



FRONT VIEW

SHEET # C-1.1

JUAN B. ORDONEZ



REAR VIEW

SHEET # C-1.2

JUAN B. ORDONEZ



FRONT ELEVATION (WEST)

SCALE; 3/16" = 1' - 0"

SHEET # C-2.1

JUAN B. ORDONEZ



REAR ELEVATION (EAST)

SCALE; 3/16" = 1' - 0"

SHEET # C-2.2

JUAN B. ORDONEZ



RIGHT SIDE ELEVATION (SOUTH)

SCALE; 3/16" = 1'-0"

SHEET # C-2.3

JUAN B. ORDONEZ

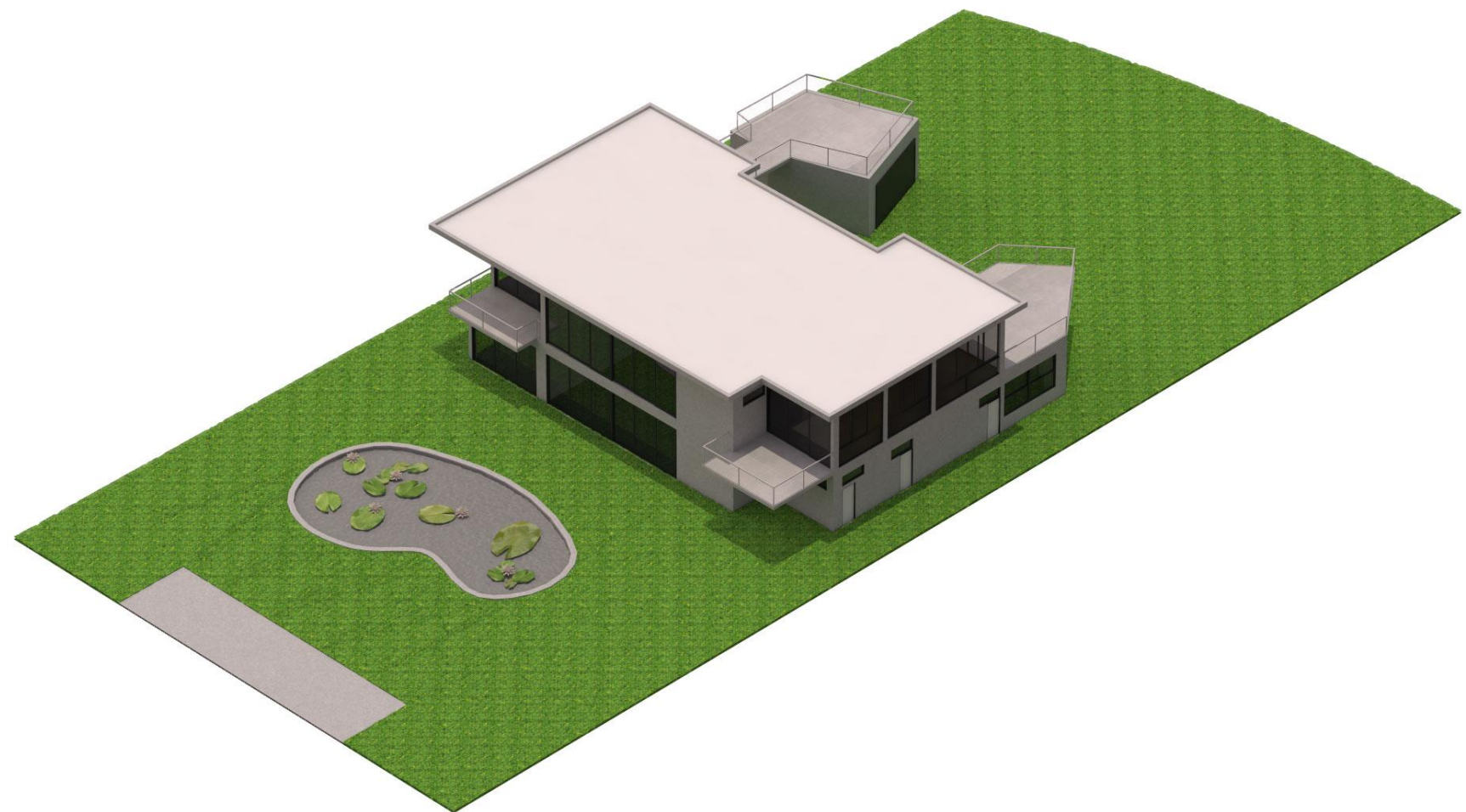
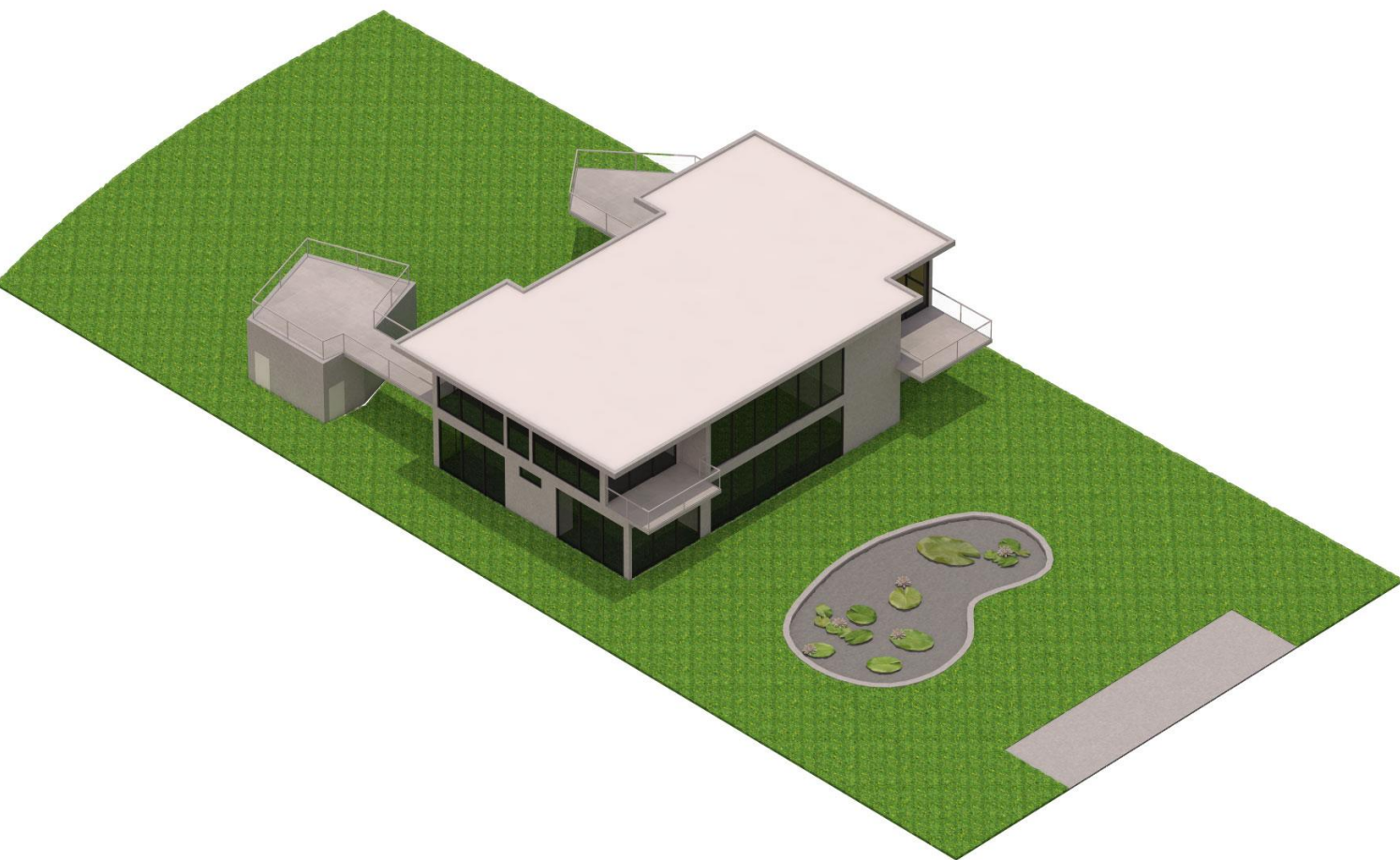
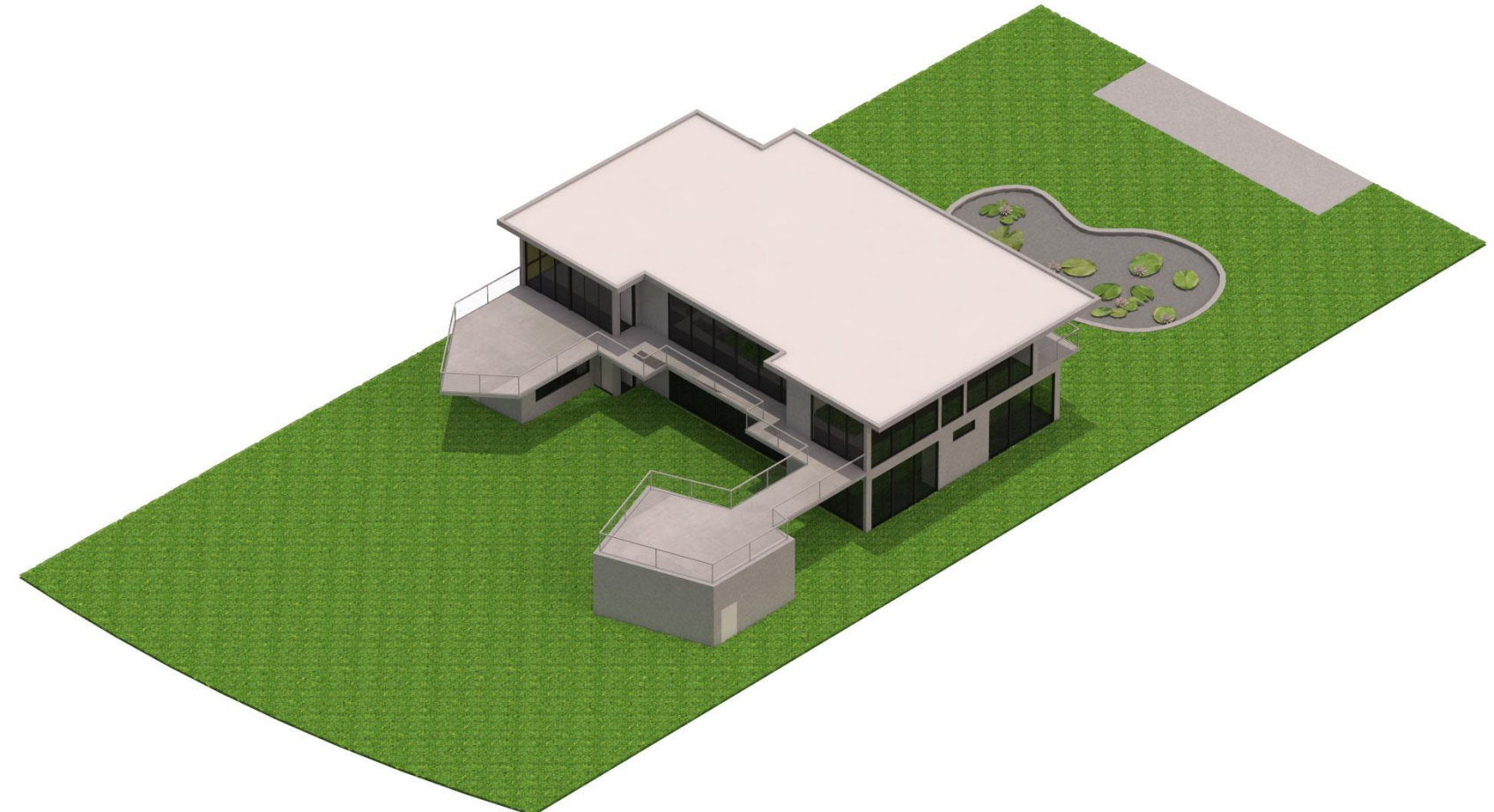
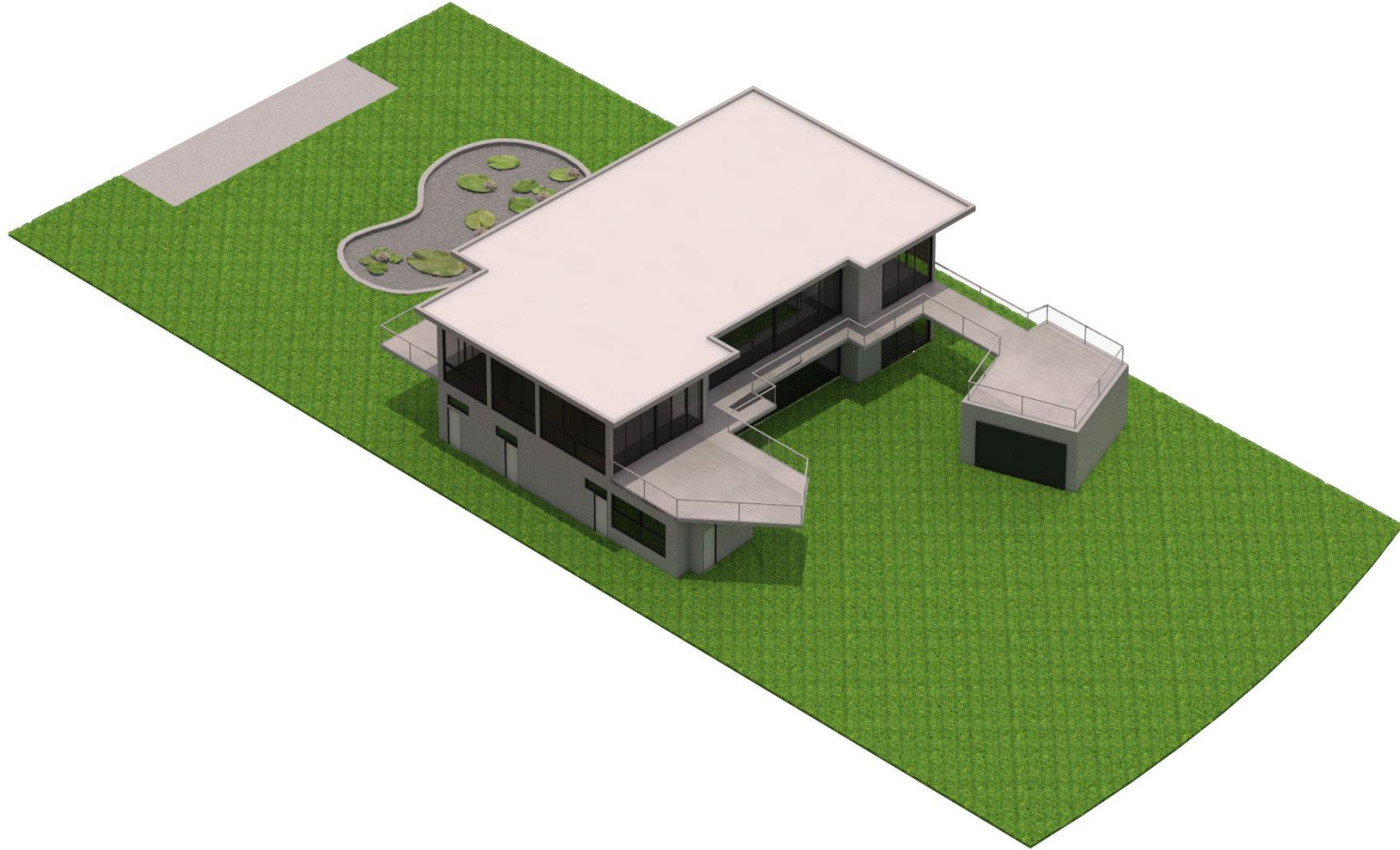


LEFT SIDE ELEVATION (NORTH)

SCALE; 3/16" = 1'-0"

SHEET # C-2.4

JUAN B. ORDONEZ



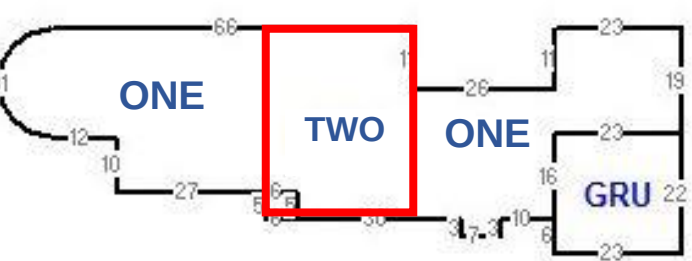
RESIDENCE 1



RESIDENCE 2



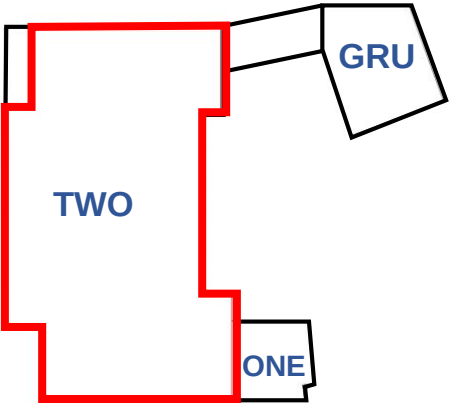
SUBJECT PROPERTY



MASSING %
1ST 3266
2ND 972
30%

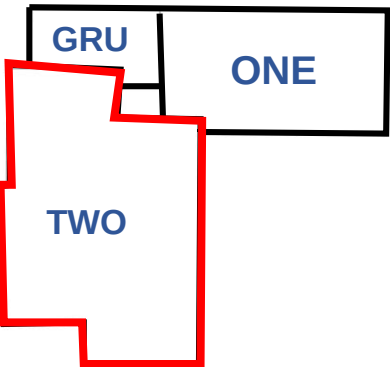
EMPTY LOT

MASSING %
0%



MASSING %
1ST 3326
2ND 2992
89.95%

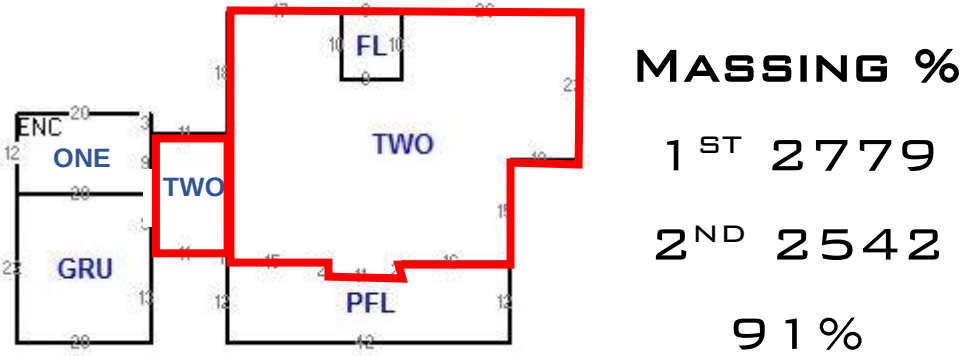
RESIDENCE 3



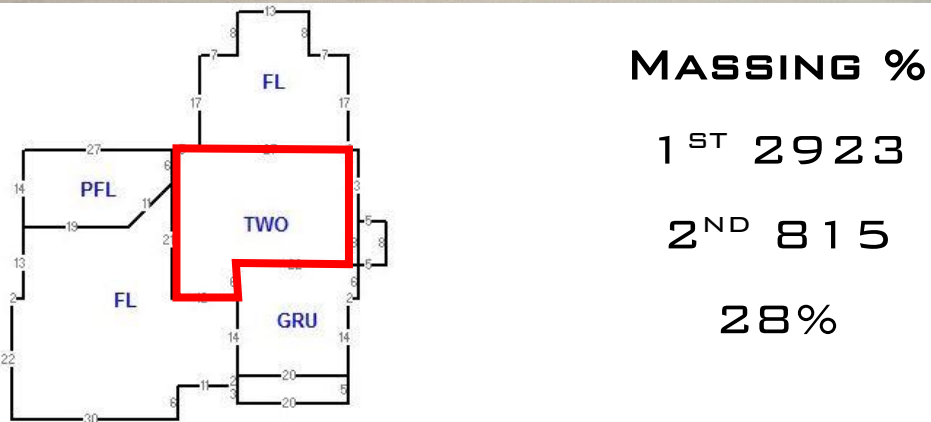
MASSING %
1ST 4005
2ND 2600
65%



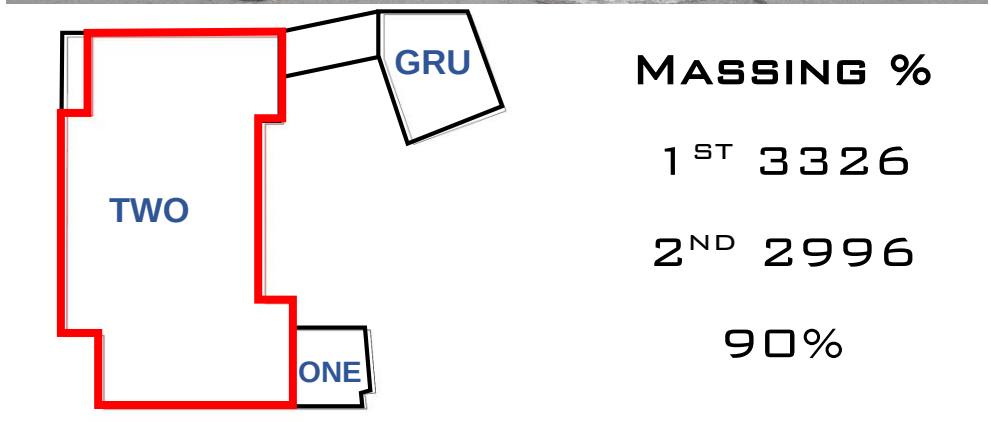
RESIDENCE 4



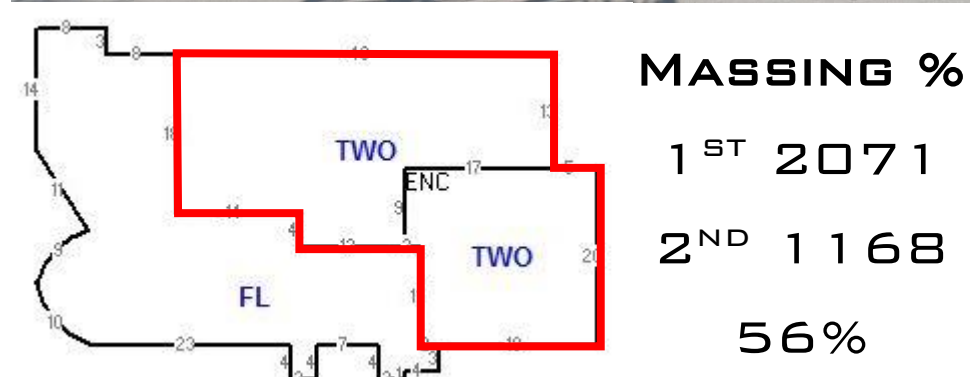
RESIDENCE 5



SUBJECT PROPERTY



RESIDENCE 6





RESIDENCE 2

2687 FLAMINGO DRIVE

LOT SIZE: 22,400 SQ. FT

APPROX. LOT COVERAGE: 0 %

APPROX. FIRST-SECOND RATIO: 0 %



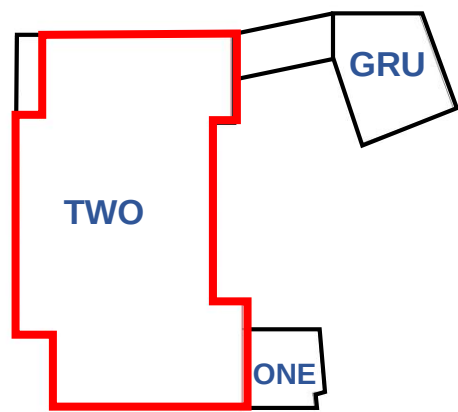
SUBJECT RESIDENCE

2675 FLAMINGO DRIVE

LOT SIZE: 23,151 SQ. FT

APPROX. LOT COVERAGE: 15 %

APPROX. FIRST-SECOND RATIO: 89.95 %



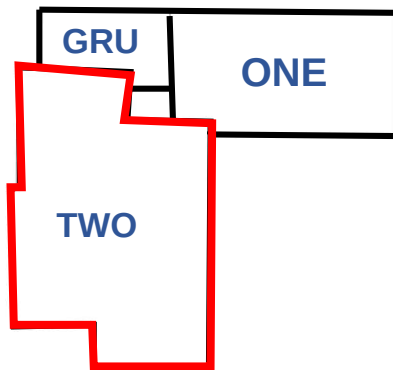
RESIDENCE 3

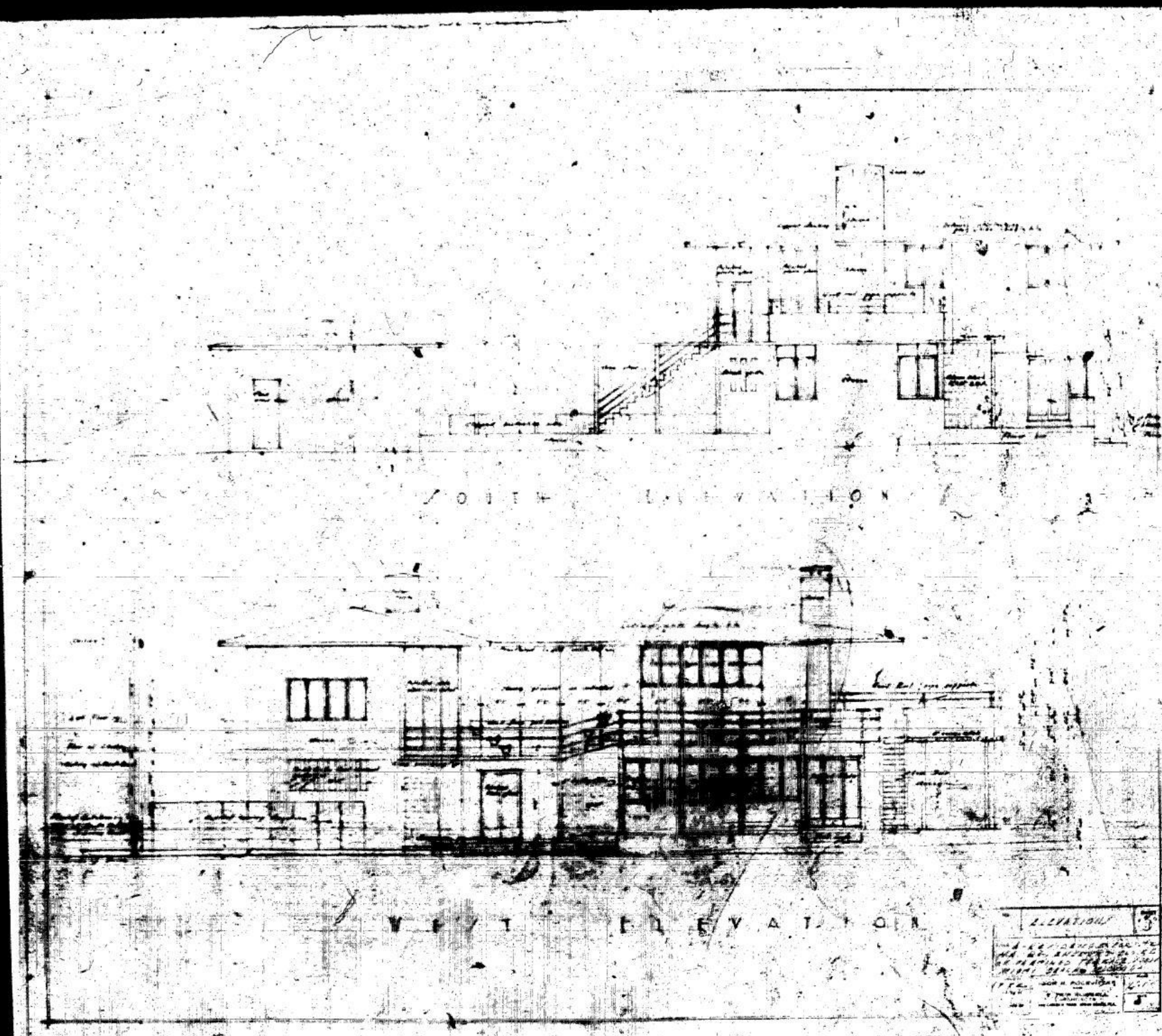
2653 FLAMINGO DR

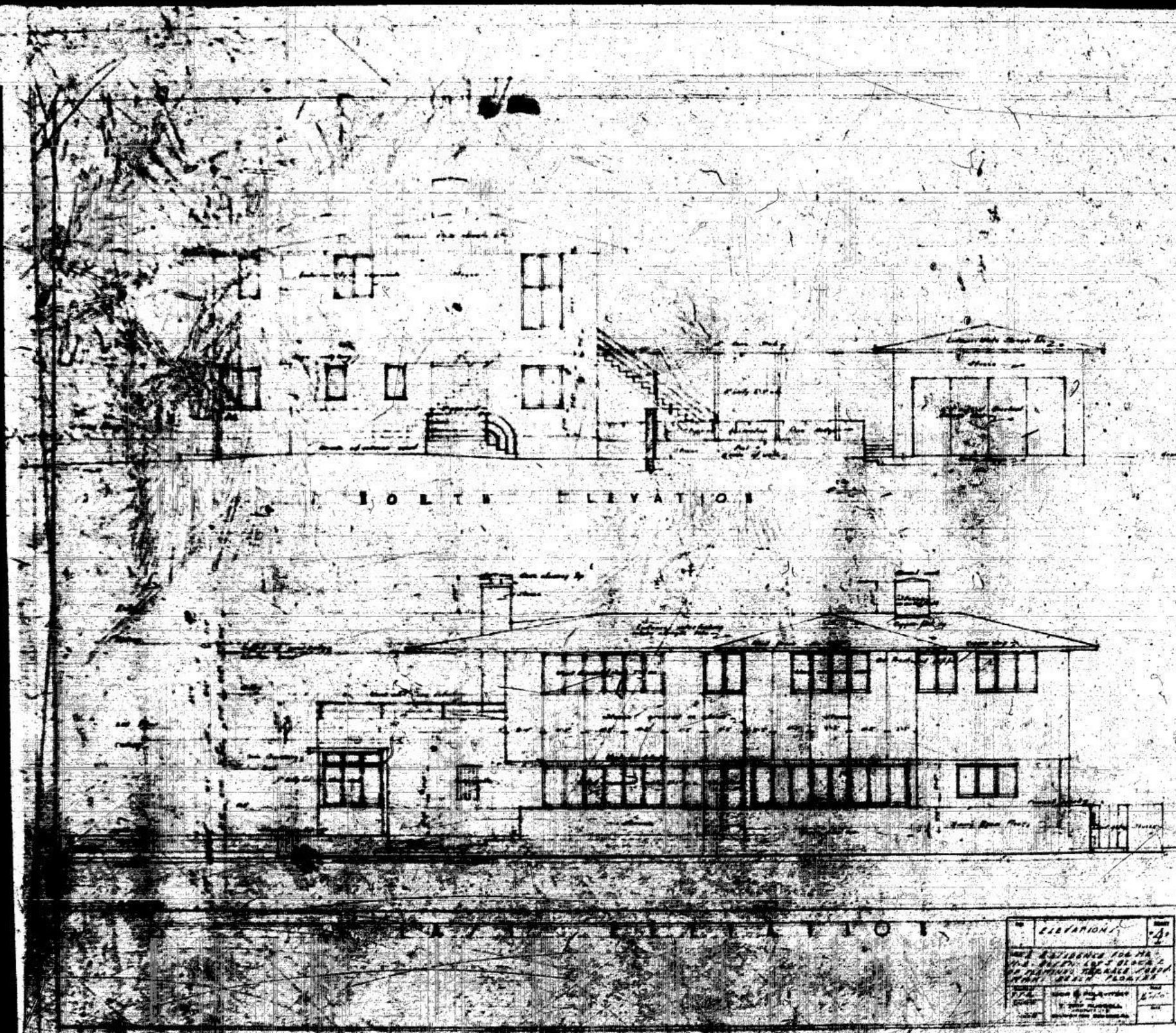
LOT SIZE: 20,300 SQ. FT

APPROX. LOT COVERAGE: 33 %

APPROX. FIRST-SECOND RATIO: 65 %







Owner N. A. ROSEN Mailing Address Permit No. 9492
Lot 3 Block 2 Subdivision Flamingo Terr Subdn No. 2675 Street Flamingo Drive Date Jan. 29-1937
General Contractor Hintz Construction Company Address
Architect Igor B. Polevitsky Address 3226-02-0/00
Front 77 Depth 82 Height 19010 Stories 2 Use Residence & garage
Type of construction c-b-s- Cost \$ 25,000.00 Foundation Spread Footing Roof Tile
Plumbing Contractor Fixzit # 9876 Address Date Feb. 12-1937
No. fixtures 20 Gas 3 Rough approved by Date
No. Receptacles
Plumbing Contractor Address Date
No. fixtures set Final approved by Date
Sewer connection -- 1 -- Septic tank Make Date
Electrical Contractor Wagner Electric Co. # 8447 Address Date Mar 25-1937
No. outlets 17 Heaters Stoves Motors 1 ref Fans Temporary service Apr. 24-1937
Receptacles 23 Space heaters 3 # 8549- Wagner-
Rough approved by Date
Electrical Contractor Wagner Electric Co. # 9087 Address Date Aug. 4-1937
No. fixtures set 83 59 outlets- 12 refrigerators 6 receptacles-
Date of service Aug. 5-1937
Alterations or repairs # 16112- Addition of attached garage: laundry room: Date
Extension to maid's room: J.J. DeBrita, architect:
Lacey F. Johnson, contractor: cbs - 14' X 24' \$ 1,500: Sept. 9-1941
PLUMBING PERMIT # 15841 - Markowitz & Resnick- 1 laundry tray - 9/12/1941
ELECTRICAL PERMIT # 17695- Keen & Cornelius- 2 switch, 4 light outlets, 4 receptacles, 4 fixtures- Oct. 1, 1941
BUILDING PERMIT # 23488 - Concrete platform on Owner's property - B & W Paving Co. \$ 400...Nov. 4, 1946

BUILDING PERMIT # 26590 Roof Repair- Giffen Roofing Co.- \$ 151..... Jan. 23, 1948
34500 Wet sandblasting & painting- Acarr Company \$ 2,000..... Dec. 7, 1950
H.G. Wills # 41715 Air Conditioning: One 1/2-ton: C.H. Erwin \$ 200 June 3, 1953 ok 6-5-5
48992 ADDITION AND REMODELING 14' x 15' x 10' N. A. Seiderman, architect: \$ 2,500 October 26, 1955
#63153 Owner (Broker Paul Wimbish): For Sale Sign - \$5.00 - Oct. 7, 1960.
#65344 Owner (Real Est. Broker Paul Wimbish): For Sale Sign - \$5.00 - 7/13/61
#65398 Geiger Distributors, Inc.: 4 2-ton; 1-1 1/2 ton; 1 1-ton air conditioners with duct work - \$3150. - 7/18/61
#69100 Bohnert Roofing Co.: Reroof - \$738. - 4/3/63
#69466 Bohnert Roofing Co.: Reroof - \$2165. - 6/3/63
#72230 Coronet Const. Corp.: Replace kitchen cabinets and sink - \$1,100. - 8/13/64
#80528 Dock & Marine Const. Co. Repair sea wall and putting in tie backs \$800.00 6/25/68 ok
#89006-Owner-Add room on existing terrace, add davits, add pool deck, repair existing seawall and dock- \$8000-2-20-76
#89041-Owner-Add accessory building and slab w/ 2 davits bases-\$3500-3-31-76
#89049-Vicente D. Puig-Swimming Pool 27,000 gallons-\$5500-4-8-76
#09463-Kemp and Guest Roofing-Re-roof 5 sqs-\$500-8-3-76
PLUMBING PERMIT # 20337 Fairlawn Sprinkler Co. Relocate 12 sprinkler heads - Oct. 25, 1946
#47644 - Peoples Gas System - 1 gas grill 3/6/70
#53626-Hernandez Plumbing- 1 pool piping-4-13-76

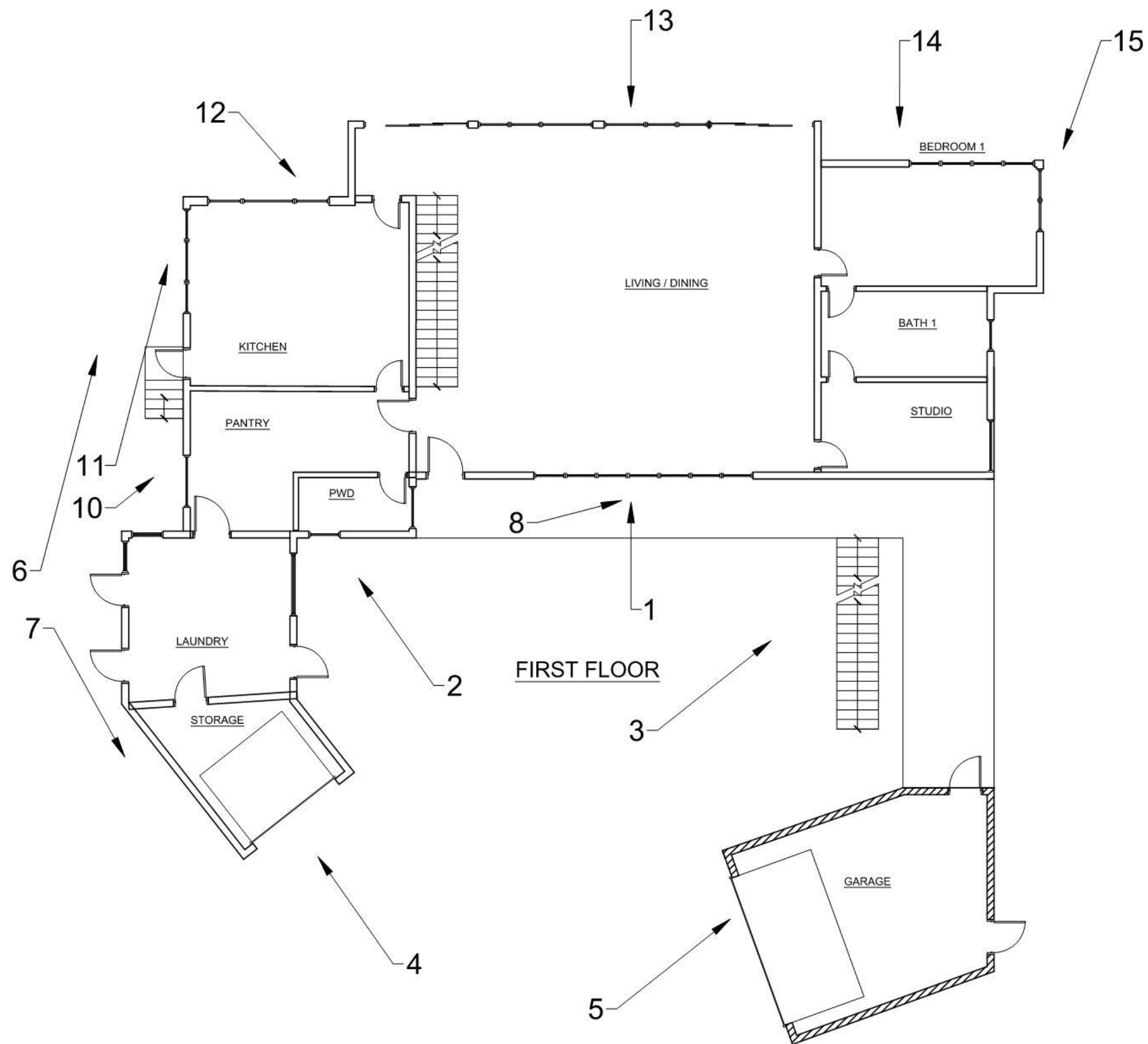
ELECTRICAL PERMITS: #56893 Kammer & Wood Inc.: 1 Cent. of Dist.; 1 Serv.Equip; 1 meter change; 1 motor,2-5 hp.- 6/22/61
#61290 E & E Elec. Contractors, Inc.: 2 receptacles; 1 range outlet; 1 appliance outlet - 8/19/64 OK Scarborough 9/28/61
#73027-Caribbean Electric-5 switch outlets; 5 light outlets; 8 receptacles; 1 motor, over 1-3HP; 1 a/c window; 12 fixtures-4-6-76

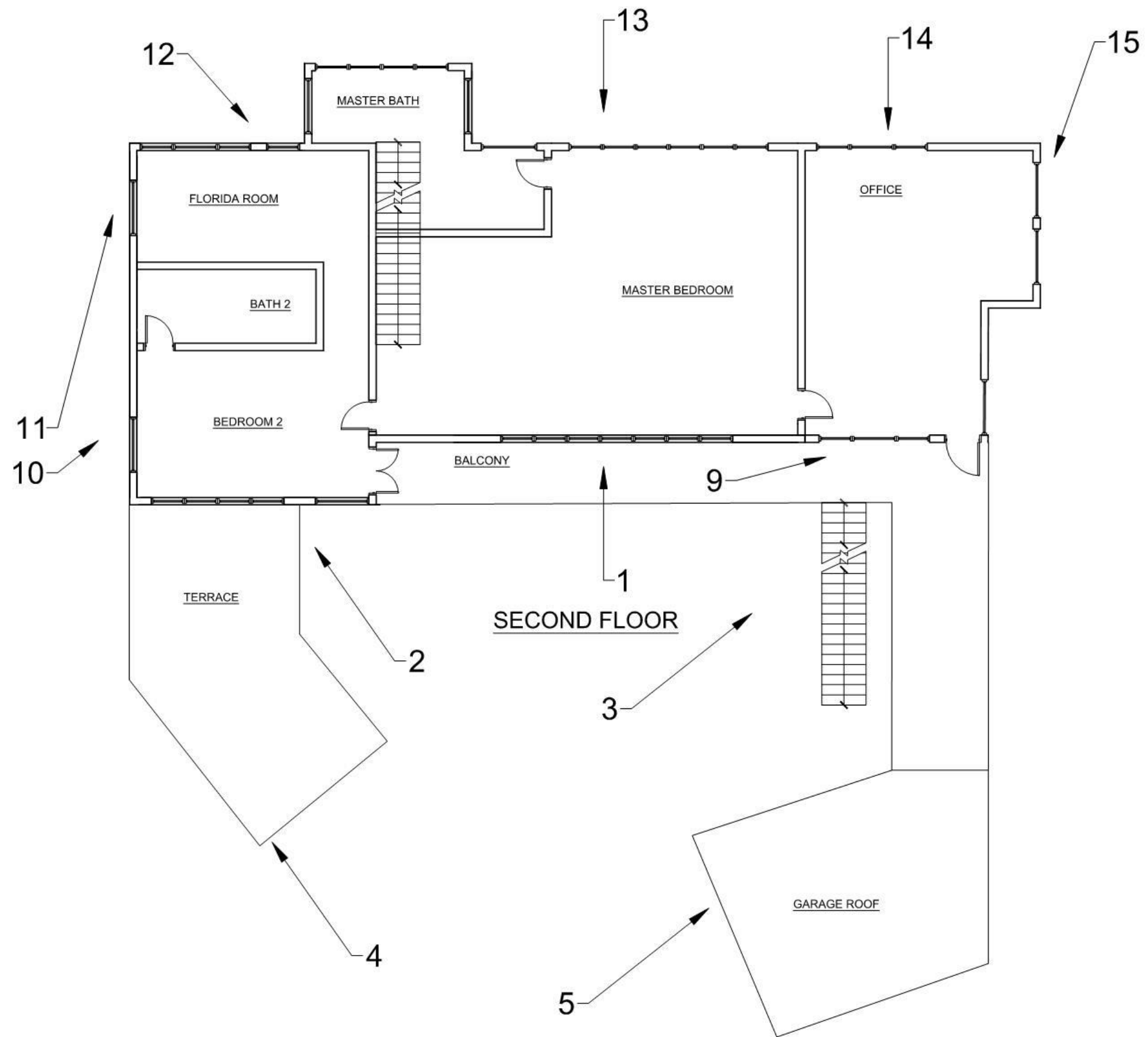
LOT 3 BLOCK 2 SUBDIVISION Flamingo Terr. Sub. ADDRESS 2675 Flamingo Drive
ALTERATIONS & ADDITIONS

Building Permits:
19773-Warner Hines-Paint outside-\$500-9-17-76
#23114 11/30/82 owner replace 10 existing windows, & 1 sliding door \$4,000.

Plumbing Permits:
#54074-Allied Lawn Sprinkler- repairs lawn psrinkler system-9-17-76
#54460-Peoples Gas- pool heater, gas piping-1-3-77

Electrical Permits:
#75947-Ocean Electric Co.- 1 light outlet-12-26-79



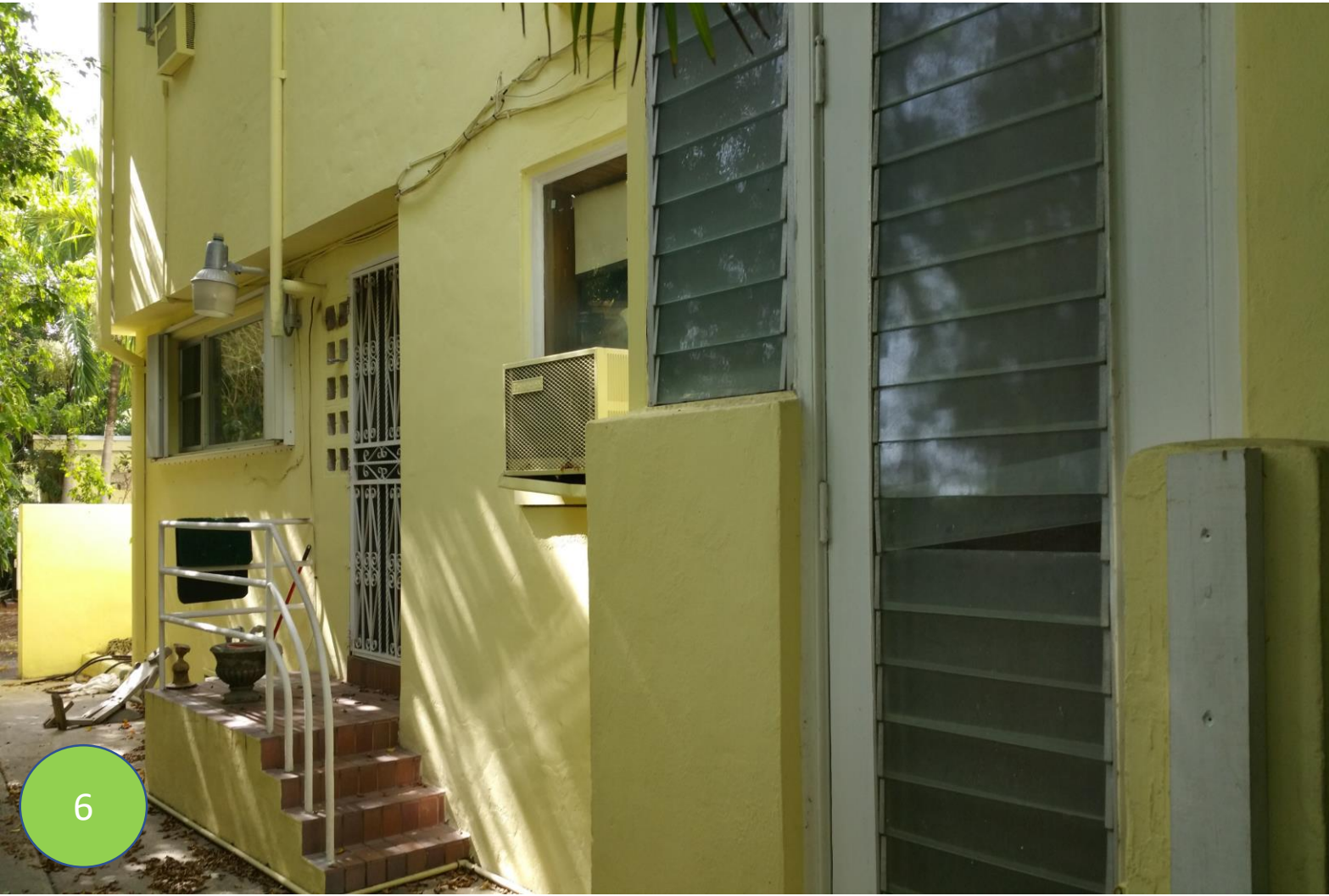




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PHOTOS OF THE EXISTING HOUSE



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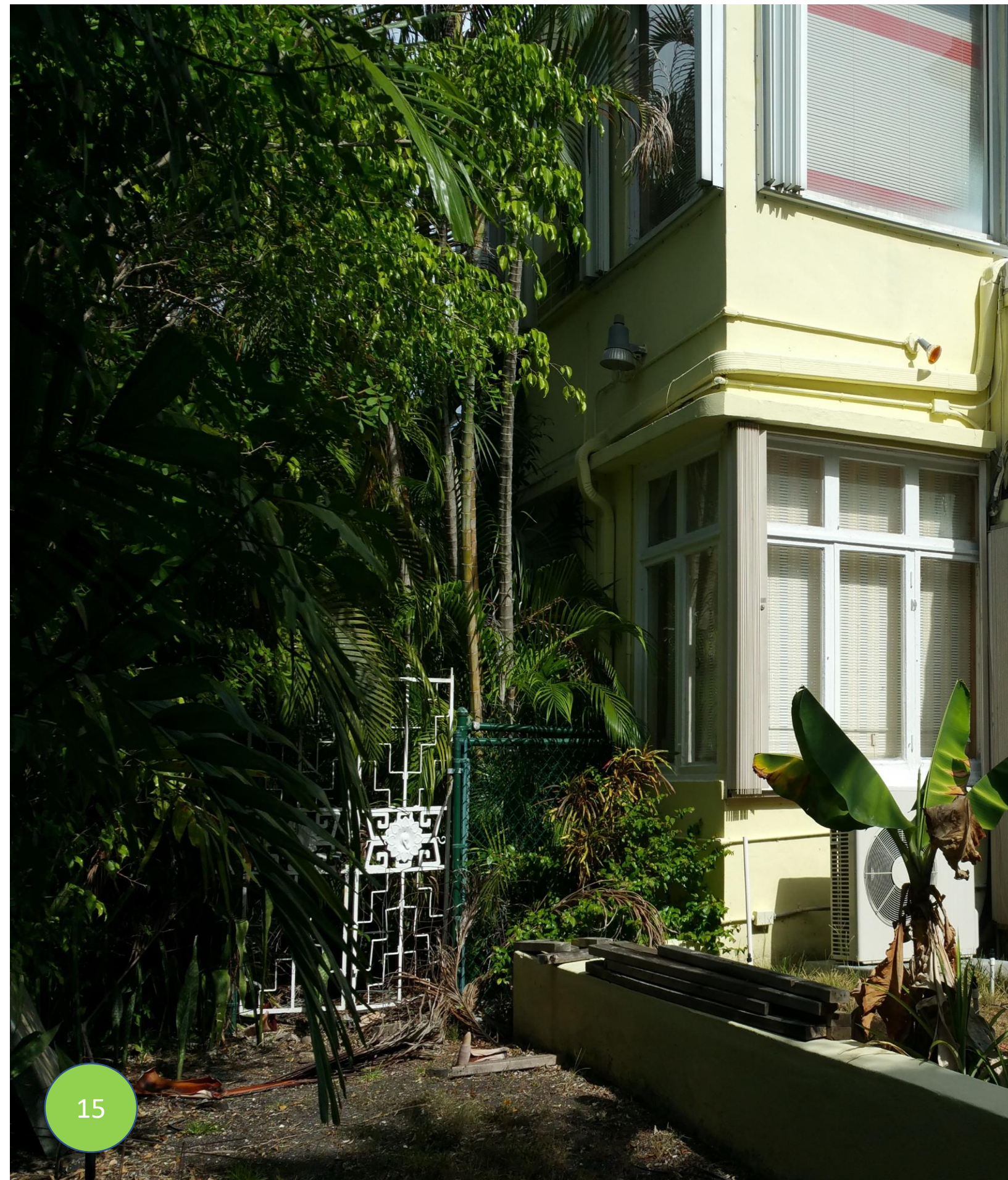
PHOTOS OF THE EXISTING HOUSE



13



PHOTOS OF THE EXISTING HOUSE



SHEET # C-5.8

JUAN B. ORDONEZ