

FINAL SUBMITTAL

No.BR2207342

PRIVATE RESIDENCE RENOVATION

2334 ALTON ROAD, MIAMI BEACH, FL 33140



STREET VIEW NTS

SCOPE OF WORK:

LEVEL 2

- Enclosure of existing Backyard covered terrace at ground floor and second floor.
- Mechanical work as required and indicated.
- Electrical work as required and indicated.
- Plumbing work as required and indicated.

SEPARATE SUB-PERMITS :

- NEW IMPACT WINDOWS AND DOORS.
- ROOFING/ WATERPROOFING.
- RAILINGS

LEGAL DESCRIPTION :

LOT 4 , BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2334 ALTON ROAD, MIAMI BEACH, FL 33140

FOLIO NO. 02-3227-008-0820

CODES IN USE FOR DRAWINGS
FLORIDA BUILDING CODE 2020 7TH EDITION
NEC 2017

PROJECT DATA WORK AREA

OCCUPANCY GROUP	SINGLE FAMILY
ALTERATION LEVEL	LEVEL 2
EXISTING HOUSE GROSS AREA	3,262 SF.
ALTERATION WORK AREA	472 SF.
FLOORING DEMOLITION AREA	348 SF.

PROJECT DATA AC AREA

EXISTING HOUSE AC AREA	2,707 SF.
AC AREA ADDITION	486 SF.
NEW TOTAL AC AREA	3,193 SF.

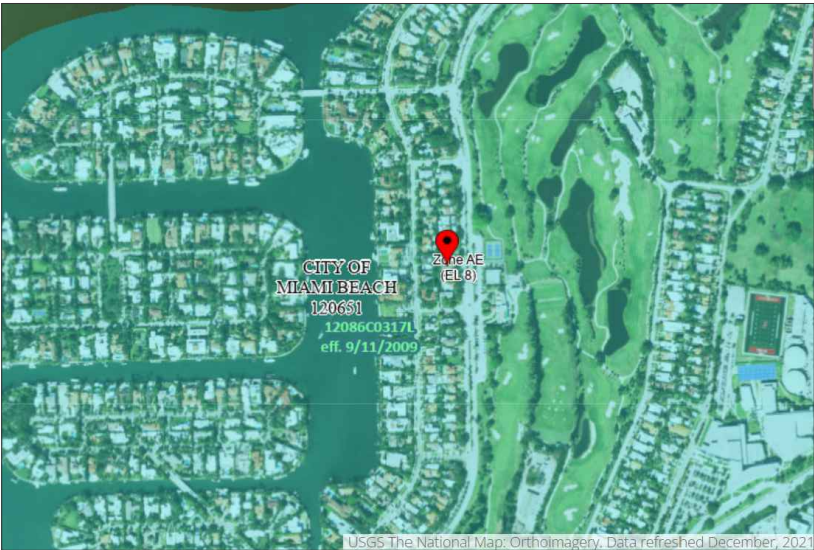
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NO TREE TO BE DISTURBED UNDER THIS PERMIT.



AERIAL VIEW NTS

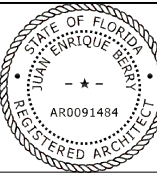


FEMA MAP VIEW NTS

FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE): 8.0'
EXISTING BUILDING ELEVATION: F.F.E. 8.20'
TYPE OF CONSTRUCTION: SINGLE-FAMILY- RESIDENTIAL
COMMUNITY NAME/NUMBER: 120651
FIRM PANEL NUMBER: 12086C0317



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
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TEL 305.310.4684
juanberryarchitect@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E
Berry

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Juan E Berry
Date: 2024.05.20
13:37:57 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

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PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

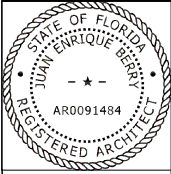
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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: 2334 ALTON ROAD,MIAMI BEACH,FL 33140	2334 ALTON ROAD,MIAMI BEACH,FL 33140			
2	Folio number(s): 02-3227-008-0820	02-3227-008-0820			
3	Board and file number(s) :				
4	Year built: 2010	Zoning District:	RS-4		
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:	8.00'	Grade value in NGVD:		2.85'
9	Adjusted grade (Flood+Grade/2):	5.42'	Free board:		NA
10	30" above grade:	5.35'	Lot Area:		7,305 SF
11	Lot width:	60.00'	Lot Depth:		121.75'
12	Max Lot Coverage SF and %:	2,192 SF/30%	Proposed Lot Coverage SF and %:		2,167 SF / 29.66%
13	Existing Lot Coverage SF and %:	2,085 SF/28.54	Net Lot coverage (garage-storage)		2,131 SF / 29.14%
14	Front Yard Open Space SF and %:	NA	Rear Yard Open Space SF and %:		NA
15	Max Unit Size SF and %:	3,653 SF/50%	Proposed Unit Size SF and %:		3,572 SF/49%
16	Existing First Floor Unit Size:	1,393 SF	Proposed First Floor Unit Size:		1,692 SF
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).	NA	Yes or No:		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	26'-9"			
	Front Setbacks:	20'-0"			
20	Front First level:	20'-0"	19'-7"	NA	
	Front second level:	20'-0"	24'-5"	NA	
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	25'-0"	36'-6"	NA	
	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			
22	Sum of side yard :	15'-0"	14'-8"	NA	
23	Side 1:	7'-6"	7'-6"	NA	
24	Side 2 or (facing street):	7'-2"	7'-2"	NA	
25	Rear:	20'-0"	32'-6"	20'-0"	
26	Accessory Structure Side 1:	NA			
27	Accessory Structure Side 2 or (facing street) :	NA			
28	Accessory Structure Rear:	NA			
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.



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E Berry
Digitally signed by Juan E Berry
Date: 2024.05.20 13:38:07 -04'00'

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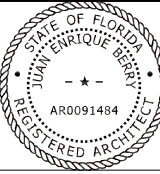
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PROJECT SITE



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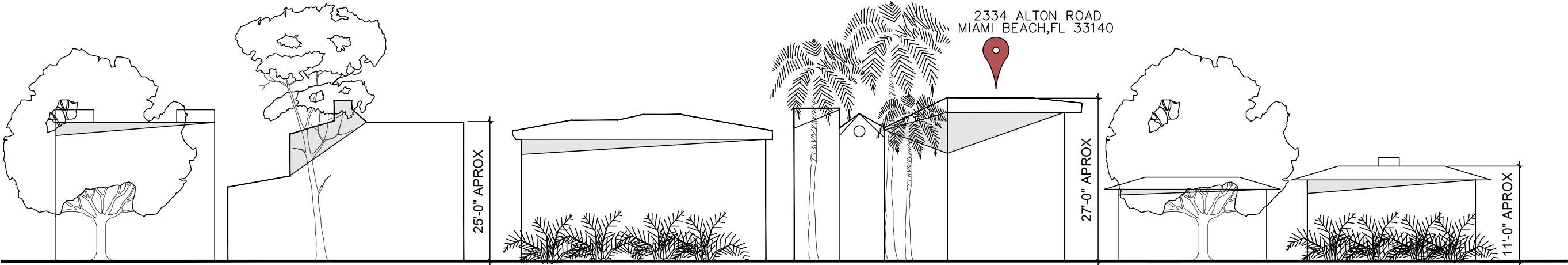
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REFERENCE PHOTOGRAPHY

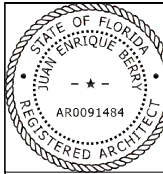


CONTEXTUAL ELEVATION LINE DRAWING
DATE: 05/16/2024

ESC:NTS



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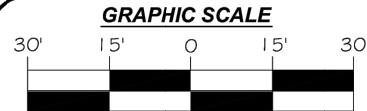
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A-1.3



(IN FEET)
1 INCH = 30 FT.

LEGAL DESCRIPTION:

LOT 4, BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3227-008-0820

2334 ALTON ROAD,
MIAMI BEACH, FL 33140

AREA OF PROPERTY: 7,305.01 SQUARE FEET AND/OR
0.168 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-JAZON GLAZIER

NATHALIE GLAZIER

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT 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 BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) 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.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY" RECORDED IN PLAT BOOK 8, AT PAGE 52.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

MAP OF BOUNDARY SURVEY

TREE TABLE

NO.	SYMBOLS	TREE	DESCRIPTION					
			(1)	(2)	(3)	(4)	(5)	(6)
A		PALM ERA	D- 0.9'	D- 0.5'	D- 0.6'	D- 0.7'	D- 0.5'	D- 0.4'
			H- 30'	H- 30'	H- 18'	H- 25'	H- 23'	H- 22'
			C- 14'	C- 18'	C- 14'	C- 14'	C- 8'	C- 10'
B		ROYAL PALM	D- 1.4'	D- 1'	D- 1.2'	D- 1.0'		
			H- 35'	H- 35'	H- 40'	H- 40'		
			C- 16'	C- 20'	C- 20'	C- 20'		
C		PALM	D- 0.4'	D- 1.0'	D- 0.5'	D- 0.5'		
			H- 18'	H- 35'	H- 18'	H- 20'		
			C- 8'	C- 18'	C- 8'	C- 10'		

LOCATION MAP

SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WFP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
- - -	=DENOTES WOOD FENCE
- - -	=DENOTES CHAIN LINK FENCE
- - -	=DENOTES IRON FENCE
- - -	=DENOTES FOUND IRON PIPE (NO ID.)
- - -	=DENOTES FOUND NAIL AND DISC
X.XX	=DENOTES ELEVATIONS
[Brick symbol]	=DENOTES BRICK
[Concrete pad symbol]	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY	FLOOD ZONE:	AE
	ELEVATION:	8.0
	COMMUNITY:	120651
	PANEL:	12086C0317
	DATE OF FIRM:	09-11-2009
	SUFFIX:	L
DATE	ORIGINAL FIELD WORK SURVEY DATE	10-29-2021
	BENCH MARK:	N/A
	ELEVATION:	N/A
	DATE	10-29-2021
	DRAWN BY	J.FEE
	SCALE	1"=30'
REVISION / UPDATE OF SURVEY	DATE	N/A
	DESCRIPTION	N/A
	JOB No.	2110.0232

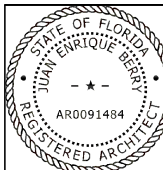
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4802, FLORIDA STATUTE.

SIGNED FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.S. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DEVIATIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



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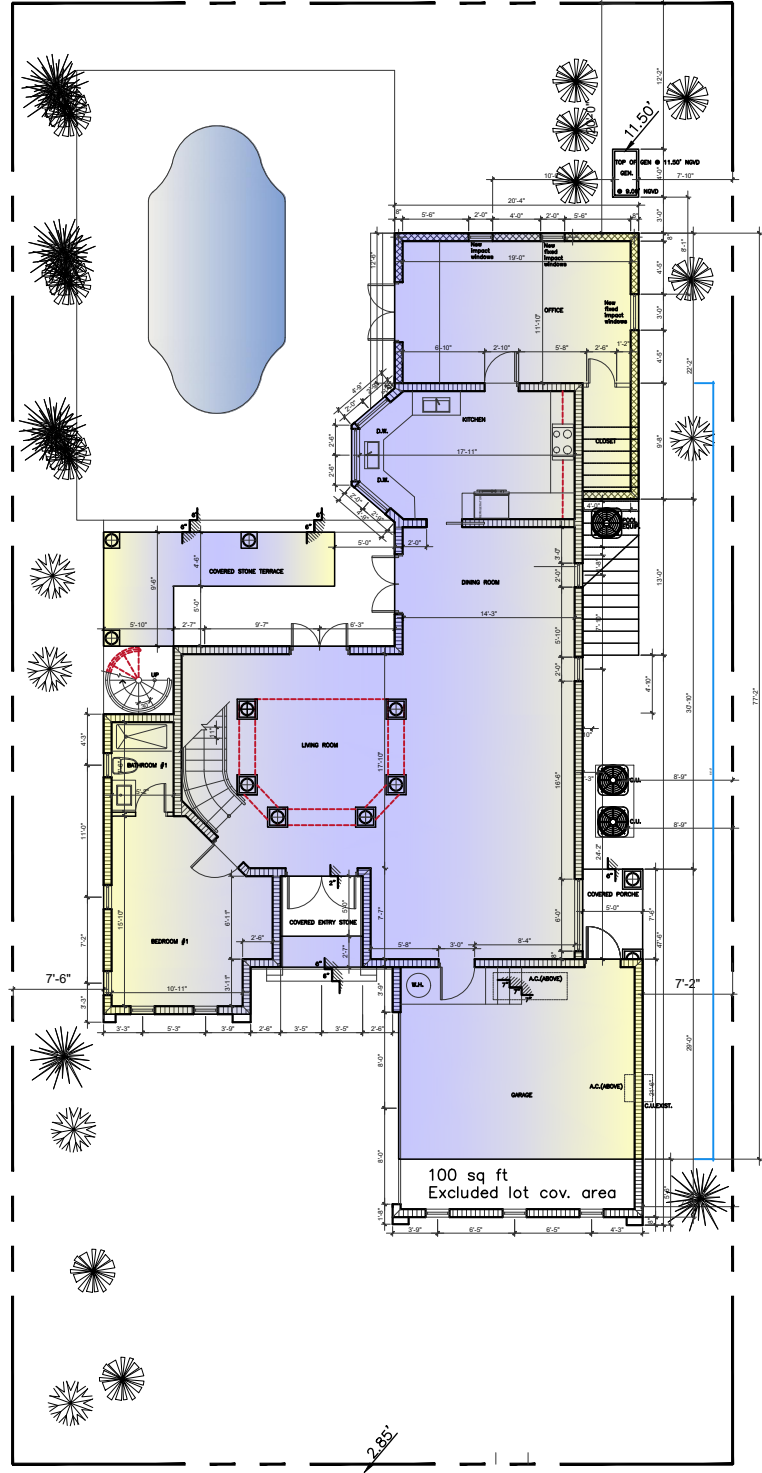
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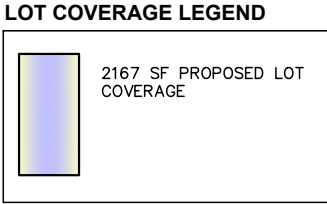
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A-1



PROPOSED LOT COVERAGE
DIAGRAM 1/16"=1'-0"



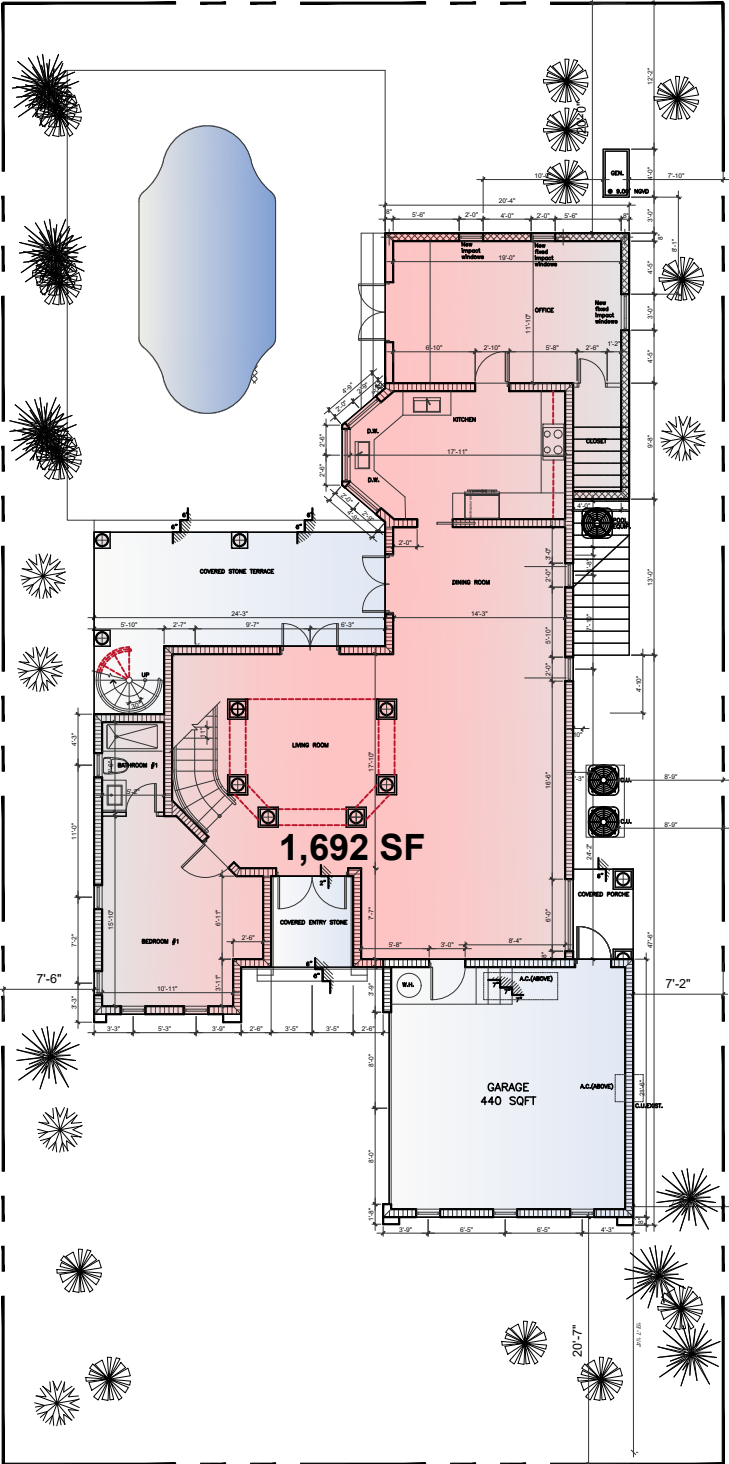
ZONING INFORMATION:

PROPERTY ADDRESS 2334 Alton Road, Miami Beach, FL 33140

ZONING AREA RS-4

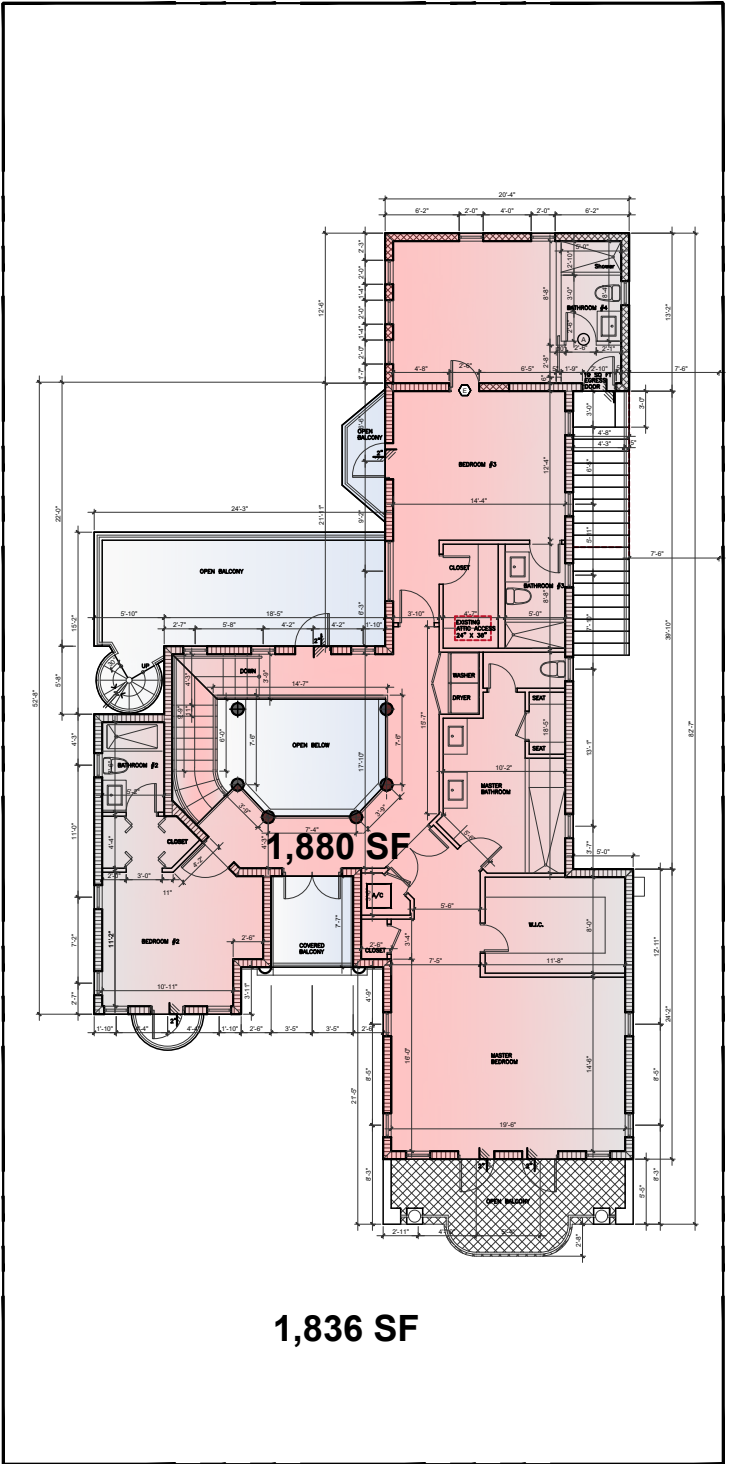
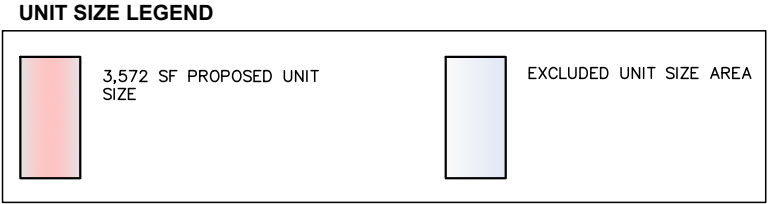
LOT AREA 7,305 SF.

	REQUIRED.	EXISTING	PROPOSED
A. LOT AREA	6,000 SF. MIN	7,305 SF.	NA
B. LOT WIDTH	50 FT. MIN.	60'-0" FT. (EXISTING TO REMAIN)	NA
C. LOT COVERAGE			
30% MAX LOT COVERAGE (2 STORY HOME)	2,192 SF	1734,18 SF	2,167 SF
50% MAX.UNIT	3,653 SF	3,018 SF	3,572 SF
D. FLOOR LOT RATIO	NA	NA	NA
E. FRONTAGE @ FRONT SETBACK	50% MIN.	NA	NA
F.GREEN OPEN SPACE REQ.	50% OF LOT 3,652.5	4,671 SF.	NA



PROPOSED GROUND FLOOR PLAN 1/16"=1'-0"

PROPOSED UNIT DIAGRAM 1/16"=1'-0"

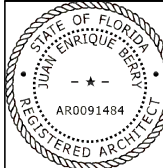


PROPOSED SECOND FLOOR PLAN 1/16"=1'-0"

1,836 SF



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jumbdesignarchitect@gmail.com



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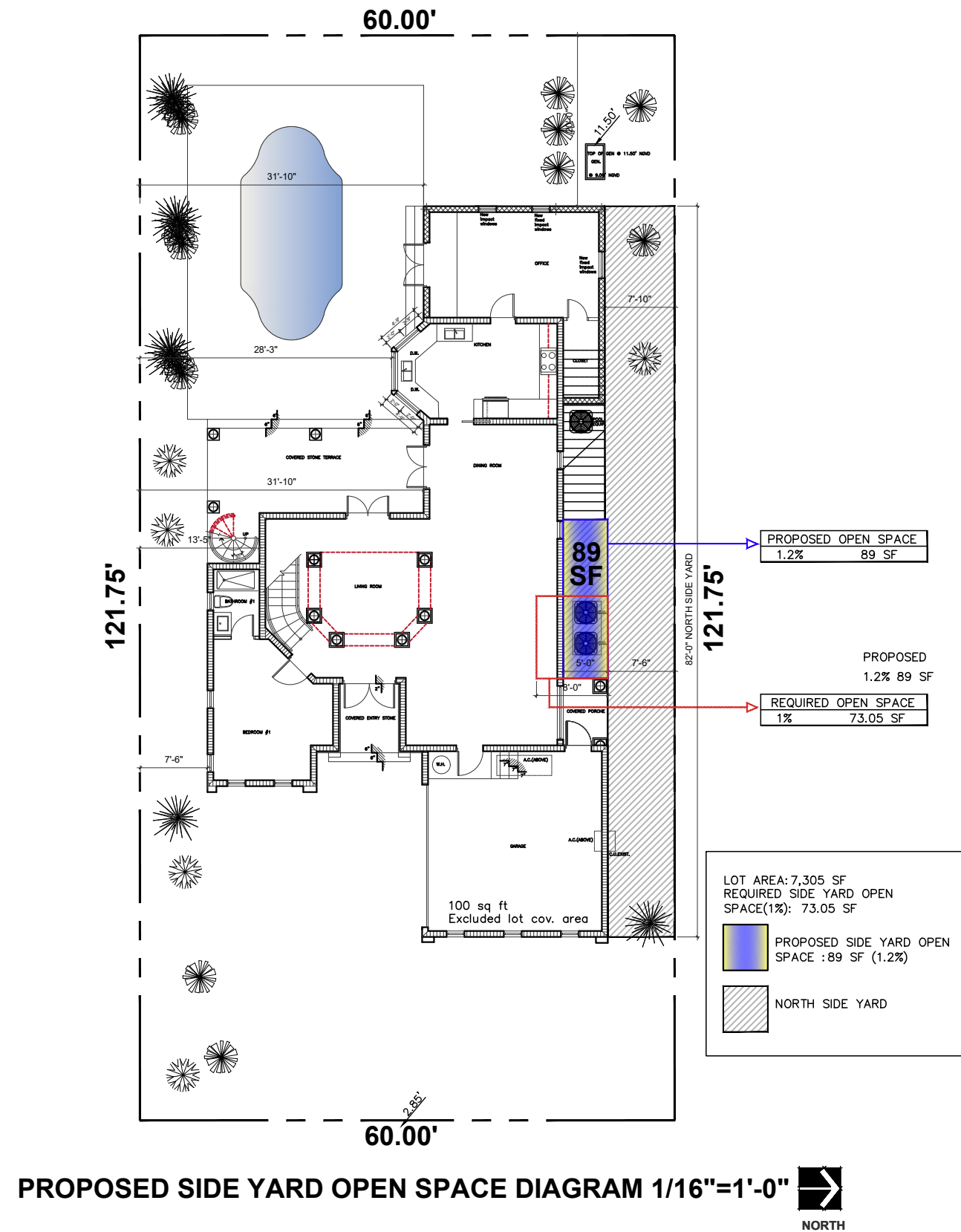
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INTERIORS

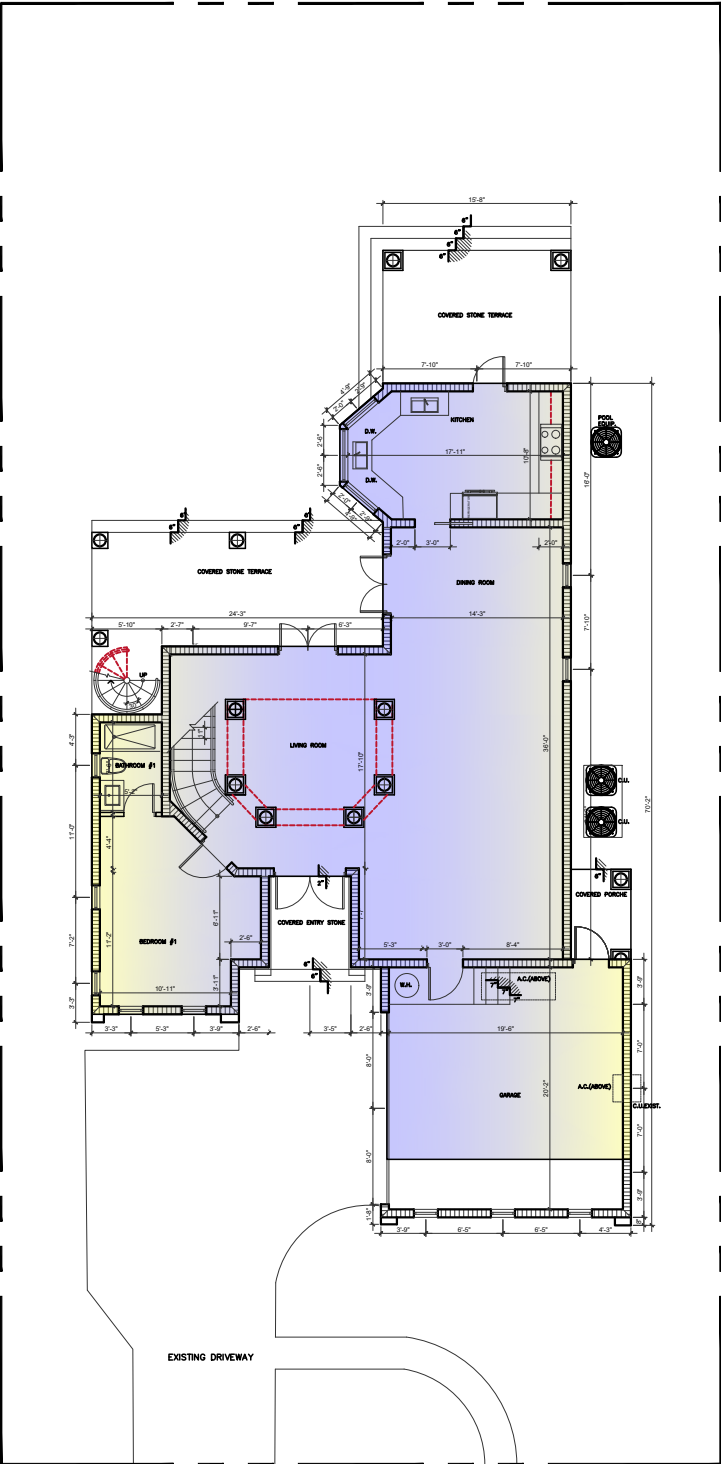
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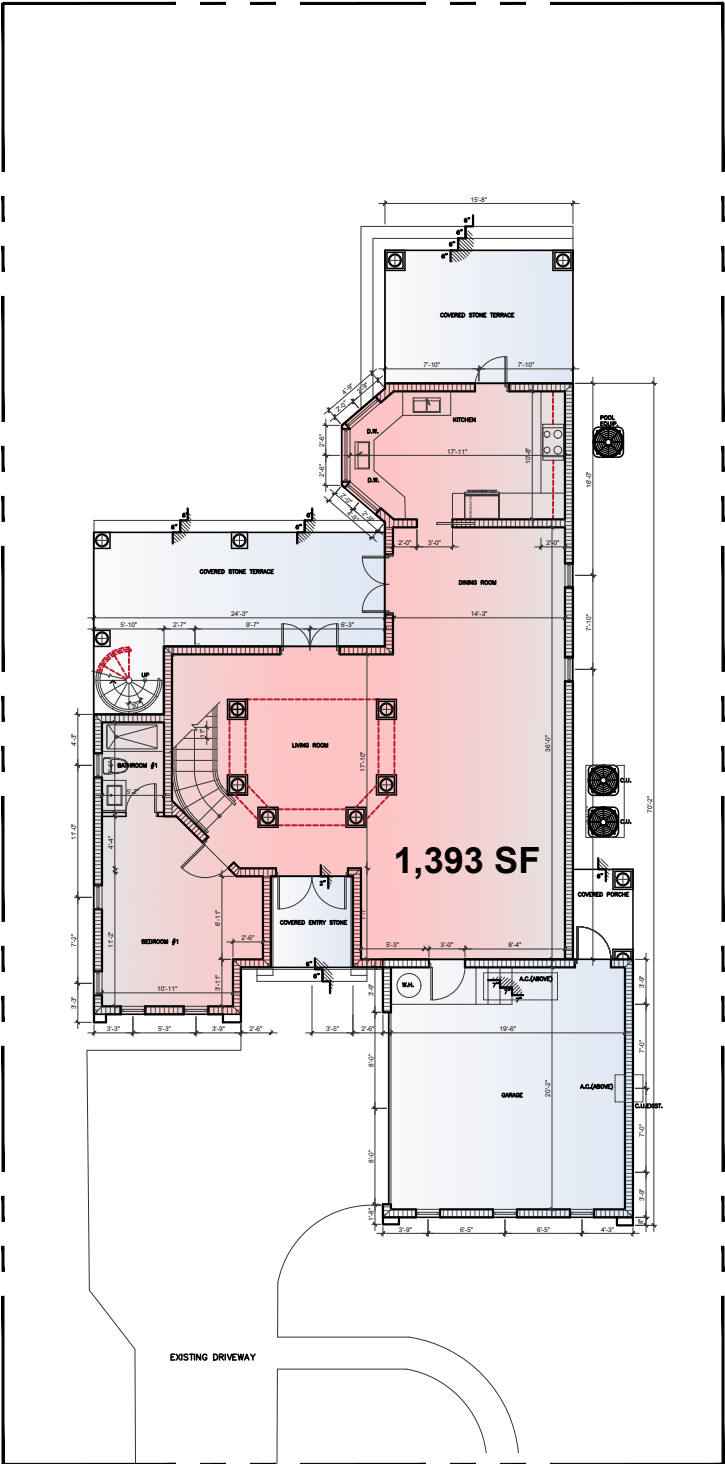
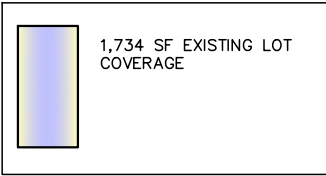
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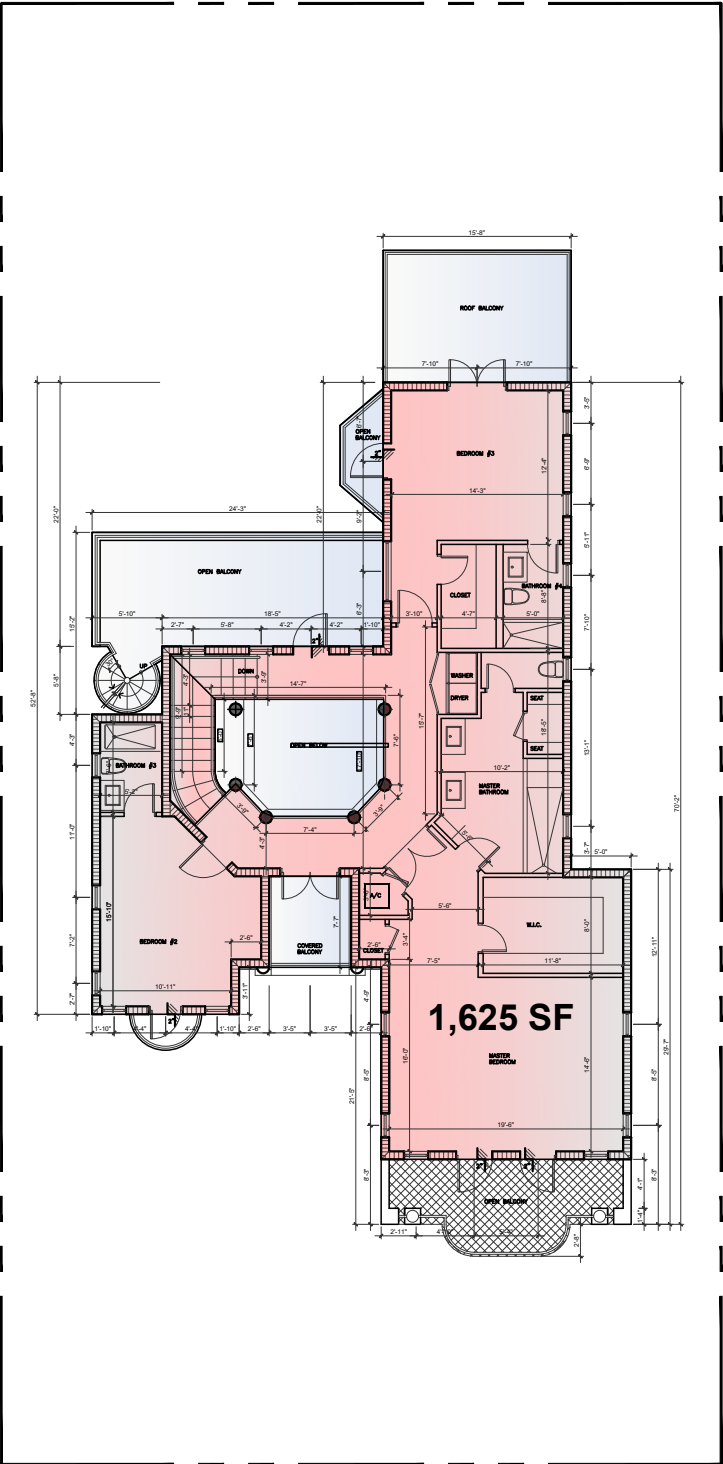
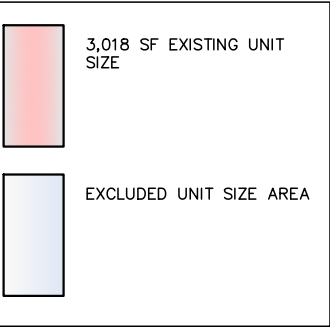
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LOT COVERAGE LEGEND



EXISTING GROUND FLOOR PLAN 1/16"=1'-0"

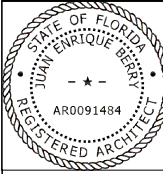
EXISTING UNIT DIAGRAM 1/16"=1'-0"



EXISTING SECOND FLOOR PLAN 1/16"=1'-0"



2840 S. BAYSHORE DRIVE
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Juan E Berry
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Juan E Berry
Date: 2024.05.20
13:39:04 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

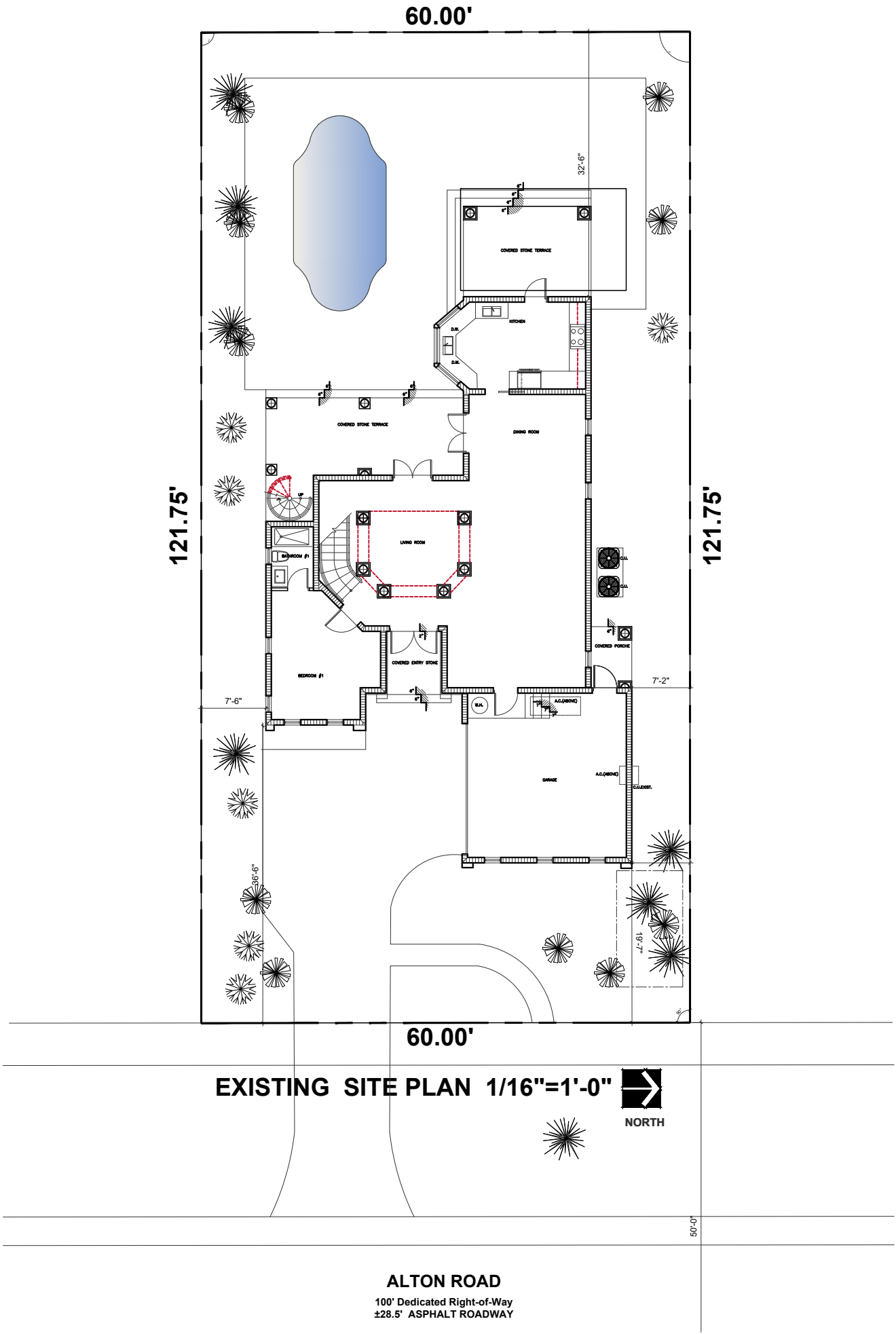
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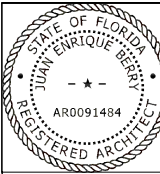
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A-2



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-04'00'

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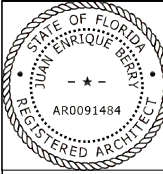
A-3



CURRENT COLOR PHOTOGRAPHS
PROJECT SITE AND EXISTING STRUCTURES
DATE: 05/16/2024



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Juan E. Berry
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Date: 2024.05.20 13:40:00 -04'00'

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ADDRESS: 2334 ALTON ROAD,
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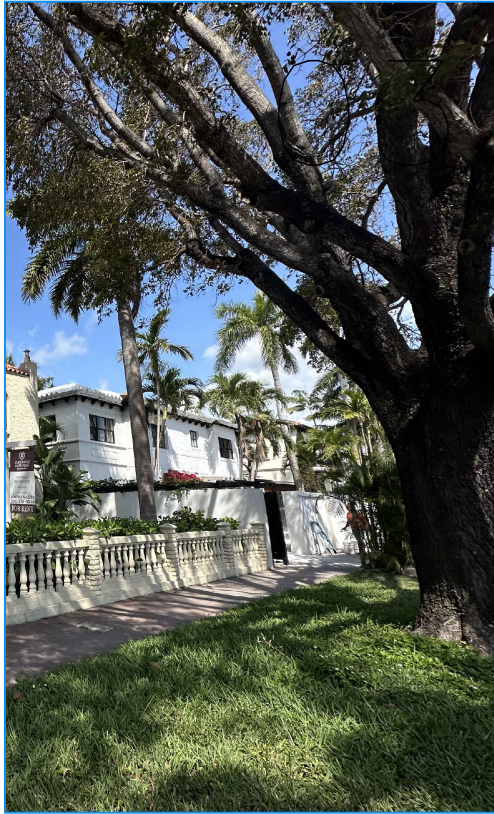
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2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-4.2



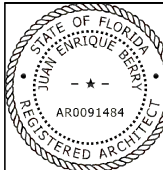
CURRENT COLOR PHOTOGRPHS
SURROUNDING PROPERTIES
DATE: 05/16/2024



CURRENT COLOR PHOTOGRAPHS
INTERIOR & EXTERIOR SPACE
DATE: 05/16/2024



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ADDRESS: 2334 ALTON ROAD,
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ARCHITECTURE
PLANNING
INTERIORS

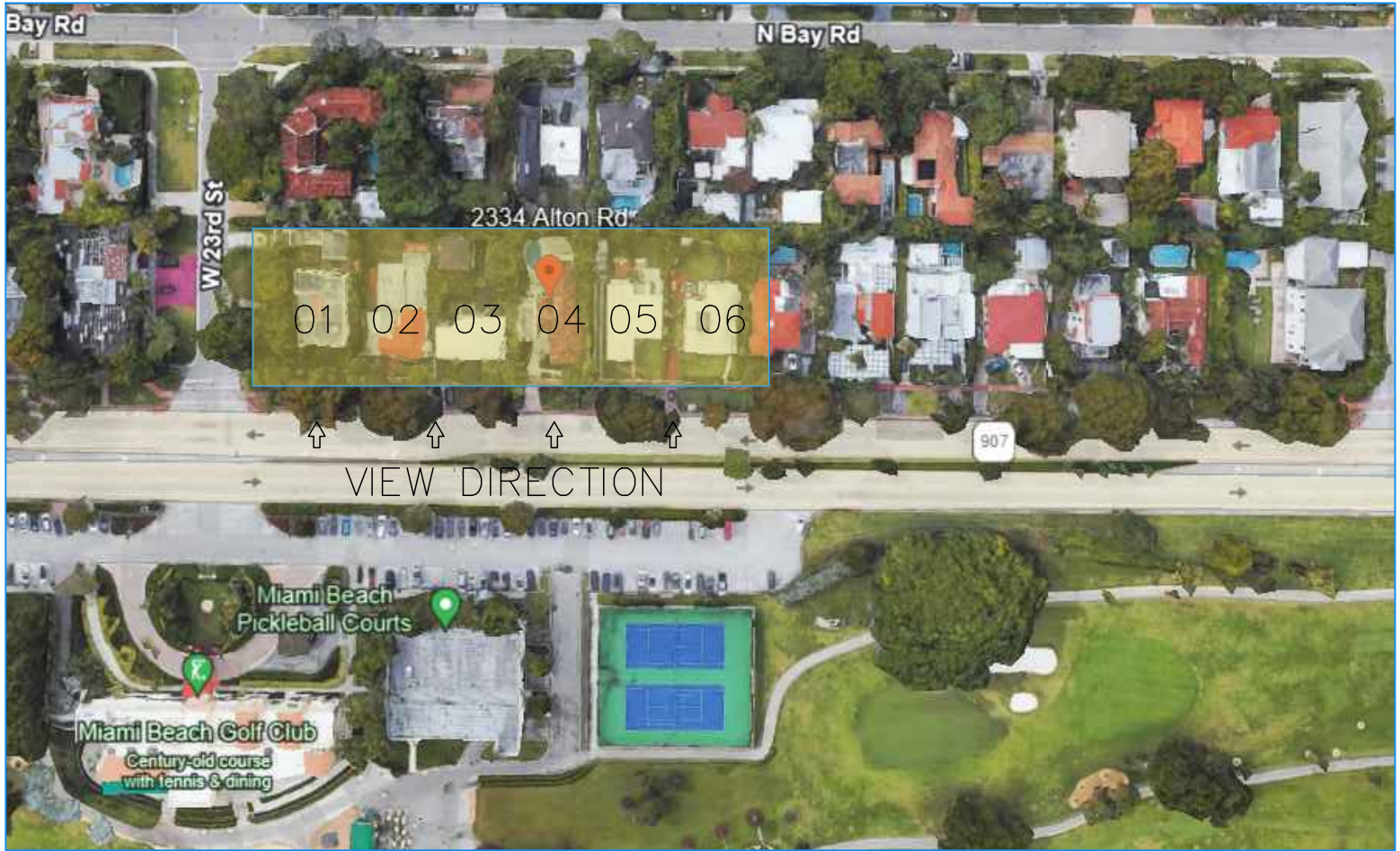
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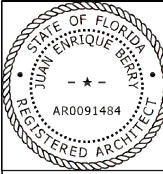
CURRENT COLOR PHOTOGRAPHS
SURROUNDING PROPERTIES
DATE: 05/15/2024



KEY DIRECTIONAL PLAN
ESC= N/A



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Berry**
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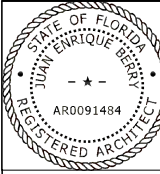
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CURRENT COLOR PHOTOGRAPHS
PROJECT SITE AND EXISTING STRUCTURES
DATE: 05/16/2024



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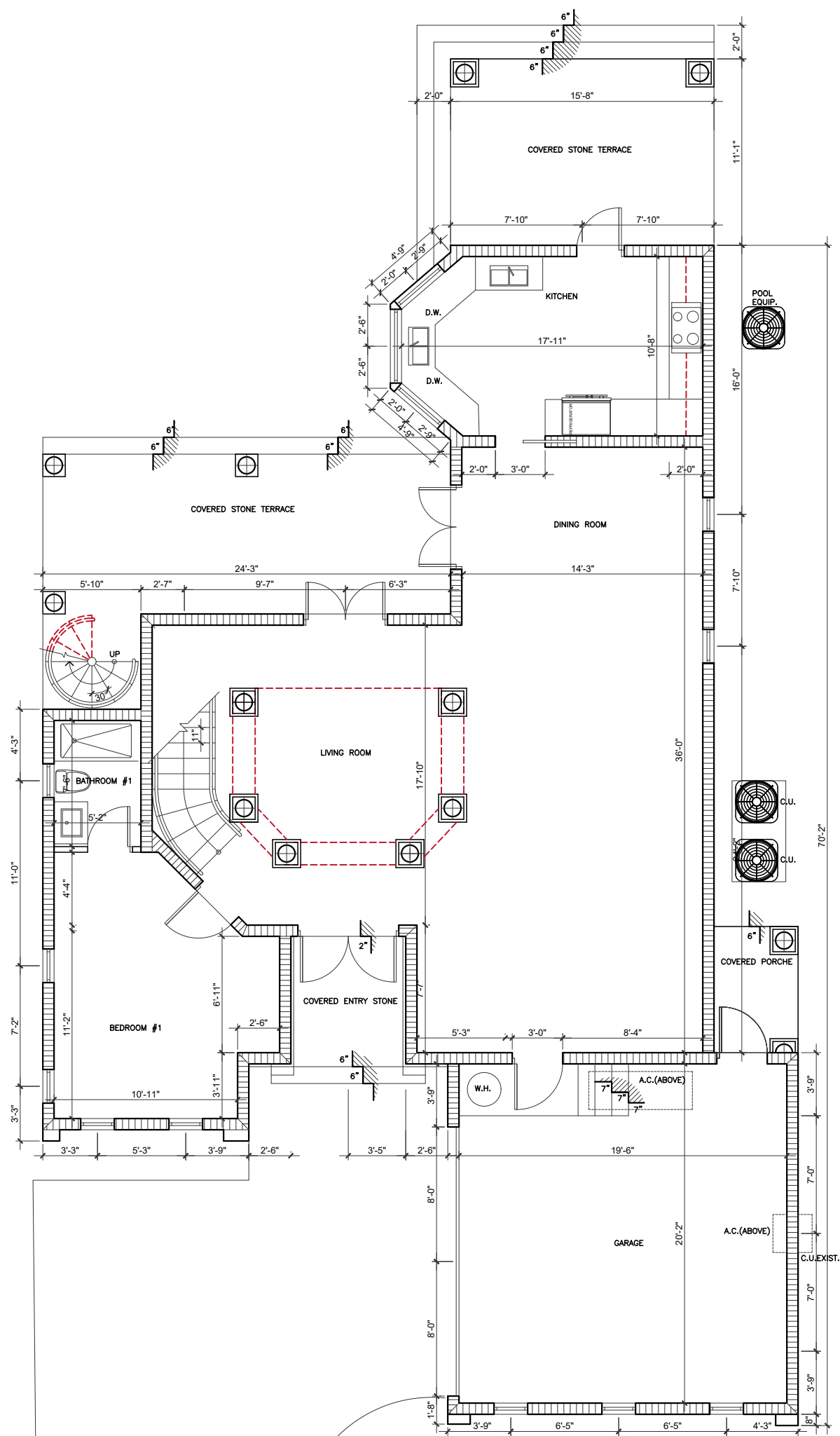
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PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

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A-4

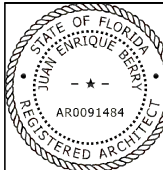


WALL LEGEND	
	EXISTING CONCRETE MASONRY WALL
	PROPOSED CONCRETE MASONRY WALL
	EXISTING STANDARD INTERIOR DRYWALL PARTITION
	PROPOSED STANDARD INTERIOR DRYWALL PARTITION
	EXISTING TO BE DEMOLISHED

EXISTING GROUND FLOOR PLAN 1/8"=1'-0"



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Juan E. Berry
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Date: 2024.05.20 13:43:28 -04'00'

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ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

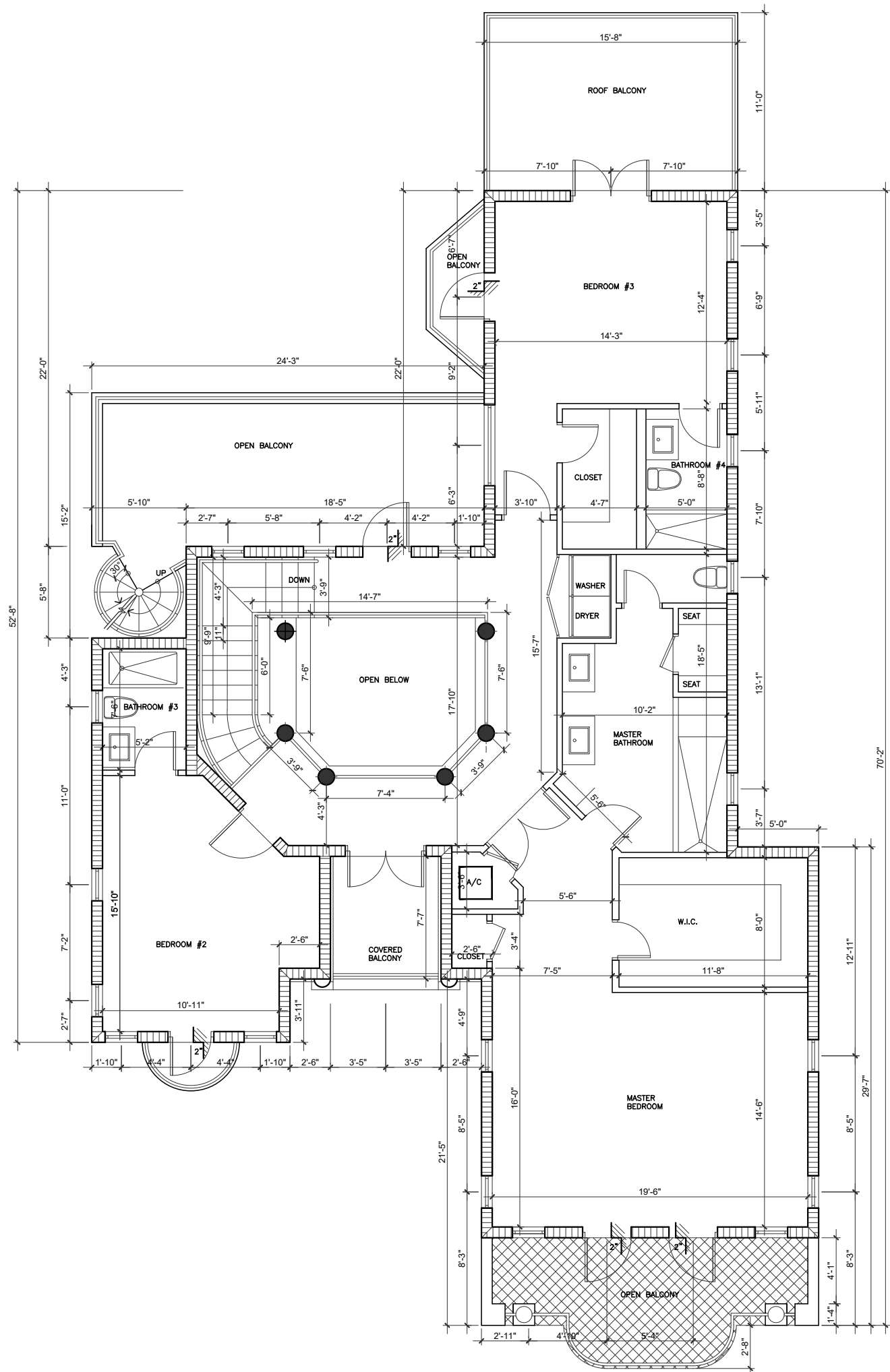
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DATE
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REVISIONS

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A-5

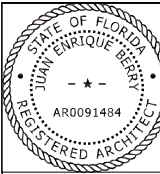


WALL LEGEND	
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	PROPOSED CONCRETE MASONRY WALL
	EXISTING STANDARD INTERIOR DRYWALL PARTITION
	PROPOSED STANDARD INTERIOR DRYWALL PARTITION
	EXISTING TO BE DEMOLISHED

EXISTING SECOND FLOOR PLAN 1/8"=1'-0"



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Date: 2024.05.20 13:43:44 -04'00'

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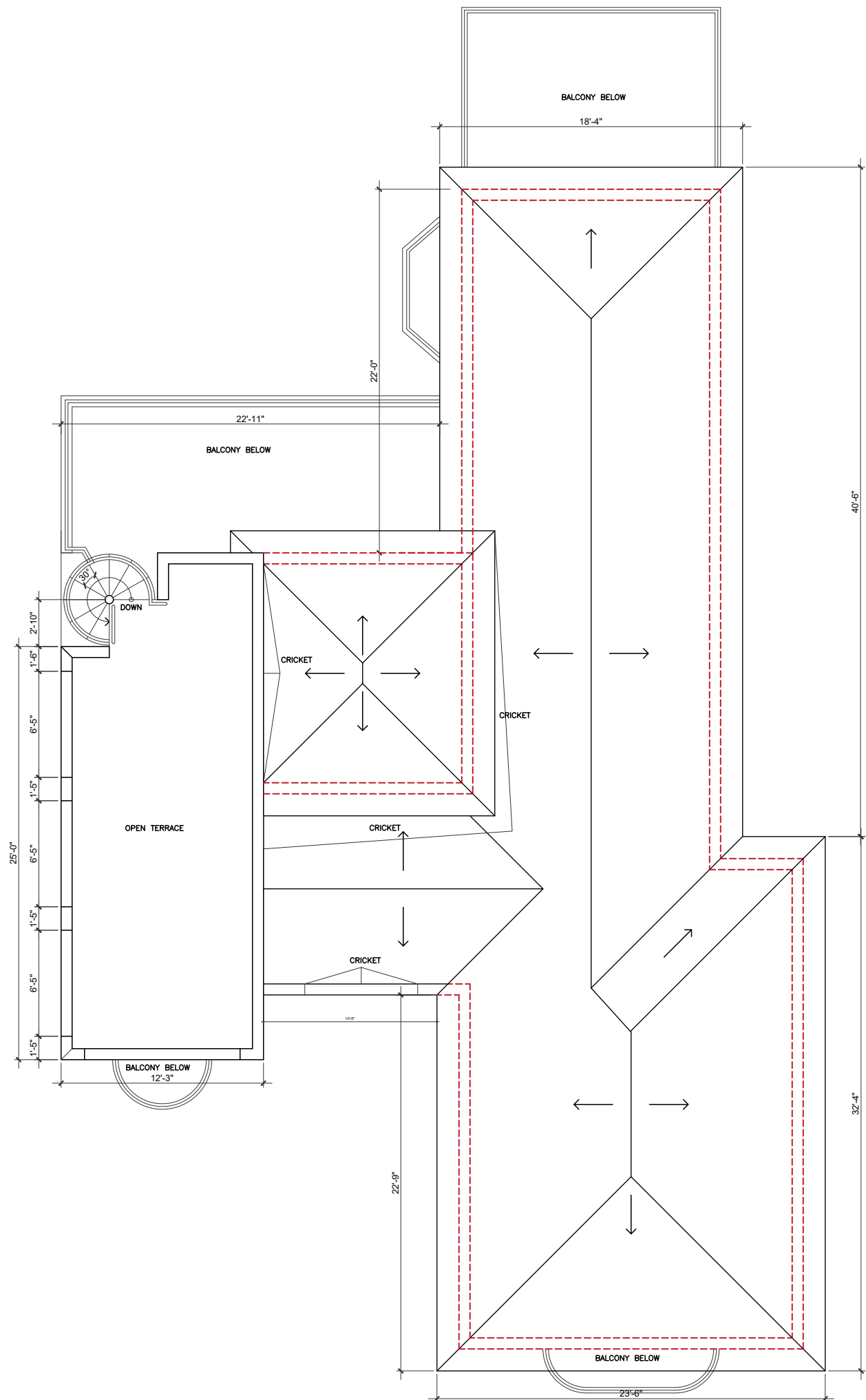
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DATE
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REVISIONS

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A-6



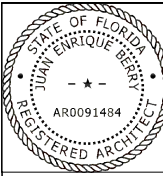
WALL LEGEND

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	PROPOSED CONCRETE MASONRY WALL
	EXISTING STANDARD INTERIOR DRYWALL PARTITION
	PROPOSED STANDARD INTERIOR DRYWALL PARTITION
	EXISTING TO BE DEMOLISHED

EXISTING ROOF PLAN 1/8"=1'-0"



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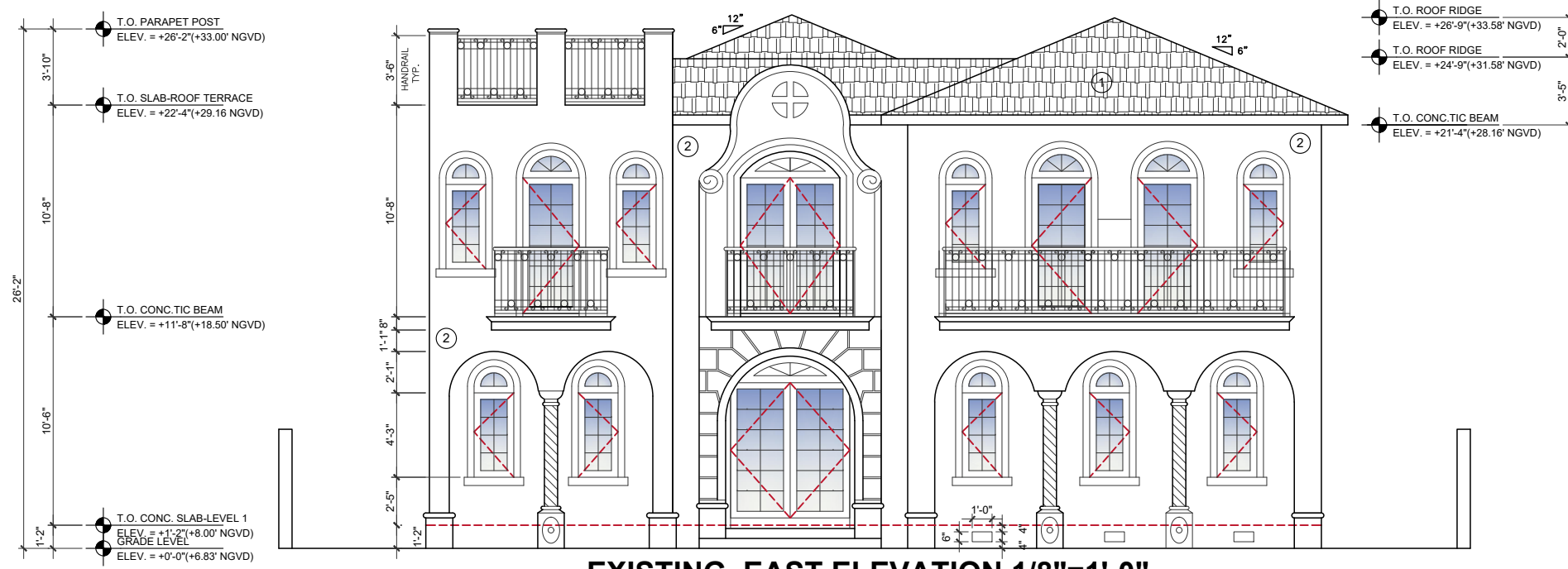
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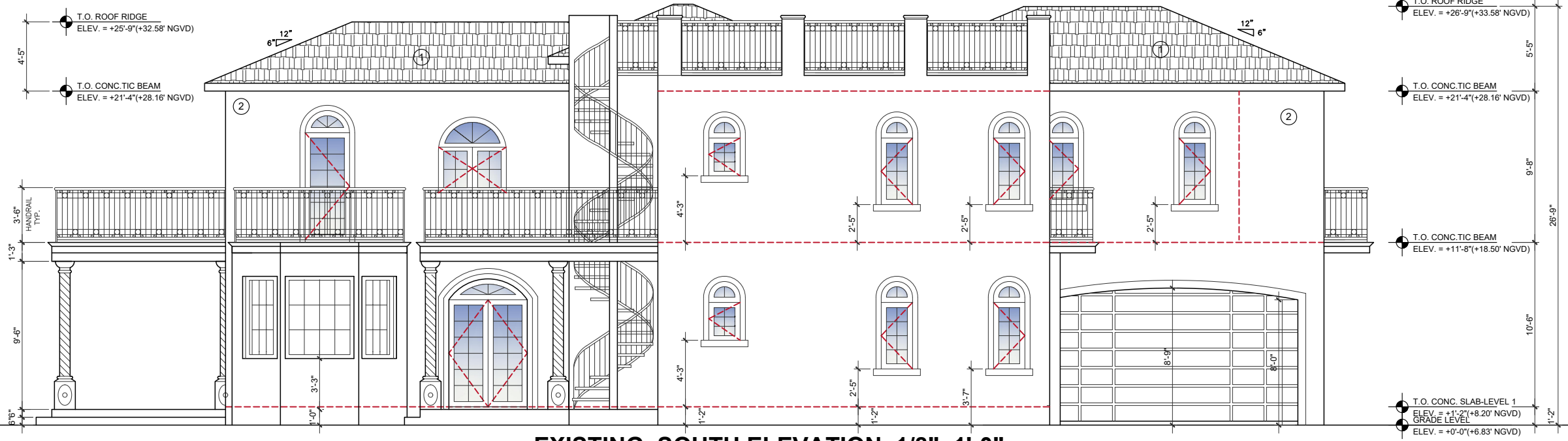
PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-7



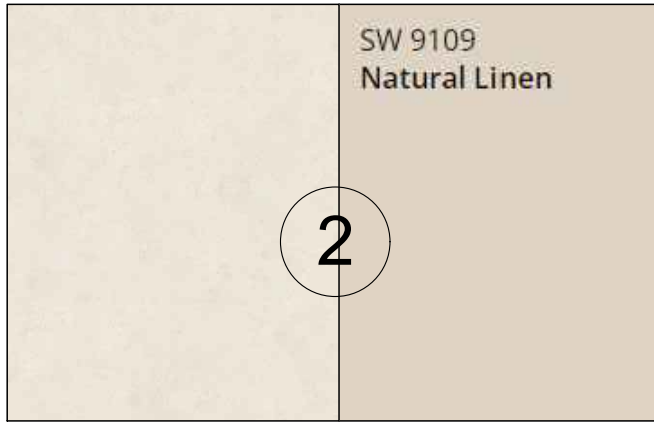
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EXISTING SOUTH ELEVATION 1/8"=1'-0"



ROOF TILE
TO MATCH EXISTING



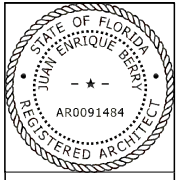
STUCCO + APPROVED COLOR PAINT
TO MATCH EXISTING



PROPOSED WINDOWS
TO MATCH EXISTING



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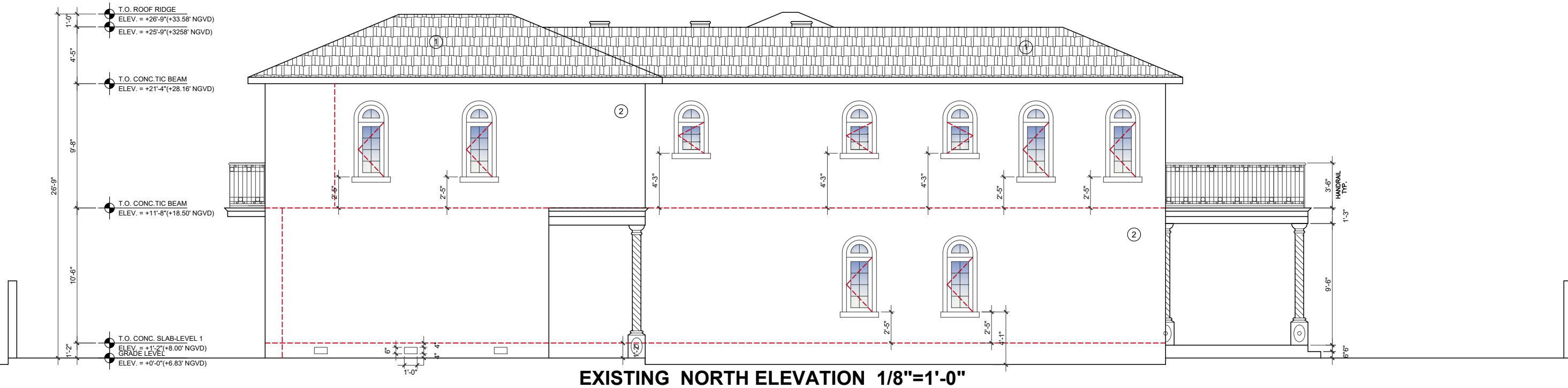
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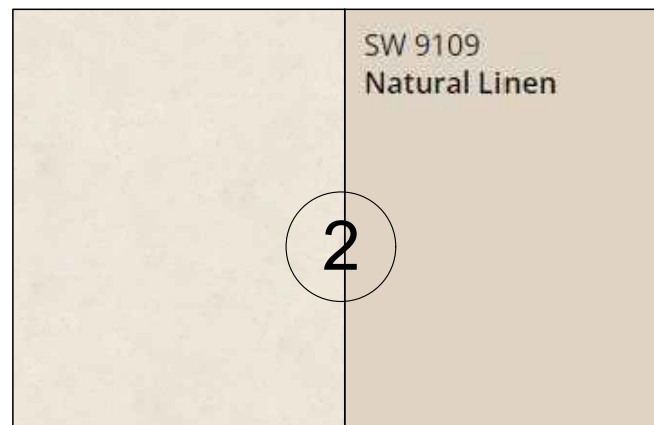
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DATE
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A-8



ROOF TILE
TO MATCH EXISTING



STUCCO + APPROVED COLOR PAINT
TO MATCH EXISTING



PROPOSED WINDOWS
TO MATCH EXISTING