

94 PALM RESIDENCE

FINAL SUBMITTAL

DRB25-1087

04/04/2025



borges architects
+ associates

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SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

VARIANCE REQUEST 2: Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

VARIANCE REQUEST 3: Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

VARIANCE REQUEST 4: Provide mechanical equipment and screening elements in side yard to exceed maximum height of B.F.E. + 3.

PROPERTY OWNER

94 PALM RESIDENCE LLC

ARCHITECT

BORGES ARCHITECTS + ASSOCIATES

237 S Dixie Hwy, Floor 4, Suite 419
Coral Gables, Florida 33131
O: 305.374.9216

Reinaldo Borges - rborges@borgesarchitects.com
Emilia Garcia - egarcia@borgesarchitects.com

LANDSCAPE ARCHITECT

L&ND

7294 NW 1st Court
Miami, FL

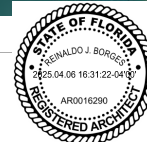
O: +1-614-438-4895
Matthew Lewis - matt@land.design

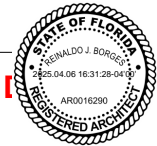
SHEET INDEX

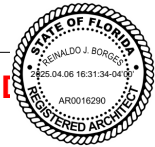
ARCHITECTURE

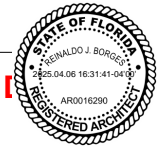
- D-000 COVER
- D-001 INDEX & SITE LOCATION
- D-002.a RENDER
- D-002.b RENDER
- D-002.c RENDER
- D-002.d RENDER
- D-002.e RENDER
- D-002.f RENDER
- D-002.g RENDER
- D-002.h RENDER
- D-005 NEIGHBORHOOD ANALYSIS
- D-010 ZONING DATA
- D-011 NET LOT AREA CALCULATION
- D-012 SITE PLAN
- D-013 GRADE LEVEL PLAN
- D-014 FIRST LEVEL FLOOR PLAN
- D-015 SECOND LEVEL FLOOR PLAN
- D-016 ROOF LEVEL FLOOR PLAN
- D-020 LOT COVERAGE DIAGRAM
- D-021 UNIT SIZE DIAGRAM
- D-022 UNIT SIZE DIAGRAM
- D-023 UNIT SIZE DIAGRAM
- D-024 UNIT SIZE DIAGRAM
- D-032 VARIANCE 1 - DIAGRAM
- D-033.a VARIANCE 2 - DIAGRAM
- D-033.b VARIANCE 2 - DIAGRAM
- D-033.c VARIANCE 2 - DIAGRAM
- D-033.d VARIANCE 2 - DIAGRAM
- D-033.e VARIANCE 2 - DIAGRAM
- D-034.a VARIANCE 3 - DIAGRAM
- D-034.b VARIANCE 3 - DIAGRAM
- D-034.c VARIANCE 3 - DIAGRAM
- D-034.d VARIANCE 3 - DIAGRAM
- D-034.e VARIANCE 3 - DIAGRAM

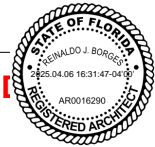
- D-035.a VARIANCE 4 - DIAGRAM
- D-035.b VARIANCE 4 - DIAGRAM
- D-035.c VARIANCE 4 - DIAGRAM
- D-035.d VARIANCE 4 - DIAGRAM
- D-035.e VARIANCE 4 - DIAGRAM
- D-040 RENDERED NORTH ELEVATION
- D-041 RENDERED SOUTH ELEVATION
- D-042 RENDERED EAST ELEVATION
- D-043 RENDERED WEST ELEVATION
- D-045 NORTH ELEVATION
- D-046 SOUTH ELEVATION
- D-047 EAST ELEVATION
- D-048 WEST ELEVATION
- D-050 SECTION



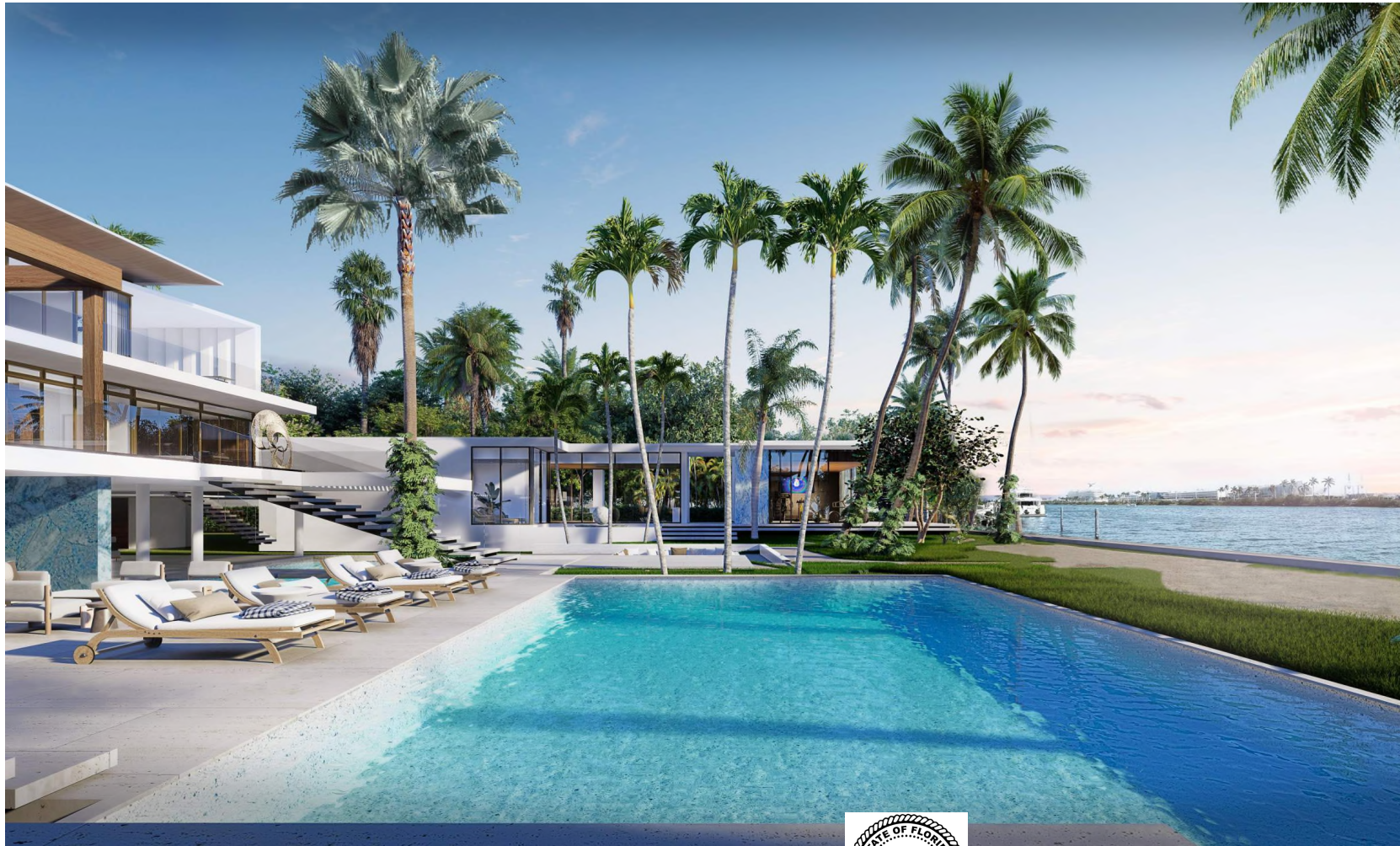


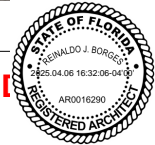










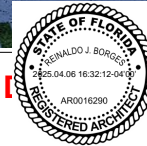




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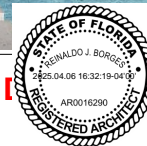
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PREVIOUSLY APPROVED UNDER I 26



94 PALM RESIDENCE
RENDER
04/04/2025

D-002.h





CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.

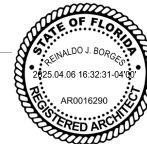


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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

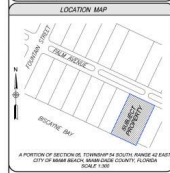
ITEM #	Project Information				
1	Address:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001_0330			
3	Board and file number(s):	DRB25-1087			
4	Year built: 2003	Zoning District:	RS-1		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family 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:	64,569 SF / SEAWALL CENTER RD. 001.79.	
11	Lot width:	200'	Lot Depth:	320'	
12	Max Lot Coverage SF and %:	18,824.83 SF / 30%	Proposed Lot Coverage SF and %:	21,202 SF / 34.15%	
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 %:	29,414 SF / 47.38%	
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
	Front Setbacks:	30'		65'-7"	N/A
20	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65'-7"	N/A
	Front second level if lot coverage is 25% or greater:				
21	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:	48'-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.



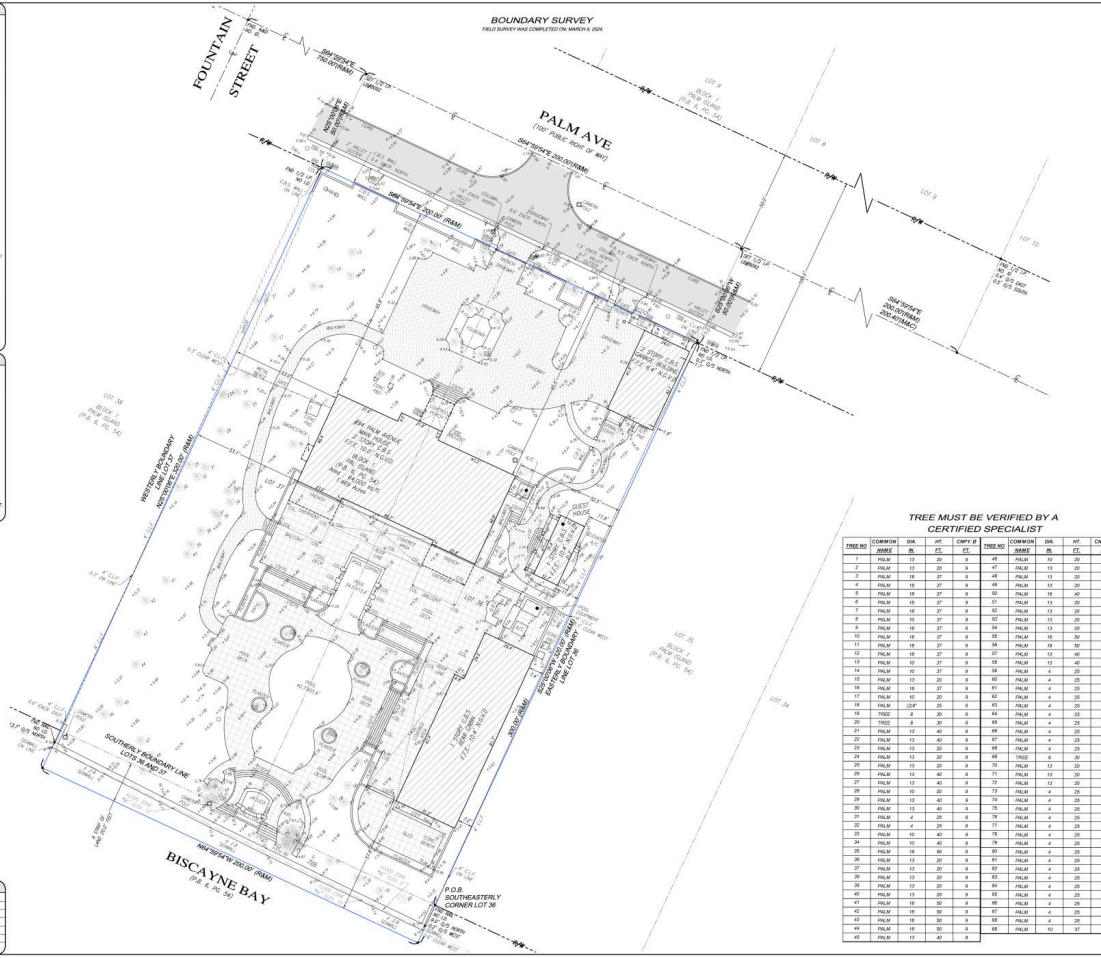
LEGEND AND ABBREVIATIONS

1. CENTERLINE	1. CENTERLINE	1. CENTERLINE	1. CENTERLINE
2. BOUNDARY	2. BOUNDARY	2. BOUNDARY	2. BOUNDARY
3. EASEMENT	3. EASEMENT	3. EASEMENT	3. EASEMENT
4. ENCUMBRANCE	4. ENCUMBRANCE	4. ENCUMBRANCE	4. ENCUMBRANCE
5. SURVEY	5. SURVEY	5. SURVEY	5. SURVEY
6. ADJACENT PROPERTY	6. ADJACENT PROPERTY	6. ADJACENT PROPERTY	6. ADJACENT PROPERTY
7. ROAD	7. ROAD	7. ROAD	7. ROAD
8. UTILITY	8. UTILITY	8. UTILITY	8. UTILITY
9. FENCE	9. FENCE	9. FENCE	9. FENCE
10. CONCRETE	10. CONCRETE	10. CONCRETE	10. CONCRETE
11. BRICK	11. BRICK	11. BRICK	11. BRICK
12. METAL	12. METAL	12. METAL	12. METAL
13. WOOD	13. WOOD	13. WOOD	13. WOOD
14. IRON	14. IRON	14. IRON	14. IRON
15. ALUMINUM	15. ALUMINUM	15. ALUMINUM	15. ALUMINUM
16. STEEL	16. STEEL	16. STEEL	16. STEEL
17. COPPER	17. COPPER	17. COPPER	17. COPPER
18. ZINC	18. ZINC	18. ZINC	18. ZINC
19. LEAD	19. LEAD	19. LEAD	19. LEAD
20. SILVER	20. SILVER	20. SILVER	20. SILVER
21. GOLD	21. GOLD	21. GOLD	21. GOLD
22. PLATINUM	22. PLATINUM	22. PLATINUM	22. PLATINUM
23. DIAMOND	23. DIAMOND	23. DIAMOND	23. DIAMOND
24. EMERALD	24. EMERALD	24. EMERALD	24. EMERALD
25. SAPPHIRE	25. SAPPHIRE	25. SAPPHIRE	25. SAPPHIRE
26. RUBIN	26. RUBIN	26. RUBIN	26. RUBIN
27. TOPAZ	27. TOPAZ	27. TOPAZ	27. TOPAZ
28. GEMSTONE	28. GEMSTONE	28. GEMSTONE	28. GEMSTONE
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38. FLOORING	38. FLOORING	38. FLOORING	38. FLOORING
39. PAINT	39. PAINT	39. PAINT	39. PAINT
40. WALL	40. WALL	40. WALL	40. WALL
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42. ROOF	42. ROOF	42. ROOF	42. ROOF
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45. ENCLOSURE	45. ENCLOSURE	45. ENCLOSURE	45. ENCLOSURE
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47. GATE	47. GATE	47. GATE	47. GATE
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49. WALKWAY	49. WALKWAY	49. WALKWAY	49. WALKWAY
50. PATH	50. PATH	50. PATH	50. PATH
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54. PATIO	54. PATIO	54. PATIO	54. PATIO
55. BALCONY	55. BALCONY	55. BALCONY	55. BALCONY
56. TERRACE	56. TERRACE	56. TERRACE	56. TERRACE
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62. BRIDGE	62. BRIDGE	62. BRIDGE	62. BRIDGE
63. TUNNEL	63. TUNNEL	63. TUNNEL	63. TUNNEL
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67. OCEAN	67. OCEAN	67. OCEAN	67. OCEAN
68. BEACH	68. BEACH	68. BEACH	68. BEACH
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77. SOIL	77. SOIL	77. SOIL	77. SOIL
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81. GRASS	81. GRASS	81. GRASS	81. GRASS
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86. MUSHROOM	86. MUSHROOM	86. MUSHROOM	86. MUSHROOM
87. FUNGUS	87. FUNGUS	87. FUNGUS	87. FUNGUS
88. BIRD	88. BIRD	88. BIRD	88. BIRD
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99. TILE	99. TILE	99. TILE	99. TILE
100. CARPET	100. CARPET	100. CARPET	100. CARPET



REVISIONS

DATE	NO.	REV.	BY



TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST

TREES	COMMON	DBH	HGT	EST.	EST.	TREES	COMMON	DBH	HGT	EST.	EST.
1	PALM	12	20	5	45	PALM	12	20	5	45	P
2	PALM	12	20	5	47	PALM	12	20	5	47	P
3	PALM	12	20	5	48	PALM	12	20	5	48	P
4	PALM	12	20	5	49	PALM	12	20	5	49	P
5	PALM	12	20	5	50	PALM	12	20	5	50	P
6	PALM	12	20	5	51	PALM	12	20	5	51	P
7	PALM	12	20	5	52	PALM	12	20	5	52	P
8	PALM	12	20	5	53	PALM	12	20	5	53	P
9	PALM	12	20	5	54	PALM	12	20	5	54	P
10	PALM	12	20	5	55	PALM	12	20	5	55	P
11	PALM	12	20	5	56	PALM	12	20	5	56	P
12	PALM	12	20	5	57	PALM	12	20	5	57	P
13	PALM	12	20	5	58	PALM	12	20	5	58	P
14	PALM	12	20	5	59	PALM	12	20	5	59	P
15	PALM	12	20	5	60	PALM	12	20	5	60	P
16	PALM	12	20	5	61	PALM	12	20	5	61	P
17	PALM	12	20	5	62	PALM	12	20	5	62	P
18	PALM	12	20	5	63	PALM	12	20	5	63	P
19	TREE	8	20	5	64	PALM	12	20	5	64	P
20	TREE	8	20	5	65	PALM	12	20	5	65	P
21	PALM	12	20	5	66	PALM	12	20	5	66	P
22	PALM	12	20	5	67	PALM	12	20	5	67	P
23	PALM	12	20	5	68	PALM	12	20	5	68	P
24	PALM	12	20	5	69	TREE	8	20	5	69	P
25	PALM	12	20	5	70	PALM	12	20	5	70	P
26	PALM	12	20	5	71	PALM	12	20	5	71	P
27	PALM	12	20	5	72	PALM	12	20	5	72	P
28	PALM	12	20	5	73	PALM	12	20	5	73	P
29	PALM	12	20	5	74	PALM	12	20	5	74	P
30	PALM	12	20	5	75	PALM	12	20	5	75	P
31	PALM	12	20	5	76	PALM	12	20	5	76	P
32	PALM	12	20	5	77	PALM	12	20	5	77	P
33	PALM	12	20	5	78	PALM	12	20	5	78	P
34	PALM	12	20	5	79	PALM	12	20	5	79	P
35	PALM	12	20	5	80	PALM	12	20	5	80	P
36	PALM	12	20	5	81	PALM	12	20	5	81	P
37	PALM	12	20	5	82	PALM	12	20	5	82	P
38	PALM	12	20	5	83	PALM	12	20	5	83	P
39	PALM	12	20	5	84	PALM	12	20	5	84	P
40	PALM	12	20	5	85	PALM	12	20	5	85	P
41	PALM	12	20	5	86	PALM	12	20	5	86	P
42	PALM	12	20	5	87	PALM	12	20	5	87	P
43	PALM	12	20	5	88	PALM	12	20	5	88	P
44	PALM	12	20	5	89	PALM	12	20	5	89	P
45	PALM	12	20	5	90	PALM	12	20	5	90	P

BOUNDARY SURVEY

CENTRE DEVELOPMENT

1. HERNANDEZ & ASSOCIATES INC. LAND SURVEYORS AND MAPPERS
2. 1000 N. W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33136
3. PHONE: (305) 571-1111
4. FAX: (305) 571-1112
5. EMAIL: INFO@HERNANDEZANDASSOCIATES.COM

LEGAL DESCRIPTION

LOT 10, BLOCK 1, OF PALM RESIDENCE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SURVEYORS NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
2. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
3. ALL DISTANCES WERE MEASURED IN METERS AND ALL ANGLES WERE MEASURED IN DEGREES, MINUTES, AND SECONDS.
4. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
5. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
6. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
7. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
8. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
9. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).
10. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA) AND THE FLORIDA PROFESSIONAL LAND SURVEYING AND MAPPING ACT (FPLSMA).

PROPERTY INFORMATION

- 1. PROPERTY ADDRESS: 94 PALM RESIDENCE
- 2. PARCEL NUMBER: 0-4008-01-0308

CERTIFY TO:

CENTRE DEVELOPMENT

DATUM AND BENCHMARKS

1. ELEVATION BENCHMARK REFER TO NATIONAL DATUM (NGVD 29) AND HORIZONTAL DATUM (NAD 83).
2. BENCHMARKS WERE USED FOR THIS SURVEY.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE V-1 (VEGETATED WETLANDS) AND IS SUBJECT TO FLOODING. FLOOD ELEVATION IS 10.0 FEET ABOVE MEAN SEA LEVEL.

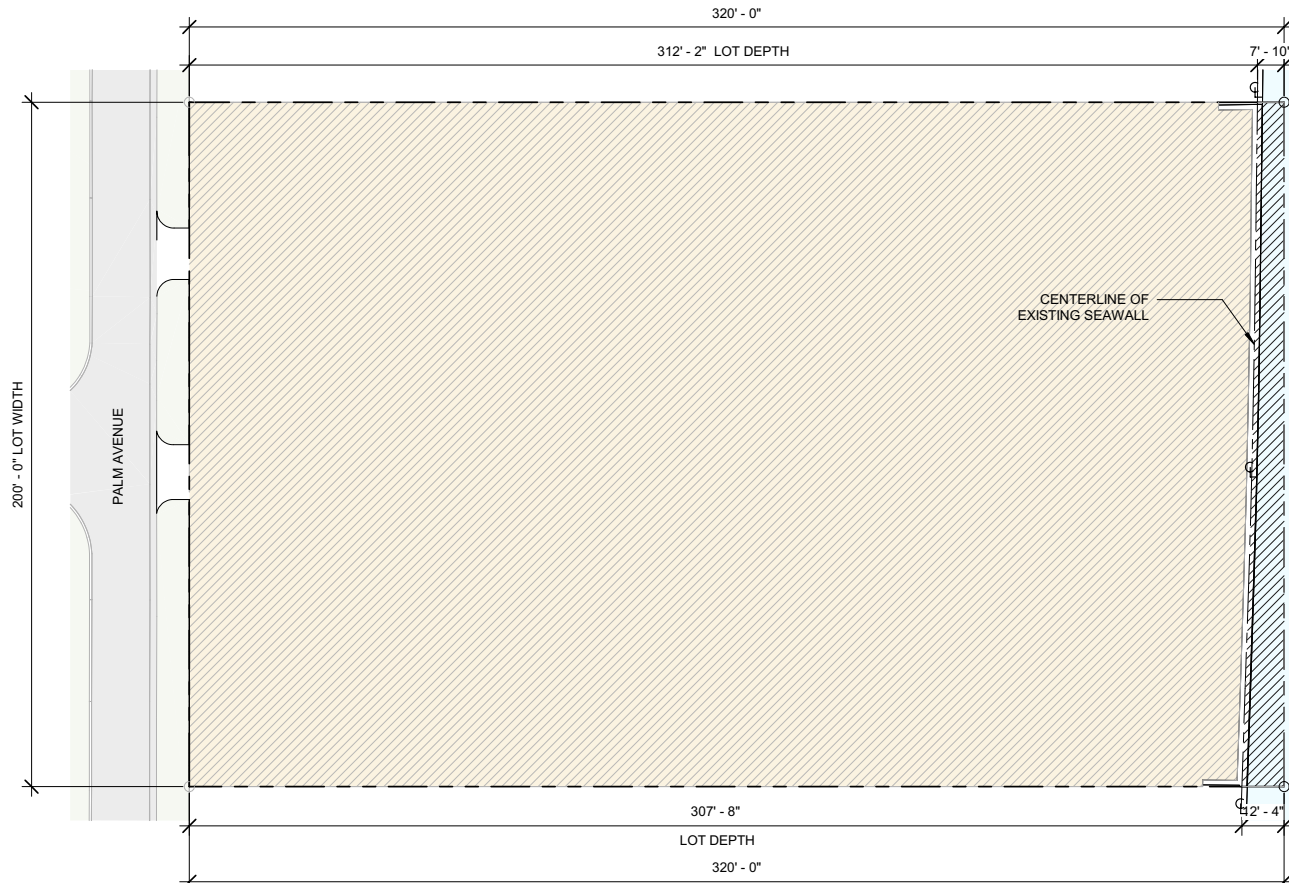
POSSIBLE ENCROACHMENTS

1. A PORTION OF CHAIN LINK FENCE ALONG THE WEST BOUNDARY LINE ENDOING OF THIS RESIDENCE, LOT 10, IS SUBJECT PROPERTY.
2. A PORTION OF CHAIN LINK FENCE ALONG THE SOUTH BOUNDARY LINE ENDOING OF THIS RESIDENCE, LOT 10, IS SUBJECT PROPERTY.
3. A PORTION OF CHAIN LINK FENCE ALONG THE EAST BOUNDARY LINE ENDOING OF THIS RESIDENCE, LOT 10, IS SUBJECT PROPERTY.
4. A PORTION OF CHAIN LINK FENCE ALONG THE NORTH BOUNDARY LINE ENDOING OF THIS RESIDENCE, LOT 10, IS SUBJECT PROPERTY.

SURVEYORS CERTIFICATION

I, JOSE C. HERNANDEZ, PRESIDENT, HERNANDEZ & ASSOCIATES INC., DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS REASONABLY OBTAINABLE AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA. I HAVE COMPLIED WITH ALL PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA SURVEYING AND MAPPING BOARD AND I AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT IS UNLAWFUL OR UNETHICAL.


THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: 94P-RS
SHEET NUMBER: 1 OF 1




LOT AREA CALCULATIONS:

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

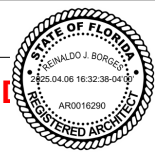
AREA OF CENTERLINE OF SEA WALL TO REAR PROPERTY LINE:

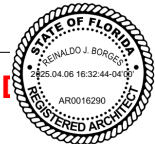
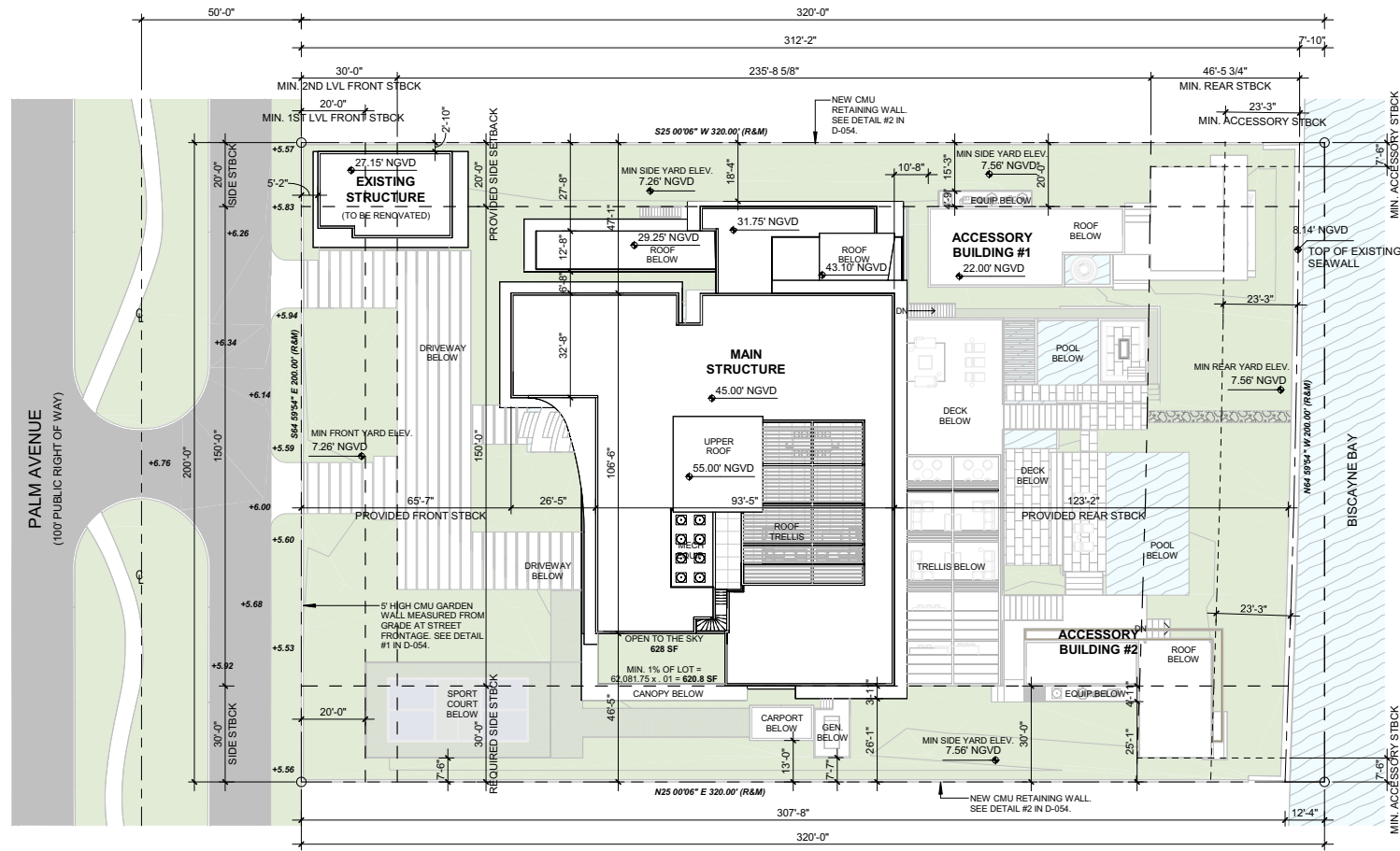
 1,918.25 SF

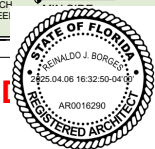
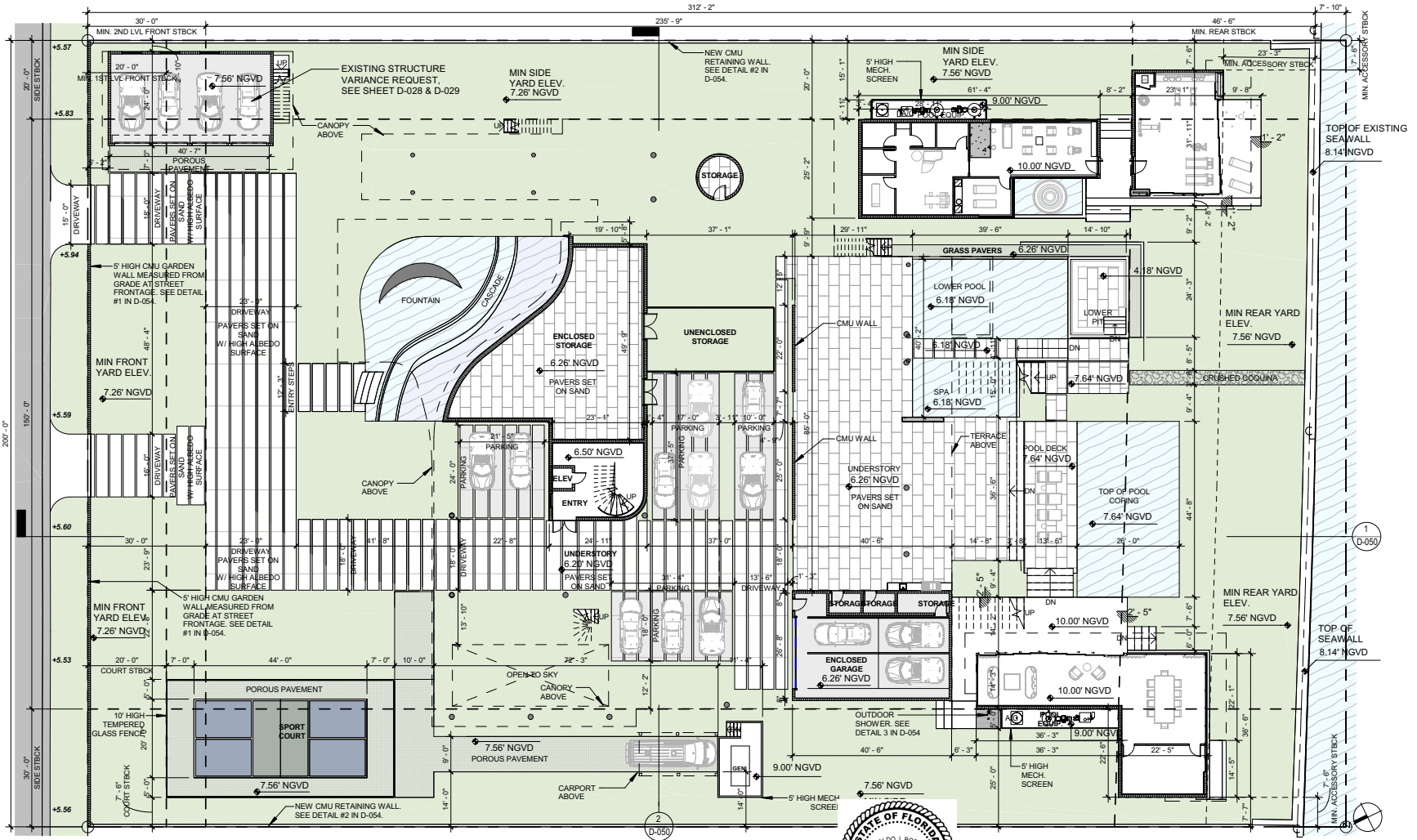
NET LOT AREA:

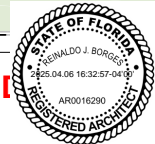
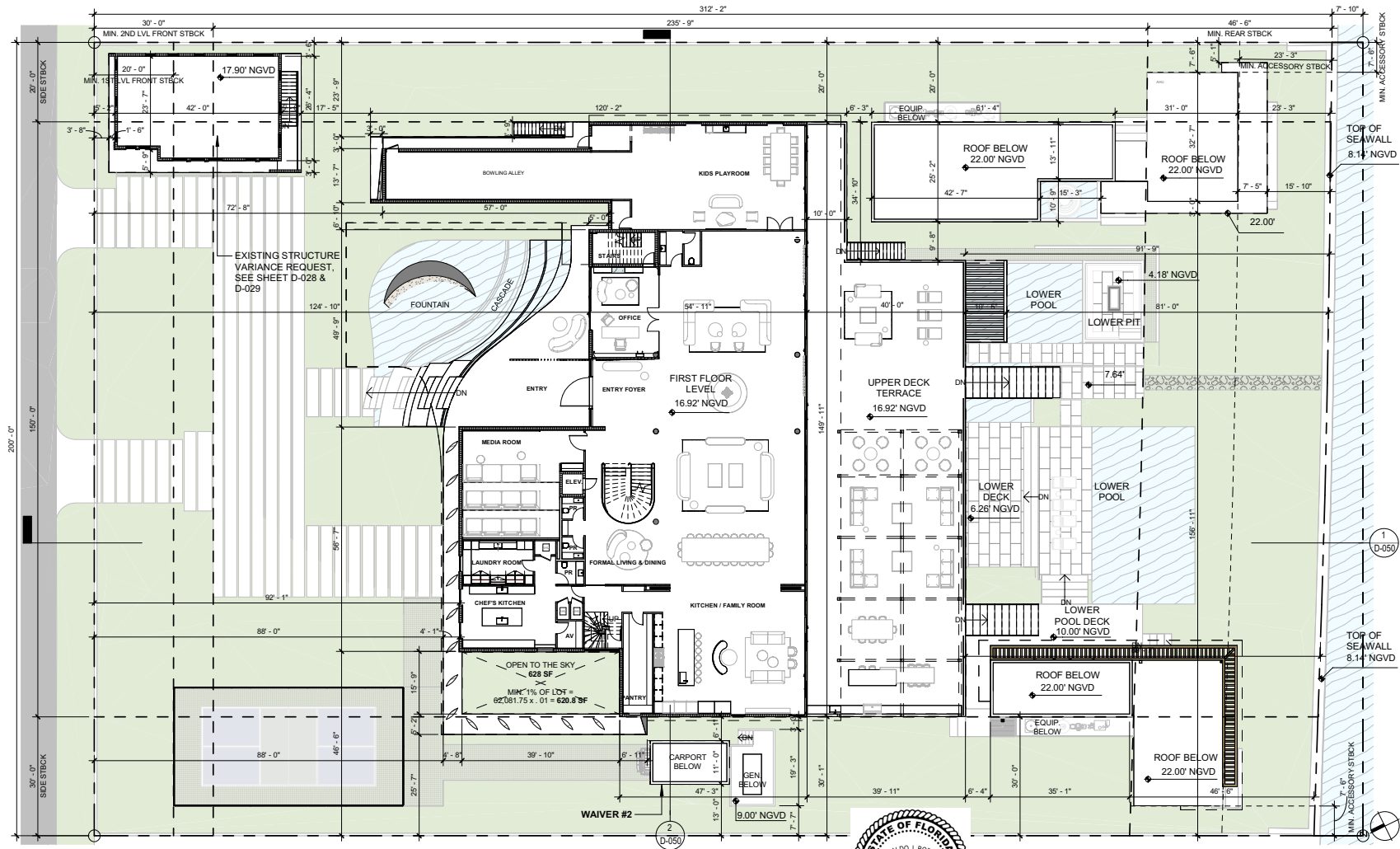
 64,000 SF - 1,918.25 = **62,081.75 SF**

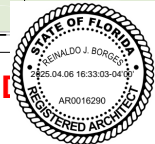
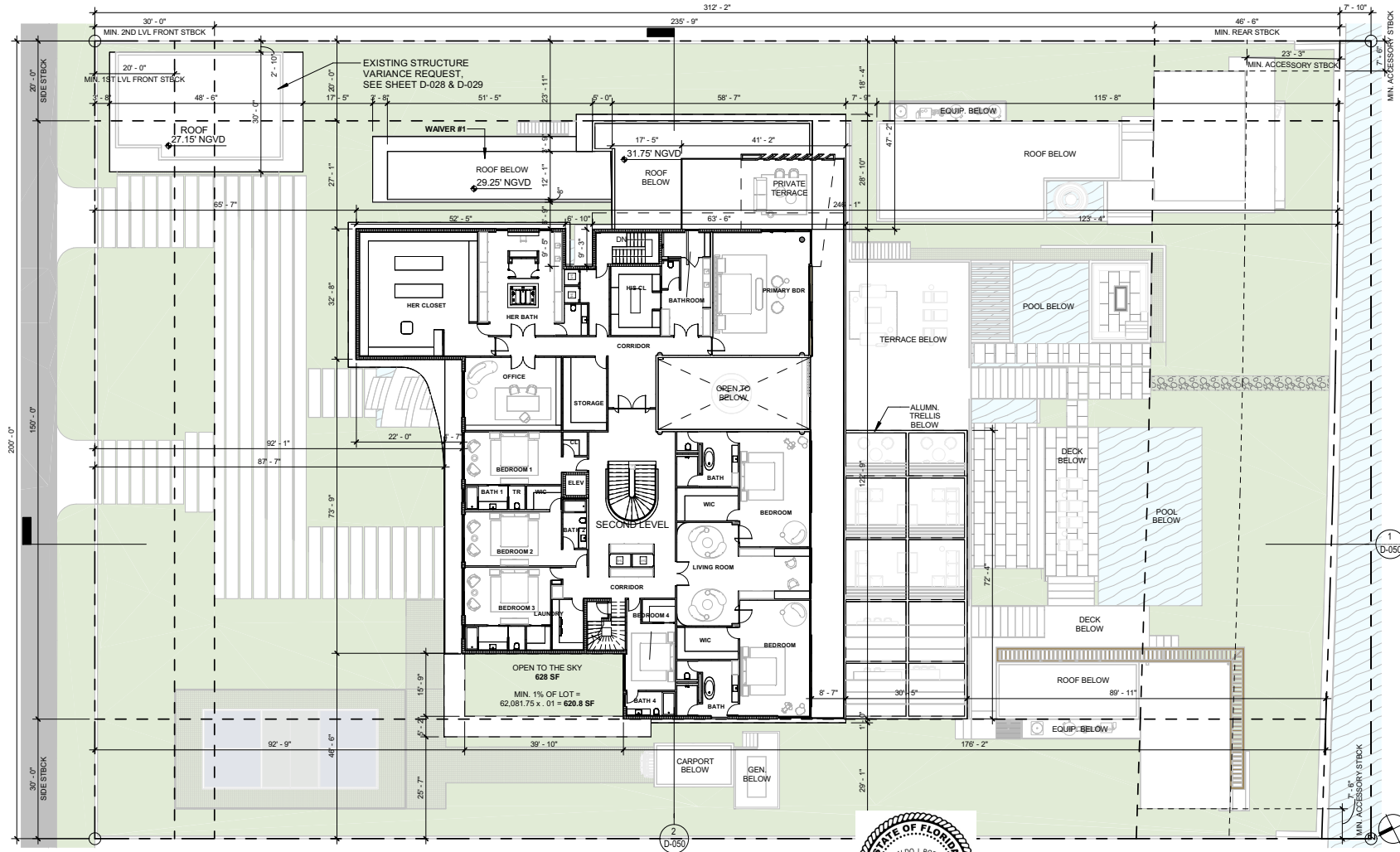
① SITE PLAN
 1" = 30'-0"

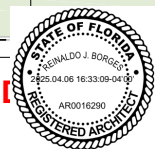
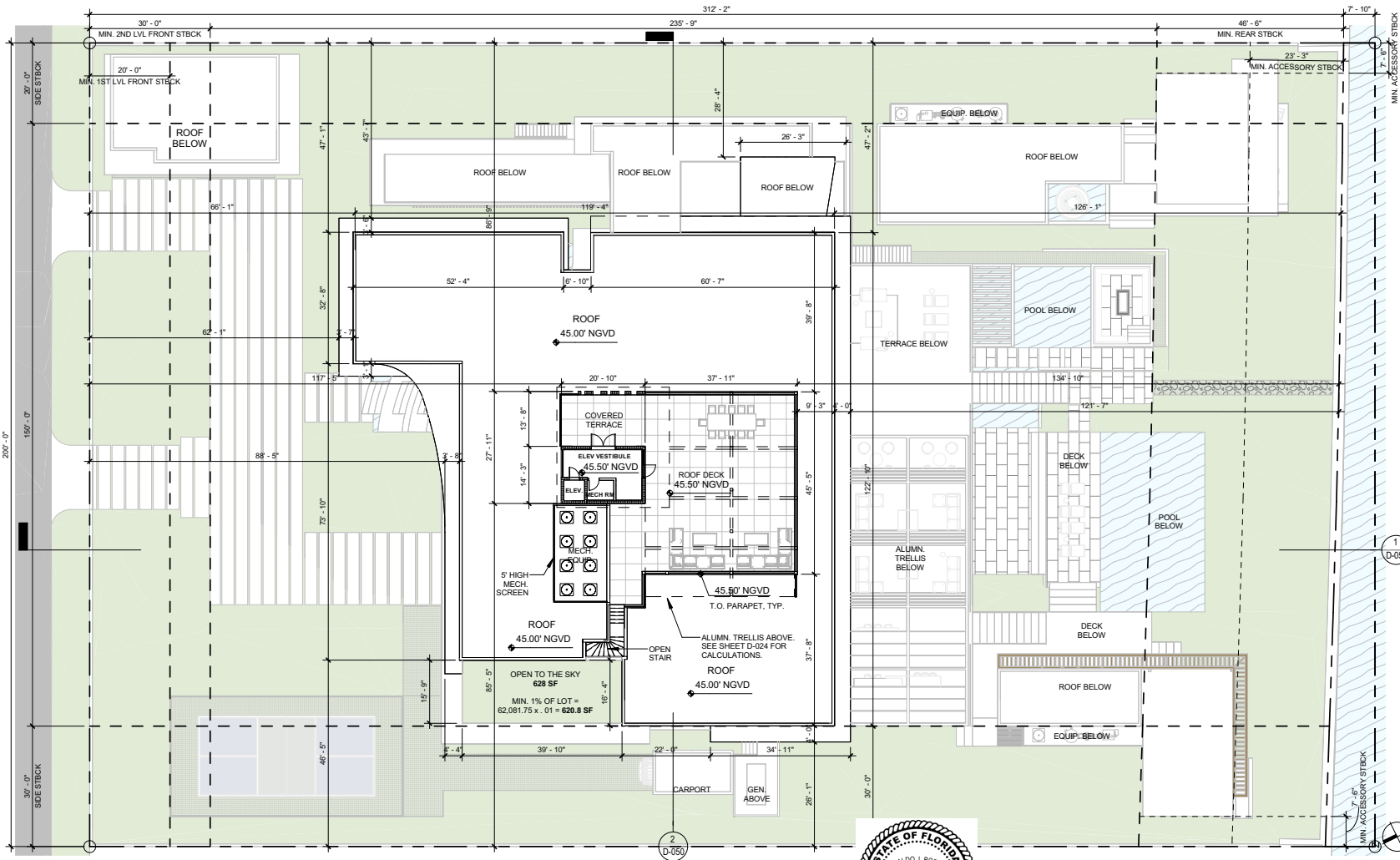


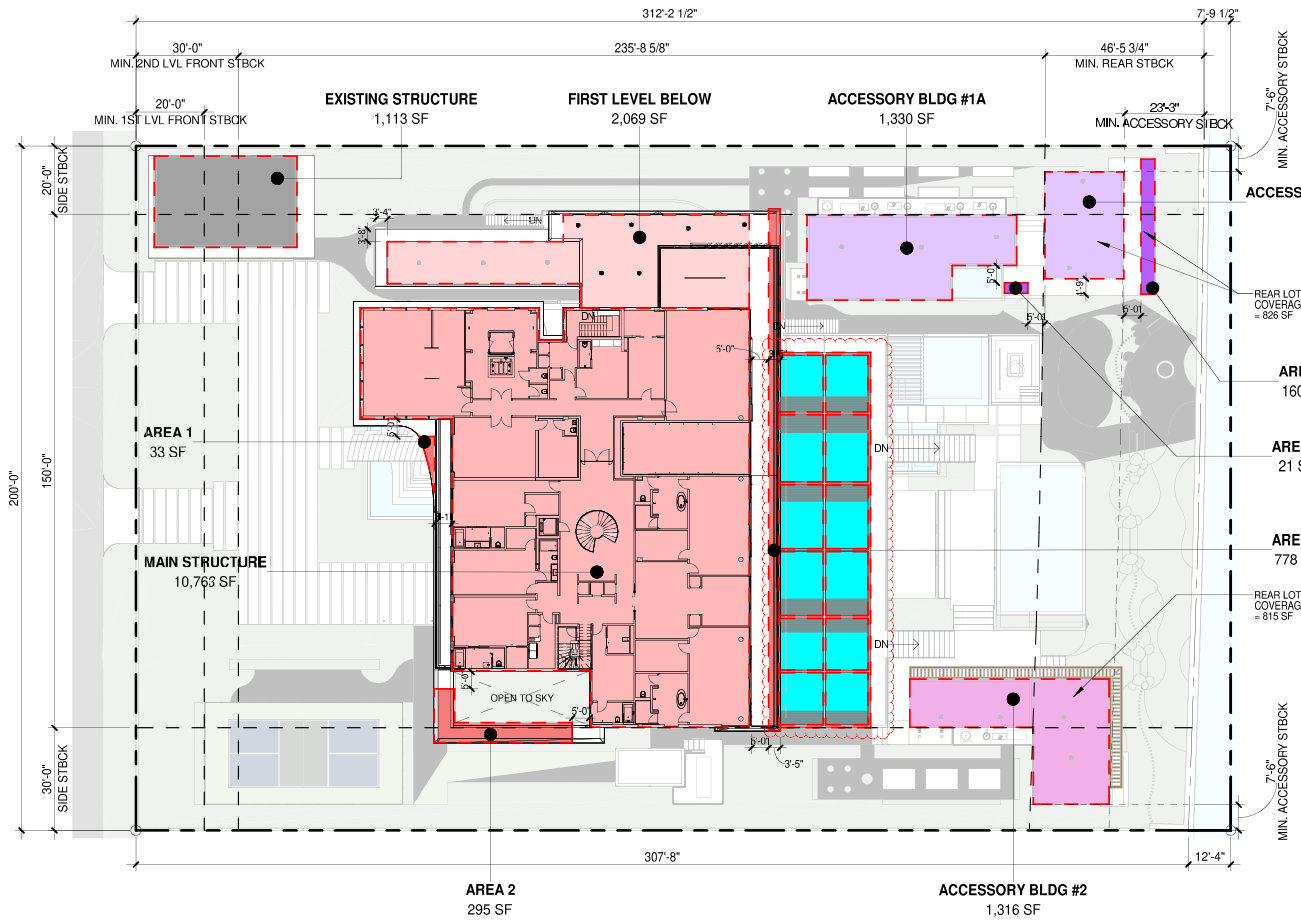






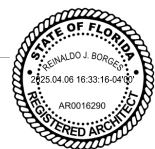


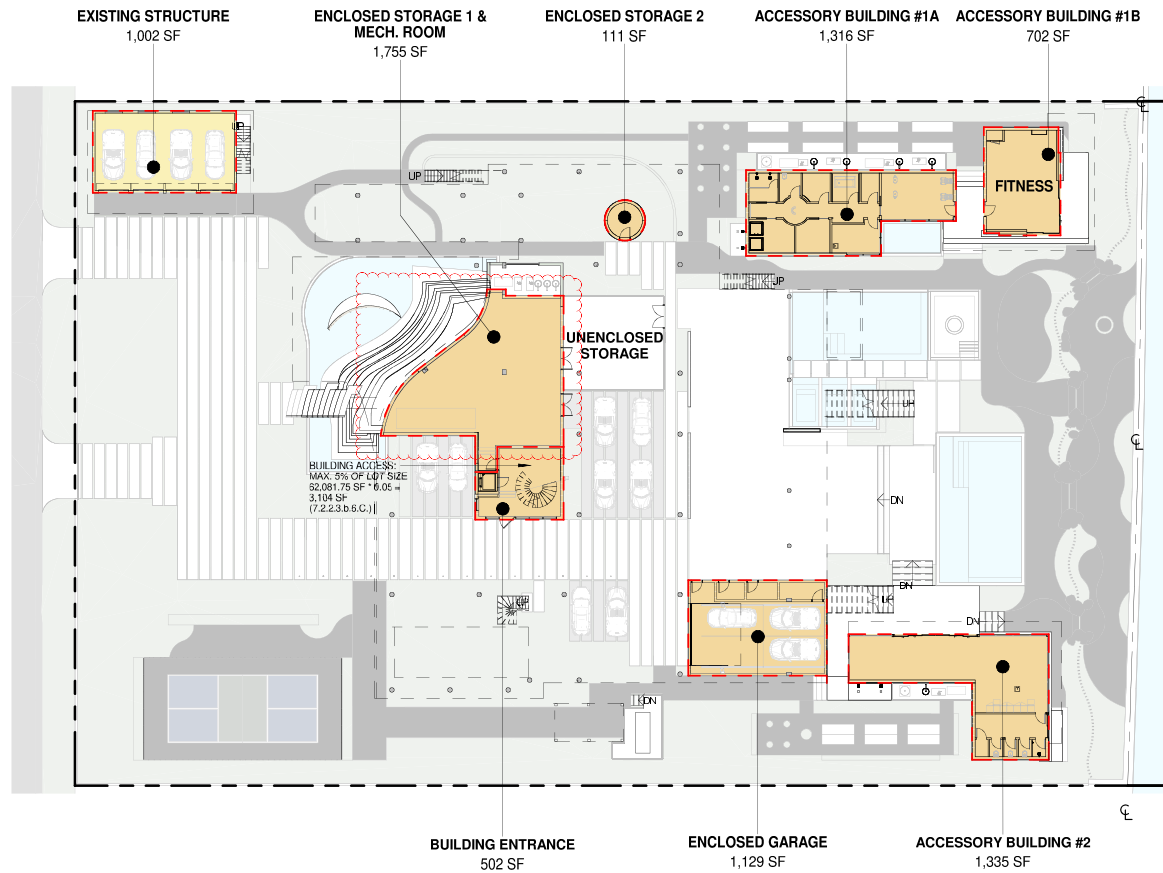




MAXIMUM LOT COVERAGE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
30% OF LOT AREA	
62,081.75 x .30 = 18,624.53	
PROVIDED	
	COLOR LEGEND
MAIN STRUCTURE	10,763
COVERED AREA 1	33
COVERED AREA 2	295
COVERED AREA 3	778
FIRST LEVEL BELOW	2,069
ACCESSORY BLDG #1A	1,330
ACCESSORY BLDG #1B	720
COVERED AREA 4	21
COVERED AREA 5	160
ACCESSORY BLDG #2	1,316
EXISTING STRUCTURE	1,113
TOTAL	18,598
	29.96%
TRELLIS	2,604
	4.19% OF LOT
TOTAL WITH TRELLIS	21,202
	34.15%

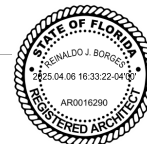
1 SECOND LEVEL - Dependent 1
1" = 30'-0"

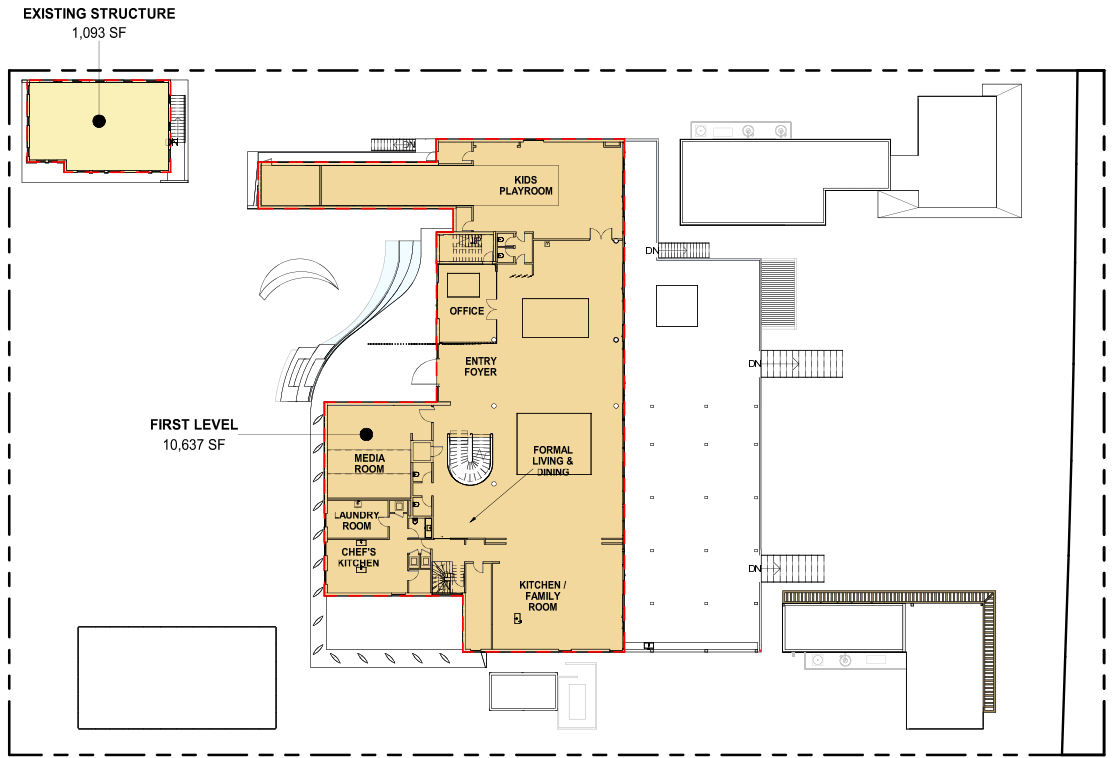




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

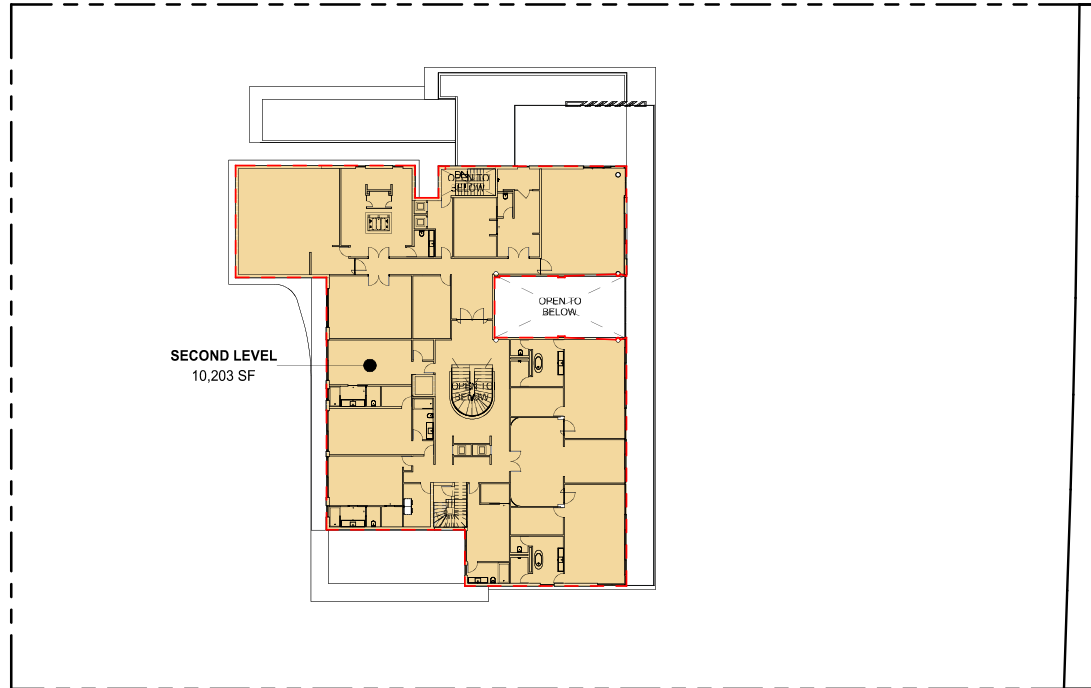
1 UNDERSTORY LEVEL
1" = 30'-0"





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

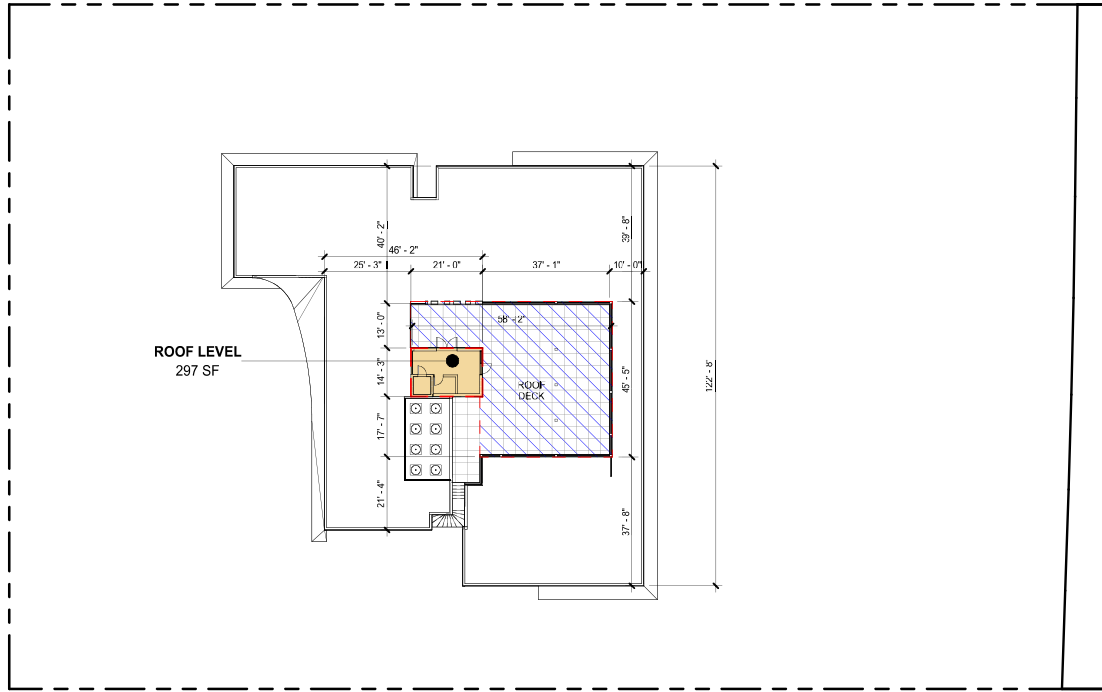
MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,093
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%



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 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
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SECOND LEVEL	
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ROOF LEVEL	
	297
TOTAL	30,014
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GARAGE CREDIT	-600.00
TOTAL	29,414
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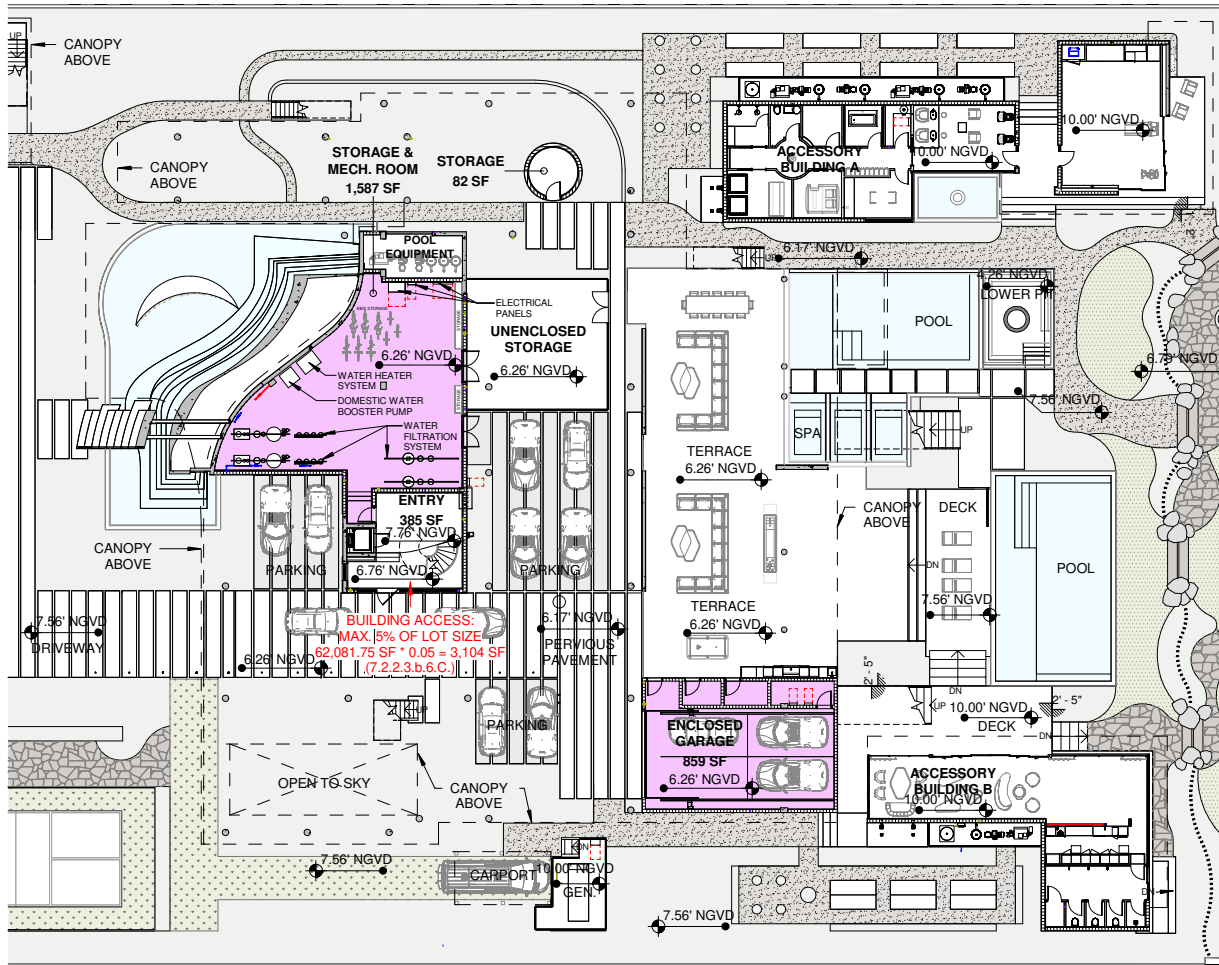


1 ROOF LEVEL
1" = 30'-0"

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 & MECH.	1,755
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	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

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





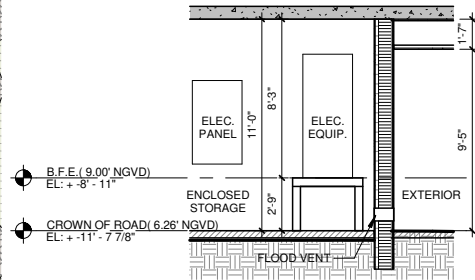
1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1

VARIANCE REQUEST 1:

Provide an enclosed, air-conditioned storage area within the understory.

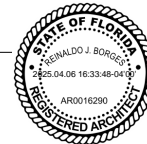
LEGEND

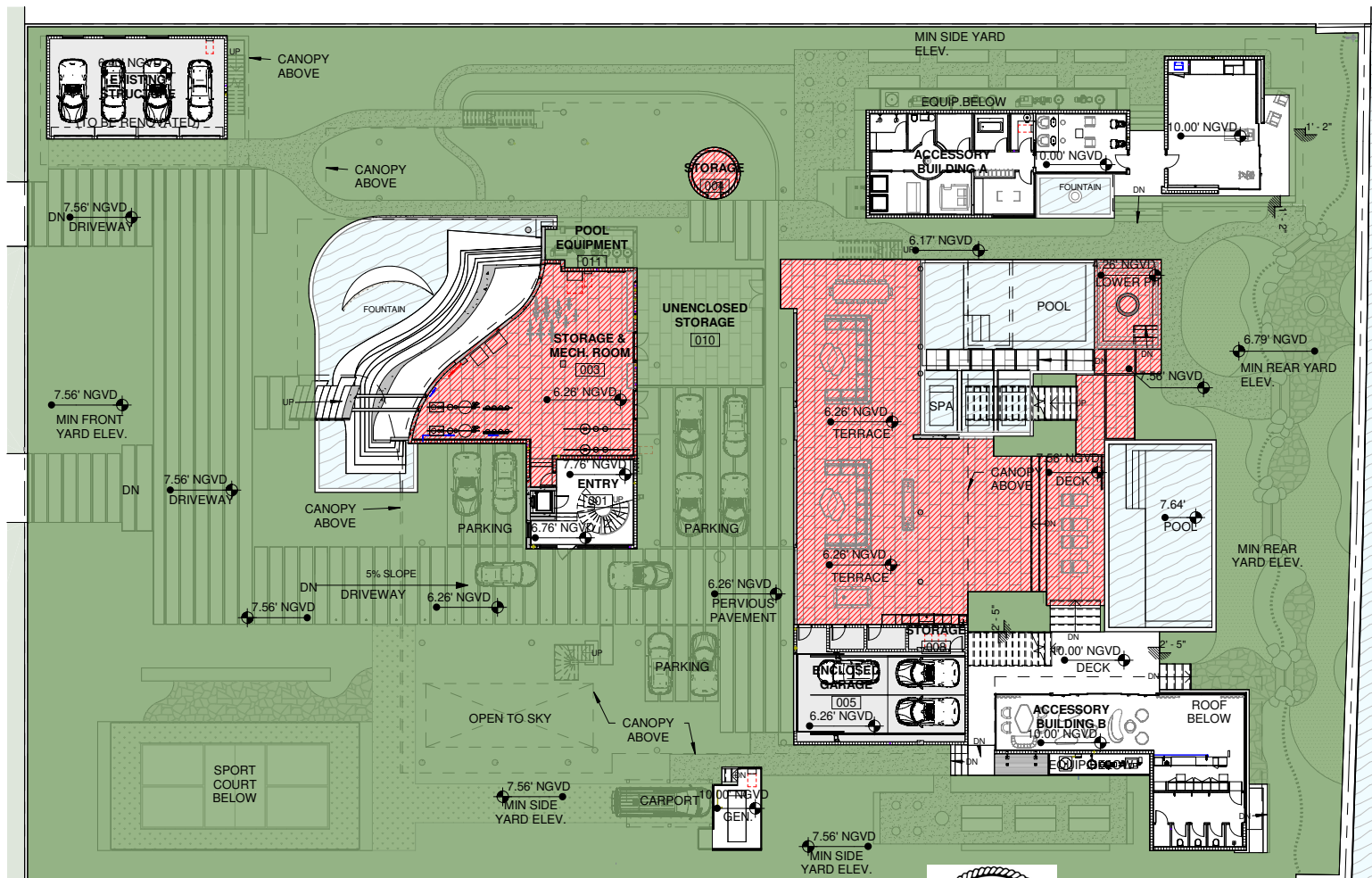
PROPOSED AREA WITH CONC. SLAB



PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMENTS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

2 EQUIPMENT LOCATION DIAGRAM





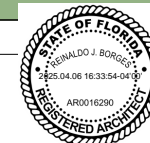
VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

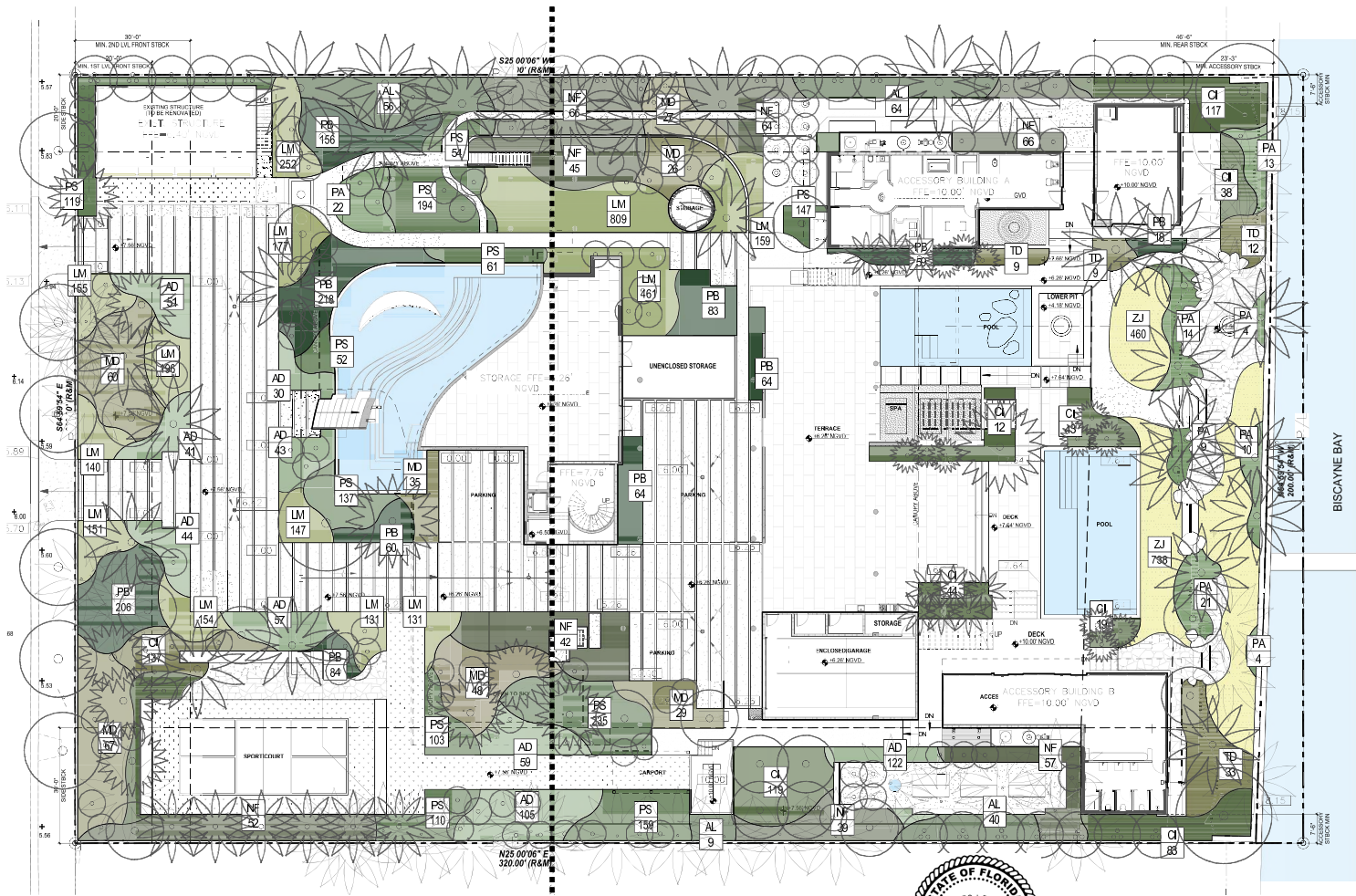
LEGEND

PERVIOUS AREA
41,521 SF =
67% OF LOT

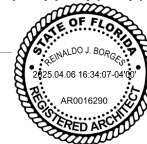
PROPOSED CONC. SLAB
6,119 SF =
9.7% OF LOT

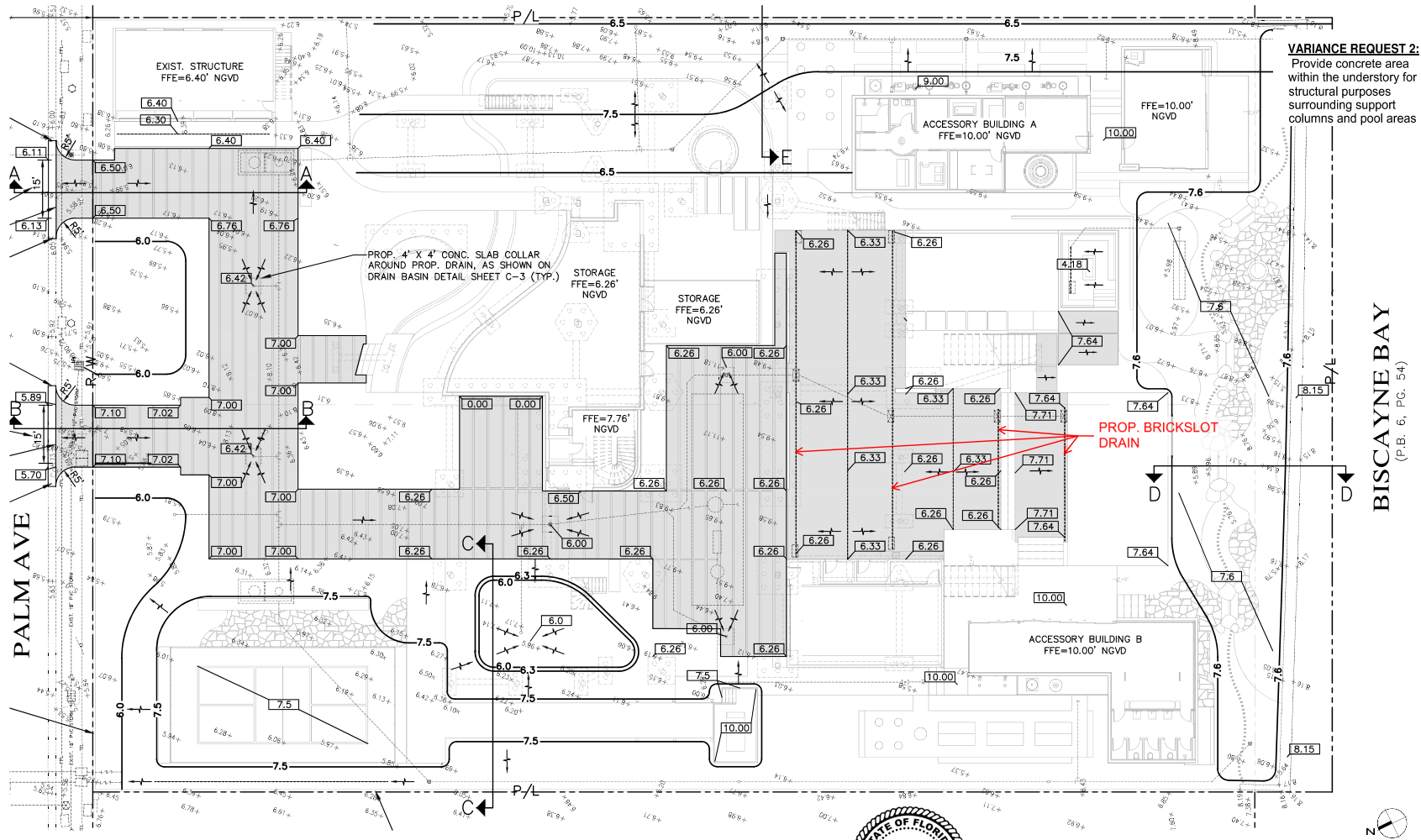
LOT AREA: 62,081.75 SF





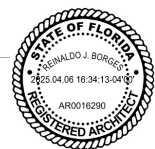
VARIANCE REQUEST 2:
 Provide concrete area within the understorey for structural purposes surrounding support columns and pool areas





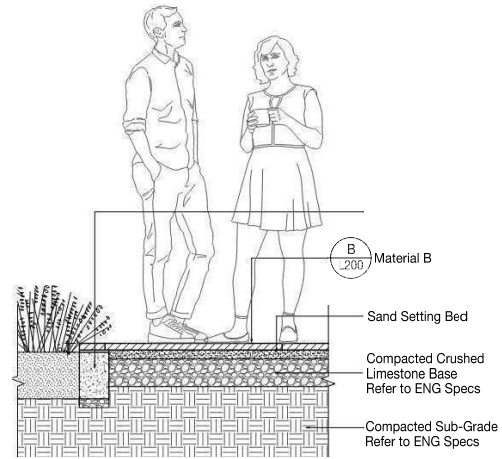
VARIANCE REQUEST 2:
 Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

BISCAYNE BAY
 (P.B. 6, P.C. 54)





PAVER INSTALLATION DETAIL



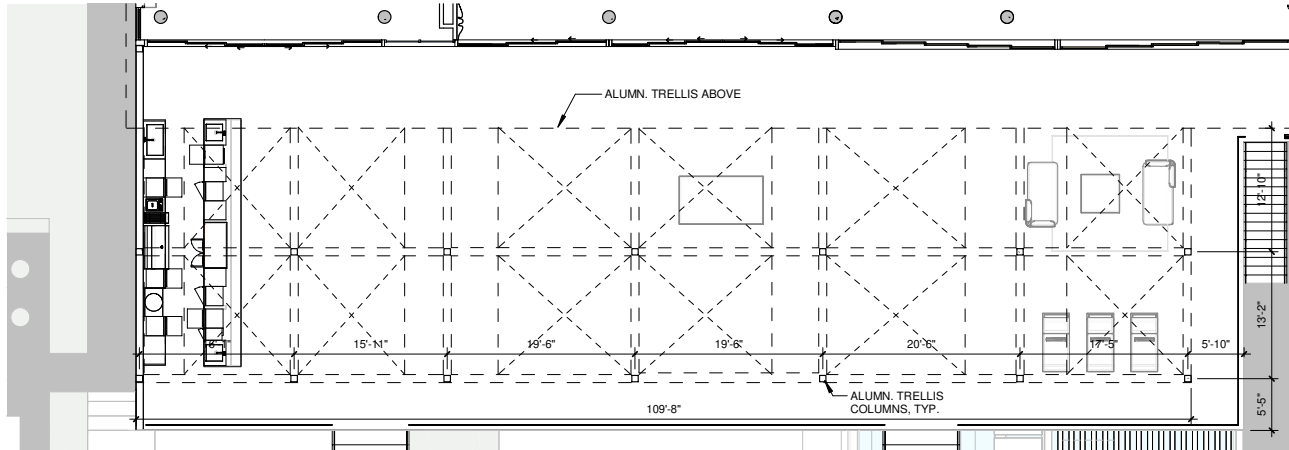
SECTION

VARIANCE REQUEST 2:
 Provide concrete area within the understorey for structural purposes surrounding support columns and pool areas

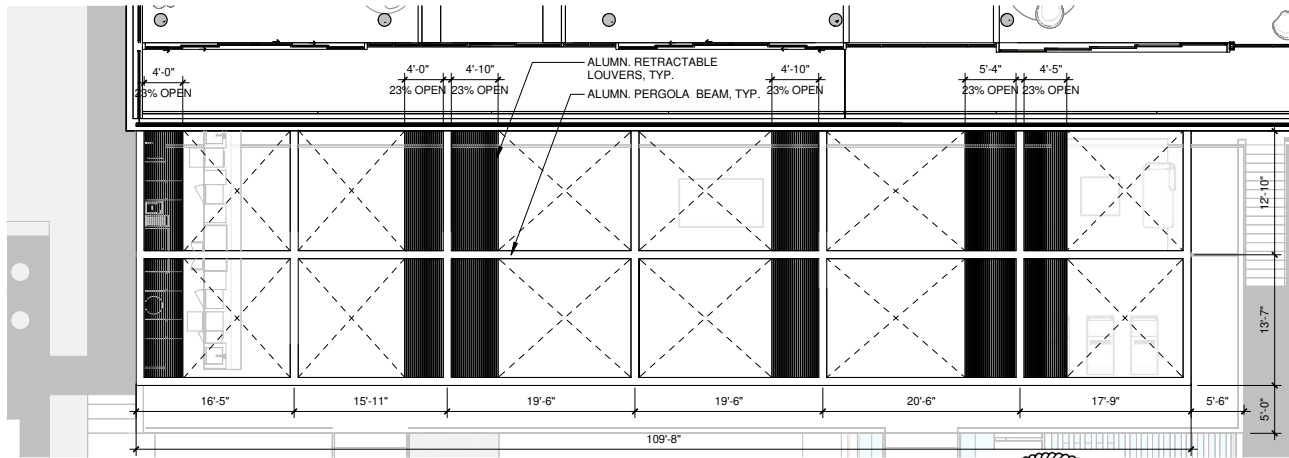


PAVER SETTLEMENT PHOTO



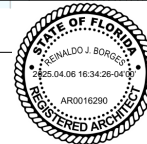


1 PERGOLA PLAN - FIRST LEVEL



2 PERGOLA PLAN - SECOND LEVEL

VARIANCE REQUEST 3:
 Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.





VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

PERGOLA WITH ALUMN. LOUVERS



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

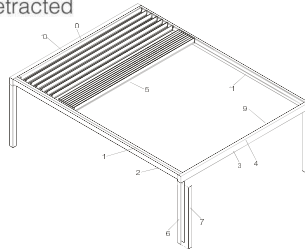
PERGOLA WITH FABRIC ENCLOSURE

ALUMINIUM PERGOLA DETAILS

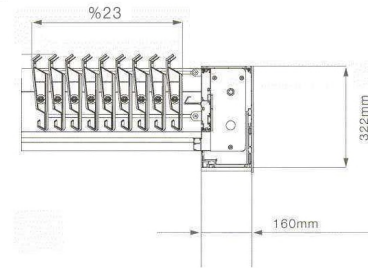
Fully Closed



Retracted



Side Elevation



Retracted & Tilted

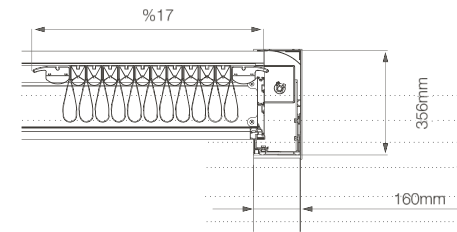
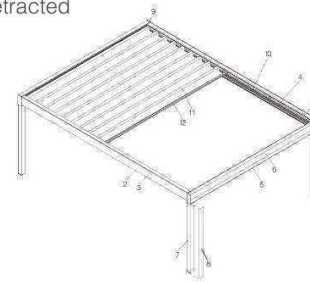


FABRIC PERGOLA DETAILS

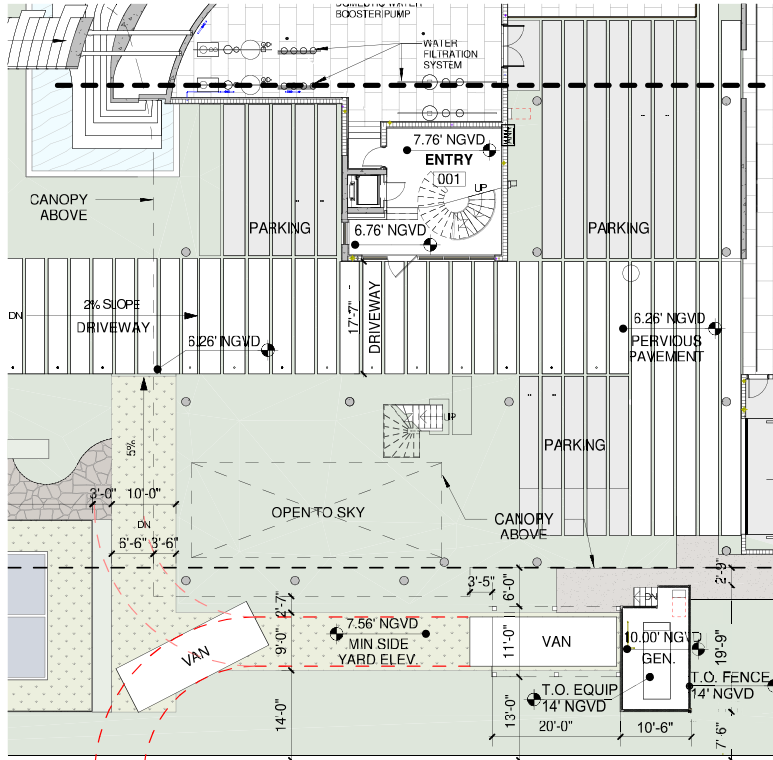
Fully Closed



Retracted

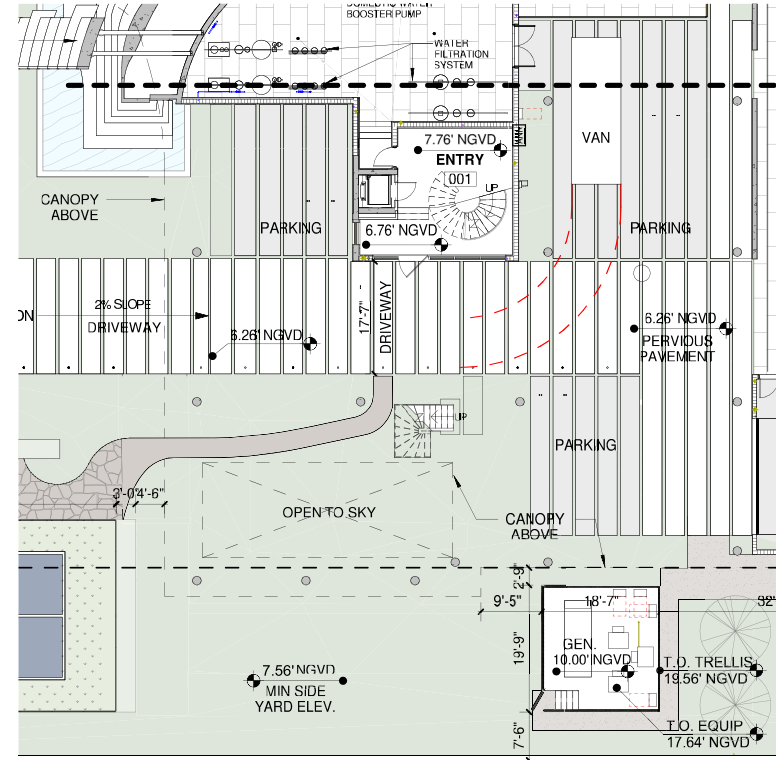


VARIANCE REQUEST 3:
 Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



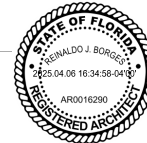
ORIGINAL DRB PLAN

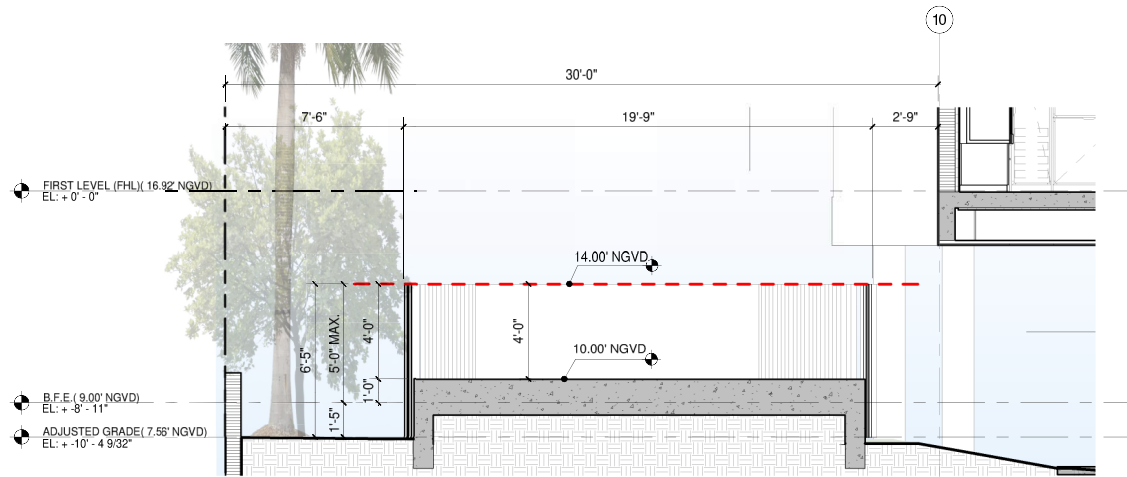
MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

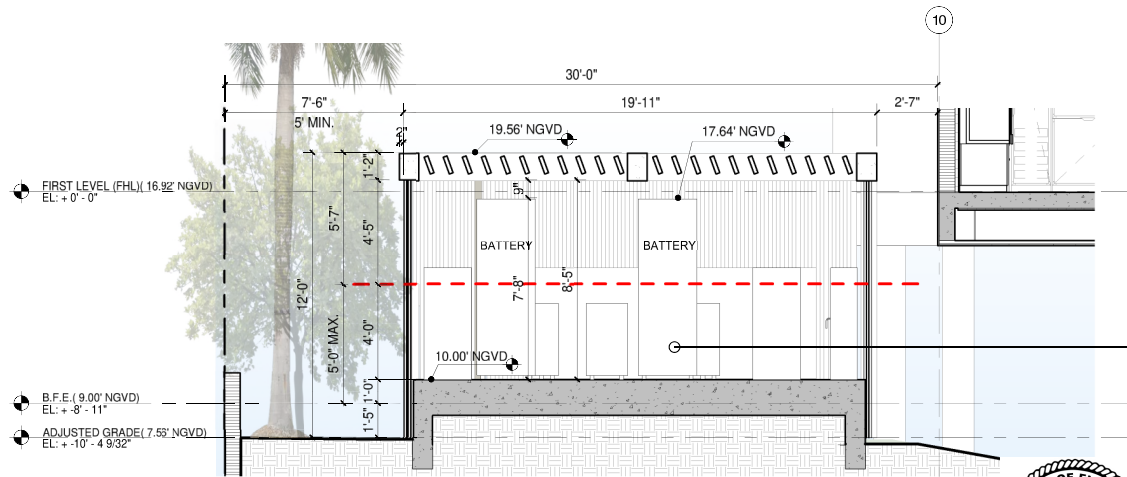
PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





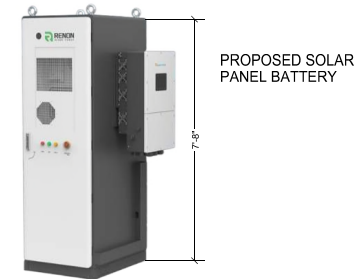
ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')

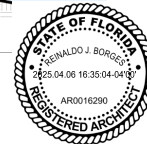


VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD



PROPOSED SOLAR PANEL BATTERY





ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD



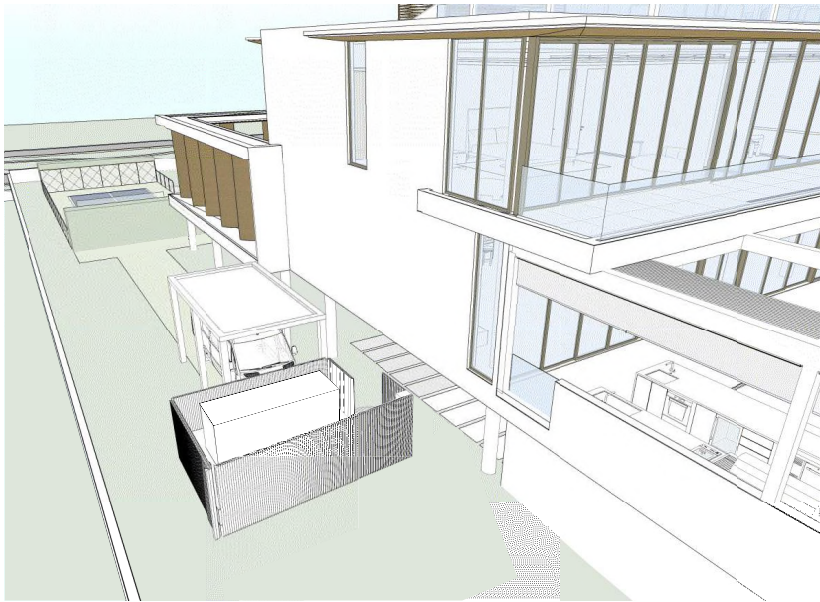
ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



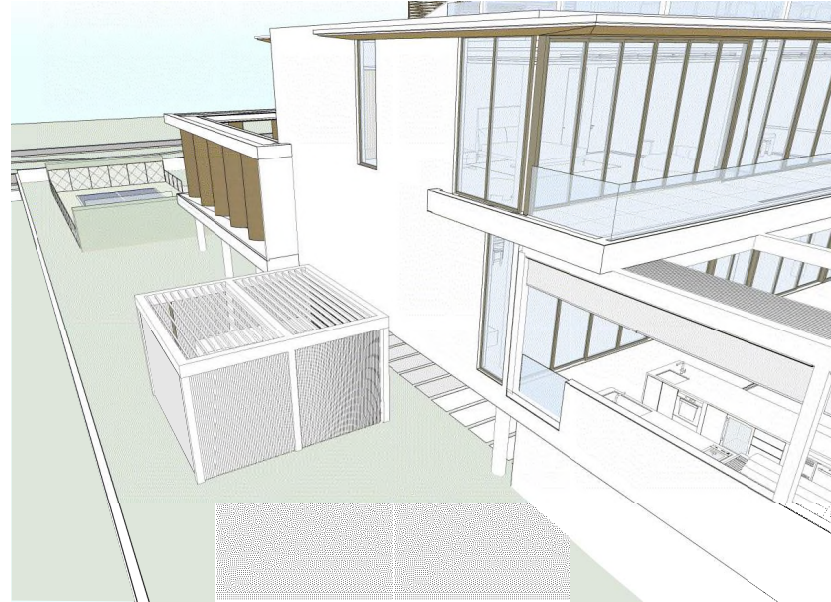
VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD



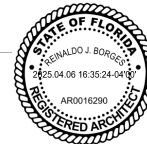
ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





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

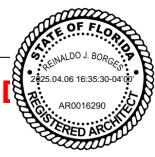


PD-01 PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD

MS-01 ALUMINIUM MECHANICAL SCREEN

GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR IMPACT GLASS HANDRAIL - CLEAR





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 CLADDEN IN SOLID HARDWOOD
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR
WT ALUMINIUM TRELLIS CLADDEN IN WOOD

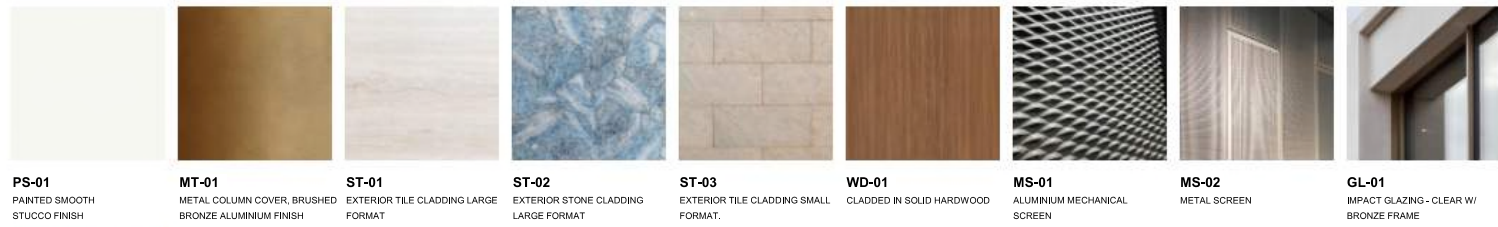




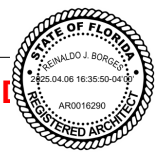
PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT
WD-01 CLADDEN IN SOLID HARDWOOD

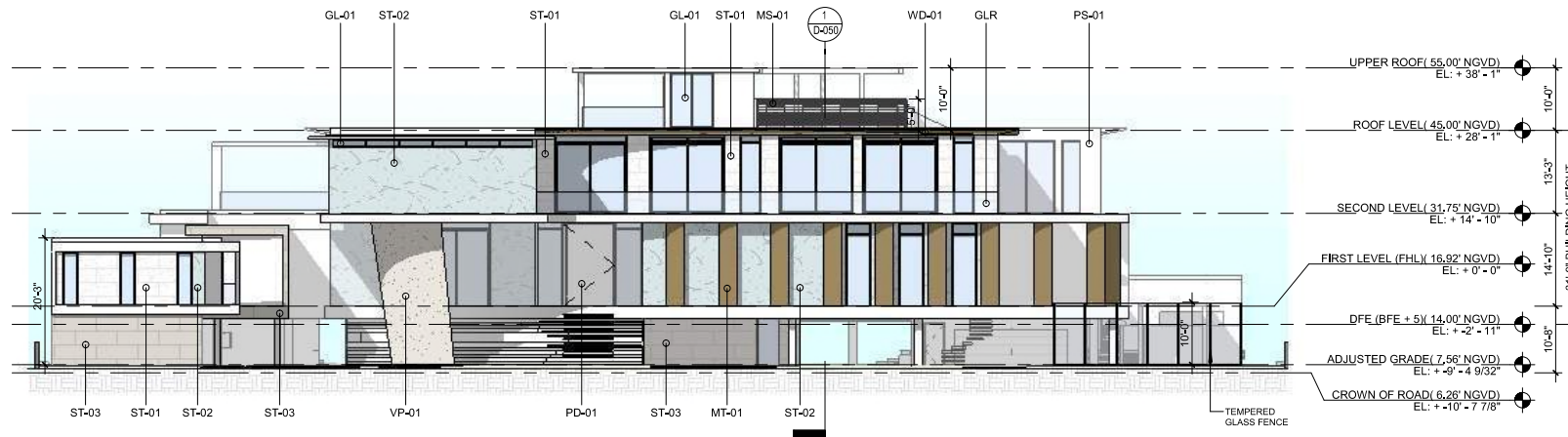


MS-01 ALUMINIUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR



GLR
IMPACT GLASS HANDRAIL - CLEAR





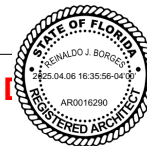
① NORTH ELEVATION
1/16" = 1'-0"

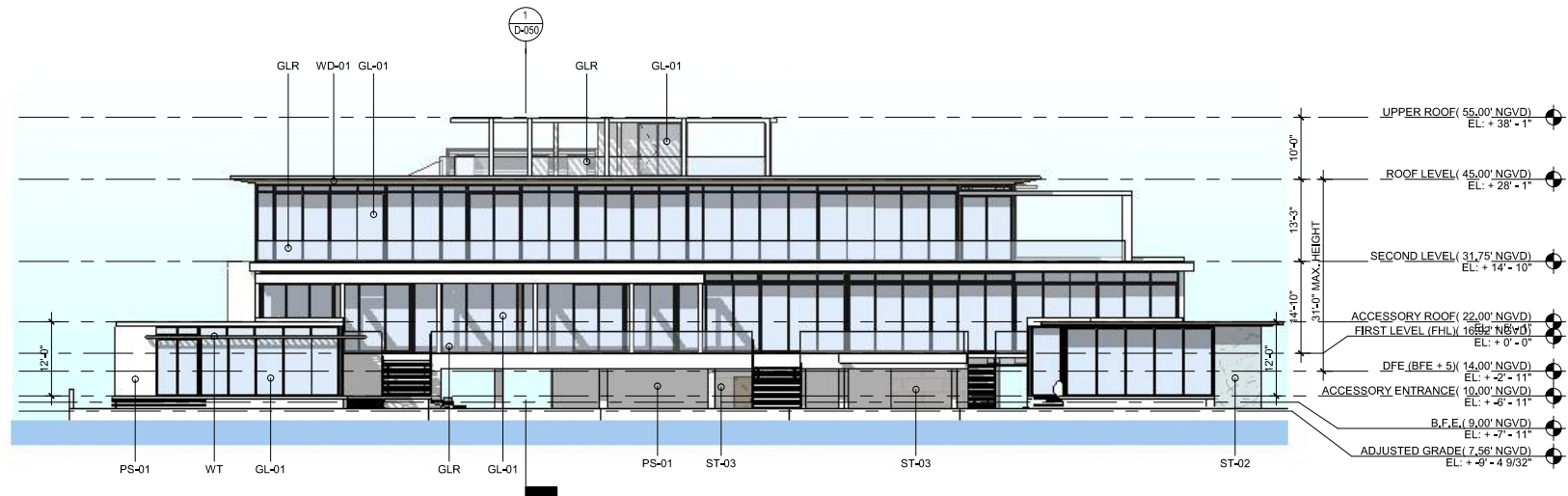


PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDED IN SOLID HARDWOOD



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

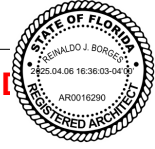


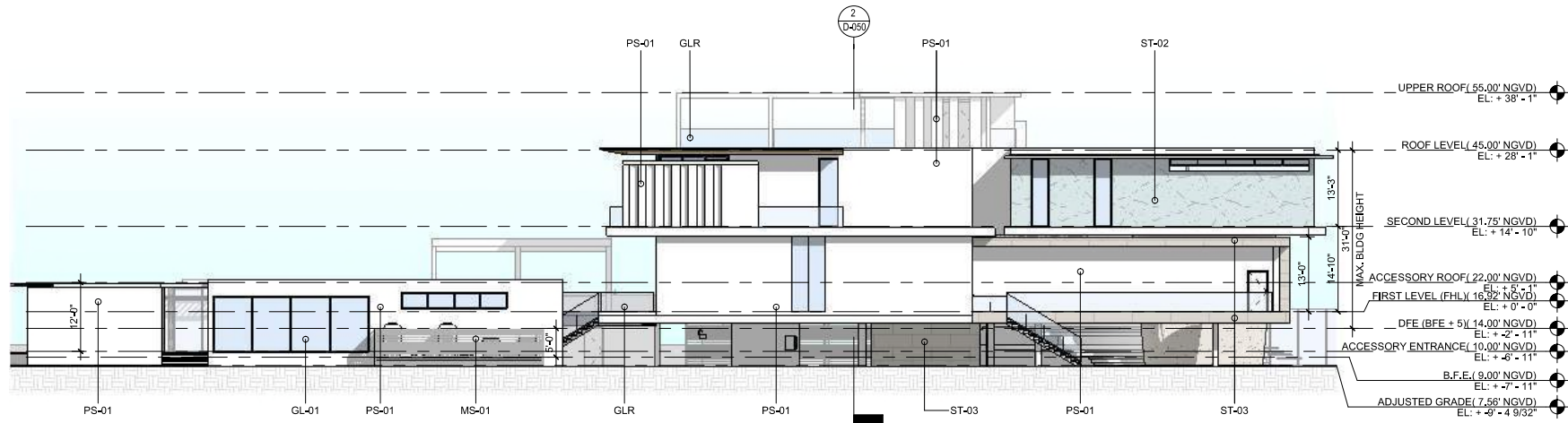


① SOUTH ELEVATION
1/16" = 1'-0"



- 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**
CLADDEN IN SOLID HARDWOOD
- GL-01**
IMPACT GLAZING - CLEAR W/
BRONZE FRAME
- GLR**
IMPACT GLASS HANDRAIL - CLEAR
- WT**
ALUMINIUM TRELLIS
CLADDEN IN WOOD





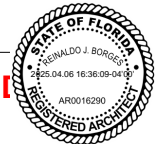
① EAST ELEVATION
1/16" = 1'-0"

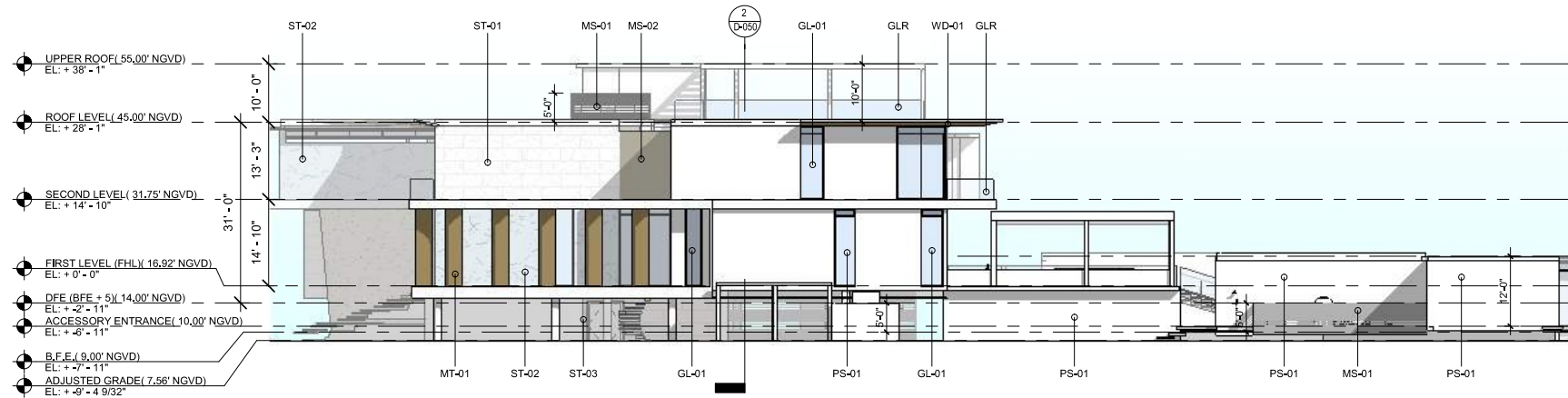


PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT
WD-01 CLADDEN IN SOLID HARDWOOD



MS-01 ALUMINUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR





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



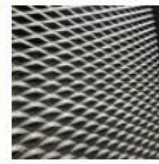
ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT



ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



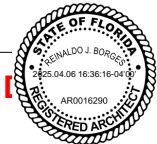
MS-02
METAL SCREEN

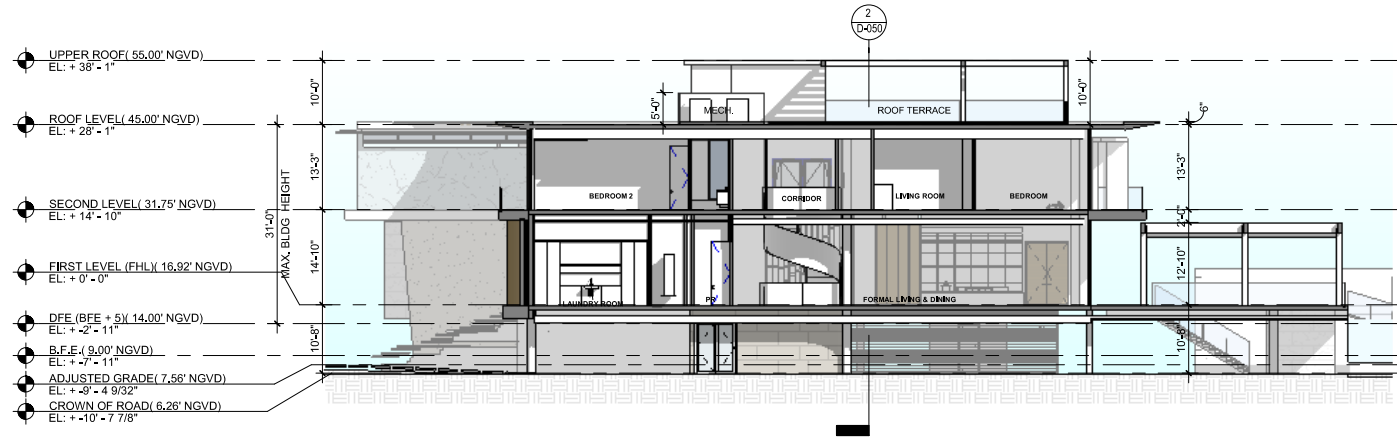


GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME

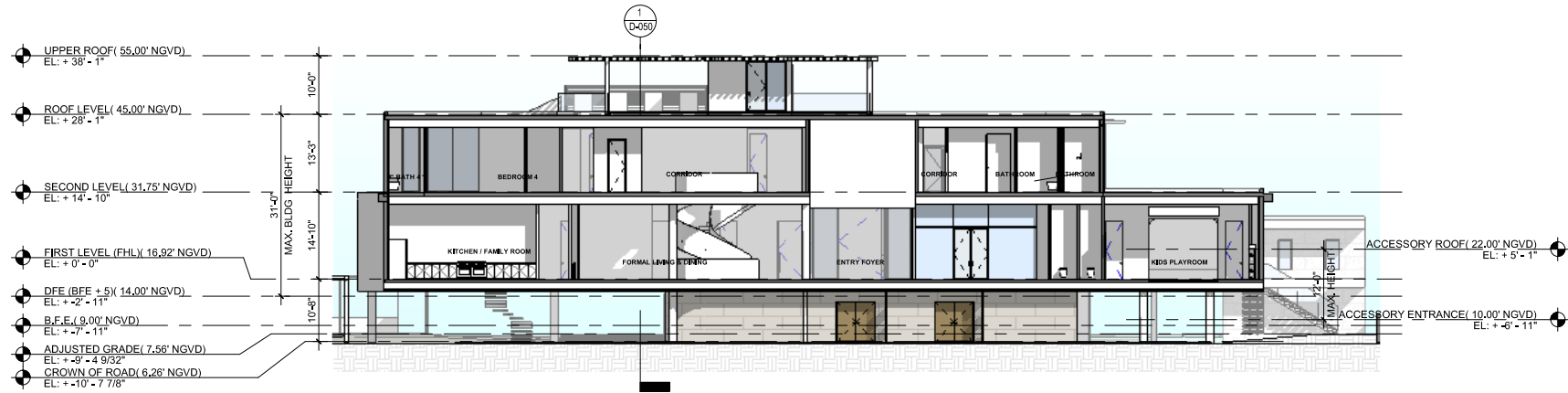


GLR
IMPACT GLASS HANDRAIL - CLEAR





① Section 2
1/16" = 1'-0"



② Section 1
1/16" = 1'-0"

