



**To: 700 Ocean Drive ARB Committee**

**Date: 1/2/2025**

**Re: 714 & 716 Ocean Drive – Ivanov New Proposed Residence- Revision based on comments from the ARB and changed to date**

Please find below a very thorough list of items that has been revised since the original ARB submittal. This outlines each and every change on any and all of the submittal documents.

**Items Revised:**

1. Roof Tiles were not previously approved. The new proposed roof tile is to be Eagle Roofing – Style Capistrano— Maple Creek Blend (Same as recent roof approval, and similar to 704)
2. Siding Removed from the stairwell in the front courtyard. (The siding was previously denied by the ARB, and thus removed).
3. Soffits (overhangs) on the garage areas have been increased to give a little more breakup on those large walls.
4. Two new windows on the south garage facing north to break up that large wall.
5. Front Door elevation changed. The front door area was pushed in towards the home, with the right (south) window being pulled out. This gave a little more of a sense of dimension and created a better foyer inside. This also adjusted the height of the front entry roof, decreased the window size above the front entry and the increased front door system height and width.
6. Two windows removed from South side elevation and lower head height on the 2 door ways (storage and cabana bath)
7. Pool- The pool was squared off and the steps entering from the West was removed. Now the steps are to on the south side of the pool. Please also note that the updated plan has the firepit removed, as stated at the previous ARB meeting.

**Please see below for picture representations of the above 6 changes:**

1. Roof Tiles to be Eagle Roofing – Style Capistrano— Maple Creek Blend (Same as recent roof approval and similar to 704)



2. Siding Removed from the stairwell in the front courtyard.



Previously Submitted



New Proposed without siding detail



New Proposed without siding detail

3. Soffits (overhangs): They were increased slightly to have more depth to breakup the huge walls. (It's hard to tell in the renderings)

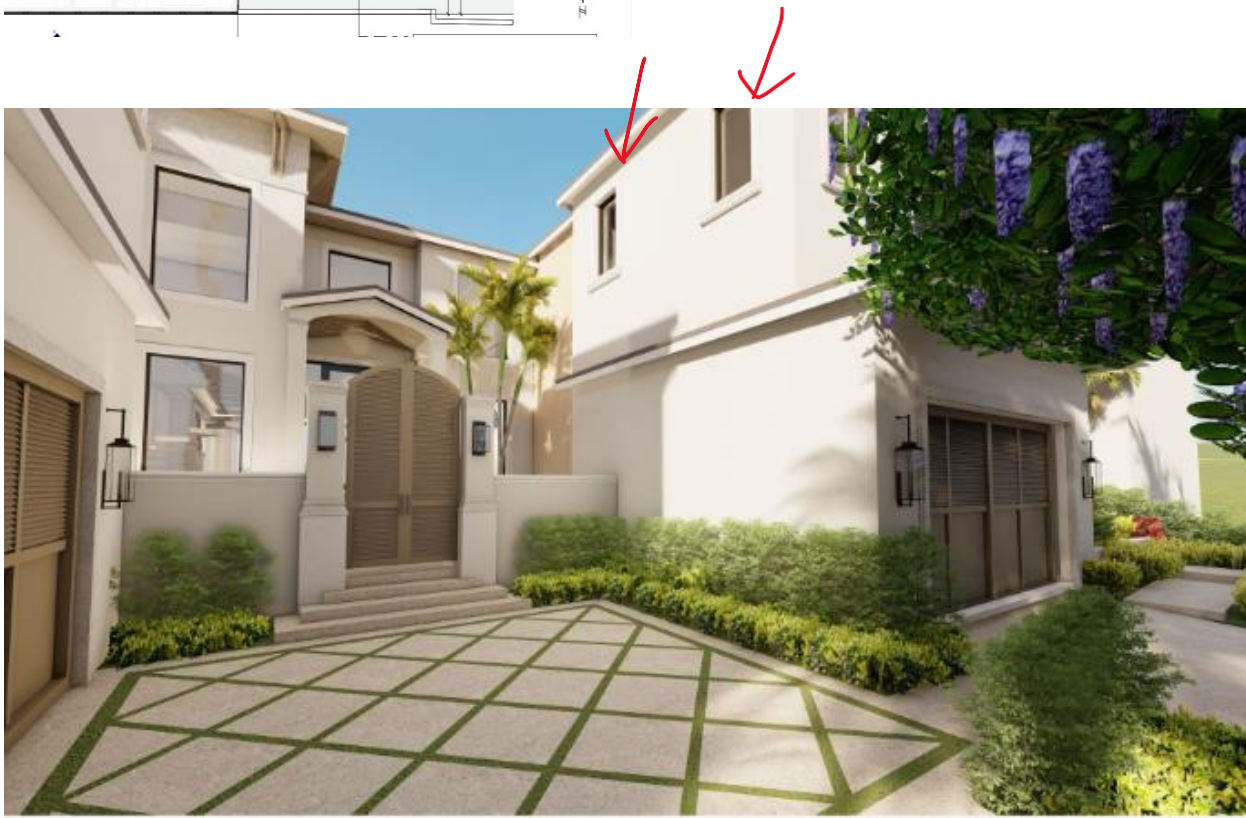
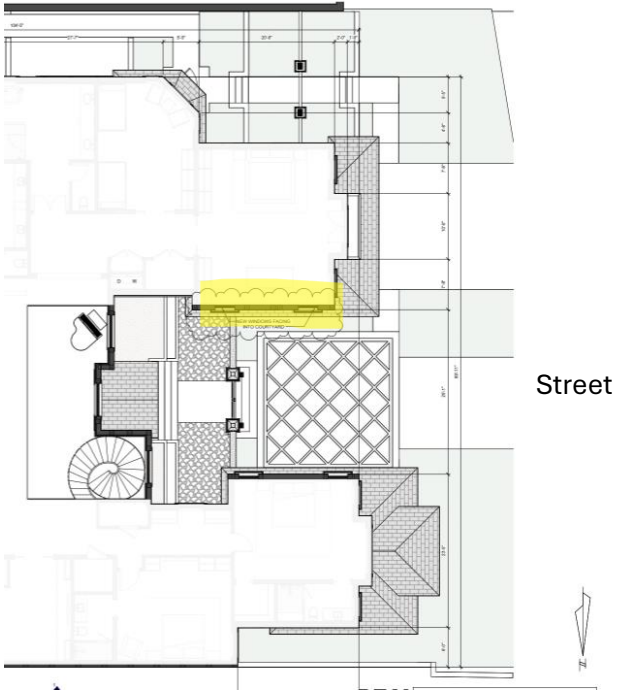


Previously Submitted



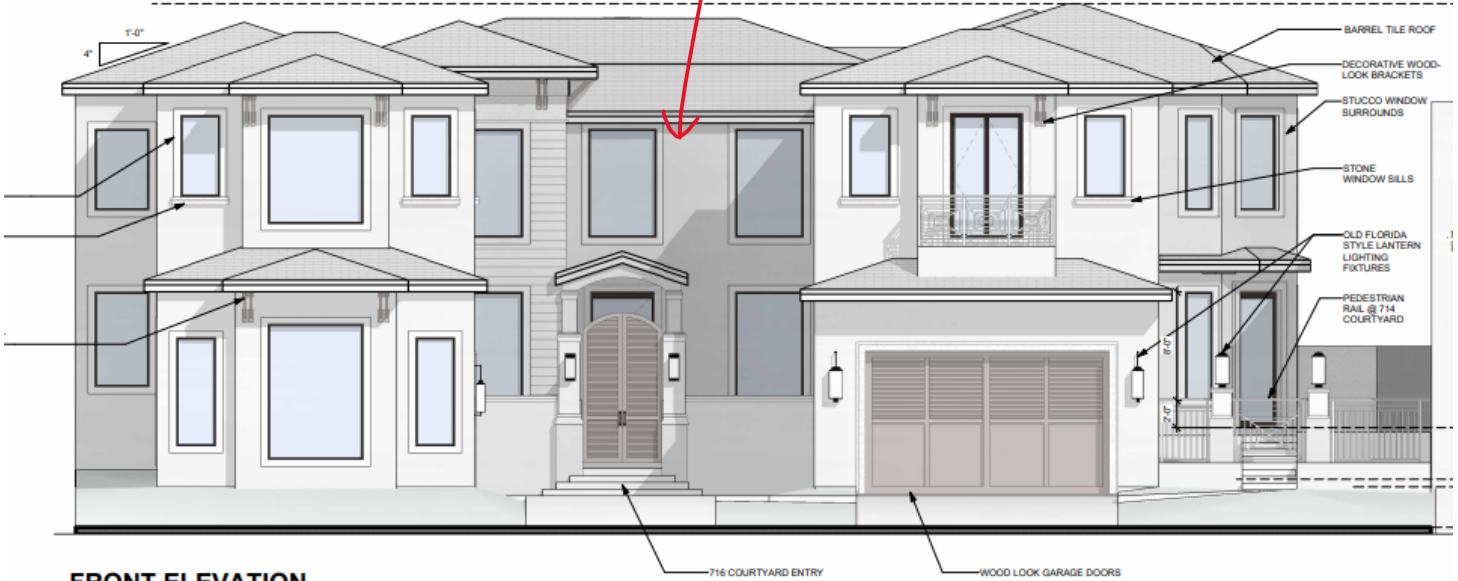
New

4. Two new windows on the south garage facing north



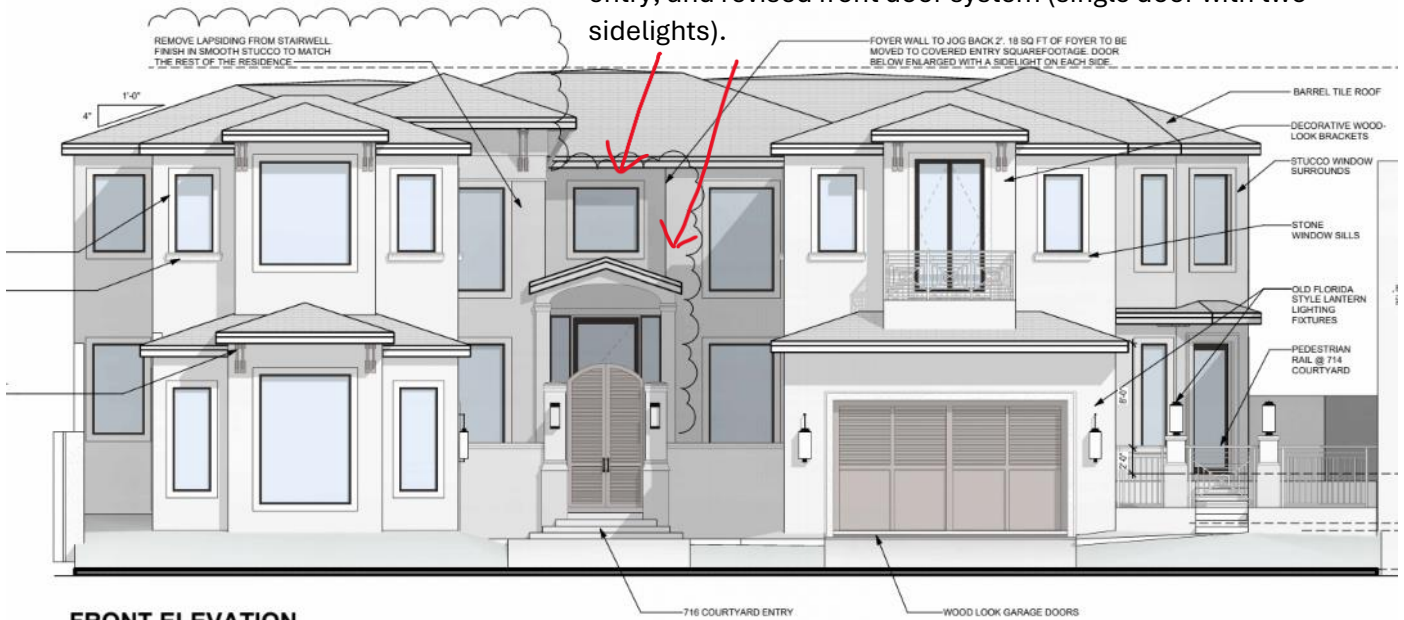


Note: Previous flat wall, small front entry roof.



**FRONT ELEVATION**  
3/16" = 1'-0"

Note: New higher front entry (more similar to existing homes), dimension change/jog in wall, smaller window above front entry, and revised front door system (single door with two sidelights).



**FRONT ELEVATION**  
3/16" = 1'-0"



Previous Plan (Has the flat front wall and lower front door roofline, and bigger window above the front door roof)



New Proposed Plan

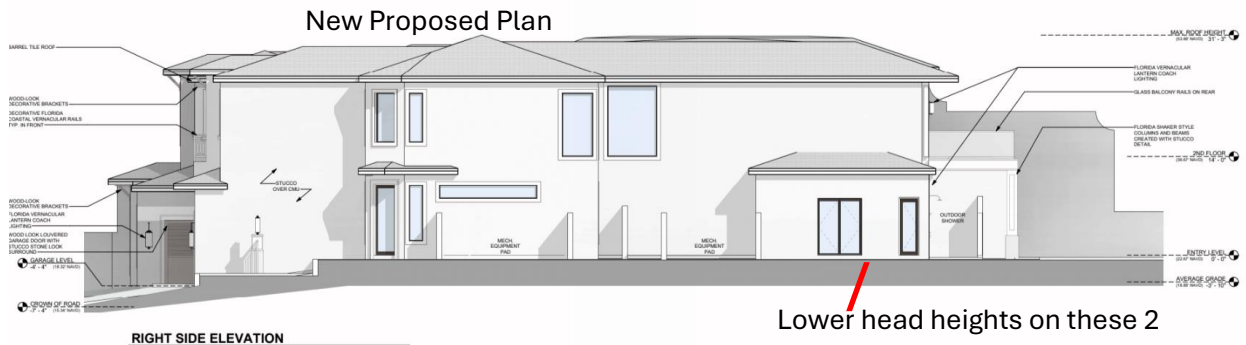
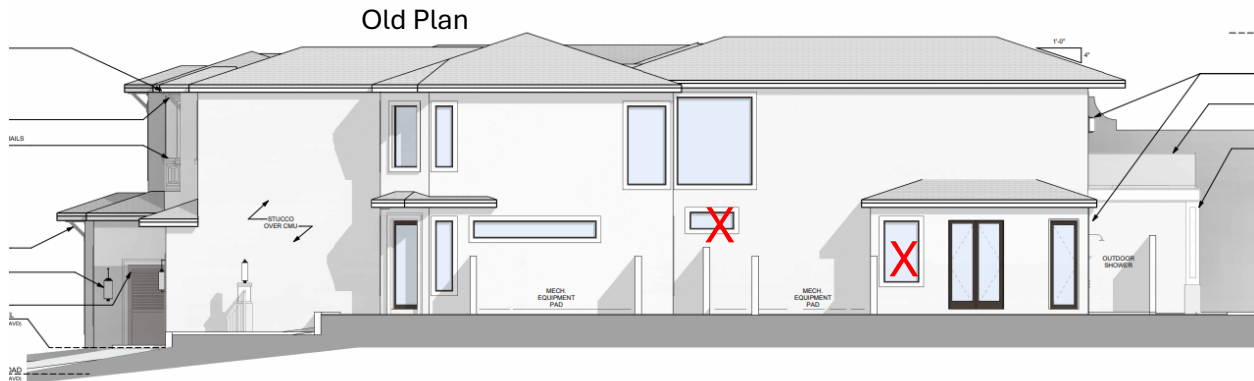
(Dimension change on front wall and higher front door roofline, smaller window above front door)



## Data Table Changes

Address	Total Sq. Ft.	Under Air Sq. Ft.	Covered Front Entry Patio	Footprint sq.ft.	Lot Size Sq. Ft.
Proposed New Home <b>(previously Submitted)</b>	14,738 *Includes all areas int and ext under roof	11,981	45 sqft	7,196	38,328
Proposed New Home <b>(New Changes 12-2-24)</b>	14,738 *Includes all areas int and ext under roof (remains the same)	11,963 (decreased 18sqft)	63 sqft (Increased 18sq ft)	7,196 (remains the same)	38,328 (remains the same)

6. **Two Windows Removed** from South Side elevation, and lower head height on the 2 door ways (storage and cabana bath)

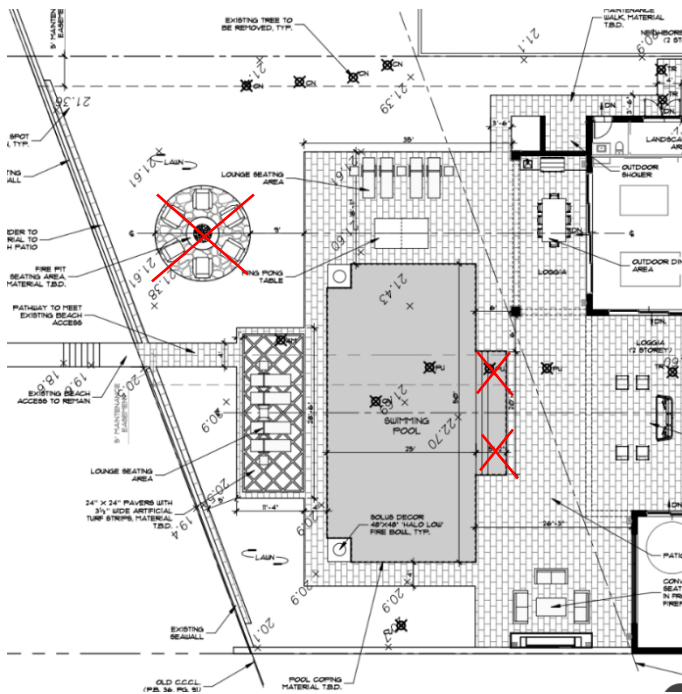


Lower head heights on these 2 doorways.



7. Pool- The pool was squared off and the steps entering from the West was removed. Now the steps are on the south side of the pool.

Previously Submitted



New Proposed – straightened and squared off

