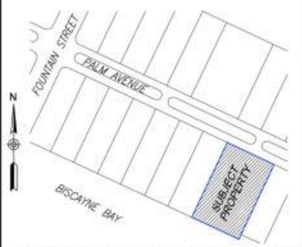
LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BABY STROLLER PAINT MARK
CONCRETE LIGHT POLE	UNKNOWN MANHOLE
ALUMINUM POLE	WATER MANHOLE
ALUMINUM LIGHT POLE	SEWER MANHOLE
WOOD POLE	PHONE MANHOLE
WOOD POWER POLE	IRRIGATION MANHOLE
WOOD LIGHT POLE	GREASE TRAP MANHOLE
TRAFFIC BOX	GAS MANHOLE
STREET LIGHT BOX	FORCEMAIN MANHOLE
PHONE BOX	ELECTRICITY MANHOLE
IRRIGATION BOX	DRAINAGE MANHOLE
ELECTRIC BOX	COMMUNICATION MANHOLE
COMMUNICATION BOX	BELL SOUTH MANHOLE
CABLE T.V. BOX	PARKING METER
UNKNOWN BOX	PARKING KIOSK
TRAFFIC CONTROL BOX	WATER VALVE
CLEANOUT	SEWER VALVE
BO BOLLARD	IRRIGATION VALVE
ARM GATE	GAS VALVE
ANCHOR	FORCE MAIN VALVE
WATER METER	VACUUM BREAKER ASSEMBLY
IRRIGATION METER	SIAMESE CONNECTION
GAS METER	POST INDICATOR VALVE
ELECTRIC METER	FIRE HYDRANT
SQUARECOLUMN	DOUBLE DETECTOR CHECK VALVE
ROUND COLUMN	BACK FLOW PREVENTOR
MAIL BOX	PROPERTY LINE
IRRIGATION PUMP	CENTERLINE
GP GUARD POST	RIGHT-OF-WAY
GROUND LIGHT	R RADIUS
FLAG POLE	D DELTA ANGLE
DRAINAGE WELL	L ARC DISTANCE
SQUARE DRAINAGE	PCP PERMANENT CONTROL POINT
P6 INLET	PRM PERMANENT REFERENCE MONUMENT
P5 INLET	PB __ PG __ PLAT BOOK AND PAGE
CURB INLET	OHW OVERHEAD UTILITY WIRES
CIRCULAR DRAINAGE	ORB OFFICIAL RECORDS BOOK
CATCH BASIN	CBS CONCRETE BLOCK STRUCTURE
ACCESS MANHOLE	CONC. CONCRETE
TRAFFIC SIGNAL POLE	C.L.F. CHAINLINK FENCE
TRAFFIC SIGN	W.F. WOOD FENCE
PEDESTRIAN CROSS SIGNAL	FND. I.P. FOUND IRON PIPE
PAVEMENT ASPHALT	FND. N&D. FOUND NAIL & BRASS DISC
C&G CURB & GUTTER	CLR. CLEAR
V.G. VALLEY GUTTER	ENCR. ENCROACHMENT
	(D) DEED OR LEGAL DISTANCE
	(M) MEASURED DISTANCE
	(R) RECORD OR PLATTED DISTANCE
	(C) RECORD CALCULATED
	U.E. UTILITY EASEMENT
	CONCRETE

LOCATION MAP



A PORTION OF SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1:300

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

REVISIONS

DATE	JOB No.	REV.	BY:

TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.	TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PALM	13	20	9	46	PALM	10	20	9
2	PALM	13	20	9	47	PALM	13	20	9
3	PALM	18	37	9	48	PALM	13	20	9
4	PALM	18	37	9	49	PALM	13	20	9
5	PALM	18	37	9	50	PALM	18	40	9
6	PALM	18	37	9	51	PALM	13	20	9
7	PALM	18	37	9	52	PALM	13	20	9
8	PALM	10	37	9	53	PALM	13	20	9
9	PALM	18	37	9	54	PALM	13	20	9
10	PALM	18	37	9	55	PALM	18	50	9
11	PALM	18	37	9	56	PALM	18	50	9
12	PALM	18	37	9	57	PALM	13	40	9
13	PALM	10	37	9	58	PALM	13	40	9
14	PALM	10	37	9	59	PALM	4	25	6
15	PALM	13	20	9	60	PALM	4	25	6
16	PALM	18	37	9	61	PALM	4	25	6
17	PALM	10	20	9	62	PALM	4	25	6
18	PALM	(2)8"	25	6	63	PALM	4	25	6
19	TREE	8	30	6	64	PALM	4	25	6
20	TREE	8	30	6	65	PALM	4	25	6
21	PALM	13	40	9	66	PALM	4	25	6
22	PALM	13	40	9	67	PALM	4	25	6
23	PALM	13	20	9	68	PALM	4	25	6
24	PALM	13	20	9	69	TREE	8	30	6
25	PALM	13	20	9	70	PALM	13	20	9
26	PALM	13	40	9	71	PALM	13	20	9
27	PALM	13	40	9	72	PALM	13	20	9
28	PALM	10	20	9	73	PALM	4	25	6
29	PALM	13	40	9	74	PALM	4	25	6
30	PALM	13	40	9	75	PALM	4	25	6
31	PALM	4	25	6	76	PALM	4	25	6
32	PALM	4	25	6	77	PALM	4	25	6
33	PALM	10	40	9	78	PALM	4	25	6
34	PALM	10	40	9	79	PALM	4	25	6
35	PALM	18	50	9	80	PALM	4	25	6
36	PALM	13	20	9	81	PALM	4	25	6
37	PALM	13	20	9	82	PALM	4	25	6
38	PALM	13	20	9	83	PALM	4	25	6
39	PALM	13	20	9	84	PALM	4	25	6
40	PALM	13	20	9	85	PALM	4	25	6
41	PALM	18	50	9	86	PALM	4	25	6
42	PALM	18	50	9	87	PALM	4	25	6
43	PALM	18	50	9	88	PALM	4	25	6
44	PALM	18	50	9	89	PALM	10	37	9
45	PALM	13	40	9					

BOUNDARY SURVEY

PREPARED FOR:
CENTNER DEVELOPMENT
LYING AND BEING IN SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F. DATE: 03/13/24	CHECKED BY: J.G.H. DATE: 03/13/24	JOB NUM.: 154196 F.B. MD-55, PG. 73

LEGAL DESCRIPTION

LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO:

A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 20 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOT 36 EXTENDED SOUTHERLY FOR A DISTANCE OF 20 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, TO A POINT WHERE THE WESTERLY BOUNDARY LINE OF LOT 37 EXTENDED SOUTHERLY INTERSECTS SAID LINE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE OF LOT 37 FOR A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY CORNER OF LOT 37; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: MARCH 9, 2024.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 64,000± Sq.ft. (1.469 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF S64°59'54"E ALONG THE CENTERLINE OF PALM AVENUE.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PALM AVENUE AND BISCAYNE BAY, PUBLIC DEDICATED RIGHT-OF-WAY'S.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 94 PALM AVENUE MIAMI BEACH, FL 33139
- FOLIO NUMBER: 02-4205-001-0330

CERTIFY TO:

- CENTNER DEVELOPMENT

DATUM AND BENCHMARKS

1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
2. BENCHMARK:MIAMI BEACH, CMB PALM 04 R3. ELEVATION: 4.10' N.A.V.D. +1.56'=5.66' N.G.V.D. PK NAIL & WASHER ON EDGE OF PAVEMENT.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL 9 FEET) AND "AE" (EL 10 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0318L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCROACH 0.6' FROM ADJOINING LAD ONTO SUBJECT PROPERTY.
- A PORTION OF C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.4', FROM SUBJET PROPERTY ONTO RIGHT OF WAY.
- COLUMN ALONG THE NORTH BOUNDARY LINE, ENCROACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- A PORTION OF DRIVEWAY, ALONG THE NORTH BOUNDARY LINE, ENCROACH 9.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NO ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 14, 2024.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-684
SHEET NUMBER: 1 OF 1

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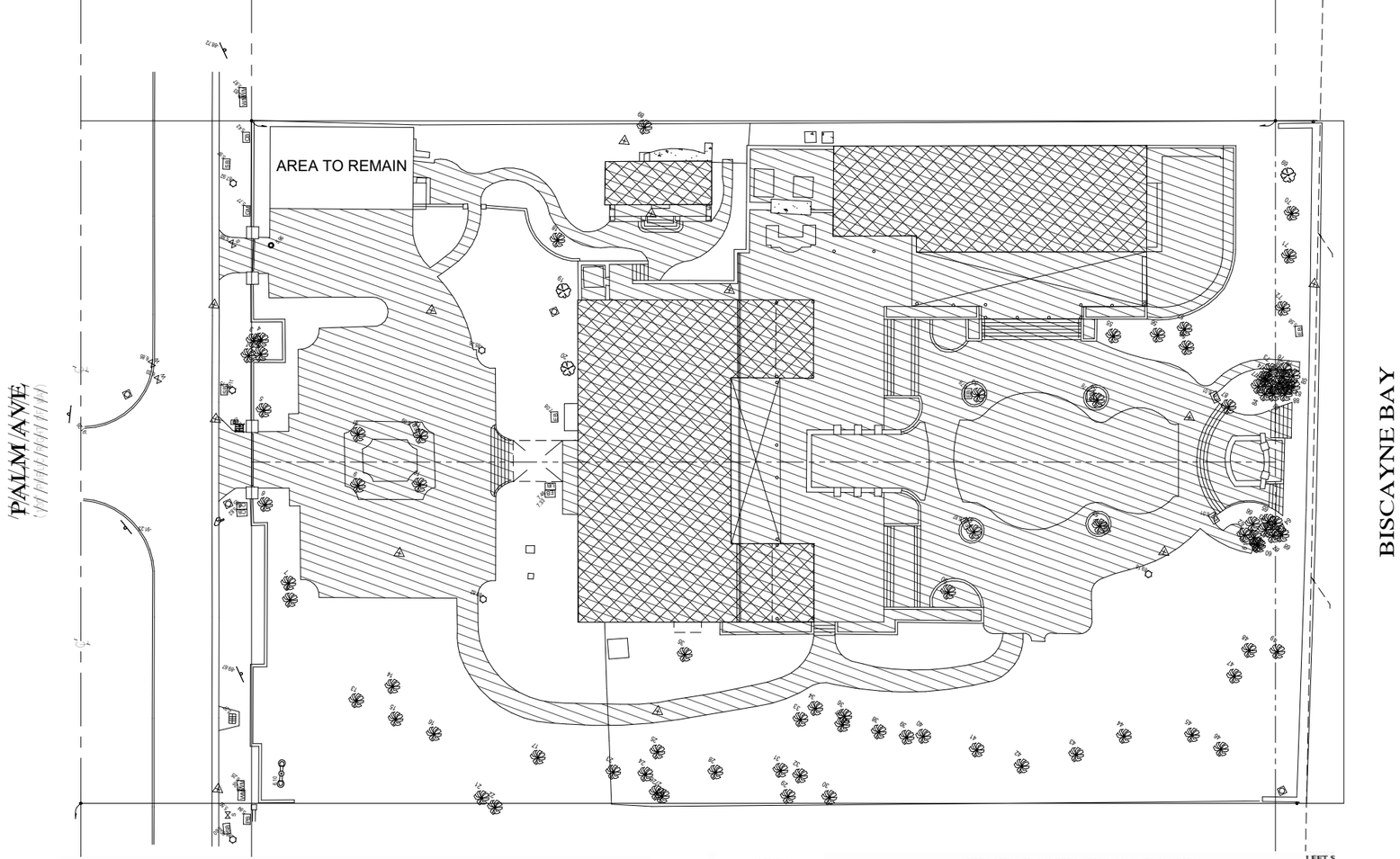
Reinaldo J Borges
Digitally signed by Reinaldo J Borges
DN: CN=Reinaldo J Borges, dnQualifier=A01410C0000017DA0E52C3B000089F0, O=Borges and Associates, C=US
Date: 2024.07.02 21:36:19-04'00'

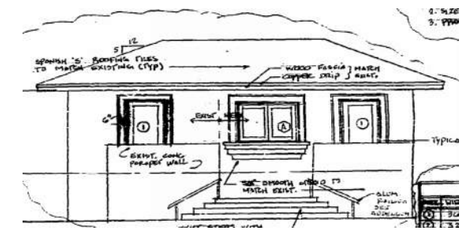


DEMOLITION LEGEND

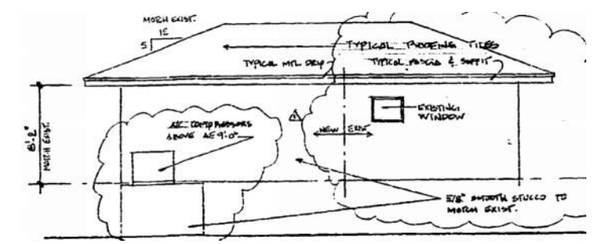
MAIN BUILDING AREAS TO BE DEMOLISHED

OTHER AREAS TO BE DEMOLISHED

NOTES: SEE TREE DISPOSITION PLAN FOR REFERENCE TO TREE MANAGEMENT.

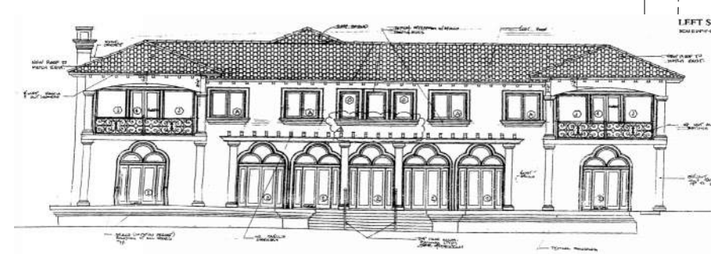


ACCESORY BUILDING FRONT ELEVATION
N.T.S.



ACCESORY BUILDING REAR ELEVATION
N.T.S.

MAIN HOUSE FRONT ELEVATION
N.T.S.



MAIN HOUSE REAR ELEVATION
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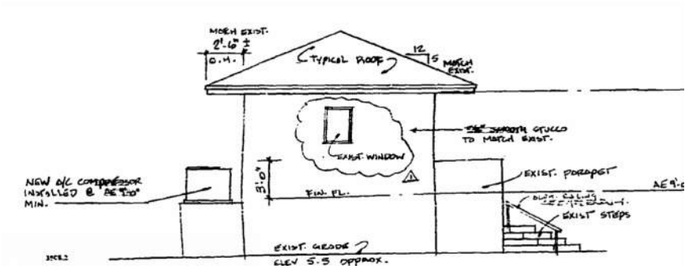

ACCESORY BUILDING LEFT SIDE ELEVATION
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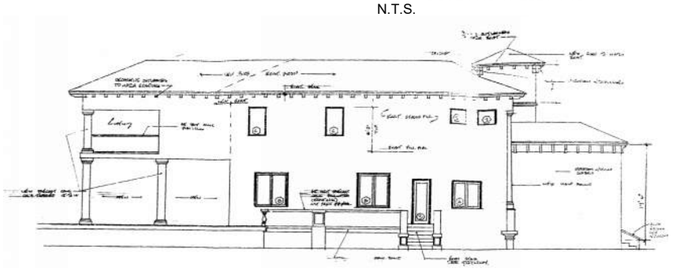
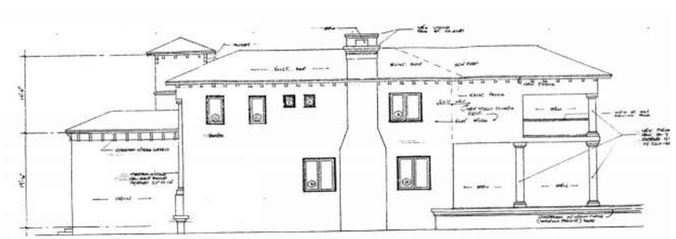


MAIN HOUSE LEFT SIDE ELEVATION
N.T.S.



MAIN HOUSE RIGHT SIDE ELEVATION
N.T.S.

N

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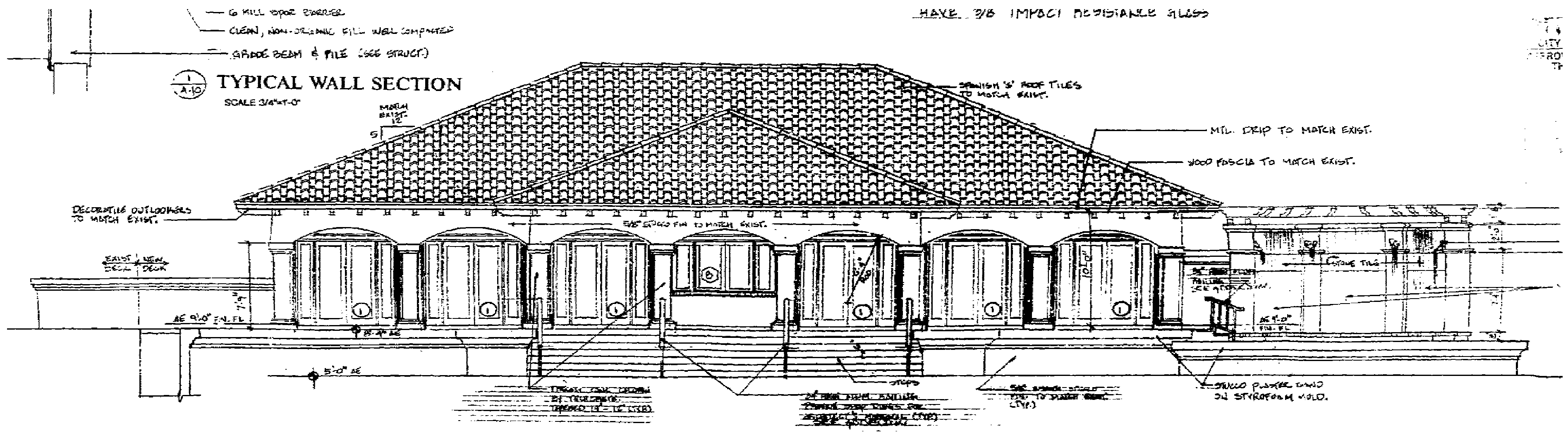
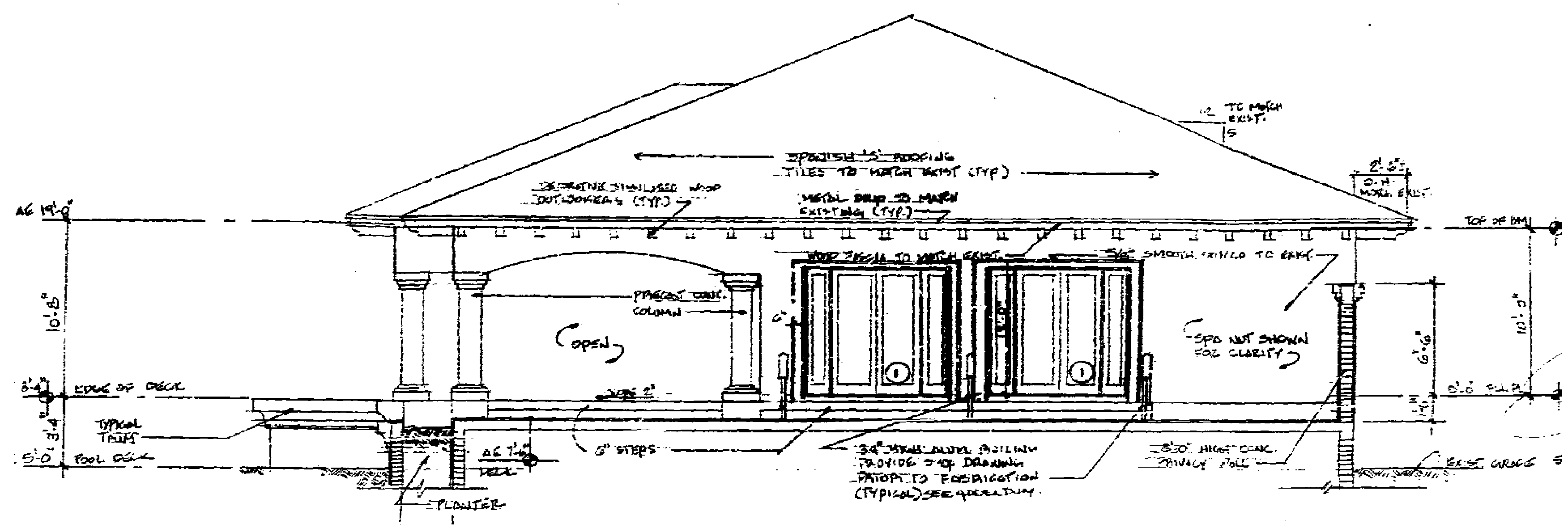
94 PALM RESIDENCE
DEMOLITION PLAN
SCALE: As indicated 07/07/2024

D-004



SIDE BUILDING FRONT ELEVATION
N.T.S.



SIDE BUILDING RIGHT ELEVATION
N.T.S.

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94 PALM RESIDENCE
DEMOLITION PLAN
SCALE: 1/32" = 1'-0" 07/07/2024

D-004.A

CONTEXT AERIAL
N.T.S.

CONTEXT SITE PLAN
N.T.S.

N

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94 PALM RESIDENCE
NEIGHBORHOOD ANALYSIS
07/07/2024

D-005

NORTH - FRONT

SOURTH - REAR

EXISTING STRUCTURE AT FRONT YARD TO REMAIN

REAR - ACCESSORY BUILDINGS

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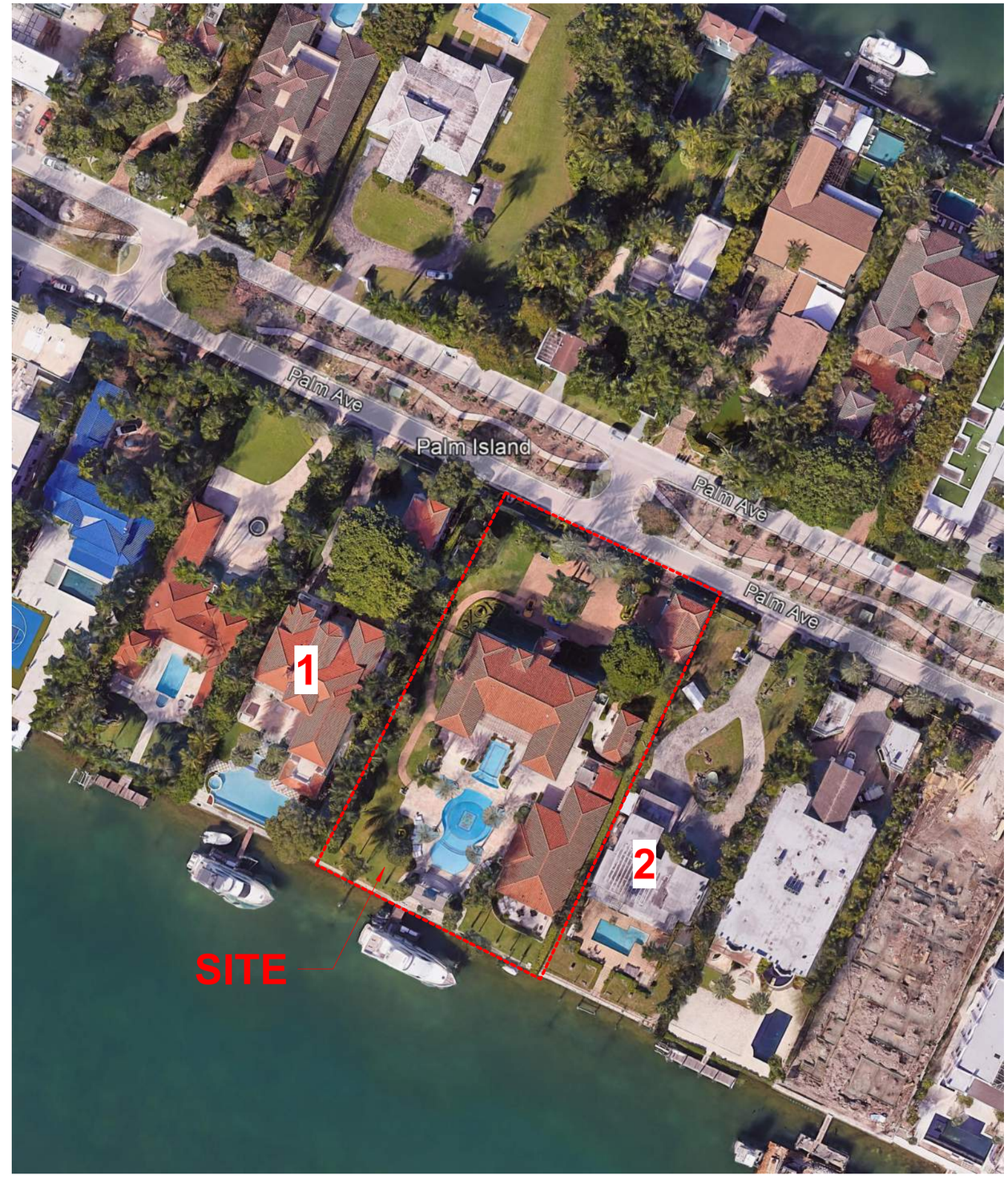
94 PALM RESIDENCE
SUBJECT PROPERTY IMAGES
07/07/2024

80 PALM AVE

100 PALM AVE



REAR - ACCESSORY BUILDINGS

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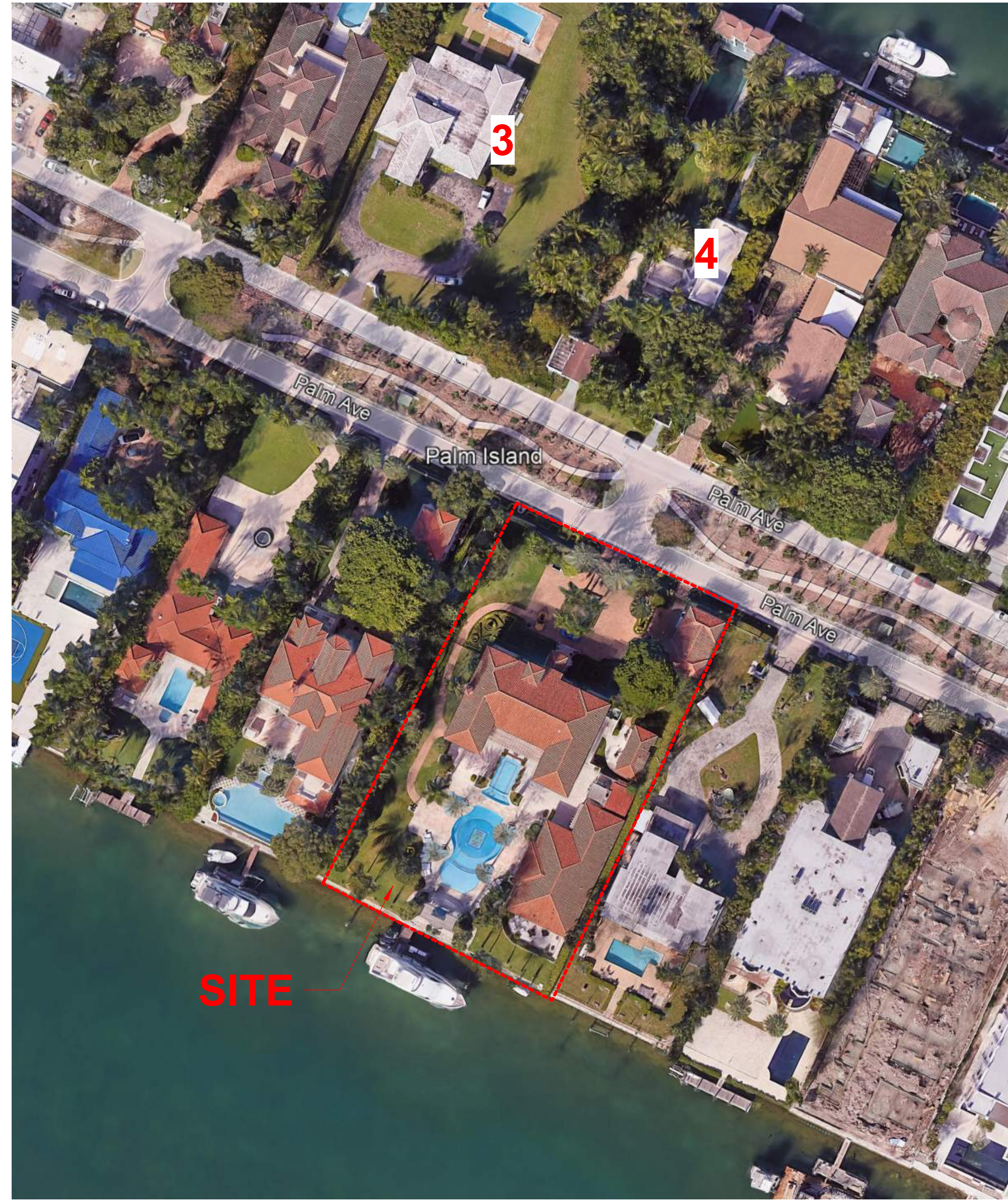
Date: 2024.07.02 21:36:52-04'00'

94 PALM RESIDENCE
ADJACENT PROPERTIES IMAGES
07/07/2024

D-007.a

111 PALM AVE - UNDER CONSTRUCTION

93 PALM AVE - VACANT



REAR - ACCESSORY BUILDINGS

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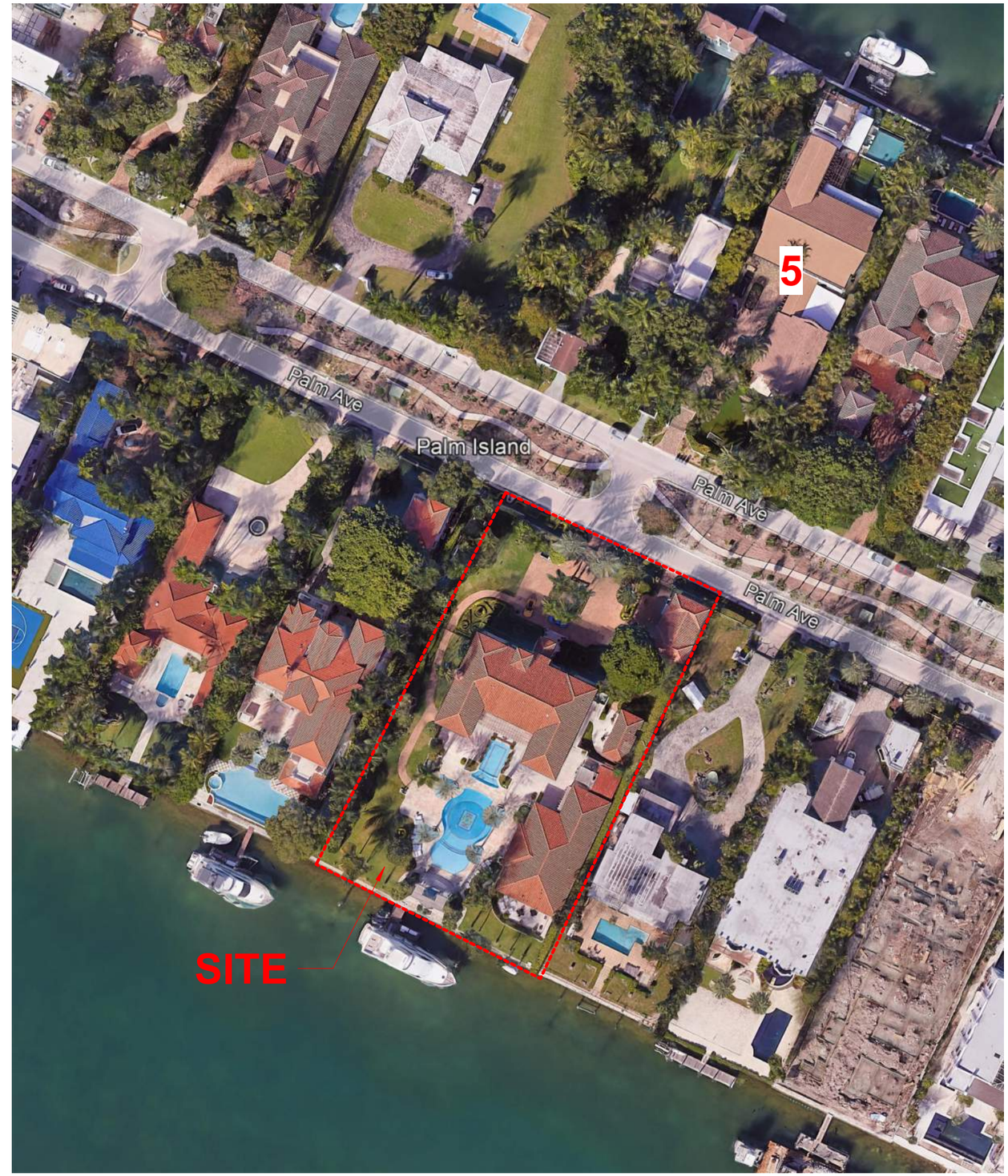
94 PALM RESIDENCE

ADJACENT PROPERTIES IMAGES

07/07/2024

D-007.b

85 PALM AVE



REAR - ACCESSORY BUILDINGS

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94 PALM RESIDENCE
ADJACENT PROPERTIES IMAGES
07/07/2024

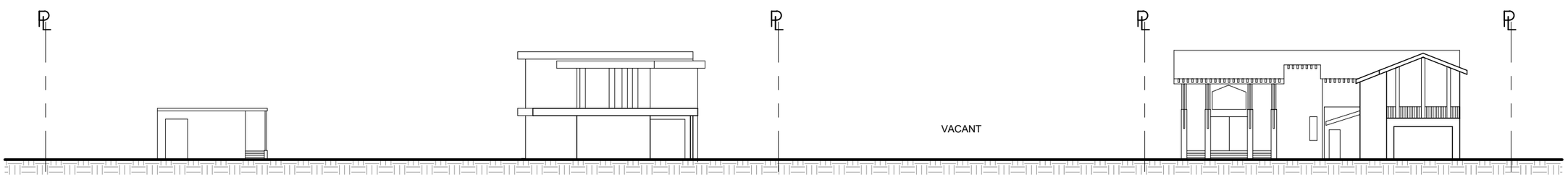
D-007.c

80 PALM AVENUE

SUBJECT PROPERTY
94 PALM AVENUE

100 PALM AVENUE

1 CONTEXT ELEVATION - NORTH
1" = 30'-0"



111 PALM AVENUE
(UNDER CONSTRUCTION)

93 PALM AVENUE

85 PALM AVENUE

3 CONTEXT ELEVATION - SOUTH
1" = 30'-0"

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Date: 2024.07.02 21:37:11 -04'00'

94 PALM RESIDENCE
NEIGHBORHOOD ELEVATIONS
SCALE: 1" = 30'-0" 07/07/2024

D-009

MIAMIBEACH

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:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001-0330			
3	Board and file number(s) :	DRB24-1026			
4	Year built: 2003	Zoning District:		RS-1	
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 & 10	Grade value in NGVD:		6.12'
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	(9+6.12)/2=7.56'	Free board:		5
10	30" above grade:	8.62	Lot Area:		64,000 SF. SEAWALL CENTER: 62,081.75
11	Lot width:	200'	Lot Depth:		320'
12	Max Lot Coverage SF and %:	18,624.53 SF / 30%	Proposed Lot Coverage SF and %:		18,619 SF / 29.99%
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	4,228 SF / 70.47%	Rear Yard Open Space SF and %:		6,526 SF / 70.18%
15	Max Unit Size SF and %:	31,040.88 SF / 50%	Proposed Unit Size SF and %:		29,532 sf / 47.57%
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:		10,637 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,947 SF / 20.21%			
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	31'		31'	N/A
20	Front Setbacks:	30'		65'-7"	N/A
	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65-7"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		65'-7"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	N/A
22	Sum of side yard :	50'-0"		50'-0"	N/A
23	Side 1:	20'-0"		20'-0"	N/A
24	Side 2 or (facing street):	20'-0"		30'-0"	N/A
25	Rear:	46'-5 3/4"		123'-2"	N/A
26	Accessory Structure Side 1:	7'-6"		7'-6" / 20'-0"	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-6"		7'-6" / 30'-0"	N/A
28	Accessory Structure Rear:	23'-3"		23'-3"	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.

N

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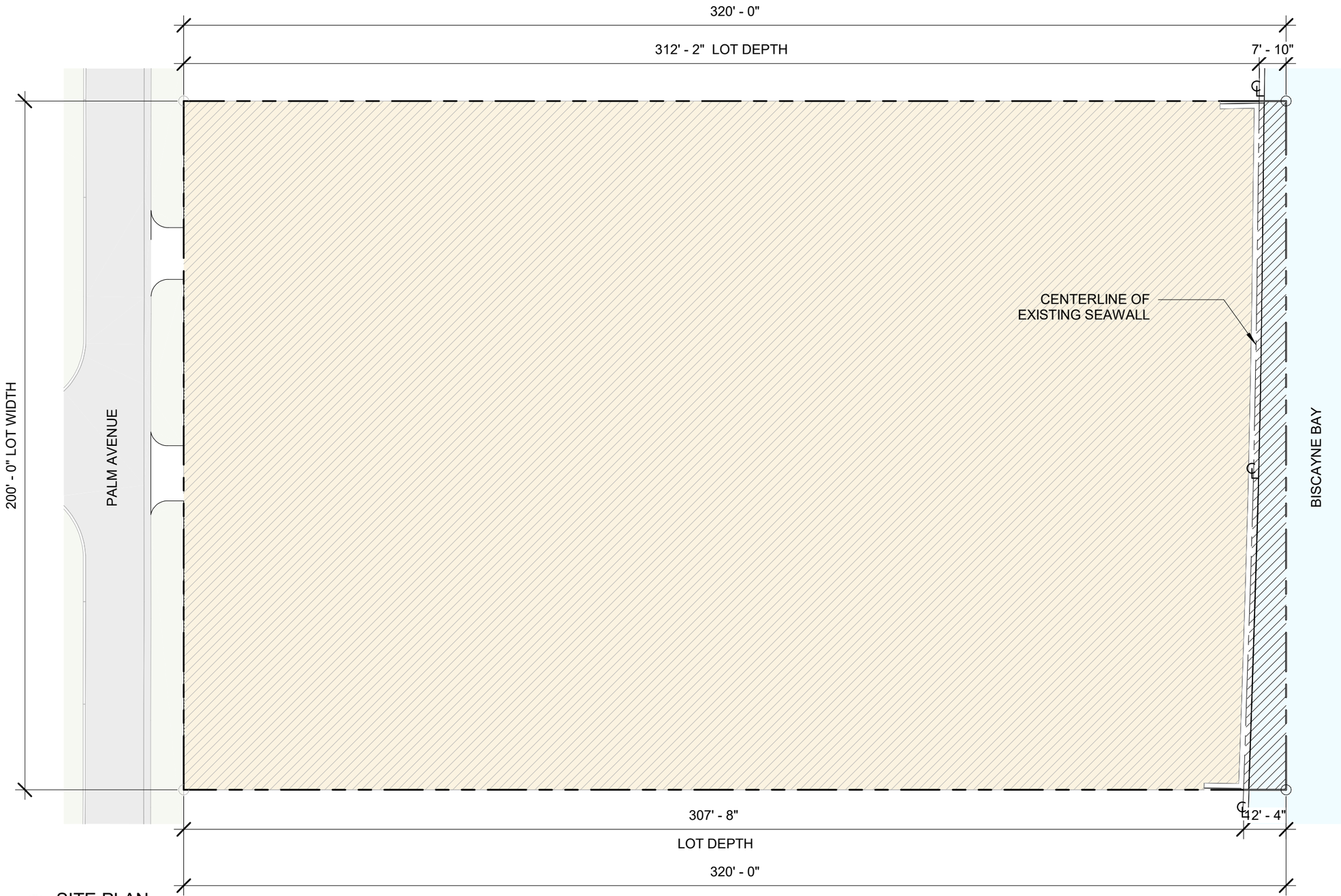
Date: 2024.07.02 21:37:17-04'00'

94 PALM RESIDENCE
ZONING DATA
SCALE: 07/07/2024

D-010



1 SITE PLAN
1" = 30'-0"

LOT AREA CALCULATIONS:

LOT DEPTH x LOT WIDTH = LOT AREA
320 FT x 200 FT = **64,000 SF**

AREA OF CENTERLINE OF SEA WALL TO REAR PROPERTY LINE:

1,918.25 SF

NET LOT AREA:

64,000 SF - 1,918.25 = **62,081.75 SF**

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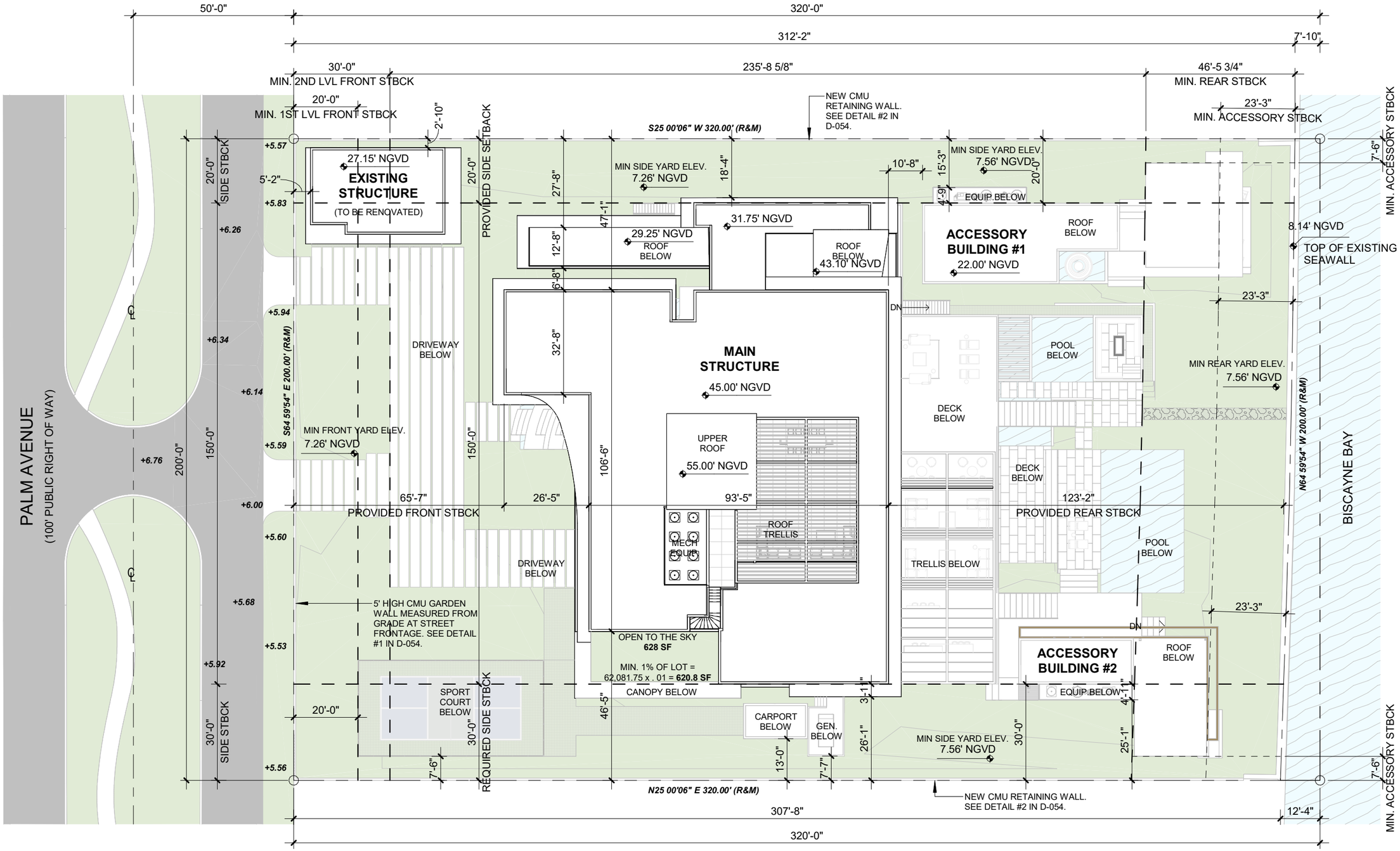
Date: 2024.07.02 21:37:24-04'00'

94 PALM RESIDENCE
NET LOT AREA CALCULATION
07/07/2024

D-011



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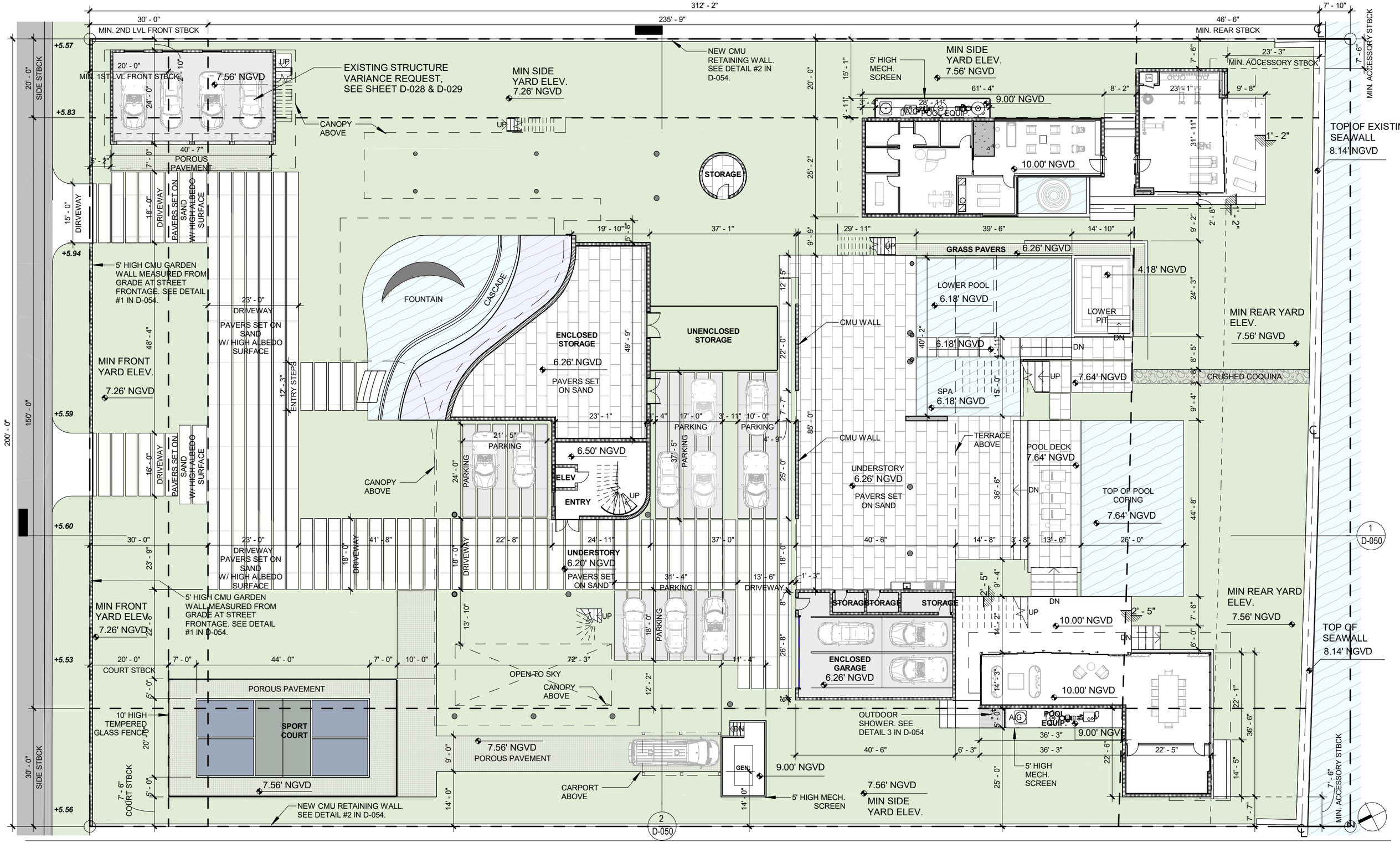
Date: 2024.07.02 21:37:30-04'00'

94 PALM RESIDENCE

SITE PLAN

SCALE: 1" = 30'-0" 07/07/2024

D-012



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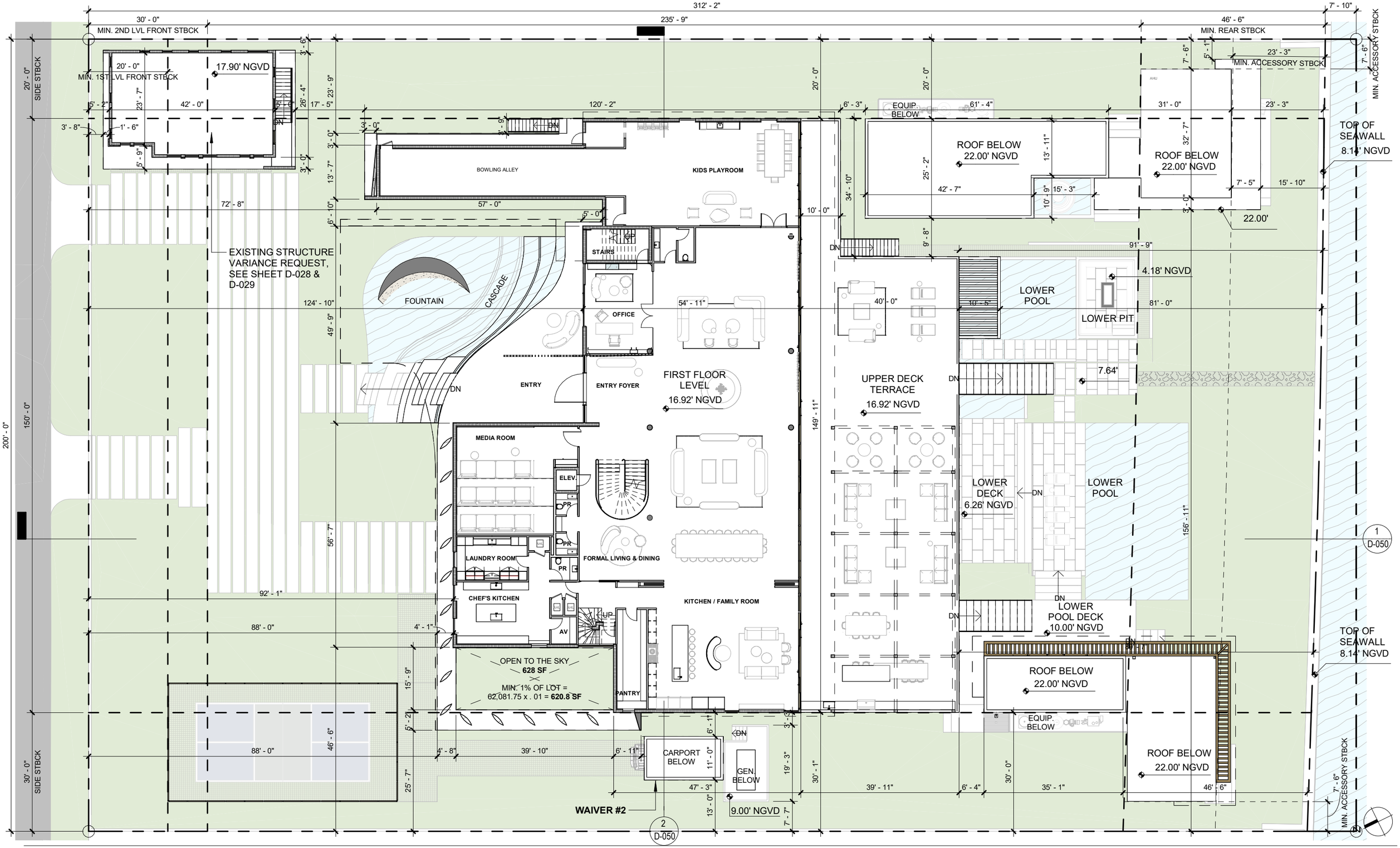
Date: 2024.07.02 21:37:37-04'00'

94 PALM RESIDENCE

GRADE LEVEL PLAN

SCALE: 3/64" = 1'-0" 07/07/2024

D-013



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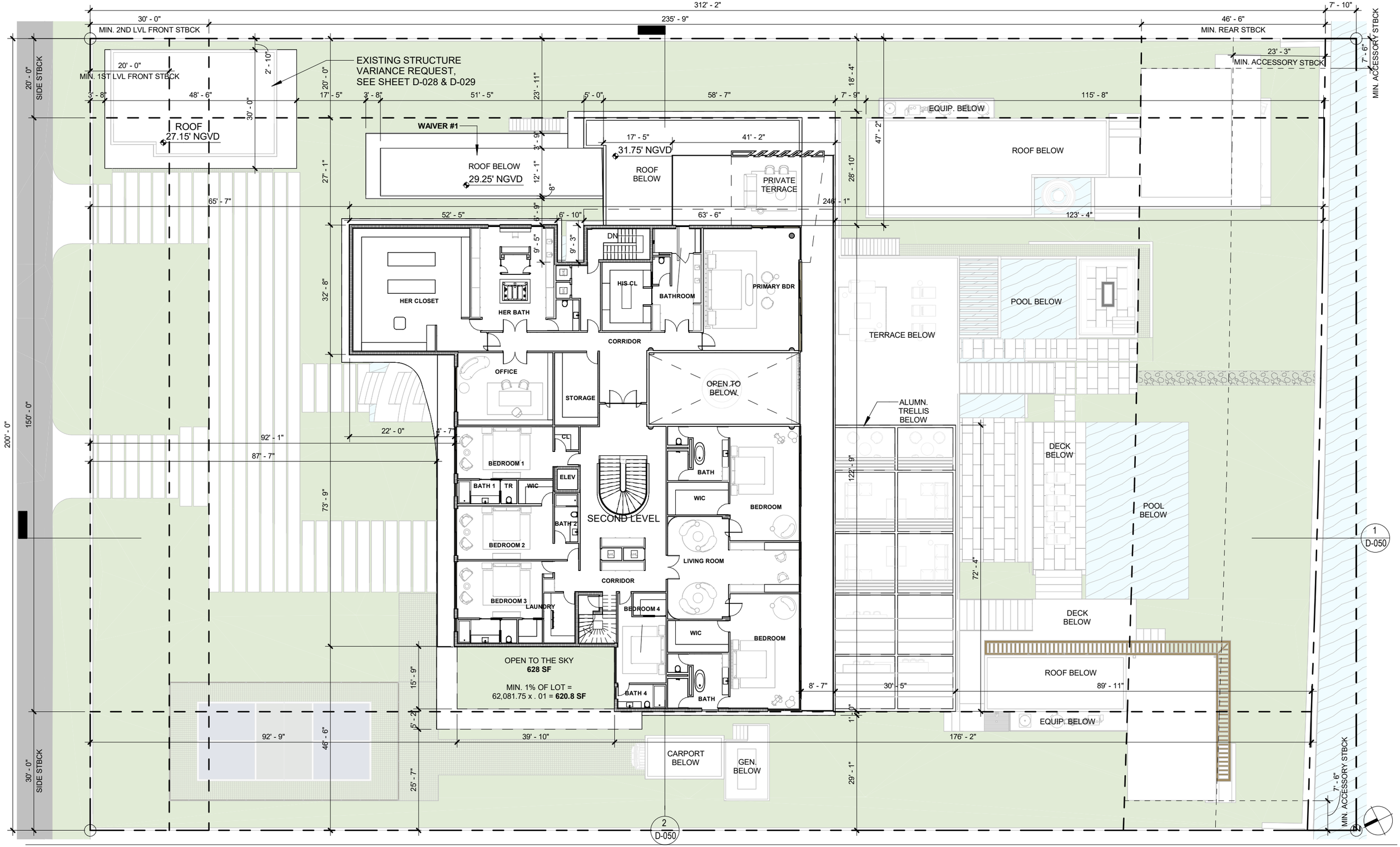
Date: 2024.07.02 21:37:43-04'00'

94 PALM RESIDENCE

FIRST LEVEL FLOOR PLAN

SCALE: 3/64" = 1'-0" 07/07/2024

D-014



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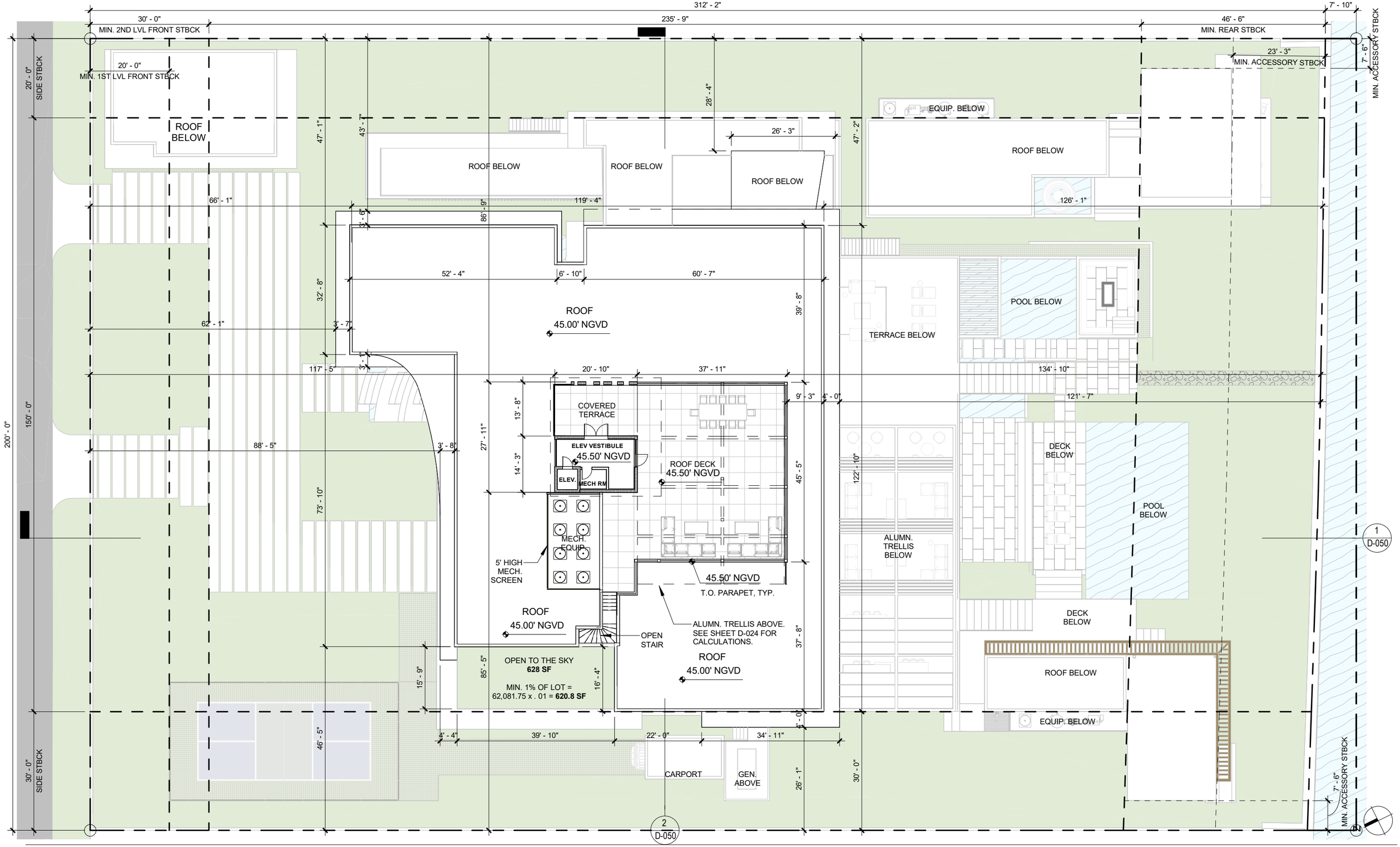
Date: 2024.07.02 21:37:49-04'00'

94 PALM RESIDENCE

SECOND LEVEL FOOR PLAN

SCALE: 3/64" = 1'-0" 07/07/2024

D-015



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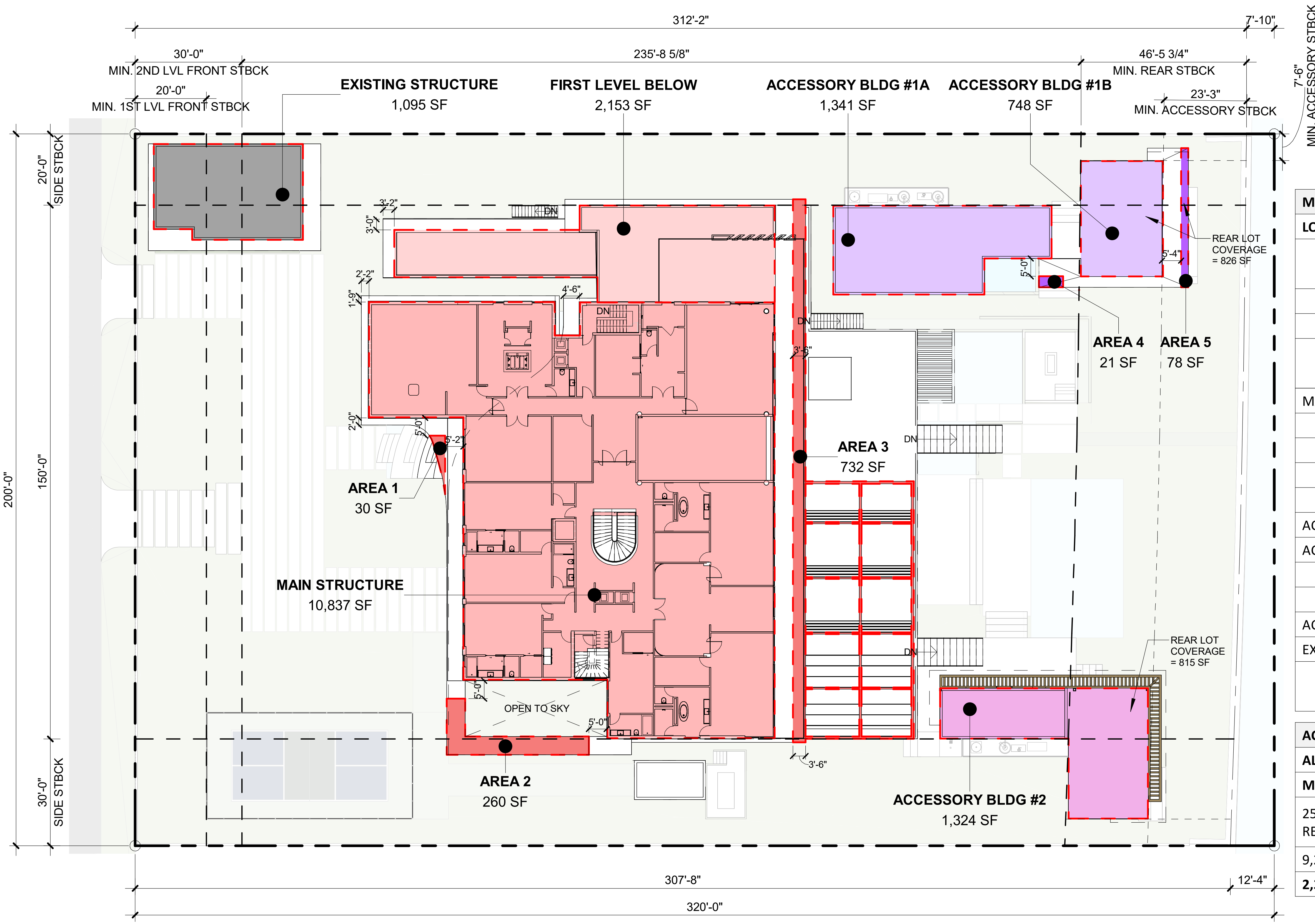
Date: 2024.07.02 21:37:56-04'00'

94 PALM RESIDENCE

ROOF LEVEL FLOOR PLAN

SCALE: 3/64" = 1'-0" 07/07/2024

D-016



1 SECOND LEVEL
1" = 30'-0"

MAXIMUM LOT COVERAGE (SF)		
LOT AREA = 62,081.75		
ALLOWABLE		
30% OF LOT AREA		
62,081.75 x .30 =	18,624.53	
PROVIDED		COLOR LEGEND
MAIN STRUCTURE	10,837	
COVERED AREA 1	30	
COVERED AREA 2	732	
COVERED AREA 3	260	
FIRST LEVEL BELOW	2,153	
ACCESSORY BLDG #1A	1,341	
ACCESSORY BLDG #1B	748	
COVERED AREA 5	78	
COVERED AREA 6	21	
ACCESSORY BLDG #2	1,324	
EXISTING STRUCTURE	1,095	
TOTAL	18,619	
	29.99%	

ACCESSORY BUILDING STANDARDS		
ALLOWABLE	PROVIDED	
MAX. LOT COVERAGE		
25% OF REQUIRED REAR YARD	ACCESSORY BLDG #1	826
	ACCESSORY BLDG #2	815
9,298.8 SF X .25 =	TOTAL	1,641
2,324.7 SF		17.65%

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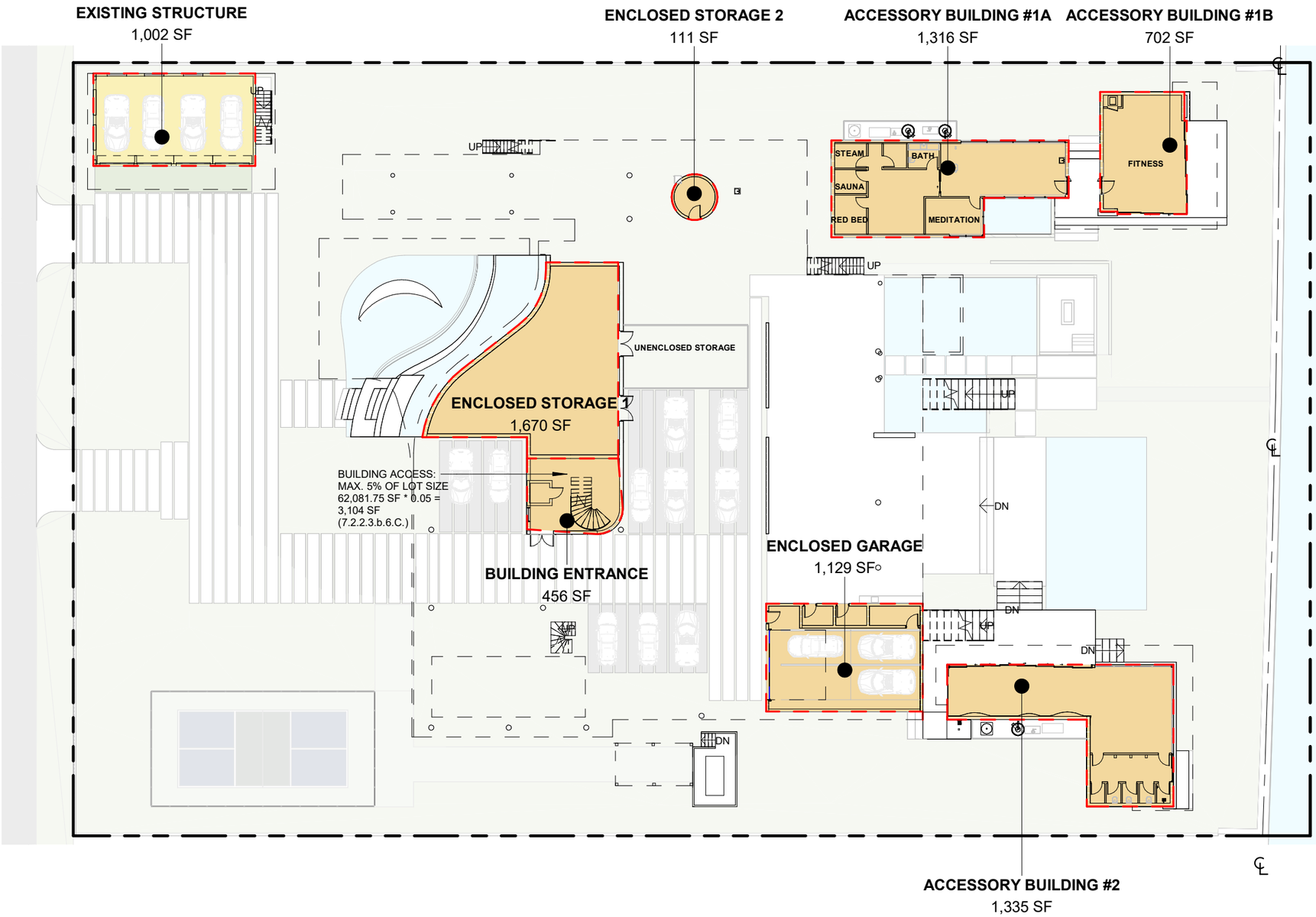
94 PALM RESIDENCE
LOT COVERAGE DIAGRAM
07/07/2024

D-020



MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**29,929**
	48.21%
GARAGE CREDIT	-600.00
TOTAL	**29,329**
	47.24%

1 UNDERSTORY LEVEL
1" = 30'-0"

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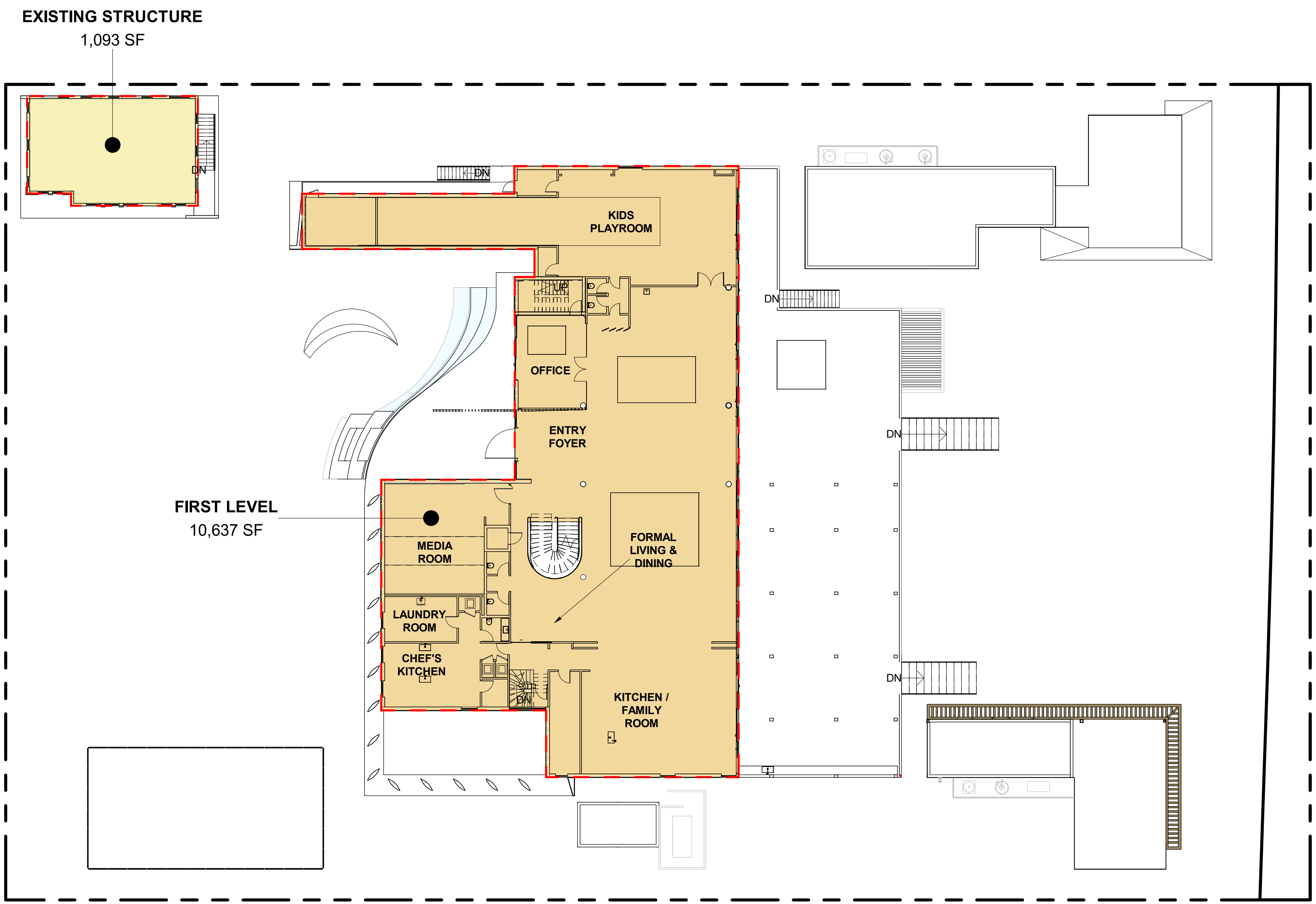
94 PALM RESIDENCE
UNIT SIZE DIAGRAM
07/07/2024

D-021



1 FIRST MAIN FLOOR
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**29,929**
	48.21%
GARAGE CREDIT	-600.00
TOTAL	**29,329**
	47.24%

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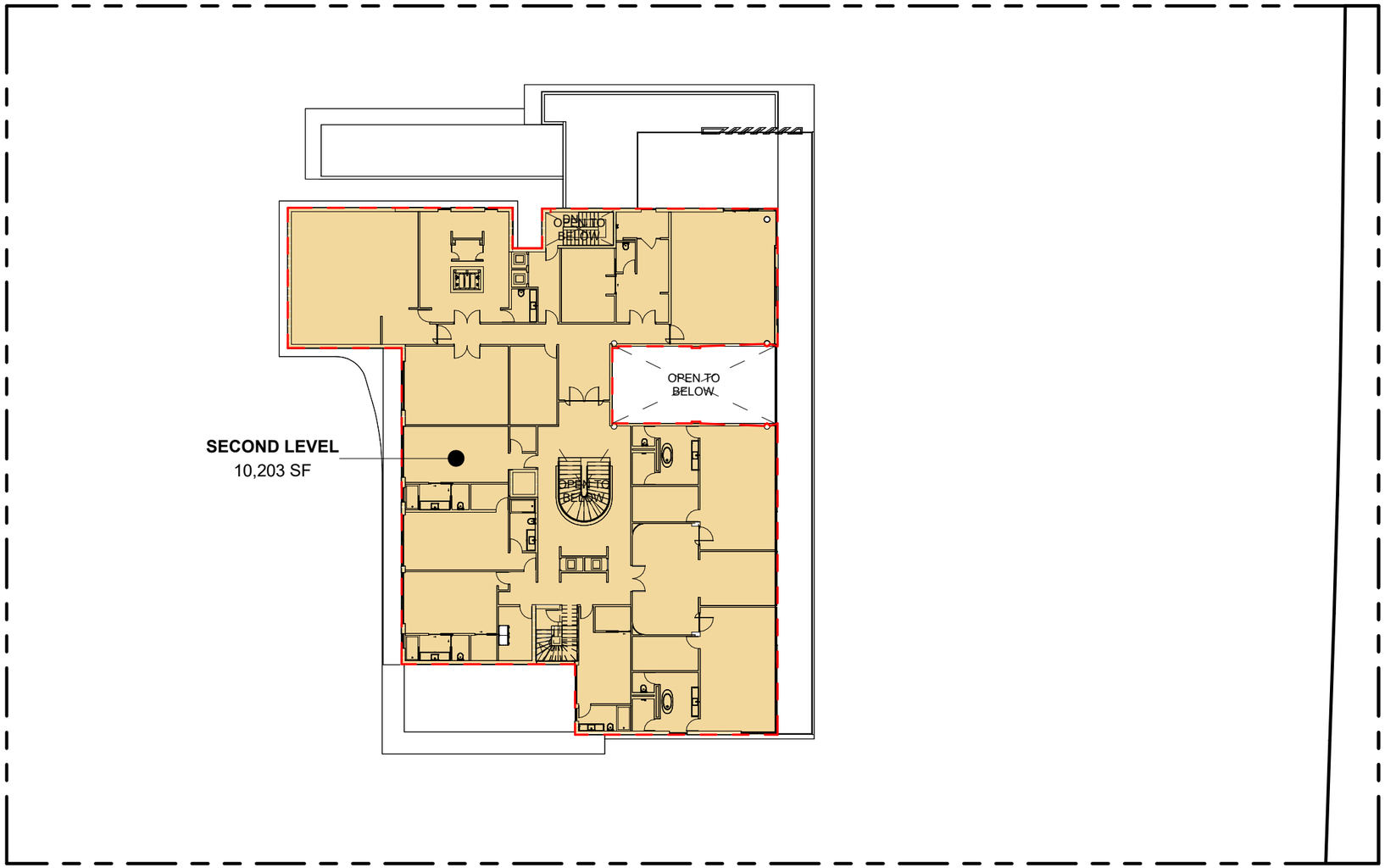
94 PALM RESIDENCE
UNIT SIZE DIAGRAM
07/07/2024

D-022



1 SECOND LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**29,929**
	48.21%
GARAGE CREDIT	-600.00
TOTAL	**29,329**
	47.24%

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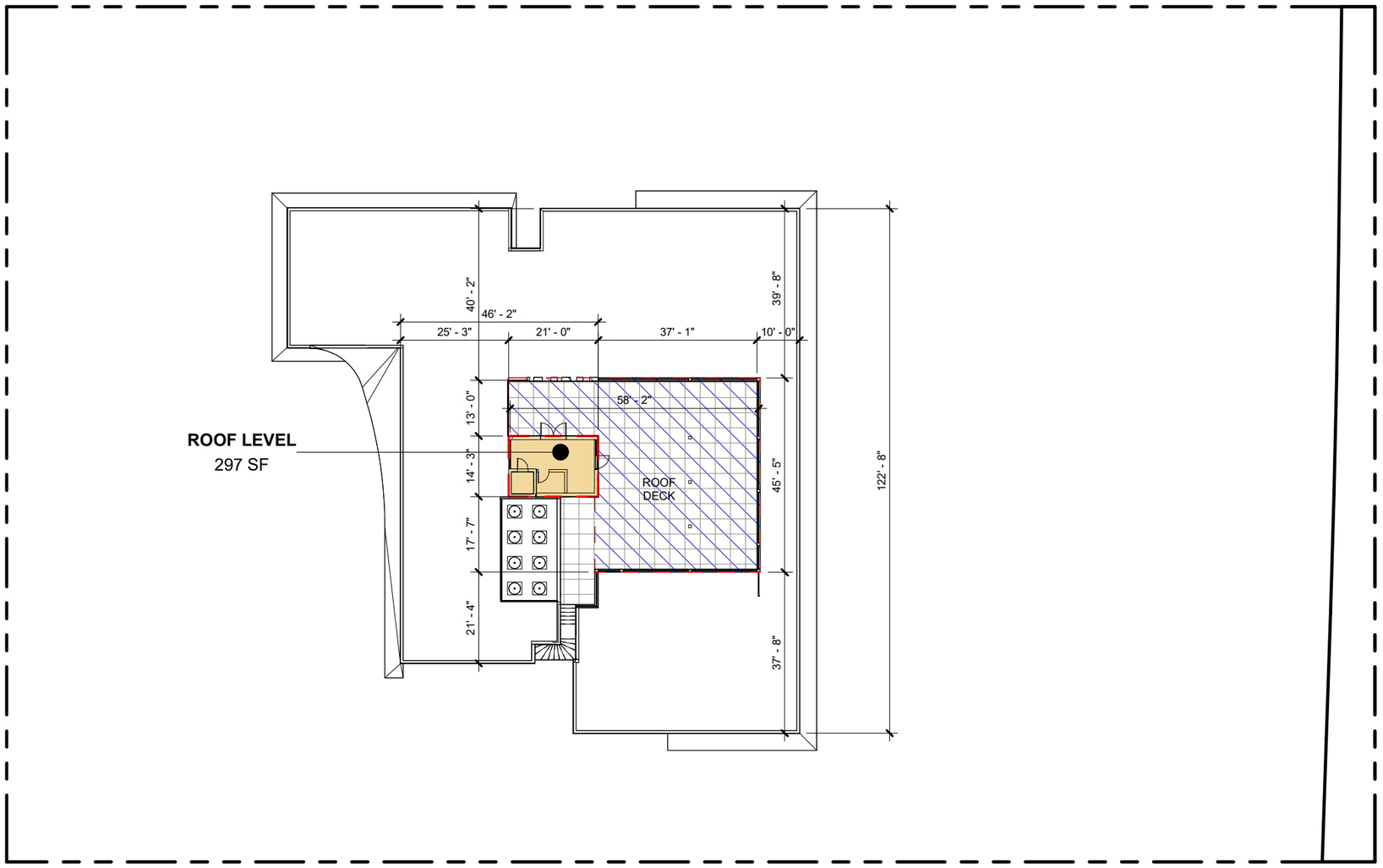
94 PALM RESIDENCE
UNIT SIZE DIAGRAM
07/07/2024

D-023



1 ROOF LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**29,929**
	48.21%
GARAGE CREDIT	-600.00
TOTAL	**29,329**
	47.24%

ROOF STANDARDS		
ALLOWABLE	**PROVIDED**	**COLOR LEGEND**
ROOF DECK AREA		
25% OF ENCLOSED FLOOR BELOW	**2,113 SF PROVIDED**	
AREA OF LEVEL BELOW=10,214		
10,214 SF x .25 = 2,553.5 SF ALLOWED	**20.69%**	
ROOF COVERED STRUCTURE		
20% OF ENCLOSED FLOOR BELOW	**2,023 SF PROVIDED**	
AREA OF LVL BELOW = 10,214		
10,214 SF x .20 = 2,042.8 SF ALLOWED	**19.81%**	

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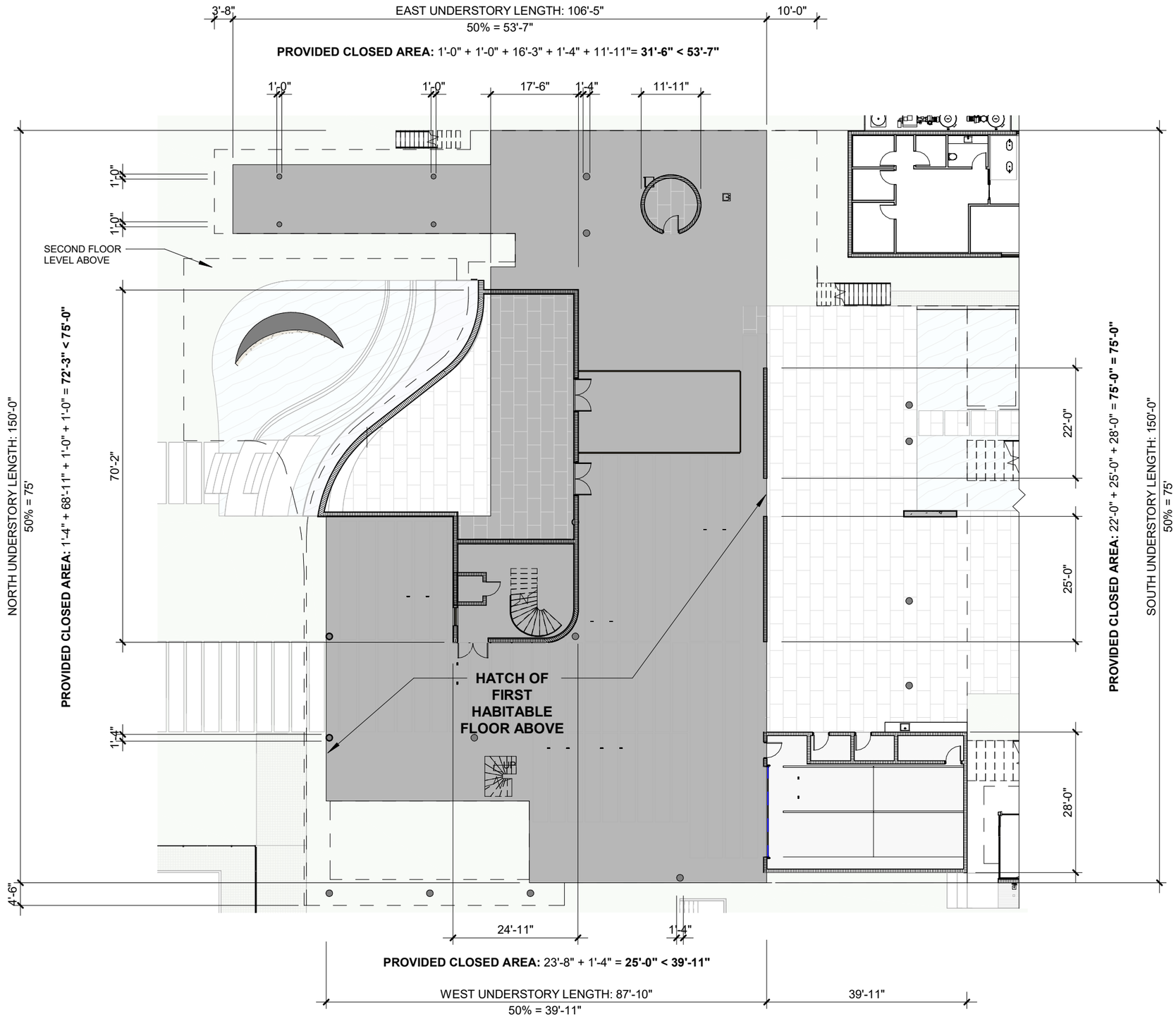
94 PALM RESIDENCE
UNIT SIZE DIAGRAM
07/07/2024

D-024



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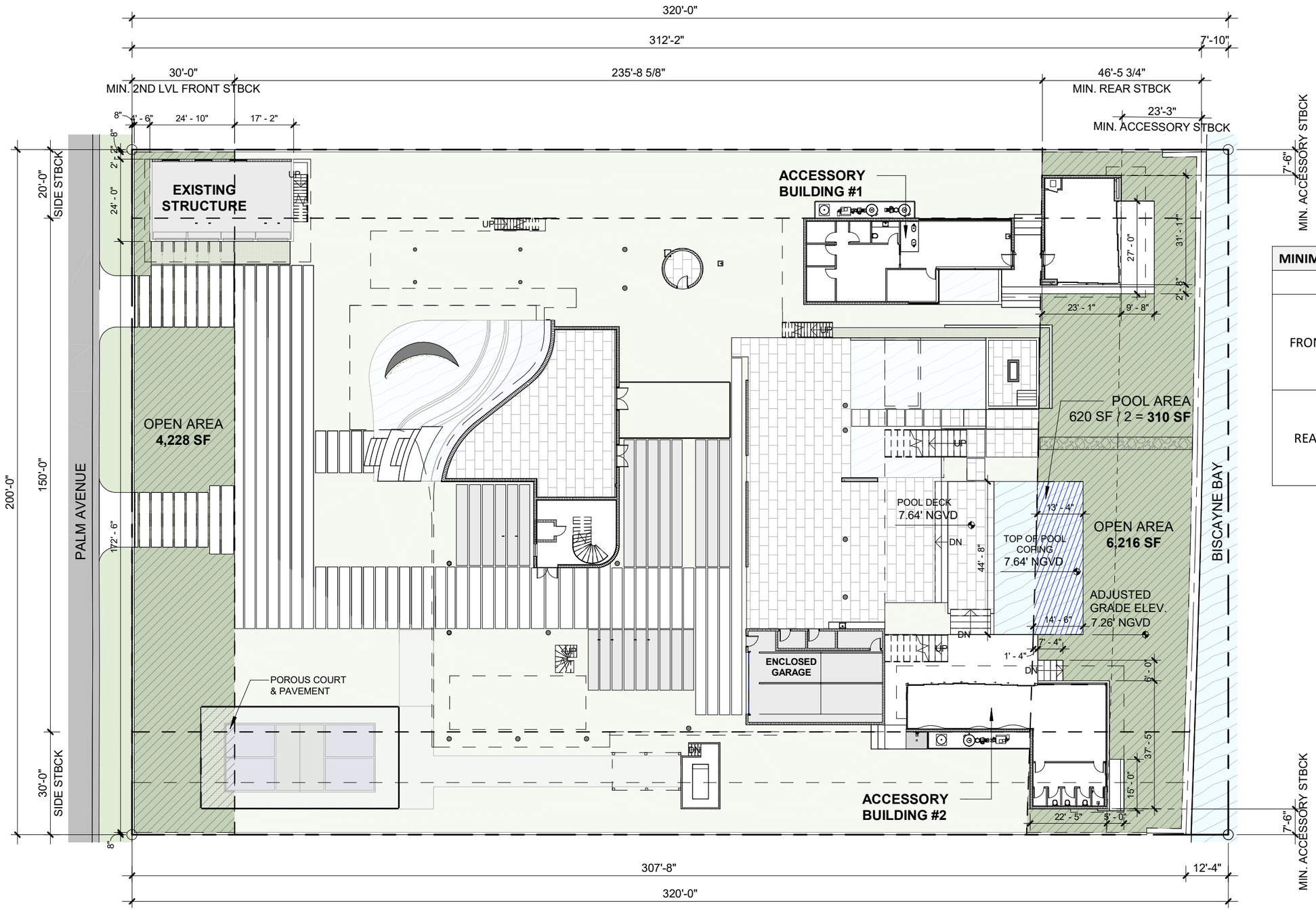
Date: 2024.07.02 21:38:35-04'00'

94 PALM RESIDENCE

UNDERSTORY OPPENNESS DIAGRAM

SCALE: 3/64" = 1'-0" 07/07/2024

D-026



1 UNDERSTORY LEVEL
1" = 30'-0"

MINIMUM OPEN SPACE (SF)		
	ALLOWABLE	PROVIDED
FRONT YARD	70% OF FRONT YARD	**4,228** **70.47%**
	FRONT YARD AREA = 200' x 30' = 6,000 SF	
	6,000 x .70 = 4,200 SF	
REAR YARD	70% OF FRONT YARD	6,216 + 310 = **6,526 SF** **70.01%**
	FRONT YARD AREA = 9,298.8 SF	
	9,298.8 x .70 = 6,509.16 SF	

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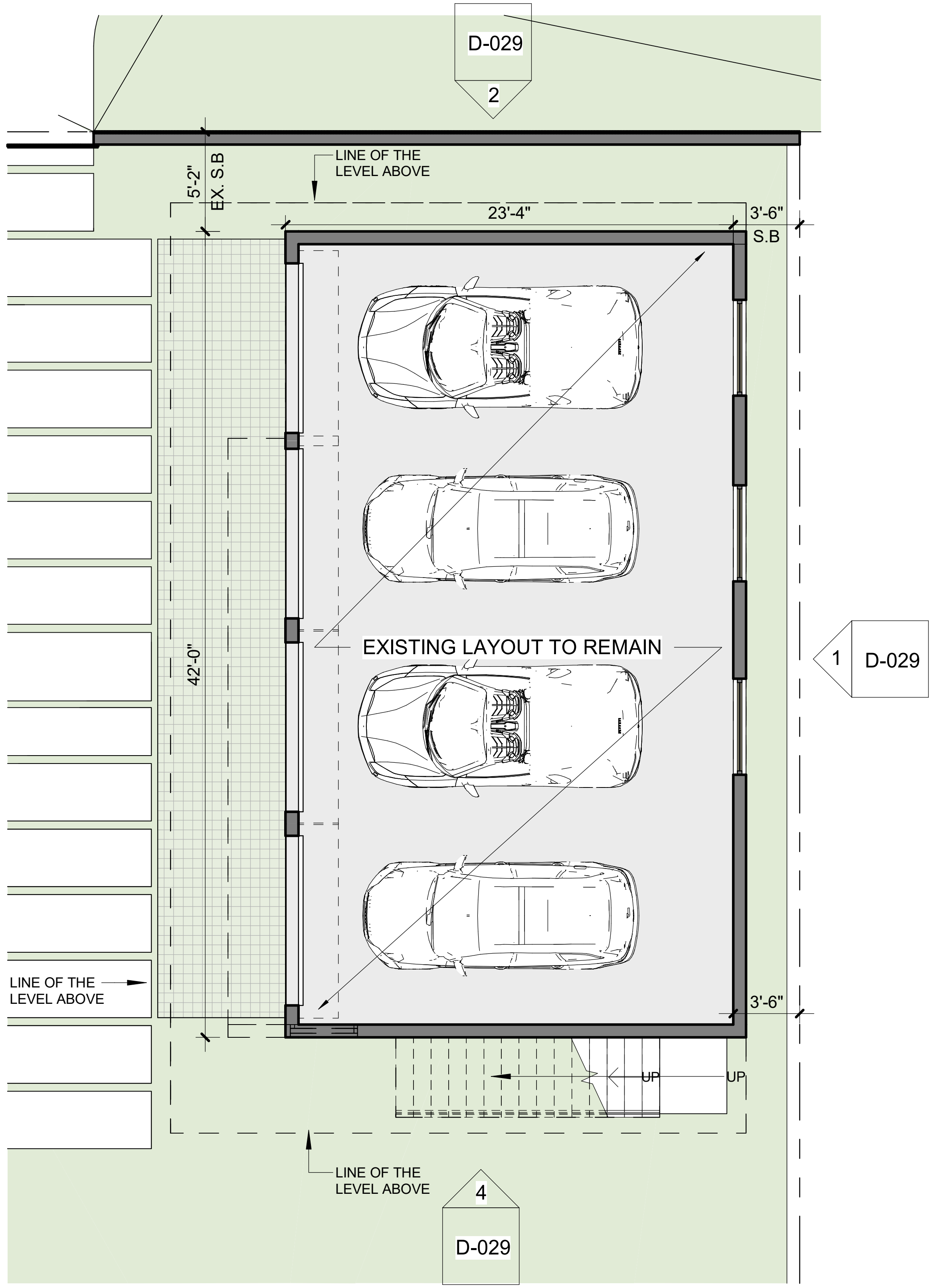
Date: 2024.07.02 21:38:41 -04'00'

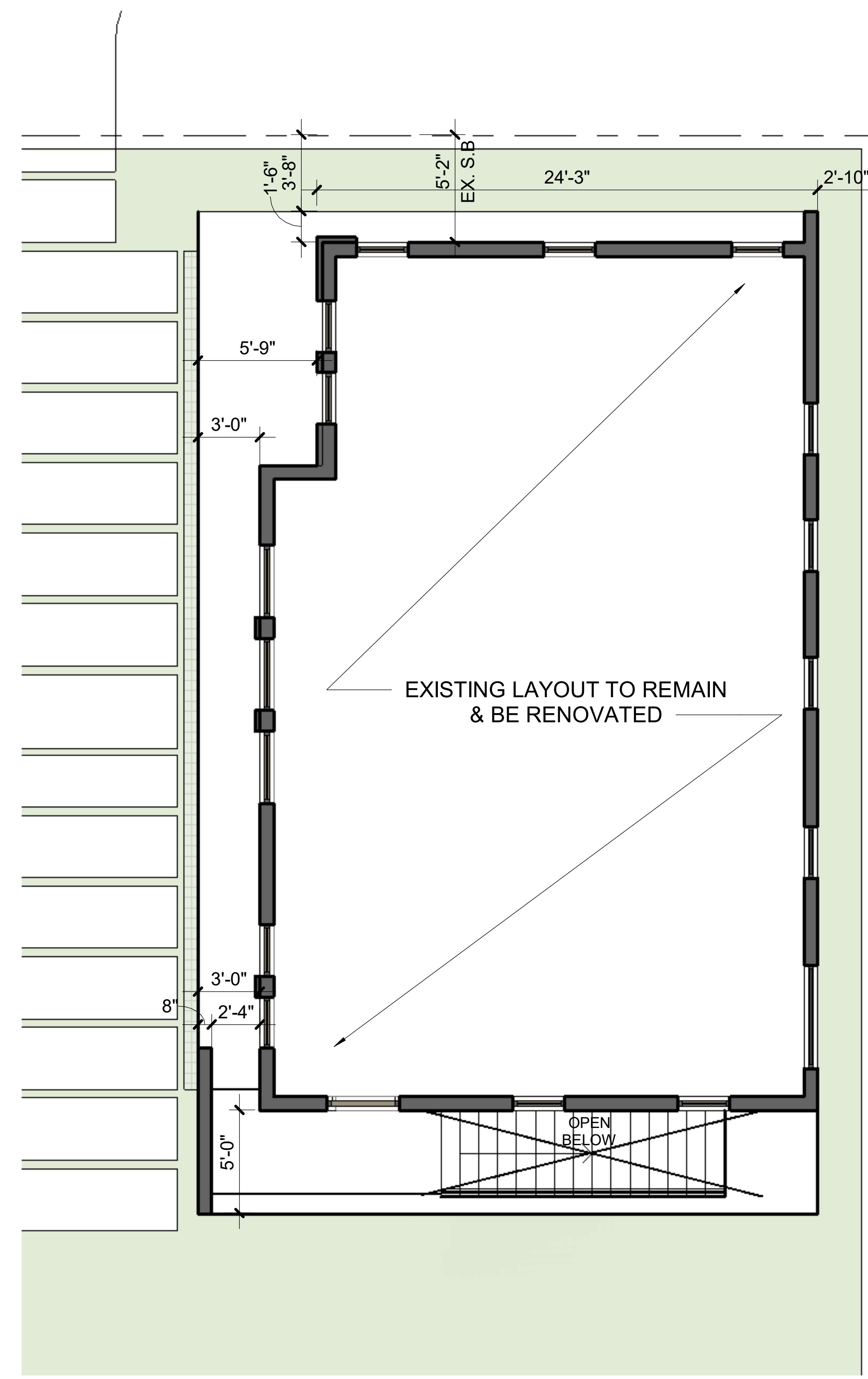
94 PALM RESIDENCE
OPEN SPACE DIAGRAM
07/07/2024

D-027

VARIANCE REQUEST 01: EXISTING GARAGE BUILDING TO REMAIN W/ 2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



2 EXISTING GARAGE - LEVEL 1
1/8" = 1'-0"



1 EXISTING GARAGE - LEVEL 2
1/8" = 1'-0"

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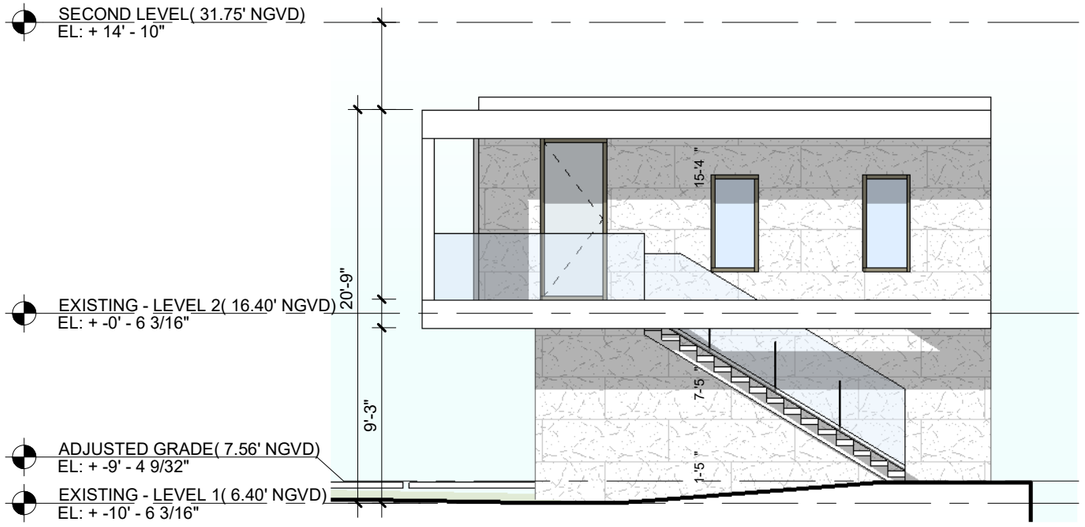
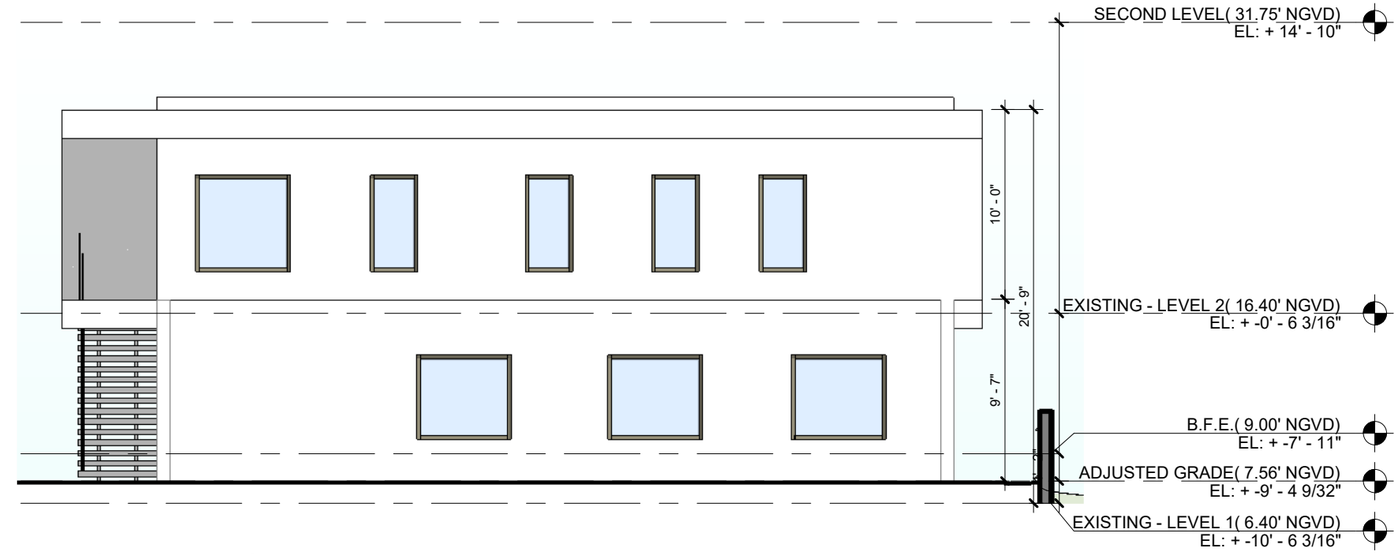
94 PALM RESIDENCE
VARIANCE DIAGRAM - 01
SCALE: 1/8" = 1'-0" 07/07/2024

D-028

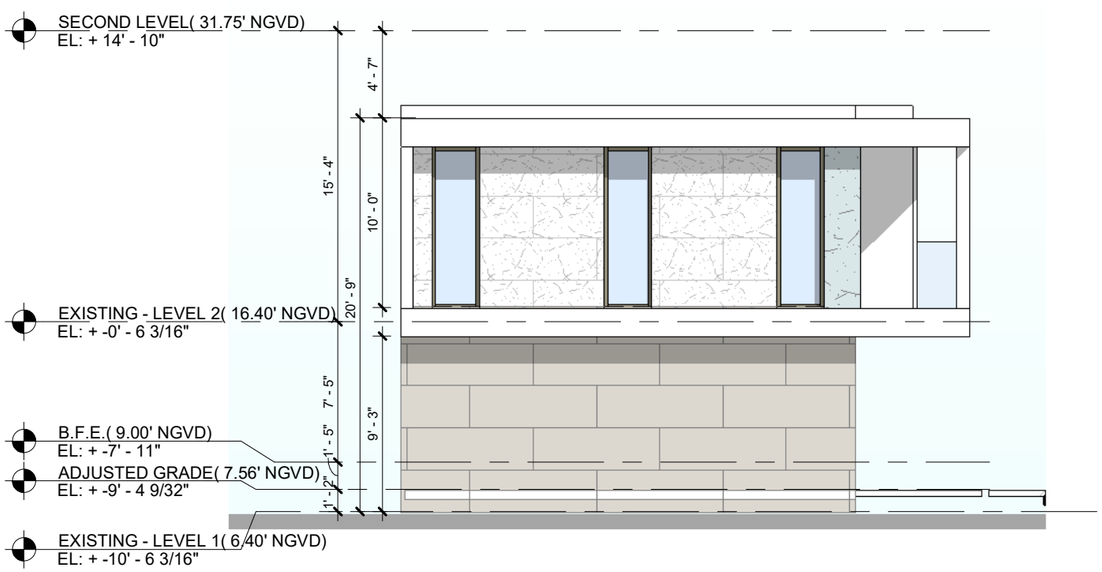
VARIANCE REQUEST 01: EXISTING GARAGE BUILDING TO REMAIN W/ 2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



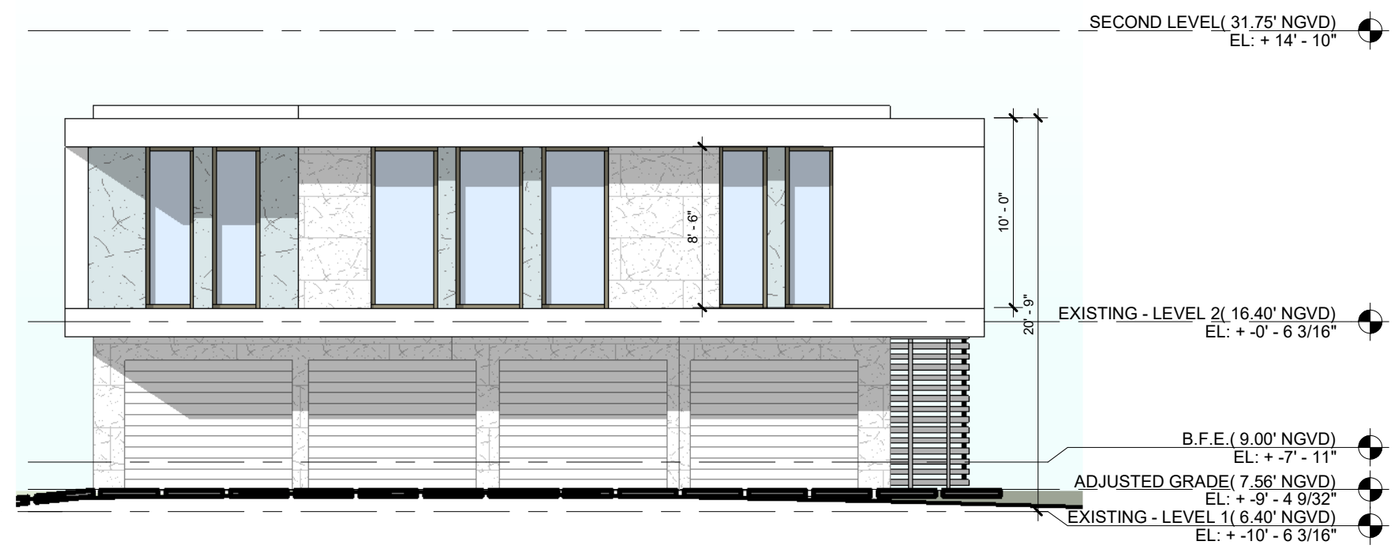
4 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH LEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

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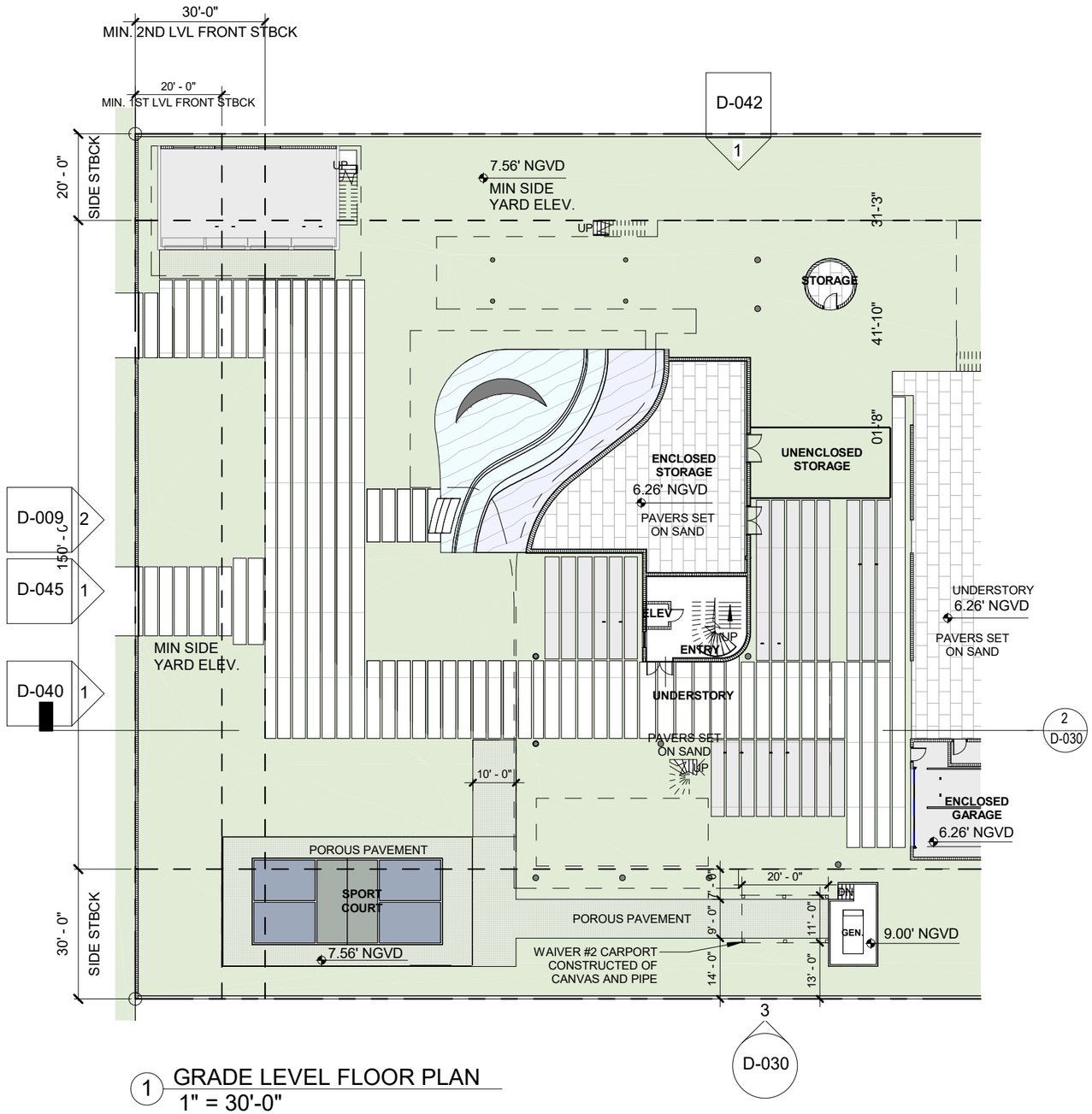
Date: 2024.07.02 21:38:54-04'00'

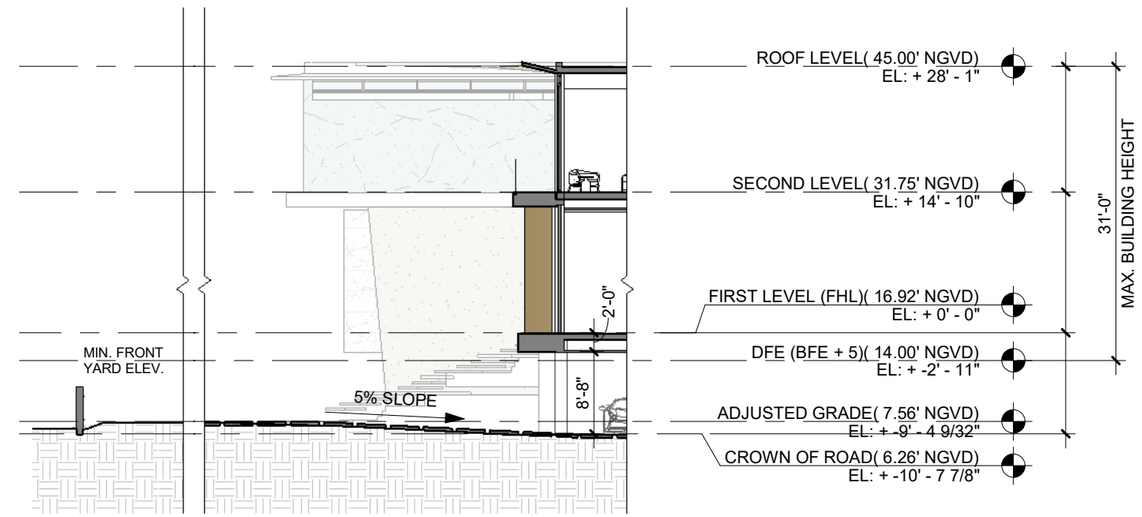
94 PALM RESIDENCE
VARIANCE DIAGRAM - 01
SCALE: 1/8" = 1'-0" 07/07/2024

D-029

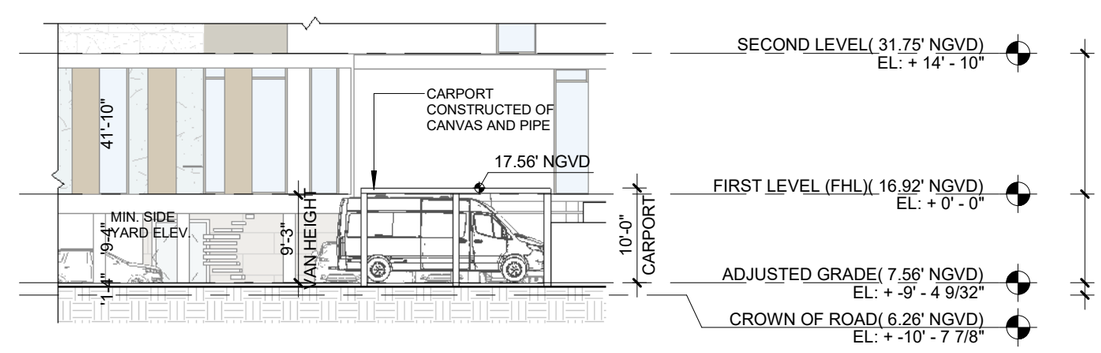
WAIVER REQUEST 02: CARPORT PARKING ALLOWED OUTSIDE UNDERSTORY FOR ADA VAN ON WEST SIDE YARD.



1 GRADE LEVEL FLOOR PLAN
1" = 30'-0"



2 SECTION DIAGRAM
1/16" = 1'-0"



3 CARPORT ELEVATION
1/16" = 1'-0"

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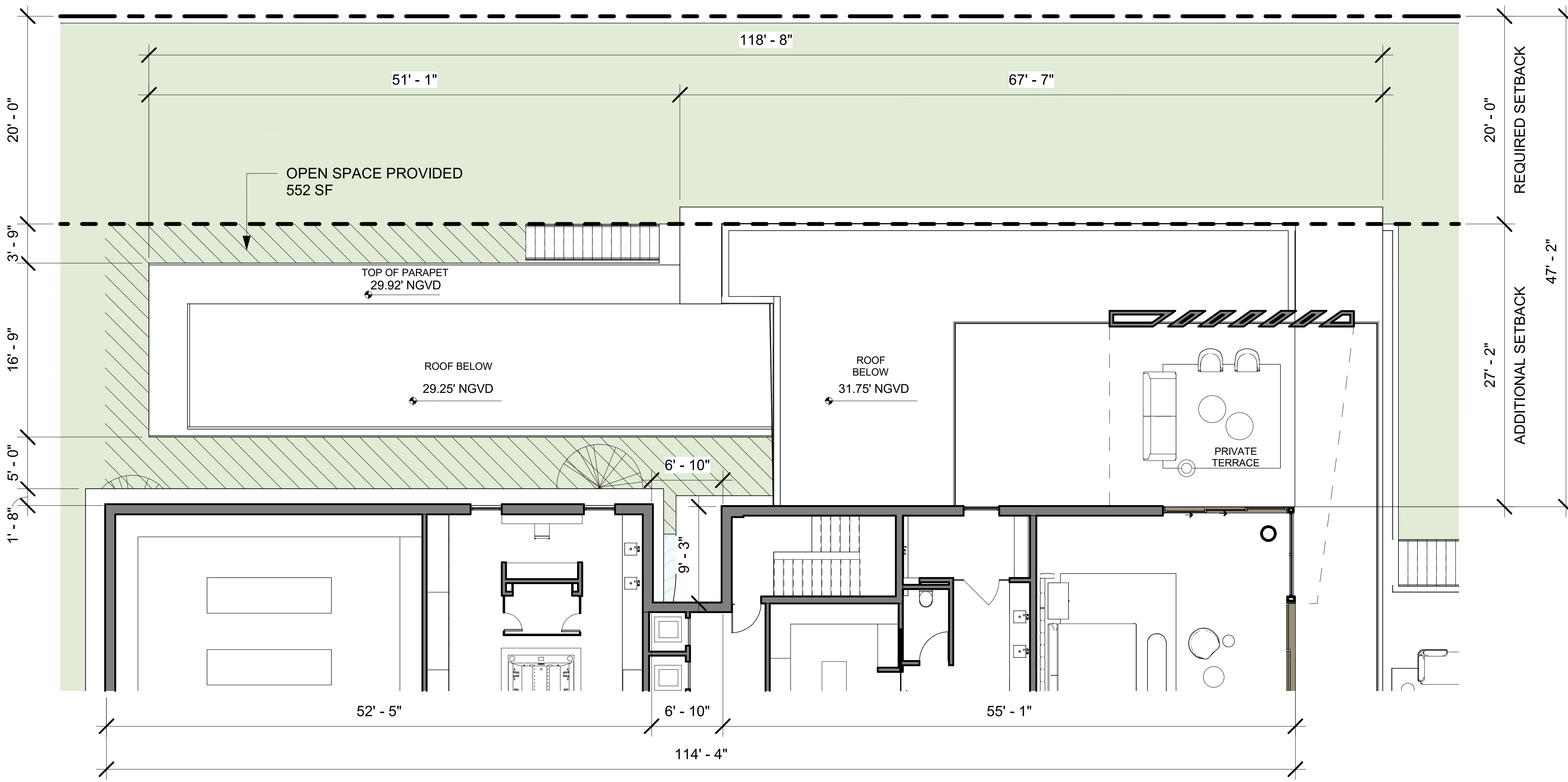
Date: 2024.07.02 21:39:01 -04'00'

94 PALM RESIDENCE
WAIVER DIAGRAM - 02
SCALE: As indicated 07/07/2024

D-030

WAIVER REQUEST 03: ADDITIONAL OPEN SPACE REQUIREMENT AT ELEVATION LENGTH LARGER THAN 60'.



2 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

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94 PALM RESIDENCE
WAIVER DIAGRAM - 03
SCALE: 3/32" = 1'-0" 07/07/2024

D-031

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Date: 2024.07.02 21:39:14-04'00'

94 PALM RESIDENCE

WAIVER DIAGRAM 03 RENDER

07/07/2024

D-031.a

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94 PALM RESIDENCE

WAIVER DIAGRAM 03 RENDER

07/07/2024

D-031.a

PS-01
PAINTED SMOOTH
STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

MT-01
METAL COLUMN COVER, BRUSHED
BRONZE ALUMINIUM FINISH

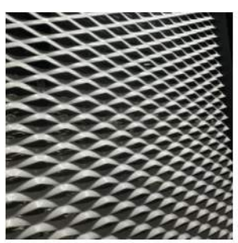
ST-01
EXTERIOR TILE CLADDING
LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT

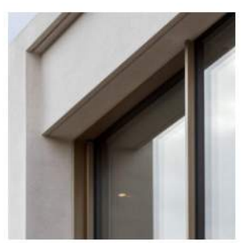
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

PD-01
PIVOT ALUMINIUM DOOR
CLADDED IN HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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O=Borges and Associates, C=US
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94 PALM RESIDENCE

RENDERED NORTH ELEVATION

SCALE: 1/16" = 1'-0" 07/07/2024

D-040

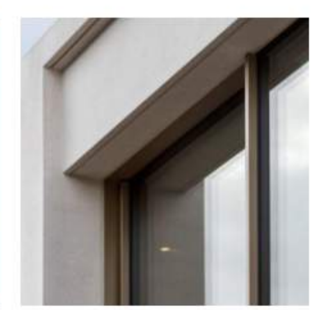
PS-01
PAINTED SMOOTH STUCCO FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

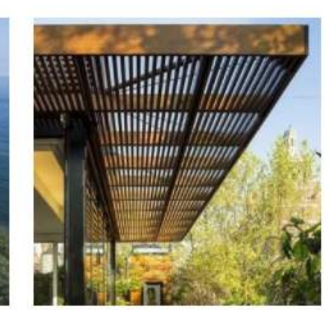
ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD



GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR



WT
ALUMINIUM TRELLIS CLADDED IN WOOD

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Date: 2024.07.02 21:39:33-04'00'

94 PALM RESIDENCE

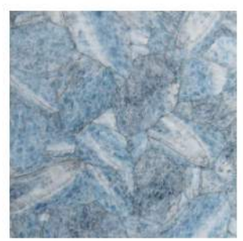
RENDERED SOUTH ELEVATION

SCALE: 1/16" = 1'-0" 07/07/2024

PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

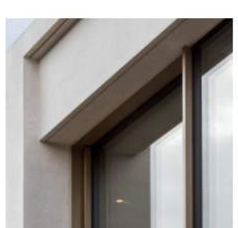


ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN



GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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Date: 2024.07.02 21:39:40-04'00'

94 PALM RESIDENCE

RENDERED EAST ELEVATION

SCALE: 1/16" = 1'-0" 07/07/2024

D-042

PS-01
PAINTED SMOOTH STUCCO FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

MS-02
METAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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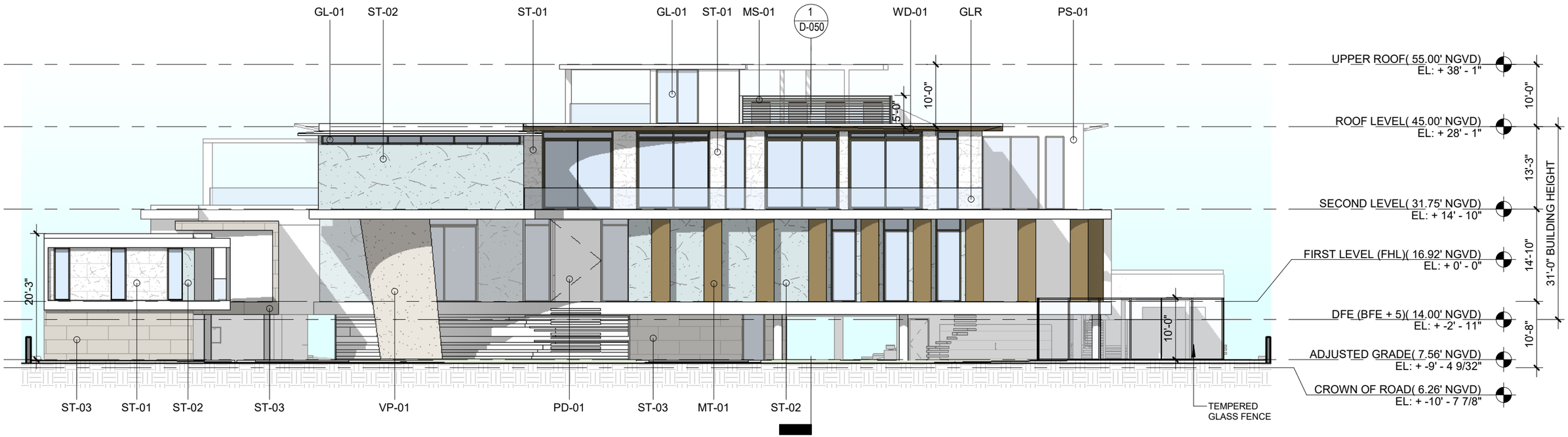
Date: 2024.07.02 21:39:46-04'00'

94 PALM RESIDENCE

RENDERED WEST ELEVATION

SCALE: 1/16" = 1'-0" 07/07/2024

D-043



1 NORTH ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH
STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

MT-01
METAL COLUMN COVER, BRUSHED
BRONZE ALUMINIUM FINISH

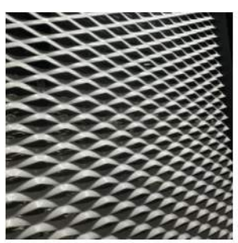
ST-01
EXTERIOR TILE CLADDING
LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT

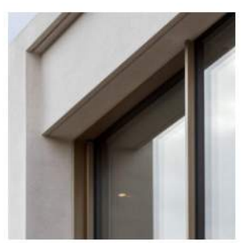
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

PD-01
PIVOT ALUMINIUM DOOR
CLADDED IN HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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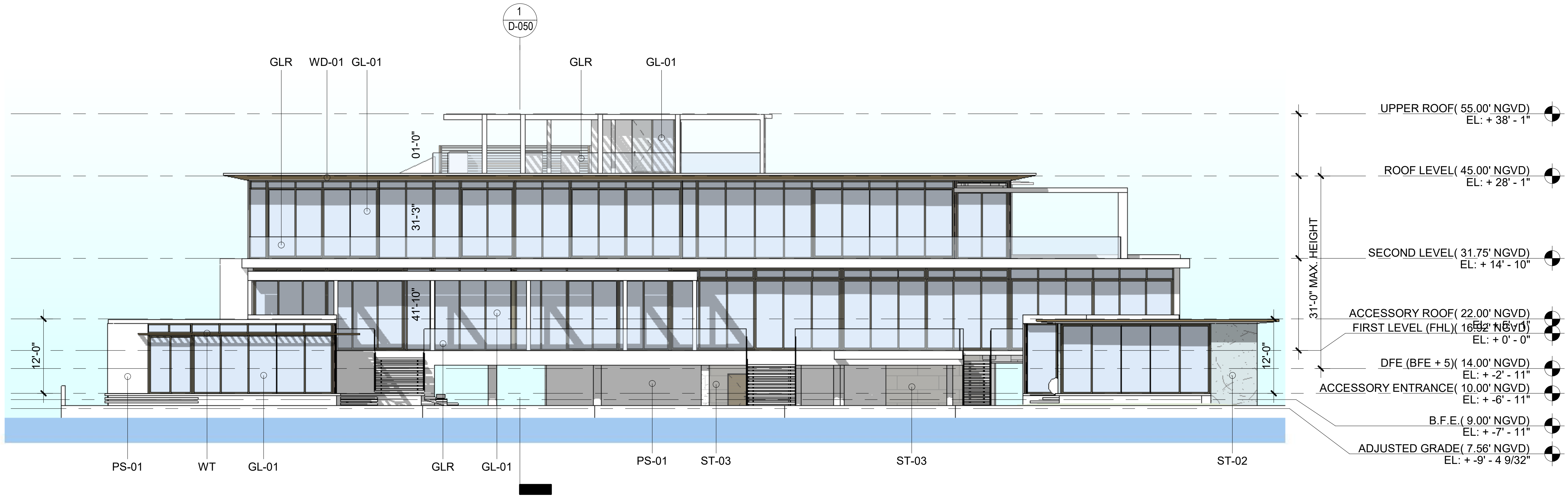
94 PALM RESIDENCE
NORTH ELEVATION
SCALE: 1/16" = 1'-0" 07/07/2024

D-045



1 SOUTH ELEVATION
1/16" = 1'-0"

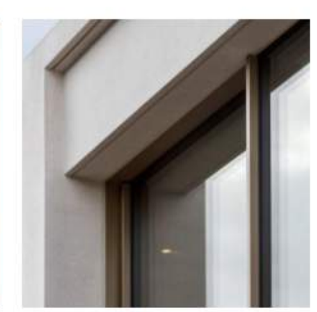
PS-01
PAINTED SMOOTH
STUCCO FINISH

ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT

ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT

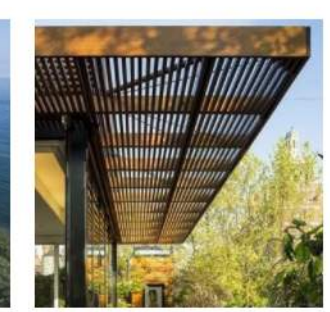
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR



WT
ALUMINIUM TRELLIS
CLADDED IN WOOD

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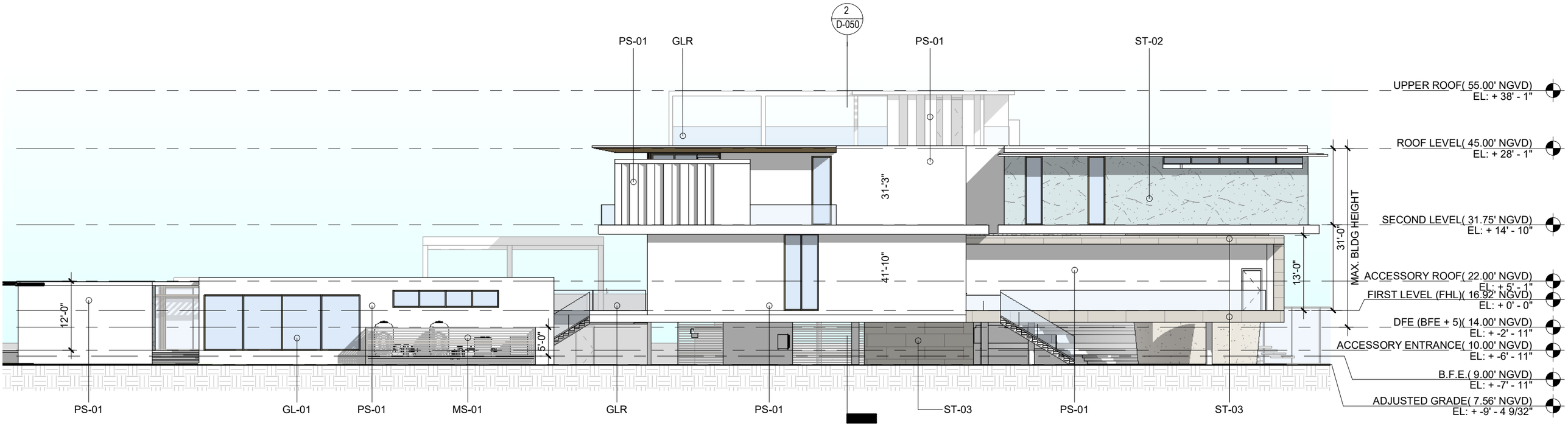
94 PALM RESIDENCE
SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 07/07/2024

D-046

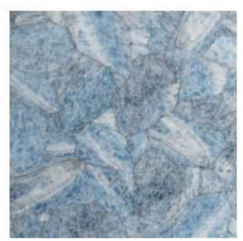


1 EAST ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

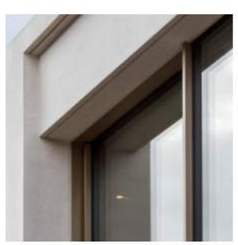


ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN



GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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94 PALM RESIDENCE
EAST ELEVATION
SCALE: 1/16" = 1'-0" 07/07/2024

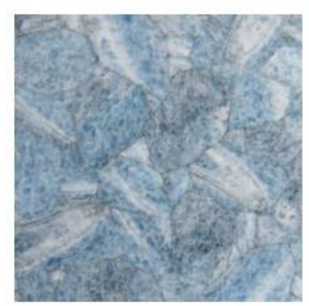
D-047

1 WEST ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

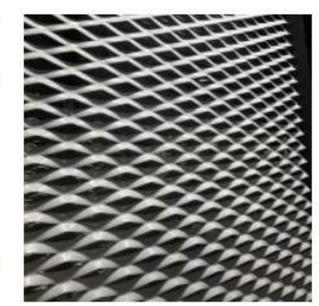
ST-01
EXTERIOR TILE CLADDING LARGE FORMAT



ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD



MS-01
ALUMINIUM MECHANICAL SCREEN

MS-02
METAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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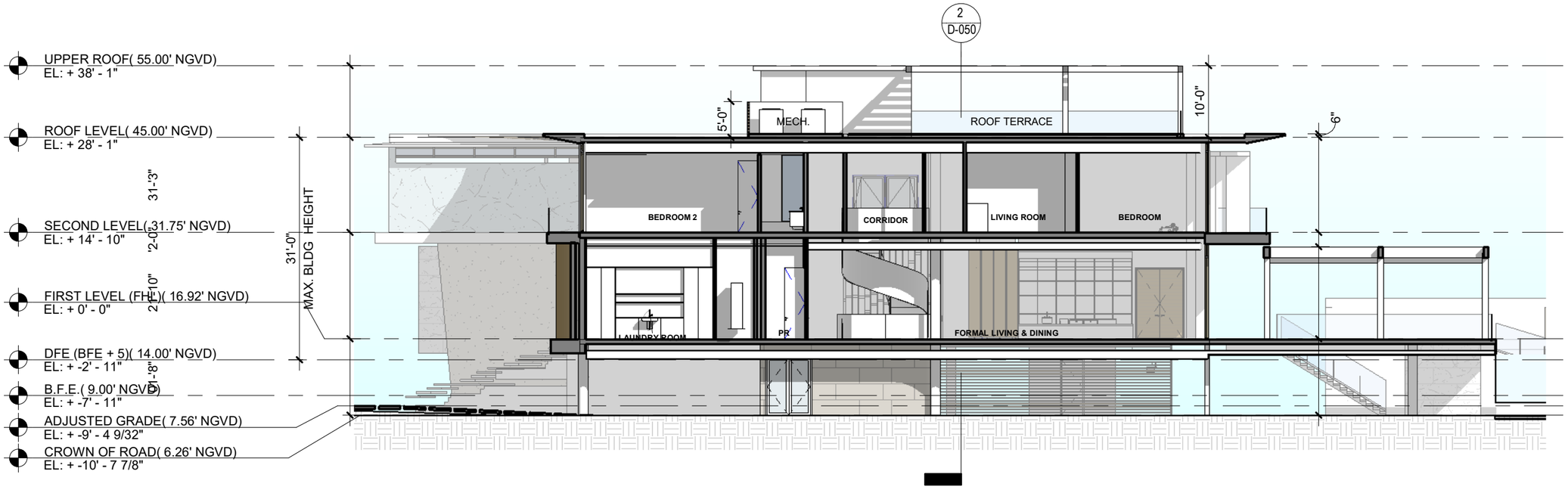
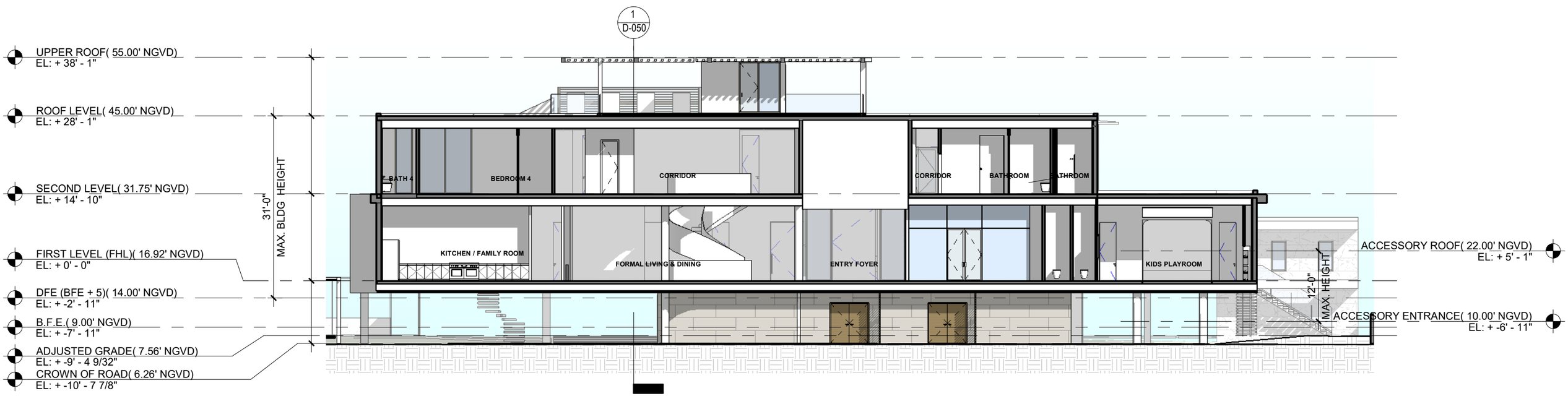
94 PALM RESIDENCE
WEST ELEVATION
SCALE: 1/16" = 1'-0" 07/07/2024



1 Section 2
1/16" = 1'-0"



2 Section 1
1/16" = 1'-0"

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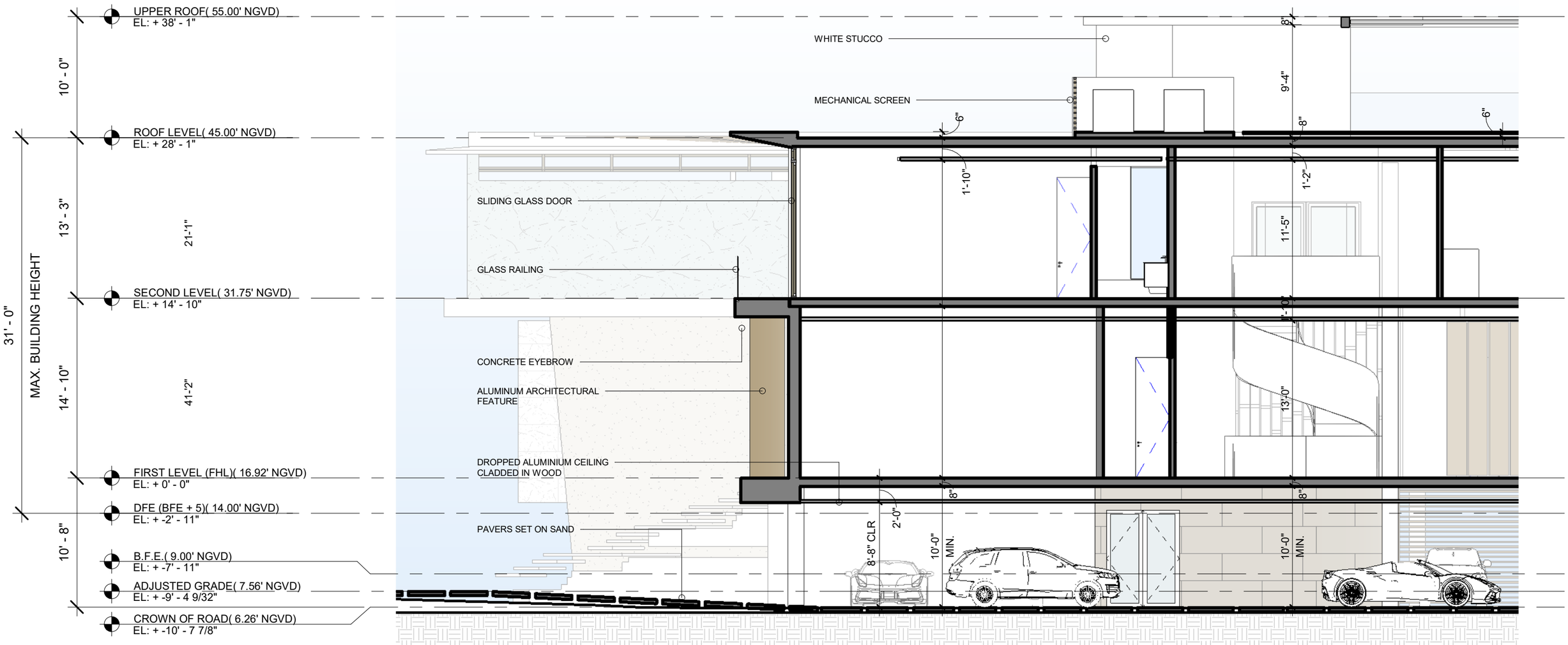
94 PALM RESIDENCE
SECTION

SCALE: 1/16" = 1'-0" 07/07/2024

D-050



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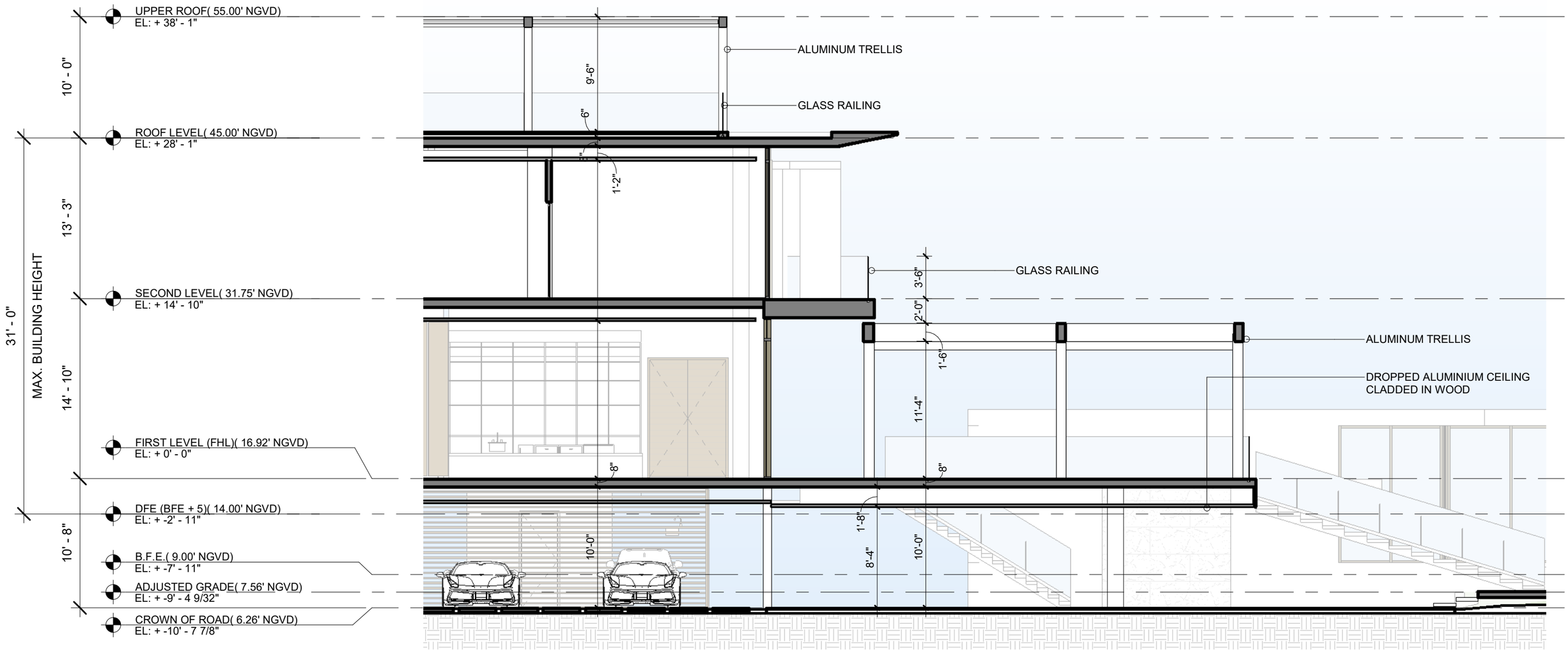
94 PALM RESIDENCE

ENLARGED SECTION

SCALE: 1/8" = 1'-0" 07/07/2024

D-051



N

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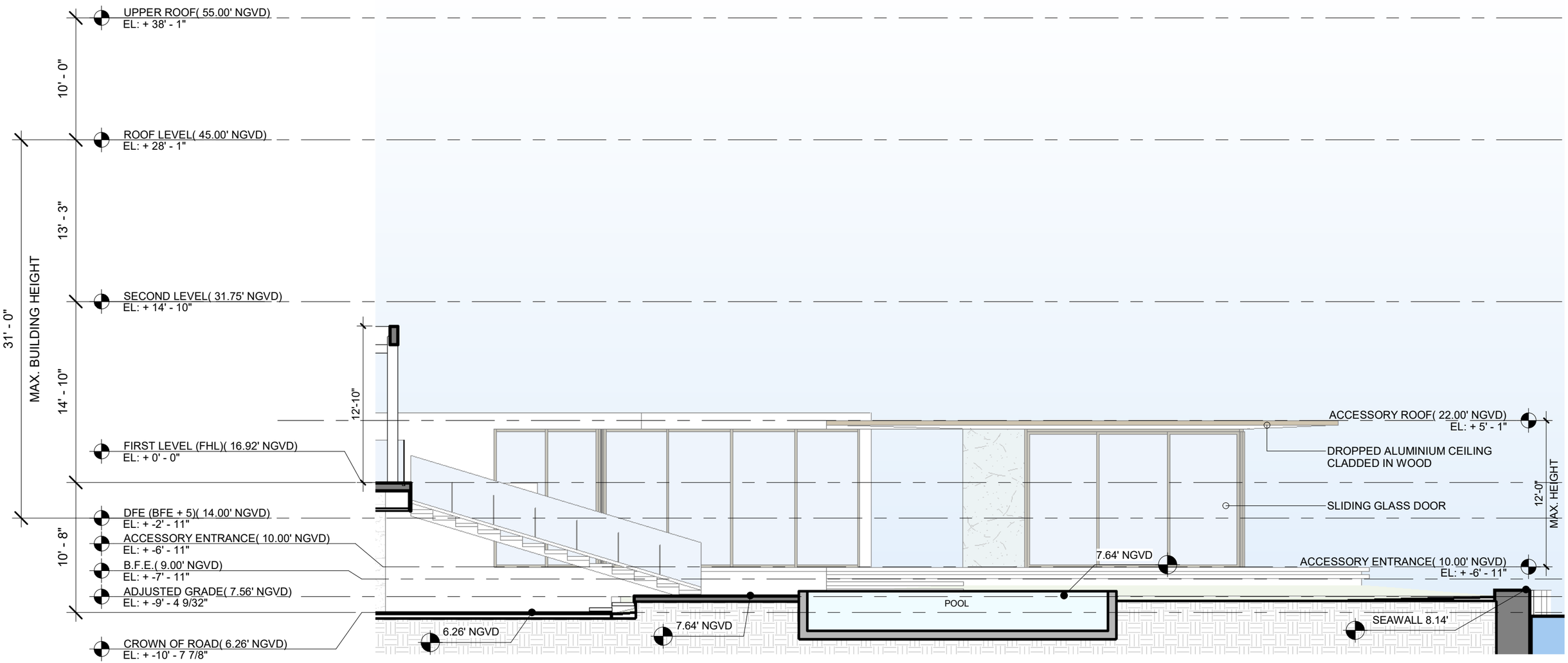
94 PALM RESIDENCE

ENLARGED SECTION

SCALE: 1/8" = 1'-0" 07/07/2024

D-052



MIN. REAR
YARD ELEV.

N

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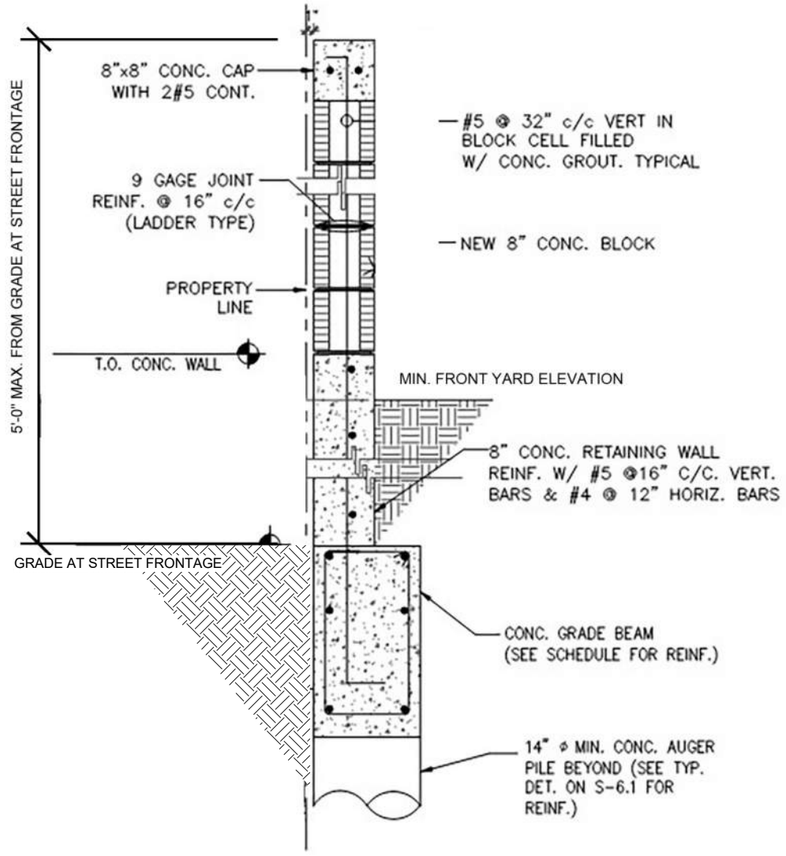
94 PALM RESIDENCE

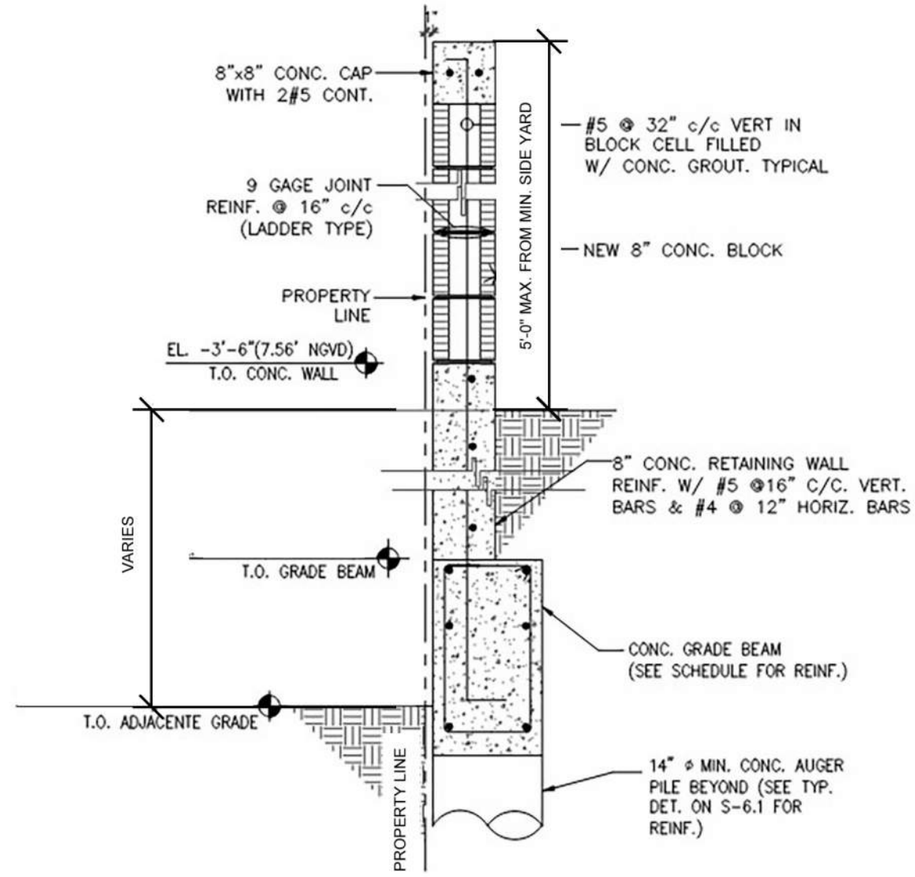
ENLARGED SECTION

SCALE: 1/8" = 1'-0" 07/07/2024

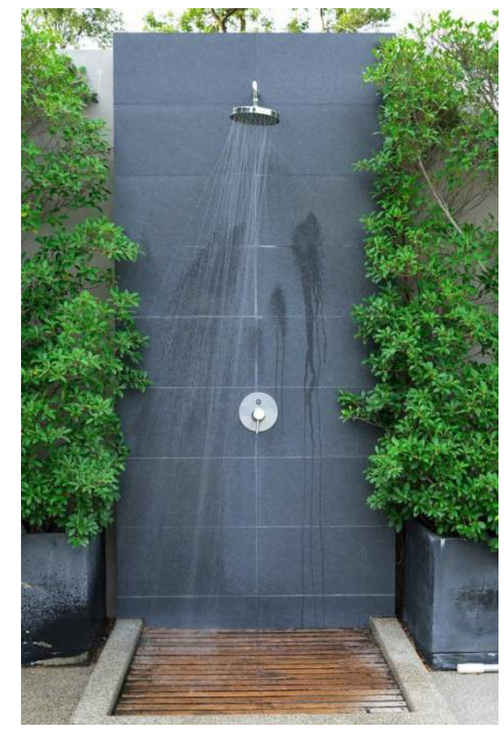
D-053



DETAIL 1 - FRONT PROPERTY WALL
N.T.S.



DETAIL 2 - SIDE PROPERTY WALL
N.T.S.



EXTERIOR SHOWER DESIGN INTENT
N.T.S.

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Date: 2024.07.02 23:40:45-04'00'

94 PALM RESIDENCE

SIDE WALL AND EXTERIOR SHOWER DETAILS

07/07/2024

D-054