



HILL & GAMBOA FAMILY RESIDENCE

TWO-STORY ADDITION, REMODEL & RESTORATION TO EXISTING RESIDENCE

IN PALM VIEW DISTRICT

1730 JEFFERSON AVENUE, MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

FINAL SUBMITTAL - JUNE 17TH, 2025

DGO ARCHITECTURE



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ZONING DATA SHEET

VARIANCES REQUESTED

1. VARIANCE REQUESTED FOR REAR YARD OPEN SPACE, BELOW 70% MINIMUM ALLOWED, 690 SQUARE FEET (61%) PROPOSED.
2. VARIANCE REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE UNIT SIZE OF 3,750 SQUARE FEET (50%), FOR A TOTAL UNIT SIZE OF 3,830 SQUARE FEET (51%).
3. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4'-11" NORTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
4. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4'-9" SOUTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
5. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 7'- 0" NORTH FOR SECOND FLOOR ADDITION TO THE GUEST HOME NOT THE 10' TO A 2-STORY ACCESSORY BUILDING REQUIRED SETBACK.
6. VARIANCE REQUESTED FOR EXCEEDING THE MAXIMUM 30% LOT COVERAGE.



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:	1730 Jefferson Avenue, Miami Beach, FL 33139			
2	Folio number(s):	02-3234-004-0470			
3	Board and file number(s) :				
4	Year built: 1938	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	Yes			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	Yes			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5'.00 NGVD	
9	Adjusted grade (Flood+Grade/2):	7.00' NGVD	Free board:	1'-0"	
10	30" above grade:	7.50'	Lot Area:	7,500 Sq.Ft.	
11	Lot width:	50'	Lot Depth:	150'	
12	Max Lot Coverage SF and %:	2,250 Sq.Ft. 30%	Proposed Lot Coverage SF and %:	2,218 Sq.Ft. 29.5%	
13	Existing Lot Coverage SF and %:	1,942 Sq.Ft. 26%	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	375 Sq.Ft. 38%	Rear Yard Open Space SF and %:	690 Sq.Ft. 61%	
15	Max Unit Size SF and %:	3,750 Sq.Ft. 50%	Proposed Unit Size SF and %:	3,970 Sq.Ft. 52% - Variance	
16	Existing First Floor Unit Size:	1,942 Sq.Ft.	Proposed First Floor Unit Size:	2,215 Sq.Ft.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
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	27'-0"	23'-10"	23'-0"	
20	Front Setbacks:	20' & 40'	25'-0"	N/A	
	Front First level:	20'-0"	25'-10"	N/A	
	Front second level:	40'-0"	25'-10"	N/A	
	Front second level if lot coverage is 25% or greater:	N/A	N/A	N/A	
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	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 :	12'-6"	9'-0"	9'-0"	
23	Side 1:	7'-6" North	4'-11" North	4'-11" North	Variance Requested
24	Side 2 or (facing street):	7'-6" South	4'-9" South	4'-9" South	Variance Requested
25	Rear:	22'-6"	80'-5"	N/A	
26	Accessory Structure Side 1:	7'-6" North	7'-0" North	7'-0" North	Variance Requested
27	Accessory Structure Side 2 or (facing street) :	7'-6" South	4'-9" South	4'-9" South	Variance Requested
28	Accessory Structure Rear:	7'-6"	11'-4"	11'-4"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

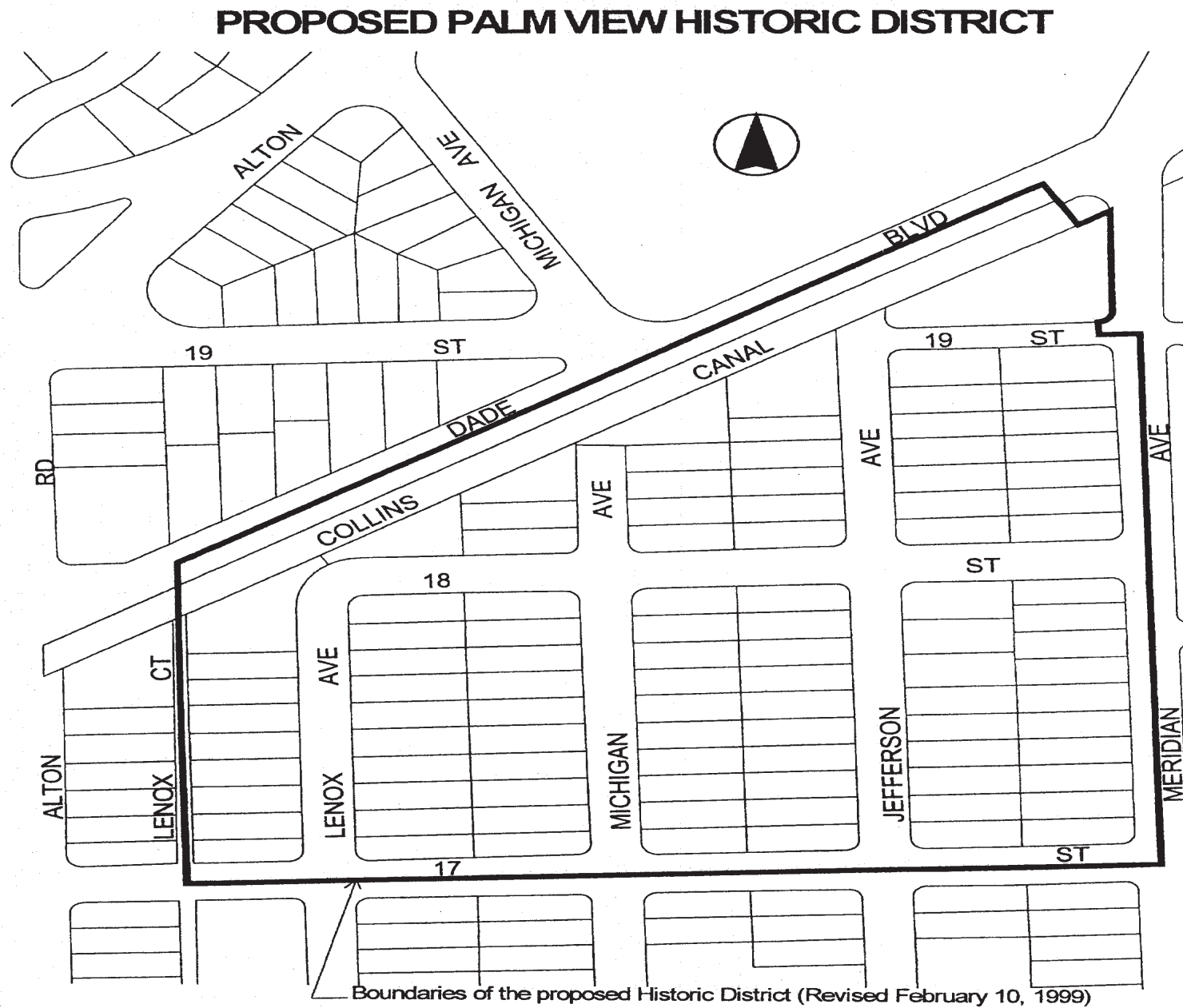
Notes: Indicate N/A if not applicable.

LOCATION MAP

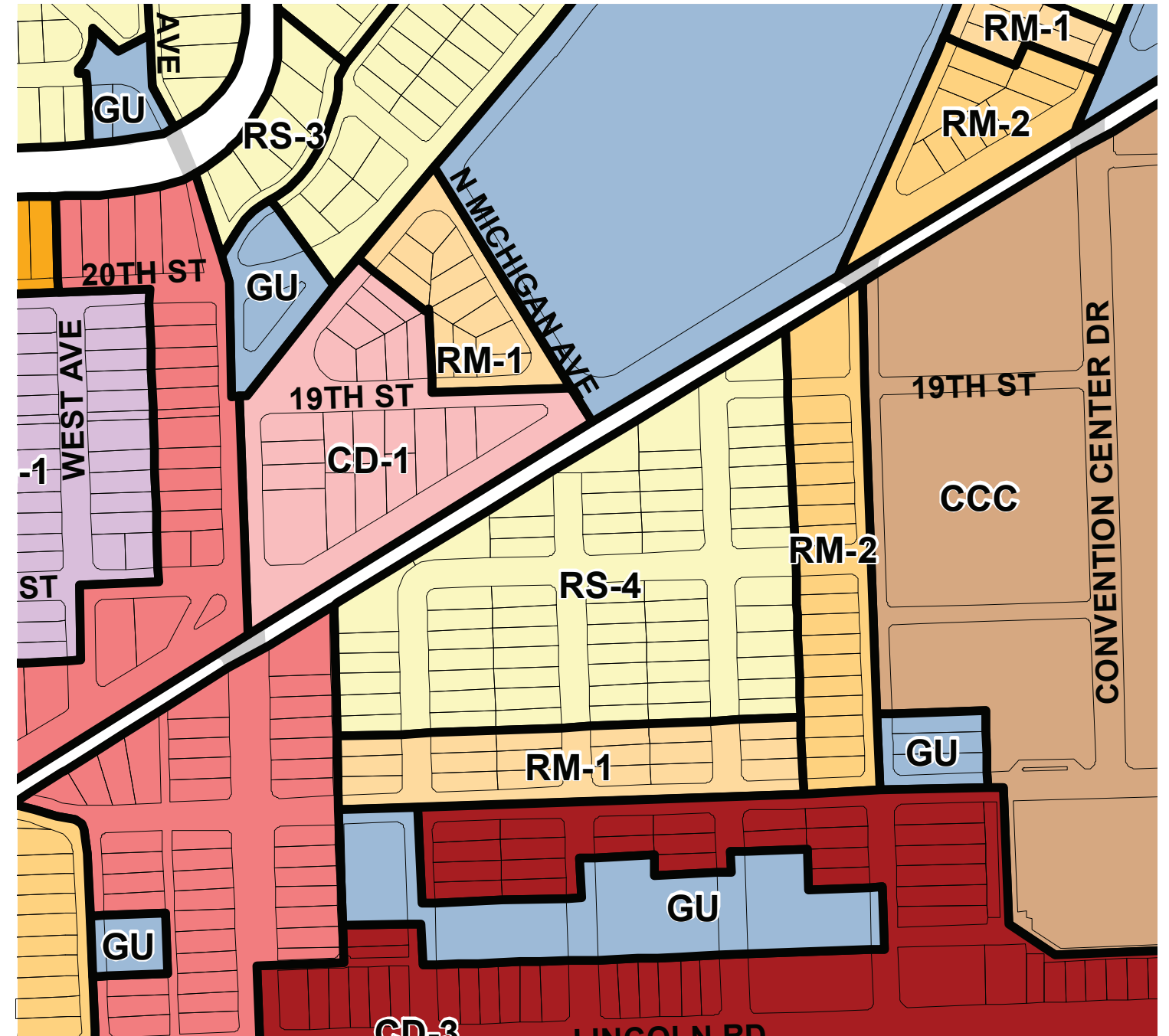


1730 JEFFERSON AVENUE

PALM VIEW HISTORIC DISTRICT & ZONING MAP



Map 1: Proposed Palm View Historic District.



HISTORICAL RESEARCH



PALM VIEW HISTORIC DISTRICT DESIGNATION REPORT

Streamline Moderne Style (circa 1930's to 1940's). As "Art Deco" evolved in Miami Beach in the 1930's, modern transportation and industrial design began to have an even greater impact upon new construction. The "streamlined" character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous "eyebrows," racing stripe banding, radio tower-like spires, portholes, and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. The creative incorporation of nautical themes showed this advancing form of Art Deco to be true to its origins in Miami Beach.

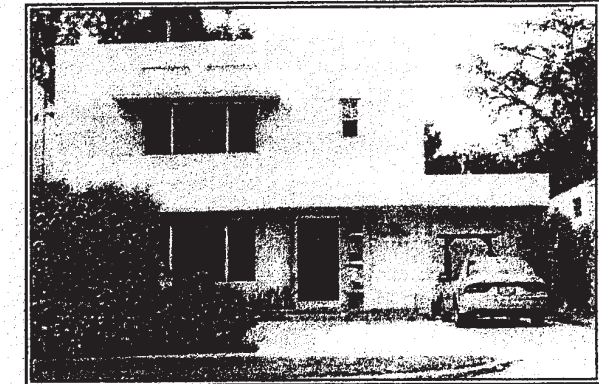


Figure 16 This structure located at 1730 Jefferson Avenue is representative of the Streamline Moderne style of architecture. It was constructed in 1938 and designed by Alexander Lewis.

Smooth, rounded corners often replaced sharp ones on Streamline Moderne buildings, especially on corner lots. "Eyebrows" swept around the corners as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles.

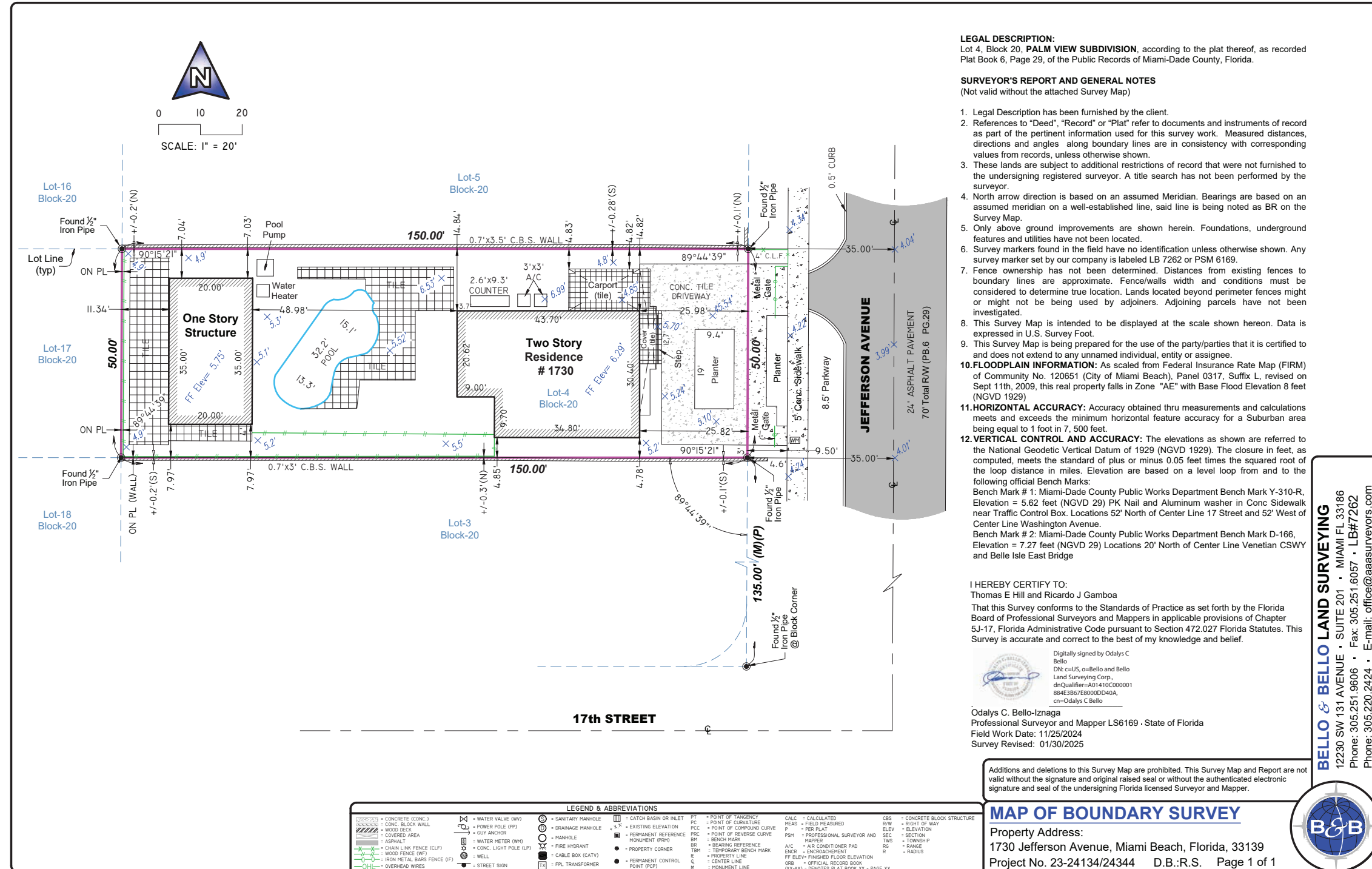
Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

JEFFERSON AVENUE

1700 Jefferson Ave	Mediterranean Revival	Lester Avery	1934	Contributing
1710 Jefferson Ave	Masonry Vernacular	John L. Pope	1923	Contributing
1722 Jefferson Ave	Mission Revival	P.L. Wilson	1924	Contributing
1729 Jefferson Ave	Med/Deco Transitional	Lester Avery	1934	Contributing
1730 Jefferson Ave	Streamline Moderne	Alexander Lewis	1938	Contributing
1735 Jefferson Ave	Ranch	Robert Nordin	1949	Contributing
1740 Jefferson Ave	Contemporary Building	Jorge Dorta-Duque	1974	Noncontributing
1745 Jefferson Ave	Mediterranean Revival	Architect Unknown	Circa 1926	Contributing
1750 Jefferson Ave	Masonry Vernacular	Albert Anis	1945	Contributing
1760 Jefferson Ave	Mediterranean Revival	Architect Unknown	1928	Contributing
1764 Jefferson Ave	Mission Revival	Porter V. Skinner	1924	Contributing
1775 Jefferson Ave	Mediterranean Revival	John Bullen	1925	Contributing
1776 Jefferson Ave	Masonry Vernacular	William Snyder	1938	Contributing
1800 Jefferson Ave	Mediterranean Revival	J. & C. Skinner	1936	Contributing
1810 Jefferson Ave	Mediterranean Revival	George Bruce	1937	Contributing
1820 Jefferson Ave	Masonry Vernacular	Robert M. Nordin	1949	Contributing
1821 Jefferson Ave	Contemporary Building	Jorge Dorta-Duque	1972	Noncontributing
1829 Jefferson Ave	Mediterranean Revival	Victor H. Nellenbogen	1935	Contributing
1830 Jefferson Ave	Masonry Vernacular	Robert M. Nordin	1949	Contributing
1836 Jefferson Ave	Mission Revival	Architect Unknown	1930	Contributing
1840 Jefferson Ave	Contemporary Building	Juan Fernandez	1978	Noncontributing
1843 Jefferson Ave	Mediterranean Revival	Architect Unknown	1926	Contributing
1853 Jefferson Ave	Contemporary Building	Joseph Kailer	1994	Noncontributing

Contributing Structures are indicated in a Boldfaced font.

ORIGINAL SURVEY



LEGAL DESCRIPTION:
 Lot 4, Block 20, **PALM VIEW SUBDIVISION**, according to the plat thereof, as recorded Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
 (Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Y-310-R, Elevation = 5.62 feet (NGVD 29) PK Nail and Aluminum washer in Conc Sidewalk near Traffic Control Box. Locations 52' North of Center Line 17 Street and 52' West of Center Line Washington Avenue.
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-166, Elevation = 7.27 feet (NGVD 29) Locations 20' North of Center Line Venetian CSWY and Belle Isle East Bridge

I HEREBY CERTIFY TO:
 Thomas E Hill and Ricardo J Gamboa
 That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Digitally signed by Odalys C Bello
 DN: cn=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C000001884E3B67E800DD40A, cm=Odalys C Bello

Odalys C. Bello-Iznaga
 Professional Surveyor and Mapper LS6169 - State of Florida
 Field Work Date: 11/25/2024
 Survey Revised: 01/30/2025

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

MAP OF BOUNDARY SURVEY

Property Address:
 1730 Jefferson Avenue, Miami Beach, Florida, 33139
 Project No. 23-24134/24344 D.B.:R.S. Page 1 of 1

BELLO & BELLO LAND SURVEYING
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
 Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
 Phone: 305.220.2424 • E-mail: office@aaasurveyors.com



LEGEND & ABBREVIATIONS			
CONCRETE (CONC.)	WATER VALVE (WV)	SANITARY MANHOLE	CATCH BASIN OR INLET
CONC. BLOCK WALL	POWER POLE (PP)	DRAINAGE MANHOLE	EXISTING ELEVATION
WOOD DECK	GUY ANCHOR	MANHOLE	PERMANENT REFERENCE MONUMENT (PRM)
COVERED AREA	WATER METER (WM)	FIRE HYDRANT	PROPERTY CORNER
ASPHALT	CONC. LIGHT POLE (LP)	CABLE BOX (CATV)	PERMANENT CONTROL POINT (PCP)
CHAIN LINK FENCE (CLF)	WELL	FPL TRANSFORMER	POINT OF TANGENCY
WOOD FENCE (WF)	STREET SIGN		POINT OF CURVATURE
IRON METAL BARS FENCE (IF)			POINT OF COMPOUND CURVE
OVERHEAD WIRES			POINT OF REVERSE CURVE
			BENCH MARK
			BEARING REFERENCE
			TEMPORARY BENCH MARK
			ENCROACHMENT
			OFFICIAL RECORD BOOK
			MONUMENT LINE
			CALCULATED
			FIELD MEASURED
			PER PLAT
			PROFESSIONAL SURVEYOR AND MAPPER
			AIR CONDITIONER PAD
			ENCROACHMENT
			FINISHED FLOOR ELEVATION
			OFFICIAL RECORD BOOK
			LENGTH PLATE BOOK XX - PAGE XX

BUILDING CARDS & MICROFILM

Owner ISADOR LAKEIN **Mailing Address** **Permit No.** 11603 **Date** Oct.1-1938
Lot 4 **Block** 20 **Subdivision** Palm View **Address** 1730 Jefferson Avenue
General Contractor D. H. Reynolds **Address** 5184
Architect Alexander Lewis **Address**
Front 40' **Depth** 43'-6" **Height** 22'- **Stories** 2 **Use** Residence- 7 rms & portecochere
Type of construction c-b-s- **Cost** \$ 8,000.00 **Foundation** spread footing **Roof** flat

Plumbing Contractor Schweitzer # 11345 **Address** **Date** Oct.1-1938
Plumbing Fixtures 13 **Rough approved by** Gas Ok JJ Farrey - Oct. 27-1938 **Date**
Gas Stoves 1
Gas Heaters 1 **Address** **Date**
Final approved by **Date**
Sewer connection - 1 - **Septic tank** **Make** **Date**

Electrical Contractor Edward Elkins# 11667 **Address** **Date** Oct.29-1938
Switch **Range** **Motors** **Fans** **Temporary service**
OUTLETS Light 72 **HEATERS** Water
Receptacles **Space** **Centers of Distribution** 2
Refrigerator 1 **Iron** 1

Electrical Contractor Greater Miami Electric Co.#12022 **Address** **Date** Dec.6-1938
No. fixtures set 19 **Final approved by** A. C. Inman **Date**
Date of service December 8th-1938

Alterations or repairs **Date**
Plumbing # 12941- Frank Hughson - 1 gas heater - - - - - Jan.15- 1940
BUILDING PERMIT # 19915.. Painting - Magnus Olsen, painter \$ 500....Apr.16,1945

Over

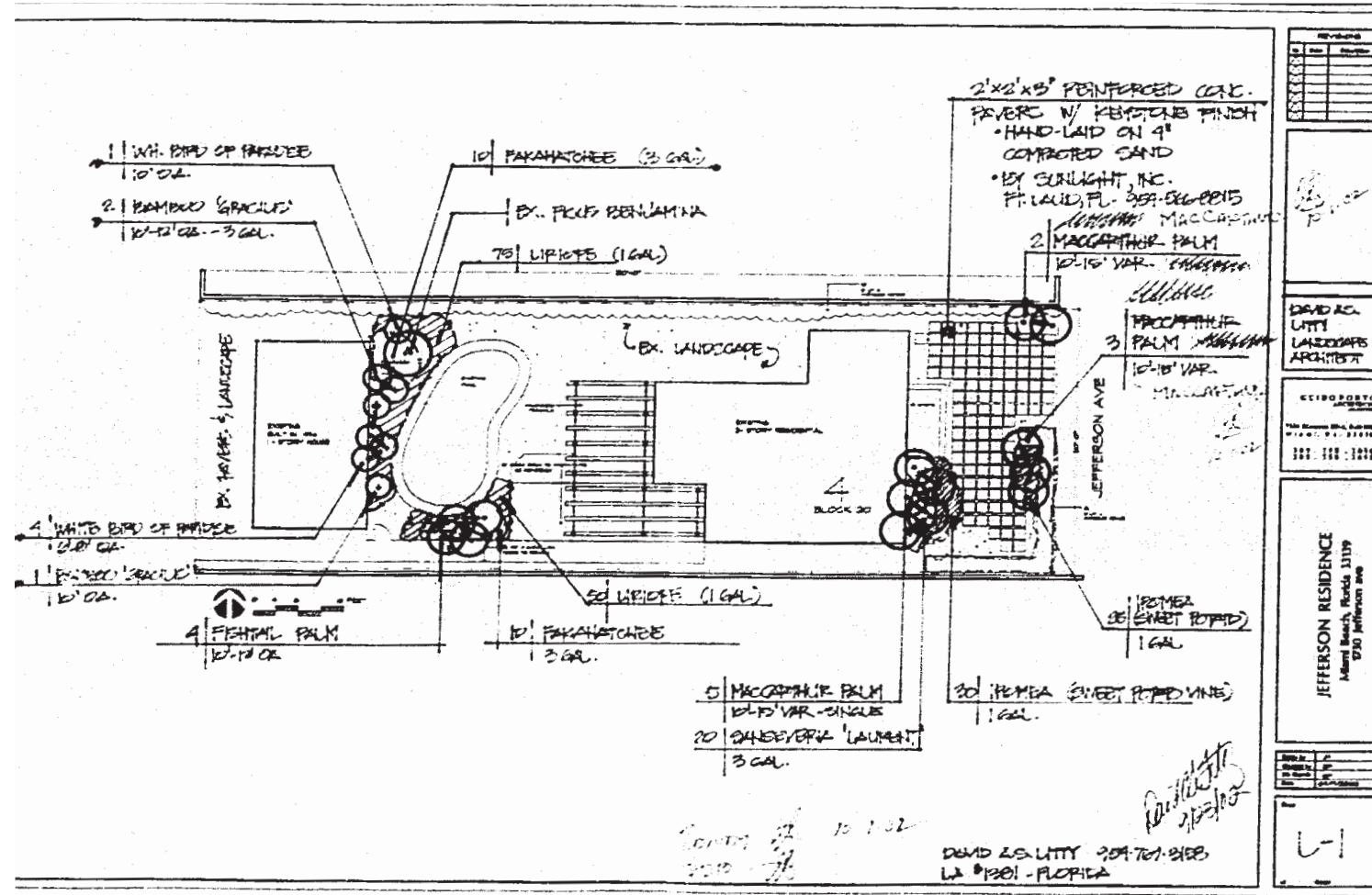
1730 JEFFERSON AVE. S-2559(2178) 783500090
 DATE: 1/12/51
LEGAL: 4 of 20 Palm View **SIZE:** 50 x 150
OWNER: Isador Lakein **PH:** 58-4672
TERMS: Arranged.

FRN: Average **TRAN:** 1 Blk. **CST:** CBS
PMT: 10/38 **LAWN:** Good **CON:** Good
TAX: \$395.18 WHE **SHOP:** Lincoln Rd. **LSP:** Good
OCC: IMOC **SHUT:** No **LDS:** Yes

3/2 up, 1/1 dn, LRwFP&TRZ, DRwTRZ, KwGS/ER, SOLwB,
 SPwJAL, SD, PC.
NOTE: SPwLT.

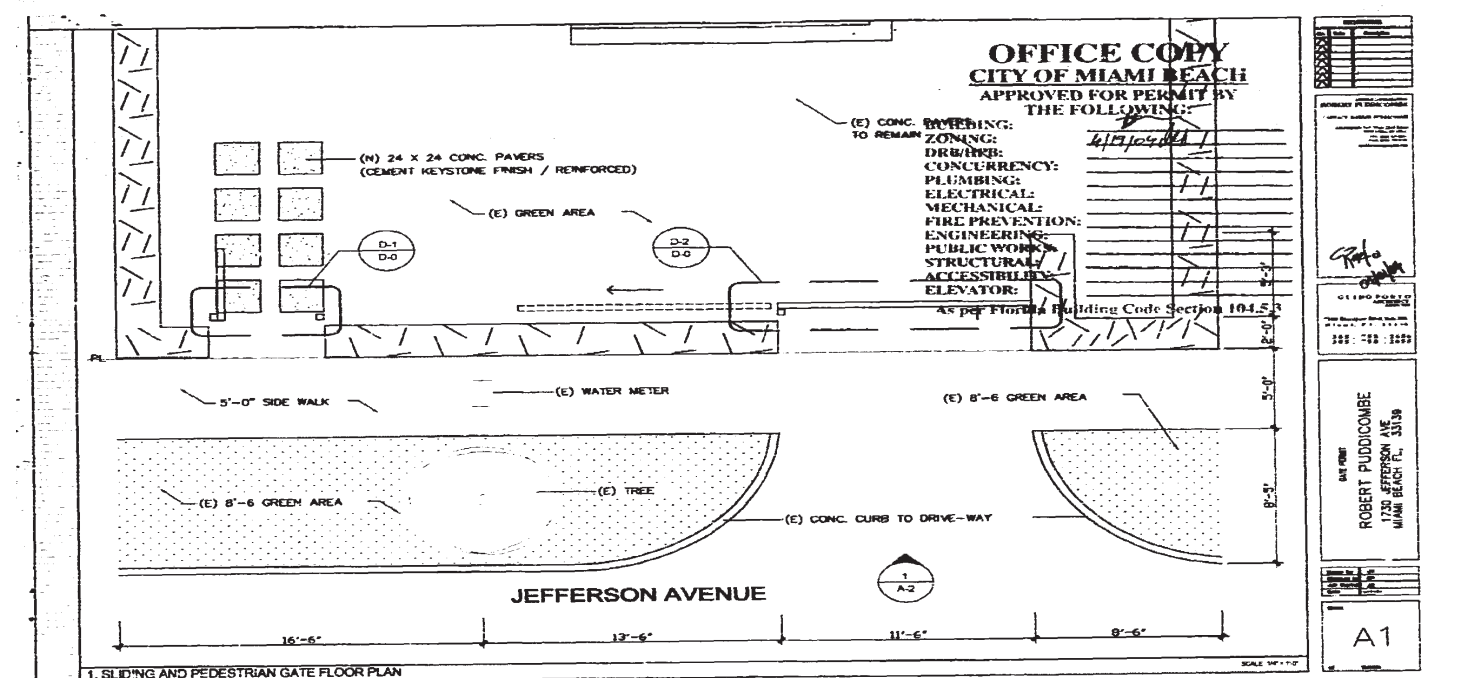
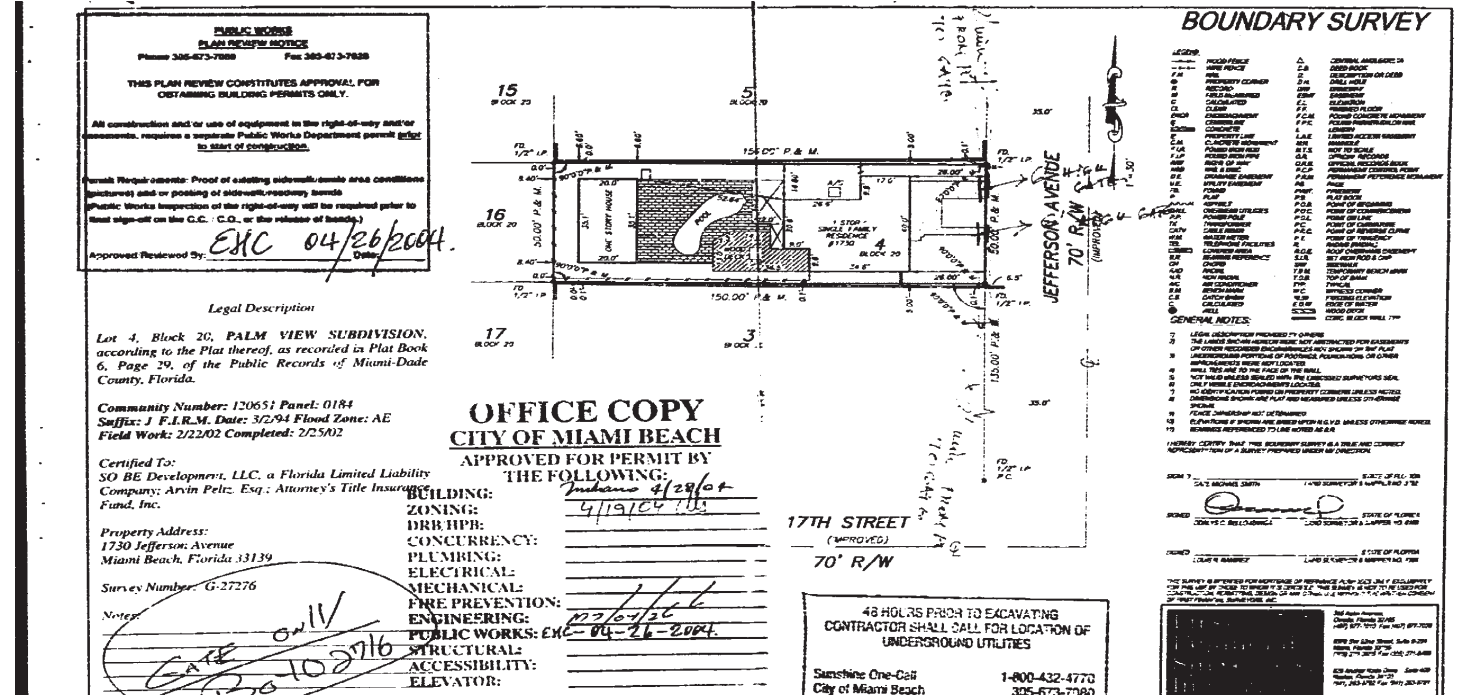
PHOTO-LISTING
 9513 HARDING AVE. **PH:** 86-1466

PERMIT HISTORY



NEW LANDSCAPING - 2002

NEW ROLLING GATE - 2004



NEW ROLLING GATE - 2004

SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



STREET PHOTOS



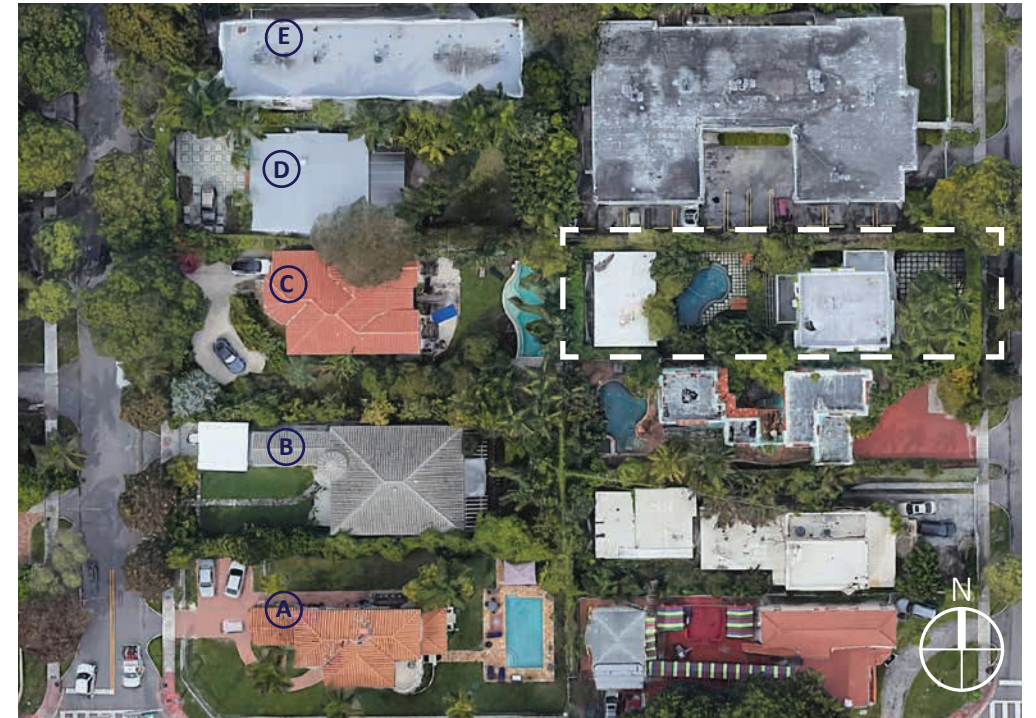
CONTEXT PHOTOS



CONTEXT PHOTOS



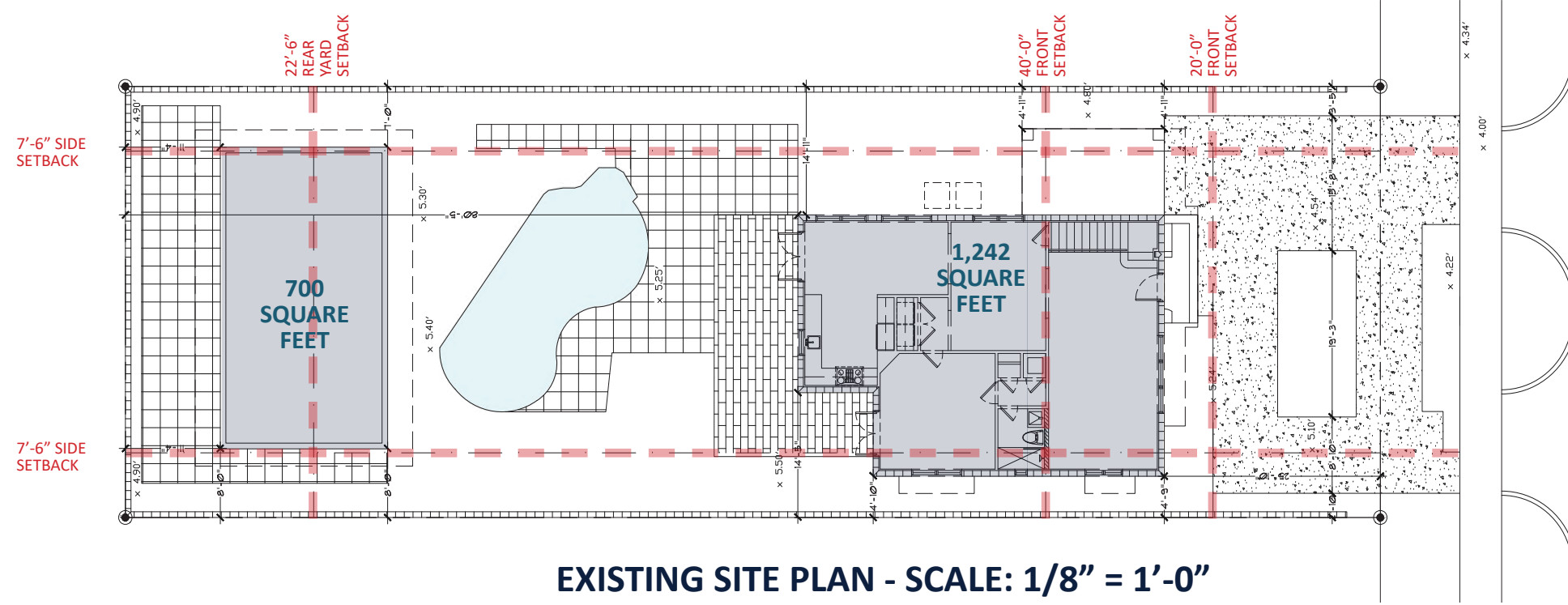
CONTEXT PHOTOS



CONTEXT PHOTOS



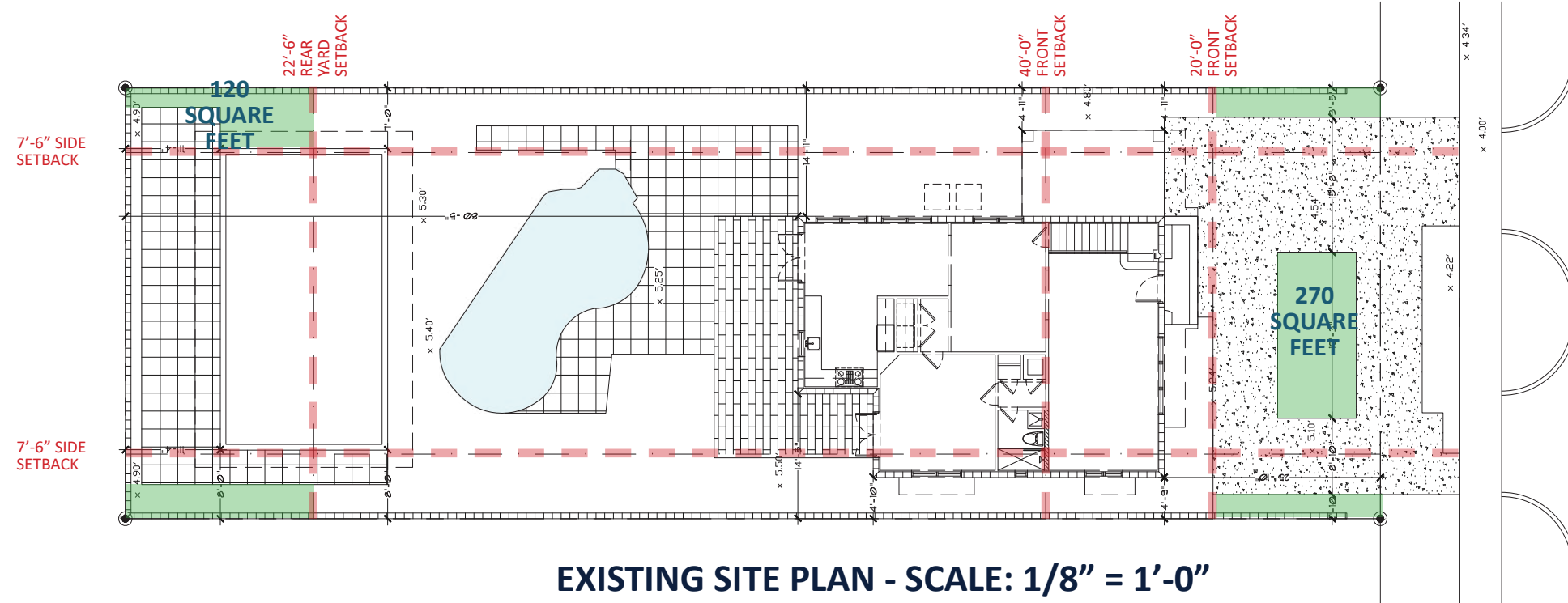
ZONING DIAGRAMS - EXISTING



LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED =
 7,500 SQ.FT. X 30% = 2,250 SQ.FT.

EXISTING LOT COVERAGE =
 700 + 1,242 = 1,942 SQ.FT.



OPEN SPACE

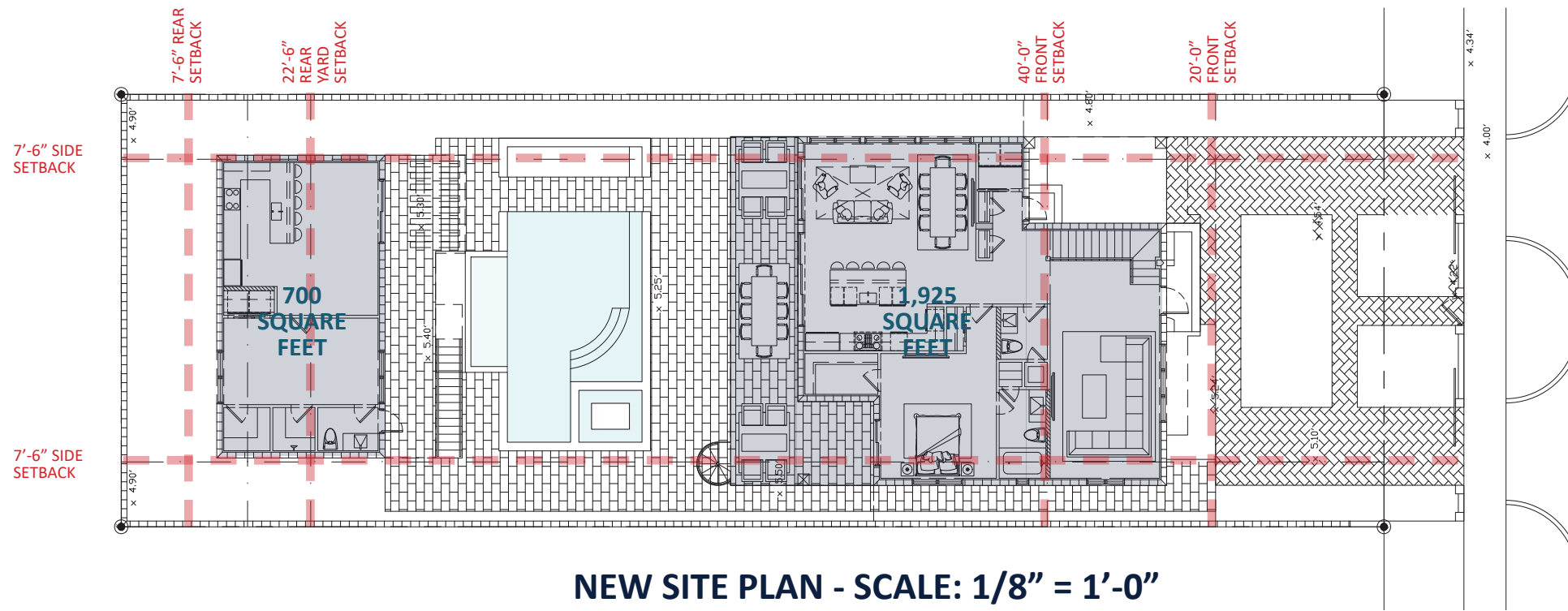
FRONT YARD ALLOWED =
 1,000 SQ.FT. X 50% = 500 SQ.FT.

EXISTING FRONT YARD =
 270 SQ.FT.

REAR YARD ALLOWED =
 1,125 SQ.FT. X 70% = 788 SQ.FT.

EXISTING REAR YARD =
 120 SQ.FT.

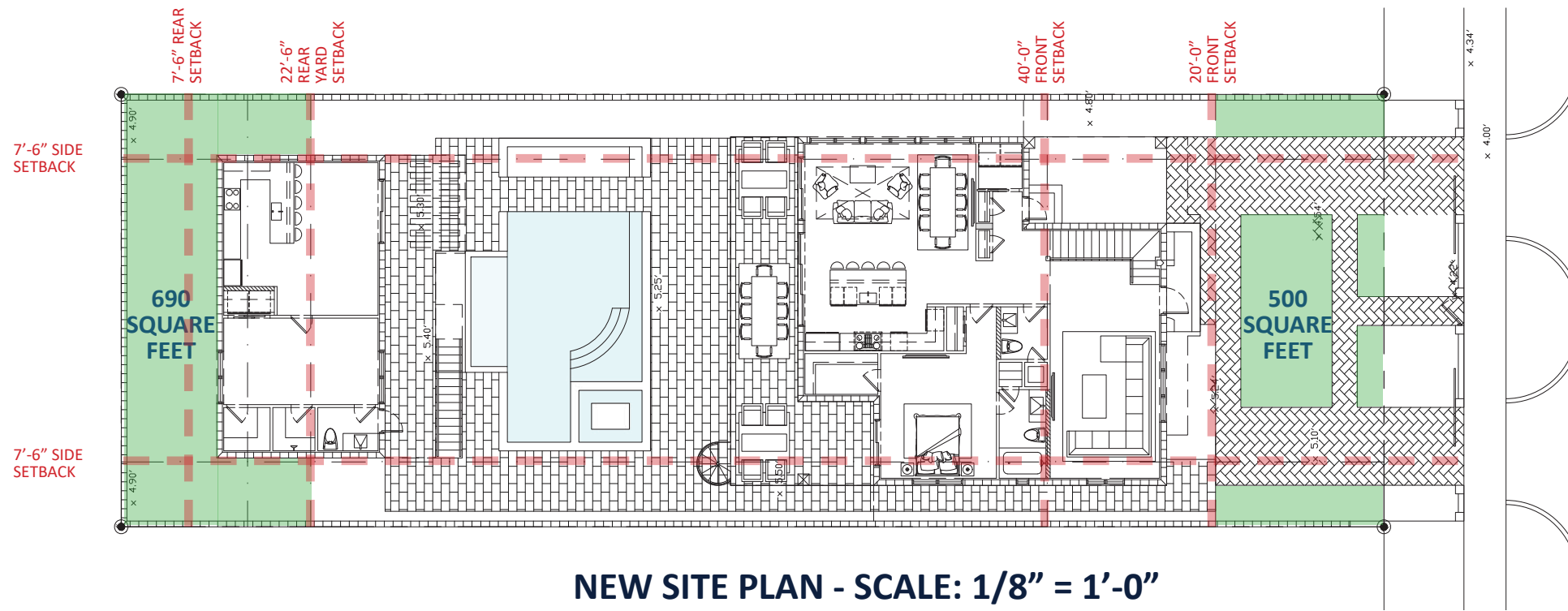
ZONING DIAGRAMS - PROPOSED



LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED =
 $7,500 \text{ SQ.FT.} \times 30\% = 2,250 \text{ SQ.FT.}$

PROPOSED LOT COVERAGE =
 $700 + 1,925 = 2,625 \text{ SQ.FT.}$



OPEN SPACE

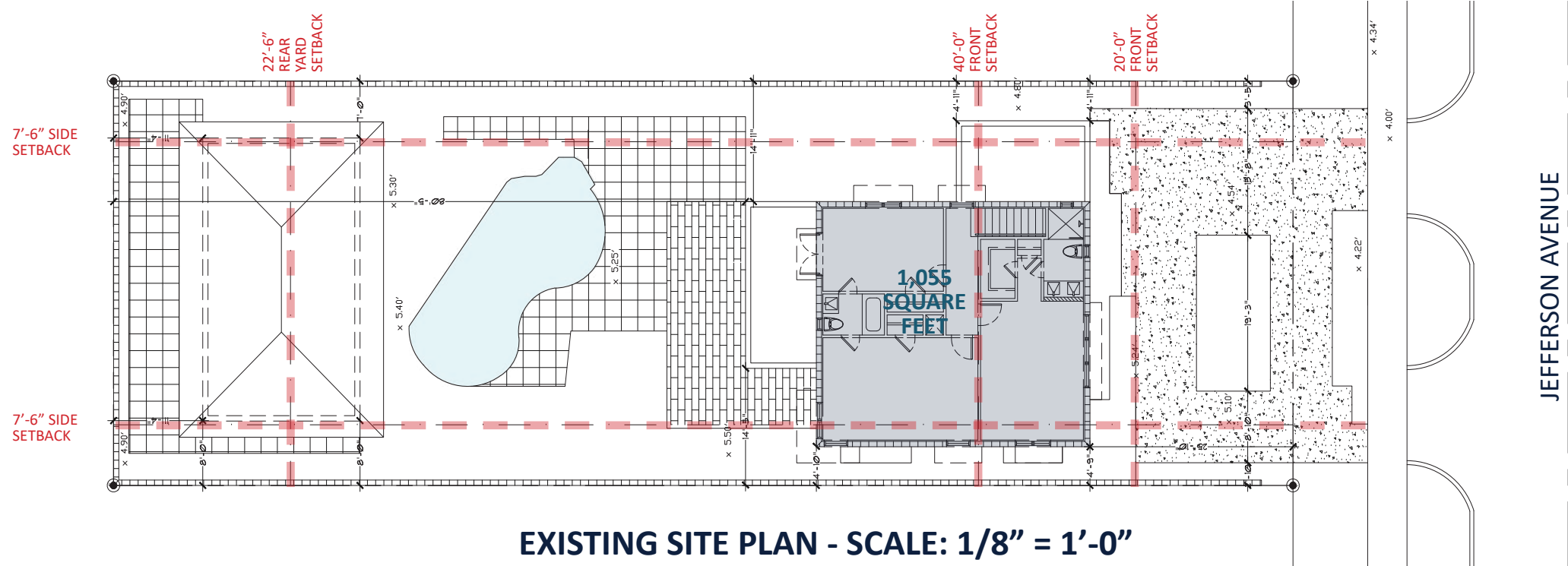
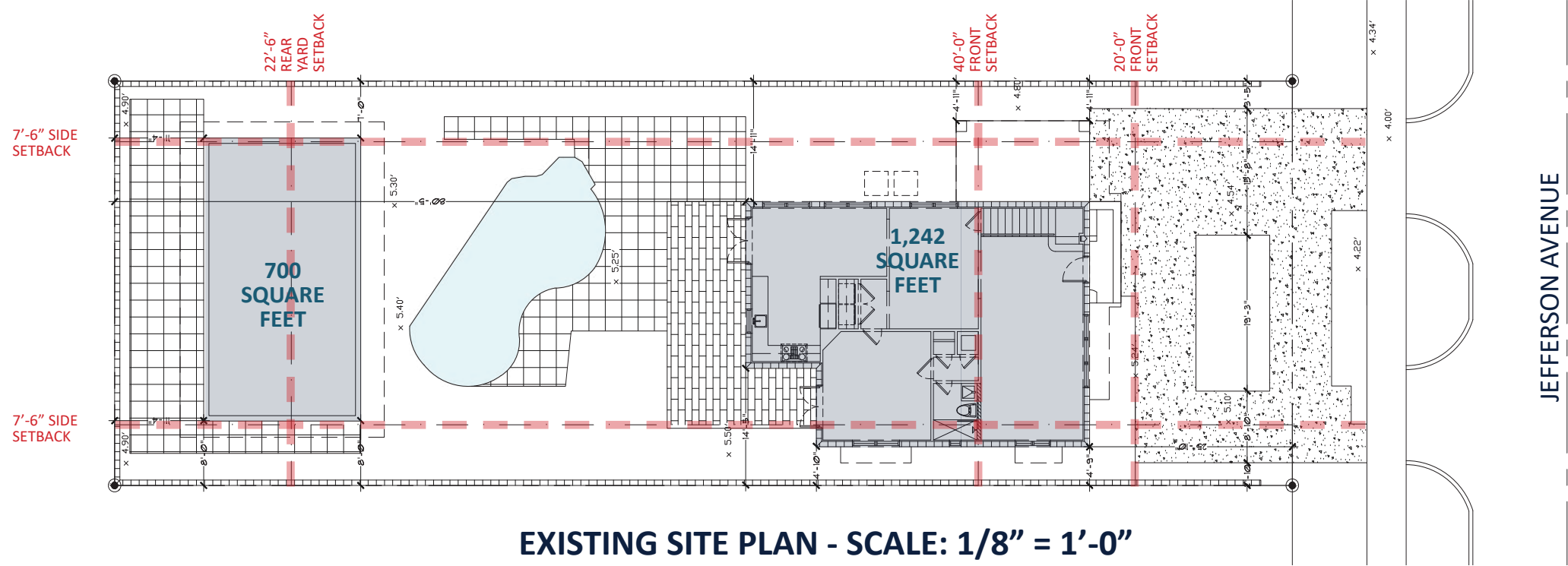
FRONT YARD ALLOWED =
 $1,000 \text{ SQ.FT.} \times 50\% = 500 \text{ SQ.FT.}$

PROPOSED FRONT YARD =
 500 SQ.FT.

YEAR YARD ALLOWED =
 $1,125 \text{ SQ.FT.} \times 70\% = 788 \text{ SQ.FT.}$

PROPOSED YEAR YARD =
 690 SQ.FT.

ZONING DIAGRAMS - EXISTING



LOT UNIT SIZE

MAXIMUM UNIT SIZE ALLOWED =
7,500 SQ.FT. X 50% = 3,750 SQ.FT.

GROUND FLOOR =

700 + 1,242 = 1,942 SQ.FT.

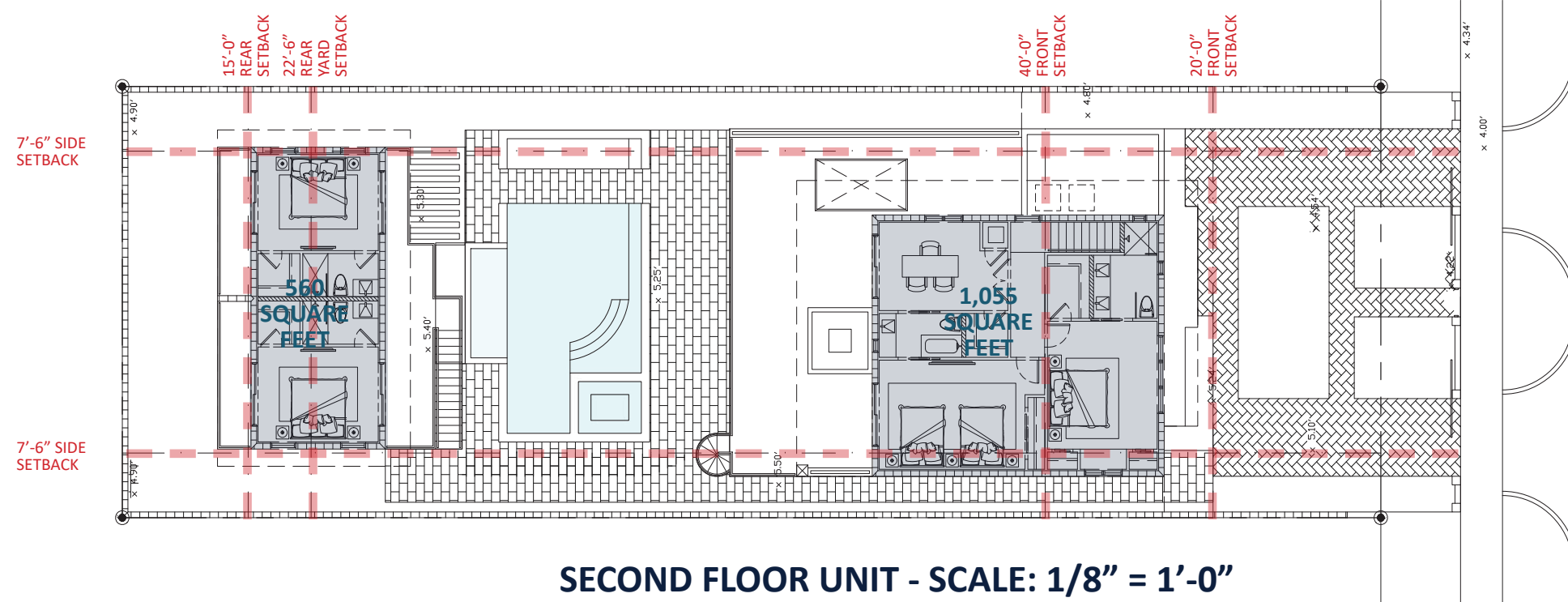
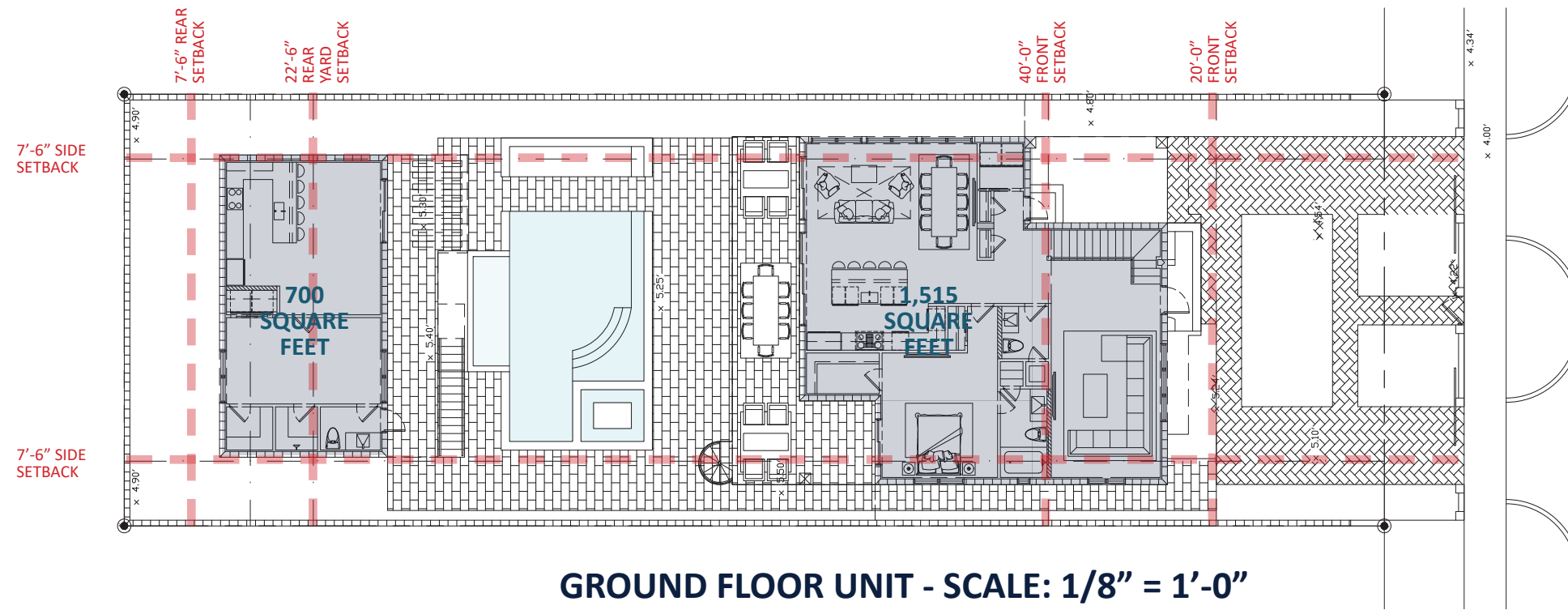
SECOND FLOOR =

1,055 SQ.FT.

EXISTING UNIT SIZE =

2,997 SQ.FT.

ZONING DIAGRAMS - PROPOSED



LOT UNIT SIZE

MAXIMUM UNIT SIZE ALLOWED =
7,500 SQ.FT. X 50% = 3,750 SQ.FT.

GROUND FLOOR =

700 + 1,515 = 2,215 SQ.FT.

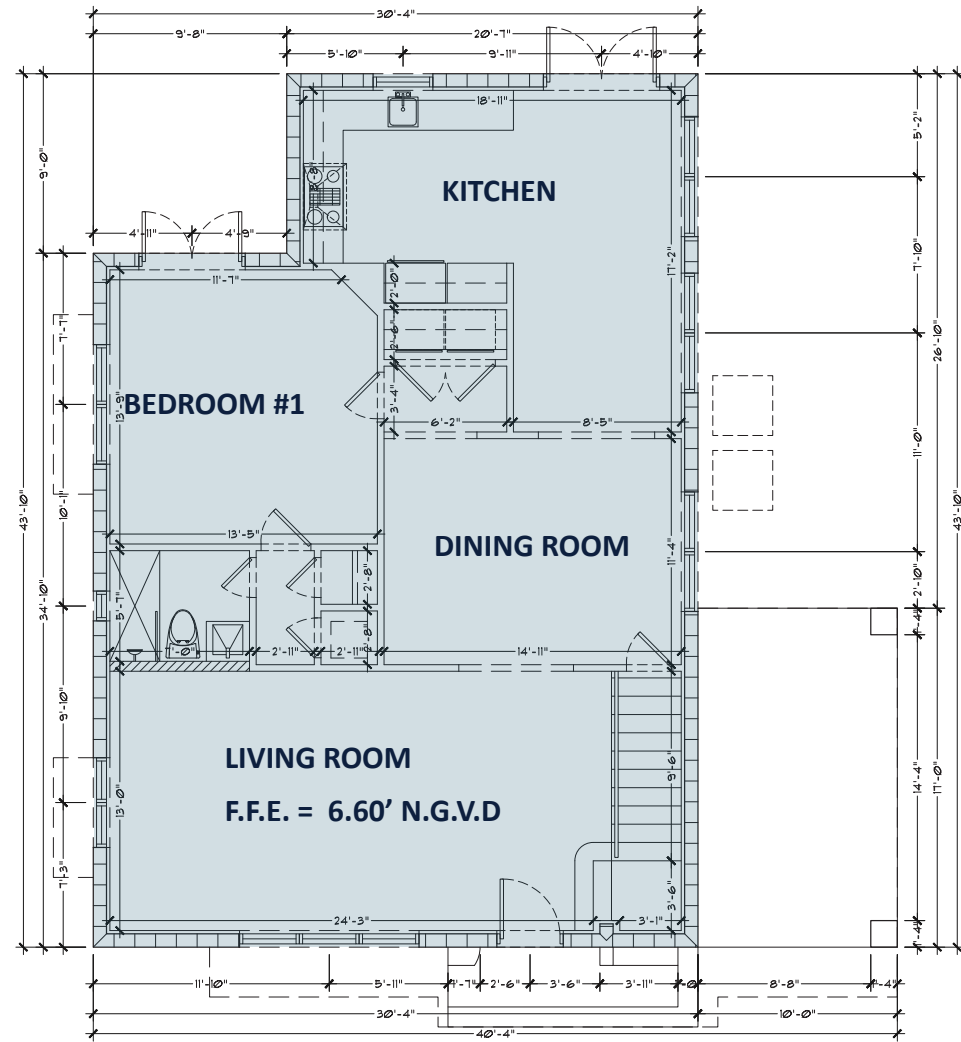
SECOND FLOOR =

560 + 1,055 = 1,615 SQ.FT.

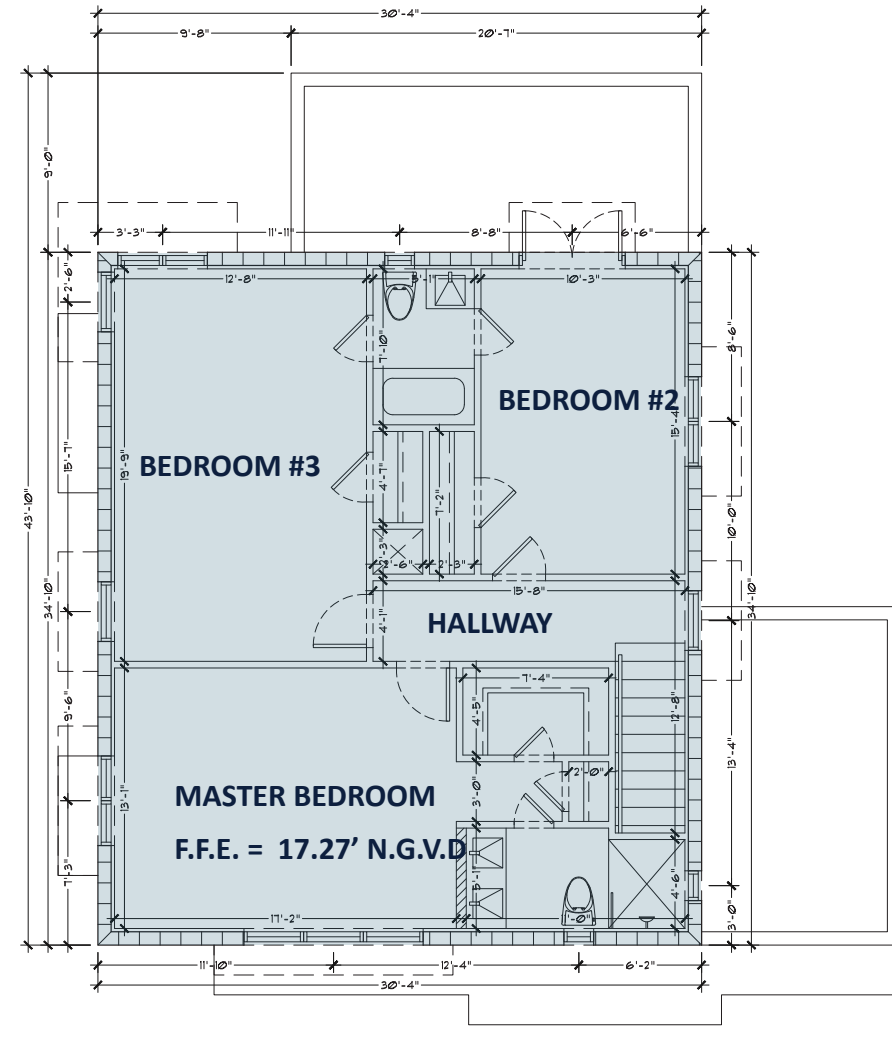
PROPOSED UNIT SIZE =

3,830 SQ.FT.

MAIN RESIDENCE - EXISTING FLOOR PLANS



GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

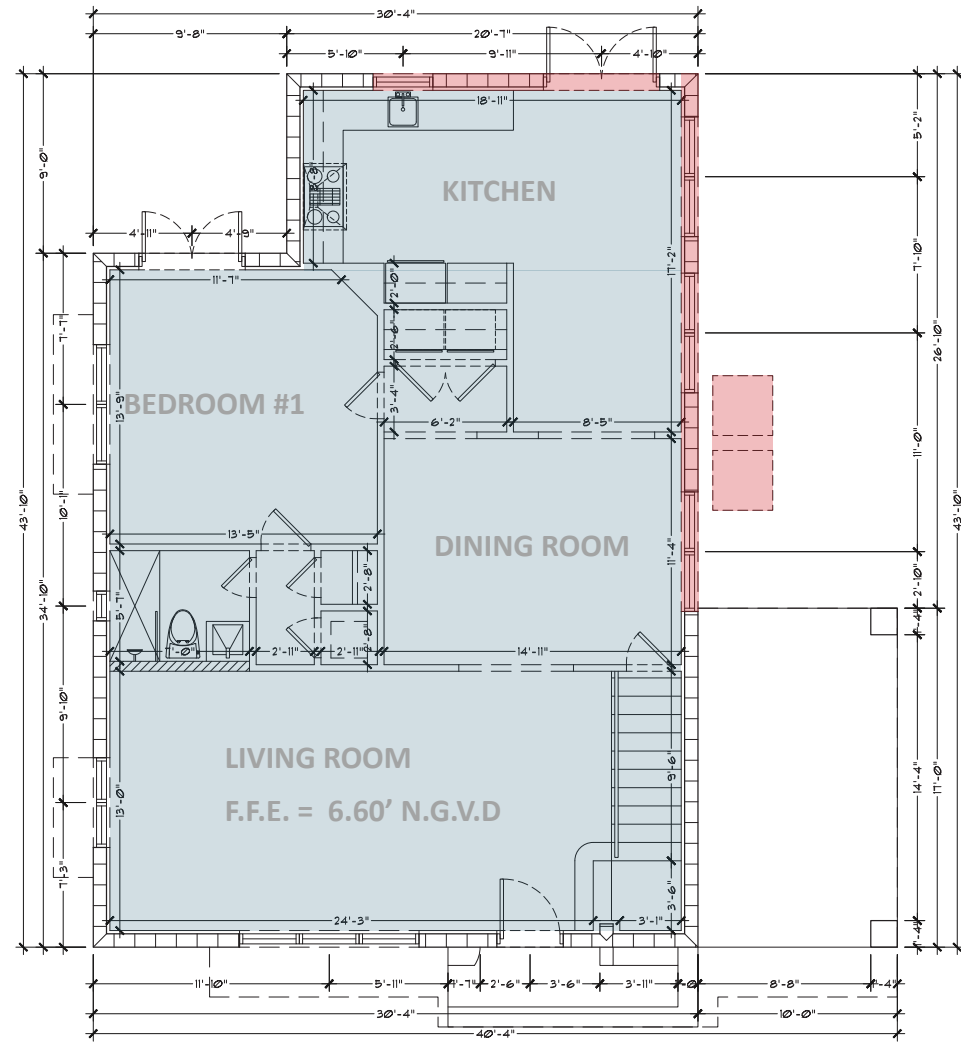


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

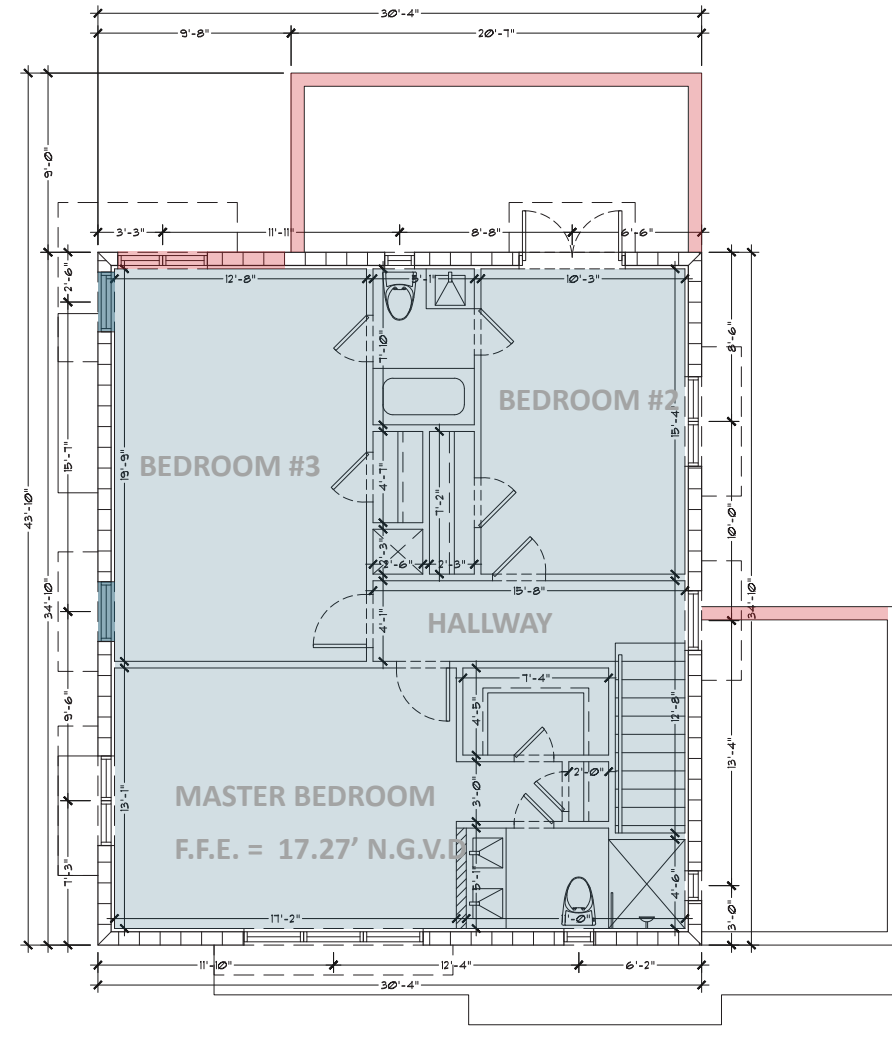
MAIN RESIDENCE - DEMOLITION PLANS

DEMOLITION NOTES:

1. FULL GROUND FLOOR INTERIOR REMODEL
2. MECHANICAL EQUIPMENT TO BE RELOCATED
3. REMOVE BLOCK WALLS, WINDOWS AND PREPARE AREA FOR ADDITION
4. REMOVE WINDOW & FRENCH DOORS AND BLOCK WALL IN THE KITCHEN, FOR BIGGER OPENING.
5. FULL SECOND FLOOR INTERIOR REMODEL
6. REMOVE WINDOWS & BLOCK-UP OPENING ON BEDROOM #3.
7. REMOVE WINDOW & BLOCK WALL, FOR BIGGER OPENING.
8. REMOVE PARAPET OF REAR PATIO.
9. REMOVE PARAPET OF CAPORT FACING THE REAR.

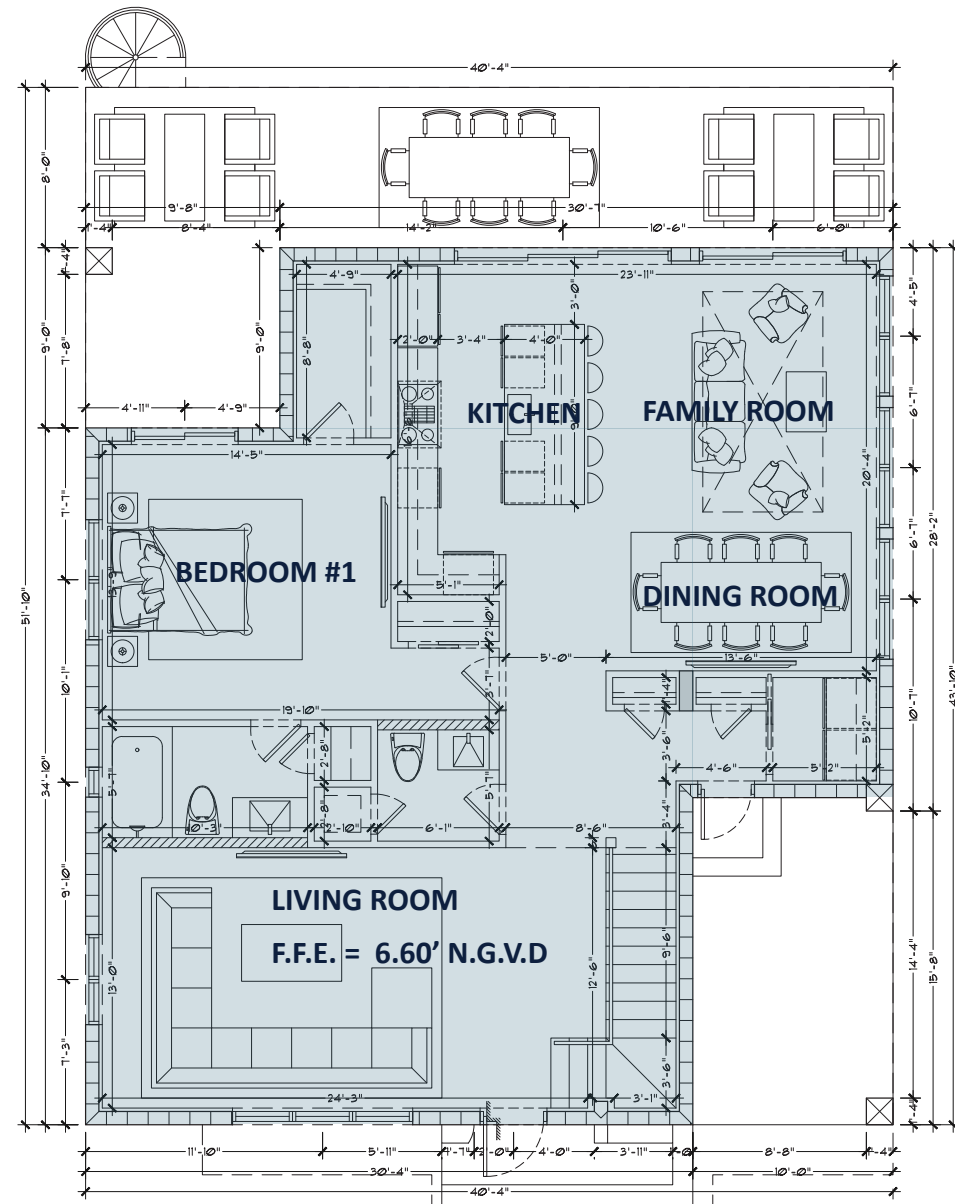


GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

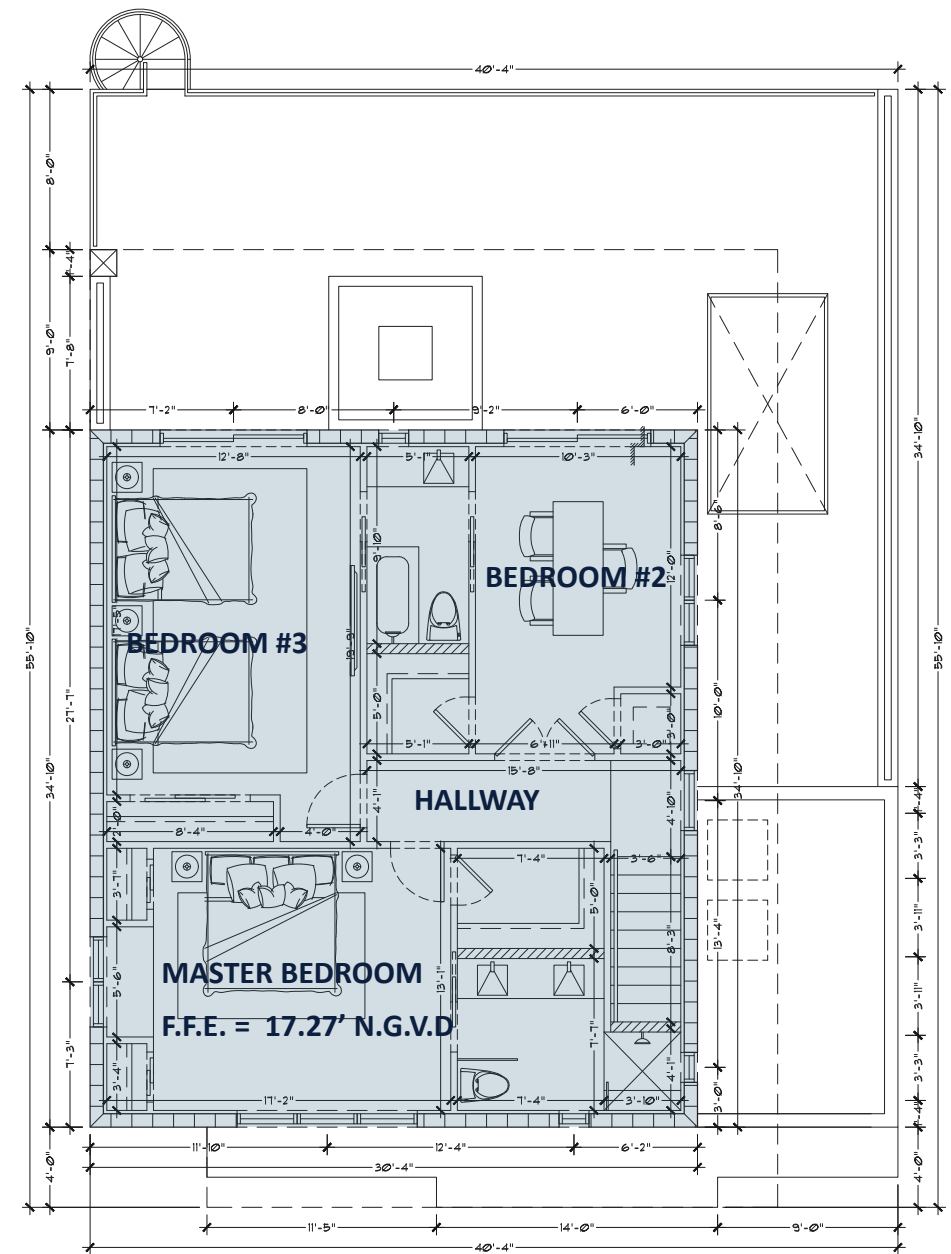


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - PROPOSED FLOOR PLANS

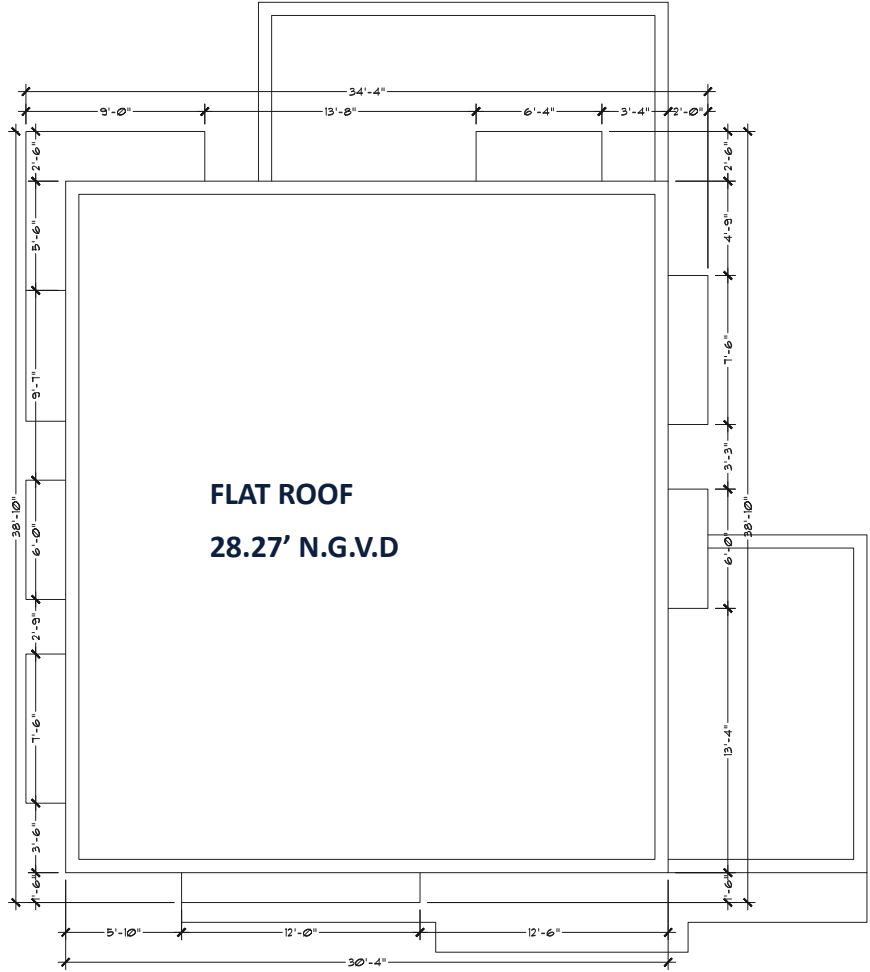


GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

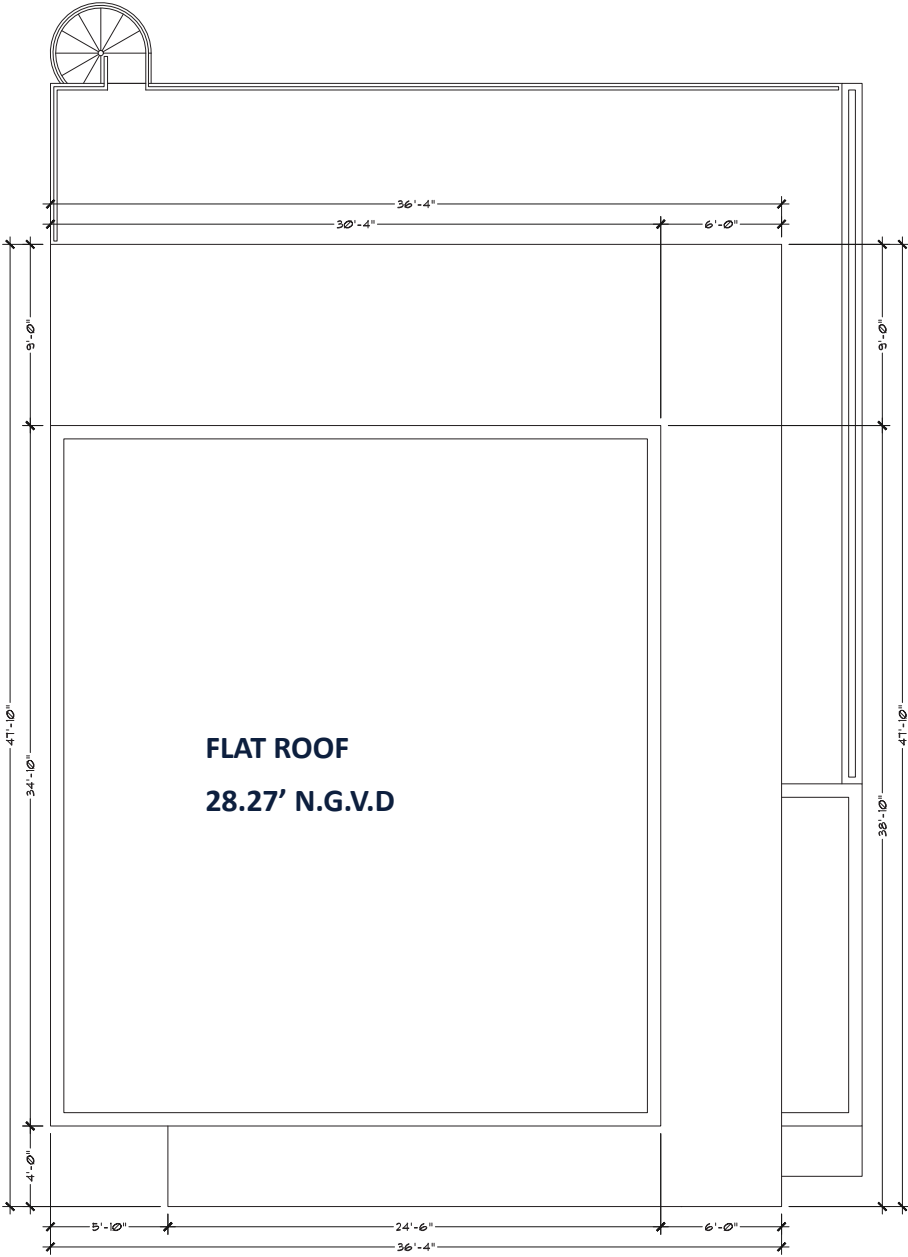


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - ROOF PLANS

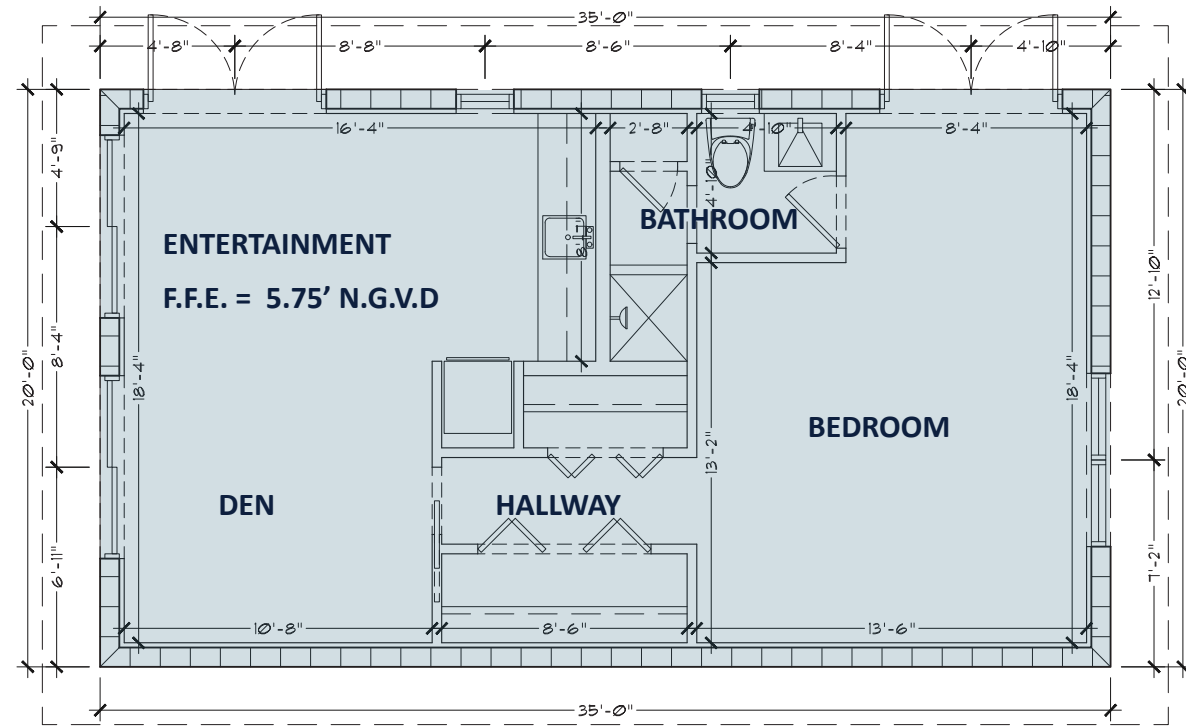


EXISTING ROOF PLAN - SCALE: 1/4" = 1'-0"

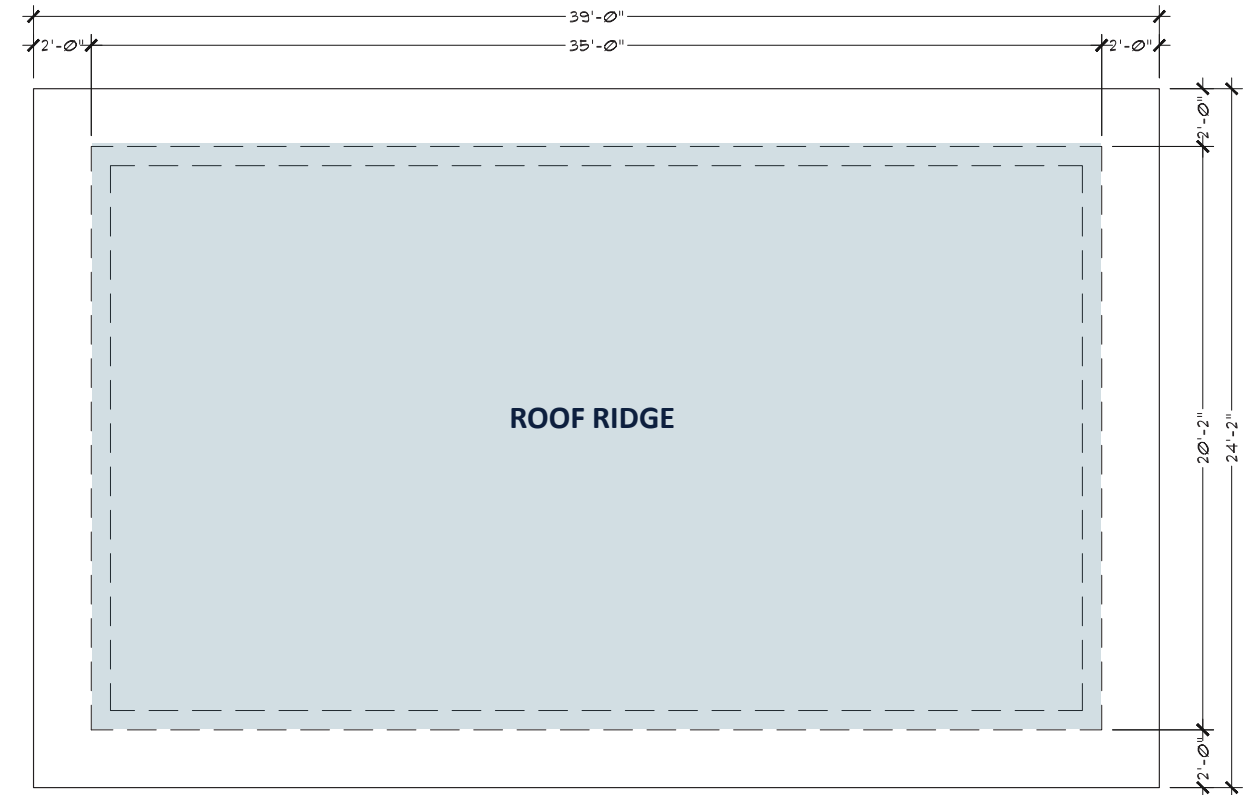


PROPOSED ROOF PLAN - SCALE: 1/4" = 1'-0"

GUEST HOME - EXISTING FLOOR PLANS



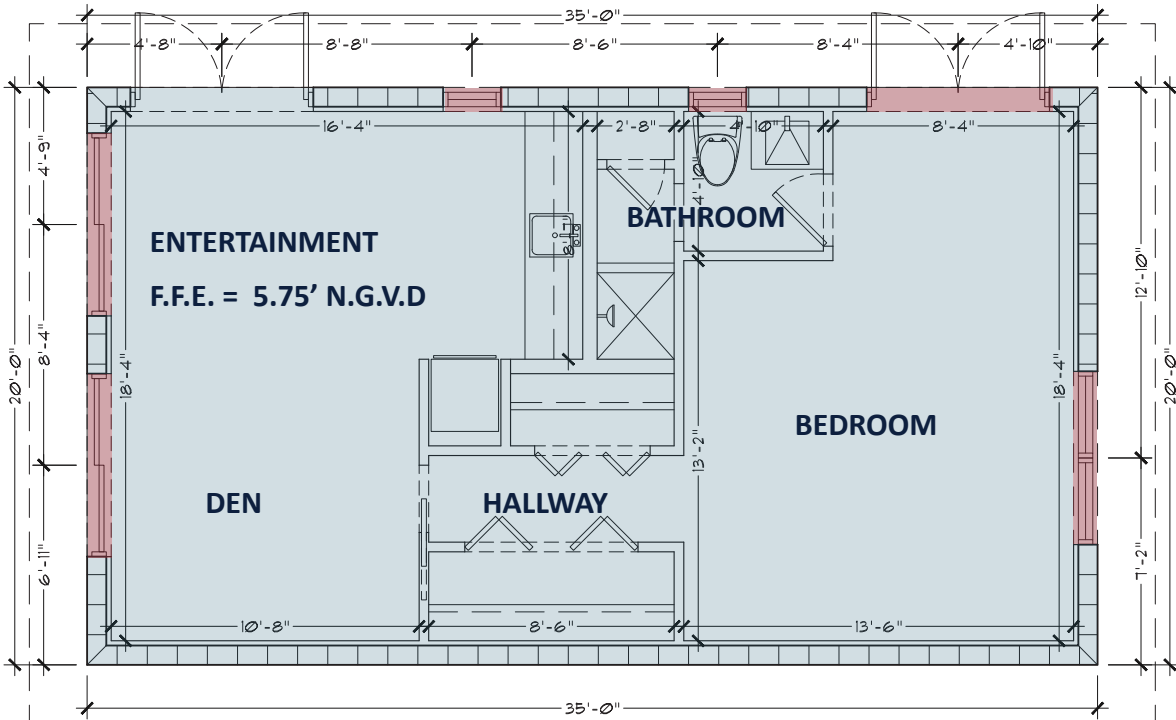
GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



ROOF PLAN - SCALE: 1/4" = 1'-0"



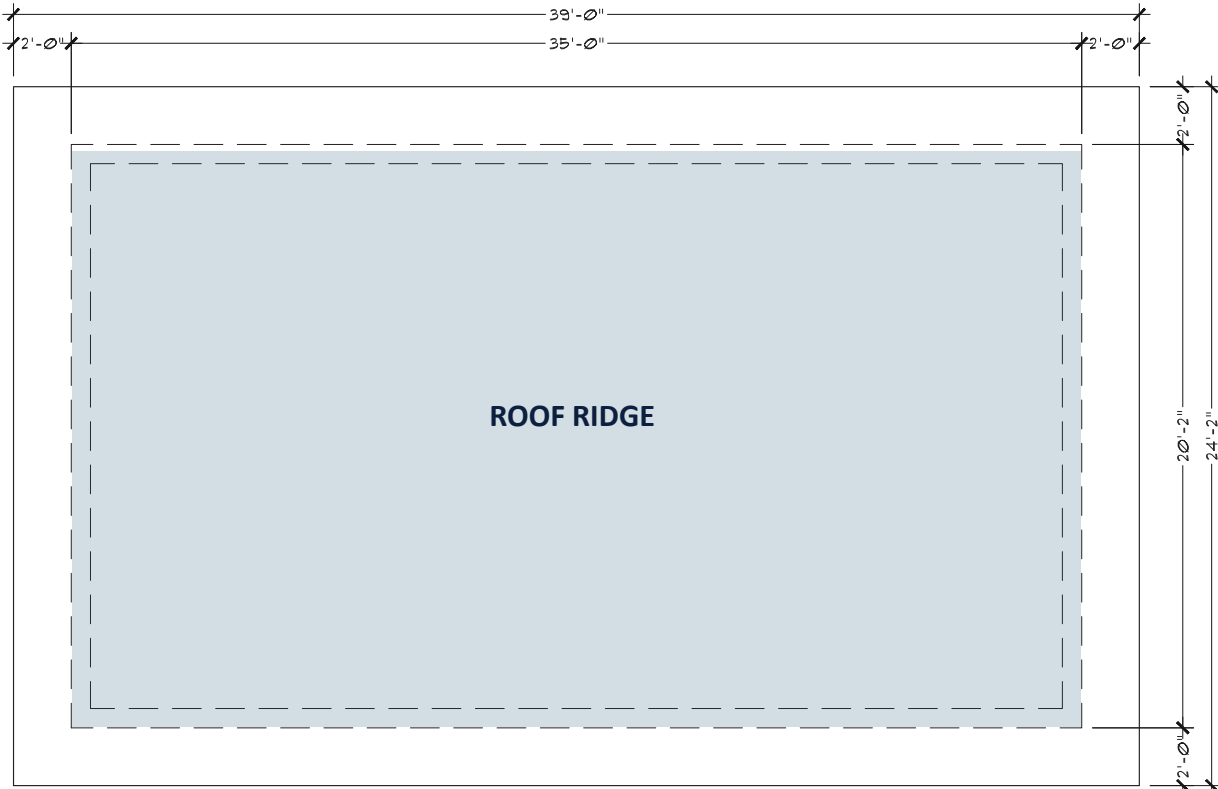
GUEST HOME - DEMOLITIONS PLANS



DEMOLITION NOTES:

- 1. FULL INTERIOR REMODEL
- 2. CAP ELECTRICAL, MECHANICAL & PLUMBING
- 3. MECHANICAL & POOL EQUIPMENT TO BE RELOCATED
- 4. REMOVE DOORS & BLOCK-UP OPENING
- 5. REMOVE WINDOWS & BLOCK-UP OPENING

GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



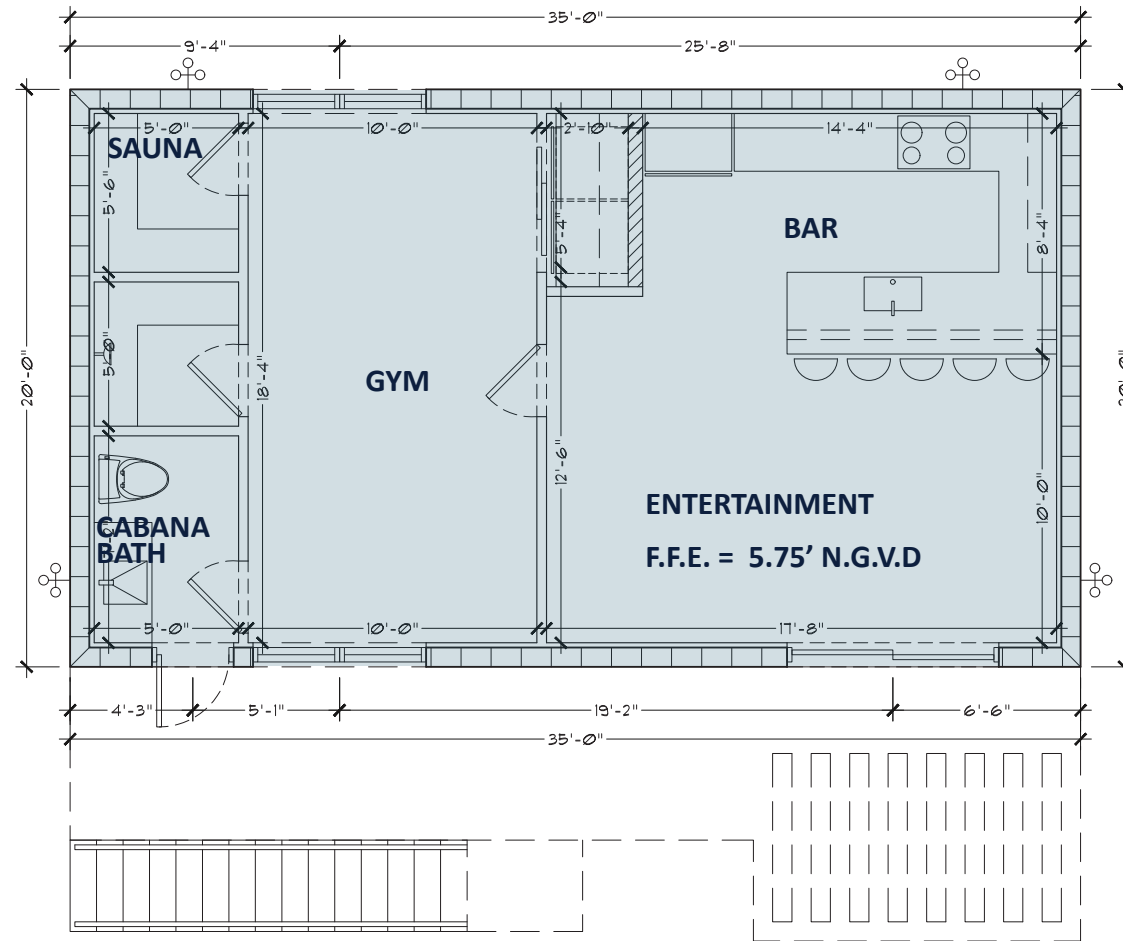
DEMOLITION NOTES:

- 1. FULLY REMOVE WOOD ROOF
- 2. PREPARE & REINFORCE FOOTERS FOR SECOND FLOOR

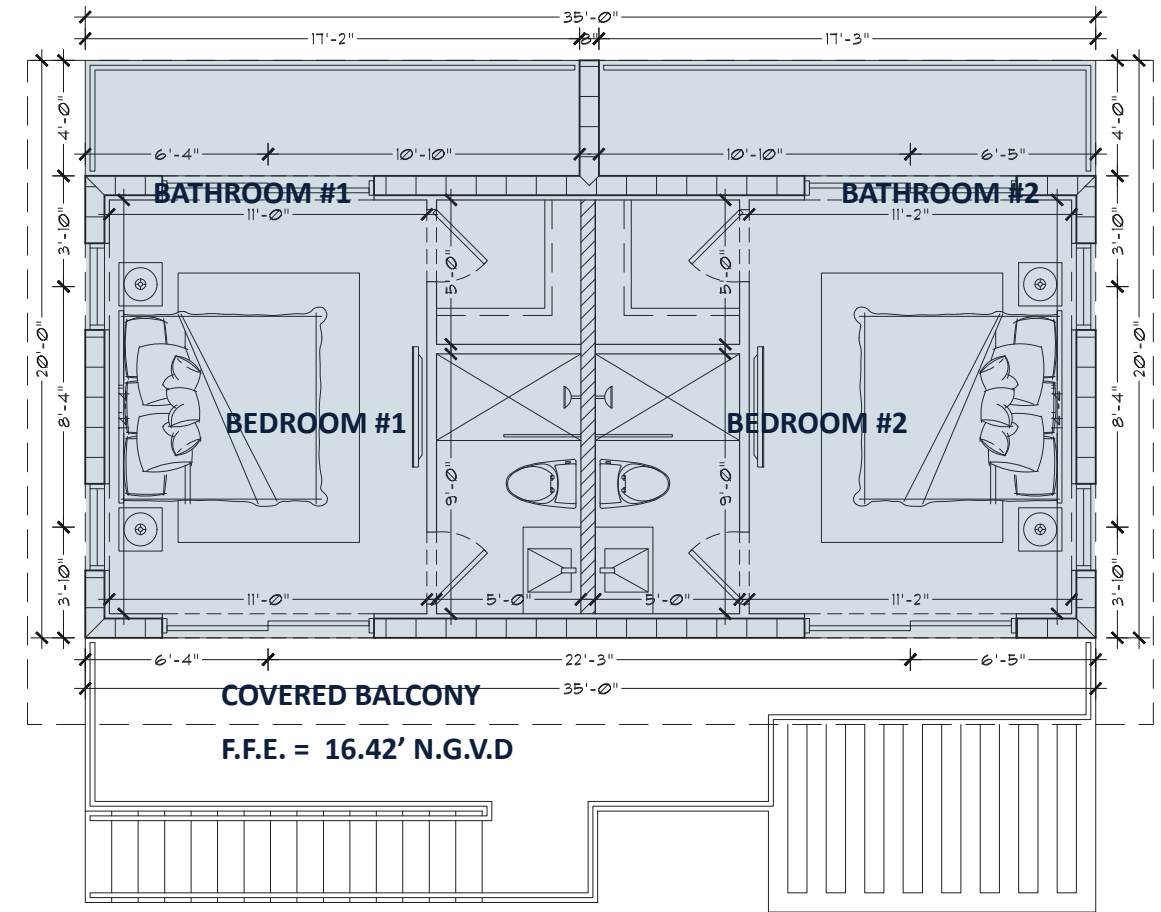
ROOF PLAN - SCALE: 1/4" = 1'-0"



GUEST HOME - PROPOSED FLOOR PLANS



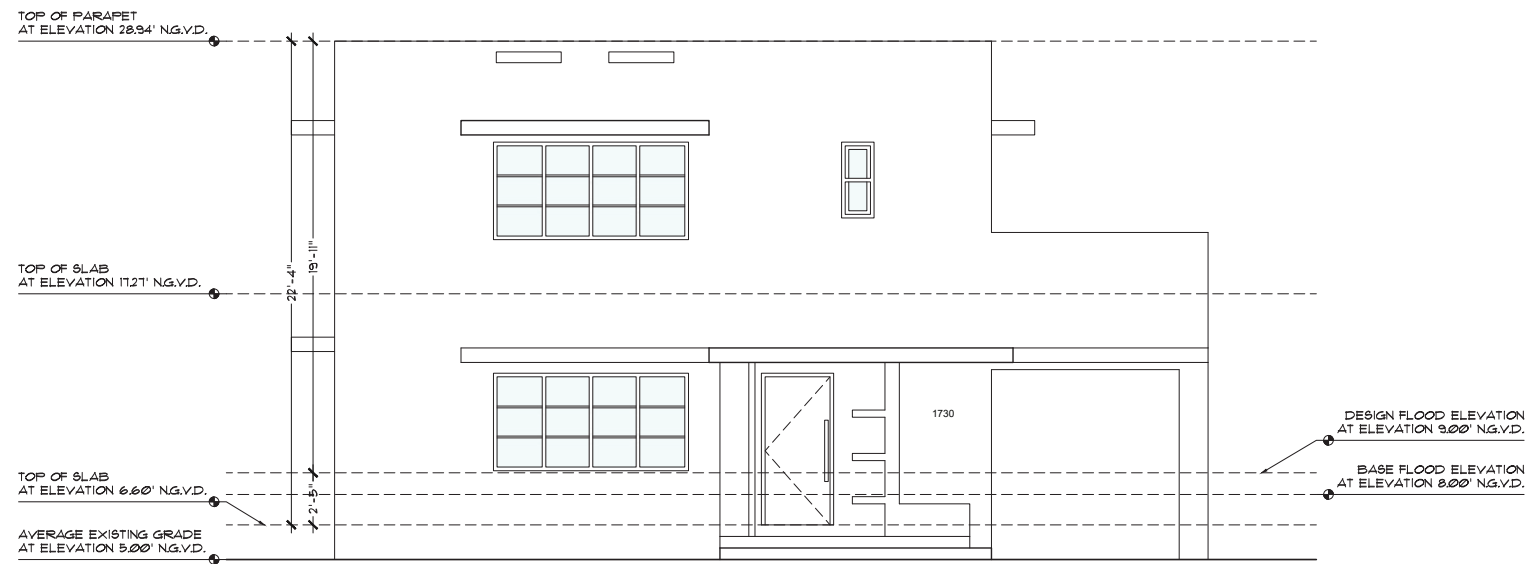
GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



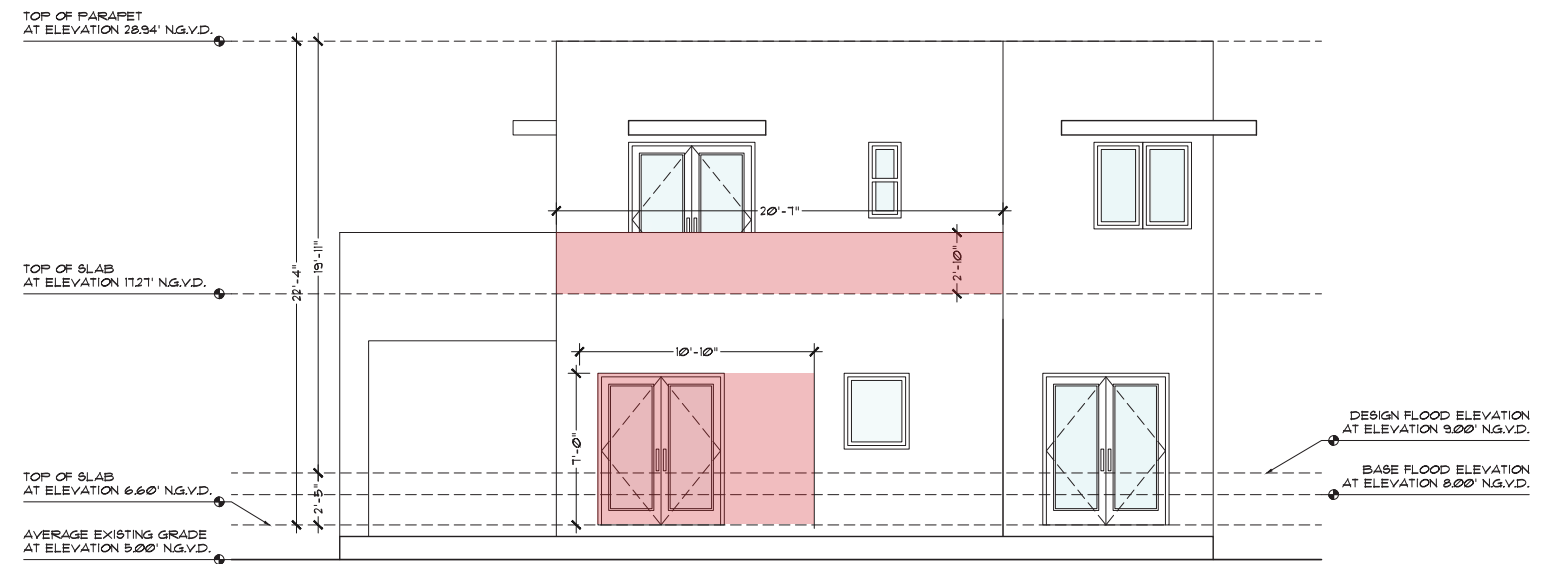
SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"



MAIN RESIDENCE - EXISTING ELEVATIONS

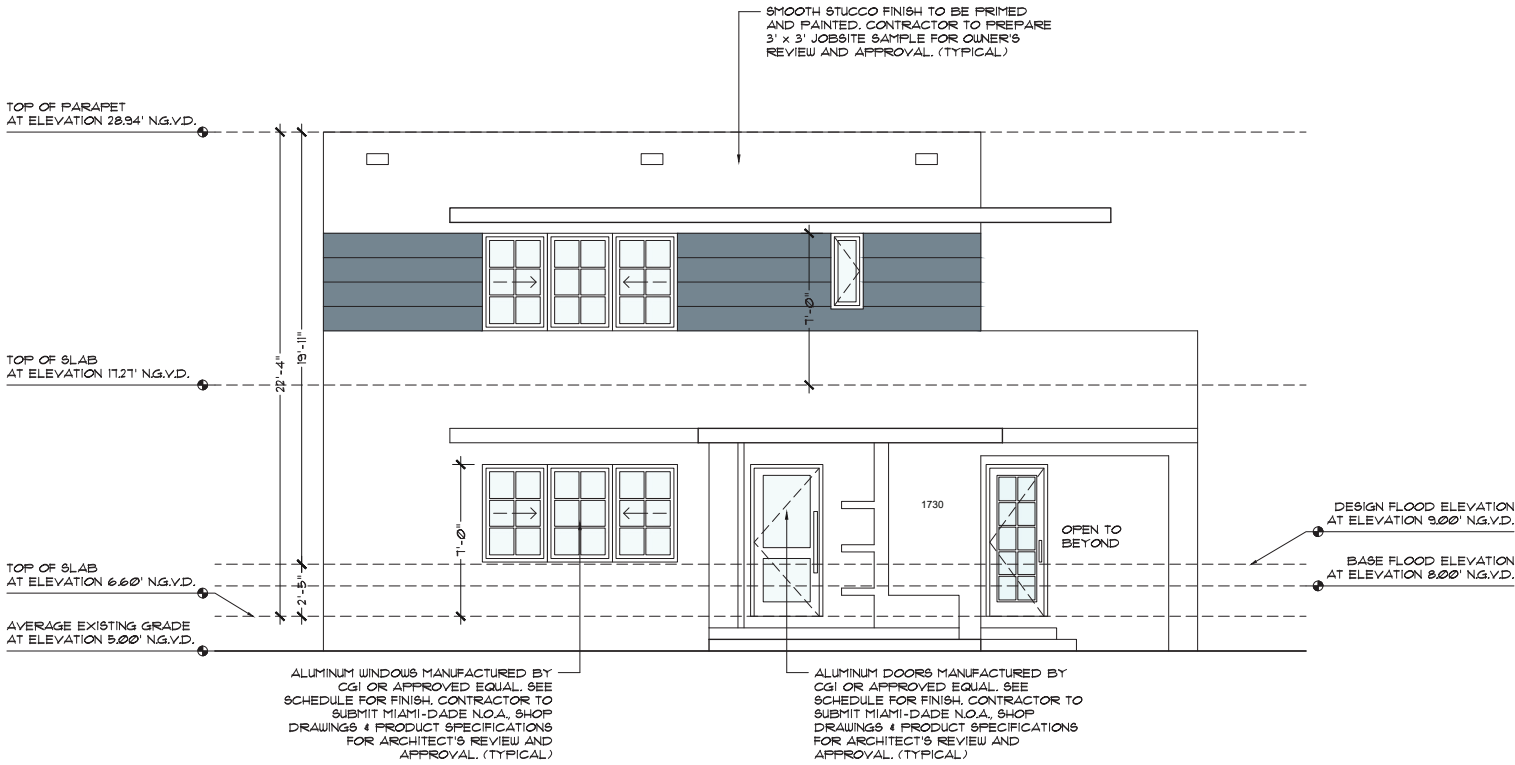


FRONT ELEVATION - SCALE: 1/4" = 1'-0"

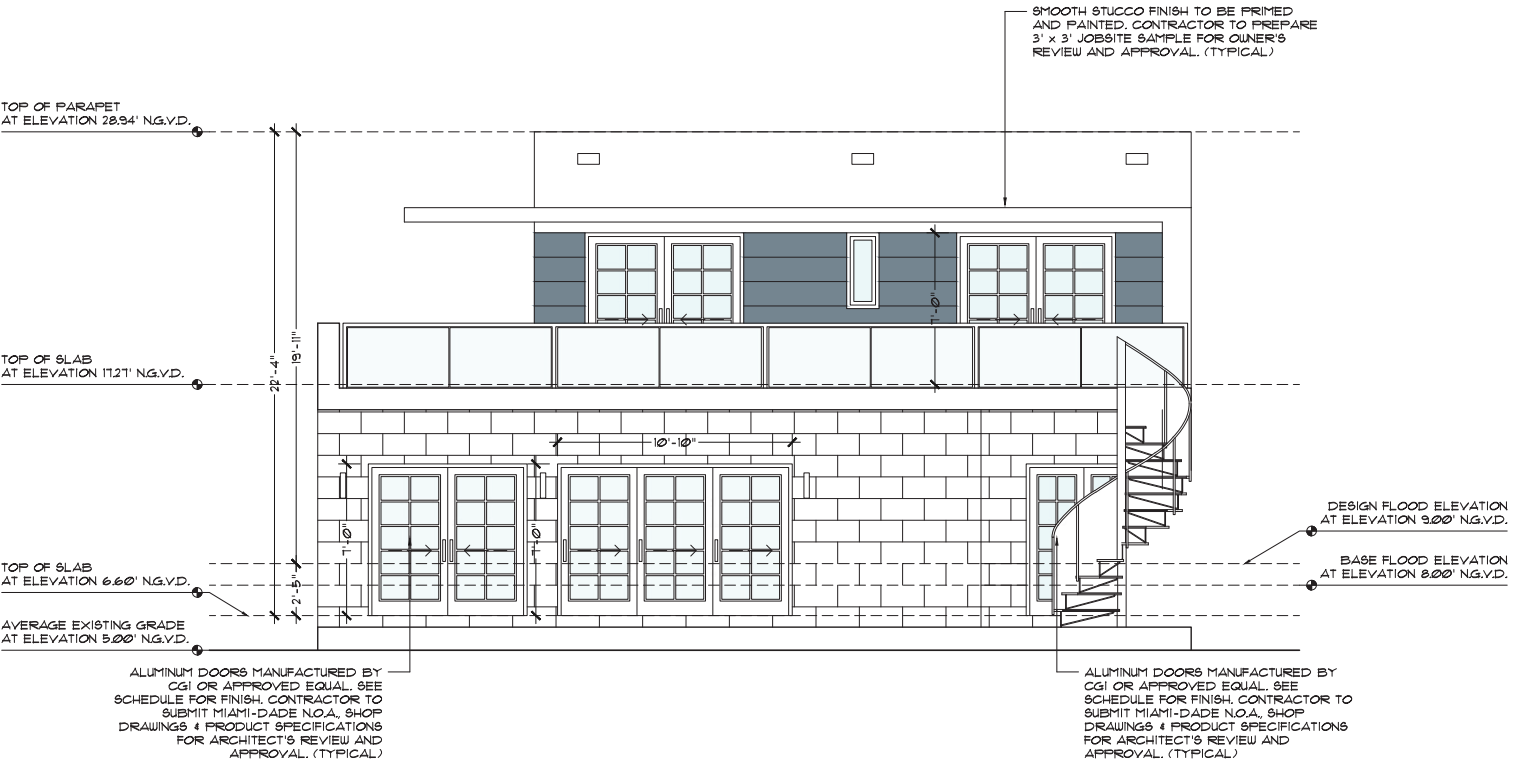


REAR ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - NEW ELEVATIONS

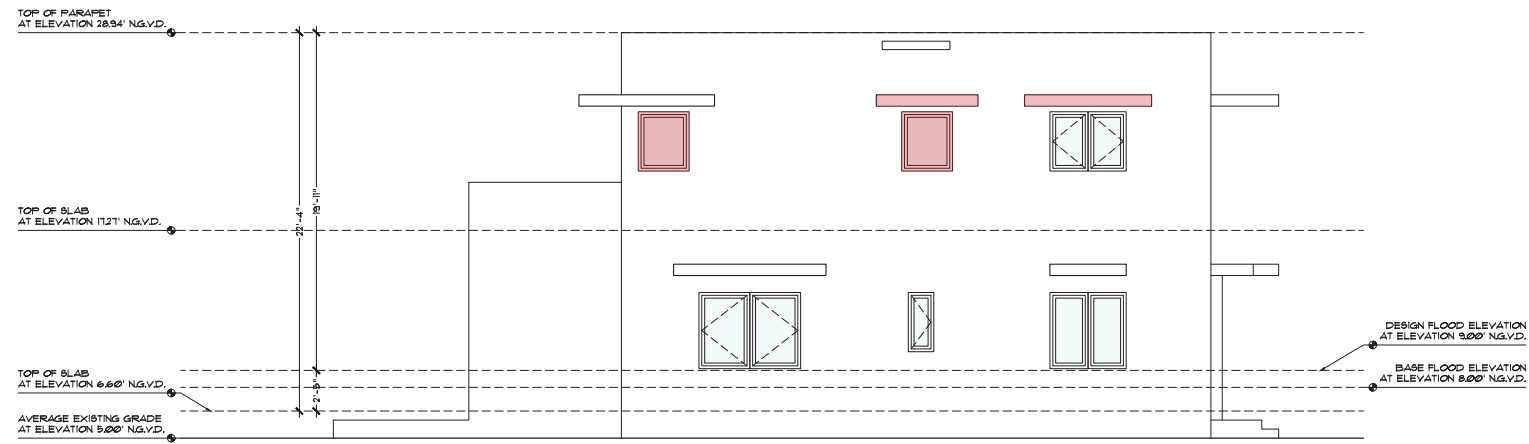


FRONT ELEVATION - SCALE: 1/4" = 1'-0"

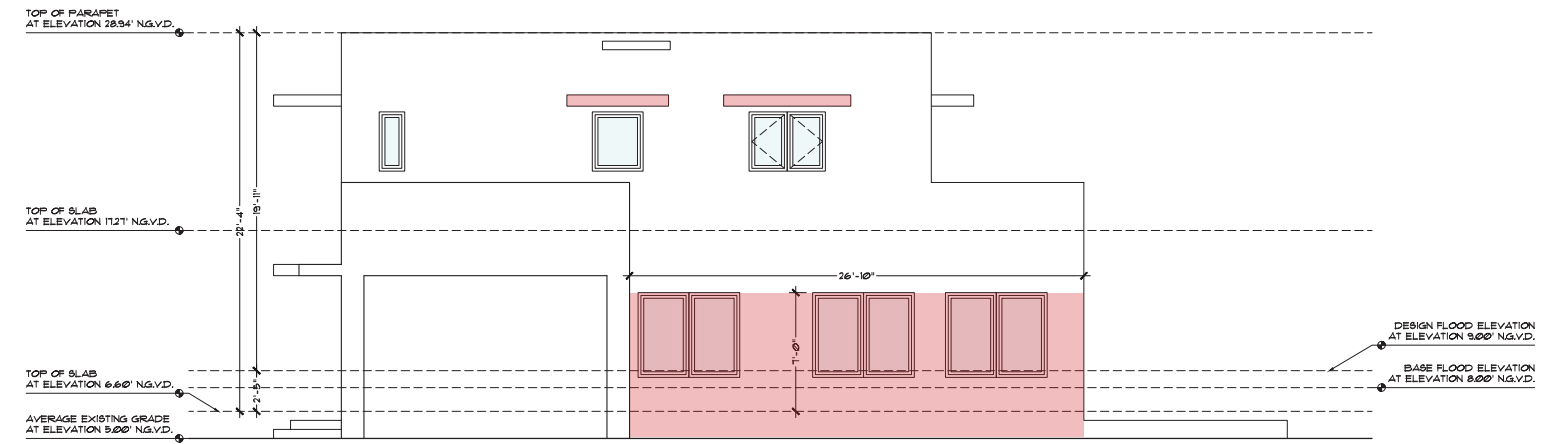


REAR ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - EXISTING ELEVATIONS

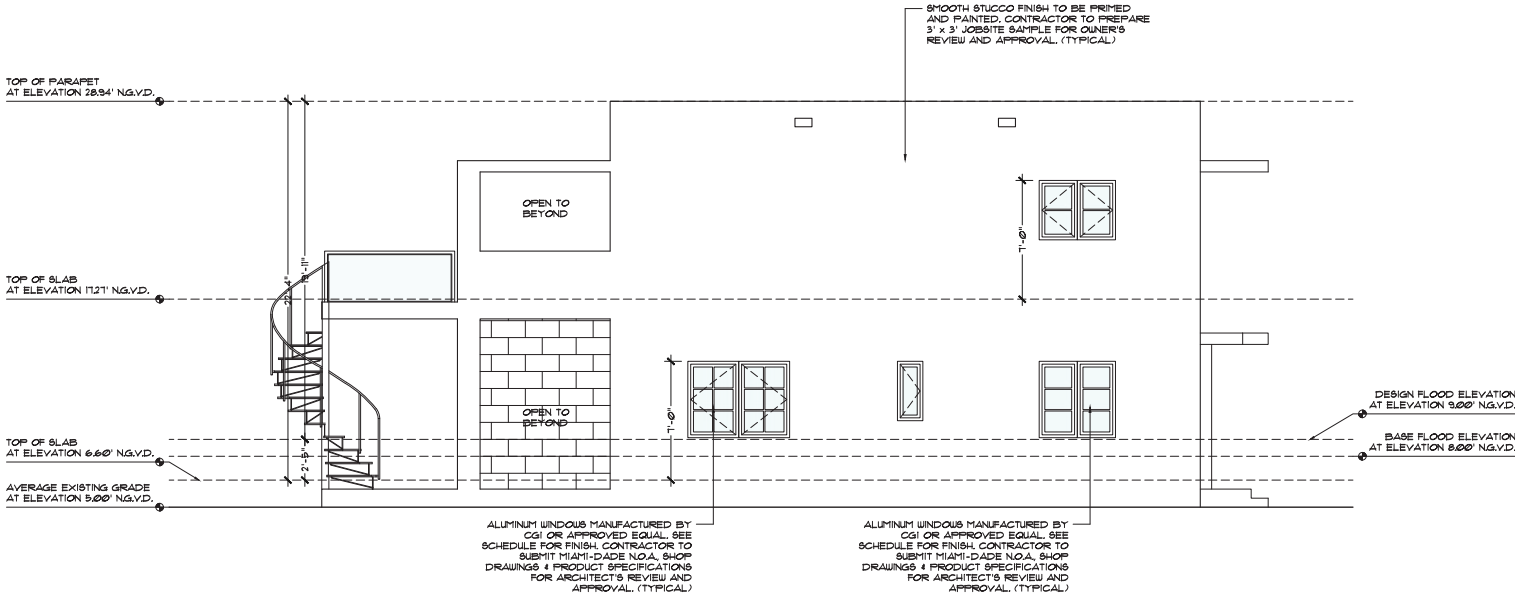


LEFT ELEVATION - SCALE: 1/4" = 1'-0"

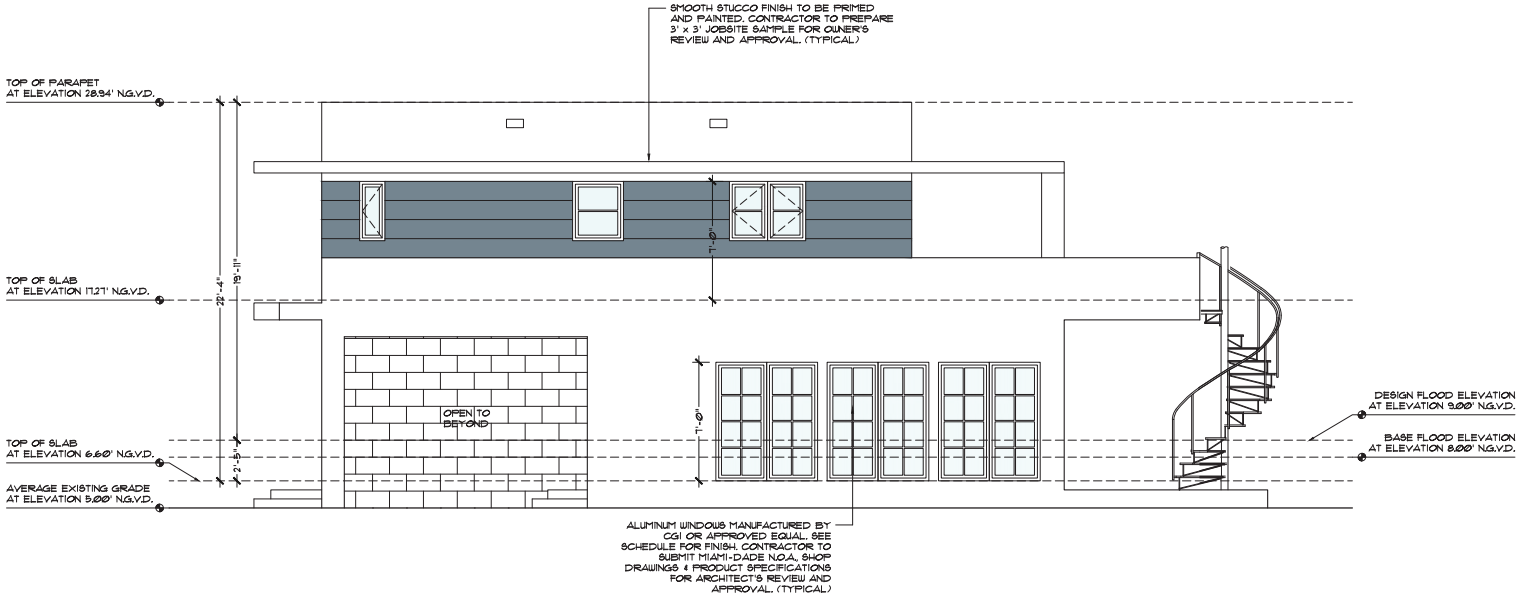


RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - NEW ELEVATIONS



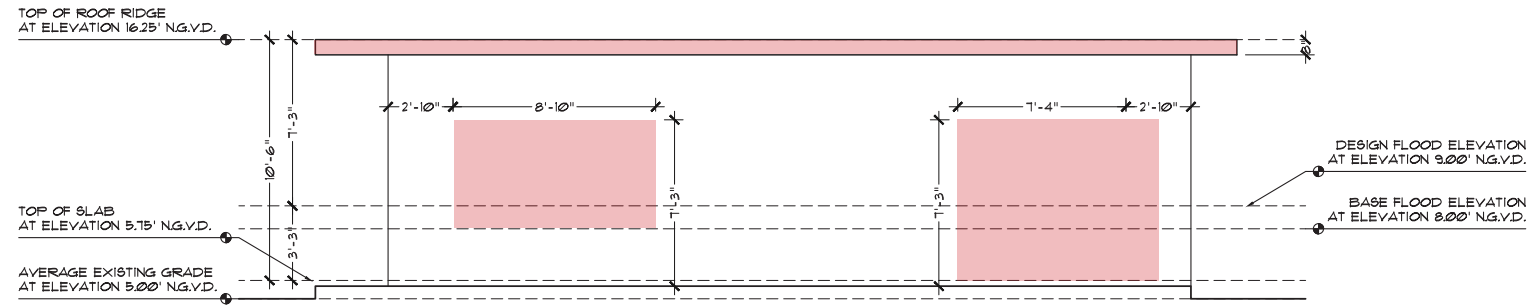
LEFT ELEVATION - SCALE: 1/4" = 1'-0"



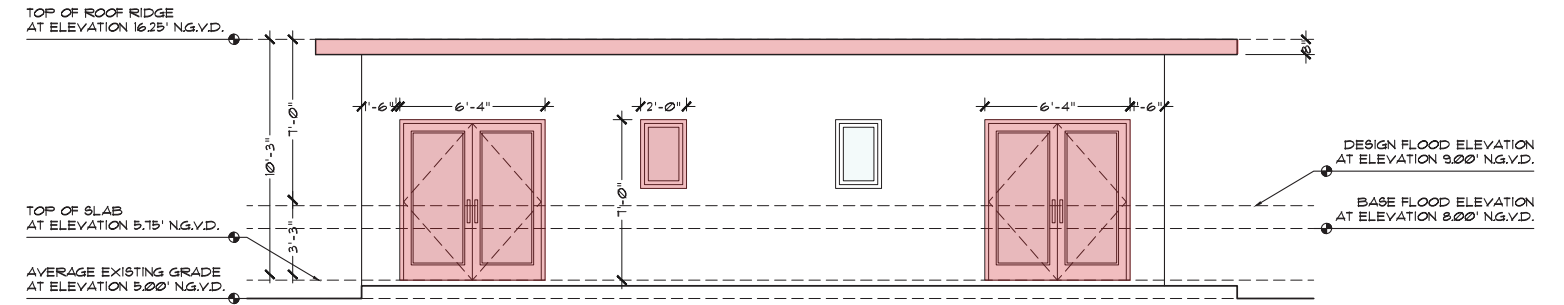
RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

GUEST HOME - EXISTING ELEVATIONS

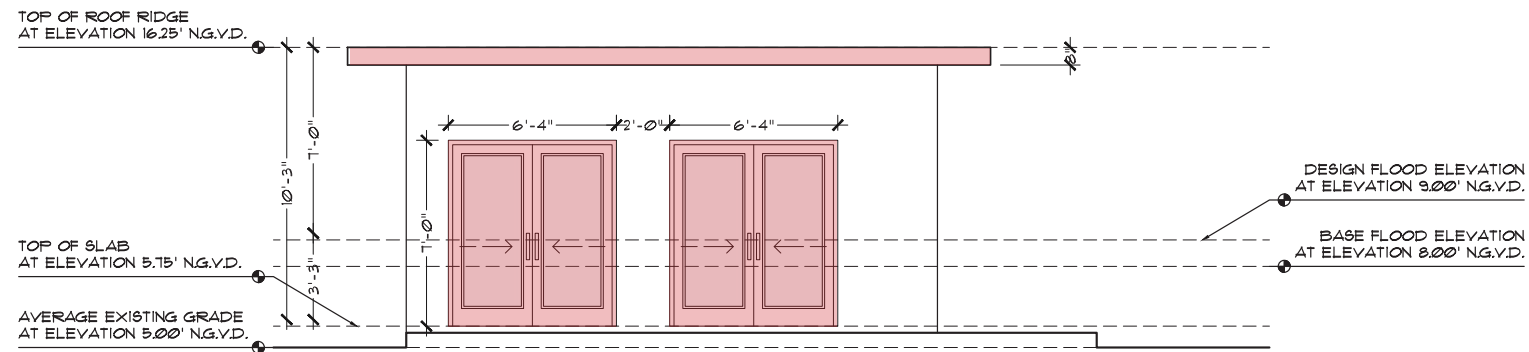
FRONT ELEVATION - SCALE: 1/4" = 1'-0"



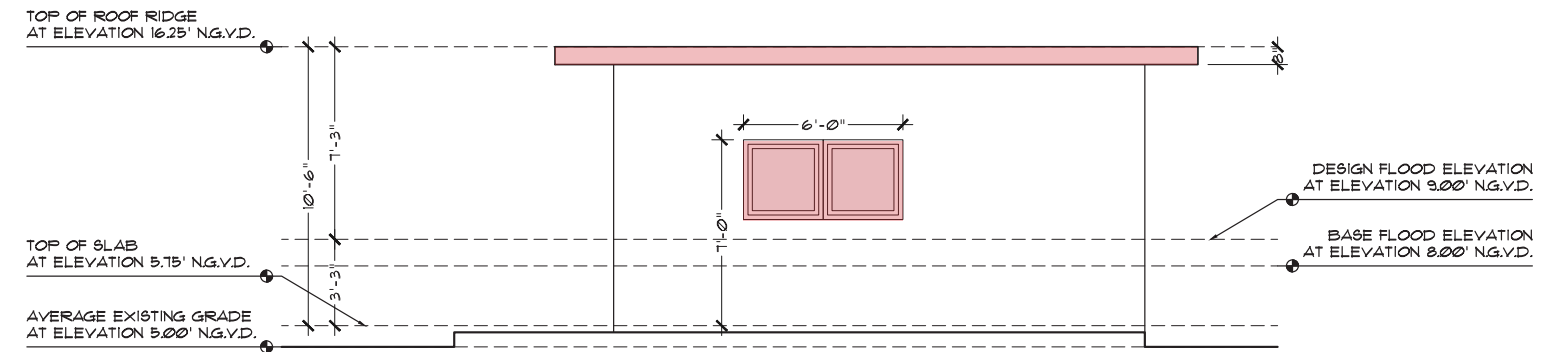
REAR ELEVATION - SCALE: 1/4" = 1'-0"



LEFT ELEVATION - SCALE: 1/4" = 1'-0"

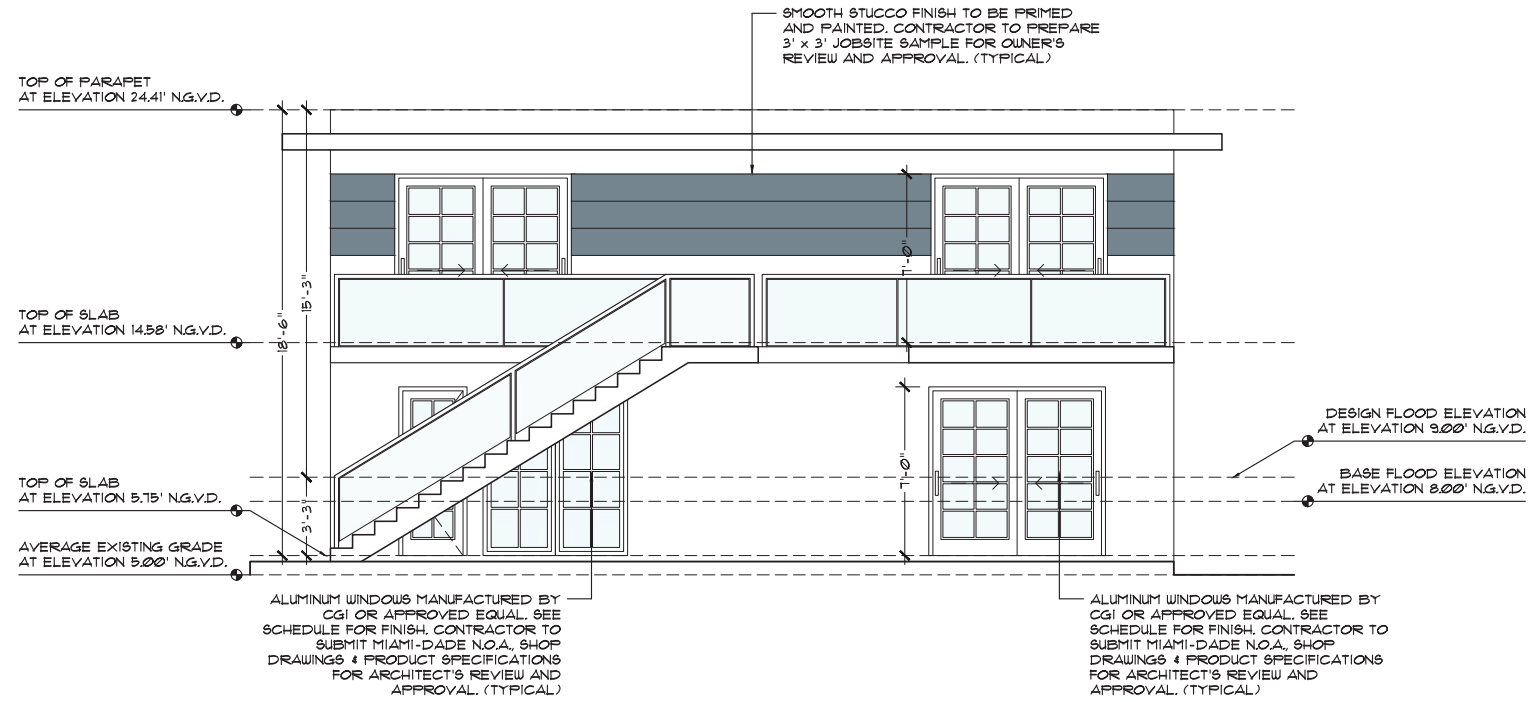


RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

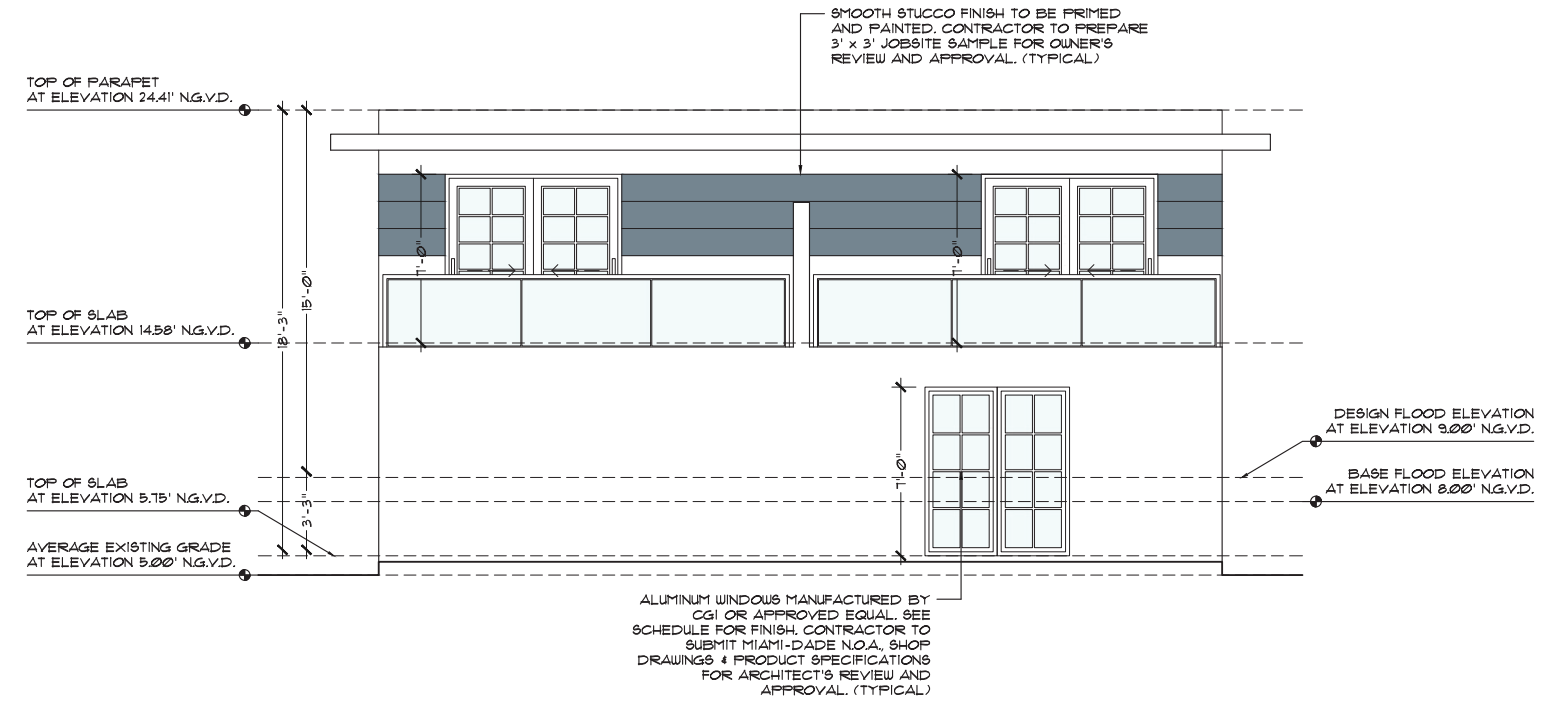


GUEST HOME - NEW ELEVATIONS

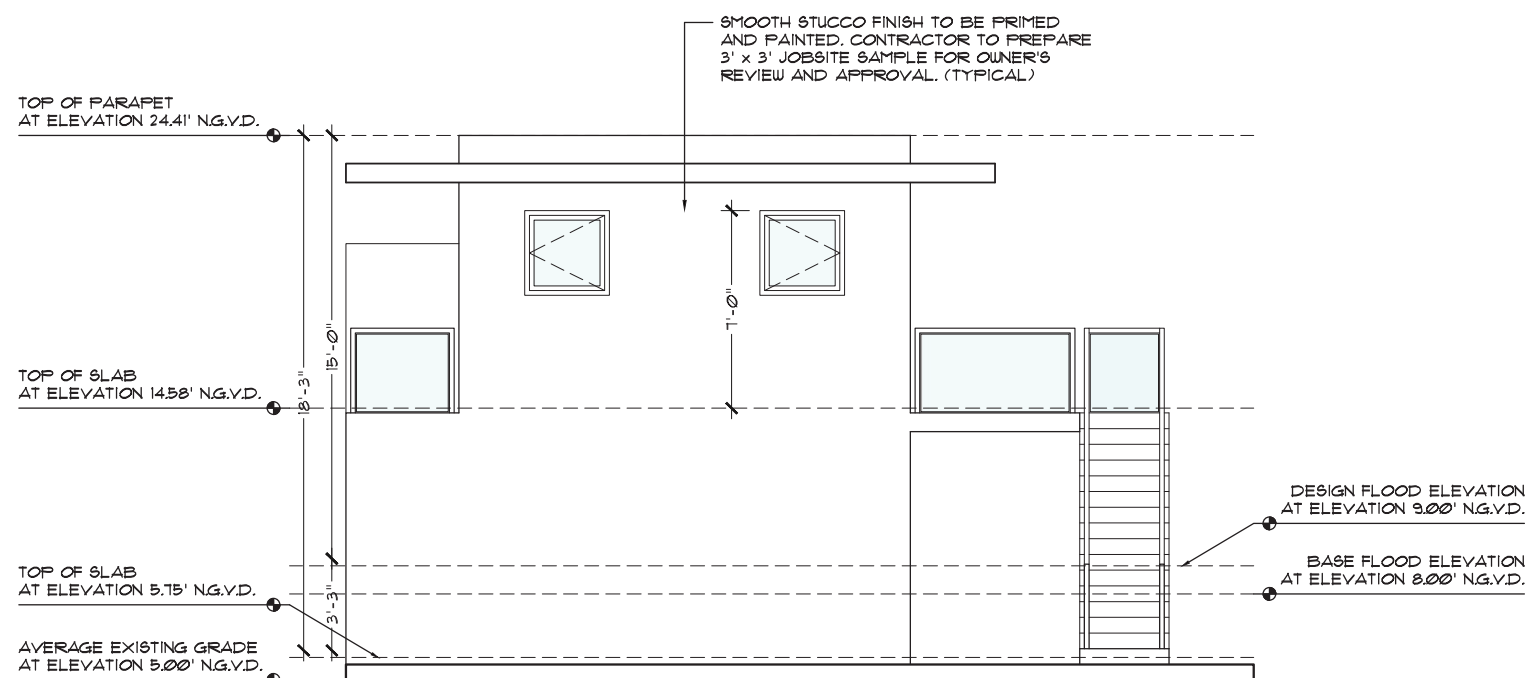
FRONT ELEVATION - SCALE: 1/4" = 1'-0"



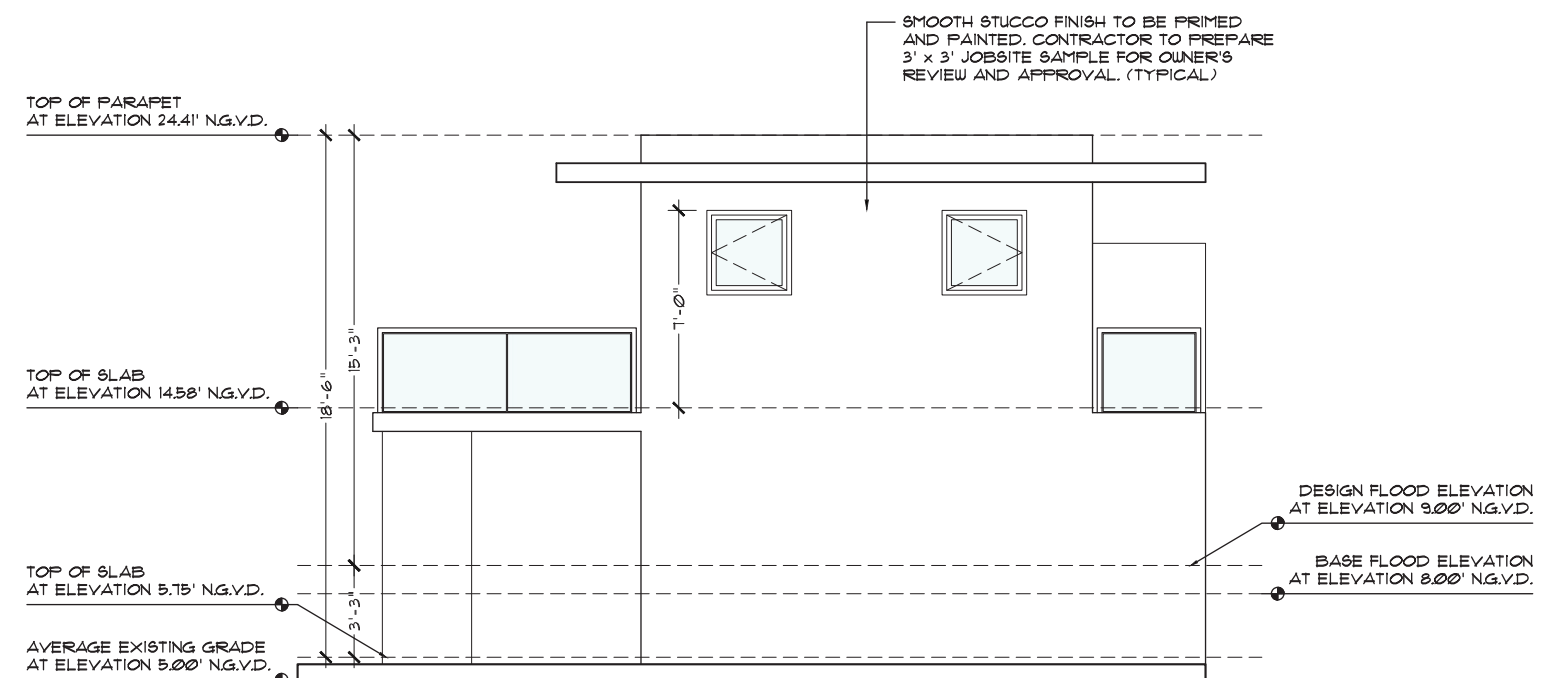
REAR ELEVATION - SCALE: 1/4" = 1'-0"



LEFT ELEVATION - SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - SCALE: 1/4" = 1'-0"



MATERIAL PALETTE



FRONT RENDERED VIEW



FRONT RENDERED VIEW



REAR RENDERED VIEW



GUEST HOME RENDERED VIEW



NEW LANDSCAPE PLAN

① Tree Staking Detail
SCALE: N.T.S.

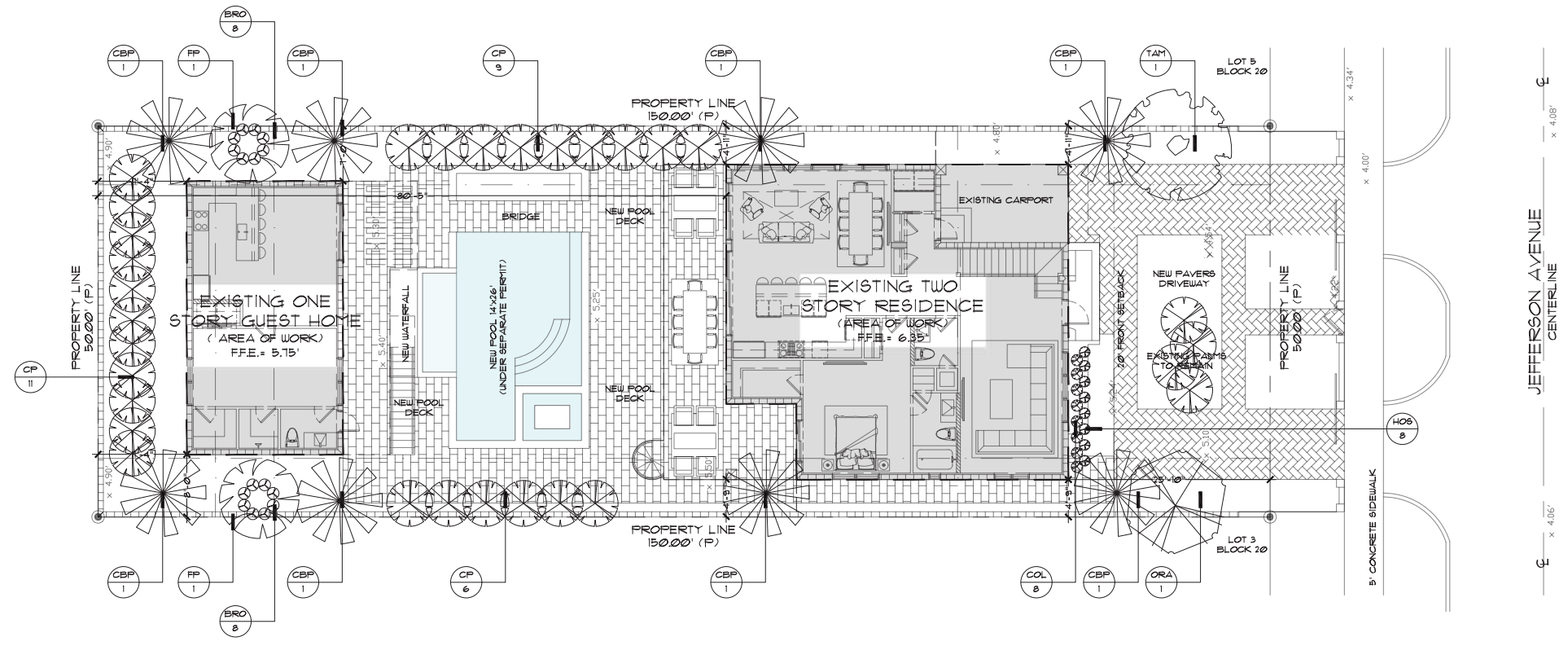
② Palm Staking Detail
SCALE: N.T.S.

③ Multi-Trunk Palm Staking Detail
SCALE: N.T.S.

④ Shrub Planting Detail
SCALE: N.T.S.

TREE/SHRUB REQ.		Required	Provided
1 Large Shade Tree for each 5,000 SQFT of total land area.		2 Trees	2 Trees
2 Palm or medium shade trees for each 5,000 SQFT of total land area.		3 Trees	16 Trees
15 Shrubs for each 5,000 SQFT of total land area.		30 Shrubs	34 Shrubs
2 Trees and 66% of required shrubs shall be located in the front of the residence.		2 Trees + 20 Shrubs	2 Trees + 34 Shrubs

TREE/SHRUB LEGEND			
SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE
	26	Adonidia / Christmas Palm	6' H, Double Trunk
	8	Sabal palmetto / Cabbage Palm	8' CT, Matched
	2	Wodgetia bifurcata / Foxtail Palm	8' CT, Matched
	1	Cordia sebestena / Orange Geiger	15' H x 25' Spread
	1	Lycium latifolium / Wild Tamarind	15' H x 30' Spread
	16	Bromelia / Bromelia	16" x 16", 18" O.C.
	8	Coleus / Coleus	16" x 16", 18" O.C.
	8	Hosta / Hosta	16" x 16", 18" O.C.



NEW LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



SITE RENDERED VIEW

