

94 PALM RESIDENCE

DESIGN REVIEW BOARD
DRB24 - 1026





94



























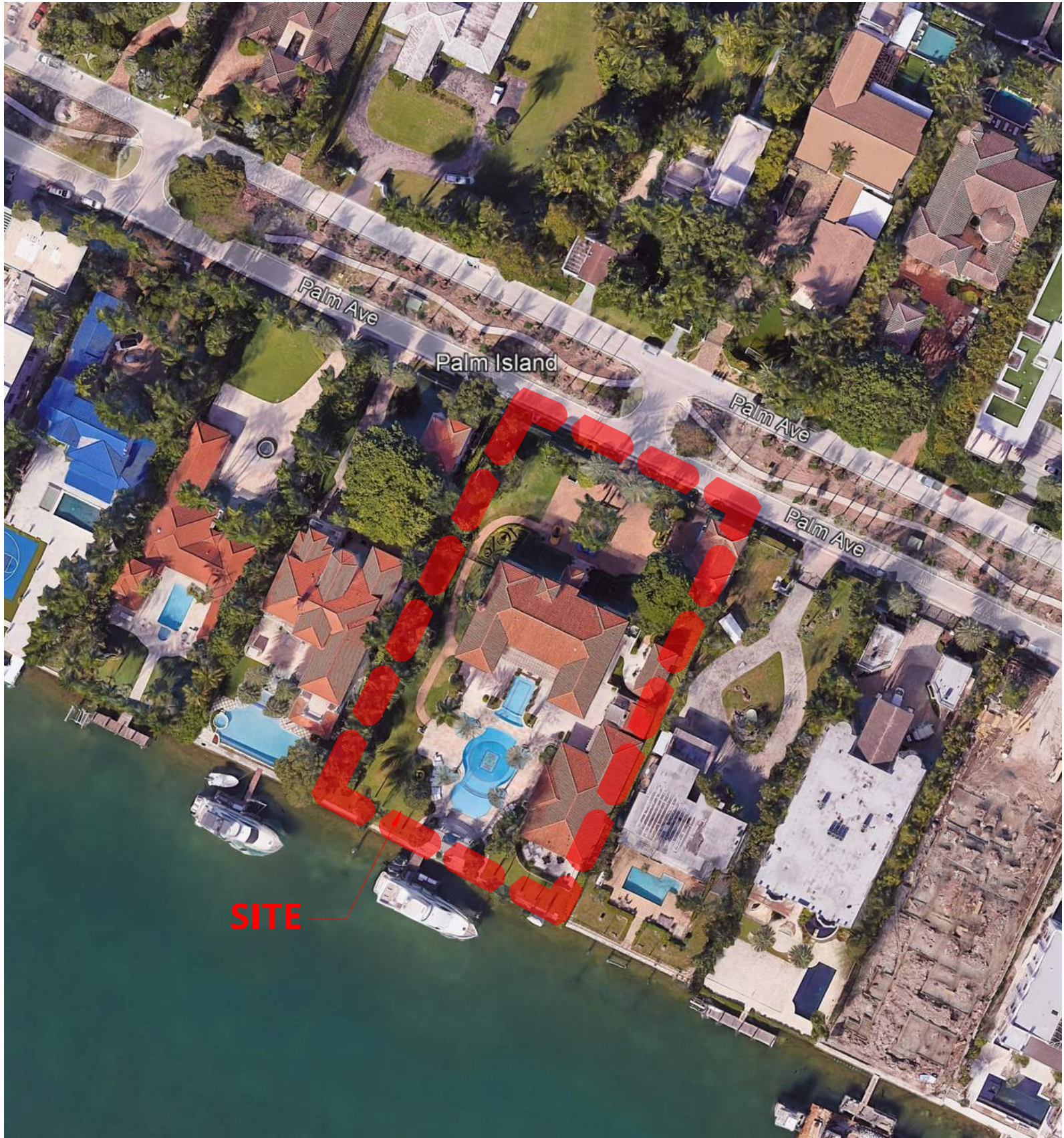




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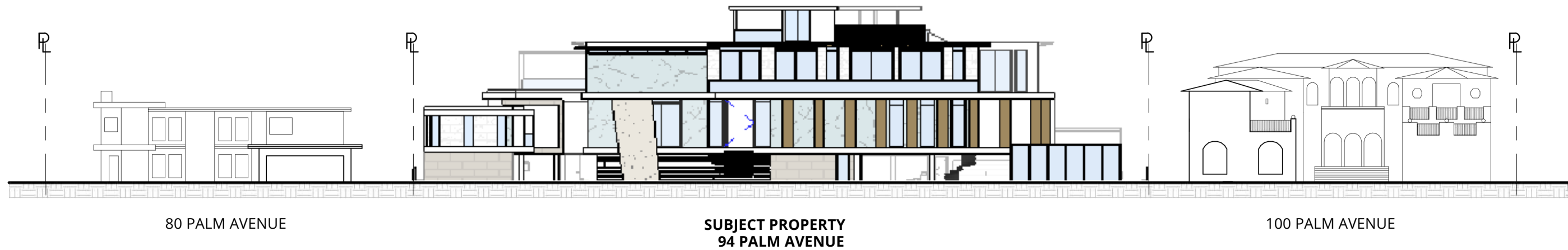


CONTEXT AERIAL
N.T.S.

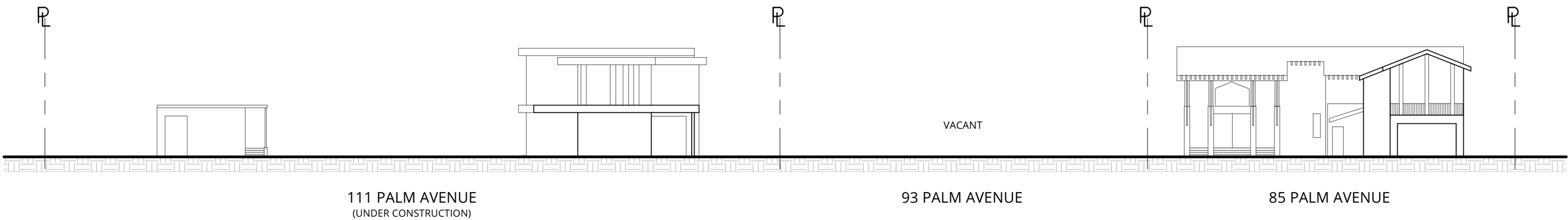


CONTEXT SITE PLAN
N.T.S.

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

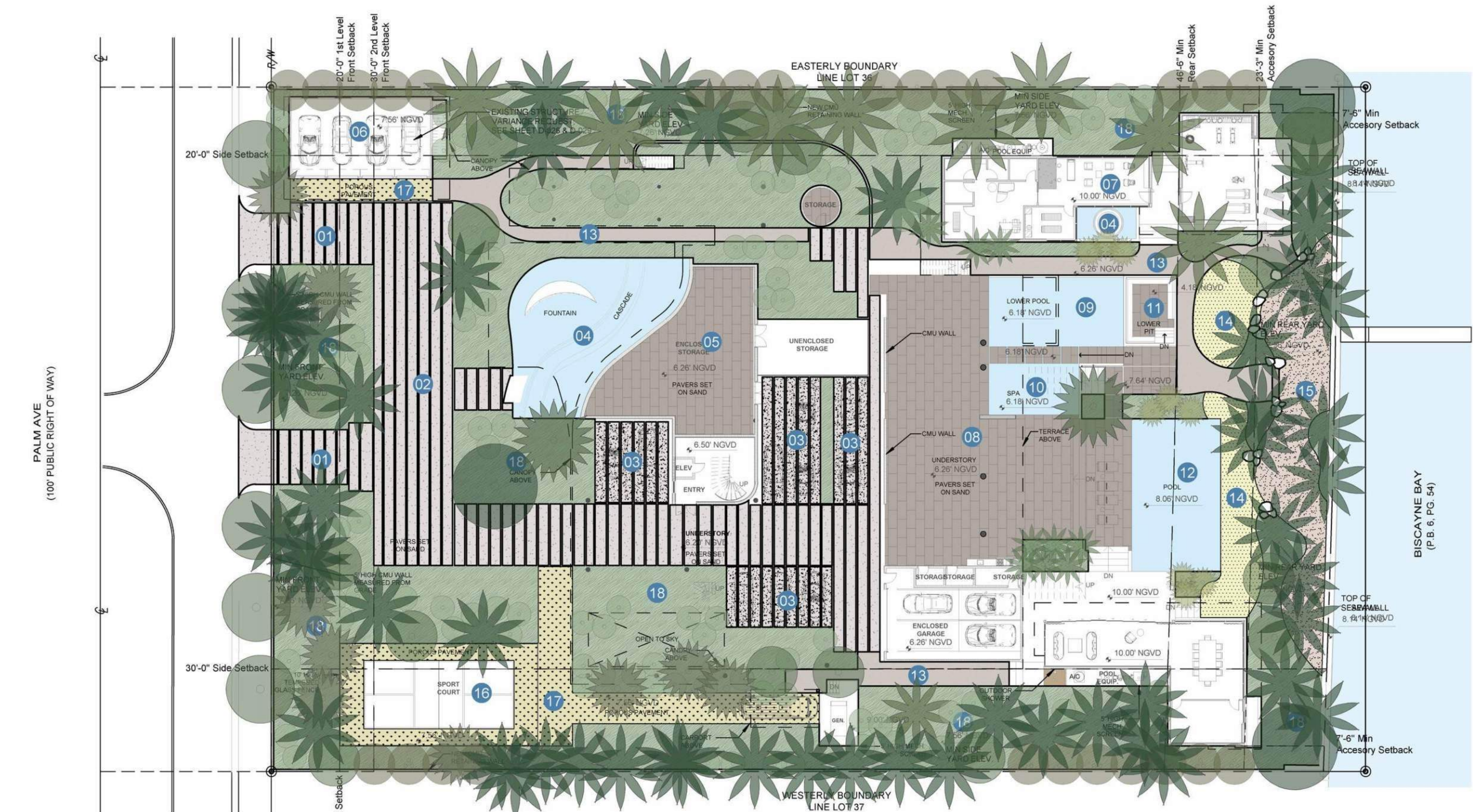


③ CONTEXT ELEVATION -SOUTH
1" = 30'-0"

NEIGHBORHOOD CONTEXT

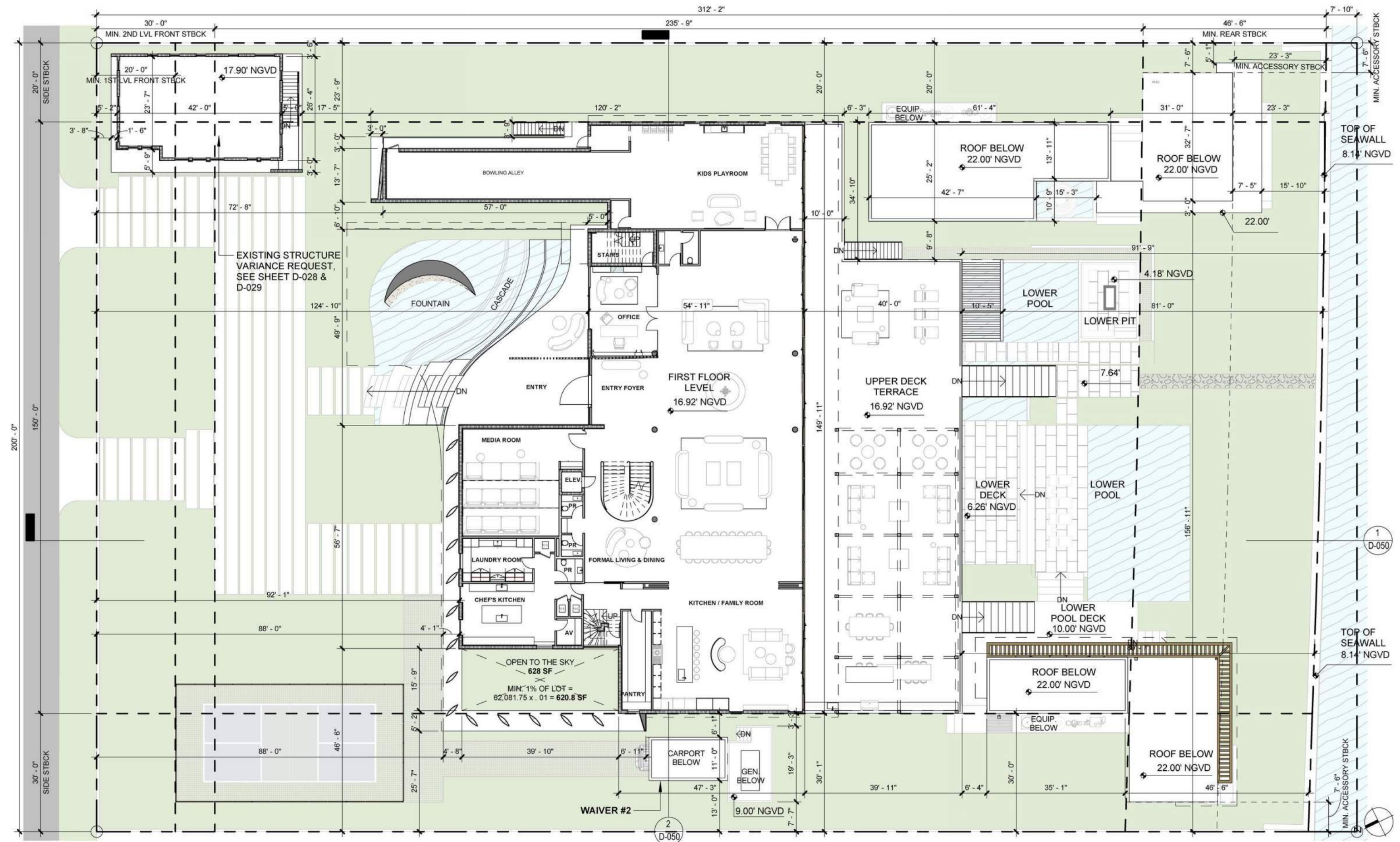
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- Legend
- 1. ACCESS
 - 2. DRIVEWAY
 - 3. PARKING
 - 4. WATER FEATURE
 - 5. ENCLOSED STORAGE
 - 6. EXISTING STRUCTURE
 - 7. ACCESSORY BUILDING
 - 8. TERRACE
 - 9. LOWER POOL
 - 10. SPA
 - 11. LOWER PIT
 - 12. POOL
 - 13. PEDESTRIAN CIRCULATION
 - 14. LAWN AREA
 - 15. SAND AREA
 - 16. SPORTS COURT
 - 17. POROUS PAVEMENT



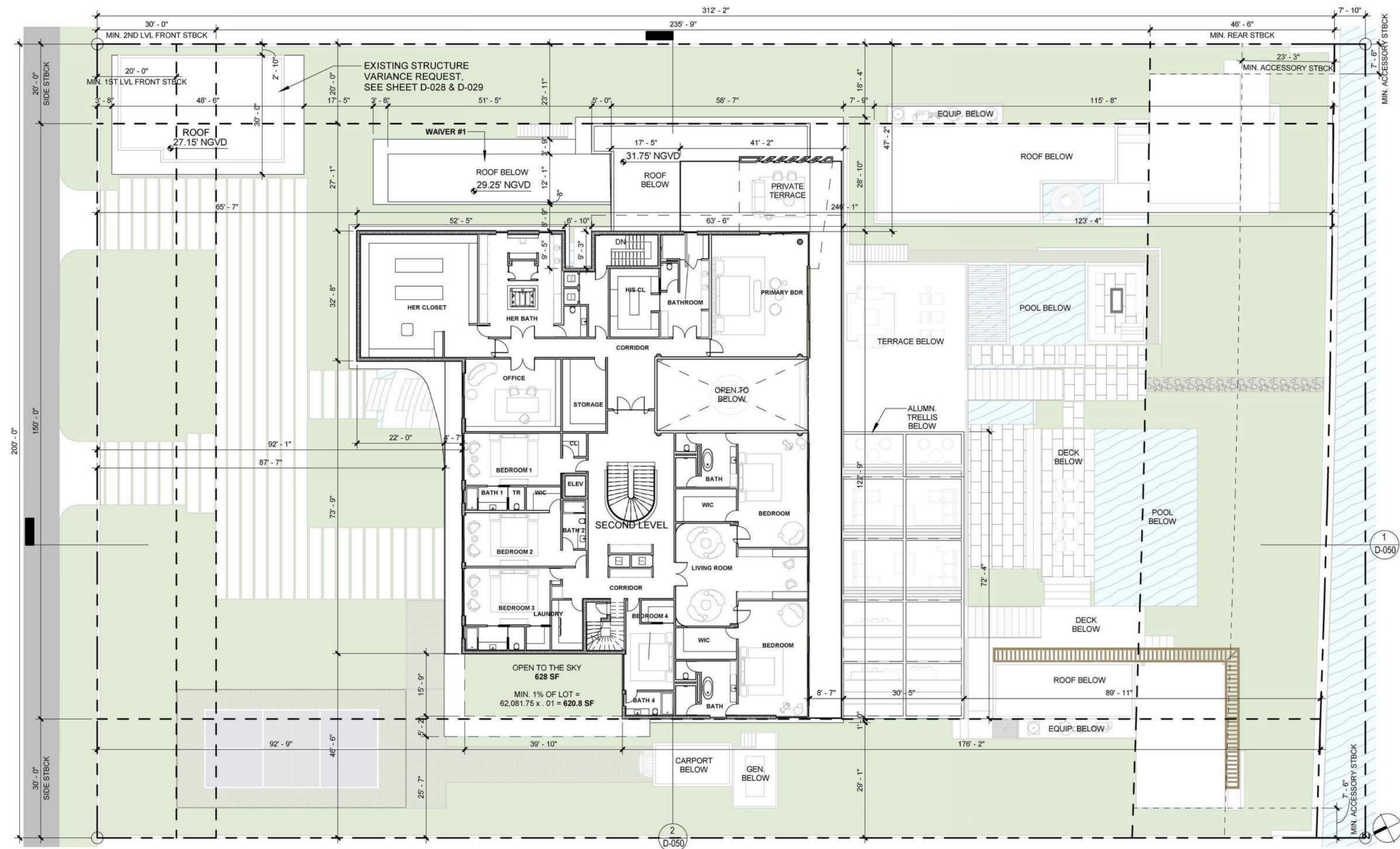
UNDERSTORY LEVEL FLOOR PLAN

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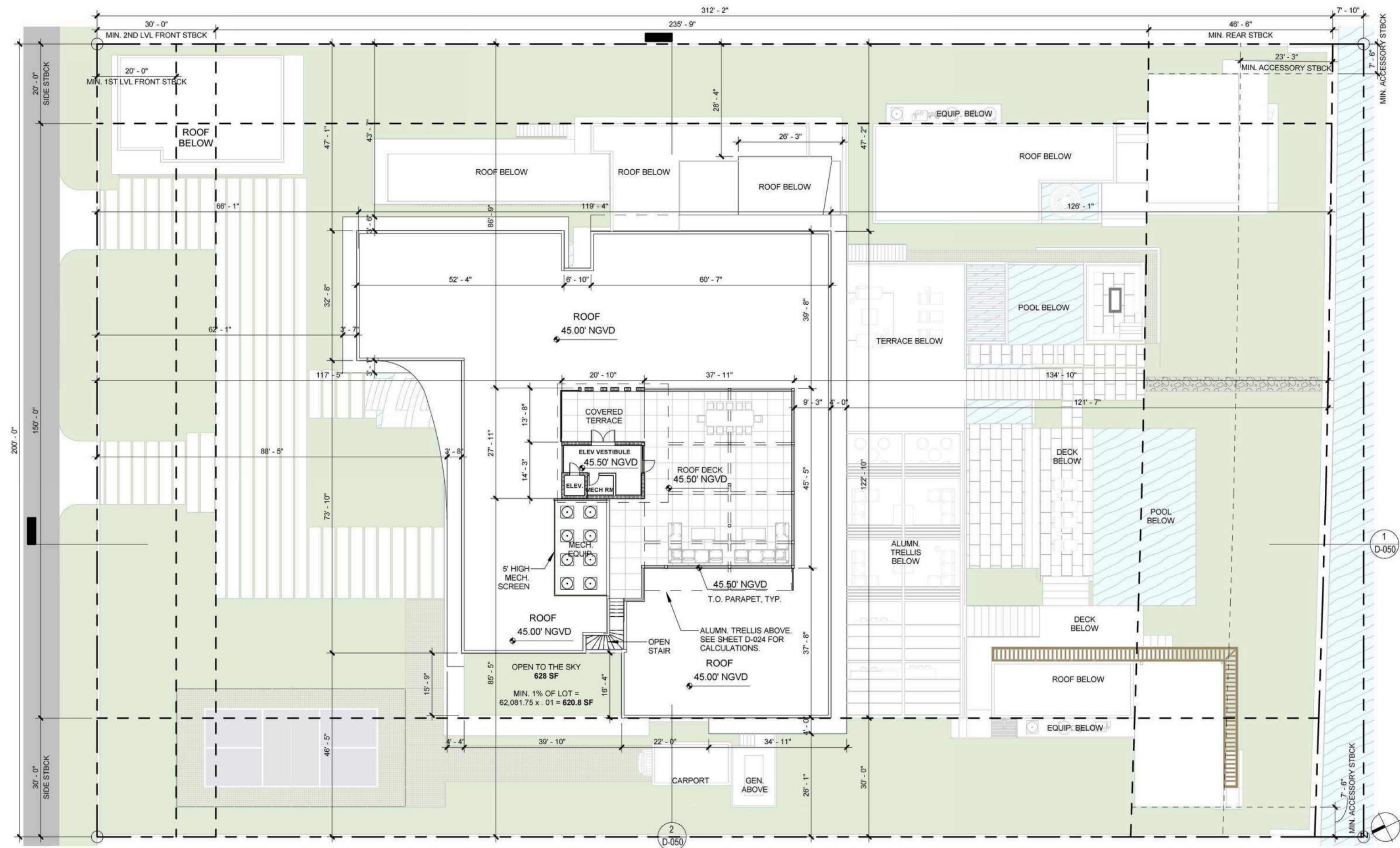
FIRST LEVEL FLOOR PLAN

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SECOND LEVEL FLOOR PLAN

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ROOF LEVEL FLOOR PLAN

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NORTH ELEVATION

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SOUTH ELEVATION

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EAST ELEVATION

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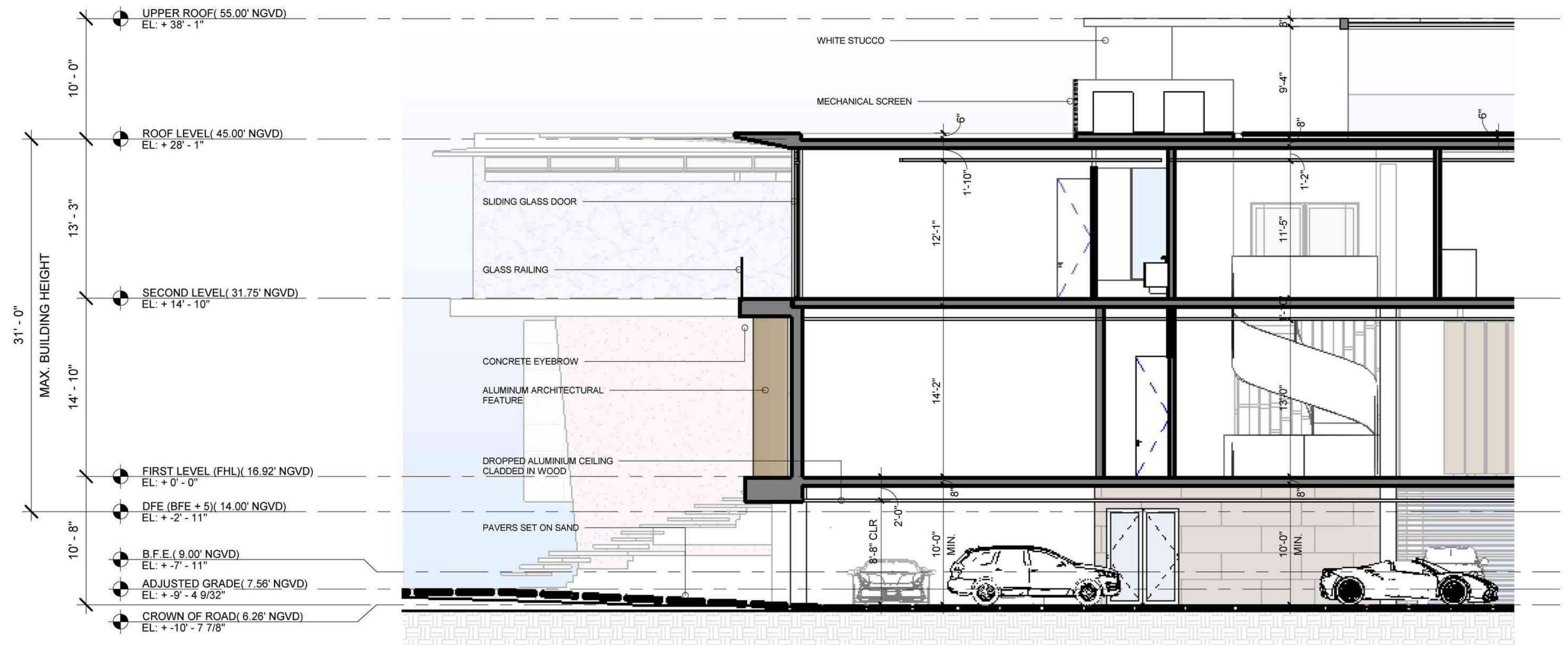
WEST ELEVATION

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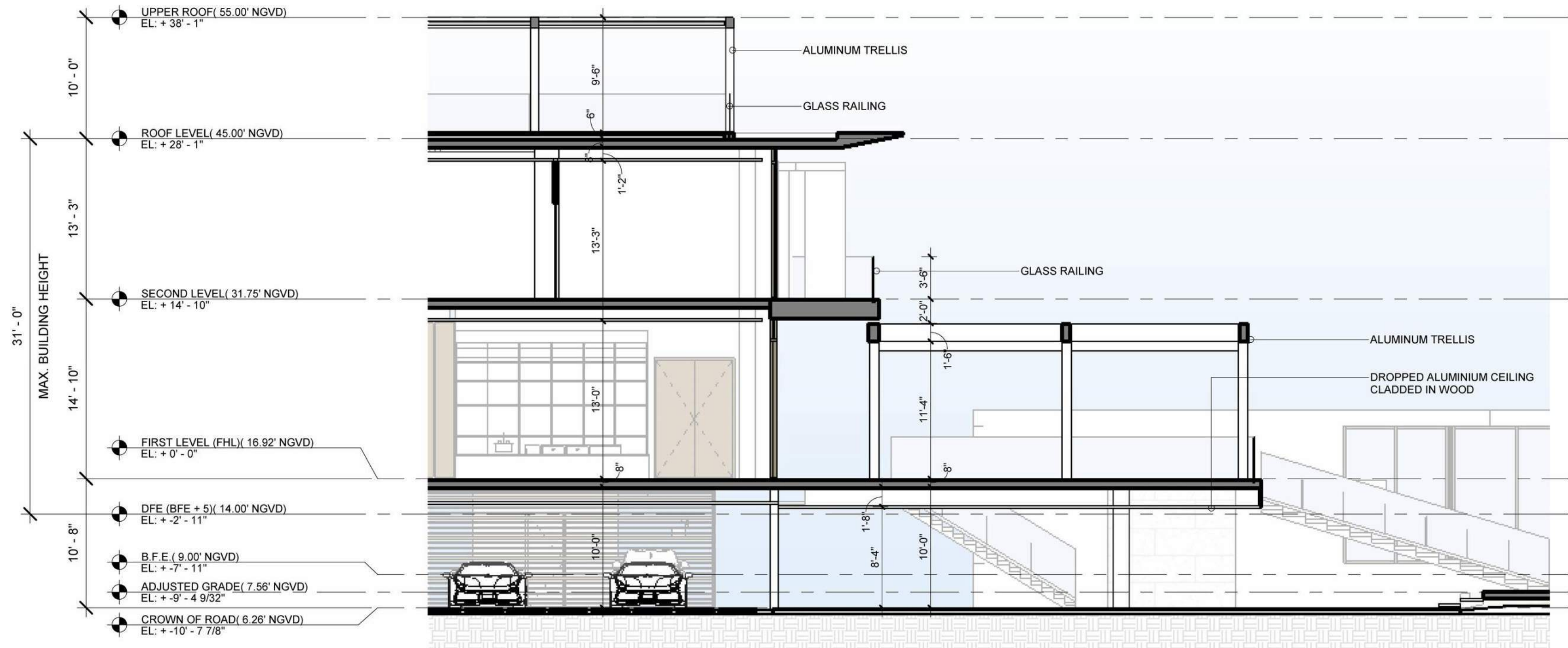
BUILDING SECTIONS

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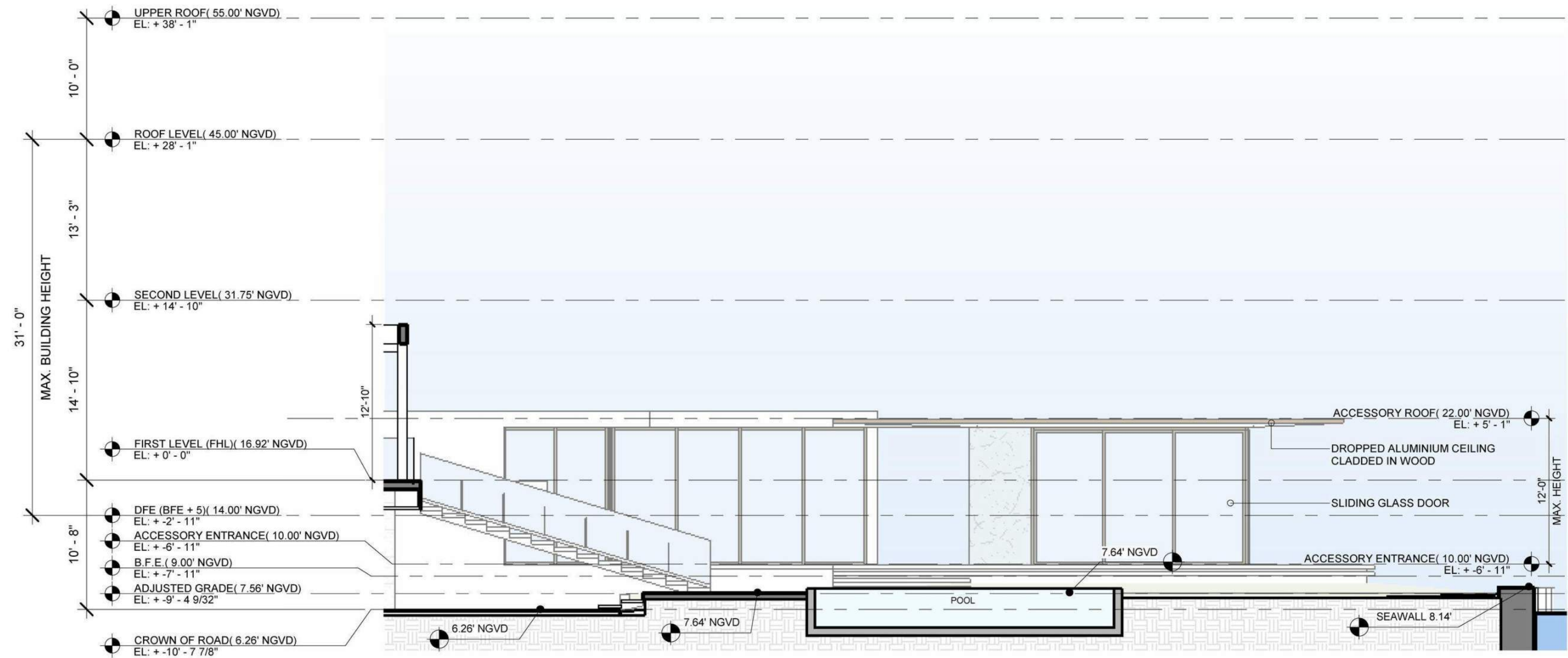
ENLARGED SECTION

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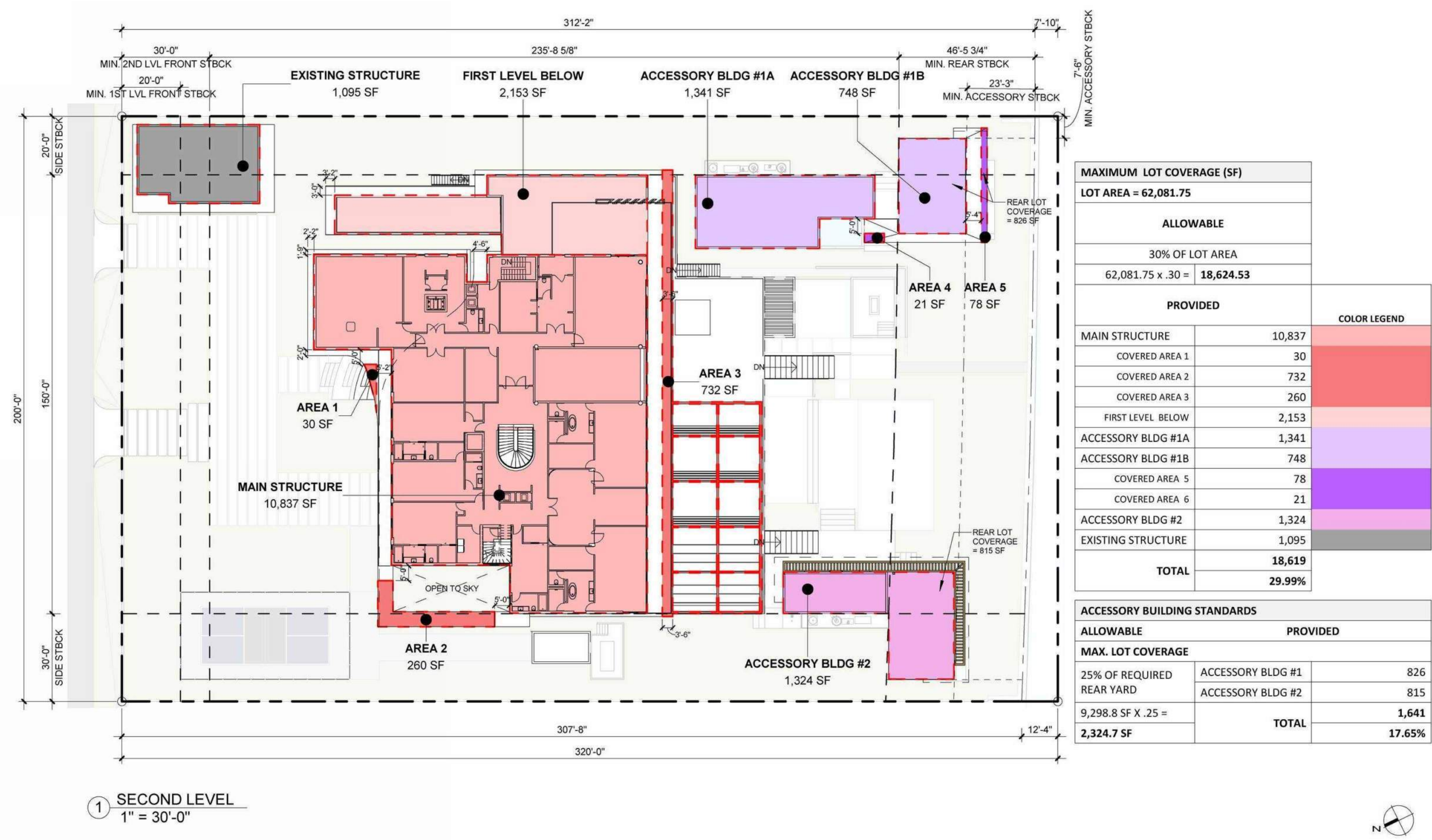
ENLARGED SECTION

94 PALM RESIDENCE



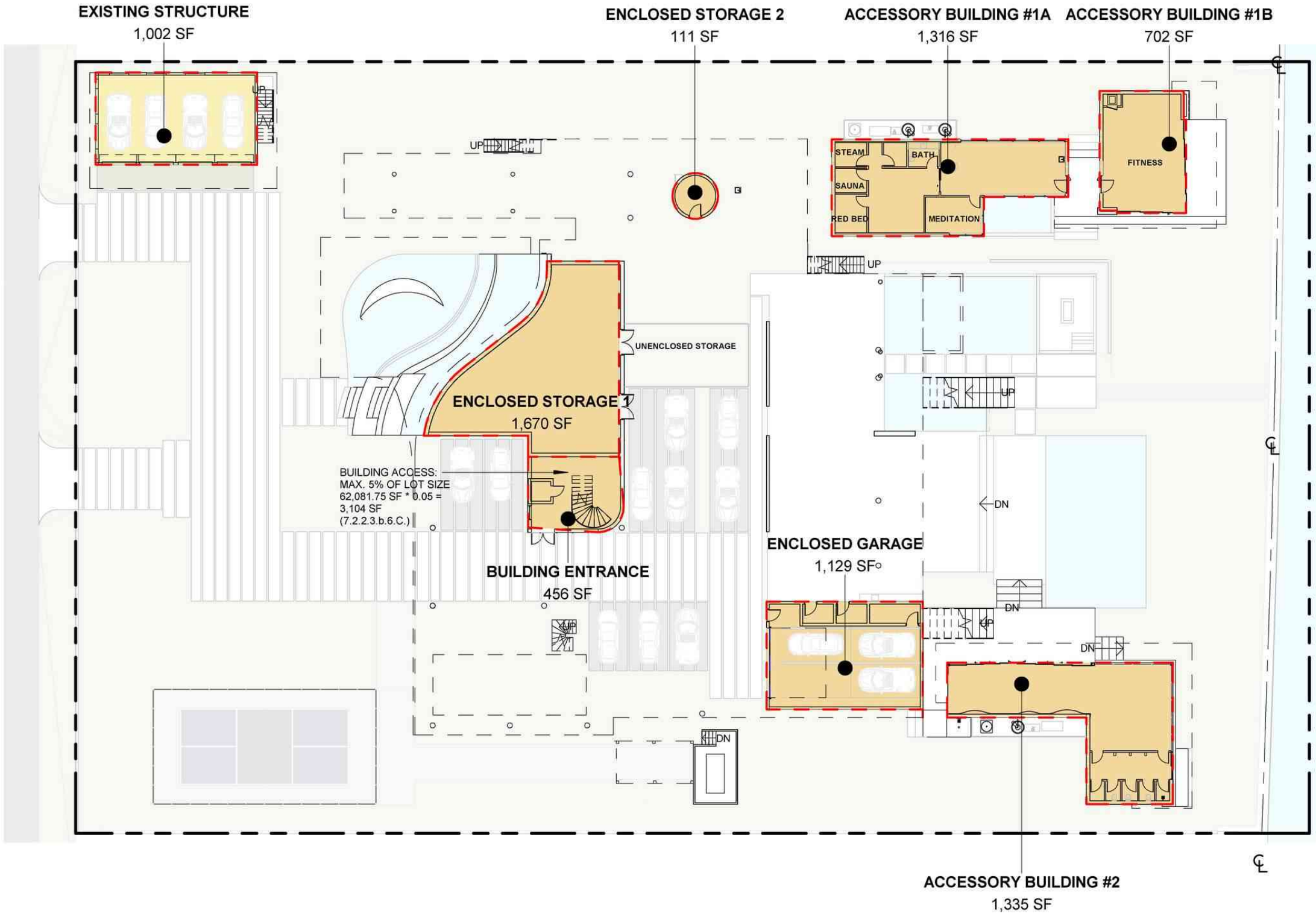
ENLARGED SECTION

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LOT COVERAGE DIAGRAM

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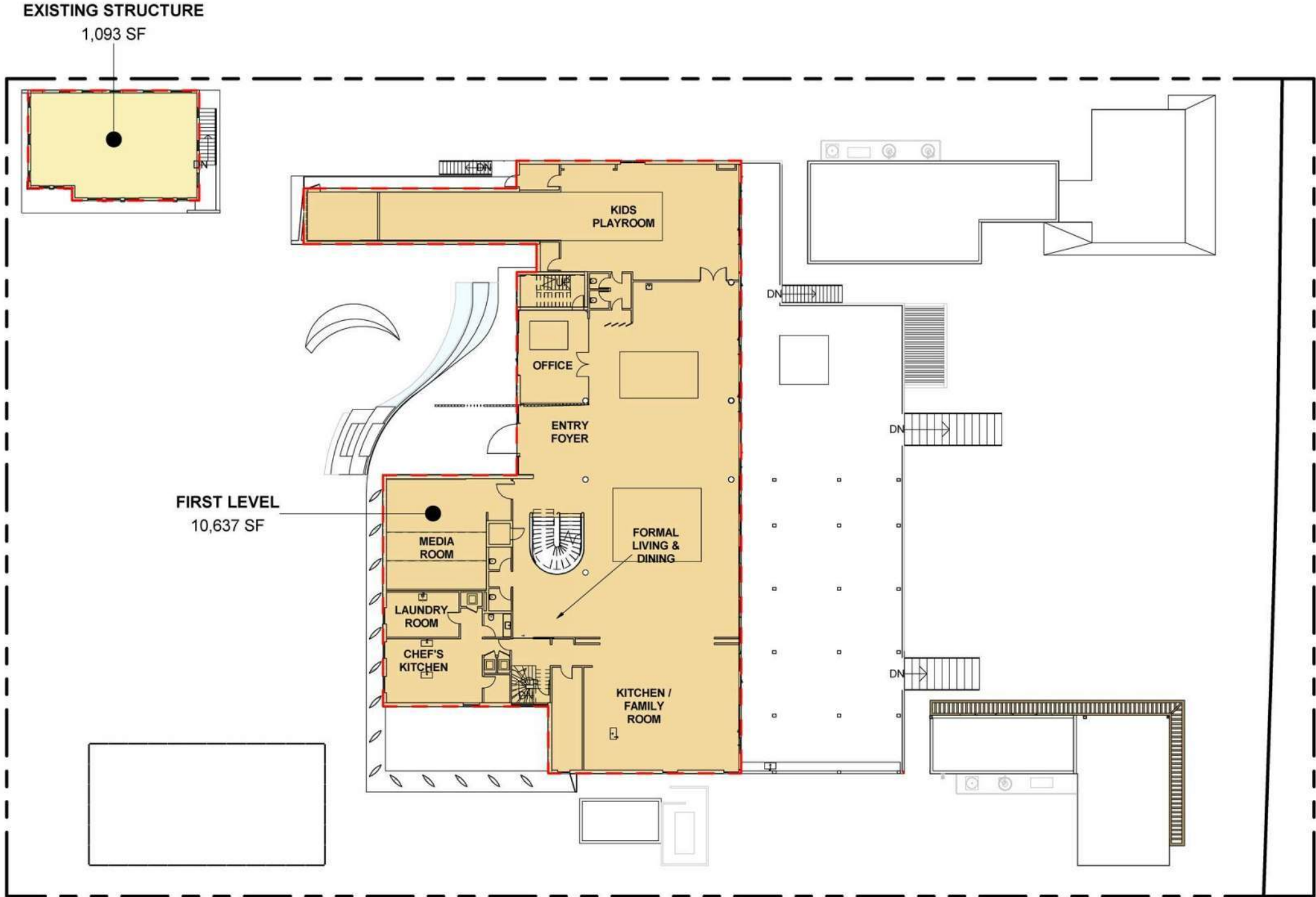
① UNDERSTORY LEVEL
1" = 30'-0"

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%

UNIT SIZE DIAGRAM



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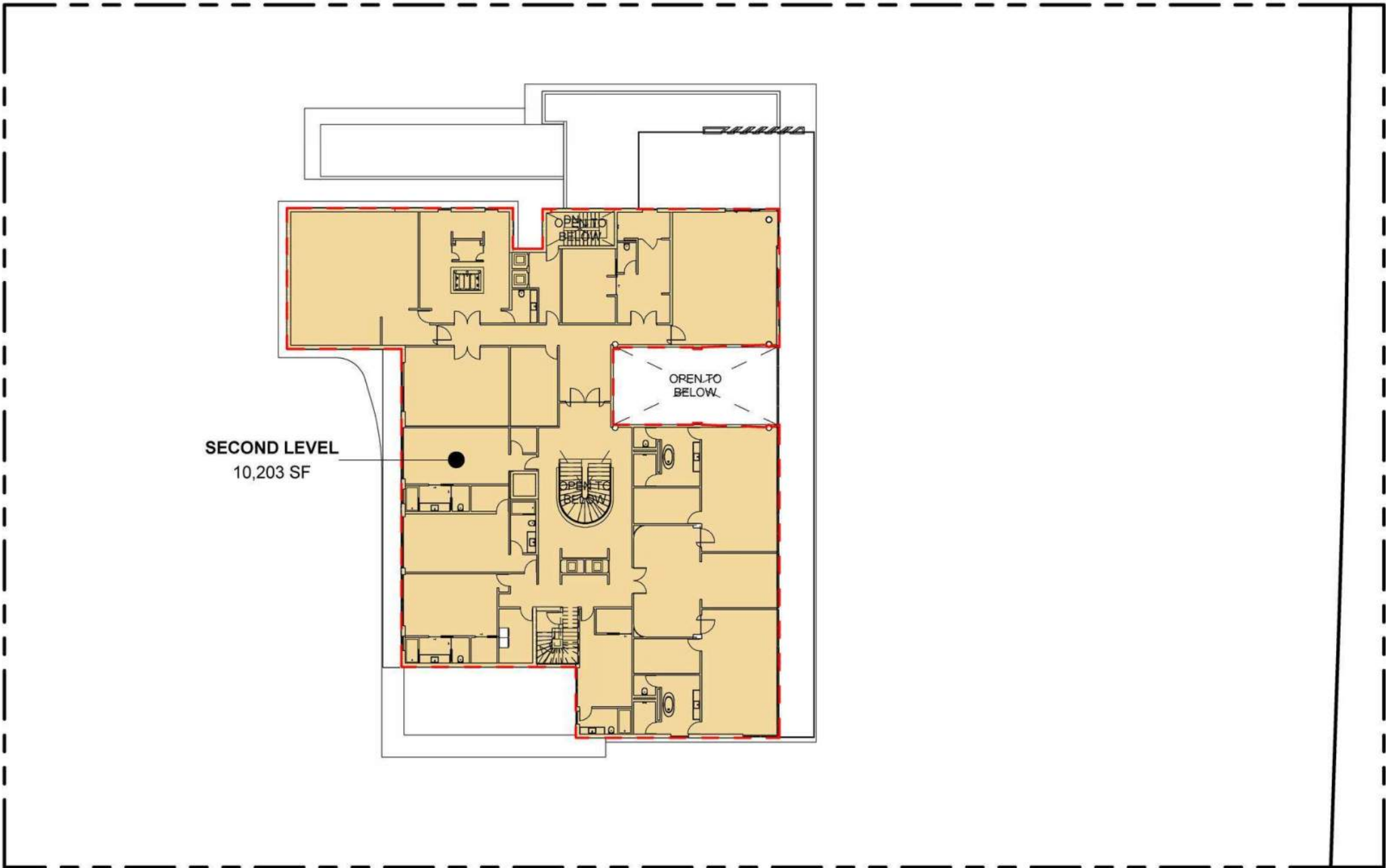
1 FIRST MAIN FLOOR
1" = 30'-0"

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
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UNIT SIZE DIAGRAM

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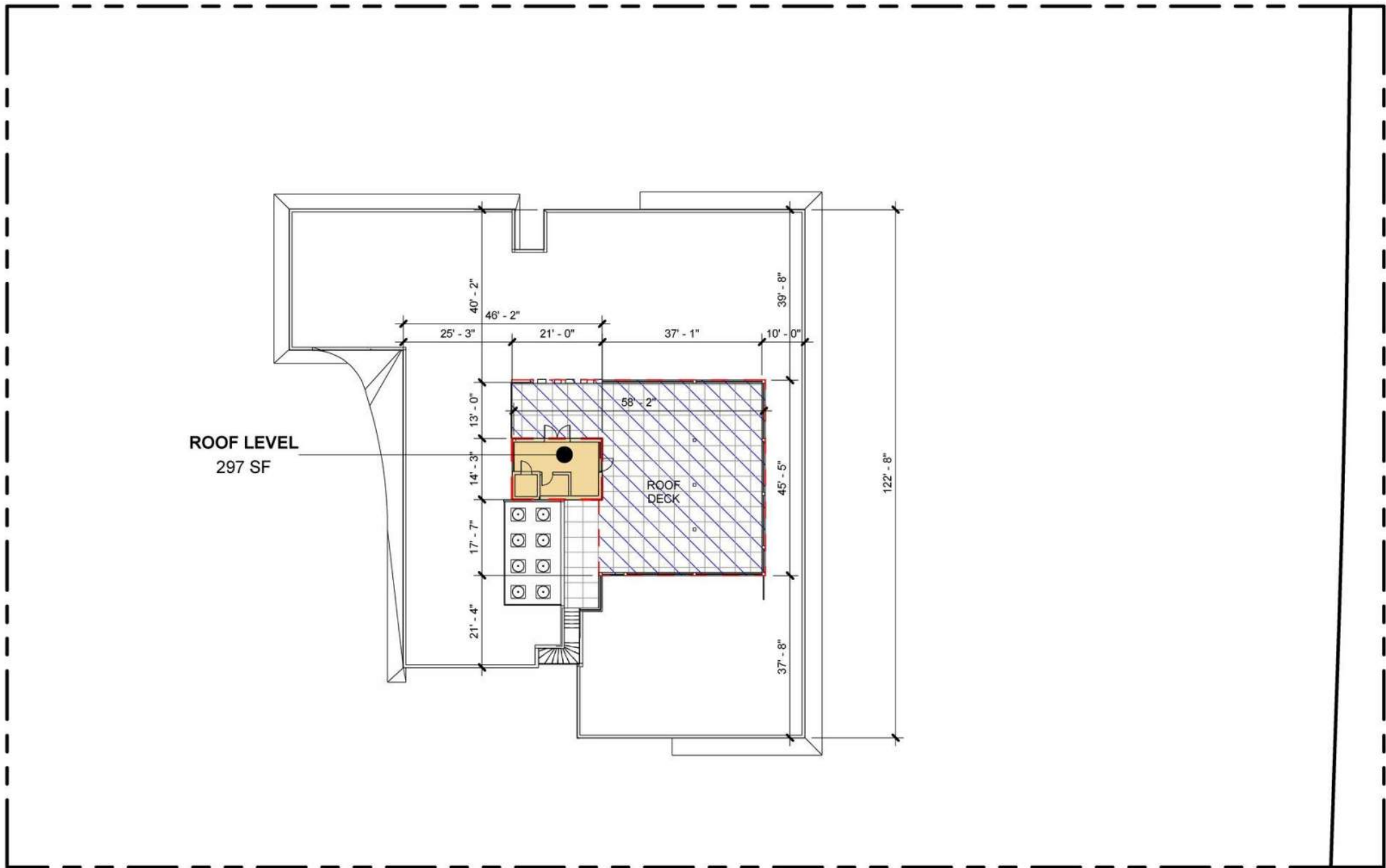
1 SECOND LEVEL
1" = 30'-0"

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
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EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
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	48.21%
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TOTAL	29,329
	47.24%



UNIT SIZE DIAGRAM

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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
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TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	29,929
TOTAL	48.21%
GARAGE CREDIT	-600.00
TOTAL	29,329
TOTAL	47.24%

ROOF STANDARDS		COLOR LEGEND
ALLOWABLE	PROVIDED	
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%	



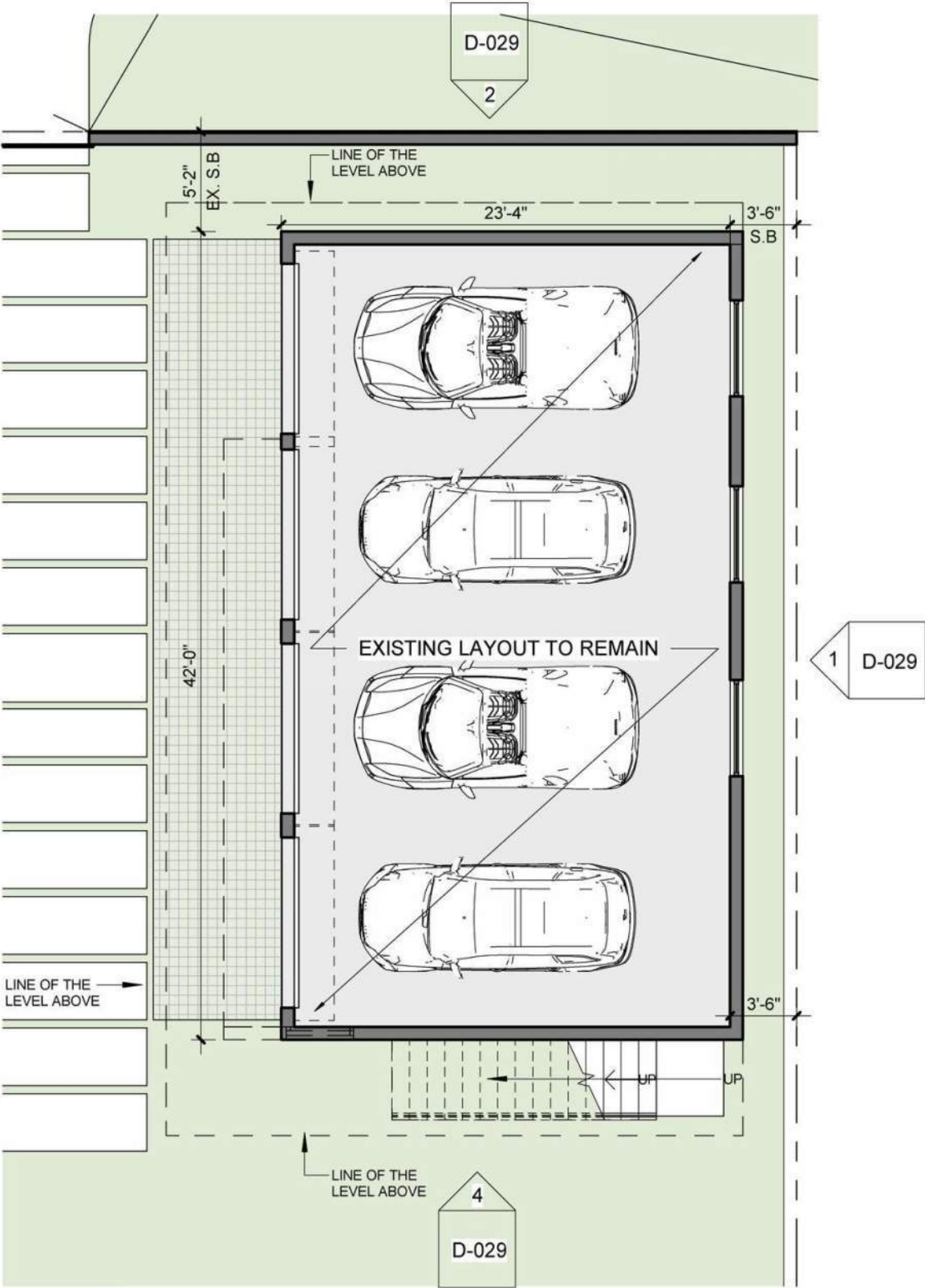
UNIT SIZE DIAGRAM

OPEN SPACE DIAGRAM

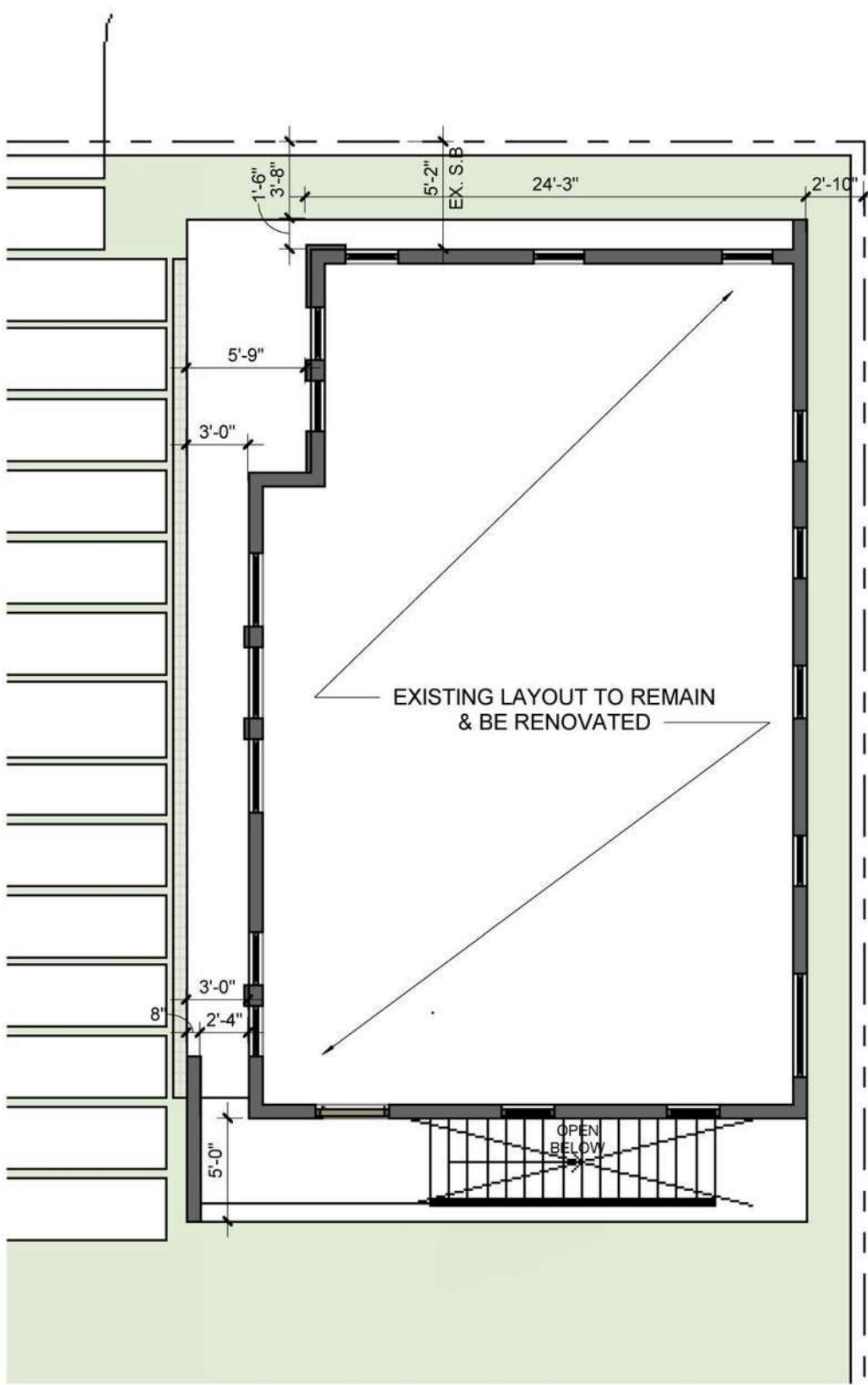


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VARIANCE REQUEST 01: EXISTING GARAGE BUILDING TO REMAIN W/
2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



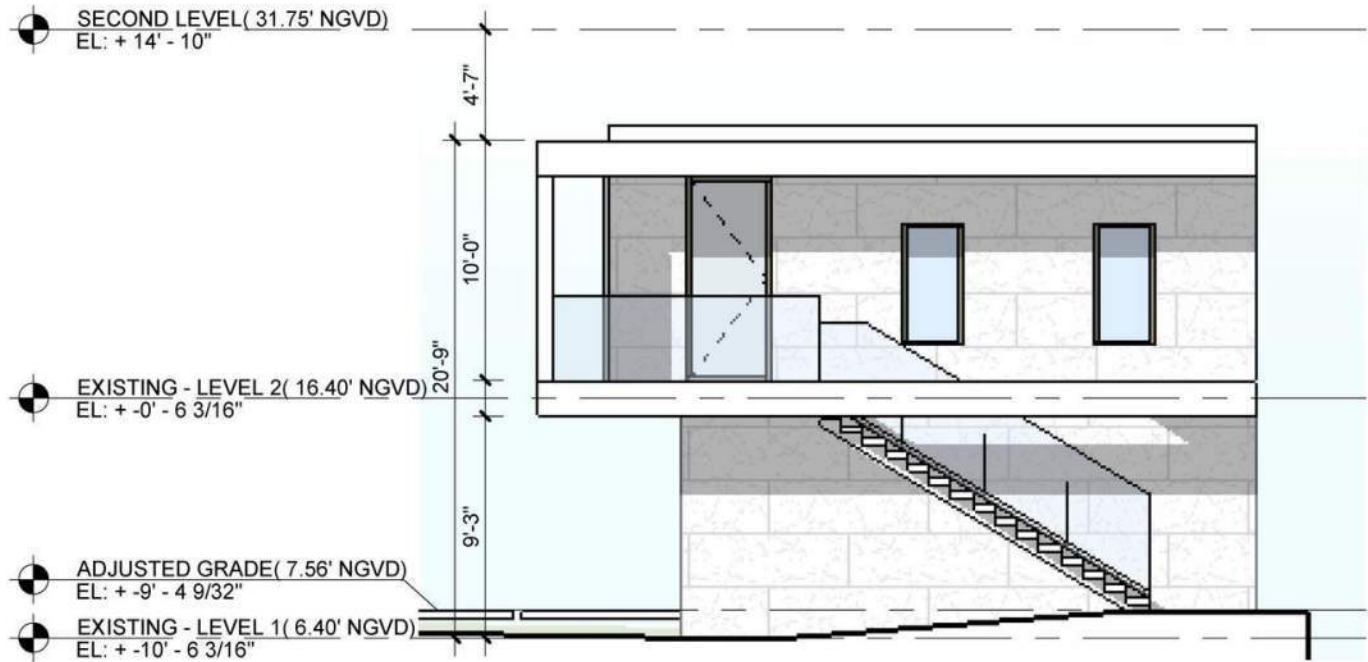
② EXISTING GARAGE - LEVEL 1
1/8" = 1'-0"



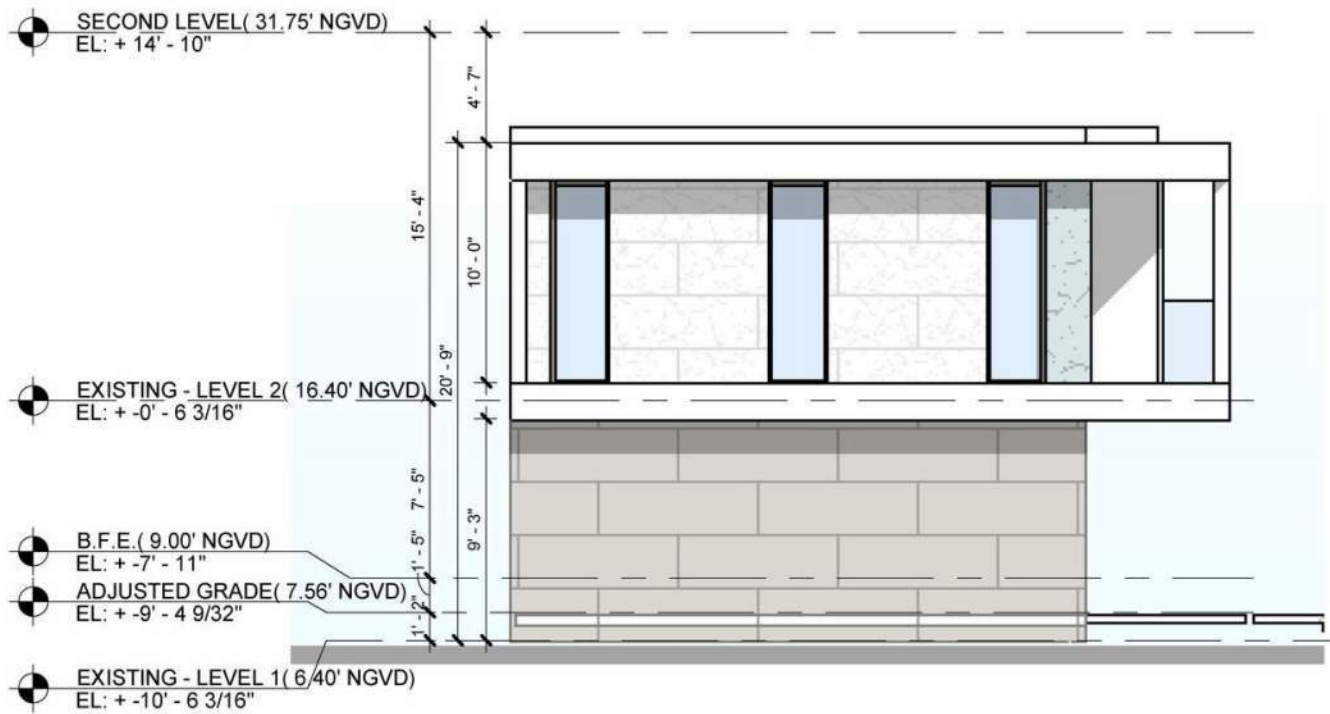
① EXISTING GARAGE - LEVEL 2
1/8" = 1'-0"

VARIANCE REQUEST 01

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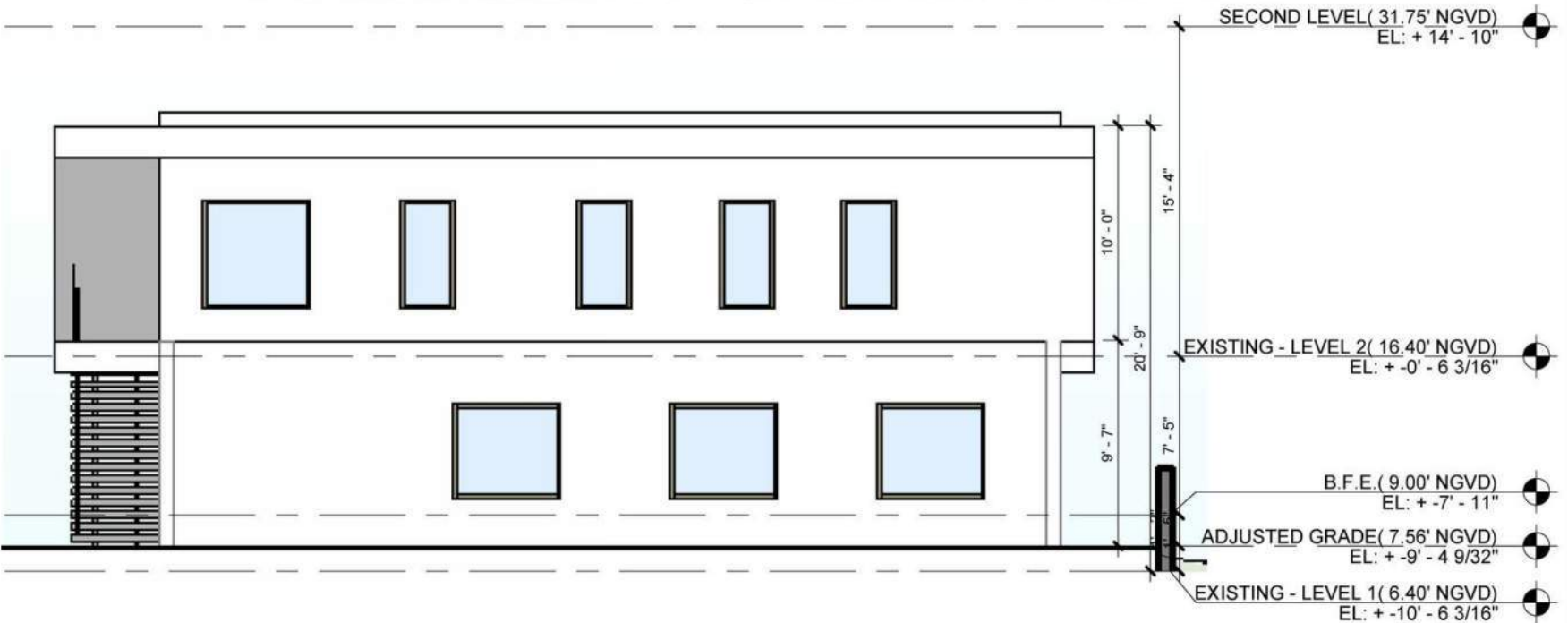


4 SOUTH ELEVATION
1/8" = 1'-0"



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

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



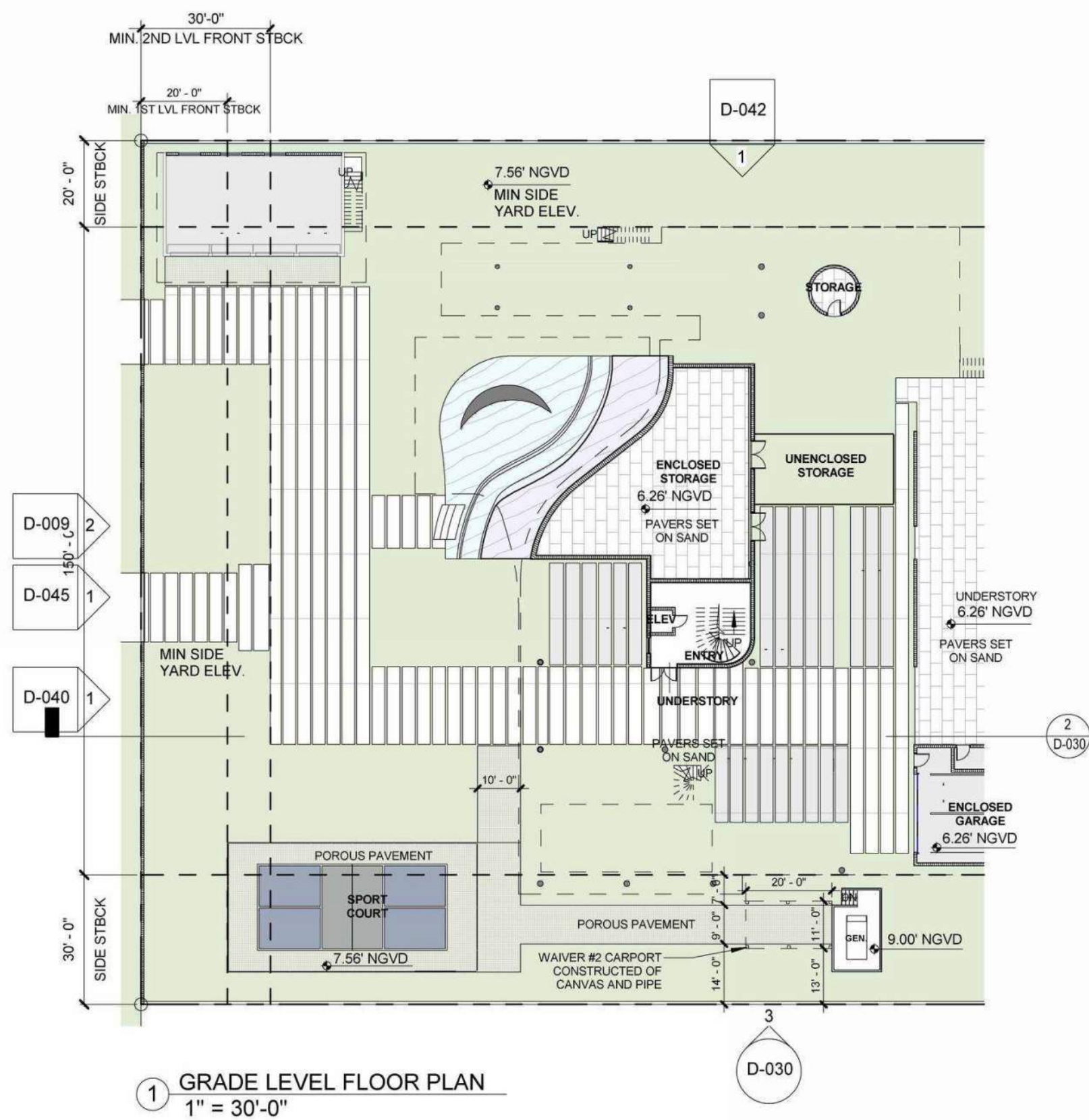
1 EAST ELEVATION
1/8" = 1'-0"



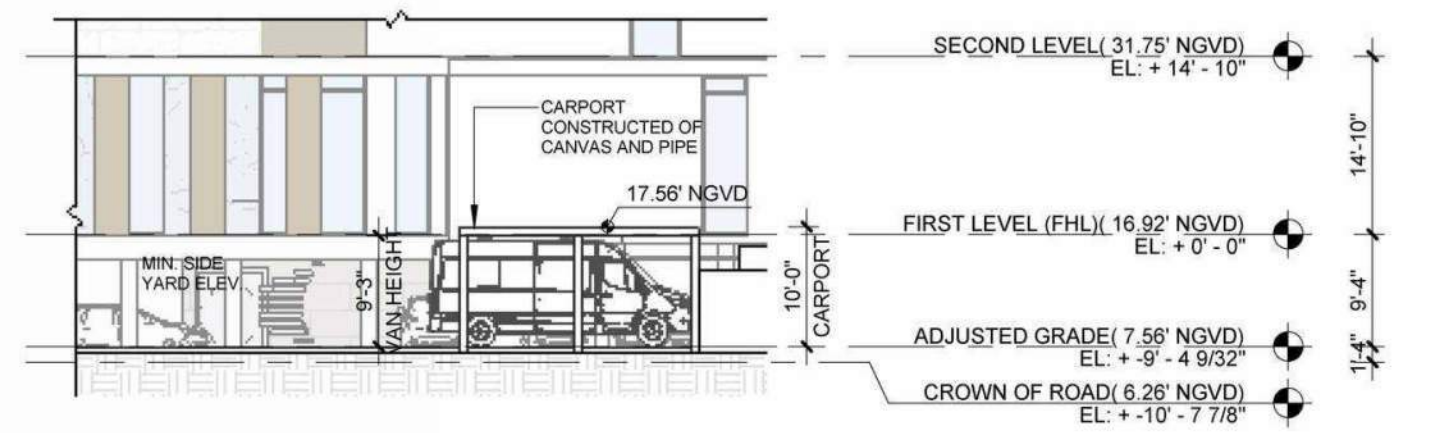
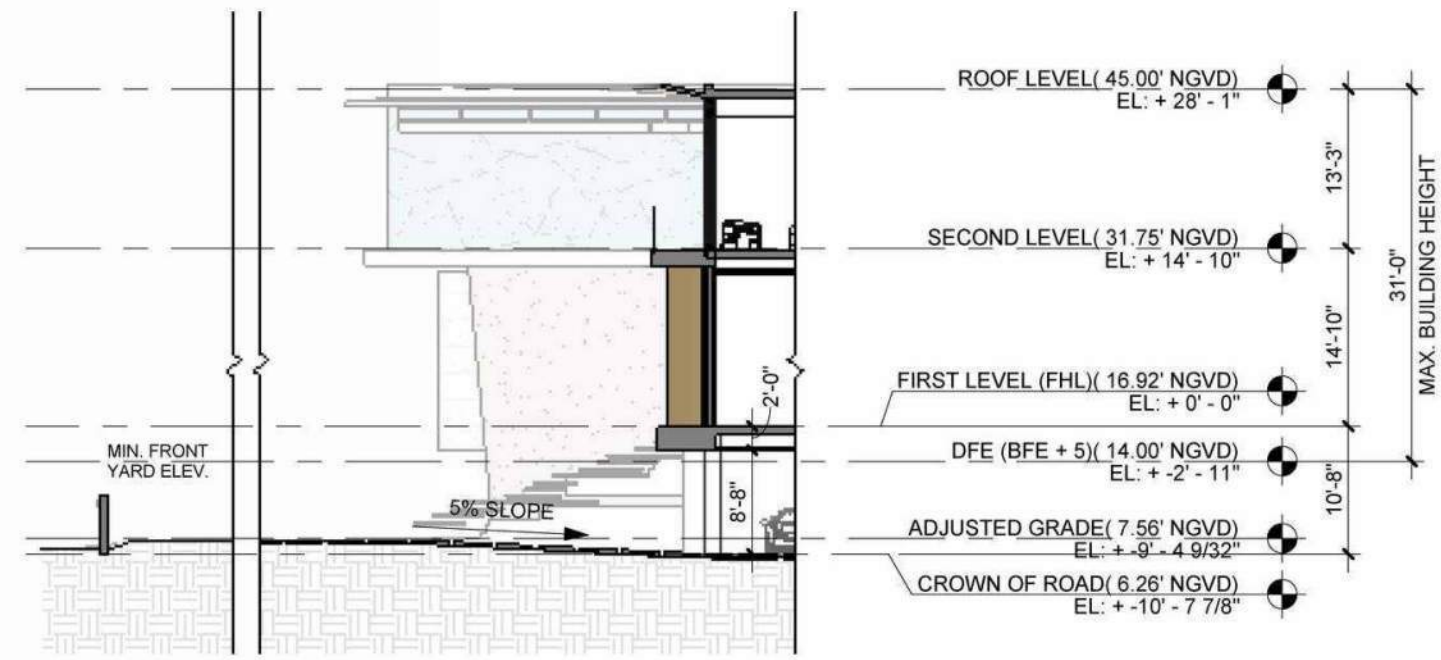
3 WEST ELEVATION
1/8" = 1'-0"

VARIANCE REQUEST 01

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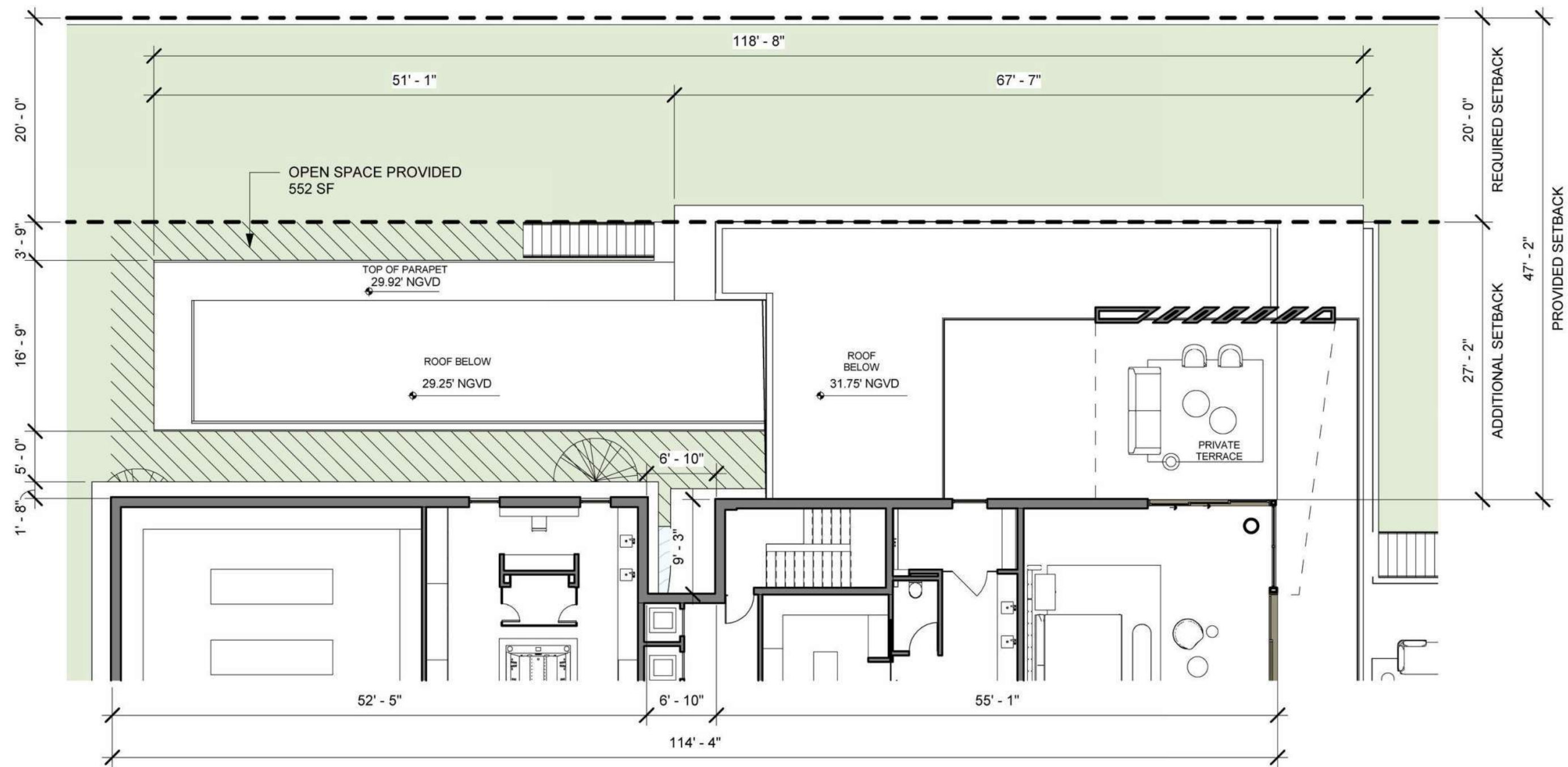
WAIVER REQUEST 02: CARPORT PARKING ALLOWED OUTSIDE UNDERSTORY FOR ADA VAN ON WEST SIDE YARD.



WAIVER REQUEST 02

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

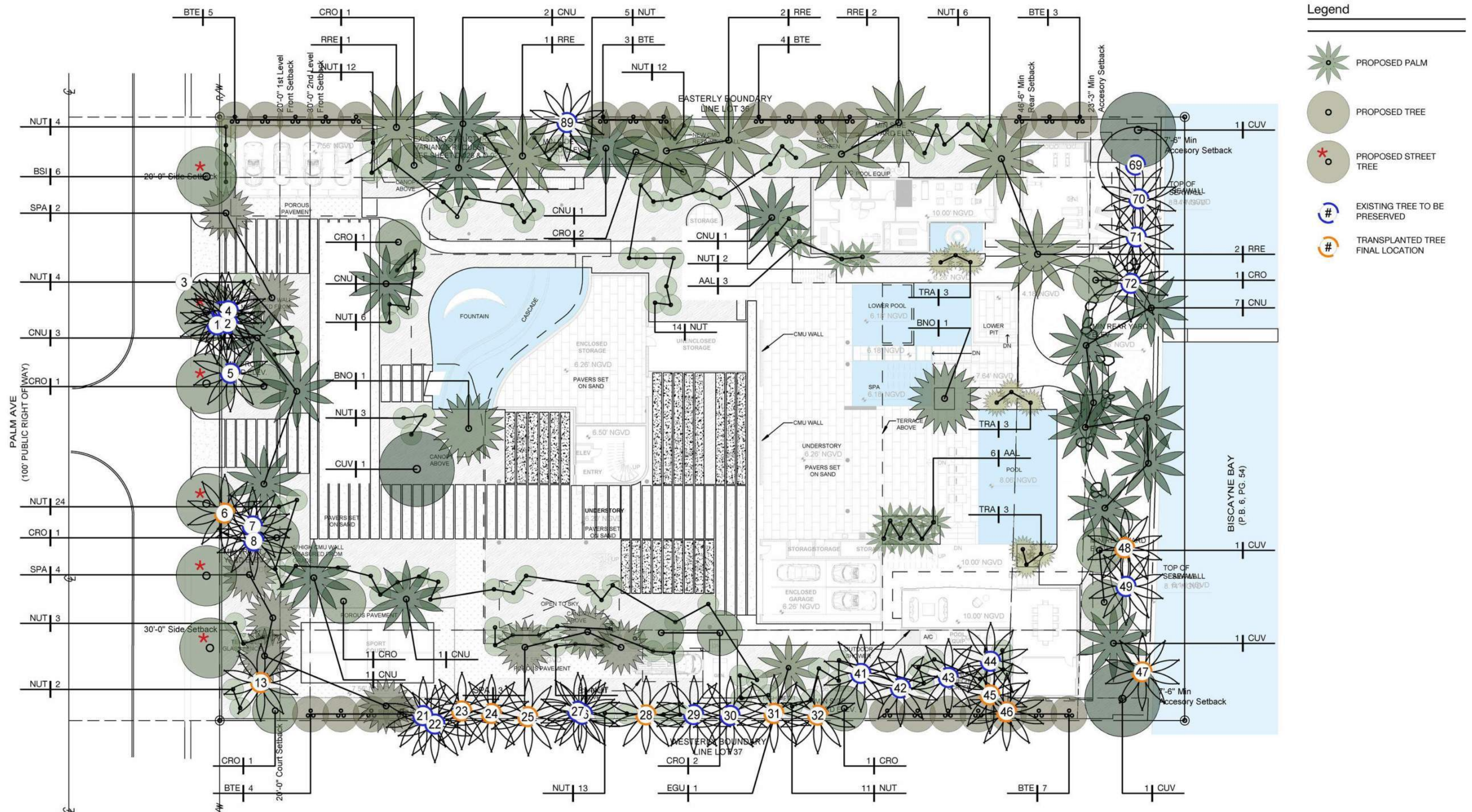


2 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

TREE DISPOSITION



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TREES & PALMS PLANTING PLAN

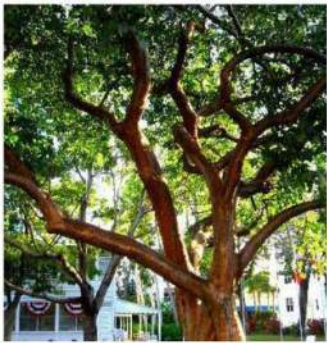
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CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CUV
COCOLOBA UVIFERA
SEA GRAPE



BSI
BURSERA SIMARUBA
GUMBO LIMBO



CCY
CAPPARIS CYNOPHALLOPHORA
JAMAICA CAPER



CWI
CANELLA WINTERANA
CINNAMON BARK



COE
CONOCARPUS ERECTUS
SILVER BUTTONWOOD



PDI
PIMENTA DIOICA
ALLSPICE



PRA
PIMENTA RACEMOSA
BAY RUM



AAL
ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



BNO
BISMARKIA NOBILIS
BISMARK PALM



CNU
COCOS NUCIFERA
COCONUT PALM



EGU
ELAESIS GUINEENSIS
OIL PALM



RRE
ROYSTONIA REGIA
ROYAL PALM



SPA
SABAL PALMETTO
SABAL PALM



TRA
THRINAX RADIATA
THATCH PALM



BTE
BAMBUSA TEXTILIS
BAMBOO



AD
ASPARAGUS DENSIFLORUS
FOXTAIL FERN



AL
ALOCASSIA PORTORA
ELEPHANT EARS



CI
CHRYSOBALANUS ICACO
COCOPLUM



LM
LIRIOPE MUSCARI
LILYTURF



MD
MONSTERA DELICIOSA
SWISS CHEESE PLANT



NF
NEPHROLEPIS FALCATA
MACHO FERN



PB
PHILODENDRON BURLE MARX
BURLE MARX PHILODENDRON



PS
PHYMATOSORUS SP
WART FERN



PA
PENNISETUM ALOPECUROIDES
FOUNTAIN GRASS



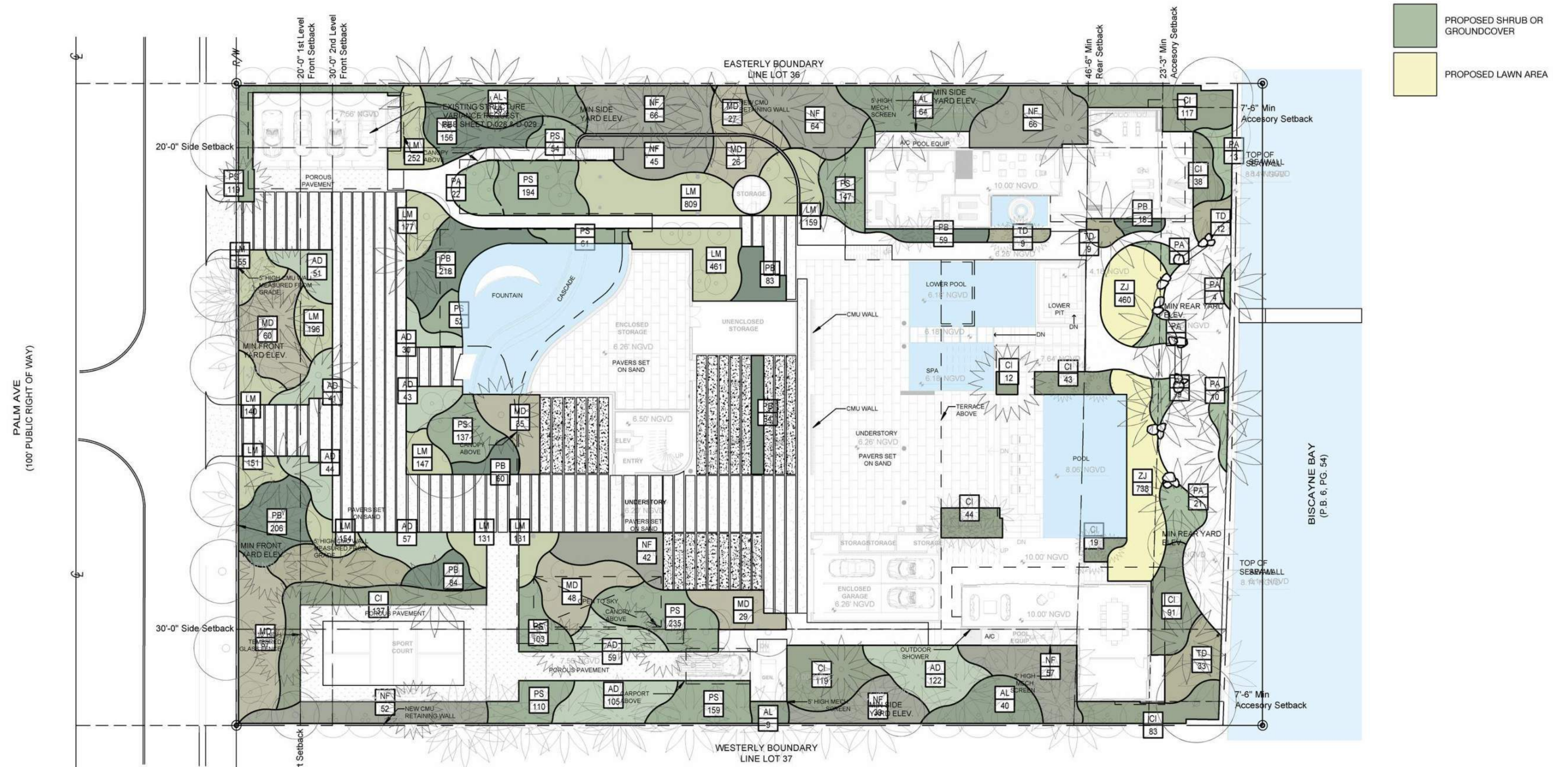
TD
TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS



ZJ
ZOYSIA JAPONICA
ZOYSIA GRASS

PLANTING PALETTE

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UNDERSTORY PLANTING PLAN

Thank You

borges architects
+ associates + **L&ND**







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WAIVER REQUEST 03