

# 94 PALM RESIDENCE

DESIGN REVIEW BOARD

DRB24 - 1026





94



























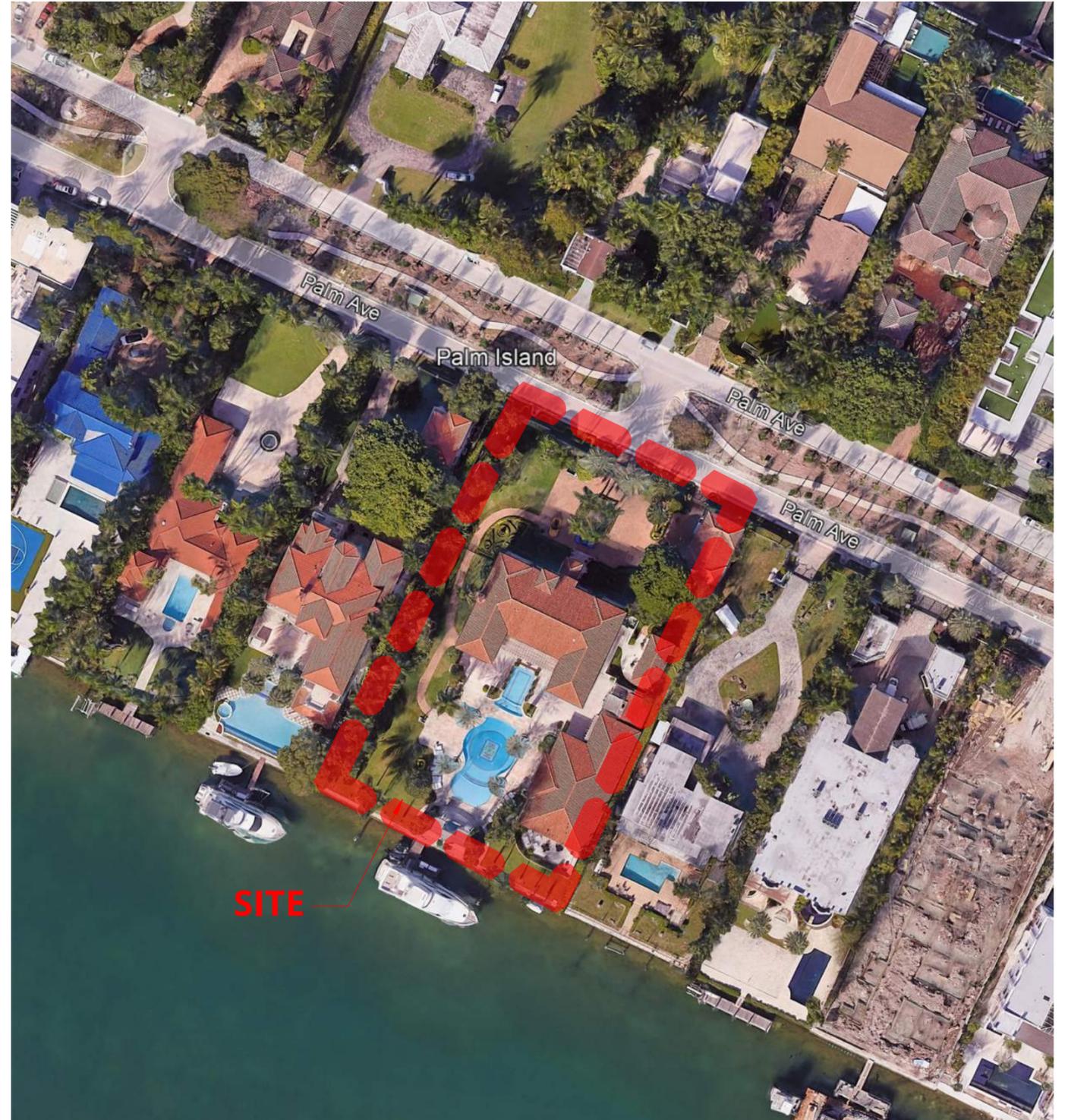




# 94 PALM RESIDENCE

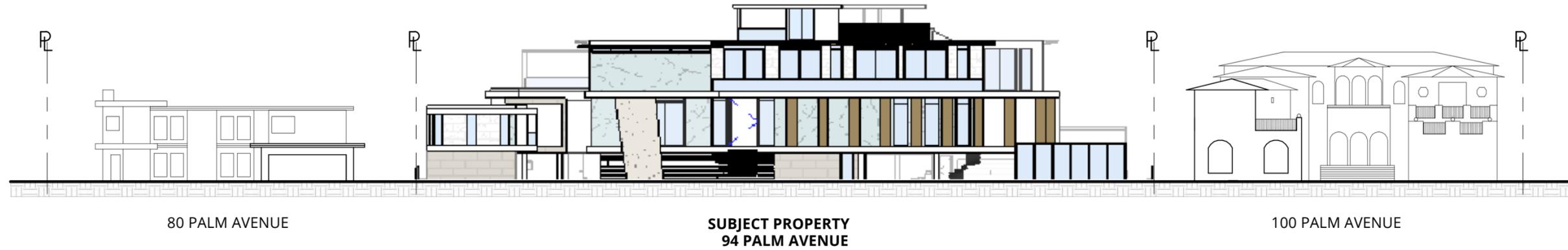


CONTEXT AERIAL  
N.T.S.

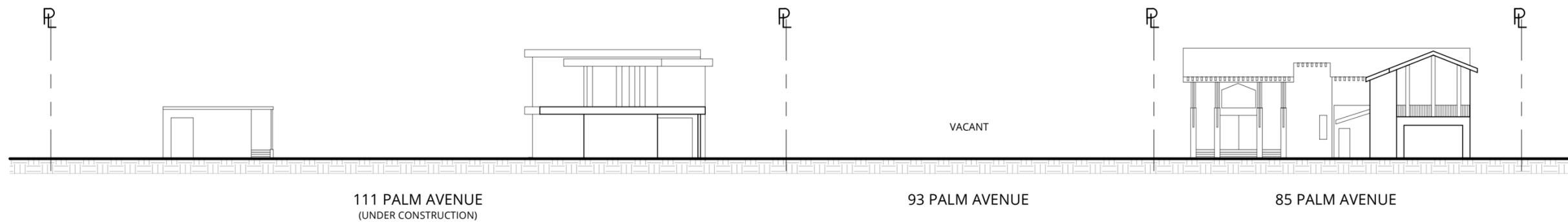


CONTEXT SITE PLAN  
N.T.S.

# 94 PALM RESIDENCE



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



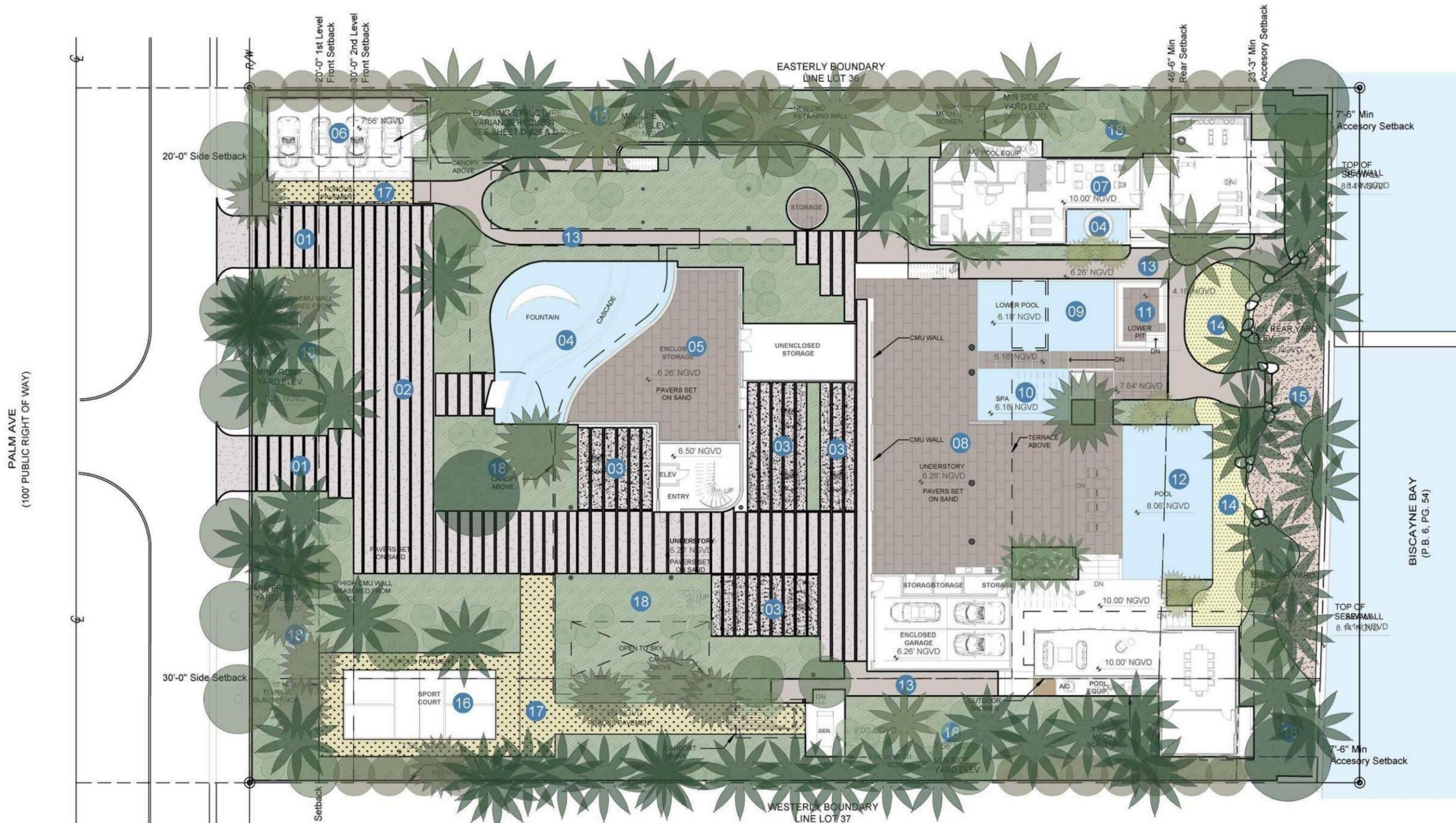
③ CONTEXT ELEVATION -SOUTH  
1" = 30'-0"

NEIGHBORHOOD CONTEXT

# 94 PALM RESIDENCE

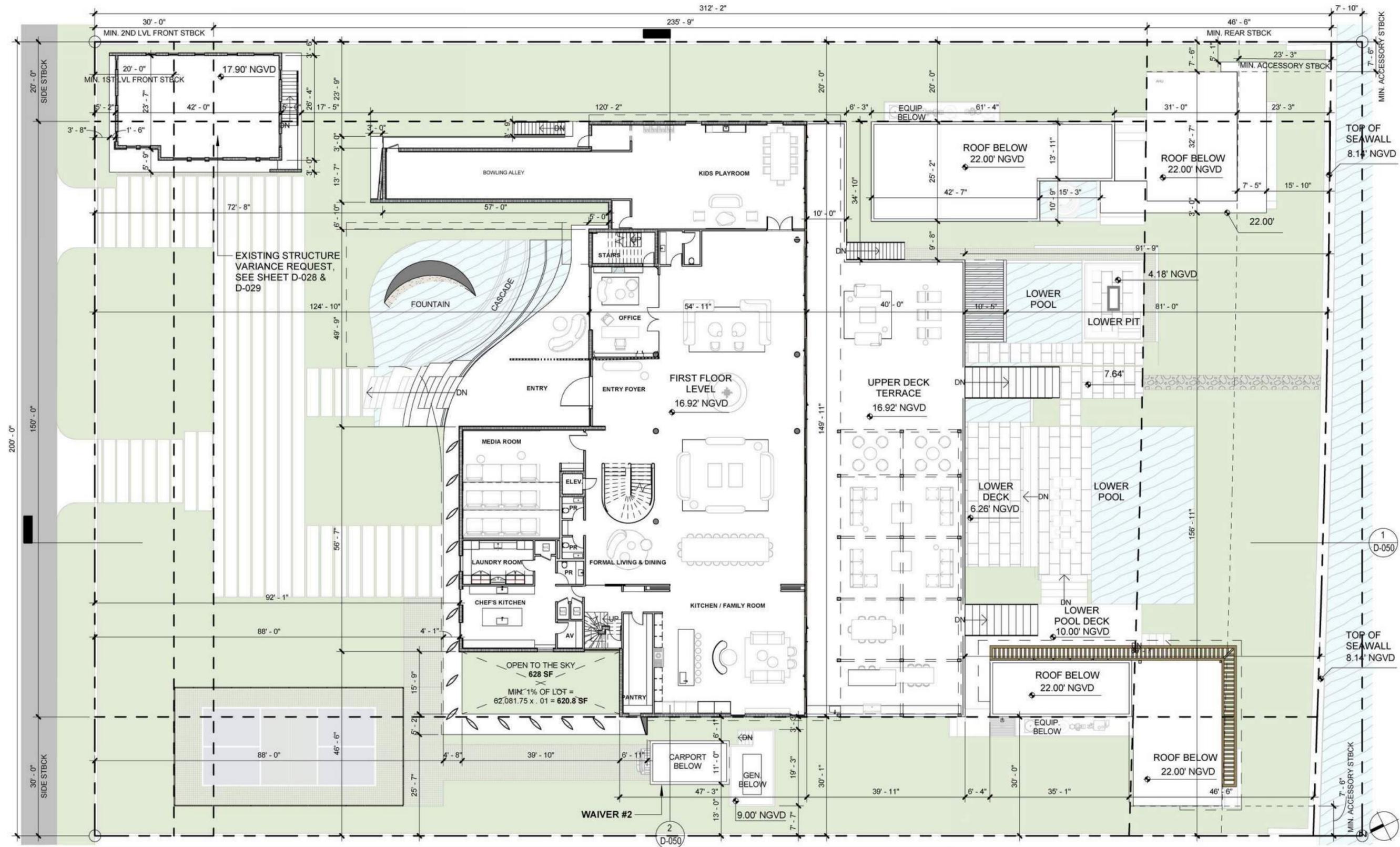
## Legend

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



UNDERSTORY LEVEL FLOOR PLAN

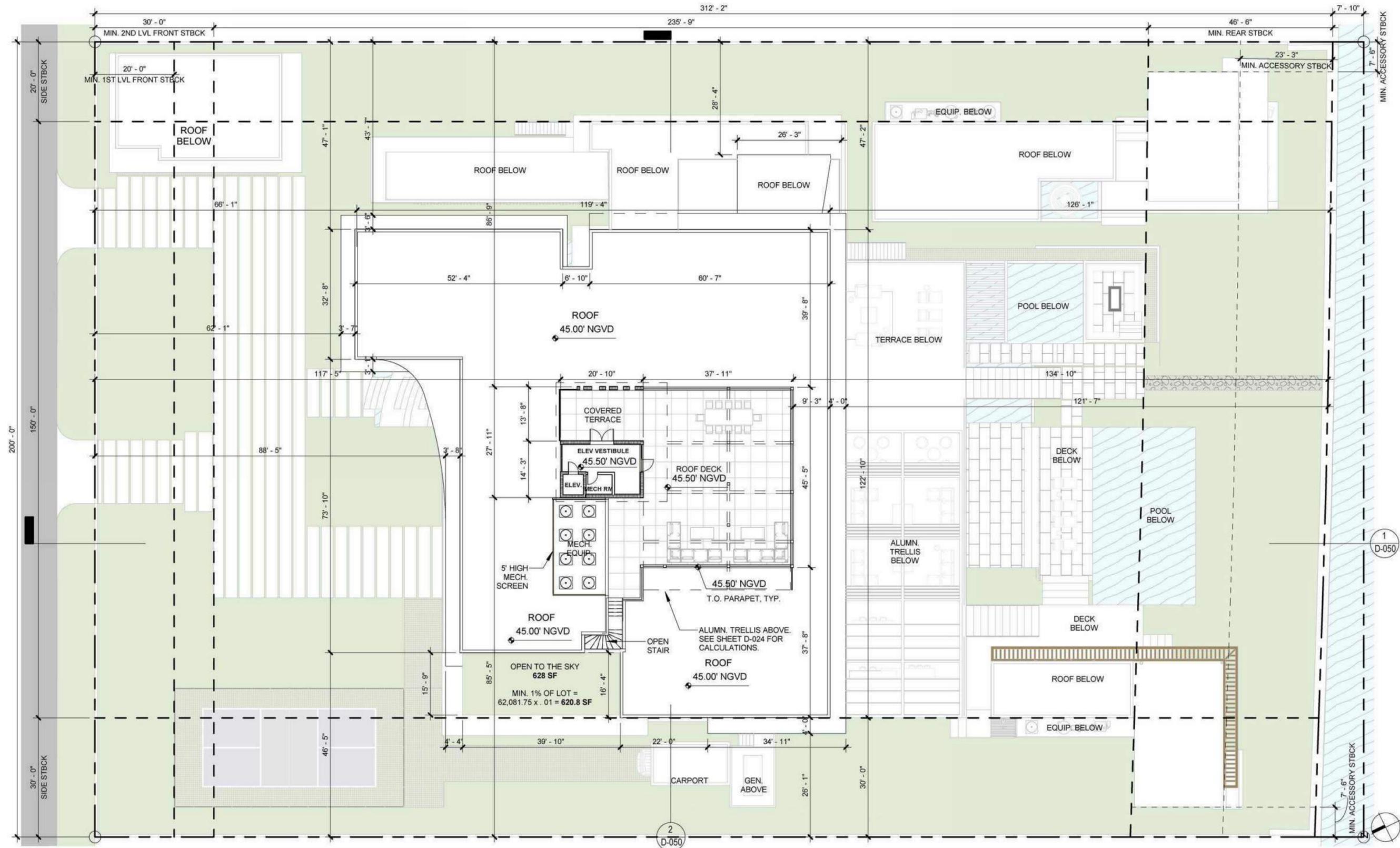
# 94 PALM RESIDENCE



FIRST LEVEL FLOOR PLAN



# 94 PALM RESIDENCE



ROOF LEVEL FLOOR PLAN

# 94 PALM RESIDENCE



NORTH ELEVATION

# 94 PALM RESIDENCE



SOUTH ELEVATION

# 94 PALM RESIDENCE



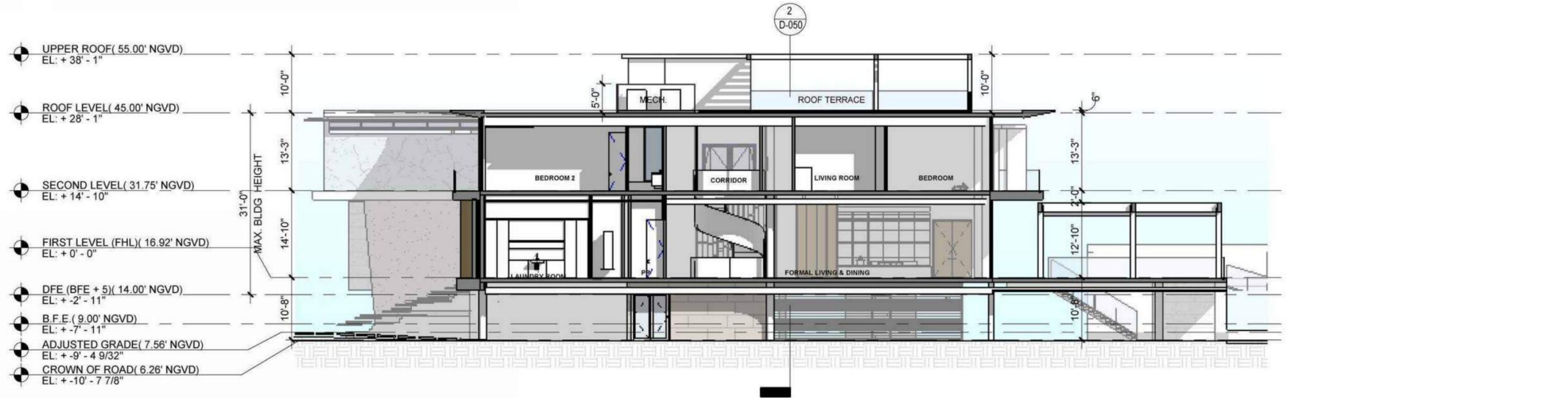
EAST ELEVATION

# 94 PALM RESIDENCE



WEST ELEVATION

# 94 PALM RESIDENCE

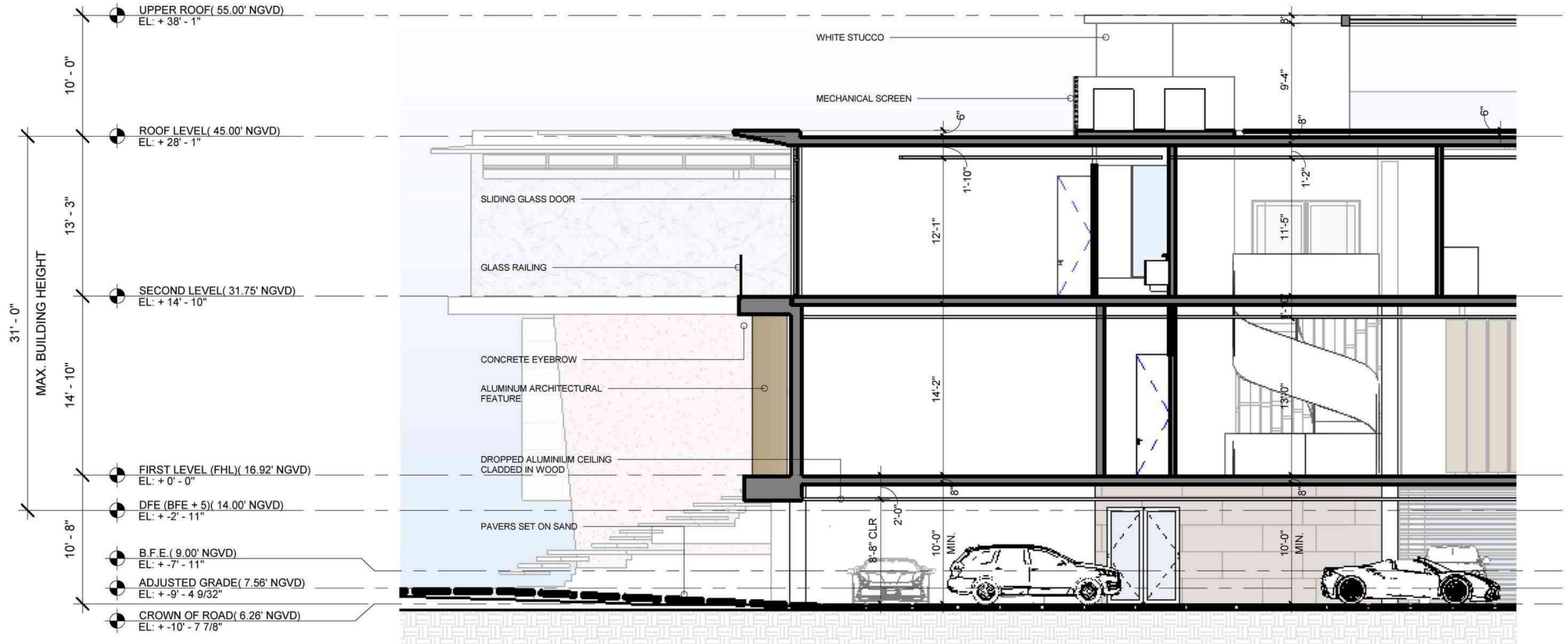


1 Section 2  
1/16" = 1'-0"



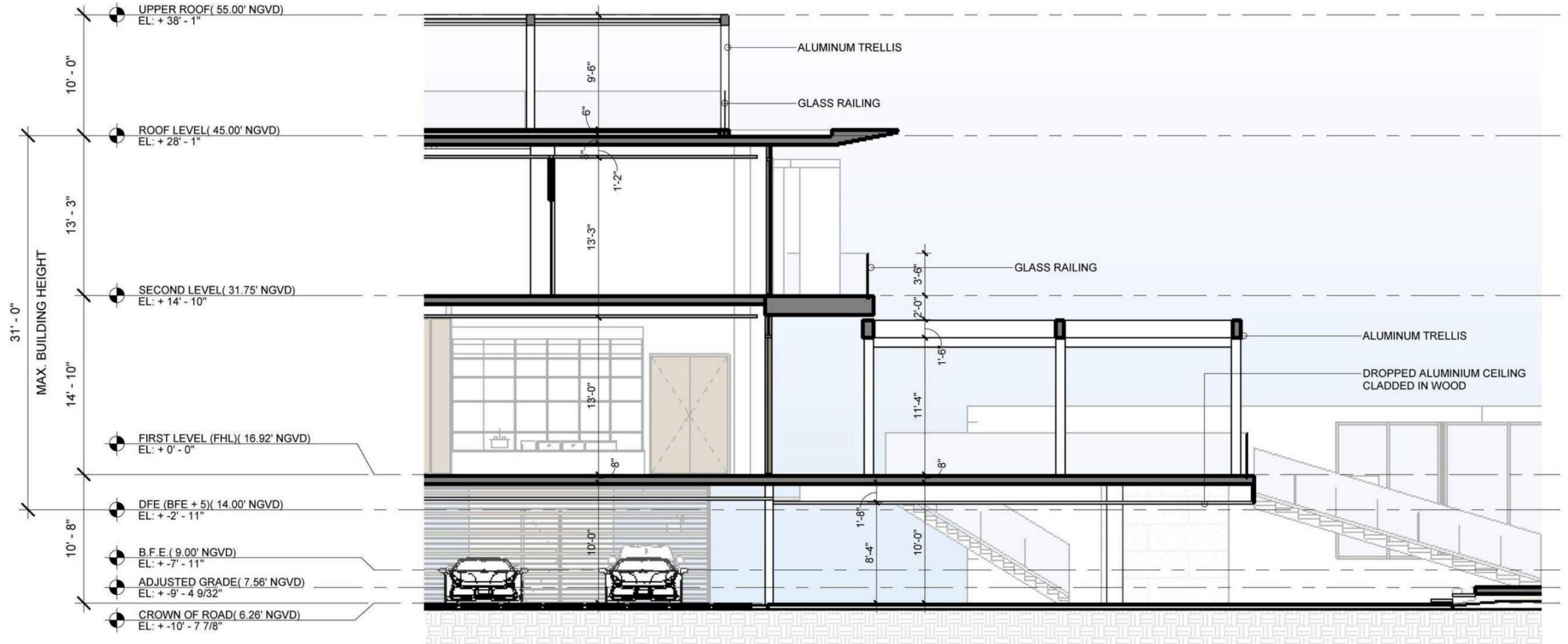
2 Section 1  
1/16" = 1'-0"

# 94 PALM RESIDENCE



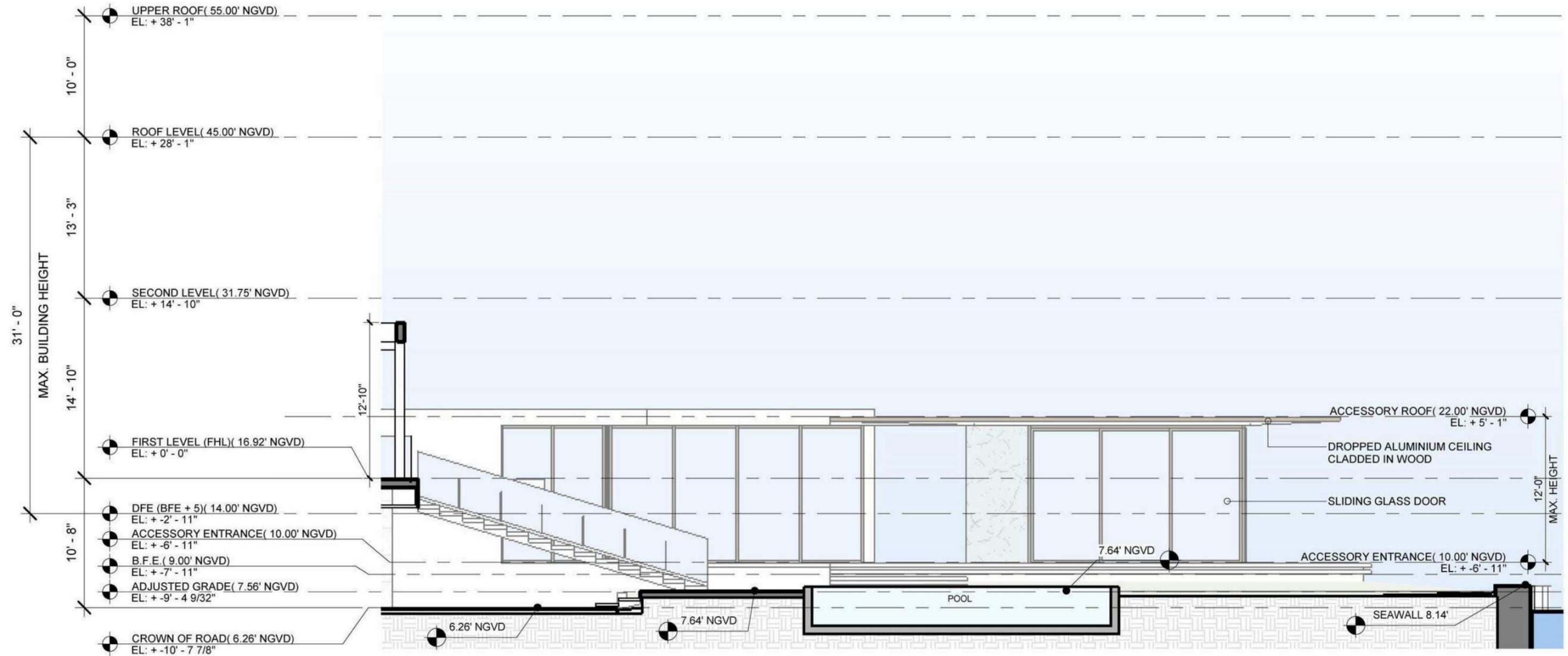
ENLARGED SECTION

# 94 PALM RESIDENCE



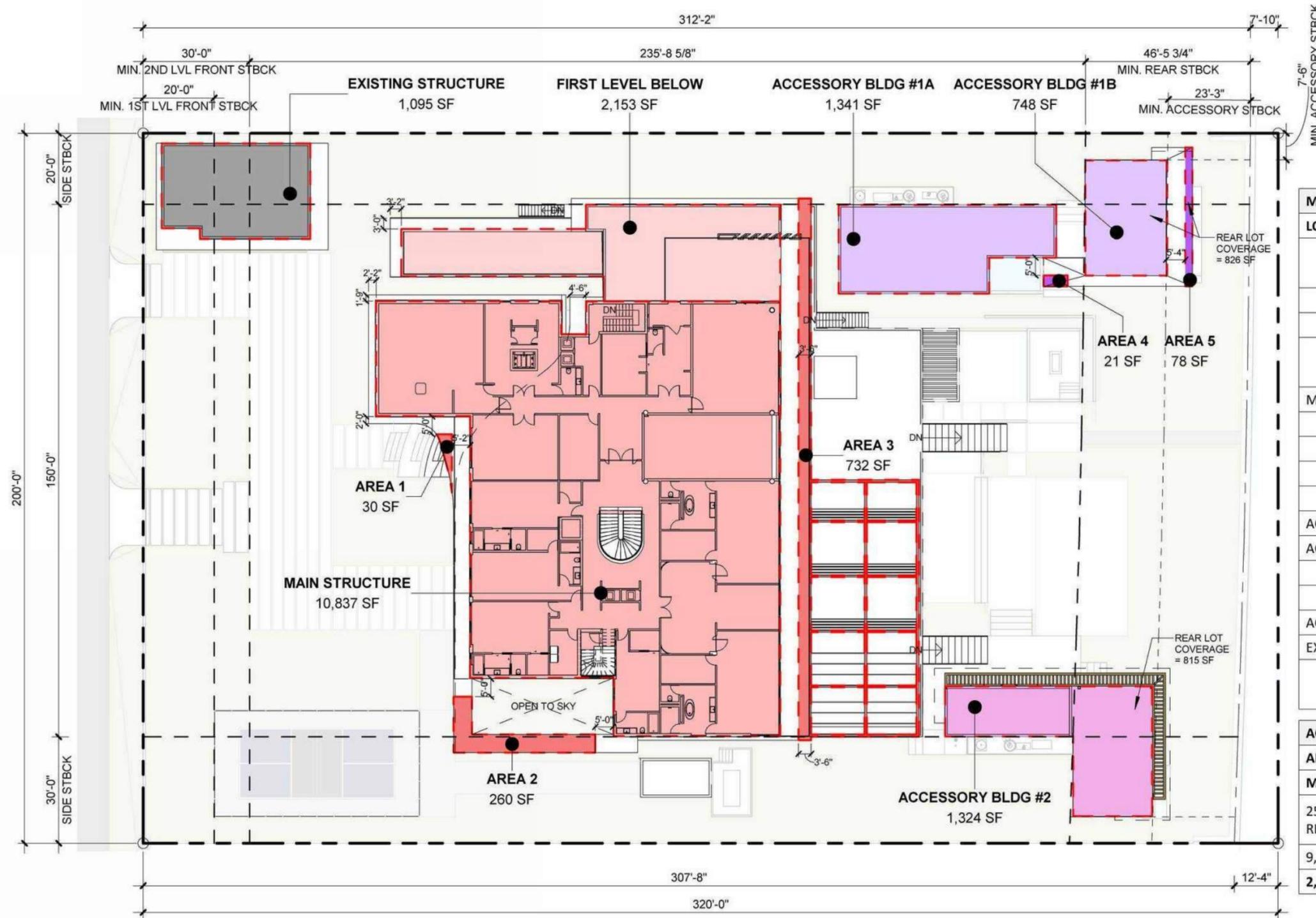
ENLARGED SECTION

# 94 PALM RESIDENCE



ENLARGED SECTION

# 94 PALM RESIDENCE



1 SECOND LEVEL  
 1" = 30'-0"

MAXIMUM LOT COVERAGE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
30% OF LOT AREA	
62,081.75 x .30 = <b>18,624.53</b>	
<b>PROVIDED</b>	
MAIN STRUCTURE	10,837
COVERED AREA 1	30
COVERED AREA 2	732
COVERED AREA 3	260
FIRST LEVEL BELOW	2,153
ACCESSORY BLDG #1A	1,341
ACCESSORY BLDG #1B	748
COVERED AREA 5	78
COVERED AREA 6	21
ACCESSORY BLDG #2	1,324
EXISTING STRUCTURE	1,095
<b>TOTAL</b>	<b>18,619</b>
	<b>29.99%</b>

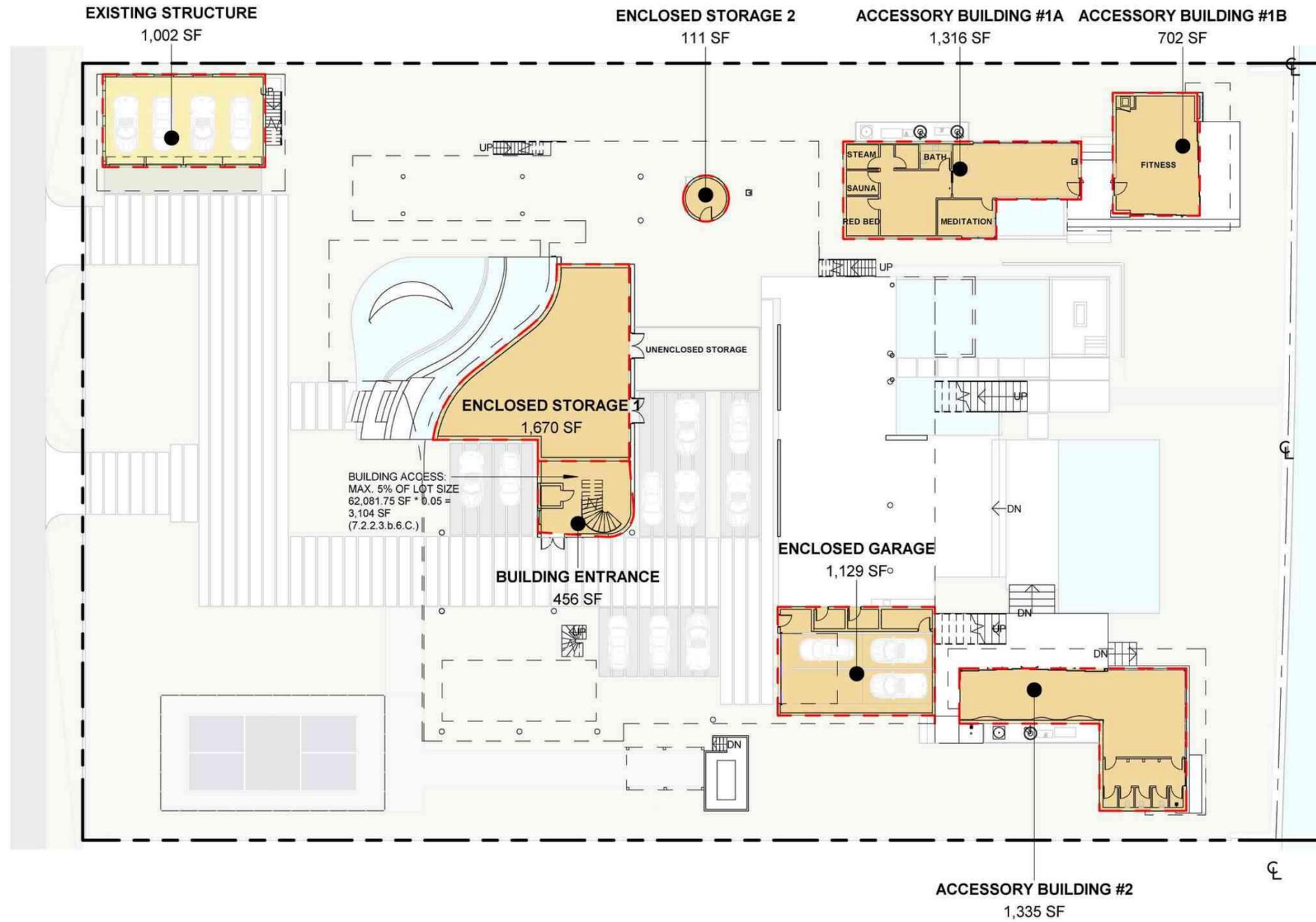
COLOR LEGEND	
MAIN STRUCTURE	10,837
COVERED AREA 1	30
COVERED AREA 2	732
COVERED AREA 3	260
FIRST LEVEL BELOW	2,153
ACCESSORY BLDG #1A	1,341
ACCESSORY BLDG #1B	748
COVERED AREA 5	78
COVERED AREA 6	21
ACCESSORY BLDG #2	1,324
EXISTING STRUCTURE	1,095

ACCESSORY BUILDING STANDARDS		
ALLOWABLE	PROVIDED	
<b>MAX. LOT COVERAGE</b>		
25% OF REQUIRED REAR YARD	ACCESSORY BLDG #1	826
	ACCESSORY BLDG #2	815
9,298.8 SF X .25 =	<b>TOTAL</b>	<b>1,641</b>
<b>2,324.7 SF</b>		<b>17.65%</b>



LOT COVERAGE DIAGRAM

# 94 PALM RESIDENCE



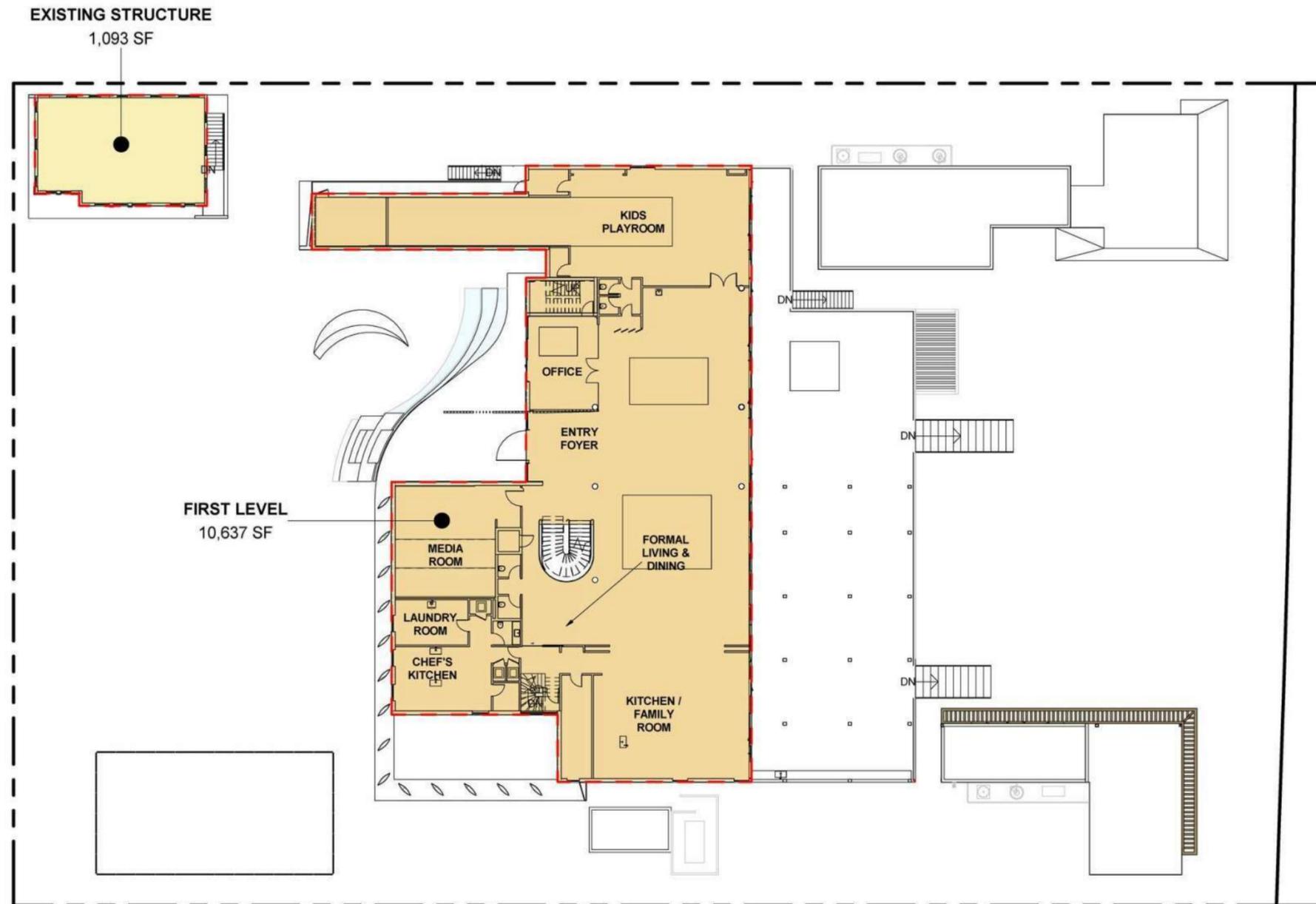
MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
50% OF LOT AREA	
62,081.75 x .50 =	<b>31,040.88</b>
<b>PROVIDED</b>	
<b>UNDERSTORY LEVEL</b>	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,688</b>
<b>FIRST LEVEL</b>	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	10,214
ROOF LEVEL	297
<b>TOTAL</b>	<b>29,929</b>
	<b>48.21%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,329</b>
	<b>47.24%</b>

① UNDERSTORY LEVEL  
1" = 30'-0"

UNIT SIZE DIAGRAM



# 94 PALM RESIDENCE



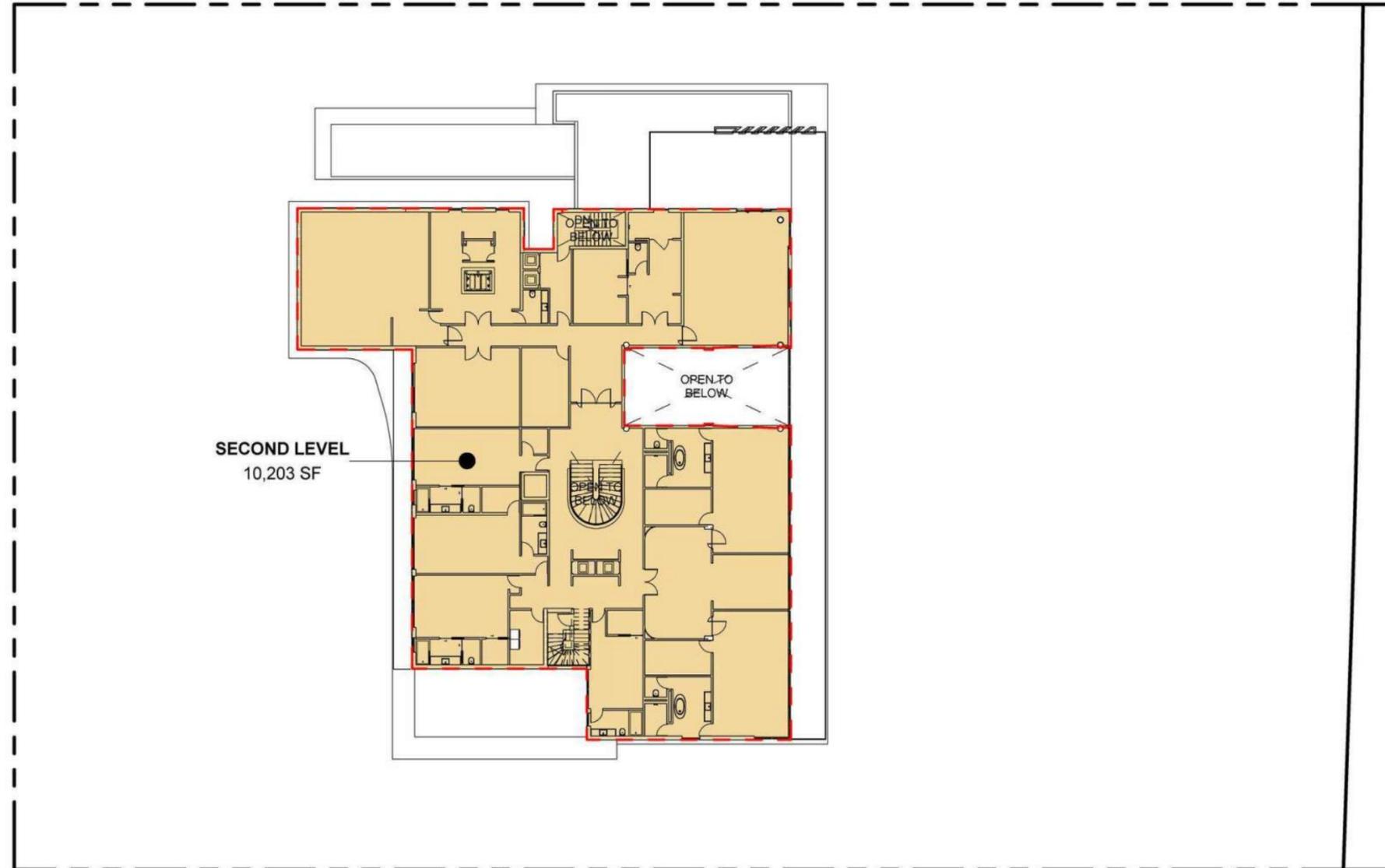
① FIRST MAIN FLOOR  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
50% OF LOT AREA	
62,081.75 x .50 =	<b>31,040.88</b>
<b>PROVIDED</b>	
<b>UNDERSTORY LEVEL</b>	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,688</b>
<b>FIRST LEVEL</b>	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	10,214
ROOF LEVEL	297
<b>TOTAL</b>	<b>29,929</b>
	<b>48.21%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,329</b>
	<b>47.24%</b>

UNIT SIZE DIAGRAM



# 94 PALM RESIDENCE



SECOND LEVEL  
10,203 SF

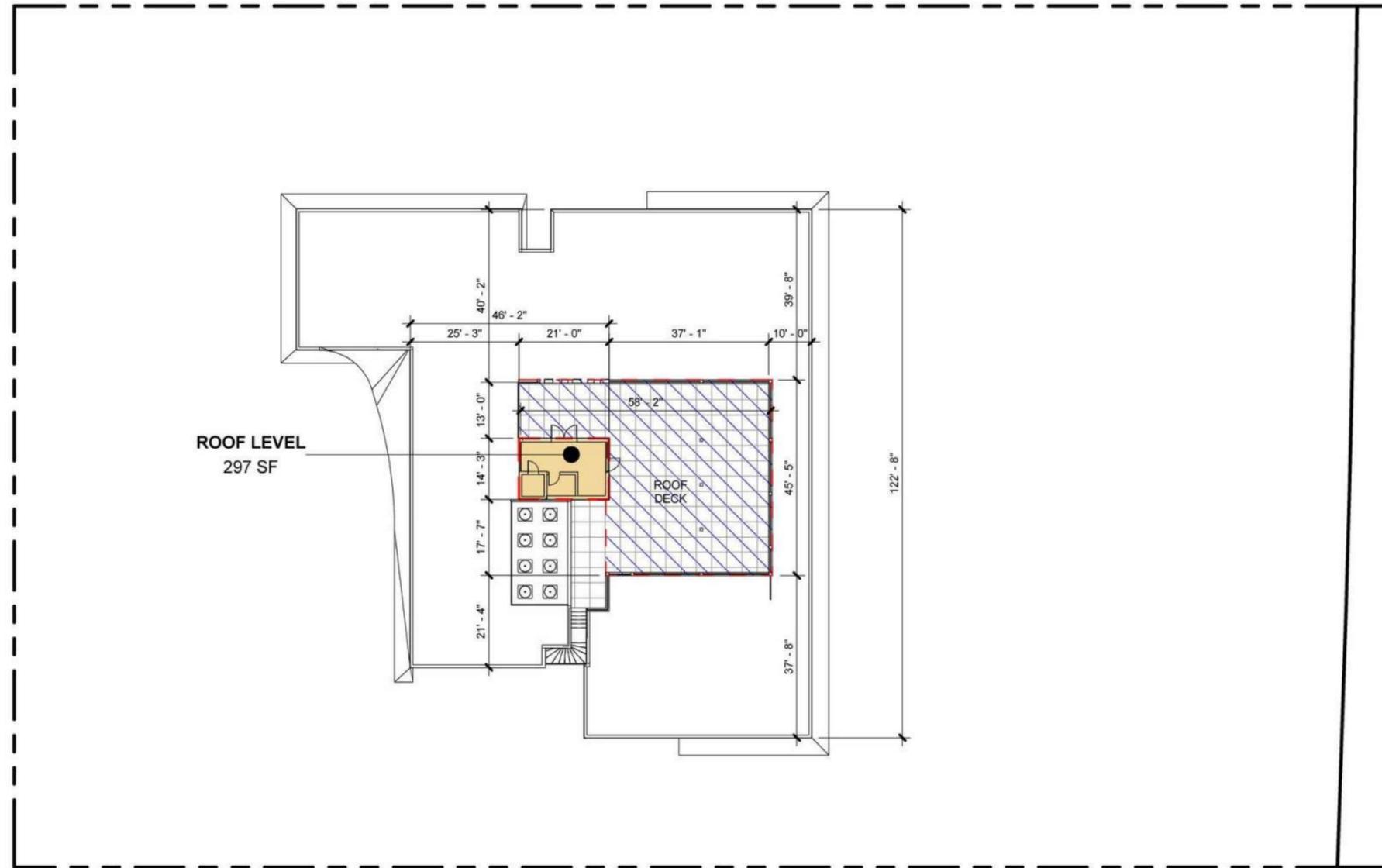
① SECOND LEVEL  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
50% OF LOT AREA	
62,081.75 x .50 =	<b>31,040.88</b>
<b>PROVIDED</b>	
<b>UNDERSTORY LEVEL</b>	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,688</b>
<b>FIRST LEVEL</b>	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	10,214
ROOF LEVEL	297
<b>TOTAL</b>	<b>29,929</b>
	<b>48.21%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,329</b>
	<b>47.24%</b>

UNIT SIZE DIAGRAM



# 94 PALM RESIDENCE



① ROOF LEVEL  
1" = 30'-0"

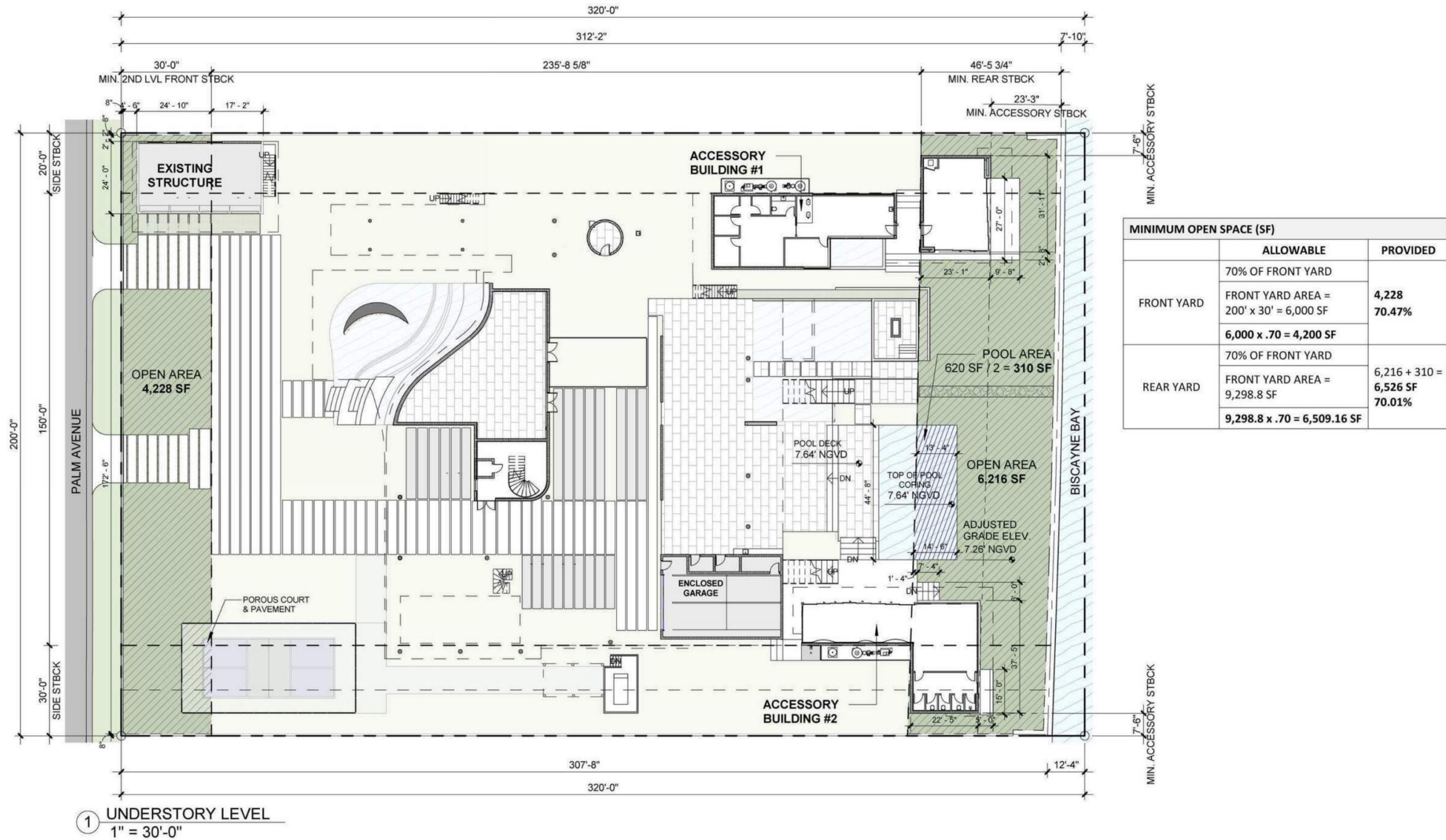
MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
50% OF LOT AREA	
62,081.75 x .50 =	<b>31,040.88</b>
<b>PROVIDED</b>	
<b>UNDERSTORY LEVEL</b>	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,688</b>
<b>FIRST LEVEL</b>	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
<b>SECOND LEVEL</b>	<b>10,214</b>
<b>ROOF LEVEL</b>	<b>297</b>
<b>TOTAL</b>	<b>29,929</b>
	<b>48.21%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,329</b>
	<b>47.24%</b>

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



UNIT SIZE DIAGRAM

# 94 PALM RESIDENCE

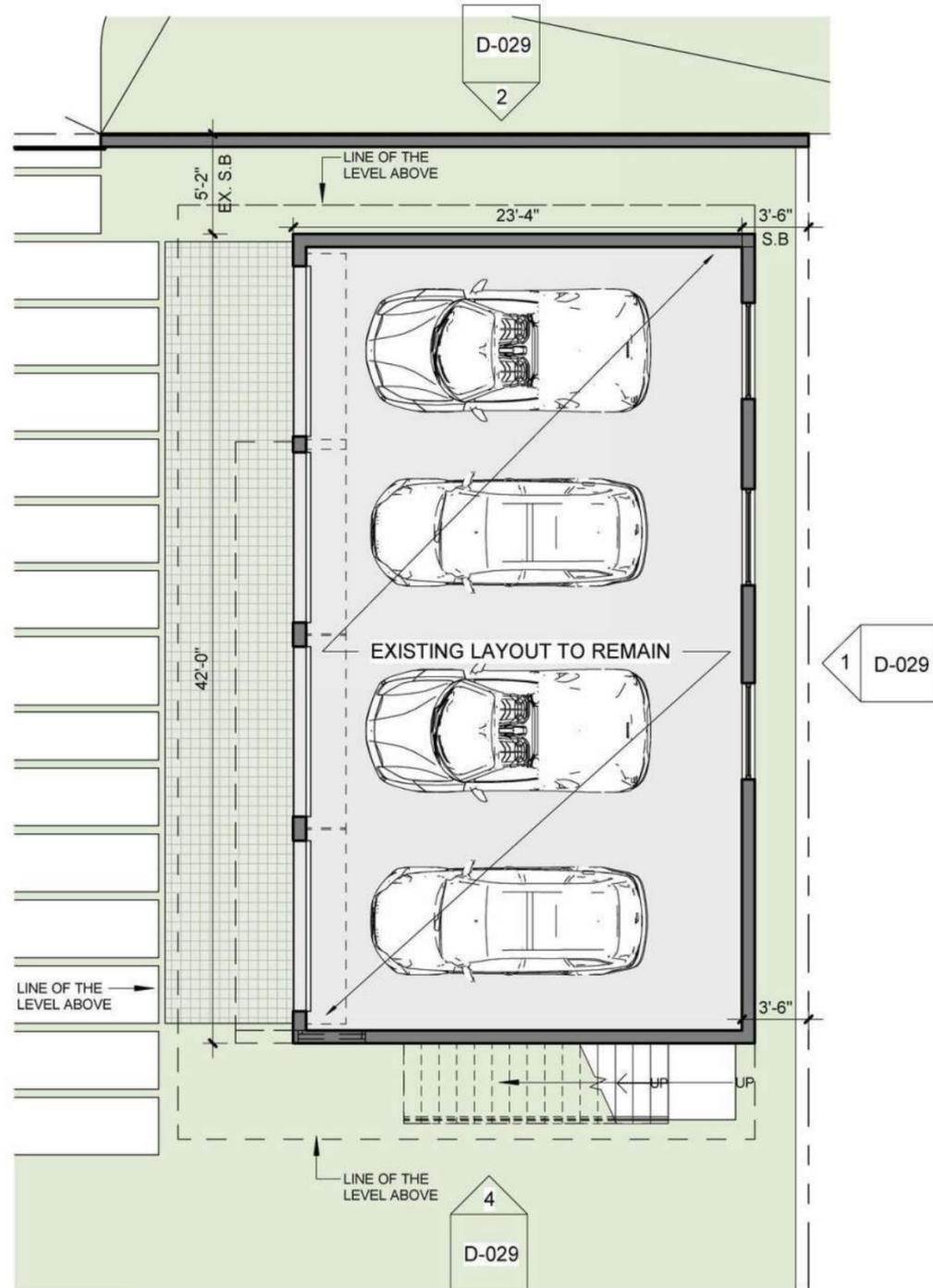


OPEN SPACE DIAGRAM

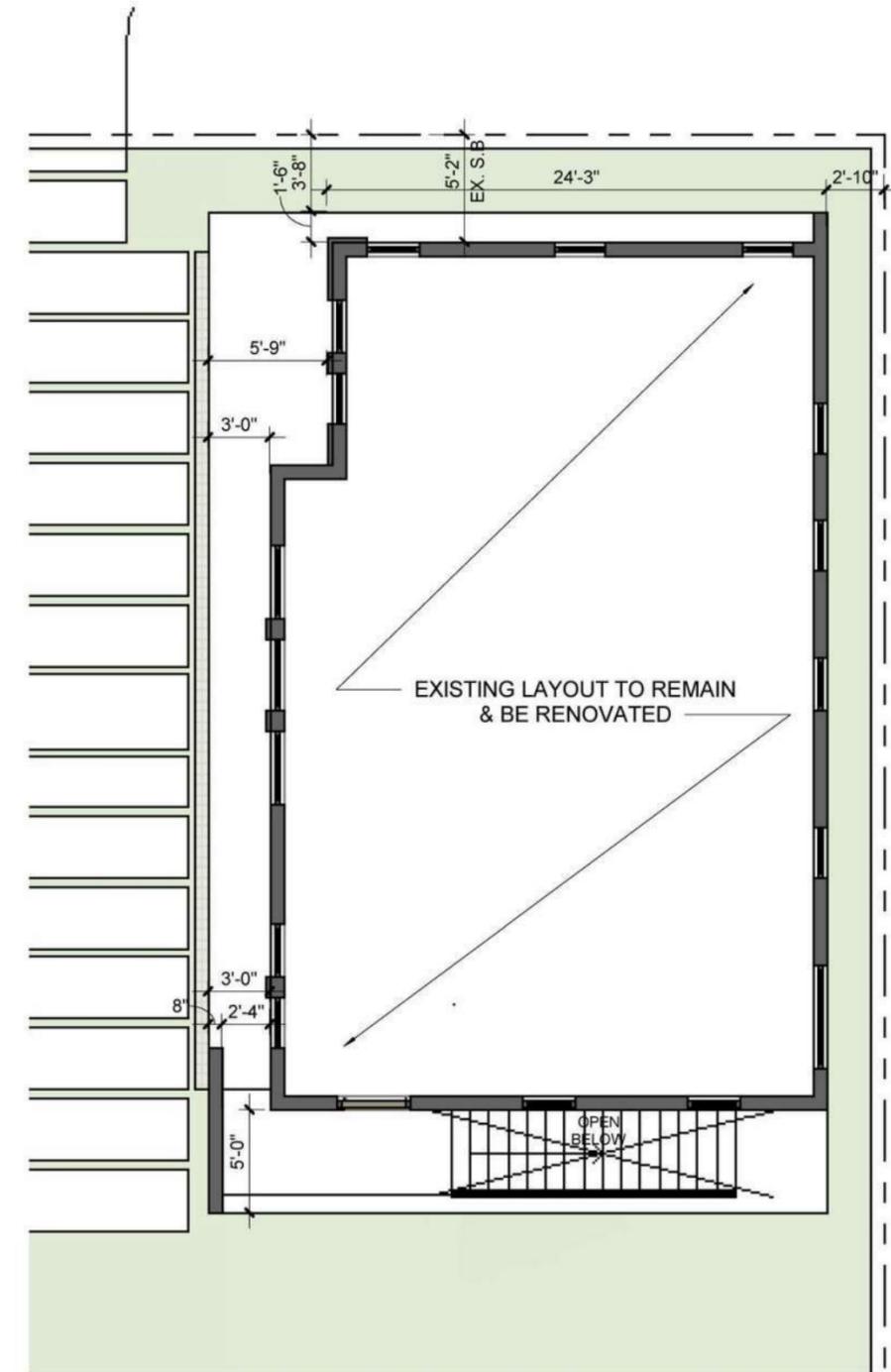


# 94 PALM RESIDENCE

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



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

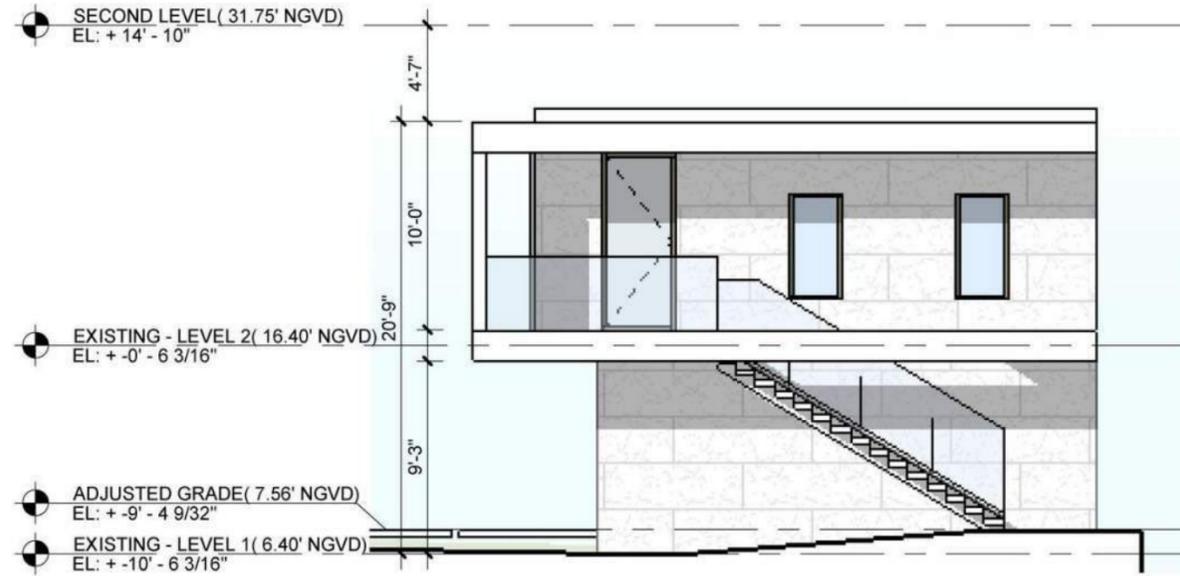


① EXISTING GARAGE - LEVEL 2  
1/8" = 1'-0"

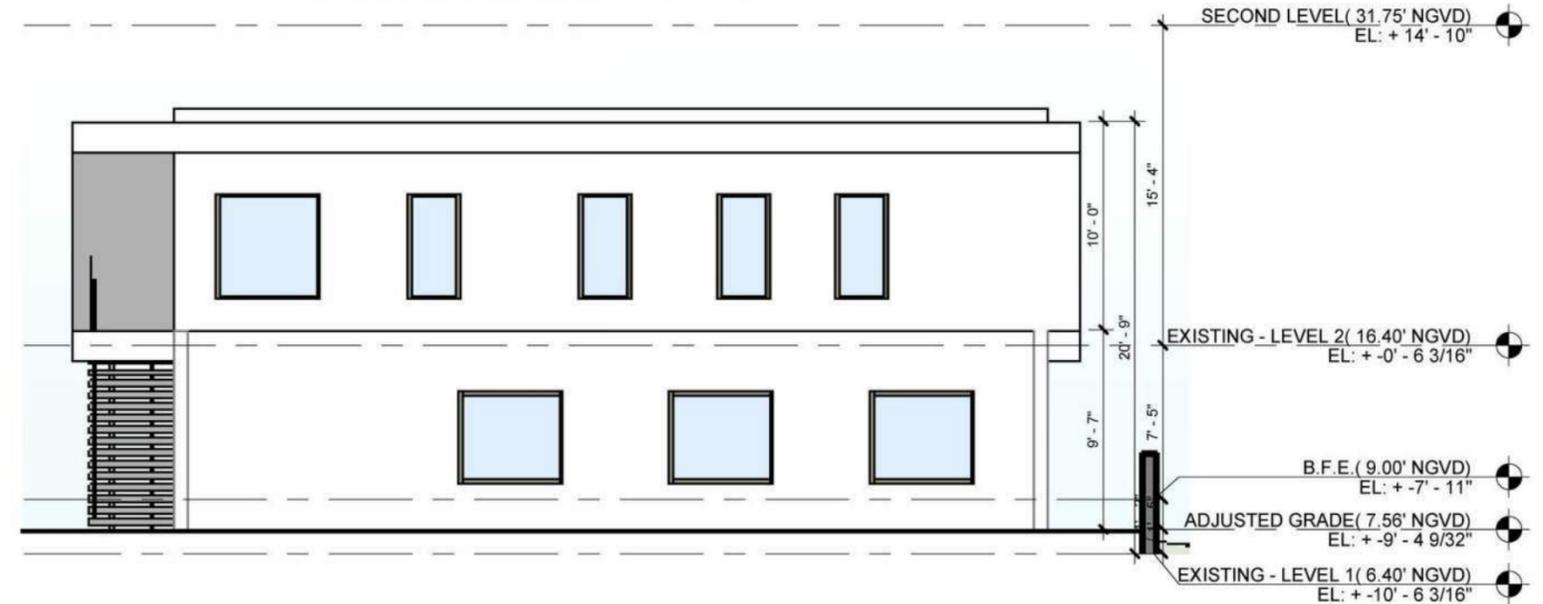
VARIANCE REQUEST 01

# 94 PALM RESIDENCE

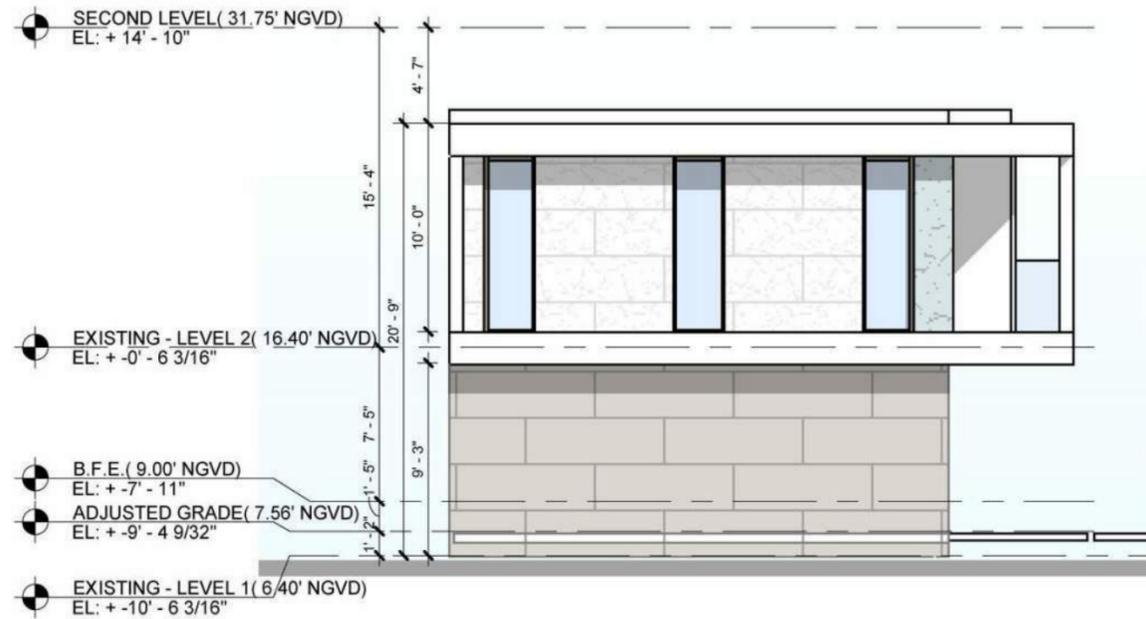
## VARIANCE REQUEST 01: EXISTING GARAGE BUILDING TO REMAIN W/ 2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



④ SOUTH ELEVATION  
1/8" = 1'-0"



① EAST ELEVATION  
1/8" = 1'-0"



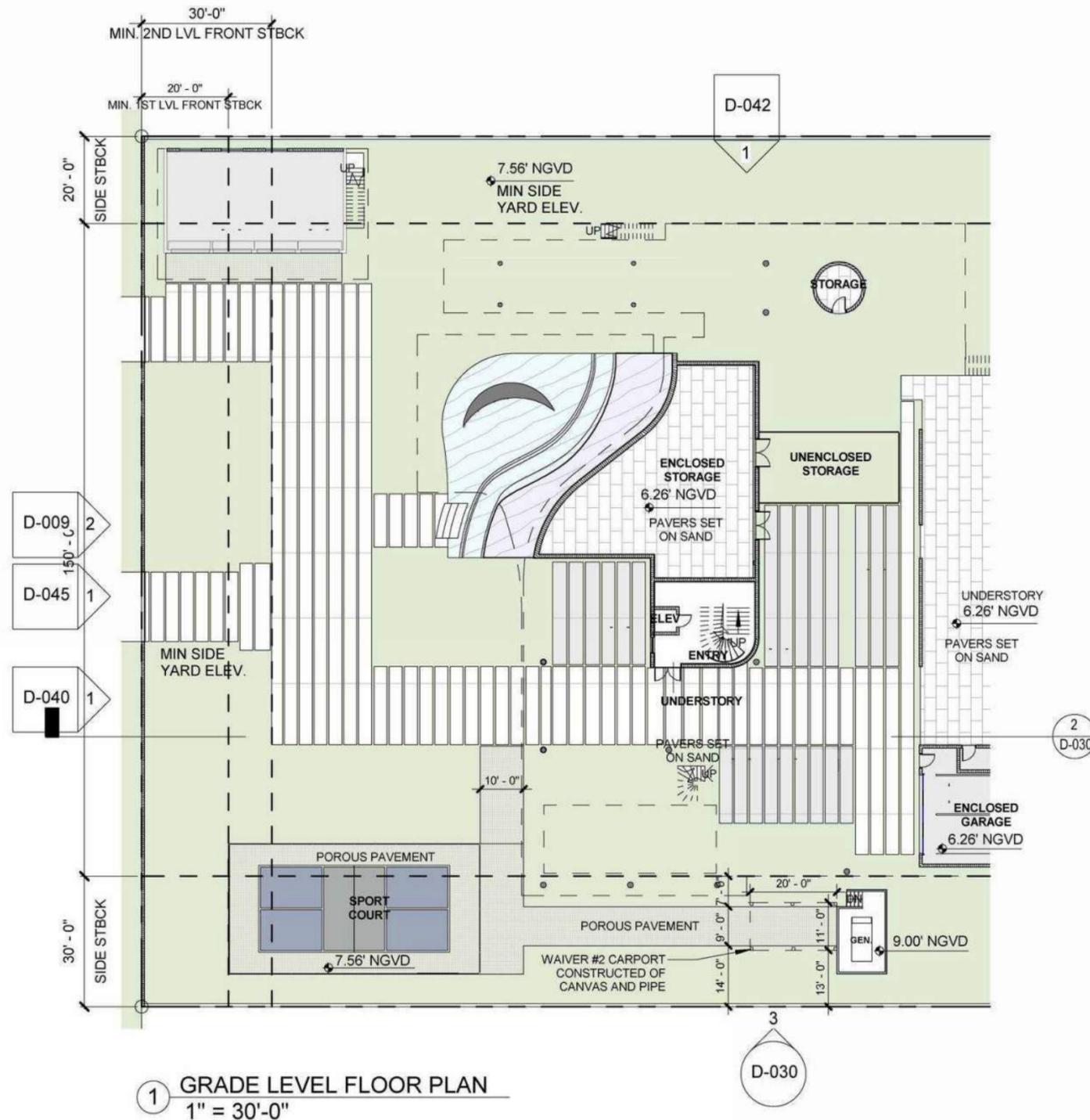
② NORTH ELEVATION  
1/8" = 1'-0"



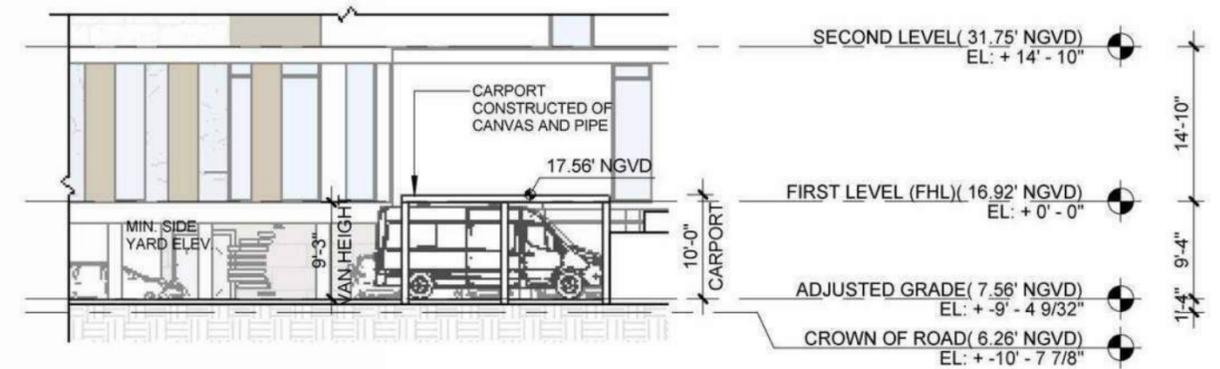
③ WEST ELEVATION  
1/8" = 1'-0"

VARIANCE REQUEST 01

# 94 PALM RESIDENCE



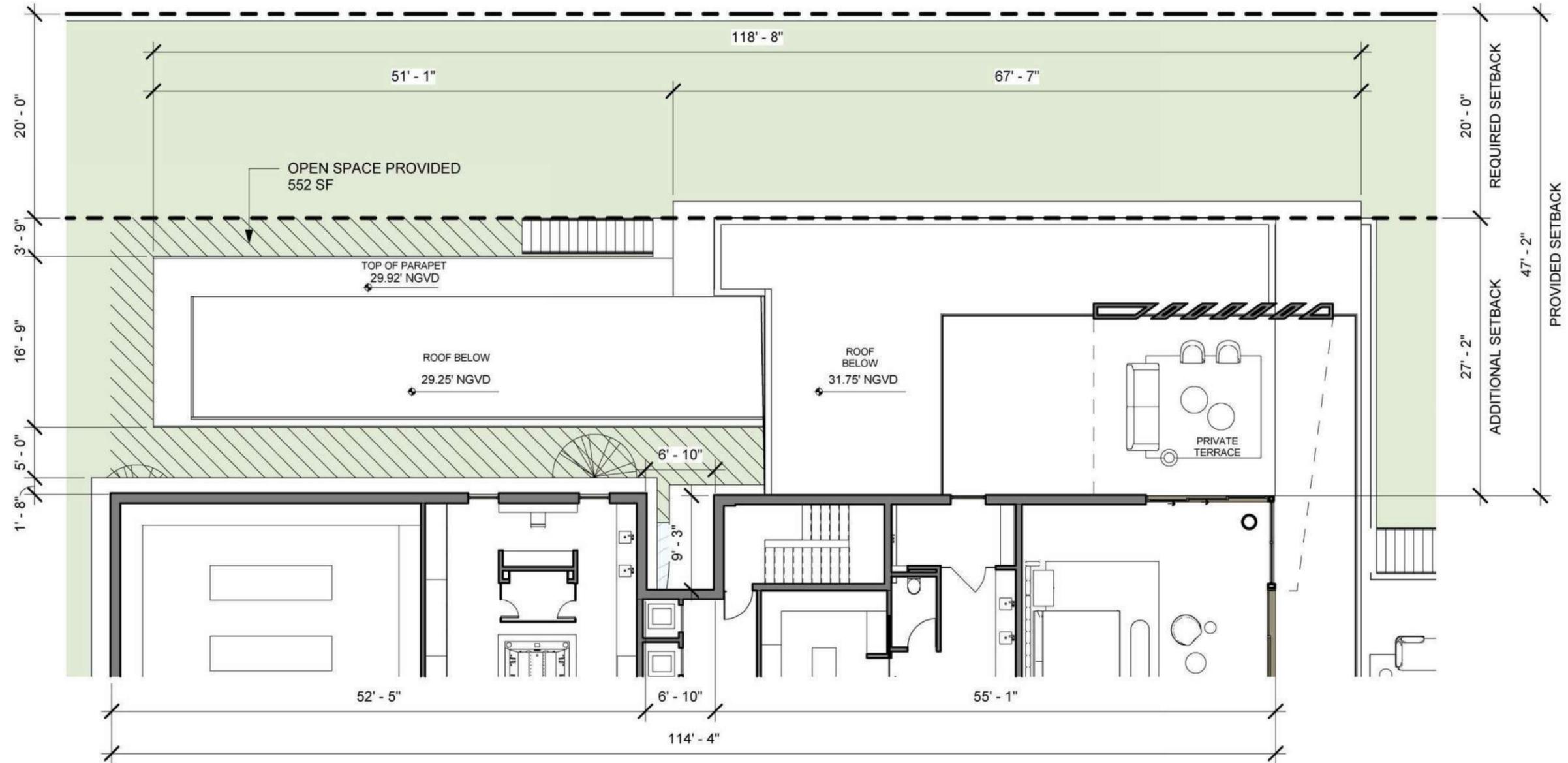
## WAIVER REQUEST 02: CARPORT PARKING ALLOWED OUTSIDE UNDERSTORY FOR ADA VAN ON WEST SIDE YARD.



WAIVER REQUEST 02

# 94 PALM RESIDENCE

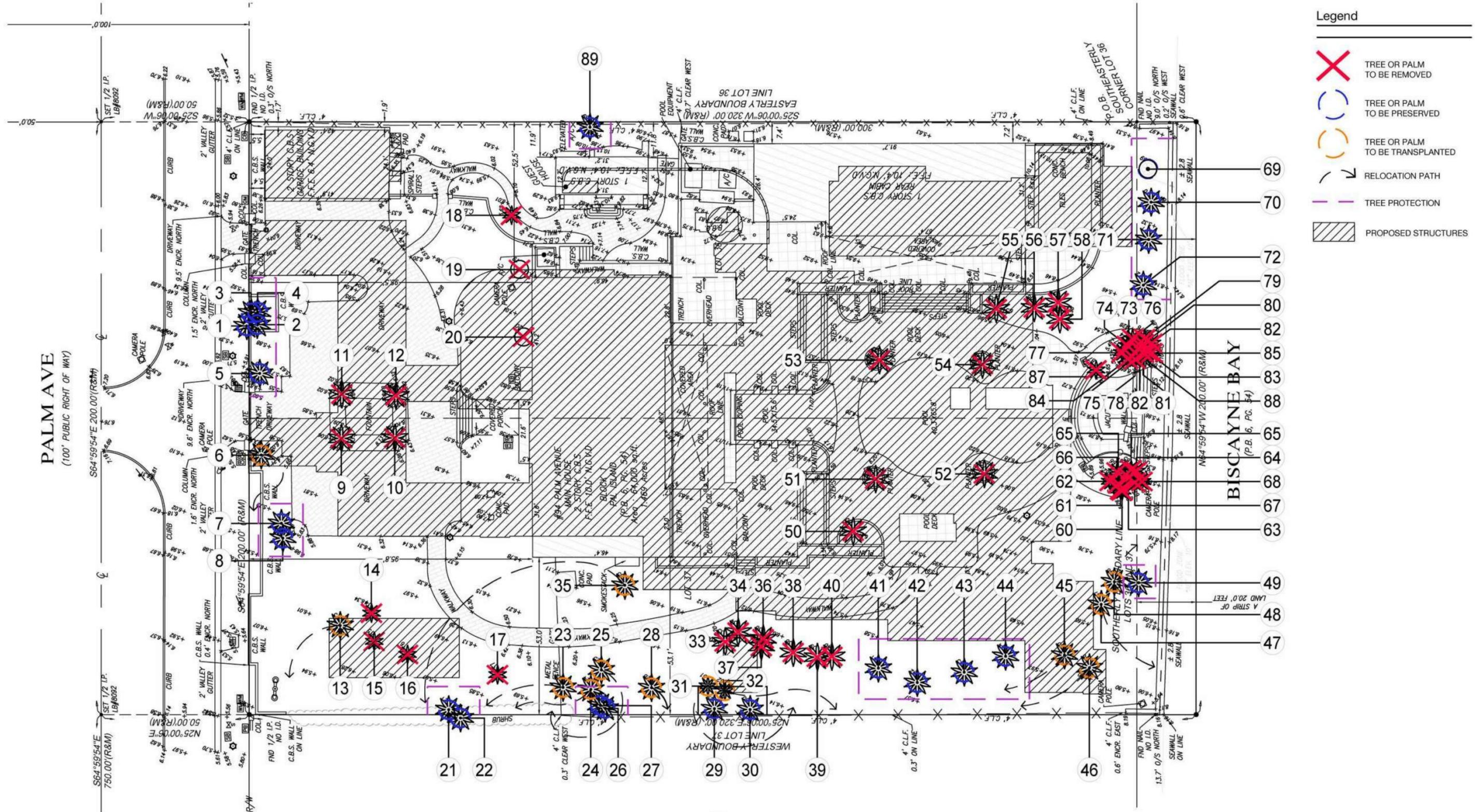
**WAIVER REQUEST 03:** ADDITIONAL OPEN SPACE REQUIREMENT AT ELEVATION LENGTH LARGER THAN 60'.



② LEVEL 2 FLOOR PLAN  
3/32" = 1'-0"

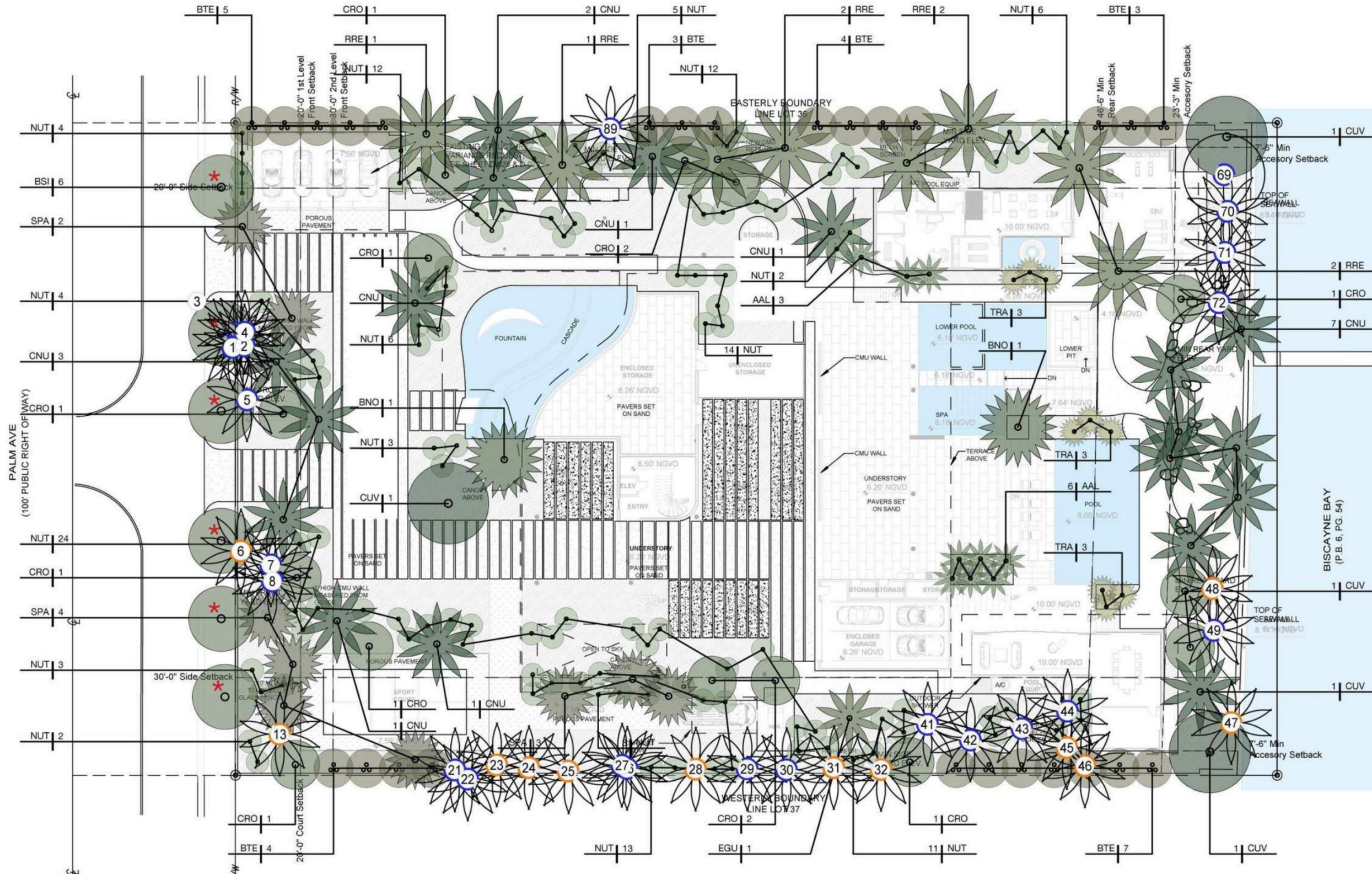
WAIVER REQUEST 03

# 94 PALM RESIDENCE



TREE DISPOSITION

# 94 PALM RESIDENCE



**Legend**

- PROPOSED PALM
- PROPOSED TREE
- PROPOSED STREET TREE
- EXISTING TREE TO BE PRESERVED
- TRANSPLANTED TREE FINAL LOCATION

TREES & PALMS PLANTING PLAN

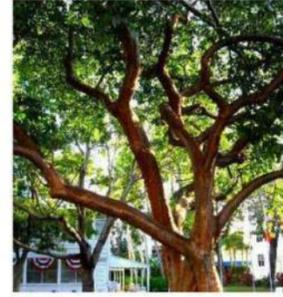
# 94 PALM RESIDENCE



**CRO**  
*CLUSIA ROSEA*  
AUTOGRAPH TREE



**CUV**  
*COCOLOBA UVIFERA*  
SEA GRAPE



**BSI**  
*BURSERA SIMARUBA*  
GUMBO LIMBO



**CCY**  
*CAPPARIS CYNOPHALLOPHORA*  
JAMAICA CAPER



**CWI**  
*CANELLA WINTERANA*  
CINNAMON BARK



**COE**  
*CONOCARPUS ERECTUS*  
SILVER BUTTONWOOD



**PDI**  
*PIMENTA DIOICA*  
ALLSPICE



**PRA**  
*PIMENTA RACEMOSA*  
BAY RUM



**AAL**  
*ARCHONTOPHOENIX ALEXANDRAE*  
ALEANDER PALM



**BNO**  
*BISMARKIA NOBILIS*  
BISMARK PALM



**CNU**  
*COCOS NUCIFERA*  
COCONUT PALM



**EGU**  
*ELAESIS GUINEENSIS*  
OIL PALM



**RRE**  
*ROYSTONIA REGIA*  
ROYAL PALM



**SPA**  
*SABAL PALMETTO*  
SABAL PALM



**TRA**  
*THRINAX RADIATA*  
THATCH PALM



**BTE**  
*BAMBUSA TEXTILIS*  
BAMBOO



**AD**  
*ASPARAGUS DENSIFLORUS*  
FOXTAIL FERN



**AL**  
*ALOCASSIA PORTORA*  
ELEPHANT EARS



**CI**  
*CHRYSOBALANUS ICACO*  
COCOPLUM



**LM**  
*LIRIOPE MUSCARI*  
LILYTURF



**MD**  
*MONSTERA DELICIOSA*  
SWISS CHEESE PLANT



**NF**  
*NEPHROLEPIS FALCATA*  
MACHO FERN



**PB**  
*PHILODENDRON BURLE MARX*  
BURLE MARX PHILODENDRON



**PS**  
*PHYMATOSORUS SP*  
WART FERN



**PA**  
*PENNISETUM ALOPECUROIDES*  
FOUNTAIN GRASS



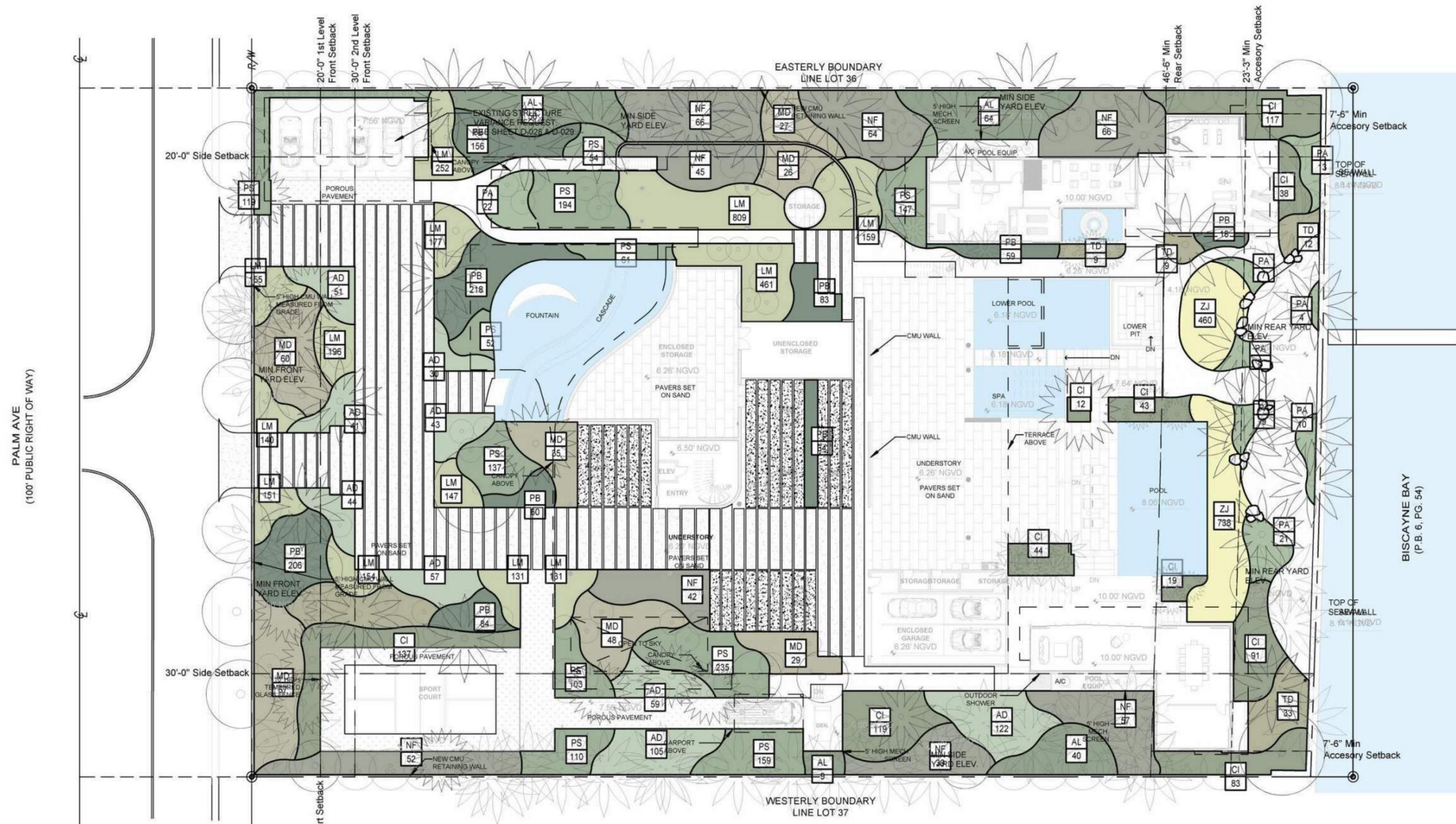
**TD**  
*TRIPSACUM DACTYLOIDES*  
FAKAHATCHEE GRASS



**ZJ**  
*ZOYSIA JAPONICA*  
ZOYSIA GRASS

## PLANTING PALETTE

# 94 PALM RESIDENCE



**Legend**

- PROPOSED SHRUB OR GROUNDCOVER
- PROPOSED LAWN AREA

UNDERSTORY PLANTING PLAN

Thank You

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



94





# 94 PALM RESIDENCE



WAIVER REQUEST 03