

<b>BOUNDARY SURVEY</b>			
PREPARED FOR:			
CENTNER DEVELOPMENT			
LYING AND BEING IN SECTION 36, TOWNSHIP 34, SOUTH, RANGE 42, EAST CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.			
<div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: center;"><b>J. Hernandez &amp; Associates Inc</b> LAND SURVEYORS AND MAPPERS</div><div style="text-align: right;">CERTIFICATE OF AUTHORIZATION NO. LB0892 3300 NW 112th Ave. SUITE #10, MIAMI, FL 33172 (305) 526-8066 (E) info@jhazsurveys.com</div></div>			
DRAWN BY: C.A.F. DATE: 03/13/24		CHECKED BY: J.G.H. DATE: 03/13/24	
JOB NO. 154186 F.S. MD-65, PG. 73			
LEGAL DESCRIPTION			
LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND ACCORDING TO THE PLAT THEREON, RECORDED IN PLAT BOOK # PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
ALSO:			
A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREON, RECORDED IN PLAT BOOK # PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 20 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:			
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE, OF LOT 36 EXTENDED SOUTHERLY FOR A DISTANCE OF 30 FEET, THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, TO A POINT HEREIN AND HEREON MEASURED UNLESS OTHERWISE NOTED, THENCE SOUTHERLY INTERSECTS SAID LINE, THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE OF LOT 37, FOR A DISTANCE OF 20 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 37, THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37 TO THE POINT OF BEGINNING.			
SURVEYOR'S NOTES			
1. FIELD SURVEY WAS COMPLETED ON MARCH 5, 2024.			
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.			
3. SUBJECT PROPERTY AREA: (40,000 +/- 54.8) ACRES			
4. BEARING AND DISTANCE BEARING OF S84°59'54"E ALONG THE CENTERLINE OF PALM AVENUE.			
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.			
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.			
7. UNDERGROUND FOOTINGS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.			
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.			
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PALM AVENUE AND BISCAYNE BL. PUBLIC DEDICATED RIGHT-OF-WAY.			
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.			
11. THE BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED IN A SEPARATE TITLE TO THE SUBJECT PROPERTY.			
PROPERTY INFORMATION			
• PROPERTY ADDRESS: 94 PALM AVENUE MIAMI BEACH, FL 33139			
• FOLIO NUMBER: 02-4205-01-0330			
CERTIFY TO:			
• CENTNER DEVELOPMENT			
DATUM AND BENCHMARKS			
1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODEIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.			
2. BENCHMARK MIAMI BEACH, C&M PALM DR. 03, 142' (EL. 9.1 FEET) AND 142" (EL. 9.1 FEET) AS SHOWN ON PK N&L W/ASHER ON EDGE OF PAVEMENT.			
FLOOD ZONE INFORMATION			
• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 9 FEET) AND "AE" (EL. 9 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12008C0318L, DATED SEPTEMBER 11, 2009.			
• ELEVATION REFER TO NATIONAL GEODEIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.			
POSSIBLE ENCROACHMENTS			
• A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCROACH 0.6' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.			
• A PORTION OF C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.4', FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.			
• COLUMN ALONG THE NORTH BOUNDARY LINE, ENCROACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.			
• A PORTION OF DRIVEWAY, ALONG THE NORTH BOUNDARY LINE, ENCROACH 9.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.			
THERE ARE NO ADDITIONAL ENCROACHMENTS, OR FROM THE SUBJECT PROPERTY, FROM ADJOINING LANDS, UNLESS OTHERWISE NOTED.			
SURVEYOR'S CERTIFICATION:			
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS REASONABLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 551.7, FLORIDA ADMINISTRATIVE CODE.			
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNPAID PARTIES.			
BY: JOSE G. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR NO. 6852 STATE OF FLORIDA.		<div style="display: flex; align-items: center; justify-content: center;"><div style="text-align: center;"><p>JOSE G. HERNANDEZ STATE OF FLORIDA NO. 6852</p></div><div style="margin-left: 10px; font-size: 0.8em;"><p>Digitally signed by Jose Hernandez DN: cn=Jose Hernandez, o=JH Associates Inc, email=jhaz@jhazsurveys.com, c=US Date: 2024.03.13 16:03:27 Reason: I am the signer</p></div></div>	
THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6852 OF THE STATE OF FLORIDA ON MARCH 14, 2024.			
<b>THIS IS A BOUNDARY SURVEY</b> PROJECT NUMBER: MD-684 SHEET NUMBER: 1 OF 1			



PALM ANE

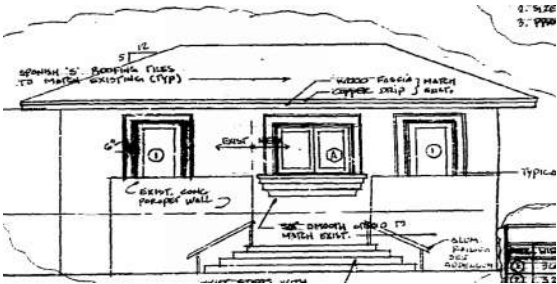
BISCAYNE BAY

**DEMOLITION LEGEND**

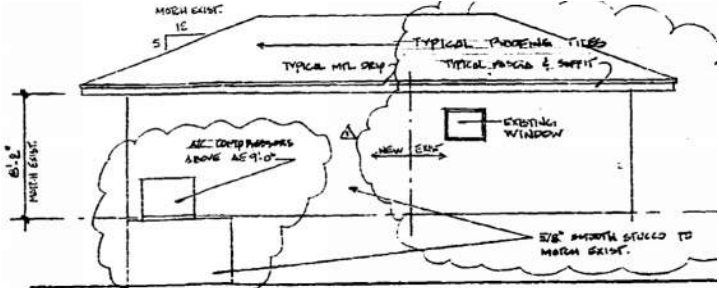
MAIN BUILDING AREAS TO BE DEMOLISHED

OTHER AREAS TO BE DEMOLISHED

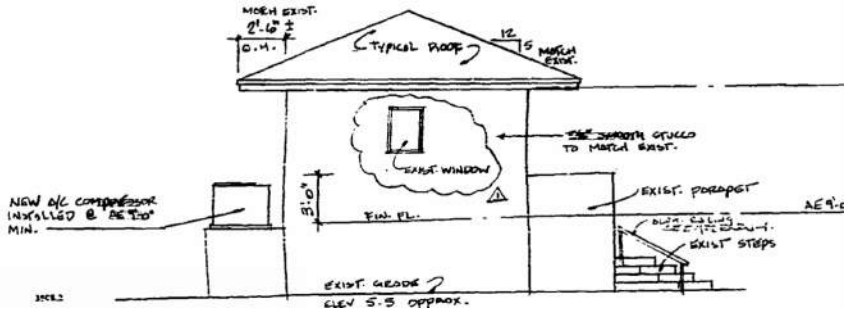
NOTES: SEE TREE DISPOSITION PLAN FOR REFERENCE TO TREE MANAGEMENT.



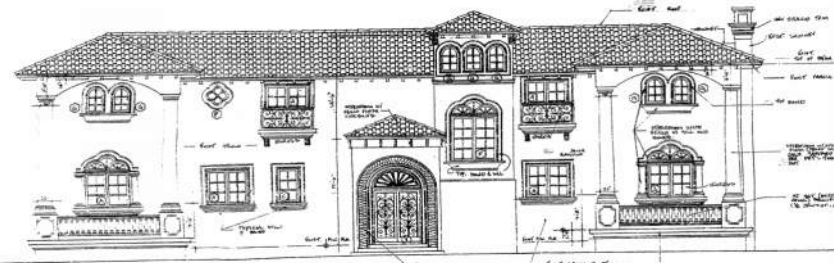
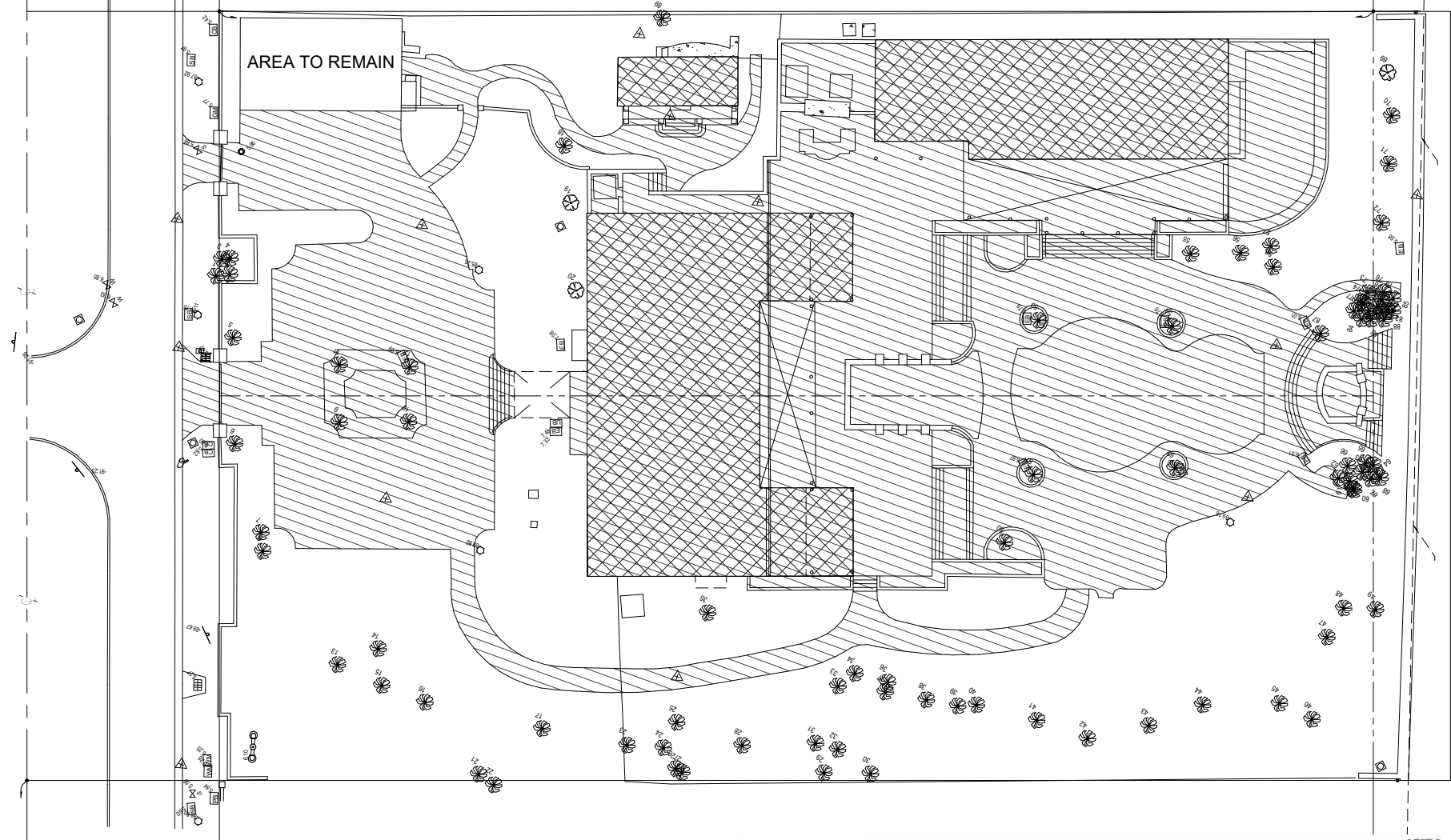
ACCESSORY BUILDING FRONT ELEVATION  
N.T.S.



ACCESSORY BUILDING REAR ELEVATION  
N.T.S.



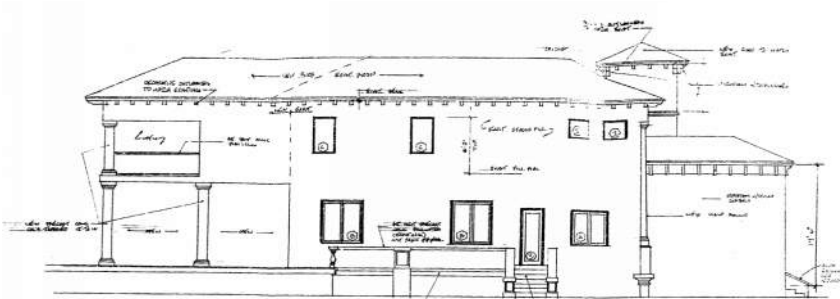
ACCESSORY BUILDING LEFT SIDE ELEVATION  
N.T.S.



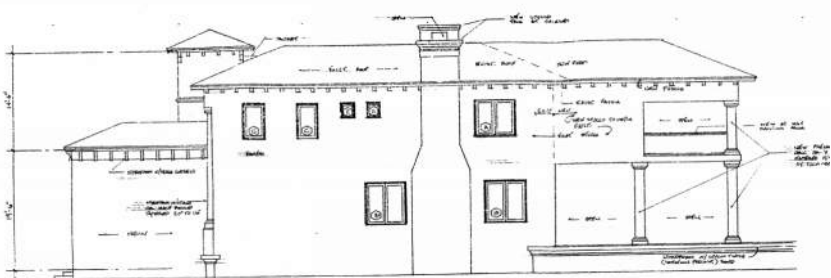
MAIN HOUSE FRONT ELEVATION  
N.T.S.



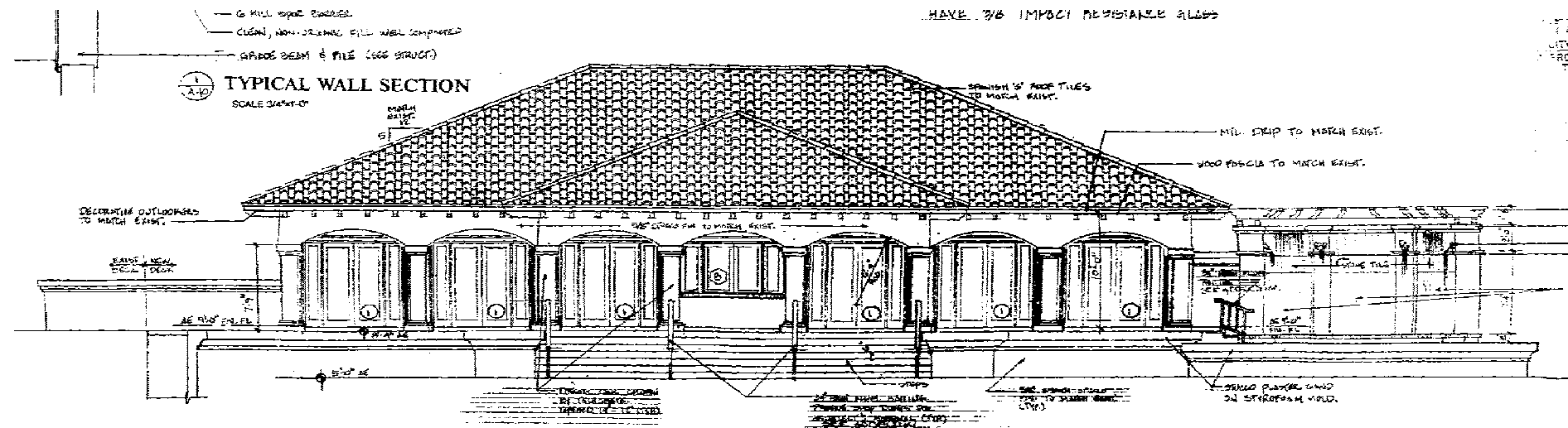
MAIN HOUSE REAR ELEVATION  
N.T.S.



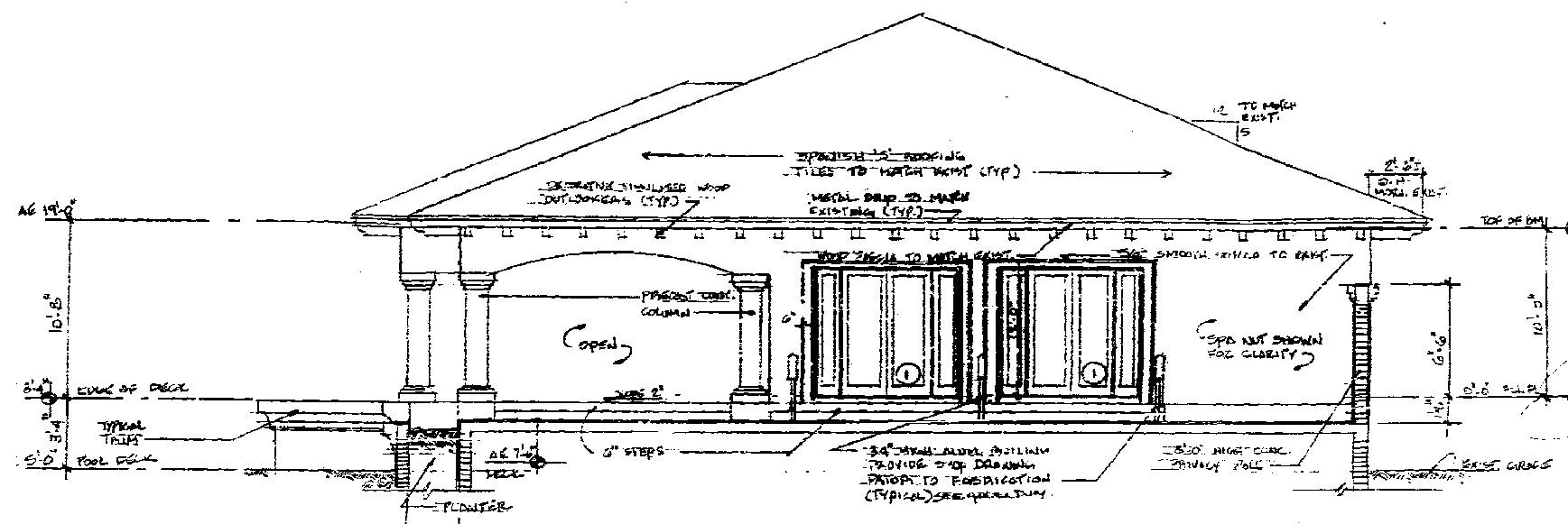
MAIN HOUSE LEFT SIDE ELEVATION  
N.T.S.



MAIN HOUSE RIGHT SIDE ELEVATION  
N.T.S.



SIDE BUILDING FRONT ELEVATION  
N.T.S.



SIDE BUILDING RIGHT ELEVATION  
N.T.S.







CONTEXT AERIAL  
N.T.S.



CONTEXT SITE PLAN  
N.T.S.





NORTH - FRONT



SOUTH - REAR



EXISTING STRUCTURE AT FRONT YARD TO REMAIN



## REAR - ACCESSORY BUILDINGS





80 PALM AVE



100 PALM AVE



REAR - ACCESSORY BUILDINGS





111 PALM AVE - UNDER CONSTRUCTION



93 PALM AVE - VACANT

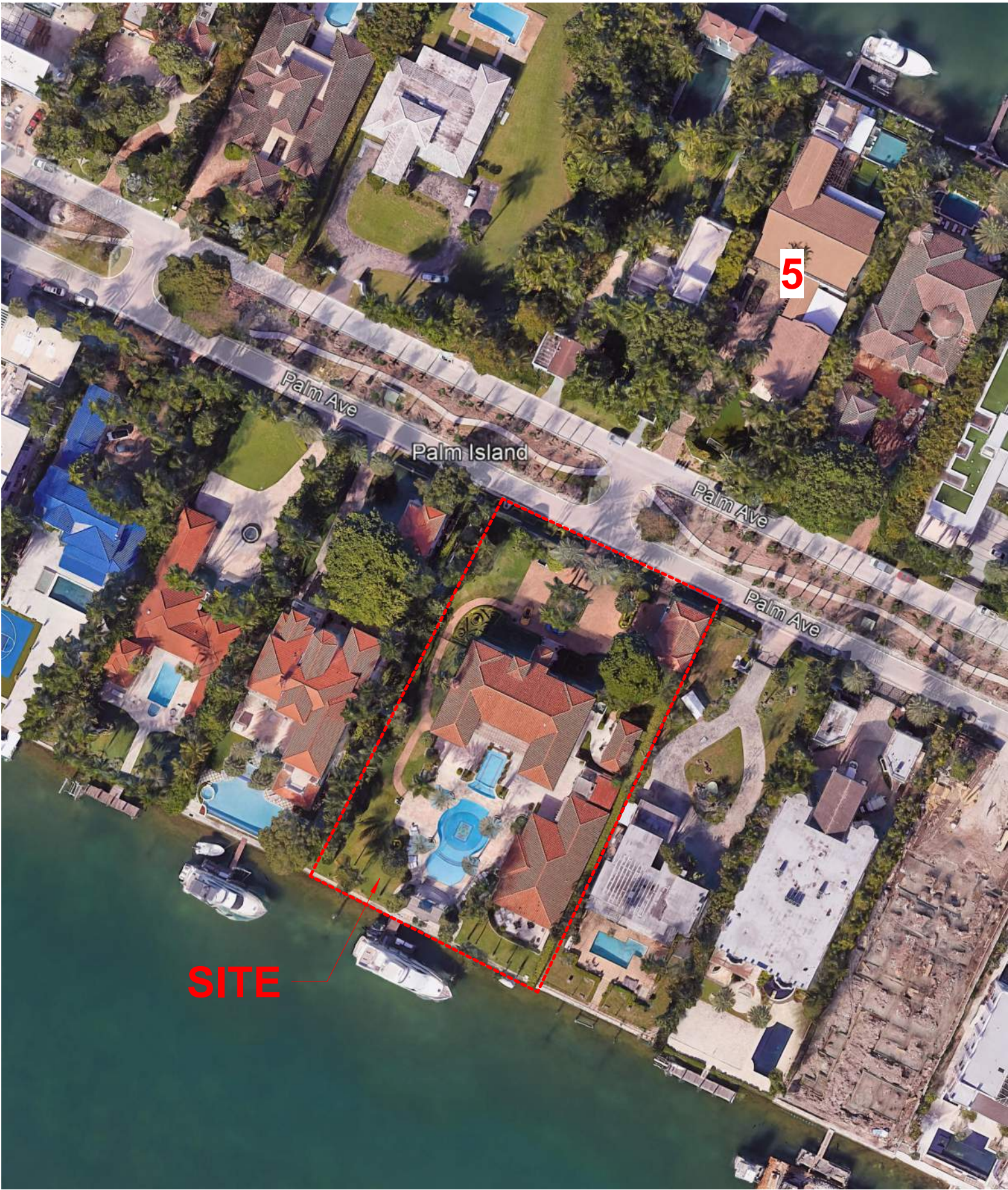


REAR - ACCESSORY BUILDINGS



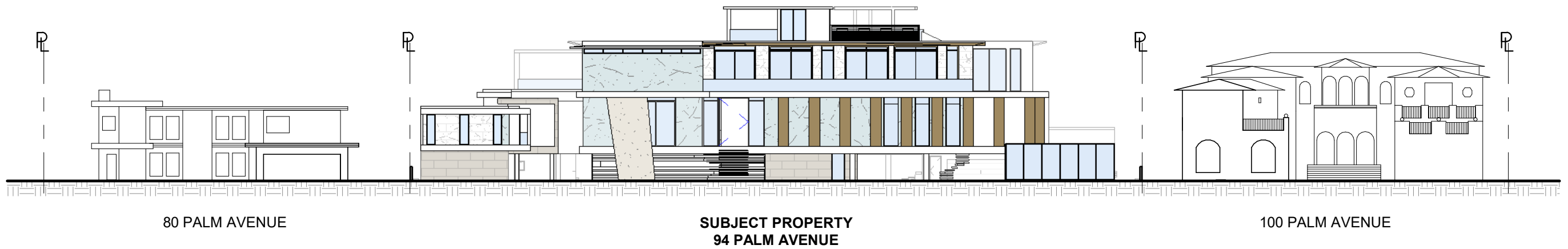


85 PALM AVE

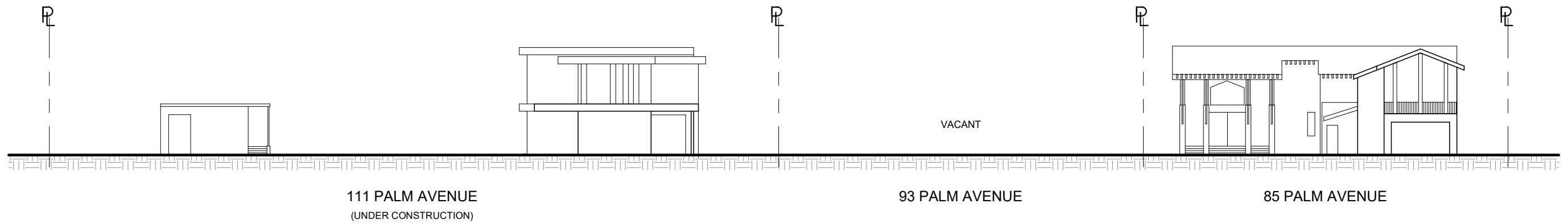


REAR - ACCESSORY BUILDINGS





① **CONTEXT ELEVATION - NORTH**  
1" = 30'-0"



③ **CONTEXT ELEVATION - SOUTH**  
1" = 30'-0"

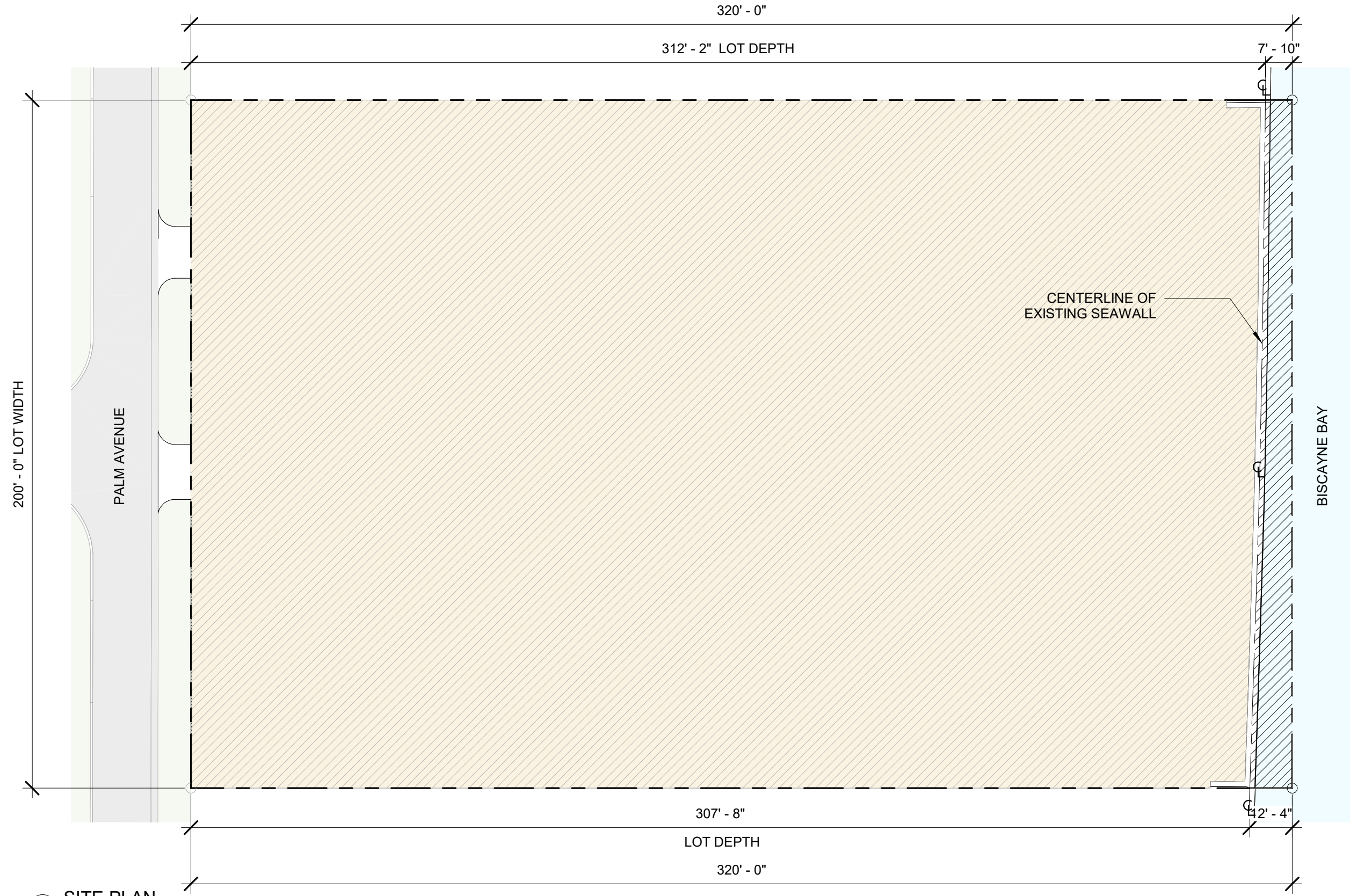


**ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW**

**Notes:** Indicate N/A if not applicable.








**LOT AREA CALCULATIONS:**

LOT DEPTH x LOT WIDTH = LOT AREA  
320 FT x 200 FT = **64,000 SF**

AREA OF CENTERLINE OF SEA WALL TO  
REAR PROPERTY LINE:

 1,918.25 SF

NET LOT AREA:

 64,000 SF - 1,918.25 = **62,081.75 SF**

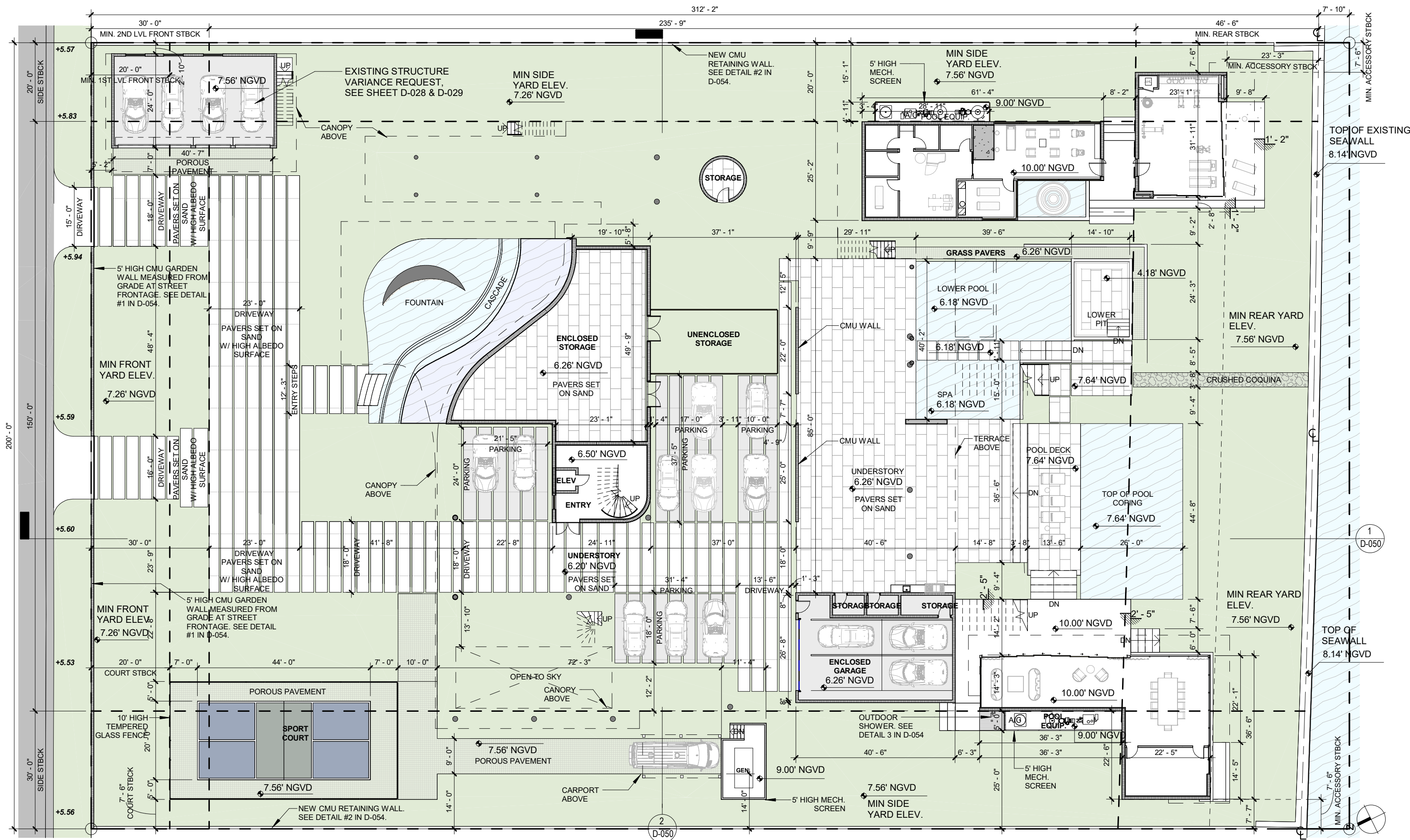
1 SITE PLAN  
1" = 30'-0"











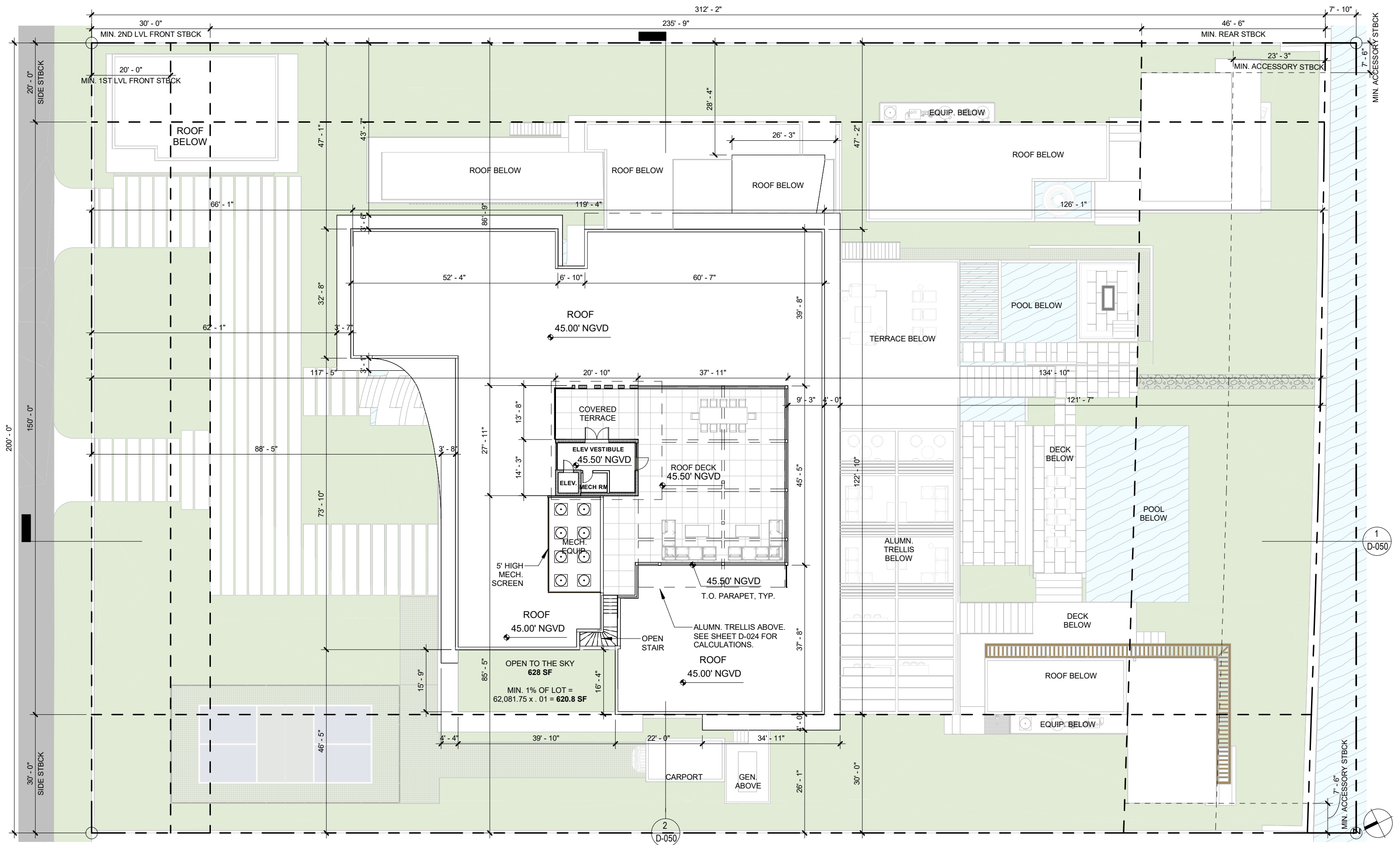




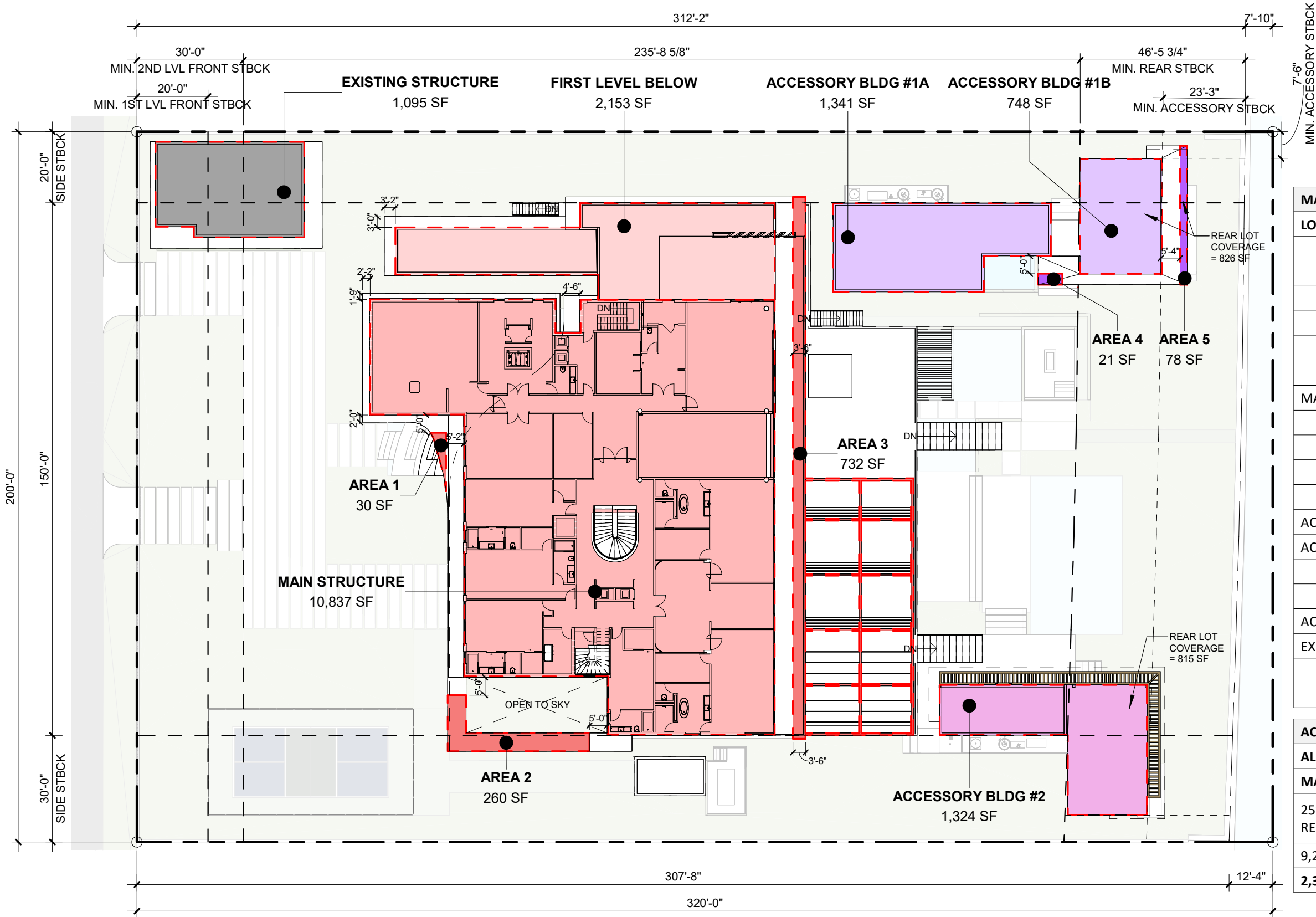












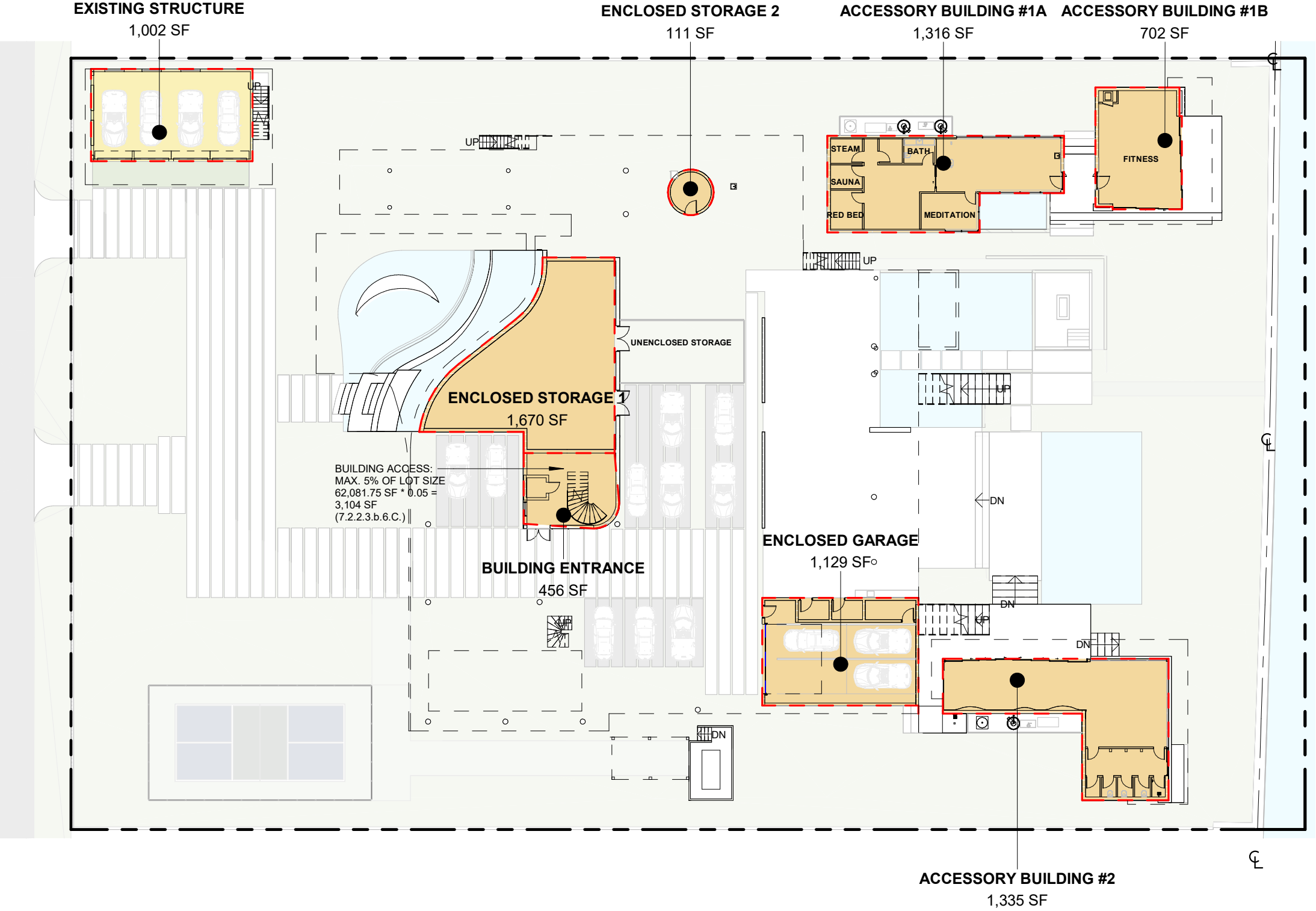
MAXIMUM LOT COVERAGE (SF)		
LOT AREA = 62,081.75		
ALLOWABLE		
30% OF LOT AREA		
62,081.75 x .30 =	18,624.53	
PROVIDED		
		COLOR LEGEND
MAIN STRUCTURE	10,837	
COVERED AREA 1	30	
COVERED AREA 2	732	
COVERED AREA 3	260	
FIRST LEVEL BELOW	2,153	
ACCESSORY BLDG #1A	1,341	
ACCESSORY BLDG #1B	748	
COVERED AREA 5	78	
COVERED AREA 6	21	
ACCESSORY BLDG #2	1,324	
EXISTING STRUCTURE	1,095	
TOTAL	18,619	
	29.99%	

ACCESSORY BUILDING STANDARDS		
ALLOWABLE		PROVIDED
MAX. LOT COVERAGE		
25% OF REQUIRED REAR YARD	ACCESSORY BLDG #1	826
	ACCESSORY BLDG #2	815
9,298.8 SF X .25 =	TOTAL	1,641
2,324.7 SF		17.65%

1 SECOND LEVEL  
1" = 30'-0"



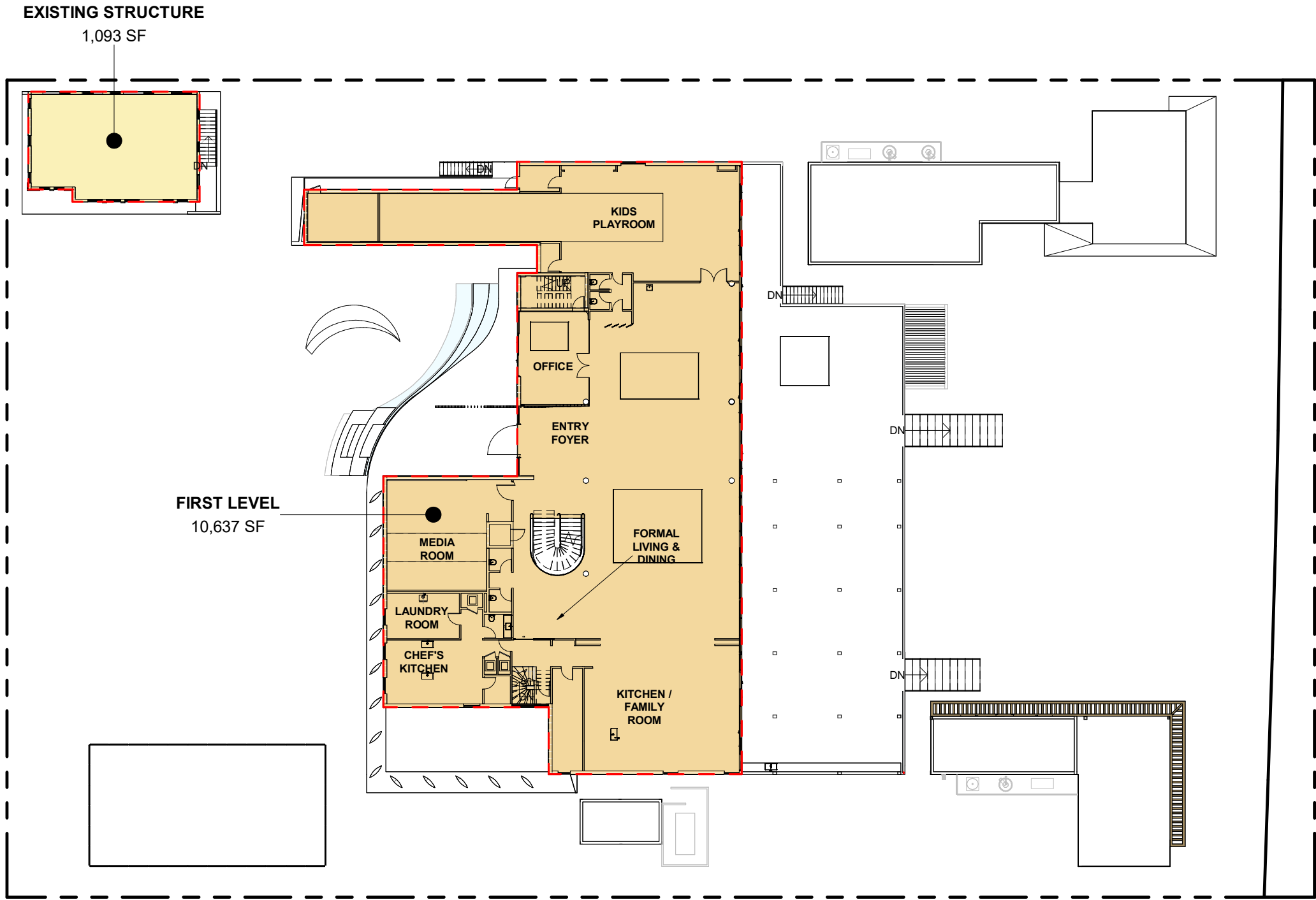




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	29,929
	48.21%
GARAGE CREDIT	-600.00
TOTAL	29,329
	47.24%

1 UNDERSTORY LEVEL  
1" = 30'-0"



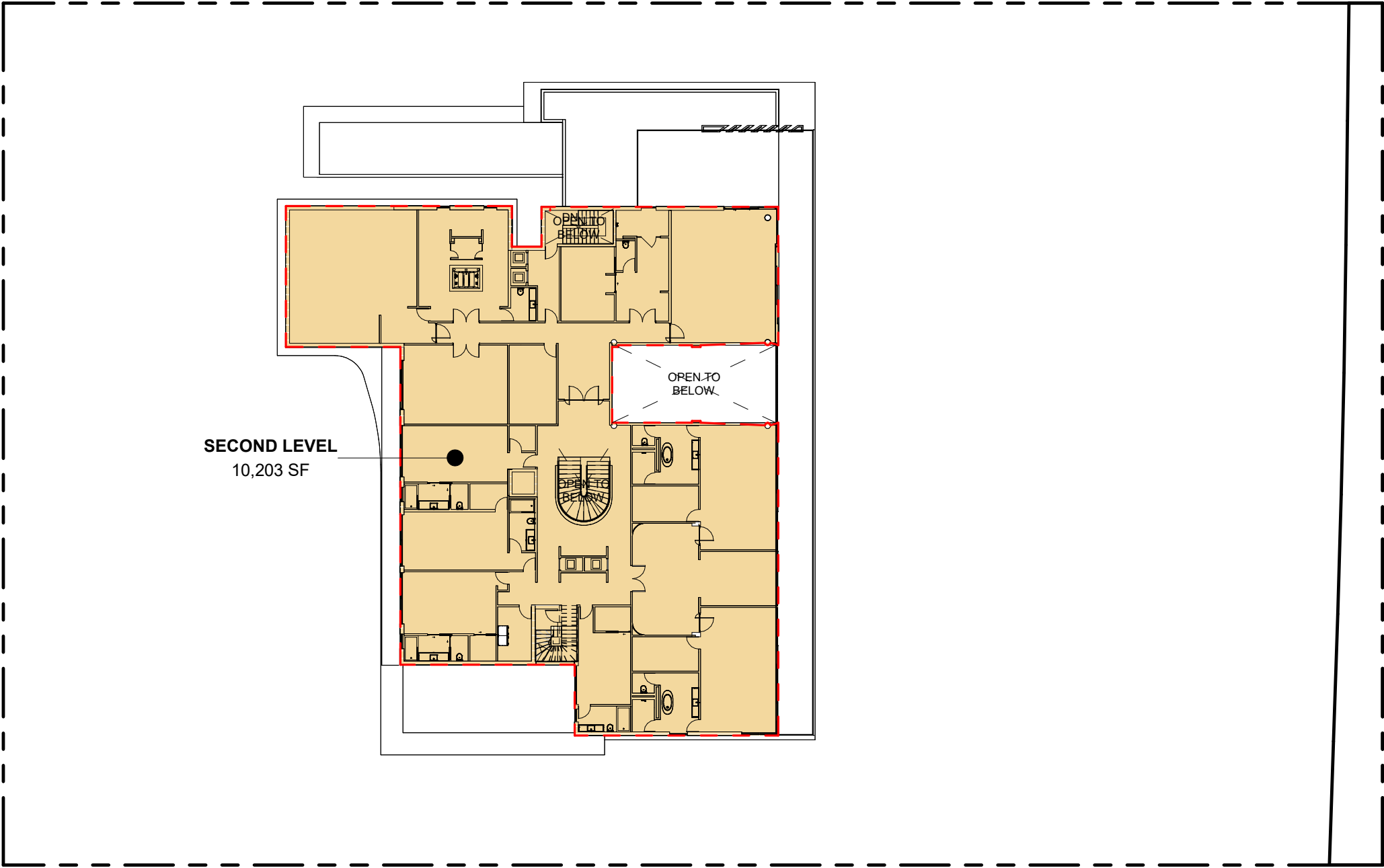


1 FIRST MAIN FLOOR  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	29,929
	48.21%
GARAGE CREDIT	-600.00
TOTAL	29,329
	47.24%





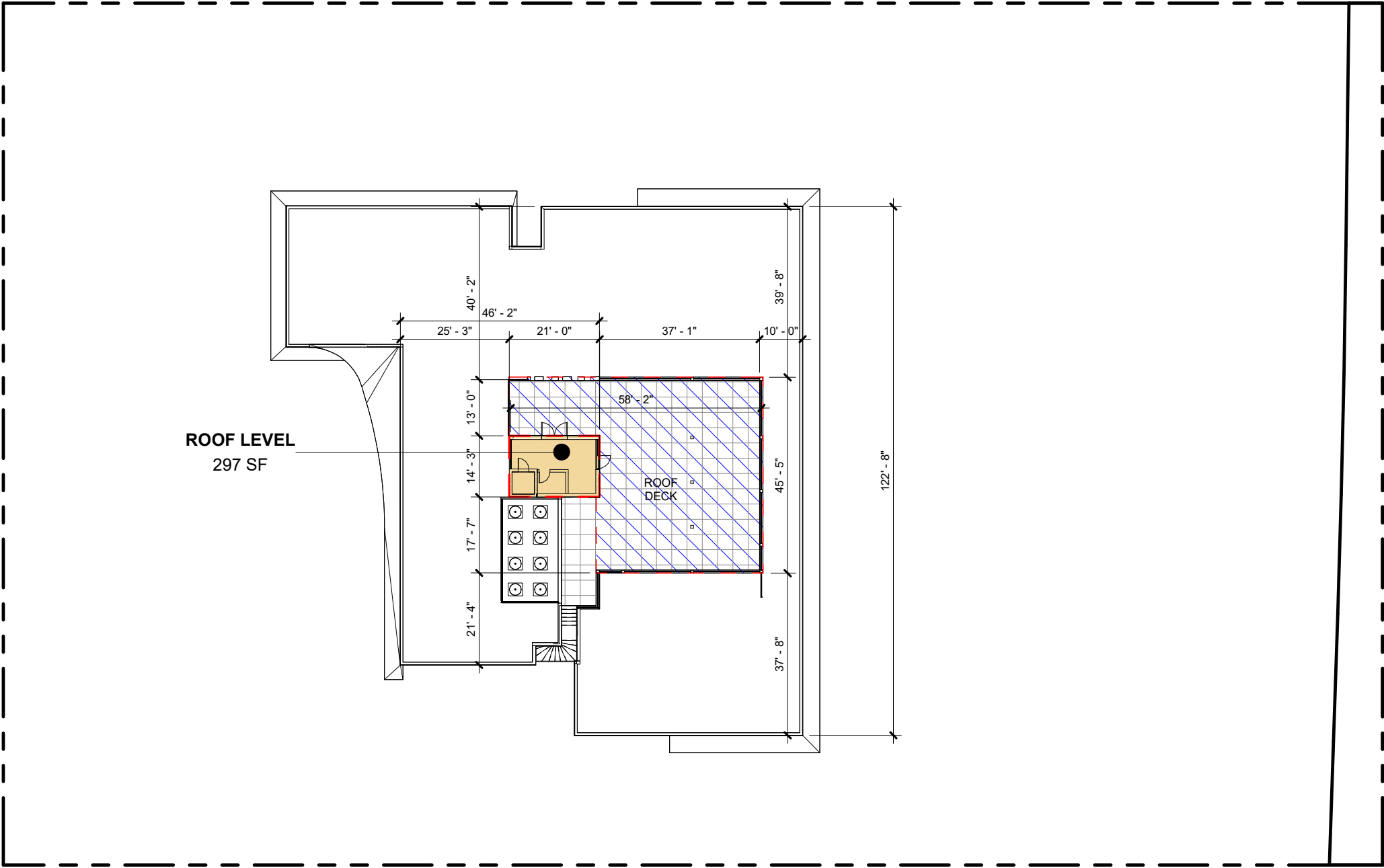


1 SECOND LEVEL  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	29,929
	48.21%
GARAGE CREDIT	-600.00
TOTAL	29,329
	47.24%



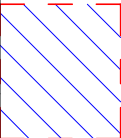
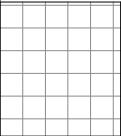




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1	1,670
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,688
FIRST LEVEL	
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EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	29,929
	48.21%
GARAGE CREDIT	-600.00
TOTAL	29,329
	47.24%

ROOF STANDARDS	
ALLOWABLE	PROVIDED
ROOF DECK AREA	
25% OF ENCLOSED FLOOR BELOW	2,113 SF PROVIDED
AREA OF LEVEL BELOW=10,214	
10,214 SF x .25 = 2,553.5 SF ALLOWED	20.69%
ROOF COVERED STRUCTURE	
20% OF ENCLOSED FLOOR BELOW	2,023 SF PROVIDED
AREA OF LVL BELOW = 10,214	
10,214 SF x .20 = 2,042.8 SF ALLOWED	19.81%

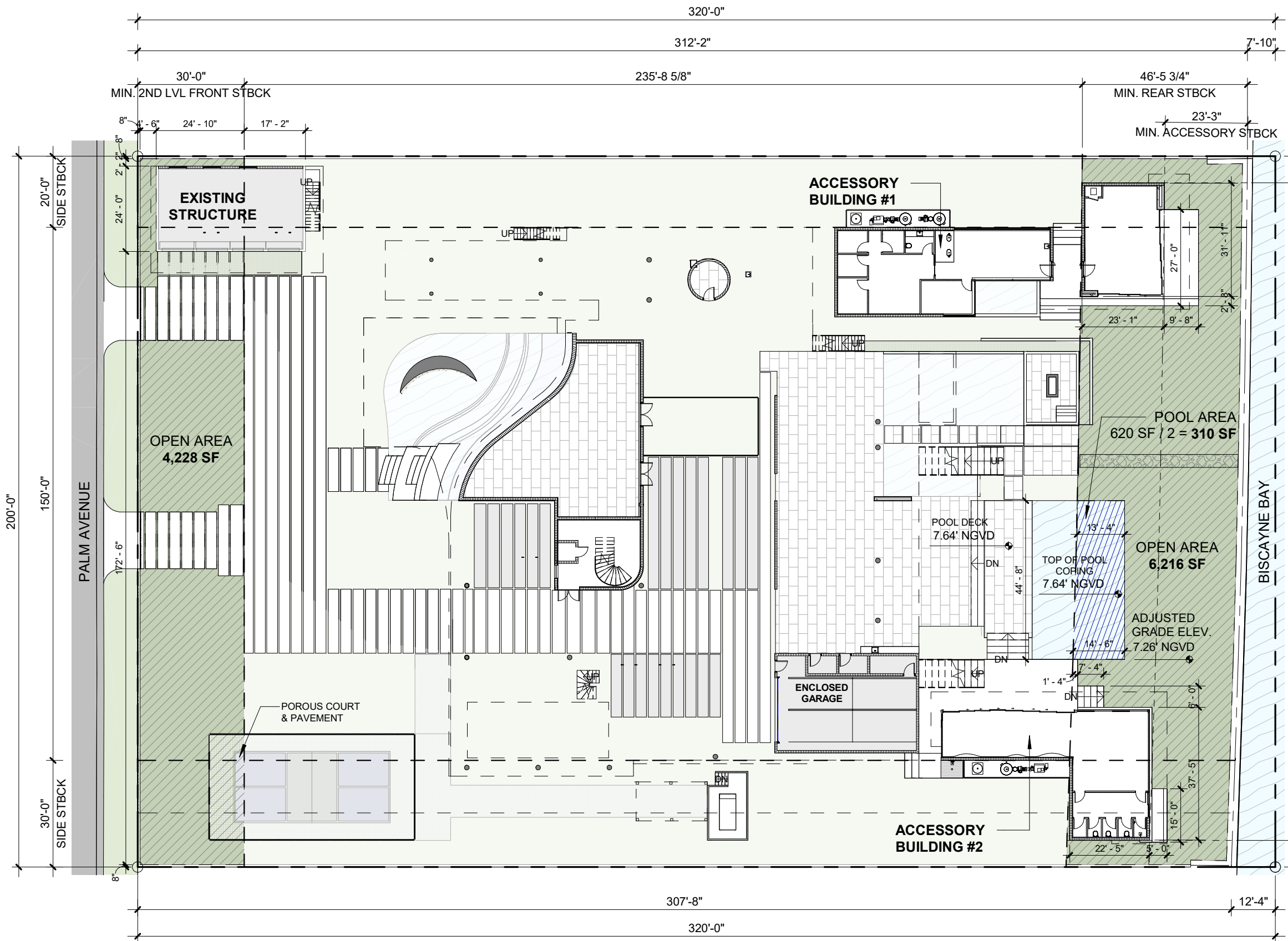
COLOR  
LEGEND











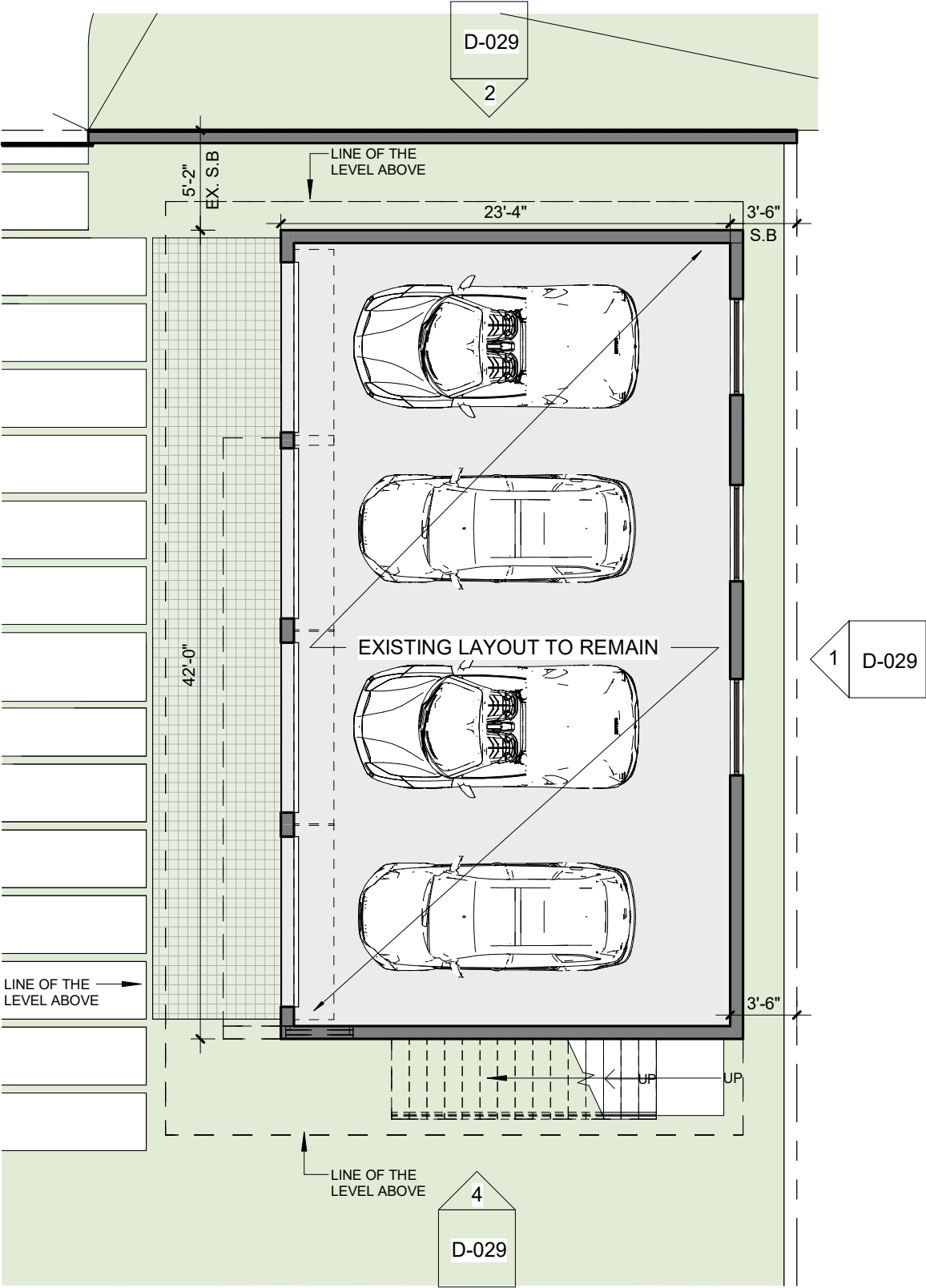
MINIMUM OPEN SPACE (SF)		
	ALLOWABLE	PROVIDED
FRONT YARD	70% OF FRONT YARD	4,228 70.47%
	FRONT YARD AREA = 200' x 30' = 6,000 SF	
	6,000 x .70 = 4,200 SF	
REAR YARD	70% OF FRONT YARD	6,216 + 310 = 6,526 SF 70.01%
	FRONT YARD AREA = 9,298.8 SF	
	9,298.8 x .70 = 6,509.16 SF	

1 UNDERSTORY LEVEL  
1" = 30'-0"

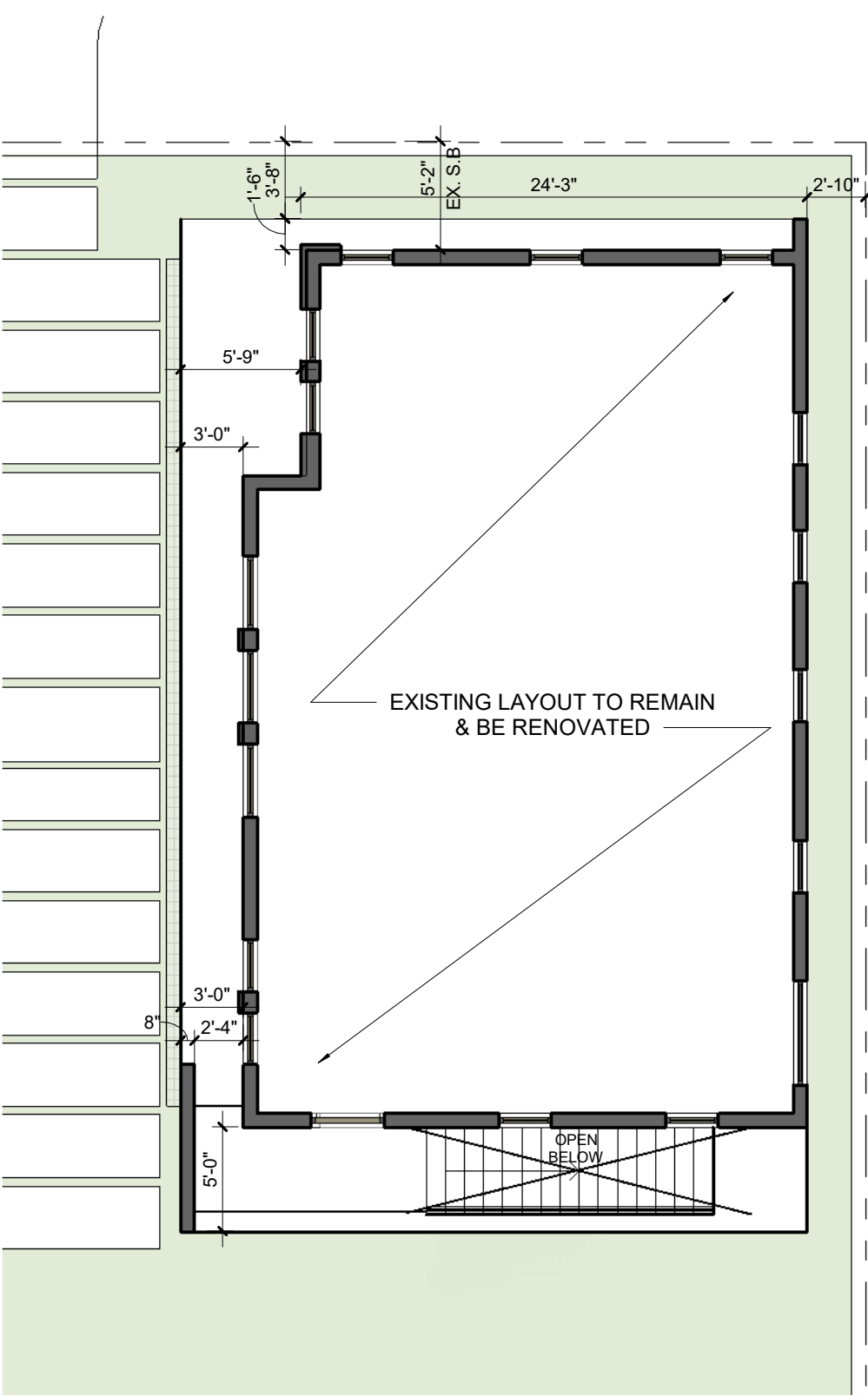




**VARIANCE REQUEST 01:** EXISTING GARAGE BUILDING TO REMAIN W/  
2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



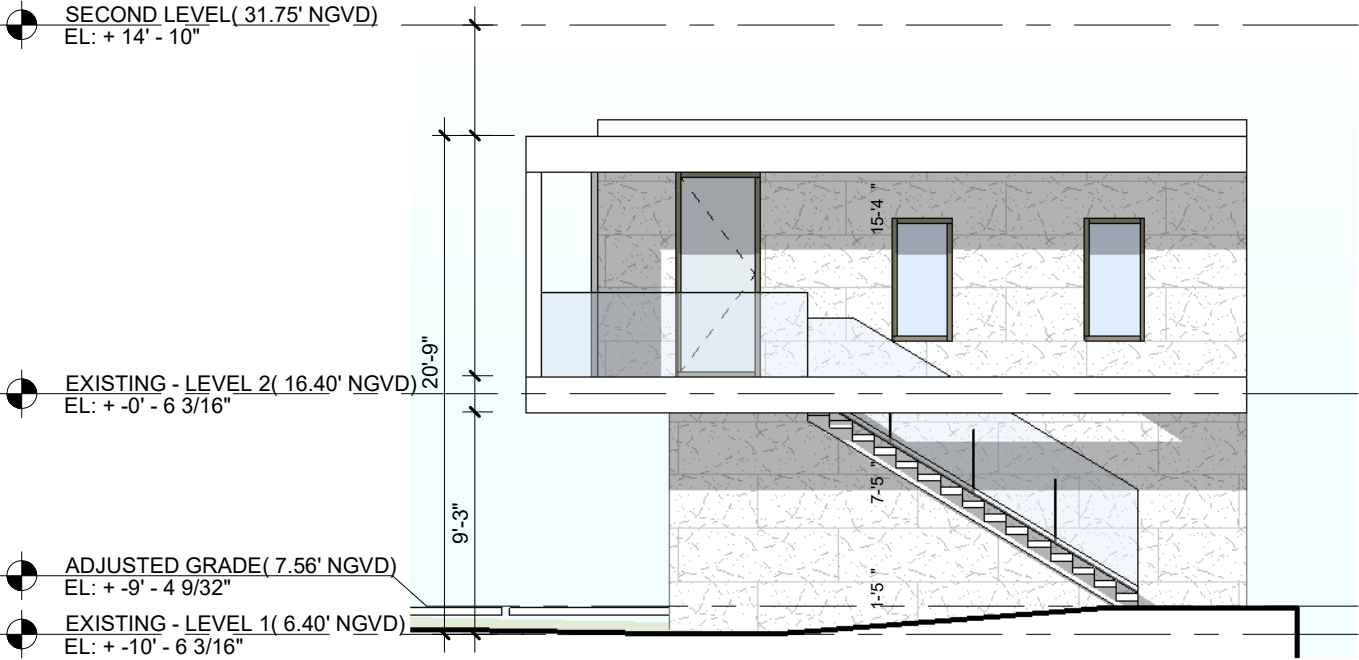
2 EXISTING GARAGE - LEVEL 1  
1/8" = 1'-0"



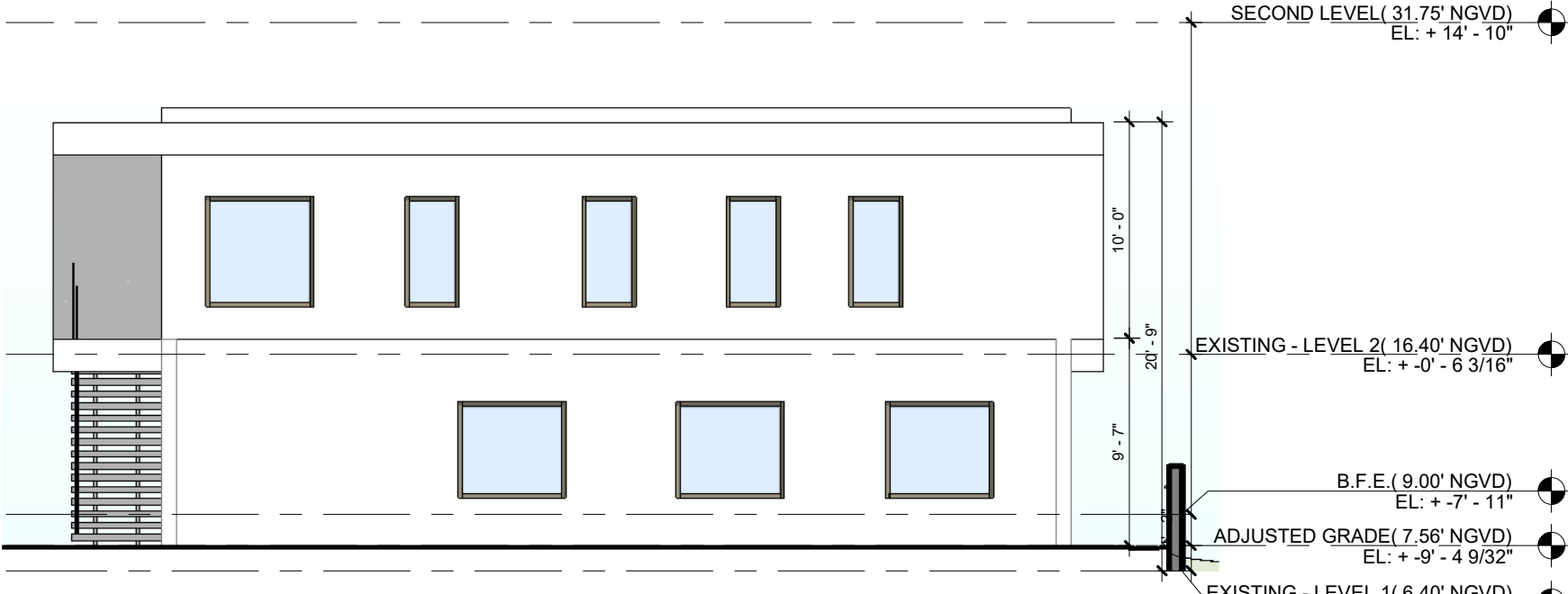
1 EXISTING GARAGE - LEVEL 2  
1/8" = 1'-0"



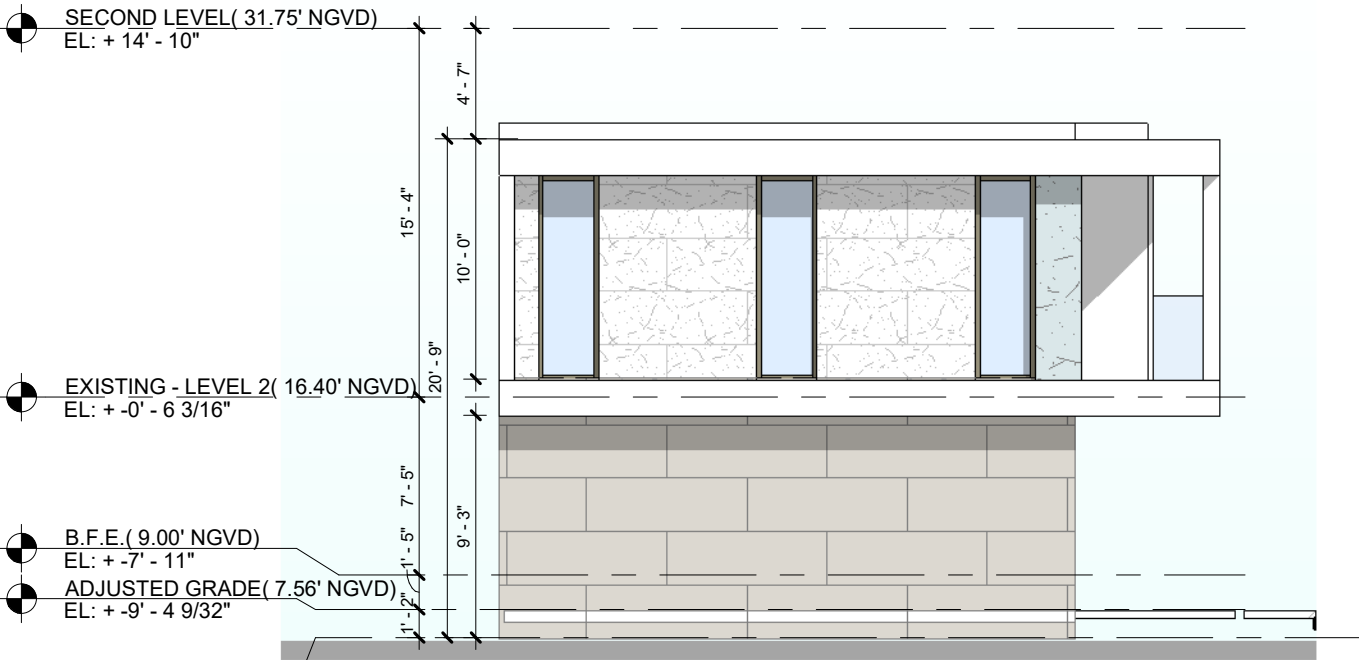
VARIANCE REQUEST 01: EXISTING GARAGE BUILDING TO REMAIN W/  
2'-10" SIDE SETBACK AND 5'-2" FRONT SETBACK IN NON-CONFORMITY.



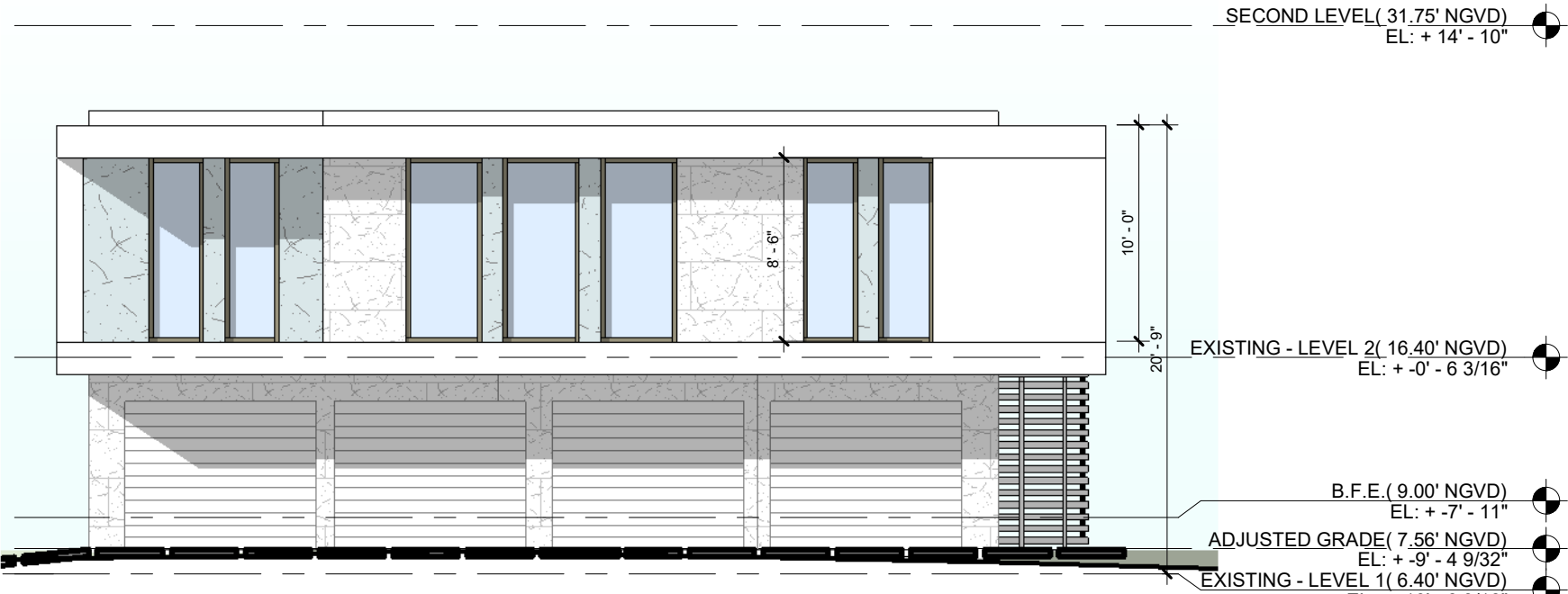
4 SOUTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH LEVATION  
1/8" = 1'-0"



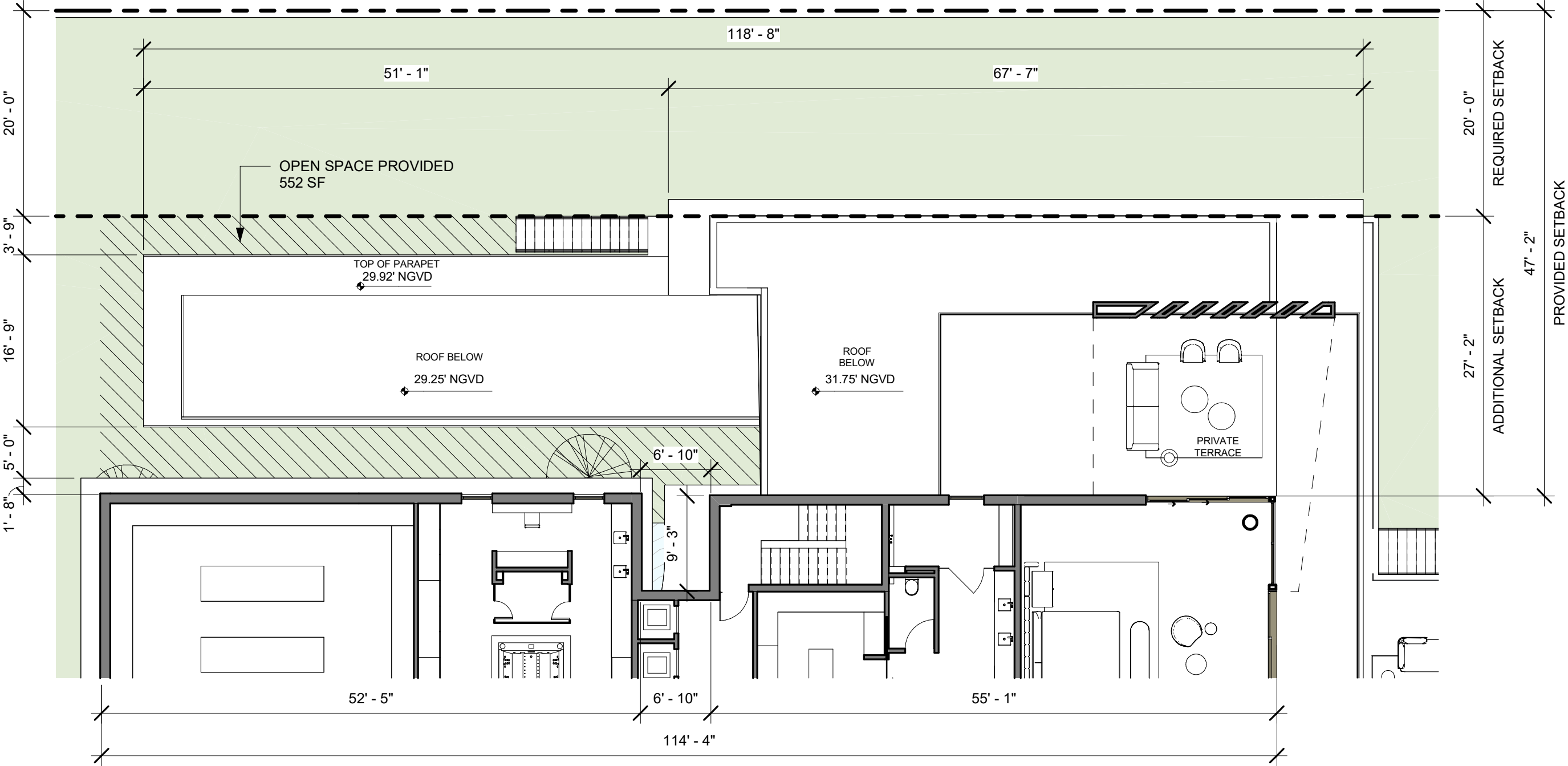
3 WEST ELEVATION  
1/8" = 1'-0"





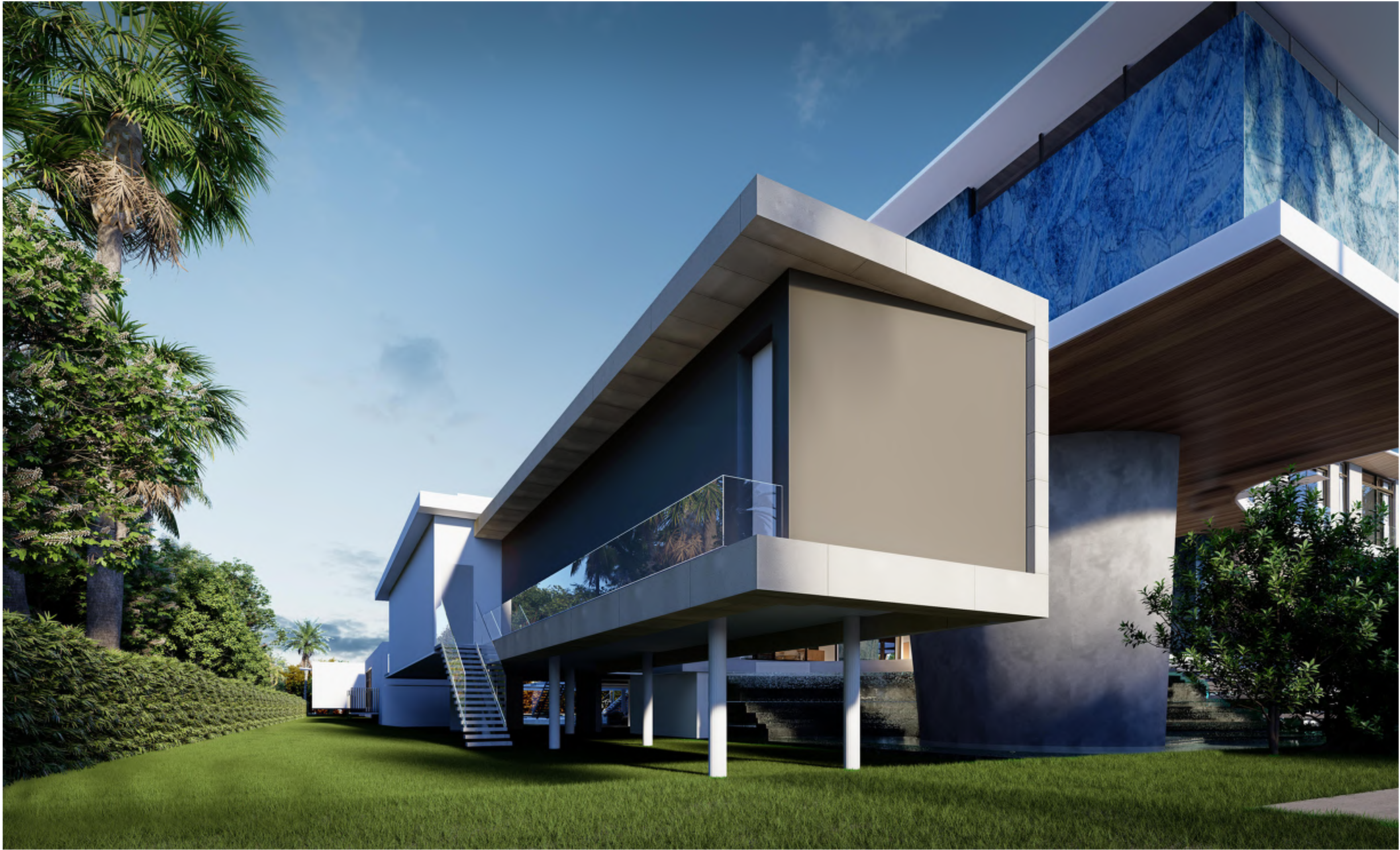


**WAIVER REQUEST 03:** ADDITIONAL OPEN SPACE REQUIREMENT AT ELEVATION LENGTH LARGER THAN 60'.



2 LEVEL 2 FLOOR PLAN  
3/32" = 1'-0"

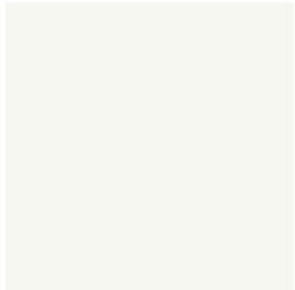












**PS-01**

PAINTED SMOOTH  
STUCCO FINISH



**VP-01**

VENETIAN PLASTER FINISH



**MT-01**

METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**

EXTERIOR TILE CLADDING  
LARGE FORMAT



**ST-02**

EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**

EXTERIOR TILE CLADDING SMALL  
FORMAT.



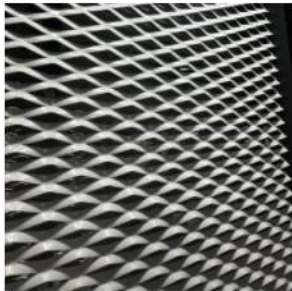
**WD-01**

CLADDEN IN SOLID HARDWOOD



**PD-01**

PIVOT ALUMINIUM DOOR  
CLADDEN IN HARDWOOD



**MS-01**

ALUMINIUM MECHANICAL  
SCREEN



**GL-01**

IMPACT GLAZING - CLEAR W/  
BRONZE FRAME



**GLR**

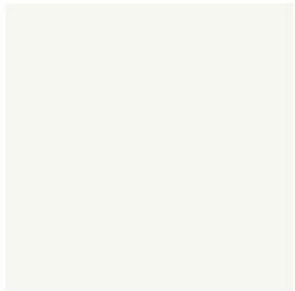
IMPACT GLASS HANDRAIL - CLEAR





UPPER ROOF( 55.00' NGVD)	EL: + 38' - 1"	
ROOF LEVEL( 45.00' NGVD)	EL: + 28' - 1"	
SECOND LEVEL( 31.75' NGVD)	EL: + 14' - 10"	
ACCESSORY ROOF( 22.00' NGVD)	EL: + 5' - 1"	
FIRST LEVEL (FHL)( 16.92' NGVD)	EL: + 0' - 0"	
DFE (BFE + 5)( 14.00' NGVD)	EL: + -2' - 11"	
ACCESSORY ENTRANCE( 10.00' NGVD)	EL: + -6' - 11"	
B.F.E.( 9.00' NGVD)	EL: + -7' - 11"	
ADJUSTED GRADE( 7.56' NGVD)	EL: + -9' - 4 9/32"	

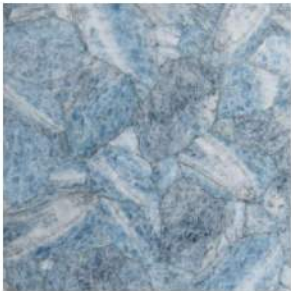
PS-01 WT GL-01 GLR GL-01 PS-01 ST-03 ST-02



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



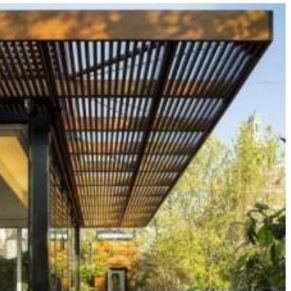
**WD-01**  
CLADDEN IN SOLID HARDWOOD



**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME



**GLR**  
IMPACT GLASS HANDRAIL - CLEAR



**WT**  
ALUMINIUM TRELLIS  
CLADDEN IN WOOD





UPPER ROOF( 55.00' NGVD)  
EL: + 38' - 1"

ROOF LEVEL( 45.00' NGVD)  
EL: + 28' - 1"

SECOND LEVEL( 31.75' NGVD)  
EL: + 14' - 10"

ACCESSORY ROOF( 22.00' NGVD)  
FIRST LEVEL (FHL)( 16.32' NGVD)  
EL: + 0' - 0"

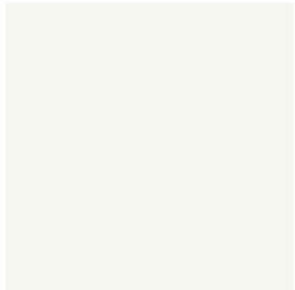
DFE (BFE + 5)( 14.00' NGVD)  
EL: + -2' - 11"

ACCESSORY ENTRANCE( 10.00' NGVD)  
EL: + -6' - 11"

B.F.E.( 9.00' NGVD)  
EL: + -7' - 11"

ADJUSTED GRADE( 7.56' NGVD)  
EL: + -9' - 4 9/32"

PS-01 GL-01 PS-01 MS-01 PS-01 ST-03 PS-01 ST-03



**PS-01**

PAINTED SMOOTH  
STUCCO FINISH



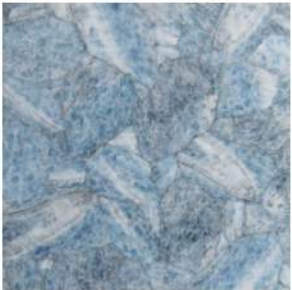
**VP-01**

VENETIAN PLASTER FINISH



**ST-01**

EXTERIOR TILE CLADDING LARGE  
FORMAT



**ST-02**

EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**

EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**

CLADDEN IN SOLID HARDWOOD



**MS-01**

ALUMINIUM MECHANICAL  
SCREEN



**GL-01**

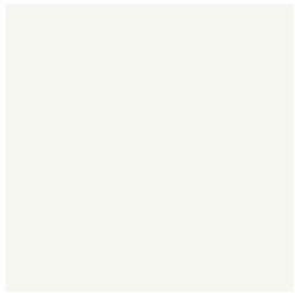
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME



**GLR**

IMPACT GLASS HANDRAIL - CLEAR





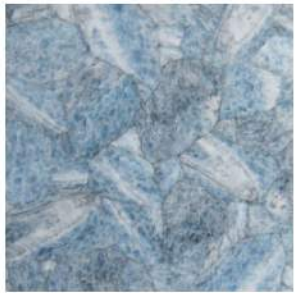
**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**MT-01**  
METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



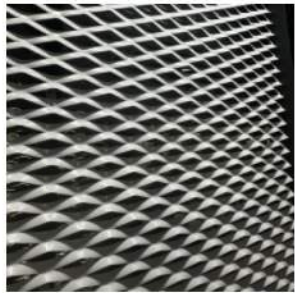
**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN



**MS-02**  
METAL SCREEN

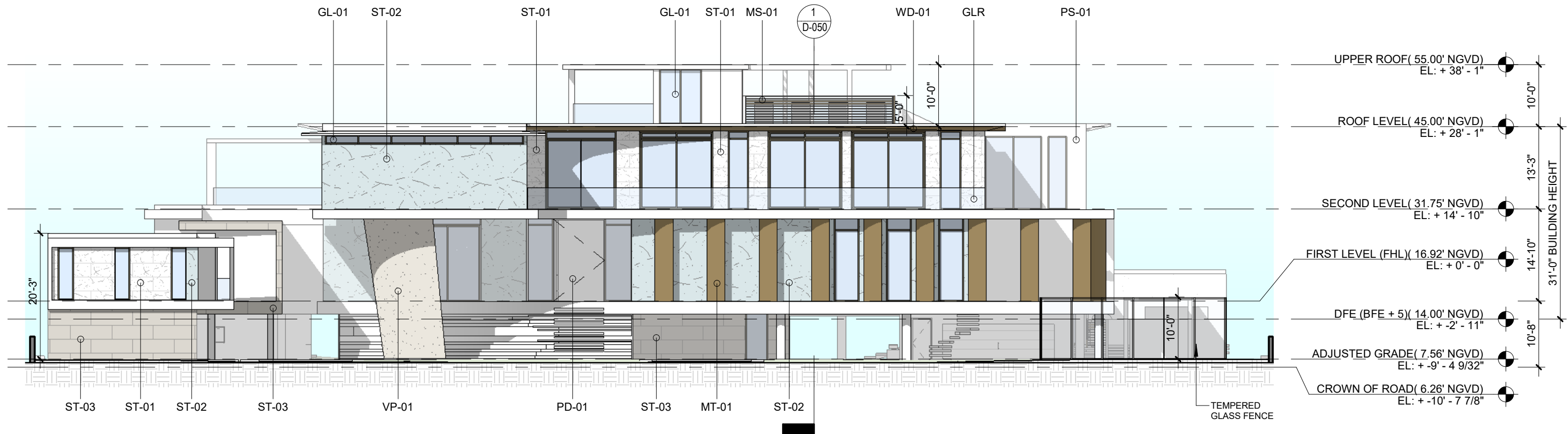


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

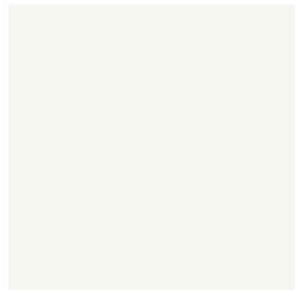


**GLR**  
IMPACT GLASS HANDRAIL - CLEAR





1 NORTH ELEVATION  
1/16" = 1'-0"



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**VP-01**  
VENETIAN PLASTER FINISH



**MT-01**  
METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**  
EXTERIOR TILE CLADDING  
LARGE FORMAT



**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



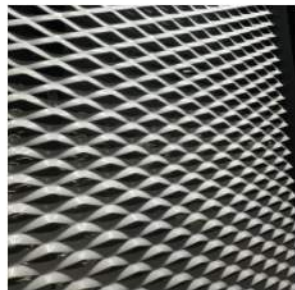
**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**PD-01**  
PIVOT ALUMINIUM DOOR  
CLADDEN IN HARDWOOD



**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN

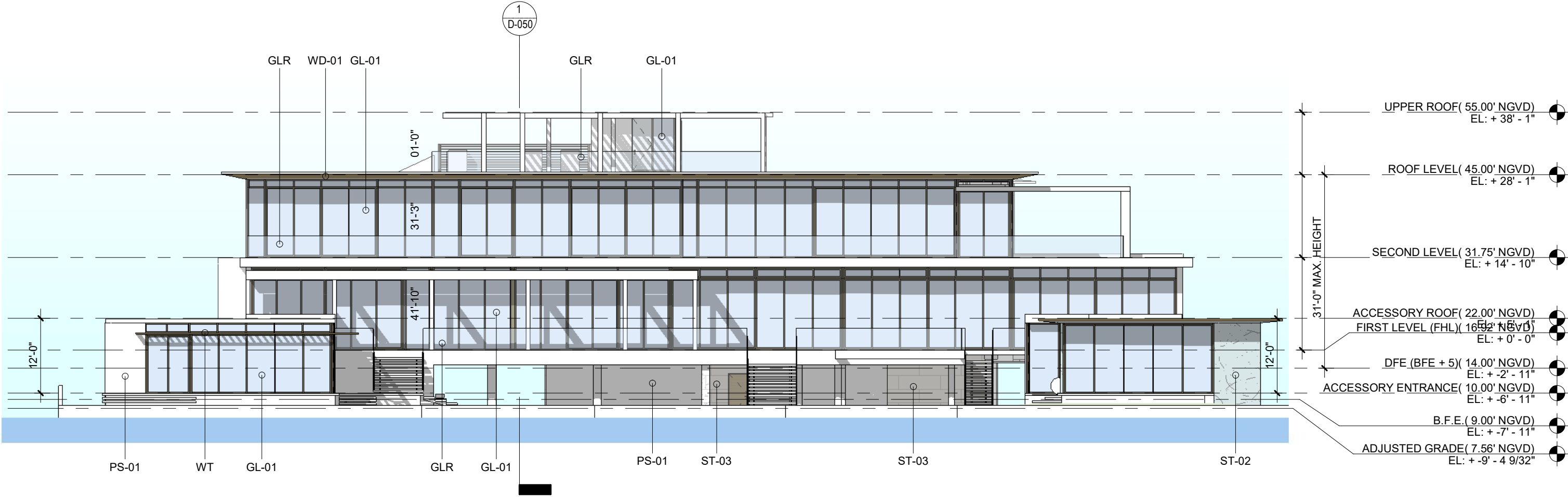


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

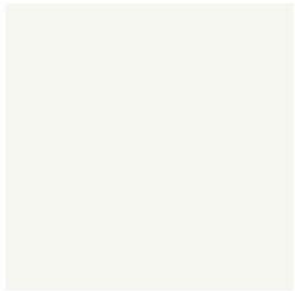


**GLR**  
IMPACT GLASS HANDRAIL - CLEAR





1 SOUTH ELEVATION  
1/16" = 1'-0"



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

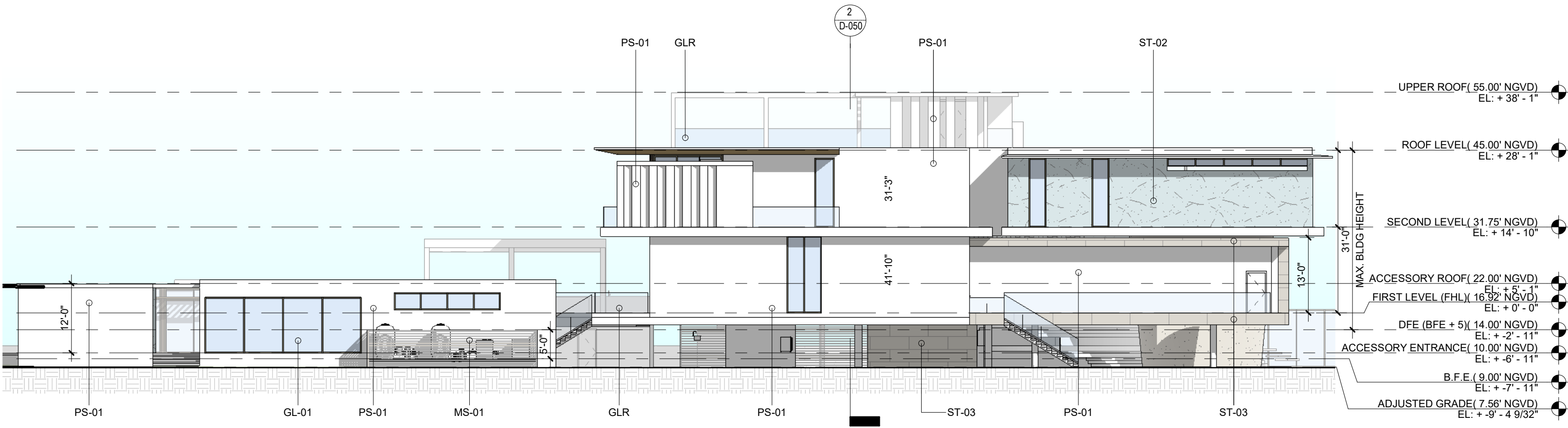


**GLR**  
IMPACT GLASS HANDRAIL - CLEAR

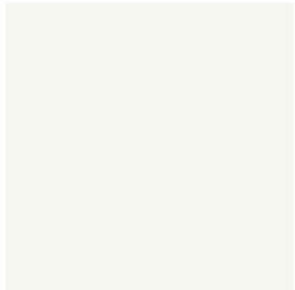


**WT**  
ALUMINIUM TRELLIS  
CLADDEN IN WOOD





1 EAST ELEVATION  
1/16" = 1'-0"



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**VP-01**  
VENETIAN PLASTER FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN

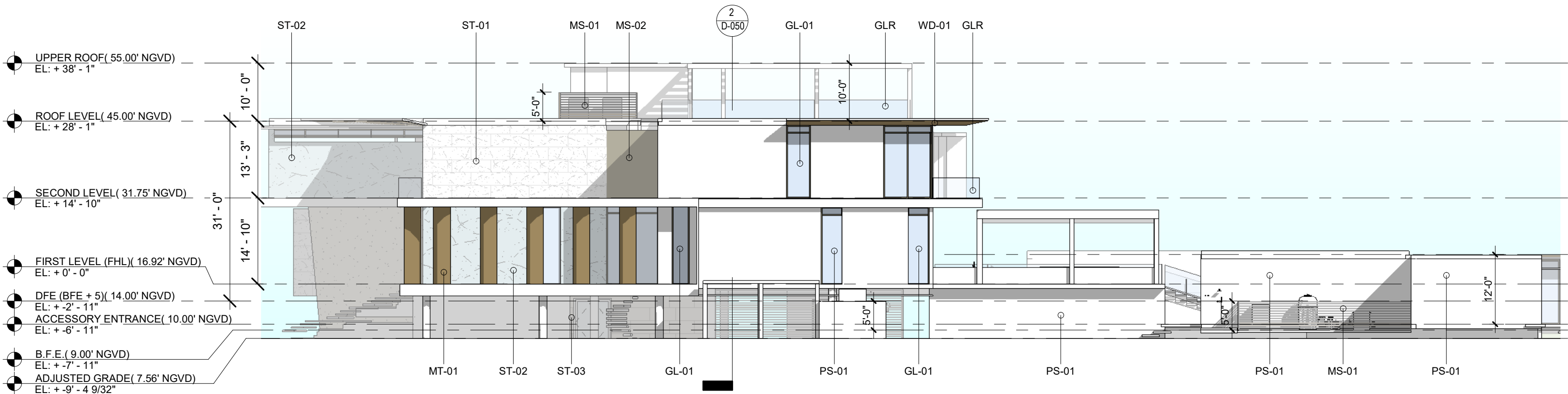


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

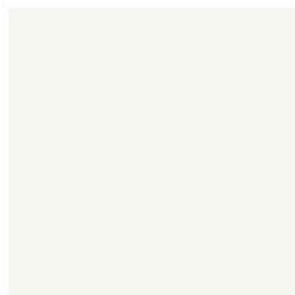


**GLR**  
IMPACT GLASS HANDRAIL - CLEAR





1 WEST ELEVATION  
1/16" = 1'-0"



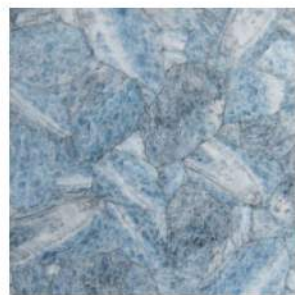
**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**MT-01**  
METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



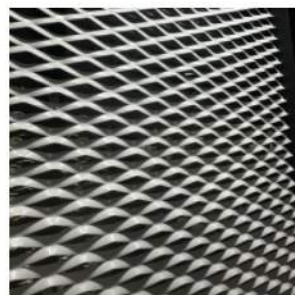
**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN



**MS-02**  
METAL SCREEN

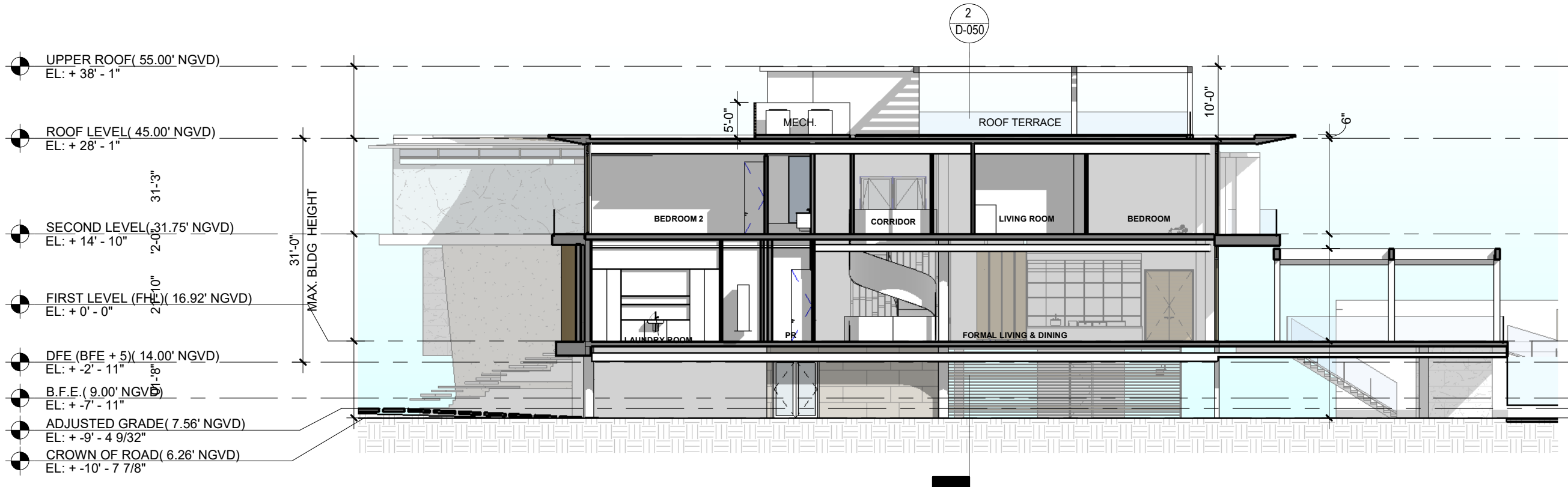


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

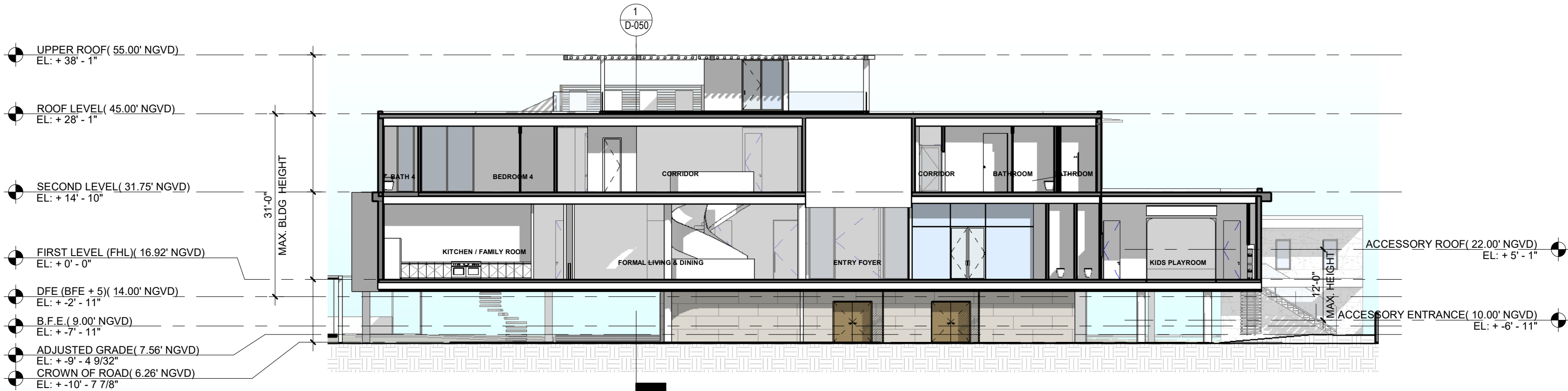


**GLR**  
IMPACT GLASS HANDRAIL - CLEAR



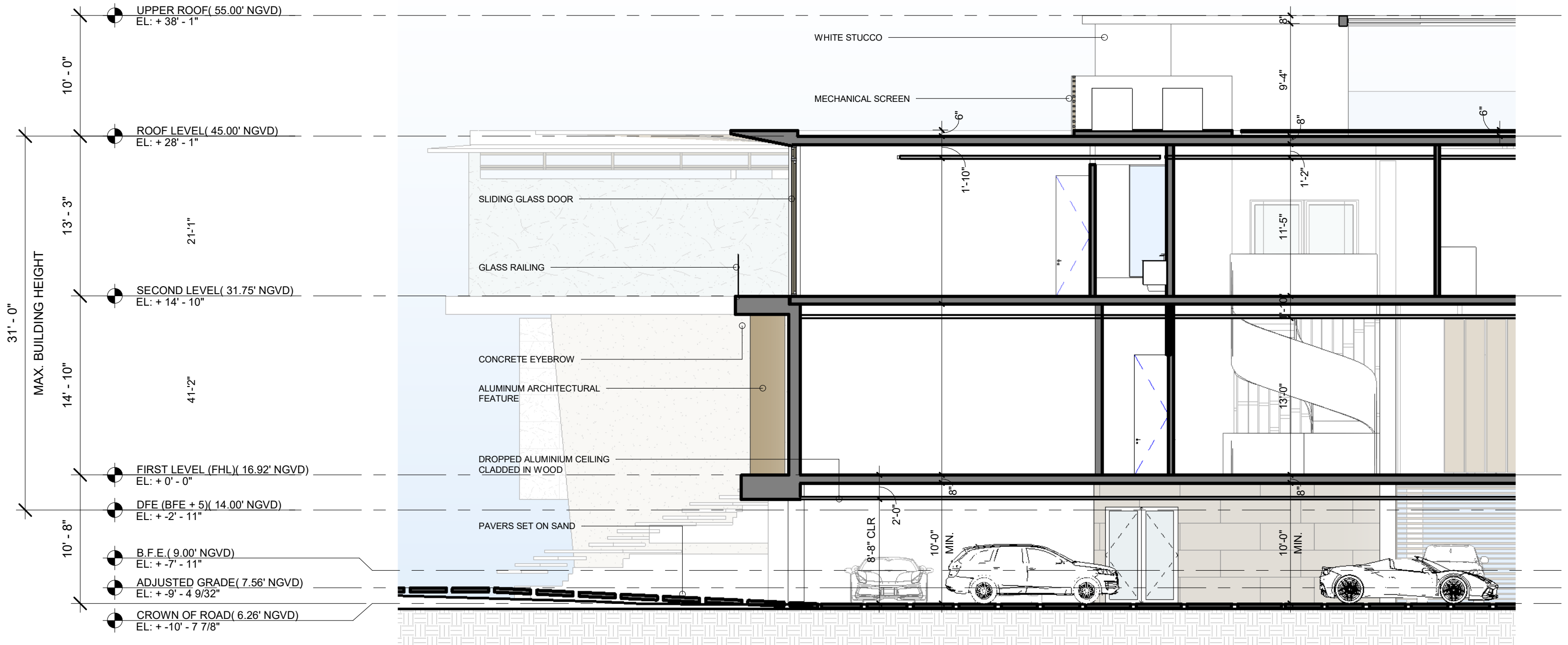


1 Section 2  
1/16" = 1'-0"

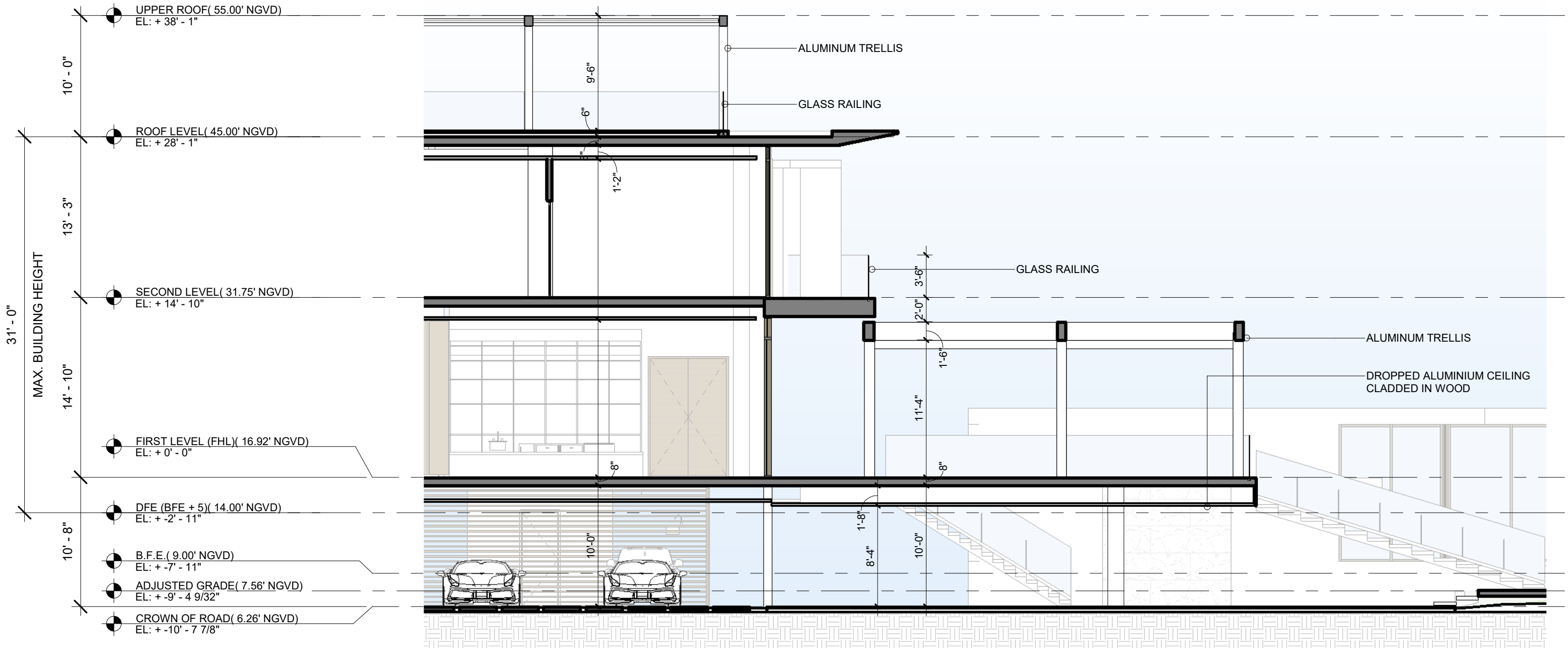


2 Section 1  
1/16" = 1'-0"

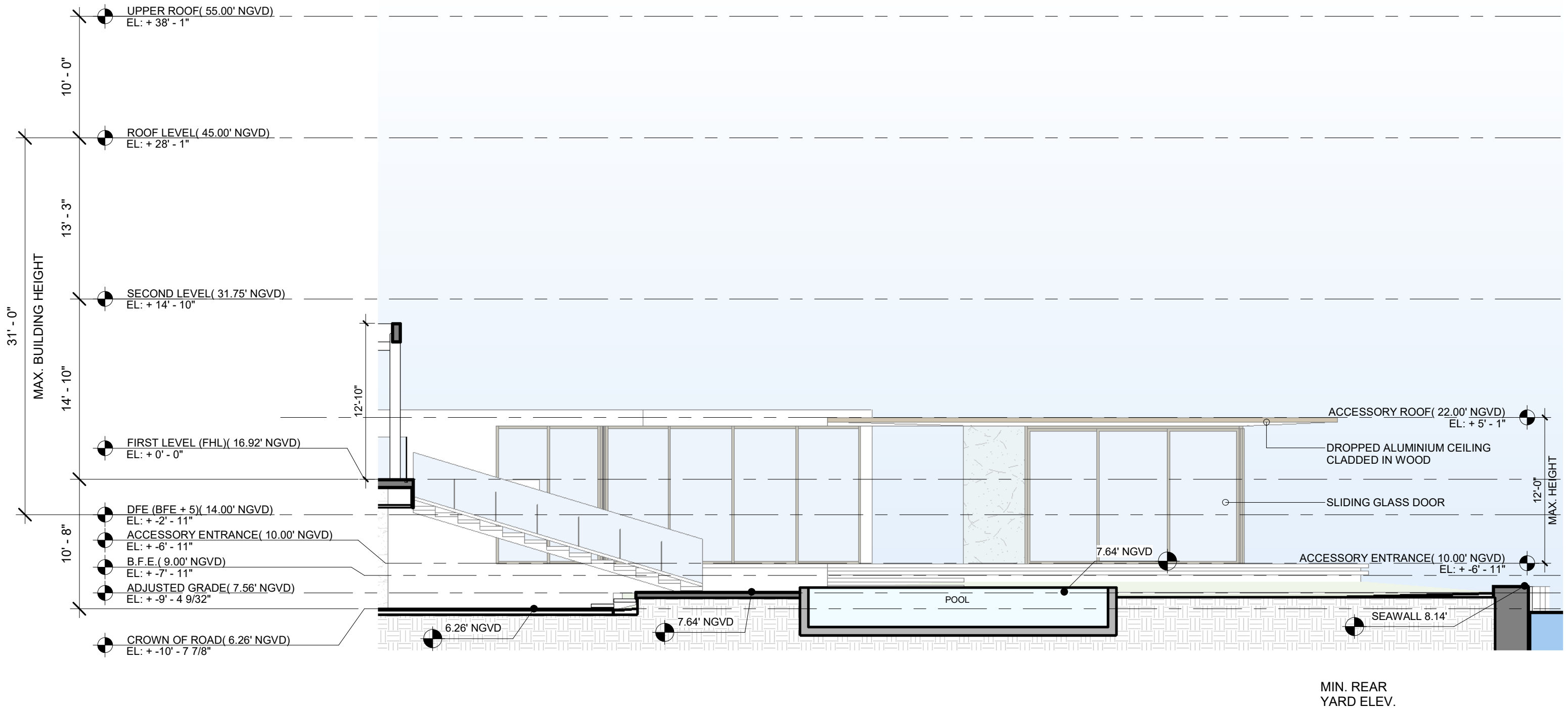




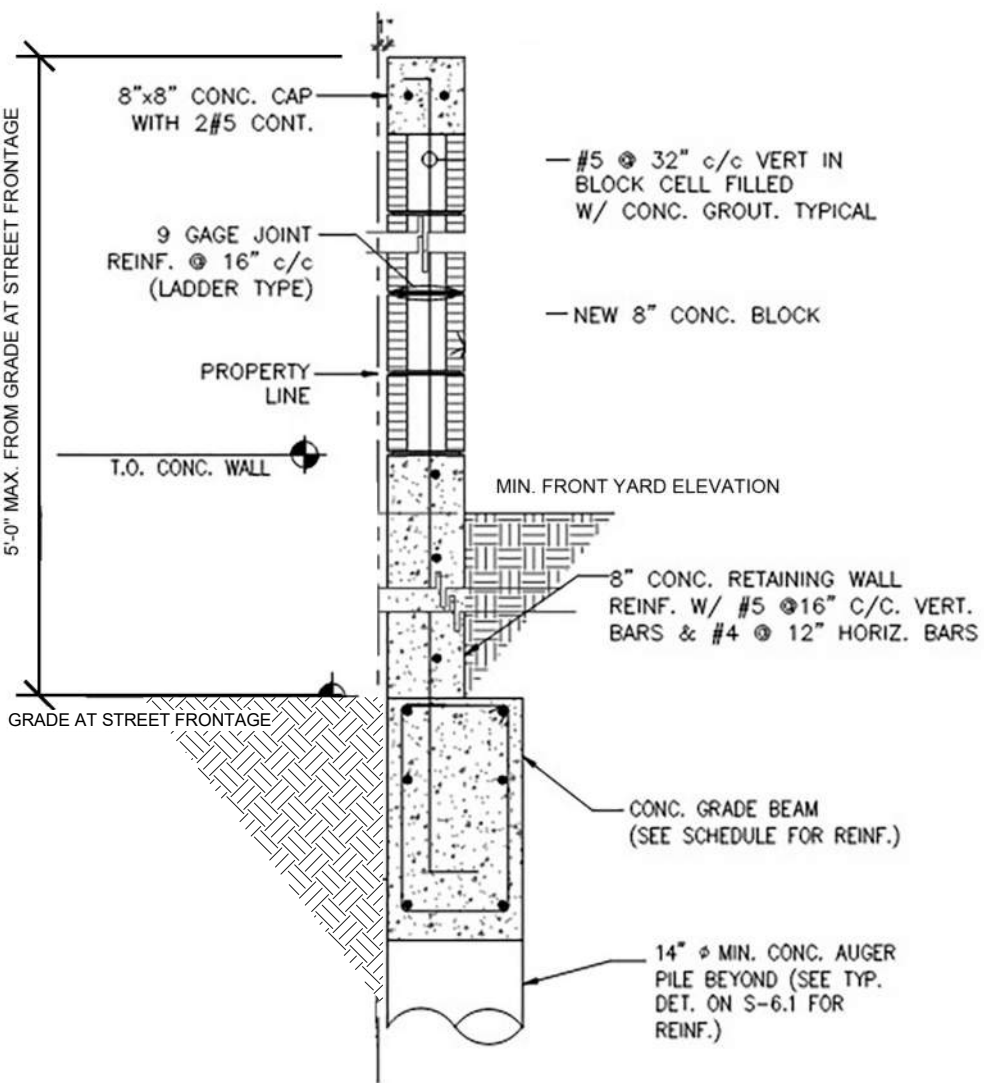




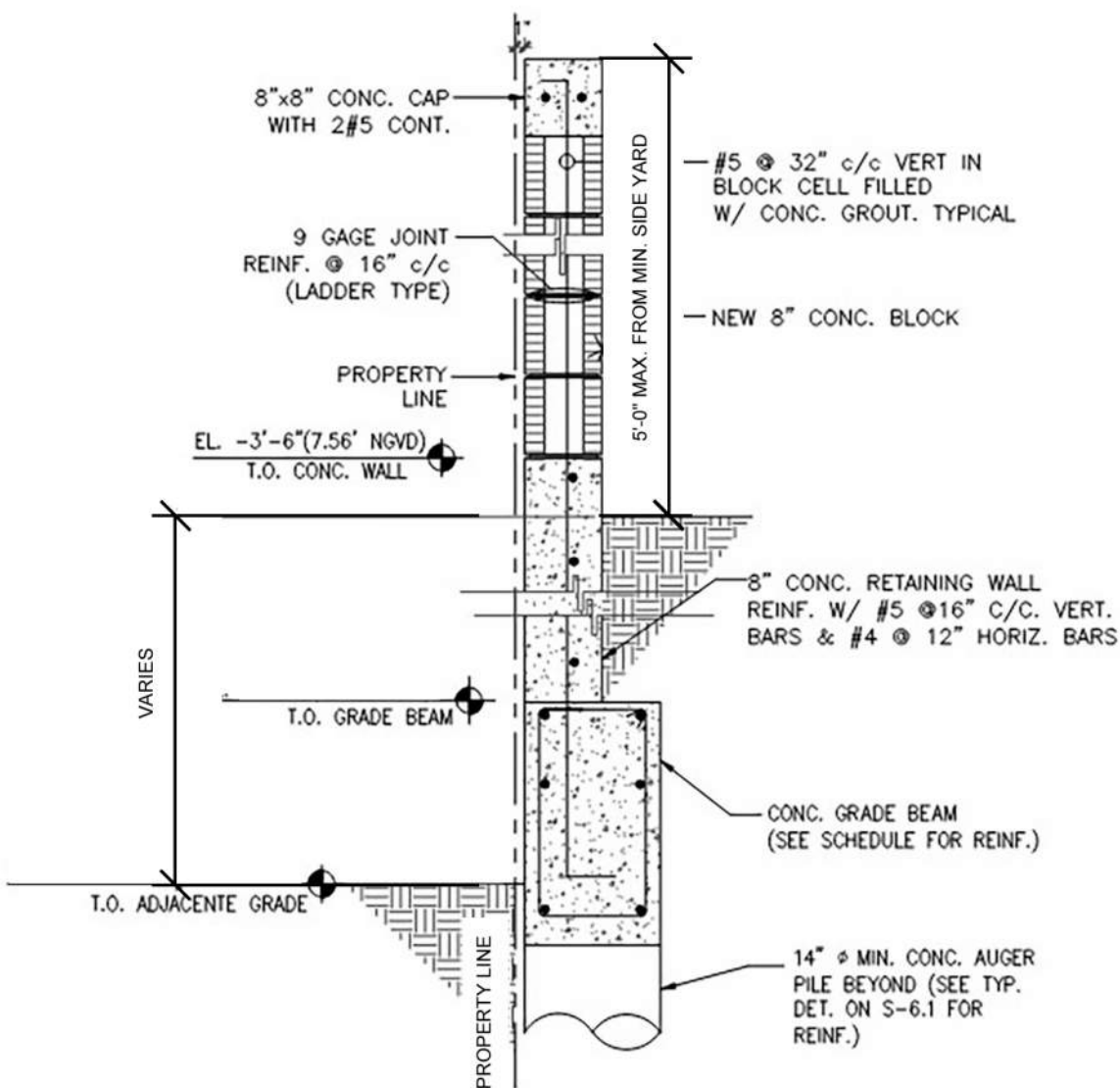








DETAIL 1 - FRONT PROPERTY WALL  
N.T.S.



DETAIL 2 - SIDE PROPERTY WALL  
N.T.S.



EXTERIOR SHOWER DESIGN INTENT  
N.T.S.