DeSousa Residence – 281 Palm Avenue Design Review Board - July 5, 2022



DESOUSA RESIDENCE

281 PALM AVENUE

DEBOWSKY DESIGN GROUP

DRB22-0817 FINAL SUBMITTAL - 05-16-2022

PROJECT DESCRIPTION:

NEW CONSTRUCTION - 281 PALM AVE, MIAMI BEACH, FL 33139

SCOPE OF WORK

- DEMOLITION OF EXISTING RESIDENCE
- PREPARE SOIL FOR NEW CONSTRCTION
- CONSTRUCTION OF NEW RESIDENCE (NON-HABITABLE GROUND FLOOR, 2 FLOORS UNDER AIR AND ROOF DECK)

OWNER SEEKS THE ABILITY TO REQUEST A WAIVER FROM THE DESIGN REVIEW BOARD FOR THE FOLLOWING ITEMS:

- 1. TOTAL MAXIMUM UNIT SIZE OVER BY 40 SF (0.67%)
- 2. REAR / FRONT YARD OPEN AREA MINIMUM NOT MET BY 196 SF (13.06%) *HOWEVER, TOTAL OPEN AREA EXCEEDS MINIMUM BY 831 SF (13.85%)

FLOOR PLAN DISTRIBUTION

UNDERSTORY (NON-HABITABLE)

- SEATING AREA
- CARPORT AREA
- DRIVEWAY AND EXTERIOR WALKWAYS
- LANDSCAPE AREAS

1ST FLOOR

- GUEST ROOM
- FAMILY ROOM
- KITCHEN
- DINING ROOM
- BATHROOM-1
- STAIRS

2ND FLOOR

- BEDROOM-1
- BEDROOM-2
- BATHROOM-2
- PLAYROOM
- HALLWAY
- PRIMARY BEDROOM SUITE WITH BATHROOM
- TERRACE / BALCONY

ROOF

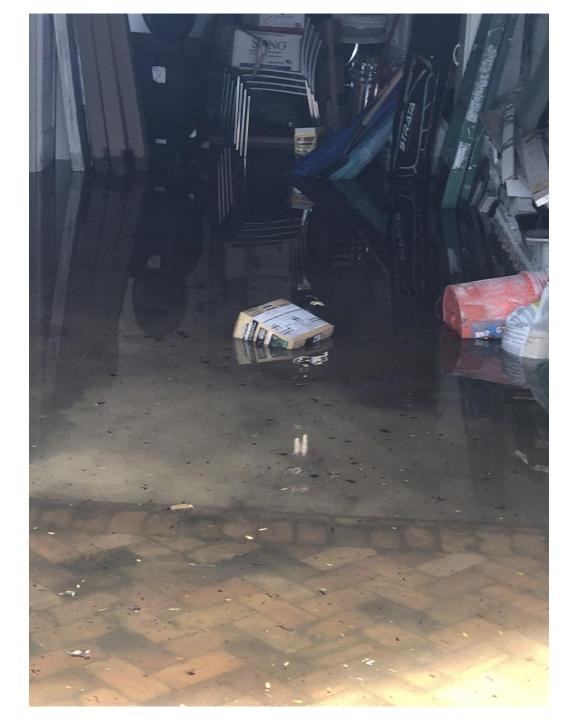
- ROOF DECK
- SPIRAL STAIRCASE

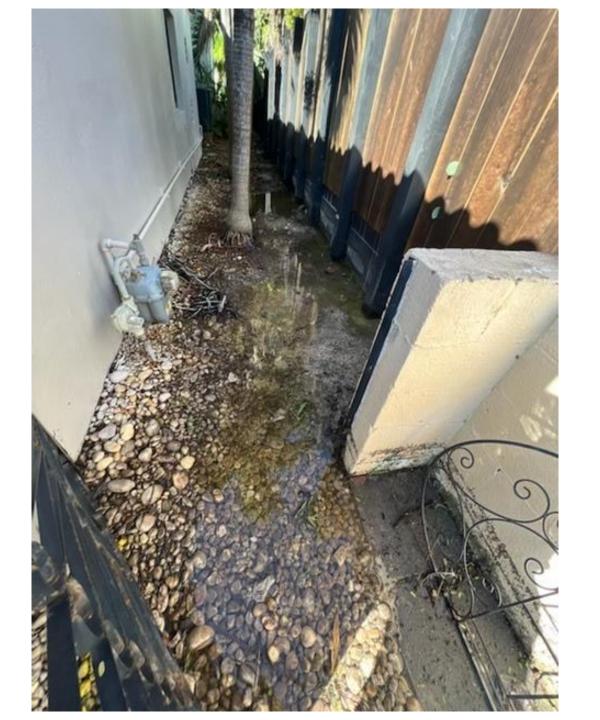






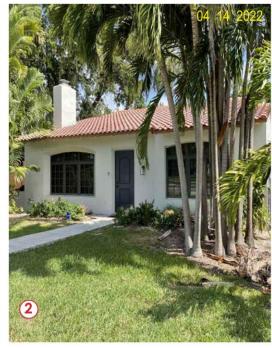






























CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON PALM AVENUE















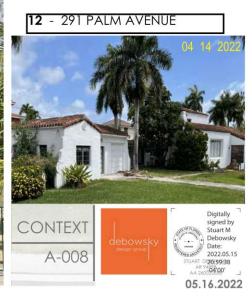


























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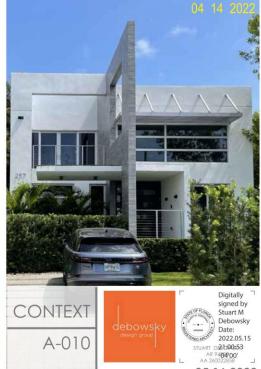




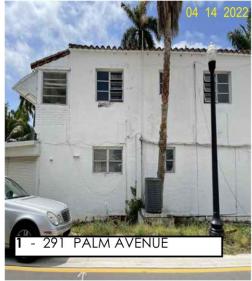




19 - 257 PALM AVENUE





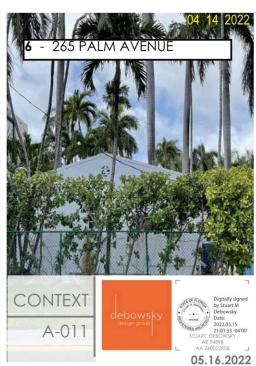






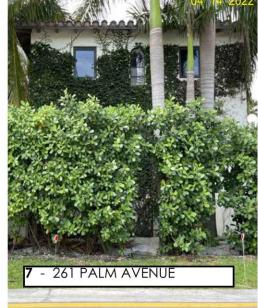




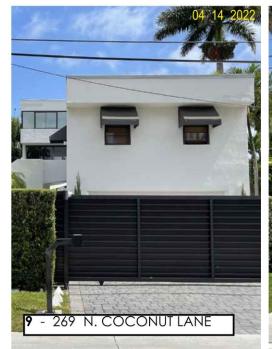




CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON N. COCONUT LANE













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Debowsky

2022.05.15 STUART DZ\$502.11 AR 9404'00' AA 260022858





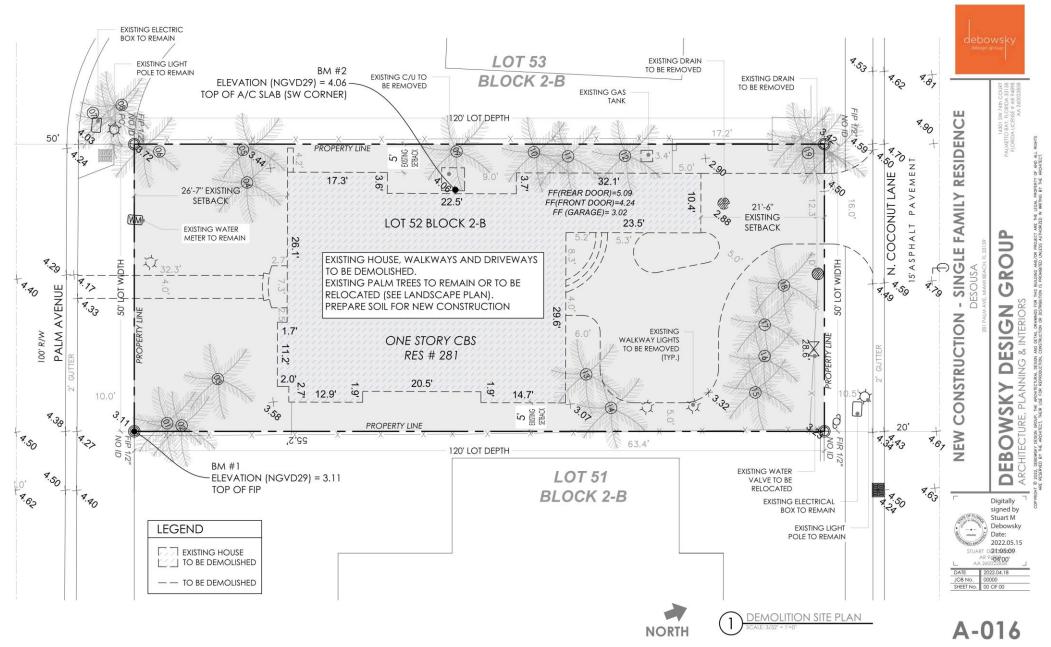


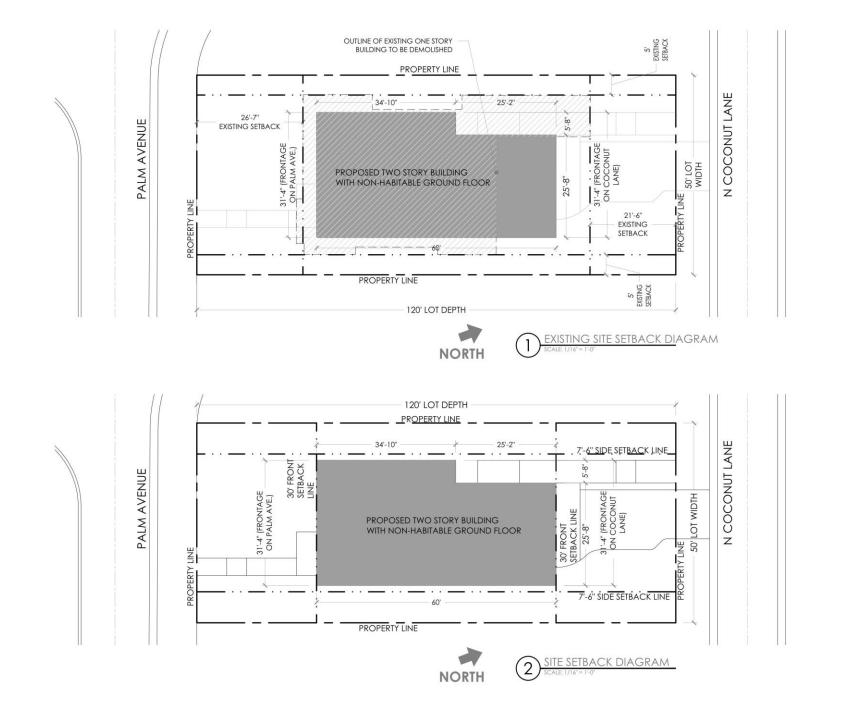














NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE DESOUSA

DESIGN GROUNG & INTERIORS **DEBOWSKY**

Digitally signed by Stuart M Debowsky Debov Date: 2022.05.15 STUART D21:06:02 AR 948200' AA 260022858 DATE 2022,04,18

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ARCHITECTURE, PLANNING & INTERIORS DEBOWSKY DESIGN GROUP

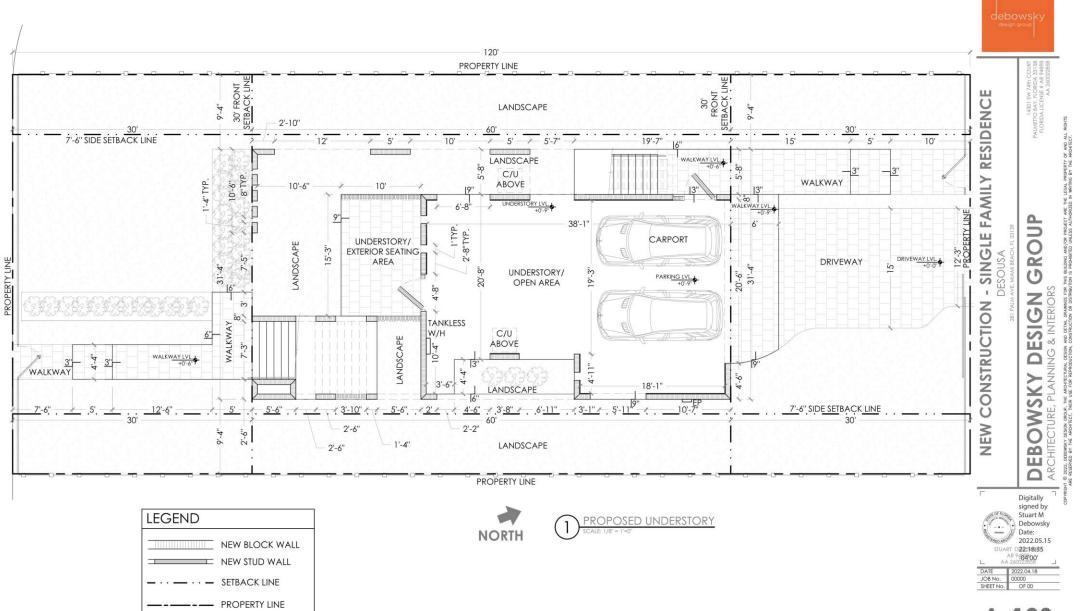
14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858

NEW CONSTRUCTION DESIGN

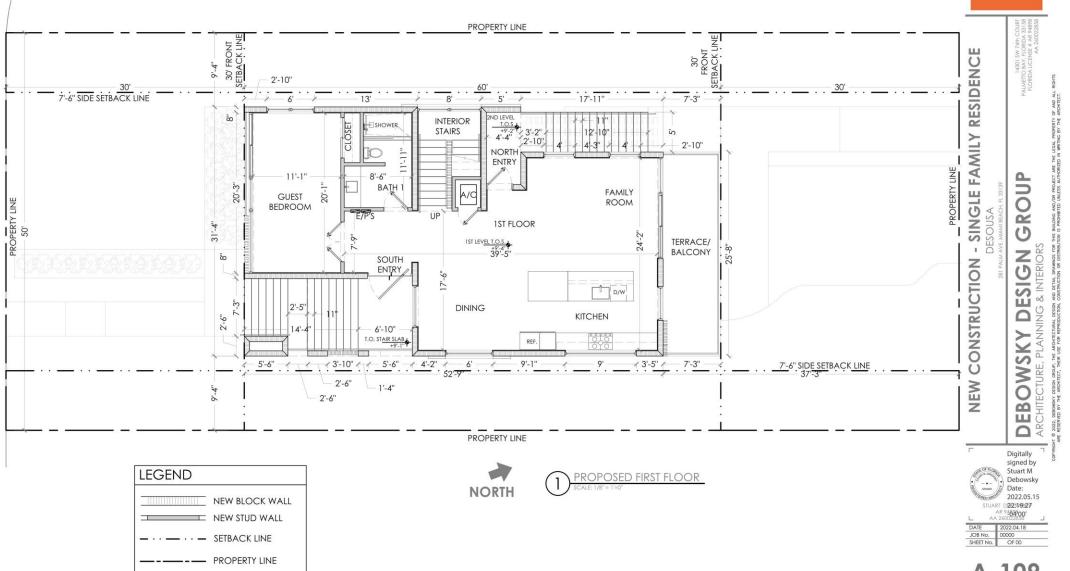
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

281 PALM AVE, MIAMI BEACH, FL 33139

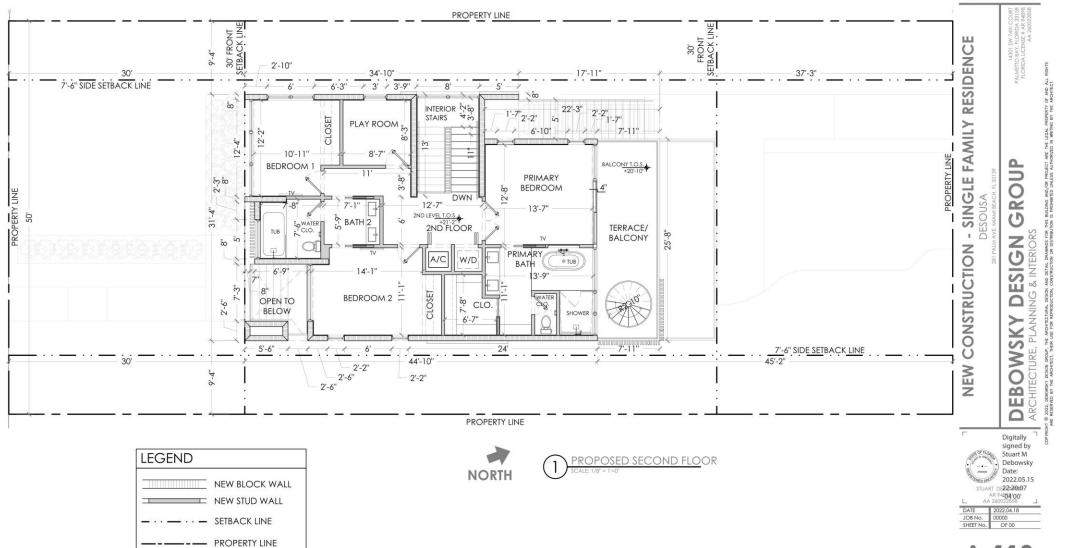




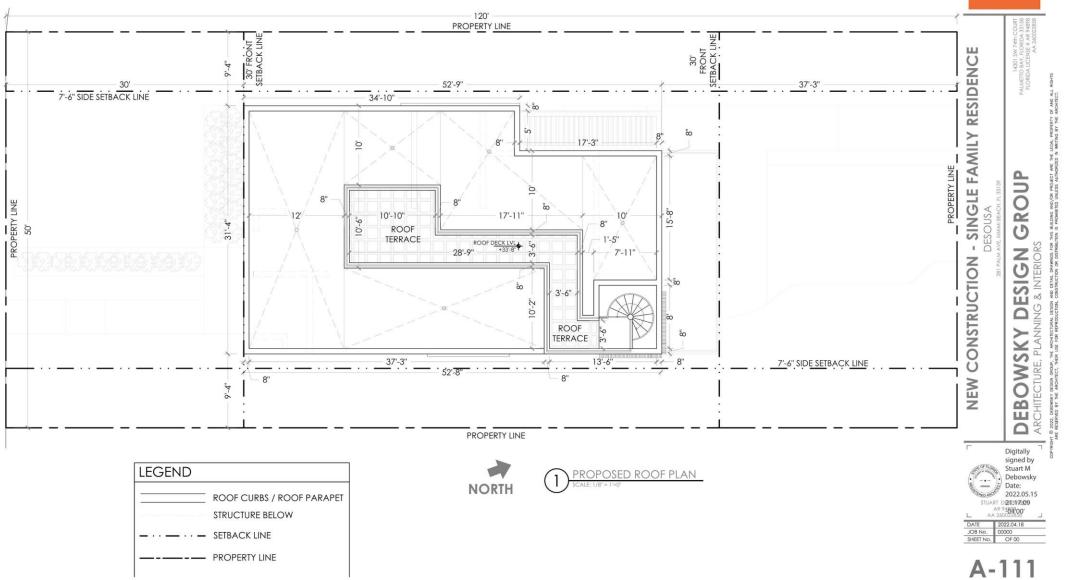


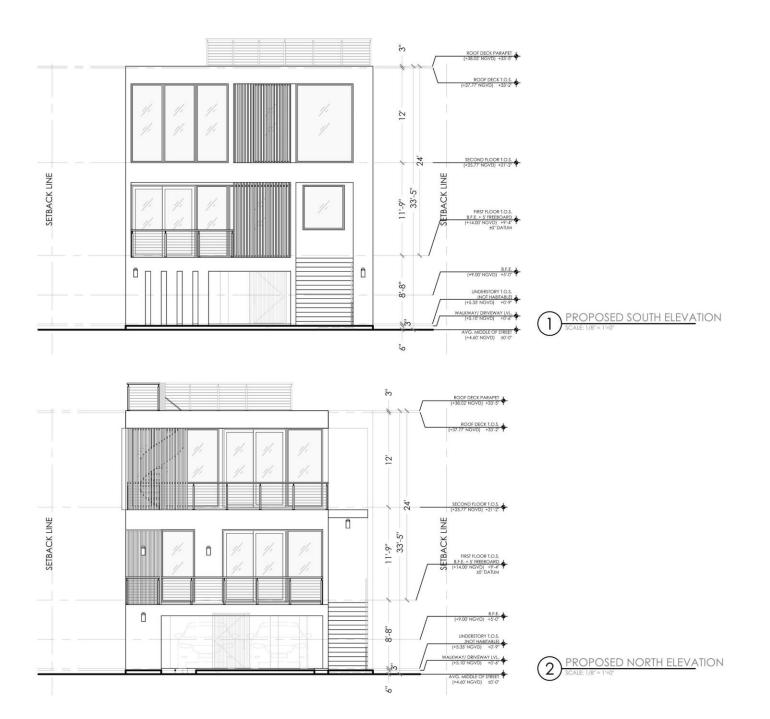














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RESIDENCE - SINGLE FAMILY DESOUSA CONSTRUCTION NEW

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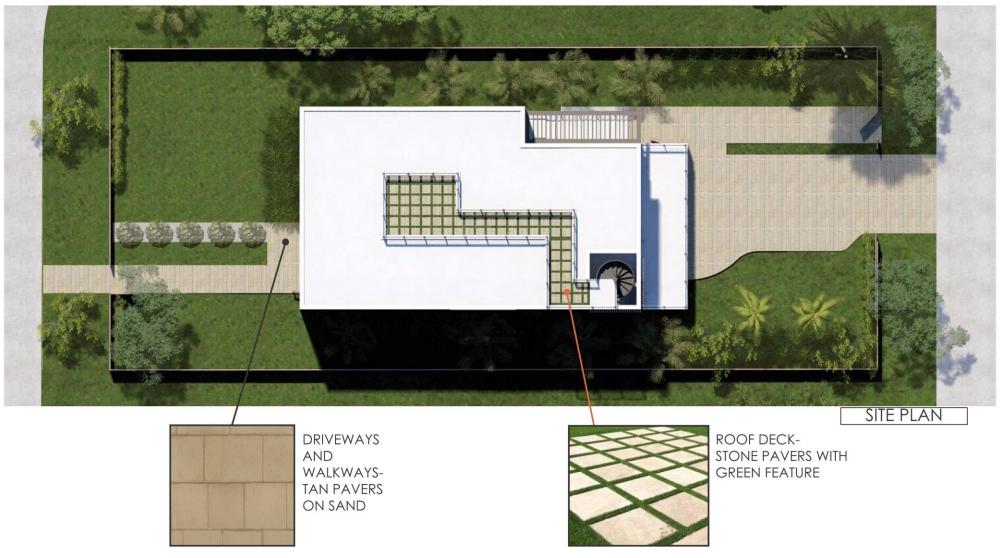


NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
DESOUSA

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01 SW 74th COURT

RENDERED ROOF PLAN

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

281 PALM AVE. MIAMI BEACH, FL 33139



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MAIN WALLS-WHITE STUCCO



WALL CLADDING AND DETAILS-WOOD



RAILINGS AND METAL DETAILS-BRONZE



SOUTH ELEVATION - FRONTAGE ON PALM AVE.



NORTH ELEVATION - FRONTAGE ON N. COCONUT LN.



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RENDERED ELEVATIONS

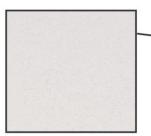
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139



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MAIN WALLS-WHITE STUCCO



EAST ELEVATION - SIDE VIEW



WALL CLADDING AND DETAILS-WOOD



RAILINGS AND METAL DETAILS-**ALUMINUM**

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DEBOWSKY DESIGN GROUP

RENDERED ELEVATIONS

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE DESOUSA



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PANORAMIC VIEW FACING PROPERTY - SOUTH ELEVATION

PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY





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SINGLE FAMILY RESIDENCE

EBOWSKY DESIGN GROUP CHITECTURE, PLANNING & INTERIORS

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DATE 2022.04.18

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PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY

PANORAMIC VIEW FACING PROPERTY - NORTH ELEVATION





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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE DESOUSA

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14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 AXONOMETRIC VIEWS - WEST (PALM AVE.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139



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DEBOWSKY DESIGN GROUP

14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 AXONOMETRIC VIEWS - SOUTH (PALM AVE.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA
281 PALM AVE, MIAMI BEACH, FL 33139



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AXONOMETRIC VIEWS - EAST (N. COCONUT LN.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139



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AXONOMETRIC VIEWS - NORTH (N. COCONUT LN.)

14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA
281 PALM AVE. MIAMI BEACH, FL 33139

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14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 ARCHITECTURE RENDERINGS
- CORNER VIEW FROM PALM AVE.

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139

ARCHITECTURE RENDERINGS Digitally signed by Stuart M - CORNER VIEW FROM PALM AVE Debowsky Date: 2022.05.15 STUART D21:38:33 AR 9404'00' AA 2600'4'00'



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DEBOWSKY DESIGN GROUP

14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139



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ARCHITECTURE RENDERINGS - CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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DEBOWSKY DESIGN GROUP

ARCHITECTURE RENDERINGS - CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

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ARCHITECTURE RENDERINGS - CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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ARCHITECTURE RENDERINGS - CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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14301 SW 74th COURT PALMETTO BAY, FLORIDA 33158 FLORIDA LICENSE # AR 94898 AA 260022858 ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA 281 PALM AVE, MIAMI BEACH, FL 33139



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