



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



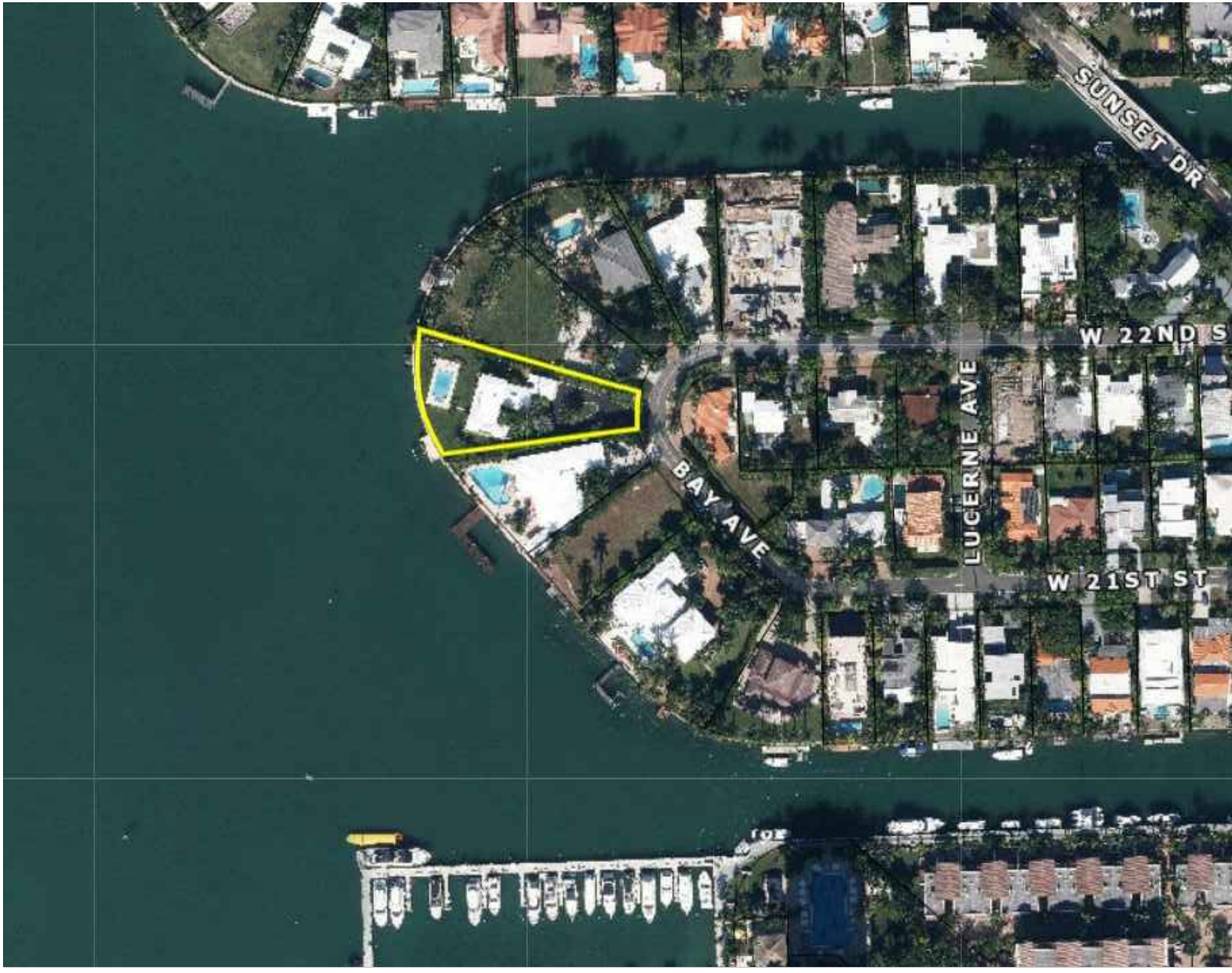
RESIDENCE 7



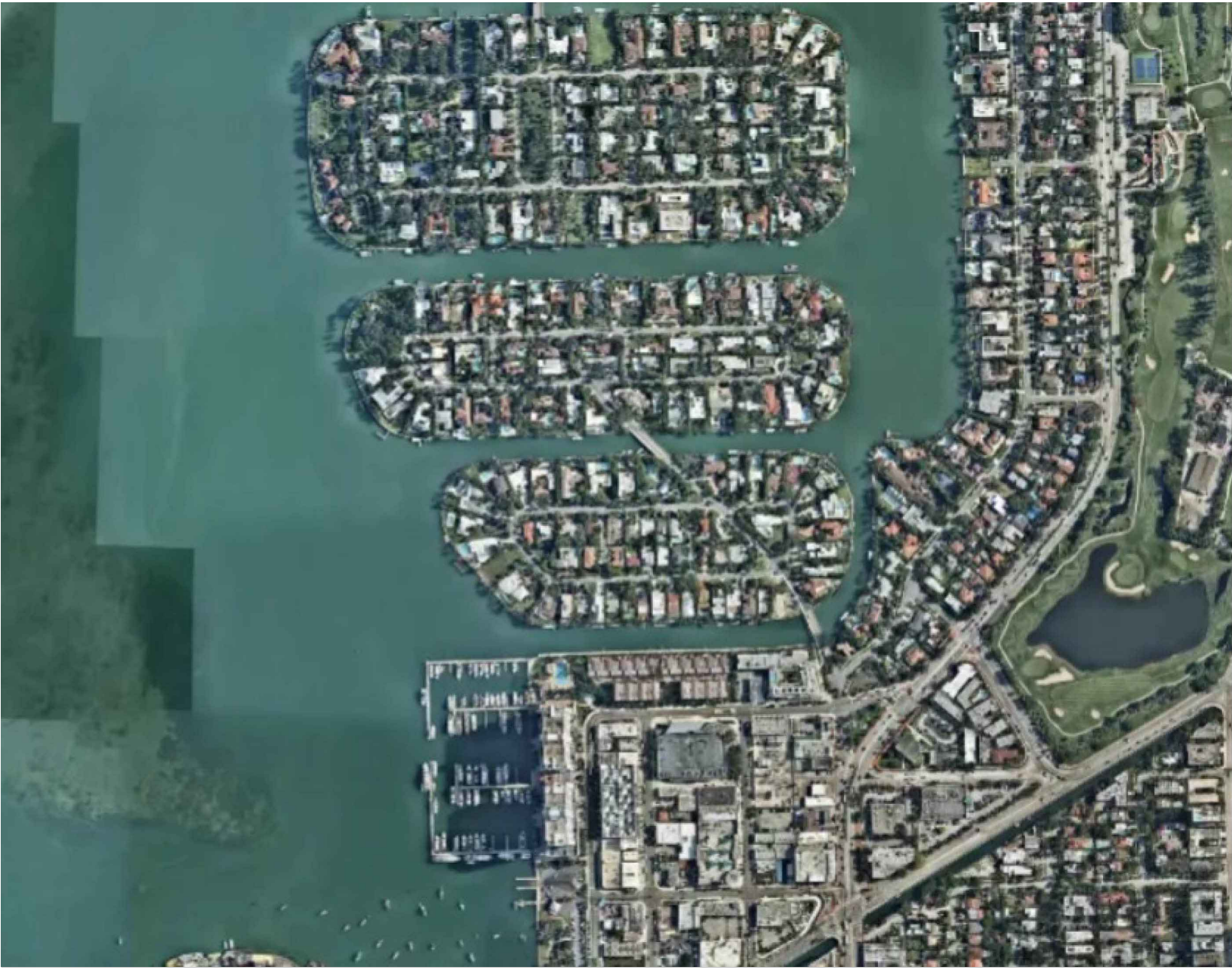
RESIDENCE 8



SUBJECT PROPERTY



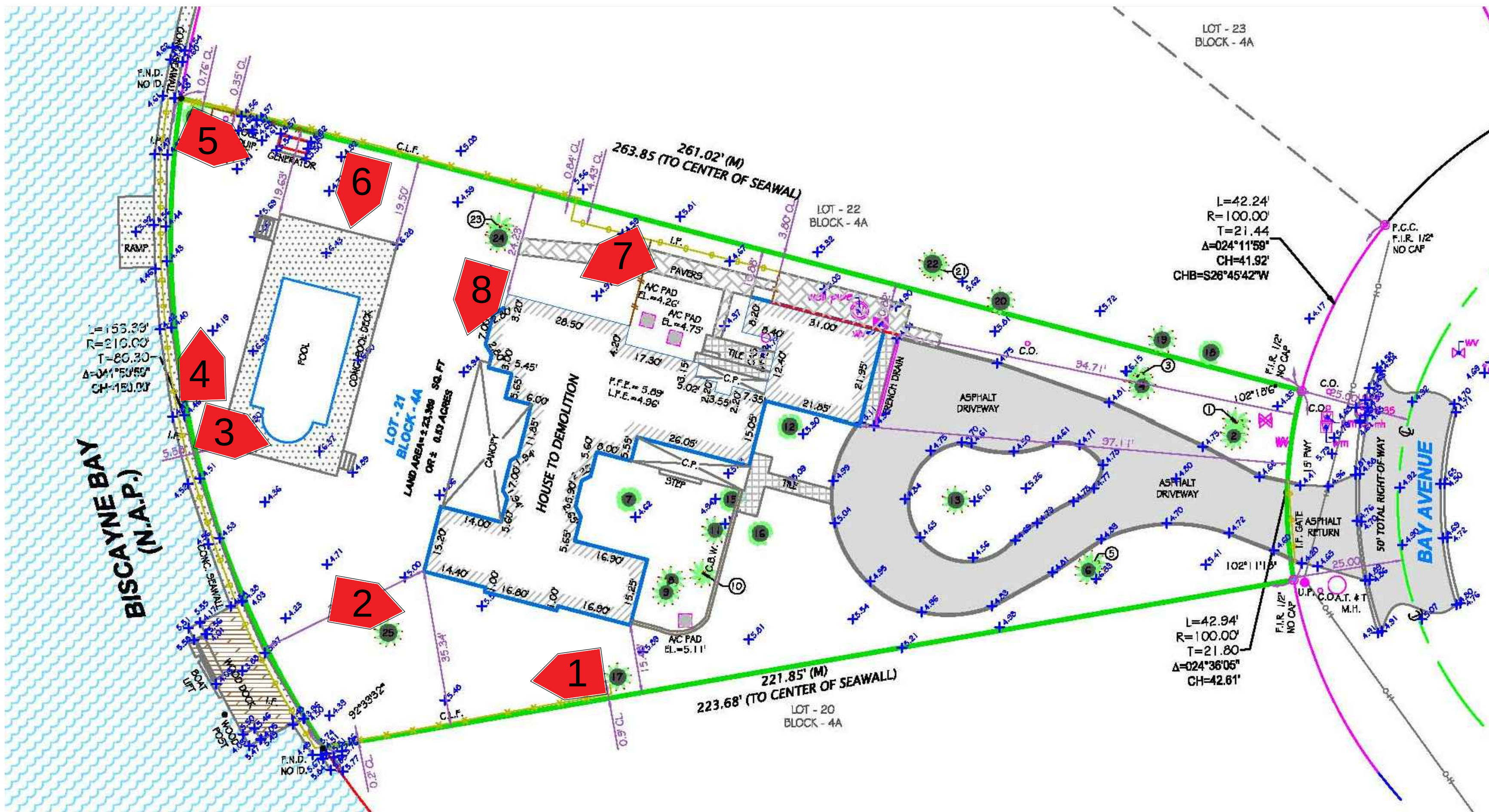
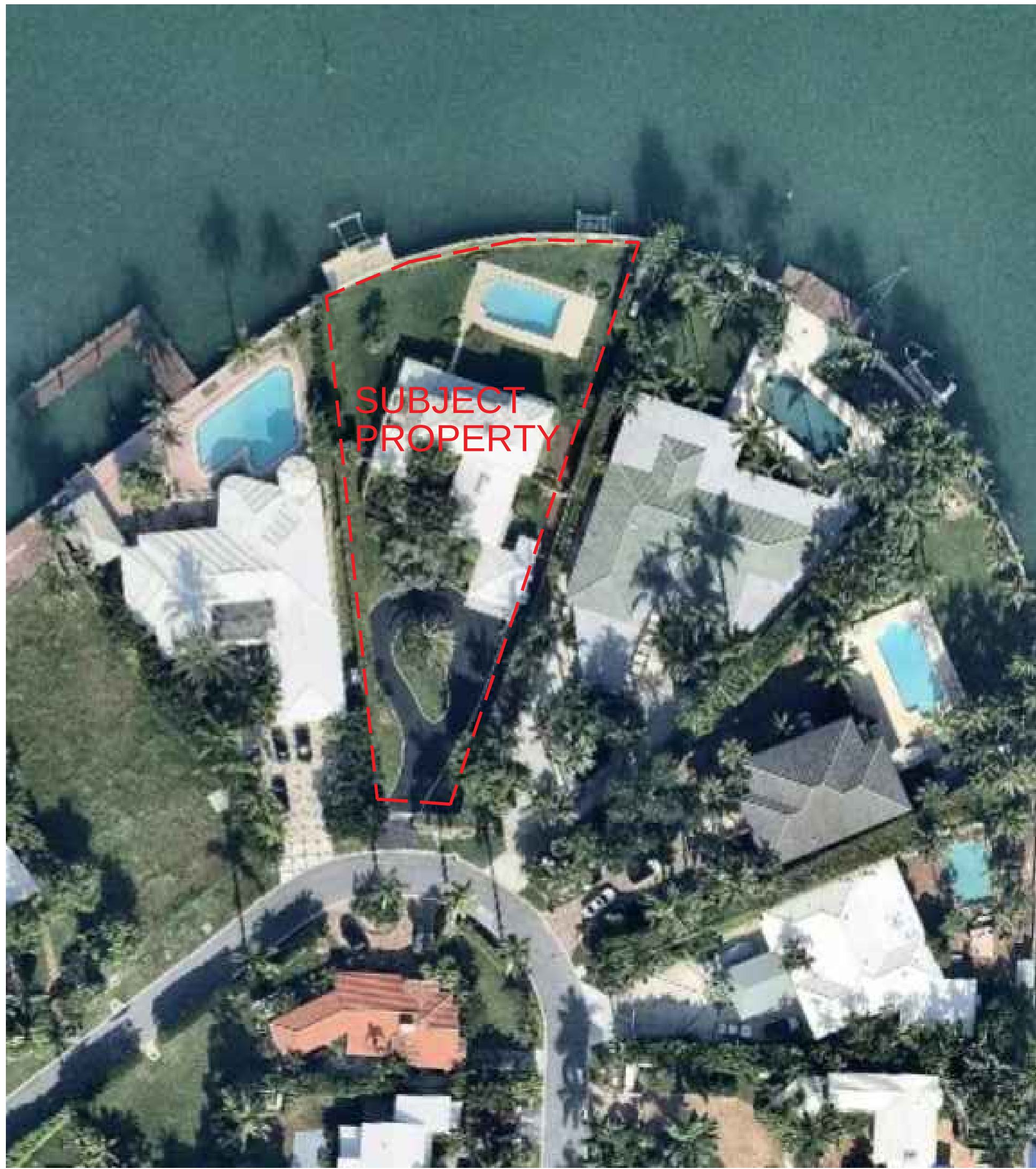
AERIAL VIEW

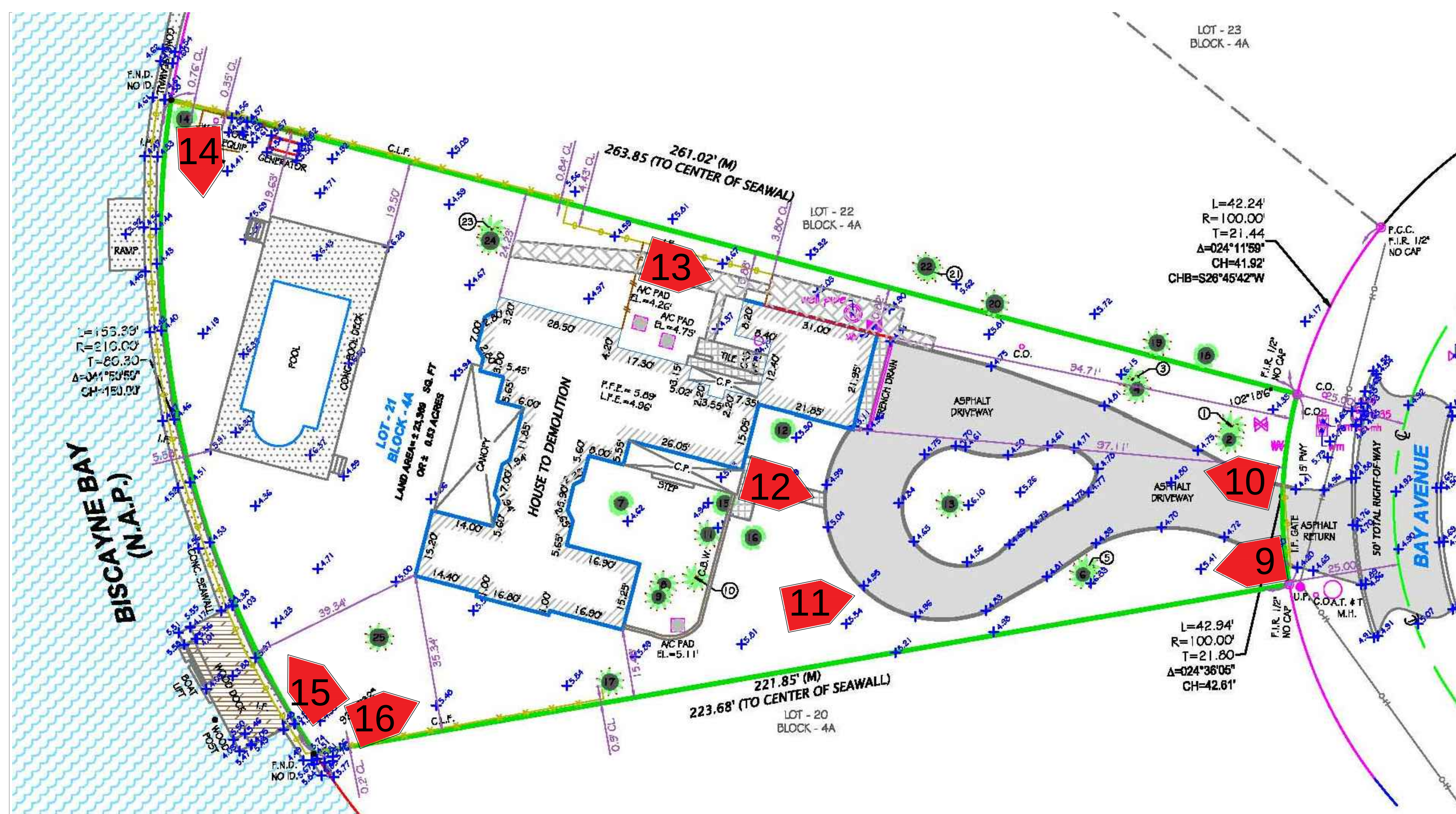
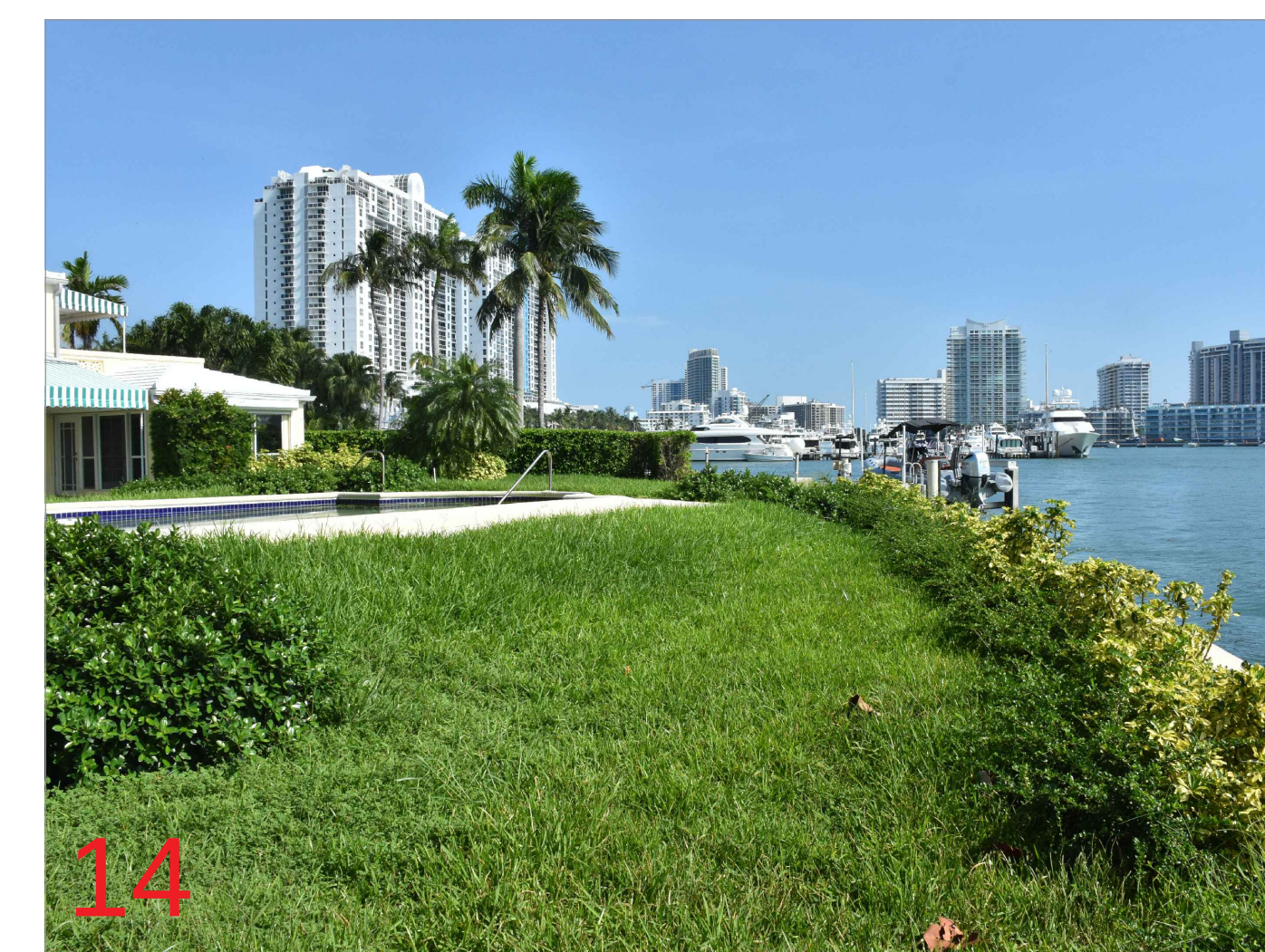


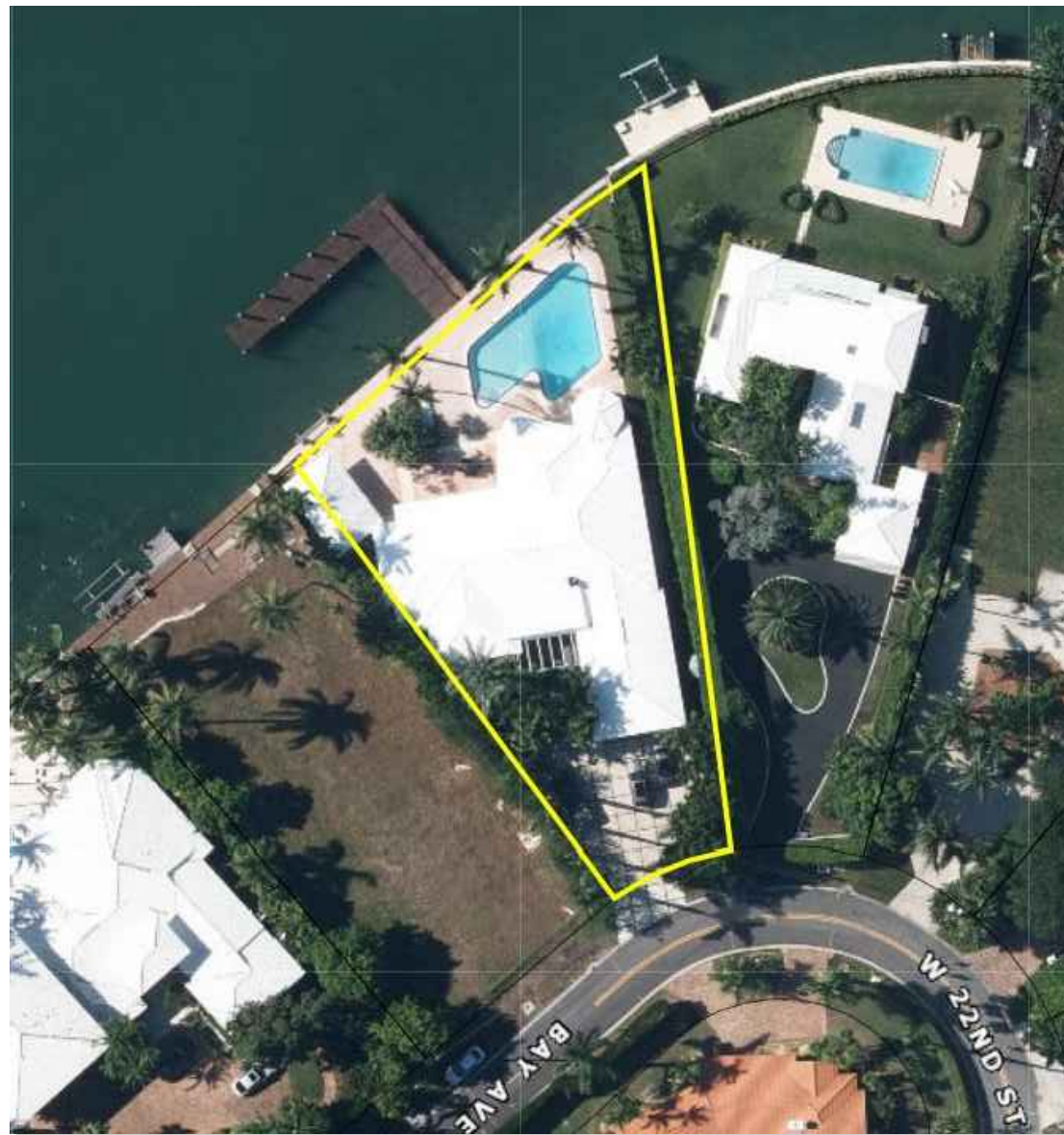
LOCATION MAP



KEY PLAN







2130 Bay Ave.
Adjacent Property
Lot Size: 15,016 sq. ft.
Lot Coverage: 4,785 sq. ft. (31.87%)
Approx. First-Second Ratio: NA



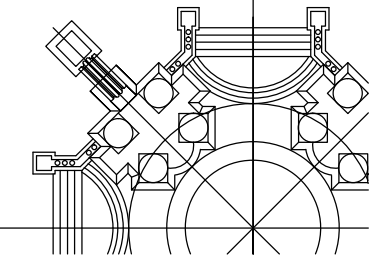
2138 Bay Ave.
Proposed Property
Lot Size: 24,452 sq. ft.
Lot Coverage: 6,928.13 sq. ft. (29.64%)
Approx. First-Second Ratio: 91.39%



2142 Bay Ave.
Adjacent Property
Lot Size: 25,671 sq. ft.
Lot Coverage: 4,941 sq. ft. (19.25 %)
Approx. First-Second Ratio: N/A



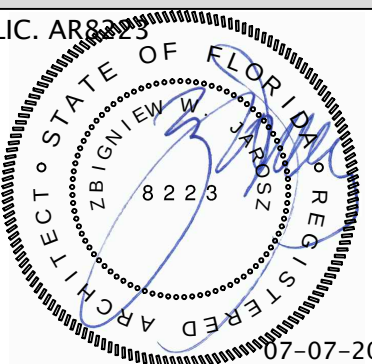
CONTEXTUAL ELEVATION/ STREET VIEW
SCALE: N.T.S



Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT /
SHEET TITLE

SCHMEICHEL RESIDENCE
2138 Bay Avenue, Miami Beach, FL 33140
CONTEXTUAL ELEVATION



REVISIONS		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. THE USER OF THIS PROJECT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PROJECT. THE USER OF THIS PROJECT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PROJECT.

2002-SCH

DATE:	Jul 07, 2020
DRAWN BY:	A.M.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

SHEET

A5.08

07/07/20