

REQUEST FOR DRB APPROVAL FOR:  
SUNSET ISLAND RESIDENCE

DRB FINAL SUBMISSION  
05/04/2018

2122 BAY AVENUE

MIAMI BEACH, FL 33140



ARCHITECT  
CHOEFF LEVY FISCHMAN  
8425 BISCAYNE BLVD. STE 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE ARCHITECT  
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
180 NE 69TH ST. STE 1106  
MIAMI, FL 33138  
(305) 919-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY  
LOCATED AT 2122 BAY AVE

WAIVERS:

1. REQUEST TO WAIVE THE 24'-0" HEIGHT  
REQUIREMENT. HEIGHT REQUESTED AT 21'-0".
2. REQUEST TO WAIVE THE 10% MAX SECOND FLOOR  
TO FIRST FLOOR RATIO. RATIO REQUESTED AT 81.2%
3. REQUEST TO WAIVE THE ELEVATION HEIGHT AND  
LANDSCAPE REQUIREMENTS FOR THE  
OPEN-SPACE SIDE YARD COURTYARDS.

VARIANCES:

2. SEEKING RELIEF FROM MUNICODE SECTION Sec.  
142-1132(a)(2)f. - APPLICANT IS REQUESTING A  
ONE-STORY ACCESSORY STRUCTURE THAT  
MEASURES 15'-10" FROM ADJUSTED GRADE.

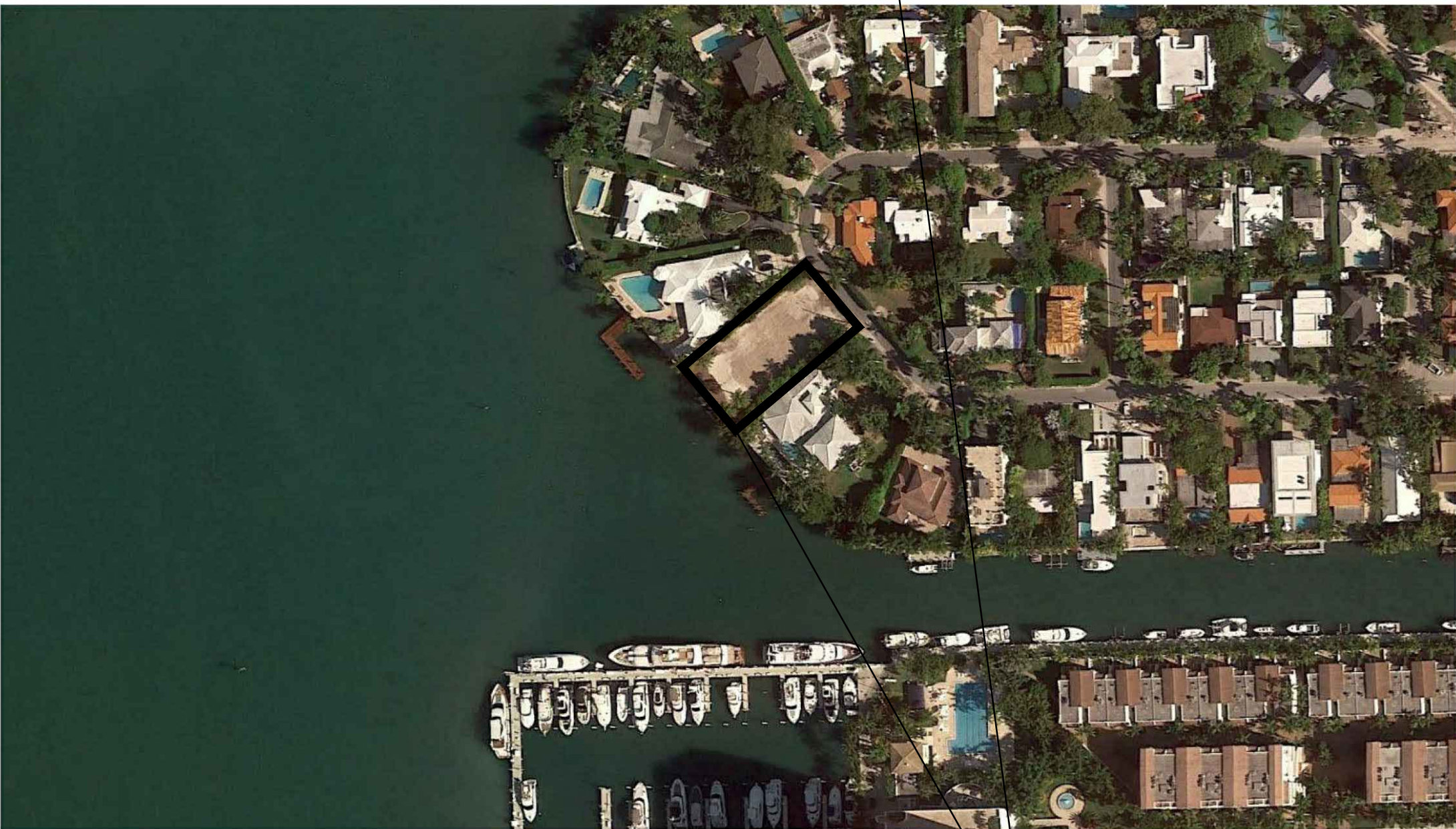
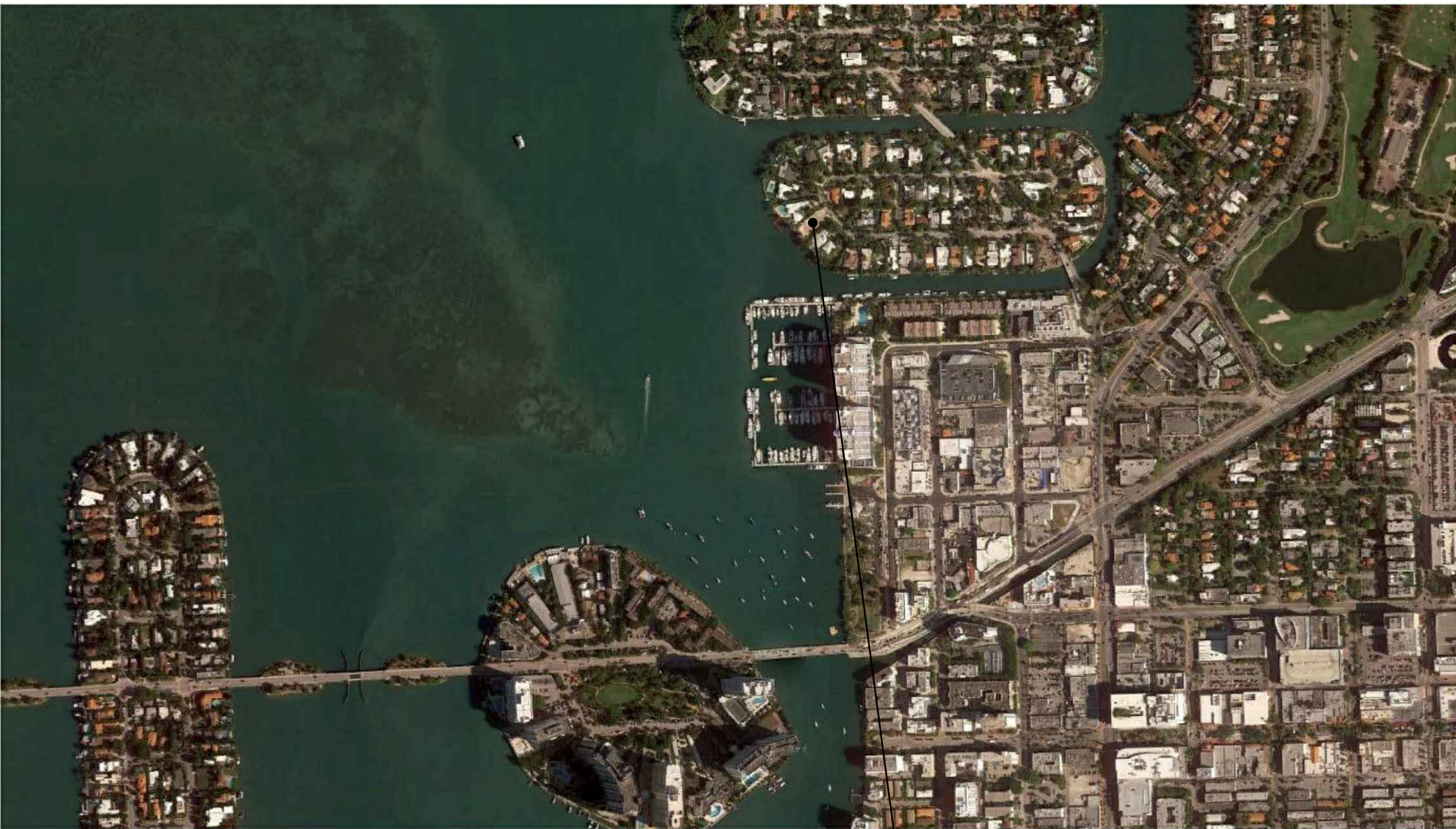


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2122 BAY AVENUE  
MIAMI BEACH, FL 33140

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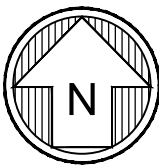
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May 4, 2018

City of Miami Beach  
1700 Convention Center Drive  
Planning Department, second floor  
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent  
2122 Bay Avenue, Miami Beach, FL.**

Dear Members of the Design Review Board,

This is the Architect's Letter of Intent as it regards a proposed new residence to be located at 2122 Bay Avenue on Miami Beach.

We are proposing to construct a new two story single family residence in the Tropical Modern style of architecture. The property size is 14,304 square feet. The proposed new residence size, as per the calculation standards of the City of Miami Beach is proposed at 6,955 square feet, which translates to a unit size which is 48.6% of the lot size. This meets the DRB maximum allowed requirement for unit size.

The lot coverage, or footprint, is 3,984 square feet, which translates to 27.9% of the lot size. This also meets the DRB maximum allowed requirement for lot coverage, or footprint.

The front yard pervious area requirement is met, as we have 67% pervious area in the front yard. As well, the rear pervious area is also met, as we have a pervious area in the rear setback of 71%. As well, our rooftop deck area is 25%, which is the maximum permitted by code. All habitable rooftop areas meet all required setbacks.

The property is located in an AE-8 flood zone. Using the freeboard, the minimum allowed finished floor elevation for the first habitable floor must be at +9.0' NGVD. We are requesting that our finished first floor be at +10.0' NGVD, which is the required flood zone of 8', +2'. My client is concerned about the global warming and flooding issue and has requested this higher elevation. By right we are allowed to raise the first floor elevation by 5', but in this case we are asking for 2', which is really only a 1' increase from the required base flood elevation of the first habitable floor.

The first waiver we are requesting is that of the second floor to first floor ratio. We are allowed a 70% ratio without asking for a waiver. Above 70%, a waiver must be requested and approved. In this case, our second floor to first floor ratio is 80.9%. We believe the design, with its movement and its different exterior materials warrant this waiver. We have reflecting ponds that cut into the residence at each side, which will make it appear that the water is coming inside the residence. These reflecting ponds also incorporate water feature and break up the interior architecture, while allowing a vast amount of natural light to flow in. as well, we have designed a two story

entry space which amplifies the glass at the front of the residence and makes it more inviting to the street. As well, we located the residence more forward on the property to create a larger rear yard, which is absent in the design of many newer residences. This will also allow the neighbors clearer path views to the waterfront. The combination of these elements is the reason for the requested waiver of 80.9%.

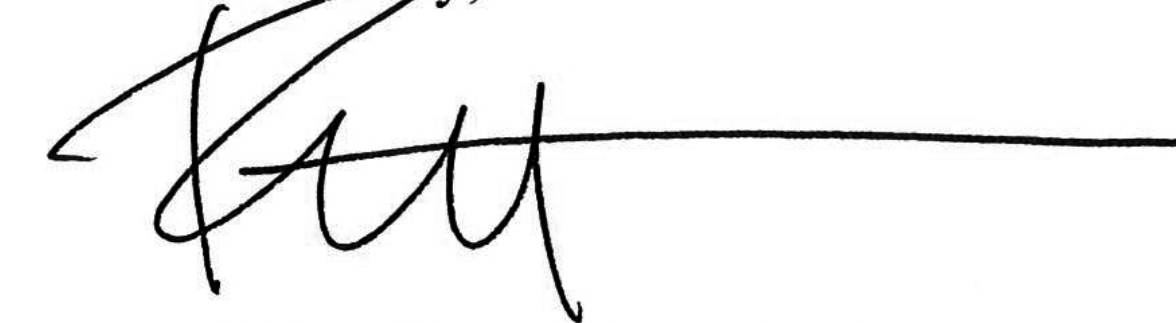
The second waiver requested is the height waiver. The zone in which this property is located allows roof heights up to 24'. But, in this zone, one may request a waiver from the DRB of a maximum roof height up to 28'. In this case, we are requesting a waiver of 3' so that the allowable roof height would be 27'. This is very deceiving, as the major portion of the roof will be at 26', which is only a 2' waiver. To provide interest and movement to the architecture, we are requesting that only a small portion of roof on the northwest corner of the residence, and the roof over the stair well be allowed the extra foot in height, making those two small areas 27'. We would be willing to make this a condition of the final order. Again, we are requesting the additional height in these two small areas only to add interest to the architecture. We do not find this request egregious and hope that the DRB can grant us this waiver.

The final waiver requested is regarding the side courtyards on the north and south sides of the residence. Code requires the open space provided on either side elevation be no higher than 30" above grade and that the space be sodded/landscaped. We are asking for a waiver from these requirements, so the client can incorporate water features and reflecting ponds level with the first floor. This will provide benefit to both neighboring residences as it will create an opportunity for tiered and diverse setting combining landscape and water.

One variance is being requested regarding the allowable height of the rear-yard accessory structure. Code states "accessory buildings shall be limited to two stories. The maximum height above adjusted grade shall not exceed 12 feet for a one-story structure and 20 feet for a two-story structure." Adjusted grade does not factor freeboard, which in this case is 2 additional feet above BFE. As a result, the rear-yard cabana measures 15'-10" and the maximum height limitations above adjusted grade become very constraining. We are seeking this variance to allow for a one-story rear yard cabana with a functional height and that matches the scale of the residence.

I ask for your support and your vote in favor of the design and waivers/varaince described in this letter of intent so that we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,



Ralph Choeff, President  
Choeff Levy Fischman PA  
Architecture + Design



Location Sketch  
NTS



LEGAL DESCRIPTION:

All that part of Lot 19, lying North of the North line of Sec. 33, Township 53 South, Range 42 East, being in Block 4-A of ISLAND NO. 4 OF SUNSET ISLANDS, in accordance with the 3rd Revised Plat of SUNSET ISLANDS, recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida. And also, a part of Lot 17, Block 5, of SUNSET LAKE EXTENSION a subdivision as shown by the map thereof, recorded in Plat Book 40, Page 23 of the Public Records of Miami-Dade County, Florida, and more particularly described as follows: Beginning at the intersection of the North line of Sec. 33, Township 53 South, Range 42 East, Miami-Dade County, Florida, with the westerly line of Bay Ave. as shown on a plat entitled SUNSET LAKE EXTENSION as recorded in Plat Book 40 at Page 23 of the Public Records of Miami-Dade County, Florida, run Westerly along the Northerly line of said Sec. 33, a distance of 170.89 feet to the point of beginning of the tract of land herein described. From said point of beginning continue in a Westerly direction along the North line of said Sec. 33, a distance of 57.63 feet to a point on the concrete bulkhead on the Easterly shore of Biscayne Bay; thence run in a Southeasterly direction deflecting to the left 130 degrees 01' 12" along the said concrete bulkhead a distance of 37.06 feet to a point; thence run along a line deflecting to the left 90 degrees 00" a distance of 44.13 feet to the point of beginning of the tract of land herein described, the last mentioned line being a prolongation, in a Southwesterly direction of the Northerly line of Lot 18, Block 4-A, 3rd Revised Plat of SUNSET ISLANDS, as per plat recorded in Plat Book 40, Page 8, Public Records of Miami-Dade County, Florida.

CERTIFIED TO: 2122 Bay Avenue, LLC, a Michigan limited liability company; Old Republic National Title Insurance Company; Shutts & Bowen LLP

PREPARED FOR: 2122 Bay Avenue, LLC,, 2122 Bay Avenue, Miami Beach, FL 33140

Encroachments:

1. Portion of the 8 +/- wood fence, portion of the brick concrete bulkhead, portions of the concrete bases, the boat lift, the wood dock and the wood piles are encroaching over the Westerly boundary line.
2. Portion of the 8 +/- wood fence and portion of the brick are encroaching over the North boundary line.
3. Portion of a CBS column is encroaching over the South boundary line.

Surveyor's Notes:

- All clearances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted: 3
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown herein were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- SCHEDULE B - SECTION II Exceptions - American Land Title Association. File No. 17068911; Dated June 19, 2017 at 8:00 A.M.
  - 7. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of 3rd Revised Plat of Sunset Islands, as recorded in Plat Book 40, Page 8, of the Public Records of Miami-Dade County, Florida, [APPLIES]
  - 8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Sunset Lake Extension, as recorded in Plat Book 40, Page 23, of the Public Records of Miami-Dade County, Florida, [APPLIES]
  - 9. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Sunset Island as recorded in Plat Book 23, Page 7, as amended by Revised Plat Sunset Islands as recorded in Plat Book 34, Page 1; as amended by Amended Plat of Revised Plat of Sunset Islands as recorded in Plat Book 34, Page 10; and as amended by Second Revised Plat of Sunset Islands as recorded in Plat Book 34, Page 73, of the Public Records of Miami-Dade County, Florida, [APPLIES]
  - 10. Easement in favor of Florida Power & Light Company, as recorded in Deed Book 1754, Page 341, of the Public Records of Miami-Dade County, Florida. [DOES NOT APPLY]
- 11. Certified Copy of Resolution adopted by Sunset Islands 3 and 4 Residents, Inc., as recorded in Official Records Book 3407, Page 735, together with and as affected by the Amendments recorded in Official Records Book 3829, Page 588, Official Records Book 8932, Page 1227, Official Records Book 9187, Page 241, Official Records Book 9896, Page 1000, Official Records Book 110 17, Page 686, Official Records Book 12025, Page 2284, Official Records Book 14554, Page 1490, Official Records Book 15870, Page 3712, Official Records Book 16271, Page 2762, Official Records Book 17201, Page 2422, Official Records Book 17931, Page 2884, Official Records Book 19625, Page 1091, Official Records Book 19625, Page 1092, Official Records Book 26714, Page 4519, Official Records Book 26714, Page 4522, Official Records Book 27135, Page 2981, re-recorded in Official Records Book 27567, Page 4459, Official Records Book 29077, Page 2720, Public Records of Miami-Dade County, Florida. Such Instrument, as amended, establishes and provides without limitation for covenants, conditions, restrictions, easements, liens, charges, and assessments. [APPLIES - NOT PLOTTABLE]

Surveyor's Note:


- ♦ Denotes Spot Elevation using NGVD 1929
- Elevations shown are based on City of Miami Beach Benchmark No. S4-02, Elevation = 7.04' North American Vertical Datum of 1988; Conversion to National Geodetic Vertical Datum, 1929 = 8.59'

LEGEND													
CLF	= Central Angle	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A/C	= Air Conditioner	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	PLS	= Professional Land Surveyor	RNG	= Range	Tr	= Transformer
A	= Arc	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plot	P.O.B.	= Point of Beginning	R/R	= Railroad	Twp	= Township
Conc.	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PC	= Point of Curvature	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	TYP	= Typical
ASPH	= Asphalt	ID	= Identification	M	= Monument Line	PE	= Power Pole	P.P	= Point of Intersection	R/W	= Right-of-Way	U/E	= Utility Easement
BBQ	= Barbaree	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Swk	= Sidewalk	UTL	= Utility
C	= Catch Basin	LB	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
DBS	= Concrete Block Structure	LM	= Lake Maintenance Easement	N/D	= Nail & Disc	PI	= Point of Intersection	PT	= Point of Tangency	Stn	= Storm Drain	W.M.	= Water Meter
CH	= Chord	Easmt	= Easement	N	= Number	R	= Radius	R	= Residence	SMH	= Sanitary Manhole	W/W	= Wall Maintenance Easement
Chatta.	= Chattahoochee	Enc.	= Encroachment	NTS	= Not to Scale	PKWY	= Parkway	Res.	= Residence	SMH	= Sanitary Sewer Manhole		

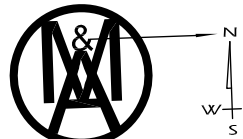
**SURVEYOR'S SEAL**  
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISER:

## BOUNDARY SURVEY

  
NELSON MOJARENA  
Registered Surveyor & Mapper No. 5504  
State of Florida

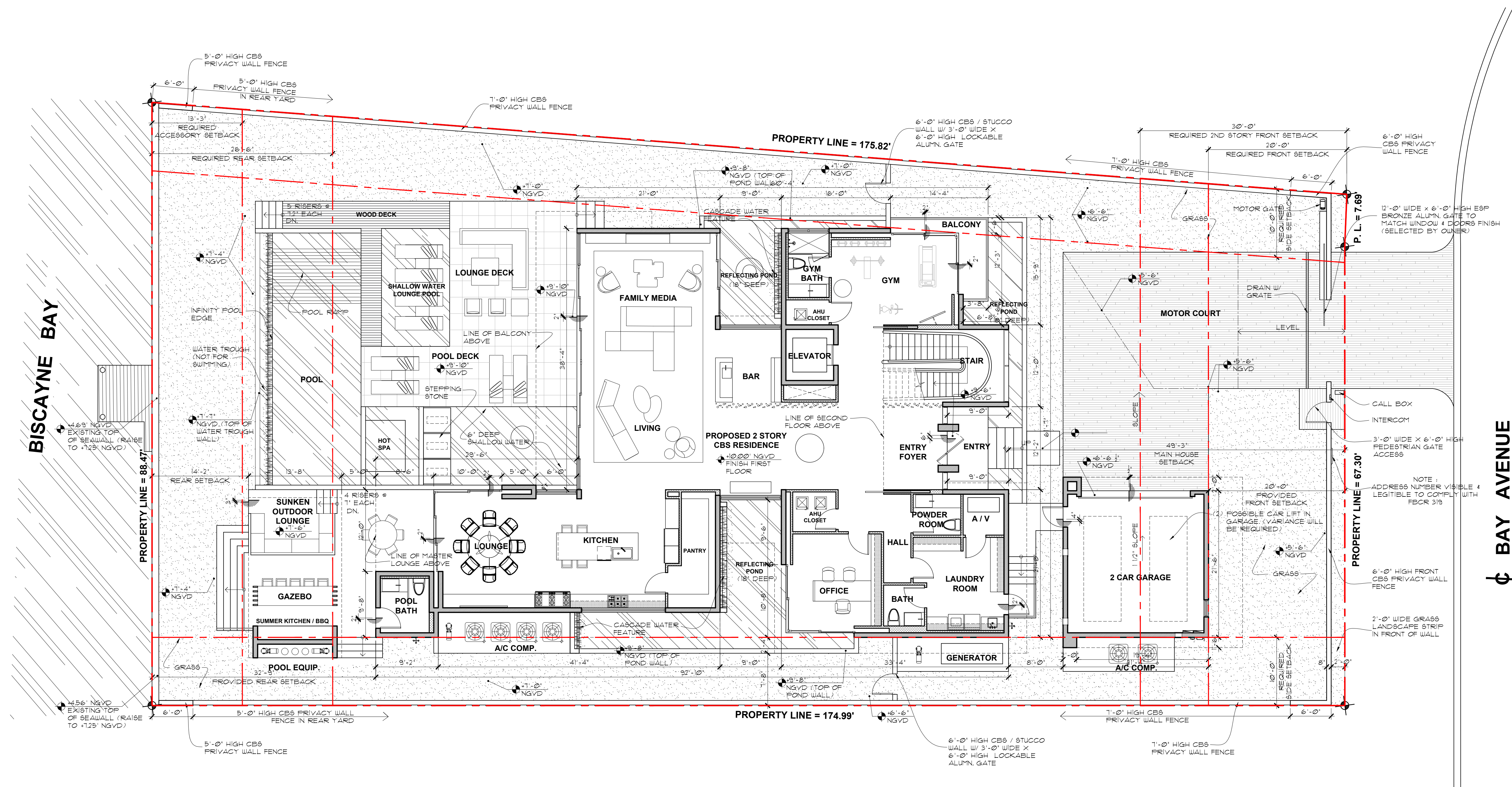
MOJARENA &amp; ASSOCIATES, INC.



Land Surveyors & Mappers  
Certificate of Authorization No. 6698  
P.O. Box 56-0126  
Miami, Florida 33256-0126  
Tel. (305) 278-2494

FLOOD ZONE: AE		BASE: 8	
DATE:	SCALE:	DWN. BY	JOB NO.
06-26-17	1" = 20'	N M	17-0100





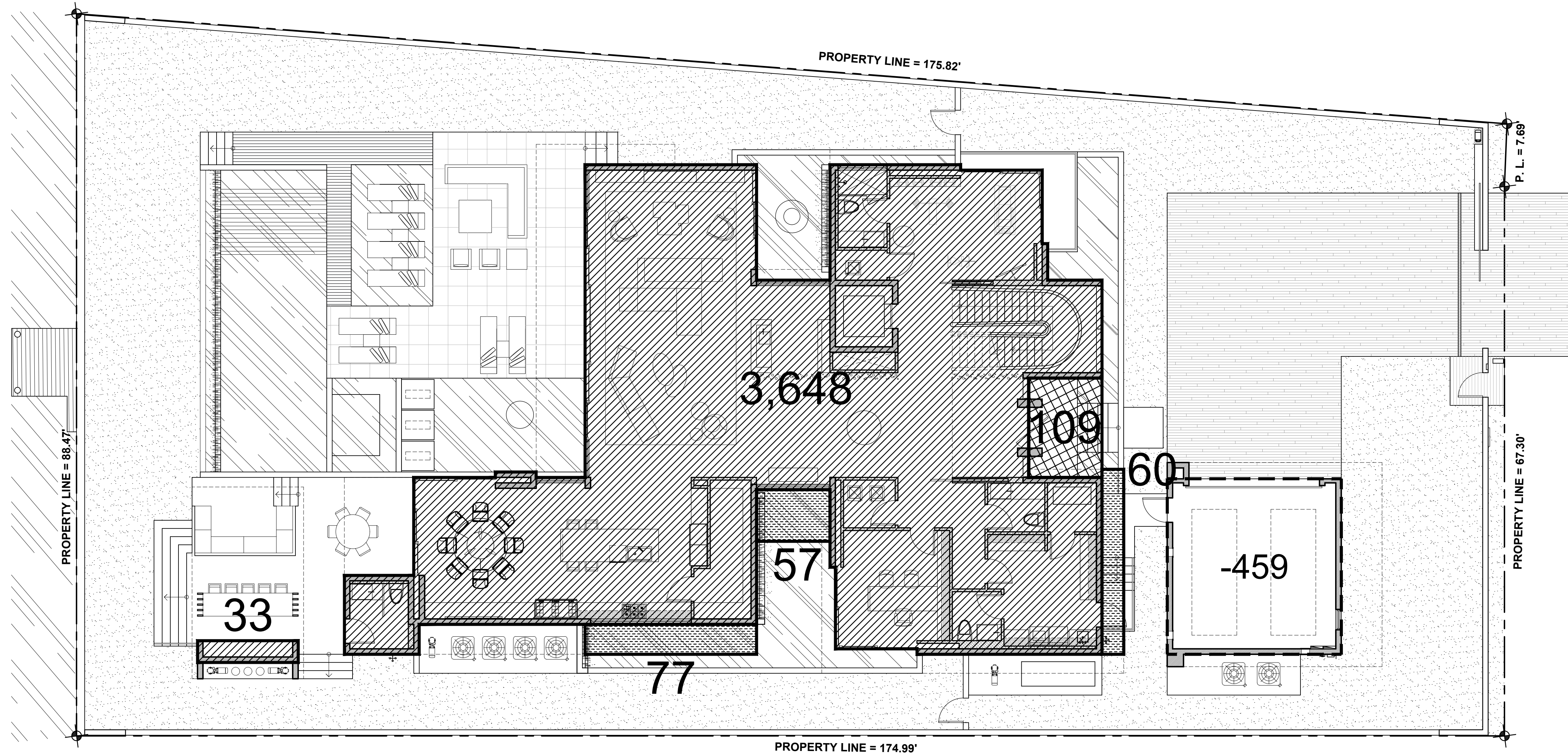
 SITE PLAN  
SCALE: 1/8" = 1'-0"



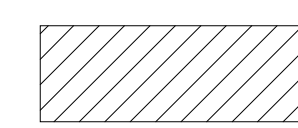
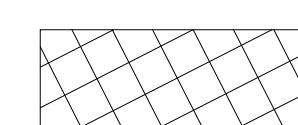
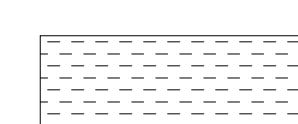
ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0317L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	10.00' NGVD	
5	Crown of Road Elevation:	4.55' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence, Garage, & Cabana	
8	Lowest Elev. of Equip	10.00' NGVD	
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	2122 Bay Avenue Miami Beach, FL 33140  All that part of Lot 19, lying North of the North line of Sec. 33, Township 53 South, Range 42 East, being in Block 4-A of ISLAND NO. 4 OF SUNSET ISLANDS, in accordance with the 3rd Revised Plat of SUNSET ISLANDS, recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida. And also, a part of Lot 17, Block 5, of SUNSET LAKE EXTENSION a subdivision as shown by the map thereof, recorded in Plat Book 40, Page 23 of the Public Records of Miami-Dade County, Florida.			
2	Folio number(s):	02-3228-001-1880			
3	Board and file numbers :	DRB18-0252			
4	Year built:	N/A	Zoning District:	RS-3	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	4.55' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.275' NGVD	Free board:	10.00' NGVD	
7	Lot Area:	14,304 SF			
8	Lot width:	77.89'	Lot Depth:	176.73'	
9	Max Lot Coverage SF and %:	4,291 SF (30%)	Proposed Lot Coverage SF and %:	3,984 SF (27.9%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	459 SF	
11	Front Yard Open Space SF and %:	1,020 SF (67%)	Rear Yard Open Space SF and %:	1,650 SF (71%)	
12	Max Unit Size SF and %:	7,152 SF (50%)	Proposed Unit Size SF and %:	6,955 SF (48.6%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,648 SF	
			Proposed First Floor Unit Size (Volumetric):	4,107 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,323 SF (80.9%)	
15			Proposed Second Floor Unit Size:	3,205 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	800 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - 28'		27'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		46'-8"	
21	Side 1:	10'-0"		10'-0"	
22	Side 2 or (facing street):	10'-0"		10'-0"	
23	Rear:	26'-6"		32'-9"	
	Accessory Structure Side 1:	7'-6"		9'-6"	
24	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	13'-3"		14'-10"	
26	Sum of Side yard :	19'-6" (25%)		20'-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		
Notes:					



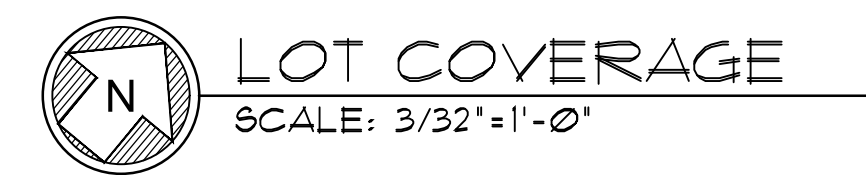


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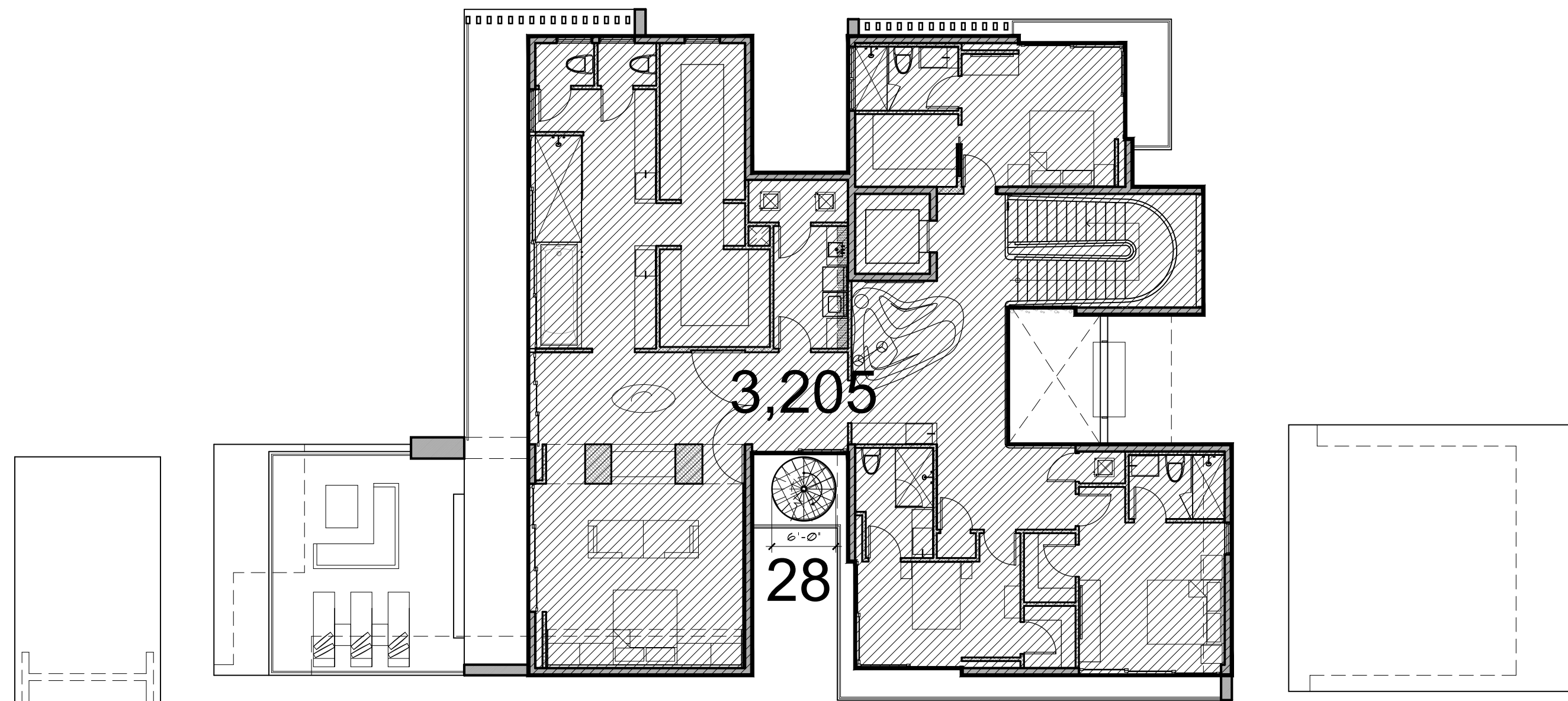
-  MAIN RESIDENCE
-  3 SIDED ENCLOSURES / COURTYARD SPACE
-  ENCLOSED A/C SPACE ABOVE


#### SITE DATA

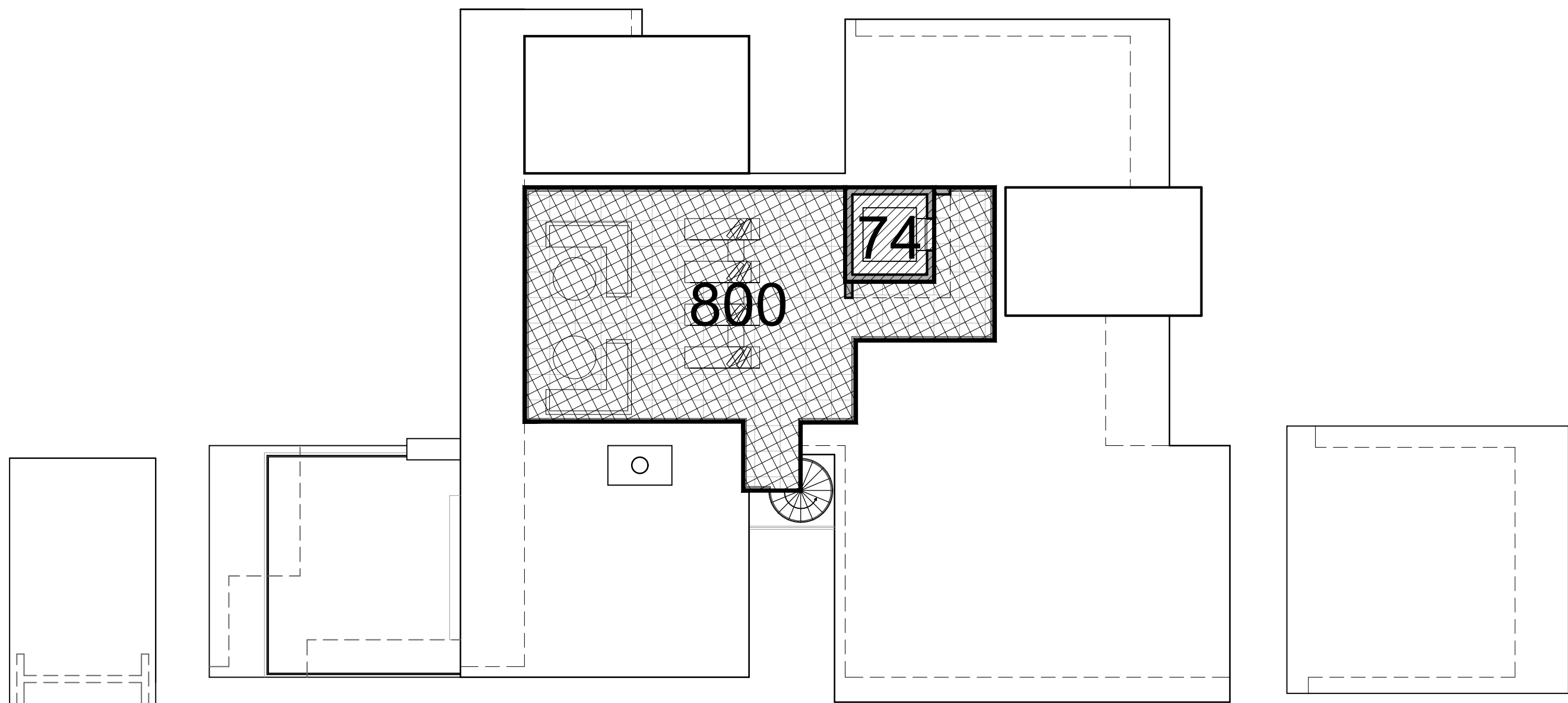
EXISTING LOT SIZE:	14,304 S. F. (100%)
BUILDING LOT COVERAGE:	
MAIN HOUSE	3,648 S. F.
CABANA	33 S. F.
2ND STORY A/C SPACE	194 S. F.
ENCLOSED COURTYARDS	109 S. F.
TOTAL BLDG. LOT COVERAGE:	3,984 S. F. (27.9%)



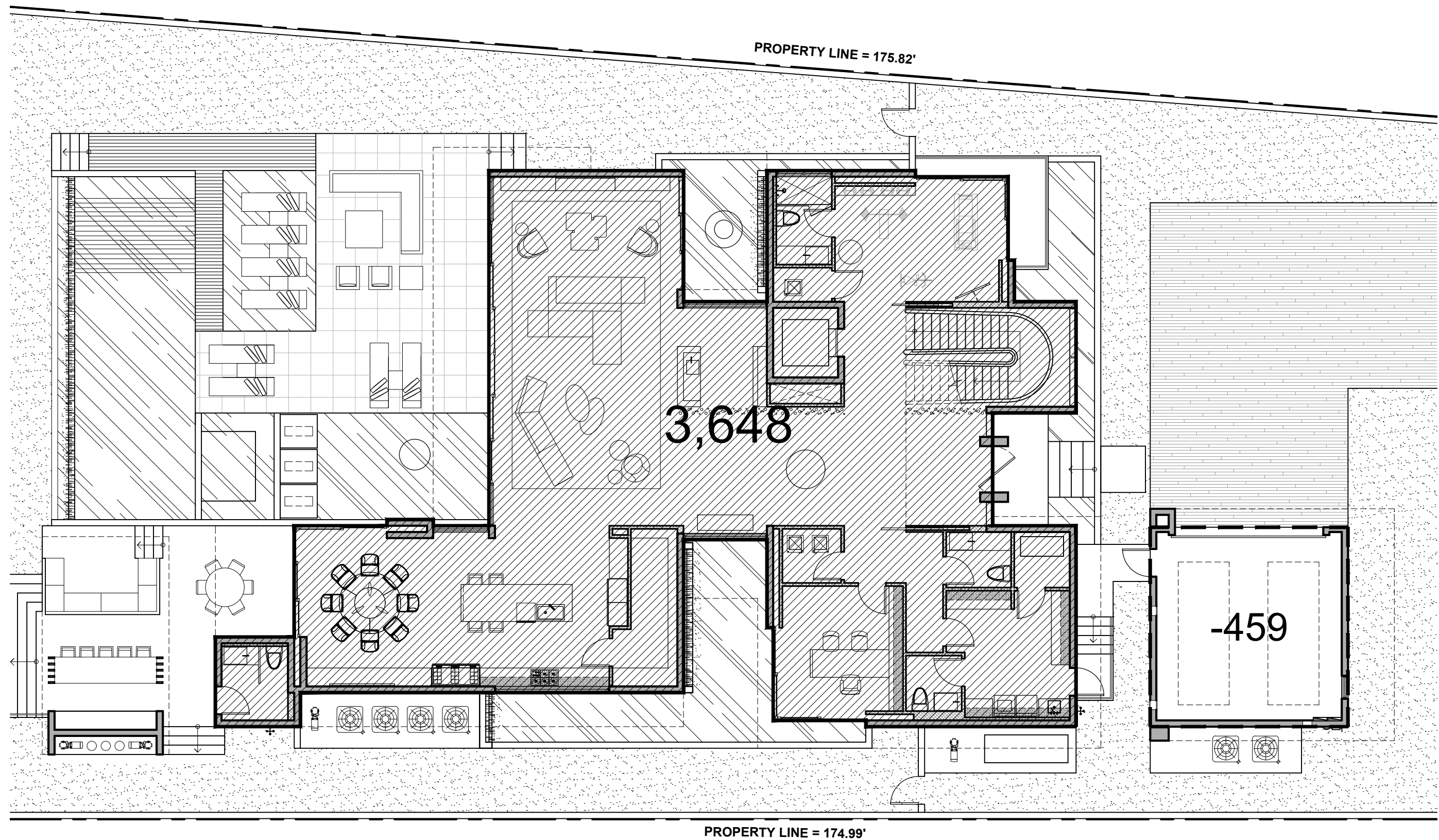





 SECOND FLOOR UNIT SIZE  
SCALE: 3/32"=1'-0"



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

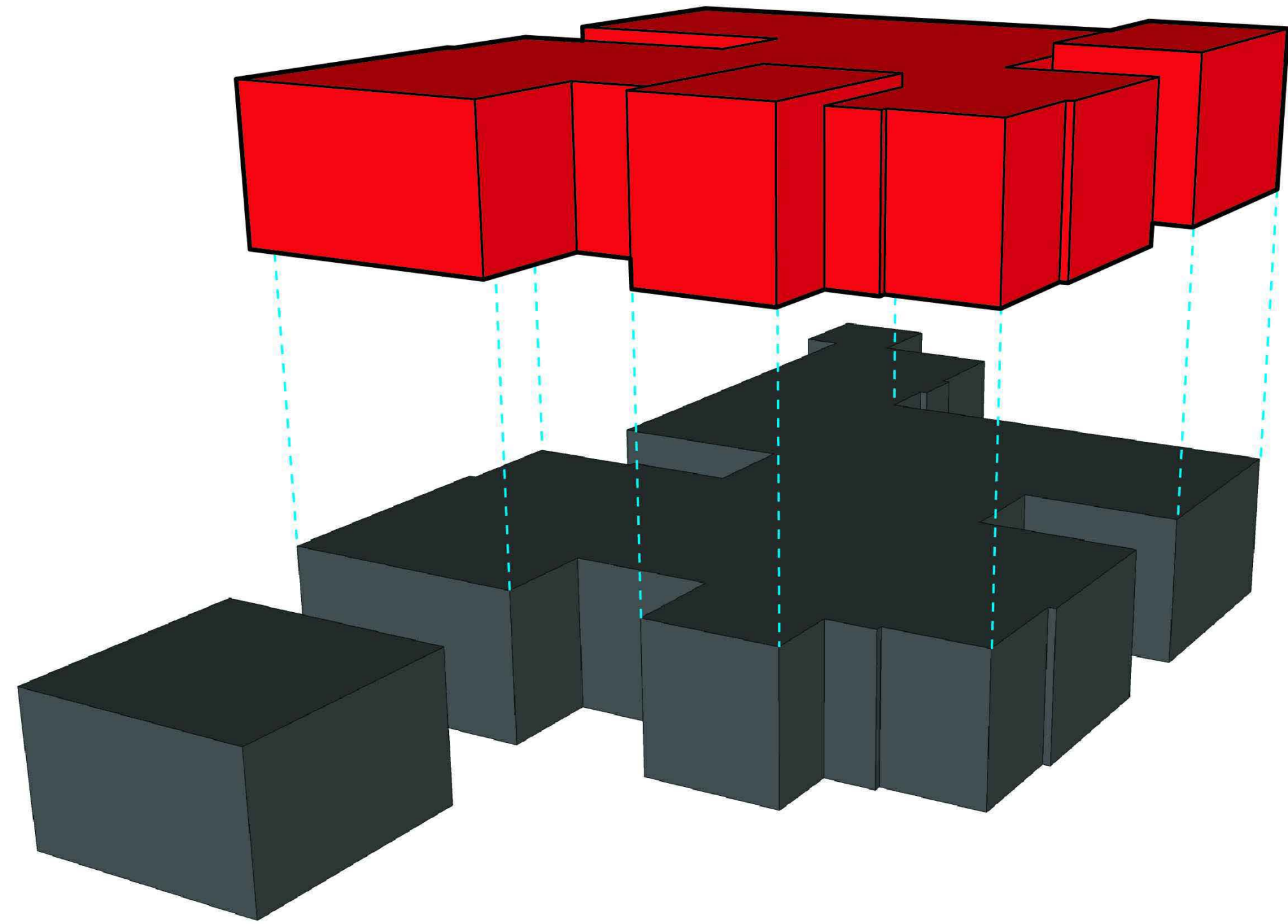


 FIRST FLOOR UNIT SIZE  
SCALE: 3/32"=1'-0"

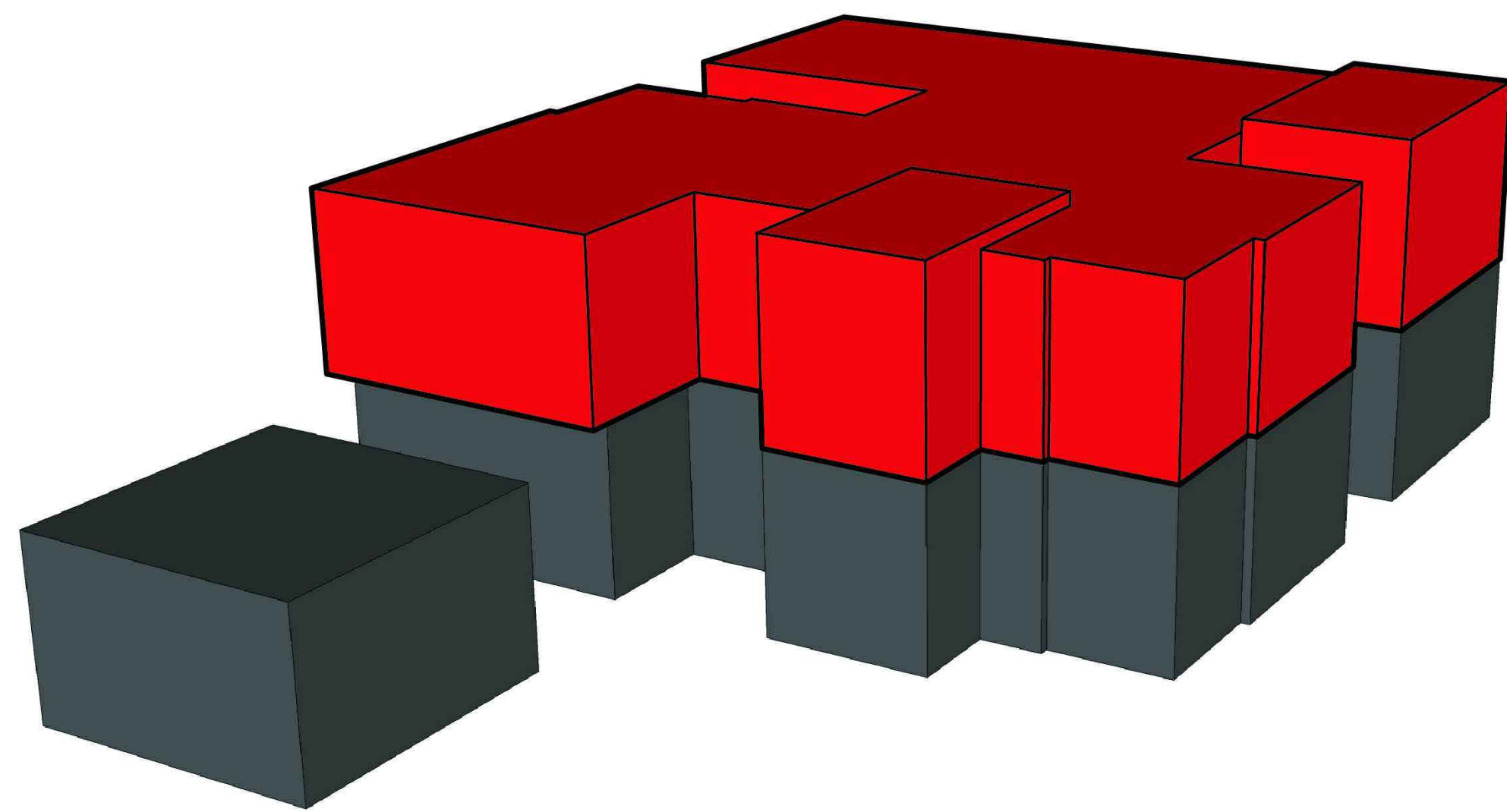
BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	3,648 S. F.
SECOND FLOOR (AC)	3,205 S. F.
TOTAL (AC):	6,853 S. F.
GARAGE (NON A/C)(459-500)	0 S. F.
CABANA	0 S. F.
SPIRAL STAIR	28 S. F.
BALCONIES & OVERHANGS	0 S. F.
ROOFTOP ELEVATOR	74 S. F.
TOTAL (NON AC):	102 S.F.
TOTAL UNIT SIZE (AC + NON AC):	6,955 S. F. (48.6%)

ROOF DECK CALCULATIONS	
TOTAL SECOND FLOOR AREA:	3,205 S. F.
TOTAL ROOF AREA:	800 S. F. (25%)



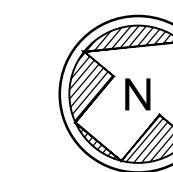


EXPLODED AXONOMETRIC  
VOLUMETRIC DIAGRAM

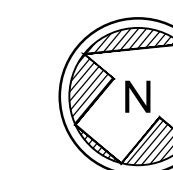
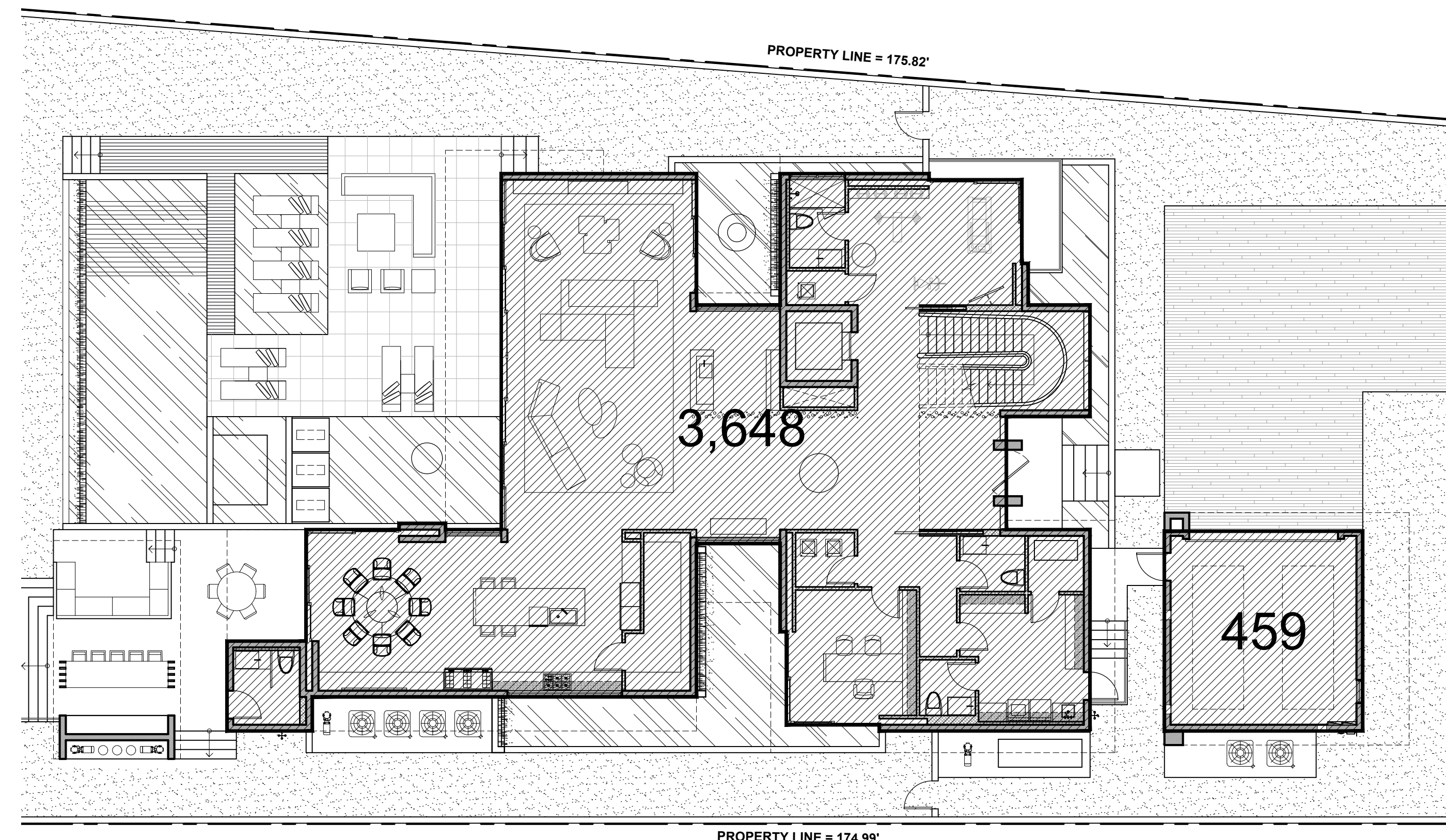


VOLUMETRIC DIAGRAM

	FLOOR	RATIO	PERCENTAGE
VOLUMETRIC AREA:	FIRST FLOOR	4,101 S. F.	
	SECOND FLOOR	3,323 S. F.	
TOTAL:			80.9 %

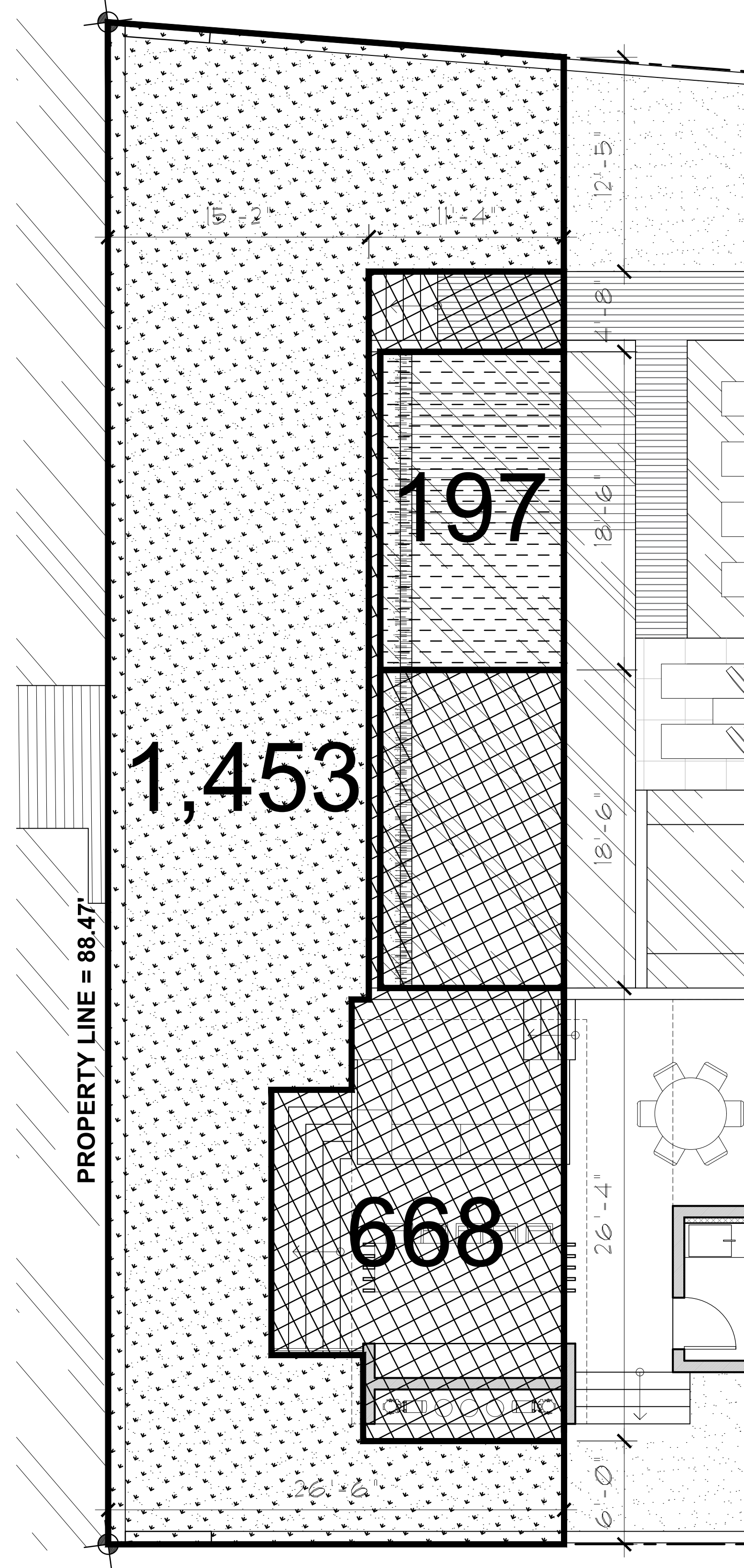


SECOND FLOOR VOL. AREA  
SCALE: 3/32"=1'-0"

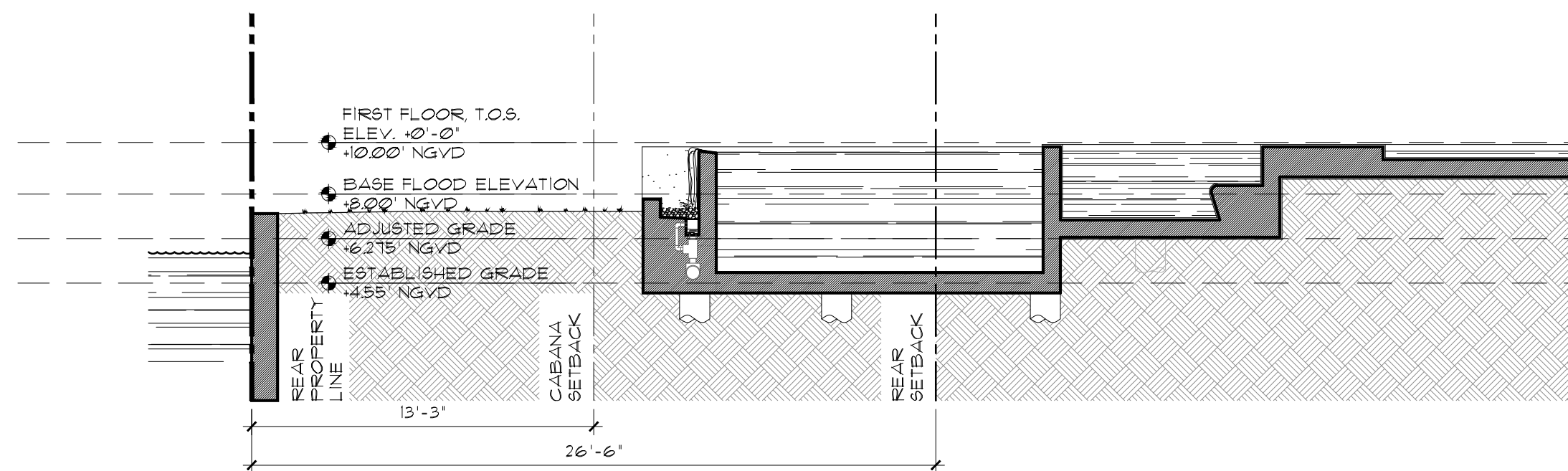


FIRST FLOOR VOL. AREA  
SCALE: 3/32"=1'-0"



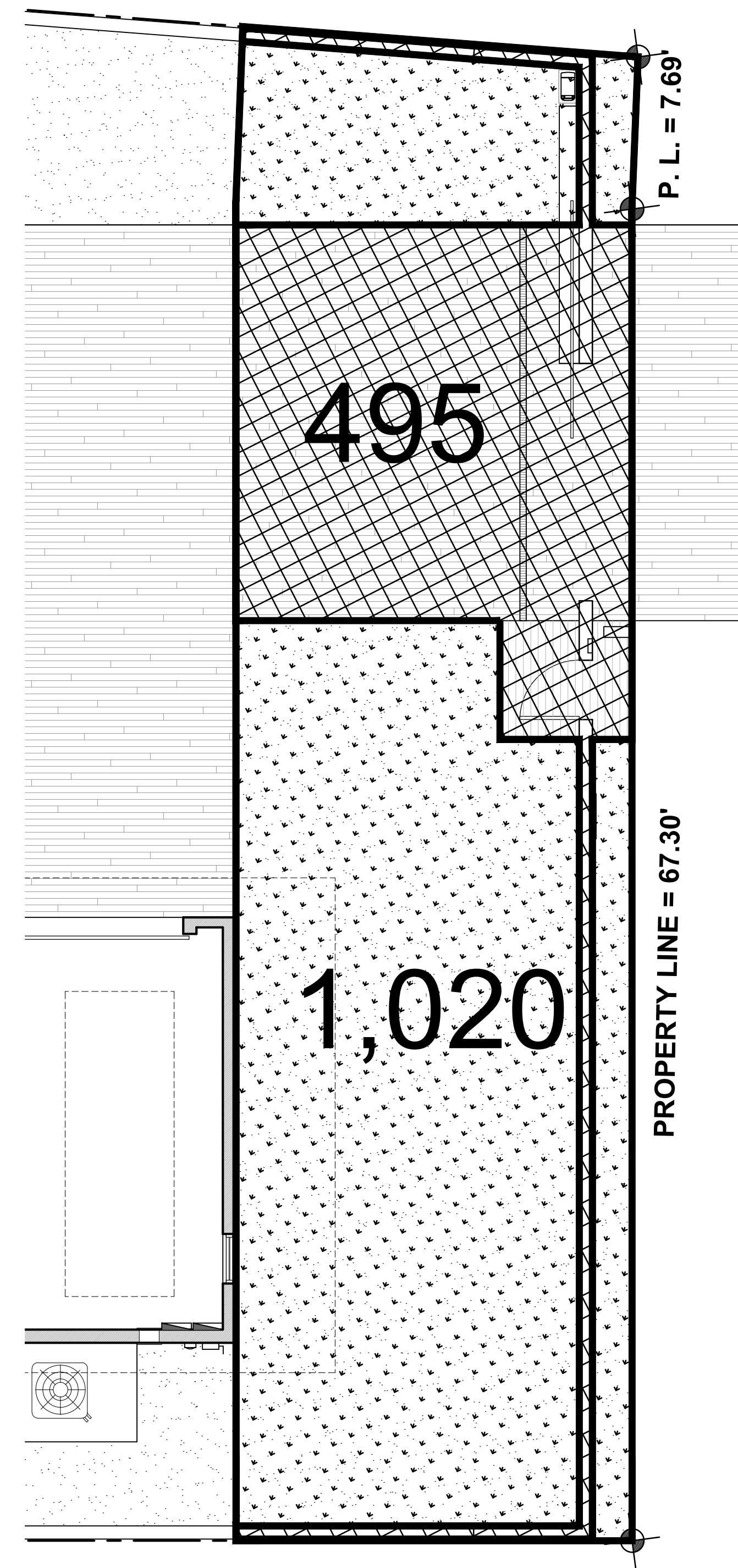


REAR YARD CALCS.  
SCALE: 3/16"=1'-0"

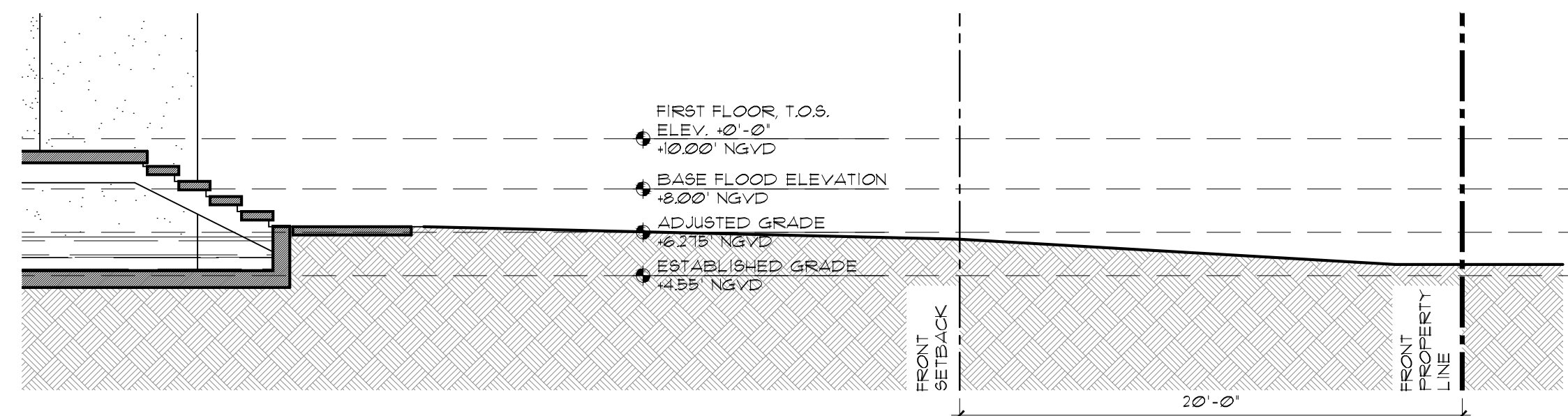


FRONT YARD CALCULATIONS	
AREA:	1,515 S. F.
IMPERVIOUS AREA:	495 S. F. (33%)
LANDSCAPE PERVIOUS AREA:	1,020 S. F. (67%)

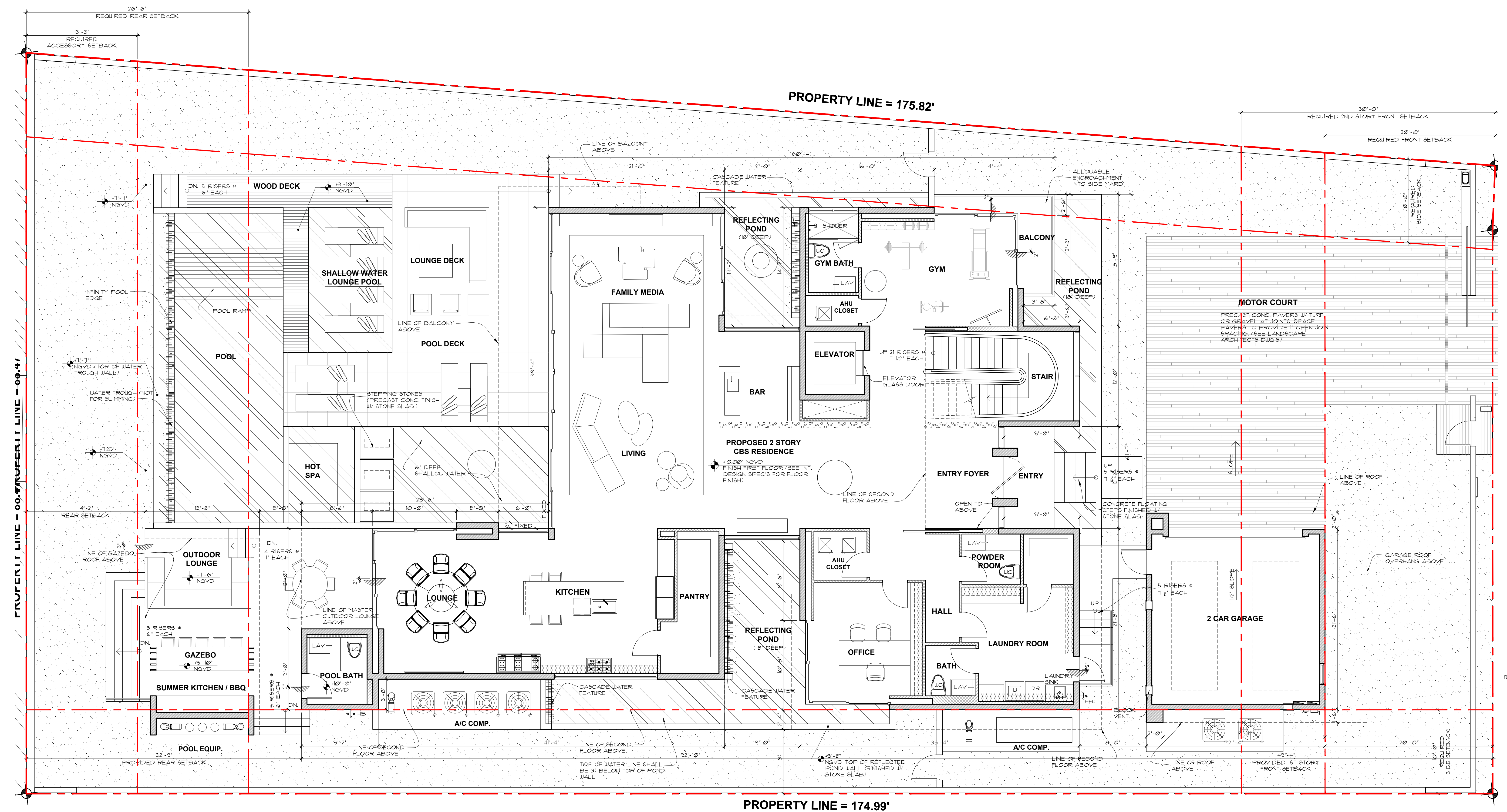
REAR YARD CALCULATIONS	
AREA:	2,318 S. F.
IMPERVIOUS AREA:	668 S. F. (29%)
LANDSCAPE PERVIOUS AREA:	1,650 S. F. (71%)



FRONT YARD CALCS.  
SCALE: 3/16"=1'-0"



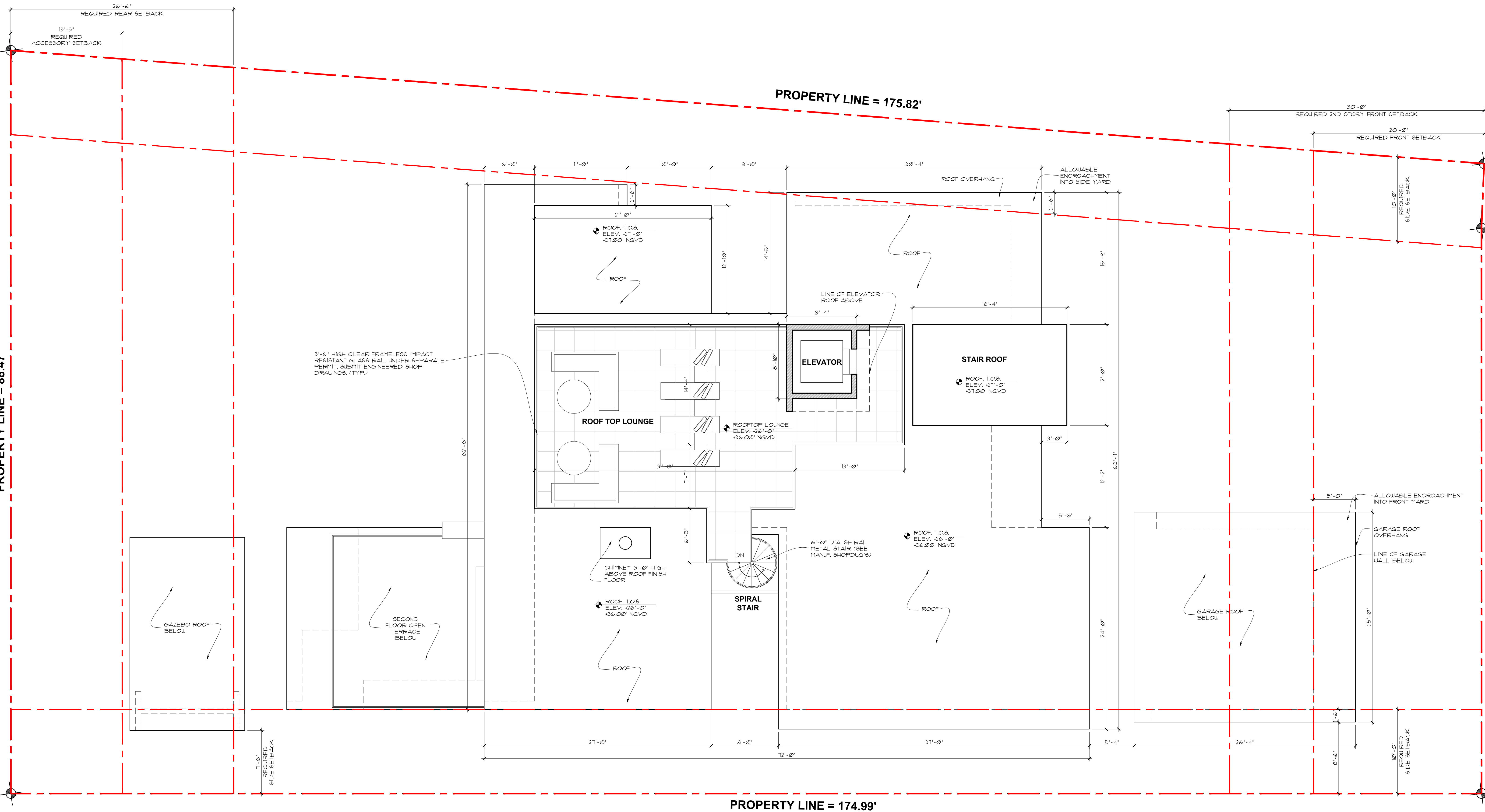












ROOF FLOOR PLAN  
SCALE: 3/16" = 1'-0"





SUNSET ISLAND RESIDENCE  
2122 BAY AVENUE  
MIAMI BEACH, FL 33140

seal

Ralph Choeff  
registered architect  
AR0009679  
AA26003009  
comm no.

1731

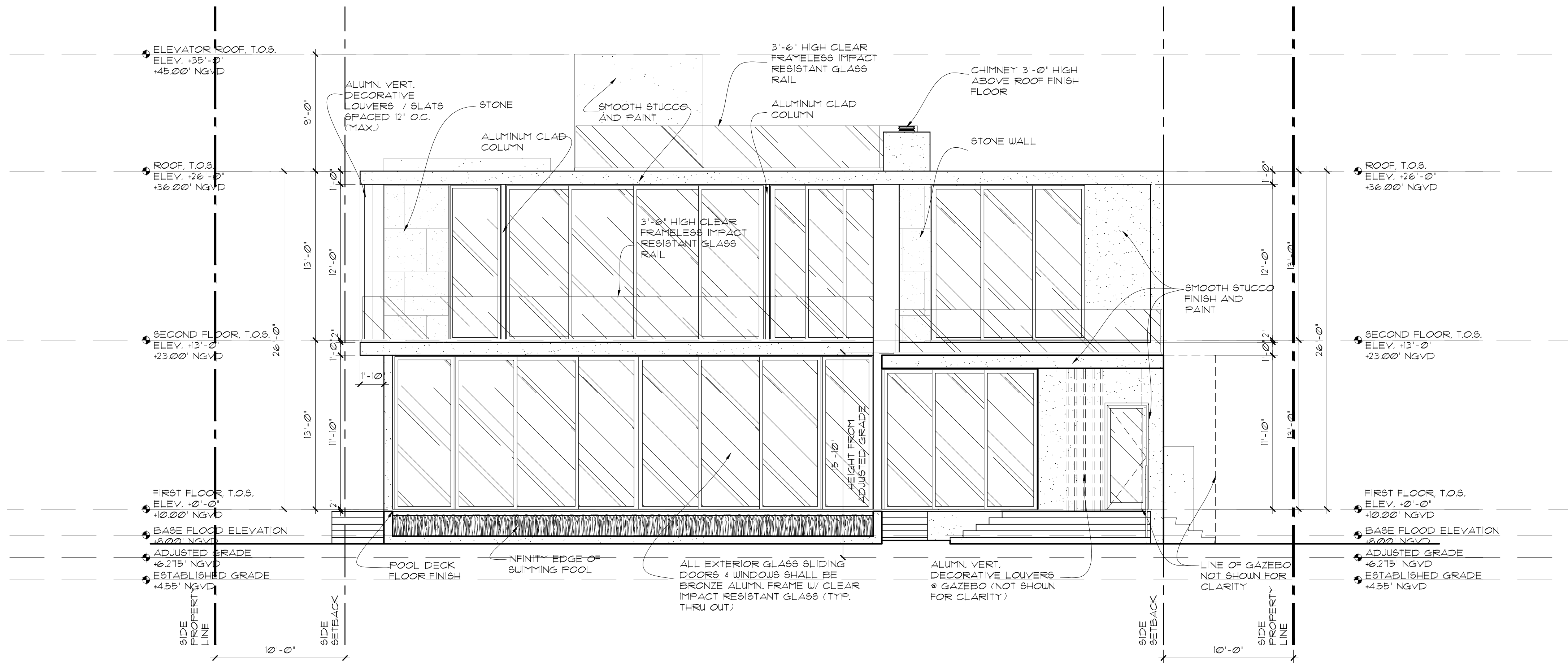
date:  
05/04/2018

revised:

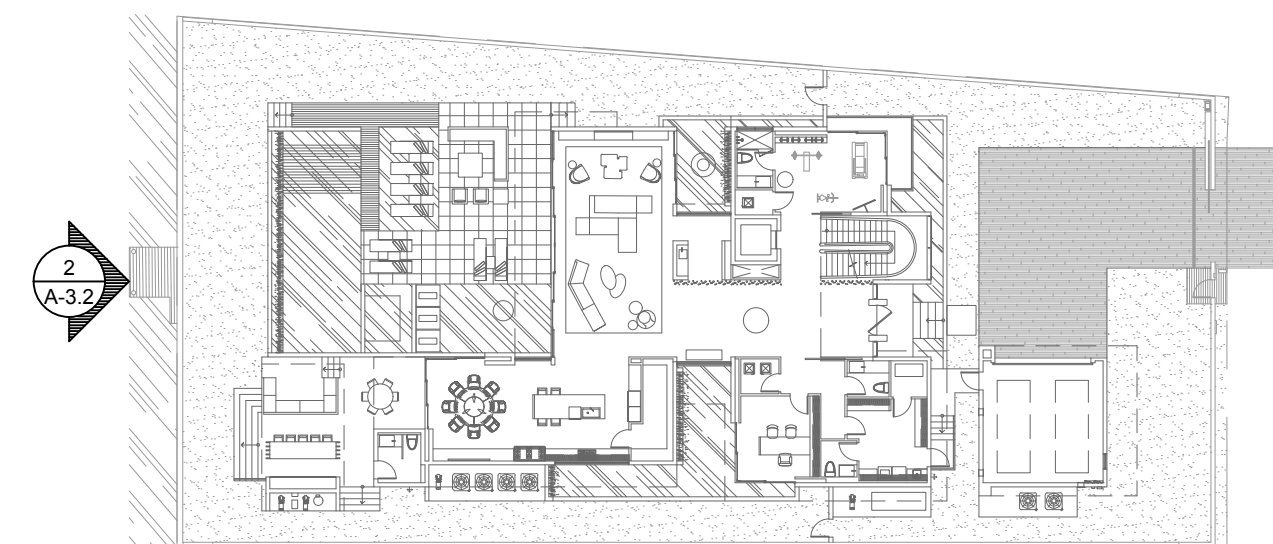
sheet no.

### A-3.1

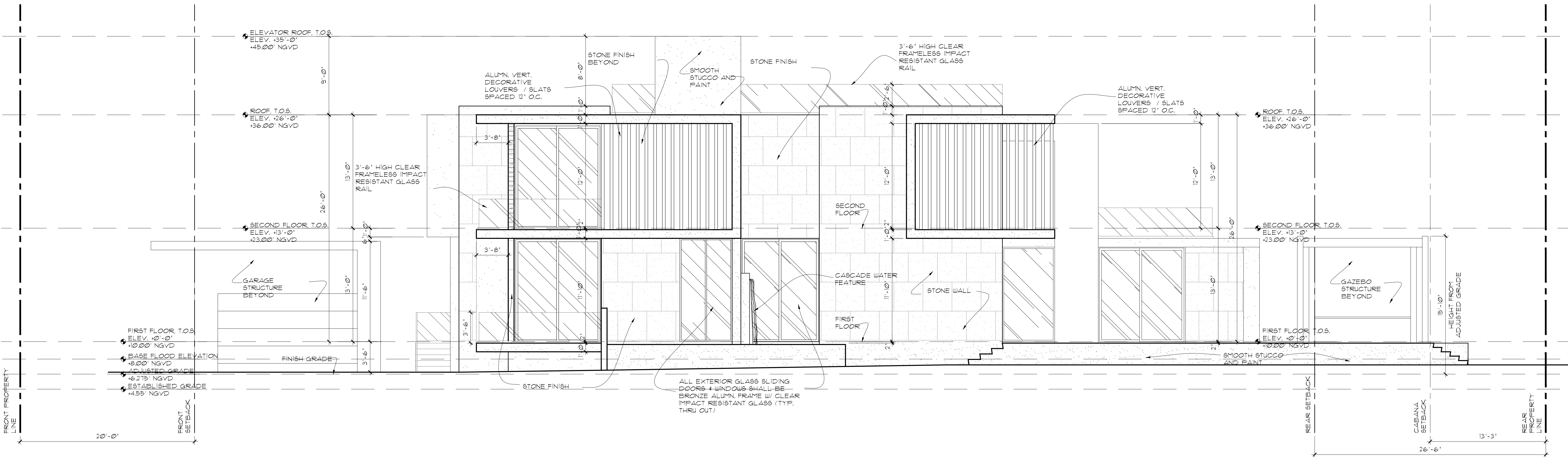




REAR ELEVATION (SOUTH)  
SCALE: 3/16"=1'-0"

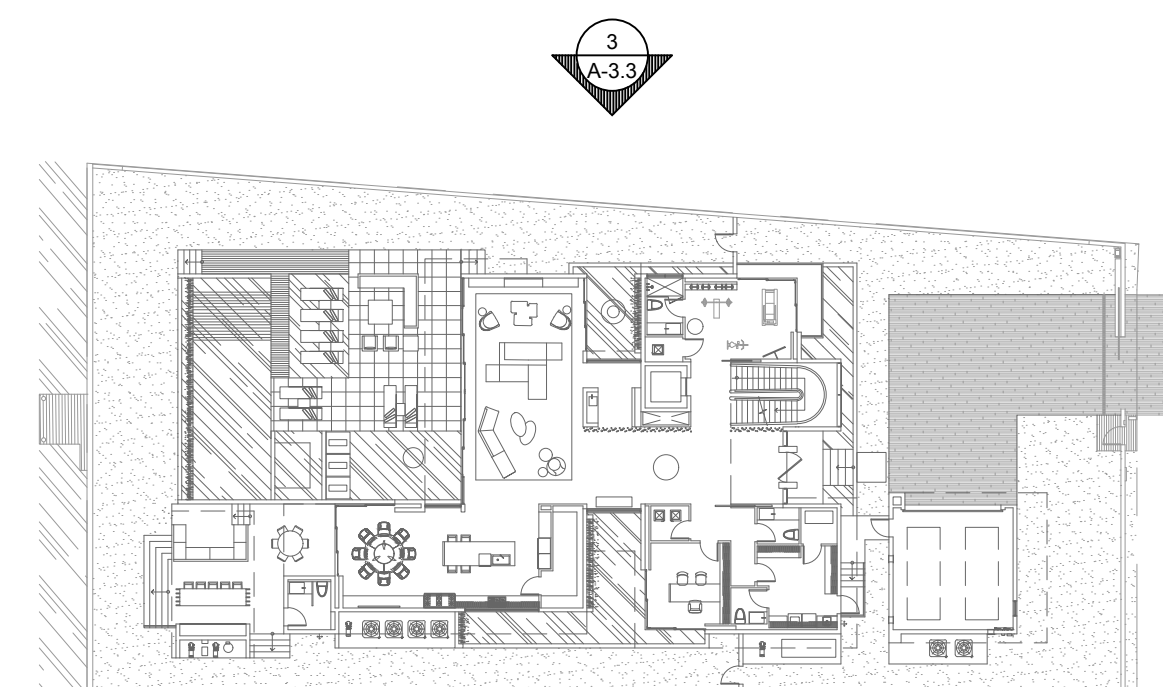




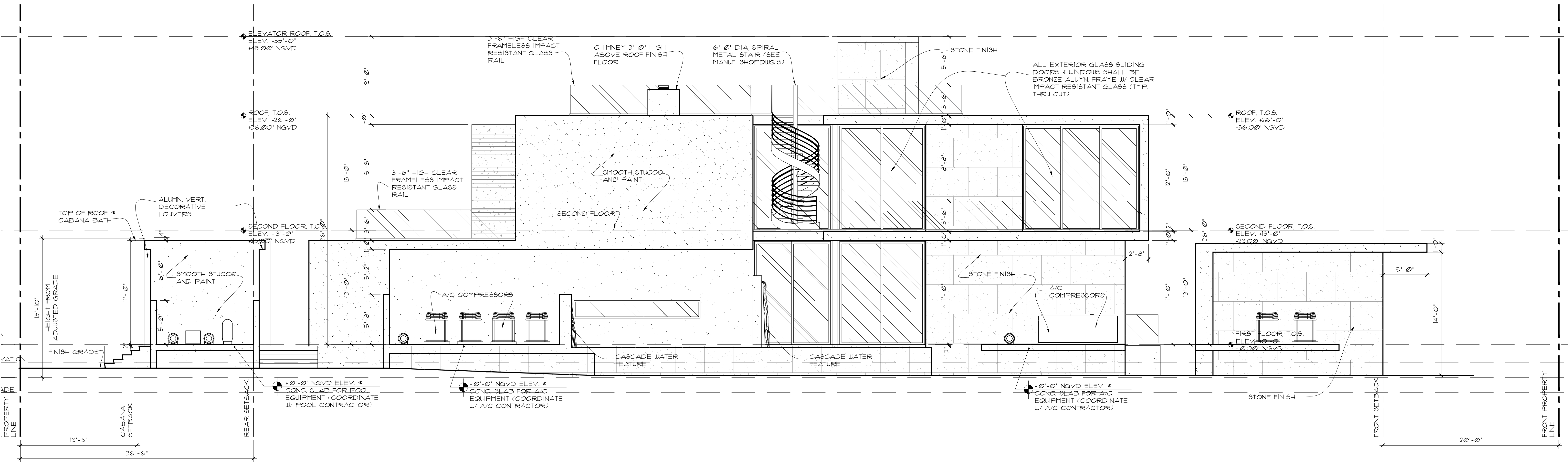


SIDE ELEVATION (WEST)

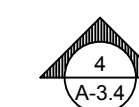
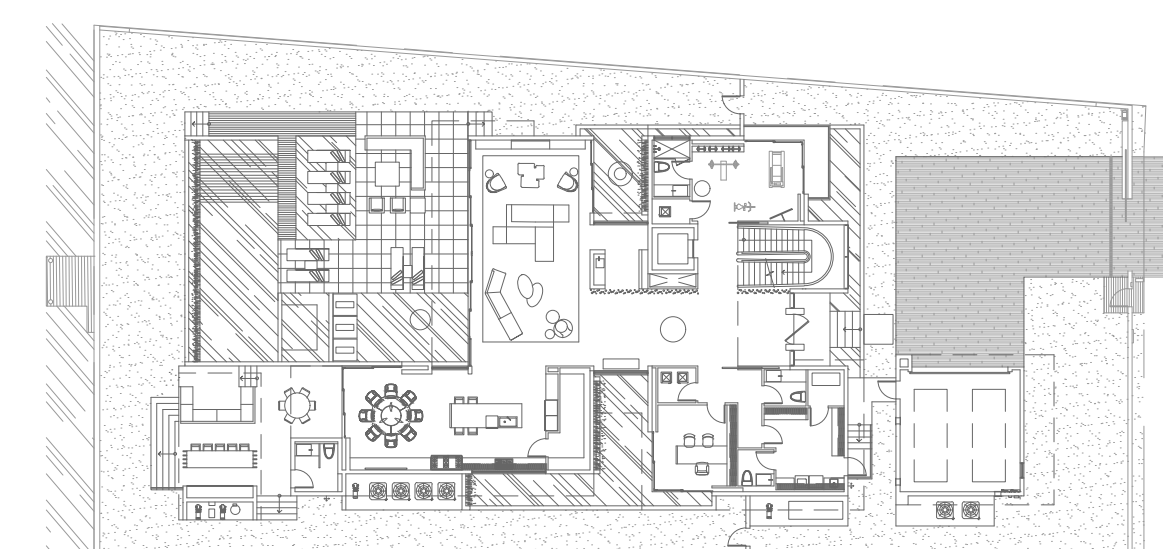
SCALE: 3/16"=1'-0"







SIDE ELEVATION (EAST)  
SCALE: 3/16"=1'-0"



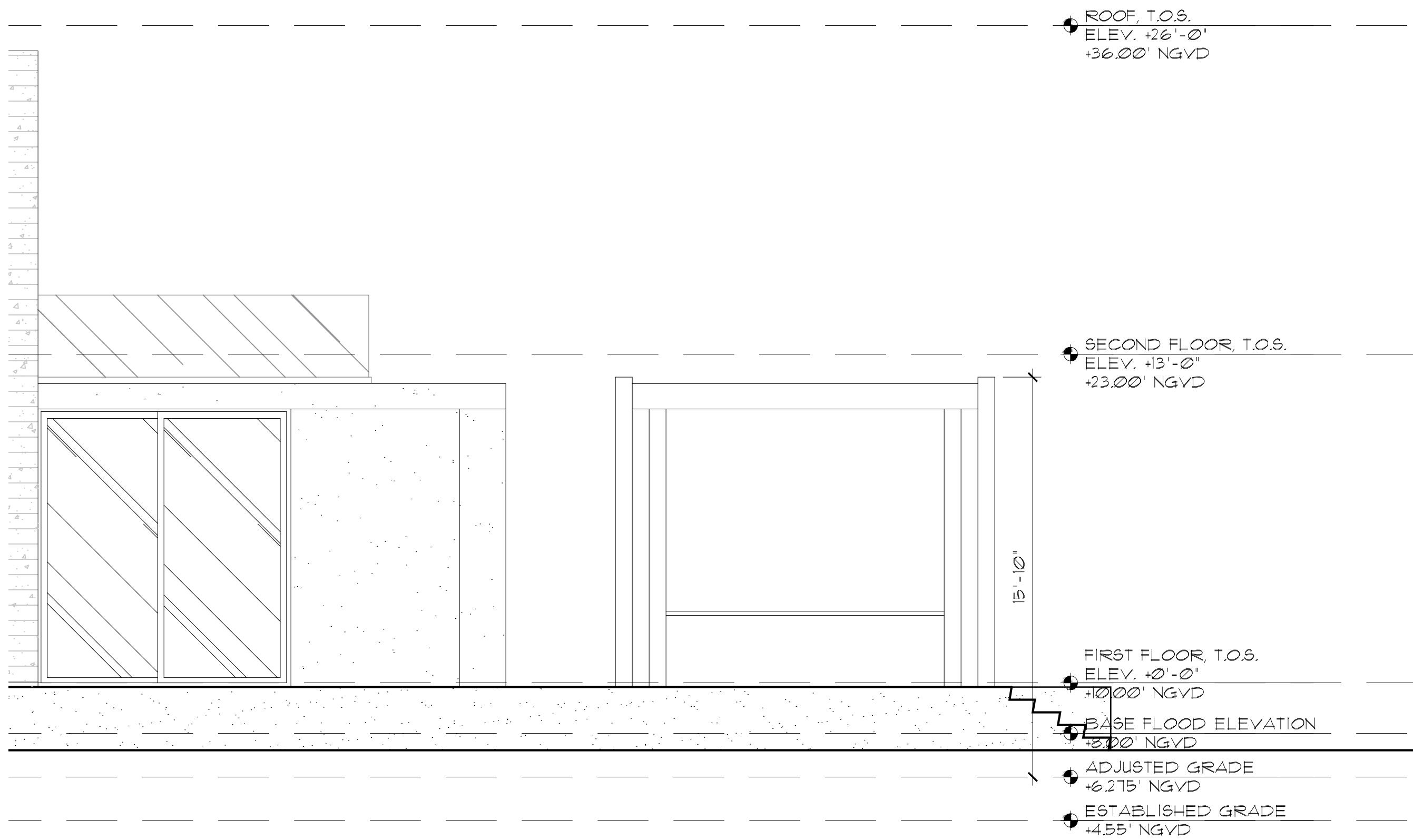


REQUESTED VARIANCE:

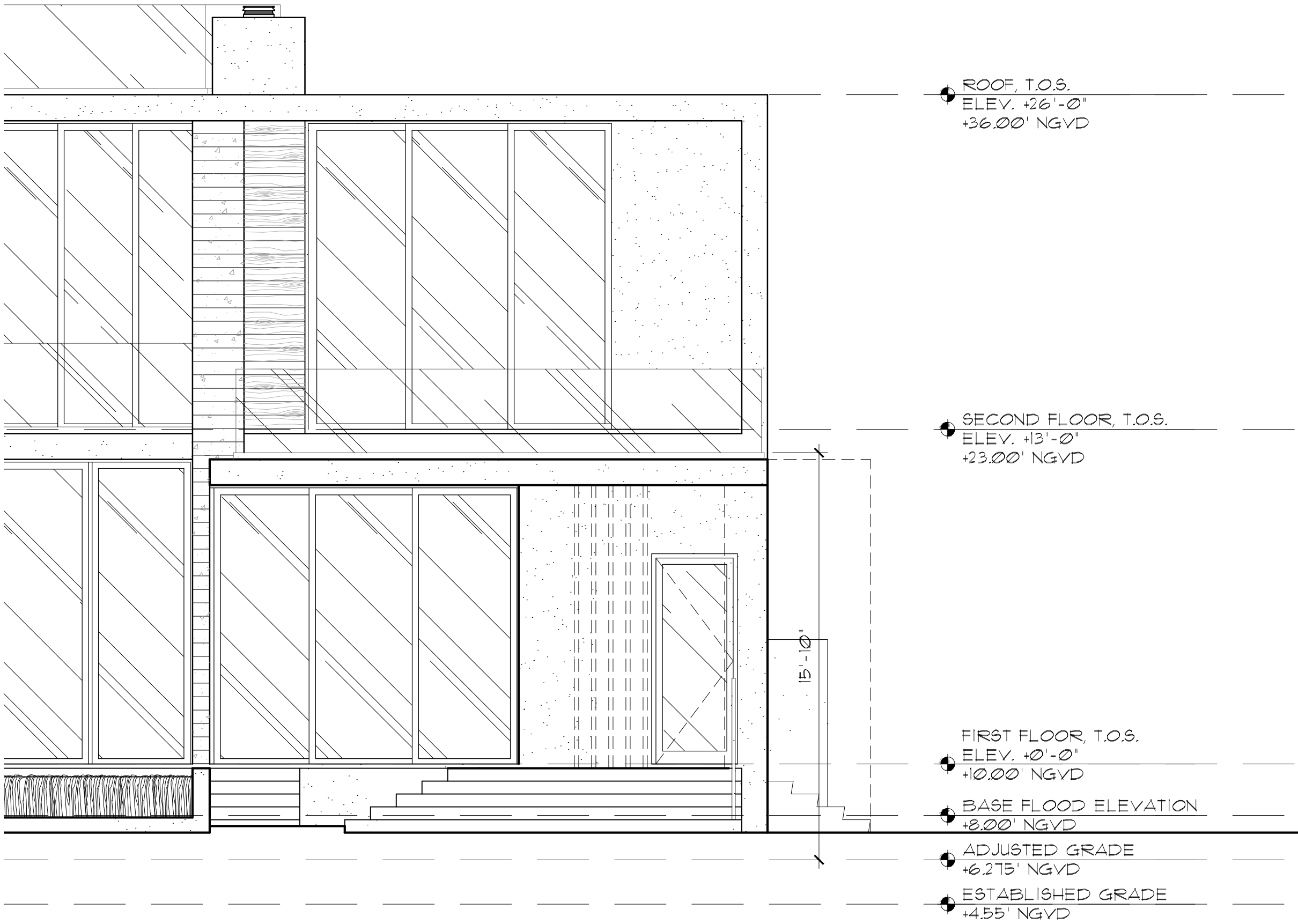
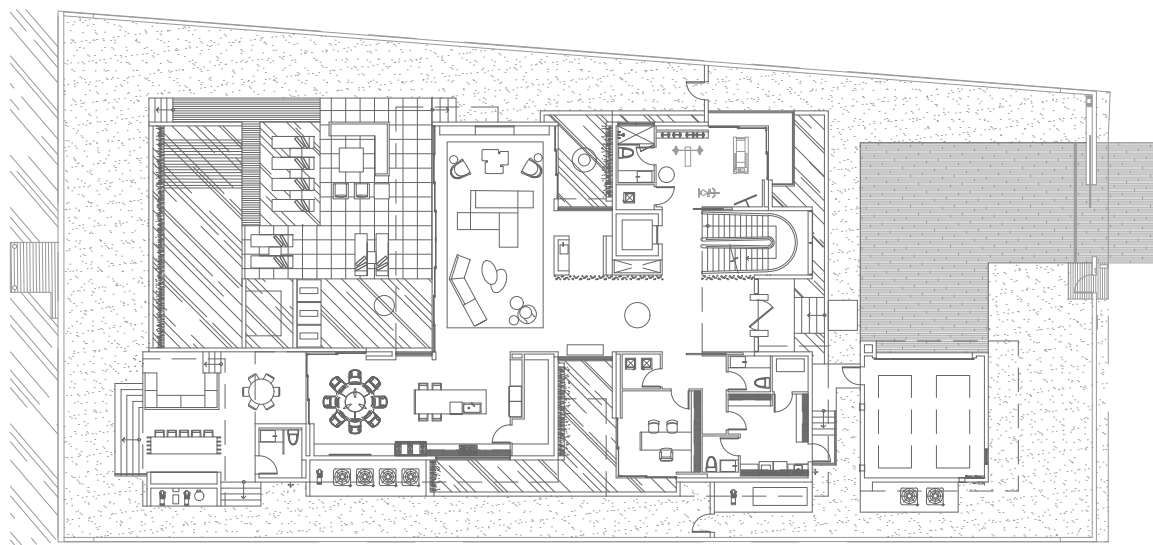
SEEKING RELIEF FROM MUNICODE SECTION 142-1132(a)(2)f.

ACCESSORY BUILDINGS SHALL BE LIMITED TO TWO STORIES. THE MAXIMUM HEIGHT ABOVE ADJUSTED GRADE SHALL NOT EXCEED 12 FEET FOR A ONE-STORY STRUCTURE.

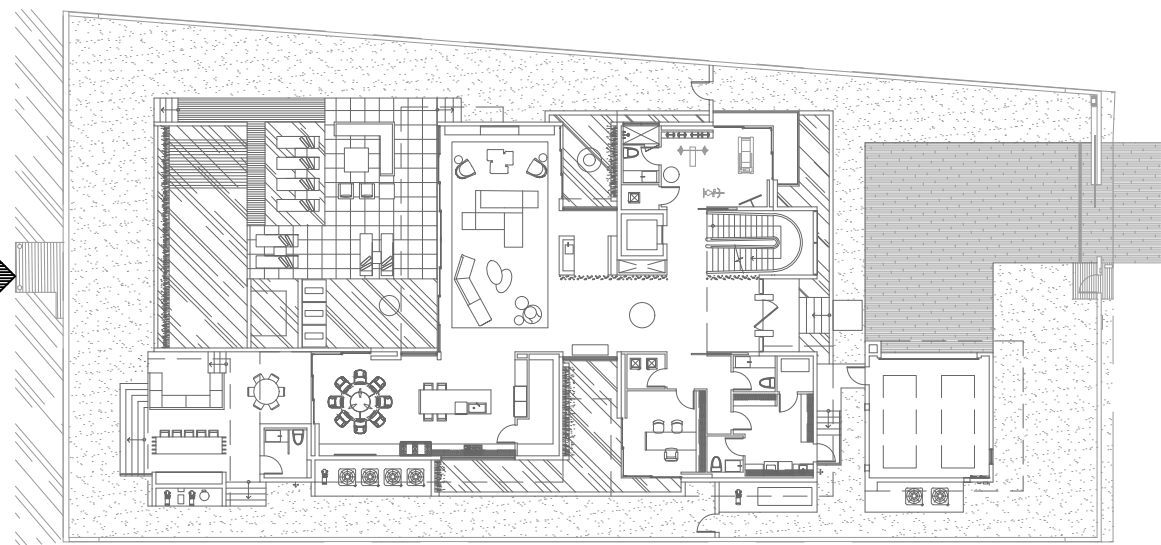
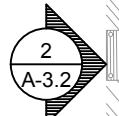
APPLICANT IS REQUESTING A ONE-STORY ACCESSORY STRUCTURE THAT MEASURES 15'-10" FROM ADJUSTED GRADE.



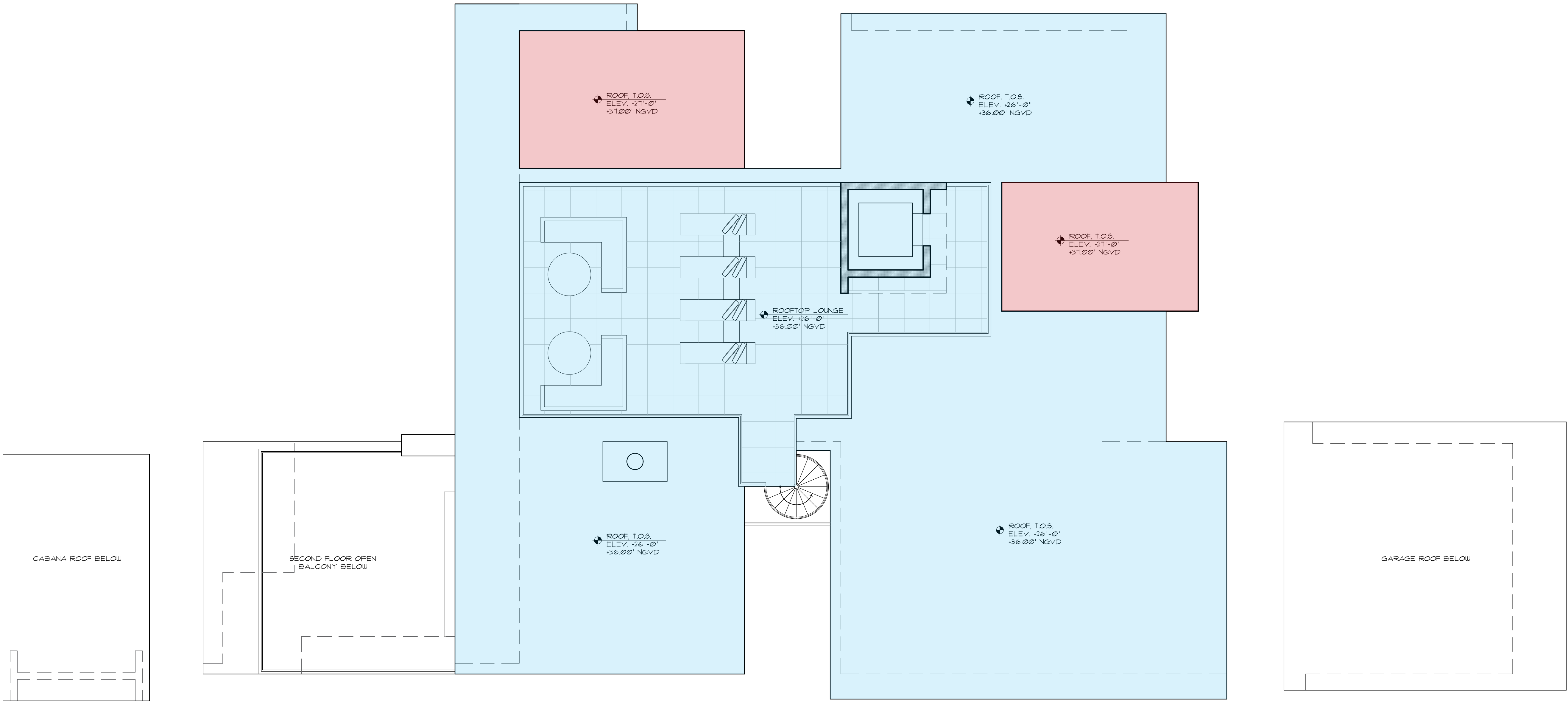
SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/4"=1'-0"







ROOF HEIGHT KEY:

<div></div>	ROOF, T.O.S. ELEV. = +26'-0" +36.00' NGVD	<div></div>	ROOF, T.O.S. ELEV. = +21'-0" +31.00' NGVD
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REQUESTED WAIVER:

SEEKING RELIEF FROM MUNICODE SECTION 142-105(b)(1)

APPLICANT IS REQUESTING TO WAIVE THE 24'-0" HEIGHT REQUIREMENT. HEIGHT REQUESTED AT 21'-0" FOR A PORTION OF THE RESIDENCE.





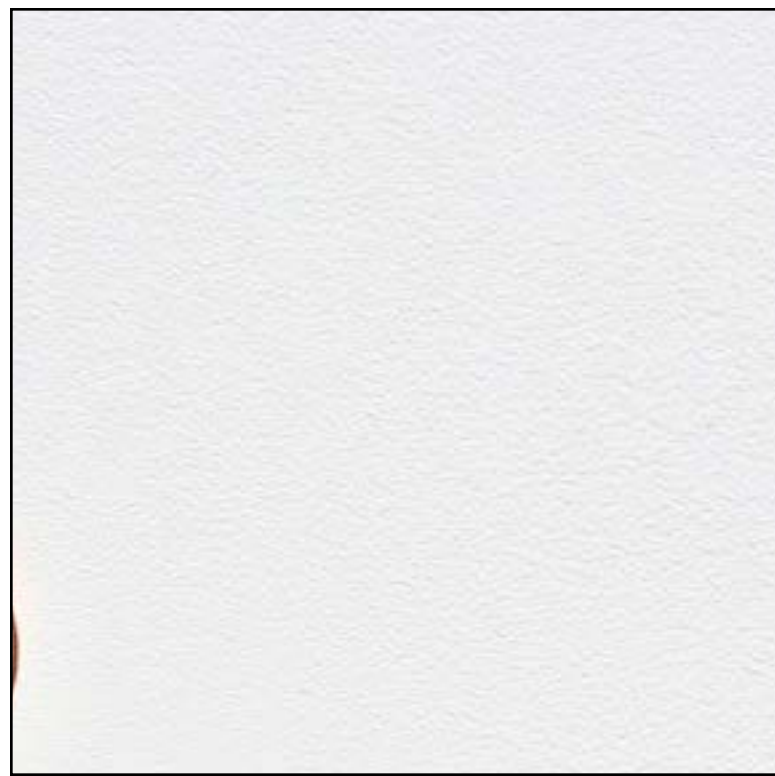
Front View



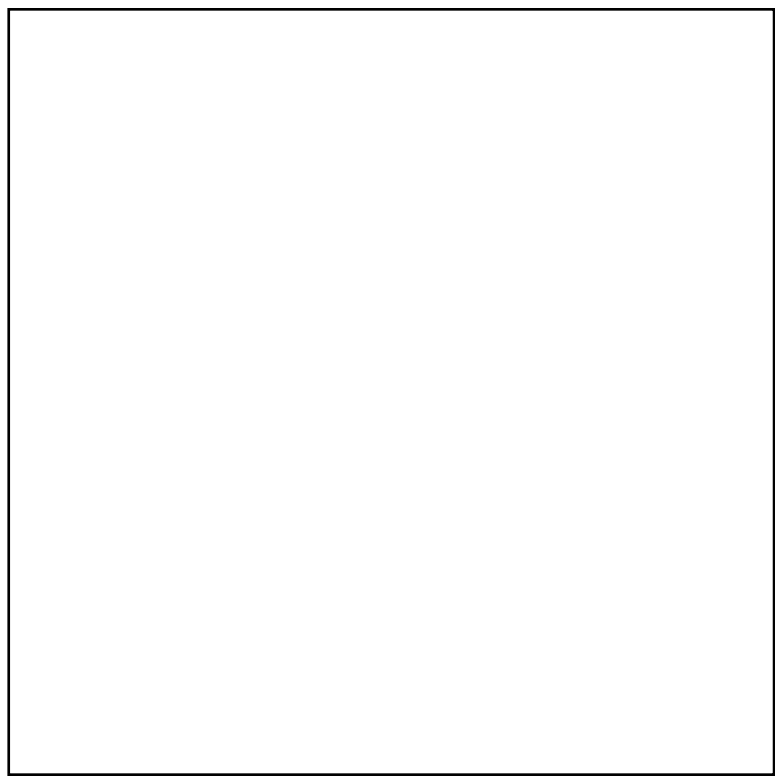


Rear View





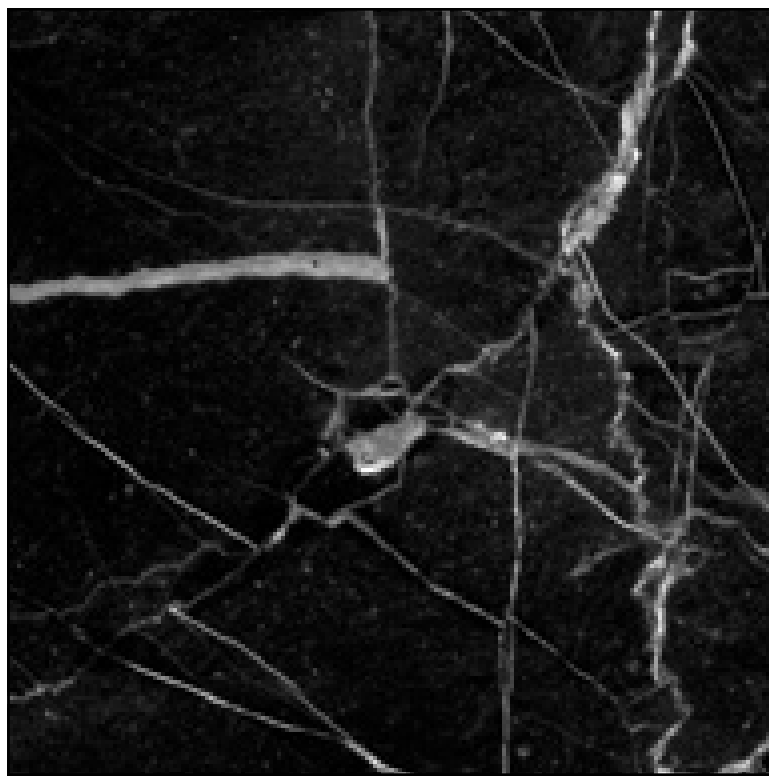
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2



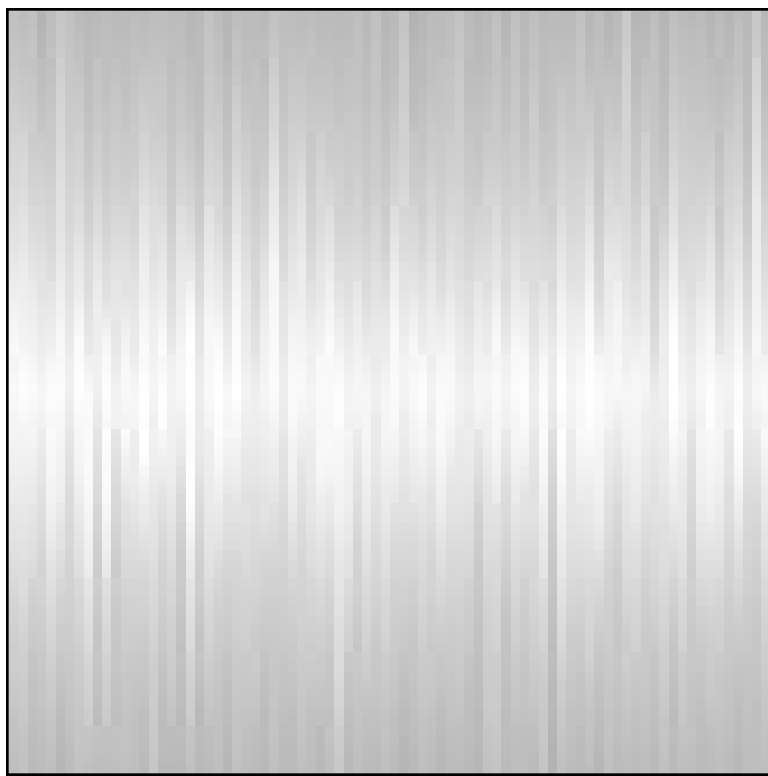
3



4



5



6

PROPOSED MATERIAL PALETTE

	DESCRIPTION	APPLICATION
1	Smooth White Stucco	Exterior Wall Material
2	Clear Glazing	Sliding Glass Doors, Windows, and Railings
3	Limestone	Exterior Wall Material, Pool Deck, and Pavers
4	Black Marble	Exterior Accent Material
5	White Oak Wood	Exterior Wall Cladding, Pool Deck
6	Polished Chrome Metal	Window & Door Frames





Residence 1



Residence 2



Residence 3



Residence 4



Residence 5



Residence 6



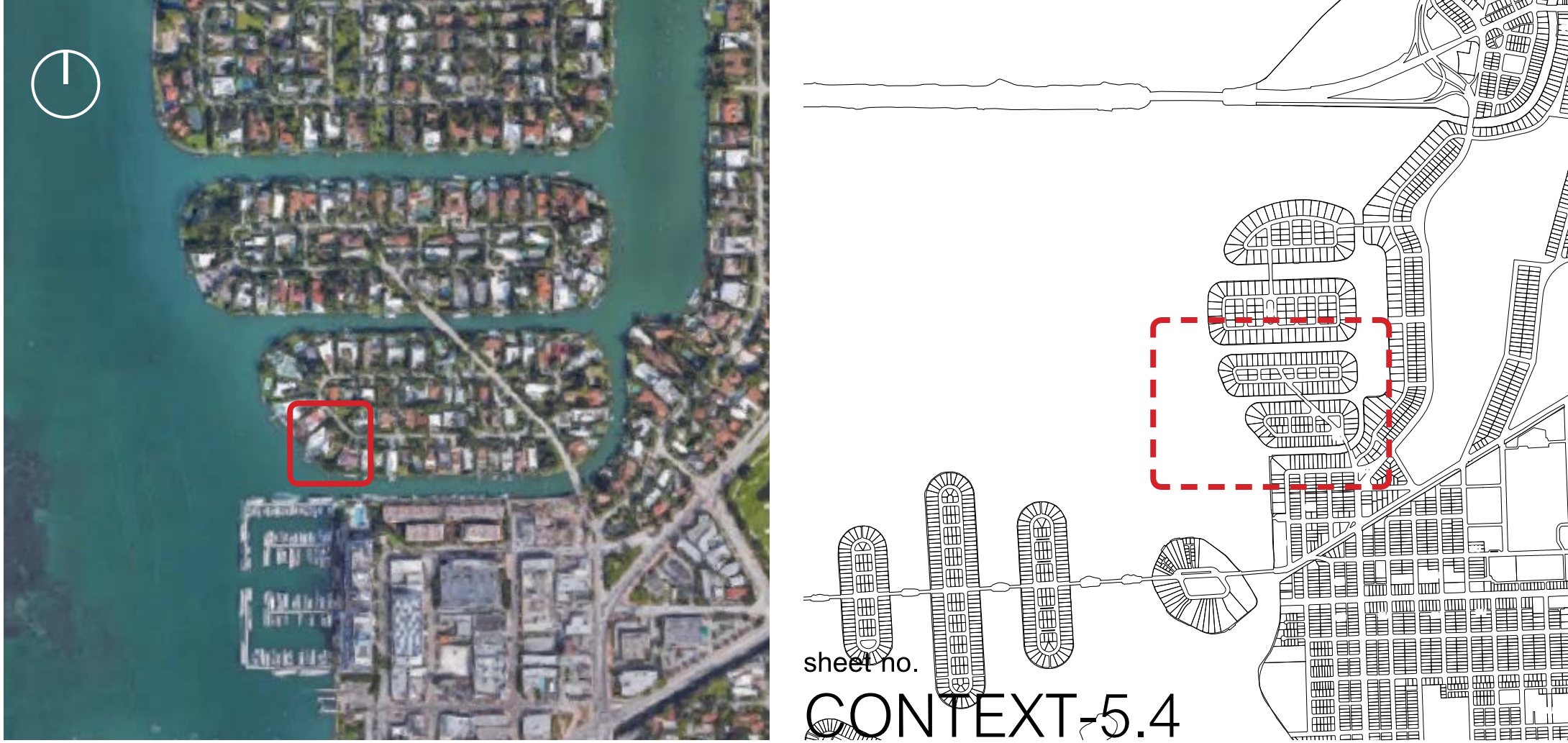
Residence 7



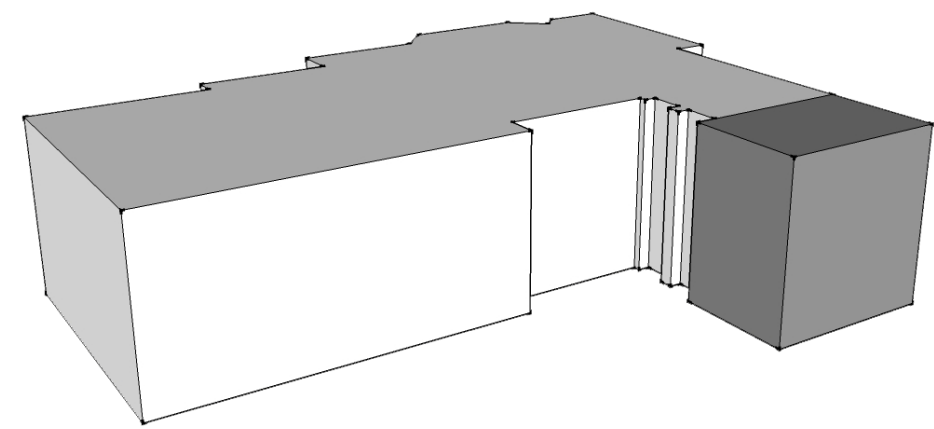
Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties







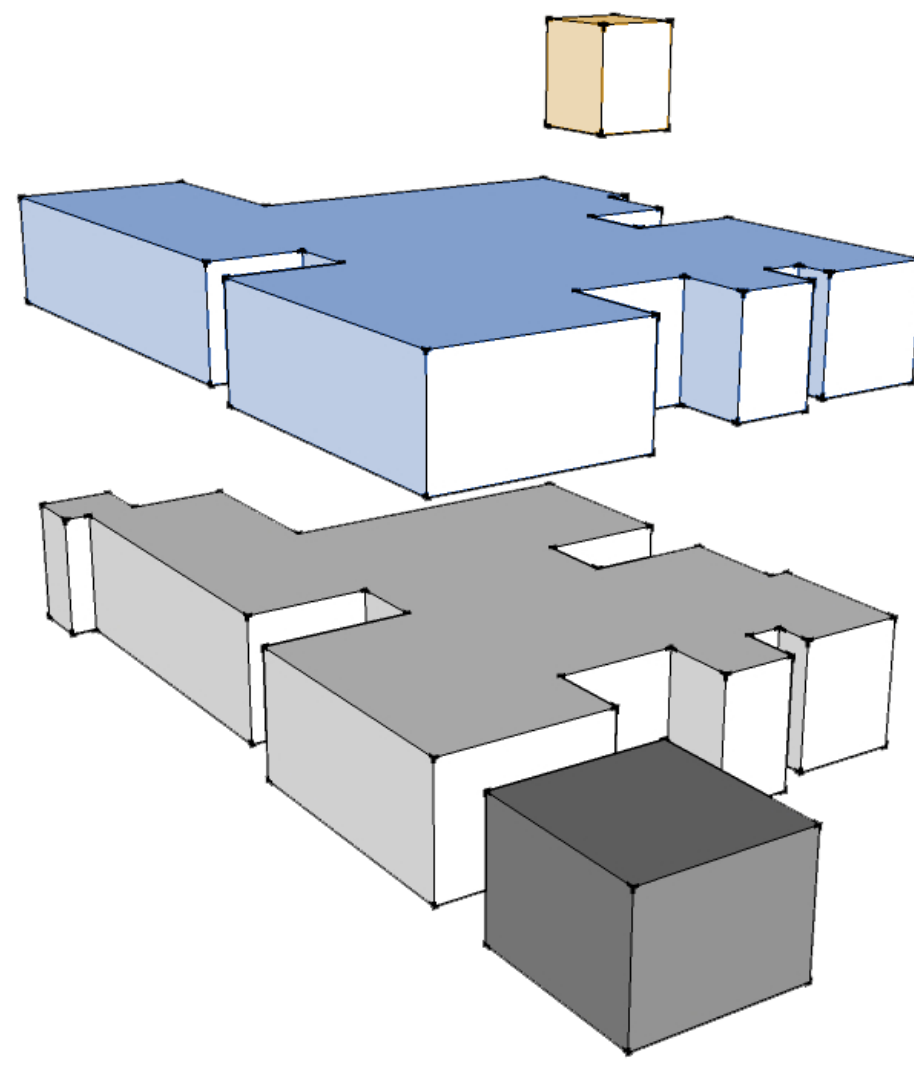
### 2120 Bay Ave

Adjacent Property

Lot Size: 28,454 sq. ft.

Approx. Lot Coverage: 22.3 %

Approx. First-Second Ratio: N/A



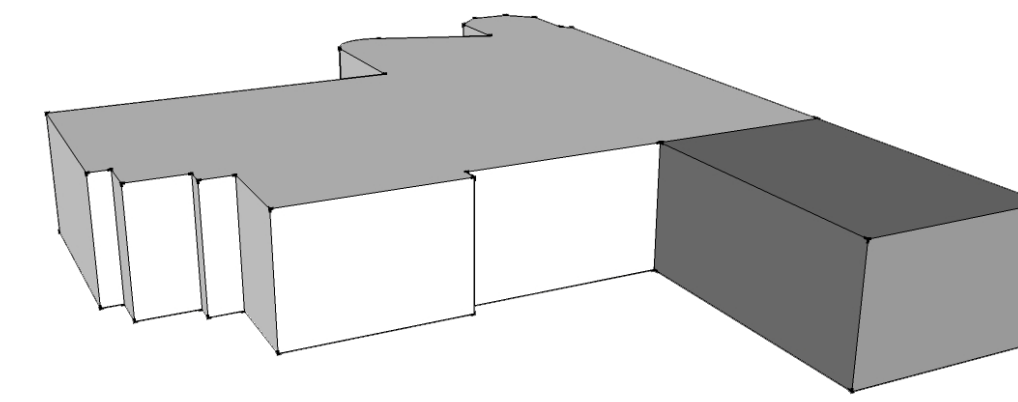
### 2122 Bay Ave

Proposed Property

Lot Size: 14,304 sq. ft.

Lot Coverage: 3,984 (27.9 %)

First-Second Ratio: 80.9 %



### 2130 Bay Ave

Adjacent Property

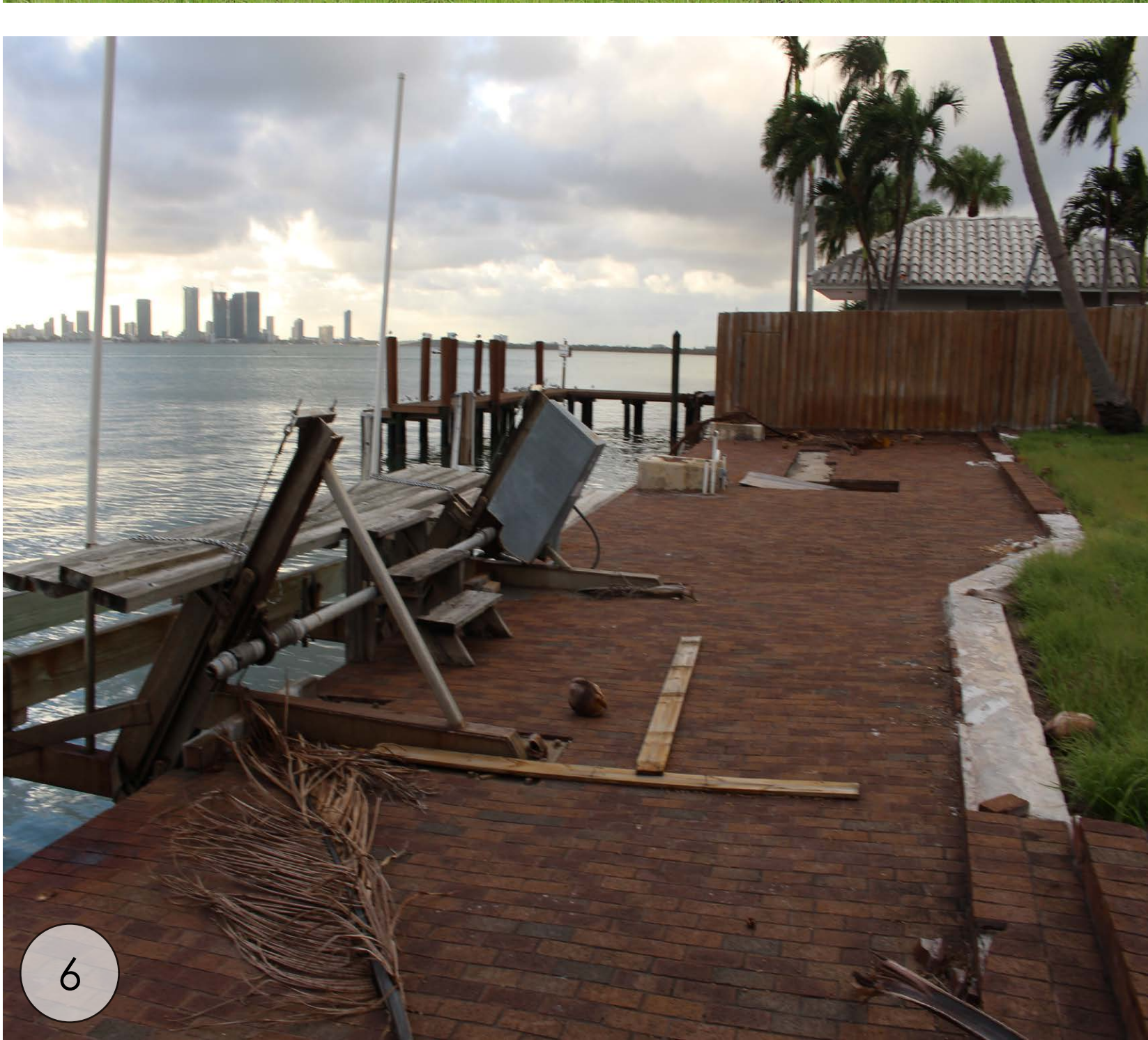
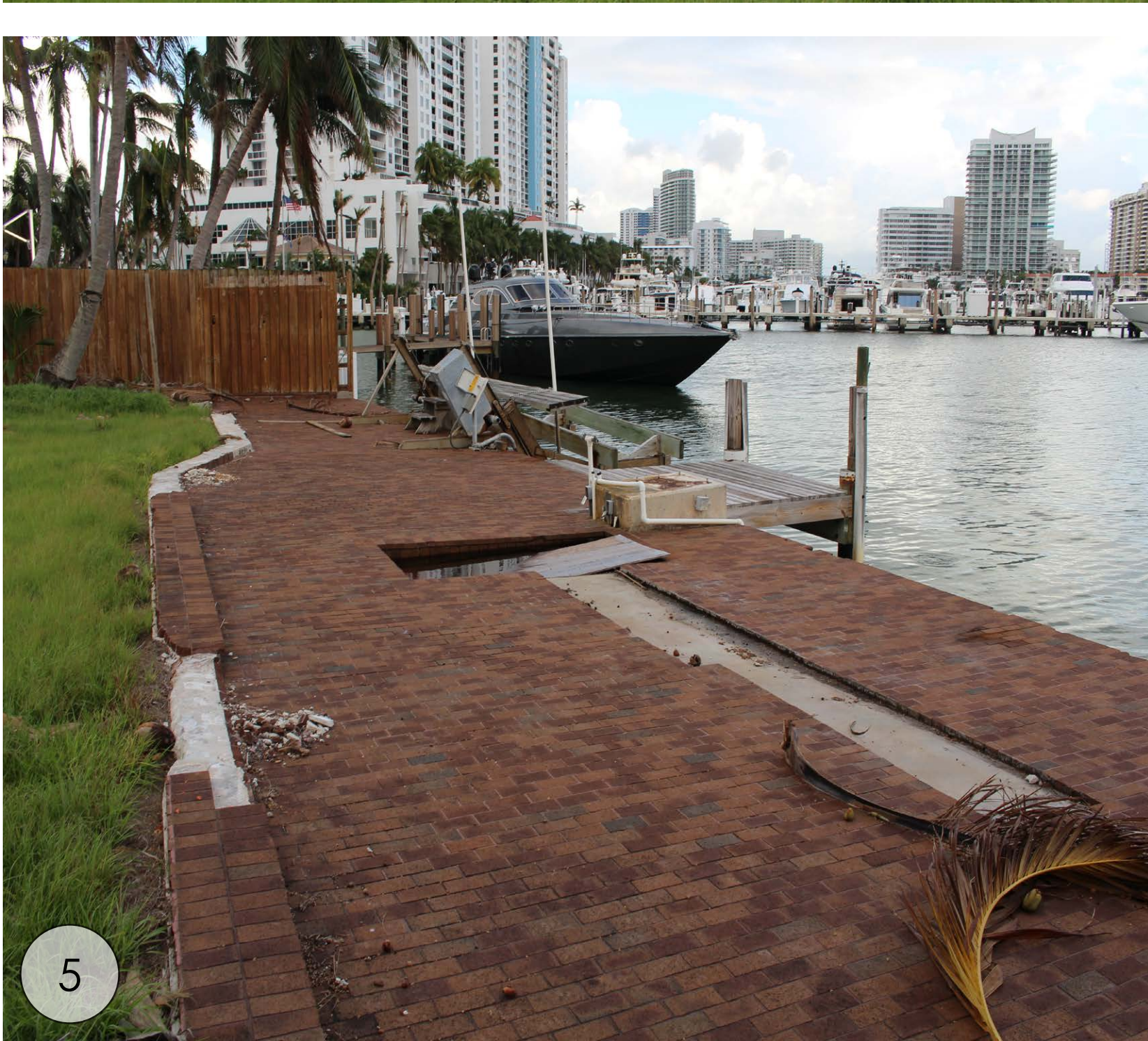
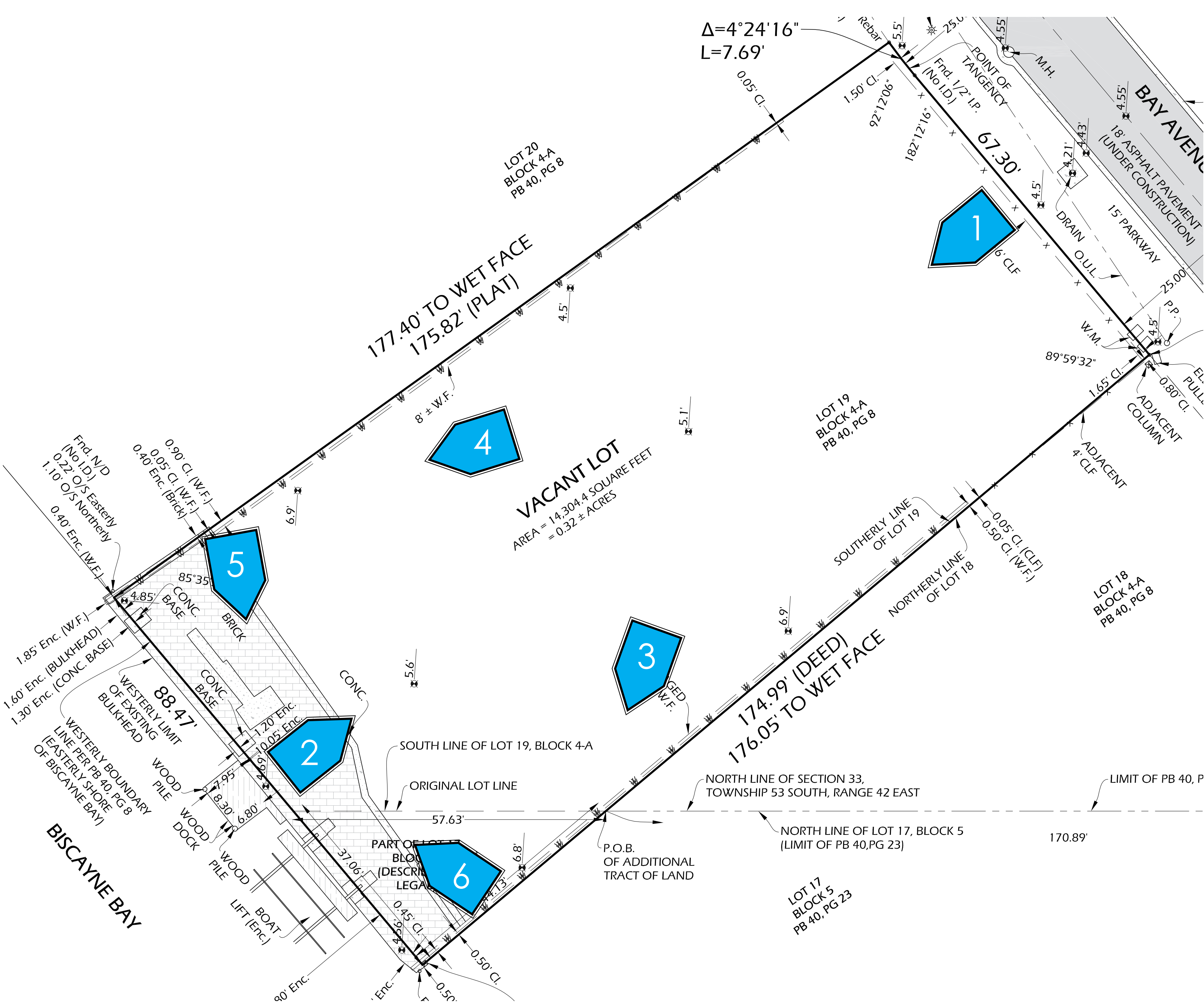
Lot Size: 15,016 sq. ft.

Approx. Lot Coverage: 35 %

Approx. First-Second Ratio: N/A







Existing Site Condition Photos

sheet no.  
CONTEXT-5.6