

WEST DILIDO RESIDENCE
204 W DILIDO DRIVE
MIAMI BEACH, FL 33139
DRB18-0220 FINAL SUBMITTAL - 02-02-2018

SCOPE OF WORK

- DEMOLITION OF AN EXISTING PRE-1942 STRUCTURE
- NEW 2-STORY SINGLE FAMILY RESIDENCE



204 W DILIDO DR. - MIAMI BEACH, FLORIDA

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WEST DILIDO RESIDENCE
204 WEST DILIDO DRIVE
MIAMI BEACH, FL 33139

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Lic. # AR0012578

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	204 W DILIDO DRIVE, MIAMI BEACH, FL 33139			
2	FOLIO NUMBER(S):	02-3232-011-0150			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1939	ZONING DISTRICT:	RS-3 (SINGLE-FAMILY)	
5	BASE FLOOD ELEVATION:	9'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A	
6	GRADE:	6'-8" NGVD	FREE BOARD:	+2'-0" N.G.V.D.	
7	LOT AREA:	10,980 SF	HEIGHT OF GROUND FLOOR:	+11'-0" N.G.V.D.	
8	LOT WIDTH:	60'-0"	LOT DEPTH:	183'-0"	
9	MAX LOT COVERAGE SF AND %:	3,294 SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:	2,744 SF (24.99%)	
10	EXISTING LOT COVERAGE SF AND %:	+/- 2,395 SF (21.80%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	-500 SF FACTORED IN CALC.	
11	FRONT YARD OPEN SPACE SF AND %:	820 SF (68.33%)	REAR YARD OPEN SPACE SF AND %:	1,150 SF (71.52%)	
12	MAX UNIT SIZE SF AND %:	5,490 SF (50.00%)	PROPOSED UNIT SIZE SF AND %:	5,442 SF (49.56%)	
13	EXISTING FIRST FLOOR UNIT SIZE SF AND %:	+/- 2,395 SF (21.80%)	PROPOSED FIRST FLOOR UNIT SIZE %:	2,744 SF (24.99%)	
14	EXISTING SECOND FLOOR UNIT SIZE SF AND %:	+/- 1,051 SF (9.56%)	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A	
15		+/- 3,446 SF (31.36%)	PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,586 SF (23.55%)	
16	EXISTING UNIT SIZE (PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEB SITE)	+/- 3,446 SF (31.36%)	PROPOSED ROOF FLOOR AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	636 SF (24.59%)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24'- FLAT ROOFS	N/A	28'-0"	WAIVER #2: +4'-0"
		27'- SLOPED ROOFS	N/A	N/A	NONE
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0"	49'-2"	30'-3"	NONE
20	FRONT SECOND LEVEL:	30'-0"	49'-2"	30'-3"	NONE
21	SIDE 1: NORTH	7'-6"	9'-9"	7'-10½ "	NONE
22	SIDE 2: SOUTH	7'-6"	8'-6"	9'-4"	NONE
23	REAR:	27'-6" (15%)	49'-8"	38'-6½ "	NONE
	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	NONE
26	SUM OF SIDE YARD:	15'-0" (25%)	N/A	17'-2½ " (28.68%)	NONE
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		YES		
NOTES: IF NOT APPLICABLE WRITE N/A					

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WEST DILIDO RESIDENCE

204 WEST DILIDO DRIVE
MIAMI BEACH, FL 33139

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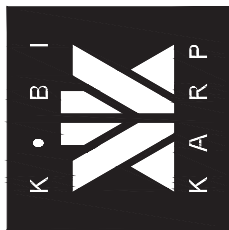
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2017 Aerial Photography 200ft

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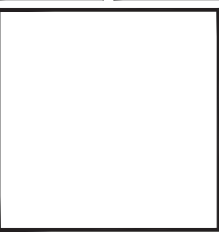
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WEST DILIDO RESIDENCE

204 WEST DILIDO DRIVE
MIAMI BEACH, FL 33139

LOCATION MAP



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C1 - W DILIDO DRIVE (LOOKING SOUTH)
N.T.S.



C2 - 2ND DILIDO TERRACE (LOOKING EAST)
N.T.S.



C3 - 2ND DILIDO TERRACE (LOOKING WEST)
N.T.S.



C4 - W DILIDO DRIVE (LOOKING NORTH)
N.T.S.

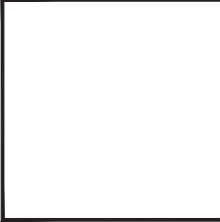
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CONTEXT



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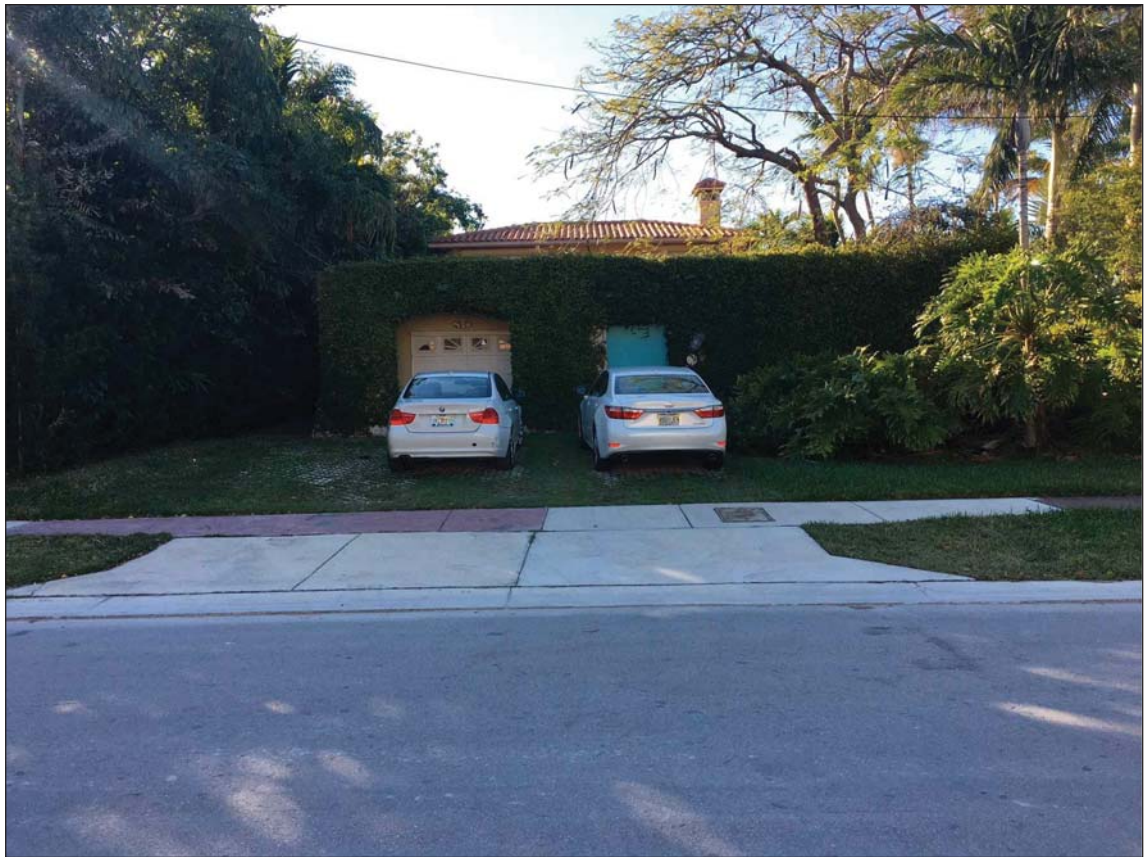
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N1 - 212 W DILIDO DRIVE
N.T.S.



N2 - 220 W DILIDO DRIVE
N.T.S.



N3 - 221 W DILIDO DRIVE
N.T.S.



N4 - 121 2ND DILIDO TERRACE
N.T.S.

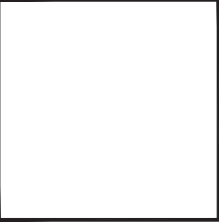
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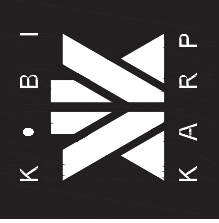
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N.T.S.



N6 - 118 W DILIDO DRIVE
N.T.S.



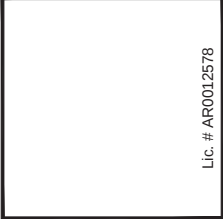
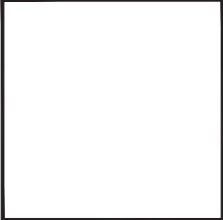
N7 - 122 W DILIDO DRIVE
N.T.S.

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WEST DILIDO RESIDENCE 204 WEST DILIDO DRIVE MIAMI BEACH, FL 33139	NEARBY PROPERTY
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E1 - FRONT ELEVATION
N.T.S.



E2 - REAR ELEVATION
N.T.S.



E3 - SIDE ELEVATION (NE)
N.T.S.



E4 - SIDE ELEVATION (SE)
N.T.S.

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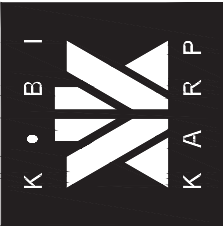
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E5 - SIDE ELEVATION (SW)
N.T.S.



E6 - SIDE ELEVATION (NW)
N.T.S.



E7 - REAR YARD
N.T.S.



E8 - REAR YARD
N.T.S.

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WEST DILDO RESIDENCE
204 WEST DILDO DRIVE
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LOT AREA		10,980 S.F.
MAX LOT COVERAGE ALLOWED		3,294 S.F. (30.0%)
PROPOSED LOT COVERAGE		
PROPOSED MAIN RESIDENCE	3,244 S.F.	
GARAGE REDUCTION	-500 S.F.	
TOTAL		2,744 S.F. (24.99%)

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ZONING DIAGRAMS LOT COVERAGE

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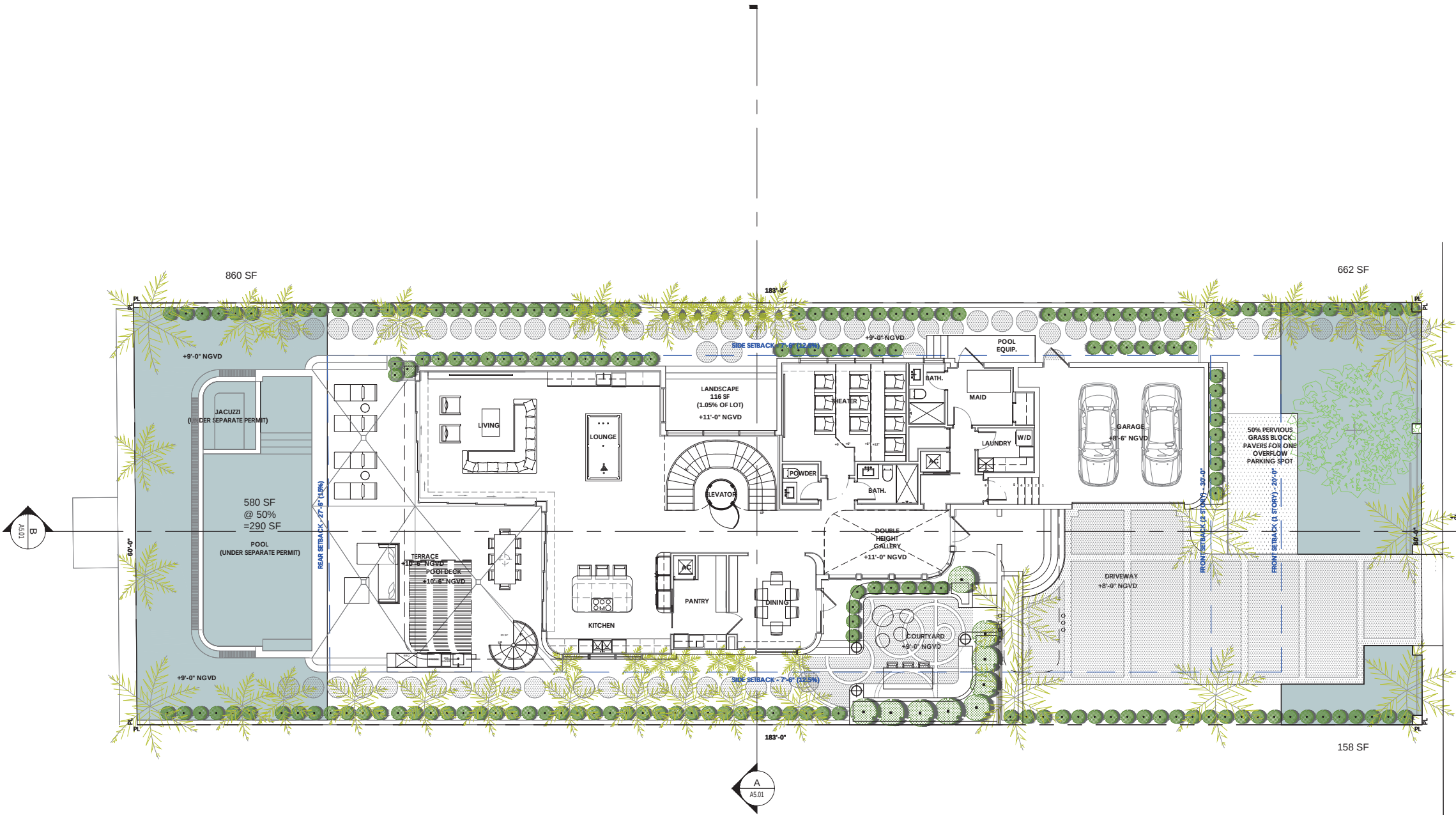


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ZONING DIAGRAM - PERVIOUS AREA
Scale: 1/8" = 1'-0"

TOTAL FRONT YARD AREA	1,200 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	600 S.F. (50.00%)
PROVIDED PERVIOUS OPEN SPACE	820 S.F. (68.33%)
TOTAL REAR YARD AREA	1,650 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	1,150 S.F. (70.00%)
PROVIDED PERVIOUS OPEN SPACE	1,150 S.F. (70.12%)

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ZONING DIAGRAMS
PERVIOUS AREA

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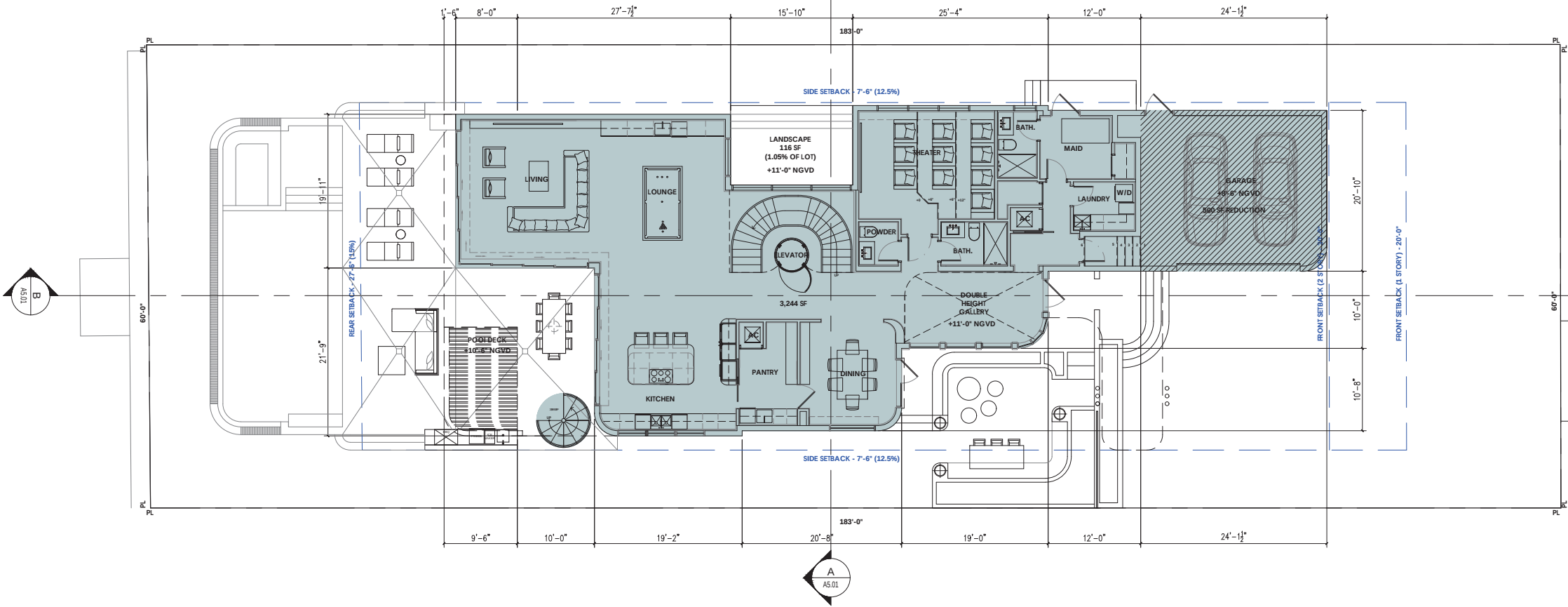


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ZONING DIAGRAM - UNIT SIZE LEVEL 1
Scale: 1/8" = 1'-0"

PROPOSED LEVEL 1 UNIT SIZE	
PROPOSED MAIN RESIDENCE	3,246 S.F.
GARAGE REDUCTION	-500 S.F.
TOTAL	2,746 S.F

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ZONING DIAGRAMS
UNIT SIZE LEVEL 1

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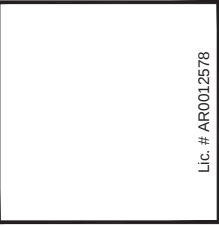
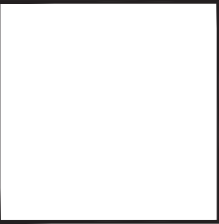
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ZONING DIAGRAMS
UNIT SIZE LEVEL 3 ROOF



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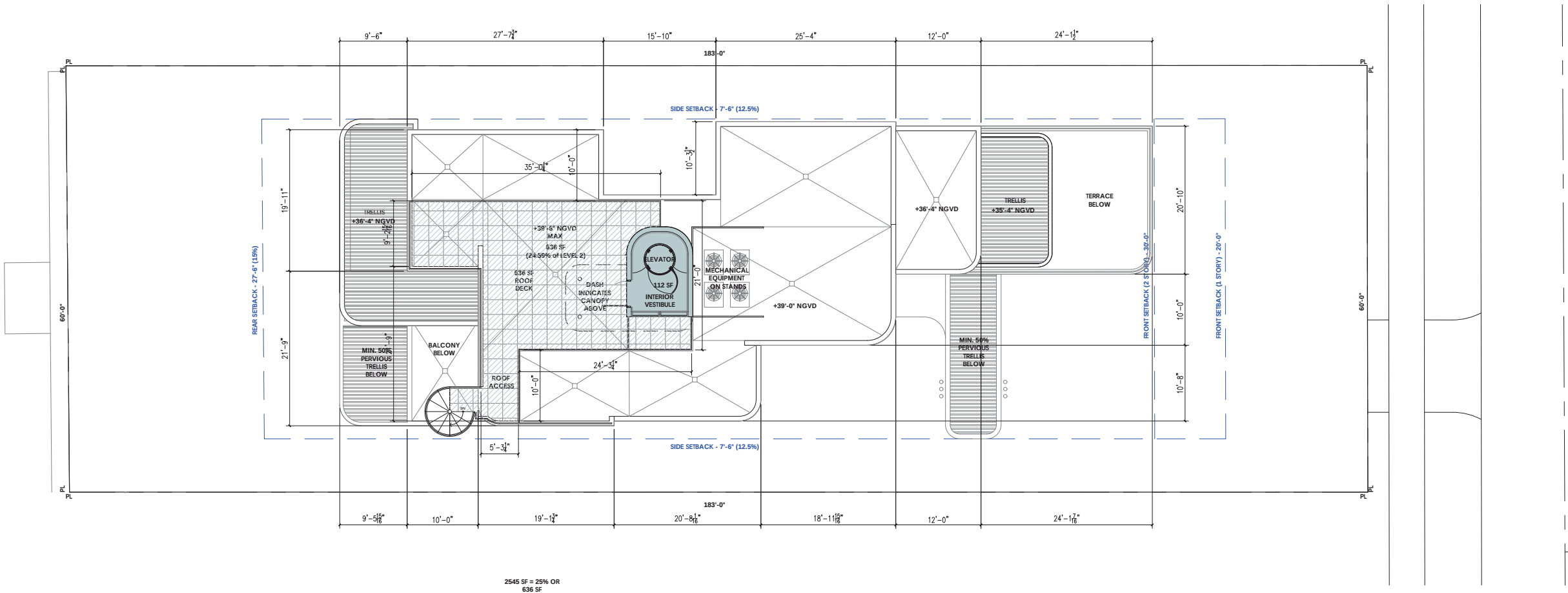


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ZONING DIAGRAM - UNIT SIZE LEVEL 3 ROOF
Scale: 1/8" = 1'-0"

PROPOSED LEVEL 3 ROOF UNIT SIZE	
PROPOSED MAIN RESIDENCE	112 S.F.
TOTAL	112 S.F

LOT AREA	10,980 S.F.
MAX UNIT SIZE ALLOWED	5,490 S.F. (50.00%)
PROPOSED LEVEL 1 UNIT SIZE	2,744 S.F.
PROPOSED LEVEL 2 UNIT SIZE	2,586 S.F.
PROPOSED LEVEL 3 UNIT SIZE	112 S.F.
TOTAL	5,442 S.F (49.56 %)

CALCULATION OF MINIMUM AND MAXIMUM YARDS

PROPERTY CONDITIONS	YES
WATERFRONT LOT	NO
CORNER PROPERTY	YES
SIDEWALK	YES
SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY	6.68' N.G.V.D.
CROWN OF ROAD AT CENTER OF PROPERTY	N/A
FLOOD ELEVATION	9.00' N.G.V.D.
MIN. FREEBOARD	+1.00' N.G.V.D.
FREE BOARD PROVIDED	+2.00' N.G.V.D.
DESIGN FLOOD ELEVATION	10.00' N.G.V.D.

INTERIOR SIDE YARD CONDITIONS	
DEFAULT MAX. INTERIOR SIDE YARD ELEVATION	9.18' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	N/A
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO

REAR YARD CONDITIONS	
DEFAULT MAX. REAR YARD ELEVATION	10.00' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	N/A
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO

RESULTS	
GRADE:	6.68' N.G.V.D.
FUTURE CROWN OF ROAD:	5.25' N.G.V.D.
FLOOD:	9.00' N.G.V.D.
DIFFERENCE:	2.32' N.G.V.D.
ADJUSTED GRADE:	7.84' N.G.V.D.
30' (+2.5') ABOVE GRADE:	9.18' N.G.V.D.
FIRST FLOOR ELEVATION:	11.00' N.G.V.D.
FUTURE ADJUSTED GRADE:	7.625' N.G.V.D.
MINIMUM FREEBOARD ELEVATION	10.00' N.G.V.D.
MAXIMUM FREEBOARD ELEVATION	14.00' N.G.V.D.
MINIMUM YARD ELEVATION	6.56' N.G.V.D.
MIN. GARAGE ELEVATION	7.84' N.G.V.D.
MIN. GARAGE CEILING ELEVATION	18.00' N.G.V.D.

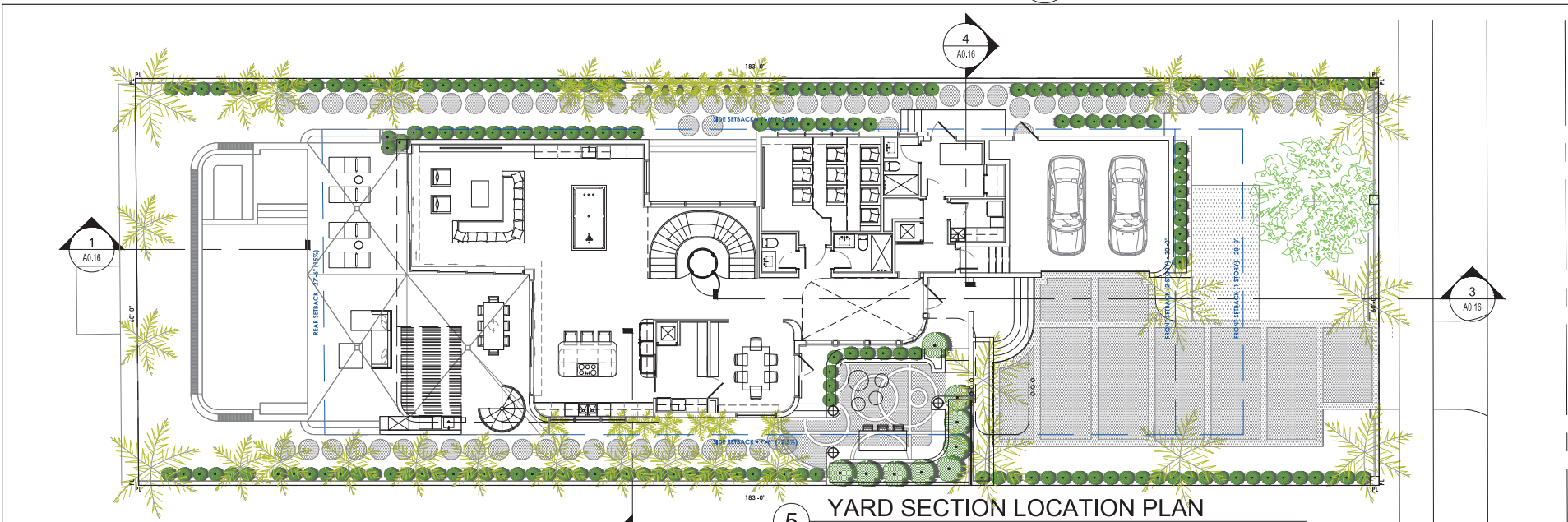
SIDE YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 10.00' N.G.V.D. [PER SEC. 142-105 (B)(8)]

SIDE YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 9.18' N.G.V.D. [PER SEC. 142-105 (B)(8)]

SIDE YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 9.18' N.G.V.D. [PER SEC. 142-105 (B)(8)]

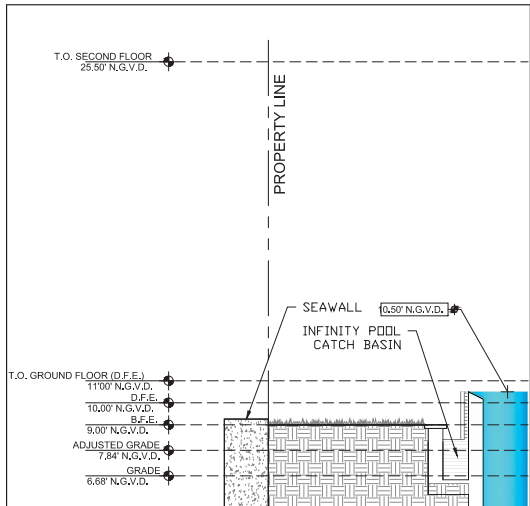
SIDE YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 9.18' N.G.V.D. [PER SEC. 142-105 (B)(8)]

6 CALCULATION OF YARD ELEVATIONS



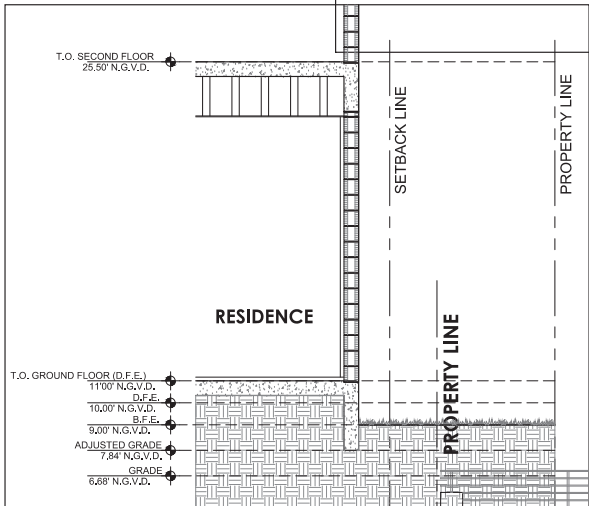
5 YARD SECTION LOCATION PLAN

3/32" = 1'-0"



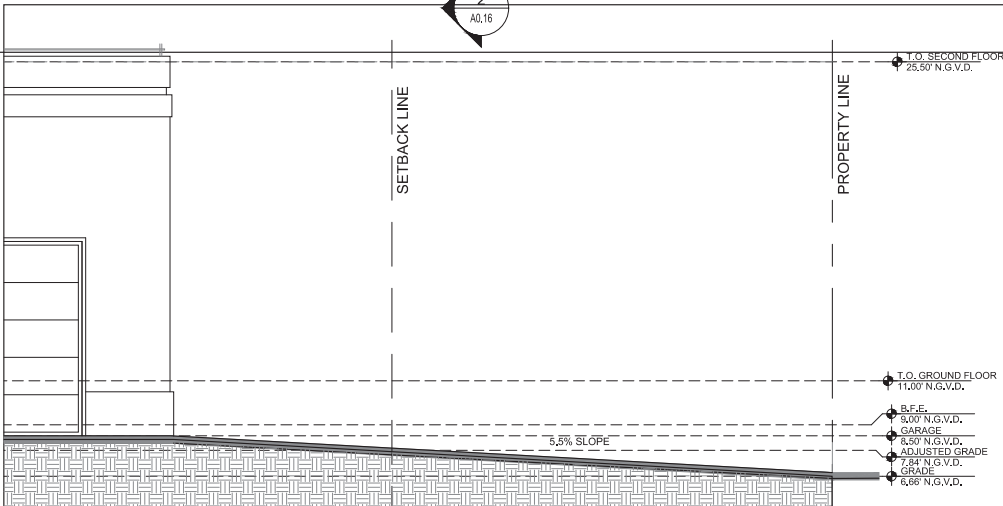
1 SEAWALL ELEVATIONS

1/4" = 1'-0"



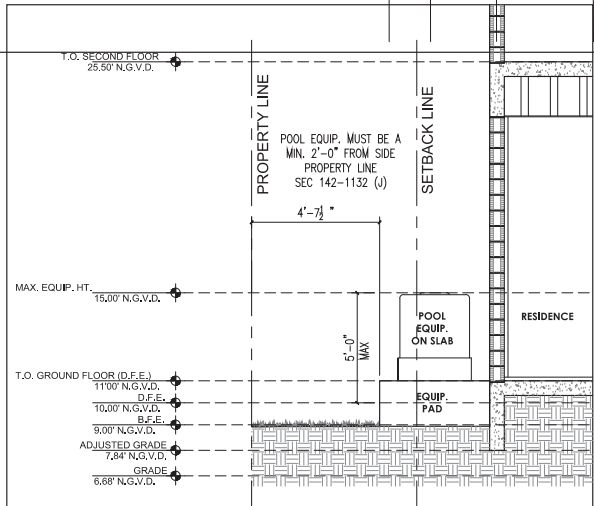
2 SIDE YRD. ELEVATIONS

1/4" = 1'-0"



3 CALCULATION OF FRONT YARD ELEVATIONS

1/4" = 1'-0"



4 EQUIP. ELEVATIONS

1/4" = 1'-0"

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204 WEST DILIDO DRIVE
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CALCULATION OF YARD
ELEVATIONS

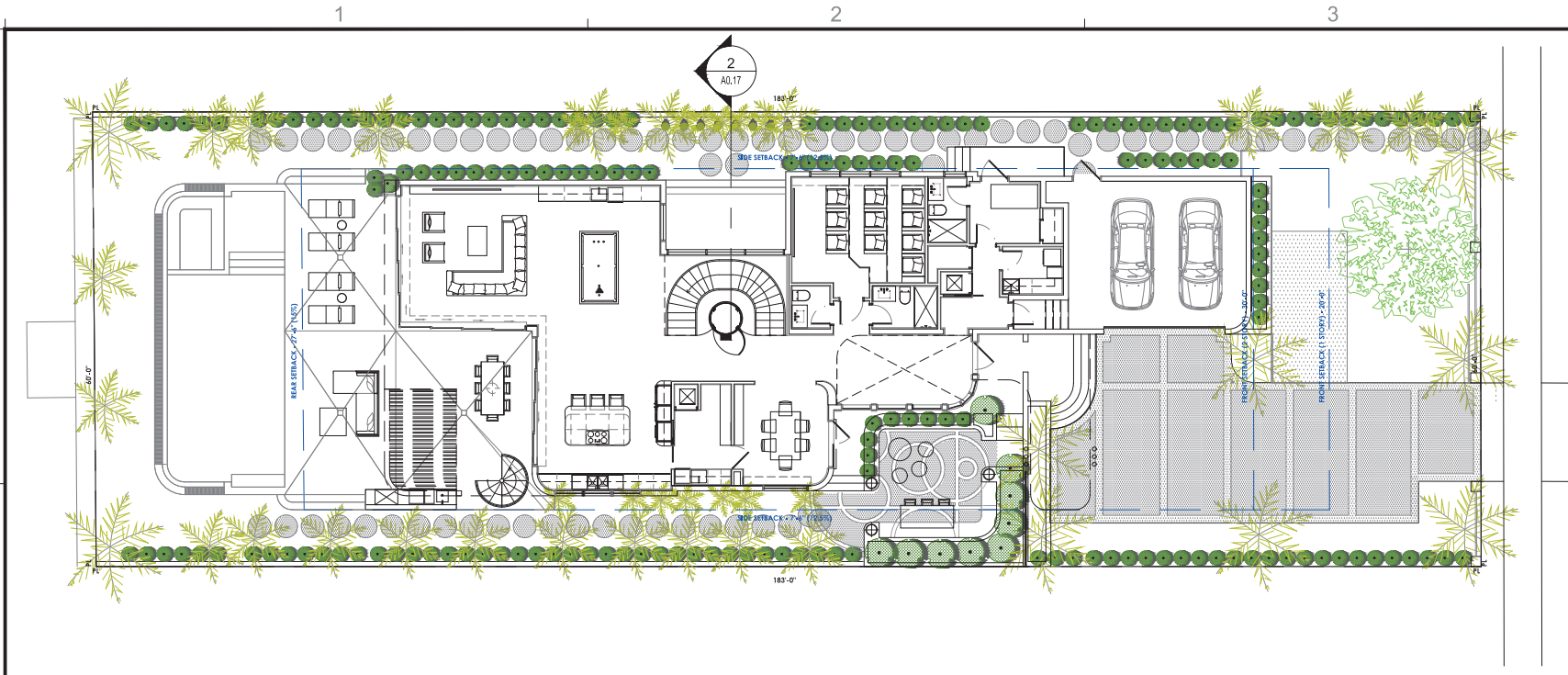
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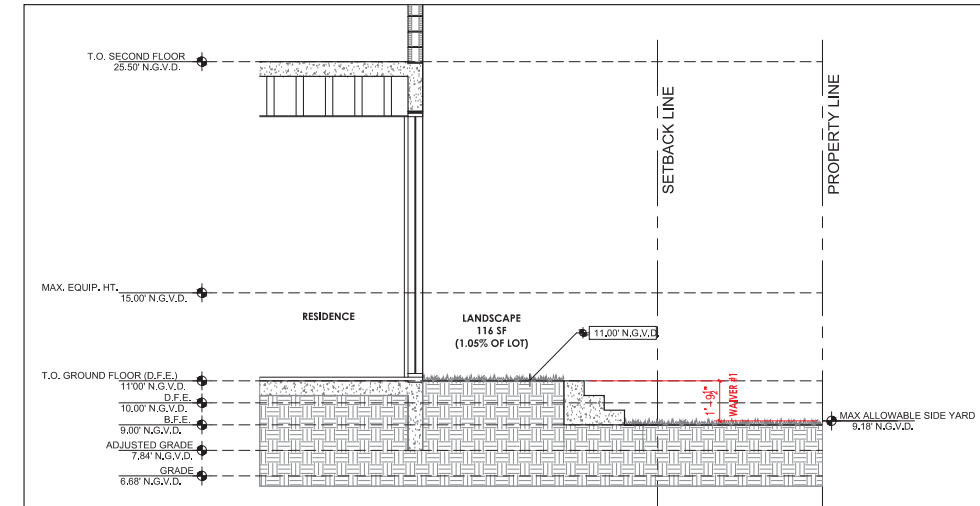


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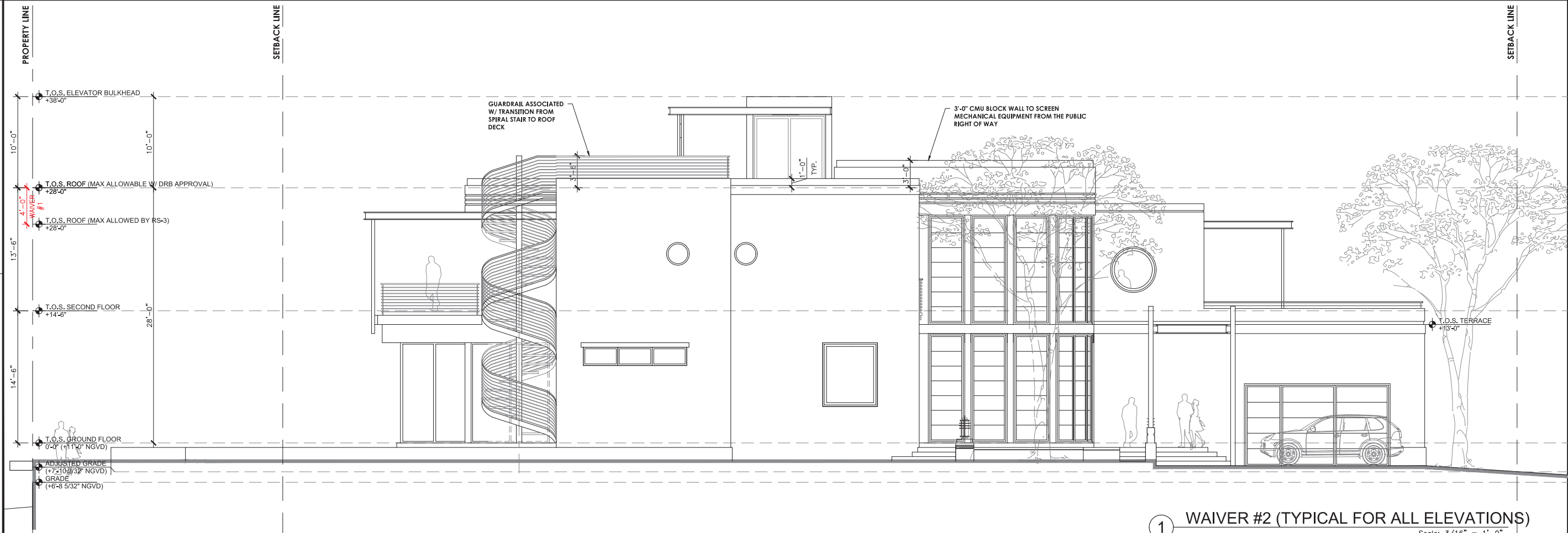
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1 WAIVER #1 - LOCATION PLAN
3/32" = 1'-0"



2 WAIVER #1 SECTION
1/4" = 1'-0"



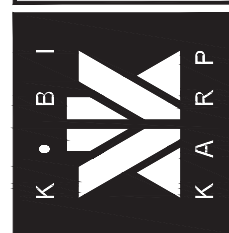
1 WAIVER #2 (TYPICAL FOR ALL ELEVATIONS)
Scale: 3/16" = 1'-0"

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WAIVER DIAGRAM

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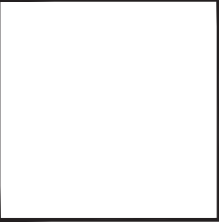
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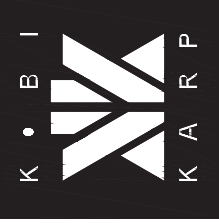
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FRONT PERSPECTIVE



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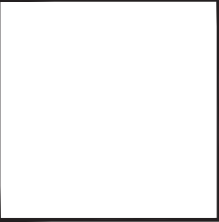
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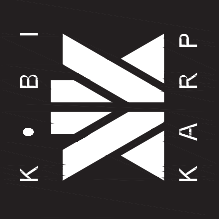
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ROOF
112 SF UNIT SIZE

SECOND FLOOR
2,586 SF UNIT SIZE

GROUND FLOOR
2,746 SF UNIT SIZE

GARAGE
500 SF
(NOT INCLUDED IN GROUND FLOOR UNIT SIZE)

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WAIVER #1

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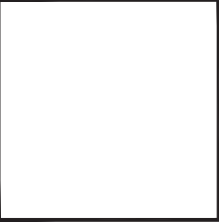
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EXISTING ZONING
DIAGRAMS LOT COVERAGE

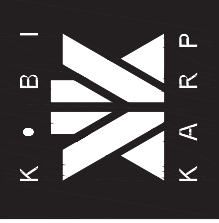


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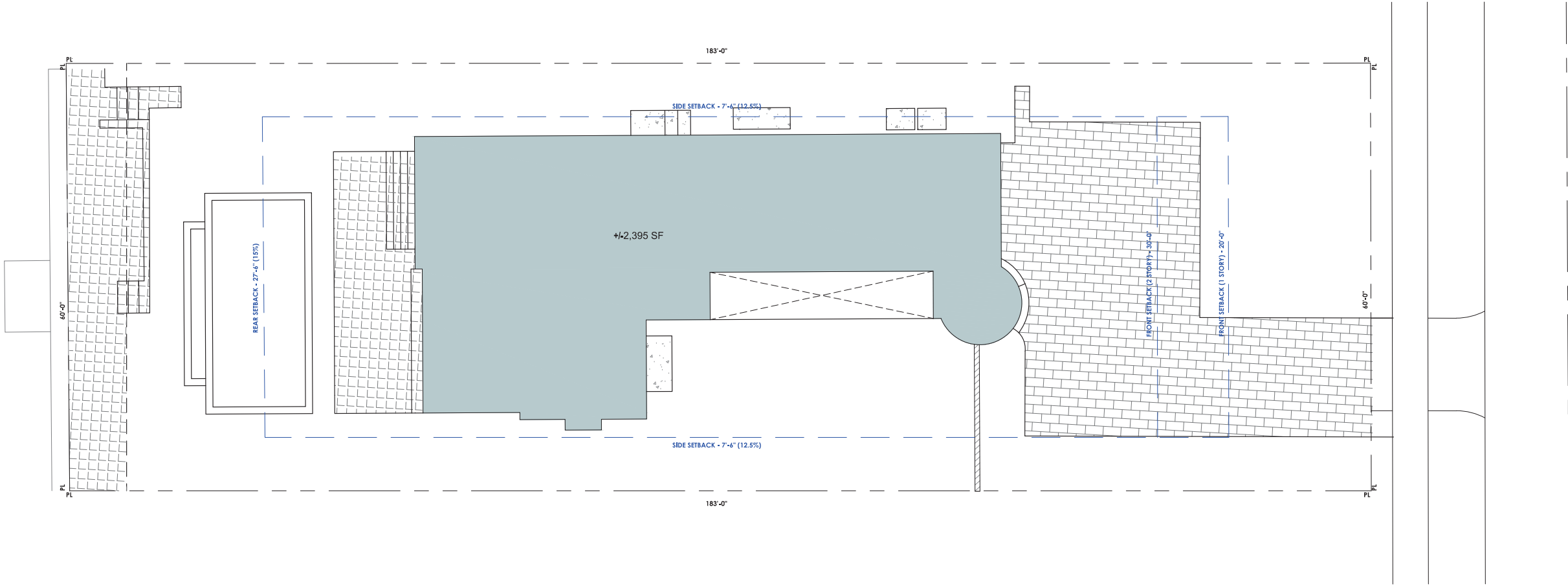


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A1.01



1 ZONING DIAGRAM - LOT COVERAGE
Scale: 1/8" = 1'-0"

LOT AREA		10,980 S.F.
MAX LOT COVERAGE ALLOWED		3,294 S.F. (30.0%)
EXISTING LOT COVERAGE		
EXISTING MAIN RESIDENCE	+/-2,395 S.F.	
TOTAL		+/-2,395 S.F. (21.80%)

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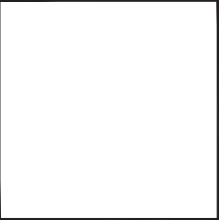
WEST DILIDO RESIDENCE

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ZONING DIAGRAMS

EXISTING UNIT SIZE



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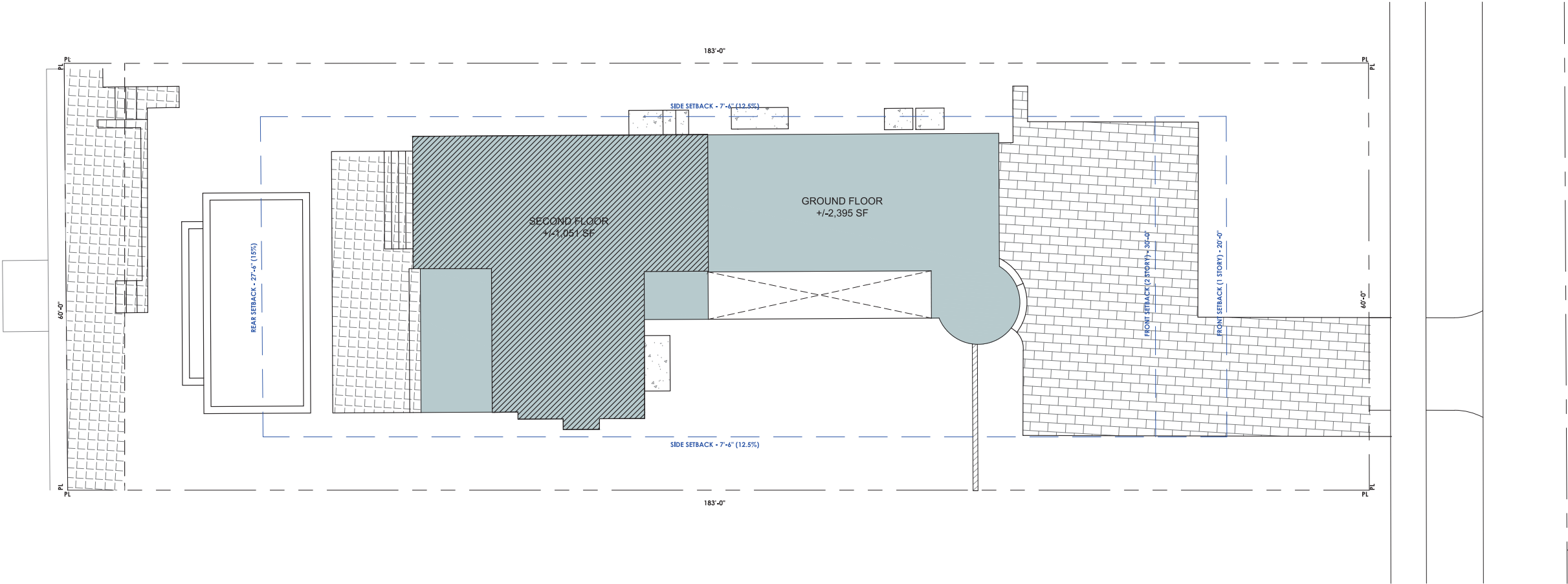


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1 ZONING DIAGRAM - UNIT SIZE Scale: 1/8" = 1'-0"

LOT AREA	10,980 S.F.
MAX UNIT SIZE ALLOWED	5,490 S.F. (30.00%)
EXISTING LEVEL 1 UNIT SIZE	+/-2,395 S.F.
EXISTING LEVEL 2 UNIT SIZE	+/-1,051 S.F.
TOTAL	+/-3,446 S.F (31.36 %)

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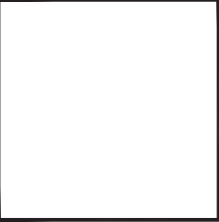
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DEMOLITION PLAN

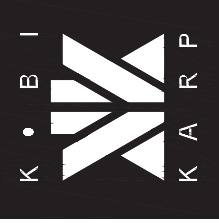


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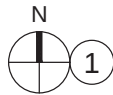
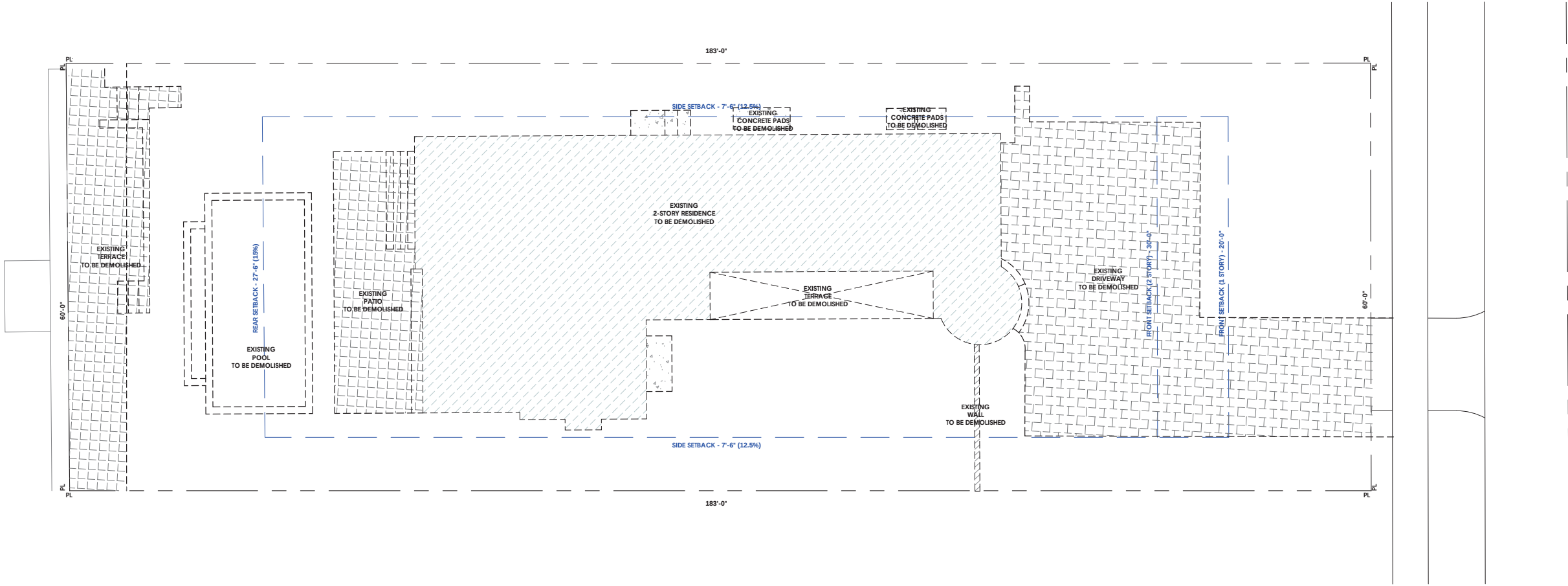
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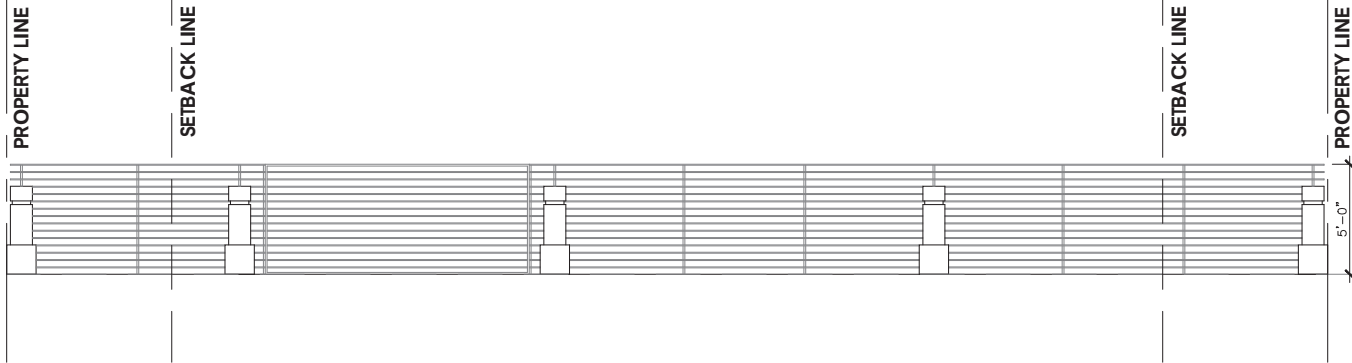
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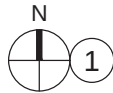
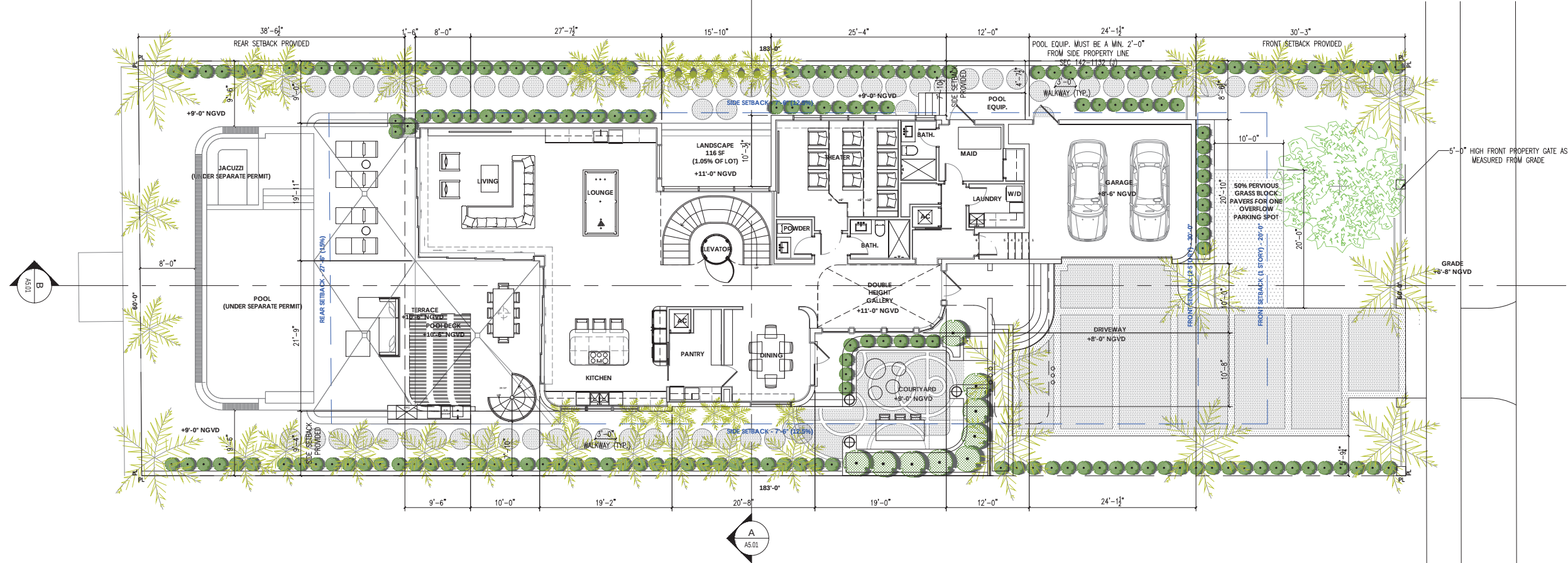
DEMOLITION PLAN

Scale: 1/8" = 1'-0"



2 FRONT GATE ELEVATION

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



SITE PLAN

Scale: 1/8" = 1'-0"

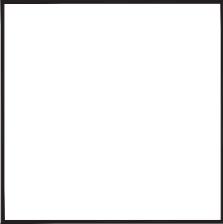
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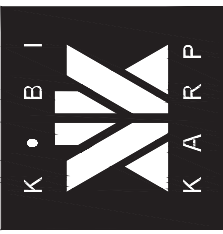
SITE PLAN



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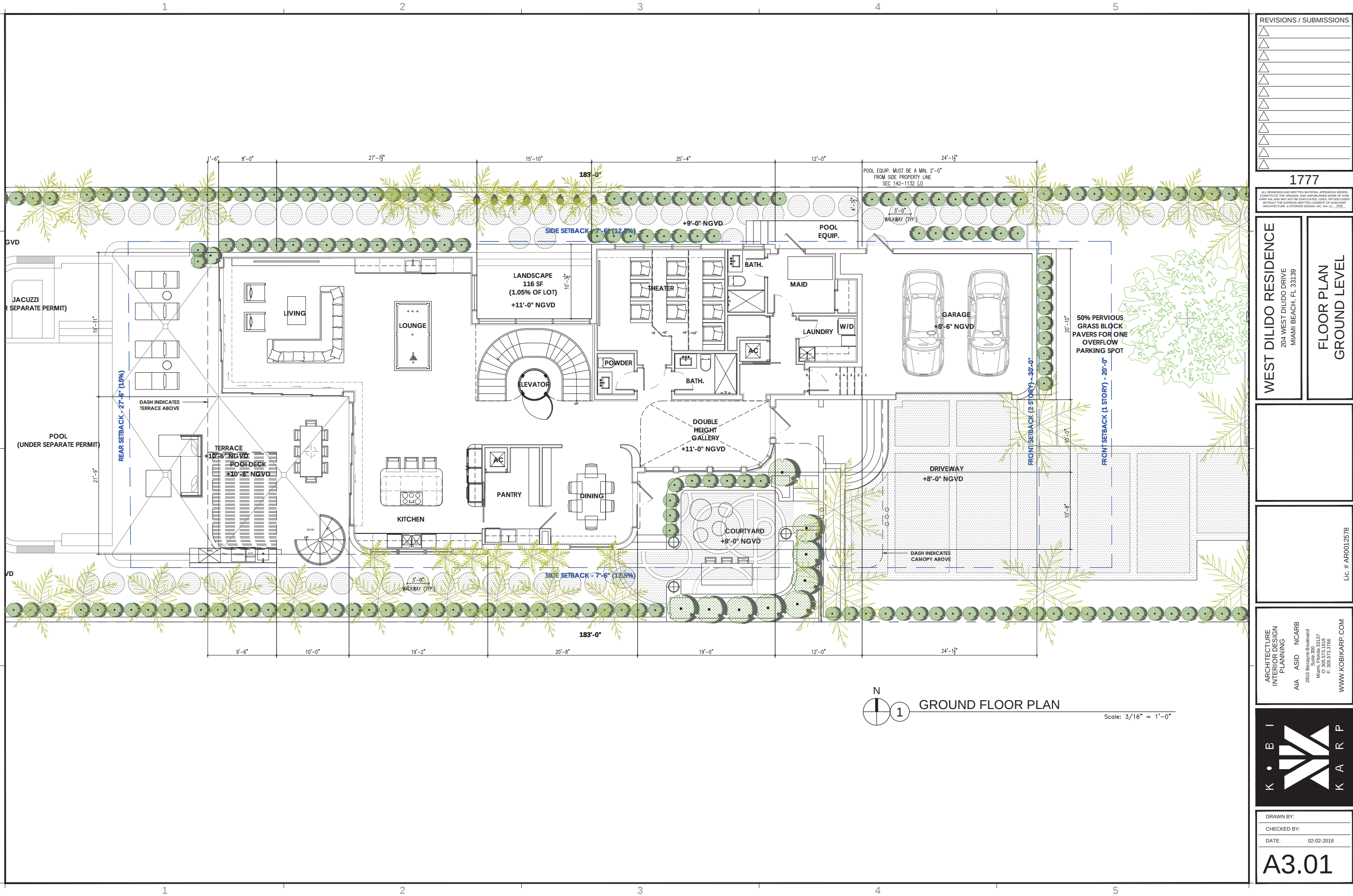
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FLOOR PLAN
GROUND LEVEL

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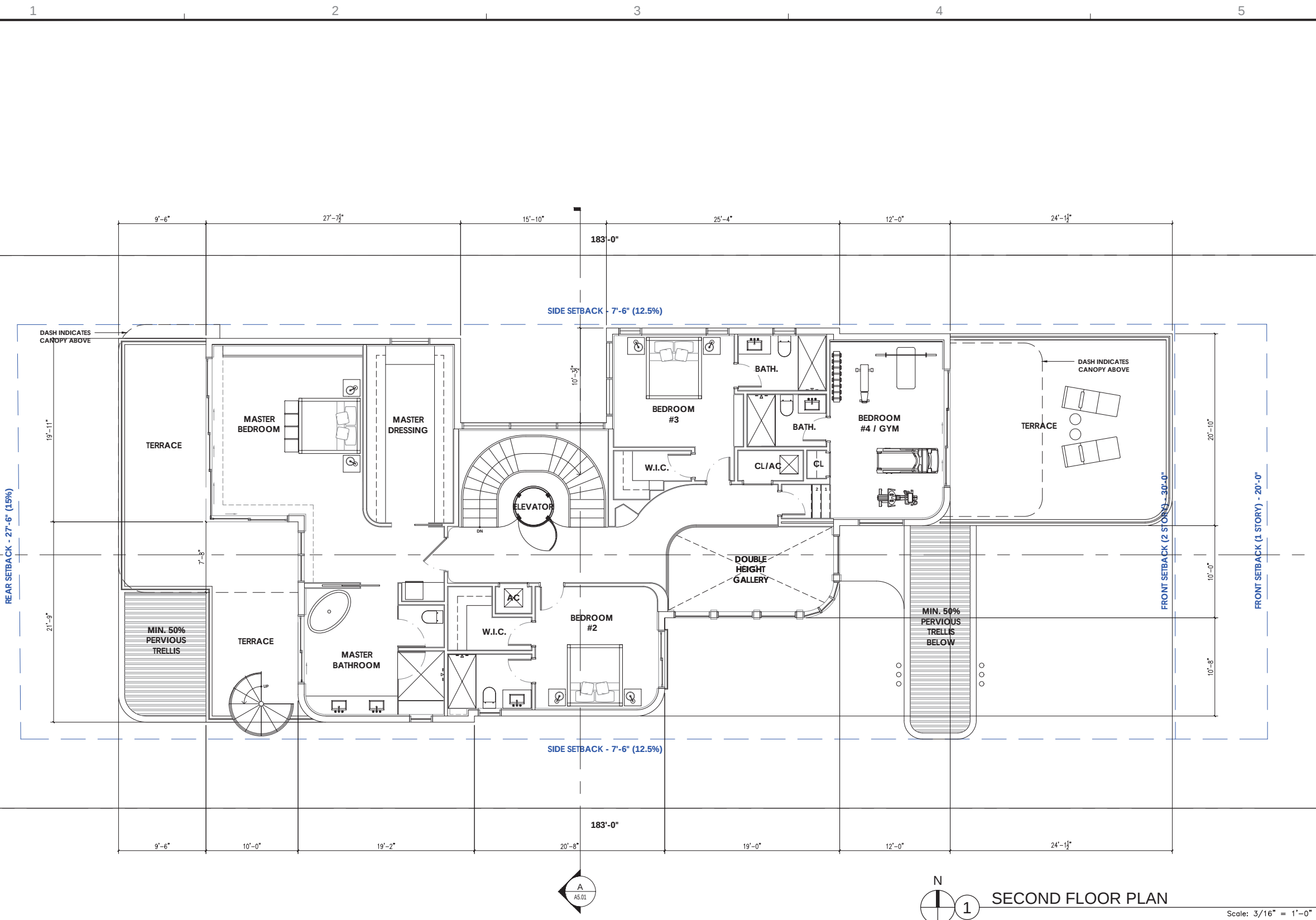


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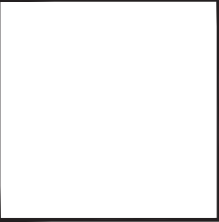


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SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

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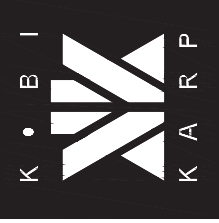
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FLOOR PLAN
SECOND LEVEL



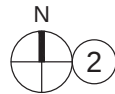
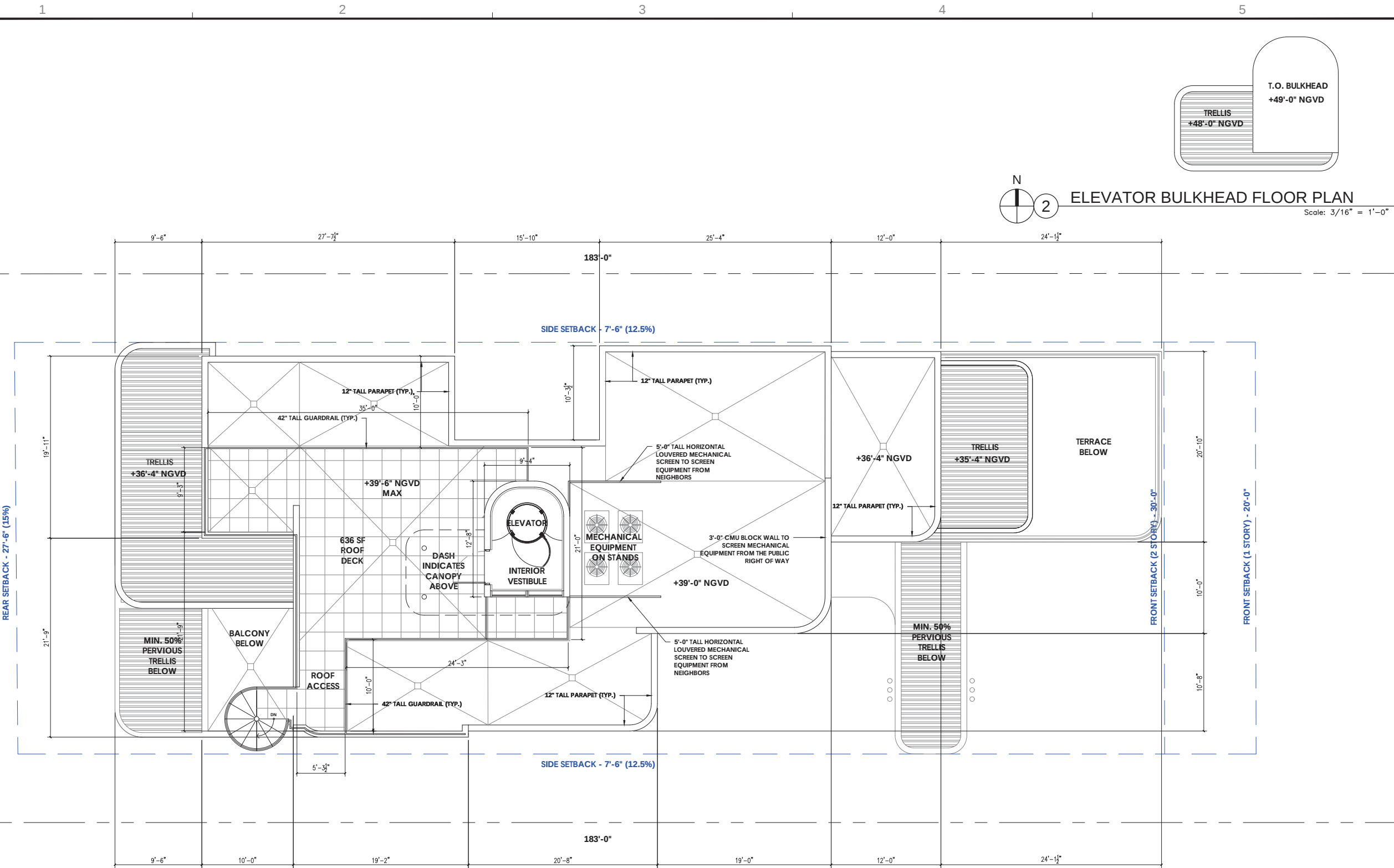
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A3.02



ELEVATOR BULKHEAD FLOOR PLAN

Scale: 3/16" = 1'-0"

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WEST DILIDO RESIDENCE

204 WEST DILIDO DRIVE
MIAMI BEACH, FL 33139

FLOOR PLAN
ROOF LEVEL

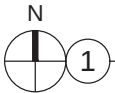
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ROOF FLOOR PLAN

Scale: 3/16" = 1'-0"



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1

1. WHITE STUCCO

2

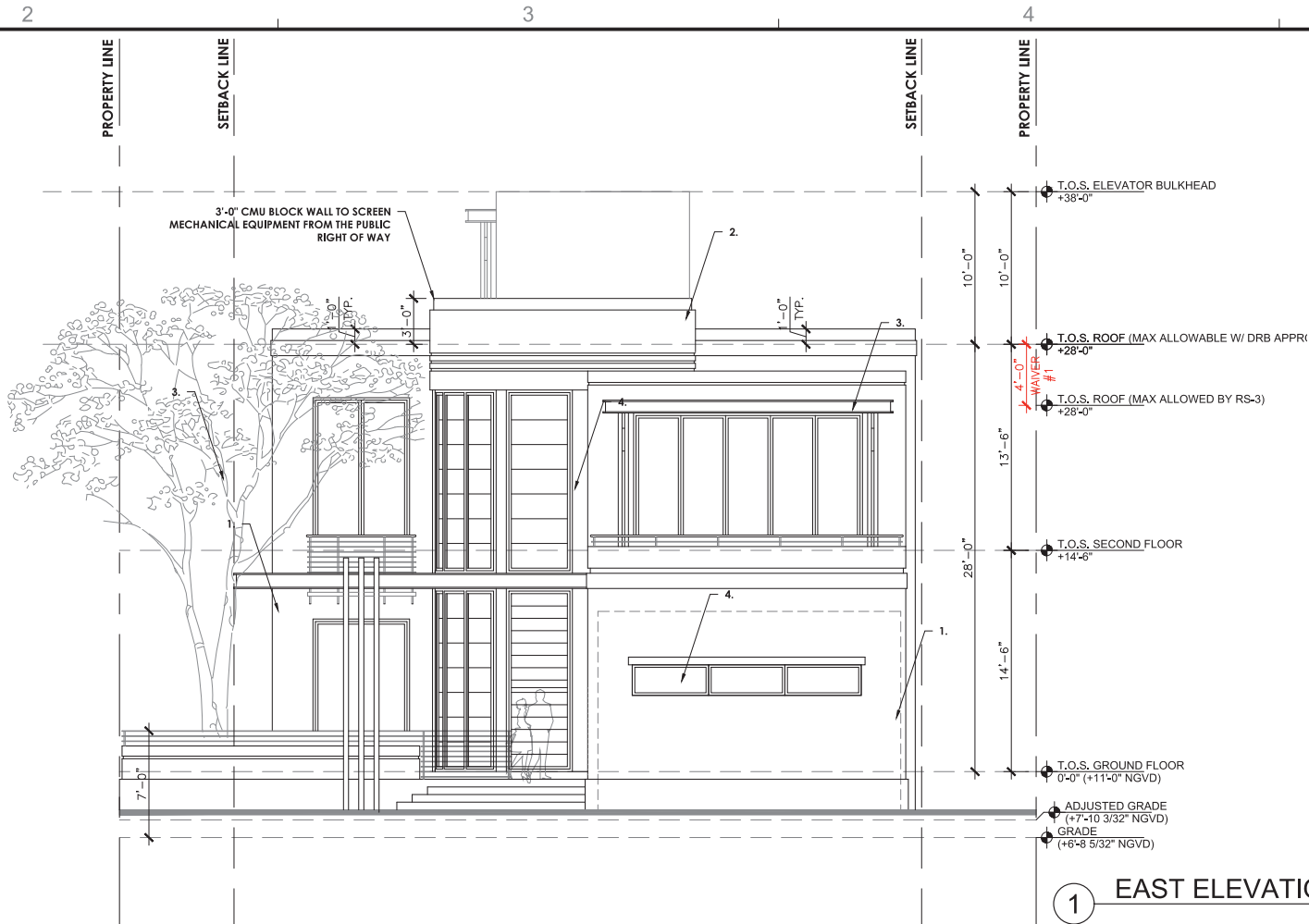
2. HORIZONTAL TEXTURED BEIGE STONE

3

3. DARK GRAY METAL DETAILING

4

4. DARK GRAY ALUMINUM FRAMES



1 EAST ELEVATION (FRONT)

Scale: 3/16" = 1'-0"

1

1. WHITE STUCCO

2

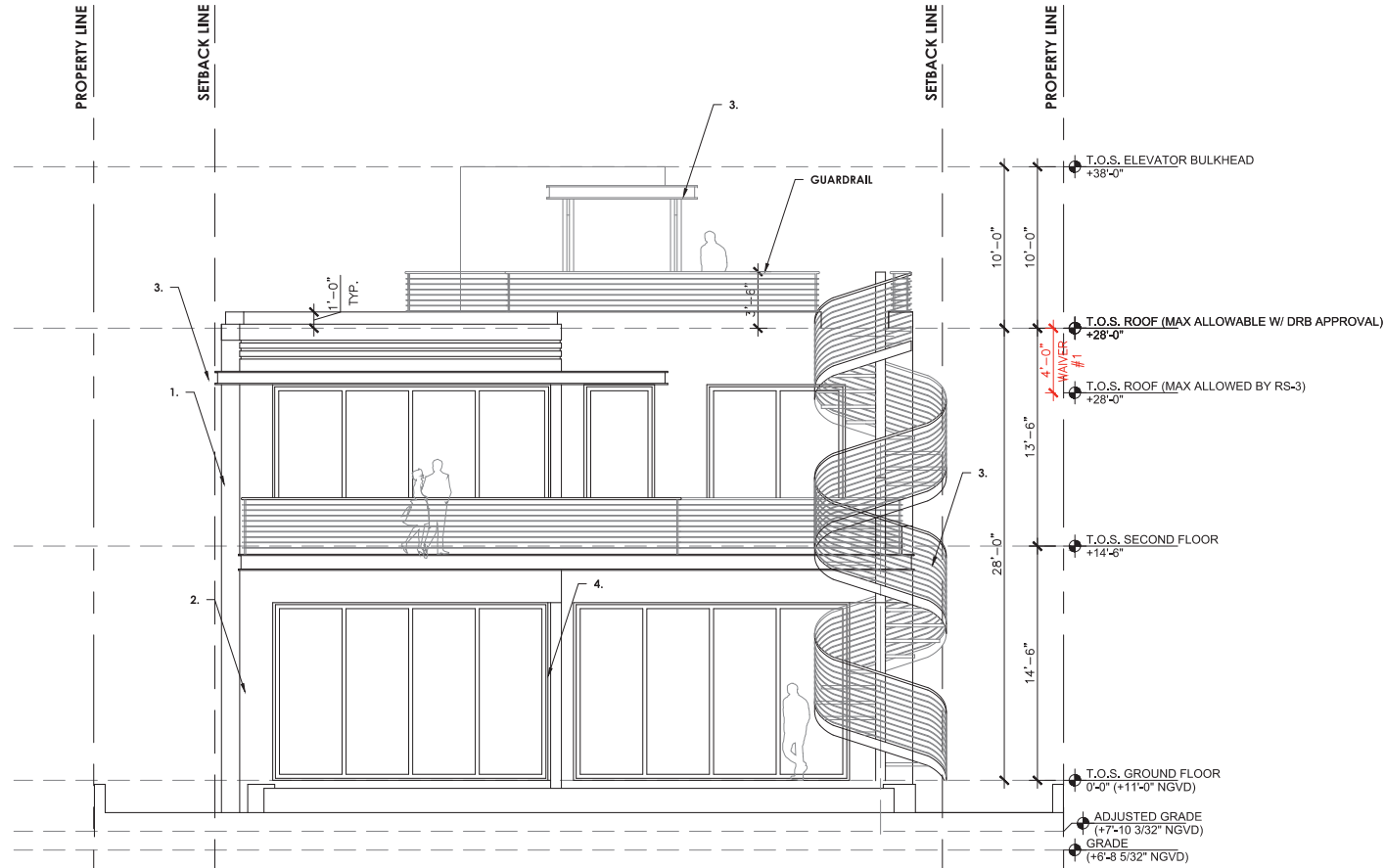
2. HORIZONTAL TEXTURED BEIGE STONE

3

3. DARK GRAY METAL DETAILING

4

4. DARK GRAY ALUMINUM FRAMES



2 WEST ELEVATION (REAR)

Scale: 3/16" = 1'-0"

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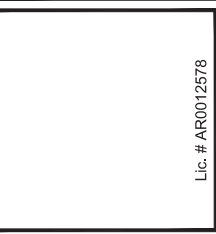
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ELEVATIONS



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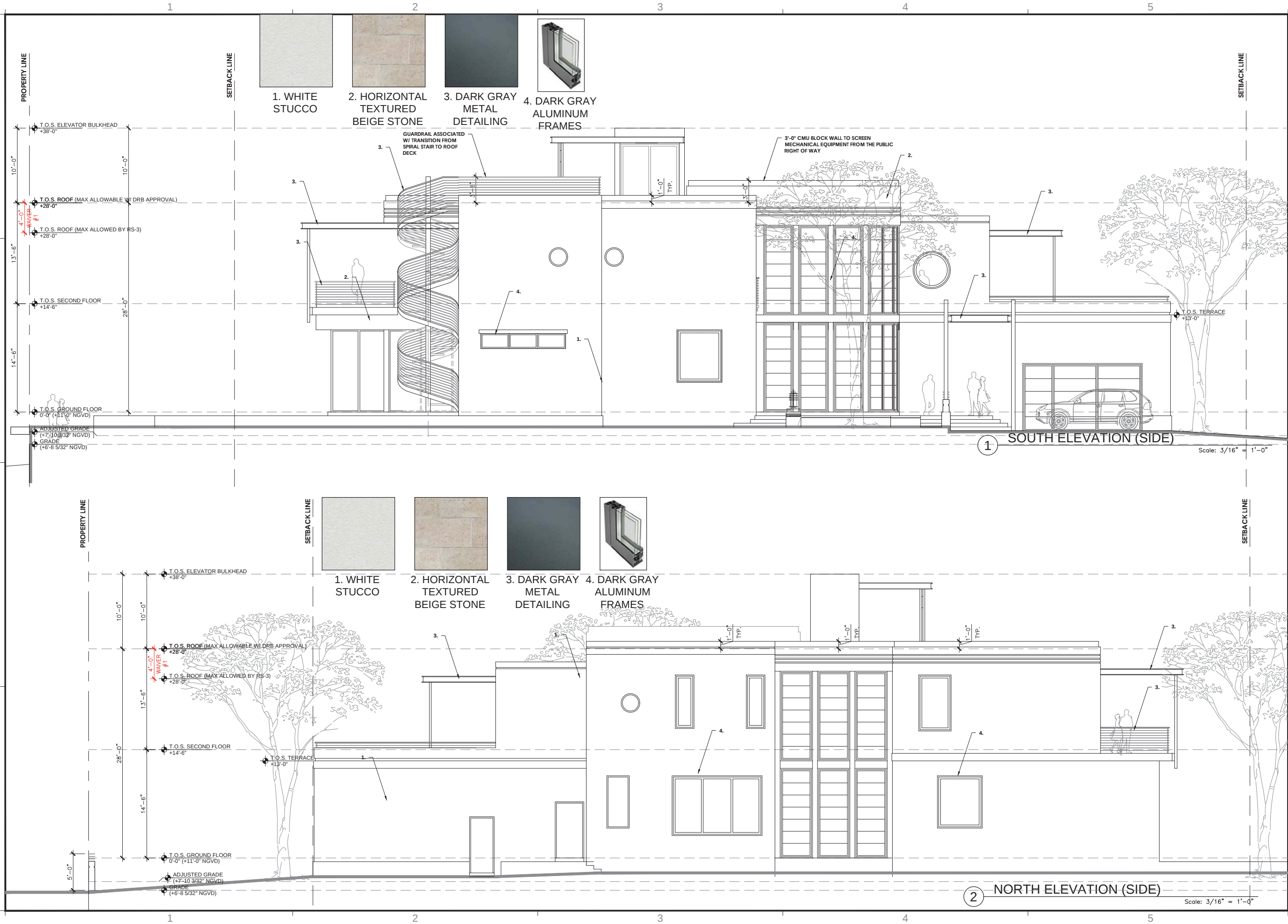


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1

1. WHITE STUCCO

2

2. HORIZONTAL TEXTURED BEIGE STONE

3

3. DARK GRAY METAL DETAILING

4

4. DARK GRAY ALUMINUM FRAMES



1 EAST ELEVATION (FRONT) Scale: 3/16" = 1'-0"

1

1. WHITE STUCCO

2

2. HORIZONTAL TEXTURED BEIGE STONE

3

3. DARK GRAY METAL DETAILING

4

4. DARK GRAY ALUMINUM FRAMES



2 WEST ELEVATION (REAR) Scale: 3/16" = 1'-0"

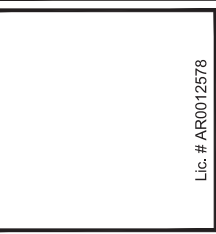
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ELEVATIONS
RENDERED



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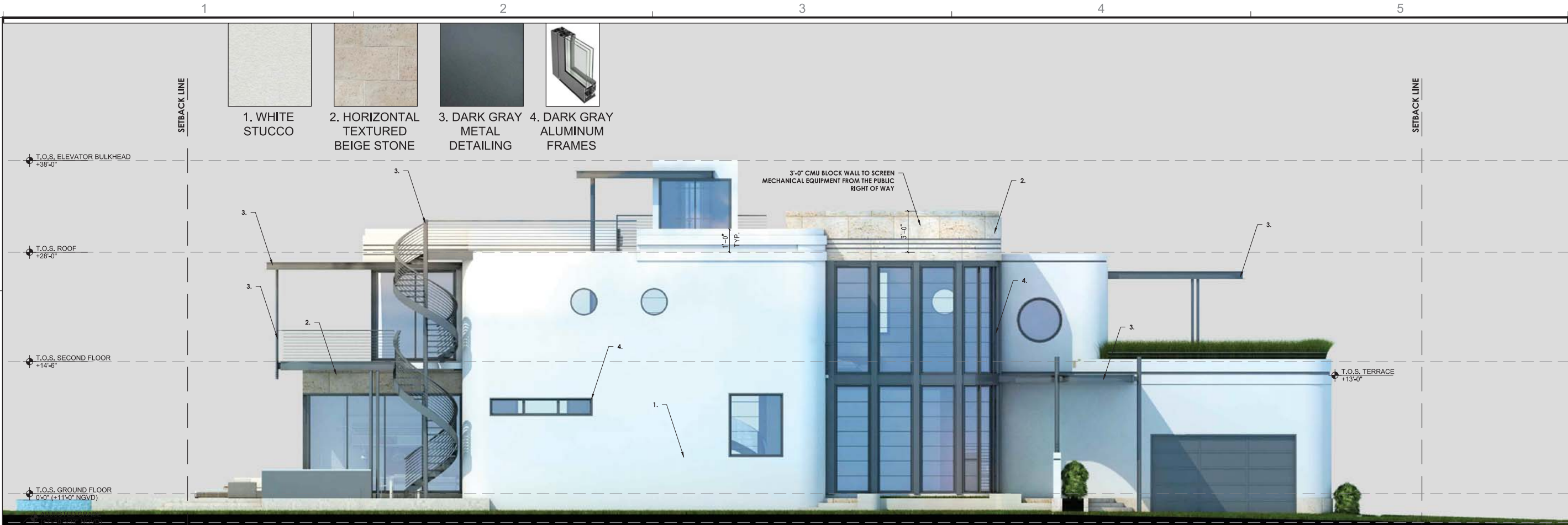


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① SOUTH ELEVATION (SIDE)

Scale: 3/16" = 1'-0"



② NORTH ELEVATION (SIDE)

Scale: 3/16" = 1'-0"

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ELEVATIONS
RENDERED

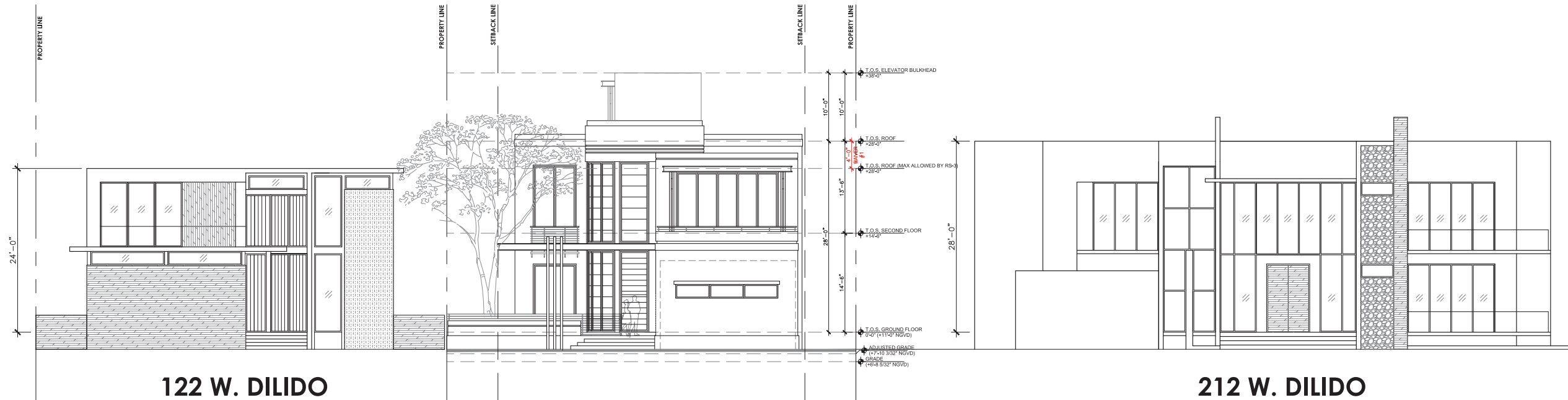
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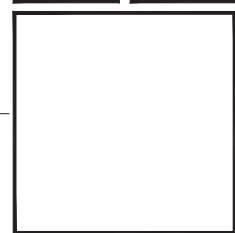


1 CONTEXT ELEVATIONS (FRONT)
Scale: 1/8" = 1'-0"

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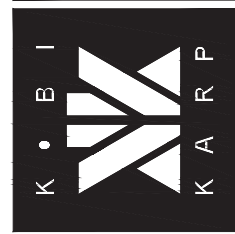
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CONTEXT ELEVATIONS

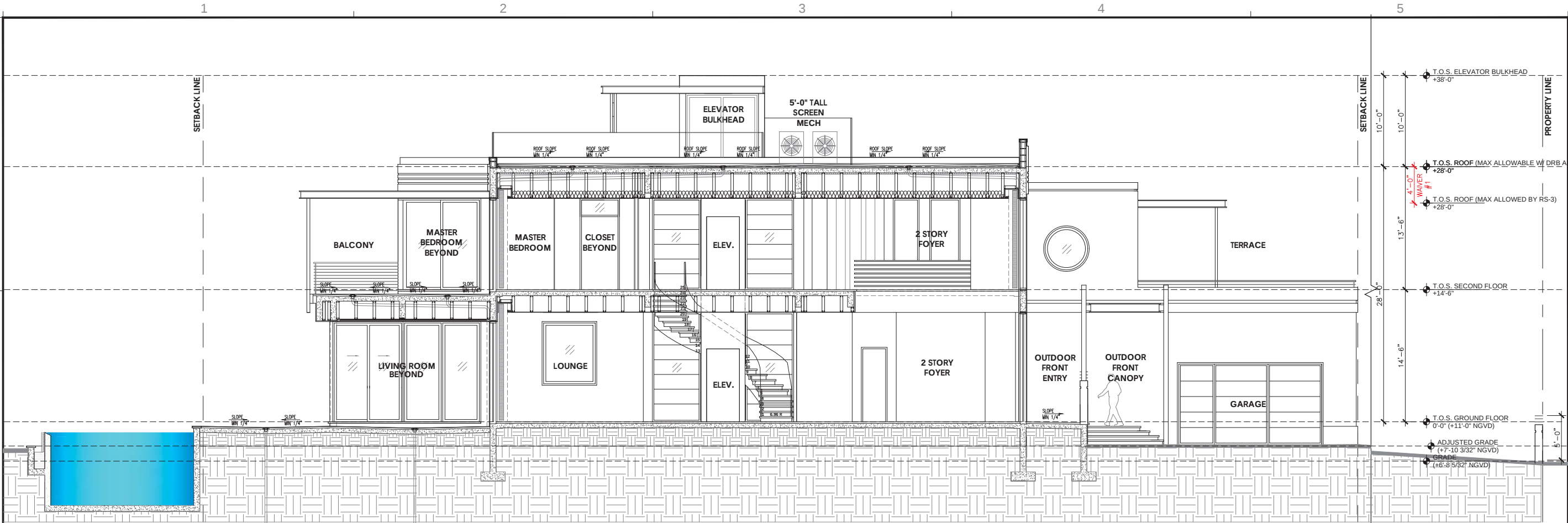


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1 FRONT TO REAR SECTION ENLARGED

Scale: 3/16" = 1'-0"

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