CASABLANCA

4424 NORTH BAY ROAD
MIAMI BEACH, FL
33140

DRB20-0551 FINAL SUBMITTAL - MAY 11, 2020

SCOPE OF WORK: NEW 2-STORY SINGLE FAMILY HOME WITH WAIVER FOR HEIGHT OF SLOPED ROOF, WAIVER FOR ADDITIONAL OPEN SPACE FOR NORTH SIDE.

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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Architect of Record:
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STATE OF FLORIDA
KOBI KARP
AR0012578
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Lic. # AR0012578

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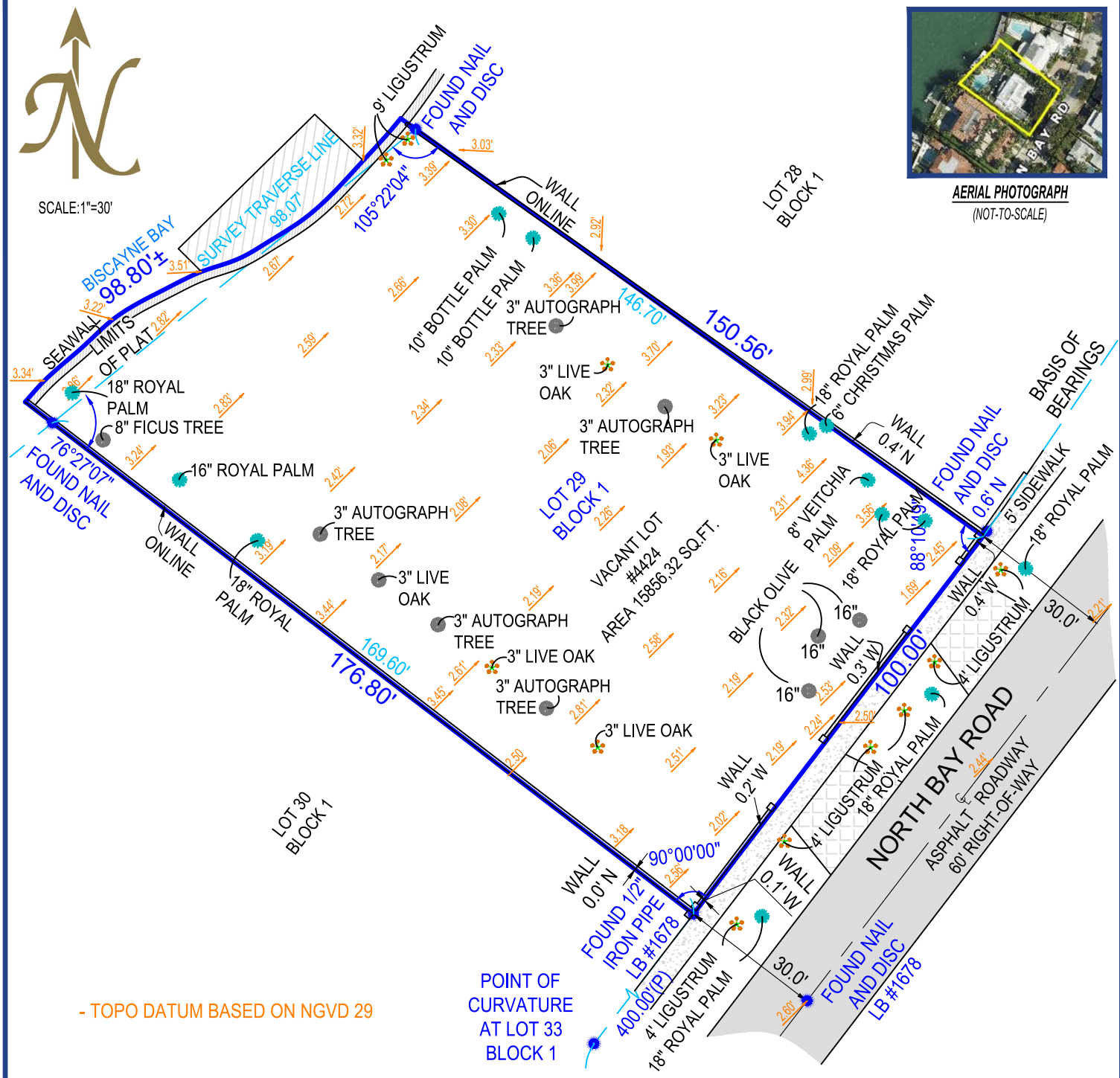
COVER PAGE
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.00
Project: 2016	

4424 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- TOPO DATUM BASED ON NGVD 29

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

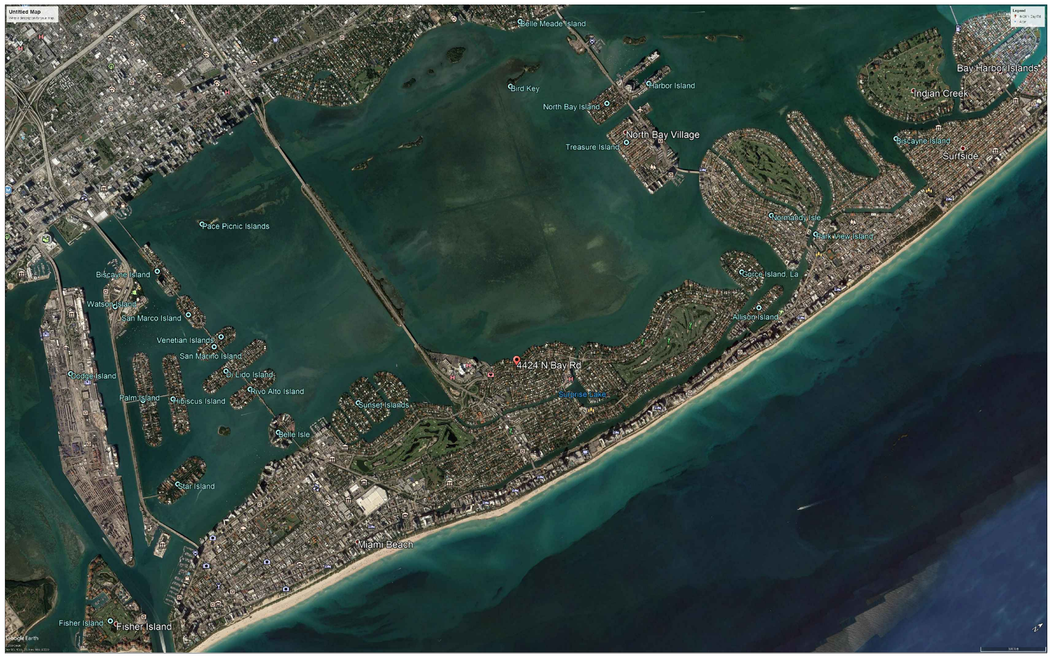
SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 04-27-2020
Drawn By: Caitlyn
Order #: 75262
Last Revision Date: 04-27-2020
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
5601 Corporate Way, Suite #103
West Palm Beach, FL 33407
561-508-6272

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 05-04-2020 STATE OF FLORIDA Professional Surveyor and Mapper



1 LOCATION MAP

Scale: N.T.S.

2 LOCATION MAP

Scale: N.T.S.

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
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STATE OF FLORIDA
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LOCATION MAP

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.02
Project: 2016	

KEY PLAN

N.T.S.

1 SITE IMAGE 1

Scale: N.T.S.

3 SITE IMAGE 3

Scale: N.T.S.

2 SITE IMAGE 2

Scale: N.T.S.

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CONTEXT IMAGES
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.03
Project: 2016	

KEY PLAN

N.T.S.

1 SITE IMAGE 1

Scale: N.T.S.

3 SITE IMAGE 3

Scale: N.T.S.

2 SITE IMAGE 2

Scale: N.T.S.

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CONTEXT IMAGES
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.04
Project: 2016	

KEY PLAN

N.T.S.

1 SITE IMAGE 1

Scale: N.T.S.

3 SITE IMAGE 3

Scale: N.T.S.

2 SITE IMAGE 2

Scale: N.T.S.

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CONTEXT IMAGES
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.05
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1 FRONT RENDERING
Scale: N.T.S.

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RENDERINGS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A6.00
Project: 2016	

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1 RENDERING

Scale: N.T.S.

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RENDERINGS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A6.01
Project: 2016	

1 RENDERING

Scale: N.T.S.

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RENDERINGS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A6.02
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DRAWING INDEX

L-0	COVER & DRAWING INDEX SHEET
L-1	EXISTING TREE PLAN & SCHEDULE
L-2	TREE DISPOSITION PLAN & SCHEDULE
L-3	TREE DISPOSITION GENERAL NOTES
L-4	PLANTING PLAN
L-5	PLANTING SCHEDULE, NOTES & DETAILS
L-6	TREE MITIGATION DETAILS
L-7	HARDSCAPE PLAN
L-8	GRADING PLAN
L-9	LANDSCAPE LIGHTING PLAN
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS & NOTES

Rev.	Date	Rev.	Date
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Email davidodesign@hotmmail.com

Civil Enginner:
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Address Miami, FL 33138
Tel: (786) 518-2008
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Tel: (305) 571-1860
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Structural Engineer:
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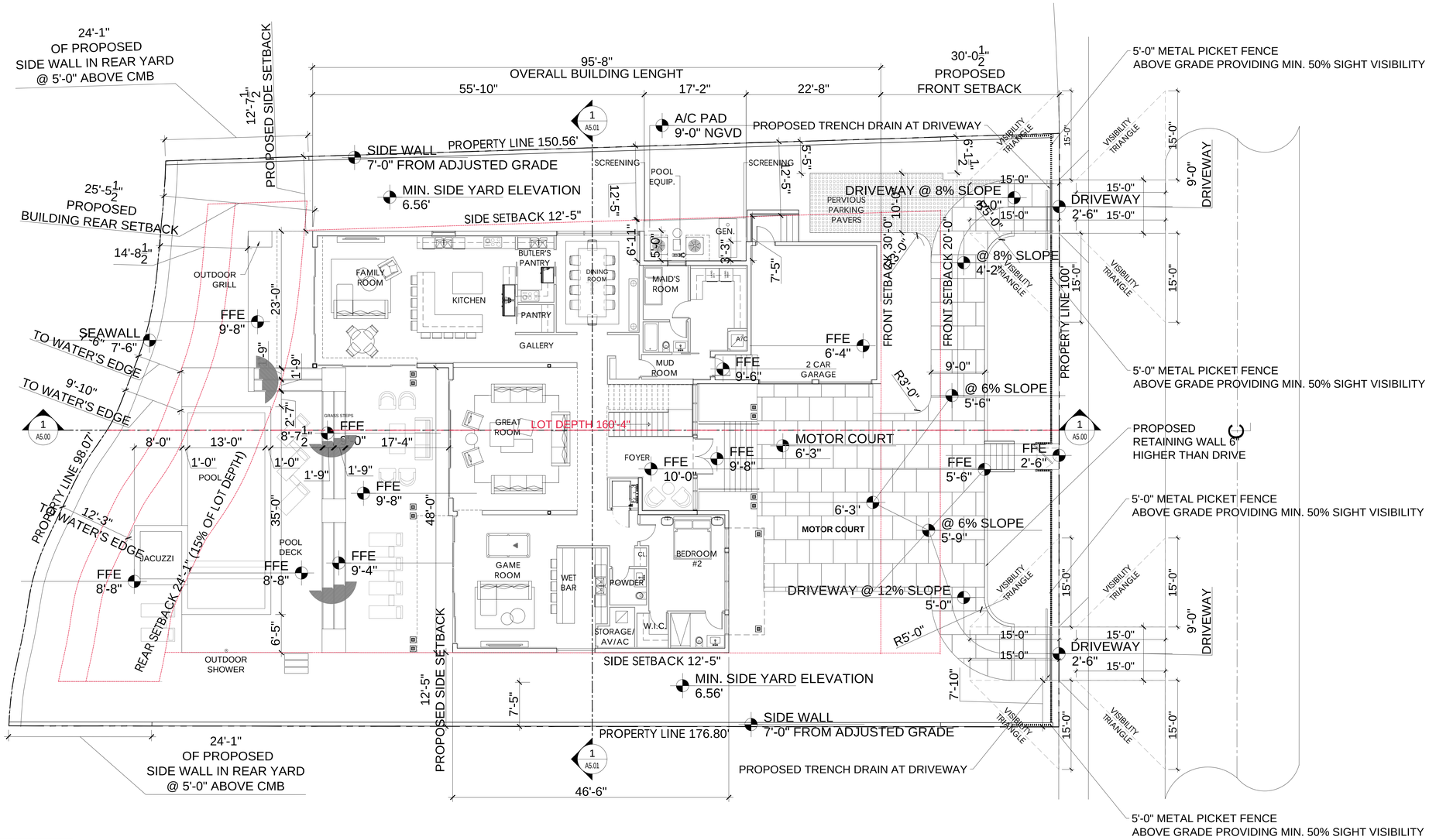
COVER PAGE & DRAWING INDEX

Date:	05-11-2020	Sheet No.
Scale:		L-0
Project:	2016	



PUBLIC WORKS:

A. REPLACE THE SIDEWALK ALONG THE ENTIRE STREET FRONTAGE OF THE PROPERTY.
B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (9 FEET WIDE).
D. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGMENT). DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
E. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR OR COMMENCEMENT OF CONSTRUCTION

NOTE:
NO SCREENING IN ANY REQUIRED YARD.

1 SITE PLAN
Scale: 1/8" = 1'-0"

N

Rev.	Date	Rev.	Date
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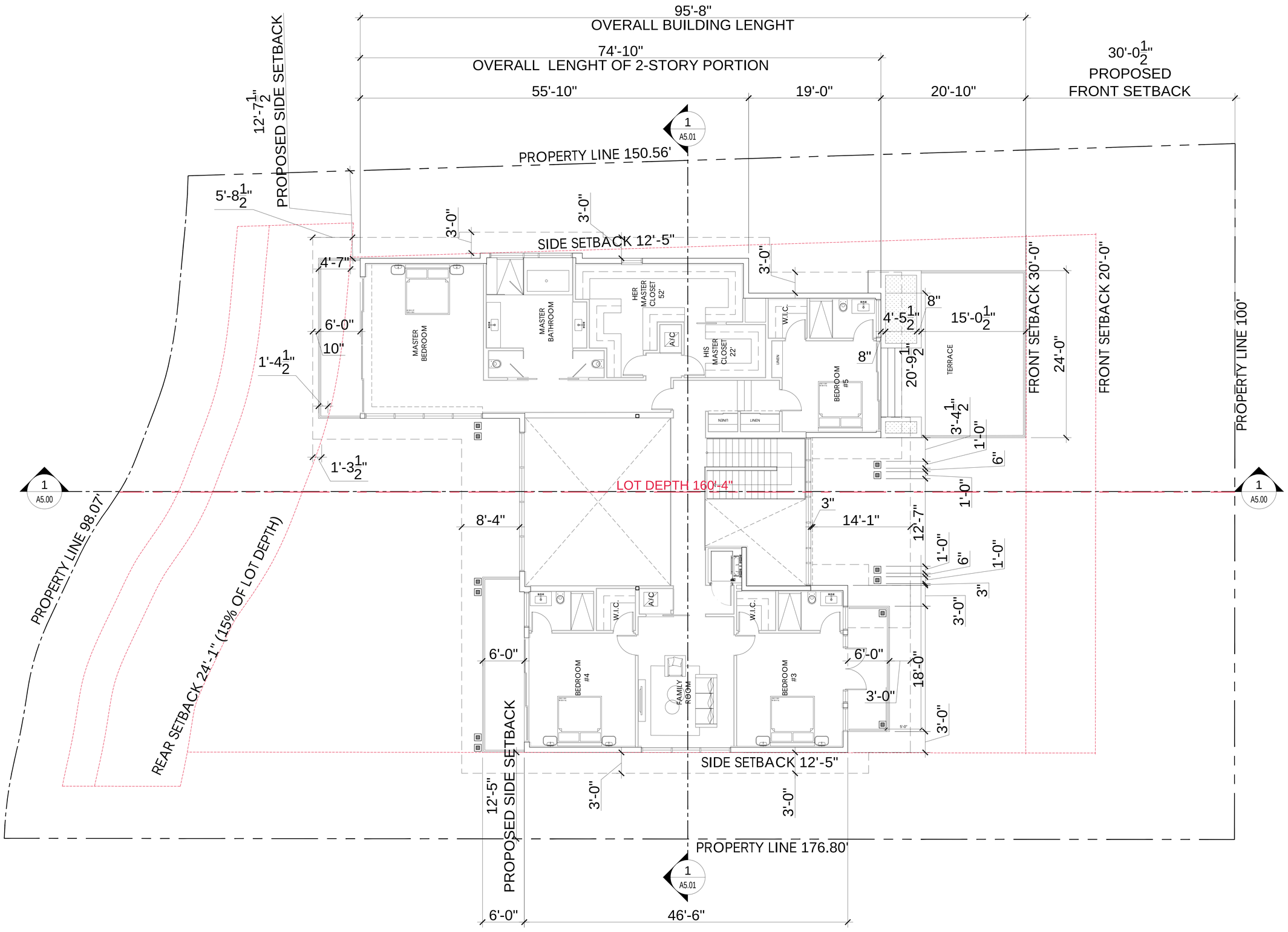
SITE PLAN
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A2.00
Project: 2016	



1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

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FLOOR PLAN
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
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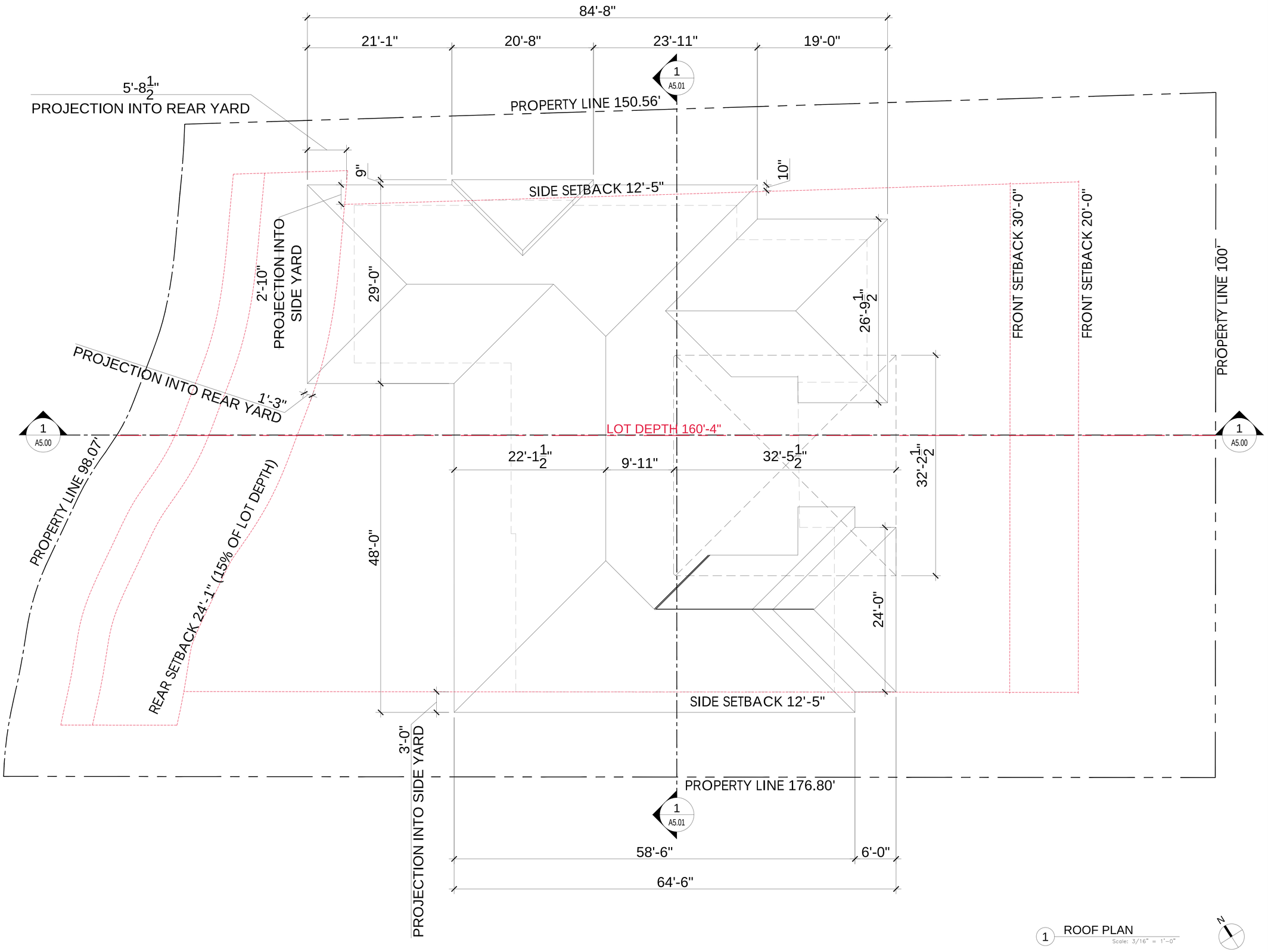
Project: 2016	



1 ROOF PLAN
Scale: 3/16" = 1'-0"

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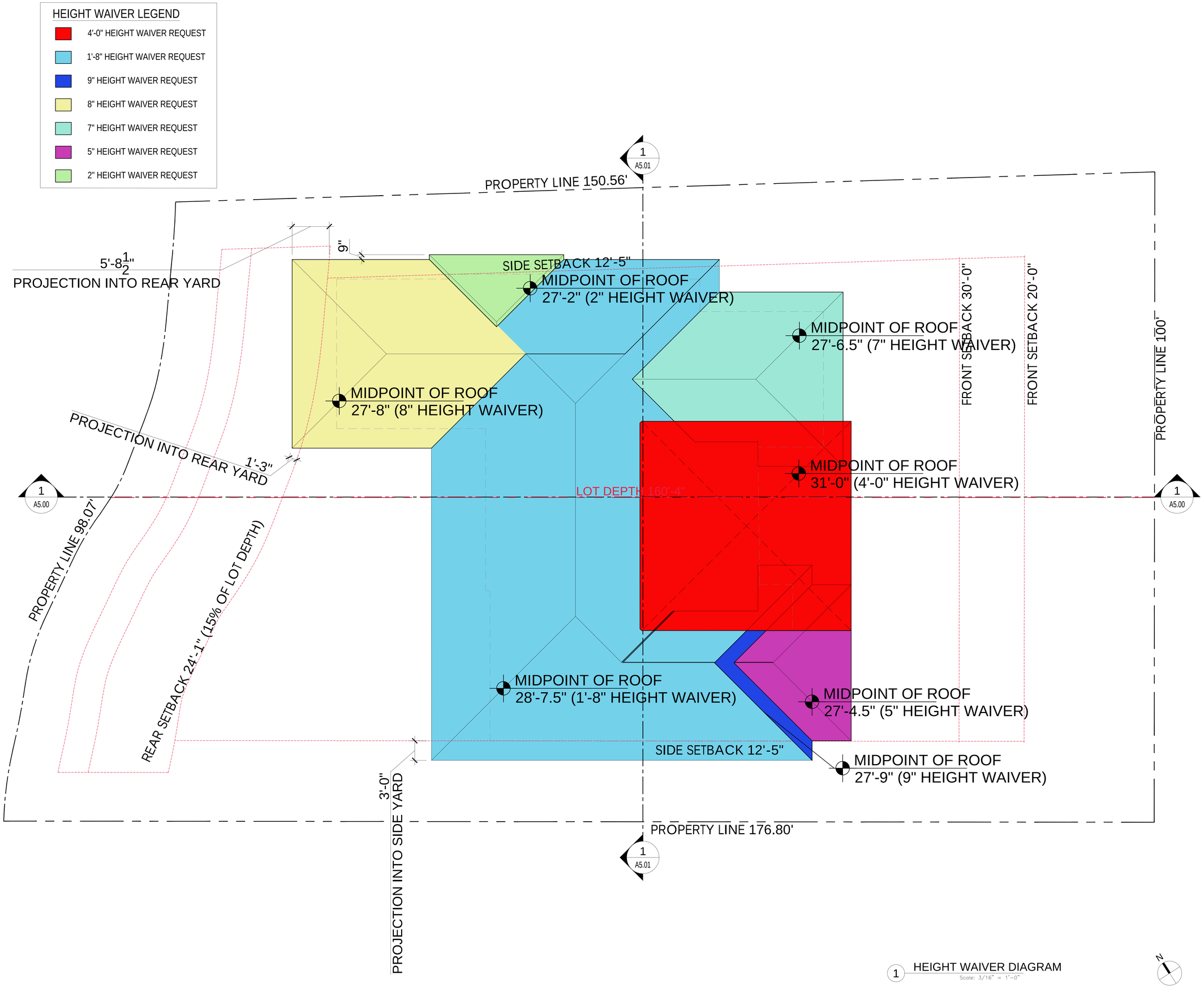

1 HEIGHT WAIVER DIAGRAM
Scale: 3/16" = 1'-0"

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DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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STATE OF FLORIDA
KOBI KARP
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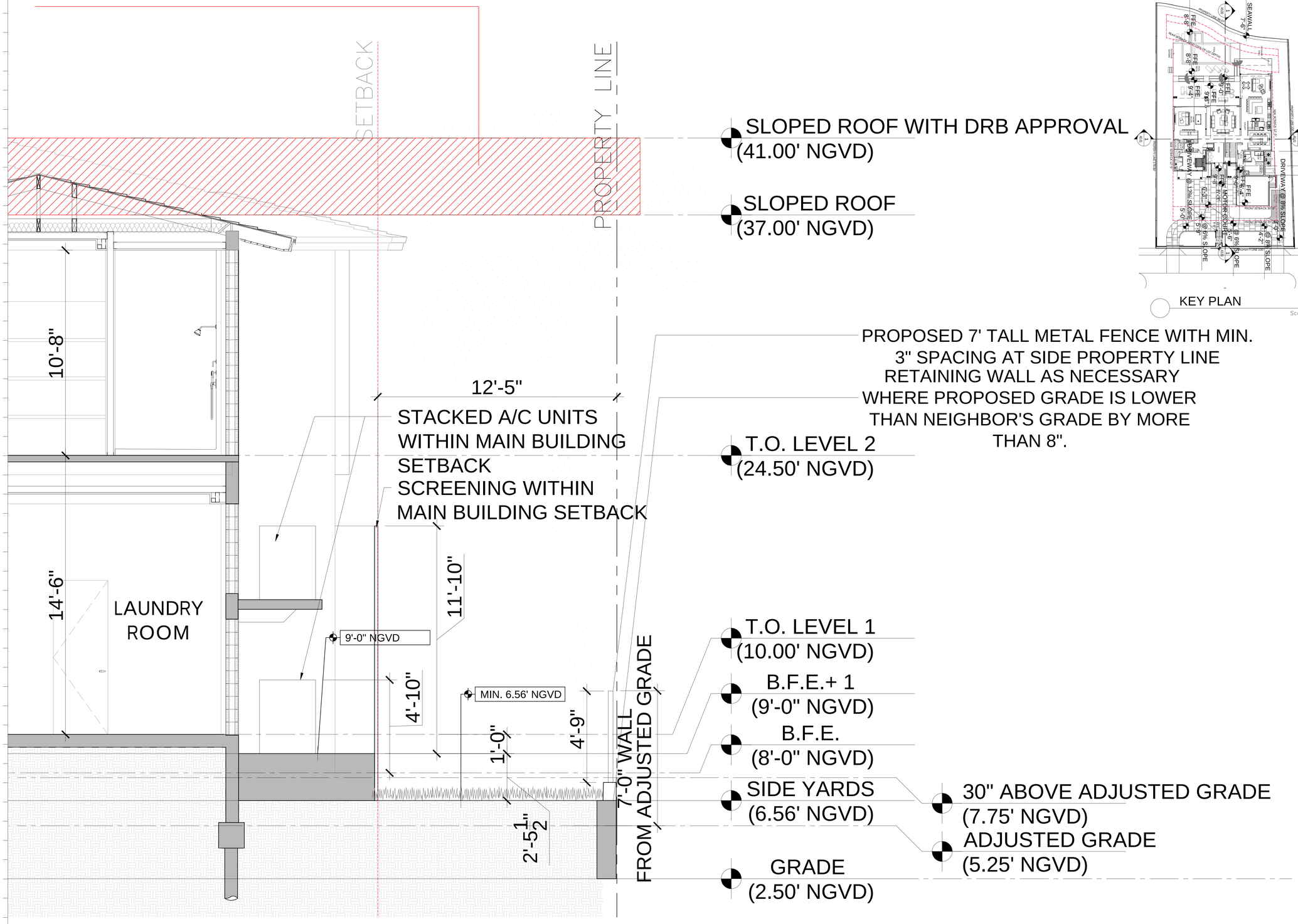
Lic. # AR0012578

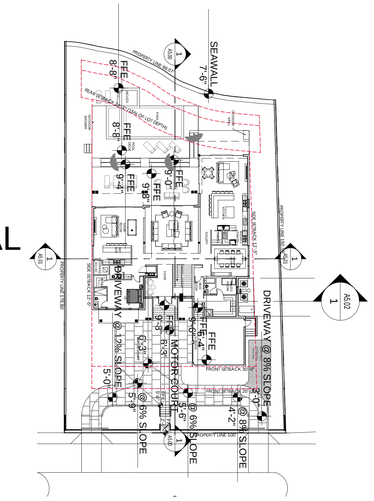
KOBI KARP

HEIGHT WAIVER DIAGRAM
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A3.04
Project: 2016	

WAIVER TO ALLOW 4 FEET OF ADDITIONAL HEIGHT WITH DRB APPROVAL





KEY PLAN

Scale: N.T.S.

NOTE:
PORTION OF INTERIOR SIDEWALL LOCATED IN REAR YARD IS 5' TALL MEASURED FROM CMB GRADE OF 2.5' NGVD.

1 SECTION

Scale: 1/2" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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SECTIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A5.02
Project: 2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF

2 WOOD TEXTURED CLADDING

3 LIGHT GREY ANODIZED METAL FINISH

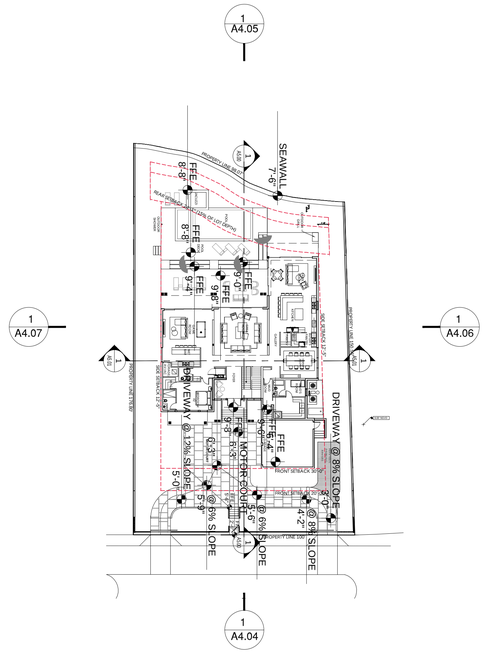
4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

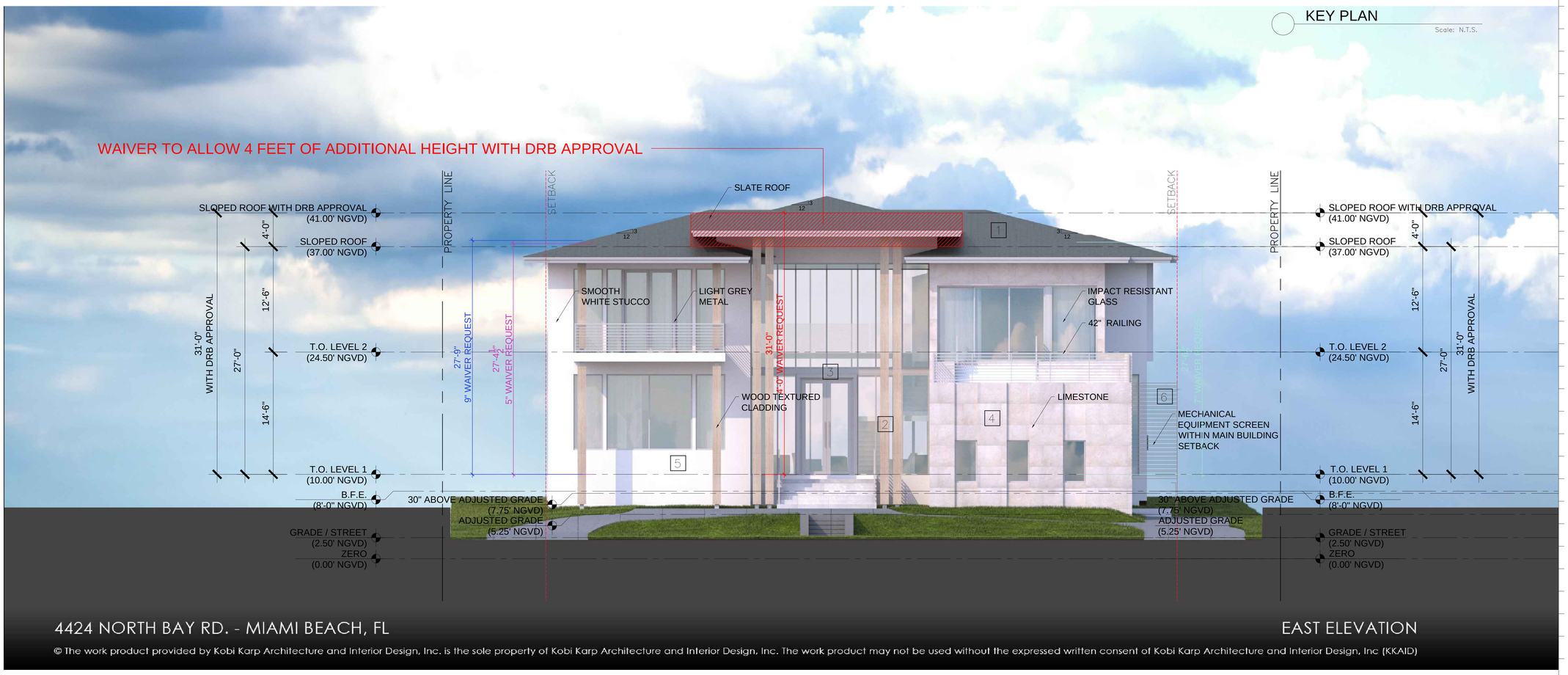
HEIGHT WAIVER LEGEND

- 4'-0" HEIGHT WAIVER REQUEST
- 1'-8" HEIGHT WAIVER REQUEST
- 9" HEIGHT WAIVER REQUEST
- 8" HEIGHT WAIVER REQUEST
- 7" HEIGHT WAIVER REQUEST
- 5" HEIGHT WAIVER REQUEST
- 2" HEIGHT WAIVER REQUEST



KEY PLAN

Scale: N.T.S.



4424 NORTH BAY RD. - MIAMI BEACH, FL

EAST ELEVATION

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1 RENDERED EAST ELEVATION

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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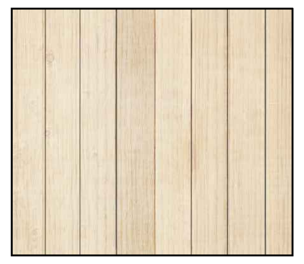
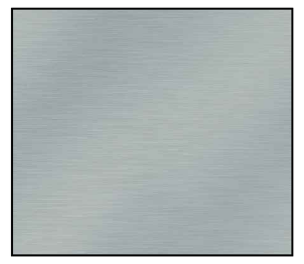
ELEVATIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.04
Project: 2016	

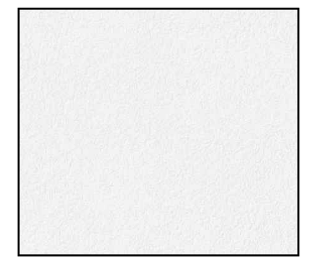
ELEVATION MATERIAL LEGEND

1 SLATE ROOF


2 WOOD TEXTURED CLADDING


3 LIGHT GREY ANODIZED METAL FINISH

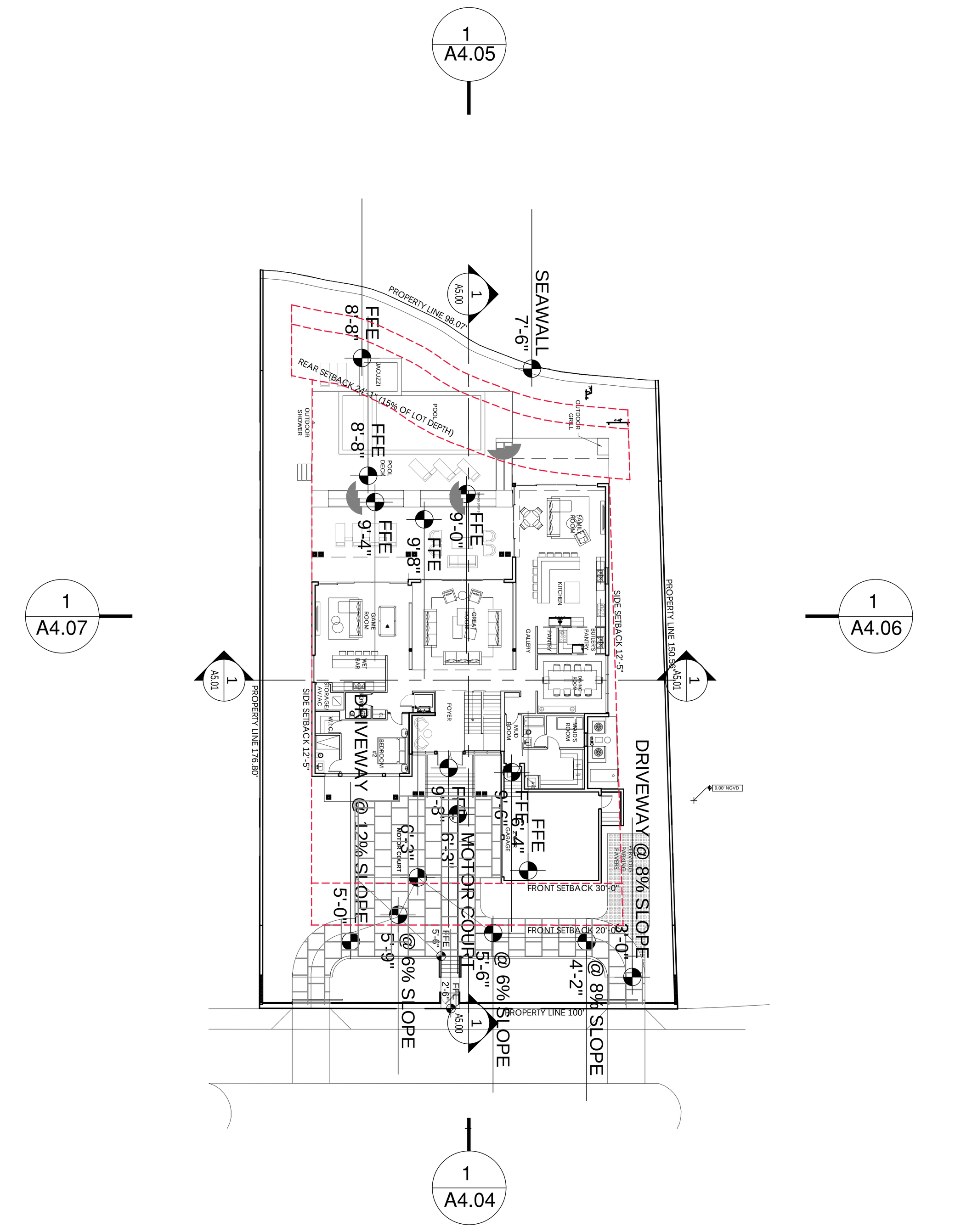
4 LIMESTONE


5 WHITE SMOOTH STUCCO

6 SCREENING

HEIGHT WAIVER LEGEND

- 4'-0" HEIGHT WAIVER REQUEST
- 1'-8" HEIGHT WAIVER REQUEST
- 9" HEIGHT WAIVER REQUEST
- 8" HEIGHT WAIVER REQUEST
- 7" HEIGHT WAIVER REQUEST
- 5" HEIGHT WAIVER REQUEST
- 2" HEIGHT WAIVER REQUEST



1 RENDERED WEST ELEVATION
Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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ELEVATIONS
PROPOSED DESIGN

Date:	05-11-2020	Sheet No.
Scale:		A4.05
Project:	2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF

2 WOOD TEXTURED CLADDING

3 LIGHT GREY ANODIZED METAL FINISH

4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

HEIGHT WAIVER LEGEND

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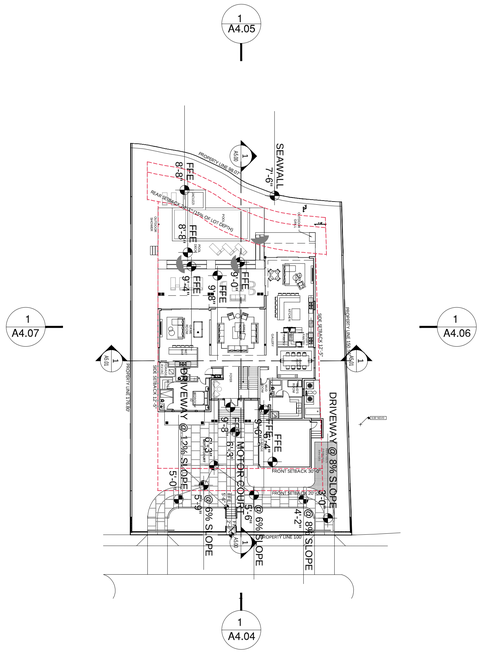

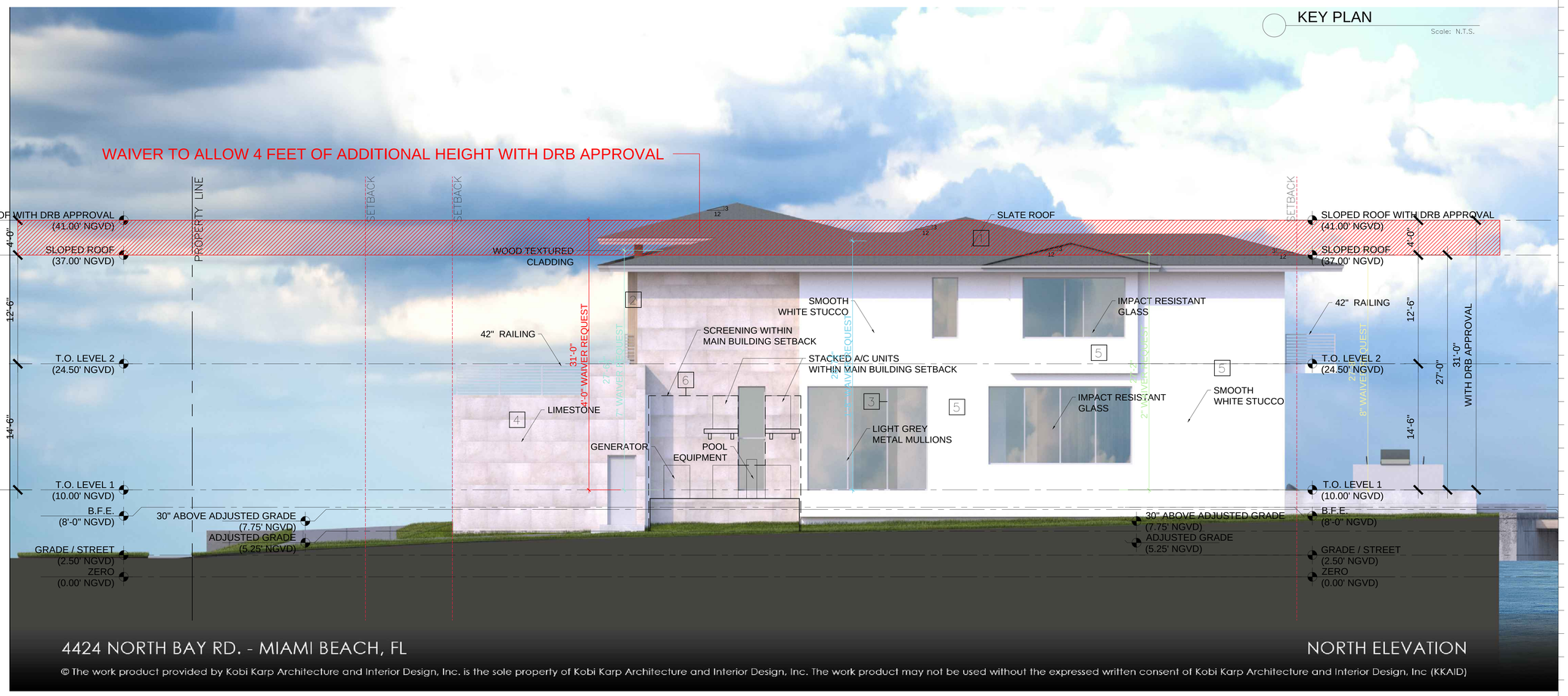

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KEY PLAN

Scale: N.T.S.

1 RENDERED NORTH ELEVATION

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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ELEVATIONS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.06
Project: 2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF

2 WOOD TEXTURED CLADDING

3 LIGHT GREY ANODIZED METAL FINISH

4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

HEIGHT WAIVER LEGEND

- 4'-0" HEIGHT WAIVER REQUEST
- 1'-8" HEIGHT WAIVER REQUEST
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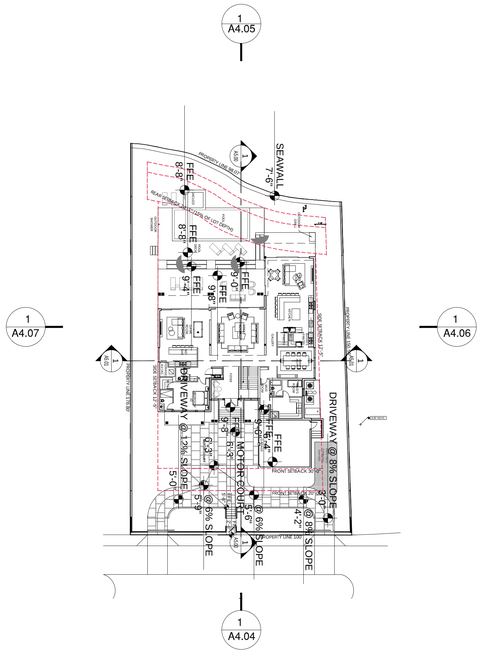
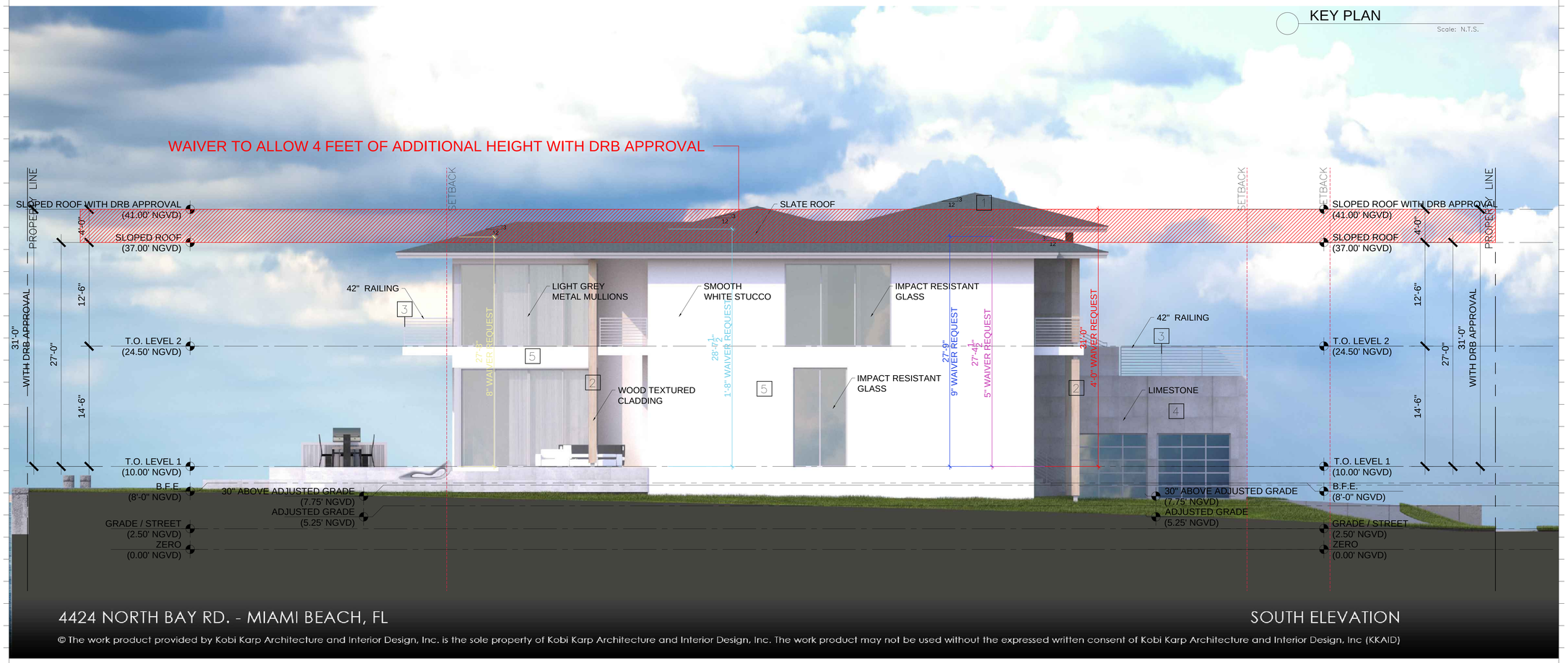


KEY PLAN

Scale: N.T.S.



4424 NORTH BAY RD. - MIAMI BEACH, FL

SOUTH ELEVATION

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1 RENDERED SOUTH ELEVATION

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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KOBI KARP

ELEVATIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.07
Project: 2016	

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1 NORTHEAST AXONOMETRIC VIEW
Scale: N.T.S.

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
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DRB SHEETS REVISION	05-20-2020		

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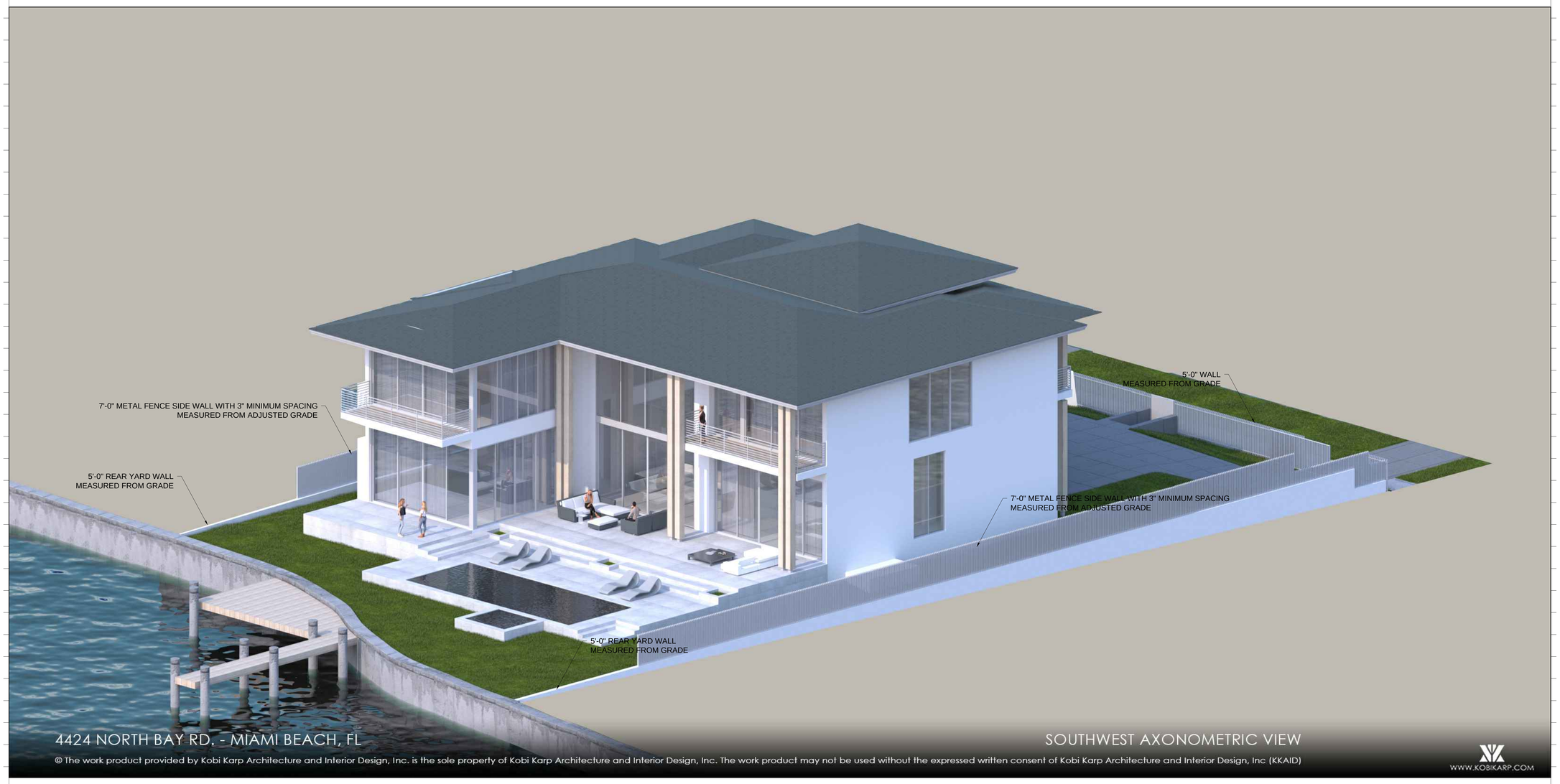
AXONOMETRIC VIEW
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.11
Project: 2016	



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1 SOUTHWEST AXONOMETRIC VIEW
Scale: N.T.S.

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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AXONOMETRIC VIEW
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.12
Project: 2016	

1 **FRONT ELEVATION**
Scale: 1/8" = 1'- 0"

2 **NORTH ELEVATION**
Scale: 1/8" = 1'- 0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		

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ELEVATIONS

Date: 05-11-2020	Sheet No.
Scale:	L-7
Project: 2016	

1 **REAR ELEVATION**
Scale: 1/8" = 1'- 0"

2 **SOUTH ELEVATION**
Scale: 1/8" = 1'- 0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		

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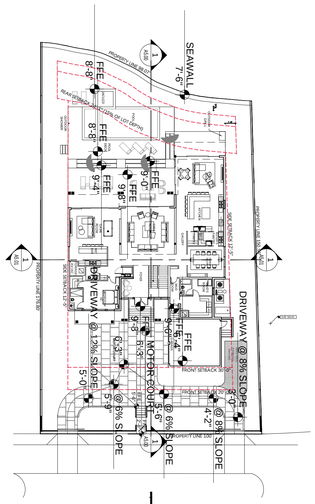
ELEVATIONS

Date:	05-11-2020	Sheet No.
Scale:	1/8" = 1'- 0"	L-8
Project:	2016	

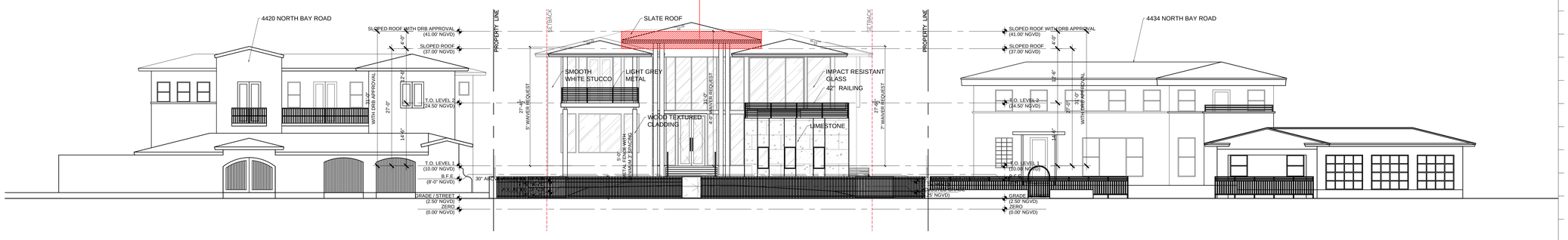


1
A4.08

KEY PLAN

Scale: N.T.S.

WAIVER TO ALLOW 4 FEET OF ADDITIONAL HEIGHT WITH DRB APPROVAL



1 CONTEXTUAL FRONT ELEVATION

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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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CASABLANCA

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Lic. # AR0012578

K O B I
K A R P

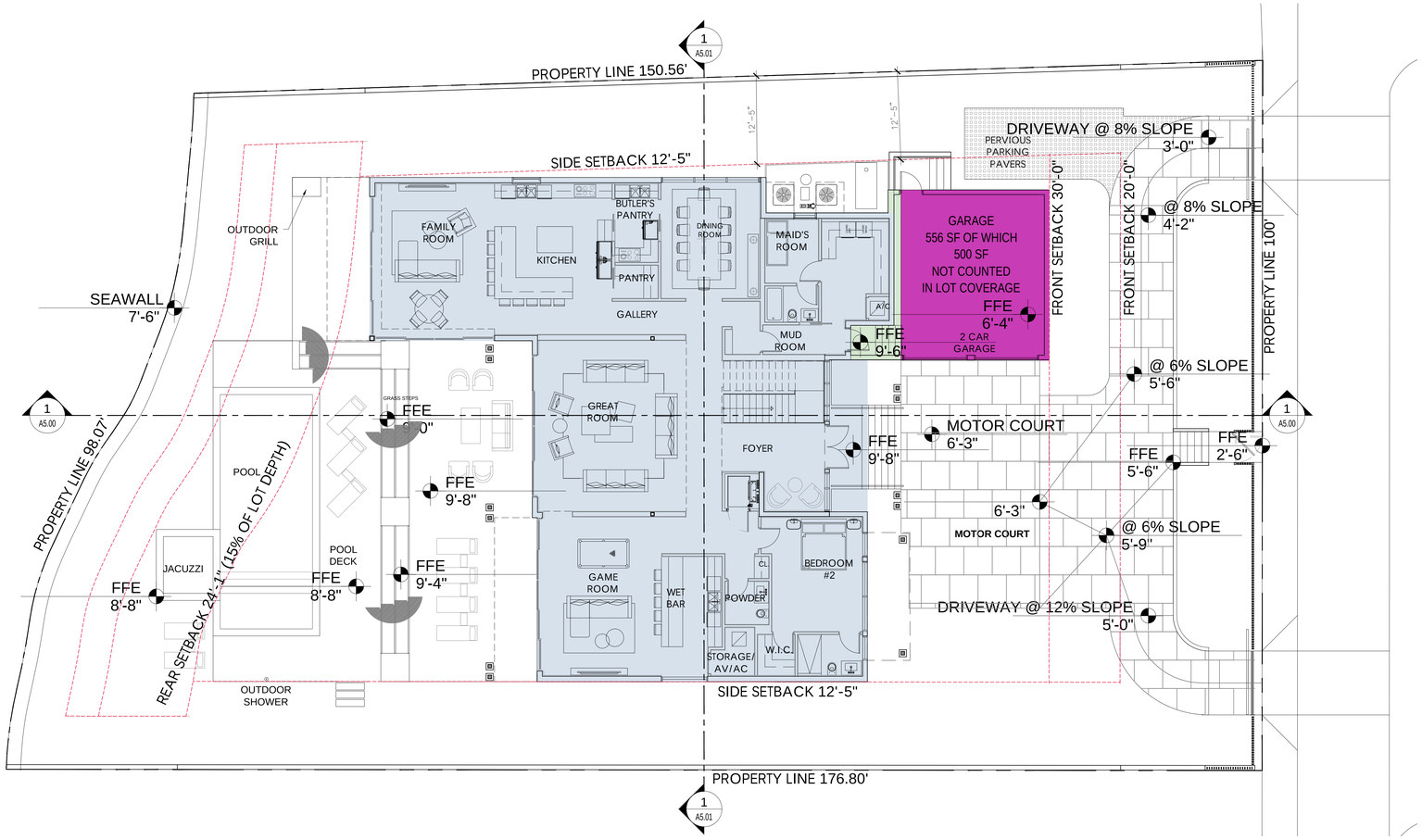
ELEVATIONS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.08
Project: 2016	

LOT COVERAGE:

ALLOWED	4,757 SF (30%)
MAIN HOUSE	3,837 SF (24.19%)
GARAGE PORTION COUNTED IN LOT COVERAGE	56 SF (0.35%)
GARAGE PORTION NOT COUNTED IN LOT COVERAGE	500 SF
TOTAL LOT COVERAGE PROPOSED	3,894 SF (24.55%)



1 LOT COVERAGE

Scale: 1/8" = 1'-0"

N

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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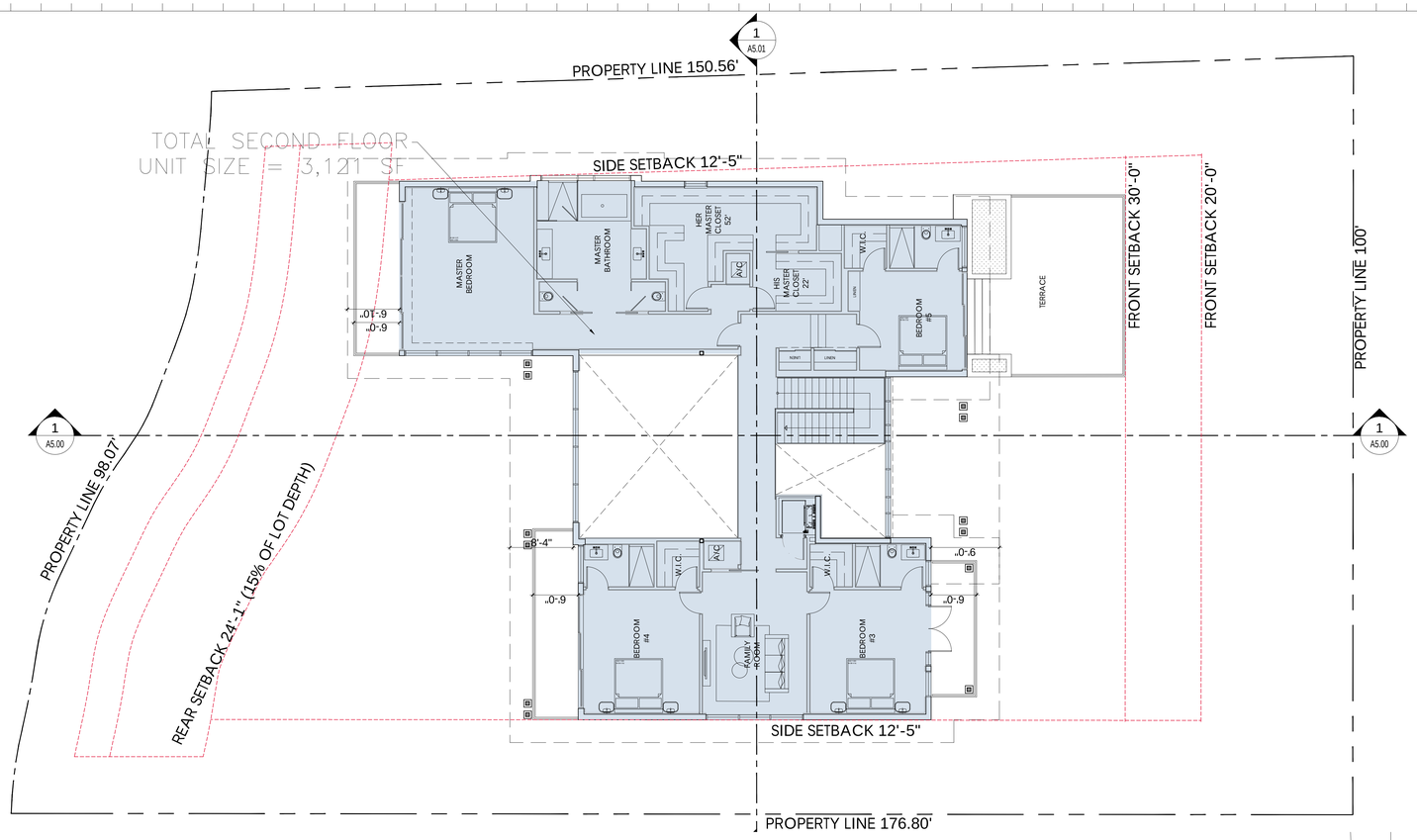
LOT COVERAGE / PERVIOUS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.06
Project: 2016	



PROJECT UNIT SIZE CALCULATION:

MAXIMUM ALLOWED (50%)	7,928 SF
MAXIMUM PROPOSED	
GROUND FLOOR MAIN HOUSE	3,811 SF
GARAGE PORTION COUNTED IN UNIT SIZE	56 SF
SECOND FLOOR	3,121 SF
TOTAL	6,988 SF (44.07%)

PROJECT VOLUMETRIC RATIO CALCULATION:

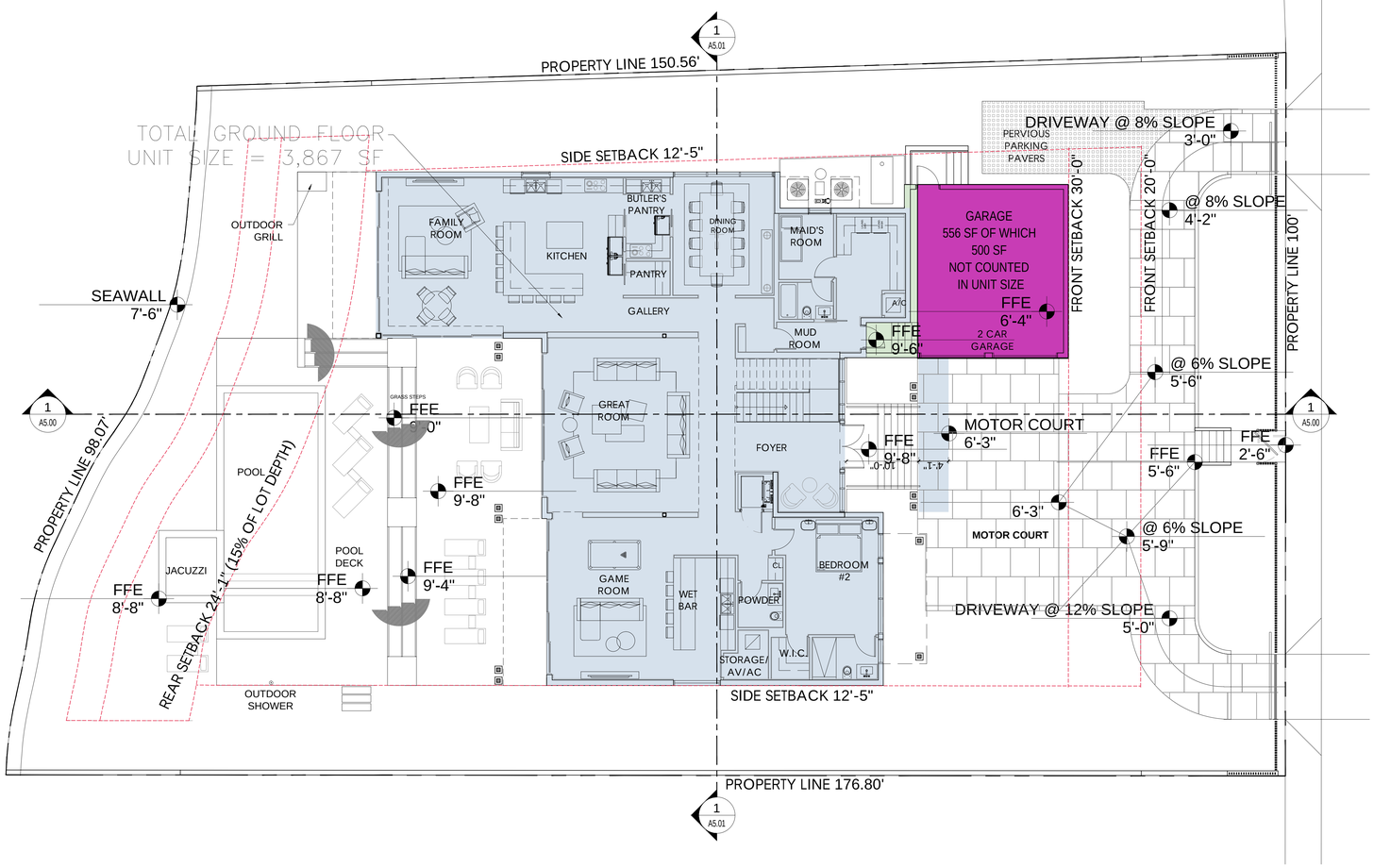
N/A

* PROJECT LOT COVERAGE IS LESS THAN 25% OF THE LOT.

MAIN HOUSE UNIT SIZE	6,931SF
GARAGE PORTION COUNTED IN UNIT SIZE	56 SF
GARAGE PORTION NOT COUNTED IN UNIT SIZE	500 SF

2 SECOND FLOOR = 3,121 SF

Scale:1/8" = 1'-0"



1 GROUND FLOOR = 3,867 SF

Scale: 1/8" = 1'-0"

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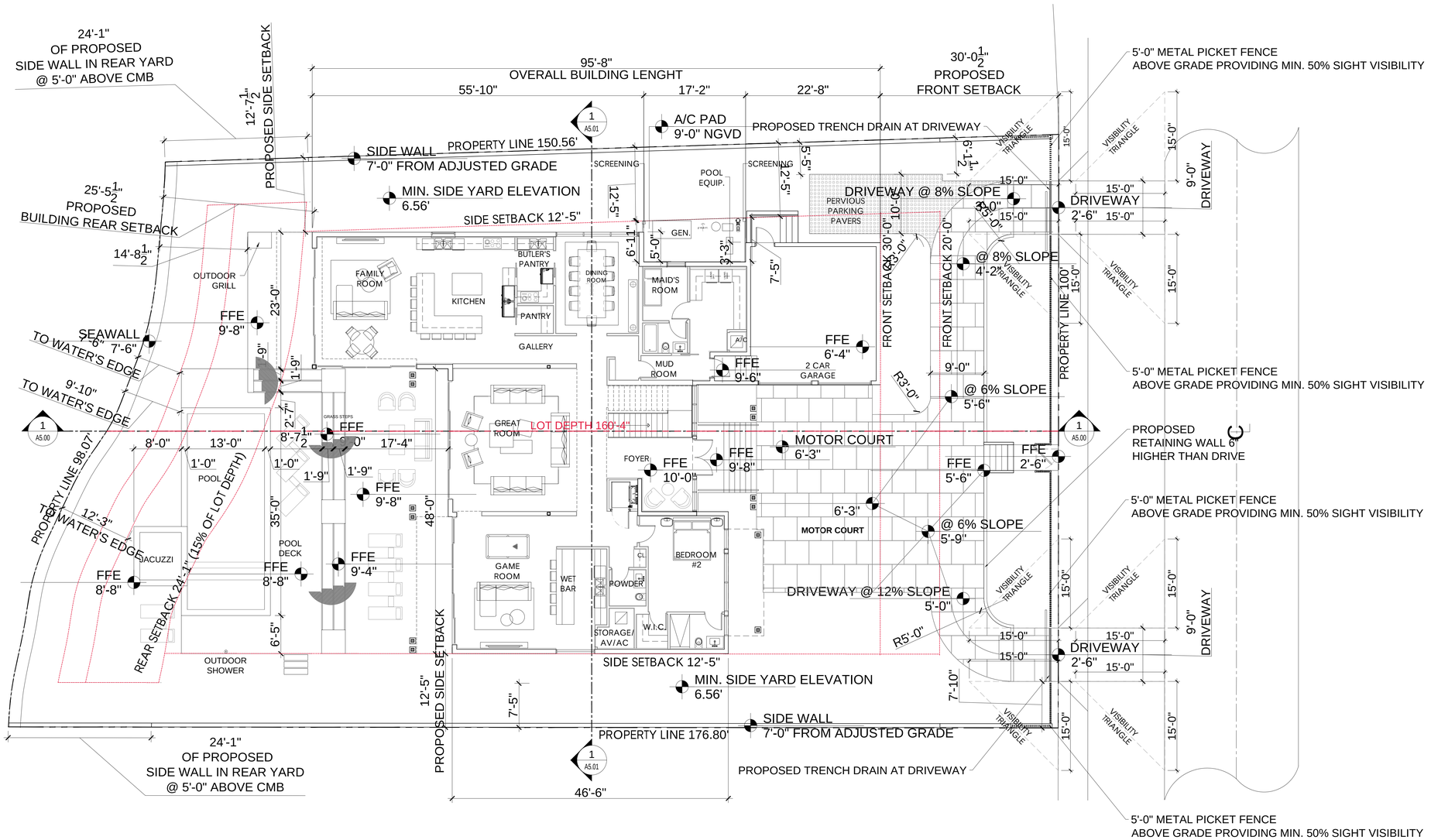
UNIT SIZE REQUIREMENT
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A0.08
Project: 2016	



PUBLIC WORKS:

A. REPLACE THE SIDEWALK ALONG THE ENTIRE STREET FRONTAGE OF THE PROPERTY.
B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (9 FEET WIDE).
D. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGMENT). DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
E. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR OR COMMENCEMENT OF CONSTRUCTION

NOTE:
NO SCREENING IN ANY REQUIRED YARD.

1 SITE PLAN
Scale: 1/8" = 1'-0"

N

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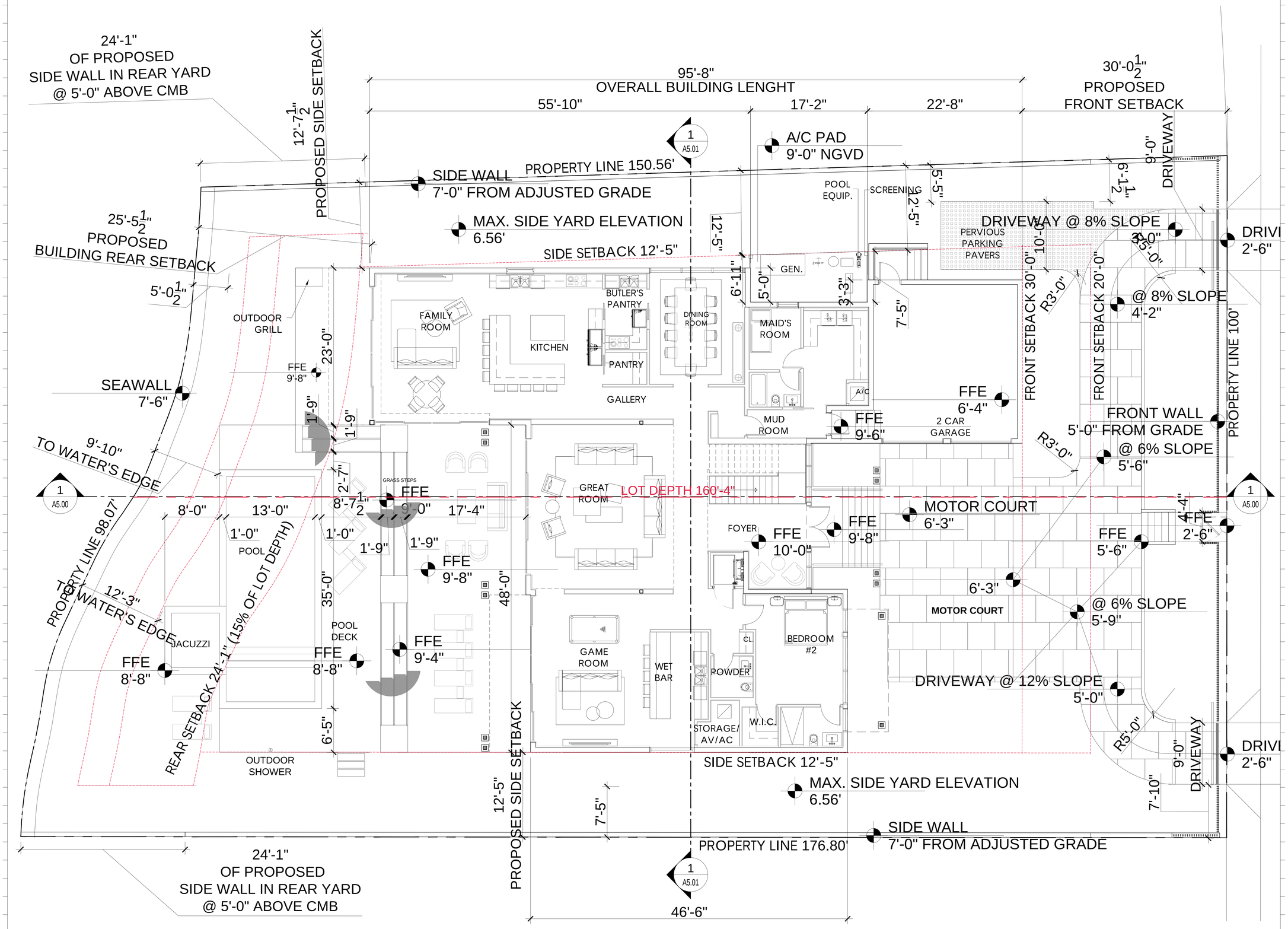
SITE PLAN
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A2.00
Project: 2016	



1 GROUND FLOOR PLAN
Scale: 3/16" = 1'-0"

N

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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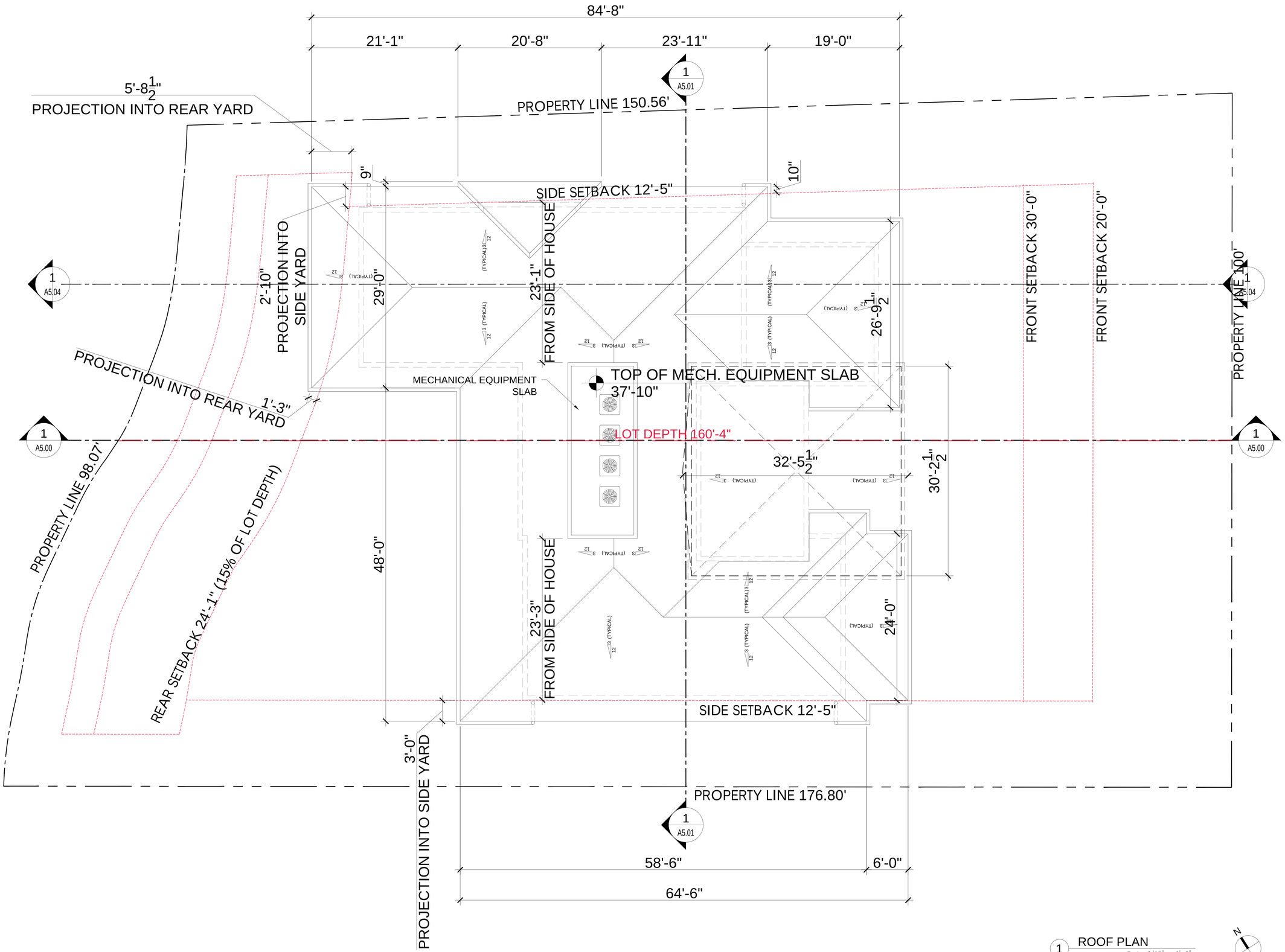
FLOOR PLAN
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A3.01
Project: 2016	



1 ROOF PLAN
Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
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FLOOR PLAN
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A3.03
Project: 2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF

2 WOOD TEXTURED CLADDING

3 LIGHT GREY ANODIZED METAL FINISH

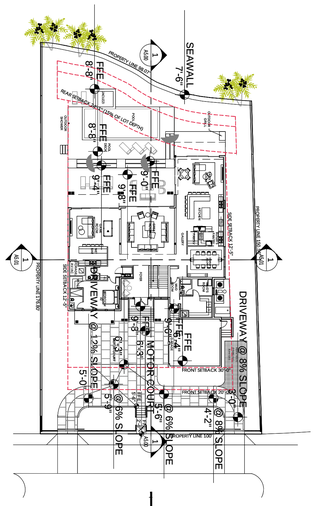
4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

HEIGHT WAIVER LEGEND

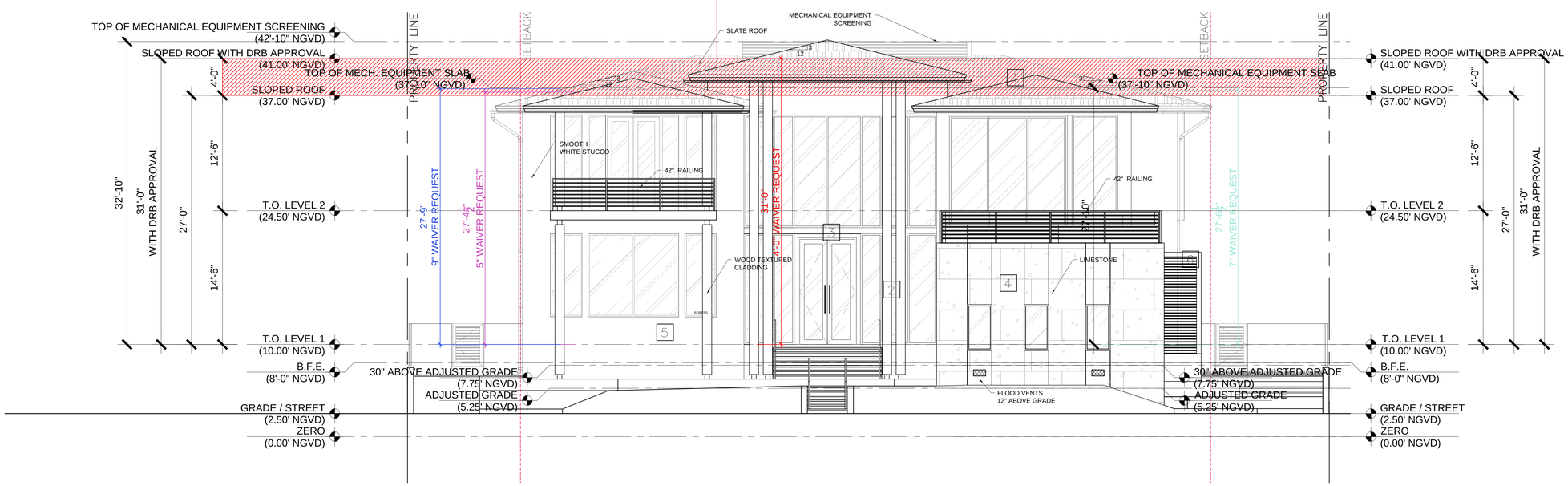
- 4'-0" HEIGHT WAIVER REQUEST
- 1'-8" HEIGHT WAIVER REQUEST
- 9" HEIGHT WAIVER REQUEST
- 8" HEIGHT WAIVER REQUEST
- 7" HEIGHT WAIVER REQUEST
- 5" HEIGHT WAIVER REQUEST
- 2" HEIGHT WAIVER REQUEST



KEY PLAN

Scale: N.T.S.

WAIVER TO ALLOW 4 FEET OF ADDITIONAL HEIGHT WITH DRB APPROVAL



1 FRONT ELEVATION

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
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ELEVATIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.00
Project: 2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF

2 WOOD TEXTURED CLADDING

3 LIGHT GREY ANODIZED METAL FINISH

4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

HEIGHT WAIVER LEGEND

- 4'-0" HEIGHT WAIVER REQUEST
- 1'-8" HEIGHT WAIVER REQUEST
- 9" HEIGHT WAIVER REQUEST
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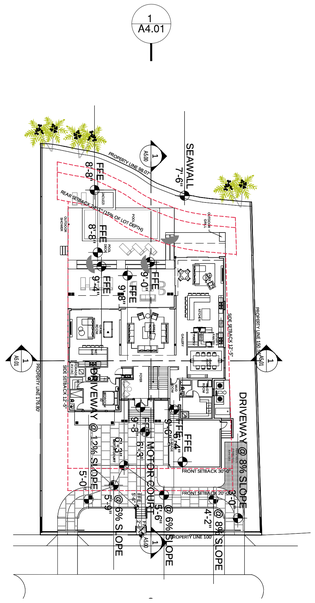
- 5" HEIGHT WAIVER REQUEST
- 2" HEIGHT WAIVER REQUEST



KEY PLAN

Scale: N.T.S.

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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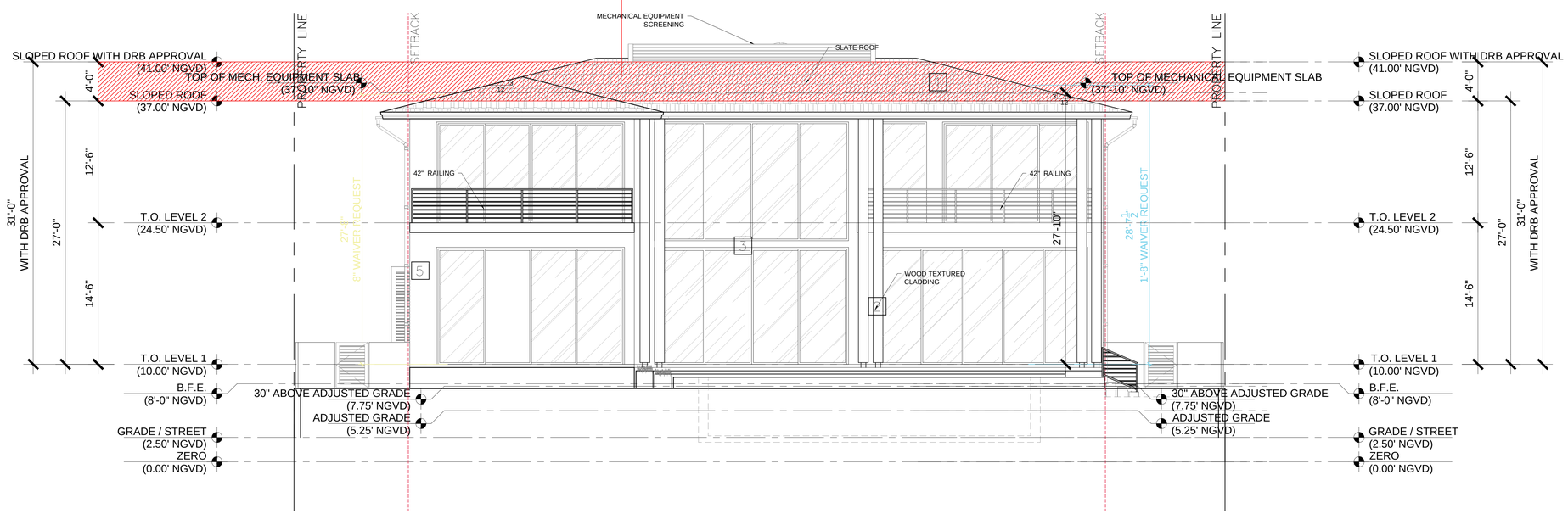
WAIVER TO ALLOW 4 FEET OF ADDITIONAL HEIGHT WITH DRB APPROVAL



1 REAR ELEVATION

Scale: 3/16" = 1'-0"

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ELEVATIONS

PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.01
Project: 2016	

ELEVATION MATERIAL LEGEND

1 SLATE ROOF
2 WOOD TEXTURED CLADDING
3 LIGHT GREY ANODIZED METAL FINISH
4 LIMESTONE
5 WHITE SMOOTH STUCCO
6 SCREENING

HEIGHT WAIVER LEGEND

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- 1'-8" HEIGHT WAIVER REQUEST
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- 8" HEIGHT WAIVER REQUEST
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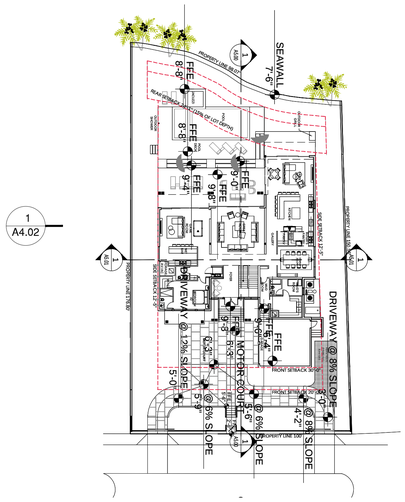
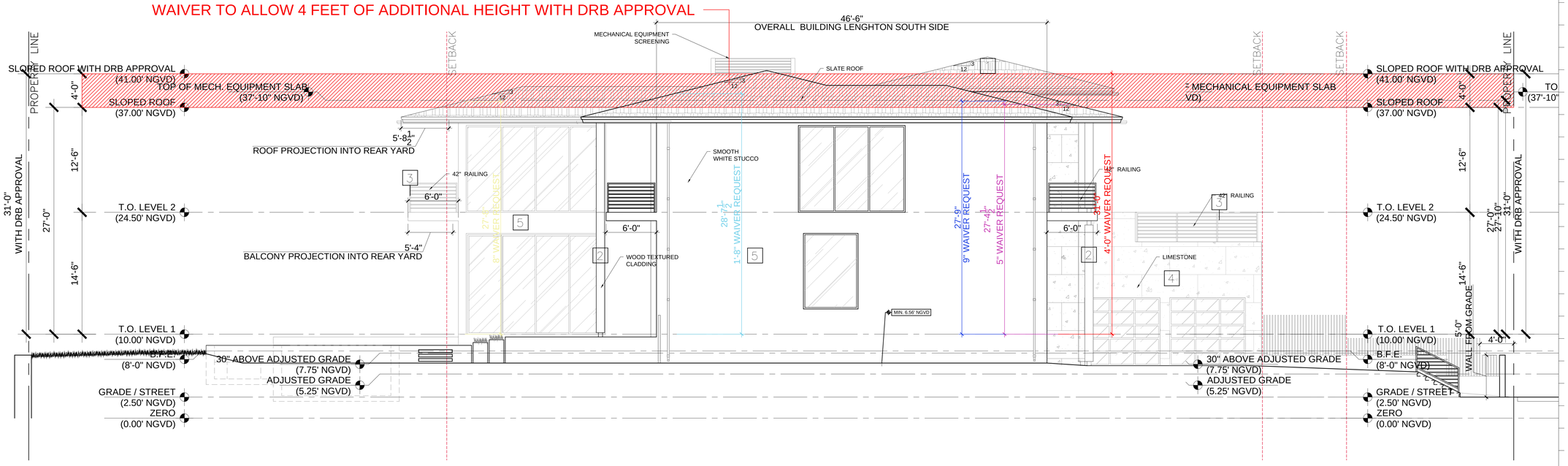


1 A4.02

KEY PLAN
Scale: N.T.S.



1 SIDE ELEVATION (SOUTH)
Scale: 3/16" = 1'-0"

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ELEVATIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.02
Project: 2016	

ELEVATION MATERIAL LEGEND

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4 LIMESTONE

5 WHITE SMOOTH STUCCO

6 SCREENING

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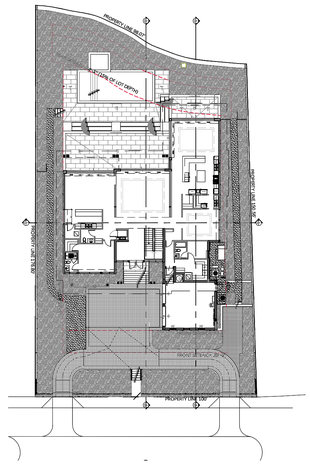

1 A4.0

KEY PLAN

Scale: N.T.S.

WAIVER TO ALLOW 4 FEET OF ADDITIONAL HEIGHT WITH DRB APPROVAL

95'-8"
OVERALL BUILDING LENGHT ON NORTH SIDE

74'-10"
OVERALL LENGHT OF 2-STORY PORTION

20'-10" | 1'-10" | 17'-2" | 55'-10" | 20'-10"

MECHANICAL EQUIPMENT SCREENING

SLATE ROOF

WOOD TEXTURED CLADDING

PROPERTY LINE | SETBACK | SETBACK | PROPERTY LINE

SLOPED ROOF WITH DRB APPROVAL (41.00' NGVD)

TOP OF MECHANICAL EQUIPMENT SLAB (37'-10" NGVD)

SLOPED ROOF (37.00' NGVD)

4'-0"

31'-0" WITH DRB APPROVAL

12'-6" | 27'-0" | 14'-6"

T.O. LEVEL 2 (24.50' NGVD)

T.O. LEVEL 1 (10.00' NGVD)

B.F.E. (8'-0" NGVD)

30" ABOVE ADJUSTED GRADE (7.75' NGVD)

ADJUSTED GRADE (5.25' NGVD)

GRADE / STREET (2.50' NGVD)

ZERO (0.00' NGVD)

4'-0"

5'-0"

42" RAILING

LIMESTONE

FLOOD VENTS 12" ABOVE GRADE

4'-0" WAIVER REQUEST

31'-0"

7" WAIVER REQUEST

27'-6"

SCREENING

SCREENING

GARAGE A/C UNIT

9'-0" NGVD

GENERATOR

4'-0" WAIVER REQUEST

28'-6"

MIN. 6.58' NGVD

2" WAIVER REQUEST

21'-2"

SMOOTH WHITE STUCCO

5'-8½" ROOF PROJECTION INTO REAR YARD

42" RAILING

8" WAIVER REQUEST

27'-0"

4'-10½" BALCONY PROJECTION INTO REAR YARD

27'-10"

1 SIDE ELEVATION (NORTH)

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	04-20-2020		
DRB FINAL SUBMITTAL	05-11-2020		
DRB SHEETS REVISION	05-20-2020		

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AR0012578
REGISTERED ARCHITECT
Lic. # AR0012578

KOBI KARP

ELEVATIONS
PROPOSED DESIGN

Date: 05-11-2020	Sheet No.
Scale:	A4.03
Project: 2016	