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291 PALM AVENUE LALANI DEVELOPERS

DRB21-0738 FIRST SUBMITTAL - LOT A - 03/07/2022

PROJECT DESCRIPTION

NEW SINGLE FAMILY HOME ON LOT A OF APPROVED LOT SPLIT WITH ASSOCIATED WAIVER AND VARIANCES

THE HOUSE ON LOT A WILL BE ELEVATED 11'-4" ABOVE GRADE AND CONSIST OF AN UNDERSTORY DESIGN. THE HOUSE WILL HAVE A POOL AND OVERHANGING TERRACES. DUE TO THE SUBSTANTIAL IRREGULAR SHAPE, NARROW LOT DEPTH AND DOUBLE FRONTAGE CONDITION OF BOTH LOTS THE OWNER SEEKS VARIANCES FOR THE FOLLOWING ITEMS:

1. LOT COVERAGE
2. UNIT SIZE
3. NOT USED
4. FRONT SETBACK ON NORTH COCONUT LANE FOR 2 STORY STRUCTURE
5. FRONT SETBACK ON PALM AVENUE FOR 2 STORY STRUCTURE
6. INTERIOR SIDE YARD SETBACK
7. POOL DECK SETBACK FOR SIDE YARD FACING STREET
8. PROJECTION OF SOUTH TERRACE AND BALCONY EXCEEDING 25% OF FRONT YARD SETBACK
9. SETBACKS FOR ROOF DECK FROM NORTH SIDE OF FLOOR BELOW
10. UNDERSTORY 50% OPENESS
11. NOT USED
12. UNDERSTORY EDGE (5') FOR PORTION FACING N/COCONUT LANE AND STREET SIDE
13. NOT USED

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6001 N.W. 7 Ave. STE B, Miami, FL 33127

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COVER SHEET

291 PALM AVENUE
A-000
3/7/22



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ARCHITECTURE DRAWING INDEX

A-000	COVER SHEET
A-001	INDEX
A-002	EXISTING SITE SURVEY
A-003	EXISTING SITE CONTEXT
A-004	EXISTING INTERIOR LOT CONTEXT
A-005	EXISTING WATERFRONT LOT CONTEXT
A-006	NEIGHBORHOOD DEVELOPMENT ANALYSIS
A-007	NEIGHBORHOOD DEVELOPMENT ANALYSIS
A-008	CONTEXT DEVELOPMENT ANALYSIS
A-009	EXISTING SITE MASSING DIAGRAMS
A-010	CONTEXTUAL ELEVATIONS
A-011	CONTEXTUAL ELEVATIONS
A-012	SITE DEMOLITION PLAN
A-013	EXISTING SITE ZONING DATA CHART
A-014	SITE DIAGRAMS
A-015	SITE DIAGRAMS
A-016	SITE DIAGRAMS
A-017	LOT WIDTH DIAGRAM
A-018	SITE DIAGRAMS
A-019	BUILDING DIAGRAMS

ARCHITECTURE DRAWING INDEX (CONT.)

A-010A	LOT A SURVEY
A-011A	LOT A ZONING DATA CHART
A-012A	LOT A REQUIRED SETBACK DIAGRAM
A-013A	LOT A VARIANCE DIAGRAM
A-014A	LOT A VARIANCE DIAGRAM - UNDERSTORY
A-015A	LOT A VARIANCE DIAGRAM - UNDERSTORY OPEN AREAS
A-016A	LOT A VARIANCE DIAGRAM - UNDERSTORY OPEN AREAS
A-017A	LOT A VARIANCE DIAGRAM - ROOF DECK
A-018A	LOT A LOT COVERAGE / UNIT SIZE DIAGRAMS
A-019A	LOT A UNIT SIZE DIAGRAMS
A-020A	LOT A ROOF DECK / PERVIOUS OPEN SPACE DIAGRAMS
A-101A	LOT A - FLOOR PLANS
A-102A	LOT A - FLOOR PLANS
A-103A	LOT A - FLOOR PLANS
A-104A	LOT A - FLOOR PLANS
A-201A	LOT A - ELEVATIONS
A-202A	LOT A - ELEVATIONS
A-203A	LOT A - ELEVATION MATERIALS
A-301A	LOT A - SECTIONS
A-302A	LOT A - SECTIONS
A-303A	LOT A - SECTIONS
A-401A	LOT A - MASSING DIAGRAMS
A-402A	LOT A - MASSING DIAGRAMS
A-403A	LOT A - MASSING DIAGRAMS
A-404A	LOT A - MASSING DIAGRAMS
A-405A	LOT A - ARCHITECTURE RENDERINGS
A-406A	LOT A - ARCHITECTURE RENDERINGS
A-407A	LOT A - ARCHITECTURE RENDERINGS
A-408A	LOT A - LANDSCAPE RENDERINGS
A-409A	LOT A - LANDSCAPE RENDERINGS
A-410A	LOT A - LANDSCAPE RENDERINGS

LANDSCAPE DRAWING INDEX

LCVR	COVER PAGE - LOT A
L001	GENERAL SITE NOTES
L002	LANDSCAPE RENDERINGS
L003	LANDSCAPE RENDERINGS
L100	TREE DISPOSITION NOTES
L101	TREE DISPOSITION NOTES
L102	TREE REFERENCE SCHEDULE & IMAGES
L103	TREE DISPOSITION PLAN
L300	MATERIALS PLAN AND NOTES
L500	LAYOUT PLAN & NOTES
L700	PLANTING SCHEDULE & NOTES
L701	TREE & PALM PLANTING PLAN
L702	UNDERSTORY PLANTING PLAN
L703	PLANTING DETAILS

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

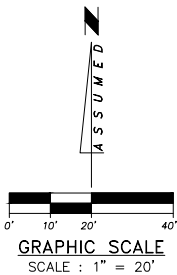
Sheet Title

INDEX



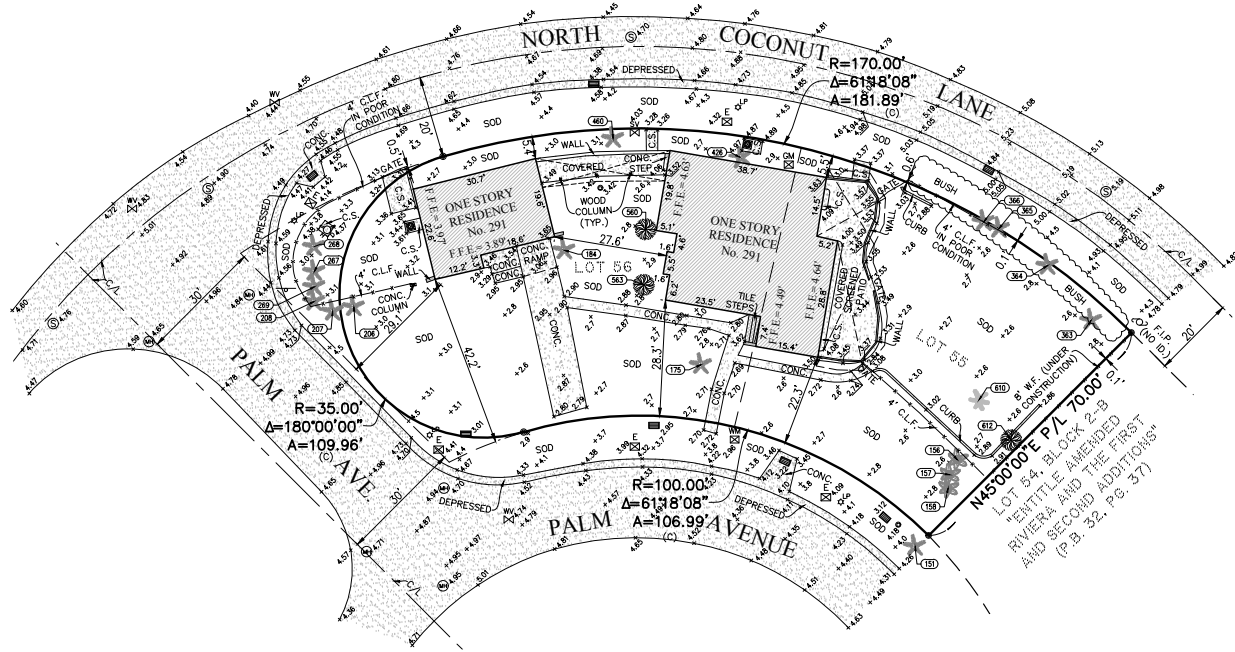
LEGEND

	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence



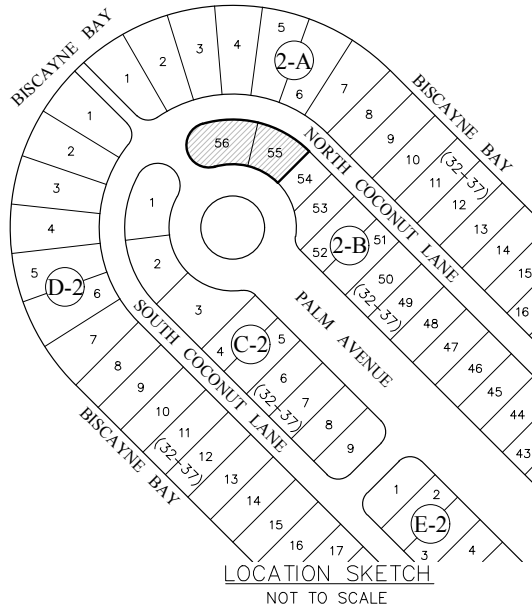
BOUNDARY SURVEY

of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CASA DE PALM LLC



ABBREVIATIONS

A/C	Arc Length
ASPH.	Air Conditioner Pad
B.M.	Asphalt
(C)	Benchmark
C.B.S.	Calculated
C.G.	Concrete Block Structure
C/L	Curb & Gutter
C.L.F.	Centerline
CONC.	Chain Link Fence
C.S.	Concrete
(D)	Concrete Slab
D.W.	Deed
E.O.W.	Driveway
E.T.P.	Edge of Water
F.F.E.	Electric Transformer Pad
F.I.P.	Finished Floor Elevation
F.N.D.	Found Iron Pipe
F.R.	Found Nail & Disc
ID.	Found Rebar
INV.	Identification
L.F.E.	Inverts
(M)	Lowest Floor Elevation
M.F.	Measured
M/L	Metal Fence
P.B.	Monument Line
P.C.P.	Plot Book
P.C.	Permanent Control Point
P.L.	Page
P/L	Planter
P.O.B.	Property Line
P.O.C.	Point of Beginning
P/S	Point of Commencement
(R)	Parking Spaces
P.R.M.	Recorded
R/W	Permanent Reference Monument
SWK.	Right-of-Way Line
S.N.D.	Sidewalk
S.R.	Set Nail & Disc (LB 3398)
TYP.	Set Rebar (LB 3398)
T.B.M.	Typical
T.O.B.	Temporary Benchmark
T.O.P.	Top of Bank
U.E.	Top of Pipe Elevation
V.G.	Utility Easement
W.E.	Valley Gutter
W.F.	Wire Elevation
	Wood Fence



POINT NUMBER	NAME # (FT) - HGT. (FT) - SP. (FT)
151	PALM 1.50'-40'-20'
156	COCONUT PALM 1.40'-20'-15'
157	COCONUT PALM 1.40'-28'-15'
158	COCONUT PALM 1.40'-25'-15'
175	PALM 2.50'-60'-20'
184	PALM 1.80'-50'-20'
206	PALM 1.30'-28'-18'
207	PALM 1.30'-28'-18'
208	PALM 1.30'-28'-18'
267	PALM 1.50'-18'-18'
268	PALM 1.50'-18'-18'
269	PALM 1.50'-18'-12'
363	PALM 1'-25'-15'
364	PALM 1'-30'-12'
365	PALM 1.50'-30'-18'
366	PALM 1.80'-30'-18'
426	PALM 1.80'-30'-15'
460	PALM 1.80'-30'-18'
560	TREE 2.50'-30'-25'
563	TREE 2'-18'-15'
610	PINE TREE 2'-55'-15'
612	TREE 0.90'-22'-10'

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 24th, 2021.

2. LEGAL DESCRIPTION:

Lot 55 and Lot 56, in Block 2-B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami-Dade County, Florida.

Containing 12,035 Square feet or 0.28 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

FOLIO No. 02-4205-002-0460

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

Benchmarks used:
Miami Beach Benchmark: Palm 01-R,
Elevation=5.12' (Adjusted to N.G.V.D. 1929)
Location: SW corner of Palm Avenue & Fountain Street.

Miami Beach Benchmark: Palm 02-R2,
Elevation=4.43' (Adjusted to N.G.V.D. 1929)
Location: SE corner of W Palm Avenue & S Coconut Lane.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N45°00'00"E along the Easterly line of the Subject property, Miami-Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

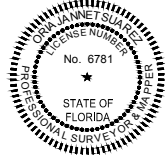
CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: **Oria J Suarez**, P.S.M., for the firm
Professional Surveyor and Mapper No. 6781
State of Florida



THIS DOCUMENT HAS BEEN INTERNALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSW ON THE DATE ADJACENT TO THE SEAL.
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Proj: 21-0236
Job: 21-0236
Date: 08-24-2021
Drawn: G.P., J.S., M.P.
Checked: J.S.
Scale: AS SHOWN
Field Book: FILE
SHEET 1 OF 1



R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

EXISTING SITE SURVEY

Sheet Title

A-002

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1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



13 288 PALM AVE.



14 286 PALM AVE.



15 281 PALM AVE.



2 287 PALM AVE.



3 287 PALM AVE.



4 312 PALM AVE.



5 312 PALM AVE.



6 312 PALM AVE.



7 312 PALM AVE.



8 300 PALM AVE.



9 300 PALM AVE.



10 300 PALM AVE.

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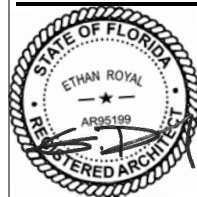
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

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#	ADDRESS	LOT SIZE MIAMI BEACH, FL 33139 (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
1	191 PALM AVE	7,000	2,577	36%	3,092	44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	N/A	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
40	226 PALM AVE	7,000	4,439	63%			NA (2 STORIES)	NA	18'	8'	8'
41	222 PALM AVE	8,000	N/A	N/A			NA (2 STORIES)	NA	31'	N/A	N/A
42	218 PALM AVE	21,000	5,570	26%	6,684	31%	5,570 Sq.Ft	26%	31'	N/A	N/A
43	210 PALM AVE	43,000	11,933	27%			11,933 Sq.Ft	27%	40'	N/A	N/A
44	198 PALM AVE	30,000	12,217	40%			NA (2 STORIES)	NA	20'	N/A	N/A
45	190 PALM AVE	30,000	13,783	46%			13,783 Sq.Ft	46%	20'	N/A	N/A
46	222 S COCONUT LN	7,000	3,686	53%	4,423	63%	NA (2 STORIES)	NA	20'	N/A	N/A
47	224 S COCONUT LN	8,000	3,202	40%	3,842	48%	NA (2 STORIES)	NA	50'	N/A	N/A
48	228 S COCONUT LN	8,400	3,962	47%			NA (2 STORIES)	NA	25'	N/A	N/A
49	234 S COCONUT LN	8,400	3,140	37%	3,768	44%	NA (2 STORIES)	NA	25'	N/A	N/A

#	ADDRESS	LOT SIZE MIAMI BEACH, FL 33139 (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
50	240 S COCONUT LN	8,400	3,727	44%			NA (2 STORIES)	NA	38'	N/A	N/A
51	244 S COCONUT LN	8,400	3,399	40%	4,078	48%	NA (2 STORIES)	NA	38'	N/A	N/A
52	250 S COCONUT LN	8,400	5,032	60%	6,038	71%	NA (2 STORIES)	NA	32'	N/A	N/A
53	256 S COCONUT LN	7,000	2,496	35%	2,995	42%	NA (2 STORIES)	NA	N/A	N/A	N/A
54	260 S COCONUT LN	7,000	3,717	53%	4,460	63%	3,717 Sq.Ft	53%	56'	N/A	N/A
55	262 S COCONUT LN	7,000	5,898	84%			5,898 Sq.Ft	84%	17'	N/A	N/A
56	266 S COCONUT LN	14,000	5,441	39%	6,529	46%	NA (2 STORIES)	NA	20'	N/A	N/A
57	276 S COCONUT LN	7,000	2,527	36%	3,032	43%	NA (2 STORIES)	NA	46'	N/A	N/A
58	280 S COCONUT LN	7,000	5,671	81%	6,805	97%	NA (2 STORIES)	NA	21'	N/A	N/A
59	288 S COCONUT LN	14,000	10,853	78%			NA (2 STORIES)	NA	28'	N/A	N/A
60	290 S COCONUT LN	7,000	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
61	294 S COCONUT LN	8,736	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
62	298 S COCONUT LN	8,736	4,783	55%	5,739	65%	NA (2 STORIES)	NA	54'	N/A	N/A
63	302 S COCONUT LN	8,736	3,661	42%			NA (2 STORIES)	NA	42'	N/A	N/A
64	308 S COCONUT LN	8,643	5,697	66%			5,697 Sq. Ft	66%	25'	N/A	N/A
65	310 S COCONUT LN	8,736	1,787	20%	2,144	24%	1,787 Sq. Ft	20%	NEG. 1'-9"	N/A	N/A
66	316 S COCONUT LN	8,736	2,419	27%	2,902	33%	NA (2 STORIES)	NA	36'	N/A	N/A
67	320 S COCONUT LN	8,840	4,319	49%			NA (2 STORIES)	NA	15'	N/A	N/A
68	317 N COCONUT LN	7,924	2,752	35%	3,302	41%	NA (2 STORIES)	NA	NEG. 1'-0"	N/A	N/A
69	315 N COCONUT LN	8,505	3,613	42%			NA (2 STORIES)	NA	29'	N/A	N/A
70	311 N COCONUT LN	8,493	3,222	38%			NA (2 STORIES)	NA	35'	N/A	N/A
71	305 N COCONUT LN	8,493	4,693	55%			4,693 Sq. Ft	55%	15'	N/A	N/A
72	303 N COCONUT LN	8,493	3,880	46%	4,656	54%	3,880 Sq.Ft	46%	22'	N/A	N/A
73	297 N COCONUT LN	8,667	3,501	40%	4,201	48%	NA (2 STORIES)	NA	62'	N/A	N/A
74	295 N COCONUT LN	8,828	4,455	50%	5,346	60%	4,455 Sq.Ft	50%	23'	N/A	N/A
75	291 N COCONUT LN	7,000	2,261	32%	2,713	38%	2,261 Sq.Ft	32%	N/A	N/A	N/A
76	N/A	N/A	N/A	N/A			N/A	NA	30'	N/A	N/A
77	281 N COCONUT LN	7,000	2,002	28%	2,402	34%	2,002 Sq.Ft	28%	25'	N/A	N/A
78	277 N COCONUT LN	7,000	3,210	46%	3,852	55%	3,210 Sq.Ft	46%	20'	N/A	N/A
79	275 N COCONUT LN	8,414	3,529	42%			NA (2 STORIES)	NA	25'	N/A	N/A
80	269 N COCONUT LN	14,579	3,570	24%			NA (2 STORIES)	NA	21'	N/A	N/A
81	261 N COCONUT LN	7,000	2,410	34%	2,892	41%	2,410 Sq.Ft	34%	30'	N/A	N/A
82	257 N COCONUT LN	7,000	4,814	69%	5,776	82%	NA (2 STORIES)	NA	20'	N/A	N/A
83	253 N COCONUT LN	7,000	2,283	33%	2,739	39%	2,410 Sq.Ft	33%	30'	N/A	N/A
84	251 N COCONUT LN	7,000	3,594	51%	4,312	61%	NA (2 STORIES)	NA	24'	N/A	N/A
85	245 N COCONUT LN	7,000	4,686	67%			NA (2 STORIES)	NA	28'	N/A	N/A
86	241 N COCONUT LN	7,000	2,064	30%	2,476	35%	2,064 Sq.Ft	30%	22'	N/A	N/A
87	237 N COCONUT LN	7,000	4,420	63%			NA (2 STORIES)	NA	20'	N/A	N/A
88	235 N COCONUT LN	7,000	2,068	30%	2,481	35%	2,068 Sq.Ft	30%	46'	N/A	N/A
89	233 N COCONUT LN	7,000	6,607	94%			NA (2 STORIES)	NA	15'	N/A	N/A
90	225 N COCONUT LN	14,000	2,826	20%	3,391	24%	2,826 Sq.Ft	20%	44'	N/A	N/A
91	215 N COCONUT LN	14,000	2,445	17%	2,934	20%	2,445 Sq.Ft	17%	20'	N/A	N/A
92	211 N COCONUT LN	7,000	3,802	54%			NA (2 STORIES)	NA	21'	N/A	N/A
93	205 N COCONUT LN	7,000	1,760	25%	2,112	30%	1,760 Sq.Ft	25%	22'	N/A	N/A
94	201 N COCONUT LN	7,000	1,757	25%	2,108	30%	1,757 Sq.Ft	25%	22'	N/A	N/A
95	199 N COCONUT LN	7,000	1,805	26%			NA (2 STORIES)	NA	33'	N/A	N/A

AVERAGE	8,563	3,711	45.04%	3,516	47.17%		36.36%				
MEDIAN	7,000	3,222	44.00%	3,232	44.00%		32.00%				

PROPERTY DEVELOPMENT CHART

COLOR CODED LEGEND			
	70' DEEP LOTS		
	RECENT CONSTRUCTION		
	NON-CONFORMANCES		



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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



A-006

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#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	30% MAX	(FT)	(FT)	(FT)
1	191 PALM AVE	7,000	2,577	36%		44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12,021	2,961	25%	3,553	30%	NA (2 STORIES)	NA	20	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A

PROPERTY DEVELOPMENT CHART

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	50% MAX (%)	(SF +20%)	50% MAX (+20 %)	(SF)	30% MAX (%)	(FT)	(FT)	(FT)
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	NA	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
	AVERAGE	6,599	2,982	46%	3,050	48%		34%			
	MEDIAN	6,000	2,786	45%	3,217	52%		36%			

PROPERTY DEVELOPMENT CHART CONT.

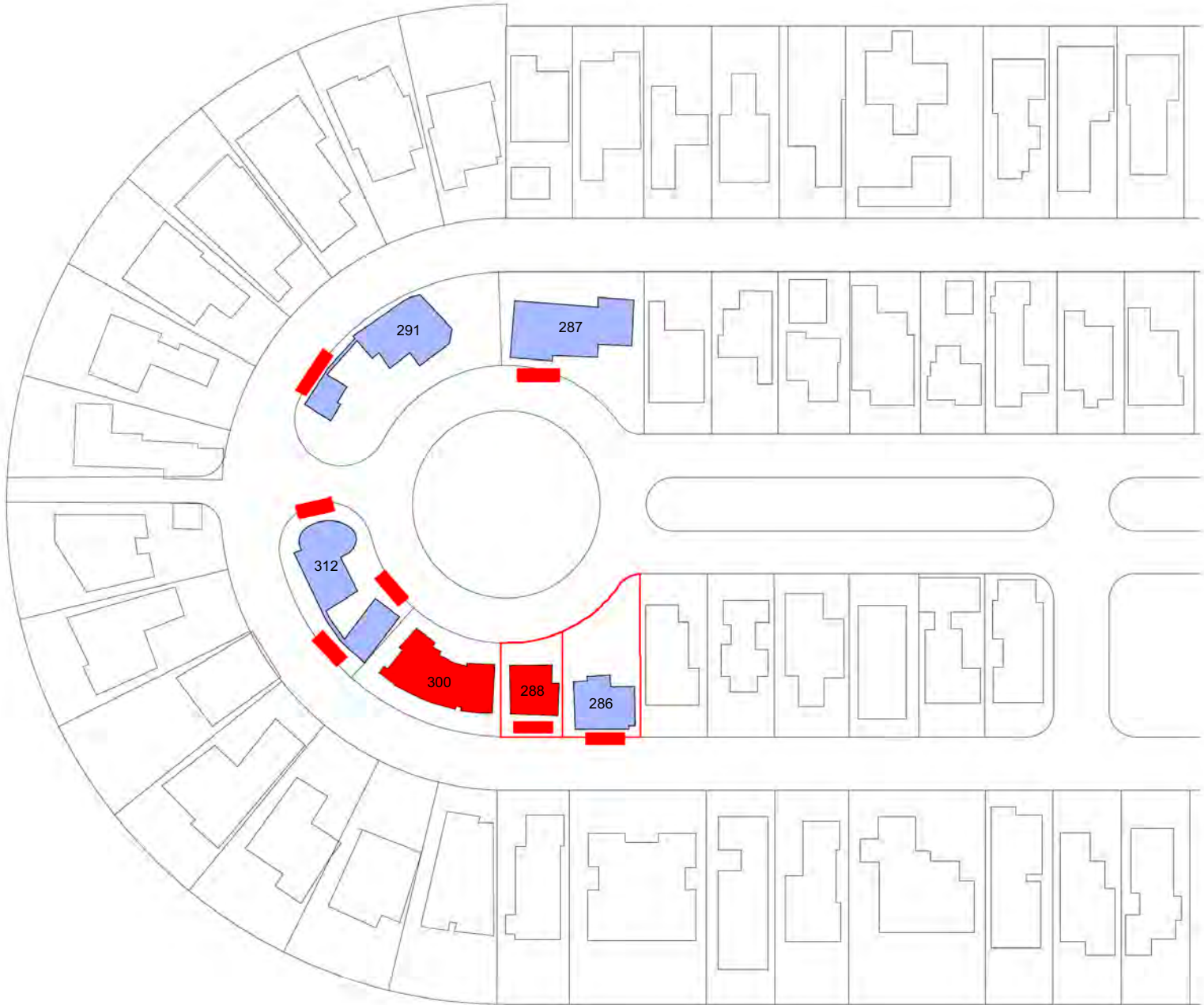
#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
	MIAMI BEACH,FL 33139	(SF)	(SF)	(%)			(SF)	(%)			
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	



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2 PROPERTY KEY PLAN



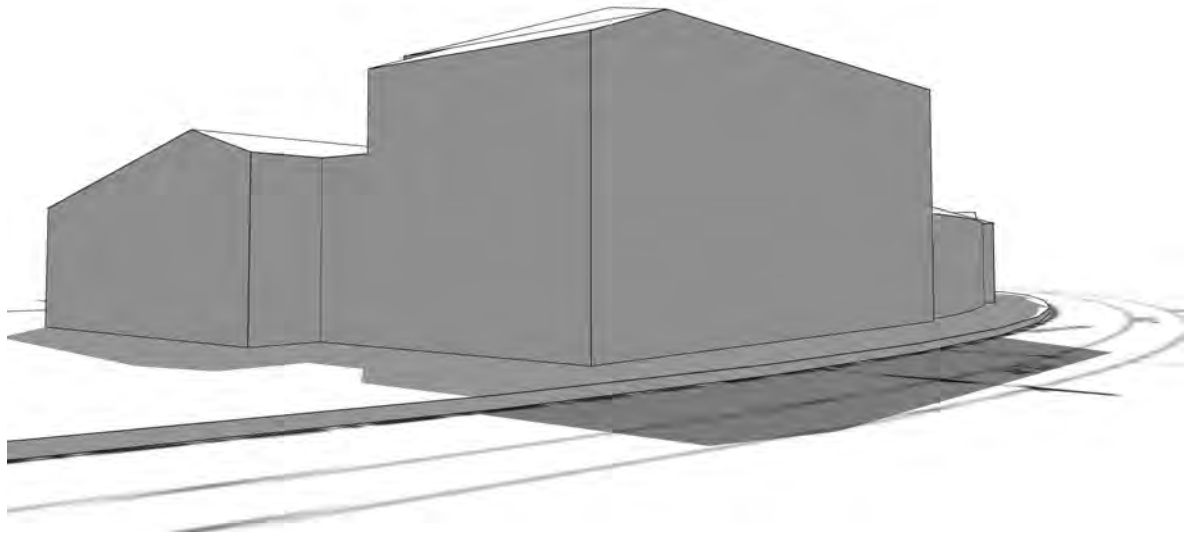
1 70' DEEP LOTS - DOUBLE FRONTAGES

#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	MIAMI BEACH,FL 33139										
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

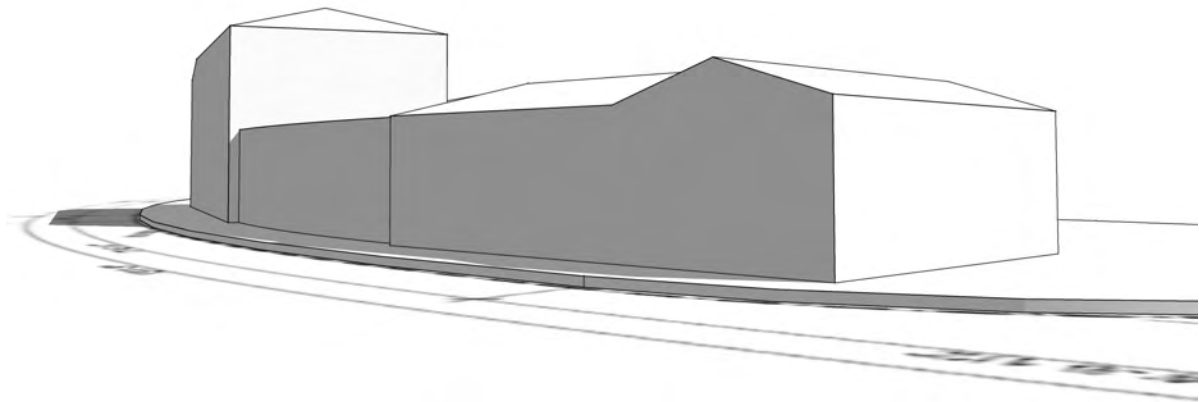
COLOR CODED LEGEND	
	70' DEEP LOTS
	RECENT CONSTRUCTION
	NON-CONFORMANCES



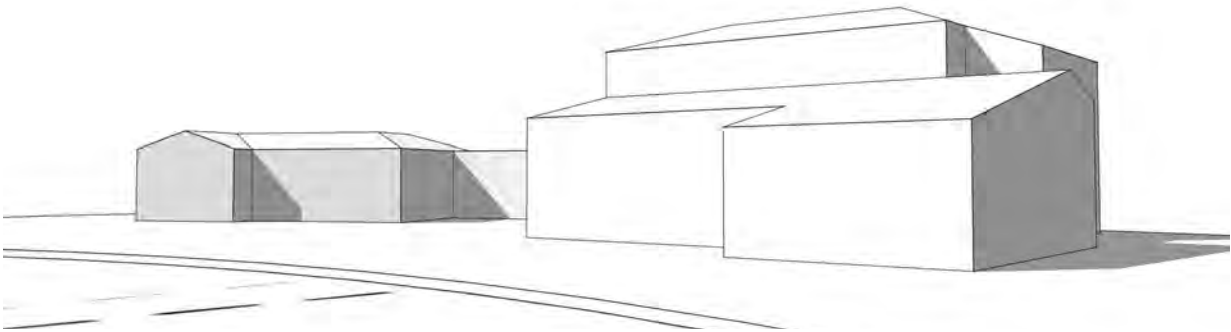
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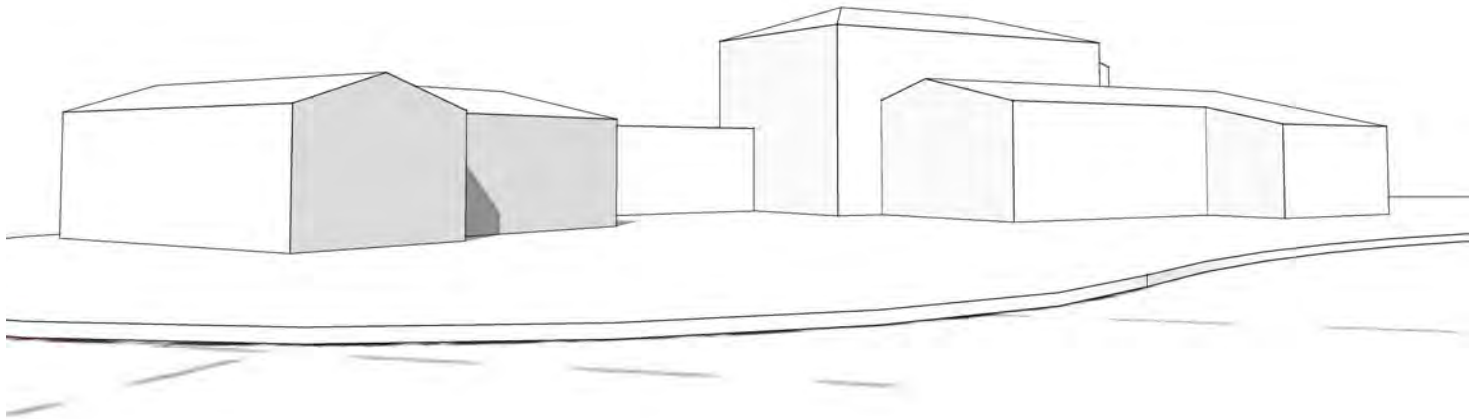
4 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



3 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



2 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE



1 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

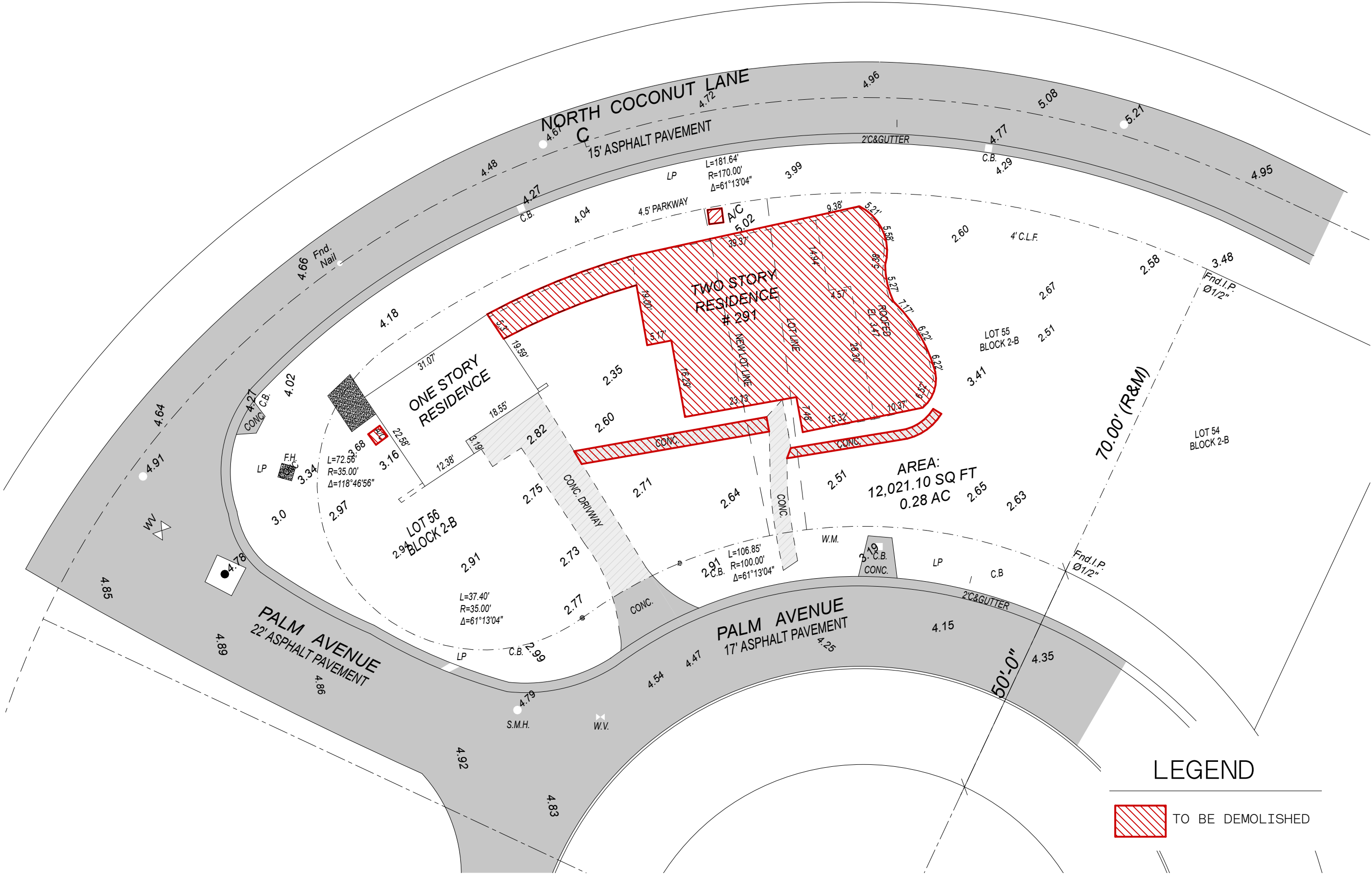
Sheet Title

EXISTING SITE MASSING
DIAGRAMS



A-009

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1

SITE PLAN | DWG

SCALE: 1" = 20'

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

SITE DEMOLITION PLAN



A-012

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ITEM #	Existing Zoning Information - Pre 1942 Residence - See Existing Site Setback Diagram - Sheet A-013				
1	Address:	291 Palm Ave, Miami Beach 33139			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.5' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.75' N.G.V.D.	Free board:	5 FT	
7	Lot Area:	12,022 SF			
8	Lot width:	167'-10" FT	Lot Depth:	70 FT	
9	Lot Coverage SF and %:	3,607 SF (30%)	Proposed Lot Coverage SF and %	N/A	
10	Existing Lot Coverage SF and %	2,981 SF (25%)	Lot Coverage deducated (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	6,011 SF (50%)	Proposed Unit Size SF and %:	N/A	
13	Existing First Floor Unit Size:	2,981 SF	Proposed First Floor Unit Size:	N/A	
14	Existing Second Floor Unit Size	751 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)	N/A	
15	Existing Unit Size:	3,732 SF (31%)	Proposed Second Floor Unit Size SF and %	N/A	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	22 FT	NA	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	20'-0"	NA	
	N. Coconut Lane	20'-0"	5'-0"	NA	
20	Front Second Level:				
	Palm Ave	30'-0"	20'-0"	NA	
	N. Coconut Lane	30'-0"	5'-0"	NA	
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (facing street):	15'-0"	25'-1"	NA	
22	Side 2 (Interior side)	10'-0"	41'-8"	NA	
23	Rear:	15'-0"	N/A	NA	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street):				
25	Accessory Structure Rear				
26	Sum of Side yard:	25% Lot Width > 100' or 25'	66'-9"	NA	
27	Located within a Local Historic District?			Yes or no	
28	Designed as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	

Notes:

If not applicable write N/A

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1

EXISTING SITE ZONING DATA CHART

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OWNER INFORMATION

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DEVELOPERS

PROJECT

291 PALM AVENUE

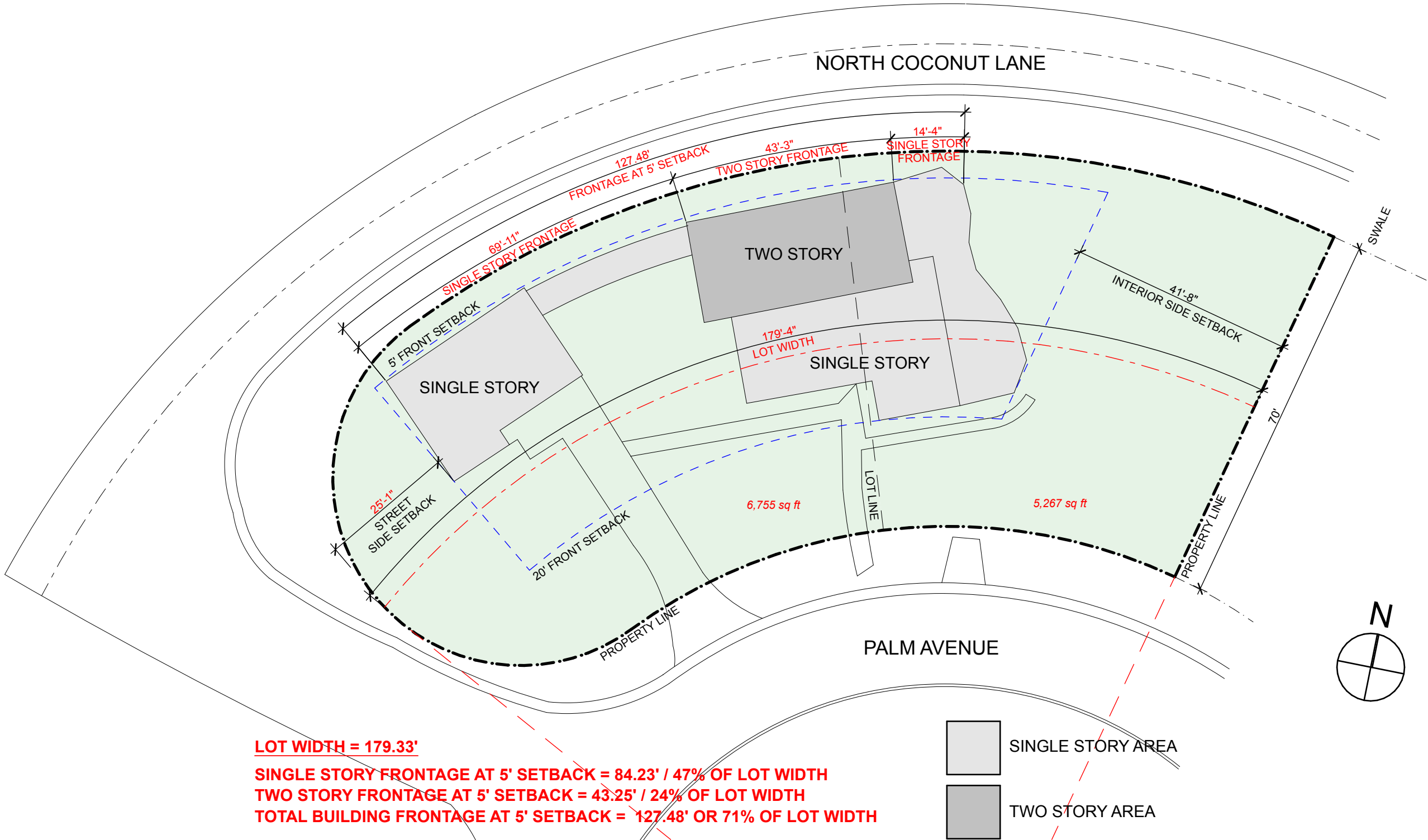
Sheet Title

EXISTING SITE ZONING DATA
CHART



A-013

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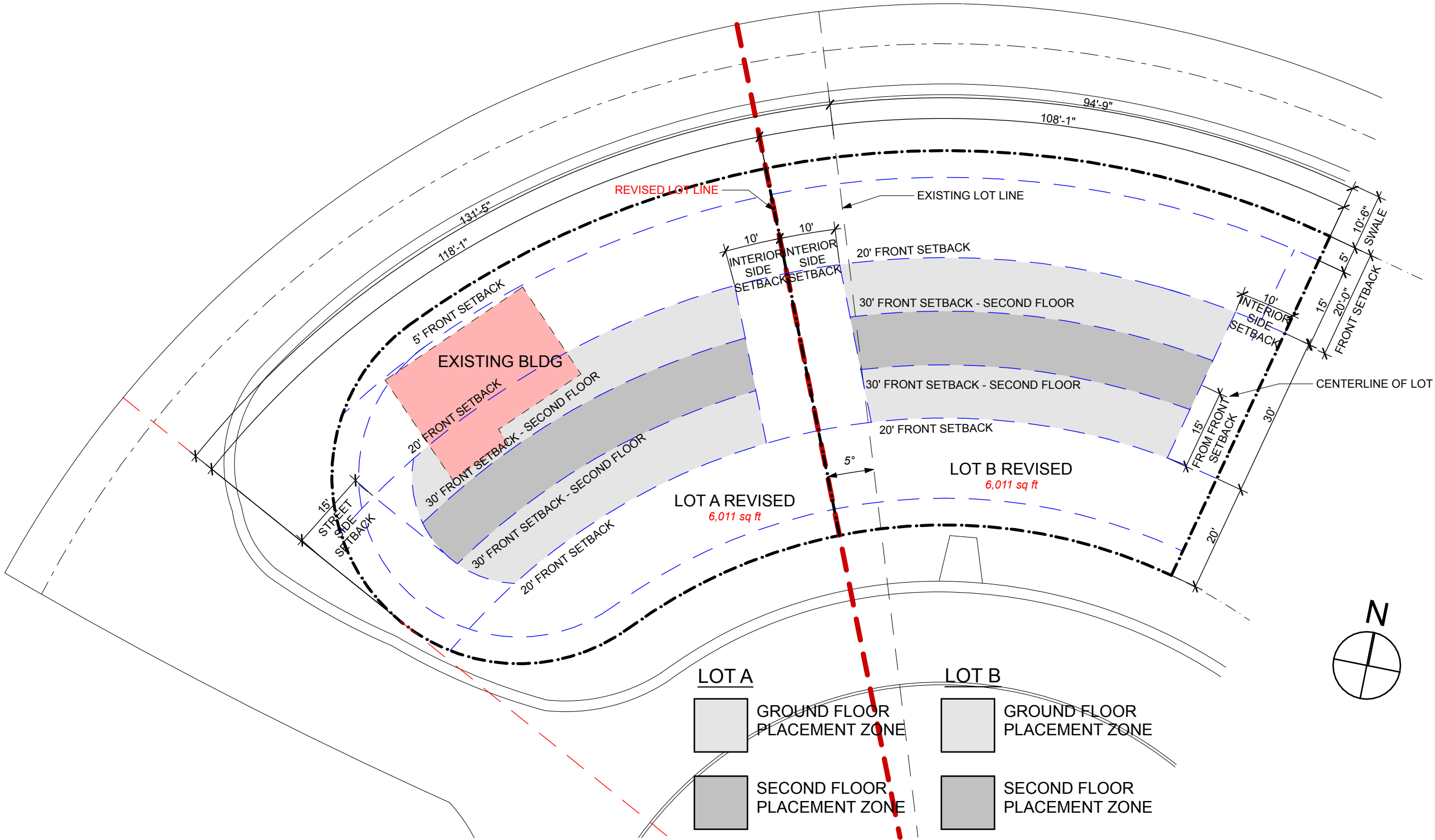
EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'



SCALE: 1" = 20'

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3 REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT
SCALE: 1" = 20'

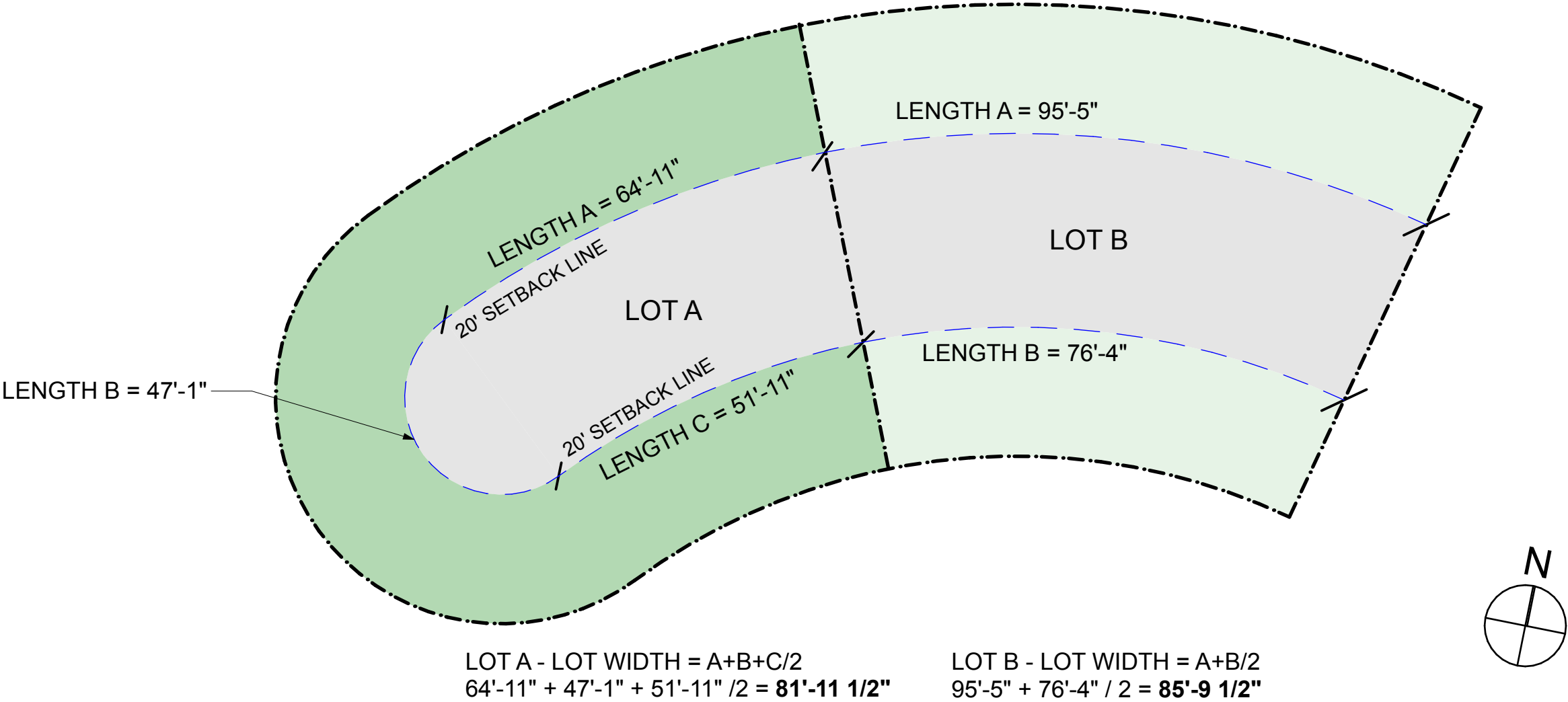


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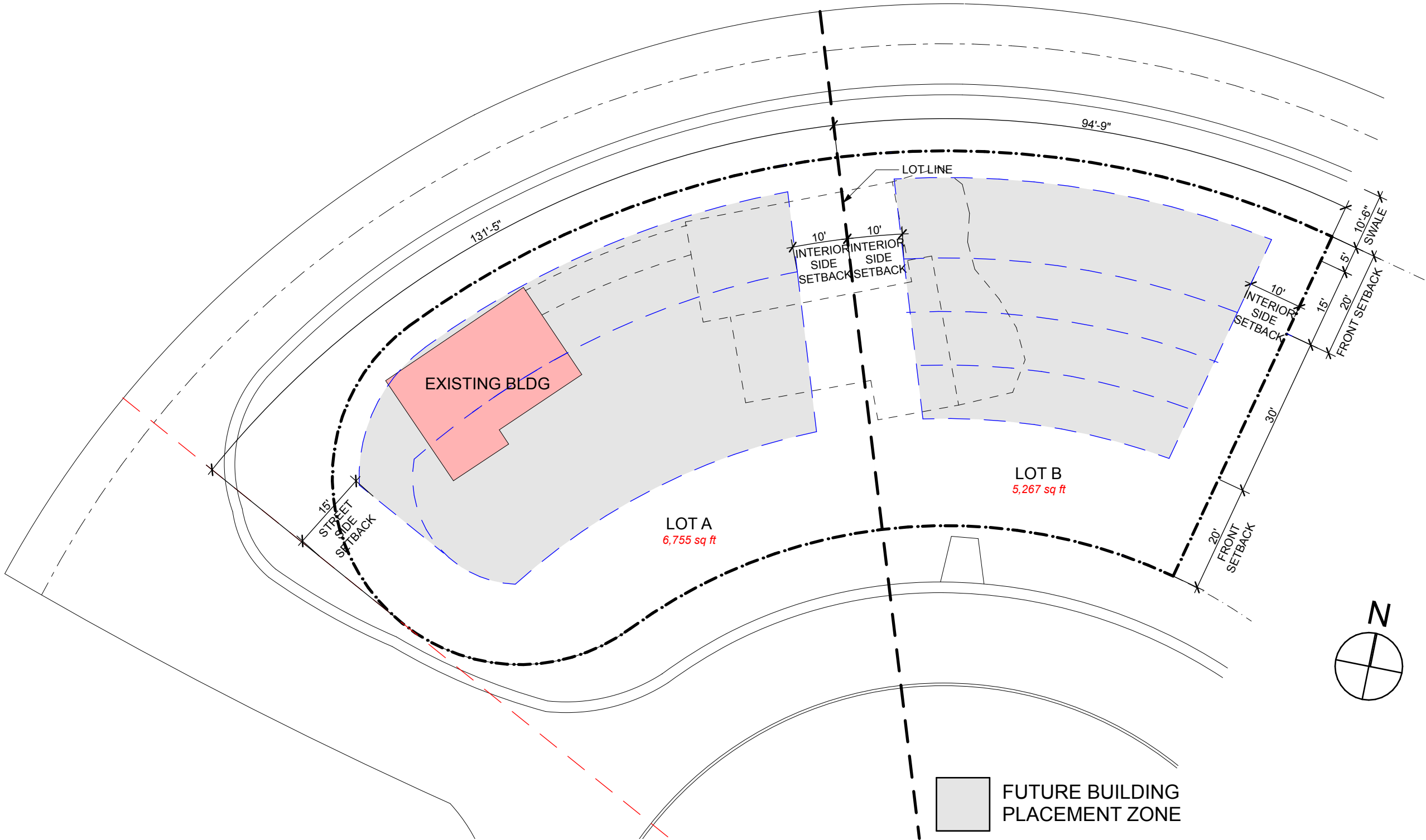
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LOT WIDTH DIAGRAM - LOT SPLIT

SCALE: 1" = 20'



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4

PRE - 1942 PRESERVATION SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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291 PALM AVENUE

Sheet Title

SITE DIAGRAMS



A-018

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ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot A			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:		RS-4
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:		+4.63' N.G.V.D.
6	Adjusted grade (Flood + Grade/2):	+6.8' N.G.V.D.	Free board:		5 FT
7	Lot Area:	6,011 SF			
8	Lot width:	82 FT	Lot Depth:		70 FT
9	Max Lot Coverage SF and %:	1,503 SF (25%) Up to 36.9% with variance	Proposed Lot Coverage SF and %		1,683 SF (27.9%)
10	Existing Lot Coverage SF and %	144 SF (2.3%)	Lot Coverage deducted (garage-storage) SF:		N/A
11	Front Yard Open Space SF and %:	2,687 SF (72%)	Rear Yard Open Space SF and %		N/A
12	Max Unit Size SF and %:	2,404 SF (40%) Up to 54% with variance	Proposed Unit Size SF and %:		3,026 SF (50%)
13	Existing First Floor Unit Size:	44 SF	Proposed Understory Unit Size:		51 SF (0.84%)
14	Existing Second Floor Unit Size	N/A	Proposed First Floor Unit Size:		1,541 SF (25.6%)
15			Proposed Second Floor additional 5' setback for 35% of front and 50% of side facing street		N/A
16			Proposed Second Floor Unit Size SF and %		1,654 SF (27.4%)
17			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):		413 SF (25%)
		Required	Existing	Proposed	Deficiencies
18	Height:	24'-0"	10'	24'-0" (+38.00' N.G.V.D.)	
19	Setbacks:				
20	Front First Level:				
	Palm Ave	20'-0"	N/A	20'	
	N. Coconut Lane - Proposed Structures	20'-0"	N/A	10'	10'-0"
21	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'	10'-0"
	N. Coconut Lane	30'-0"	N/A	10'-0"	20'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
22	Side 1 (facing street 10% Lot Width or 15')	15'-0"	N/A	26'-4"	
23	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	5'-0"	5'-0"
24	Rear:	15'-0"	N/A	N/A	
25	Accessory Structure Side 1:		N/A		
26	Accessory Structure Side 2 or (facing street):		N/A		
27	Accessory Structure Rear		N/A		
28	Sum of Side yard: 25% Lot Width	20'-6"	N/A	25'-6"	
29	Located within a Local Historic District?		Yes or no		
30	Designed as an individual Historic Single Family Residence Site?		Yes or no		
31	Determined to be Architecturally Significant?		Yes or no		

Notes:

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LOT A - ZONING DATA CHART

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291 PALM AVENUE

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LOT A ZONING DATA CHART

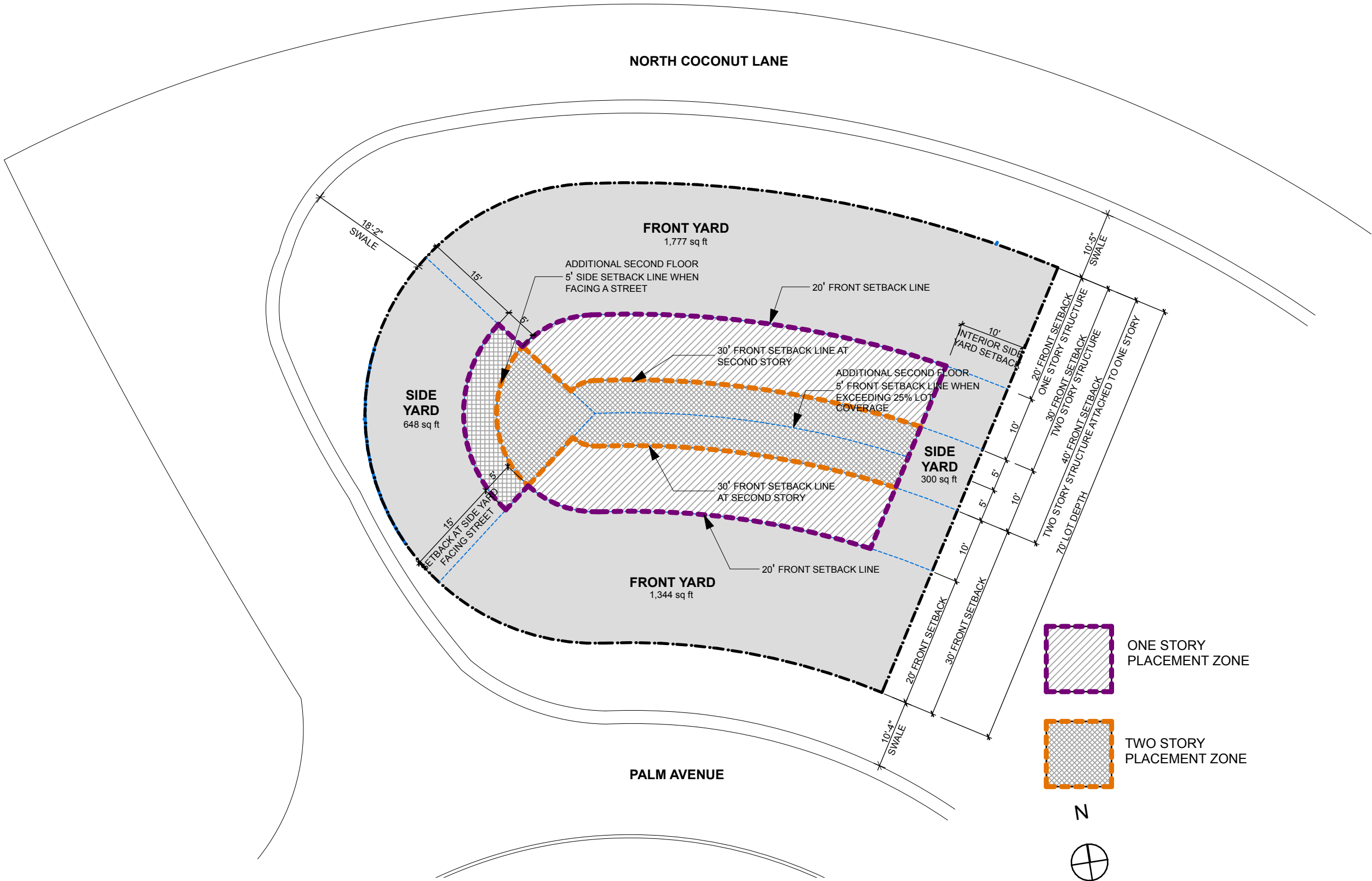


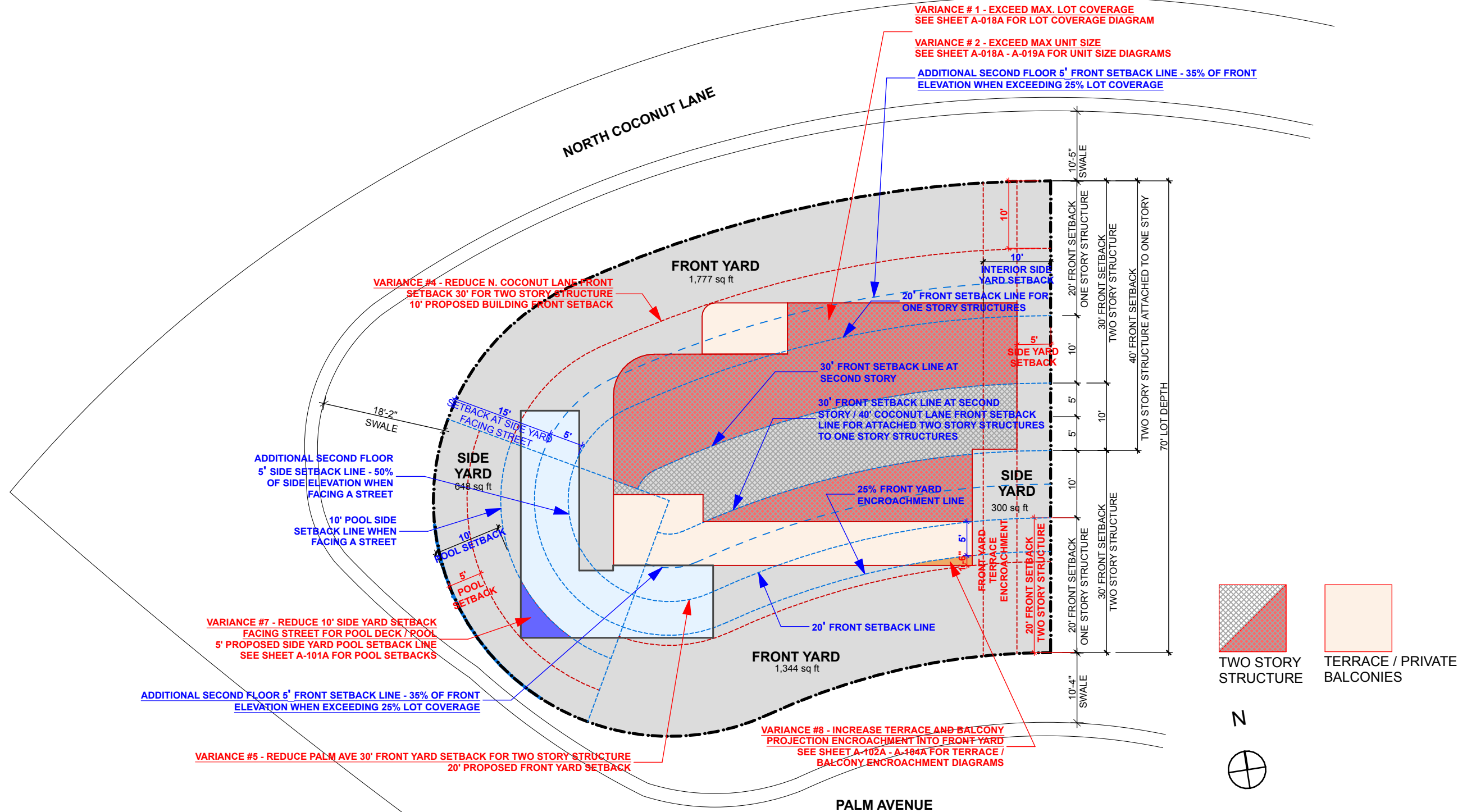
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LOT A - REQUIRED SETBACK DIAGRAM



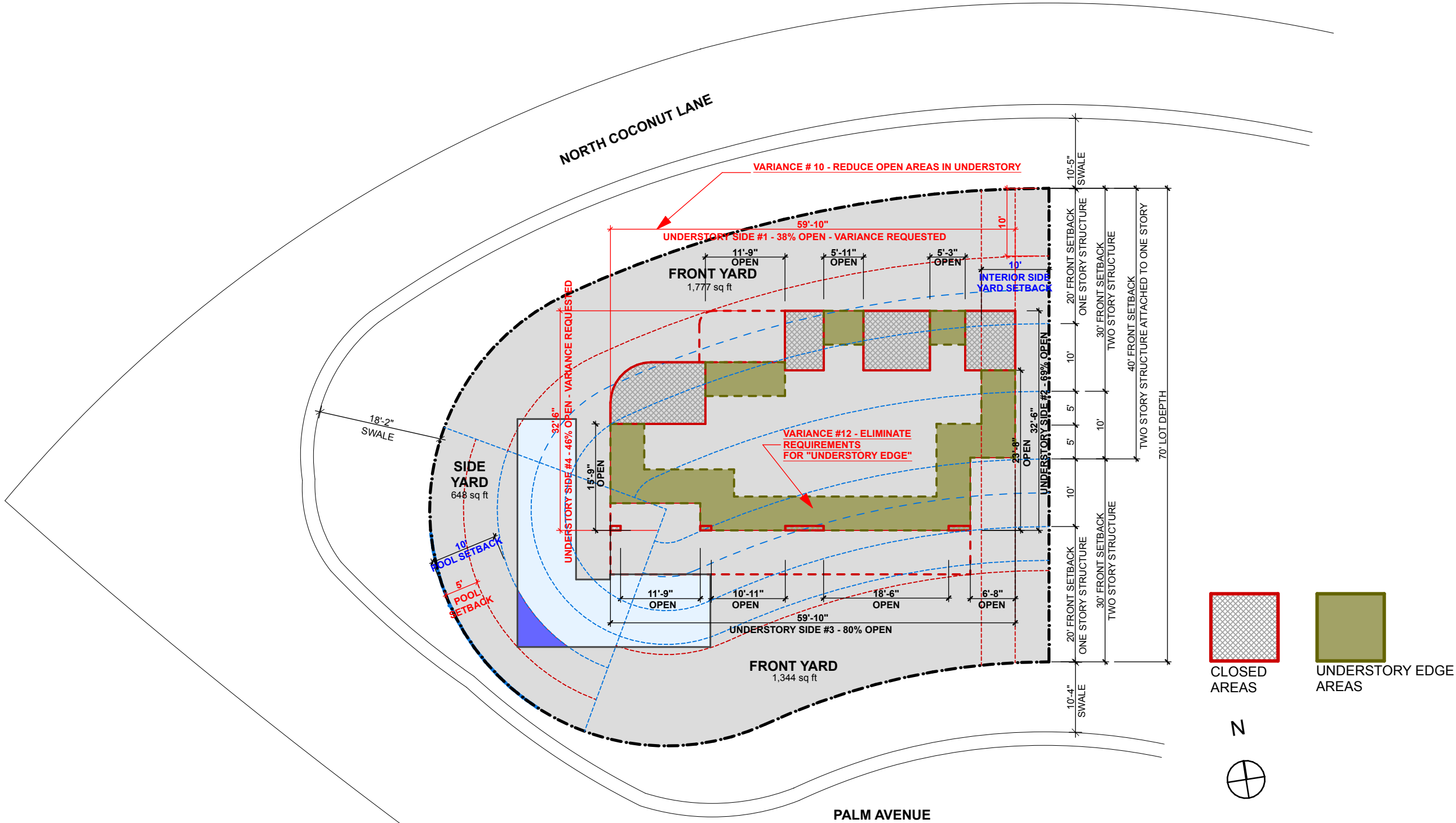


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VARIANCE DIAGRAM - UNDERSTORY

SCALE: 1/16" = 1'-0"

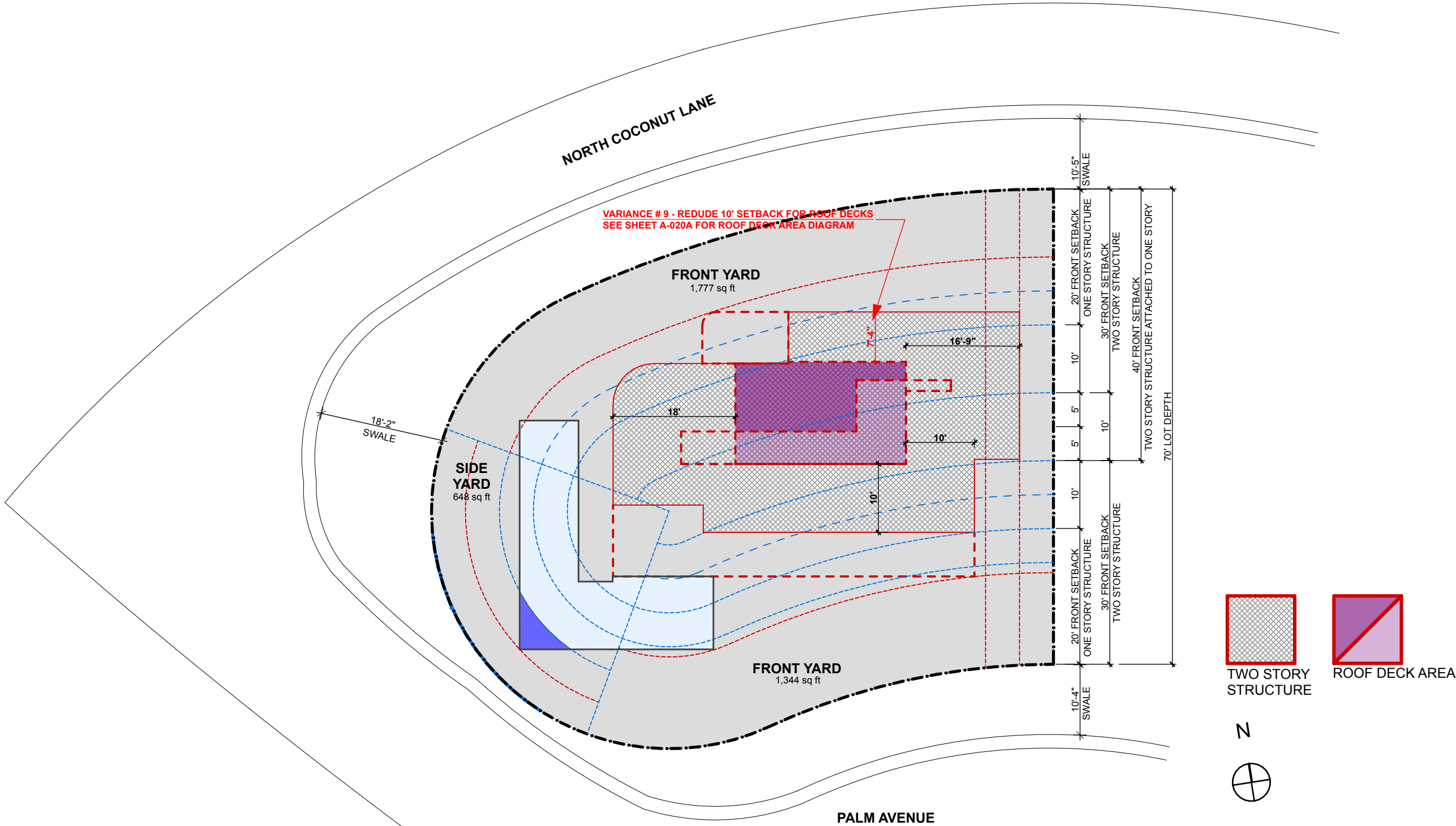


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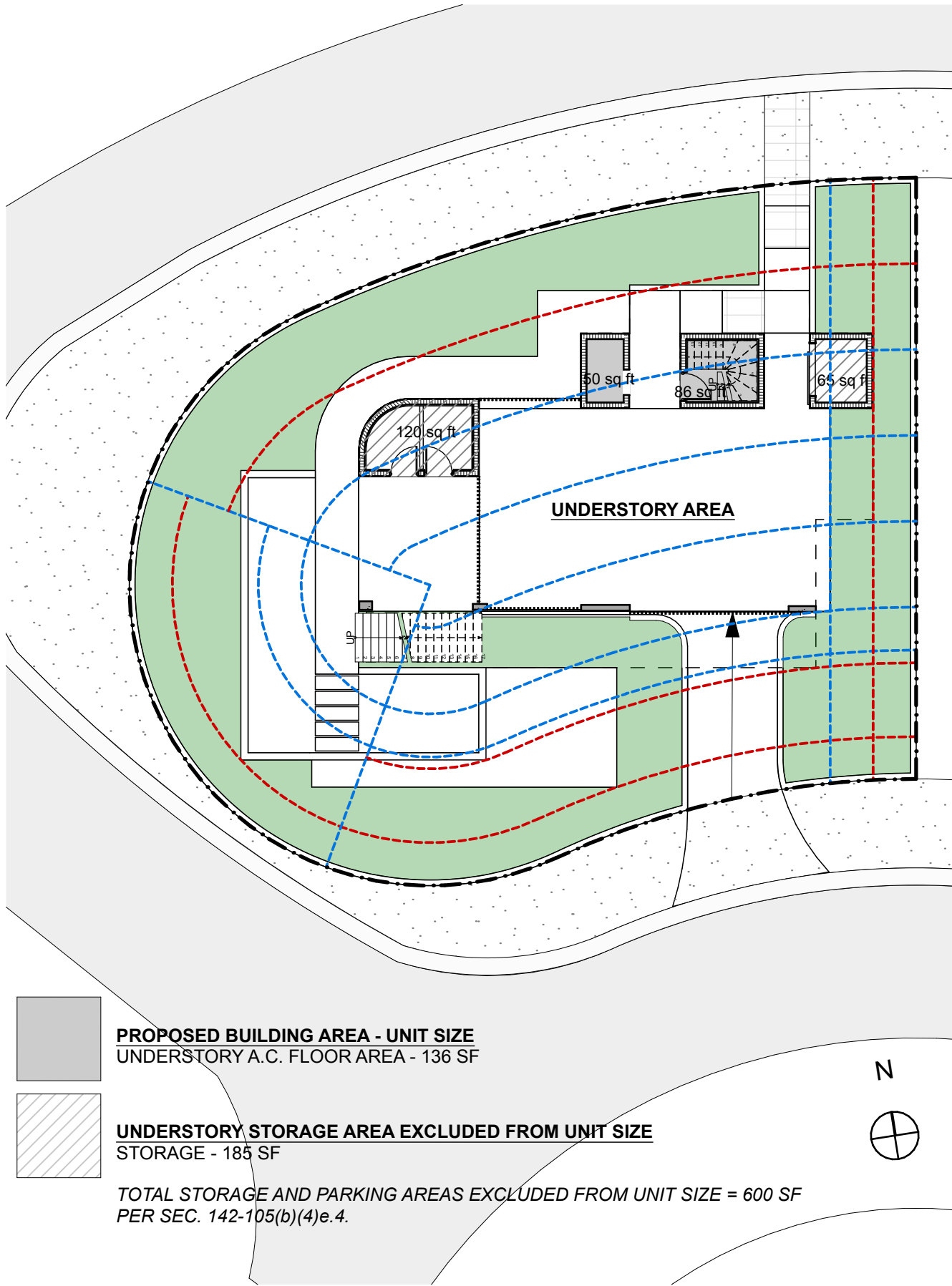
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VARIANCE DIAGRAM - ROOF DECK

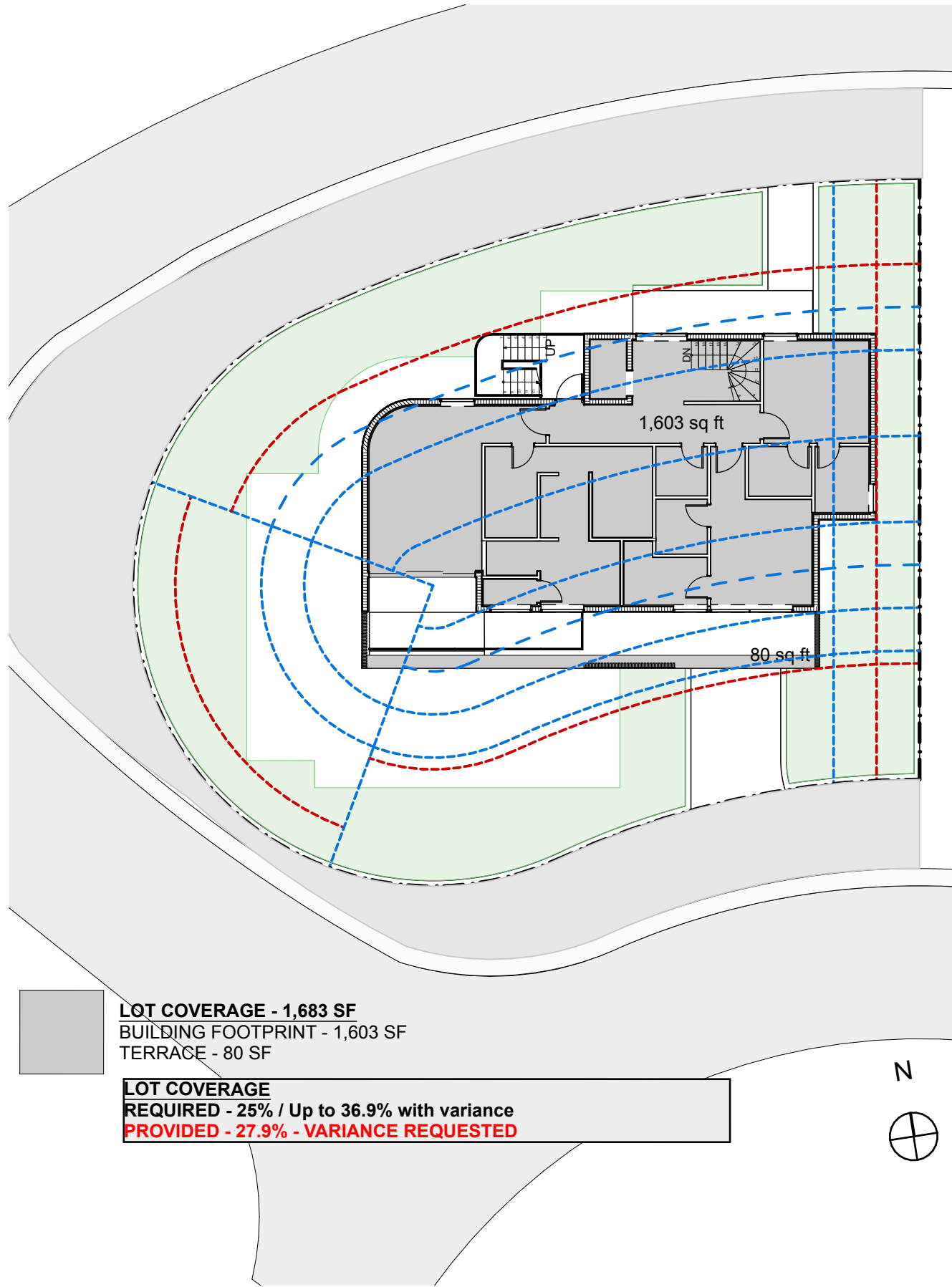
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2 LOT A - UNDERSTORY UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

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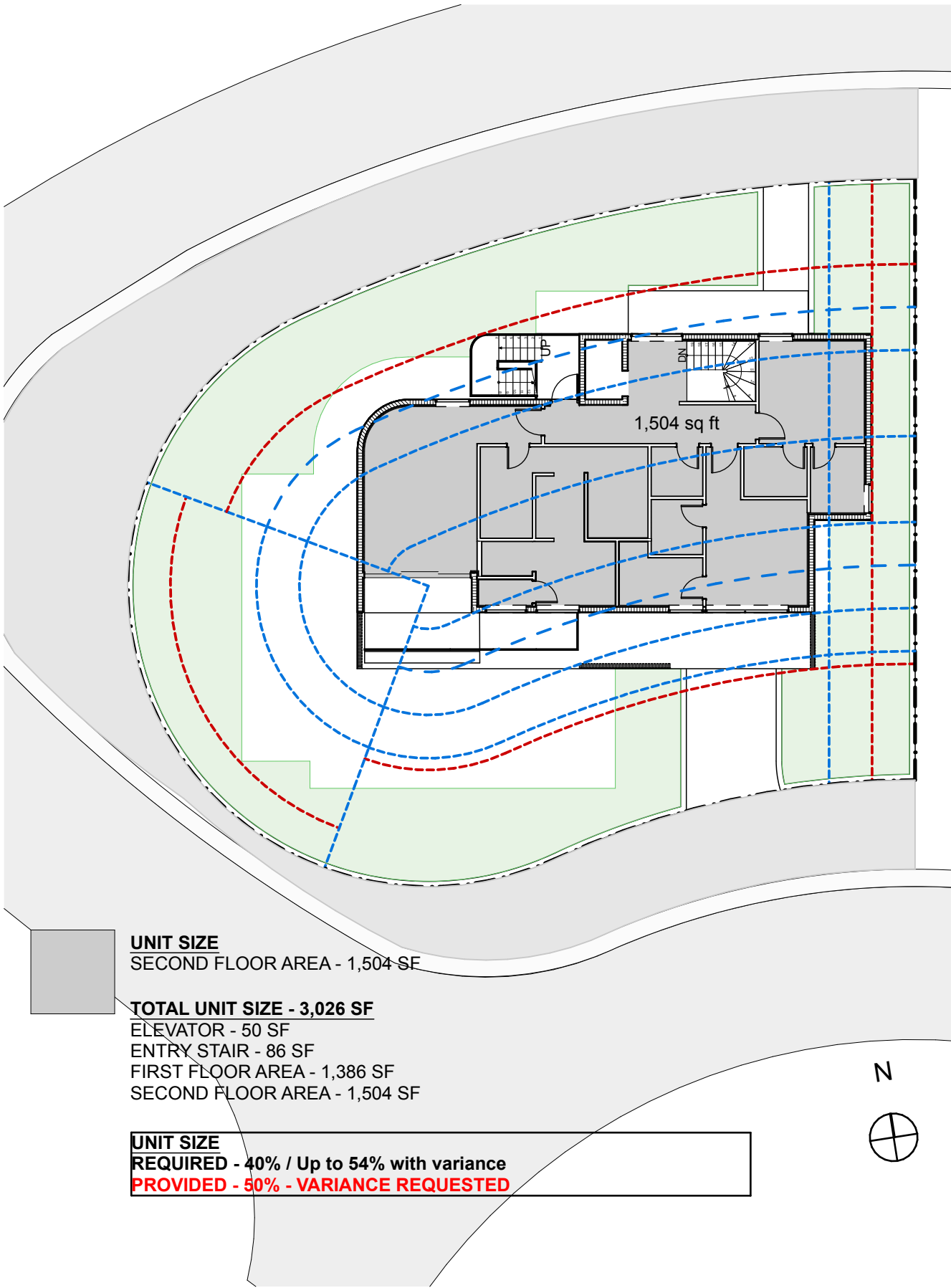
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LOT A DIAGRAMS

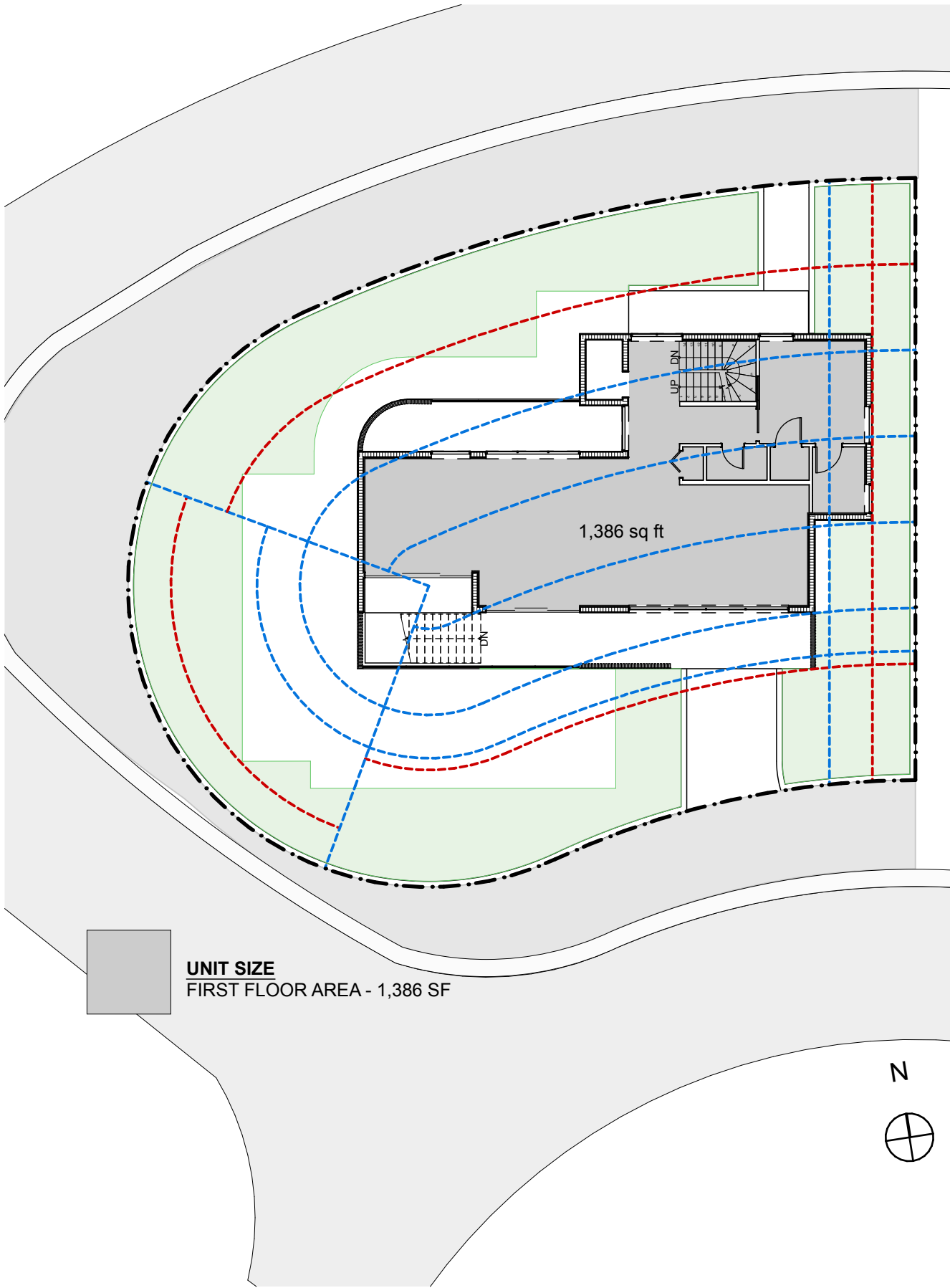


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2 LOT A - SECOND FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



1 LOT A - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

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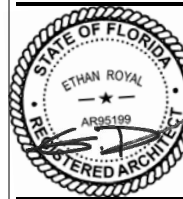
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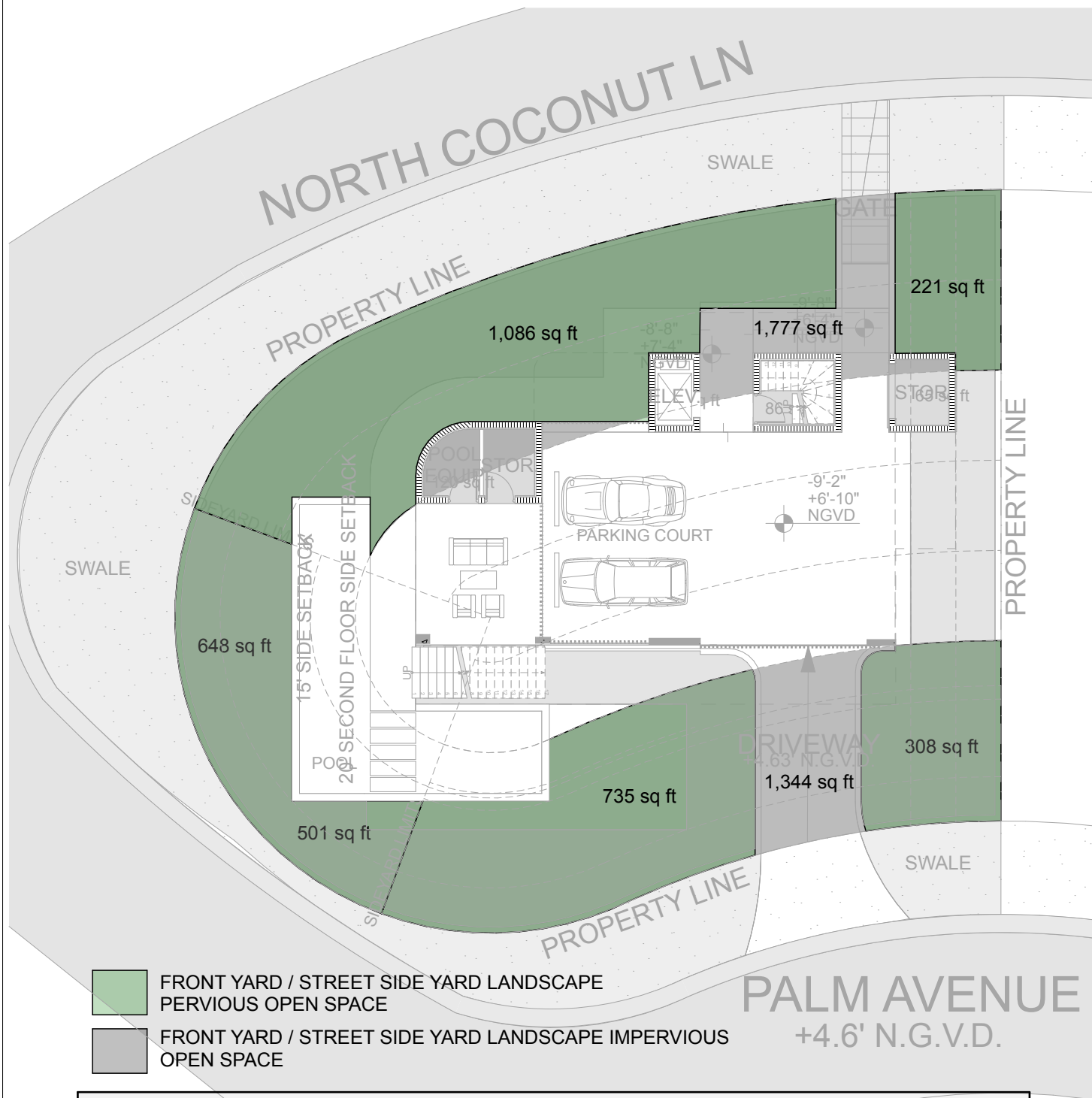
291 PALM AVENUE

Sheet Title

LOT A DIAGRAMS

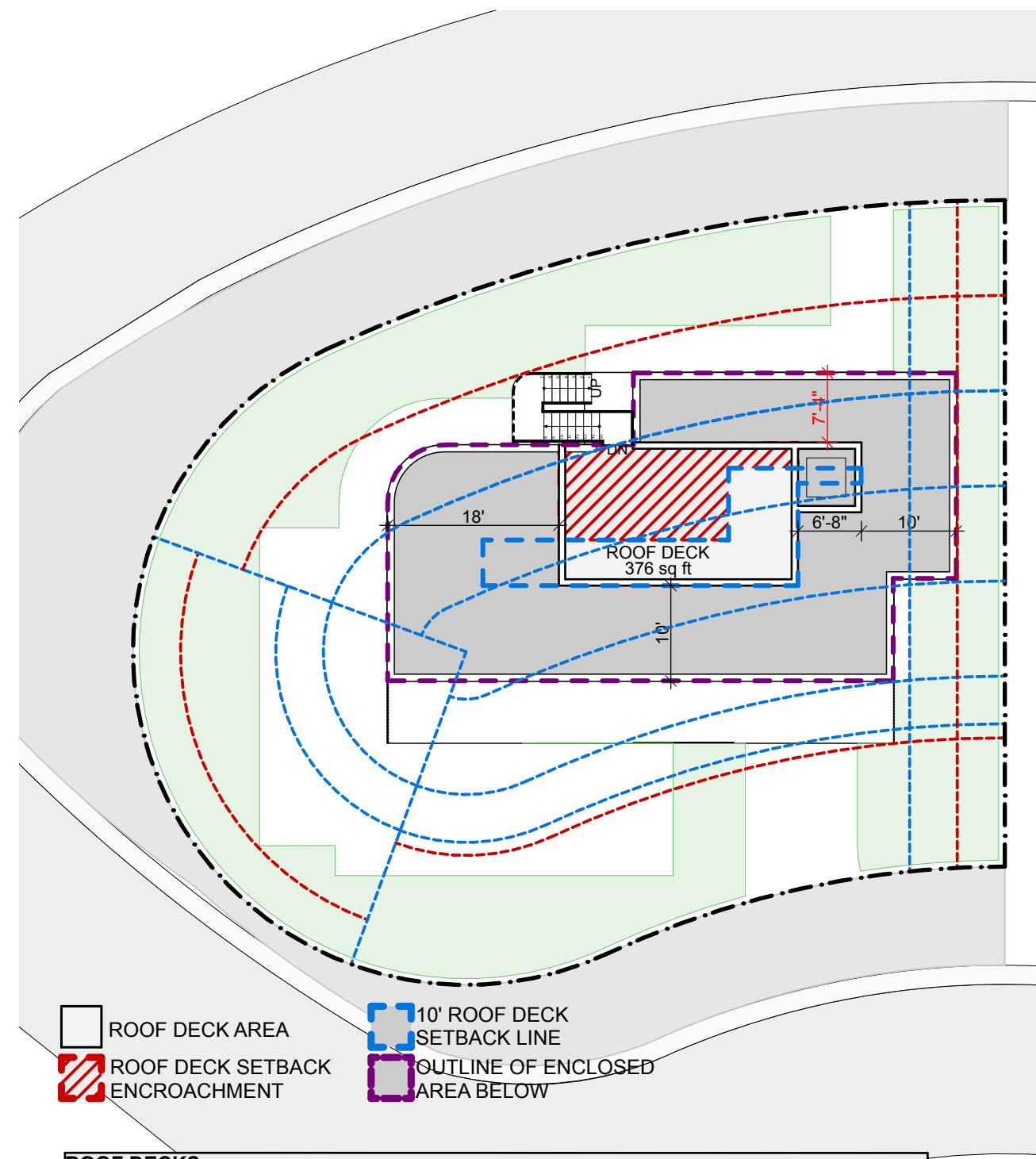


A-019A



N COCONUT LANE FRONT YARD AREA - 1,777 SF / PERVIOUS OPEN SPACE - 1,307 SF		
PALM AVENUE FRONT YARD AREA - 1,344 SF / PERVIOUS OPEN SPACE - 1,043 SF		
STREET SIDE YARD AREA - 648 SF / PERVIOUS OPEN SPACE - 501 SF		
FRONT YARD / STREET SIDE YARD LANDSCAPE PERVIOUS OPEN SPACE		
	<u>REQ'D</u>	<u>PROVIDED</u>
N COCONUT LANE FRONT YARD	1,244 SF (70%)	1,307 SF (73.5%)
PALM AVENUE FRONT YARD	941 SF (70%)	1,043 SF (77.6%)
STREET SIDE YARD	453 SF (70%)	501SF (77%)

2 LOT A - PERVIOUS OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

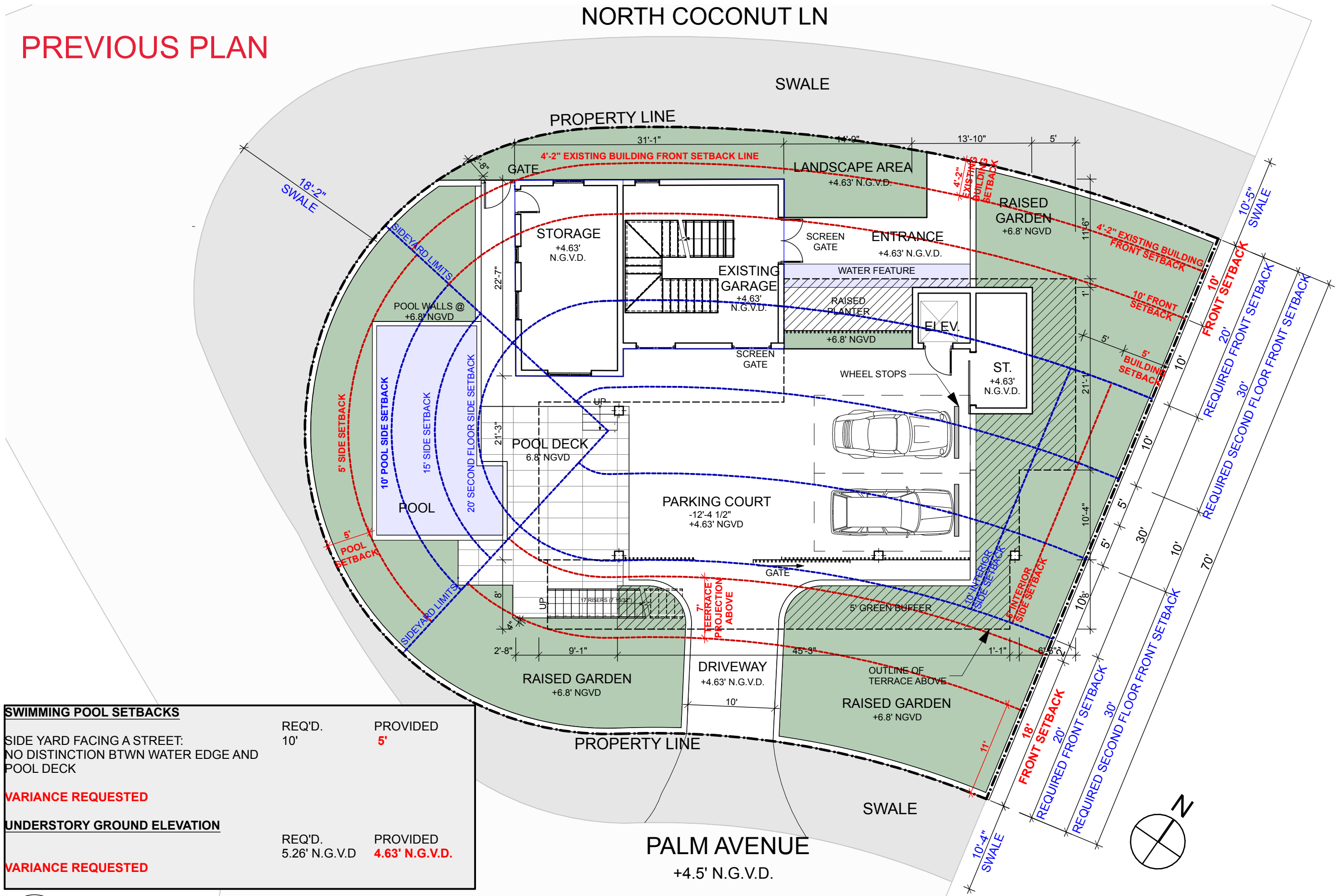


ROOF DECKS	
25% OF FLOOR AREA BELOW (1,504 SF)	
REQ'D	PROVIDED
376 SF (25%)	376 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D	PROVIDED
10' MIN.	7'-4" (NORTH) VARIANCE REQUESTED

1 LOT A - ROOF DECK AREA DIAGRAM
SCALE: 1/16" = 1'-0"

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PREVIOUS PLAN



SWIMMING POOL SETBACKS		
SIDE YARD FACING A STREET: NO DISTINCTION BTWN WATER EDGE AND POOL DECK	REQ'D. 10'	PROVIDED 5'
VARIANCE REQUESTED		
UNDERSTORY GROUND ELEVATION		
	REQ'D. 5.26' N.G.V.D	PROVIDED 4.63' N.G.V.D.
VARIANCE REQUESTED		

1 LOT A - UNDERSTORY PLAN
SCALE: 3/32" = 1'-0"



1

LOT A - FIRST FLOOR PLAN

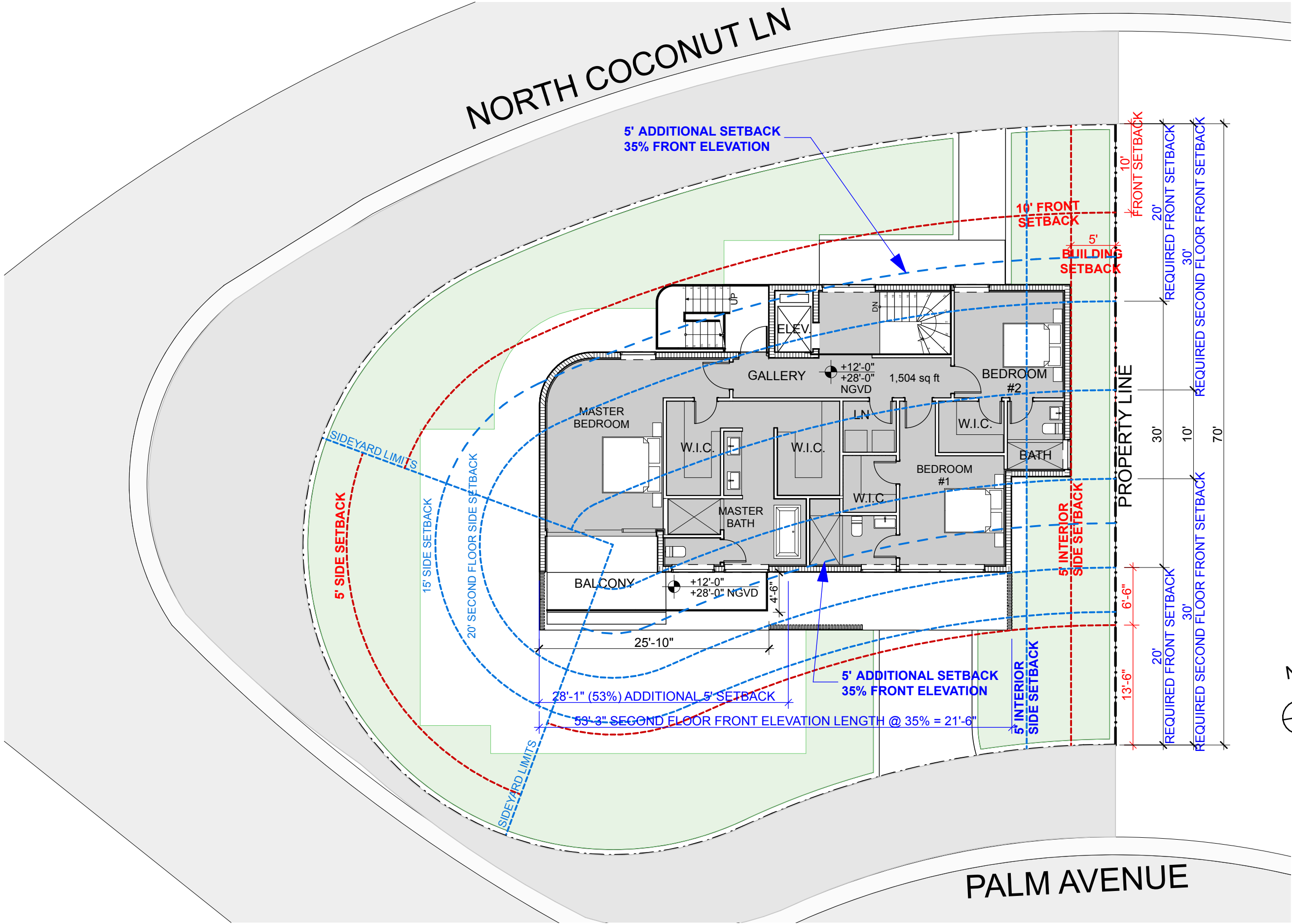
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LOT A - SECOND FLOOR PLAN

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



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LOT A - FLOOR PLANS
3/32" = 1'-0"



A-103A

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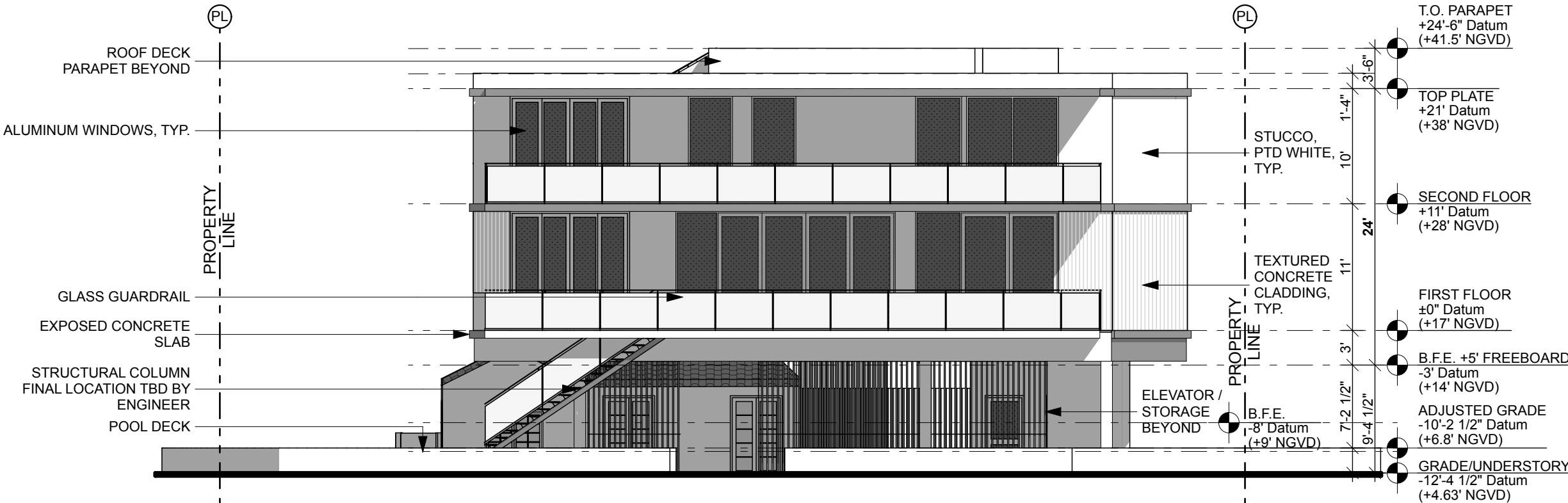
PREVIOUS ELEVATIONS



2

NORTH ELEVATION

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



1

SOUTH ELEVATION

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

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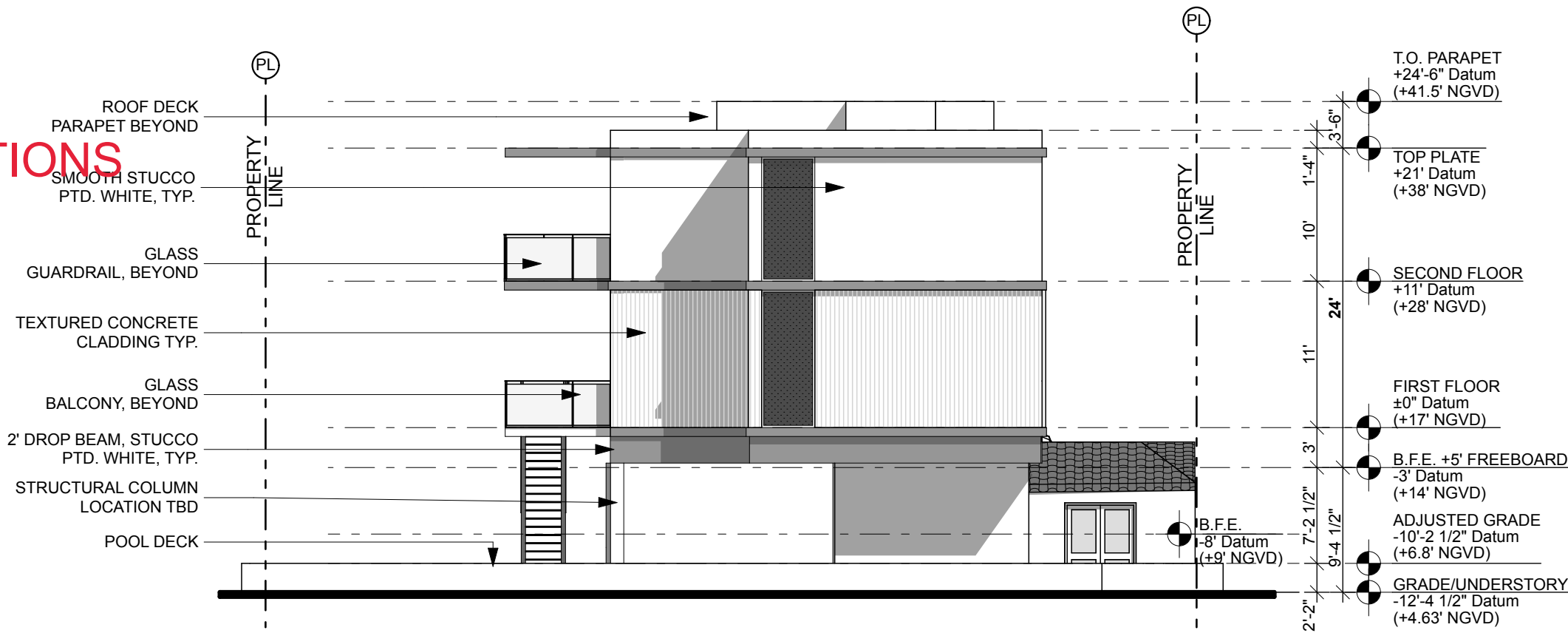
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3/32" = 1'-0"

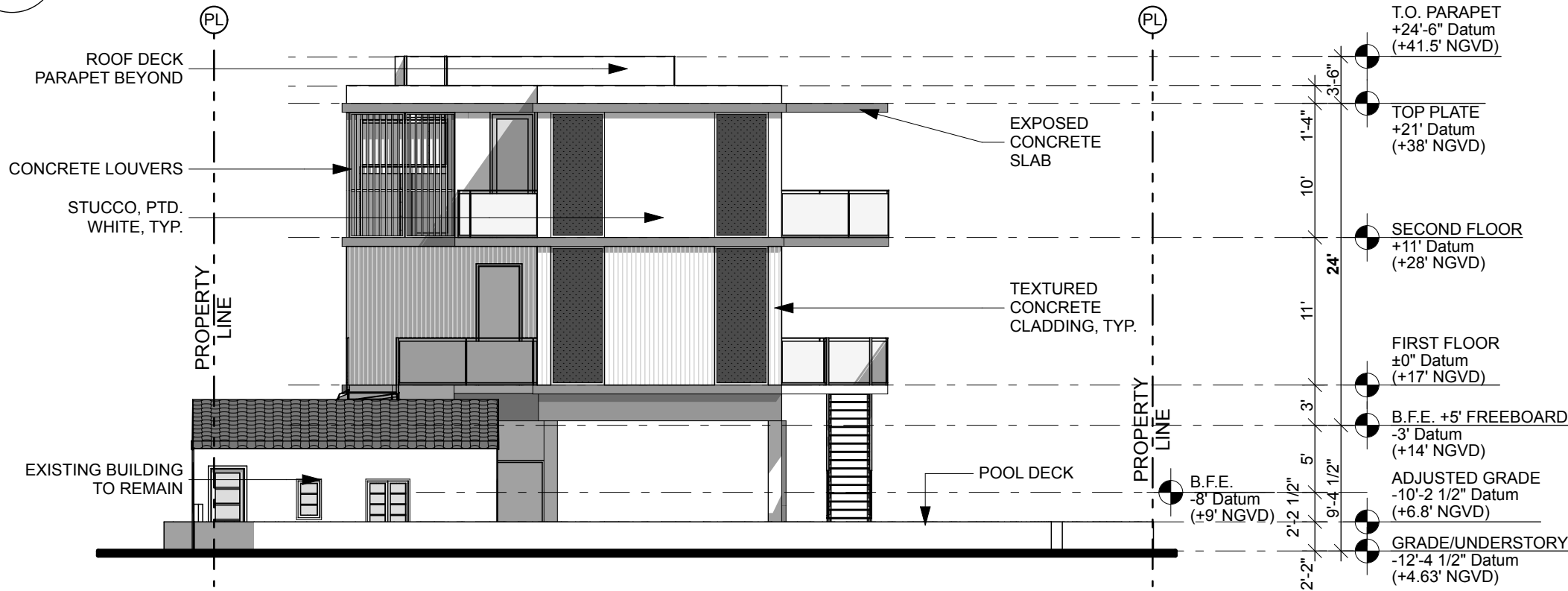


A-201A

PREVIOUS ELEVATIONS



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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LOT A - ELEVATIONS
3/32" = 1' - 0"

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ETHAN ROYAL
REGISTERED ARCHITECT
AR95199

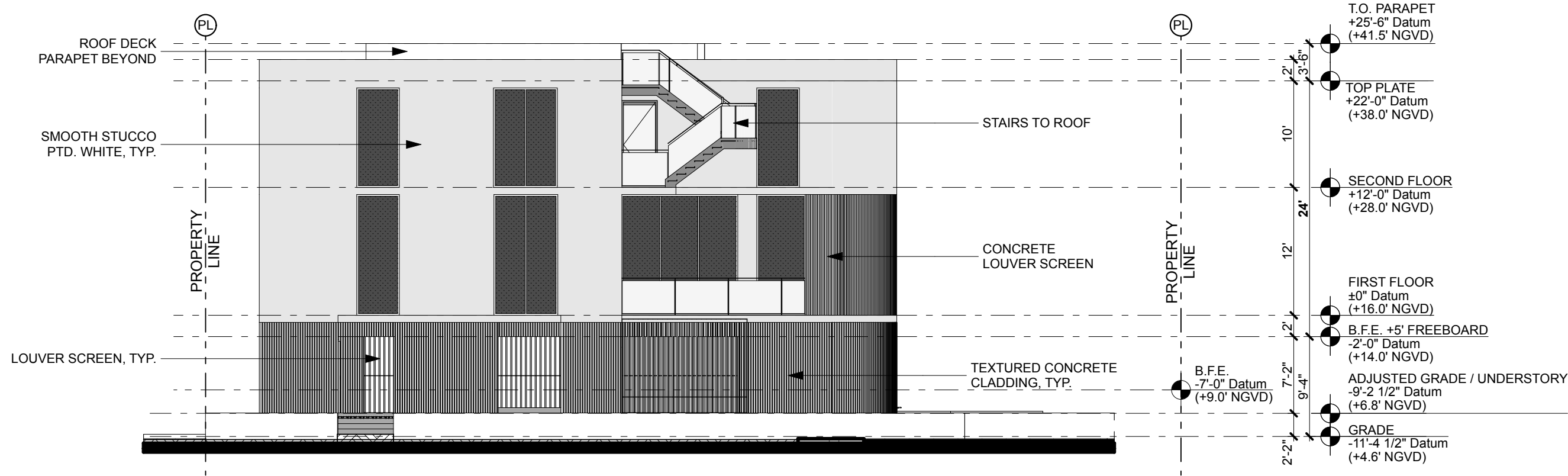
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NORTH ELEVATION

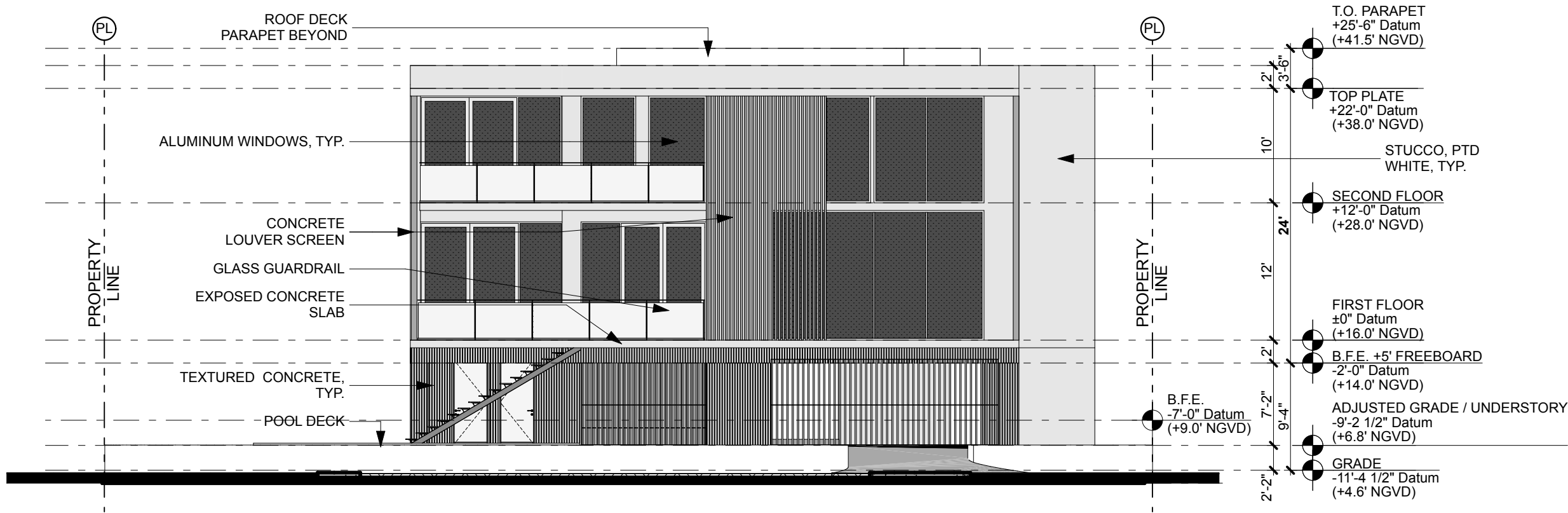
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

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



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LOT A - ELEVATIONS
3/32" = 1'-0"

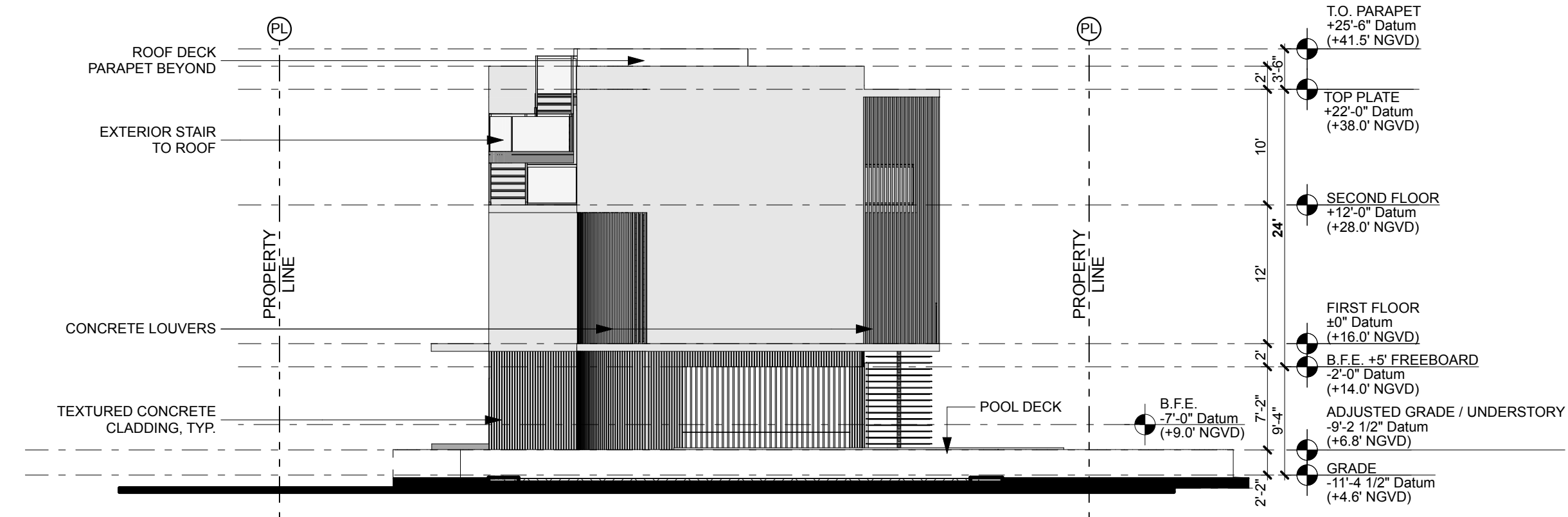


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2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

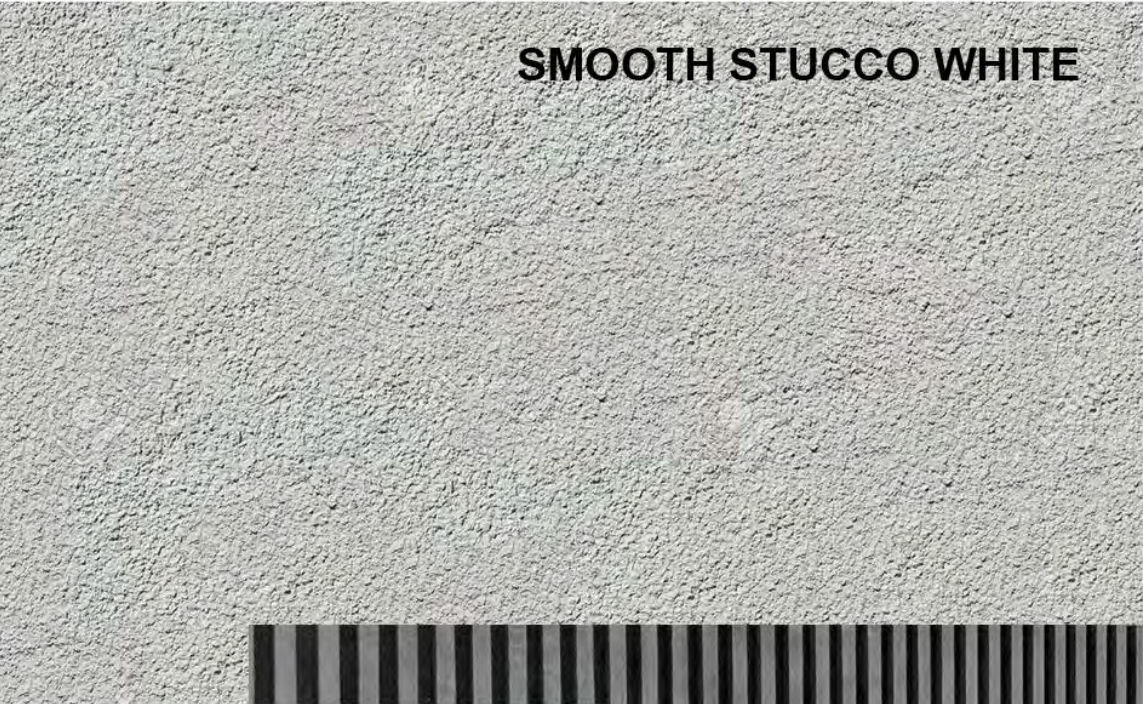




FLUTED FORMED CONCRETE



DARK BRONZE WINDOWS AND DOORS



SMOOTH STUCCO WHITE



VISION GLASS



VERTICAL CONCRETE LOUVERS



A-203A

LOT A - ELEVATION MATERIALS
1:1.06

Sheet Title

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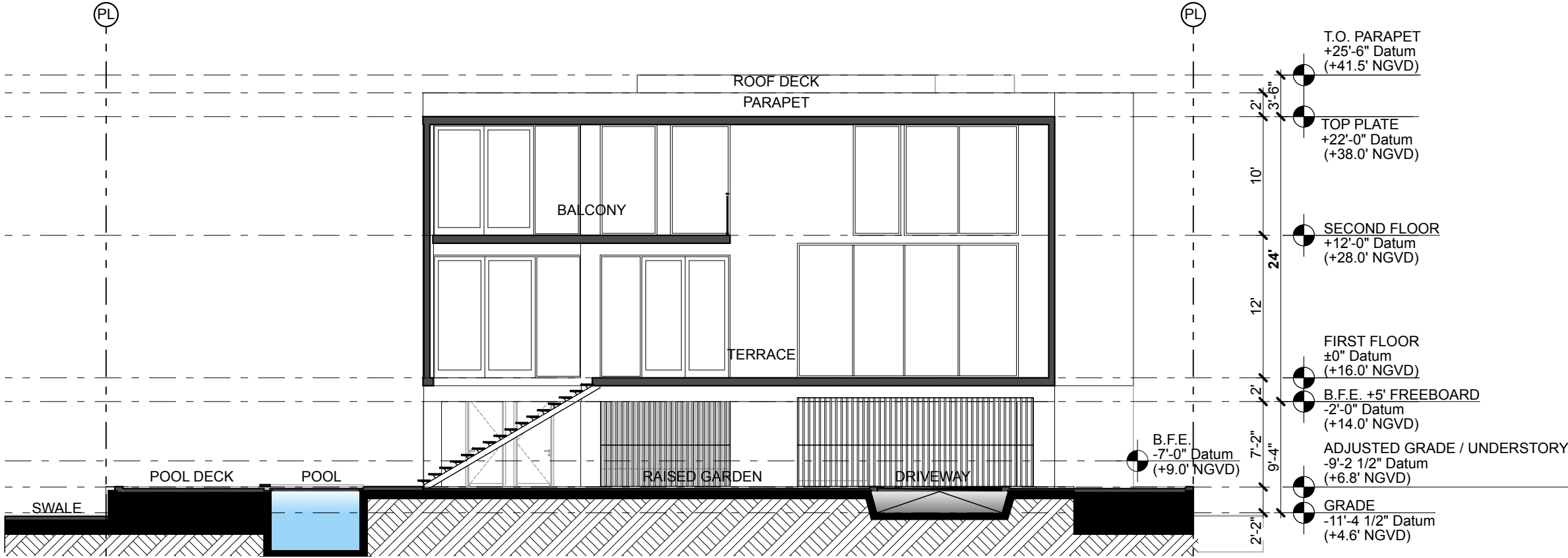
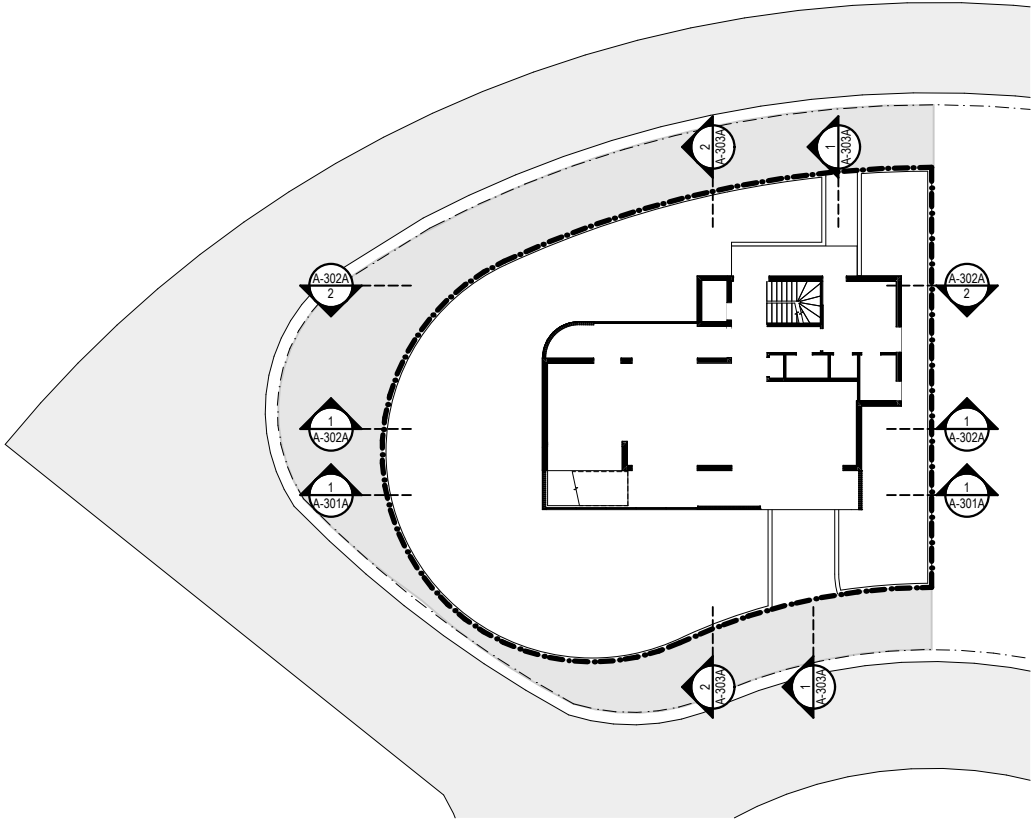
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1 SECTION A
SCALE: 3/32" = 1'-0"

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LOT A - SECTIONS



A-301A



SECTION C

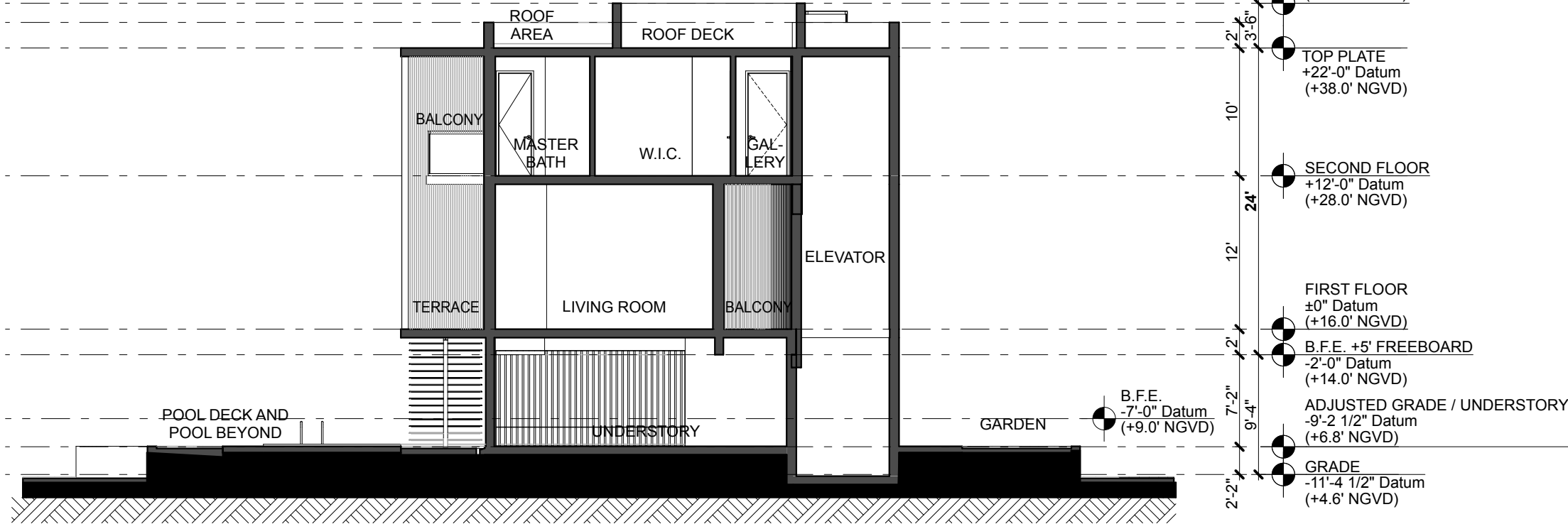
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SECTION B

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

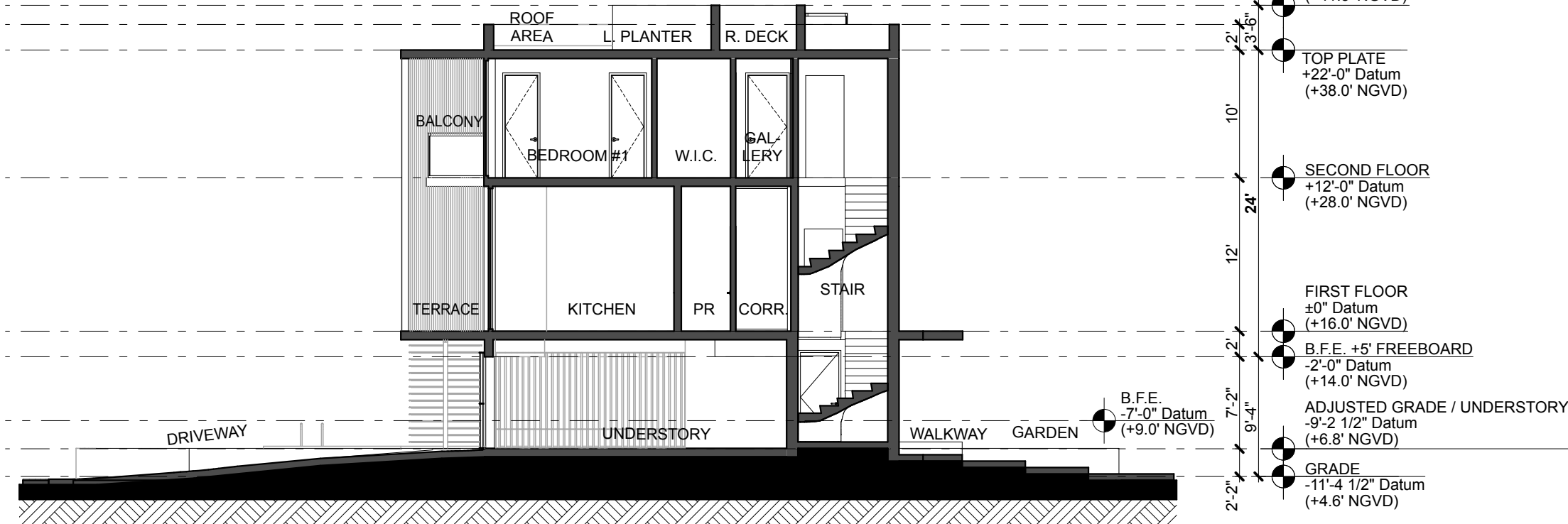
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2

SECTION 2

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



1

SECTION 1

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

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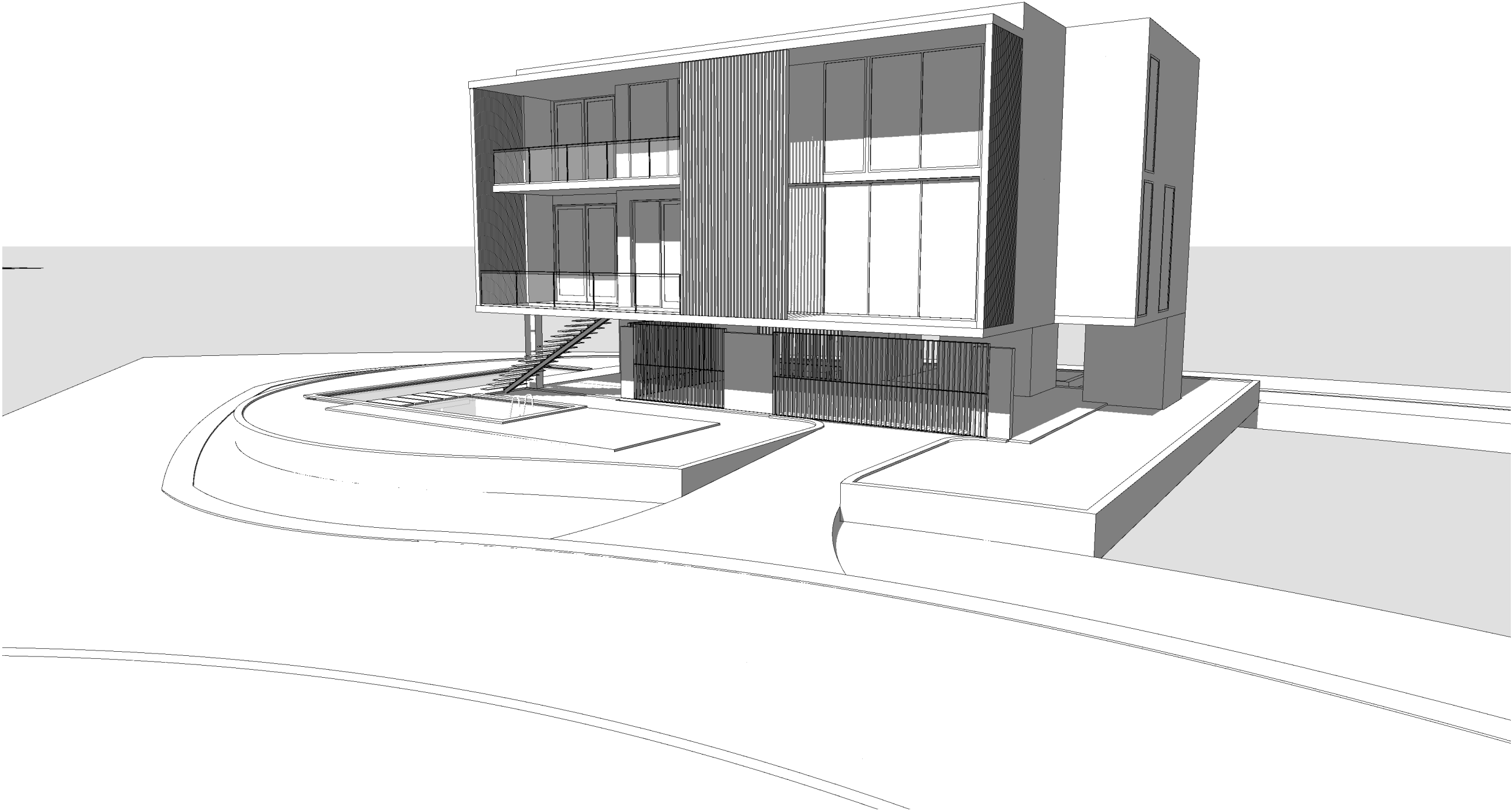
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LOT A - SECTIONS



A-303A

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VIEW FROM PALM AVENUE LOOKING NORTH-WEST

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VIEW FROM PALM AVENUE LOOKING NORTH-EAST

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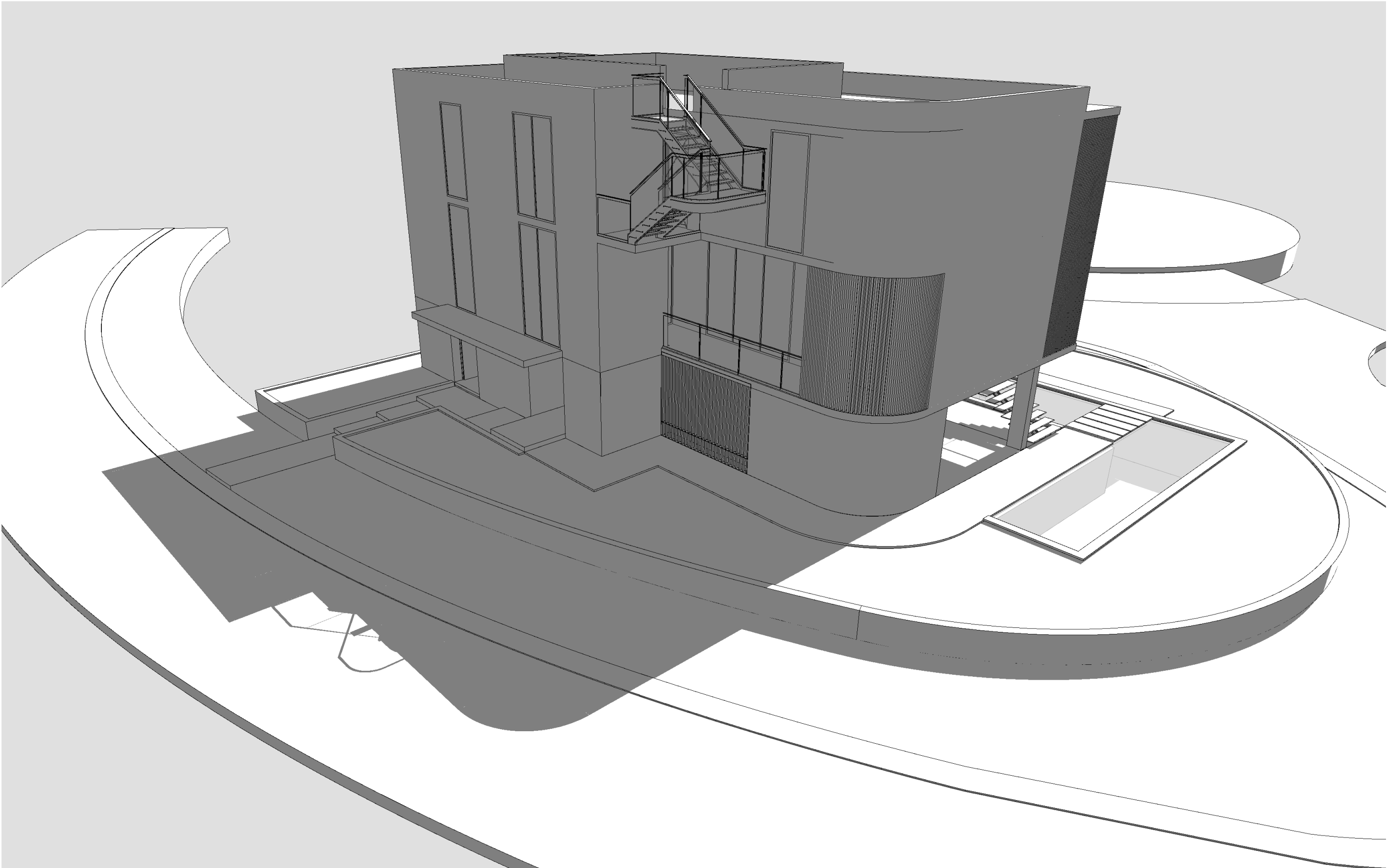
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LOT A - MASSING DIAGRAMS



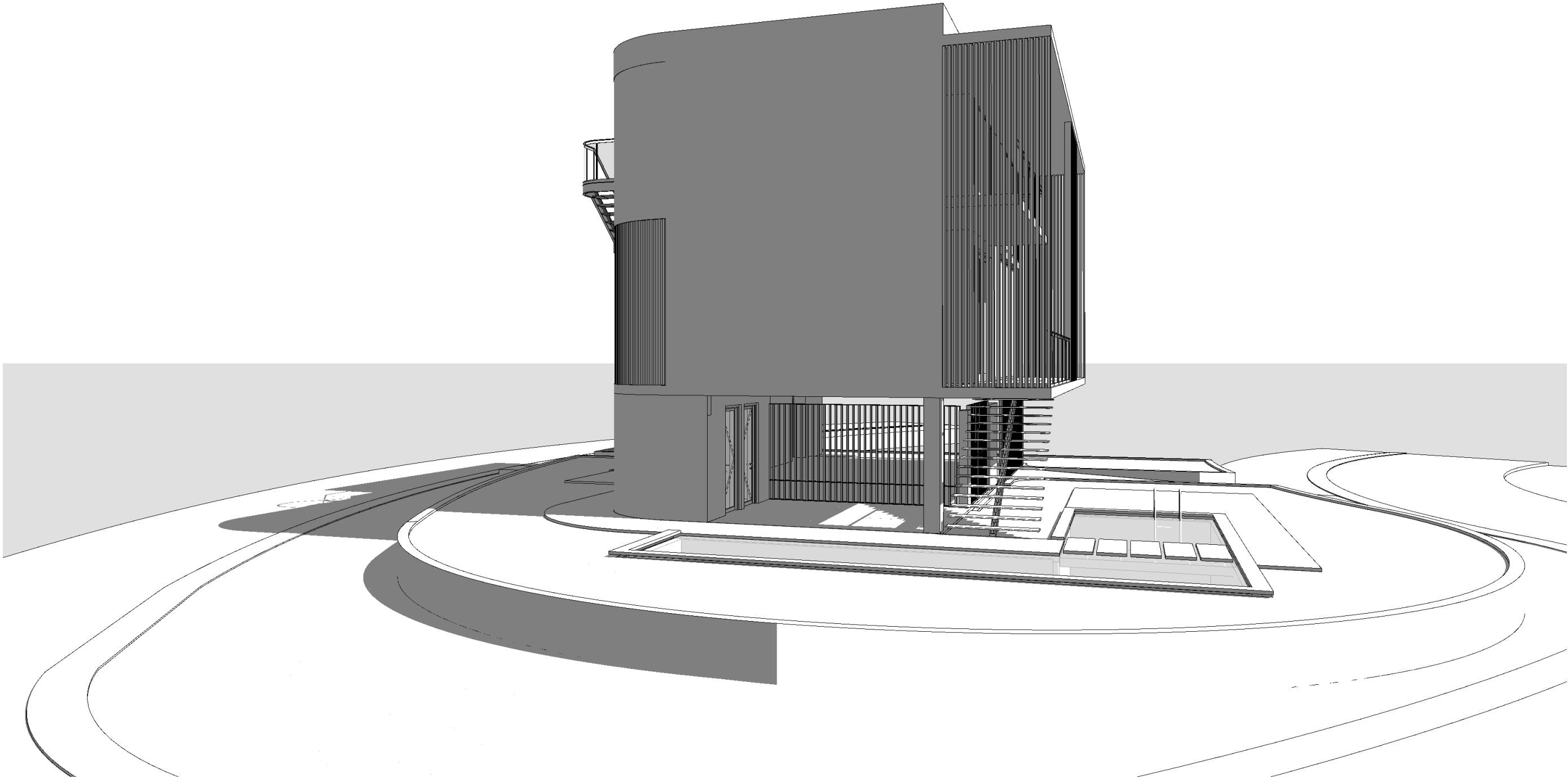
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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-WEST

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VIEW FROM PALM AVENUE - WITHOUT LANDSCAPING

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ETHAN ROYAL
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REGISTERED ARCHITECT

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ARCHITECTURE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST - WITHOUT LANDSCAPING

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VIEW FROM NORTH COCONUT LANE

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LANDSCAPE RENDERINGS



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VIEW FROM SIDE STREET

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