

1 BUILDING SECTION 03
3/16" = 1'-0"

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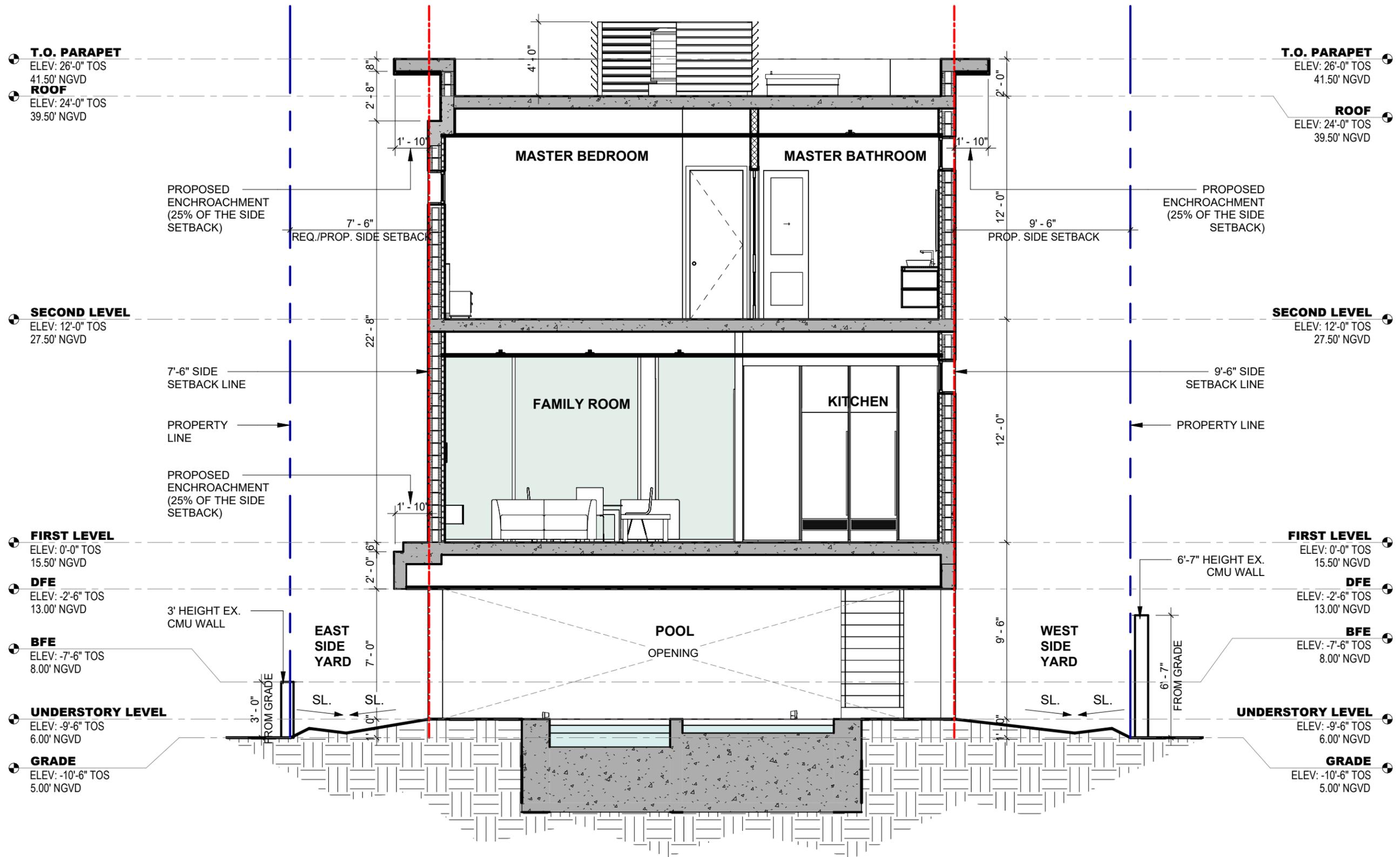
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A-4.2 BUILDING SECTION

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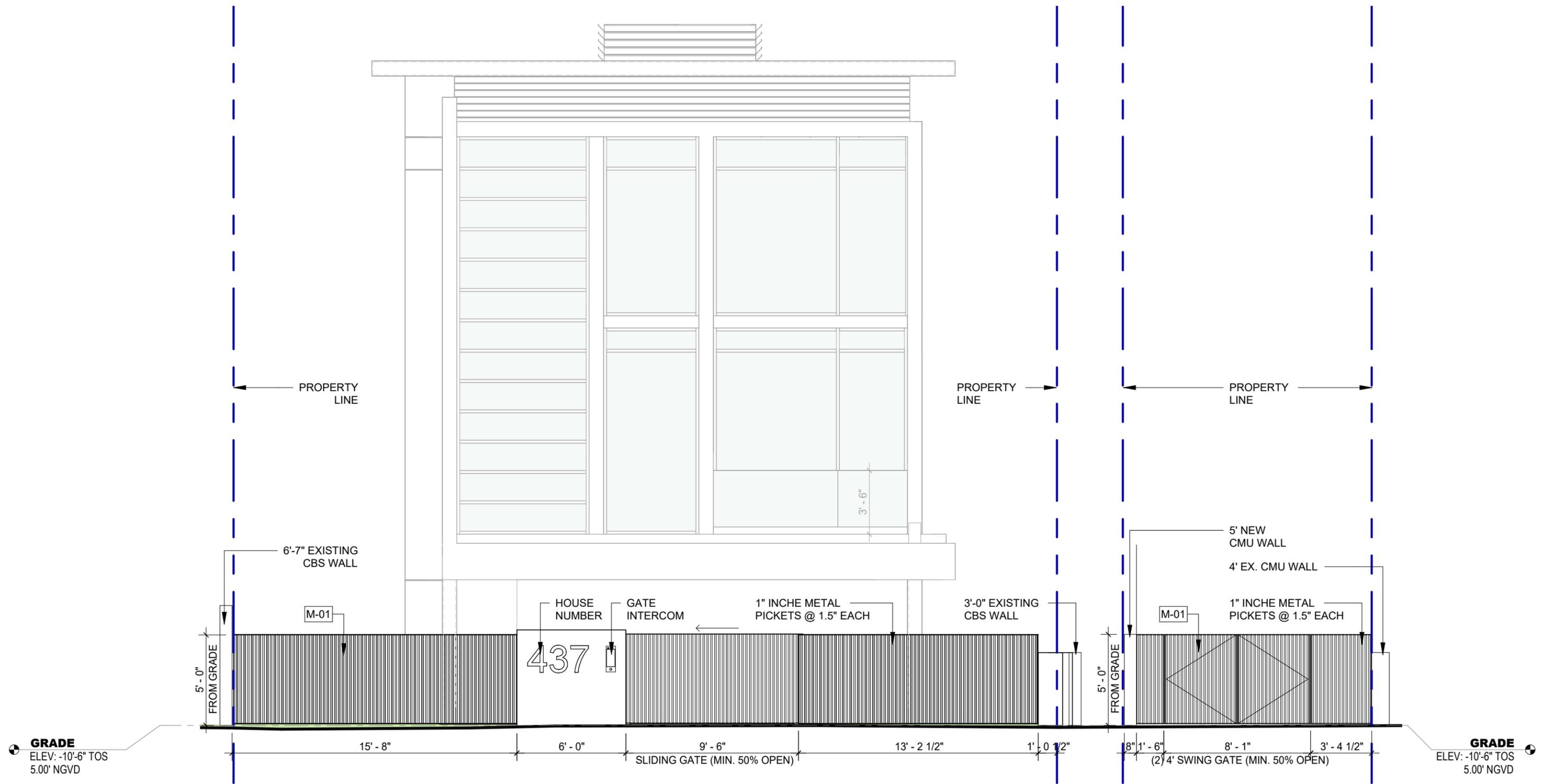
A-4.3 BUILDING SECTION



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① FRONT AND SIDE FENCE ELEVATION
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A-4.5 FENCE ELEVATIONS

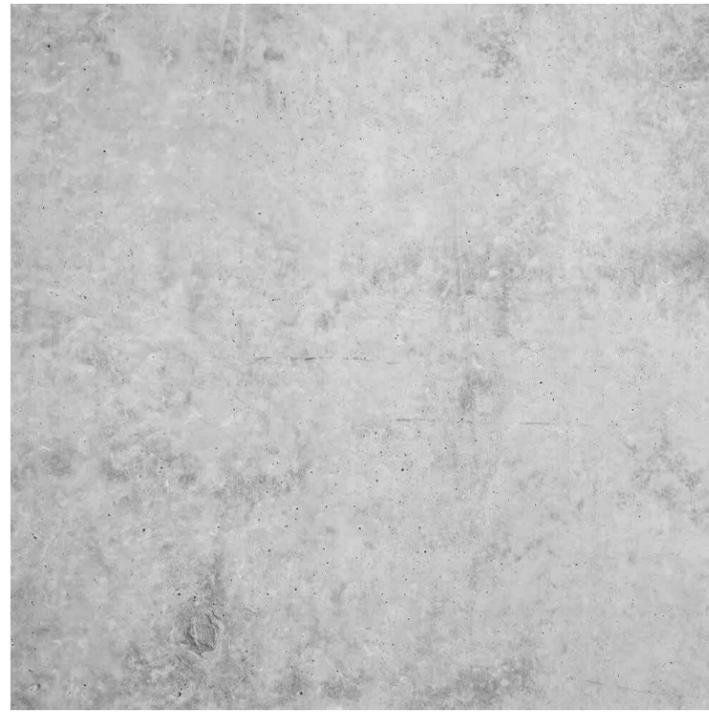


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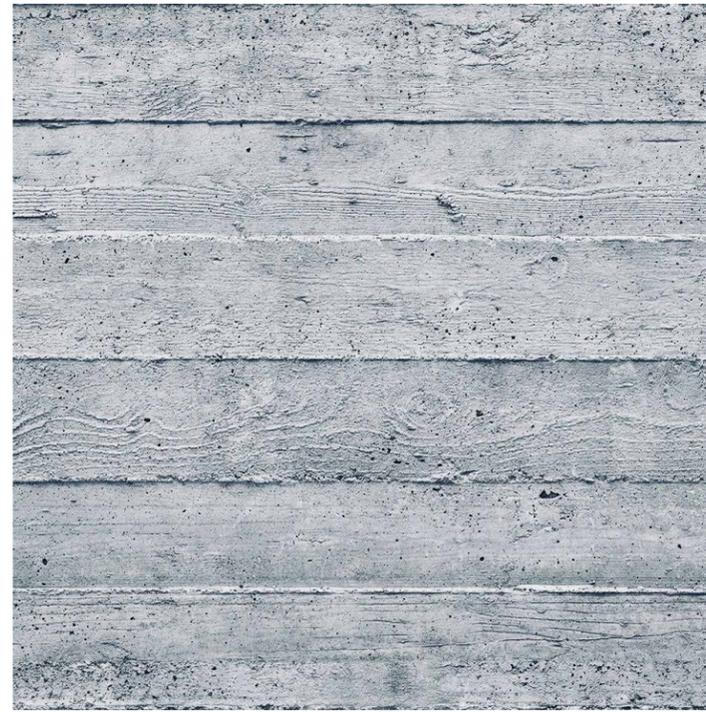
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P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



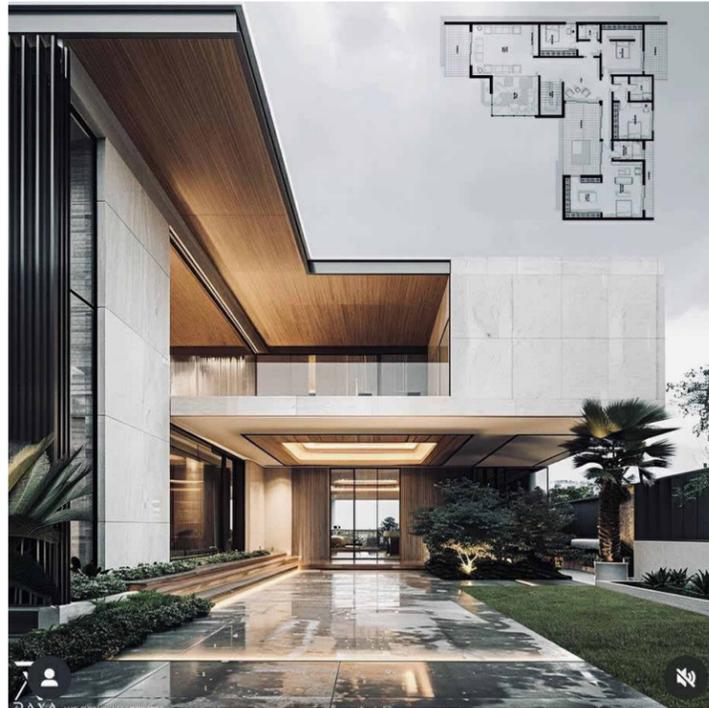
C-01 CONCRETE SMOOTH STUCCO FINISH



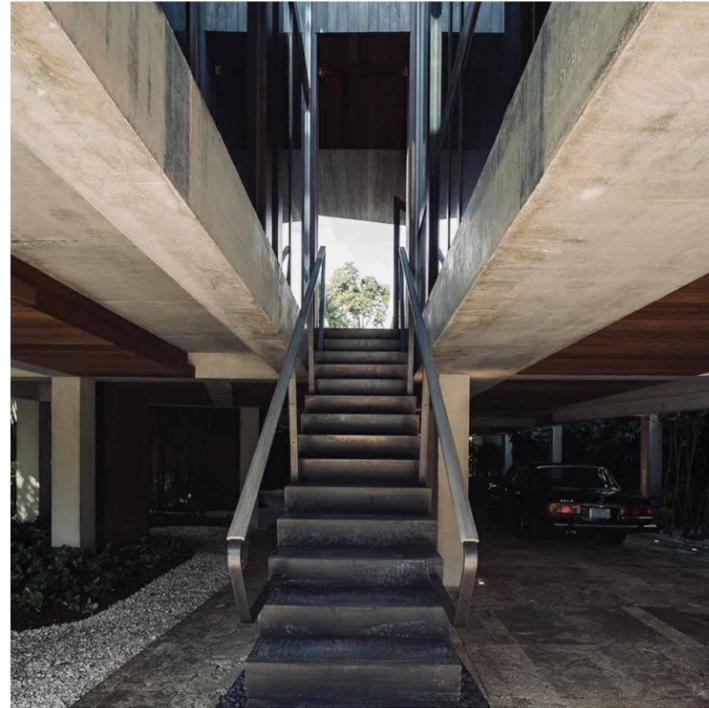
C-02 EXPOSED BOARD FORMED CONCRETE FINISH



W-01 WOOD CLADDING FINISH



W-02 METAL, WOOD & GLASS REFERENCE



U-02 UNDERSTORY LEVEL AND STAIR REFERENCE



M-01 METAL FENCE REFERENCE



D-01 CONCRETE DRIVEWAY REFERENCE

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A-5.0 MATERIALS AND REFERENCE BOARD



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A-5.1 RENDERED ELEVATION-SOUTH



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A-5.2 RENDERED ELEVATION-EAST



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A-5.3 RENDERED ELEVATION-WEST



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A-5.4 RENDERED ELEVATION-NORTH



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1. PROPOSED SOUTH FACADE. SOUTH-WEST NIGHT VIEW



2. PROPOSED SOUTH FACADE. SOUTH-EAST NIGHT VIEW

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A-6.0 RENDERINGS



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3. PROPOSED SOUTH FACADE. SOUTH-WEST DAYTIME VIEW



4. PROPOSED SOUTH FACADE. SOUTH-EAST DAYTIME VIEW

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A-6.1 RENDERINGS



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5. PROPOSED WEST FACADE. NORTH-WEST DAYTIME VIEW



6. PROPOSED EAST FACADE. SOUTH-EAST DAYTIME VIEW

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A-6.2 RENDERINGS



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7. PROPOSED NORTH FACADE. NORTH DAYTIME VIEW



8. PROPOSED NORTH FACADE. NORTH-WEST DAYTIME VIEW

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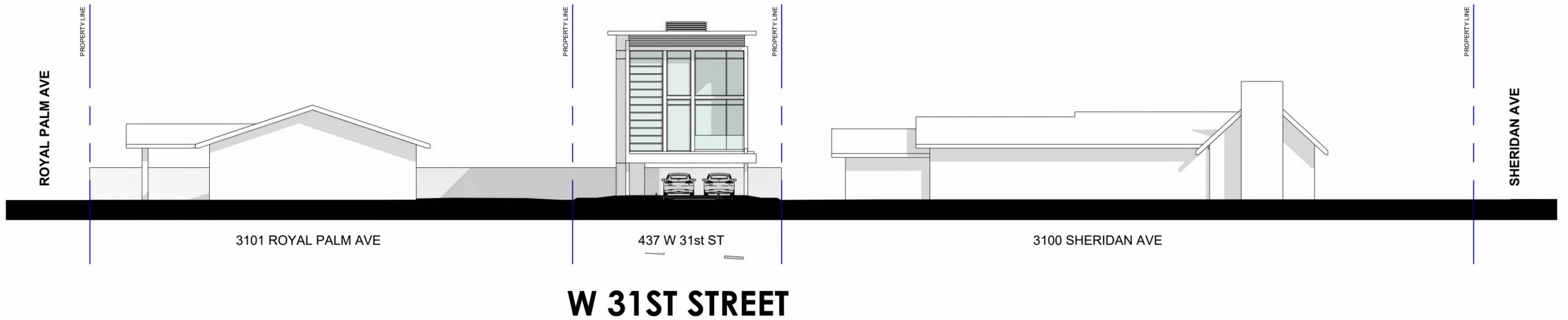
A-6.3 RENDERINGS



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① CONTEXT STREET ELEVATION
3/64" = 1'-0"

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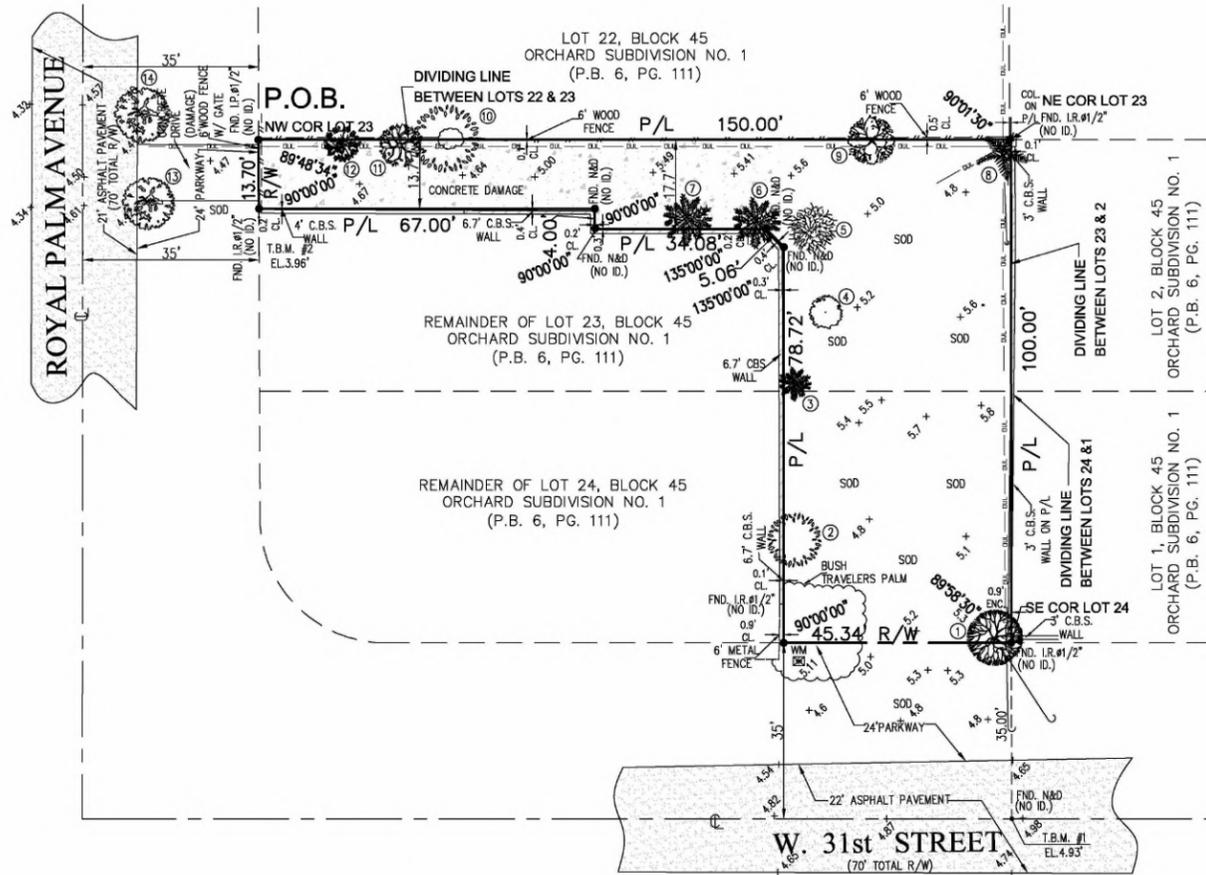
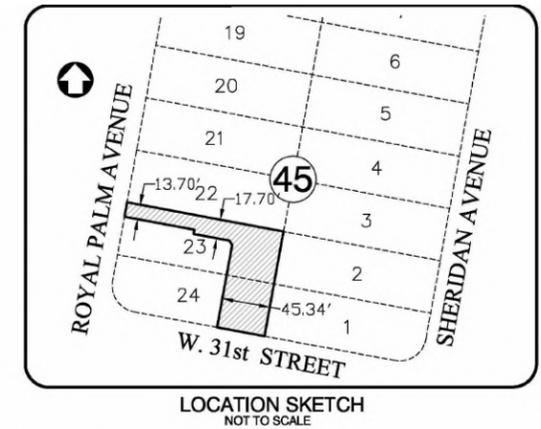
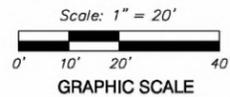
A-6.10 CONTEXTUAL STREET ELEVATION

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MAP OF BOUNDARY SURVEY
 437 West 31st Street, City of Miami Beach
 Miami-Dade County, FL 33140
 Folio# 02-3227-001-0661

P.B. 6, PG. 111



Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- COL. Column
- P.L.B. Plat Book
- Pg. Page
- ENC Encroachment
- R/W Right-of-Way
- C Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- PWKY Parkway
- M Measured
- R Record Plat
- C.S. Concrete slab

Legend

- Unknown Manhole
- Electric Box
- Light Pole
- Property Corner
- Fire Hydrant
- Catch basin
- Water Meter
- Water Valve
- Utility Pole
- Concrete Light Pole
- Drain
- Control Valve
- Gasoline Valve
- Back Flood Preventer
- Chain Link Fence
- Wood Fence
- Metal Fence
- Overhead Utility line

TREE TABLE

No.	TREE NAME	DIAM.	HEIGHT	SPREAD
1	DRAGON TREE	12"	10'	6'
2	MANILA TREE	5"	28'	8'
3	6 FISHTAIL TREE	7"	28'	12'
4	AVOCADO TREE	13"	27'	18'
5	UMBRELLA TREE	14"	27'	15'
6	6 FISHTAIL TREE	4"	10'	8'
7	6 FISHTAIL TREE	5"	14'	8'
8	PALM TREE	5"	16'	8'
9	BRAZILIAN PEPPER TREE	5"	17'	18'
10	MANILIA TREE	54"	40'	40'
11	CABBAGE PALM TREE	12"	20'	10'
12	FICUS TREE	72"	35'	30'
13	OLIVE TREE	5"	16'	8'
14	OLIVE TREE	5"	16'	10'

TREE LEGEND

- | | | | | | |
|--------|-----------------------|--------|---------------|--------|-------------------|
| SYMBOL | COMMON NAME | SYMBOL | COMMON NAME | SYMBOL | COMMON NAME |
| | Dragon Tree | | Avocado Tree | | Cabbage Palm Tree |
| | Manila Tree | | Umbrella Tree | | Ficus Tree |
| | Fishtail Tree | | Palm Tree | | Olive Tree |
| | Brazilian Pepper Tree | | | | |

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

Encroachments and other points of interest:

- The southwest corner of a 4 foot height concrete column is encroaching into the southeast corner of the Subject Property.
- None easement described by Plat Book 6, at Page 111.

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EX-1.0 SURVEY

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: August 28th, 2024.

2. LEGAL DESCRIPTION:

Parcel "A" in Lots 23 and 24, in Block 45, of ORCHARD SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 6, at Page 111, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the NW corner of Lot 23, in Block 45, as shown on a Plat entitled "ORCHARD SUBDIVISION NO. 1" as recorded in Plat Book 6 at Page 111 of the Public Records of Dade County, Florida, run Easterly along the dividing line between Lots 22 and 23, in Block 45, as shown on aforesaid recorded Plat a distance of 150 feet to the NE corner of said Lot 23; thence run Southerly along the dividing line between Lots 23 and 2 and Lots 24 and 1 of said Block 45, a distance of 100.0 feet to the SE corner of said Lot 24, said point being on the N. line of W. 31st Street; thence run Westerly along the Southerly line of said Lot 24 or the Northerly line of said West 31st Street a distance of 45.34 feet to a point; thence run Northerly along a line deflection 90 to the right, said line being parallel to and 45.34 feet distant Westerly from the Easterly line of said Lots 23 and 24, a distance of 78.72 feet to a point; thence run NW along a line deflecting 45 to the left a distance of 5.06 feet to a point; thence run Westerly along a line deflecting 45 to the left along a line parallel to and 17.70 feet distant Southerly from the North line of said Lot 23 in Block 45, a distance of 34.08 feet to a point; thence run North along a line deflection 90 to the right a distance of 4.0 feet to a point; thence run Westerly along a line deflecting 90 to the left along a line parallel to and 13.70 feet distant Southerly from the North line of said Lot 23 a distance of 67.0 feet to a point on the E. line of Royal Palm Avenue; thence run Northerly along the Easterly line of Royal Palm Avenue or the Westerly line of said Lot 23 a distance of 13.70 feet to the point of beginning of the parcel of land herein described.

3. AREA:

Containing 6,125 Square Feet or 0.14 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow as per Plat Book 6, Page 111, of the Public Records of Miami-Dade County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
 Benchmark used: Miami-Dade County Benchmark No. D-183, Elevation=3.17' (N.G.V.D. 1929) located @ W 29 Street and Prairie. Nail and Aluminum washer set on concrete flow of catch basin.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0317, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

- No research was made for other instruments than the existing in the plat and provided by client.
- No determination was made as to how the site can be served with utilities.
- Fences and walls ownership by visual means only, legal ownership not determined.
- No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

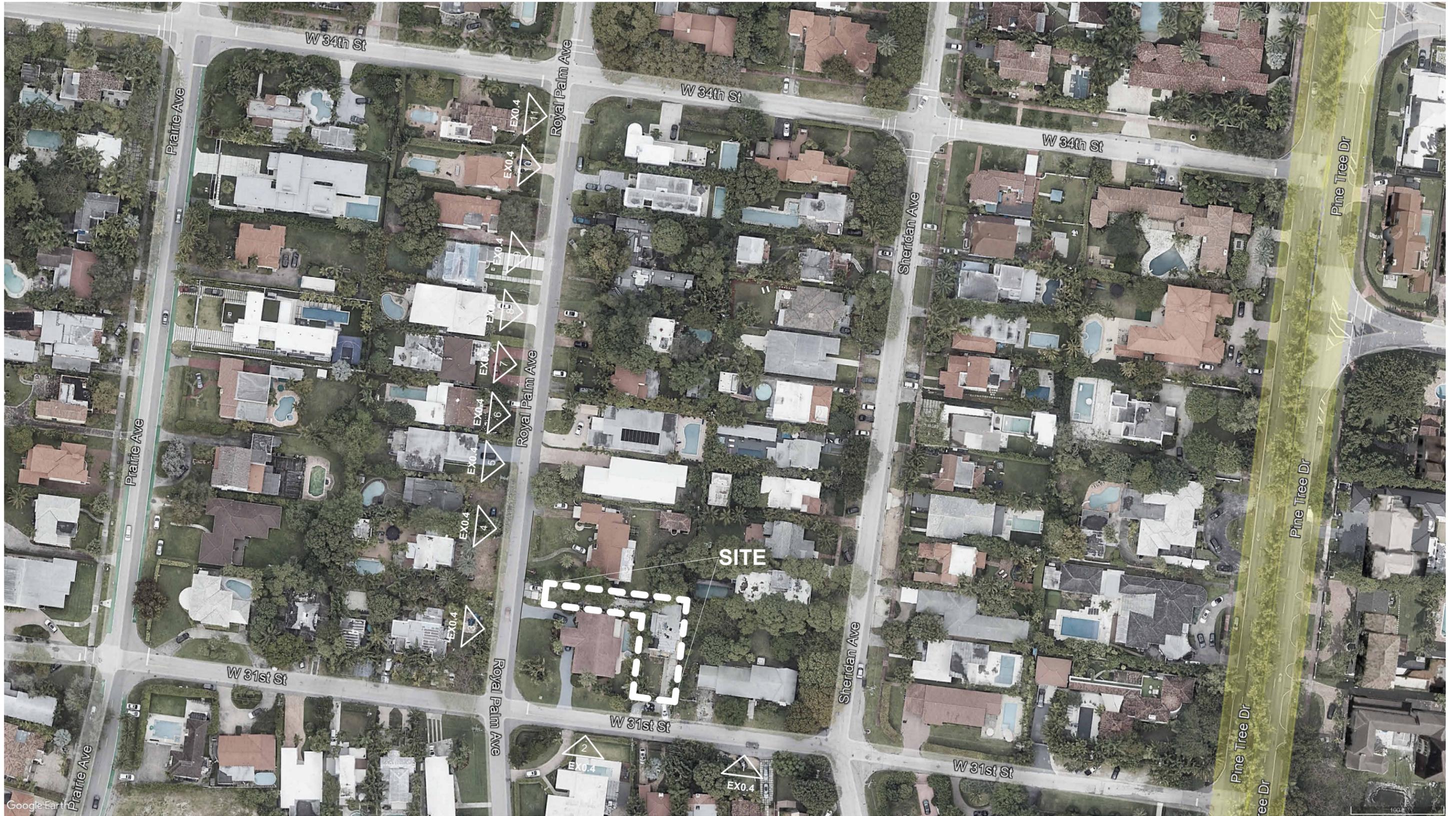
SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

	FormTech Land Surveying, Inc. State of Florida LR # 7980 12965 S.W. 42nd Street, Suite 5, Miami, Florida, 33186 Ph: (786)429-3034 (786)443-0285 (786)443-0678 www.formtechsurveyors.com email:formtechsurveyors@gmail.com	Seal: _____ Job # 18-01087 Proj # 24-081421
	Date: 08-28-2024 Eugenia L. Formoso, P.S.M. State of Florida LS # 6660	Page 1 of 1

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EX-2.0 CONTEXT ANALYSIS MAP



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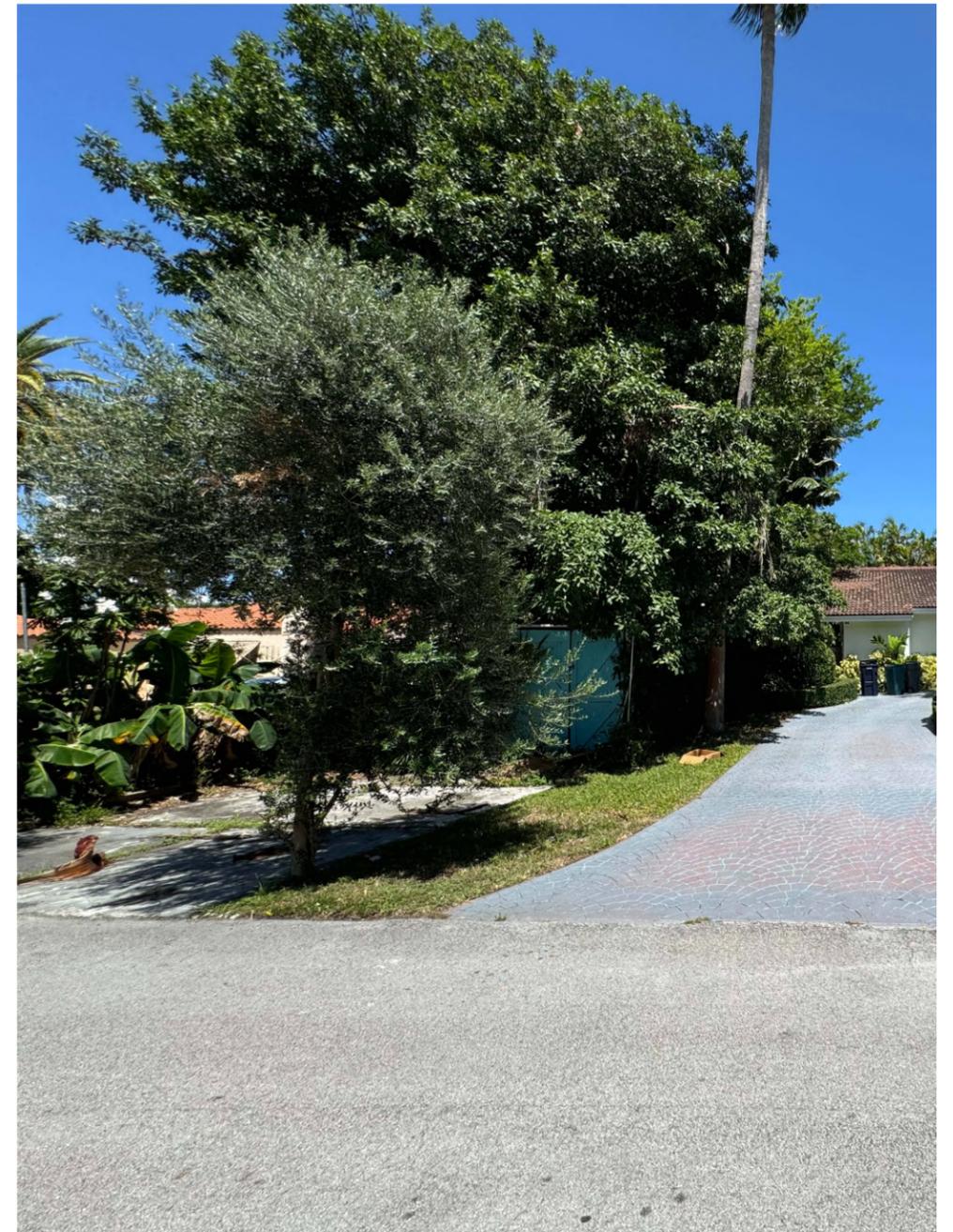
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• **EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP**



1. **EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE SOUTH-WEST VIEW**



2. **EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE NORTH-WEST VIEW**

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EX-3.0 EXISTING CONDITION



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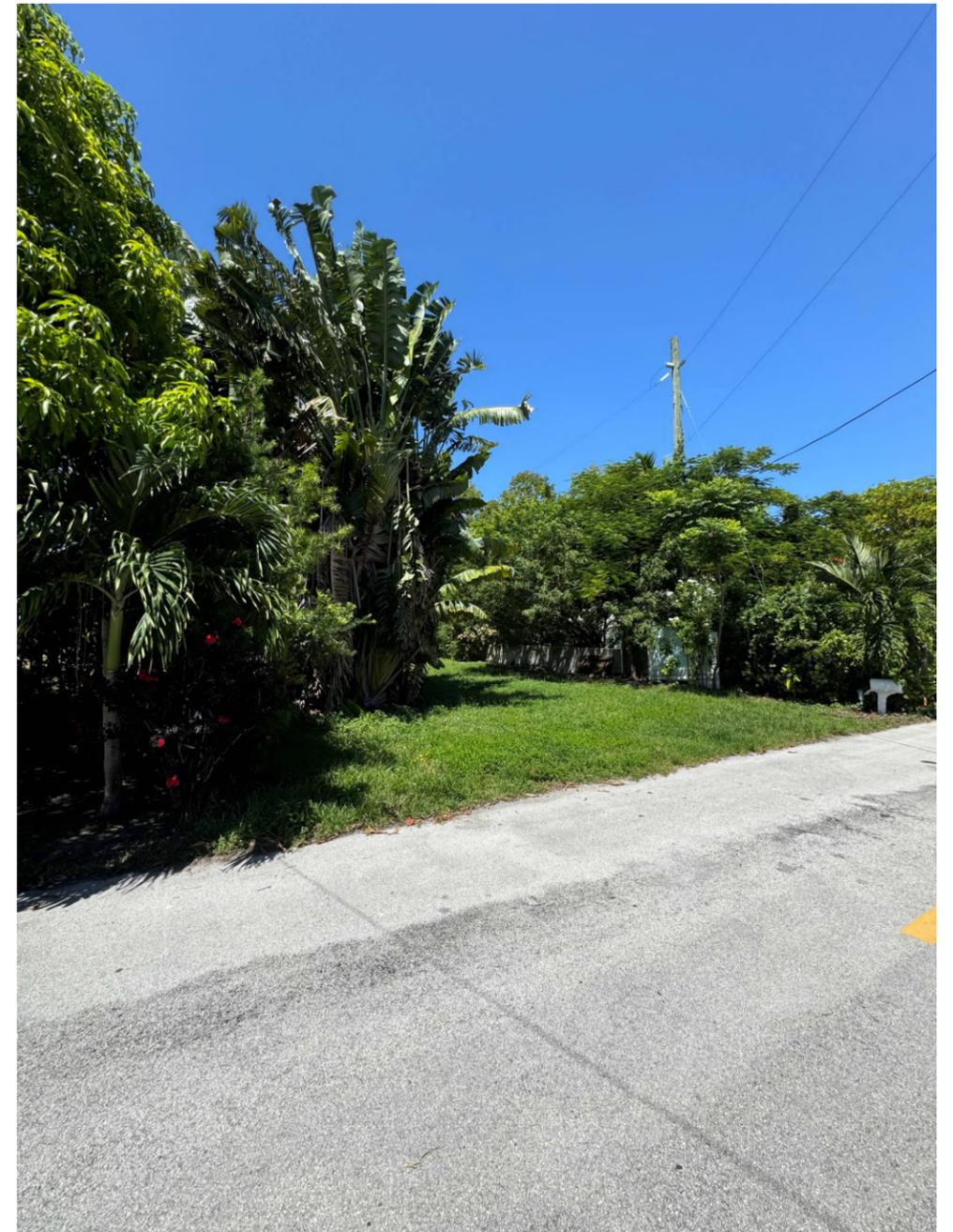
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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



3. EXISTING CONDITION PROJECT SITE
W 31TH ST SOUTH-EAST VIEW



4. EXISTING CONDITION PROJECT SITE
W 31TH ST SOUTH-WEST VIEW

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EX-3.1 EXISTING CONDITION

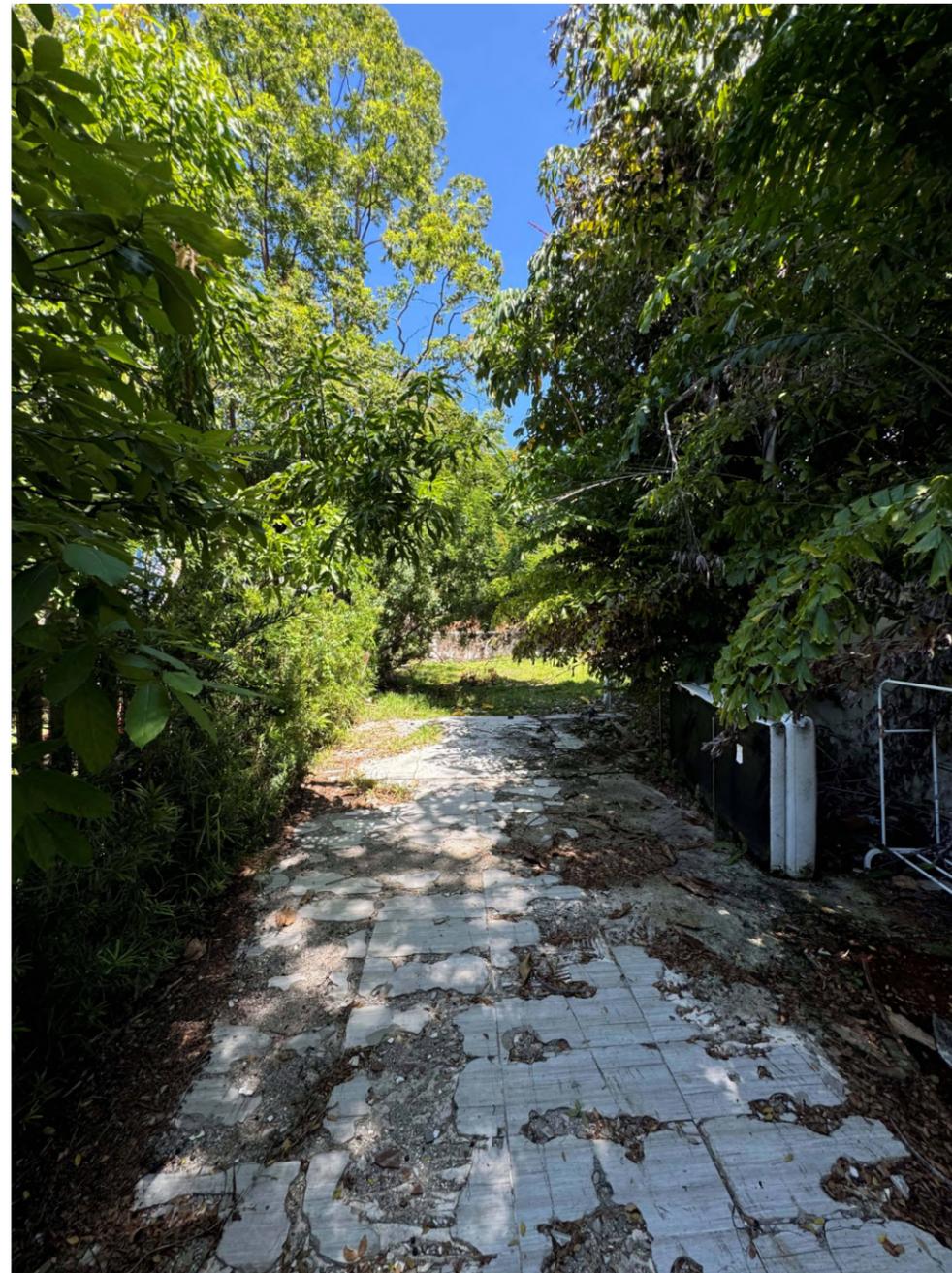


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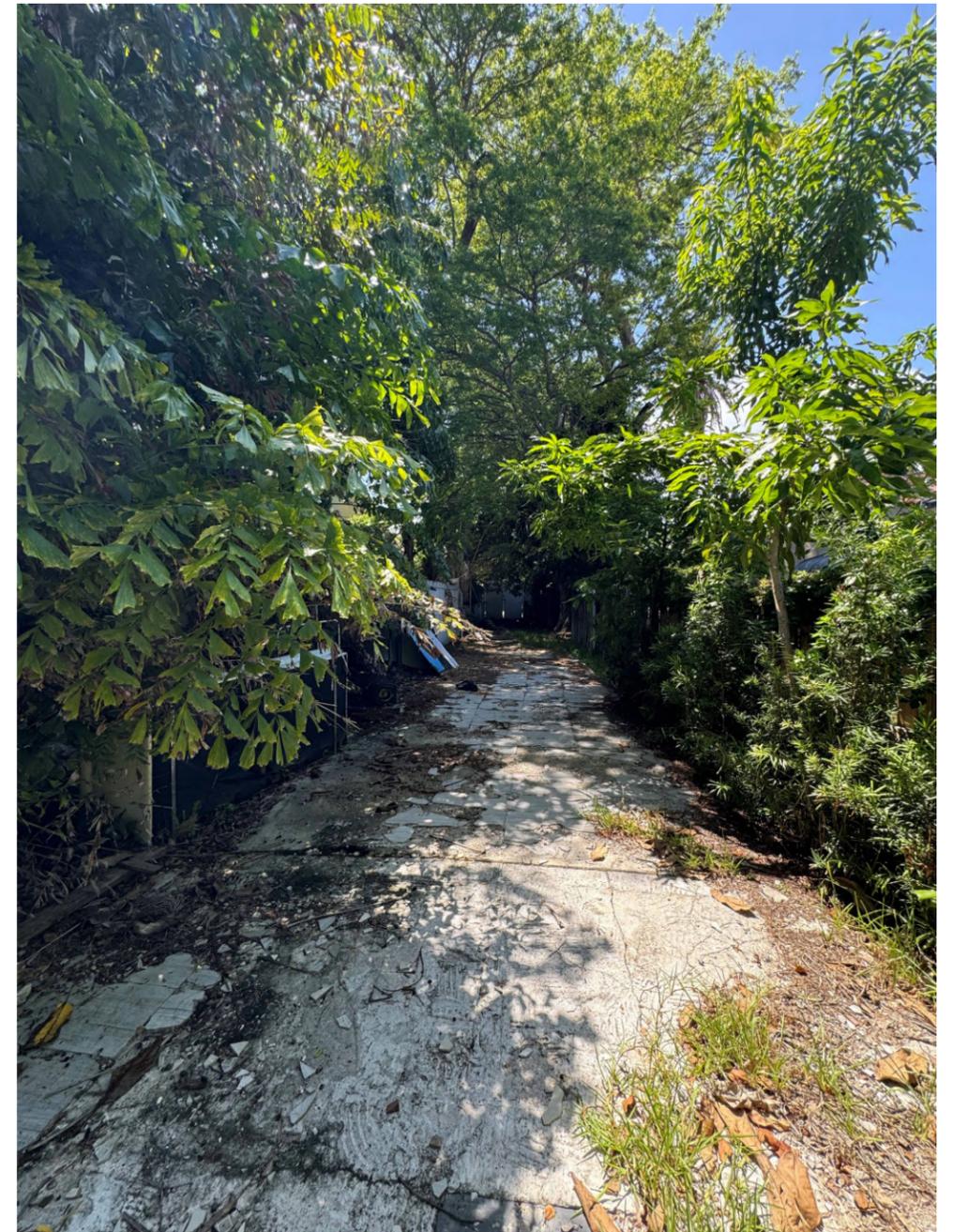
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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



5. EXISTING INTERIOR CONDITION PROJECT SITE



6. EXISTING INTERIOR CONDITION PROJECT SITE

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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



7. EXISTING INTERIOR CONDITION PROJECT SITE



8. EXISTING INTERIOR CONDITION PROJECT SITE

ALPARSLAN RESIDENCE

24-0017
437 WEST 31ST STREET, MIAMI BEACH, FL 33140

MANUEL D. FERNANDEZ AR 95601

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

EX-3.3 EXISTING CONDITION



3 8103 NW 33RD STREET
DORAL, FLORIDA 33122
O: 305.559.1496
AA26002069
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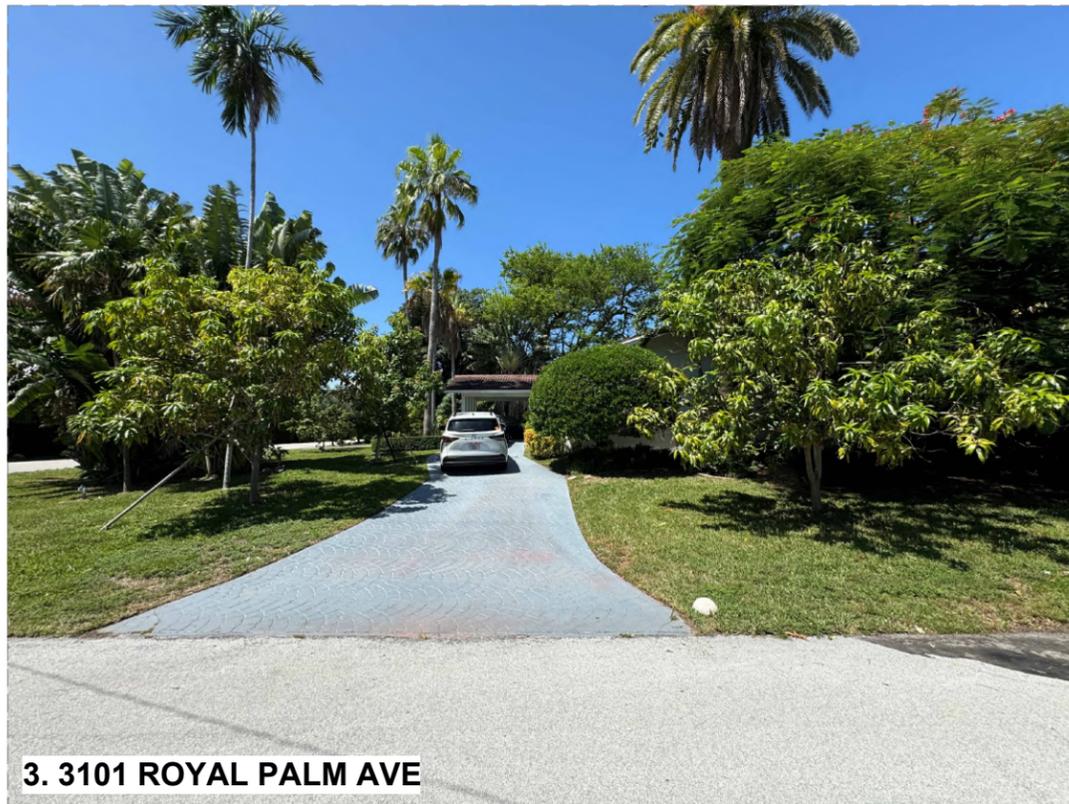
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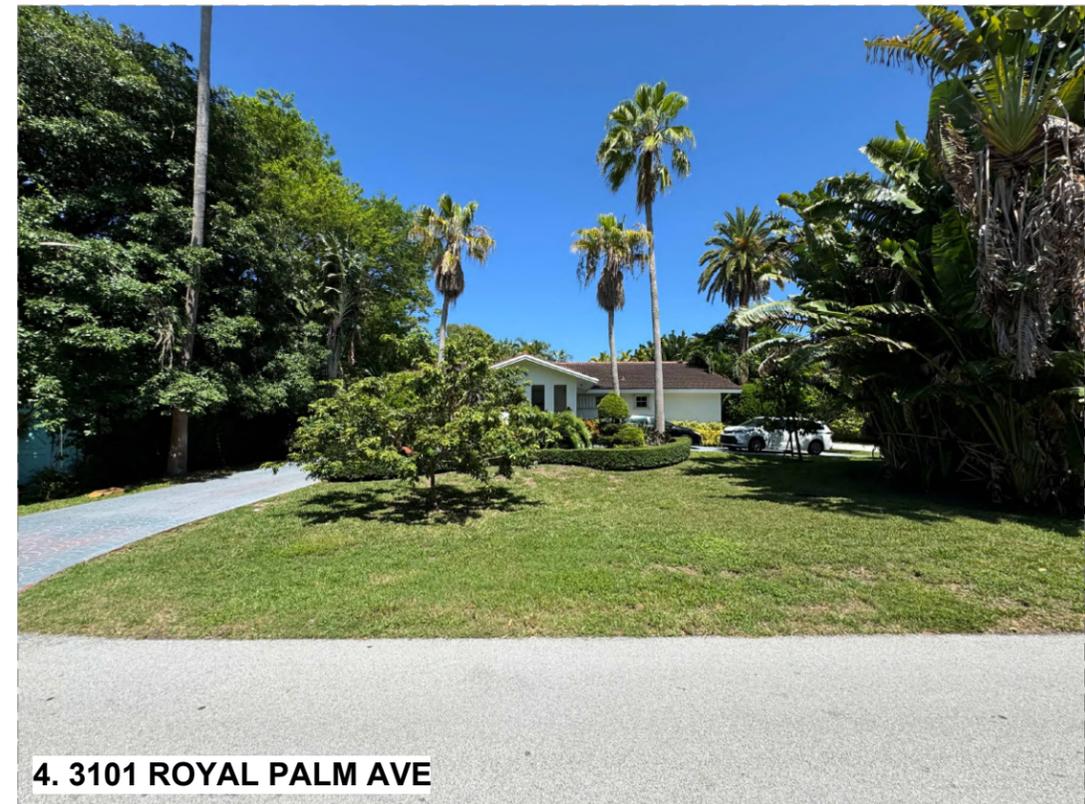
1. 3100 SHERIDAN AVE



2. 3100 SHERIDAN AVE



3. 3101 ROYAL PALM AVE



4. 3101 ROYAL PALM AVE

ALPARSLAN RESIDENCE

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EX-4.0 CONTEXT ANALYSIS



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5. 3131 ROYAL PALM AVE



6. 3135 ROYAL PALM AVE



7. 3141 ROYAL PALM AVE



8. 3153 ROYAL PALM AVE

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EX-4.1 CONTEXT ANALYSIS



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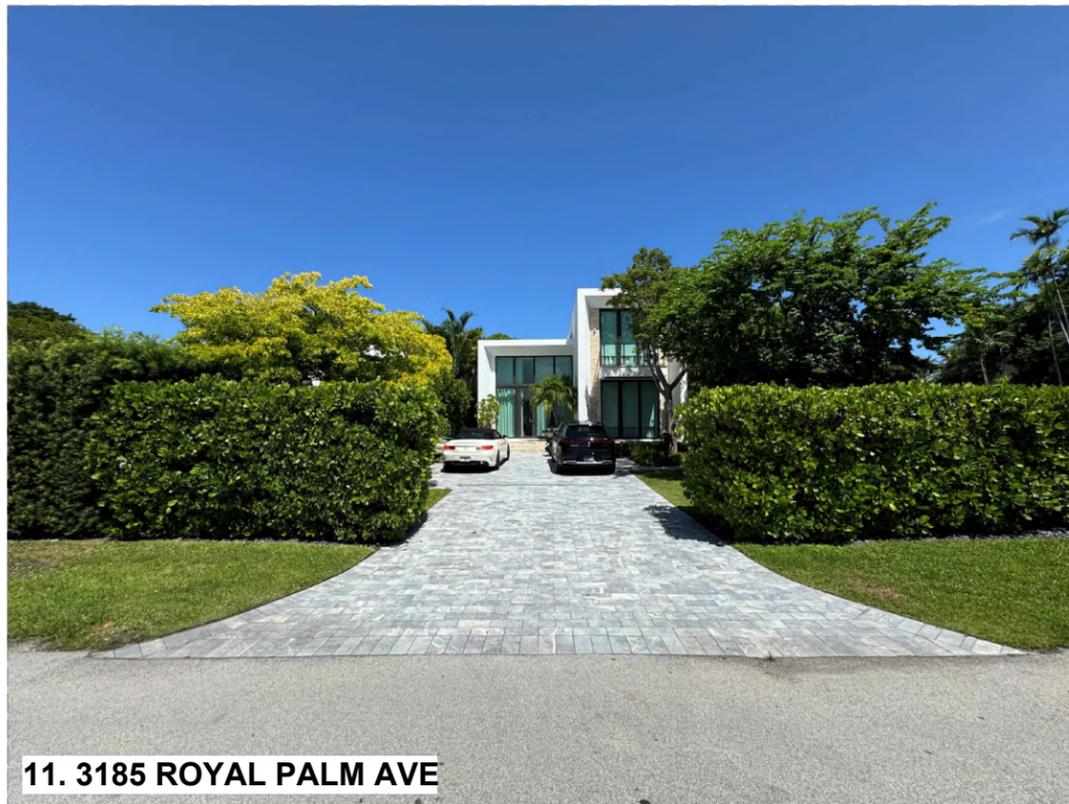
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9. 3157 ROYAL PALM AVE



10. 3167 ROYAL PALM AVE



11. 3185 ROYAL PALM AVE



12. 3193 ROYAL PALM AVE

ALPARSLAN RESIDENCE

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EX-4.2 CONTEXT ANALYSIS



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