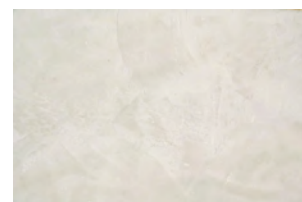
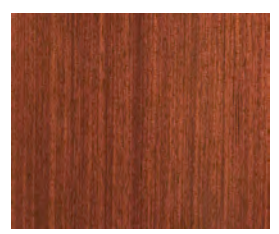


SI TAPERED CANOPIES: WHITE SMOOTH-COAT STUCCO



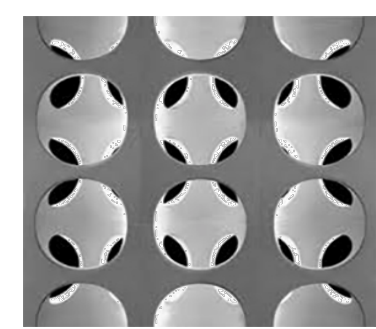
WI MEDIUM TONE MAHOGANY WOOD DOORS



- M1 ZINC TRIM CAP AT PARAPET WALLS
- M2 POWDERCOATED ALUMINUM GLAZING FRAMES, COLOR TO MATCH ZINC
- M3 LASER-CUT POWDERCOATED ALUMINUM SCREENS, COLOR TO MATCH ZINC



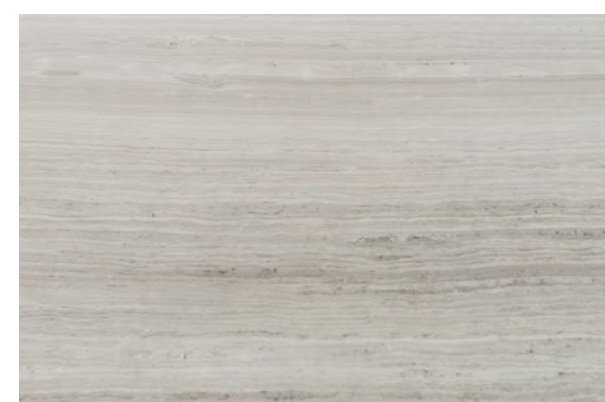
BRI WHITE BRICK: PETERSON, "KOLUMBA", 20 3/4" x 4 1/4" x 1 1/2"



ST2 WHITE CAST STONE SCREENS: ERWIN HAUER, "DESIGN 5"



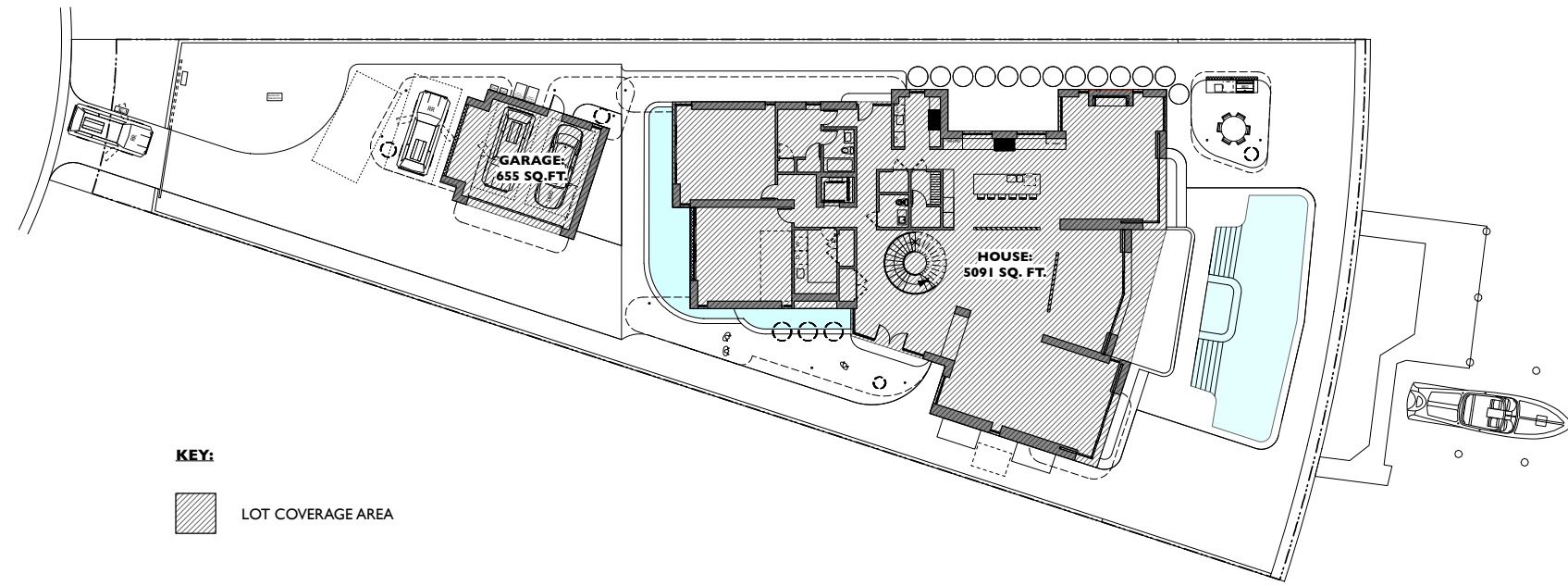
ST3 DRIVEWAY: GREY GRANITE COBBLESTONES



ST1 EXTERIOR PAVING: VENA GRIGIO, LIGHT GRAY MARBLE 12" X 48"

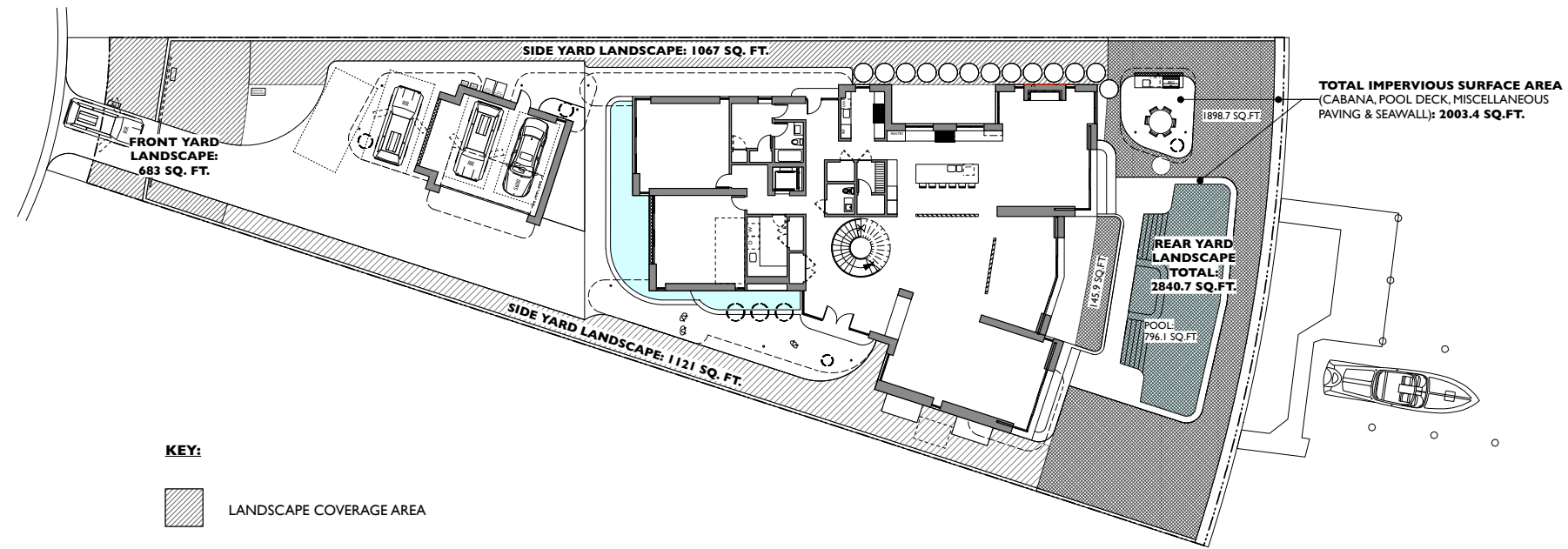






**KEY:**  
 LOT COVERAGE AREA

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



**KEY:**  
 LANDSCAPE COVERAGE AREA

**02** REAR YARD OPEN SPACE / PERVIOUS AREA DIAGRAM  
 SCALE: 1/16" = 1'-0"

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

AA0003569  
 ANY  
 0018752

**3 DESIGN**  
 ARCHITECTURE  
 4300 Biscayne Blvd. #G-04, Miami, FL 33137  
 P: 305.438.9377 | F: 305.438.9379

SEAL

NEW RESIDENCE  
 AT:  
 11 PALMAVENUE  
 MIAMI BEACH, FL 33139

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ZONING  
 INFORMATION  
 + DIAGRAMS

**DRB 1.0**

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 195 CHRYSTIE ST. #801 D  
 NEW YORK, NY 10002  
 T 212 420 1405  
 REVISIONS:

AA0003669  
 ANTHONY LEON  
 0016752

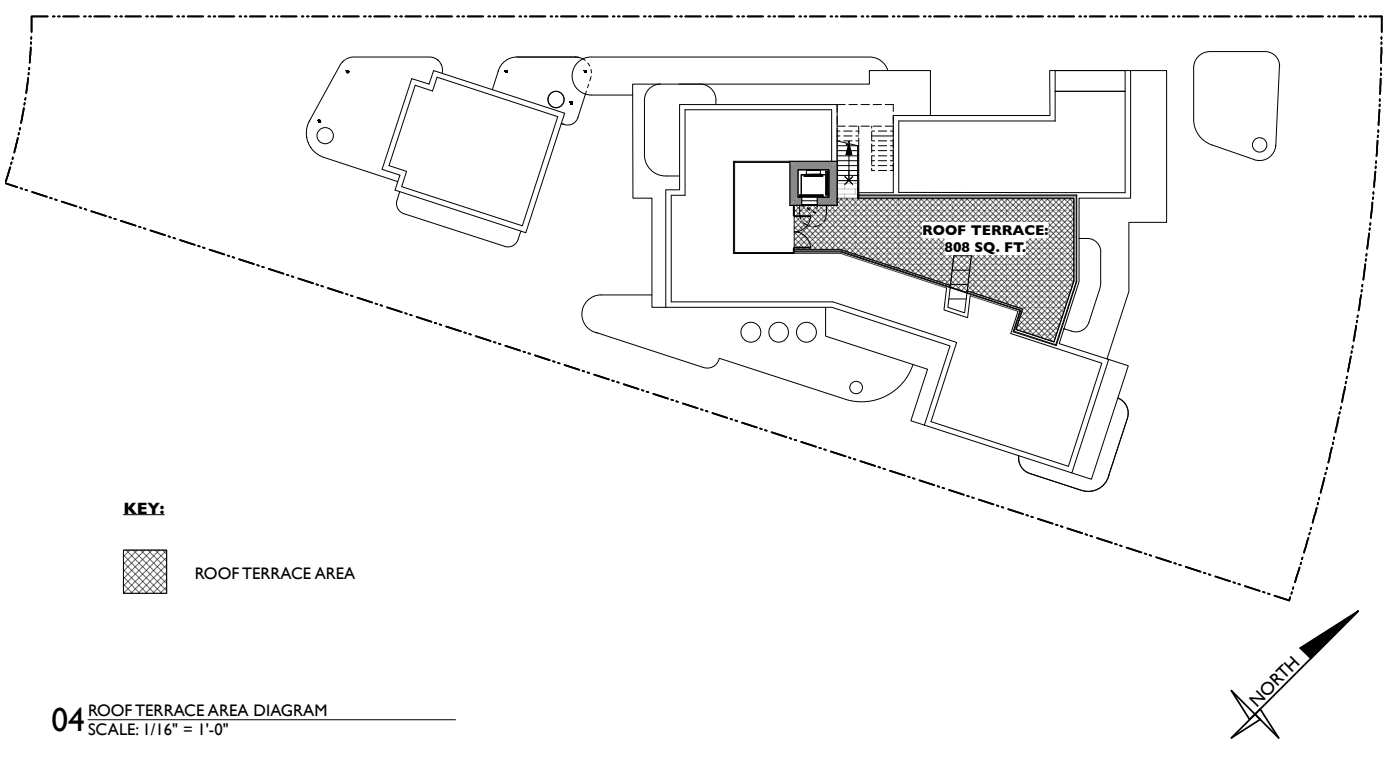
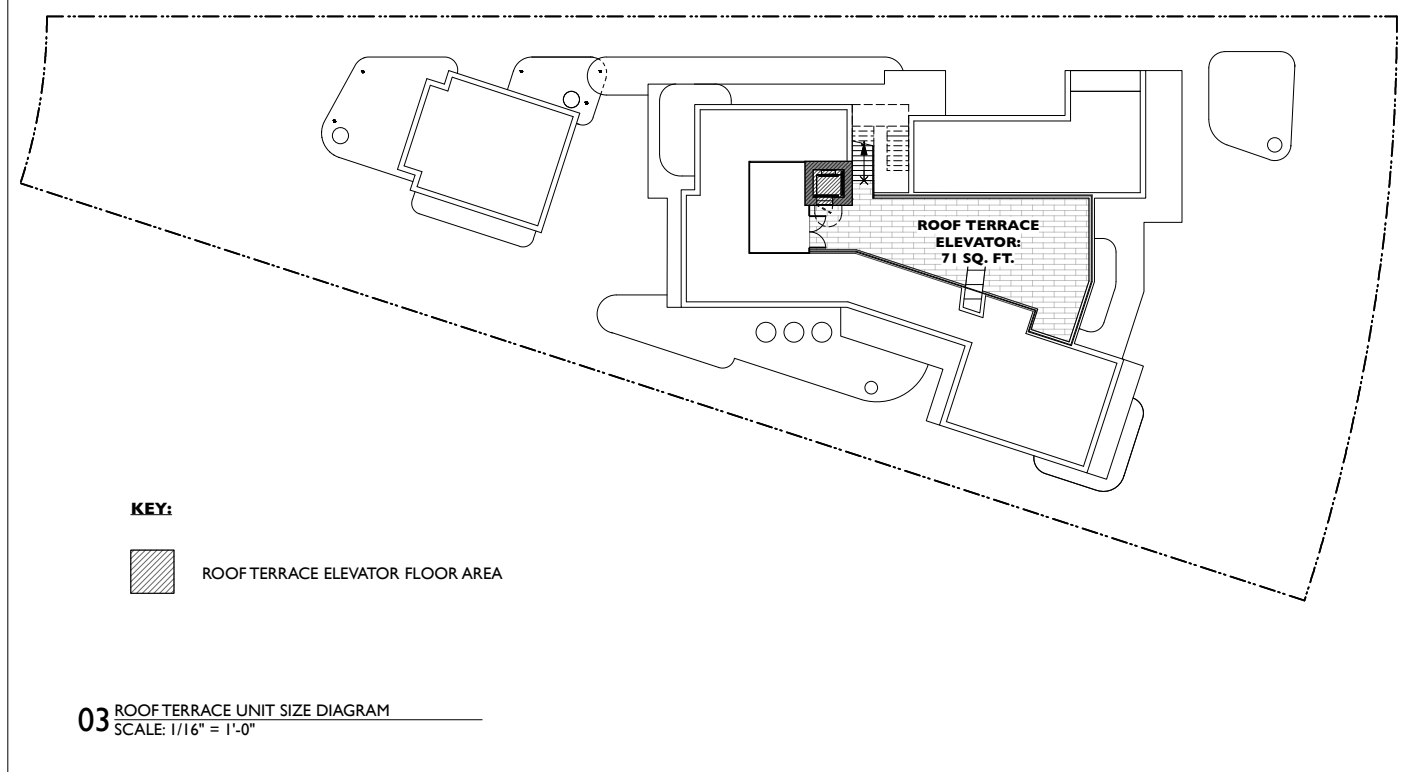
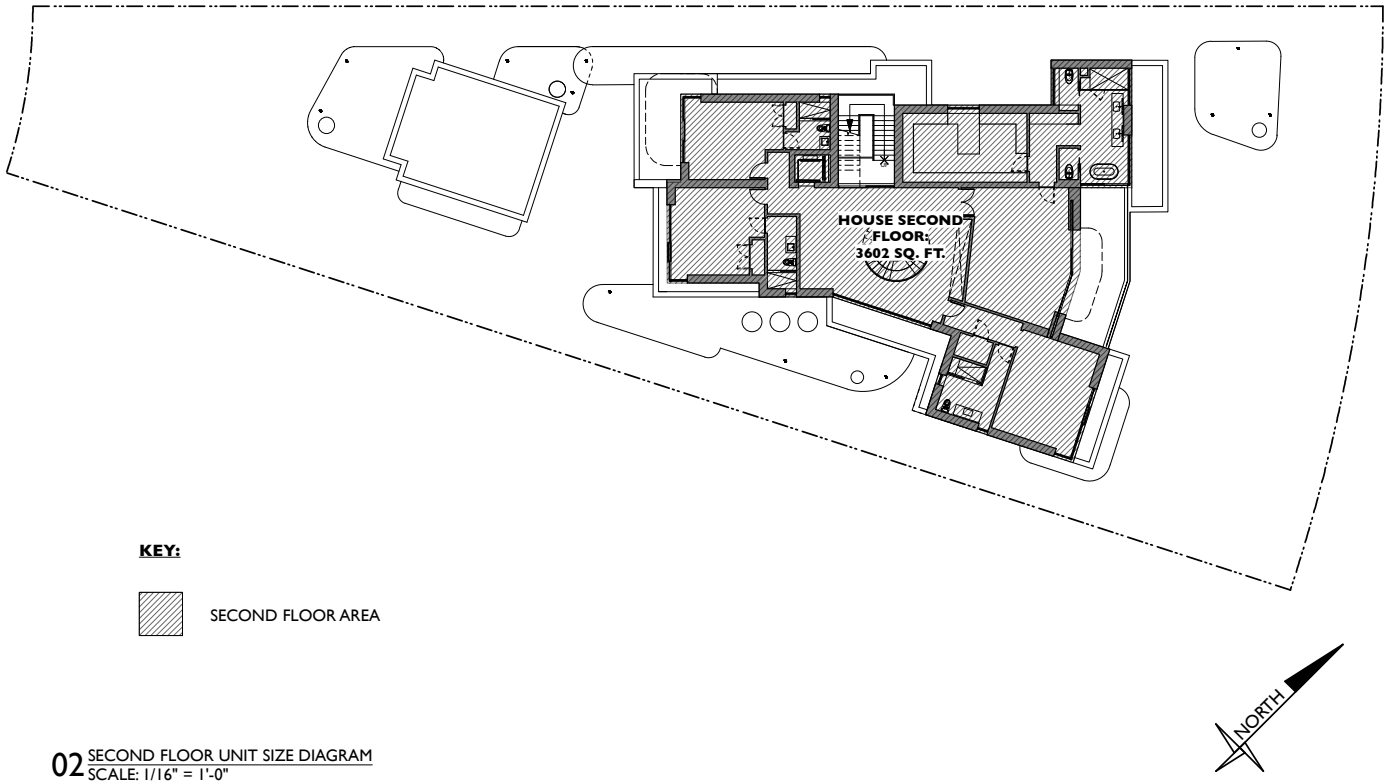
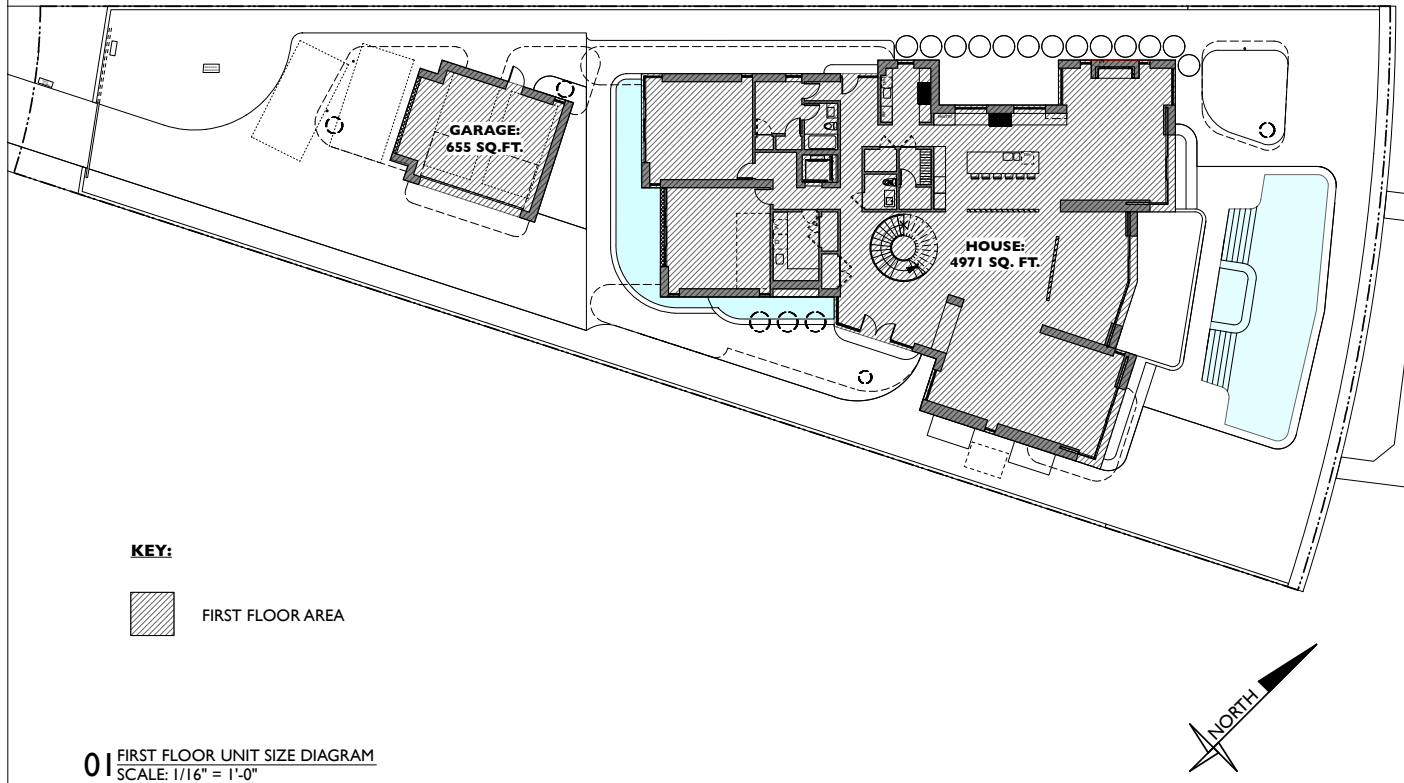
**3 DESIGN**  
 ARCHITECTURE  
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ZONING  
 DIAGRAMS  
**DRB I.1**





Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

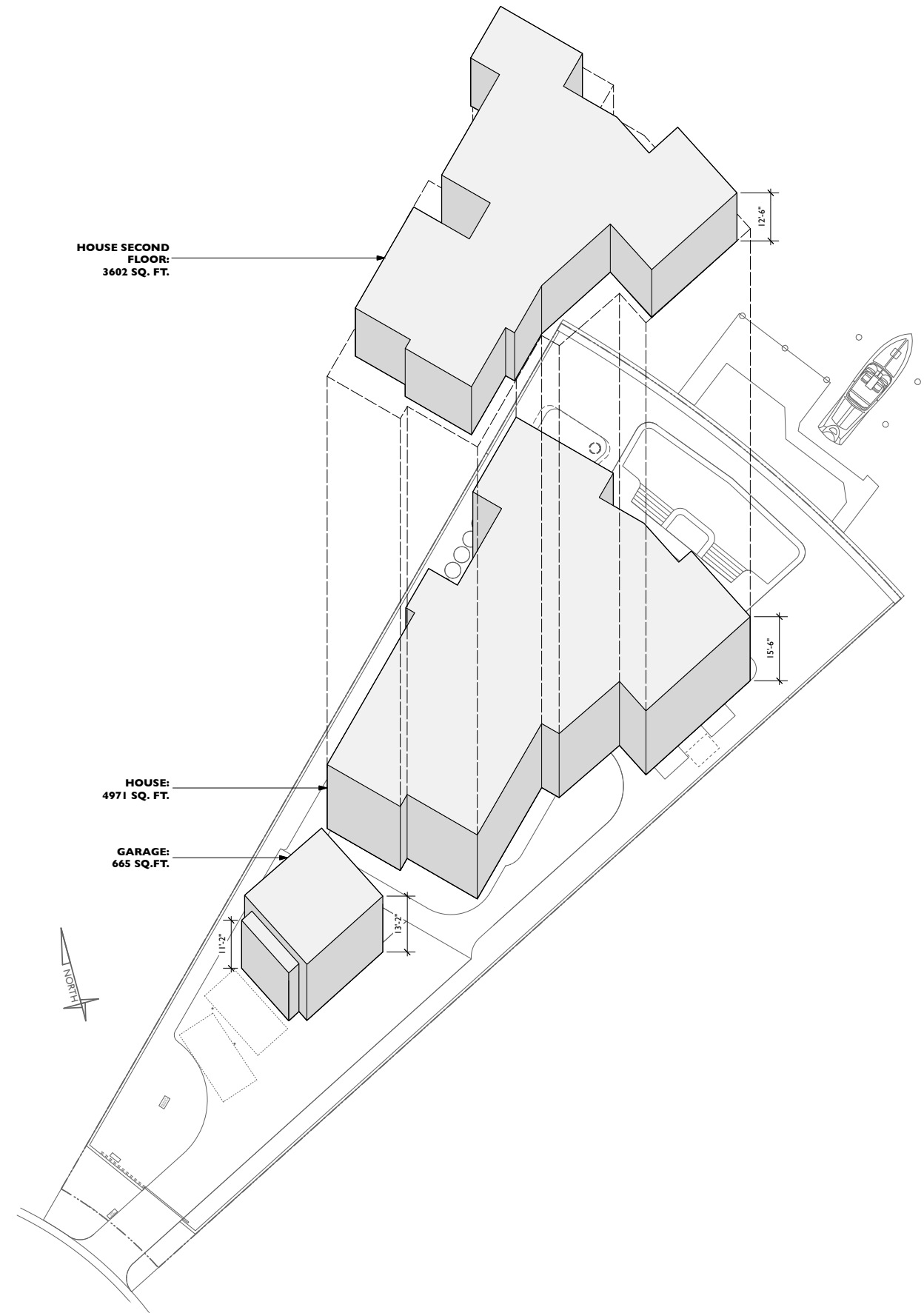
**SINGLE FAMILY RESIDENTIAL- ZONING DATA SHEET**

ITEM #	Zoning Information			
1	Address:	11 Palm Avenue		
2	Folio number(s):	02-4205-001-0200		
3	Board and file numbers:	N/A		
4	Year built:	1924	Zoning District:	RS-1
5	Based Flood Elevation:	9'-0"	Grade value in NGVD:	5.26'
6	Adjusted grade (Flood+Grade/2):	7.13'	Free board:	N/A
7	Lot Area:	17,674 sqft (variance required)		
8	Lot width:	70.69' (variance required)	Lot Depth:	250'-0"
9	Max Lot Coverage SF and %:	5301 sqft (30%)	Proposed Lot Coverage SF and %:	5746 sqft (32.5%)
10	Existing Lot Coverage SF and %:	3003 sqft (17%)	Lot coverage deducted (garage-storage) SF:	5246 sqft (29.7%)
11	Front Yard Open Space SF and %:	683 sqft (66.5%)	Rear Yard Open Space SF and %:	2840.7 sqft (72.8%)
12	Max Unit Size SF and %:	8837 sqft (50%)	Proposed Unit Size SF and %:	8799 sqft (49.8%)
13	Existing First Floor Unit Size:	(2nd Unit)=2790 sqft		
14	Existing Second Floor Unit Size:	(2nd Unit)=2250 sqft		
15	Existing Second Floor Unit Size:	(2nd Unit)=2250 sqft		
16	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3602 sqft (64%)		
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	808 sqft (22.4%)		
17	Height:	Required 28' (flat roof)	Existing 31'-4" (sloped roof)	Proposed 28' (flat roof)
18	Setbacks:			
19	Front First level:	30'-0"	> 30'-0"	> 30'-0"
20	Front Second level:	30' + 10' = 40'-0"	> 40'-0"	> 40'-0"
21	Side 1:	10'-0"	4'-3"	10'-0" and greater
22	Side 2 or (facing street):	10'-0"	5'-6"	10'-0" and greater
23	Rear:	37'-6" (15% lot depth)	> 36'-6"	37'-6" (15% lot depth) and greater
24	Accessory Structure Side 1:	7'-6"	4'-4"	7'-6"
24	Accessory Structure Side 2 or (facing street):	7'-6"	> 7'-6"	> 7'-6"
25	Accessory Structure Rear:	18'-9" (50% rear yard)	> 36'-6"	18'-9" (50% rear yard)
26	Sum of Side yard:	20'-0"	9'-9"	20'-0"
27	Located within a Local Historic District?			No
28	Designated as an Individual Historic Single Family Residence Site?			No
29	Determined to be Architecturally Significant?			Yes
30	Variances requested:	1. Reduction in required back-up space behind garage 2. Existing non-conforming lot size 3. Existing non-conforming lot width		

**Notes:**

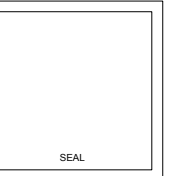
If not applicable write N/A

All other data information should be presented like the above format.



DESIGNER:  
**dufner heighes**  
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REVISIONS:

ANTHONY LEON  
0016152



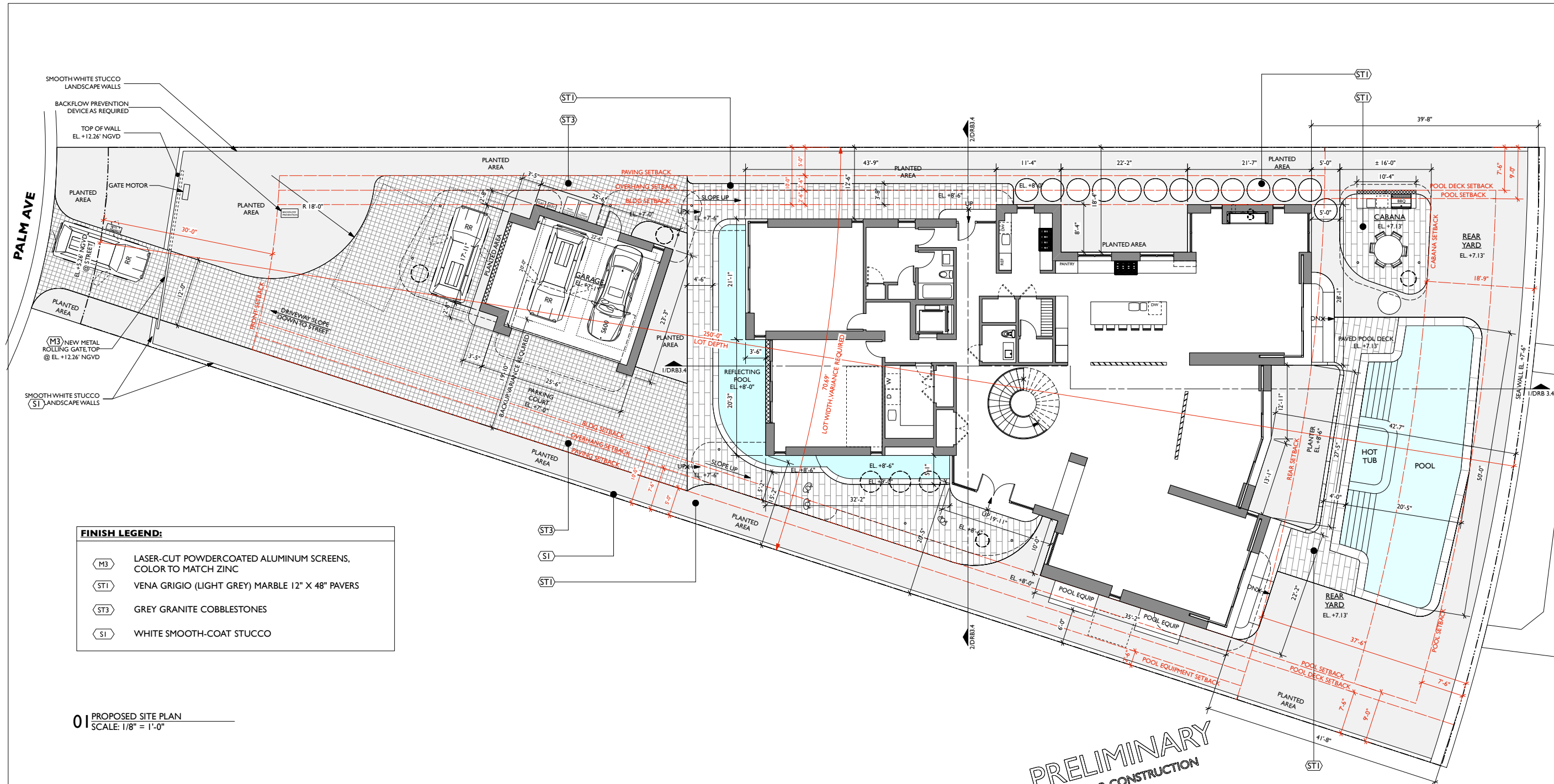
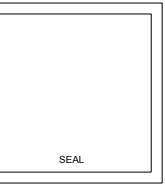
NEW RESIDENCE  
AT:  
11 PALM AVENUE  
MIAMI BEACH, FL 33139

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ZONING DATA AND MASSING AXONOMETRIC

**DRB 1.3**



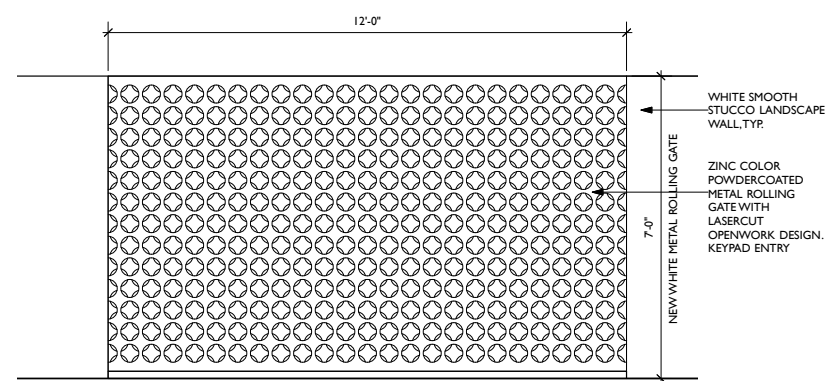


**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**FINISH LEGEND:**

M3	LASER-CUT POWDERCOATED ALUMINUM SCREENS, COLOR TO MATCH ZINC
ST1	VENA GRIGIO (LIGHT GREY) MARBLE 12" X 48" PAVERS
ST3	GREY GRANITE COBBLESTONES
S1	WHITE SMOOTH-COAT STUCCO

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

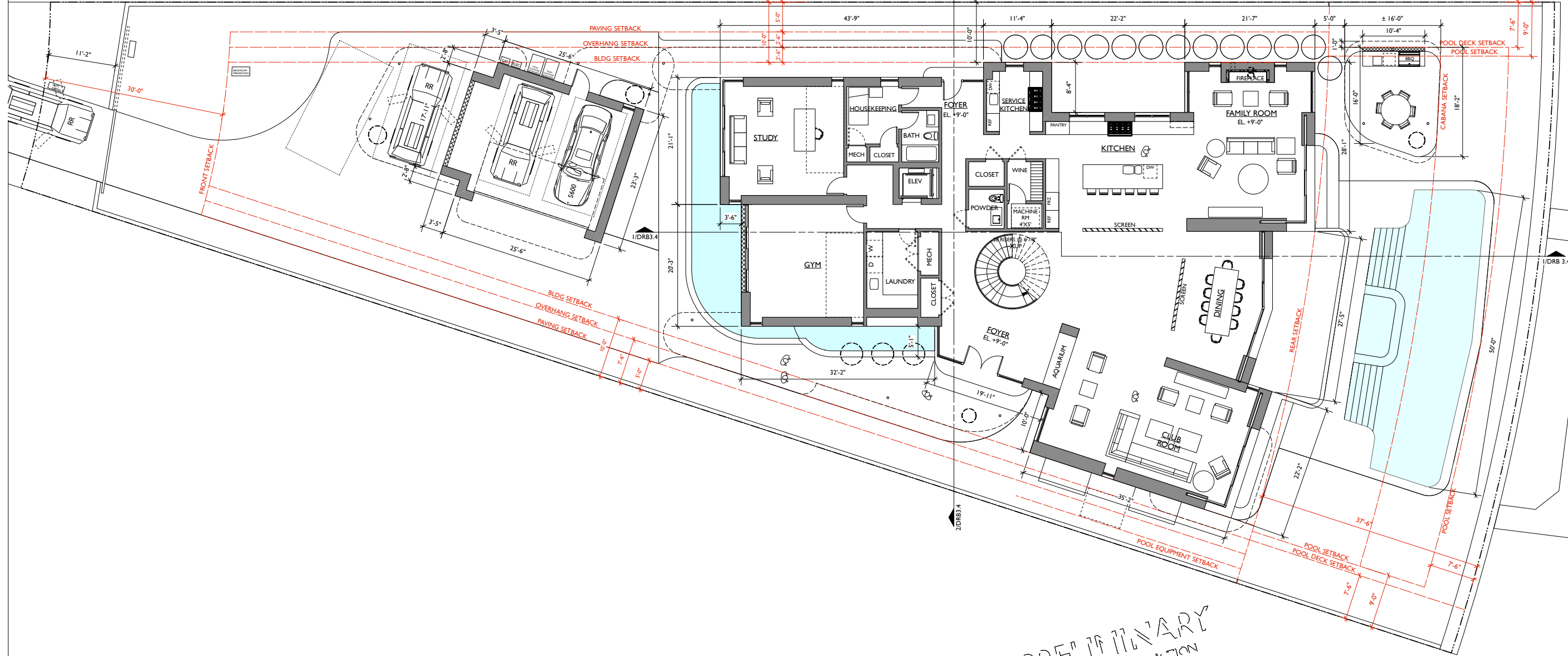


**02** PROPOSED GATE DESIGN @ DRIVEWAY  
 SCALE: NTS

**03** BUILDING SETBACK TABLE  
 SCALE: NTS

FRONT YARD		SIDE YARD			REAR YARD	
MINIMUM	PROVIDED	MINIMUM	PROVIDED (NW)	PROVIDED (SE)	MINIMUM	PROVIDED
30'-0"	64'-10"	10'-0"	10'-0", 12'-5", 18'-4"	10'-0", 15'-2", 20'-5"	37'-6" (15% LOT DEPTH)	37'-6" (15% OF 250'-0" LOT DEPTH), VARIATION FROM 39'-8" TO 42'-7"





PRELIMINARY  
NOT FOR CONSTRUCTION

DESIGNER:  
**dufner heighes**  
195 CHRYSTIE ST. #801D  
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T 212 420 1405  
REVISIONS:

AA0003669  
ANTHONY LEON  
0016752

**DESIGN**  
ARCHITECTURE

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NEW RESIDENCE  
AT:  
11 PALM AVENUE  
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**01** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PROPOSED  
FIRST FLOOR  
PLAN

**DRB 2.1**

DESIGNER:  
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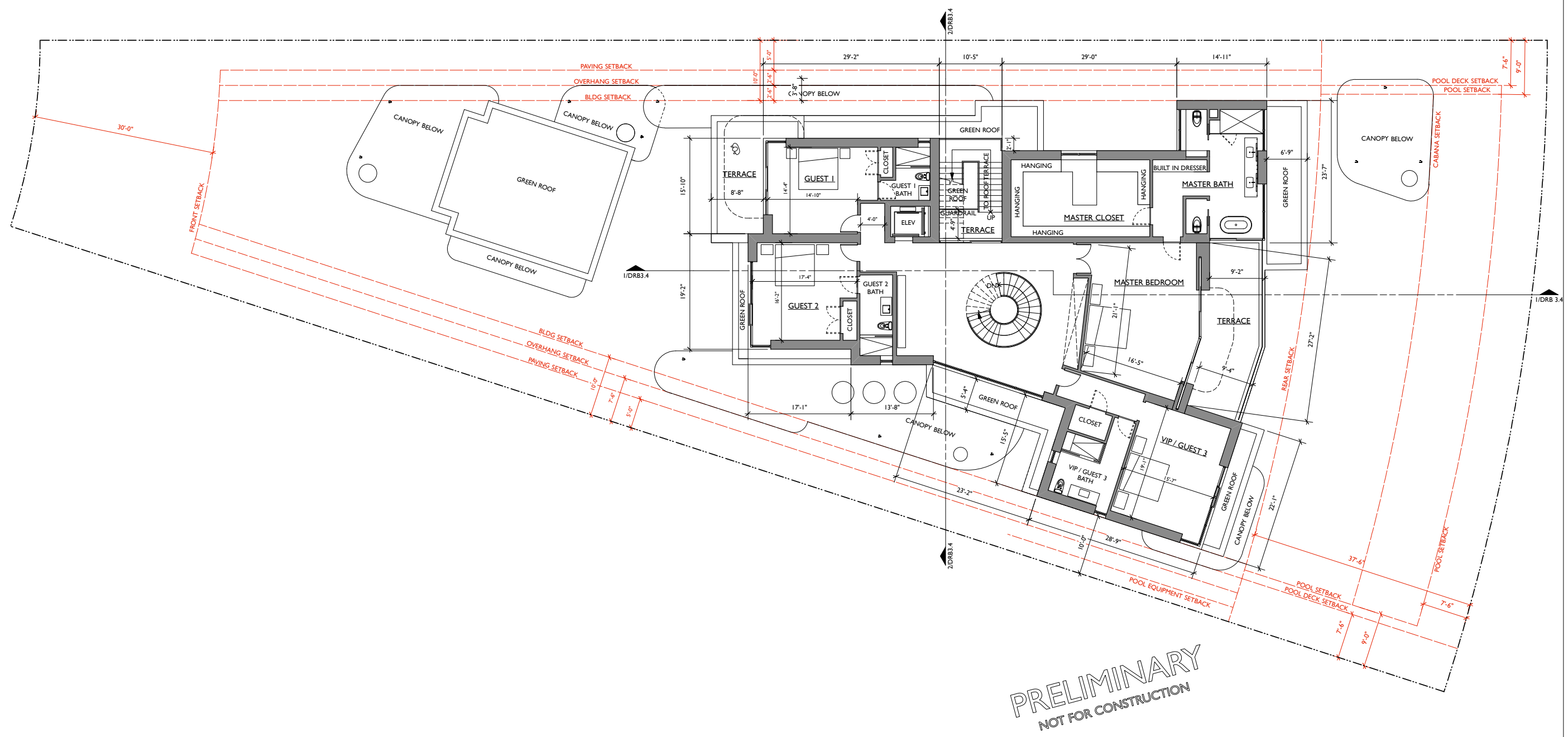
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 ARCHITECTURE  
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PROPOSED  
 SECOND  
 FLOOR PLAN  
**DRB 2.2**



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



DESIGNER:  
**dufner heighes**  
 195 CHRYSTIE ST. #801D  
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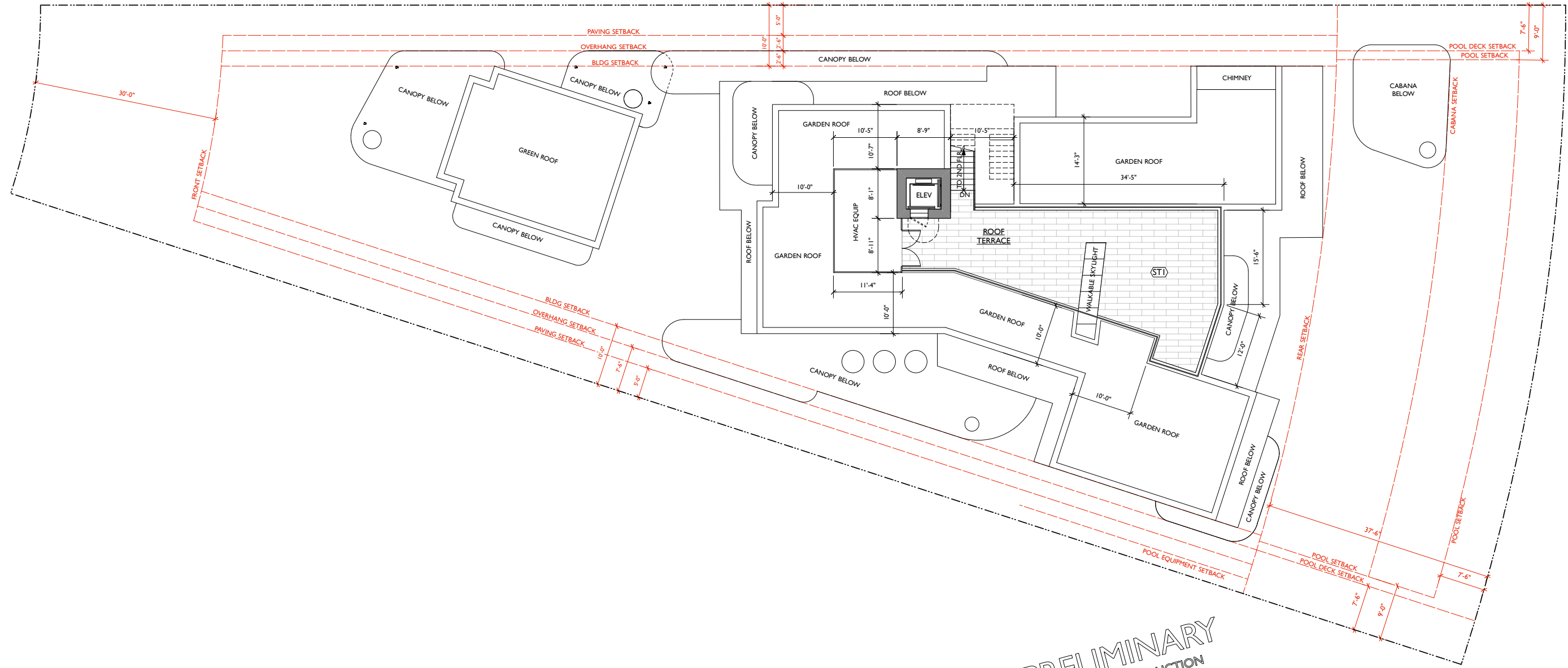
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PROPOSED  
 ROOF PLAN  
**DRB 2.3**



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

01 PROPOSED ROOF PLAN  
 SCALE: 1/8" = 1'-0"



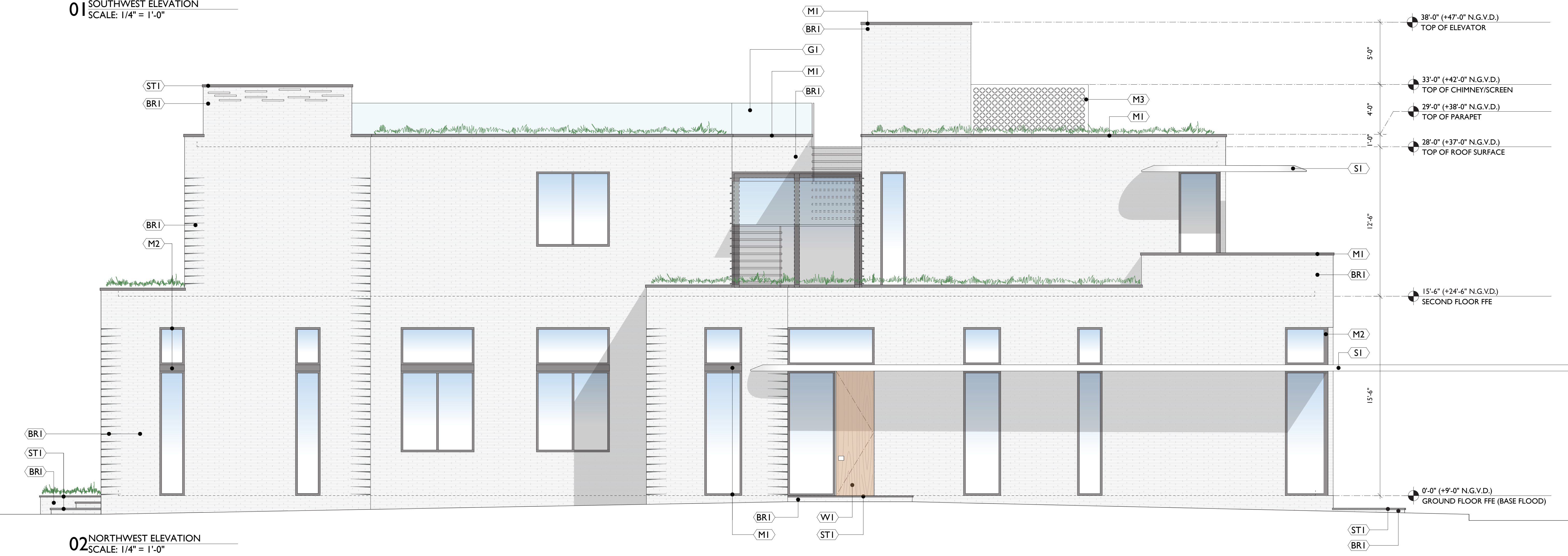




01 SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

**FINISH LEGEND:**

BR1	WHITE BRICK, 20 3/4" x 4 1/4" x 1 1/2", CORNERS ANGLED AS DRAWN
GI	GLASS GUARDRAIL
M1	ZINC TRIM CAP AT PARAPET WALLS
M2	POWDERCOATED ALUMINUM, COLOR TO MATCH ZINC
M3	LASER-CUT POWDERCOATED ALUMINUM SCREENS, COLOR TO MATCH ZINC
M4	POWDERCOATED WHITE POSTS
SI	WHITE SMOOTH-COAT STUCCO
ST1	VENA GRIGIO (LIGHT GRAY) MARBLE
ST2	WHITE CAST STONE SCREEN, "DESIGN 5" BY ERWIN HAUER
WI	MEDIUM TONE MAHOGANY WOOD



02 NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

DESIGNER:  
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REVISIONS:

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ANTHONY LEON  
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**3 DESIGN**  
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SEAL

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ELEVATIONS  
**DRB 3.0**