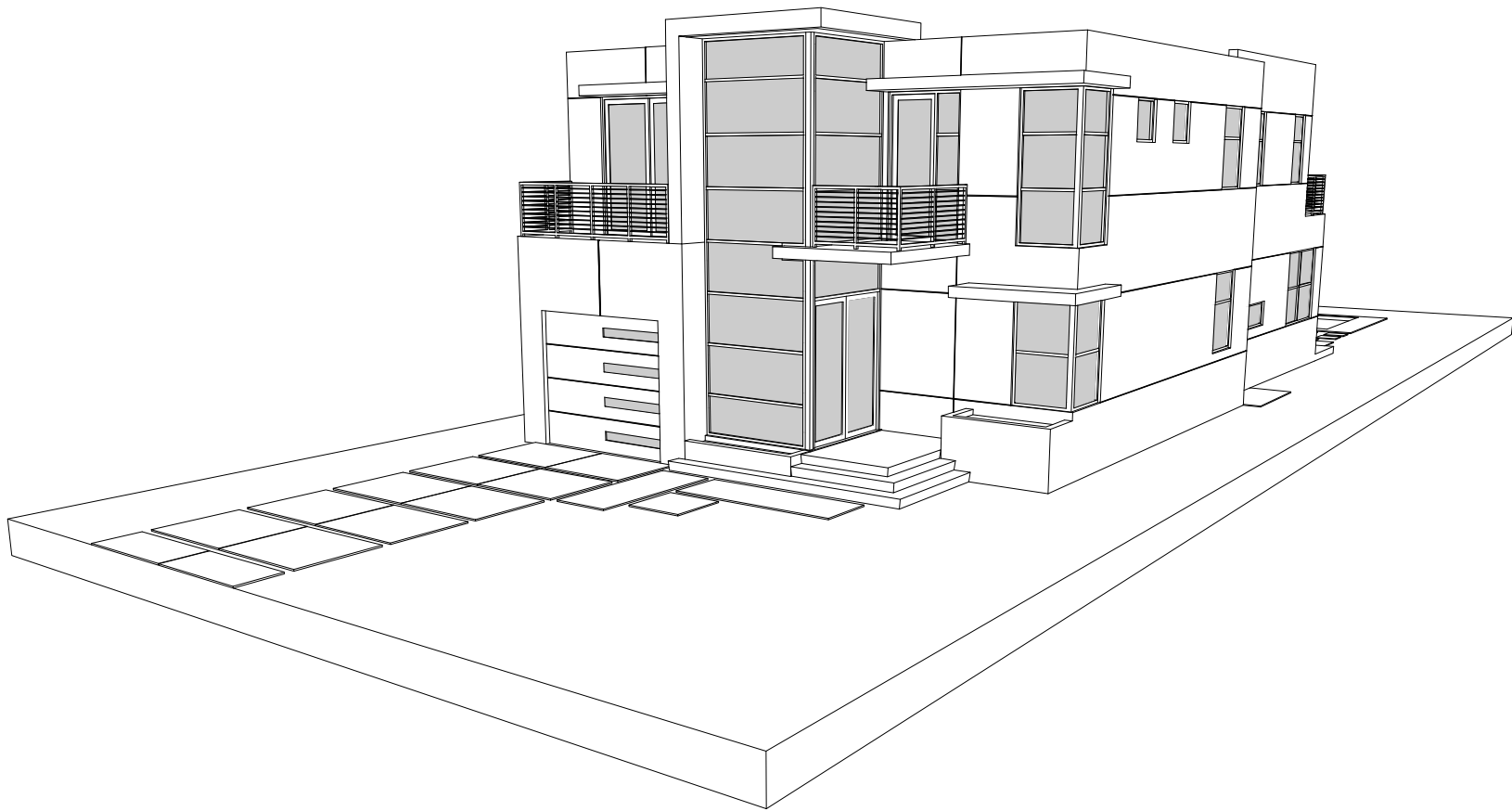


REQUEST FOR DRB APPROVAL FOR:
HAMMEKEN RESIDENCE

345 W 46 ST



SCOPE OF WORK

REQUEST FOR DRB APPROVAL OF PRE 1940'S RESIDENCE
DEMOLITION AND NEW CONSTRUCTION AT THE PROPERTY
LOCATED AT 345 W 46 Street, MIAMI BEACH, FLORIDA

NO WAIVERS NECESSARY

D.R.B. FINAL SUBMITTAL
JANUARY 5, 2018

MIAMI BEACH, FLORIDA

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- A-3.1 PROPOSED LOT COVERAGE
- A-3.2 FLOOR UNIT SIZE
- A-3.3 PROPOSED REQUIRED YARD AREAS
- A-3.4 PROPOSED PREVIOUS AND NON PERVIOUS AREAS
- A-4.1 EXISTING LOT COVERAGE
- A-5.1 PROPOSED FIRST FLOOR PLAN
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- C-1.1 CONTEXT PHOTOS
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- C-3.1 COLOR ELEVATIONS
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- C-3.3 AXONOMETRIC DIAGRAMS
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- L-2 DISPOSITION LEGEND
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- L-4 LEGEND
- L-5 GENERAL NOTES
- L-6 DETAILS

CLIENT

GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FLORIDA 33140

ARCHITECT

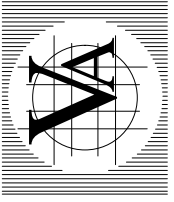
VILLA & ASSOCIATES, INC.
7344 SW 48TH STREET SUITE # 201
MIAMI, FLORIDA 33155

REVISIONS :									

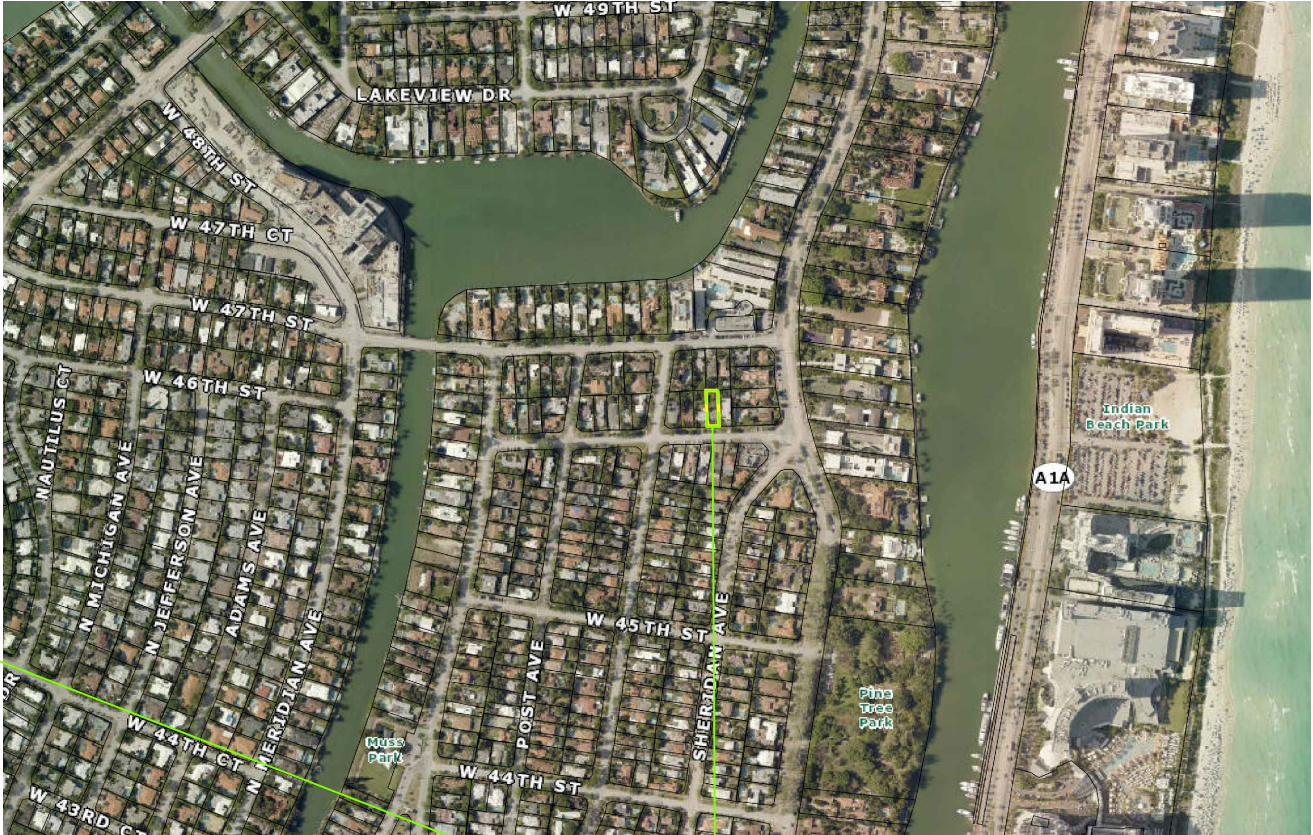
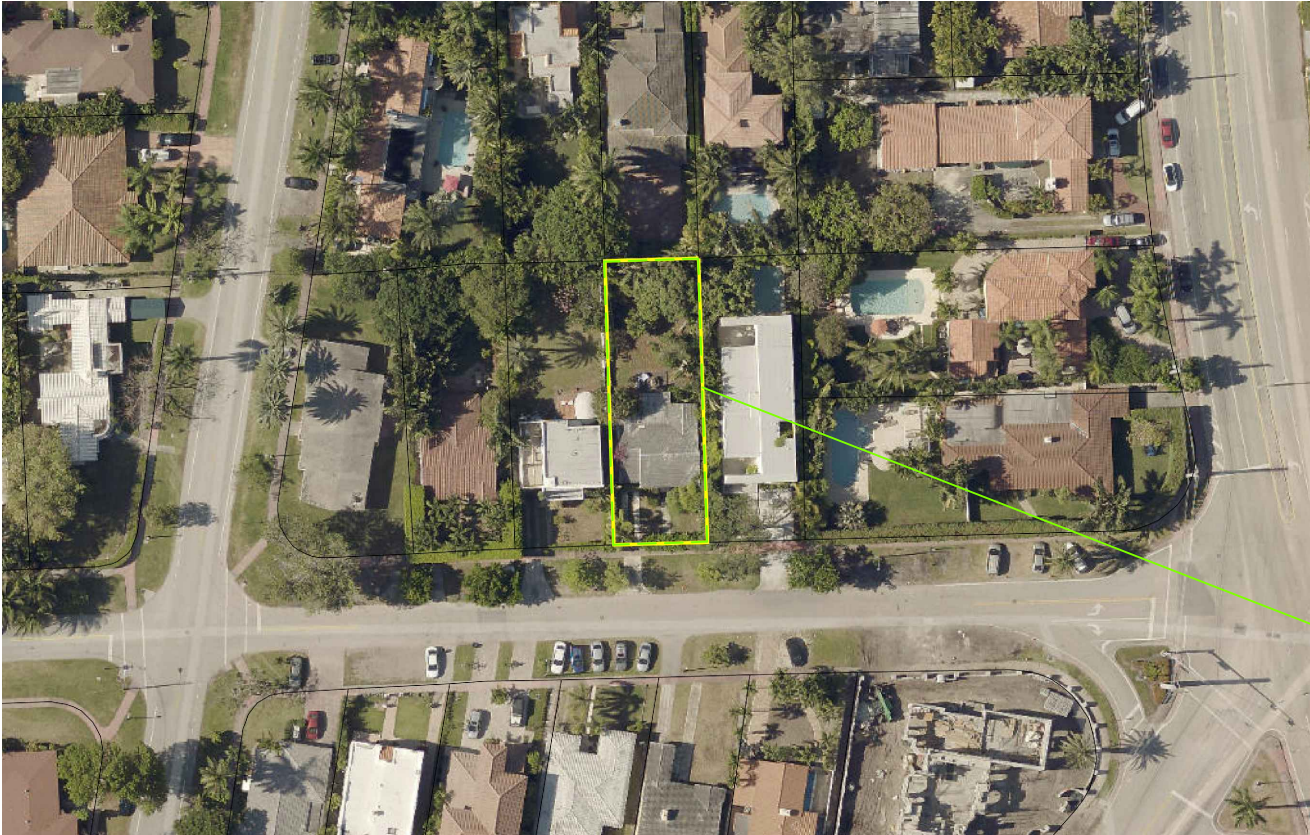
PROPOSED TWO STORY RESIDENCE FOR:	
GUILLERMO HAMMEKEN	
345 W 46 ST	
MIAMI BEACH, FL. 33140	

Corporation Licence #AA0003899	Architectural Seal	JORGE L VILLAVICENCIO NO. AR012110
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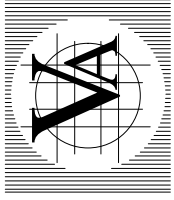
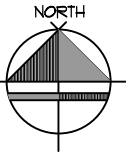
VILLA & ASSOCIATES INC.	INC.
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7344 SW 48 STREET	SUITE 201
TEL. 305-661-8181	FAX 305-661-8710
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CONSULTANT : ARCHI-TEK STUDIO CORP.	
TEL. 305-799-8016	
E-MAIL maguilar@architekstudio.com	



DATE :	01-05-18	SCALE :	AS SHOWN
PROJECT NO :			
DRAWING NO :	A-0.0		



345 W 46 Street
MIAMI BEACH, FL 33140



DATE :
01-05-18

SCALE :
AS
SHOWN

PROJECT NO :
DRAWING NO :

A-0.1

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#AA000389

Architectural Seal

JORGE L VILLAVICENCIO
NO. AR012110

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

REVISIONS :

MAP OF
BOUNDARY
SURVEY

LEGAL DESCRIPTION:

LOT 12, BLOCK C, OF "SURPRISE LAKE SUBDIVISION",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 9, AT PAGE 114, OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3222-018-0300
345 WEST 46 STREET,
MIAMI BEACH, FL 33140

AREA OF PROPERTY: 7,500 SQUARE FEET AND/OR
0.172 ACRES MORE OR LESS.

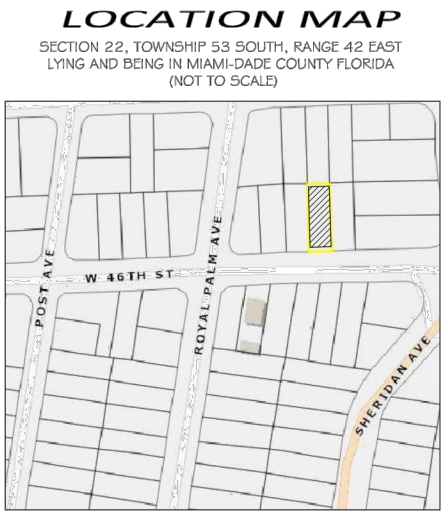
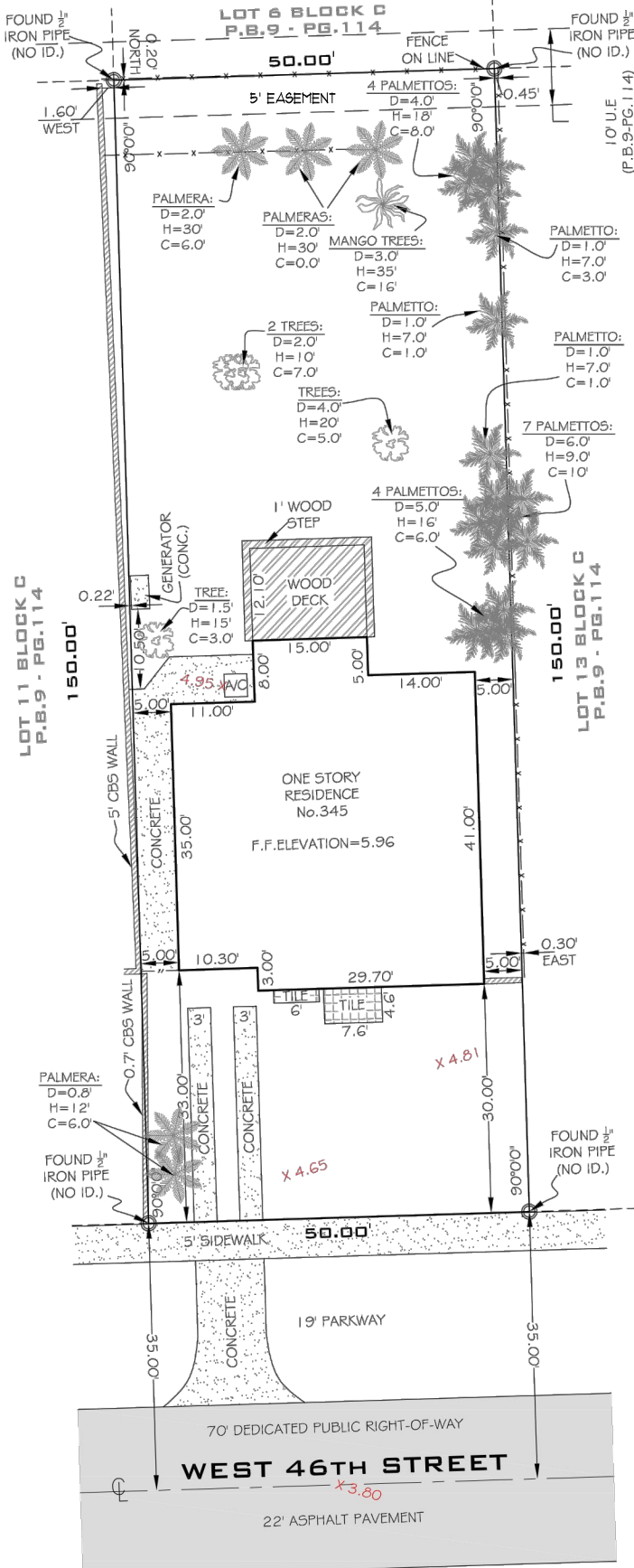
CERTIFIED TO:

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

- ANDREW GREWAL

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-17.5 I.F.A.C.), 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.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.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 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 DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "SURPRISE LAKE SUBDIVISION" RECORDED IN PLAT BOOK 9, AT PAGE 114.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
APPR.	=DENOTES APPROXIMATE
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
E	=DENOTES CENTERLINE
M.E.	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WFP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
---	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-x-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
[Pattern]	=DENOTES ASPHALT PAVEMENT
[Pattern]	=DENOTES BRICK
[Pattern]	=DENOTES CONCRETE PAD

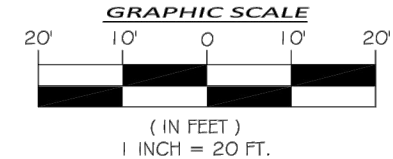
ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE
ELEVATION:		7.0
COMMUNITY:		120651
PANEL:		12086C0309
DATE OF FIRM:		09-11-2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		08-21-2017
BENCH MARK:		N/A
ELEVATION:		N/A
DATE	DRAWN BY	SCALE 1"=20'
08-24-2017	E.SS	
01-05-2018	M.G.	
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
01-05-2018	TREE SURVEY	
JOB No.		
1801-020		

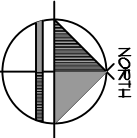
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AND ETHICS REQUIRED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT I AM A LICENSED SURVEYOR IN GOOD STANDING UNDER CHAPTER 42.02, FLORIDA STATUTES.

SIGNED: *Arturo Mendigutia* FOR THE FIRM
ARTURO MENDIGUTIA, P.E., S.B. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



Survey Plan

N.T.S.



DATE:	01-05-18	SCALE:	AS SHOWN
PROJECT NO.:			
DRAWING NO.:	A-1.1		

VILLA & ASSOCIATES INC.
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7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
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CONSULTANT: ARCHI-TEK STUDIO CORP.
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PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

Corporation Licence
#AA000389
Architectural Seal
JORGE L VILLAVICENCIO
NO. AR012110

REVISIONS:	

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	345 W 46 ST , Miami Beach, Florida 33140		
2	Folio number(s):	02-3222-018-0300		
3	Board and file numbers :	DRB #TBD		
4	Year built:	1925	Zoning District:	RS-4
5	Based Flood Elevation:	TBD	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):	TBD	Free board:	
7	Lot Area:	7,500 SF		
8	Lot width:	50.00'	Lot Depth:	150.00'
9	Max Lot Coverage SF and %:	2,250 SF (30%)	Proposed Lot Coverage SF and %:	2,240 SF (30%)
10	Existing Lot Coverage SF and %:	1,651 SF (22%)	Lot coverage deducted (garage-storage) SF:	TBD
11	Front Yard Open Space SF and %:	TBD (%)	Rear Yard Open Space SF and %:	TBD (%)
12	Max Unit Size SF and %:	3,651 SF (50%)	Proposed Unit Size SF and %:	3,750 SF (50%)
13	Existing First Floor Unit Size:	1,647 SF	Proposed First Floor Unit Size:	2,240SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,071 SF
15			Proposed Second Floor Unit Size SF and % :	1,503 SF
16				

		Required	Existing	Proposed	Deficiencies
17	Height:	25'-0"		25'-0"	
18	Setbacks:				
19	Front First level:	30'-0"	30'-0"	30'-0"	
20	Front Second level:	30'-0"	N/A	40'-0"	
21	Side 1:	7'-6"	5'-0"	7'-6"	
22	Side 2 or (facing street):	7'-6"	5'-0"	7'-6"	
23	Rear:	50'-0" MAX	74'-0"	45'-0"	
	Accessory Structure Side 1:	7'-6"			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of Side yard :	12'-6"		15'-0"	
27	Located within a Local Historic 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	

REVISIONS :				

PROPOSED TWO STORY RESIDENCE FOR:

GUILLERMO HAMMEKEN

345 W 46 ST
MIAMI BEACH, FL. 33140

Corporation Licence
#AA000389

Architectural Seal

JORGE L VILLAVICENCIO
NO. AR012110

VILLA & ASSOCIATES INC.

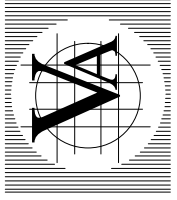
ARCHITECTURE - PLANNING - INTERIOR DESIGN

7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155

TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

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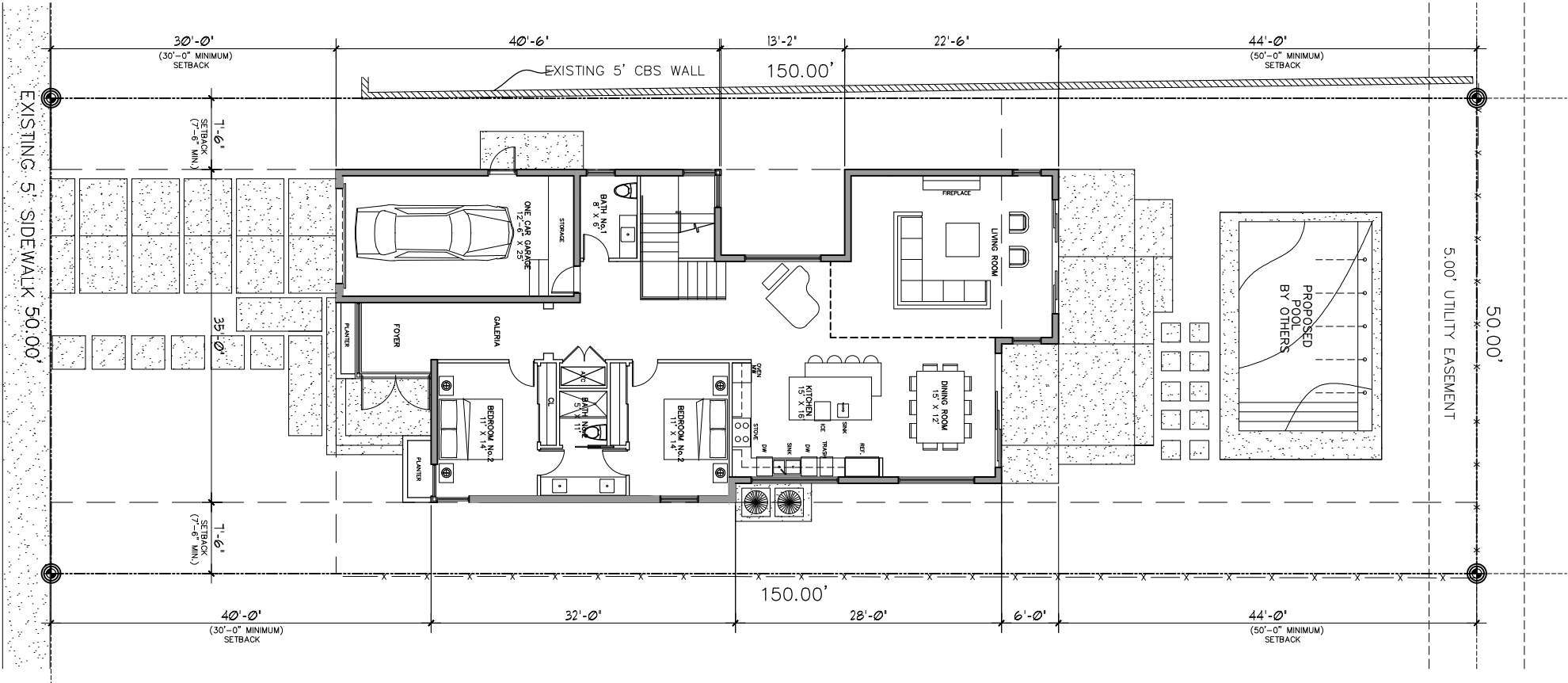
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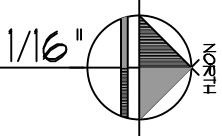
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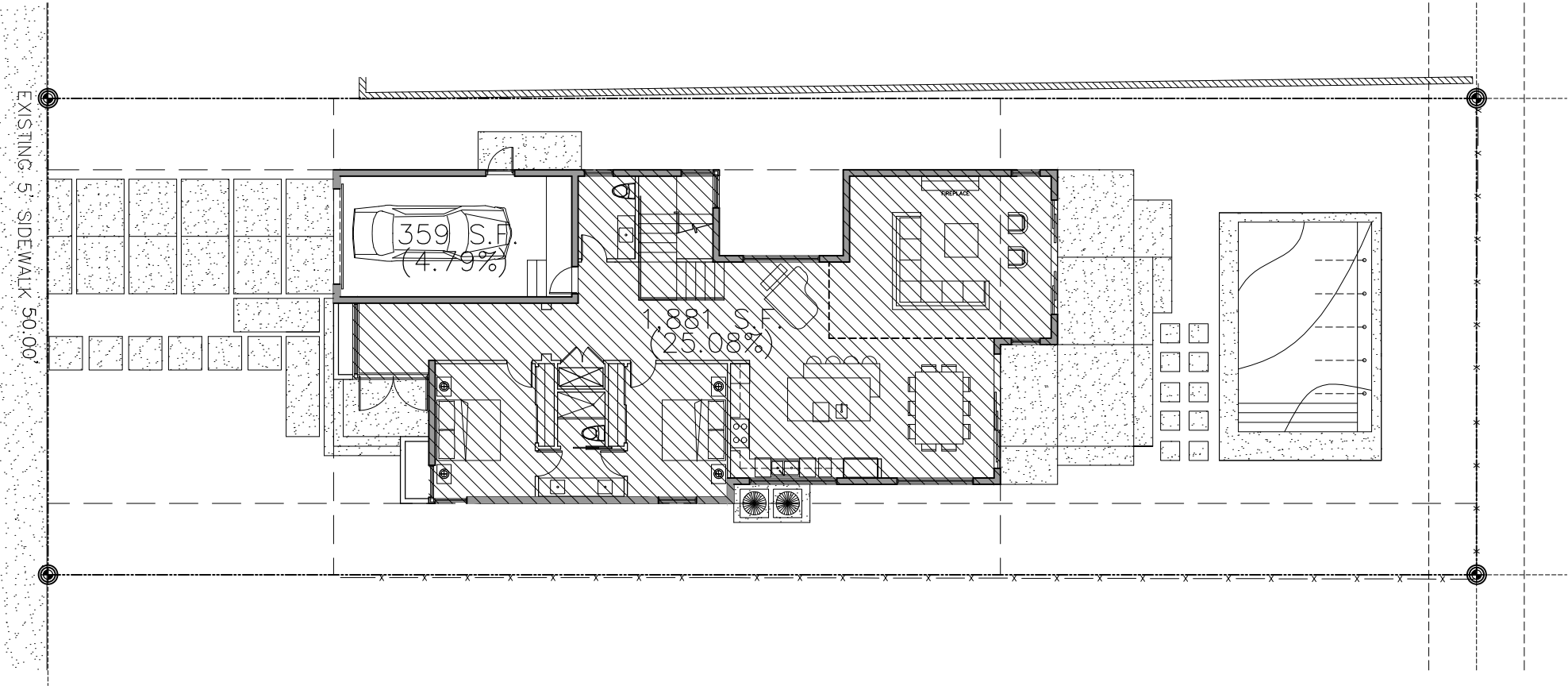
WEST 46TH STREET



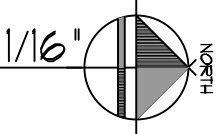
Proposed Site Plan



WEST 46TH STREET



Proposed Lot Coverage



BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	1,881 S.F. (25.08%)
SECOND FLOOR (AC)	1,503 S.F. (20.04%)
TOTAL (AC):	3,384 S.F. (45.12%)
GARAGE	359 S.F. (4.79%)
TOTAL (NON AC):	359 S.F. (4.79%)
TOTAL UNIT SIZE (AC + NON AC):	3,743 S.F. (49.91%)

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,240 S.F. (29.81%)
TOTAL SECOND FLOOR (VOLUMETRIC)	2,071 S.F. (27.61%)
TOTAL:	4,311 S.F. (57.48%)

SITE DATA

EXISTING LOT SIZE:	1,500 S.F. (100%)
BUILDING LOT COVERAGE:	2,240 S.F. (29.81%)
TOTAL BUILDING LOT COVERAGE:	2,240 S.F. (29.81%)

FRONT SETBACK CALCULATIONS

AREA:	1,500 S.F. (20%)
IMPERVIOUS AREA:	421 S.F. (5.69%)
LANDSCAPE AREA:	1,073 S.F. (14.31%)

REAR SETBACK CALCULATIONS

AREA:	2,390 S.F. (31.87%)
IMPERVIOUS AREA:	893 S.F. (11.91%)
LANDSCAPE AREA:	1,497 S.F. (19.96%)

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

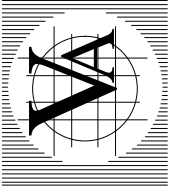
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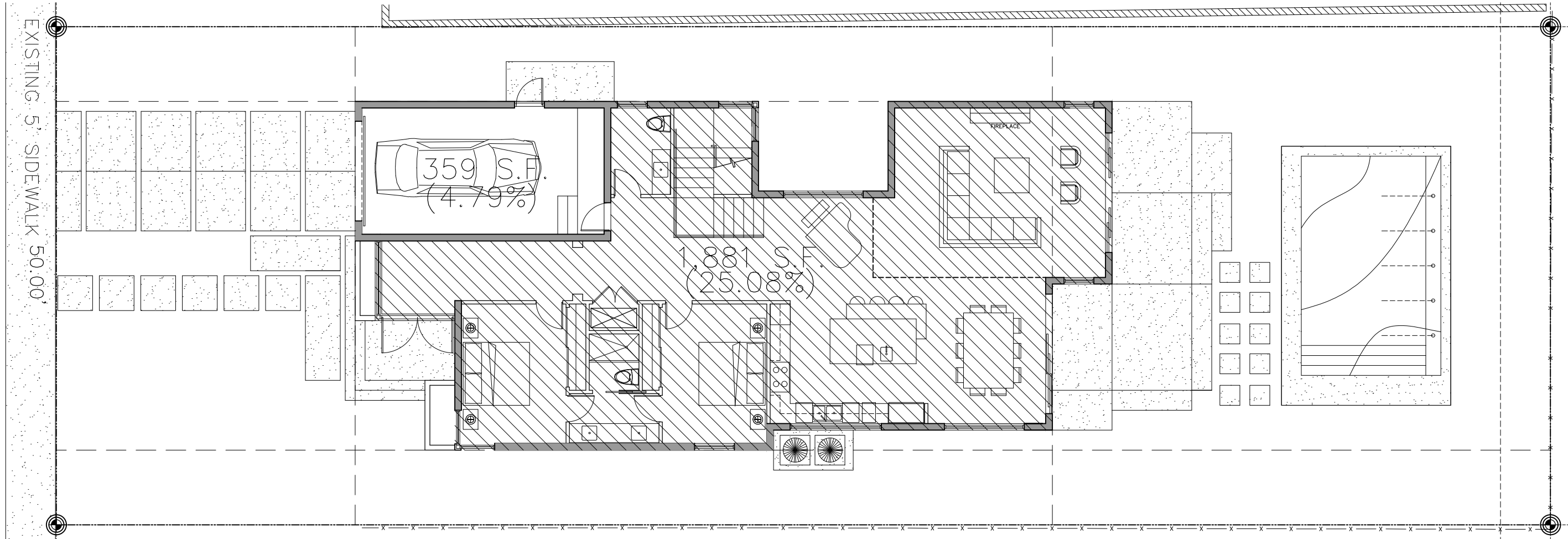


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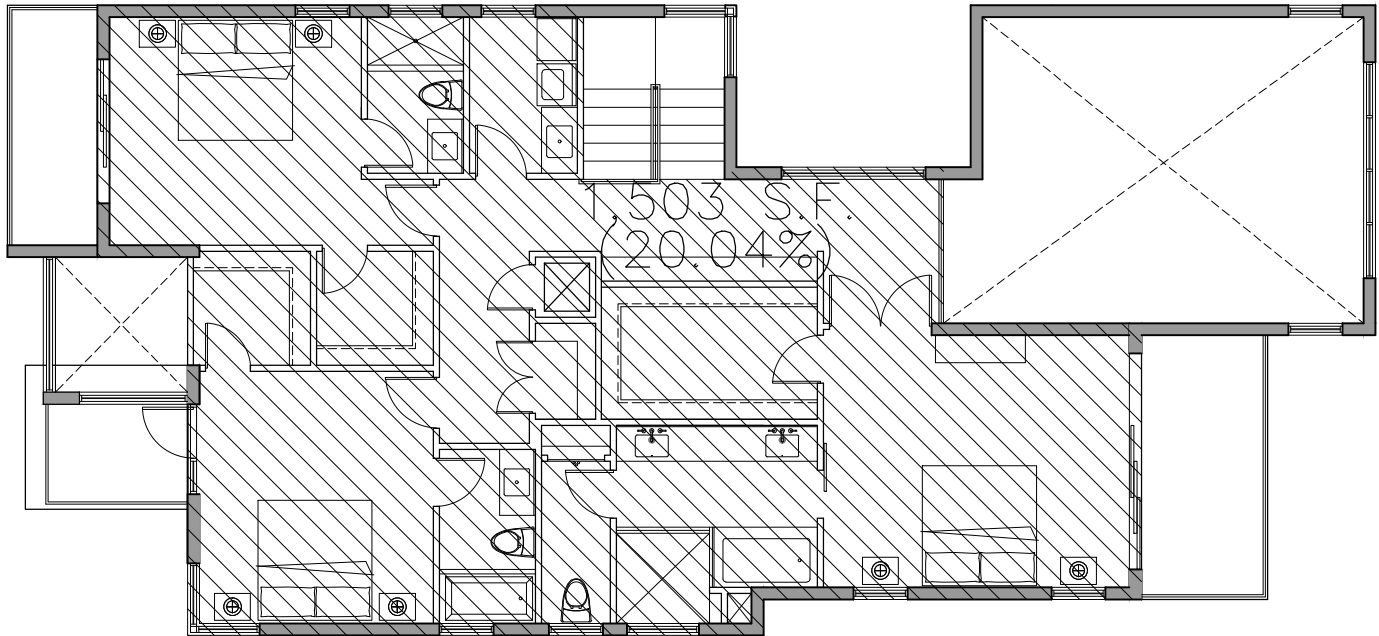
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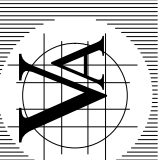
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Proposed First Floor Unit Size 3/32"



Proposed Second Floor Unit Size 3/32"



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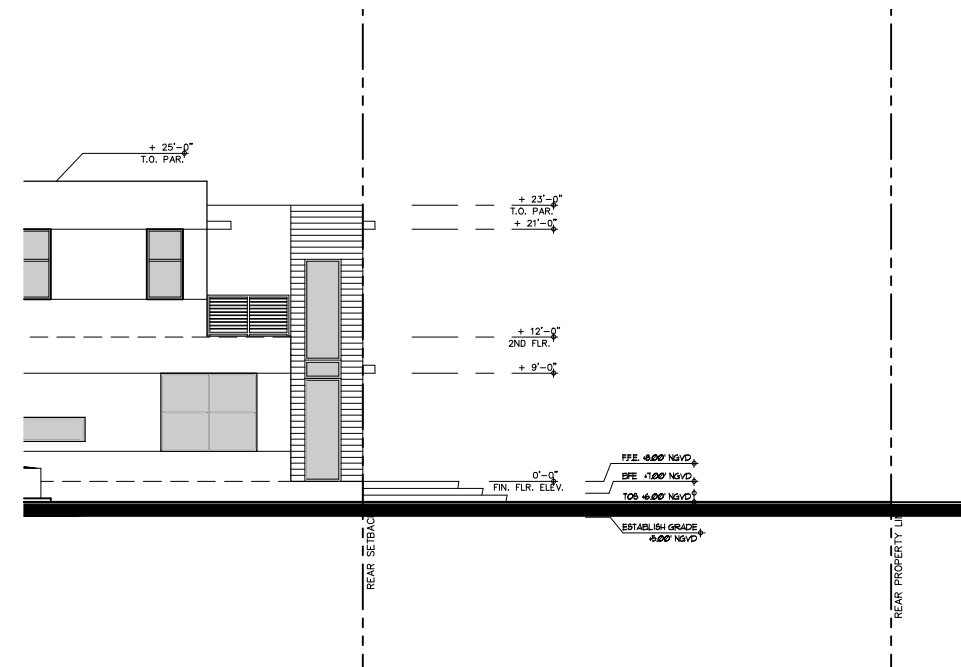
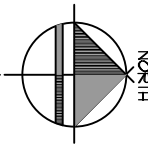
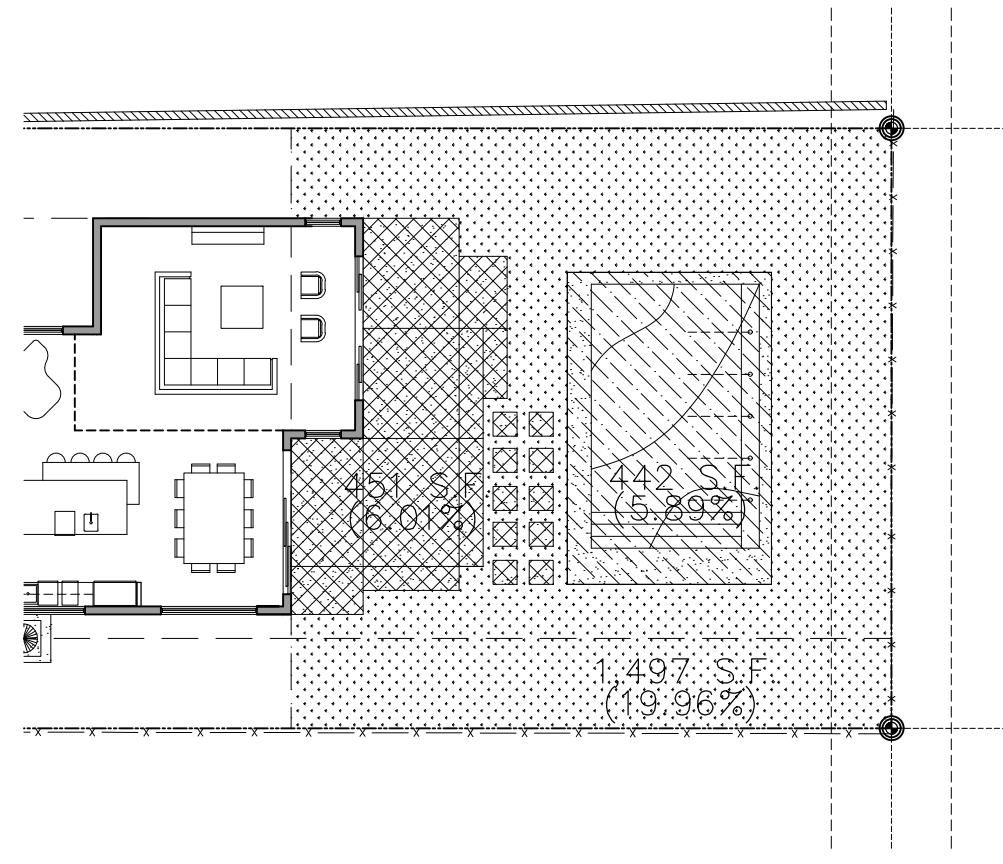
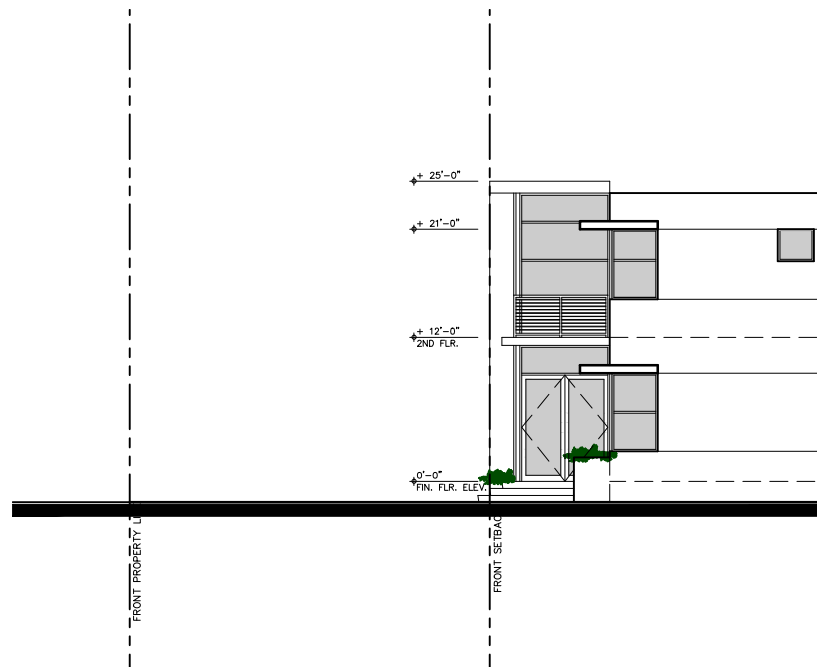
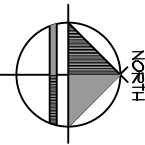
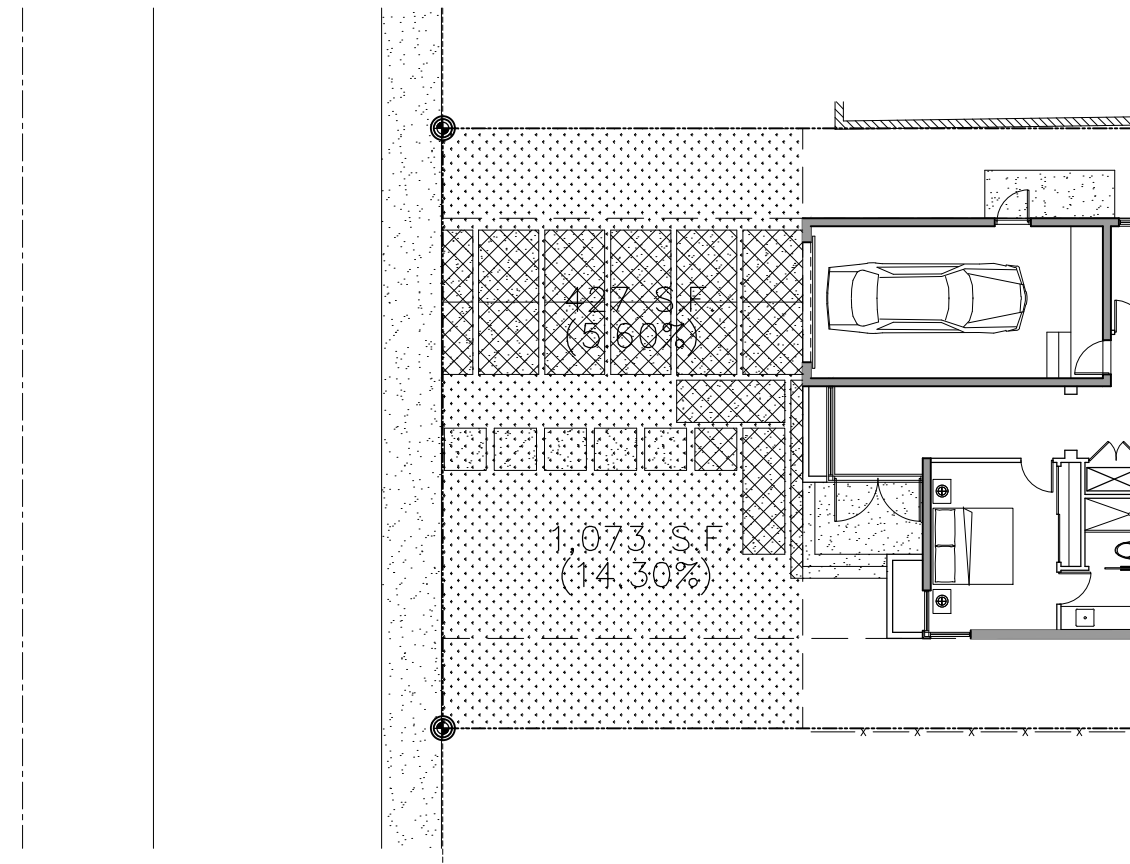
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DRAWING NO: A-3.2

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Architectural Seal
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PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

REVISIONS:



REVISIONS :	

GUILLERMO HAMMEKEN

**345 W 46 ST
MIAMI BEACH, FL. 33140**

Corporation Licence
#AA0003589

Architectural Seal

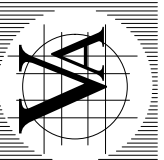
JORGE L VILLAVICENCIO
NO. AR0012110

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01-05-18

PROJECT NO :

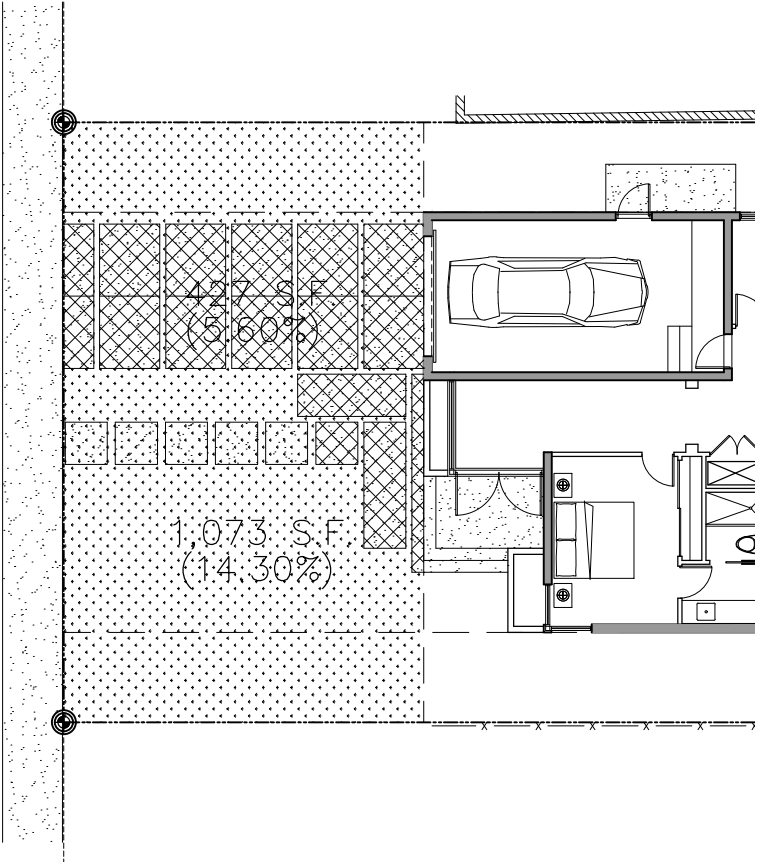
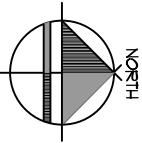
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A-3.3

SCALE :
AS
SHOWN

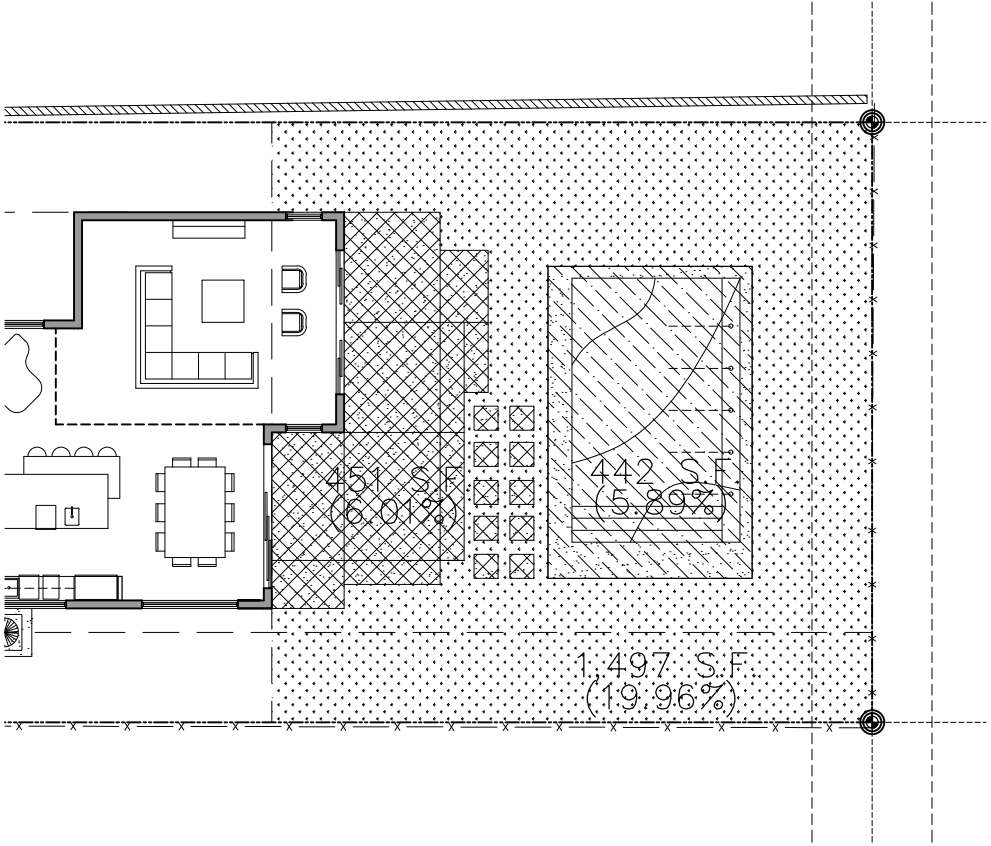
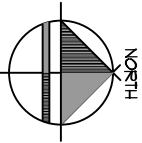
Proposed Required Front Yard

1/16"



Proposed Required Rear Yard

1/16"

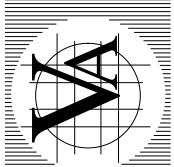


FRONT SETBACK CALCULATIONS

AREA:	1500 SF.
IMPERVIOUS AREA:	213 SF.
LANDSCAPE AREA:	1287 SF.

REAR SETBACK CALCULATIONS

AREA:	2500 SF.
IMPERVIOUS AREA:	N/A
LANDSCAPE AREA:	2500 SF.



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7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
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CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail magular@architekstudio.com

DATE : 01-05-18
SCALE : AS SHOWN

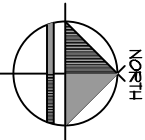
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A-3.4

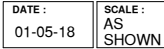
Corporation Licence
#AA000389
Architectural Seal
JORGE L VILLAVENCIO
No. AR012110

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

REVISIONS :



DRAWING NO :
A-5.1



PROJECT NO :

DRAWING NO :

A-5.2

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN

**345 W 46 ST
MIAMI BEACH, FL. 33140**

**Corporation Licence
#A0003589**

Corporation License
#AA0003589

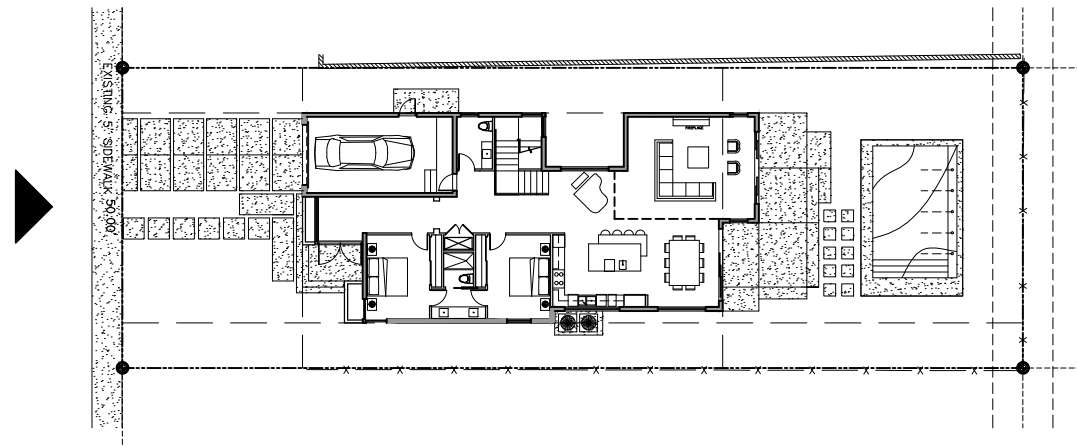
JORGE L VILLAVICENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.

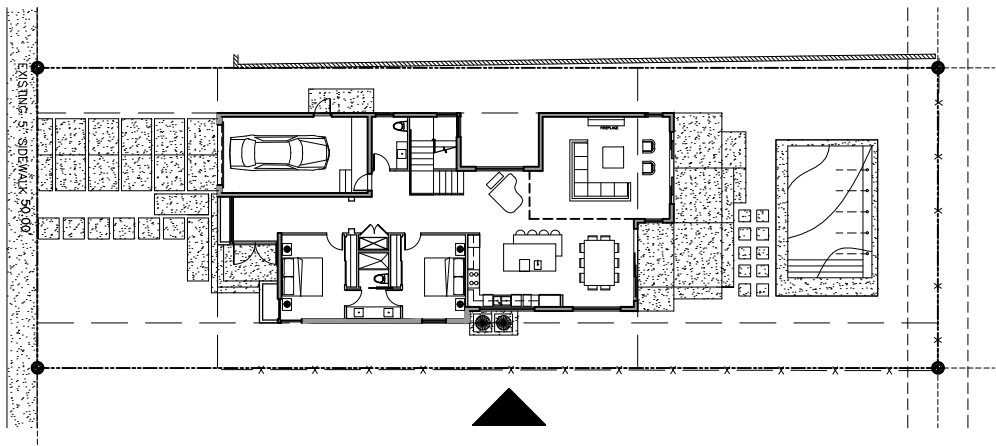
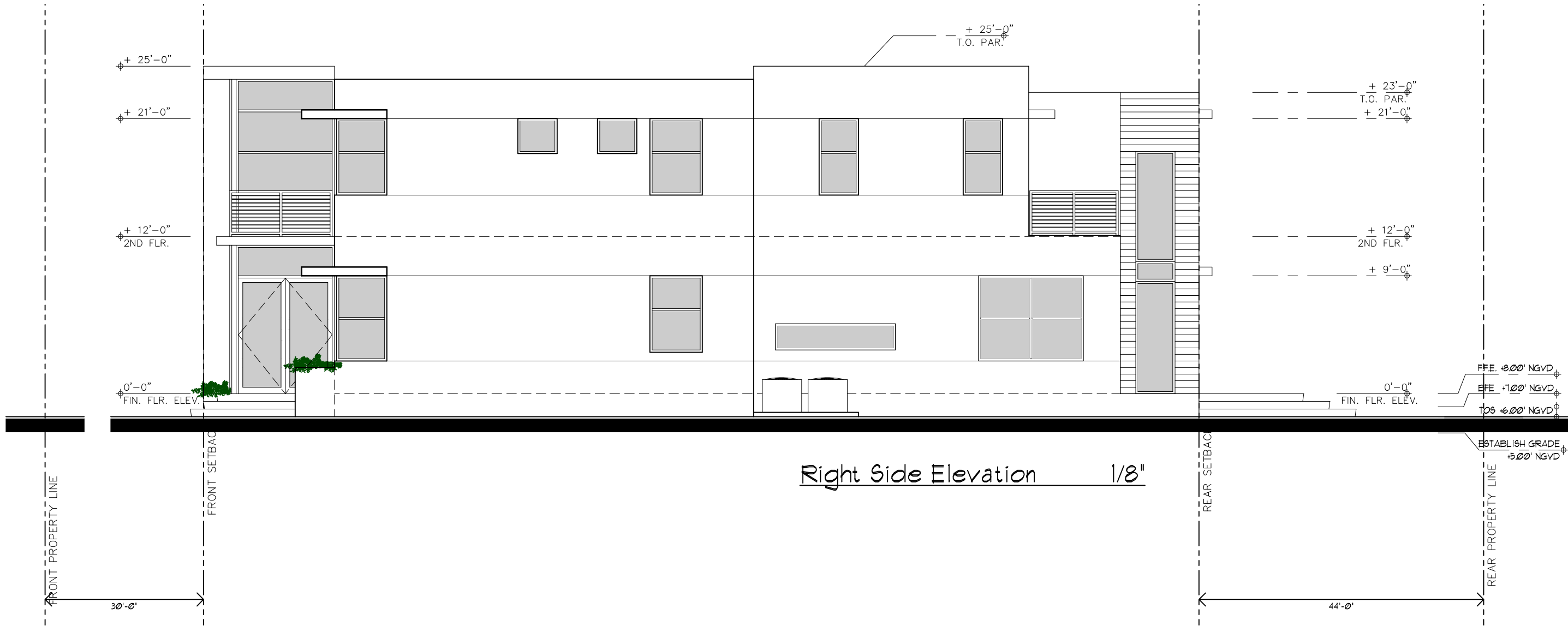
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TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

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DATE : 01-05-18	SCALE : AS SHOWN
PROJECT NO :	
DRAWING NO : A-6.1	

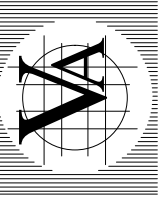


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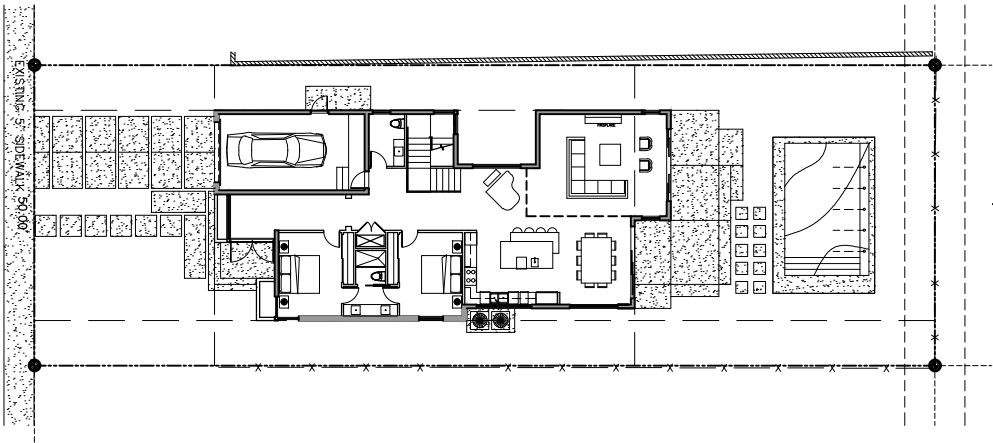
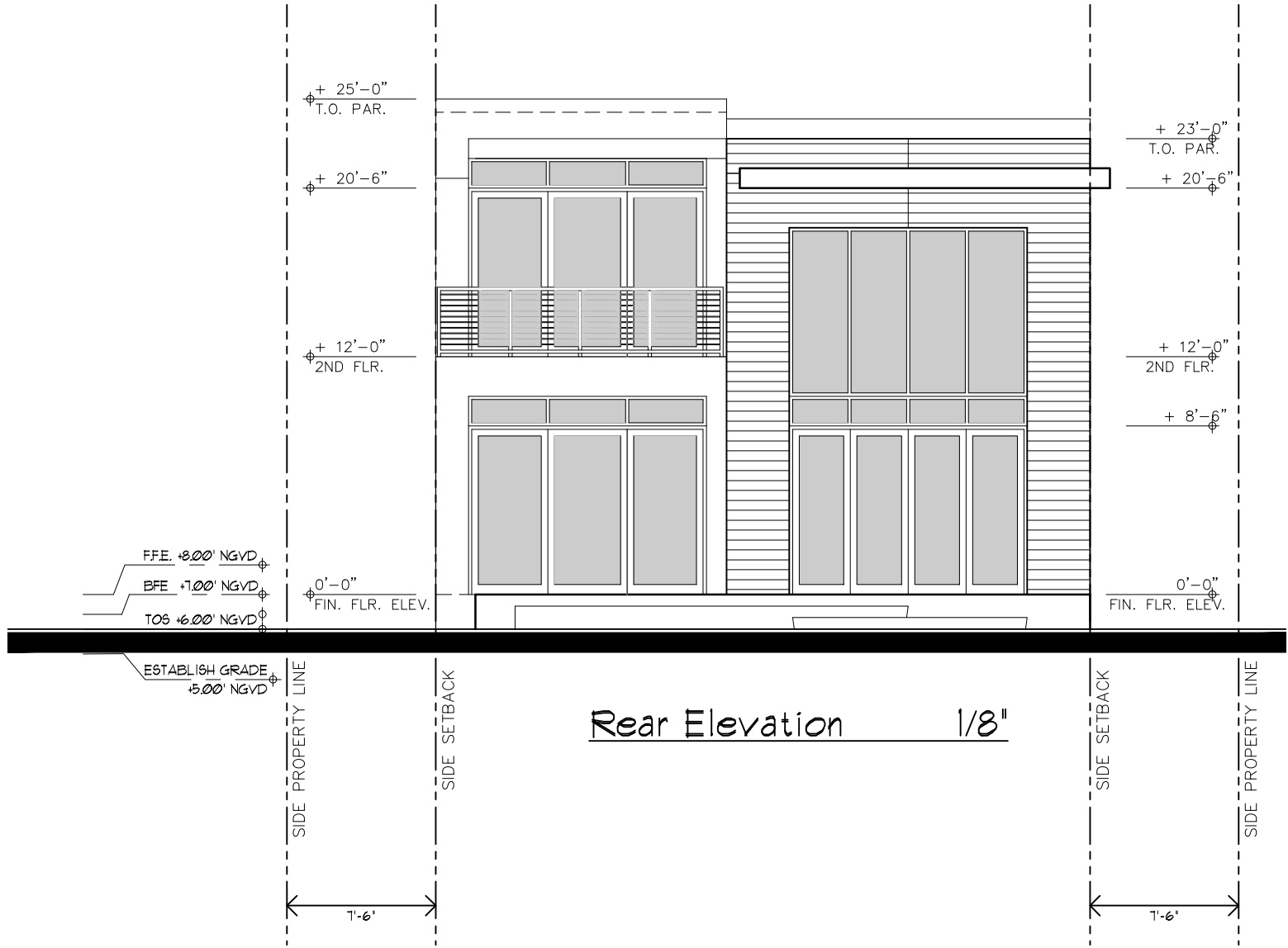
PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
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Corporation Licence
#AA0003899
Architectural Seal
JORGE L VILLAVICENCIO
NO. AR012110

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DATE : 01-05-18
SCALE : AS SHOWN
PROJECT NO :
DRAWING NO : **A-6.2**



REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
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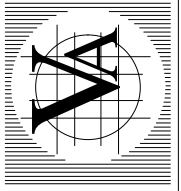
Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILAYCENCIO
NO. AR012110

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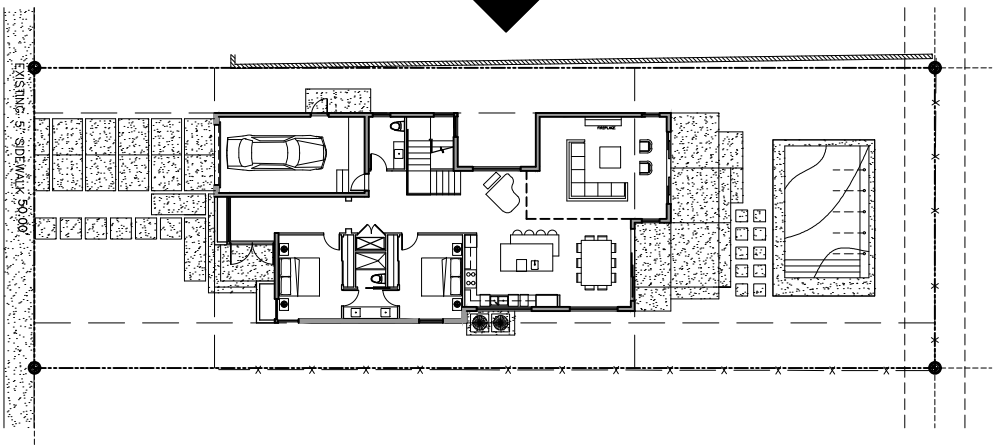
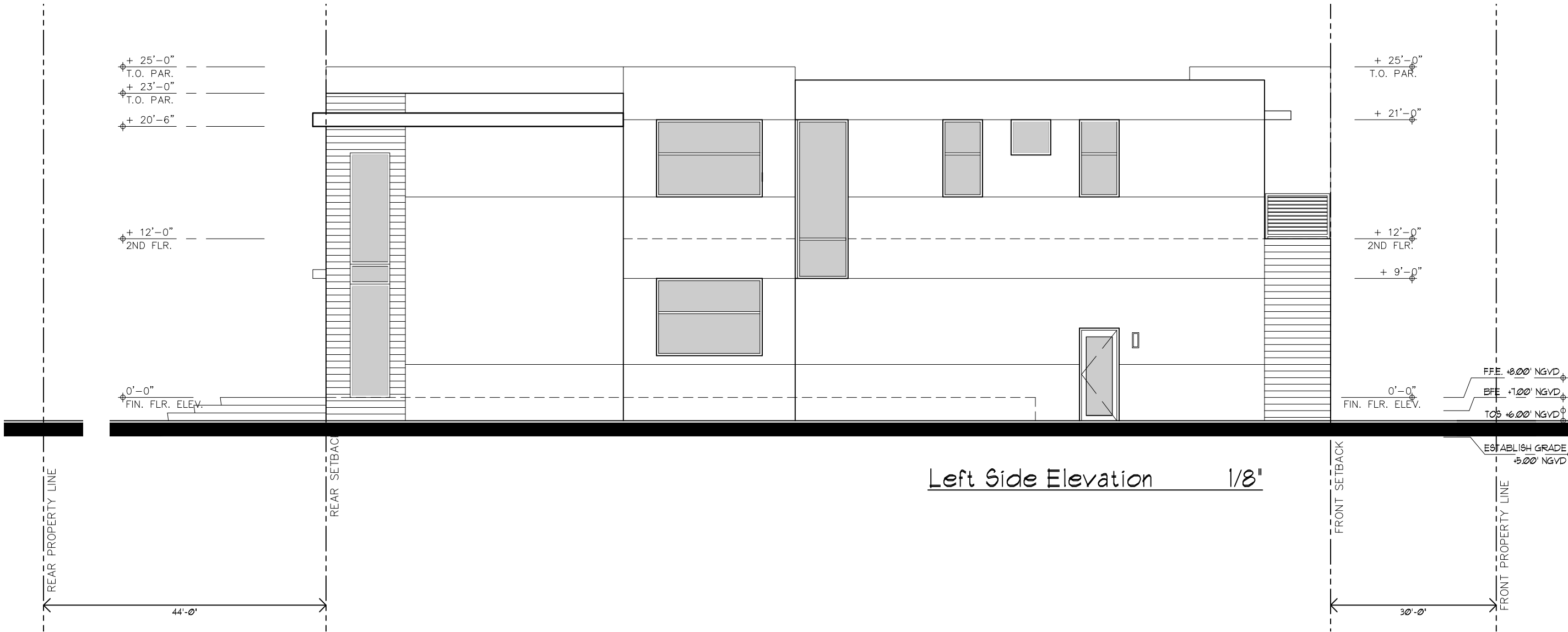


DATE : 01-05-18

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PROJECT NO :

DRAWING NO : A-6.3

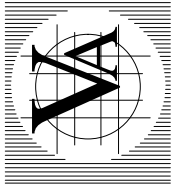


REVISIONS :									

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
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Architectural Seal
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NO. AR012110

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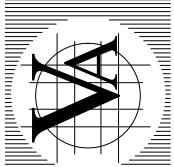


DATE : 01-05-18
PROJECT NO :
DRAWING NO :
SCALE : AS SHOWN
A-6.4



Project Site

Context Photos Key Plan



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DATE :	SCALE :
11-07-17	
PROJECT NO :	
DRAWING NO :	C-1.0

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JORGE L VILLAVICENCIO
NC. AR012110

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

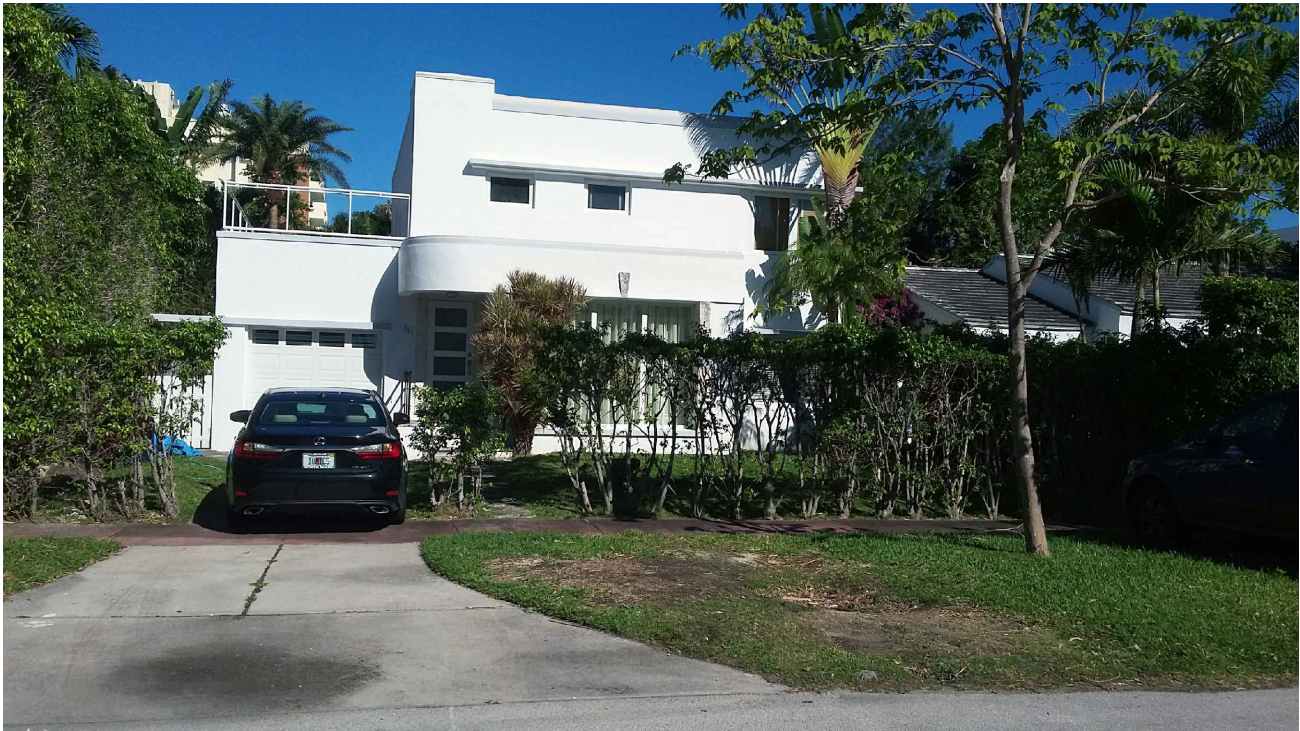
REVISIONS :	



1



2



3



4

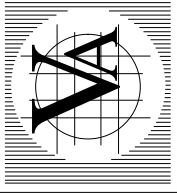
Context Photos

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST MIAMI BEACH, FL. 33140

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DRAWING NO :	
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Context Photos

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PROPOSED TWO STORY RESIDENCE FOR:
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Corporation Licence
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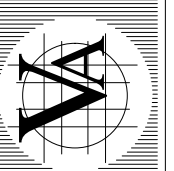
Architectural Seal

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NO. AR0012110

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ARCHITECTURE - SUITE 201 - MIAMI, FLORIDA 33155
7344 SW 48 STREET
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@aatt.net

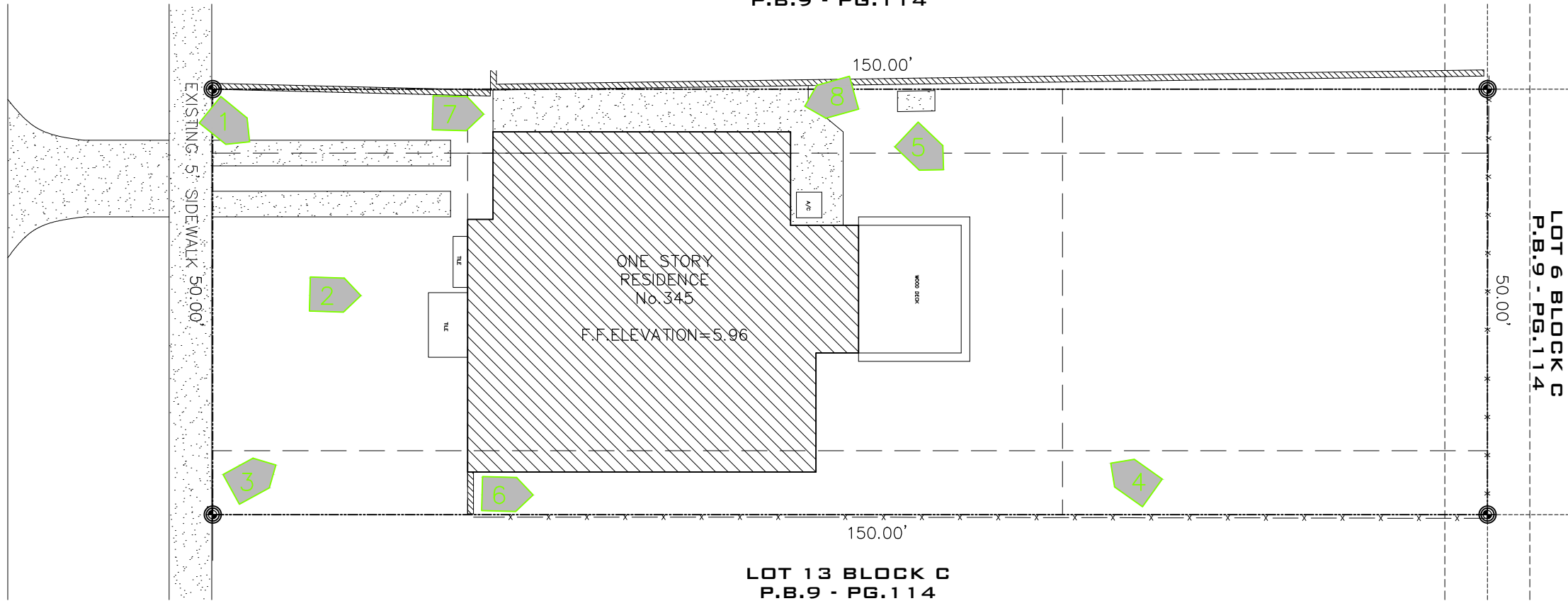
CONSULTANT : ARCHI-TEK STUDIO CORP.

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DATE : 11-07-17	SCALE :
PROJECT NO :	
DRAWING NO : C-1.2	

WEST 46TH STREET



Existing Residence Photos Key Plan

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
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Corporation Licence
#AA000399

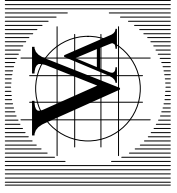
Architectural Seal

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Existing Residence Photos

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
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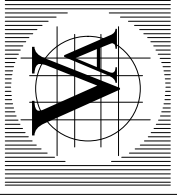
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Architectural Seal

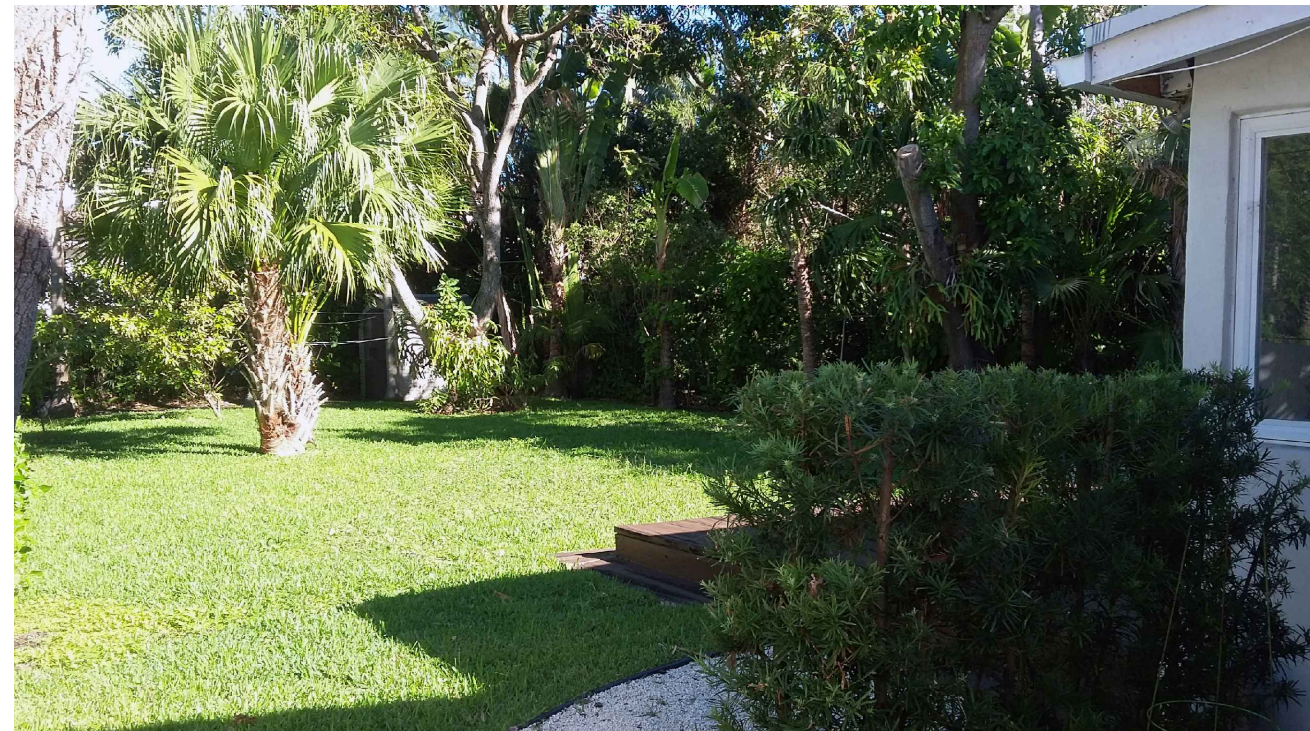
JORGE L VILLAVICENCIO
No. AR012110

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DRAWING NO. : C-2.1	



Existing Residence Photos

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

Corporation Licence #AA0003589	Architectural Seal	JORGE L VILLAVICENCIO NO. AR0012110
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VILLA & ASSOCIATES INC.

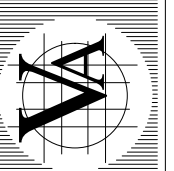
ARCHITECTURE - PLANNING - INTERIOR DESIGN

7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155

TEL. 305-561-8181 - FAX 305-561-8710 - E-Mail Villaarchitects@att.net

CONSULTANT : **ARCHI-TEK STUDIO CORP.**

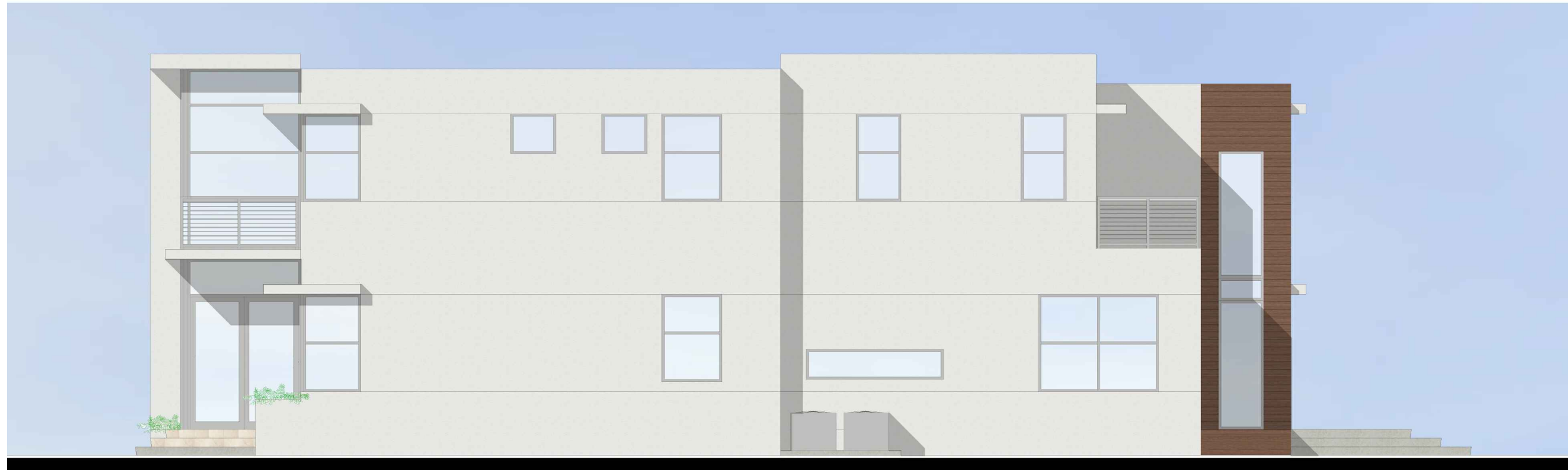
TEL. 305-799-8016 - E-Mail maguillar@architekstudio.com



DATE : 11-07-17	SCALE :
PROJECT NO :	
DRAWING NO : C-2.2	



Front Elevation 1/8"



Right Side Elevation 1/8"

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

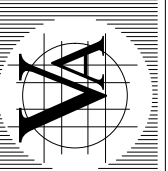
Corporation Licence #AA0003589	Architectural Seal JORGE L VILLAVICENCIO NO. AR0012110
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CONSULTANT: ARCHI-TEK STUDIO CORP.

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DATE : 11-07-17	SCALE :
PROJECT NO :	
DRAWING NO : C-3.1	



Rear Elevation 1/8"



Left Side Elevation 1/8"

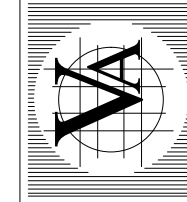
REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

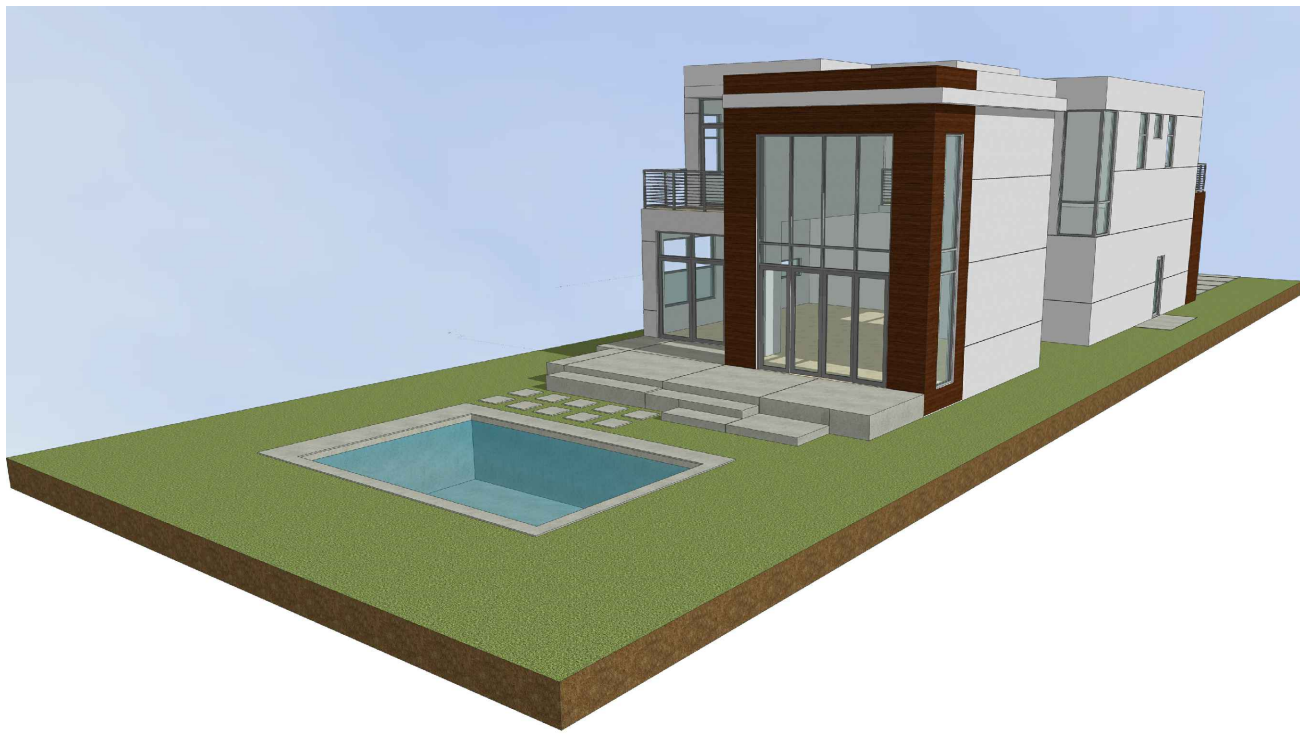
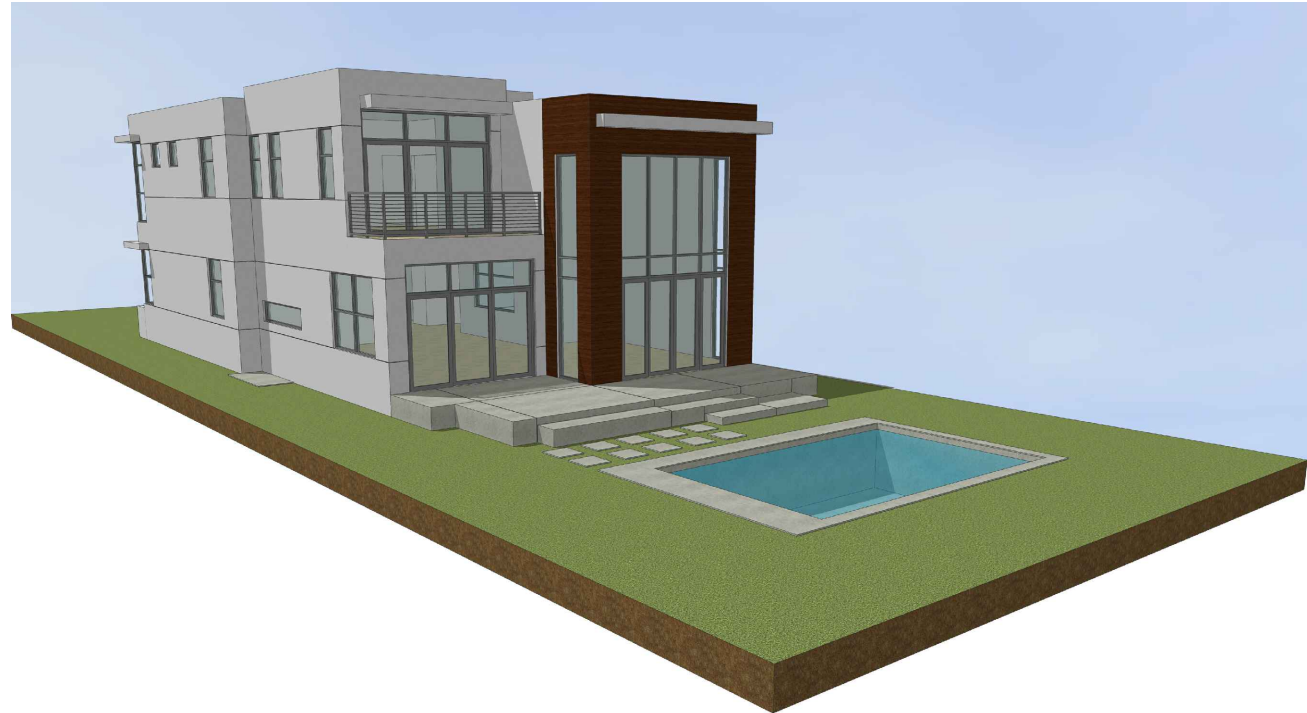
Corporation Licence #AA0003589	Architectural Seal
JORGE L VILLAVICENCIO NO. AR0012110	

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DATE : 11-07-17	SCALE :
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DRAWING NO : C-3.2	



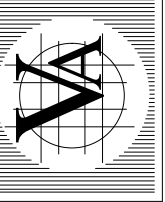
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REVISIONS :									

PROPOSED TWO STORY RESIDENCE FOR:
GUILLERMO HAMMEKEN
345 W 46 ST
MIAMI BEACH, FL. 33140

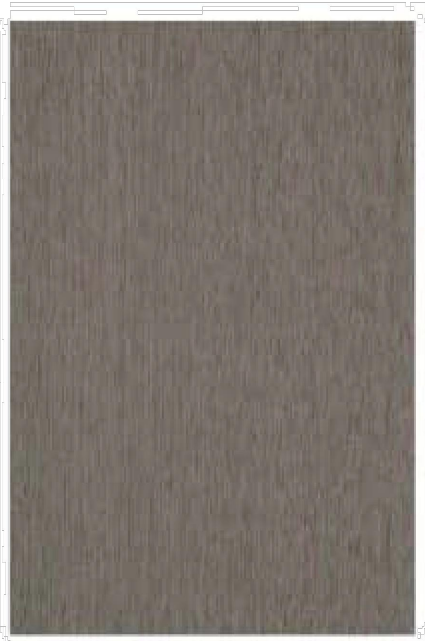
Corporation Licence
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Architectural Seal
JORGE L VILLAVICENCIO
NO. AR012110

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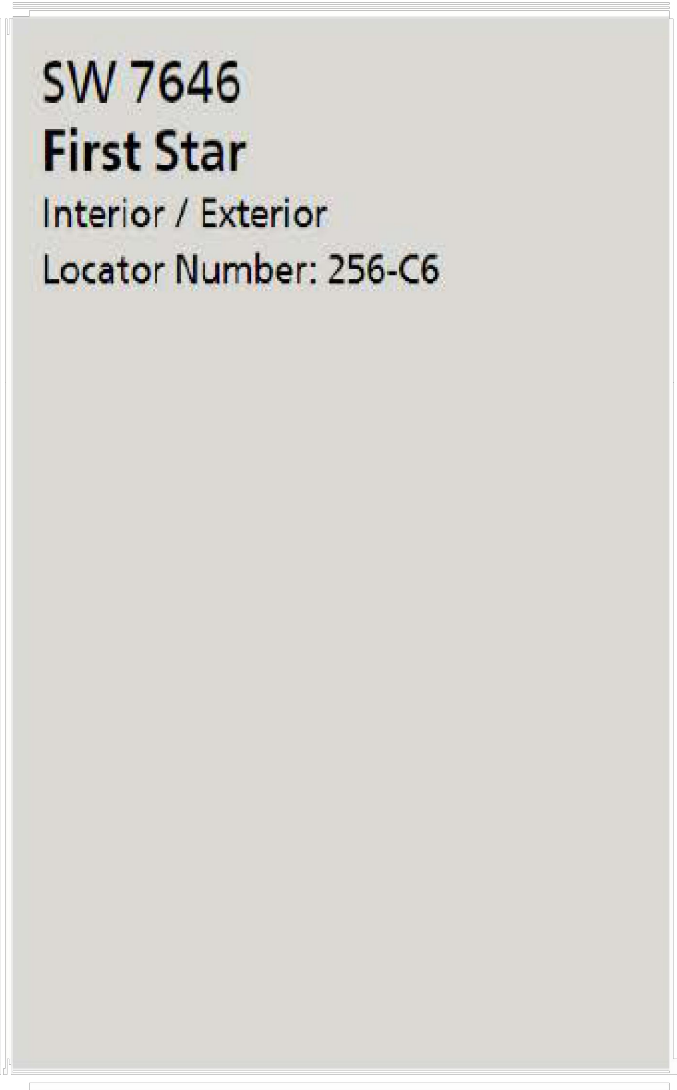


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11-07-17	
PROJECT NO :	
DRAWING NO :	C-3.3

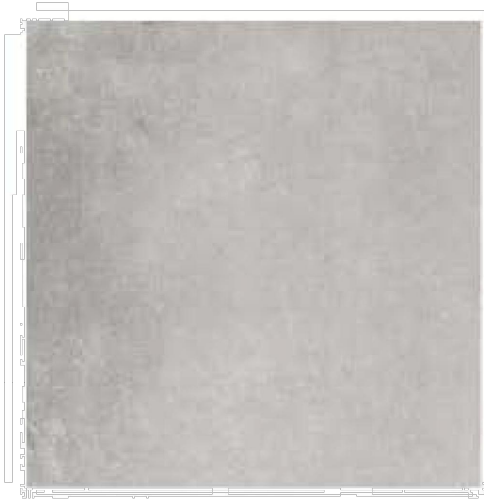
LEGEND FOR MATERIALS



RESYSTA FAÇADE -
CLADDING MATERIAL



EXTERIOR PAINT



EXTERIOR BACK-POOL TILE



EXTERIOR FRONT-FLOOR TILE



RAILING ALUMINUM COLOR



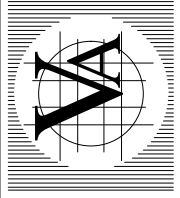
GLASS PANELS - WINDOWS

REVISIONS :					

PROPOSED TWO STORY RESIDENCE FOR: GUILLERMO HAMMEKEN 345 W 46 ST MIAMI BEACH, FL. 33140

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DATE : 11-07-17	SCALE :
PROJECT NO :	
DRAWING NO : C-3.4	