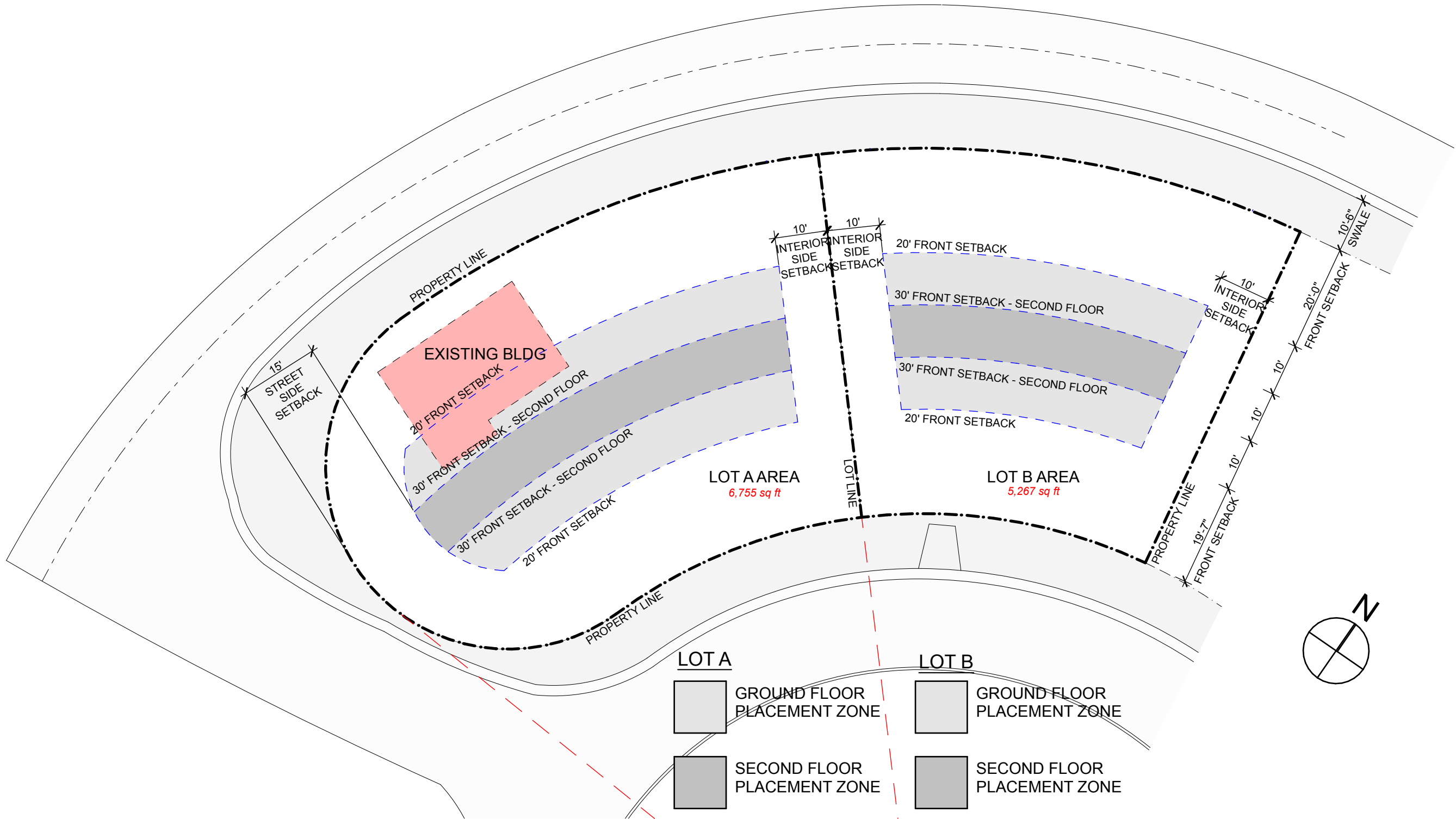
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SITE DIAGRAMS



A-014

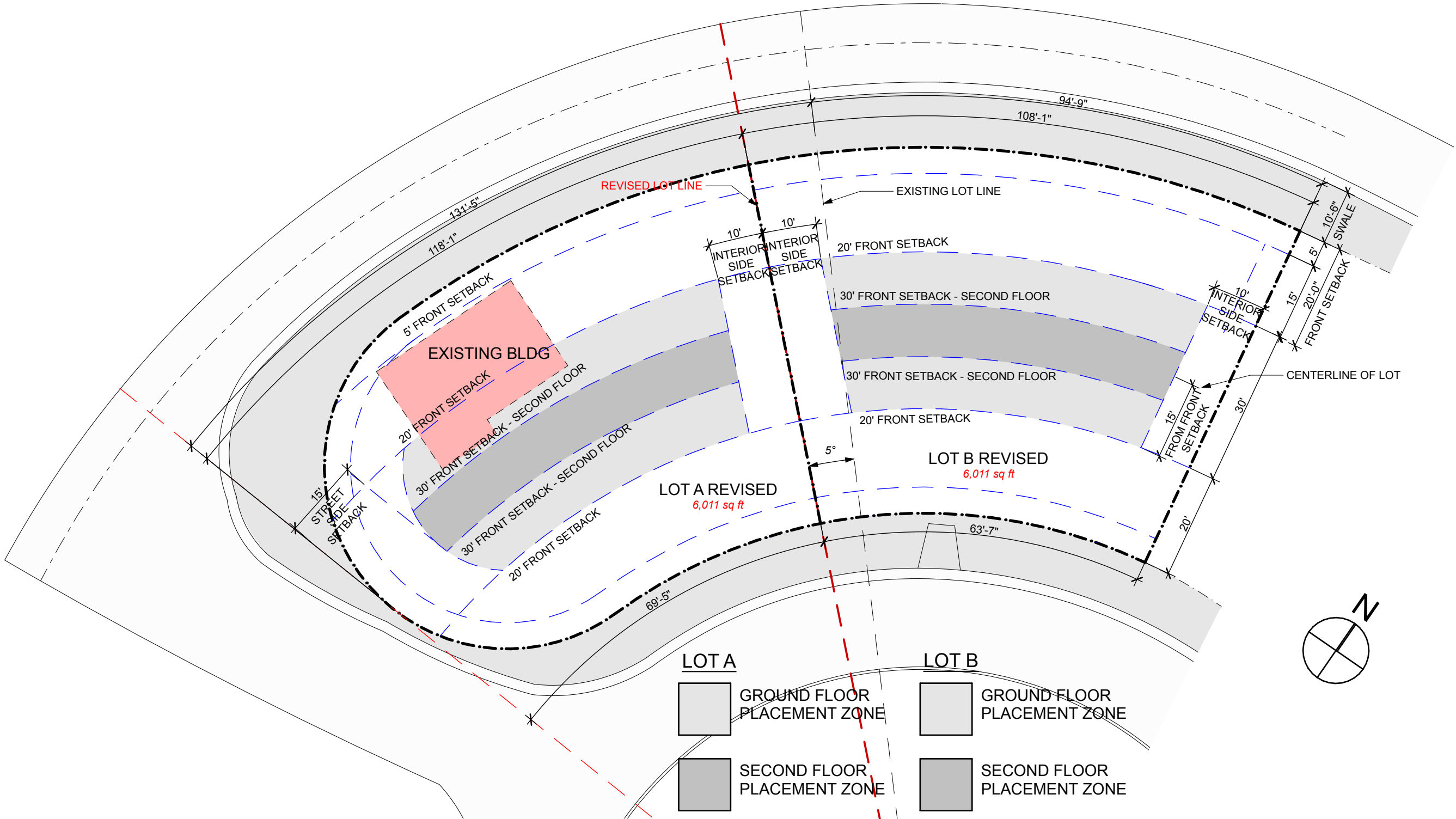
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2 REQUIRED SITE SETBACK DIAGRAM - CURRENT LOT PLATTING

SCALE: 1" = 20'

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3 REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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Sheet Title

SITE DIAGRAMS



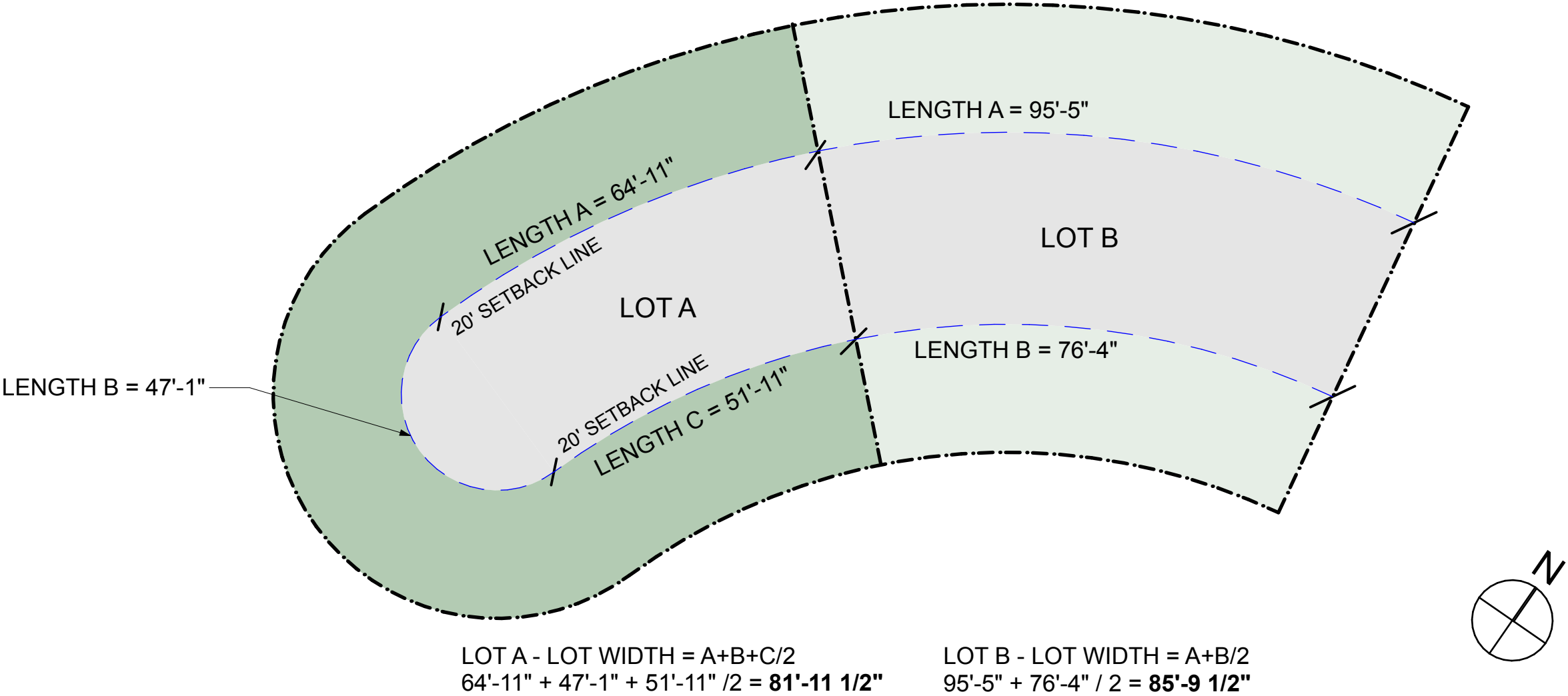
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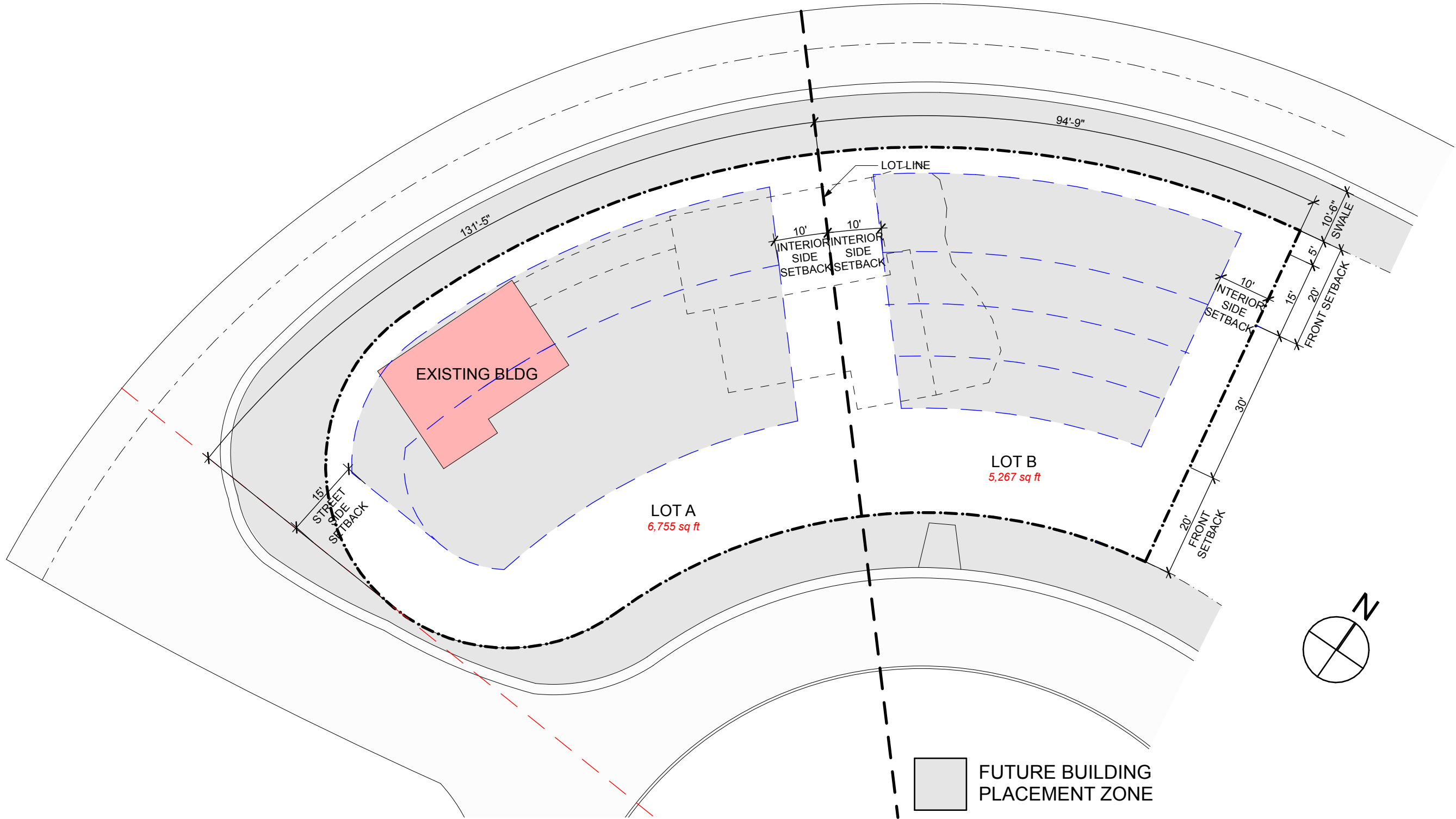
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LOT WIDTH DIAGRAM - LOT SPLIT

SCALE: 1" = 20'



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4

PRE - 1942 PRESERVATION SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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Sheet Title

SITE DIAGRAMS

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-018

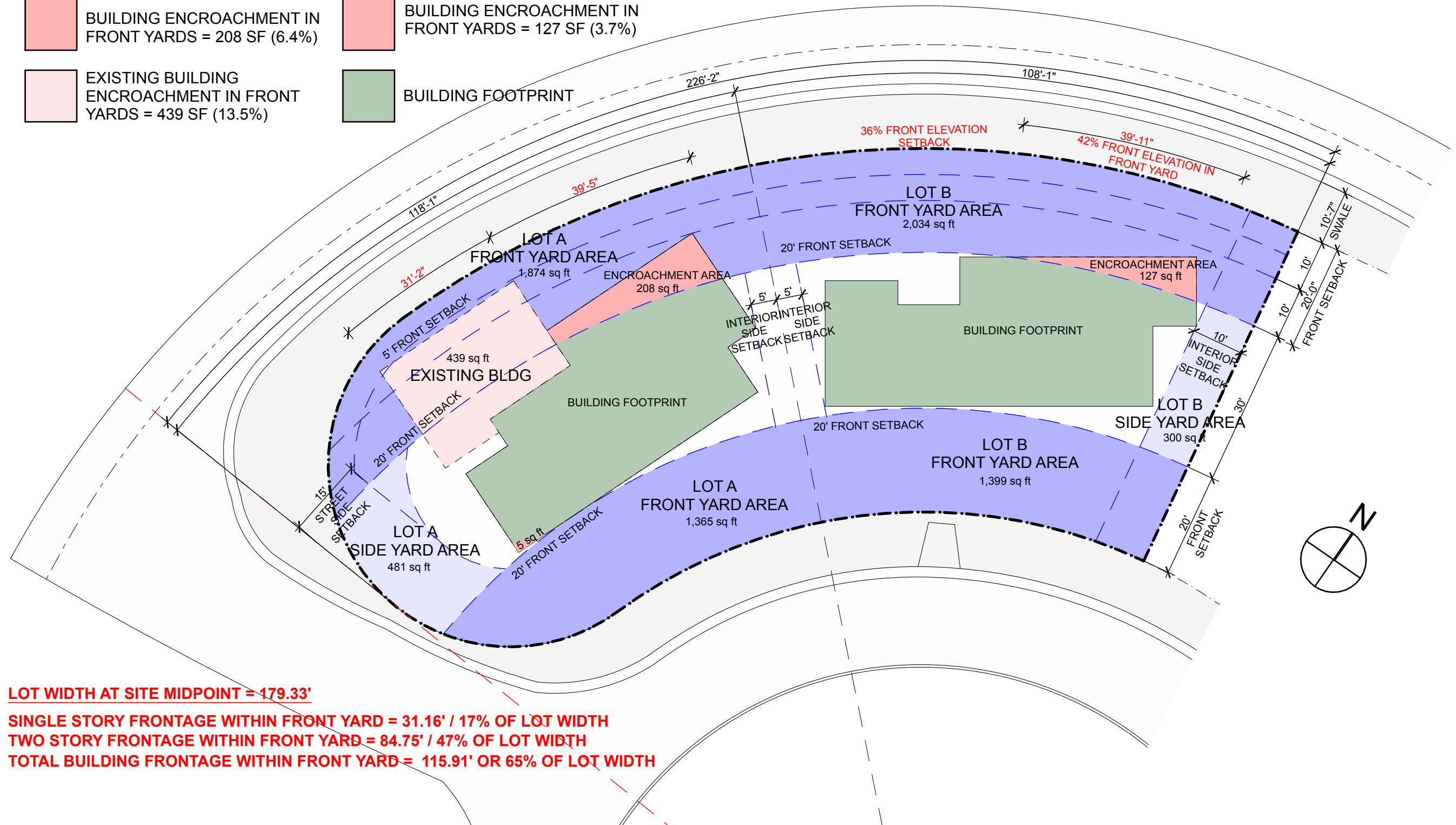
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LOT A

- TOTAL FRONT YARD AREA = 3,239 SF
- BUILDING ENCROACHMENT IN FRONT YARDS = 208 SF (6.4%)
- EXISTING BUILDING ENCROACHMENT IN FRONT YARDS = 439 SF (13.5%)

LOT B

- TOTAL FRONT YARD AREA = 3,433 SF
- BUILDING ENCROACHMENT IN FRONT YARDS = 127 SF (3.7%)
- BUILDING FOOTPRINT



FRONT YARD ENCROACHMENT DIAGRAM

SCALE: 1" = 20'

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291 PALM AVENUE

Sheet Title

BUILDING DIAGRAMS



A-019

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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:	+4.79' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.89' N.G.V.D.	Free board:	1 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	85.9 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,804 SF (25%)	Proposed Lot Coverage SF and %	1,879 SF (31.2%)	
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:	500 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 %:	3,009 SF (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,308 SF (21.7%)	
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 %	1,701 SF (28.2%)	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	425 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	12'	8'-0"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	12'-0"	18'-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 > 65' 10% of Lot Width or 10')	10'-0"	N/A	5'-0"	5'-0"
22	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	10'	
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	Accessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard: 25% Lot Width	21'-6"	N/A	15'	6'-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

1

LOT B - ZONING DATA CHART

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291 PALM AVENUE - LOT B

Sheet Title

LOT B ZONING DATA CHART

STATE OF FLORIDA
ETHAN ROYAL
ARCHITECT
REGISTERED ARCHITECT
AR95199

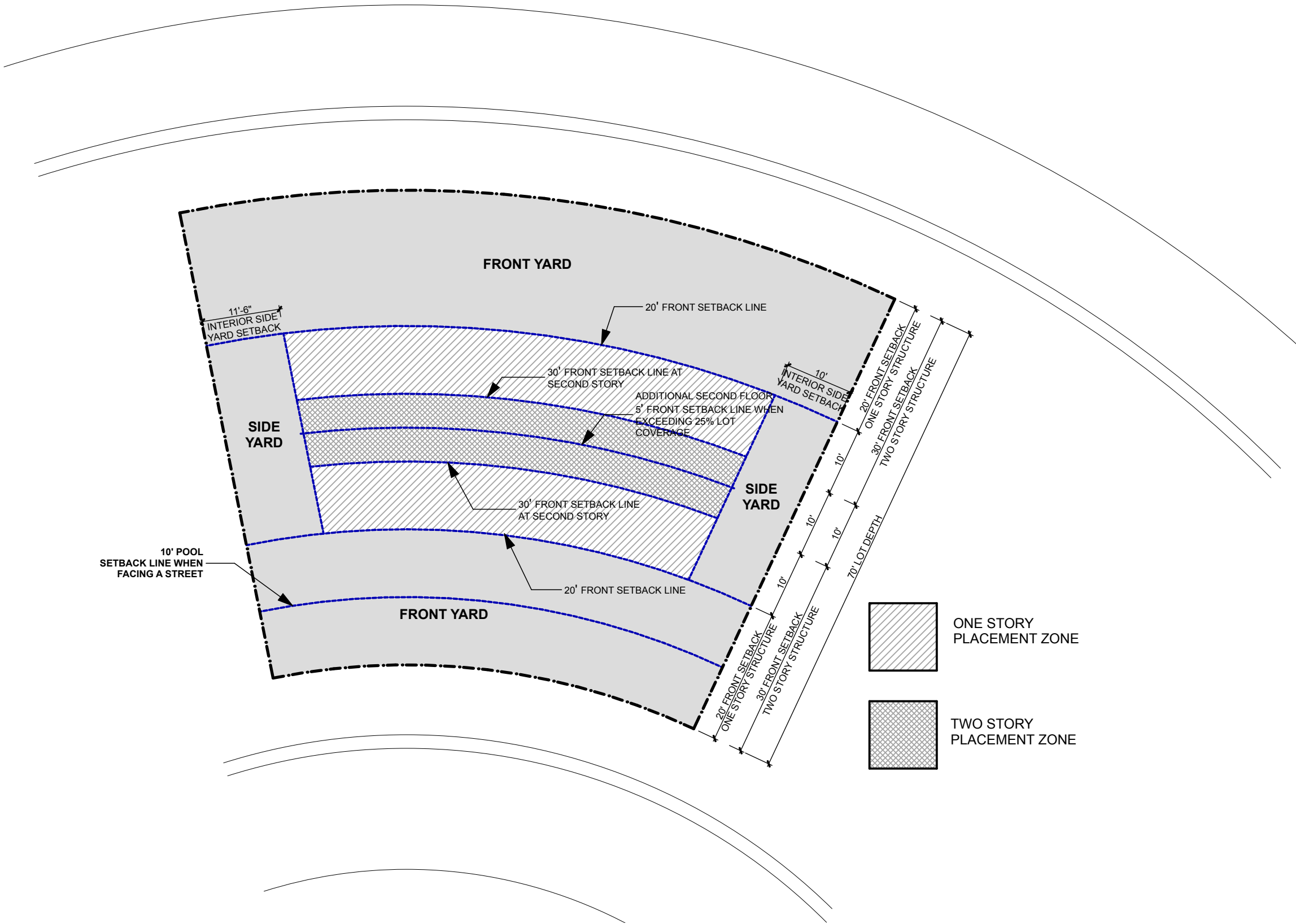
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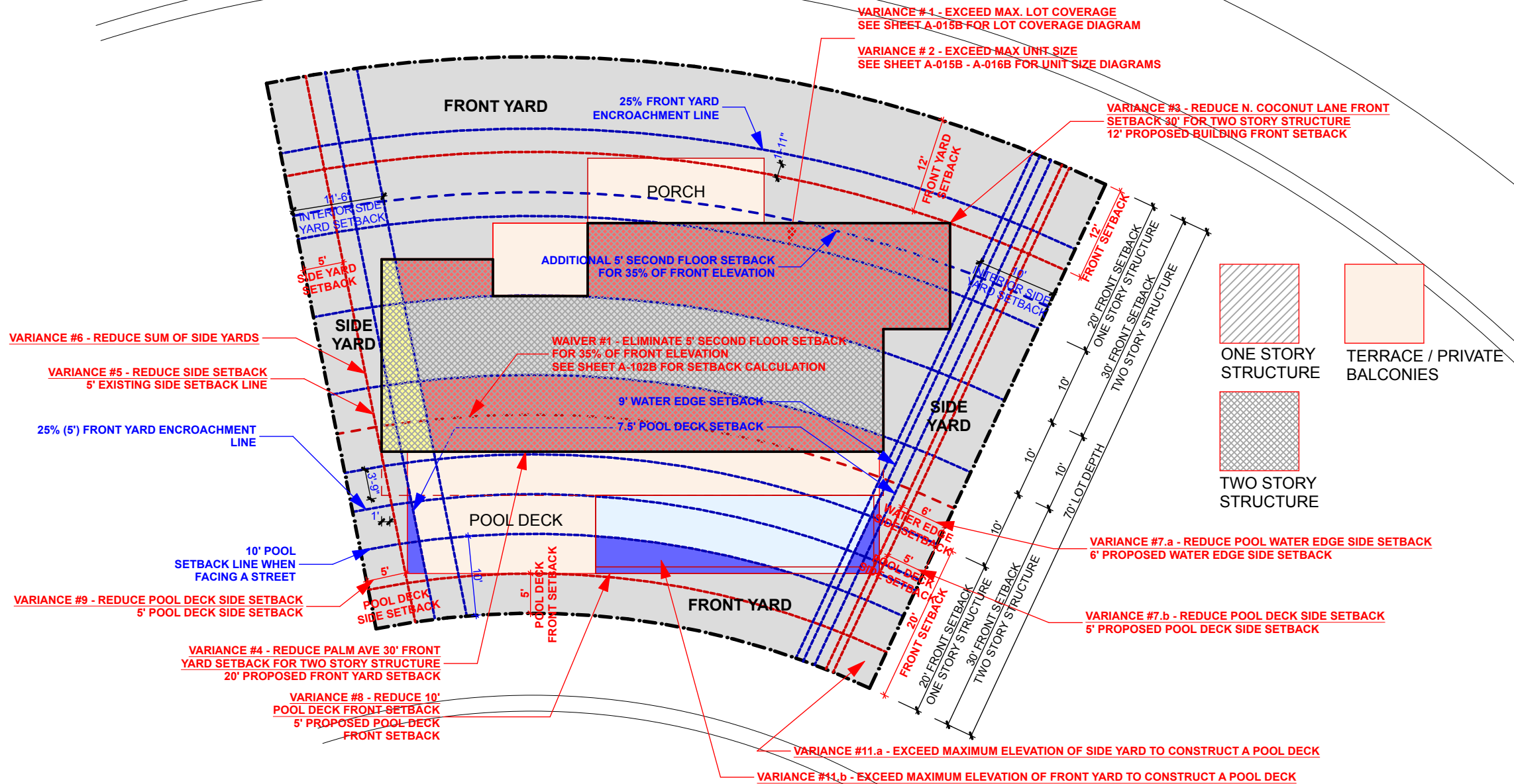
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1

LOT B REQUIRED SETBACK DIAGRAM

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





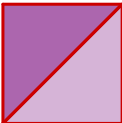
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VARIANCE DIAGRAM

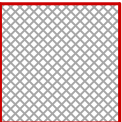
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ONE STORY STRUCTURE



ROOF DECK AREA



TWO STORY STRUCTURE



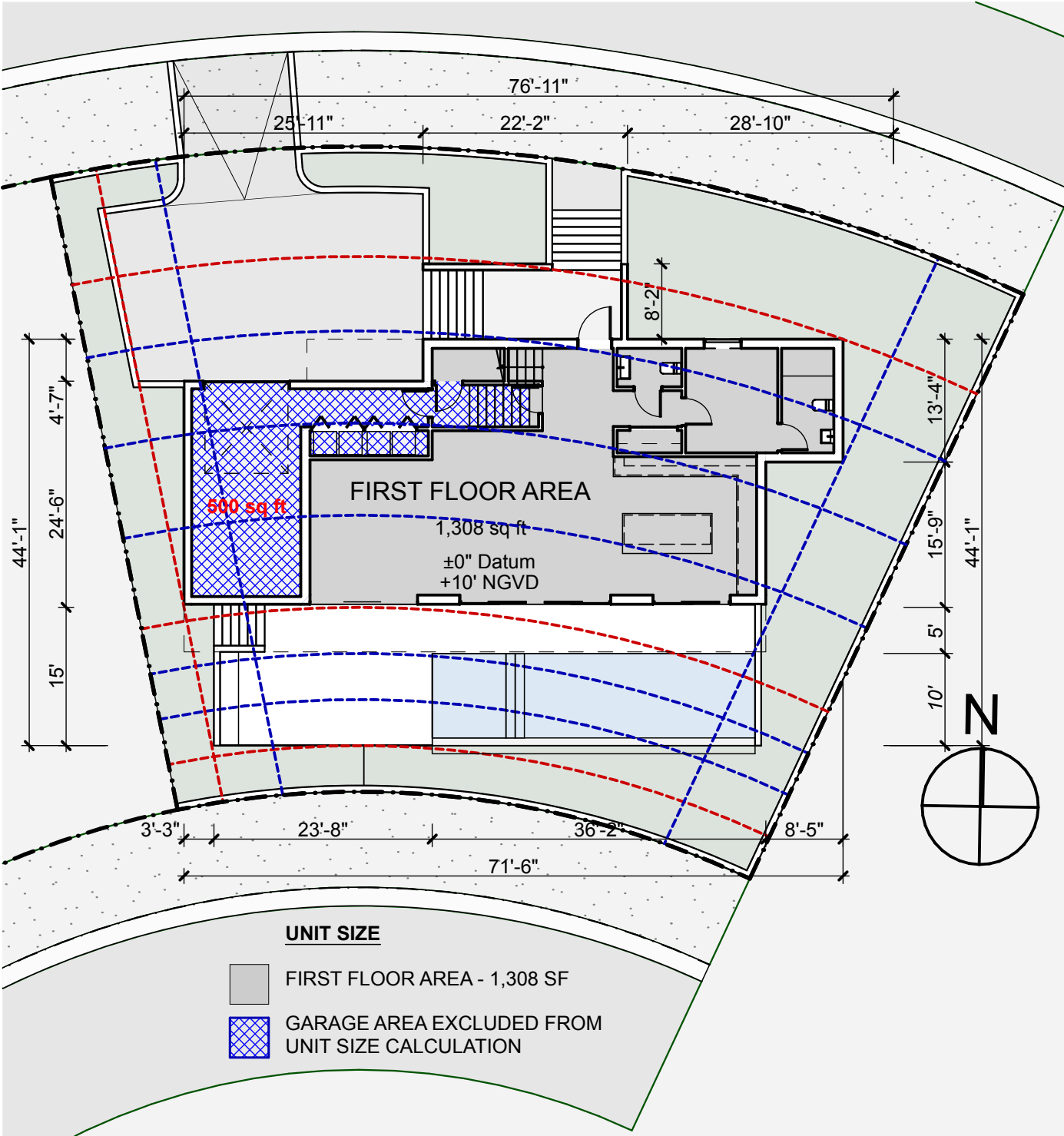
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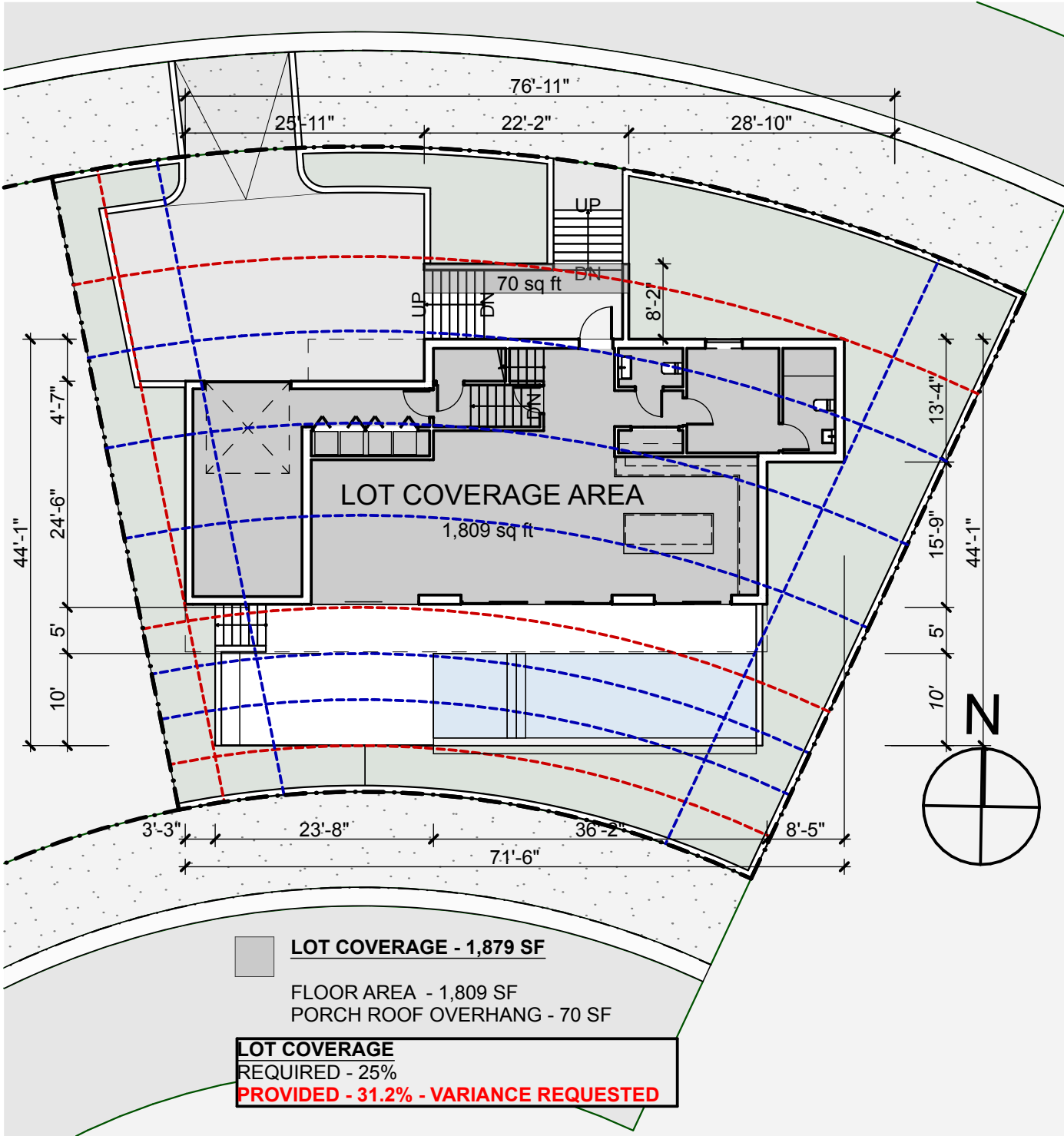
VARIANCE DIAGRAM - ROOF DECK

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

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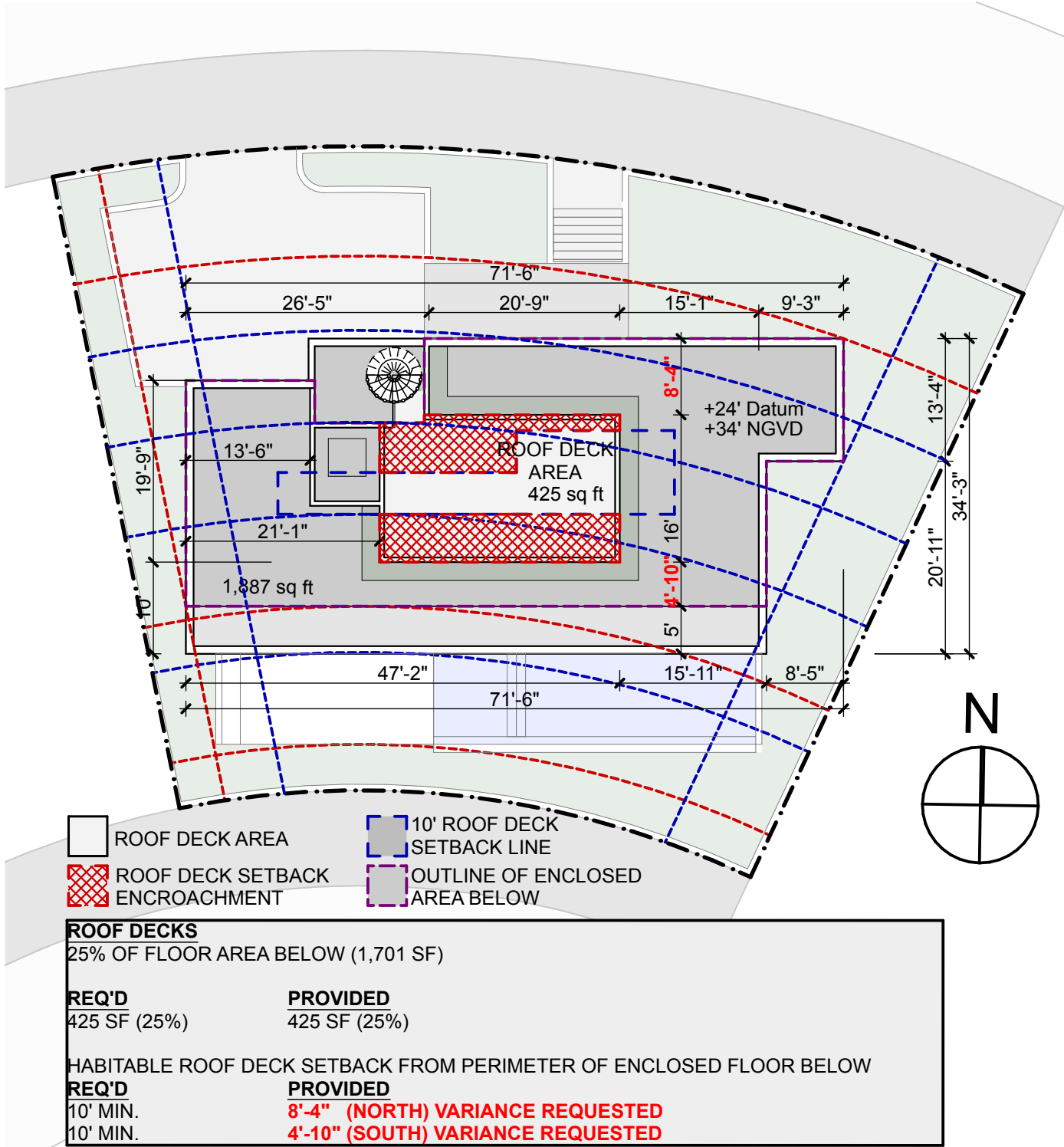


2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

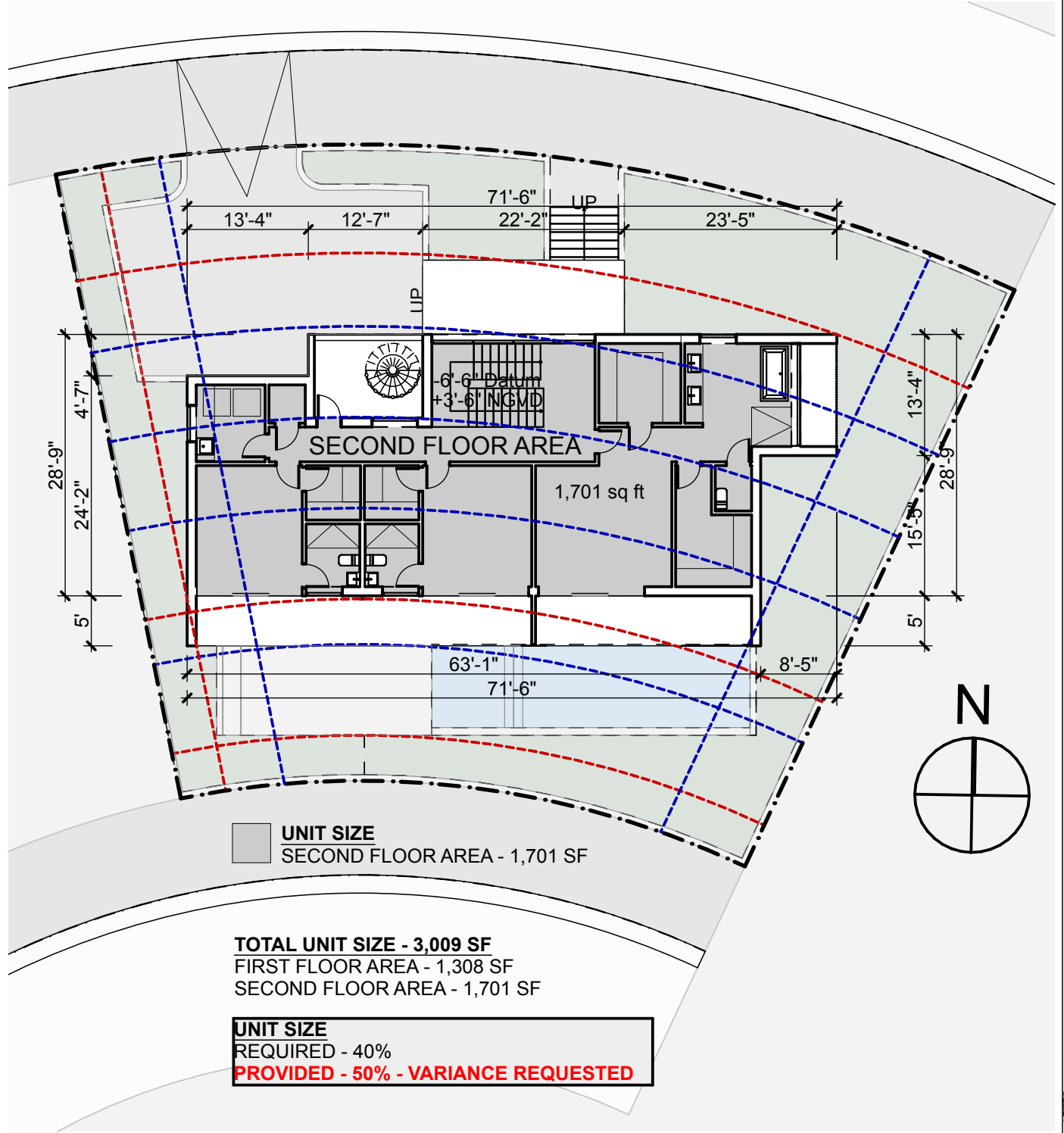
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LOT B - ROOF DECK AREA DIAGRAM

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



1

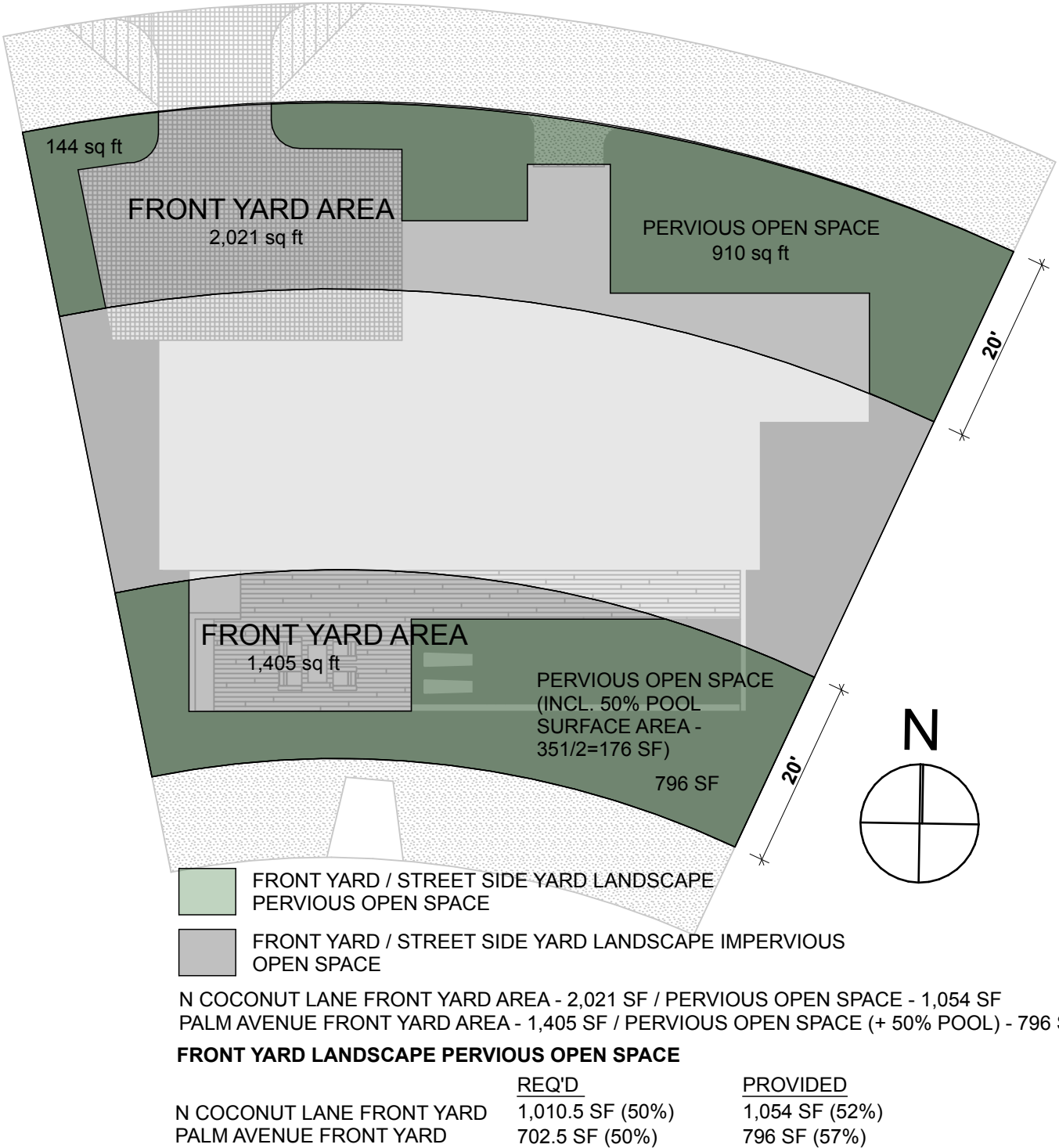
LOT B - SECOND FLOOR UNIT SIZE DIAGRAM

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

1

LOT B - OPEN SPACE DIAGRAM

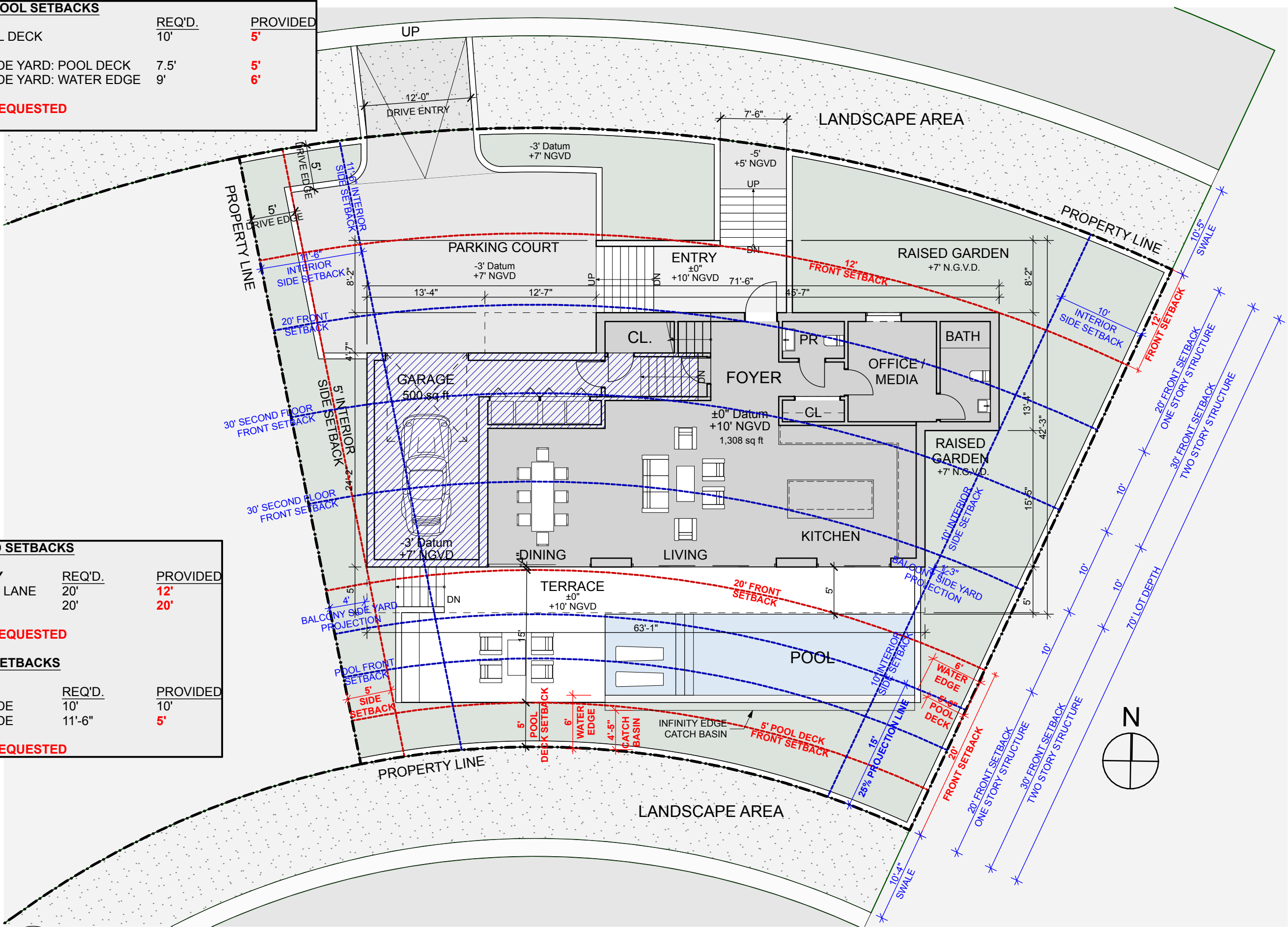
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SWIMMING POOL SETBACKS		
	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	5'
INTERIOR SIDE YARD: WATER EDGE	9'	6'
VARIANCE REQUESTED		

FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	12'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		



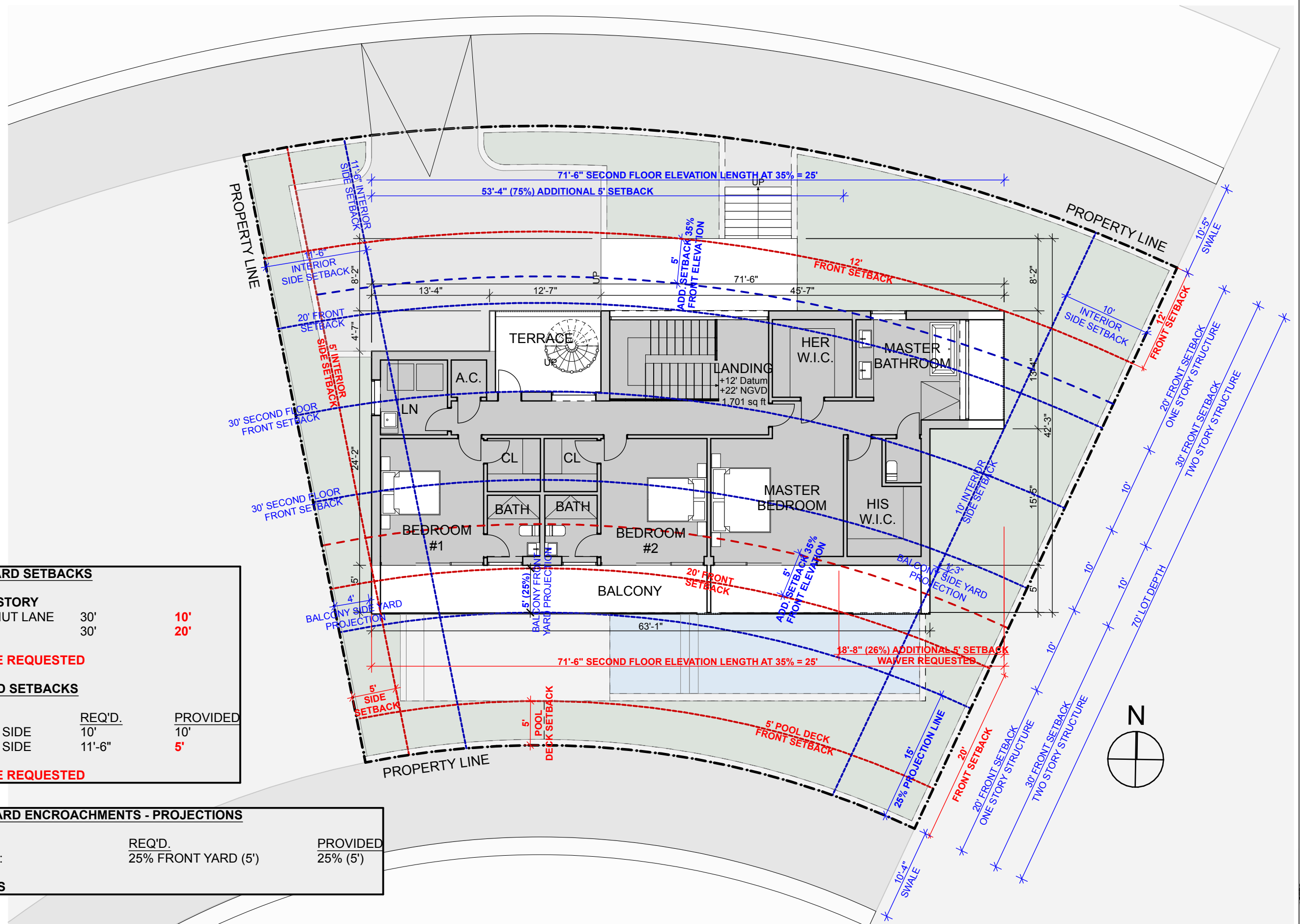
1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"



<u>FRONT YARD SETBACKS</u>		
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'
VARIANCE REQUESTED		
<u>SIDE YARD SETBACKS</u>		
	<u>REQ'D.</u>	<u>PROVIDED</u>
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		

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"



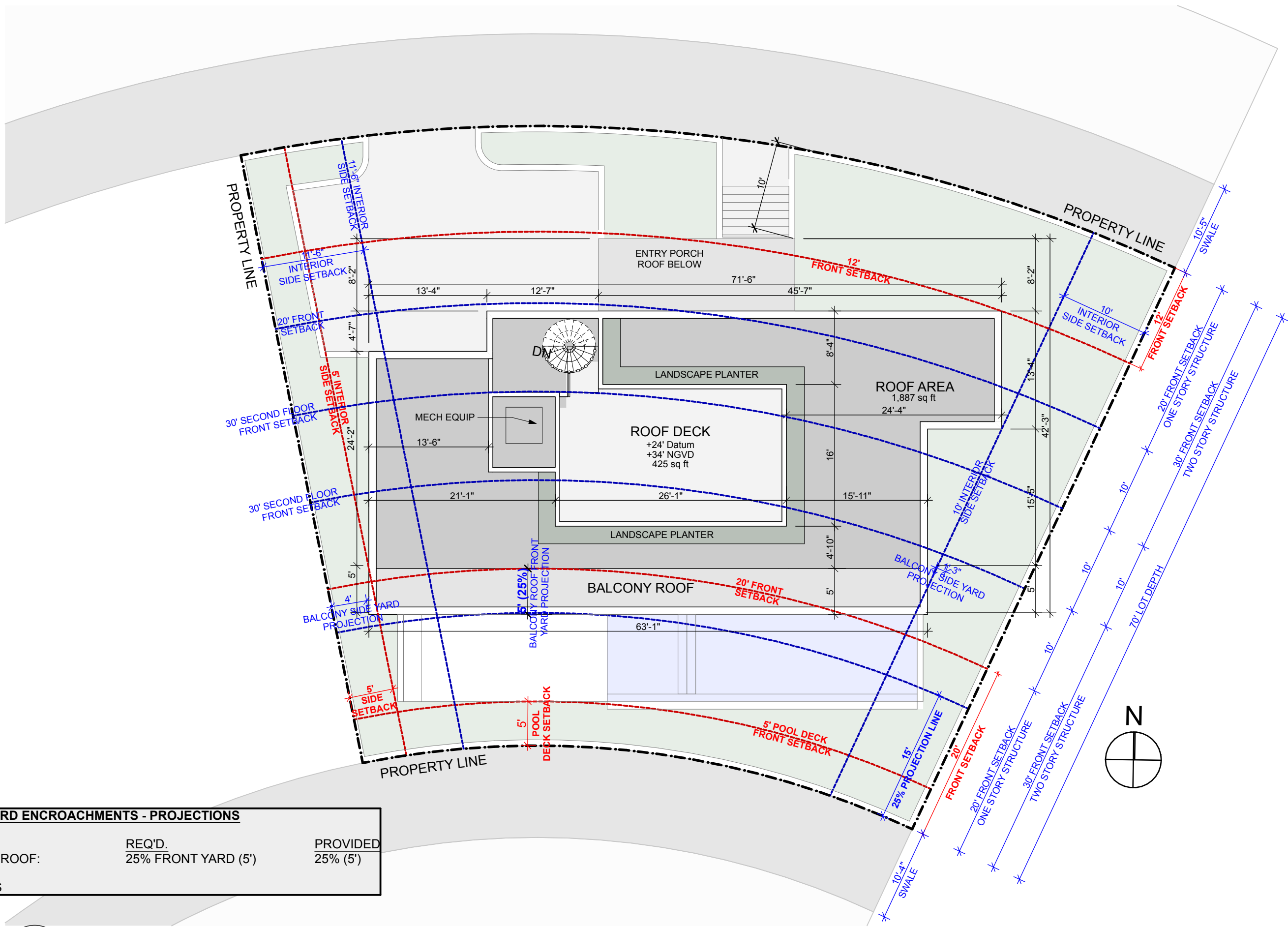
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FRONT YARD ENCROACHMENTS - PROJECTIONS		
BALCONY ROOF:	REQ'D. 25% FRONT YARD (5')	PROVIDED 25% (5')
COMPLIES		

1

LOT B - ROOF LEVEL / SITE PLAN

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



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PROJECT

291 PALM AVENUE - LOT B

Sheet Title

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



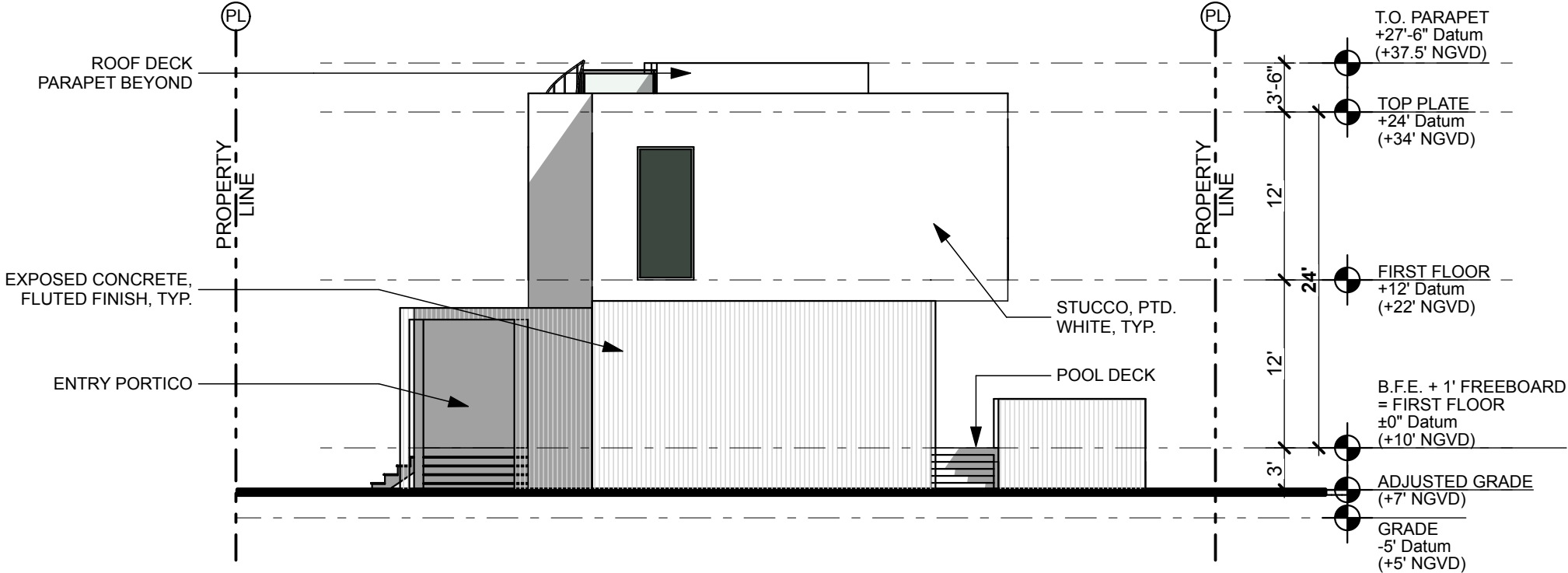
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2

WEST ELEVATION

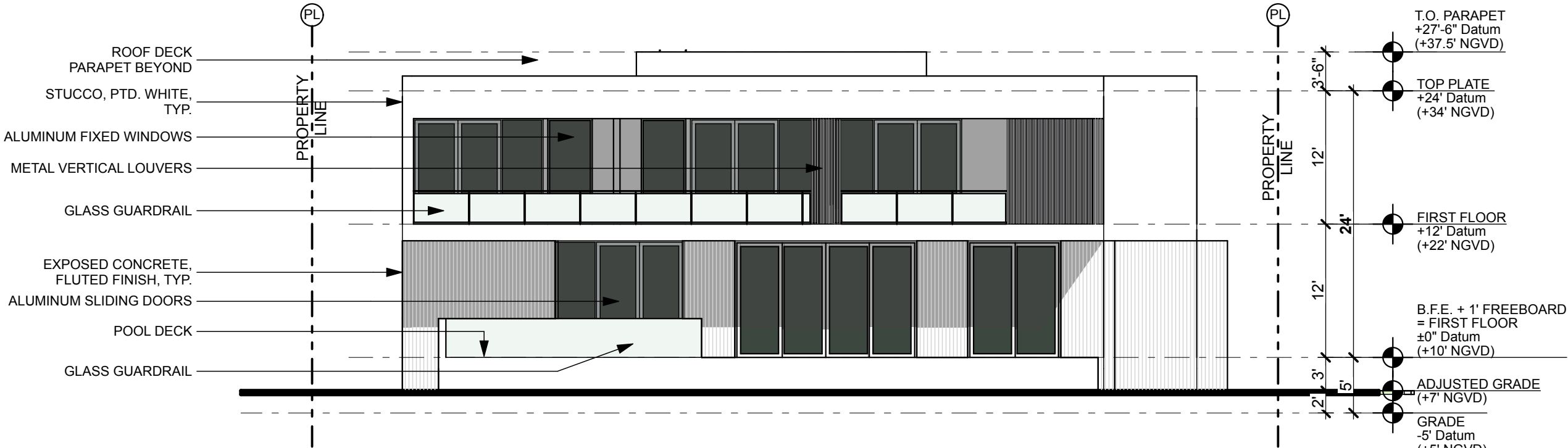
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

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



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PROJECT

291 PALM AVENUE - LOT B

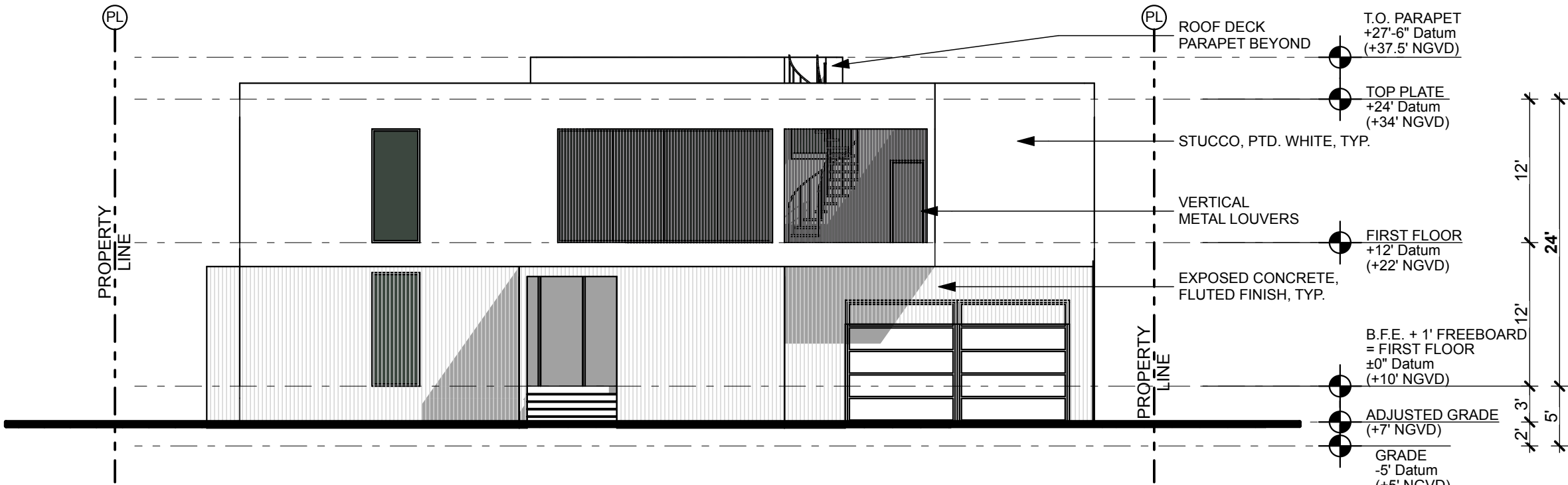
Sheet Title

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



A-201B

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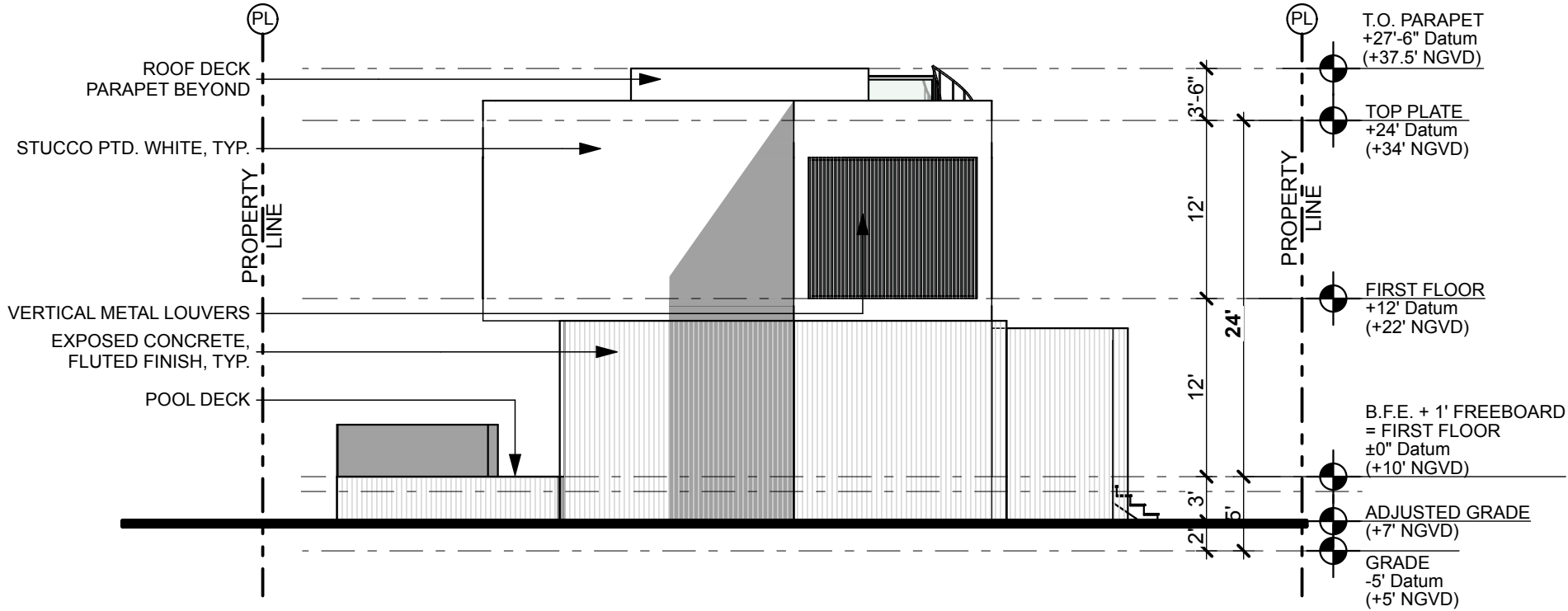
NORTH ELEVATION

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

2

EAST ELEVATION

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



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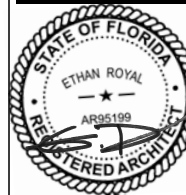
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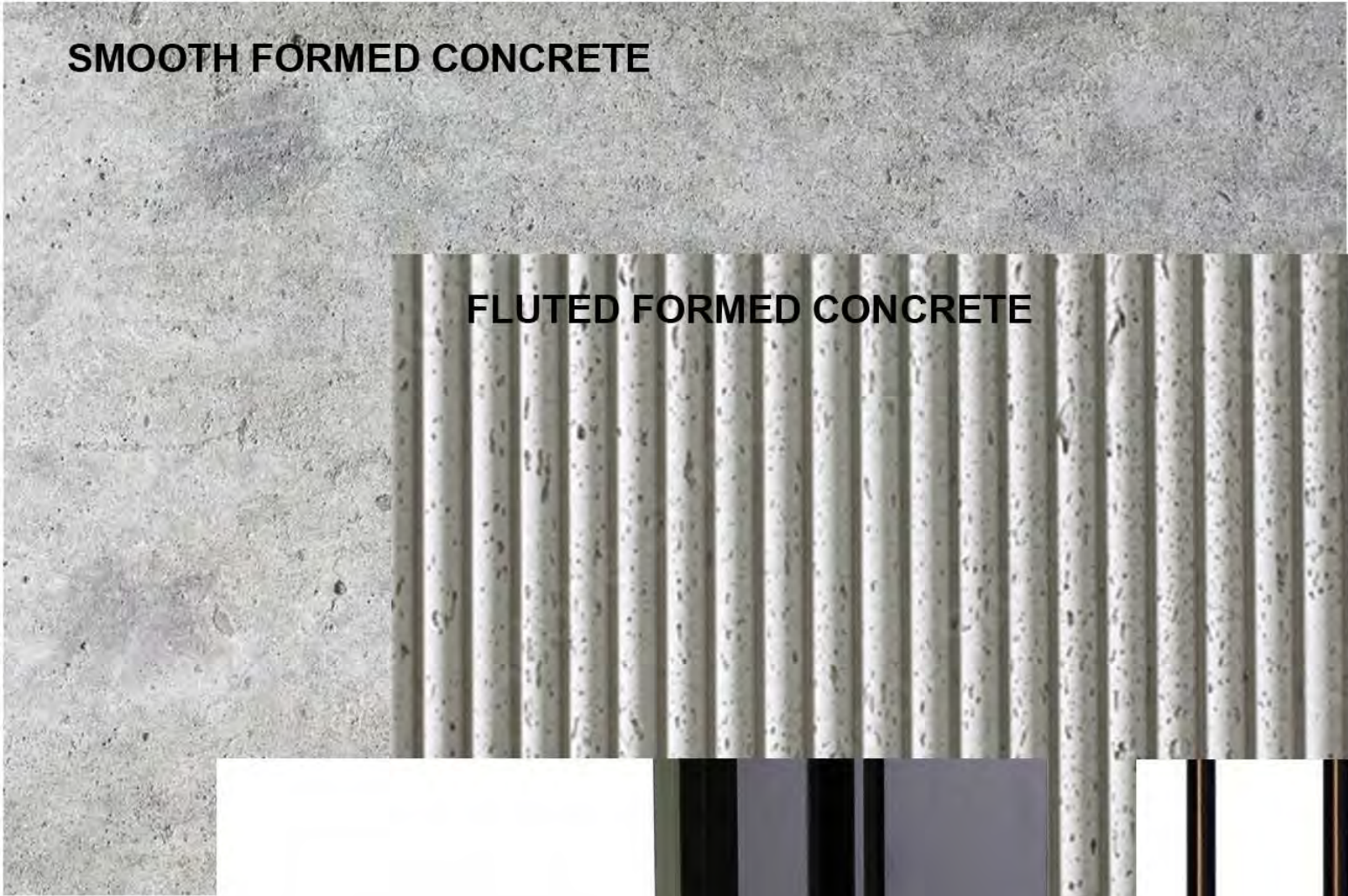
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LOT B - ELEVATIONS
3/32" = 1'-0"

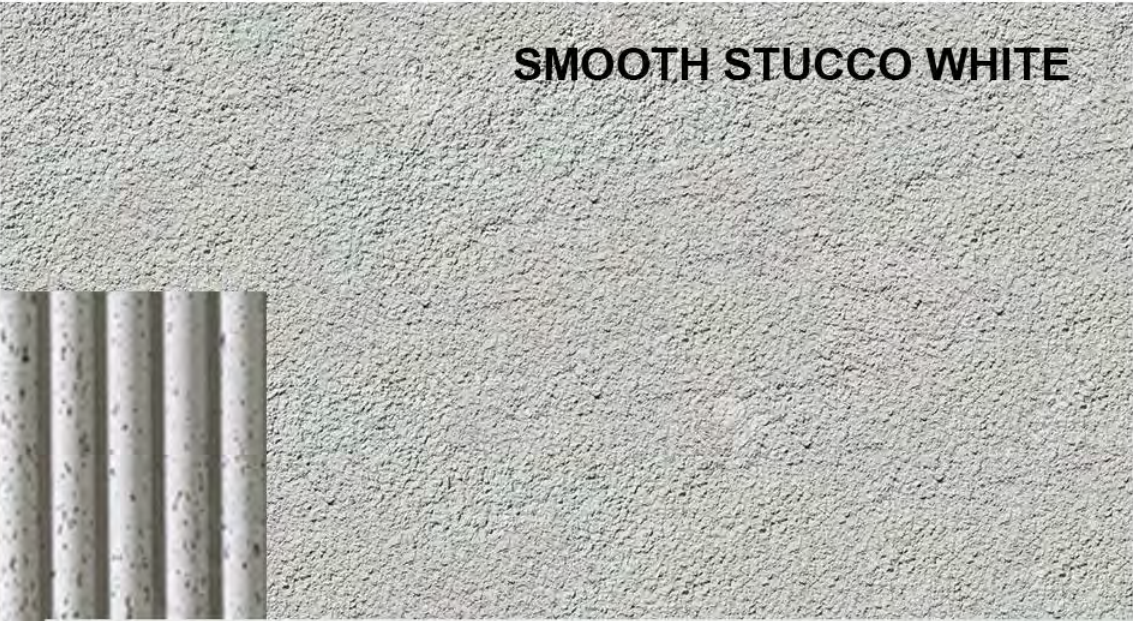


A-202B

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SMOOTH FORMED CONCRETE



SMOOTH STUCCO WHITE



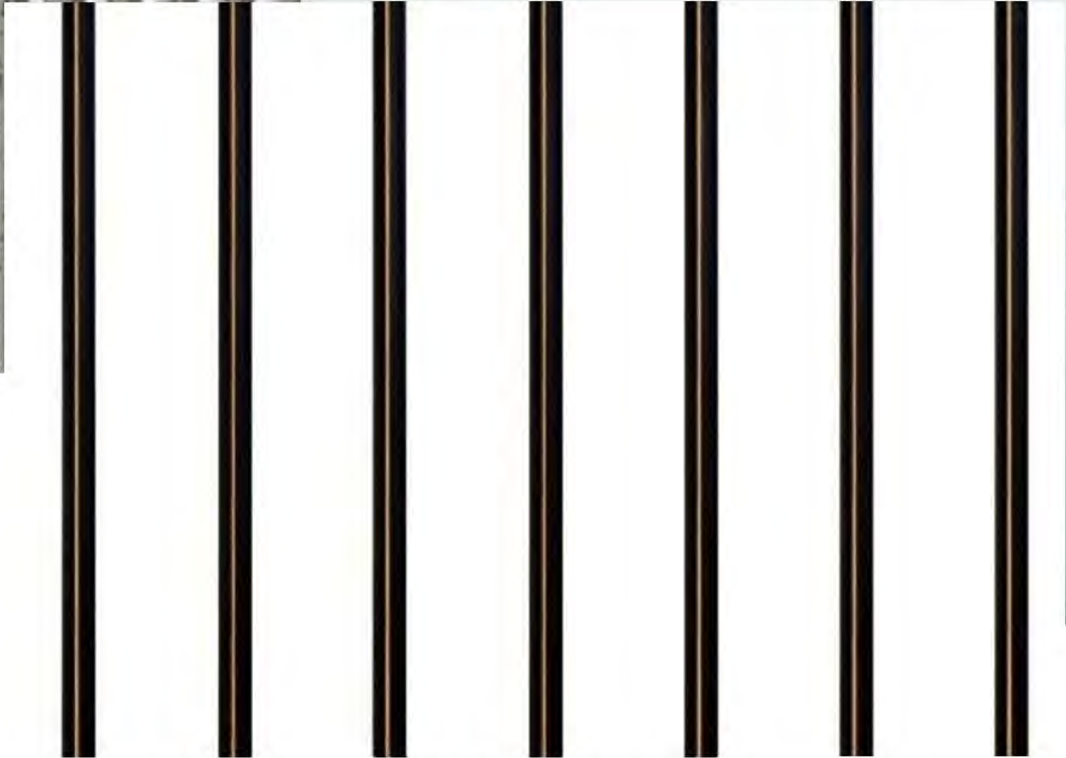
FLUTED FORMED CONCRETE



VISION GLASS



DARK BRONZE WINDOWS AND DOORS



DARK BRONZE VERTICAL METAL LOUVER



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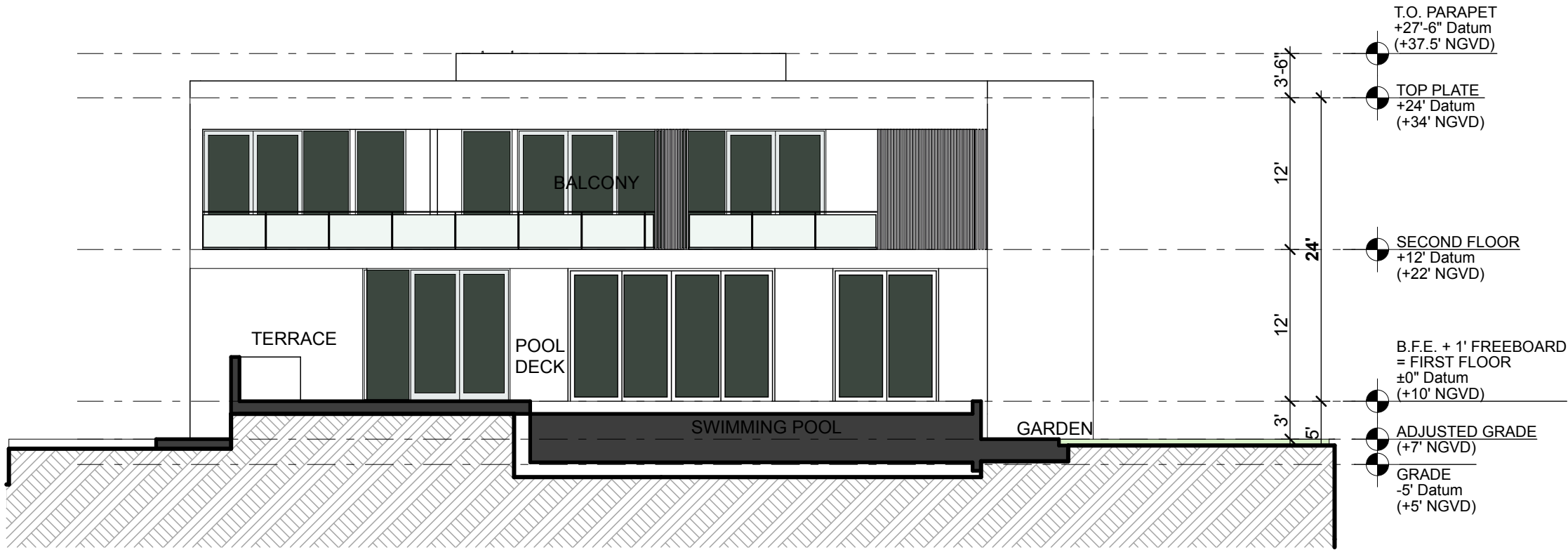
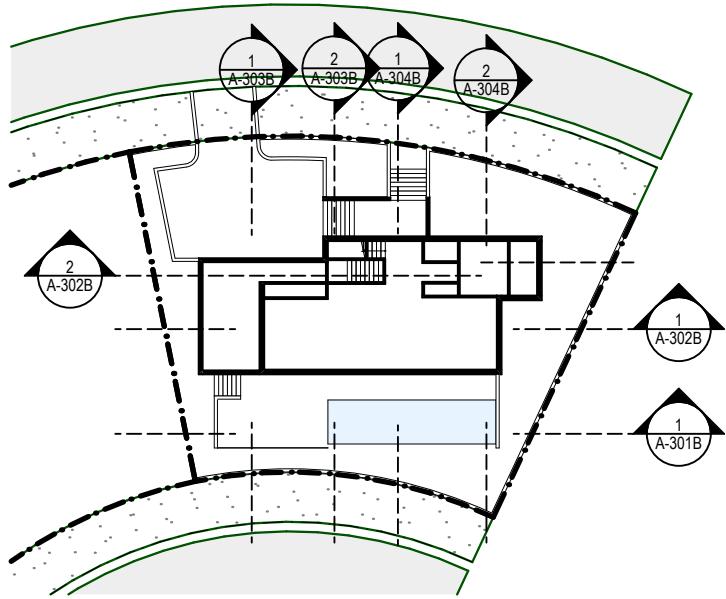
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LOT B - ELEVATION MATERIALS
1:1.07



A-203B

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

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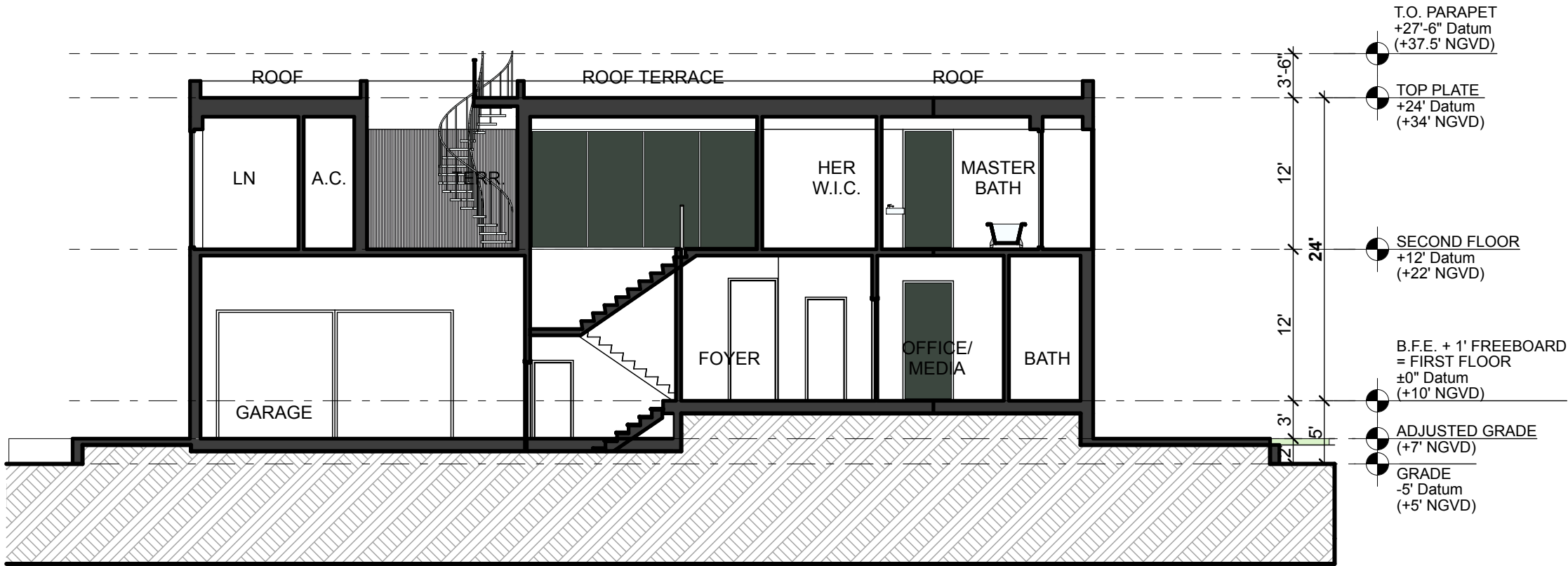
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LOT B - SECTIONS

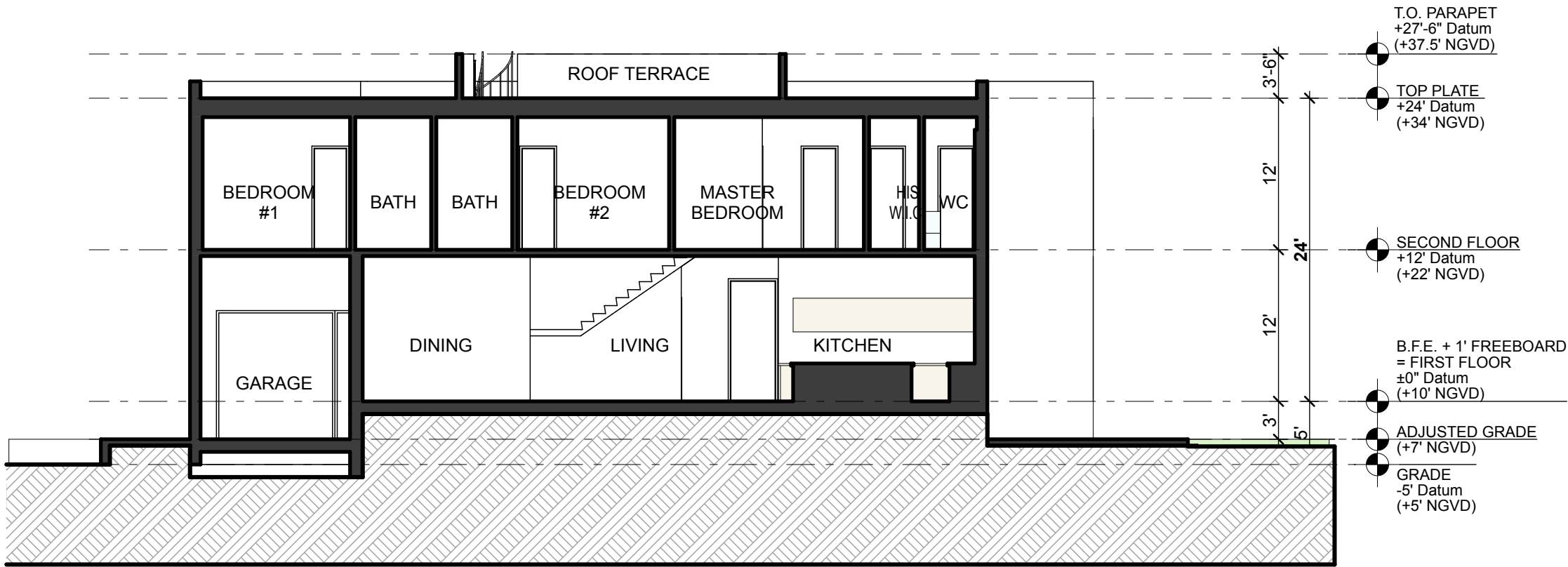


A-301B

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



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

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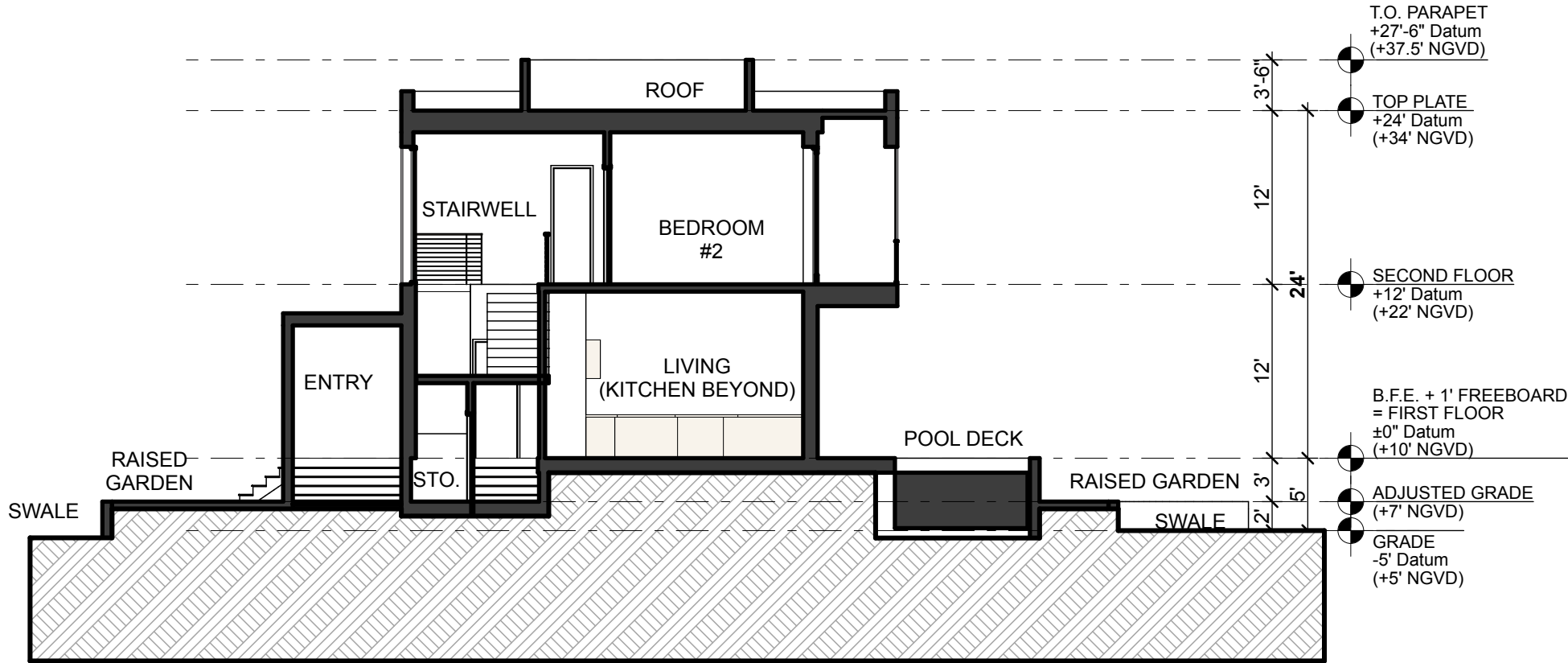
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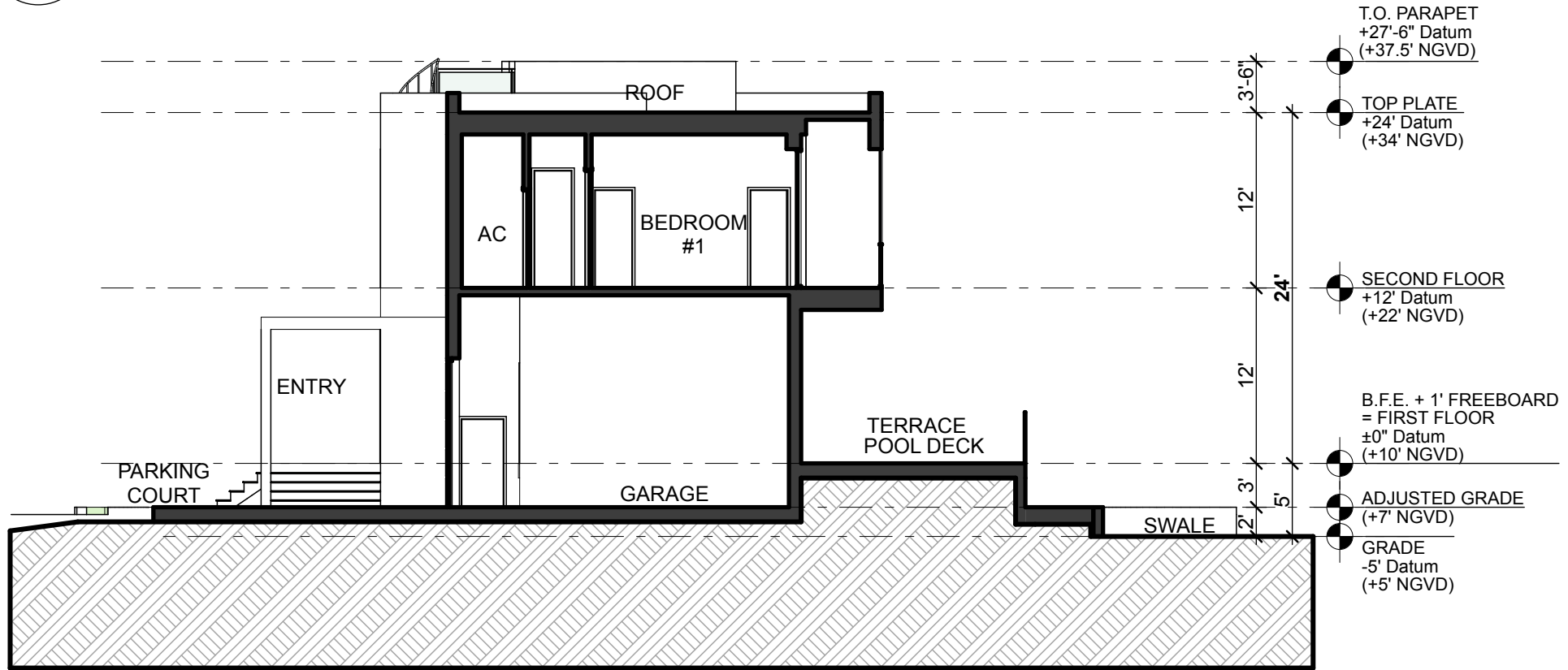


A-302B

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



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

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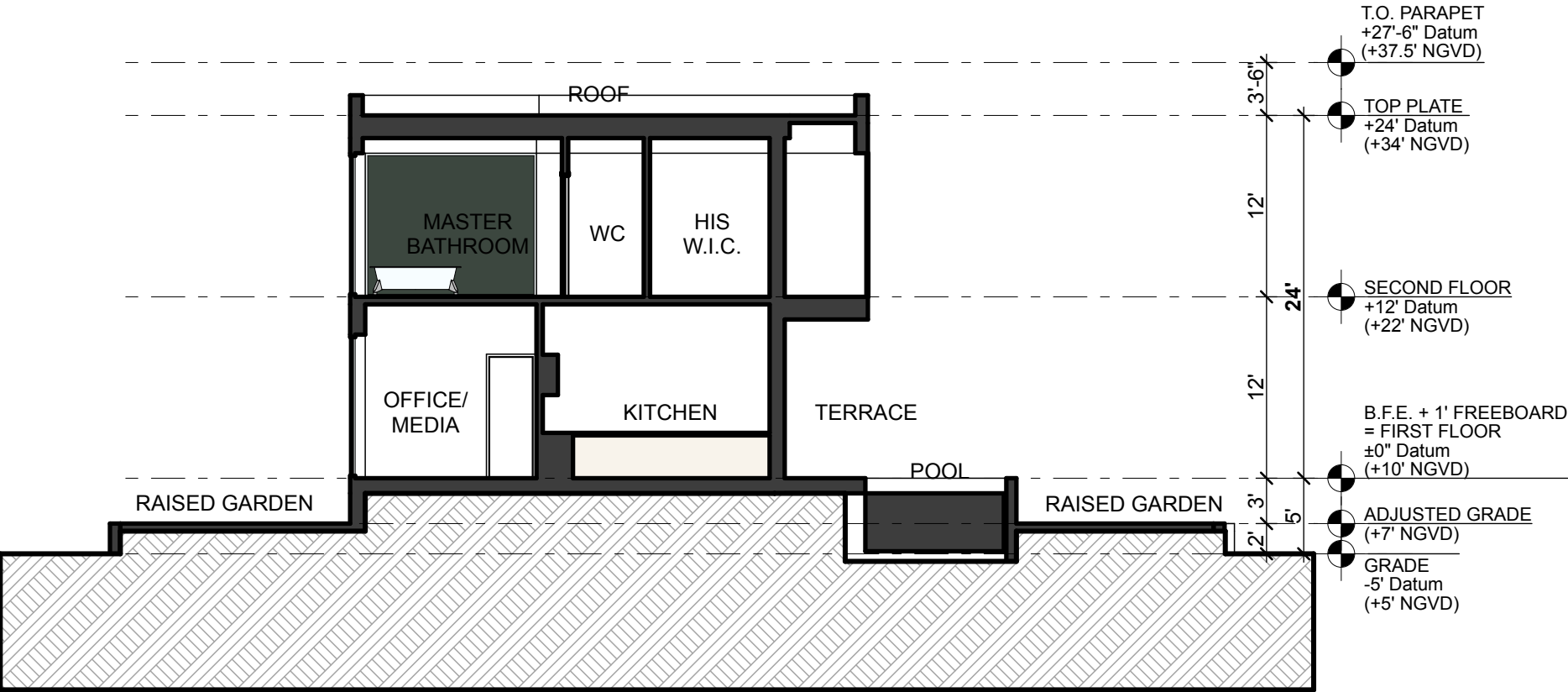


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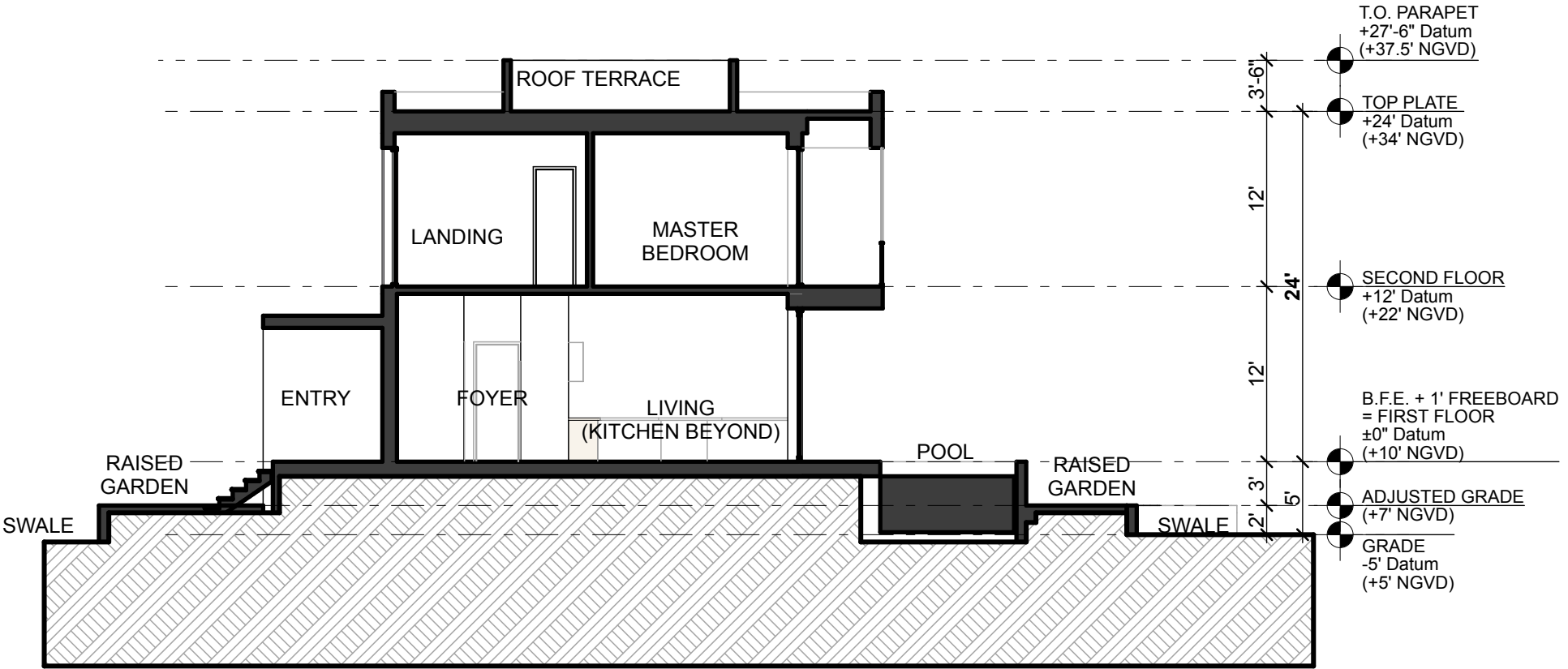
2

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



1

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



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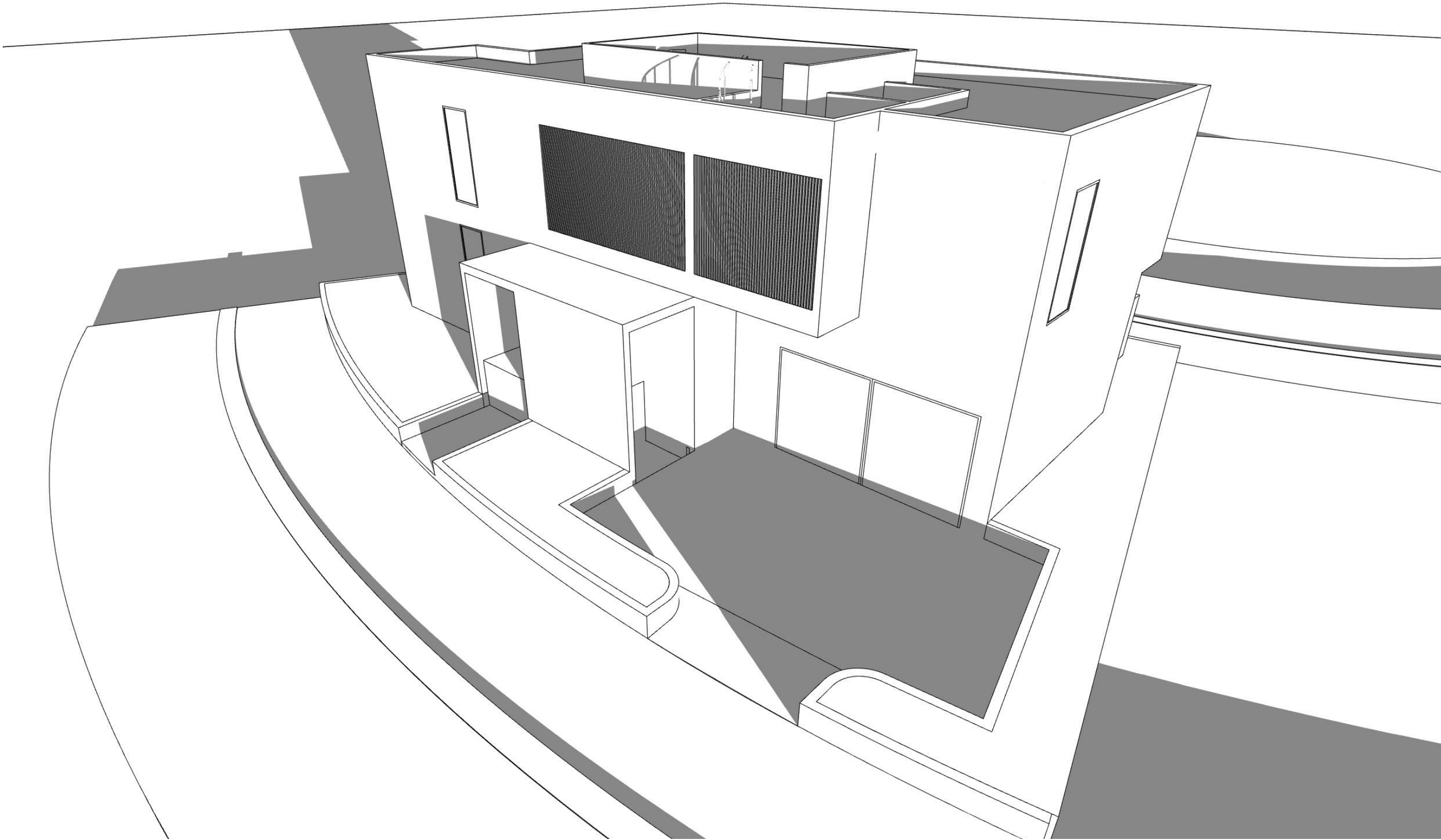
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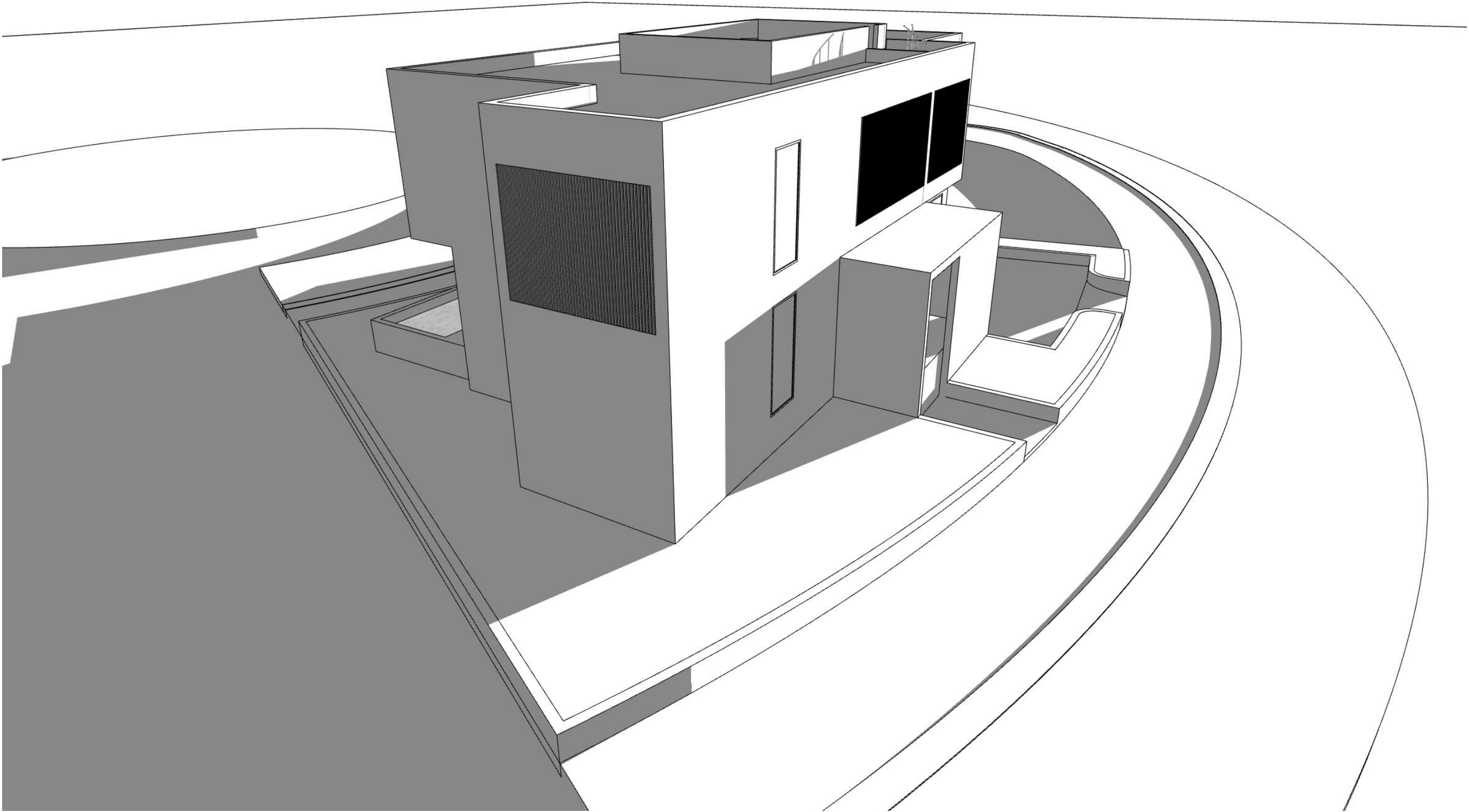
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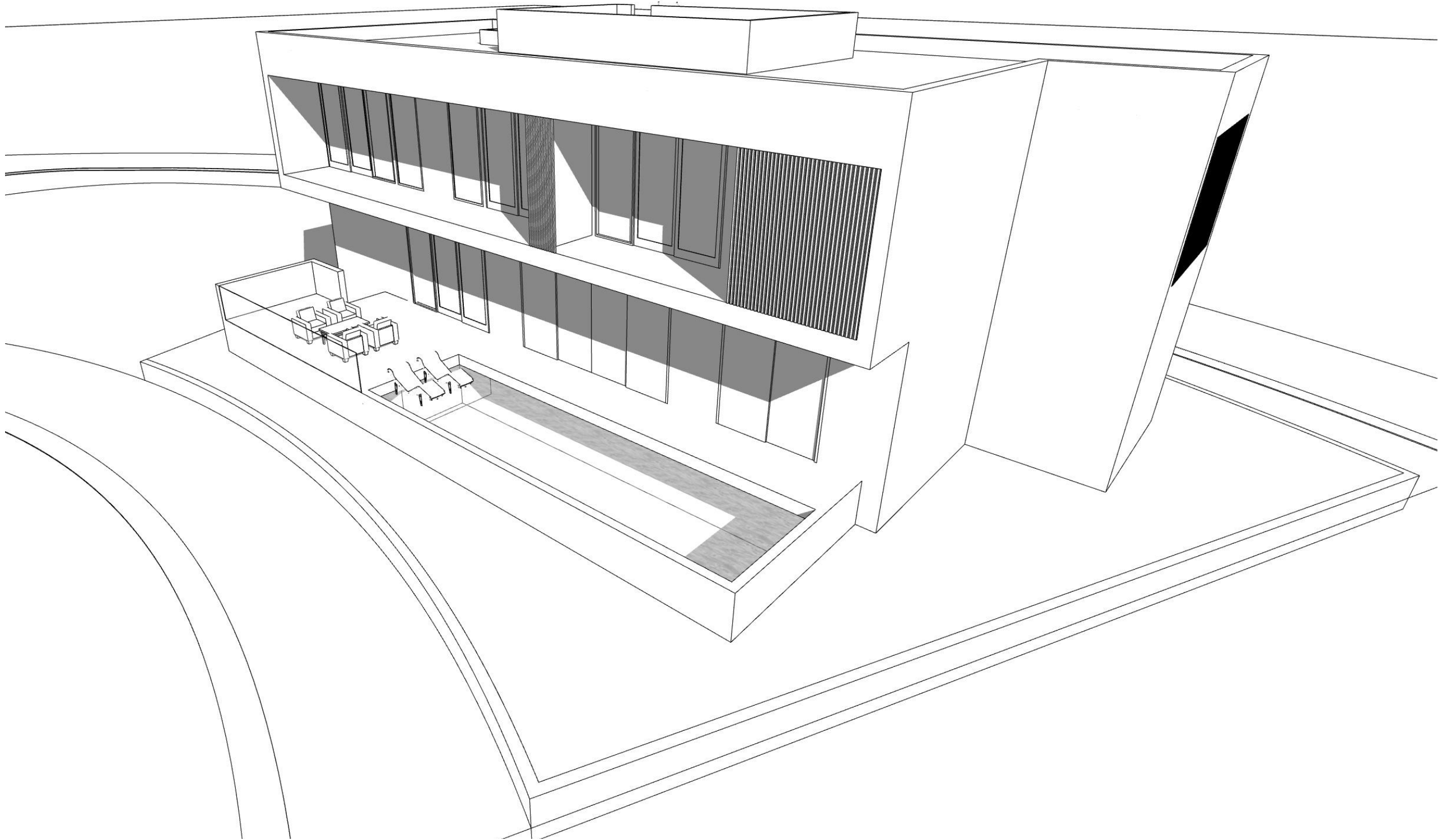
VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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VIEW FROM PALM AVENUE LOOKING NORTH WEST

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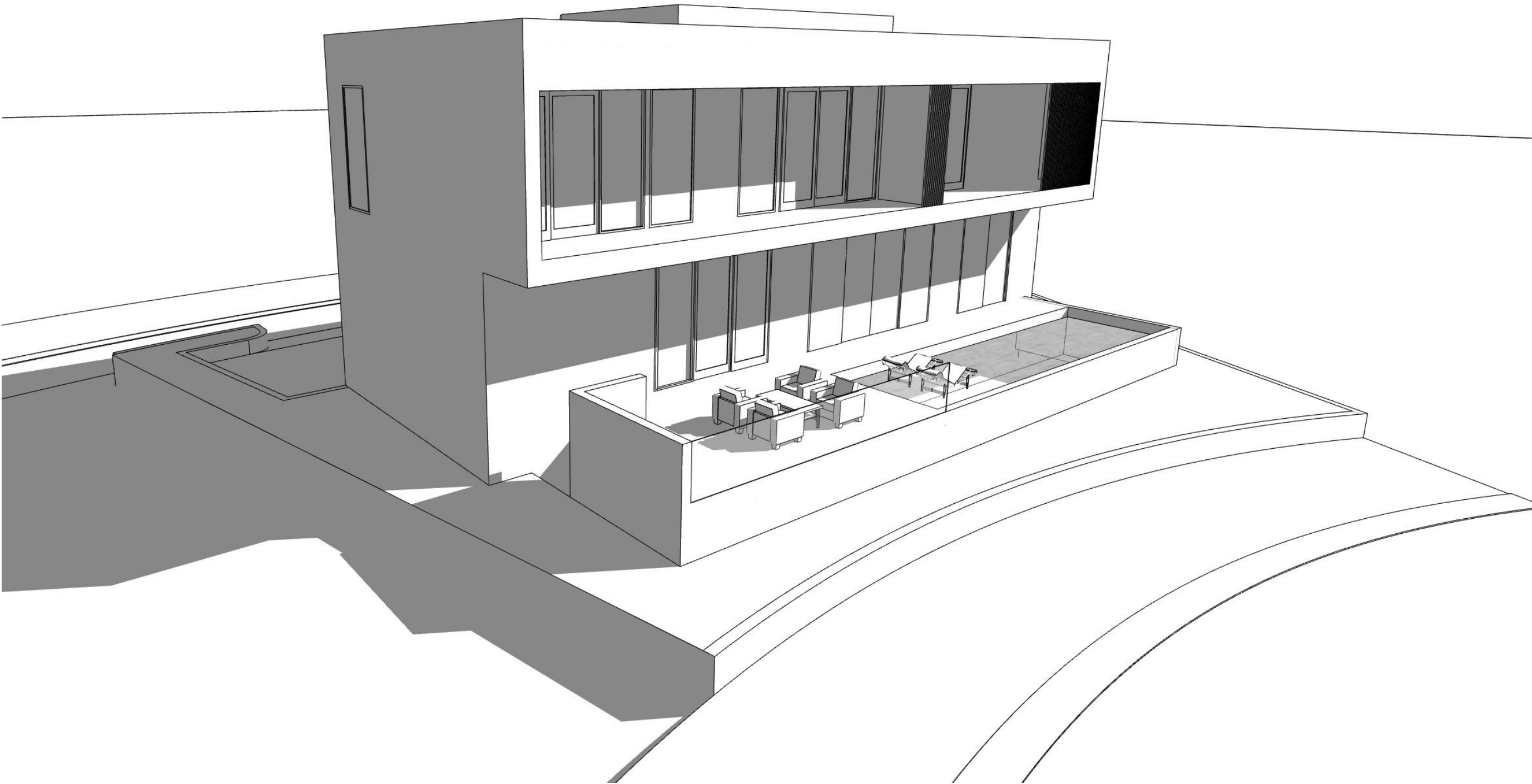
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MASSING DIAGRAMS



A-403B

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VIEW FROM PALM AVENUE LOOKING NORTH EAST

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ARCHITECTURE RENDERINGS



A-405B

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ARCHITECTURE RENDERINGS



A-406B

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A-407B

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LANDSCAPE RENDERINGS



A-408B

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