

REQUEST FOR DRB APPROVAL FOR:
JEFFERSON AVENUE RESIDENCE

4495 JEFFERSON AVENUE



DRB FIRST SUBMITTAL
05/09/2019

MIAMI BEACH, FL 33140

ARCHITECT

ZUBILLAGA DESIGN
200 CRANDON BLVD. , STE. 314
KEY BISCAYNE, FL 33149

(305) 365-5453

LANDSCAPE ARCHITECT

KAREN CHENEY
880 NE 69TH STREET
MIAMI, FL 33138

(305) 609-1284

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE
PROPERTY LOCATED AT:

4495 JEFFERSON AVENUE

WAIVER:

1. REQUEST TO WAIVE THE 70% MAX
SECOND FLOOR TO FIRST FLOOR RATIO.
RATIO REQUESTED AT 92.4%

ZD
ZUBILLAGA DESIGN.
909 CRANDON BLVD. SUITE B
KEY BISCAYNE, FLORIDA. 33149
TEL. 305-365-5453

ARCHITECTURE
CERTIFICATION No. AA0003002

PROJECT: NEW CONSTRUCTION
4495 JEFFERSON AVENUE
4495 JEFFERSON AVENUE
MIAMI BEACH, FL 33140
CONTACT: CHRISTINA VITERI (561) 827-5221

DATE: 05-09-2019

REVISIONS:

SCALE: AS NOTED

BY: MJD

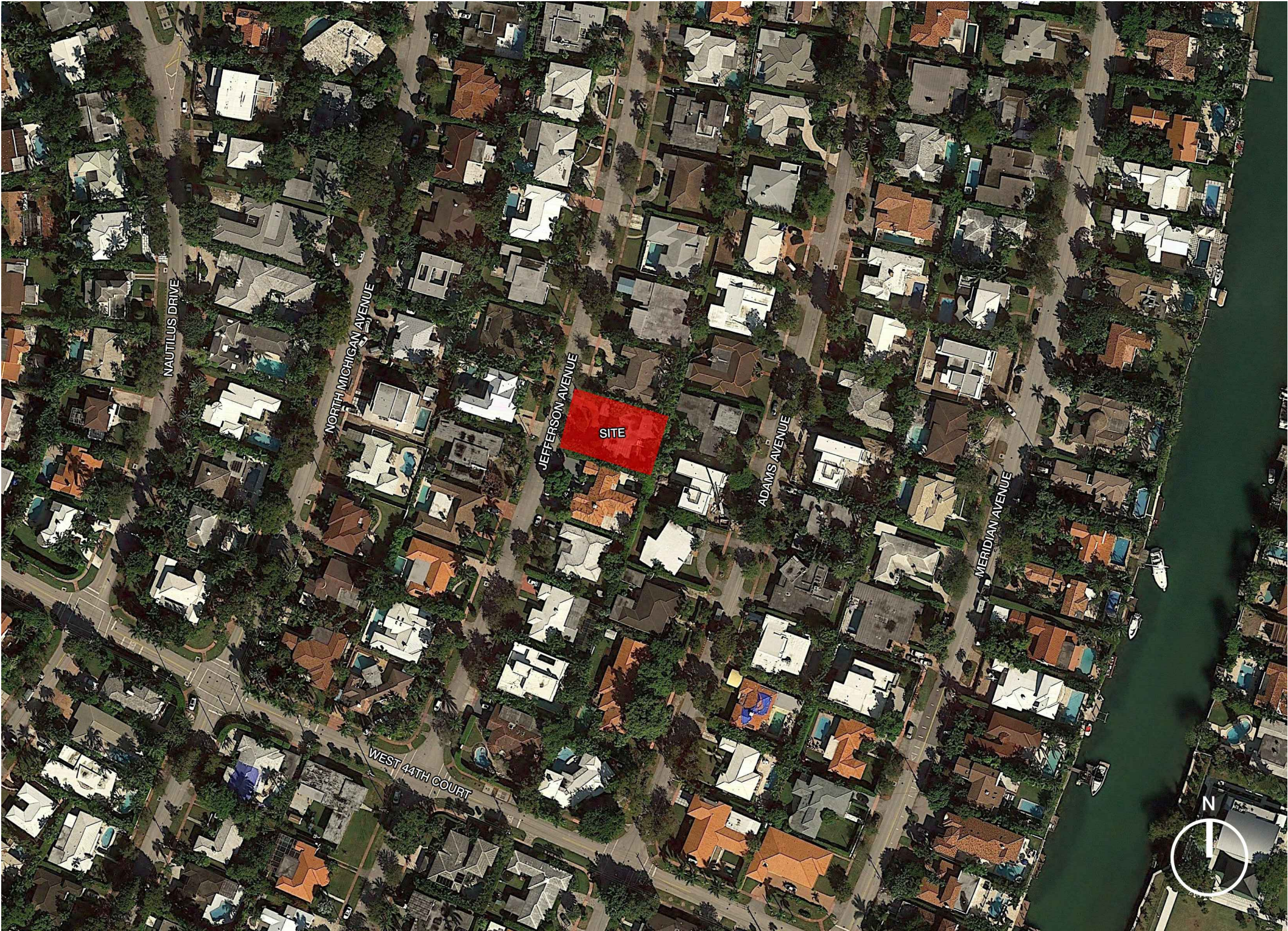
JUAN J. ZUBILLAGA
REG. ARCHITECT
AR 14147

SEAL

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ZD

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May 7th., 2019

City of Miami Beach
PLANNING DEPARTMENT
1700 Convention Center
Miami Beach, Florida 33139

**RE: Architect's Letter of Intent
New 2 story Residence
4495 Jefferson Avenue (BR1802638)**

Dear Members of the Design Review Board:

We have designed a new 2 story single family residence in a Tropical Modern style of architecture.
The lot size is 110' deep by 80' to 82' wide (8,928 SF).

The proposed new residence complies with maximum area , unit size and lot coverage requirements as well as setback and maximum height requirements plus numerous other site requirements.
This property is located in a "AE-8" zone as established by FEMA and as per Miami Beach regulations our BFE has to be 1' over, therefore BFE is established at 9' NGVD. Again, we are in compliance with this regulation.

Front and rear yards comply with requirements concerning pervious and green areas.
The side walls of the house also comply with max allowable length of continuous wall.

We are requesting 1 Waiver, please see explanation below:

Waiver : Maximun percentage area of 2nd floor relative to 1st floor

Miami Beach establishes that the max. floor area of a 2nd floor shall not exceed 70% of the 1st. floor area. We are proposing a 2nd floor area of 92.4% of the 1st. Floor. By doing so we are not going over the allowable unit size or max. area as described at the top of this letter, instead, to achieve this, we are sacrificing area in the 1st. Floor.
We believe that this increase improves the volume massing of the house by adding movement and intricacy to the structure.

I believe that it is important to point out that the design has alredy been reviewed and approved by all departments at MBBD except for Planning. This department reviewed the proposed plans 4 different times and in fact removed the comment regarding this issue after the 2nd review, in efect, approving it. At the very end of the lengthy permitting process a different Planning reviewer, interpreted the way we had measured the structure differently than the previous reviewer and brought this issue back. This setback has caused the owner and the entire design team a significant hardship. If this had been brought up at the right time, during the review process, we would have gladly revised the design accordingly. We ask that the Board considers this situation when making their determination.

Overall the lot open areas with be covered with lush vegetation, including a 2nd floor planter, which as designed exceeds by far the landscaping requirements of Miami Beach. This will make the house more appealing, fresher in feeling and the landscaping will create a smooth transition from the vertical to the horizontal planes thus creating a sensible total scale for the project.

I respectfully ask for your support and votes in favor of the design and waiver for this project so that we may proceed with the same. We ask the Board to approve our application

as submitted.

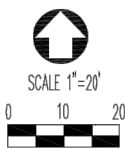
Should you have any questions of comments regarding the design of this house please do not hesitate to contact me.

Truly yours,



Juan Zubillaga
Pres. Zubillaga Design, Inc.

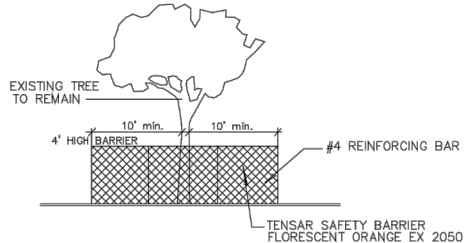
TOPOGRAPHIC AND TREE SURVEY



A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.

TREE BARRIER DIMENSIONS TO COMPLY W/ ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE MEASSURED AT DBH.

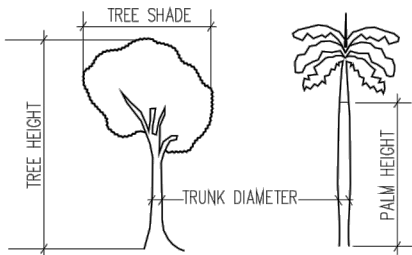
BARRIER SHALL BE LOCATED A MINIMUM OF 10' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.



TREE PROTECTION BARRIER DETAIL N.T.S.

	COMMON NAME	SCIENTIFIC NAME	TRUNK	SPREAD	HEIGHT
1	Cypress Tree	Cupressus bakerii	4"	3'	8'
2	Oak tree	Quercus virginiana	5"	16'	18'
3	Cypress Tree	Cupressus bakerii	4"	3'	8'
4	Cypress Tree	Cupressus bakerii	4"	3'	8'
5	Cypress Tree	Cupressus bakerii	4"	3'	8'
6	Oak tree	Quercus virginiana	5"	16'	18'
7	Ficus tree	Ficus retusa	multi	18'	18'
8	Cypress Tree	Cupressus bakerii	5"	5'	12'
9	Cypress Tree	Cupressus bakerii	5"	5'	12'
10	Ficus tree	Ficus retusa	multi	18'	18'

(') indicates feet, (") indicates inches



LEGEND & ABBREVIATIONS:

○ CLEAOUT	○ SPOT ELEVATION	A/C AIR CONDITIONING PAD
■ DATCH BASIN	○ SEWER VALVE	B.D.R. BUILDING
□ CONCRETE POWER POLE	□ UTILITY BOX	C.F. CHAIN LINK FENCE
□ GUARD RAIL	□ W/TER VALVE	CBS CONCRETE BLOCK STRUCTURE
○ GREASE TRAP	□ WATER METER	(C) CALCULATED
○ GAS VALVE	□ WOOD POLE	CB CATCH BASIN
○ HANDICAP SIGN	□ WOOD POLE WITH TRANSFORMER	CH CHORD DISTANCE
○ LIGHT POLE	□ STREET LIGHT	C.L. CENTER LINE
○ LIGHT BOLLARD	□ TRAFFIC SIGNAL BOX	CONC. CONCRETE
□ ELECTRIC BOX	□ PUBLIC TELEPHONE BOOTH	Δ DELTA
○ ELECTRIC MANHOLE	□ TRAFFIC CONTROL PANEL	ENC. ENCROACHMENT
★ FIRE HYDRANT	□ TRASH CAN	F.I.P. FOUND IRON PIPE
□ IRRIGATION CONTROL VALVE	□ FLAG POLE	F.R. FOUND REBAR
□ METAL BUS STOP BENCH	□ PEDESTRIAN SIGNAL POLE	F.F.E. FINISH FLOOR ELEVATION
□ MONITORING WELL	□ LIGHT POLE	F.N. FOUND NAIL
□ MAIL BOX	□ TELEPHONE BOX	GV GAS VALVE
□ NEWS PAPERS AND MAGAZINE STAND	□ GAS METER	L LENGTH
□ SIGN	□ PUBLIC TELEPHONE BOX	N NORTH
○ SANITARY SEWER MANHOLE	□ CONCRETE POLE	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
○ STORM SEWER MANHOLE	□ CHAIN LINK FENCE	O.E. OVERHEAD ELECTRIC LINE
○ TELEPHONE MANHOLE	□ WOOD FENCE	O/L ON LINE
○ UNKNOWN MANHOLE	○ TREE	(O.R.B.) OFFICIAL RECORD BOOK
○ LAMN SPOT LIGHT	○ PINE	(MEAS.) MEASURED
○ DETECTABLE SURFACING	○ PALM	P.R.M. POINT REFERENCE MONUMENT
		(REC.) RECORD
		R RADIUS
		R/W RIGHT-OF-WAY
		S SOUTH
		SEC. SECTION
		T TANGENT
		U.E. UTILITY EASEMENT
		W WEST
		W/F WOOD FENCE
		P.O.B. POINT OF BEGINNING
		P.O.C. POINT OF COMMENCEMENT
		B.O.B. BASIS OF BEARING
		V.C.P. VITRIFIED CLAY PIPE
		R.C.P. REINFORCED CONCRETE PIPE
		C.M.P. CORRUGATED METAL PIPE



LOCATION MAP
SEC. 22-53-42
NOT TO SCALE

SURVEYOR'S NOTES

I- DATE OF COMPLETION: 04-12-2018

II- LEGAL DESCRIPTION AND ADDRESS:

4495 JEFFERSON AVENUE MIAMI BEACH, FL 33140

Lot 11, Block 27, NAUTILUS EXTENSION FIFTH, according to the Plat thereof, as recorded in Plat Book 44, at Page 13, of the Public Records of Miami-Dade County, Florida

FOLIO# 02-3222-010-0110

III- ACCURACY:

This survey was predicated on the expected use of land, as classified in the Standards of practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code is "Residential." The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the North Line of Lot 11 with an assumed bearing of S73°41'22"E, said line to be considered a well monumented line.

This property is located in Flood Zone "AE-7", as per Federal Emergency Management Agency (FEMA) Community Name CITY OF MIAMI BEACH Community Number: 120651, Map:12086C, Panel: 0309, Suffix L, Effective Date: September 11, 2009.

Vertical Control:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI- DADE PUBLIC WORKS DEPARTMENT BENCHMARK No.D-184 SAID BENCHMARK HAS AN ELEVATION OF 4.91 FEET (N.G.V.D.-29)

Subsurface soil conditions were not determined, as this falls outside the purview of this Survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the Subject Property.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

V- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances. This Boundary Survey was prepared as per information given by client and no title search has been performed prior to the execution of this survey.

VI- CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Palm Title Corp
WFG
Mark Chatburn

VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "BOUNDARY SURVEY" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule (5J17.050 through 5J-17.052) of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc. , a Florida corporation
Florida Certificate of Authorization Number LB7799

By:
Rolando Ortiz
Registered Surveyor and Mapper LS4312
State of Florida



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



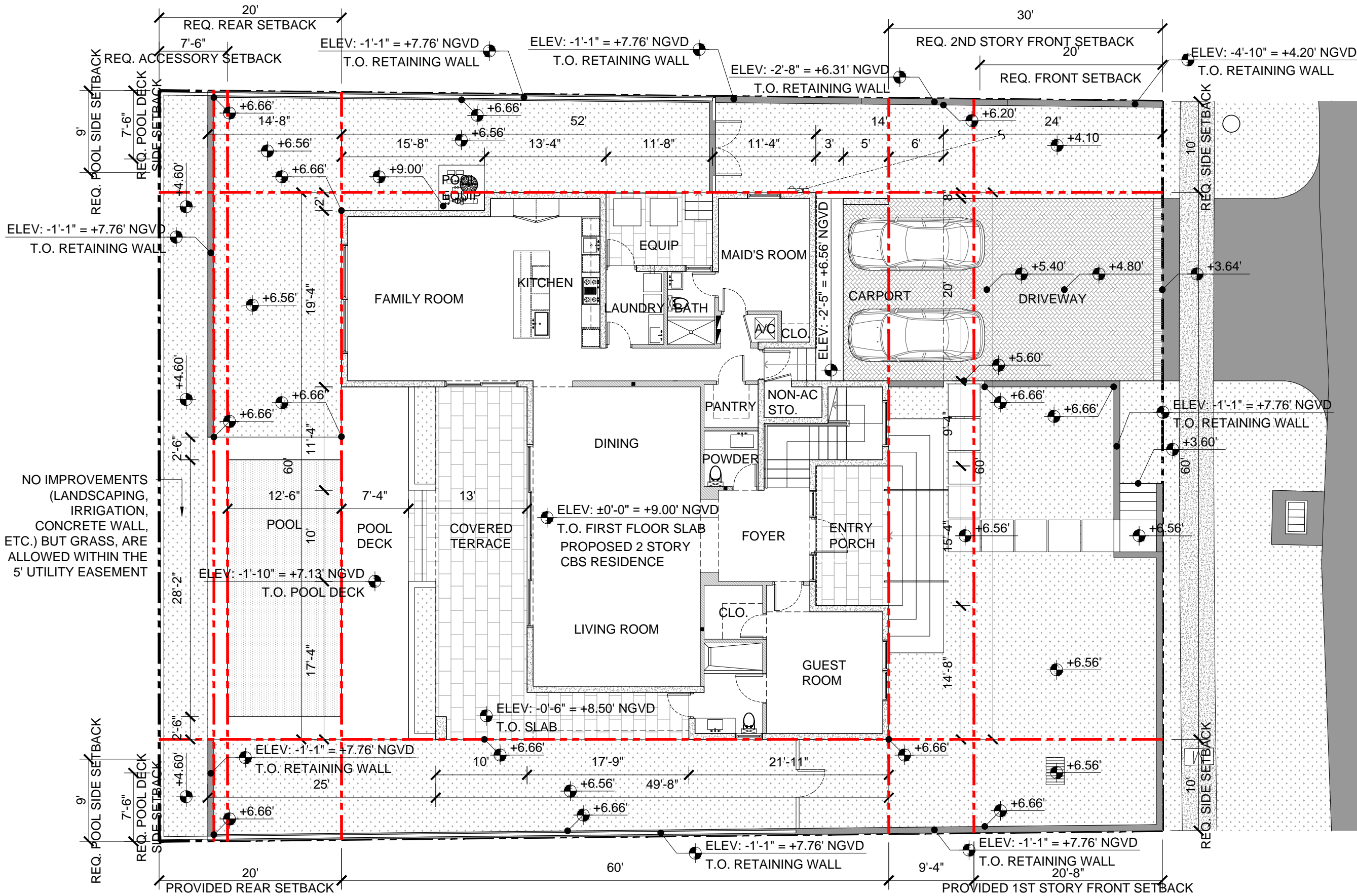
3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-378-1662 fax: 305-378-1662 www.3tci.com



PROJECT IS LOCATED IN THE CITY OF MIAMI BEACH

SKETCH OF SURVEY
OF
4495 JEFFERSON AVENUE MIAMI BEACH, FL 33140

DRAFTER:	CHECKED:	FIELD BOOK:	JOB NUMBER:	SCALE:	SHEET:
FES	RO	2017-1-66	18-1579	1"=20'	1 OF 1



SITE PLAN
SCALE: 3/32" = 1'-0"

ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE-7
2	FIRM Map Number:	12086C0309L
3	Base Flood Elevation (BFE):	7.00' NGVD
4	CMB Base Flood Elevation	8.00' NGVD
5	Design Flood Elevation (DFE):	9.00' NGVD
6	NGVD Proposed Lowest Floor	9.00' NGVD
7	Proposed Top of Next Higher Floor:	20.67' NGVD
8	Adjusted Grade Elevation:	5.31' NGVD
9	Proposed Lowest Adjacent Grade next to Building:	5.10' NGVD
10	Proposed Highest Adjacent Grade Next to Building	6.00' NGVD
11	Lowest Elevation of Equipment:	9.00' NGVD
12	Crown of Road Elevation:	3.79' NGVD
13	Classification of Structure:	Flood Design Class 2
14	Building Use:	Single Family Residence

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4495 JEFFERSON AVENUE, MIAMI BEACH, FL 33140			
		Lot 11, Block 27, NAUTILUS EXTENSION FIFTH , according to the Plat thereof, as recorded in Plat Book 44, at Page 13, of the Public Records of Miami-Dade County, Florida			
2	Folio number(s):	02-3222-010-0110			
3	Board and file numbers :	DRB19-0410			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	AE 7.00	Grade value in NGVD:	3.62' NGVD	
6	Adjusted grade (as per CMB):	5.31' NGVD	Free board:	9.00' NGVD	
7	Future Grade Elevation:	5.26' NGVD	Lot Area:	8,928 SF	
8	Lot width:	80.00'	Lot Depth:	110.00'	
9	Max Lot Coverage SF and %:	2,678 SF (30%)	Proposed Lot Coverage SF and %:	2,615 SF (29.3%)	
10	Existing Lot Coverage SF and %:	2,973 SF (33.3%)	Lot coverage deducted (garage-storage) SF:	0	
11	Front Yard Open Space SF and %:	1,052 SF (65.6%)	Rear Yard Open Space SF and %:	1,399 SF (85.2%)	
12	Max Unit Size SF and %:	4,464 SF (50%)	Proposed Unit Size SF and %:	4,204 SF (47.1%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	2,071 SF	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,133 SF (92.4%)	
15			Proposed Second Floor Unit Size SF and % :	2,133 SF (92.4%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		23'-8"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-8"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1 (South):	10'-0"		10'-5"	
22	Side 2 or (North):	10'-0"		10'-5"	
23	Rear:	20'-0"		20'-0"	
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :	7'-6"			
25	Accessory Structure Rear:	7'-6"		N/A	
26	Sum of Side yard :	20'-0" (25%)		20'-0" (25%)	
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		

ZD

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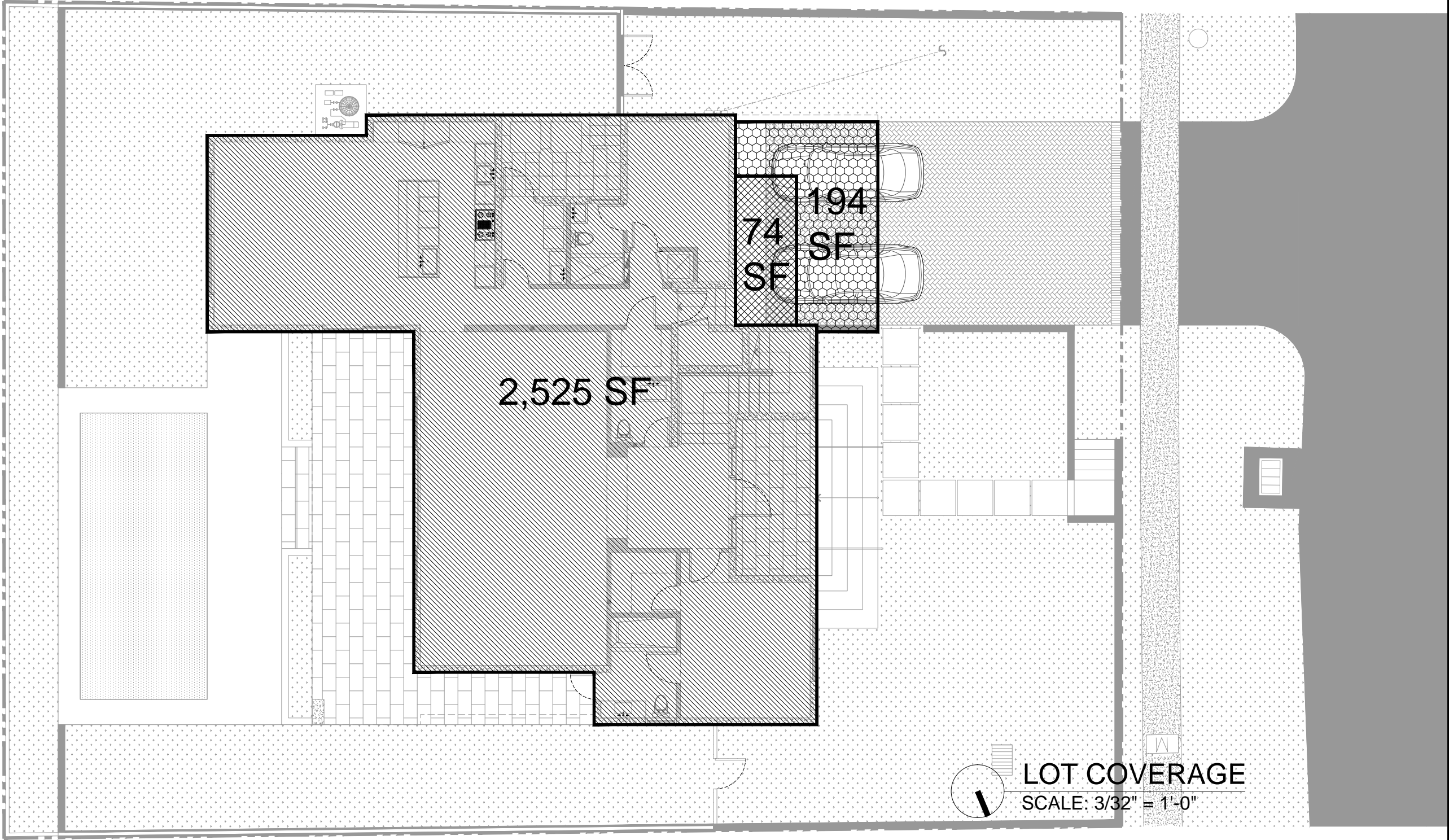
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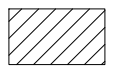
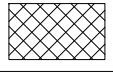

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HATCH KEY:	
	MAIN RESIDENCE
	ENCLOSED A/C SPACE ABOVE
	OTHER EXTERIOR AREAS EXCEEDING 2% OF LOT AREA

OTHER EXTERIOR AREAS	=	194 SF
2% OF LOT AREA	=	178 SF
AREAS EXCEEDING 2% (271 - 178)	=	16 SF
(*) AREAS ADDED TO L.C.	=	16 SF

LOT COVERAGE CALCULATIONS	
EXISTING LOT SIZE:	8,928 SF
BUILDING LOT COVERAGE	
MAIN HOUSE:	2,525 SF
2ND STORY A/C SPACE:	74 SF
AREAS EXCEEDING 2% LOT (*)	(194 - 178) = 16 SF
TOTAL BLDG LOT COVERAGE (SF):	2,615 (29.3%)

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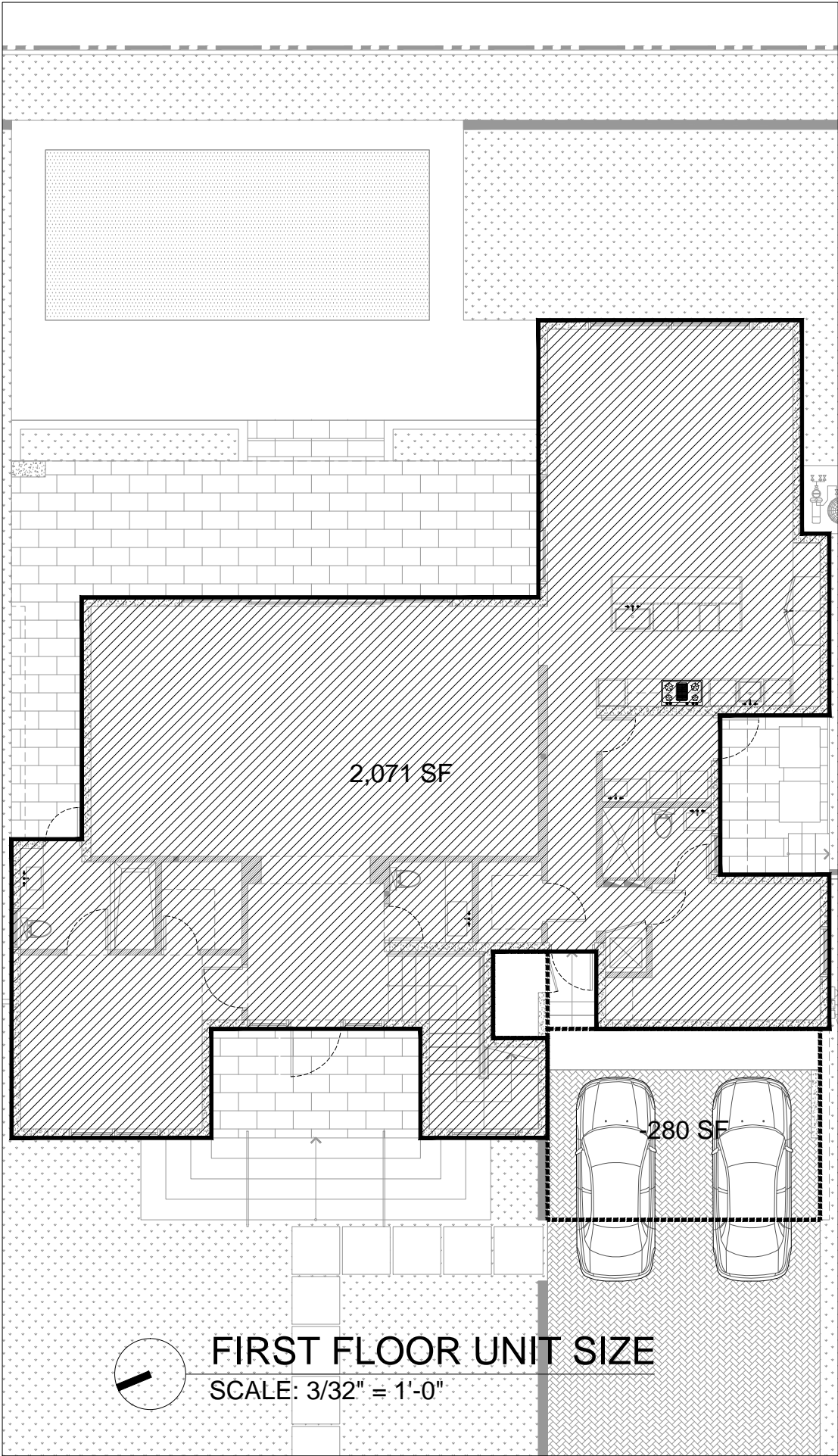
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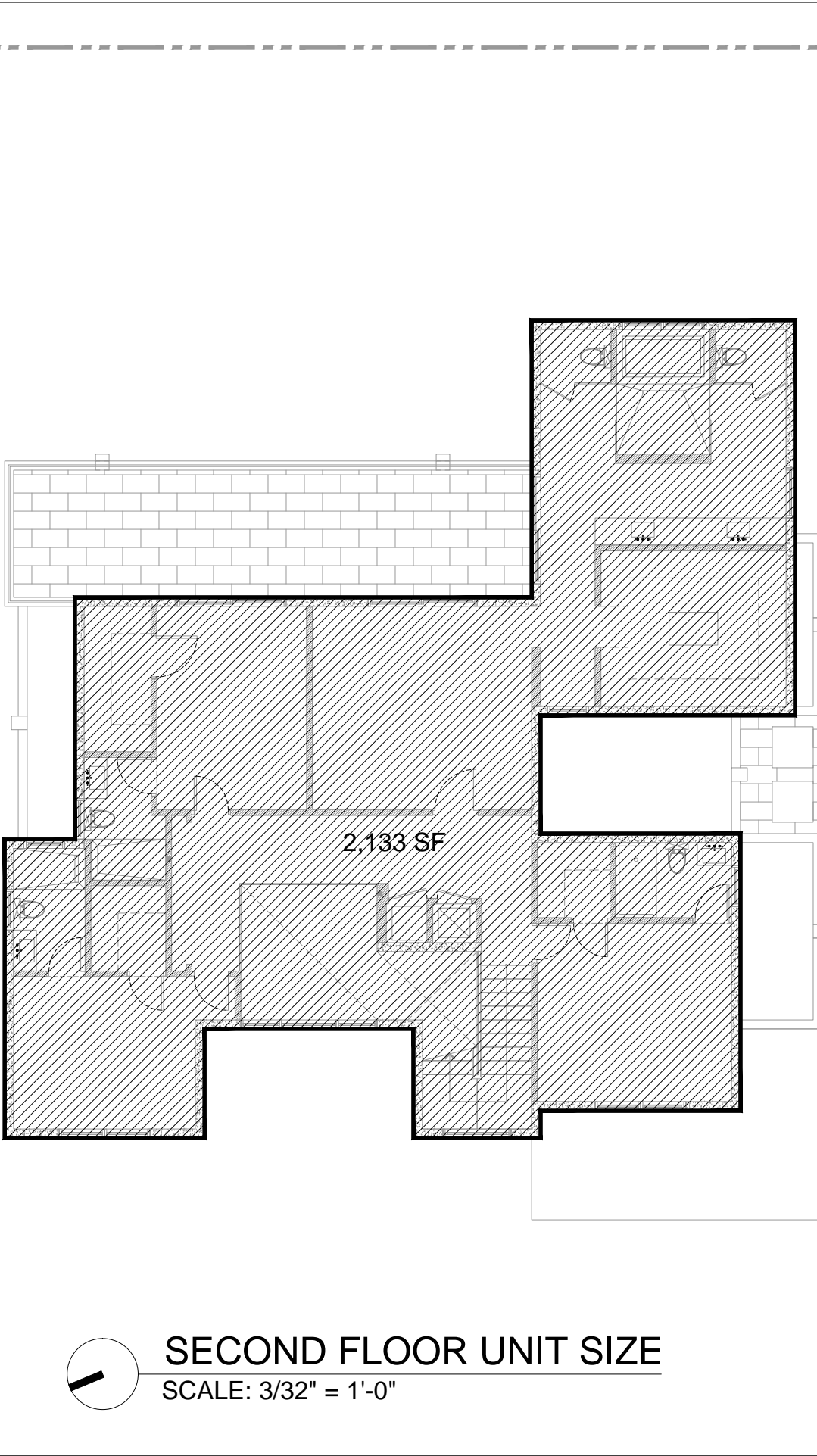
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FIRST FLOOR UNIT SIZE
SCALE: 3/32" = 1'-0"



SECOND FLOOR UNIT SIZE
SCALE: 3/32" = 1'-0"

BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC):	1,830 SF
SECOND FLOOR (AC):	1,723 SF
TOTAL (AC):	3,553 SF
CARPORT (NON-AC)(445 SF ≤ 500 SF)	0 SF
CABANA	0 SF
BALCONIES & OVERHANGS	47 SF
TOTAL (NON-AC):	47 SF
TOTAL UNIT SIZE (AC + NON-AC):	3,600 SF (50.0%)

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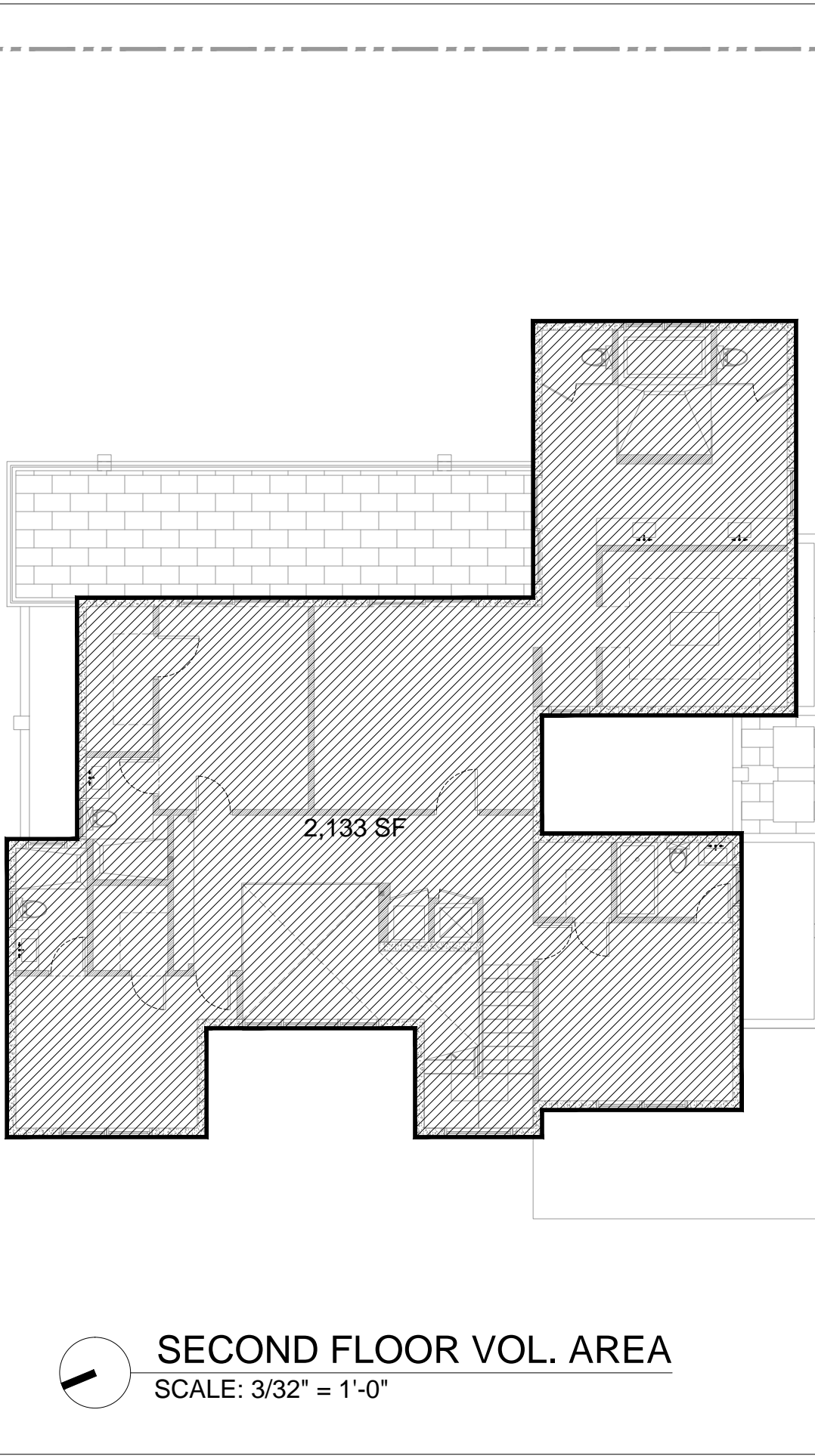
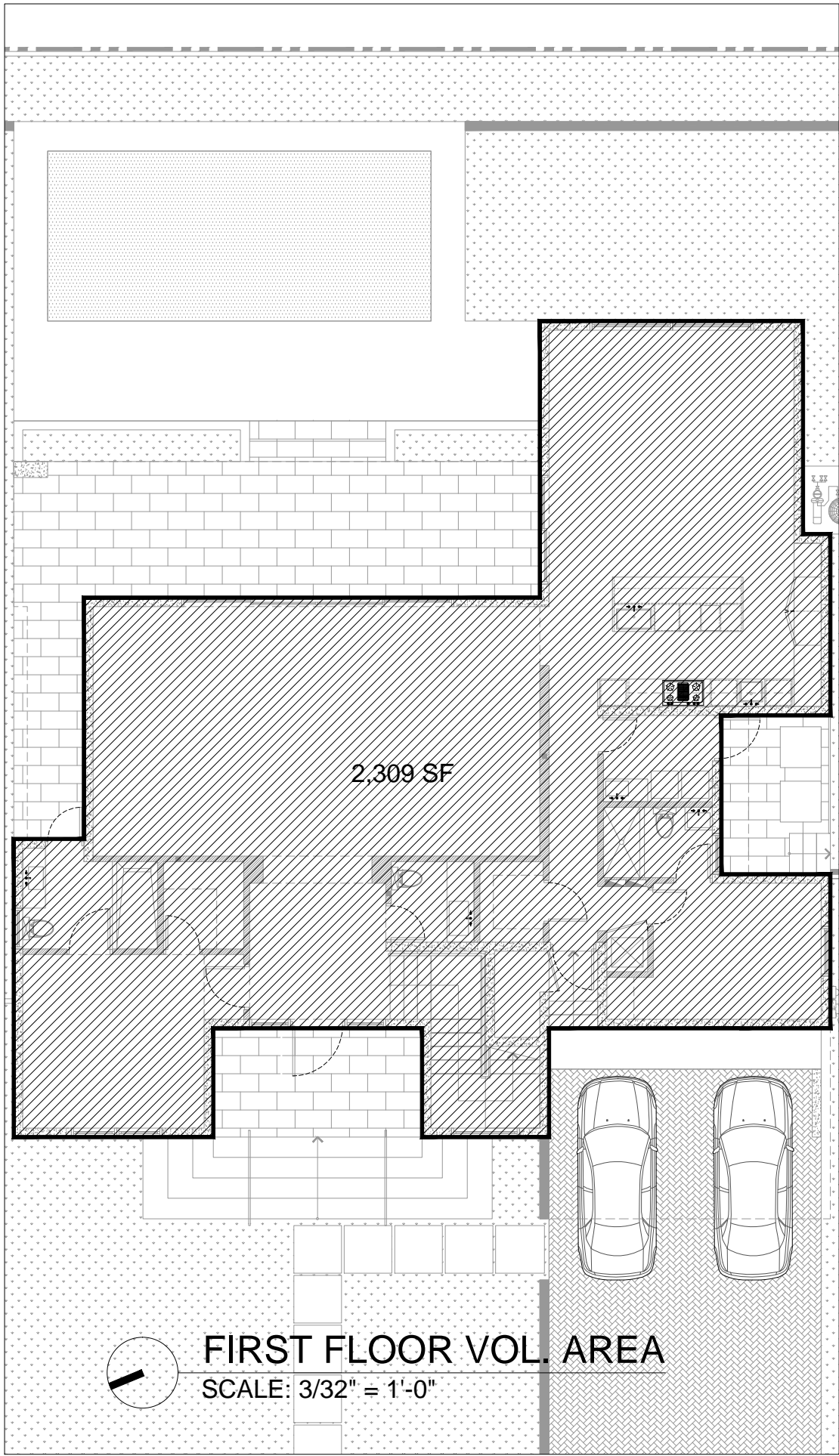
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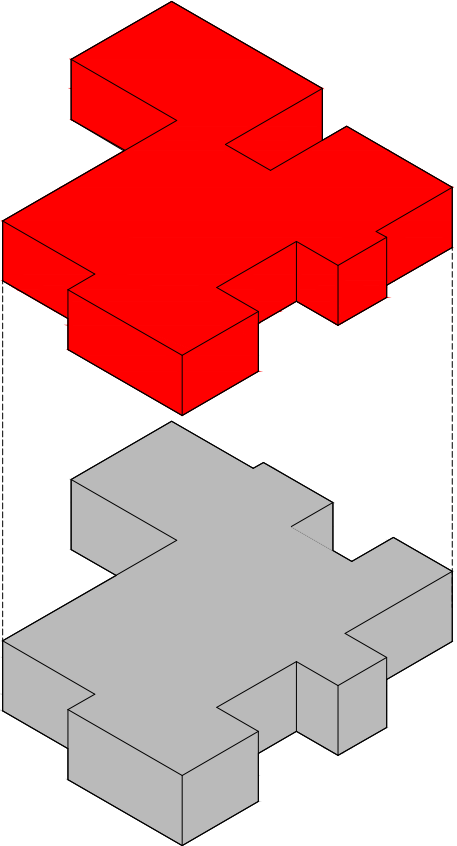
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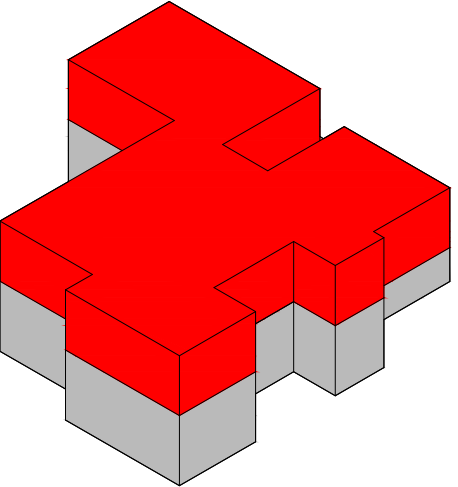
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FLOOR RATIO PERCENTAGE	
VOLUMETRIC AREA	
FIRST FLOOR	2,309 SF
SECOND FLOOR	2,133 SF
TOTAL	92.4%



EXPLODED AXONOMETRIC
VOLUMETRIC DIAGRAM



VOLUMETRIC DIAGRAM

ZD

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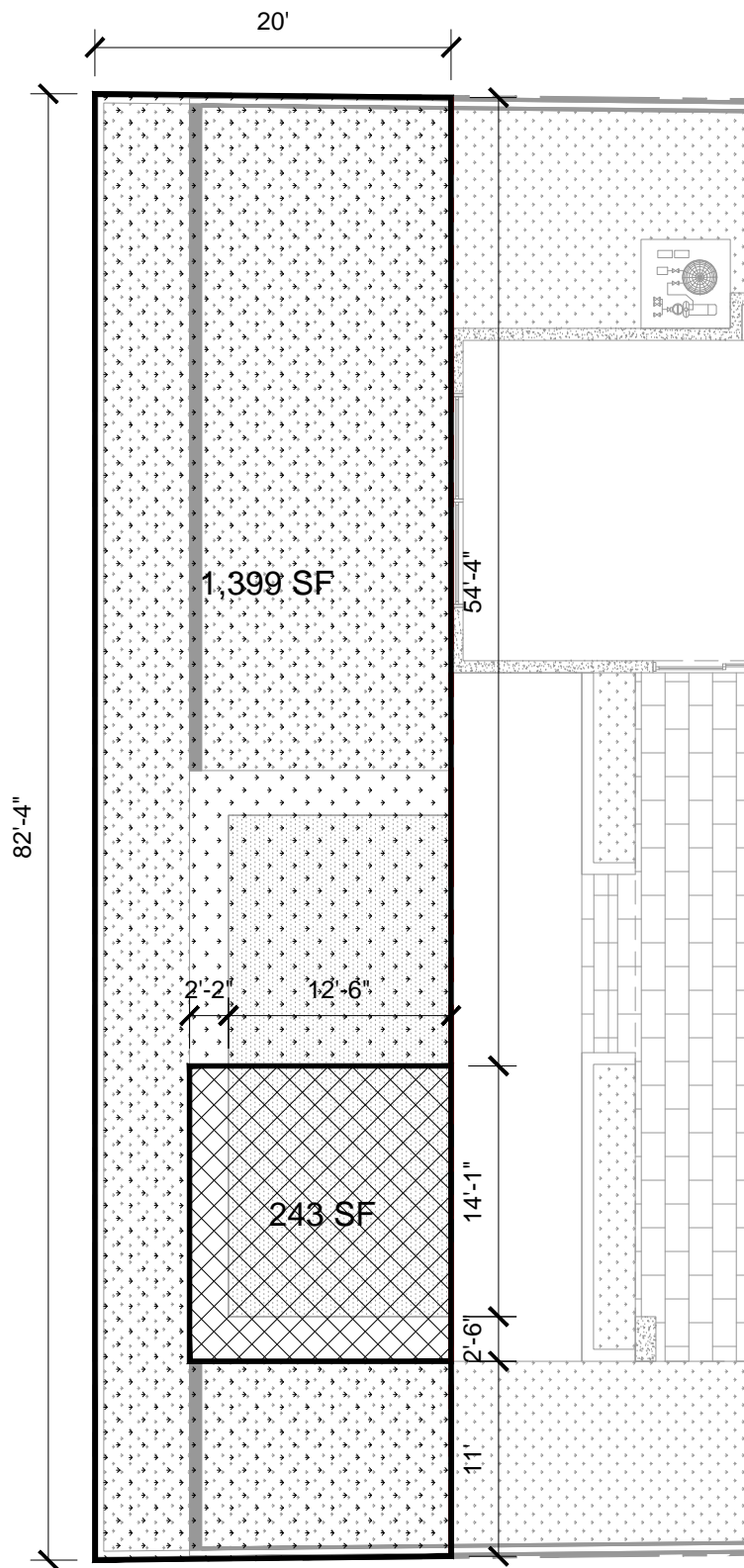
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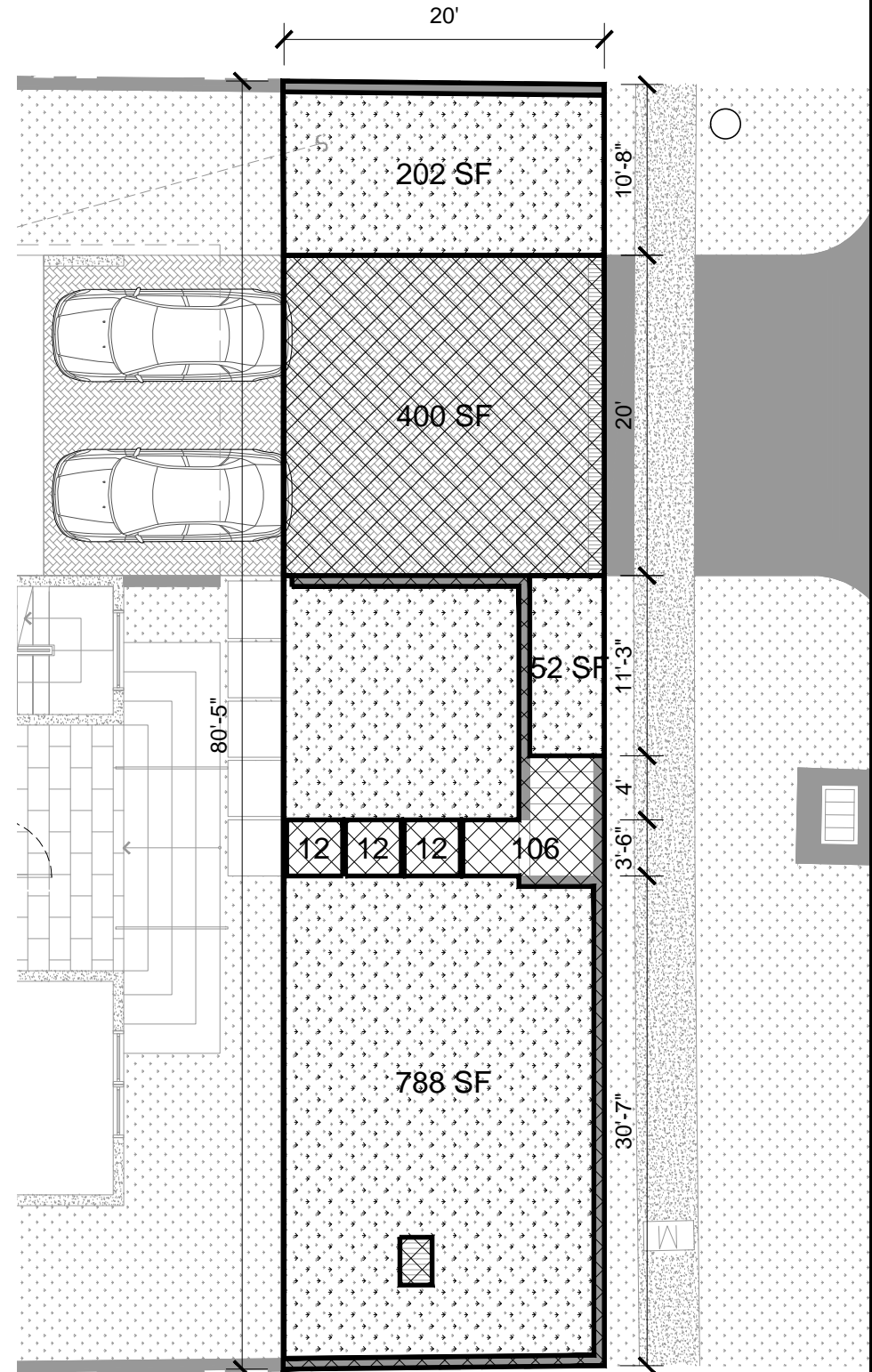
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FRONT YARD CALCULATIONS	
AREA:	1,604 SF
IMPERVIOUS AREA:	548 SF (35.1%)
LANDSCAPE PERVIOUS AREA:	1,042 SF (64.9%)
REAR YARD CALCULATIONS	
AREA:	1,642 SF
IMPERVIOUS AREA:	243 SF (14.8%)
LANDSCAPE PERVIOUS AREA:	1,399 SF (85.2%)



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ZUBILLAGA DESIGN.

909 CRANDON BLVD. SUITE B

KEY BISCAYNE, FLORIDA. 33149

TEL. 305-365-5453

ARCHITECTURE

CERTIFICATION No. AA0003002

PROJECT: NEW CONSTRUCTION

4495 JEFFERSON AVENUE

4495 JEFFERSON AVENUE

MIAMI BEACH, FL 33140

CONTACT: CHRISTINA VITERI (561) 827-5221

DATE: 05-09-2019

REVISIONS:

SCALE: AS NOTED

BY: MJD

JUAN J. ZUBILLAGA

REG. ARCHITECT

AR 14147

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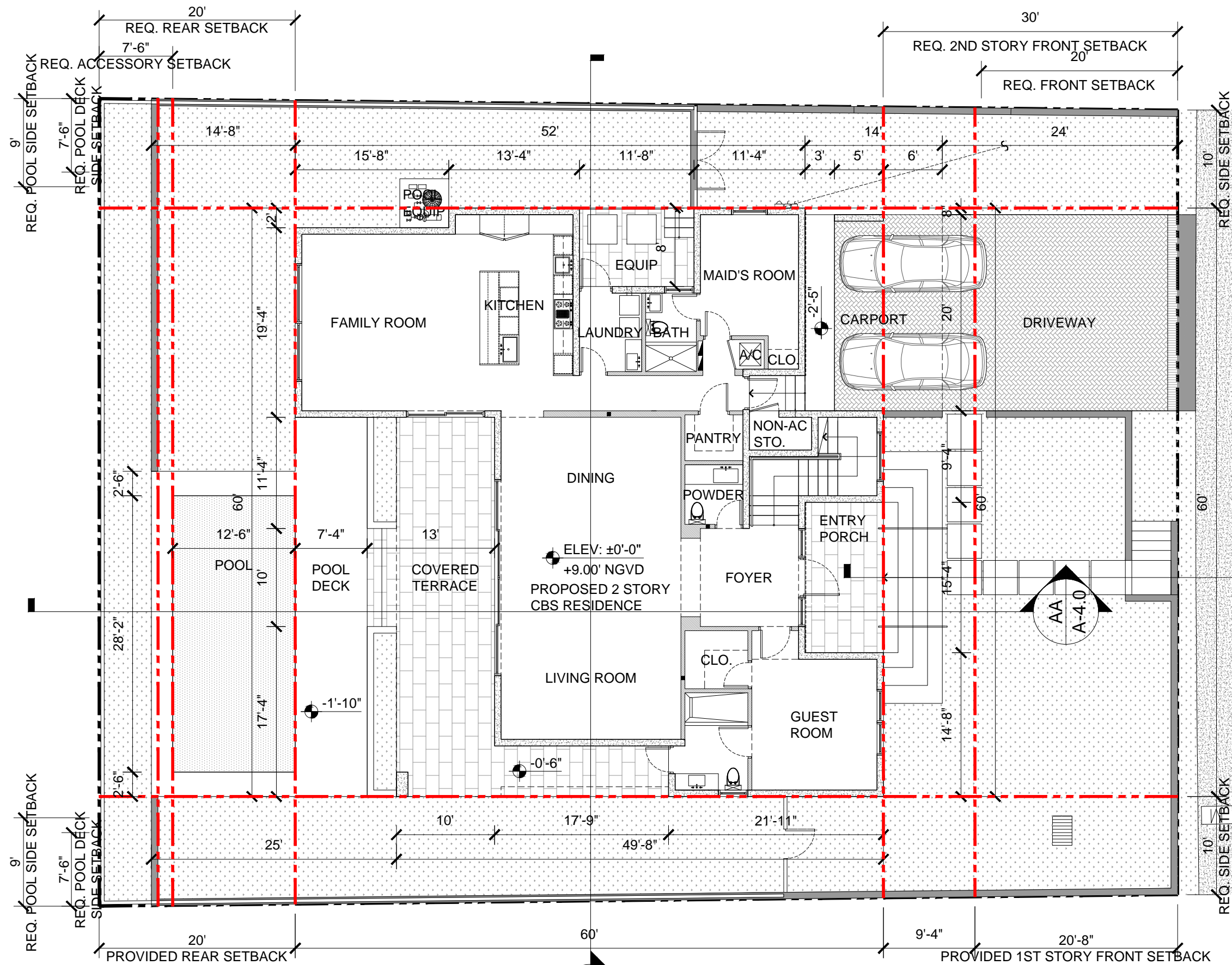
THE PROJECT NAMED ABOVE.

PAGE #:

A-0.9

REAR YARD CALCS.
SCALE: 3/32" = 1'-0"

FRONT YARD CALCS.
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



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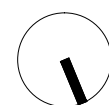
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BY:	MJD
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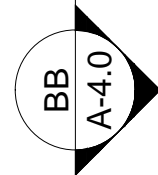
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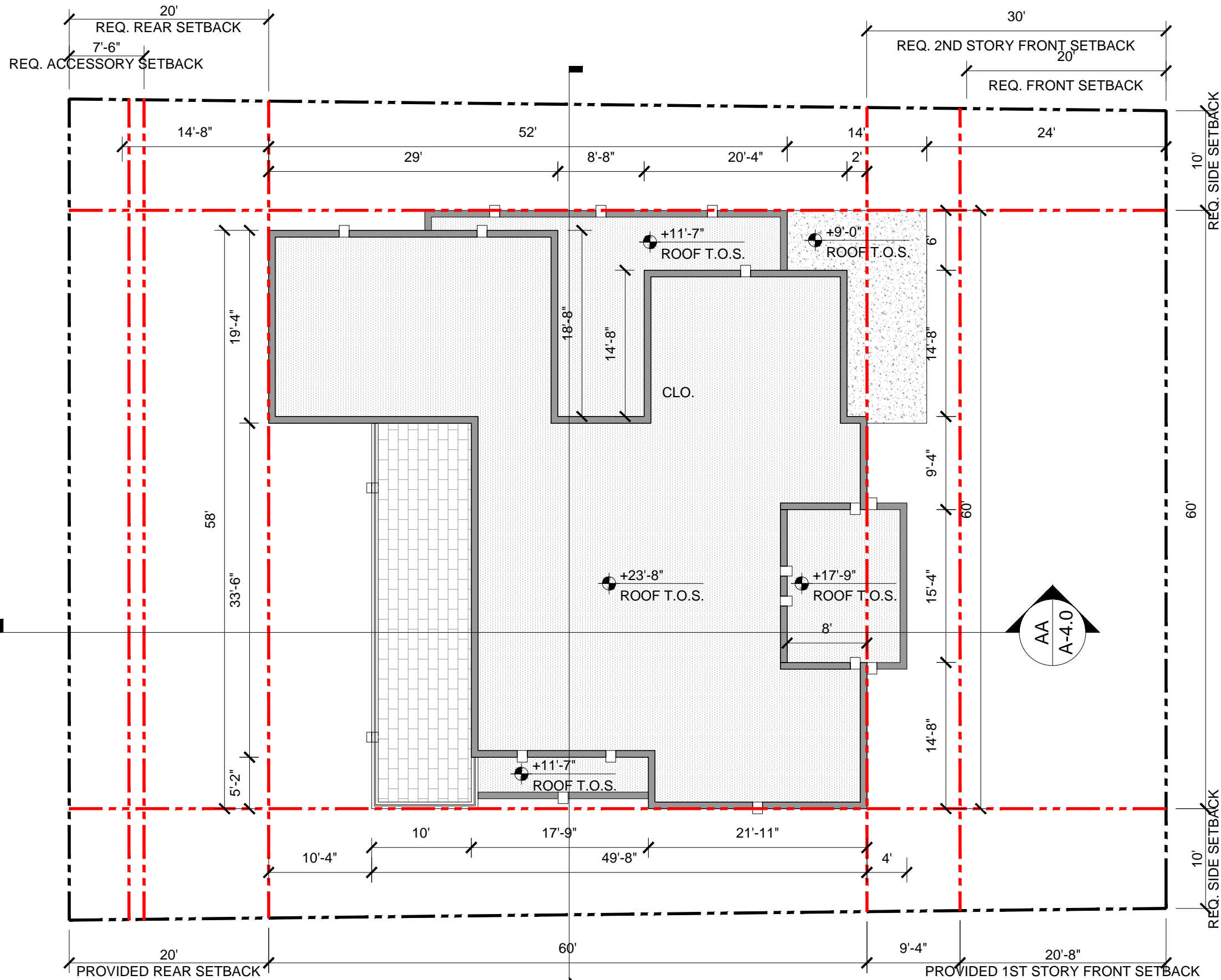
PAGE #:

A-1.1



SCALE: 3/32" = 1'-0"





ROOF PLAN
SCALE: 3/32" = 1'-0"

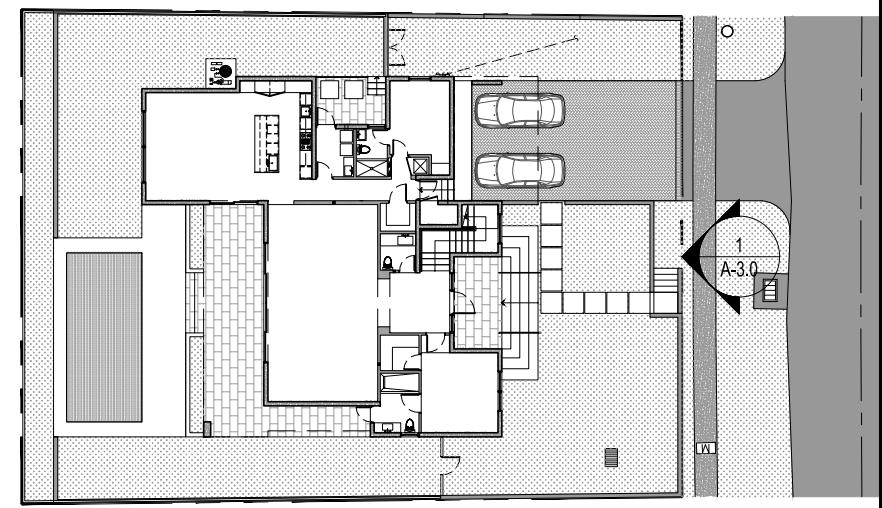


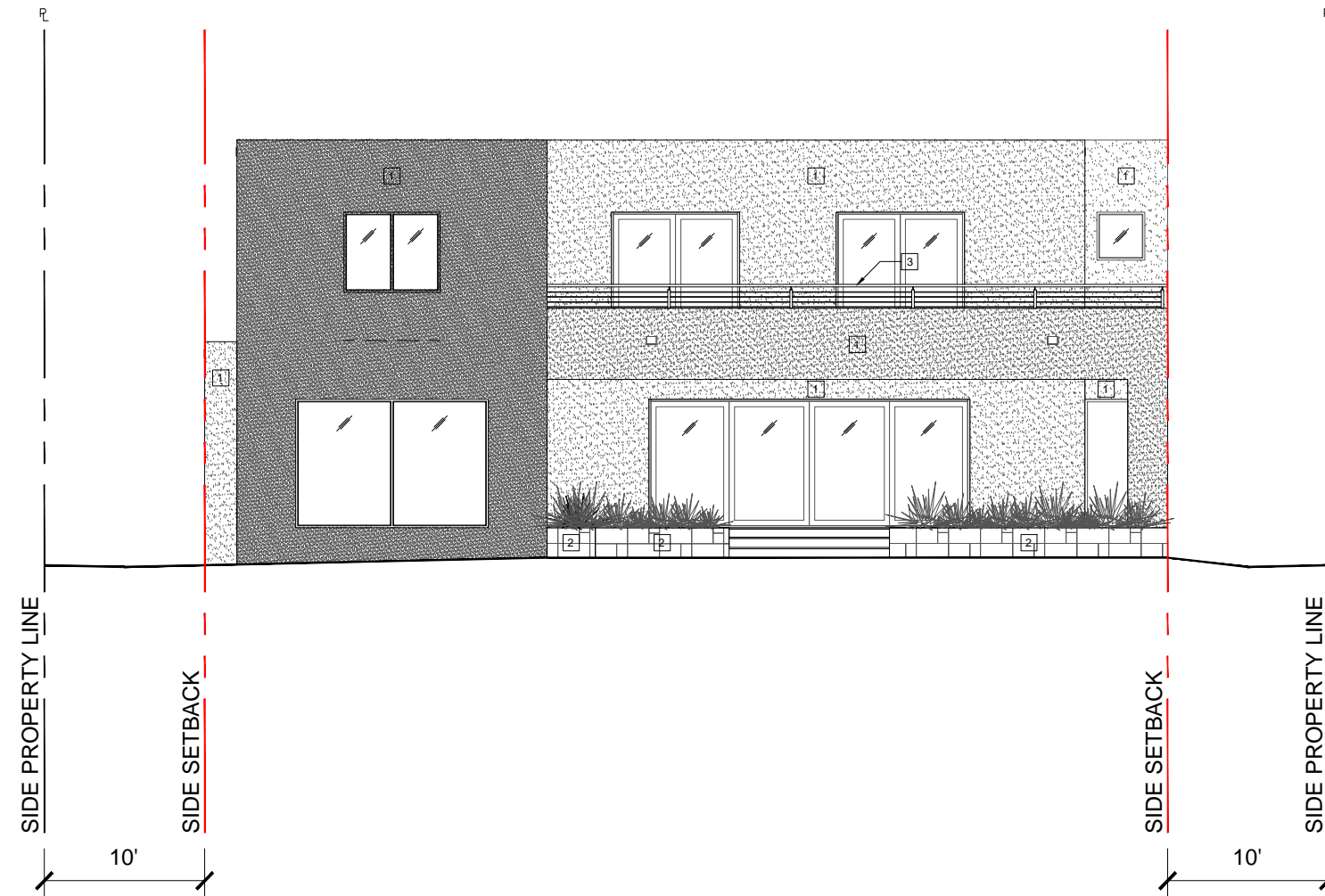
- T.O. PARAPET + 24'-2"
- +33.17' NGVD
- ROOF T.O.S.+23'-8"
- +32.67' NGVD
- SECOND FLOOR T.O.S.+11'-8"
- +21.67' NGVD
- CARPORT T.O.S. +9'-0"
- +18.00' NGVD
- FIRST FLOOR T.O.S. ±0'-0"
- +9.00' NGVD
- BASE FLOOD ELEVATION
- +8.00' NGVD

FRONT ELEVATION (WEST)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND:

- 1. SMOOTH STUCCO FINISH, PAINTED WHITE FINISH.
- 2. CBS WALL WITH STONE VENEER.
- 3. 18" MTL. HANDRAIL OVER 24" CBS WALL. BRONZE METAL FINISH.
- 4. SCREEN AND GATE AROUND ALL OPEN VERTICAL SIDES OF THE UNITS TO EXTEND AT LEAST ONE FOOT ABOVE THE TOP OF COMPRESSOR. BRONZE METAL FINISH
- 5. CONC. OVERHANG ROOF WITH BRONZE METAL CLADDING TO MATCH WINDOW FRAMES.
- 6. TRANSOM METAL BEAM, PART OF ENTRY STOREFRONT. BRONZE METAL FINISH TO MATCH WINDOW FRAMES.
- 7. 36 " H MTL HANDRAIL. BRONZE METAL FINISH





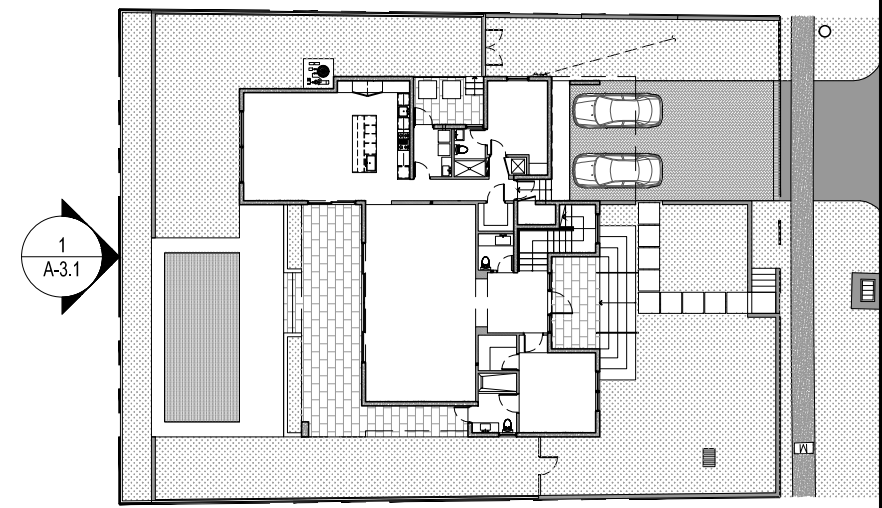
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- FIRST FLOOR T.O.S. ±0'-0"
+9.00' NGVD
- BASE FLOOD ELEVATION
+8.00' NGVD

REAR ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

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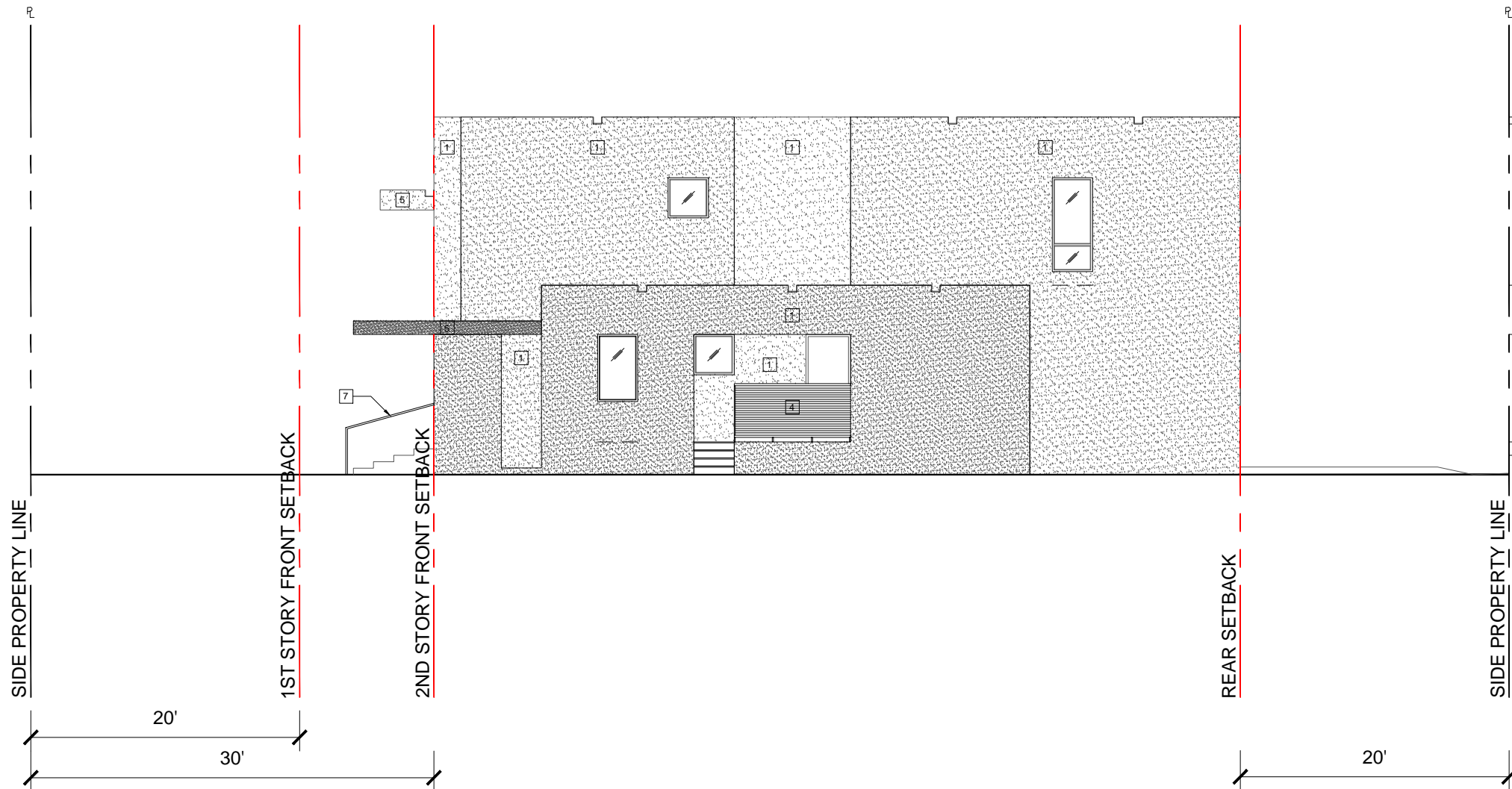
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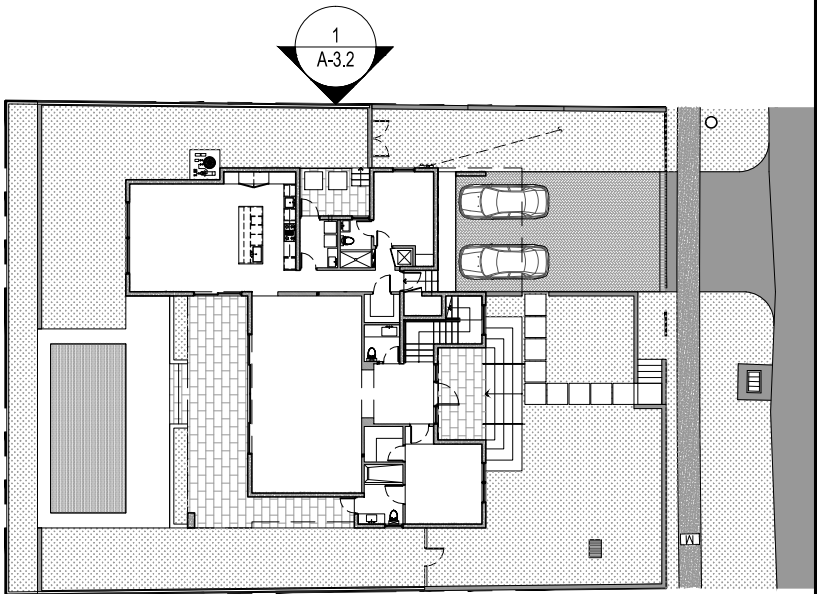


SIDE ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"

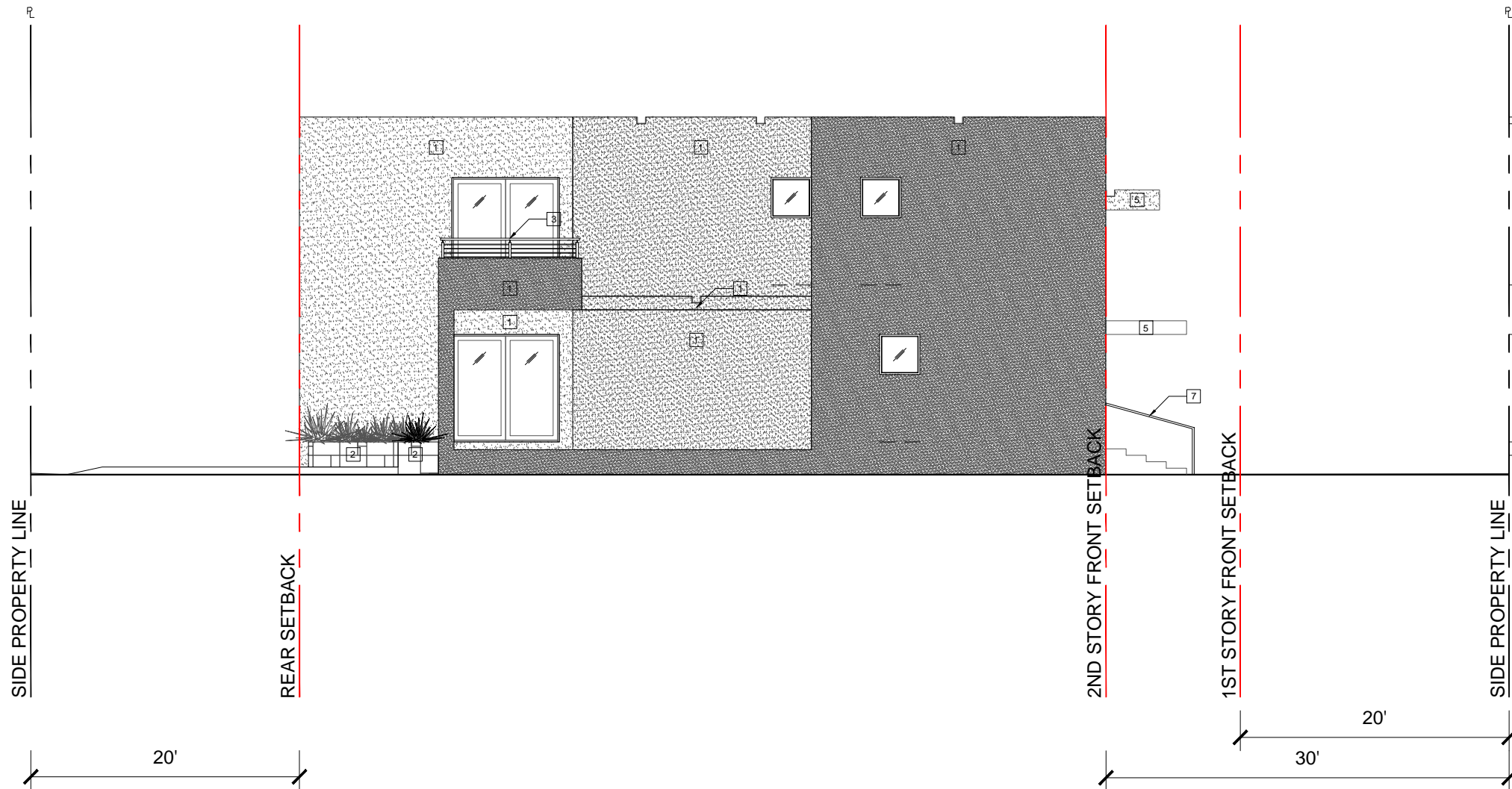
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+33.17' NGVD
ROOF T.O.S.+23'-8"
+32.67' NGVD

SECOND FLOOR T.O.S.+11'-8"
+21.67' NGVD
CARPORT T.O.S. +9'-0"
+18.00' NGVD
FIRST FLOOR T.O.S. ±0'-0"
+9.00' NGVD
BASE FLOOD ELEVATION
+8.00' NGVD



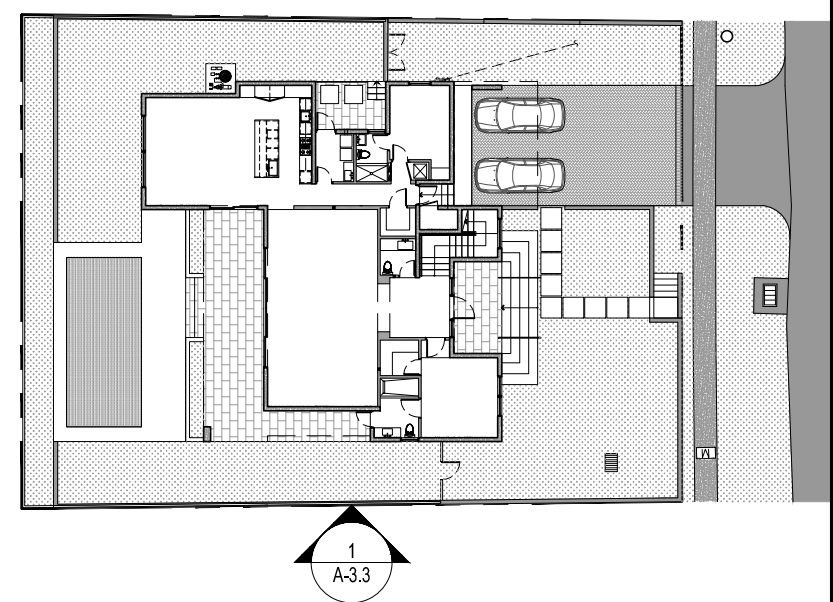
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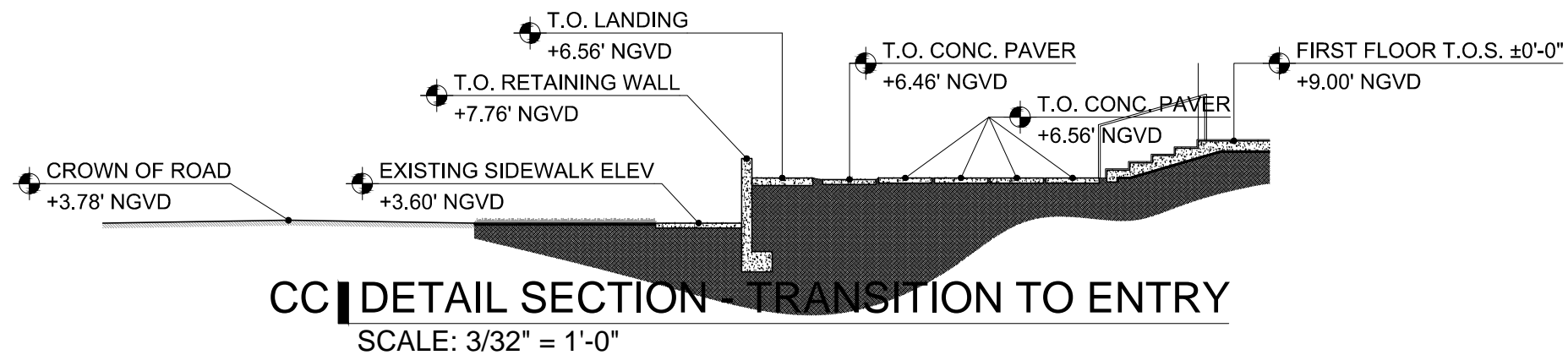
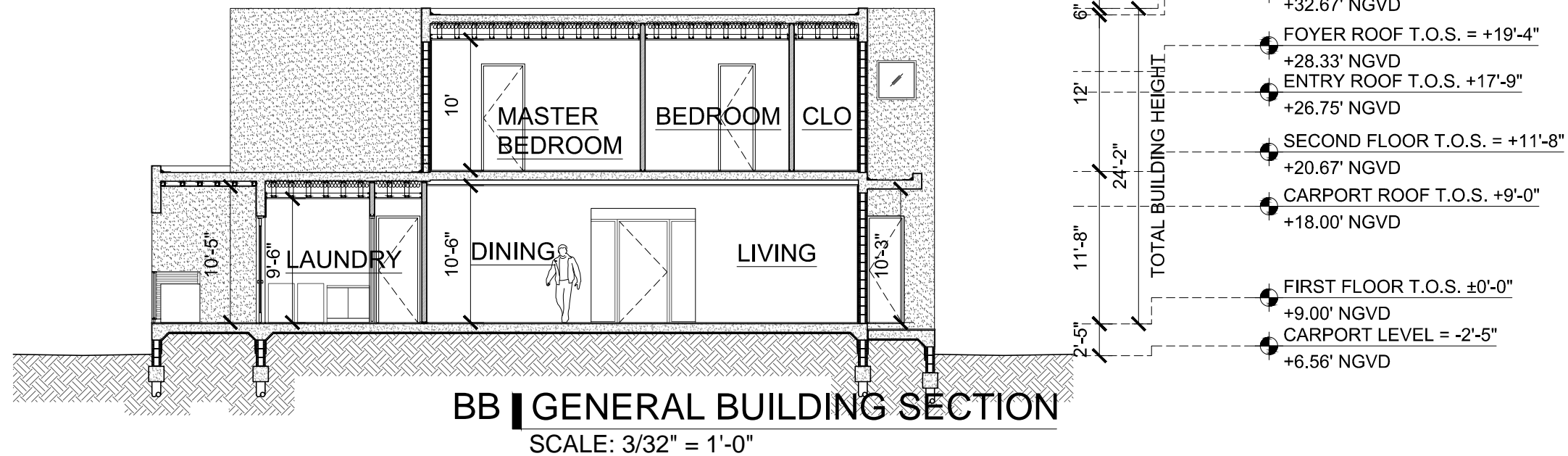
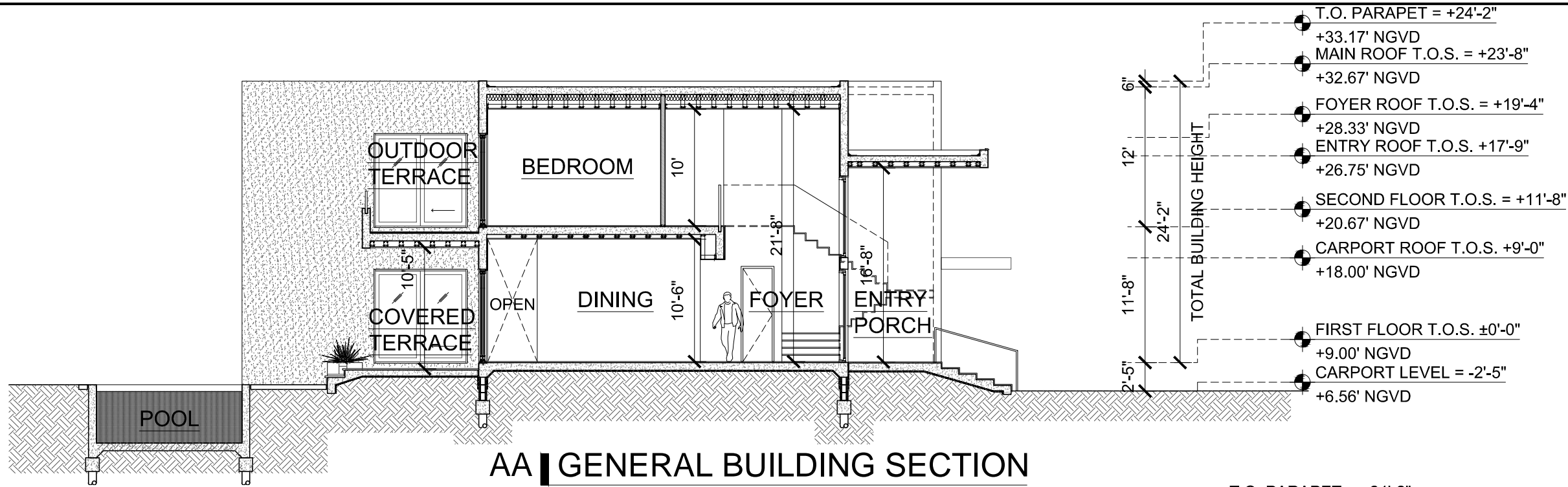
SIDE ELEVATION (NORTH)

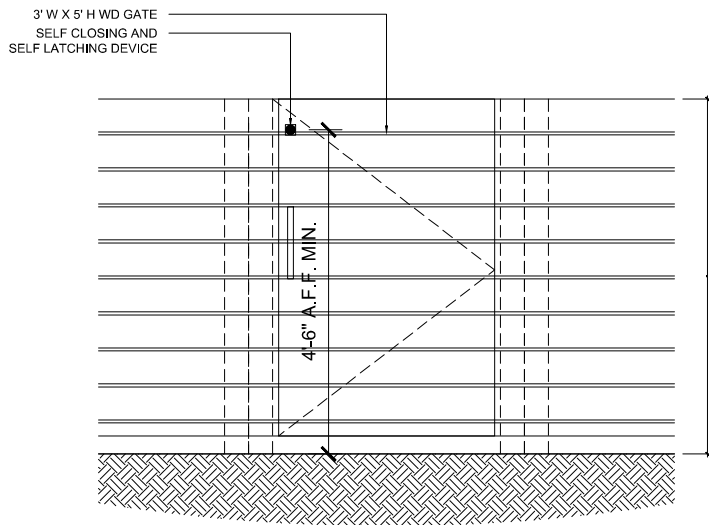
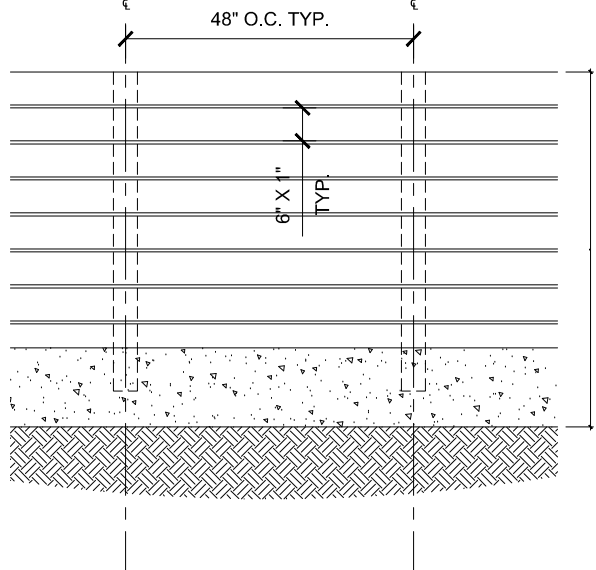
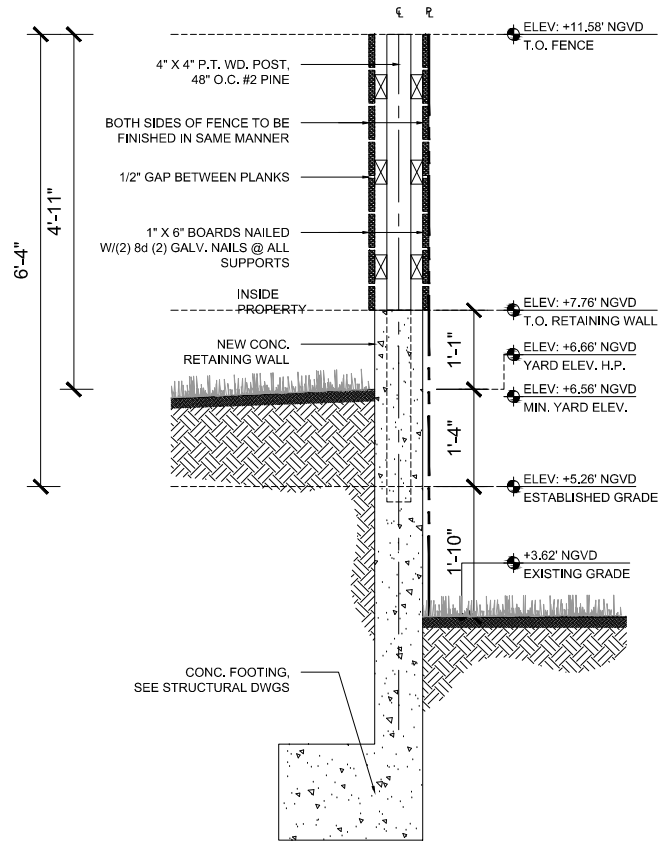
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND:

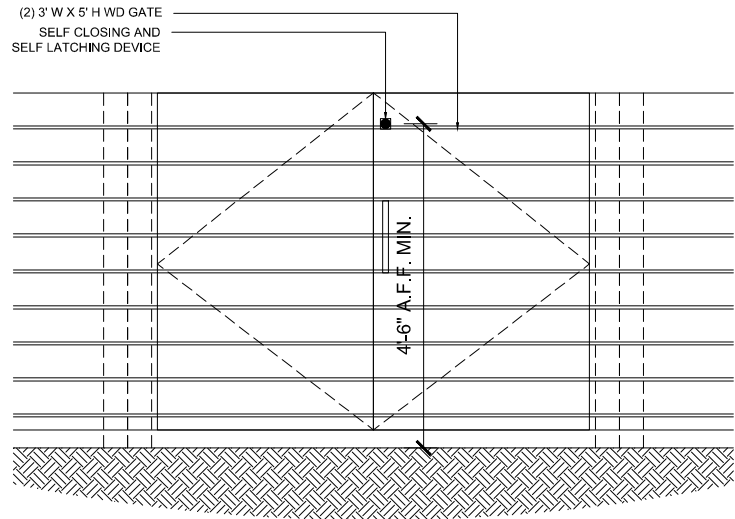
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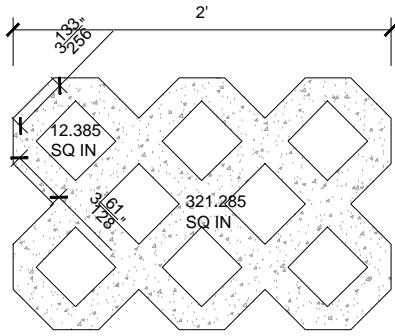
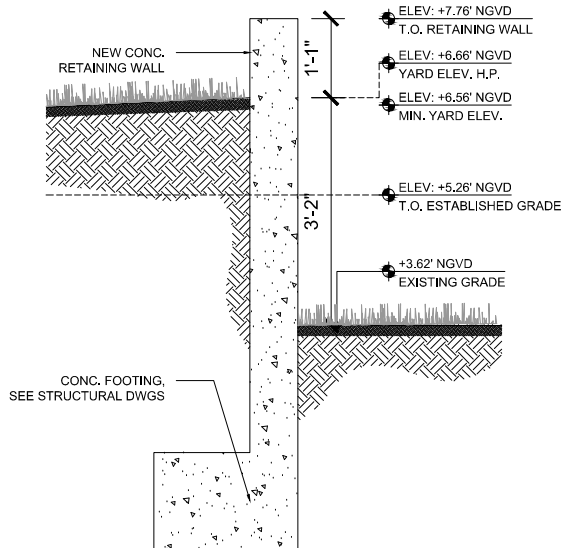


NOTE:
NEW 4'-11" H X 3' WIDE WD FENCE & GATE TO BE SPRING LOCK TYPE, SO THAT THEY SHALL BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND A 54" A.F.F. SELF CLOSING LATCH AND SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.



NOTE:
NEW 4'-11" H X 6' WIDE WD FENCE & GATES, TO BE SPRING LOCK TYPE, SO THAT THEY SHALL BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND A 54" A.F.F. SELF CLOSING LATCH AND SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.

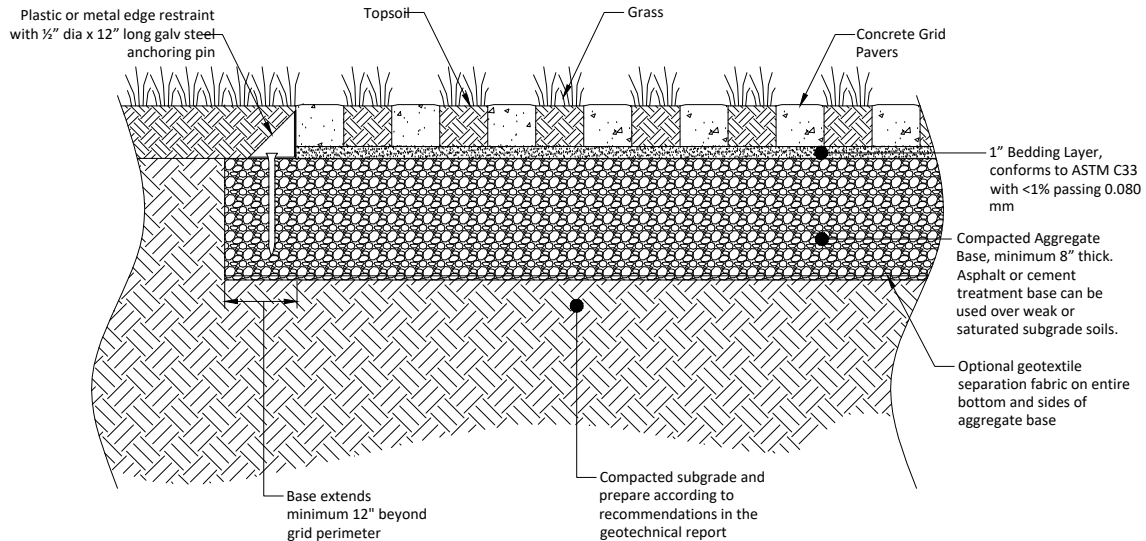
WOOD FENCE DETAIL & ELEVATIONS (SEE SITE PLAN FOR LOCATION)
SCALE: 3/8" = 1'-0"



TURFSTONE TOTAL UNIT DIMENSIONS
15.75" X 23.625" = 321.285 SQ IN
TURFSTONE VOID DIMENSIONS
3.520" X 3.475" = 12.385 SQ IN
TURFSTONE VOID TOTAL PERCENTAGE
(8)(12.385 SQ IN) = 99.08 SQ IN
99.08/321.285 = 0.308 (30.8%) VOID PERCENTAGE



PAVER OPENING DETAIL & CALCULATIONS
SCALE: 1" = 1'-0"



DRIVEWAY PAVERS DETAIL
SCALE: 3/4" = 1'-0"

RETAINING WALL DETAIL @ FRONT YARD
SCALE: 3/8" = 1'-0"

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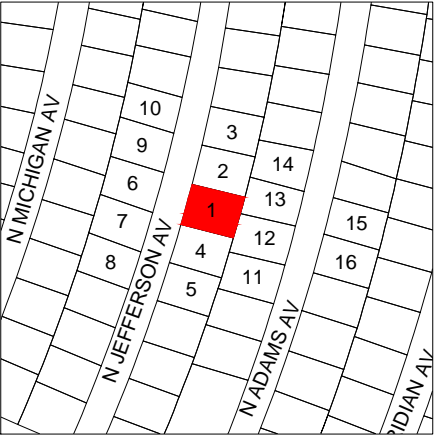
A-4.1



SUBJECT PROPERTY (RESIDENCE 1)



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4

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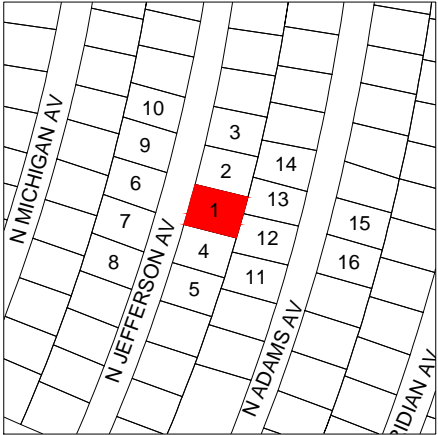
A-5.0



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



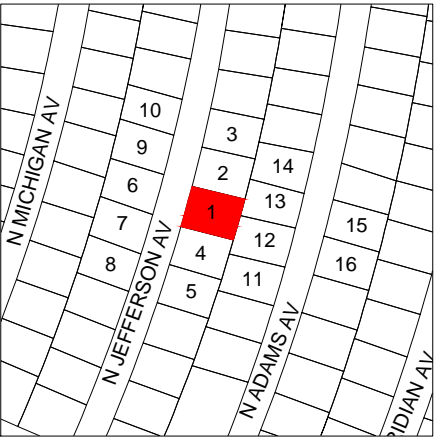
RESIDENCE 8



RESIDENCE 9



RESIDENCE 10



RESIDENCE 11



RESIDENCE 12

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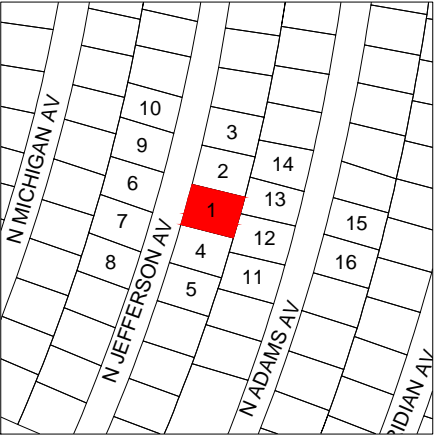
A-5.2



RESIDENCE 13



RESIDENCE 14



RESIDENCE 11



RESIDENCE 12

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