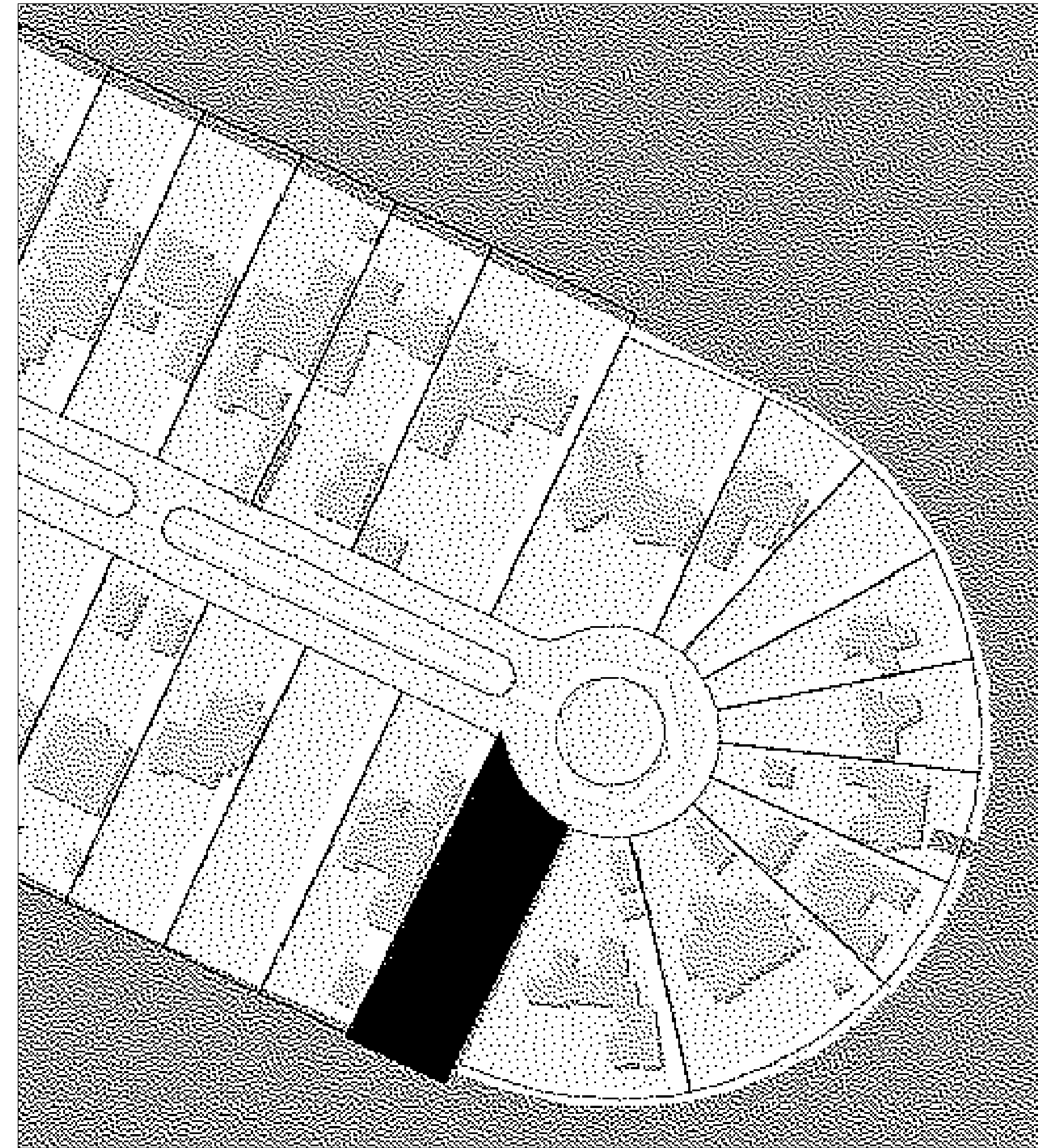


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# 24 PALM AVE RESIDENCE

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24 PALM AVE - MIAMI BEACH - FLORIDA - 33139



DESIGN REVIEW BOARD SUBMITTAL  
FINAL SUBMITTAL  
NOVEMBER 05, 2023

## DRB23-0931

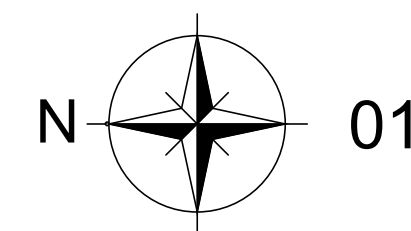
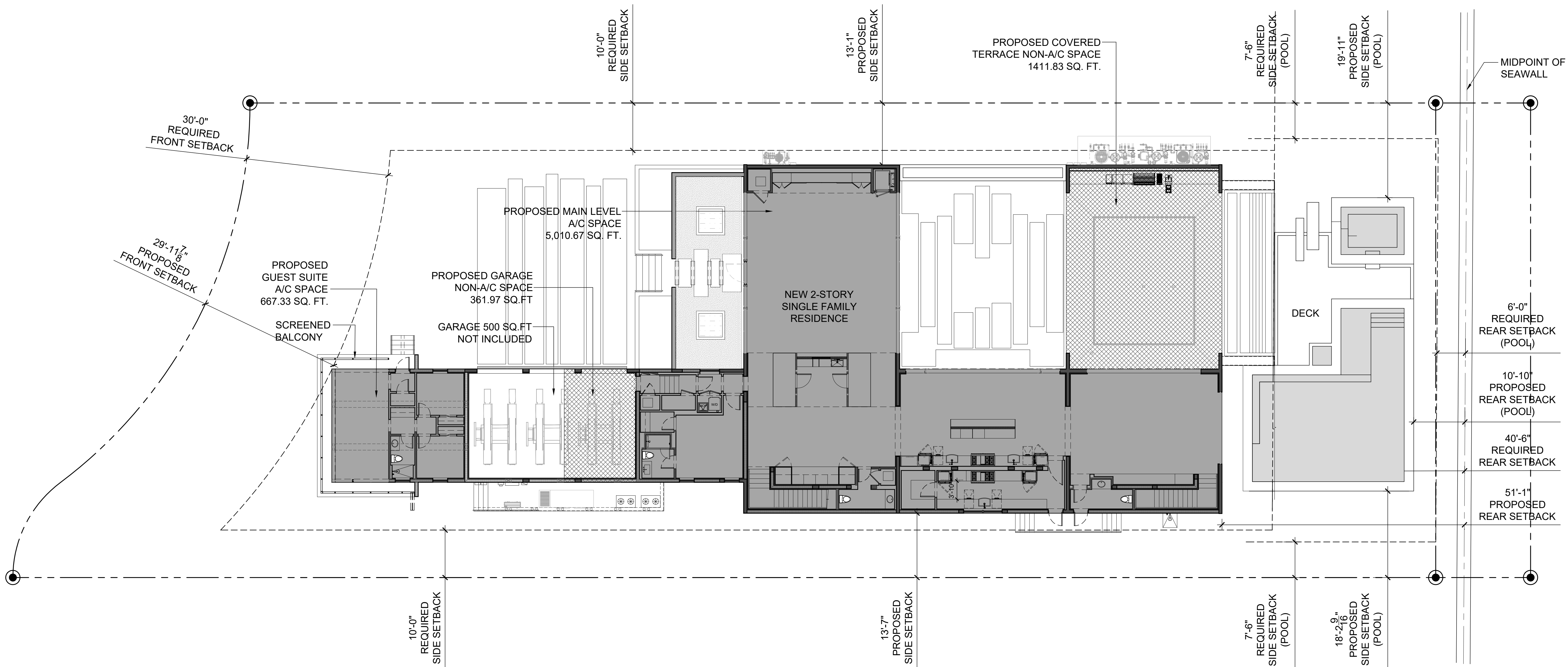


STRUCTURAL ENGINEER  
KHAN AND ASSOCIATES  
7400 SW 50TH TERRACE  
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M.E.P. ENGINEER  
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MIAMI, FLORIDA 33155  
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EMAIL: RPJ@RPJMEP.COM





01

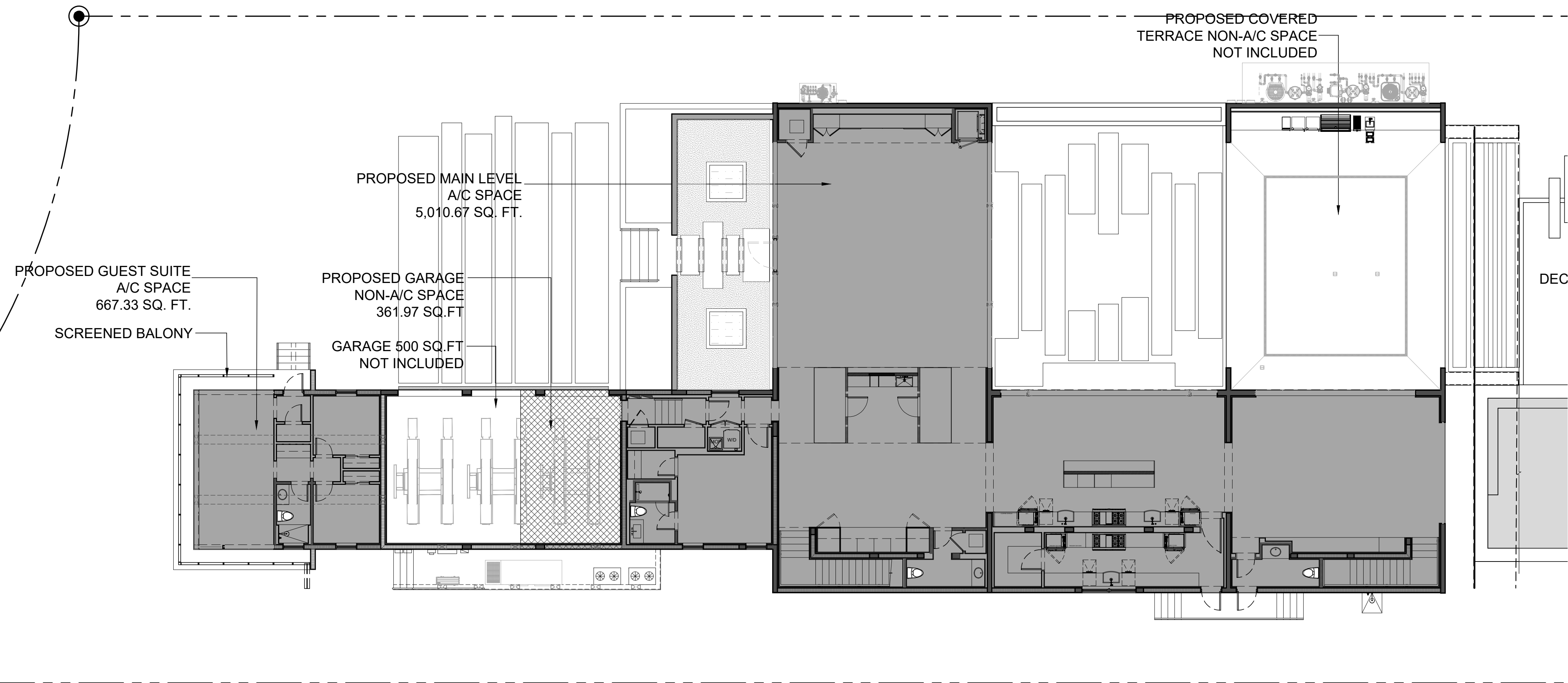
SITE PLAN LOT COVERAGE DIAGRAM

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

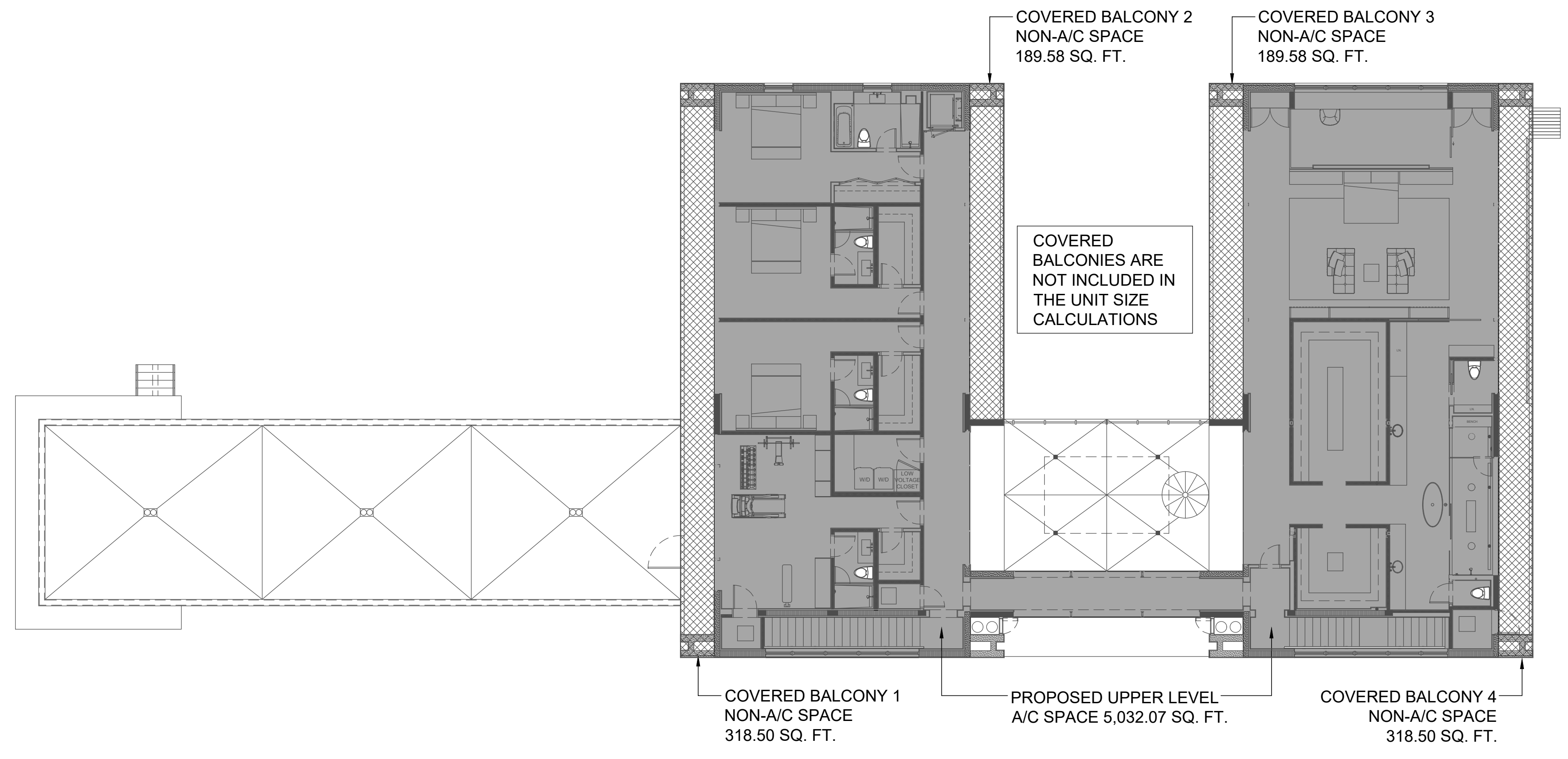
LOT COVERAGE		
MAX. ALLOWED:	30% OF LOT AREA=	8,258.73 SQ.FT.
MAIN LEVEL		5,010.67 SQ.FT.
GARAGE	861.97 SQ.FT. (ONE-STORY PORTION):	361.97 SQ.FT.
COVERED TERRACE		1,411.83 SQ.FT.
GUEST SUITE		667.33 SQ.FT.
PROPOSED LOT COVERAGE	27.1% OF LOT AREA=	7,451.80 SQ.FT.

<b>A-003</b> SHEET <small>OF</small>	<b>PROJECT INFO</b>  SCALE: <b>AS NOTED</b>	<b>OWNER</b> JOEL MEYERSON  24 PALM AVE. MIAMI BEACH, FL 33139	<b>ARCHITECTS</b> PORTUONDO PEROTTI ARCHITECTS <small>Architecture, Planning, Interior Design</small> A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: (305) 442-8818 WWW: WWW.PORTUONDOPEROTTI.COM	<b>REVISIONS</b> PROJECT NUMBER: 2000-25 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 MAIN LEVEL UNIT SIZE DIAGRAM  
Scale: 3/32" = 1'-0"



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



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 %:	(30%) 8,258.73 S.F. 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. (8%) Rear Yard Open Space SF and %: 3,011.15 S.F. (74%)		
15	Max Unit Size SF and %:	(50%) 13,740.43 S.F. 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	Deficiencies
19	Height measured from B.F.E. plus freeboard	28'-0"	28'-0"	
20	Front Setbacks:	30'-0"	30'-0"	
20	Front First level:	N/A	30'-0"	
20	Front second level:	N/A	104'-6"	
20	Front second level if lot coverage is 25% or greater:	N/A	104'-6"	
21	a) At least 35% of the front facade shall be setback 5' from the minimum required setback.			COMPLIES
21	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
22	Sum of side yard:	25'-0" (26%)	26'-8" (26.6%)	
23	Side 1:		13'-1"	
24	Side 2 or (facing street):		13'-7"	
25	Rear:	45'-0" (15%)	51'-1" (17%)	
26	Accessory Structure Side 1:	30'-0"	N/A	
27	Accessory Structure Side 2 or (facing street):	30'-0"	N/A	
28	Accessory Structure Rear:	50'-0"	N/A	
30	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.

REVISIONS

PROJECT NUMBER: 2020-25  
DATE: 11.12.2021

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) 442-5818  
http://www.portundoperotti.com

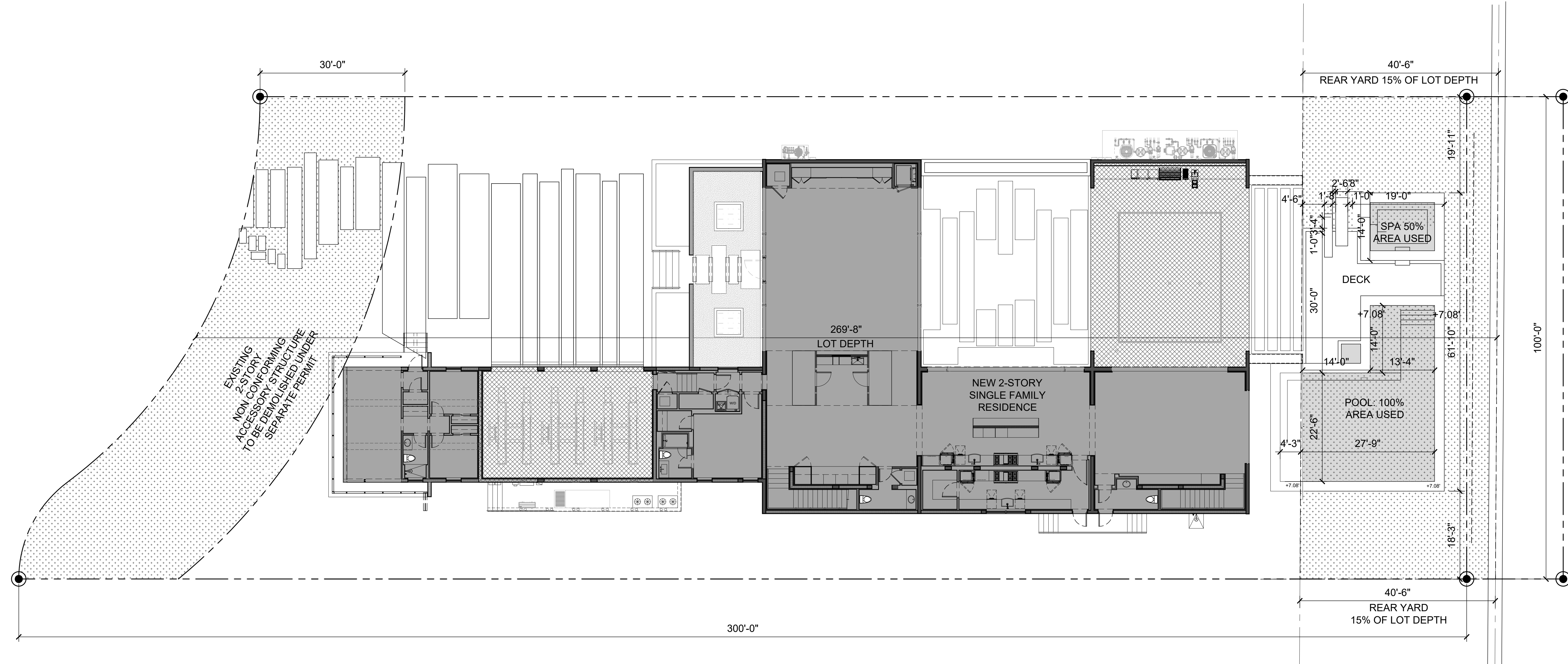
OWNER: JOEL MEYERSON  
24 PALM AVE. MIAMI BEACH, FL 33139

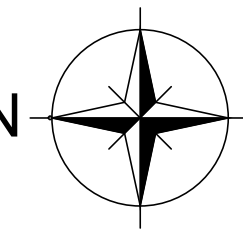
PROJECT INFO  
TITLE: AS NOTED  
SCALE: AS NOTED

SHEET: A-003.1  
DATE: 01/20/2021

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

DRAWN BY: J.L. G.O.-Jr., J.N. R.L.  
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

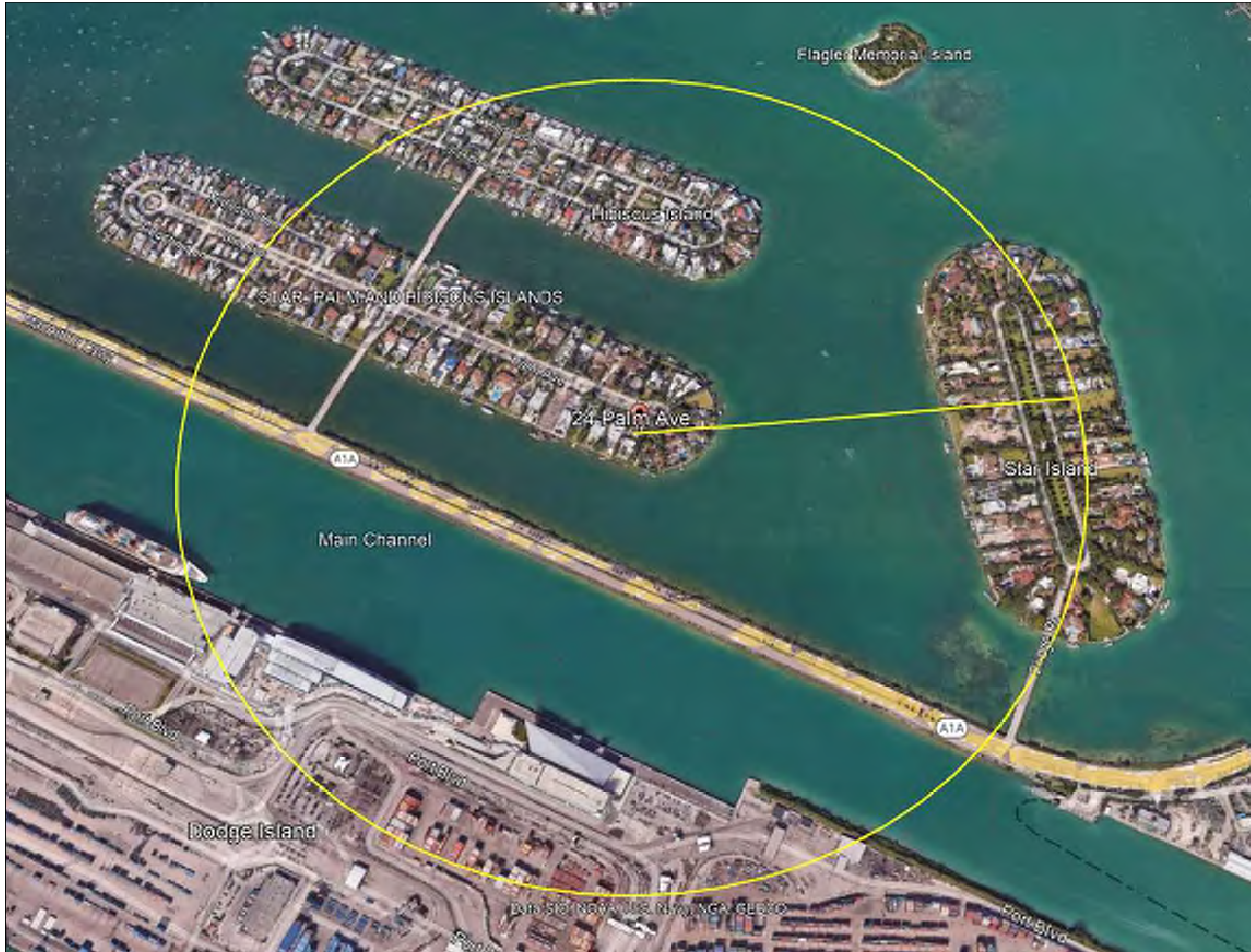


N  01 SITE PLAN LOT LANDSCAPE OPEN SPACE  
Scale: 3/32" = 1'-0"

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

SHEET <b>A-003.2</b>	PROJECT INFO TITLE: SCALE: <b>AS NOTED</b>	OWNER <b>JOEL MEYERSON</b> 24 PALM AVE, MIAMI BEACH, FL 33139	ARCHITECTS <b>PORTUONDO PEROTTI ARCHITECTS</b> Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 442-8518 http://www.portundoperotti.com	PROJECT NUMBER: 2020-25	REVISIONS
				DATE: 11.12.2021	DRAWN BY: J.L. G.O.-J., J.N. R.L.

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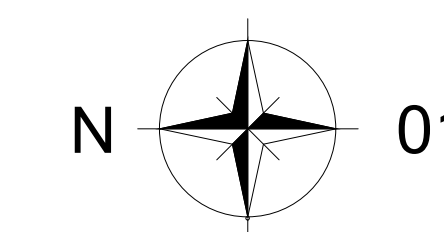
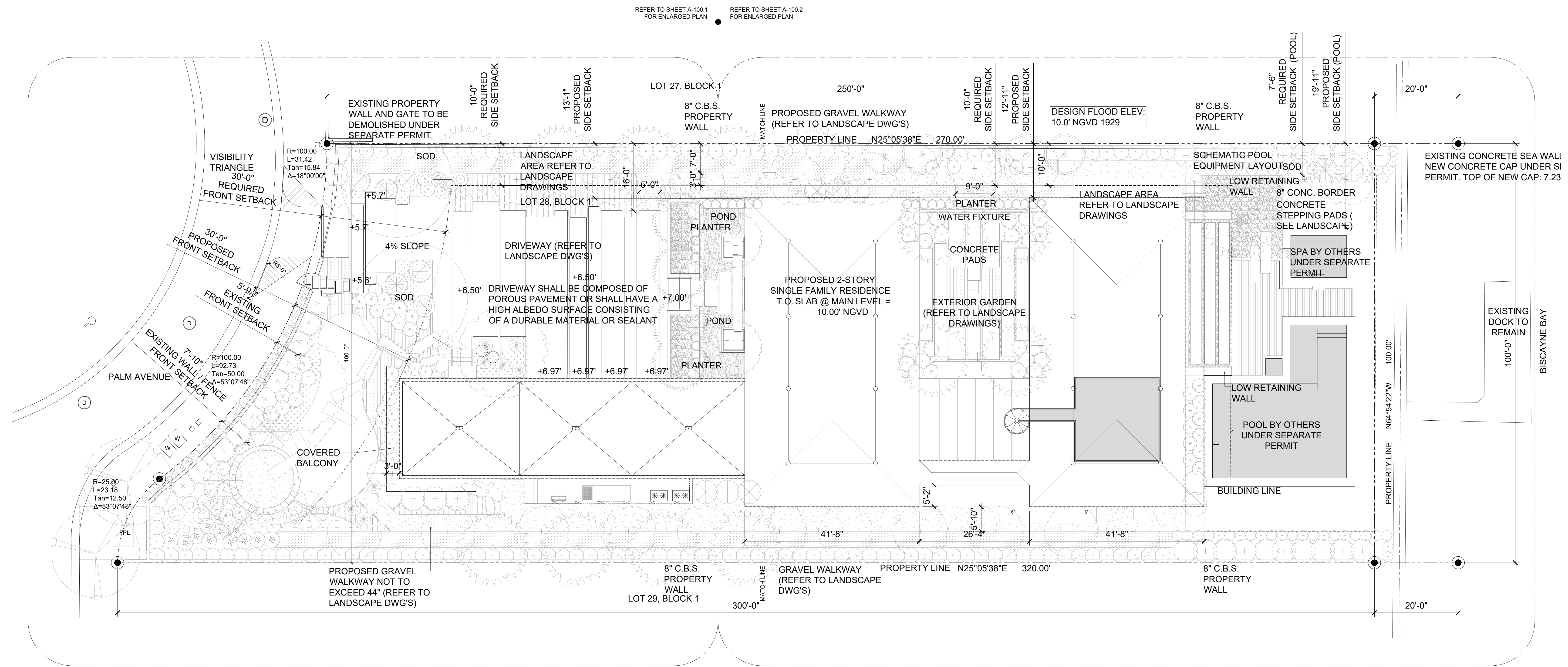


CONTEXT LOCATION MAP

1/2 MILE RADIUS

<p>SHEET <b>A-003.3</b> OF 07 © COPYRIGHT 2021</p>	<p>TITLE <b>CONTEXT LOCATION PLAN</b></p> <p>SCALE <b>AS NOTED</b></p>	<p>OWNER <b>JOEL MEYERSON</b> 24 PALM AVE, MIAMI BEACH, FL 33139</p>	<p><b>24 PALM AVE RESIDENCE</b> 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139</p>	<p>ARCHITECTS <b>PORTUONDO PEROTTI ARCHITECTS</b> Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: 305.442.8818 http://www.portundoperotti.com</p>	<p>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</p>
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01  
SCALE: 3/32" = 1'-0"

PROP. SITE PLAN (OVERALL)

PROJECT NUMBER	2020-25	REVISIONS	
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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http://www.portondo-perotti.com

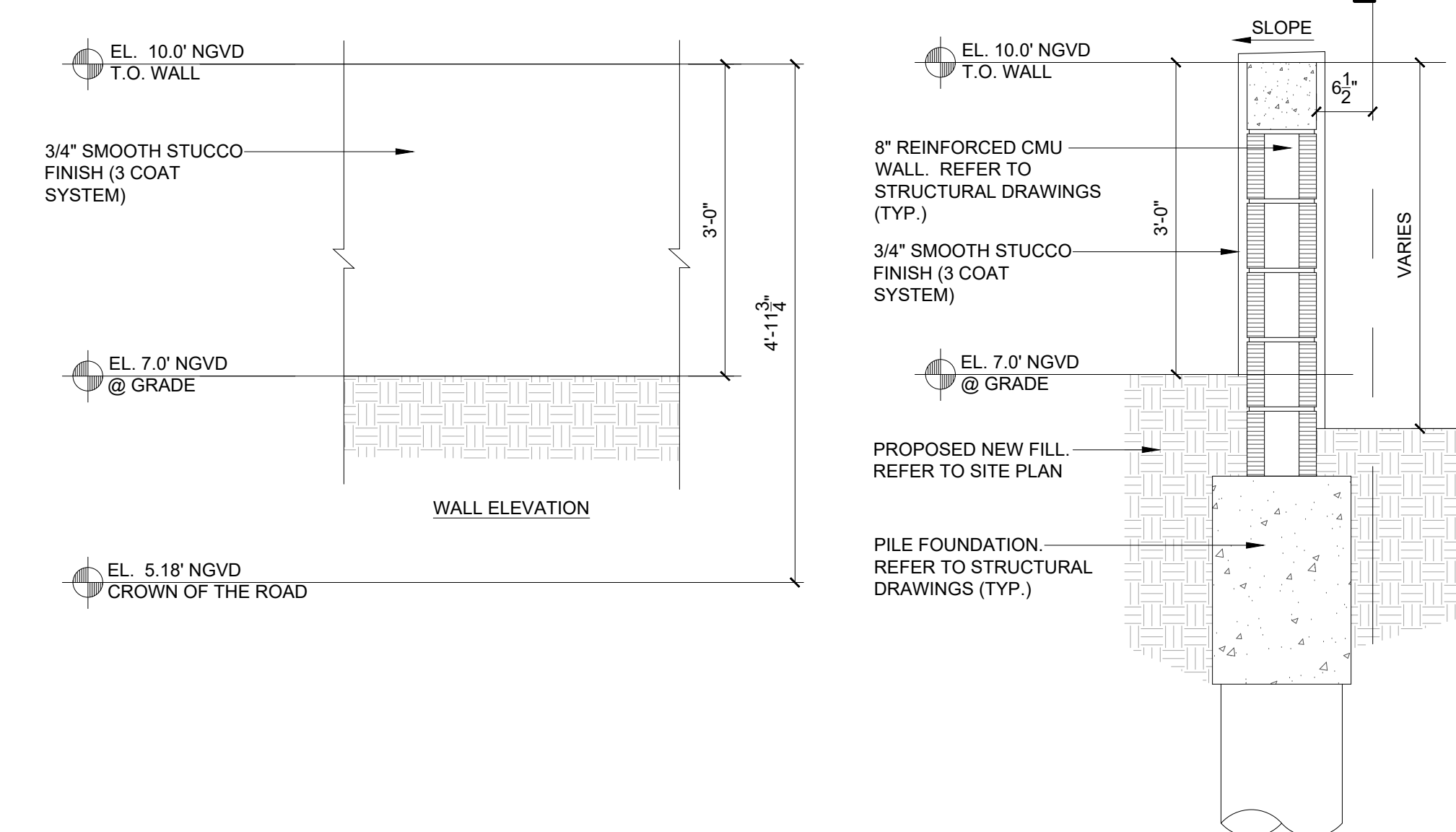
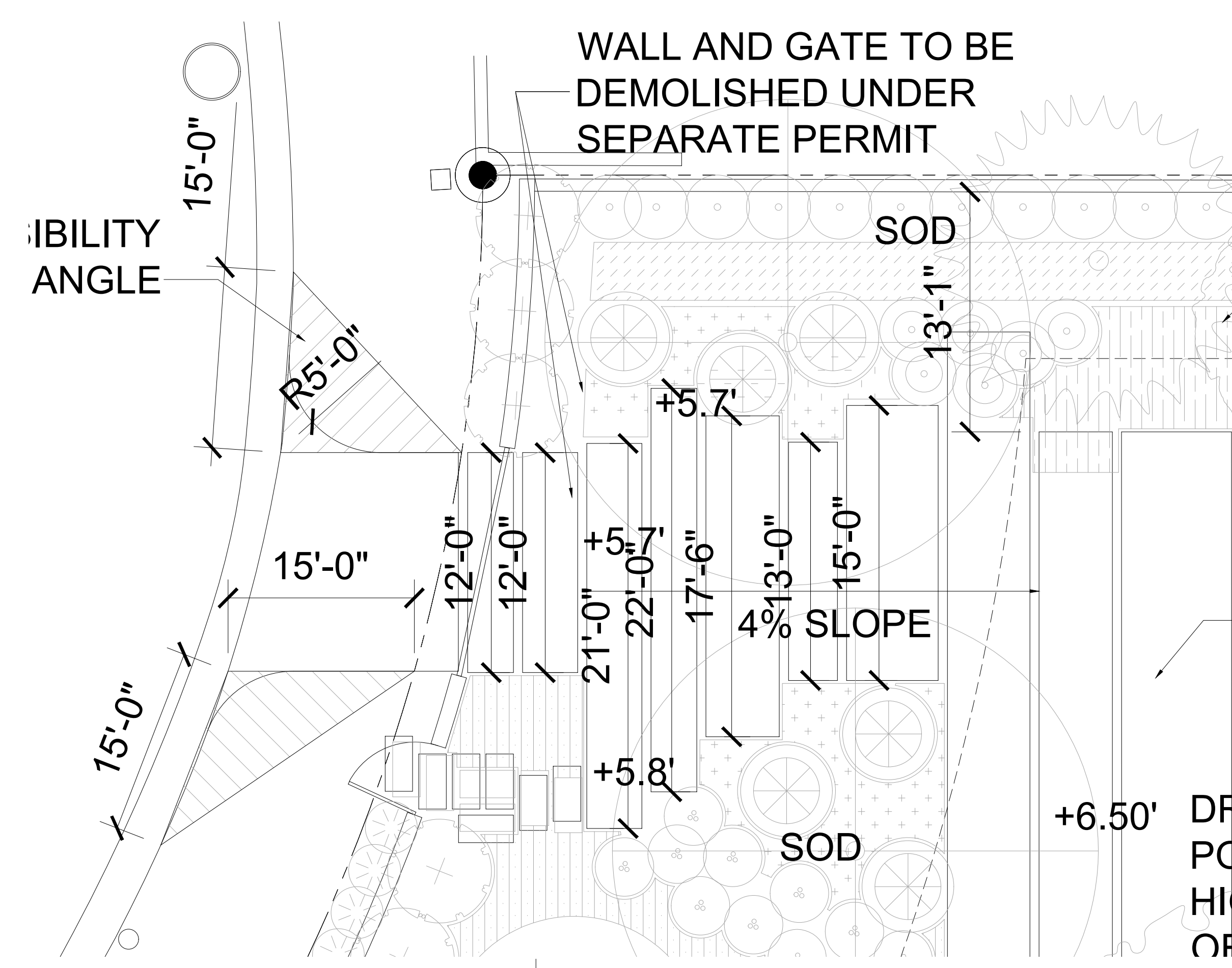
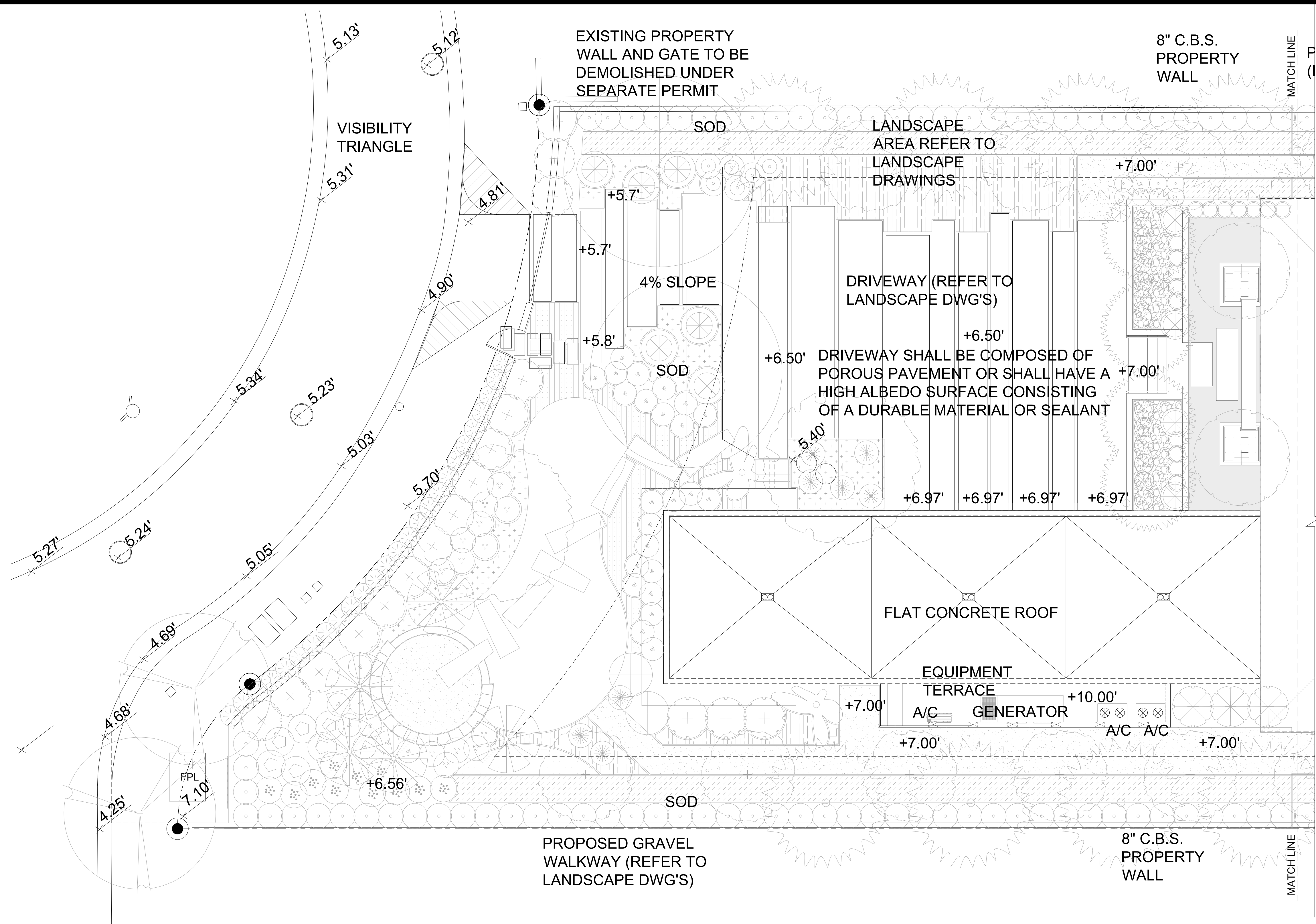
OWNER  
**24 PALM AVE RESIDENCE**  
24 PALM AVENUE  
MIAMI BEACH, FLORIDA, 33139

OWNER  
**JOEL MEYERSON**  
24 PALM AVE, MIAMI BEACH, 33139

TITLE  
**PROP. SITE PLAN OVERALL**  
SCALE: 3/32" = 1'-0"

SHEET: **A-100.0**  
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**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."

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- 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**

- ~~XX.XX'~~ DENOTES EXISTING ELEVATIONS
- + XX.XX'

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"

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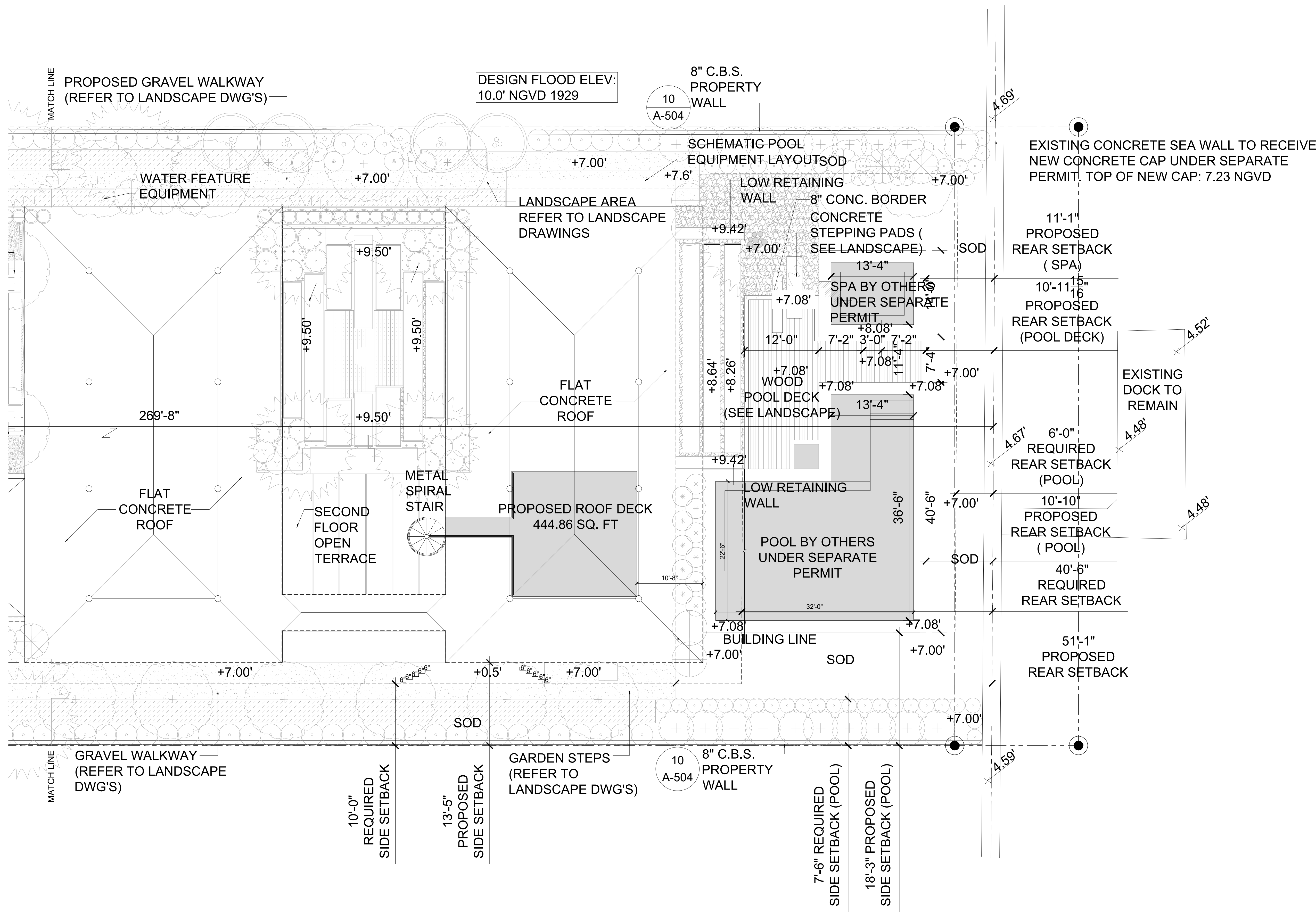
PROJECT NUMBER: 2020-25  
DATE: 11.12.2021  
DRAWN BY: J.L.G.O., J.V., J.N., R.L.  
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

OWNER  
**JOEL MEYERSON**  
24 PALM AVE, MIAMI BEACH, FL 33139

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

SHEET: **A-100.1**  
OF

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**SITE PLAN GENERAL NOTES:**

- 01- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
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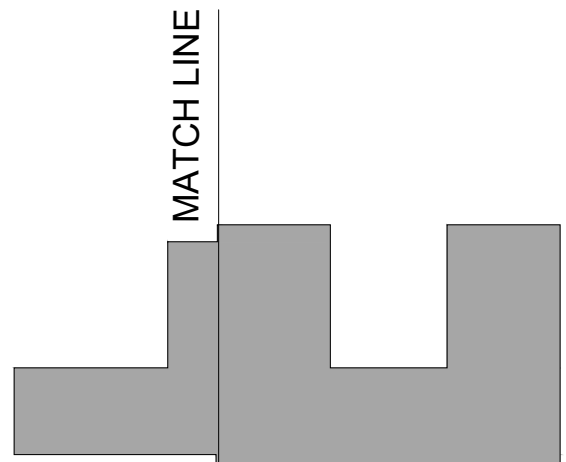
ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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:**

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**LEGEND**

- $\times XX.XX'$  DENOTES EXISTING ELEVATIONS
- + XX.XX' DENOTES PROPOSED ELEVATIONS



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

**PORTUONDO PEROTTI 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

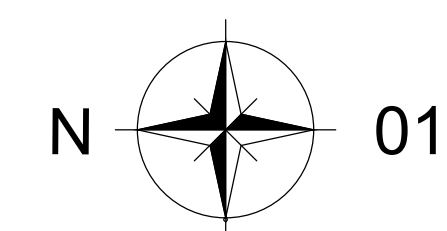
TITLE  
**PROP. SITE PLAN**  
 PARTIAL  
 SCALE: 1/8" = 1'-0"

SHEET: **A-100.2**  
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LOT 29, BLOCK 1  
PALM ISLAND  
PLAT BOOK 6, PAGE 54



01

SITE PLAN RENDERING

SHEET  
**A-100.3**  
CP

TITLE  
RENDERED SITE PLAN  
SCALE:

OWNER  
JOEL MEYERSON  
24 PALM AVE, MIAMI BEACH, FL 33139

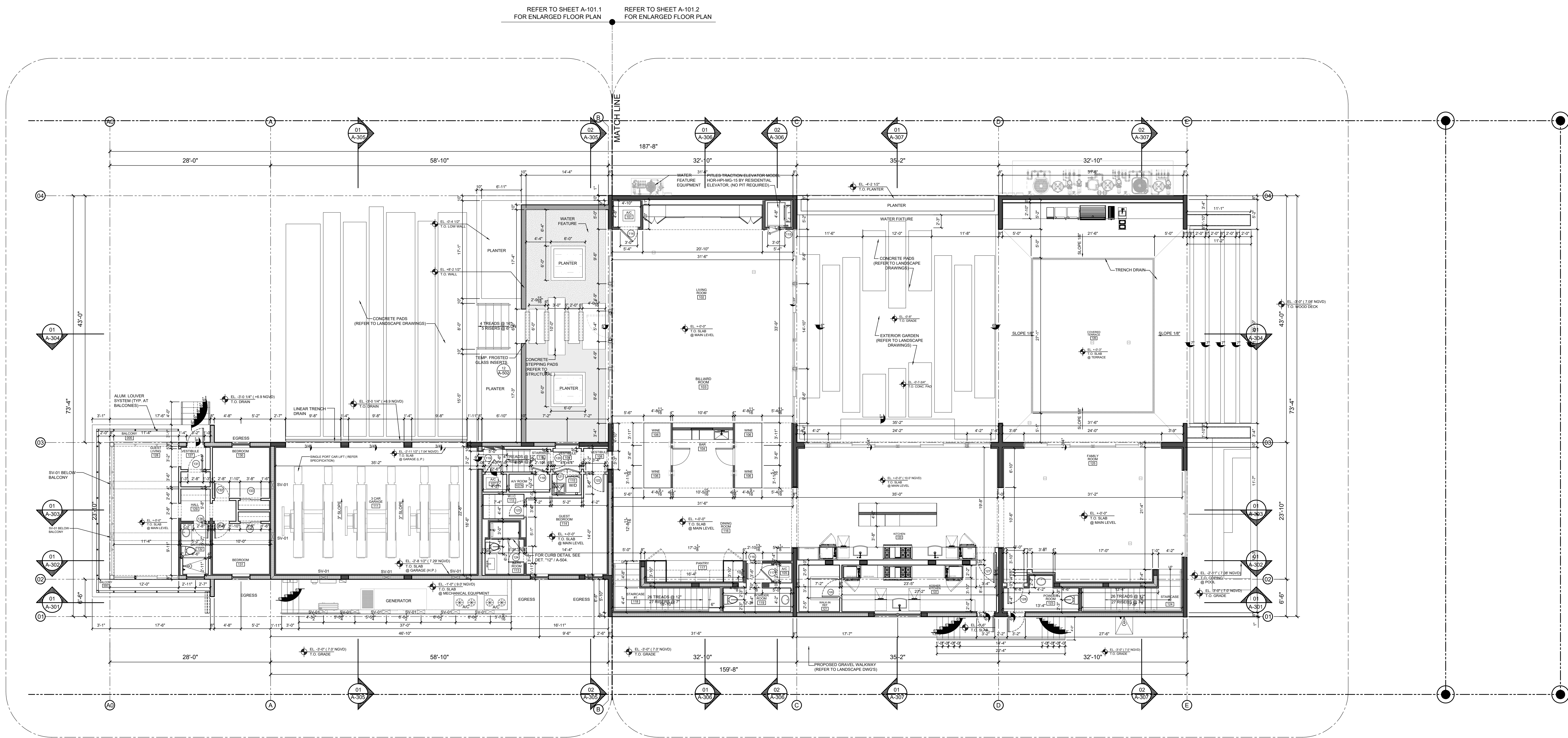
24 PALM AVE RESIDENCE  
24 PALM AVENUE  
MIAMI BEACH, FLORIDA, 33139

ARCHITECTS  
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TEL: (305) 442-5818  
http://www.portuondoperotti.com

PROJECT NUMBER: 2000-25  
DATE: 11.12.2021  
DRAWN BY: J. L. GO., J.V., J.N., R.L.  
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

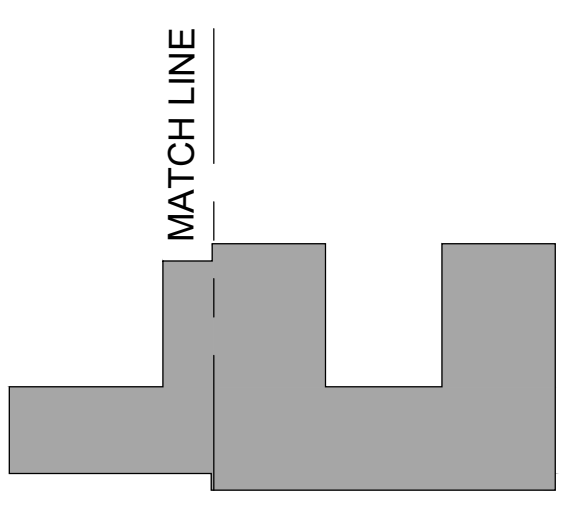
REVISIONS:

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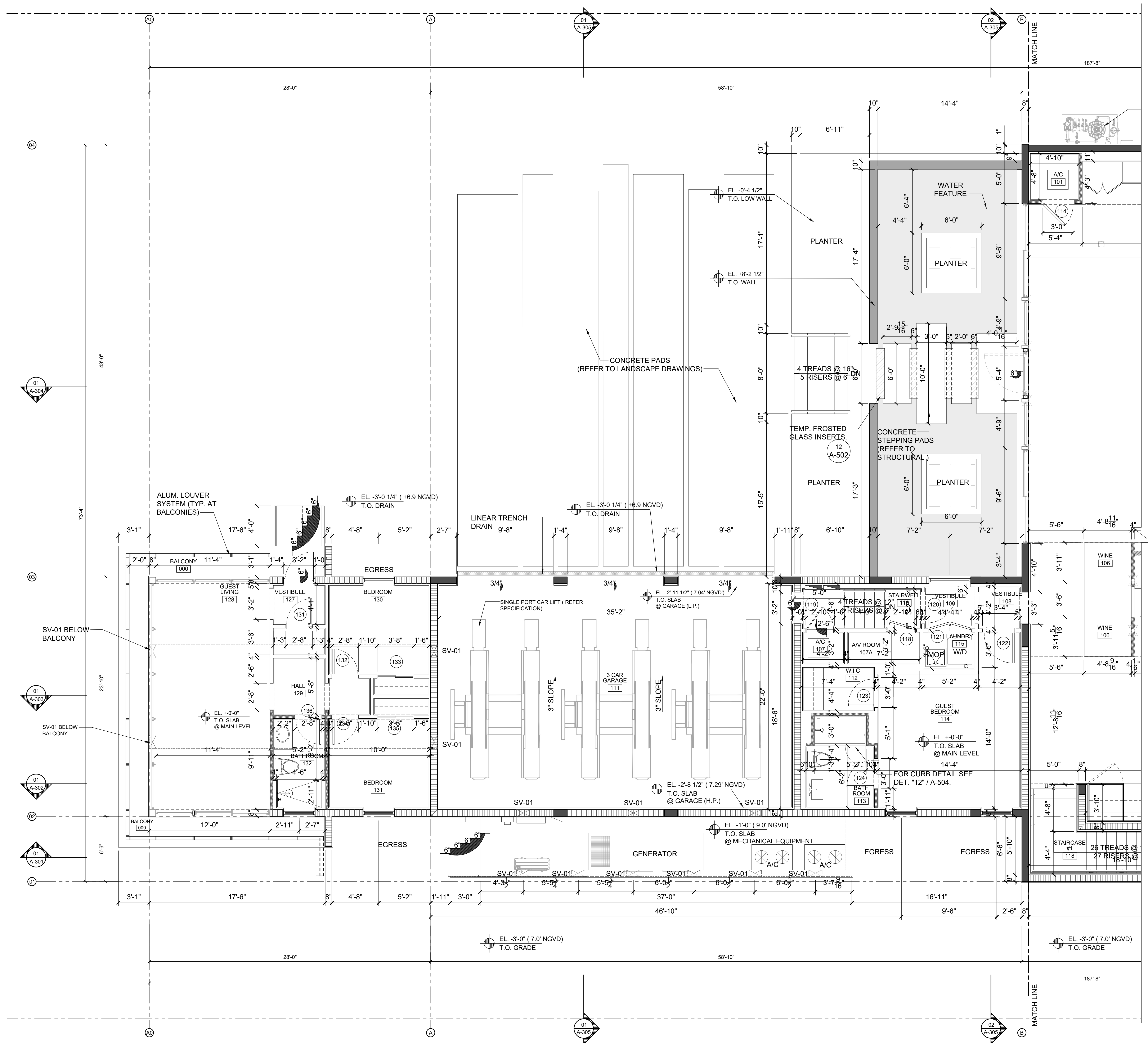
REFER TO SHEET A-101.1 FOR ENLARGED FLOOR PLAN  
 REFER TO SHEET A-101.2 FOR ENLARGED FLOOR PLAN

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



PROJECT NUMBER: 2020-25	REVISIONS:
DATE: 11.12.2021	11.12.2021
DRAWN BY: J.L. GO., J.V., J.N., R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS	
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Tel: +1 305 442 7518	
http://www.portuondoperotti.com	
OWNER: JOEL MEYERSON	
24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE: PROP. MAIN LEVEL FLOOR PLAN (OVERALL)	SCALE: 1/8" = 1'-0"
SHEET: A-101.0	© COPYRIGHT 2021

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**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)

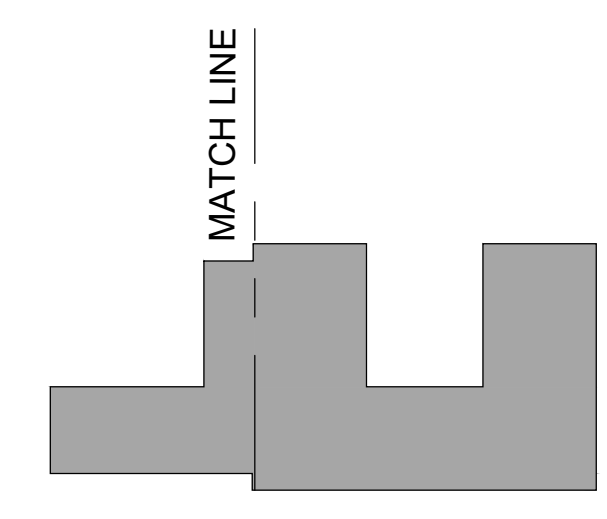
GARAGE AREA: 817 SQ. FT.  
MECHANICAL EQUIP AREA: 200.81 SQ.FT.  
TOTAL AREA: 1017.81 SQ.FT.  
V-1= 8x16= 200 SF

**PROPOSED VENT COVERAGE AREA: 2200 SQ.FT.**

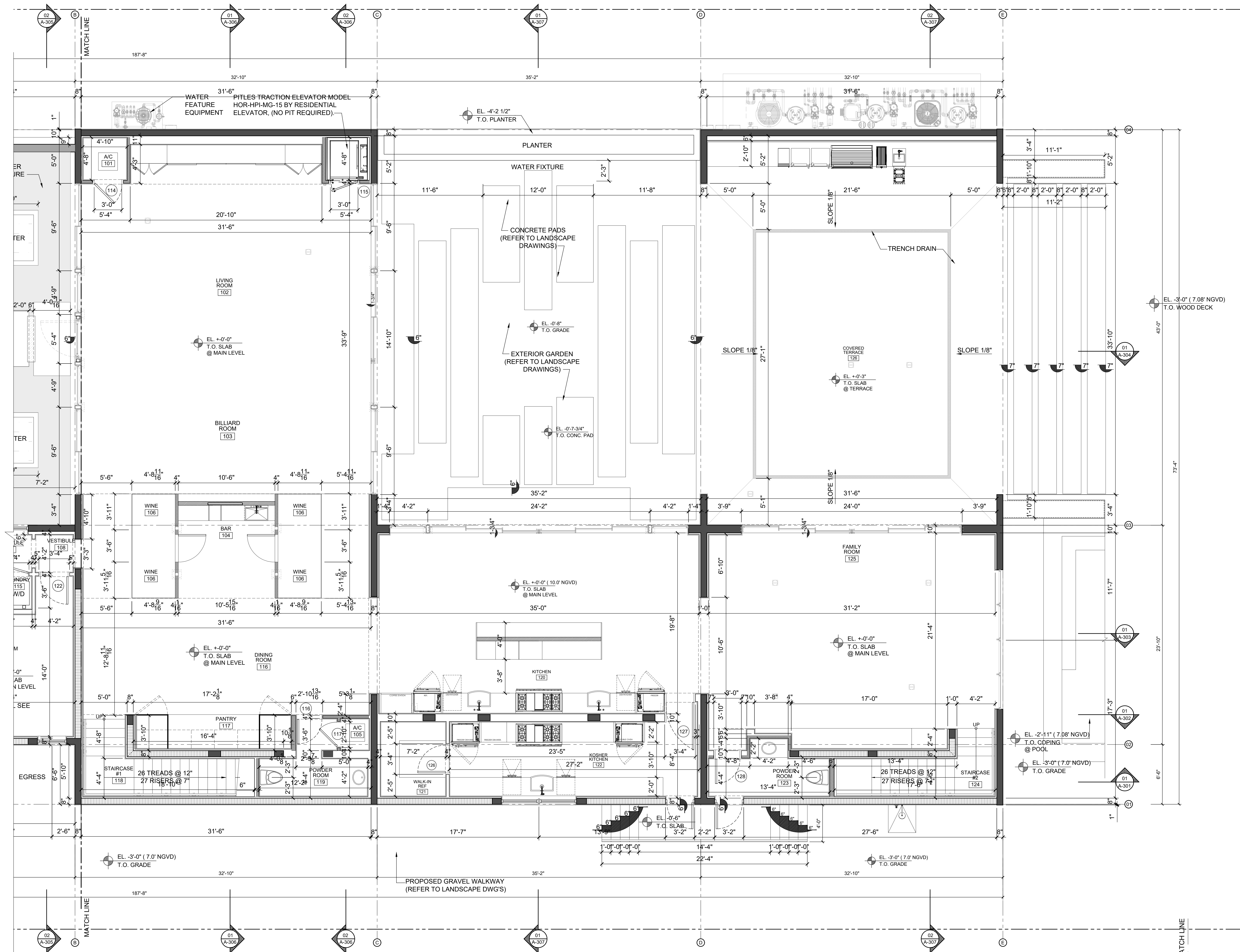
2,200 SQ. FT. COVERAGE TO BE OBTAINED BY PROVIDING:

- (SV-01) (1) SMARTVENT MODEL 1540-520 16" WIDE X 8" TALL CERTIFIED TO COVER 200 SQ/FT OF ENCLOSED AREA FOR FLOOD PROTECTION.
- NOTE:
- 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.
  - FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
  - 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.
  - 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.

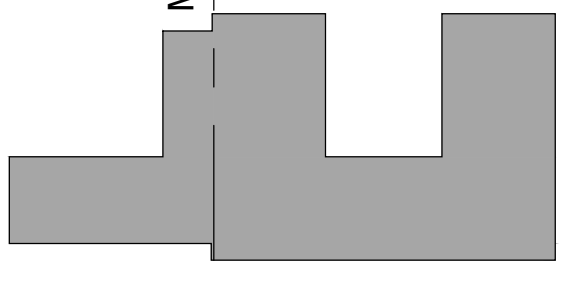
01 PROP. MAIN LEVEL FLOOR PLAN (PARTIAL)  
SCALE: 1/4" = 1'-0"



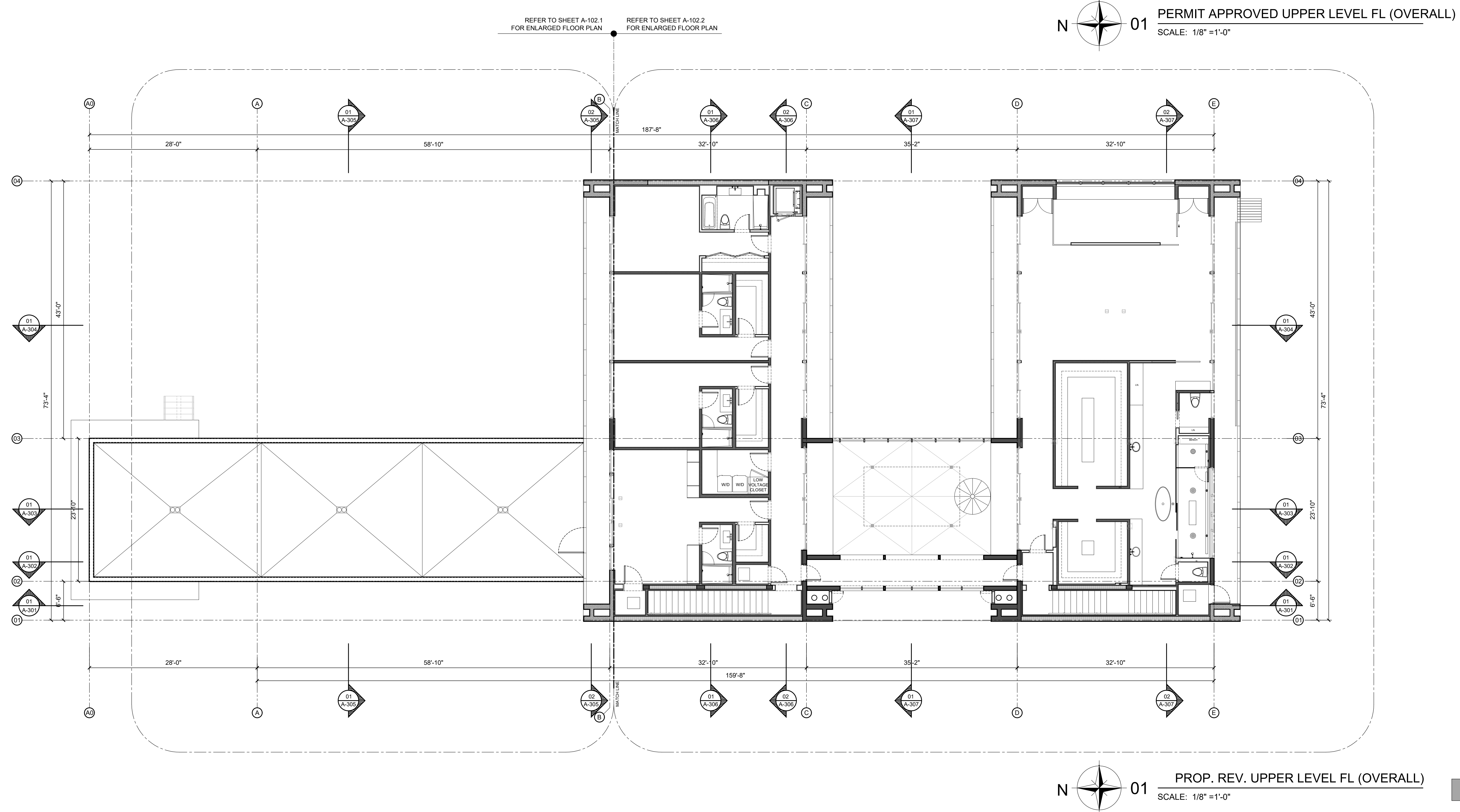
PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	DRAWN BY: J.L. G.O., J.V., J.N., R.L.
	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
ARCHITECTS	
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5717 S.W. 8th Street, Miami, Florida, 33144, USA	
Tel: (305) 442-5518	
http://www.portuondoperotti.com	
OWNER	
JOEL MEYERSON	
24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE	
PROP. MAIN LEVEL FLOOR PLAN	
PARTIAL	
SCALE: 1/4" = 1'-0"	
SHEET	
A-101.1	
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01 PROP. MAIN LEVEL FLOOR PLAN (PARTIAL)  
SCALE: 1/4" = 1'-0"



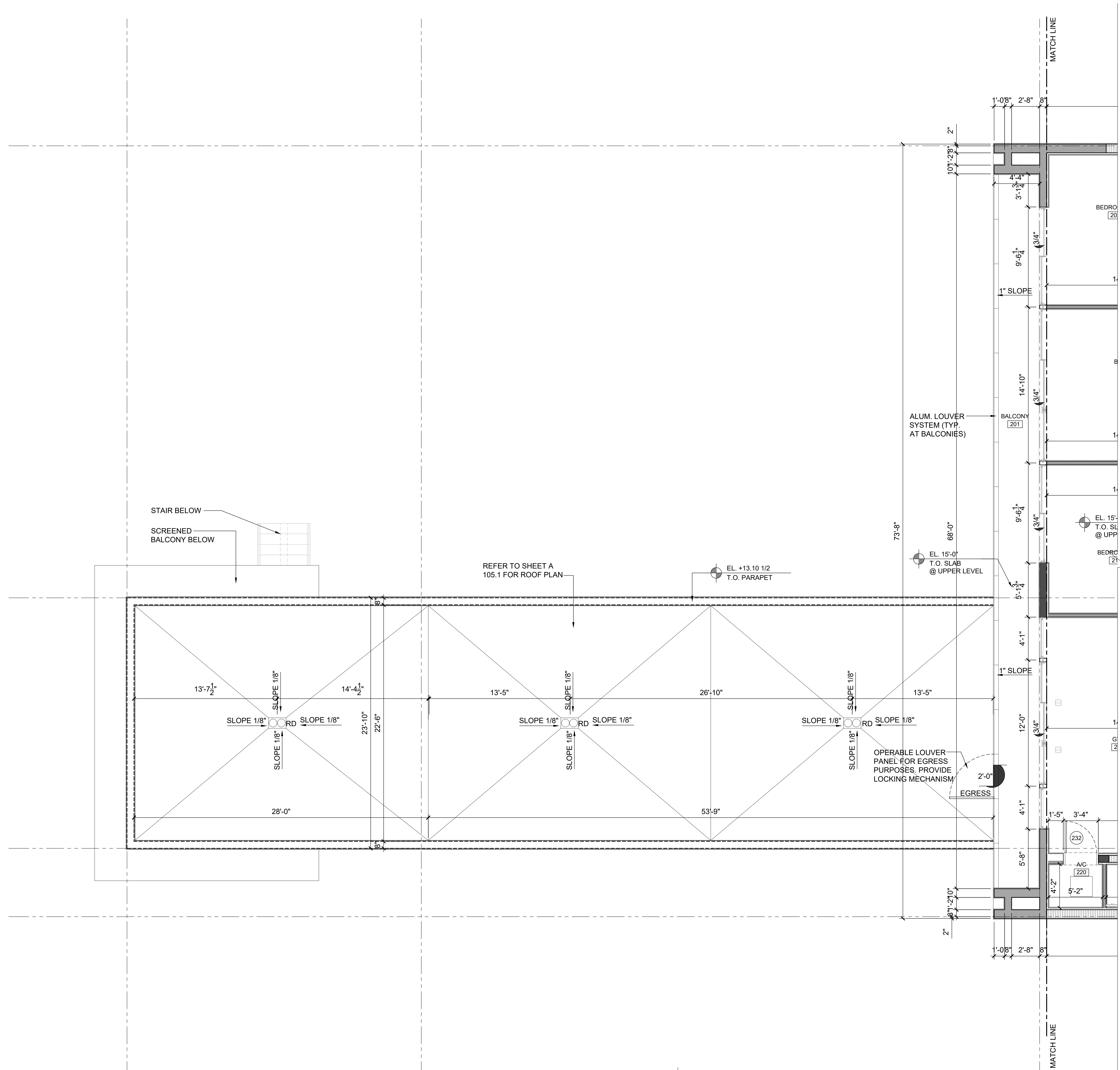
PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO... CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: (305) 442-5516 http://www.portuondoperotti.com
<b>24 PALM AVE RESIDENCE</b> 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	
OWNER: JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	
TITLE: PROP. MAIN LEVEL FLOOR PLAN (PARTIAL) SCALE: 1/4" = 1'-0"	
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<p>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</p>	
<p>ARCHITECTS <b>PORTUONDO PEROTTI ARCHITECTS</b> Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: (305) 442-5818 http://www.portuondo-perotti.com</p>	
<p><b>24 PALM AVE RESIDENCE</b> 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139</p>	
<p>OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139</p>	
<p>TITLE: PROP. UPPER LEVEL FLOOR PLAN OVERALL SCALE: 1/8" = 1'-0"</p>	
<p>SHEET <b>A-102.0</b> OF</p>	

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STAIR BELOW  
SCREENED BALCONY BELOW

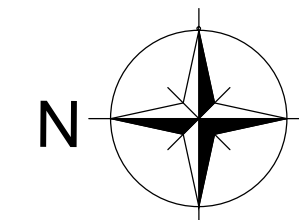
REFER TO SHEET A 105.1 FOR ROOF PLAN

EL. +13.10 1/2  
T.O. PARAPET

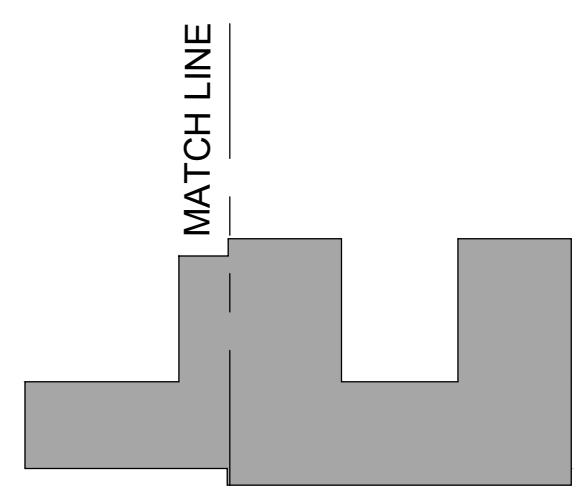
EL. 15'-0"  
T.O. SLAB  
@ UPPER LEVEL

OPERABLE LOUVER  
PANEL FOR EGRESS  
PURPOSES, PROVIDE  
LOCKING MECHANISM

2'-0"  
EGRESS

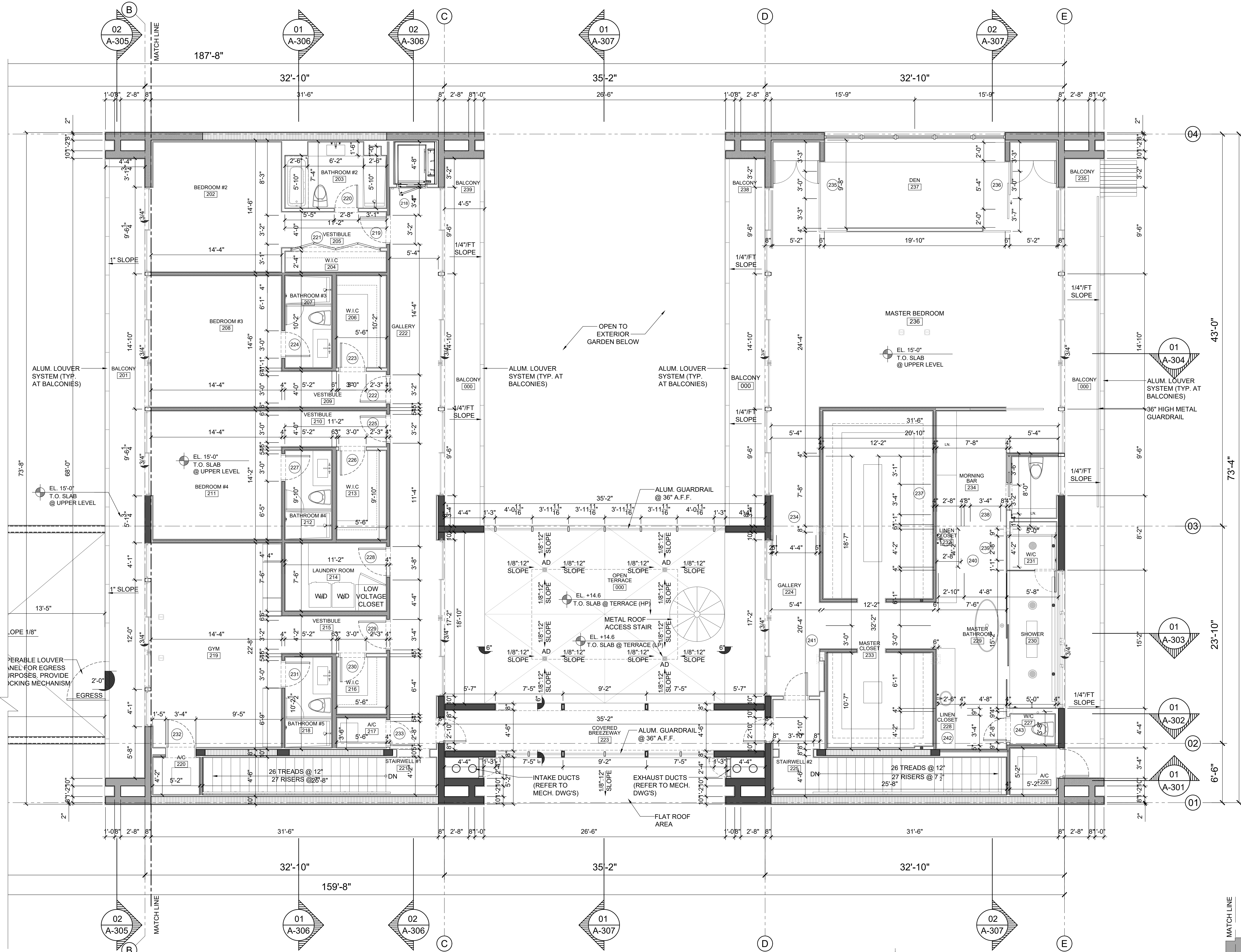


01 PROP. UPPER LEVEL FLOOR PLAN (PARTIAL)  
SCALE: 1/4" = 1'-0"



SHEET <b>A-102.1</b> OF	TITLE PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"	OWNER JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, FL 33139	ARCHITECTS <b>PORTUONDO PEROTTI ARCHITECTS</b> Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: (305) 442-5818 http://www.portuondoperotti.com	PROJECT NUMBER: 2020-25	REVISIONS:
	DATE: 11.12.2021	DRAWN BY: J.L. GO...J., J.N. RL.		CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	

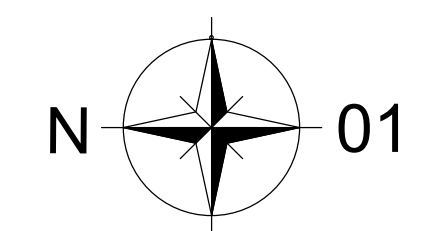
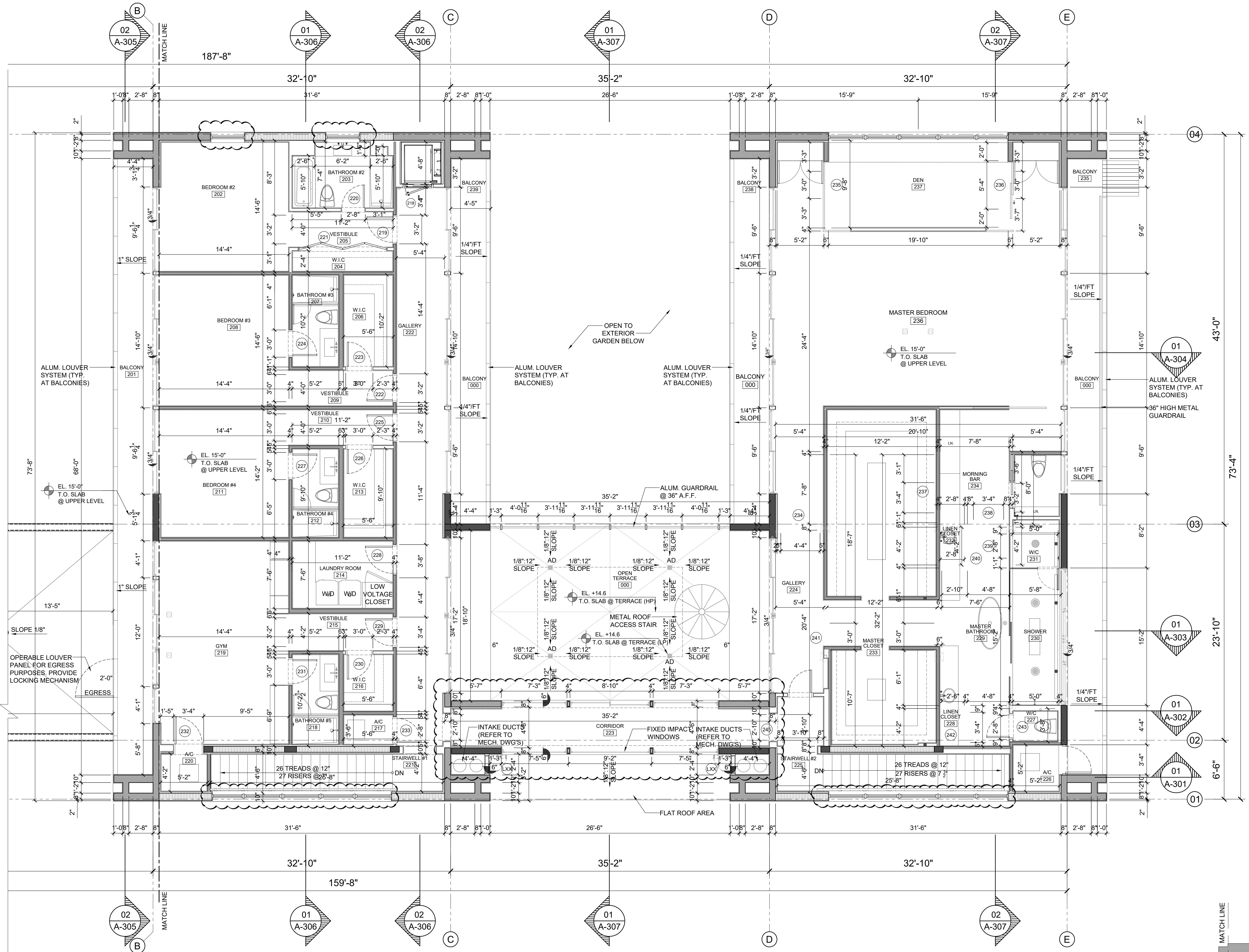
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01 PERMIT APPROVED UPPER LEVEL FL (PARTIAL)  
 SCALE: 1/4" = 1'-0"

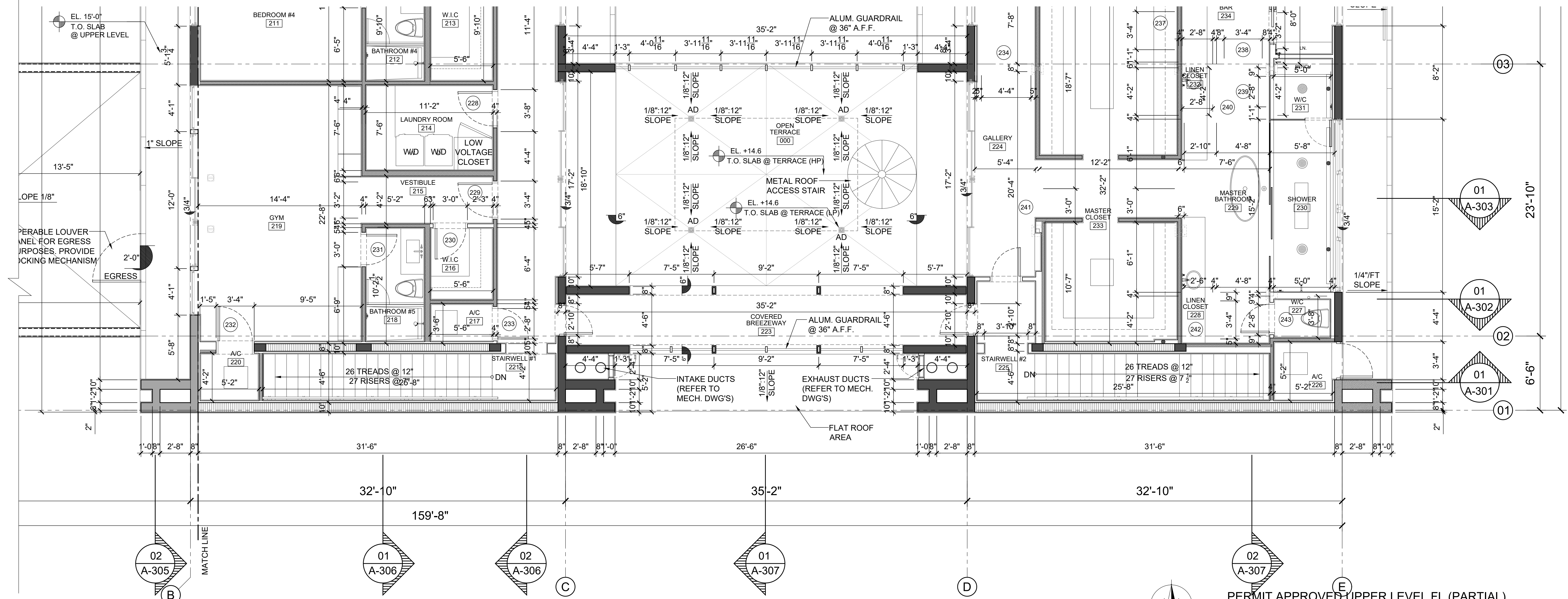
<b>PROJECT NUMBER:</b> 2020-25 <b>DATE:</b> 11.12.2021 <b>DRAWN BY:</b> J.L. GO.-J., J.N. R.L. <b>CHECKED BY:</b> JOSE LUIS GONZALEZ PEROTTI	<b>REVISIONS:</b> 01 02 03 04
	<b>ARCHITECTS:</b> <b>PORTUONDO PEROTTI ARCHITECTS</b> Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 442-5518 http://www.portundoperotti.com
<b>OWNER:</b> JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, 33139	
<b>TITLE:</b> PROP. UPPER LEVEL FLOOR PLAN PARTIAL <b>SCALE:</b> 1/4" = 1'-0"	
<b>SHEET:</b> A-102.2 OF	

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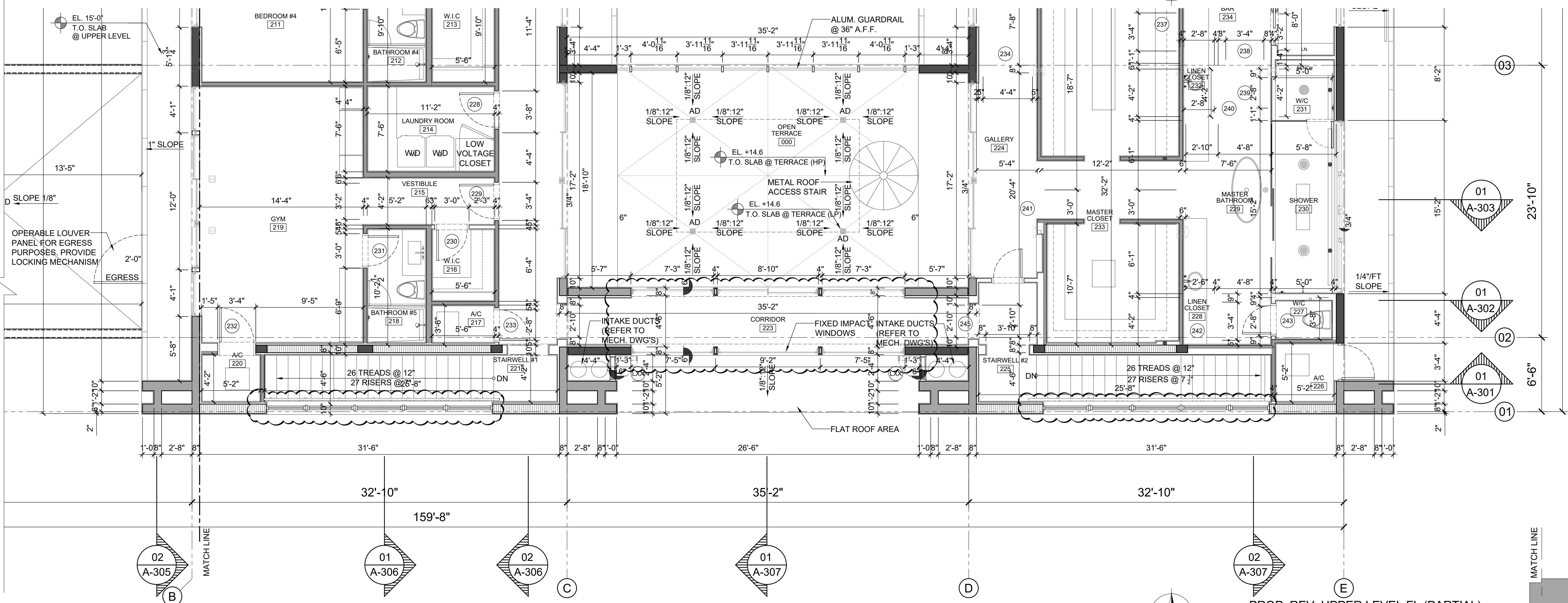


01 PROP. REV. UPPER LEVEL FL (PARTIAL)  
SCALE: 1/4" = 1'-0"

<b>SHEET</b> <b>A-102.2</b> <small>OF</small>	<b>TITLE</b> PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4"=1'-0"	<b>OWNER</b> JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, FL 33139	<b>ARCHITECTS</b> 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.portundoperotti.com	<b>REVISIONS</b> 2020-25 11.12.2021 J.L. GO. J.V., J.N., R.L. J.OSE LUIS GONZALEZ PEROTTI
				<b>PROJECT NUMBER:</b> 2020-25 <b>DATE:</b> 11.12.2021 <b>DRAWN BY:</b> J.L. GO. J.V., J.N., R.L. <b>CHECKED BY:</b> JOSE LUIS GONZALEZ PEROTTI

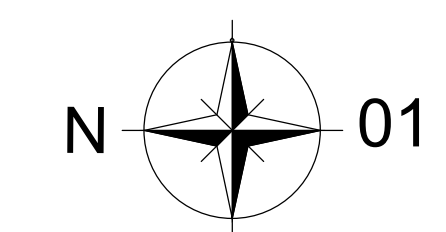
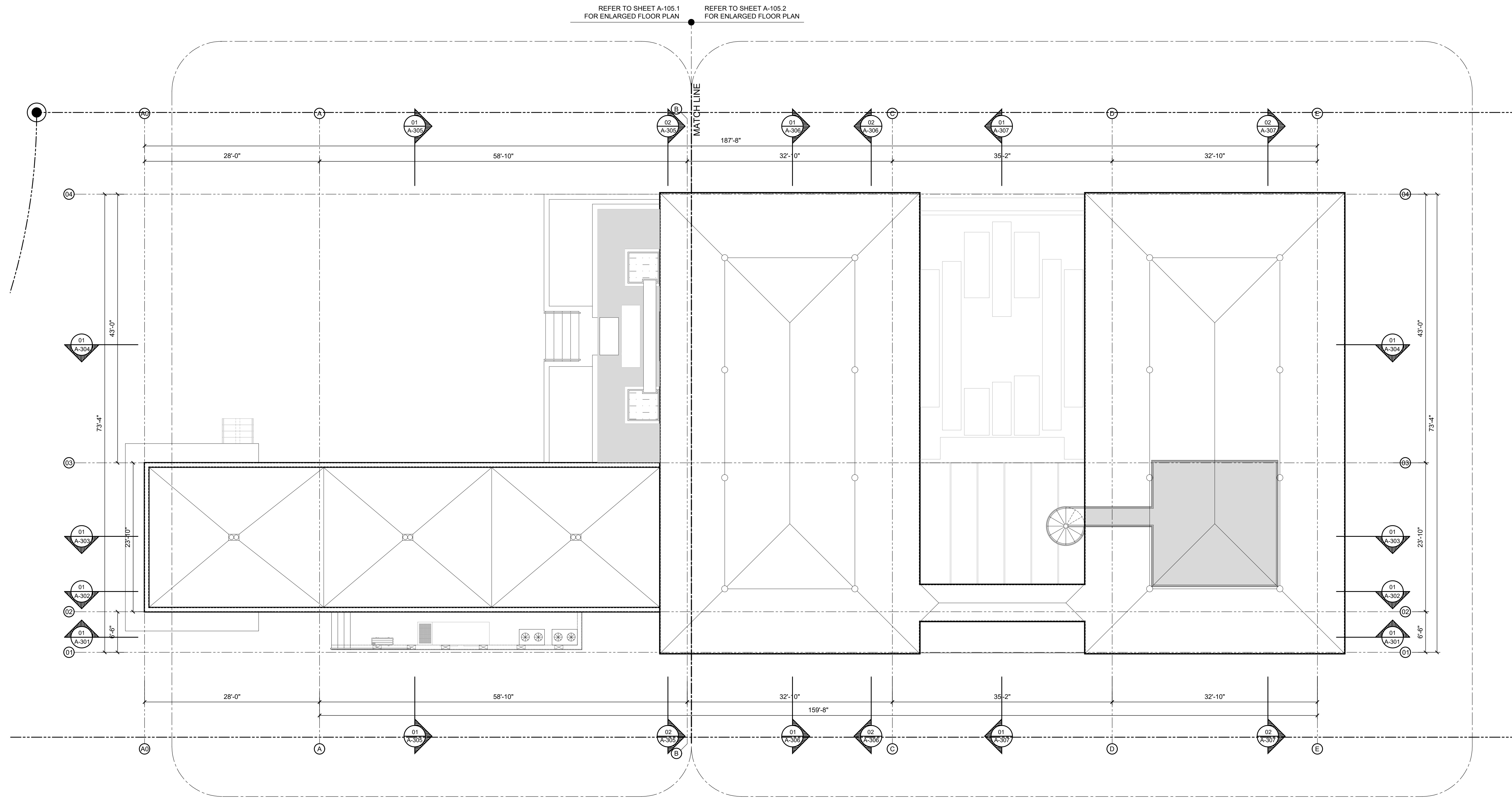


01 PERMIT APPROVED UPPER LEVEL FL (PARTIAL)  
SCALE: 1/4" = 1'-0"



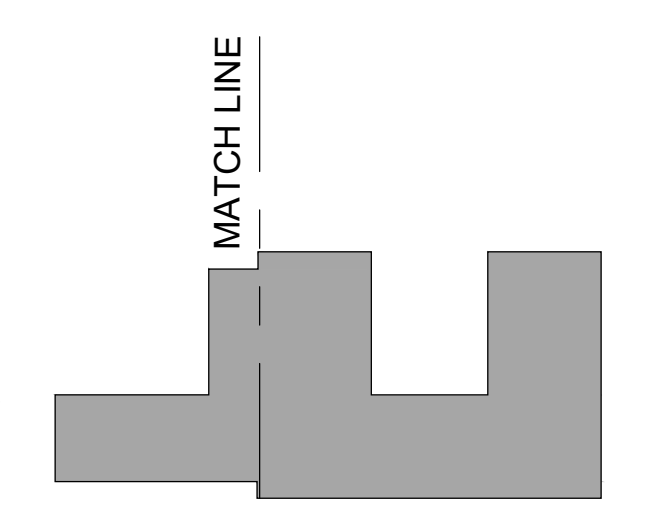
01 PROP. REV. UPPER LEVEL FL (PARTIAL)  
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	DRAWN BY: J.L. G.O., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design	
A C O 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 442-5518 http://www.portuondoperotti.com	
OWNER: JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, FL 33139	
TITLE: PROP. UPPER LEVEL FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"	
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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"

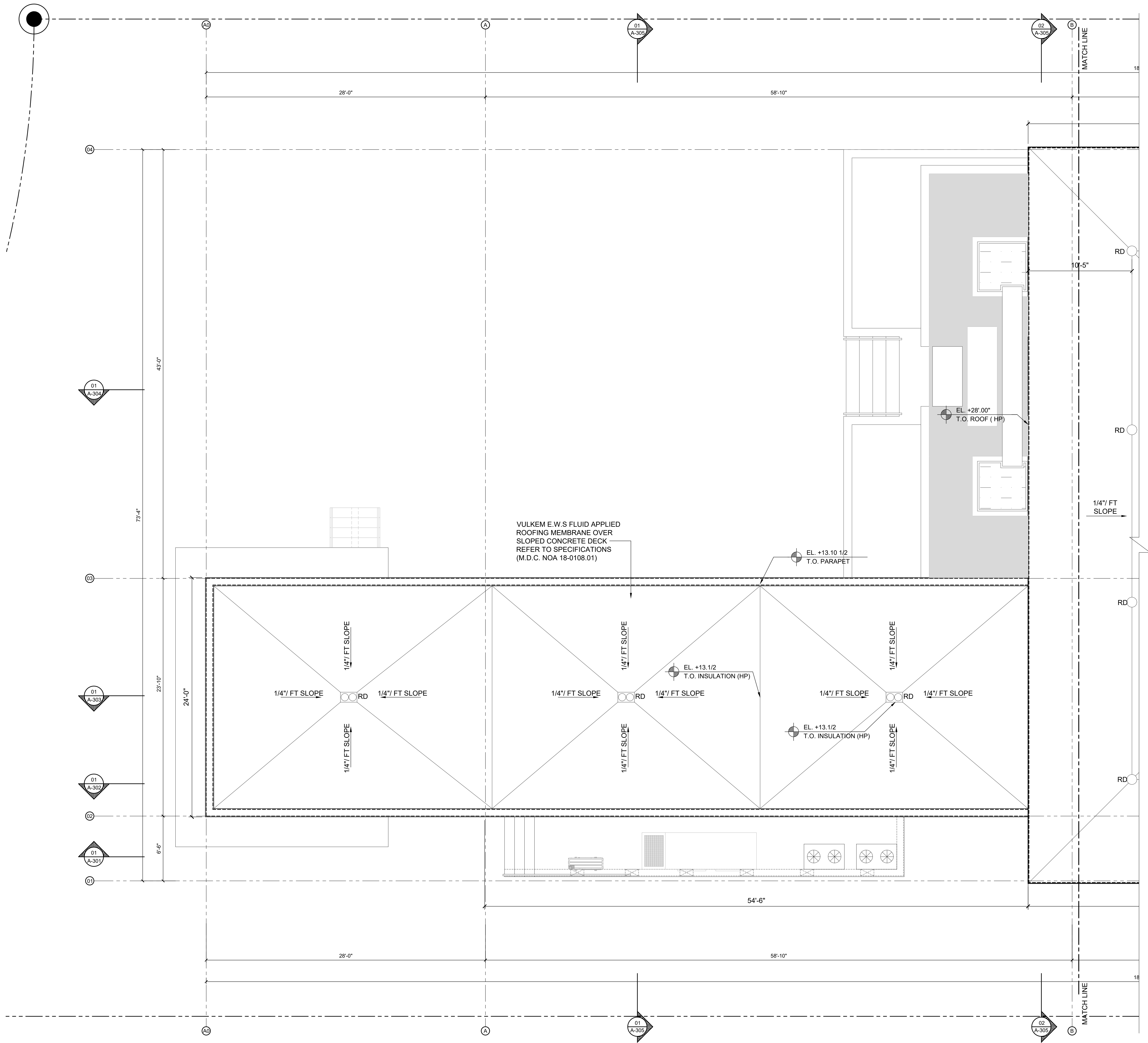
OWNER: **JOEL MEYERSON**  
24 PALM AVE. MIAMI BEACH, 33139

ARCHITECTS: **PORTUONDO PEROTTI ARCHITECTS**  
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5717 S.W. 8th Street, Miami, Florida, 33144, USA  
Tel: (305) 280-9331 Fax: (305) 280-9318  
http://www.perotti.com

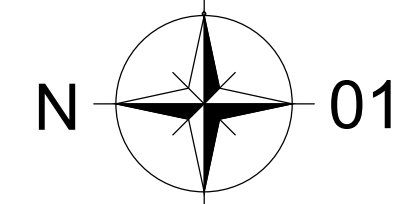
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DATE: 11.12.2021  
DRAWN BY: J.L. G.O., J.V., J.N., R.L.  
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI

REVISIONS:

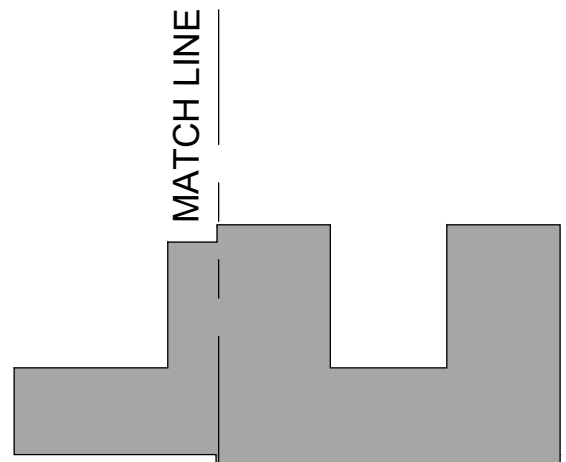
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VULKEM E.W.S FLUID APPLIED  
ROOFING MEMBRANE OVER  
SLOPED CONCRETE DECK  
REFER TO SPECIFICATIONS  
(M.D.C. NOA 18-0108.01)

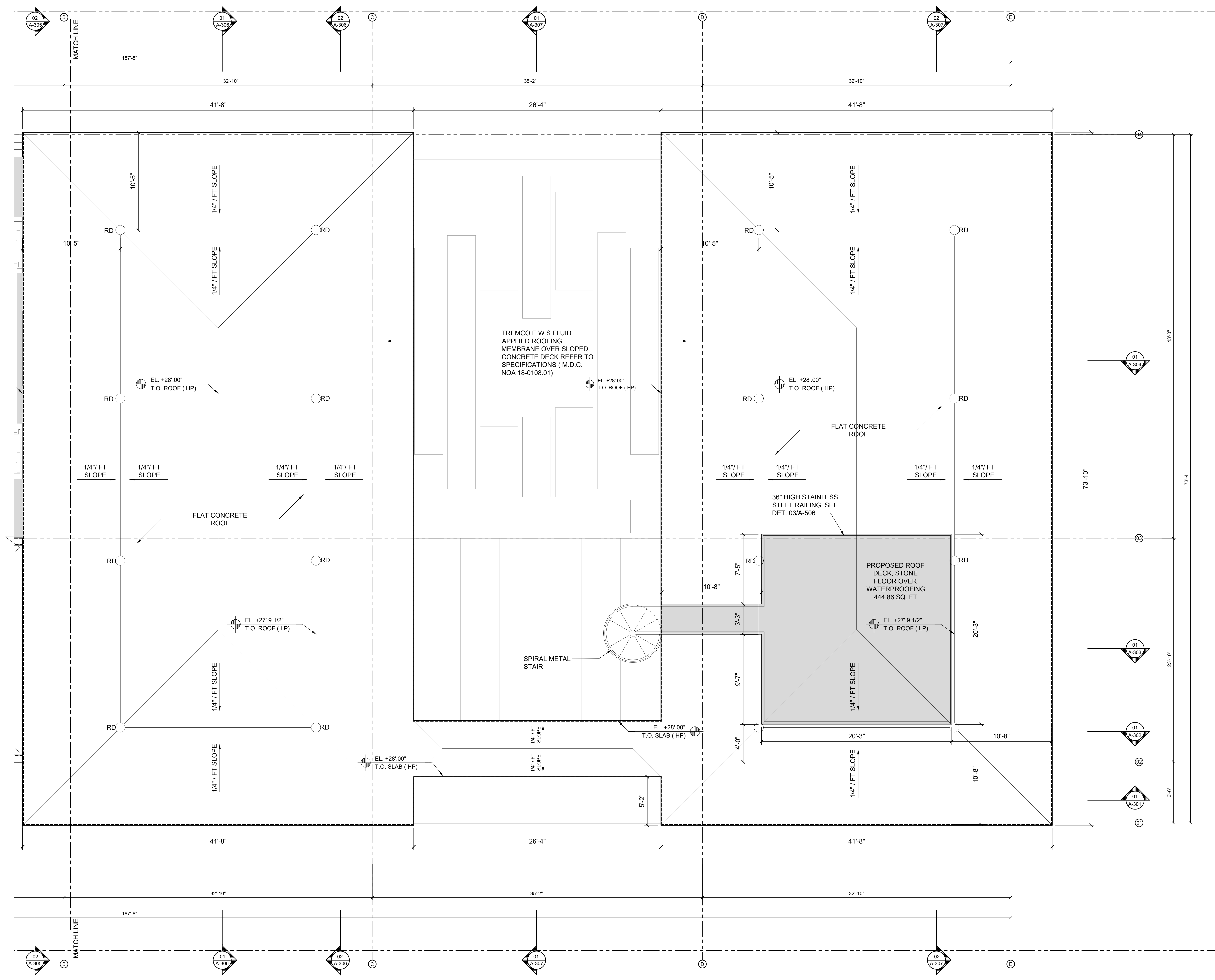


01 PROP. ROOF PLAN (PARTIAL)  
SCALE: 1/4" = 1'-0"



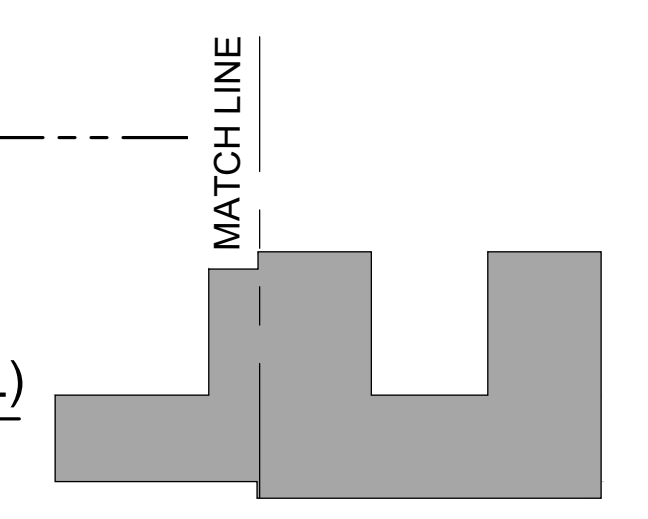
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DATE: 11/12/2021	DRAWN BY: J.L. G.O., J.V., J.N., R.L.
CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS	
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Tel: (305) 280-9331 Fax: (305) 280-9318	
http://www.perotti.com	
OWNER: JOEL MEYERSON	
24 PALM AVE, MIAMI BEACH, FL 33139	
TITLE: PROP. ROOF PLAN (PARTIAL)	
SCALE: 1/4" = 1'-0"	
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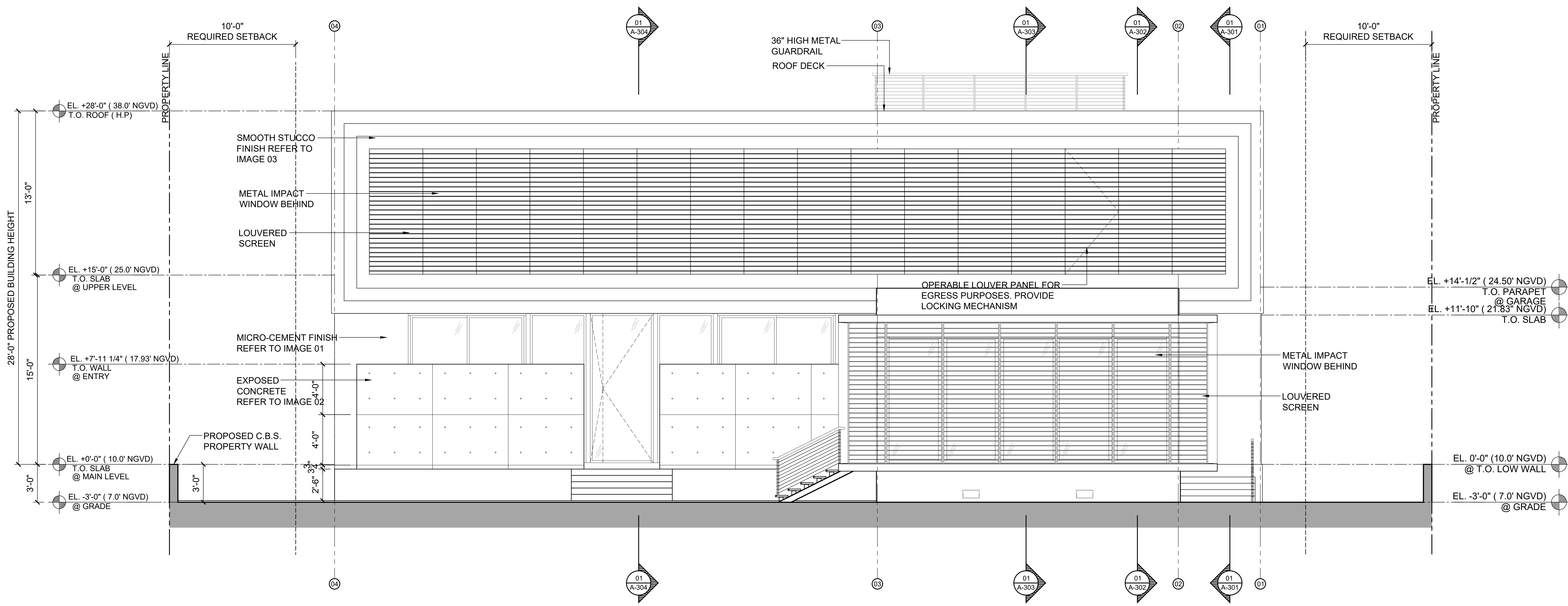
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SCALE: 1/4" = 1'-0"

PROP. ROOF PLAN (PARTIAL)



<b>SHEET:</b> A-105.2 OF 09	<b>TITLE:</b> PROP. ROOF PLAN PARTIAL SCALE: 1/4" = 1'-0"	<b>OWNER:</b> JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, 33139	<b>ARCHITECTS:</b> PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O O 14 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 Fax: (305) 280-5818 http://www.perotti.com	<b>PROJECT NUMBER:</b> 2020-25	<b>REVISIONS:</b>
				<b>DATE:</b> 11.12.2021	<b>DRAWN BY:</b> J.L. G.O., J.V., J.N., R.L. <b>CHECKED BY:</b> JOSE LUIS GONZALEZ PEROTTI

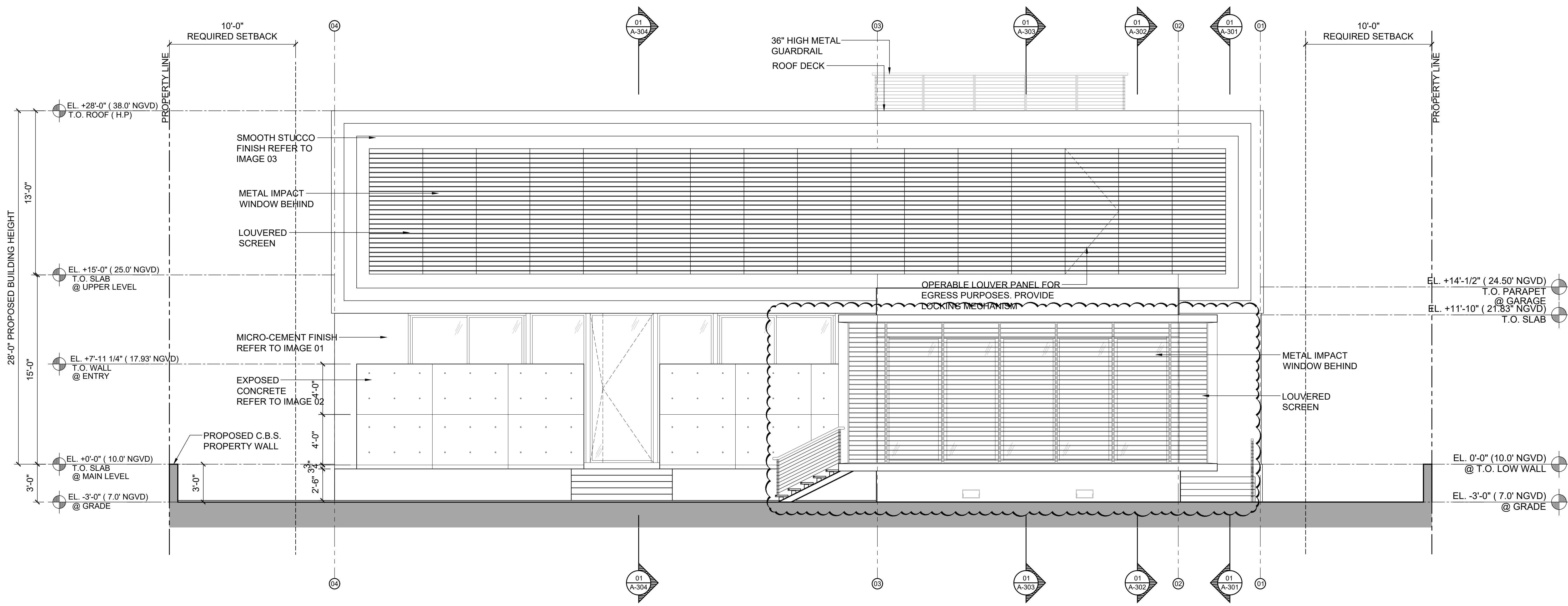
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01 PERMIT APPROVED FRONT ELEVATION (W/ LOUVERS)  
SCALE: 1/4" = 1'-0"



01 MICRO-CEMENT FINISH



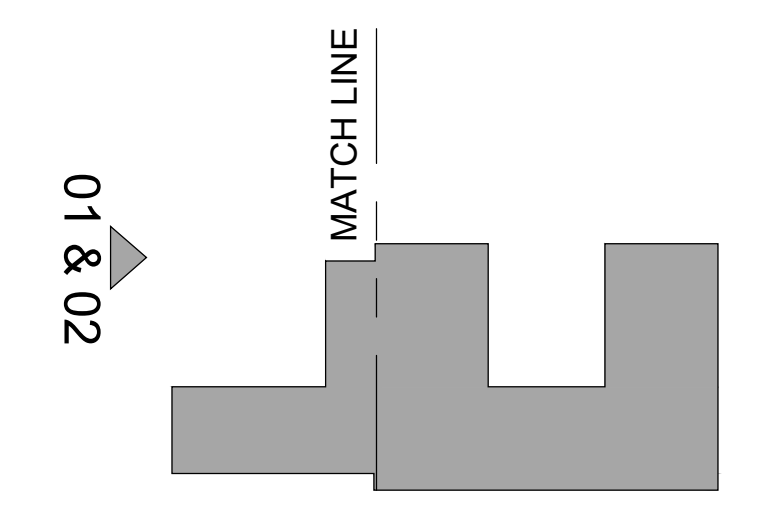
01 PROPOSED FRONT ELEVATION (W/ LOUVERS)  
SCALE: 1/4" = 1'-0"



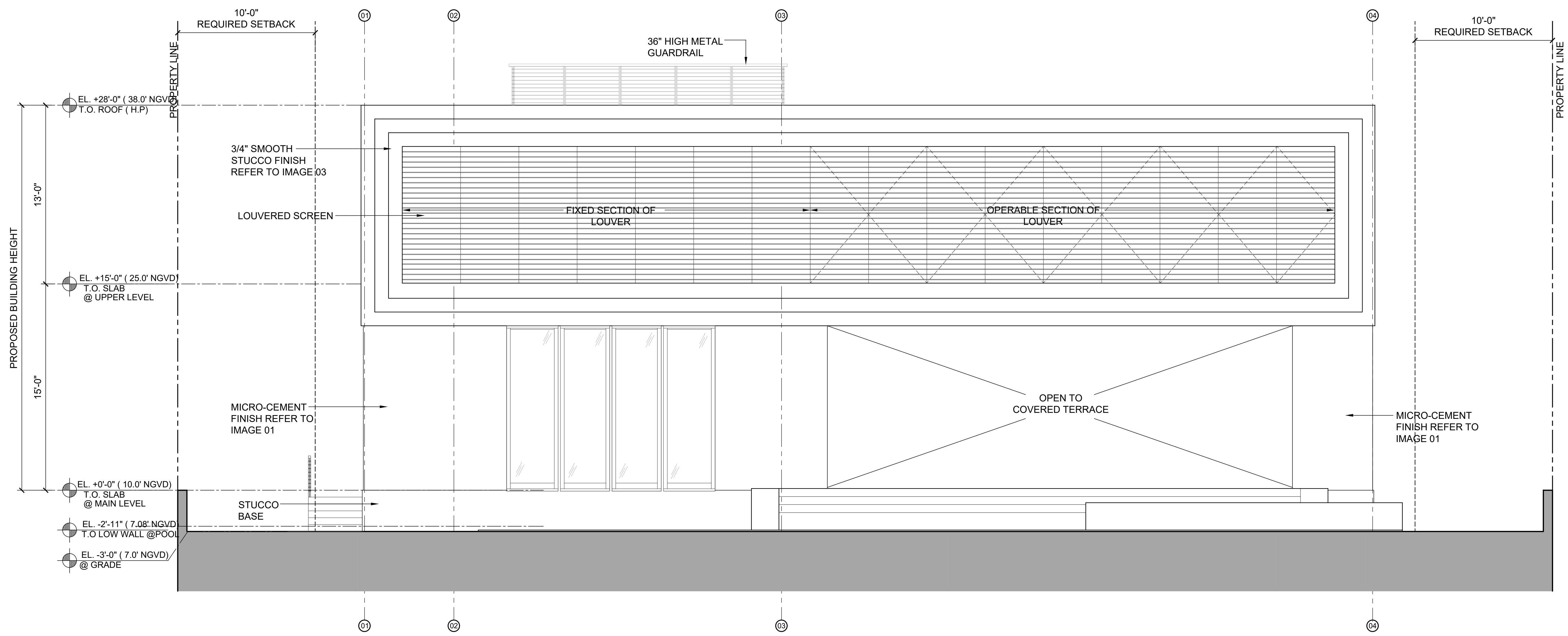
02 POOR CONCRETE FINISH



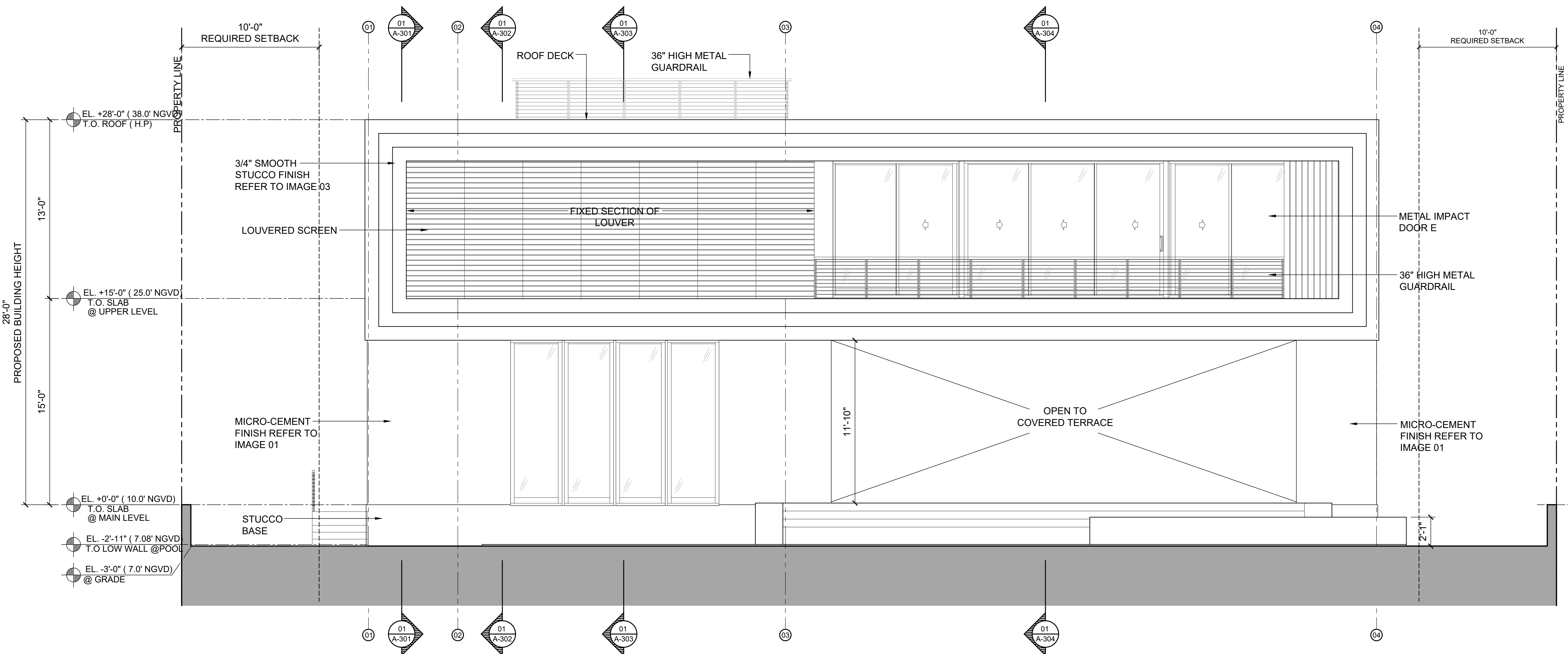
03 WHITE STUCCO



PROJECT NUMBER: 2000-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	J. L. GO. J.V., J.N., R.L.
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	
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5717 S.W. 8th Street, Miami, Florida, 33144, USA	
Tel: (305) 555-5518	
http://www.portundoperotti.com	
OWNER: JOEL MEYERSON	
24 PALM AVE. MIAMI BEACH, FL 33139	
TITLE: PROP. ELEVATIONS	
FRONT	
SCALE: 1/4" = 1'-0"	
SHEET: A-201	
OF: 02	
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**01 PERMIT APPROVED REAR ELEVATION (W/ LOUVERS)**  
SCALE: 1/4" = 1'-0"



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



**01 MICRO-CEMENT FINISH**



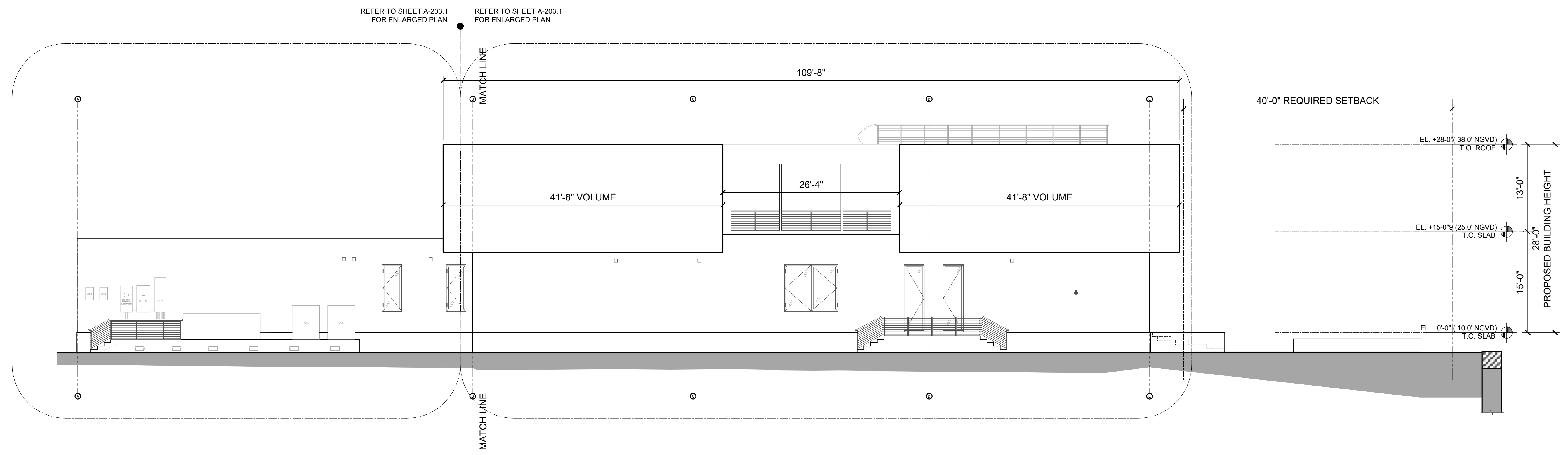
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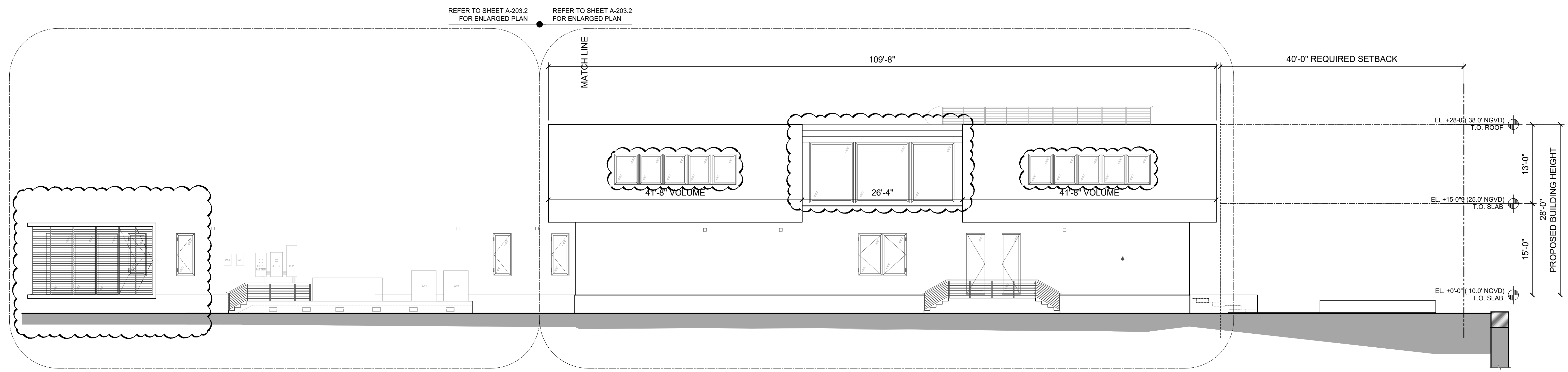
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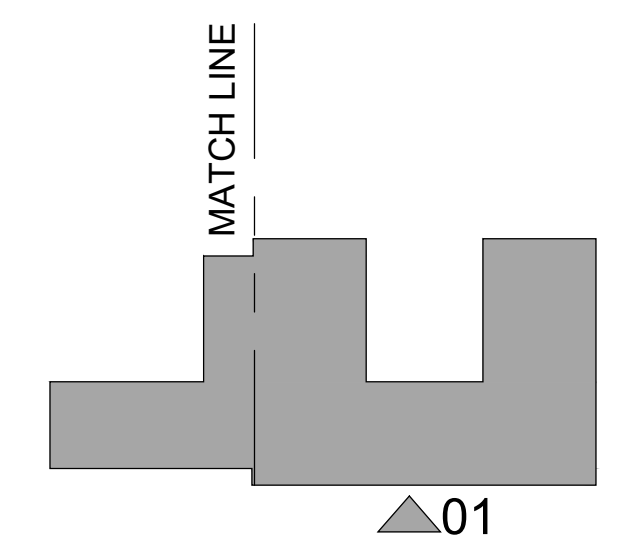
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OWNER: JOEL MEYERSON	
24 PALM AVE. MIAMI BEACH, FL 33139	
TITLE: PROP. ELEVATIONS REAR	
SCALE: 1/4" = 1'-0"	
SHEET: A-202	
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01 PERMIT APPROVED SIDE ELEVATION (OVERALL)  
SCALE: 1/8" = 1'-0"

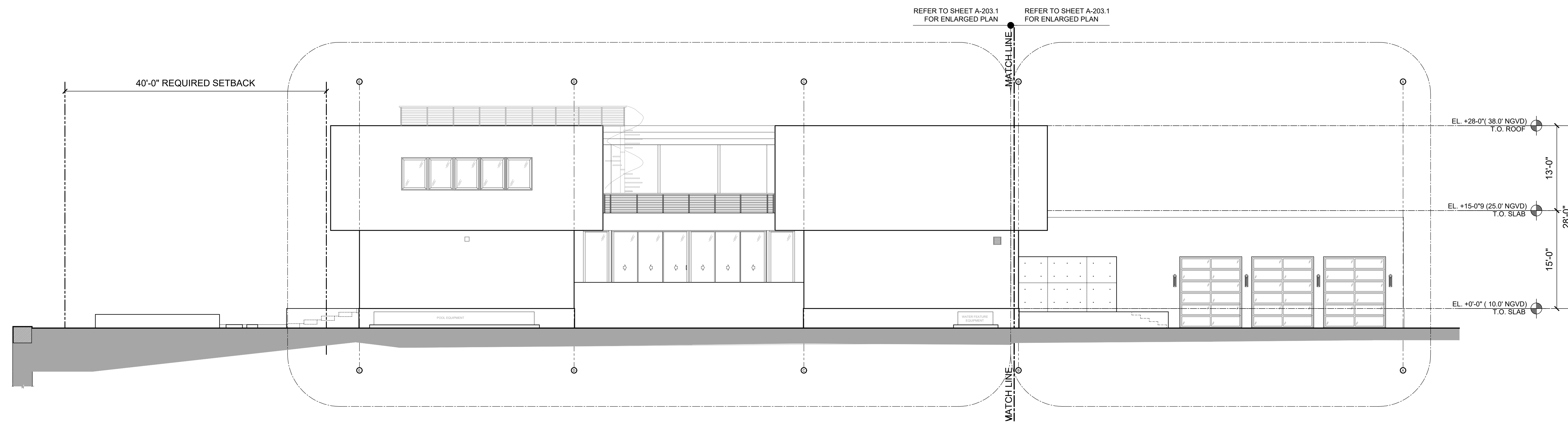


01 PROPOSED SIDE ELEVATION (OVERALL)  
SCALE: 1/8" = 1'-0"

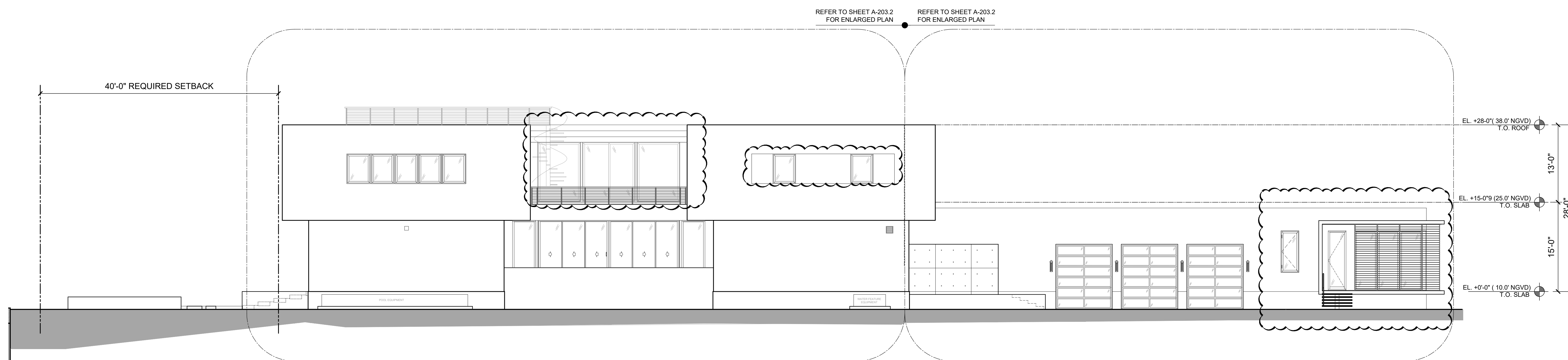


PROJECT NUMBER: 2020-25	REVISIONS:
DATE: 11.12.2021	J. L. GO. J.V., J.N., R.L.
DRAWN BY: JOSE LUIS GONZALEZ PEROTTI	CHECKED BY:
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http://www.portuondo-perotti.com	
24 PALM AVE RESIDENCE	
24 PALM AVENUE	
MIAMI BEACH, FLORIDA, 33139	
OWNER:	JOEL MEYERSON
24 PALM AVE, MIAMI BEACH, 33139	
TITLE:	BUILDING ELEVATIONS OVERALL
SCALE:	1/8" = 1'-0"
SHEET:	A-203.A
OF:	02
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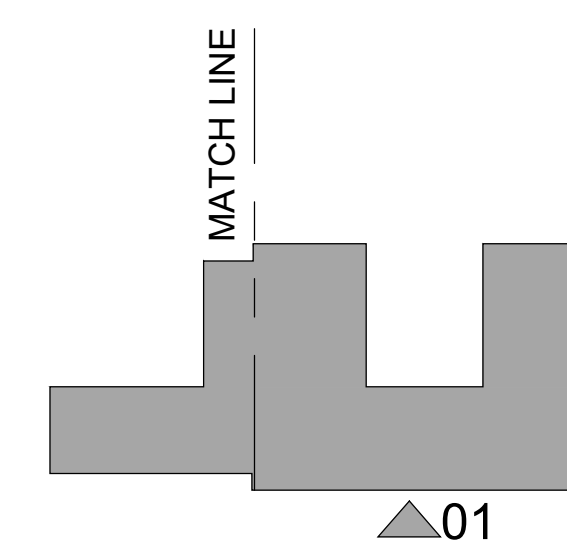
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01 PERMIT APPROVED SIDE ELEVATION (OVERALL)  
SCALE: 1/8" = 1'-0"

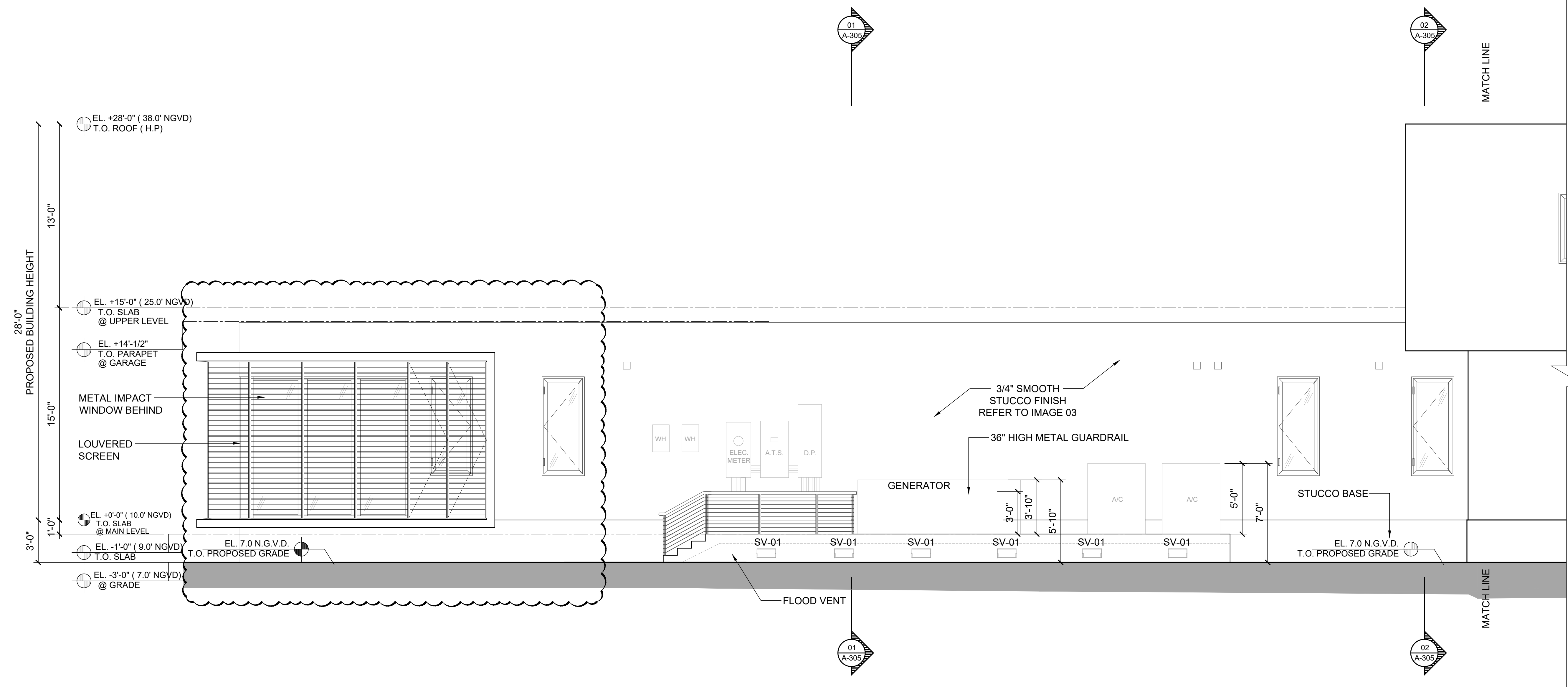


01 PROPOSED SIDE ELEVATION (OVERALL)  
SCALE: 1/8" = 1'-0"

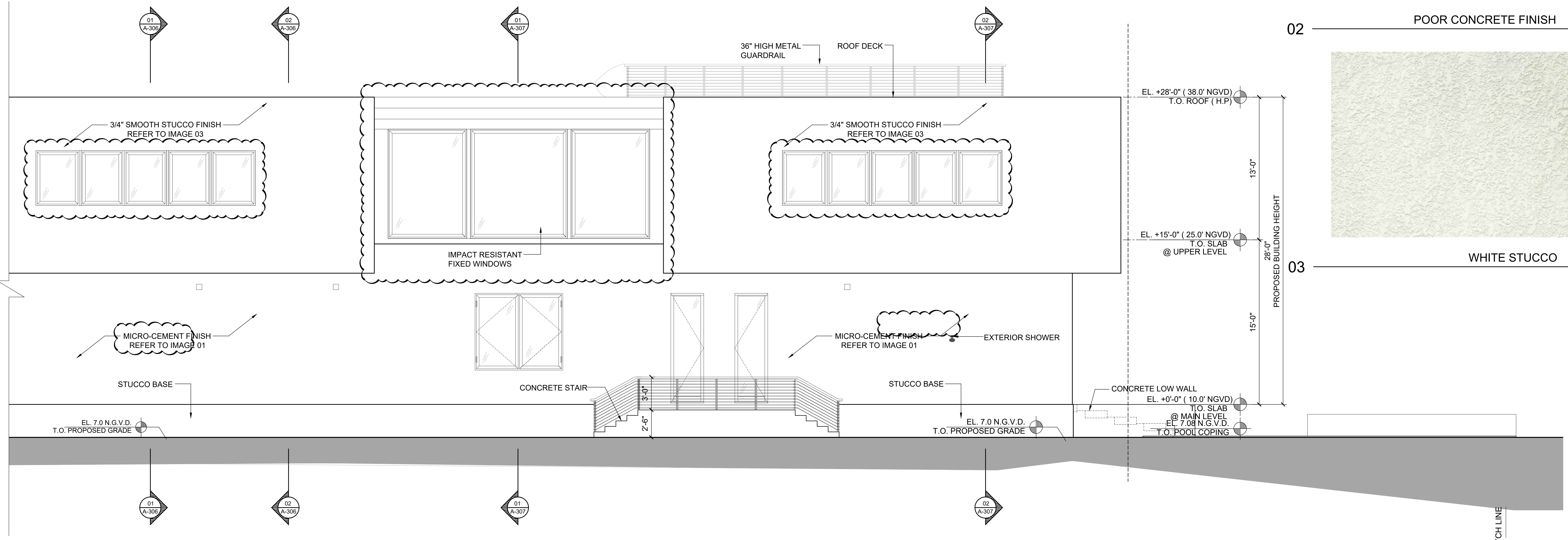
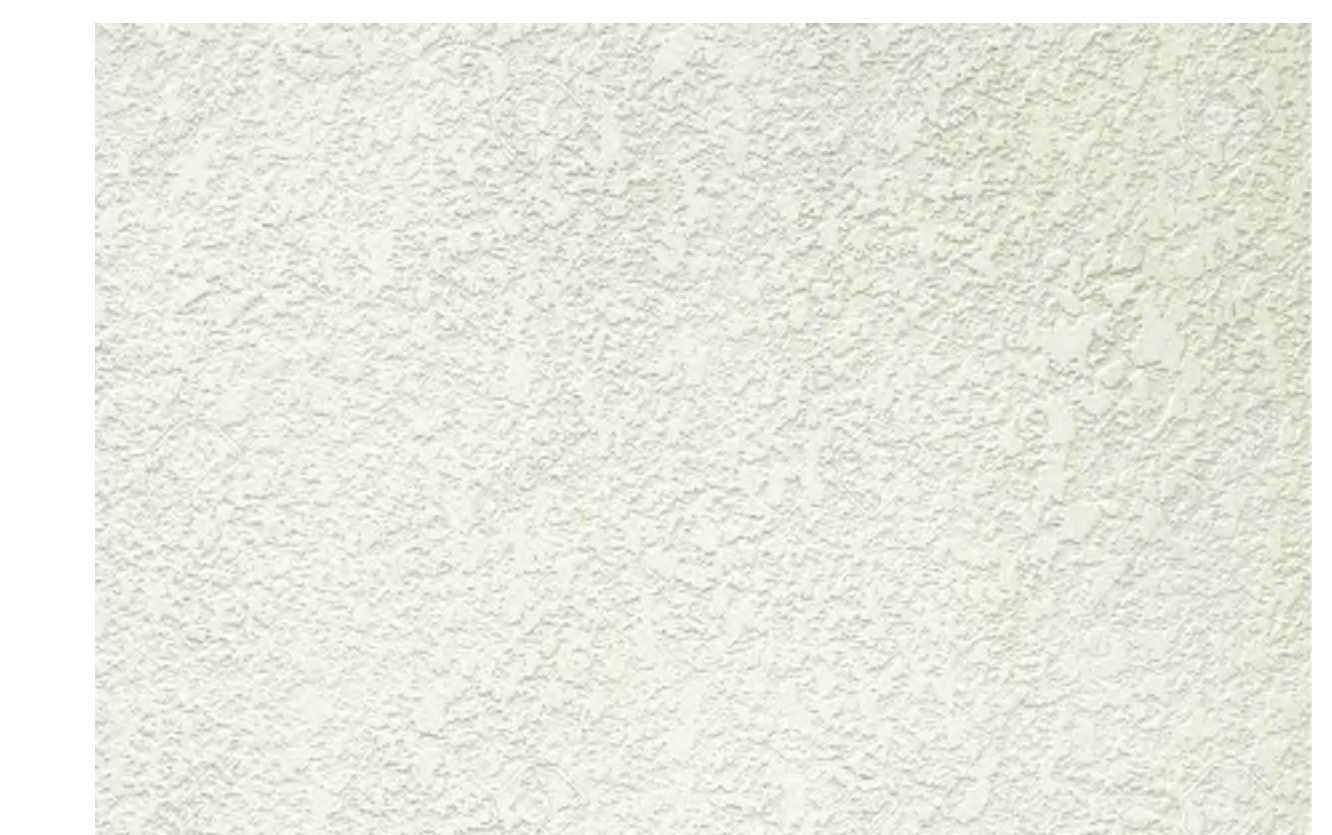
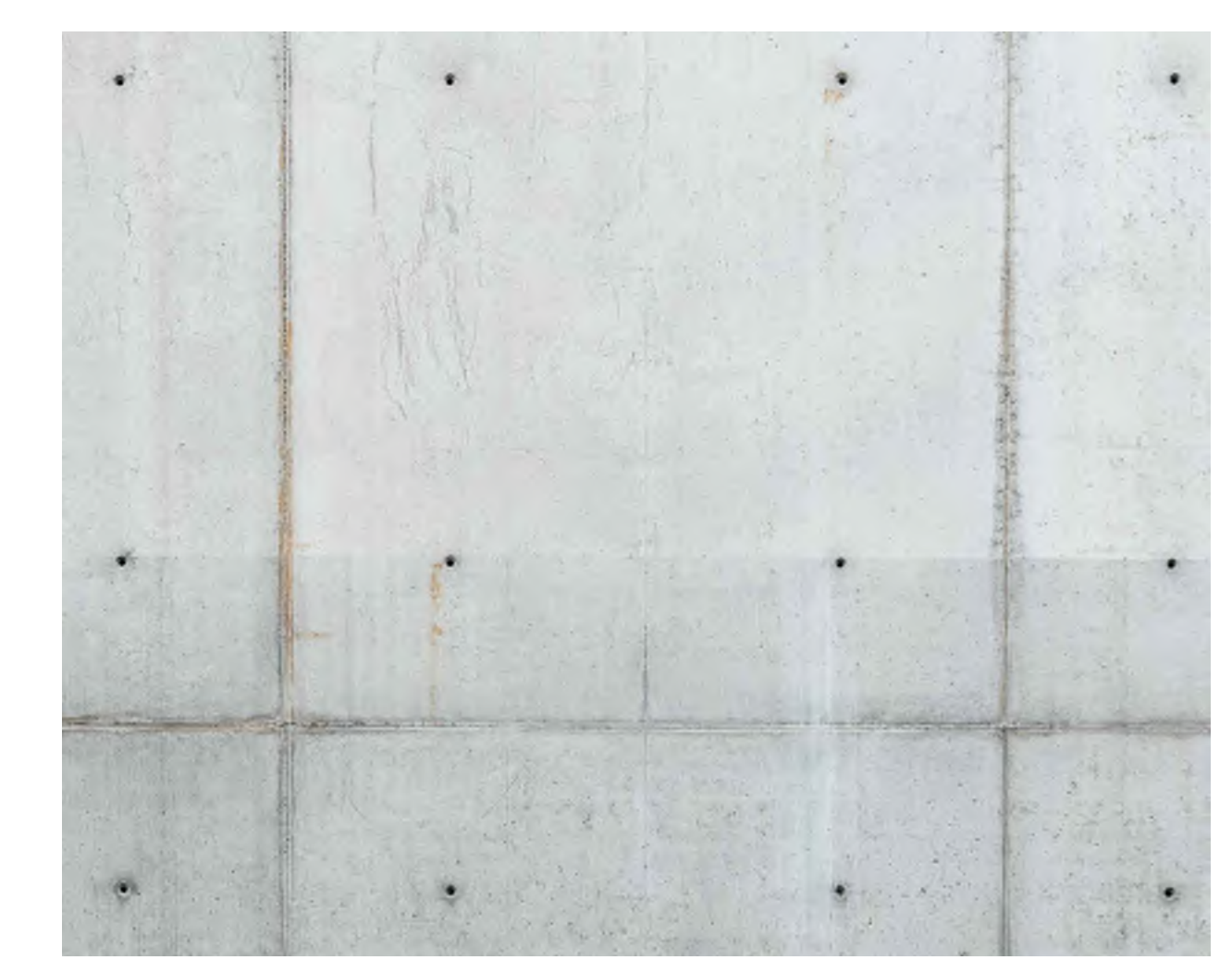


PROJECT NUMBER: 2020-25 DATE: 11.12.2021 DRAWN BY: J.L. GO.-J.V., J.N., R.L. CHECKED BY: JOSE LUIS GONZALEZ PEROTTI	
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<b>24 PALM AVE RESIDENCE</b> 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	
OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	
TITLE: <b>BUILDING ELEVATIONS          OVERALL</b> SCALE: 1/8" = 1'-0"	
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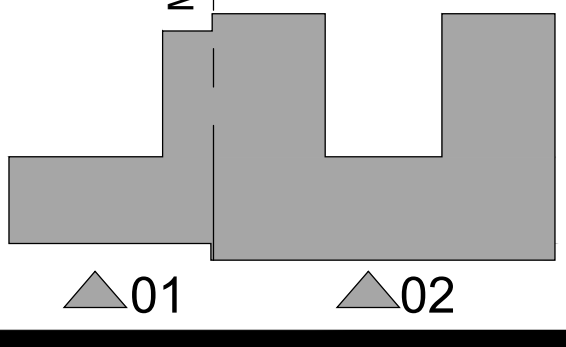


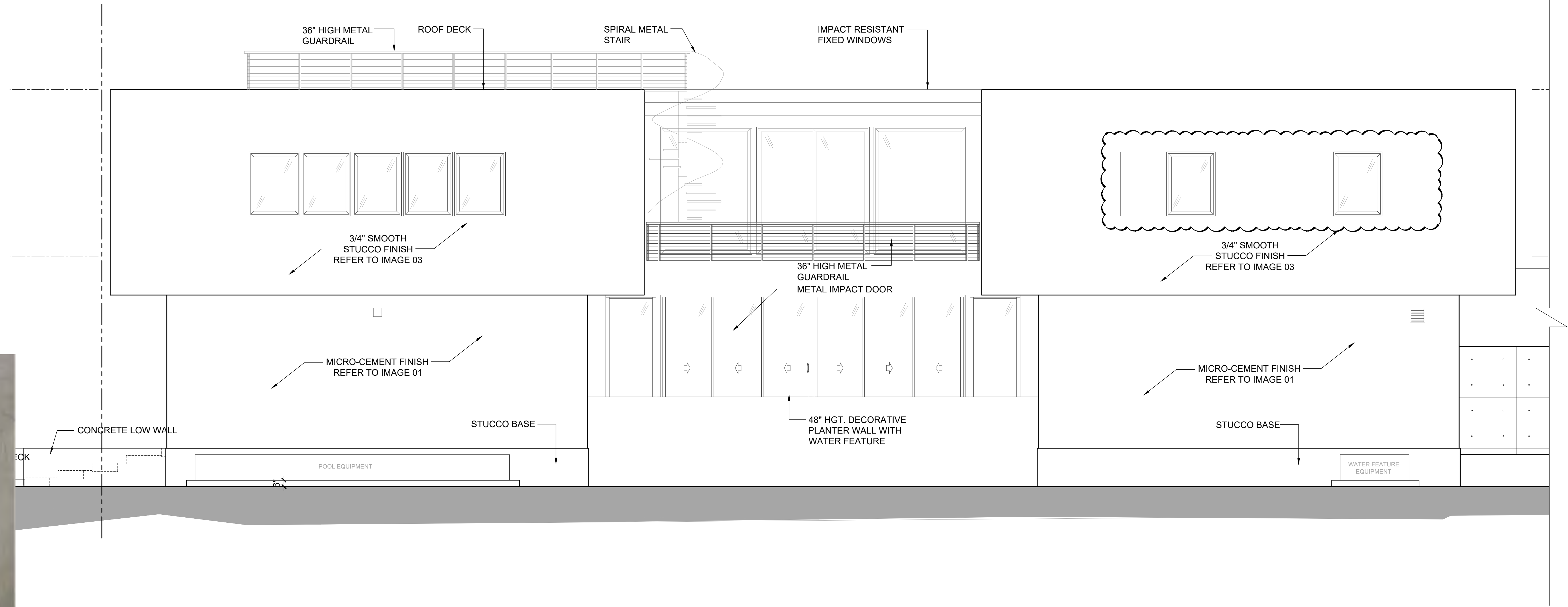
01 PROPOSED SIDE ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION (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	
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OWNER: JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, FL 33139	
TITLE: PROP. ELEVATIONS PARTIAL SCALE: 1/4" = 1'-0"	
SHEET: A-203.1 OF: 02 © COPYRIGHT 2020	





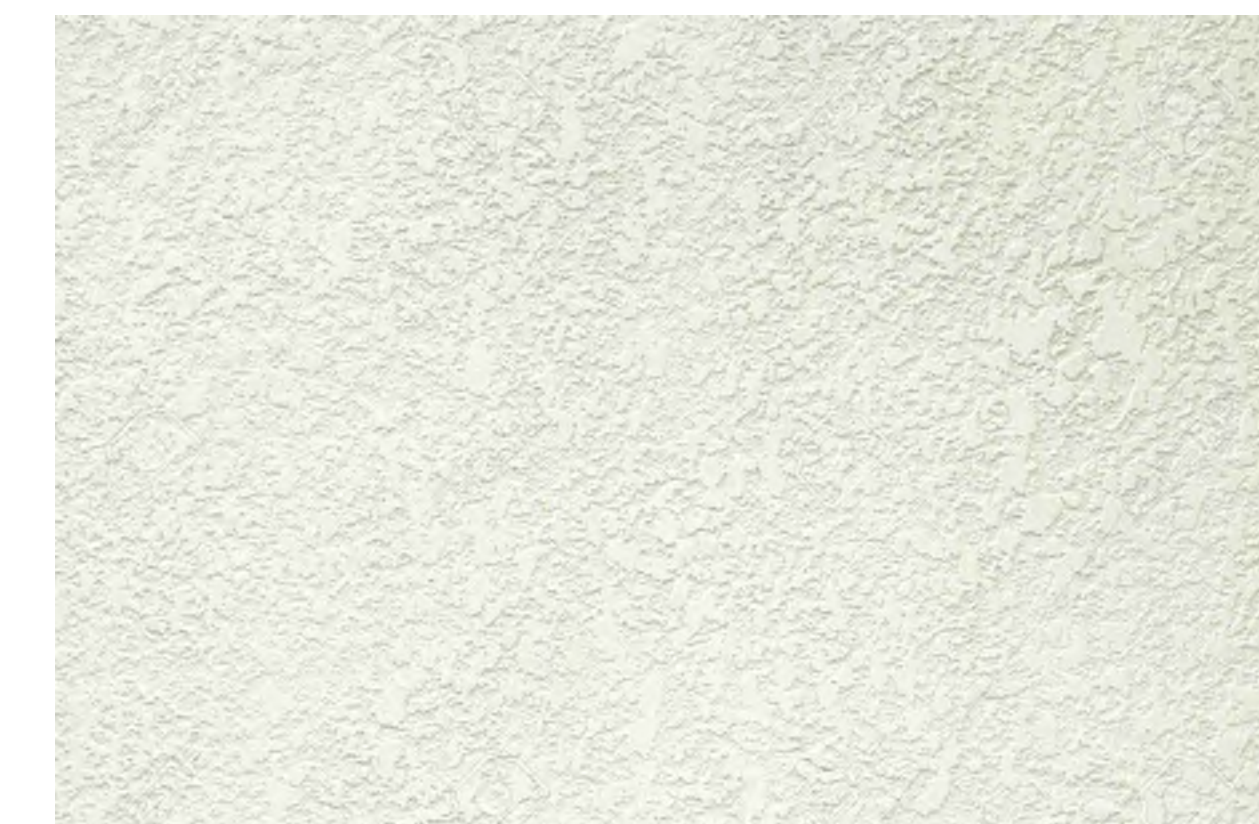
01 PROP. SIDE ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"



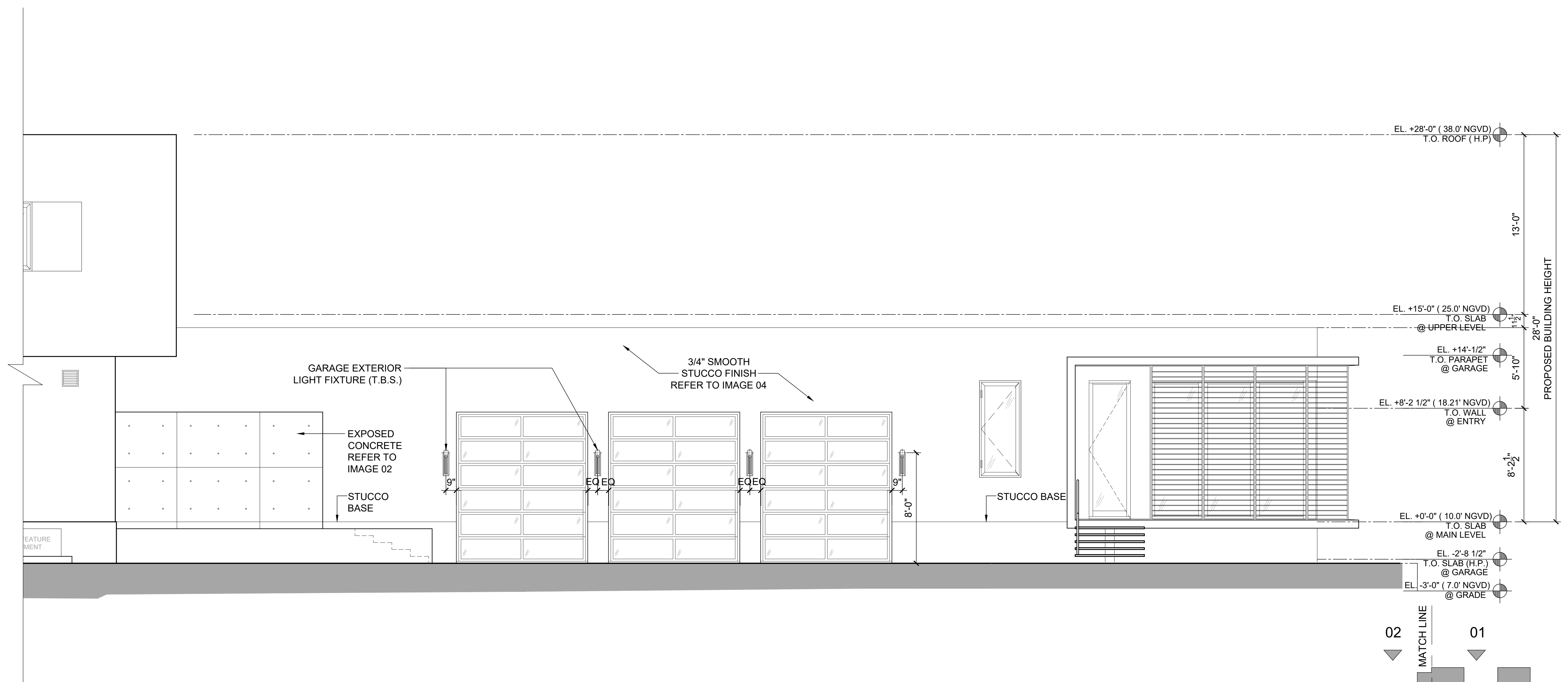
01 MICRO-CEMENT FINISH



02 POOR CONCRETE FINISH



03 WHITE STUCCO



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



02 PROP. RENDERED SIDE ELEVATION (WEST)

<p>PROJECT NUMBER: 2020-25 DATE: 11.12.2021</p>		<p>REVISIONS: J.L. GO., J.V., J.N., R.L. JOSE LUIS GONZALEZ PEROTTI</p>	
<p>ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A 0 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA TEL: +1 305 442 5818 http://www.portuondoperotti.com</p>		<p>OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, FL 33139</p>	
<p>TITLE: PROP. RENDERED ELEVATIONS SCALE:</p>		<p>SHEET A-204 OF</p>	
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AUTOCOURT & PROPOSED GUEST SUITE



INTERIOR COURTYARD GARDEN



AUTOCOURT & MAIN ENTRANCE



REAR FACADE & POOL AREA



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



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

SHEET  
**A-206**  
 OF

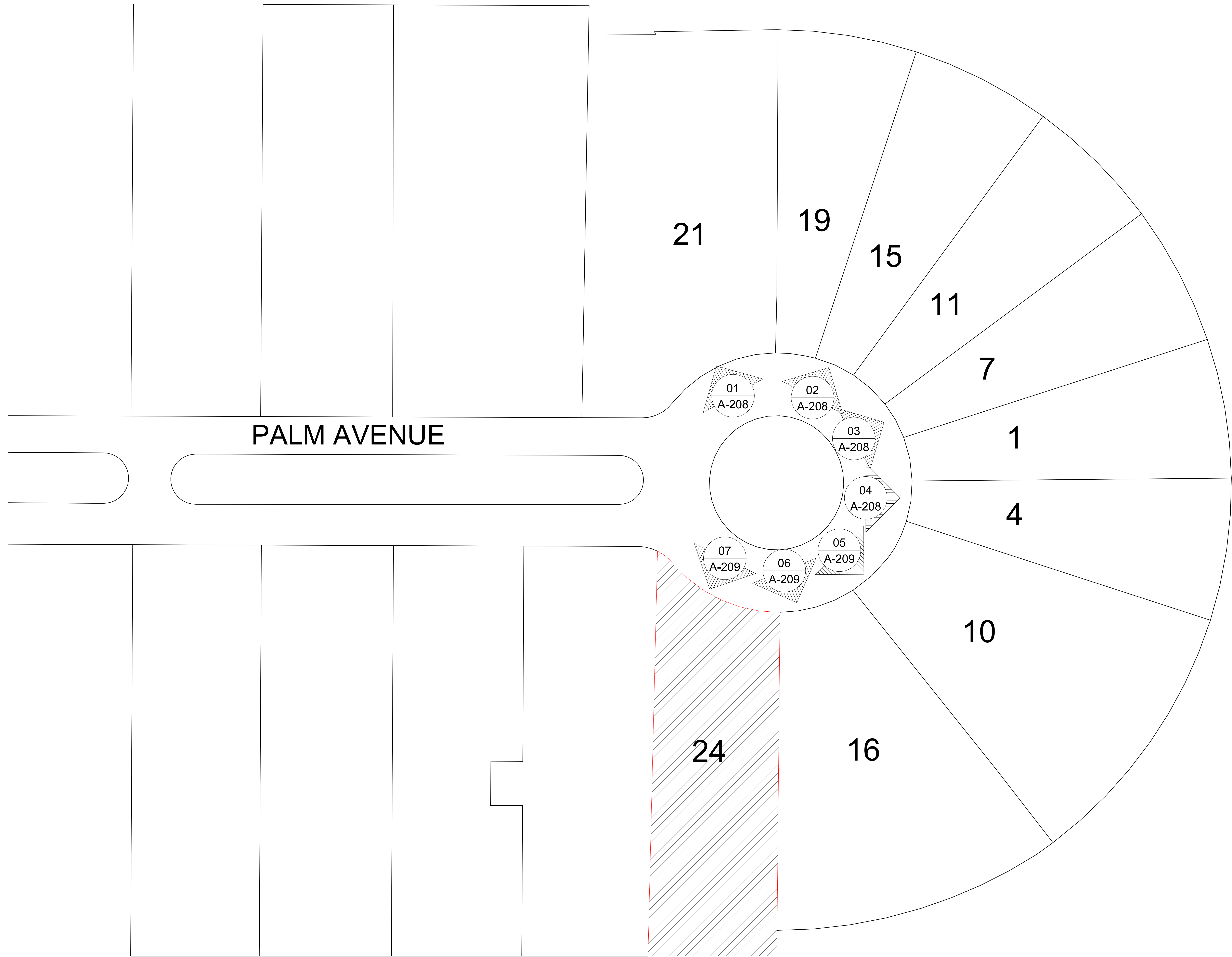
TITLE: PERSPECTIVE RENDERINGS  
 SCALE:

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**24 PALM AVE RESIDENCE**  
 24 PALM AVENUE  
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 CHECKED BY: JOSE LUIS GONZALEZ PEROTTI



PALM AVENUE

PALM AVENUE CONTEXT PLAN

SHEET  
**A-207**  
OF

TITLE: CONTEXT PLAN  
SCALE:

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

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

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PROJECT NUMBER: 2020-25  
DATE: 11.12.2021  
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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)

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:	
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TITLE: CONTEXT PHOTOGRAPHS		
SCALE:		
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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	REVISIONS:
DATE: 11.12.2021	J.L. G.O.-J.V., J.N., R.L.
DRAWN BY: JOSE LUIS GONZALEZ PEROTTI	CHECKED BY:
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24 PALM AVENUE	
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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)

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

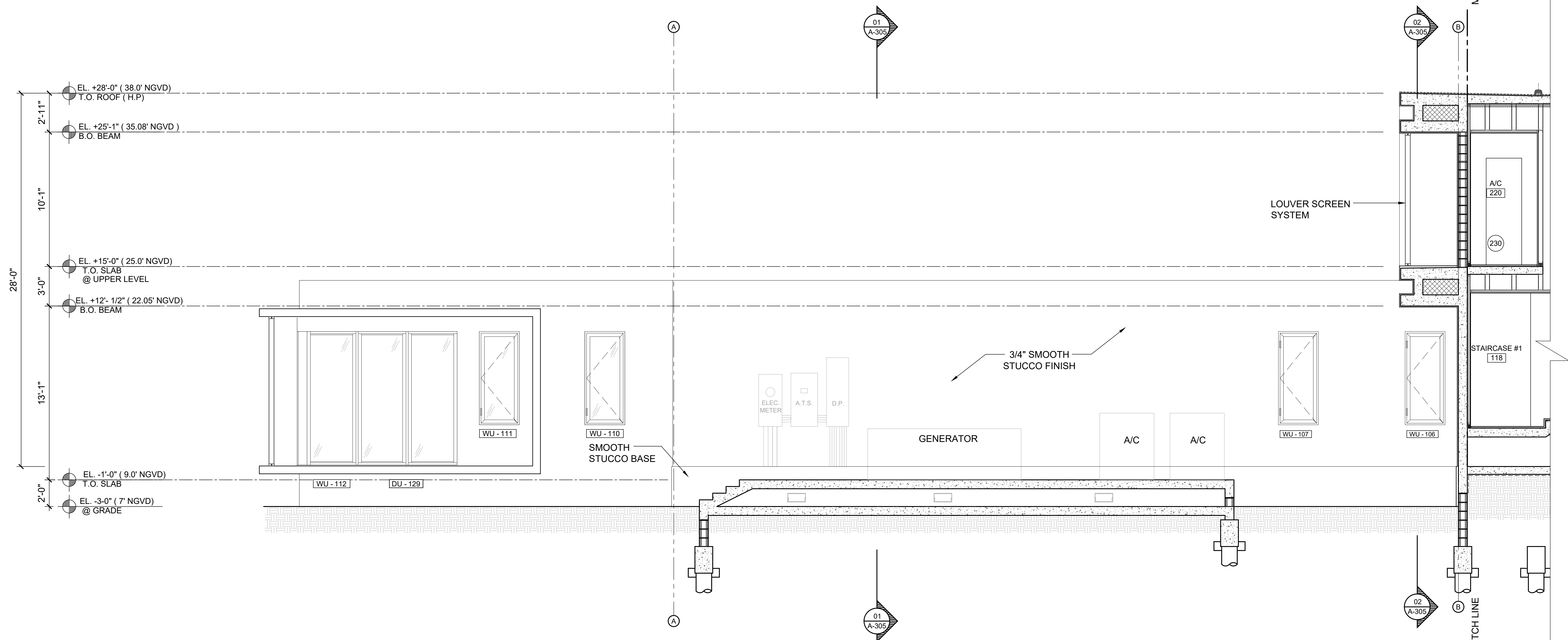
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24 PALM AVE, MIAMI BEACH, 33139

TITLE: CURRENT SITE PHOTOGRAPHS  
SCALE:

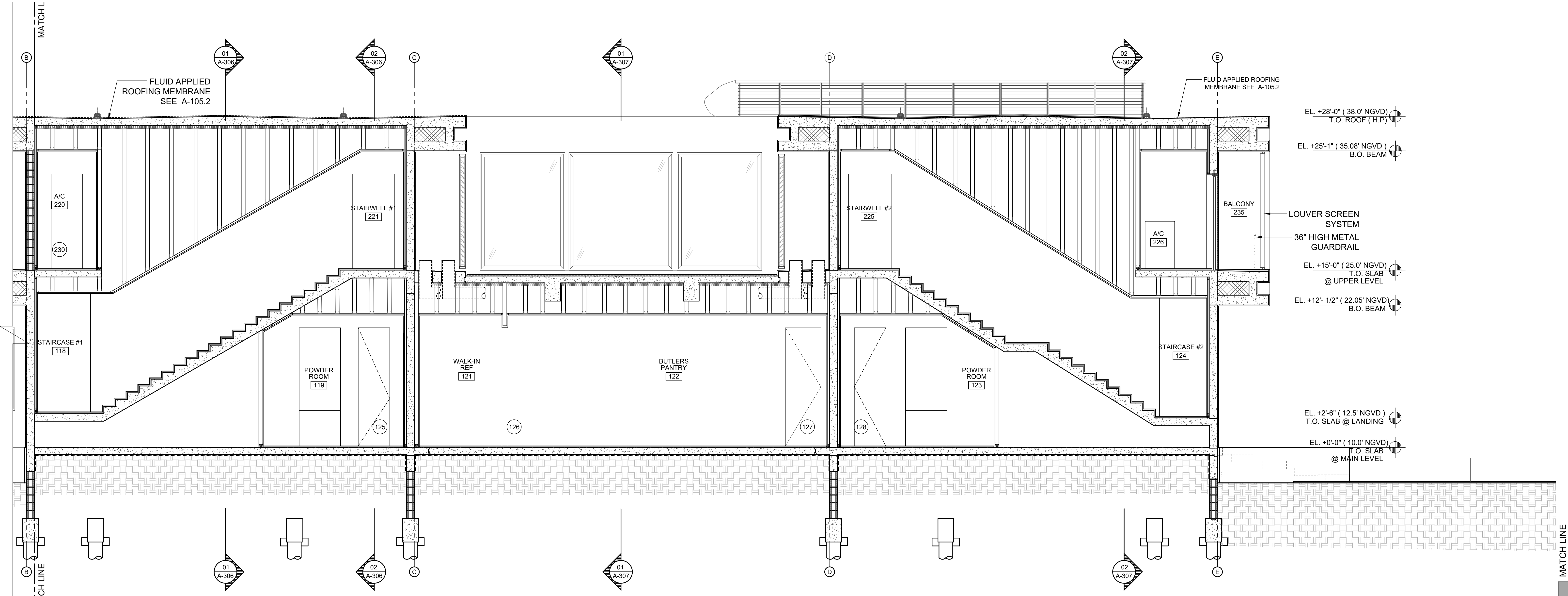
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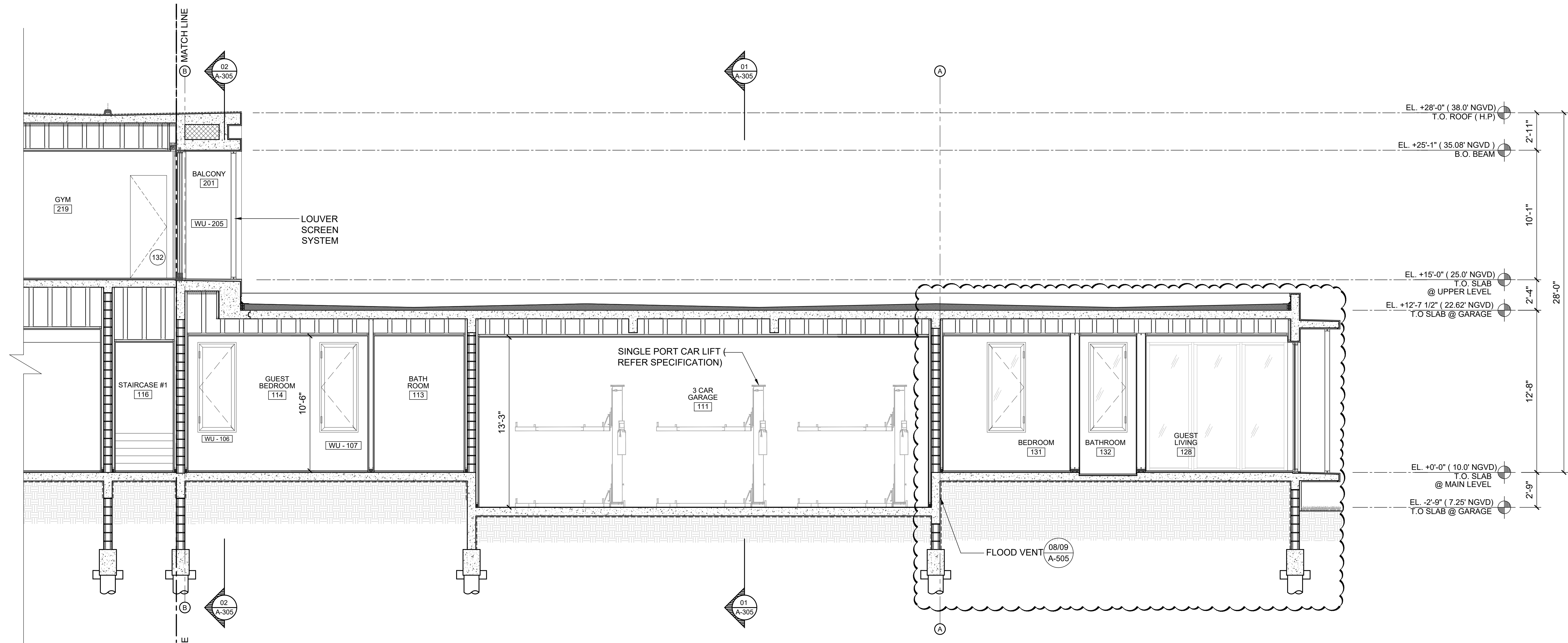


01 BUILDING SECTION A-A (PARTIAL)  
Scale: 1/4" = 1'-0"

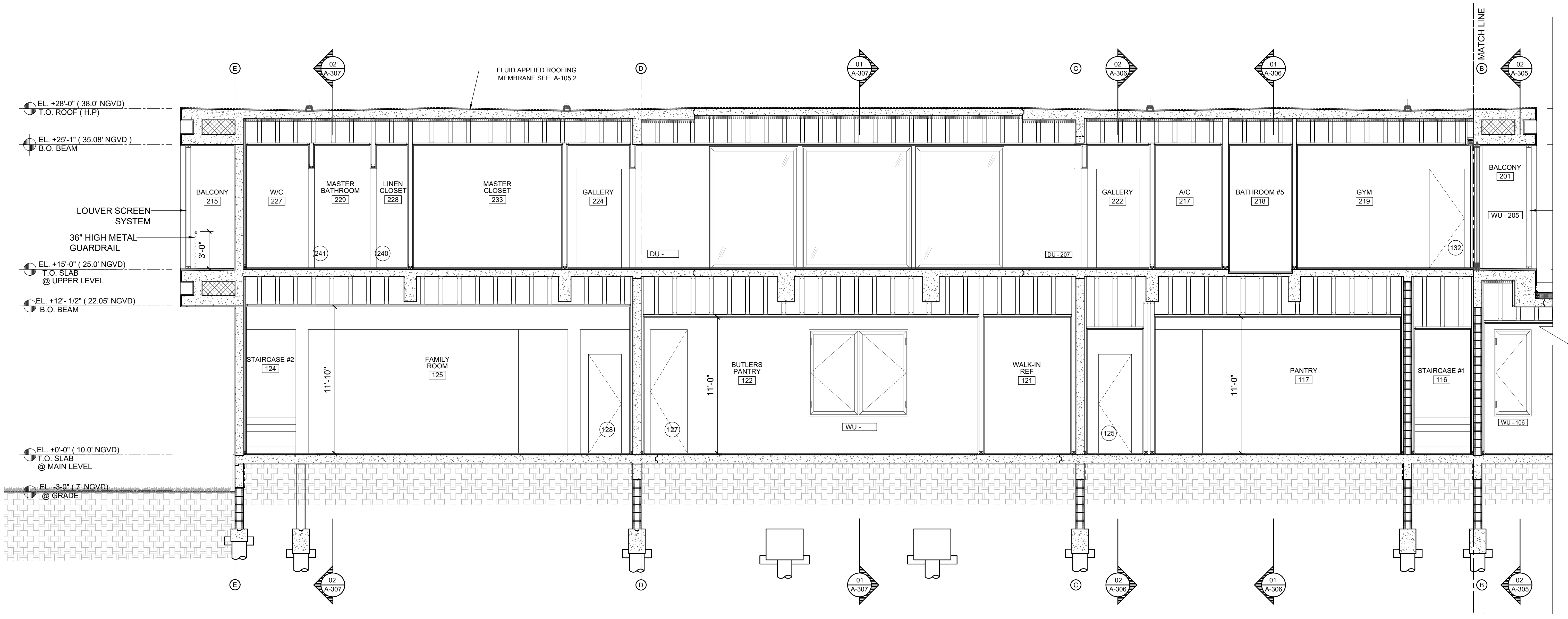


02 BUILDING SECTION A-A (PARTIAL)  
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25	REVISIONS:
DATE: 11.12.2021	J.L. GO.-J.V., J.N., R.L.
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OWNER <b>JOEL MEYERSON</b> 24 PALM AVENUE, MIAMI BEACH, FL 33139	
TITLE: BUILDING SECTION A-A PARTIAL SCALE: 1/4"=1'-0"	
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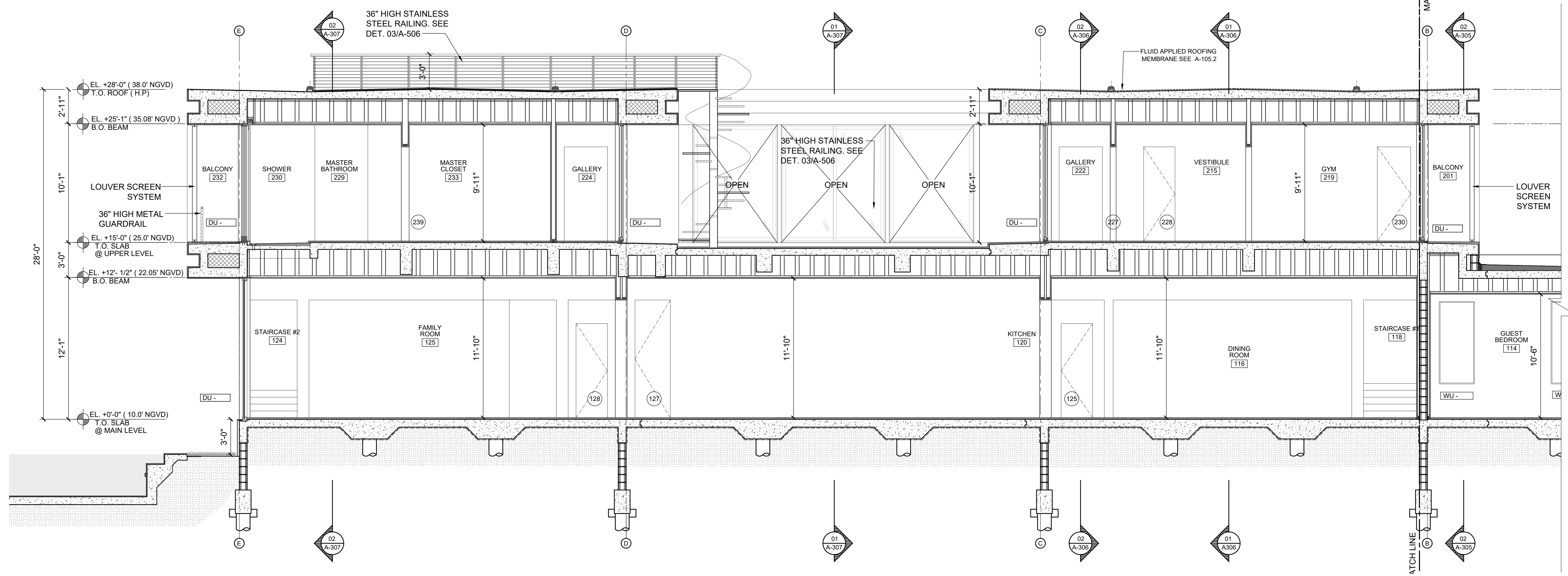


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Scale: 1/4" = 1'-0"

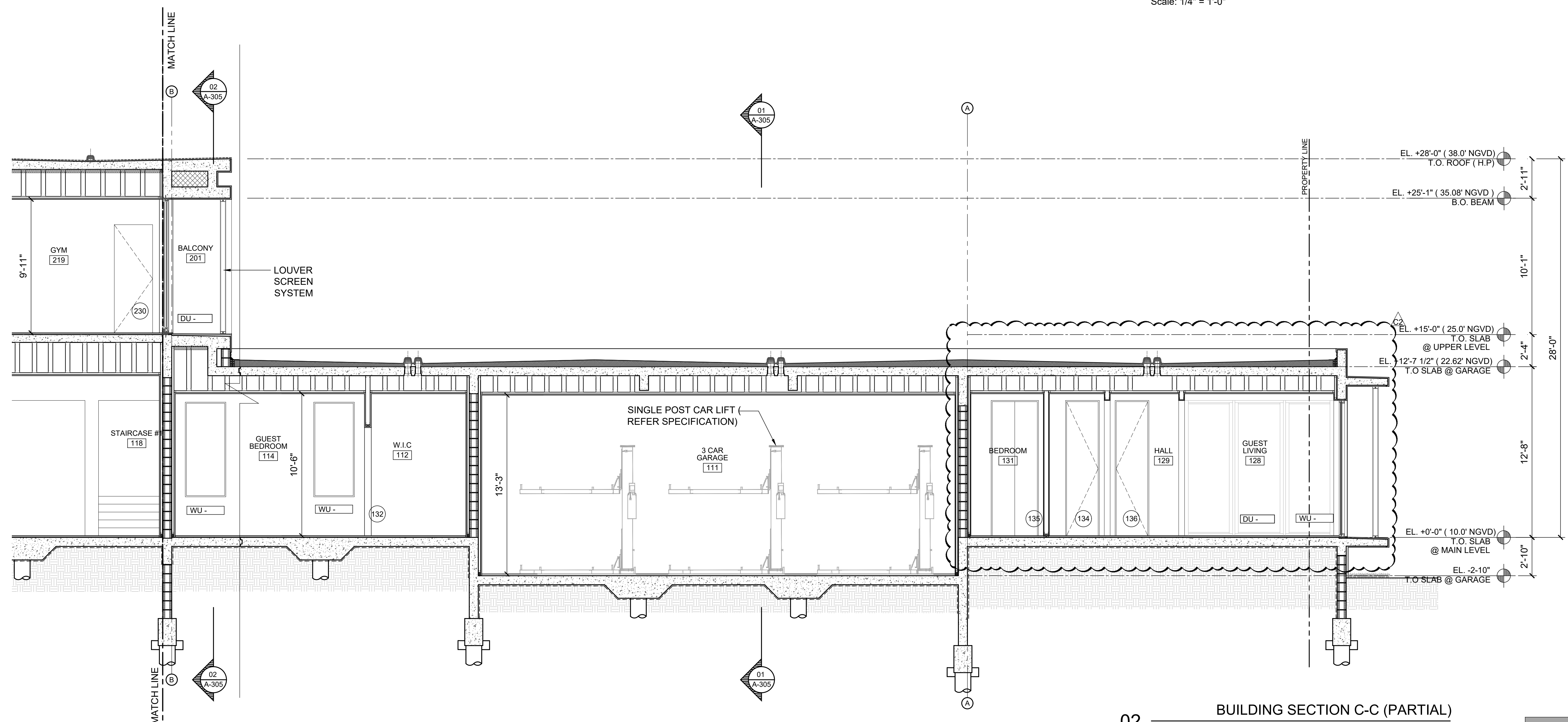


02 BUILDING SECTION B-B (PARTIAL)  
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 2020-25	REVISIONS:
DATE: 11.12.2021	J. L. G.O.-J., J.N., R.L.
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OWNER: JOEL MEYERSON	
24 PALM AVENUE, MIAMI BEACH, FLORIDA, 33139	
TITLE: BUILDING SECTION B-B PARTIAL	
SCALE: 1/4"=1'-0"	
SHEET: A-302	
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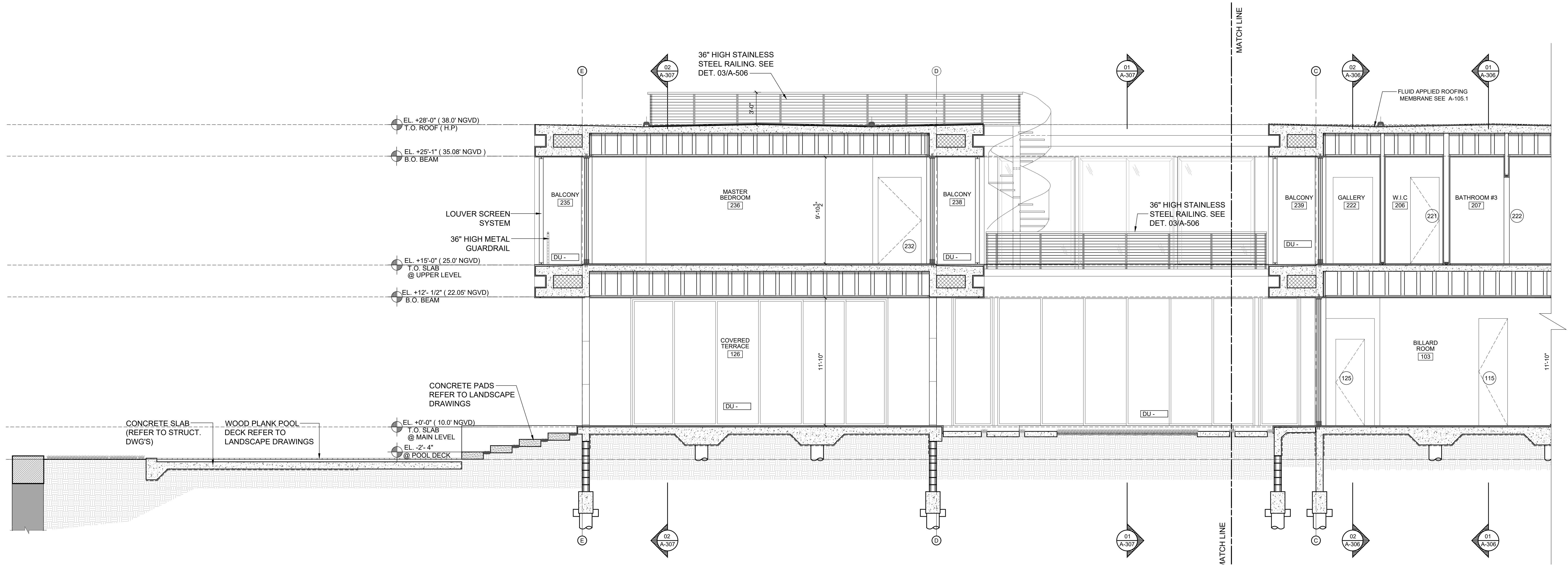


01 BUILDING SECTION C-C (PARTIAL)  
Scale: 1/4" = 1'-0"

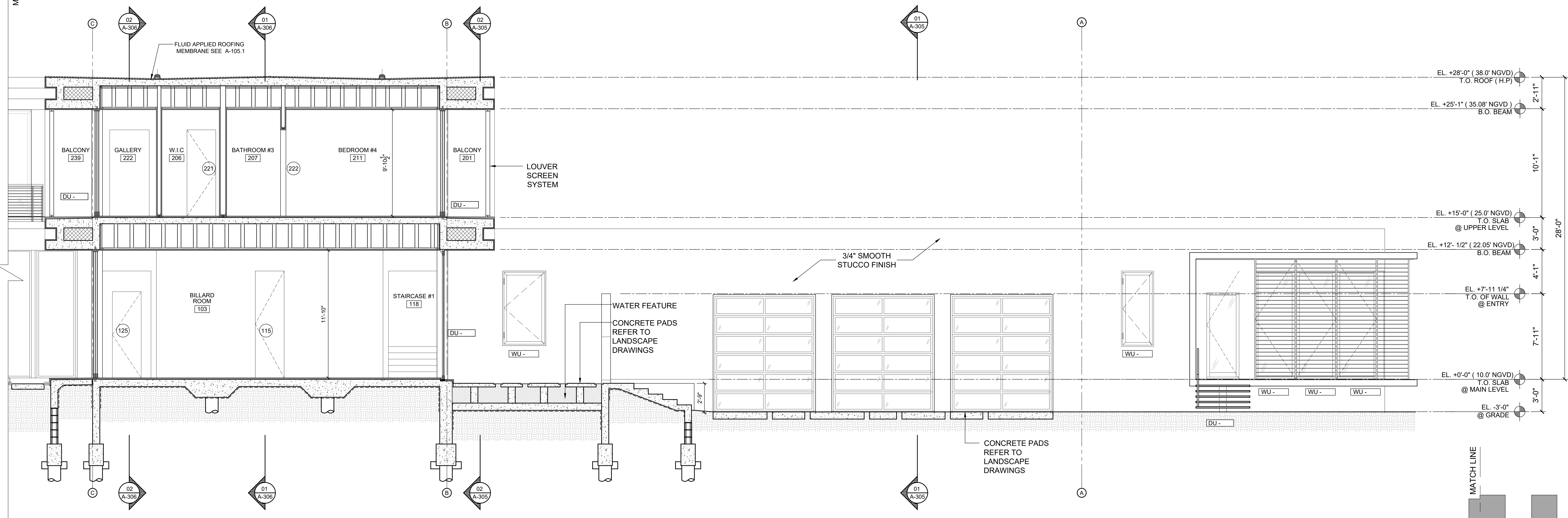


02 BUILDING SECTION C-C (PARTIAL)  
Scale: 1/4" = 1'-0"

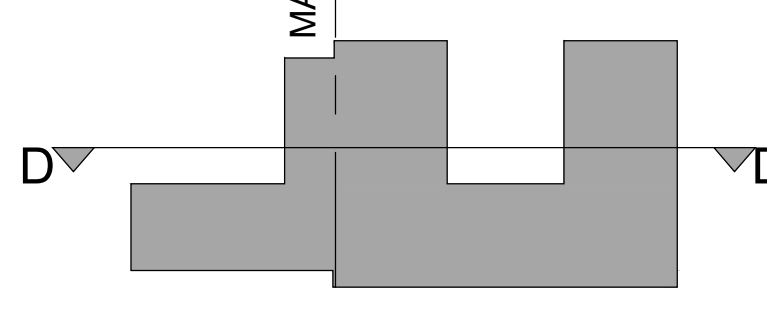
PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	J.L. GO.-J., J.N. R.L.
DRAWN BY: J.L. GO.-J., J.N. R.L.	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
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Tel: (305) 442-5616	
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OWNER: JOEL MEYERSON	
24 PALM AVENUE, MIAMI BEACH, FLORIDA, 33139	
TITLE: BUILDING SECTION C-C PARTIAL	
SCALE: 1/4" = 1'-0"	
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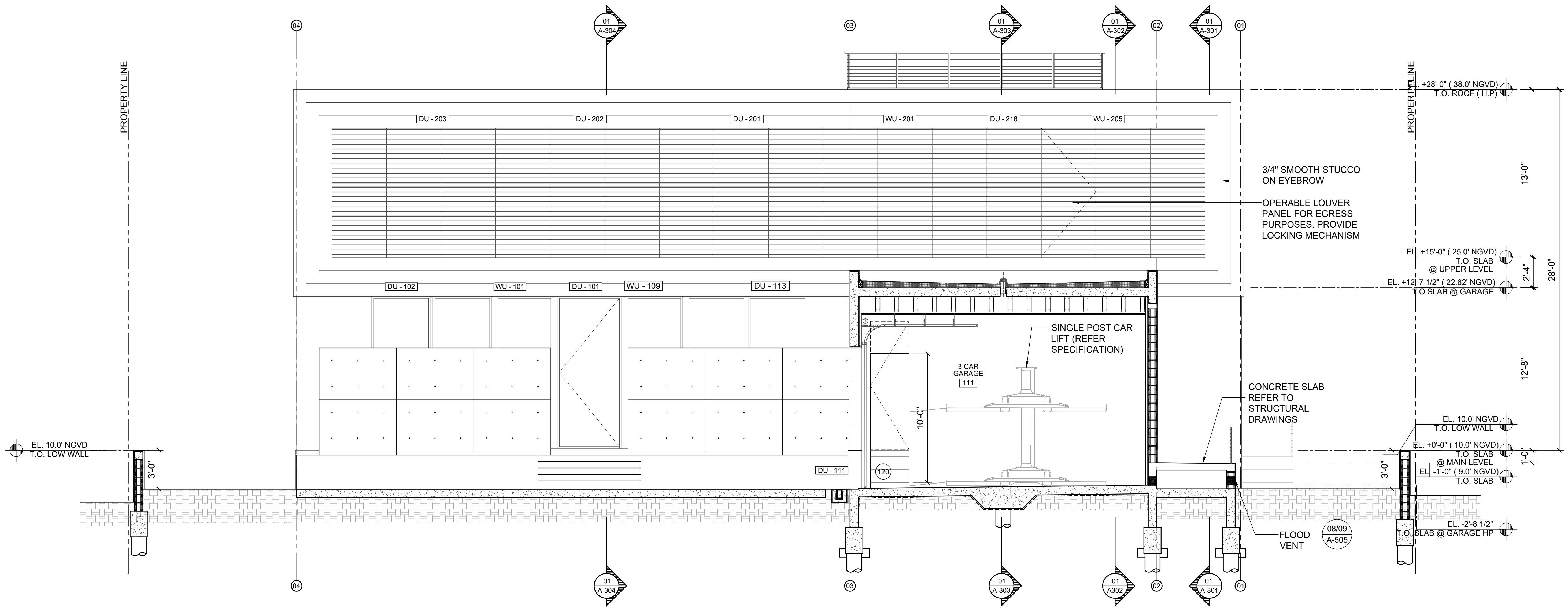
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Scale: 1/4" = 1'-0"



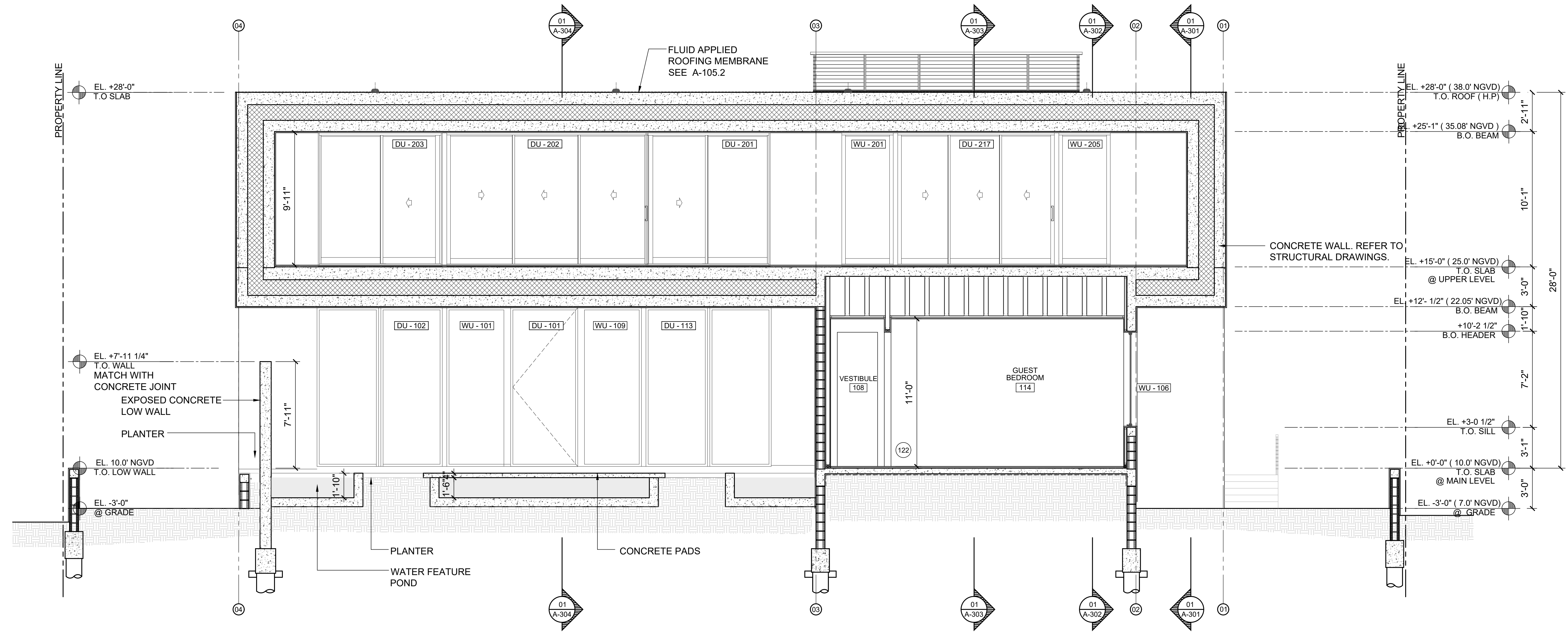
02 BUILDING SECTION D-D (PARTIAL)  
Scale: 1/4" = 1'-0"



PROJECT NUMBER: 2000-25	REVISIONS: 11.12.2021
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TITLE: BUILDING SECTION D-D PARTIAL SCALE: 1/4" = 1'-0"	
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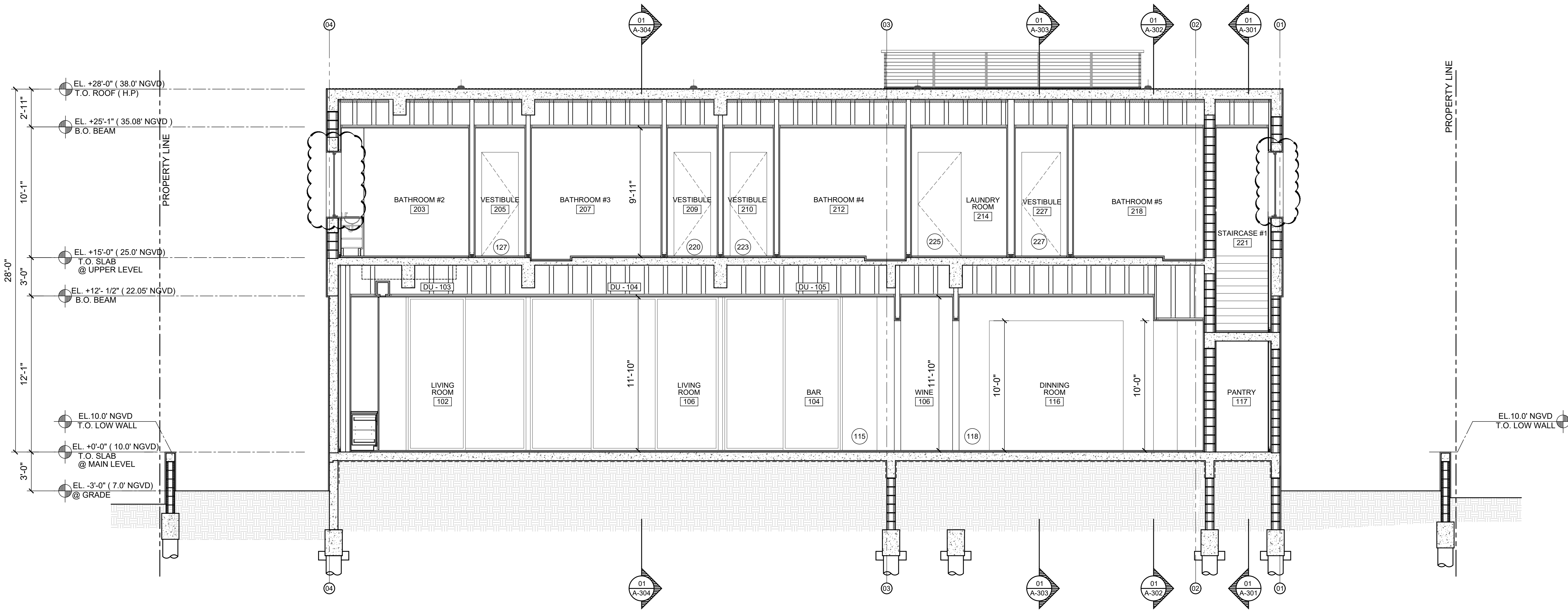


01 BUILDING SECTION E-E  
Scale: 1/4" = 1'-0"

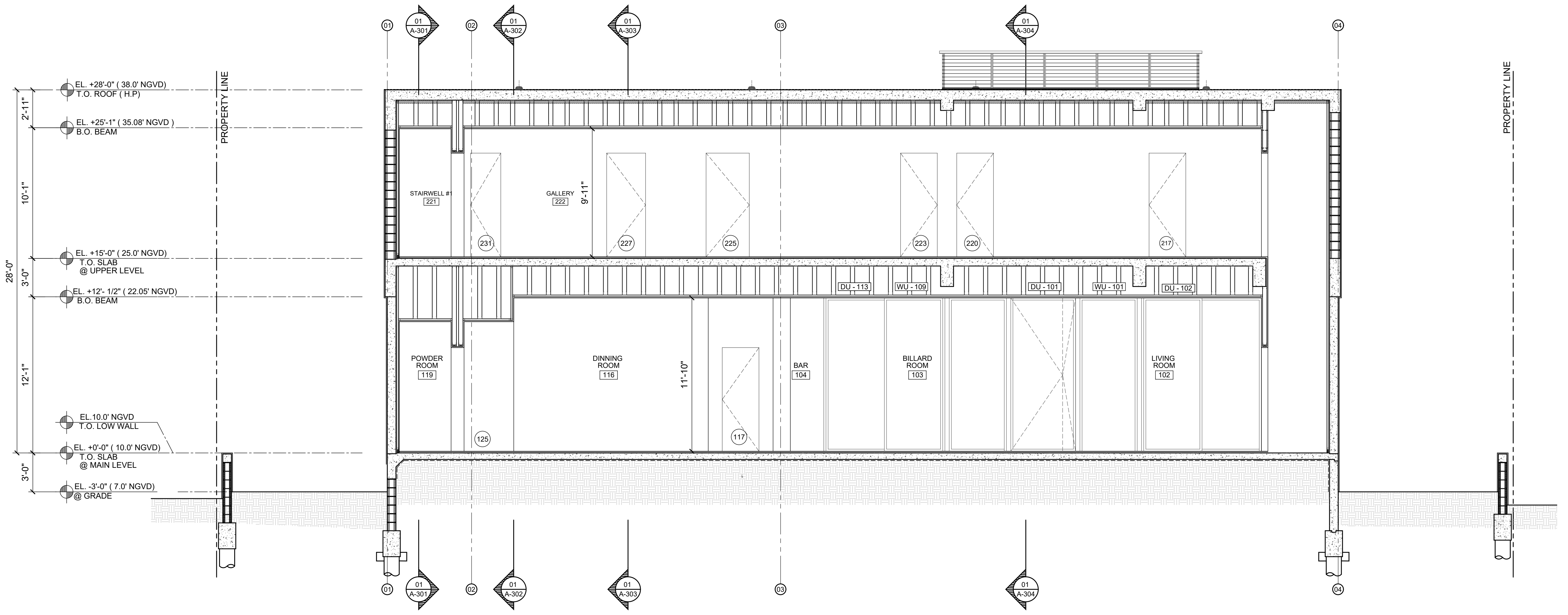


02 BUILDING SECTION F-F  
Scale: 1/4" = 1'-0"

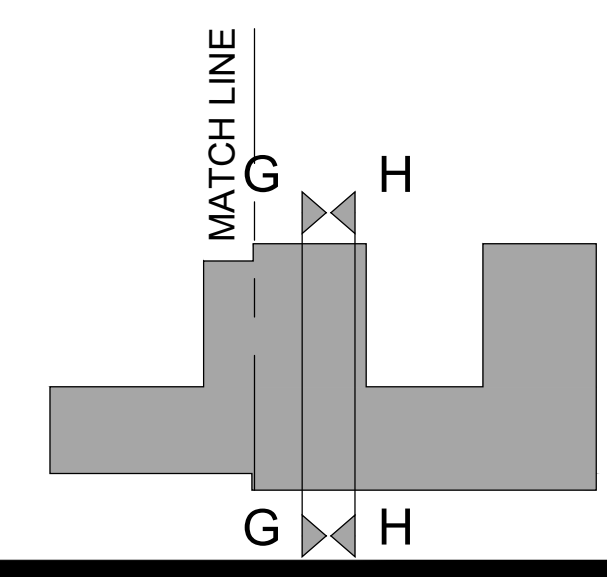
PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	DRAWN BY: J.L. GO.-J.V., J.N., R.L.
	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
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OWNER: JOEL MEYERSON 24 PALM AVE. MIAMI BEACH, FL 33139	
TITLE: BUILDING SECTIONS E-E & F-F SCALE: 1/4"=1'-0"	
SHEET: A-305	© COPYRIGHT 2020



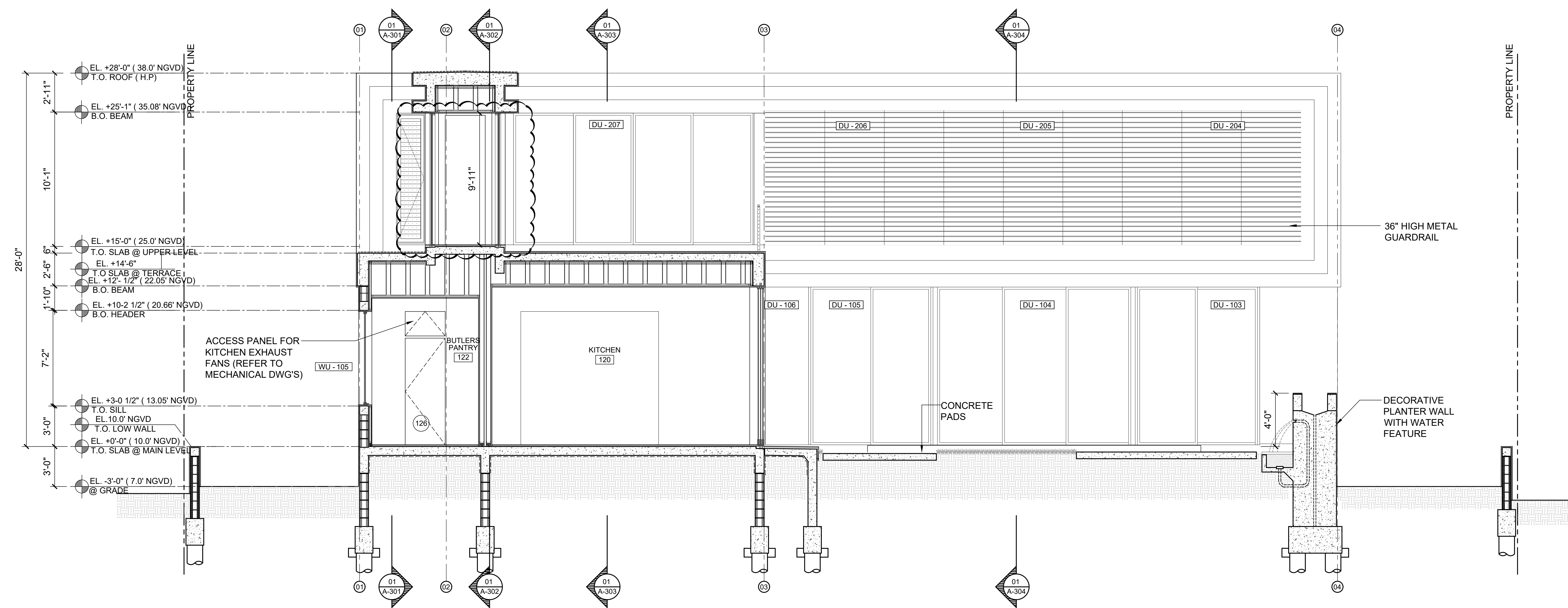
01 BUILDING SECTION G-G  
Scale: 1/4" = 1'-0"



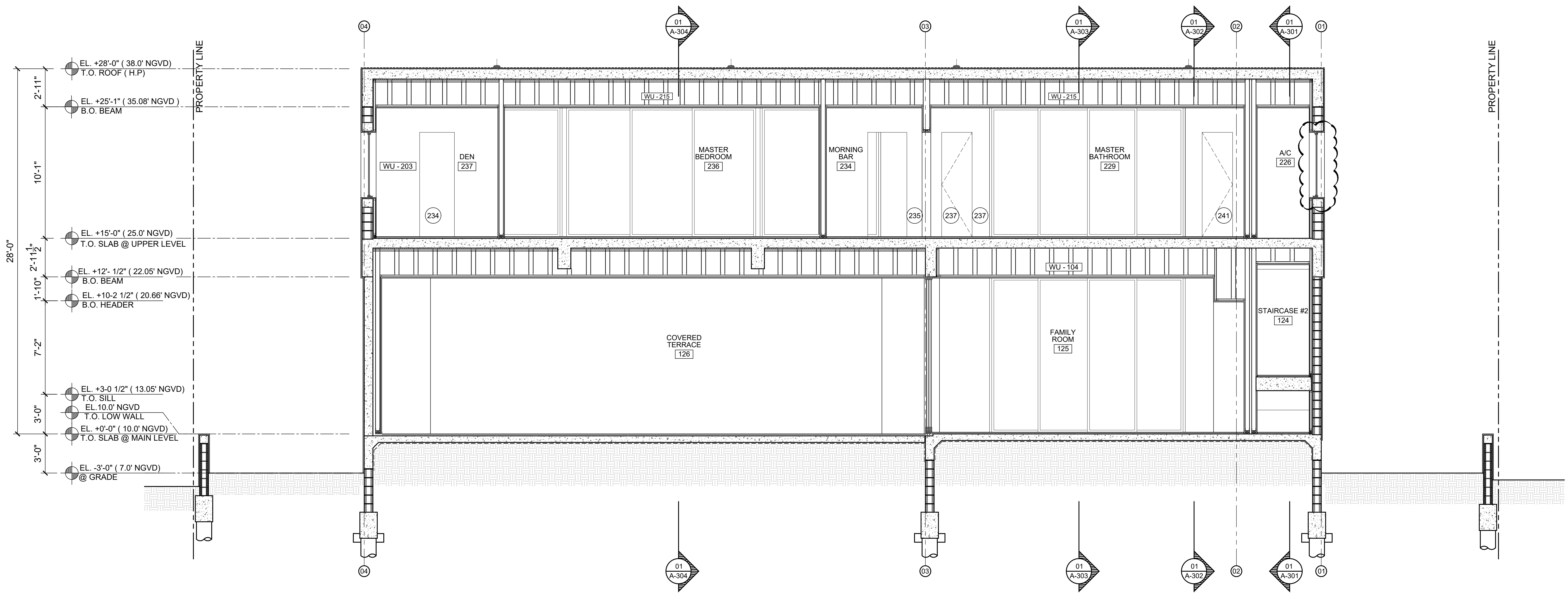
02 BUILDING SECTION H-H  
Scale: 1/4" = 1'-0"



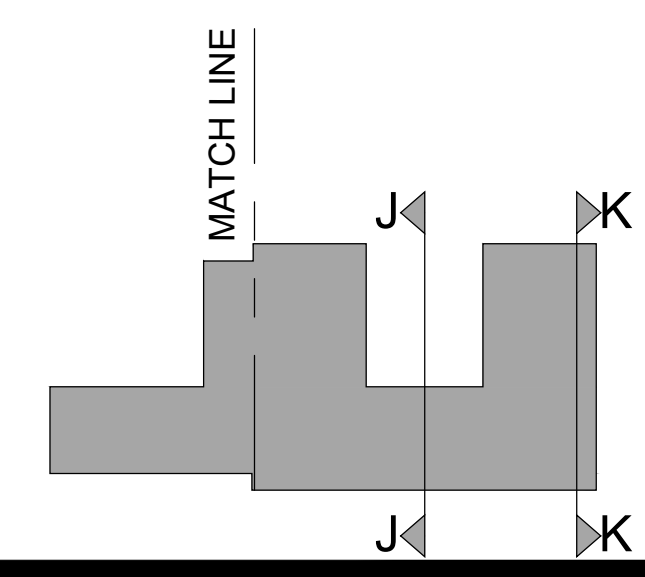
PROJECT NUMBER: 2020-25	REVISIONS: 11.12.2021
DATE: 11.12.2021	DRAWN BY: J.L. GO.-J.V., J.N., R.L.
	CHECKED BY: JOSE LUIS GONZALEZ PEROTTI
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<b>24 PALM AVE RESIDENCE</b> 24 PALM AVENUE MIAMI BEACH, FLORIDA, 33139	
OWNER JOEL MEYERSON 24 PALM AVE, MIAMI BEACH, 33139	
TITLE: BUILDING SECTIONS G-G & H-H SCALE: 1/4" = 1'-0"	
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01 BUILDING SECTION J-J  
Scale: 1/4" = 1'-0"



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



PROJECT NUMBER: 2020-25	REVISIONS:
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Architecture, Planning, Interior Design	
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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	
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