

DESIGNER:
dufner heighes
 195 CHRYSTIE ST. #801D
 NEW YORK, NY 10002
 T 212 420 1605
 REVISIONS:

A40003669
 ANTHONYLEON
 0016752

3 DESIGN
 ARCHITECTURE
 4300 Biscayne Blvd. #G-04, Miami, FL 33137
 P: 305-438-9577 | F: 305-438-9579

SEAL

NEW RESIDENCE
 AT:
 11 PALM AVENUE
 MIAMI BEACH, FL 33139

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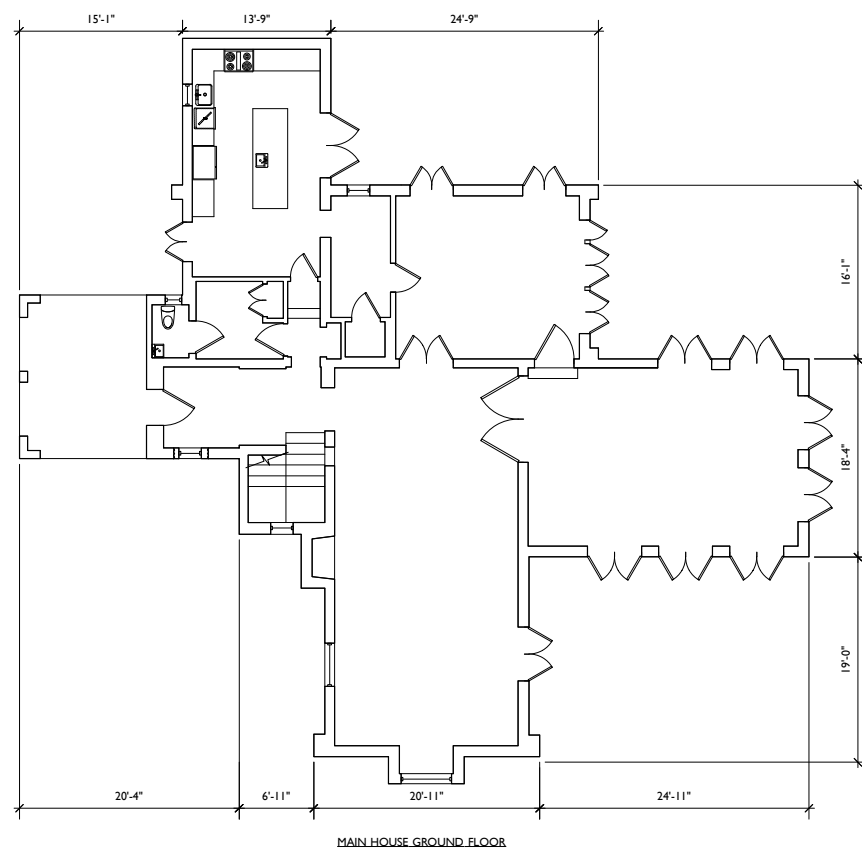
LOCATION + AREA MAPS
DRB 0.1



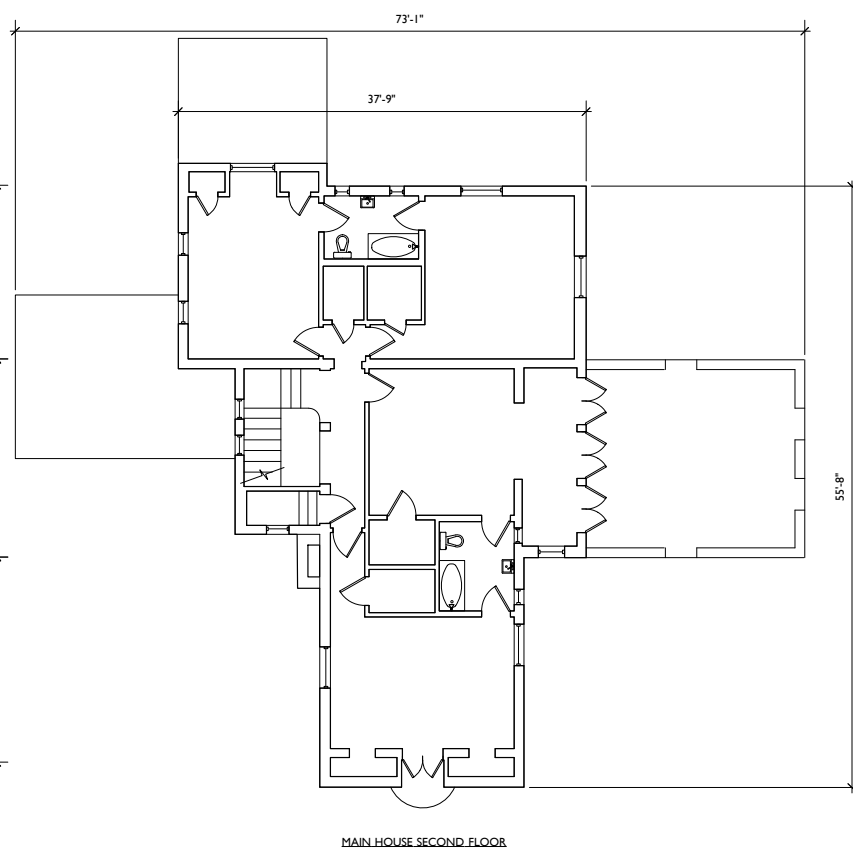
LOCATION MAP
 SCALE: N.T.S.



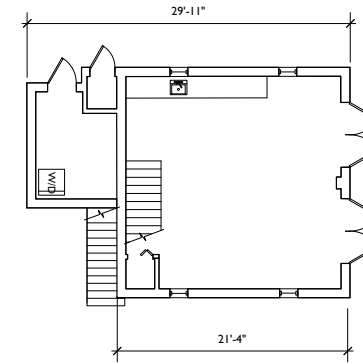
VICIINITY MAP
 SCALE: N.T.S.



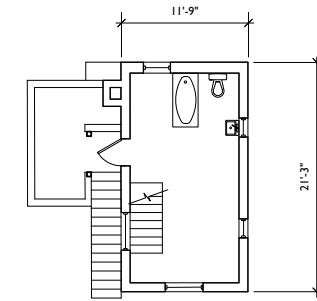
MAIN HOUSE GROUND FLOOR



MAIN HOUSE SECOND FLOOR



2ND UNIT GROUND FLOOR



2ND UNIT SECOND FLOOR

01 EXISTING PLANS
SCALE: 1/8" = 1'-0"

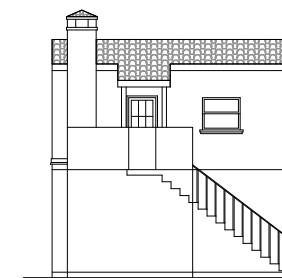
02 EXISTING PLANS-2ND UNIT
SCALE: 1/8" = 1'-0"



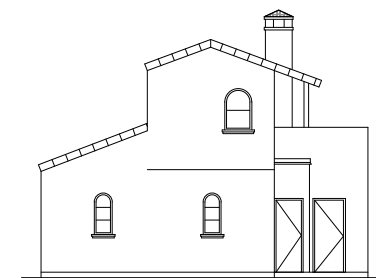
RIGHT SIDE (SOUTH) ELEVATION



LEFT SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION



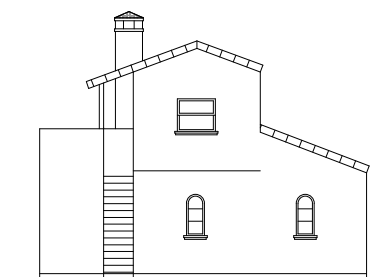
RIGHT SIDE (NORTH) ELEVATION



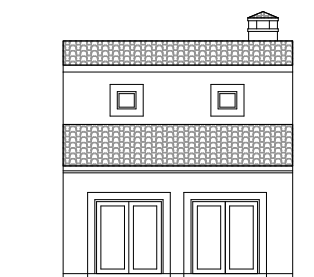
REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



LEFT SIDE (SOUTH) ELEVATION



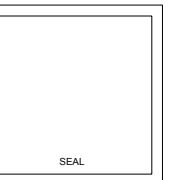
FRONT (EAST) ELEVATION

03 EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"

04 EXISTING ELEVATIONS-2ND UNIT
SCALE: 1/8" = 1'-0"

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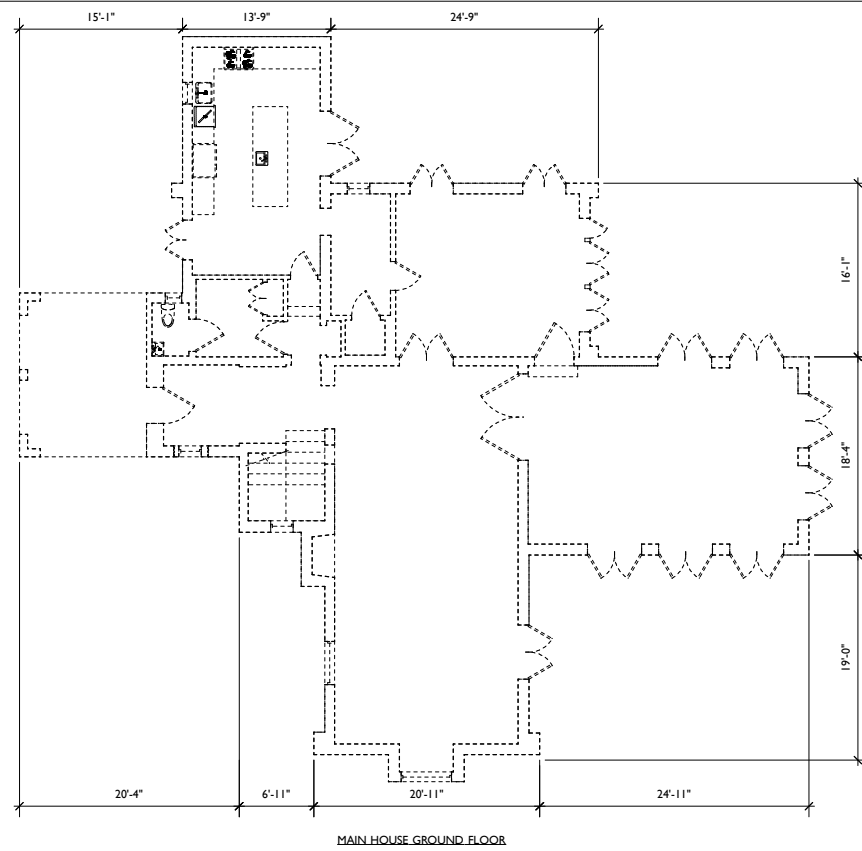
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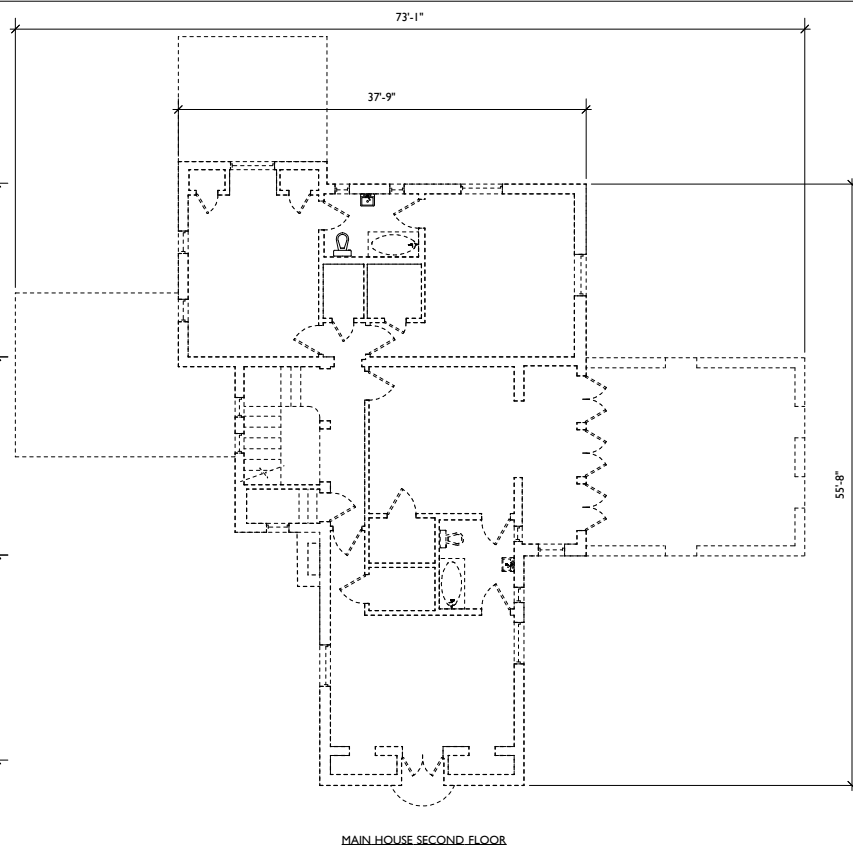
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EXISTING BUILDING DRAWINGS

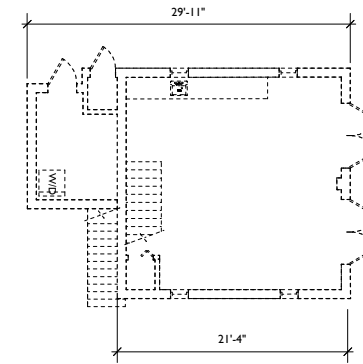
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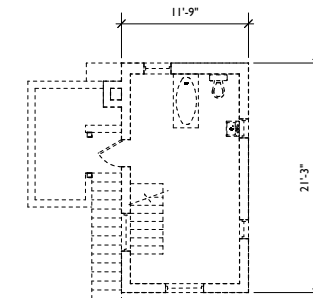
MAIN HOUSE GROUND FLOOR



MAIN HOUSE SECOND FLOOR



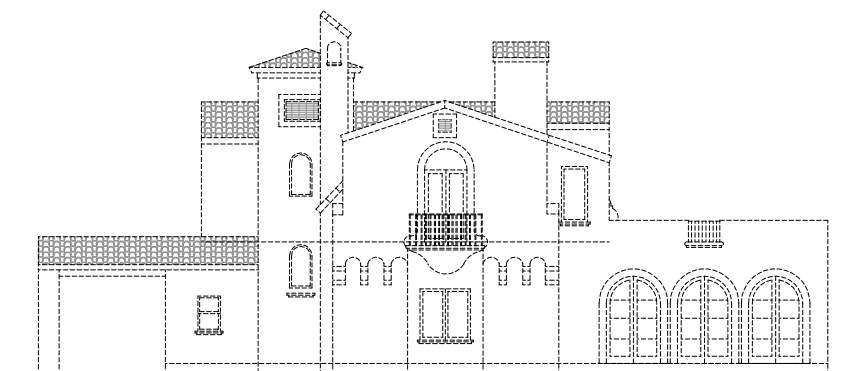
2ND UNIT GROUND FLOOR



2ND UNIT SECOND FLOOR

01 DEMOLITION PLANS
SCALE: 1/8" = 1'-0"

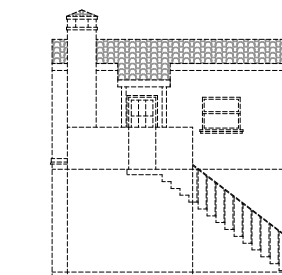
02 DEMOLITION PLANS-2ND UNIT
SCALE: 1/8" = 1'-0"



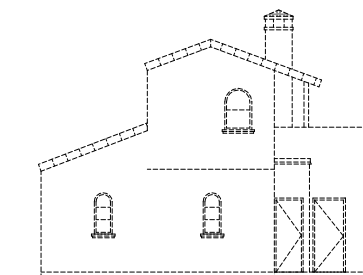
RIGHT SIDE (SOUTH) ELEVATION



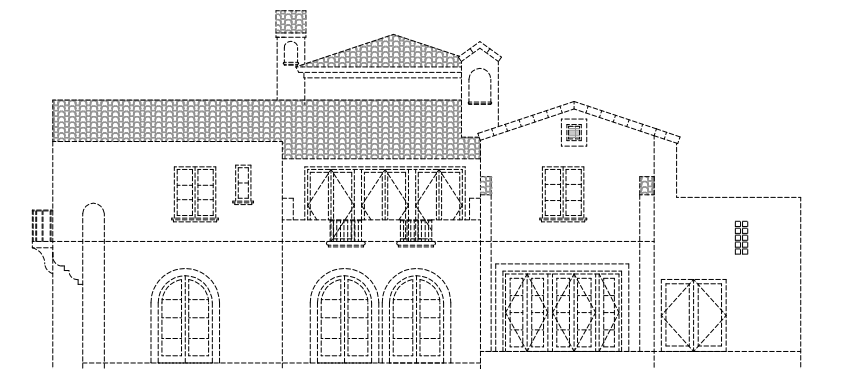
LEFT SIDE (NORTH) ELEVATION



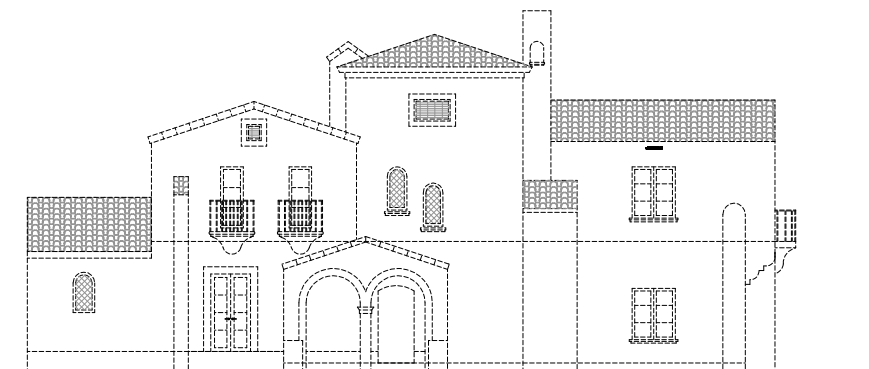
REAR (WEST) ELEVATION



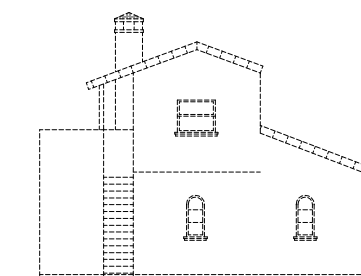
RIGHT SIDE (NORTH) ELEVATION



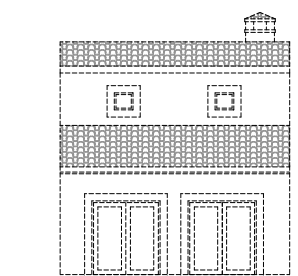
REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



LEFT SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION

03 DEMOLITION ELEVATIONS
SCALE: 1/8" = 1'-0"

04 DEMOLITION ELEVATIONS-2ND UNIT
SCALE: 1/8" = 1'-0"

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EXISTING
BUILDING
DEMOLITION
DRAWINGS
DRB 1.5

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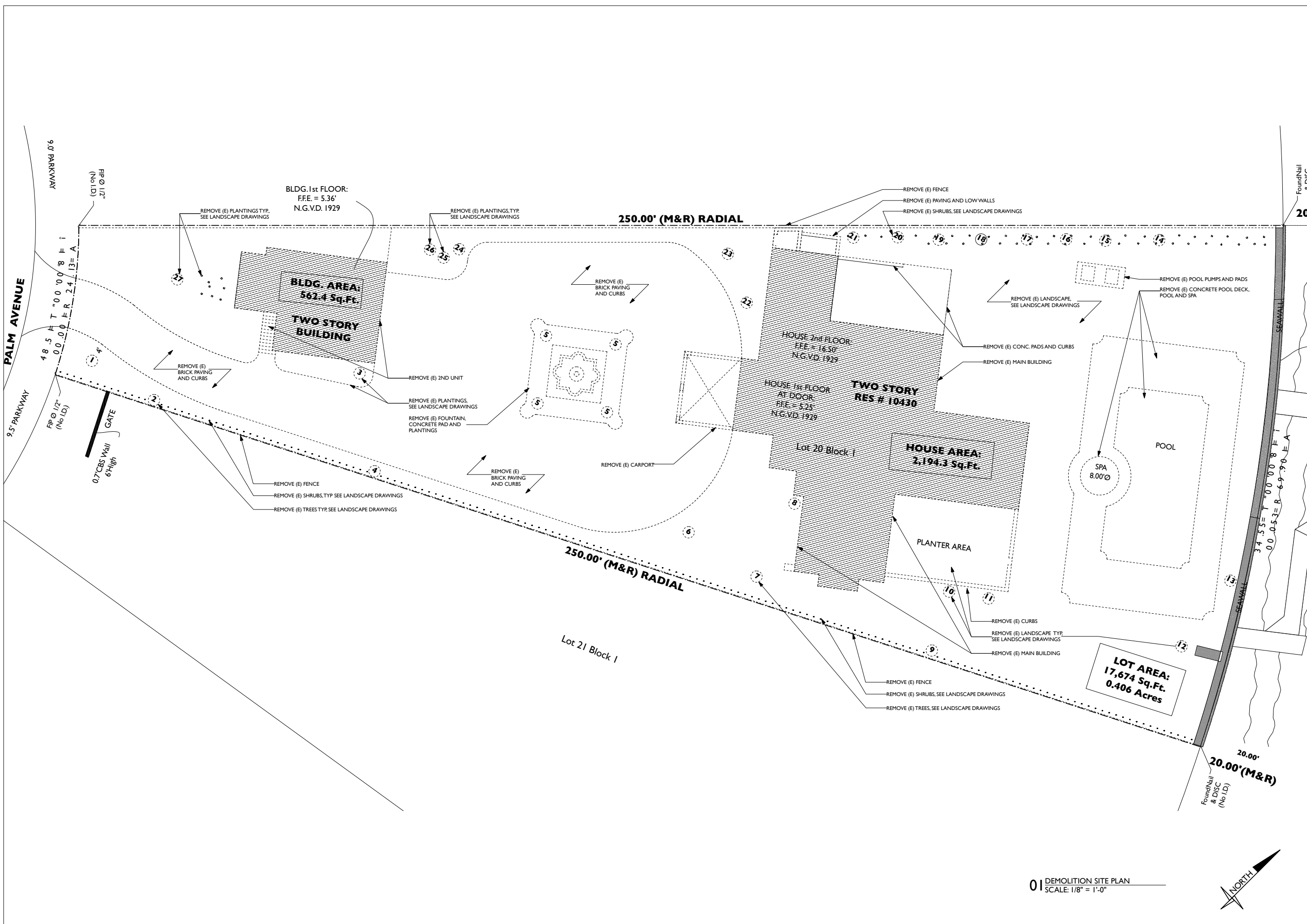
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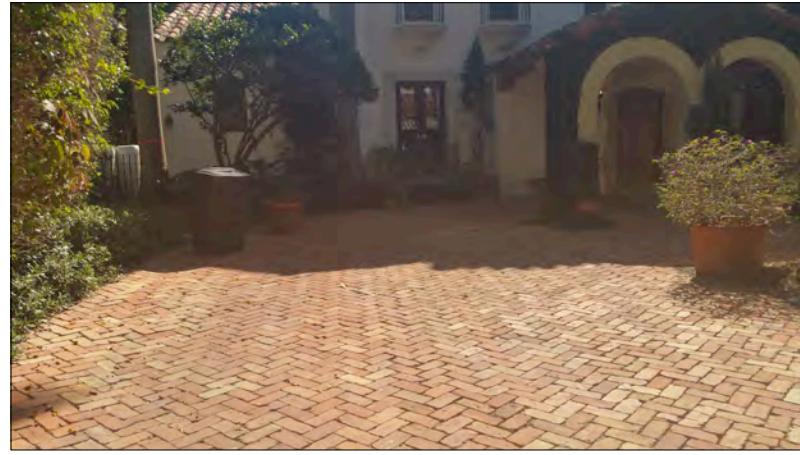
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SITE
 DEMOLITION
 PLAN
DRB 1.6



01 DEMOLITION SITE PLAN
 SCALE: 1/8" = 1'-0"

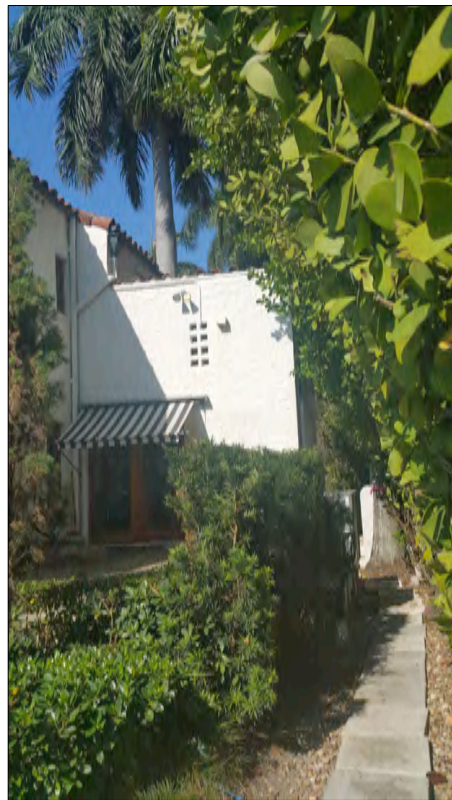




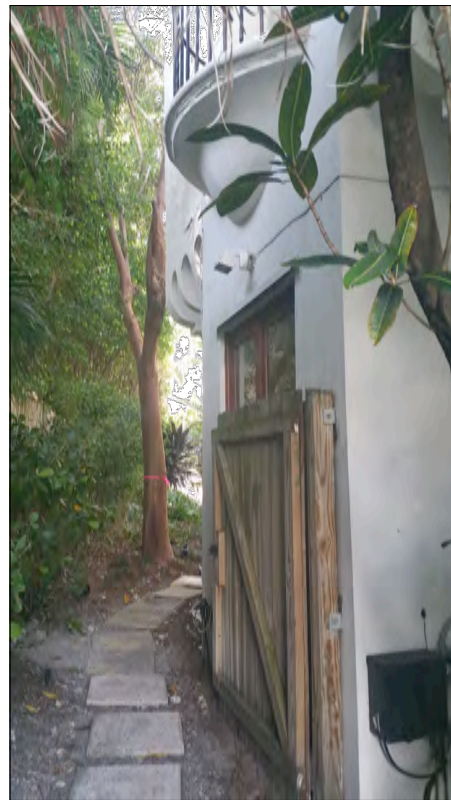
VIEW 1



VIEW 3



VIEW 5



VIEW 6



VIEW 2



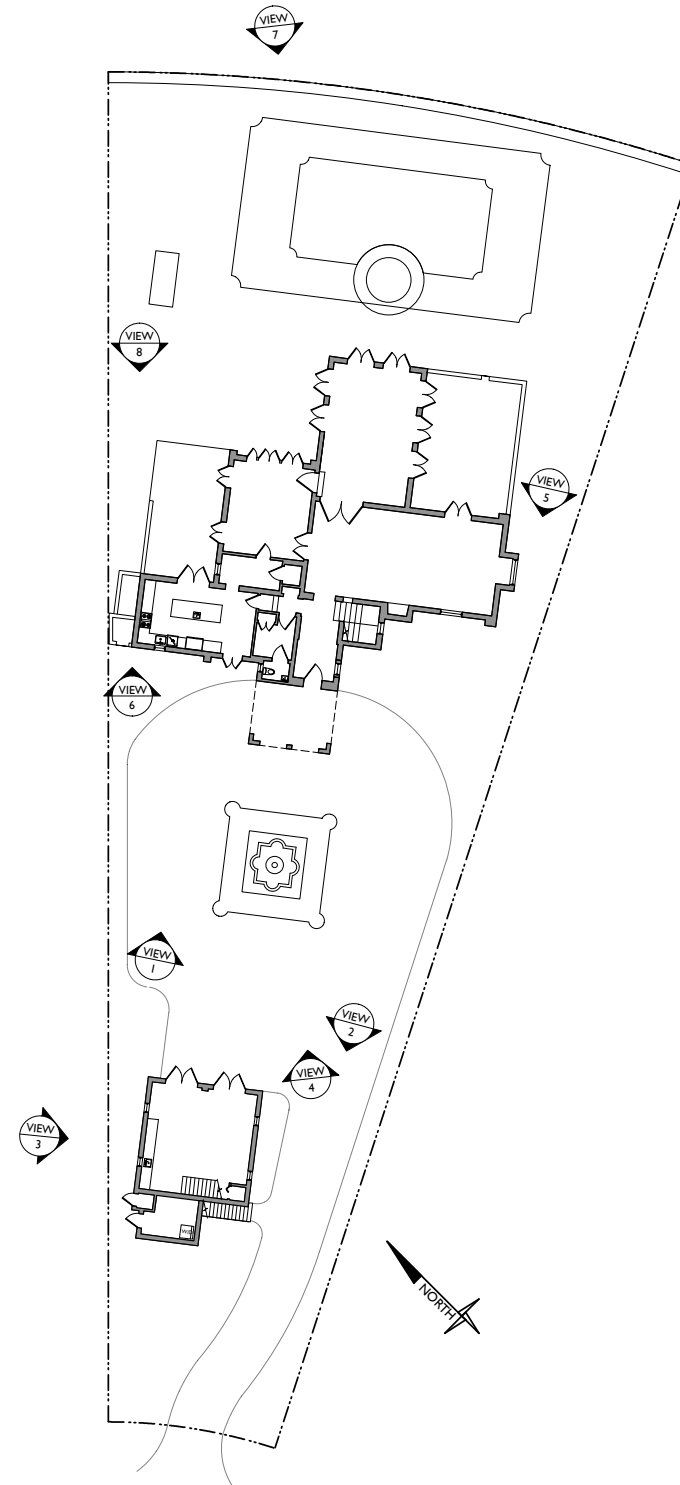
VIEW 4



VIEW 7



VIEW 8



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EXISTING PROPERTY PHOTOS
DRB 5.1