SAN MARINO ISLAND

114 WEST SAN MARINO DR. MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

SCOPE OF WORK

NEW TWO-STORY HOME WITHOUT WAIVER OR VARIANCES

DRB FINAL SUBMITTAL

AUGUST 02, 2021

INDEX OF WORK

COVER
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LANDSCAPE

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L-5.1 UNDERSTORY PLANTING PLAN & SCHEDULE
L-5.2 LANDSCAPE LEGEND & DIAGRAM
L-5.3 PLANTING DETAILS

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STATE OF FLORIDA
BLAZE MAKOID
AR100985
REGISTERED ARCHITECT

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Date: 2021.07.30 16:42:01-04'00'

SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY OF:

114 W. SAN MARINO DRIVE, MIAMI BEACH, FL.

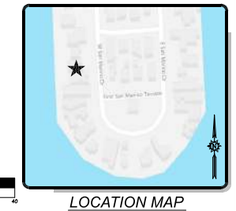
LEGEND:

L.B. ..... LICENSED BUSINESS
M.D.C.R. ..... MIAMI–DADE COUNTY RECORDS
ID. ..... IDENTIFICATION
(C) ..... CALCULATED
(P) ..... DENOTES INFORMATION BASED ON PLATS OF RECORD
PCP ..... PERMANENT CONTROL POINT
F.F.E. ..... FINISHED FLOOR ELEVATION
TRAV. PT. ..... TRAVERSE POINT
NAVD 88 ..... NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD 29 ..... NATIONAL GEODETIC VERTICAL DATUM OF 1929
A/C ..... AIR CONDITIONING UNIT
P.E. ..... POOL EQUIPMENT
P.B. ..... PLAT BOOK
PG. ..... PAGE
(P) ..... DENOTES INFORMATION BASED AIR CONDITIONING UNIT
℄ ..... CENTERLINE
..... WOOD POWER POLE
..... WIRE PULL BOX
..... CONCRETE POLE WITH METER AND PANEL
..... MAILBOX
..... VIEW 1
..... BREAK IN SCALE
..... WATER DISTRIBUTION PEDESTAL
3.09' ..... SURFACE ELEVATION
TR 217 ..... TREE NUMBER 217

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE



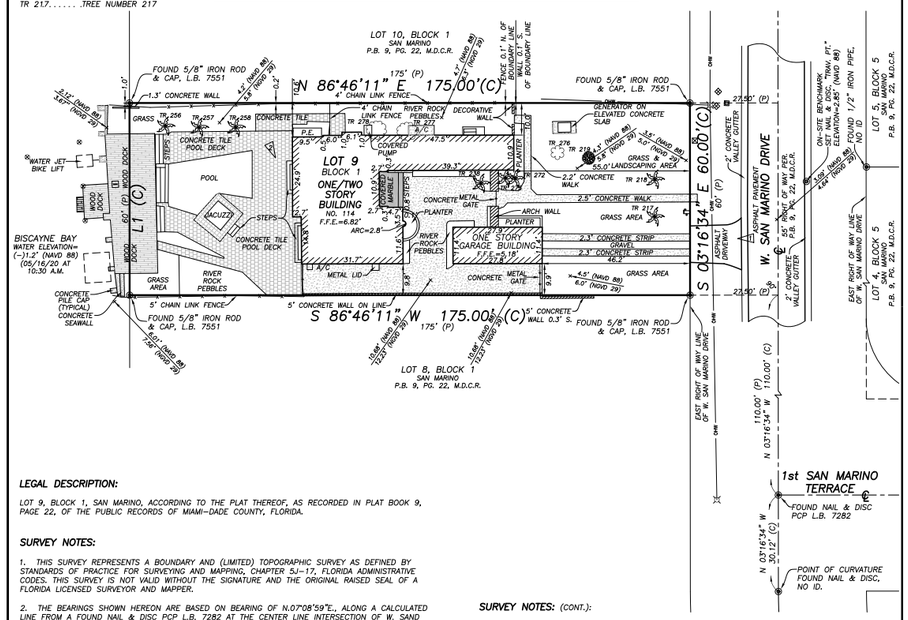
LOCATION MAP
NOT TO SCALE

TREE TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
217	DATE PALM	PHOENIX DACTYLIFERA	17"		28'	24'
218	DATE PALM	PHOENIX DACTYLIFERA	14"		28'	24'
219	BRIDALVEIL	CAESALPINIA GRANADILLO	6"	19'	27'	
238	BISMARK PALM	BISMARCKIA NOBILIS	20"		24'	20'
256	SPINDLE PALM	HYOPHORBE VERSCHAFFELTII	13"		13'	10'
257	SPINDLE PALM	HYOPHORBE VERSCHAFFELTII	11"		11'	9'
258	SPINDLE PALM	HYOPHORBE VERSCHAFFELTII	12"		12'	9'
272	PYGMY DATE PALM	PHOENIX ROEBELENII	5"		10'	7'
275	PYGMY DATE PALM	PHOENIX ROEBELENII	4"		10'	7'
276	HIBISCUS	HIBISCUS ROSA–SINENSIS	9"	11'	6'	
277	DRACAENA	DRACAENA MARGINATA	12"	9'	14'	
278	DRACAENA	DRACAENA MARGINATA	3"	5'	9'	

LINE TABLE (C)

LINE	BEARING	DISTANCE
L1	N 03°16'34" W	60.00'



LEGAL DESCRIPTION:

LOT 9, BLOCK 1, SAN MARINO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND (LIMITED) TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N.07°08'59"E., ALONG A CALCULATED LINE FROM A FOUND NAIL & DISC PCP L.B. 7282 AT THE CENTER LINE INTERSECTION OF W. SAND MARINO DRIVE AND 1st SAN MARINO TERRACE TO A FOUND 1/2" IRON PIPE, NO ID. AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5, OF SAN MARINO, PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=9' (NGVD 29) OR 7.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0316 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, FLORIDA. MAP REVISED: SEPTEMBER 11, 2009.

7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.24 ACRES (10,500 SQUARE FEET), MORE OR LESS.

9. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

10. ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

11. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

12. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 2 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

SURVEY NOTES: (CONT.):

14. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.

15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI–DADE COUNTY BENCHMARK "D–172" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE SIDEWALK AND IS LOCATED 18 FEET SOUTH OF THE CENTERLINE OF VENETIAN CAUSEWAY, EAST BRIDGE OF SAN MARINO ISLAND. ELEVATION=6.23' (NAVD 88) OR 7.78' (NGVD 29). THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED TO NAVD 88 FROM NGVD 29 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:

STEVEN STARKER; BASS KIDS PROPERTIES LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY; MELAND BUDWICK. P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND (LIMITED) TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
LICENSE NUMBER 6080
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Javier De La Rocha
Date: 2021.07.08 10:22:25 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSSURVEYORS.COM

TELEPHONE No. 561-314-0769
FAX No. 561-314-0770
ECS LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 9, BLOCK 1
SAN MARINO
PLAT BOOK 9, PAGE 22, M.D.C.R.
114 W. SAN MARINO DRIVE, MIAMI BEACH, FL. 33139

CLIENT: BASS KIDS PROPERTIES, LLC
DATE: 07/02/21
DRAWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 06/25/21
REVISIONS

JOB NO. ECS2641
SHEET NO. 01 OF 01

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STATE OF FLORIDA
BLAZE MAKOID
AR100985
REGISTERED ARCHITECT

Digitally signed by Blaze Makoid
Date: 2021.07.30 16:43:19-04'00'

SAN MARINO ISLAND

SCALE: NTS DATE: 08/02/2021

SURVEY

A-000

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET

ITEM #	PROJECT INFORMATION			
1	ADDRESS:	114 WEST SAN MARINO DRIVE, MIAMI BEACH, FL		
2	FOLIO NUMBER(S):	02-3232-003-0080		
3	BOARD & FILE NUMBERS:	DRB21-0709		
4	YEAR BUILT:	1939	ZONING DISTRICT:	RS-3
5	BASE FLOOD ELEVATION:	9 FT	GRADE VALUE IN NGVD:	4.64' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.82' NGVD	FREE BOARD:	1 FT
7	LOT AREA:	10,500 SQ FT		
8	LOT WIDTH:	60'	LOT DEPTH:	175'
9	MAX LOT COVERAGE SF AND %:	3,150 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,175 SF (30%)
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	356 SF (500MAX)
11	FRONT YARD OPEN SPACE SF AND %:	902 SF (50%)	REAR YARD OPEN SPACE SF AND %:	1,290 SF (82%)
12	MAX UNIT SIZE SF AND %:	5,250 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,165 SF (49%)
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	2,667 SF (25%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %:	N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF	2,498 SF (24%)
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	AREA: 488 SF (20%)

	ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' FLAT/27'SLOPED ROOF	N/A	24'	N/A
18	SETBACKS:		N/A		N/A
19	FRONT FIRST LEVEL:	20'	N/A	20'	N/A
20	FRONT SECOND LEVEL:	30'	N/A	40'	N/A
21	SIDE 1:	10'	N/A	7'-6"	N/A
22	SIDE 2:	10'	N/A	7'-6"	N/A
23	REAR:	MAX 50' MIN 26.25'	N/A	26'-3"	N/A
	ACCESSORY STRUCTURE SIDE 1:		N/A		N/A
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):		N/A		N/A
25	ACCESSORY STRUCTURE REAR:		N/A		N/A
26	SUM OF SIDE YARD:	MIN 25% OF LOT WIDTH (15')	N/A	15'	N/A
27	LOCATED WITHIN A HISTORICAL DISTRICT?			YES OR NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			YES OR NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			YES OR NO	

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STATE OF FLORIDA BLAZE MAKOID AR100985 REGISTERED ARCHITECT

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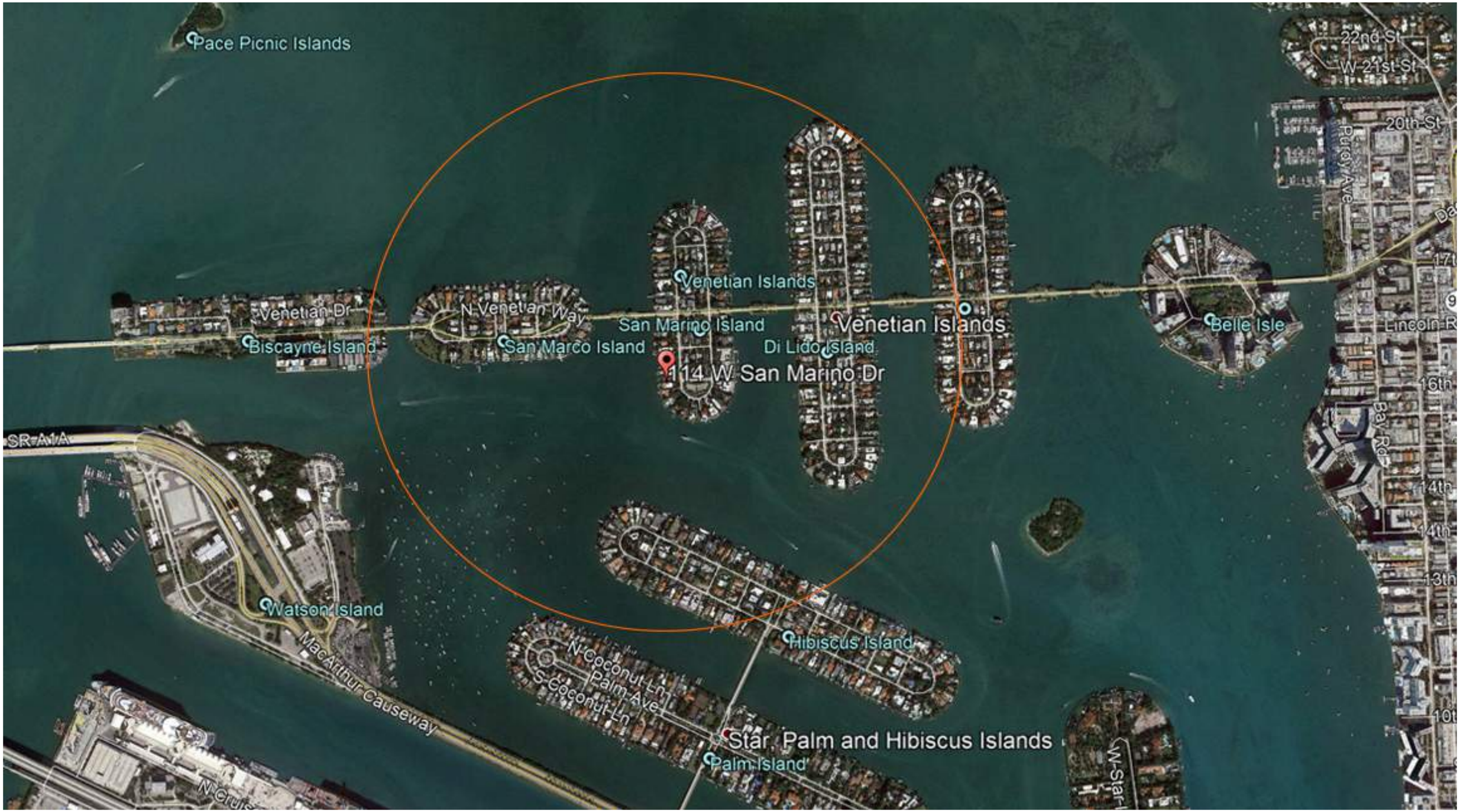
Date: 2021.07.30 16:43:37-04'00'

SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

ZONING DATA

A-001



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SAN MARINO ISLAND

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½ MILE RADIUS PLAN

A-002

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SAN MARINO ISLAND

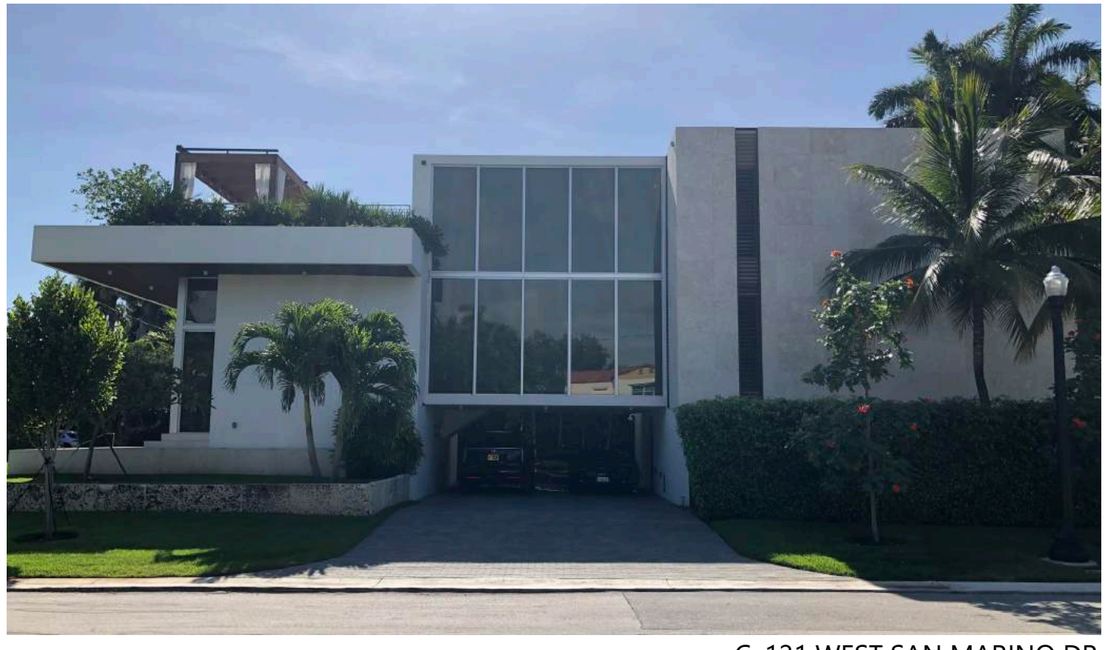
SCALE: NTS 08/02/2021

LOCATION PLAN

A-003

B. 100 WEST SAN MARINO DR.

A. 206 WEST SAN MARINO DR.



C. 121 WEST SAN MARINO DR.

KEY PLAN

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SAN MARINO ISLAND

SCALE: NTS 08/02/2021

CONTEXT PHOTOGRAPHS

A-004

D. 115 WEST SAN MARINO DR.

KEY PLAN

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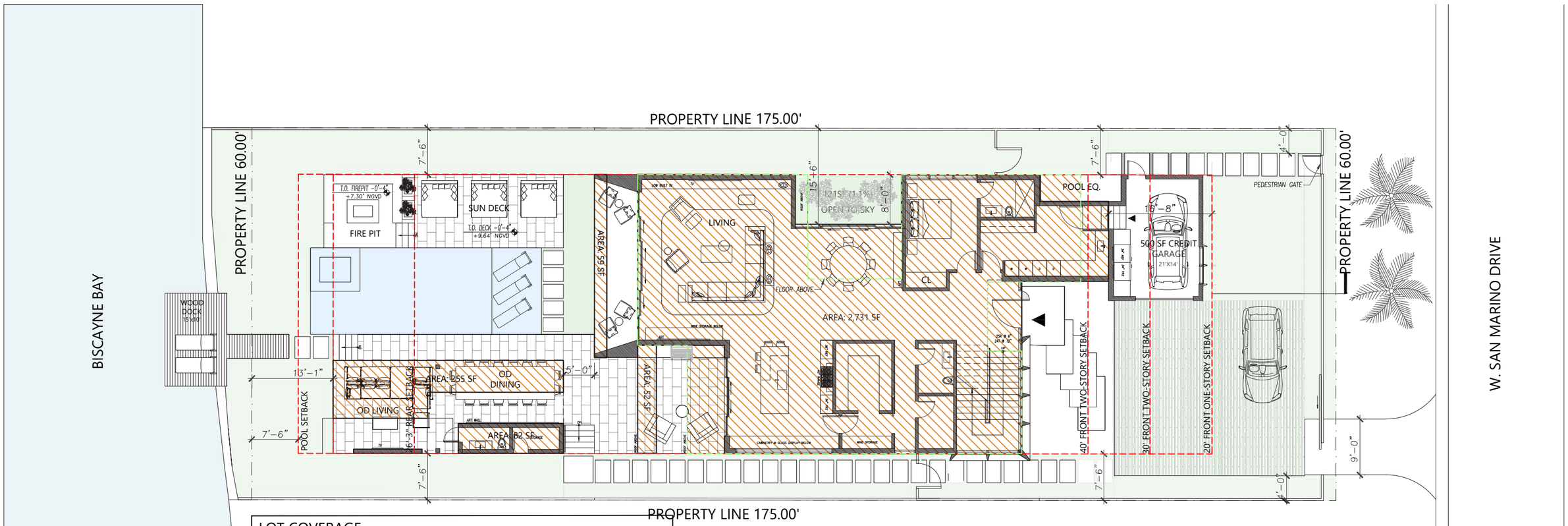
SAN MARINO ISLAND

SCALE: NTS 08/02/2021

CONTEXT PHOTOGRAPHS

A-005



LOT COVERAGE

LOT SIZE - 10,500 SF
ALLOWED LOT COVERAGE - 3,150 SF (30%)
PROVIDED LOT COVERAGE - 3,179 (30%)
GARAGE DEDUCTION - 356 (3.4%)
TOTAL LOT COVERAGE - 3,531 - 356 = 3,175 SF (30%)

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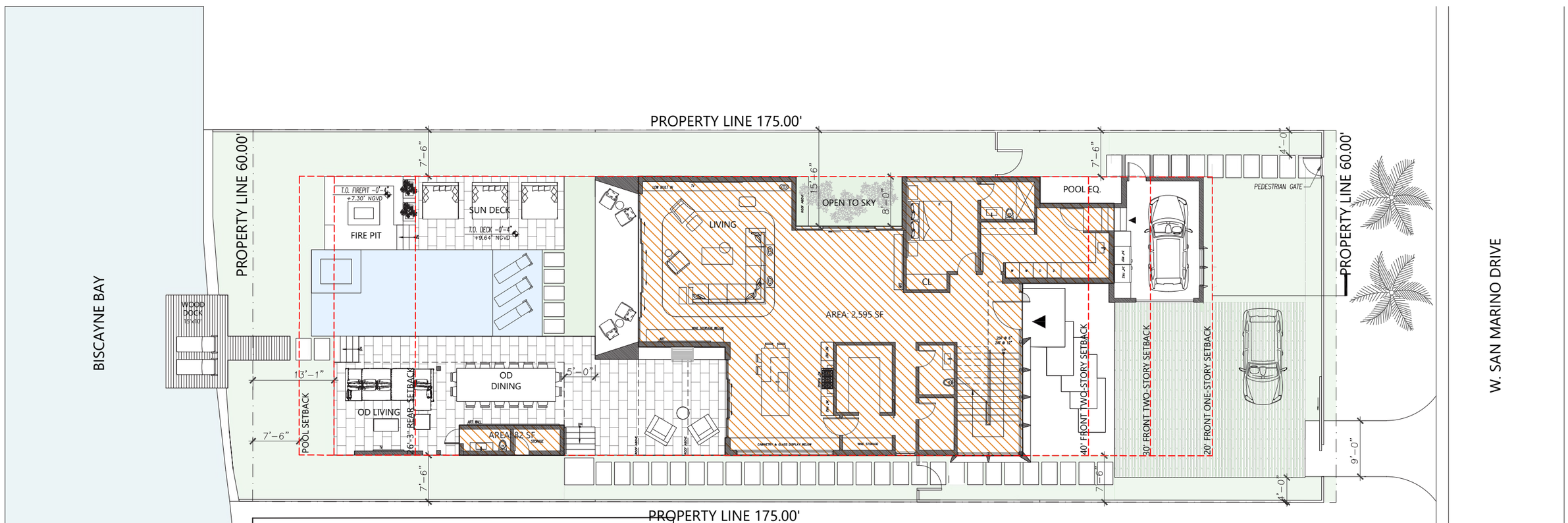
SAN MARINO ISLAND

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

N

LOT COVERAGE DIAGRAM

A-006



UNIT SIZE

LOT SIZE: 10,500 SF
MAX ALLOWED UNIT SIZE: 5,250 SF (50%)
UNIT SIZE LEVEL 1: 2,667 SF (25%)
UNIT SIZE LEVEL 2: 2,498 SF (24%)
TOTAL UNIT SIZE: 5,165 SF (49%)

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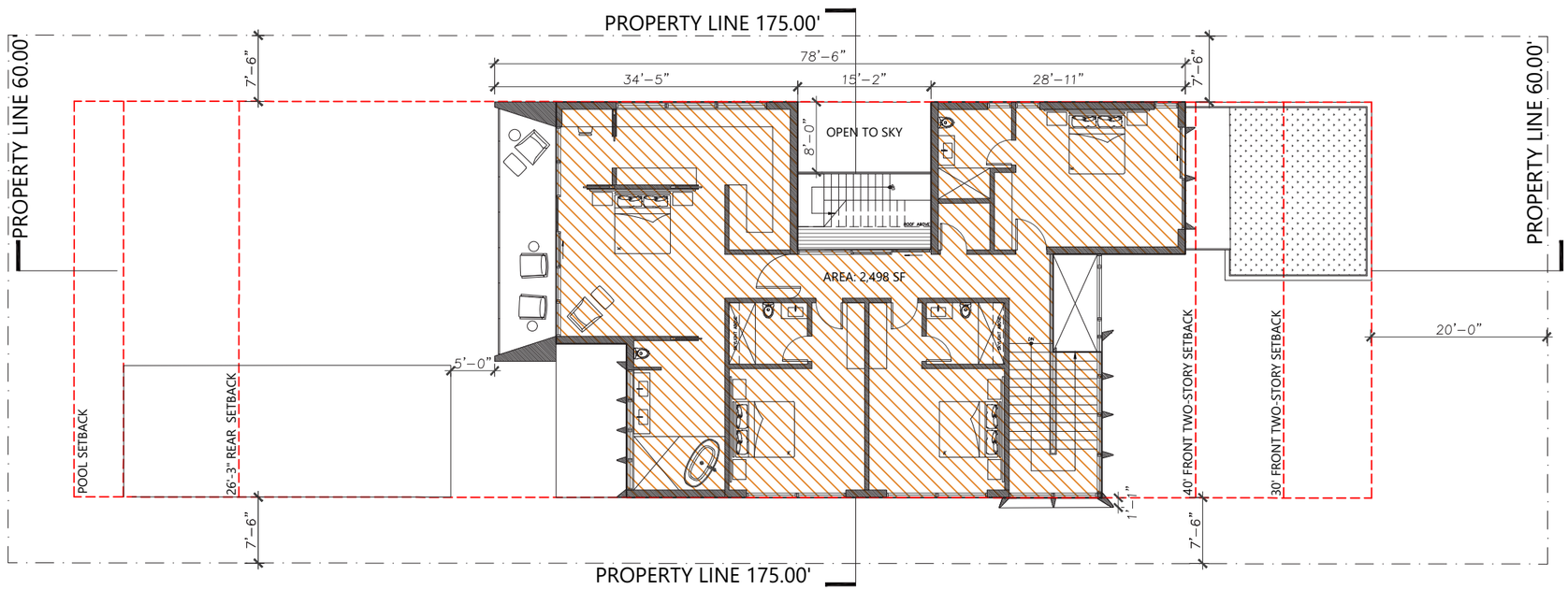
SAN MARINO ISLAND

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

N

FIRST FLOOR UNIT SIZE DIAGRAM

A-007



UNIT SIZE

LOT SIZE: 10,500 SF
MAX ALLOWED UNIT SIZE: 5,250 SF (50%)
UNIT SIZE LEVEL 1: 2,665 SF (25%)
UNIT SIZE LEVEL 2: 2,499 SF (23.7%)
TOTAL UNIT SIZE: 5,132 SF (48.8%)

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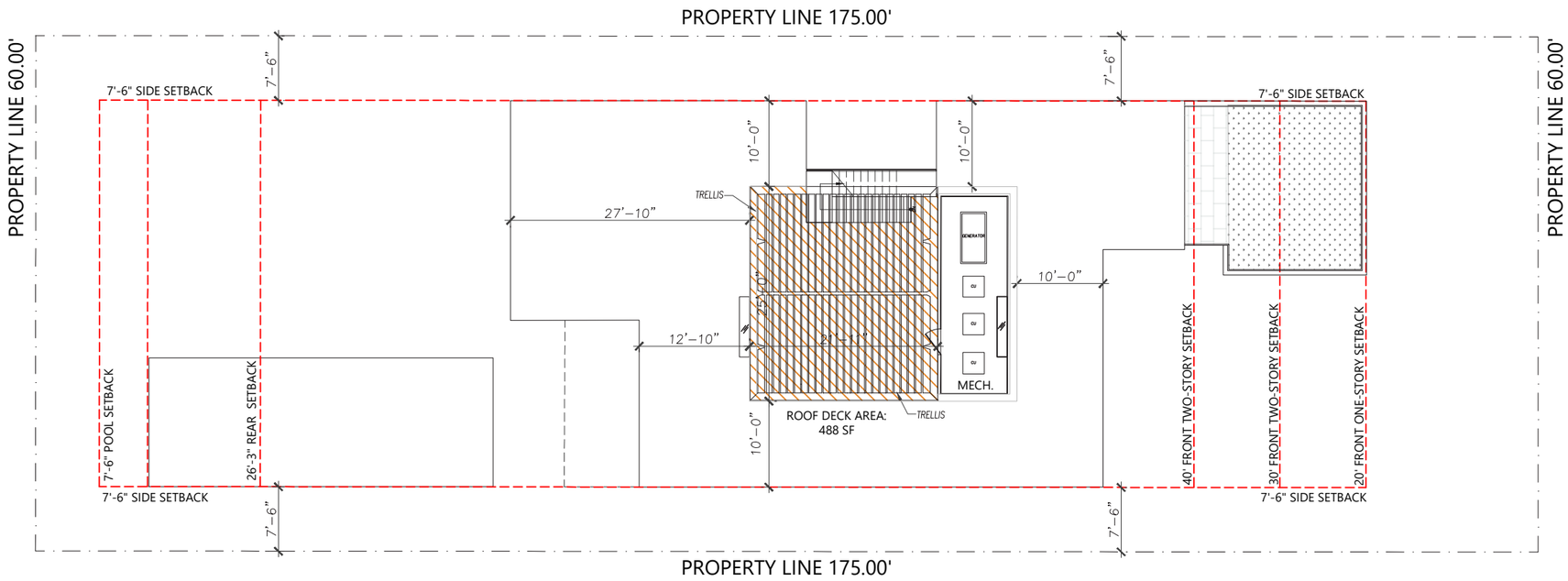
SAN MARINO ISLAND

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

N

SECOND FLOOR UNIT SIZE DIAGRAM

A-008



ROOF DECK

ALLOWABLE AREA (25%MAX OF AREA FOR ENCLOSED FLOOR BELOW: 625 SF (25%)

TOTAL ROOF DECK AREA PROPOSED: 488 SF (20%)

ALLOWABLE TRELLIS AREA (20%MAX OF AREA FOR ENCLOSED FLOOR BELOW: 500 SF (20%)

TOTAL TRELLIS AREA PROPOSED: 480 SF (19%)

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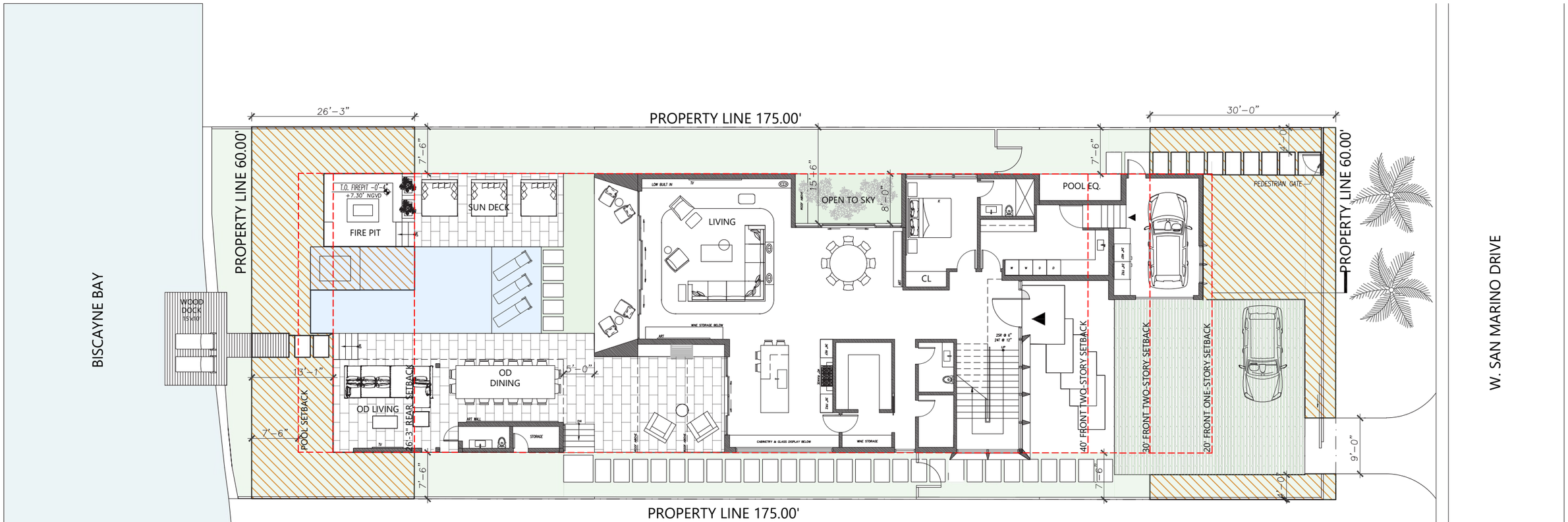
SAN MARINO ISLAND

N

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

ROOF PLAN DIAGRAM

A-009



REAR YARD:
REAR YARD TOTAL AREA: 1,576 SF
OPEN SPACE REQ - 70%(MIN) OF 1,576 SF: 1103 SF
DECK/ACC. BLDG AREA: 425 SF
LANDSCAPE POOL AREA (A+B): 1,459
A. LANDSCAPE: 1,034 SF
B. POOL AREA ABV ADJ GRADE: 128 SF (50% OF POOL)
TOTAL REAR YARD PROPOSED -1,290 SF: 82%

FRONT YARD:
FRONT YARD TOTAL AREA: 1,800 SF
PERVIOUS OPEN SPACE REQ:
50%(MIN) OF 1,800 SF: 900 SF
DRIVEWAY (PERVIOUS): 902 SF (50%)
DRIVEWAY (IMPERVIOUS): 423 SF (35%)
FRONT YARD PROPOSED: 1,325 SF (74%)

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REGISTERED ARCHITECT

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Date: 2021.07.30 16:46:12-04'00'

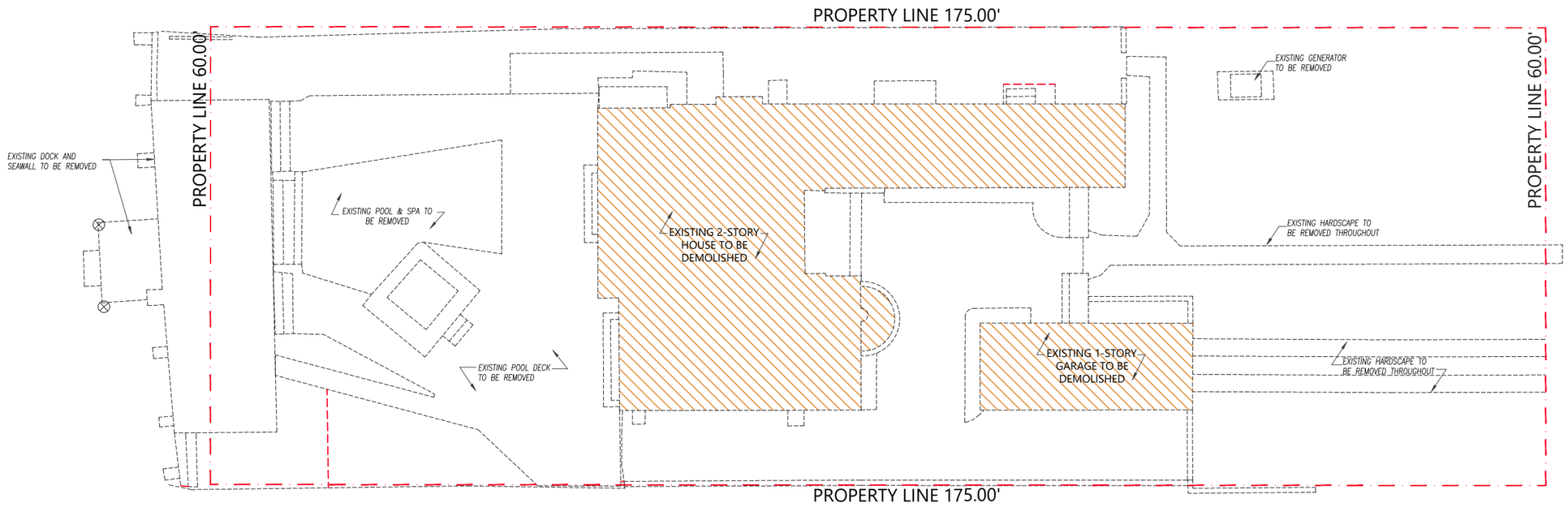
SAN MARINO ISLAND

N

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

OPEN SPACE DIAGRAM

A-010



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STATE OF FLORIDA · BLAZE MAKOID · AR100985 · REGISTERED ARCHITECT

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Date: 2021.07.30 16:46:27-04'00'

SAN MARINO ISLAND

N

SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

DEMOLITION PLAN

D-100

Owner L.P. CLEPHANE LEO ZELTNER | Mailing Address | Permit No. 8348

Lot 9 Block 1 | Subdivision San Marino Island | No. 114 Street W- San Marino Drive | Date June 5-1936

General Contractor W. F. Snyder | Address

Architect Schoeppl & Southwell | 9705 | Address | 3232-03-0080

Front 40 Depth 69 | Height | Stories 2 | Use Residence & garage

Type of construction C-B-S | Cost $11,000.00 | Foundation conc. pile | Roof Tile

---

Plumbing Contractor Horace Brunson #9181 | Address | Date July 14-1936

No. fixtures 11 | Rough approved by | Date

No. Receptacles

Plumbing Contractor | Address | Date

No. fixtures set | Final approved by | Date

Sewer connection | Septic tank 1 (750 Gal) | Make Miami Griffith Septic Tank Co. #9185 | Date July 16-1936

Electrical Contractor Wagner # 6850 | Address | Date July 17-1936

No. outlets 35 Heaters | Stoves 1 Motors 1 | Fans | Temporary service

Receptacles 15 | Space heater 2

Rough approved by | Date

Electrical Contractor Austin # 7096 | Address | Date Sep. 12-1936

No. fixtures set 23 | Final approved by | Date

Date of service Sept. 14-1936

Alterations or repairs # 25282 Painting-outside - True Color Painters $ 400. Date Sept. 4, 1947

BUILDING PERMIT # 38818 Two window air condition units- Hogan Refrigeration Service, contr. A.Plaag 10-3-52 $ 60. July 1, 1952

ELECTRICAL PERMIT #36907 Unity Electric Co: 1 center of distribution, 2 motors- OK- Meginniss 7-15-52 July 1, 1952

#2359

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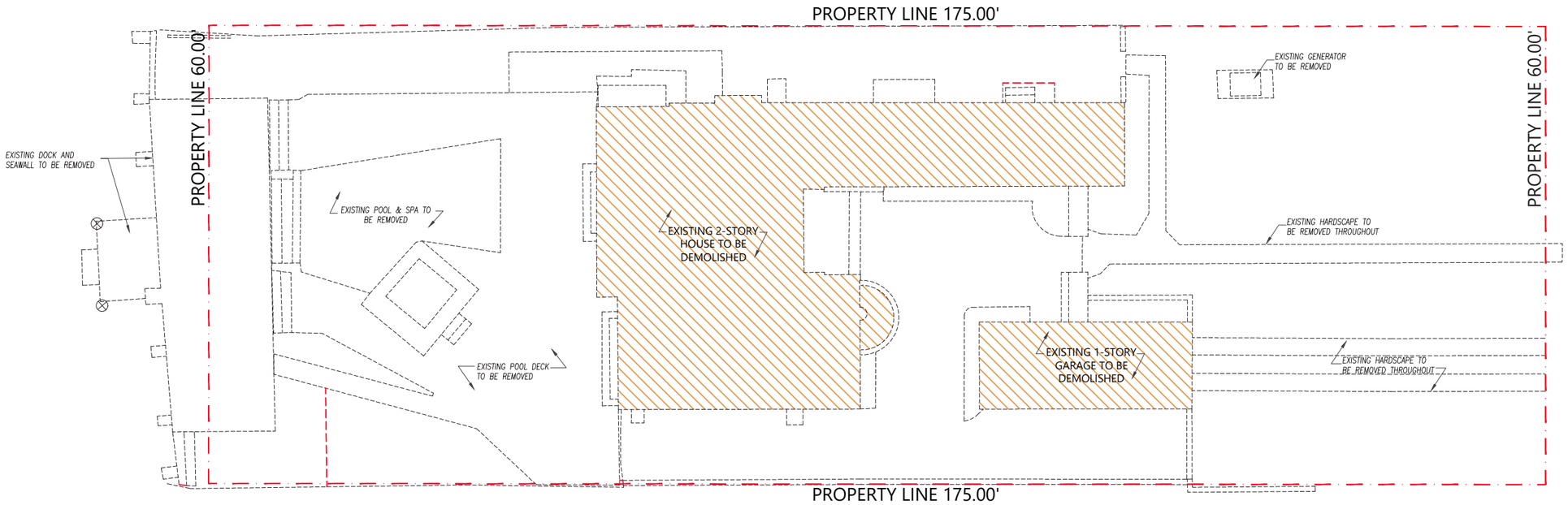
SAN MARINO ISLAND

SCALE: NTS DATE: 08/02/2021

BUILDING CARD

A-011



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Date: 2021.07.30 16:47:22-04'00'

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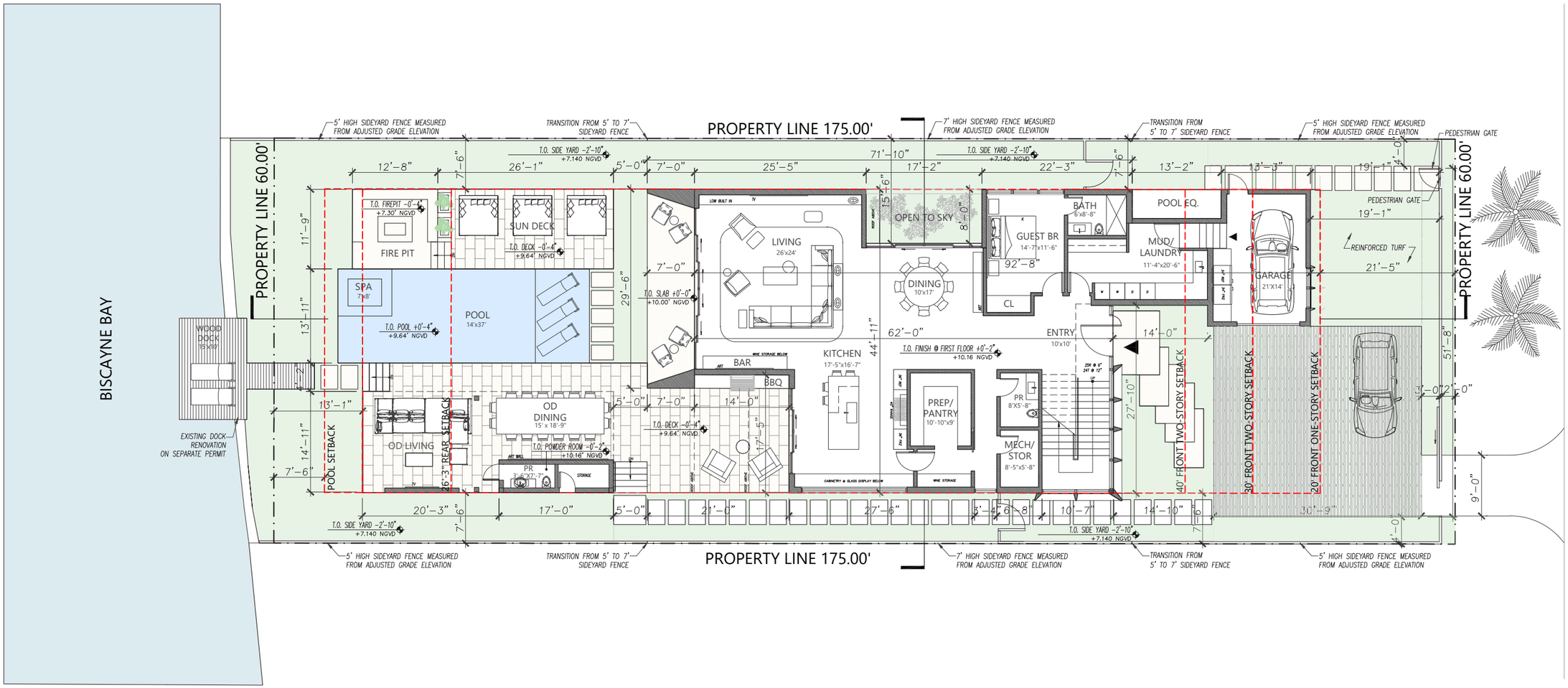
SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

N

EXISTING CONDITIONS DIAGRAM

A-012



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Date: 2021.07.30 16:47:39-04'00'

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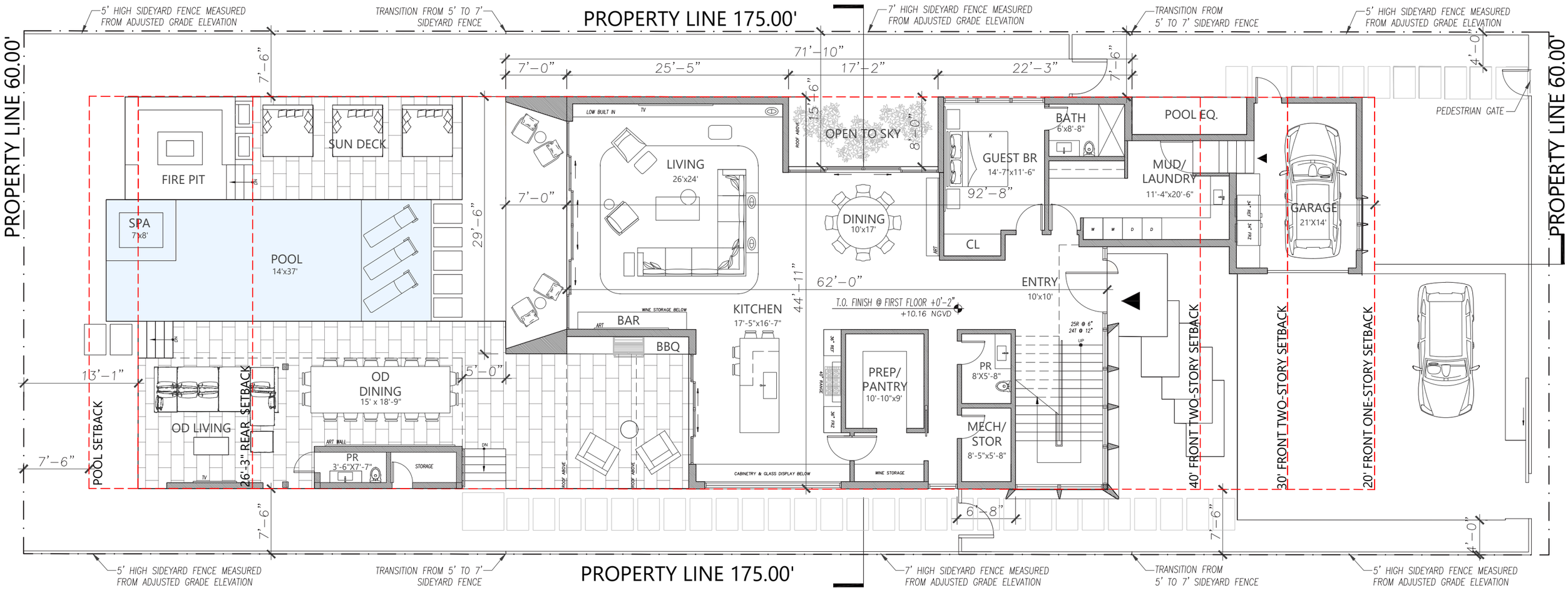
SCALE: 1/16" = 1'-0" **DATE:** 08/02/2021

SITE PLAN

A-100



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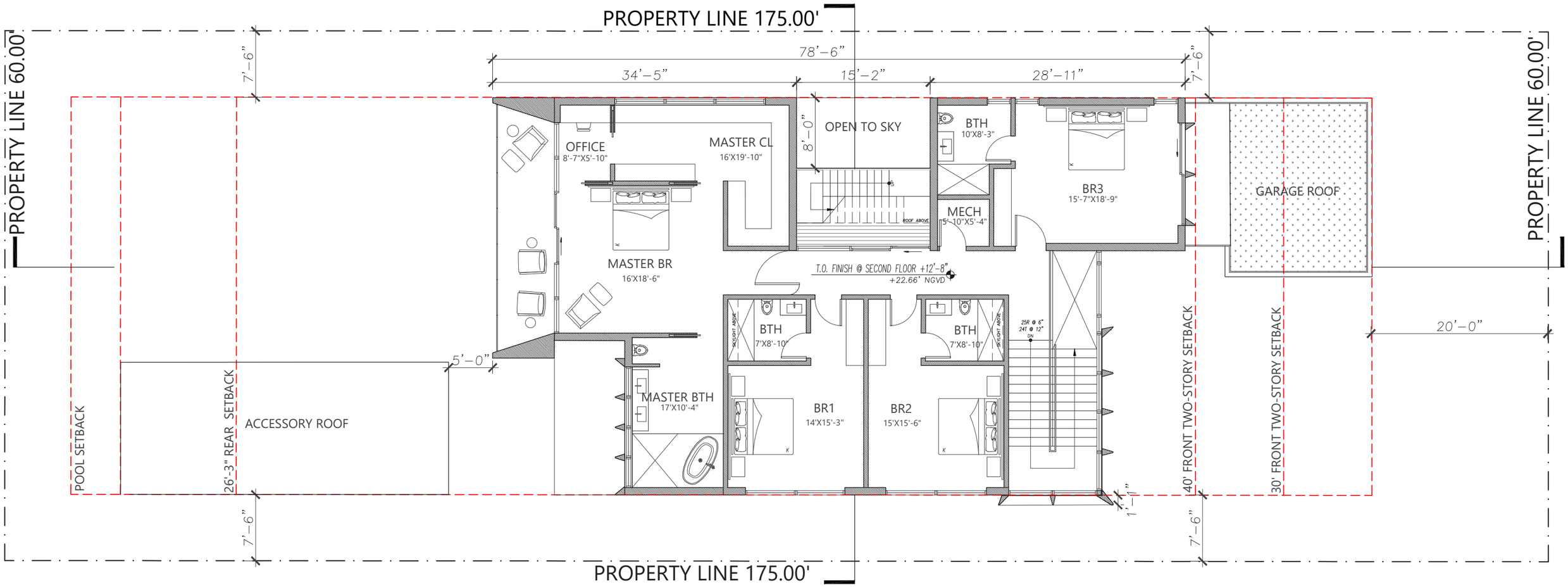
SCALE: 3/32" = 1'-0" **DATE:** 08/02/2021

FIRST FLOOR PLAN

A-101



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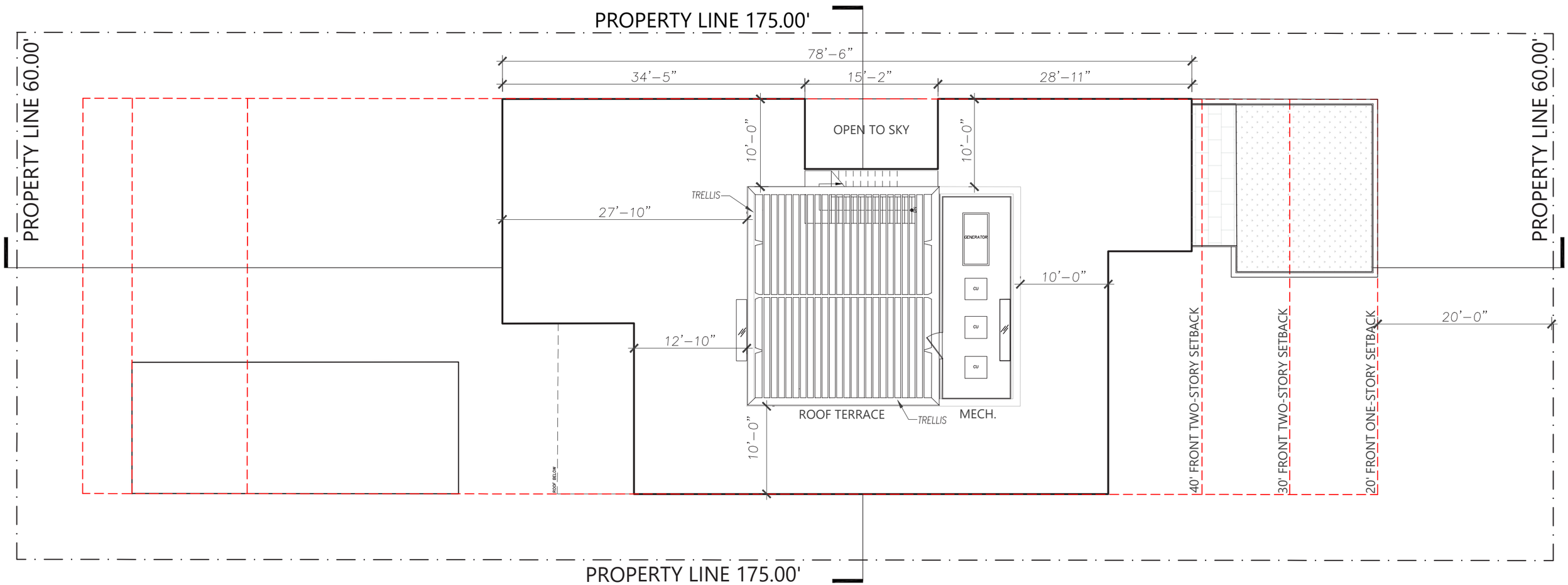
SAN MARINO ISLAND

N

SCALE: 3/32" = 1'-0" **DATE:** 08/02/2021

SECOND FLOOR PLAN

A-102



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Date: 2021.07.30 16:48:31-04'00'

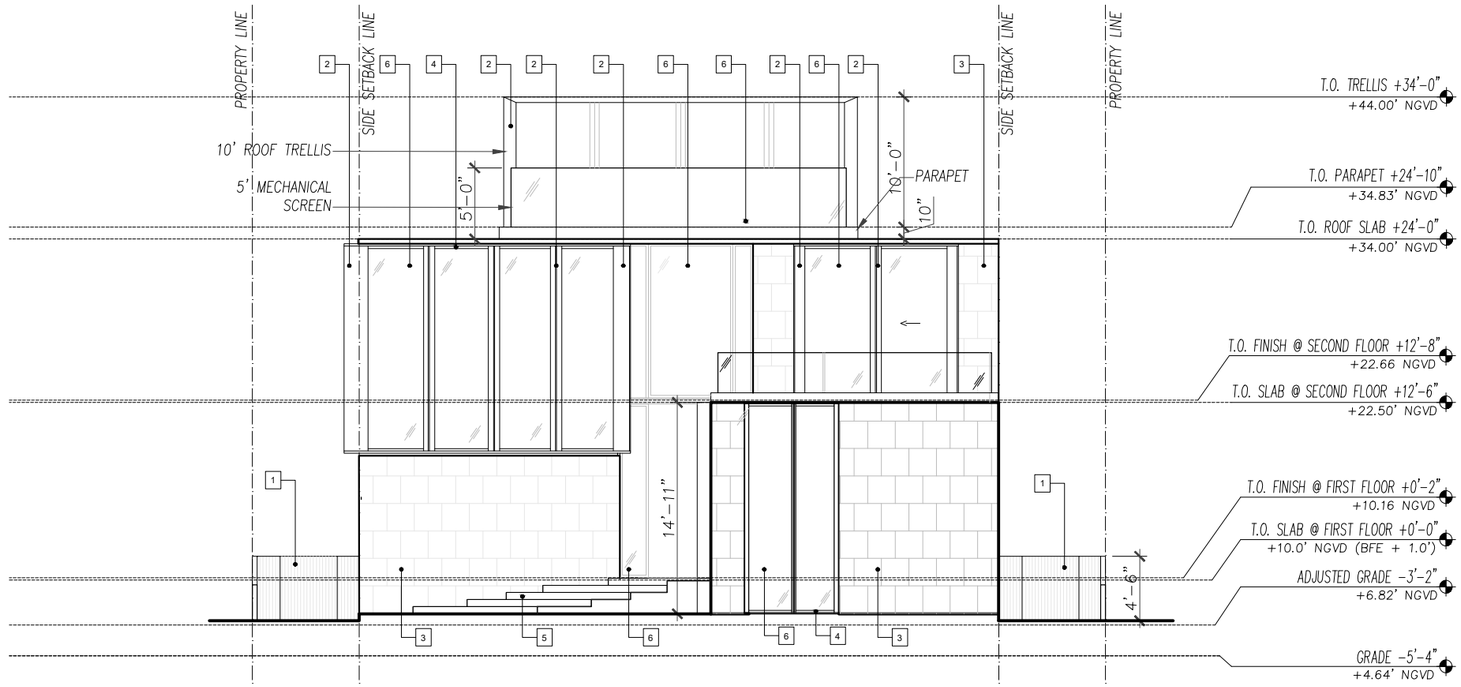
SAN MARINO ISLAND

N

SCALE: 3/32" = 1'-0" **DATE:** 08/02/2021

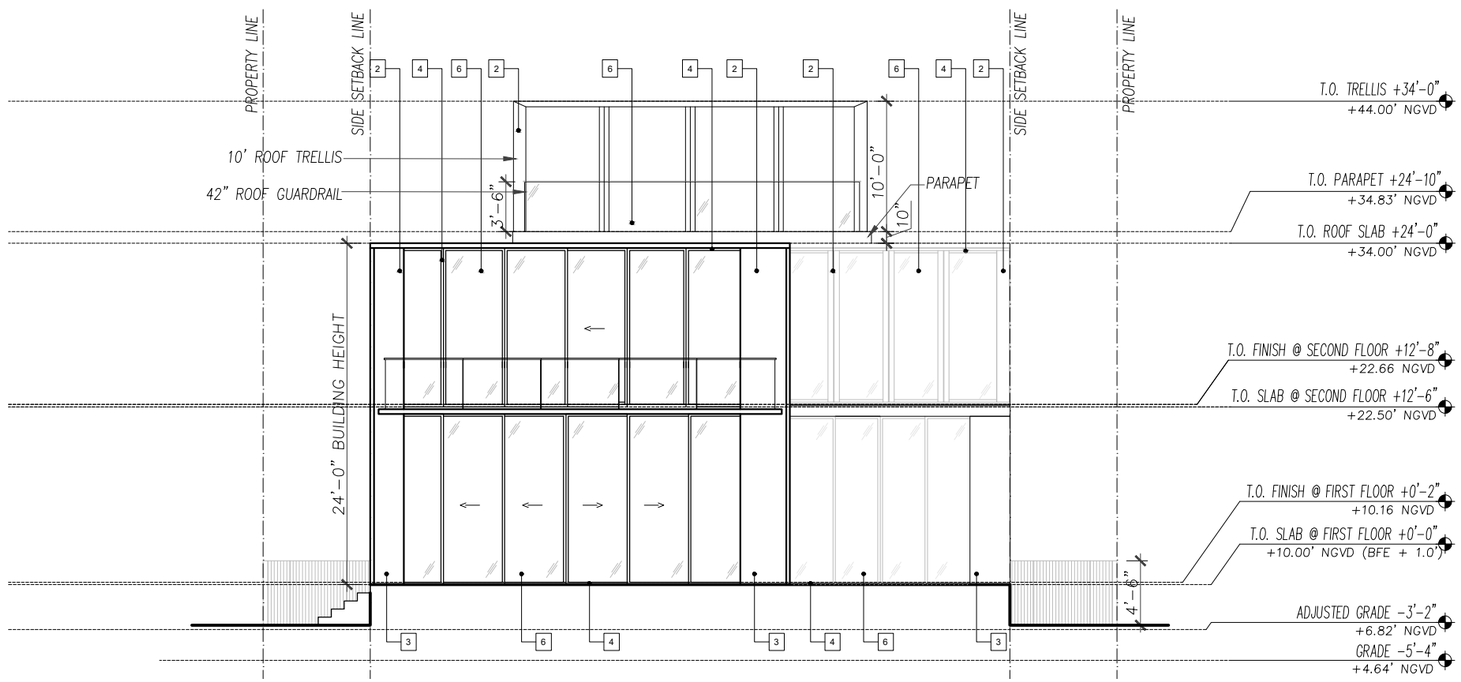
ROOF PLAN

A-103



EAST - FRONT- ELEVATION

EXTERIOR FINISH LEGEND	
1	BLONDE WOOD
2	WHITE ALPOLIC METAL
3	CREAM HONED LIMESTONE
4	ALUMINUM CHAMPAGNE WINDOW FRAME
5	GREY/GOLD RAMON SANDBLASTED
6	IMPACT GLASS
7	WHITE PAINT FINISH OVER SMOOTH STUCCO



WEST - REAR- ELEVATION

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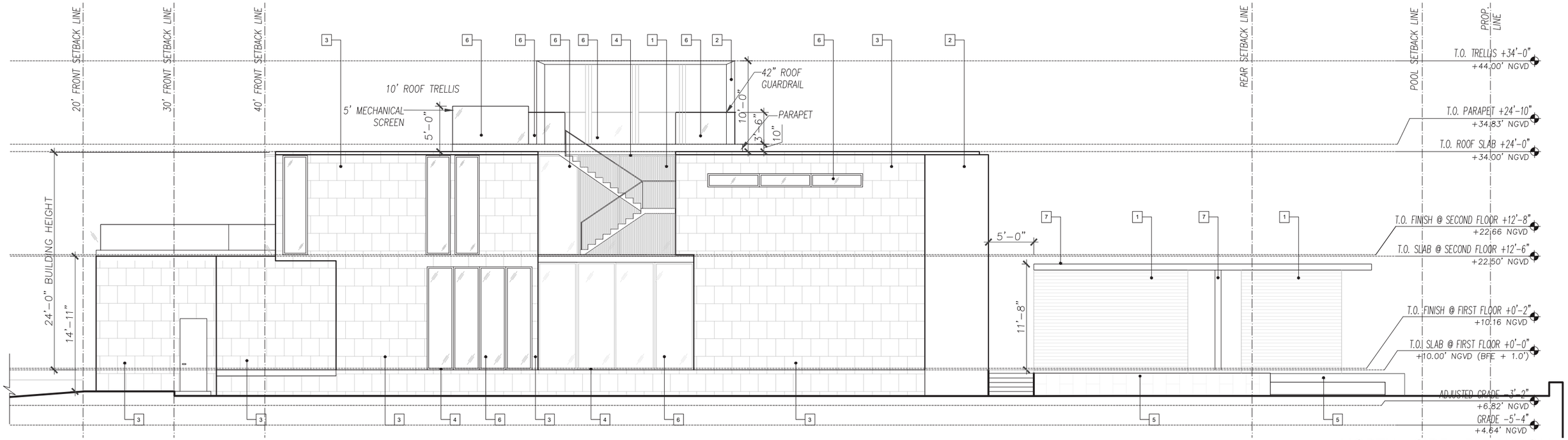
SAN MARINO ISLAND

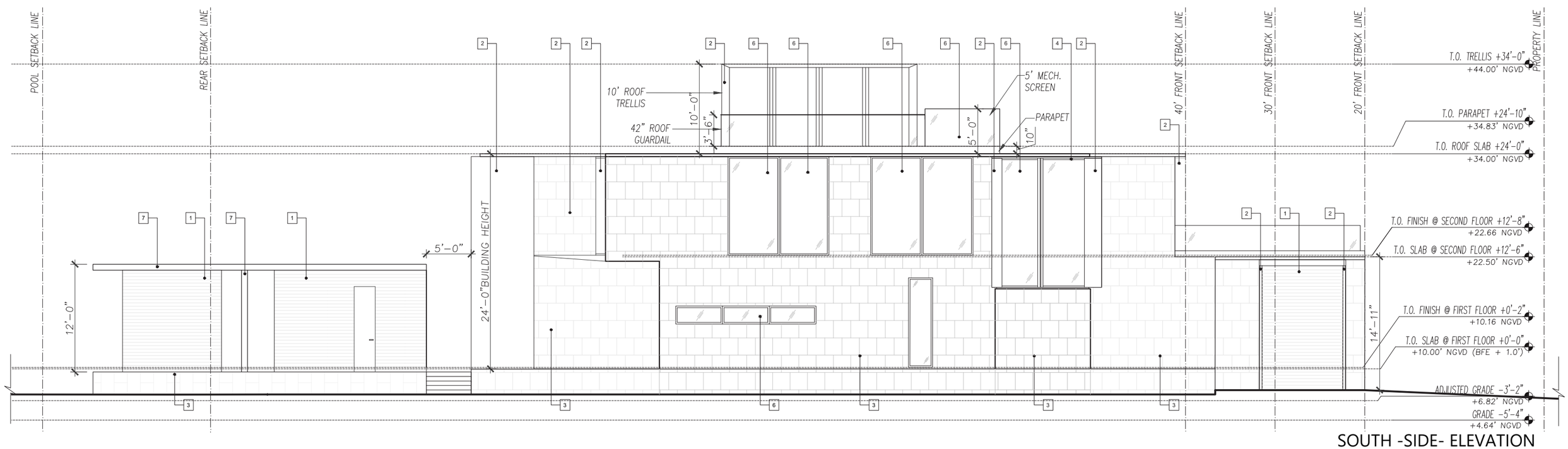
SCALE: 3/32" = 1'-0" **DATE:** 08/02/2021

EAST & WEST ELEVATIONS

A-200



NORTH - SIDE - ELEVATION



SOUTH -SIDE- ELEVATION

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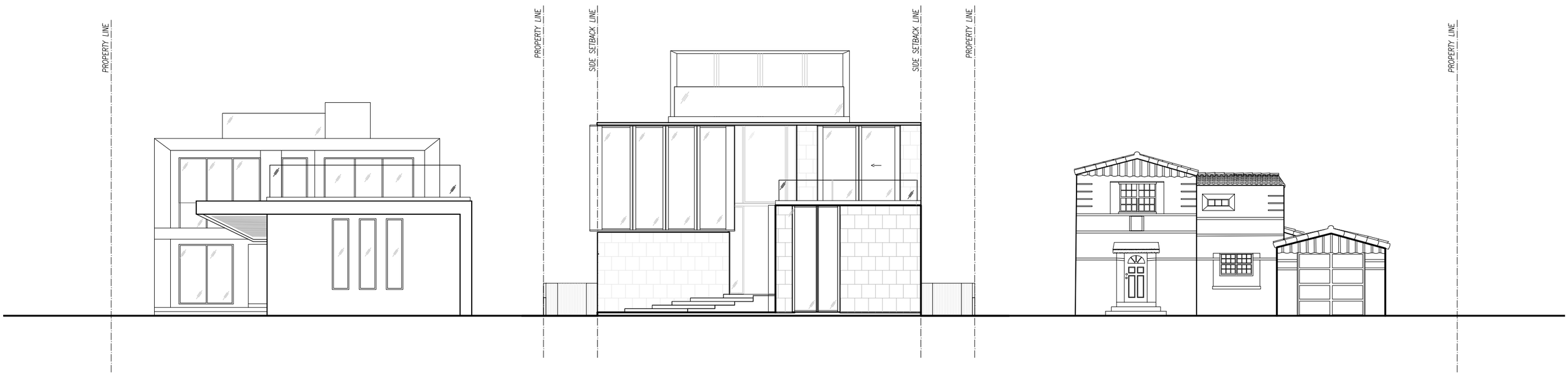
Date: 2021.07.30 16:49:02-04'00'

SAN MARINO ISLAND

SCALE: 3/32" = 1'-0" 08/02/2021

NORTH & SOUTH ELEVATIONS

A-201



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SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

CONTEXT ELEVATIONS

A-202

EXTERIOR FINISHES:

1. BLONDE WOOD
2. WHITE METAL -ALPOLIC
3. CREAM HONED LIMESTONE
4. ALUMINUM CHAMPAGNE WINDOW FRAME
5. RAMON GREY/GOLD SANDBLASTED
6. PERMEABLE PAVER BLOCK

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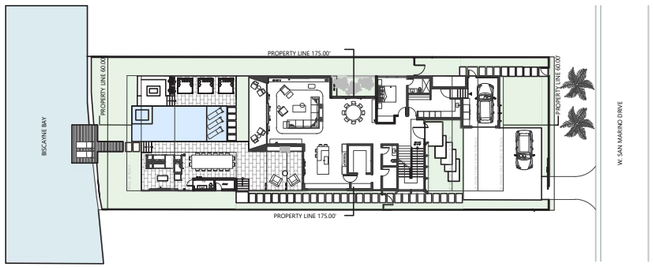
Date: 2021.07.30 16:49:36-04'00'

SAN MARINO ISLAND

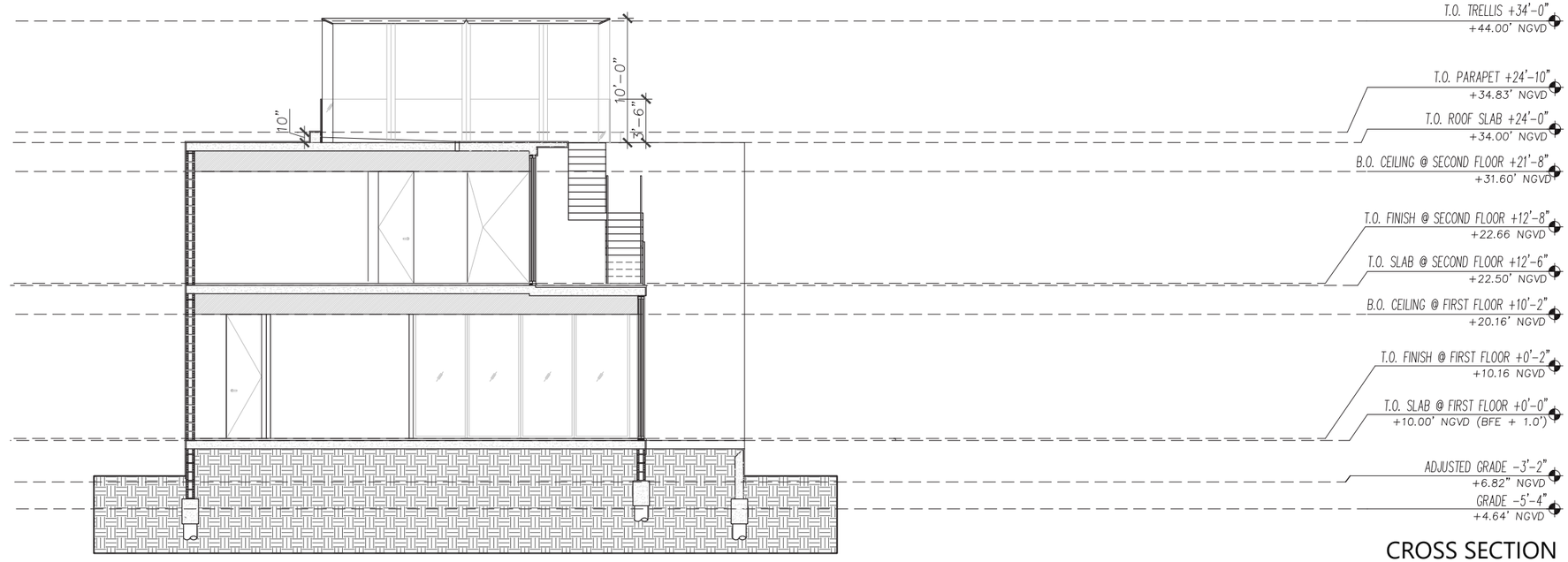
SCALE: NTS **DATE:** 08/02/2021

PROPOSED EXTERIOR FINISHES

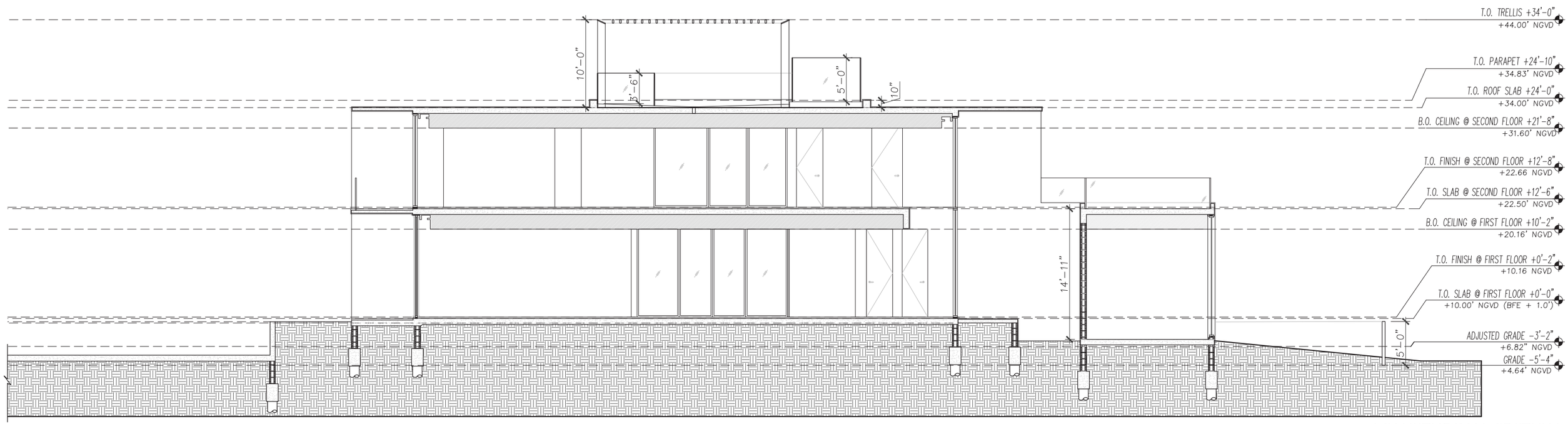
A-203



KEY PLAN



CROSS SECTION



LONGITUDINAL SECTION

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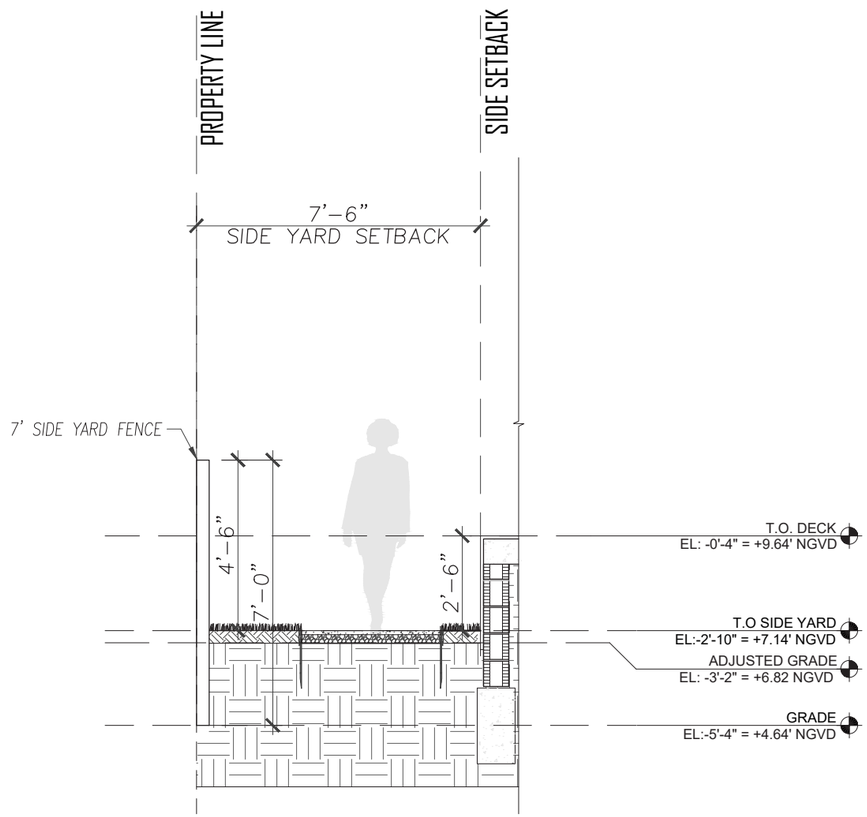
SAN MARINO ISLAND

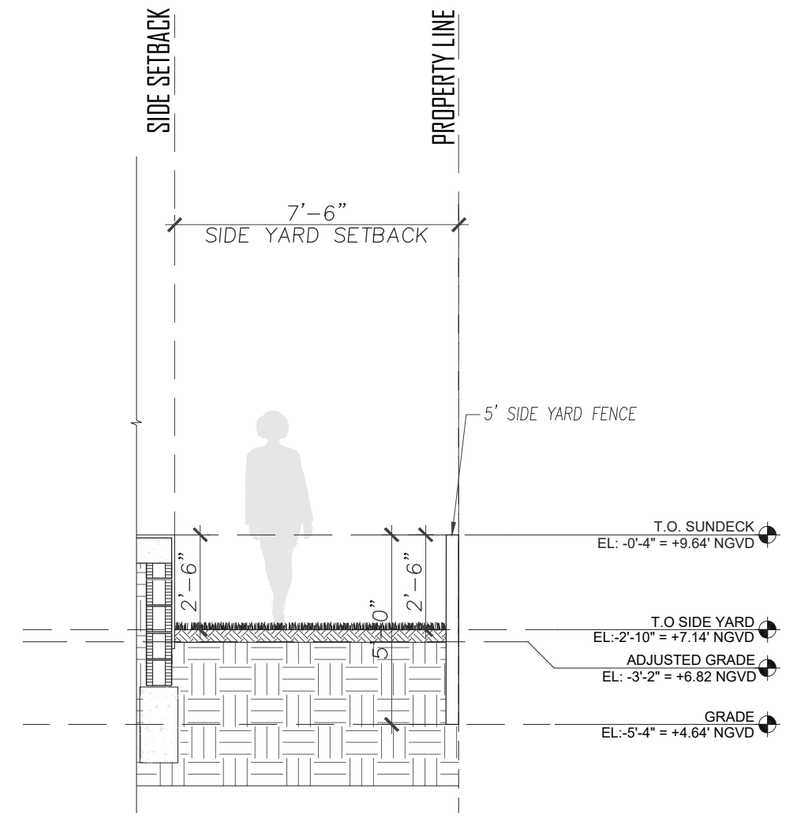
SCALE: 3/32" = 1'-0" **DATE:** 08/02/2021

BUILDING SECTIONS

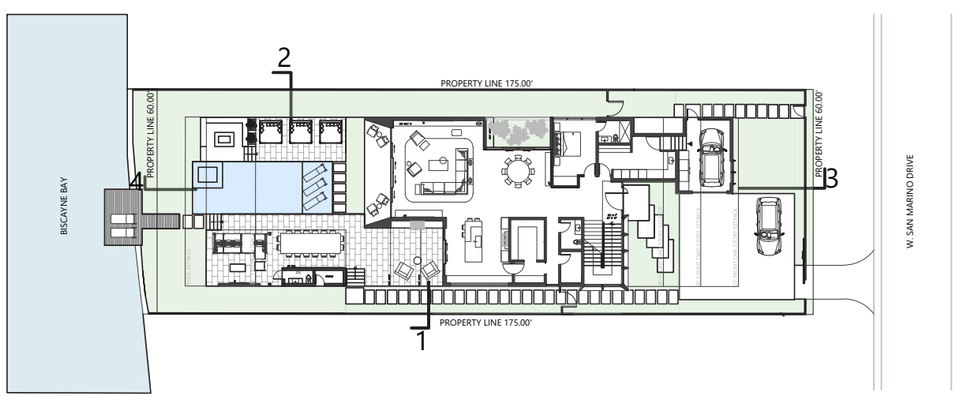
A-300



1. SOUTH SIDE YARD SECTION



2. NORTH SIDE YARD SECTION



KEY PLAN

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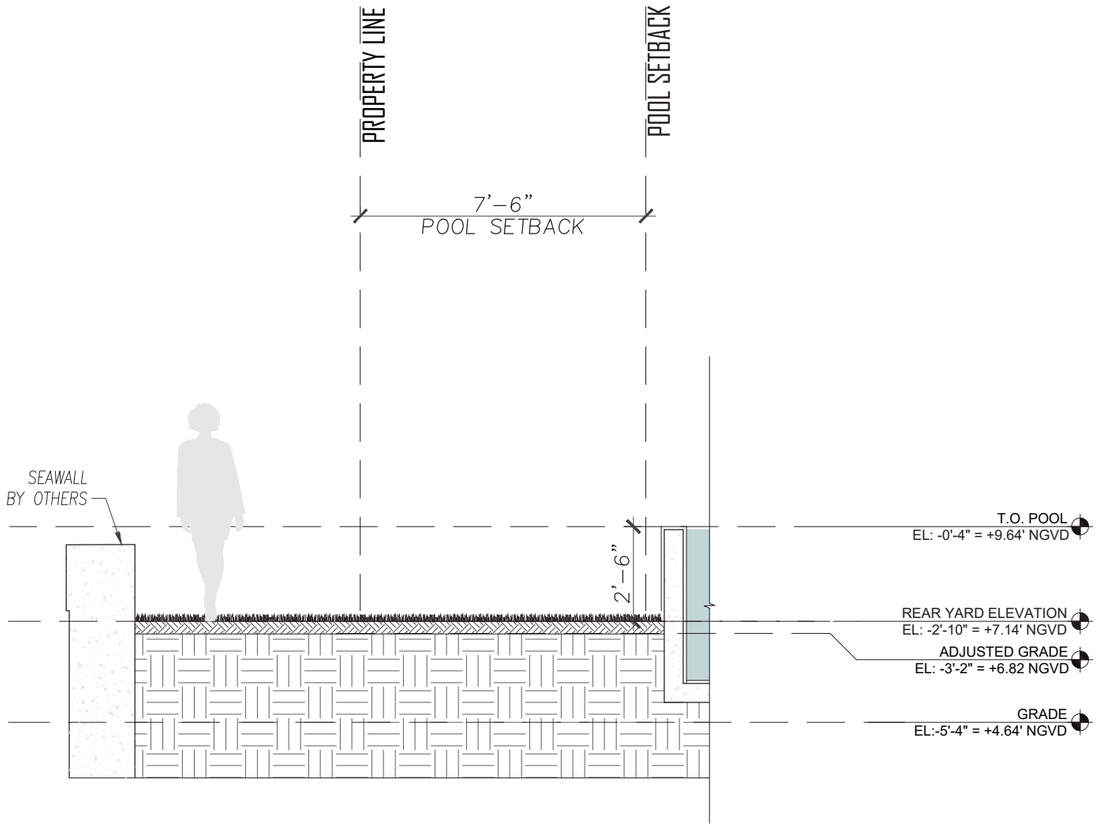
Date: 2021.07.30 16:50:18-04'00'

SAN MARINO ISLAND

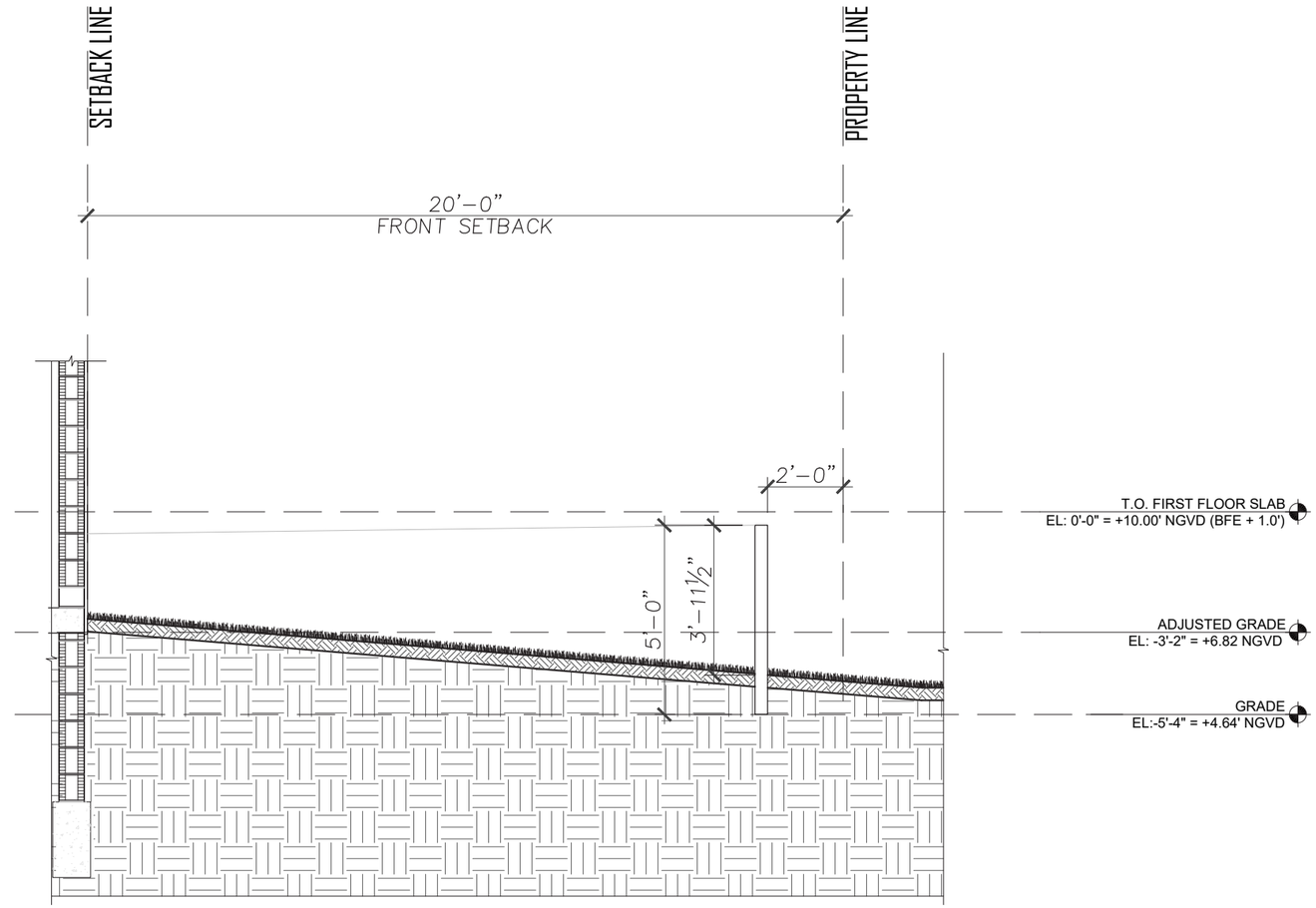
SCALE: 1/4" = 1'-0" **DATE:** 08/02/2021

YARD SECTIONS

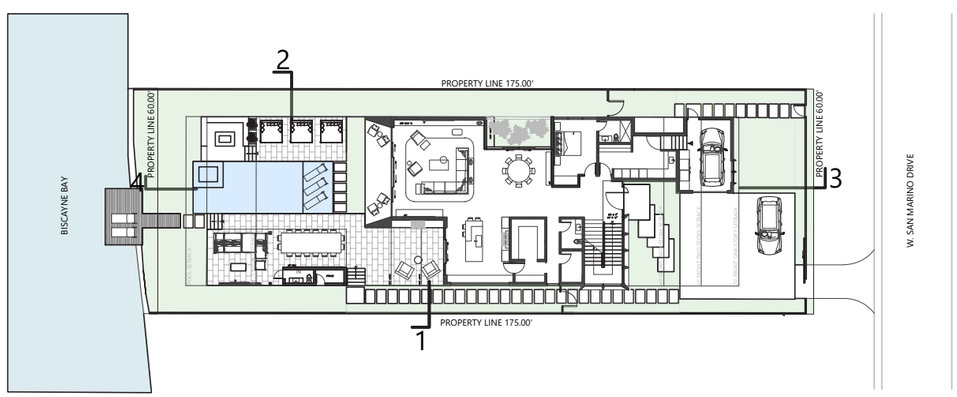
A-301



4. WEST SIDE YARD SECTION



3. EAST FRONT YARD SECTION



KEY PLAN

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STATE OF FLORIDA
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Date: 2021.07.30 16:50:37-04'00'

SAN MARINO ISLAND

SCALE: 1/4" = 1'-0" **DATE:** 08/02/2021

YARD SECTIONS

A-302

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Date: 2021.07.30 16:51:10-04'00'

SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

FRONT VIEW

A-900

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SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

REAR VIEW

A-901

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Date: 2021.07.30 16:51:53-04'00'

SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

PERSPECTIVE VIEW

A-902

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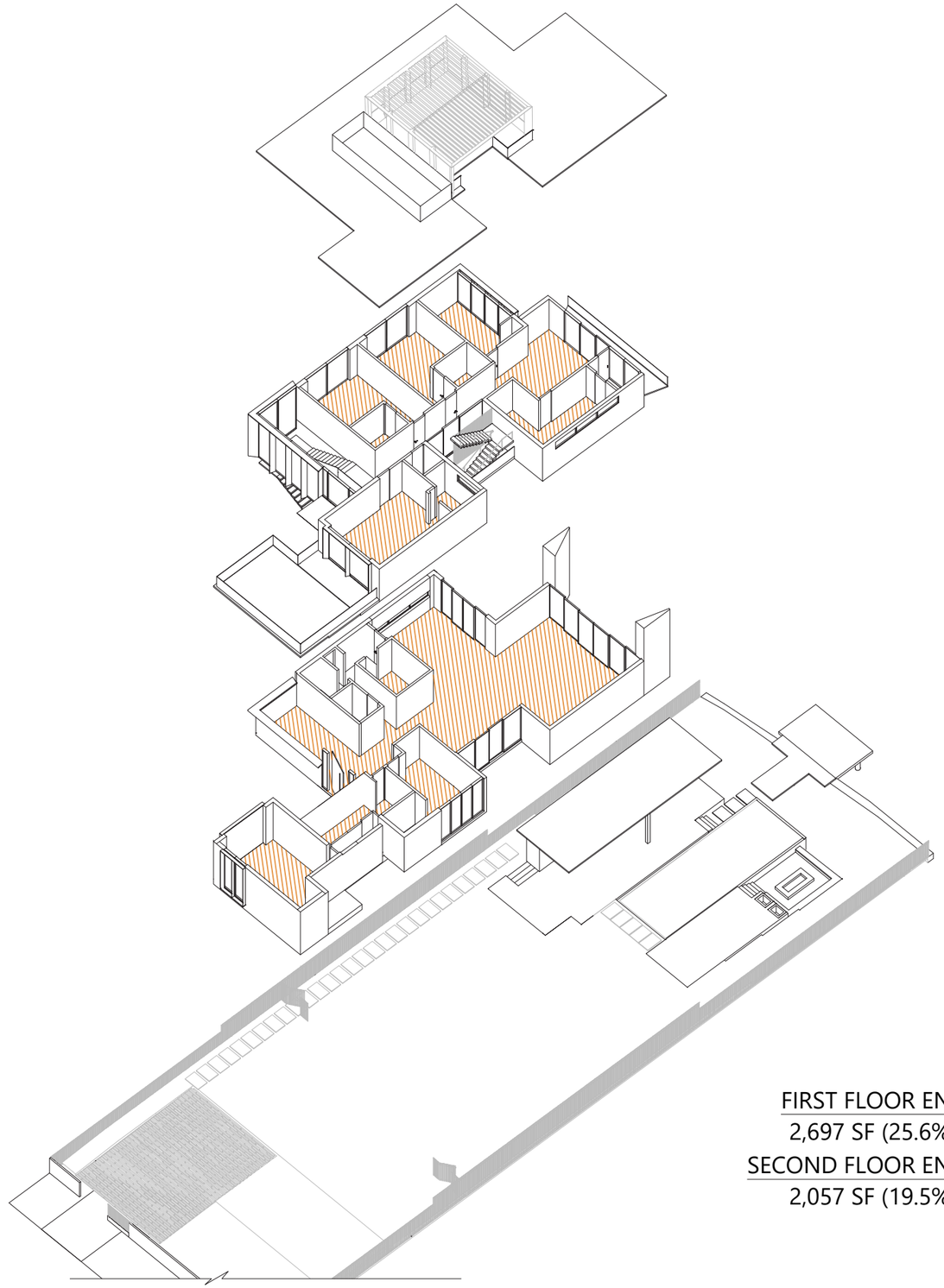
Date: 2021.07.30 16:52:12-04'00'

SAN MARINO ISLAND

SCALE: NTS **DATE:** 08/02/2021

PERSPECTIVE VIEW

A-903



FIRST FLOOR ENCLOSED AREA:
2,697 SF (25.6% OF LOT AREA)
SECOND FLOOR ENCLOSED AREA:
2,057 SF (19.5% OF LOT AREA)

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Date: 2021.07.30 16:52:38-04'00'

SAN MARINO ISLAND

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EXPLODED AXONOMETRIC

A-1000