

ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL
JANUARY 4, 2021



1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE
2. SCOPE OF WORK INCLUDES:
 - DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE
 - 2 NEW CONSTRUCTION 2 STORY CMU BLOCK SINGLE FAMILY RESIDENCE

ALSABAGH RESIDENCE
4625 ALTON ROAD
MIAMI BEACH, FL 33140

REVISIONS

Job No:
WEST - 2025

Date: 01/04/2021

Drawn by: SAR	Checked
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Checked
by: GB

DESIGN REVIEW BOARD

Drawing No.

A-001

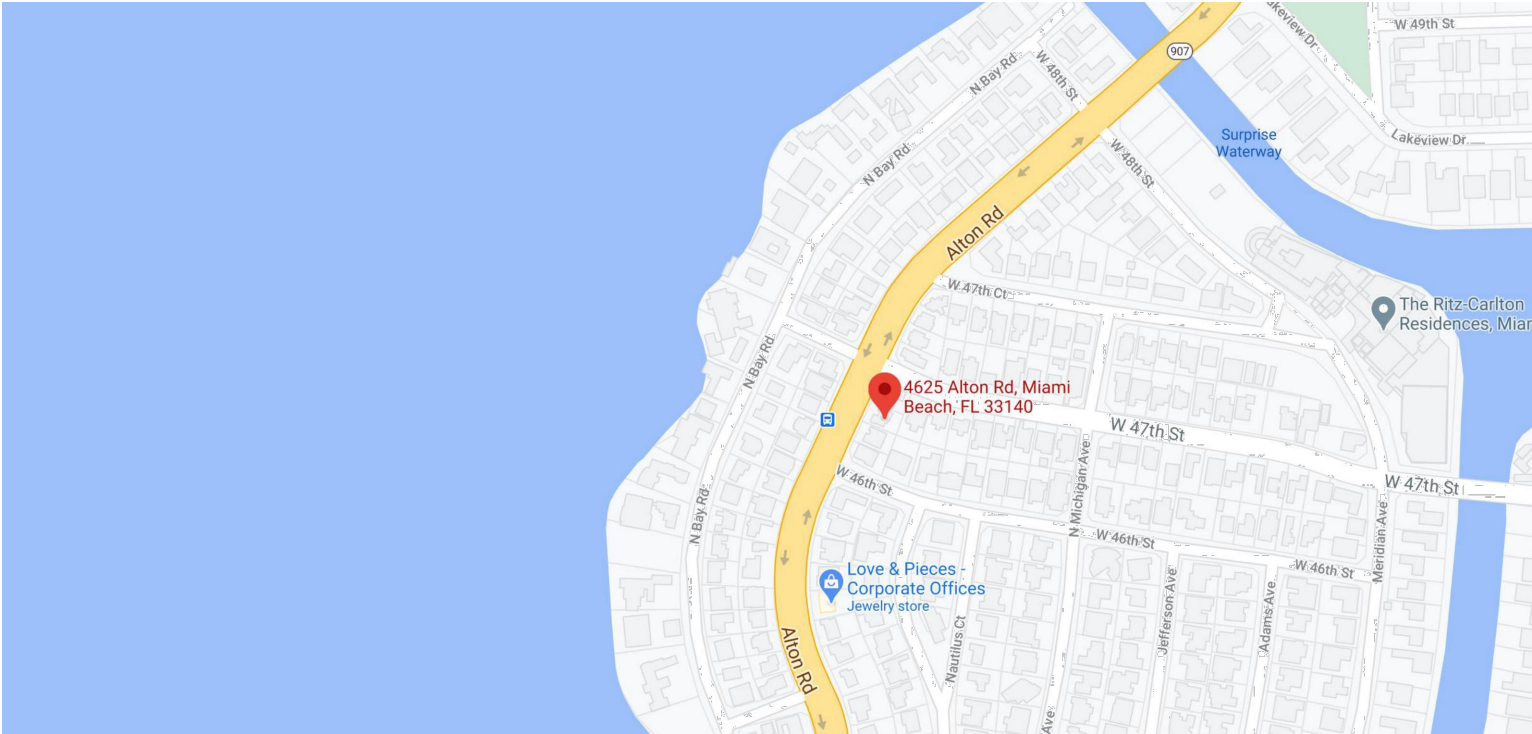
GERALD BELGRAVE

AKW 15003

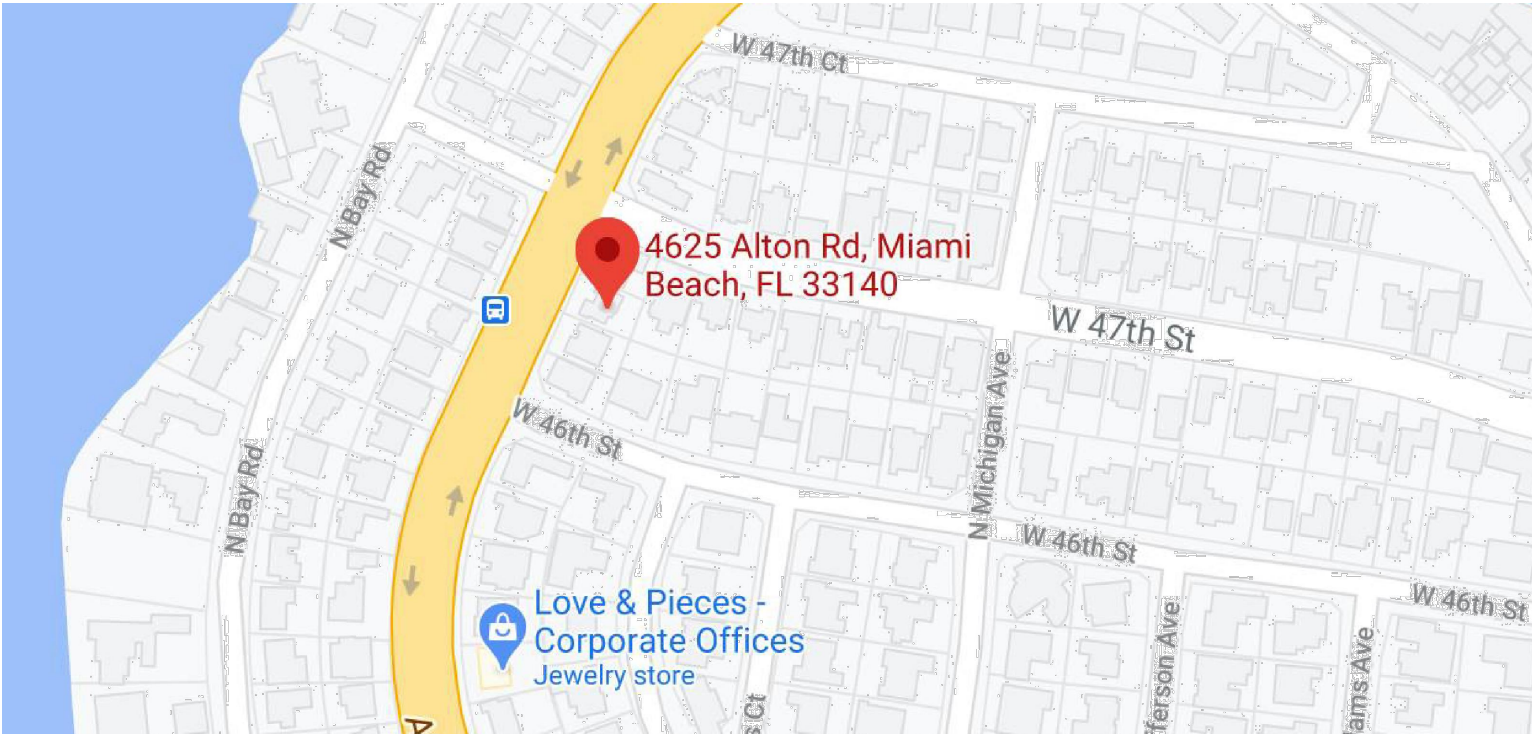
ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021



CITY MAP



NEIGHBORHOOD MAP

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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A-007	AXONOMETRICS
A-008	AXONOMETRICS
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A-011	NEIGHBORHOOD
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A-014	EXISTING LOT COVERAGE / DEMOLITION PLAN
A-015	ZONING DATA SHEET
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A-023	LOT COVERAGE
A-024	FRONT AND REAR LANDSCAPE COVERAGE
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A-101	FIRST FLOOR PLAN
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A-103	ROOF PLAN
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GERALD BELGRAVE

AR0015085

nest
PLANS

ARCHITECTURE &
INTERIOR DESIGN

2601 E Oakland Park Blvd, Ste 203
Fort Lauderdale, Florida 33306
954.529.9000 nestplans.com

ALSABBAGH RESIDENCE

4625 ALTON ROAD
MIAMI BEACH, FL 33140

REVISIONS

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NEST - 2025

Date:
01/04/2021

Drawn by:
SAR

Checked
by: GB

DESIGN REVIEW BOARD

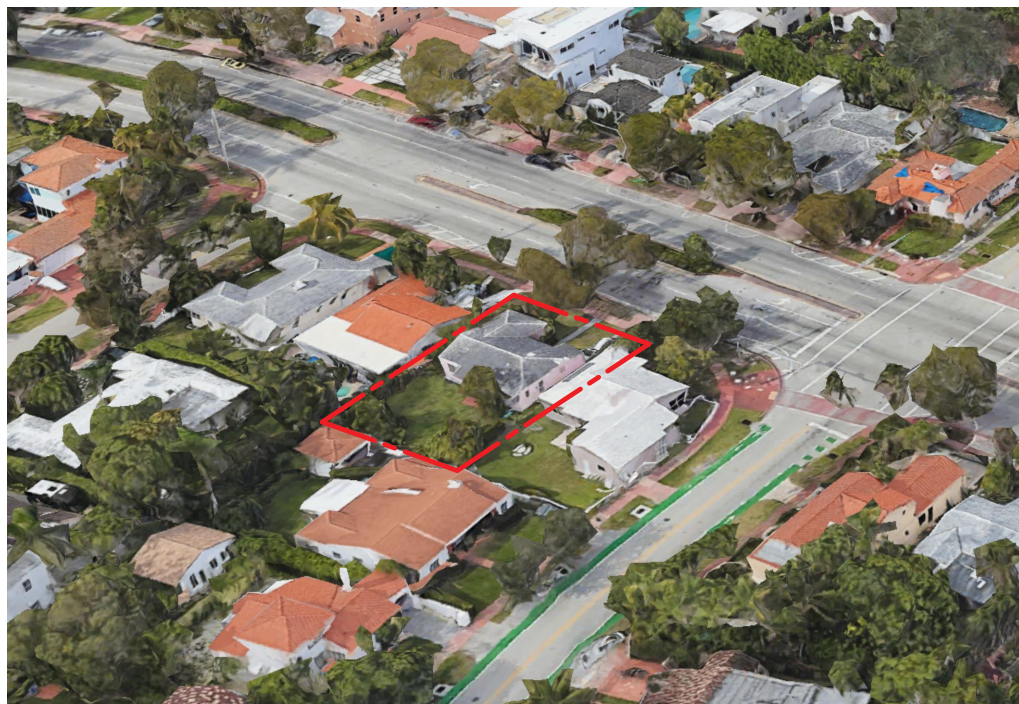
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A-002

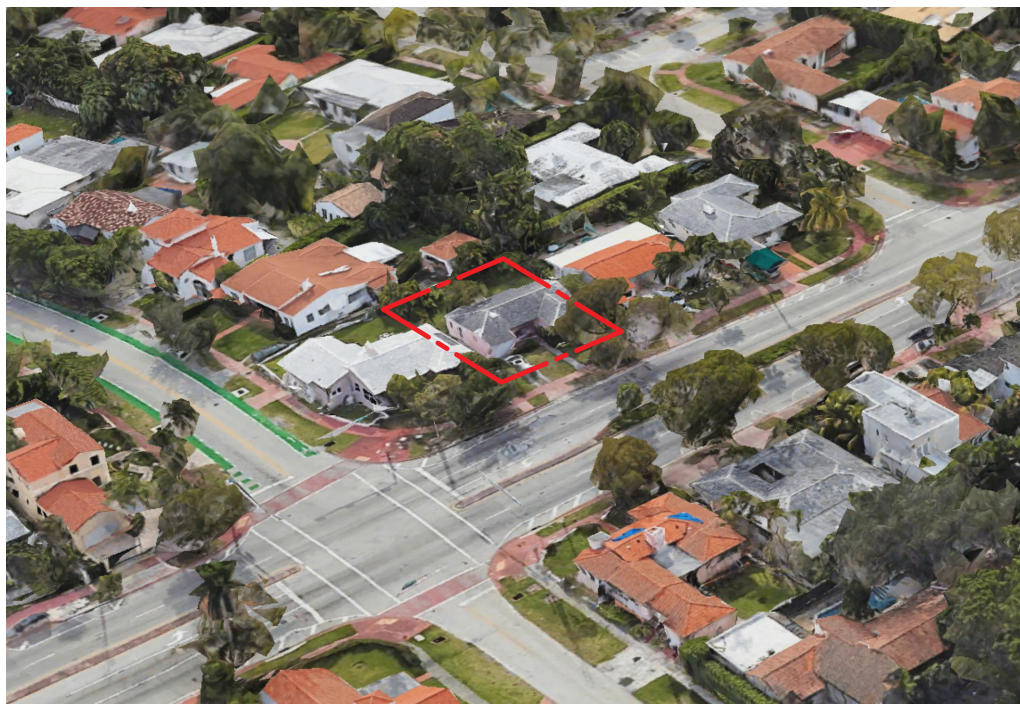
ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

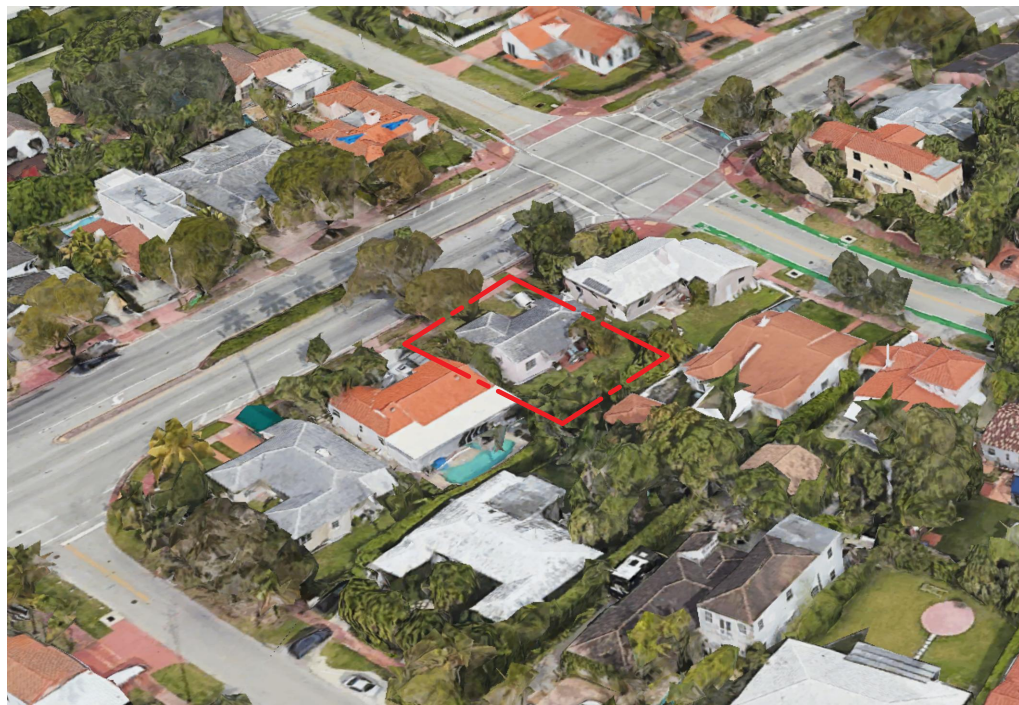
JANUARY 4, 2021



NE AERIAL



NW AERIAL



SE AERIAL



SW AERIAL

AERIAL VIEW / SITE CONTEXT

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4625 ALTON ROAD
MIAMI BEACH, FL 33140

REVISIONS	

Job No: NEST - 2025	Date: 01/04/2021	Drawn by: SAR	Checked by: GB
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DESIGN REVIEW BOARD

Drawing No.

A-010



United Water Restoration Group of South Florida, Inc

REPORT

2967 N. Powerline Rd.
Pompano Beach, FL 33069
Telephone : (954) 972-7510
Fax: (954) 972-7511
TIN# 82-4468368
CGC1527214

9 9-TimePhoto_20201207_100738
Date Taken: 12/7/2020

Front elevation





United Water Restoration Group of South Florida, Inc

REPORT

2967 N. Powerline Rd.
Pompano Beach, FL 33069
Telephone : (954) 972-7510
Fax: (954) 972-7511
TIN# 82-4468368
CGC1527214

86 128-TimePhoto_20201207_
105704

Date Taken: 12/7/2020

RRear elevation: Bedroom 1 and
Dining room exterior windows





United Water Restoration Group of South Florida, Inc

REPORT

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Pompano Beach, FL 33069
Telephone : (954) 972-7510
Fax: (954) 972-7511
TIN# 82-4468368
CGC1527214

81 123-TimePhoto_20201207_
103422

Date Taken: 12/7/2020

Kitchen Overview Electrical outlet
placement





2967 N. Powerline Rd.
Pompano Beach, FL 33069
Telephone : (954) 972-7510
Fax: (954) 972-7511
TIN# 82-4468368
CGC1527214

18 18-TimePhoto_20201207_101638
Date Taken: 12/7/2020

Master Bedroom Over view. Plywood
subfloor and Joist are exposed

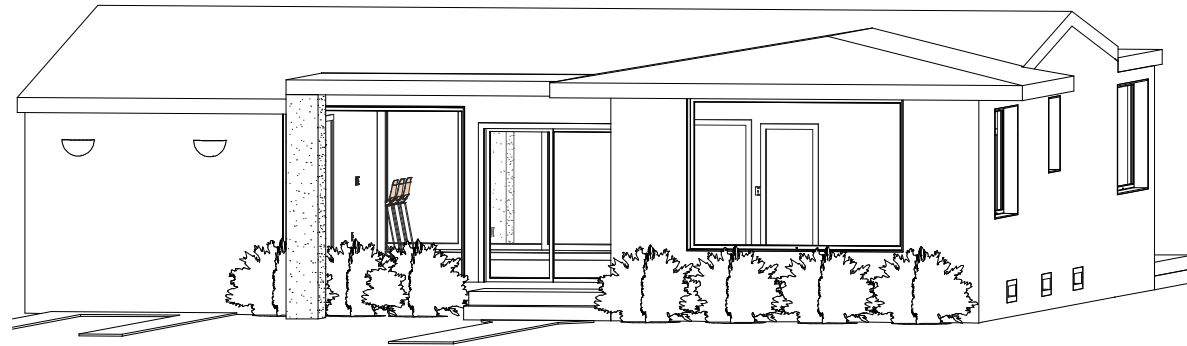


HOUSE REMODELING

4625 ALTON ROAD MIAMI BEACH, FL 33140

PROJECT LOCATION:	
4625 ALTON ROAD MIAMI BEACH, FL 33140	
SCOPE OF WORK	
SINGLE FAMILY HOUSE TO BE REMODELATED WITH NEW ROOF AND NEW ADDITION	
APPLICABLE CODES	
Applicable Codes include, but are not limited to: THE FLORIDA BUILDING CODE 6th Edition (2017) RESIDENTIAL Florida Building Code 5th Edition (2017) Florida Building Code 5th Edition (2017) Residential Florida Building Code 5th Edition (2017) Plumbing National Electric Code (NEC)	
FLOOD MAP	
12086C0309L	Date: 09/11/2009
GENERAL	
Zoning District Lot Area Existing Building Area Proposed Building Area	RS-4- 6300 SF 1430 SF 1163 SF
BUILDING HEIGHT	
Building Height	8' - 8"
SETBACK REQUIREMENTS	
Front Side Interior Side Street Rear	20' - 0" 5' - 0" 5' - 0" 25' - 0"
OCCUPANCY GROUP	
Occupancy Group	R-3

SCOPE OF WORK
1. NEW ADDITION IN THE BACK. 21' LF APROX.
2. REPAINT MAIN HOUSE EXTERIOR.
3. ADD SHOWER IN THE BATHROOM OF THE MASTER BEDROOM.
4. REMODELING OF DOORS AND WINDOWS. MODERN STYLE.
5. NEW STORAGE AND BEDROOM IN THE GARAGE AREA.
6. ADD TWO SLIDING GLASS DOOR 4 PANELS.
7. NEW ROOF FLAT
MECHANICAL:
1. EXISTING AC SYSTEM WILL BE CHANGED.
2. NEW AC SYSTEM FOR ALL HOUSE.
ELECTRICAL:
1. EXISTING ELECTRICAL PANEL TO BE REMAIN.
2. NEW DEVICES AS SHOWN ON PLAN, REFERE TO ELECTRICAL DWGS.
PLUMBING:
1. NEW PLUMBING WORK FOR NEW BATHROOMS.



Sheet List	
Sheet Number	Sheet Name
A0.00	COVER
A0.01	GENERAL NOTES & SYMSBOLS LEGEND
A1.00	SITE PLAN
A1.01	NEW ADDED AREAS
A2.00	EXISTING & DEMOLITION FLOOR PLAN
A2.01	PROPOSED FLOOR PLAN
A2.02	PROPOSED ELEVATIONS
A2.03	SECTIONS
A2.04	ROOF PLAN
A2.06	WINDOW & DOOR SCHEDULE
A007	3D VIEWS
A008	3D VIEWS
E0.00	ELECTRICAL SCHEDULES AND DETAILS
E1.00	LIGHTING AND RECEPTACLES
M0.00	MECHANICAL DETAILS
M1.00	MECHANICAL PLAN
P1.00	PLUMBING SCHEDULE & DETAILS
P1.01	SANITARY & PLUMBING
S1.00	FOUNDATION PLAN DETAILS

DRAINAGE NOTE:

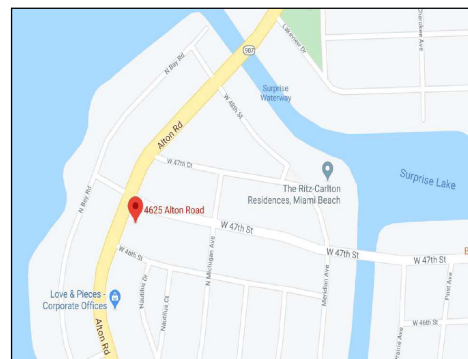
CONTRACTOR SHALL GRADE SITE TO MAINTAIN DRAINAGE ONSITE.
ALL WATER GENERATED ON THIS SITE WILL BE RETAINED ON SAID SITE.

NEW FLOOR ELEVATION NOTE:

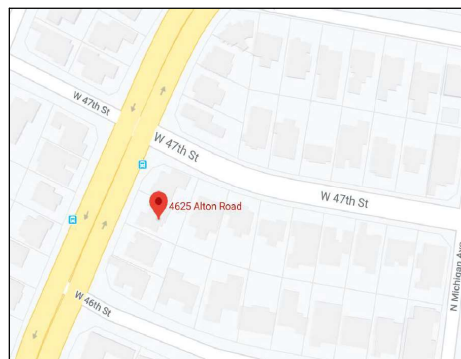
BUILDING ADDITION FLOOR ELEVATION SHALL MATCH EXISTING FLOOR HEIGHT AND SHALL BE NO LESS THAN 18 INCHES ABOVE LOWEST ADJACENT ROAD CROWN.

ELEVATION NOTE:

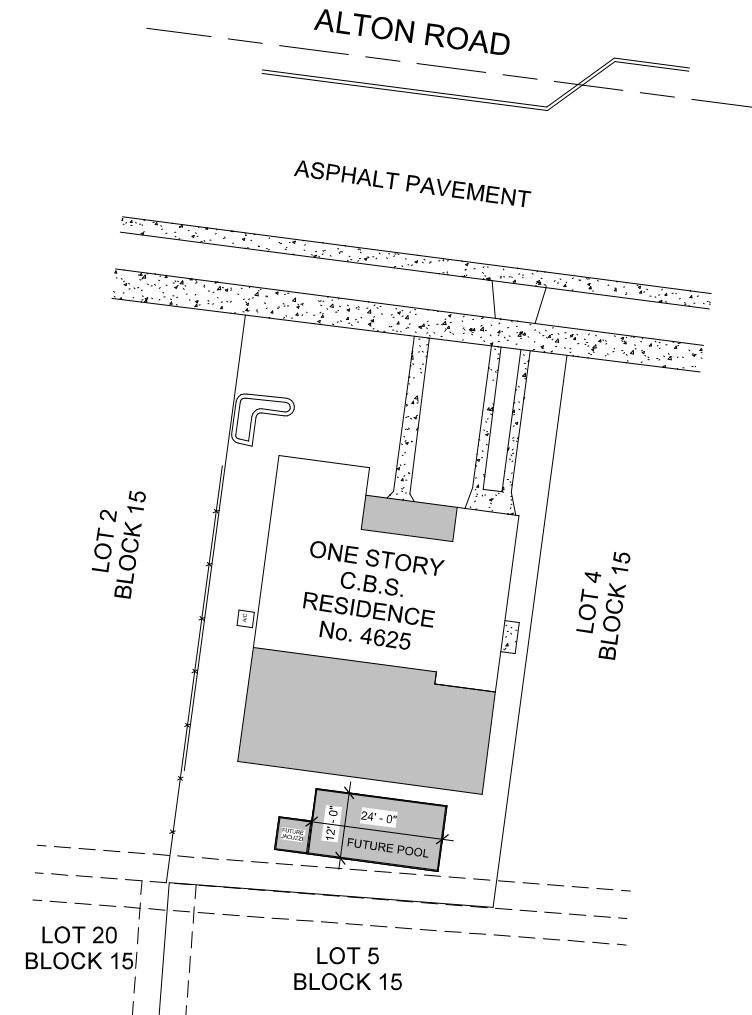
BUILDING'S HEATING, VENTILATING AND AIR CONDITION (HVAC) EQUIPMENT, SHALL HAVE THE LOWEST FLOOR, INCLUDING GARAGE, ELEVATED NO LOWER THAN 12 INCHES ABOVE THE BASE FLOOD ELEV.(BFE) AND NOT LESS THAN 18 INCHES ABOVE LOWEST ADJACENT ROAD CROWN (LARC).



AREA MAP



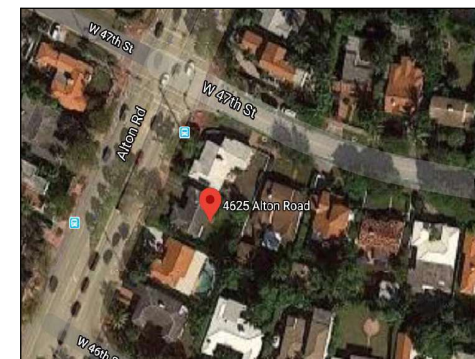
VICINITY MAP



2 SITE PLAN.
1/16" = 1'-0"

LEGEND SITE

	EXISTING HOUSE
	NEW ADDITION



LOCATION PLAN

REVISION	DATE	DESCRIPTION	BY
1	XXXX	XXXXX	XX
2			
3			
4			
5			

NOTES

THESE DRAWINGS WHEN APPROVED SHALL CONSTITUTE THE AUTHORIZED REPRESENTATION OF THE CONTRACT REQUIREMENTS AND SPECIFICATIONS, AND SUPERSEDE ALL PREVIOUS UNDERSTANDING, EITHER EXPlicit OR IMPLICIT. DISSEMINATION OF DRAWINGS DOES NOT CONSTITUTE ACCEPTANCE OF ORDER.

PROFESSIONAL LICENSE FOR
STRUCTURAL ENGINEERING
FLORIDA

OSCAR YAMIR SOUFFRONT
LICENSE
No. 72462
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

10/11/ March 13, 2020

EXPIRATION: 10/11/ 2022

REQUIREMENTS FOR EXPIRATION OF LICENSE
1. 100% CREDIT
2. 100% CREDIT
3. 100% CREDIT
(Check one box only)

GENERAL CONTRACTOR

ARCHITECT

CLIENT

PROJECT:
4625 ALTON RD
MIAMI BEACH, FL 33140

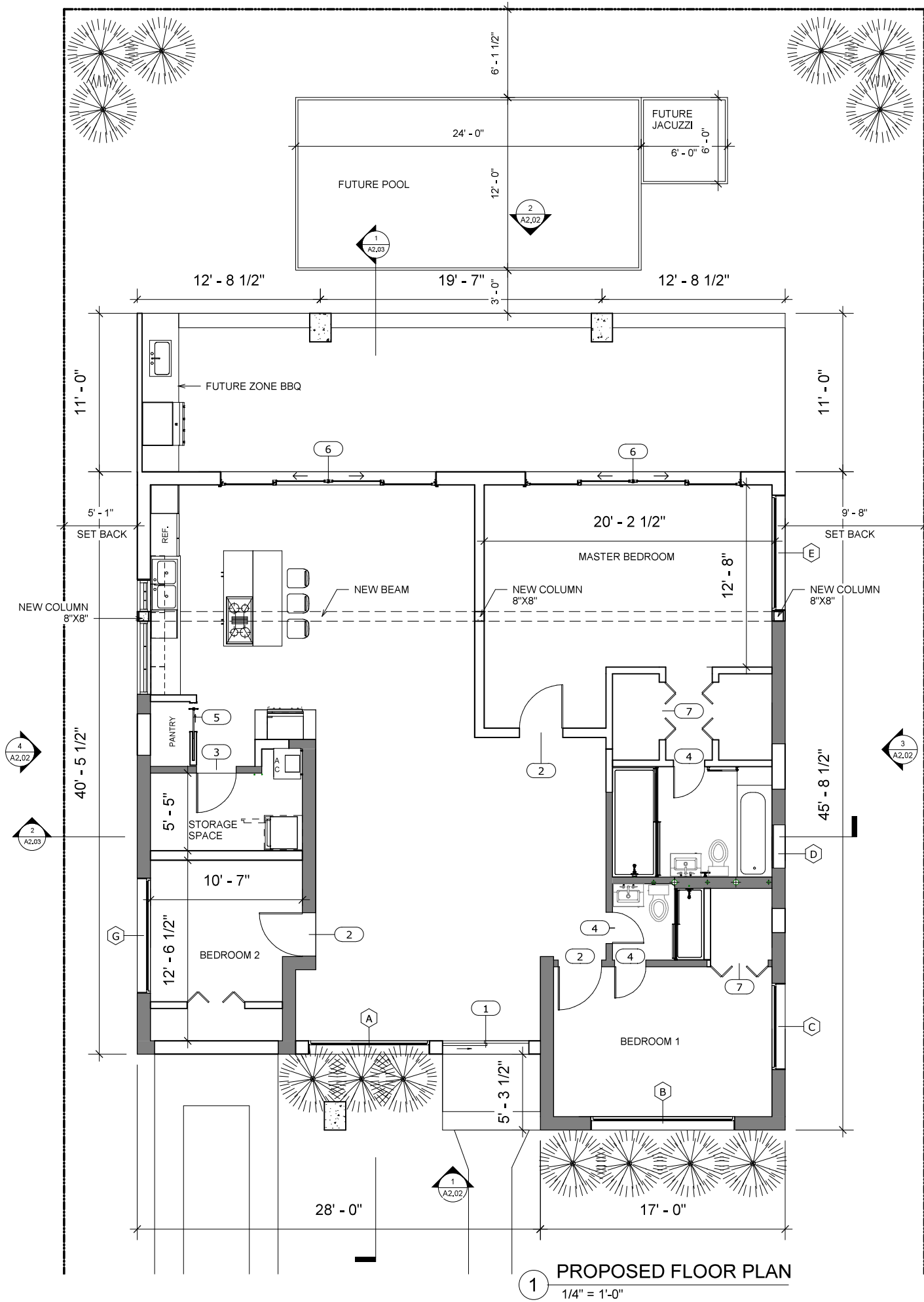
TITLE
COVER

DRAWN BY: CHK BY: DATE: 20-08-03

PROJECT No: SCALE: AS SHOWN NO. ORDER

SHEET No: A.00

REV:



PROPOSED LEGEND

- PROPERTY LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NOT IN CONTRACT (N.I.C)
- KEY NOTE
- ROOM NAME AND NUMBER

NEW WALLS LEGEND

- INTERIOR WALLS 8"x8" CMU BLOCK.
- EXTERIOR WALLS 11"x11" CMU BLOCK.

SHEET NOTES

- NEW MASTER BEDROOM. 361.99 Sq. Ft
- NEW PATIO WITH ZONE BBQ
- THE NEW WINDOWS AND DOORS TO BE REPLACE FOR MR GLASS.
- STORAGE SPACE. 61.94 Sq Ft
- NEW BEDROOM 2. 120 Sq Ft

NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

NOTES:

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PROPOSED FLOOR PLAN

GENERAL CONTRACTOR:

ARCHITECT:

CLIENT:

PROJECT:

4625 ALTON RD
MIAMI BEACH, FL 33140

TITLE:

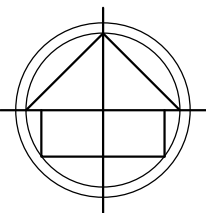
PROPOSED FLOOR PLAN

DRAWN BY:	CHK BY:	DATE:
		20 - 08 - 03

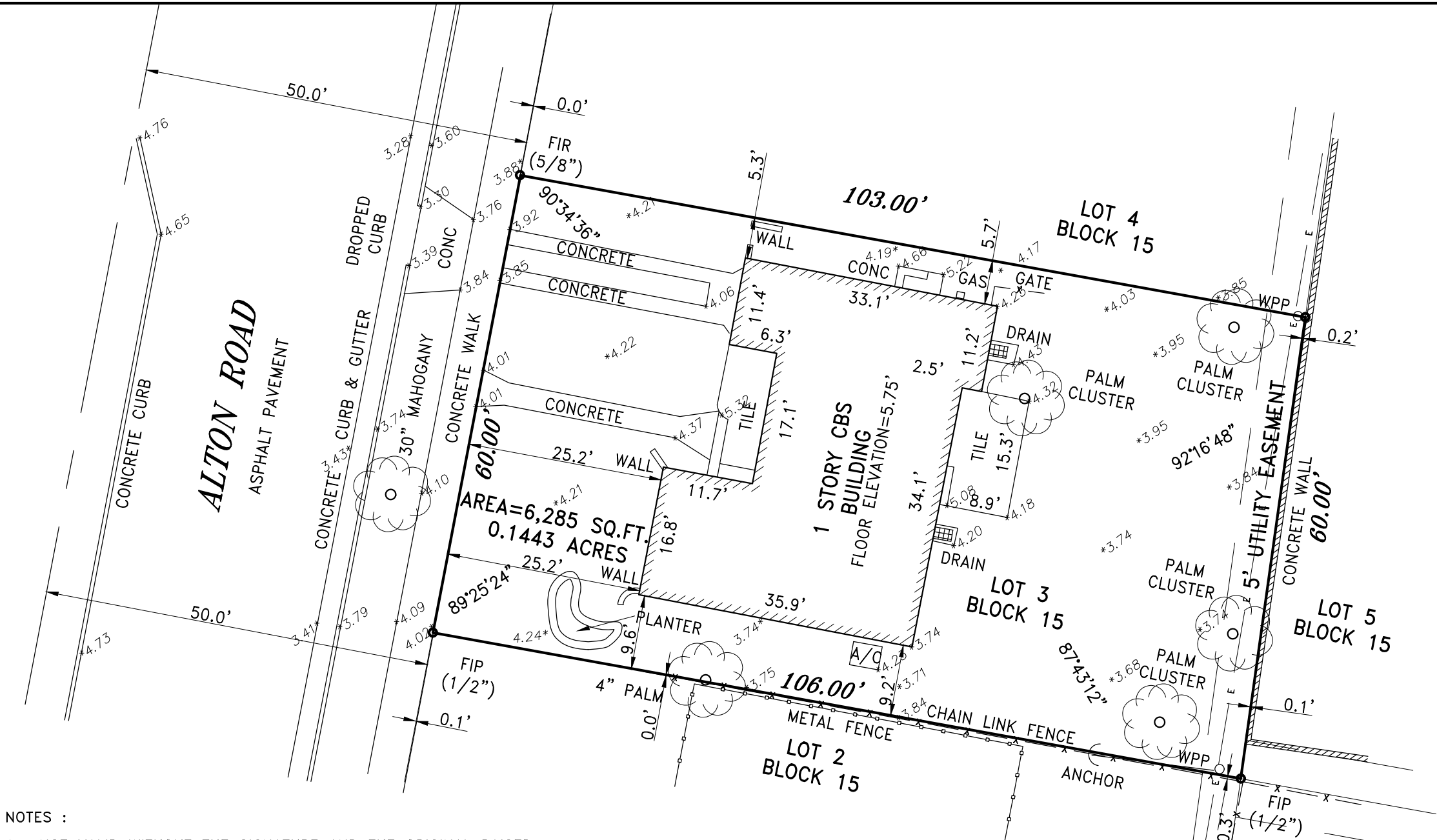
PROJECT NO:	SCALE:	NO. ORDER:
	AS SHOWN	

SHEET NO:	REV:
A2.01	0

SKETCH OF SURVEY



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - WPP WOOD POWER POLE
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - CO CLEAN OUT
 - NTS NOT TO SCALE
 - R RADIUS
 - A ARC DISTANCE
 - Δ CENTRAL ANGLE
 - 7.59 ELEVATION



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BM # D-132-R ELEVATION = 8.23' (NGVD29)

LAND DESCRIPTION:

LOT 3, BLOCK 15 OF "NAUTILUS ADDITION OF MIAMI BEACH SHORE CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN OCTOBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188
SURVEY DATE : 10/29/20

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9372-20

CLIENT :

NEST PLANS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	10/29/20	SKETCH	AM	REC
ADDED SITE AREA	12/28/20	----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0309 L
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
4625 ALTON ROAD

SCALE: 1"= 16'

SHEET 1 OF 1

AR0015085

The logo for Nest Plans, featuring the word "nest" in a stylized, lowercase font with a red roof-like shape above the 'n', and the word "PLANS" in a bold, uppercase font to its right. The logo is set against a dark blue background with white grid lines.

**ARCHITECTURE &
INTERIOR DESIGN**

2601 E Oakland Park Blvd, Ste 203
Fort Lauderdale Florida 33306
954.529.9000 nestplans.com

ALSABBAGH RESIDENCE
4625 ALTON ROAD
MIAMI BEACH, FL 33140

[illegible]

Job No: NEST - 2025	Date: 01/04/2021	Drawn by: SAR	Checked by: GR
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DESIGN REVIEW BOARD
Drawing No.

Drawing No.
A-003

FRONT RENDERING

AR0015085



nest
PLANS

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INTERIOR DESIGN**

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[illegible]

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Checked	by: GB

DESIGN REVIEW BOARD

Drawing No.

A-004

REAR RENDERING

ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021



NORTH AXONOMETRIC

GERALD BELGRAVE
AR0015085

nest PLANS

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MIAMI BEACH, FL 33140

REVISIONS	

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DESIGN REVIEW BOARD

Drawing No.
A-005

AR0015085

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INTERIOR DESIGN**

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Drawing No.
A-007

SOUTH AXONOMETRIC

ALSABBAGH RESIDENCE
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JANUARY 4, 2021

ALTON ROAD
(100' ROW - 29' ASPHALT PVMT)

GERALD BELGRAVE
AR0015085

ALL IDEAS, CONCEPTS, AND PLANS FOR THIS PROJECT ARE THE PROPERTY OF NEST PLANS. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NEST PLANS. ANY VIOLATION OF THIS AGREEMENT WILL BE SUBJECT TO LEGAL ACTION. NEST PLANS ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PROJECT. THE USER OF THIS PROJECT AGREES TO HOLD NEST PLANS HARMLESS FROM ANY AND ALL SUCH DAMAGES. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA. ANY DISPUTE ARISING FROM THIS AGREEMENT SHALL BE SUBJECT TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF FLORIDA. THIS AGREEMENT IS A PART OF THE PROJECT AND SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE PROJECT. THE USER OF THIS PROJECT AGREES TO HOLD NEST PLANS HARMLESS FROM ANY AND ALL SUCH DAMAGES. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA. ANY DISPUTE ARISING FROM THIS AGREEMENT SHALL BE SUBJECT TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF FLORIDA. THIS AGREEMENT IS A PART OF THE PROJECT AND SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE PROJECT.

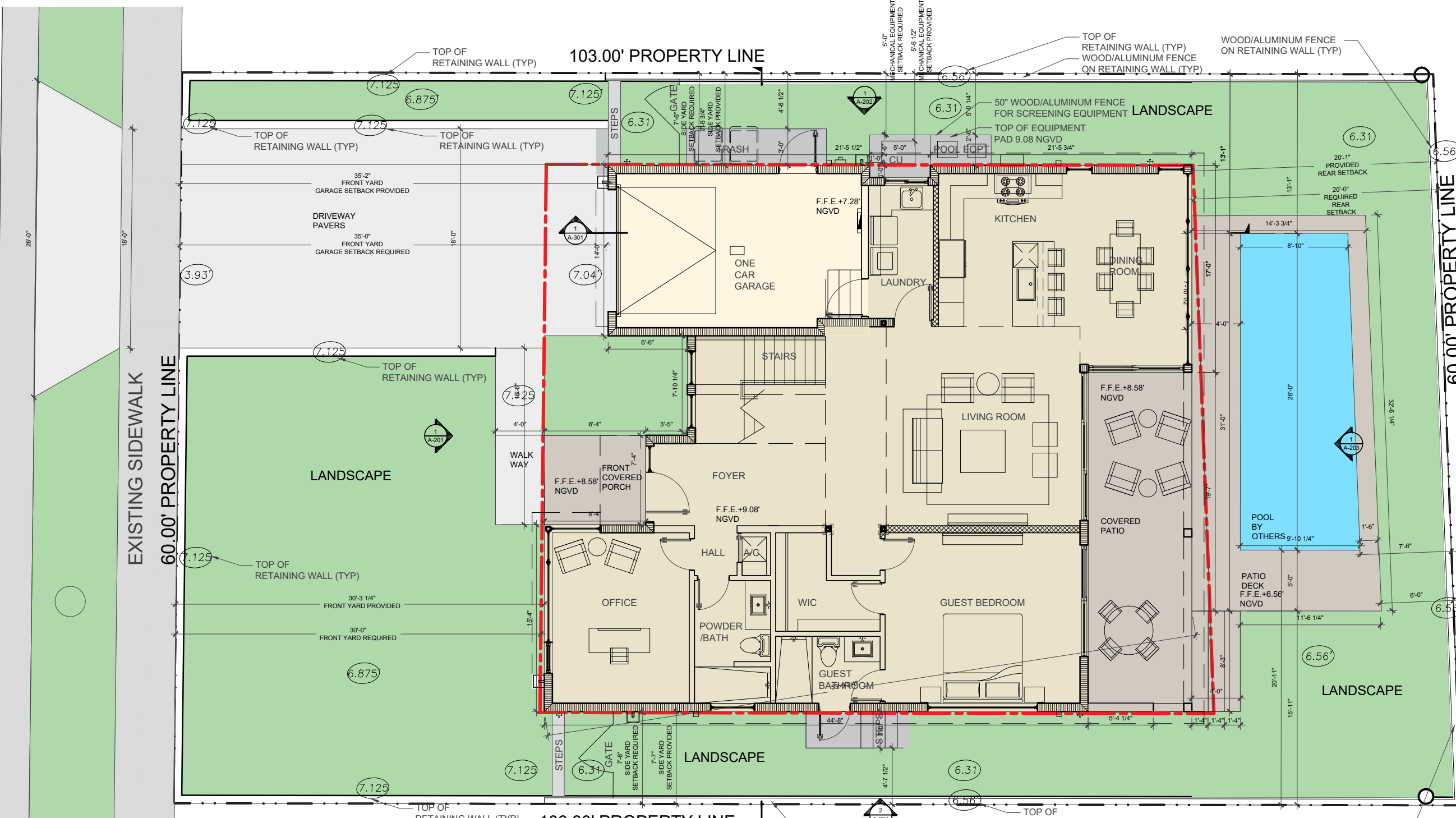


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REVISIONS	
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Drawn by:	SAR
Checked by:	GB

DESIGN REVIEW BOARD
Drawing No.
A-020



LEGAL DESCRIPTION : LOT 3, BLOCK 15 OF
"NAUTILUS ADDITION", ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 8,
PAGE 130 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN LEGEND

Elev.
6.8'
(6.05)

EXISTING GRADES
PROPOSED GRADES

PROPERTY LINE
REQUIRED SET BACK LINE
PROPOSED BUILDING FOOTPRINT LINE

1
A-020
SITE PLAN
scale: 1/4" = 1'-0"

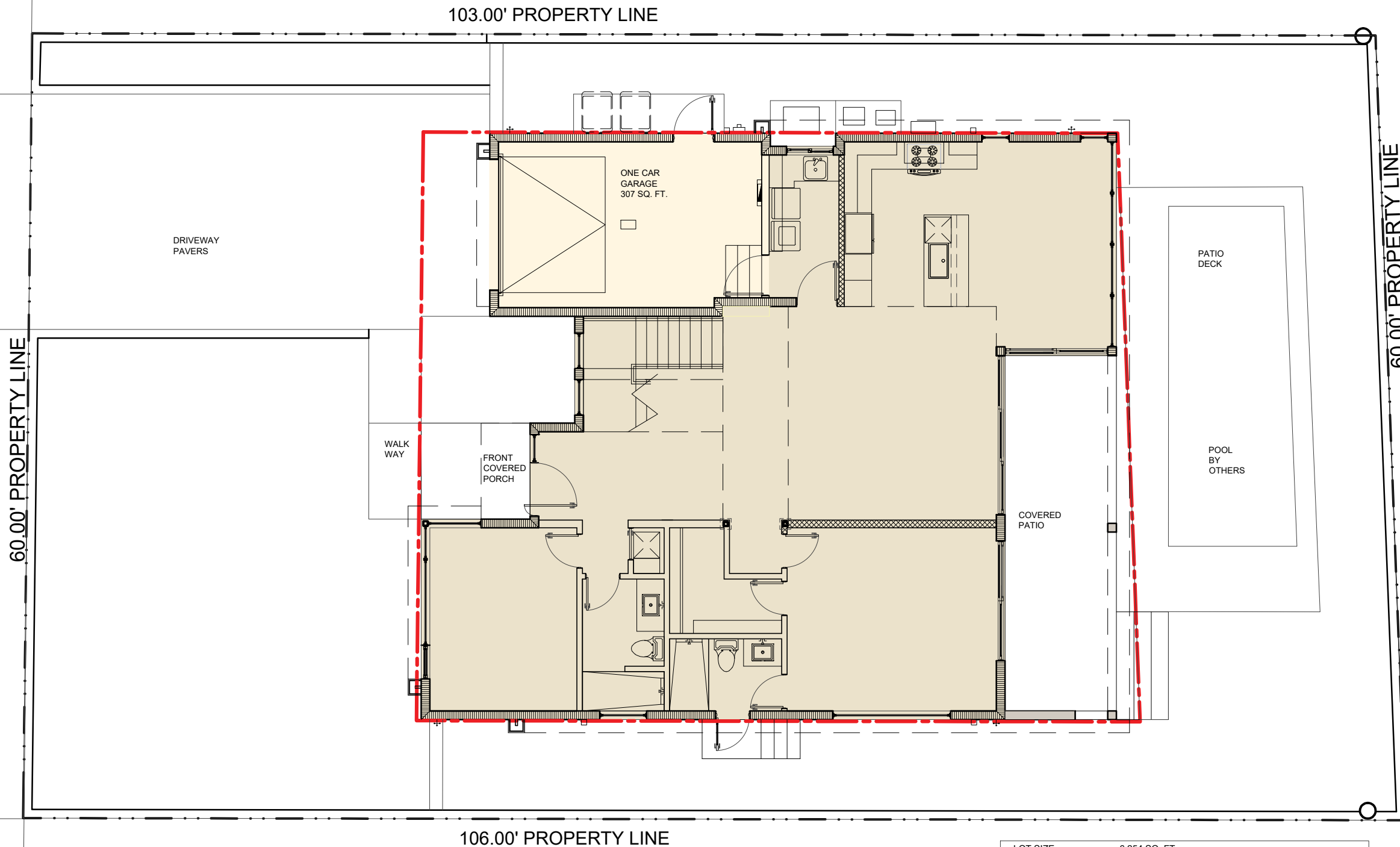


ALSABBAGH RESIDENCE

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JANUARY 4, 2021

ALTON ROAD
(100' ROW - 29' ASPHALT PVMT)



PROPOSED FIRST FLOOR FAR
PROPOSED GARAGE FAR

1,605 SQ. FT.
307 SQ. FT.

LOT SIZE 6,254 SQ. FT.		
	ALLOWED	PROPOSED
LOT COVERAGE	1,561.25 SF (0.25 MAX.)/ 1,873.5 SF (0.3)	1,605 SF (25.7%)
UNIT SIZE (FAR)	3,127 SF (0.5 MAX.)	2,862 SF (45.8%)
1ST LEVEL		1,605 SF
2ND LEVEL		950 SF
GARAGE		307 SF

1
A-021

scale: 1/4" = 1'-0"

FIRST FLOOR FAR

N

GERALD BELGRAVE

AR0015085

nest
PLANS

ARCHITECTURE &
INTERIOR DESIGN

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954.529.9000 nestplans.com

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DESIGN REVIEW BOARD

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A-021

ALSABBAGH RESIDENCE
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ALTON ROAD
(100' ROW - 29' ASPHALT PVMT)

60.00' PROPERTY LINE

103.00' PROPERTY LINE

60.00' PROPERTY LINE

106.00' PROPERTY LINE

SECOND FLOOR FAR N

scale: 1/4" = 1'-0"

PROPOSED SECOND FLOOR FAR 950 SQ. FT.

LOT SIZE 6,254 SQ. FT.		
	ALLOWED	PROPOSED
LOT COVERAGE	1,561.25 SF (0.25 MAX.)/ 1,873.5 SF (0.3)	1,605 SF (25.7%)
UNIT SIZE (FAR)	3,127 SF (0.5 MAX.)	2,862 SF (45.8%)
1ST LEVEL		1,605 SF
2ND LEVEL		950 SF
GARAGE		307 SF



DRIVEWAY
PAVERS

WALK
WAY

FRONT
COVERED
PORCH

TERRACE

COVERED
PATIO

PATIO
DECK

POOL
BY
OTHERS

GERALD BELGRAVE

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REVISIONS

Job No: NEST - 2025
Date: 01/04/2021
Drawn by: SAR
Checked by: GB

DESIGN REVIEW BOARD

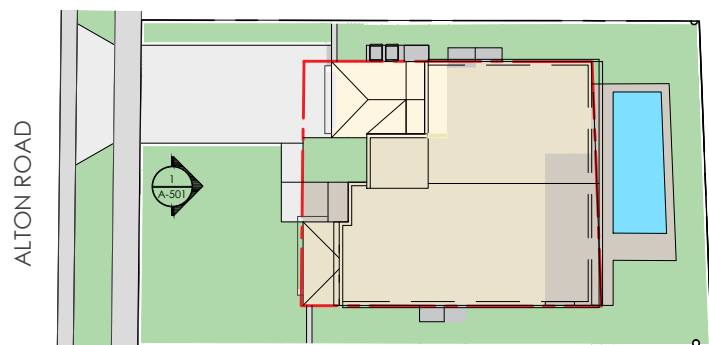
Drawing No.

A-022

ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

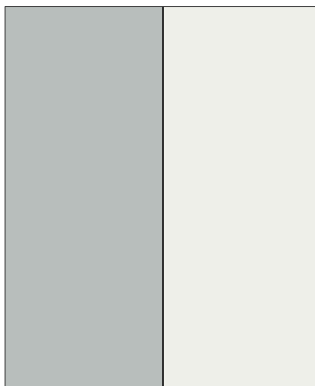
JANUARY 4, 2021



2 **KEY MAP**
A-501 scale: 1/16" = 1'-0" **N**



1 **MATERIAL SELECTION BOARD**
A-501 scale: 1/4" = 1'-0"



01 - STUCCO SMOOTH



02 - BRICK PAVER



03 - STONE - VENEER



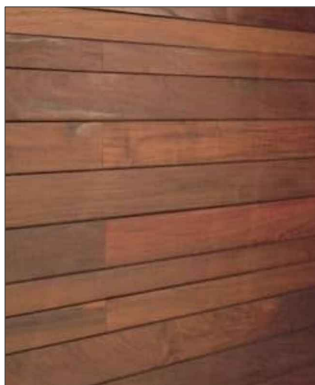
04 - BRONZE WINDOW/
DOOR FRAMES



05 - BRONZE ALUMINUM
RAILING



06 - BRONZE ALUMINUM
FROSTED GLASS
GARAGE DOOR



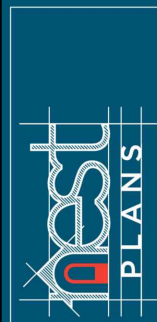
07 - WOOD FINISH

ELEVATIONS KEY NOTES

- E01 PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E02 BRICK PAVER -
- E03 12 X 24 FORMAT STONE - CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E04 WINDOW/ DOOR DESIGNATION - REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - REFER TO OWNER FOR COLOR SELECTION
- E05 ALUMINUM RAILING -CONTRACTOR TO PROVIDE SHOP DRAWINGS - REFER TO OWNER FOR COLOR SELECTION
- E06 GARAGE DOOR - BRONZE ALUMINUM AND FROSTED GLASS DOOR
- E07 WOOD FINISH - PRODIMA OR EQUIVALENT- CONTRACTOR TO COORDINATE MATERIAL AND COLOR SELECTION WITH OWNER
- E08

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