

REQUEST FOR DRB APPROVAL FOR:
PRICE RESIDENCE

DRB21-0722
REVISED FINAL SUBMITTAL 11/22/2021
FIRST SUBMITTAL: 08/16/2021
FEBRUARY 2022 AGENDA

1649 W 22ND STREET, MIAMI BEACH, FL 33140



CLIENT

STEVEN PRICE
TINA PRICE

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CLAD
LANDSCAPE ARCHITECTURE AND DESIGN
8020 NE 4TH AVENUE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
1649 W 22ND STREET, MIAMI BEACH, FL 33140

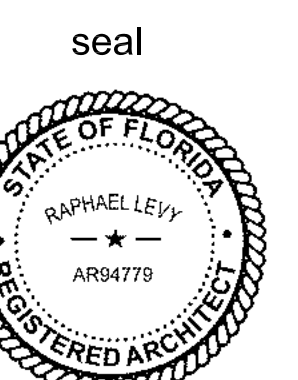
WAIVER REQUESTED:

1. REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT FROM 24'-0" TO 26'-0"
2. REQUEST TO WAIVE SIDE COURTYARD REQUIREMENTS GREATER THAN 60' IN LENGTH, ON THE NORTH AND SOUTH SIDE OF THE PROPERTY.

ADDITIONAL REQUEST:

TO PROVIDE SOLID SIDE PROPERTY WALLS, UP TO 7' HIGH ABOVE ADJUSTED GRADE, IN LIEU OF 3" OPEN PICKETS AT TOP 3 FEET.

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
FL 33140



1/10/2022
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2111

date:
06/25/2021

revised:

sheet no.

A-000
REVISED

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1649 W 22ND STREET, MIAMI BEACH, FL 33140



SITE



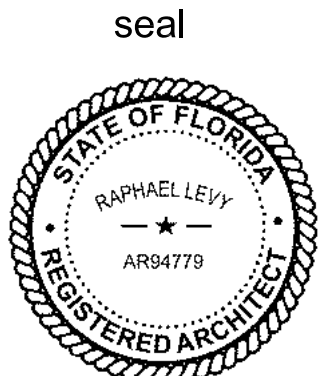
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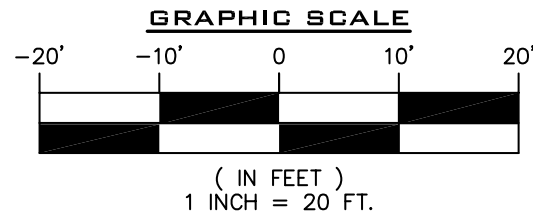
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LEGAL DESCRIPTION:

LOT 23, BLOCK 4A, OF "3RD REVISED PLAT OF SUNSET ISLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3228-001-1920

1649 W 22ND STREET,
MIAMI BEACH, FL 33140-4512

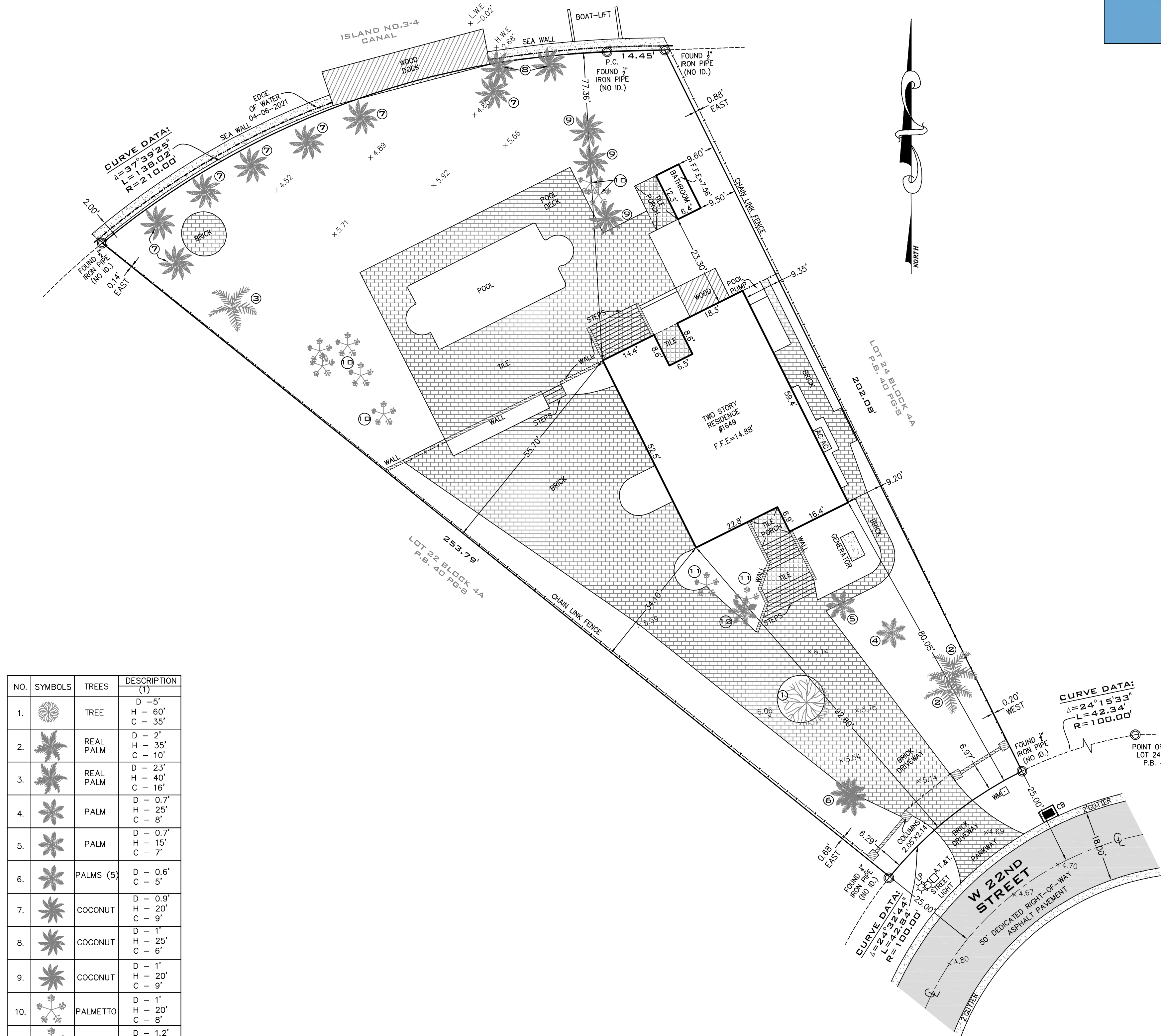
AREA OF PROPERTY: 21,497 SQUARE FEET AND/OR
0.494 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DONALD M. ABRASHOFF AND BRUCE A. CARTER

MAP OF BOUNDARY SURVEY



NO.	SYMBOLS	TREES	DESCRIPTION (1)
1.		TREE	D - 6' H - 60' C - 35'
2.		REAL PALM	D - 2' H - 35' C - 10'
3.		REAL PALM	D - 23' H - 40' C - 16'
4.		PALM	D - 0.7' H - 25' C - 8'
5.		PALM	D - 0.7' H - 15' C - 7'
6.		PALMS (5)	D - 0.6' C - 5'
7.		COCONUT	D - 0.9' H - 20' C - 9'
8.		COCONUT	D - 1' H - 25' C - 6'
9.		COCONUT	D - 1' H - 20' C - 9'
10.		PALMETTO	D - 1' H - 20' C - 8'
11.		PALMETTO	D - 1.2' H - 15' C - 7'
12.		PALM	D - 0.9' H - 22' C - 5'

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.5IFAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.S.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "3RD REVISED PLAT OF SUNSET ISLANDS" RECORDED IN PLAT BOOK 40, AT PAGE 8.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

LOCATION MAP

SECTION 28, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LANDMARK SURVEYING & ASSOCIATES, INC.

LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

- AC = DENOTES AIR CONDITIONING UNIT
B.B. = DENOTES BASIS OF BEARINGS
ASPH. = DENOTES ASPHALT
B.M. = DENOTES BENCH MARK
P.L. = DENOTES PROPERTY LINE
C.B.S. = DENOTES CONCRETE BLOCK STUCCO CONCRETE
L.P. = DENOTES LIGHT POLE
CB = DENOTES CATCH BASIN
C. = DENOTES CENTERLINE
L.M.E. = DENOTES LAKE & MAINTENANCE EASEMENT
D.E. = DENOTES DRAINAGE EASEMENT
D.H. = DENOTES DRILL HOLE
W. = DENOTES WOOD FENCE
R. = DENOTES RECORD
WEP = DENOTES WOOD POWER POLE
U.E. = DENOTES UTILITY EASEMENT
P.B. = DENOTES PERMANENT CONTROL POINT
P.S. = DENOTES PAGE
P.C.P. = DENOTES POINT OF BEGINNING
TYP. = DENOTES TYPICAL
M.H.W. = DENOTES MEAN HIGH WATER LINE
-- = DENOTES WOOD FENCE
-x- = DENOTES CHAIN LINK FENCE
- = DENOTES IRON FENCE
o = DENOTES FOUND IRON PIPE (NO ID.)
Δ = DENOTES FOUND NAIL AND DISC
= DENOTES ASPHALT PAVEMENT
= DENOTES BRICK
= DENOTES CONCRETE PAD
XXX = DENOTES ELEVATIONS

FLOOD ZONE:		AE	
ELEVATION:		8.0	
COMMUNITY:		120651	
PANEL:		12086C0317	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		04-06-2021	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
04-06-2021	J.FEE	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
N/A		N/A	
JOB No.			
2103.0368			
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.			

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND IS IN ACCORDANCE WITH THE FLORIDA STATUTE 42.02, FLORIDA STATUTE.

SIGNED:
ARTURO MENDIGUTIA, P.S.M., STATE OF FLORIDA, LICENSE NO. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER OR DELEGATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND VERIFIED ELECTRONIC SEAL.



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



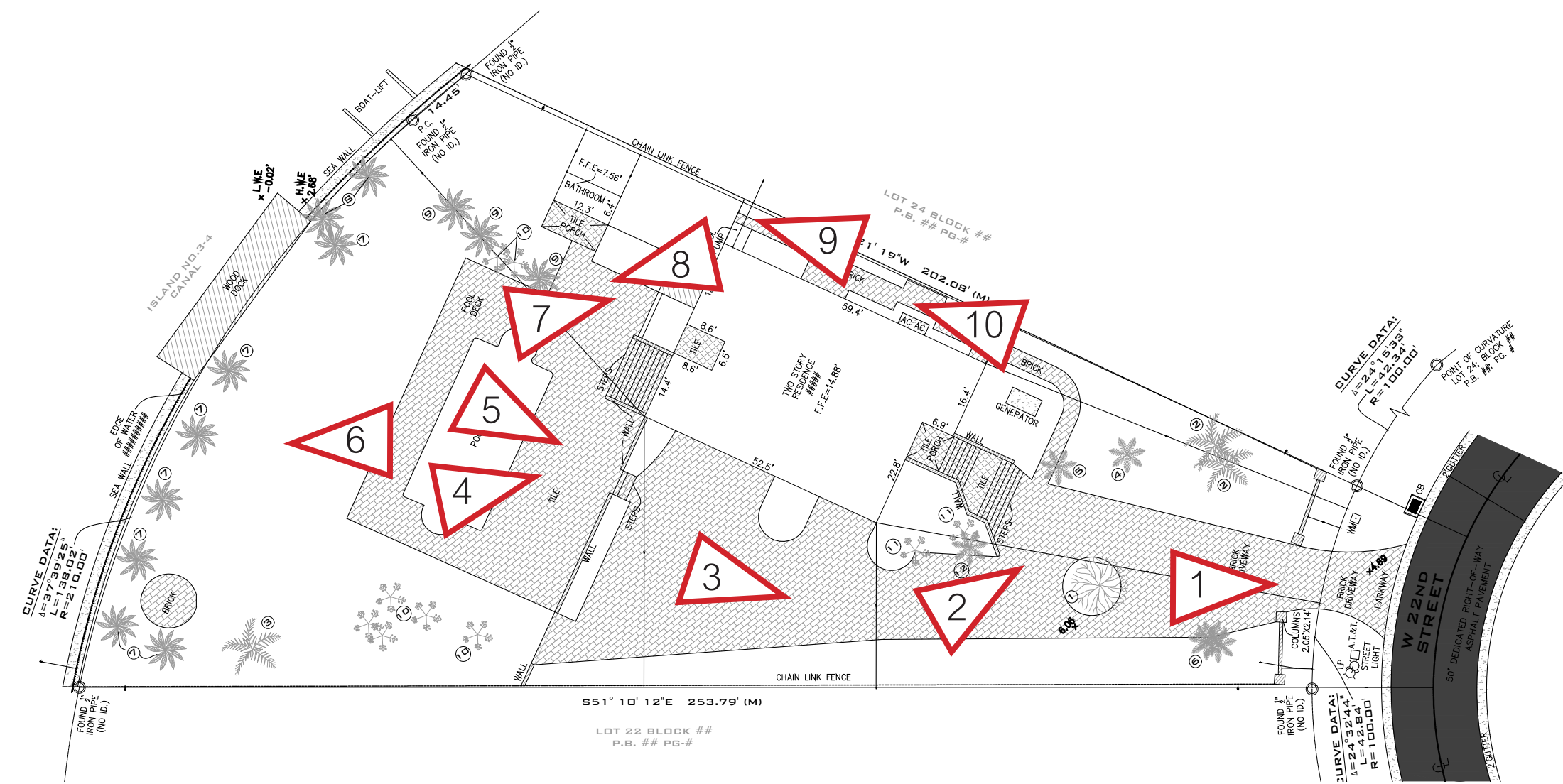
PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10





SITE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES



RESIDENCE 2

SUBJECT PROPERTY



RESIDENCE 3



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES MASSING

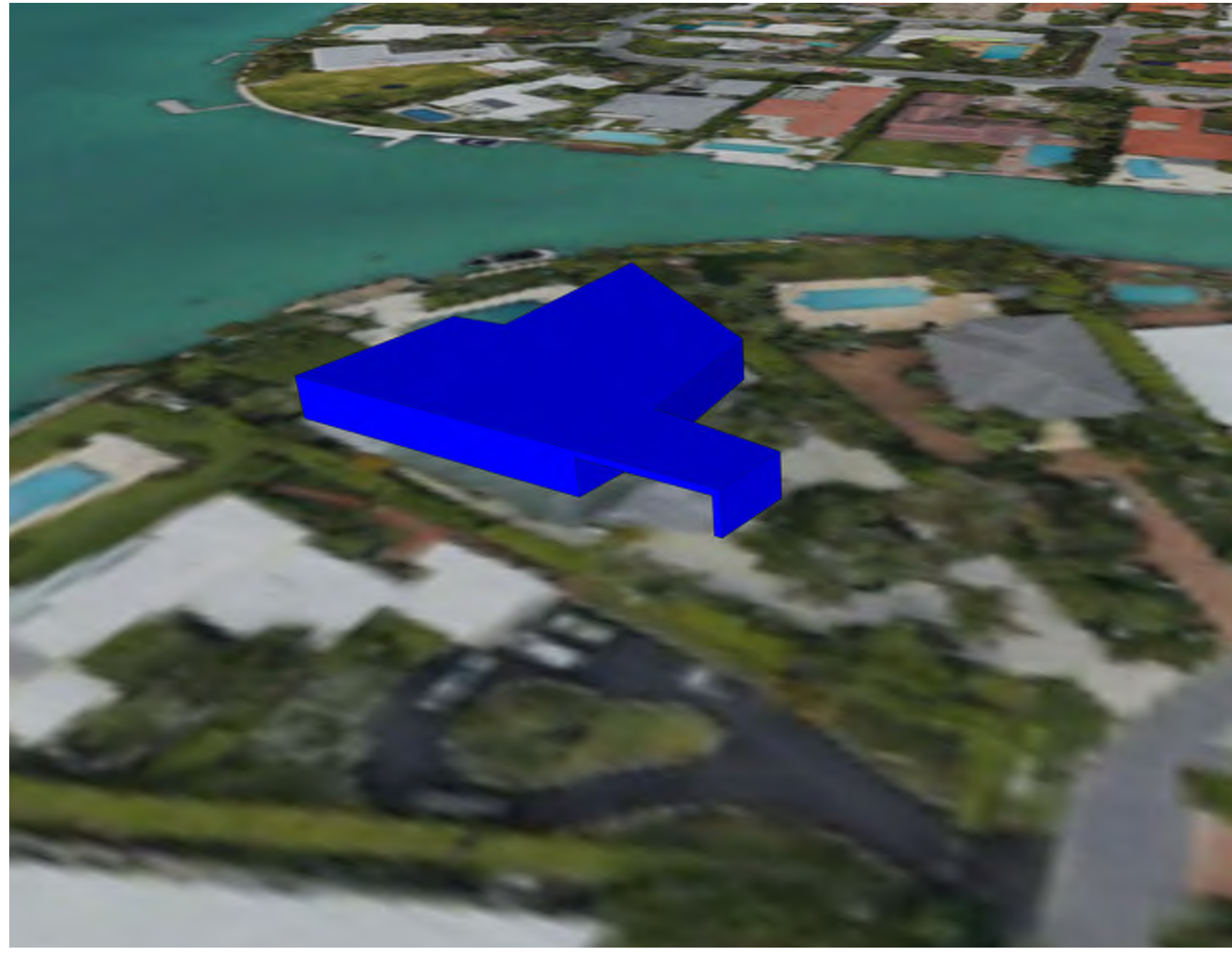
RESIDENCE 2 (BLUE)

2142 BAY AVENUE, MIAMI BEACH

LOT SIZE: 25,671 SF

FOOTPRINT: 7,871 SF

UNIT SIZE: 31%



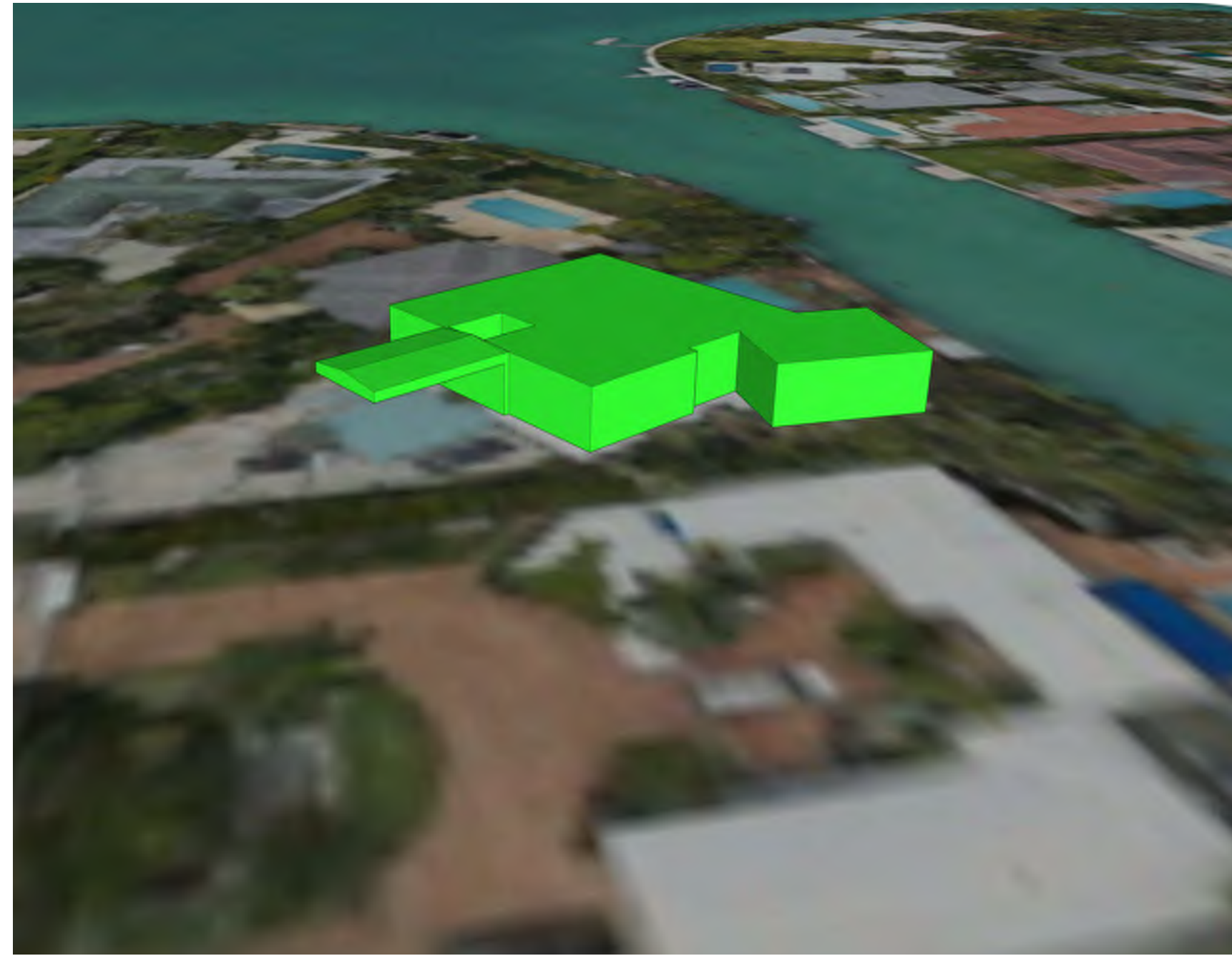
RESIDENCE 3 (GREEN)

1645 W 22ND STREET, MIAMI BEACH

LOT SIZE: 15,250 SF

FOOTPRINT: 2,758 SF

UNIT SIZE: 18%



PROPOSED RESIDENCE (RED)

1649 22ND STREET, MIAMI BEACH, FL 33140

LOT SIZE: 21,497 SF

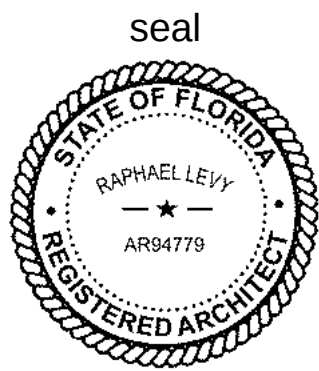
FOOTPRINT: 10,385 SF

UNIT SIZE: 48%



PROPOSED RESIDENCE - FILE No. DRB21-0722

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1649 W 22nd Street, Miami Beach, FL 33140			
2	Folio number(s):	02-3228-001-1920			
3	Board and file numbers :				
4	Year built:	NOW	Zoning District:		RS-3
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:		4.67' NGVD
6	Adjusted grade (Flood+Grade/2):	6.33' NGVD	Free board:		8'+3' (11' N.G.V.D.)
7	Lot Area:	21,497 SF			
8	Lot width (AVG.):	95'-11"	Lot Depth (AVG.):		227.935'
9	Max Lot Coverage SF and %:	6,449.1 SF (30%)	Proposed Lot Coverage SF and %:		6,170.2 SF (28.7%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		500 SF
11	Front Yard Open Space SF and %:	748 SF (50.5%)	Rear Yard Open Space SF and %:		3,976 (80%)
12	Max Unit Size SF and %:	10,748.5 SF (50%)	Proposed Unit Size SF and %:		10,209.2 SF (47%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		5,916.2 SF
			Proposed Second Floor Unit Size:		4,202 SF
14			Garage Portion to Count:		306 SF
			Cabana		106.2 SF
15					
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		1033 SF (24.5%)
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		26'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		33'-10.5"	
20	Front Second level:	30'-0"		84'-0"	
21	Side 1:	12'-0"		12'-4"	
22	Side 2:	12'-0"		12'-6"	
23	Rear:	34'-3"		43'-5.5"	
24	Accessory Structure Side 1:	7'-6"		12'-4"	
25	Accessory Structure Side 2 :	7'-6"		97'-4"	
26	Accessory Structure Rear:	17'-1 1/2"		17'-1 1/2"	
27	Sum of Side yard :	24'-0"		24'-0"	
28	Located within a Local Historic District?		No		
29	Designated as an individual Historic Single Family Residence Site?		No		
30	Determined to be Architecturally Significant?		No		
Notes:					
ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE + 8'			
2	FIRM Map Number	12086C0317L			
3	Base Flood Elevation (BFE):	8.00' NGVD			
4	Proposed Flood Design Elevation:	9.00' NGVD			
5	Crown of Road Elevation:				
6	Classification of Structure:	Category II			
7	Building Use:	Single-Family Residence			
8	Lowest Elev. of Equip				
9	Lowest Adjacent Grade				
10	Highest Adjacent Grade				



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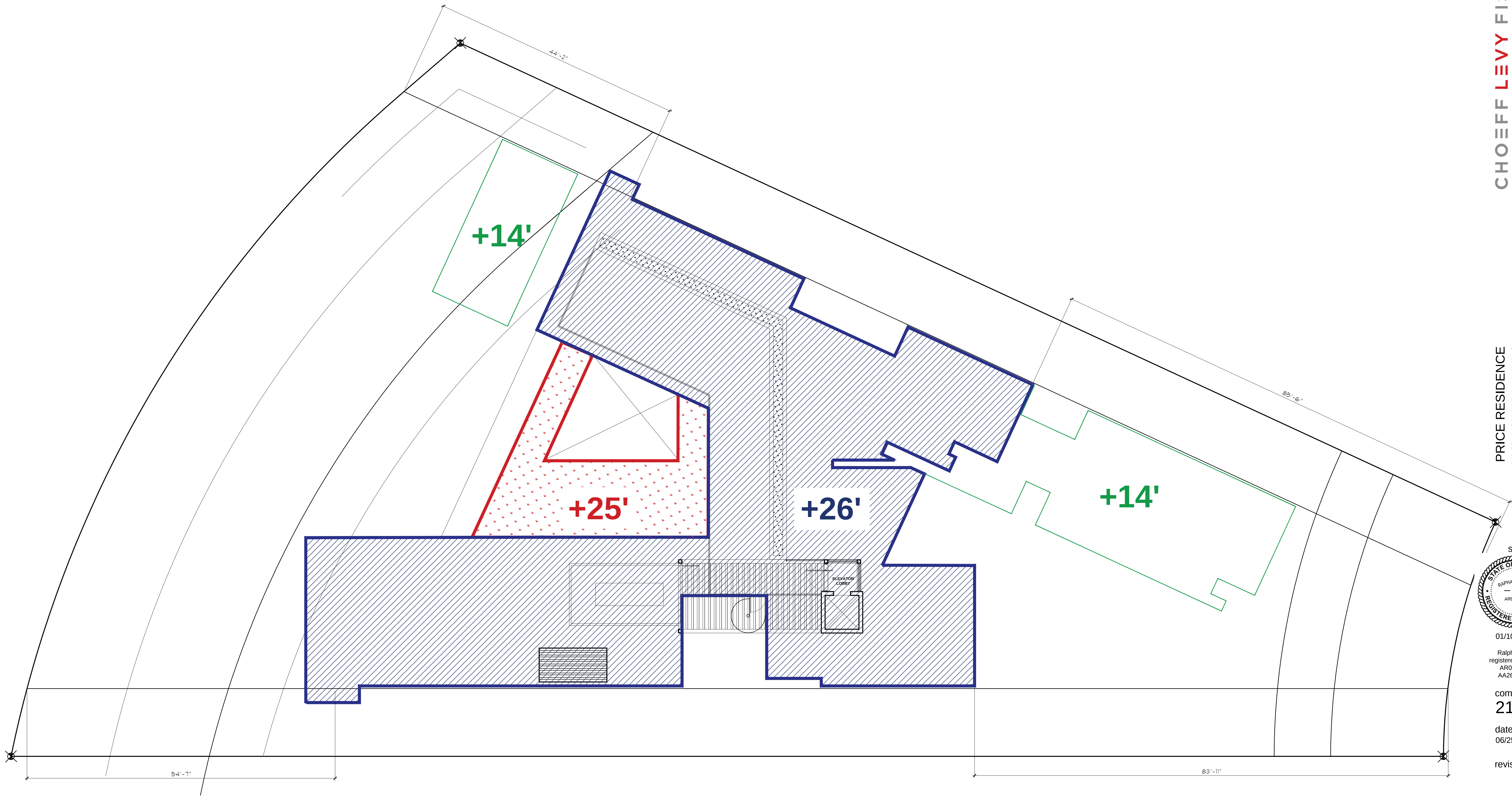
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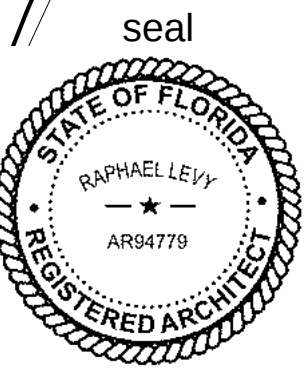
WAIVER REQUEST #2

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FROM 24'-0" TO 26'-0".



ROOF HEIGHTS
SCALE: 1/8" = 1'-0"

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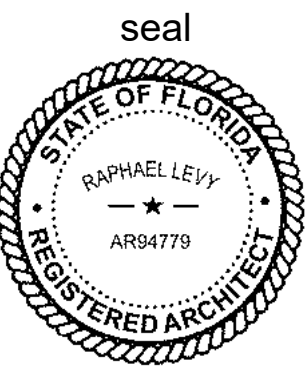
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WAIVER REQUEST #1

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FROM 24'-0" TO 26'-0".

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NEW SHEET

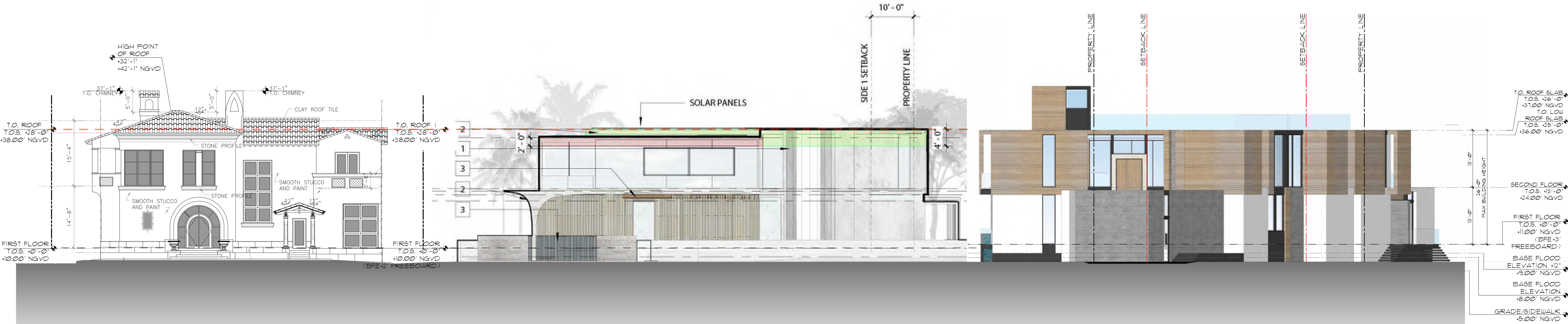
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WAIVER REQUEST #1

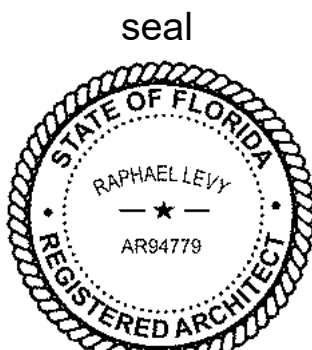
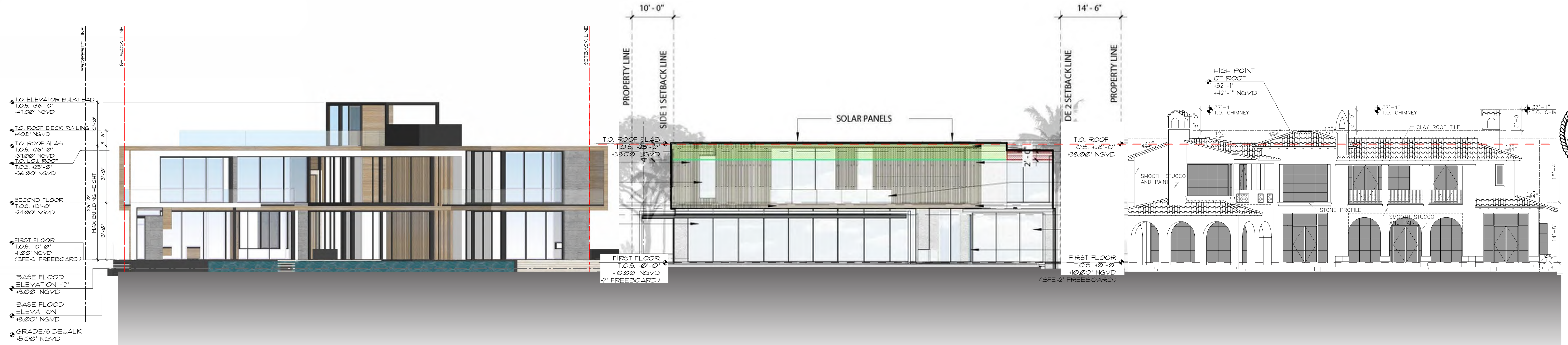
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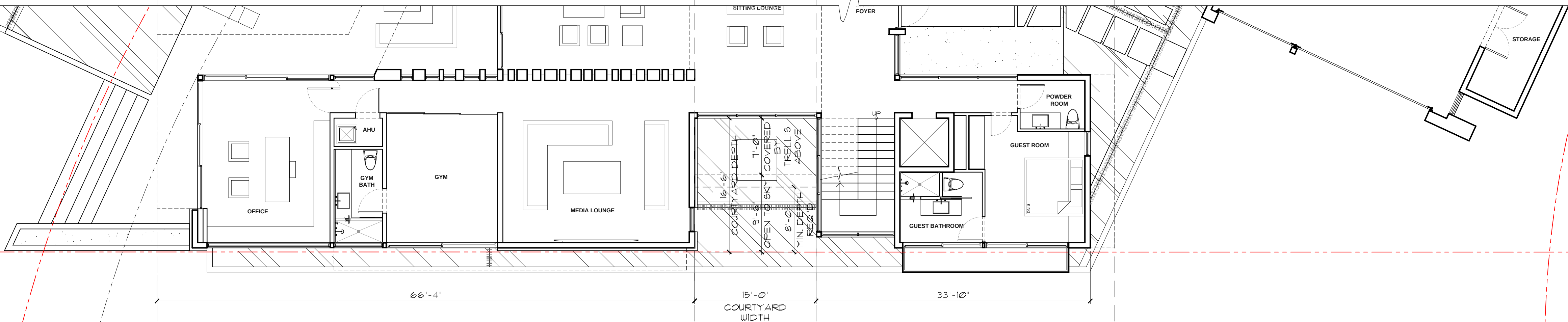
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NEW SHEET

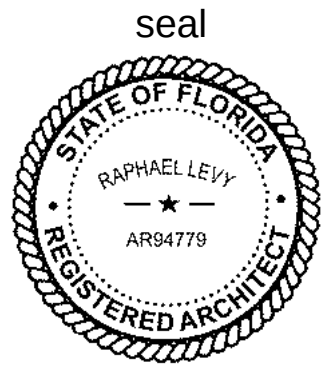
WAIVER REQUEST #2A

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE SOUTH
SIDE OF THE PROPERTY.

WEST COURTYARD	
LOT SIZE:	21,497 SQFT
COURTYARD AREA, MIN.:	215 SQFT (1%)
WEST COURTYARD AREA: 248 SQFT (1.15%)	



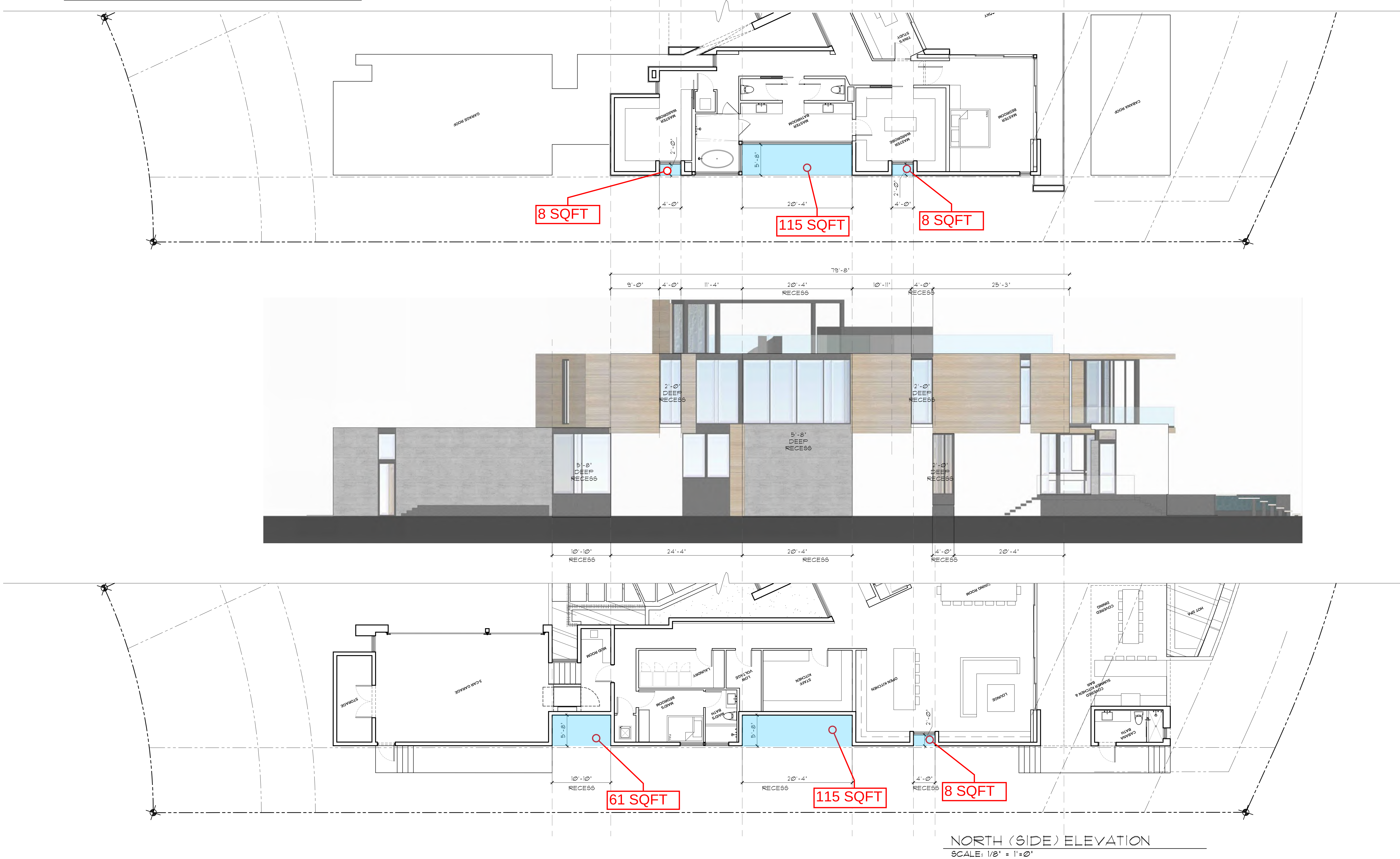
SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



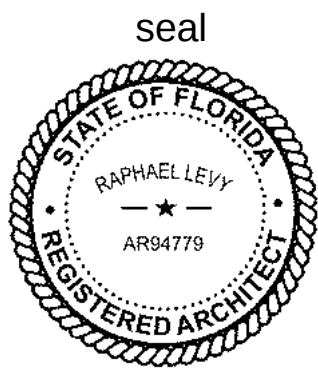
WAIVER REQUEST #2B

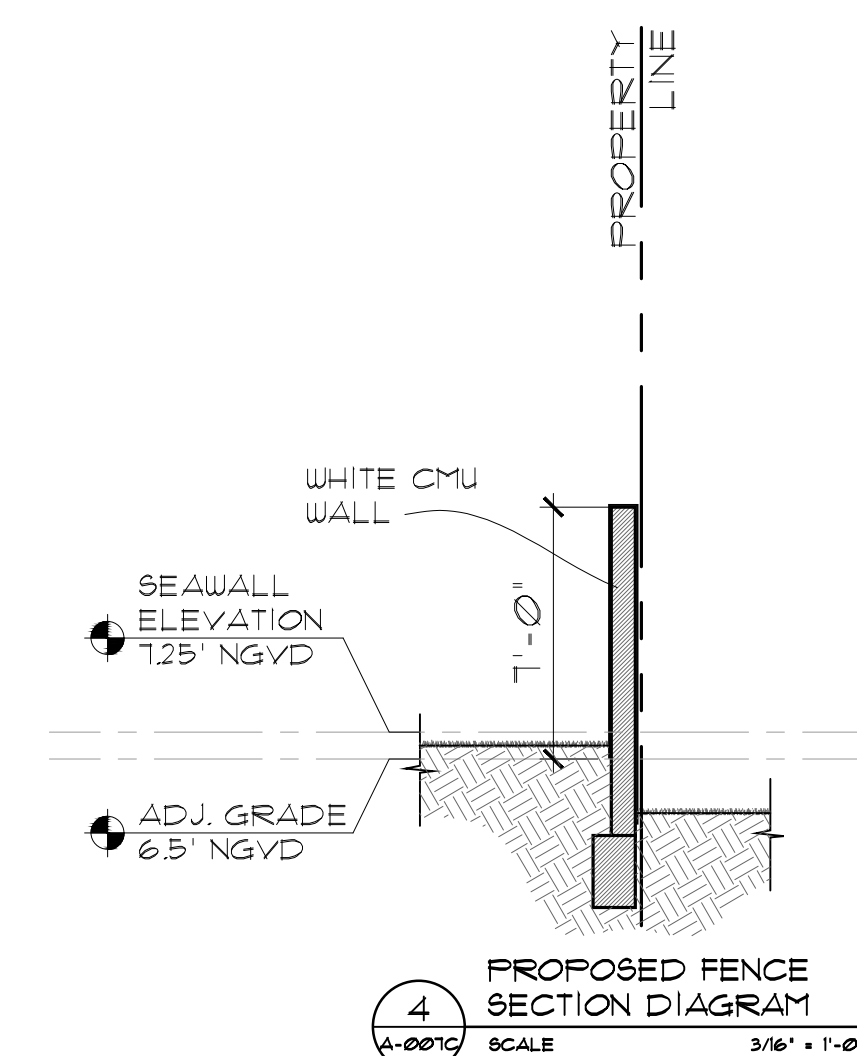
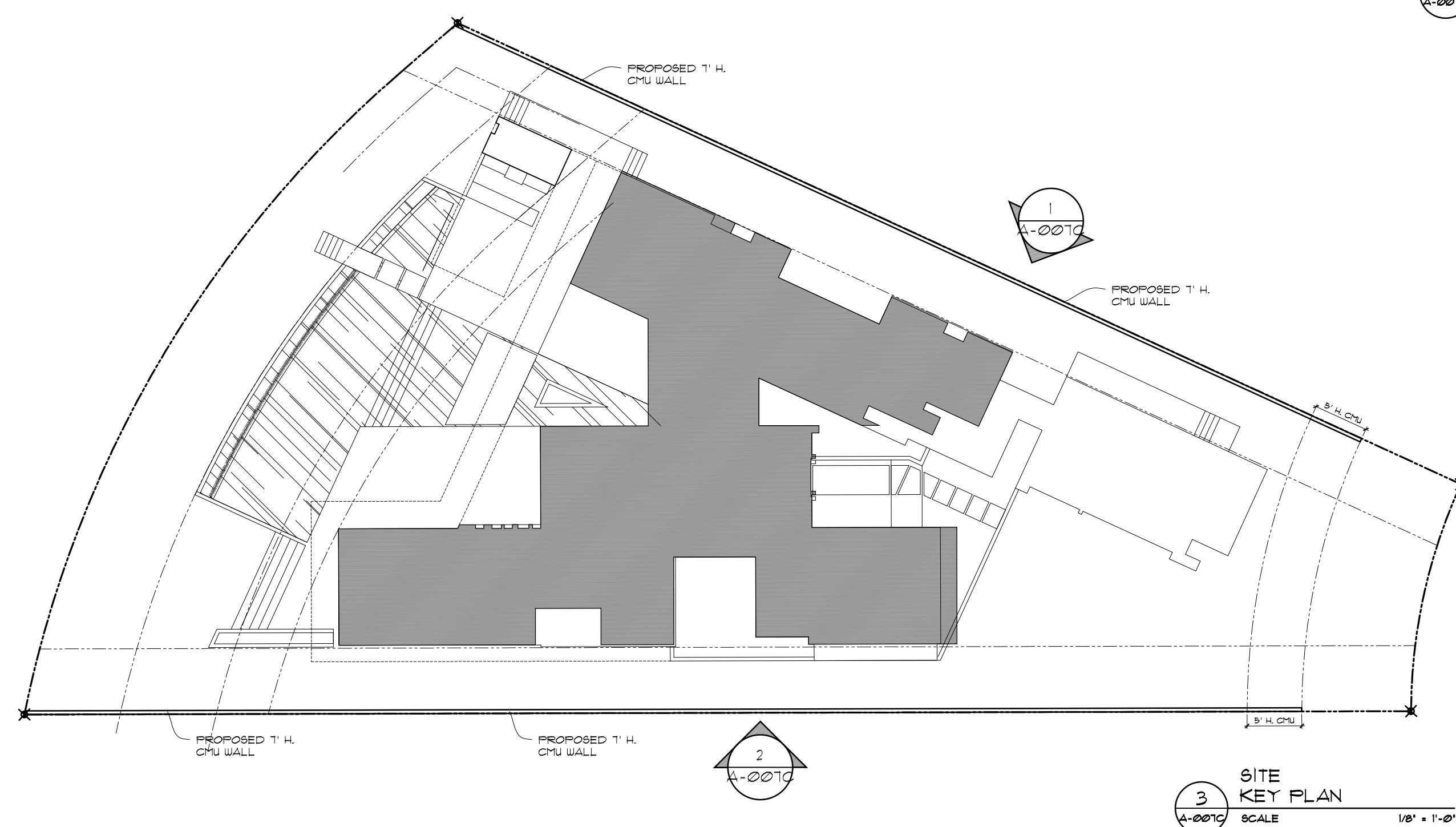
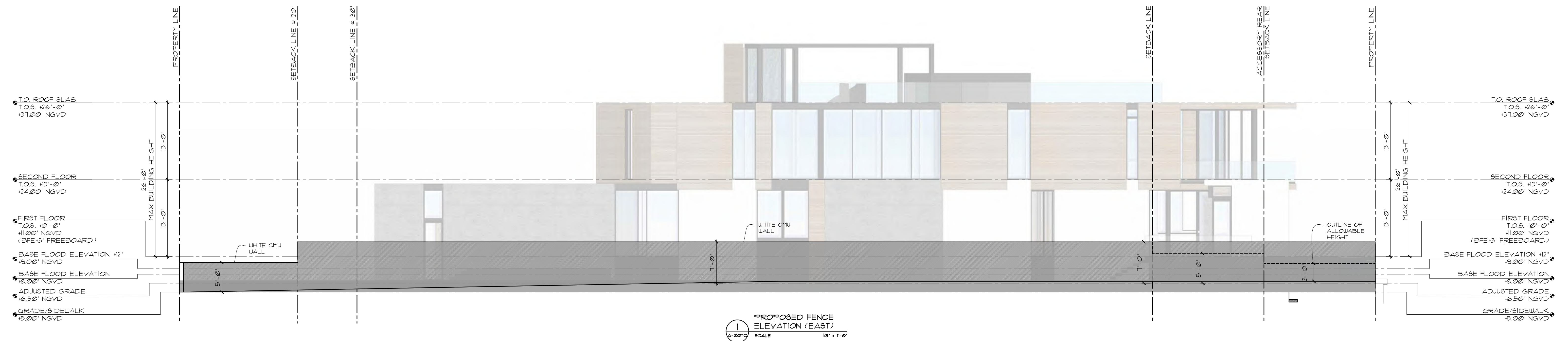
REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE NORTH
SIDE OF THE PROPERTY.

NORTH COURTYARD,	
LOT SIZE:	21,497 SQFT
COURTYARD AREA, MIN.:	215 SQFT (1%)
RECESSED AREAS, 1st FLR:	
RECESSED AREAS, 2nd FLR:	184 SQFT (0.85%)
	131 SQFT (0.61%)



NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"







STAFF COMMENT:
ADD PLANAR MOVEMENT TO NE FACADE

"STAFF RECOMMENDS THAT THE SUBJECT ELEVATION BE FURTHER REFINED WITH RECESSED PLANES AND FENESTRATION IN ORDER TO MITIGATE THE WAIVER REQUEST."

-STAFF REPORT

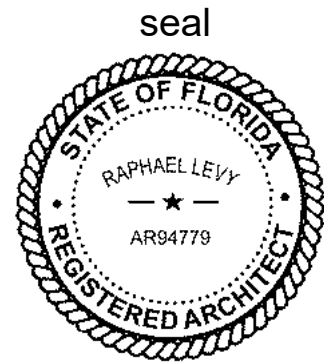
NORTHEAST FACADE
AS SUBMITTED
NTS



NORTHEAST FACADE
MODIFIED
NTS

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1649 22ND STREET, MIAMI BEACH,
FL 33140



01/10/2022

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registered architect
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AA26003009

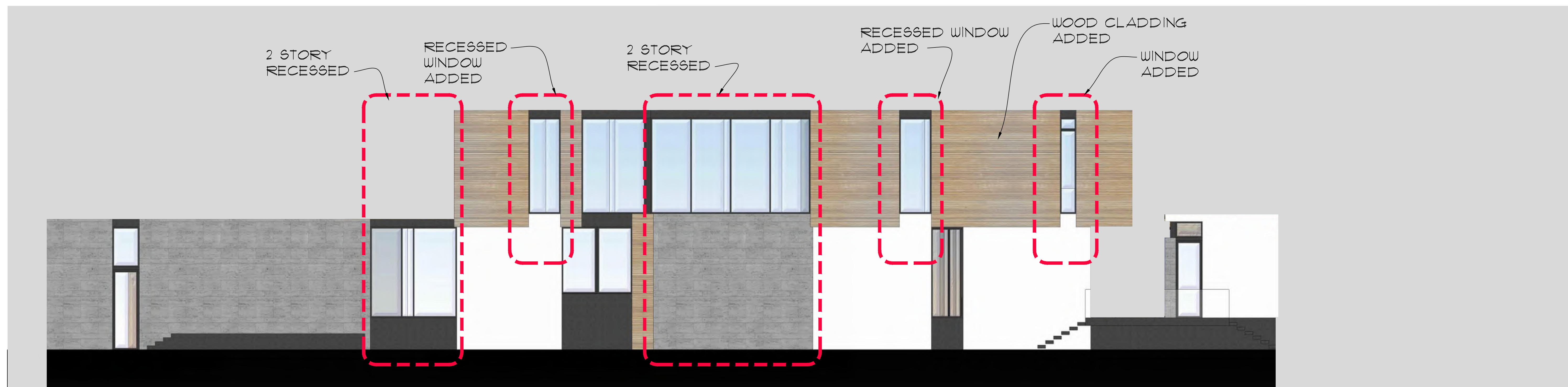
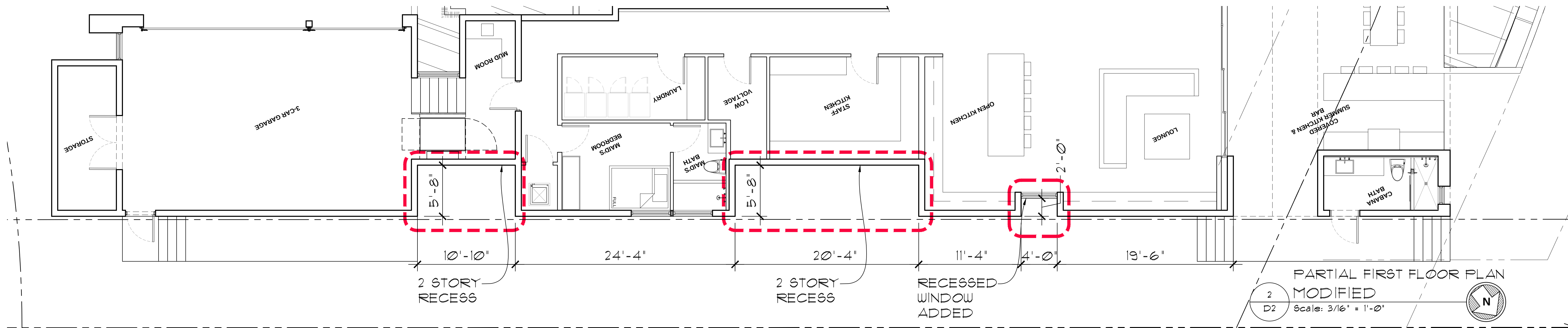
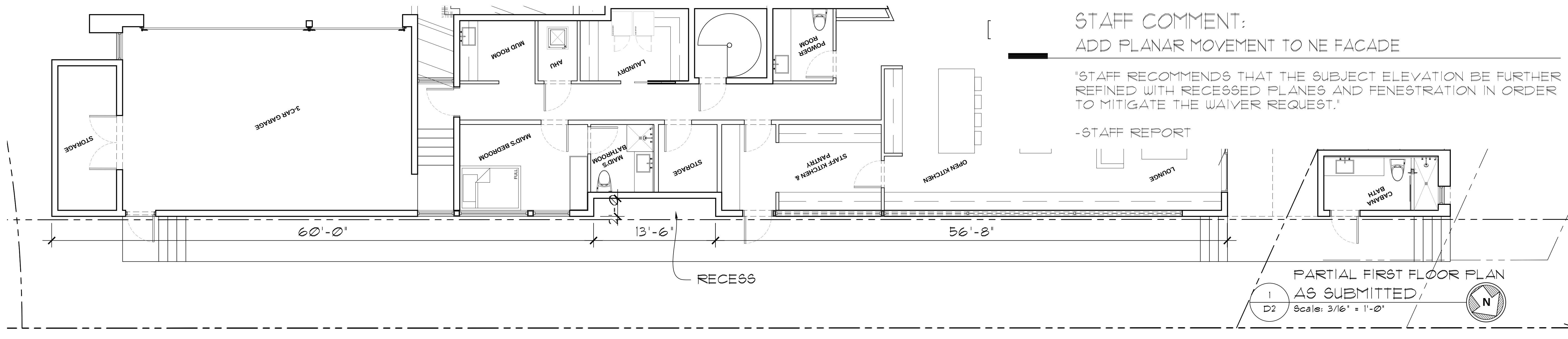
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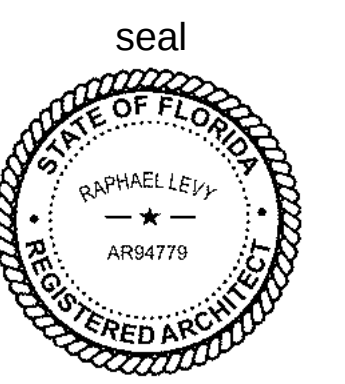
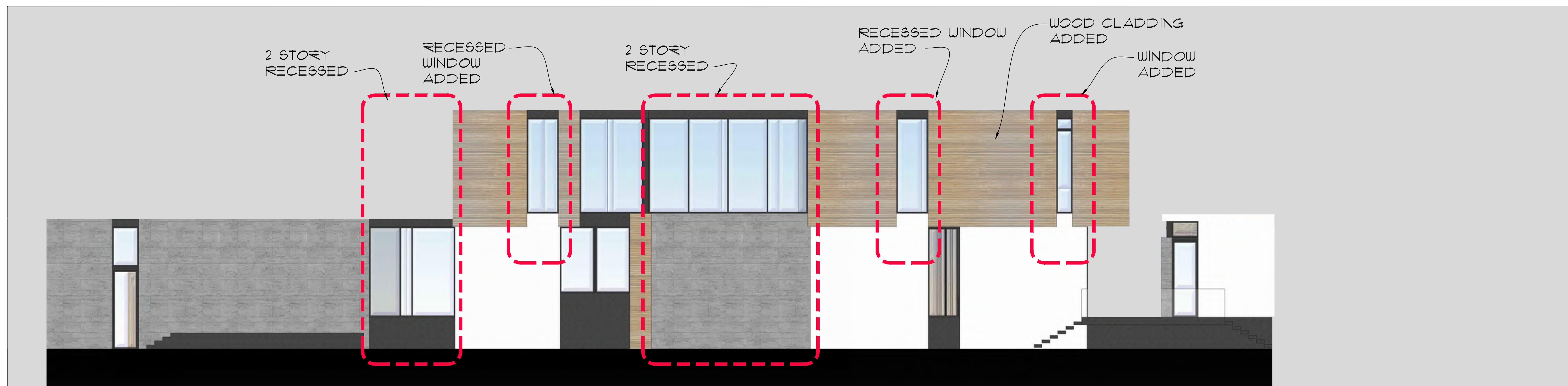
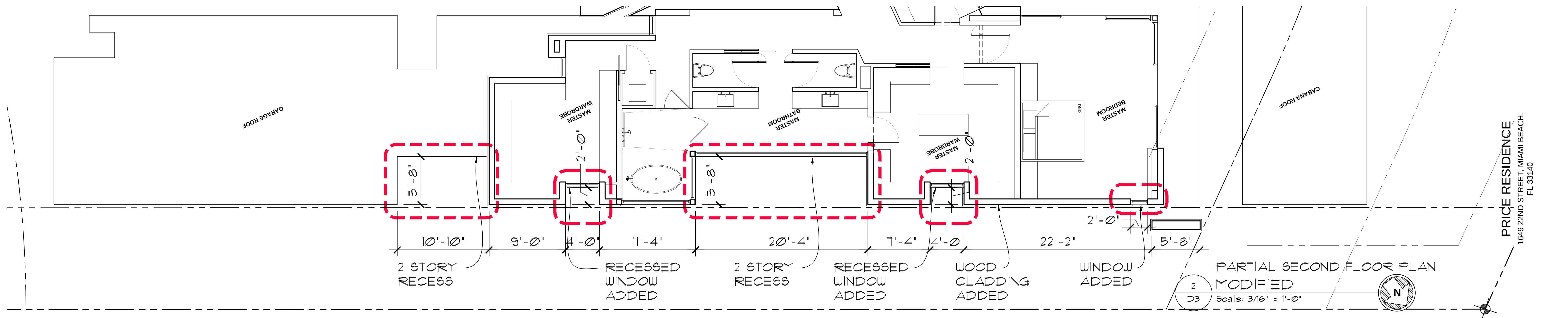
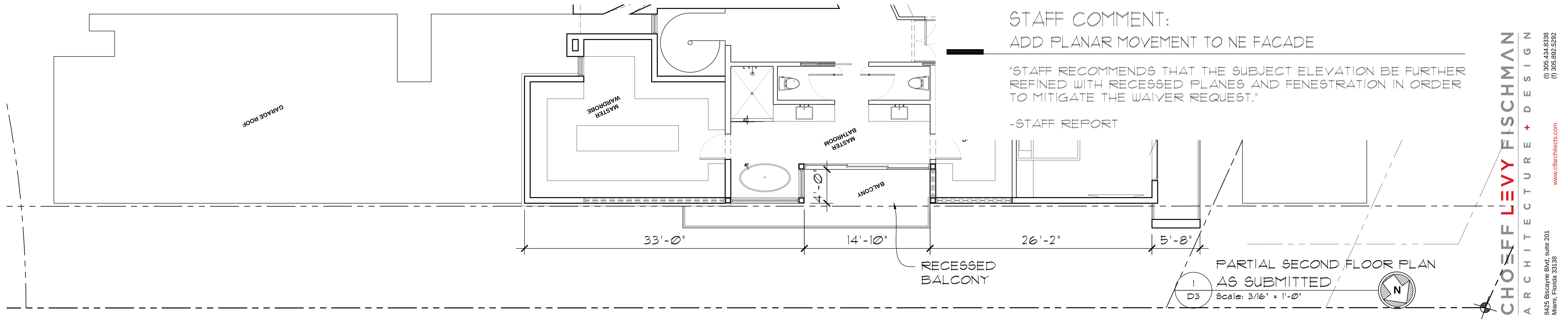
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06/25/2021

revised:

sheet no.

A.007D.1





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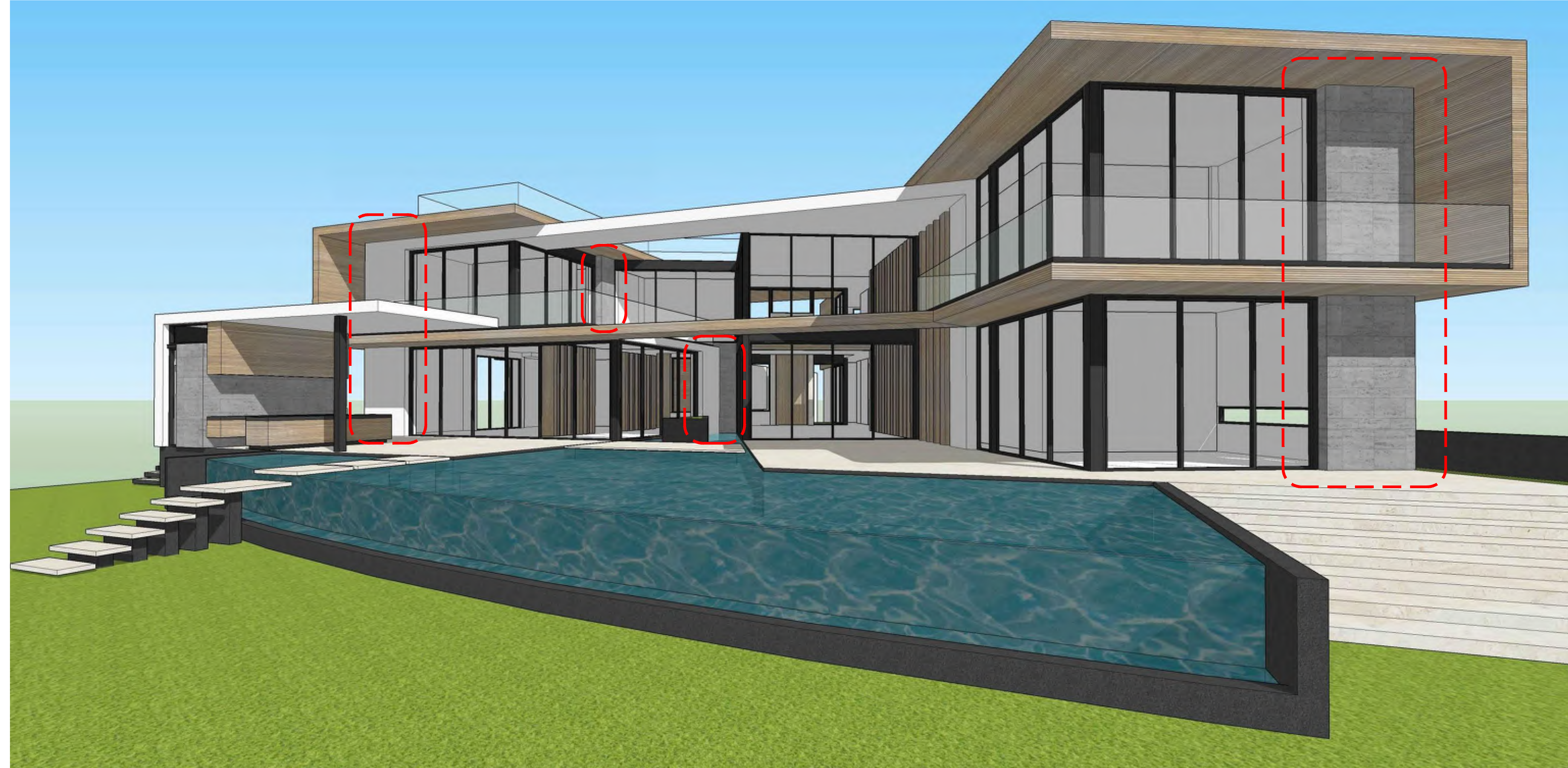
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06/25/2021

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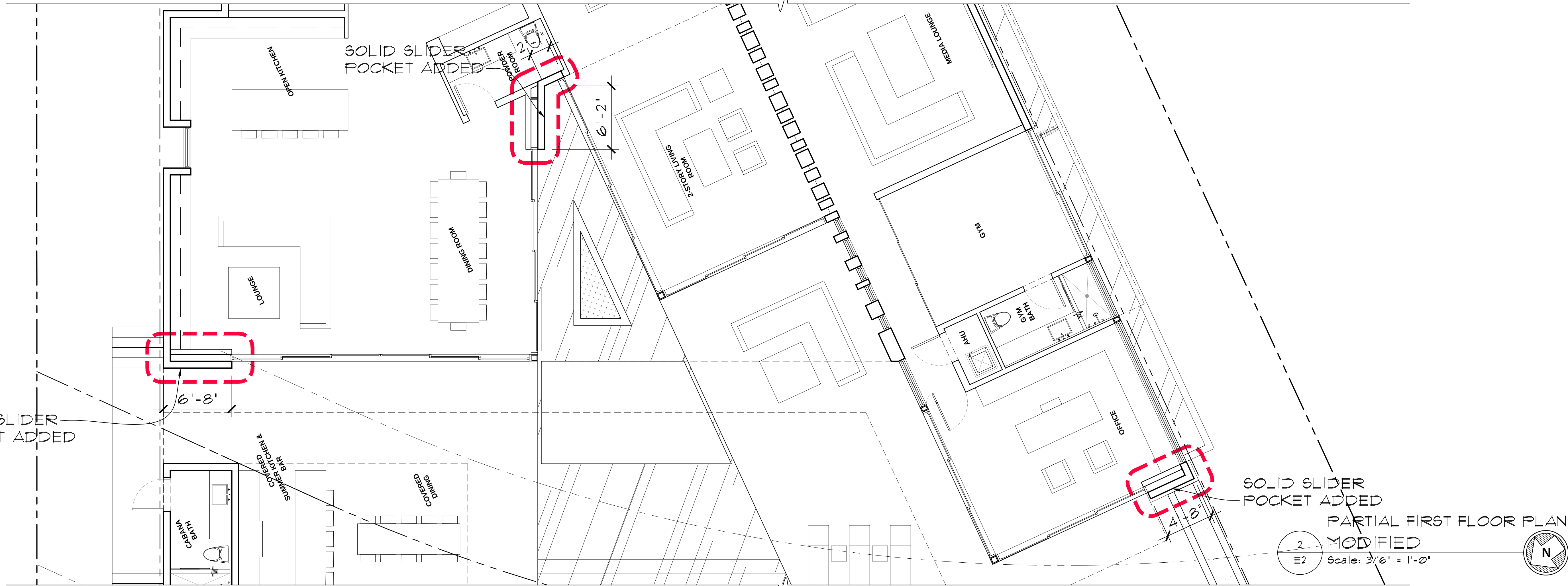
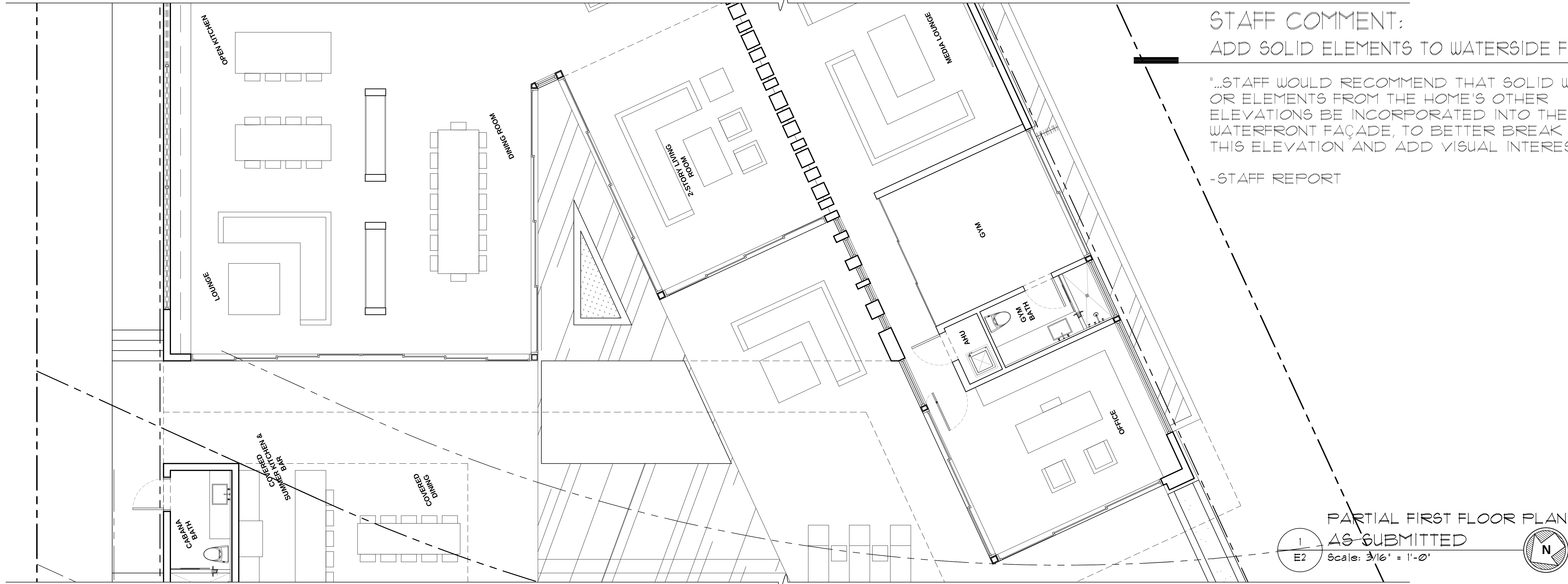
STAFF COMMENT:
ADD SOLID ELEMENTS TO WATERSIDE FACADE

"...STAFF WOULD RECOMMEND THAT SOLID WALLS OR ELEMENTS FROM THE HOME'S OTHER ELEVATIONS BE INCORPORATED INTO THE WATERFRONT FAÇADE, TO BETTER BREAK UP THIS ELEVATION AND ADD VISUAL INTEREST."

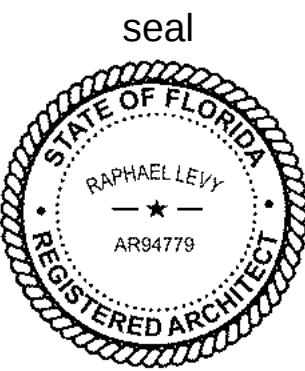
-STAFF REPORT

WATERSIDE FACADE
AS SUBMITTED

WATERSIDE FACADE
MODIFIED



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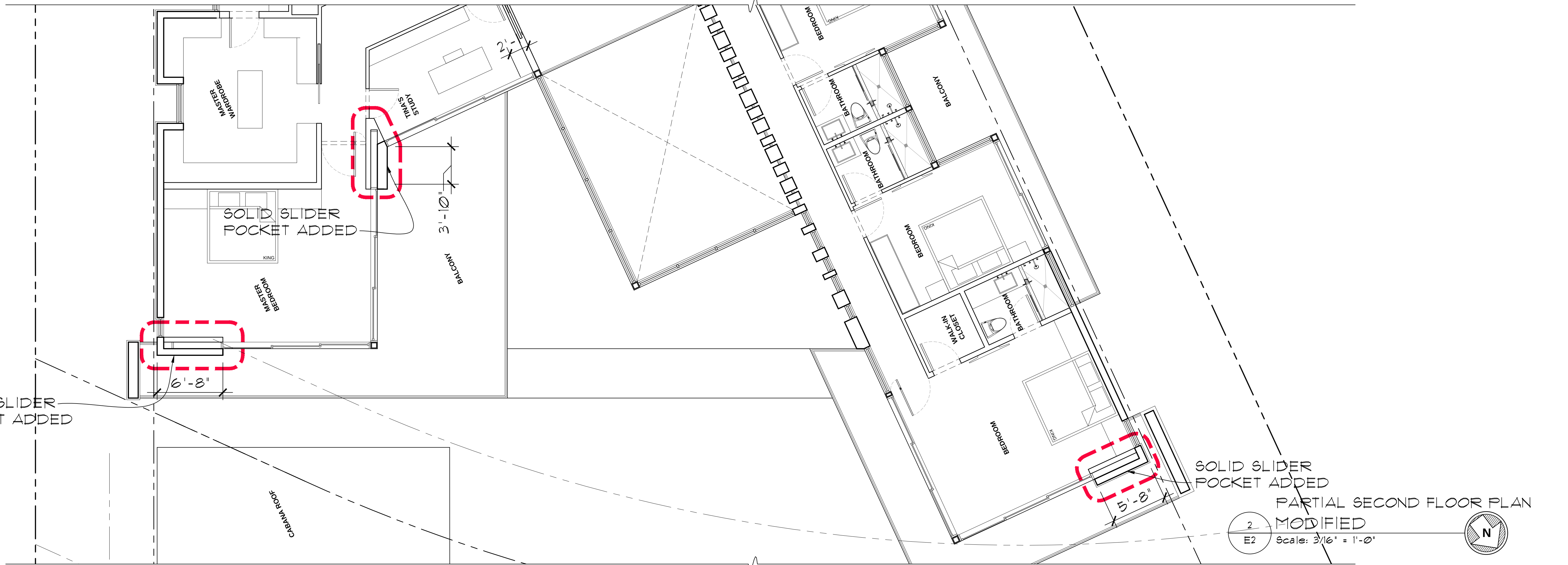
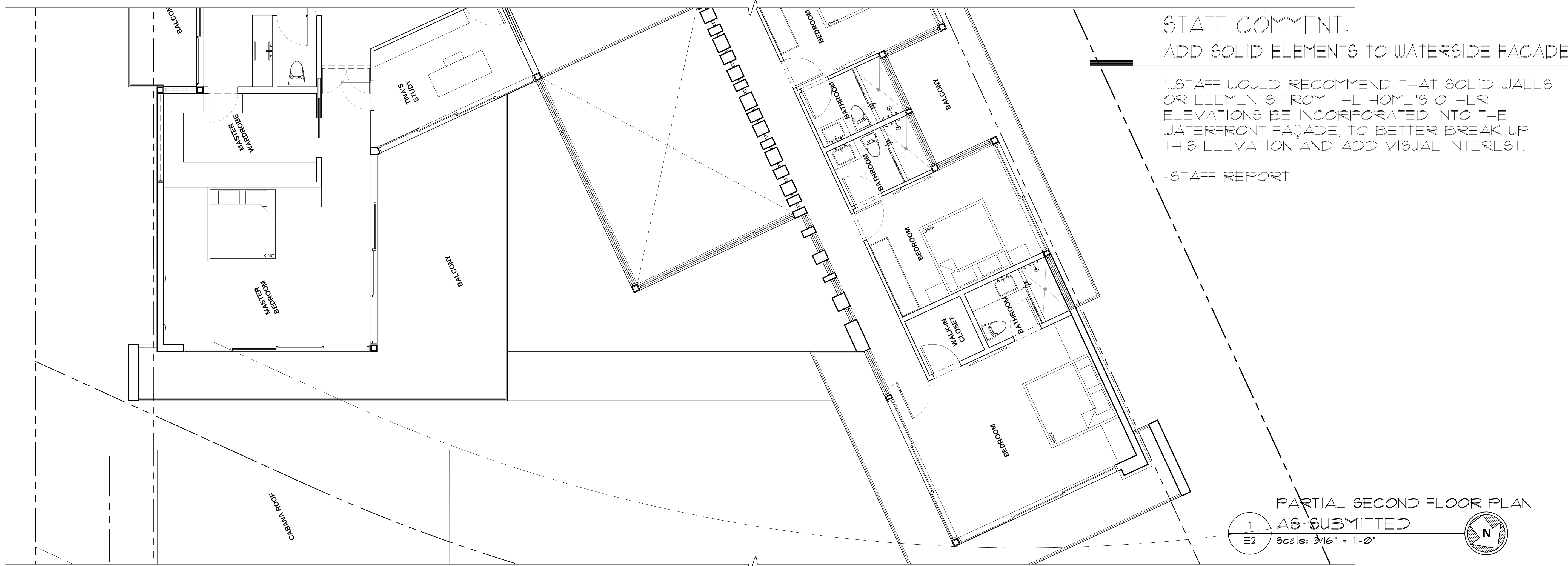
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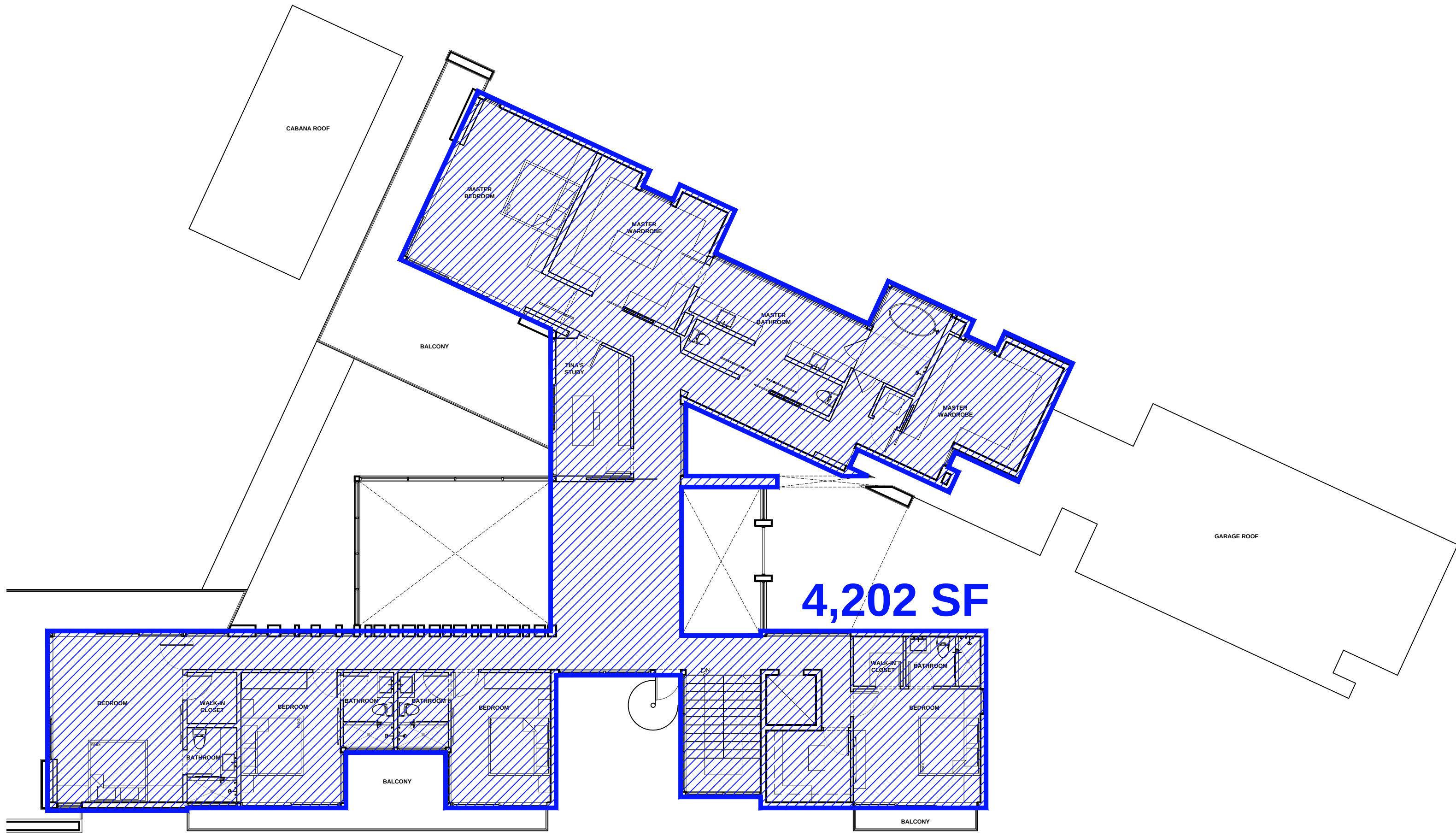
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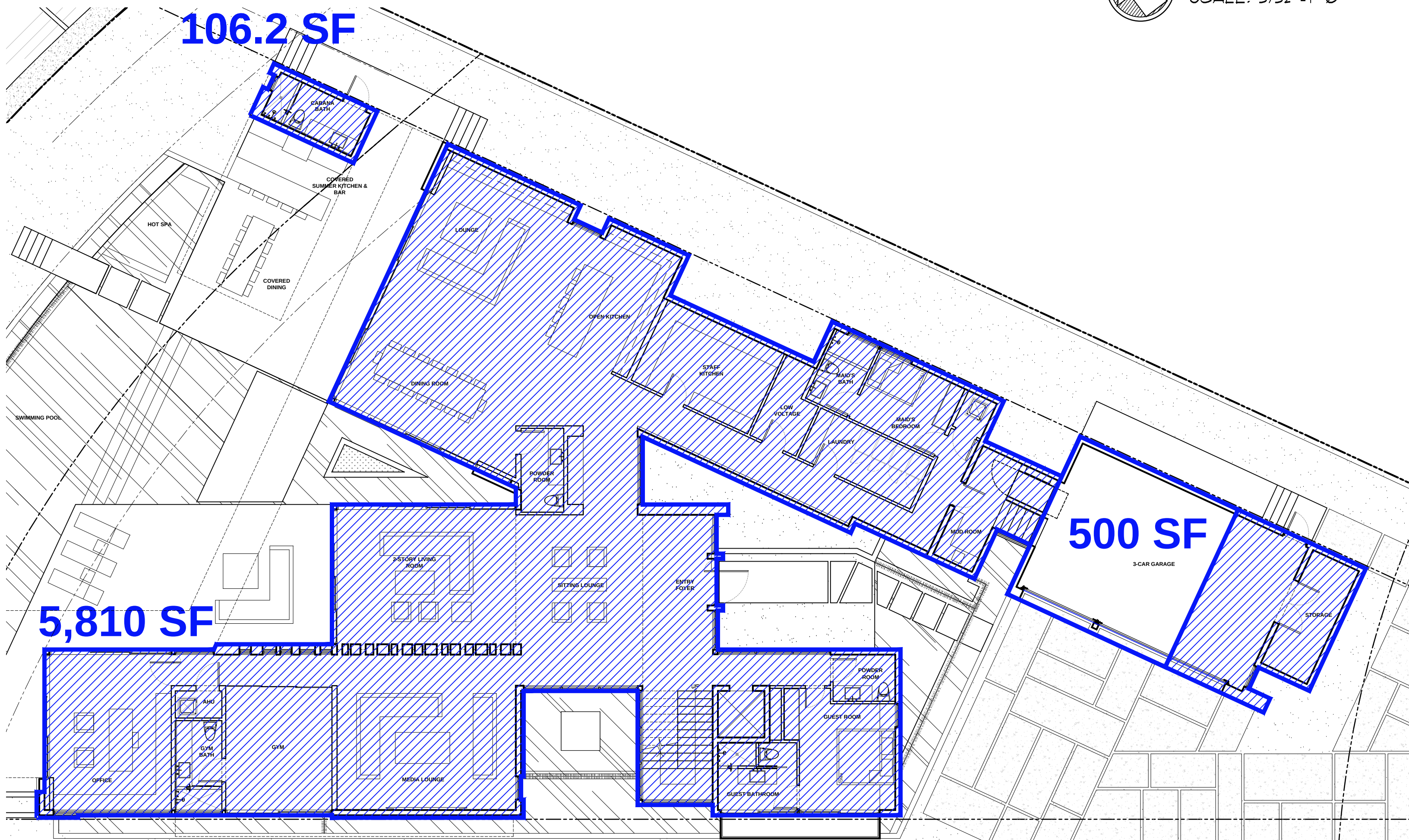
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UNIT SIZE
SECOND FLOOR
SCALE: 3/32"=1'-0"



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

UNIT SIZE :

LOT SIZE: 21,497 S.F.

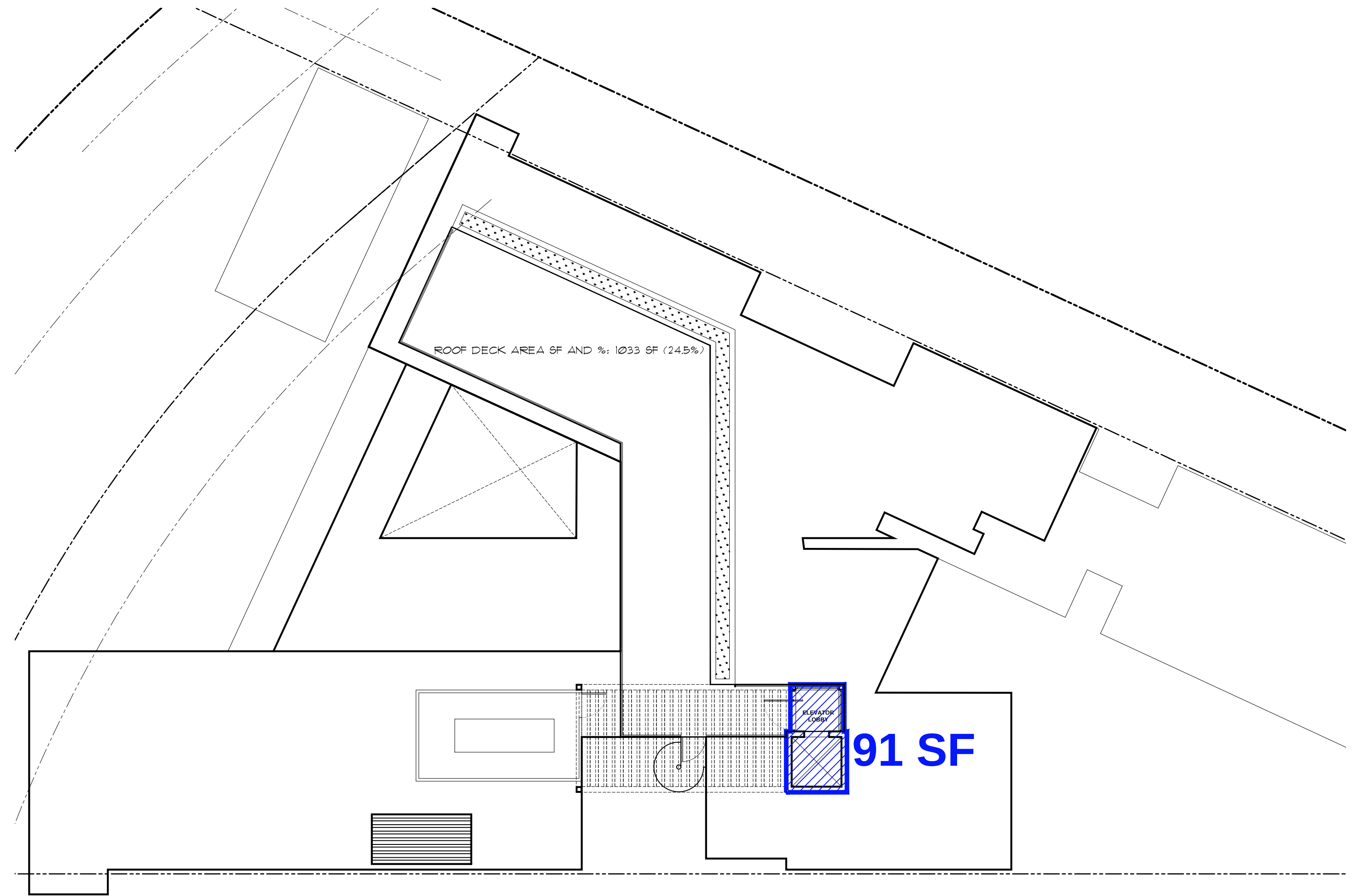
FIRST FLOOR 5,916.2 S.F.

SECOND FLOOR 4,202 S.F.

ROOF DECK 91 S.F.

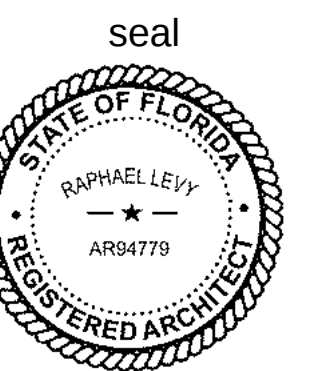
TOTAL PROPOSED 10,209.2 S.F.
47%

MAX UNIT / LOT SIZE 10,748.5 S.F.
(50% MAX)



UNIT SIZE
ROOF DECK
SCALE: 3/32"=1'-0"

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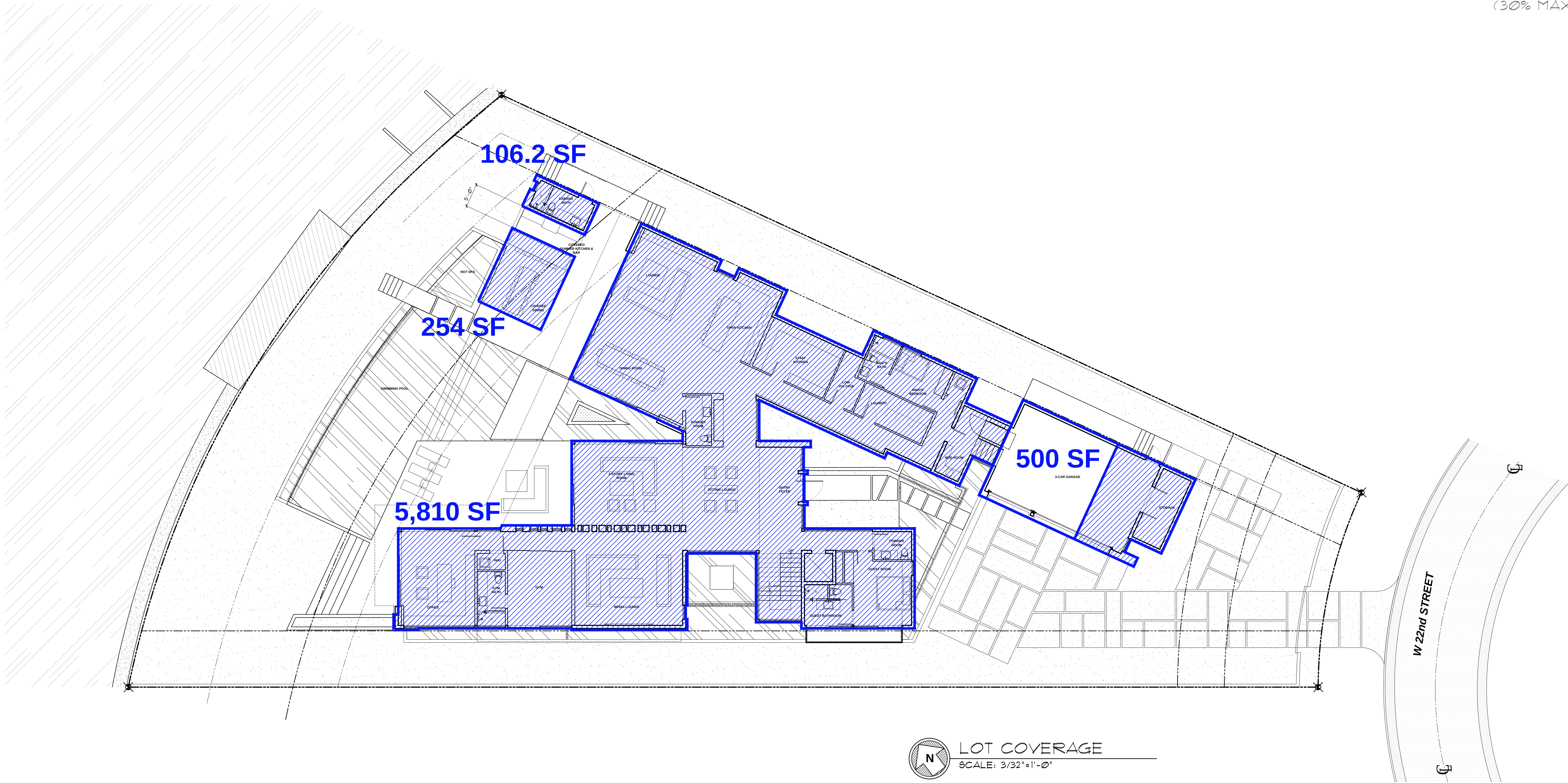
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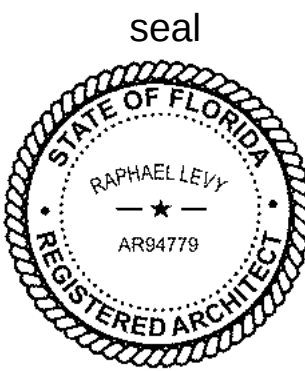
A-008

LOT COVERAGE:

LOT SIZE:	21,497 S.F.
FIRST FLOOR	5,810 S.F.
CABANA	106.2 S.F.
COVERED TERRACE EXCEEDING 5'	254 S.F.
TOTAL	6,170.2 S.F. 28.7%
MAX LOT COVERAGE	6,449.1 S.F. (30% MAX)



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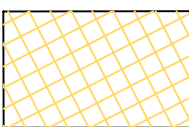
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A-009

FRONT YARD CALCULATIONS

AREA:	1,480 S. F.	100%
IMPERVIOUS AREA:	674 S. F.	45.5%
PERVIOUS AREA:	806 S. F.	54.5% (50% MIN)

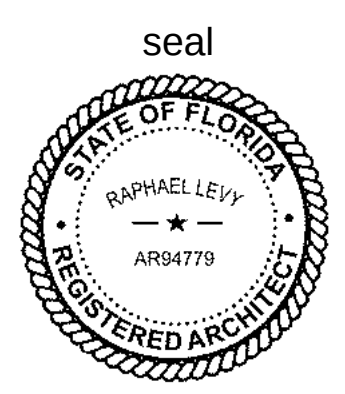
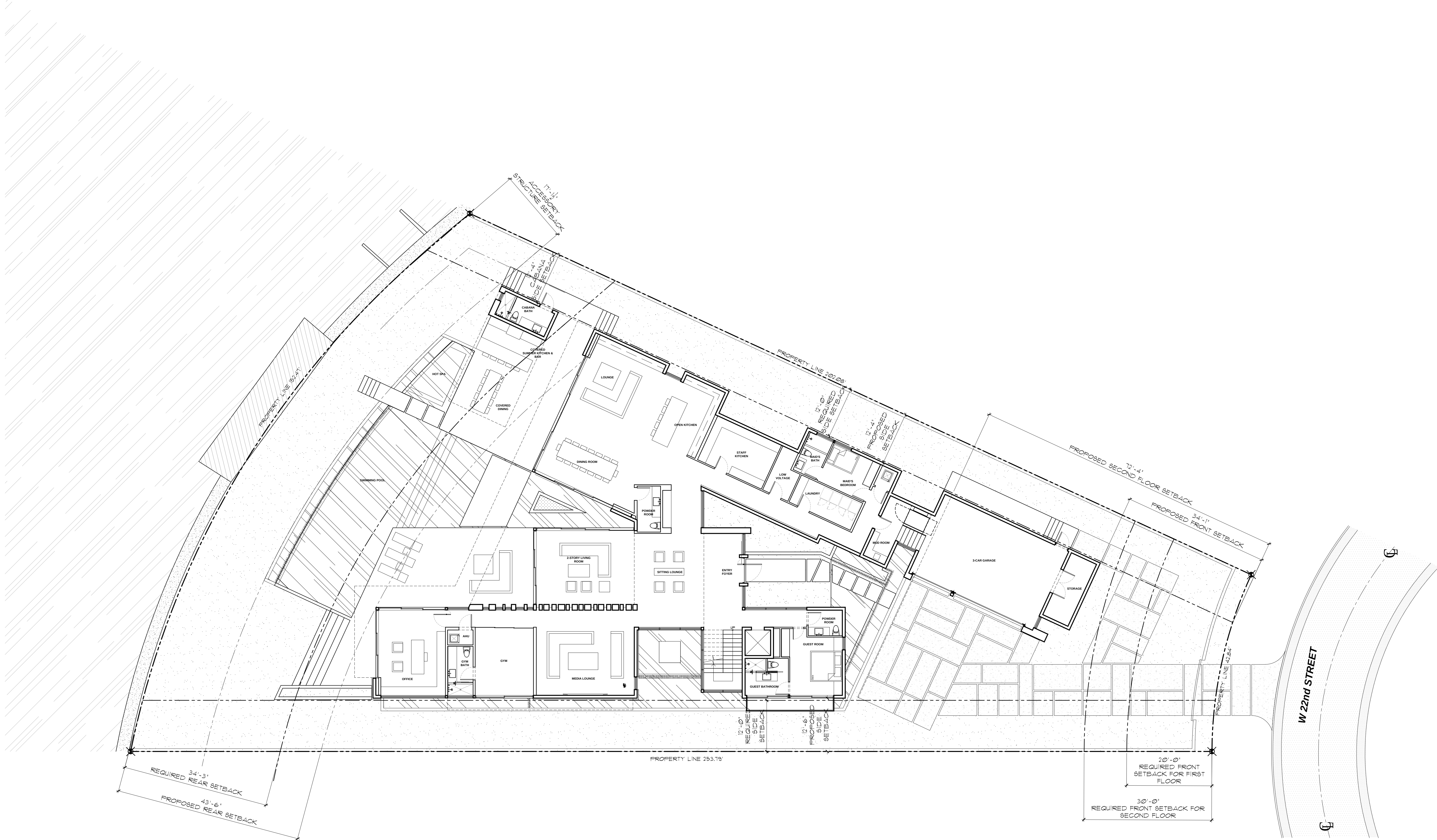
LEGEND

-  IMPERVIOUS AREA:
-  PERVIOUS AREA:

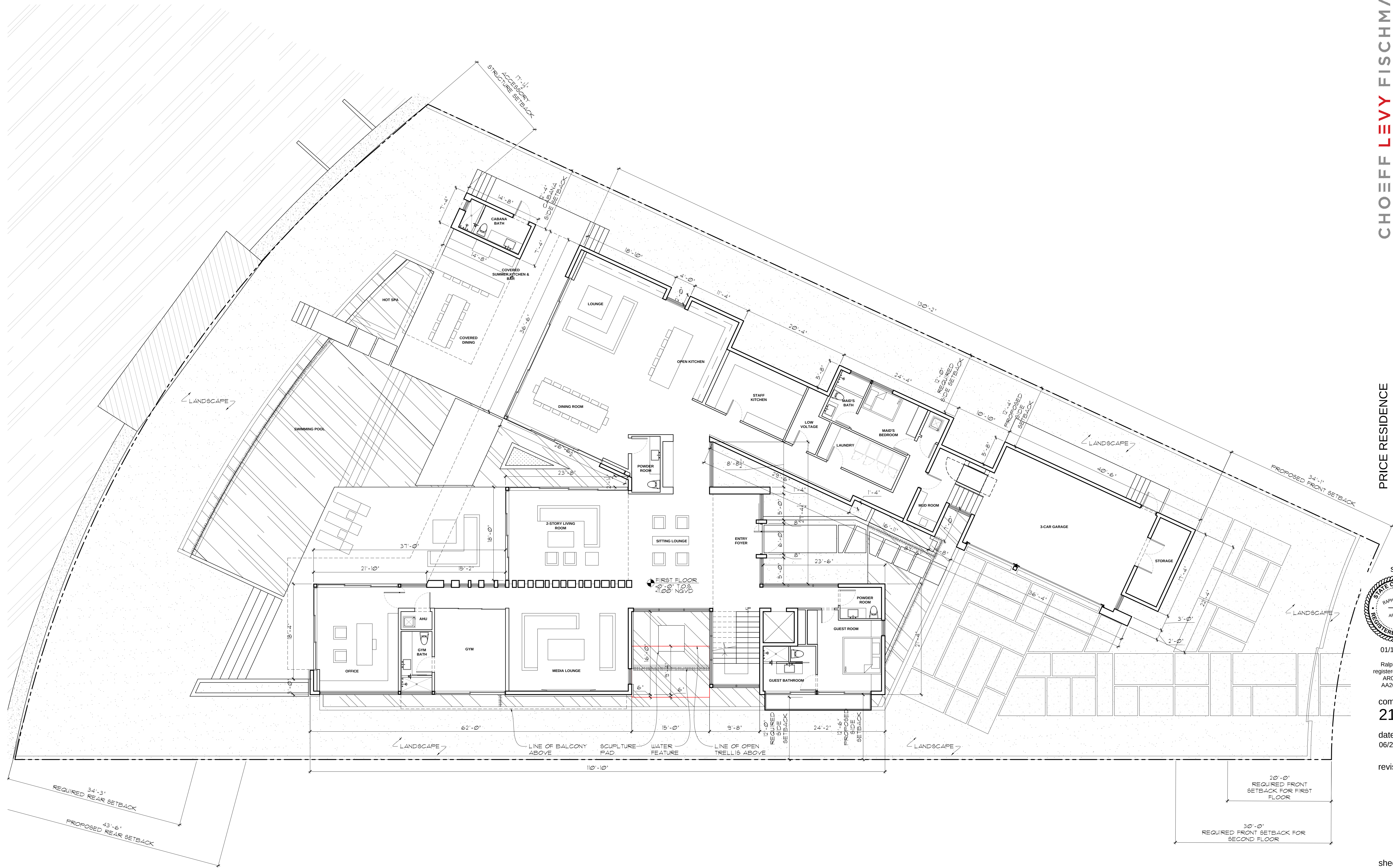
REAR YARD CALCULATIONS

AREA:	4,974 S. F.	100%
IMPERVIOUS AREA:	998 S. F.	20%
PERVIOUS AREA:	3,976 S. F.	80% (70% MIN)



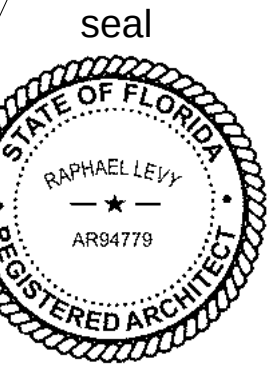


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 revised:



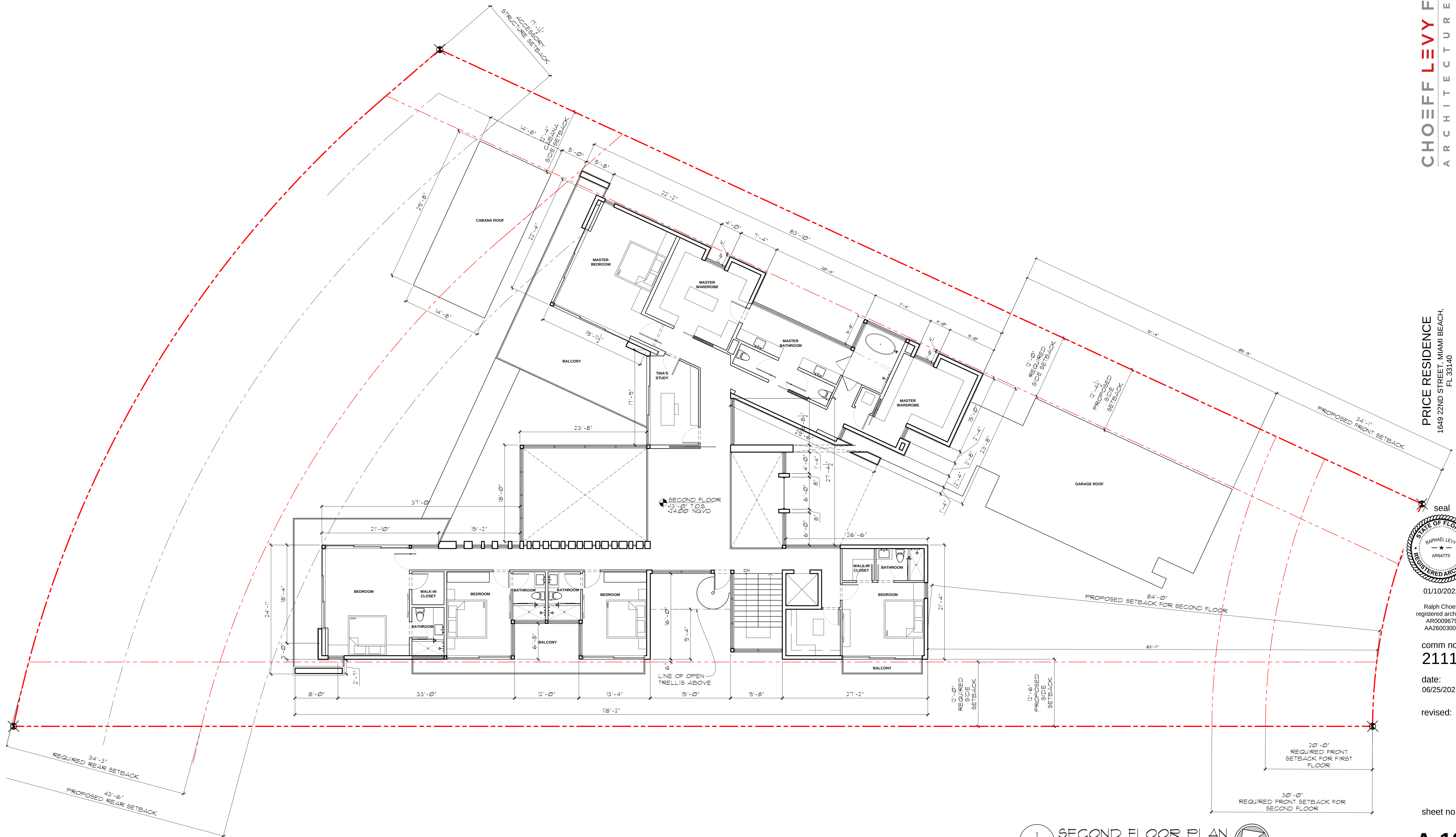
1 FIRST FLOOR PLAN
A-101 Scale: 1/8" = 1'-0"

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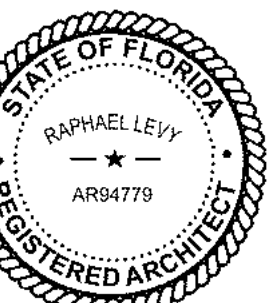
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1 SECOND FLOOR PLAN
A-102 Scale: 1/8" = 1'-0"

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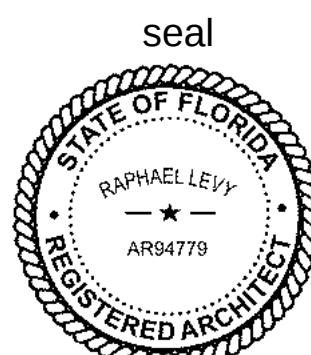
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A-102



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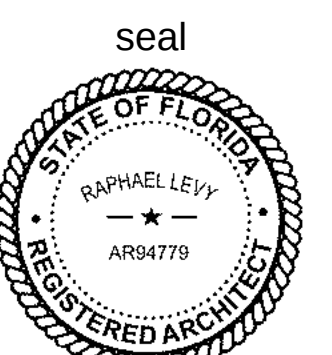
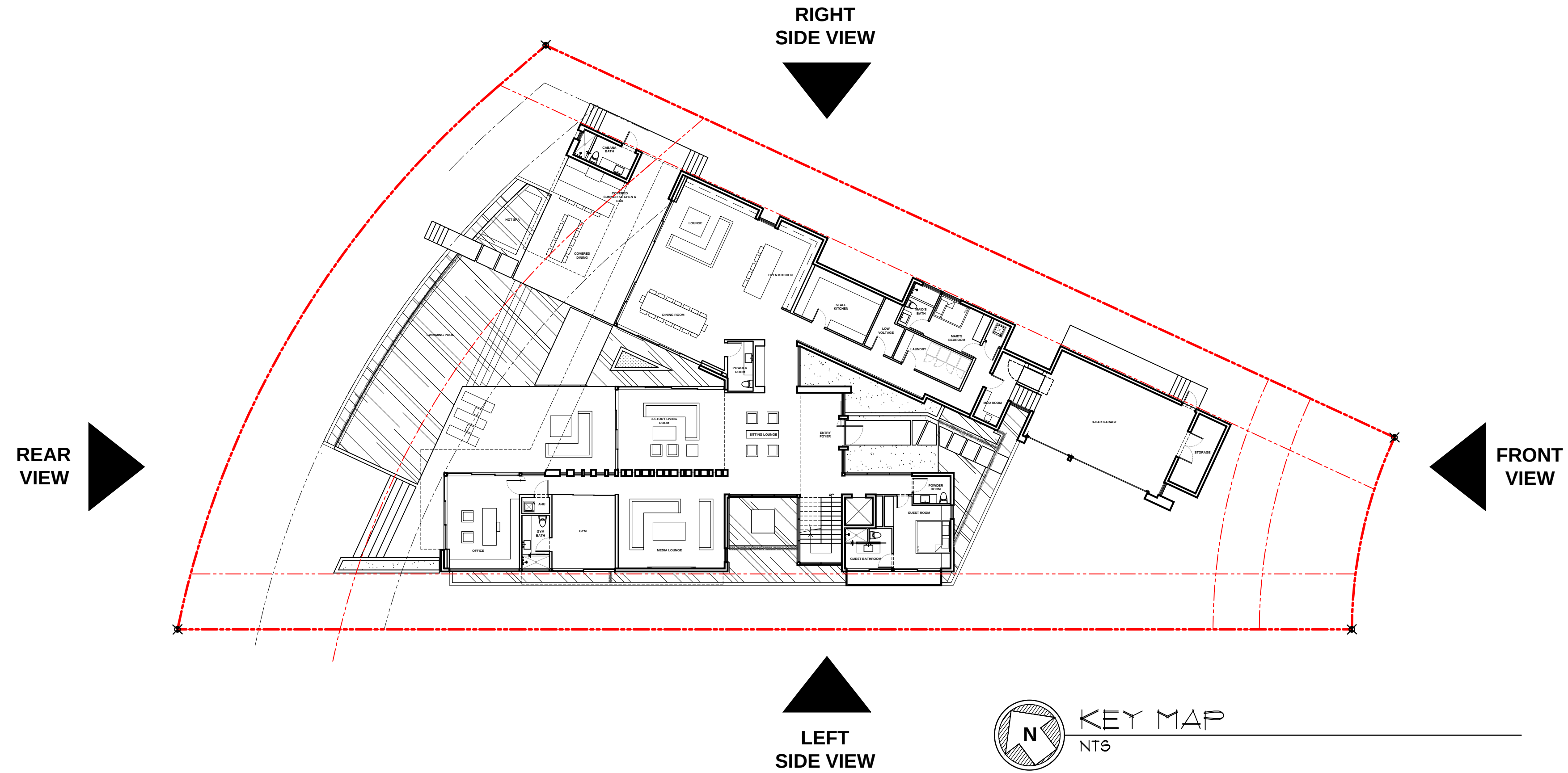
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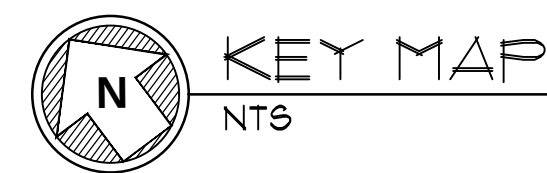
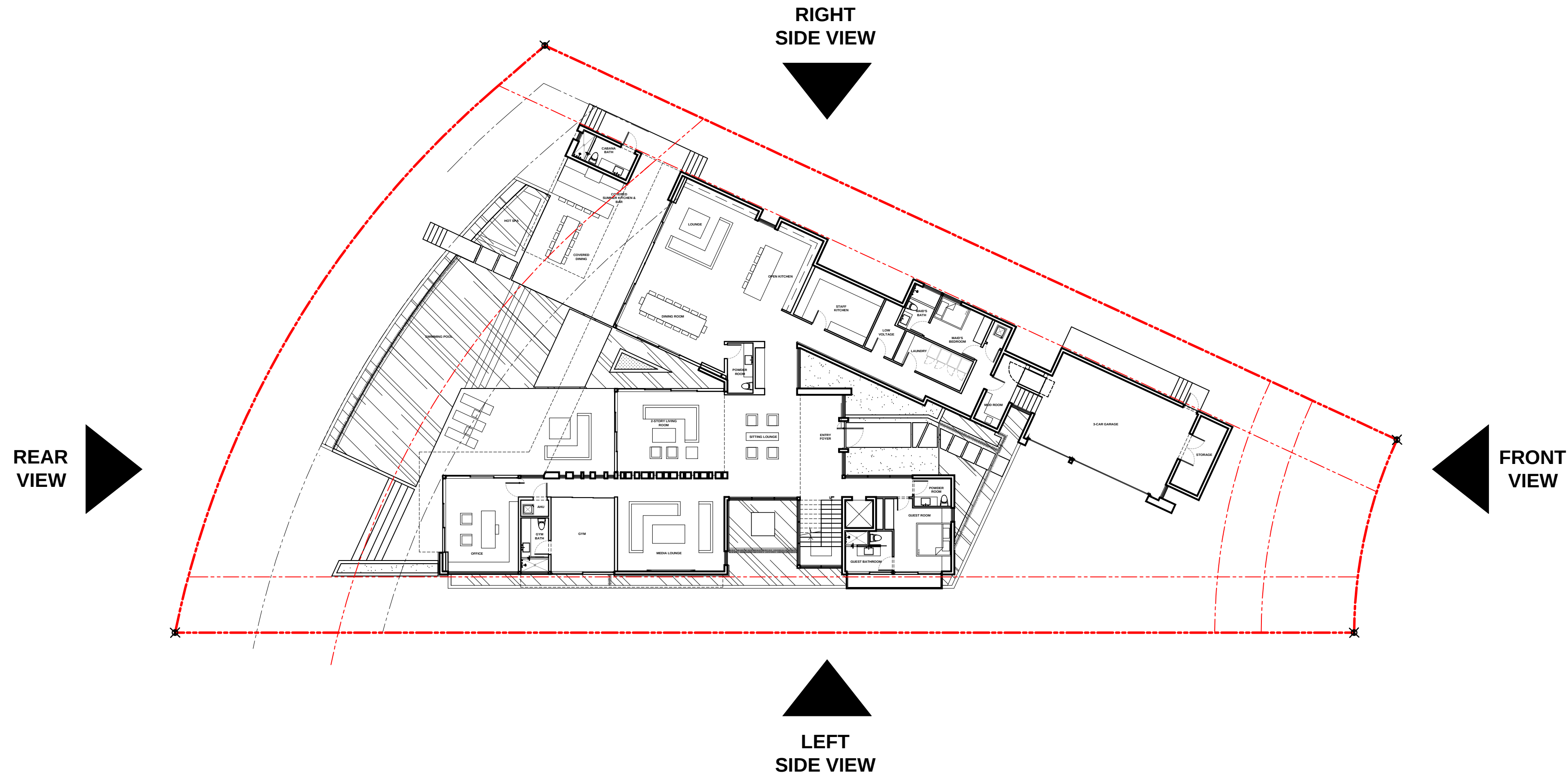
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06/25/2021

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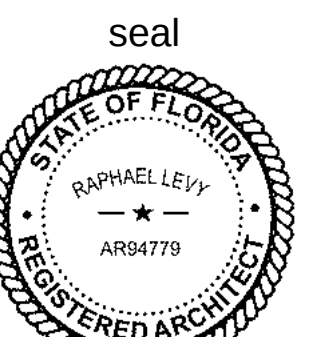
A-103





SOUTH (LEFT) ELEVATION
SCALE: 1/8" = 1'-0"

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A-303

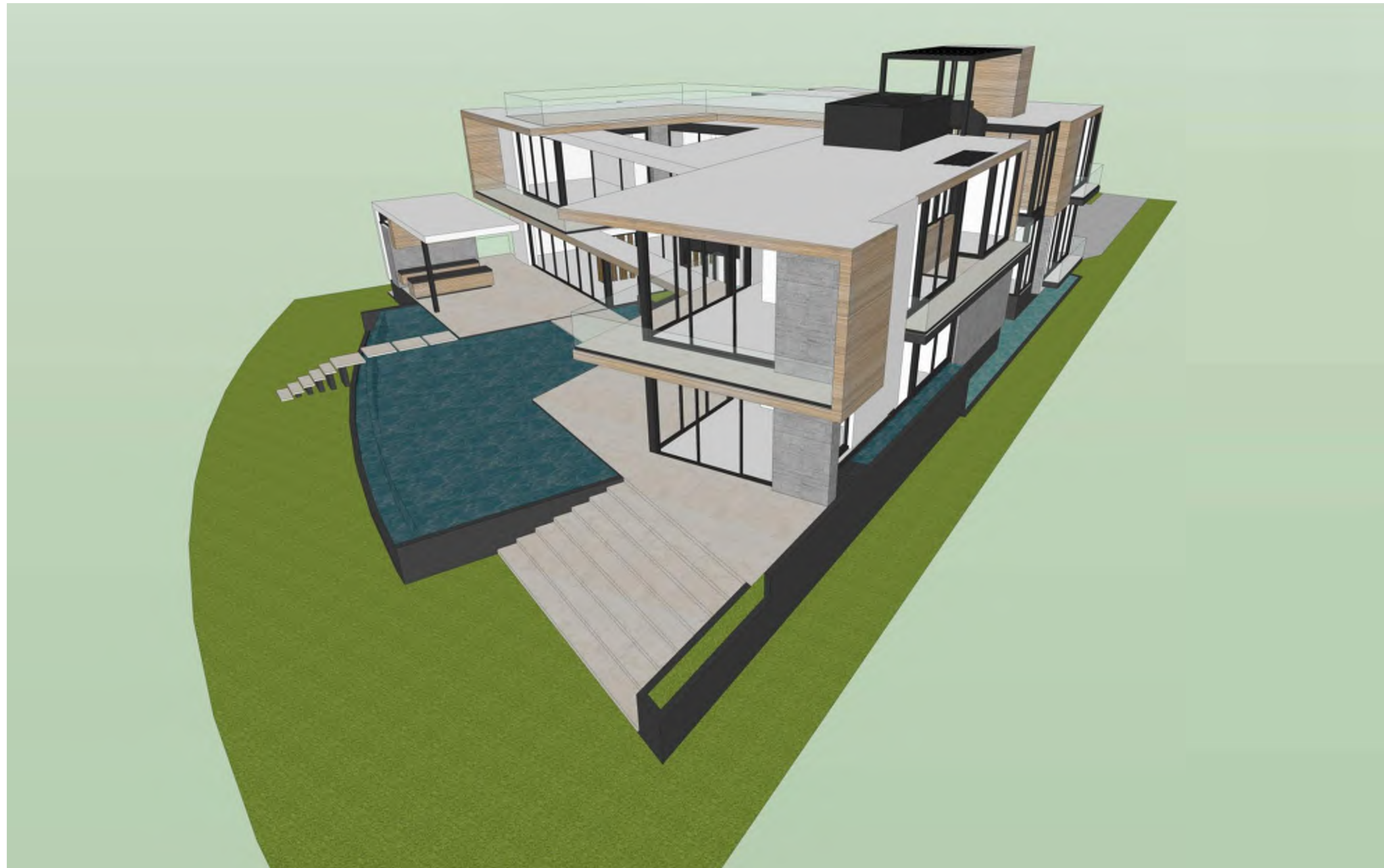
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SOUTHEAST BIRD'S EYE LEVEL VIEW



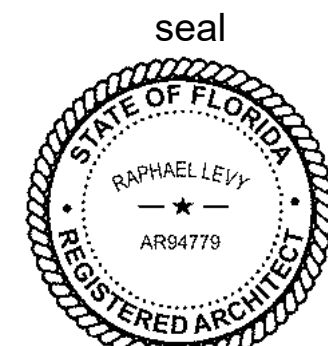
NORTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW





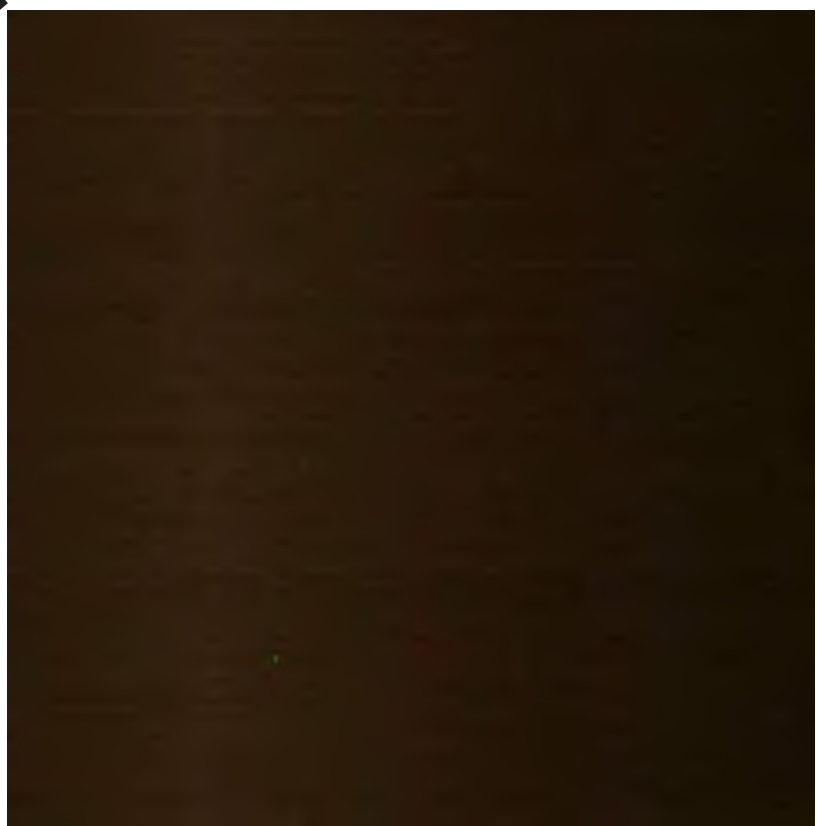
SMOOTH STUCCO



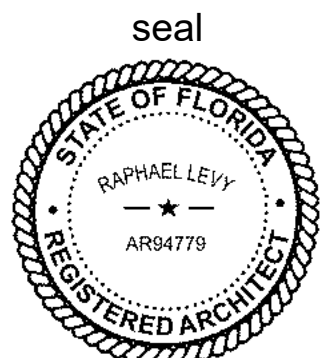
TARIMATEC WOOD CLADDING



NATURAL CONCRETE FINISH



DARK BRONZE ALUMINUM
FINISH



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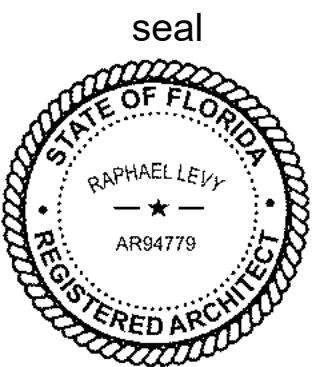
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Front Rendering

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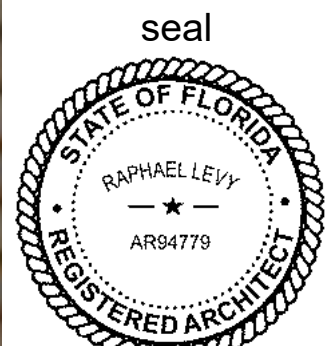
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Front Rendering

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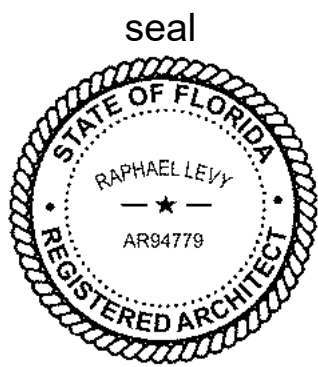
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G-201



Side Rendering



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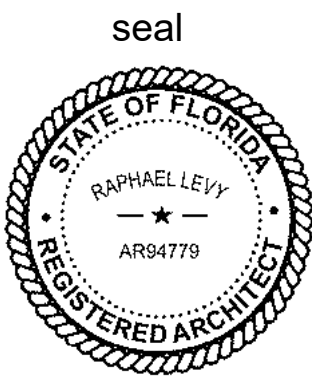
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Side Rendering

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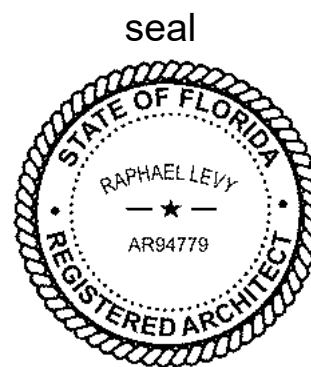
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Rear Rendering

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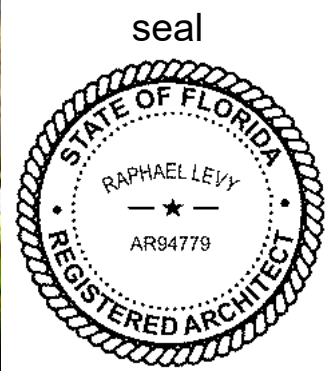
G-204



Rear Rendering

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