

# 31st STREET

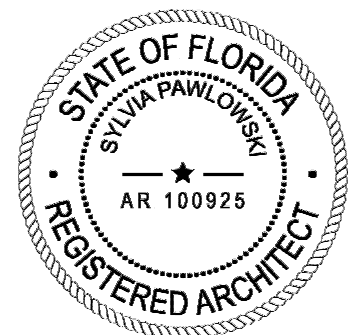
220 - 224 - 230 31st STREET | MIAMI BEACH | FL | 33140

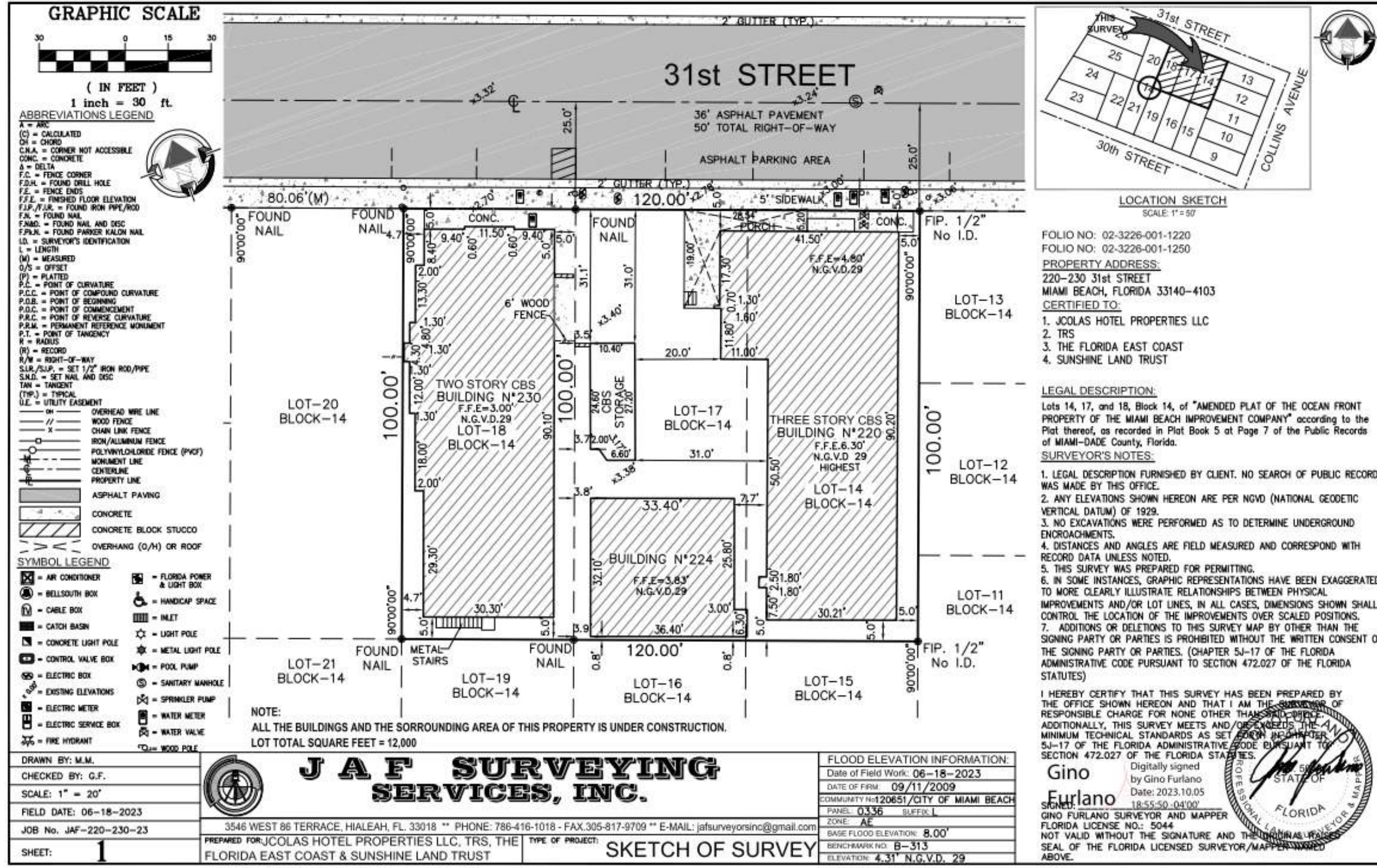
## FINAL SUBMITTAL

OCTOBER 9, 2023  
FILE NO: HPB23-0589

### DRAWING LIST

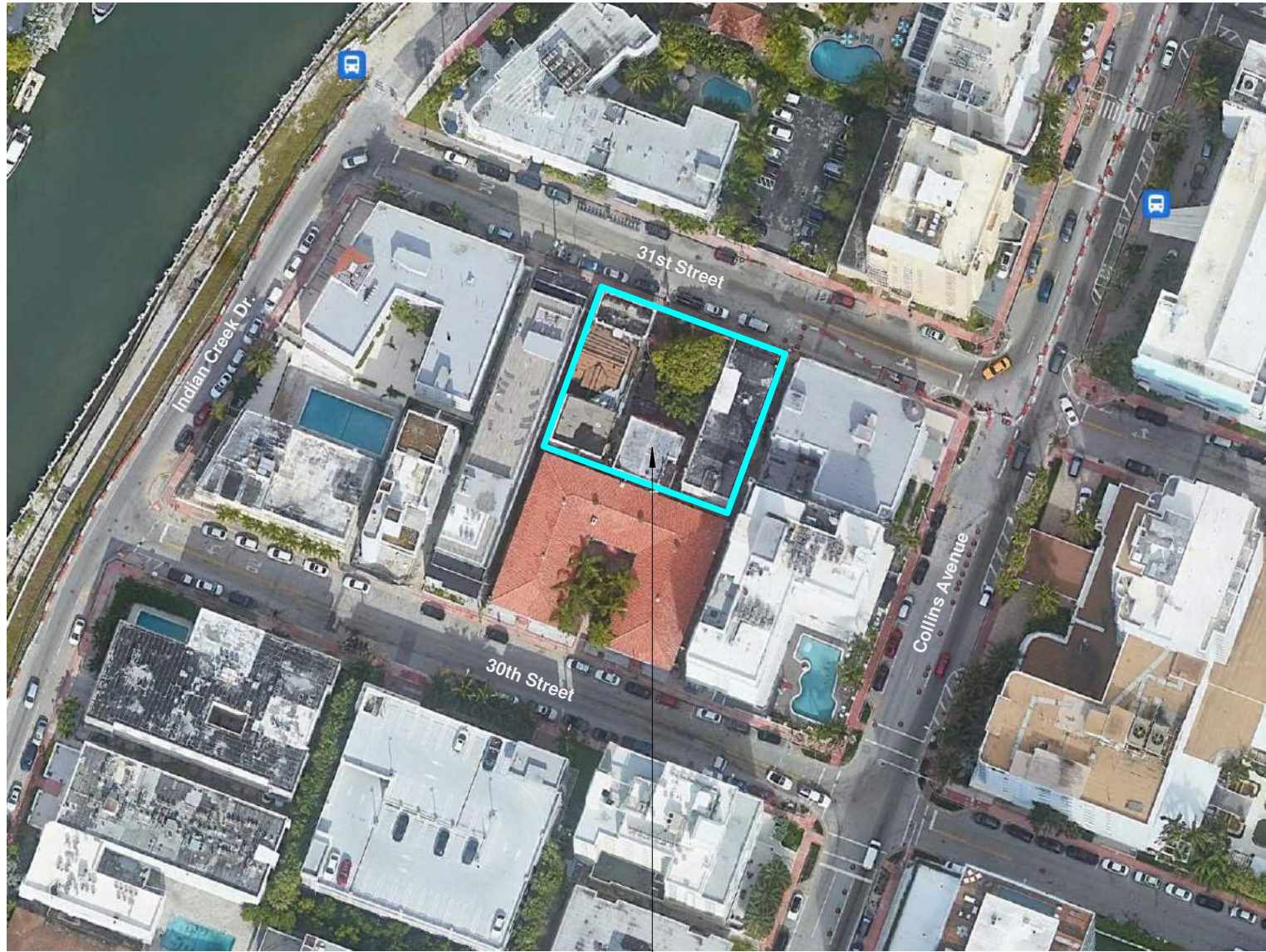
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L-03	PLANTS CATALOGUE
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LI-01	LIGHTING PLAN
IR-1	IRRIGATION PLAN





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MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com  
 South Florida United Investments LLC 220 31st STREET | MIAMI BEACH | FLORIDA | 33140  
 31st STREET SURVEY 2310  
 2023.09.18 NTS 2310  
 A-1



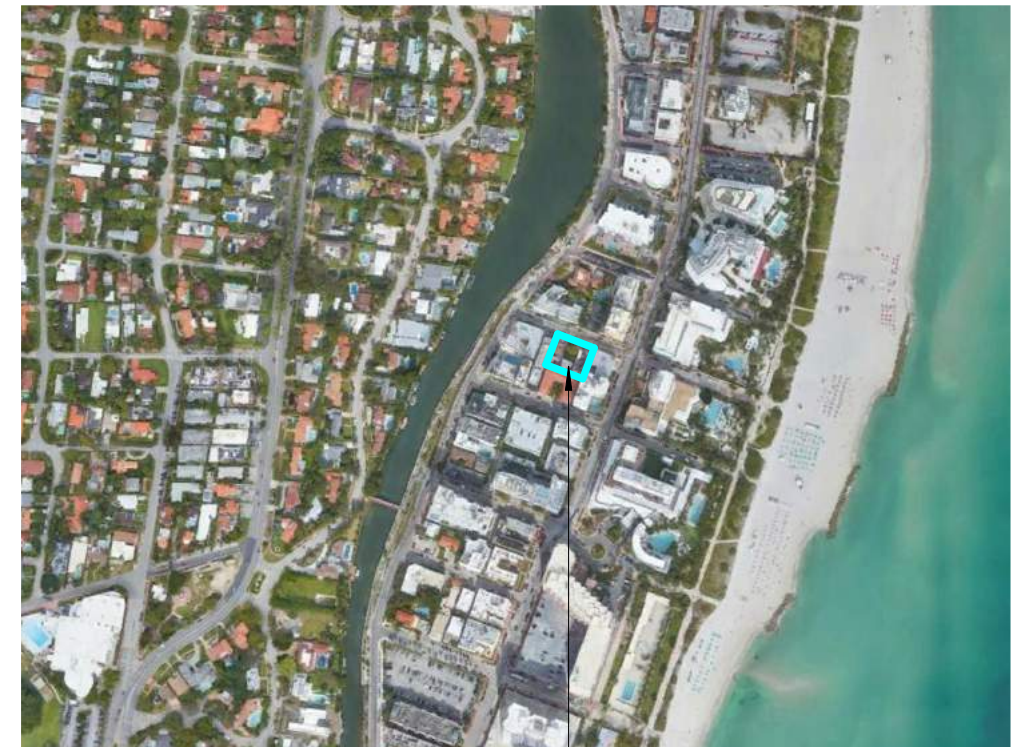
**SUBJECT LOCATION**  
 220 - 224 - 230 31st STREET  
 MIAMI BEACH | FL | 33140

**SITE AERIAL MAP**



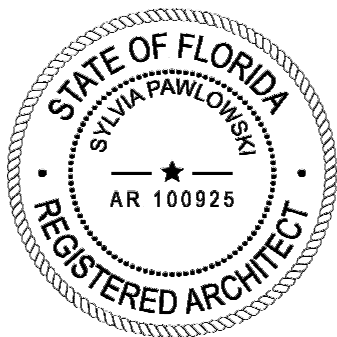
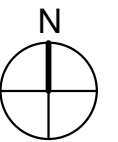
**SUBJECT LOCATION**  
 220 - 224 - 230 31st STREET  
 MIAMI BEACH | FL | 33140

**LOCATION MAP**



**SUBJECT LOCATION**  
 220 - 224 - 230 31st STREET  
 MIAMI BEACH | FL | 33140

**AERIAL MAP**



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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**LOCATION & AERIAL MAPS**

2023.09.18

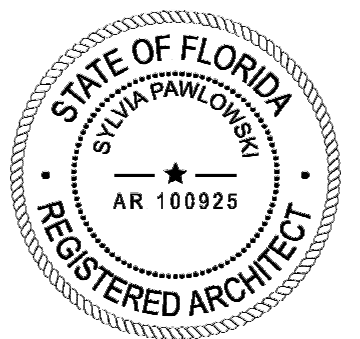
1 1/2" = 1'-0"

2310

**A-2**

MULTIFAMILY COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
1	ADDRESS:	220 - 224 - 230 31st STREET   MIAMI BEACH   FL   33140								
2	FOLIO NUMBERS:	02-3226-001-1220 02-3226-001-1250								
3	BOARD AND FILE NUMBERS:	BUILDING 220 - 1939 BUILDING 224 - 1926 BUILDING 230 - 1937								
4	YEAR BUILT:	1946	ZONING DISTRICT:	RM-2						
5	BASE FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:	4.55' NGVD						
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.52' NGVD	FREE BOARD:	N/A						
7	LOT AREA:	12,000 SF								
8	LOT WIDTH	120 FT	LOT DEPTH:	100 FT						
9	MINIMUM UNIT SIZE	200 SF	AVERAGE UNIT SIZE	263 SF						
10	EXISTING USE:	HOTEL	PROPOSED USE:	HOTEL						
		<b>MAXIMUM</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>					
11	HEIGHT:	50 FT		EX TO REMAIN						
12	NUMBER OF STORIES:	N/A	BUILDING 220 - 3 BUILDING 224 - 2 BUILDING 230 - 2	EX TO REMAIN						
13	<b>FAR</b>	2	1.30	1.41						
14	FLOOR AREA SQUARE FOOTAGE:	24,000 SF	15,553 SF	16,882 SF						
15	SQUARE FOOTAGE BY USE:	N/A								
16	NUMBER OF UNITS RESIDENTIAL:	N/A	0	0						
17	NUMBER OF UNITS HOTEL:	N/A	N/A	46						
18	NUMBER OF SEATS:	N/A	N/A							
19	OCCUPANCY LOAD:	N/A	N/A							
	<b>SETBACKS</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>					
	<b>SUBTERRANEAN:</b>									
20	FRONT SETBACK:	20 FT	N/A	N/A						
21	SIDE SETBACK:	10 FT	N/A	N/A						
22	SIDE SETBACK:	10 FT	N/A	N/A						
23	SIDE SETBACK FACING STREET:	N/A	N/A	N/A						
24	REAR SETBACK:	10 FT	N/A	N/A						
	<b>AT GRADE PARKING:</b>									
25	FRONT SETBACK:	20 FT	4'-10"	EX TO REMAIN						
26	SIDE SETBACK:	10 FT	5'-1"	EX TO REMAIN						
27	SIDE SETBACK:	10 FT	1'-6"	EX TO REMAIN						
28	SIDE SETBACK FACING STREET:	N/A	N/A	N/A						
29	REAR SETBACK:	10 FT	7"	EX TO REMAIN						
	<b>PEDESTAL:</b>									
30	FRONT SETBACK:	20 FT	N/A	N/A						
31	SIDE SETBACK:	10 FT	N/A	N/A						
32	SIDE SETBACK:	10 FT	N/A	N/A						
33	SIDE SETBACK FACING STREET:	N/A	N/A	N/A						
34	REAR SETBACK:	10 FT	N/A	N/A						
	<b>TOWER:</b>									
35	FRONT SETBACK:	20 FT	N/A	N/A						
36	SIDE SETBACK:	10 FT	N/A	N/A						
37	<b>PARKING:</b>									
	<b>PARKING DISTRICT</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>TOTAL # OF PARKING SPACES</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b># OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b># OF PARKING SPACES PER LEVEL (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>PARKING SPACE DIMENSIONS</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>PARKING SPACE CONFIGURATION (45o,60o,90o,PARALLEL)</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>ADA SPACES</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>TANDEM SPACES</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>DRIVE AISLE WIDTH</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>VALET DROP OFF AND PICK UP</b>				N/A *SEE FOOTNOTE 1	N/A	N/A			
	<b>LOADING ZONES AND TRASH COLLECTION AREA</b>				N/A	N/A	N/A			
	<b>BICYCLE PARKING, LOCATION, AND NUMBER OF RACKS</b>				N/A	N/A	N/A			
	<b>RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>					
	<b>TYPE OF USE</b>	N/A	N/A	RESTAURANT/BAR						
	<b>TOTAL # SEATS</b>	N/A	N/A	845/15 NET = 57						
	<b>TOTAL # OF SEATS PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)</b>	N/A	N/A	N/A						
	<b>TOTAL OCCUPANT CONTENT</b>	N/A	N/A	KITCHEN 140 SF 140/200= 1 OCC						
	<b>TOTAL # OF CONTENT PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)</b>	N/A	N/A	N/A						
	<b>IS THIS A CONTRIBUTING BUILDING?</b>	YES								
	<b>LOCATED WITHIN A LOCAL HISTORIC DISTRICT</b>	YES, COLLINS WATERFRONT HISTORIC DISTRICT								
	<b>NOTES:</b>	IF NOT APPLICABLE WRITE N/A ALL OTHER DATA INFORMATION MAY BE REQUIRED AND PRESENTED LIKE THE ABOVE FORMAT.								
	<b>FOOTNOTE:</b>	1. Parking requirements are satisfied, See Sec. 130-32(6)e, City Code.								



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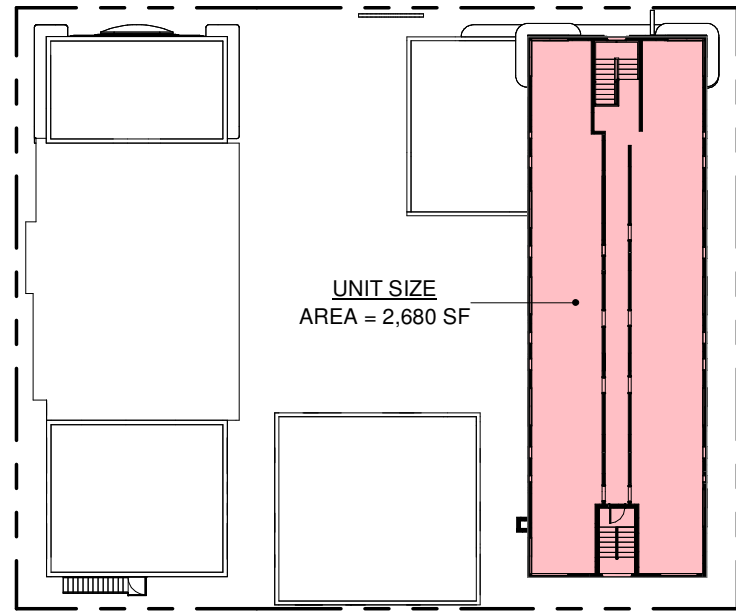
South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

ZONING DATA SHEET  
2023.09.18

2310

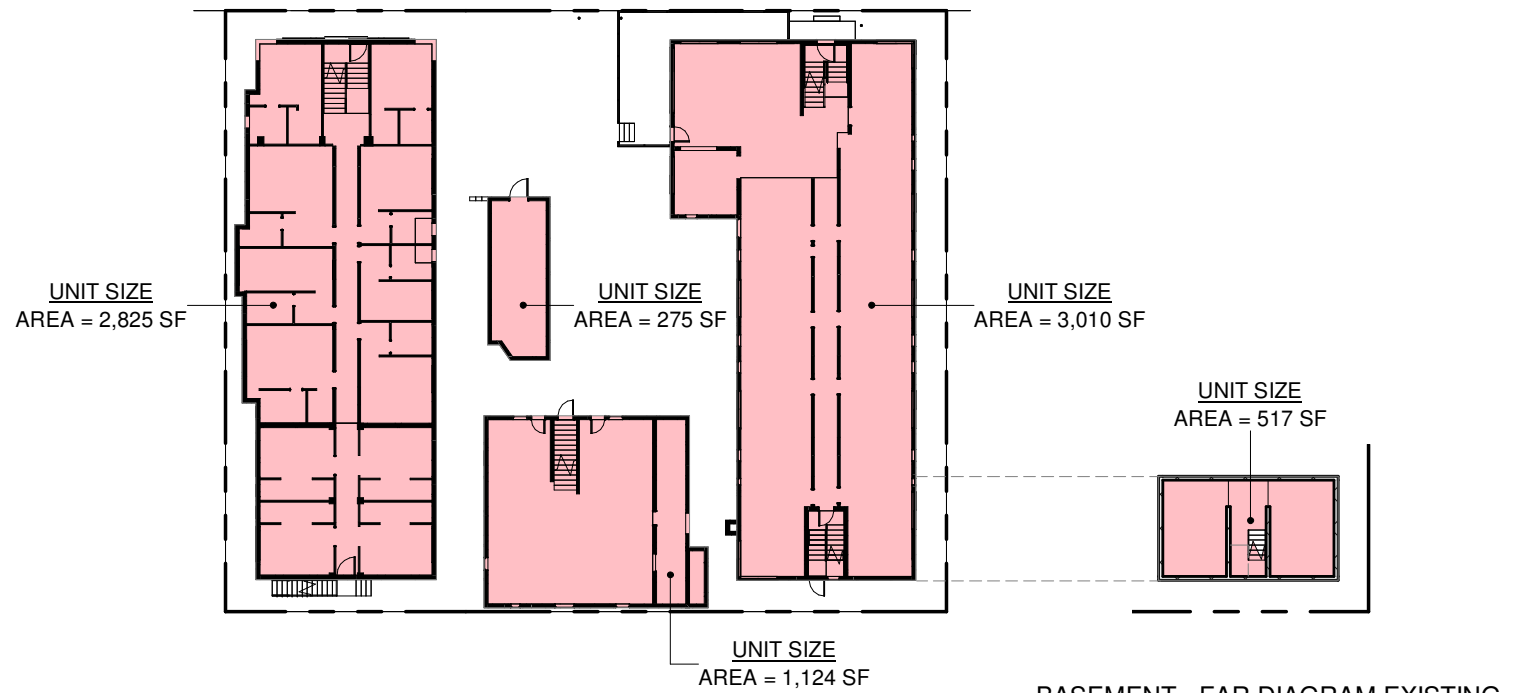
A-3



LEVEL 03 - FAR DIAGRAM EXISTING



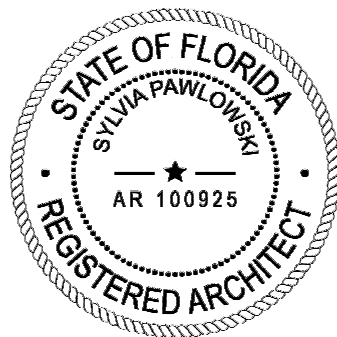
LEVEL 02 - FAR DIAGRAM EXISTING



LEVEL 01 - FAR DIAGRAM EXISTING

BASEMENT - FAR DIAGRAM EXISTING

	UNIT SIZE VOLUME	
	ALLOWED	PROPOSED
BASEMENT	12,000 SF X 2 = 24,000 SF	517 SF
GROUND FL		7,235 SF
LEVEL 2		5,121 SF
LEVEL 3		2,680 SF
		15,553 SF



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31st STREET

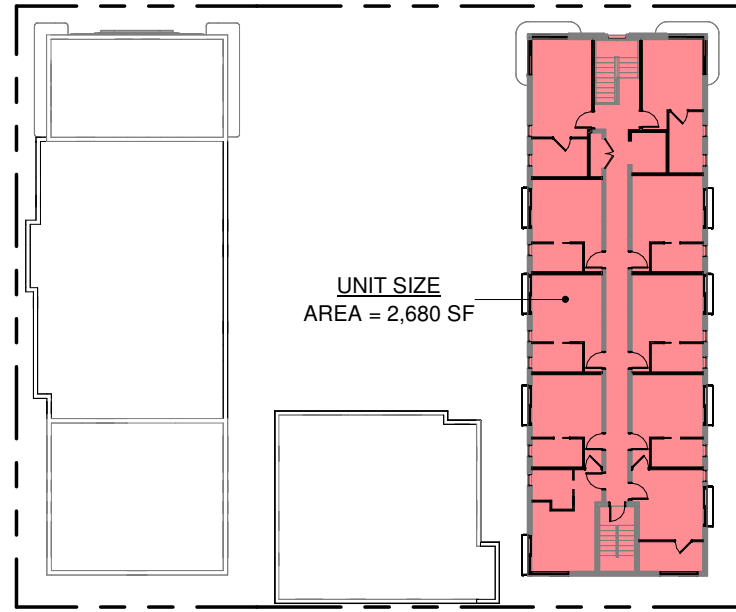
FAR DIAGRAM - EXISTING

2023.09.18

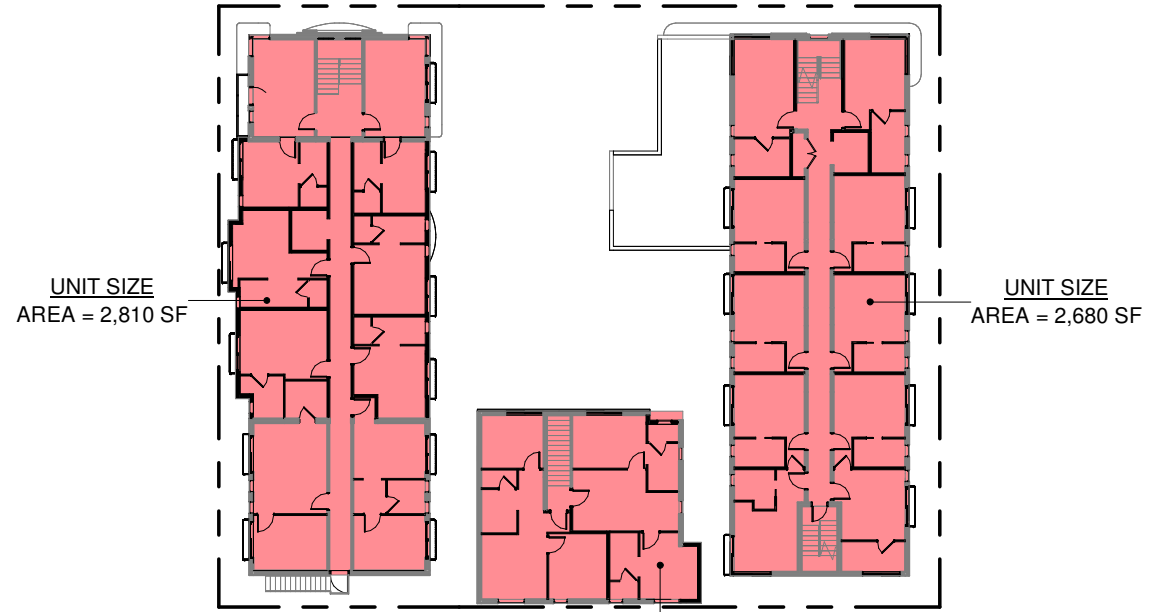
1/32" = 1'-0"

2310

A-4



LEVEL 03 - FAR DIAGRAM



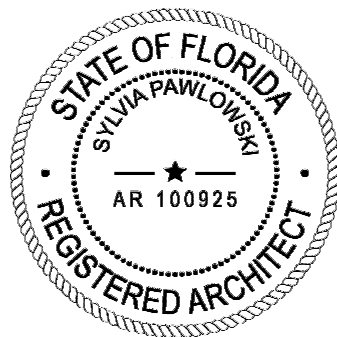
LEVEL 02 - FAR DIAGRAM



LEVEL 01 - FAR DIAGRAM

BASEMENT - FAR DIAGRAM

FAR DIAGRAM - PROPOSED		
	ALLOWED	PROPOSED
BASEMENT	12,000 SF X 2 = 24,000 SF	517 SF
GROUND FL		7,071 SF
LEVEL 2		6,614 SF
LEVEL 3		2,680 SF
		16,882 SF



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31st STREET

FAR DIAGRAM - PROPOSED  
2023.09.18 1/32" = 1'-0"

2310

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0 - BUILDING 220-224-230 STREET VIEW



1 - BUILDING 220



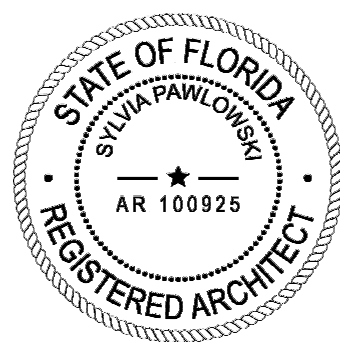
2 - BUILDING 220



3 - BUILDING 220



4 - BUILDING 220



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DRAWING TITLE

SITE PHOTOS  
2023.09.18

DRAWING #

2310

A-6



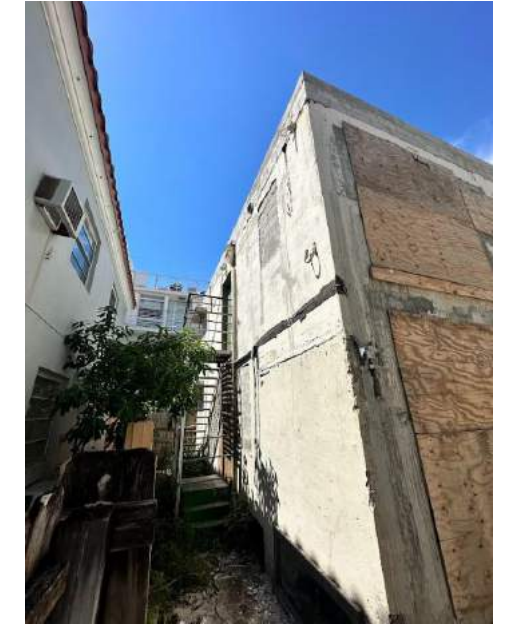
5 - BUILDING 230



6 - BUILDING 230



7 - BUILDING 230



8 - BUILDING 230



9 - BUILDING 224



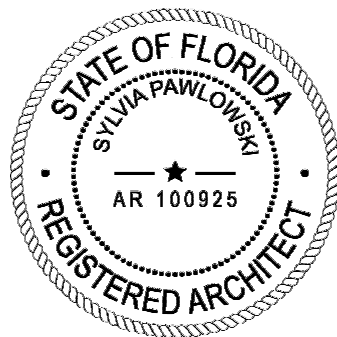
10 - BUILDING 224



11 - BUILDING 224



12 - BUILDING 224



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SITE PHOTOS  
2023.09.18

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1



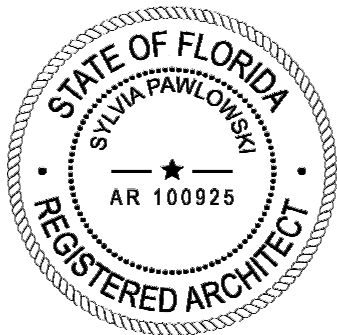
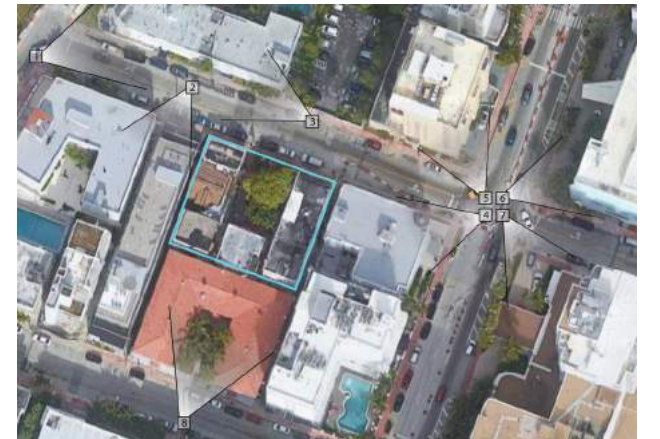
2



3



4



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CONTEXT PHOTOS  
2023.09.18

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5



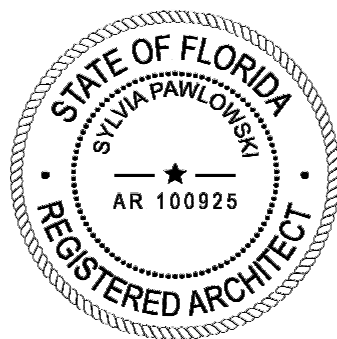
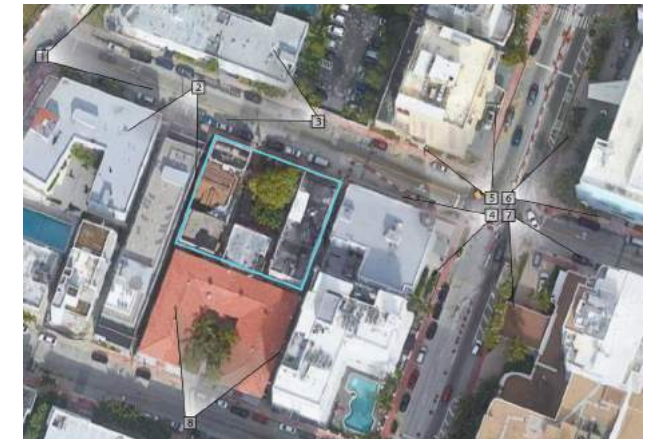
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7



8



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**31st STREET**

DRAWING TITLE

**CONTEXT PHOTOS**  
2023.09.18

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**A-9**



1



2



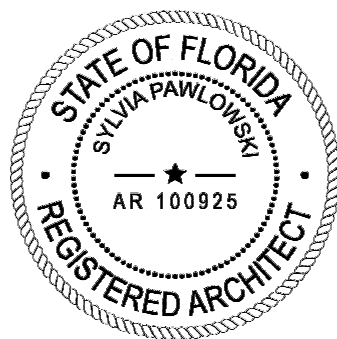
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4



5



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31st STREET

DRAWING TITLE

SURROUNDING DISTRICT PHOTOS  
2023.09.18

DRAWING #

A-10

2310



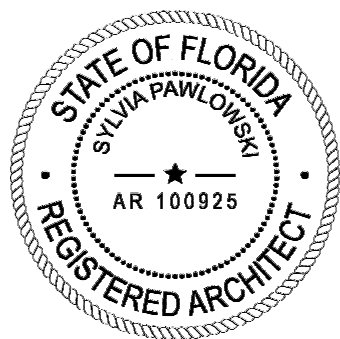
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8



7



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**31st STREET**

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**SURROUNDING DISTRICT PHOTOS**  
2023.09.18

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**A-11**

2310



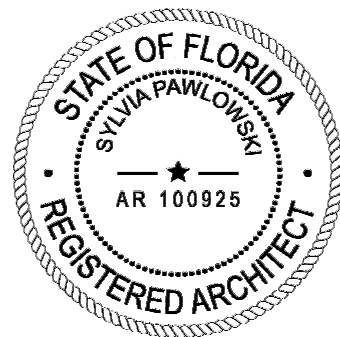
BUILDING 220



BUILDING 230



BUILDING 224



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31st STREET

ARCHIVE PHOTOS  
2023.09.18

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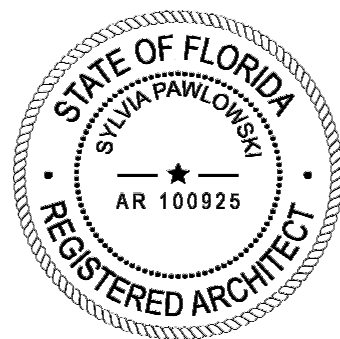
A-12



BUILDING 220



BUILDING 224



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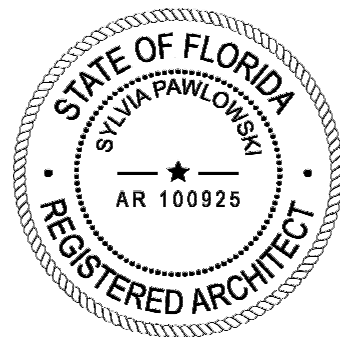
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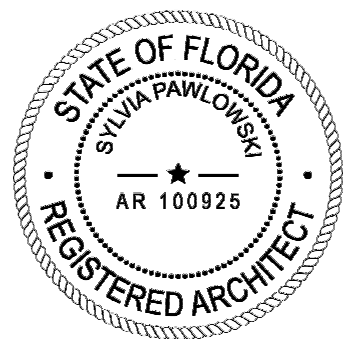
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31st STREET

RENDERS  
2023.09.18

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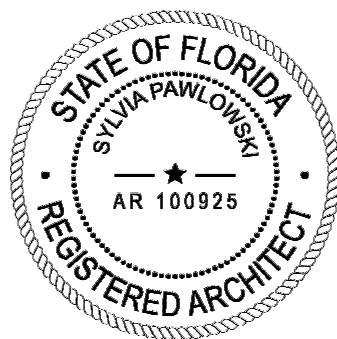
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31st STREET

RENDERS  
2023.09.18

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A-15



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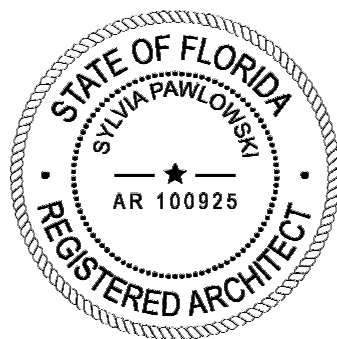
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31st STREET

RENDERS  
2023.09.18

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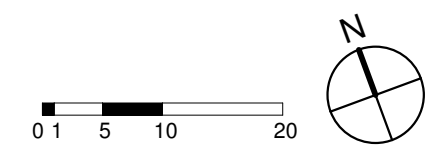
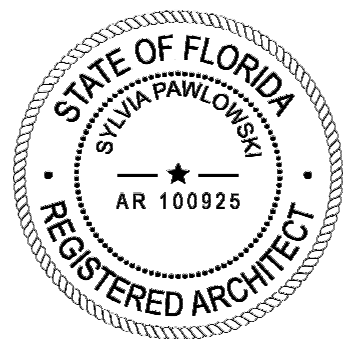
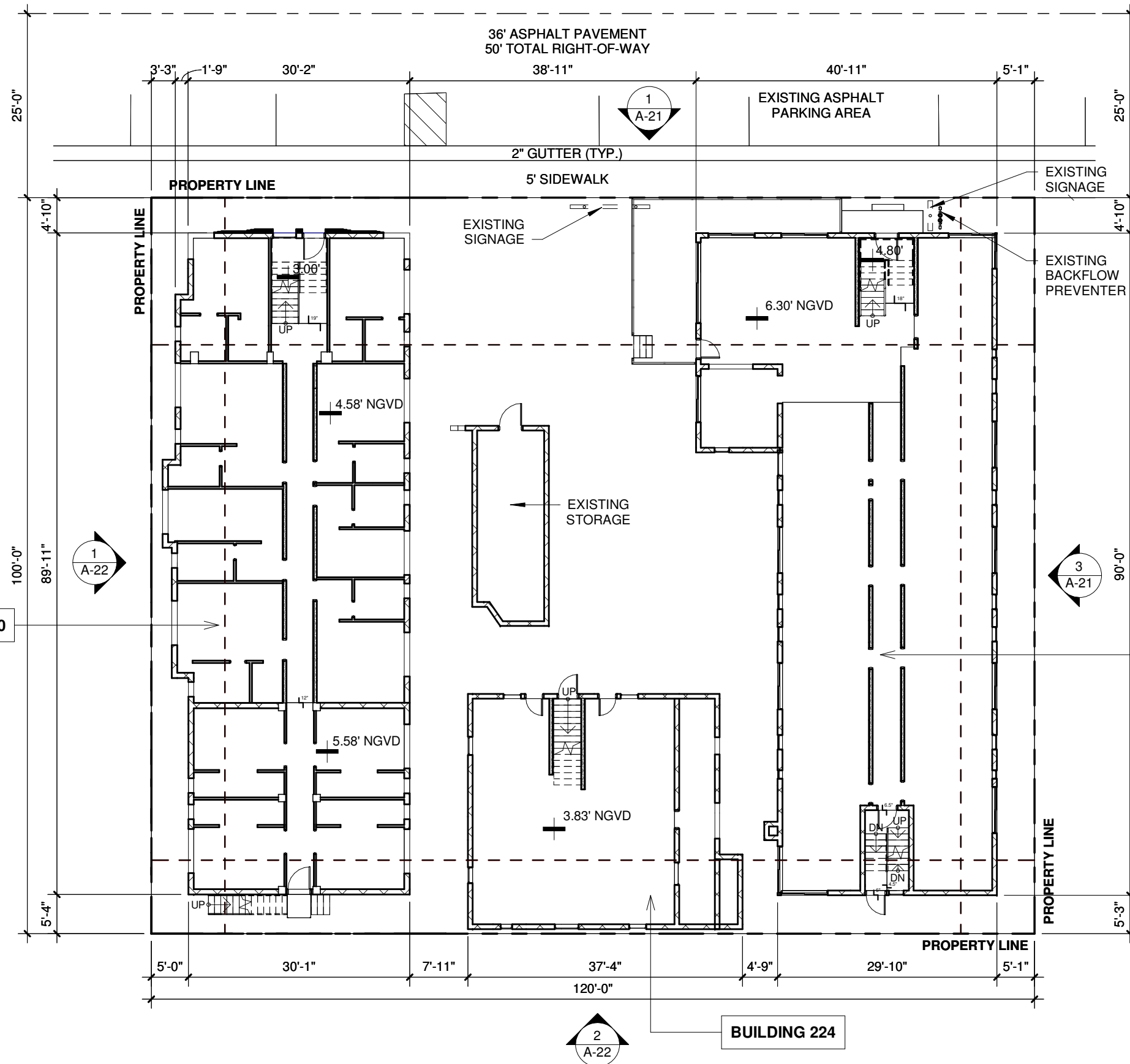
31st STREET

INTERIOR LOBBY RENDERS  
2023.09.18

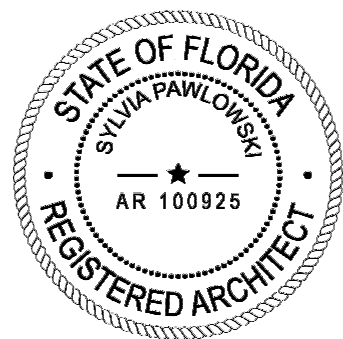
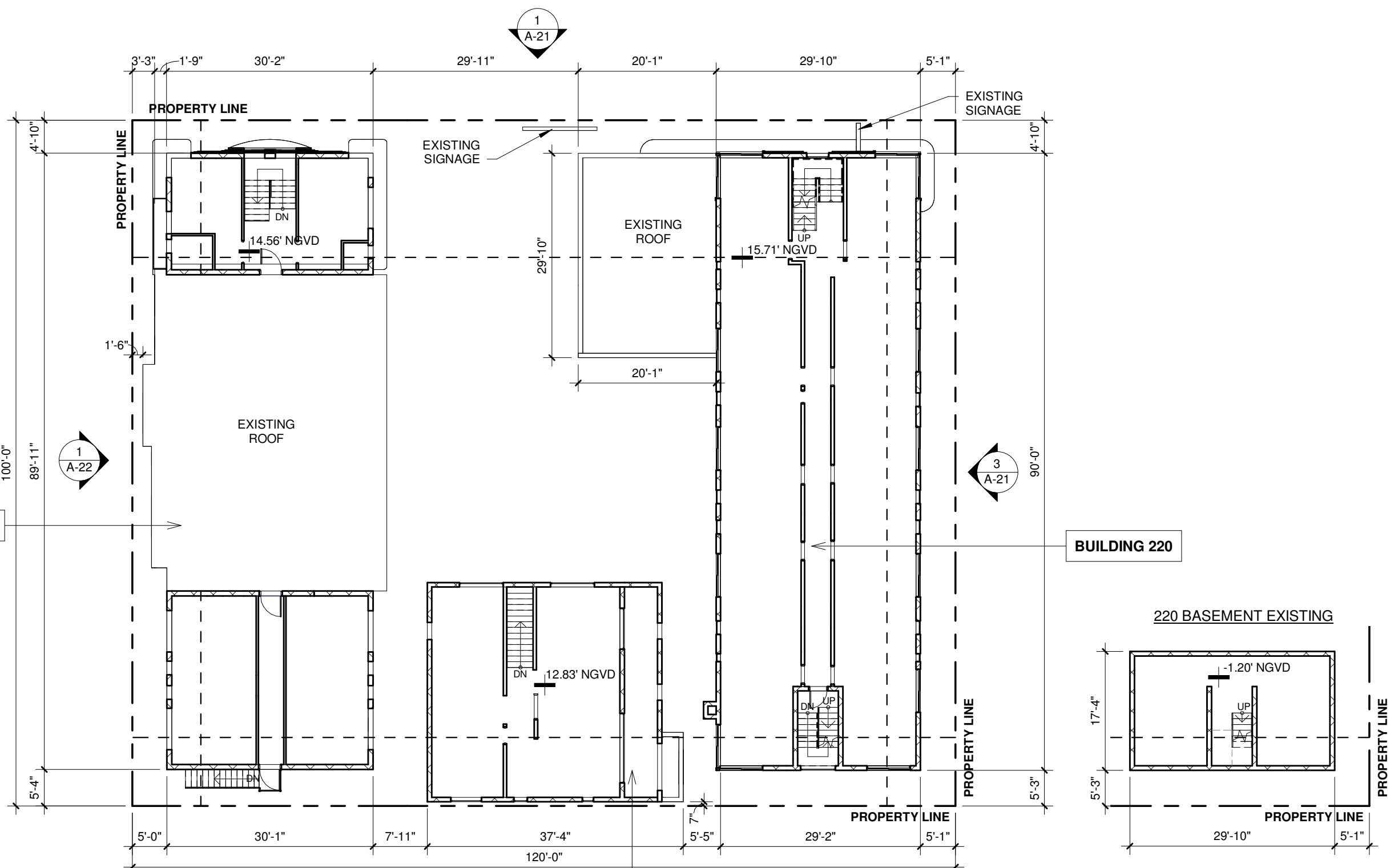
2310

A-17

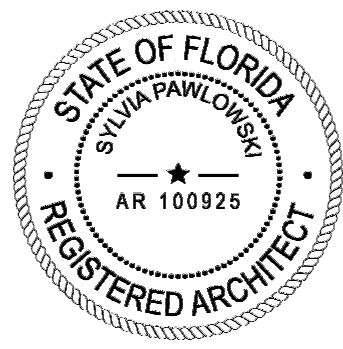
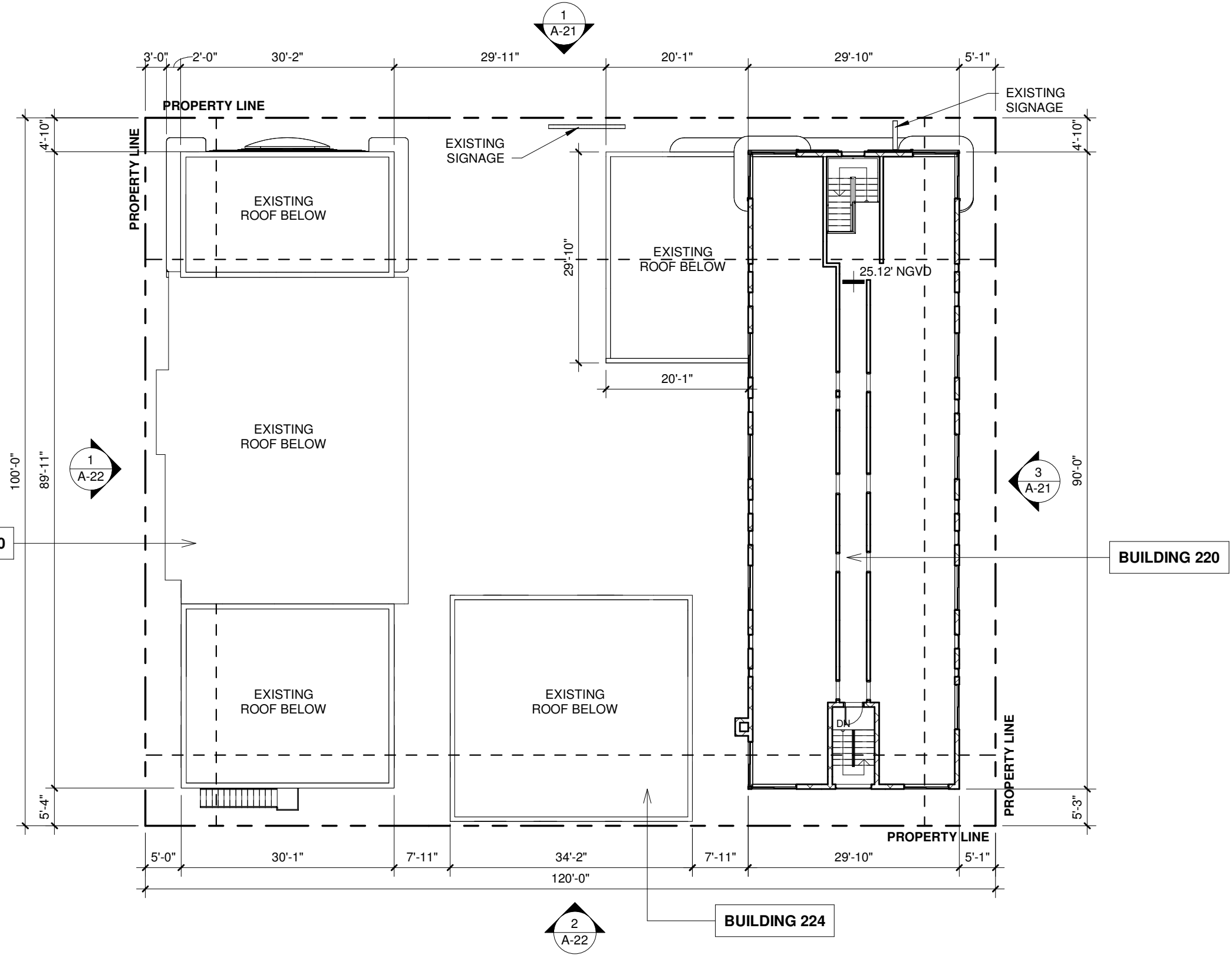
31st STREET



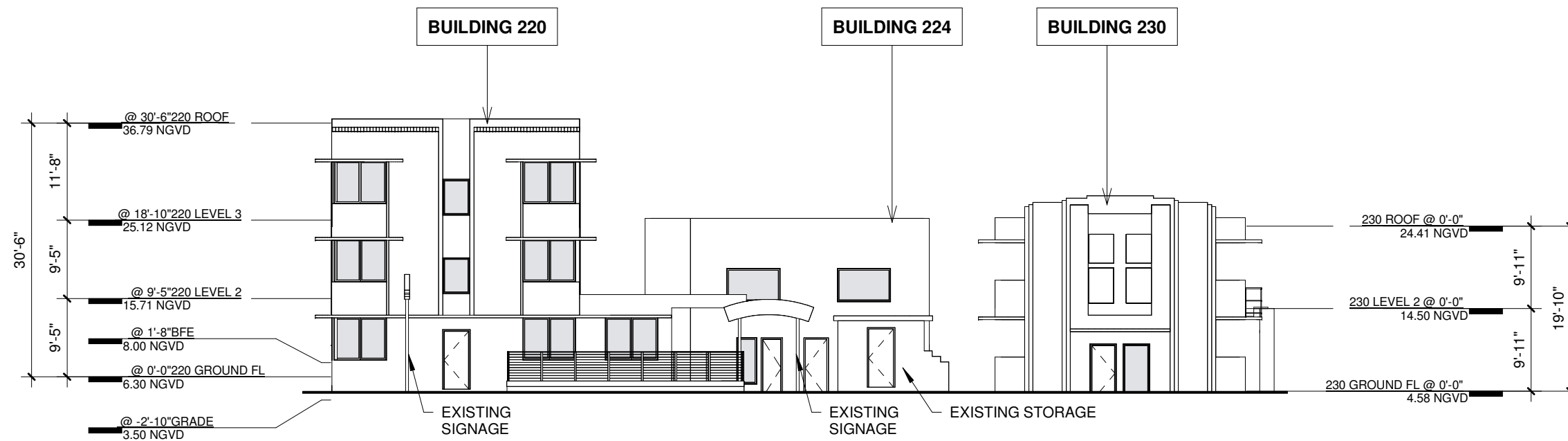
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>EXISTING GROUND FLOOR</b> 2023.09.18	<b>A-18</b> 2310



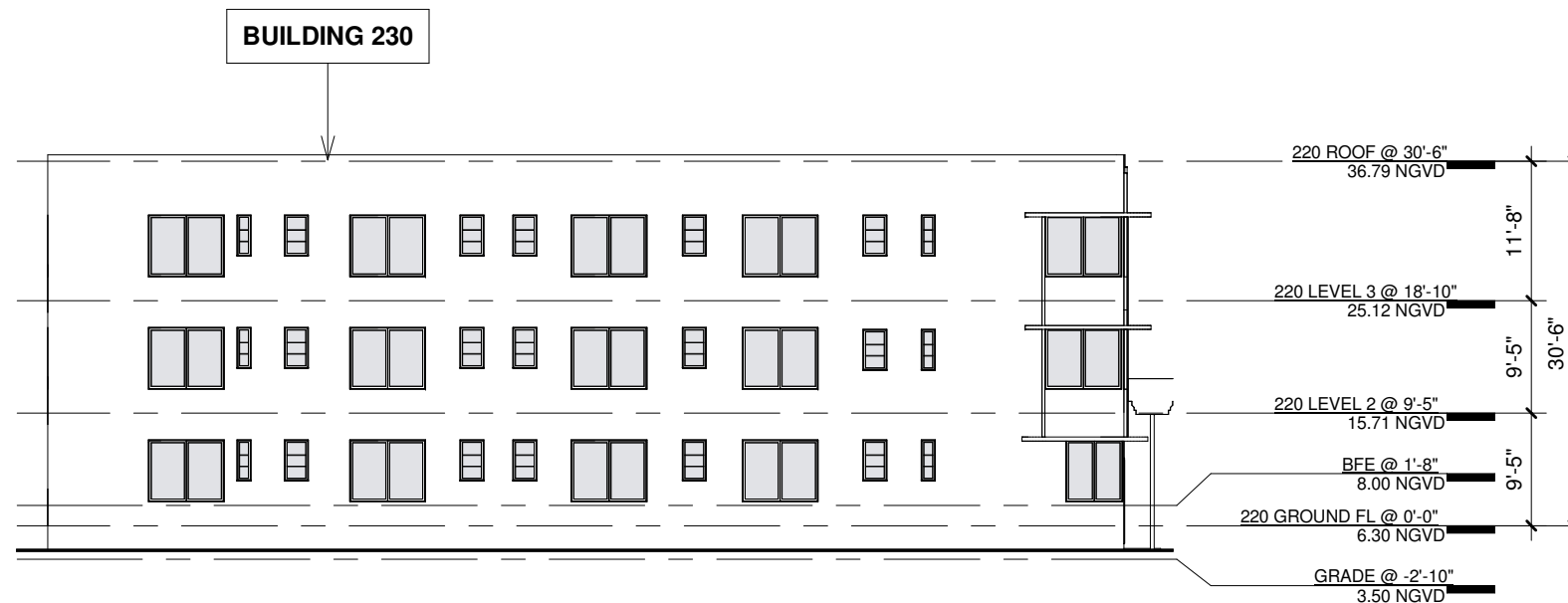
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	31st STREET	EXISTING LEVEL 02 2023.09.18 1/16" = 1'-0"	2310 <b>A-19</b>



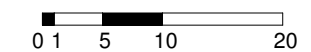
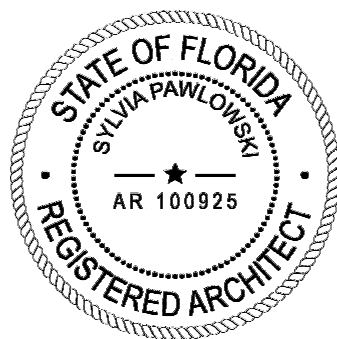
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>EXISTING LEVEL 03</b> 2023.09.18 1/16" = 1'-0"	2310 <b>A-20</b>



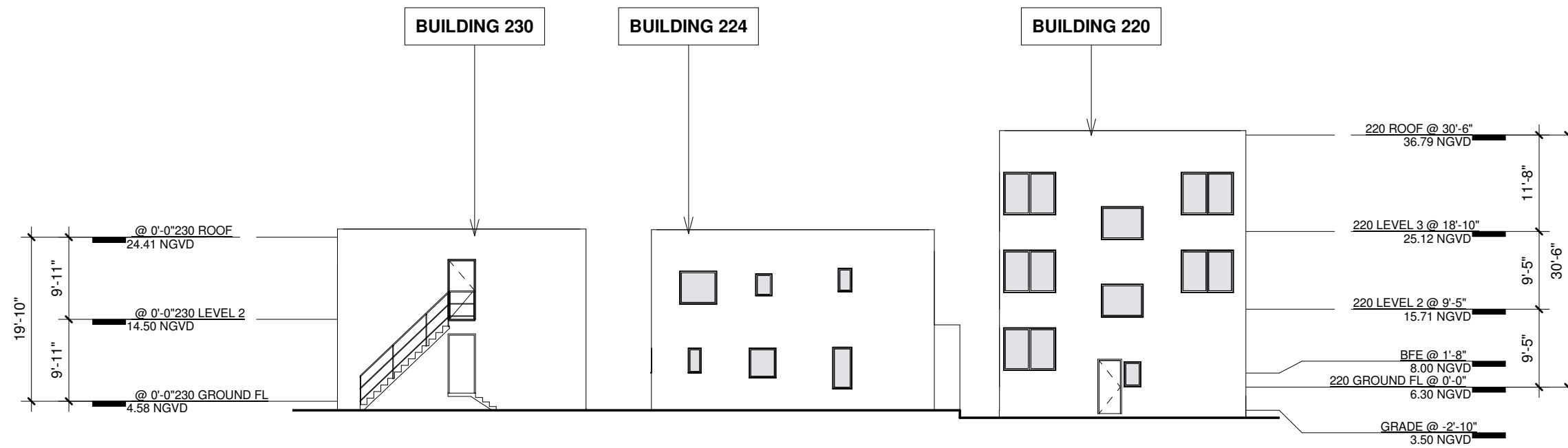
BUILDING 220 - 224 - 230 - NORTH ELEVATION - EXISTING



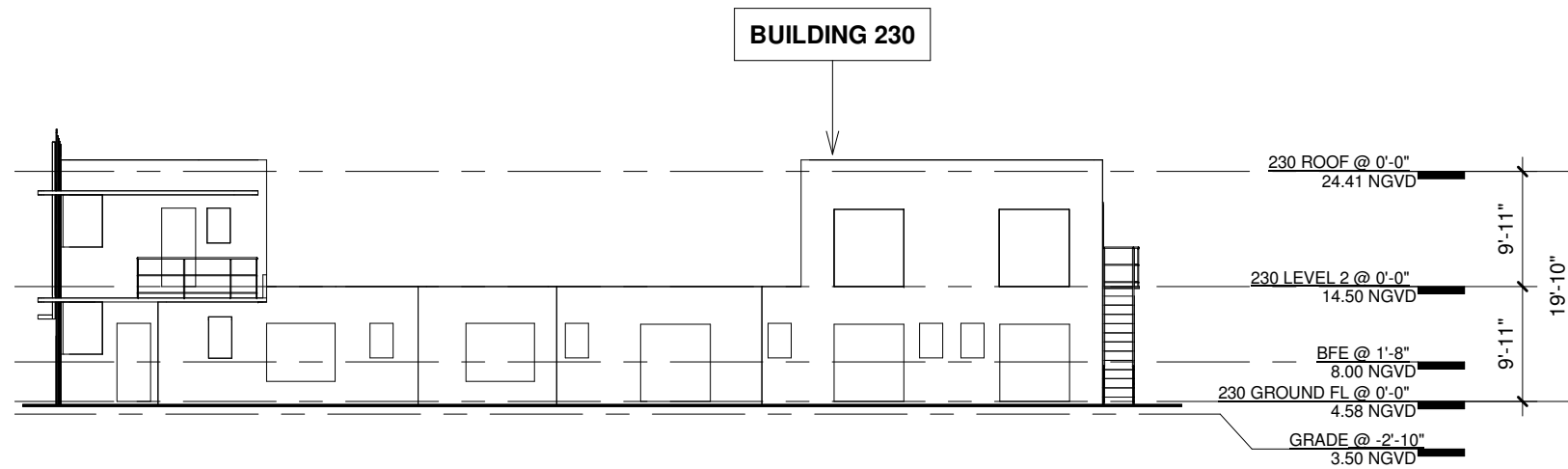
BUILDING 220 - EAST ELEVATION - EXISTING



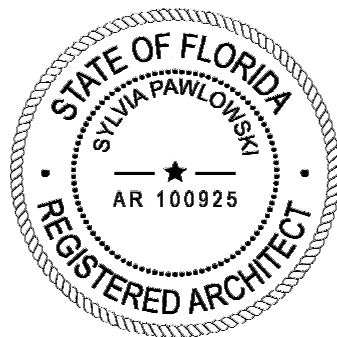
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>EXISTING ELEVATIONS</b> 2023.09.18      1/16" = 1'-0"	2310 <b>A-21</b>



BUILDING 220 - 224 - 230 - SOUTH ELEVATION - EXISTING



BUILDING 230 - WEST ELEVATION - EXISTING



ARCHITECT

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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

EXISTING ELEVATIONS

2023.09.18

1/16" = 1'-0"

2310

A-22

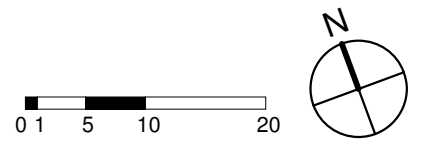
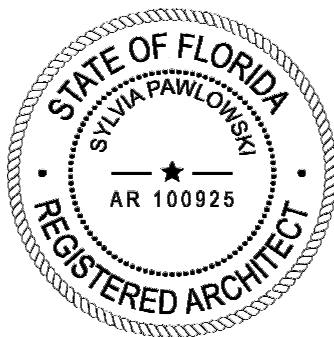
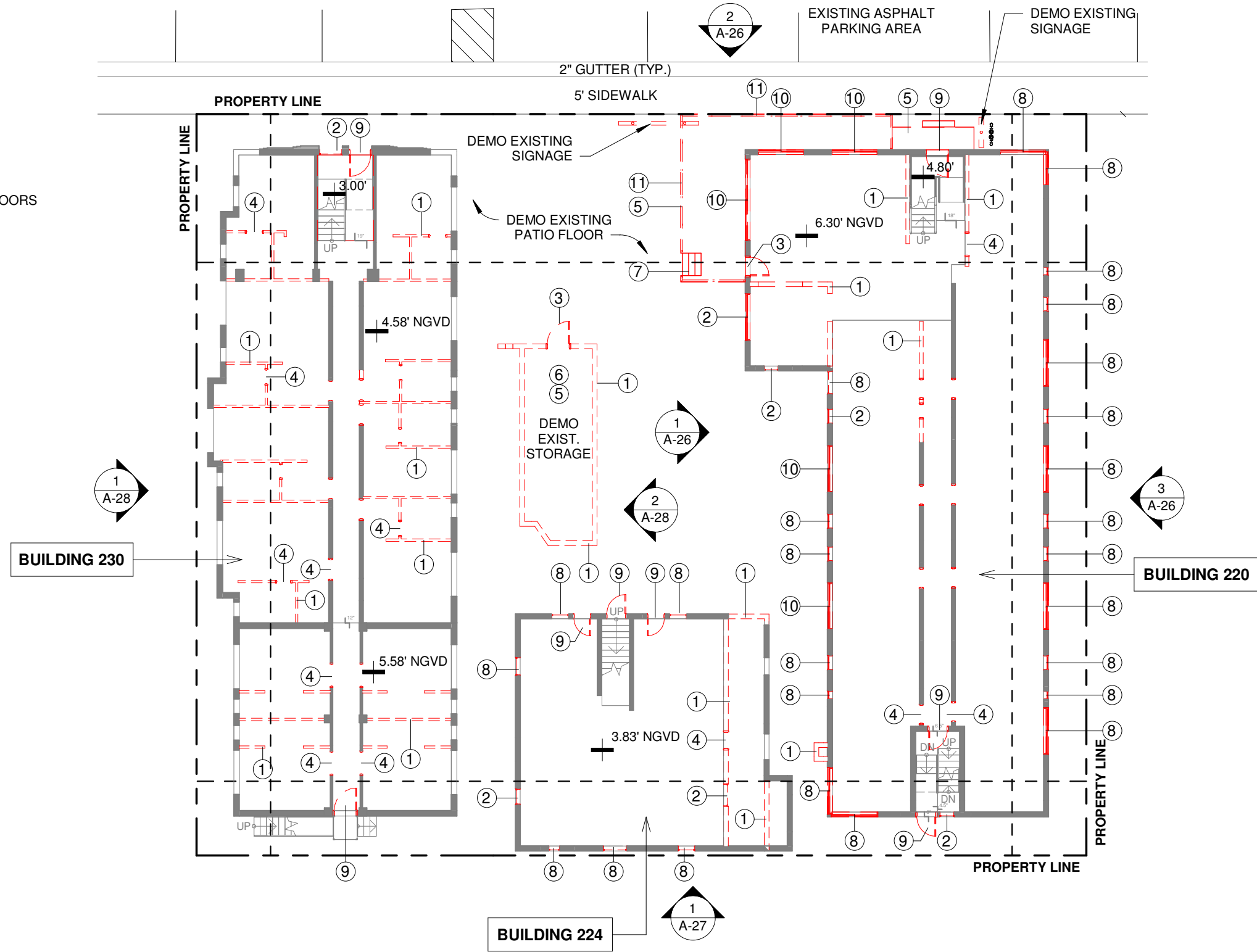
**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

--- TO BE DEMOLISHED  
 ■ EXISTING TO REMAIN

**31st STREET**

36' ASPHALT PAVEMENT  
 50' TOTAL RIGHT-OF-WAY



ARCHITECT

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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**DEMOLITION GROUND FLOOR**  
 2023.09.18 As indicated

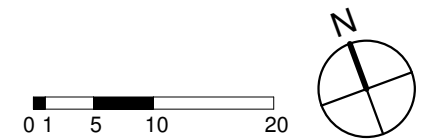
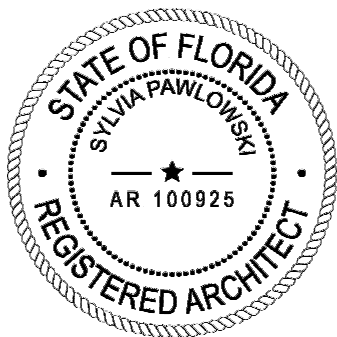
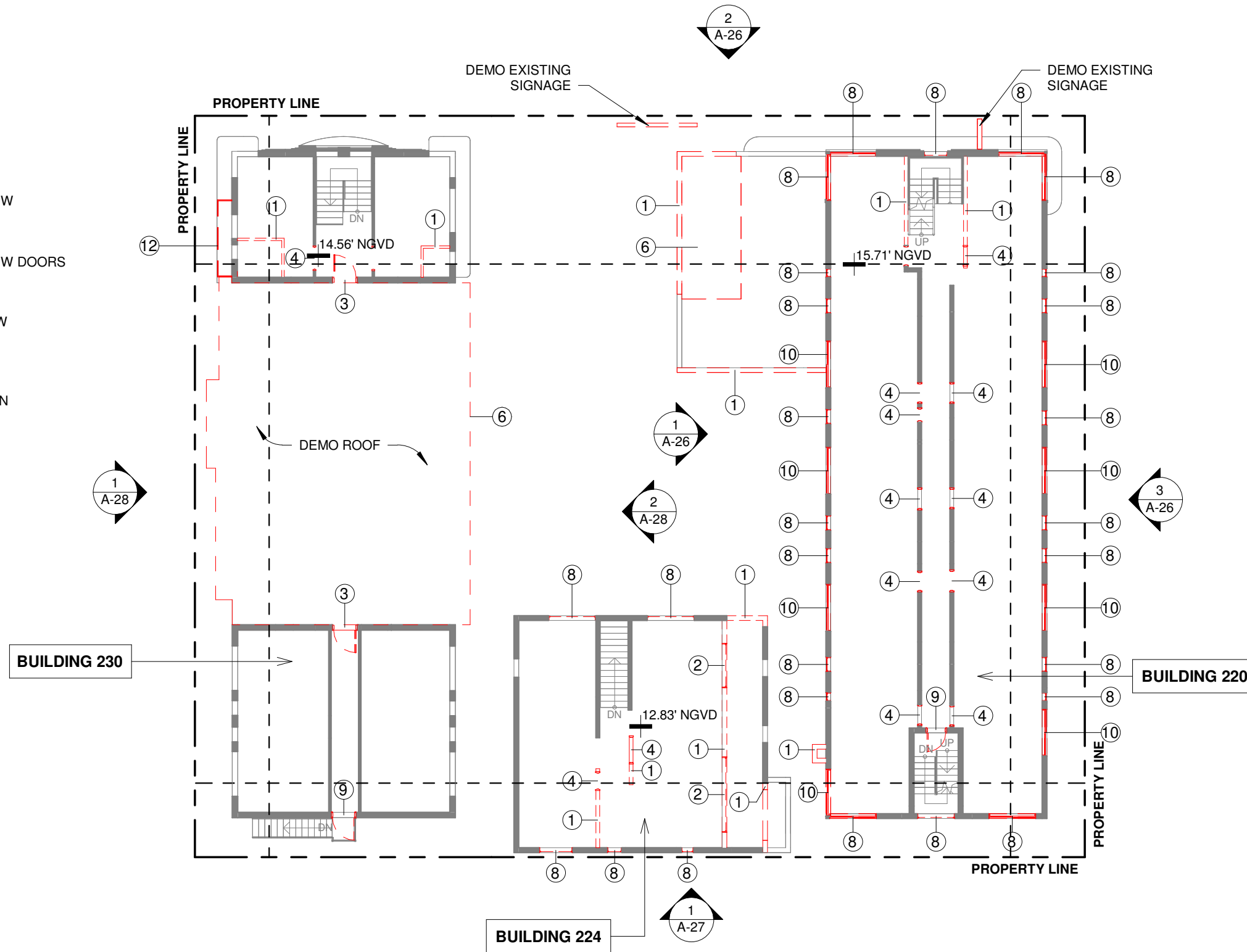
2310

**A-23**

**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

--- TO BE DEMOLISHED  
 ■ EXISTING TO REMAIN



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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 7290 NW 1st COURT | MIAMI FL | 33150  
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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**DEMOLITION LEVEL 02**  
 2023.09.18 As indicated

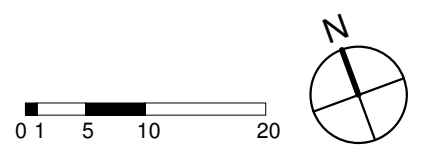
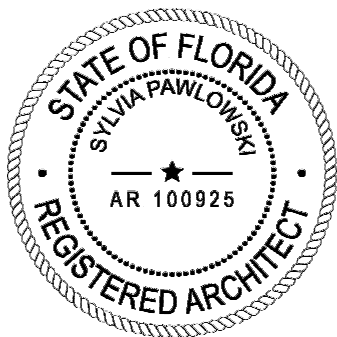
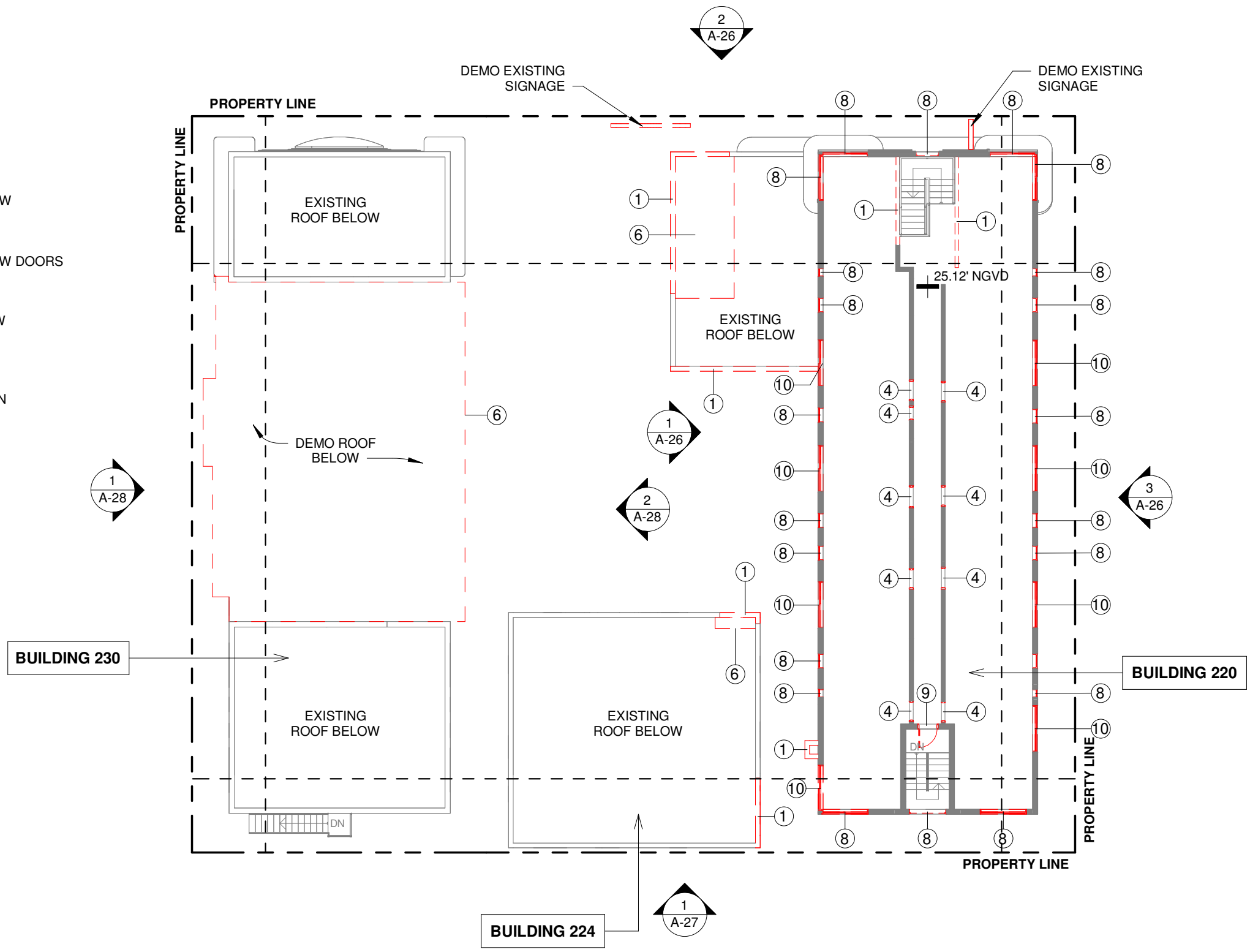
2310

**A-24**

**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

--- TO BE DEMOLISHED  
 █ EXISTING TO REMAIN



ARCHITECT

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DRAWING TITLE

DRAWING #

MTTR MGMT  
 7290 NW 1st COURT | MIAMI FL | 33150  
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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**DEMOLITION LEVEL 03**  
 2023.09.18 As indicated

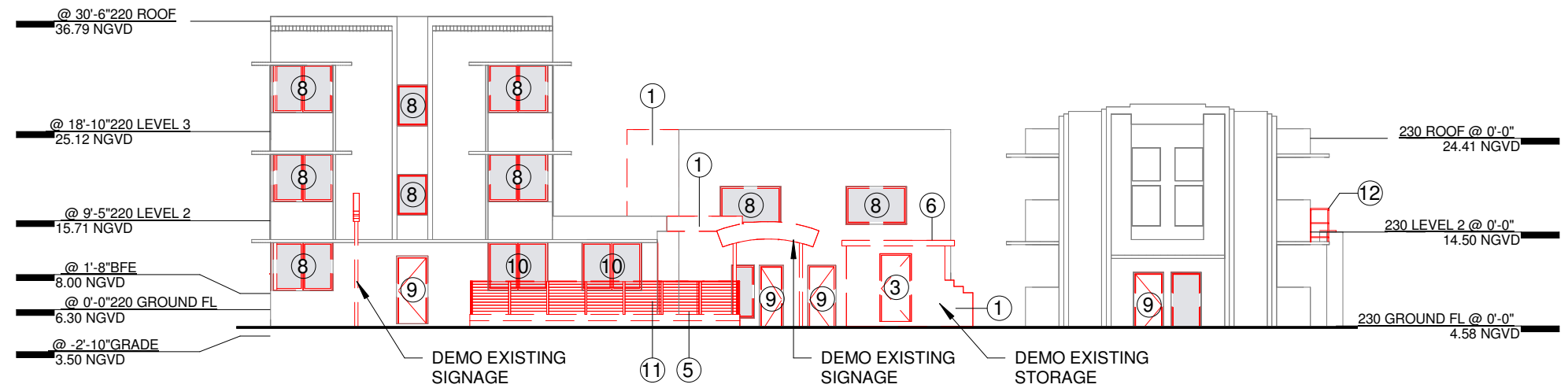
2310

**A-25**

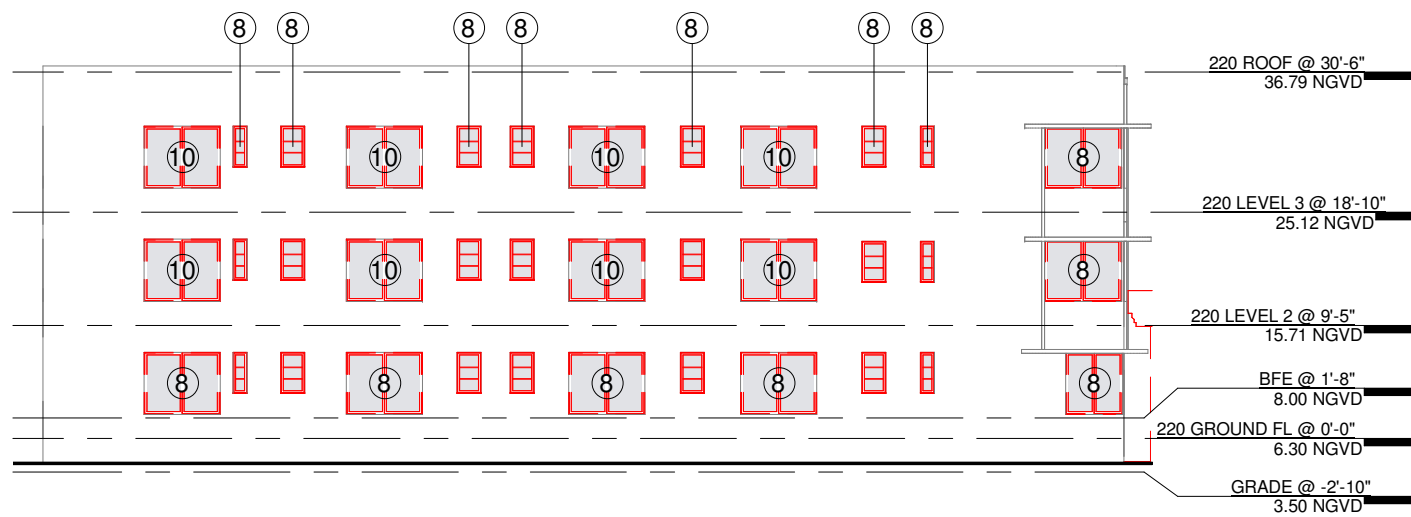
**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

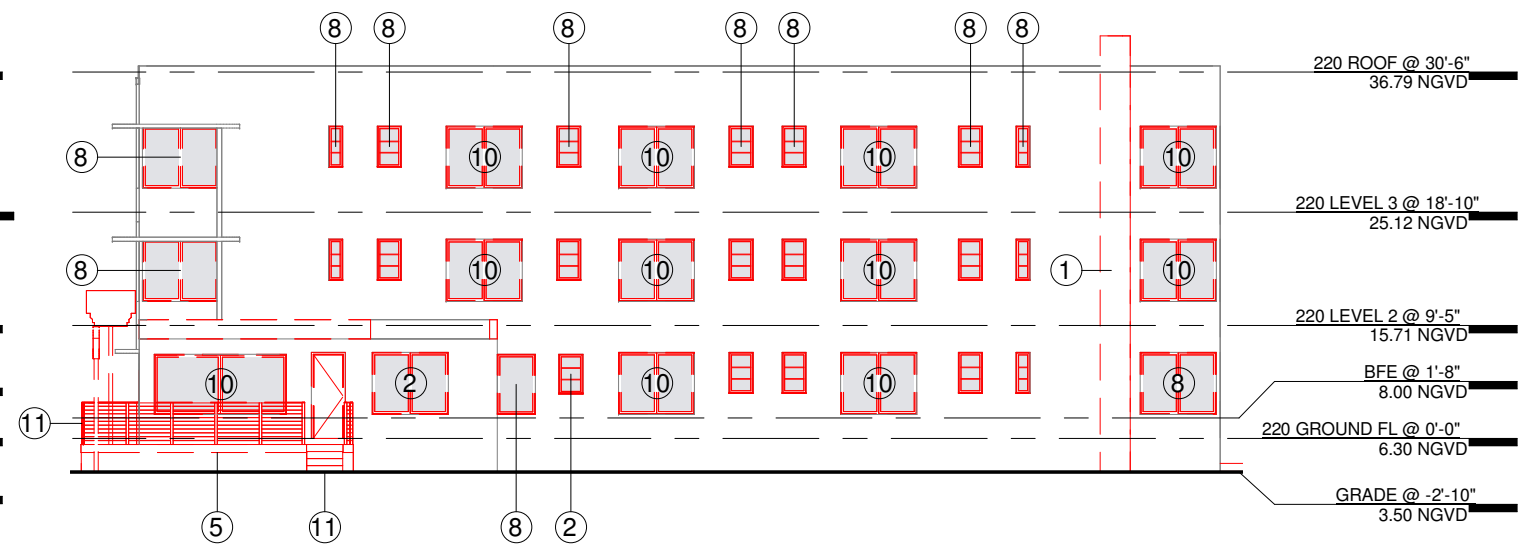
--- TO BE DEMOLISHED  
 ■ EXISTING TO REMAIN



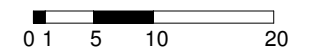
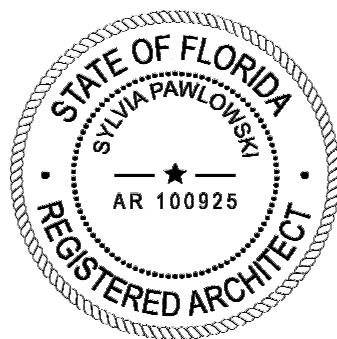
**BUILDING 220 - 224 - 230 - NORTH ELEVATION**



**BUILDING 220 - EAST ELEVATION**



**BUILDING 220 - WEST ELEVATION**



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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**DEMOLITION ELEVATIONS**  
 2023.09.18 As indicated

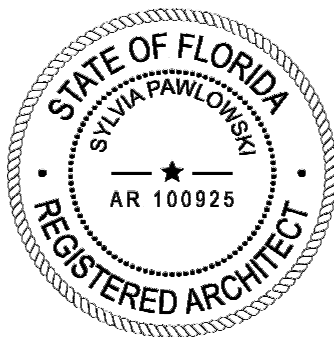
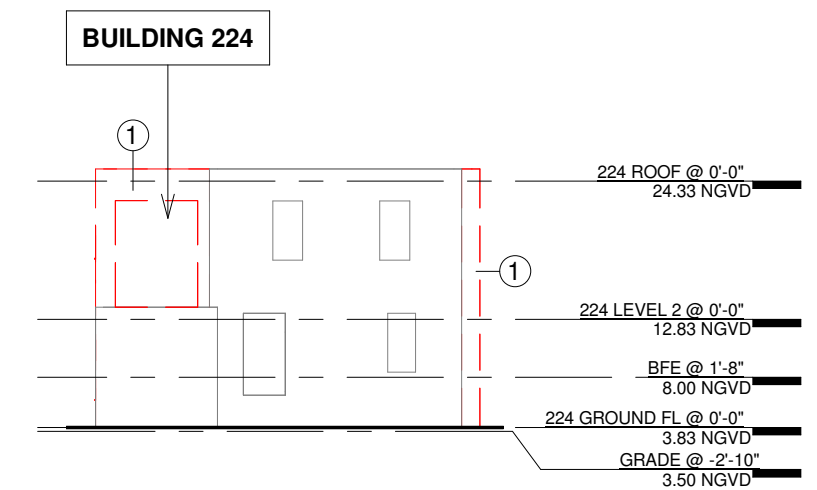
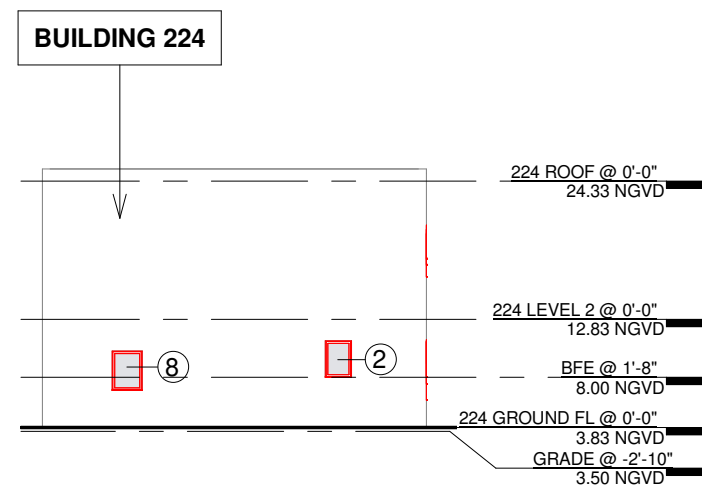
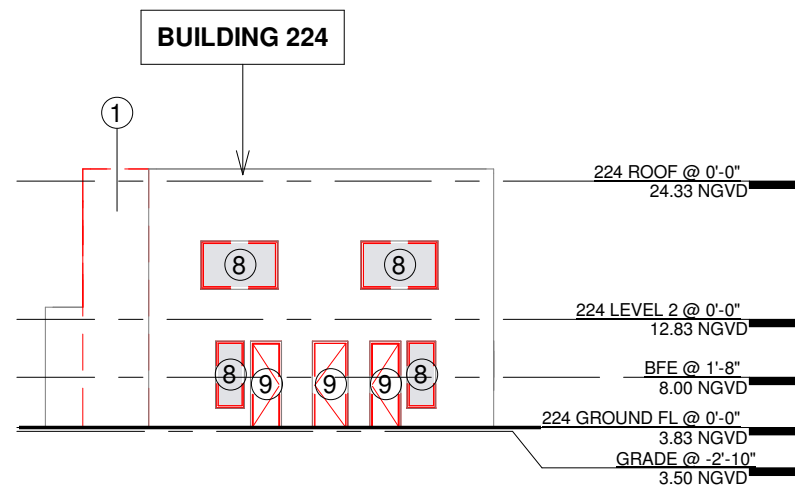
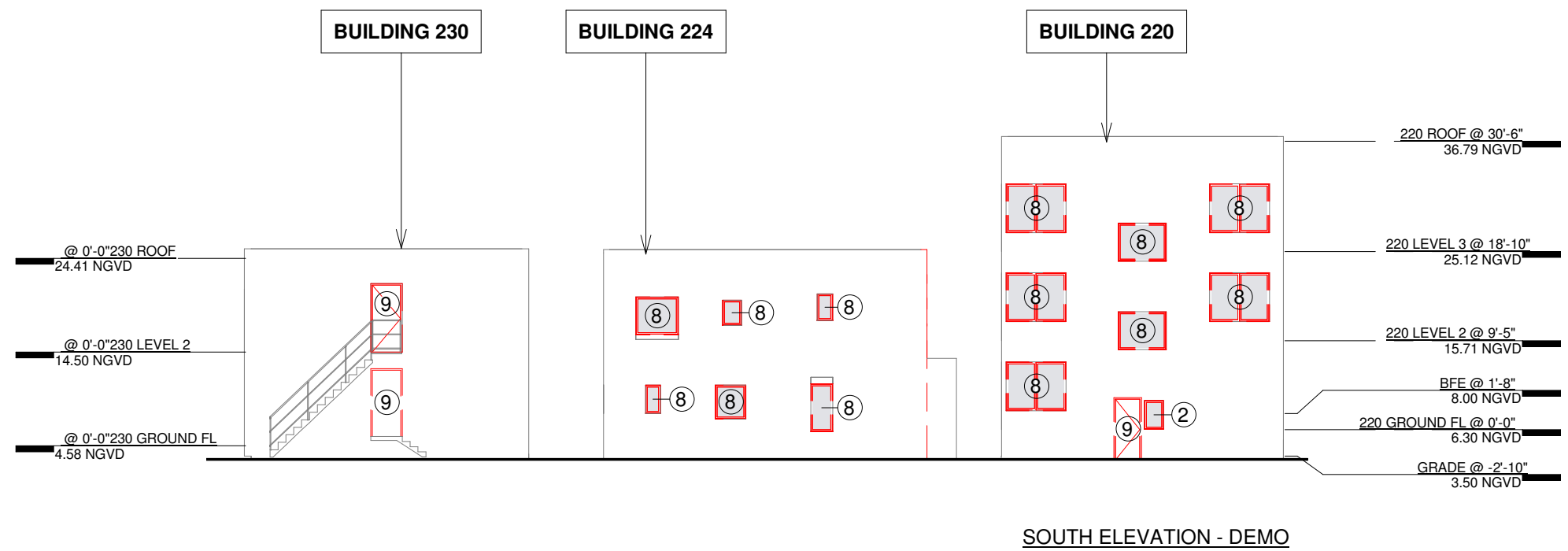
2310

**A-26**

**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

--- TO BE DEMOLISHED  
 ■ EXISTING TO REMAIN



ARCHITECT

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DRAWING TITLE

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MTTR MGMT  
 7290 NW 1st COURT | MIAMI FL | 33150  
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South Florida United Investments LLC  
 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

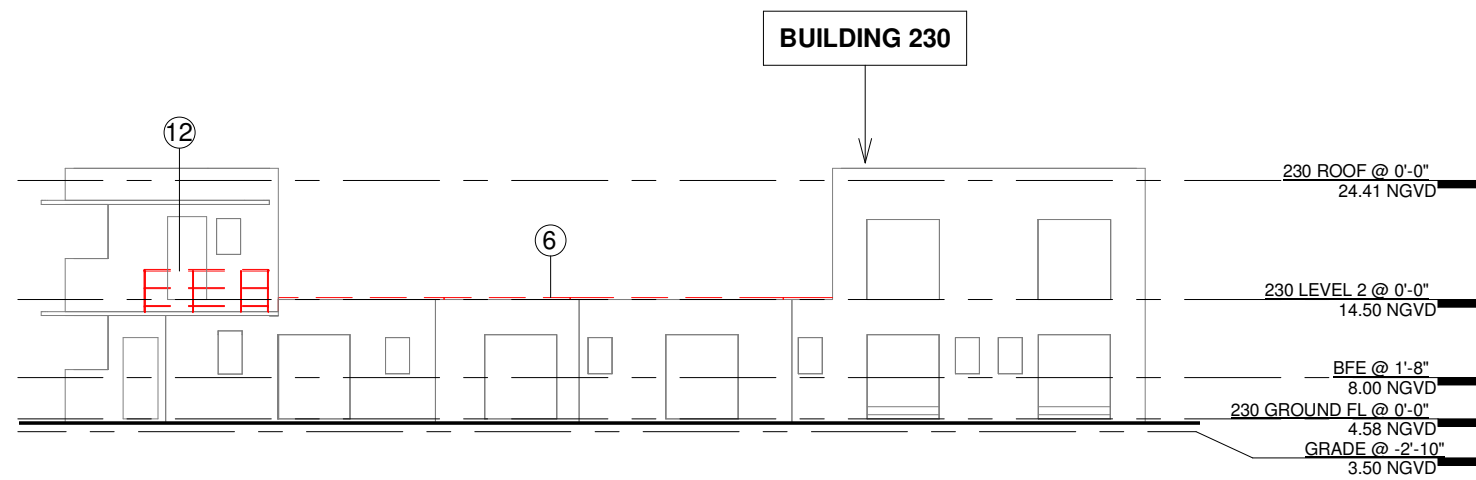
**DEMOLITION ELEVATIONS**  
 2023.09.18 As indicated 2310

**A-27**

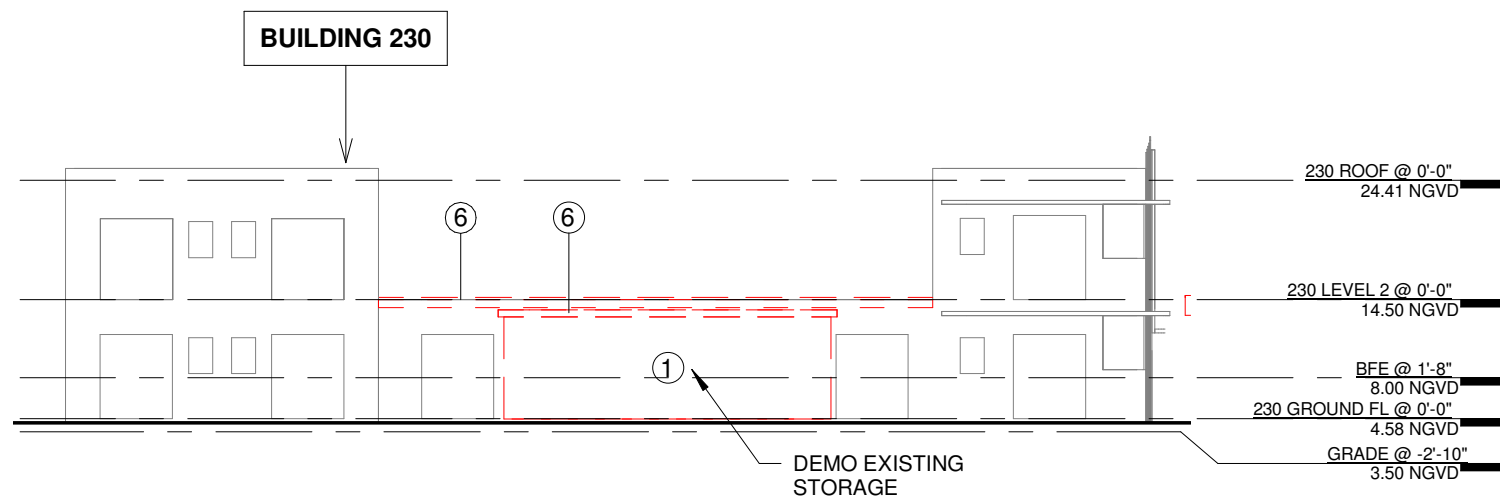
**DEMOLITION LEGEND**

- ① REMOVE WALLS/WALL FRAMINGS
- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
- ⑦ DEMO STEPS/STAIRS
- ⑧ REPLACE WINDOW FOR NEW
- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

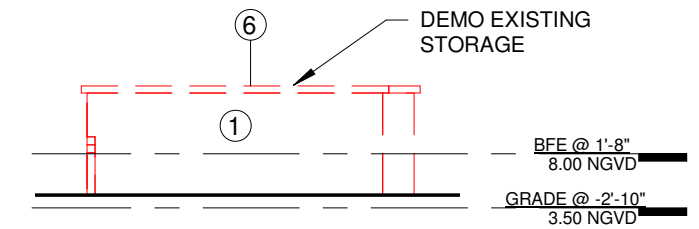
--- TO BE DEMOLISHED  
 ■ EXISTING TO REMAIN



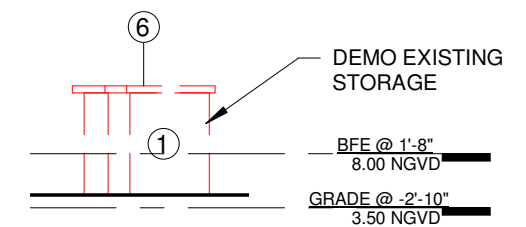
**BUILDING 230 - WEST ELEVATION - DEMO**



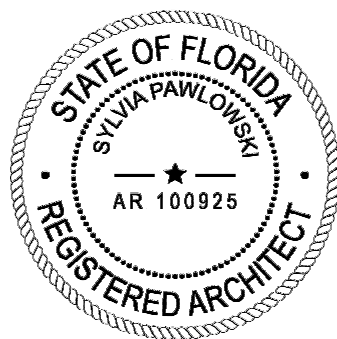
**BUILDING 230 - EAST ELEVATION - DEMO**

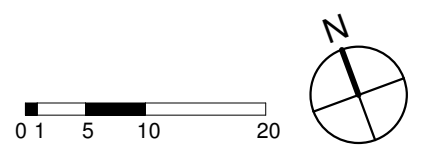
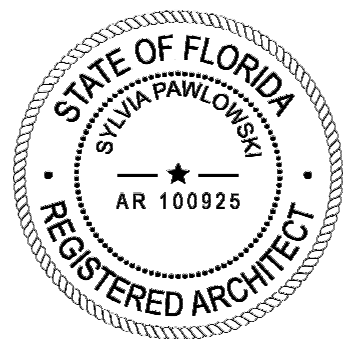
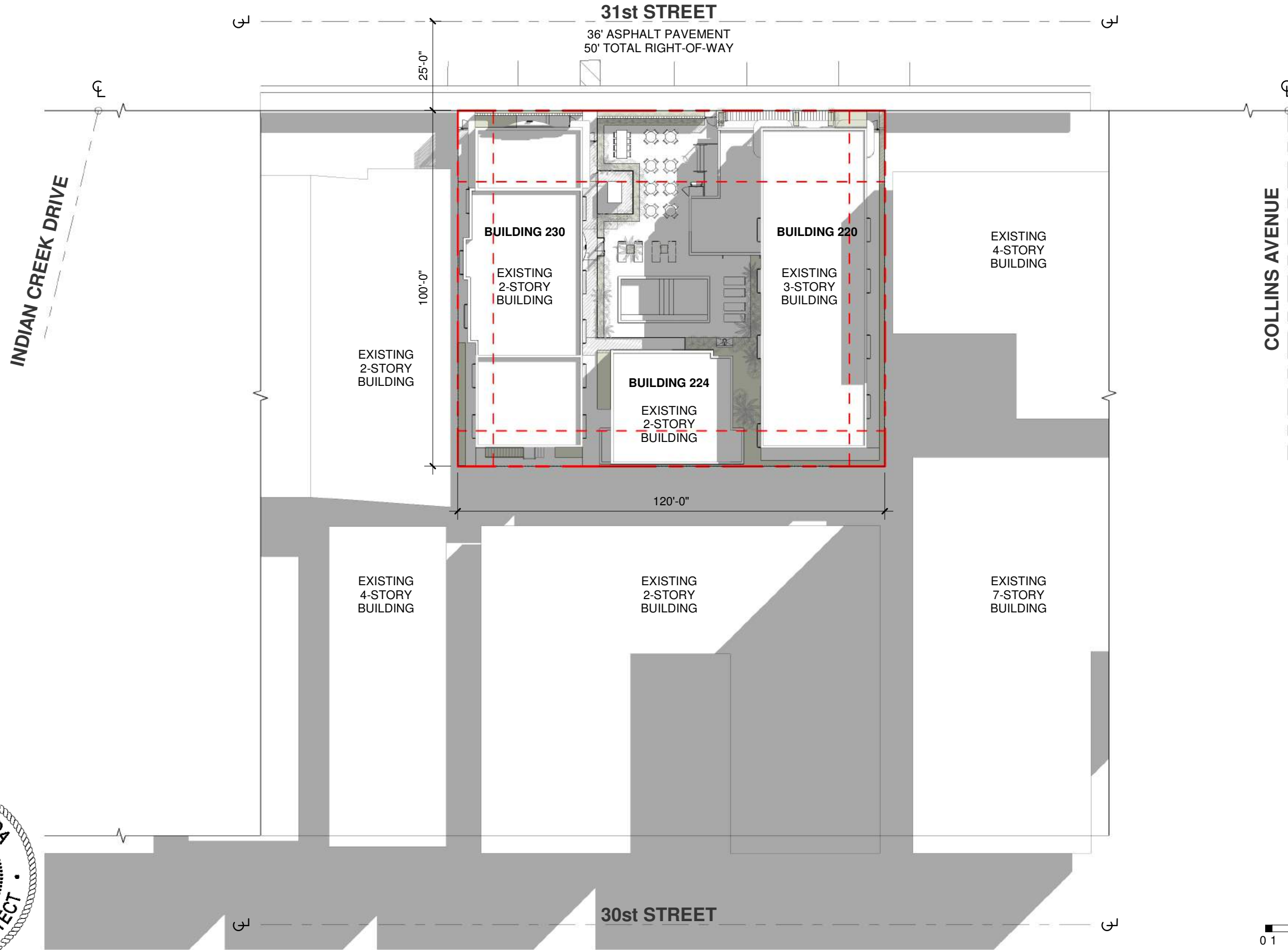


**STORAGE WEST ELEVATION - DEMO**



**STORAGE SOUTH ELEVATION - DEMO**





ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>SITE PLAN</b> 2023.09.18 As indicated	2310 <b>A-29</b>

31st STREET

3.90' NGVD

36' ASPHALT PAVEMENT  
50' TOTAL RIGHT-OF-WAY

54" HIGH  
DECORATIVE  
MASONRY WALL

EXISTING ASPHALT  
PARKING AREA

EXISTING  
BACKFLOW  
PREVENTER

2" GUTTER (TYP.)

5' SIDEWALK

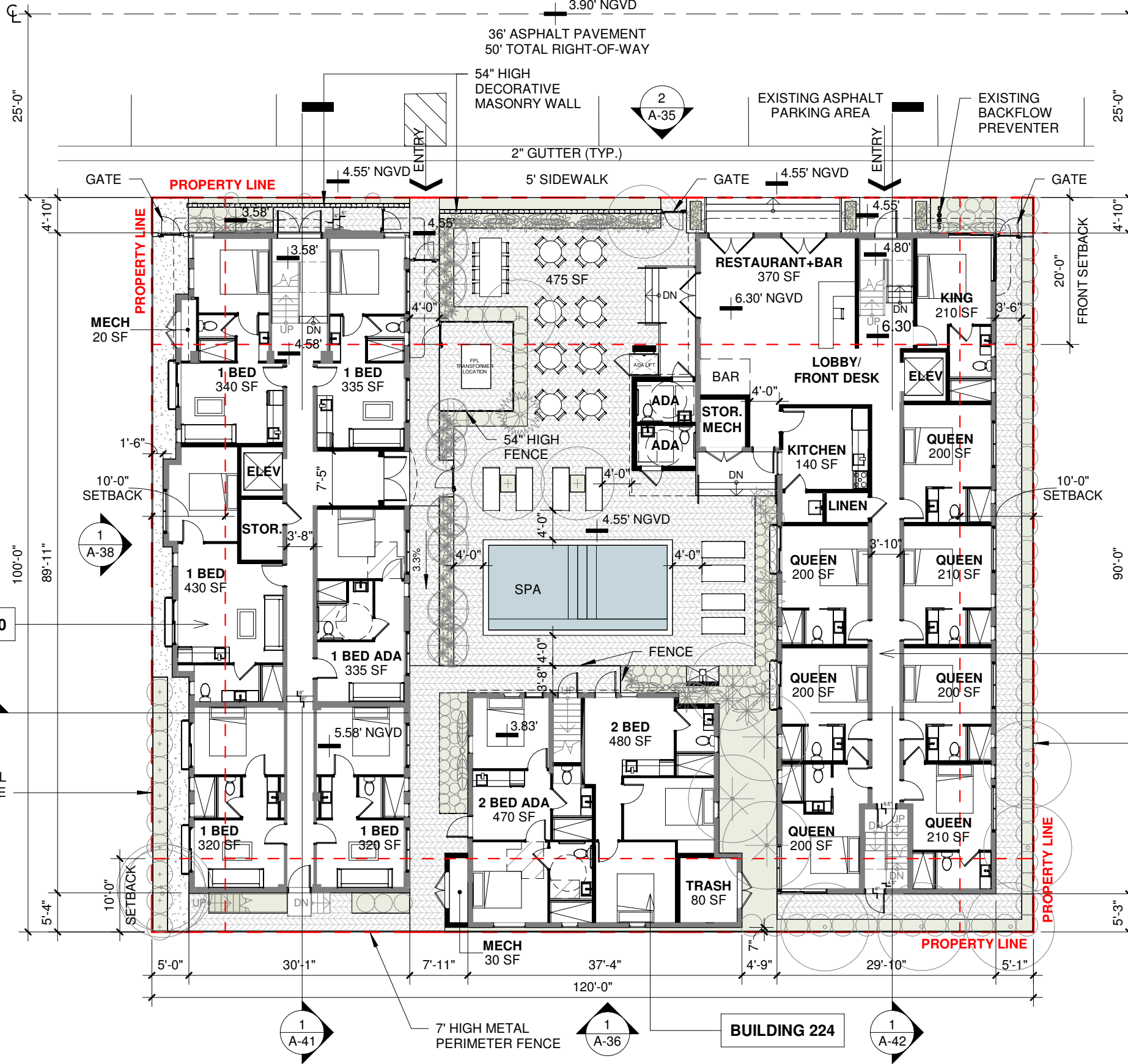
GATE

PROPERTY LINE

GATE

ENTRY

GATE



NOTE: REFER TO  
LANDSCAPE DRAWINGS  
FOR PLANT SCHEDULES

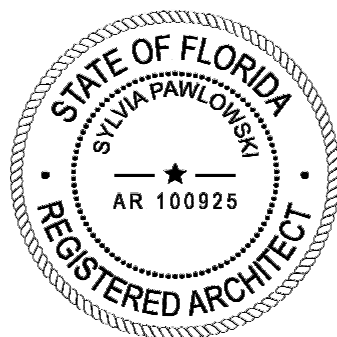
BUILDING 230

BUILDING 220

7' HIGH METAL  
PERIMETER FENCE

7' HIGH METAL  
PERIMETER FENCE

BUILDING 224



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

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MTTR MGMT  
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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

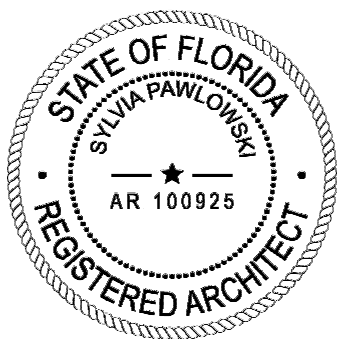
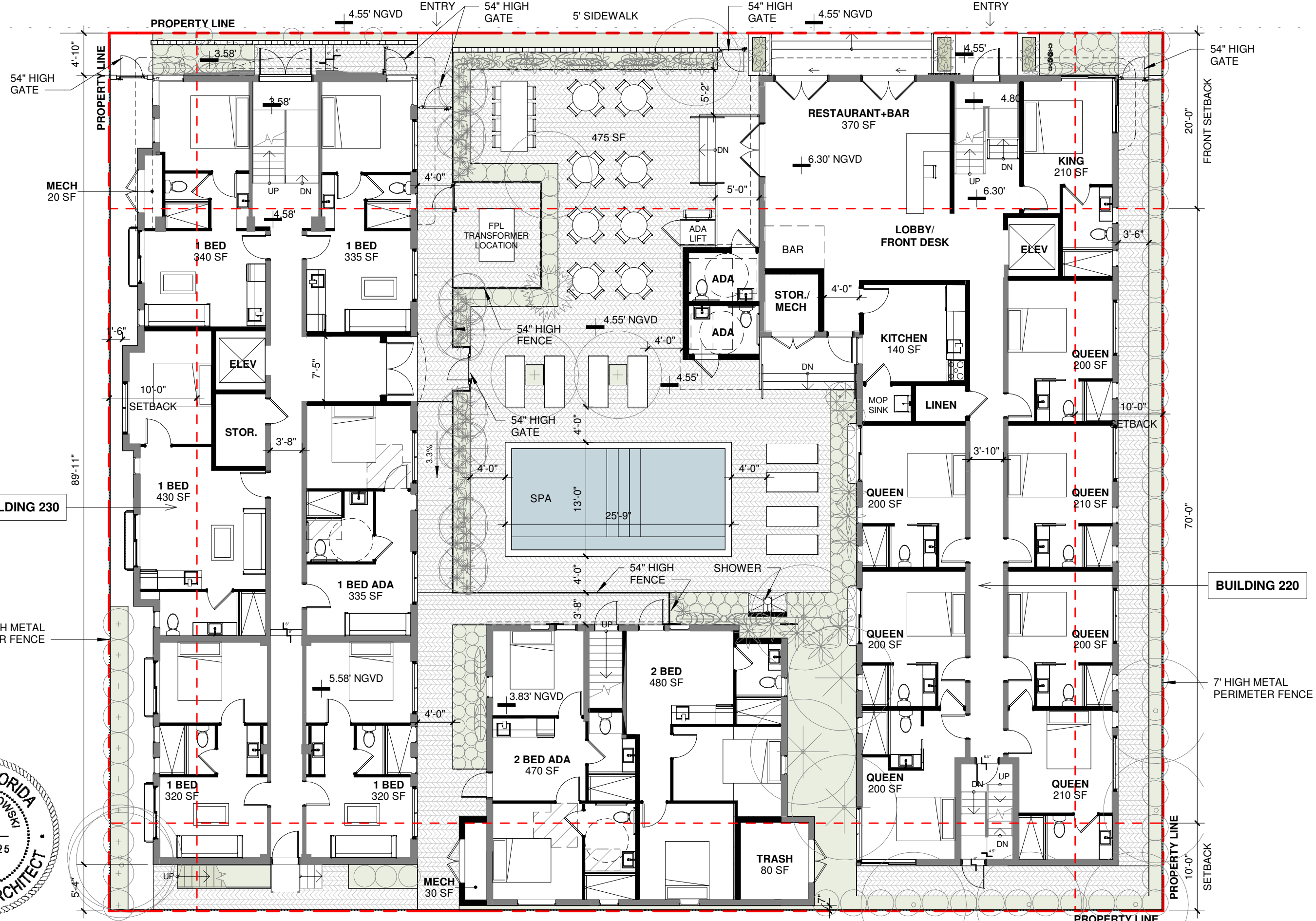
GROUND FLOOR SITE PLAN

2023.09.18

1/16" = 1'-0"

2310

A-30



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

MTTR MGMT  
7290 NW 1st COURT | MIAMI FL | 33150  
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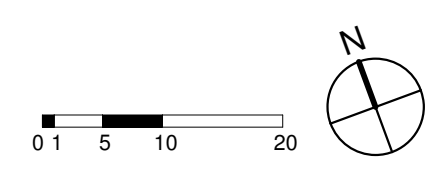
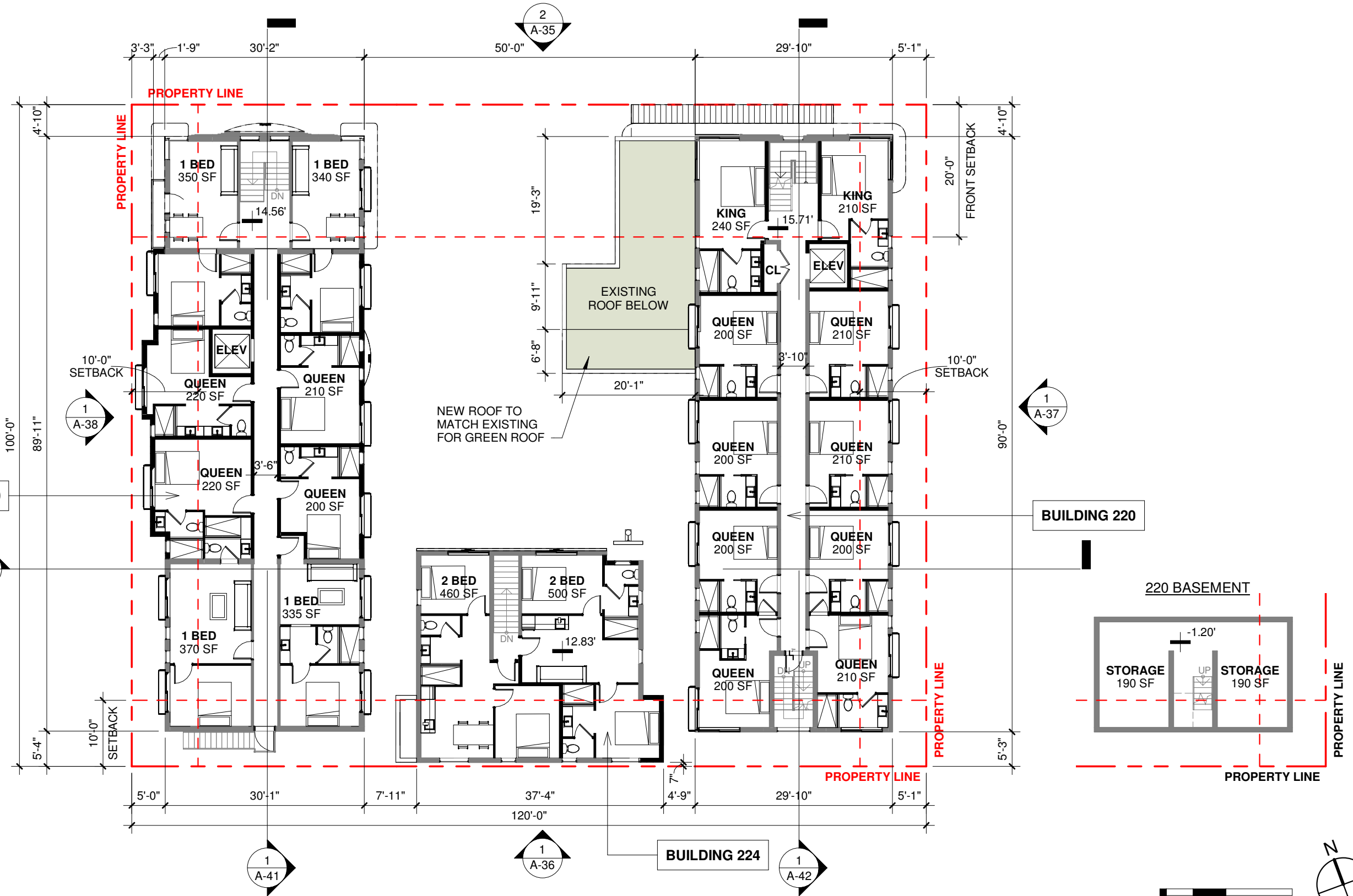
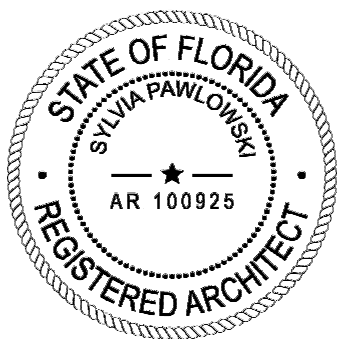


South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

ENLARGED GROUND FLOOR PLAN  
2023.09.18 3/32" = 1'-0" 2310

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ARCHITECT

CONSULTANT

OWNER

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DRAWING TITLE

DRAWING #

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7290 NW 1st COURT | MIAMI FL | 33150  
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South Florida United Investments LLC  
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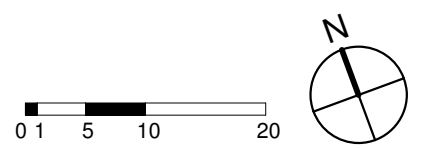
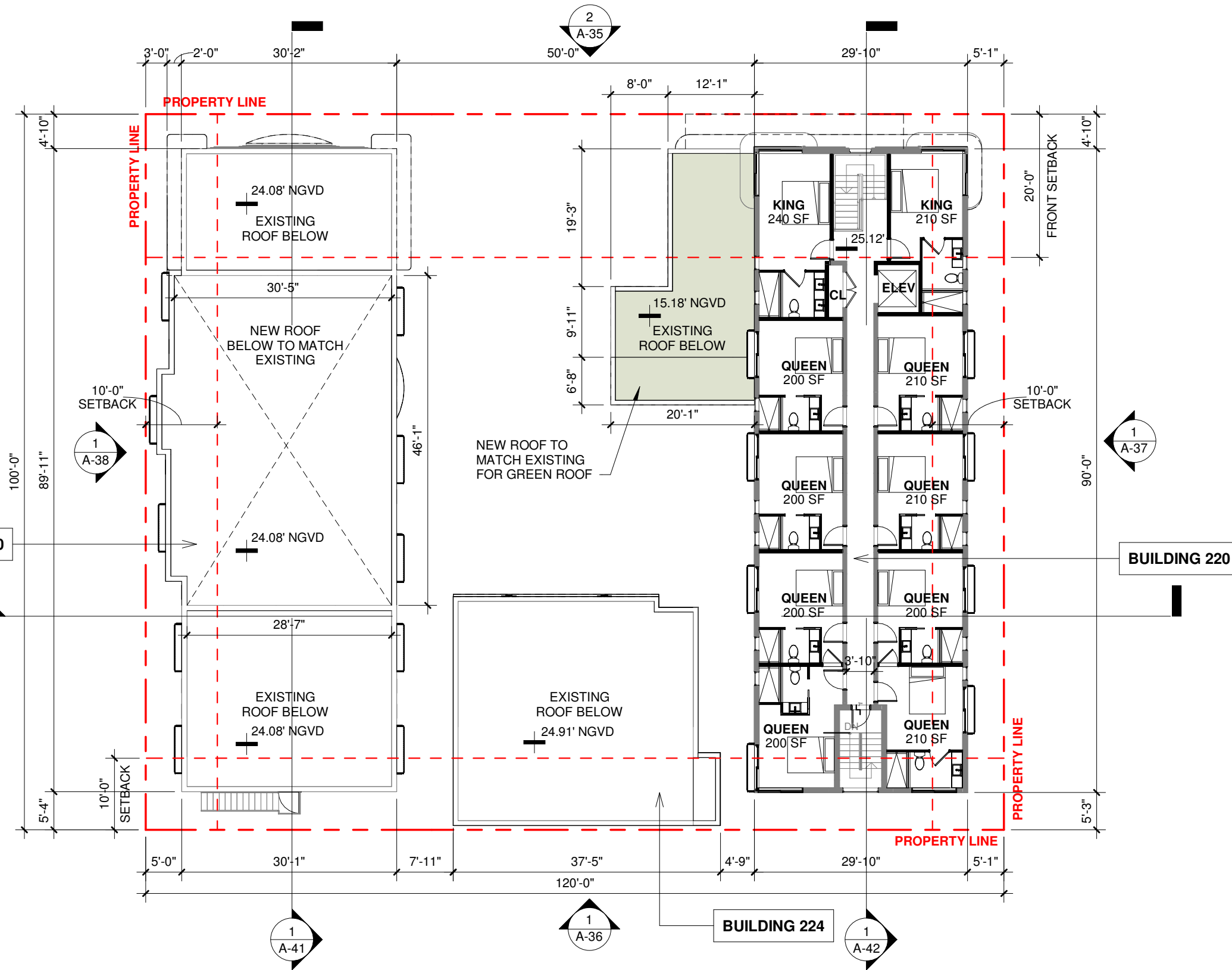
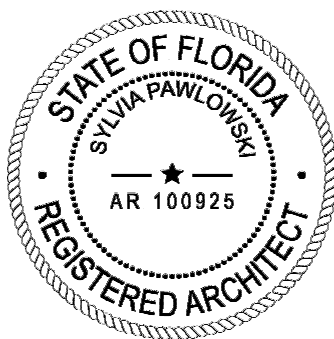
31st STREET

LEVEL 02  
2023.09.18

1/16" = 1'-0"

2310

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ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

MTTR MGMT  
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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

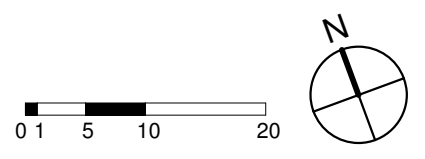
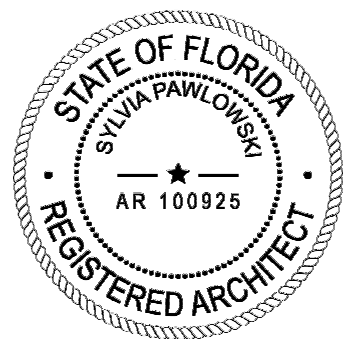
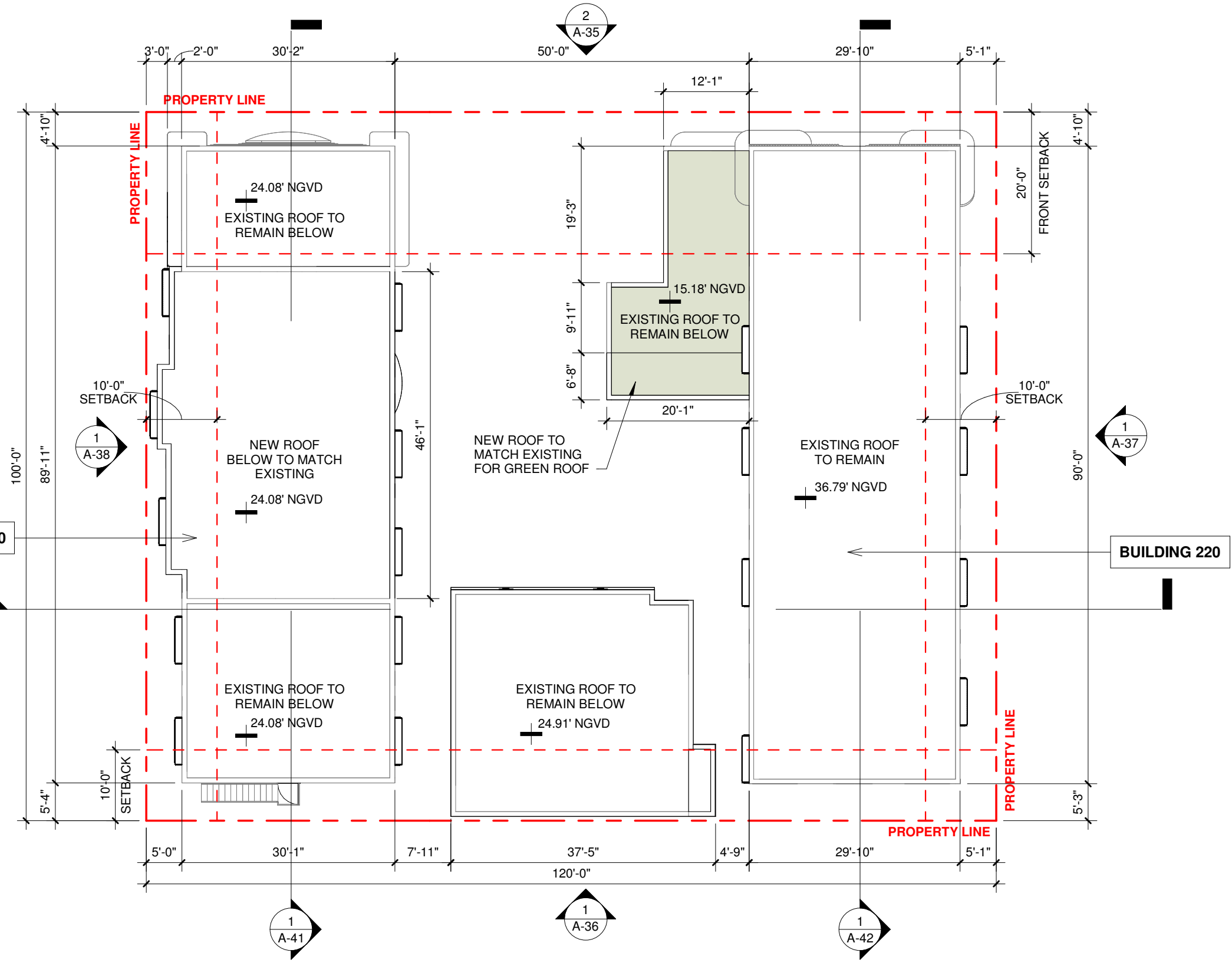
**31st STREET**

**LEVEL 03**  
2023.09.18

1/16" = 1'-0"

2310

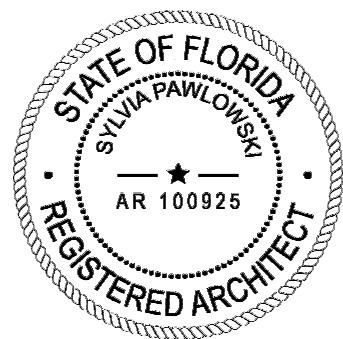
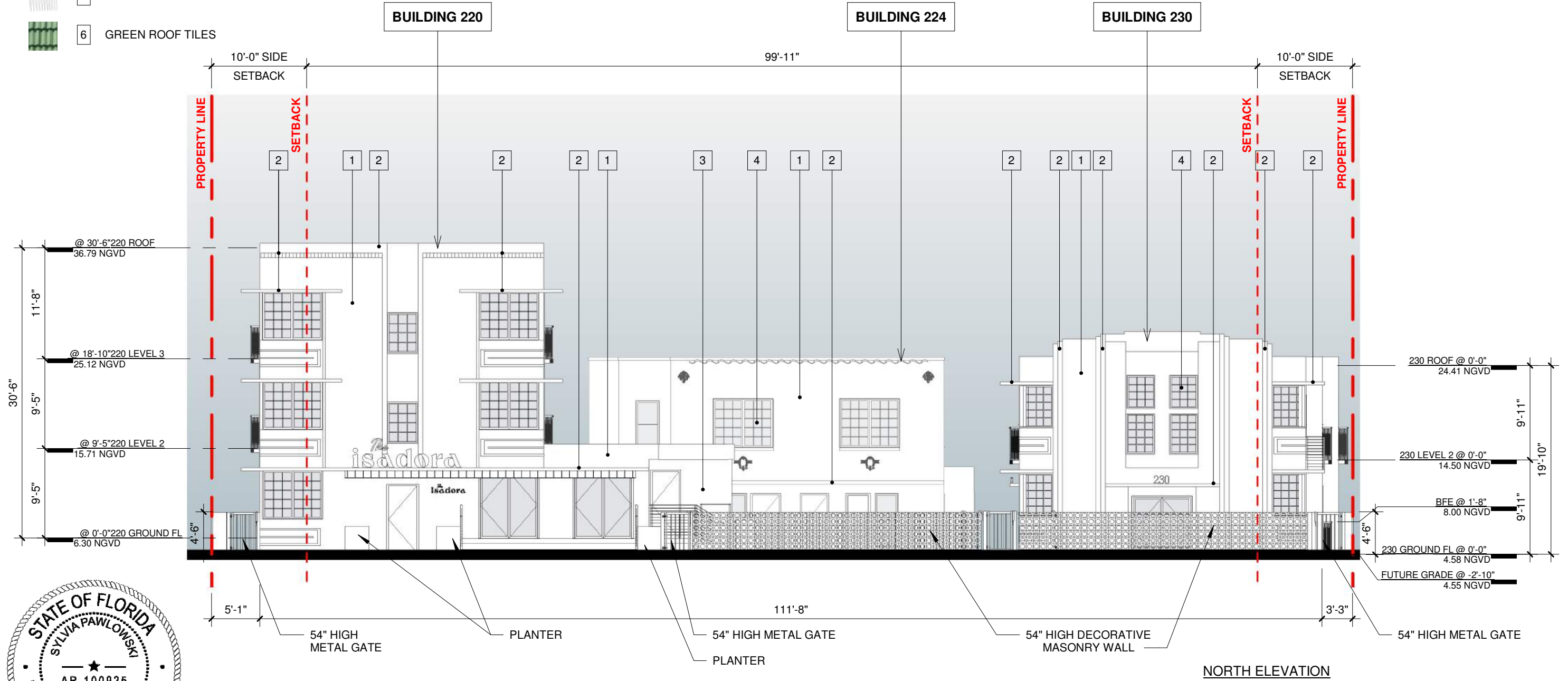
**A-33**



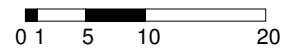
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>ROOF PLAN</b> 2023.09.18	<b>A-34</b> 1/16" = 1'-0" 2310

**MATERIALS LEGEND**

- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



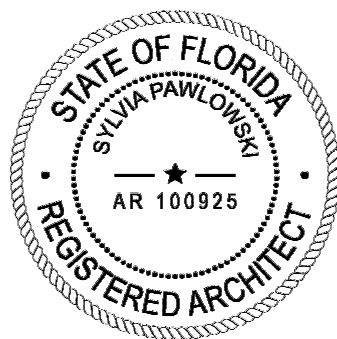
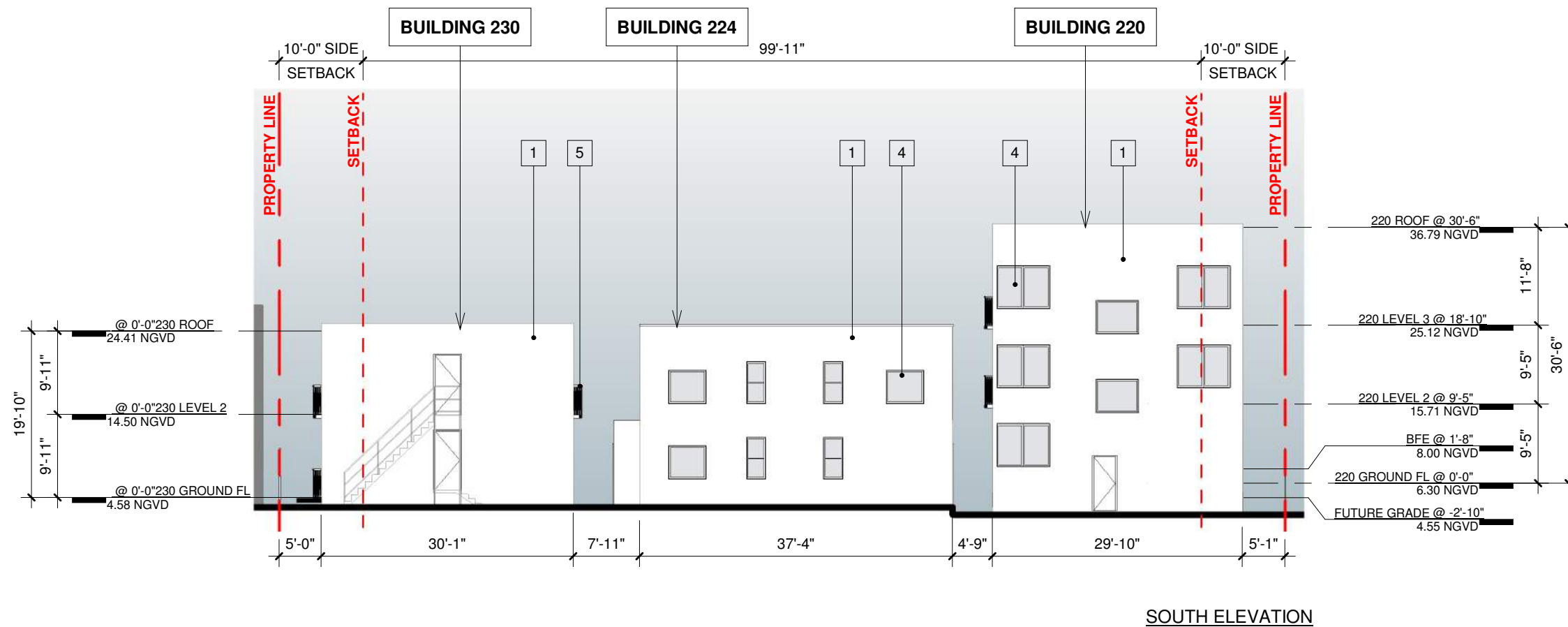
NORTH ELEVATION



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<h2 style="margin: 0;">31st STREET</h2>	ELEVATIONS 2023.09.18      As indicated      2310	<h1 style="margin: 0;">A-35</h1>

**MATERIALS LEGEND**

- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES

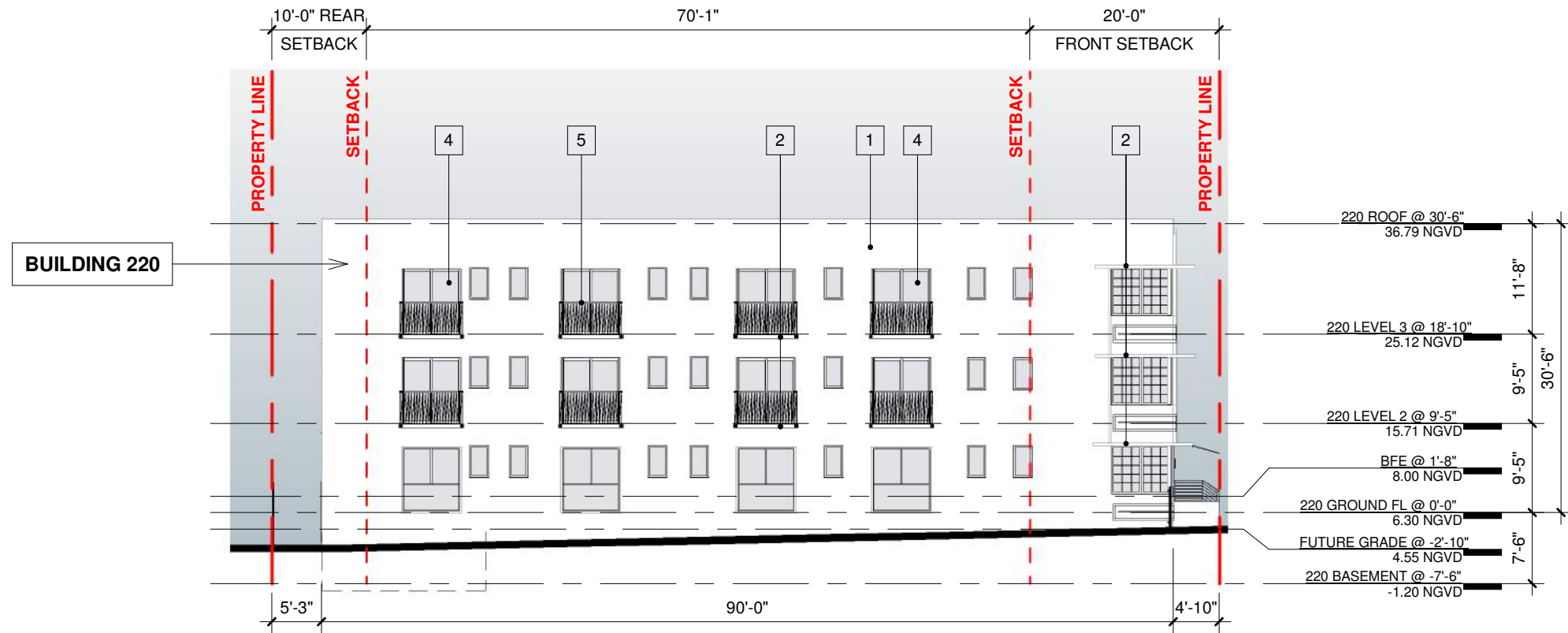


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>ELEVATIONS</b> 2023.09.18	1/16" = 1'-0" 2310

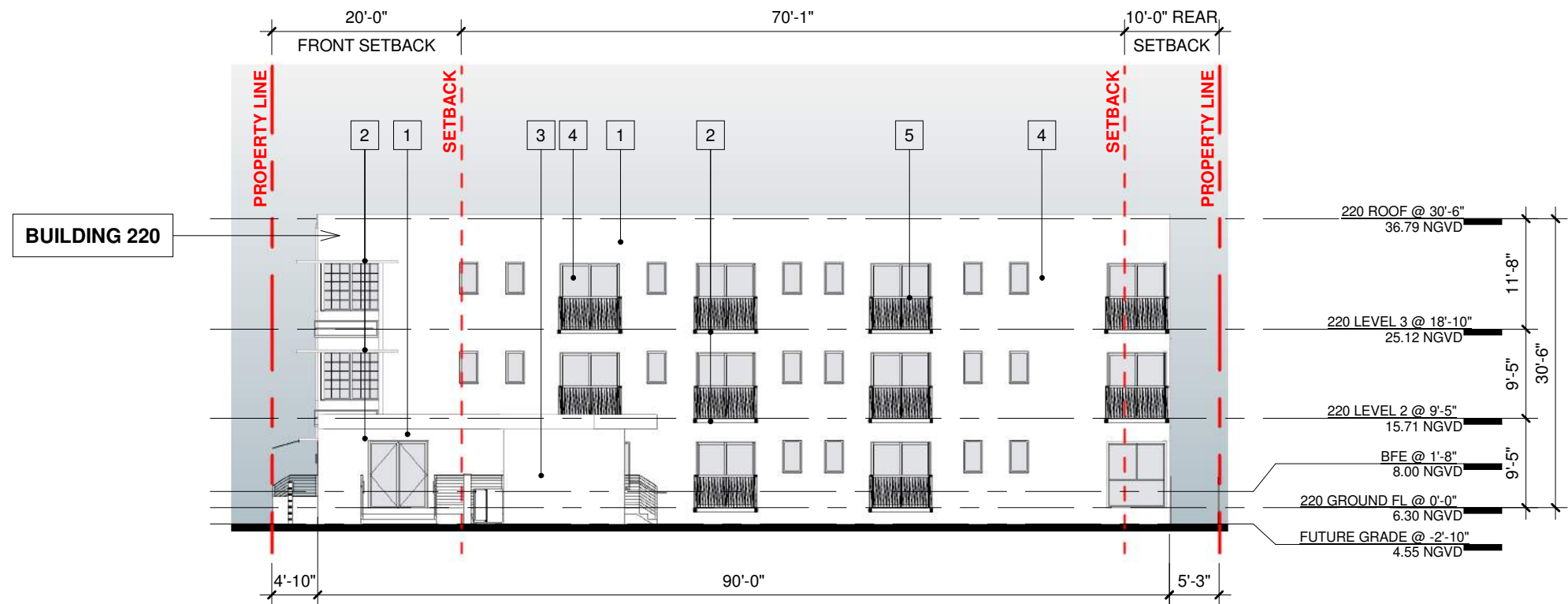
A-36

**MATERIALS LEGEND**

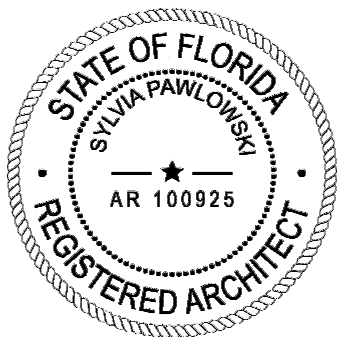
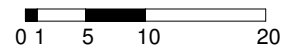
- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



**BUILDING 220 - EAST ELEVATION**



**BUILDING 220 - WEST ELEVATION**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**ELEVATIONS**  
2023.09.18

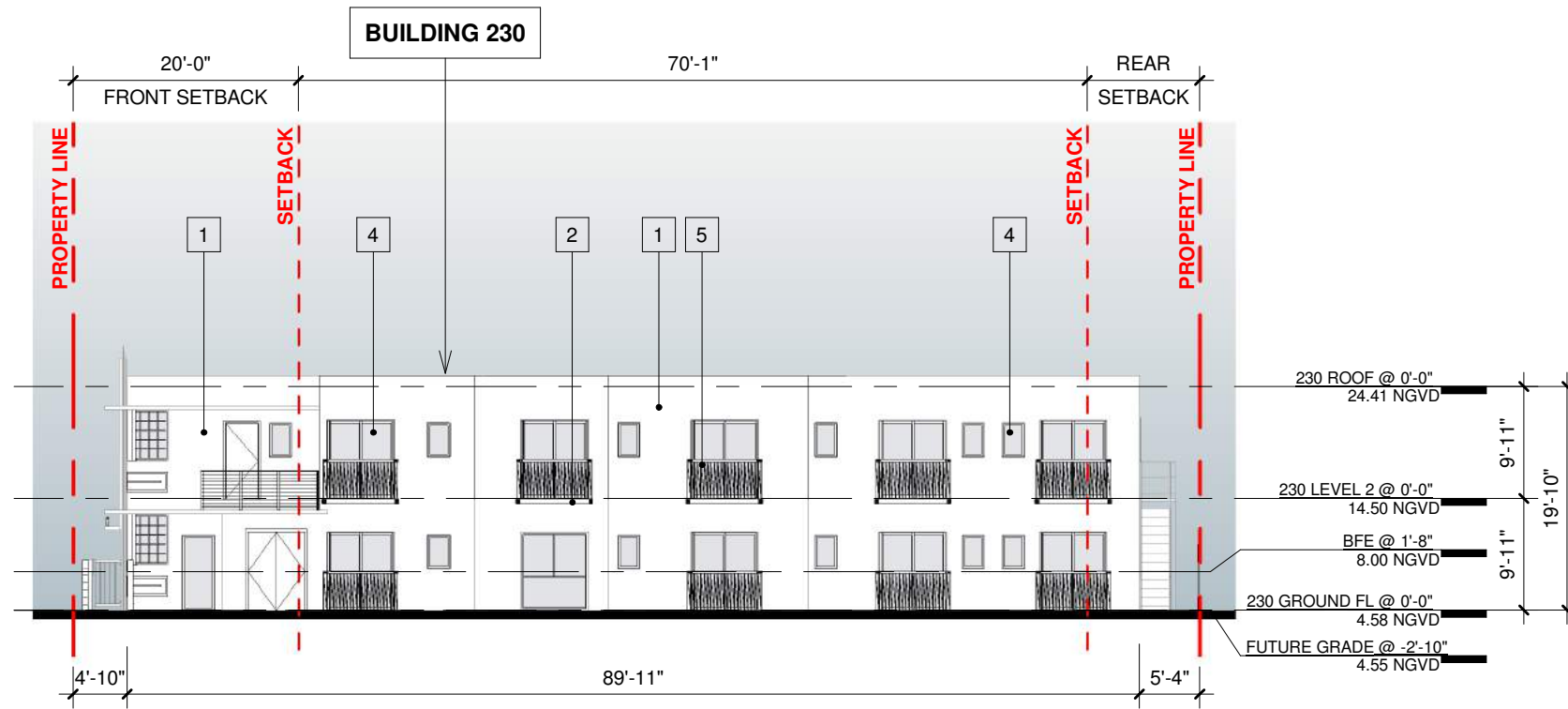
1/16" = 1'-0"

2310

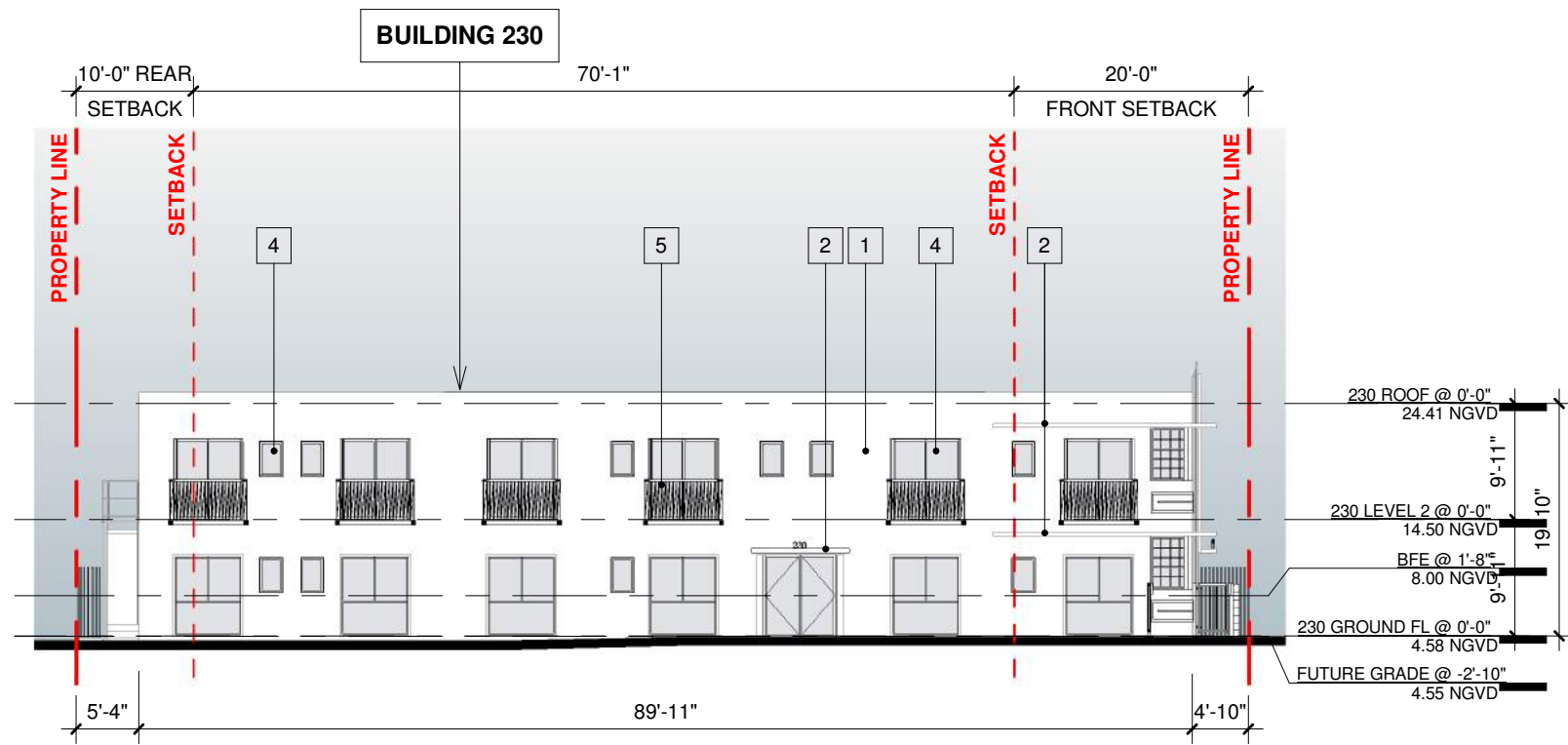
**A-37**

**MATERIALS LEGEND**

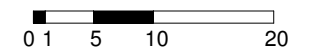
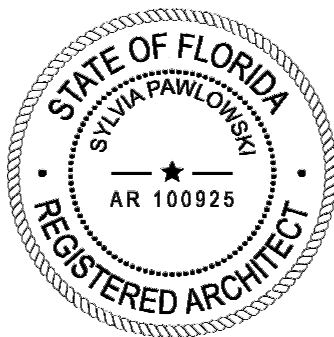
- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



**BUILDING 230 - WEST ELEVATION**



**BUILDING 230 - EAST ELEVATION**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**ELEVATIONS**  
2023.09.18

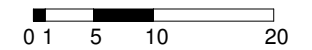
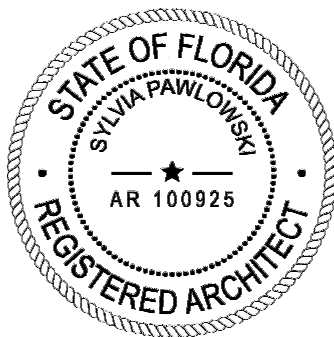
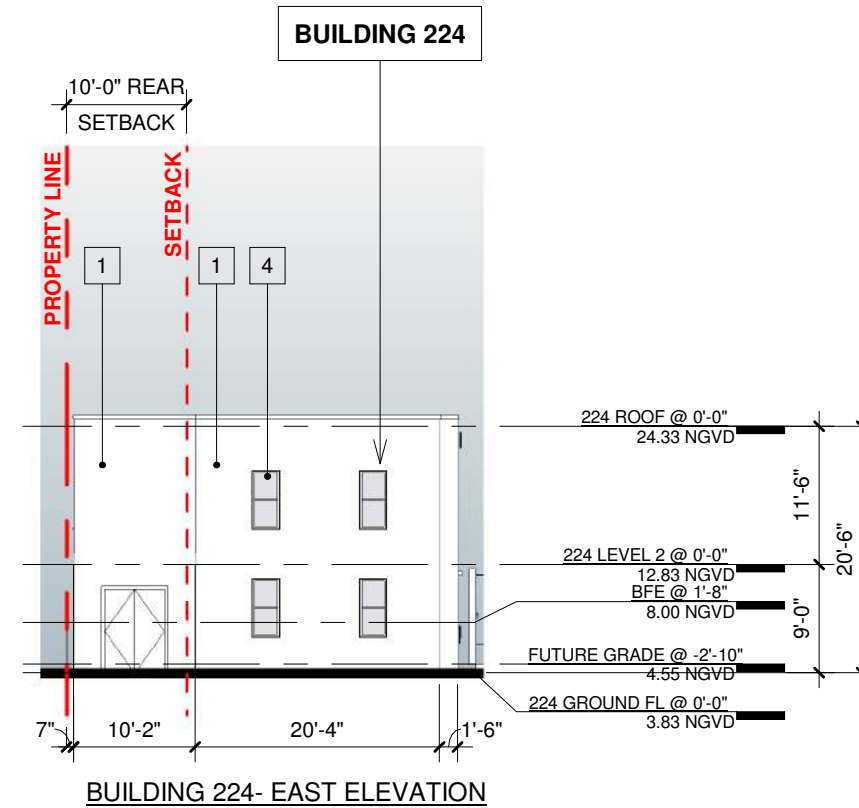
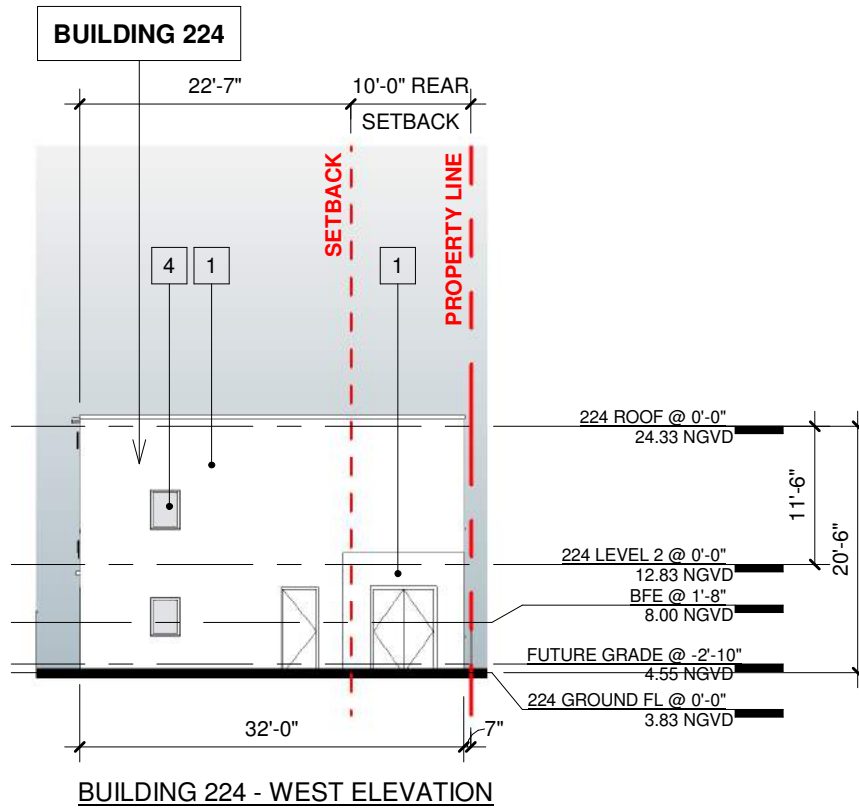
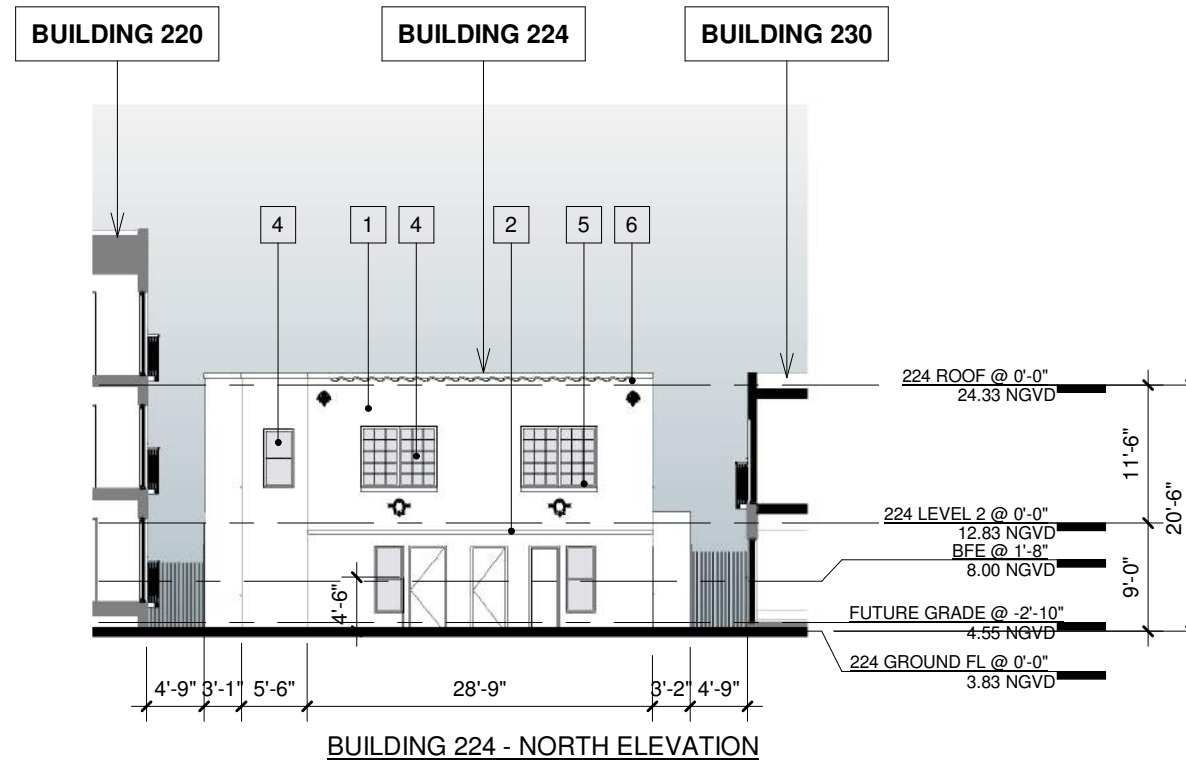
1/16" = 1'-0"

2310

**A-38**

**MATERIALS LEGEND**

- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**ELEVATIONS**  
2023.09.18

1/16" = 1'-0"

2310

**A-39**



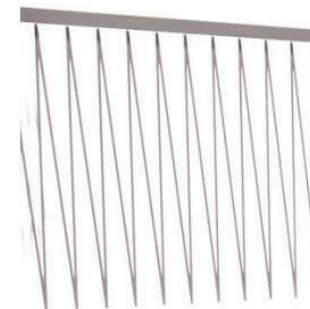
STUCCO  
COLOR: GREEN



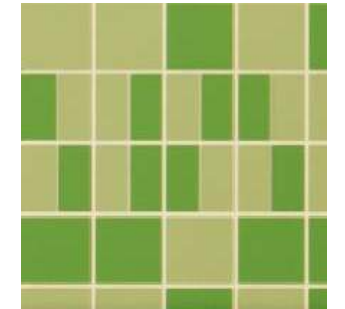
ROOF TILES  
COLOR: GREEN



DOOR AND WINDOW FRAME  
COLOR: WHITE  
CLEAR GLASS



METAL RAILING  
COLOR: WHITE



TILE  
COLOR: GREEN



DECORATIVE MASONRY BLOCK CIRCLE WALL - FRONT FACADE



ivory



acier



ebony



circle



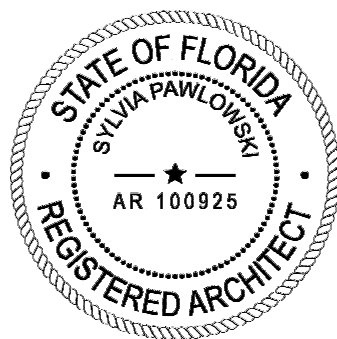
blonde



olive



taupe



ARCHITECT

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CONSULTANT

OWNER

South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

PROJECT

31st STREET

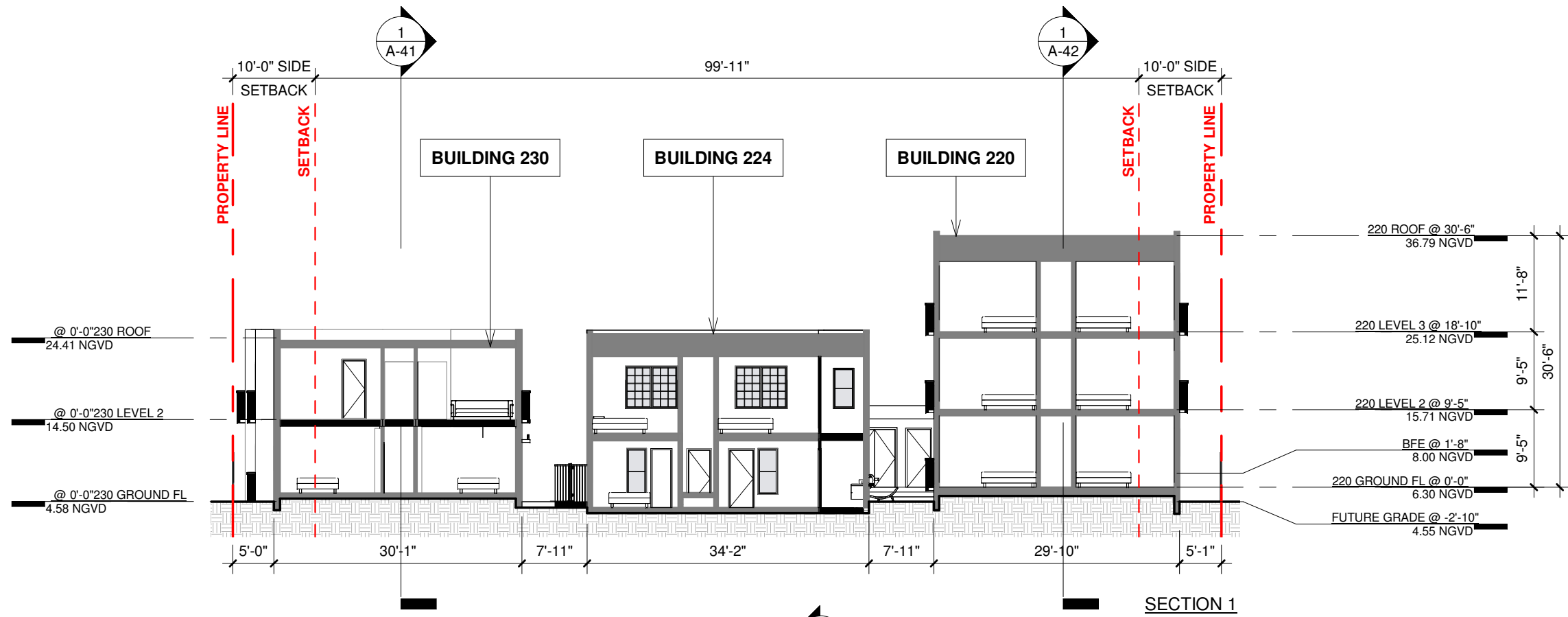
DRAWING TITLE

MATERIALS  
2023.09.18

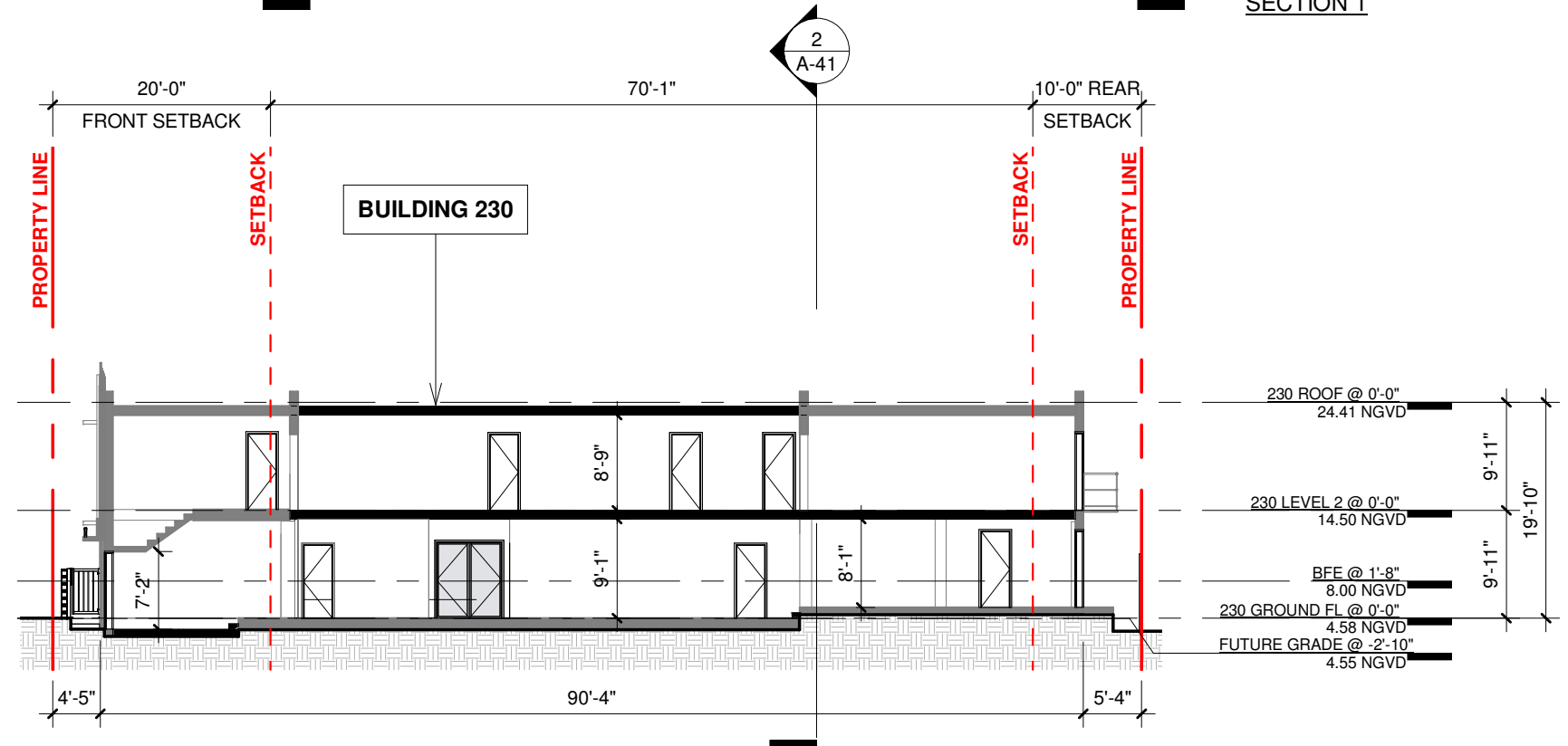
DRAWING #

2310

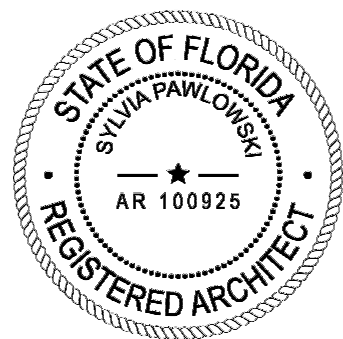
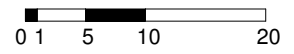
A-40



SECTION 1

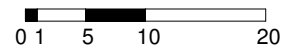
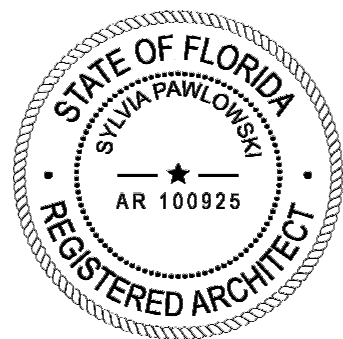
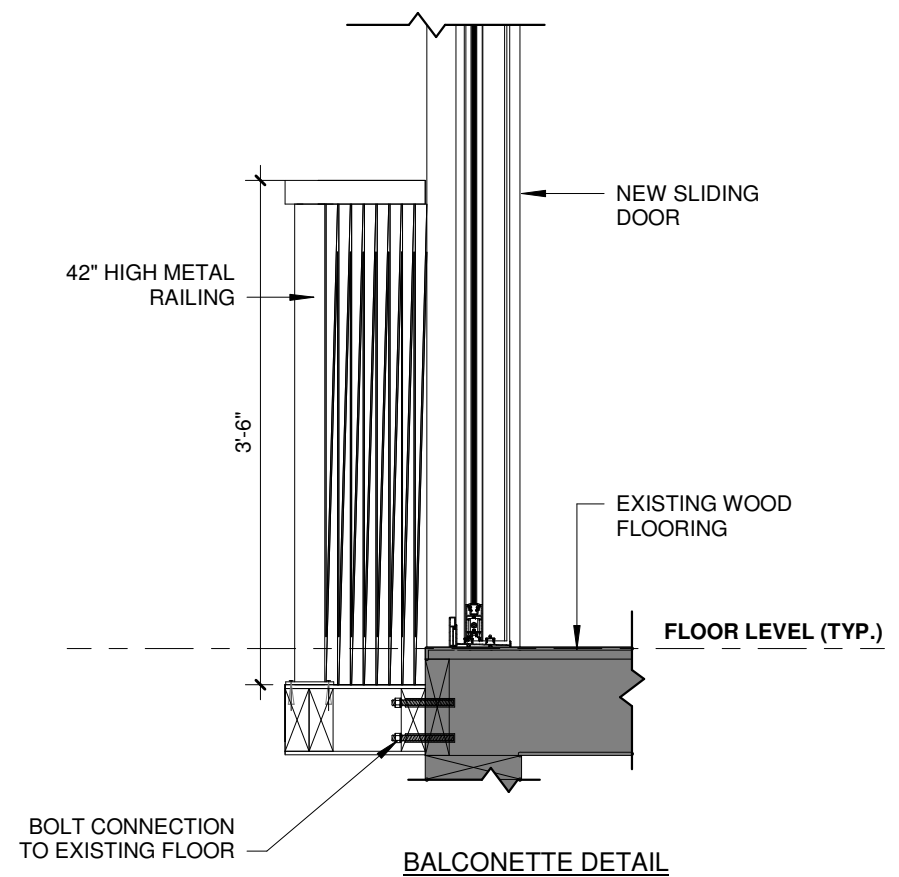
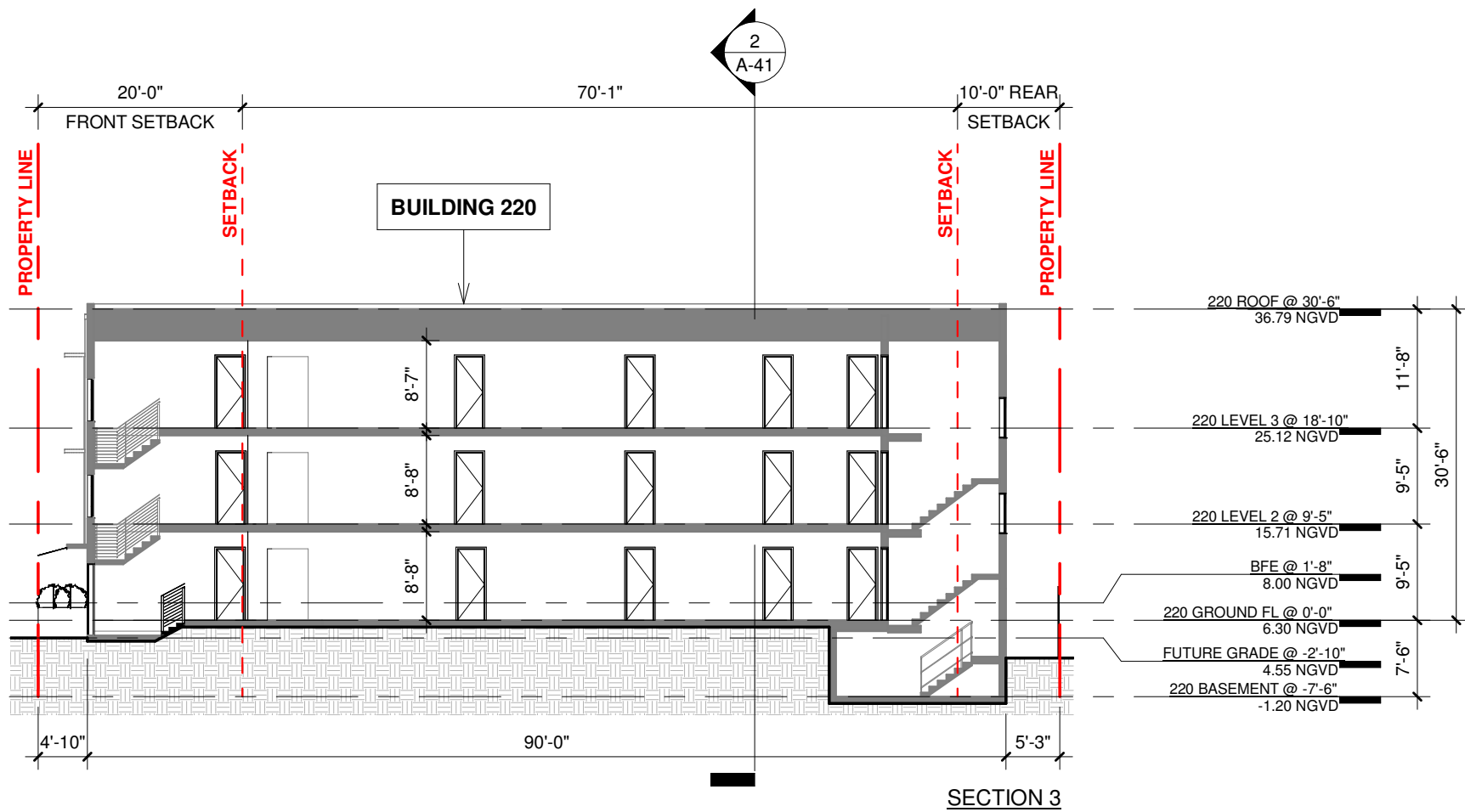


SECTION 2



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>SECTIONS</b> 2023.09.18	1/16" = 1'-0" 2310

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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT   MIAMI FL   33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET   MIAMI BEACH   FLORIDA   33140	<b>31st STREET</b>	<b>SECTIONS</b> 2023.09.18 As indicated	2310 <b>A-42</b>