

RESTORATION & ADDITION
2716 CORDOVA
CORAL GABLES FLORIDA

PASCUAL PEREZ KILIDDJIAN STARR

Peter
Kiliddjian



Digitally signed by Peter
Kiliddjian

DN: c=US, sn=Kiliddjian,

givenName=Peter,

email=p_kiliddjian@ppkarc

h.com, cn=Peter Kiliddjian

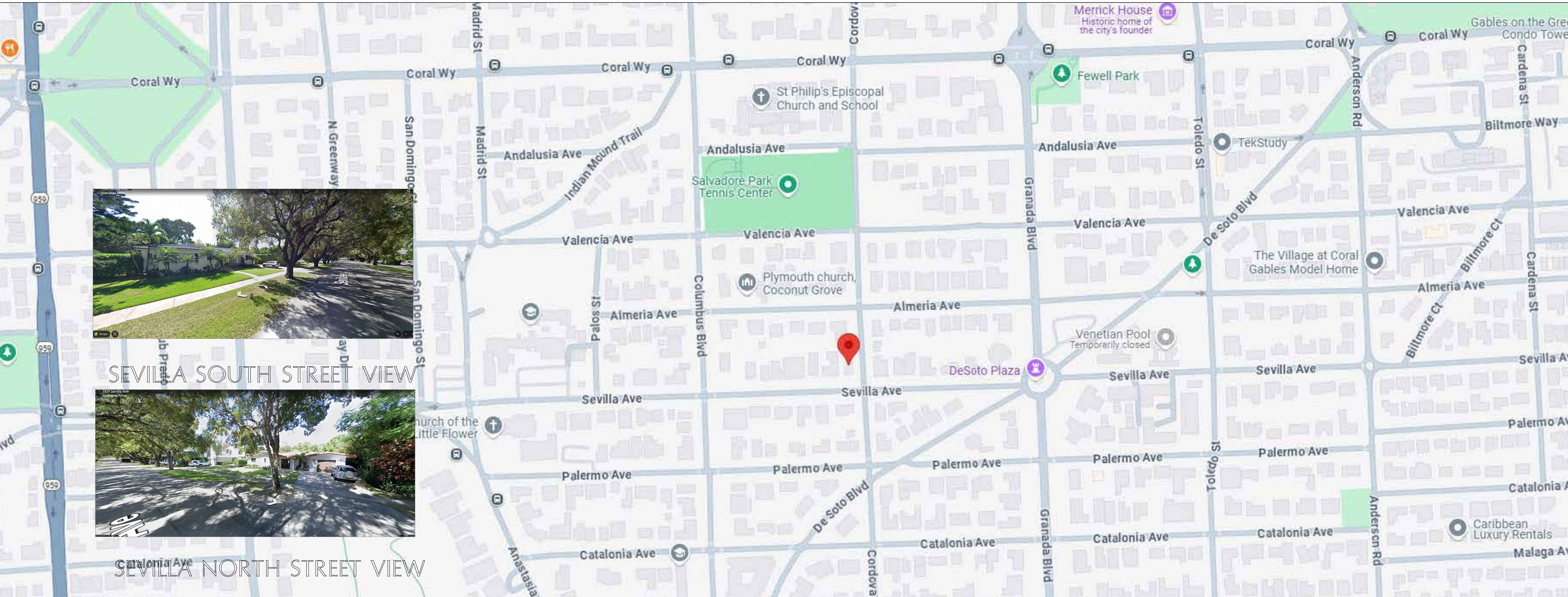
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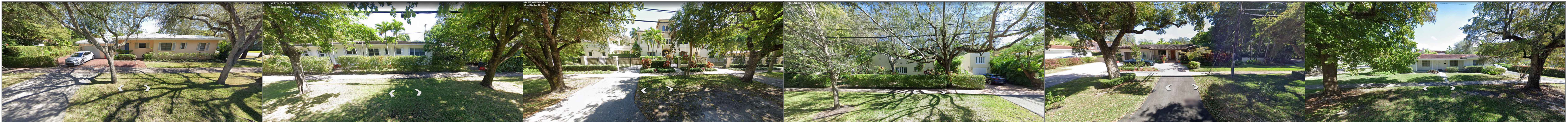
Digitally signed by Peter
Kiliddjian
DN: c=US, sn=Kiliddjian,
givenName=Peter,
email=p_kiliddjian@ppkarc
h.com, cn=Peter Kiliddjian
Date: 2025.03.12 10:46:07
-04'00'



CORDOVA WEST STREET VIEW



LOCATION MAP



CORDOVA EAST STREET VIEW

PASCUAL
PEREZ
KILIDDJIAN
STARR

& ASSOCIATES
ARCHITECTS • PLANNERS
LICENSE # AA 26001357

PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067

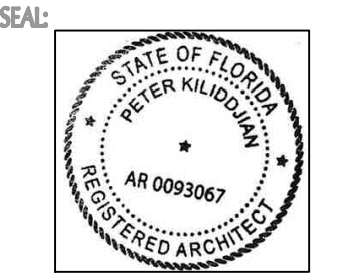
AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 726-3748

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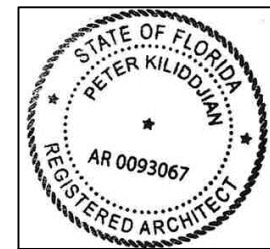
RESTORATION AND ADDITION
2716 CORDOVA
CORAL GABLES, FL



DATE :
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JOB NO. :

A-001

SHEET NO. :



NEXT DOOR NEIGHBOR TO NORTH ON CORDOVA



FRONT DOOR NEIGHBOR TO EAST ON CORDOVA



NEIGHBOR TO NORTH ON CORDOVA



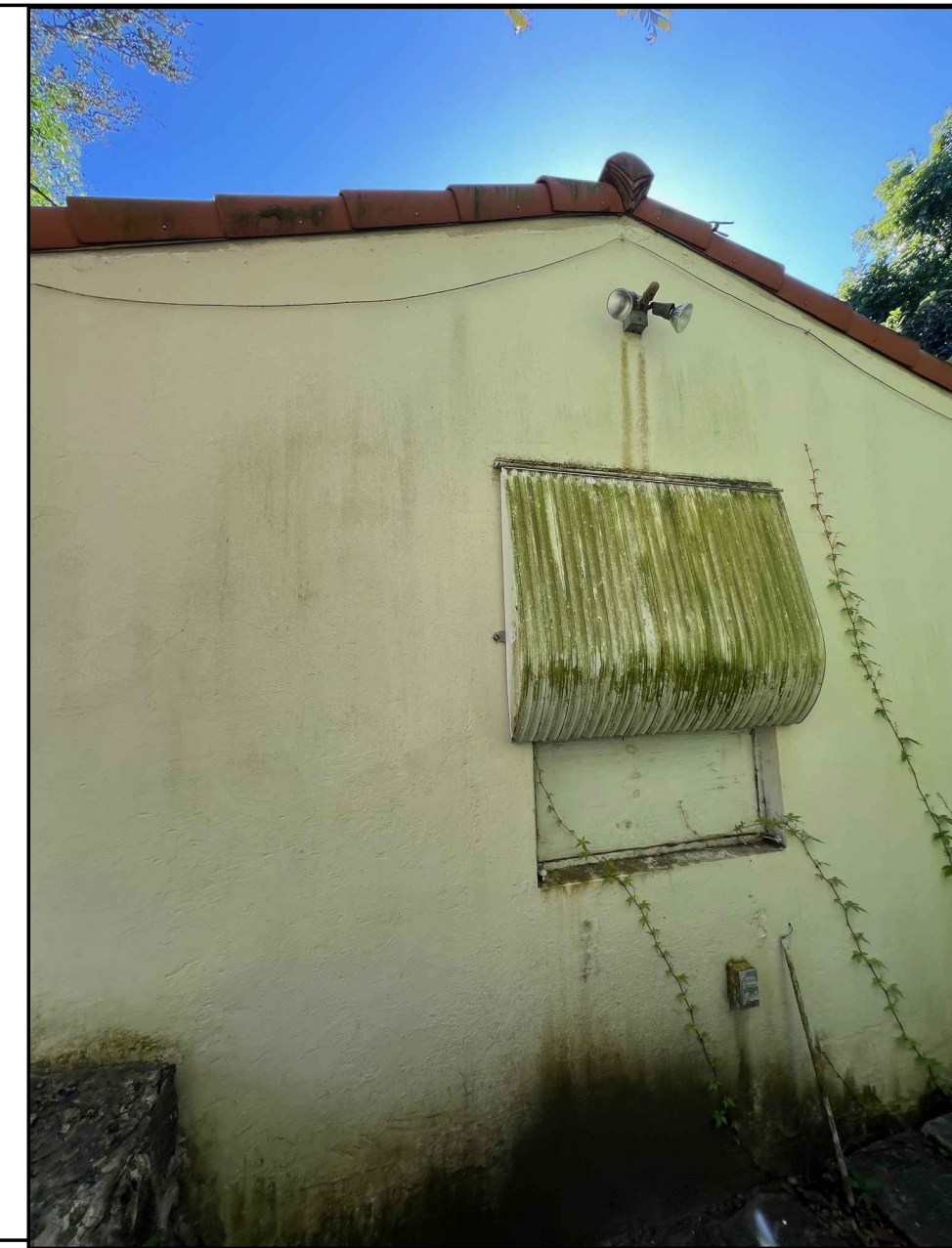
NEIGHBOR TO WEST ON ALMERIA



WEST (REAR) VIEW OF PROPERTY



EAST (FRONT) VIEW OF MAIN HOUSE



DETAIL VIEWS OF FRONT

SOUTH (SEVILLA) VIEW OF MAIN HOUSE

SOUTH (SEVILLA) VIEW OF MAIN HOUSE

NORTH VIEW OF MAIN HOUSE

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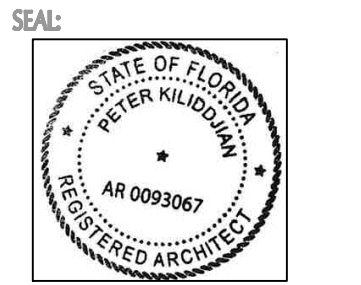
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CORAL GABLES, FL



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A-002

SHEET NO. :



HISTORIC PHOTOGRAPH

PASCUAL
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PETER KILIDDJIAN, RA
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RESTORATION AND ADDITION
2716 CORDOVA
CORAL GABLES, FL

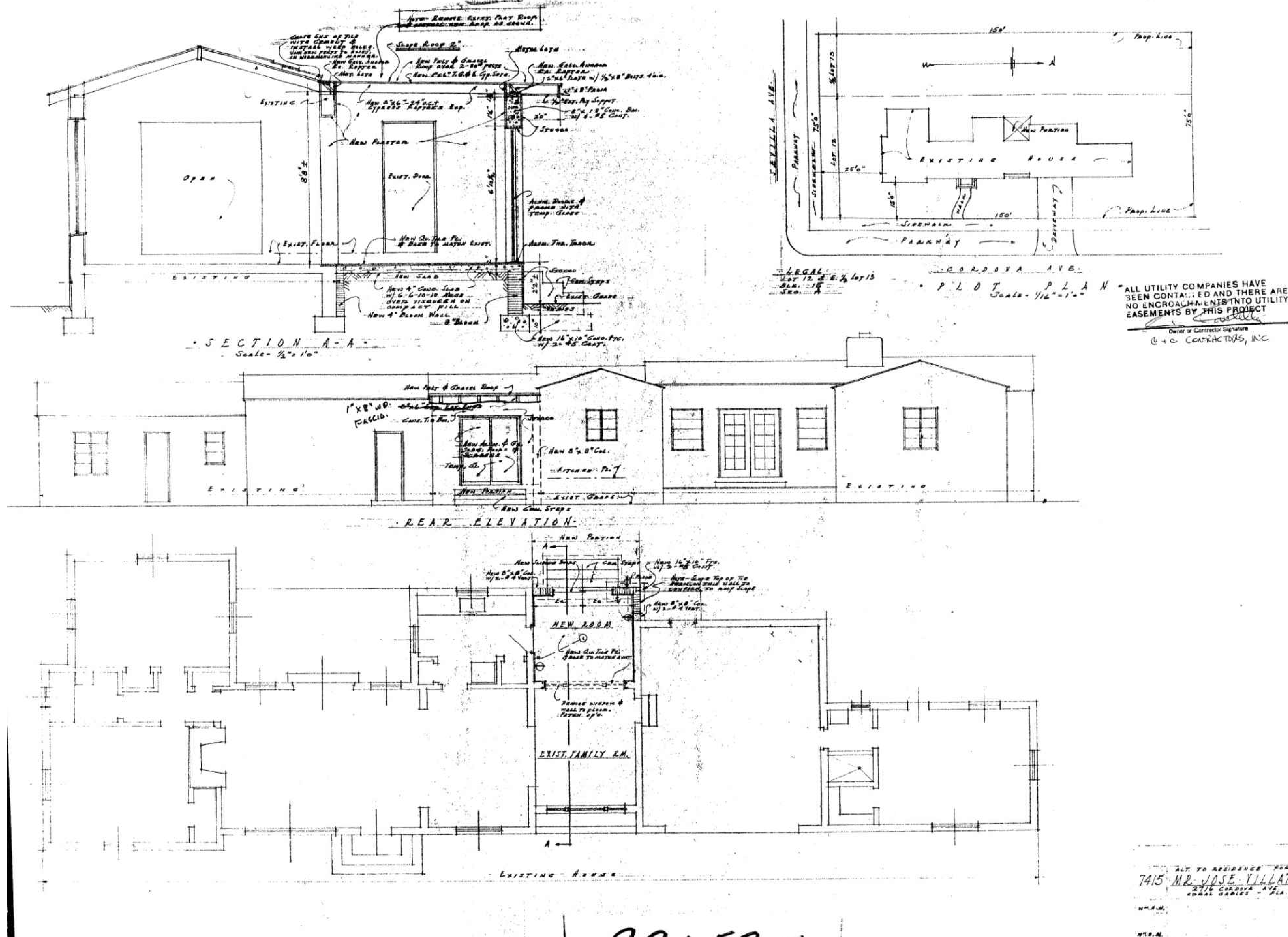
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SCALE : AS SHOWN
DRAWN : ID
CHECK BY: PK
JOB NO. :

A-003

SHEET NO. :



Project Adress

2716 CORDOVA
CORAL GABLES, FL 33134

Legal Description

LOTS 12 ANDEAST HALF OF LOT 13 ,BLOCK 15
CORAL GABLES SECTION "A"
PLAT BOOK 5 PAGE 102
PUBLIC RECORDS DADE COUNTY, FL

Scope of Work

THE WORK ENTAILS LEVEL 3 ALTERATION : A 1 AND 2 STORY ADDITION AND ALTERATIONS INCLUDING A MASTER BEDROOM, FAMILY ROOM, KITCHEN, ADDITIONAL NEW GARAGE , NEW DRIVEWAY, NEW POOL AND TRELLIS,REPLACE ALL WINDOWS AND DOORS , RESTORE HISTORIC AREAS OF EXISTING HOUSE

Zoning Information

ZONING:	SFR	
FLOOD ZONE:	"X"	
NET LAND AREA (Lot size):	11,250 SF.	
CODE:	FBC, 2023, RESIDENTIAL	
	REQUIRED/ALLOWED (BASED 11,250 SF.)	PROPOSED
F.A.R. ALLOWED:	4,525 S.F.	4,452 S.F.
	(48% FIRST 5,000 SF., 35% NEXT 5,000 SF., 30% REMAINING)	
LOT COVERAGE:	3,937 SF. (MAIN HOUSE MAX. 35% LOT)	27.77% 3,471 SF.
	5,062 SF.	33.80% 4,227 SF.
	(ACCESS STRUCTURES MAX. 45%)	
MIN. FLOOR ELEVATION:	12.41' NGVD	15.56' NGVD
FLOOD ZONE X	(16" ABOVE CROWN OF ROAD : 1.33'+14.23')	(NGVD ALONG FRONT PROPERTY LINE)
HEIGHT ALLOWED:	25'-0" MAX. TO EAVE	22'-6"

Setback Requirements

	REQUIRED/ALLOWED	PROPOSED
FRONT:	25'-0"	25'-0"
INTERIOR SIDE:	20'-0" TOTAL 20% OF LOT WIDTH	5'-0" WEST SIDE EXISTING
SIDE STREET	15'-0"	15'-0" 20'-0" TOTAL
REAR :	10'-0"	5'-0" SEEKING HISTORIC VARIANCE

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

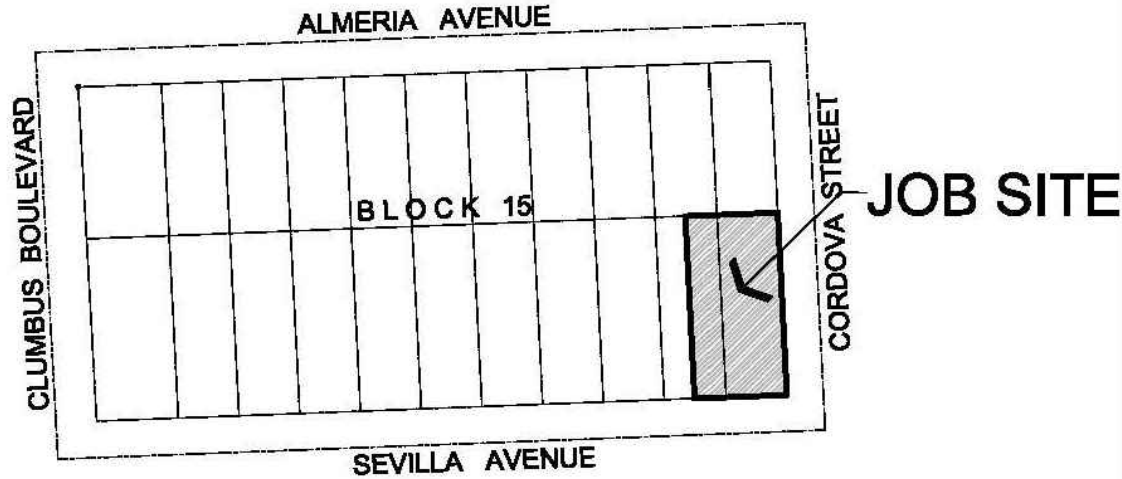
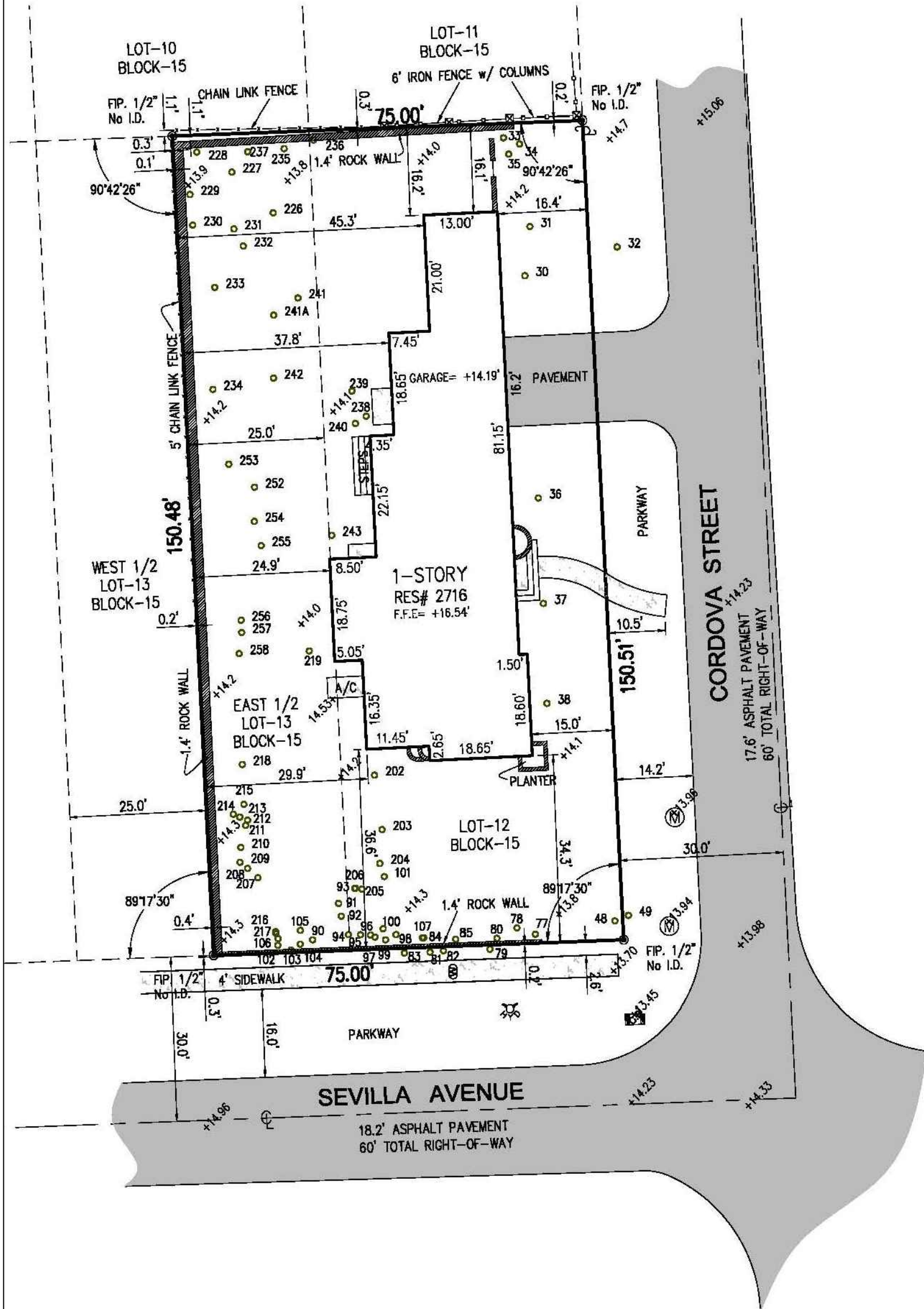
Site Plan Notes:

- 1 APPROACHES TO BE PERPENDICULAR TO PL.
- 2 APPROACHES TO MAINTAIN 5 LF. CLEARANCE FROM TREES 3 MAXIMUM TURN -OUT RADIUS 10'-0" MINIMUM 5'-0"
- 4 ALL RAINWATER TO BE CONTAINED WITHIN PROPERTY
- 5 ALL SETBACKS ARE EXISTING TO REMAIN

Visibility Triangle Note:

THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE ESTABLISHED GRADE

SKETCH OF SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND

—○—○—	Overhead Wire Line	⊗	Testing Elevations	AC	Air Conditioner
— — —	Wood Fence	⊕	Catch Basin	Conc.	Concrete
—x—x—	Chain Link Fence	⊖	Water Meter	C.B.S.	Concrete Block & Stucco
—□—□—	Iron Fence	⊙	Electric Box	⊖	Dead
— — —	Monument Line	⊗	Sanitary Manhole	D.E.	Drainage Easement
— — —	Centerline	⊗	Symbole Pump	D.M.E.	Drainage Maintenance Easement
— — —	Property Line	⊗	Wood Pole	F.D.H.	Found Drill Hole
		⊗	Conc. Pole	F.F.L.	Found Floor Elevation
		⊗	Light Pole	F.I.P.	Found Iron Pipe/Fit
		⊗	Fire Hydrant	F.I.R.	Found Iron Ruler
		⊗	Water Valve	F.N.	Found Nail
		⊗	Inlet	F.N.D.	Found Nail & Disc
		⊗	Cable TV Box	F.P.L.	Florida Power Light
		⊗	Electric Meter Box	H	Height
		⊗	Traffic Signal Box	L.M.E.	Lot Maintenance Easement
		⊗	Gas Valve	(M)	Measure
		⊗	Manhole	(F)	Flat
		⊗		P.D.B.	Point of Beginning
		⊗		P.O.C.	Point of Commencement
		⊗		(R)	Record
		⊗		Kels.	Residence
		⊗		S.P.R.	Set Iron Traffic/Ruler
		⊗		S	Sprinkler
		⊗		U.E.	Utility Easement

PROPERTY ADDRESS:
2716 CORDOVA STREET, CORAL GABLES, FL 33134
Parcel 03-4118-001-1510

LEGAL DESCRIPTION

Lot 12 and the East 1/2 of Lot 13, in Block 15, of 'CORAL GABLES SECTION A', according to the Plat thereof, as recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
 - 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
 - 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - 6- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
 - 7- The surveyor does not determine fence and/or wall ownership.
 - 8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on the survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on the survey is +/-0.1'.
 - 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
 - 10- Type of survey SKETCH OF SURVEY.
 - 11- North arrow direction as shown on the aforementioned Plat.
 - 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
 - 13- Benchmark Used: Coral Gables Benchmark #45, Elevation = +12.95'.
 - 14- Flood Zone Data: Community Panel #1206390457L Dated: 9/11/09
Flood Zone: "X" Base Flood Elevation = N/A.
 - 15- This SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party.
- ESTATE OF DAVID BEATY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on this digital signed stamp does Not represent the survey field date. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



Digitally signed by Jacob
Comis
Date: 2024.08.13
09:38:30-04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282
JACOB COMIS, PROFESSIONAL SURVEYOR AND MAPPER, 154 C321, STATE OF FLORIDA

ROYAL POINT
LAND SURVEYORS, INC. LB# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669
TYPE OF SURVEY:
ESTATE OF DAVID BEATY
2716 CORDOVA STREET, CORAL GABLES, FL 33134

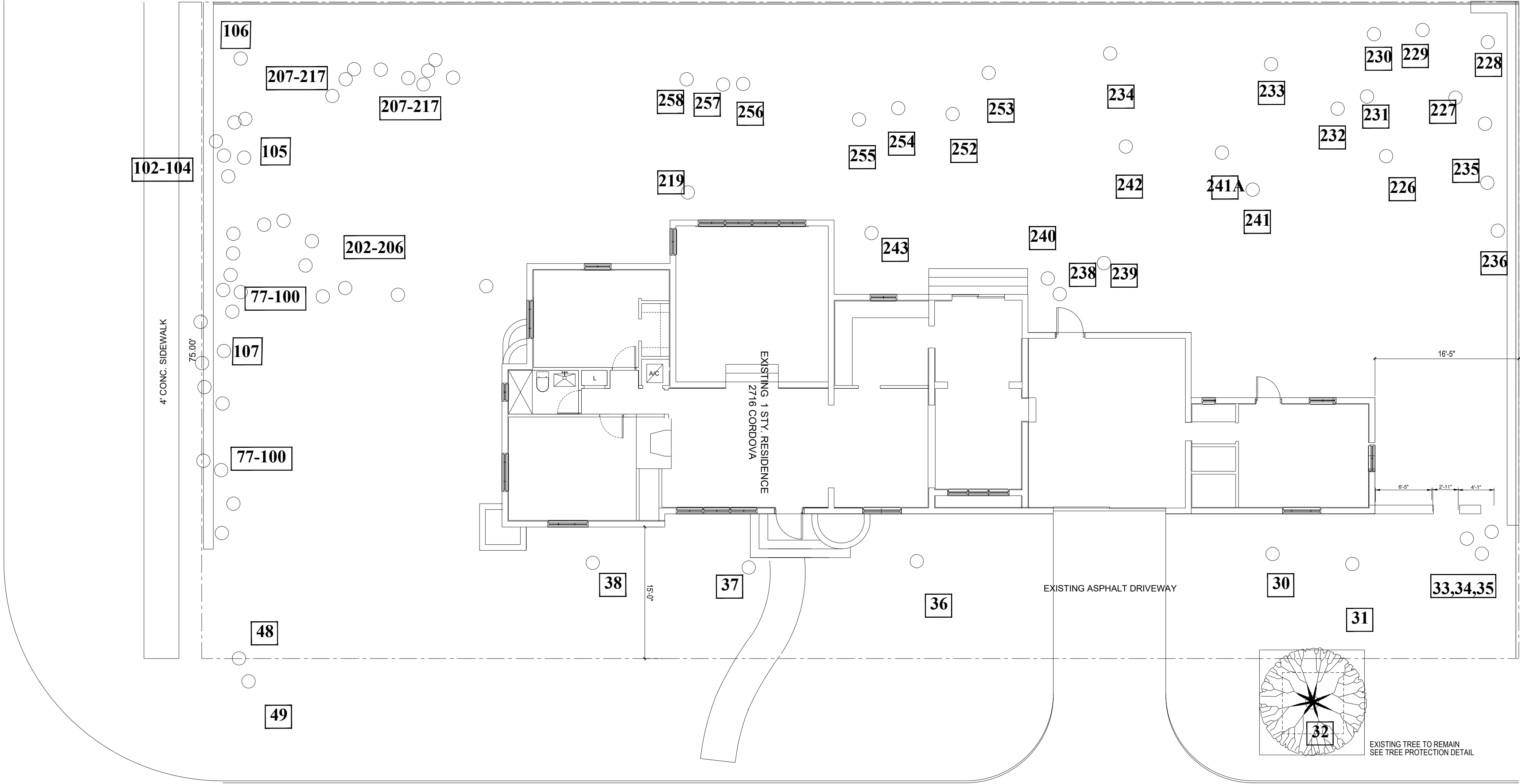
DRAWN: J.C.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 08/08/2024
JOB No.: RP24-1048
SHEET:

1

TREE TABULATION DATA:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
30	ARECA	3	10	10
31	ARECA	3	10	10
32	OAK	12	18	20
33	TREE	12	15	5
34	TREE	12	15	5
35	TREE	12	15	5
36	ARECA	3	12	10
37	ARECA	3	12	10
38	ARECA	3	12	10
48	PALM	4	18	5
49	PALM	4	15	5
77	ARECA	3	12	10
78	ARECA	3	12	10
79	ARECA	3	12	10
80	ARECA	3	12	10
81	PALM	4	15	10
82	PALM	3	15	10
83	PALM	3	12	10
84	PALM	4	15	5
85	ARECA	3	12	10
90	PALM	4	20	5
91	PALM	3	15	5
92	PALM	3	12	5
93	PALM	3	12	5
94	PALM	4	15	5
95	PALM	4	15	5
96	PALM	3	12	5
97	PALM	3	12	5
98	PALM	4	15	5
99	PALM	4	15	5
100	PALM	3	15	5
101	ARECA	3	12	10
102	PALM	4	15	5
103	PALM	4	15	5
104	PALM	4	15	5
105	PALM	4	15	5
106	TREE	28	45	40
202	ARECA	3	10	10
203	ARECA	3	10	10
204	ARECA	3	10	10
205	PALM	3	12	5
206	PALM	3	12	5
207	PALM	4	15	5
208	PALM	4	15	5
209	PALM	4	15	5
210	PALM	3	12	5
211	PALM	3	12	5
212	PALM	3	12	5
213	PALM	3	15	5
214	PALM	3	12	5
215	PALM	3	15	5
216	PALM	3	15	5
217	PALM	3	15	5
218	TREE	6	12	15
219	ARECA	3	10	10
226	TREE	10	20	20
227	TREE	12	25	30
228	TREE	12	25	30
229	TREE	12	20	20
230	TREE	12	20	25
231	TREE	6	18	20
232	TREE	12	25	20
233	TREE	12	25	20
234	TREE	15	30	20
235	TREE	16	25	30
236	TREE	6	18	15
237	PALM	5	15	10
238	PALM	3	12	5
239	TREE	3	12	5
240	PALM	12	15	10
241 A	TREE	12	18	20
241	TREE	3	15	15
242	ARECA	3	12	10
252	PALM	5	12	5
253	PALM	5	12	5
254	PALM	5	12	5
255	PALM	5	12	5
256	PALM	6	15	10
257	PALM	6	15	10
258	TREE	3	12	10

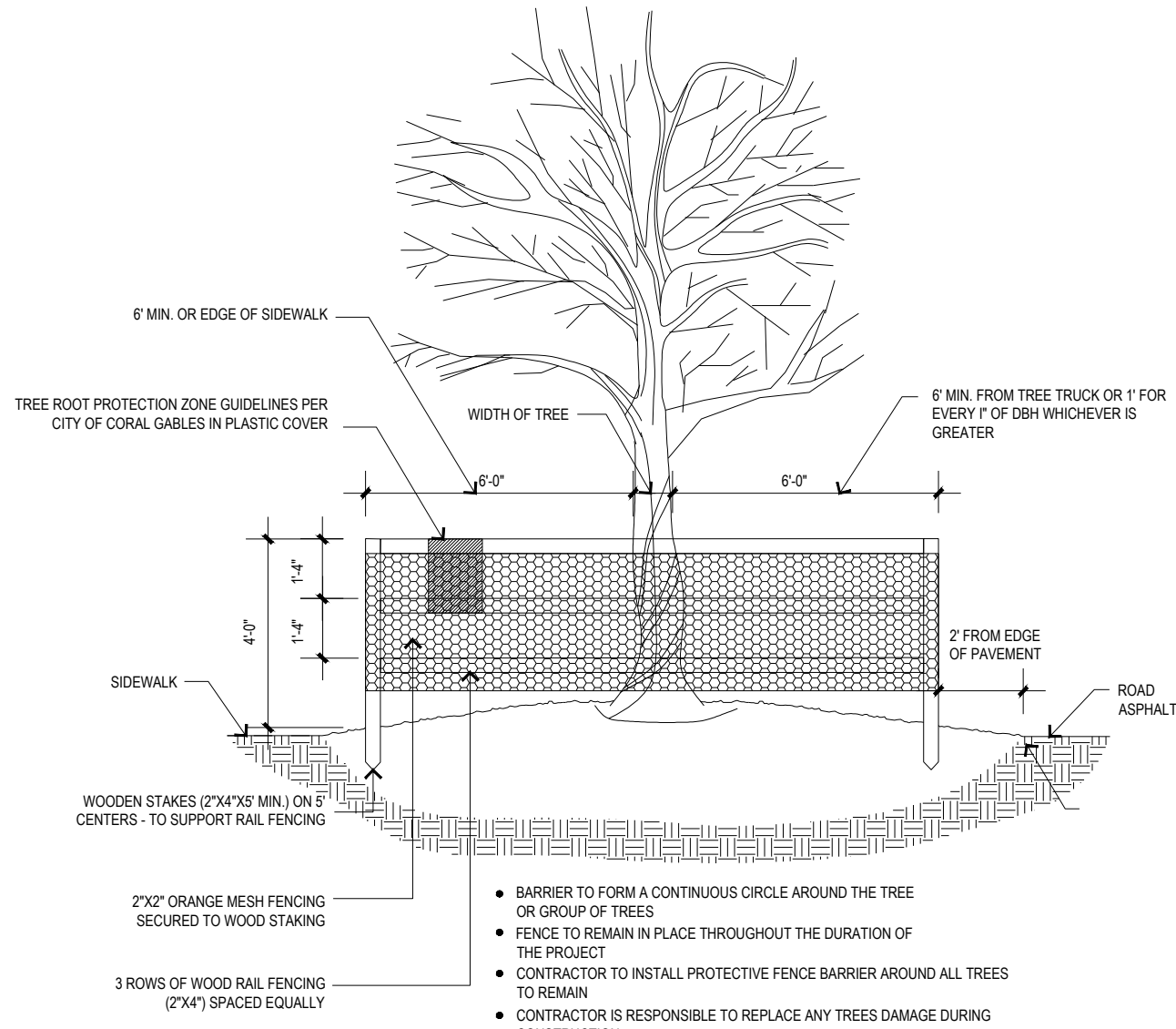
SEVILLA



Tree Disposition Plan

1/8"=1'-0"

CORDOVA



TREE PROTECTION DETAIL

NSL

EXISTING TREE LEGEND

TREE #	COMMON NAME	DBH INCHES	HEIGHT FEET	SPREAD FEET	STATUS
30,31	ARECA	3	10	10	REMOVE
32	OAK	12	18	20	REMAIN
33,34,35	UNIDENTIFIED TREES	12	15	5	REMOVE
48-105	ARECA/PALMS	3-4	12-15	5-10	REMOVE
106	POINCIANA	28	46	45	REMAIN
202-217	ARECA/PALMS	3-4	12-15	5-10	REMOVE
218	UNIDENTIFIED TREE	6	12	15	REMOVE
219	ARECA/PALMS	3-4	12-15	5-10	REMOVE
226-236	UNIDENTIFIED TREE	6-16	18-30	15-30	REMOVE
237-240	ARECA/PALMS	3-12	12-15	5-10	REMOVE
241-241A	UNIDENTIFIED TREES	3-12	15-18	15-20	REMOVE
242-257	ARECA/PALMS	3-6	12-15	5-10	REMOVE
106	UNIDENTIFIED TREE	3	12	10	REMOVE

THERE ARE NO REMOVALS FROM THE PROPERTY THAT REQUIRE MITIGATION BEING PROPOSED

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KILIDDJIAN
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& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

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LICENSE No. : AR 0093067

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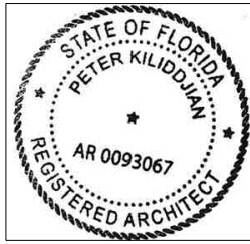
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2716 CORDOVA
CORAL GABLES, FL

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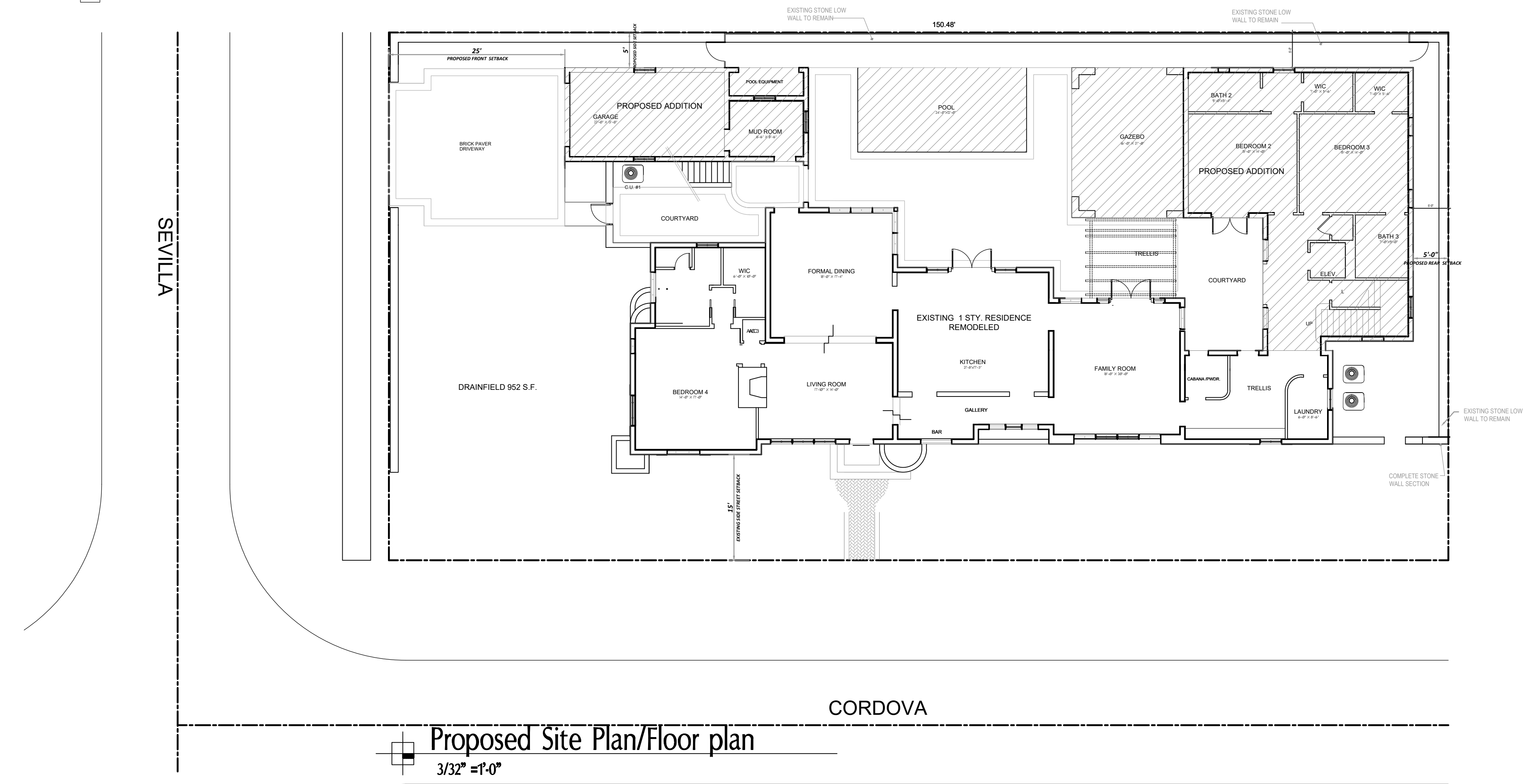
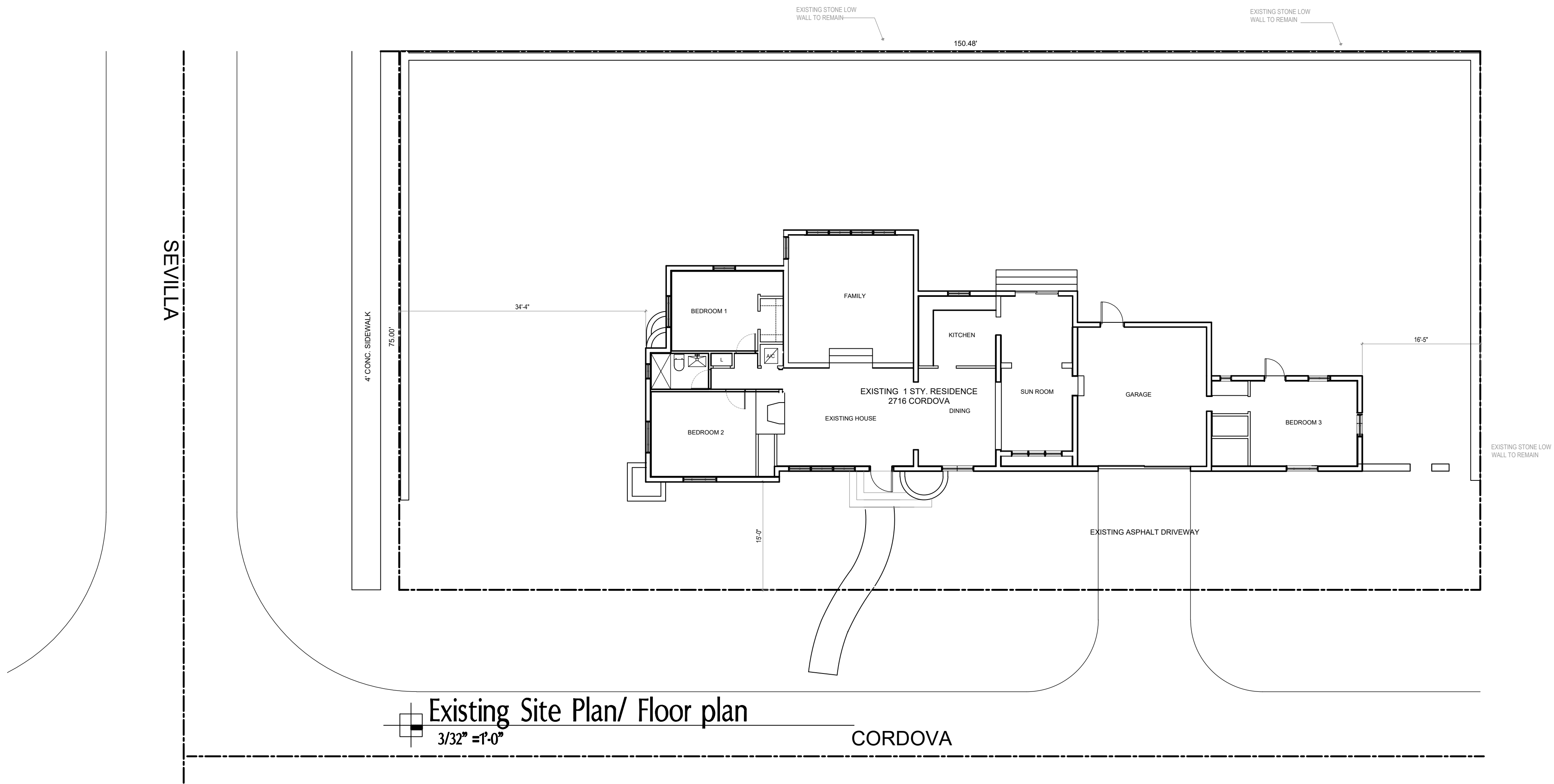
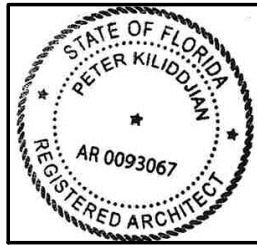
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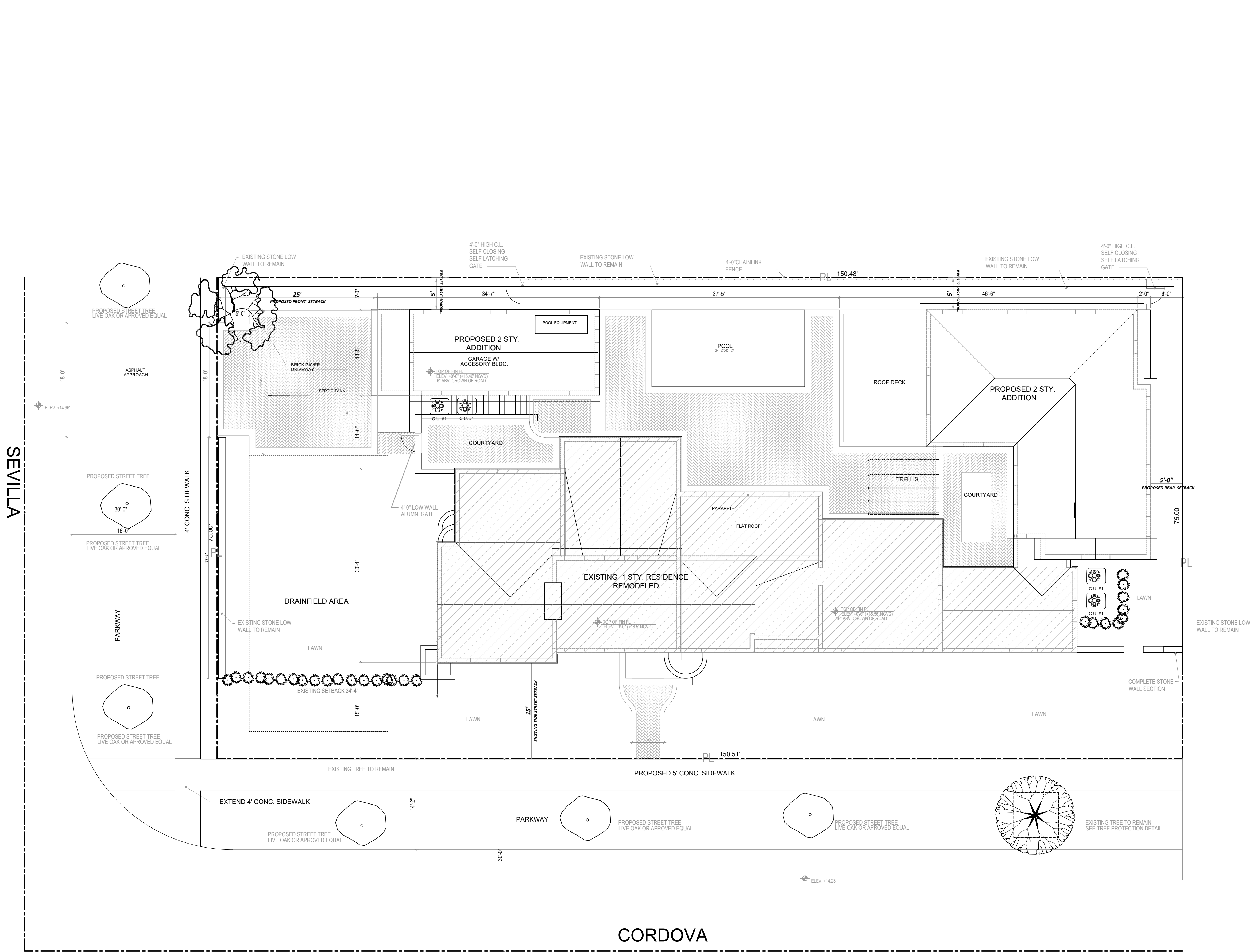
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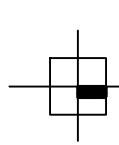
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RESTORATION AND ADDITION
2716 CORDOVA
CORAL GABLES, FL





 Proposed Site Plan
1/8"=1'-0"

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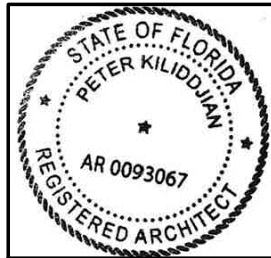
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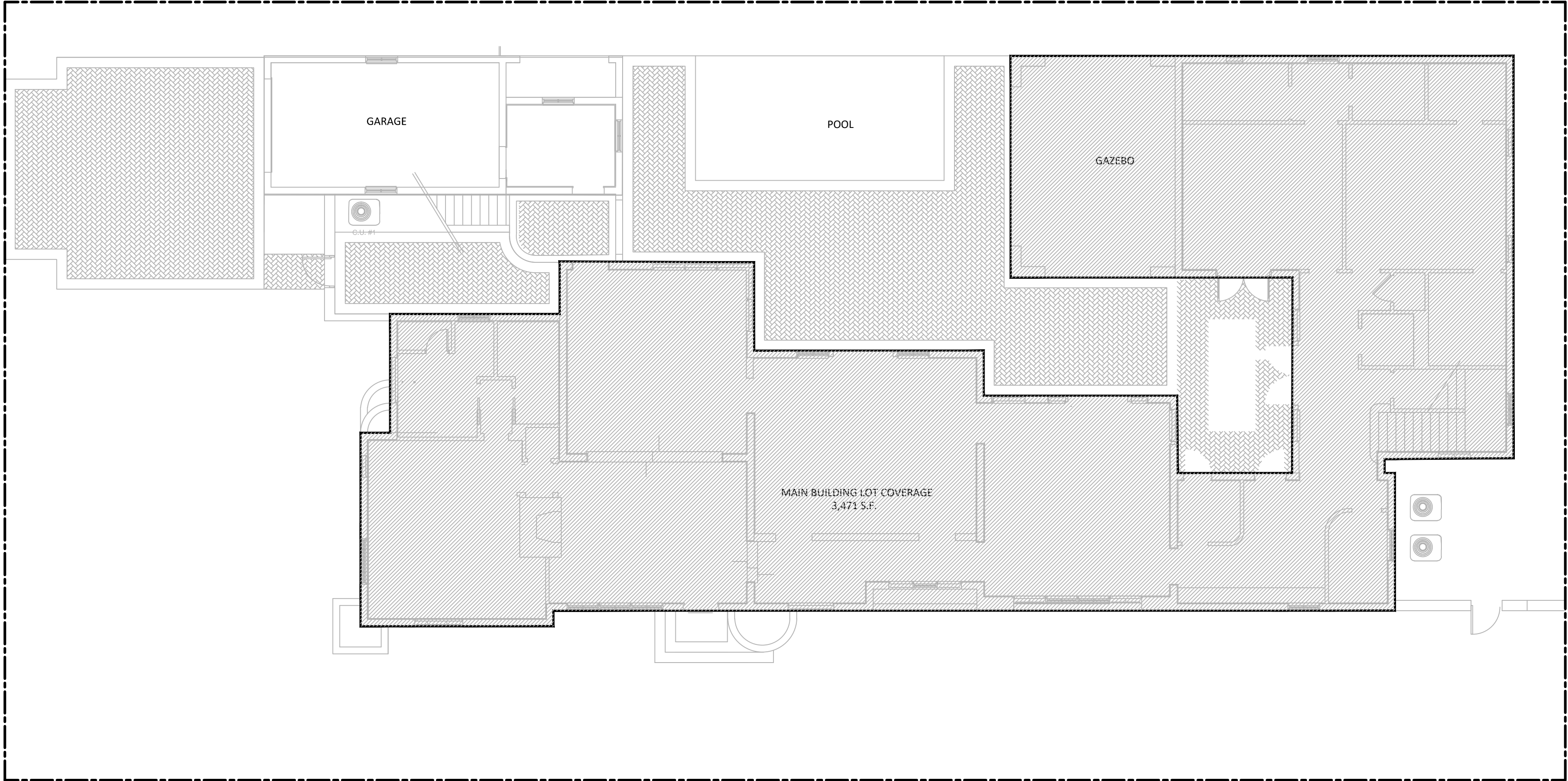
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SHEET NO. :



Lot Coverage Diagram

35% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,250SF	
	REQUIRED / ALLOWED	PROVIDED
LOT COVERAGE		
MAIN BUILDING	3,937 Sq. Ft. (35%)	3,471 Sq. Ft. (27.77%)

45% GROUND AREA COVERAGE CALCULAITON

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,250SF	
LOT COVERAGE	REQUIRED / ALLOWED	PROVIDED
MAIN BUILDING		3,471 Sq. Ft.
ACCESORY BLDG.		469 Sq. Ft.
POOL & SPA		287 Sq. Ft.
TOTAL	5,062 Sq. Ft. (45%)	4,227 Sq. Ft. (33.8%)

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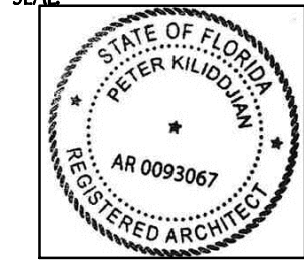
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CORAL GABLES, FL

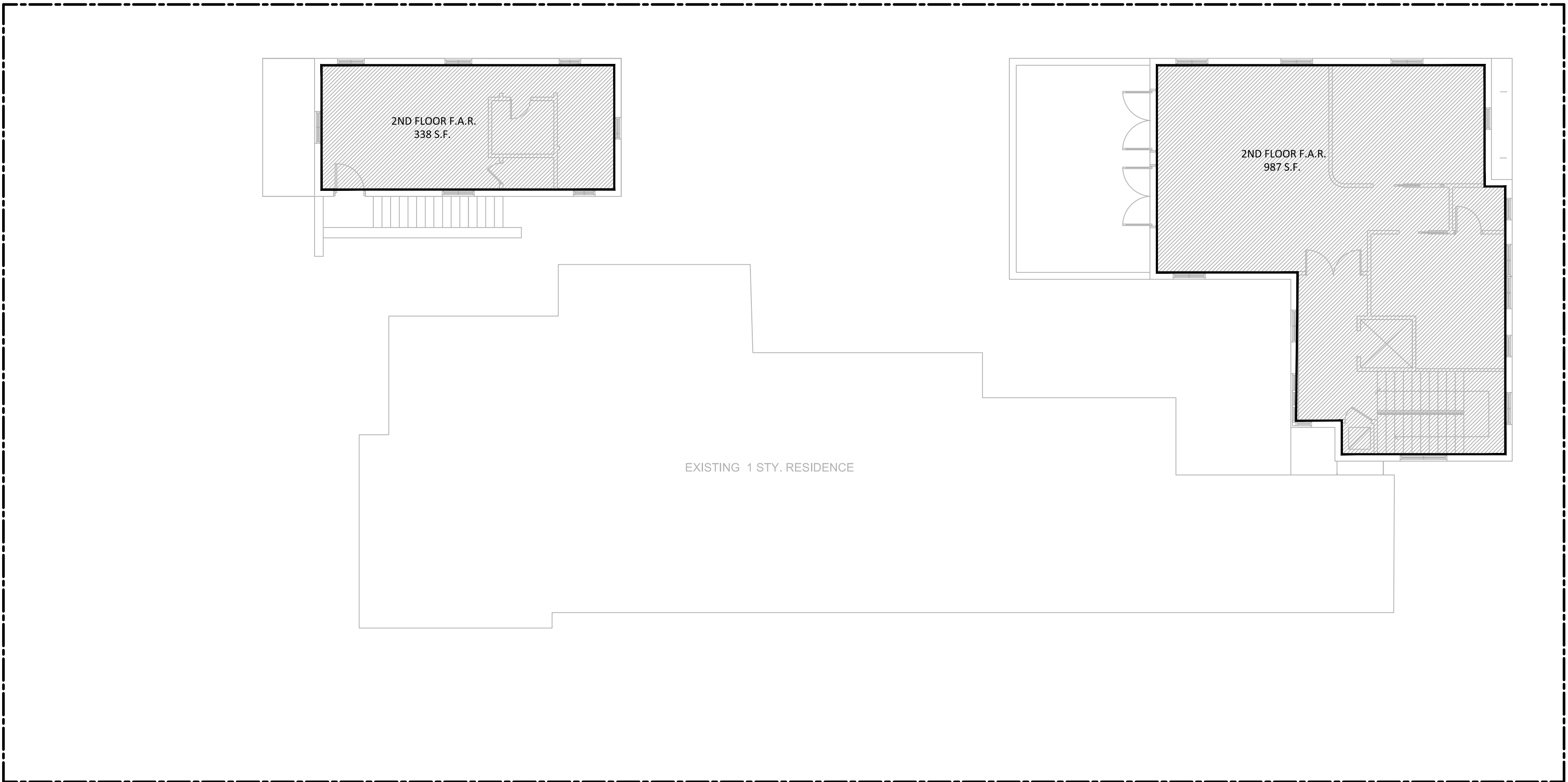
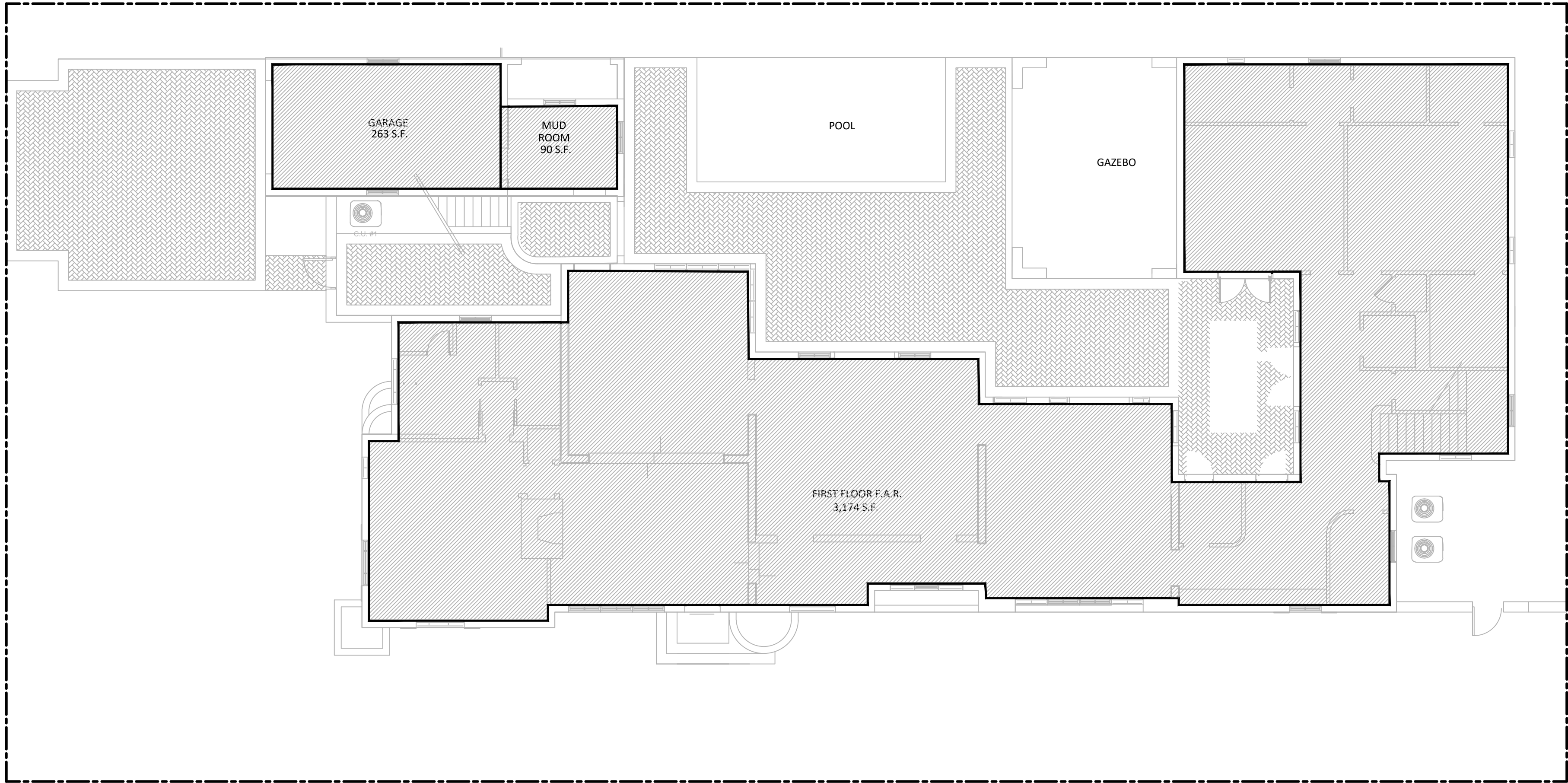
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DRAWN : ID
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SHEET NO. :



F.A.R. Diagrams

F.A.R.

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,250SF	
	REQUIRED / ALLOWED	PROVIDED
F.A.R.	48% FIRST 5,000 S.F.+ 35% SEC OND 5,000 S.F. + 30% REMAINING S.F. = TO. F.A.R	
GROUND FLOOR		3,527 Sq. Ft.
SECOND FLOOR		1,325 Sq. Ft.
DETACHED GARAGE CREDIT		-400 Sq. Ft.
TOTAL	4,525Sq. Ft.	4,452 Sq. Ft.

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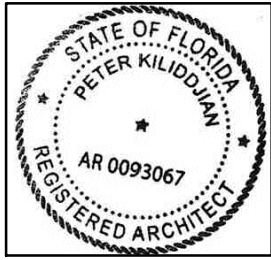
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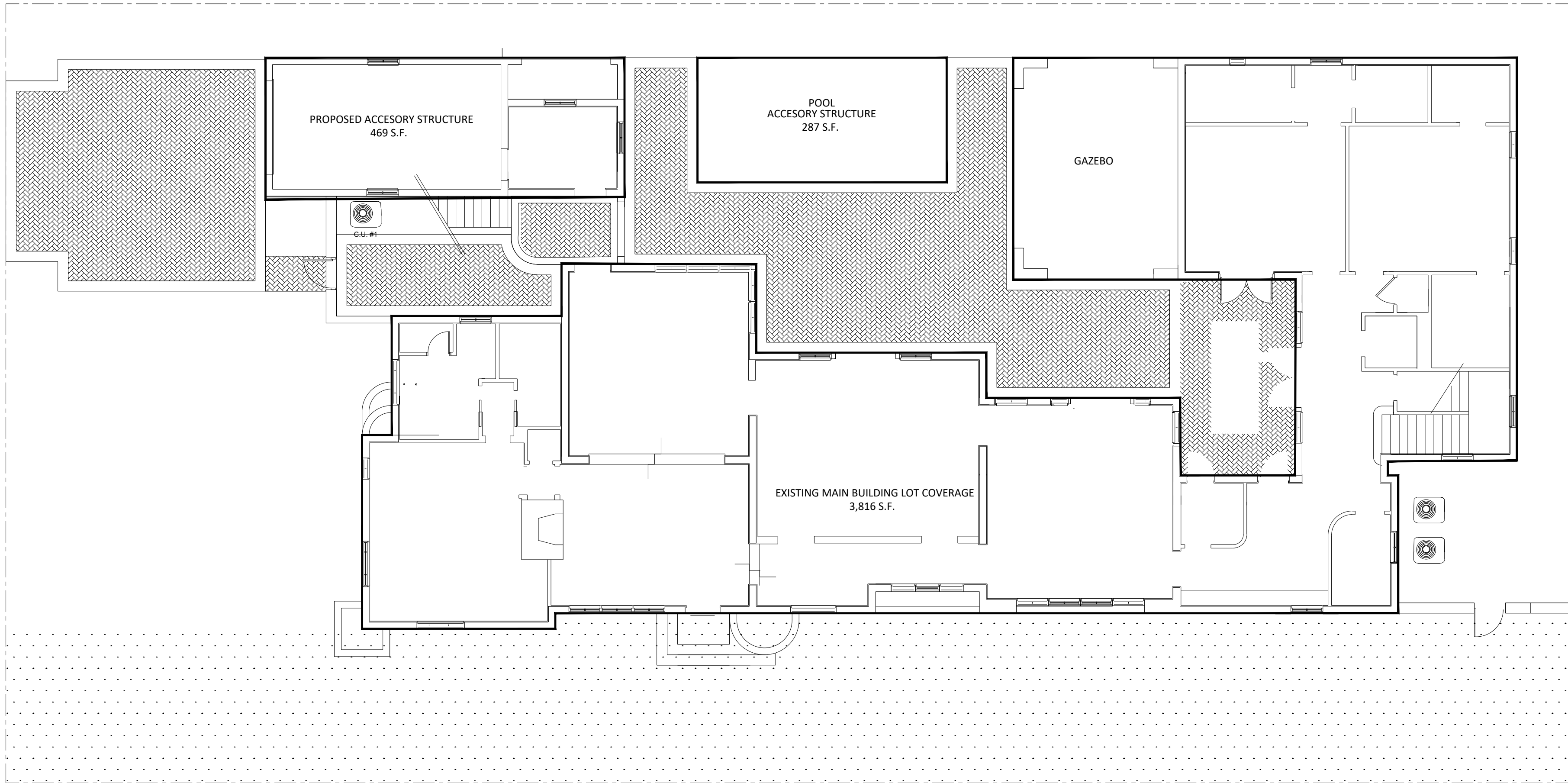
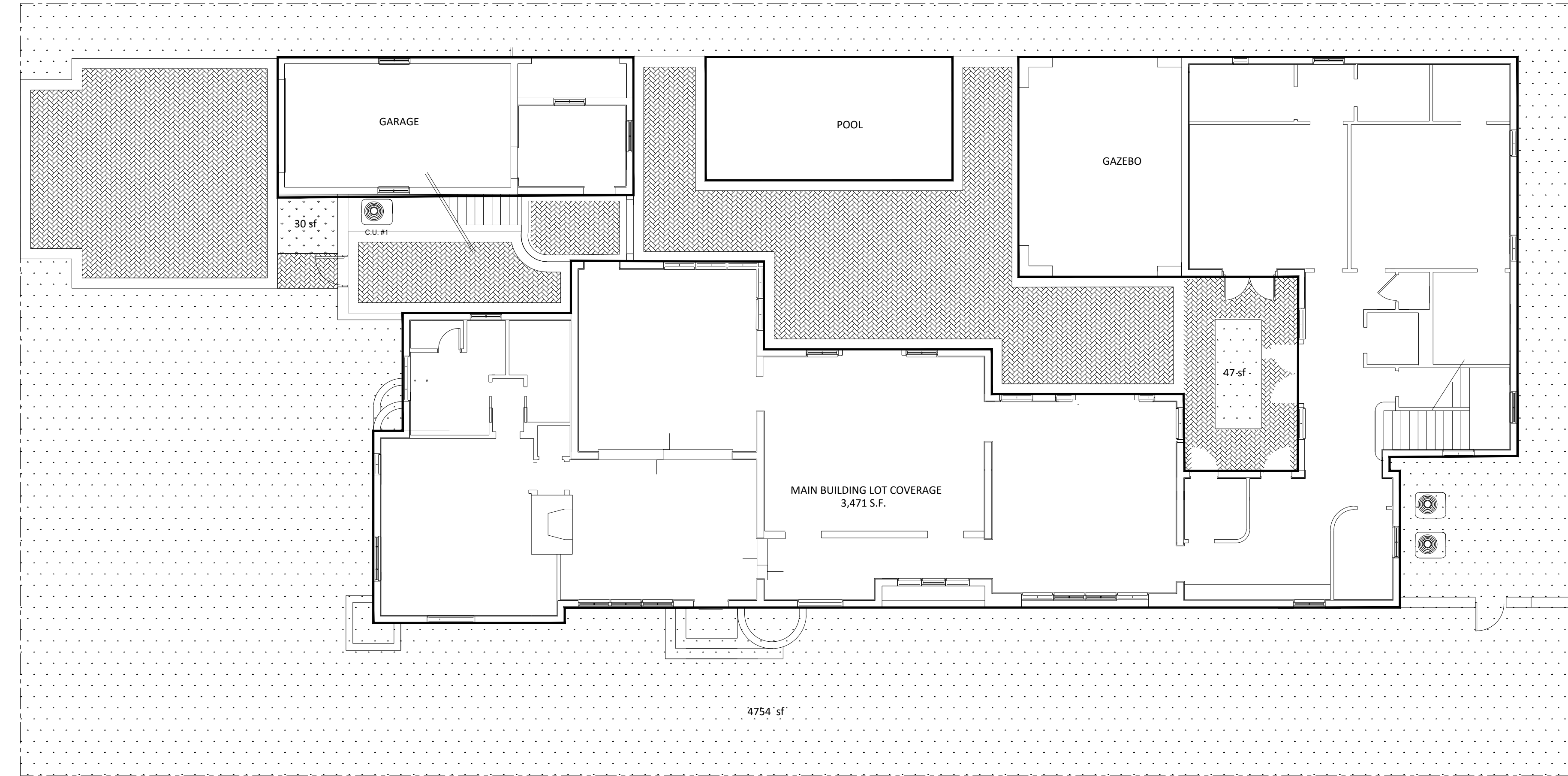
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Landscape Open Space Diagram

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,250SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	4,500 Sq. Ft. (40%)	4,827 Ft. (42.90%)
MIN. 20% OF REQD 40% IN FRONT YARD	900 Sq. Ft.	2,379 Sq. Ft.

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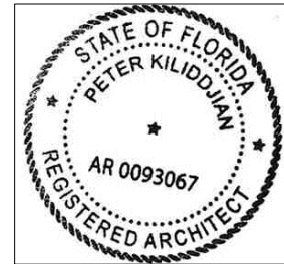
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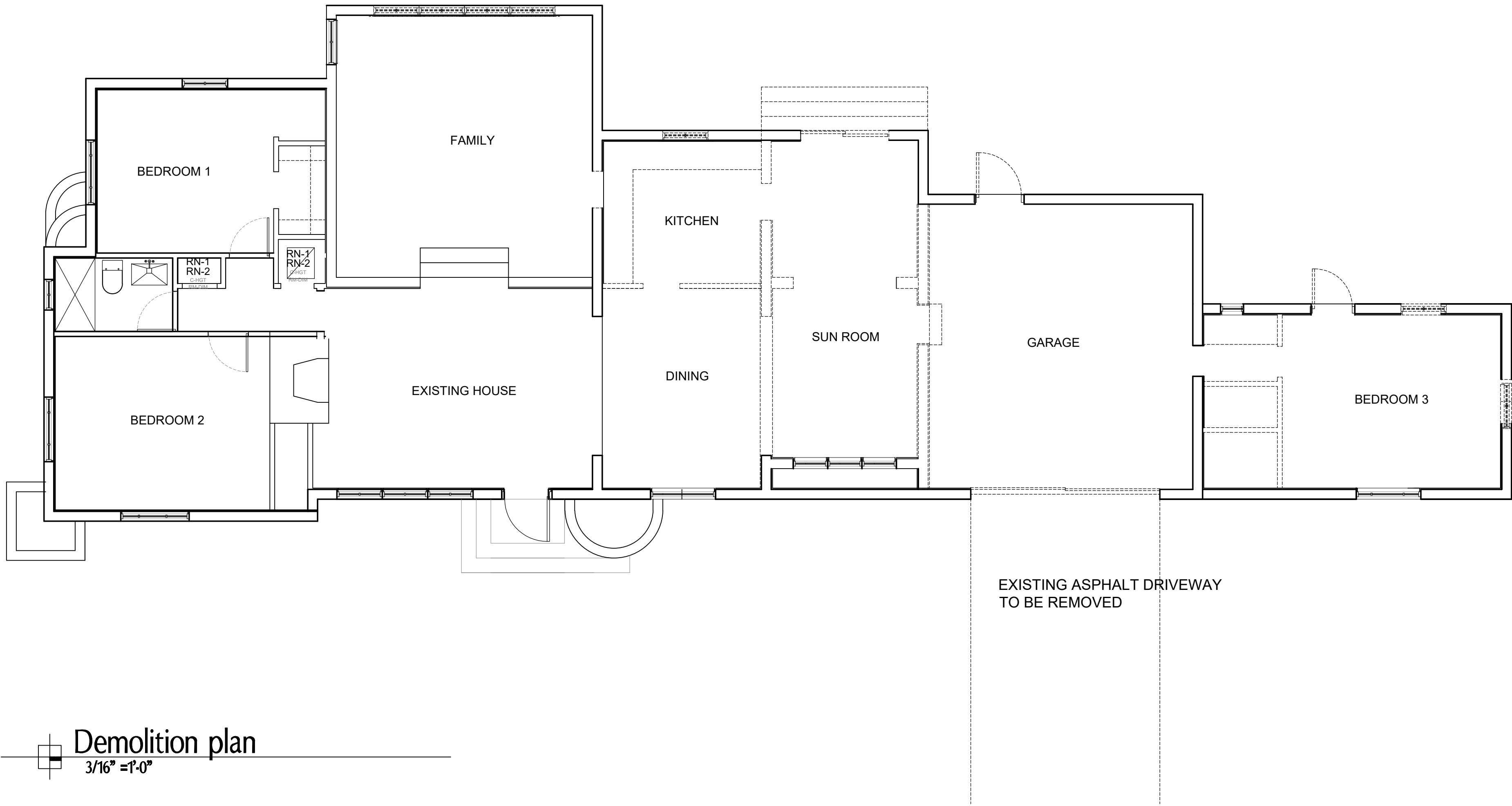
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LEGEND	
-----	INDICATES CONSTRUCTION TO BE DEMOLISHED
=====	INDICATES CONSTRUCTION TO REMAIN

GENERAL DEMOLITION NOTES:	
1.	THIS SET OF DRAWINGS IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
2.	NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THROUGH OF THE PROJECT PRIOR TO SUBMITTING A BID TO THE OWNER FOR IDENTIFYING POSSIBLE CRITICAL ITEMS OMITTED/ AMBIGUOUSLY OR NOT PROPERLY ADDRESSED , WHICH REQUIRE REMOVAL/ RELOCATION.
3.	SCHEDULE FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE PROTECTION.
4.	CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED.
5.	PROVIDE PROTECTIVE MEASURES TO COMPLY WITH CHAPTER 33 OF THE FBC, AS REQUIRED TO GUARANTEE FREE AND SAFE PASSAGE TO AND FROM THE DIFFERENT AREAS OF THE BUILDING.
6.	CUT, REMOVE, REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
7.	IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTING. BURNING O F REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
8.	CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL CONCEALED UTILITIES. HE IS TO INSPECT CEILING AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES PRIOR TO CUTTING.
9.	OPENINGS LEFT THROUGH RATED AND SMOKE PARTITIONS DUE TO REMOVAL OF DUCTWORK AND/ OR CONDUITS SHALL BE CLOSED (BOTH SIDES) AS REQUIRED TO MAINTAIN DESIGNATED RATING.
10.	CONTRACTOR SHALL SAW-CUT ALL OPENINGS IN CONCRETE BLOCK WALLS. CONTRACTOR SHALL NOT DEMOLISH OPENINGS WITH SLEDGE HAMMER UNTIL ALL PERIMETER LINES HAVE BEEN CUT.
11.	DEMOLITION WORK IS DENOTED BY DASHED LINES.
12.	PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOXED BY CUTTING, PATCHING WORK, DUST, FUMES, ETC.
13.	PROTECT SURROUNDED TREES NEAR CONST. AS FOLLOW PROVIDE 6'-8" IN DIA. AND 10'-12' BARRIERS AROUND TREES 18" IN DIA. OR GREATER.
14.	CONTRACTOR TO FOLLOW ALL RECOMENDATIONS PRESCRIBED ON THE SOIL REPORT REGARDING REMOVAL AND DISPOSAL OF EXISTING FILL

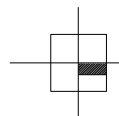
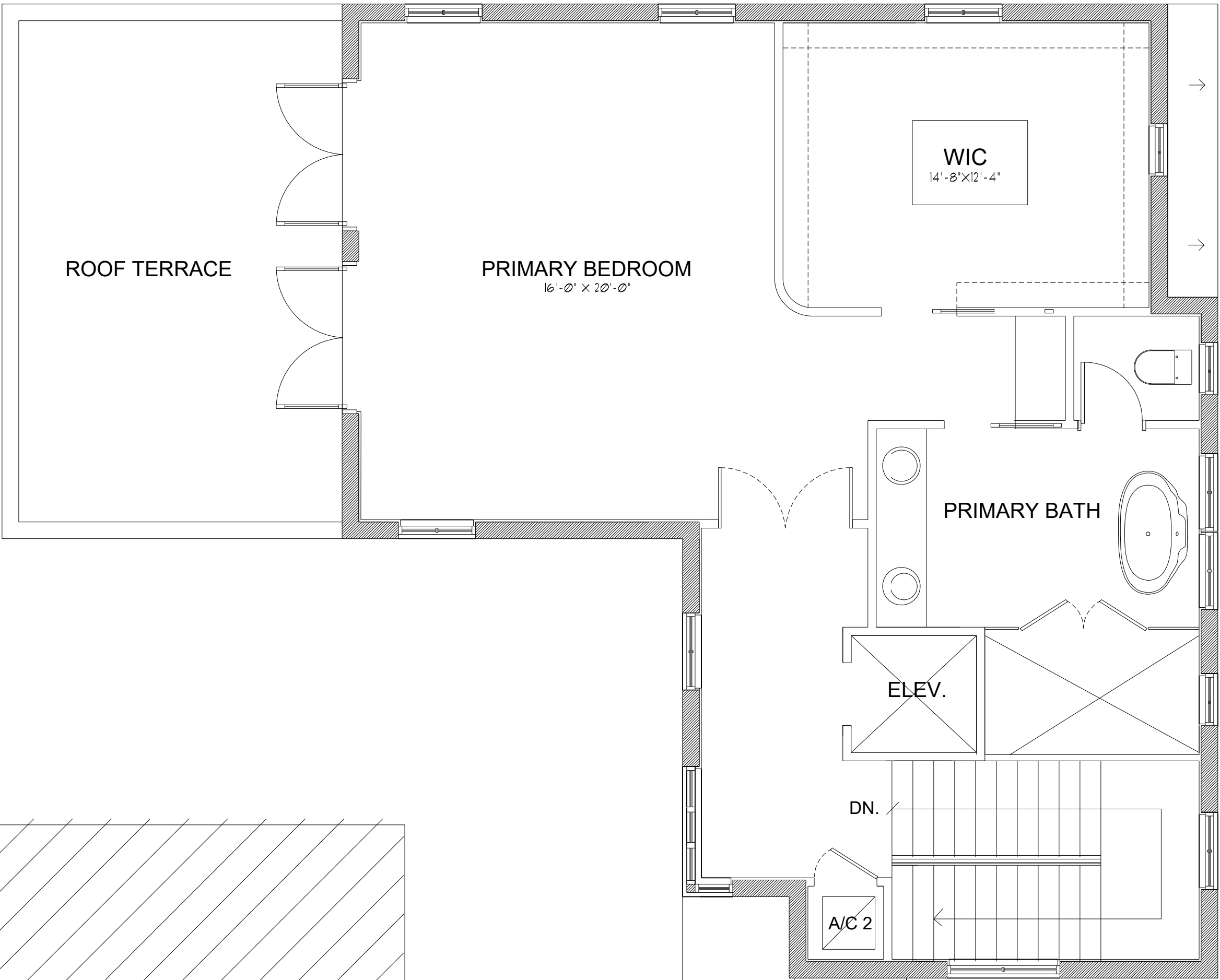
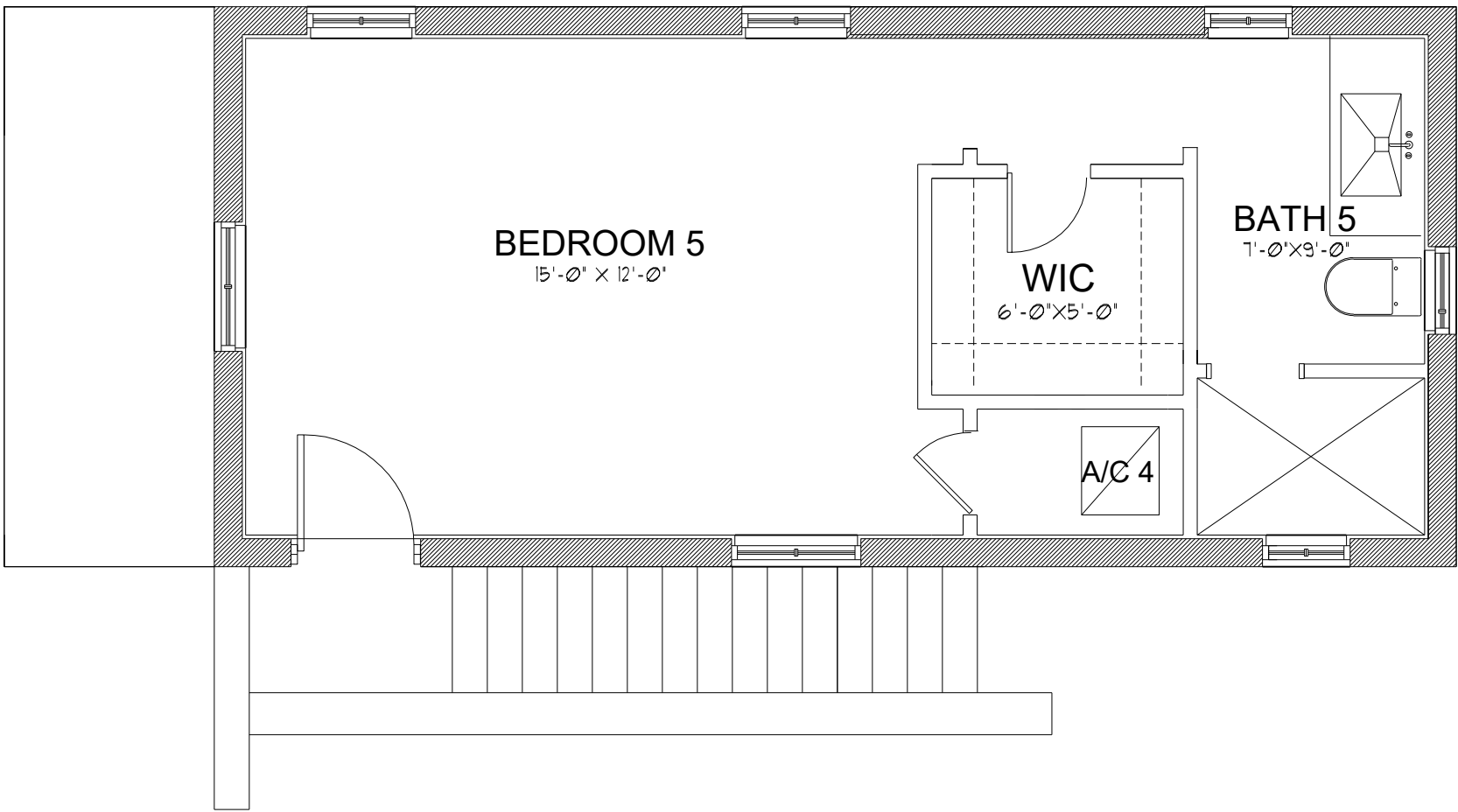


 Demolition plan
3/16" = 1'-0"





 Proposed First Floor Plan
1/4" = 1'-0"



Proposed Second Floor
1/4" = 1'-0"

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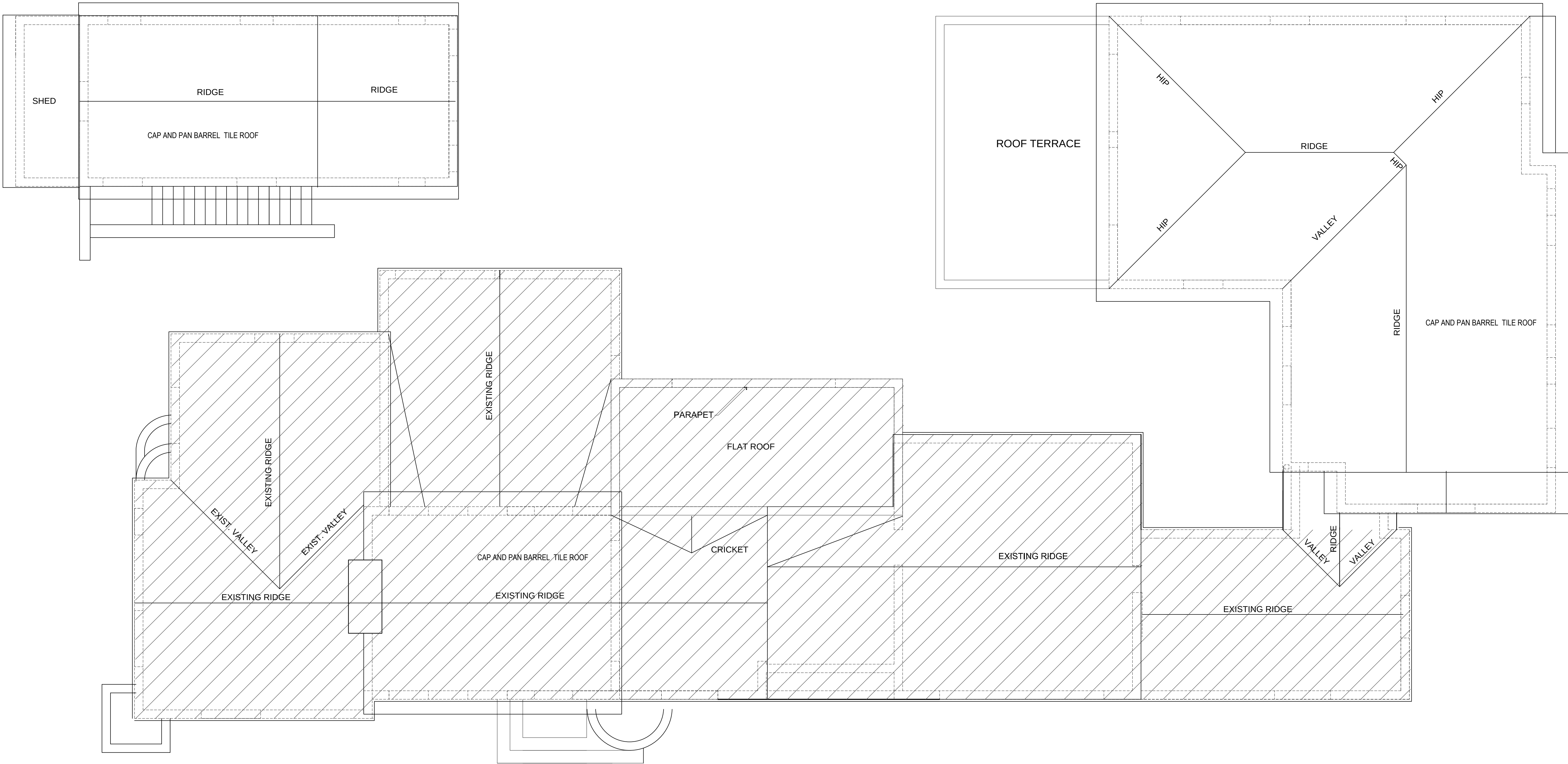
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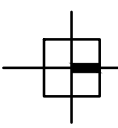


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 Proposed Roof Plan
1/4" = 1'-0"

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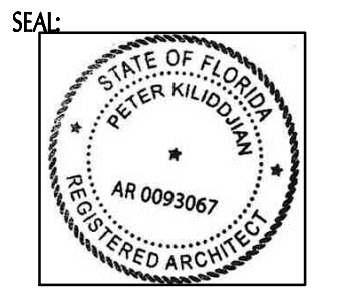
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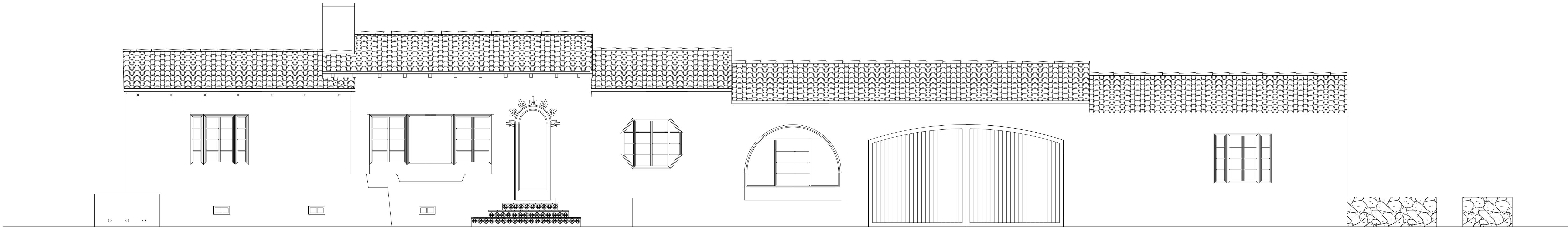
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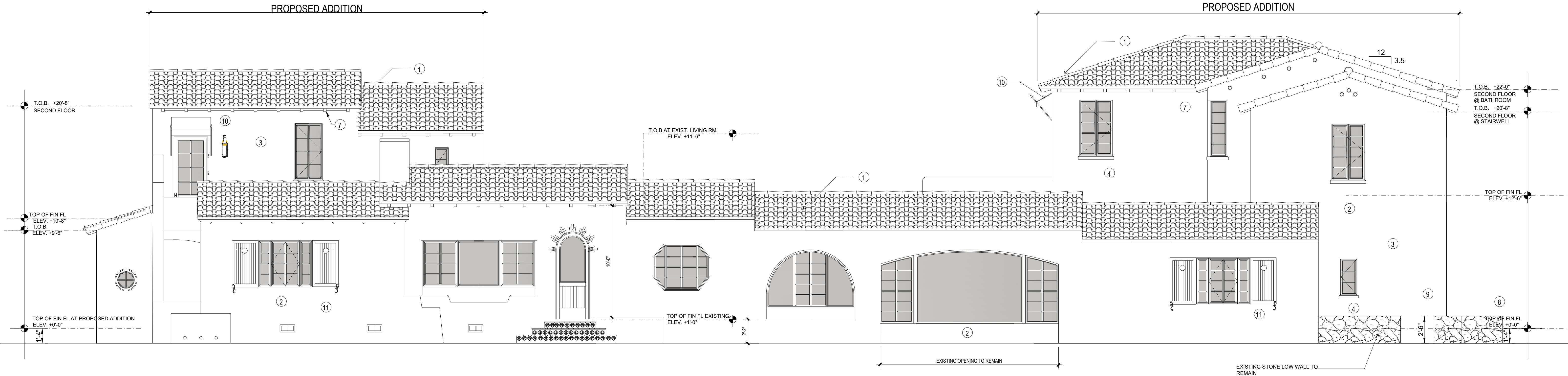


Existing East (front) Elevation

1/4" = 1'-0"

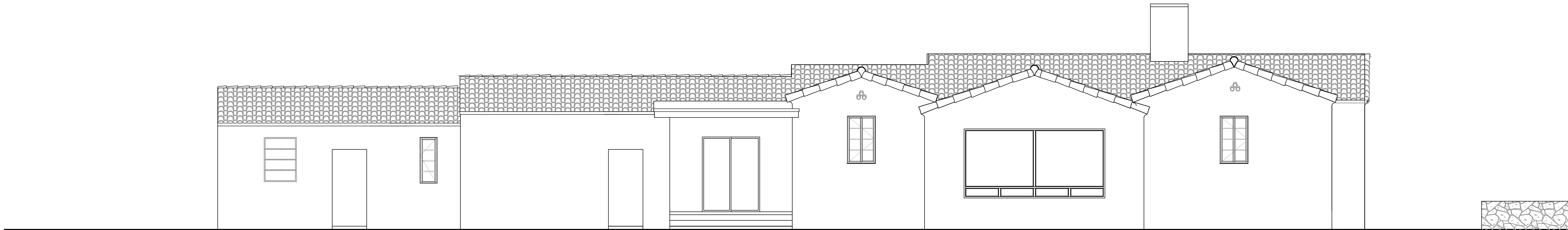
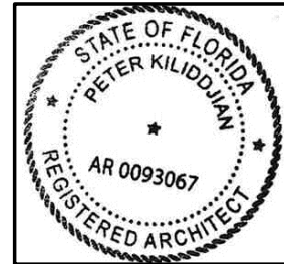
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- 1 CAP AND PAN BARREL TILE ROOF
- 2 CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- 3 STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- 4 CAST IN PLACE CONCRETE SILL
- 5 WOOD TRELLIS
- 6 IMPACT RESISTANT FRENCH DOORS
- 7 EXPOSED WOOD RAFTER TAIL
- 8 LOW MASONRY WALL
- 9 ALUMINUM METAL GATES
- 10 CANVAS AWNING
- 11 OPERABLE WOOD SHUTTERS



Proposed East (front) Elevation

1/4" = 1'-0"

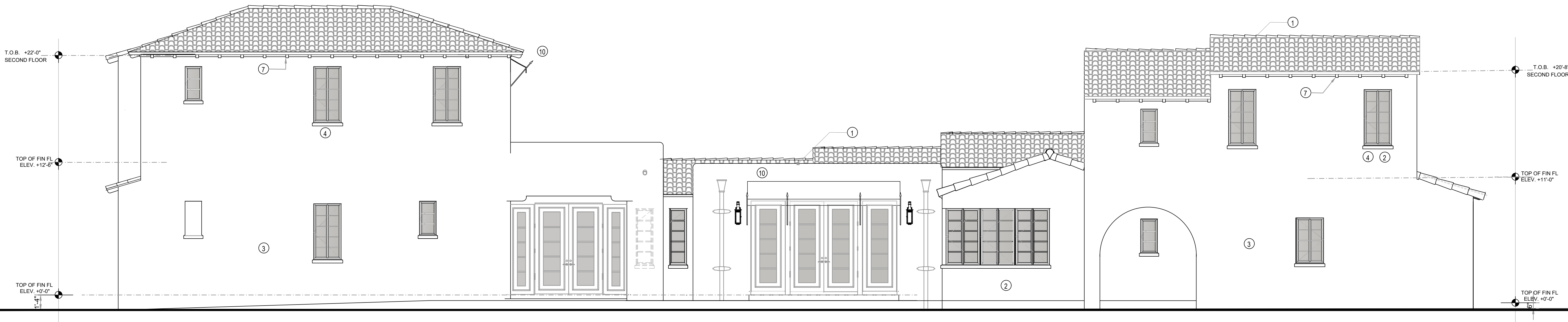


Existing West Elevation (rear)

1/4" = 1'-0"

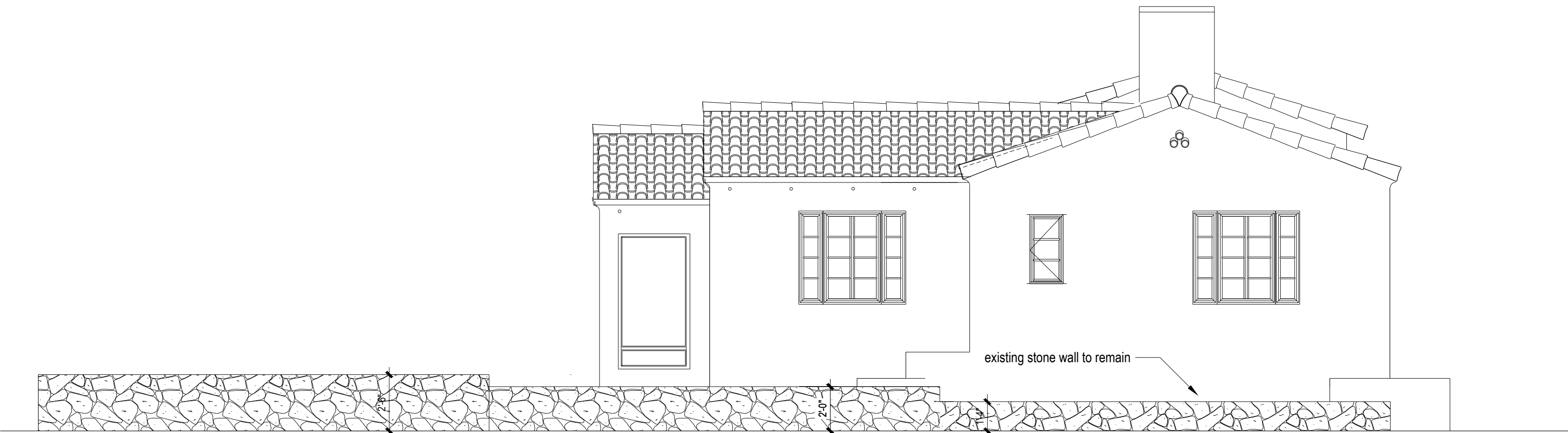
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- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNITINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- ④ CAST IN PLACE CONCRETE SILL
- ⑤ WOOD TRELLIS
- ⑥ IMPACT RESISTANT FRENCH DOORS
- ⑦ EXPOSED WOOD RAFTER TAIL
- ⑧ LOW MASONRY WALL
- ⑨ ALUMINUM METAL GATES
- ⑩ CANVAS AWNING
- ⑪ OPERABLE WOOD SHUTTERS

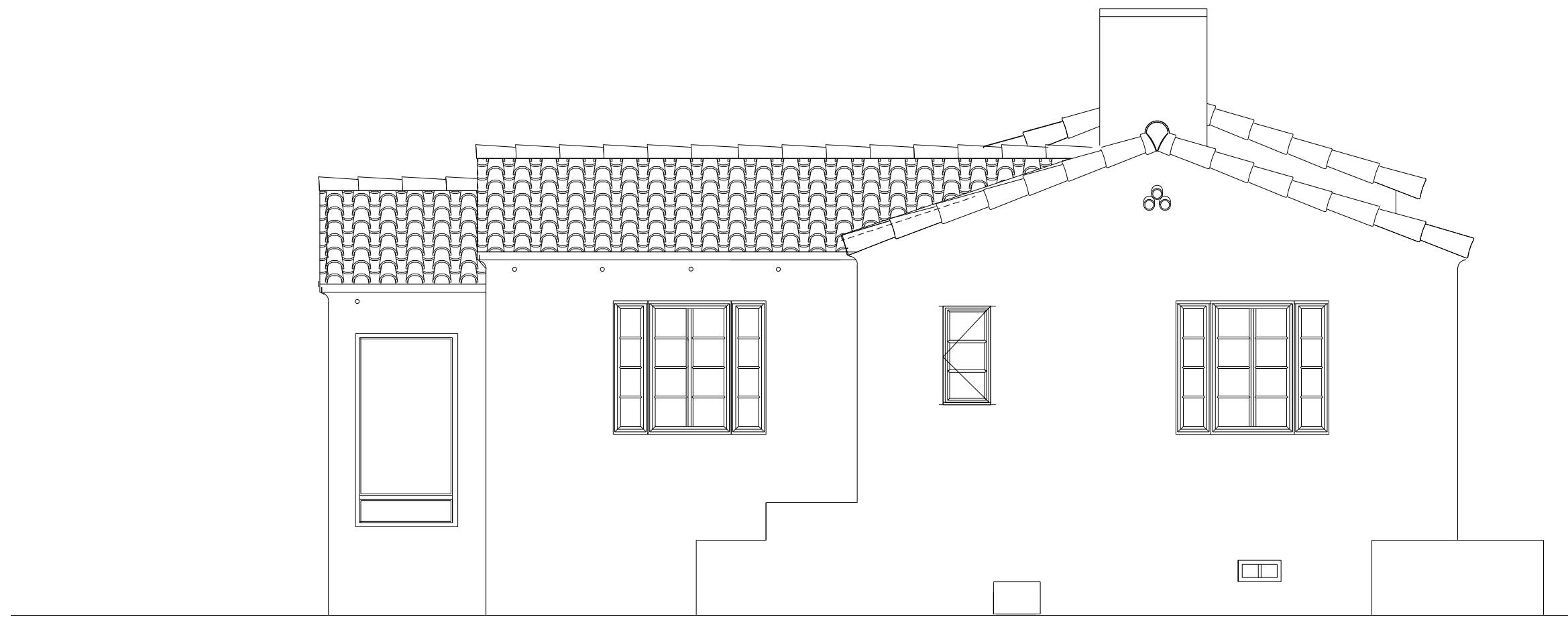


Proposed West Elevation (rear)

1/4" = 1'-0"



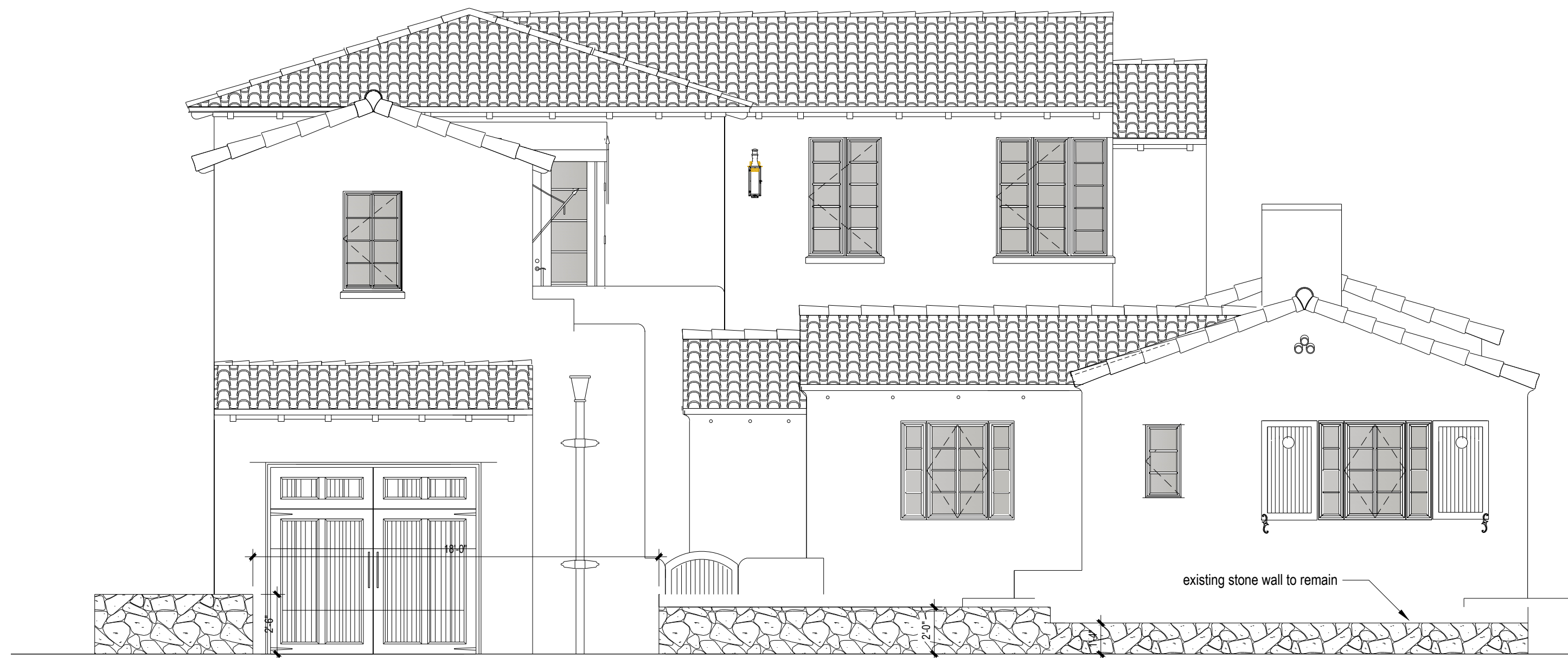
Existing South (Sevilla w/ existing stone wall)
1/4" = 1'-0"



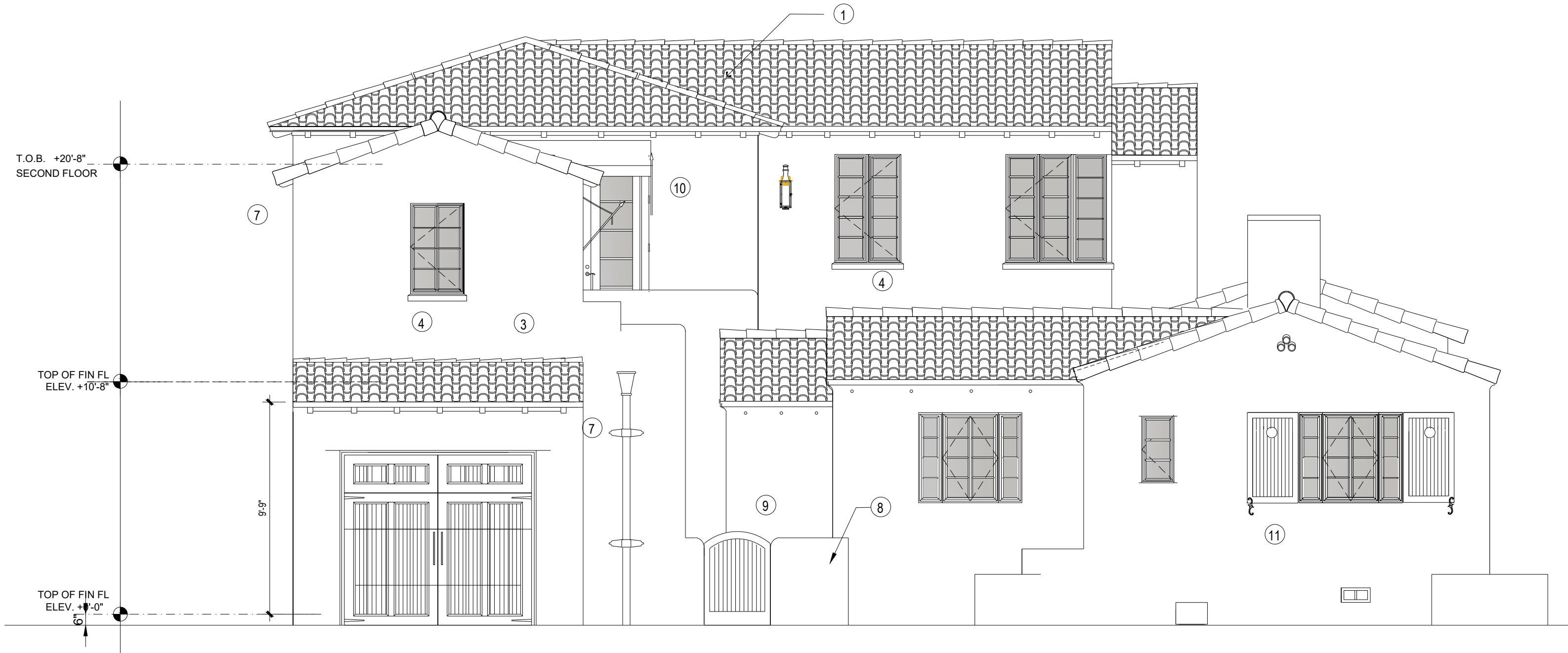
Existing South Elevation (Sevilla)
1/4" = 1'-0"

LEGEND

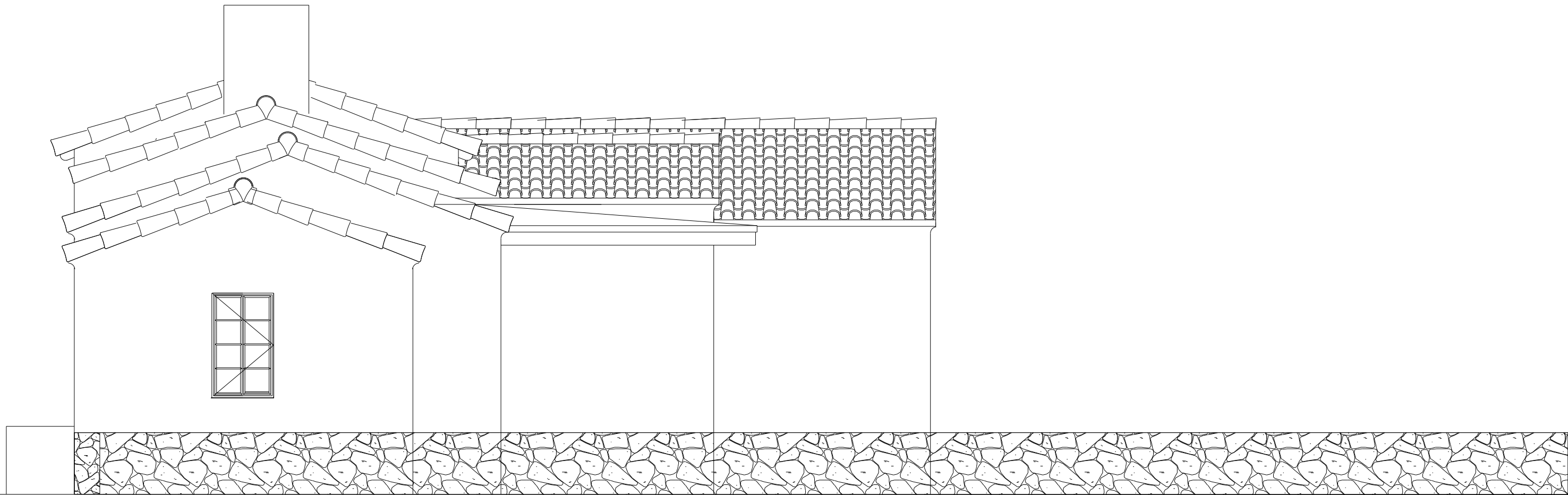
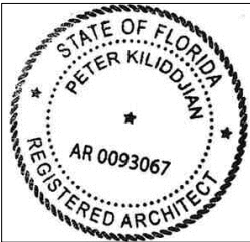
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- 2 CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
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Proposed South Elevation (Sevilla w/ existing stone wall)
1/4" = 1'-0"



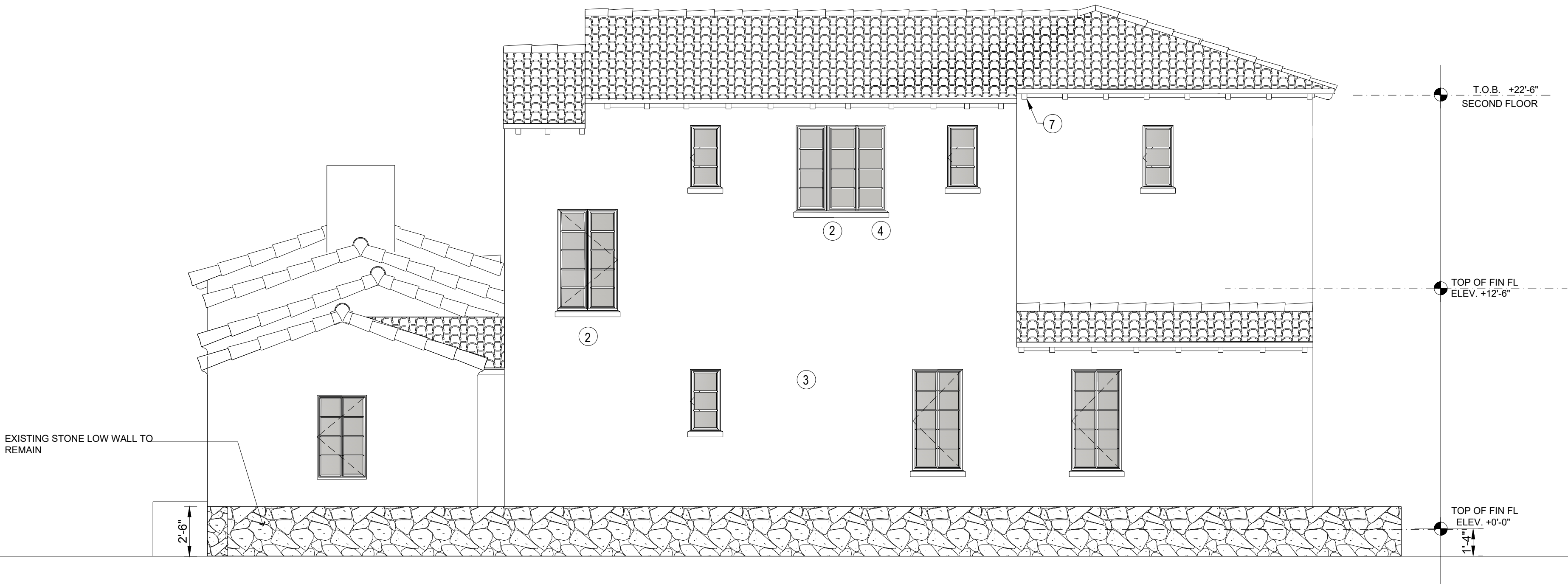
Proposed South Elevation (Sevilla)
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"

LEGEND

- 1 CAP AND PAN BARREL TILE ROOF
- 2 CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- 3 STEEL TROVELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
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Proposed North Elevation
1/4" = 1'-0"



PROPOSED FRONT VIEW ON CORDOVA



PROPOSED FRONT VIEW ON CORDOVA

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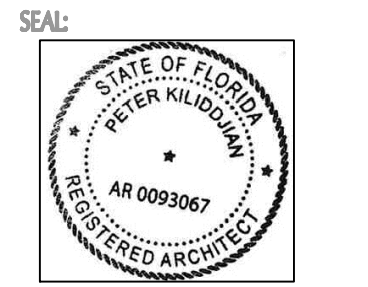
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PROPOSED SIDE STREET VIEW ON SEVILLA



PROPOSED COURTYARD VIEW

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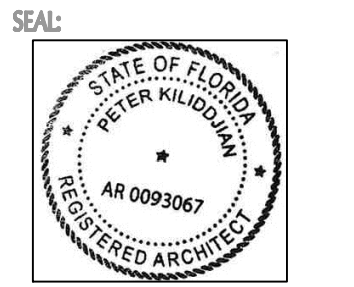
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