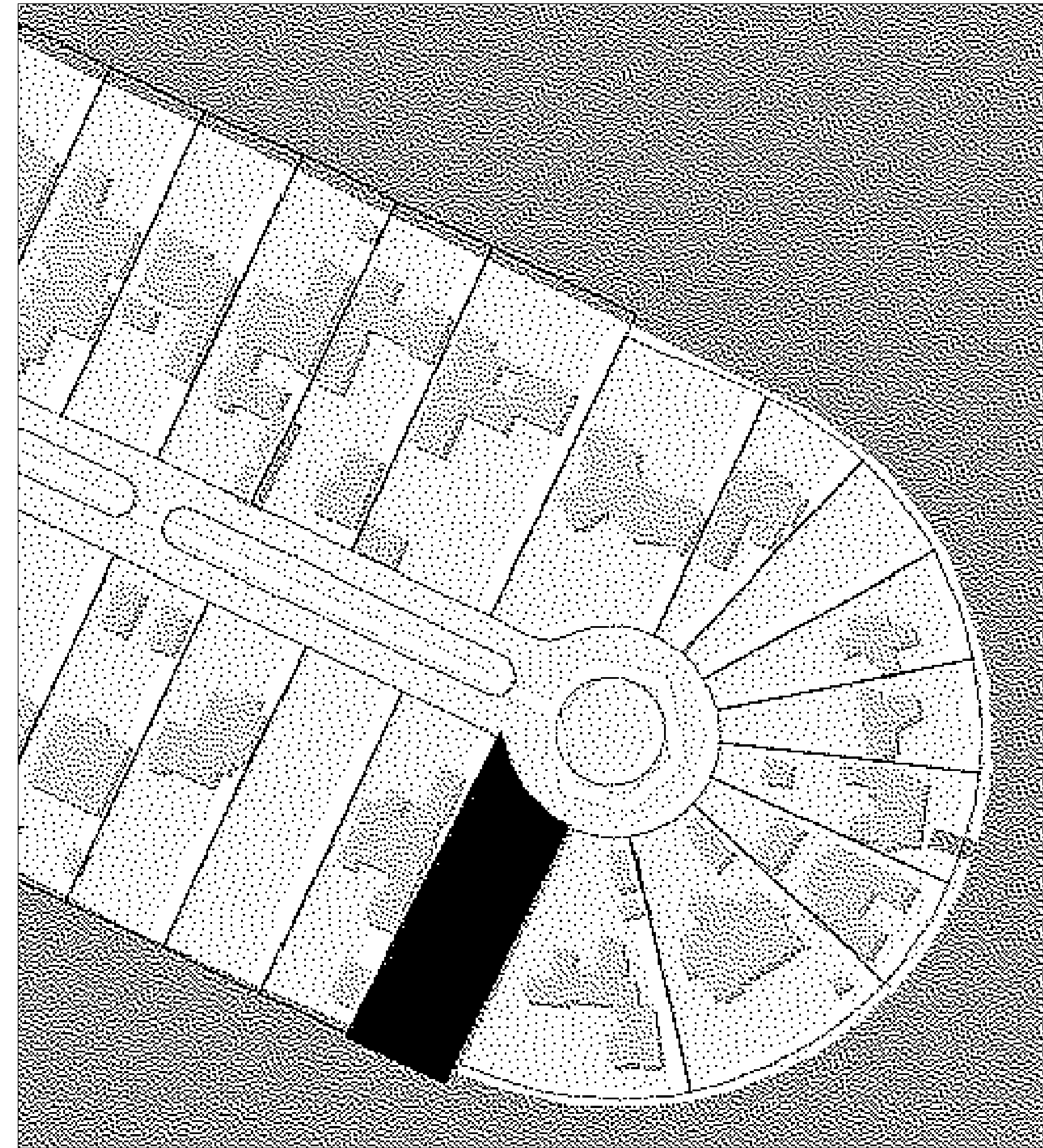

24 PALM AVE RESIDENCE

24 PALM AVE - MIAMI BEACH - FLORIDA - 33139



DESIGN REVIEW BOARD SUBMITTAL
FINAL SUBMITTAL
NOVEMBER 05, 2023

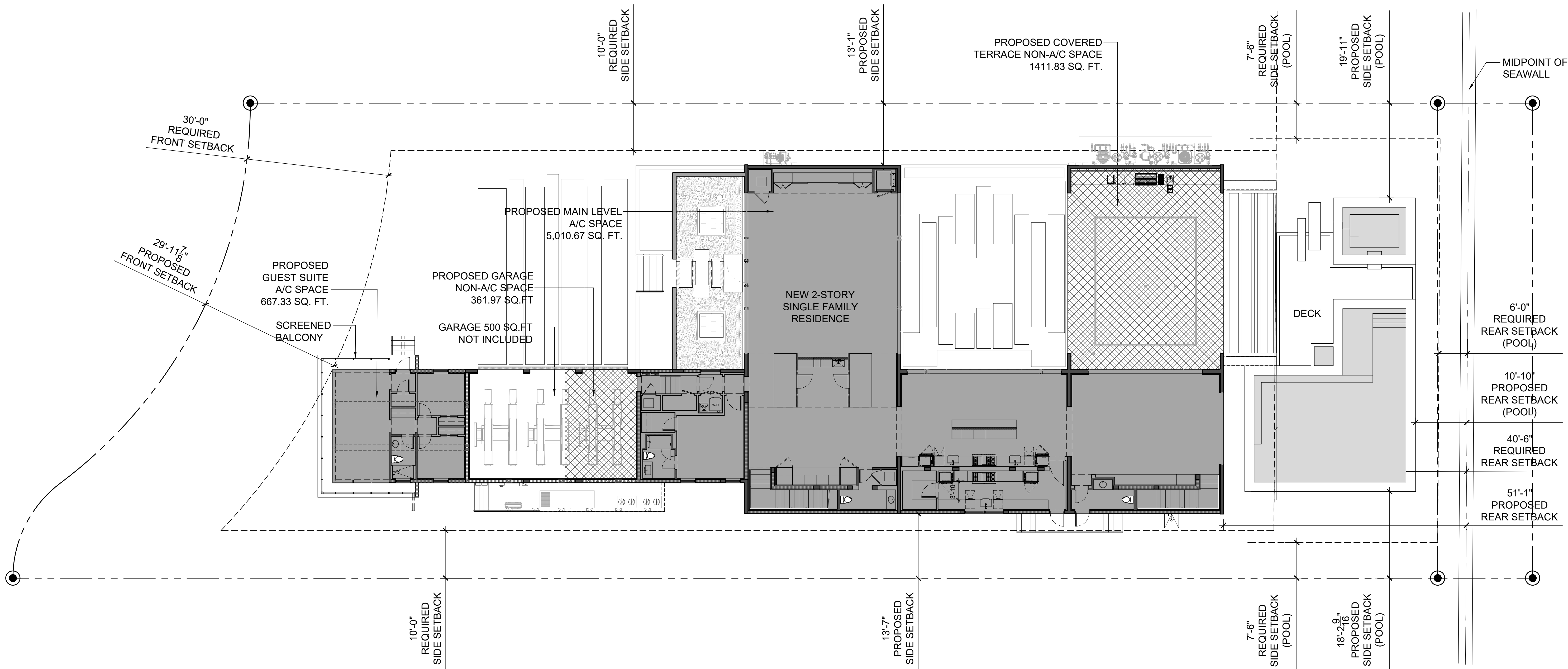
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01

SITE PLAN LOT COVERAGE DIAGRAM

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

LOT COVERAGE		
MAX. ALLOWED:	30% OF LOT AREA=	8,258.73 SQ.FT.
MAIN LEVEL		5,010.67 SQ.FT.
GARAGE	861.97 SQ.FT. ONE-STORY PORTION):	361.97 SQ.FT.
COVERED TERRACE		1,411.83 SQ.FT.
GUEST SUITE		667.33 SQ.FT.
PROPOSED LOT COVERAGE	27.1% OF LOT AREA=	7,451.80 SQ.FT.

A-003

SHEET

OF

PROJECT INFO

TITLE:

SCALE:

AS NOTED

OWNER

JOEL MEYERSON

24 PALM AVE, MIAMI BEACH, 33139

ARCHITECTS

PORTUONDO PEROTTI ARCHITECTS

Architecture, Planning, Interior Design

A A C O 1 4 0 7

5717 S.W. 8th Street, Miami, Florida, 33144, USA

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PROJECT NUMBER:

2020-25

DATE:

11/12/2021

DRAWN BY:

J.L. G.O.-J.V., J.N., R.L.

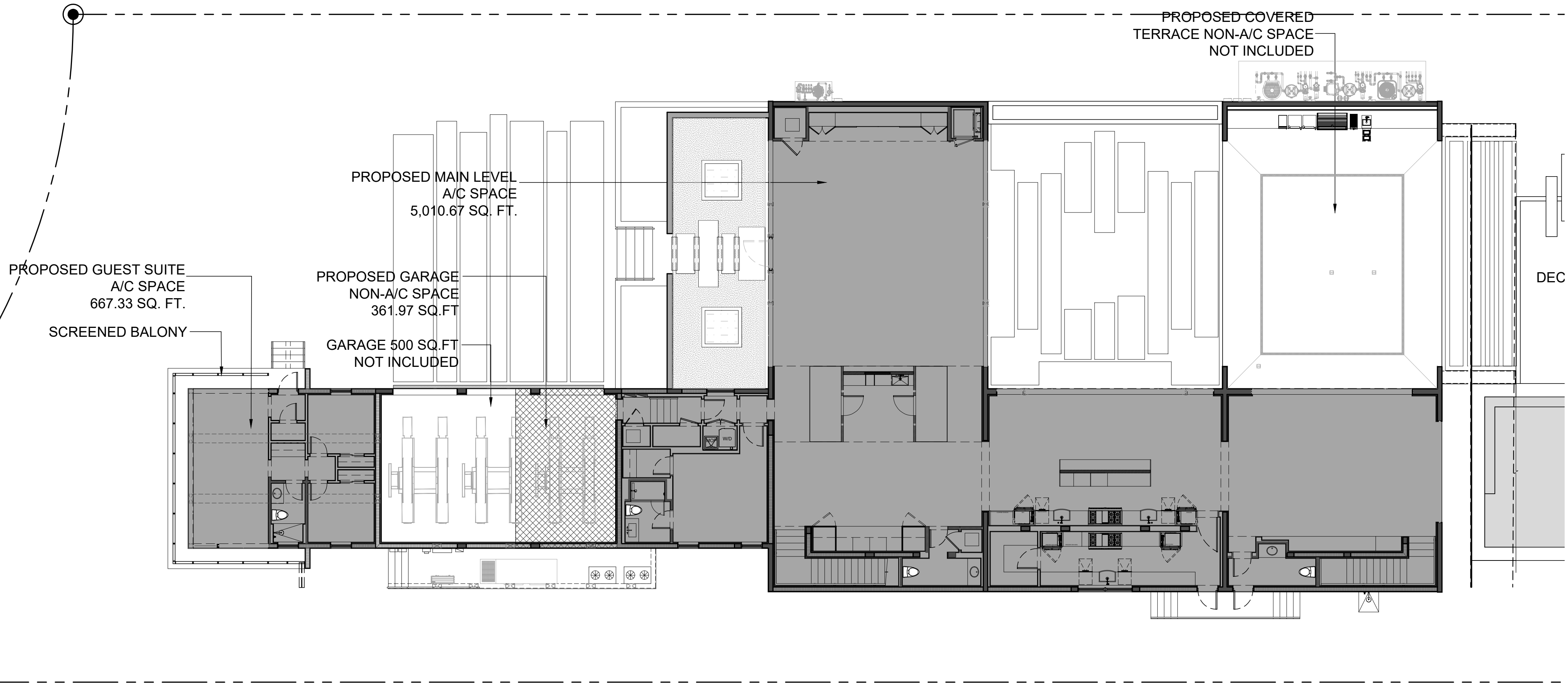
CHECKED BY:

JOSE LUIS GONZALEZ PEROTTI

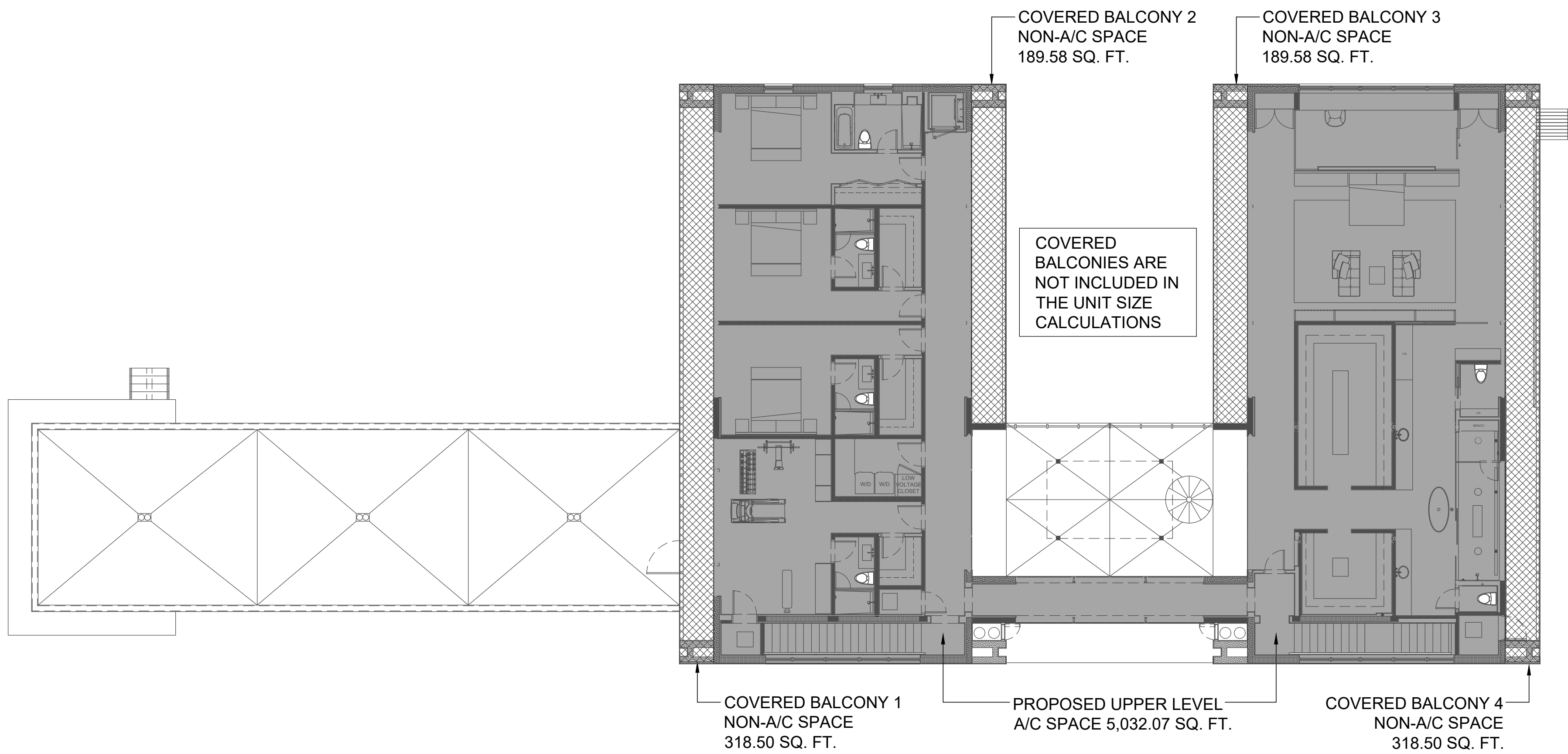
REVISIONS:

11/12/2021

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01 MAIN LEVEL UNIT SIZE DIAGRAM
Scale: 3/32" = 1'-0"



02 UPPER LEVEL UNIT SIZE DIAGRAM
Scale: 1/16" = 1'-0"

MIAMI BEACH Planning Department 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550				
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW				
ITEM #	Project Information			
1	Address:	24 PALM AVENUE, MIAMI BEACH, FLORIDA 33139		
2	Folio number(s):	02-4205-001-0250		
3	Board and file number(s):	N/A		
4	Year built: N/A	Zoning District:	RS-1	SINGLE FAMILY RESIDENTIAL
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):	NO		
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		
8	Base Flood Elevation:	9.00' NGVD	Grade value in NGVD:	5.18'
9	Adjusted grade (Flood+Grade/2):	7.00' NGVD	Free board:	
10	30" above grade:	4.00' NGVD	Lot Area:	27,529.11 S.F.
11	Lot width:	100.0'	Lot Depth:	269.67'
12	Max Lot Coverage SF and %:	8,258.73 S.F. (30%)	Proposed Lot Coverage SF and %:	7,451.80 (27.1%)
13	Existing Lot Coverage SF and %:	972.64 (3.5%)	Net Lot coverage (garage-storage)	
14	Front Yard Open Space SF and %:	3,017.03 S.F. (87%)	Rear Yard Open Space SF and %:	3,011.15 S.F. (74%)
15	Max Unit Size SF and %:	13,740.43 S.F. (50%)	Proposed Unit Size SF and %:	12,088.20 S.F. (44%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,039.97 S.F.
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	444.86 SF.		=(18%)
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES	
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed
19	Height measured from B.F.E. plus freeboard	28'-0"		28'-0"
20	Front Setbacks:	30'-0"		30'-0"
21	Front First level:	N/A		30'-0"
22	Front second level:	N/A		104'-6"
23	Front second level if lot coverage is 25% or greater:	N/A		104'-6"
24	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.			COMPLIES
25	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.			COMPLIES
26	Sum of side yard:	25'-0" (25%)		28'-8" (26.6%)
27	Side 1:			13'-1"
28	Side 2 or (facing street):			13'-7"
29	Rear:	45'-0" (15%)		51'-1" (17%)
30	Accessory Structure Side 1:	30'-0"		N/A
31	Accessory Structure Side 2 or (facing street):	30'-0"		N/A
32	Accessory Structure Rear:	50'-0"		N/A
Additional data or information that may be applicable to the project shall be provided in the following fields.				
Notes: Indicate N/A if not applicable.				

MAX. UNIT SIZE			
MAX PERMITTED	50% LOT OF AREA	13,764.56 SQ.FT.	
EXCLUDES UNCOVERED STEPS, BREEZEWAYS, COVERED TERRACES, PORCHES, BALCONIES, PARKING AREAS UP TO 500 SF.			
INCLUDES ACCESSORY STRUCTURES.			
PROPOSED:			
MAIN LEVEL		5,010.67 SQ.FT.	
GUEST SUITE		667.33 SQ.FT.	
GARAGE	861.97 SQ.FT.	361.97 SQ.FT.	
UPPER LEVEL			
		5,032.07 SQ.FT.	
PROPOSED UNIT SIZE			
40% LOT OF AREA		11,072.04 SQ.FT.	



Scale: $\frac{3}{32}'' = 1'-0''$

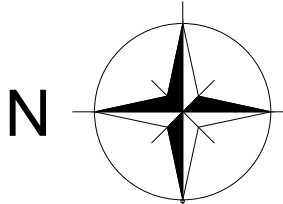
LANDSCAPE OPEN SPACE					
FRONT YARD AREA		REQUIRED		PROVIDE	
3,467.12 SQ.FT	50%	1,733.56 SQ.FT	87%	3,017.03 SQ.FT	
REAR YARD AREA		REQUIRED		PROVIDE	
4,050.00 SQ.FT	70%	2,835.00 SQ.FT	74%	3,011.15 SQ.FT	



CONTEXT LOCATION MAP

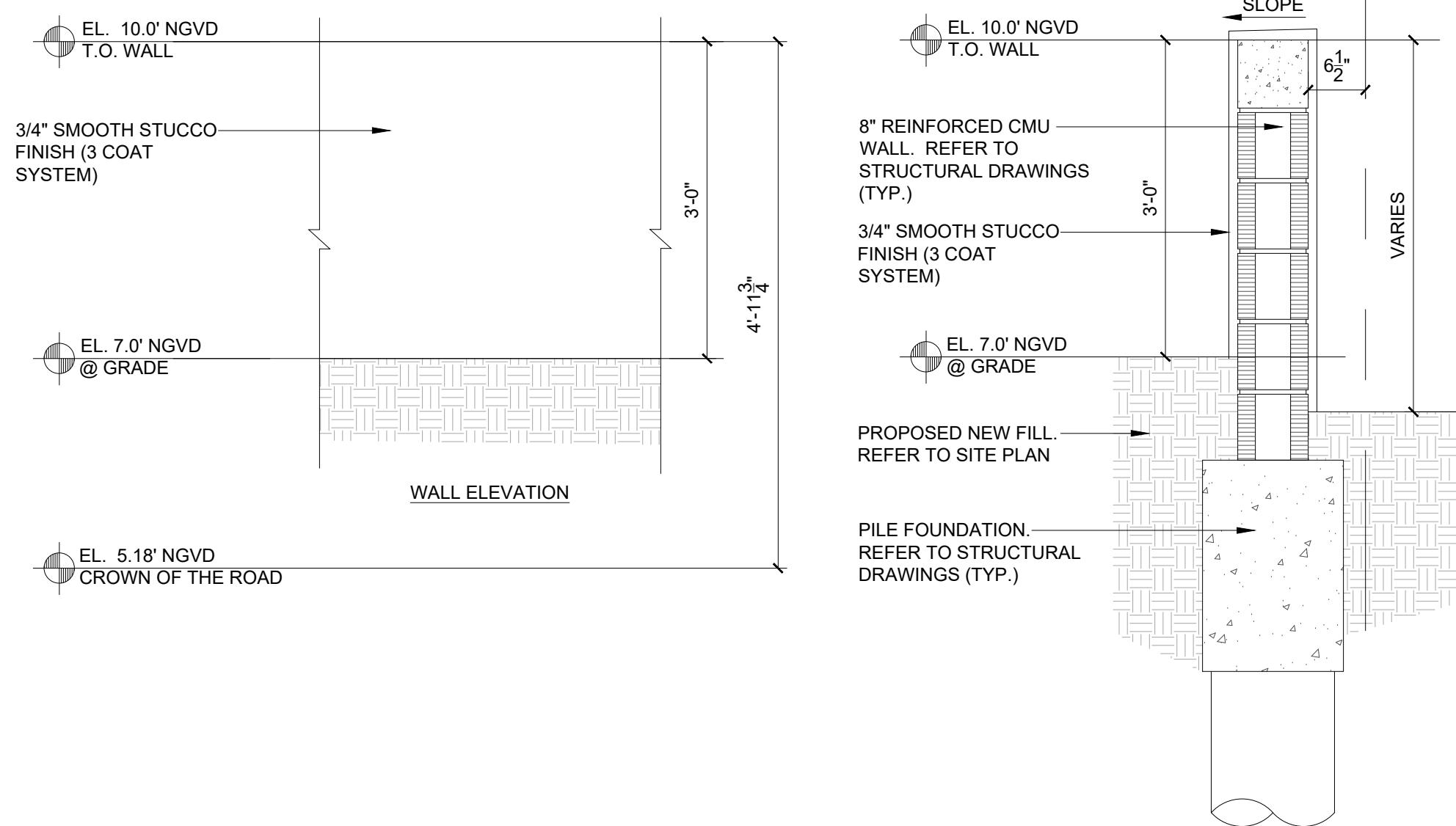
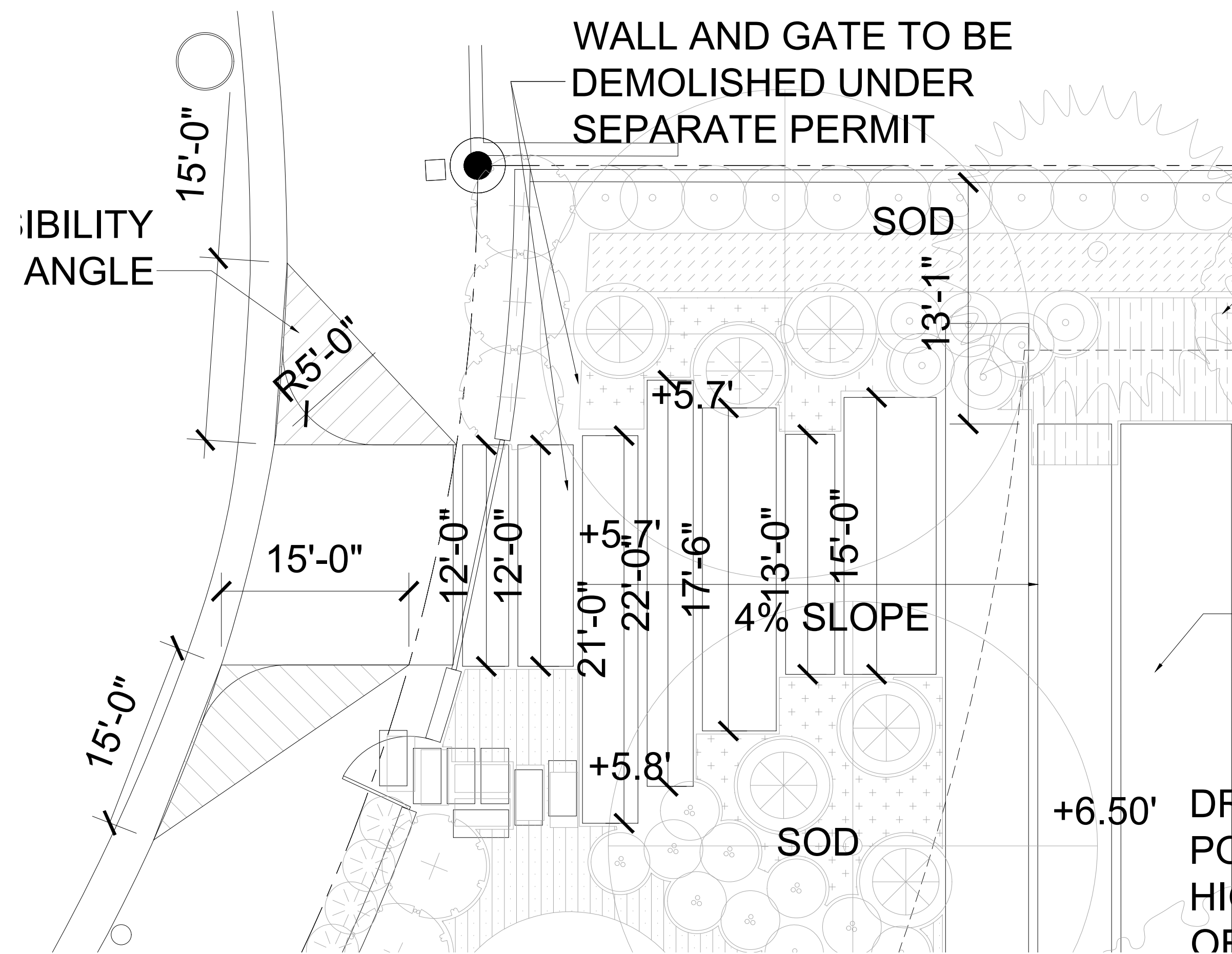
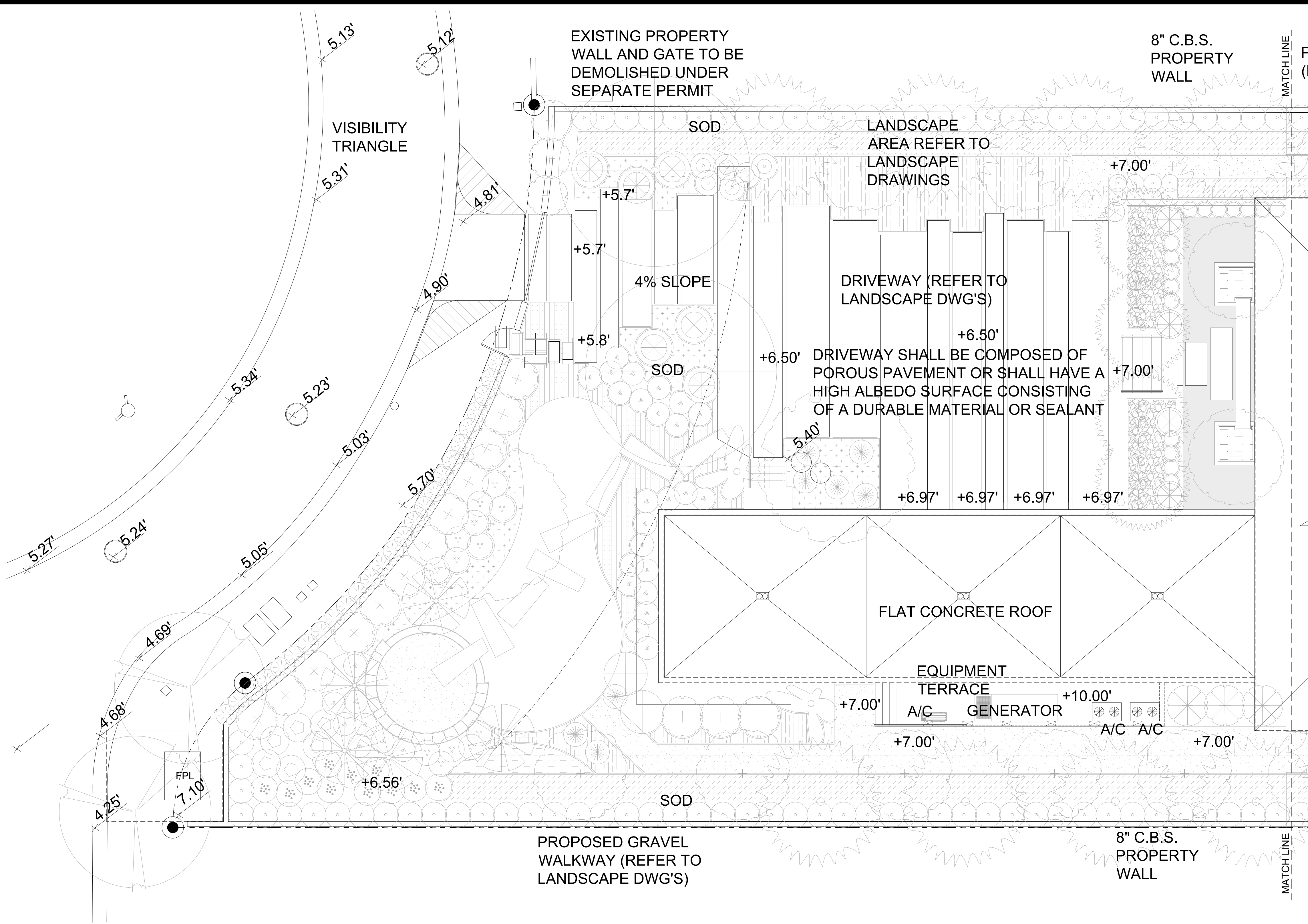
1/2 MILE RADIUS

A-003.3 SHEET OF © COPYRIGHT 2009	TITLE CONTEXT LOCATION PLAN SCALE AS NOTED	OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139	24 PALM AVE RESIDENCE 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAO01407 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: (305) 666-8800 WWW: www.portuondo-perotti.com	PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. G.O.-J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI REVISIONS:
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SCALE: 3/32" = 1'-0"

DRAWN BY: J.L., G.O., J.V., J.N., R.L.



SITE PLAN GENERAL NOTES:

- 01- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
- 02- SITE TO BE FILLED TO GOVERNMENT FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEVATIONS OF THE ROAD ABUTTING THE PROPERTY.
- 03- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES.
- 04- ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING ; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCTS SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT WATER HEATERS GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+10.00' NGVD)
- 05- REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING ELEMENTS.
- 06- REFER TO LANDSCAPING DRAWINGS FOR LANDSCAPING REQUIREMENTS AND FOR ROAD PATTERNS AND MATERIALS.
- 07- THE FIRST INCH OF RAINWATER WILL BE RETAINED ON PROPERTY.
- 08 - PROVIDE TERMITE PROTECTION; AS PER FLORIDA BUILDING CODE - RESIDENTIAL 2020 EDITION, SECTION R318 - TERMITE PROTECTION.

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

- 01 - LANDSCAPING SHALL COMPLY WITH LOCAL CODE AND/OR OTHER PERTINENT ORDINANCES.
- 02 - ALL RAINWATER SHALL BE RETAINED ON PROPERTY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE INFORMATION.
- 03 - ENCLOSED AREAS BELOW LOWEST FLOOR ELEVATION, +10.00' NGVD, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
- 04 - ELECTRICAL, HVAC, PLUMBING FIXTURES AND EQUIPMENT SHALL BE ELEVATED AT OR ABOVE D.F.E.
- 05 - ALL CONSTRUCTION AND FINISH MATERIAL BELOW LOWEST FLOOR ELEVATION (+10.00' NGVD), SHALL BE FLOOD DAMAGE RESISTANT MATERIAL (FEMA TECHNICAL BULLETIN 2)
- 06 - UPON PLACEMENT OF LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED PER FBC 110.3. A FINAL ELEVATION CERTIFICATE SHALL BE SUBMITTED FOR FINISHED CONSTRUCTION PRIOR TO TCO, CO, OR BUILDING INSPECTION

LEGEND

- DENOTES EXISTING ELEVATIONS
- DENOTES PROPOSED ELEVATIONS

FLOOD MANAGEMENT INFORMATION		
A	FLOOD ZONE	AE-9
B	BASE FLOOD ELEVATION (BFE)	9.0' NGVD
C	DESIGN FLOOD ELEVATION (DFE)	10.0' NGVD
C1	CRAWLSPACE GRADE ELEVATION	N/A
C2	PROPOSED TOP OF NEXT HIGHER FLOOR	25.0' NGVD
D	GARAGE TOP SLAB ELEVATION (LP)	7.04' NGVD
E	GARAGE TOP SLAB ELEVATION (HP)	7.29' NGVD
F	LOWEST T.O.S ELEVATION OF HABITABLE SPACE	10.0' NGVD
G	NEXT HIGHER FLOOD ELEVATION	15.0' NGVD
H	CABANA T.O.S ELEVATION	N/A
I	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING	7.0' NGVD
J	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING	9.5' NGVD
K	LOWEST ELEVATION OF EQUIPMENT SERVICE THE BUILDING	10.0' NGVD
L	BUILDING DIAGRAM NUMBER (REFER TO FEMA ELEVATION CERTIFICATE INSTRUCTION)	DIAGRAM 1B
M	CROWN OF ROAD ELEVATION	5.25' NGVD
N	ADJUST GRADE ELEVATION	7.0' NGVD
N1	FLOOD DESIGN CLASS	CLASS 1
O	FIRM MAP NUMBER	12086C0318L

02 SITE PLAN FRONT YARD ENLARGE
SCALE: 1/4" = 1'-0"

03 SITE WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"

01 PROP. SITE PLAN (PARTIAL)
SCALE: 1/8" = 1'-0"

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24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

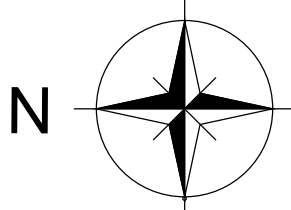
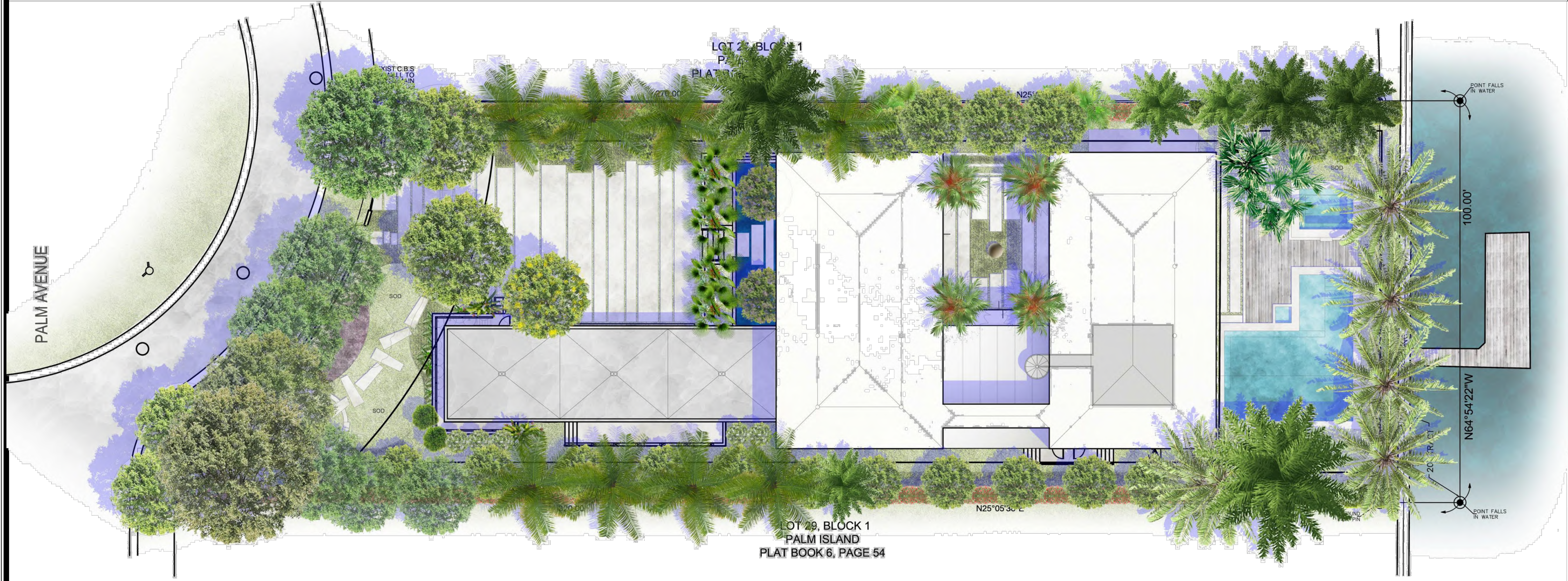
OWNER
JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139

TITLE: PROP. SITE PLAN
PARTIAL
SCALE: 1/8" = 1'-0"

SHEET: A-100.1
OF
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PROJECT NUMBER: 2020-25
DATE: 11-12-2021
DRAWN BY: J.L. G.O., J.V. J.N. R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

REVISIONS:
11-12-2021
J.L. G.O., J.V. J.N. R.L.
7/7/2023
JOSE LUIS GONZALEZ PEROTTI



01

SITE PLAN RENDERING

SHEET
A-100.3
OF

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TITLE: RENDERED SITE PLAN
SCALE:

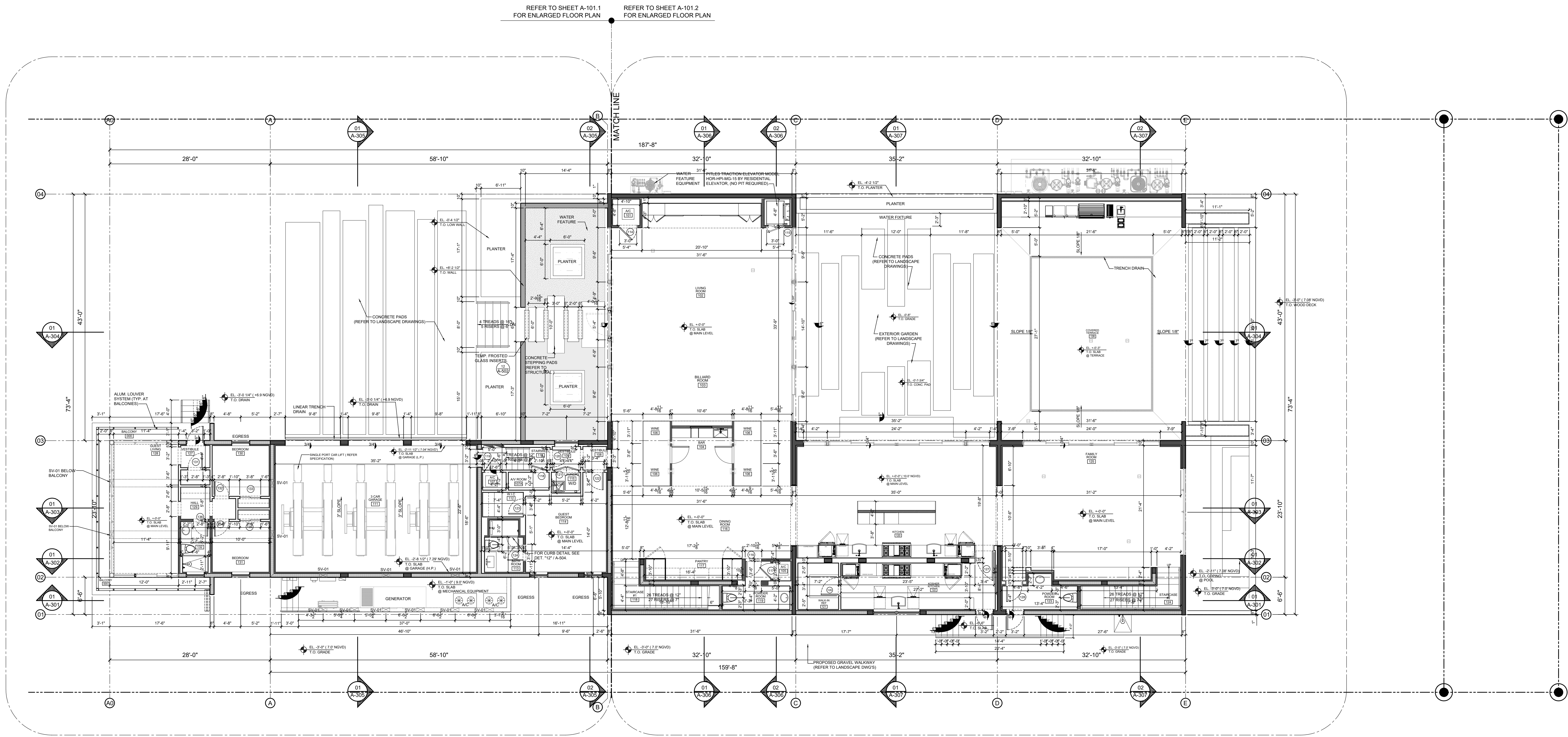
OWNER
JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139

24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

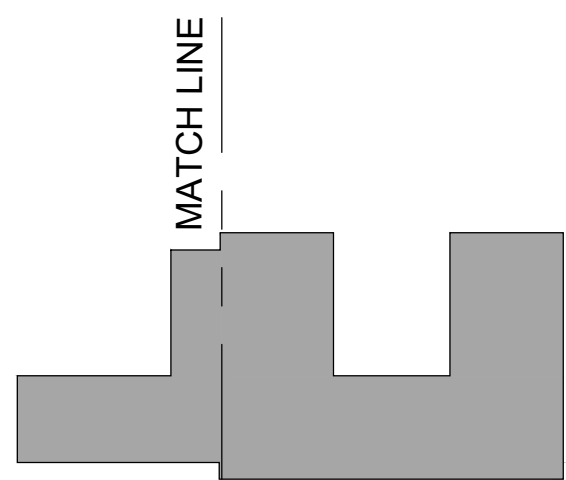
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PROJECT NUMBER: 2020-25
DATE: 11.12.2021
DRAWN BY: J.L. GO., J.V., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

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01 PROP. MAIN LEVEL FLOOR PLAN (OVERALL)
SCALE: 1/8" = 1'-0"



SHEET
A-101.0
OF

TITLE:
PROP. MAIN LEVEL FLOOR PLAN
OVERALL
SCALE:
1/8" = 1'-0"

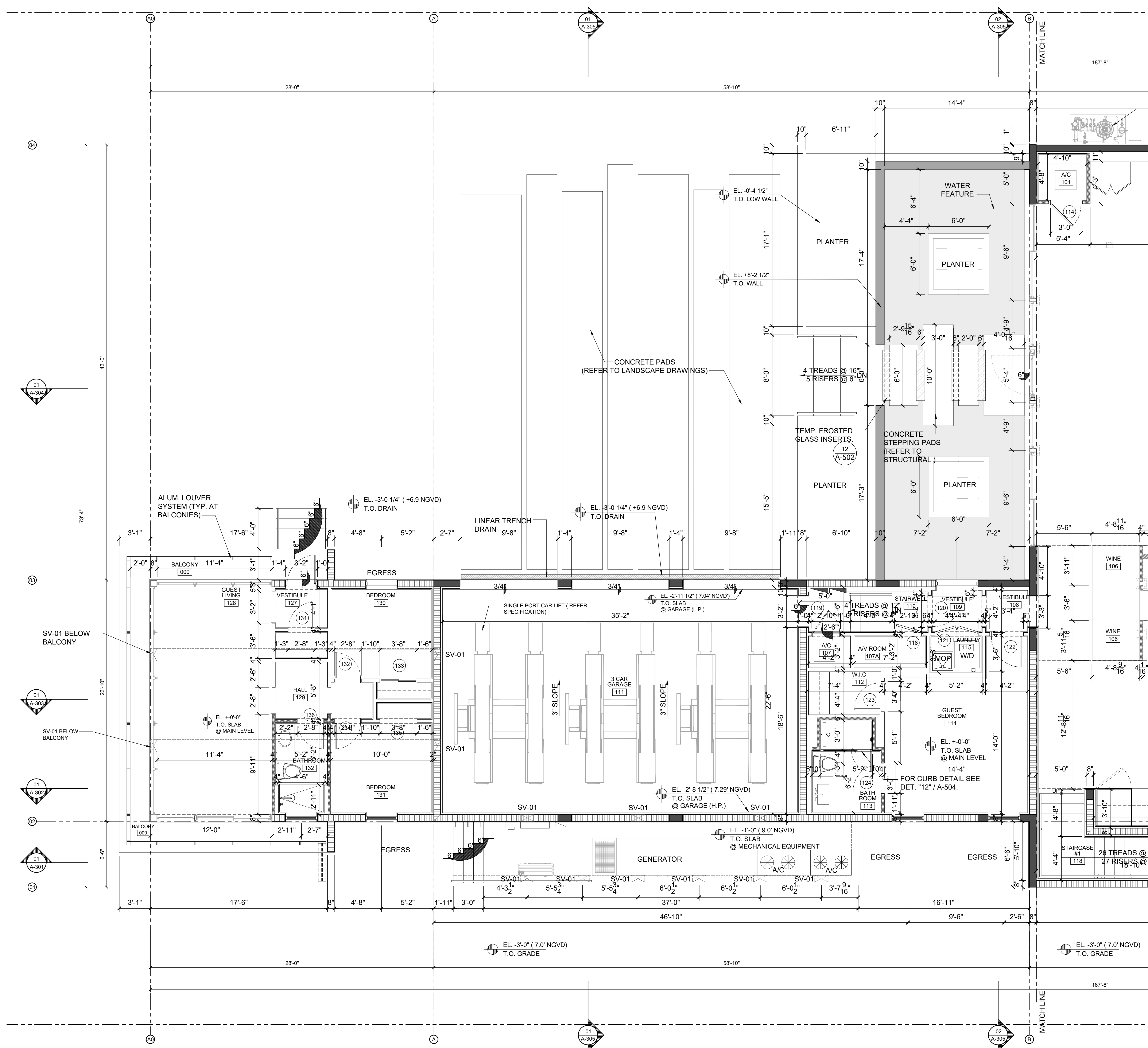
OWNER
JOEL MEYERSON
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24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

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PROJECT NUMBER:
2020-25
DATE:
11.12.2021
DRAWN BY:
J.L. GO-J.V., J.N. RL
CHECKED BY:
JOSE LUIS GONZALEZ PEROTTI

REVISIONS:



ELEVATOR NOTES

1. ELEVATOR NEEDS TO BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER. PROVIDE A NOTE STATING THAT "TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROL WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE DFE (+10.00' NGVD)".

2. ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-14 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4.

FLOOD VENT CALCULATIONS & NOTES
(PER FEMA SECTION 44 CFR 60.3)

GARAGE AREA: 817 SQ. FT.
MECHANICAL EQUIP AREA: 200.81 SQ.FT.
TOTAL AREA: 1017.81 SQ.FT.

V-1= 8x16= 200 SF

PROPOSED VENT COVERAGE AREA: 2200 SQ.FT.

2,200 SQ. FT. COVERAGE TO BE OBTAINED BY PROVIDING:

(SV-01) (11) SMARTVENT MODEL-1540-520 16" WIDE X 8" TALL CERTIFIED TO COVER 200 SQ/FT OF ENCLOSED AREA FOR FLOOD PROTECTION.

NOTE:

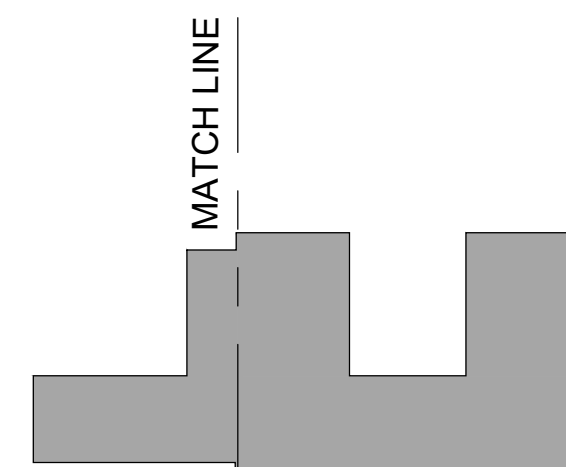
1. DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS AS SPECIFIED IN SECTION 2.7.2.2 OF ASCE 24.

2. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

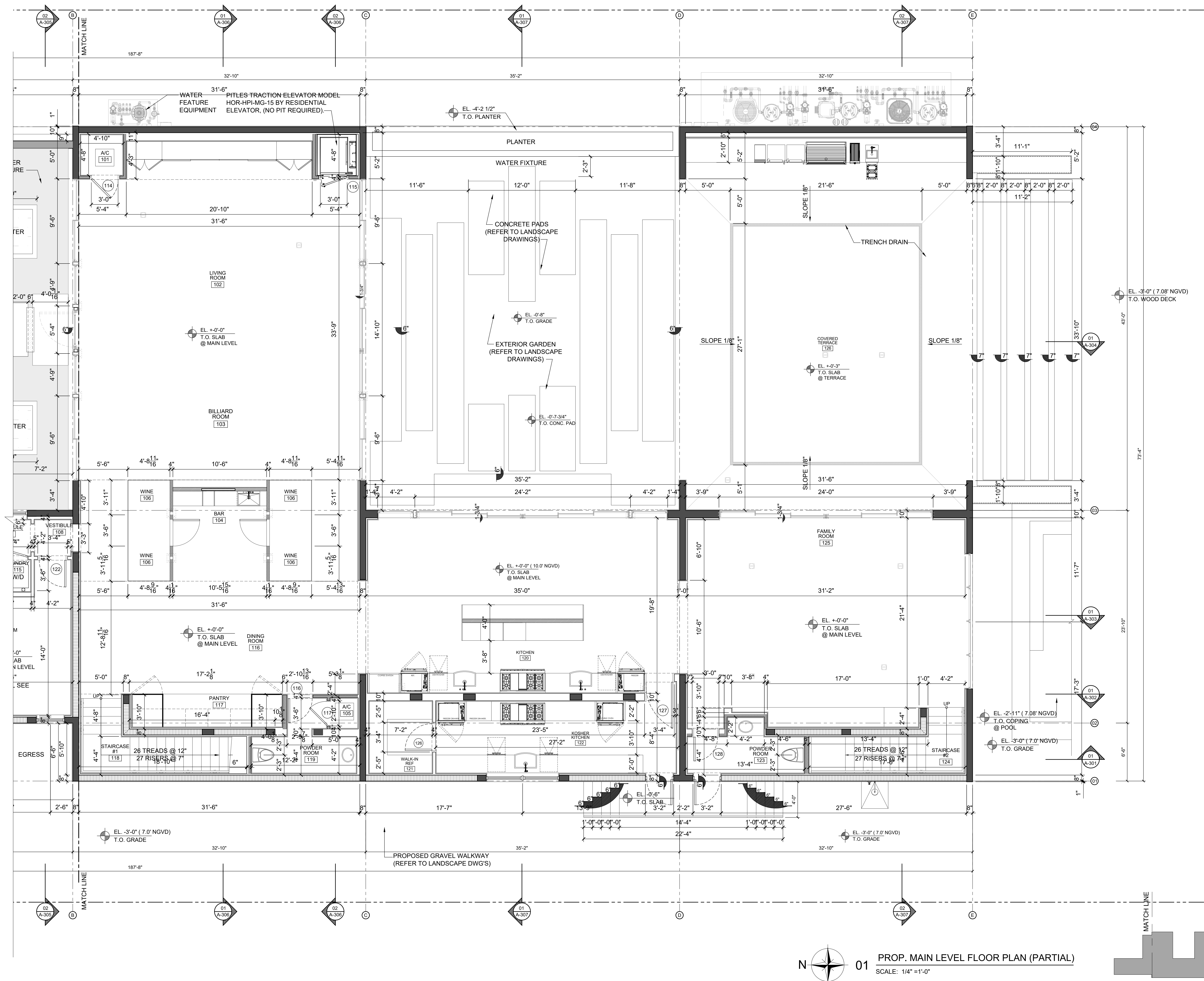
3. FLOOD OPENING LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.

4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1'-0" ABOVE THE HIGHER OF EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. SEE DETAILS "8" & "9" ON SHEET A-505.

01 PROP. MAIN LEVEL FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"



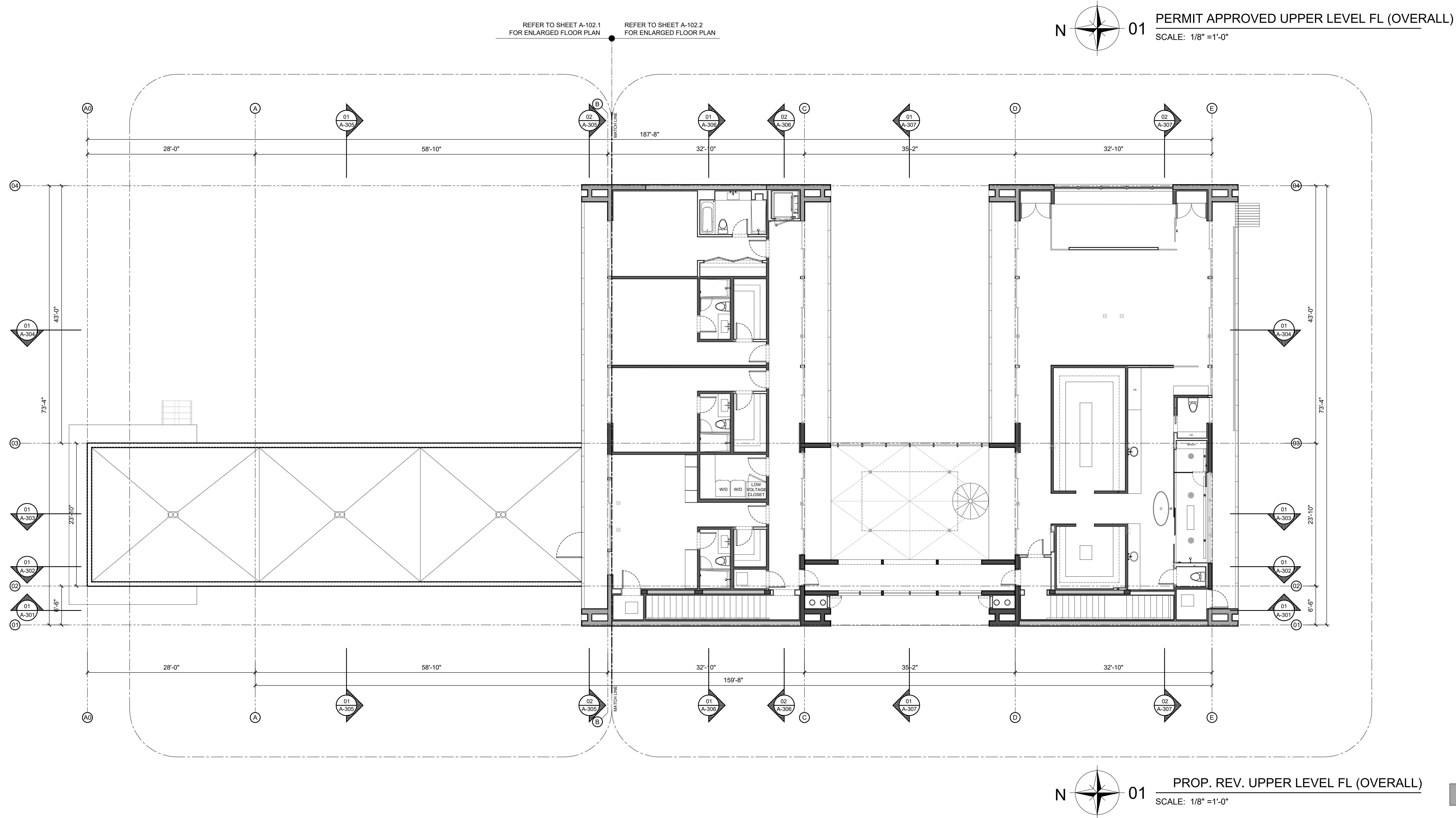
PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021	DATE: 11.12.2021	DRAWN BY: J.L. GO.-J.V., J.N. RL	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com				
OWNER: JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139				
TITLE: PROP. MAIN LEVEL FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"				
SHEET: A-101.1 OF: 01 © COPYRIGHT 2009				

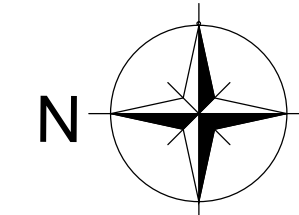
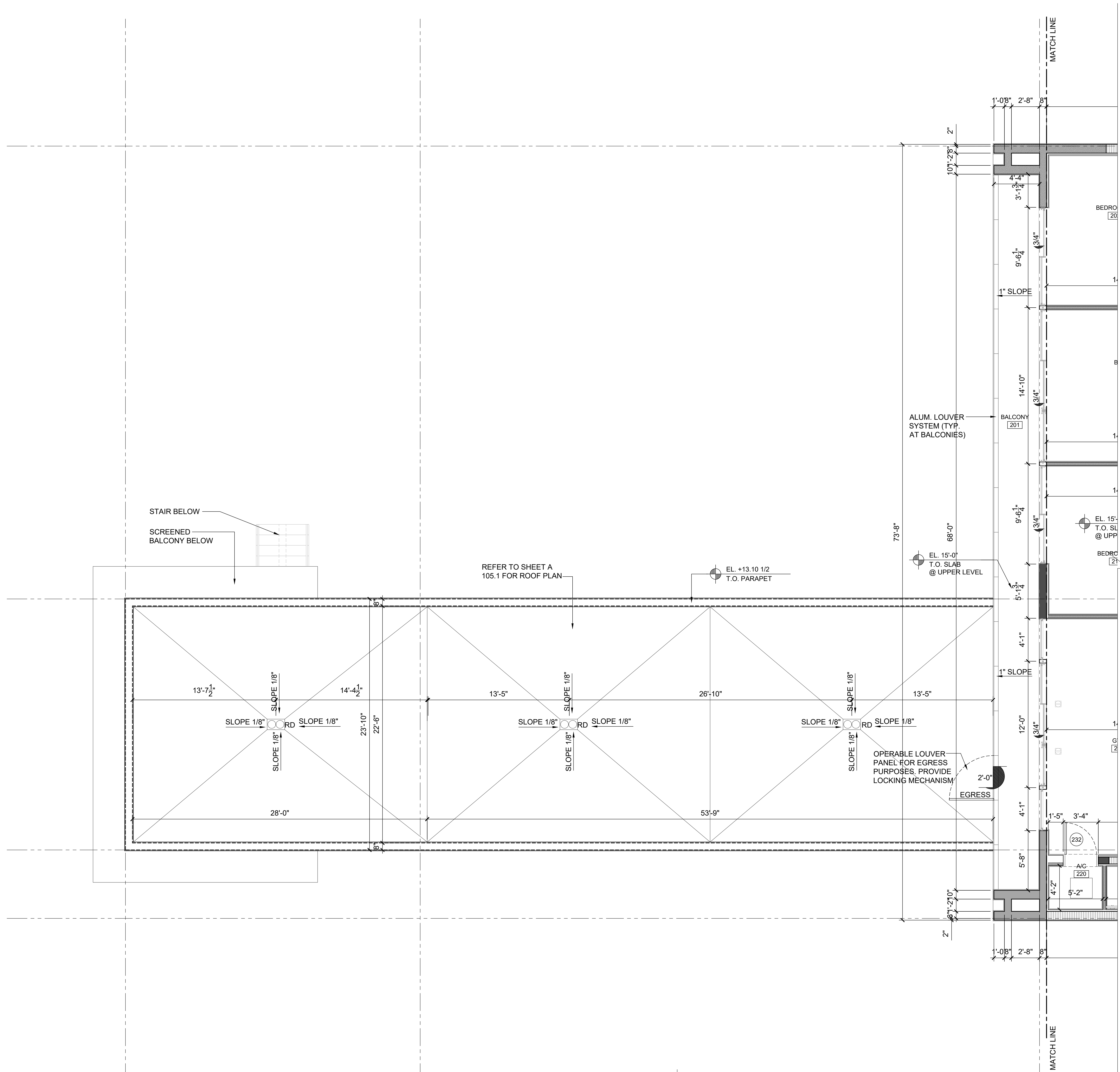


01 PROP. MAIN LEVEL FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"

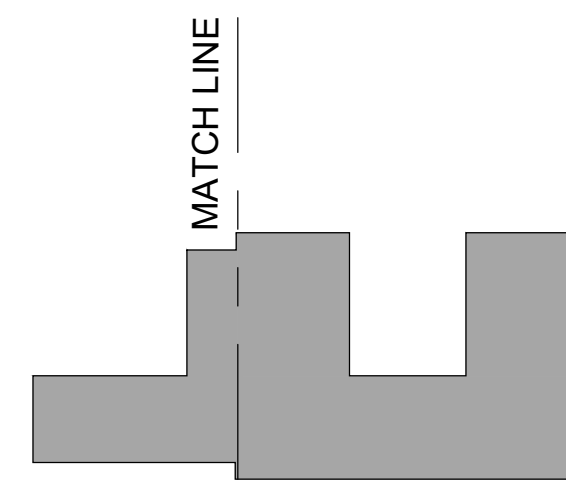
PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO. J.V. J.N. R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondoperotti.com	OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139	TITLE: PROP. MAIN LEVEL FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"	SHEET A-101.2 OF © COPYRIGHT 2019

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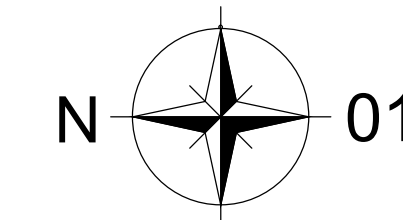
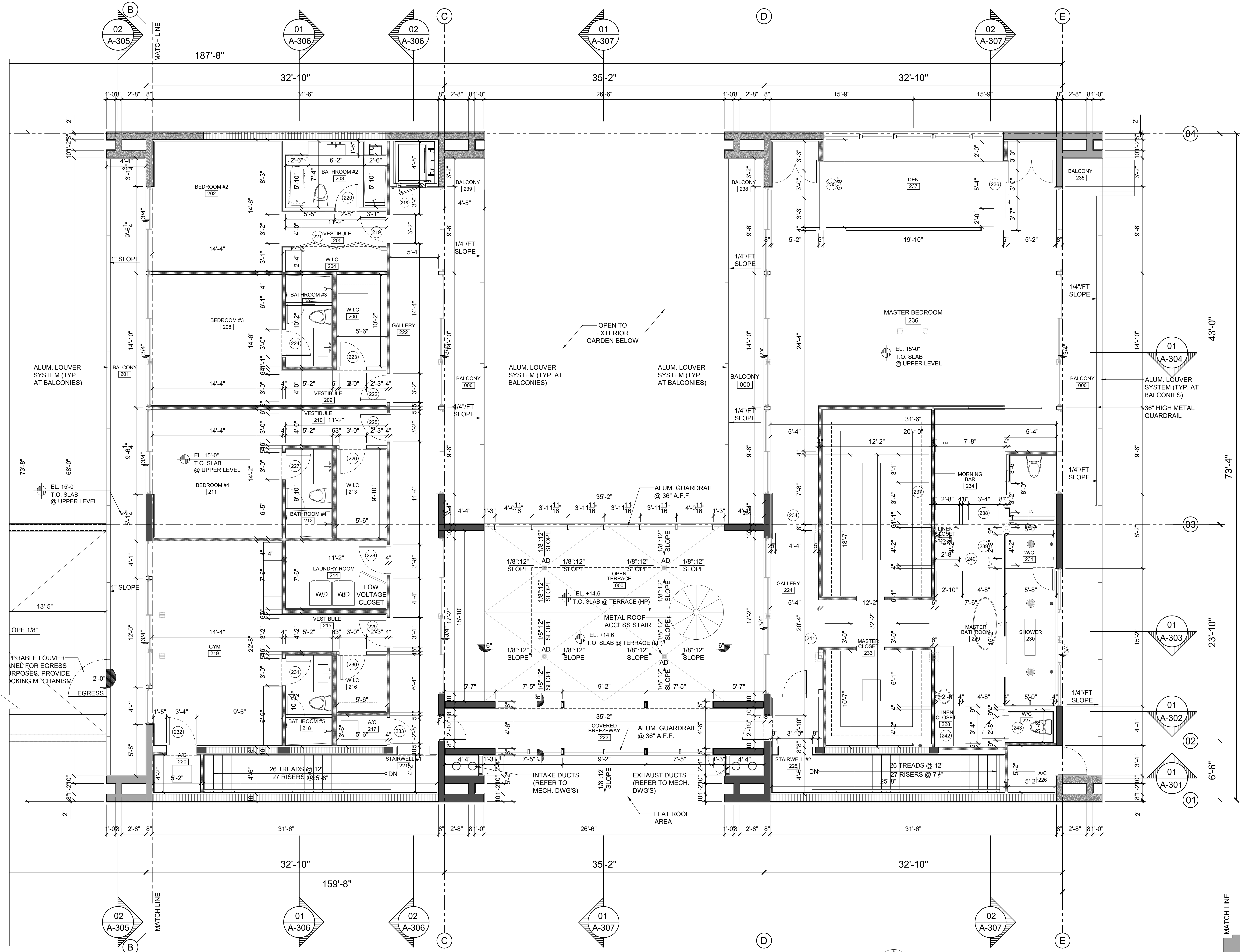




01 PROP. UPPER LEVEL FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"

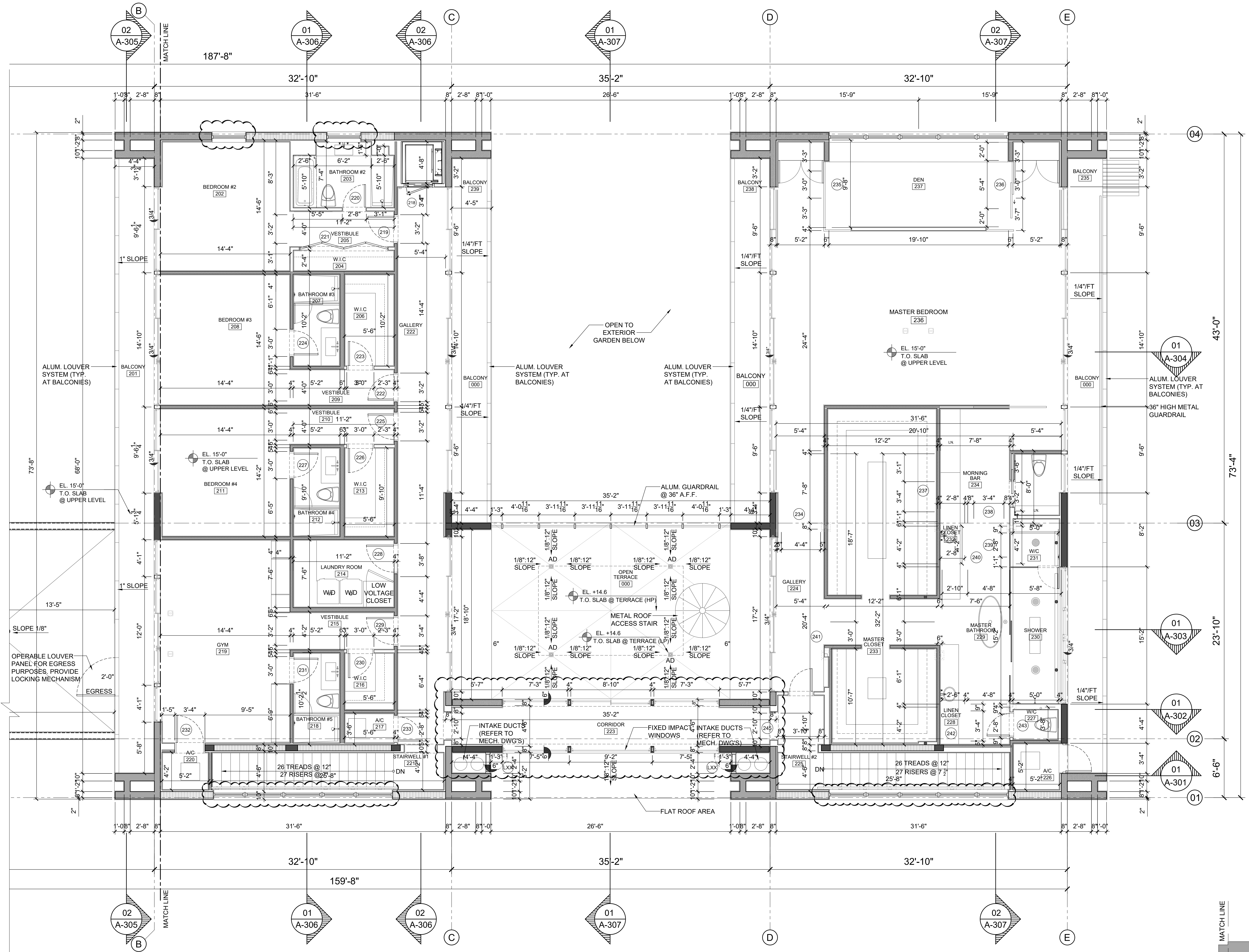


SHEET A-102.1 OF	TITLE: PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4"=1'-0"	OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	24 PALM AVE RESIDENCE 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com	PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO...J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI REVISIONS:
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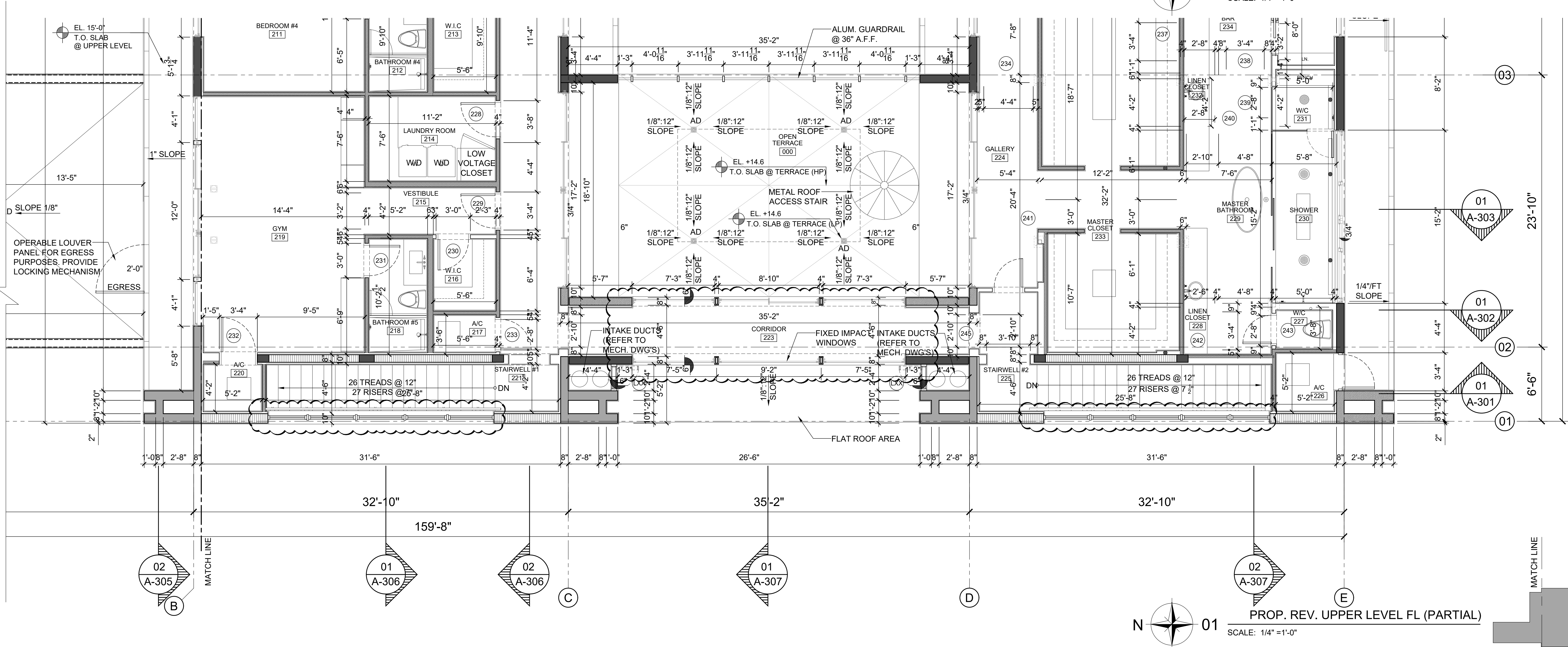
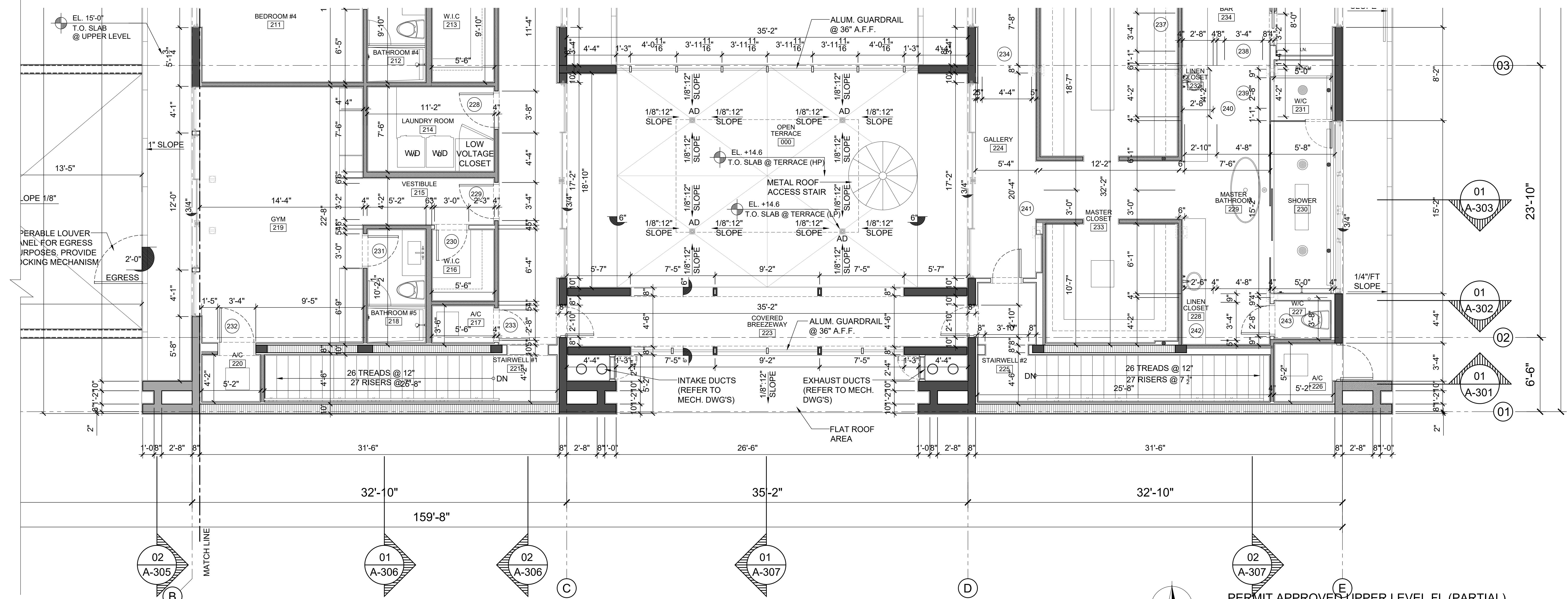
01 PERMIT APPROVED UPPER LEVEL FL (PARTIAL)
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25		REVISIONS: 11.12.2021	
DATE: 11.12.2021		J.L. GO. J.V. J.N. R.L.	
DRAWN BY: JOSE LUIS GONZALEZ PEROTTI		CHECKED BY:	
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS			
Architectural - Planning - Interior Design			
A A C O 1 4 0 7			
5717 S.W. 8th Street, Miami, Florida 33144, USA			
Tel: (305) 442-5516			
http://www.portuondo-perotti.com			
OWNER: JOEL MEYERSON			
24 PALM AVE, MIAMI BEACH, 33139			
TITLE: PROP. UPPER LEVEL FLOOR PLAN			
PARTIAL			
SCALE: 1/4" = 1'-0"			
SHEET: A-102.2			
OF: 02			
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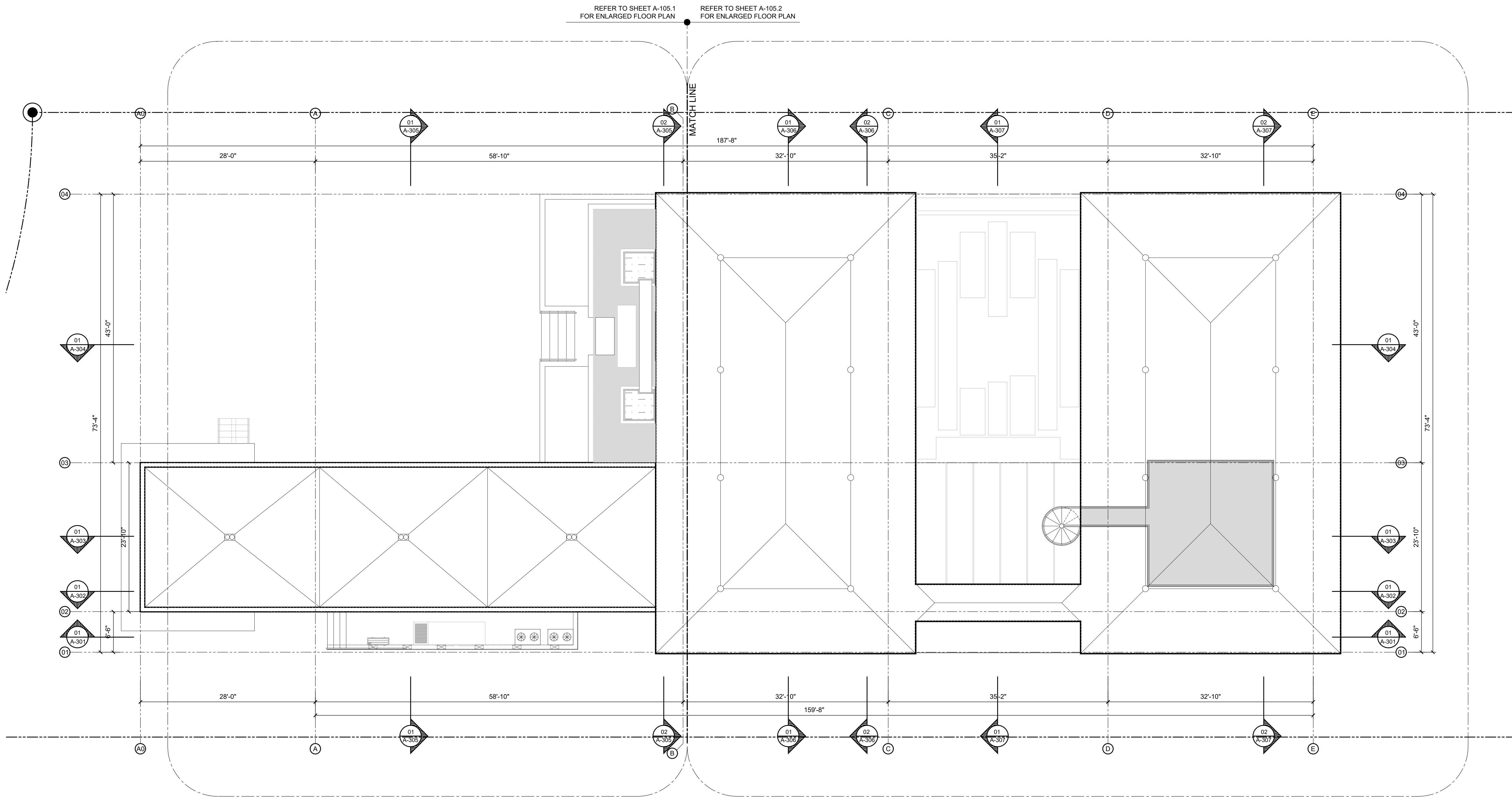
01 PROP. REV. UPPER LEVEL FL (PARTIAL)
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25		REVISIONS: 11.12.2021	
DATE: 11.12.2021		J.L. GO. J.V., J.N. RL.	
DRAWN BY: J.L. GO. J.V., J.N. RL.		CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com			
OWNER: JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139			
TITLE: PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"			
SHEET: A-102.2 OF: 02 © COPYRIGHT 2009			



PROJECT NUMBER: 2020-25 DATE: 11-12-2021 DRAWN BY: J.L. GO. J.V., J.N. RL CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	REVISIONS: 01 A-303 01 A-302 01 A-301
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com	
OWNER: JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE: PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4"=1'-0"	
SHEET: A-102.2 OF: 02	

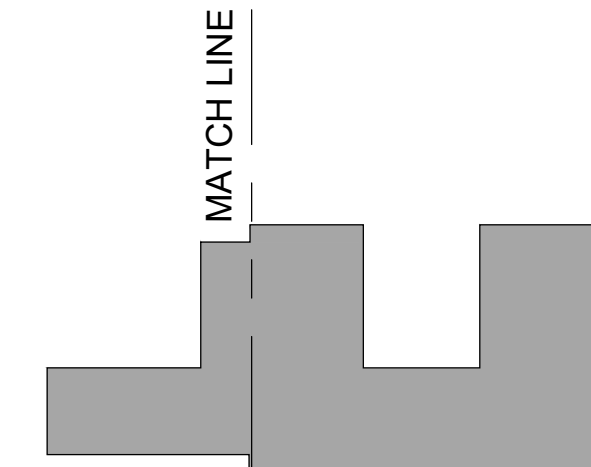
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01

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

PROP. ROOF PLAN (OVERALL)



SHEET:
A-105.0

OF

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TITLE:
PROP. ROOF PLAN
OVERALL

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

OWNER:
JOEL MEYERSON

24 PALM AVE. MIAMI BEACH, 33139

24 PALM AVE RESIDENCE

24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS

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AA COO 1407

5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 280-5331 • Fax: (305) 280-5318
<http://www.portundopero.com>

PROJECT NUMBER:
2020-25

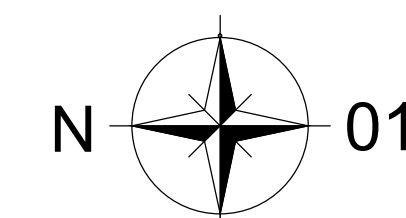
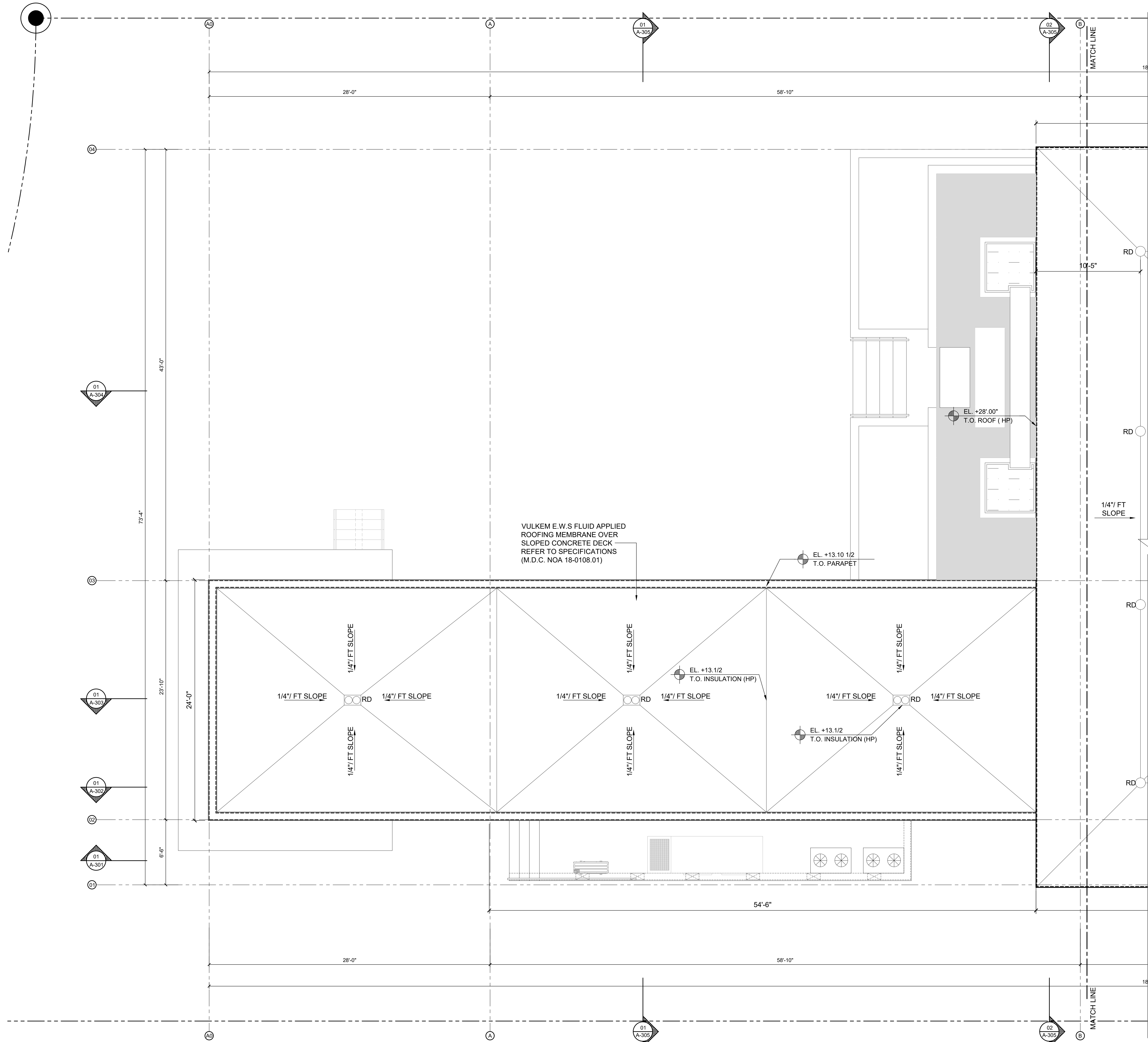
DATE:
11.12.2021

DRAWN BY:
J.L. G.O., J.V., J.N., R.L.

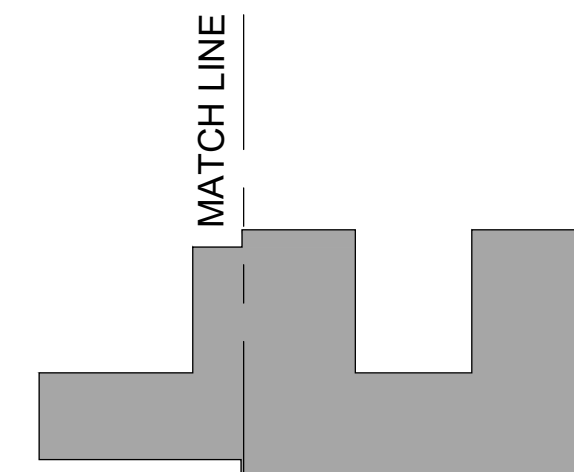
CHECKED BY:
JOSE LUIS GONZALEZ PEROTTI

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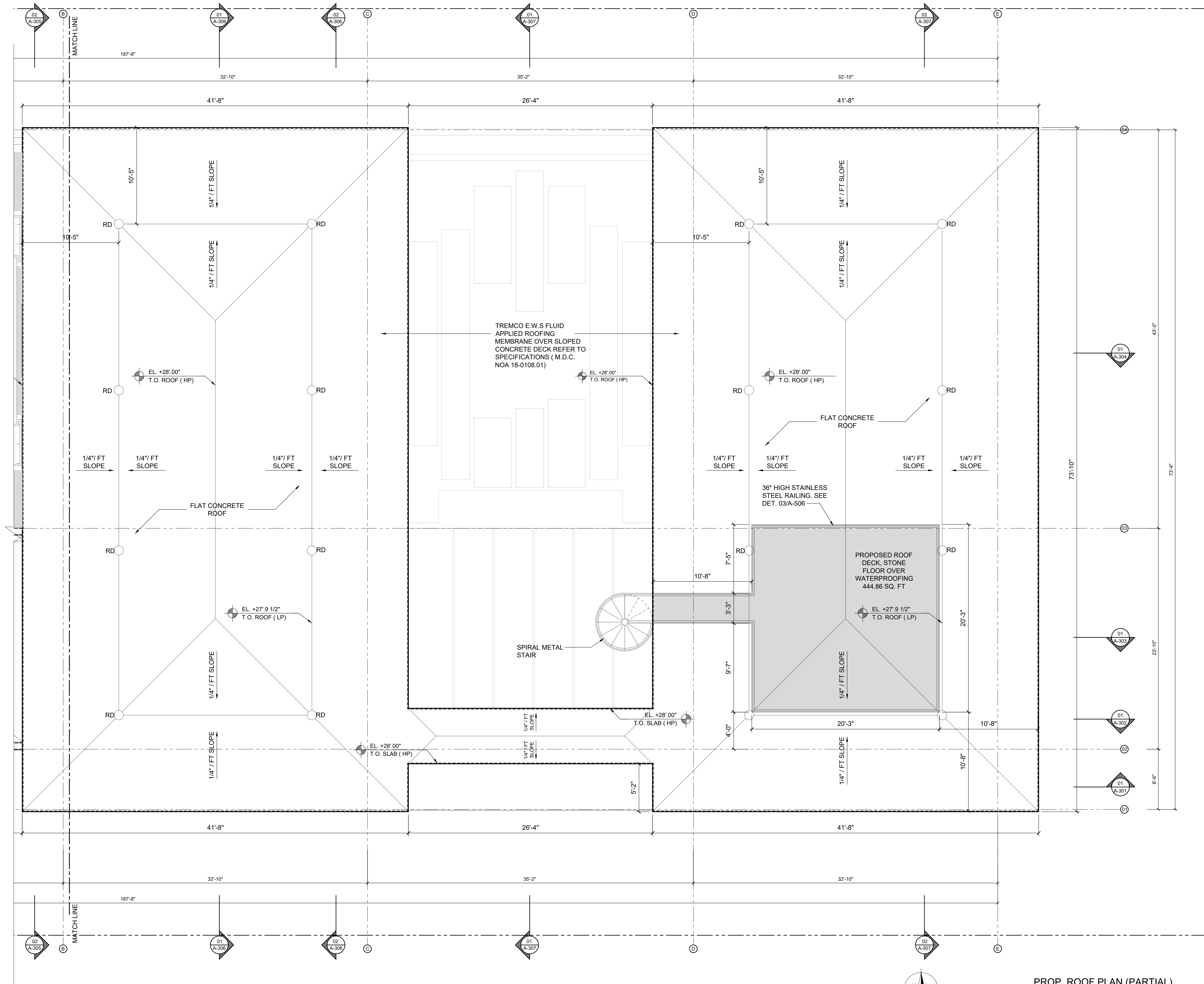


01 PROP. ROOF PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"



SHEET: A-105.1 OF	TITLE: PROP. ROOF PLAN PARTIAL SCALE: 1/4" = 1'-0"	OWNER: JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, 33139	24 PALM AVE RESIDENCE 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O O 1407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.porper.com	PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. G.O., J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
-------------------------	---	--	--	---	--

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01

PROP. ROOF PLAN (PARTIAL)

SCALE: 1/4" = 1'-0"

MATCH LINE

SHEET:
A-105.2
OF

© COPYRIGHT 2009

TITLE:
PROP. ROOF PLAN
PARTIAL
SCALE: 1/4" = 1'-0"

OWNER:
JOEL MEYERSON
24 PALM AVE. MIAMI BEACH, 33139

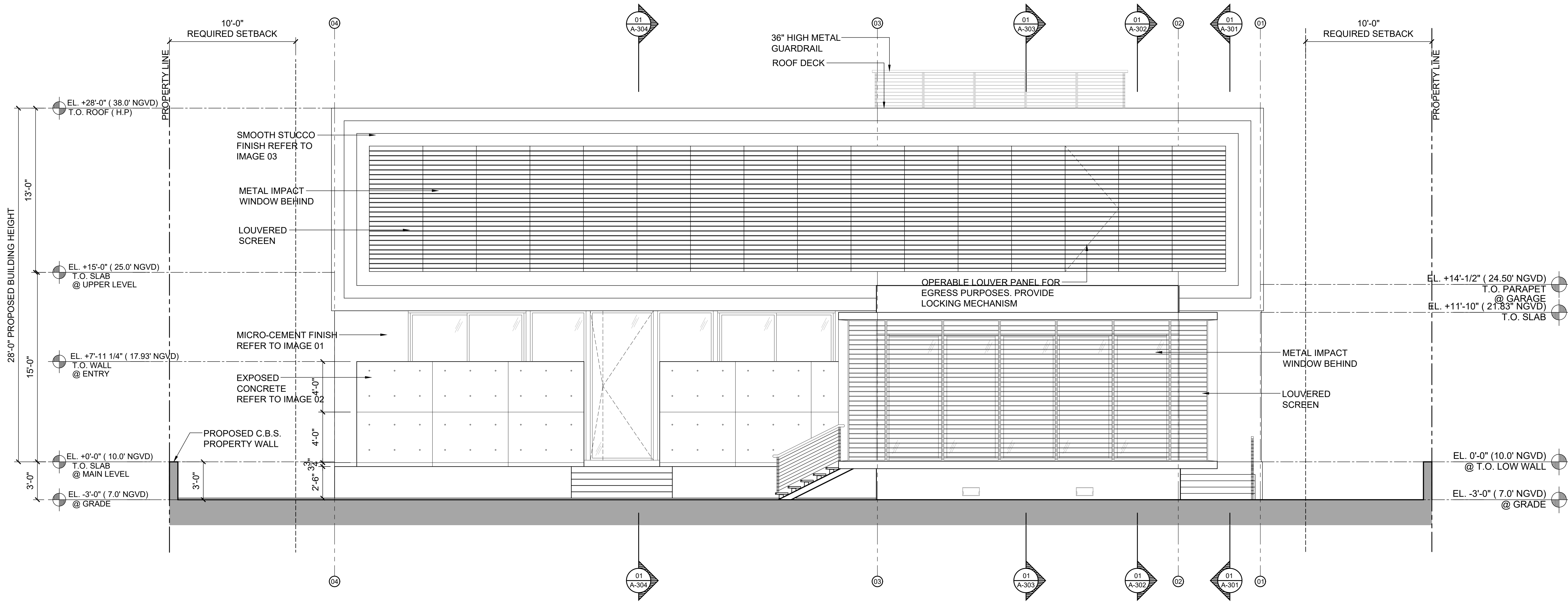
24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture - Planning - Interior Design
AA COO 1407
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 260-5331 - Fax: (305) 260-5318
http://www.portundo-perotti.com

PROJECT NUMBER: 2020-25
DATE: 11.12.2021
DRAWN BY: J.L. G.O., J.V., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

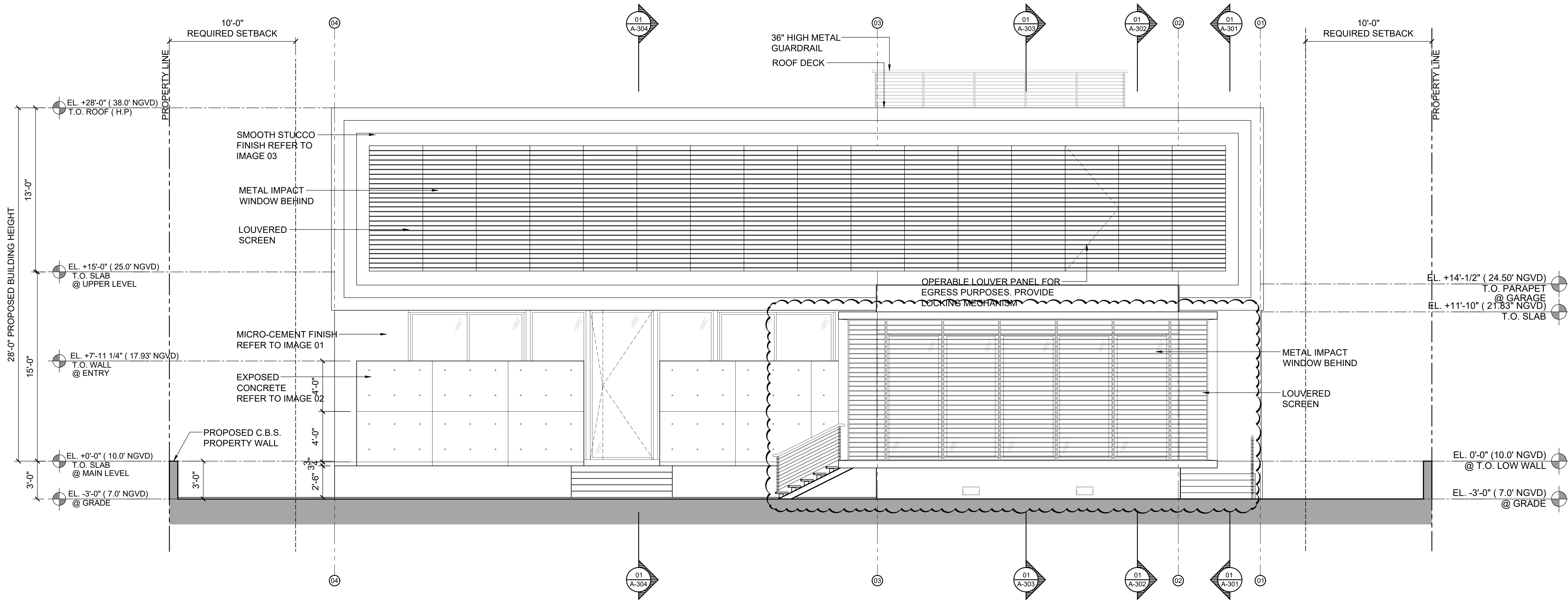
REVISIONS:

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01 PERMIT APPROVED FRONT ELEVATION (W/ LOUVERS)
SCALE: 1/4" = 1'-0"

01 MICRO-CEMENT FINISH

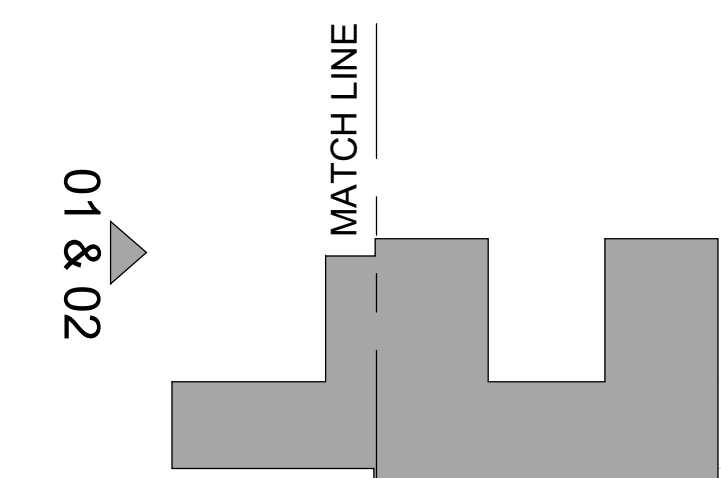
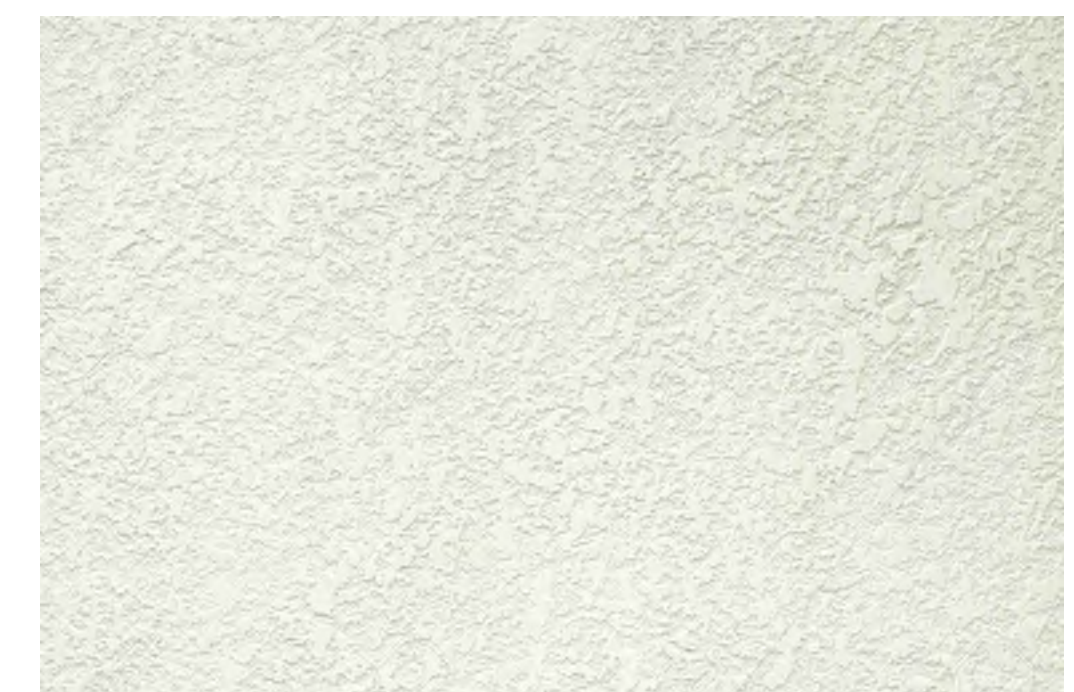


01 PROPOSED FRONT ELEVATION (W/ LOUVERS)
SCALE: 1/4" = 1'-0"

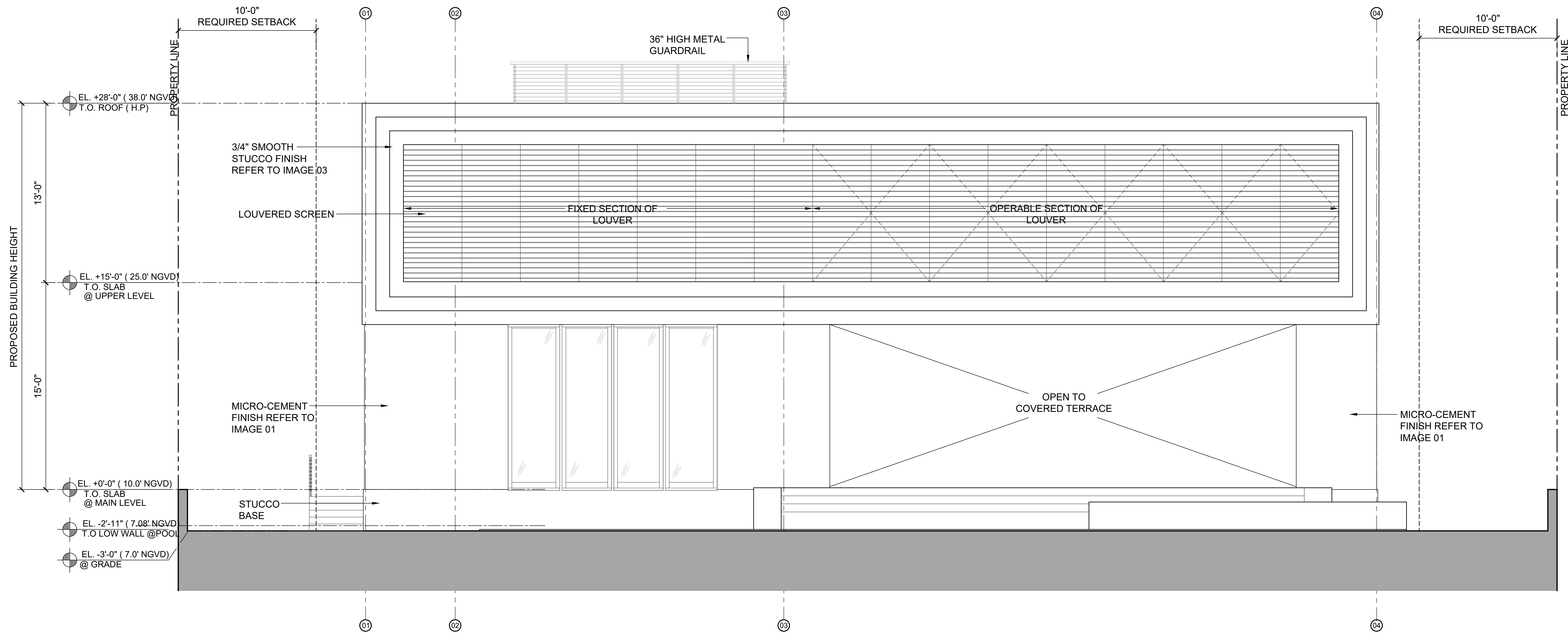
02 POOR CONCRETE FINISH



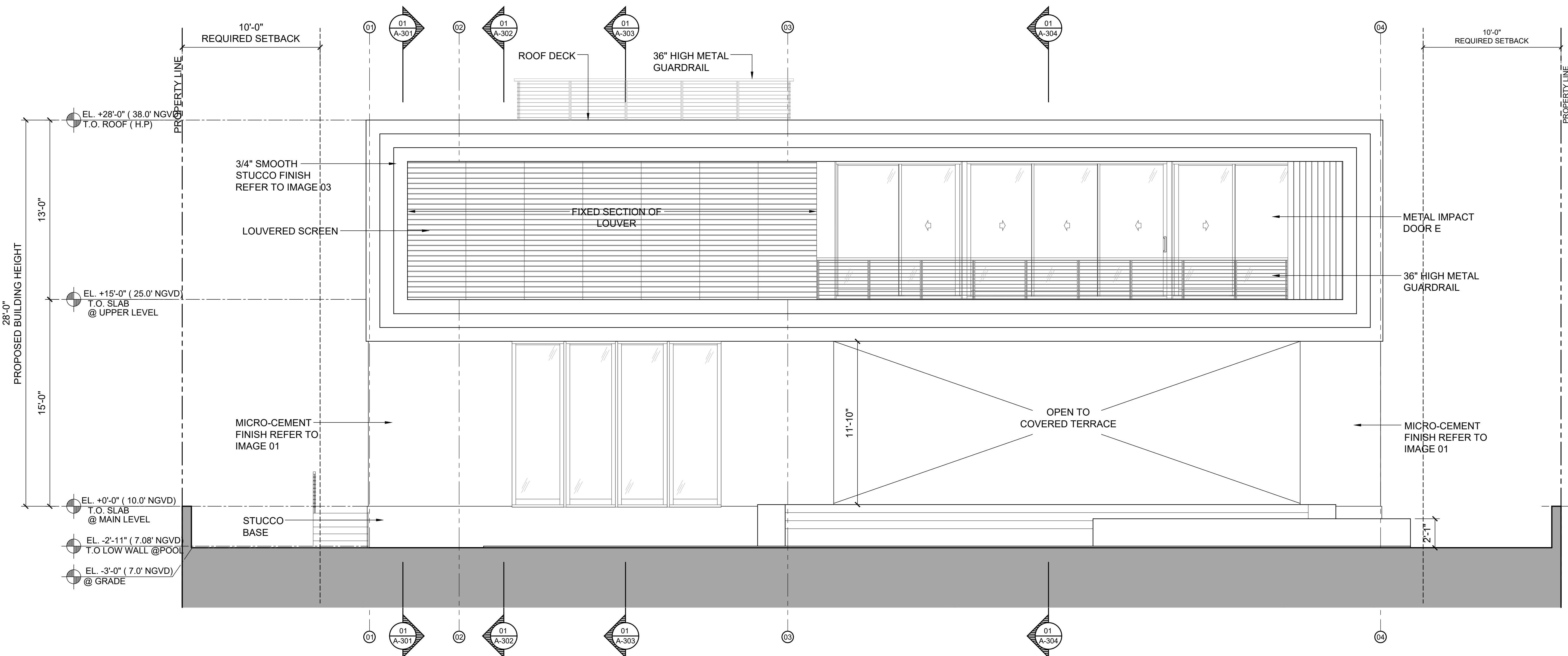
03 WHITE STUCCO



PROJECT NUMBER: 2020-25	DATE: 11.12.2021	DESIGNED BY: J.L. GO. J.V., J.N. R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com			
OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FLORIDA, 33139			
TITLE: PROPOSED ELEVATIONS FRONT SCALE: 1/4" = 1'-0"			
SHEET A-201 OF © COPYRIGHT 2019			



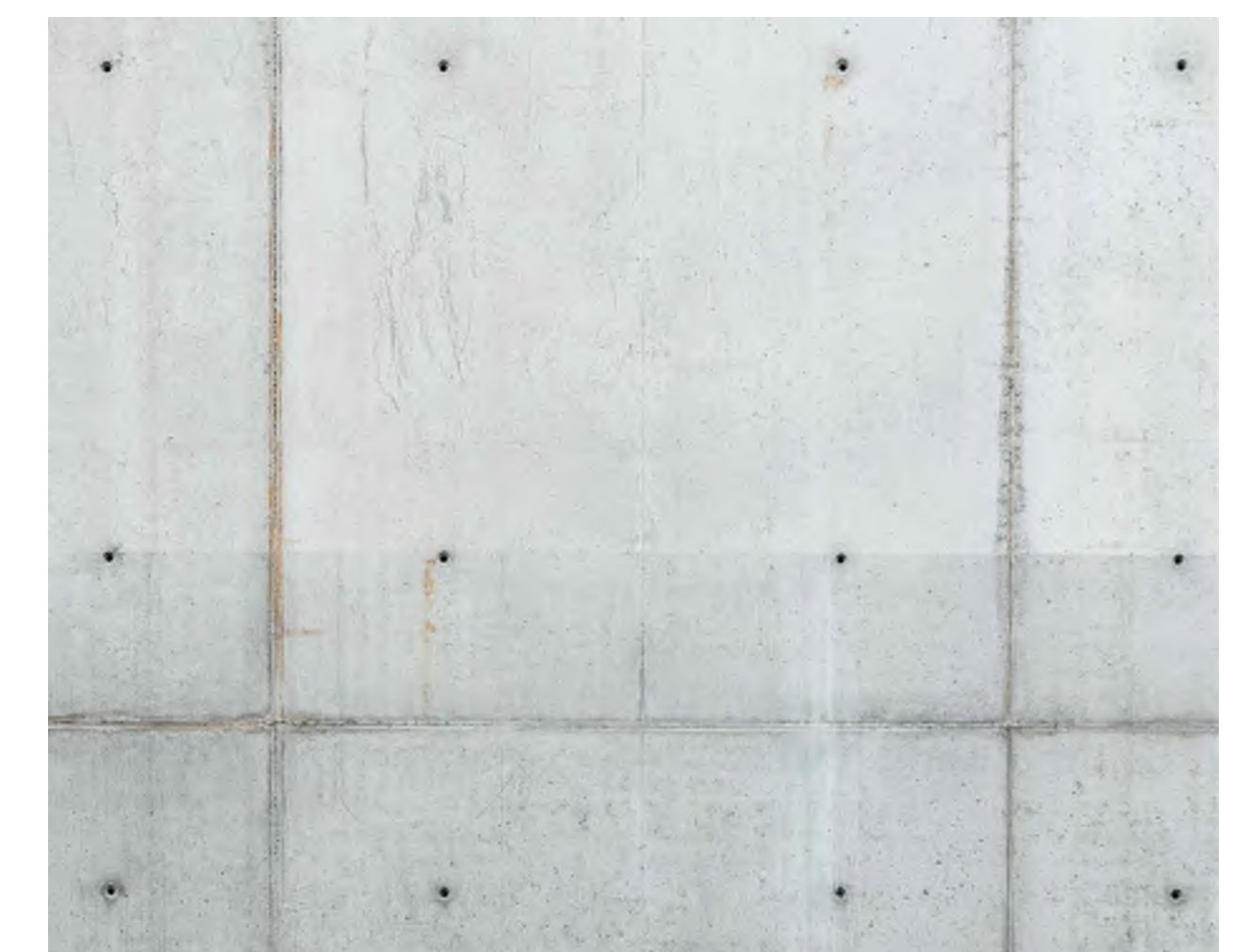
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SCALE: 1/4" = 1'-0"



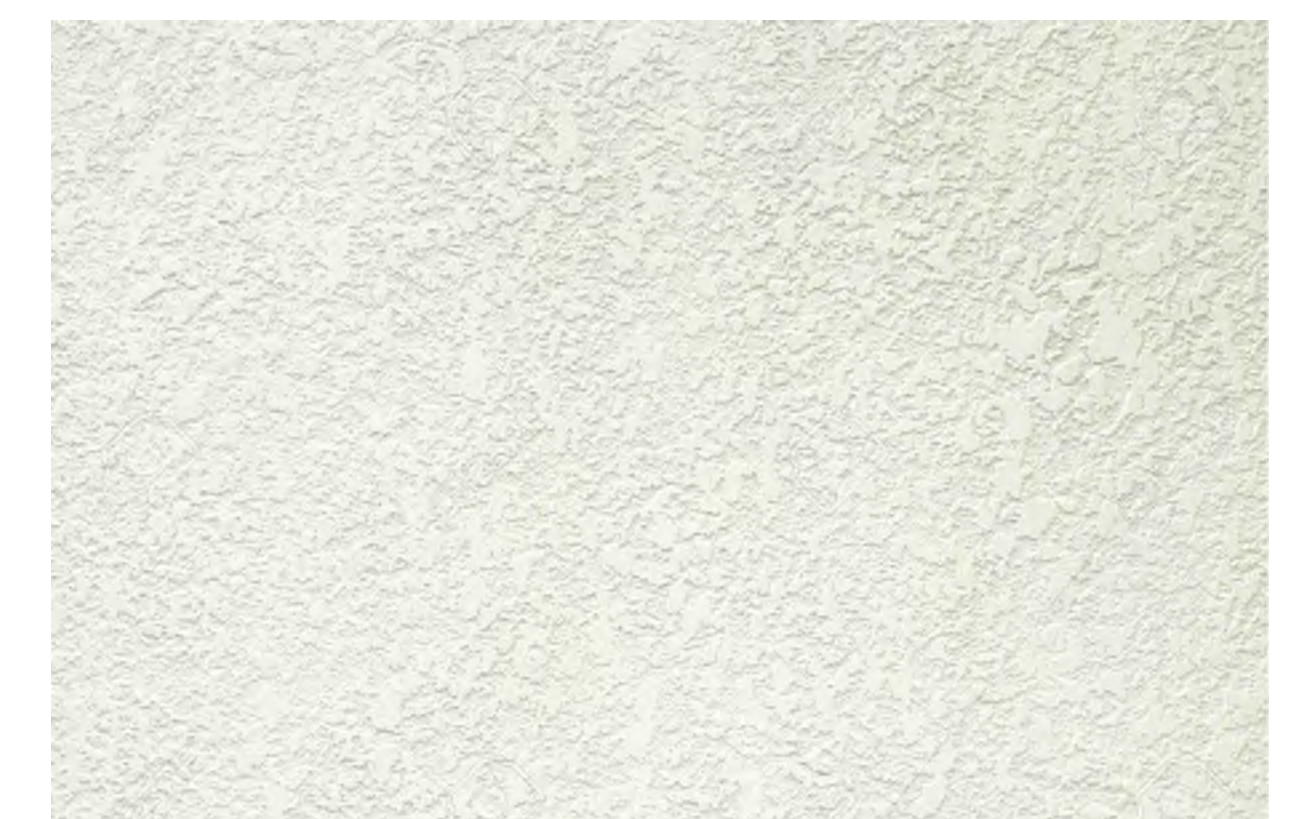
02 PERMIT APPROVED REAR ELEVATION (W/OUT LOUVERS)
SCALE: 1/4" = 1'-0"



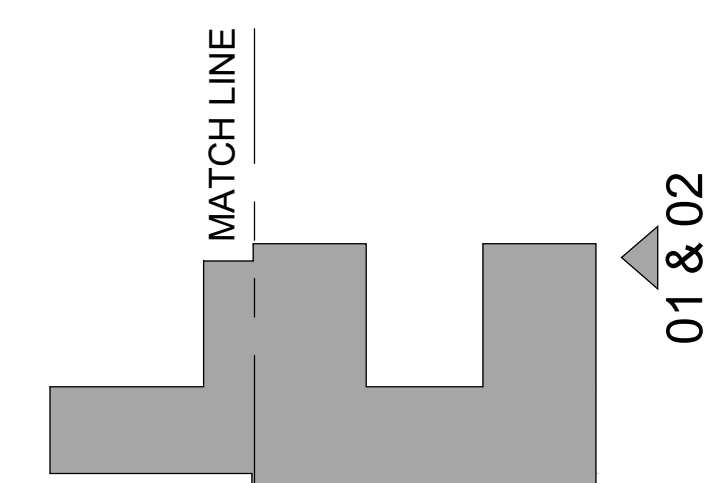
01 MICRO-CEMENT FINISH



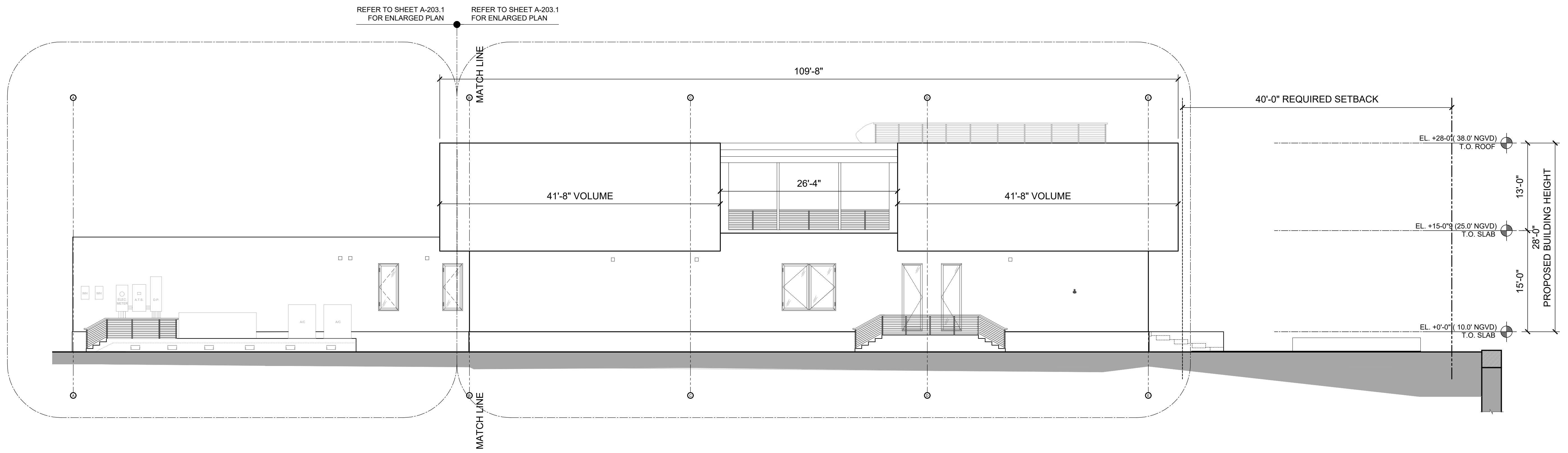
02 POOR CONCRETE FINISH



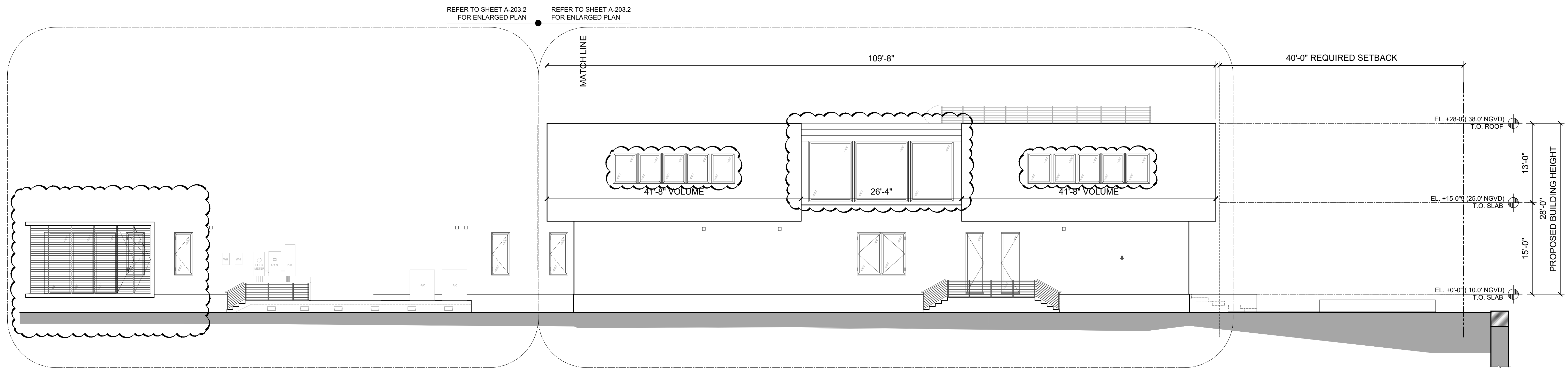
03 WHITE STUCCO



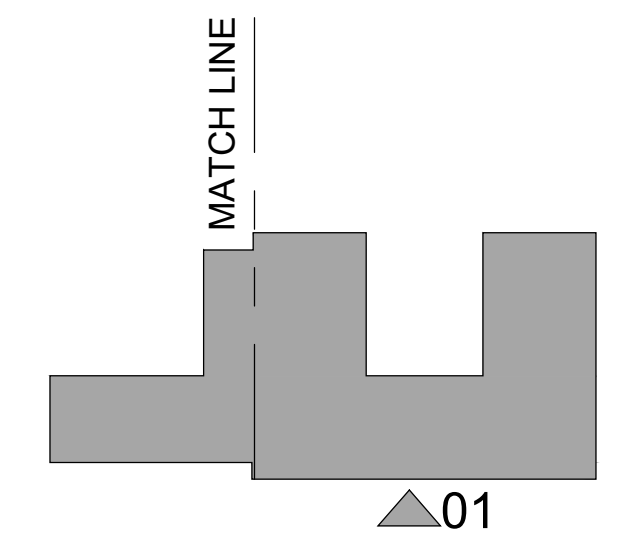
PROJECT NUMBER: 2020-25	DATE: 11.12.2021	DESIGNED BY: J.L. GO. J.V., J.N., R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS	ARCHITECTURE, PLANNING, INTERIOR DESIGN	AAO01407	5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com
OWNER: JOEL MEYERSON	24 PALM AVE, MIAMI BEACH, FL 33139	24 PALM AVE RESIDENCE	24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139
TITLE: PROP. ELEVATIONS	REAR	SCALE: 1/4"=1'-0"	
SHEET: A-202	OF		



01 PERMIT APPROVED SIDE ELEVATION (OVERALL)
SCALE: 1/8" = 1'-0"

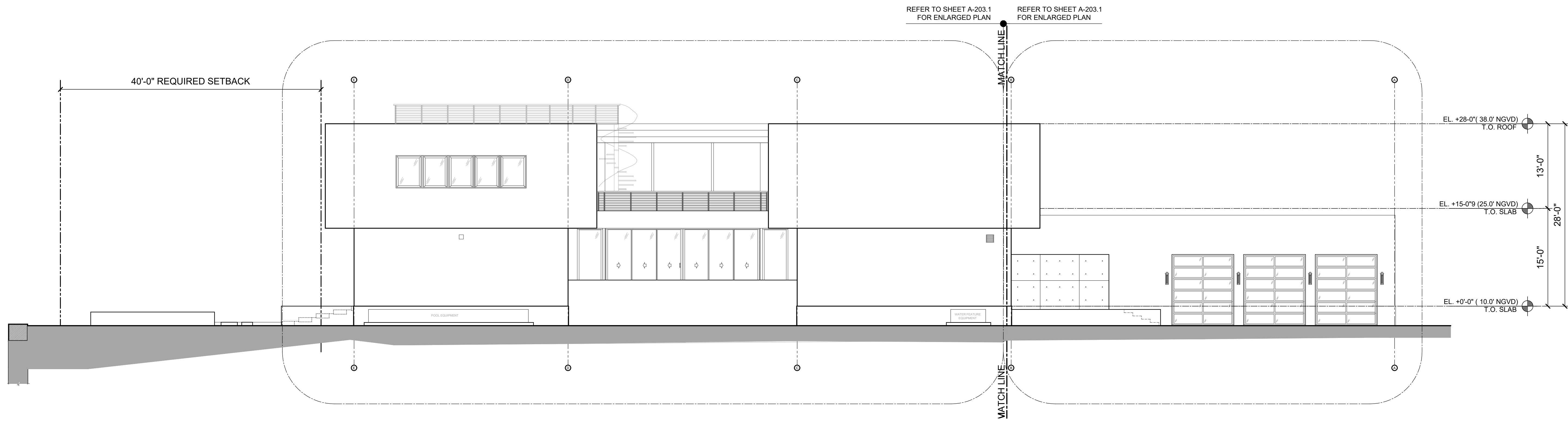


01 PROPOSED SIDE ELEVATION (OVERALL)
SCALE: 1/8" = 1'-0"

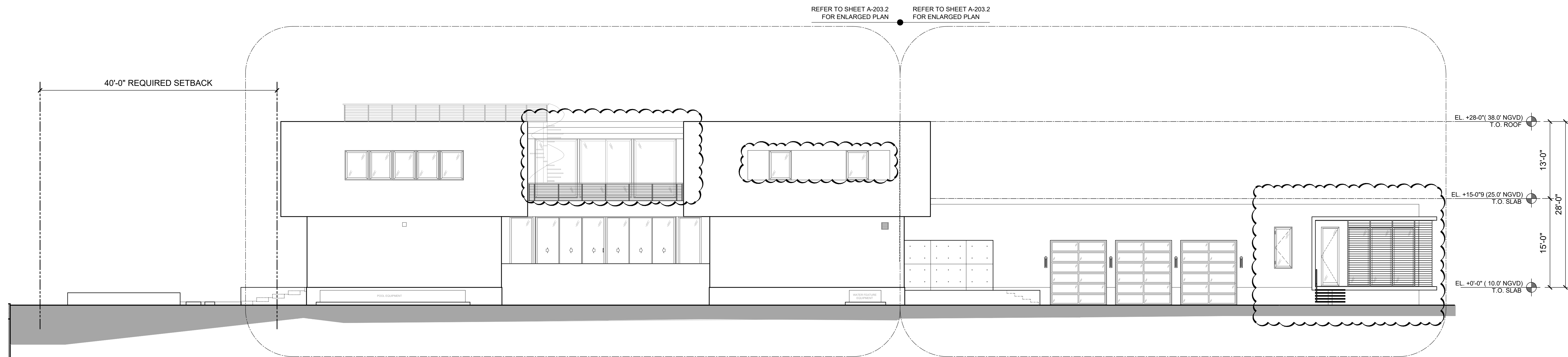


SHEET A-203.A OF	TITLE: BUILDING ELEVATIONS OVERALL SCALE: 1/8"=1'-0"	OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portundo-perotti.com	PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO.-J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	REVISIONS
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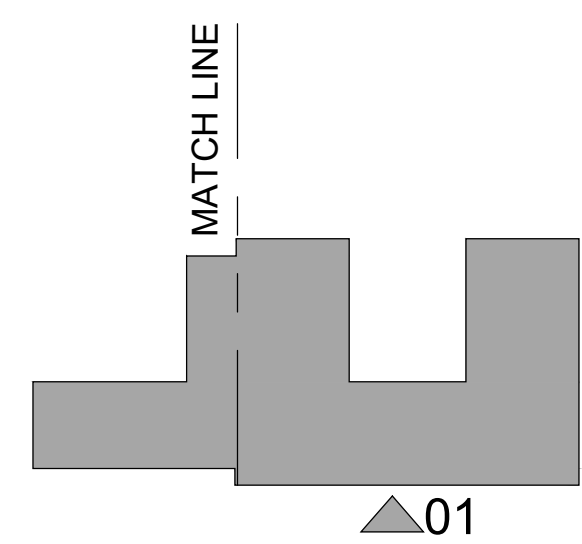
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01 PERMIT APPROVED SIDE ELEVATION (OVERALL)
SCALE: 1/8" = 1'-0"



01 PROPOSED SIDE ELEVATION (OVERALL)
SCALE: 1/8" = 1'-0"



SHEET
A-203.B
OF

TITLE:
BUILDING ELEVATIONS
OVERALL
SCALE:
1/8"=1'-0"

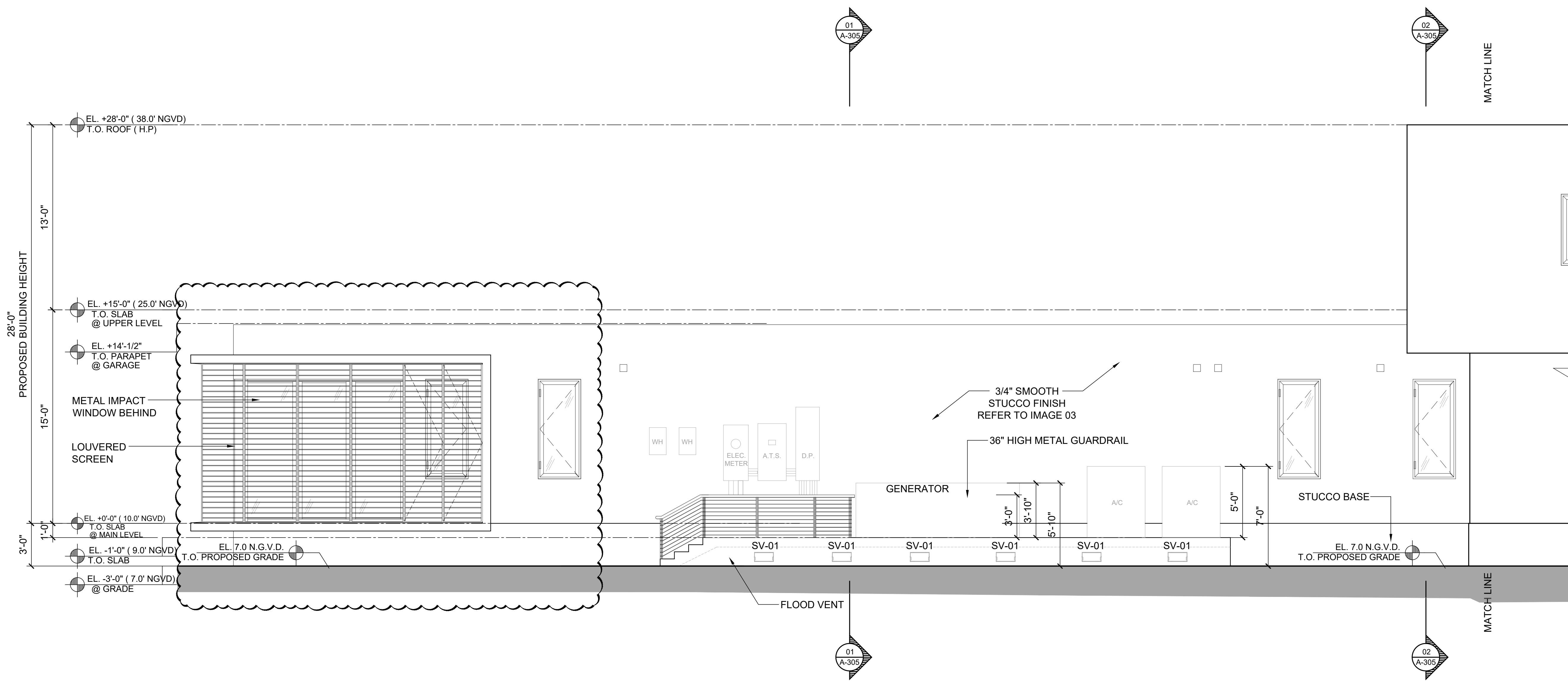
OWNER
JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139

24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture - Planning - Interior Design
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5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 442-5516
http://www.portuondo-perotti.com

PROJECT NUMBER: 2020-25
DATE: 11.12.2021
DRAWN BY: J.L. GO.-J.V., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

REVISIONS



01 PROPOSED SIDE ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"

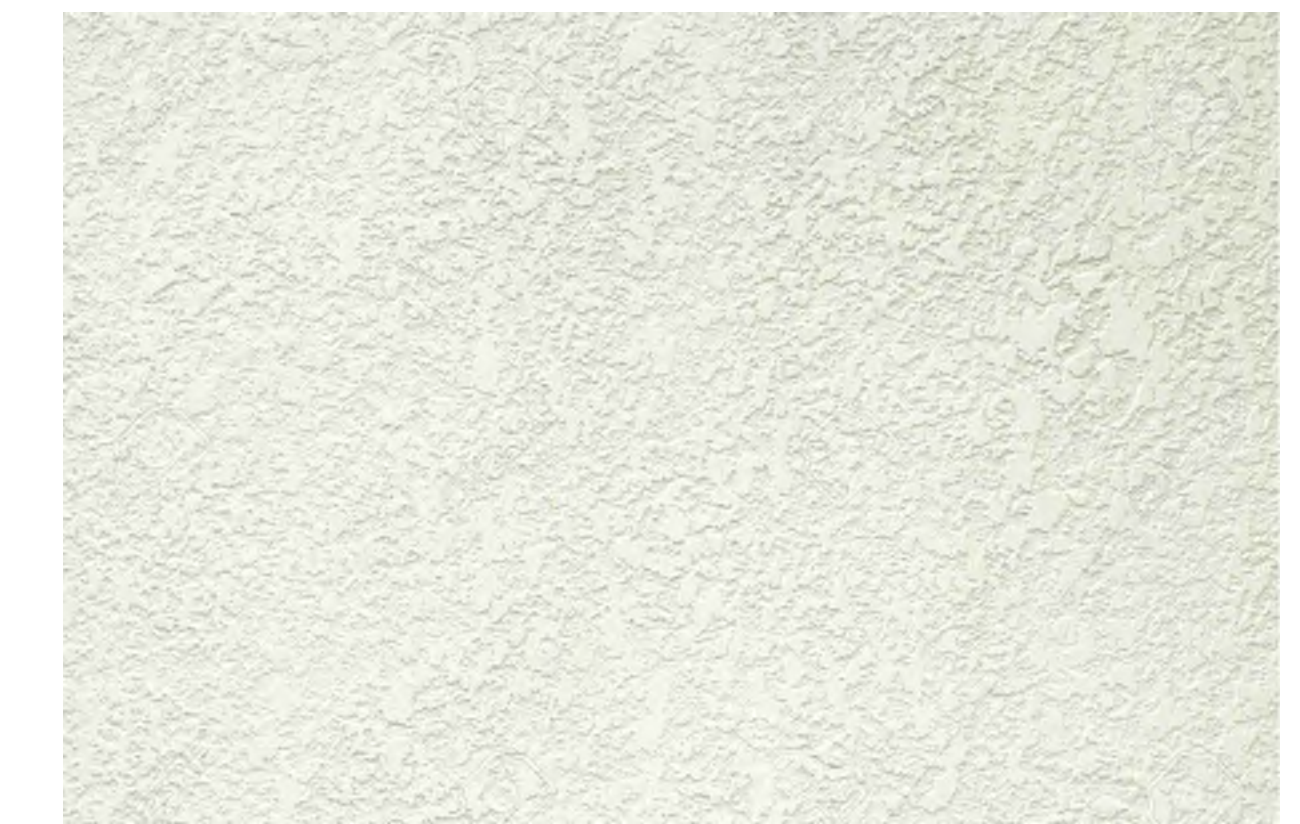
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MICRO-CEMENT FINISH



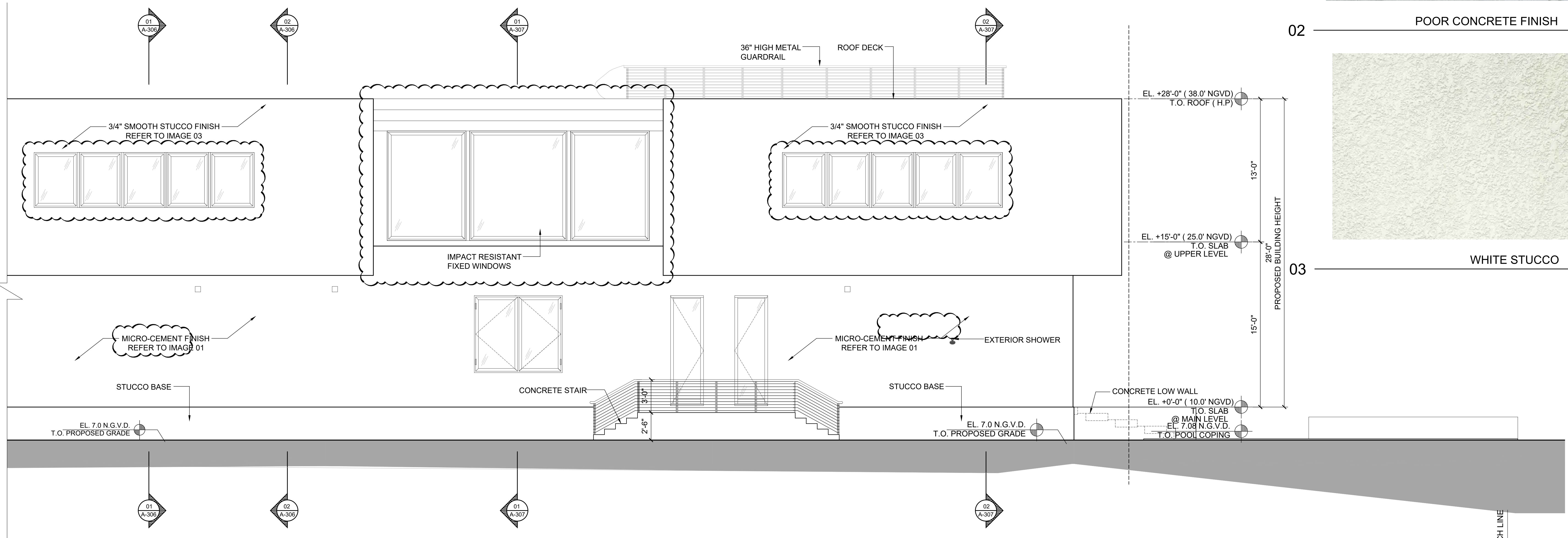
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POOR CONCRETE FINISH

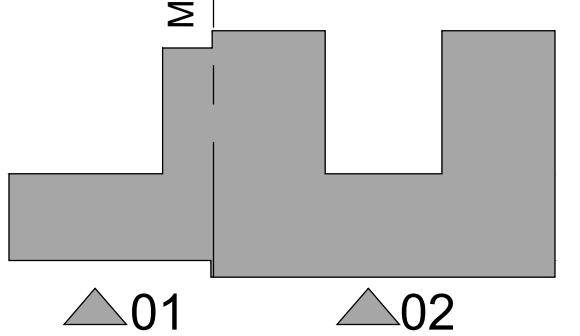


03

WHITE STUCCO



02 PROPOSED SIDE ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"



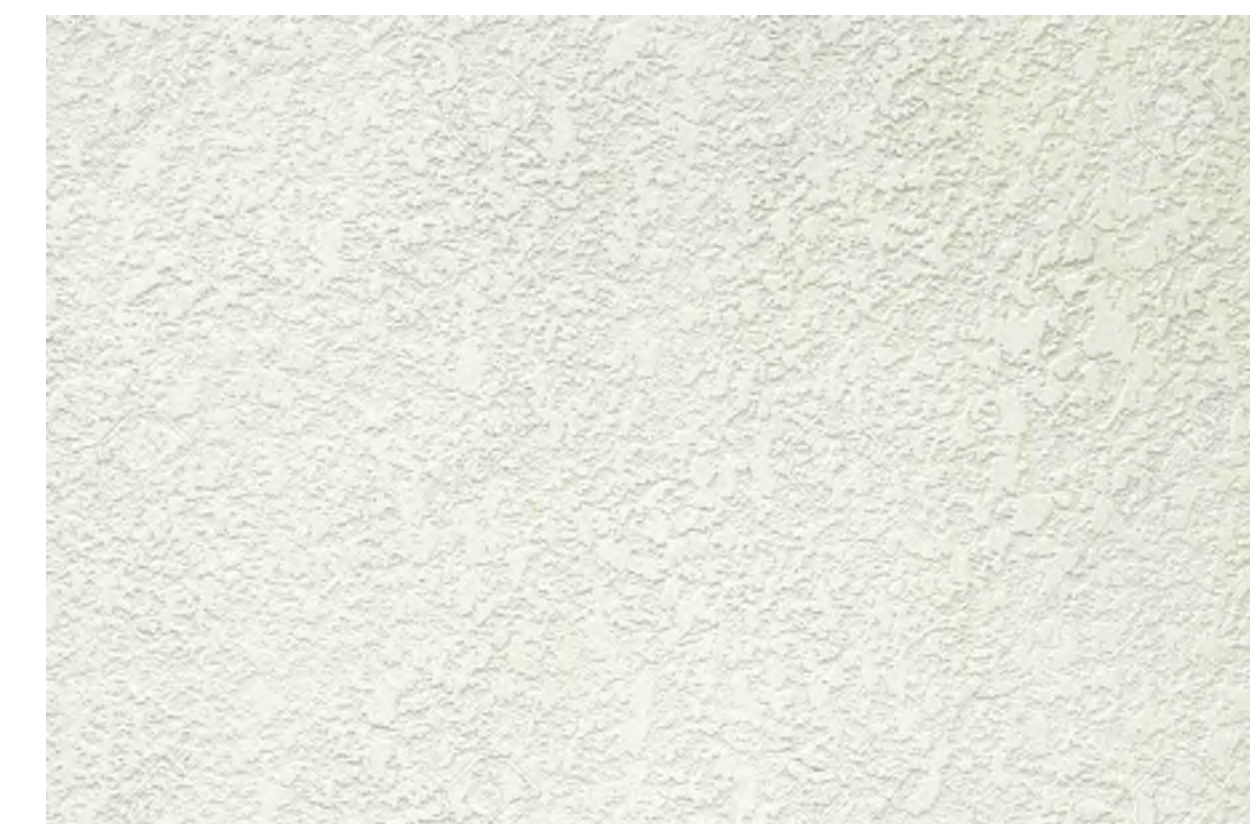
PROJECT NUMBER: 2020-25	DATE: 11.12.2021	DRAWN BY: J.L. GO., J.V., J.N., R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS	ARCHITECTURE, PLANNING, INTERIOR DESIGN	AAO01407	5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondoperotti.com
OWNER: JOEL MEYERSON	24 PALM AVE, MIAMI BEACH, FL 33139	24 PALM AVE RESIDENCE	24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139
TITLE: PROP. ELEVATIONS PARTIAL	SCALE: 1/4" = 1'-0"	SHEET: A-203.1	OF: 02
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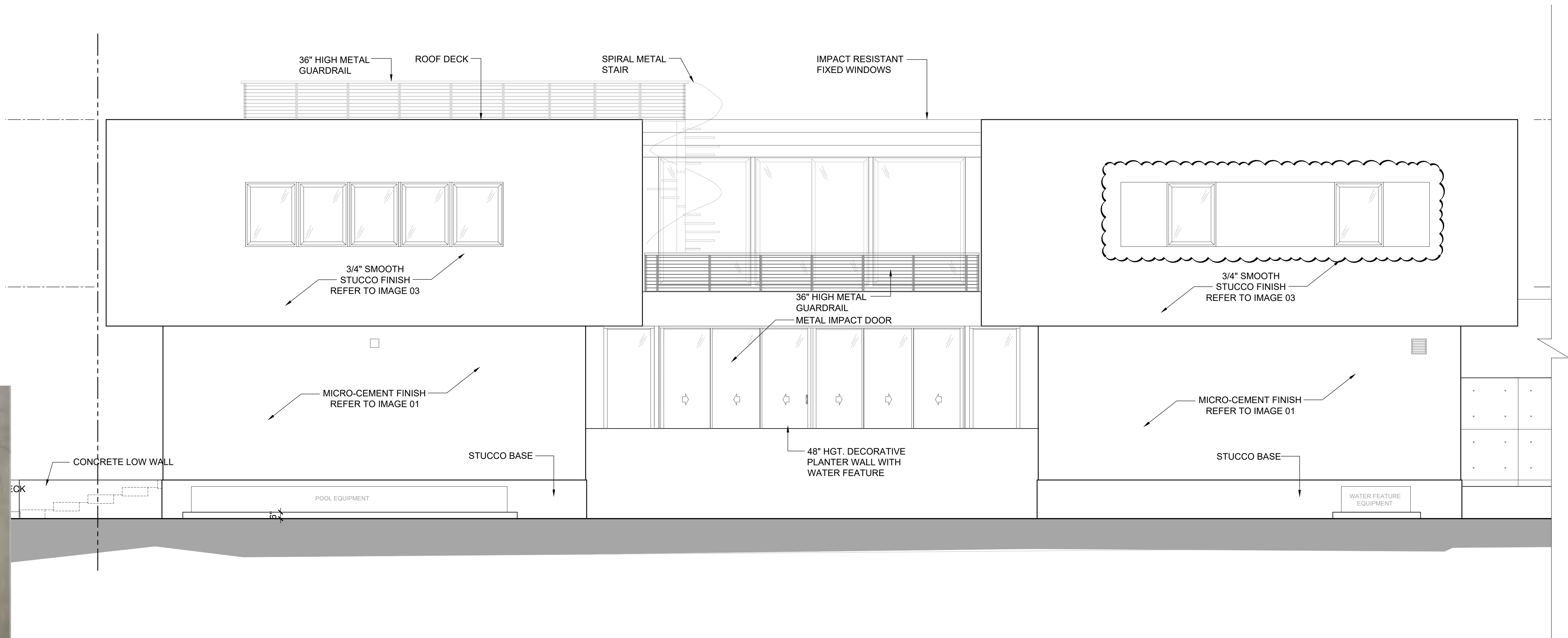
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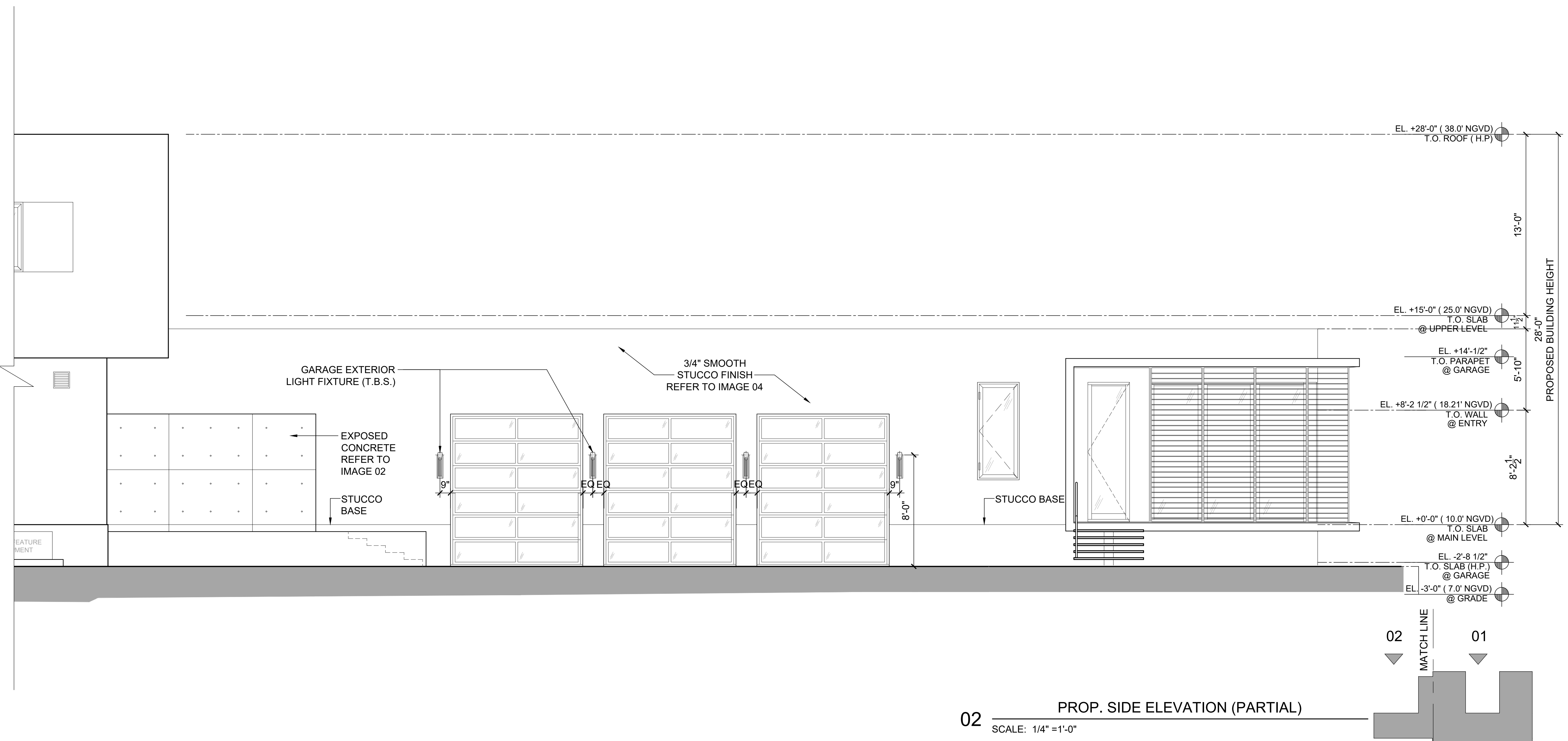
02 POOR CONCRETE FINISH



03 WHITE STUCCO



01 PROP. SIDE ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"



02 PROP. SIDE ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25		REVISIONS:	
DATE: 11.12.2021		J.L. GO., J.V., J.N., R.L.	
DRAWN BY: JOSE LUIS GONZALEZ PEROTTI		CHECKED BY:	
ARCHITECTS			
PORTUONDO PEROTTI ARCHITECTS			
Architecture - Planning - Interior Design			
A A C O 0 1 4 0 7			
5717 S.W. 8th Street, Miami, Florida 33144, USA			
Tel: (305) 442-5516 - Fax: (305) 260-1818			
http://www.portuondo-perotti.com			
OWNER			
JOEL MEYERSON			
24 PALM AVE, MIAMI BEACH, FLORIDA, 33139			
PROP. ELEVATIONS			
PARTIAL			
SCALE: 1/4" = 1'-0"			
SHEET:			
A-203.2			
OF			
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01 PROP. RENDERED SIDE ELEVATION (EAST)



02 PROP. RENDERED SIDE ELEVATION (WEST)

SHEET
A-204
OF

TITLE: PROP. RENDERED ELEVATIONS
SCALE:

OWNER
JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139

24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
A A C O 1 4 0 7
5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 666-8877
http://www.portuondo-perotti.com

PROJECT NUMBER: 2020-25
DATE: 11.12.2021
DRAWN BY: J.L. GO., J.V., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

REVISIONS:



AUTOCOURT & PROPOSED GUEST SUITE



INTERIOR COURTYARD GARDEN



AUTOCOURT & MAIN ENTRANCE



REAR FACADE & POOL AREA

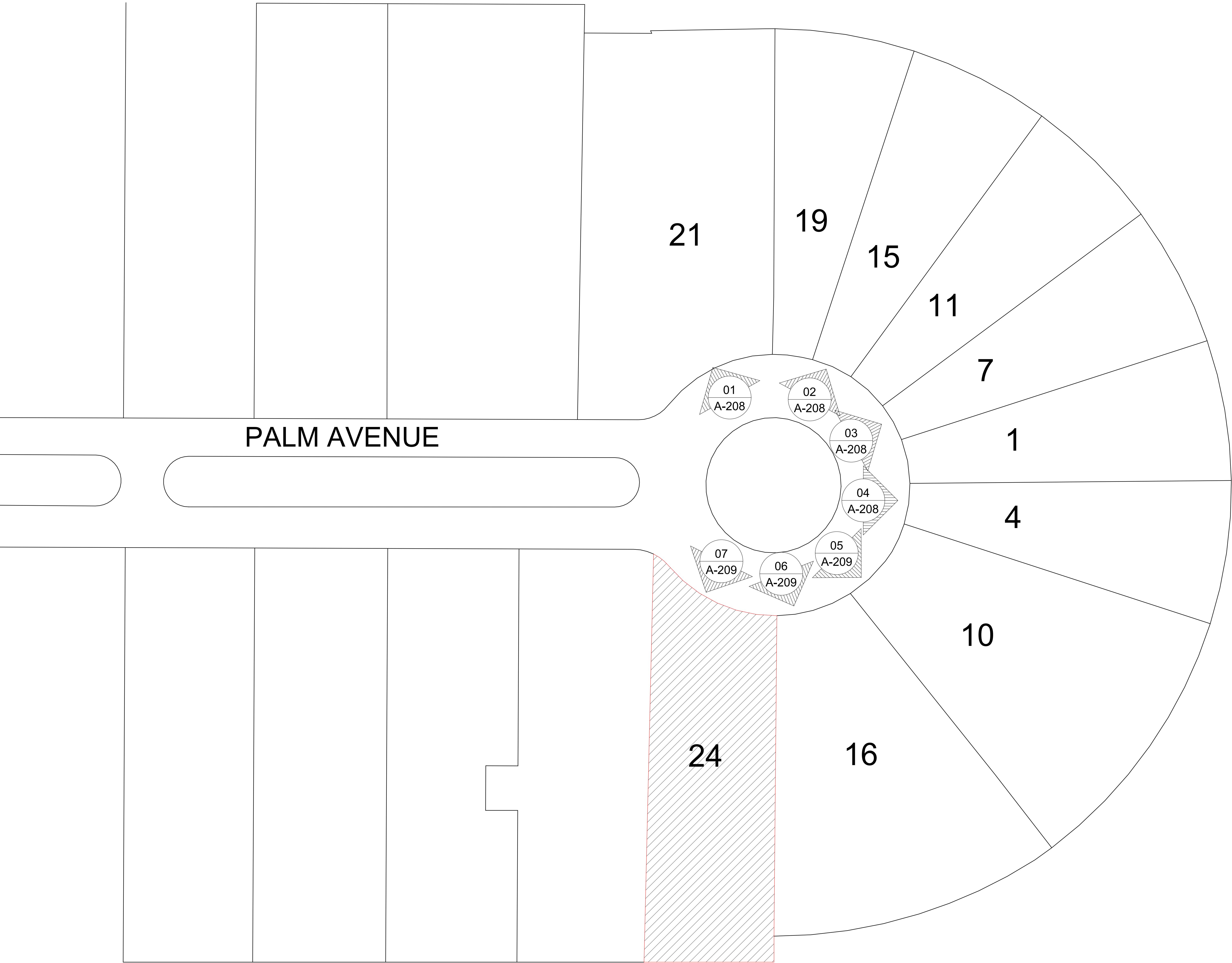
SHEET A-205 OF		TITLE: PERSPECTIVE RENDERINGS SCALE:		OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design AAO01407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 666-8800 http://www.portuondo-perotti.com		PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO.-J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI		REVISIONS:	
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AERIAL PERSPECTIVE (EAST FACADE)
SHOWING PROPOSED WINDOWS RO BE ADDED



AERIAL PERSPECTIVE (WEST FACADE)
SHOWING PROPOSED WINDOWS RO BE ADDED



PALM AVENUE CONTEXT PLAN

SHEET A-207 OF		TITLE: CONTEXT PLAN SCALE:		OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-5516 http://www.portuondo-perotti.com		PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO.-J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI		REVISIONS:	
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01 21 PALM AVENUE (11/3/2023)



02 15 PALM AVENUE (11/3/2023)



03 7 PALM AVENUE (11/3/2023)



04 4 PALM AVENUE (11/3/2023)



05 10 PALM AVENUE (11/3/2023)



06 16 PALM AVENUE (11/3/2023)



07 24 PALM AVENUE (11/3/2023)
CURRENTLY UNDER CONSTRUCTION



07 24 PALM AVENUE (5/23/2022)
PRIOR TO CONSTRUCTION

PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO.-J.V., J.N. R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-1777 http://www.portuondo-perotti.com	
24 PALM AVE RESIDENCE 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	
OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	
TITLE: CONTEXT PHOTOGRAPHS	SCALE:
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01 AERIAL SITE PHOTO (10/10/2023)

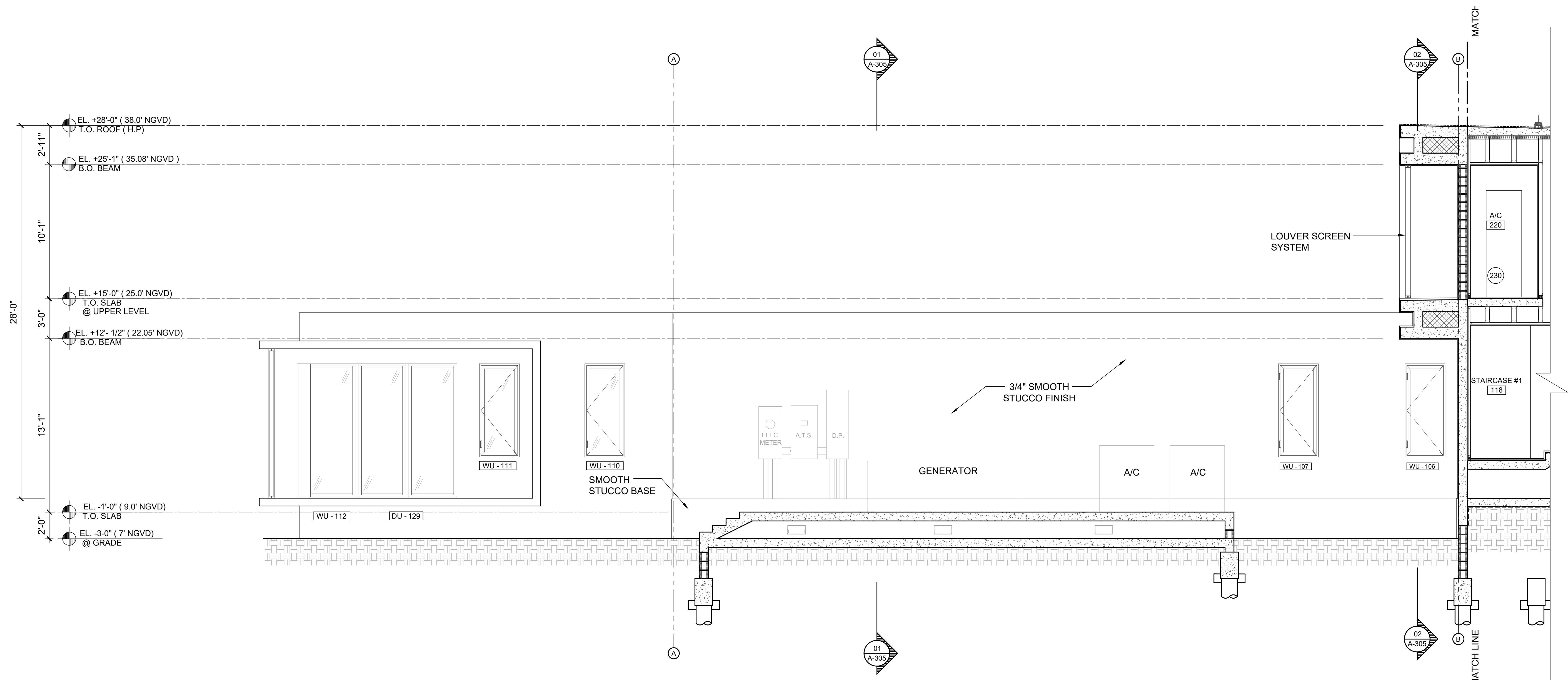


02 SOUTH VIEW - AERIAL SITE PHOTO (10/10/2023)

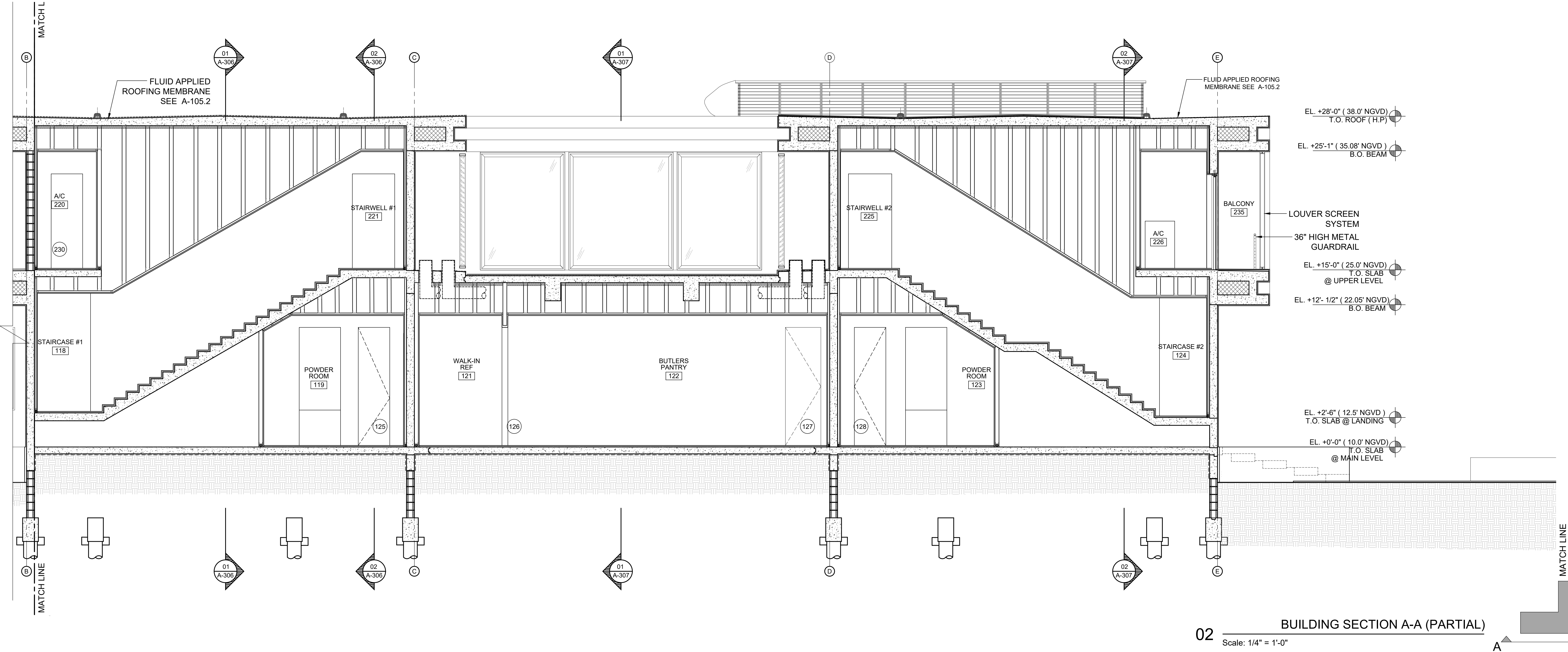


03 GUEST HOUSE - AERIAL SITE PHOTO (10/10/2023)

SHEET A-210 OF	TITLE: CURRENT SITE PHOTOGRAPHS SCALE:	OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	24 PALM AVE RESIDENCE 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architectural - Planning - Interior Design A A C O 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 646-8800 http://www.portuondo-perotti.com	PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO., J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI REVISIONS:
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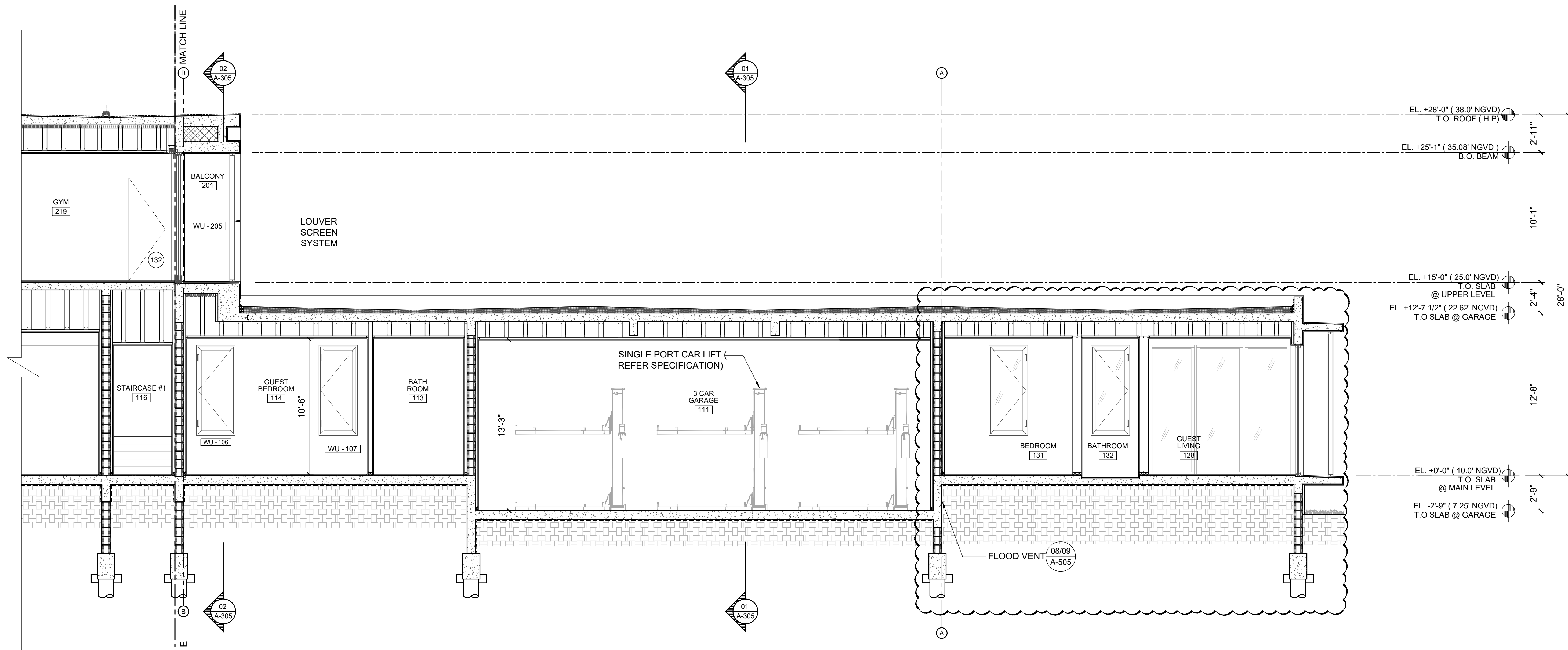


01 BUILDING SECTION A-A (PARTIAL)
Scale: 1/4" = 1'-0"

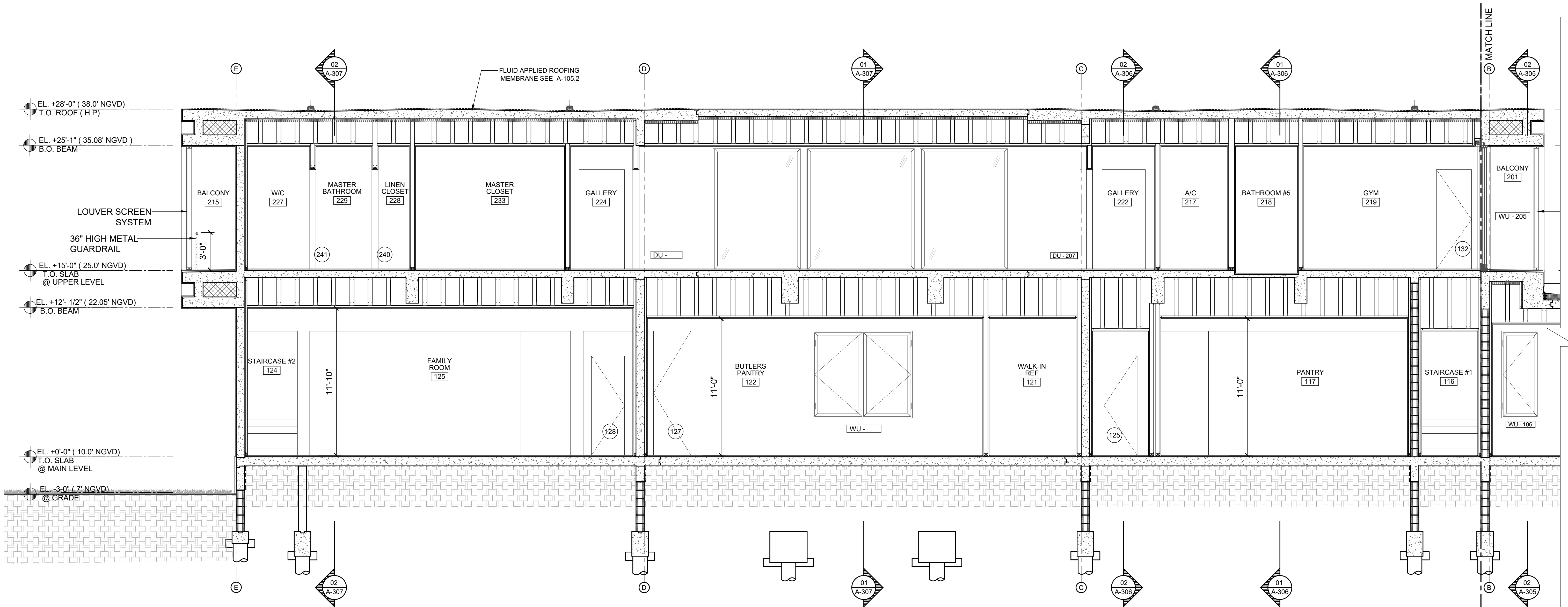


02 BUILDING SECTION A-A (PARTIAL)
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25	DATE: 11.12.2021	DRAWN BY: J.L. GO.-J.V., J.N. R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS	PORTUONDO PEROTTI ARCHITECTS	Architecture - Planning - Interior Design	A A C O 0 1 4 0 7
5717 S.W. 8th Street, Miami, Florida 33144, USA	Tel: +1 (305) 442-5516	http://www.portuondo-perotti.com	
OWNER	JOEL MEYERSON	24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE:	BUILDING SECTION A-A	PARTIAL	SCALE: 1/4"=1'-0"
SHEET	A-301	OF	© COPYRIGHT 2019



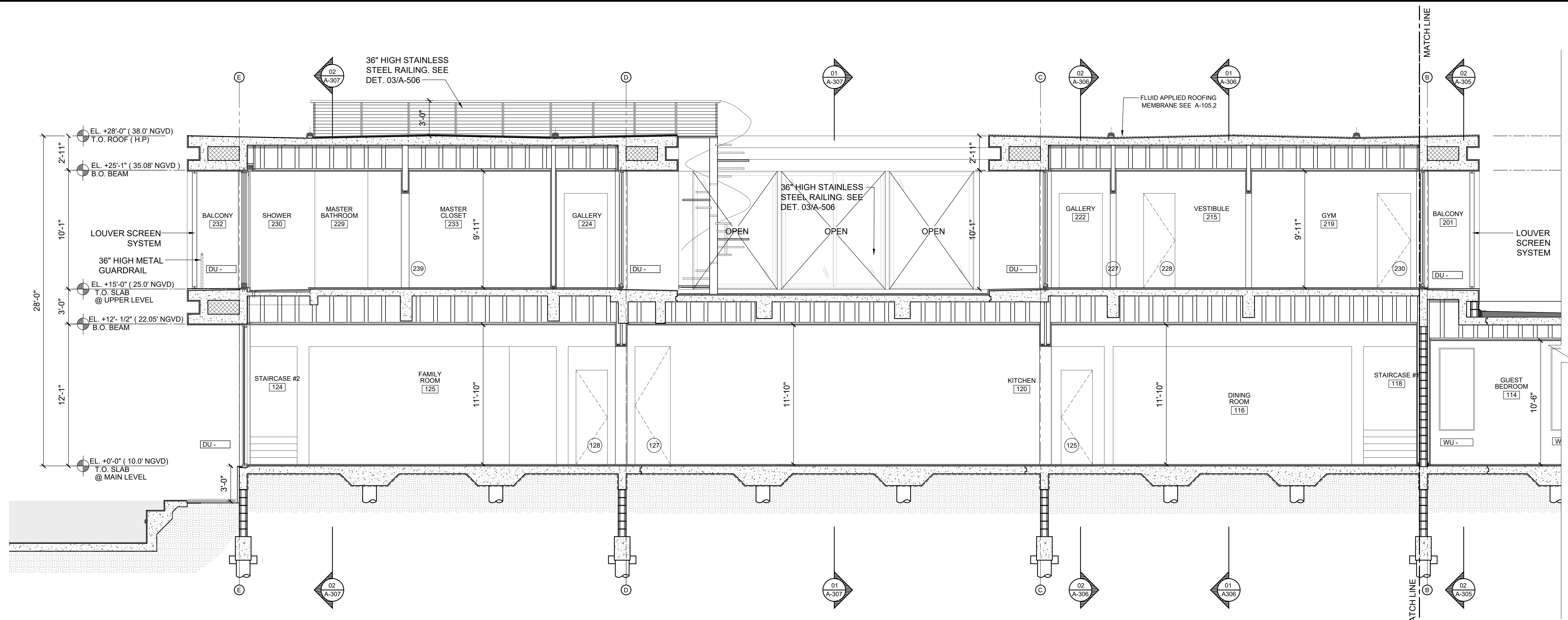
01 BUILDING SECTION B-B (PARTIAL)
Scale: 1/4" = 1'-0"



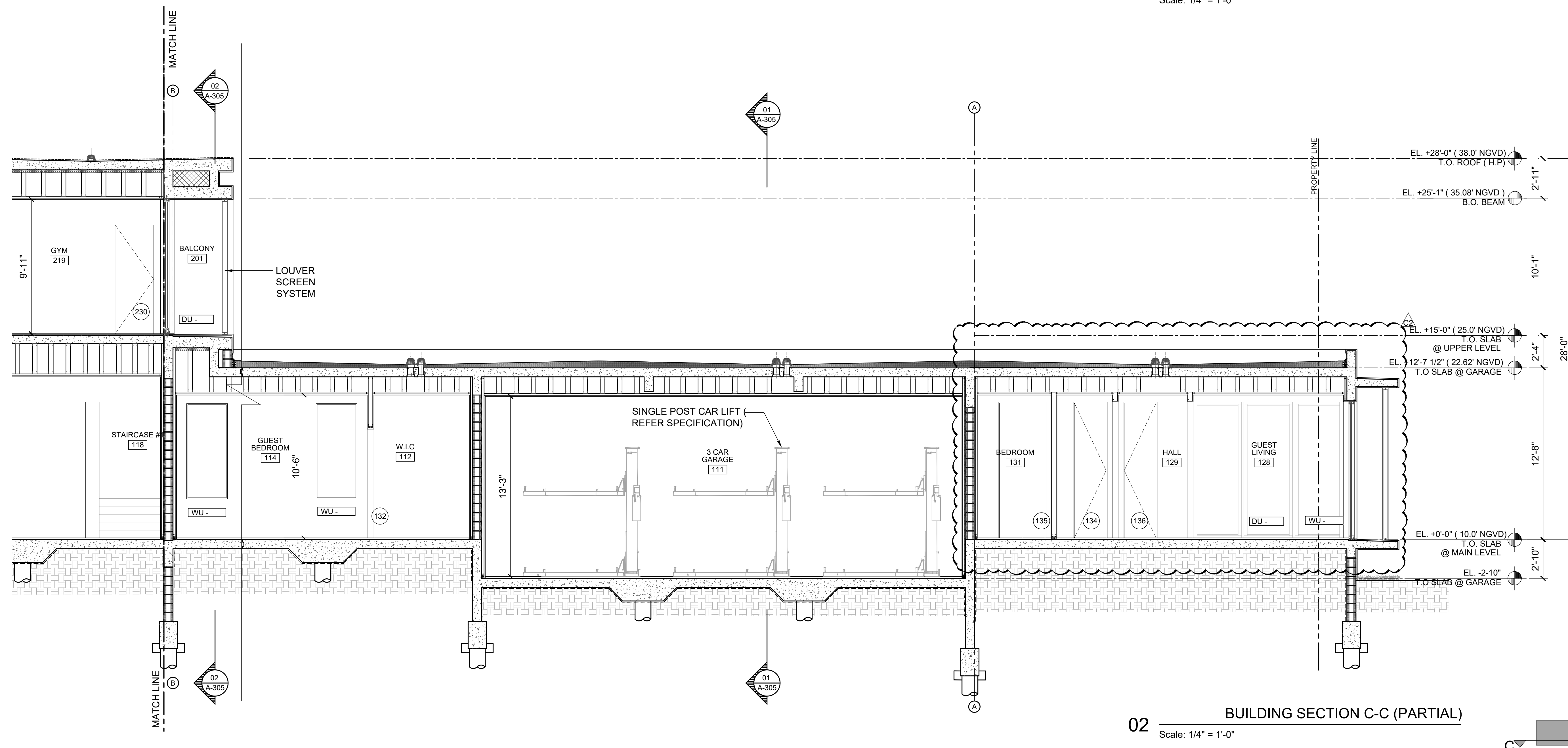
02 BUILDING SECTION B-B (PARTIAL)
Scale: 1/4" = 1'-0"



PROJECT NUMBER: 2020-25		REVISIONS:	
DATE: 11.12.2021		J.L. GO.-J.V., J.N. RL.	
DRAWN BY: JOSE LUIS GONZALEZ PEROTTI		CHECKED BY:	
ARCHITECTS			
PORTUONDO PEROTTI ARCHITECTS			
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Tel: (305) 442-5516			
http://www.portuondo-perotti.com			
OWNER			
JOEL MEYERSON			
24 PALM AVE, MIAMI BEACH, FL 33139			
24 PALM AVE, MIAMI BEACH, FL 33139			
TITLE:			
BUILDING SECTION B-B			
PARTIAL			
SCALE: 1/4"=1'-0"			
SHEET			
A-302			
OF			
© COPYRIGHT 2019			

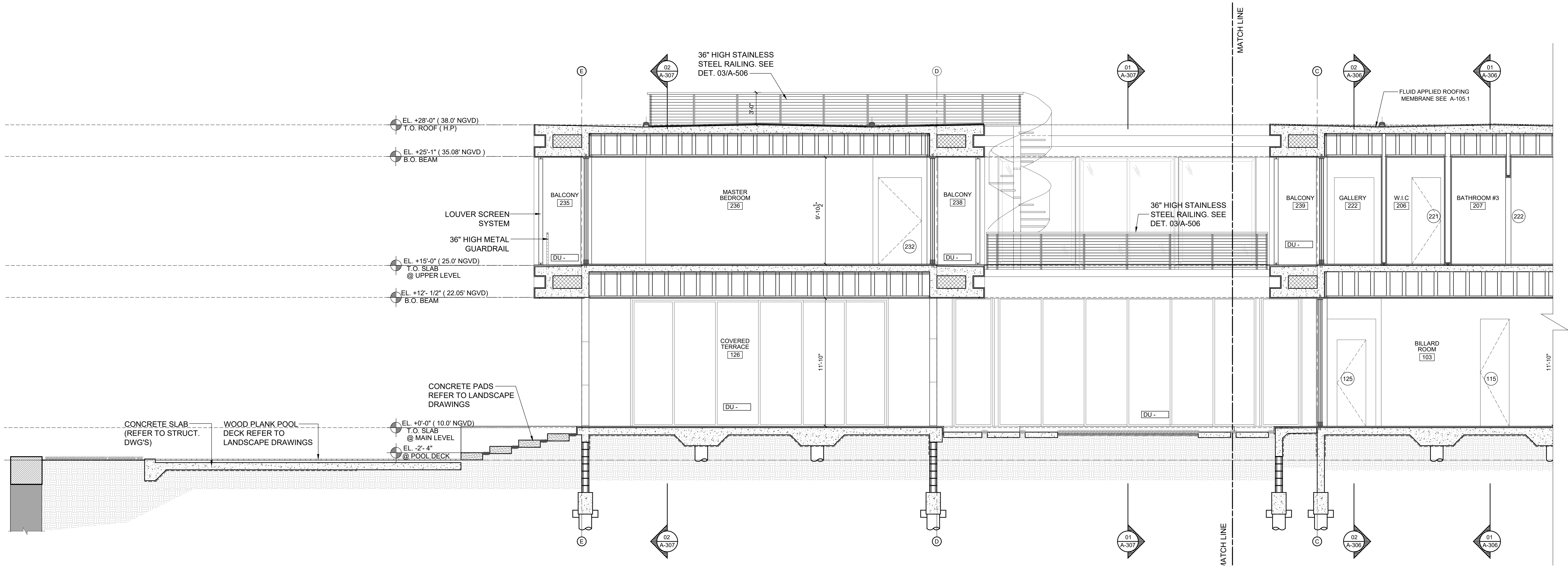


01 BUILDING SECTION C-C (PARTIAL)
Scale: 1/4" = 1'-0"

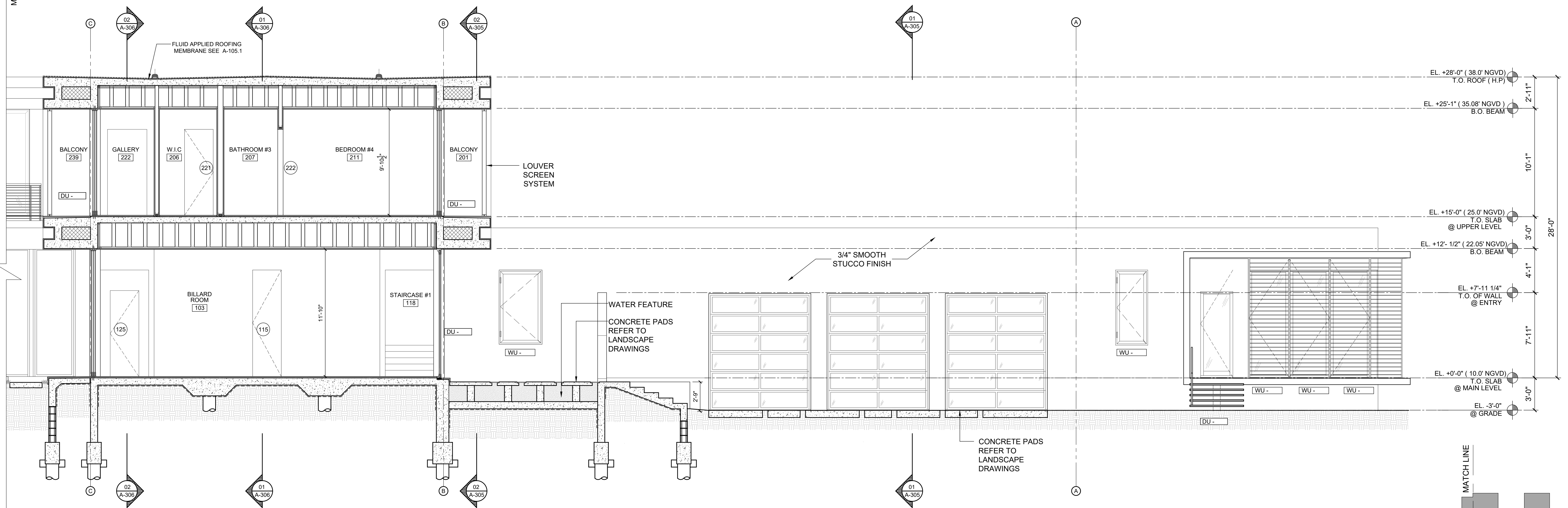


02 BUILDING SECTION C-C (PARTIAL)
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021	DATE: 11.12.2021	DRAWN BY: J.L. GO. J.V., J.N. R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS	ARCHITECTURE - PLANNING - INTERIOR DESIGN	AAO01407	5717 S.W. 8th Street, Miami, Florida 33144, USA	Tel: (305) 442-5516
OWNER: JOEL MEYERSON	24 PALM AVENUE	MIAMI BEACH, FLORIDA, 33139		
TITLE: BUILDING SECTION C-C PARTIAL	SCALE: 1/4"=1'-0"			
SHEET A-303	OF 02	© COPYRIGHT 2019		



01 BUILDING SECTION D-D (PARTIAL)
Scale: 1/4" = 1'-0"



02 BUILDING SECTION D-D (PARTIAL)
Scale: 1/4" = 1'-0"

ARCHITECTS
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24 PALM AVE RESIDENCE
24 PALM AVENUE
MIAMI BEACH, FLORIDA, 33139

OWNER
JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139

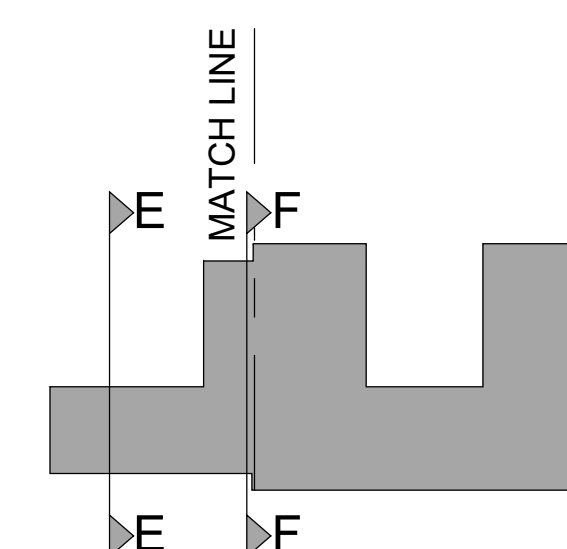
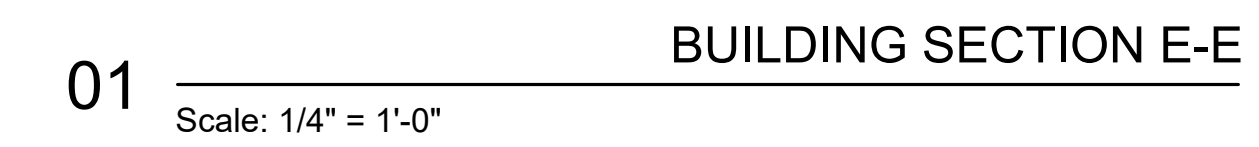
TITLE:
BUILDING SECTION D-D
PARTIAL
SCALE:
1/4"=1'-0"

SHEET
A-304
OF
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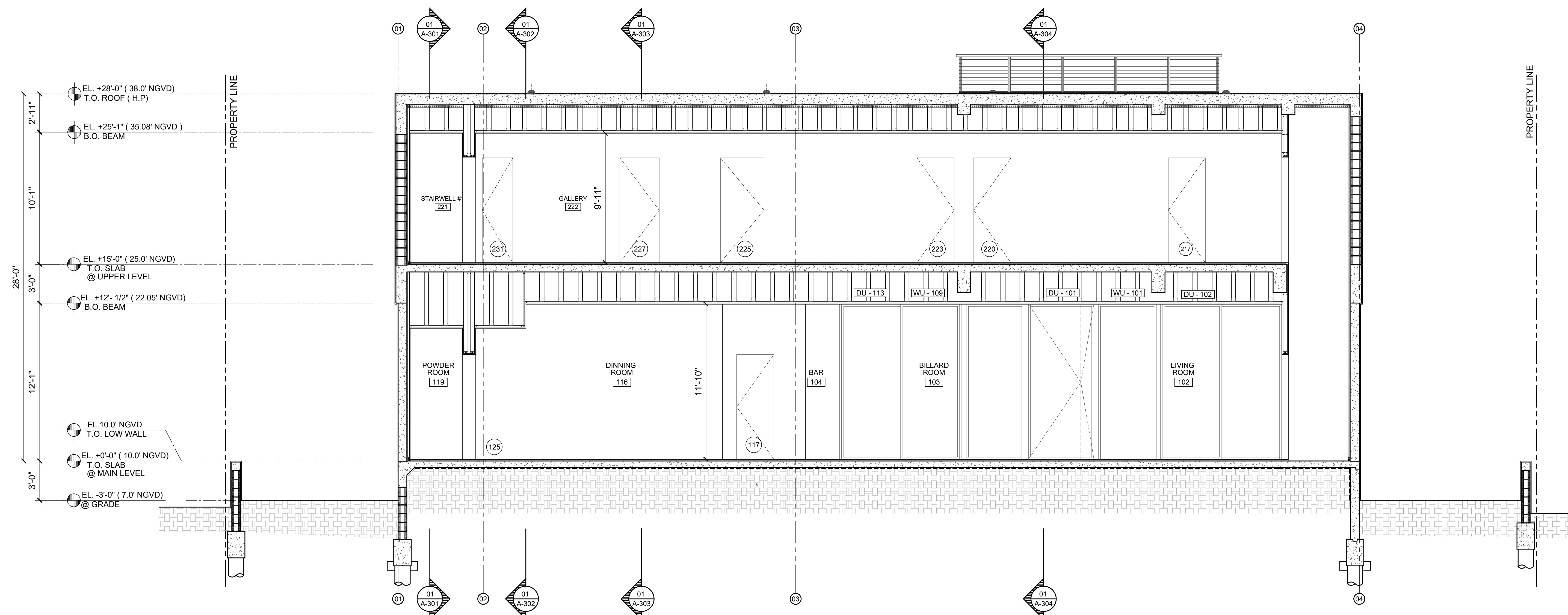
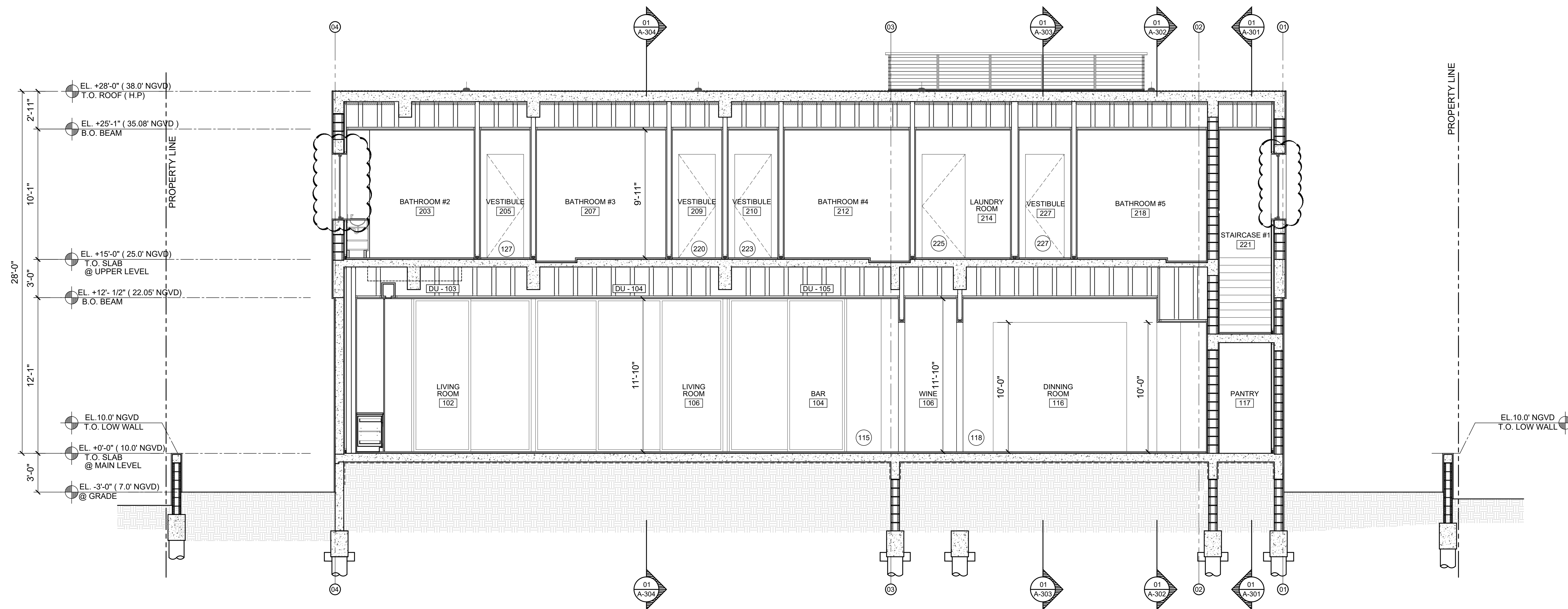
PROJECT NUMBER:
2020-25
DATE:
11.12.2021
DRAWN BY:
J.L. GO.-J.V., J.N. R.L.
CHECKED BY:
JOSE LUIS GONZALEZ PEROTTI

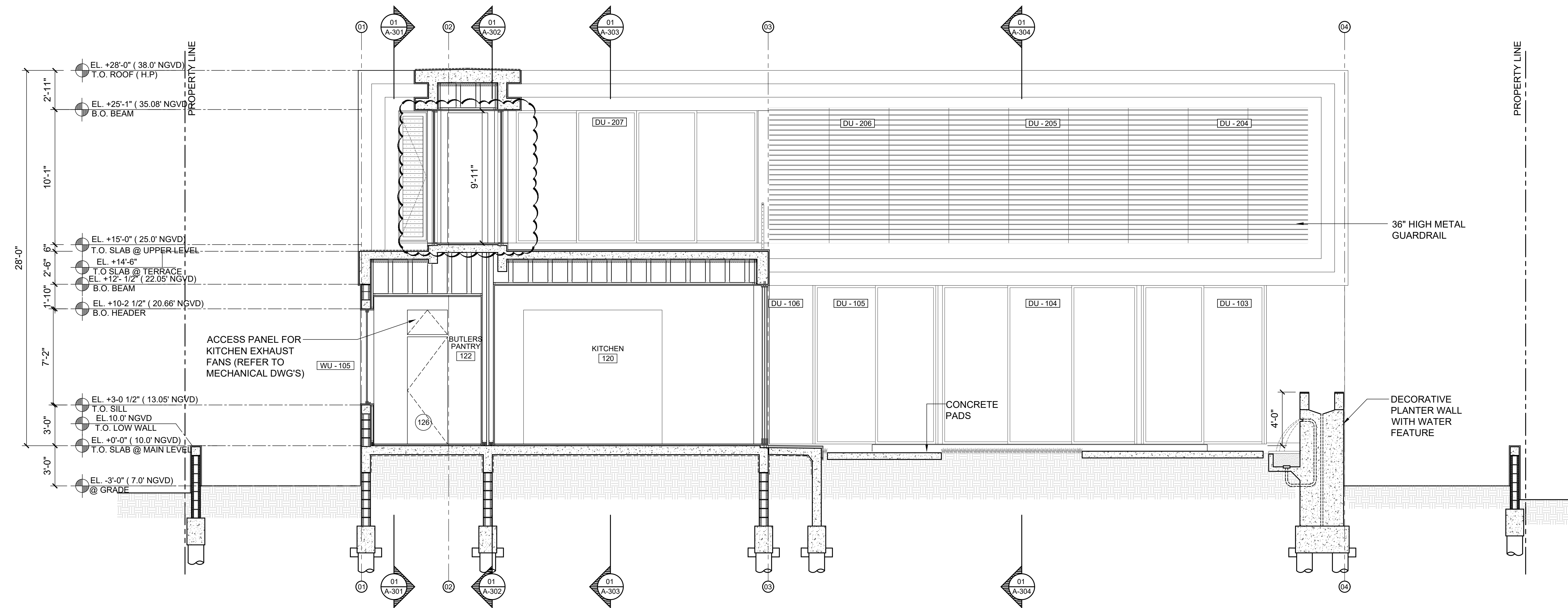
REVISIONS:
11.12.2021
J.L. GO.-J.V., J.N. R.L.
JOSE LUIS GONZALEZ PEROTTI

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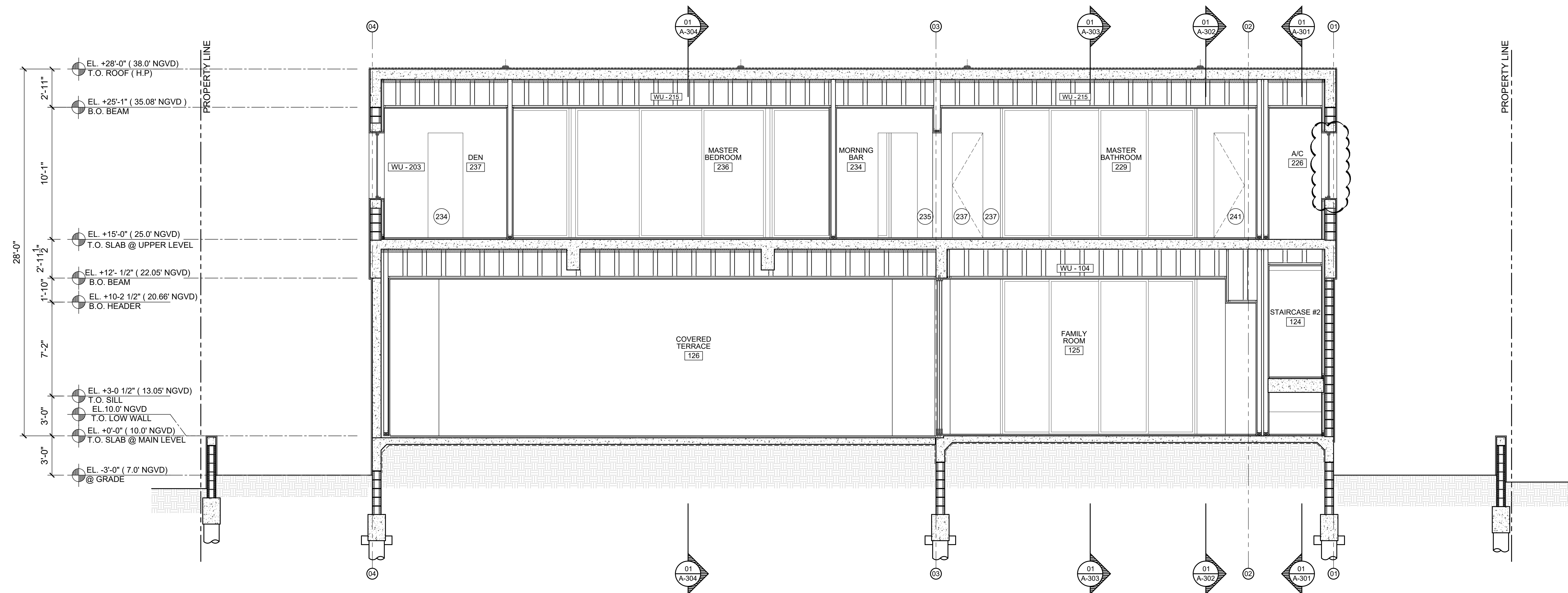


SHEET: A-305 OF		TITLE: BUILDING SECTIONS E-E & F-F SCALE: 1/4"=1'-0"	
OWNER JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, 33139		ARCHITECTS POR TUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (+1) 305 442 1000 Fax: (+1) 305 442 1001 Email: info@portuondo-perotti.com	
PROJECT NUMBER: 2020-25		REVISIONS: 11.12.2021	
DATE: 11.12.2021		DRAWN BY: J.L. G.O., J.V., J.N. RL.	
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI			

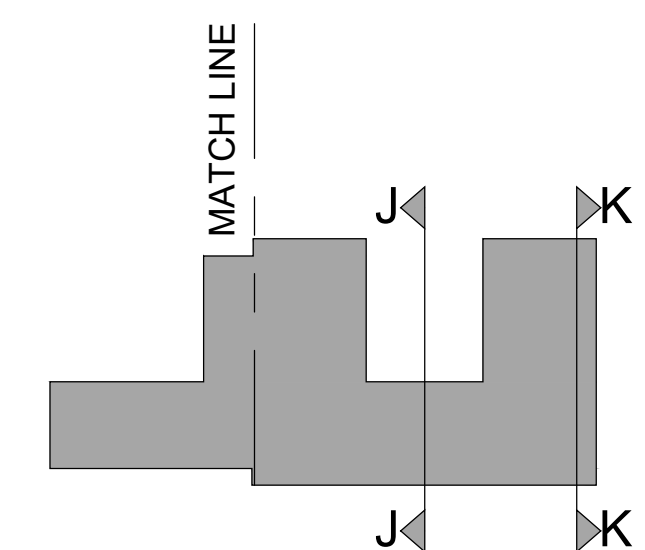




01 BUILDING SECTION J-J
Scale: 1/4" = 1'-0"



02 BUILDING SECTION K-K
Scale: 1/4" = 1'-0"



PROJECT NUMBER: 2020-25	DATE: 11.12.2021	DRAWN BY: J.L. GO., J.V., J.N. R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS	PORTUONDO PEROTTI ARCHITECTS	ARCHITECTURE - PLANNING - INTERIOR DESIGN	AAO 01407
5717 S.W. 8th Street, Miami, Florida 33144, USA	Tel: (305) 442-5516	http://www.portuondo-perotti.com	
OWNER	JOEL MEYERSON	24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE:	BUILDING SECTIONS J-J & K-K	SCALE: 1/4"=1'-0"	
SHEET	A-307	OF	© COPYRIGHT 2019

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