

ALPARSLAN RESIDENCE

437 WEST 31ST STREET, MIAMI BEACH, FL 33140

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

FINAL SUBMITTAL: 09.08.24

Submittal Graphic Symbols Definitions		FIRST SUBMITTAL: 08.18.24	FINAL SUBMITTAL: 09.08.24
NEW			
REVISED			
RE-ISSUED WITHOUT REVISION			
PREVIOUSLY SUBMITTED			

PROJECT COST ESTIMATE	
PRICE OF PROJECT PER SQUARE FEET	\$600
PROJECT SQUARE FOOTAGE	3061 SF
PROJECT COST ESTIMATE	\$ 1 836 600

PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	ALPARSLAN RESIDENCE
LOCATION:	437 WEST 31ST STREET, MIAMI BEACH, FL 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	CONSTRUCTION OF A NEW RESIDENCE IN A VACANT LOT (NON-HABITABLE GROUND FLOOR & 2 FLOORS UNDER A/C)
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 8TH. EDITION (2023) FLORIDA BUILDING CODE (FBC), BUILDING, 8TH. EDITION (2023) NFPA 1, 2021 EDITION, "FIRE CODE". NFPA 101, 2021 EDITION, "LIFE SAFETY CODE". NFPA 10, 2018 EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER". NFPA 13, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM". NFPA 70, 2020 EDITION, "NATIONAL ELECTRICAL CODE". NFPA 72, 2019 EDITION, "NATIONAL FIRE ALARM CODE". CITY OF MIAMI BEACH CODE OF ORDINANCES
ZONING:	RS-4-RESIDENTIAL SINGLE FAMILY
FOLIO NUMBER:	02-3227-001-0661
LEGAL DESCRIPTION:	PARCEL "A" IN LOTS 23 & 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. (REFER TO SURVEY FOR A MORE DETAILED DESCRIPTION)
OWNER:	SU SEVINE ALPARSLAN

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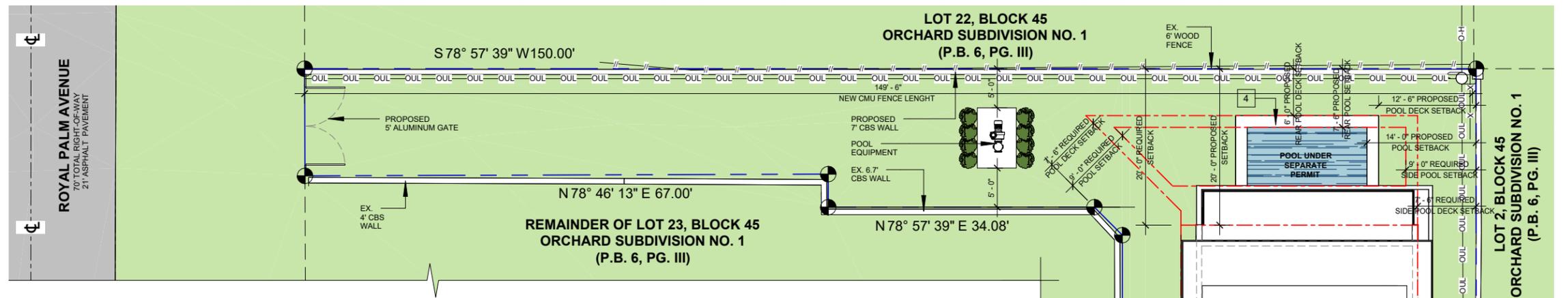
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AR 95601

24-0017



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1 PROPOSED SITE PLAN
1/16" = 1'-0"



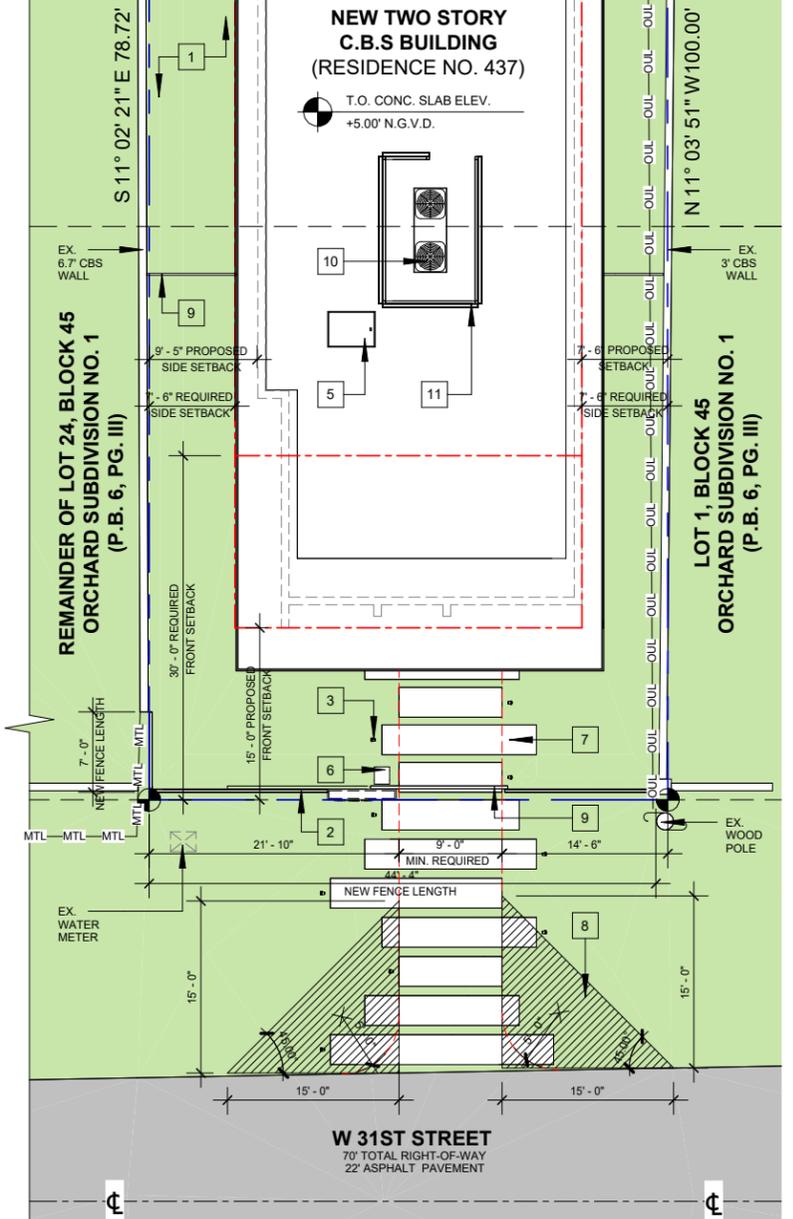
LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	GREEN AREA
	POOL WATER
	EXISTING OVERHEAD UTILITY LINE
	EXISTING METAL FENCE
	EXISTING WOOD FENCE

POOL NOTES

GENERAL CONTRACTOR SHALL PROVIDE A 48" HIGH POOL SAFETY BARRIER FOR THE POOL COMPLYING WITH FBC 2017 AND SECTIONS FBC R4501.17.1.1 THROUGH R4501.17.1.14. THE BARRIER SHALL COMPLY BUT IS NOT LIMITED TO THE FOLLOWING. THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.

R4501.17.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

SITE PLAN KEY NOTES	
1	GREEN AREA
2	METAL FENCE
3	LANDSCAPE LIGHT
4	POOL DECK
5	36" X 48" STEEL ROOF ACCESS HATCH
6	GATE MOTOR
7	CONCRETE PAVERS DRIVEWAY
8	SAFE SIGHT TRIANGLE
9	NEW 48" HEIGHT MTL. FENCE TO ENCLOSE THE POOL
10	A/C COMPRESSOR ON TOP OF ROOF
11	MECHANICAL ROOF EQUIPMENT ALUMINUM ENCLOSURE



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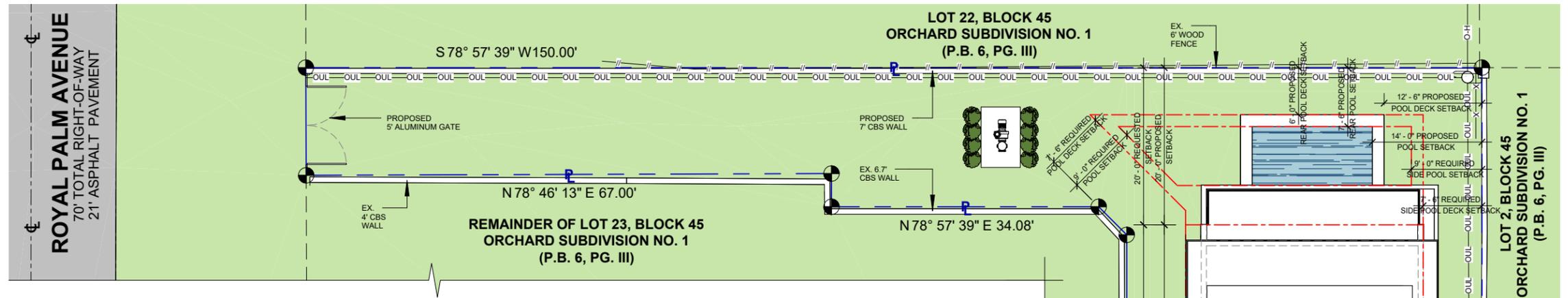
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A-1.0 PROPOSED SITE PLAN

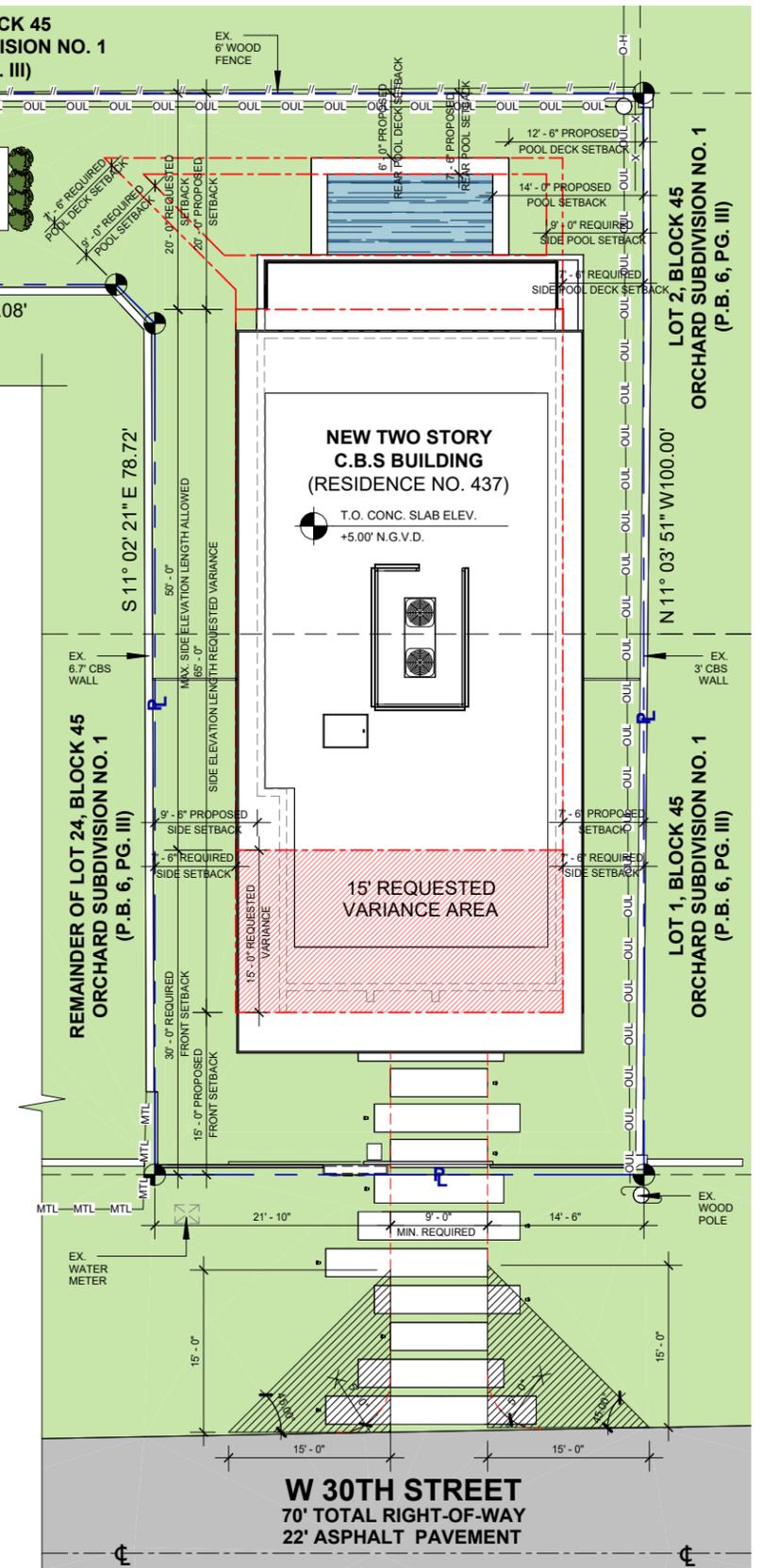
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1 PROPOSED SITE PLAN VARIANCES
1/16" = 1'-0"

LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	EXISTING OVERHEAD UTILITY LINE
	EXISTING METAL FENCE
	EXISTING WOOD FENCE
	GREEN AREA
	POOL WATER
	REQUESTED VARIANCE AREA

VARIANCES	
(1) FRONT SETBACK VARIANCE	
REQUIRED FRONT SETBACK	30'-0" FOR TWO STORY BUILDING
PROPOSED FRONT SETBACK	15'-0"
THIS VARIANCE IS REQUESTED TO DECREASE THE MAGNITUDE OF THE FRONT SETBACK FROM 30'-0" TO 15'-0" (SEE SITE PLAN VARIANCE IN THIS SHEET)	
(2) SIDE ELEVATION LENGHT VARIANCE	
SIDE ELEVATION MAX. LENGHT ALLOWED FOR A TWO-STORY BUILDING	50% OF LOT DEPTH (50'-0") OR 60'-0" WICHEVER IS LESS = 50'-0"
PROPOSED SIDE ELEVATION LENGHT	65'-0"
THIS VARIANCE IS REQUESTED TO INCREASE THE MAGNITUDE OF THE MAX. SIDE ELEVAT LENGHT FROM 50'-0" TO 65'-0" (SEE SIDE ELEVATIONS)	



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A-1.1 PROPOSED SITE PLAN VARIANCES

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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:	437 W 31TH STREET, MIAMI BEACH, FL, 33140			
2	Folio number(s):	02-3227-001-0661			
3	Board and file number(s) :	DRB24-1045			
4	Year built: N/A (VACANT LOT)	Zoning District:	RS4-SINGLE FAMILY RES.		
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:	8.0' NGVD	Grade value in NGVD:	4.87' NGVD	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	N/A	Free board:	MAX. 5' (13.0' NGVD)	
10	30" above grade:	N/A	Lot Area:	6,125.0 SF	
11	Lot width:	45'-4"	Lot Depth:	100'	
12	Max Lot Coverage SF and %:	1,837.5 (30.00%)	Proposed Lot Coverage SF and %:	1,750.0 SF (27.70%)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,955.0 (70.20%)	Rear Yard Open Space SF and %:	2,424.0 SF (97.40%)	
15	Max Unit Size SF and %:	3,062.5 (50.00%)	Proposed Unit Size SF and %:	3,061.0 SF (49.98%)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1587.0 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	268.9 (18.00%)			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24' (+3')	N/A	26'-6"	
	Front Setbacks:	30'	N/A	15'	SEE VARIANCE
20	Front First level:	N/A	N/A	N/A	
	Front second level:	N/A	N/A	N/A	
	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.	10'-7"	N/A	10'-9" (40%)	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
22	Sum of side yard :	15'	N/A	17'	
23	Side 1:(INTERIOR SIDE)	7'-6"	N/A	7'-6"	
24	Side 2 or (facing street):(INTERIOR SIDE)	7'-6"	N/A	9'-6"	
25	Rear:	20'-0"	N/A	20'-0"	
26	Accessory Structure Side 1: (POOL WATER EDGE)	9'-0"	N/A	9'-0"	
27	Accessory Structure Side 2 or (facing street) :(POOL WATER EDGE)	9'-0"	N/A	9'-0"	
28	Accessory Structure Rear:(POOL WATER EDGE)	7'-6"	N/A	7'-6"	
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.

FLOOD LEGEND

- FLOOD ZONE: "AE"
- FIRM MAP: 12086C0317L
- ADDRESS: 845 W 46th STREET, MIAMI BEACH, FL 33140
- LOT: 23 & 24 BLOCK: 45
- PLAT BOOK: 6 PAGE: 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- HIGHEST CROWN OF ROAD ELEV.: 4.93' FT. N.G.V.D.
- LOWEST CROWN OF ROAD ELEV: 4.50' FT. N.G.V.D.
- HIGHEST & LOWEST CROWN OF ROAD ELEV WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY
- THE ATTACHED CERTIFIED SURVEY: EUGENIA L. FORMOSO, P.S.M. PLS LIC. # 6660
SURVEYORS NAME
- BASE FLOOD ELEVATION (FEMA): +8.00' (N.G.V.D.)
- BASE FLOOD ELEVATION (C.M.B.) +8.00' (N.G.V.D.)
- DESIGN FLOOD ELEVATION: +13.00' (N.G.V.D.)
- TOP OF SLAB LOWEST FLOOR ELEV. (1ST LEVEL): +15.50' (N.G.V.D.)
- TOP OF SLAB OF NEXT HIGHER FLOOR ELEV. (2ND LEVEL): +27.50' (N.G.V.D.)
- TOP OF ROOF CONCRETE SLAB: +39.50' (N.G.V.D.)
- EXISTING GRADE ELEVATION AT EXIST. SIDEWALK: +4.87' (EX. C.O.R.)
- ADJUSTED GRADE ELEVATION: +6.00' (N.G.V.D.)
- PROPOSED LOWEST ADJACENT GRADE ELEV.: +5.41' (N.G.V.D.)
- PROPOSED HIGHEST ADJACENT GRADE ELEV.: +6.00' (N.G.V.D.)
- MAX. FRONT GRADE ELEVATION (PROVIDED): +6.00' (N.G.V.D.)
- MAX. GRADE ELEVATION (ALLOWED) (B.F.E): +8.00' (N.G.V.D.)
- MAX. REAR GRADE ELEVATION (PROVIDED): +6.00' (N.G.V.D.)
- ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+13.00' NGVD)
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: _____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
- 0'-0" = 15.50' N.G.V.D.

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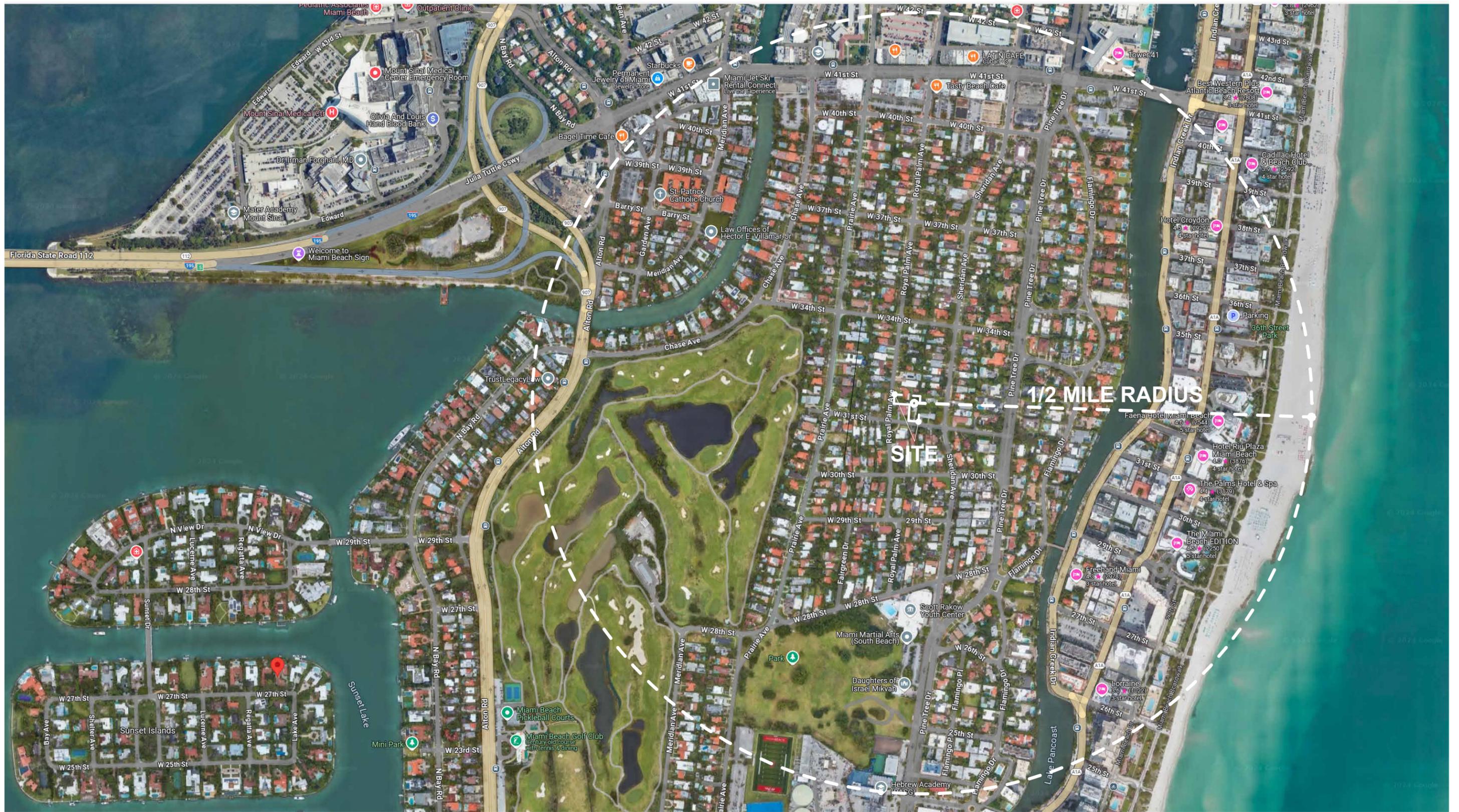
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A-1.2 ZONING DATA



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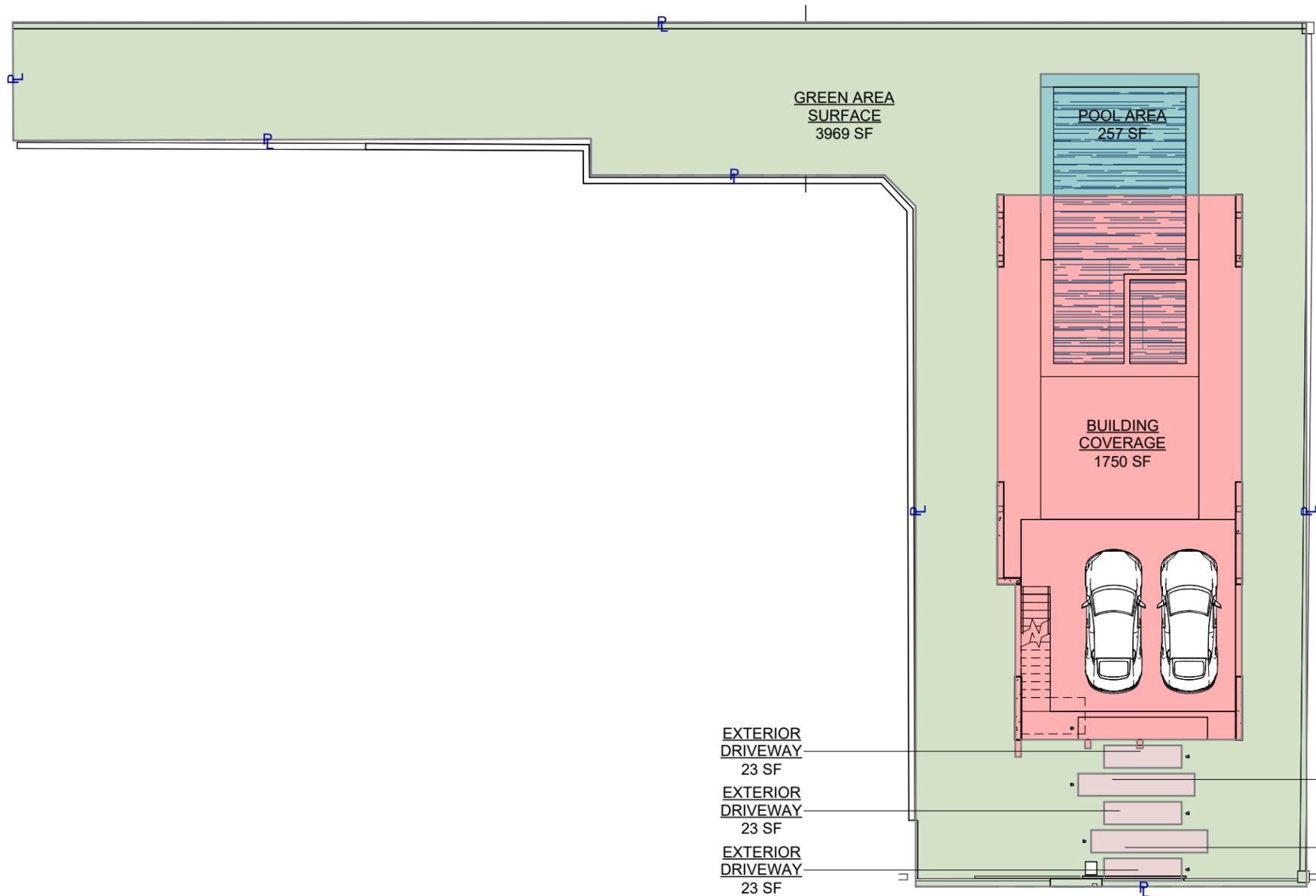
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A-1.3 CONTEXT LOCATION MAP



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LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	BUILDING COVERAGE MAIN HOUSE (SEE TABLE BELOW)
	GREEN AREA SURFACE
	EXTERIOR DRIVEWAY AREA
	POOL AREA

LOT COVERAGE DATA	
EXISTING LOT SIZE:	6,125.0 SF.
MAXIMUM BUILDING LOT COVERAGE ALLOWED (30% OF THE LOT SIZE)	1,837.5 SF (30.0 % OF LOT SIZE)
BUILDING LOT COVERAGE PROPOSED	1,750.0 SF (28.5 % OF LOT SIZE)

① LOT COVERAGE DIAGRAM
1/16" = 1'-0"

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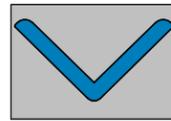
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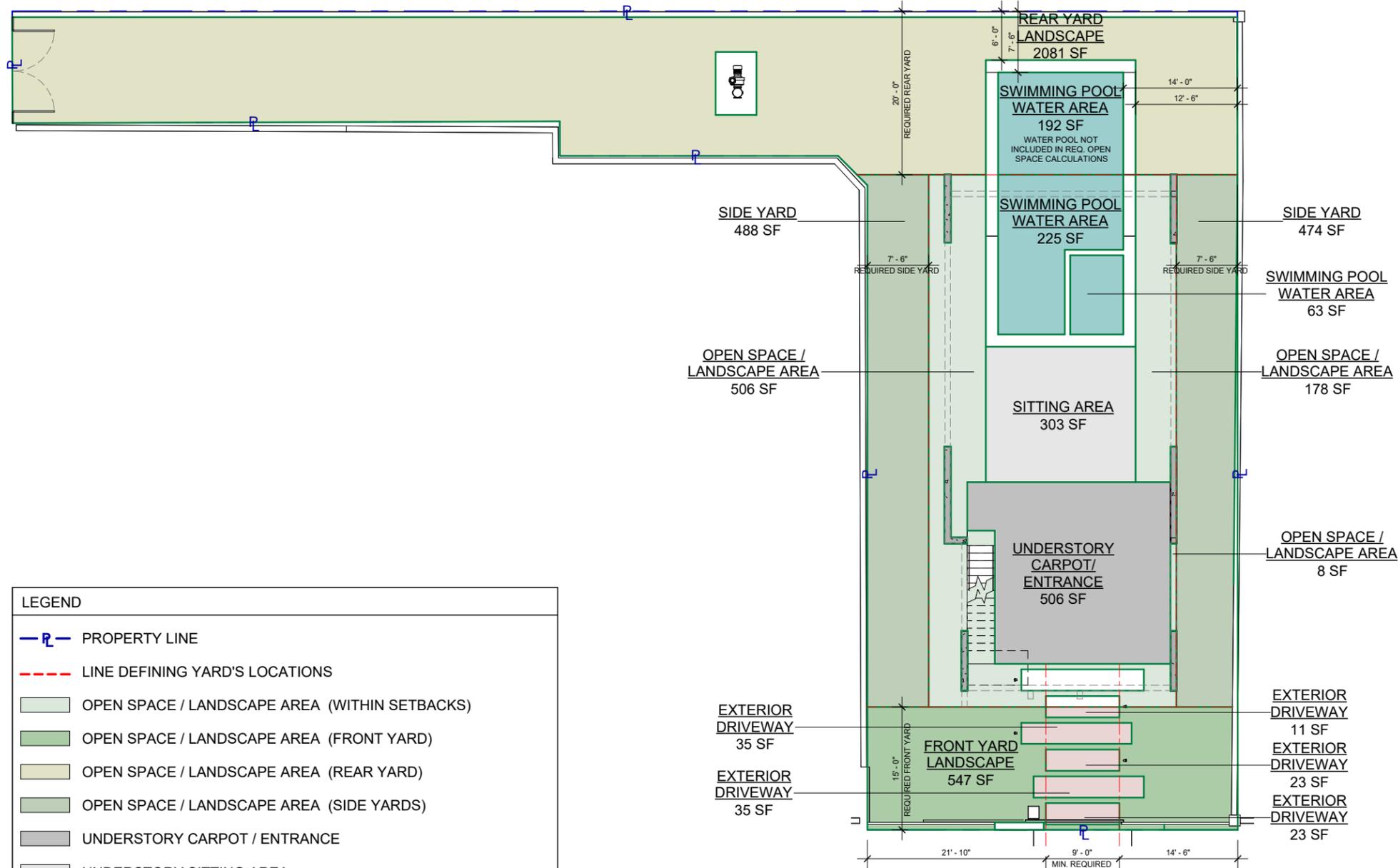
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A-1.4 LOT COVERAGE DIAGRAM



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LEGEND	
	PROPERTY LINE
	LINE DEFINING YARD'S LOCATIONS
	OPEN SPACE / LANDSCAPE AREA (WITHIN SETBACKS)
	OPEN SPACE / LANDSCAPE AREA (FRONT YARD)
	OPEN SPACE / LANDSCAPE AREA (REAR YARD)
	OPEN SPACE / LANDSCAPE AREA (SIDE YARDS)
	UNDERSTORY CARPOT / ENTRANCE
	UNDERSTORY SITTING AREA
	SWIMMING POOL WATER AREA (FOR OPEN SPACE CALCULATIONS)

① OPEN SPACE DIAGRAM
1/16" = 1'-0"

OPEN SPACE CALCULATIONS	
FRONT YARD CALCULATION DATA:	
FRONT SETBACK REQUIRED:	30'-0" FOR FIRST FLOOR ON TWO STORY BUILDING
FRONT SETBACK PROVIDED:	15'-0" VARIANCE
FRONT YARD AREA REQUIRED: MINIMUM 70% OF REQUIRED FRONT YARD SHALL BE SODDED / LANSCAPED	680.0 SF X 70.0% 476.0 SF
YARD PERVIOUS PROVIDED: WITHIN THE REQUIRED FRONT YARD	547.0 SF (80.4% OF REQUIRED FRONT YARD)
REAR YARD CALCULATION DATA:	
REAR SETBACK REQUIRED:	(15% OF 100' = 15.00') NOT APPLICABLE (20' MIN IS THE APPLICABLE)
REAR SETBACK PROVIDED:	20'-0"
REAR YARD AREA REQUIRED: MINIMUM 70% OF REQUIRED REAR YARD SHALL BE SODDED / LANSCAPED	2,489.24 SF X 70.0% 1,742.47 SF
YARD SODDED / LANSCAPED PROVIDED: WITHIN THE REQUIRED REAR YARD	2,081.00 SF (83.6% OF REQUIRED REAR YARD)
SIDE YARD CALCULATION DATA	
SIDE YARD SETBACK REQUIRED:	7'-6" (2 X 7'-6") = 15'-0" 15'-0" GREATER THAN 11'-4" (25% OF THE LOT WIDTH) (25% X 45'-4" = 11'-4")
SIDE SETBACK PROVIDED:	7'-6"
SIDE YARD AREA REQUIRED: MINIMUM 70% OF REQUIRED SIDE YARD SHALL BE SODDED / LANSCAPED	975.32 SF X 70.0% 682.72 SF
YARD SODDED / LANSCAPED PROVIDED: WITHIN THE REQUIRED SIDE YARD	962.00 SF (98.6% OF REQUIRED REAR YARD)

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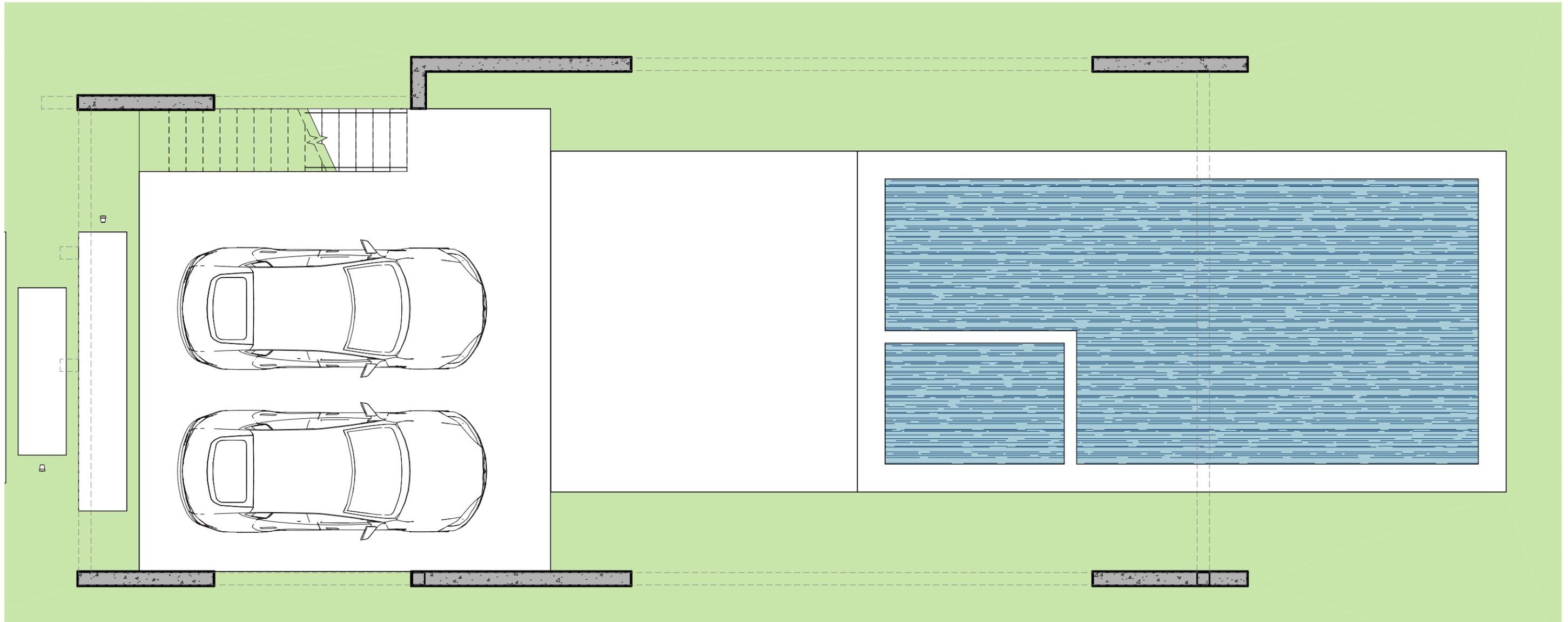
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A-1.5 OPEN SPACE DIAGRAM

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① UNDERSTORY LEVEL (DRB)
3/16" = 1'-0"

LEGEND	
	PROPERTY LINE
	LINE DEFINING YARD'S LOCATIONS
	UNIT SIZE HATCH LEGEND (SEE NEXT DATA SCHEDULE)

UNIT SIZE DATA:		
EXISTING LOT SIZE:	6,125 SF (0.14 ACRES MORE OR LESS)	
MAX. UNIT SIZE (REQUIRED)	MAX. ALLOWED	PROVIDED
• LOT AREA 6,125 S.F. X 50%:	3,062.5 SF	3,061 SF 49.98%
• UNIT SIZE AT FIRST LEVEL		1,587 SF
• UNIT SIZE AT SECOND LEVEL		1,474 SF

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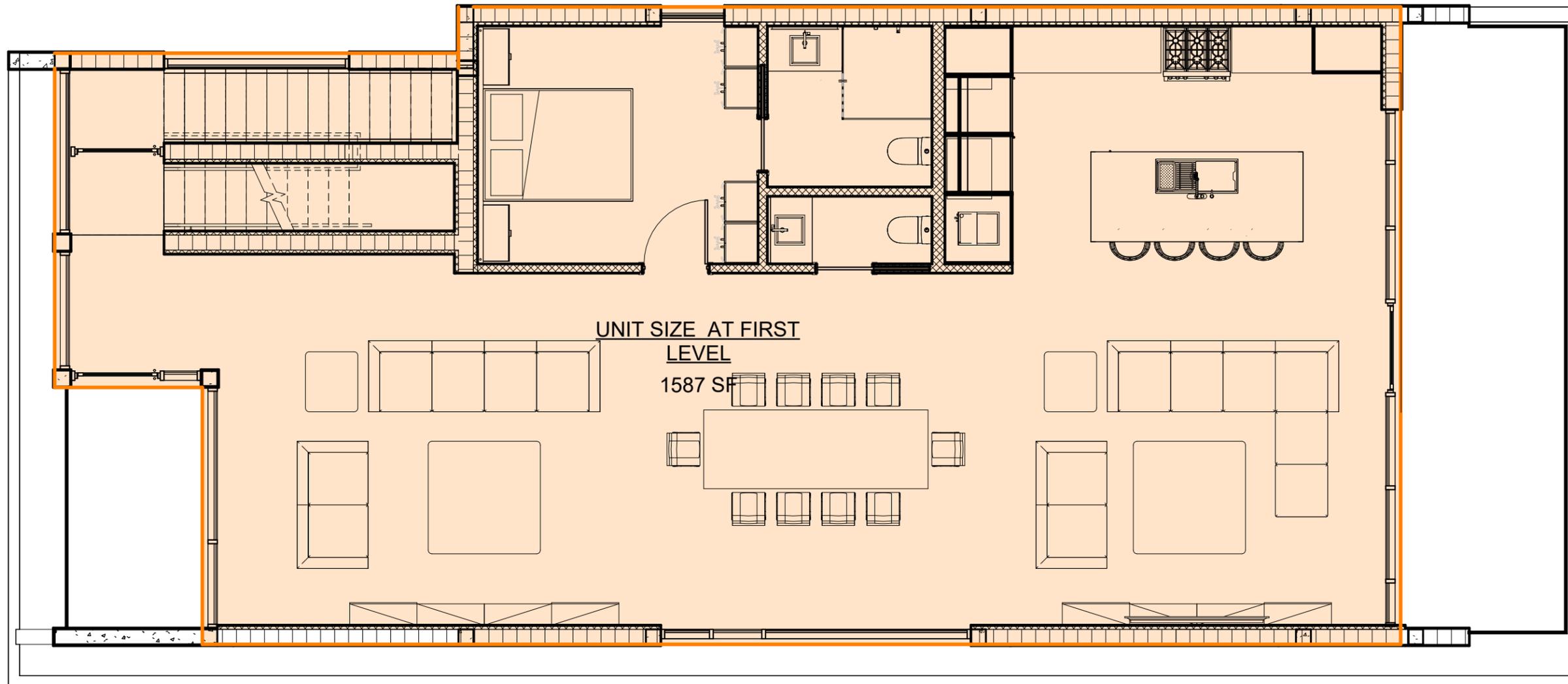
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A-1.6 UNIT SIZE DIAGRAM UNDERSTORY



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① FIRST LEVEL (DRB)
3/16" = 1'-0"

LEGEND	
	PROPERTY LINE
	LINE DEFINING YARD'S LOCATIONS
	UNIT SIZE HATCH LEGEND (SEE NEXT DATA SCHEDULE)

UNIT SIZE DATA:		
EXISTING LOT SIZE:	6,125 SF (0.14 ACRES MORE OR LESS)	
MAX. UNIT SIZE (REQUIRED)	MAX. ALLOWED	PROVIDED
• LOT AREA 6,125 S.F. X 50%:	3,062.5 SF	3,061 SF 49.98%
• UNIT SIZE AT FIRST LEVEL		1,587 SF
• UNIT SIZE AT SECOND LEVEL		1,474 SF

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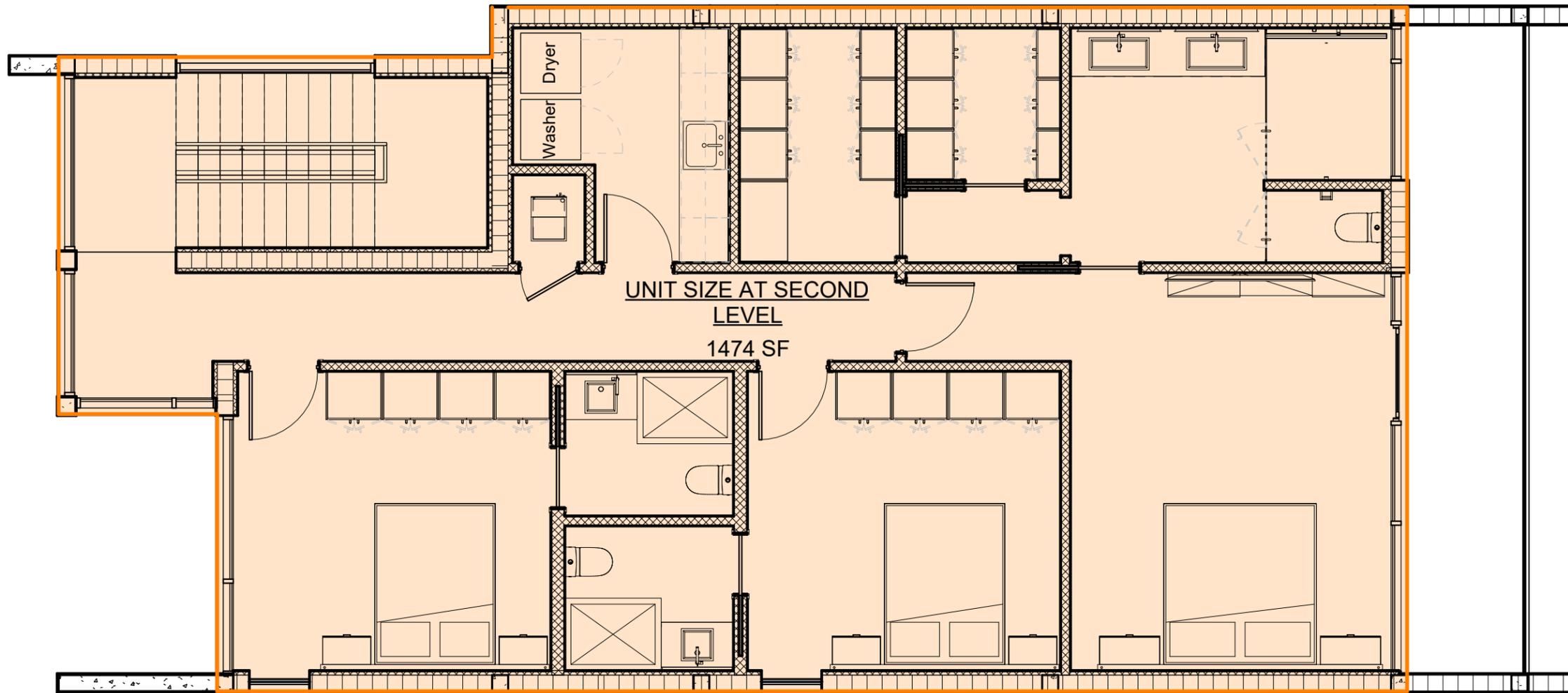
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A-1.7 UNIT SIZE DIAGRAM FIRST LEVEL

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① SECOND LEVEL (DRB)
3/16" = 1'-0" 

LEGEND	
	PROPERTY LINE
	LINE DEFINING YARD'S LOCATIONS
	UNIT SIZE HATCH LEGEND (SEE NEXT DATA SCHEDULE)

UNIT SIZE DATA:		
EXISTING LOT SIZE:	6,125 SF (0.14 ACRES MORE OR LESS)	
MAX. UNIT SIZE (REQUIRED)	MAX. ALLOWED	PROVIDED
• LOT AREA 6,125 S.F. X 50%:	3,062.5 SF	3,061 SF 49.98%
• UNIT SIZE AT FIRST LEVEL		1,587 SF
• UNIT SIZE AT SECOND LEVEL		1,474 SF

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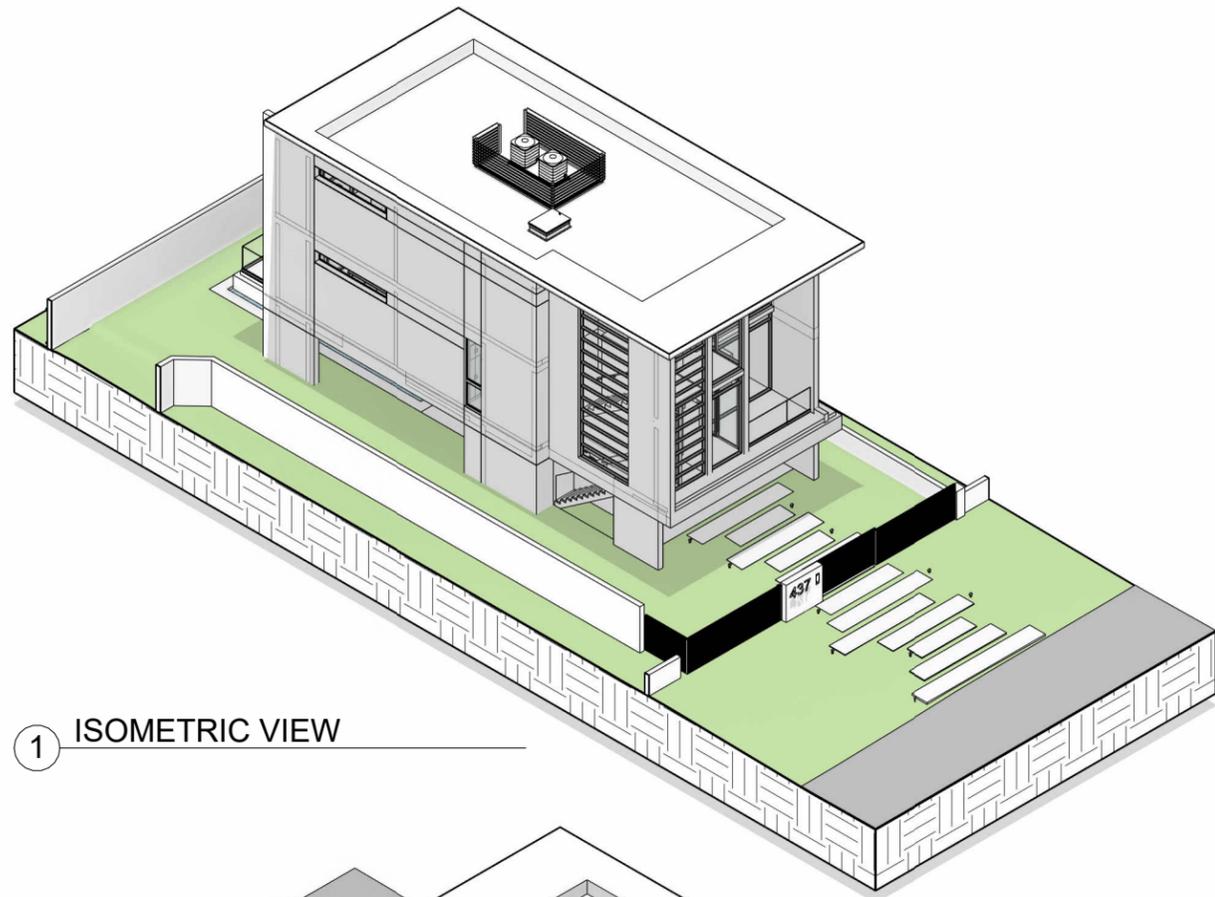
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A-1.8 UNIT SIZE SECOND LEVEL

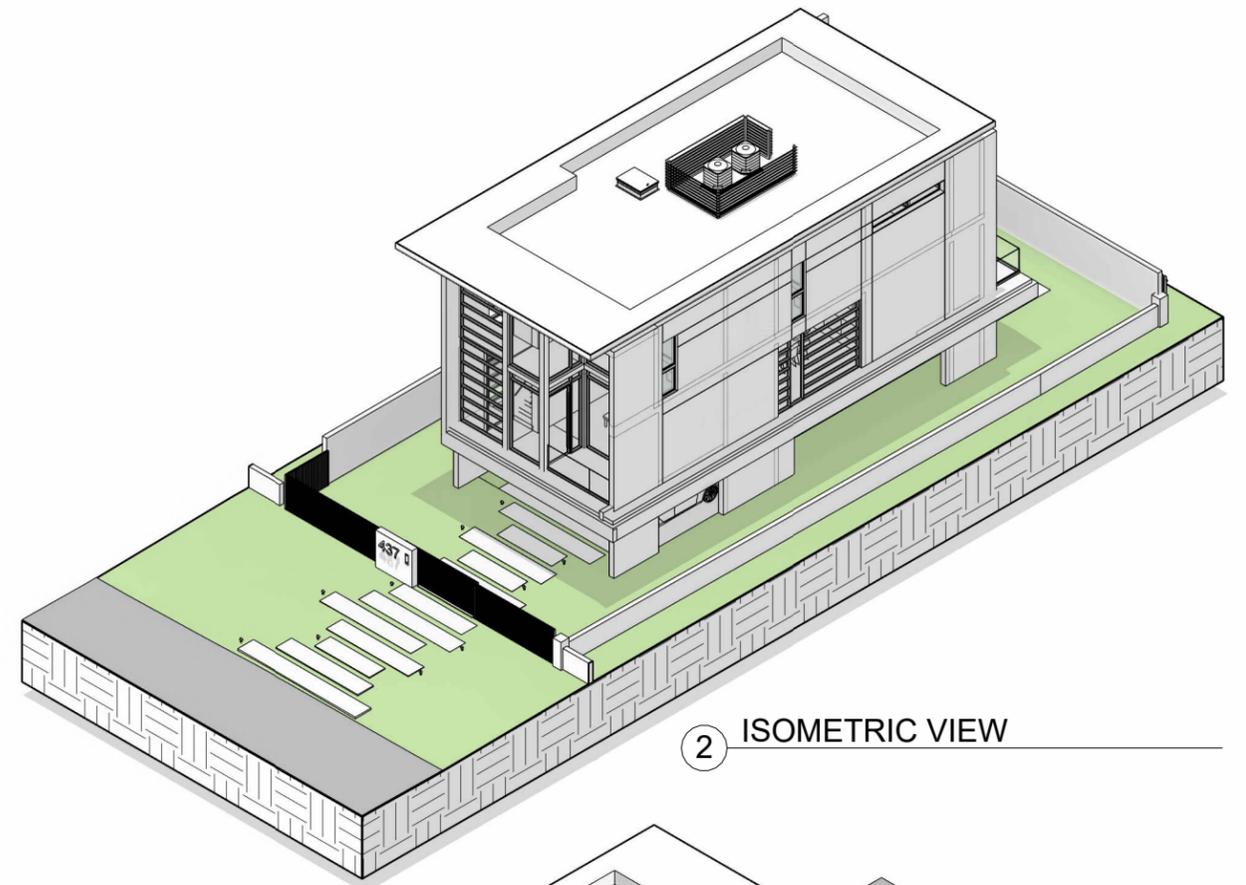


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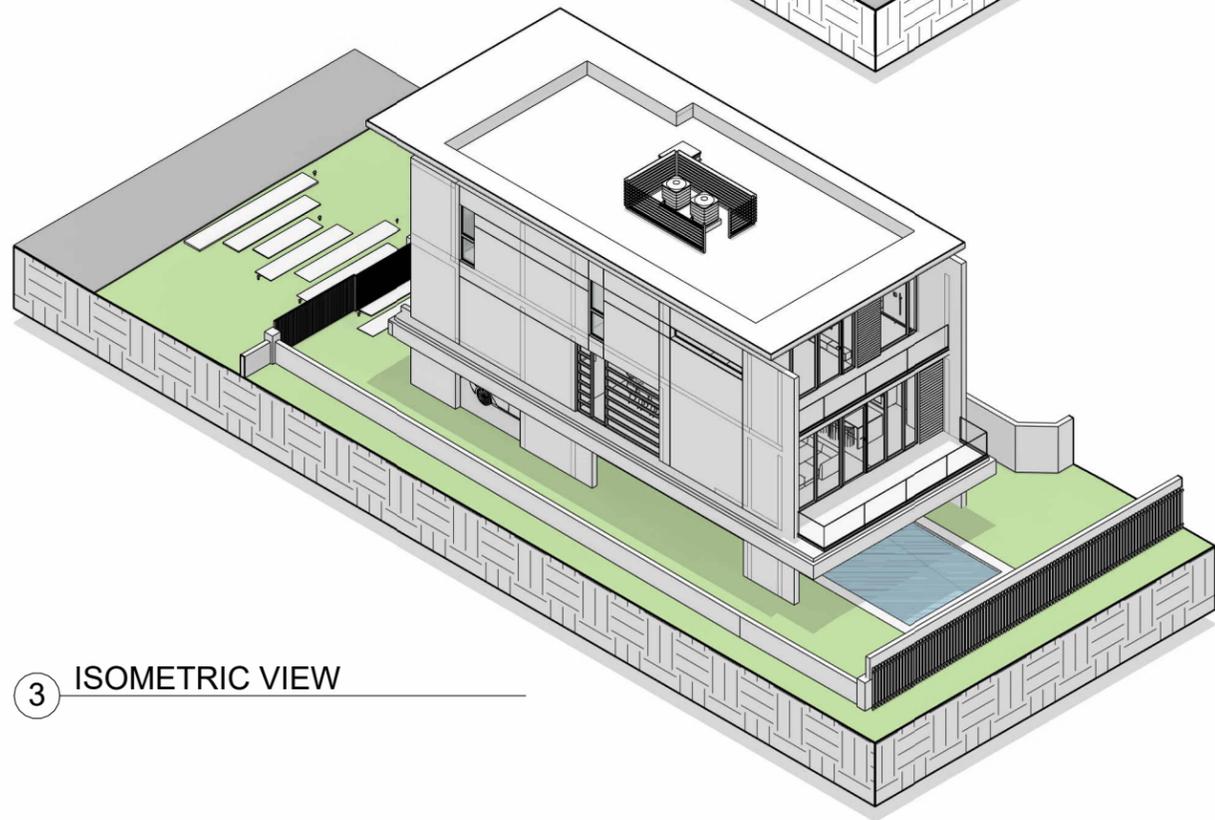
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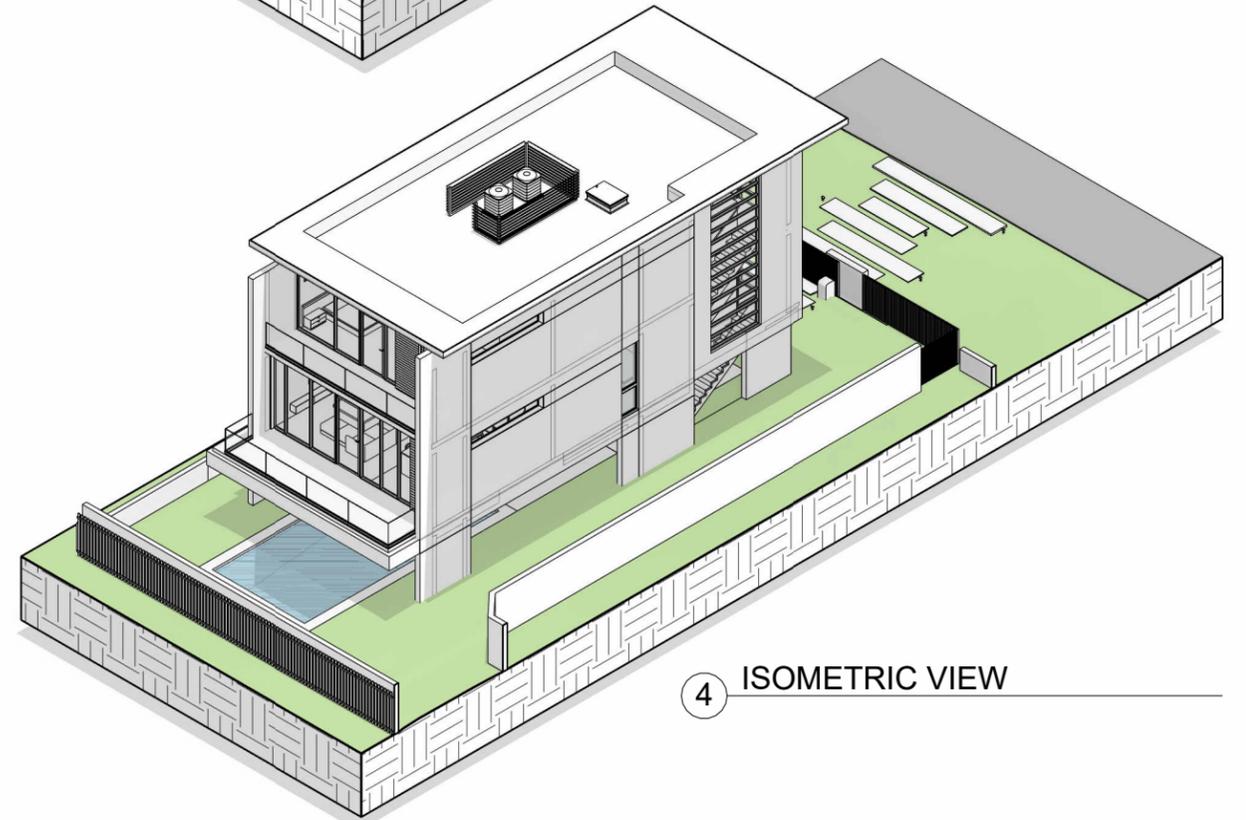
1 ISOMETRIC VIEW



2 ISOMETRIC VIEW



3 ISOMETRIC VIEW



4 ISOMETRIC VIEW

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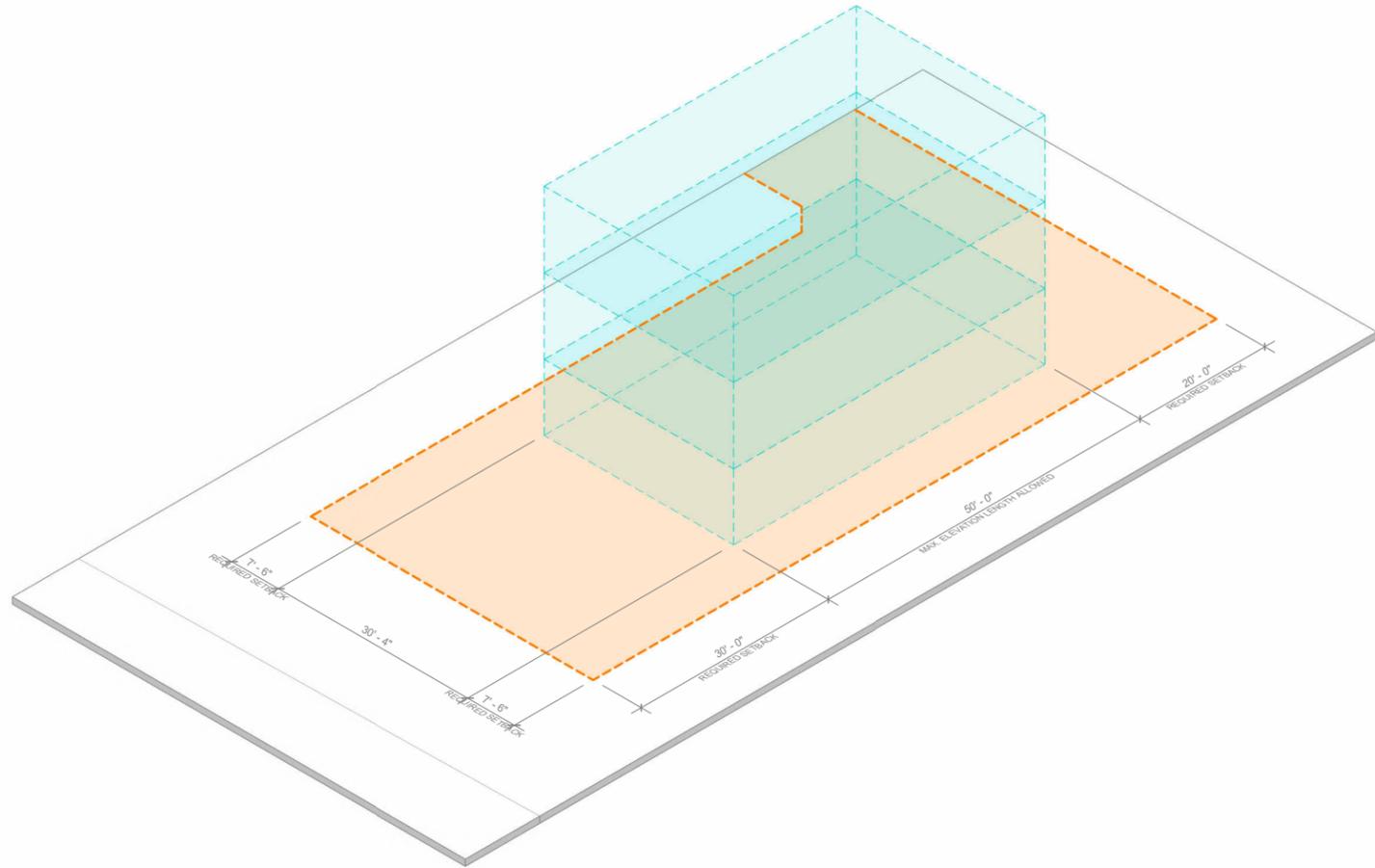
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A-1.9 AXONOMETRICS PROJECTION DIAGRAMS

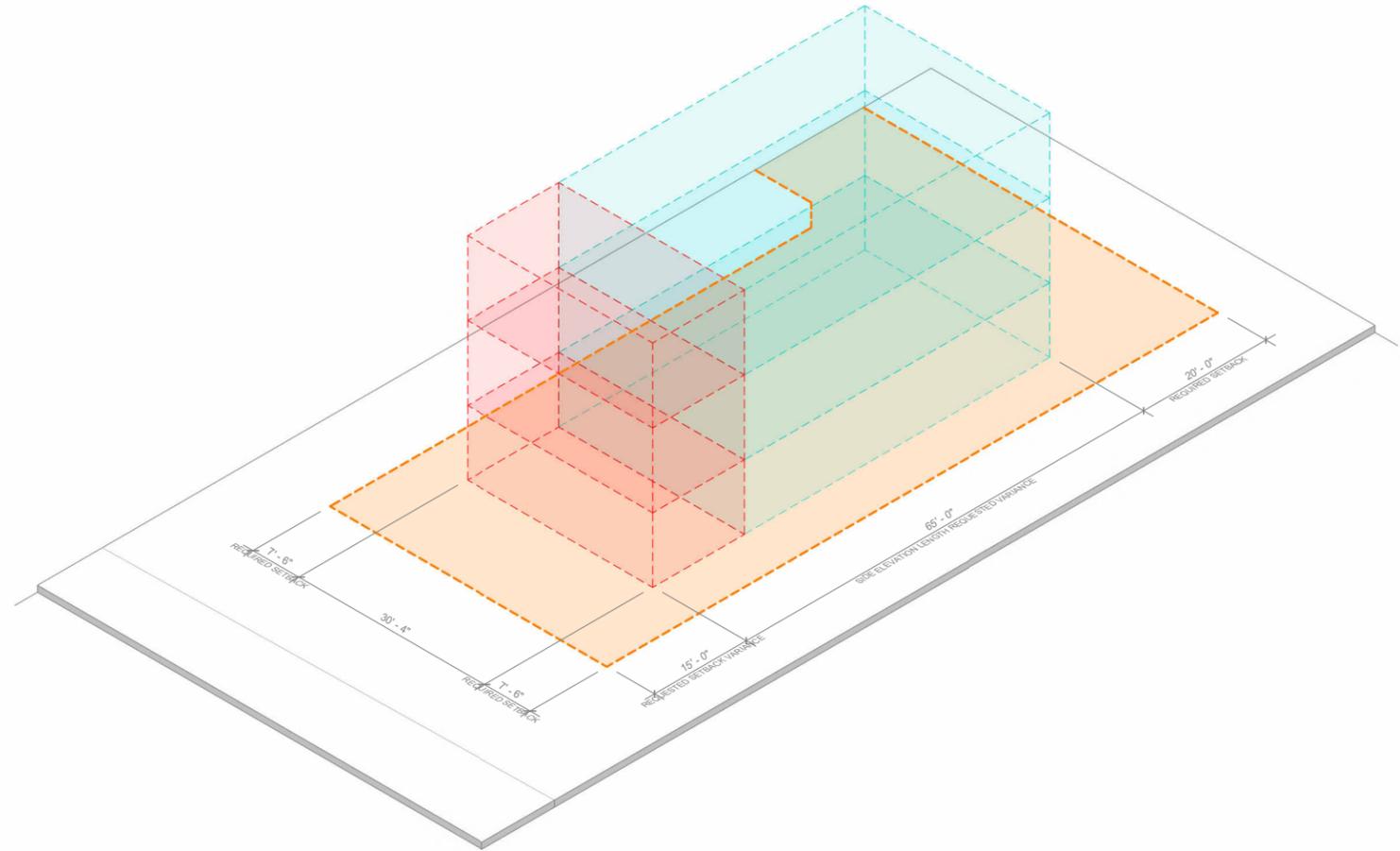


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1 REQUIRED SETBACKS



2 REQUESTED SETBACK

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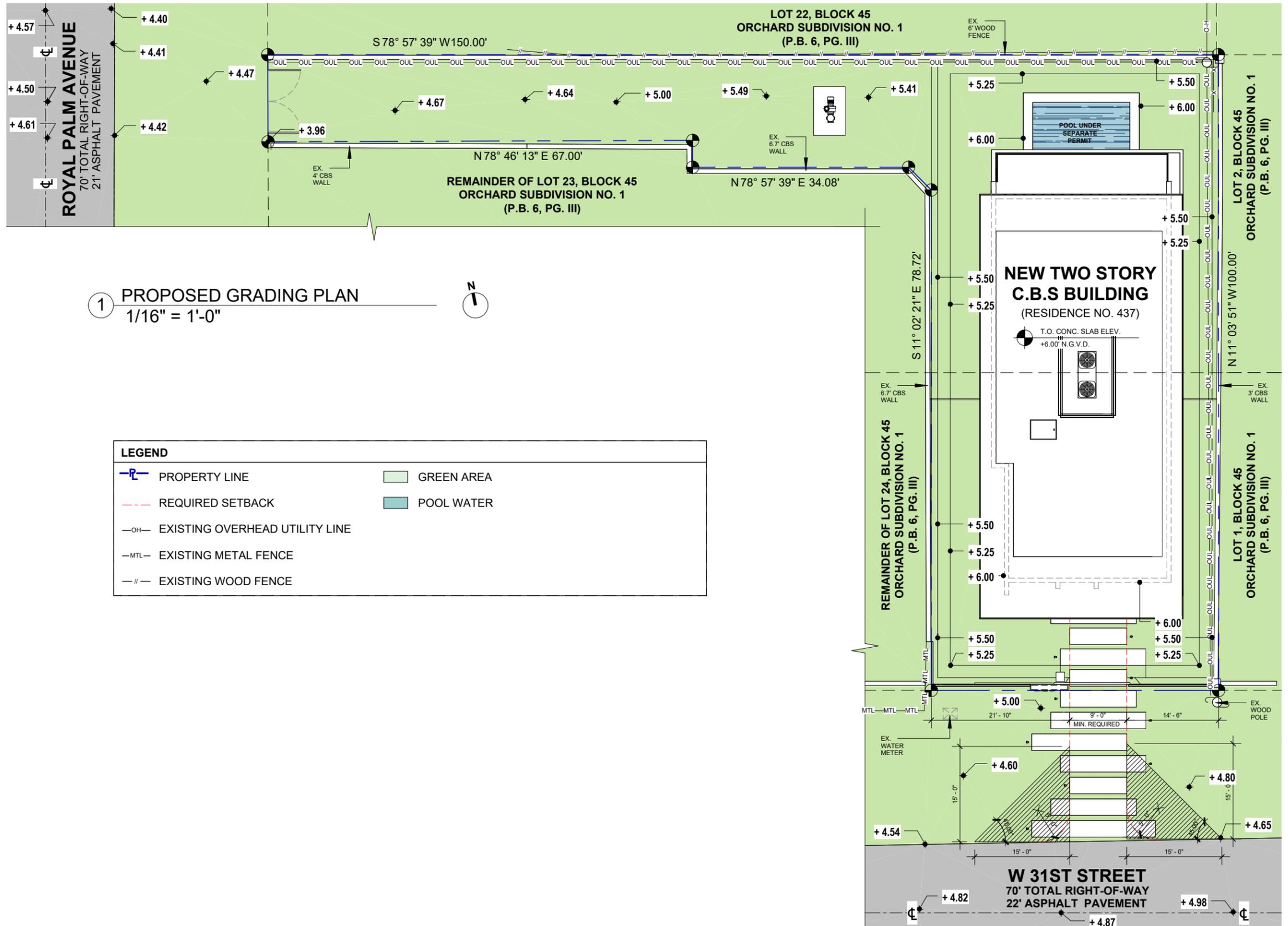
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A-1.10 VARIANCE DIAGRAM



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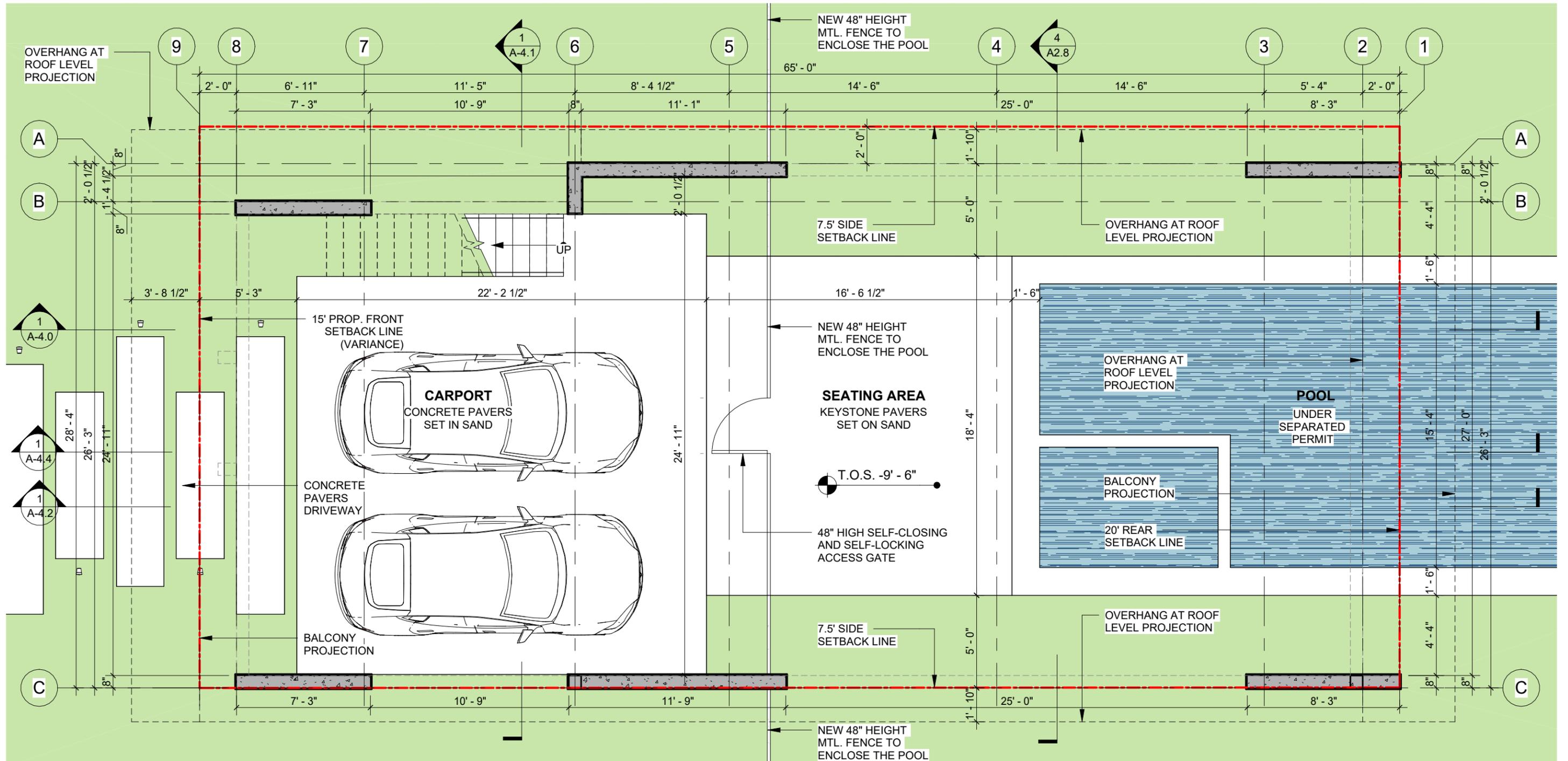
A-1.11 PROPOSED GRADING PLAN



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1 PROPOSED UNDERSTORY FLOOR PLAN
 3/16" = 1'-0"

WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL

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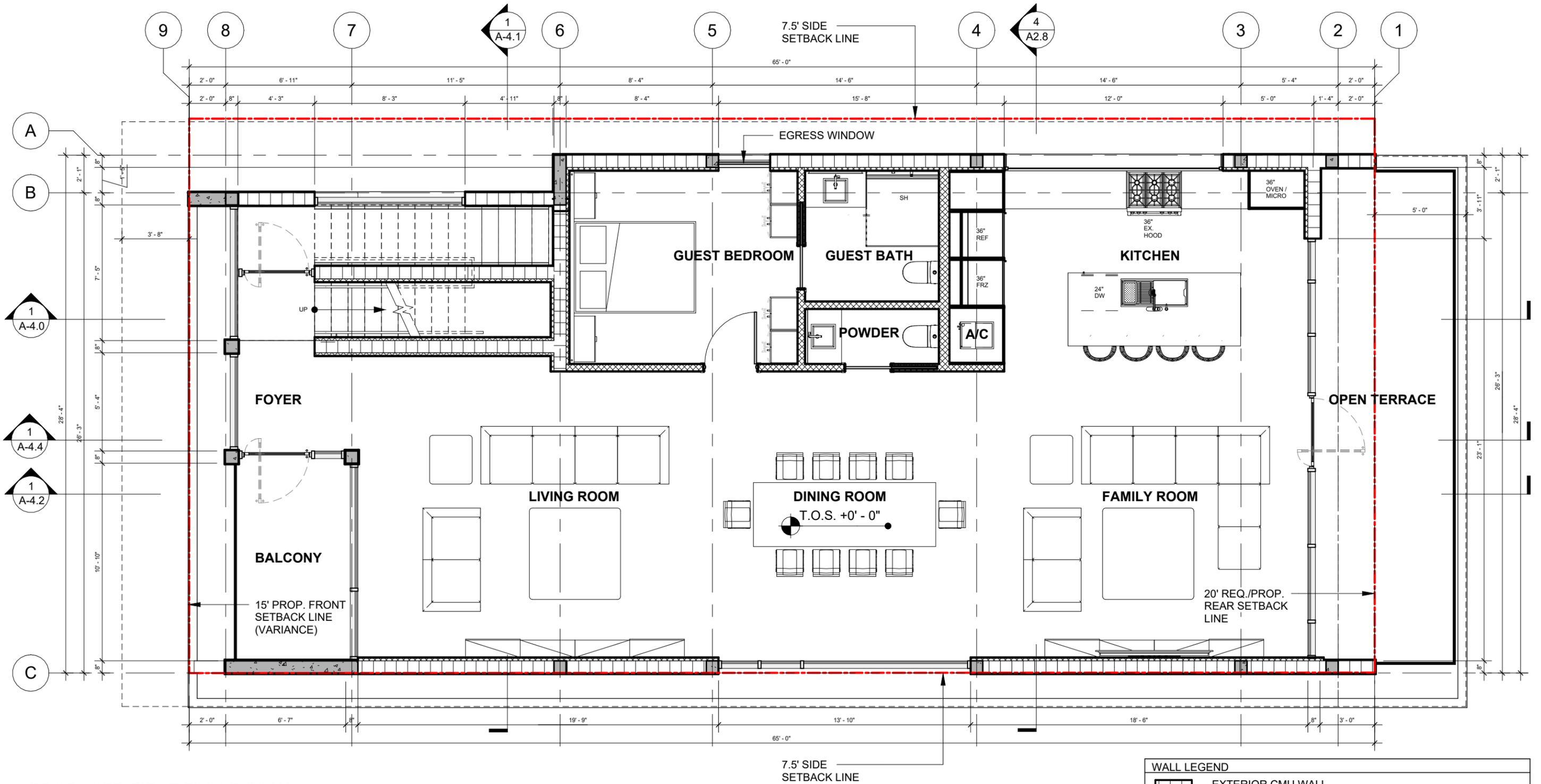
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A-2.0 PROPOSED UNDERSTORY FLOOR PLAN

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1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL

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A-2.1 PROPOSED FIRST FLOOR PLAN

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1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL

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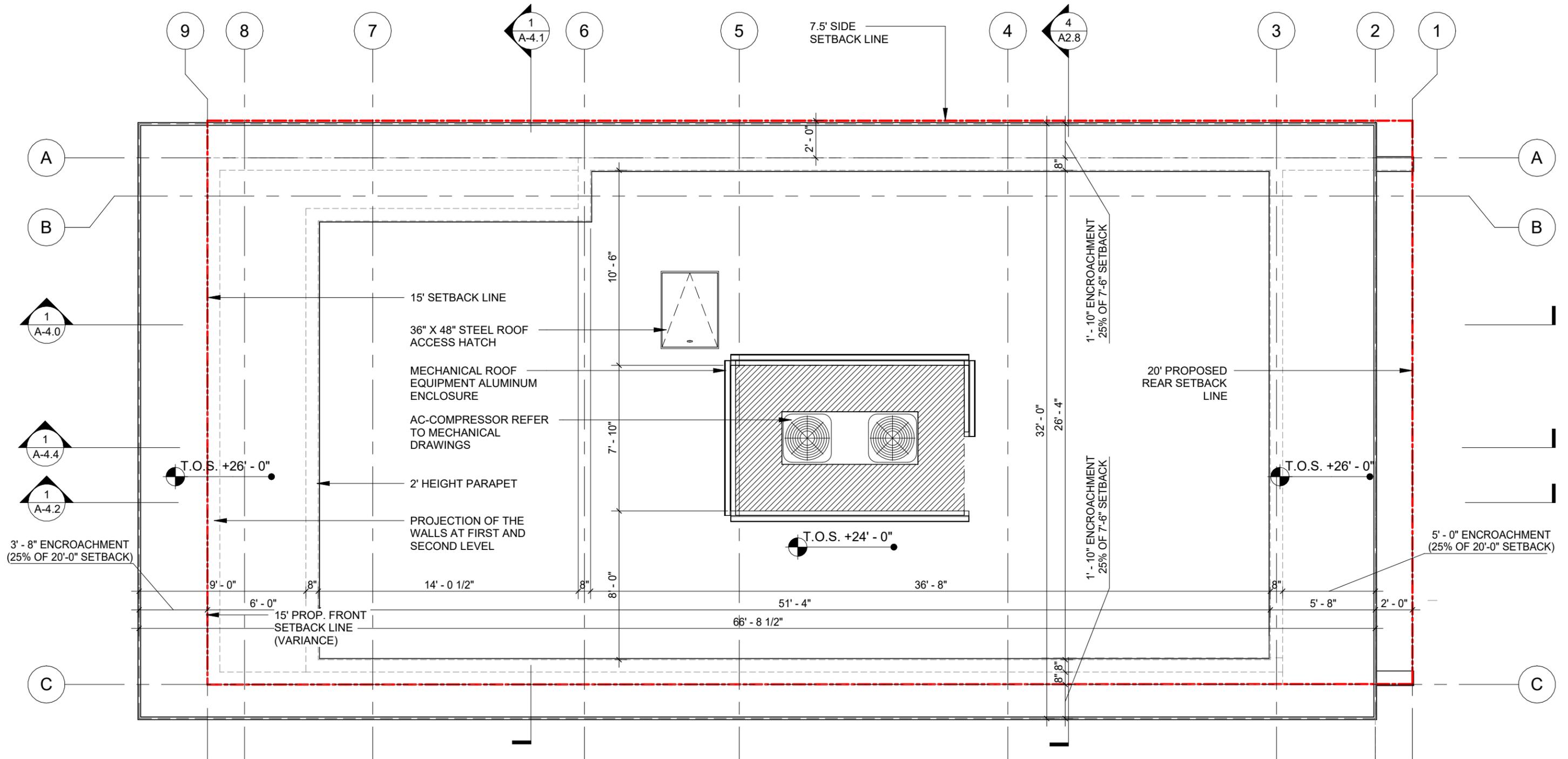
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A-2.2 PROPOSED SECOND FLOOR PLAN

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1 PROPOSED ROOF PLAN
3/16" = 1'-0"



WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL

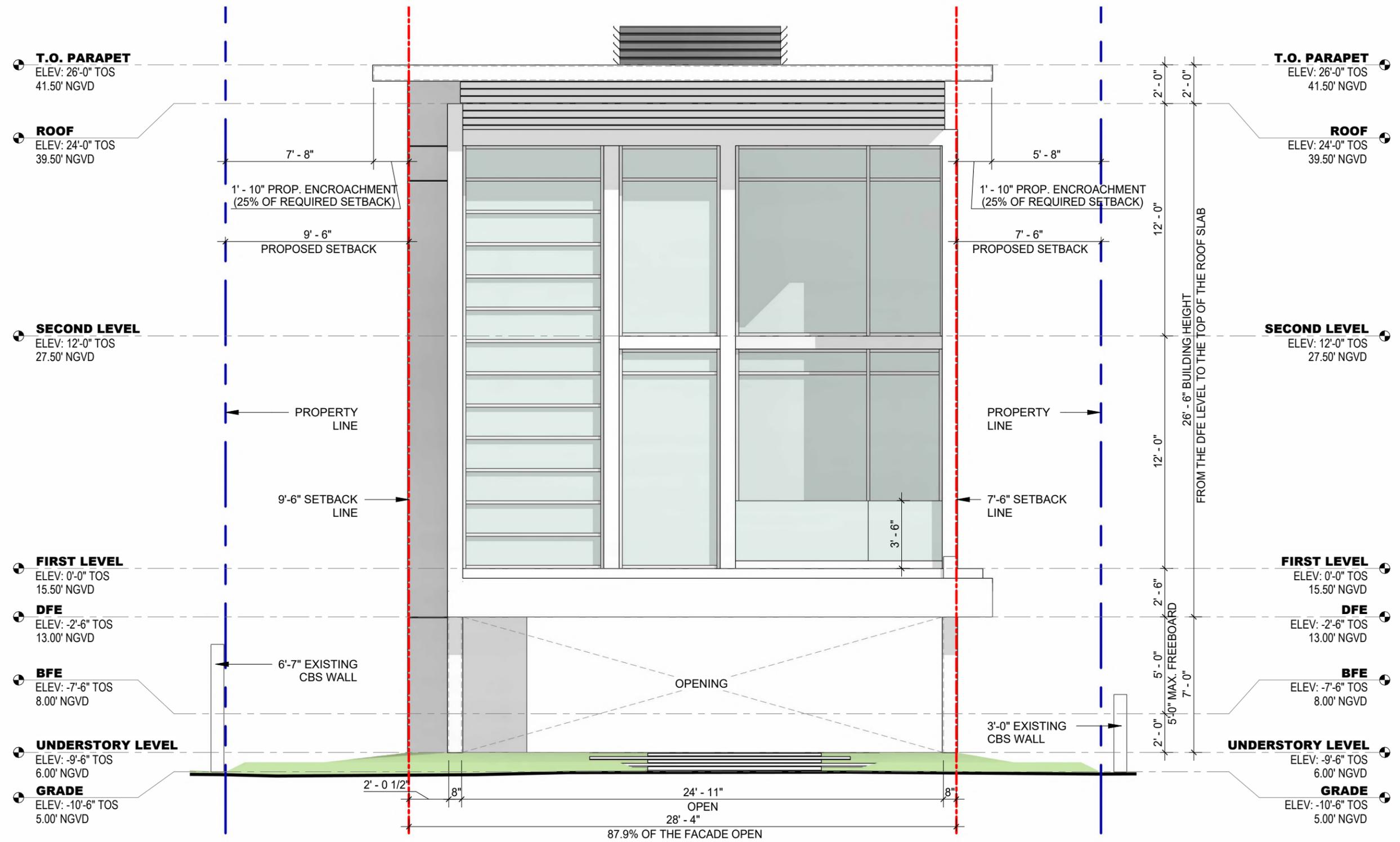
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A-2.3 PROPOSED ROOF PLAN

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1 PROPOSED FRONT ELEVATION (SOUTH)
 3/16" = 1'-0"

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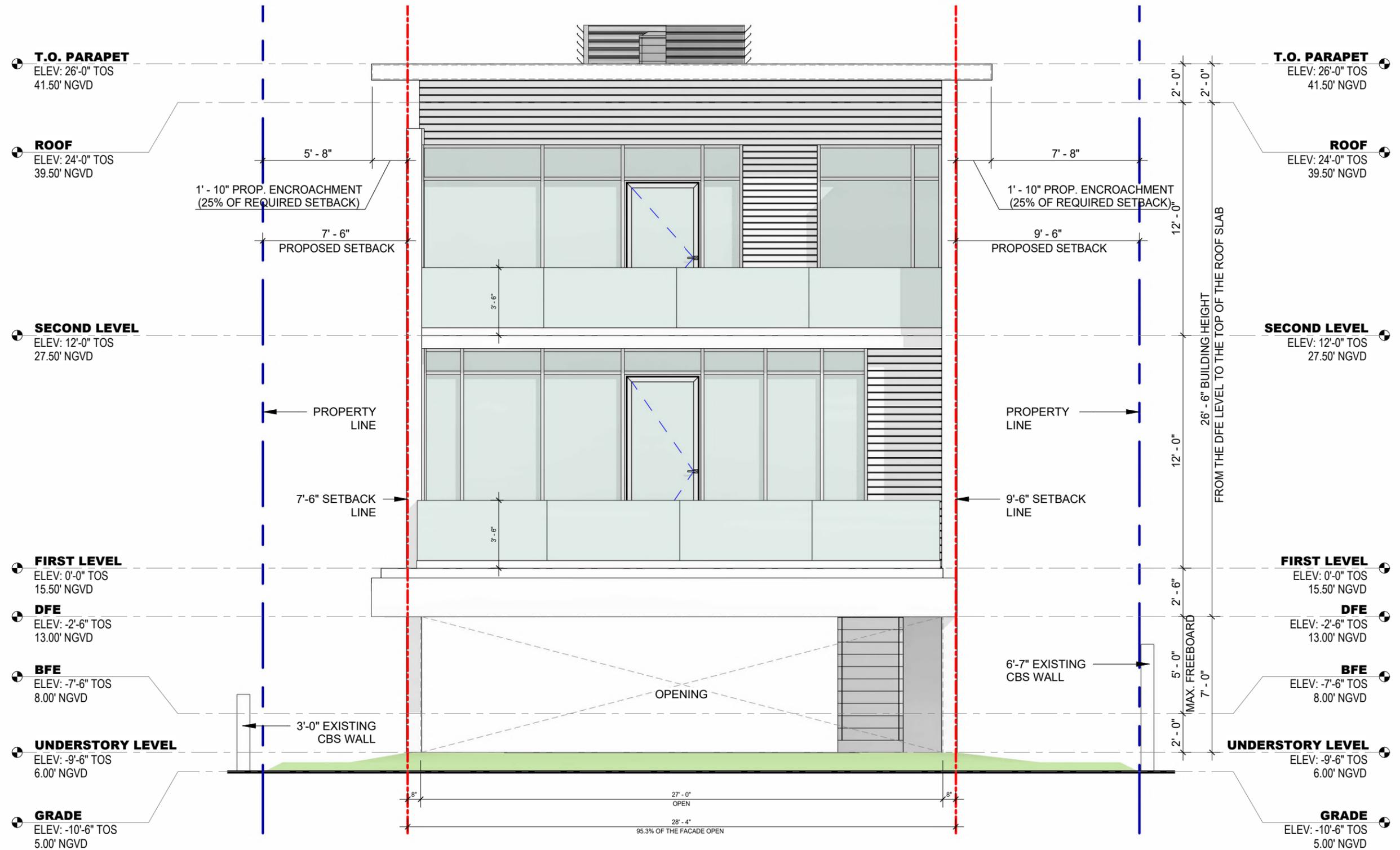
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A-3.0 PROPOSED FRONT ELEVATION (SOUTH)



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① PROPOSED REAR ELEVATION (NORTH)
3/16" = 1'-0"

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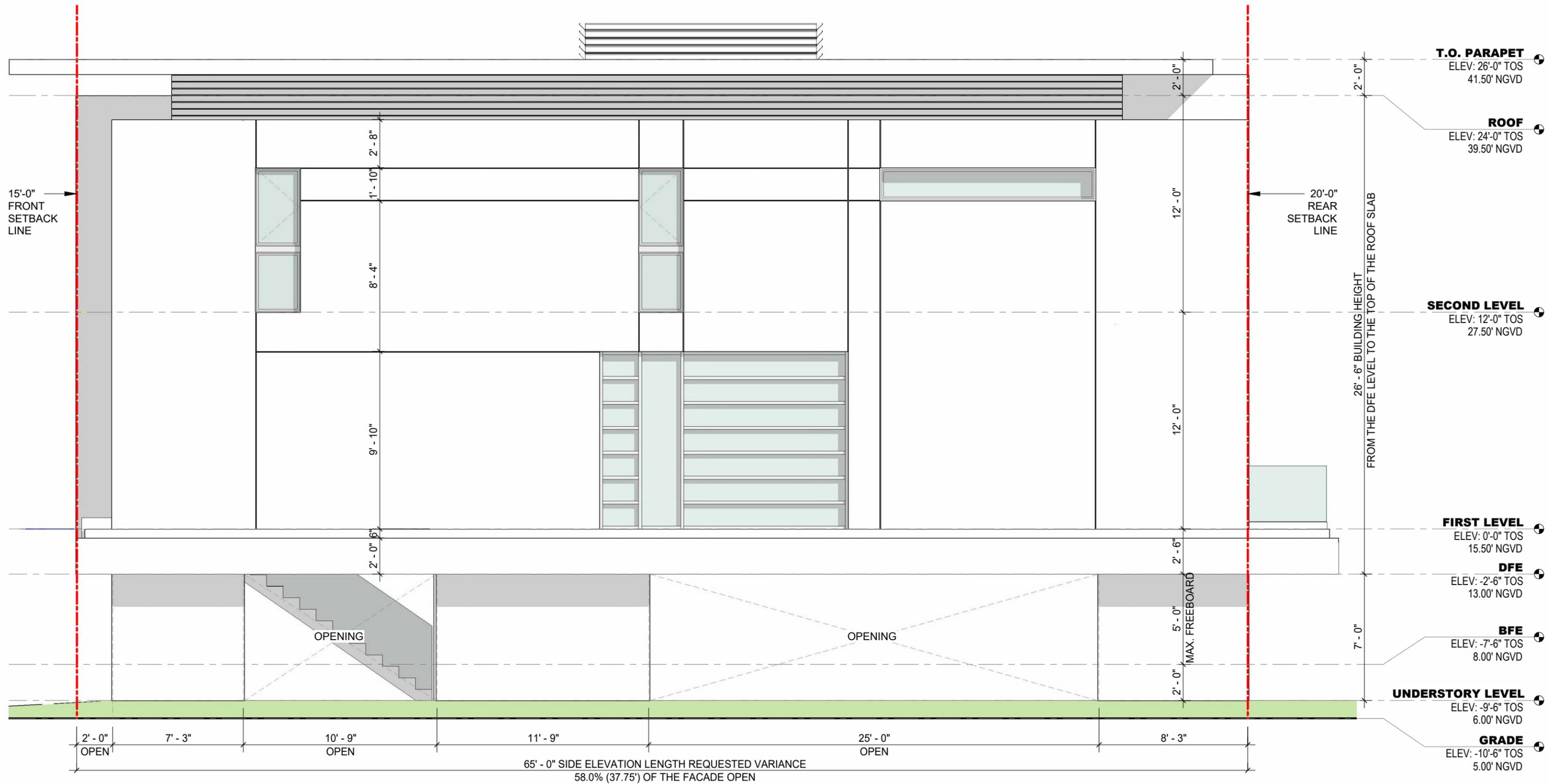
A-3.1 PROPOSED REAR ELEVATION (NORTH)



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1 PROPOSED SIDE ELEVATION (EAST)
3/16" = 1'-0"

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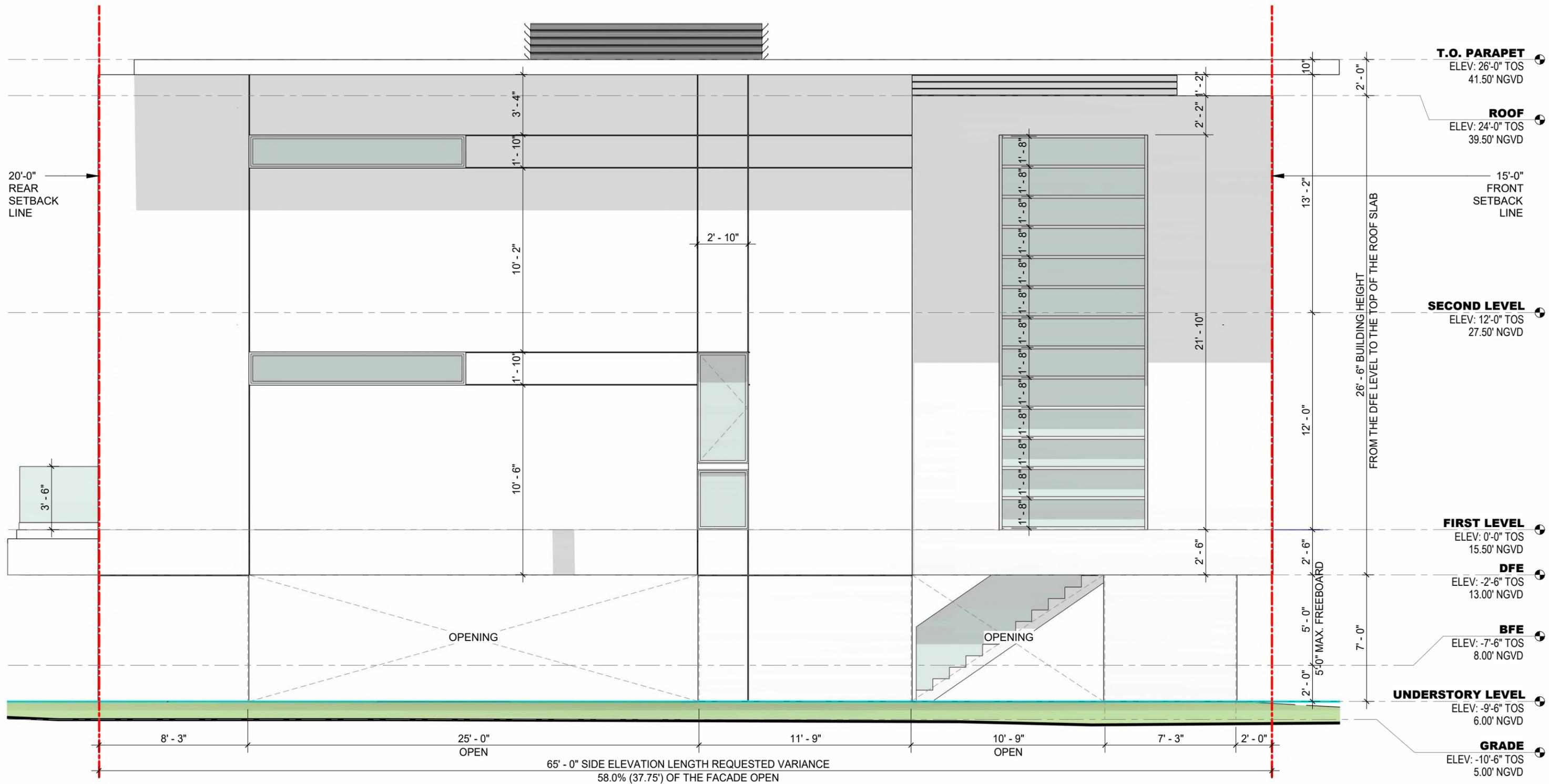
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A-3.2 PROPOSED SIDE ELEVATION (EAST)



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1 PROPOSED SIDE ELEVATION (WEST)
3/16" = 1'-0"

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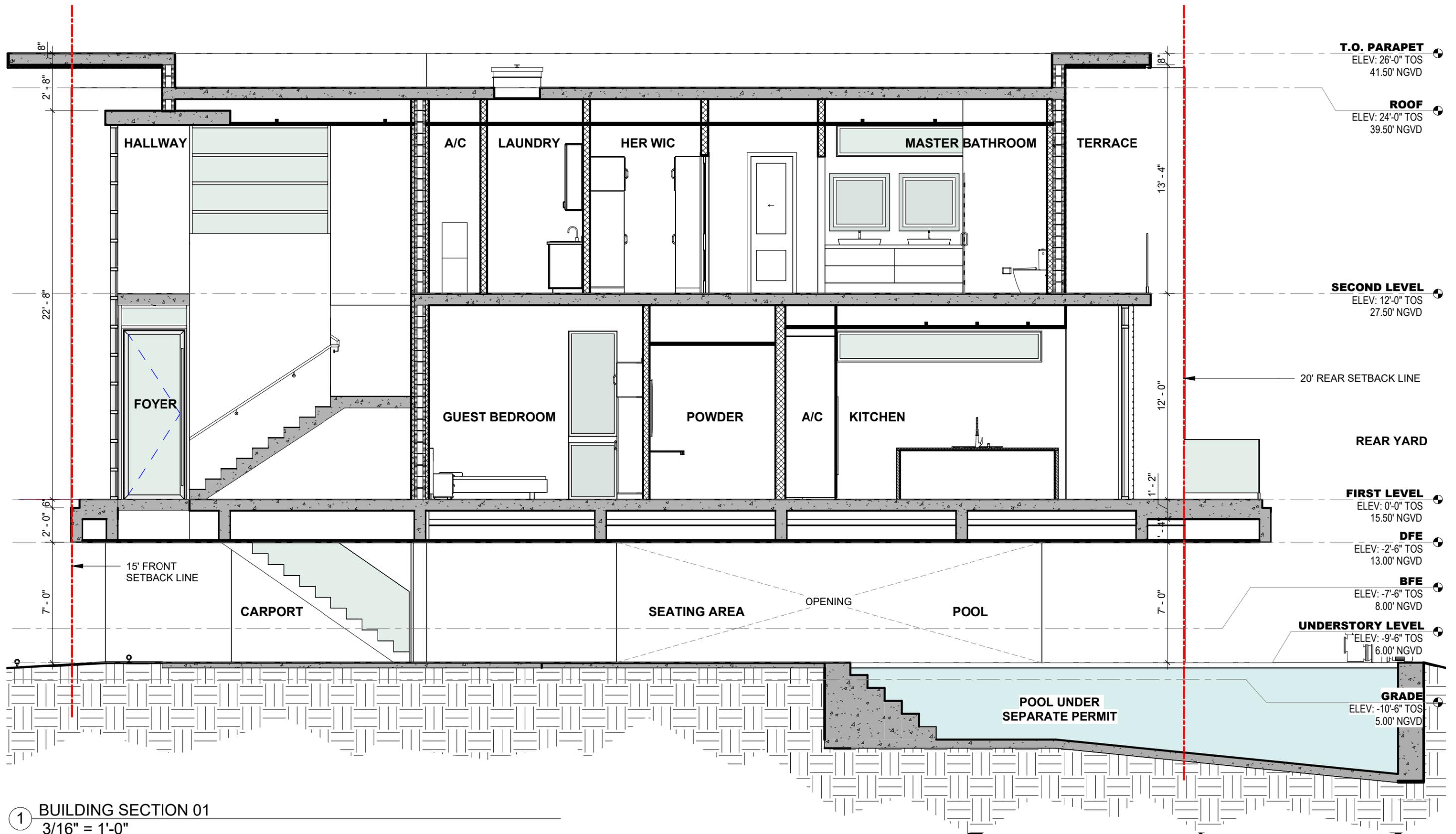
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A-3.3 PROPOSED SIDE ELEVATION (WEST)

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1 BUILDING SECTION 01
3/16" = 1'-0"

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A-4.0 BUILDING SECTION

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