



DESOSA 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

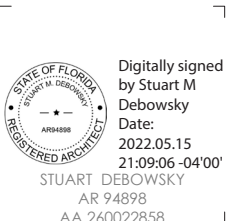
2ND FLOOR

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

ROOF

- ROOF DECK
- SPIRAL STAIRCASE

COVER SHEET
A-000



05.16.2022

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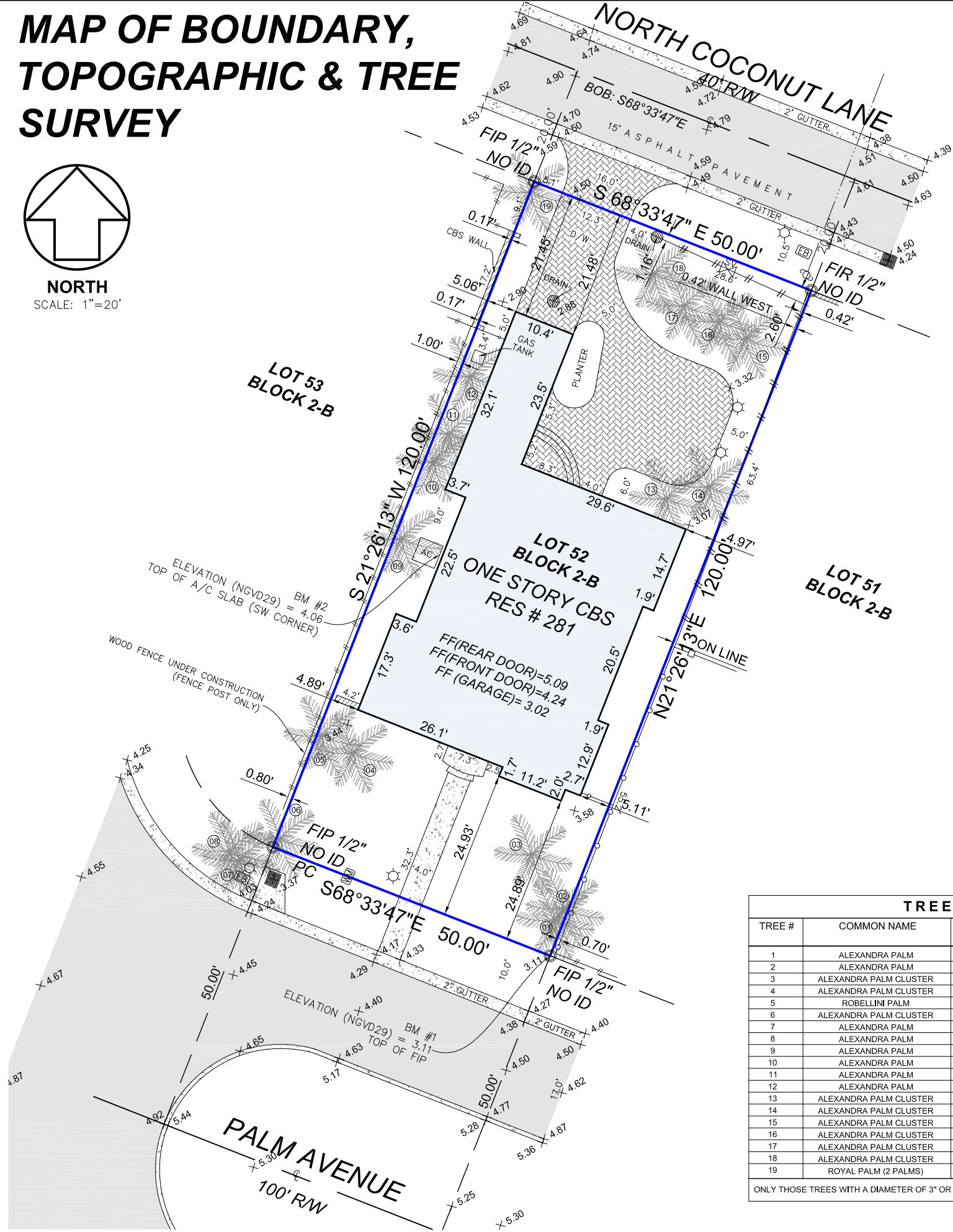
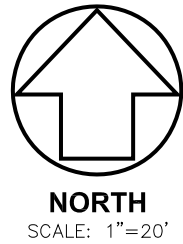
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LANDSCAPE DESIGN

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L-4 LANDSCAPE IRRIGATION PLAN
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L-6 HARDSCAPE PLAN

MAP OF BOUNDARY,
TOPOGRAPHIC & TREE
SURVEY



TREE TABLE		
TREE #	COMMON NAME	DESCRIPTION (TRUNK DIA. - HEIGHT - SPREAD)
1	ALEXANDRA PALM	0.3' - 8' - 8'
2	ALEXANDRA PALM	0.3' - 8' - 8'
3	ALEXANDRA PALM CLUSTER	-
4	ALEXANDRA PALM CLUSTER	-
5	ROBELLINI PALM	0.3' - 8' - 8'
6	ALEXANDRA PALM CLUSTER	-
7	ALEXANDRA PALM	1.0' - 25' - 15'
8	ALEXANDRA PALM	1.0' - 25' - 15'
9	ALEXANDRA PALM	0.5' - 18' - 10'
10	ALEXANDRA PALM	0.5' - 18' - 10'
11	ALEXANDRA PALM	0.5' - 18' - 10'
12	ALEXANDRA PALM	0.5' - 18' - 10'
13	ALEXANDRA PALM CLUSTER	-
14	ALEXANDRA PALM CLUSTER	-
15	ALEXANDRA PALM CLUSTER	-
16	ALEXANDRA PALM CLUSTER	-
17	ALEXANDRA PALM CLUSTER	-
18	ALEXANDRA PALM CLUSTER	-
19	ROYAL PALM (2 PALMS)	1.0' - 45' - 20' (EACH)

ONLY THOSE TREES WITH A DIAMETER OF 3" OR GREATER AT BREAST HEIGHT WERE LOCATED.

LEGEND
ABBREVIATIONS:
A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVE-WAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAEON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PROC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:
[Symbol] = TELEPHONE RISER
[Symbol] = CABLE TV RISER
[Symbol] = WATER METER
[Symbol] = CENTER LINE
[Symbol] = CENTRAL ANGLE
[Symbol] = ORIGINAL LOT DISTANCE
[Symbol] = UTILITY POLE
[Symbol] = CONC. POLE
[Symbol] = CATCH BASIN
[Symbol] = IRON FENCE
[Symbol] = WOOD FENCE
[Symbol] = CHAIN LINK FENCE
[Symbol] = OVERHEAD UTILITY WIRE
[Symbol] = LIMITED ACCESS RIGHT-OF-WAY LINE
[Symbol] = BOUNDARY LINE

SURFACES:
[Symbol] ASPHALT
[Symbol] CONCRETE
[Symbol] PAVERS
[Symbol] BUILDING
[Symbol] TILES
[Symbol] WOOD
[Symbol] COVER

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

Juan A. Suarez,
License No.
LS6220

Digitally signed by Juan A. Suarez, License No. LS6220
DN: cn=LS, o=Florida, ou=Professional Surveyors and Mappers, email=juan@suarezsurveying.com, c=US
Date: 2022.04.15 15:18:16 -0400

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com

PLAT IMAGE:
NOT TO SCALE

PROPERTY ADDRESS:
281 PALM AVENUE, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:
LOT 52 BLOCK 2-B, OF AMENDED RIVIERA, FIRST AND SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 9 COMMUNITY NAME & NUMBER MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0316 SUFFIX L

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. 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.
6. THIS IS A SURVEY OF A RESIDENTIAL PROPERTY, THE STANDARD ACCURACY FOR THE CONTROLLING DATA (BOUNDARY, CENTER, TRAVERSE, AND SURVEY TIE LINES) FOR THIS TYPE OF SURVEY AND ITS EXPECTED USE (SUBURBAN) IS 1 FOOT IN 7,500 FEET, THIS SURVEY EXCEEDS THAT STANDARD.
7. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
8. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
9. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
10. FENCE OWNERSHIP NOT DETERMINED.
11. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE CENTERLINE OF COCONUT LANE HAS BEEN ASSIGNED A BEARING OF S68°33'47"E.
12. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

BENCHMARK REFERENCE:
NAME: D-135
ELEV(NGVD29): 5.31
LOCATION1:
MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT
LOCATION2:
FOUNTAIN ST --- 15' SE OF PROJECTED C/L
DESCRIPTION1: PK NAIL AND BRASS WASHER IN CONC CURB.
DESCRIPTION2: SEE ALSO E-01 4.5' SW

CERTIFIED TO:
KEITH DESOUSA AND MOLLY CONDON

LOCATED AND ADDED TREES TO SURVEY ONLY 04/14/2021 JOB #220434829
UPDATED TO TOPOGRAPHIC AND RE-CERTIFIED SURVEY 12/02/2021 JOB #211134030
REVISION(S):



CONTEXT LOCATION MAP - 1/2 MILE RADIUS
SCALE: N.T.S.

GIS AERIAL VIEW

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

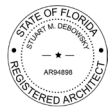
DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



ARCHITECTURE, PLANNING & INTERIORS
DEBOWSKY DESIGN GROUP

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



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Stuart M
Debowsky
Date:
2022.05.15
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AA 260022858

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JOB No.	
SHEET No.	00

A-003
05.16.2022

ITEM #	EXISTING ZONING INFORMATION / EXISTING RESIDENCE (PRE-1938) - SINGLE FAMILY RESIDENTIAL - ZONING DATA				
1	ADDRESS:	281 PALM AVE, MIAMI BEACH 33139			
2	FOLIO NUMBER:	02-4205-002-0430			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1938			
5	ZONING DISTRICT / OVERLAY:	RS-R / RS-4 / SINGLE FAMILY			
6	UNITIY OF TITLE? (YES OR NO)				
7	NUMBER OF LOTS	1			
8	BASE FLOOD ELEVATION:	+9.00' NGVD / ZONE AE			
9	GRADE VALUE IN NGVD:	+4.60' NGVD / AVG. MIDDLE OF STREET			
10	ADJUSTED GRADE (FLOOD + GRADE / 2):	+6.80' NGVD ([9' + 4.6'] / 2 = 6.8')			
11	FREEBOARD:	5'-0" MAXIMUM			
12	LOT AREA:	6,000 SF			
13	LOT WIDTH:	50'-0"			
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
14	LOT COVERAGE (SF AND %):	1,800 SF AND 30%			
15	EXISTING LOT COVERAGE (SF AND %):		2,077 SF AND 34.62%		
16	UNIT SIZE (SF AND %):	3,000 SF	1,936 SF AND 32.27%		
17	ENCLOSED 1ST FLOOR VOLUME (SF):	N/A	1,616 AND 26.93%		
18	ENCLOSED GARAGE (SF):	N/A	320 SF		
19	FIRST FLOOR (SF AND %):	1,800 SF AND 30%	1,936 SF AND 32.27%		
20	SECOND FLOOR (SF AND %):	N/A			
21	THIRD FLOOR (SF AND %):	N/A			
22	ROOF (SF AND %):	N/A			
23	OPEN SPACE DEPTH (SF):	N/A	3,923 SF (120'-0" LOT DEPTH)		
24	FRONT YARD OPEN SPACE (SF AND %):	N/A	2,049 SF		
25	FRONT / REAR YARD OPEN SPACE (SF AND %):	N/A	1,314 SF		
26	SUM OF SIDE YARDS (SF):	N/A	560 SF		
27	HEIGHT / NUMBER OF STORIES:	24' FLAT ROOFS / 27' SLOPED ROOFS	1 STORY		
		2 STORIES MAX (HABITABLE)			
28	SETBACKS				
29	FRONT FIRST LEVEL:				
	PALM AVE	30'-0"	26'-7"		
	N. COCONUT LANE	30'-0"	21'-6"		
30	FRONT SECOND LEVEL:		N/A		
	PALM AVE	30'-0"			
	N. COCONUT LANE	30'-0"			
31	SIDE 1 (INTERIOR SIDE):	7'-6"	5'-0"		
32	SDE 2 (INTERIOR SIDE):	7'-6"	5'-0"		
33	REAR:	50'-0"	N/A		
34	ACCESSORY STRUCTURE:	N/A	N/A		
35	LOCATED WITHIN A HISTORIC DISTRICT?	NO			
36	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO			
37	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

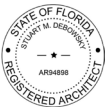


NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA
281 PALM AVE, MIAMI BEACH, FL 33139

DEBOWSKY DESIGN GROUP
ARCHITECTURE, PLANNING & INTERIORS

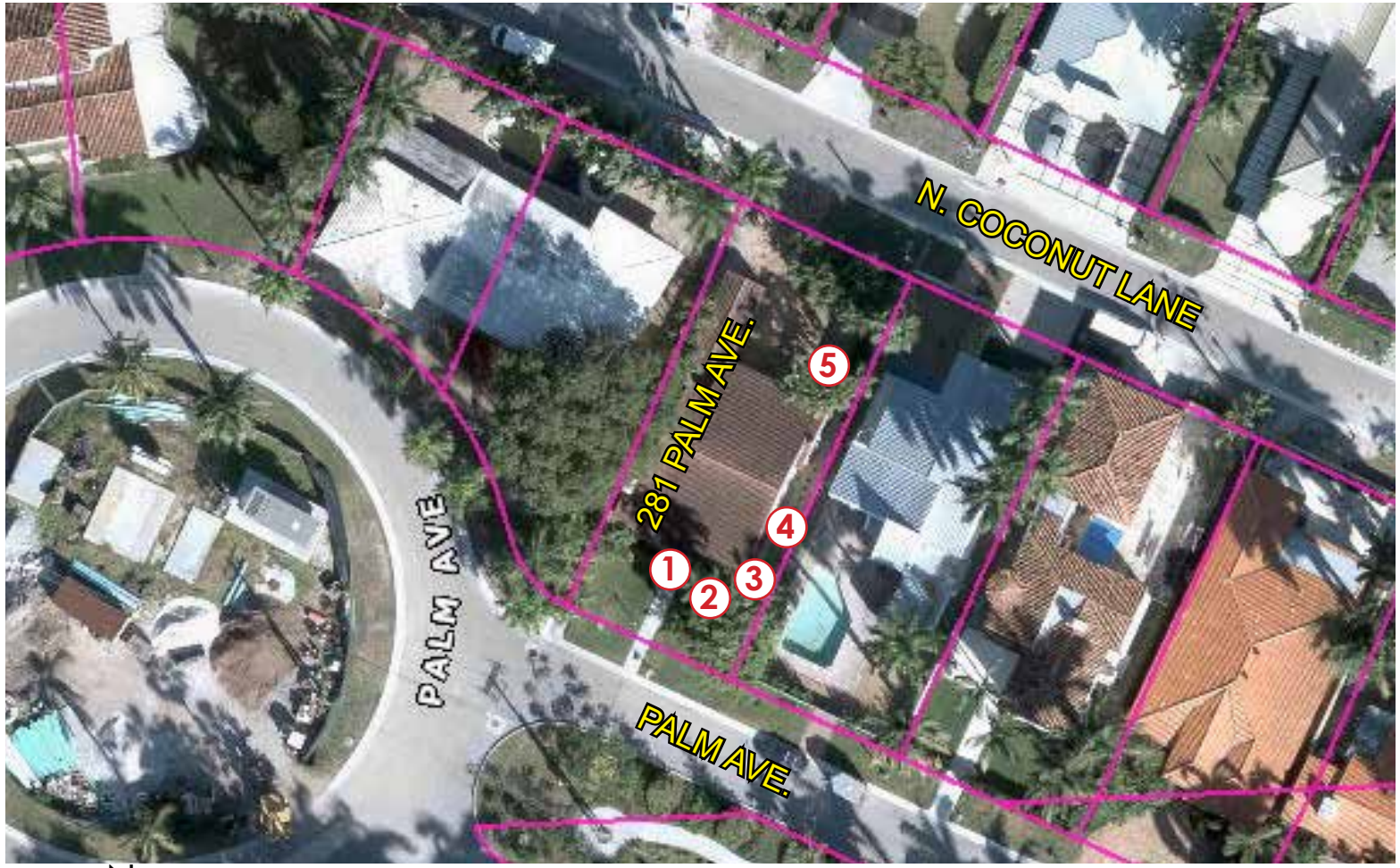
14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858



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AR 94898
AA 260022858

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SHEET No.	OF 00

A-004
05.16.2022



1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S.



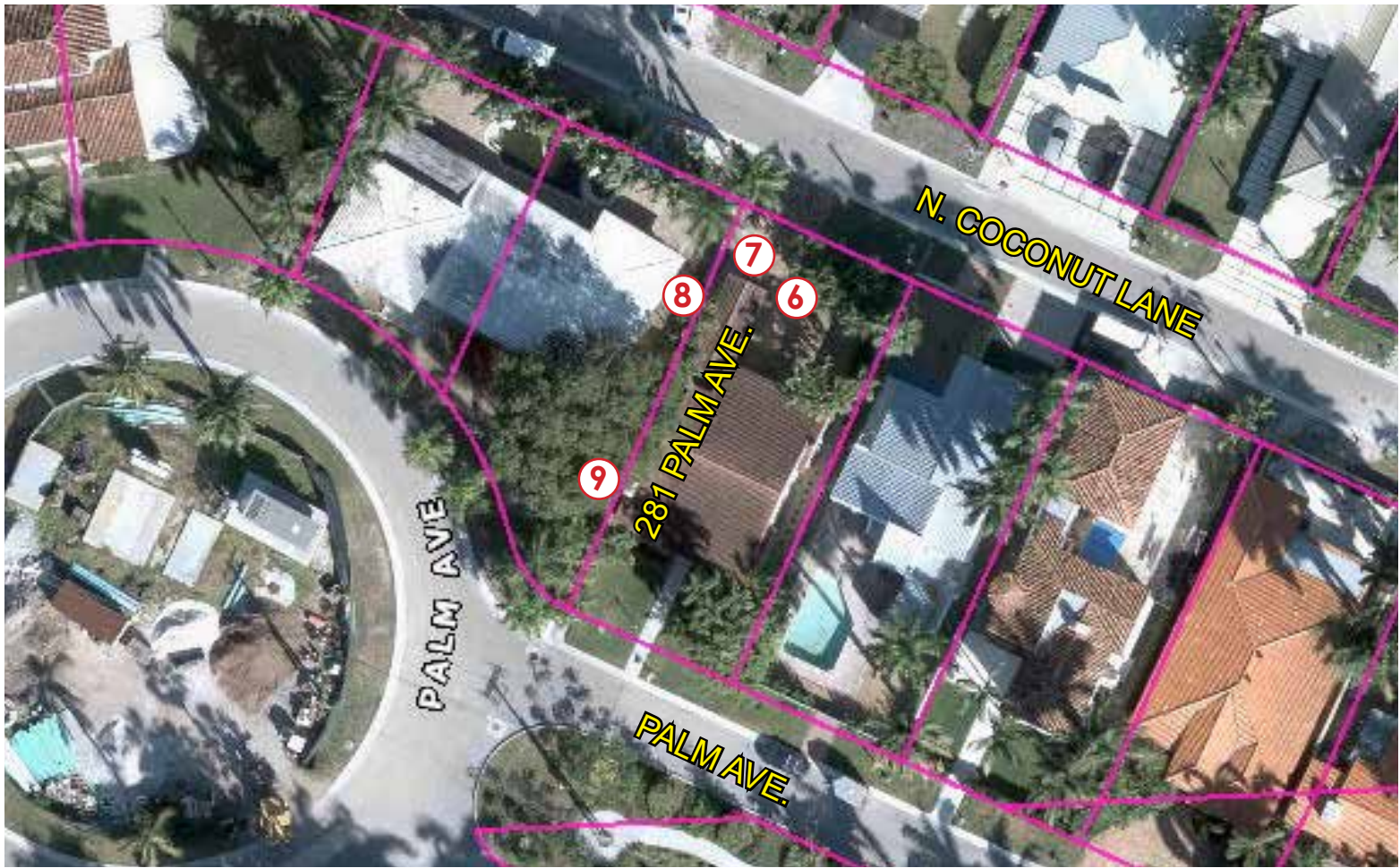
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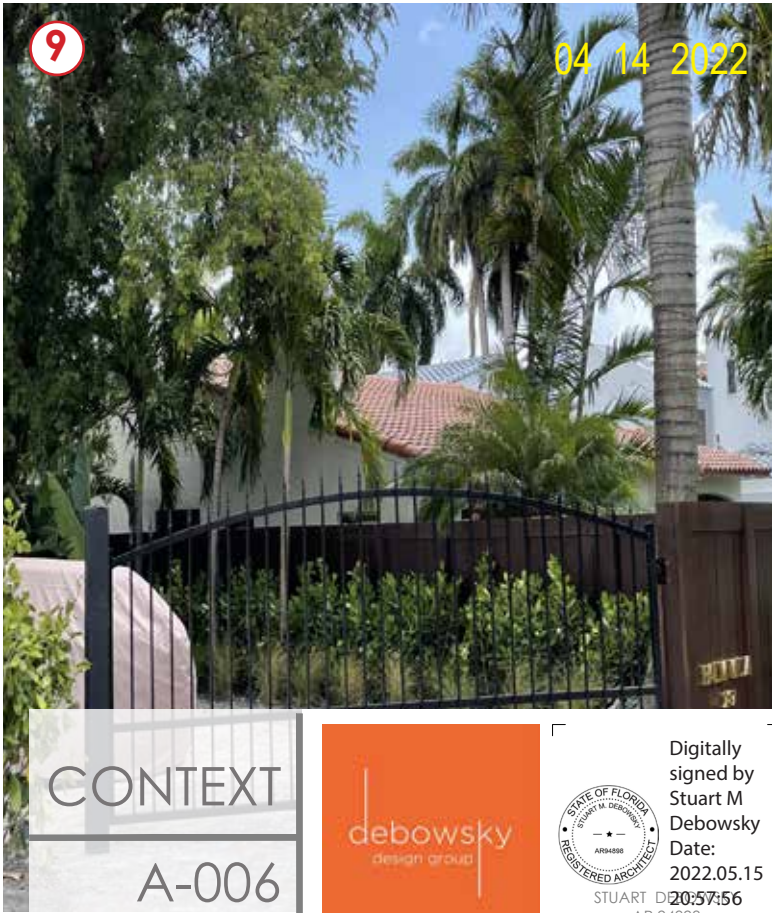
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design group

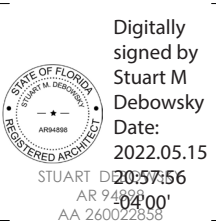
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1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S.



CONTEXT
A-006



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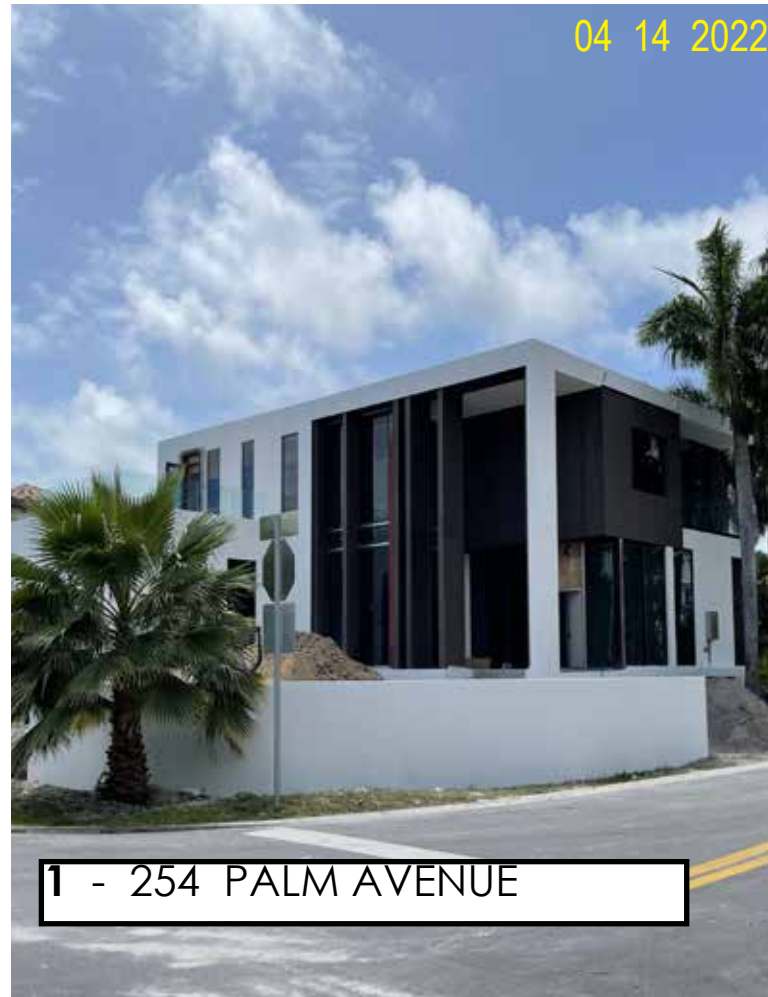


1

CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON PALM AVENUE

SCALE: N.T.S.

04 14 2022



1 - 254 PALM AVENUE

04 14 2022



2 - 259 S. COCONUT LANE

04 14 2022



3 - 265 S. COCONUT LANE

04 14 2022



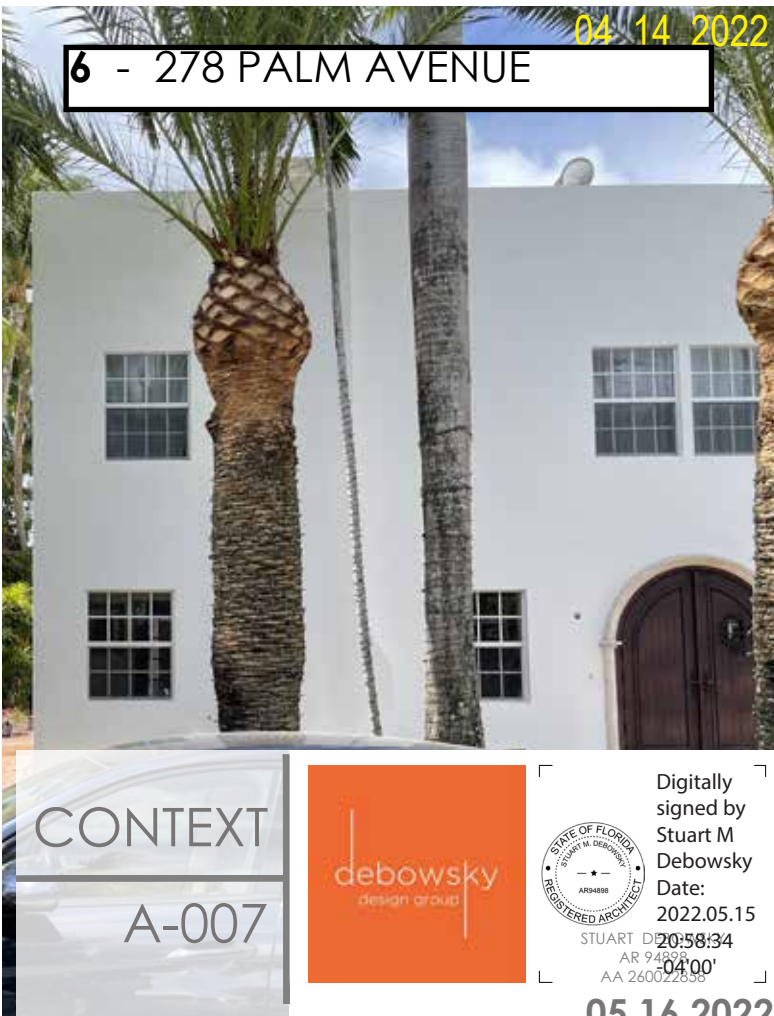
4 - 272 PALM AVENUE

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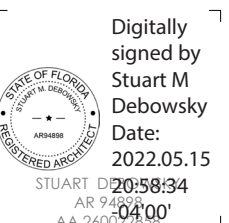
5 - 274 PALM AVENUE

04 14 2022



6 - 278 PALM AVENUE

CONTEXT
A-007



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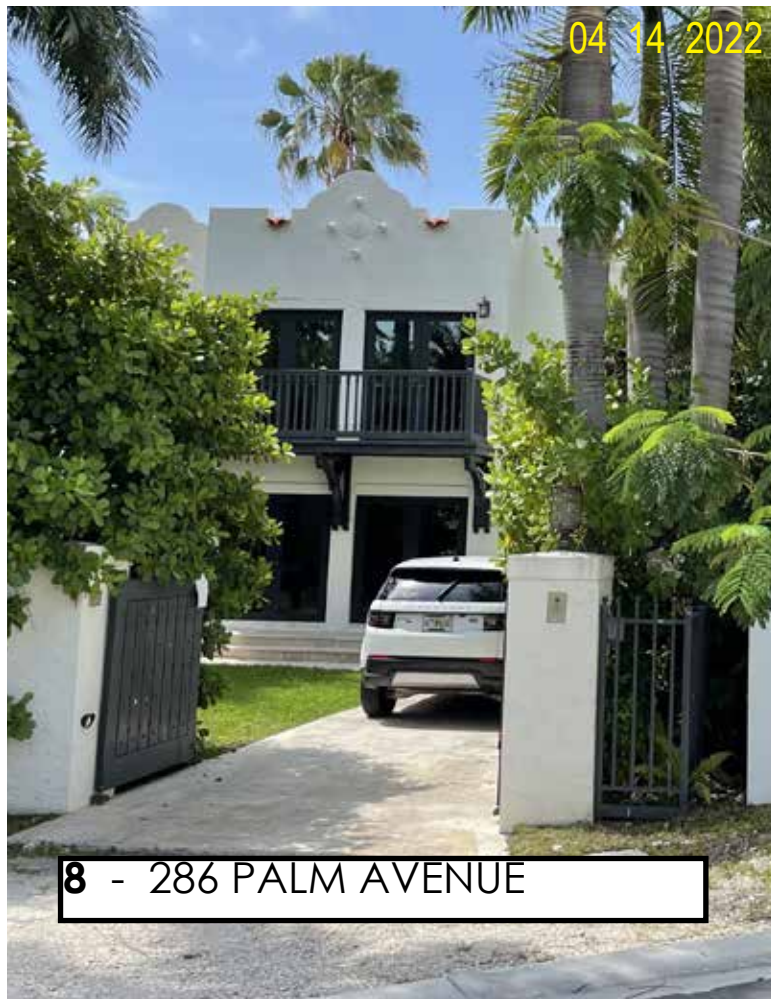


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CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON PALM AVENUE
SCALE: N.T.S.



7 - 282 PALM AVENUE



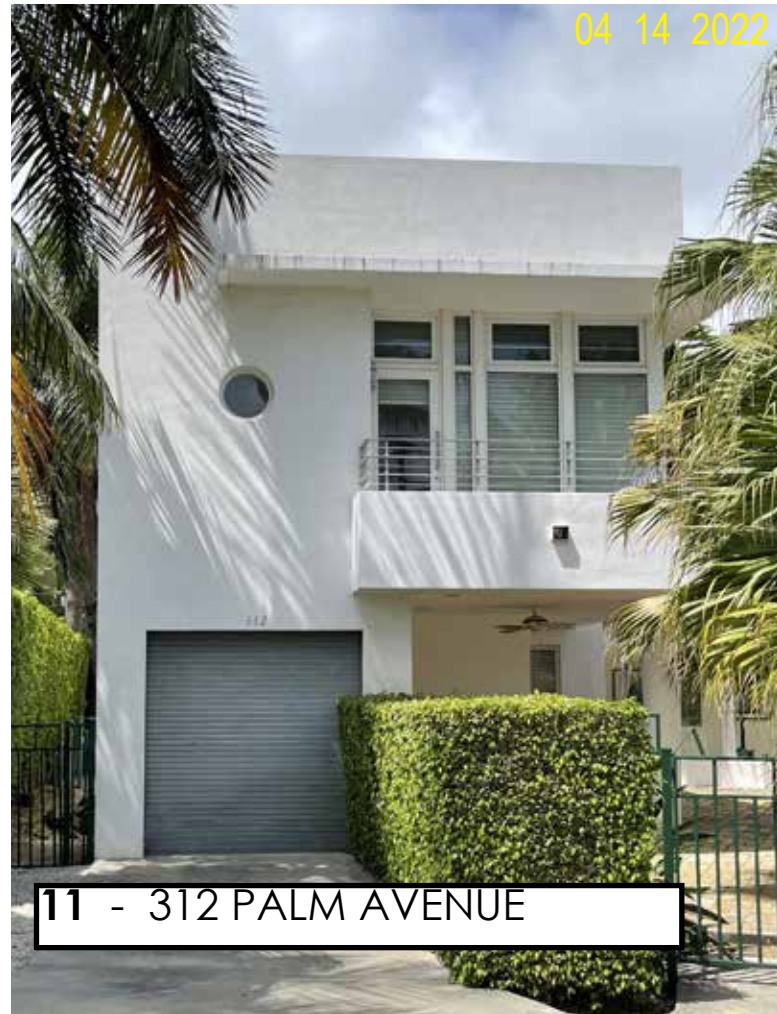
8 - 286 PALM AVENUE



9 - 288 PALM AVENUE



10 - 300 PALM AVENUE

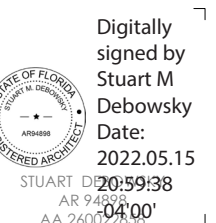


11 - 312 PALM AVENUE



12 - 291 PALM AVENUE

CONTEXT
A-008



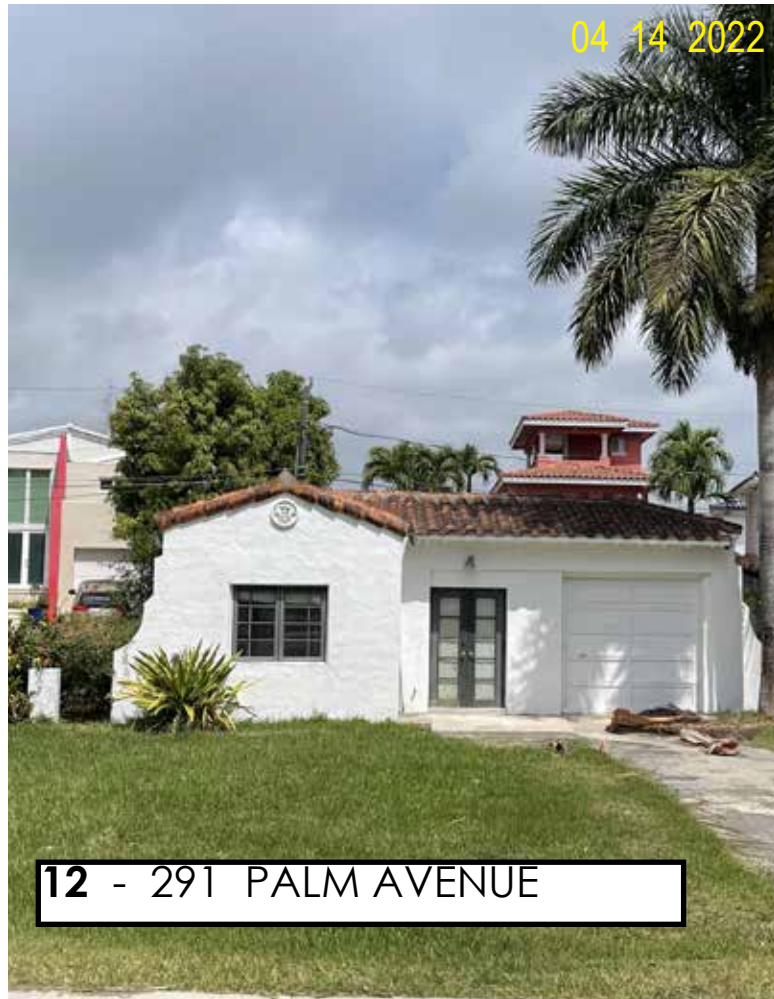
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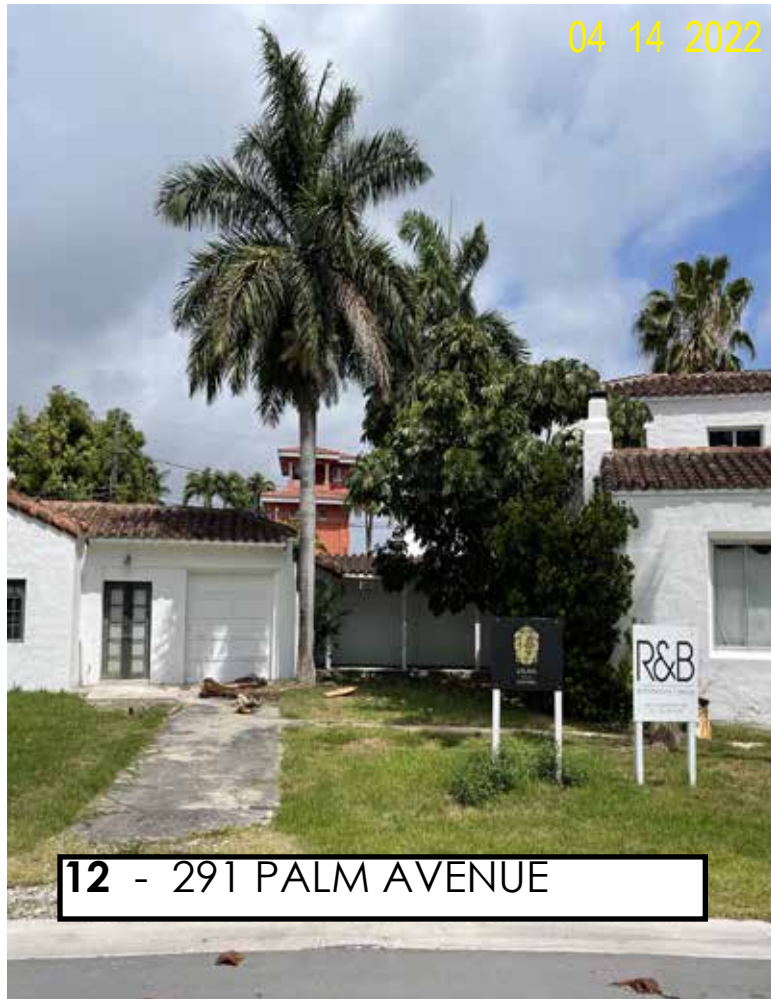


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CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON PALM AVENUE
SCALE: N.T.S.



12 - 291 PALM AVENUE



12 - 291 PALM AVENUE



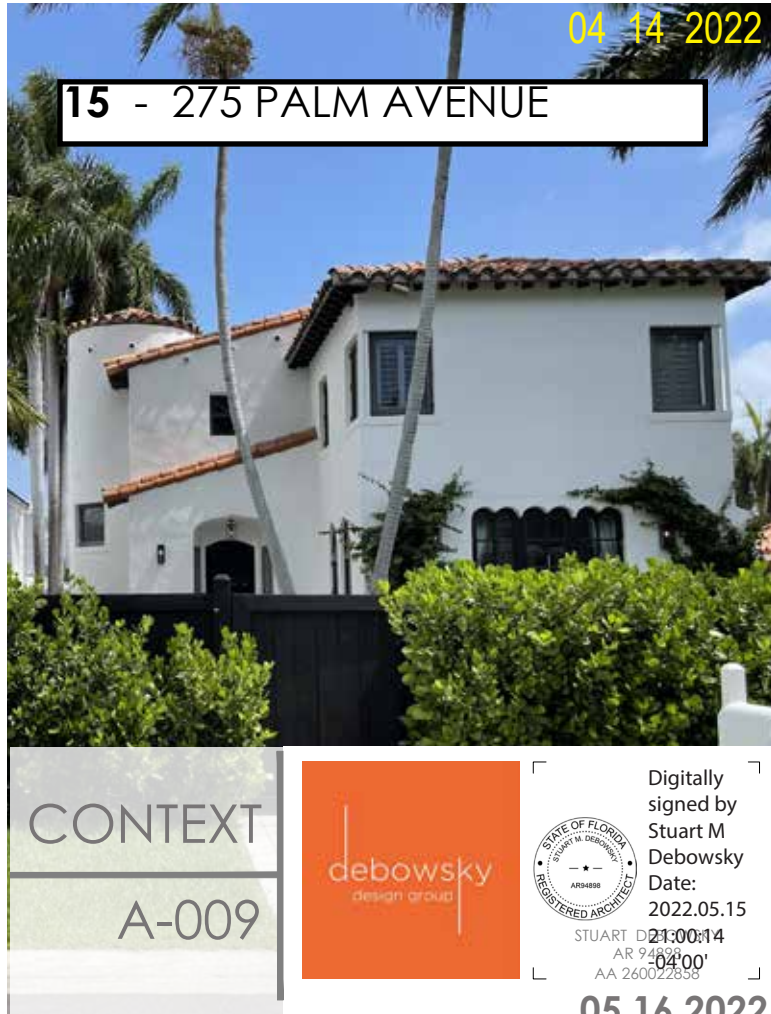
12 - 291 PALM AVENUE



13 - 287 PALM AVENUE

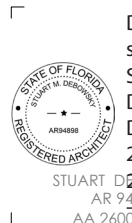


14 - 277 PALM AVENUE



15 - 275 PALM AVENUE

CONTEXT
A-009



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1

CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON PALM AVENUE

SCALE: N.T.S.



16 - 269 PALM AVENUE



17 - 265 PALM AVENUE

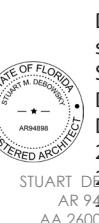


18 - 261 PALM AVENUE



19 - 257 PALM AVENUE

CONTEXT
A-010



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Debowsky
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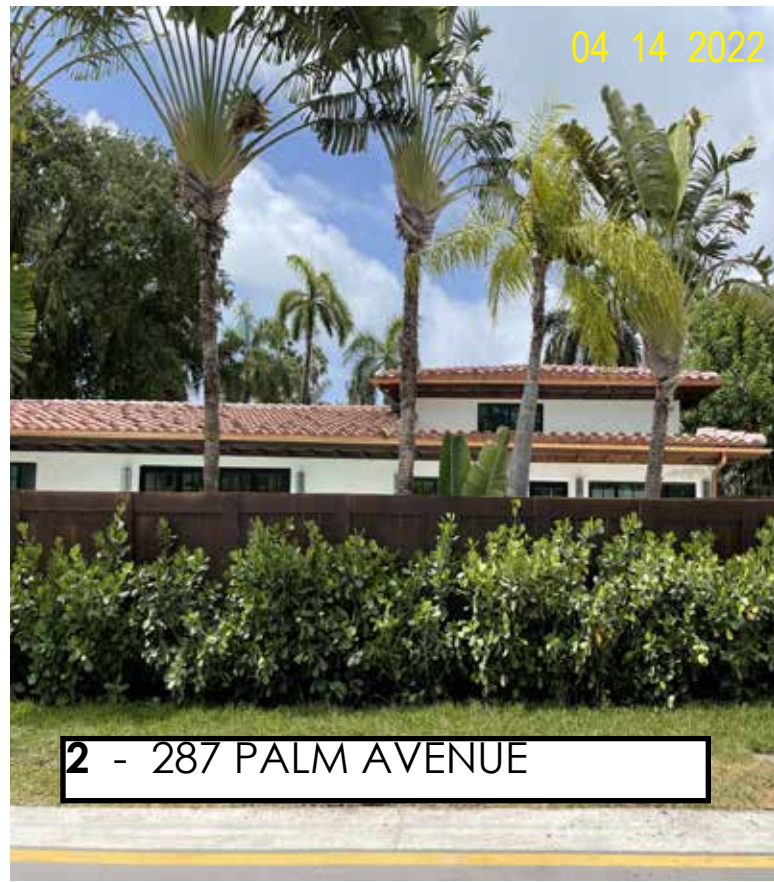


1

CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON N. COCONUT LANE
SCALE: N.T.S.



1 - 291 PALM AVENUE



2 - 287 PALM AVENUE



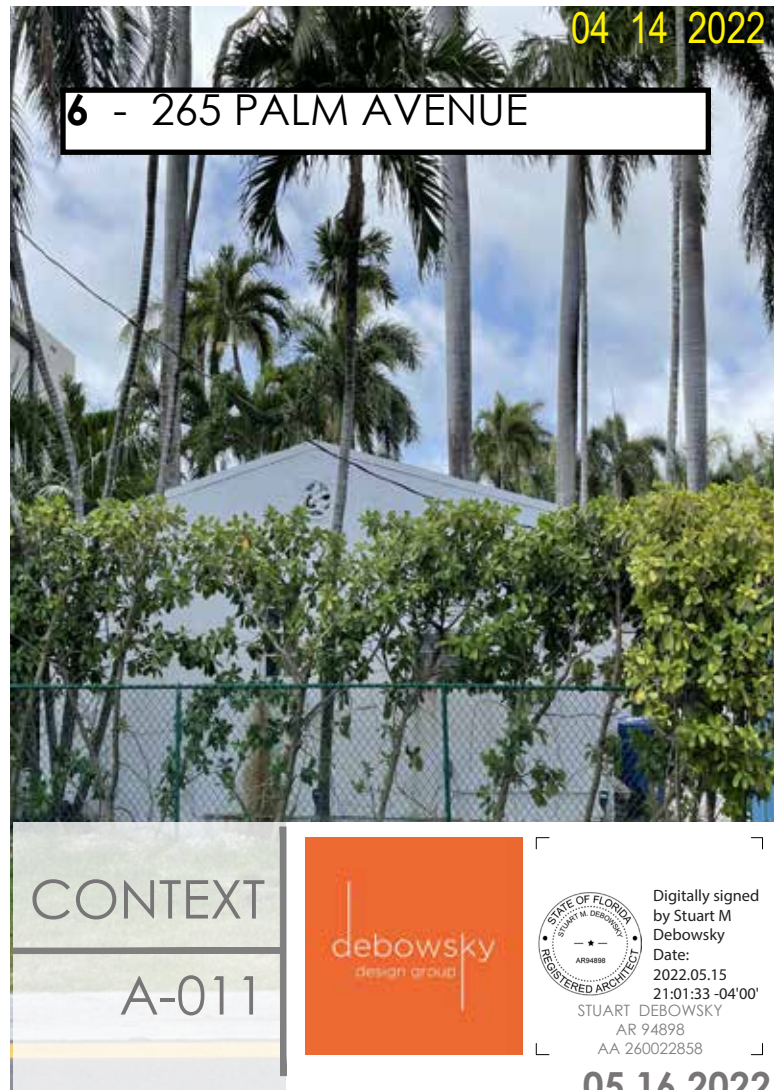
3 - 277 PALM AVENUE



4 - 275 PALM AVENUE



5 - 269 PALM AVENUE



6 - 265 PALM AVENUE

CONTEXT
A-011



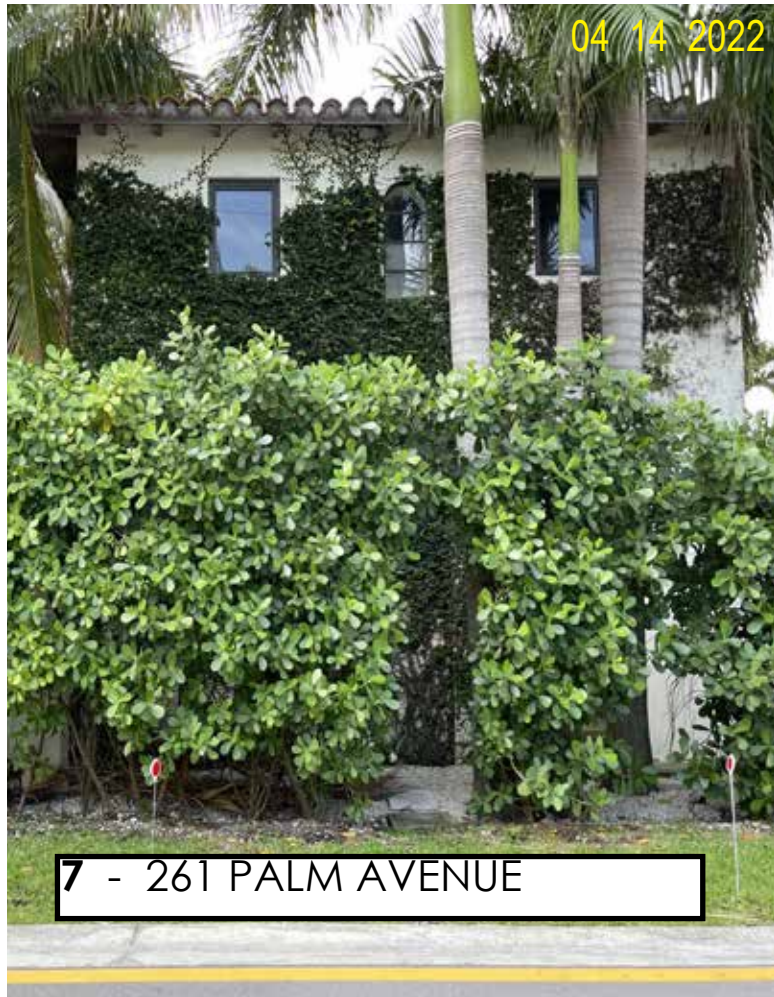
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21:01:33 -04'00'
STUART DEBOWSKY
AR 94898
AA 260022858

05.16.2022



1

CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON N. COCONUT LANE
SCALE: N.T.S.



7 - 261 PALM AVENUE



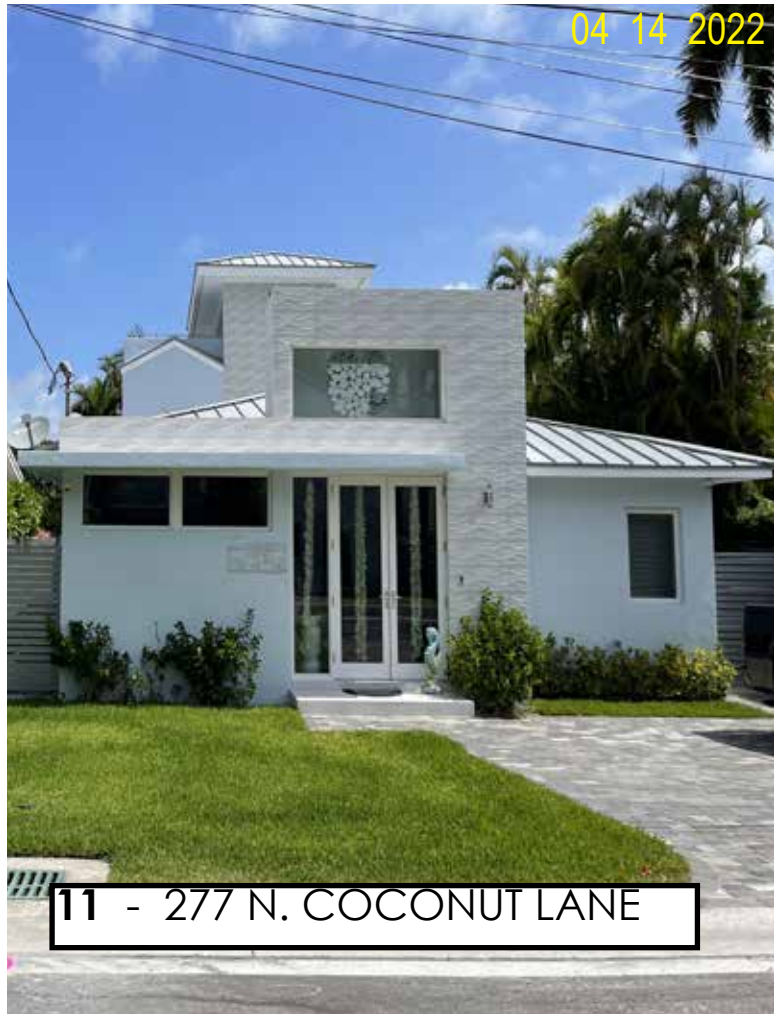
8 - 261 N. COCONUT LANE



9 - 269 N. COCONUT LANE



10 - 275 N. COCONUT LANE



11 - 277 N. COCONUT LANE



12 - 281 N. COCONUT LANE

CONTEXT
A-012



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Date: 2022.05.15 21:02:11
AR 9400
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1

CONTEXT MAP - PROPERTIES WITH A FRONTAGE ON N. COCONUT LANE
SCALE: N.T.S.



13 - 285 N. COCONUT LANE



14 - 291 N. COCONUT LANE



15 - 295 N. COCONUT LANE



16 - 297 N. COCONUT LANE

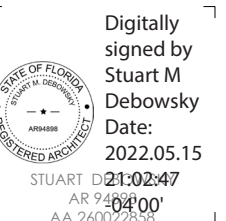


17 - 303 N. COCONUT LANE



18 - 305 N. COCONUT LANE

CONTEXT
A-013



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CONTEXT ELEVATION FROM PALM AVE.
PANORAMIC VIEW FACING PROPERTY - SOUTH ELEVATION



CONTEXT ELEVATION FROM PALM AVE.
PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUA
281 PALM AVE, MIAMI BEACH, FL 33139

14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
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CONTEXT ELEVATION FROM N. COCONUT LN.
PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY



CONTEXT ELEVATION FROM N. COCONUT LN.
PANORAMIC VIEW FACING PROPERTY - NORTH ELEVATION

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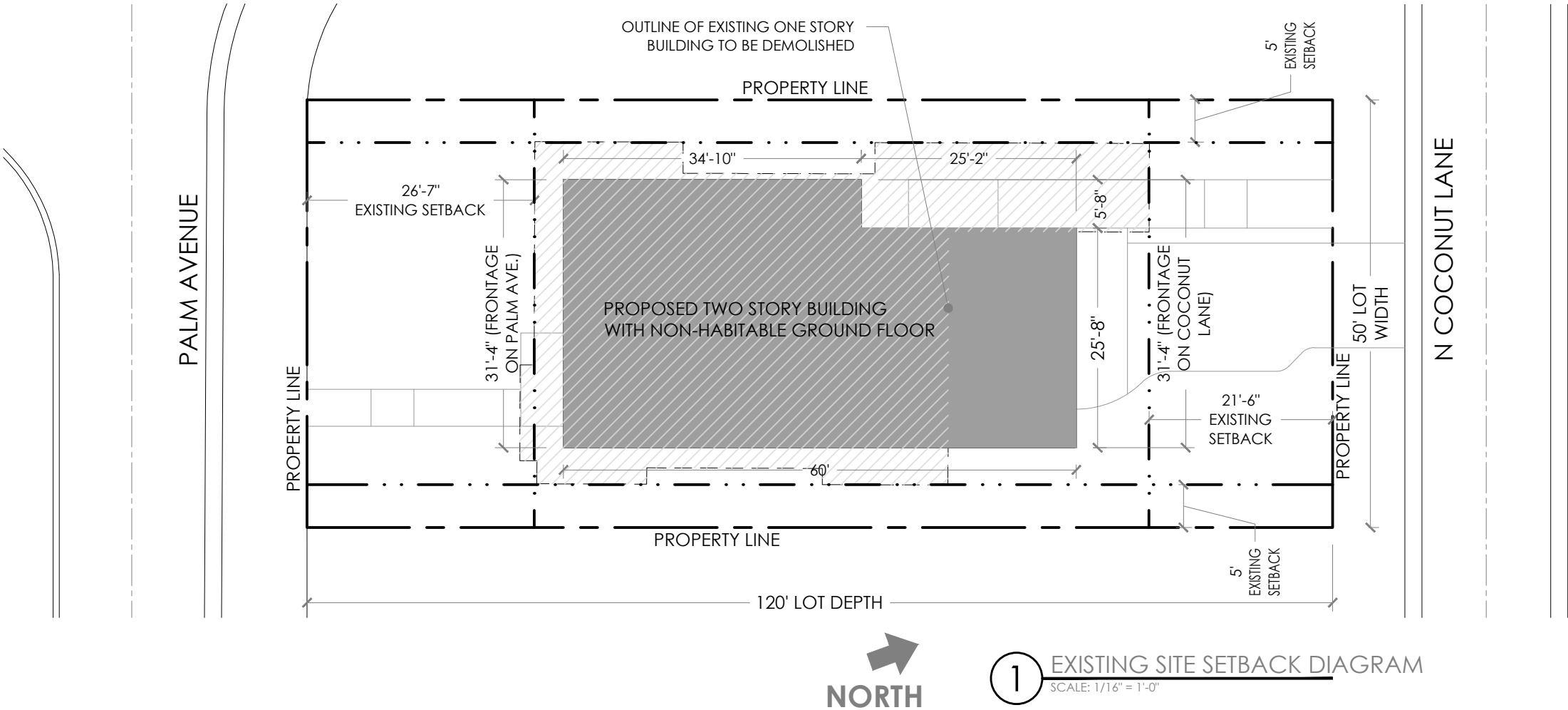
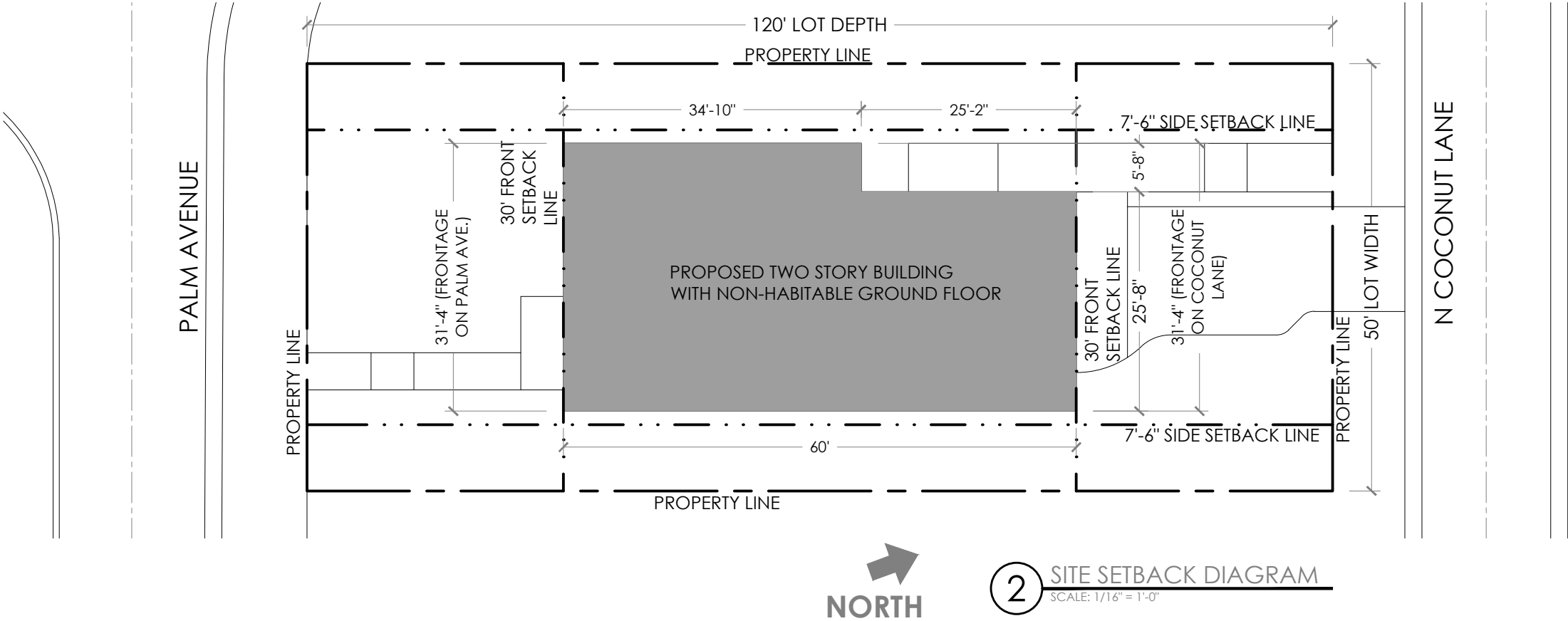
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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
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NEW CONSTRUCTION DESIGN
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

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A-101

05.16.2022

ITEM #	ZONING INFORMATION / NEW RESIDENCE - SINGLE FAMILY RESIDENTIAL - ZONING DATA				
1	ADDRESS:	281 PALM AVE, MIAMI BEACH 33139			
2	FOLIO NUMBER:	02-4205-002-0430			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1938			
5	ZONING DISTRICT / OVERLAY:	RS-R / RS-4 / SINGLE FAMILY			
6	UNITY OF TITLE? (YES OR NO)				
7	NUMBER OF LOTS	1			
8	BASE FLOOD ELEVATION:	+9.00' NGVD / ZONE AE			
9	GRADE VALUE IN NGVD:	+4.60' NGVD / AVG. MIDDLE OF STREET			
10	ADJUSTED GRADE (FLOOD + GRADE / 2):	+6.80' NGVD [(9' + 4.6') / 2 = 6.8']			
11	FREEBOARD:	5'-0" MAXIMUM			
12	LOT AREA:	6,000 SF			
13	LOT WIDTH:	50'-0"			
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
14	LOT COVERAGE (SF AND %):	1,800 SF AND 30%		1,737 SF AND 28.95%	
15	EXISTING LOT COVERAGE (SF AND %):	N/A		N/A	
16	UNIT SIZE (SF AND %):	3,000 SF		3,040 SF AND 50.67%	+40 SF AND 0.67%>
17	ENCLOSED 1ST FLOOR VOLUME (SF):	1,800 SF		1,186 SF (1ST FL - HABITABLE VOLUME)	
18	ENCLOSED GARAGE (SF):	N/A		N/A	
19	UNDERSTORY (SF AND % - N/A FOR UNIT CALC.):	1,800 SF AND 30% (NON-HABITABLE)		1,236 SF AND 20.60% (NON-HABITABLE)	
20	FIRST FLOOR (SF AND %):	1,800 SF AND 30% OF LOT		1,597 SF AND 25.65%	
21	SECOND FLOOR (SF AND %):	70% OF 1ST LEVEL : 1,800 SF = 1,260 SF		1,227 SF AND 68.16%	
22	ROOF (SF AND %):	25% OF LEVEL BELOW : 1,260 SF = 315 SF		274 AND 21.75%	
23	OPEN SPACE DEPTH (SF AND %):	50% OF LOT : 6,000 SF = 3,000 SF		3,831 SF AND 63.85% (120'-0" LOT DEPTH)	
24	FRONT YARD OPEN SPACE (SF AND %):	70% OF FRONT YARD : 1,500 SF = 1,050 SF		1,337 SF AND 89.14% - PALM AVE.	
25	REAR / FRONT YARD OPEN SPACE (SF AND %):	70% OF FRONT YARD :1,500 SF = 1,050 SF		854 SF AND 56.94% - N. COCONUT LN.	-196 SF AND 13.06%<
26	SUM OF SIDE YARDS (SF):			1,640 SF	
27	HEIGHT / NUMBER OF STORIES:	24' FLAT ROOFS / 27' SLOPED ROOFS		24'-0" (HABITABLE)	
		2 STORIES MAX (HABITABLE)		2 STORIES (HABITABLE)	
28	SETBACKS				
29	FRONT FIRST LEVEL:				
	PALM AVE	30'-0"		30'-0"	
	N. COCONUT LANE	30'-0"		30'-0"	
30	FRONT SECOND LEVEL:				
	PALM AVE	30'-0"		30'-0"	
	N. COCONUT LANE	30'-0"		30'-0"	
31	SIDE 1 (INTERIOR SIDE):	7'-6"		9'4"	
32	SDE 2 (INTERIOR SIDE):	7'-6"		9'-4"	
33	REAR:	50'-0"		N/A	
34	ACCESSORY STRUCTURE:	N/A		N/A	
35	LOCATED WITHIN A HISTORIC DISTRICT?	NO			
36	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO			
37	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES			



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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AA 260022858



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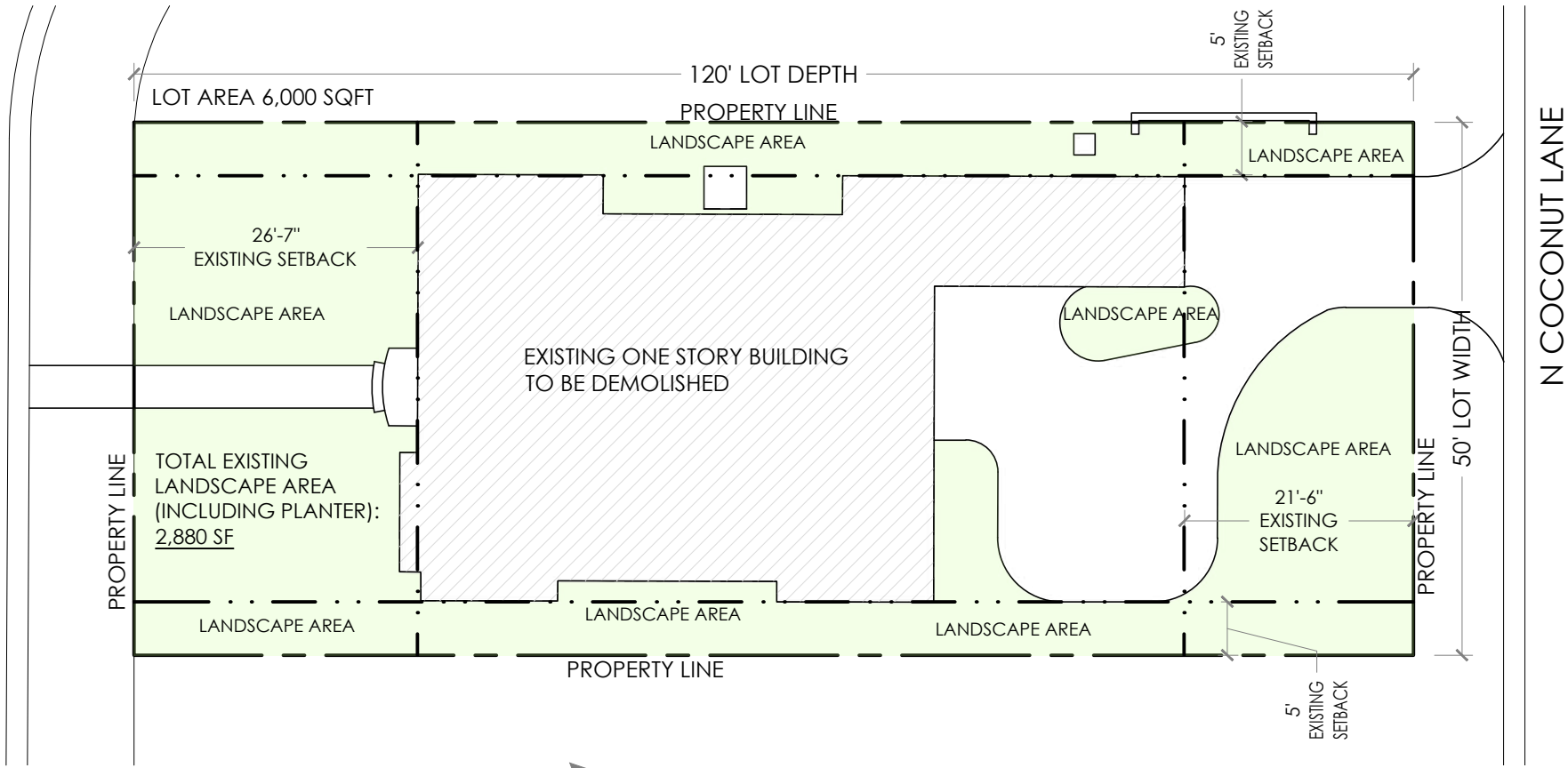
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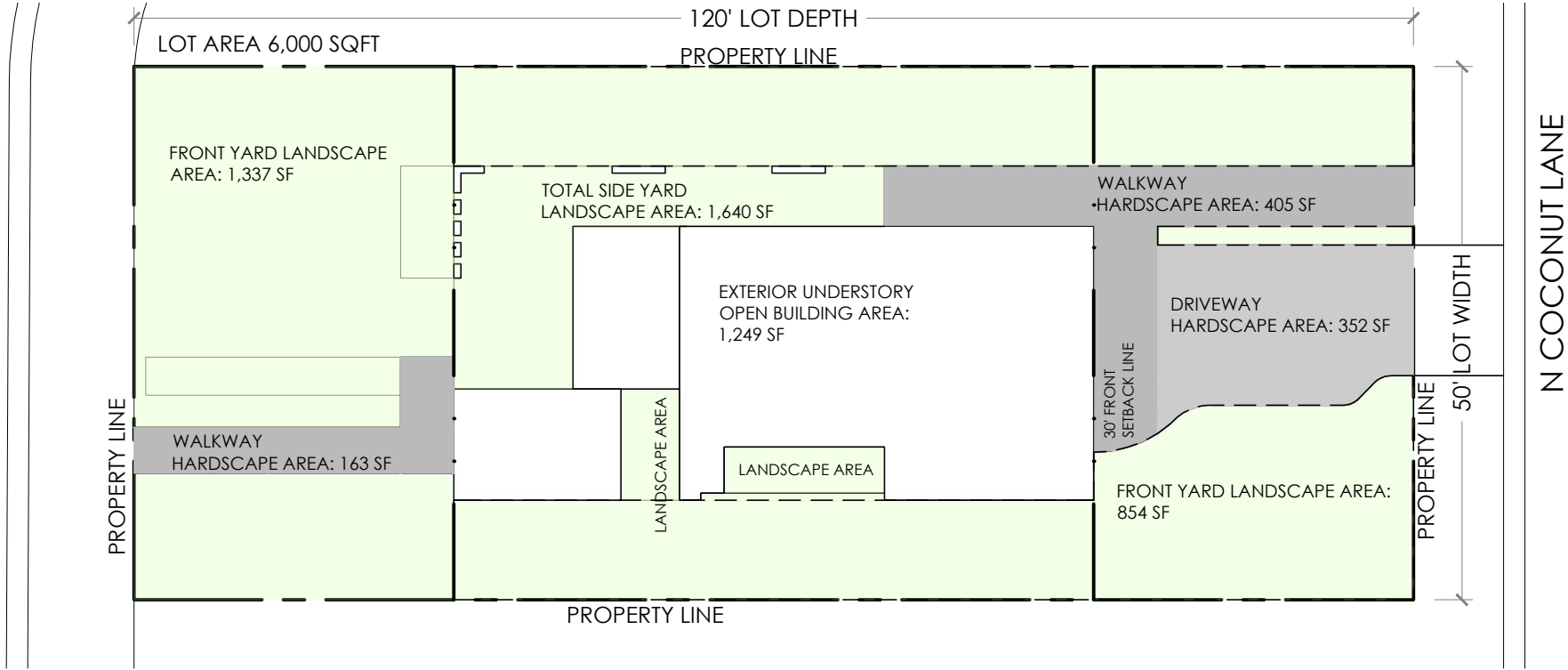
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PERVIOUS OPEN SPACE		
REQ.	PROVIDED	DEFICIENT
70% OF FRONT YARD 70% x 1,500 SF = 1,050 SF	FRONT YARD (PALM AVE. FRONTAGE) 89.14% = 1,337 SF	
70% OF REAR/FRONT YARD 70% x 1,500 SF = 1,050 SF	REAR / FRONT YARD (N. COCONUT LN. FRONTAGE) 56.94% = 854 SF	REAR / FRONT YARD 13.06%< = 196 SF (WAIVER REQ.)
	SIDE YARD TOTAL 1,640 SF	
TOTAL OPEN SPACE REQUIRED: 50% OF LOT 50% x 6,000 SF = 3,000 SF	TOTAL OPEN SPACE 63.85% = 3,831 SF	

PALM AVENUE



1 EXISTING PERVIOUS OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



2 NEW CONSTRUCTION PERVIOUS OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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STATE OF FLORIDA

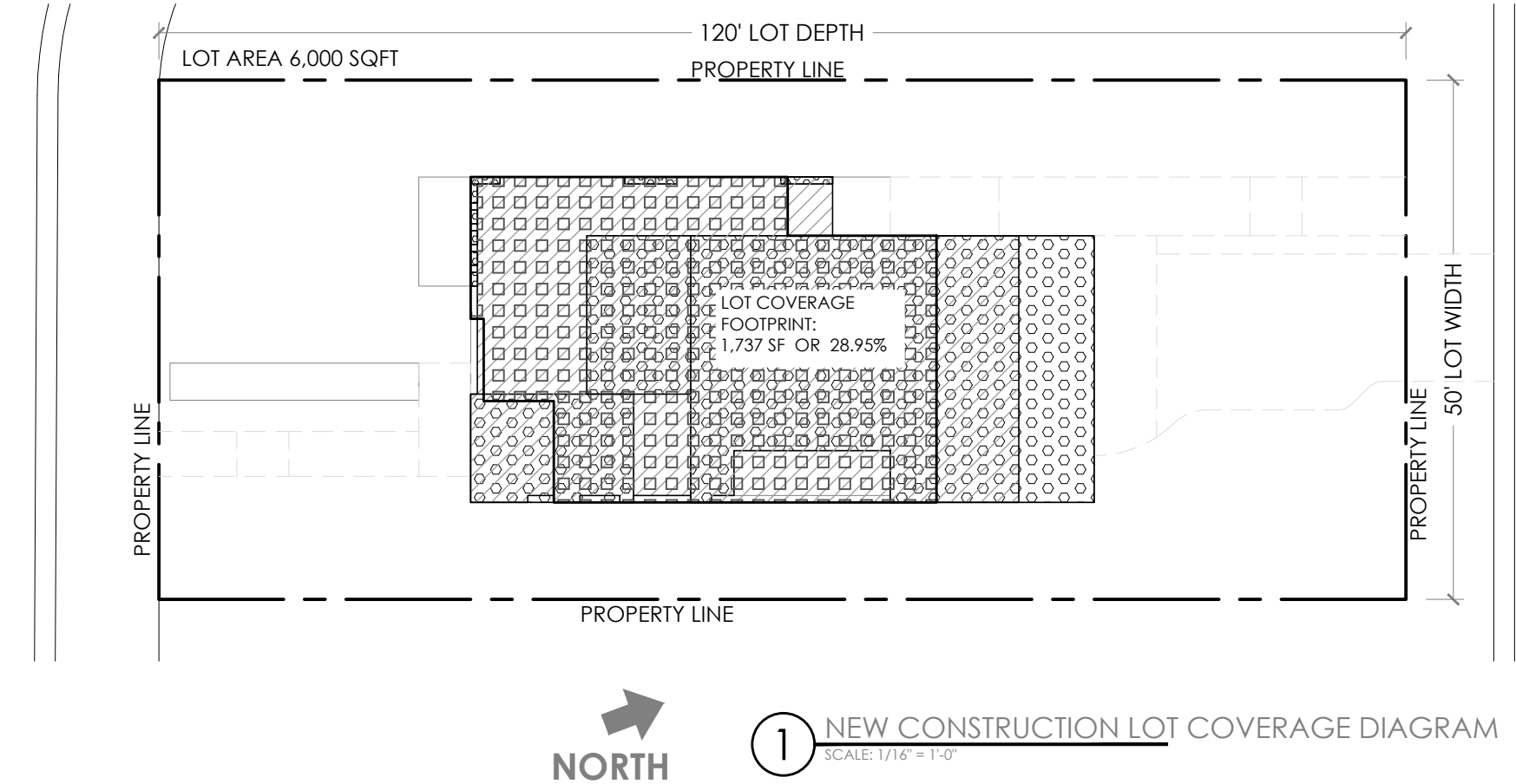
STUART M. DEBOWSKY

REGISTERED ARCHITECT

AR 94898

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LOT COVERAGE		
LOT AREA	REQUIRED	PROVIDED
GROSS AREA=6,000 SF (AS PER PROP. APPRAISER)	6,000 SQFT	
FOR A TWO STORY HOME / 1ST FLOOR BUILDING FOOTPRINT 30% OF LOT AREA		
BUILDING FOOTPRINT - ALL FLOORS (30% MAX)	1,800 SF	1,737 SF
GARAGE AREA (NOT APPLICABLE)		
TOTAL AREA	1,800 SF	1,737 SF
% OF LOT AREA	30%	28.95%

LEGEND	
	UNDERSTORY
	FIRST FLOOR
	SECOND FLOOR



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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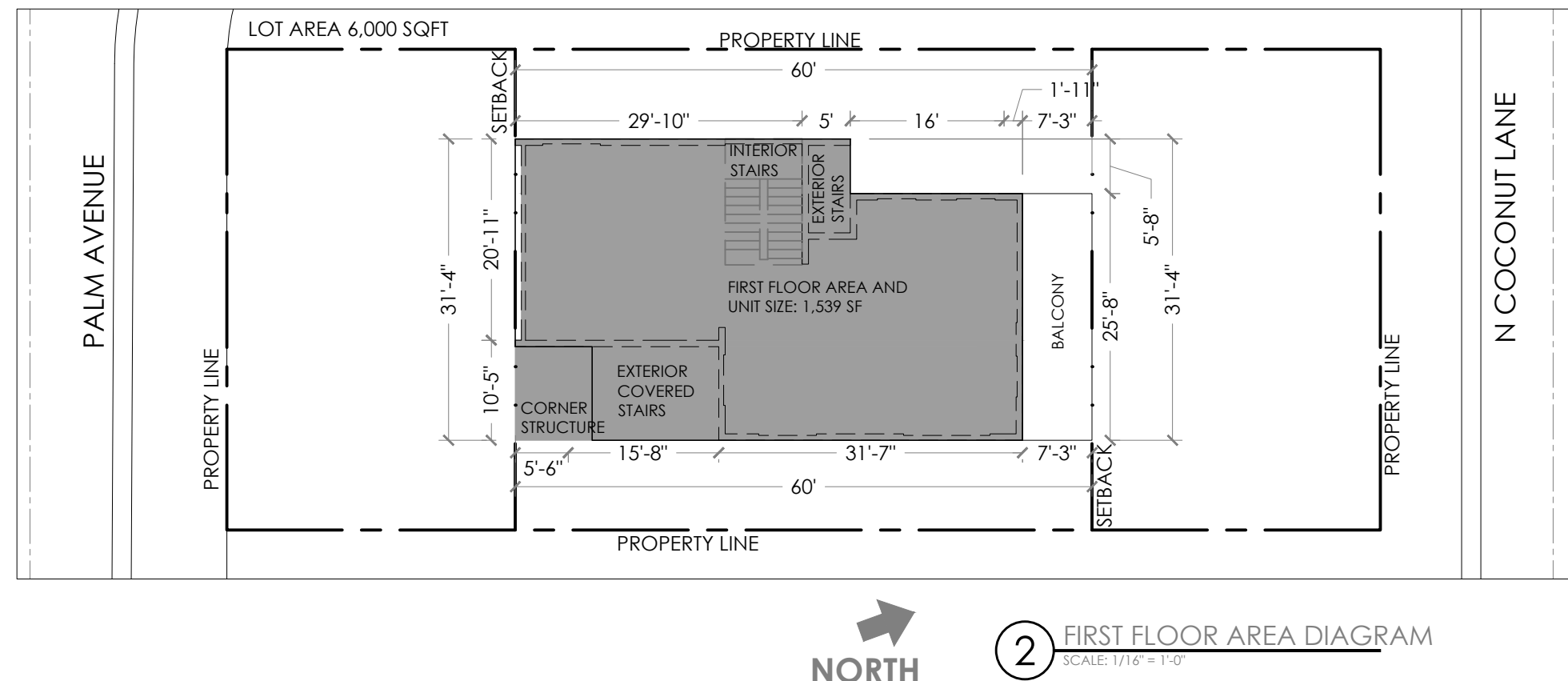
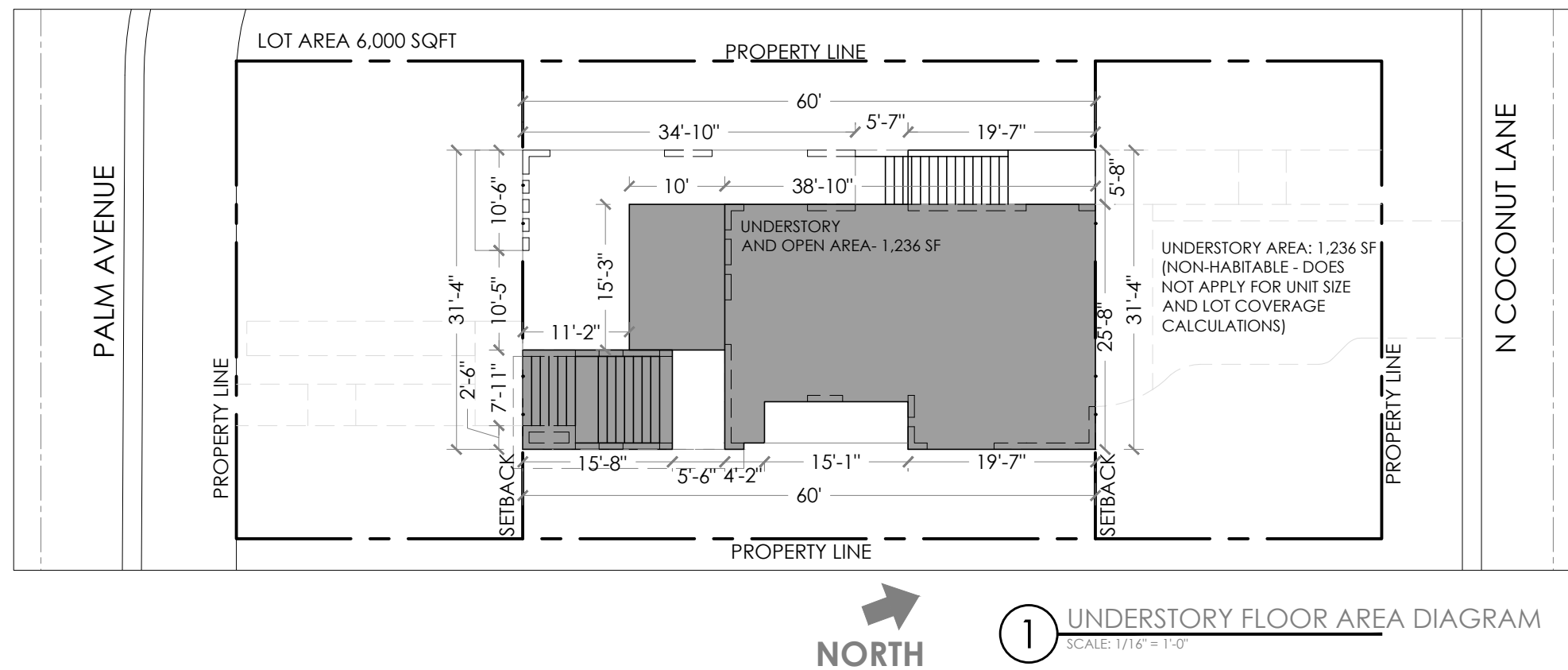
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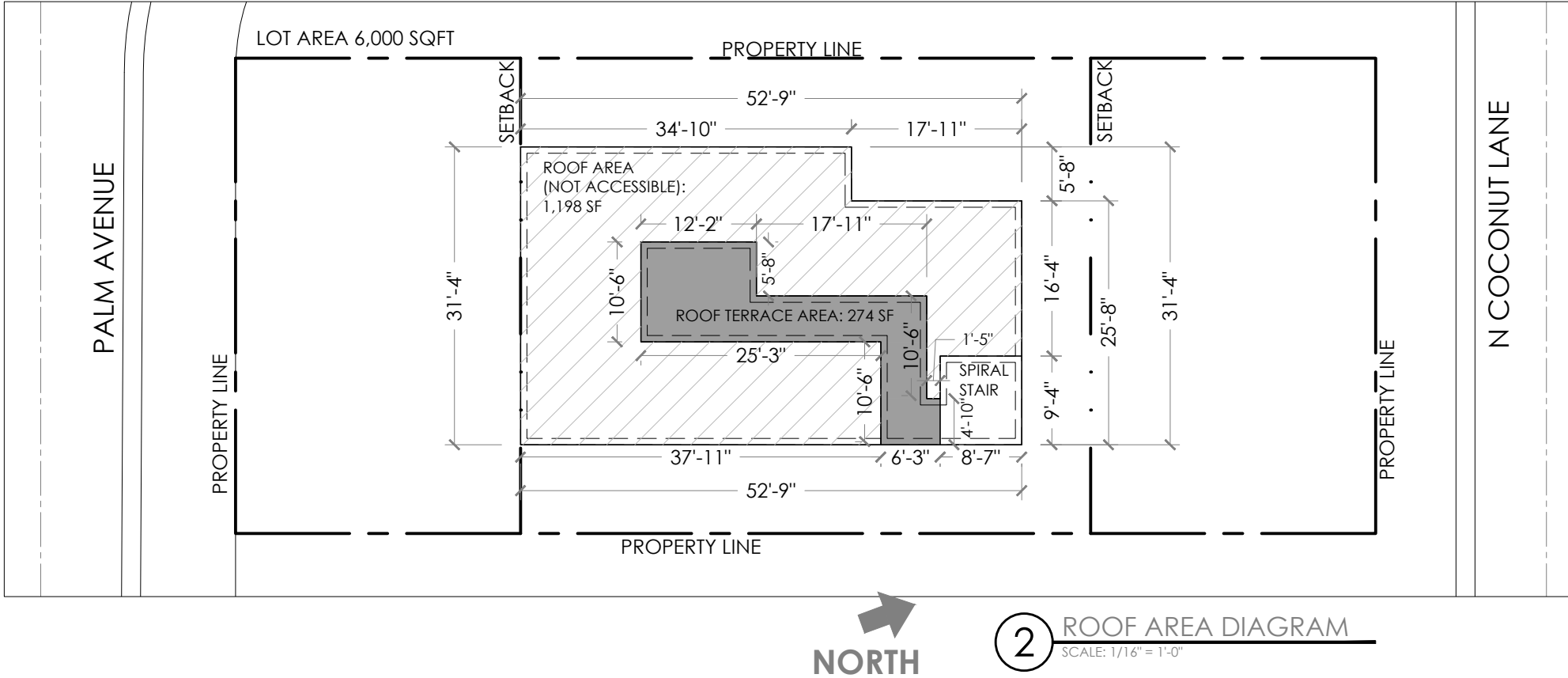
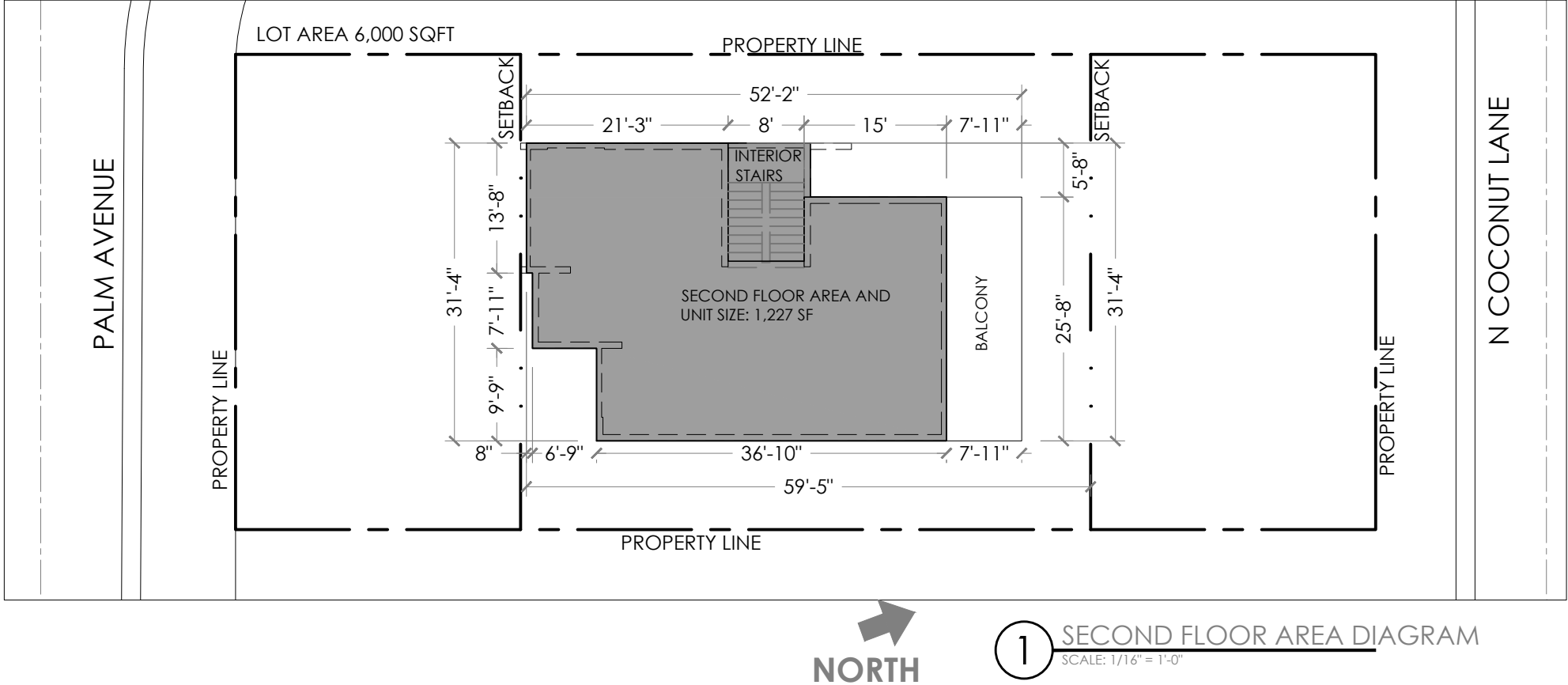
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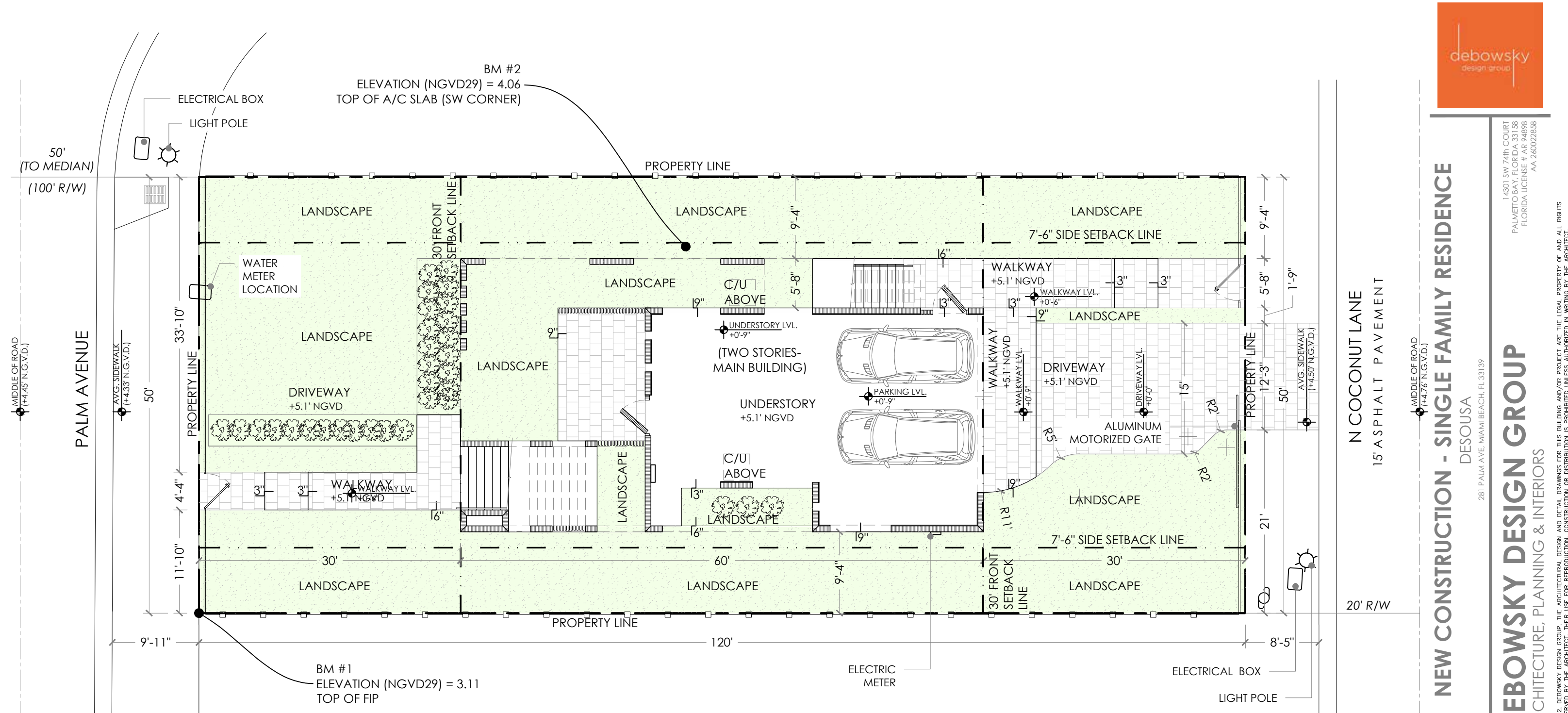
DATE	2022.04.18
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UNIT SIZE AND FLOOR AREA		
LOT AREA - 6,000 SF	REQUIRED	PROVIDED
UNDERSTORY (NON-HABITABLE, NO ENCLOSED GARAGE - N/A FOR UNIT SIZE CALCULATION)	1,800 SF	1,236 SF - 20.60%
MAIN BUILDING (HABITABLE)		
FIRST FLOOR - 30% OR LESS OF LOT	1,800 SF	1,539 SF - 25.65%
SECOND FLOOR - 70% OR LESS OF FIRST FLOOR	1,260 SF	1,227 SF - 68.16%
ROOF DECK - 25% OR LESS OF FLOOR BELOW	315 SF	274 SF - 22.33%
TOTAL FLOOR AREA		3,040 SF
MAX. UNIT SIZE - 50% OF LOT	3,000 SF	3,040 SF - 50.67%



UNIT SIZE AND FLOOR AREA		
LOT AREA - 6,000 SF	REQUIRED	PROVIDED
UNDERSTORY (NON-HABITABLE, NO ENCLOSED GARAGE - N/A FOR UNIT SIZE CALCULATION)	1,800 SF	1,236 SF - 20.60%
MAIN BUILDING (HABITABLE)		
FIRST FLOOR - 30% OR LESS OF LOT	1,800 SF	1,539 SF - 25.65%
SECOND FLOOR - 70% OR LESS OF FIRST FLOOR	1,260 SF	1,227 SF - 68.16%
ROOF DECK - 25% OR LESS OF FLOOR BELOW	315 SF	274 SF - 22.33%
TOTAL FLOOR AREA		3,040 SF
MAX. UNIT SIZE - 50% OF LOT	3,000 SF	3,040 SF - 50.67%





LEGEND	
	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE
	LANDSCAPE AREA
	DRIVEWAY & WALKWAY AREA



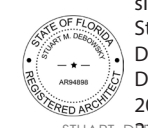
1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
DESOUZA

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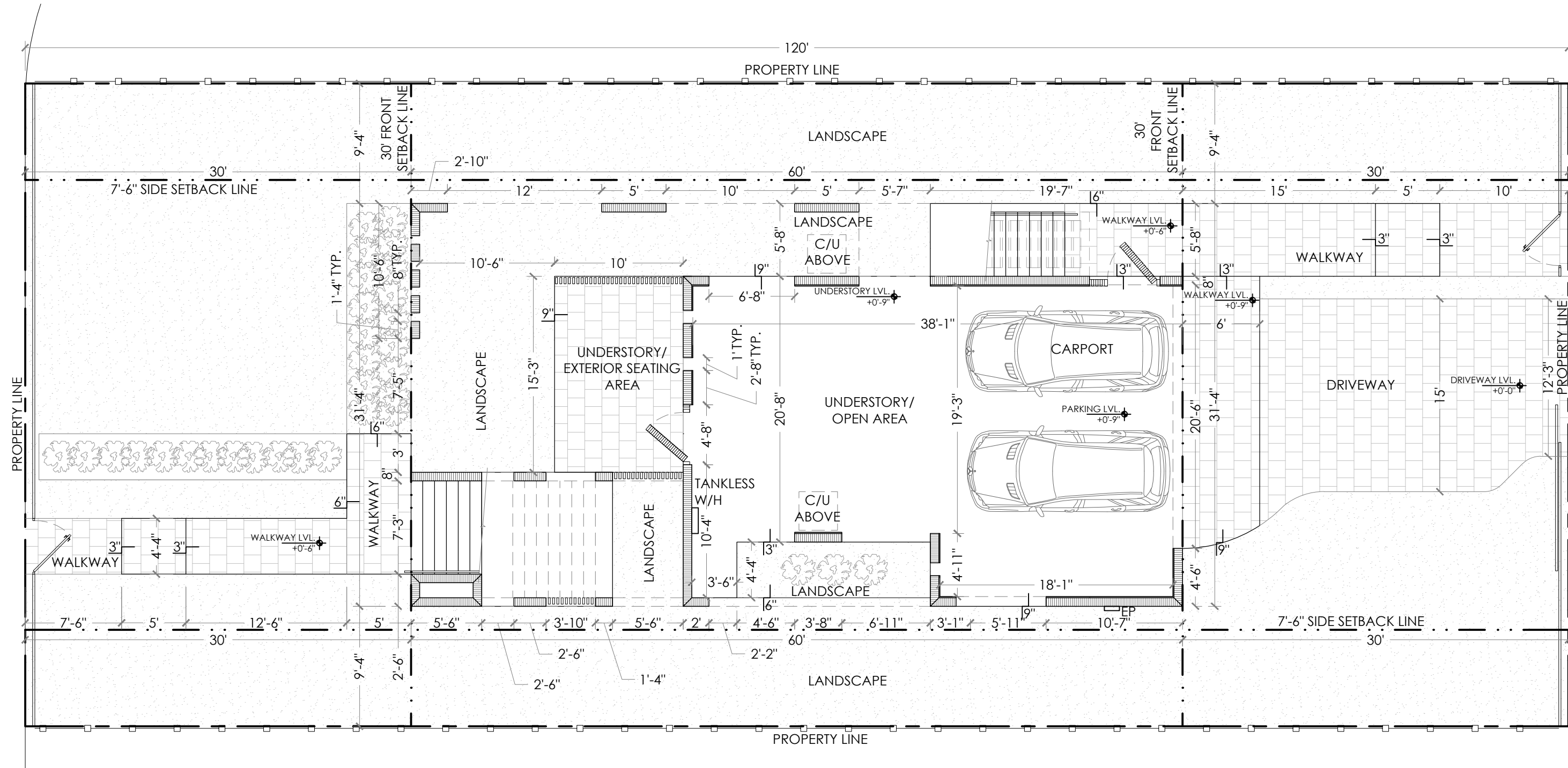
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LEGEND	
	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE



1

PROPOSED UNDERSTORY

SCALE: 1/8" = 1'-0"



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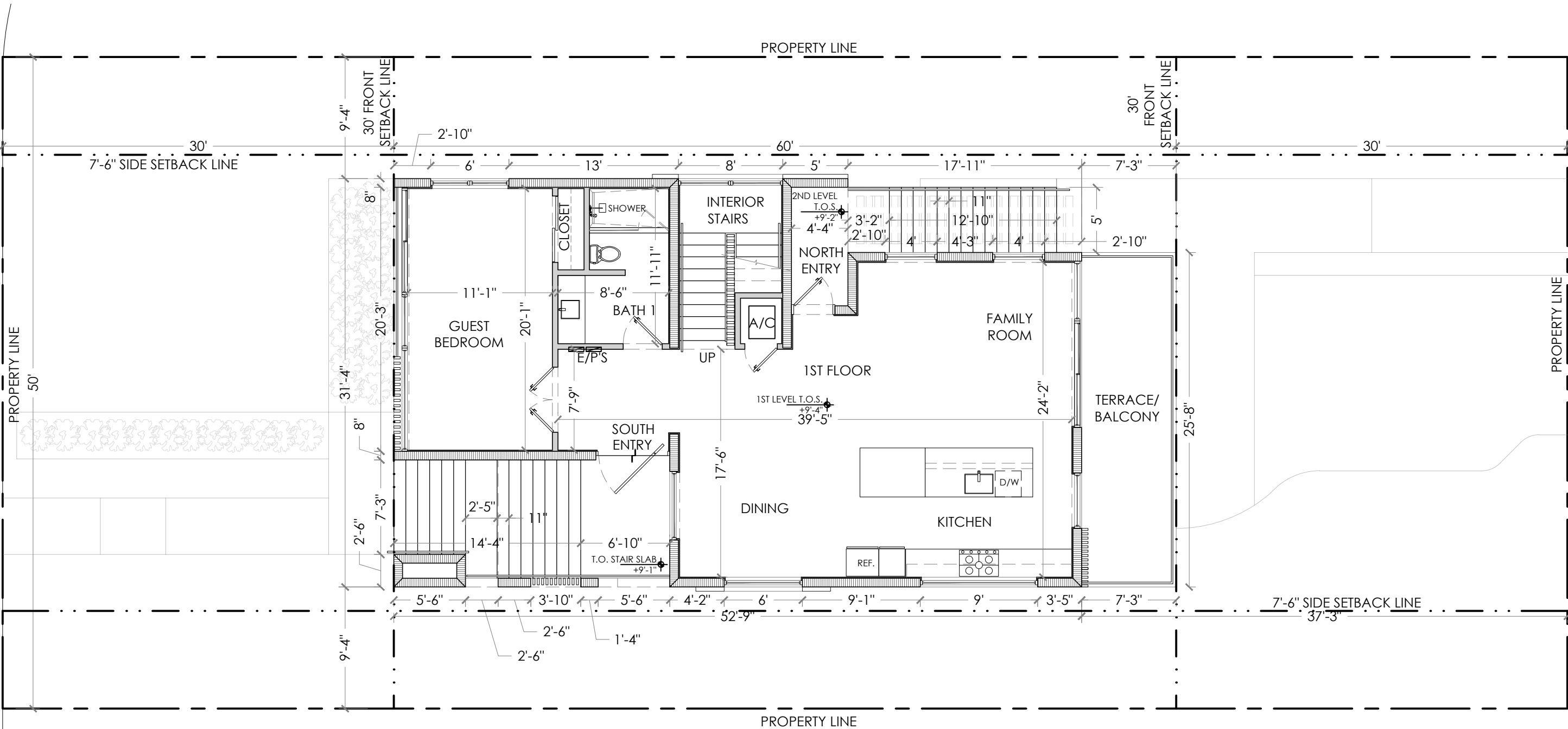
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LEGEND	
	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE



1

PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"



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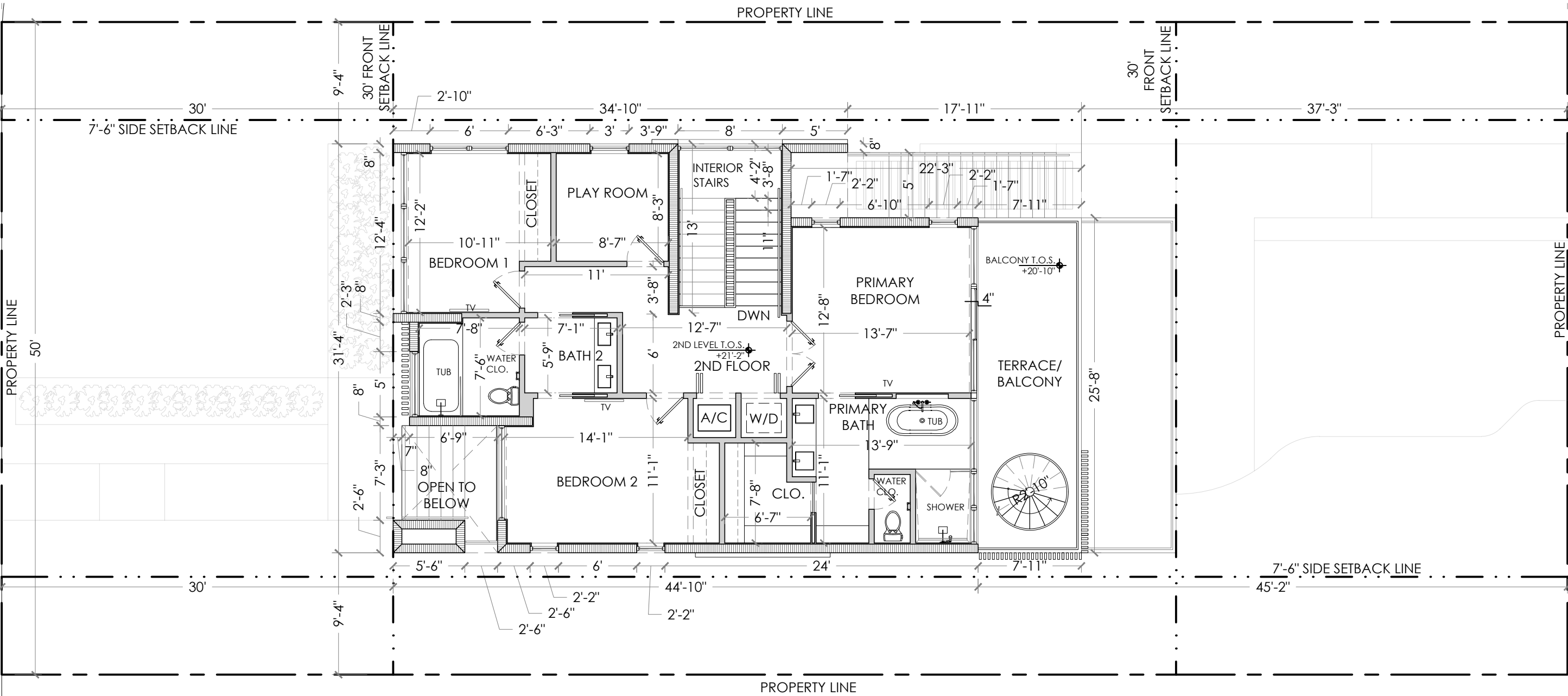
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LEGEND	
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	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE



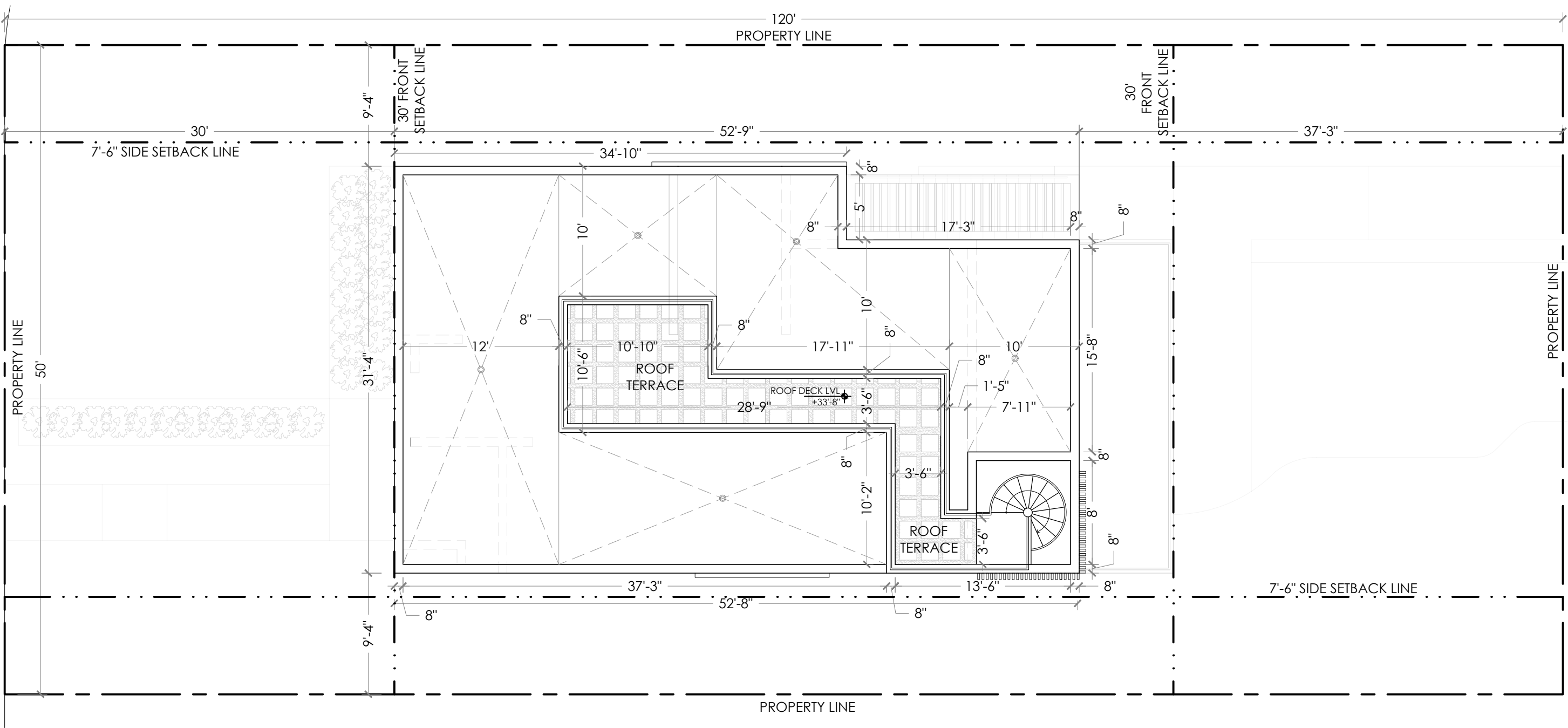
1 PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"



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22:20:07
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05.16.2022



LEGEND	
	ROOF CURBS / ROOF PARAPET
	STRUCTURE BELOW
	SETBACK LINE
	PROPERTY LINE



1

PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



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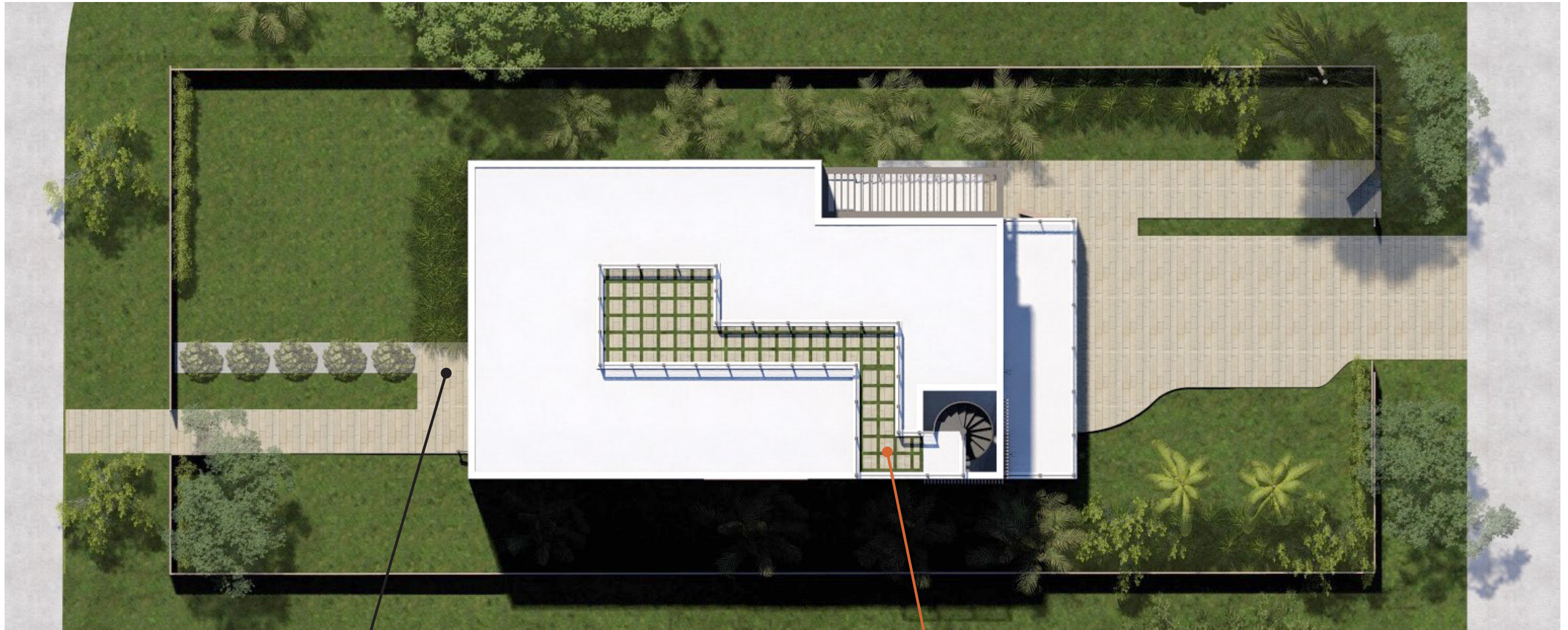
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SITE PLAN



DRIVEWAYS
AND
WALKWAYS-
TAN PAVERS
ON SAND



ROOF DECK-
STONE PAVERS WITH
GREEN FEATURE



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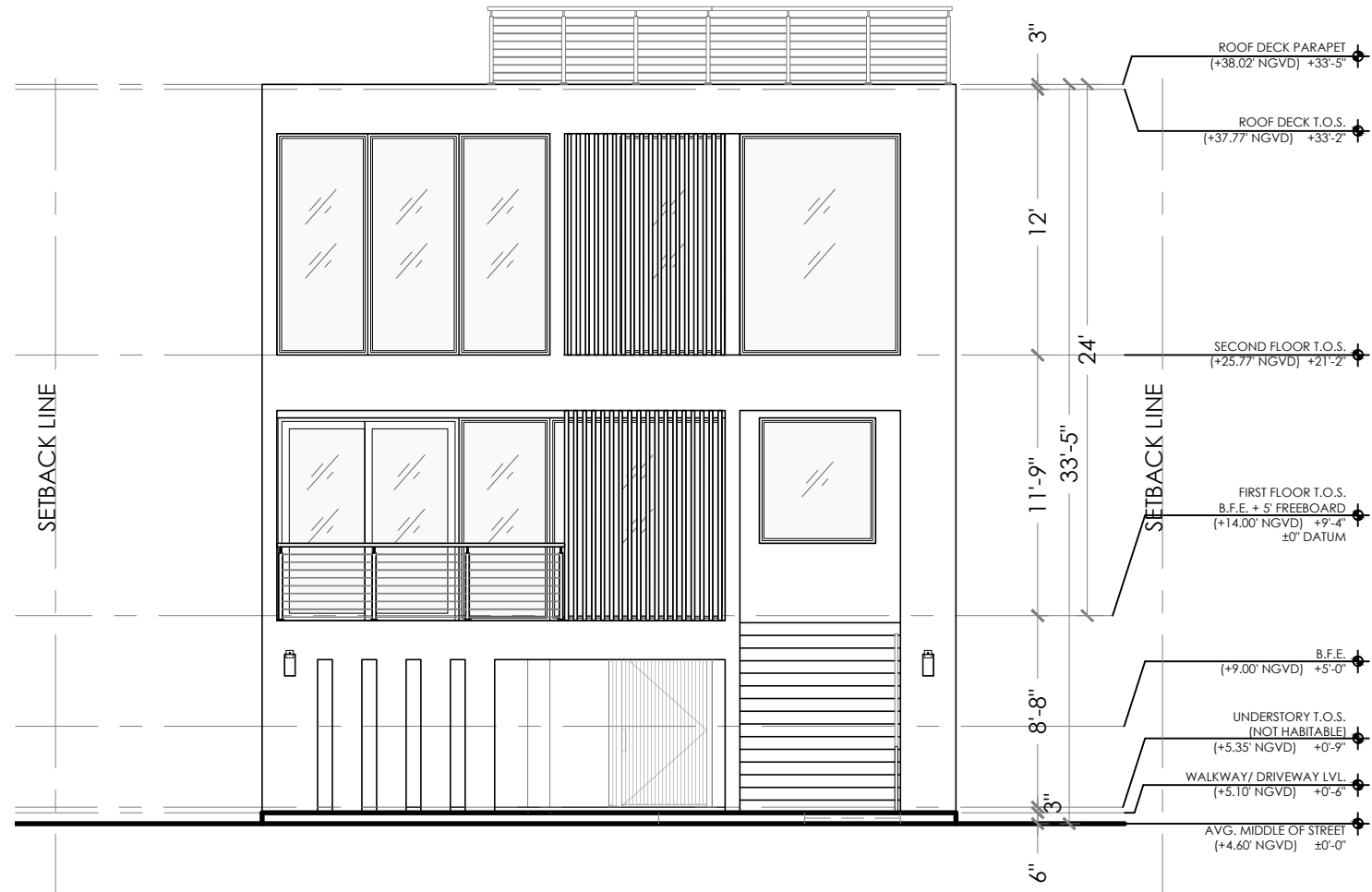
RENDERED ROOF PLAN

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Stuart M
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Date:
2022.05.15
21:17:56
AR 94898
AA 260022858

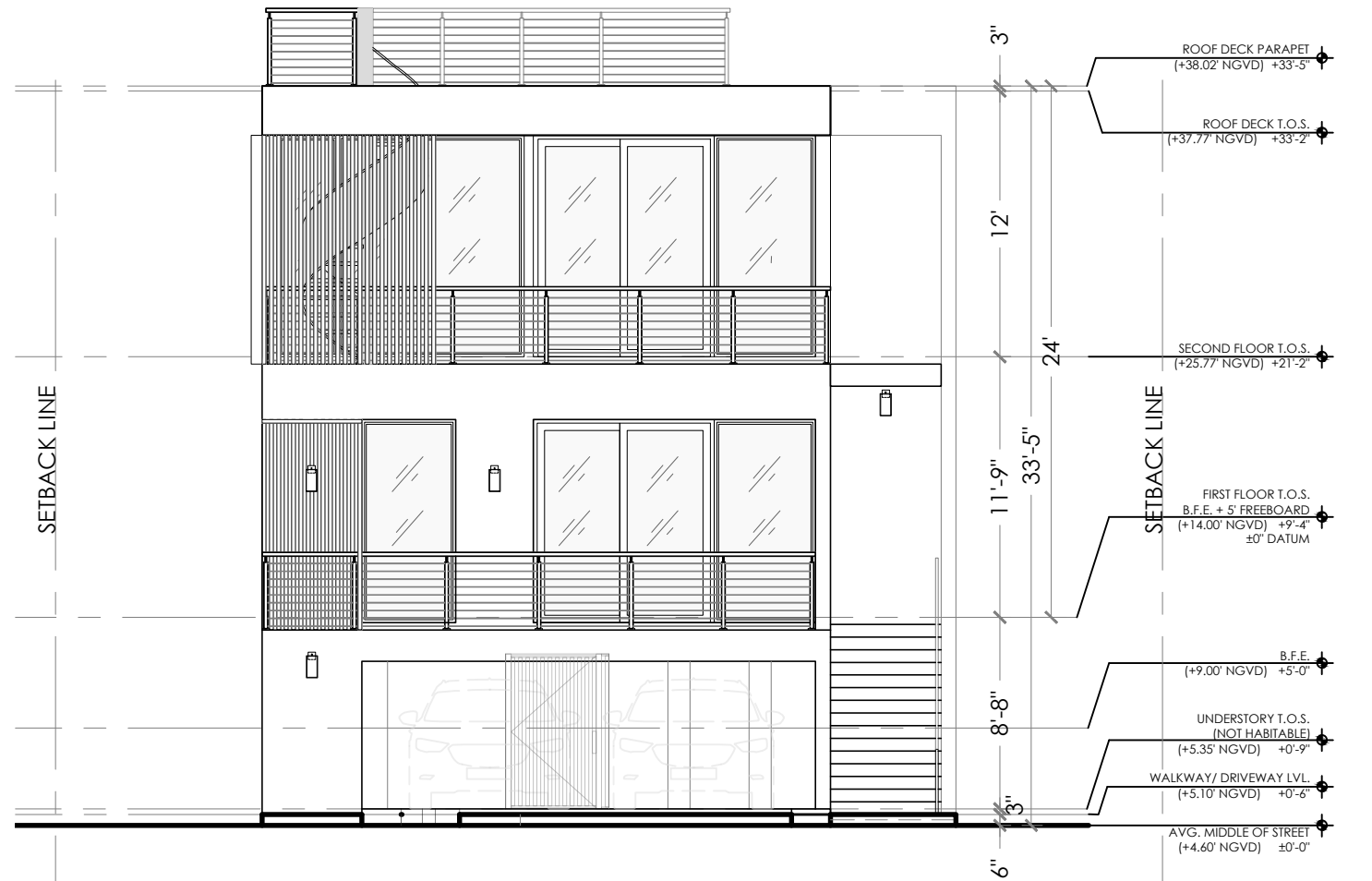
DATE	
JOB No.	
SHEET No.	00

A-112

05.16.2022



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



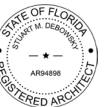
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139

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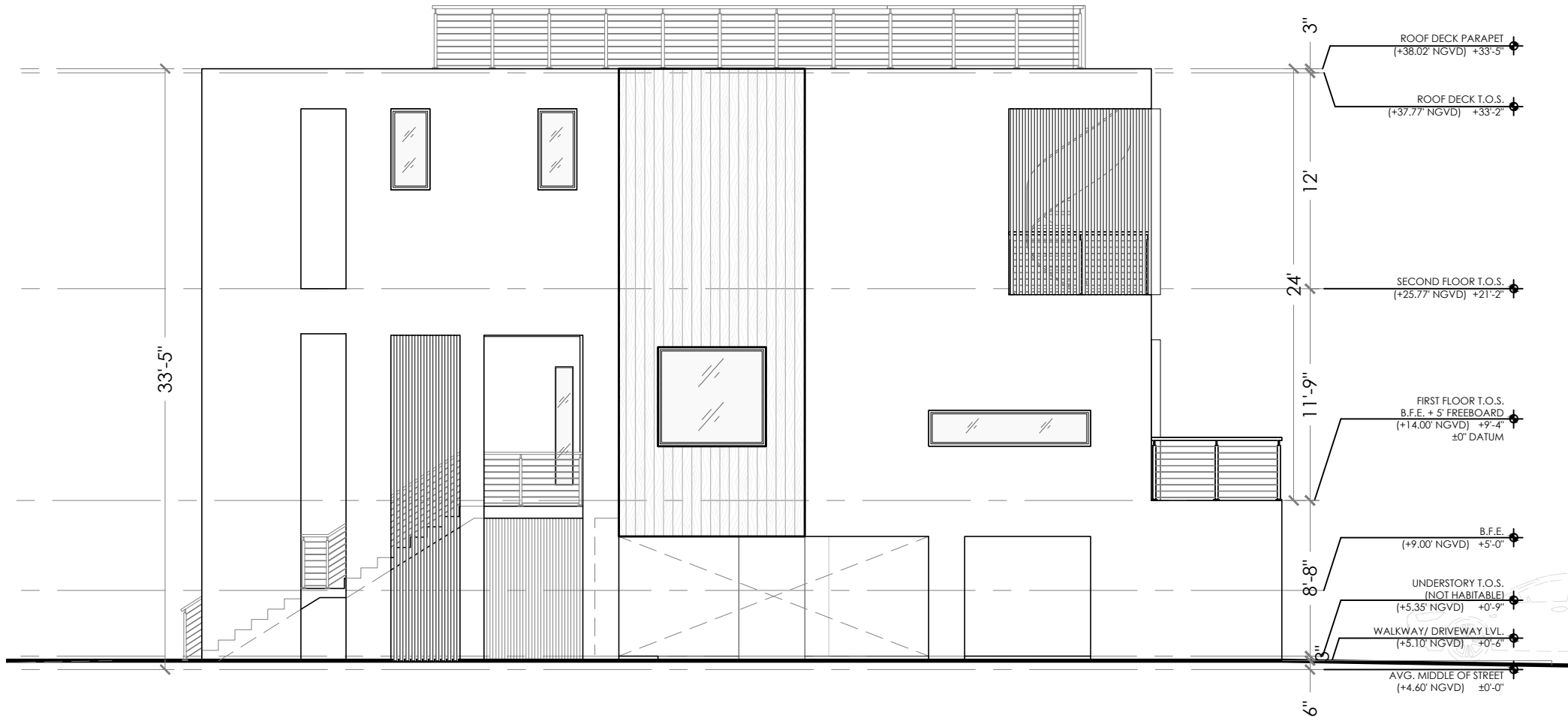
14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858



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Date:
2022.05.15
21:18:57
04:00

DATE	2022.04.18
JOB No.	00000
SHEET No.	OF 00

A-113
05.16.2022



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

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Stuart M
Debowsky
Date:
2022.05.15
21:19:43
0400'

DATE	2022.04.18
JOB No.	00000
SHEET No.	OF 00

A-114
05.16.2022



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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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139

RENDERED ELEVATIONS



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Date:
2022.05.15
21:20:58
AR 94898
AA 260022858

DATE	
JOB No.	
SHEET No.	00

A-115

05.16.2022



MAIN WALLS-
WHITE STUCCO



WALL CLADDING
AND DETAILS-
WOOD



RAILINGS AND
METAL DETAILS-
ALUMINUM



EAST ELEVATION - SIDE VIEW



WEST ELEVATION - SIDE VIEW



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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139

RENDERED ELEVATIONS

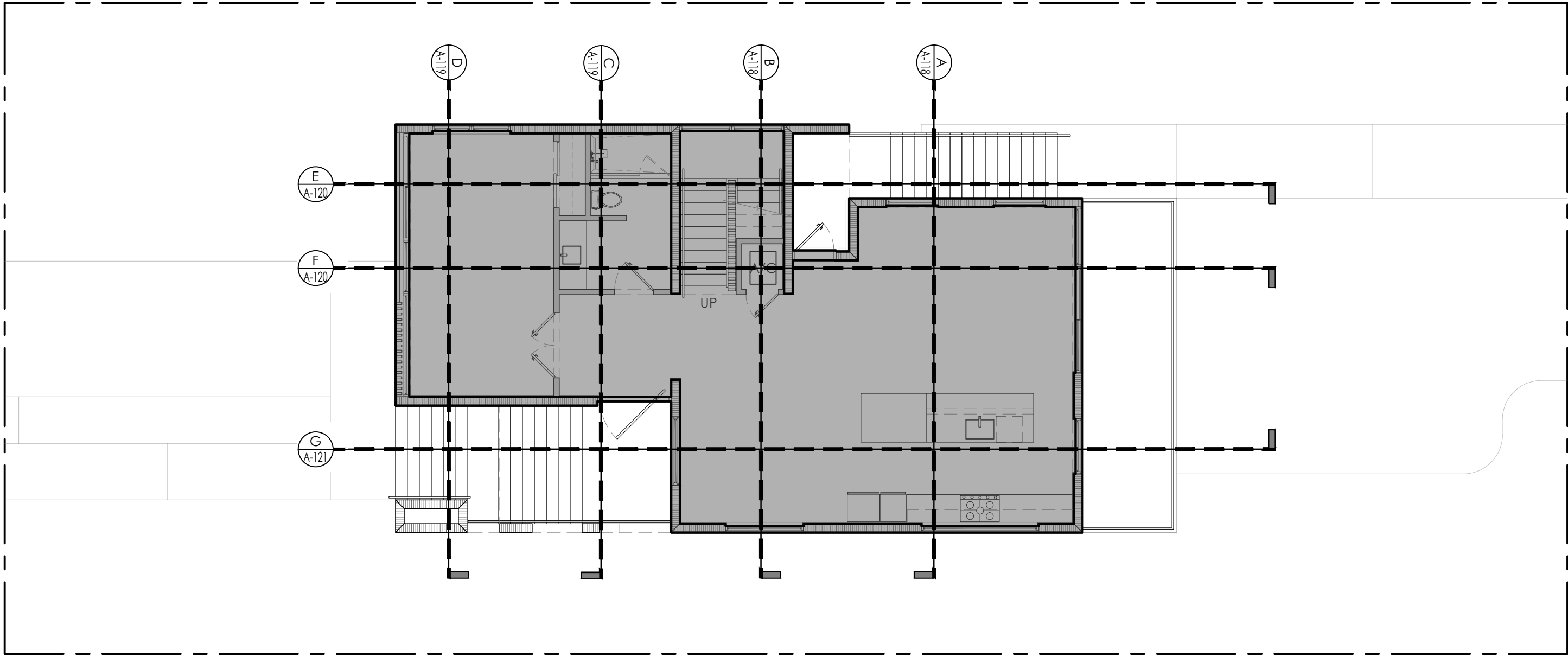


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AR 94898
AA 260022858

DATE	
JOB No.	
SHEET No.	00

A-116

05.16.2022



NORTH

1 SECTION LOCATION KEY PLAN
SCALE: 1/8" = 1'-0"



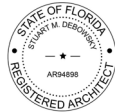
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUA

281 PALM AVE, MIAMI BEACH, FL 33139

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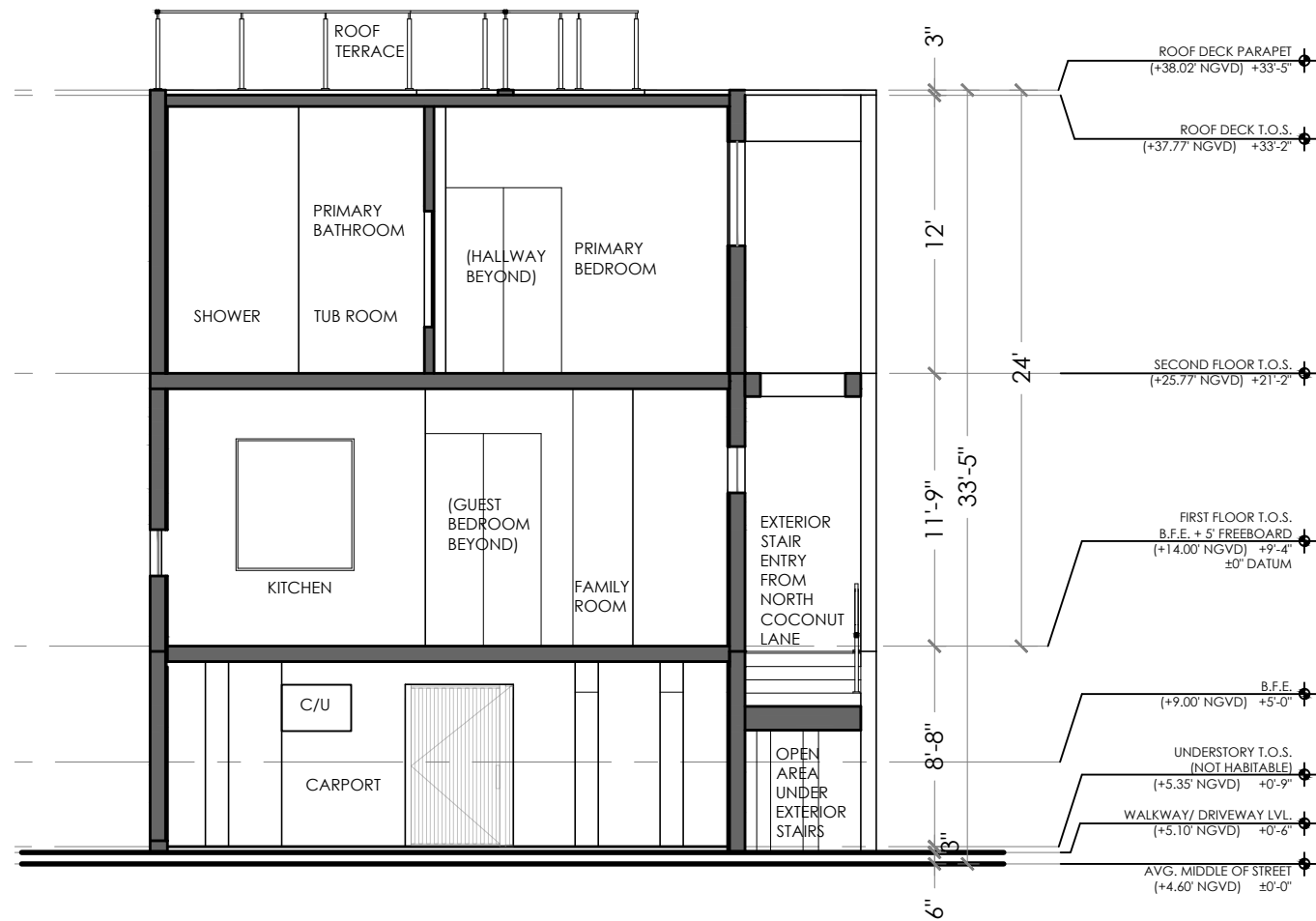
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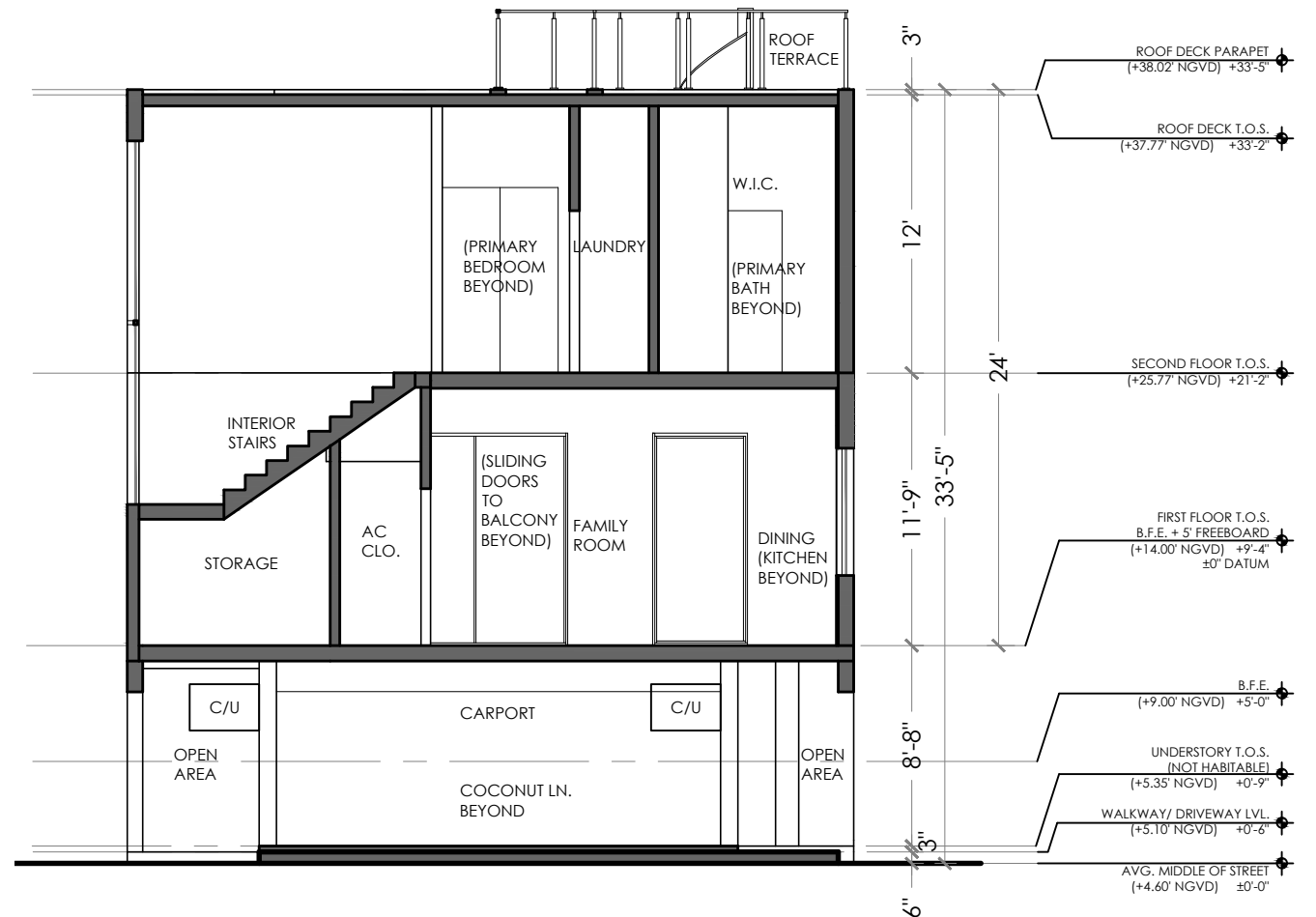
A-117
05.16.2022

14301 SW 74th COURT
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A SECTION A
SCALE: 1/8" = 1'-0"



B SECTION B
SCALE: 1/8" = 1'-0"



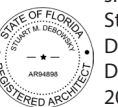
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

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Debowsky
Date:
2022.05.15

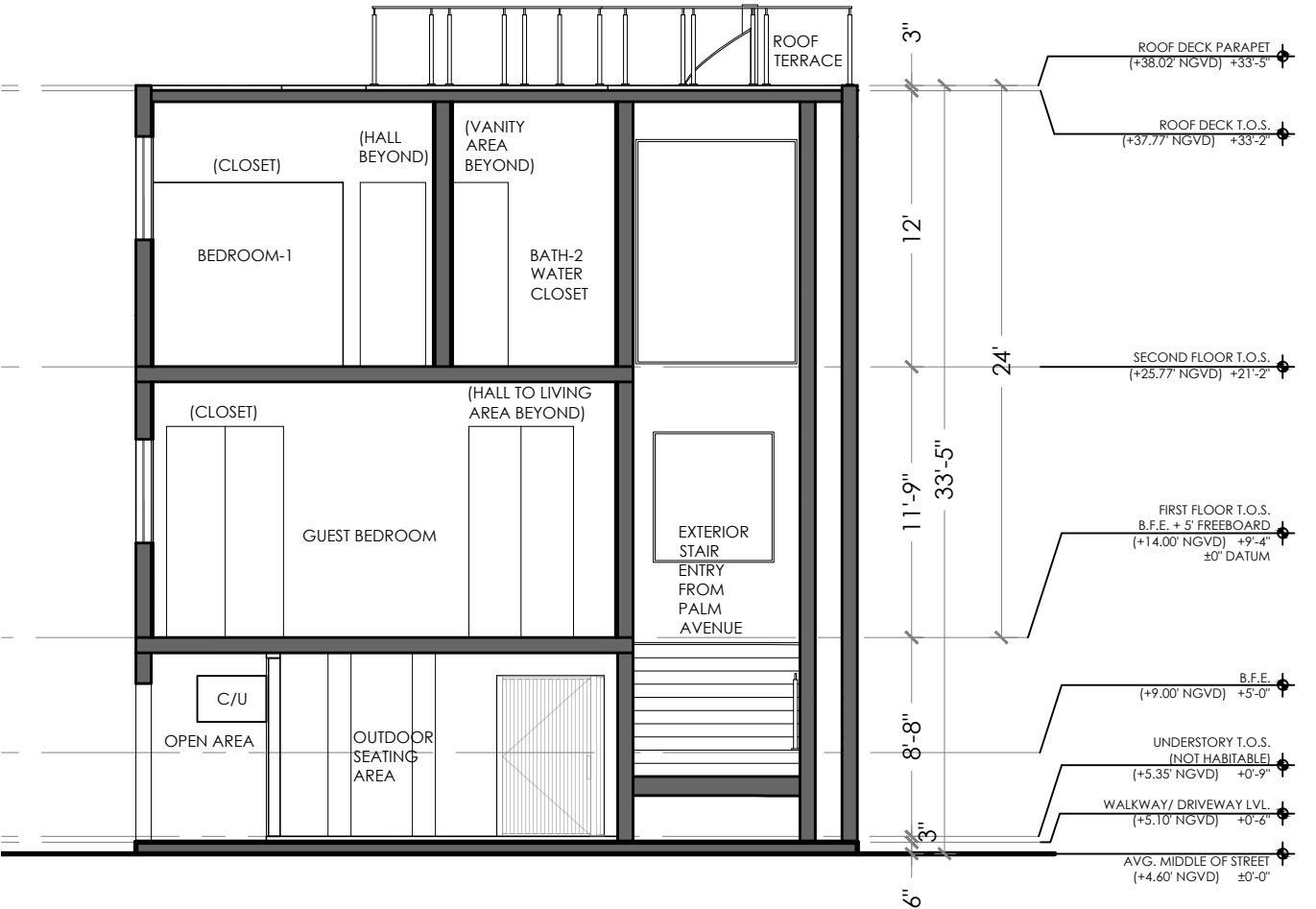
STUART DEBOWSKY
AR 94898
AA 260022858

DATE	2022.04.18
JOB No.	00000
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A-118
05.16.2022



C SECTION C
SCALE: 1/8" = 1'-0"



D SECTION D
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

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Debowsky
Date:
2022.05.15
22:22:36
AR 94898
AA 26002858

DATE	2022.04.18
JOB No.	00000
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A-119
05.16.2022



E SECTION E
SCALE: 1/8" = 1'-0"



F SECTION F
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

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14301 SW 74th COURT
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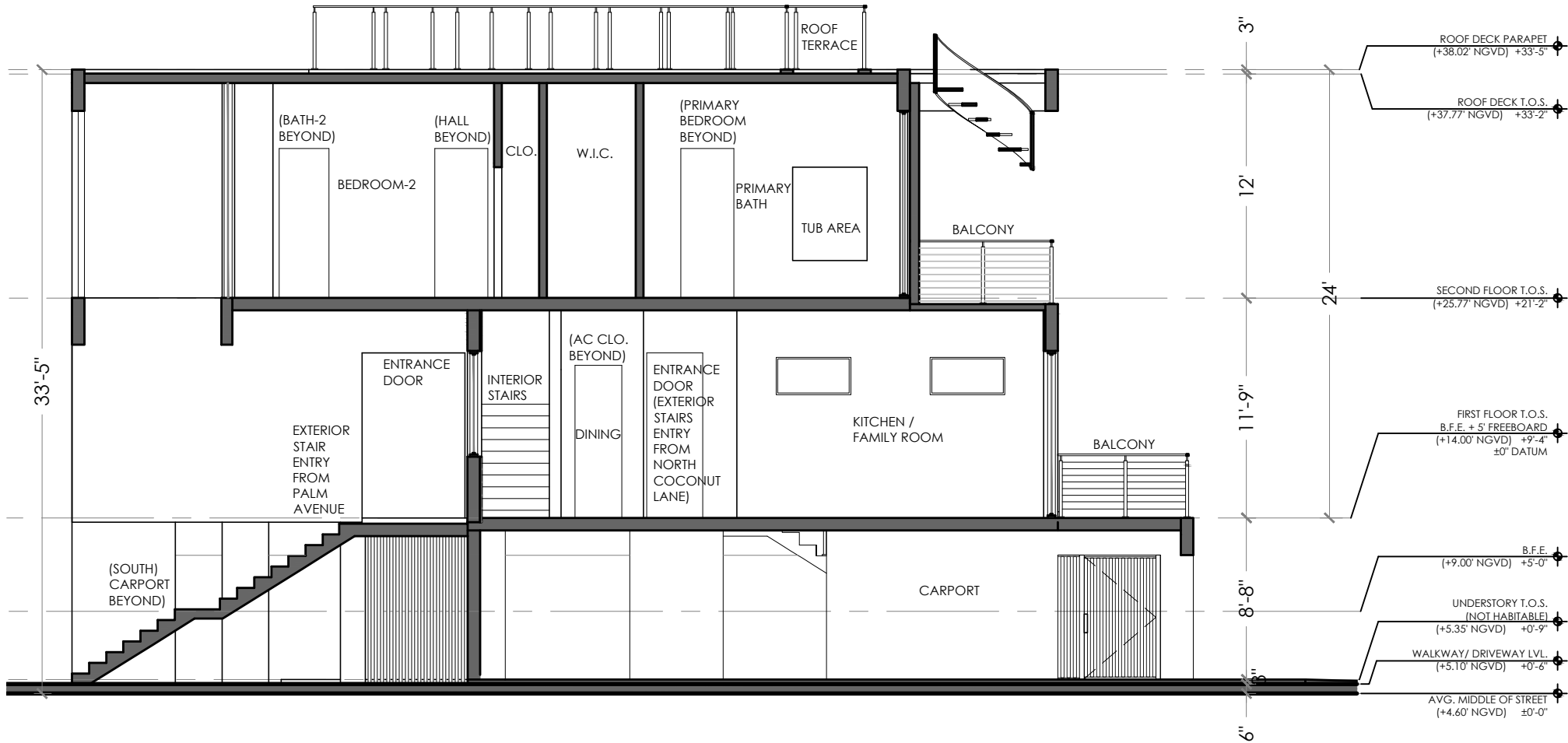
Digitally signed by
Stuart M Debowsky
Date: 2022.05.15
22:23:19
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STUART DEBOWSKY
AR 94898
AA 260022858

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G SECTION G
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

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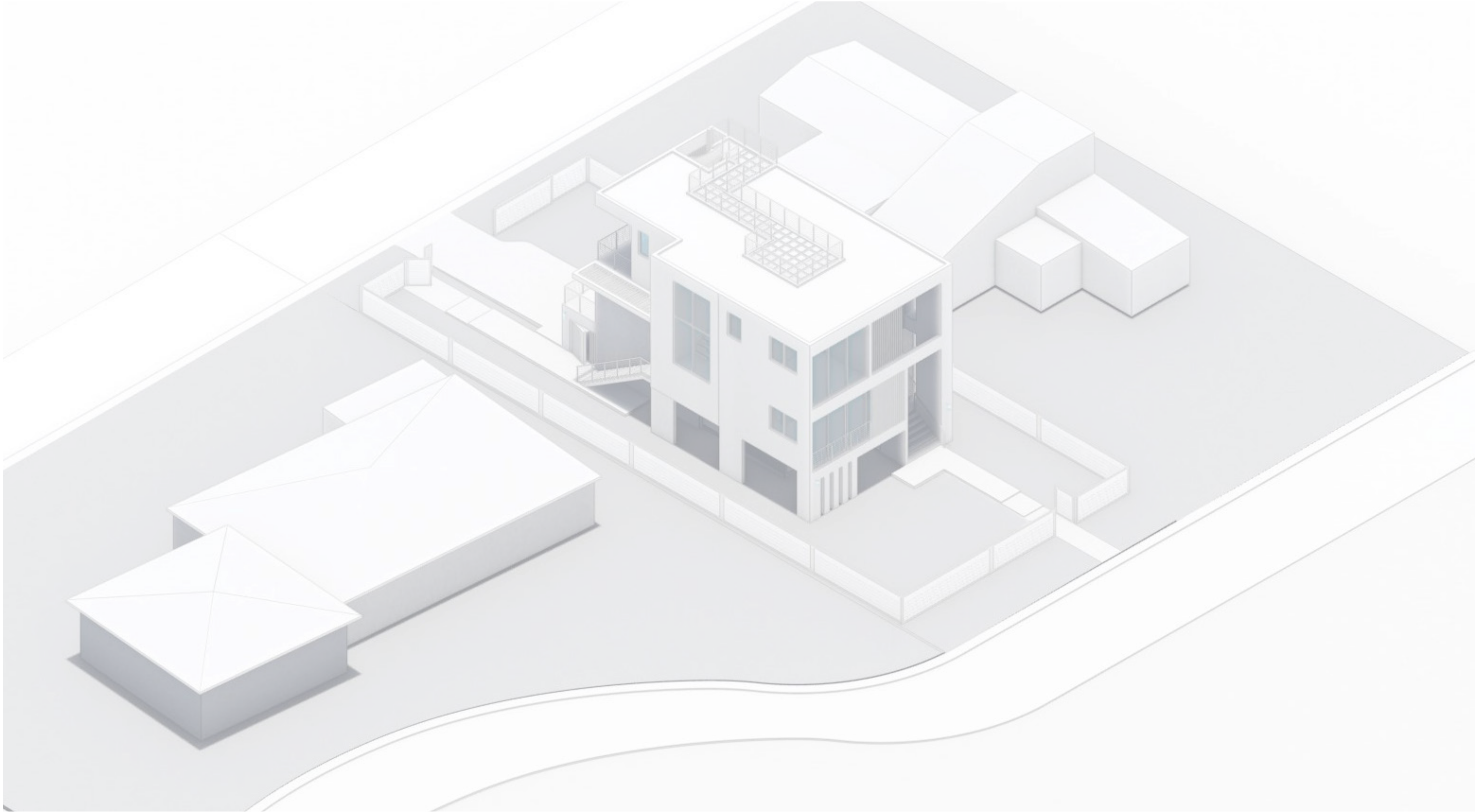
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STUART DEBOWSKY
AR 94898
AA 260022858

DATE	2022.04.18
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A-121

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MASSING DIAGRAMS - WEST (PALM AVE.)
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

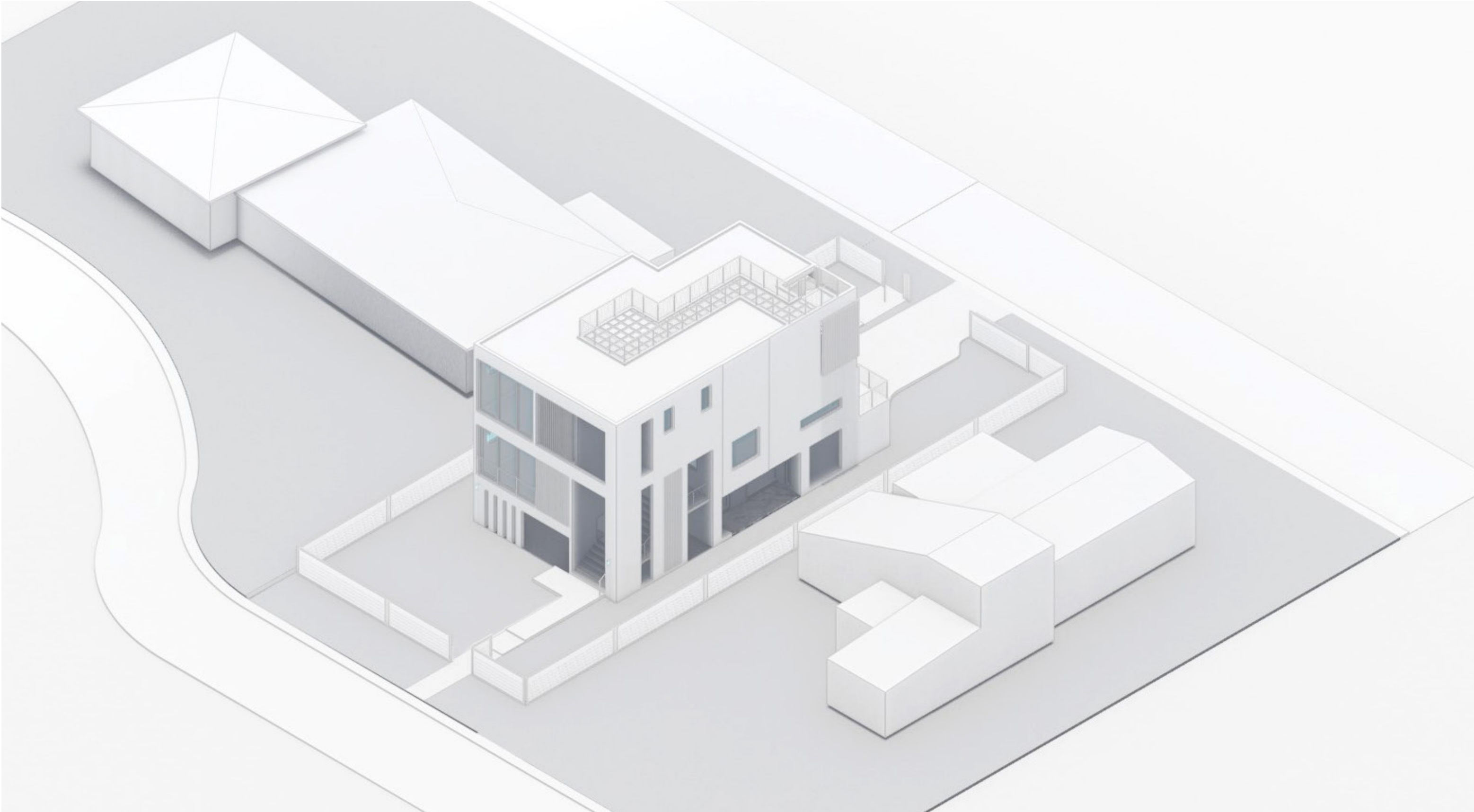
281 PALM AVE, MIAMI BEACH, FL 33139



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A-122
05.16.2022





ARCHITECTURE, PLANNING & INTERIORS

DEBOWSKY DESIGN GROUP

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MASSING DIAGRAMS - SOUTH (PALM AVE.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



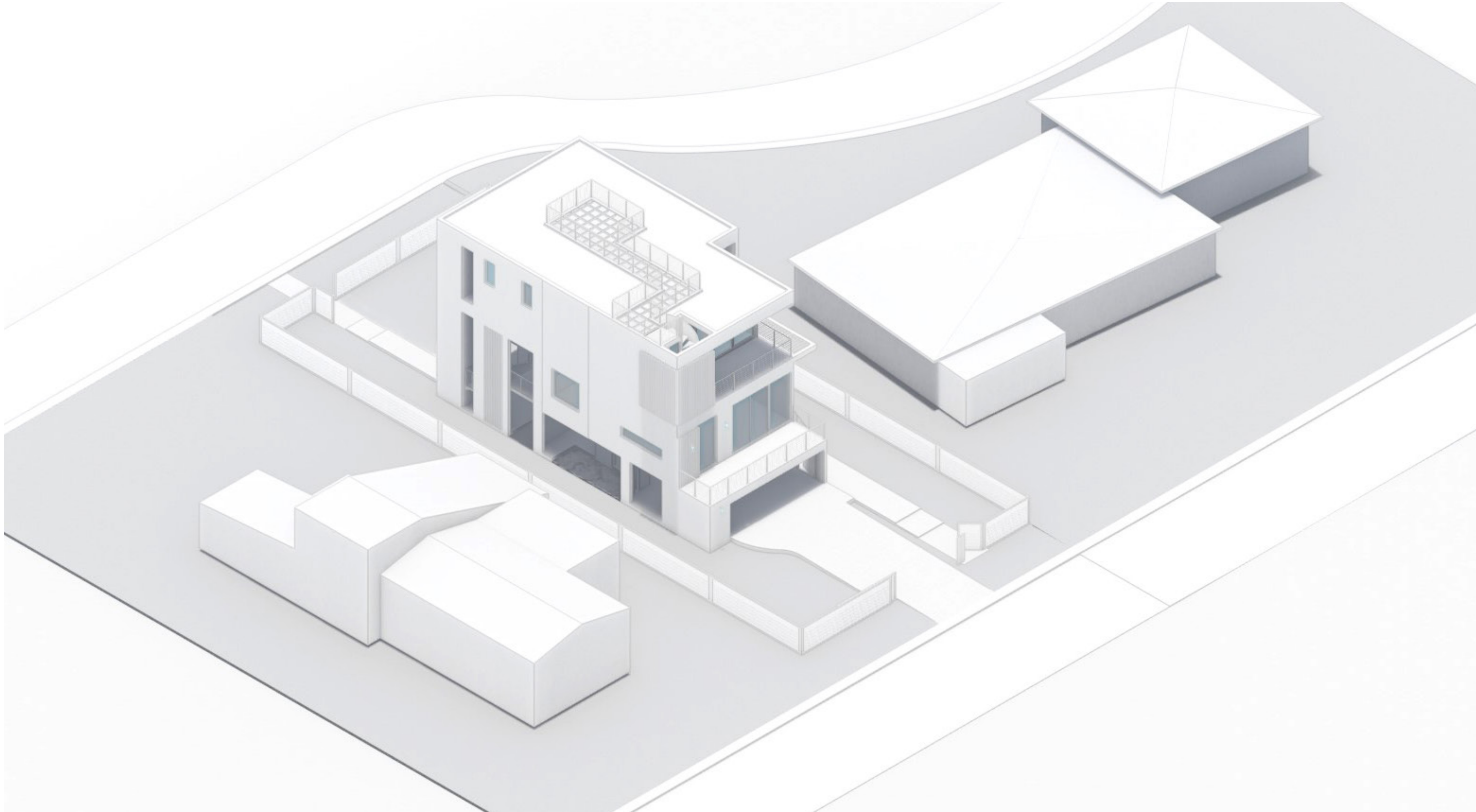
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Stuart M DeBowsky
Date: 2022.05.15 21:30:10 -0400

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MASSING DIAGRAMS - EAST (N. COCONUT LN.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

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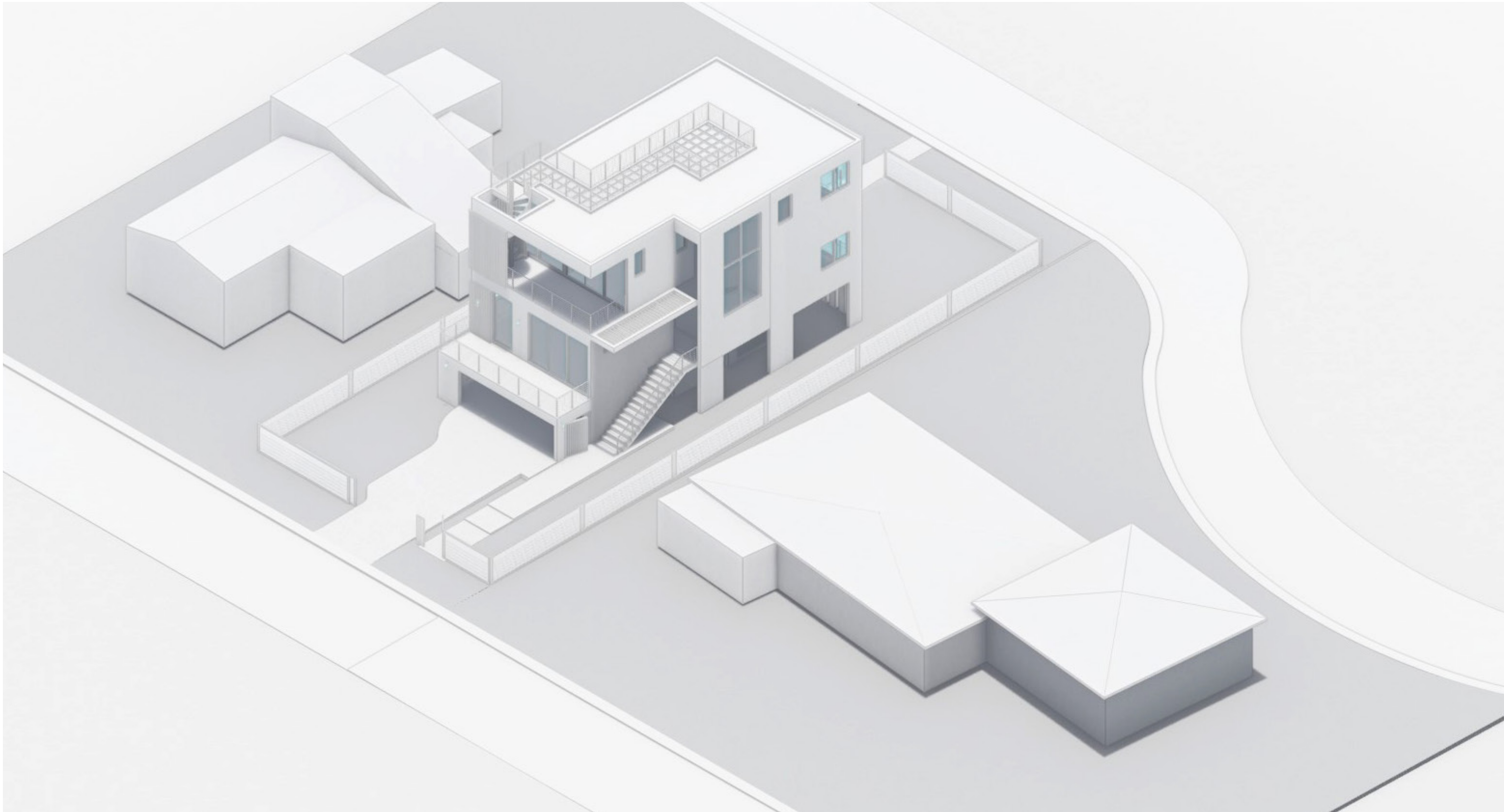


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A-124

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MASSING DIAGRAMS - NORTH (N. COCONUT LN.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Date:
2022.05.15
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JOB No.	
SHEET No.	00

A-125
05.16.2022



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AXONOMETRIC VIEWS - WEST (PALM AVE.)
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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A-126
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AXONOMETRIC VIEWS - SOUTH (PALM AVE.)
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Date:
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DATE	
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SHEET No.	00

A-127
05.16.2022



ARCHITECTURE, PLANNING & INTERIORS
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14301 SW 74th COURT
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AXONOMETRIC VIEWS - EAST (N. COCONUT LN.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUZA

281 PALM AVE, MIAMI BEACH, FL 33139



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2022.05.15
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AA 260022858

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A-128

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ARCHITECTURE, PLANNING & INTERIORS
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AXONOMETRIC VIEWS - NORTH (N. COCONUT LN.)

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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SHEET No.	00

A-129

05.16.2022



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NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139

ARCHITECTURE RENDERINGS
- VIEW FROM PALM AVE



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2022.05.15
21:36:10
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A-130

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14301 SW 74th COURT
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ARCHITECTURE RENDERINGS
- CORNER VIEW FROM PALM AVE.

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139



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A-131

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ARCHITECTURE RENDERINGS
- CORNER VIEW FROM PALM AVE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Stuart M
Debowsky
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2022.05.15
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JOB No.	
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A-132

05.16.2022



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ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Stuart M
Debowsky
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A-133

05.16.2022



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PALMETTO BAY, FLORIDA 33158
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ARCHITECTURE RENDERINGS
- CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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A-134

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ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE
DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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A-135

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ARCHITECTURE RENDERINGS
- CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Date:
2022.05.15
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SHEET No.	00

A-136

05.16.2022



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ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Stuart M
Debowsky
Date:
2022.05.15
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DATE	
JOB No.	
SHEET No.	00

A-137

05.16.2022



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ARCHITECTURE RENDERINGS
- CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

281 PALM AVE, MIAMI BEACH, FL 33139



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Stuart M
Debowsky
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2022.05.15
21:44:10
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A-138

05.16.2022





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ARCHITECTURE RENDERINGS
- VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOUSA

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Stuart M Deowsky
Date: 2022.05.15 21:44:45
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A-139

05.16.2022



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AA 260022858

ARCHITECTURE RENDERINGS
- CORNER VIEW FROM N. COCONUT LANE

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

DESOSA

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2022.05.15
21:45:38
AR 94898
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JOB No.	
SHEET No.	00

A-140

05.16.2022