A-0.0

REQUEST FOR DRB APPROVAL FOR: SAN MARINO ISLAND RESIDENCE

DRB REVISED SUBMISSION DECEMBER 16, 2016

40 W. SAN MARINO DRIVE





CLIENT

SRR PROPERTY HOLDINGS LLC 40 W. SAN MARINO DRIVE MIAMI BEACH, FL, 33139 (813) 785-0551

ARCHITECT

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

LANDSCAPE

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 40 W. SAN MARINO DR. MIAMI BEACH, FL

WAIVERS:

- 1. REQUEST FOR WAIVER TO EXCEED THE 70% SECOND TO FIRST FLOOR RATIO
- 2. REQUEST TO WAIVE THE 24'-0" HEIGHT REQUESTED AT 25'-4".
- 3. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD

VARIANCES:

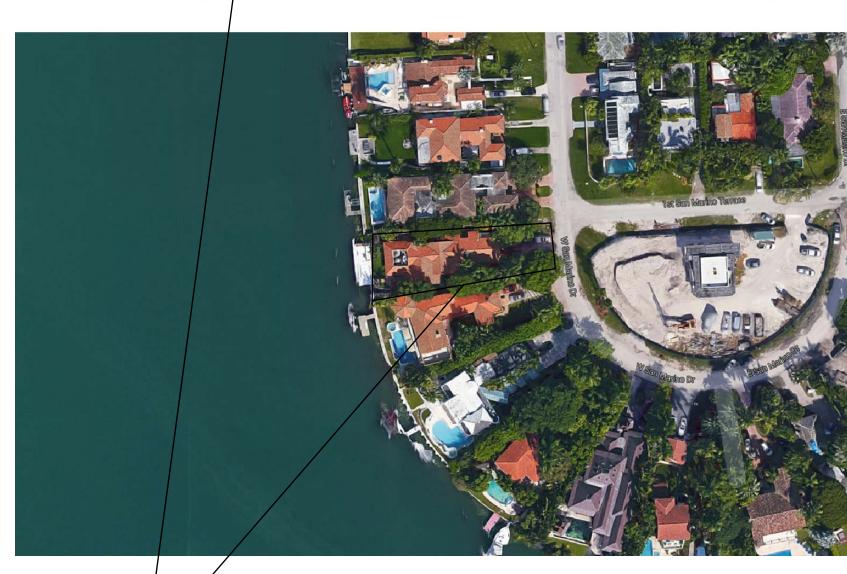
- 4. REQUEST TO REDUCE THE MINIMUM REQUIRED LOT AREA OF 10,000 S.F. FOR A PROPERTY LOCATED IN THE RS-3 ZONING DISTRICT, IN ORDER TO CONSTRUCT A NEW TWO-STORY HOME ON A PROPERTY WITH A LOT AREA OF 9,823 S.F.
- 5. REQUEST TO REDUCE THE MINIMUM REQUIRED LOT WIDTH OF 60'-0" FOR A PROPERTY LOCATED IN THE RS-3 ZONING DISTRICT, IN ORDER TO CONSTRUCT A NEW TWO-STORY HOME ON A PROPERTY WITH A LOT WIDTH OF 54'-6".

DRB REVISED SUBMISSION DECEMBER 16, 2016

REQUEST FOR DRB APPROVAL FOR: SAN MARINO ISLAND RESIDENCE

40 W. SAN MARINO DRIVE





40 W, SAN MARINO DR MIAMI BEACH, FL, 33139

MIAMI BEACH, FLORIDA

INDEX OF DRAWINGS

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A-0.5a CALCULATIONS (EXISTING RESIDENCE)

A-0.5a CALCULATIONS (EXISTING RES

CONTEXT

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ARCHITECTURAL

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LANDSCAPE

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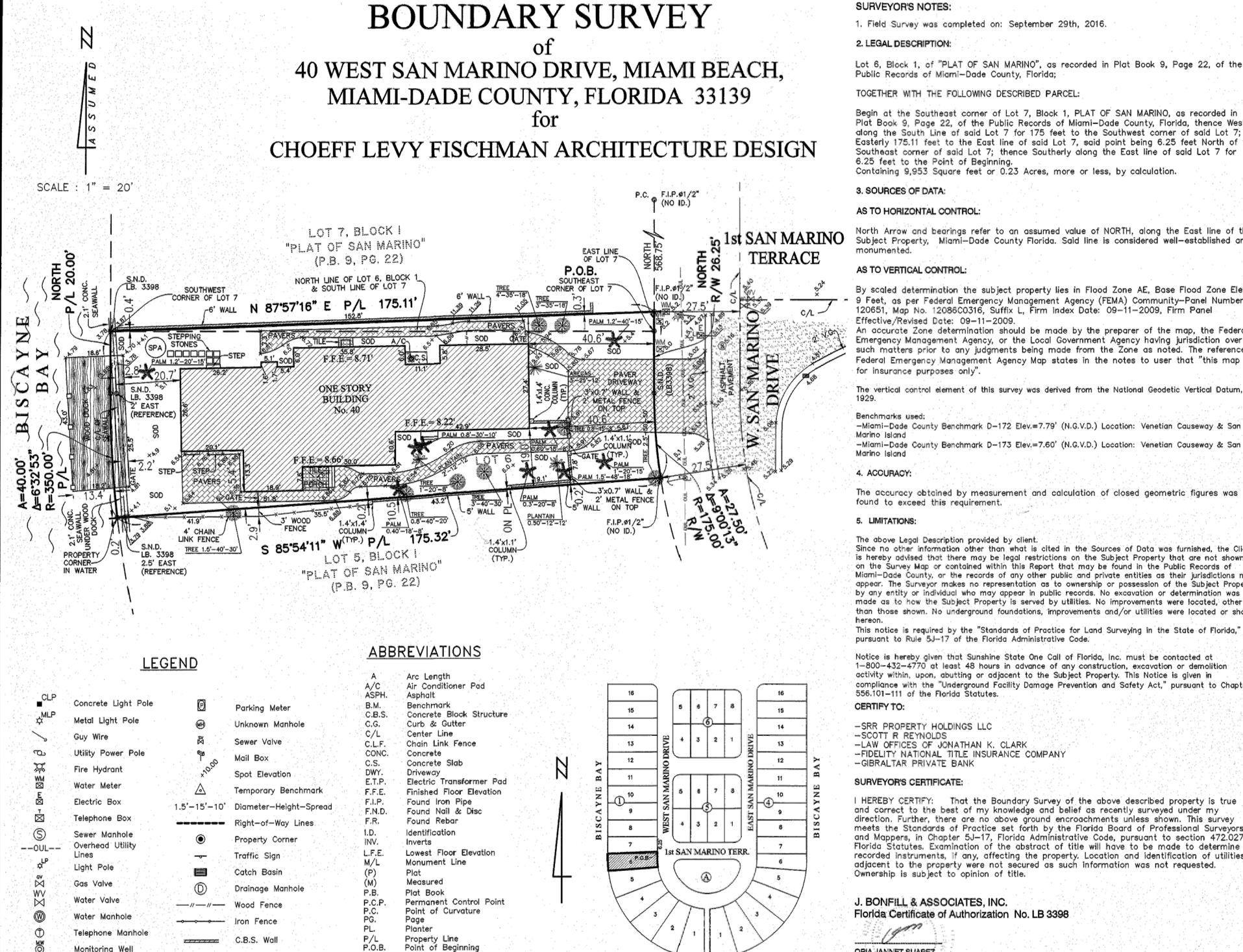
Ralph Choeff registered architect AR0009679

comm no. 1639

12/16/2016

revised:

sheet no.



P.O.C.

R/W SWK.

T.B.M.

V.G.

Guard Pole

Point of Commencement

Right-of-Way Line

Temporary Benchmark

Sidewalk

Valley Gutter

Permanent Reference Monument

SURVEYOR'S NOTES:

1. Field Survey was completed on: September 29th, 2016.

Lot 6, Block 1, of "PLAT OF SAN MARINO", as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Begin at the Southeast corner of Lot 7, Block 1, PLAT OF SAN MARINO, as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida, thence West Easterly 175.11 feet to the East line of said Lot 7, said point being 6.25 feet North of the Southeast corner of said Lot 7; thence Southerly along the East line of said Lot 7 for 6.25 feet to the Point of Beginning.

North Arrow and bearings refer to an assumed value of NORTH, along the East line of the Subject Property, Miami-Dade County Florida. Said line is considered well-established and

By scaled determination the subject property lies in Flood Zone AE, Base Flood Zone Elev.= 9 Feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120651, Map No. 12086C0316, Suffix L, Firm Index Date: 09—11—2009, Firm Panel

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to user that "this map is

The vertical control element of this survey was derived from the National Geodetic Vertical Datum,

-Miami-Dade County Benchmark D-173 Elev.=7.60' (N.G.V.D.) Location: Venetian Causeway & San

The accuracy obtained by measurement and calculation of closed geometric figures was

The above Legal Description provided by client

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

- -LAW OFFICES OF JONATHAN K. CLARK
- -FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested.

Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ

PROFESSIONAL SURVEYOR AND MAPPER No. 6781 STATE OF FLORIDA

LOCATION SKETCH

NOT TO SCALE

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.

WEST SAN MARIN MIAMI-DADE CO

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REVISIONS BY

Field Book: ON FILE

SHEET 1 OF 1

AND DESCRIPTION OF THE PERSON NAMED IN		
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09-29-2		
G.P., J. A.A.P.,	S., T.P., C.B.	
ced: J.B.	<u> </u>	
AS SH	OWN	

RECONSTRUCT THE SWALE/SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF DILIDO DR. ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TERMITE PROTECTION NOTE

CONSTRUCTION.

TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED PERCENT CONCENTRATION & NUMBER OF GALLONS

FLOOD VENT CALCULATIONS

TOTAL GARAGE AREA = 400 SQ. FT.

FLOOD VENT REQUIRED = 400 SQ. INCHES ENGINEERED FLOOD VENTS @ BLOCK WALL "SMART VENTS" = 200 SQ, INCHES EA,

CALCULATIONS ARE BASED ON "SMART VENT" MODEL 1540-510, CERTIFICATION: FL#5822.1-R2

200 SQ. IN. x 2 VENTS = 400 SQ. INCHES

SWIMMING POOL SAFETY BARRIER NOTE

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A SAFETY BARRIER COMPLYING WITH FBC 2014, R4101.17 OR A POOL COVER COMPLYING WITH ASTM F

FLOOD ELEVATION NOTE:

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+9'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT,

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

SURVEYOR NOTE

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

APPLICAE

APPLICABLE CODE: FBC 2014 RESIDENTIAL -ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL,

DRAINAGE NOTE

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY, SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION.

A / C SPACE NOTE:

AREA CALCULATIONS PROVIDED ON THIS

ABLE CODE NOTE:		ALL

SHEET ARE FOR CITY OF MIAMI BEACH ZONING CALCULATIONS, FOR AIR CONDITIONED SPACE USED FOR MECHANICAL CALCULATIONS, PLEASE SEE MECH. DWGS.

ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE +9
2	FIRM Map Number	12086C0316L
3	Base Flood Elevation (BFE):	9.00' NGVD
4	Proposed Flood Design Elevation:	10.00' NGVD
5	Crown of Road Elevation:	5.36' 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	6.00' NGVD
10	Highest Adjacent Grade	6.50' NGVD

	S	INGLE FAMILY RESID	ENTIAL - ZONING DATA	SHEET		
ITEM #	Zoning Information					
1	Address:	40 W San Marino Dr., Miami Beach, FL 33139 Lot 6, Block 1, of "PLAT OF SAN MARINO", as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida; Begin at the Southeast corner of Lot 7, Block 1, PLAT OF SAN MARINO, as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida, thence West along the South Line of said Lot 7 for 175 feet to the Southwest corner of said Lot 7; Easterly 175.11 feet to the East line of said Lot 7, said point being 6.25 feet North of the Southeast corner of said Lot 7; thence Southerly along the East line of said Lot 7 for 6.25 feet to the Point of Beginning.				
2	Folio number(s):	02-3232-003-0060	02-3232-003-0060			
3	Board and file numbers :	DRB #TBD	DRB #TBD			
4	Year built:	1936	Zoning District:		RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.34' NGVD			
6	Adjusted grade (Flood+Grade/2):	7.17' NGVD	Free board:	Free board:		
7	Lot Area:	9,824 SF				
8	Lot width:	54.6' (AVG.)	Lot Depth:		175.21' (AVG.)	
9	Max Lot Coverage SF and %:	2,947 SF (30%)	Proposed Lot Coverage SF and %:		2,752 SF (28.0%)	
10	Existing Lot Coverage SF and %:	3,579 SF (36.4%)	Lot coverage deducted (garage-storage) SF: 455 SF		455 SF	
11	Front Yard Open Space SF and %:	682 SF (63%)	Rear Yard Open Space SF	Rear Yard Open Space SF and %:		
12	Max Unit Size SF and %:	4,912 SF (50%)	Proposed Unit Size SF and	%:	4,981 SF (50%)	
13	Existing First Floor Unit Size:	3,579 SF	Proposed First Floor Unit S	Size:	2,547 SF	
			Proposed First Floor Unit S	Size (Volumetric):	3,002 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) 2,577 SF (85.8%)		2,577 SF (85.8%)	
15			Proposed Second Floor Ur	iit Size:	2,434 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 644 SF (25%)			

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		25'-4"	
18	Setbacks:				
19	Front First level:	20'-0"		30'-0"	
20	Front Second level:	30'-0"		58'-10"	
21	Side 1:	7'-6"		8'-0"	
22	Side 2 or (facing street):	7'-6"		7'-6"	
23	Rear:	26' - 1/2"		38'-6"	
	Accessory Structure Side 1:	7'-6"		7'-6"	
24	Accessory Structure Side 2 or (facing street):	N/A		N/A	
25	Accessory Structure Rear:	13' - 1/4"		15'-11"	
26	Sum of Side yard :	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	:				
If not a	applicable write N/A				

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RESIDENCE MARINO DR. CH, FL 33139

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Ralph Choeff

registered architect

AR0009679

comm no.

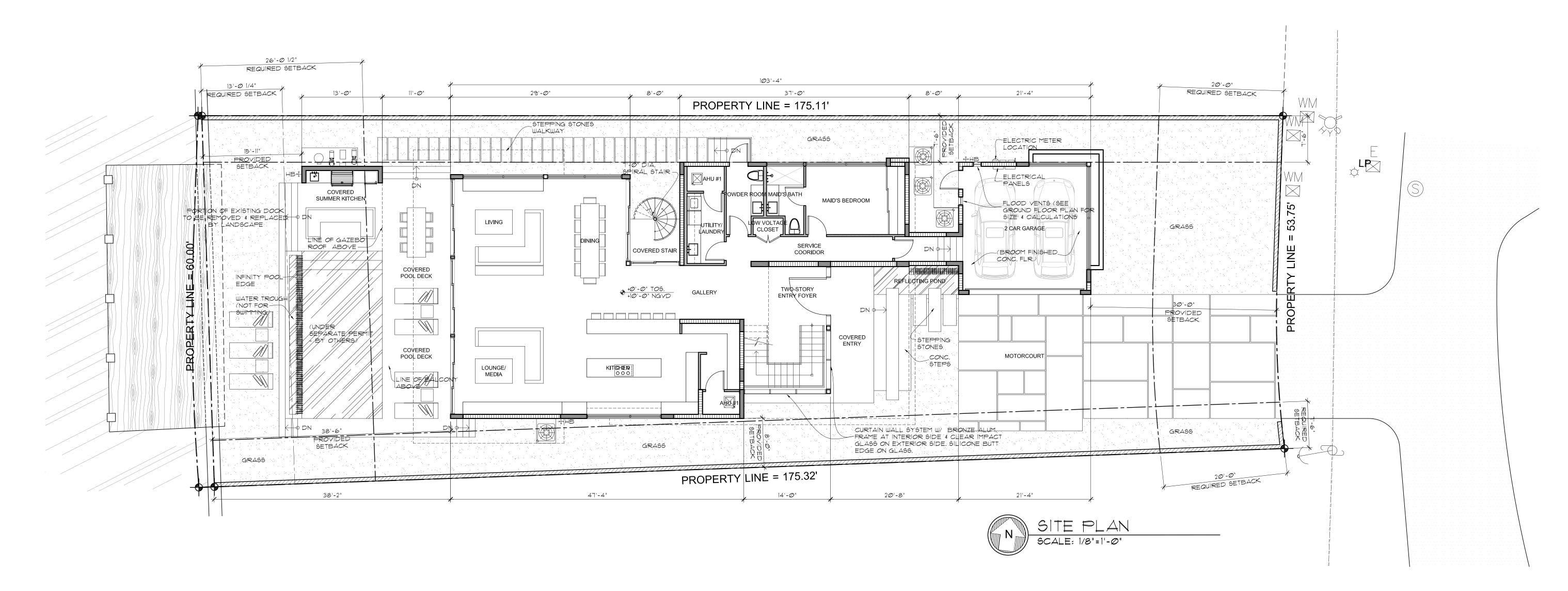
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revised:

sheet no.

date:



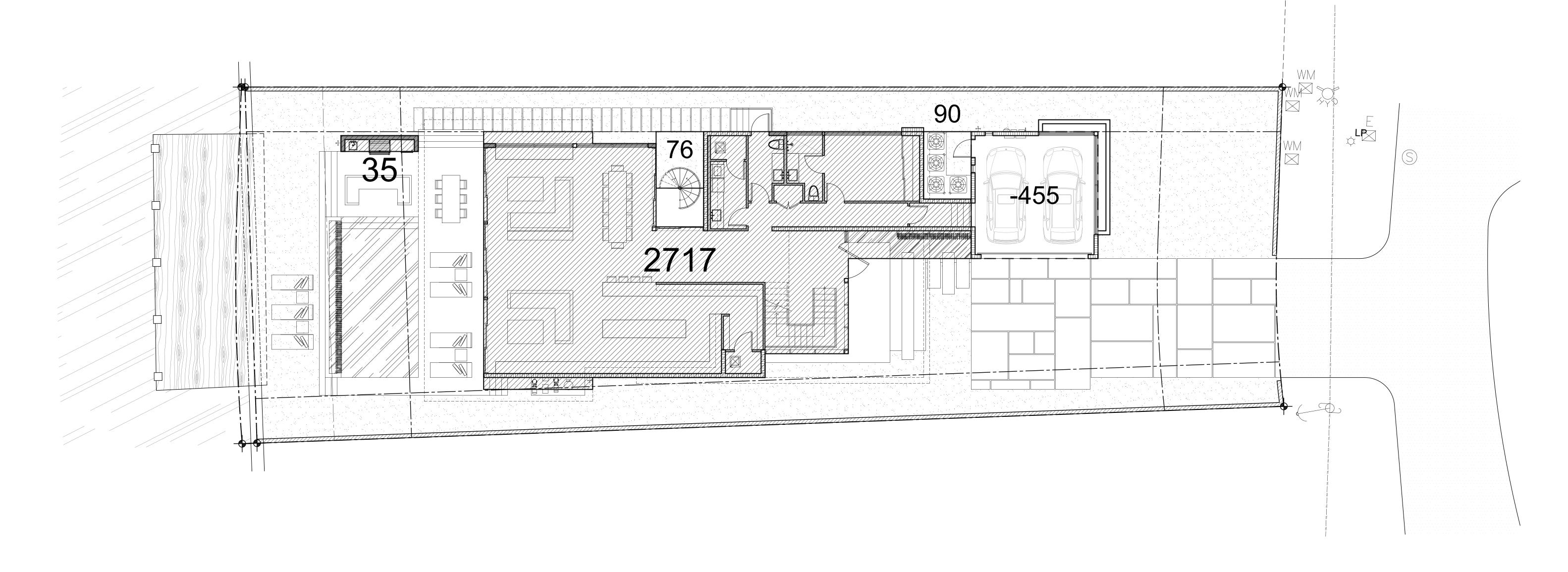


Ralph Choeff registered architect AR0009679

comm no. 1639

09/30/2016

revised:



BUILDING DATA	
MAIN HOUSE: FIRST FLOOR (AC) SECOND FLOOR (AC)	2,547 S. F. 2,434 S. F.
TOTAL (AC):	4,981 S. F.
GARAGE (NON A/C)(455-500) CABANA BALCONIES & OVERHANGS	Ø S. F. Ø S. F. Ø S. F.
TOTAL (NON AC):	Ø S.F.
TOTAL UNIT SIZE (AC + NON AC):	4,981 SQ. FT. (50%)
FLOOR RATIO PERCENTAGE	
MAIN HOUSE: TOTAL FIRST FLOOR (VOLUMETRIC) TOTAL SECOND FLOOR (VOLUMETRIC)	3,002 S. F. 2,577 S. F.
TOTAL:	85.8%
ROOF DECK CALCULATIONS	
TOTAL SECOND FLOOR AREA 2,517 S	. F. 100%

644 S.F.

3*Ø.*Ø%

TOTAL ROOF AREA

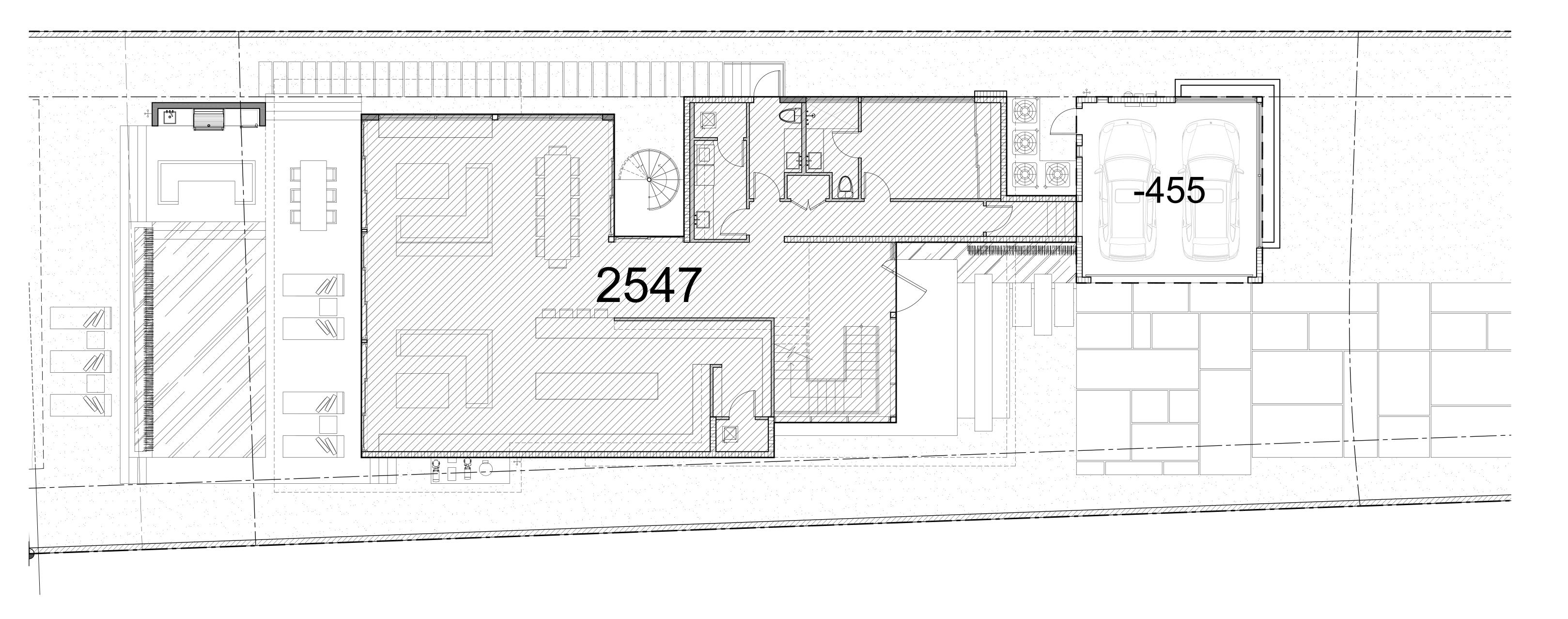
EXISTING LOT SIZE:	9	,823 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE CABANA		2,717 S. F. 35 S. F.
TOTAL BLDG, LOT COVERAGE:	2,75	52 SQ. FT. (28,0%)
FRONT SETBACK CALCULATIONS		
AREA:	1,082 S. F.	100%
IMPERVIOUS AREA:	400 S.F.	
LANDSCAPE AREA:	682 S.F.	63.0%
REAR SETBACK CALCULATIONS		
AREA:	1,527 S. F.	100%
IMPERVIOUS AREA:	439 S. F.	
LANDSCAPE AREA:	1088 S. F.	71.3%



Ralph Choeff registered architect AR0009679 comm no.

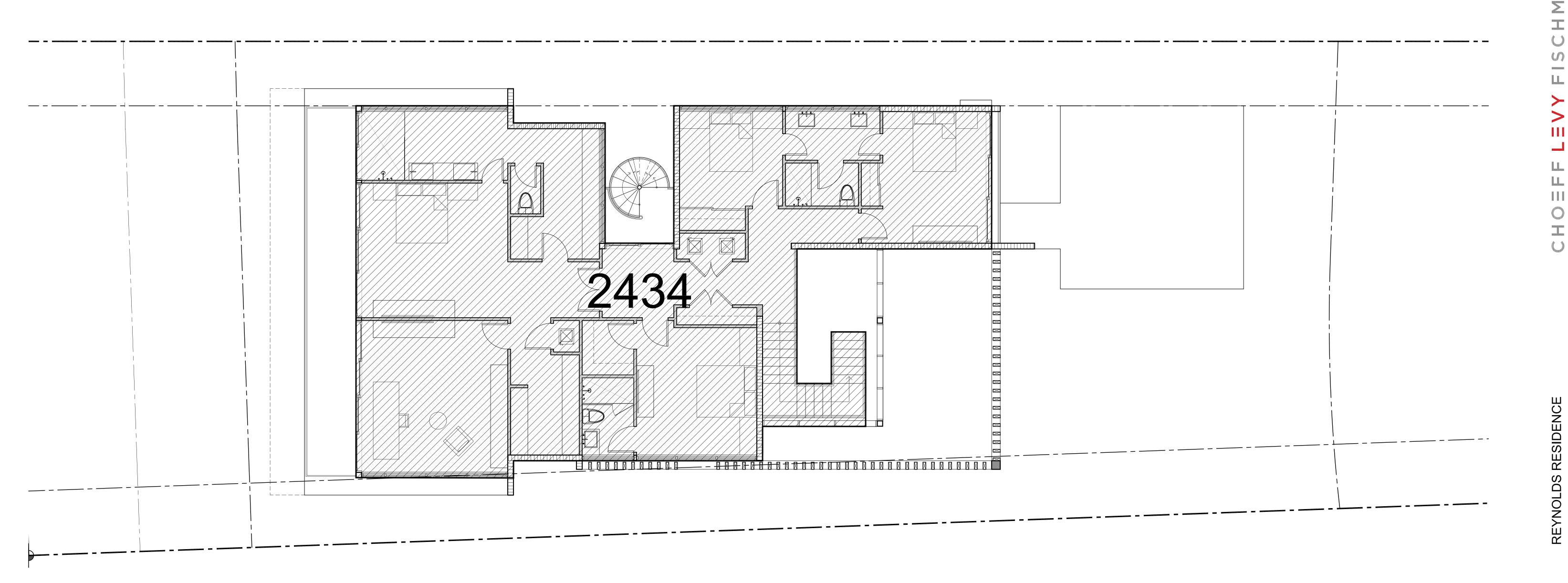
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GARAGE (NON A/C)(455-500) CABANA BALCONIES & OVERHANGS	Ø S. F. Ø S. F. Ø S. F.
TOTAL (NON AC):	Ø 5.F.
TOTAL UNIT SIZE (AC + NON AC):	4,981 SQ. FT. (50%)
FLOOR RATIO PERCENTAGE	
MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC) TOTAL SECOND FLOOR (VOLUMETRIC)	3,002 S. F. 2,577 S. F.
	'
TOTAL SECOND FLOOR (VOLUMETRIC)	2,577 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC) TOTAL:	2,577 S. F. 85.8%

SITE DATA		
EXISTING LOT SIZE:	Ç	3,823 S. F. (100%)
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TOTAL UNIT SIZE (AC + NON AC):	-,981 SQ. FT. (50%)
FLOOR RATIO PERCENTAGE	
MAIN HOUSE: TOTAL FIRST FLOOR (VOLUMETRIC) TOTAL SECOND FLOOR (VOLUMETRIC)	3,002 S. F. 2,577 S. F.
TOTAL:	85,8%
ROOF DECK CALCULATIONS	
TOTAL SECOND FLOOR AREA 2,577 S. F.	100%

TOTAL ROOF AREA

644 S.F.

3*0.0*%

SITE DATA		
EXISTING LOT SIZE:		23 S. F. (100%)
BLDG, LOT COVERAGE: MAIN HOUSE CABANA		117 S. F. 35 S. F.
TOTAL BLDG, LOT COVERAGE:	, ·	SQ. FT. (28,0%)
FRONT SETBACK CALCULATIONS		
AREA:	1,082 S. F.	100%
IMPERVIOUS AREA:	400 S. F.	
LANDSCAPE AREA:	682 S. F.	63 <i>.</i> 0%
REAR SETBACK CALCULATIONS		
AREA:	1,527 S. F.	100%
IMPERVIOUS AREA:	439 S. F.	
LANDSCAPE AREA:	1088 S. F.	71.3%





Ralph Choeff registered architect AR0009679

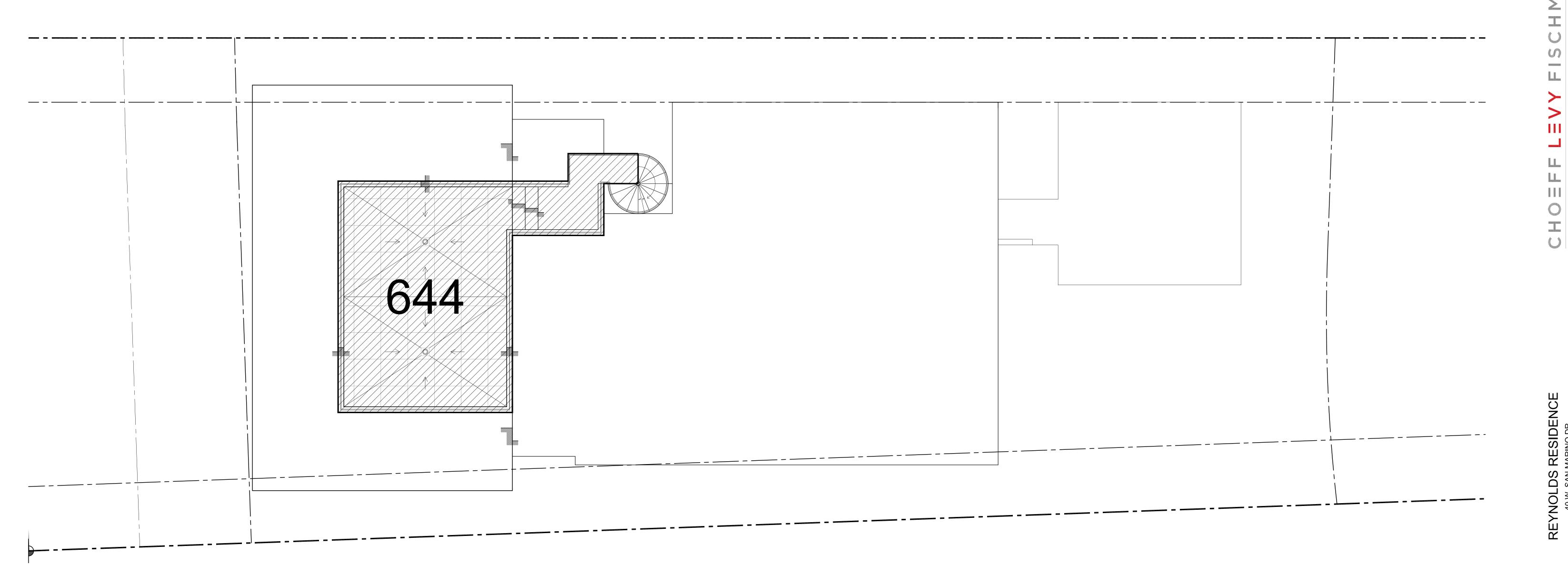
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09/30/2016

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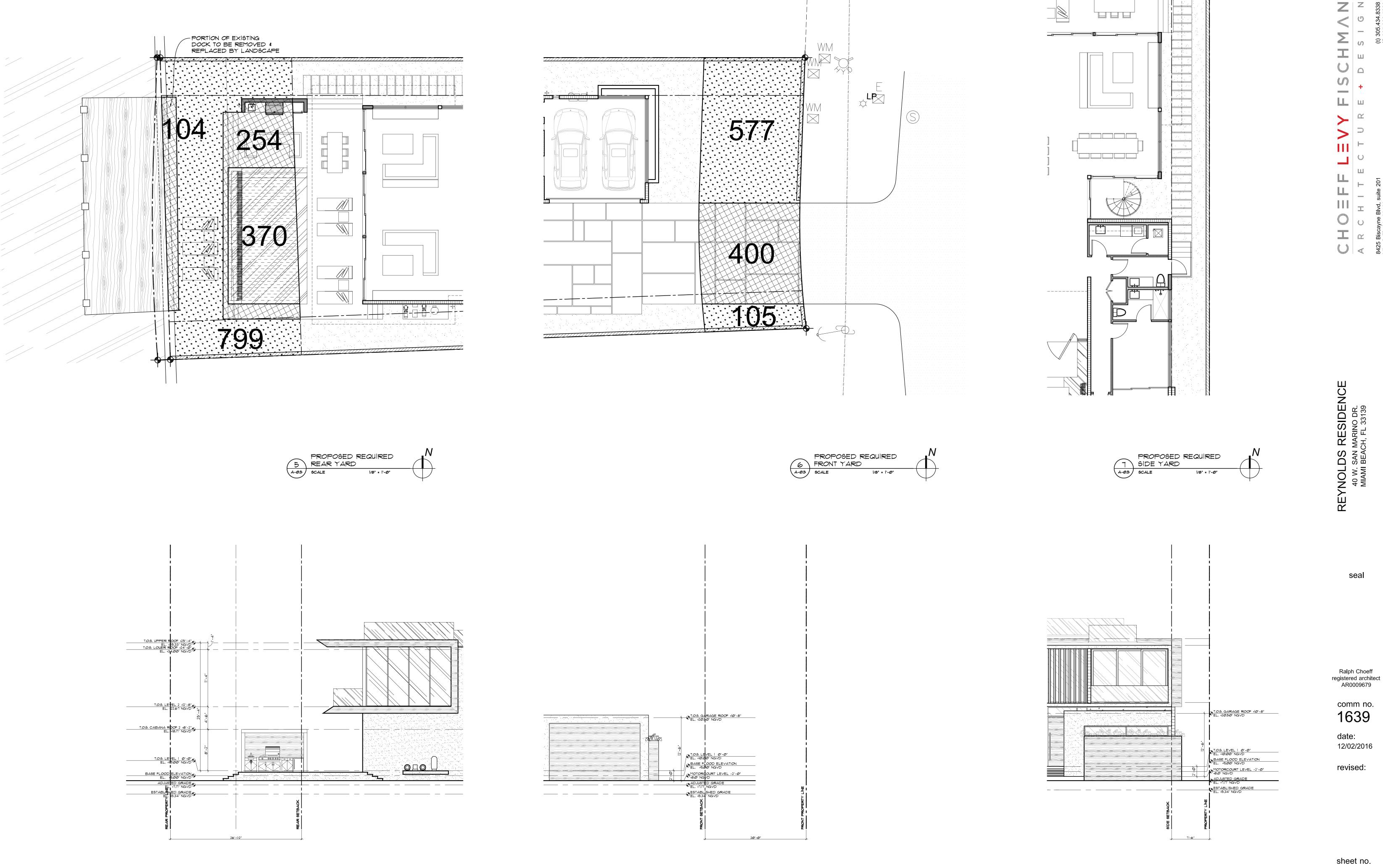


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comm no. 1639

date: 09/30/2016

revised:



A-0.5



Front View



Rear View



Front Elevation (EAST)

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



Rear Elevation (WEST)

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



Side Elevation (SOUTH)

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



Side Elevation (NORTH)

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

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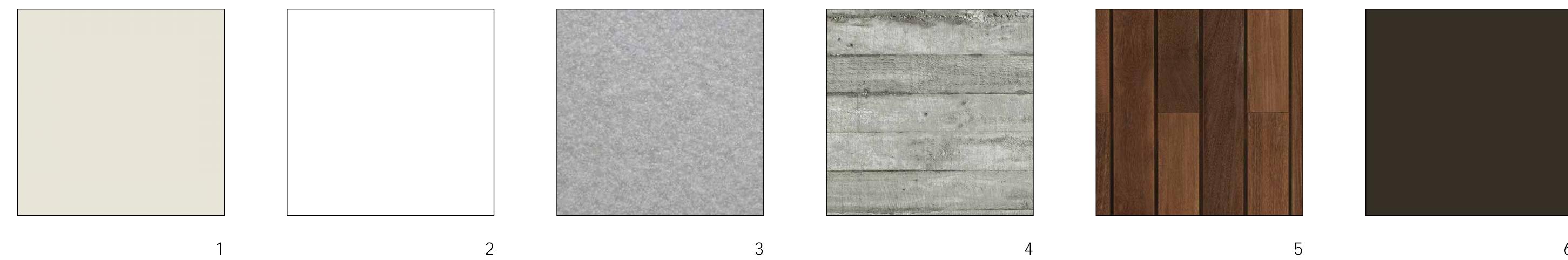






C-3.1 Axonometric Diagrams





	DESCRIPTION	SPECIFICATION
1	Exterior Paint	Benjamin Moore China White
2	Glazing	
3	Quartzite Decking	White Lotus Bush - Hammered Quartzite
4	Concrete Finish	Board Form Concrete
5	Ipe Wood	Finished Ipe Decking - Natural Inc.
6	Mullion Coating	Tiger Drylac Powder Coatings - Statuary Bronze

sheet no.

Material Board



Residence 1



Residence 3



Residence 6



Aerial Photograph of Surrounding Properties



Residence 2



Residence 4



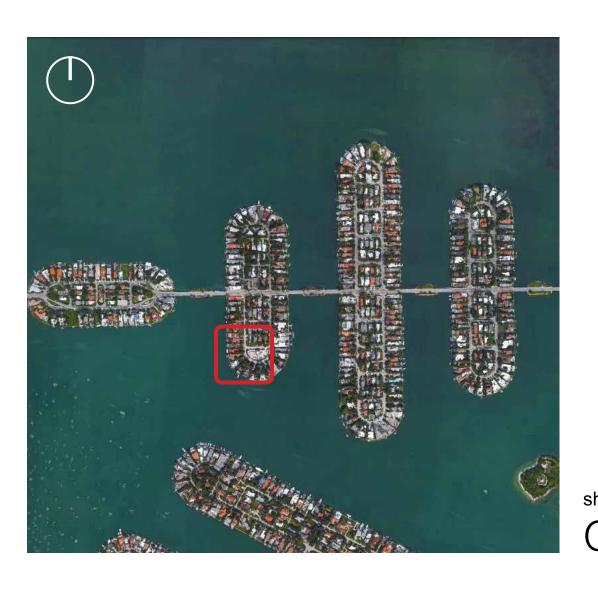


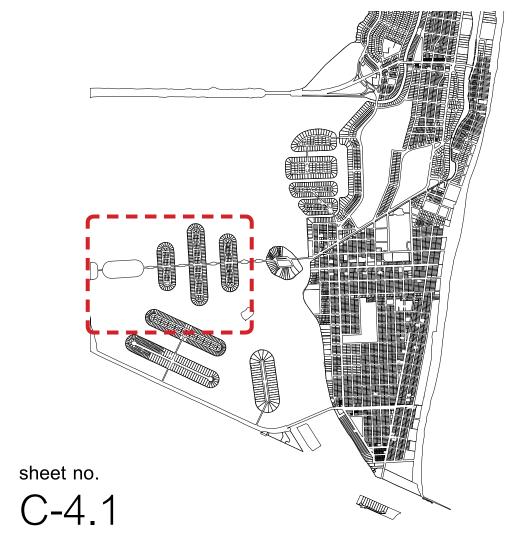
Residence 5













Residence 1

55.8%

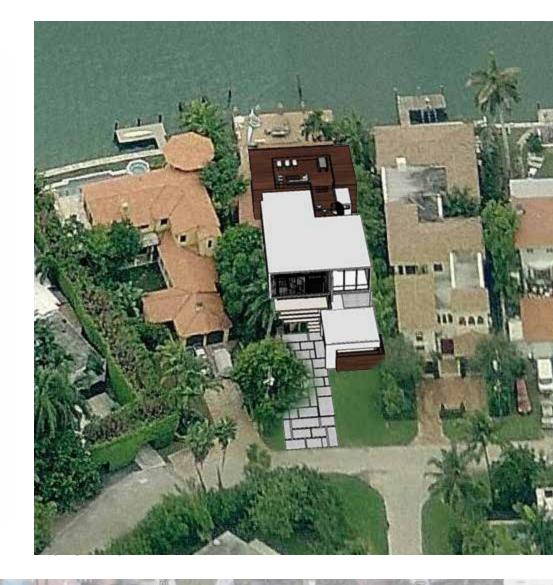


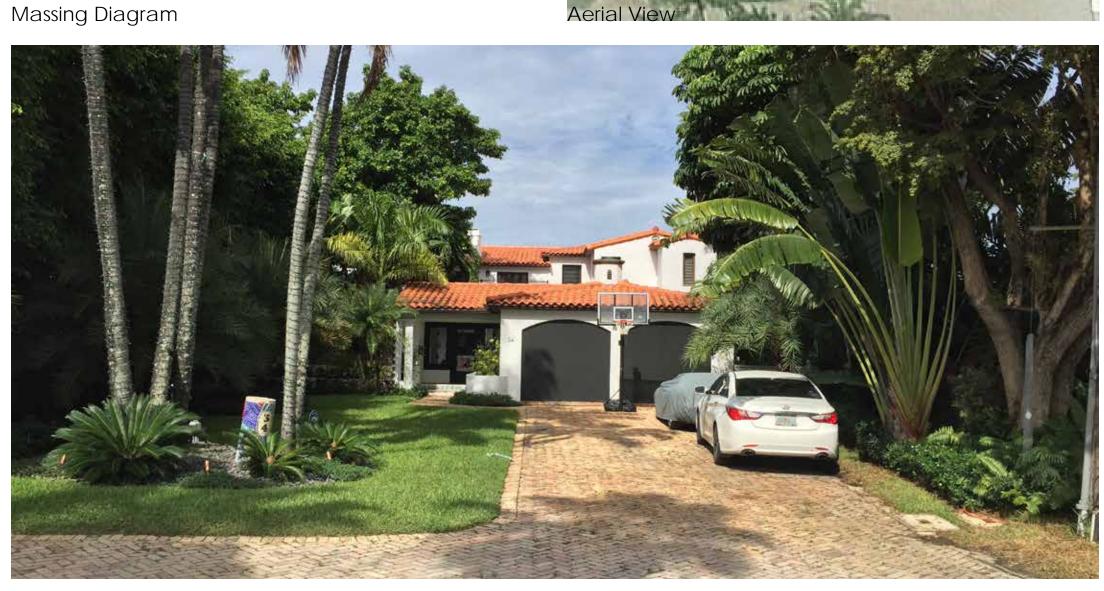




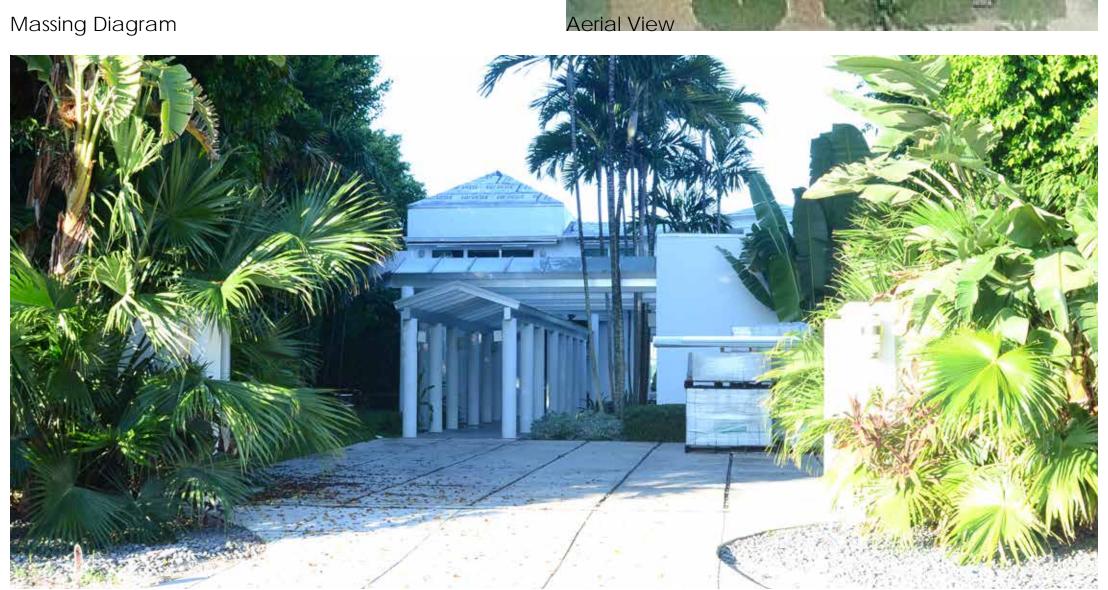


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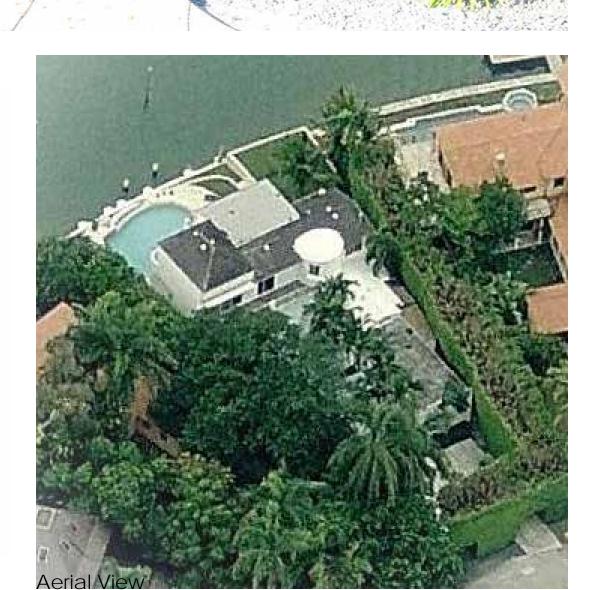




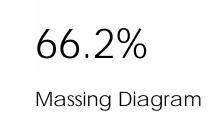


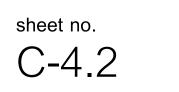




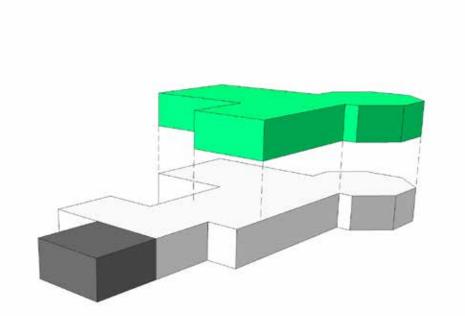














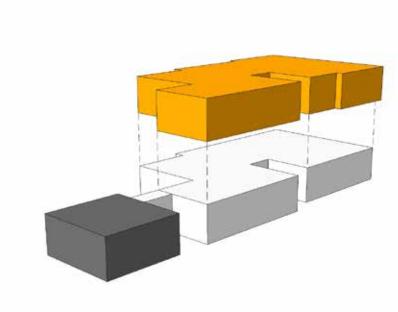
34 W San Marino Dr

Adjacent Property

Lot Size: 12,906 Sq. Ft

Approx. Lot Coverage: 28.1%

Approx. First-Second Ratio: 64.5%



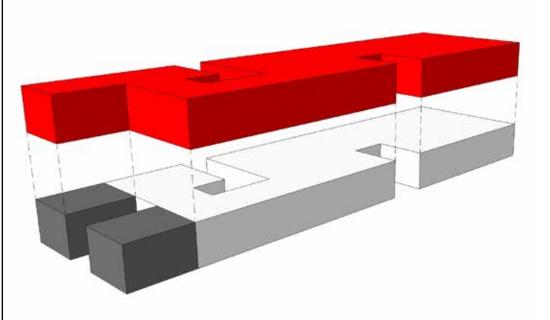
40 W San Marino Dr

Proposed Property

Lot Size: 9,823 Sq. Ft
Lot Coverage: 28.0%

First-Second Ratio: 85.8%







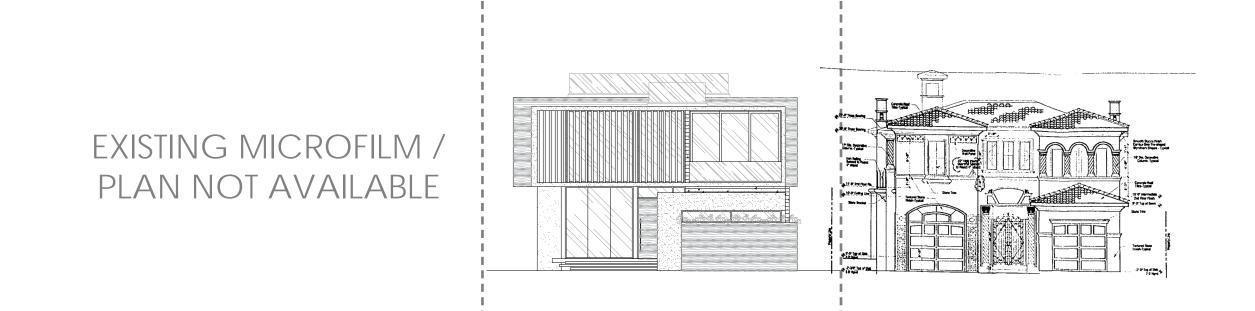
70 W San Marino Dr

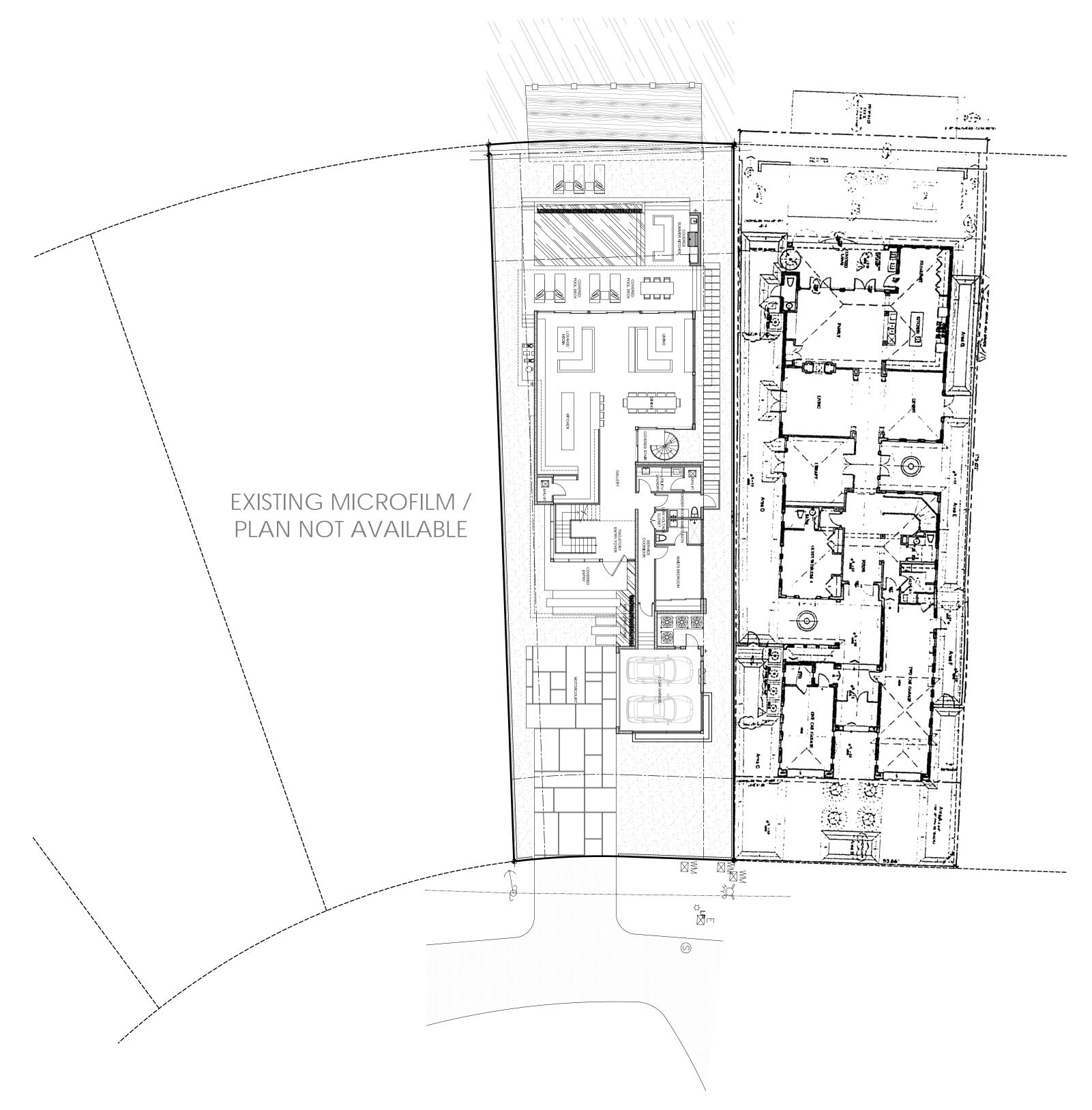
Adjacent Property

Lot Size: 9,973 Sq. Ft

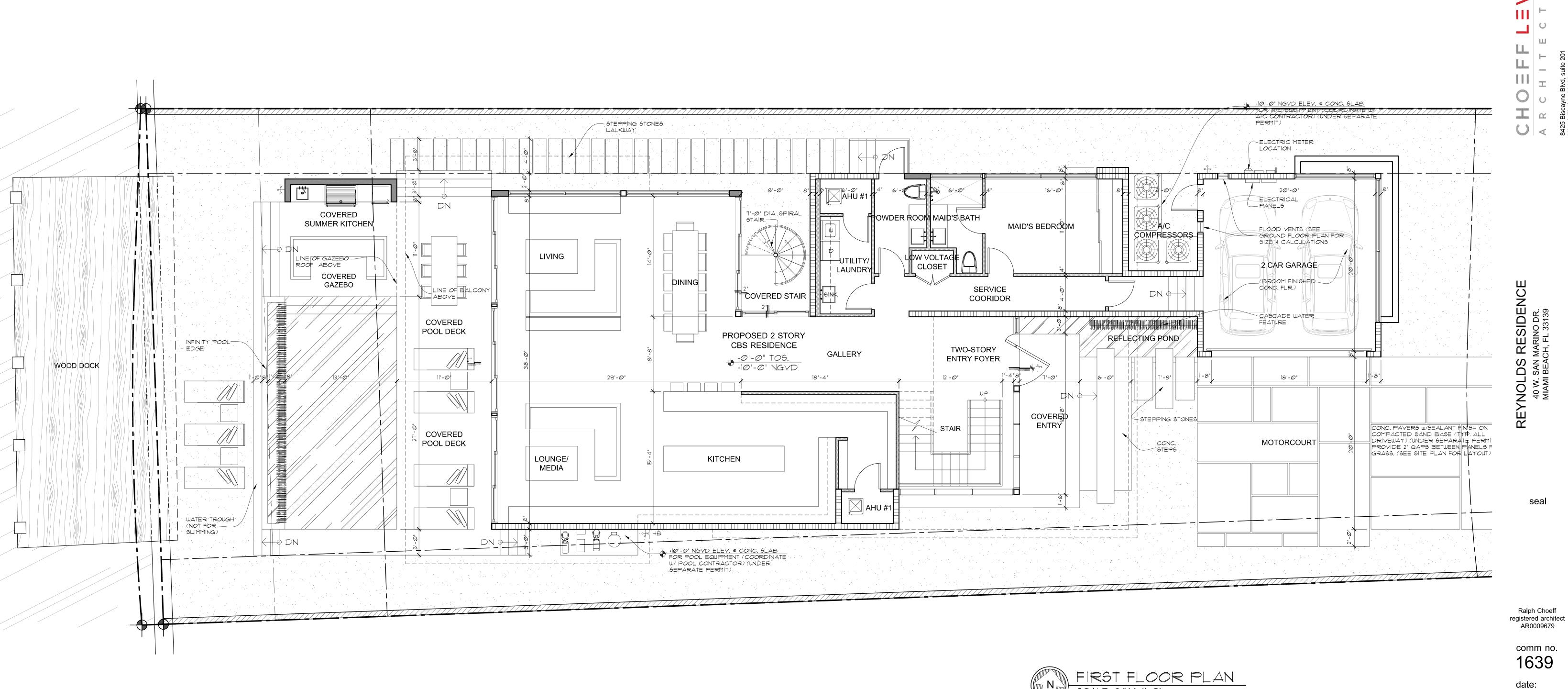
Approx. Lot Coverage: 36.3%

Approx. First-Second Ratio: 94.6%





C-4.4



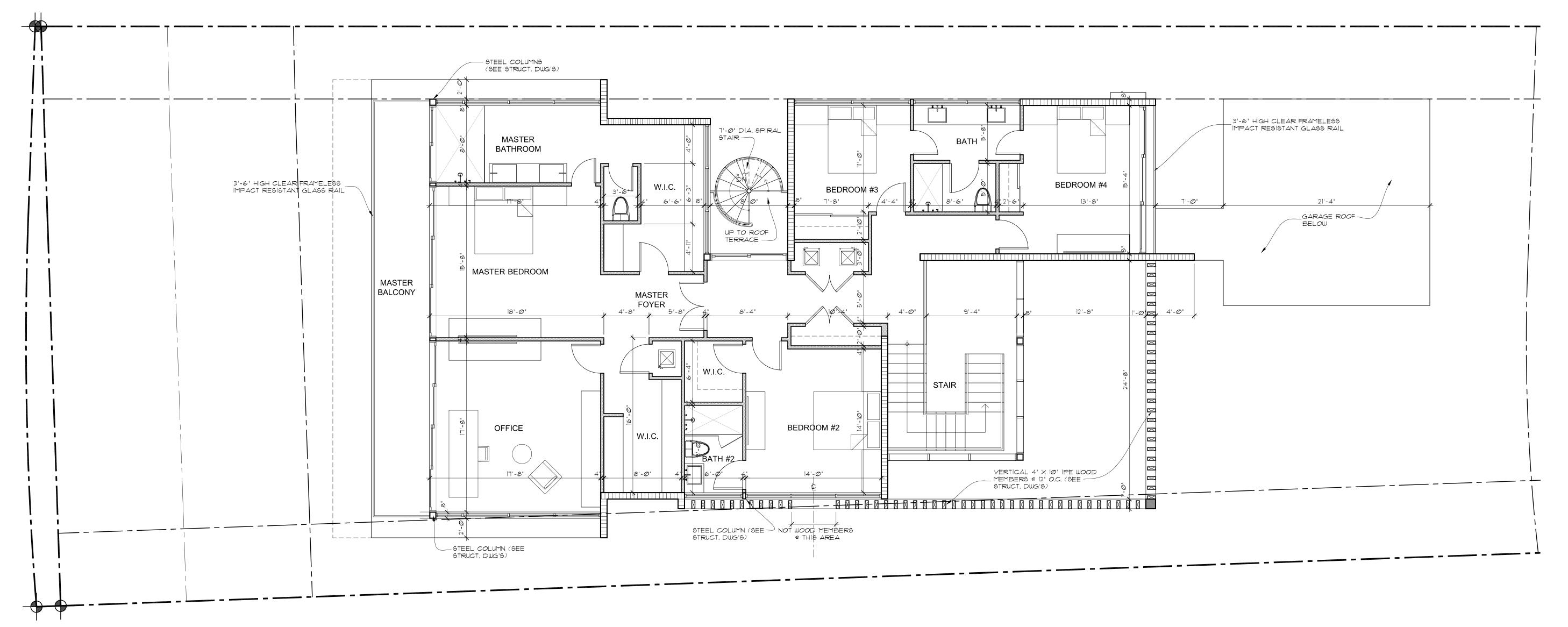
comm no.

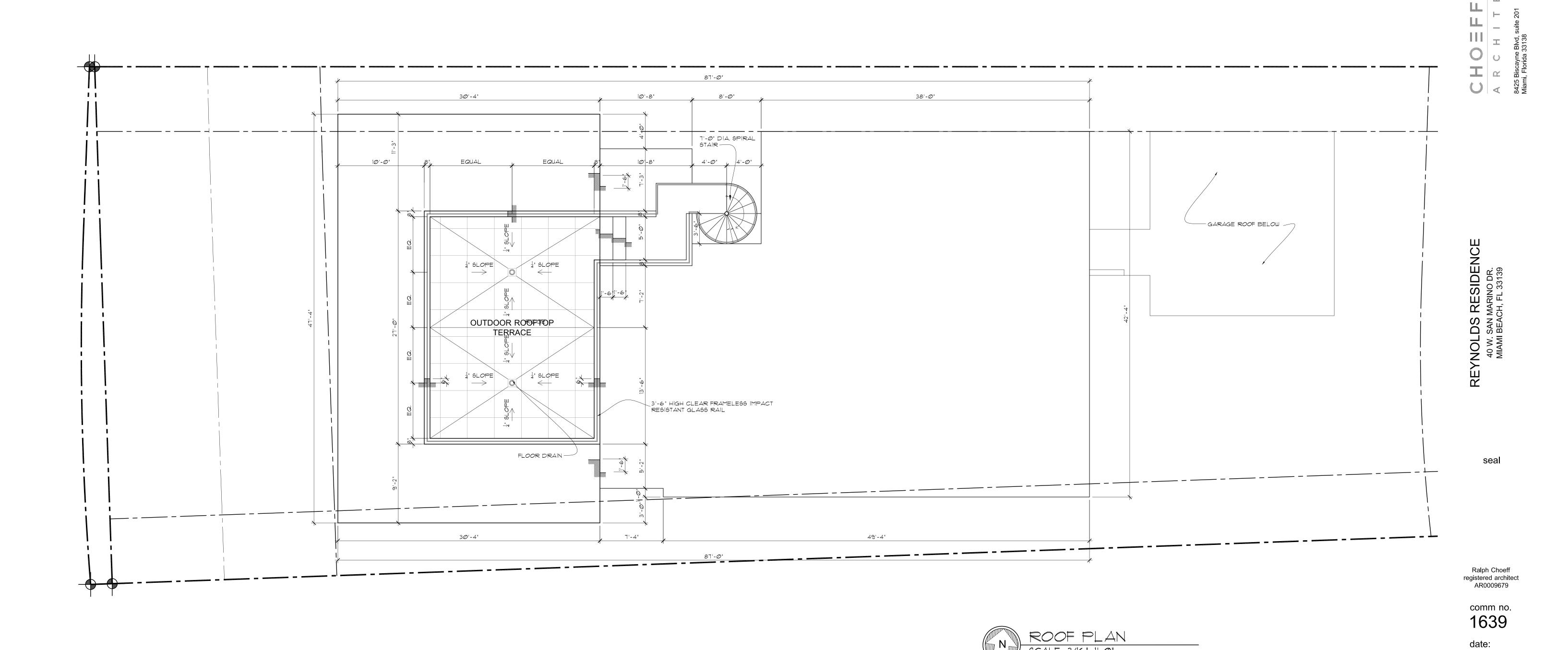
09/30/2016

revised:

sheet no.





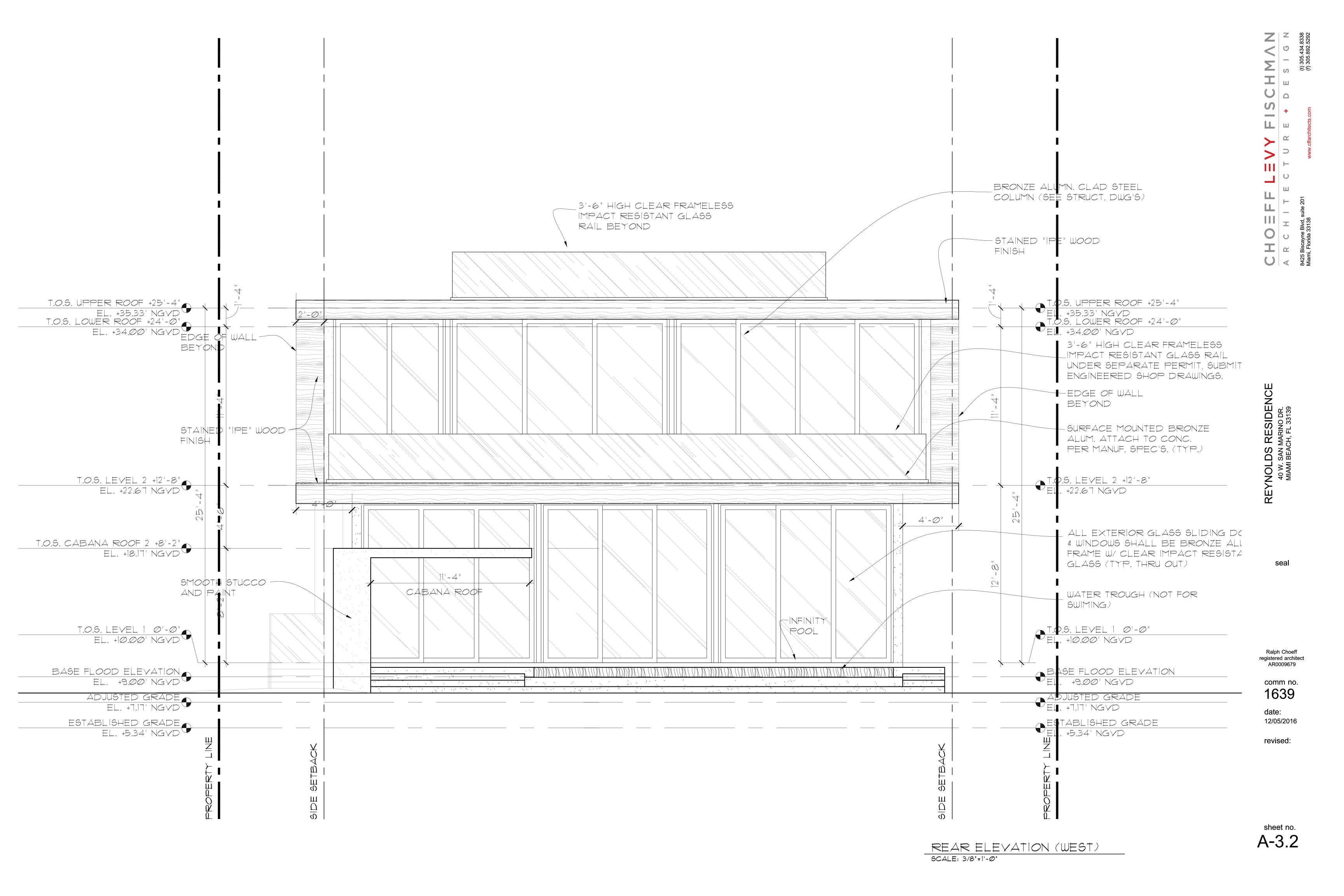


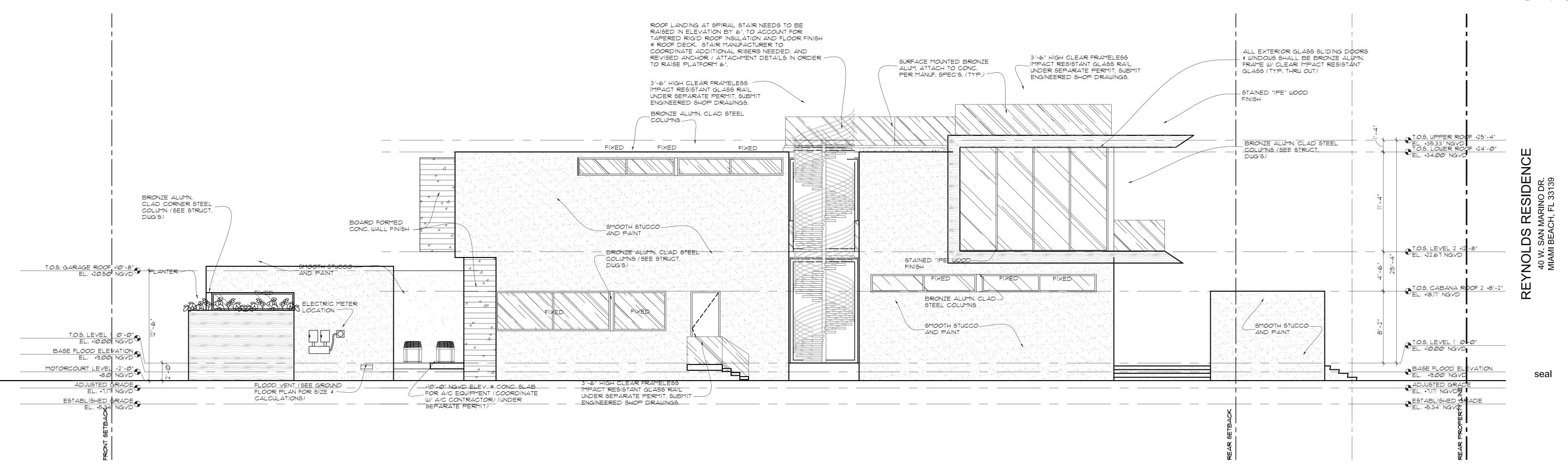
sheet no.

09/30/2016

revised:

sheet no. A-3.1





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

Ralph Choeff registered architect AR0009679

comm no. 1639

date: 12/05/2016

revised

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

sheet no.
A-3.4

