





Bella Isla Luxury Apartments

Island Apartments

Chabad of the Venetian
8 Farrey Lane

06 & 07 Farrey Lane

The Standard

11 Century Lane

The Vistas
1 Century Lane

NEIGHBORHOOD

CV-2.1 - Scale

CV-2.1

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



Bella Isla Luxury Apartments

06 & 07 Farrey Lane

Chabad of the Venetian

The Standard

11 Century Lane

The Vistas
1 Century Lane

Island Apartments

08 Farrey Lane

NEIGHBORHOOD

CV-2.2 - Scale

CV-2.2

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

COMMERCIAL - ZONING DATA SHEET

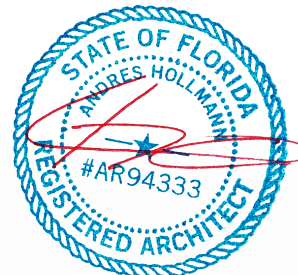
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

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



Digitally signed by Andres Hollmann
DN: CN=Andres Hollmann,
dnQualifier=A01410D000001951FC839DE00085B6C,
O=Hollmann Architecture LLC Trade Style(s) H2
Architecture, C=US
Date: 2025.08.15 15:32:41-04'00'

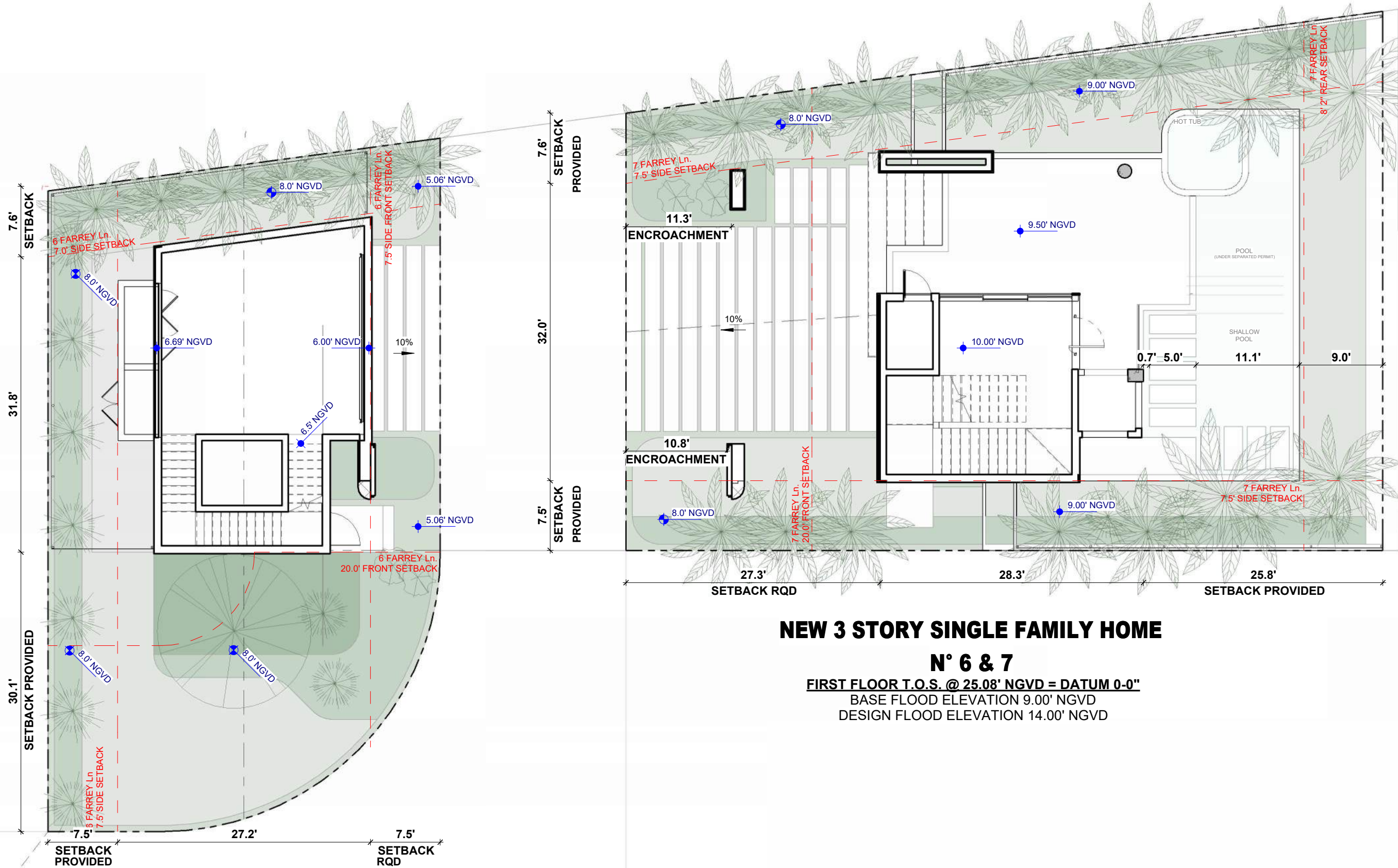
COMMERCIAL - ZONING DATA SHEET

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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'	
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	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.





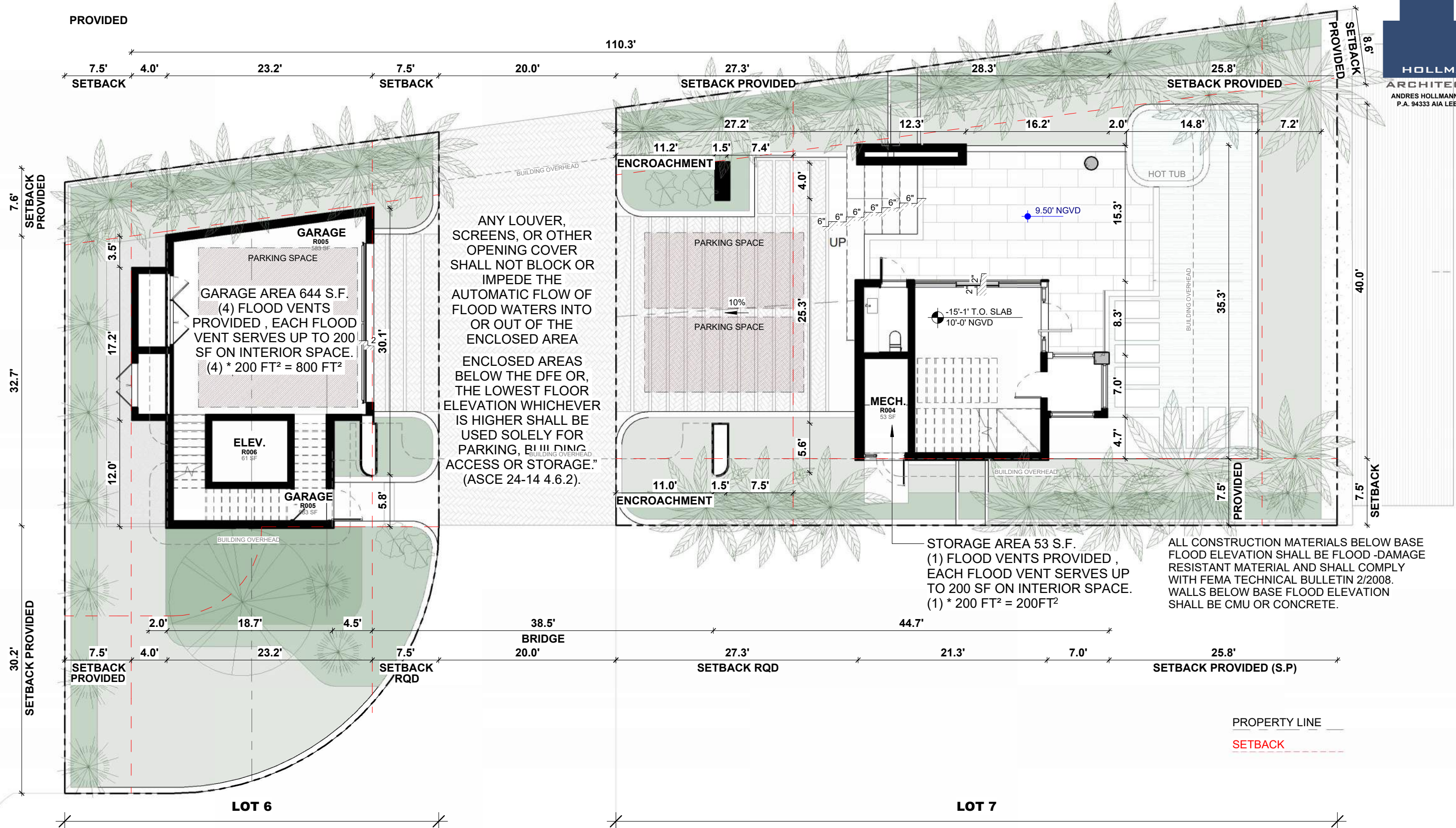
NEW 3 STORY SINGLE FAMILY HOME

N° 6 & 7

FIRST FLOOR T.O.S. @ 25.08' NGVD = DATUM 0-0"
BASE FLOOD ELEVATION 9.00' NGVD
DESIGN FLOOD ELEVATION 14.00' NGVD

PROPOSED BUILDING - SITE PLAN

A-1.0 - Scale 3/32" = 1'-0"

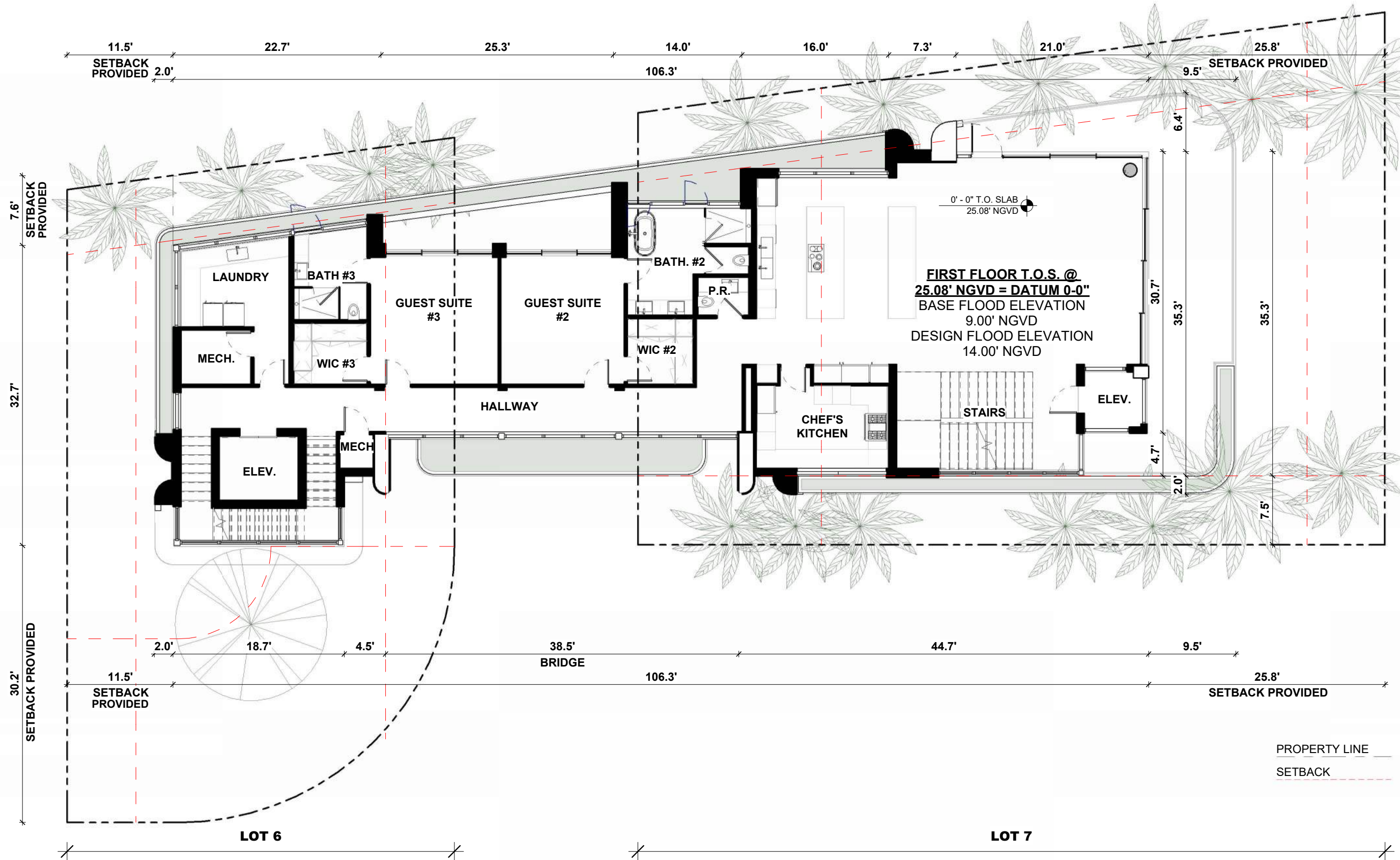


PROPOSED BUILDING - UNDERSTORY FLOOR

A-1.1 - Scale 3/32" = 1'-0"

A-1.1

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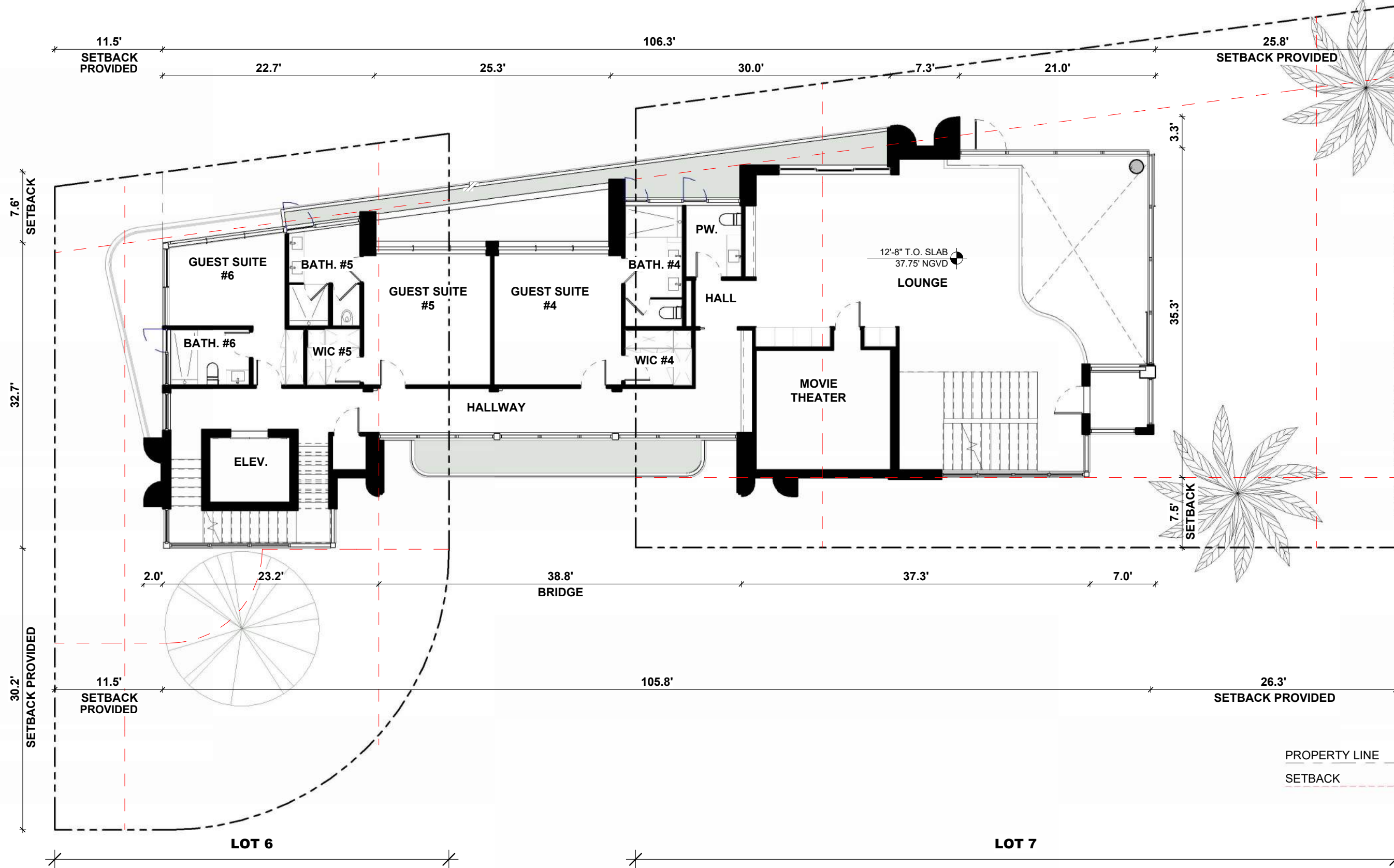


PROPOSED BUILDING - FIRST FLOOR

A-1.2 - Scale 3/32" = 1'-0"

A-1.2

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

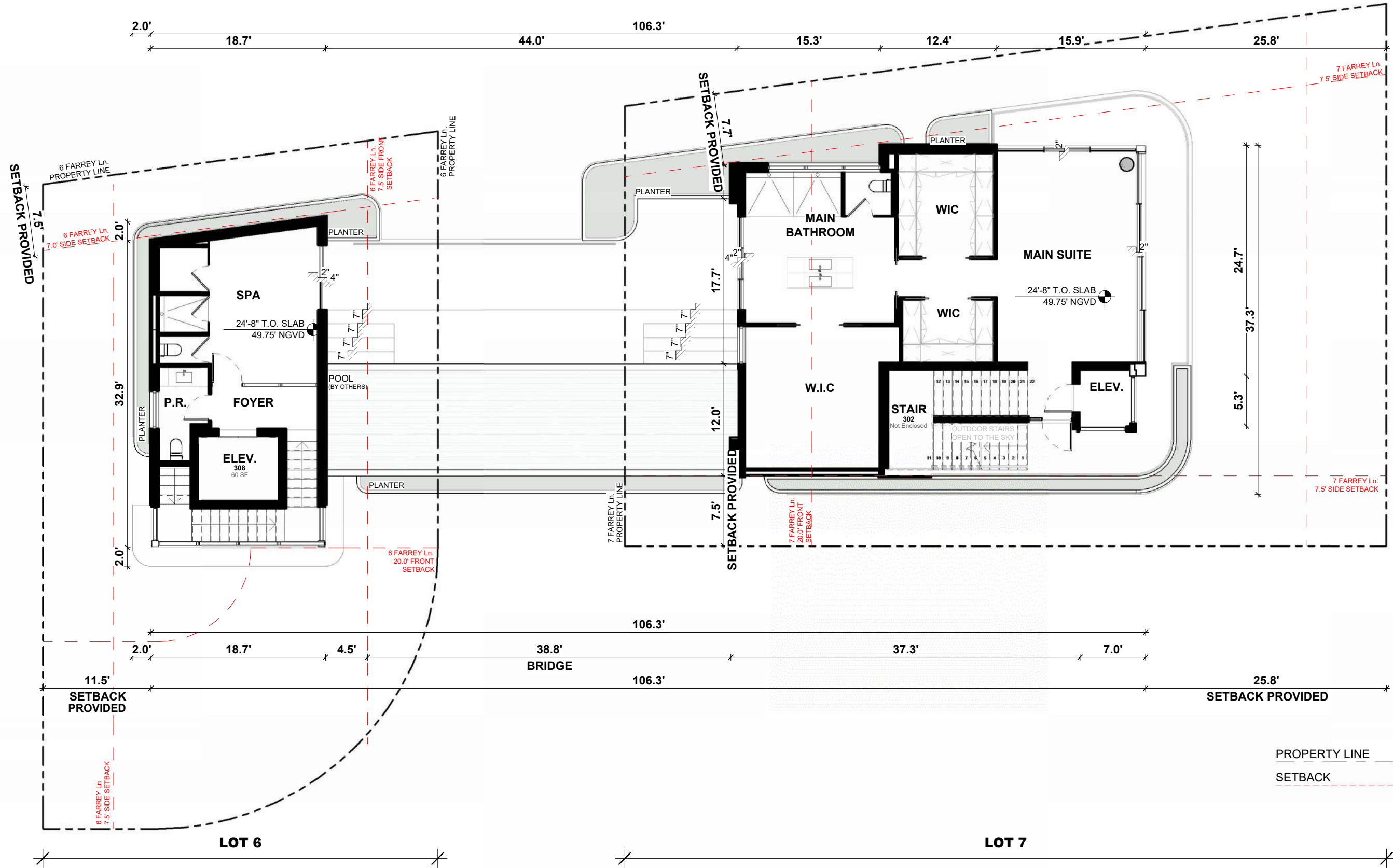


PROPOSED BUILDING - SECOND FLOOR

A-1.3 - Scale 3/32" = 1'-0"

A-1.3

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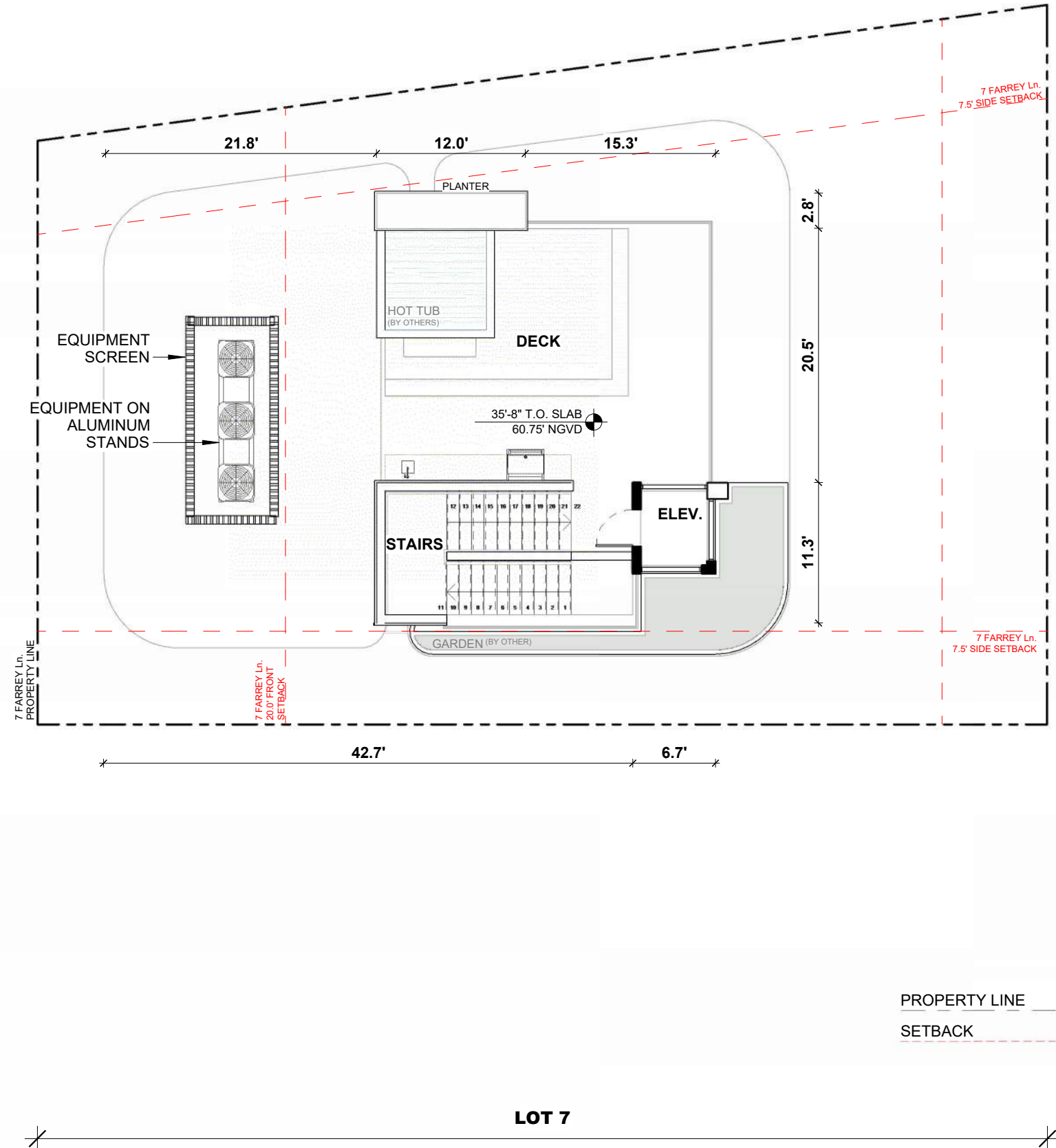
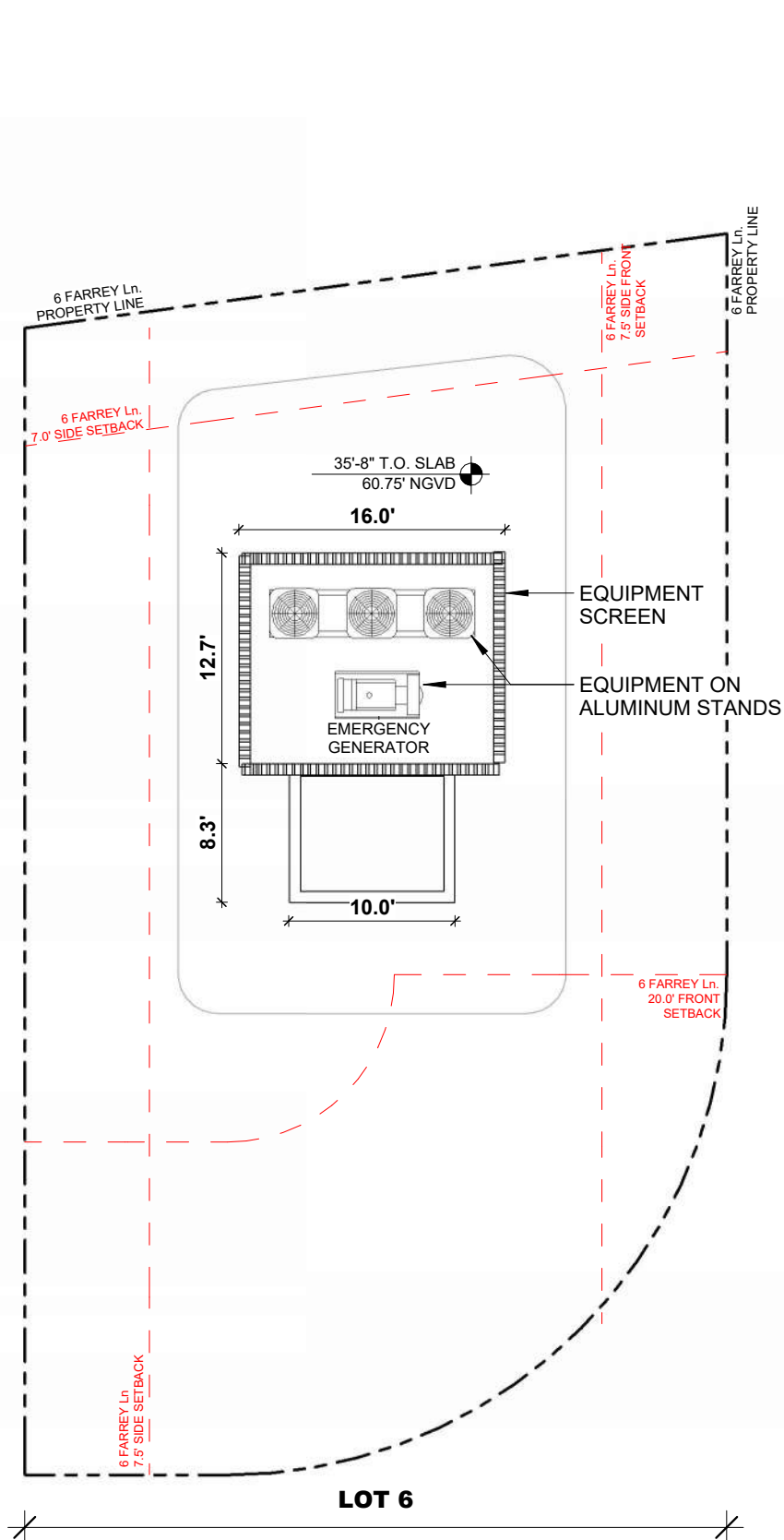


PROPOSED BUILDING - THIRD FLOOR

A-1.4 - Scale 3/32" = 1'-0"

A-1.4

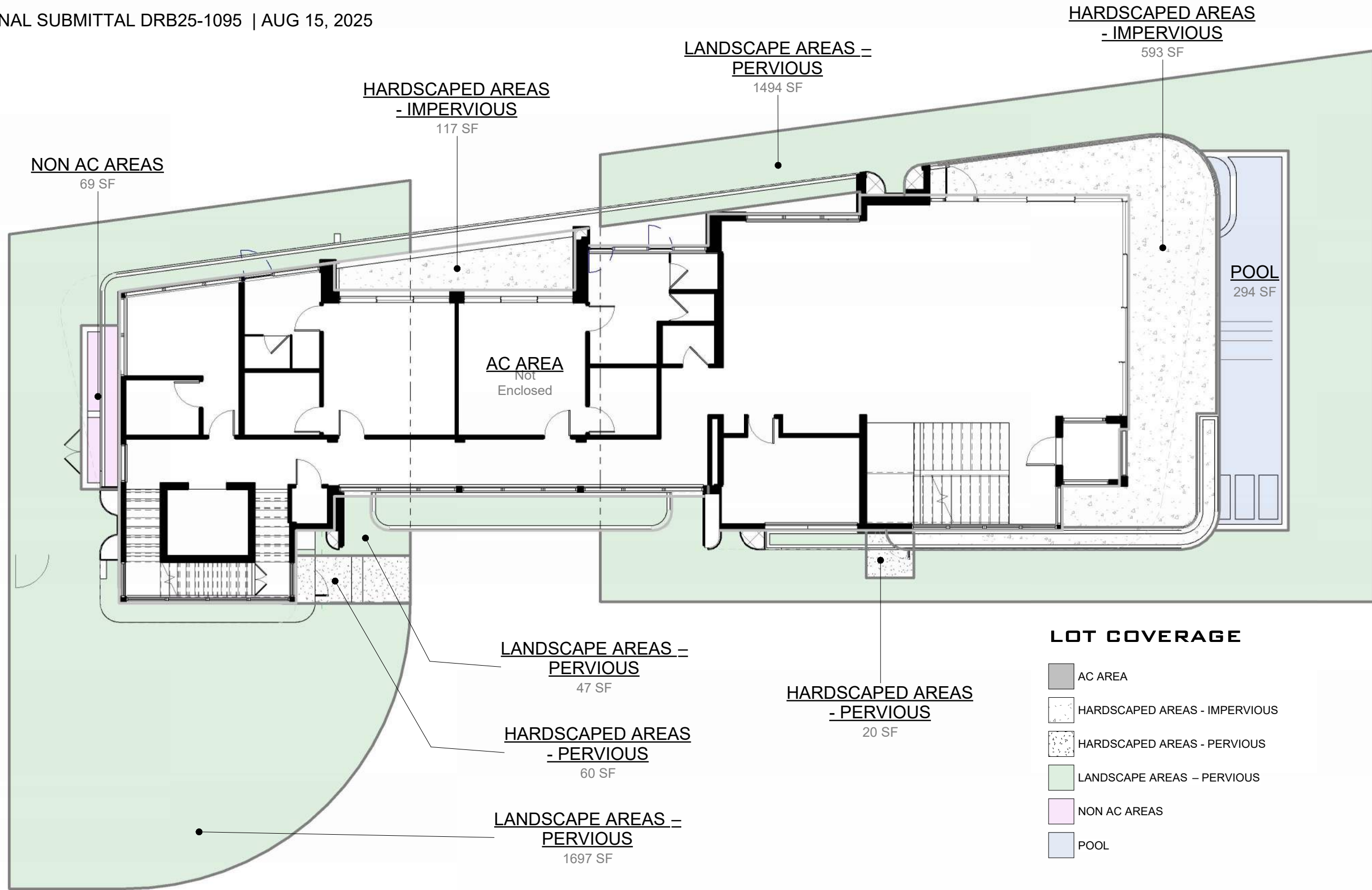
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PROPERTY LINE —
SETBACK - - -

PROPOSED BUILDING - ROOF DECK

A-1.5 - Scale 3/32" = 1'-0"

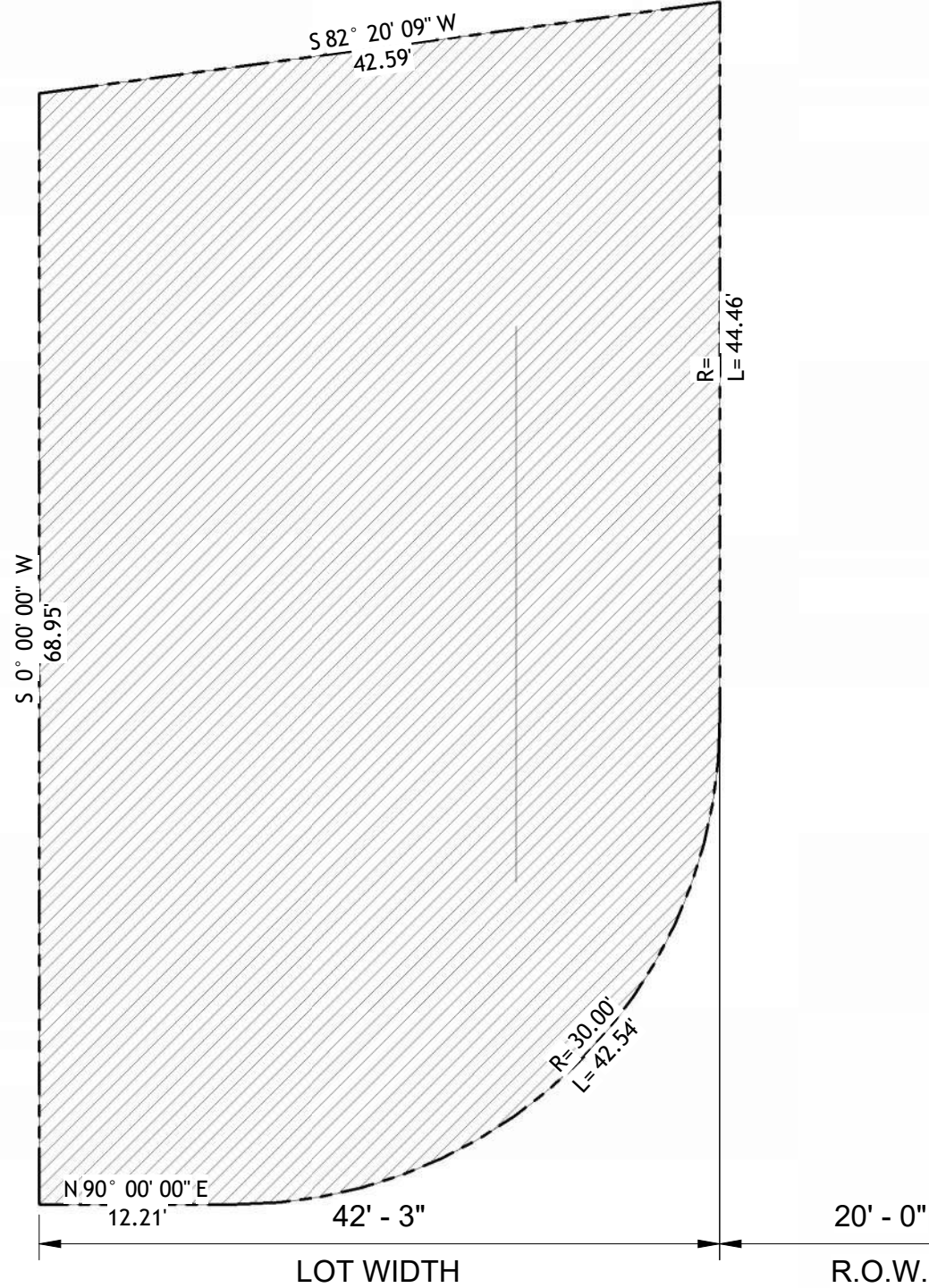


ZONING DIAGRAM - LOT COVERAGE

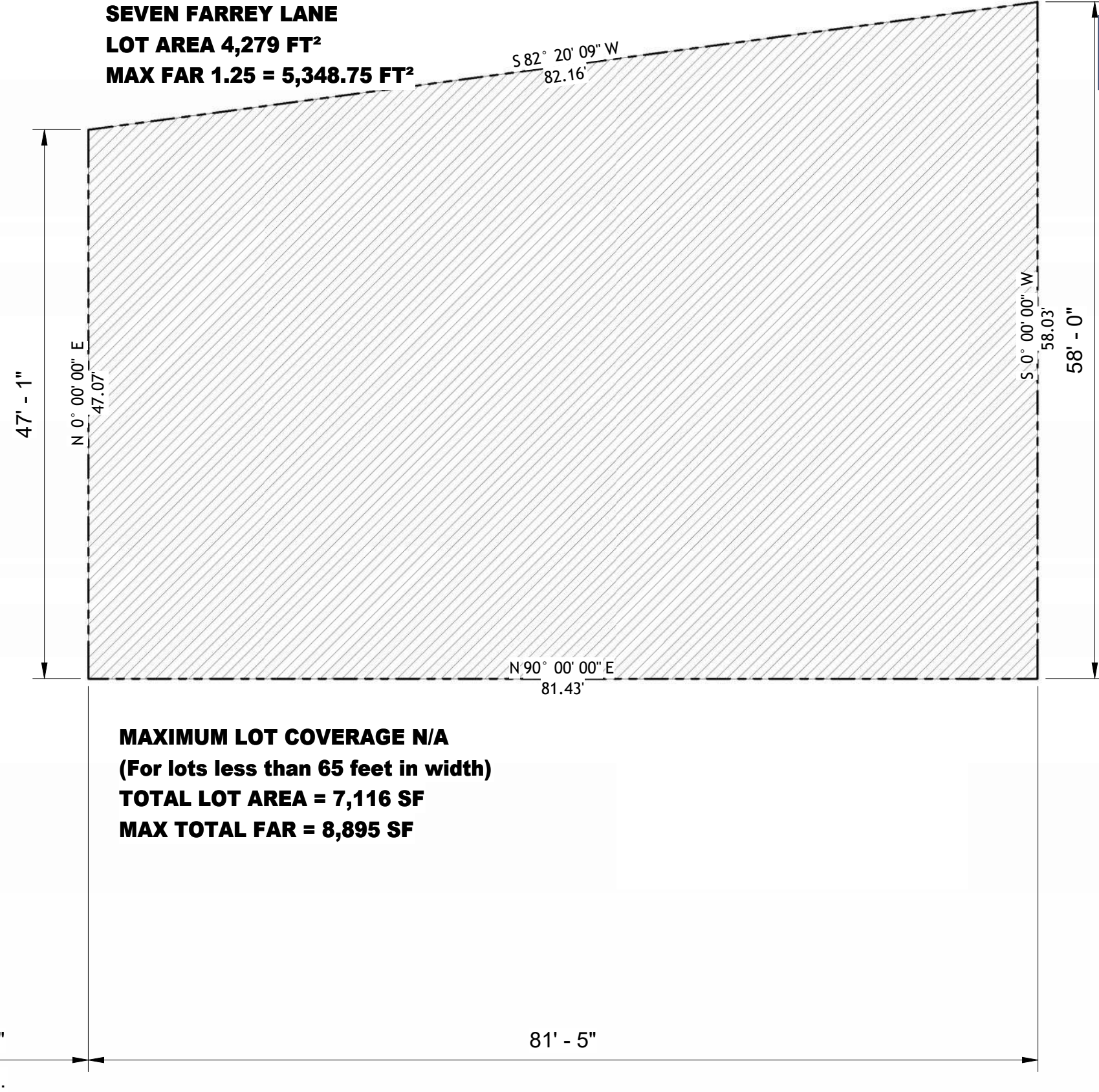
A-2.0 - Scale 3/32" = 1'-0"



SIX FARREY LANE
LOT AREA 2,837 FT²
MAX FAR 1.25 = 3,546 FT²



SEVEN FARREY LANE
LOT AREA 4,279 FT²
MAX FAR 1.25 = 5,348.75 FT²



MAXIMUM LOT COVERAGE N/A
(For lots less than 65 feet in width)
TOTAL LOT AREA = 7,116 SF
MAX TOTAL FAR = 8,895 SF

ZONING DIAGRAM - SITE ANALYSIS

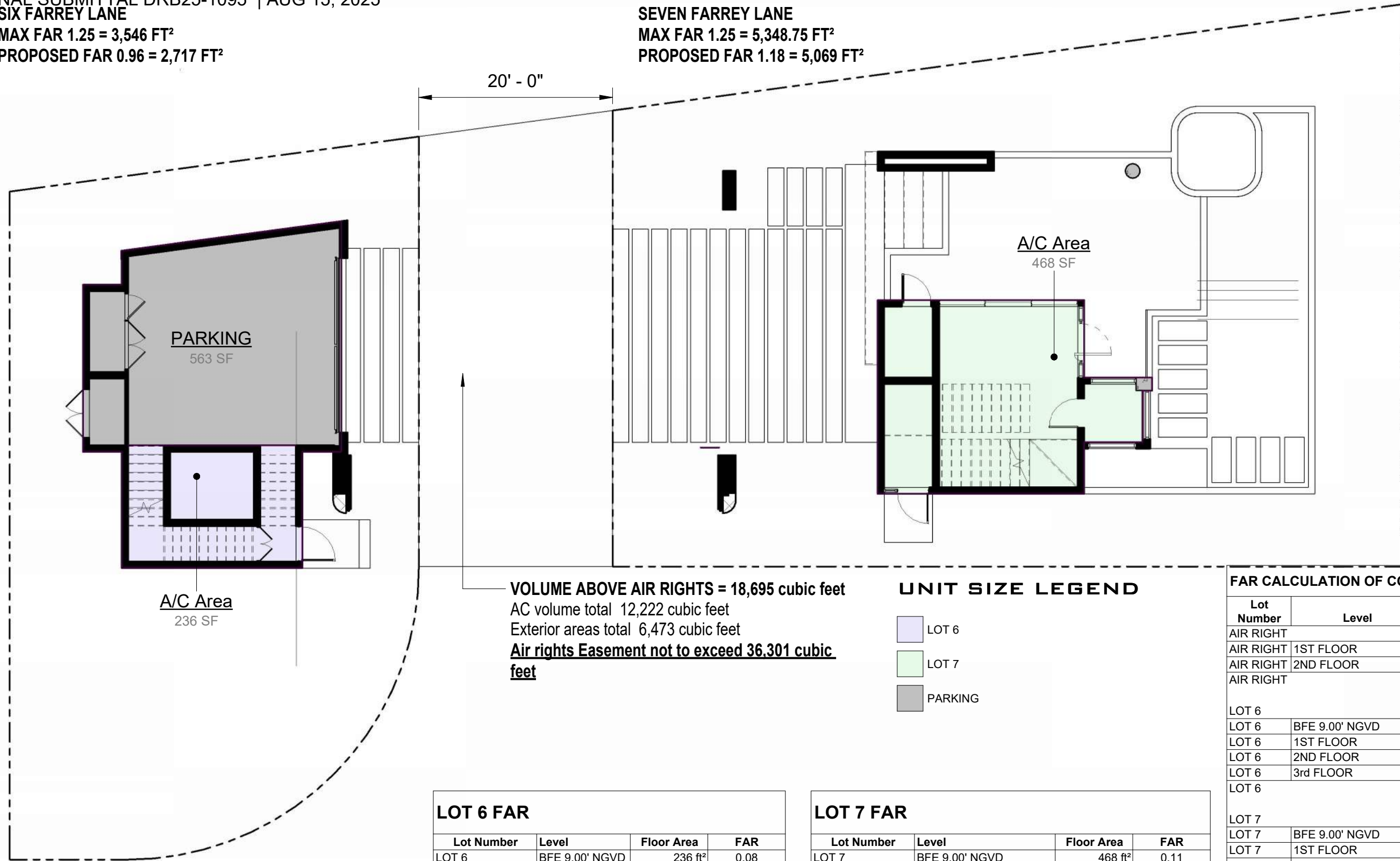
A-2.1 - Scale 3/32" = 1'-0"

A-2.1

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FINAL SUBMITTAL DRB25-1095 | AUG 15, 2025
 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



VOLUME ABOVE AIR RIGHTS = 18,695 cubic feet
 AC volume total 12,222 cubic feet
 Exterior areas total 6,473 cubic feet
Air rights Easement not to exceed 36,301 cubic feet

UNIT SIZE LEGEND

- LOT 6
- LOT 7
- PARKING

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

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

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		900 ft ²	0.13	
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		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		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 SIZE UNDERSTORY FLOOR

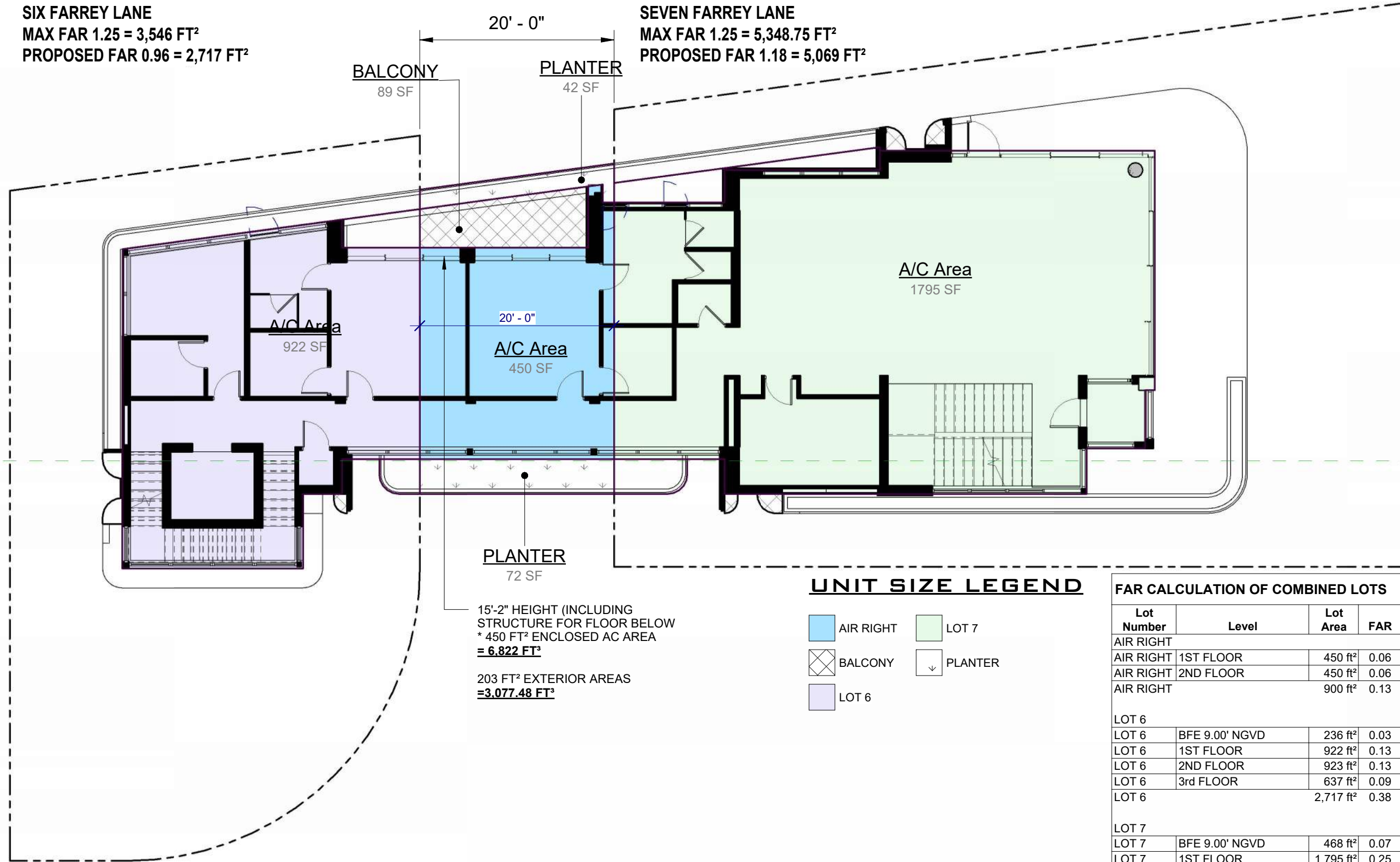
A-2.2 - Scale 3/32" = 1'-0"

A-2.2

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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



15'-2" HEIGHT (INCLUDING
STRUCTURE FOR FLOOR BELOW
* 450 FT² ENCLOSED AC AREA
= **6,822 FT³**

203 FT² EXTERIOR AREAS
= **3,077.48 FT³**

UNIT SIZE LEGEND

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

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		900 ft ²	0.13	
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		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		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

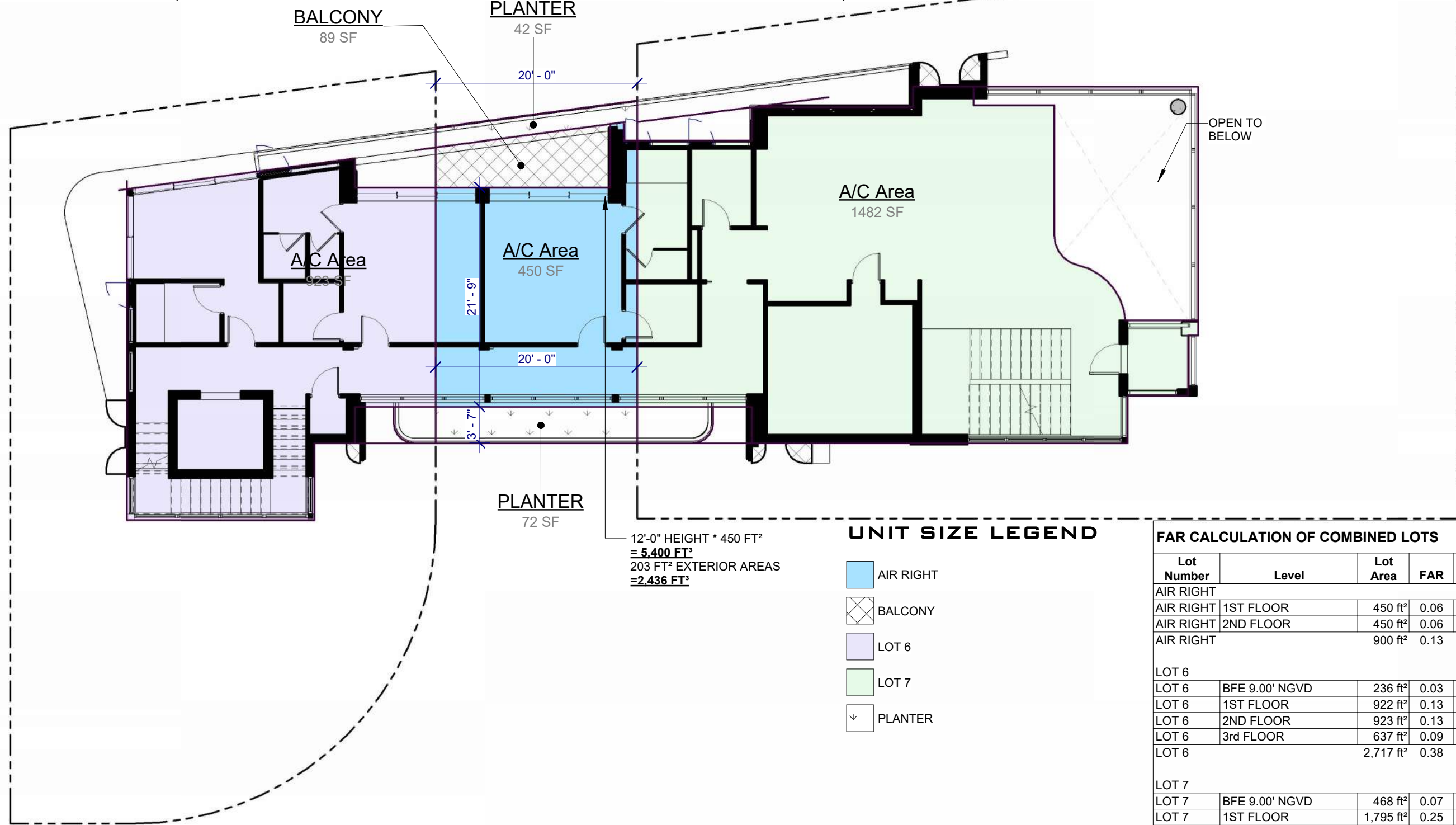
Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

A-2.3 - Scale 3/32" = 1'-0"

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



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		900 ft ²	0.13	
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		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		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

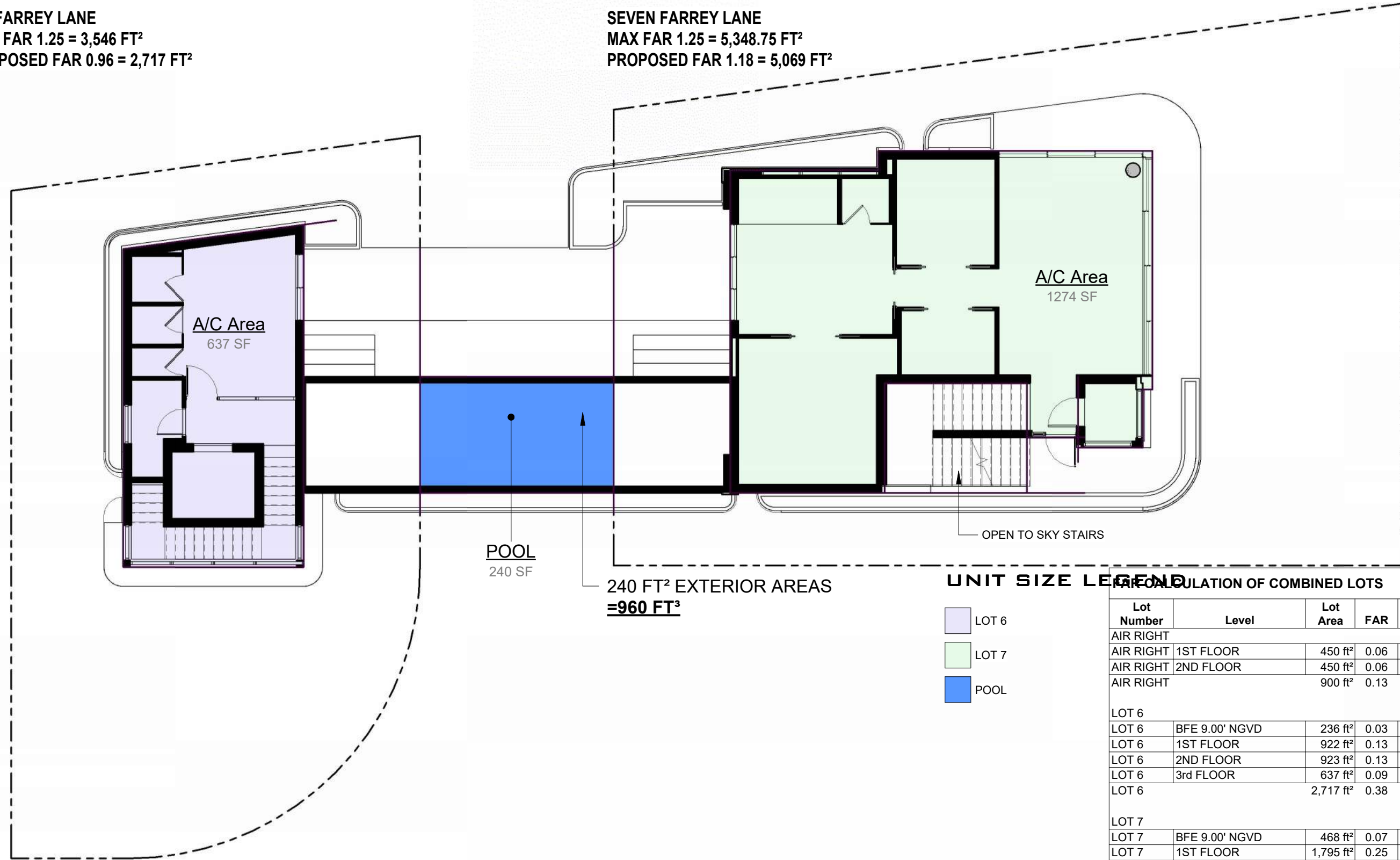
Air rights Easement not to exceed 36,301 cubic feet

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

A-2.4 - Scale 3/32" = 1'-0"

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



UNIT SIZE LEGEND

- LOT 6
- LOT 7
- POOL

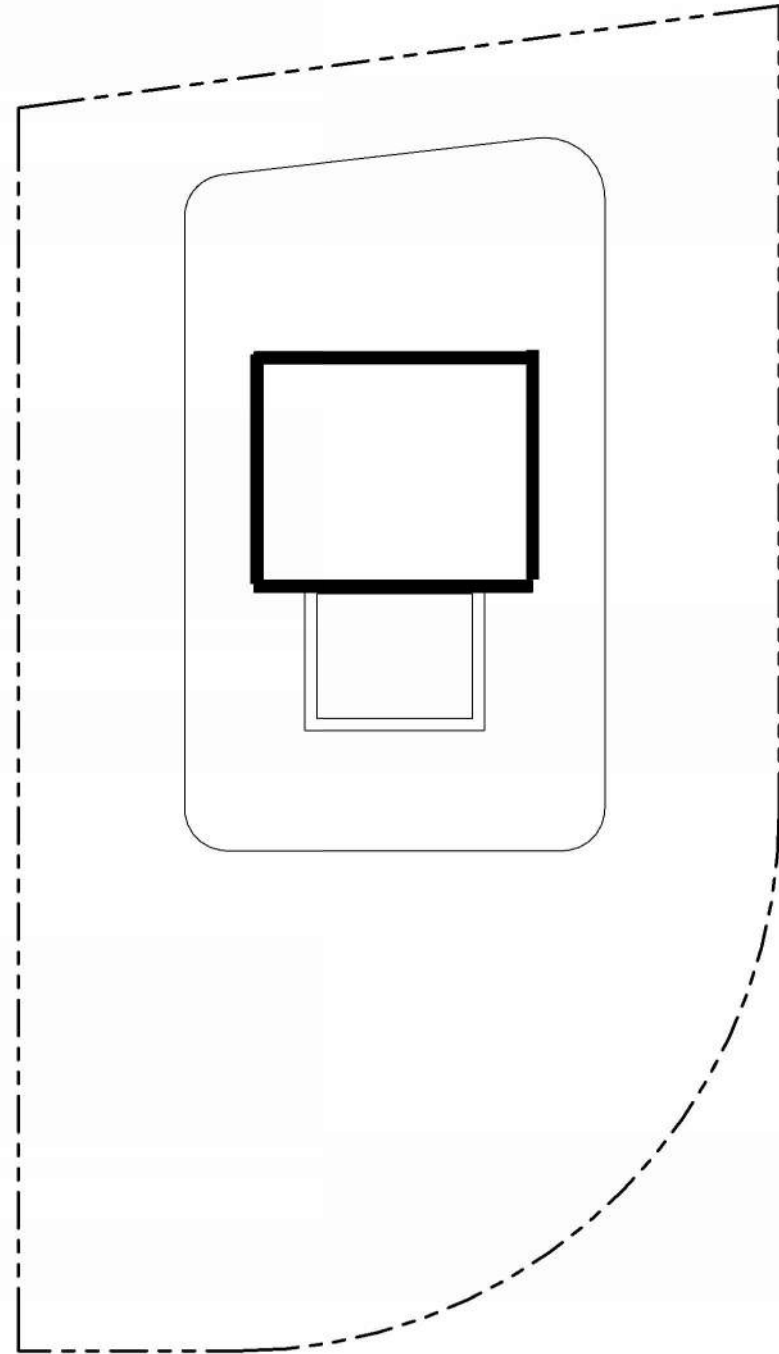
CALCULATION OF COMBINED LOTS				
Lot Number	Level	Lot Area	FAR	Comments
AIR RIGHT				
AIR RIGHT	1ST FLOOR	450 ft ²	0.06	6,822 FT ³
AIR RIGHT	2ND FLOOR	450 ft ²	0.06	5,400 FT ³
AIR RIGHT		900 ft ²	0.13	
LOT 6				
LOT 6	BFE 9.00' NGVD	236 ft ²	0.03	
LOT 6	1ST FLOOR	922 ft ²	0.13	
LOT 6	2ND FLOOR	923 ft ²	0.13	
LOT 6	3rd FLOOR	637 ft ²	0.09	
LOT 6		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		5,069 ft ²	0.71	
Grand total		8,686 ft ²	1.22	

Air rights Easement not to exceed 36,301 cubic feet

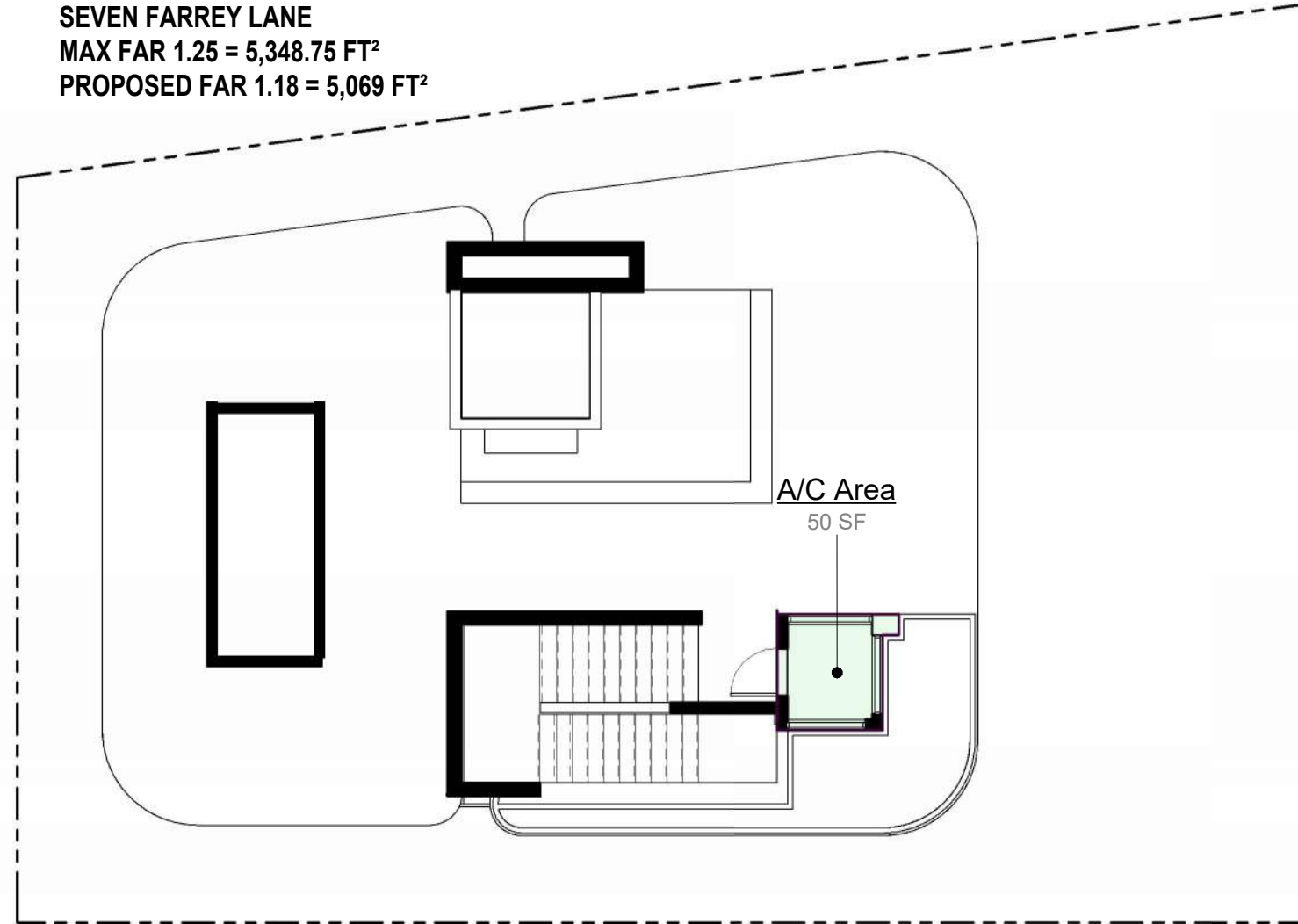
ZONING DIAGRAM - UNIT SIZE 3RD FLOOR

A-2.5 - Scale 3/32" = 1'-0"

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



UNIT SIZE LEGEND

LOT 7

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		900 ft ²	0.13	
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		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		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

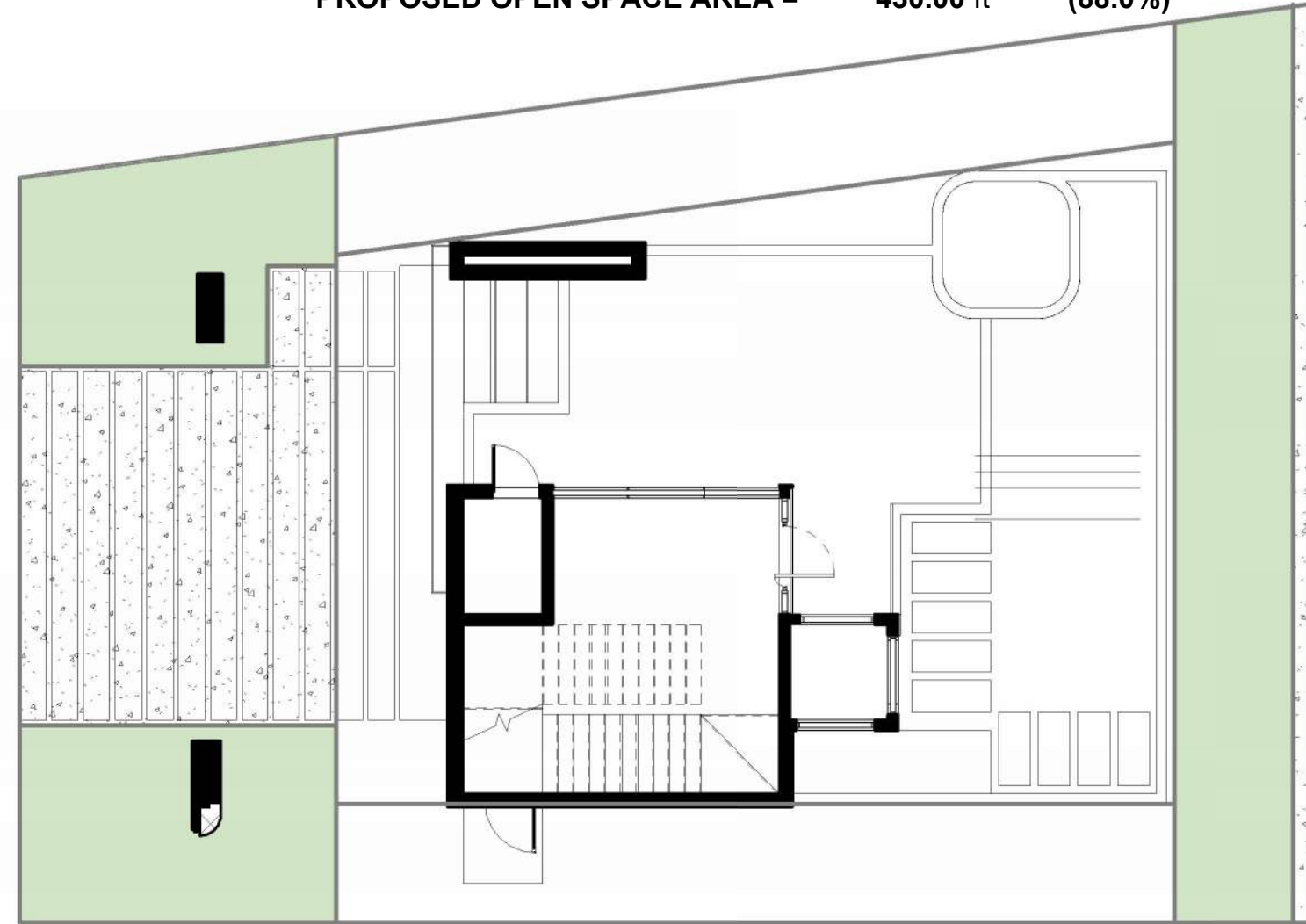
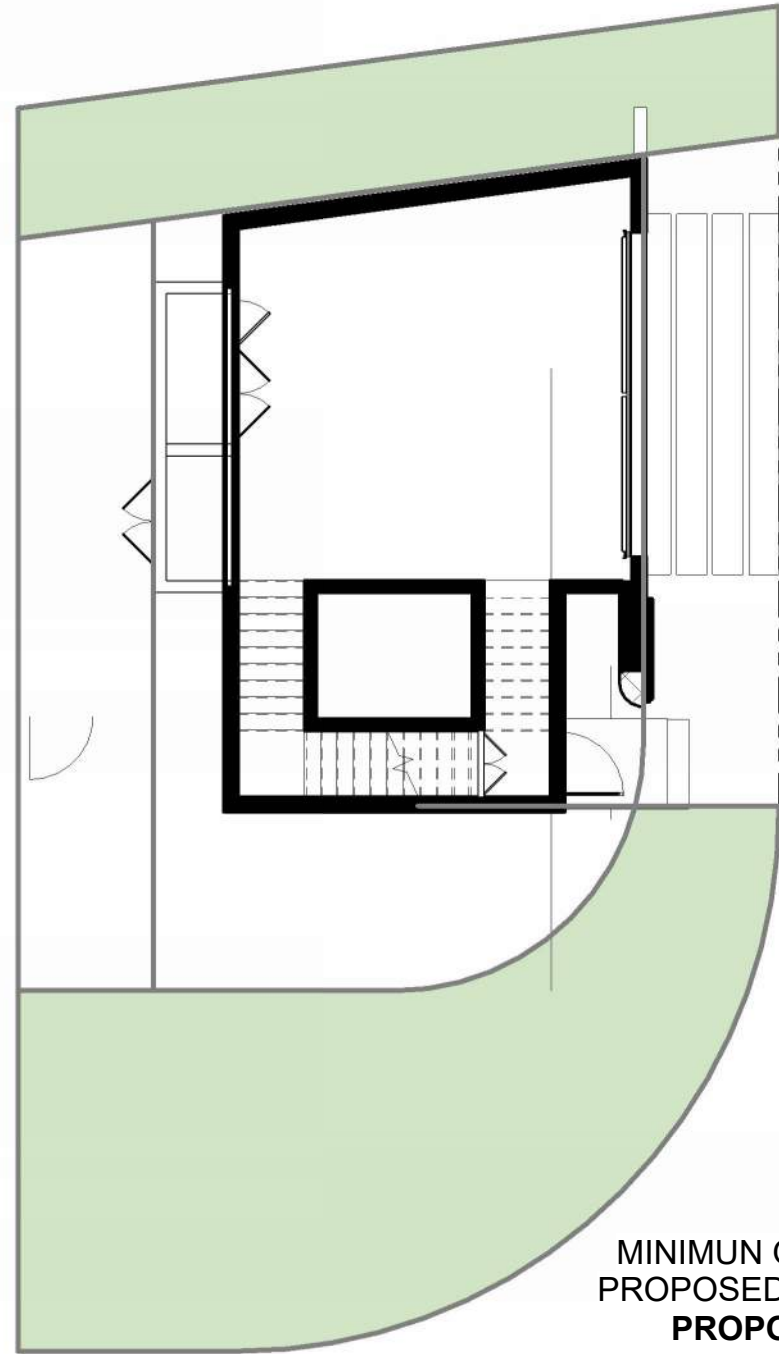
A-2.6 - Scale 3/32" = 1'-0"

A-2.6

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






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 = 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%)

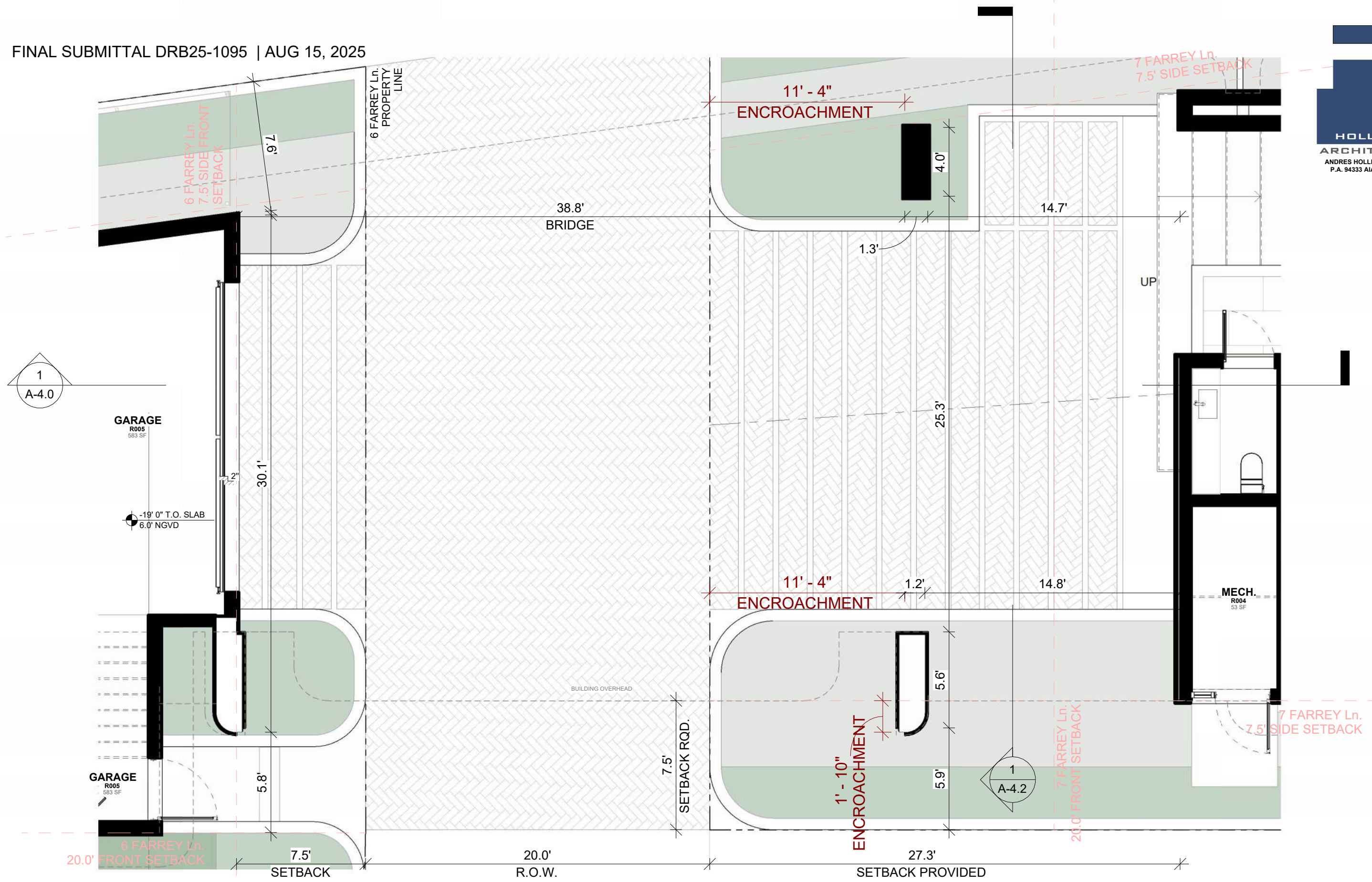
FRONT YARD AREA = 768.00 ft²
 MINIMUM OPEN SPACE AREA (50%) = 384.00 ft²
PROPOSED DRIVEWAY / WALKWAY = 0.00 ft²
PROPOSED OPEN SPACE AREA = 768.00 ft² (100%)

UNIT SIZE LEGEND

-  FRONT GARDEN
-  HARDCAPED AREAS - PERVIOUS
-  REAR GARDEN

ZONING DIAGRAM - OPEN SPACE / PERVIOUS AREAS

A-2.7 - Scale 3/32" = 1'-0"



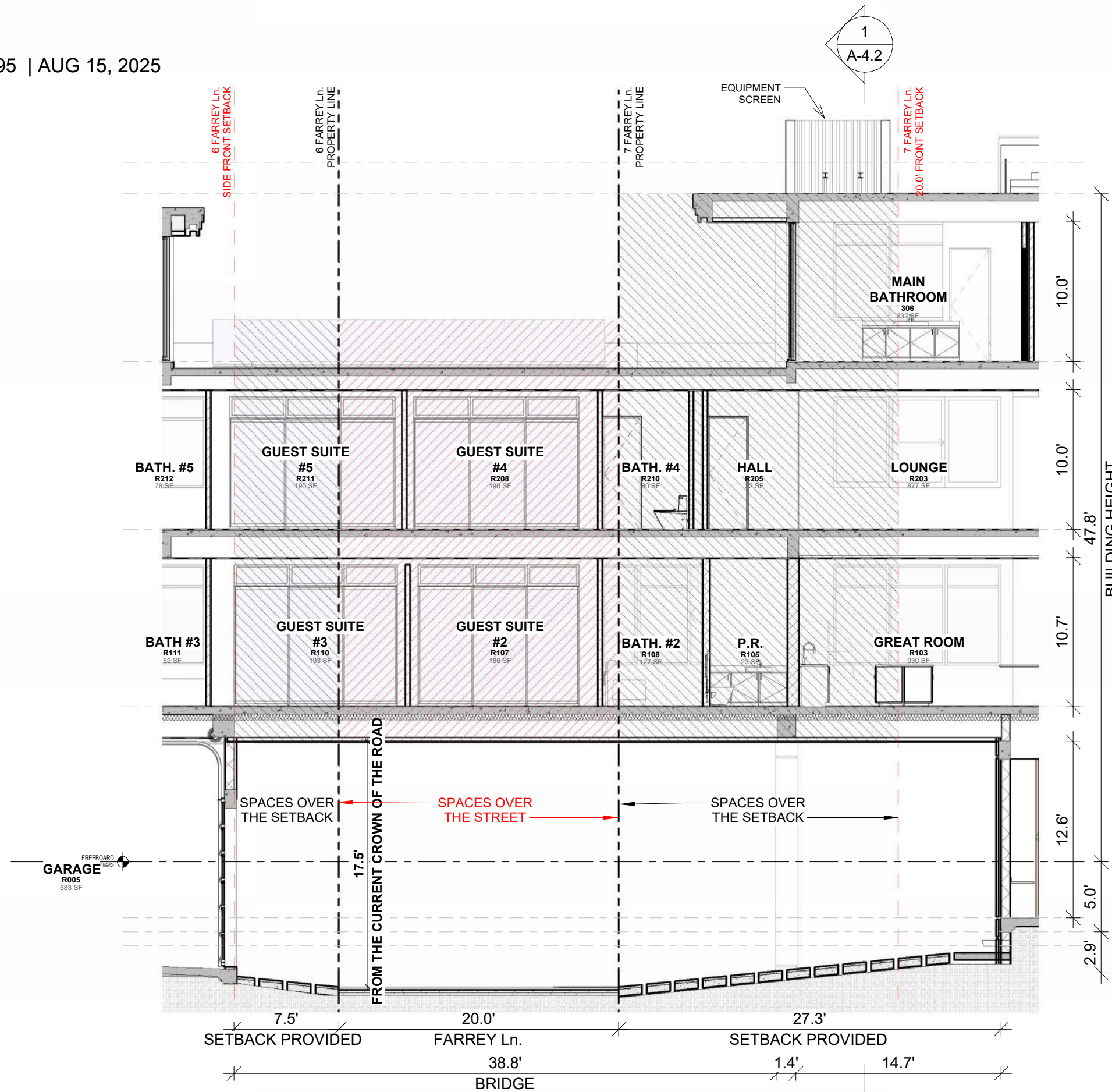
VARIANCE DIAGRAM 01

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

PROVIDED

A-2.8

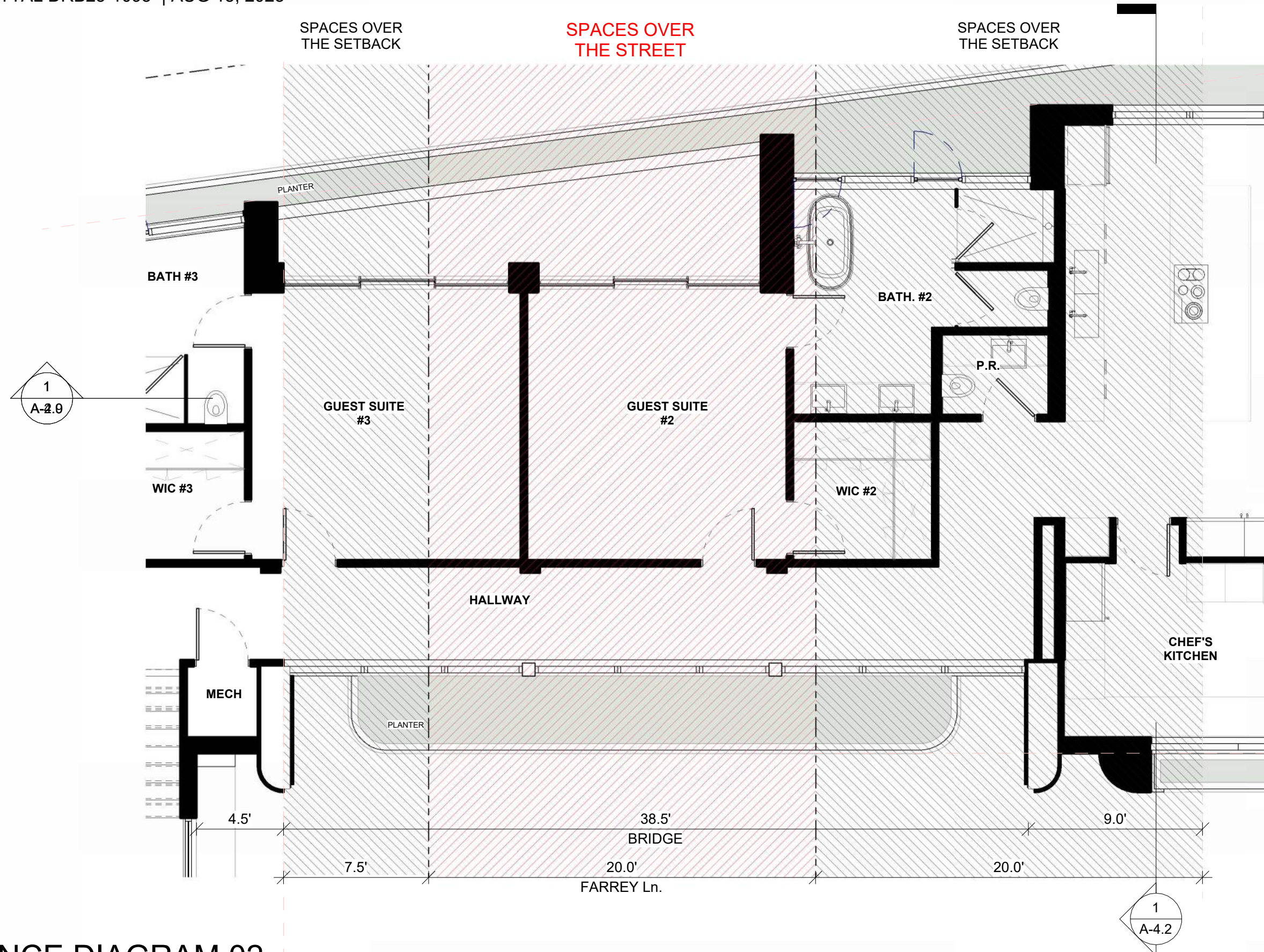
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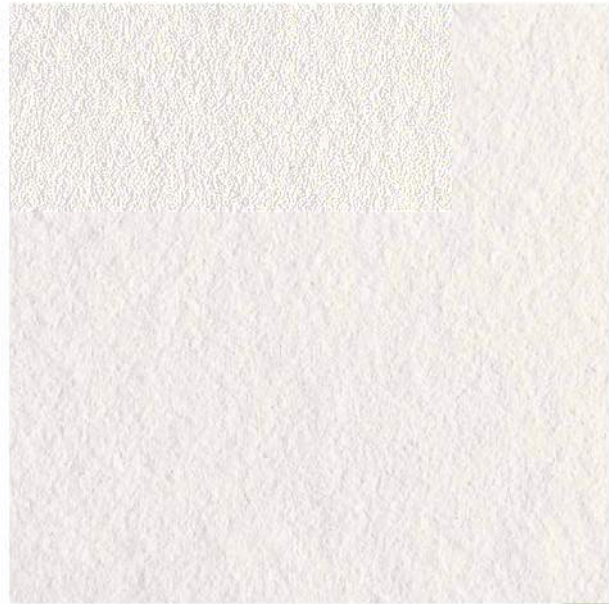
VARIANCE DIAGRAM 02

A-2.9 - Scale 1/8" = 1'-0"

A-2.9



VARIANCE DIAGRAM 02
A-2.10 - Scale 3/16" = 1'-0"



STC
WHITE PAINTED STUCCO



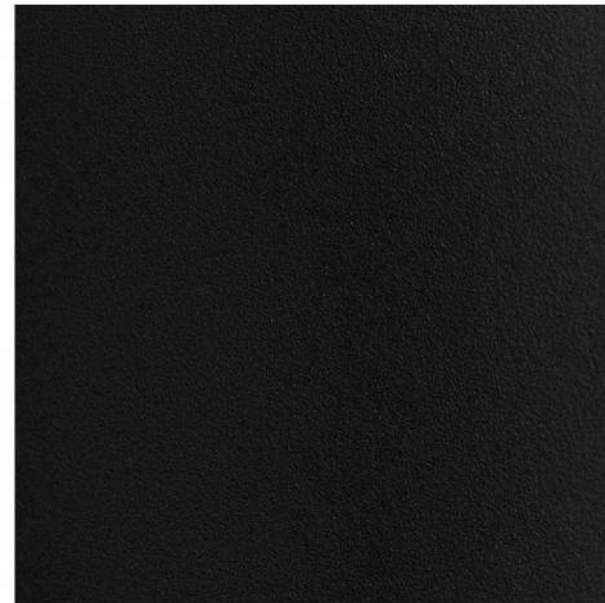
OAK
WHITE OAK DETAIL



STN 1
TRAVERTINE CLADDING



STN 2
TRAVERTINE FLUTED STONE
CLADDING



BKM
BLACK BREAK
METAL



GLS
CLEAR IMPACT RESISTAND
GLASS

MATERIAL PALETTE

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

A-3.0

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- SLAB EDGE + EXTERIOR CEILING**
STC - WHITE PAINTED STUCCO
+ OAK - WHITE OAK DETAIL
- RAILING**
GLS - CLEAR IMPACT RESISTANT GLASS
- WINDOWS / DOOR**
GLS - CLEAR IMPACT RESISTANT GLASS
- WALL FINISH 2**
STC - WHITE PAINTED STUCCO
- FRAMES / COLUMNS / PLANTERS**
BKM - BLACK BREAK METAL
- SLAB EDGE**
STC - WHITE PAINTED STUCCO
+ OAK - WHITE OAK DETAIL
- WALL FINISH 1**
STN 1 - TRAVERTINE CLADDING
- WALL FINISH 1**
STN 1 - TRAVERTINE CLADDING

RENDERED ELEVATION - OCEAN FACADE

A-3.1 - ScaleAs indicated

A-3.1



**SLAB EDGE + EXTERIOR
CEILING**
STC - WHITE PAINTED STUCCO
+ OAK - WHITE OAK DETAIL

RAILING
GLS - CLEAR IMPACT
RESISTAND GLASS

WALL FINISH 2
STC - WHITE PAINTED STUCCO

WINDOWS / DOOR
GLS - CLEAR IMPACT
RESISTAND GLASS

FRAMES / COLUMNS / PLANTERS
BKM - BLACK BREAK METAL

SLAB EDGE
STC - WHITE PAINTED STUCCO
+ OAK - WHITE OAK DETAIL

RENDERED ELEVATION - EAST FACADE

A-3.2 - Scale 1" = 10'-0"

A-3.2

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NORTH ELEVATION - SIDE / OCEAN FACADE

A-3.3 - Scale 1" = 10'-0"

A-3.3

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SOUTH ELEVATION - REAR FACADE

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

A-3.4



EAST ELEVATION - SIDE FACADE

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

A-3.5

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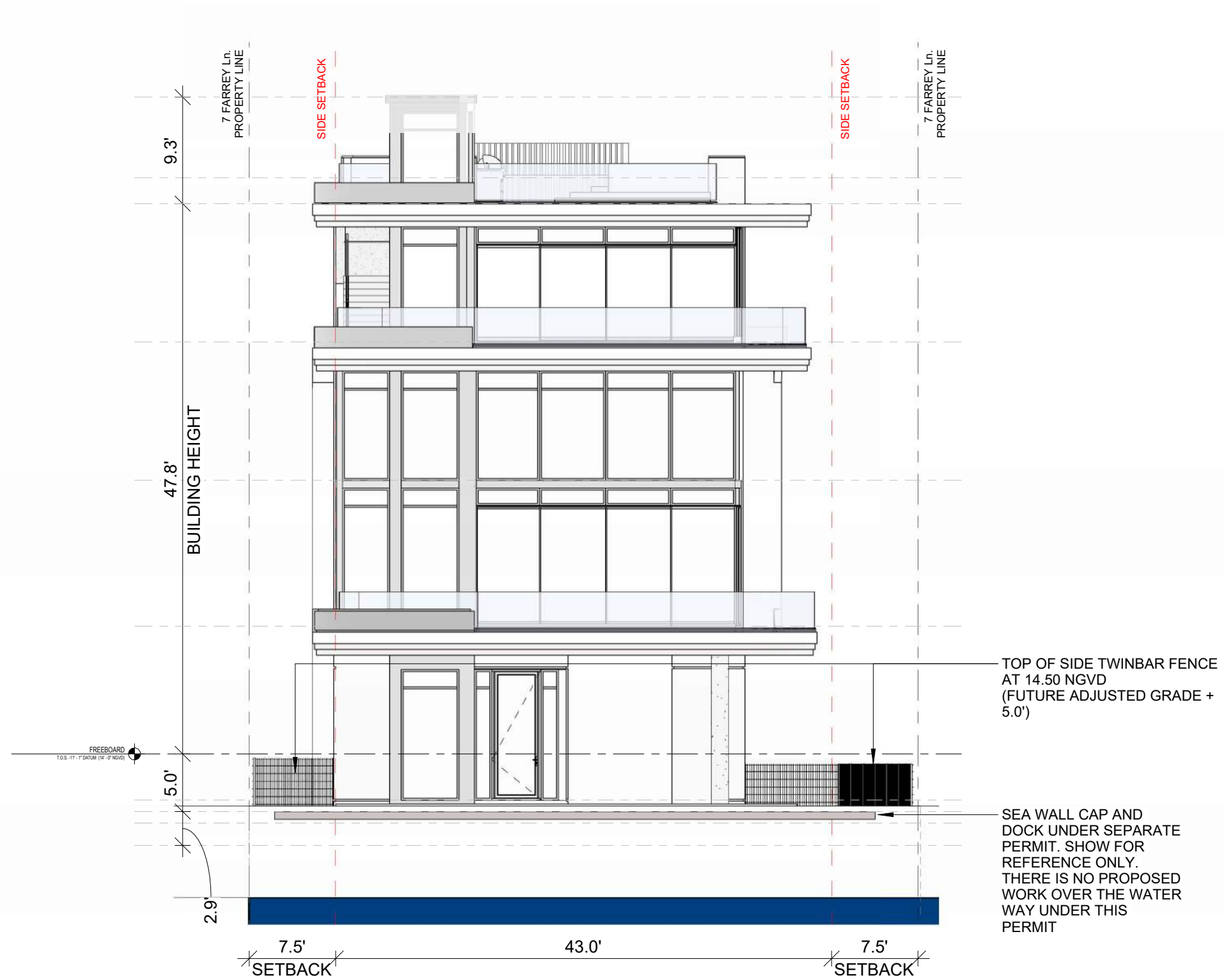


WEST ELEVATION - SIDE FACADE

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

A-3.6

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NORTH ELEVATION - PROPERTY LINE ELEVATION

A-3.7 - Scale 3/32" = 1'-0"

A-3.7

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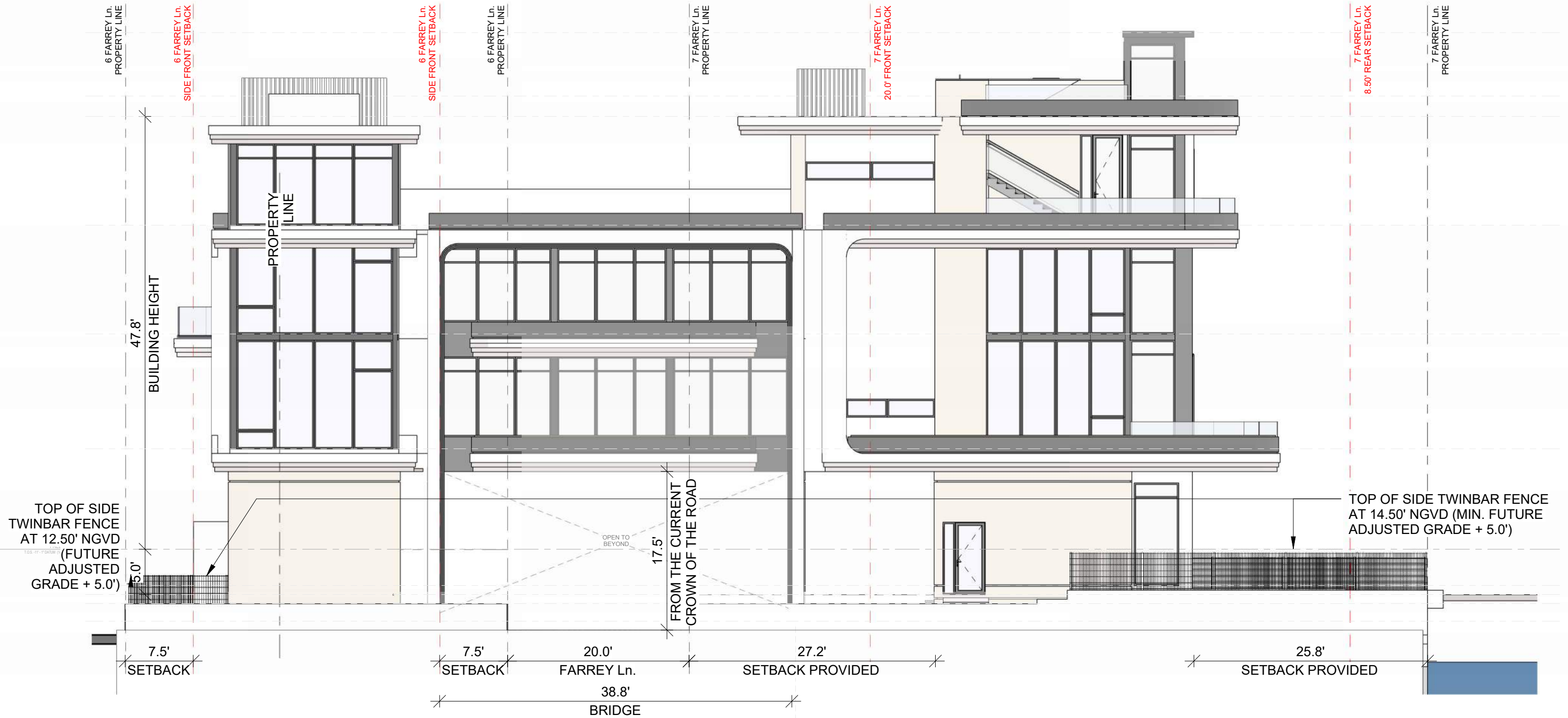


SOUTH ELEVATION - PROPERTY LINE ELEVATION

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

A-3.8

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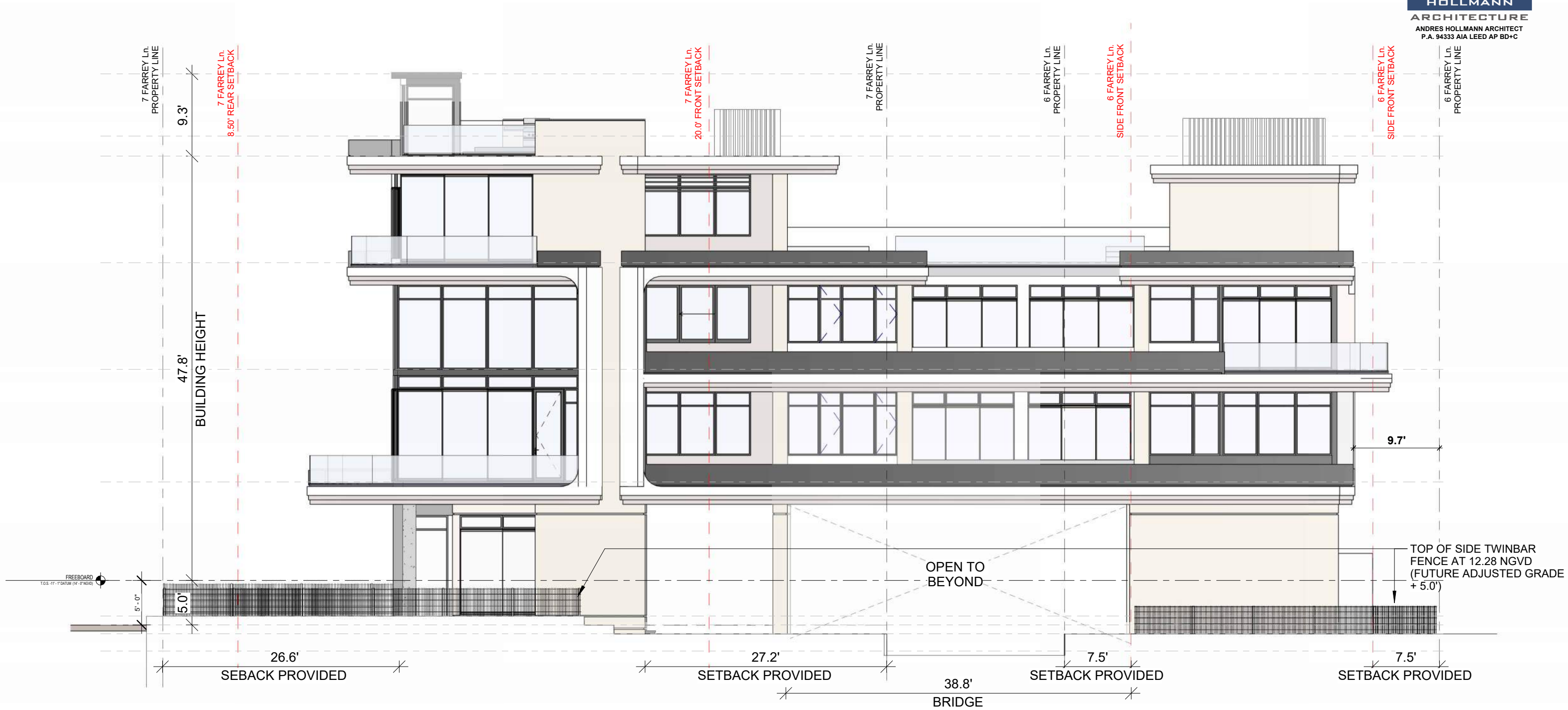


EAST ELEVATION - PROPERTY LINE ELEVATION

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

A-3.9

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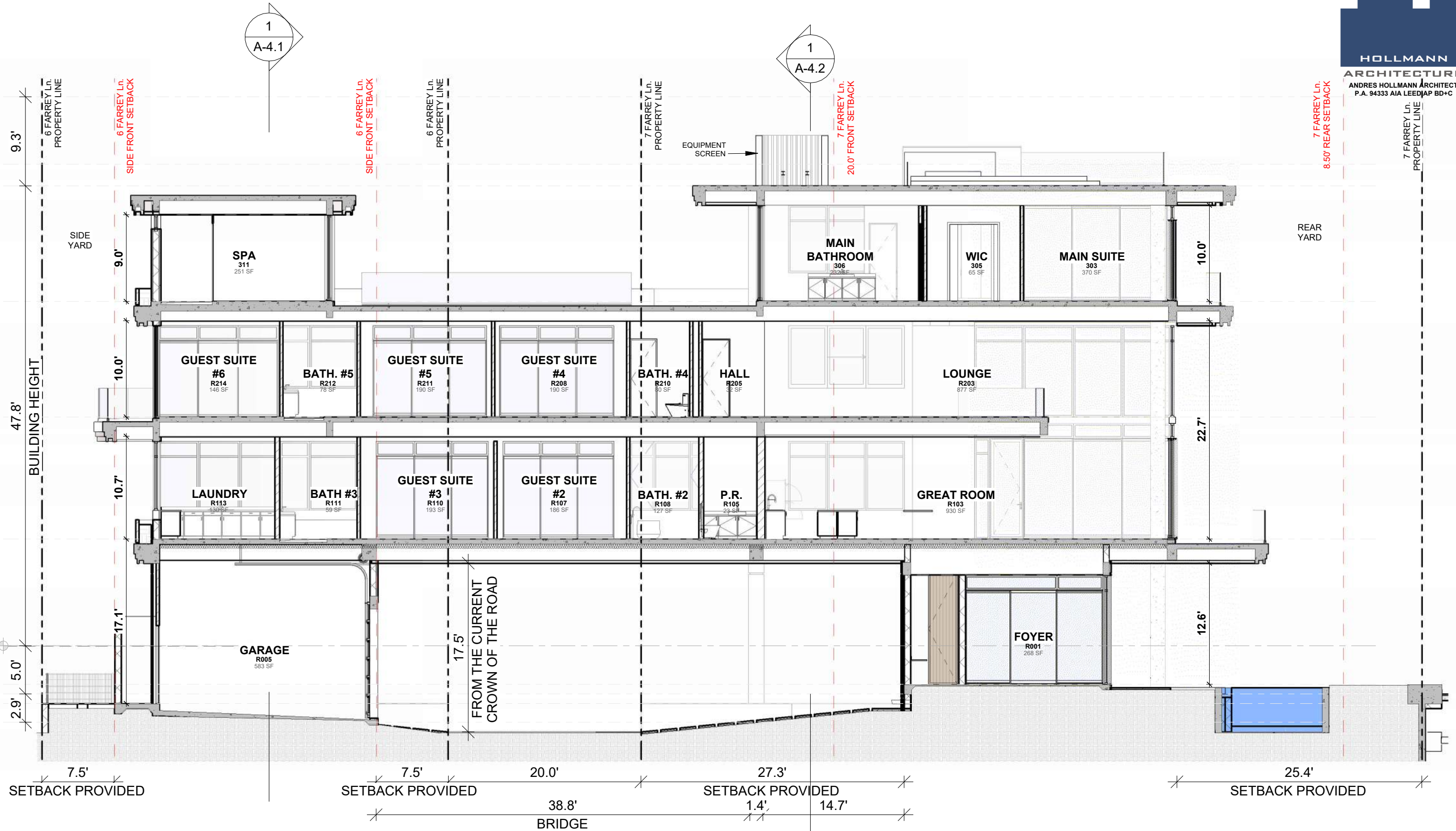


WEST ELEVATION - PROPERTY LINE ELEVATION

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

A-3.10

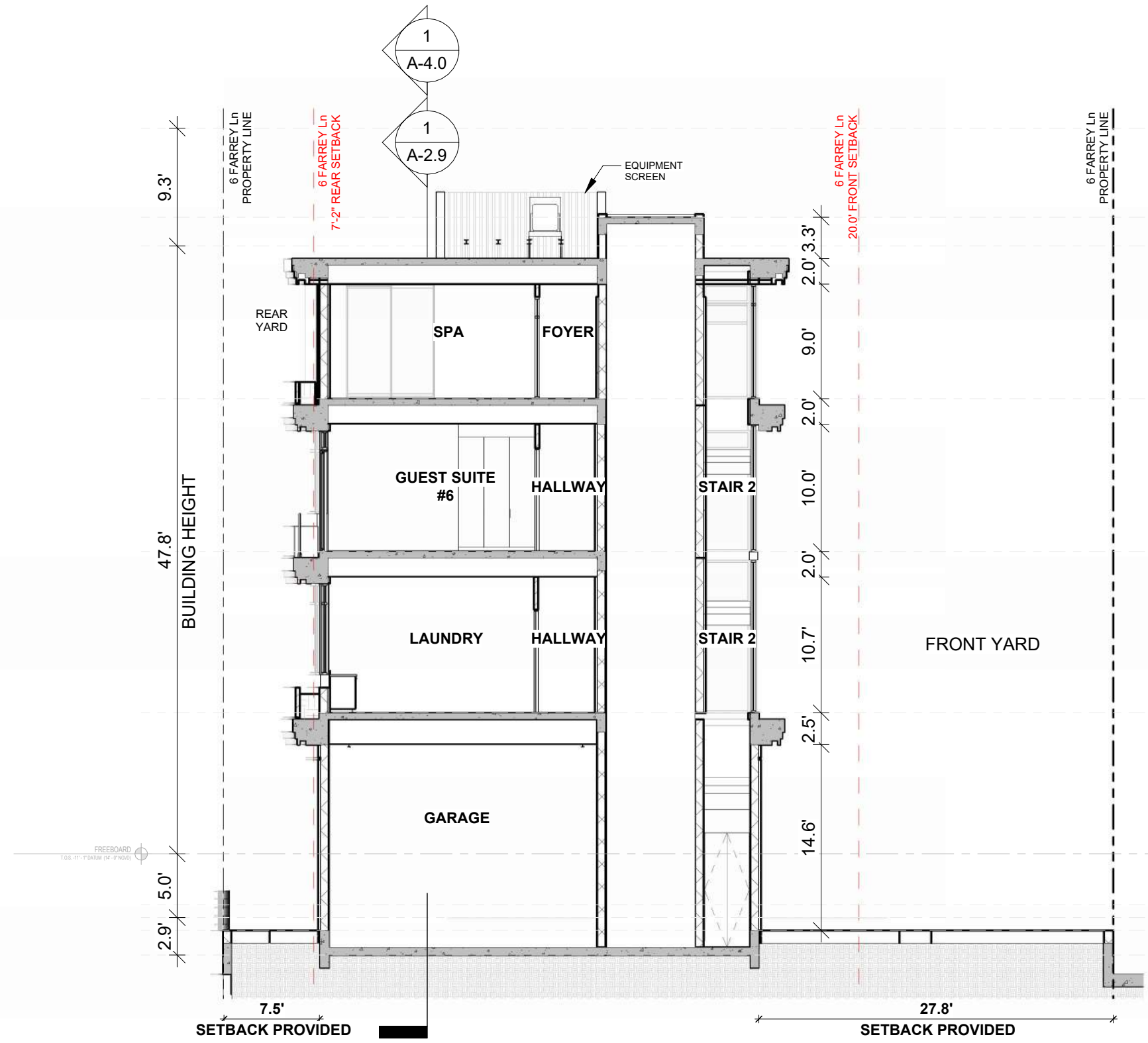
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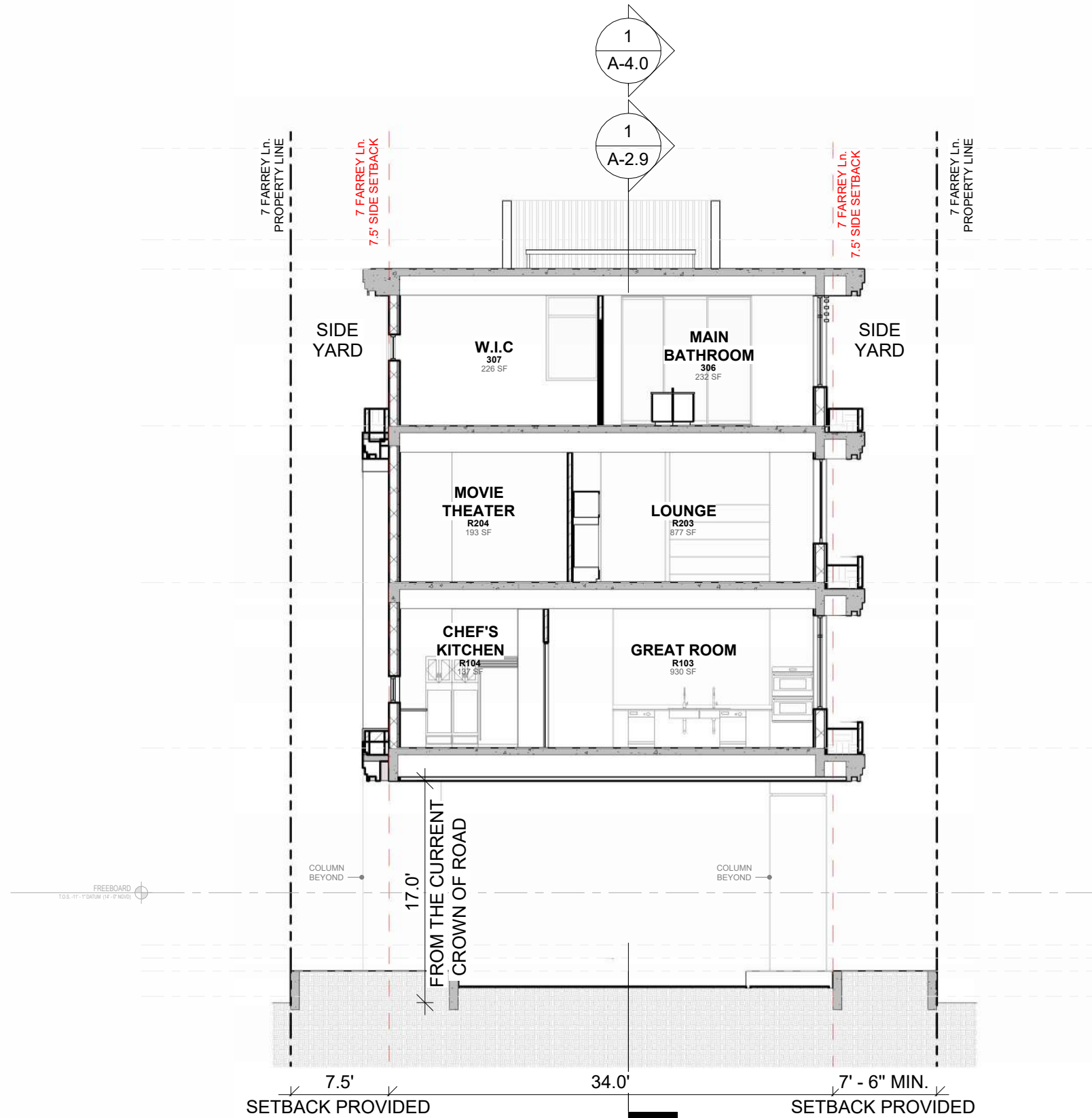


SECTIONS

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

A-4.0





SECTIONS

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

A-4.2

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RENDERING – OVERALL EAST PERSPECTIVE ELEVATION

A-7.1 - Scale

A-7.1

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RENDERING – OVERALL WEST PERSPECTIVE ELEVATION

A-7.2 - Scale

A-7.2

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RENDERING – NORTHEAST PERSPECTIVE

A-7.3 - Scale

A-7.3

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RENDERING – NORTHWEST PERSPECTIVE

A-7.4 - Scale

A-7.4

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RENDERING – SOUTHWEST PERSPECTIVE

A-7.5 - Scale

A-7.5

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NEW STREET LAMPS.

STREET GATE

NEW STREET PAVERS

ROAD IMPROVEMENTS

A-8.1 - Scale

A-8.1

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6 & 7 FARRAY LN
PROPOSAL

NEW STREET PAVERS

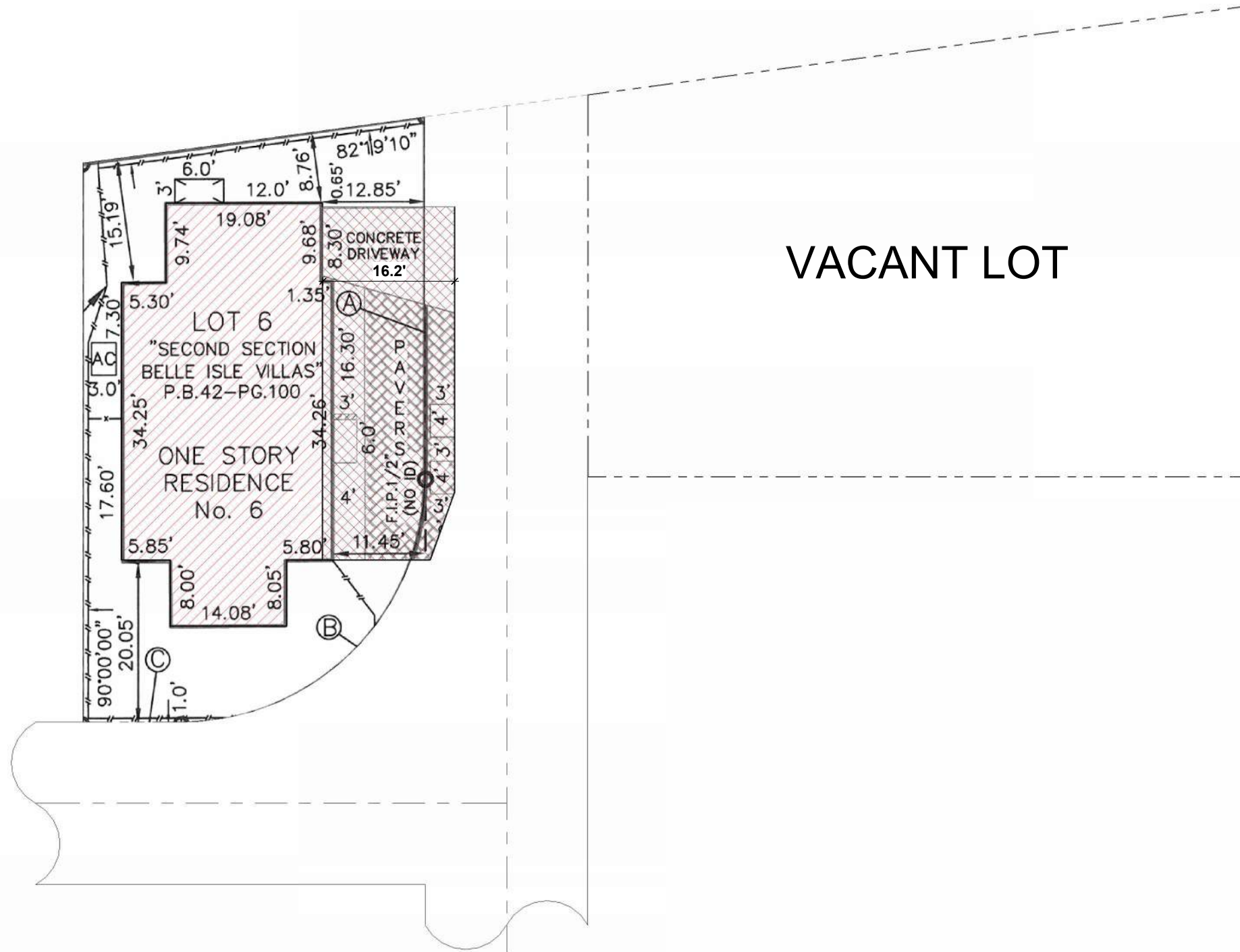
NEW STREET LAMPS

RENDERED ELEVATION - FARRAY LN VIEW - MID STREET VIEW

A-8.2 - Scale 1" = 10'-0"

A-8.2

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VACANT LOT

DEMOLITION PLAN

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

EX-1.2

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NEIGHBORHOOD ANALYSIS - CONTEXT

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

EX-2.2

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NEIGHBORHOOD ANALYSIS - CONTEXT

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

EX-2.3

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NEIGHBORHOOD ANALYSIS - CONTEXT

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

EX-2.4

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NEIGHBORHOOD ANALYSIS - CONTEXT

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

EX-2.5

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NEIGHBORHOOD ANALYSIS - CONTEXT

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

EX-2.6

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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

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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"

EX-2.10

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



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