



FINISH LEGEND:

BR1	WHITE BRICK, 20 3/4" x 4 1/4" x 1 1/2", CORNERS ANGLED AS DRAWN
G1	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
S1	WHITE SMOOTH-COAT STUCCO
ST1	VENA GRIGIO (LIGHT GRAY) MARBLE
ST2	WHITE CAST STONE SCREEN, "DESIGN 5" BY ERWIN HAUER
W1	MEDIUM TONE MAHOGANY WOOD

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



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

DESIGNER:
195 CHRYSTIE ST. #801D
NEW YORK NY 10022
T 212 420 1605
REVISIONS:

AA0003669
ANTHONY LEON
00161752

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

SEAL

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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

ELEVATIONS
DRB 3.1

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

A.A. 0005569
 ANTHONY FELON
 0016752

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

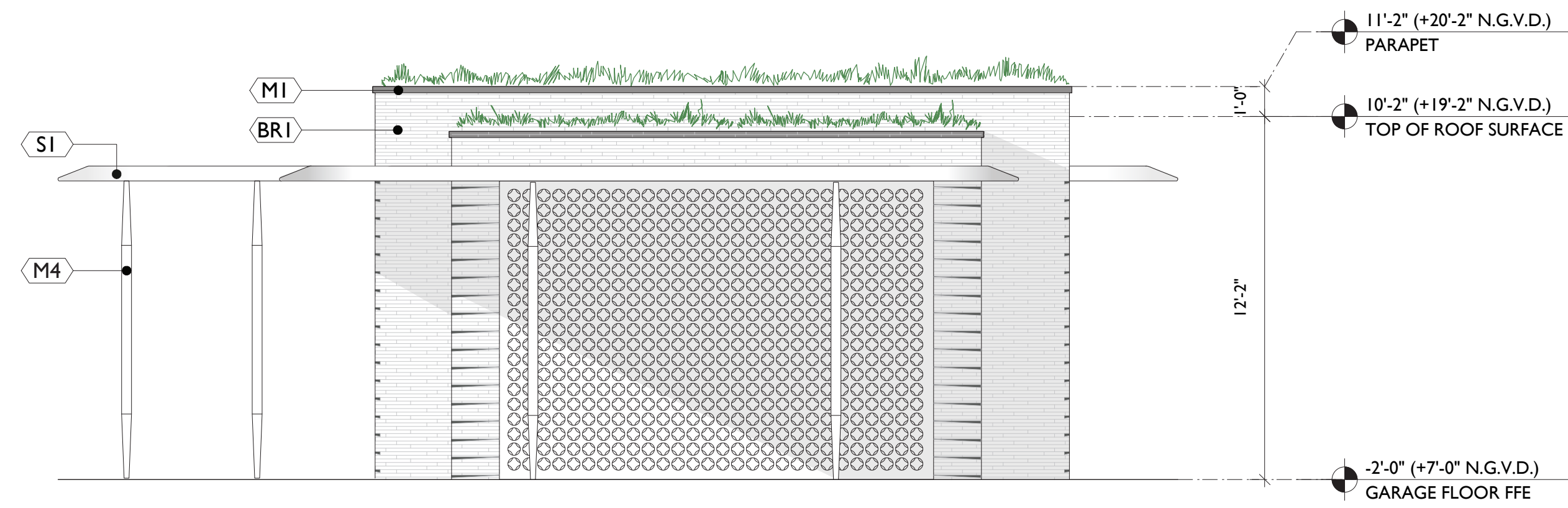
SEAL

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

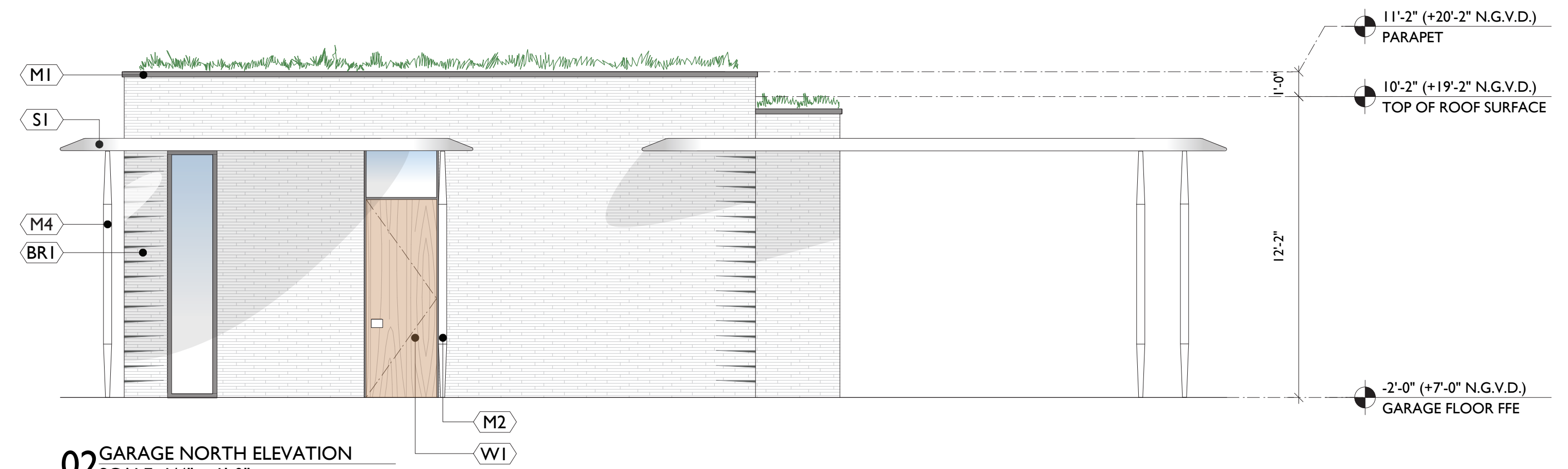
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNLESS ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

GARAGE & CABANA ELEVATIONS

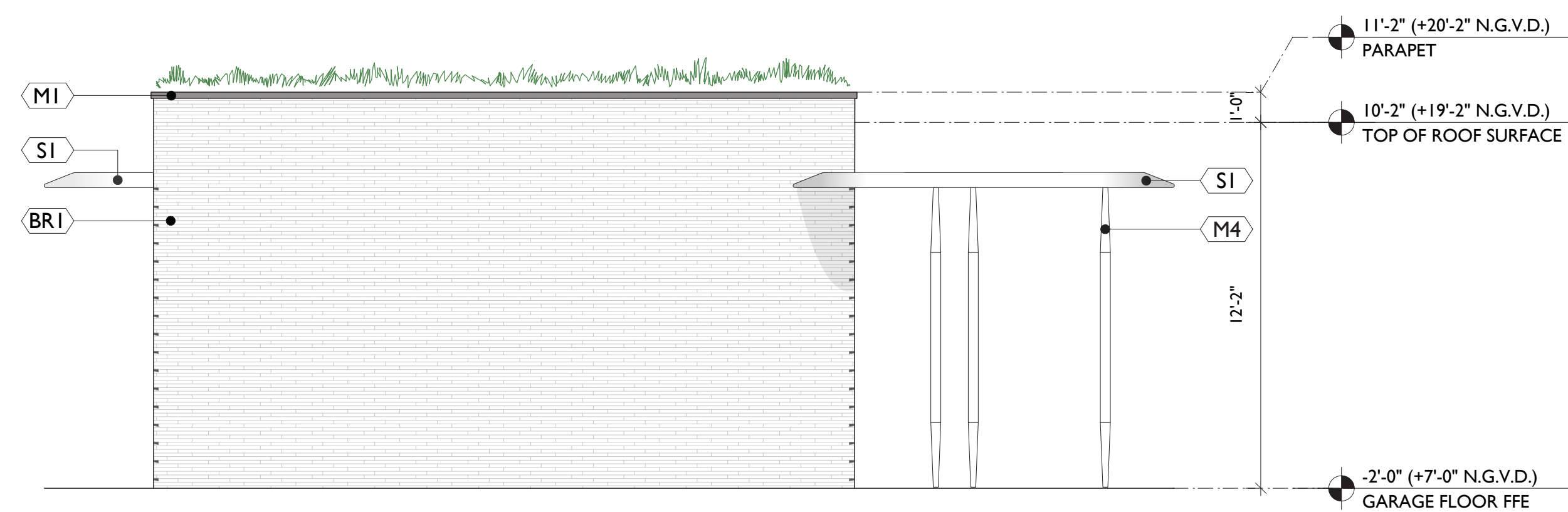
DRB 3.2



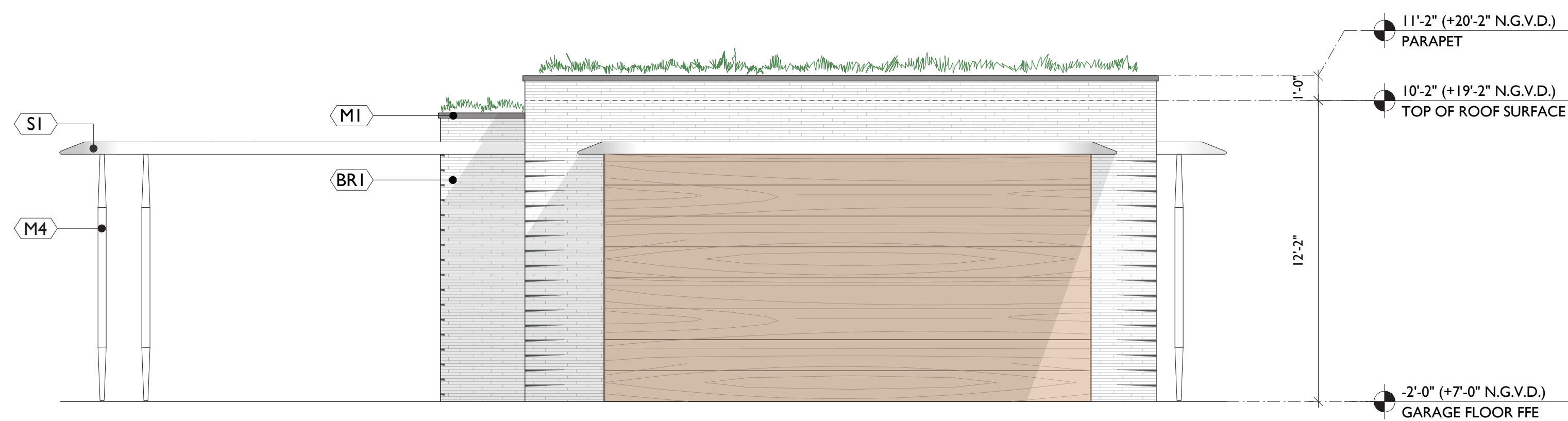
01 GARAGE WEST ELEVATION
 SCALE: 1/4" = 1'-0"



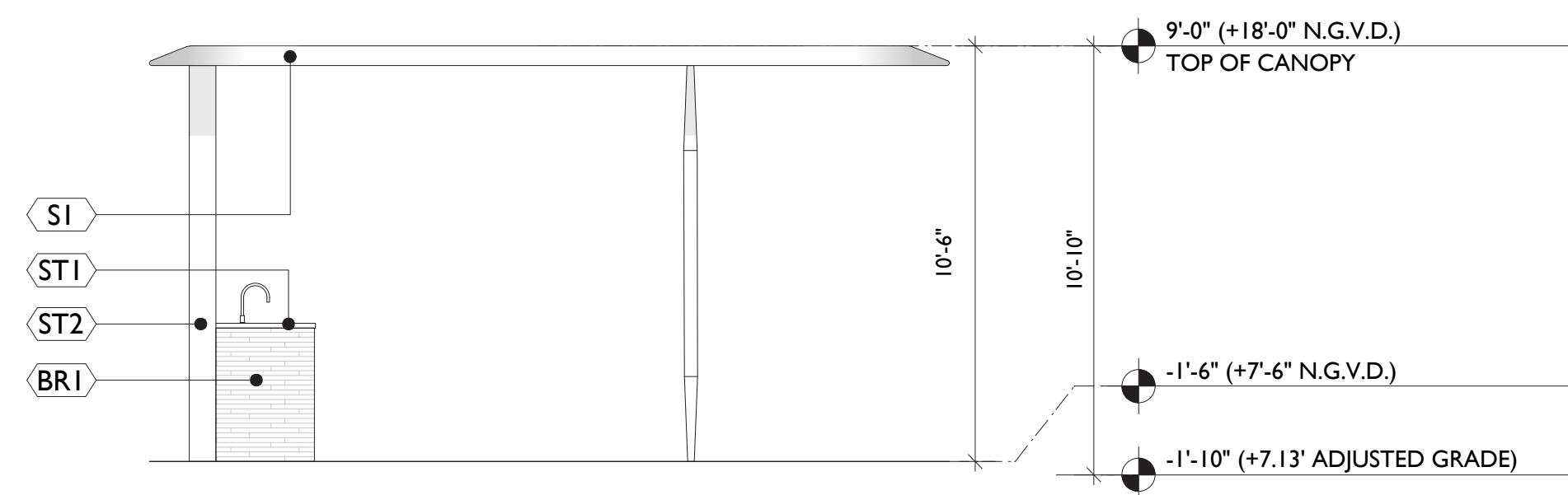
02 GARAGE NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



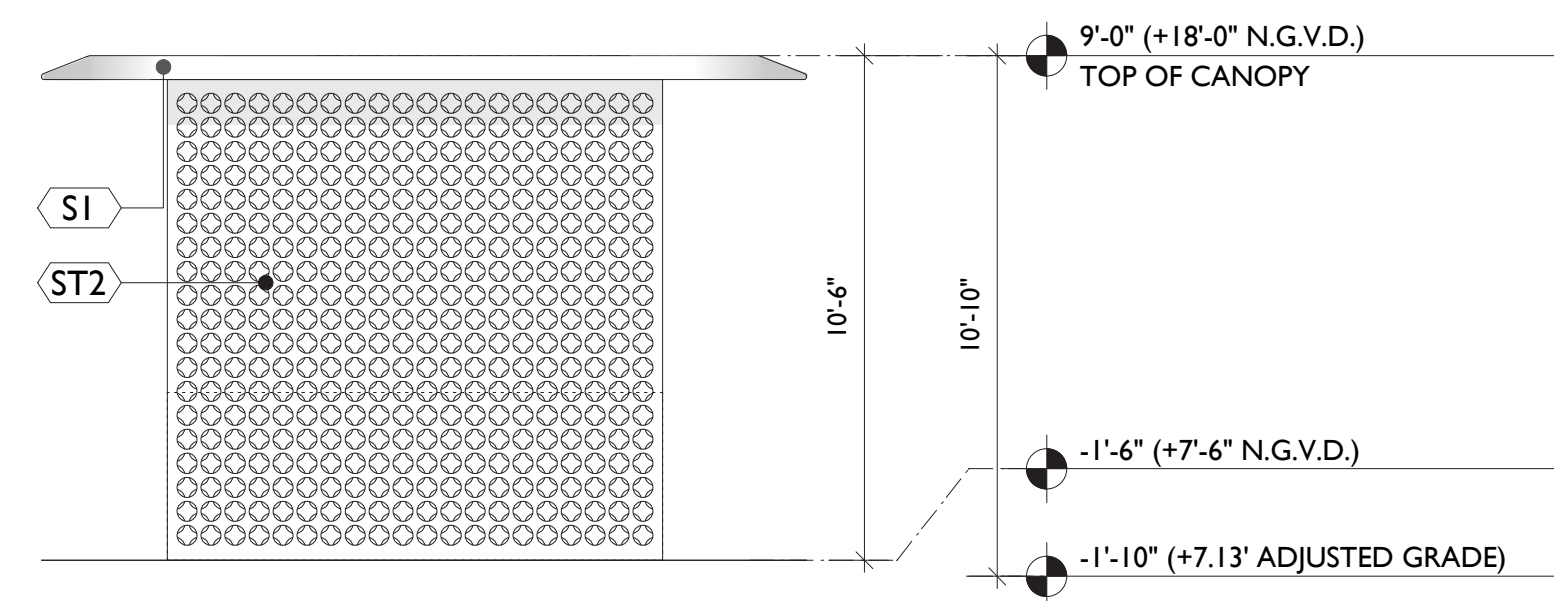
03 GARAGE EAST ELEVATION
 SCALE: 1/4" = 1'-0"



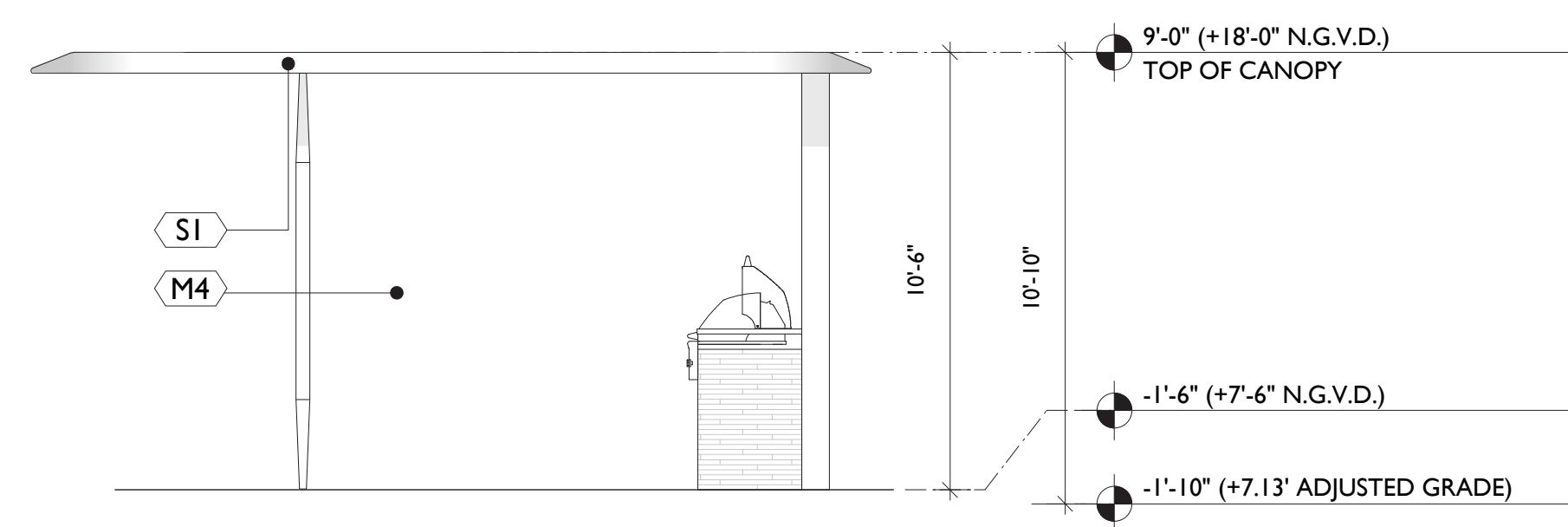
04 GARAGE SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



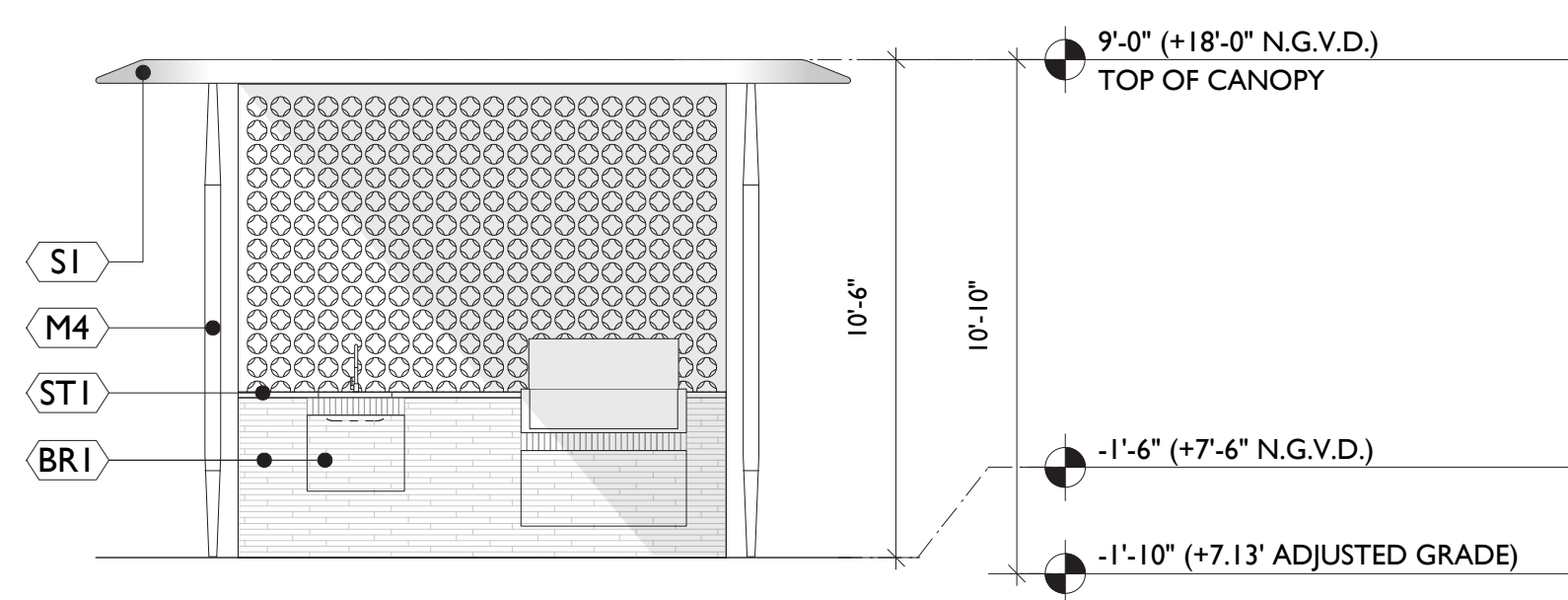
05 CABANA SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



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



07 CABANA NORTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"



08 CABANA SOUTH 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
G1	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
W1	MEDIUM TONE MAHOGANY WOOD

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

AA0003569
 ANY REVISION
 0018752

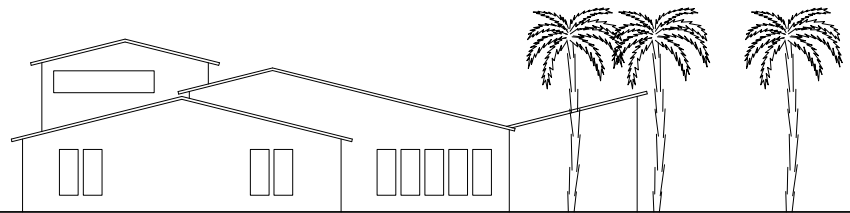
3 DESIGN
 ARCHITECTURE
 4300 Biscayne Blvd. # G-04, Miami, FL 33137
 P: 305.438.9377 | F: 305.438.9379

SEAL

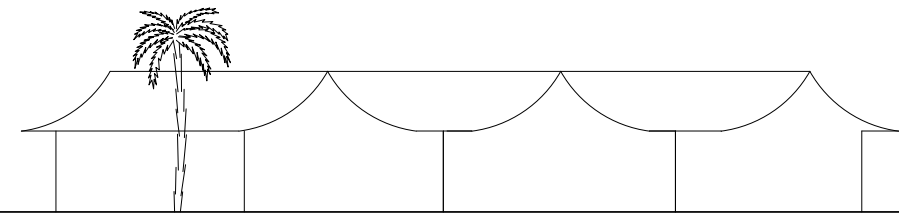
NEW RESIDENCE
 AT:
 11 PALM AVENUE
 MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT
 REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED
 AS CONSTRUCTION DOCUMENTS UNTIL ALL
 BUILDING DEPARTMENT APPROVALS ARE
 OBTAINED.

CONTEXTUAL
 ELEVATIONS
DRB 3.3

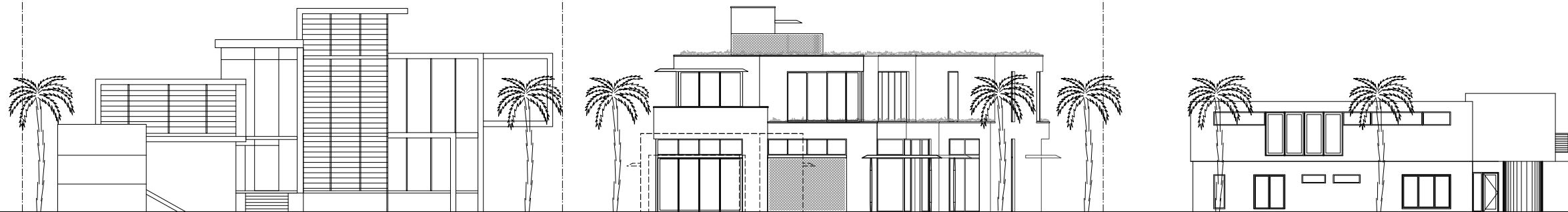


39 PALM AVE



21 PALM AVE

SUBJECT PROPERTY

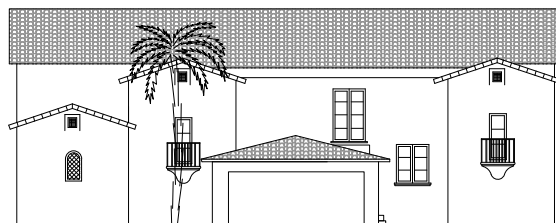


19 PALM AVE

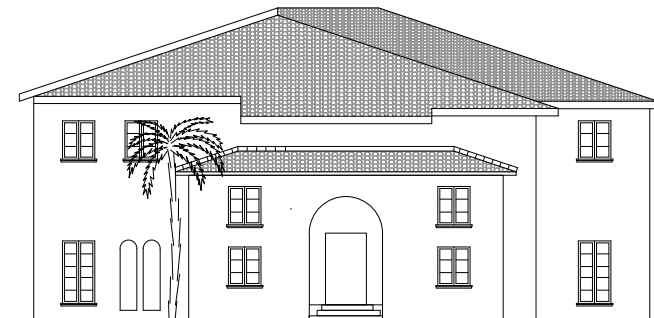
15 PALM AVE

11 PALM FRONT (WEST) ELEVATION

7 PALM ELEVATION



1 PALM ELEVATION

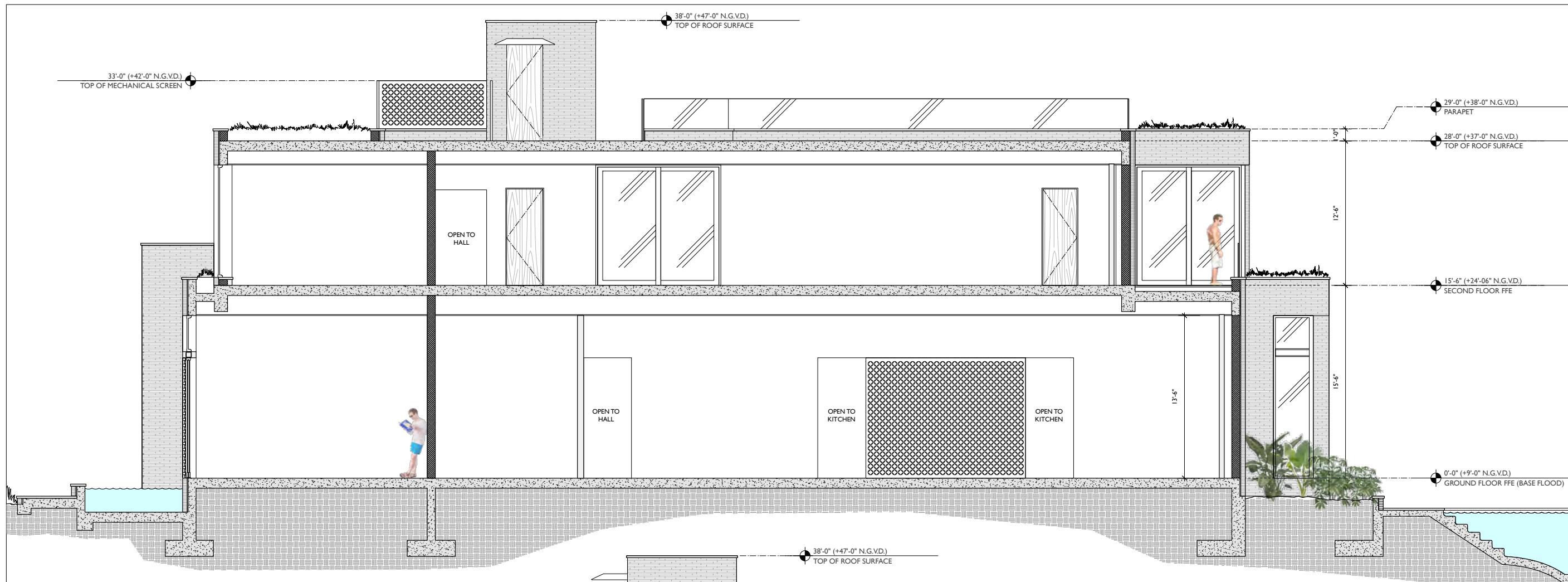


4 PALM ELEV

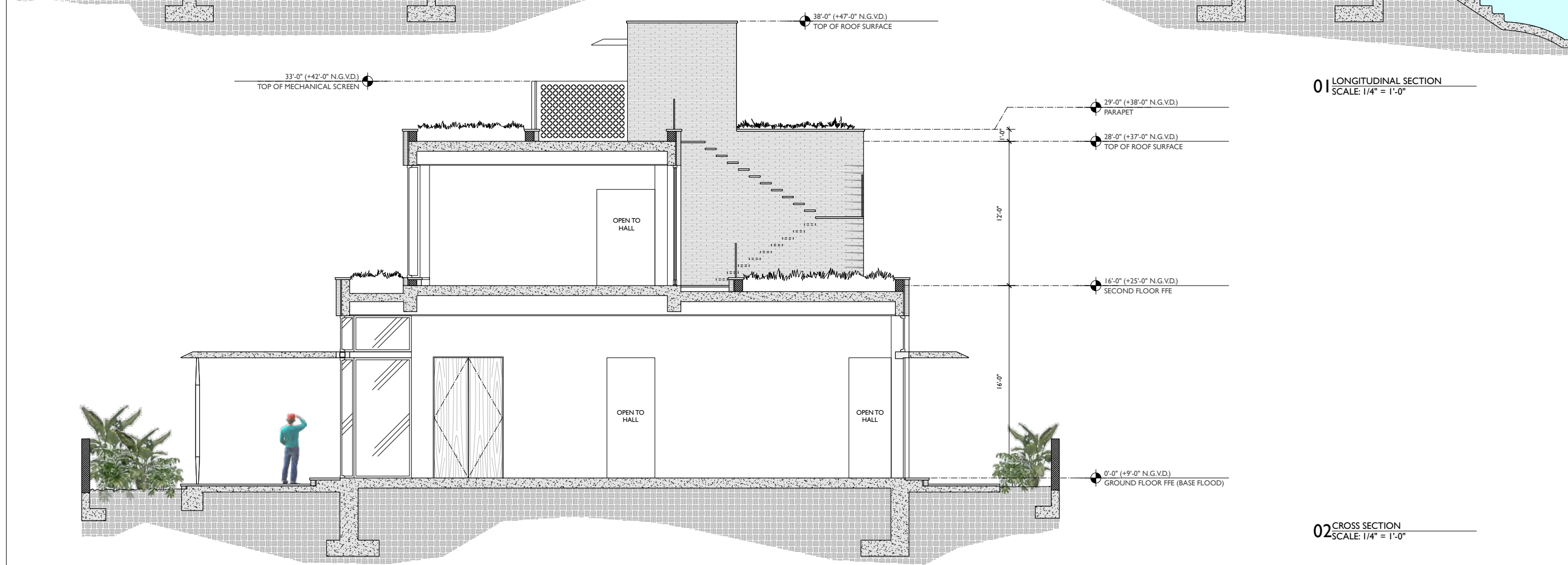


10 PALM ELEV

0 | CONTEXTUAL ELEVATIONS
 SCALE: 3/32 = 1'-0"



01 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



02 CROSS SECTION
SCALE: 1/4" = 1'-0"

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

AA0003569
ANTHONY FELTON
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 PALM AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

BUILDING SECTIONS
DRB 3.4



CONTEXTUAL AERIAL RENDERING
SCALE: N.T.S.

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

REVISIONS:

AA0003569
ANY
0018762

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

SEAL

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

THESE PLANS ARE FOR BUILDING DEPARTMENT
REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED
AS CONSTRUCTION DOCUMENTS UNTIL ALL
BUILDING DEPARTMENT APPROVALS ARE
OBTAINED.

CONTEXT
RENDERING

DRB 4.0



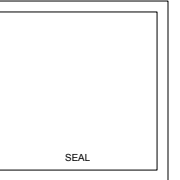
RENDERING – FRONT VIEW
SCALE: N.T.S.

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

REVISIONS:

AA0003569
ANTISELON
0018752

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



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

THESE PLANS ARE FOR BUILDING DEPARTMENT
REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED
AS CONSTRUCTION DOCUMENTS UNTIL ALL
BUILDING DEPARTMENT APPROVALS ARE
OBTAINED.

RENDERING –
FRONT VIEW

DRB 4.1



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

AA0003669
 ANTHONY LEON
 0016752

DESIGN
 ARCHITECTURE

4300 Biscayne Blvd. # G-04, Miami, FL 33137
 P: 305-438-9377 | F: 305-438-9379

SEAL

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

RENDERING – REAR VIEW
 SCALE: N.T.S.

THESE PLANS ARE FOR BUILDING DEPARTMENT
 REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED
 AS CONSTRUCTION DOCUMENTS UNTIL ALL
 BUILDING DEPARTMENT APPROVALS ARE
 OBTAINED.

RENDERING –
 REAR VIEW

DRB 4.2



RENDERING – ENTRY AREA
SCALE: N.T.S.

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

AA0003669
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. # G-04, Miami, FL 33137
P: 305-438-9377 | F: 305-438-9379

SEAL

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

THESE PLANS ARE FOR BUILDING DEPARTMENT
REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED
AS CONSTRUCTION DOCUMENTS UNTIL ALL
BUILDING DEPARTMENT APPROVALS ARE
OBTAINED.

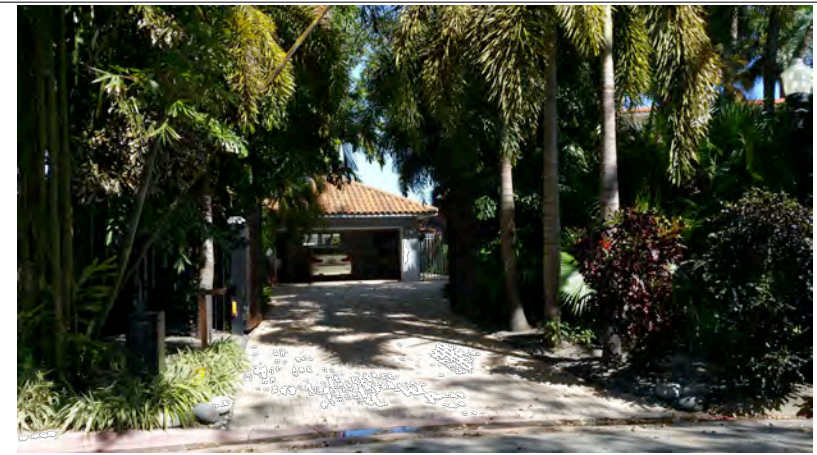
RENDERING
DRB 4.3



SUBJECT PROPERTY - 11 PALM - VIEW 1



7 PALM - VIEW 2



1 PALM - VIEW 3



4 PALM - VIEW 4



10 PALM - VIEW 5



15 PALM - VIEW 6



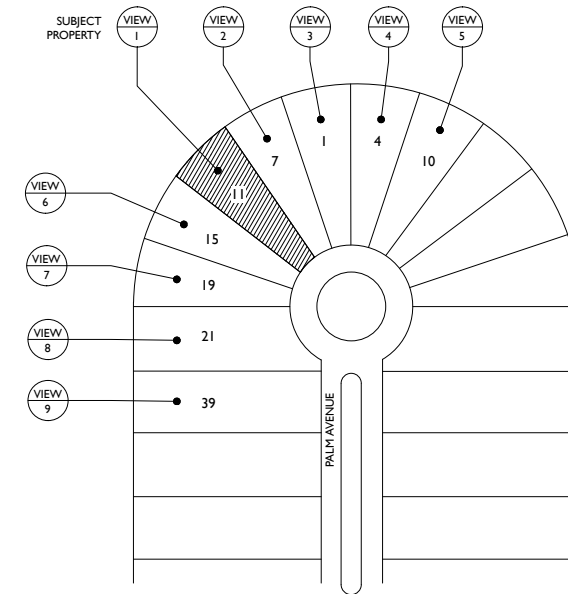
19 PALM - VIEW 7



21 PALM - VIEW 8



39 PALM - VIEW 9



← LOCATION MAP PHOTOS
SCALE: N.T.S.

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

REVISIONS:

AA0003569
ANTHONY
0018752

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



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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

CONTEXT
PHOTOS
DRB 5.0