

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

ALPARSLAN RESIDENCE

24-0017

437 WEST 31ST STREET, MIAMI BEACH, FL 33140

MANUEL D. FERNANDEZ AR 95601

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DRB24-1045

A-4.2 BUILDING SECTION

3 8103 NW 33RD STREET
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T.O. PARAPET
ELEV: 26'-0" TOS
41.50' NGVD

ROOF
ELEV: 24'-0" TOS
39.50' NGVD

SECOND LEVEL
ELEV: 12'-0" TOS
27.50' NGVD

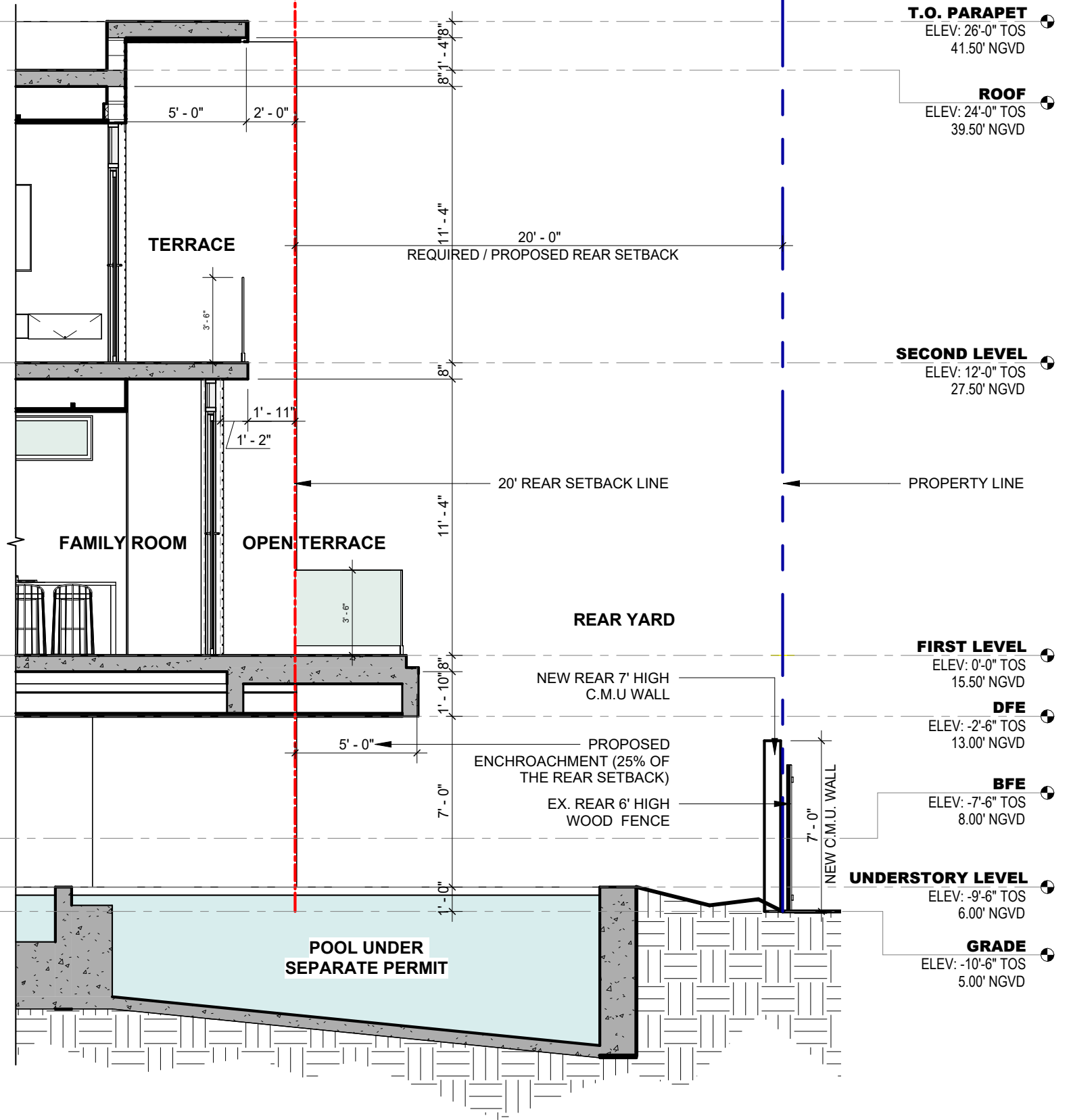
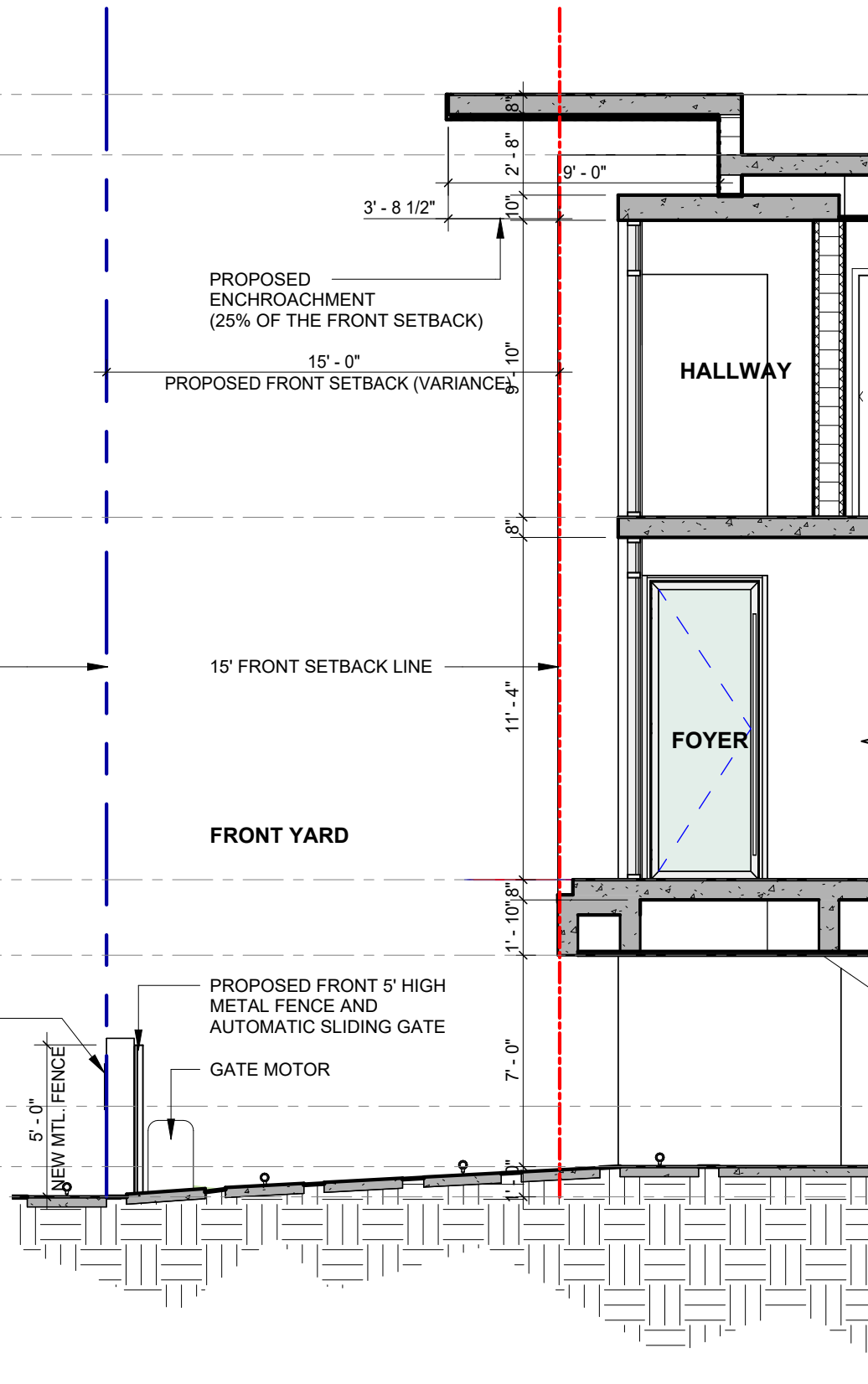
FIRST LEVEL
ELEV: 0'-0" TOS
15.50' NGVD

DFE
ELEV: -2'-6" TOS
13.00' NGVD
GATE INTERCOM BOX

BFE
ELEV: -7'-6" TOS
8.00' NGVD

UNDERSTORY LEVEL
ELEV: -9'-6" TOS
6.00' NGVD

GRADE
ELEV: -10'-6" TOS
5.00' NGVD



1 Section 1
3/16" = 1'-0"

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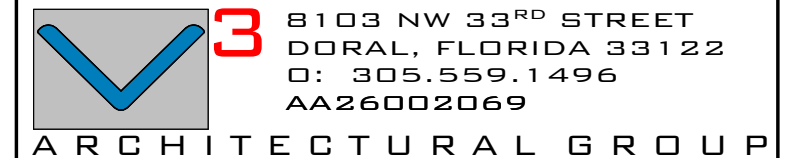
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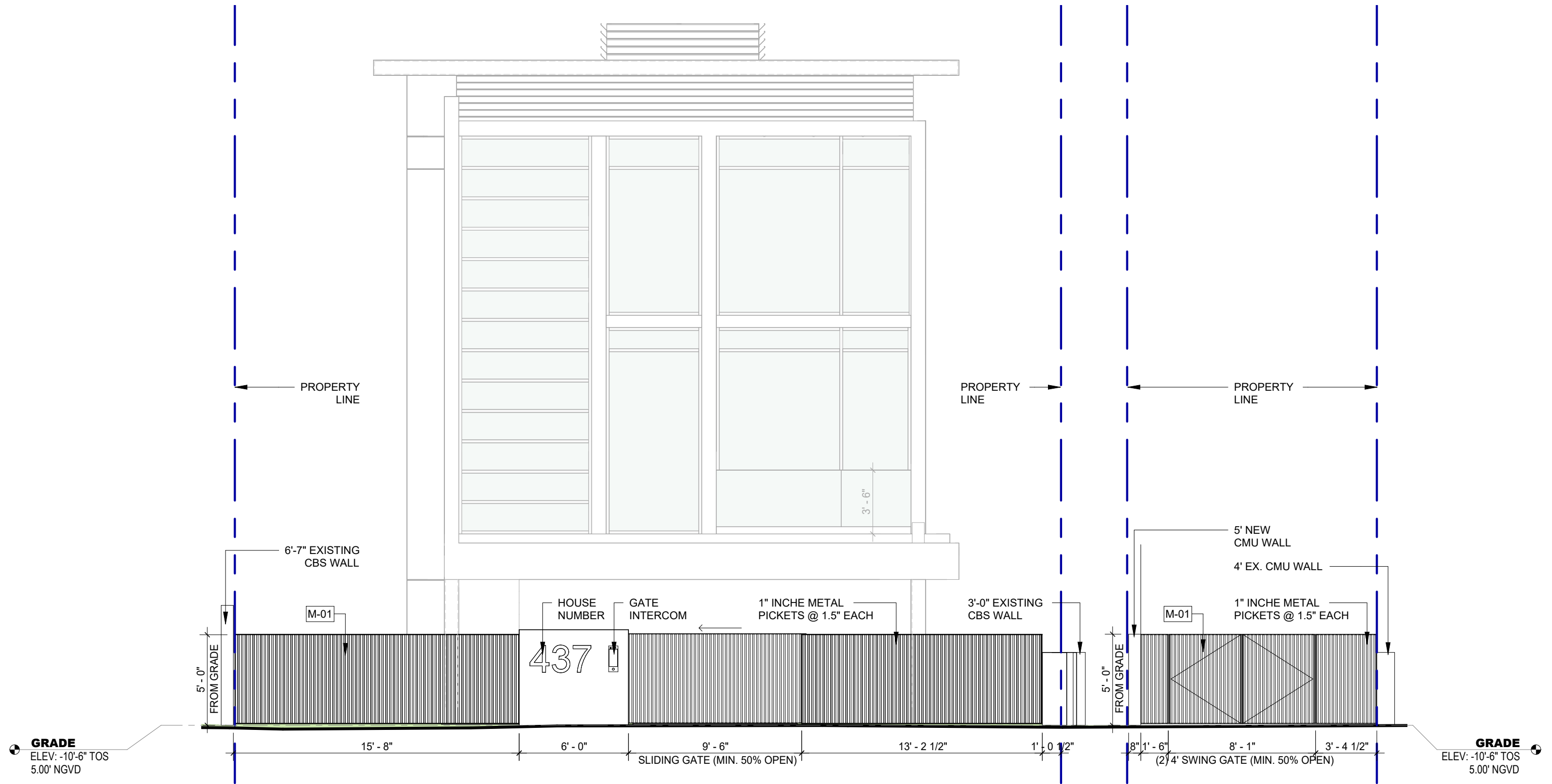
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A-4.4 FRONT & REAR YARD SECTION



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1 FRONT AND SIDE FENCE ELEVATION
3/16" = 1'-0"

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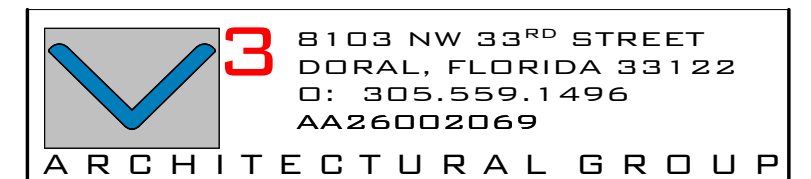
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A-4.5 FENCE ELEVATIONS



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P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



C-01 CONCRETE SMOOTH STUCCO FINISH



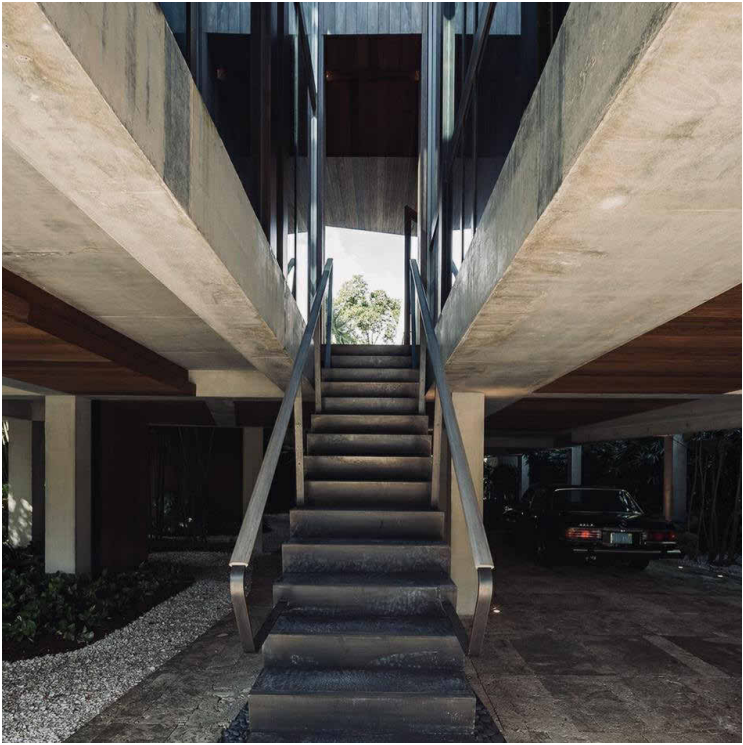
C-02 EXPOSED BOARD FORMED CONCRETE FINISH



W-01 WOOD CLADDING FINISH



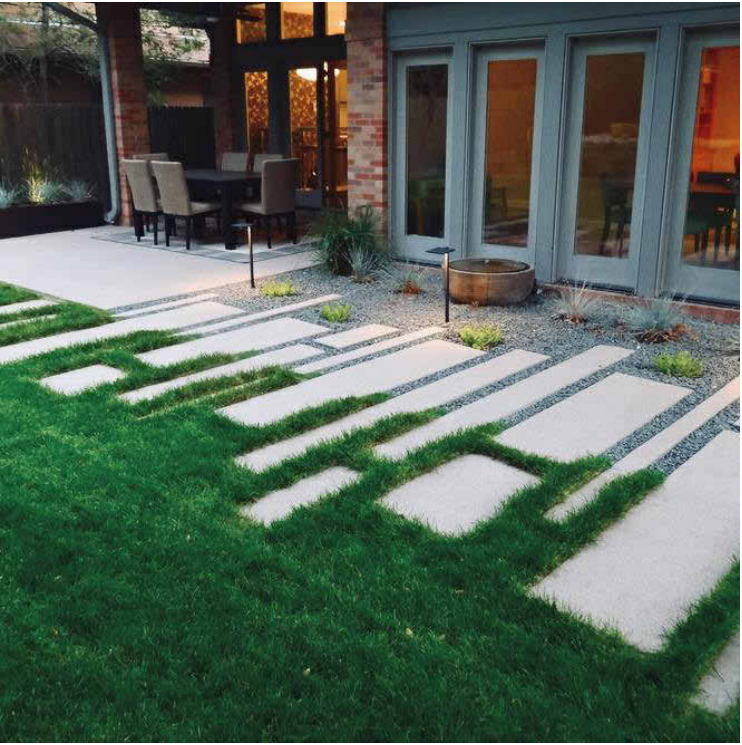
W-02 METAL, WOOD & GLASS REFERENCE



U-02 UNDERSTORY LEVEL AND STAIR REFERENCE



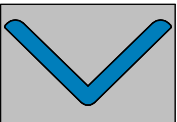
M-01 METAL FENCE REFERENCE



D-01 CONCRETE DRIVEWAY REFERENCE

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A-5.0 MATERIALS AND REFERENCE BOARD



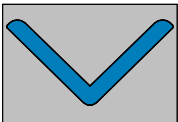
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A-5.1 RENDERED ELEVATION-SOUTH



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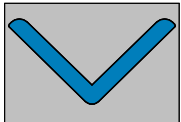
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A-5.2 RENDERED ELEVATION-EAST



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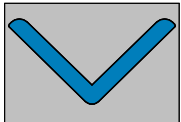


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A-5.3 RENDERED ELEVATION-WEST

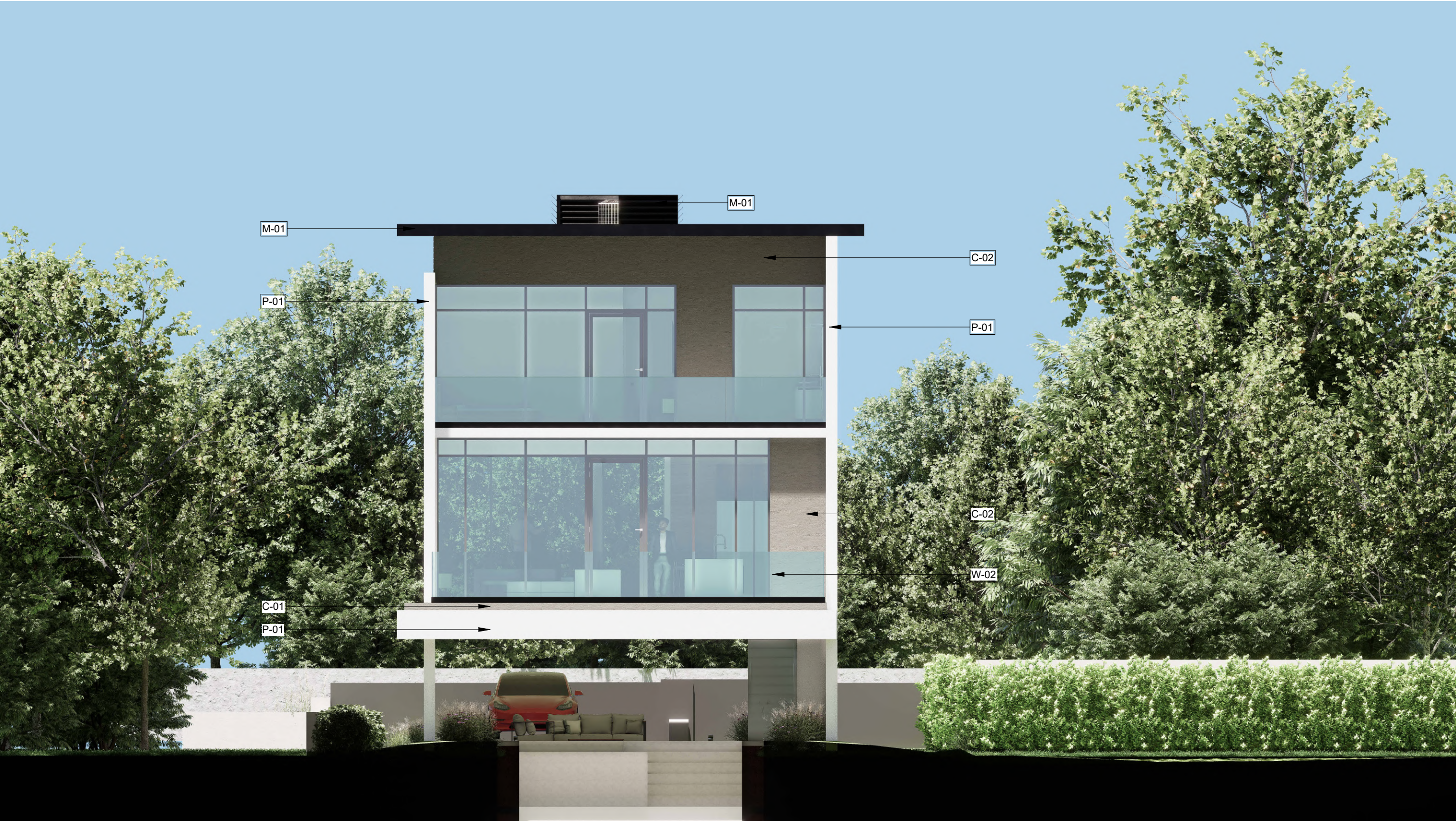


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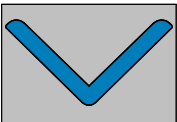
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A-5.4 RENDERED ELEVATION-NORTH



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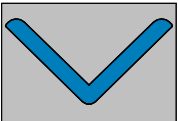
1. PROPOSED SOUTH FACADE. SOUTH-WEST NIGHT VIEW



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



5. PROPOSED WEST FACADE. NORTH-WEST DAYTIME VIEW



6. PROPOSED EAST FACADE. SOUTH-EAST DAYTIME VIEW



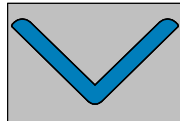
7. PROPOSED NORTH FACADE. NORTH DAYTIME VIEW



8. PROPOSED NORTH FACADE. NORTH-WEST DAYTIME VIEW

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A-6.3 RENDERINGS

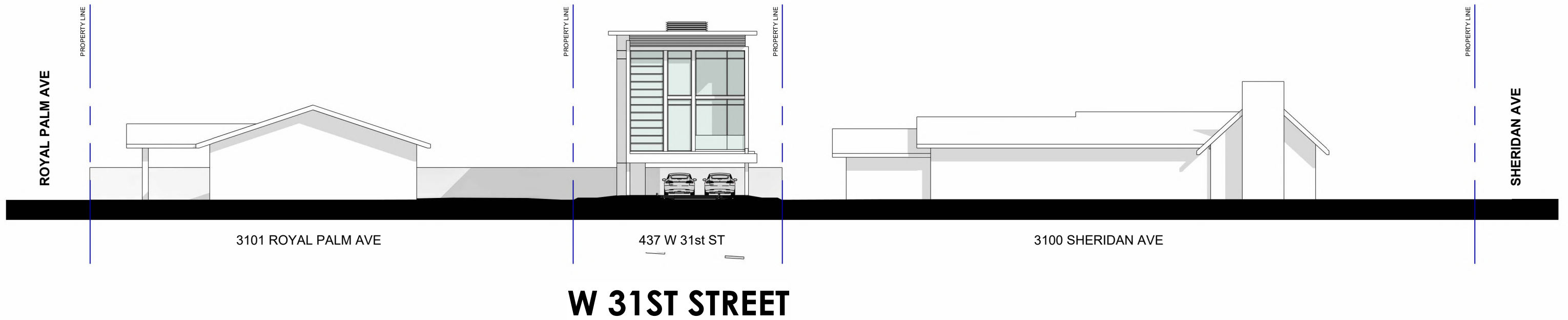


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① CONTEXT STREET ELEVATION
3/64" = 1'-0"

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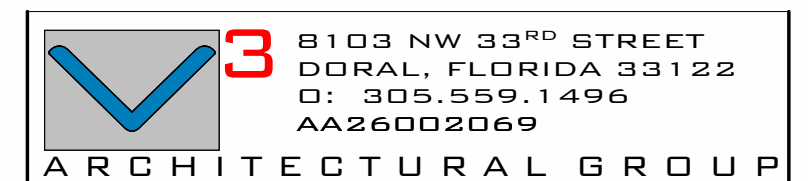
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A-6.10 CONTEXTUAL STREET ELEVATION










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[illegible]

| | |
|------|---------------------|
| A | Arc |
| FND | Found |
| U.E. | Utility Easement |
| IP | Iron Pipe |
| IR | Rebar |
| N&D | Nail & Disc |
| COL | Column |
| P.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 |
| PWY | Parkway |
| M | Measured |
| R | Record Plat |
| C.S. | Concrete slab |

| | |
|--|-----------------------|
| | 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 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 | | | | |

ROYAL PALM AVENUE

SHERIDAN AVENUE

W. 31st STREET

LOT 1, 2, 3, 4, 5, 6

LOT 19, 20, 21, 22, 23, 24

Dimensions: 13.70', 22', 17.70', 45.34', 23'

North Arrow

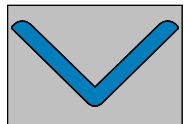
45

LOCATION SKETCH
NOT TO SCALE

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.

EX-1.0 SURVEY

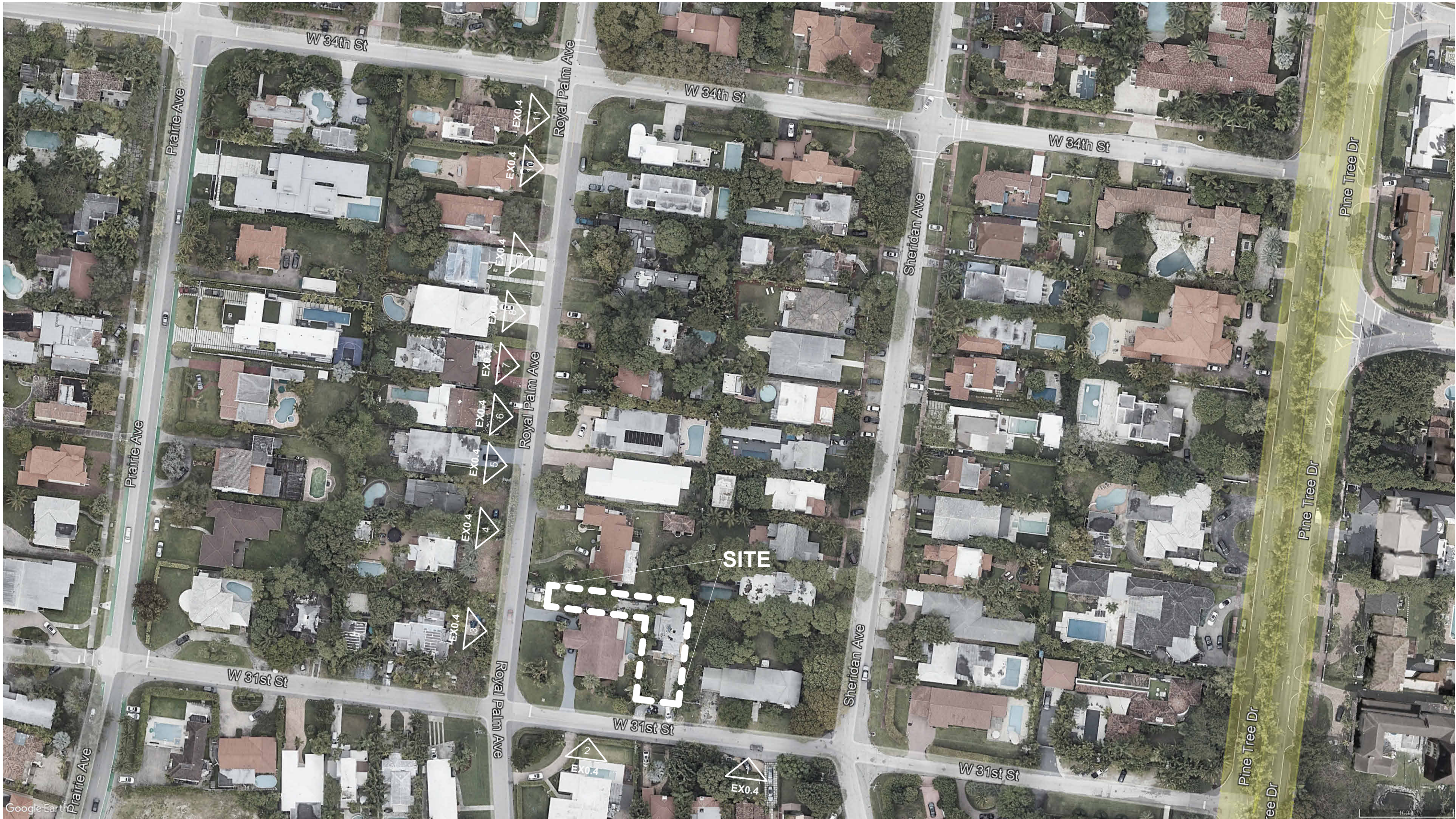
| | | | |
|---|--|--|--|
|  | FormTech Land Surveying, Inc. State of Florida L.B. # 7980 12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33186 Ph: (786) 429-3034 (786) 443-0285 (786) 443-0878 www.formtechsurveys.com email: formtechsurveys@gmail.com | Seal: Date: <u>08-28-2024</u> Eugenia L. Formoso, P.S.M. State of Florida L.S. # 6660 | Job # 18-01087 Proj # 24-081421 |
| | | | |



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EX-2.0 CONTEXT ANALYSIS MAP



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



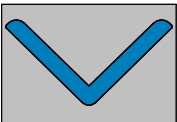
1. EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE SOUTH-WEST VIEW



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

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EX-3.0 EXISTING CONDITION



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• 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



• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



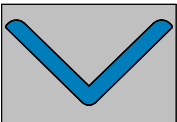
5. EXISTING INTERIOR CONDITION PROJECT SITE



6. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.2 EXISTING CONDITION



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REFERENCE CONTEXT MAP



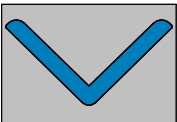
7. EXISTING INTERIOR CONDITION PROJECT SITE



8. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.3 EXISTING CONDITION



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1. 3100 SHERIDAN AVE



2. 3100 SHERIDAN AVE



3. 3101 ROYAL PALM AVE



4. 3101 ROYAL PALM AVE

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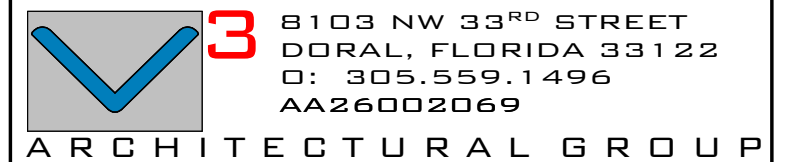
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EX-4.0 CONTEXT ANALYSIS



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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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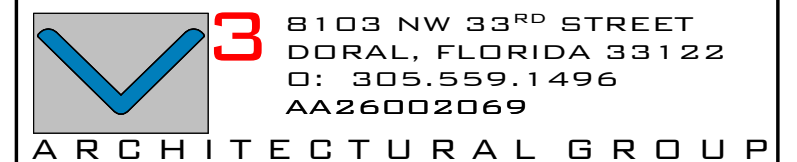
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EX-4.1 CONTEXT ANALYSIS



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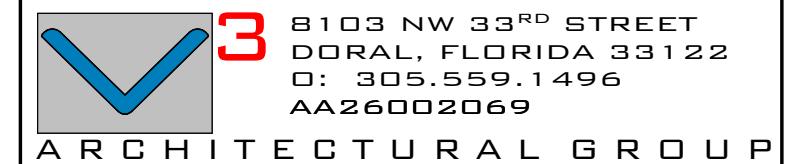
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437 WEST 31ST STREET, MIAMI BEACH, FL 33140

MANUEL D. FERNANDEZ AR 95601

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

EX-4.2 CONTEXT ANALYSIS



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