

6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141
FOLIO NUMBER 02-3210-003-0270
DRB NUMBER 23-0993



FINAL SUBMITTAL DESIGN REVIEW BOARD
SUBMISSION DEADLINE DATE FEBRUARY 8, 2024

SCOPE OF WORK;

A MAIN HOUSE OF 5,551 SQUARE FEET OF AC AREA WITH UNDERSTORY, AN ACCESSORY BUILDING WITH 341 SQUARE FEET OF AC AREA TO BE USED AS A GYM/OFFICE, AND A SWIMMING POOL.

ARCHITECT OF RECORD

STUDIO KHORA
1600 S FEDERAL HIGHWAY SUITE 970
POMPANO BEACH, FL 33462
1 (800) 952-1044
INFO@STUDIOKHORA.COM

LICENSE NO. AR-0007415

LANDSCAPE ARCHITECT

FERNANDO WONG OUTDOOR LIVING DESIGN
6101 AQUA AVE, SUITE 903 MIAMI BEACH, FL
33141 305-604-0003
JASON@FERNANDOWONGOLD.COM

LICENSE #LC26000466

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JOHN IBARRA & ASSOCIATES, INC. Professional Land Surveyors & Mappers



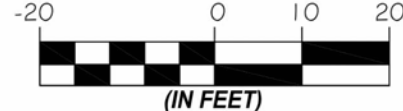
WWW.IBARRALANDSURVEYORS.COM 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX: (305) 262-0401 3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PHONE: (239) 540-2660 FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

ABBREVIATIONS AND MEANINGS

- A = ARC
AC = AIR CONDITIONER PAD
AE = ANCHOR EASEMENT
AR = ALUMINUM ROOF
AS = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BOUNDARY COUNTY RECORDS
B.D.C. = BUILDING
B.M. = BENCH MARK
B.O.D. = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CBW = CONCRETE BLOCK WALL
CL = CHORD
CL.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONC. PORCH
C.S. = CONCRETE SLAB
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
E = EAST
E.B. = ELECTRIC BOX
E.T.F. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FR = FRAME
FT = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
TI = HIGH HEIGHT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
I.R.E. = INGRESS AND EGRESS EASEMENT
I.A.P. = INTERSTATE AUTHORITY L.B.#7806
L.F. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MINUTES
M = MEASURED DISTANCE
M.S. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
M.N. = MONUMENT LINE
M.P. = MANHOLE
M.L. = MONUMENT LINE
N.A.P. = NOT A PART OF NGVD
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH
N.T.S. = NOT TO SCALE
#AD = ANCHOR
OS = OFFSET
O.H. = OVERHEAD
O.U.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.I. = OVERHANG
P.M.T. = PAVEMENT
P.L. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK
P.G. = PARKWAY
P.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R = RECORDED DISTANCE
RR = RAIL ROAD
RES = RESIDENCE
PROP. CO. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY
R.P. = RADIUS POINT
RGE = RANGE
SEC = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE L.B.#7806
S.P. = SCREENED PORCH
S. = SOUTH
" = SECONDS
T = TANGENT
T.S. = TELEPHONE SMOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.F. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.S. = WOOD SHED
W = WEST
E = CENTER LINE
A = CENTRAL ANGLE
AP = ANGLE

NOTES: THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 13.125 SQUARE FEET OR ± 0.30 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

TREE TABLE

Table with 4 columns: No., Name, Dia. (Ft.), Height (Ft.), Spread (Ft.). Lists 17 trees including Ficus Edge, Tree, Palm, and Edge.

LEGEND

- OH = OVERHEAD UTILITY LINES
X X X = CONCRETE BLOCK WALL
O O O = CHAIN LINK FENCE
O O O = IRON FENCE
--- = WOOD FENCE
--- = BUILDING SETBACK LINE
--- = UTILITY EASEMENT
--- = LIMITED ACCESS R/W
--- = NON-VEHICULAR ACCESS R/W
--- = EXISTING ELEVATIONS



LOCATION SKETCH SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- There may be easements recorded in the public records not shown on this survey.
Examinations of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property.
This survey is subject to dedications, limitations, restrictions, reservations or easements of record.
Legal descriptions provided by client or attesting title company.
Boundary survey means a drawing and/or a graphic representation of the survey work performed in the field, could be drawn at a shown scale an inch not to scale; the walls or fences may be exaggerated for clarity purposes.
Easements as shown are per plat book, unless depicted otherwise.
The term "encroachment" means visible and above ground encroachments.
Architects shall verify zoning regulations, restrictions, setbacks and will be responsible for submitting.
Plot plans with correct information for approval for authorization to the proper authorities in new construction.
Unless otherwise noted, this firm has not attempted to locate footing and/or foundations.
Fence ownership not determined.
This plan of survey, has been prepared for the exclusive use of the entities named herein, the certificate does not extend to any unnamed party.

FLOOD ZONE INFORMATION:

The NFIP Flood Maps have designated the herein described land to be situated in: FLOOD ZONE: AE, BASE FLOOD ELEVATION: 8 FEET, COMMUNITY: 120651, PANEL: 0307, SUFFIX: L, DATE OF FIRM: 09/11/2009, THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 1. If shown, bearings are referred to an assumed meridian, by said plat in the description of the property, if not, bearings are then referred to county, township maps.
2. The closure in the boundary survey is above 1:7500 FT.
3. Certificate of authorization LB # 7806.
4. Miami Dade County BM 0-187, LOCATOR 231 2 5, ELEVATION = 4.23 FEET OF NGVD 1929, LOCATED @ BREVITY LANE --- LA GORCE CIR --- 12' NORTH OF CL.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

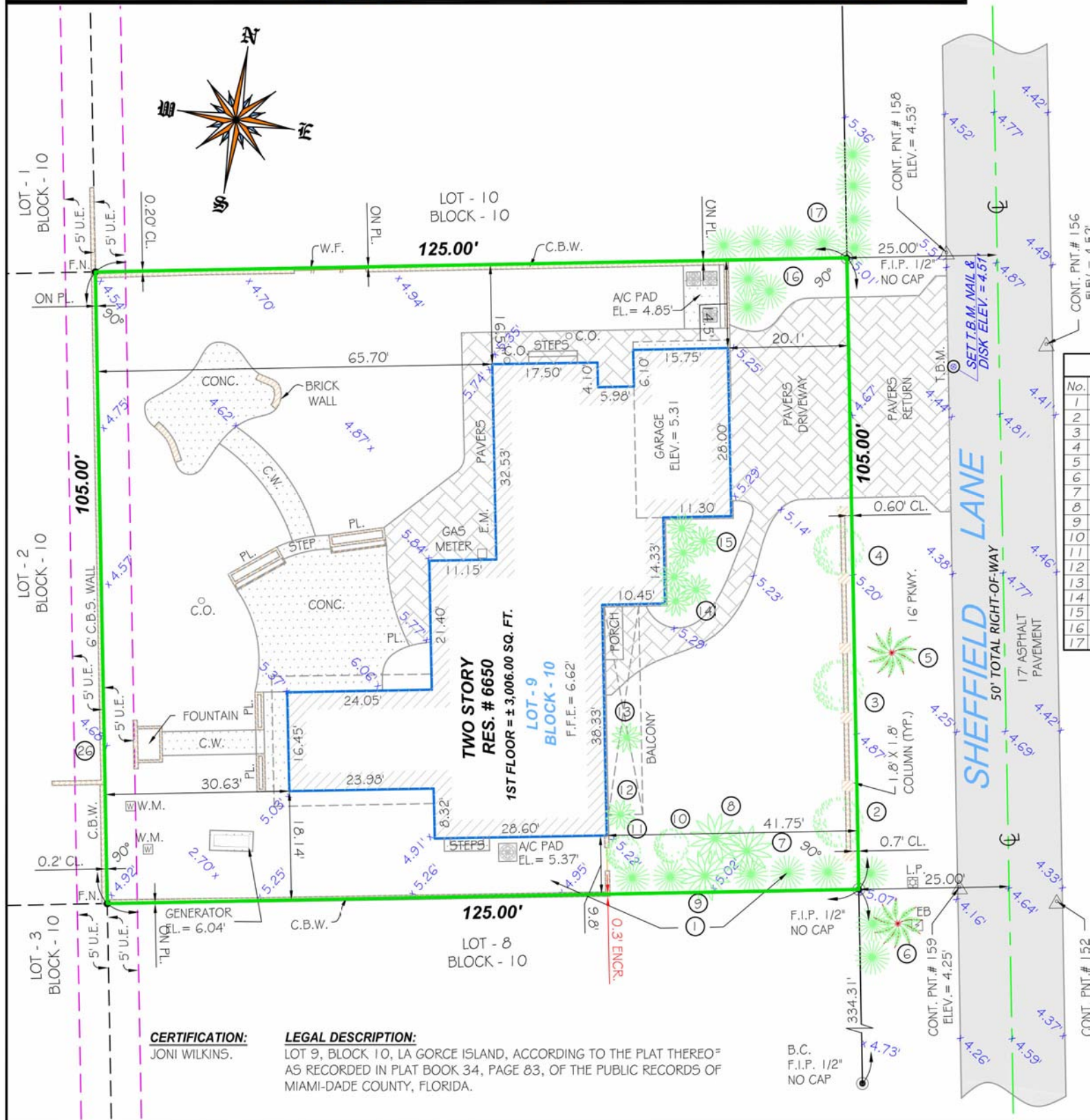
BY: CARLOS IBARRA (DATE OF FIELD WORK) 12/12/2023

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATE SURVEY 12/12/2023 ORIGINAL SURVEY 08/31/2023

Table with 2 columns: Field, Value. Includes DRAWN BY: DS, FIELD DATE: 12/12/2023, SURVEY NO.: 23-001282-2, SHEET: 1 OF 1.

Digital signature of Carlos M. Ibarra, L.B.#7806, dated 2023.12.29 12:16:11 -05'00'. Includes a circular seal for the Professional Land Surveyor.



CERTIFICATION: JONI WILKINS. LEGAL DESCRIPTION: LOT 9, BLOCK 10, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	6650 Sheffield Lane			
2	Folio number(s):	02-3210-003-0270			
3	Board and file number(s) :	DRB 23-0993			
4	Year built: 1936	Zoning District:	RS-3		
5	Located within a Local Historic District (Yes or No):	no			
6	Individual Historic Single Family Residence Site (Yes or No):	no			
7	Home determined Architecturally Significant by CMB (Yes or No):	no			
8	Base Flood Elevation:	+9.0 NGVD88	Grade value in NGVD:	+5.0 NGVD88	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	+7.5 NGVD	Free board:	1.0 foot	
10	30" above grade:	+7.5 NGVD	Lot Area:	13,125 SF	
11	Lot width:	105.0 feet	Lot Depth:	125.0 feet	
12	Max Lot Coverage SF and %:	3,937.5 SF30%	Proposed Lot Coverage SF and %:	3,937 SF 29.9%	
13	Existing Lot Coverage SF and %:	3,006 SF 22.9%	Net Lot coverage (garage-storage)	2,565 SF SF 19.5%	
14	Front Yard Open Space SF and %:	1,050 SF 50%	Rear Yard Open Space SF and %:	1,470 SF 70%	
15	Max Unit Size SF and %:	6562.5 SF50%	Proposed Unit Size SF and %:	5,551SF 42.3%	
16	Existing First Floor Unit Size:	3,006 SF	Proposed First Floor Unit Size:	3,937 SF 29.8%	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NA			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	yes		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24'-0"	NA	22'-10"	
20	Front Setbacks:	20'-0"	20'-2"	20'-0"	
	Front First level:	20'-0"	20'-2"	20'-0"	
	Front second level:	40'-0"	NA	40'-0"	
21	Front second level if lot coverage is 25% or greater:	40'-0"	Na	40'-0"	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%	Na	37%	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	Na	Na	Na	
22	Sum of side yard :	26'-3"	24'-4"	26'-3"	
23	Side 1:	10'-6"	14'-6"	10'-6"	
24	Side 2 or (facing street):	15'-9"	9'-9"	15'-9"	
25	Rear:	20'-0"	30'-8"	20'-9'	
26	Accessory Structure Side 1:	7'-6"	NA	7'-6"	
27	Accessory Structure Side 2 or (facing street) :	7'-6"	NA	61'-0"	
28	Accessory Structure Rear:	7'-6"	NA	7'-6"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

PROJECT LOCATION

LA GORCE ISLAND
6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

PROJECT OWNER

PASH PLACE ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

ZONING DATA

A3

DESIGN DEVELOPMENT

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Designed by : ALEX PENNA

GROSS BUILDING AREA (GBA)				
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765				
Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B

AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF

5551 SF 29 SF 0 SF 5580 SF

The area of the accessory building does not exceed 25% of the rear yard area.



FRONT



REAR FACING SOUTH



REAR



SIDE YARD FACING SOUTH

PROJECT LOCATION

LA GORCE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

**EXISTING
CONDITIONS
PHOTOS
EXTERIOR**

A4

DESIGN DEVELOPMENT

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**EXISTING
CONDITIONS
PHOTOS
INTERIOR**

A5

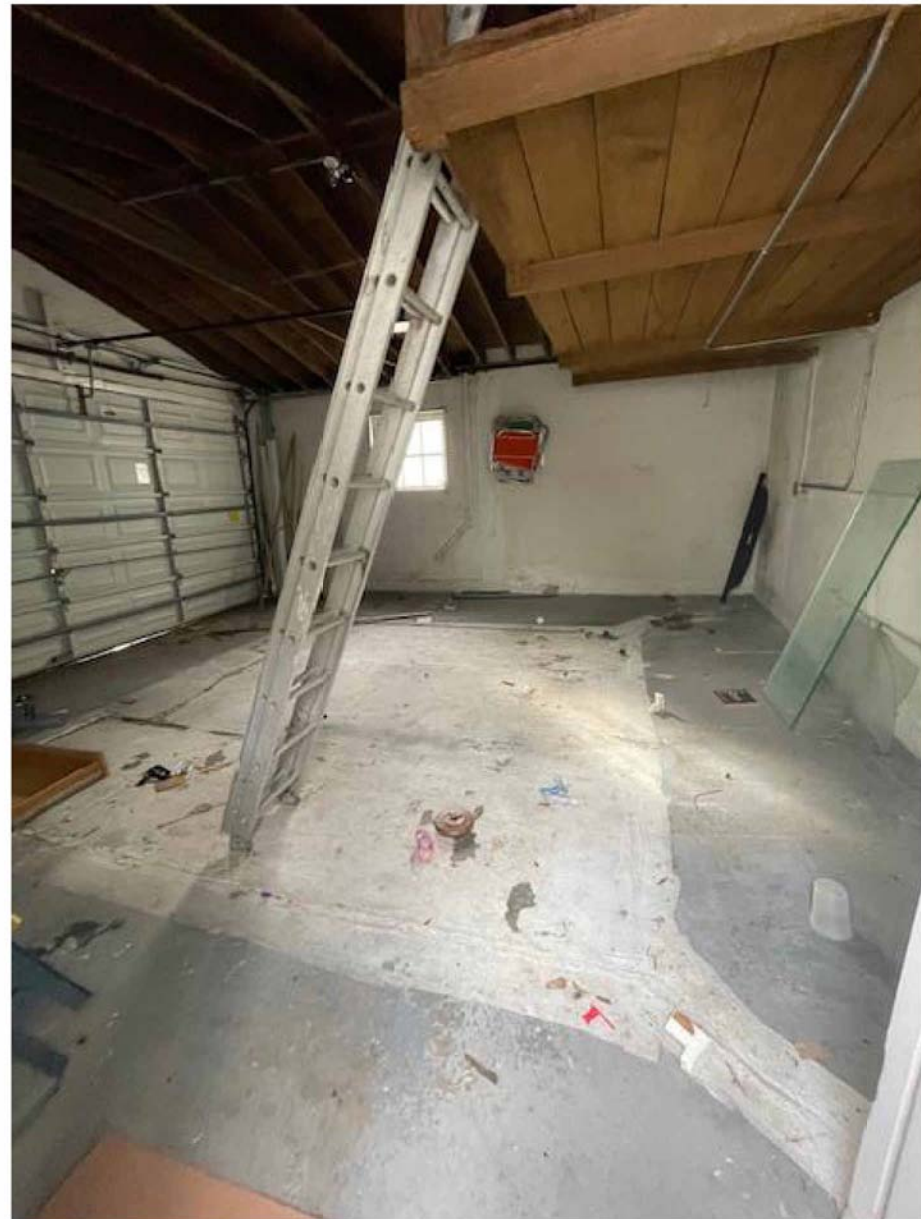
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GARAGE



KITCHEN



LIVING ROOM



LIVING ROOM



FAMILY ROOM



INSIDE OF THE PROPERTY 6650 SHEFFIELD LANE
VIEW OF NEIGHBORS LOOKING WEST



INSIDE OF THE PROPERTY 6650 SHEFFIELD LANE
VIEW OF NEIGHBORS LOOKING SOUTH



STREET VIEW LOOKING SOUTH WEST



STREET VIEW LOOKING SOUTH



STREET VIEW ACROSS THE STREET



STREET VIEW SHOWING NORTH NEIGHBOR

LOOKING AT 6630 SHEFFIELD LANE



STREET VIEW SHOWING SOUTH NEIGHBOR



STREET VIEW LOOKING NORTH



MODERN HOUSE ON LA GORCE ISLAND



MODERN HOUSE ON LA GORCE ISLAND UNDER CONSTRUCTION



MODERN HOUSE ON LA GORCE ISLAND



MODERN HOUSE ON LA GORCE ISLAND UNDER CONSTRUCTION



LOOKING AT 58 LA GORCE CIRCLE

MODERN HOUSE AT THE NORTH END OF 6650 SHEFFIELD LANE



CONTEMPORARY HOUSE ON LA GORCE ISLAND

STUDIO KHORA

1600 SOUTH FEDERAL HWY,
SUITE 970
POMPANO BEACH 33062 - FL
WWW.STUDIOKHORA.COM
INFO@STUDIOKHORA.COM
T: (800) 952-1044

**REX NICHOLS AIA
AR007415**

PROJECT LOCATION

LA GORCE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

**CONTEXT
PHOTOGRAPHS**

A9

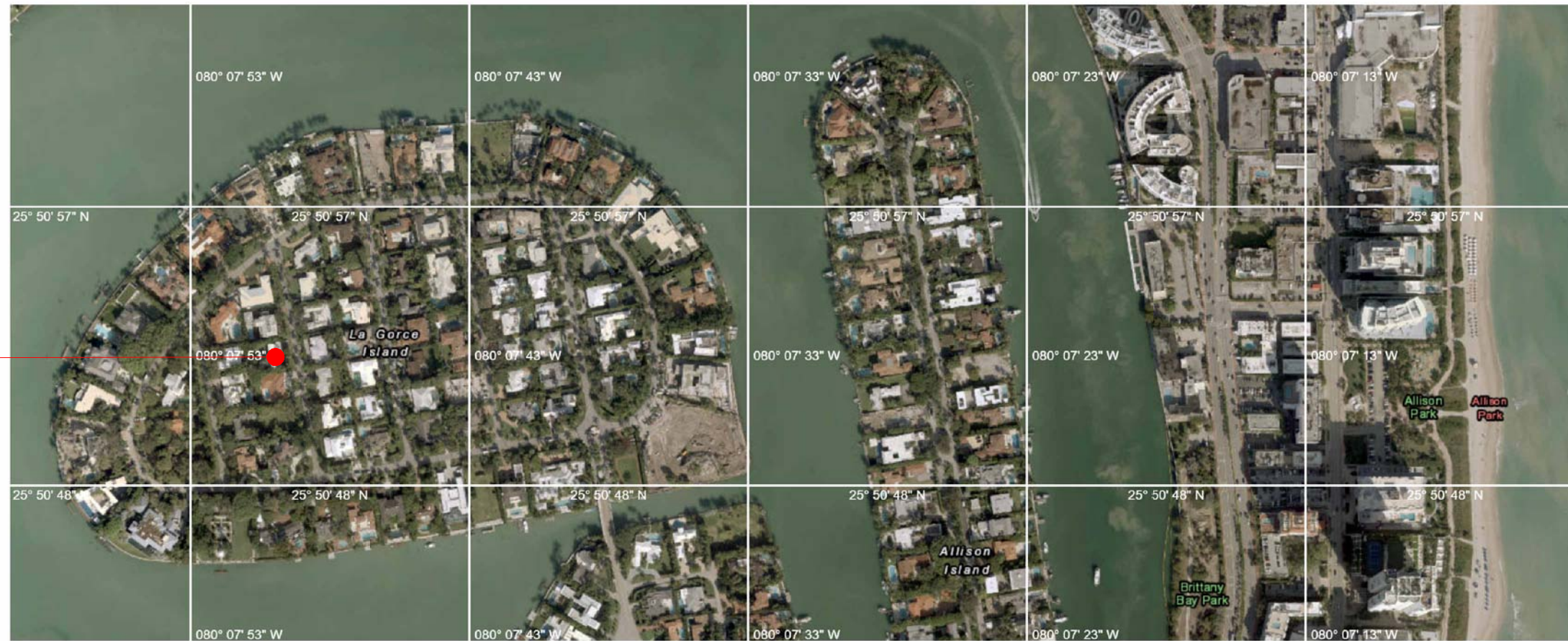
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PROJECT LOCATION



PROJECT LOCATION

PROPERTY ADDRESS
LA GORCE ISLAND
6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

LEGAL DESCRIPTION
LOT 9, BLOCK 10, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT LOCATION

LA GORCE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

LOCATION PLAN

A10.1

DESIGN DEVELOPMENT

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Designed by : ALEX PENNA





FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH: (305) 477-6472
 FAX: (305) 470-2805
 L.B. No. 6557

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RECORD OF REVISION	BY / APP.	DATE	No.

6650 SHEFFIELD LANE
 CONTEXTUAL ELEVATION DRAWINGS
 SHEET NAME
 PASH PLACE ONE LLC
 3530 MYSTIC POINTE DRIVE, SUITE 1402
 MIAMI, FL 33180
 PROJECT LOCATION
 SECTION 10, TOWNSHIP 53 SOUTH, RANGE 47 EAST
 HARRISBURG COUNTY, FLORIDA

REX NICHOLS AIA
 AR007415

PROJECT LOCATION
 LA GORCE ISLAND
 6650 SHEFFIELD
 LANE, MIAMI BEACH,
 FLORIDA 33141

PROJECT OWNER
 PASH PLACE
 ONE LLC

PROJECT NUMBER
 DRB23-0993

ISSUED FOR
 REVIEW & COMMENTS

**CONTEXT
 ELEVATION**

A10.2

DESIGN DEVELOPMENT
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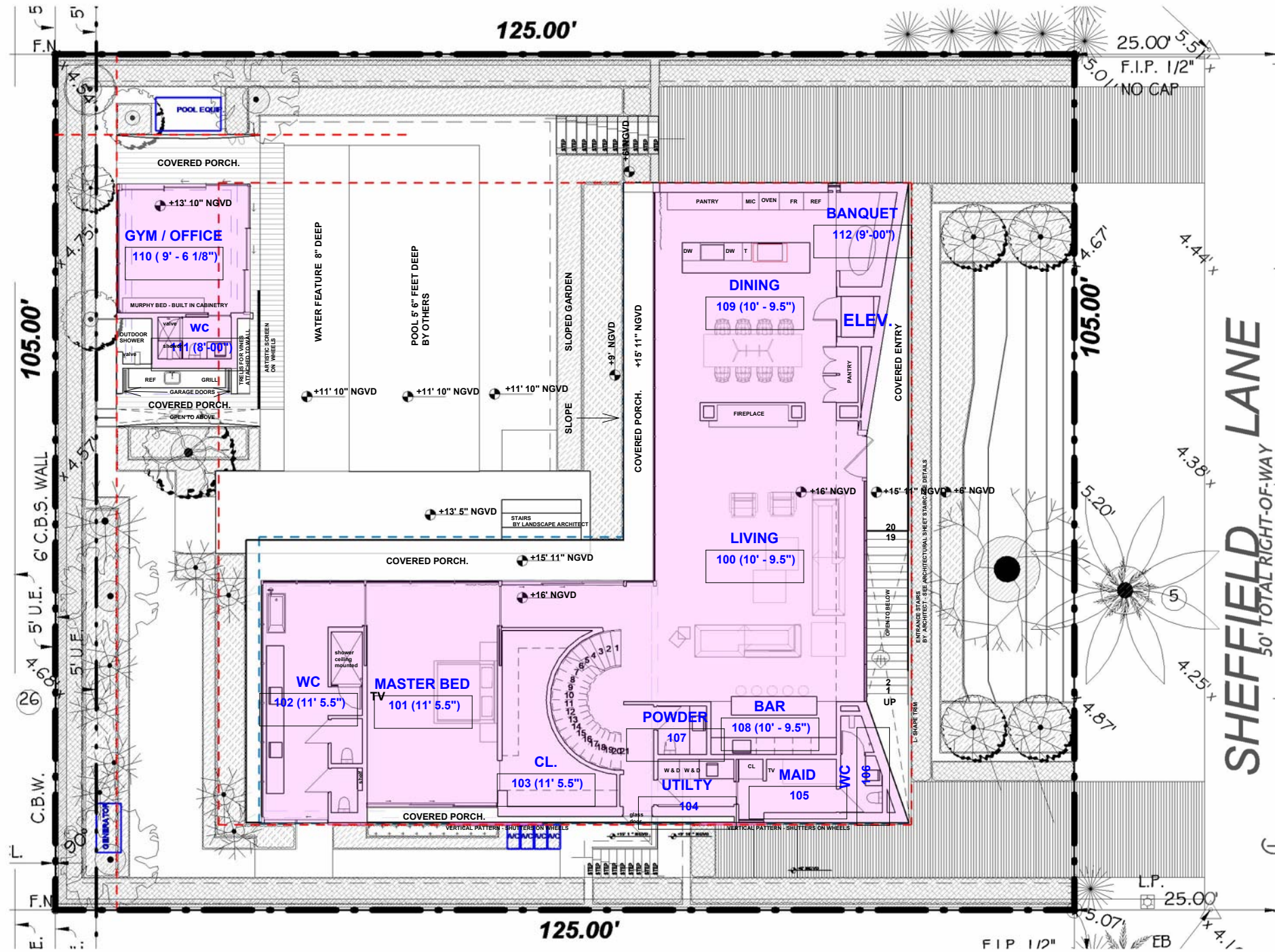
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SCALE: NOT TO SCALE

SCALE:	AS SHOWN
DRAWN BY:	D.R.
CHK. CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	FEBRUARY 7, 2024
PROJECT NO.:	24-003-5800
SHEET:	1 of 1 SHEETS

C:\Users\A\RODRIGUEZ\Temp\AcP\Juleka_129960\24-003-5800 CONTEXTUAL ELEVATION PLAN.dwg



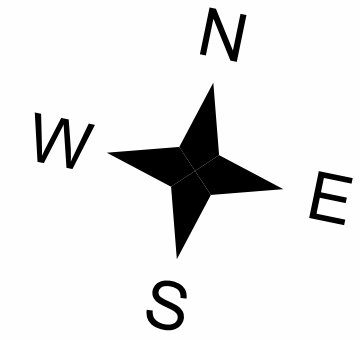
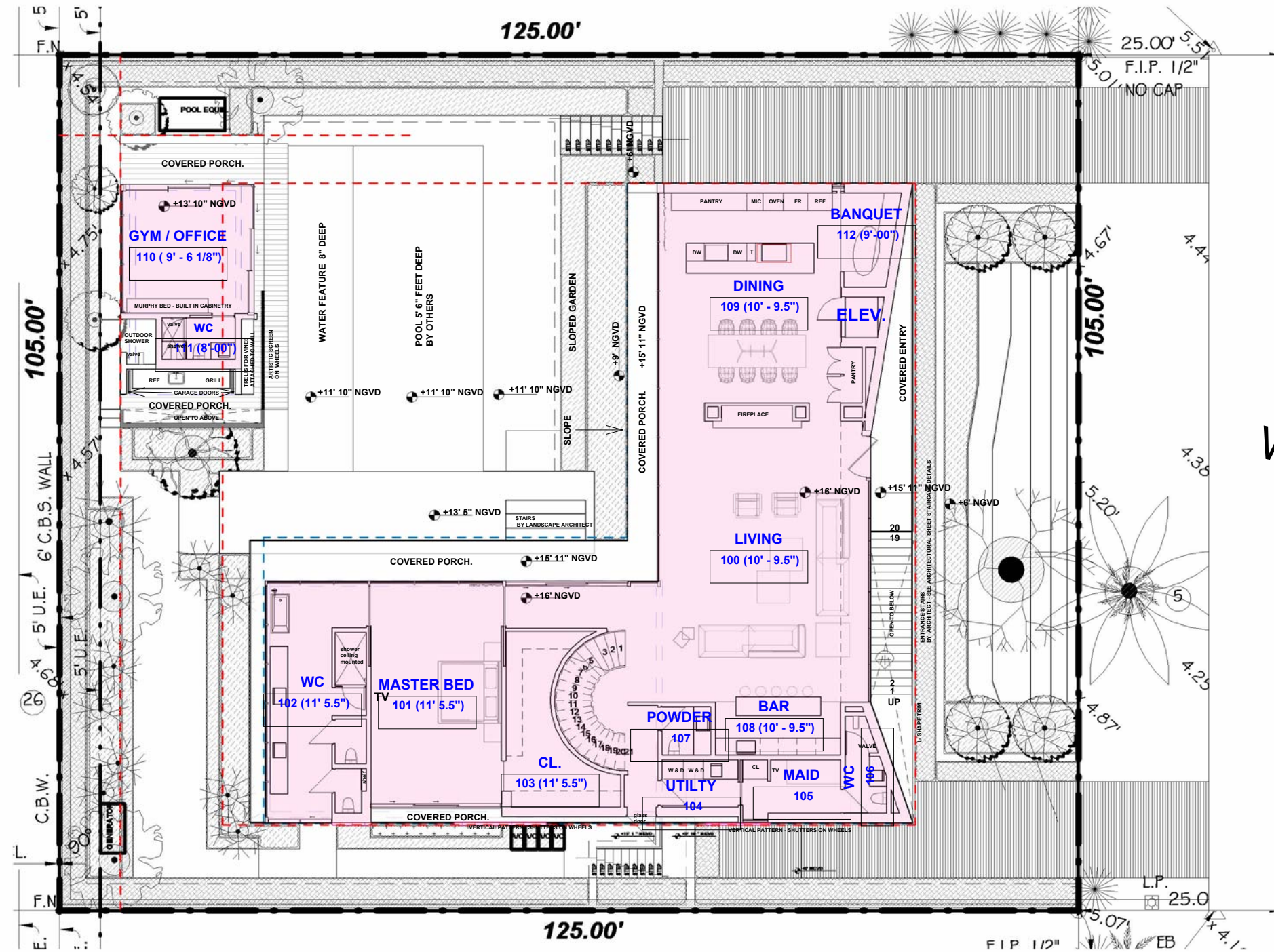
GROSS BUILDING AREA (GBA)				
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765				
Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B
AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF
	5551 SF	29 SF	0 SF	5580 SF

PROPOSED LOT COVERAGE CALCULATION

FIRST FLOOR AC AREA	3,567 SF
ACCESSORY BUILDING AC AREA	341 SF
ADDITIONAL FOOTPRINT FOR ACCESSORY BUILDING	29 SF
TOTAL LOT COVERAGE	3,937 SF
LOT AREA	13,125 SF
TOTAL LOT COVERAGE / LOT AREA	29.9%

1st FLOOR - DRB - SHADED LOT COVERAGE
 1/16" = 1'-0"

1



GROSS BUILDING AREA (GBA)

In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765

Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B
-------	--------------------------------	----------------	--	-----------------

AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF
	5551 SF	29 SF	0 SF	5580 SF

PROPOSED UNIT SIZE CALCULATION

FIRST FLOOR UNIT SIZE	3,908 SF
SECOND FLOOR UNIT SIZE	1,643 SF
TOTAL UNIT SIZE	5,551 SF
LOT AREA	13,125 SF
UNIT SIZE/ LOT AREA	42.3 %

1 1st FLOOR - DRB - UNIT SIZE
1/16" = 1'-0"

PROJECT LOCATION

LA GORCE ISLAND
 6650 SHEFFIELD
 LANE, MIAMI BEACH,
 FLORIDA 33141

PROJECT OWNER

PASH PLACE
 ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

**2ND FLOOR -
 PROPOSED UNIT
 SIZE**

A10.5

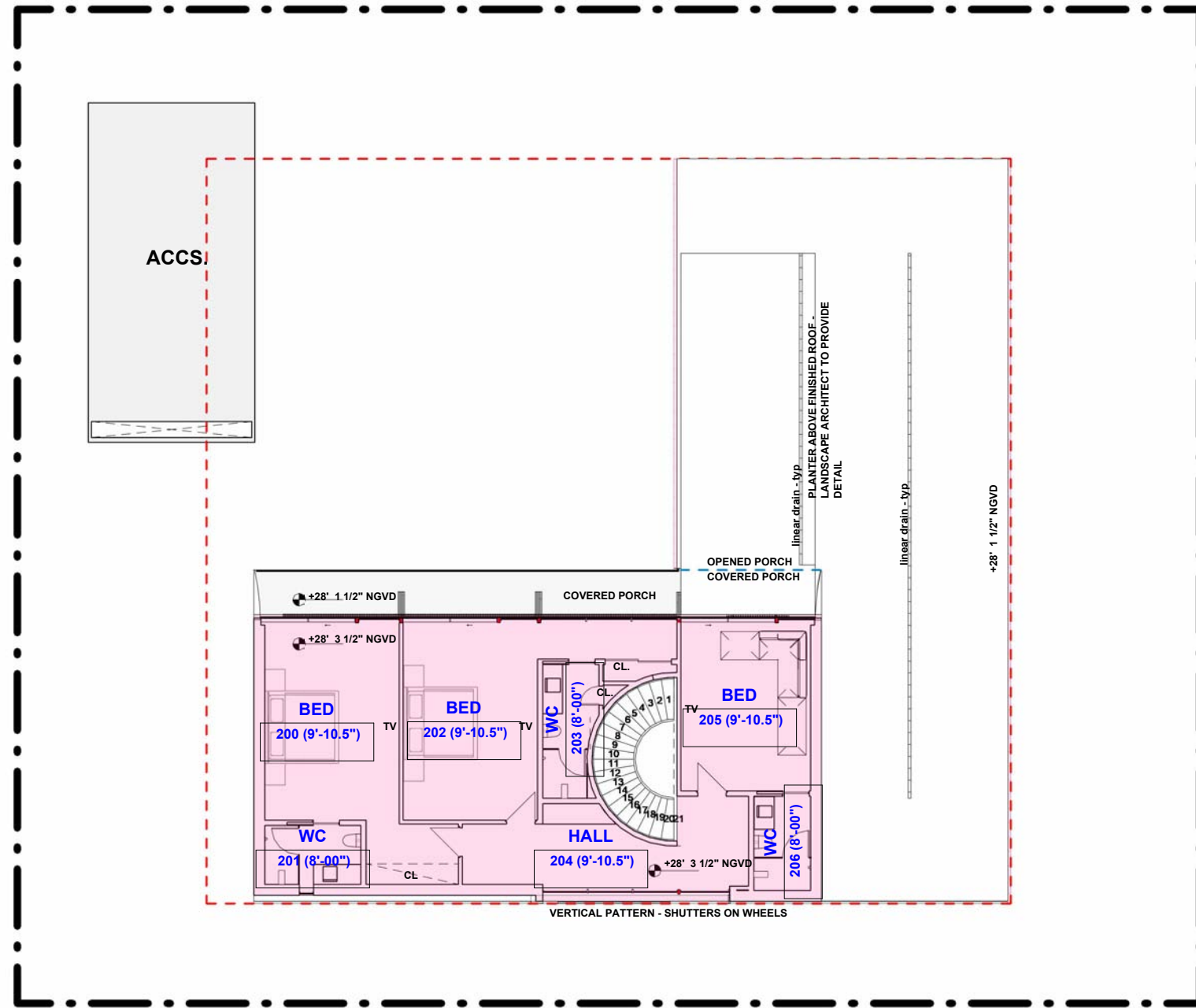
DESIGN DEVELOPMENT

2/8/2024 12:27:21 PM

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Designed by : ALEX PENNA



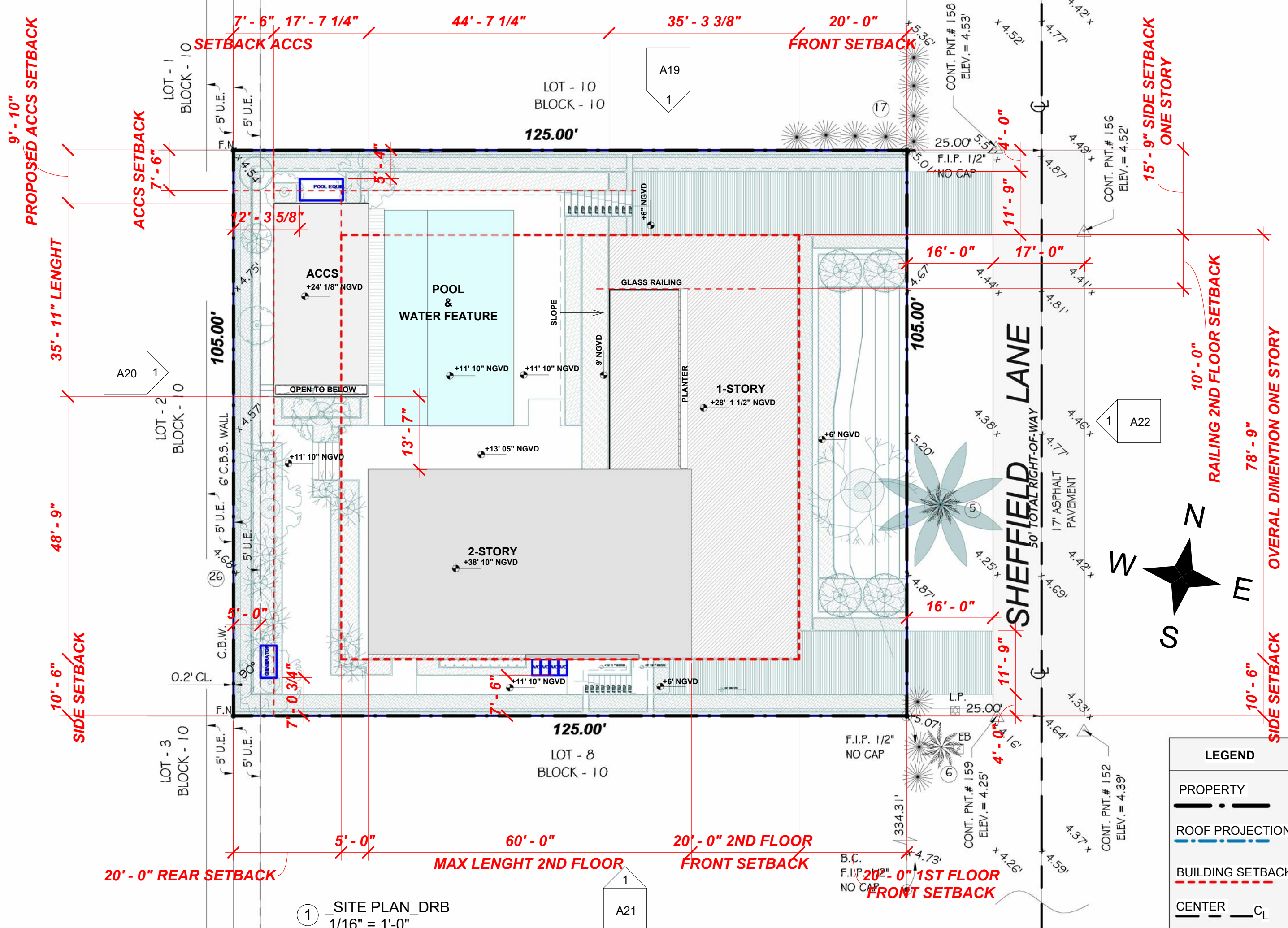
GROSS BUILDING AREA (GBA)				
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765				
Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B

AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF
	5551 SF	29 SF	0 SF	5580 SF

PROPOSED UNIT SIZE CALCULATION

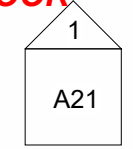
FIRST FLOOR UNIT SIZE	3,908 SF
SECOND FLOOR UNIT SIZE	1,643 SF
TOTAL UNIT SIZE	5,551 SF
LOT AREA	13,125 SF
UNIT SIZE/ LOT AREA	42.3 %

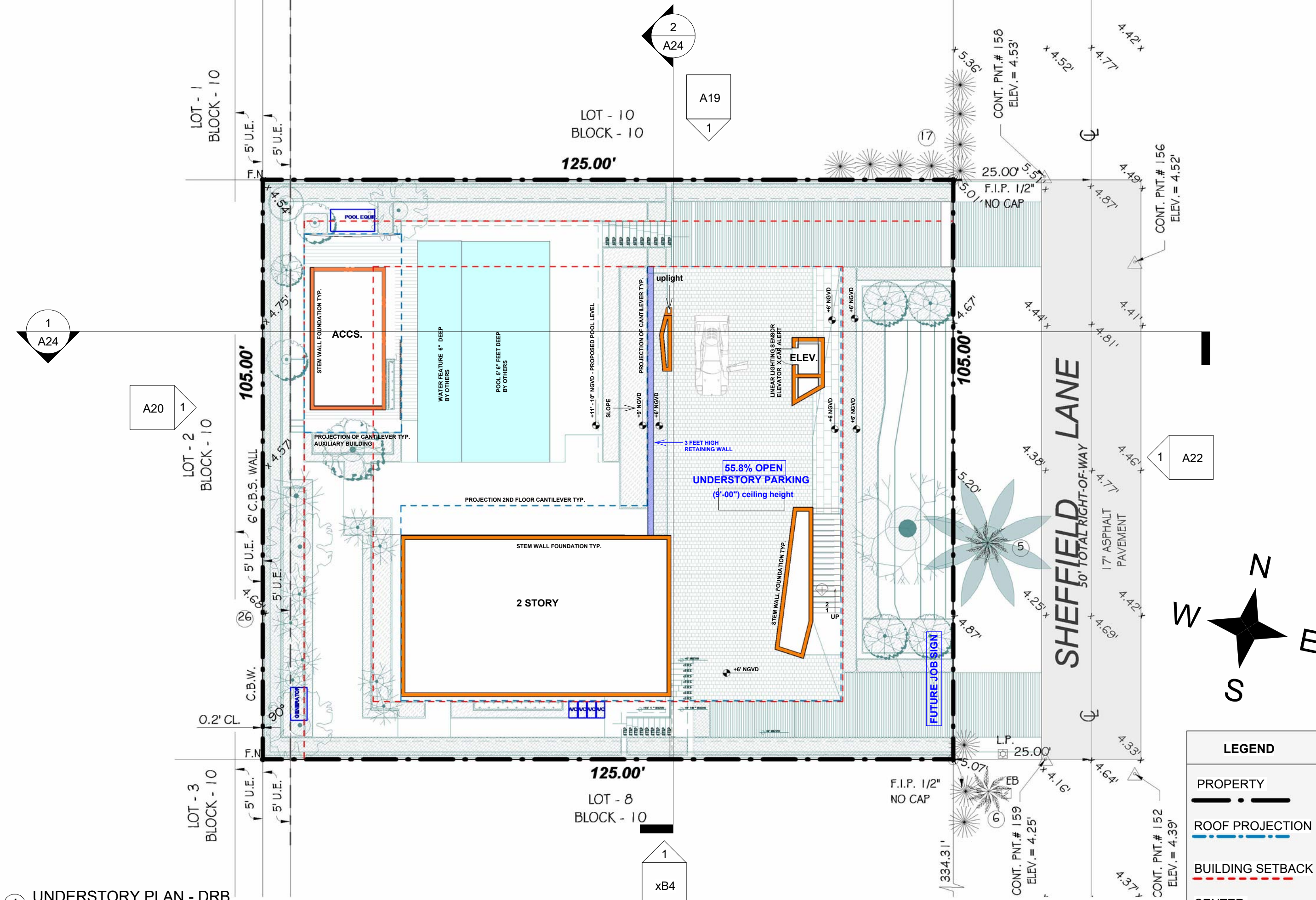
① 2ND - DRB - UNIT SIZE
 1/16" = 1'-0"



LEGEND	
PROPERTY	— · —
ROOF PROJECTION	— — — — —
BUILDING SETBACK	- - - - -
CENTER	— C _L —

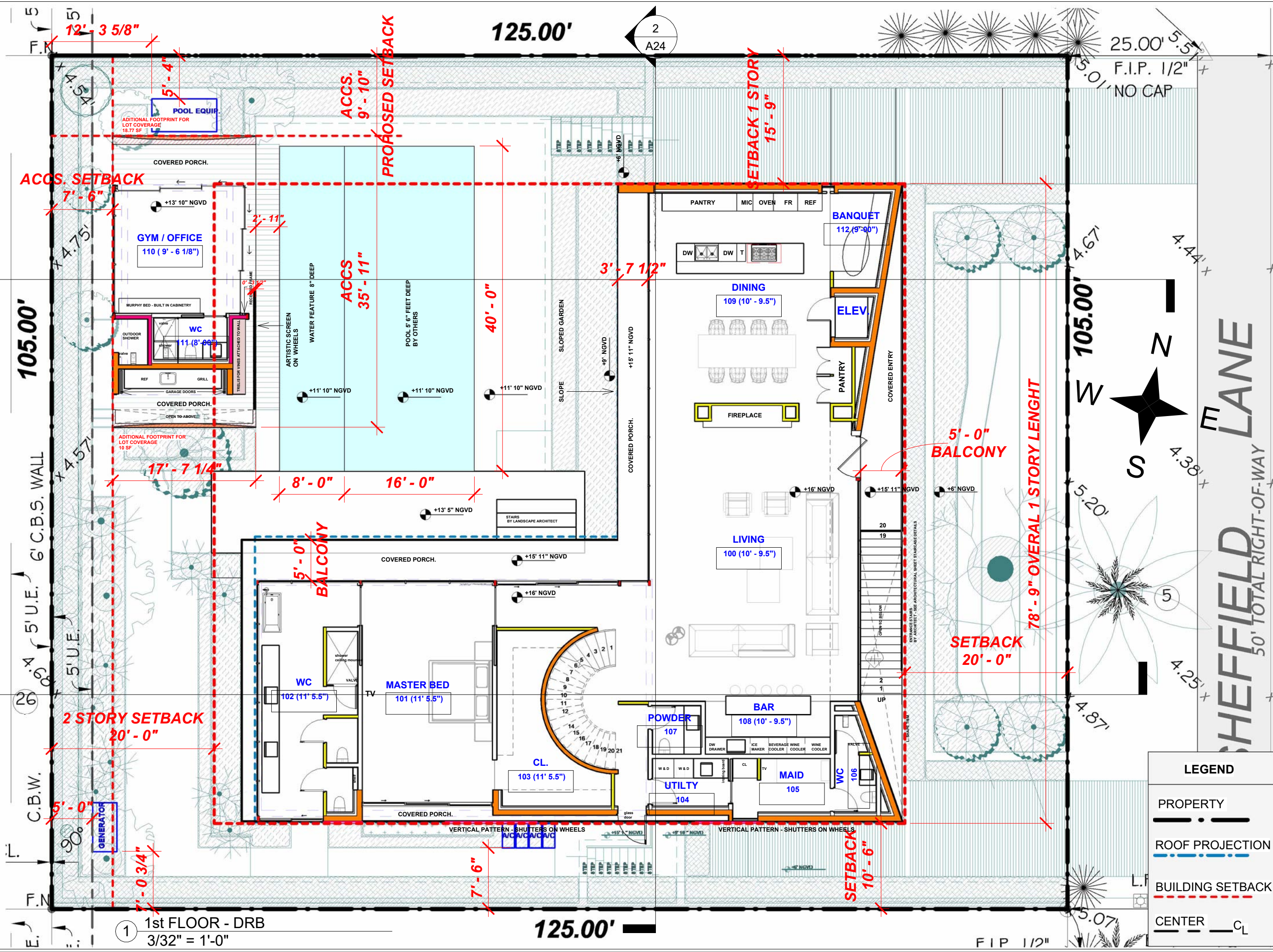
1 SITE PLAN DRB
1/16" = 1'-0"





LEGEND	
PROPERTY	— · —
ROOF PROJECTION	— · — · —
BUILDING SETBACK	- - - - -
CENTER	— C _L —

1 UNDERSTORY PLAN - DRB
 1/16" = 1'-0"

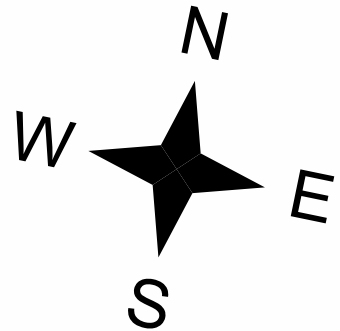
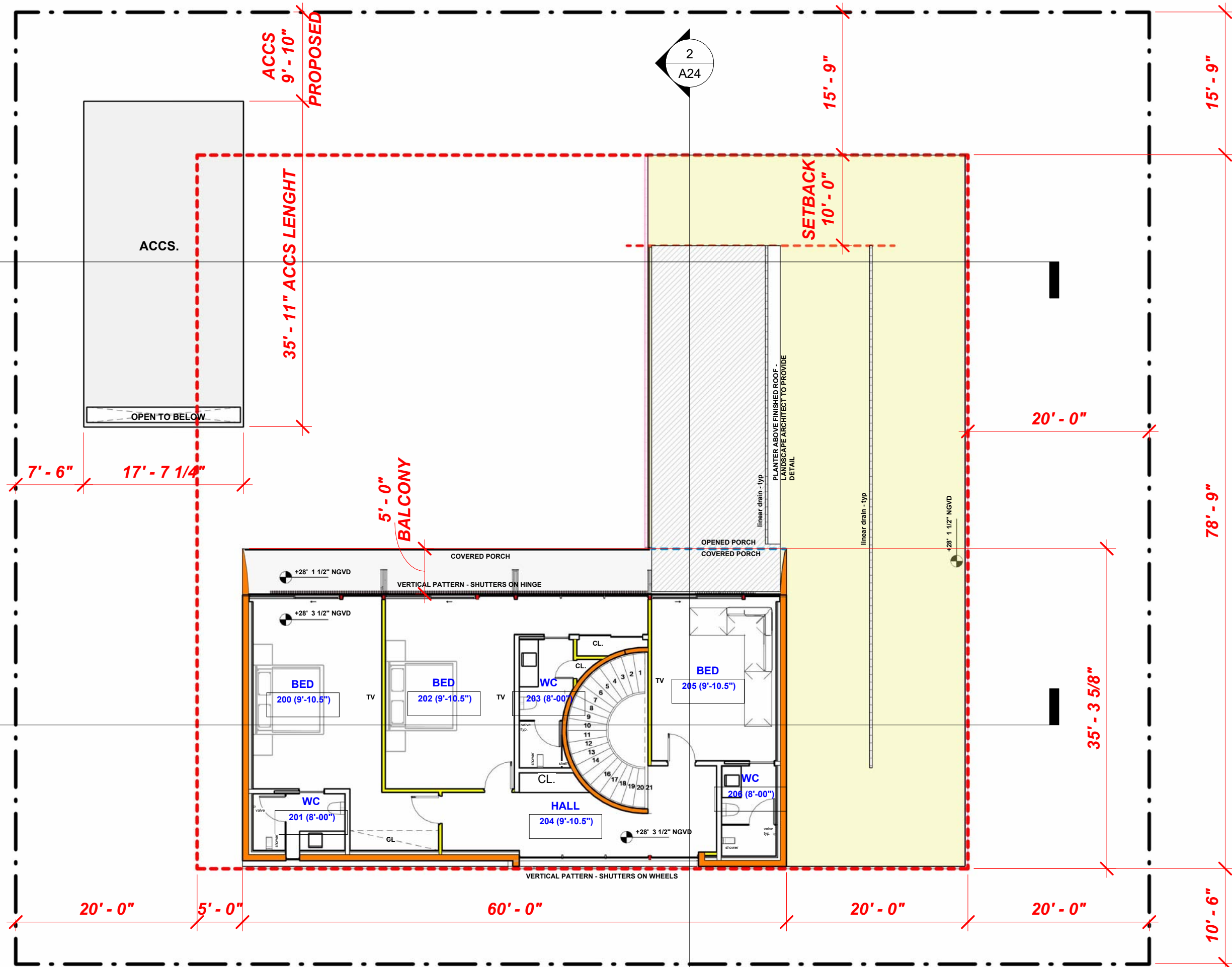


LEGEND	
PROPERTY	— · —
ROOF PROJECTION	— · — · —
BUILDING SETBACK	- - - - -
CENTER	— C _L —

1 1st FLOOR - DRB
 3/32" = 1'-0"

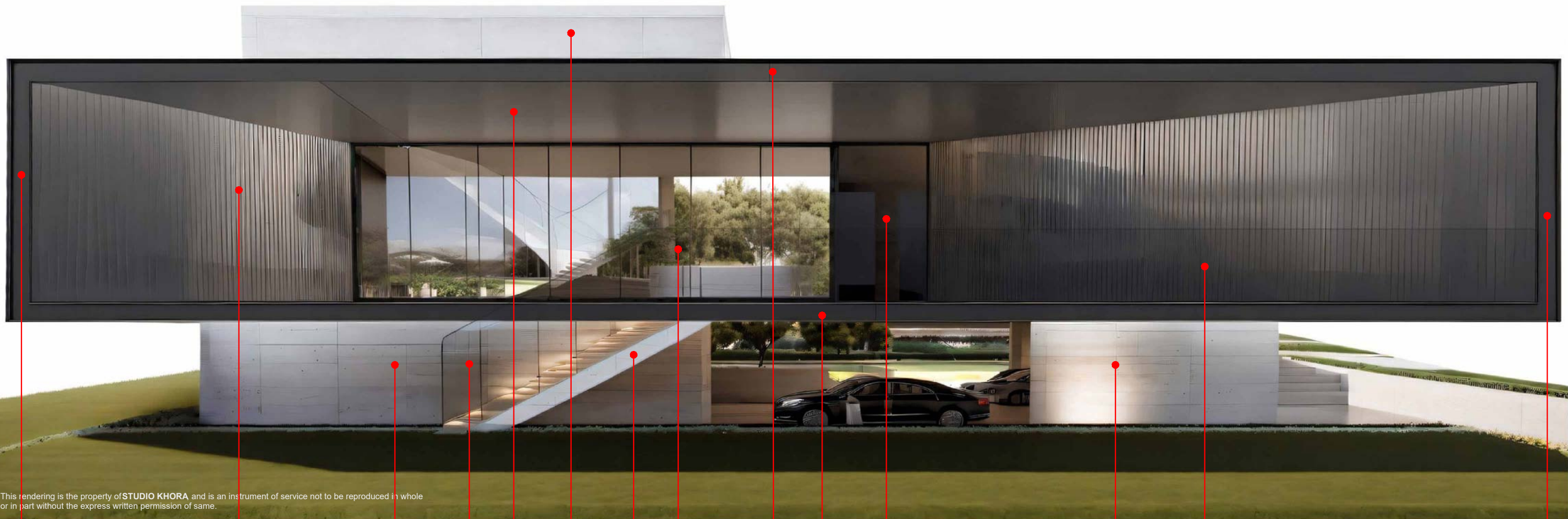
125.00'

FIP 1/2"



LEGEND	
PROPERTY	— · —
ROOF PROJECTION	— · — · —
BUILDING SETBACK	— · — · — · —
CENTER	— C _L —

① 2ND - DRB
 3/32" = 1'-0"



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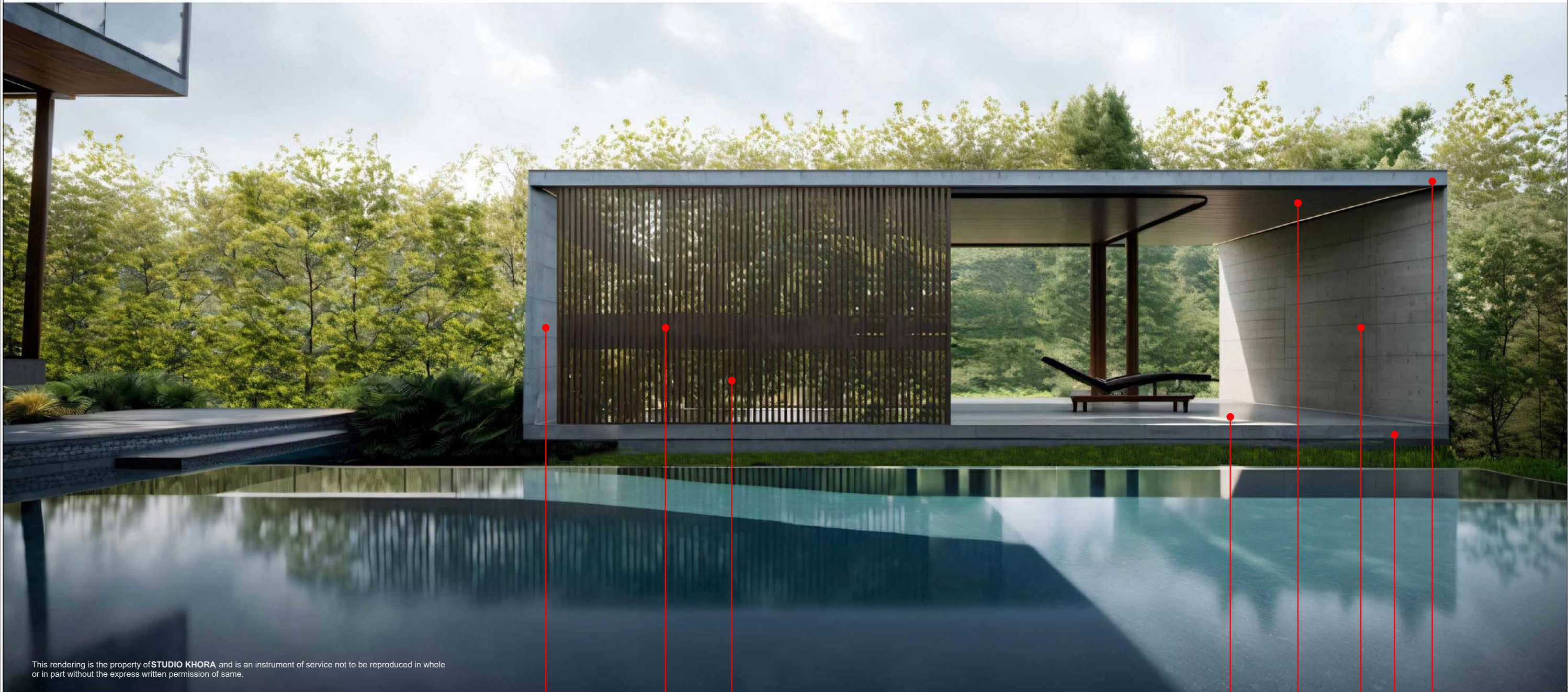
5

9

7

MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8. Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
9. 42-inch-high clear glass guard rail.
10. Planter behind vertical wood screen
11. Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames



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- 5
- 5
- 5

MATERIAL LEGEND

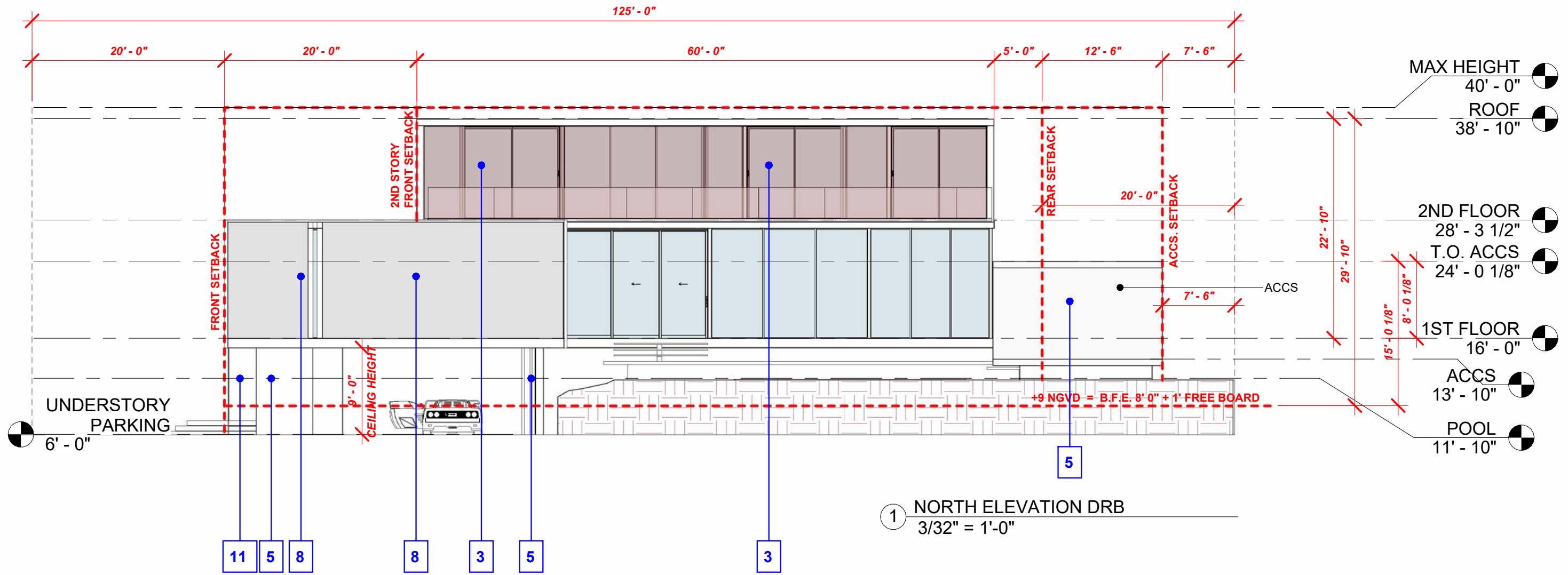
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10. Planter behind vertical wood screen
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12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames



- 7
- 7
- 5
- 3
- 9
- 3
- 3
- 7
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- 5
- 5
- 5
- 5
- 5

MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
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11. Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames



- MAX HEIGHT 40' - 0"
- ROOF 38' - 10"
- 2ND FLOOR 28' - 3 1/2"
- T.O. ACCS 24' - 0 1/8"
- 1ST FLOOR 16' - 0"
- ACCS 13' - 10"
- POOL 11' - 10"

1 NORTH ELEVATION DRB
 3/32" = 1'-0"

NOTE: other materials are showing on sheet A18

MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
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GENERAL NOTE:

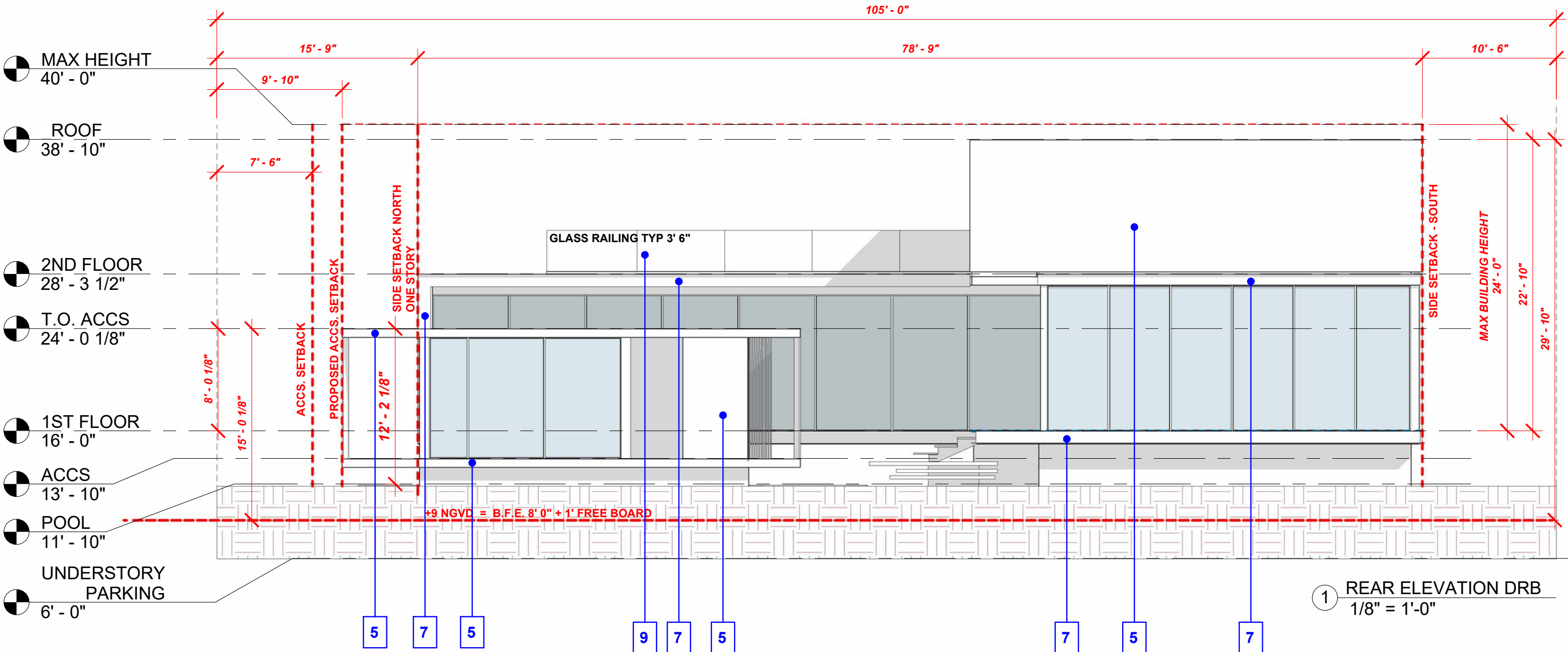
All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK

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 Designed by : ALEX PENNA



MATERIAL LEGEND

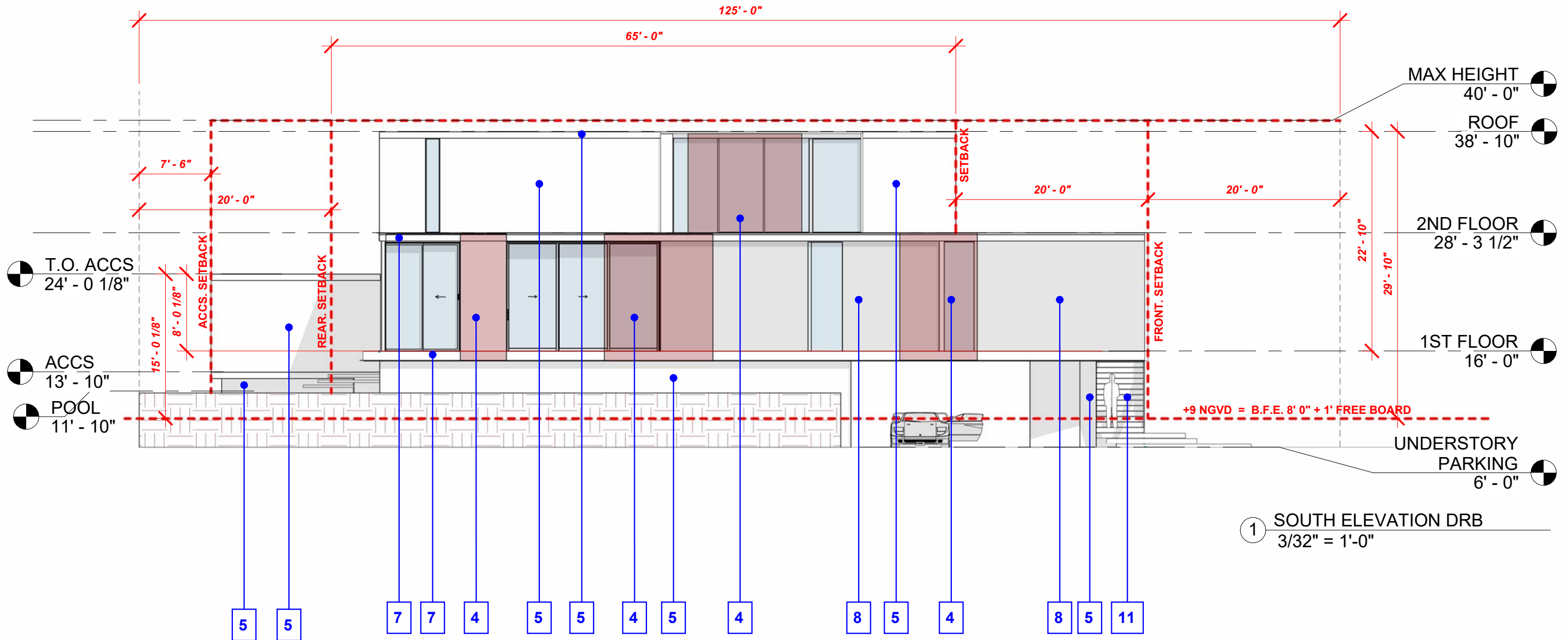
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3. Wood bifold shutters
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11. Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames

GENERAL NOTE:

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK



① SOUTH ELEVATION DRB
3/32" = 1'-0"

MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8. Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
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12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames

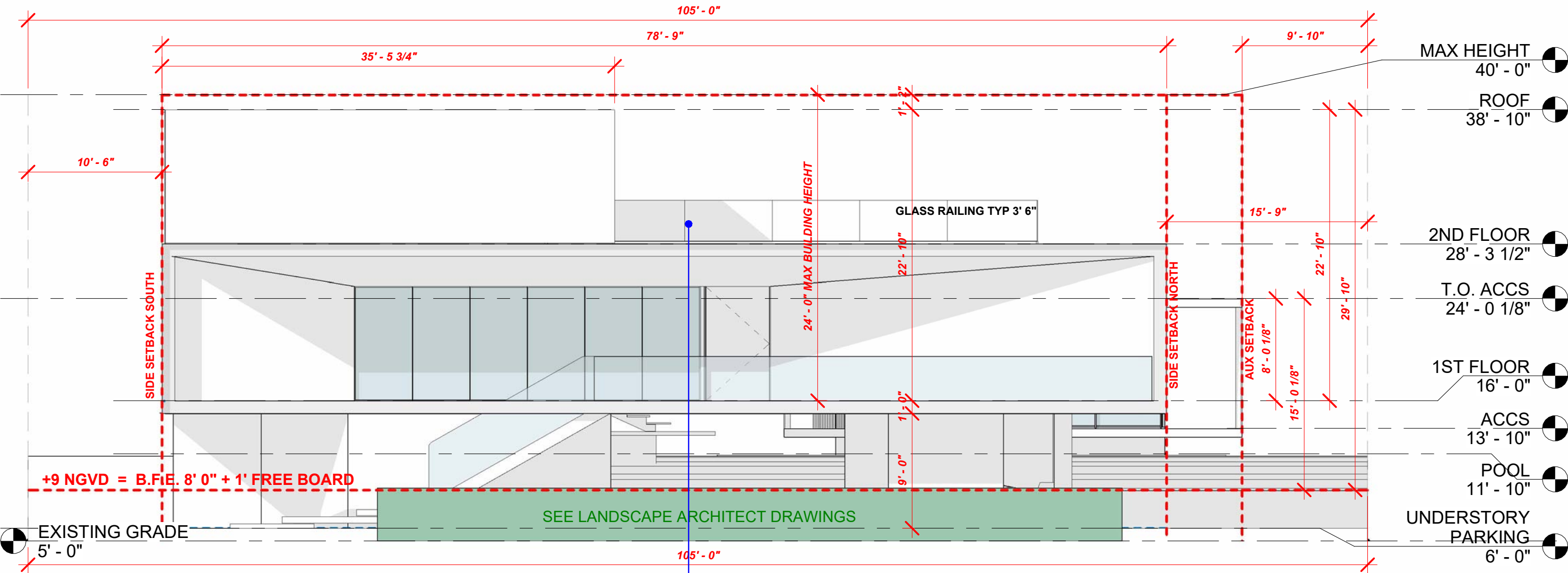
GENERAL NOTE:

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK





9 NOTE: other materials are showing on sheet A16

1 FRONT ELEVATION DRB
1/8" = 1'-0"

MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8. Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
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GENERAL NOTE:

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK



