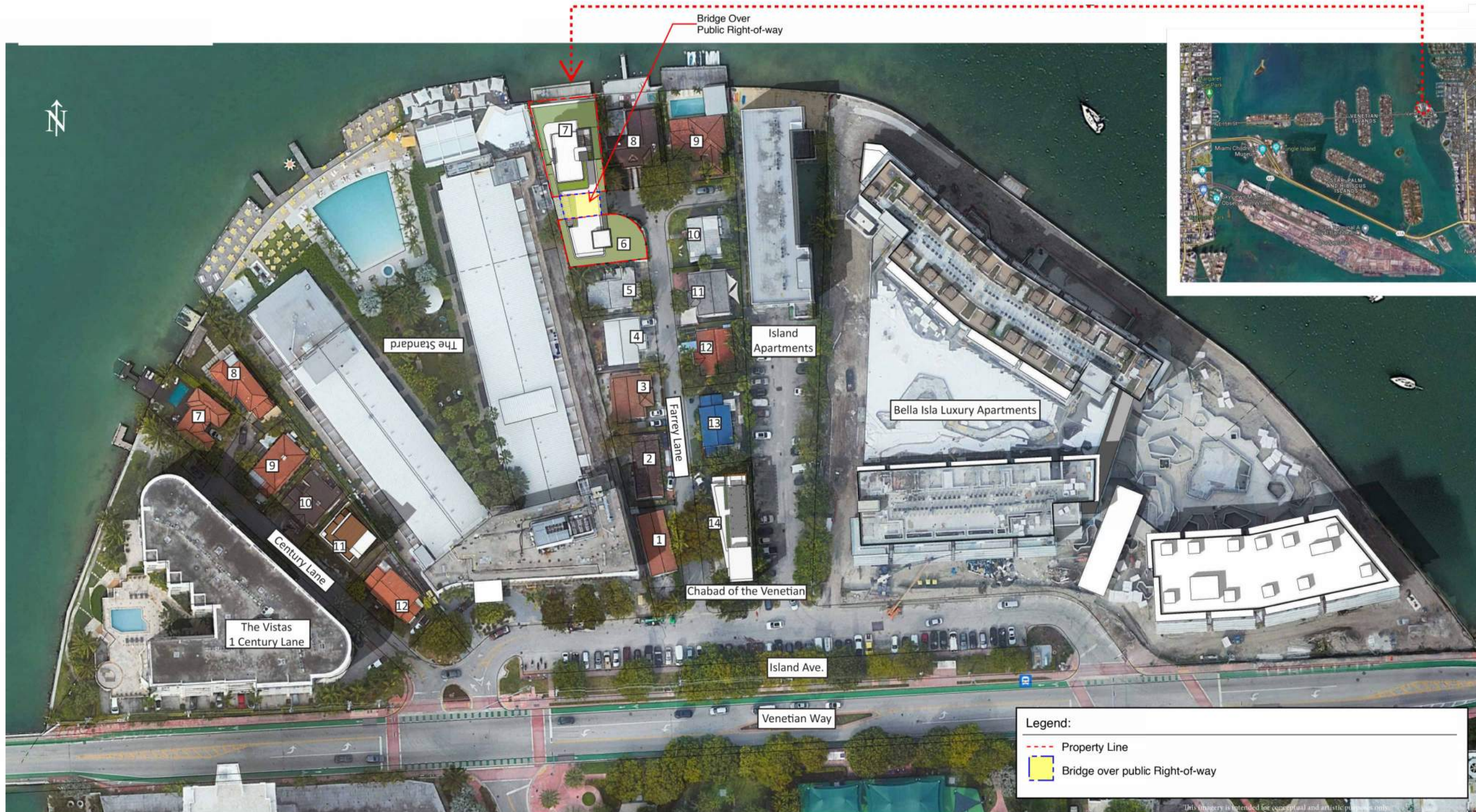


DEMOLITION PLAN

EX-1.2 - Scale 1/16" = 1'-0"

EX-1.2

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



LOCATION PLAN

EX-2.0 - Scale 1" = 30'-0"



BELLA ISLA
LUXURY
APARTMENTS

ISLAND
APARTMENTS

CASA BELLE

THE STANDARD

11 CENTURY LANE

THE VISTAS
1 CENTURY LANE

NEIGHBORHOOD

EX-2.1 - Scale

EX-2.1

CASA BELLE | 6 & 7 Farley Dr, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.2 - Scale 1" = 160'-0"

EX-2.2

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.3 - Scale 1" = 160'-0"

EX-2.3

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.4 - Scale 1" = 160'-0"

EX-2.4

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.5 - Scale 1" = 160'-0"

EX-2.5

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.6 - Scale 1" = 160'-0"

EX-2.6

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.7 - Scale 1" = 160'-0"

EX-2.7

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.8 - Scale 1" = 160'-0"

EX-2.8

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.9 - Scale 1" = 160'-0"

EX-2.9

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT
EX-2.10 - Scale 1" = 160'-0"



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.11 - Scale 1" = 160'-0"

EX-2.11

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.12 - Scale 1" = 160'-0"

EX-2.12

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.13 - Scale 1" = 160'-0"

EX-2.13

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - 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 RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 6 FARREY LN Miami Beach, FL 33139	Folio number(s):	232330030070		1941
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,279.00 ft ²
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-1	Lot width:	52.70'
4	Individual Historic Site (Yes or No): No			Lot Depth:	81.70'
5	Base Flood Elevation:	9.00' NGVD	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade+1 / 2):	8.03' NGVD	Free board:		5.00'
7	Proposed Use:	Single Family detached dwelling			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.25			
14	Building Height				
15	At grade parking lot on the same lot				
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	8.17'		25.75'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	8.17'		25.75'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
	a Front setbacks				
	b Side facing street setback				
	c Side interior setback				
	d Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)				
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

ZONING DATA SHEET

A-0.0 - Scale

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - 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 RESULT IN A FAILED REVIEW

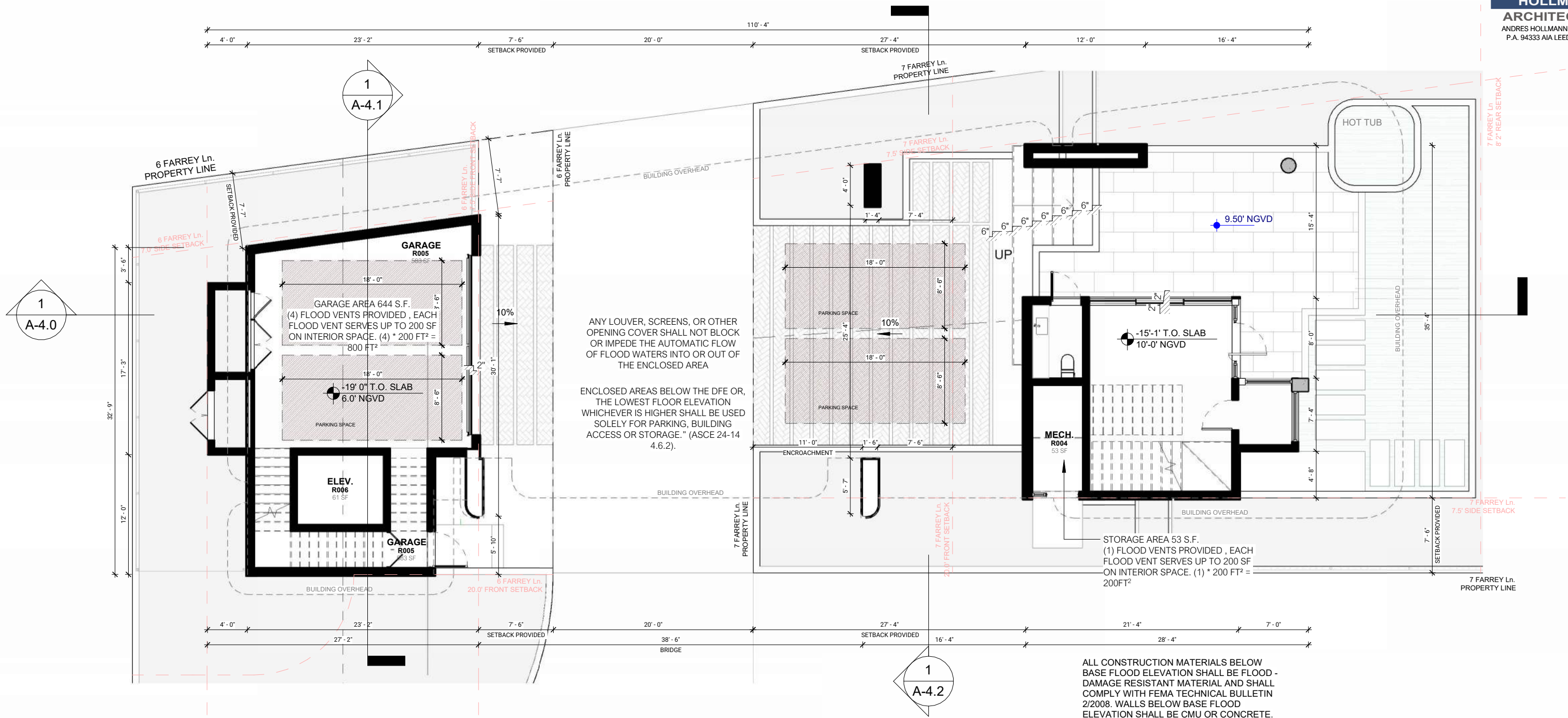
ITEM #	Project Information				
1	Address: 6 FARREY LN Miami Beach, FL 33139	Folio number(s):	232330030060		1941
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	2,837.00 ft ²
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-1	Lot width:	42.25'
4	Individual Historic Site (Yes or No): No			Lot Depth:	70.42'
5	Base Flood Elevation:	9.00' NGVD	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade+1 / 2):	8.03' NGVD	Free board:		5.00'
7	Proposed Use:	Single Family detached dwelling			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.25			
14	Building Height				
15	At grade parking lot on the same lot				
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	7.04'		7.04'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	7.04'		7.04'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
	a Front setbacks				
	b Side facing street setback				
	c Side interior setback				
	d Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)				
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

A-0.0

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



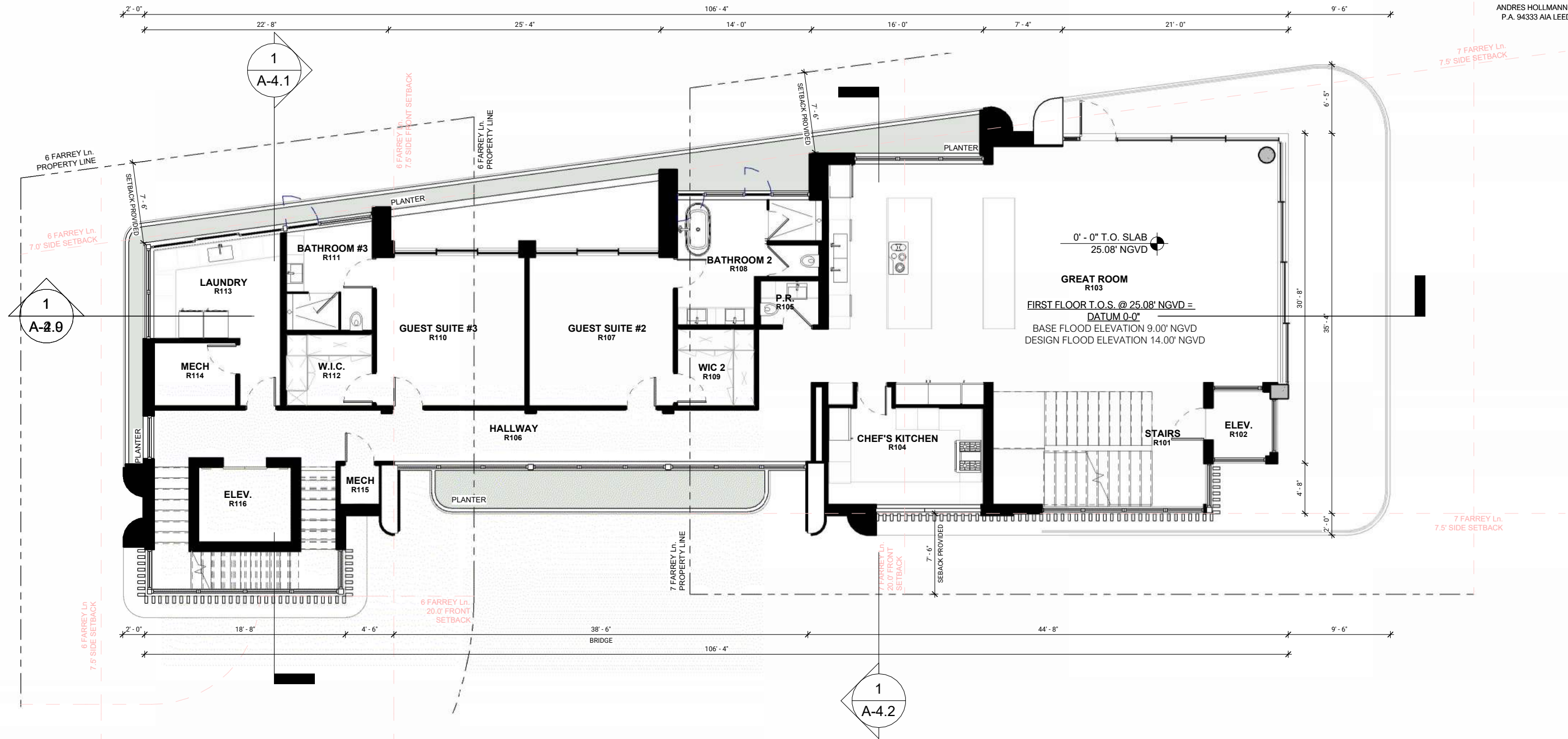


PROPOSED BUILDING - UNDERSTORY FLOOR

A-1.1 - Scale 1" = 10'-0"

A-1.1

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139

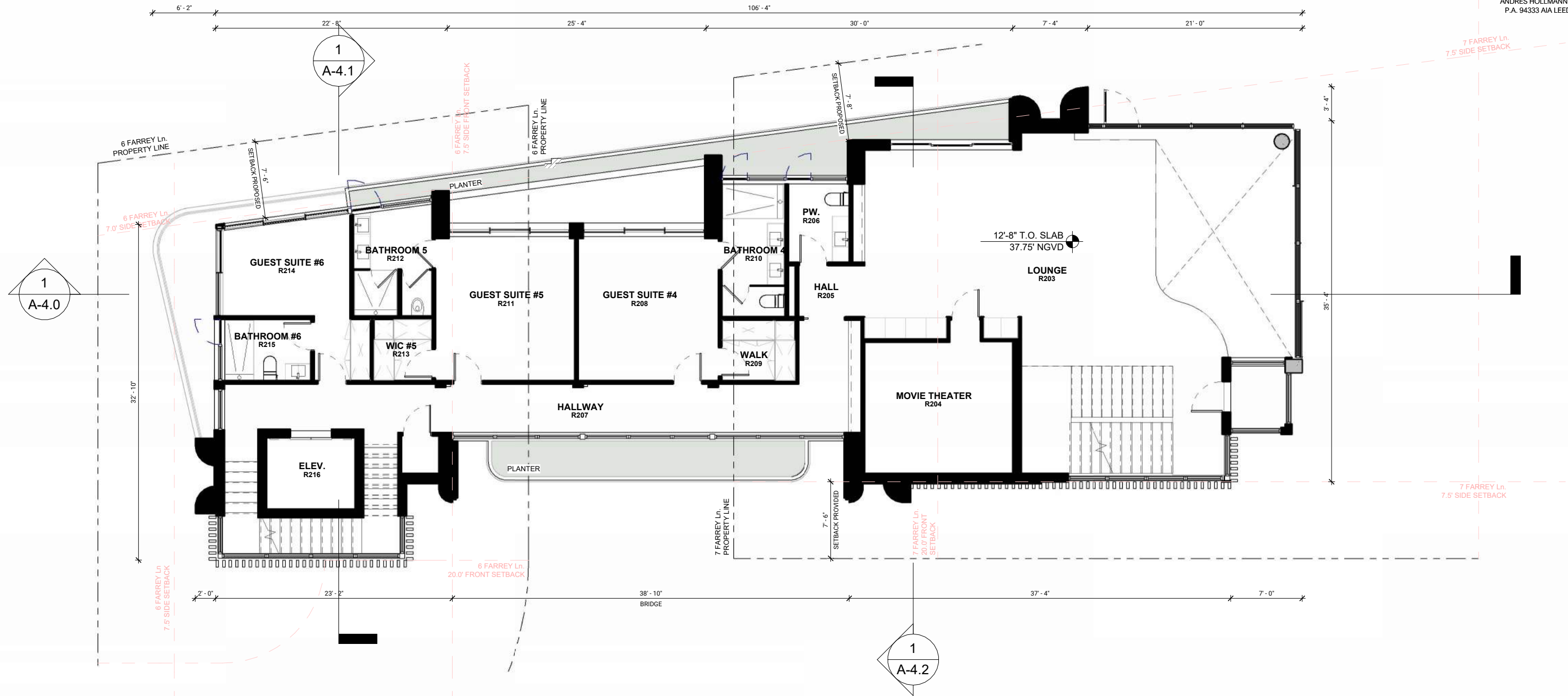


PROPOSED BUILDING - FIRST FLOOR

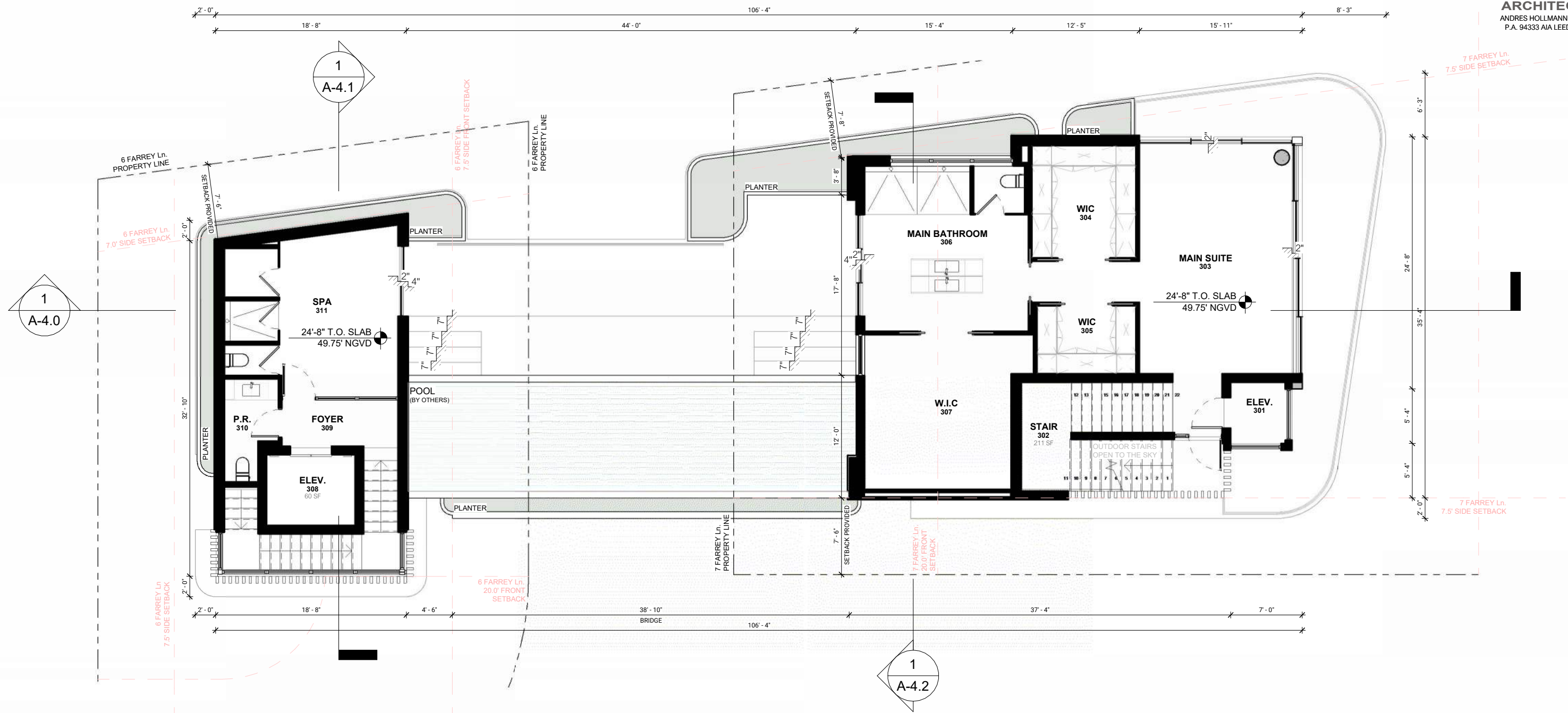
A-1.2 - Scale 1" = 10'-0"

A-1.2

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



PROPOSED BUILDING - SECOND FLOOR
A-1.3 - Scale 1" = 10'-0"

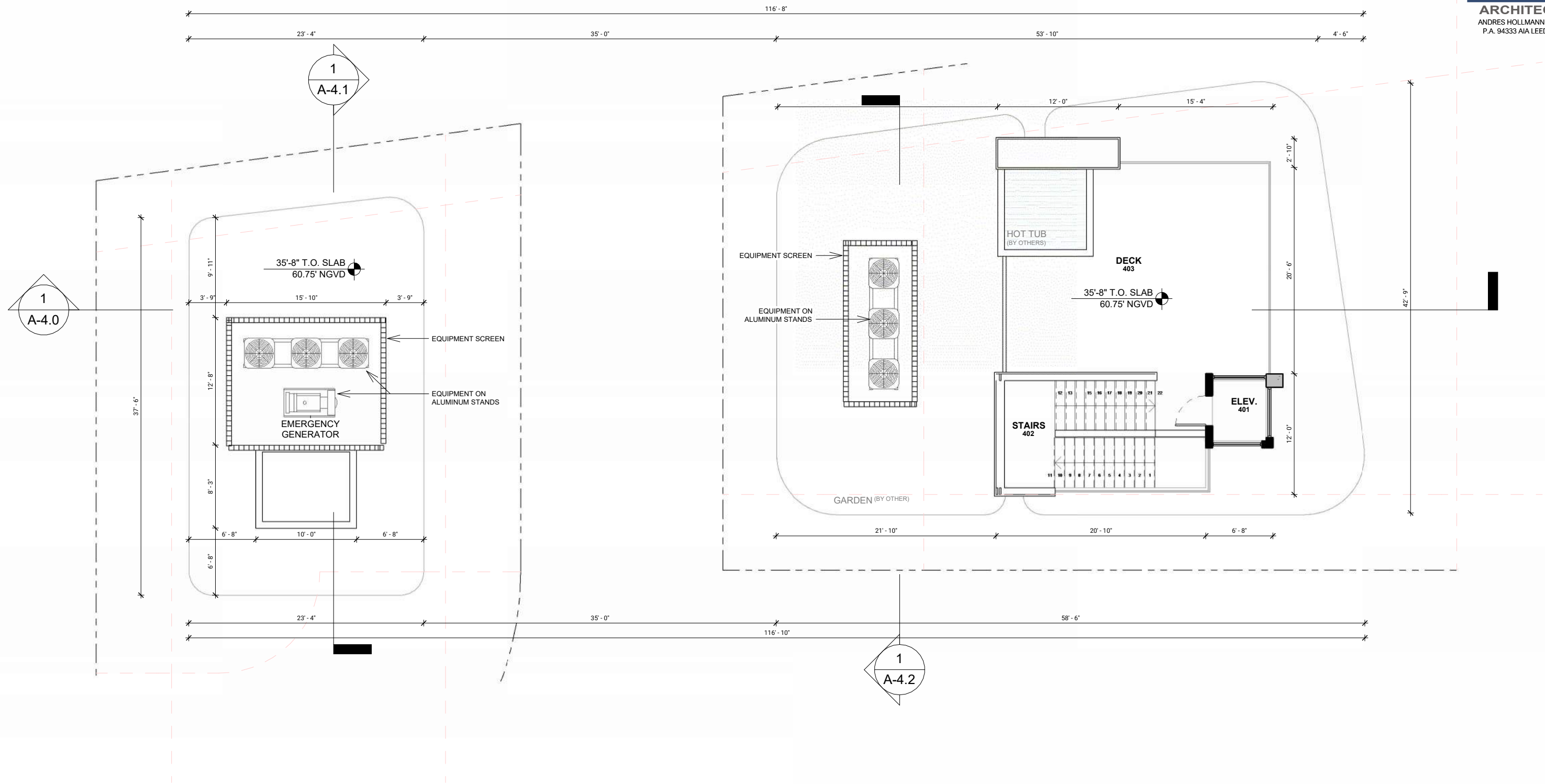


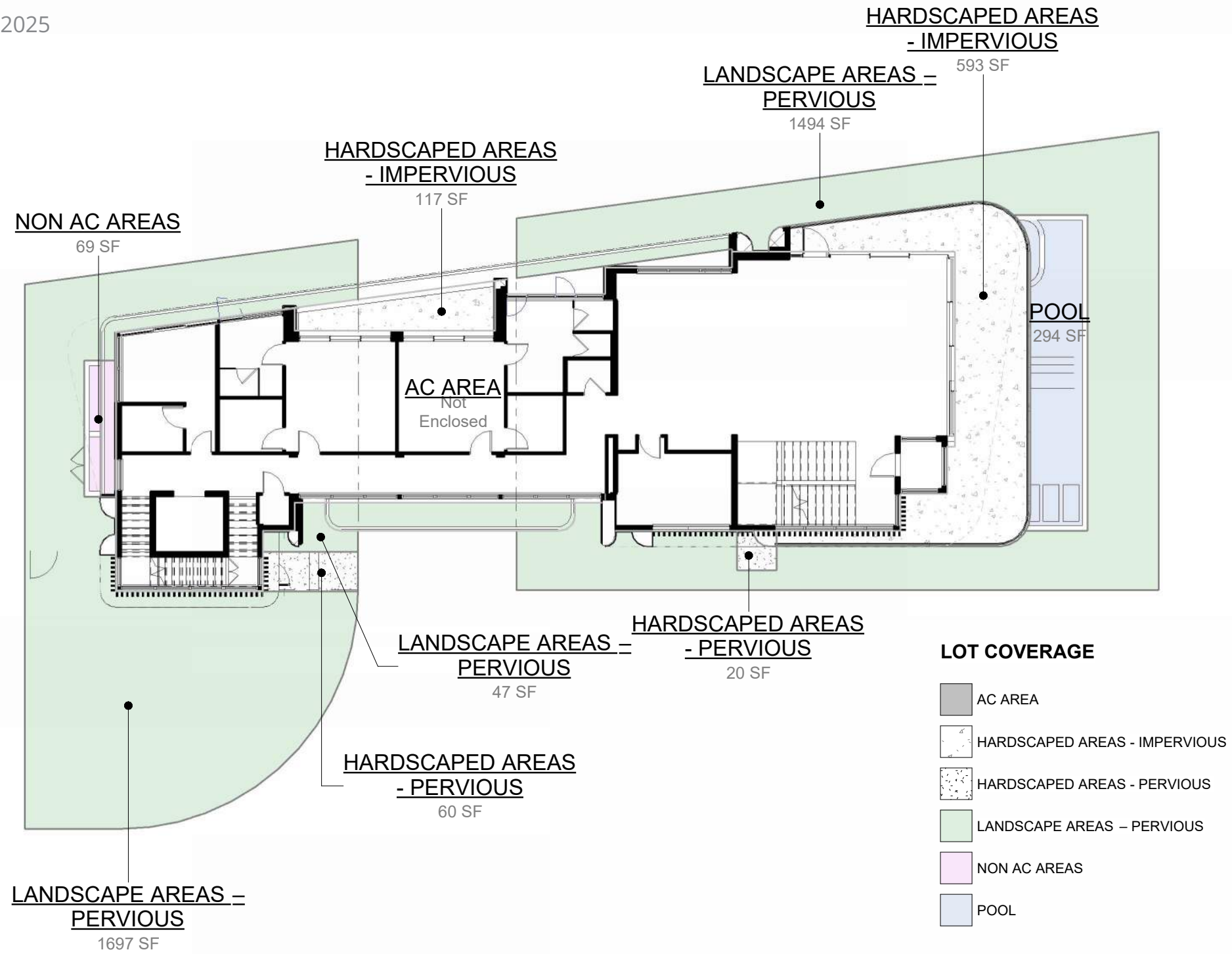
PROPOSED BUILDING - THIRD FLOOR

A-1.4 - Scale 1" = 10'-0"

A-1.4

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



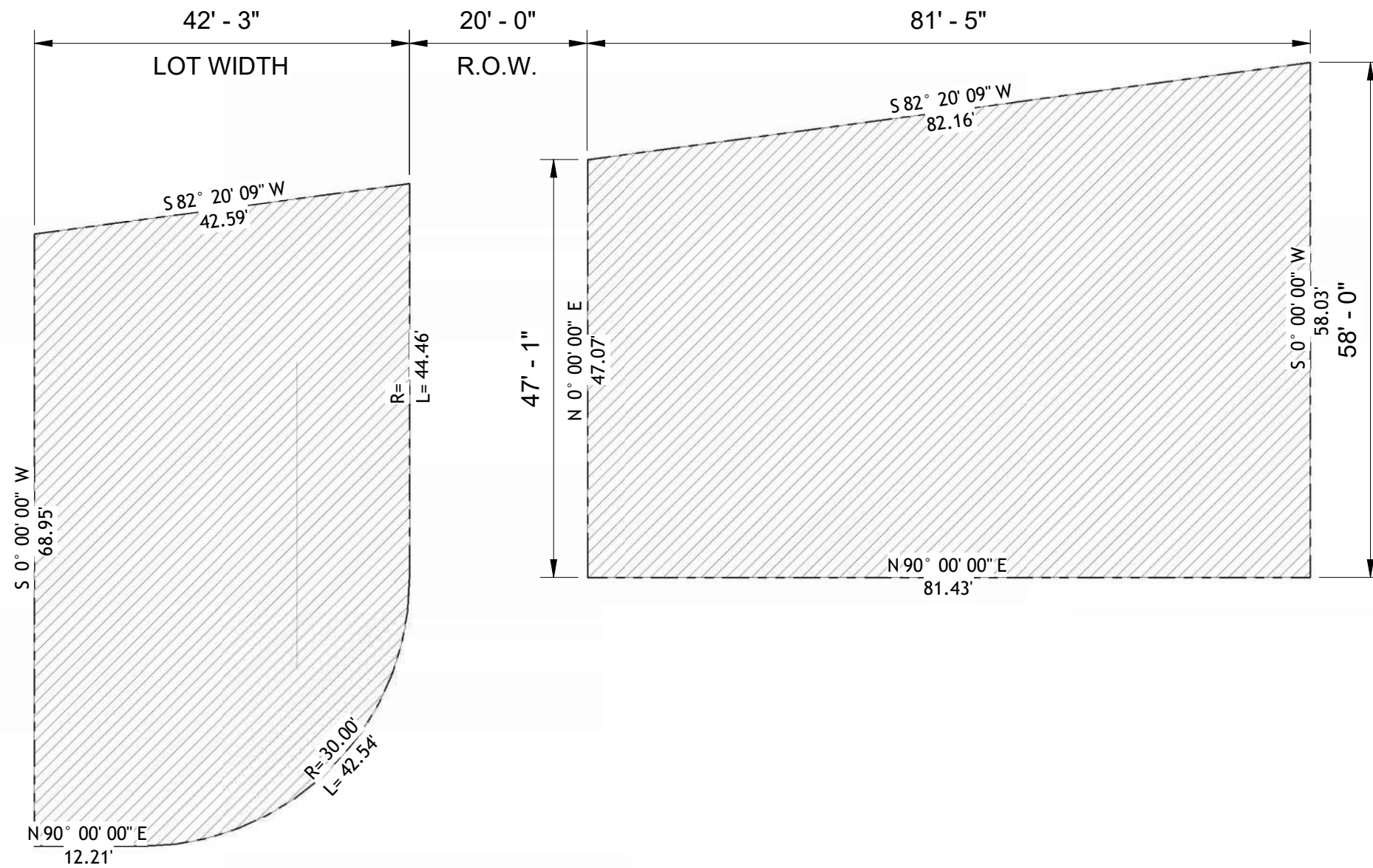


ZONING DIAGRAM - LOT COVERAGE

A-2.0 - Scale 1/16" = 1'-0"

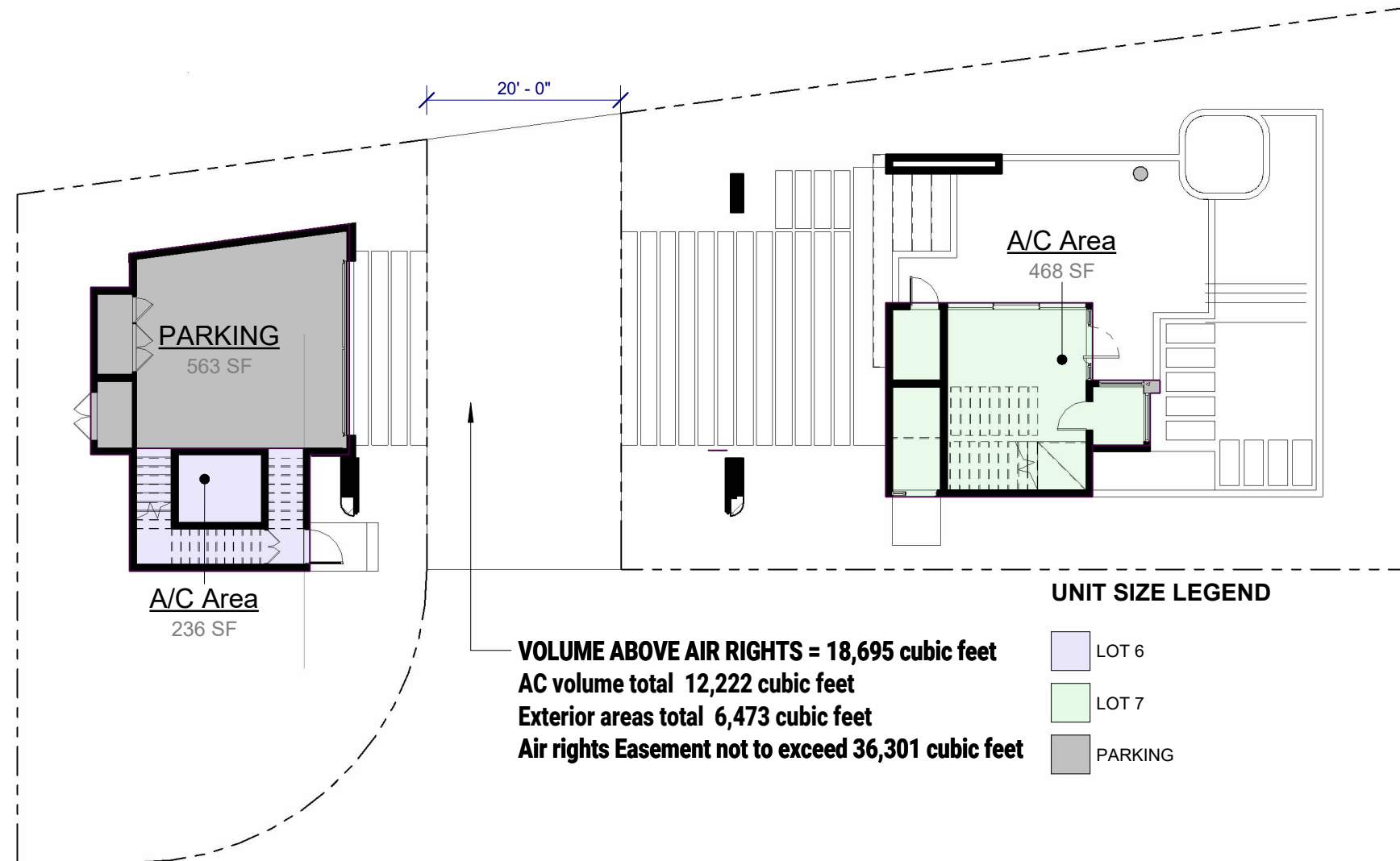
A-2.0

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



SIX FARREY LANE
LOT AREA 2,837 FT²
MAX FAR 125% = 3,546 FT²

SEVEN FARREY LANE
LOT AREA 4,279 FT²
MAX FAR 125% = 5,348.75 FT²



FAR CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT TOTAL		900 ft ²	0.13	12,222 FT ³
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6 TOTAL		2,717 ft ²	0.38	
LOT 7				
LOT 7	BFE 9.00' NGVD	468 ft ²	0.07	
LOT 7	1ST FLOOR	1,795 ft ²	0.25	
LOT 7	2ND FLOOR	1,482 ft ²	0.21	
LOT 7	3rd FLOOR	1,274 ft ²	0.18	
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01	
LOT 7 TOTAL		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

SIX FARREY LANE
MAX FAR 1.25 = 3,546 FT²
PROPOSED FAR 0.96 = 2,717 FT²

LOT 6 FAR			
Lot Number	Level	Floor Area	FAR
LOT 6	BFE 9.00' NGVD	236 ft ²	0.08
LOT 6	1ST FLOOR	922 ft ²	0.32
LOT 6	2ND FLOOR	923 ft ²	0.33
LOT 6	3rd FLOOR	637 ft ²	0.22
LOT 6		2,717 ft ²	0.96

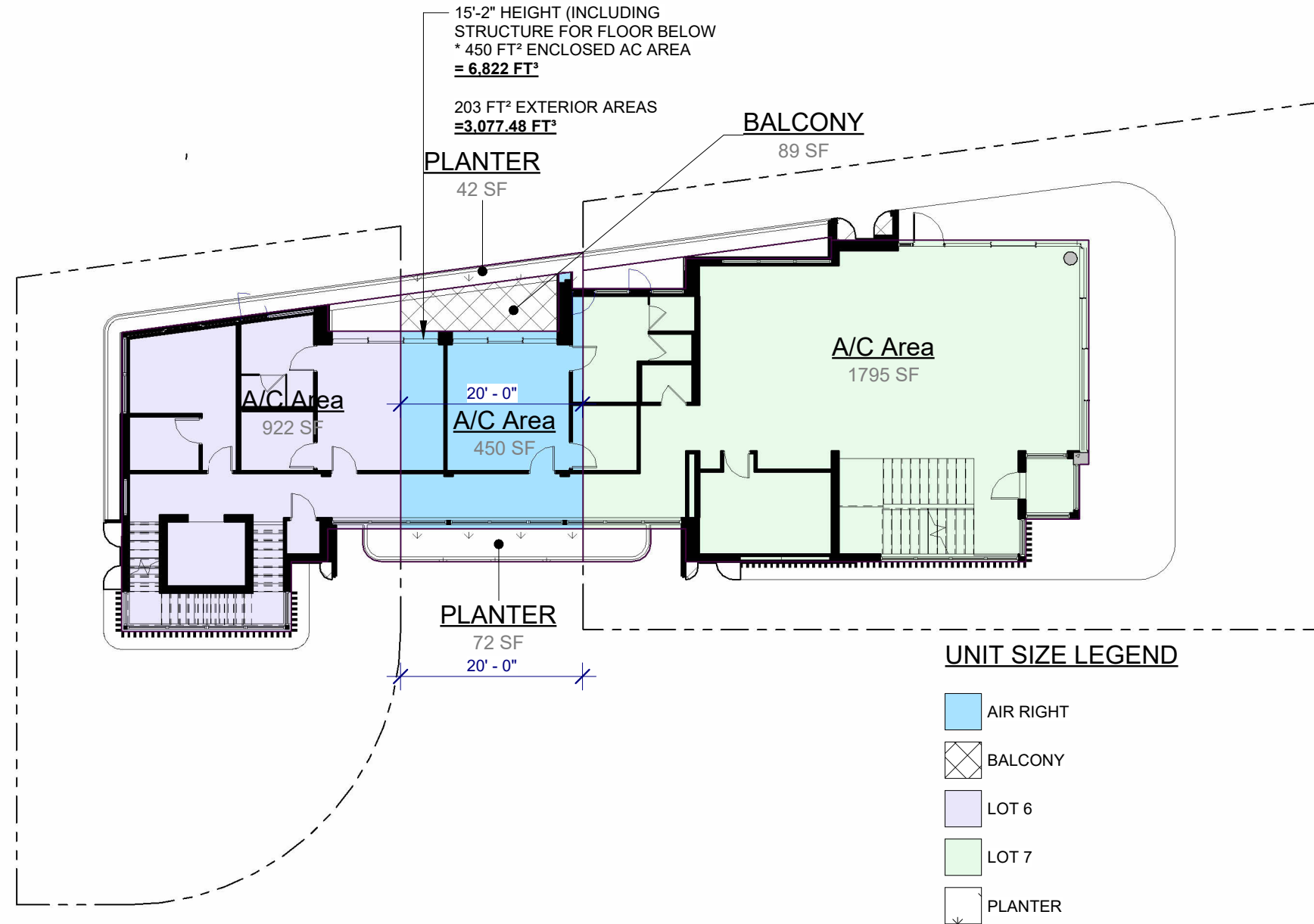
SEVEN FARREY LANE
MAX FAR 1.25 = 5,348.75 FT²
PROPOSED FAR 1.18 = 5,069 FT²

LOT 7 FAR			
Lot Number	Level	Floor Area	FAR
LOT 7	BFE 9.00' NGVD	468 ft ²	0.11
LOT 7	1ST FLOOR	1,795 ft ²	0.42
LOT 7	2ND FLOOR	1,482 ft ²	0.35
LOT 7	3rd FLOOR	1,274 ft ²	0.30
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01
LOT 7		5,069 ft ²	1.18

Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE UNDERSTORY FLOOR

A-2.2 - Scale 1/16" = 1'-0"



UNIT SIZE LEGEND

- AIR RIGHT
- BALCONY
- LOT 6
- LOT 7
- PLANTER

FAR CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT TOTAL		900 ft ²	0.13	12,222 FT ³
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6 TOTAL		2,717 ft ²	0.38	
LOT 7				
LOT 7	BFE 9.00' NGVD	468 ft ²	0.07	
LOT 7	1ST FLOOR	1,795 ft ²	0.25	
LOT 7	2ND FLOOR	1,482 ft ²	0.21	
LOT 7	3rd FLOOR	1,274 ft ²	0.18	
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01	
LOT 7 TOTAL		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

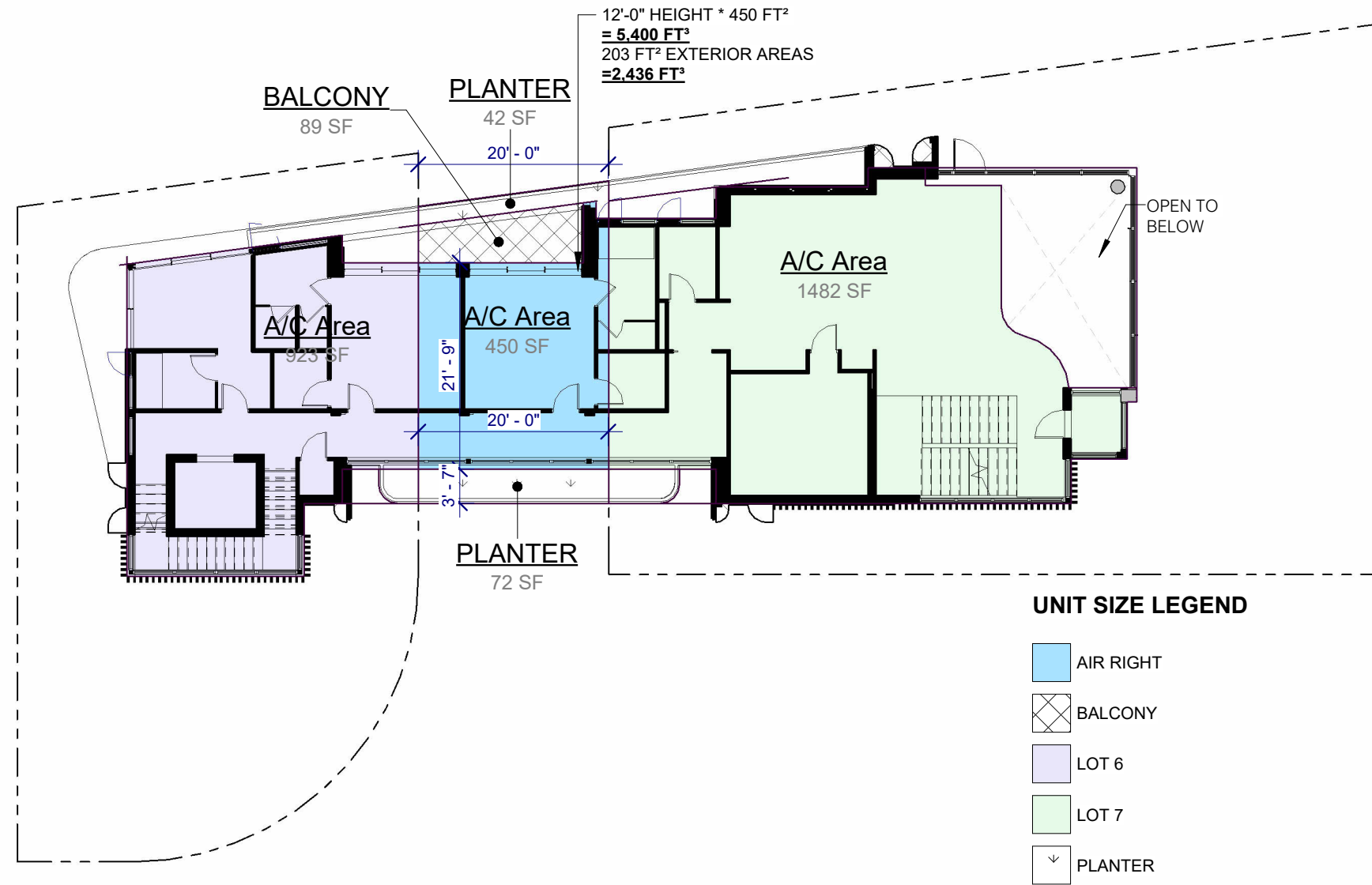
SIX FARREY LANE
MAX FAR 1.25 = 3,546 FT²
PROPOSED FAR 0.96 = 2,717 FT²

SEVEN FARREY LANE
MAX FAR 1.25 = 5,348.75 FT²
PROPOSED FAR 1.18 = 5,069 FT²

Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

A-2.3 - Scale 1/16" = 1'-0"



FAR CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT TOTAL		900 ft ²	0.13	12,222 FT ³
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6 TOTAL		2,717 ft ²	0.38	
LOT 7				
LOT 7	BFE 9.00' NGVD	468 ft ²	0.07	
LOT 7	1ST FLOOR	1,795 ft ²	0.25	
LOT 7	2ND FLOOR	1,482 ft ²	0.21	
LOT 7	3rd FLOOR	1,274 ft ²	0.18	
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01	
LOT 7 TOTAL		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

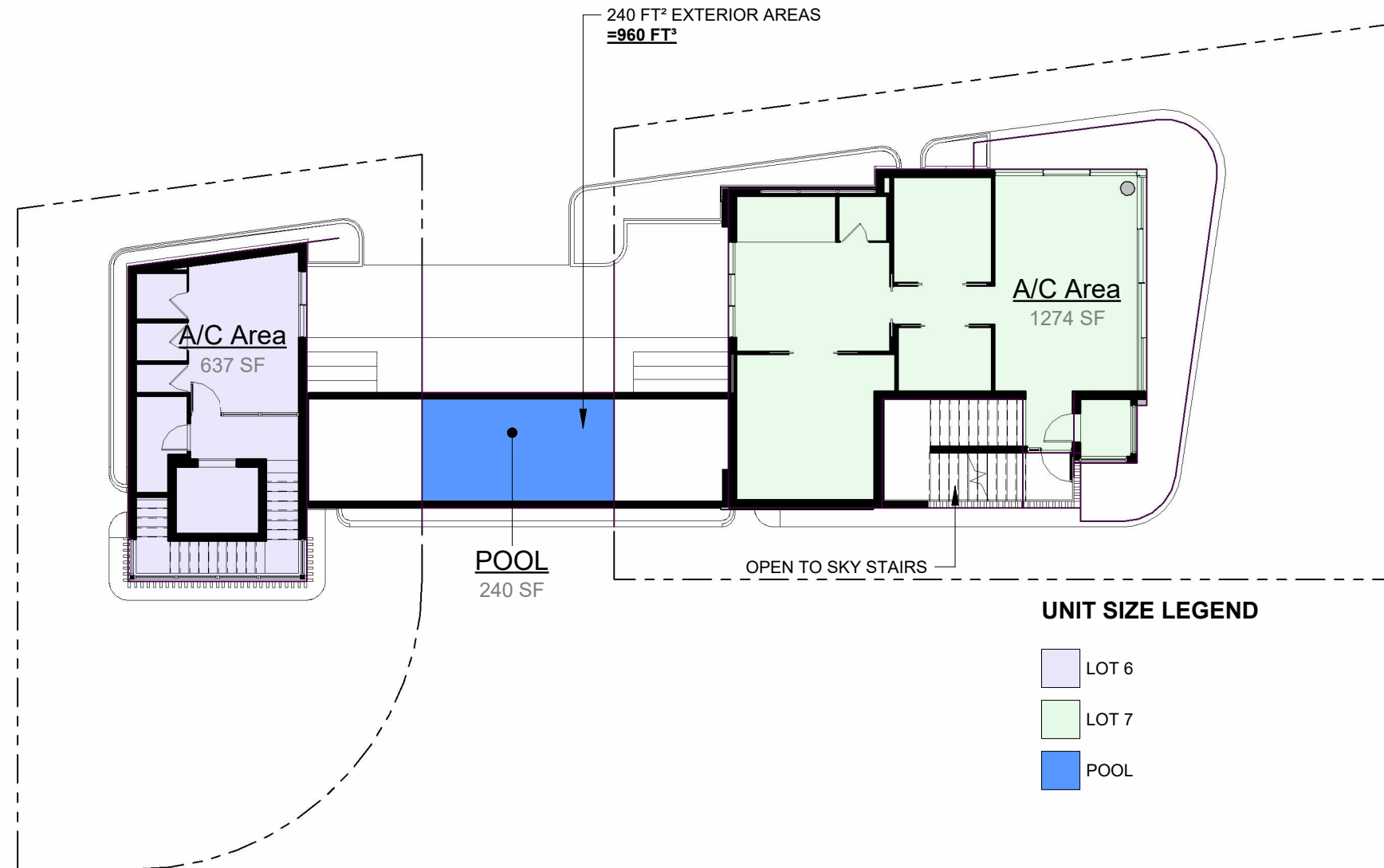
SIX FARREY LANE
MAX FAR 1.25 = 3,546 FT²
PROPOSED FAR 0.96 = 2,717 FT²

SEVEN FARREY LANE
MAX FAR 1.25 = 5,348.75 FT²
PROPOSED FAR 1.18 = 5,069 FT²

Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

A-2.4 - Scale 1/16" = 1'-0"



FAR CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT TOTAL		900 ft ²	0.13	12,222 FT ³
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6 TOTAL		2,717 ft ²	0.38	
LOT 7				
LOT 7	BFE 9.00' NGVD	468 ft ²	0.07	
LOT 7	1ST FLOOR	1,795 ft ²	0.25	
LOT 7	2ND FLOOR	1,482 ft ²	0.21	
LOT 7	3rd FLOOR	1,274 ft ²	0.18	
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01	
LOT 7 TOTAL		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

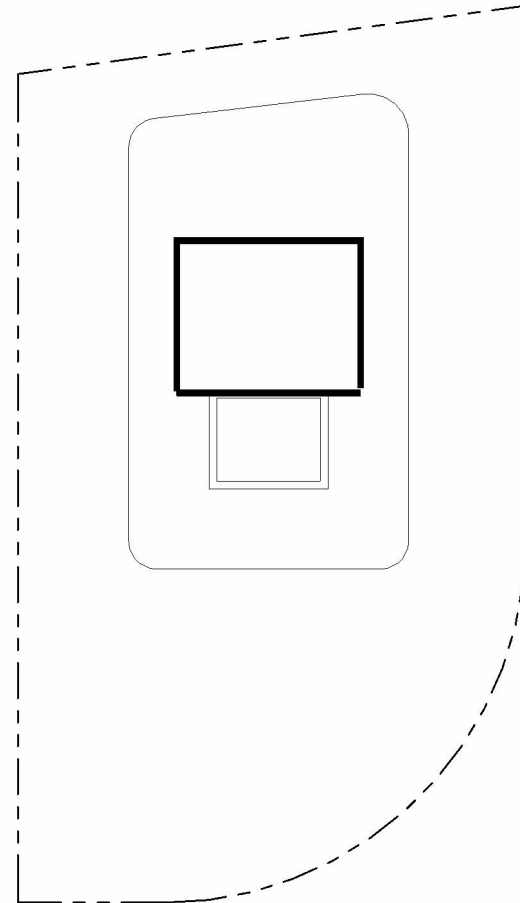
SIX FARREY LANE
MAX FAR 1.25 = 3,546 FT²
PROPOSED FAR 0.96 = 2,717 FT²

SEVEN FARREY LANE
MAX FAR 1.25 = 5,348.75 FT²
PROPOSED FAR 1.18 = 5,069 FT²

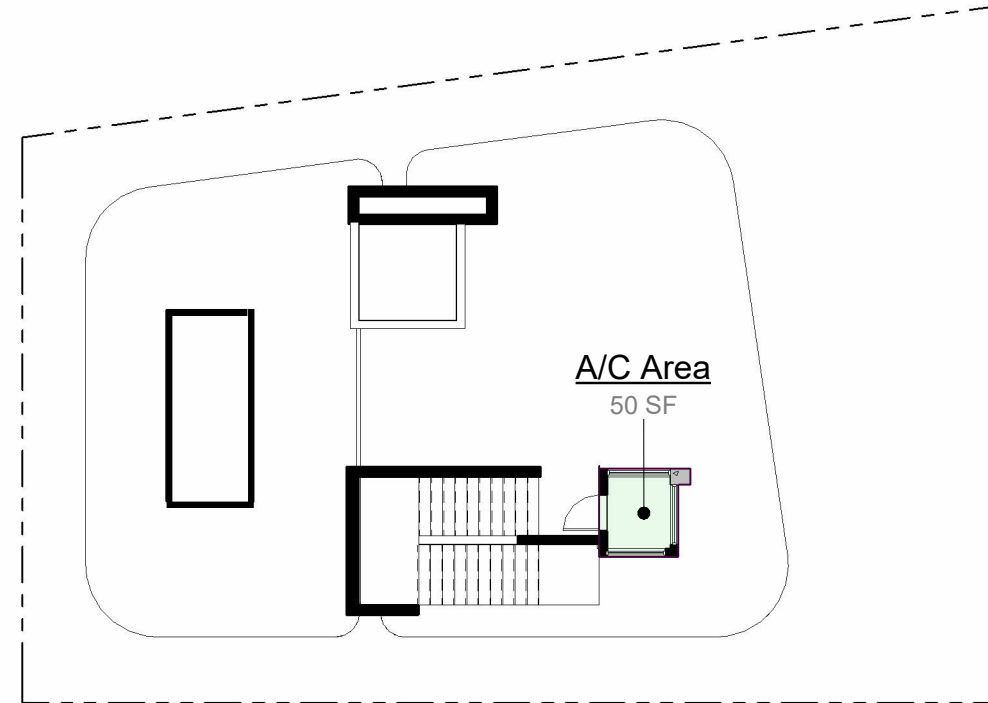
Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE 3RD FLOOR

A-2.5 - Scale 1/16" = 1'-0"



SIX FARREY LANE
MAX FAR 1.25 = 3,546 FT²
PROPOSED FAR 0.96 = 2,717 FT²



UNIT SIZE LEGEND

LOT 7

SEVEN FARREY LANE
MAX FAR 1.25 = 5,348.75 FT²
PROPOSED FAR 1.18 = 5,069 FT²

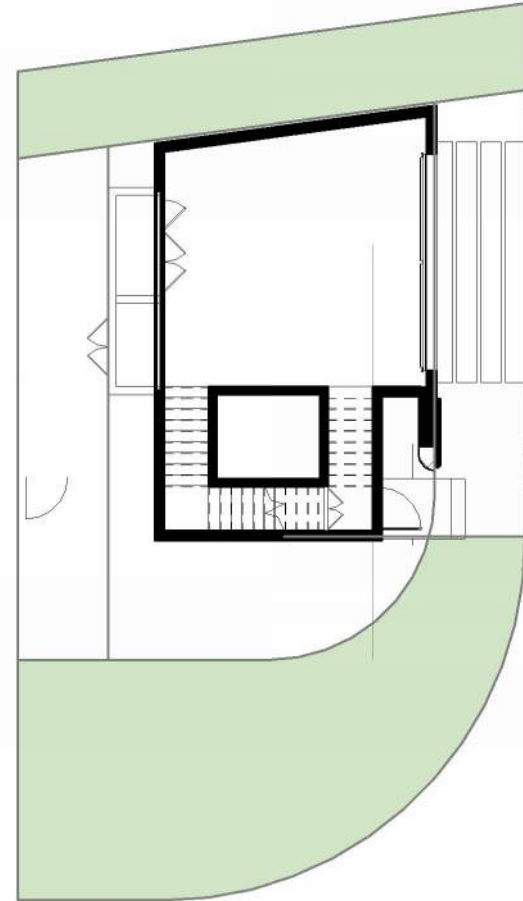
FAR CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT TOTAL		900 ft ²	0.13	12,222 FT ³
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6 TOTAL		2,717 ft ²	0.38	
LOT 7				
LOT 7	BFE 9.00' NGVD	468 ft ²	0.07	
LOT 7	1ST FLOOR	1,795 ft ²	0.25	
LOT 7	2ND FLOOR	1,482 ft ²	0.21	
LOT 7	3rd FLOOR	1,274 ft ²	0.18	
LOT 7	ROOF DECK TERRACE	50 ft ²	0.01	
LOT 7 TOTAL		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT ROOF DECK

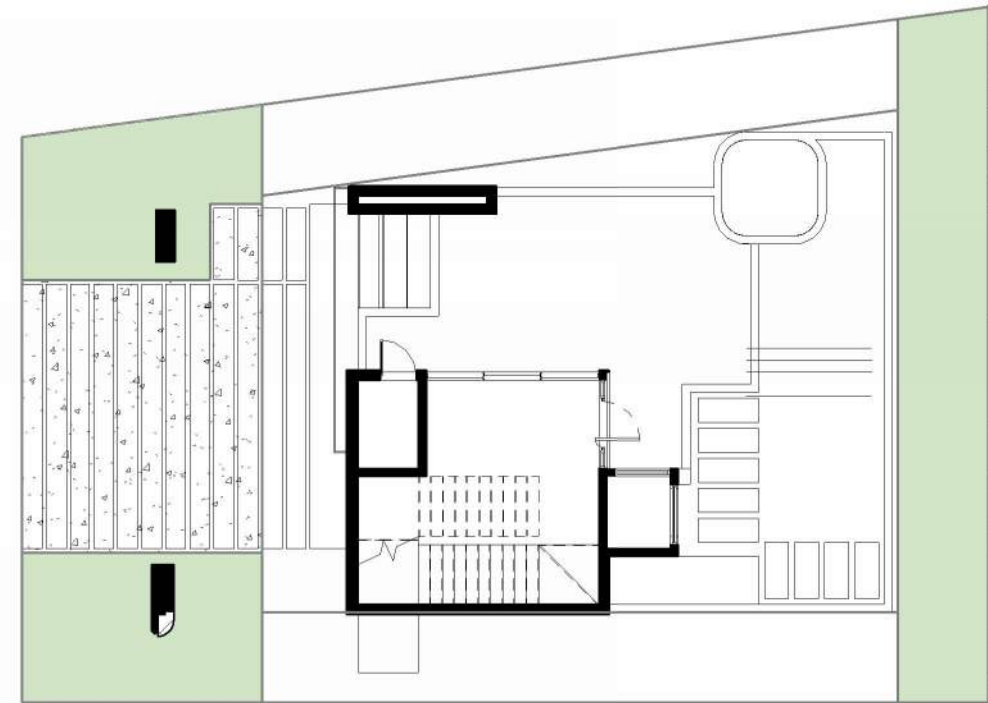
A-2.6 - Scale 1/16" = 1'-0"

REAR YARD AREA = 305.00 ft²
 MINIMUM OPEN SPACE AREA (70%) = 213.50 ft²
 PROPOSED OPEN SPACE AREA = 305.00 ft² (100.0%)






FRONT YARD AREA = 768.00 ft²
 MINIMUM OPEN SPACE AREA (50%) = 384.00 ft²
 PROPOSED DRIVEWAY / WALKWAY = 0.00 ft²
 PROPOSED OPEN SPACE AREA = 768.00 ft² (100%)

REAR YARD AREA = 488.00 ft²
 MINIMUM OPEN SPACE AREA (70%) = 341.60 ft²
 PROPOSED OPEN SPACE AREA = 430.00 ft² (88.0%)



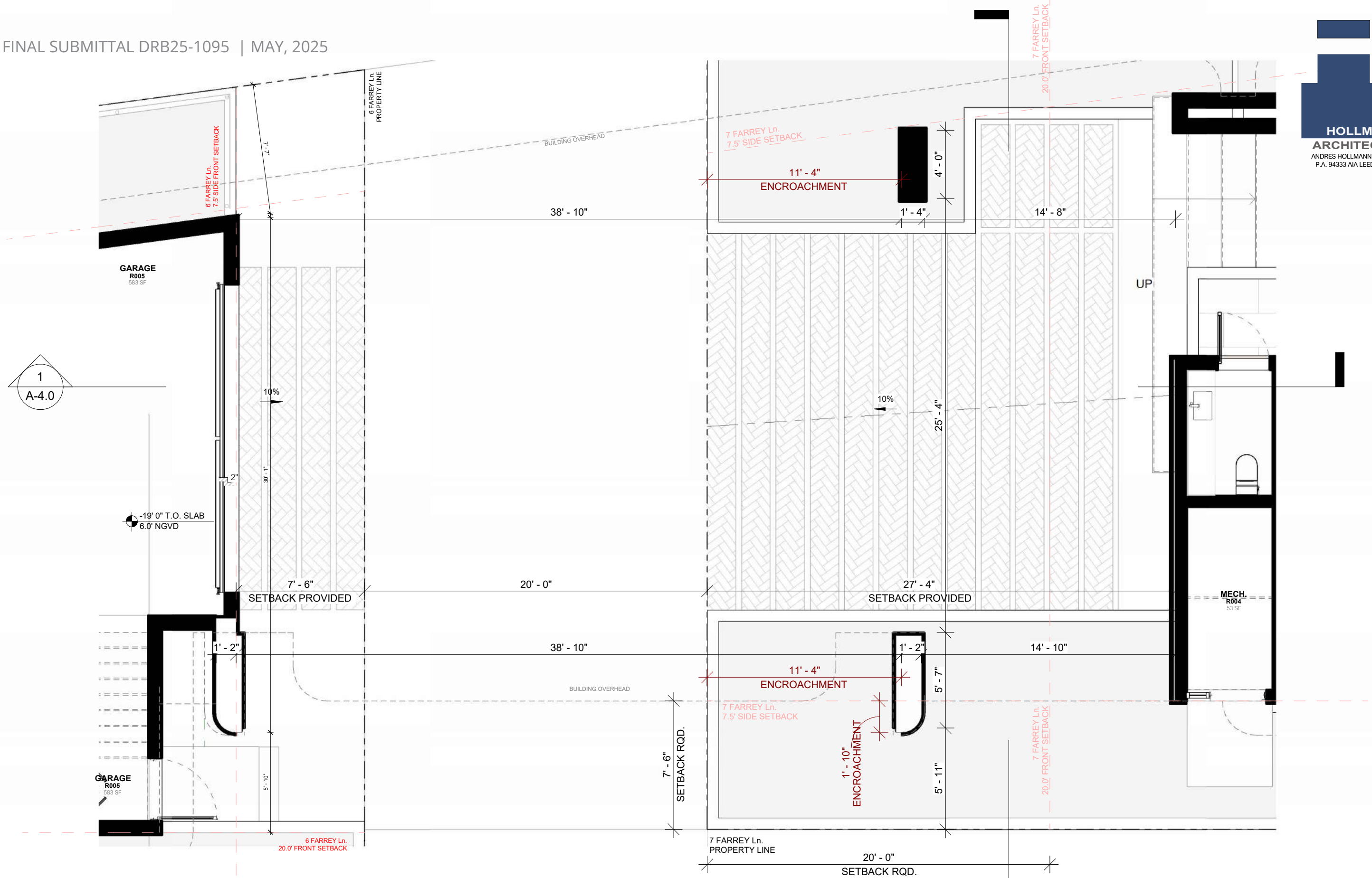
FRONT YARD AREA = 969.00 ft²
 MINIMUM OPEN SPACE AREA (50%) = 484.50 ft²
 PROPOSED DRIVEWAY / WALKWAY = 481.00 ft²
 PROPOSED OPEN SPACE AREA = 488.00 ft² (50.4%)

UNIT SIZE LEGEND

-  FRONT GARDEN
-  HARDSCAPED AREAS - PERVIOUS
-  REAR GARDEN

ZONING DIAGRAM - OPEN SPACE / PERVIOUS AREAS

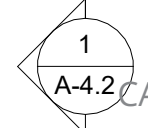
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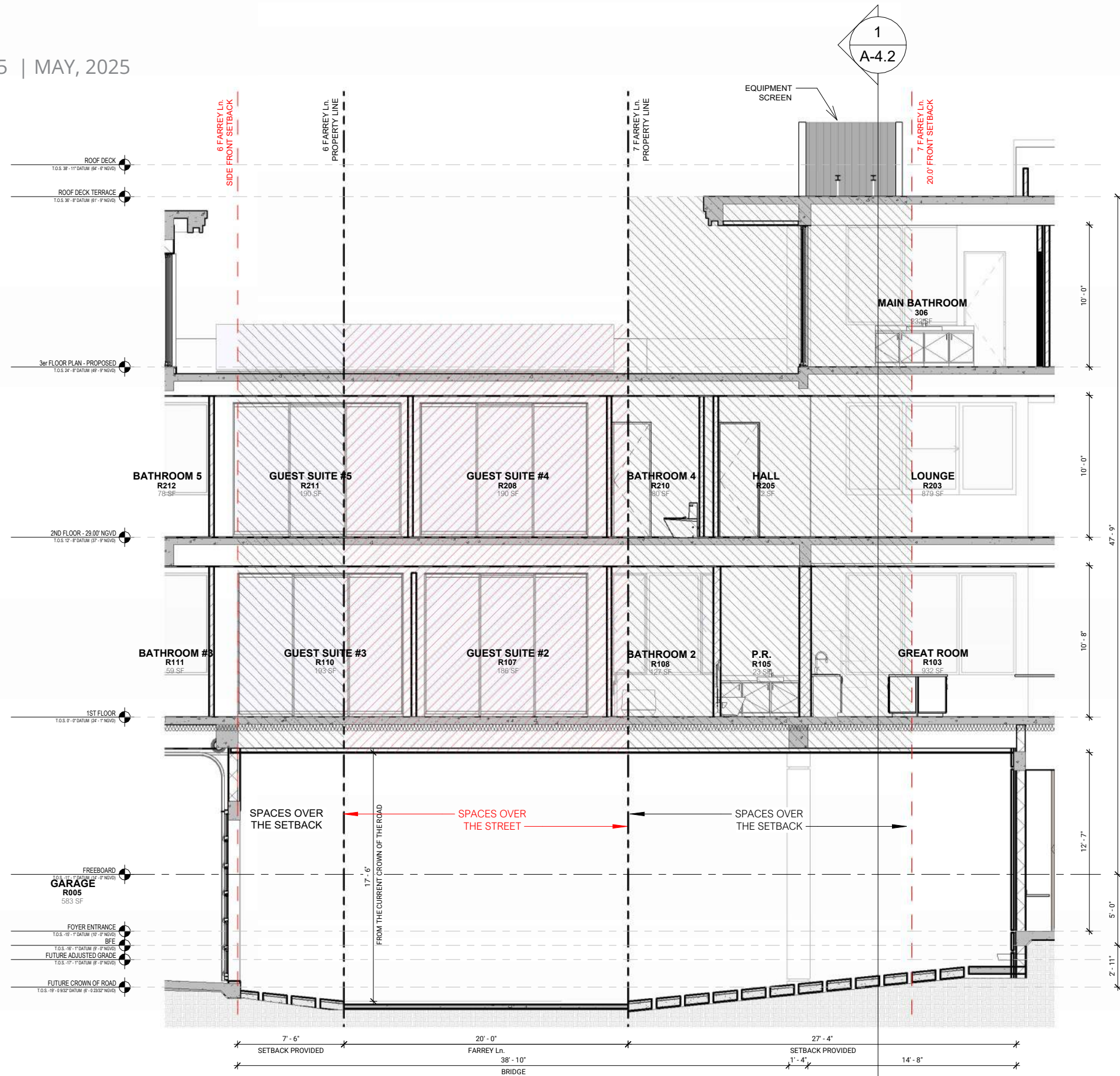


VARIANCE DIAGRAM 01

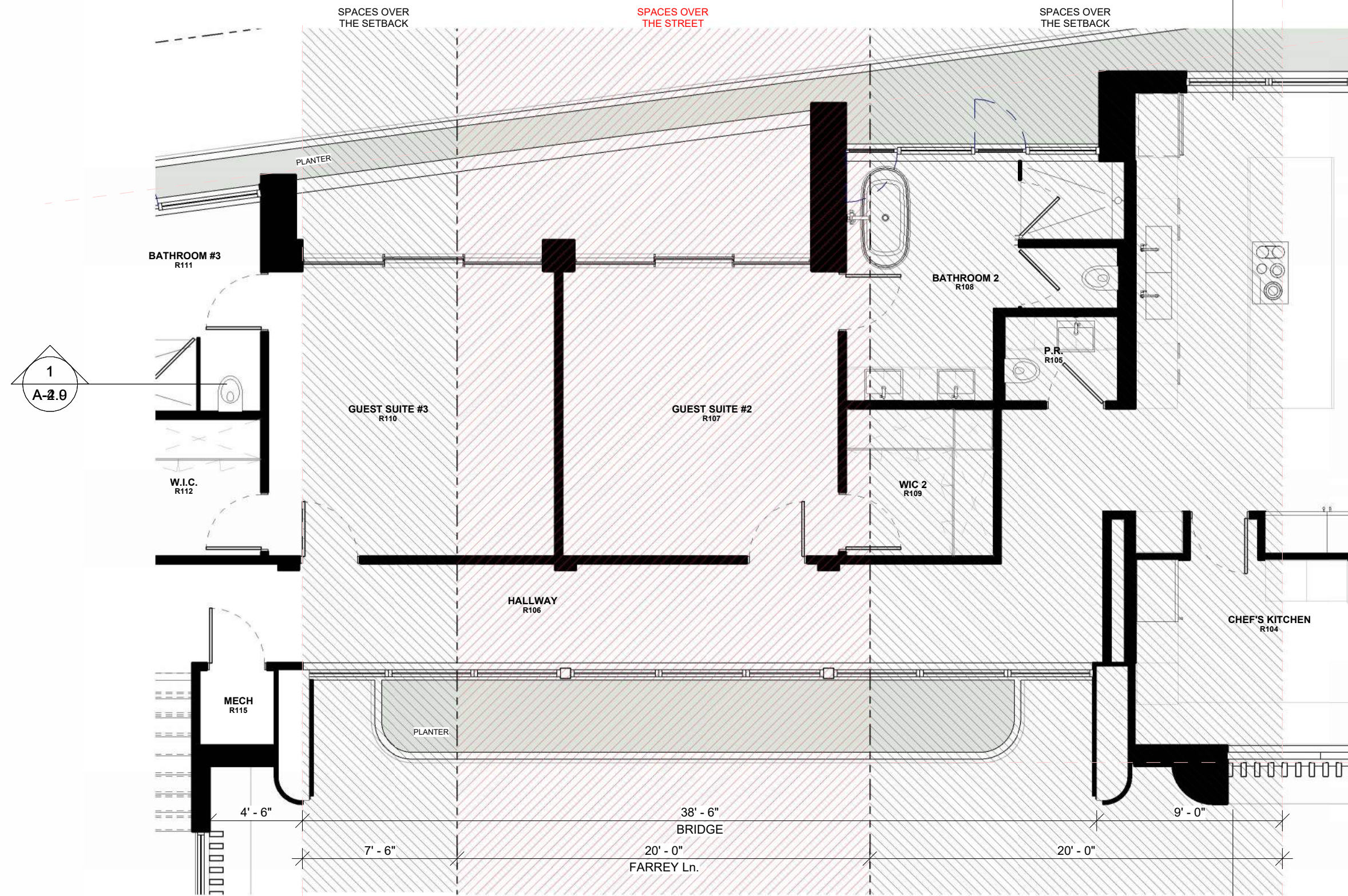
A-2.8 - Scale 3/16" = 1'-0"

A-2.8





VARIANCE DIAGRAM 02
A-2.9 - Scale 1/8" = 1'-0"

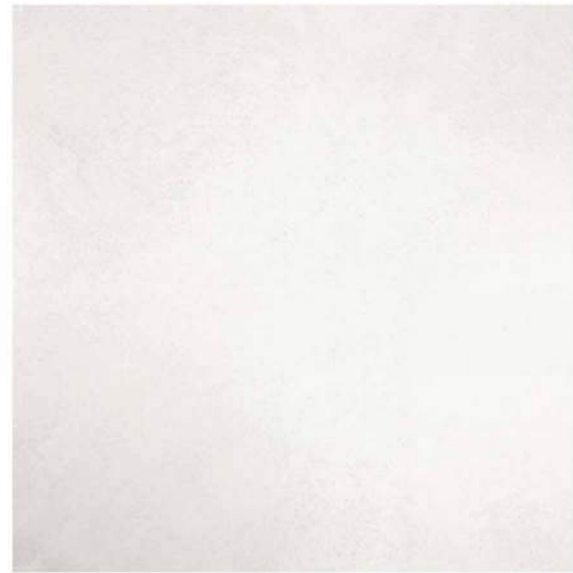


VARIANCE DIAGRAM 02

A-2.10 - Scale 3/16" = 1'-0"

A-2.10

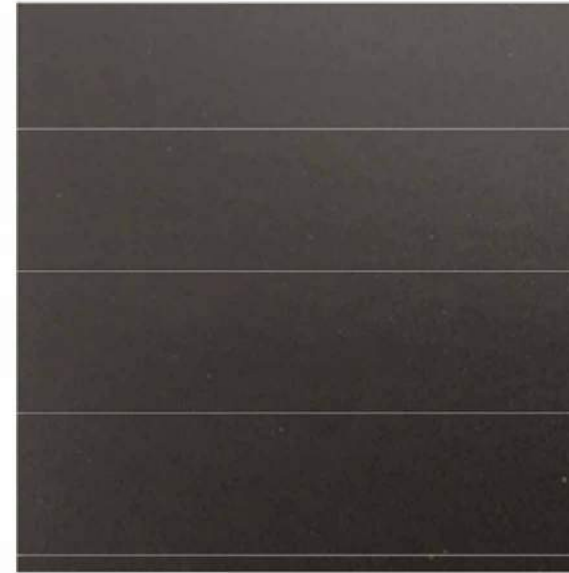
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PS3
PAINTED STUCCO FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- PAINTED FINISH



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUSSED CORNERS



PV1
NATURAL STONE PAVERS
LARGE FORMAT

MATERIAL PALETTE

A-3.0 - Scale 1/16" = 1'-0"



RENDERED ELEVATION - RESIDENCE OCEAN

A-3.1 - Scale

A-3.1

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RENDERED ELEVATION - RESIDENCE EAST

A-3.2 - Scale

A-3.2

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ELEVATION - SIDE / OCEAN FACADE

A-3.4 - Scale 1" = 10'-0"

A-3.4

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ELEVATION - REAR FACADE

A-3.5 - Scale 1" = 10'-0"

A-3.5

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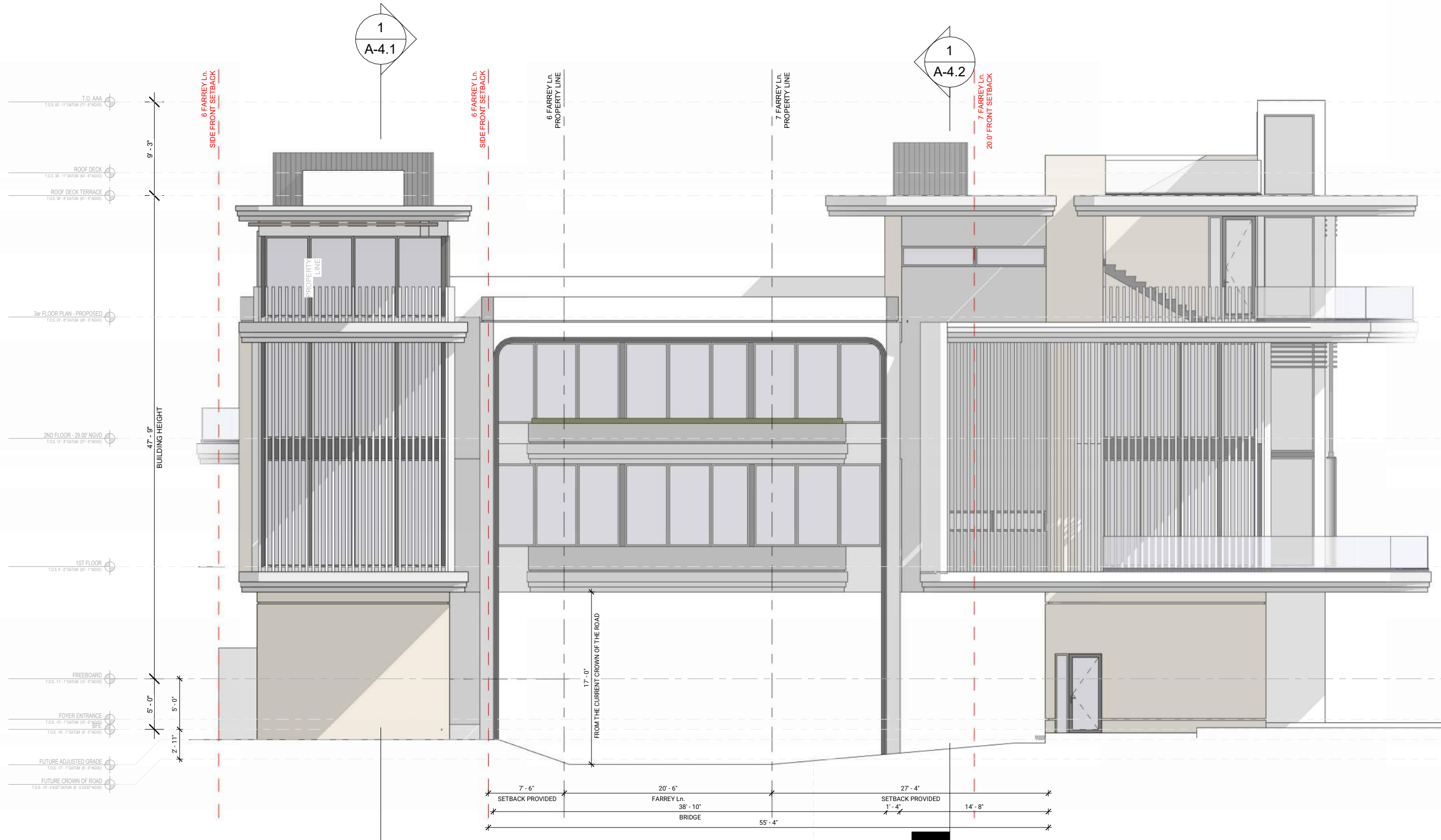


ELEVATION - SIDE FACADE

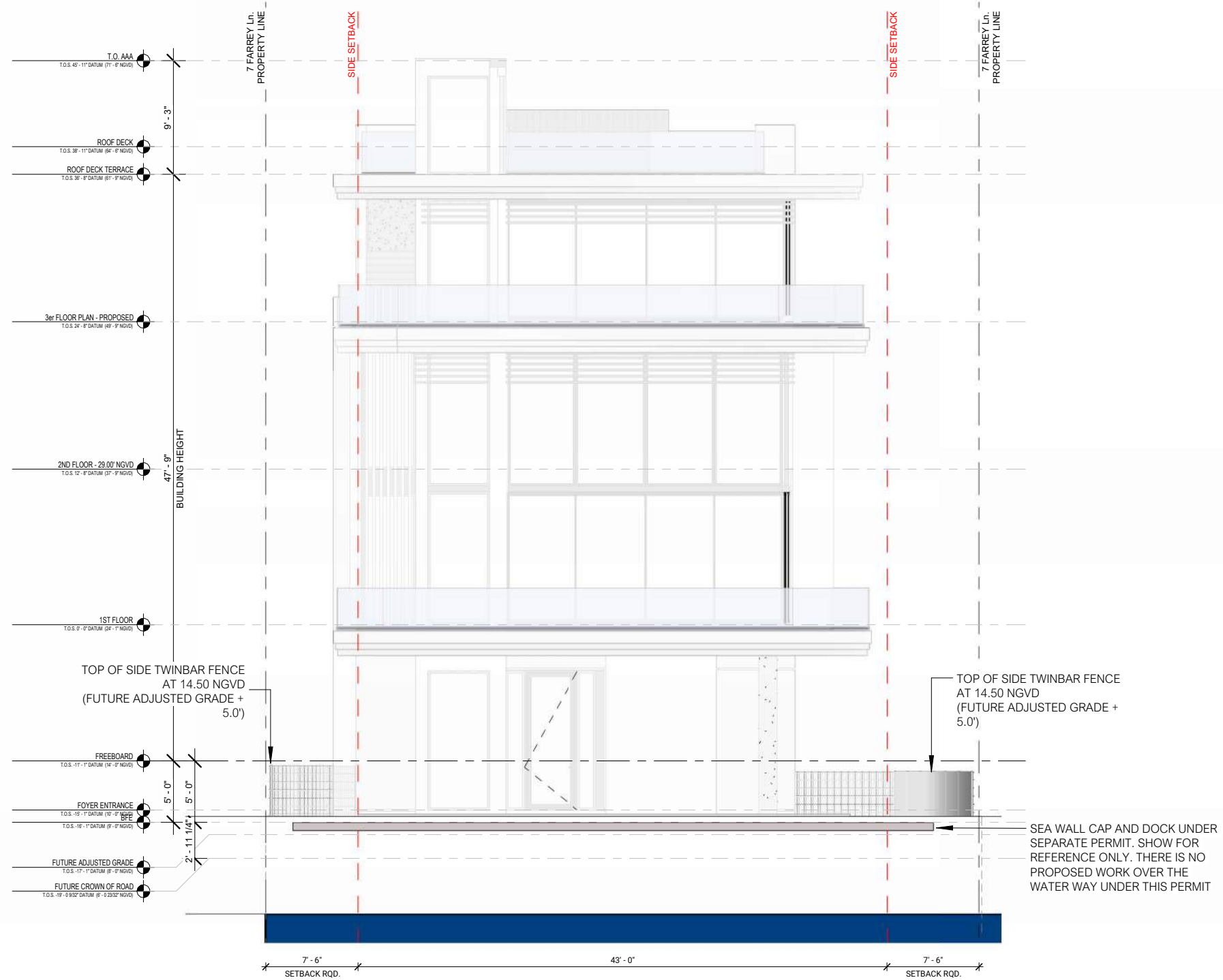
A-3.6 - Scale 1" = 10'-0"

A-3.6

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ELEVATION - SIDE FACADE
A-3.7 - Scale 1" = 10'-0"

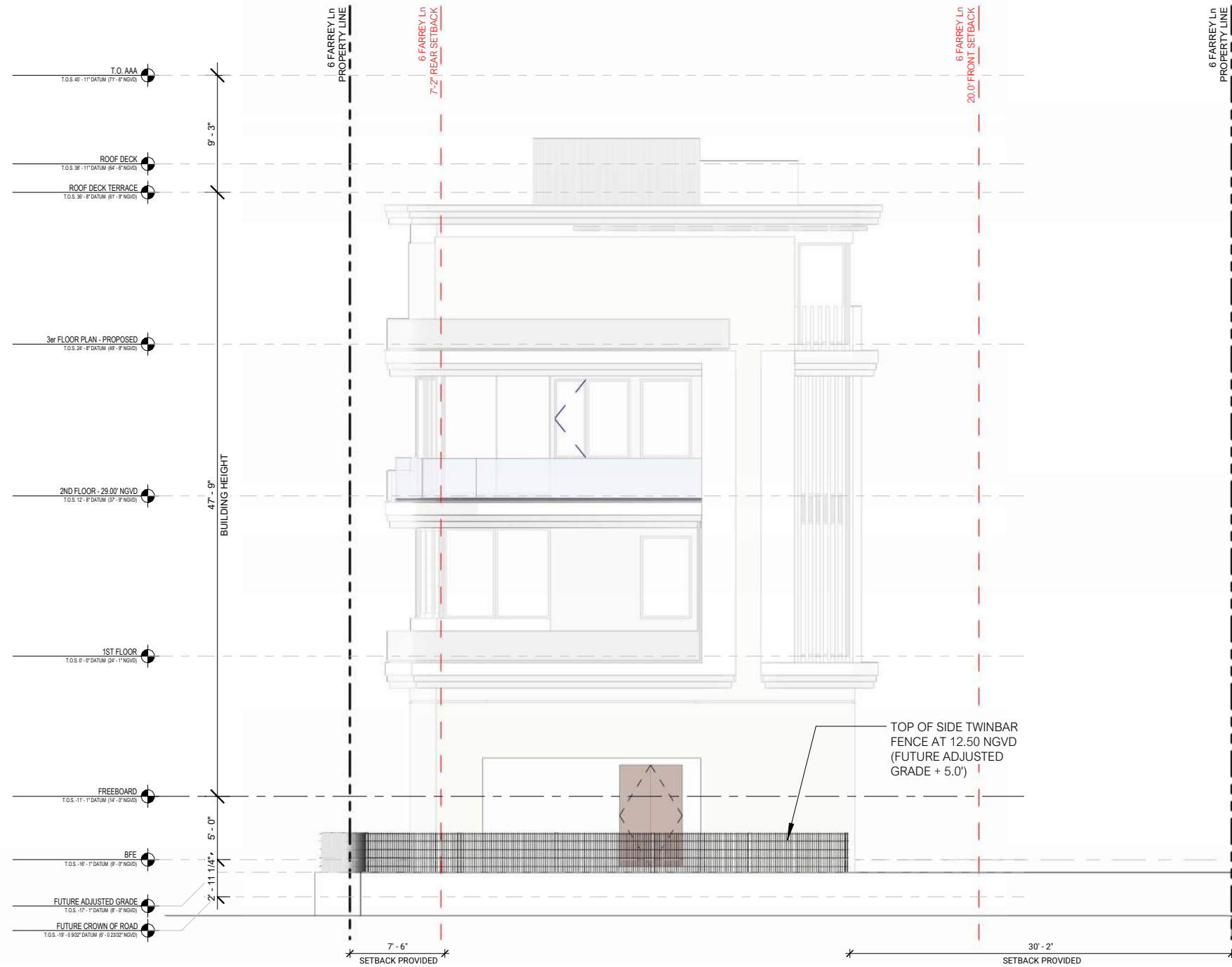


PROPERTY WALL ELEVATION

A-3.8 - Scale 3/32" = 1'-0"

A-3.8

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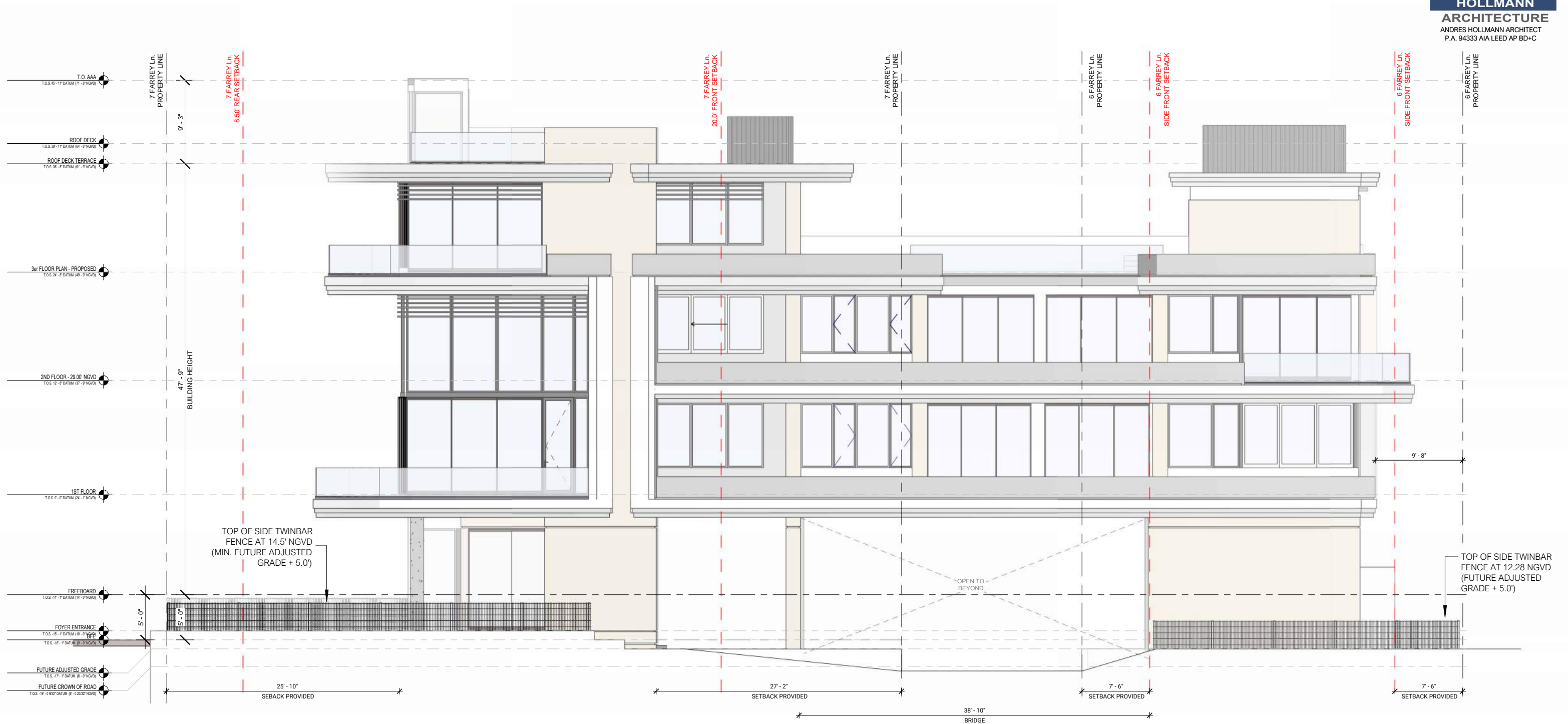


PROPERTY WALL ELEVATION

A-3.9 - Scale 3/32" = 1'-0"

A-3.9

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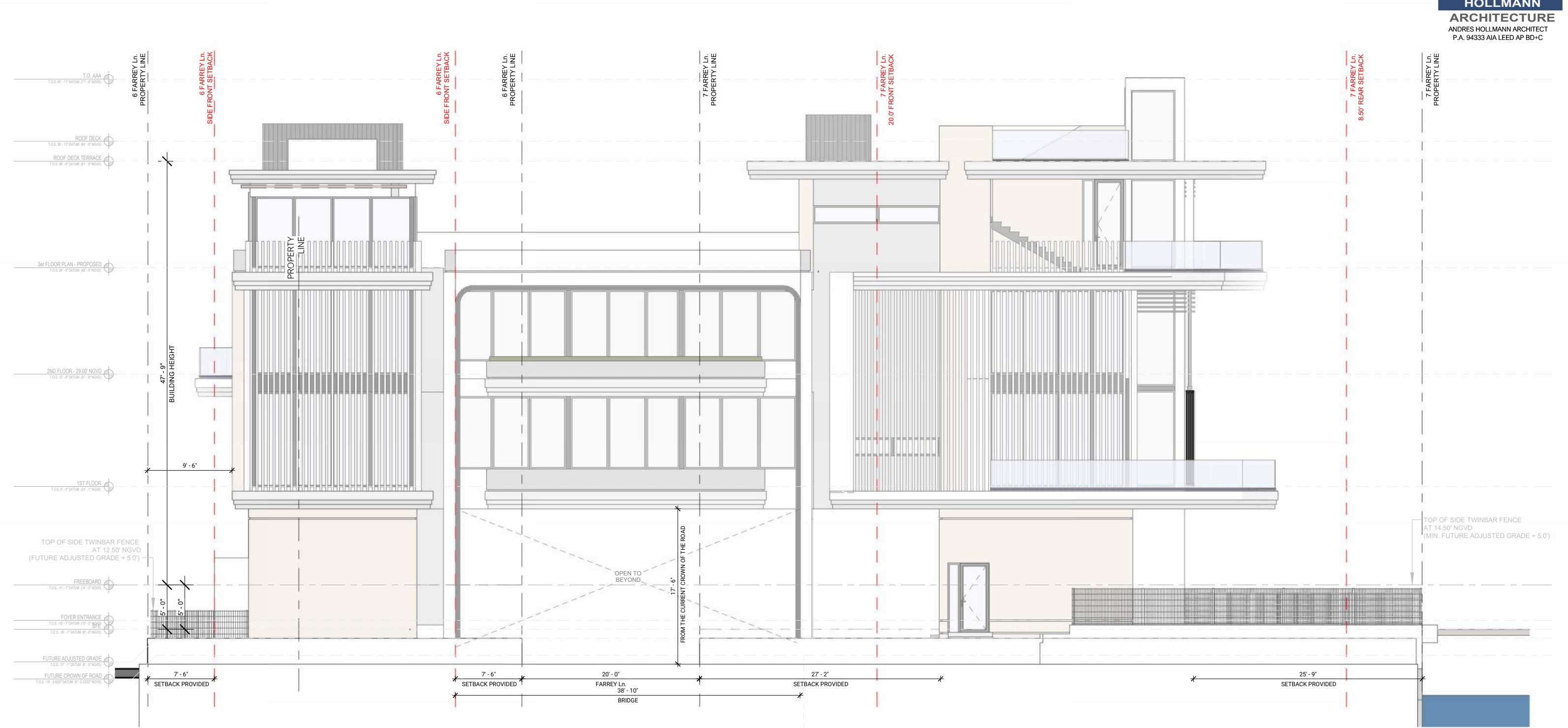


PROPERTY WALL ELEVATION

A-3.10 - Scale 3/32" = 1'-0"

A-3.10

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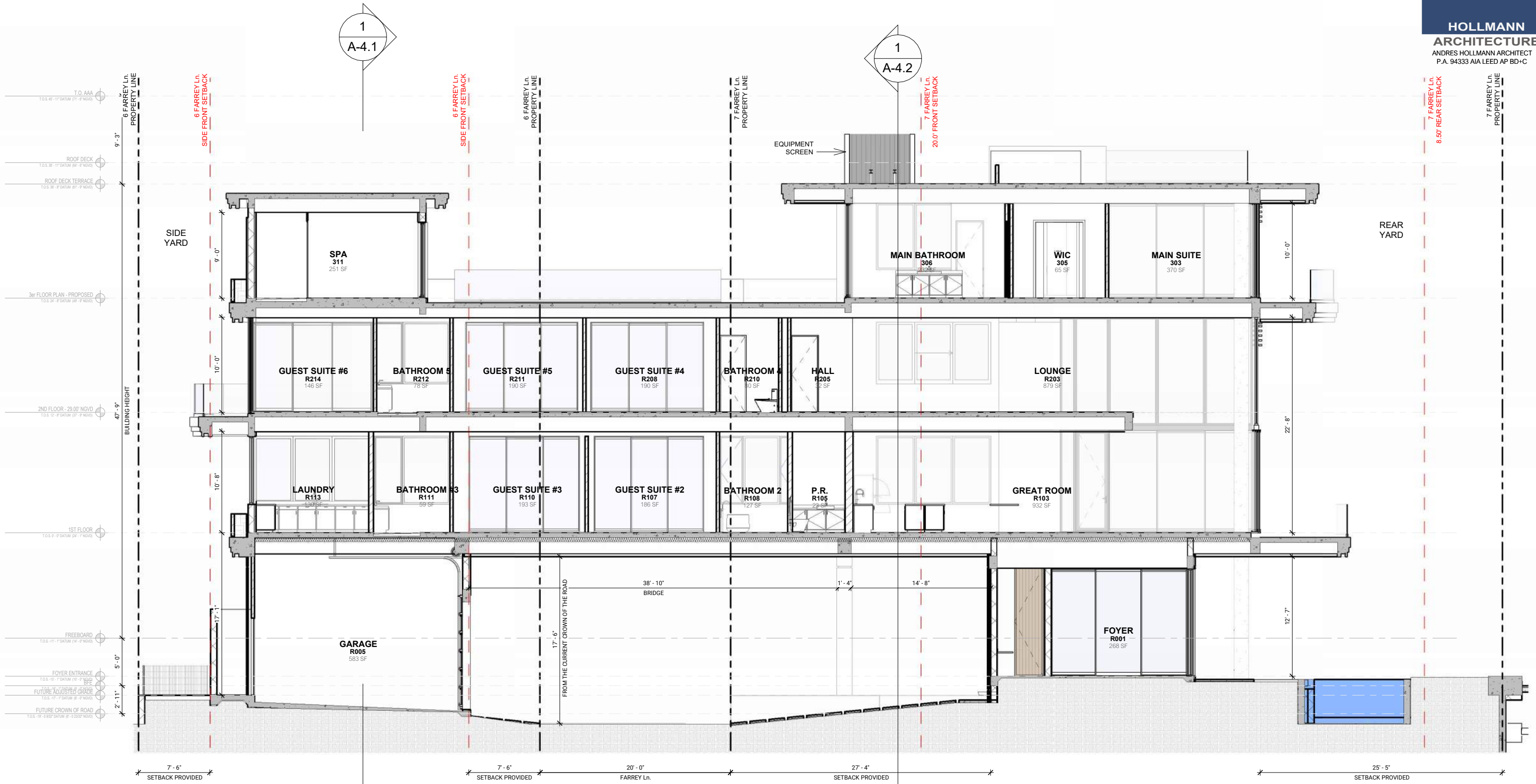


PROPERTY WALL ELEVATION

A-3.11 - Scale 3/32" = 1'-0"

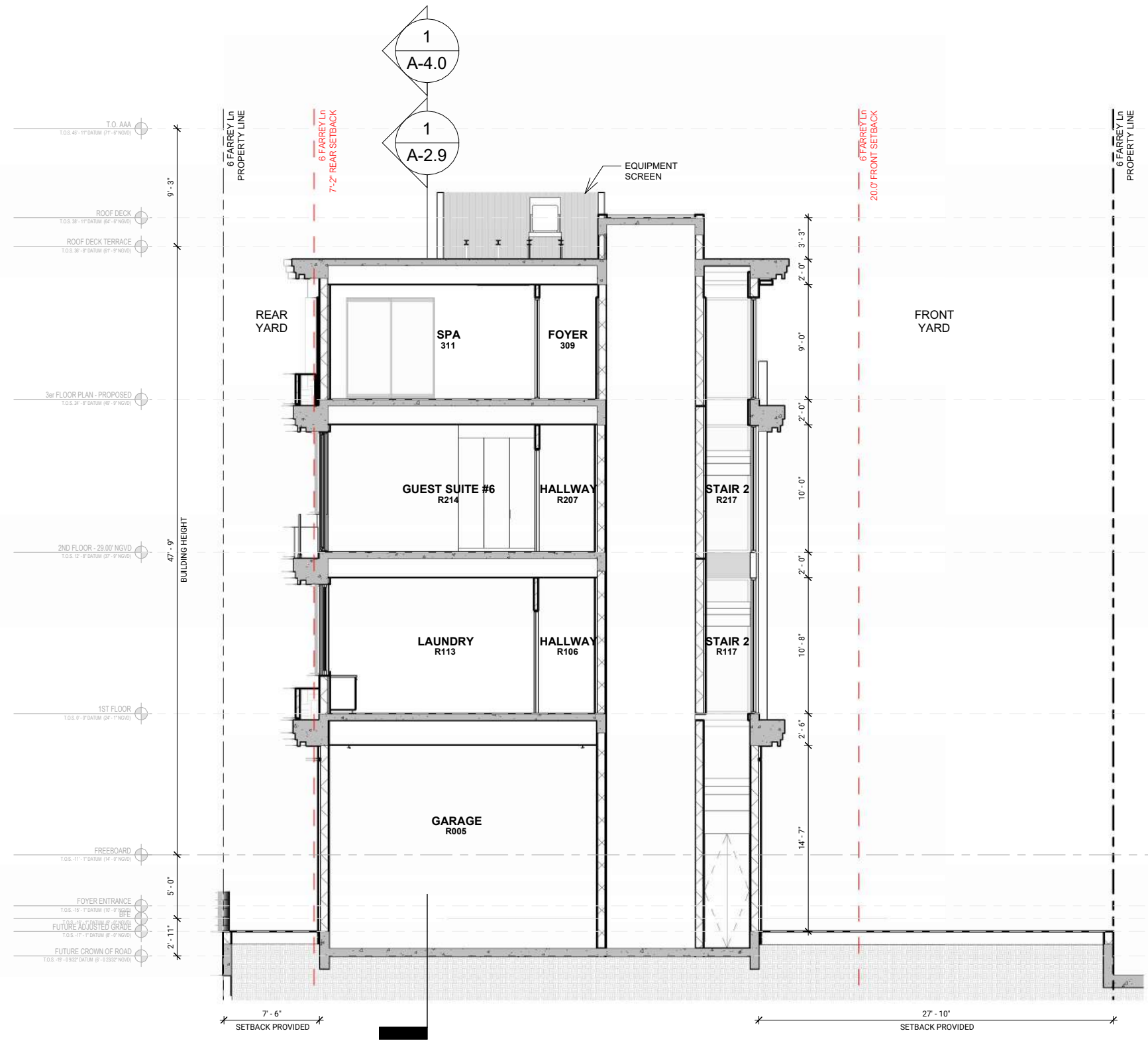
A-3.11

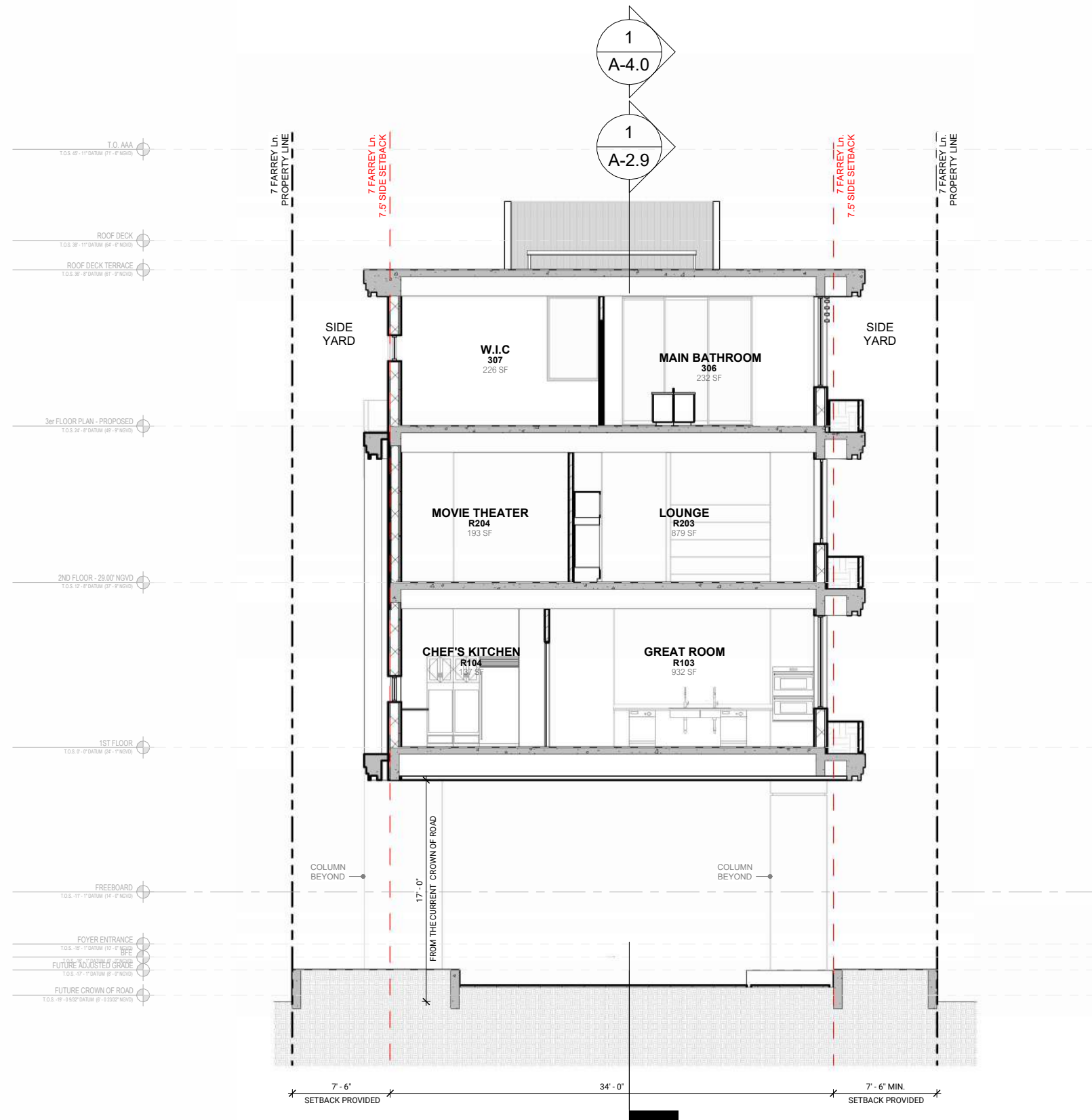
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SECTIONS
A-4.0 - Scale 1" = 10'-0"

A-4.0





SECTIONS
A-4.2 - Scale 1" = 10'-0"

A-4.2



RENDERING - OVERALL VIEW

A-7.0 - Scale

A-7.0

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RENDERING - OVERALL VIEW

A-7.1 - Scale

A-7.1

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RENDERING - OVERALL VIEW
A-7.2 - Scale



RENDERING - OVERALL VIEW
A-7.3 - Scale



RENDERING - OVERALL VIEW
A-7.4 - Scale