

31st STREET

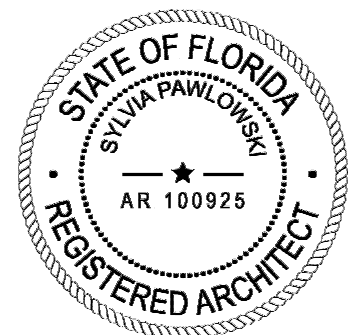
220 - 224 - 230 31st STREET | MIAMI BEACH | FL | 33140

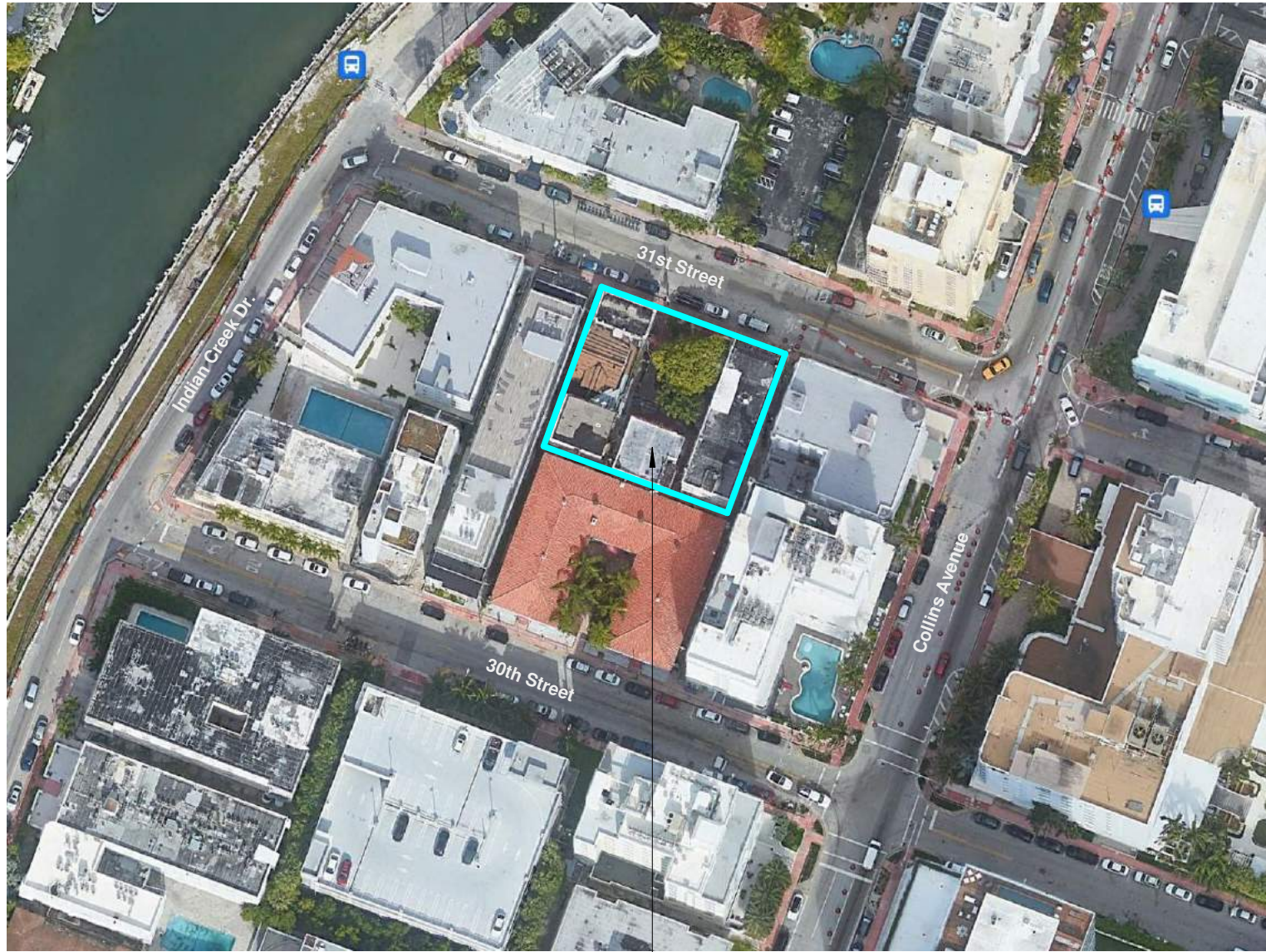
FINAL SUBMITTAL

OCTOBER 9, 2023
FILE NO: HPB23-0589

DRAWING LIST

A-0	TITLE
A-1	SURVEY
A-2	LOCATION & AERIAL MAPS
A-3	ZONING DATA SHEET
A-4	FAR DIAGRAM - EXISTING
A-5	FAR DIAGRAM - PROPOSED
A-6	SITE PHOTOS
A-7	SITE PHOTOS
A-8	CONTEXT PHOTOS
A-9	CONTEXT PHOTOS
A-10	SURROUNDING DISTRICT PHOTOS
A-11	SURROUNDING DISTRICT PHOTOS
A-12	ARCHIVE PHOTOS
A-13	ARCHIVE PHOTOS
A-14	RENDERS
A-15	RENDERS
A-16	RENDERS
A-17	INTERIOR LOBBY RENDERS
A-18	EXISTING GROUND FLOOR
A-19	EXISTING LEVEL 02
A-20	EXISTING LEVEL 03
A-21	EXISTING ELEVATIONS
A-22	EXISTING ELEVATIONS
A-23	DEMOLITION GROUND FLOOR
A-24	DEMOLITION LEVEL 02
A-25	DEMOLITION LEVEL 03
A-26	DEMOLITION ELEVATIONS
A-27	DEMOLITION ELEVATIONS
A-28	DEMOLITION ELEVATIONS
A-29	SITE PLAN
A-30	GROUND FLOOR SITE PLAN
A-31	ENLARGED GROUND FLOOR PLAN
A-32	LEVEL 02
A-33	LEVEL 03
A-34	ROOF PLAN
A-35	ELEVATIONS
A-36	ELEVATIONS
A-37	ELEVATIONS
A-38	ELEVATIONS
A-39	ELEVATIONS
A-40	MATERIALS
A-41	SECTIONS
A-42	SECTIONS
L-00	SURVEY PLAN
L-01	LANDSCAPE PLAN
L-02	LANDSCAPE NOTES
L-03	PLANTS CATALOGUE
L-04	RELOCATION PLAN
LI-01	LIGHTING PLAN
IR-1	IRRIGATION PLAN





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

SITE AERIAL MAP



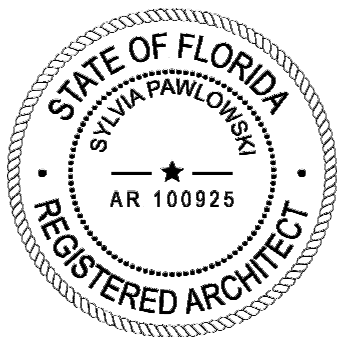
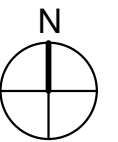
SUBJECT LOCATION
 220 - 224 - 230 31st STREET
 MIAMI BEACH | FL | 33140

LOCATION MAP



SUBJECT LOCATION
 220 - 224 - 230 31st STREET
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AERIAL MAP



ARCHITECT

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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



1



2



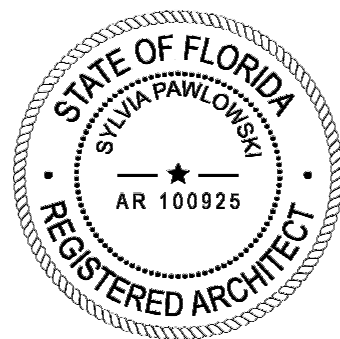
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4



5



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DRAWING TITLE

SURROUNDING DISTRICT PHOTOS
2023.09.18

DRAWING #

A-10

2310



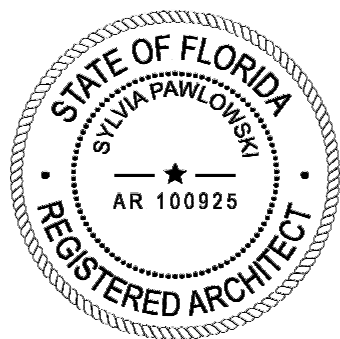
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8



7



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PROJECT

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DRAWING TITLE

SURROUNDING DISTRICT PHOTOS
2023.09.18

DRAWING #

A-11

2310



1



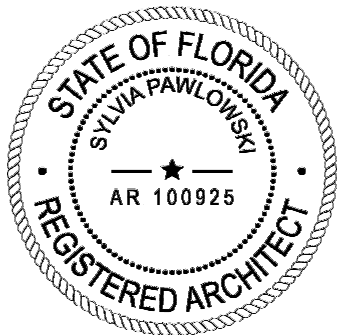
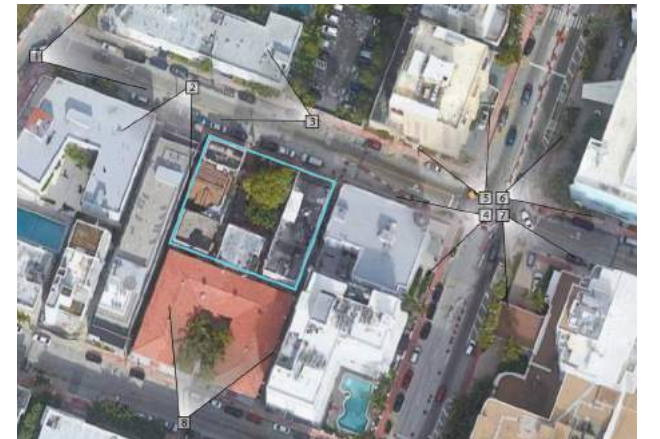
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3



4



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31st STREET

DRAWING TITLE

CONTEXT PHOTOS
2023.09.18

DRAWING #

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A-8



5



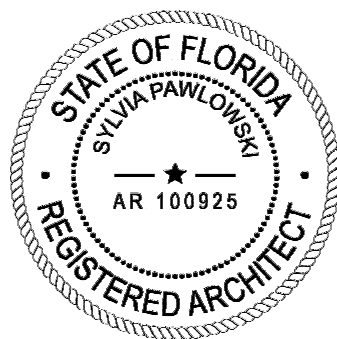
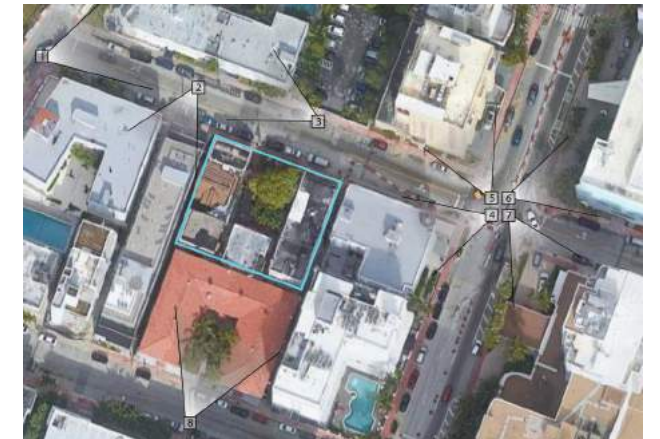
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7



8



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DRAWING TITLE

CONTEXT PHOTOS
2023.09.18

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2310

A-9



0 - BUILDING 220-224-230 STREET VIEW



1 - BUILDING 220



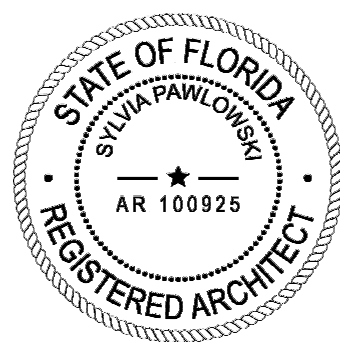
2 - BUILDING 220



3 - BUILDING 220



4 - BUILDING 220



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DRAWING TITLE

SITE PHOTOS
2023.09.18

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2310

A-6



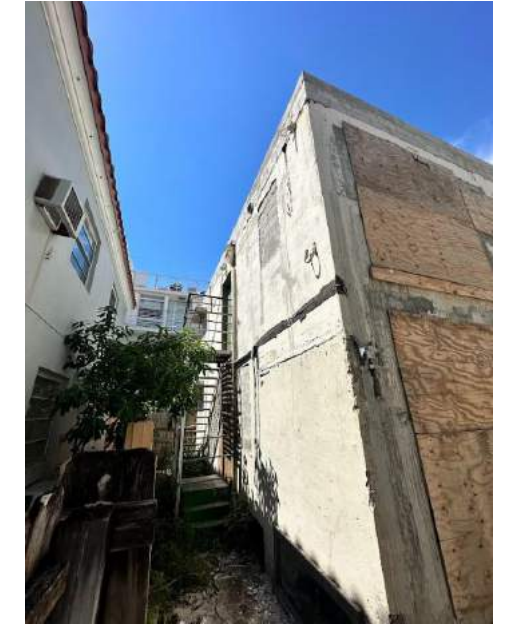
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6 - BUILDING 230



7 - BUILDING 230



8 - BUILDING 230



9 - BUILDING 224



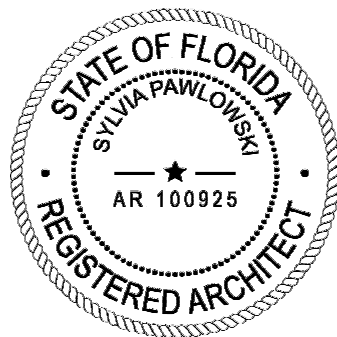
10 - BUILDING 224



11 - BUILDING 224



12 - BUILDING 224



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31st STREET

DRAWING TITLE

SITE PHOTOS
2023.09.18

DRAWING #

2310

A-7



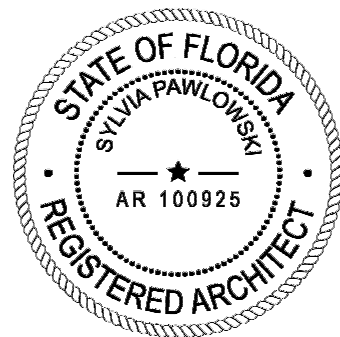
BUILDING 220



BUILDING 230



BUILDING 224



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

31st STREET

ARCHIVE PHOTOS
2023.09.18

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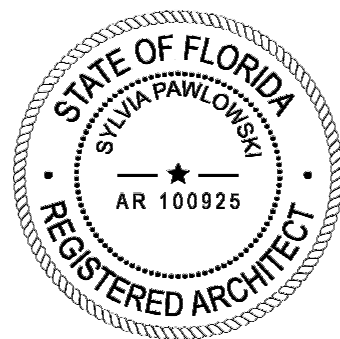
A-12



BUILDING 220



BUILDING 224



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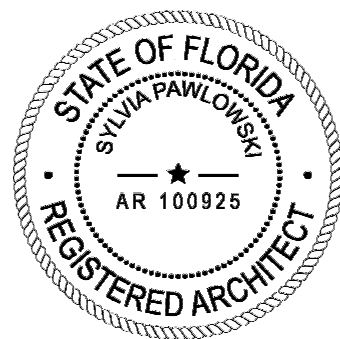
31st STREET

DRAWING TITLE

ARCHIVE PHOTOS
2023.09.18

DRAWING #

A-13



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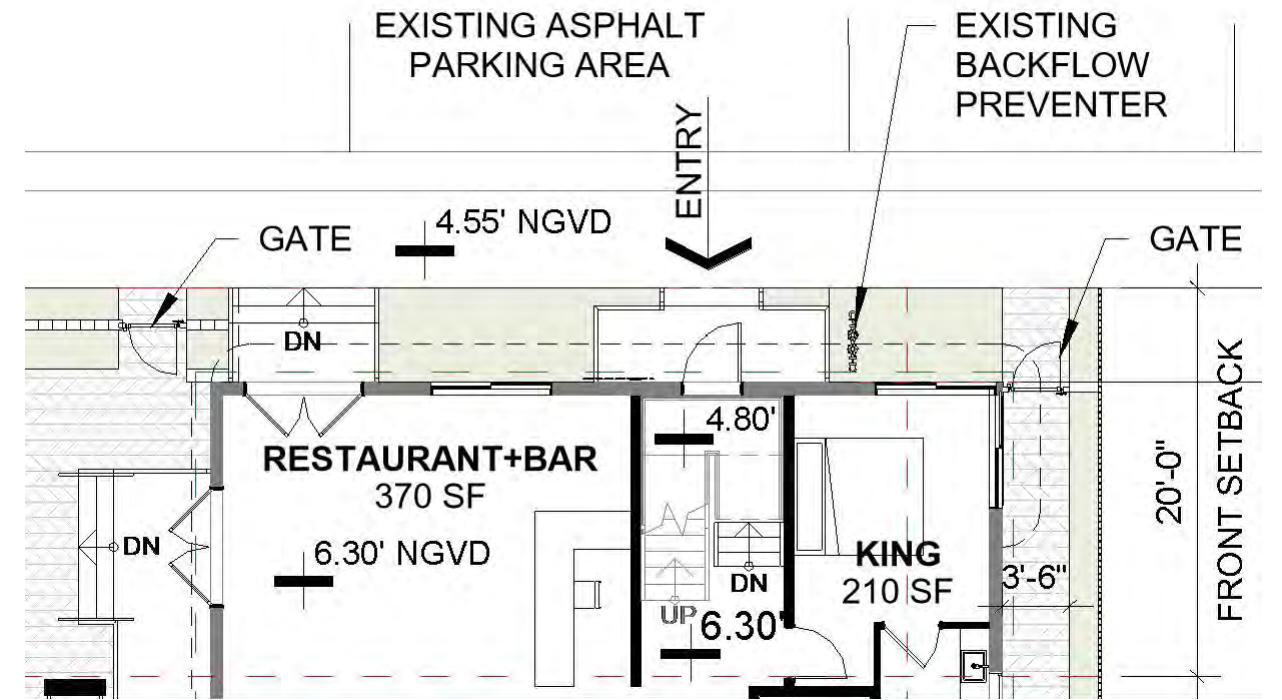
South Florida United Investments LLC
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31st STREET

RENDERS
2023.09.18

2310

A-14



PROPOSED, IN RESPONSE TO STAFF COMMENTS:

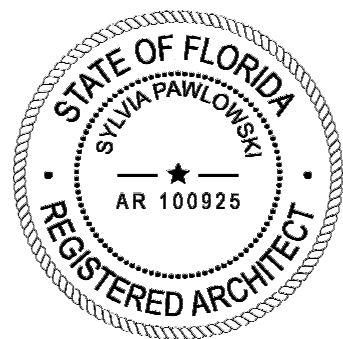
Door to the right of Entry door at 220 building has been replaced by a window to match symmetry.

Keeping the original entry stoop and railings to be retained & restored.



AS SUBMITTED PREVIOUSLY

MM Dec 7 2023



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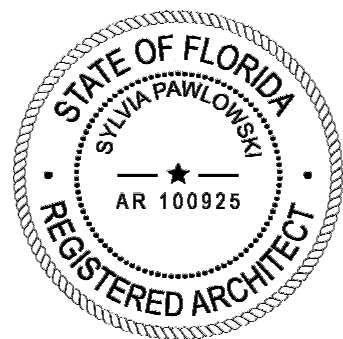
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31st STREET

RENDERS
2023.09.18

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A-15



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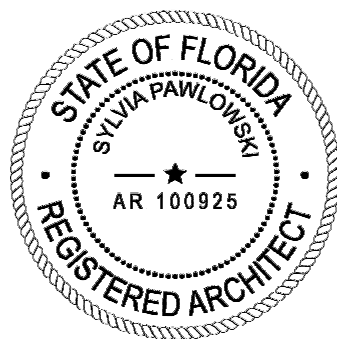
South Florida United Investments LLC
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31st STREET

RENDERS
2023.09.18

2310

A-16



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31st STREET

INTERIOR LOBBY RENDERS
2023.09.18

2310

A-17



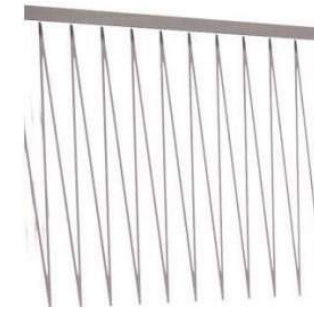
STUCCO
COLOR: GREEN



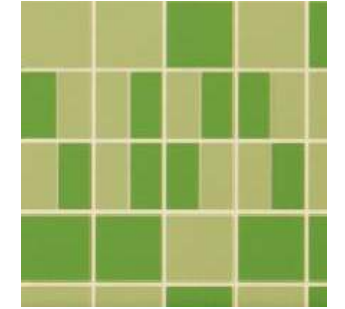
ROOF TILES
COLOR: GREEN



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



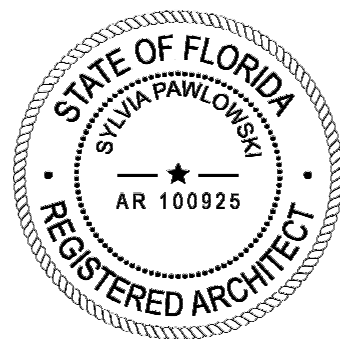
blonde



olive



taupe



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PROJECT

31st STREET

DRAWING TITLE

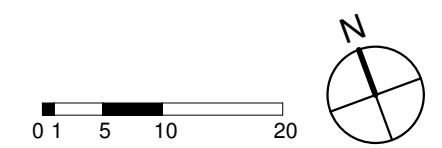
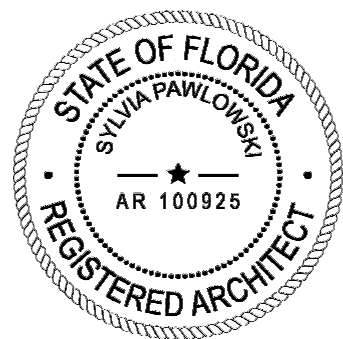
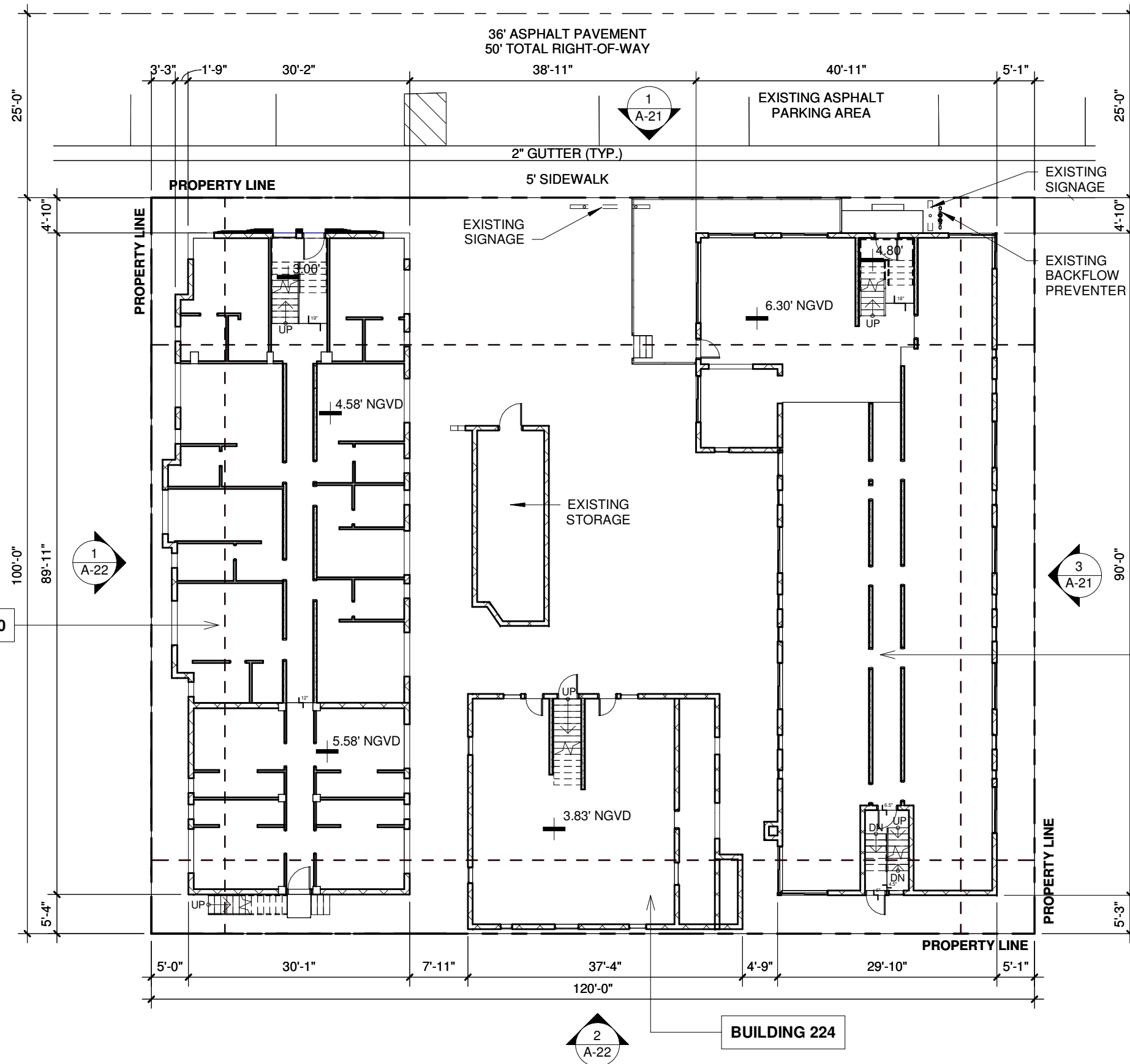
MATERIALS
2023.09.18

DRAWING #

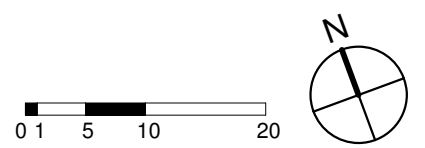
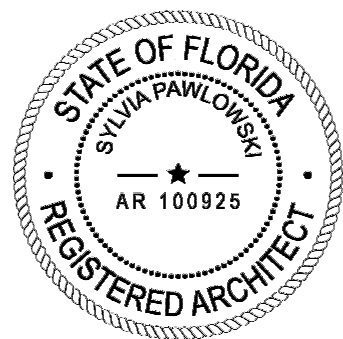
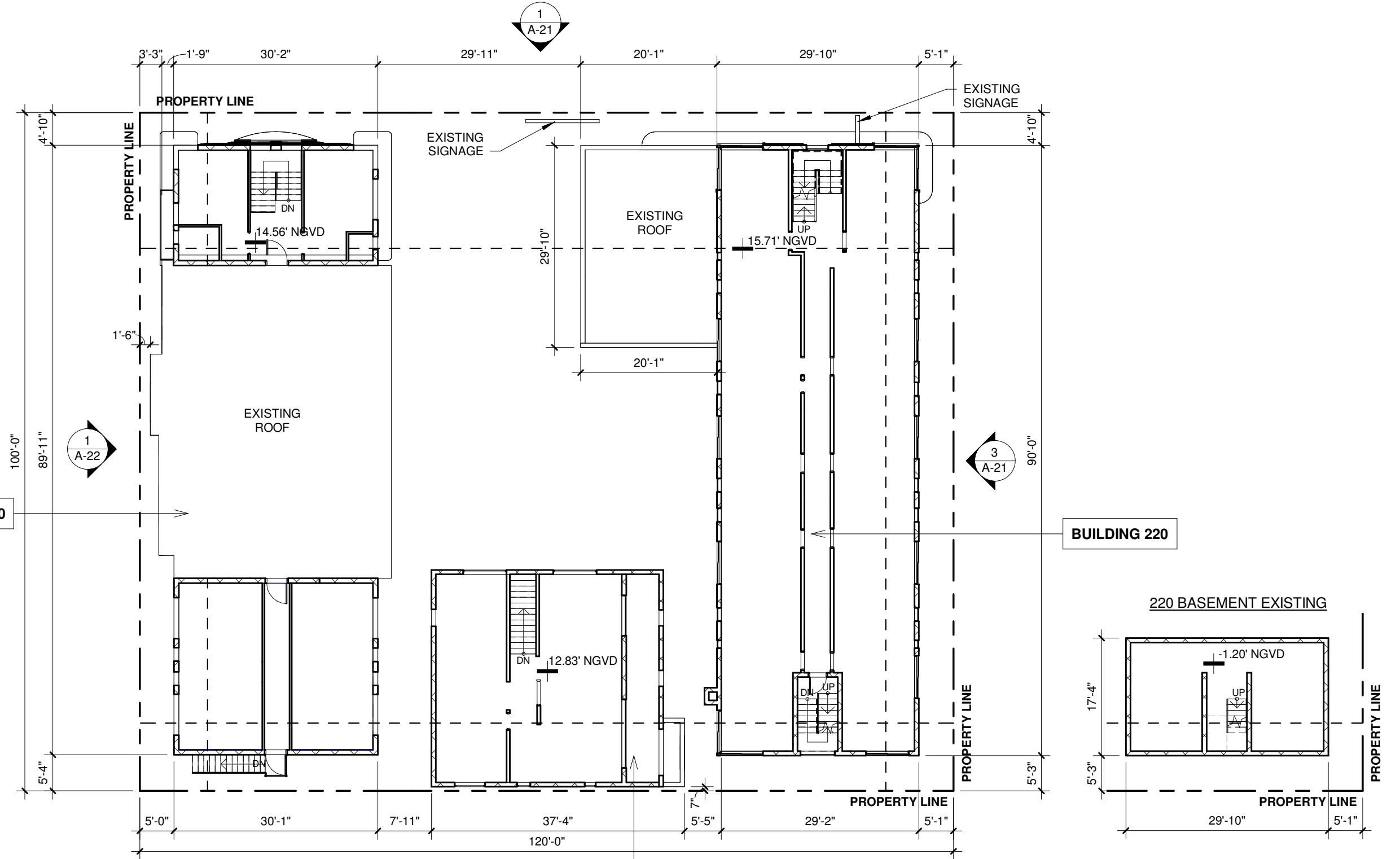
2310

A-40

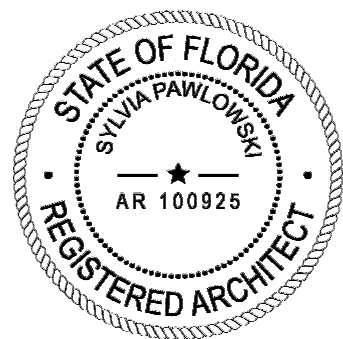
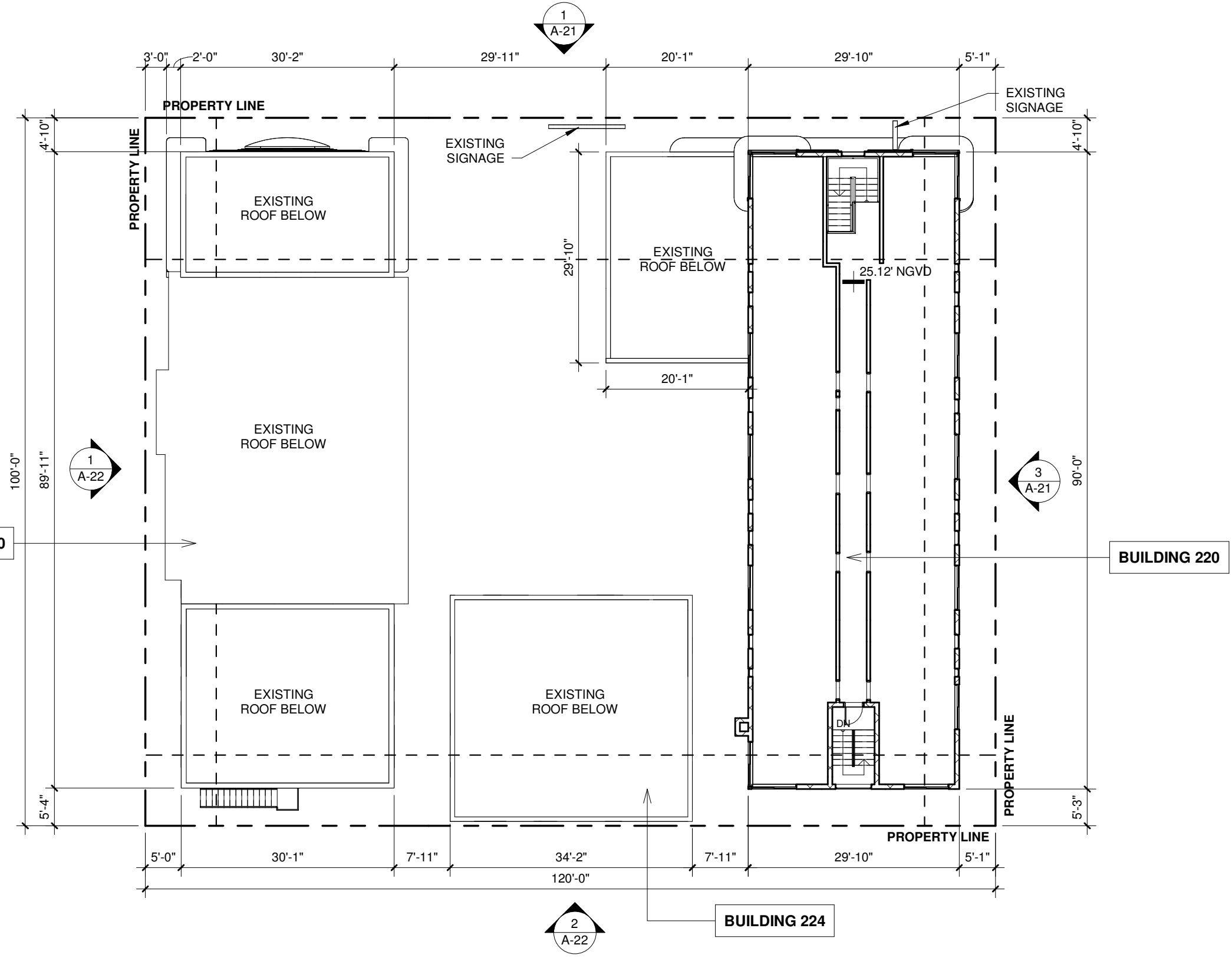
31st STREET



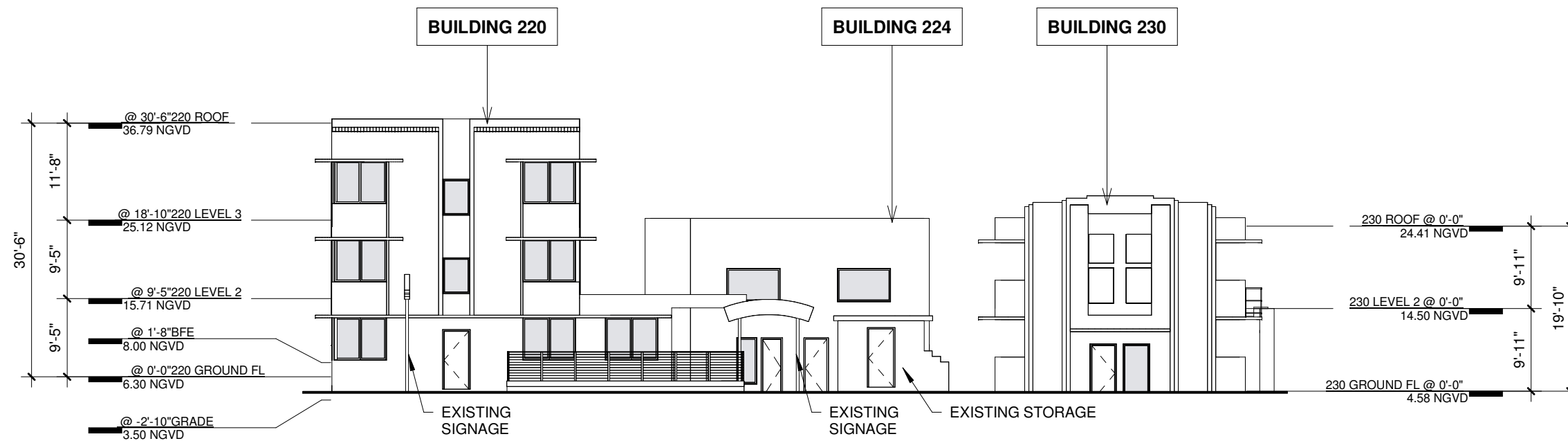
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MTRR MGMT 7290 NW 1st COURT MIAMI FL 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET MIAMI BEACH FLORIDA 33140	31st STREET	EXISTING GROUND FLOOR 2023.09.18	2310 A-18



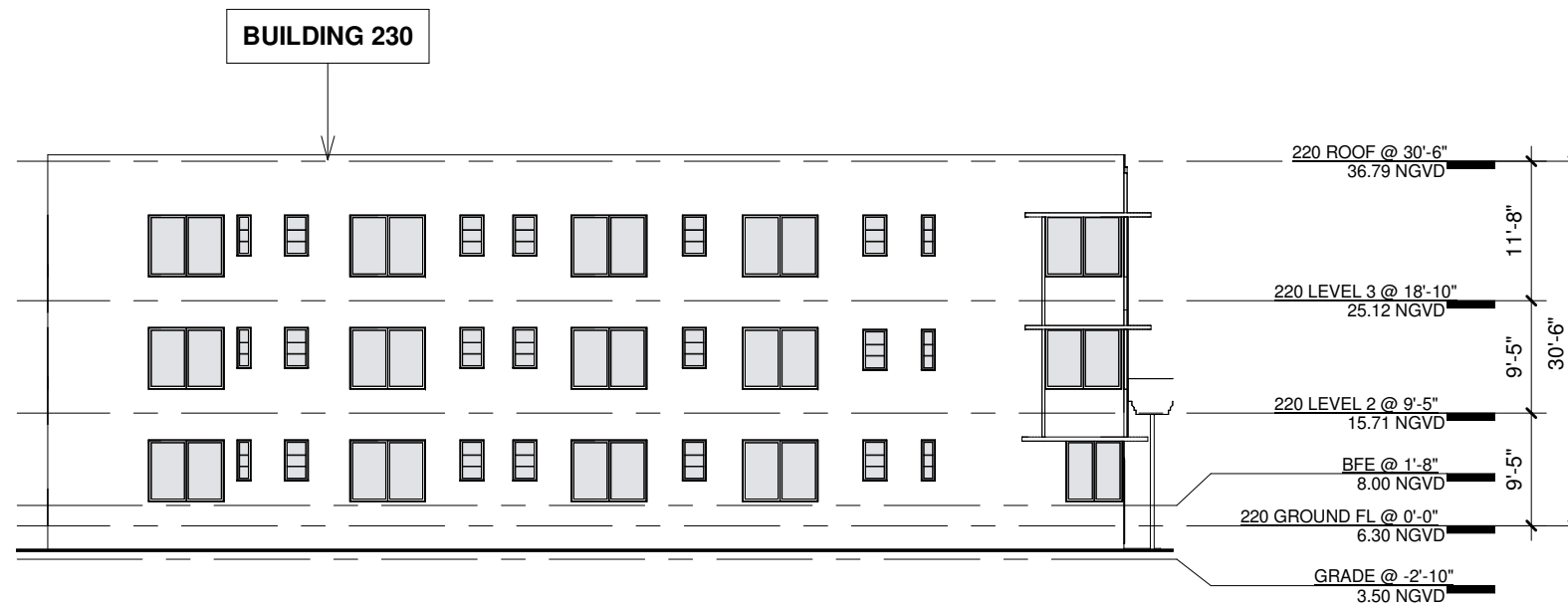
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT MIAMI FL 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET MIAMI BEACH FLORIDA 33140	31st STREET	EXISTING LEVEL 02 2023.09.18 1/16" = 1'-0"	2310 A-19



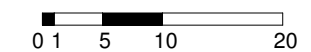
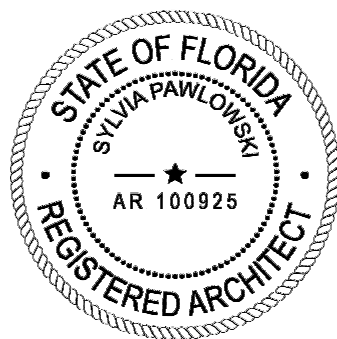
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT MIAMI FL 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET MIAMI BEACH FLORIDA 33140	31st STREET	EXISTING LEVEL 03 2023.09.18	2310 A-20



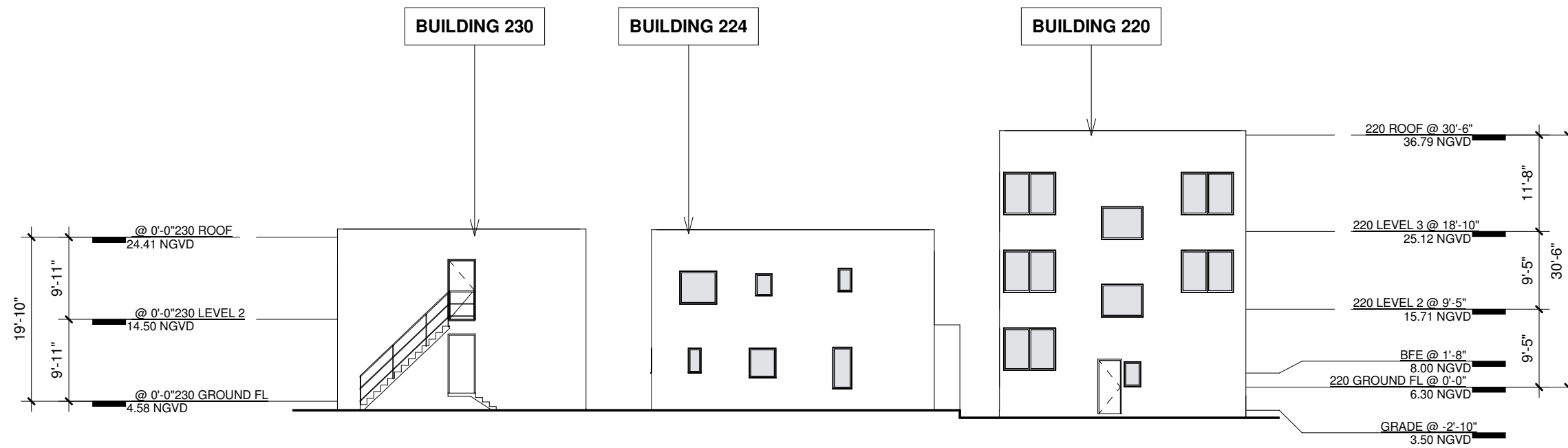
BUILDING 220 - 224 - 230 - NORTH ELEVATION - EXISTING



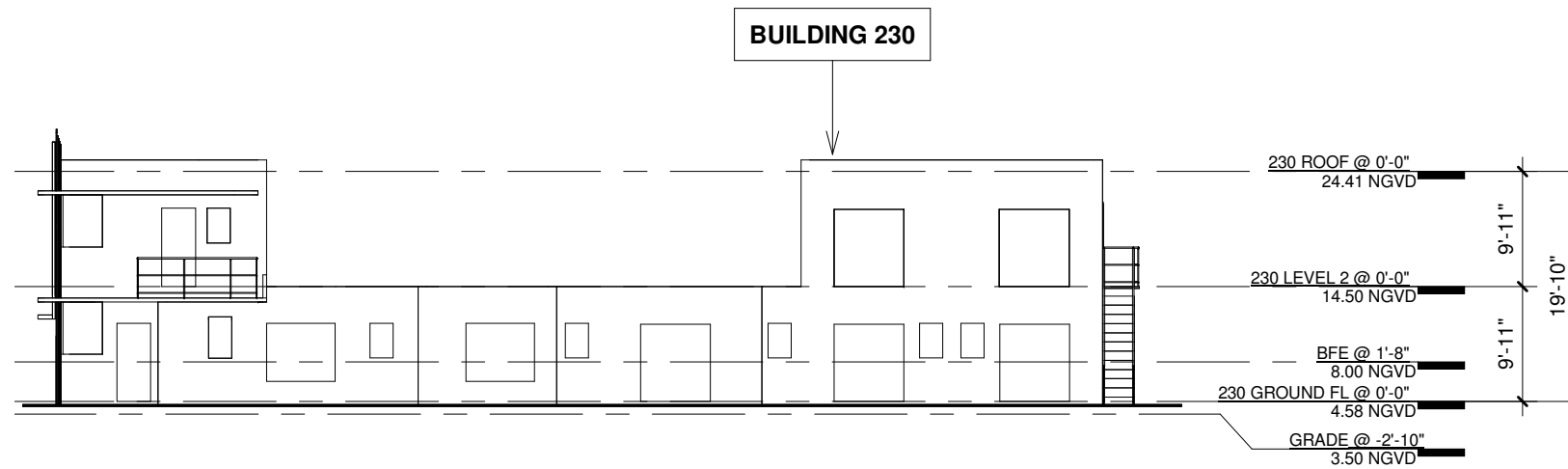
BUILDING 220 - EAST ELEVATION - EXISTING



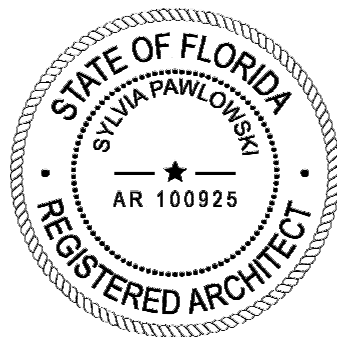
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MTTR MGMT 7290 NW 1st COURT MIAMI FL 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET MIAMI BEACH FLORIDA 33140	31st STREET	EXISTING ELEVATIONS 2023.09.18 1/16" = 1'-0"	2310 A-21



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

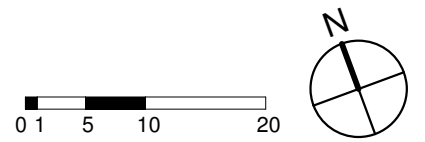
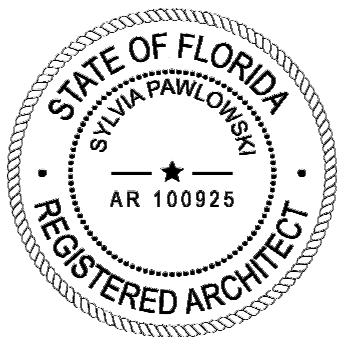
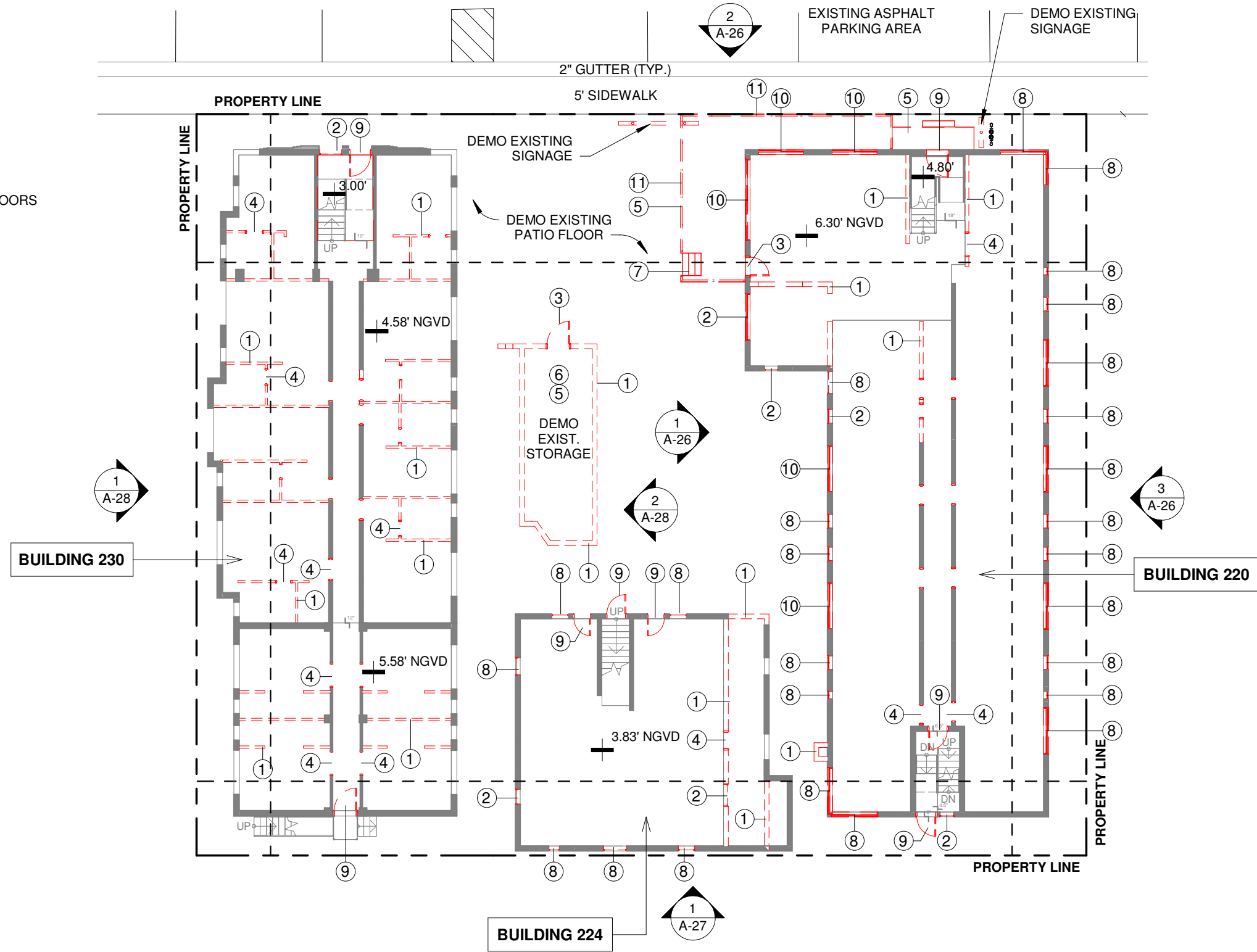
DEMOLITION LEGEND

- 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



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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

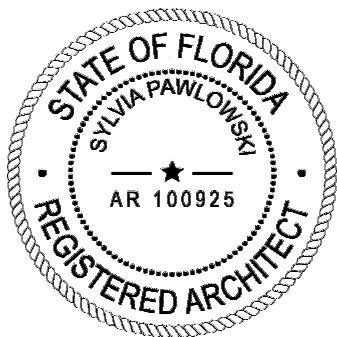
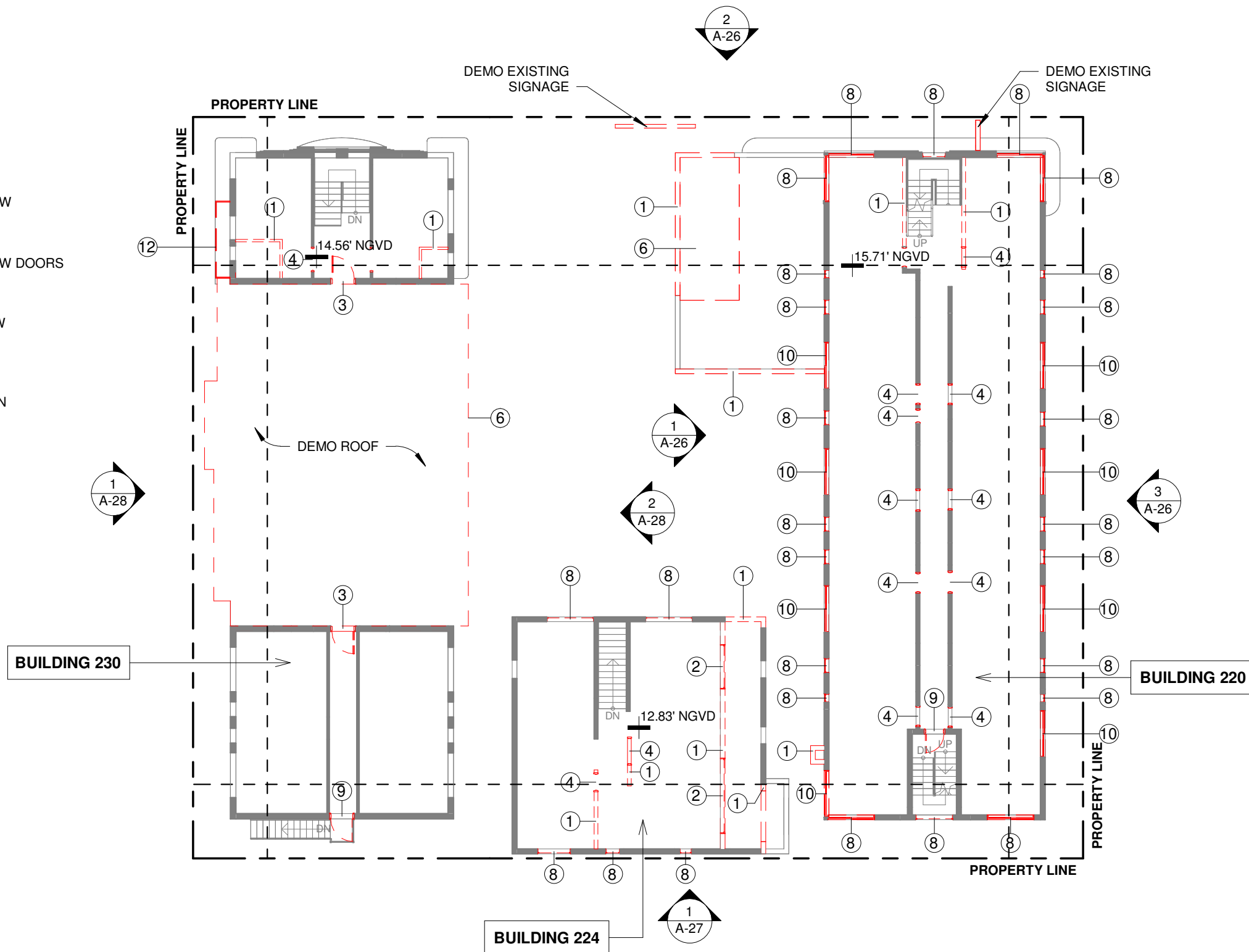
2310

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

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 220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

DEMOLITION LEVEL 02
 2023.09.18 As indicated

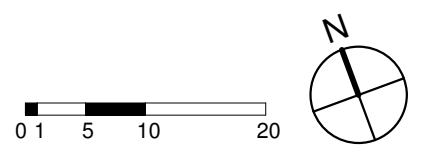
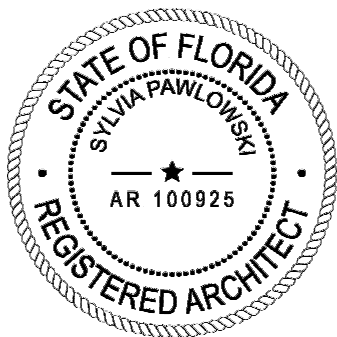
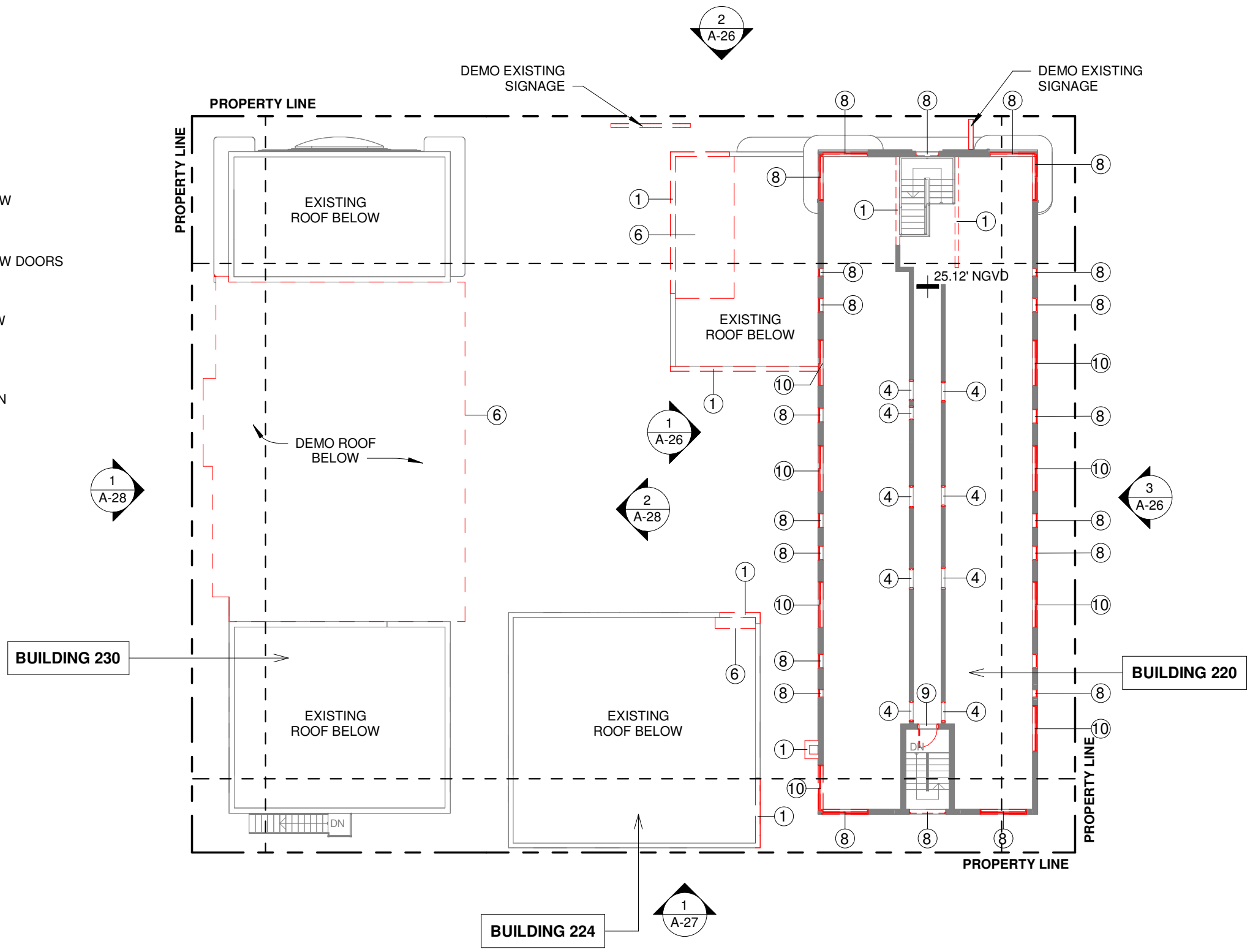
2310

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 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

DEMOLITION LEVEL 03
 2023.09.18 As indicated

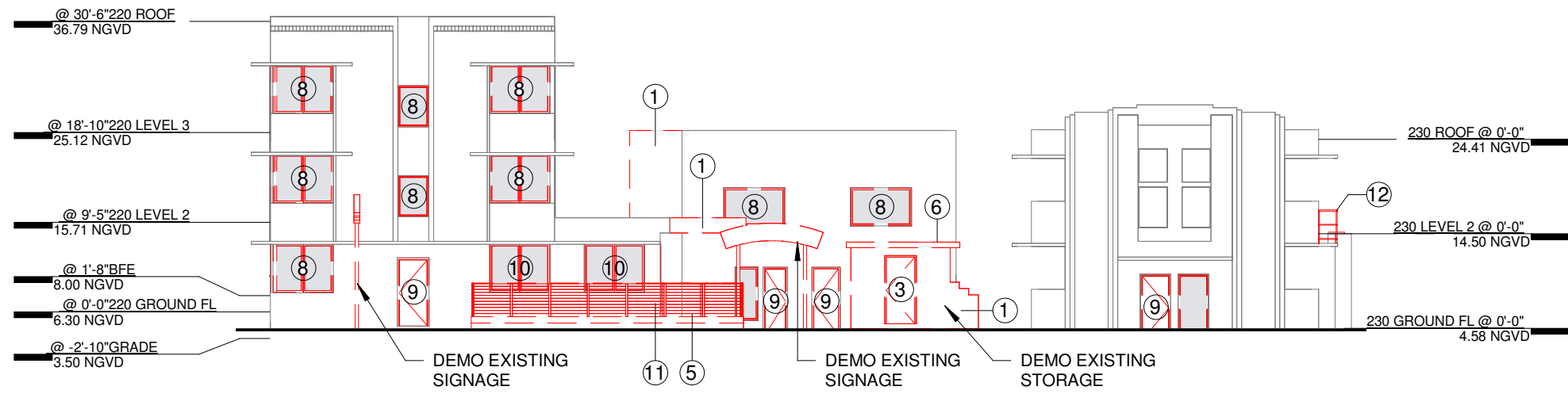
2310

A-25

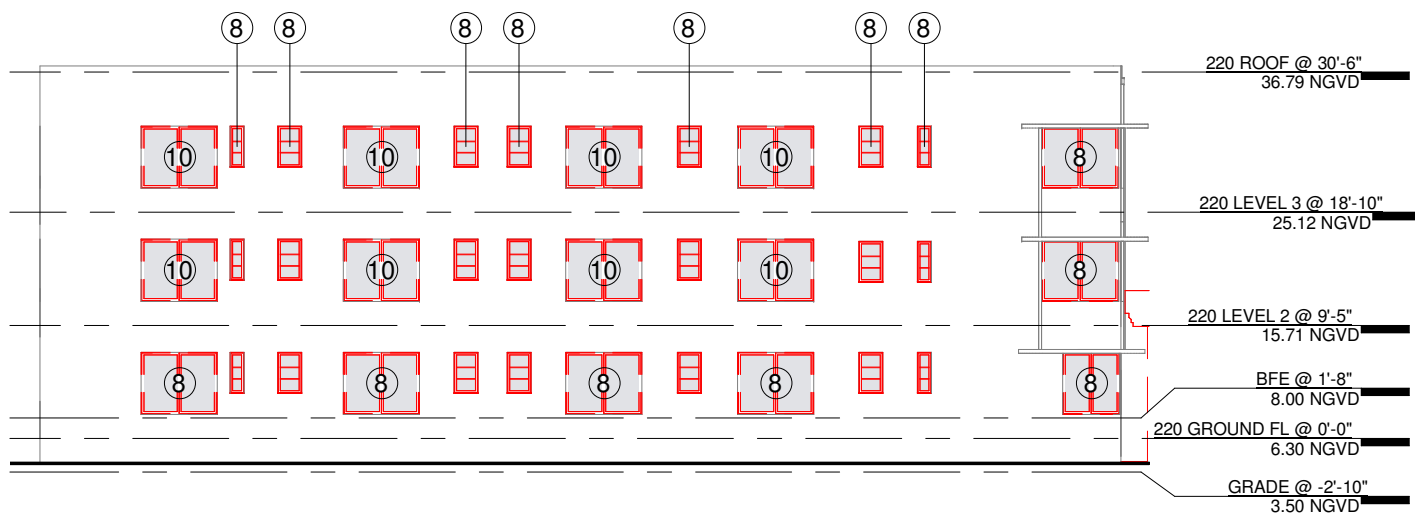
DEMOLITION LEGEND

- 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

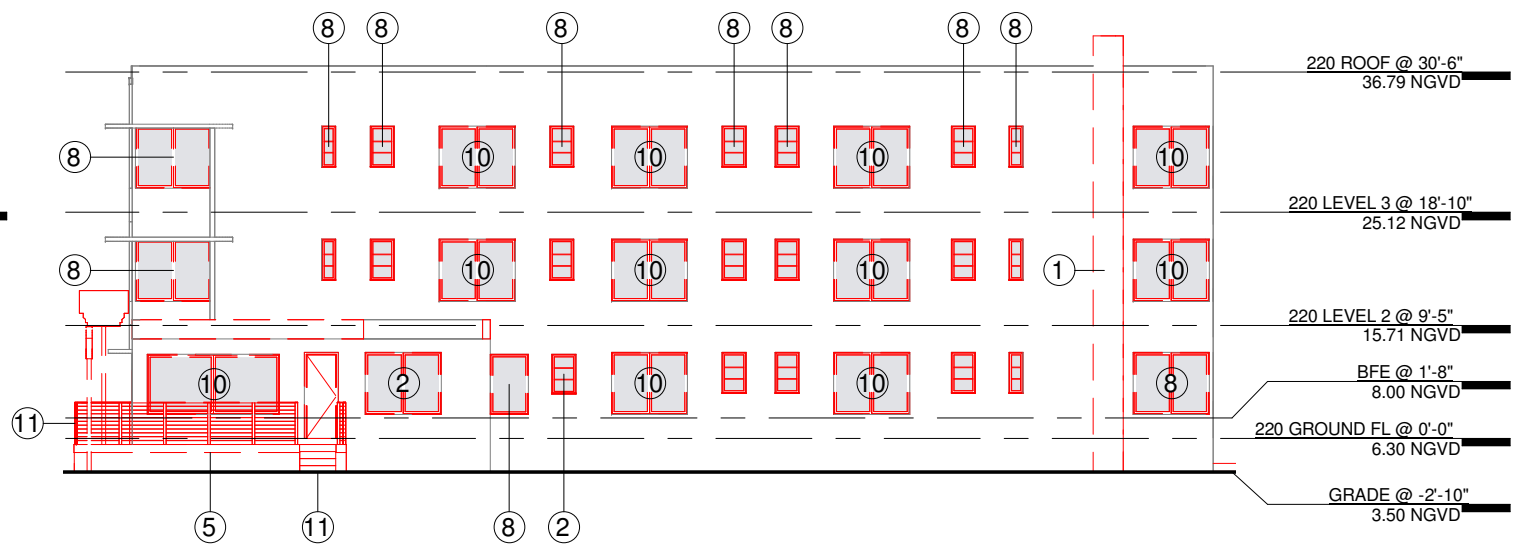
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 ■ EXISTING TO REMAIN



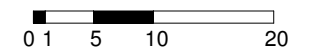
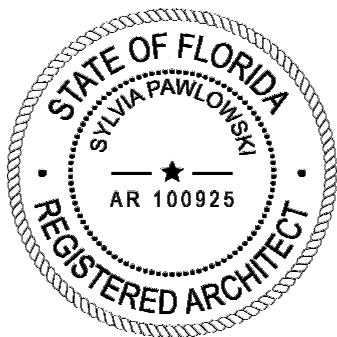
BUILDING 220 - 224 - 230 - NORTH ELEVATION



BUILDING 220 - EAST ELEVATION



BUILDING 220 - WEST ELEVATION



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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31st STREET

DEMOLITION ELEVATIONS

2023.09.18

As indicated

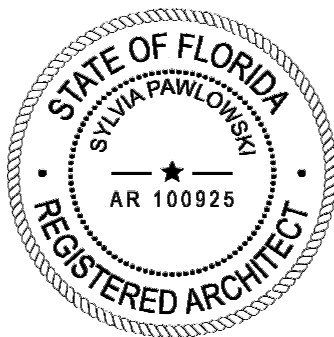
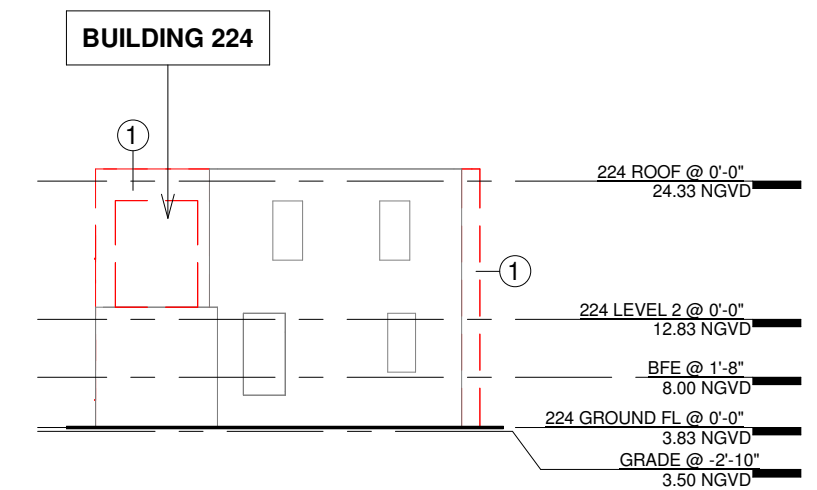
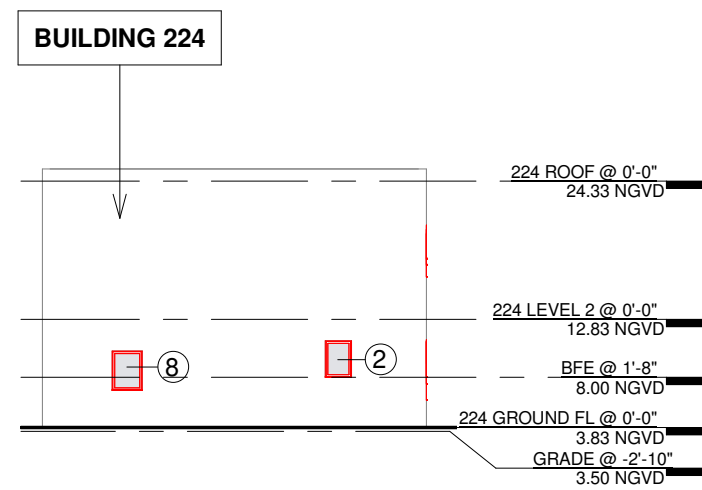
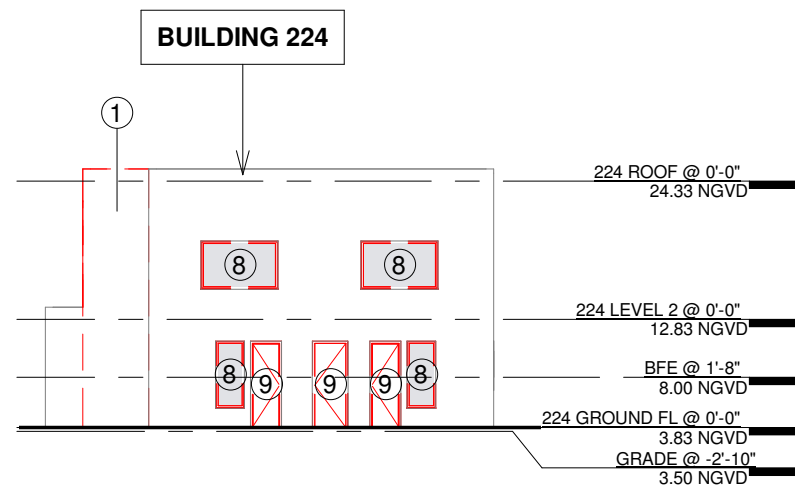
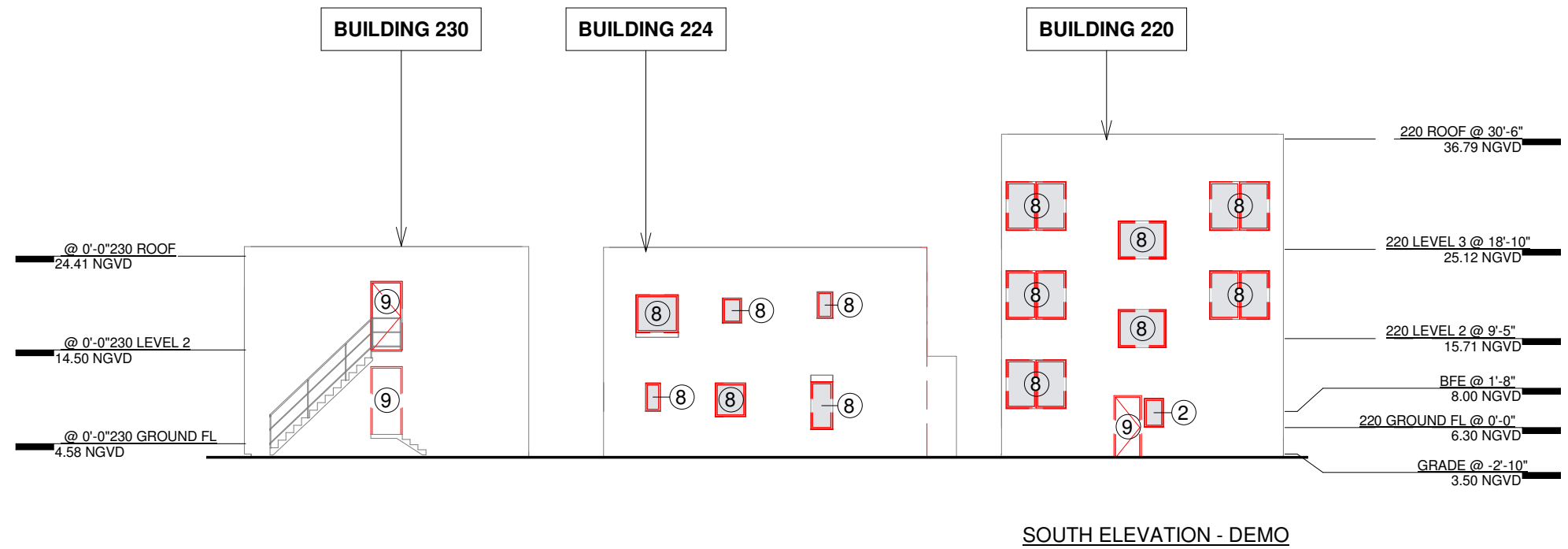
2310

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



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South Florida United Investments LLC
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31st STREET

DEMOLITION ELEVATIONS
 2023.09.18 As indicated

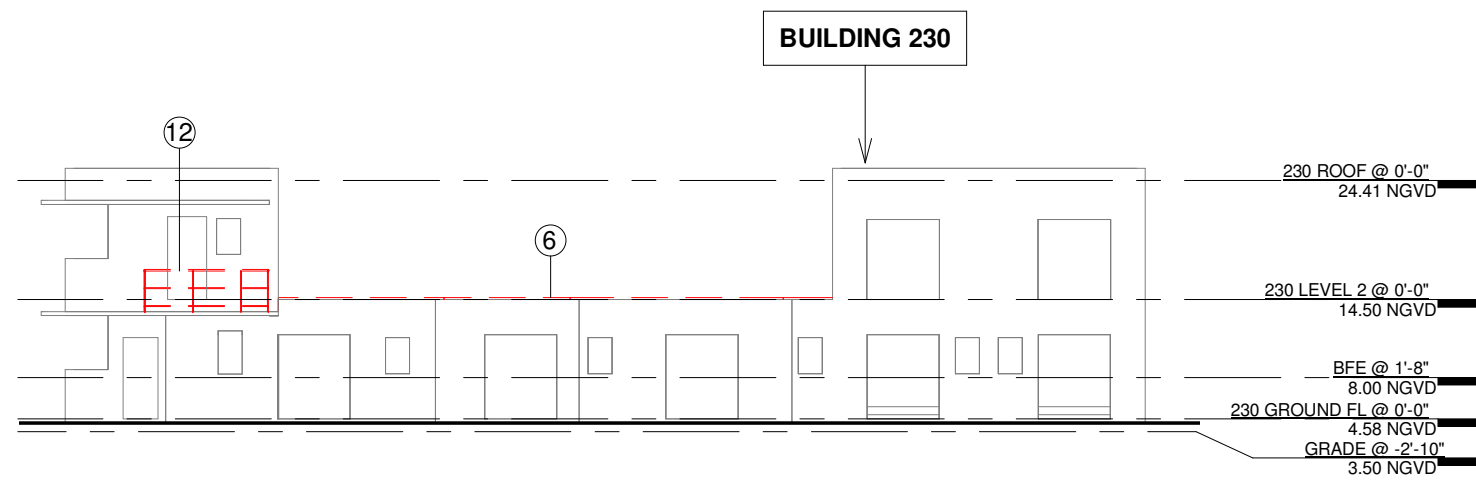
2310

A-27

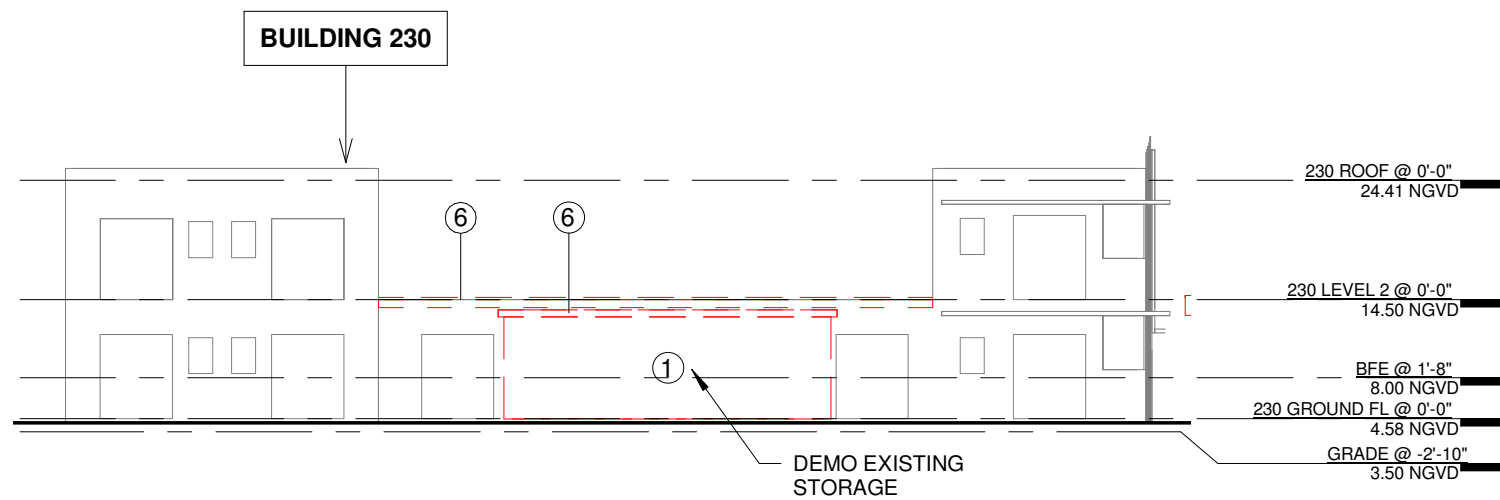
DEMOLITION LEGEND

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- ② REMOVE WINDOWS
- ③ REMOVE DOORS
- ④ DEMO DOOR FRAMES
- ⑤ DEMO SLABS
- ⑥ DEMO ROOF
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- ⑨ REPLACE DOOR FOR NEW
- ⑩ REPLACE WINDOW FOR NEW DOORS
- ⑪ DEMO RAILING
- ⑫ REPLACE RAILING FOR NEW

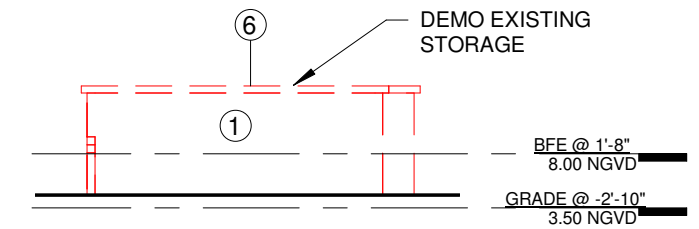
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 ■ EXISTING TO REMAIN



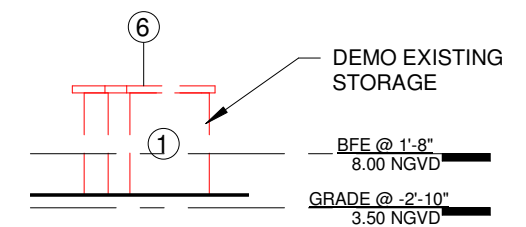
BUILDING 230 - WEST ELEVATION - DEMO



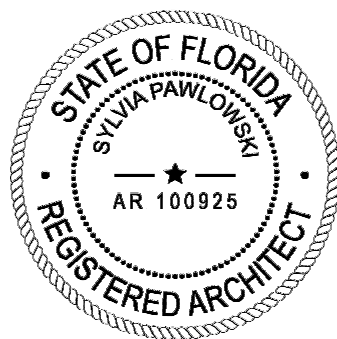
BUILDING 230 - EAST ELEVATION - DEMO



STORAGE WEST ELEVATION - DEMO



STORAGE SOUTH ELEVATION - DEMO



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31st STREET

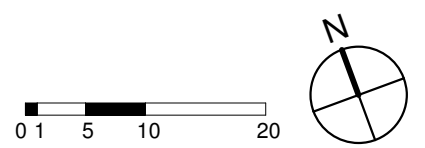
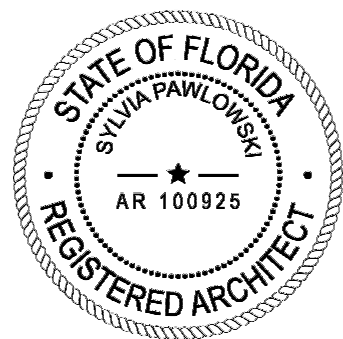
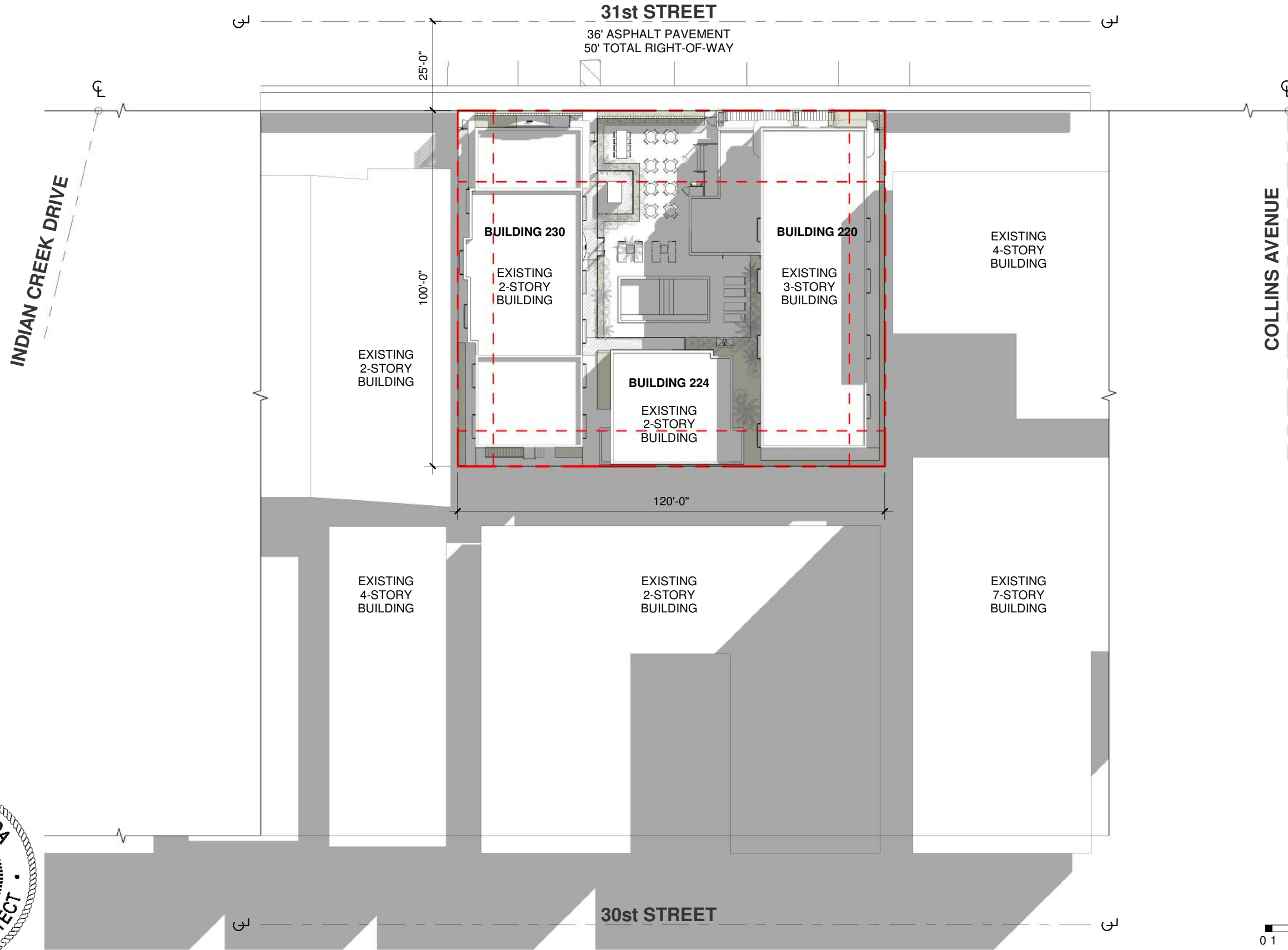
DEMOLITION ELEVATIONS

2023.09.18

As indicated

2310

A-28



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	31st STREET	SITE PLAN 2023.09.18 As indicated	2310 A-29

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

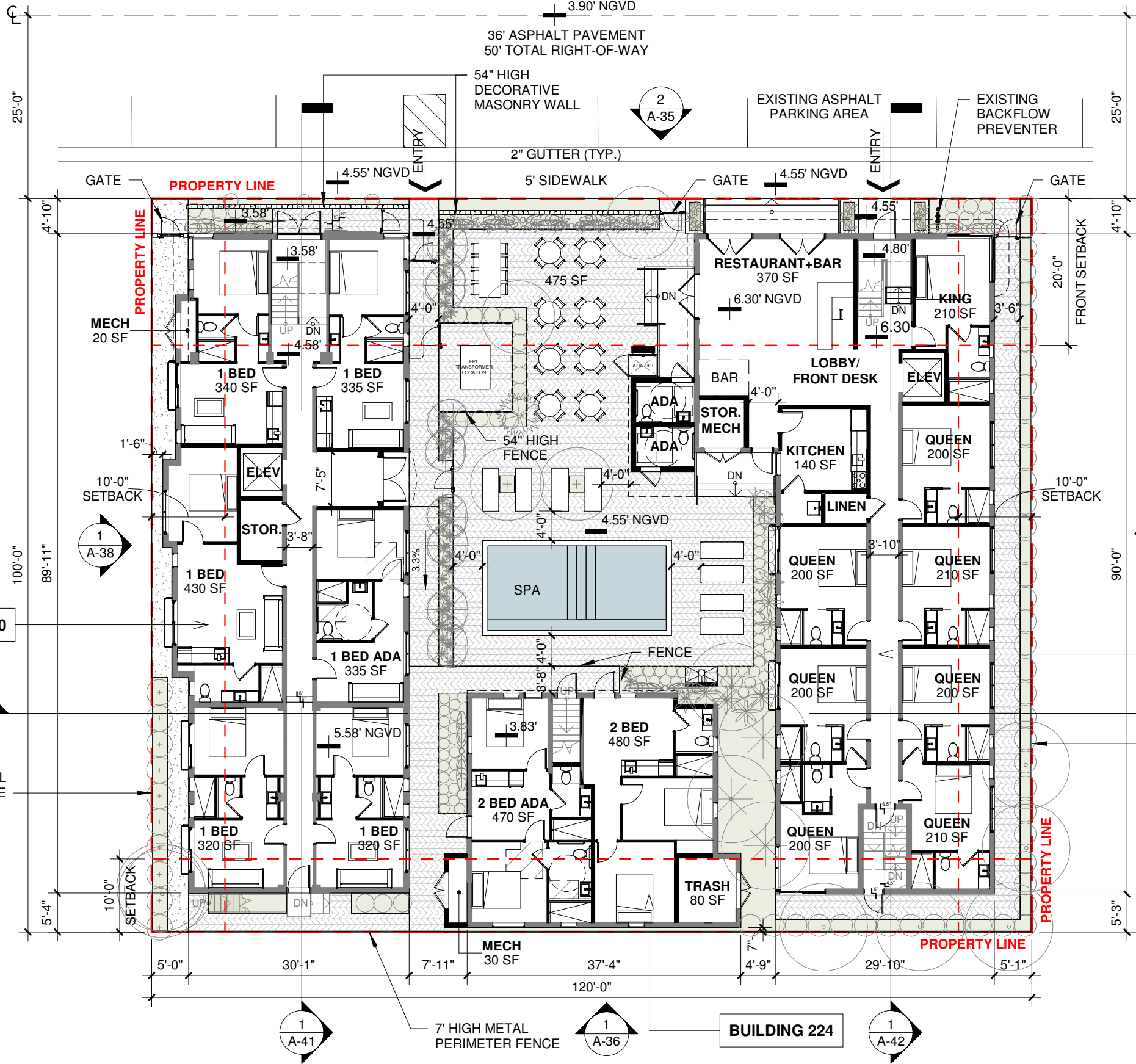
PROPERTY LINE

GATE

GATE

FRONT SETBACK

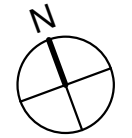
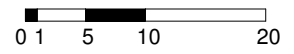
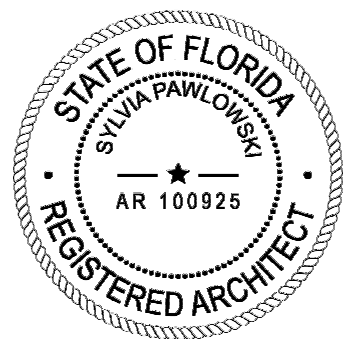
NOTE: REFER TO
LANDSCAPE DRAWINGS
FOR PLANT SCHEDULES



BUILDING 230

BUILDING 220

BUILDING 224



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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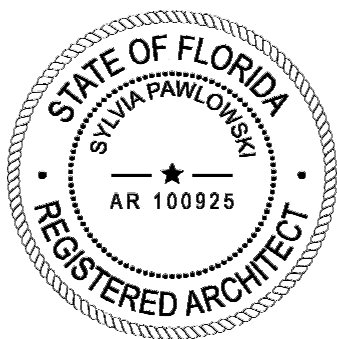
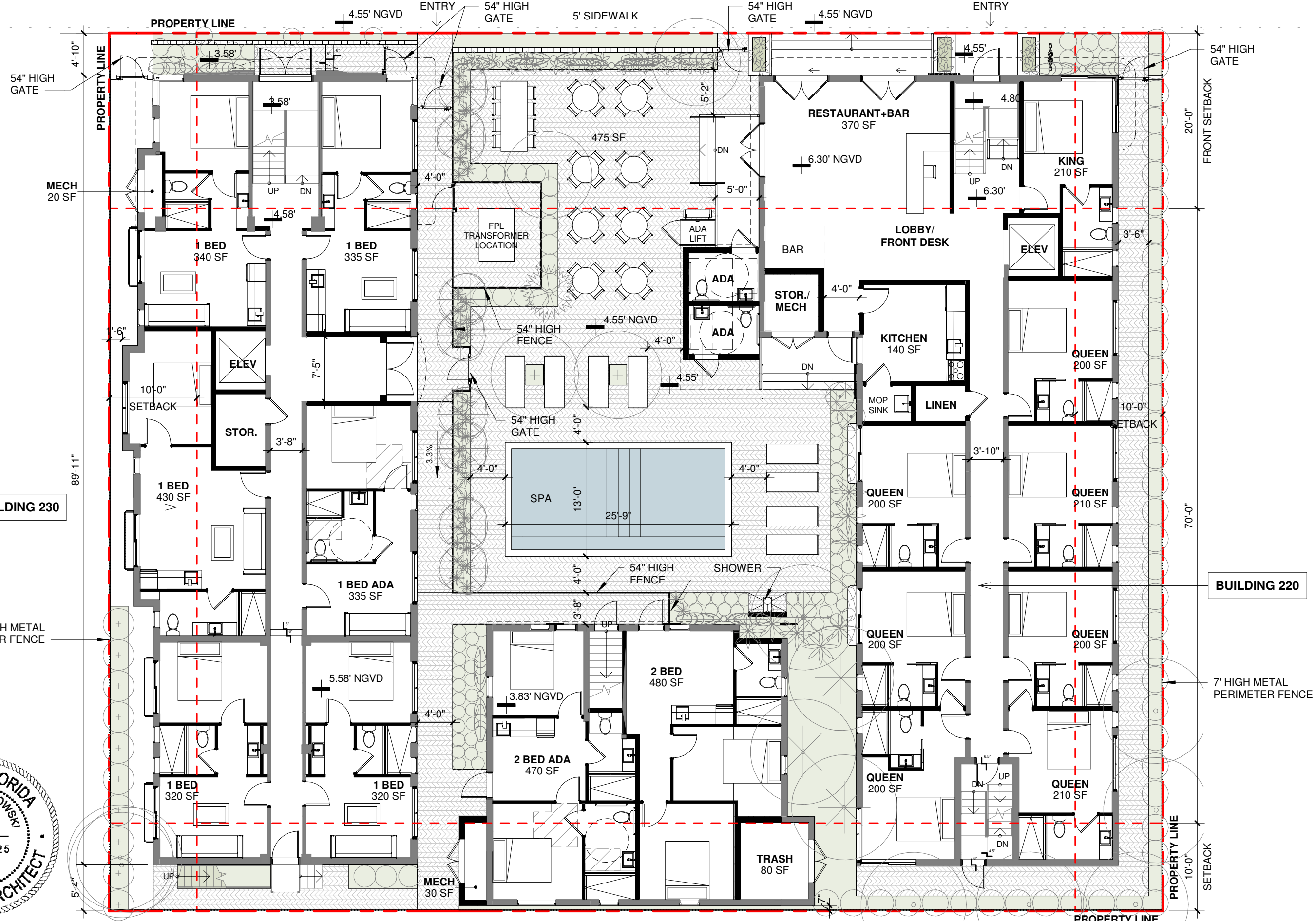
South Florida United Investments LLC
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

GROUND FLOOR SITE PLAN
2023.09.18 1/16" = 1'-0"

2310

A-30



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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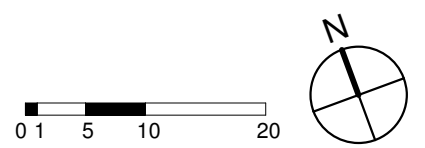
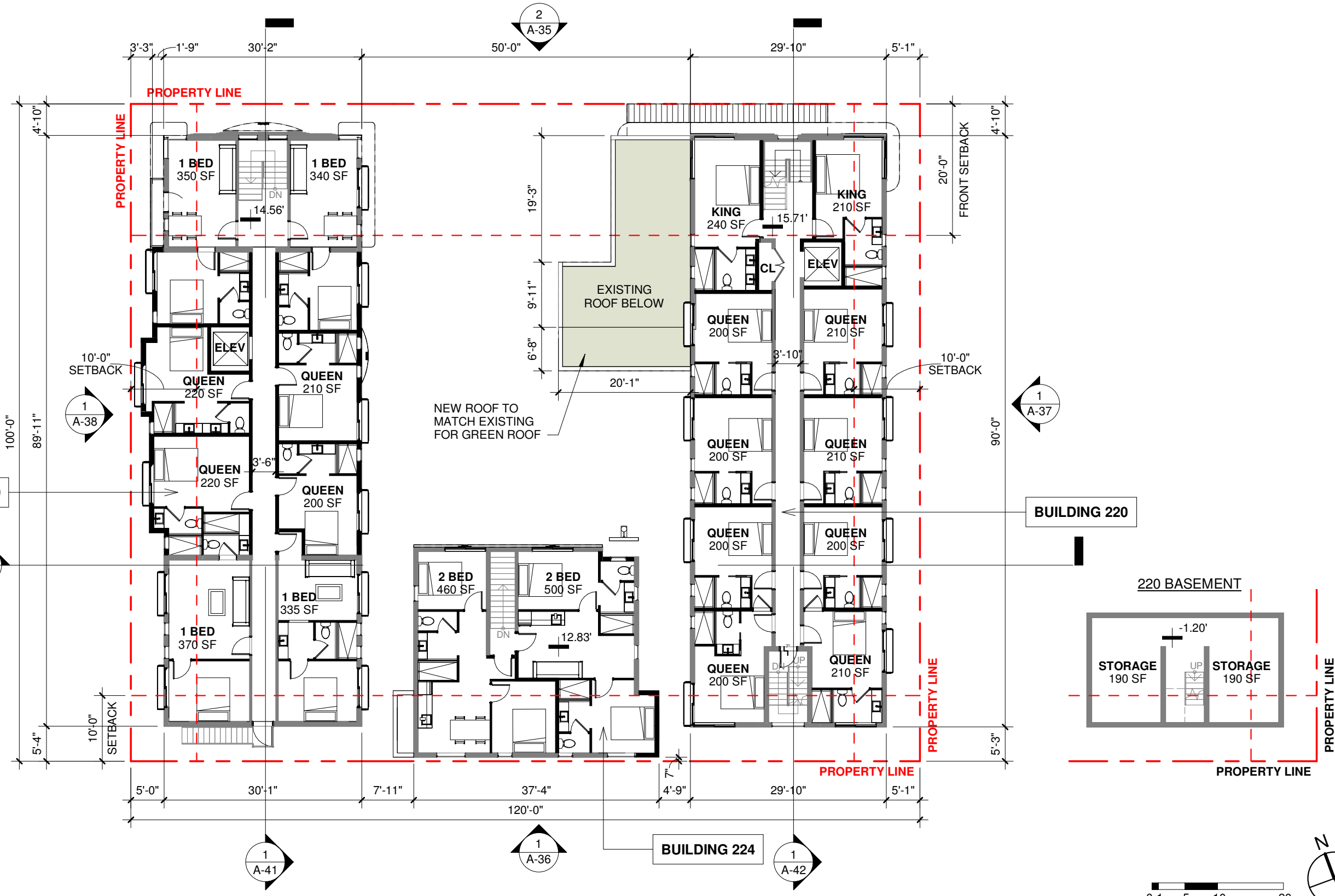
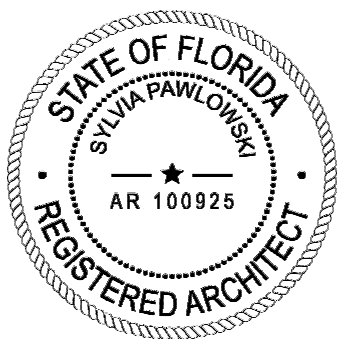


South Florida United Investments LLC
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

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

A-31



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

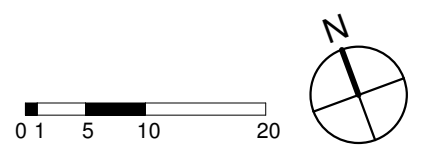
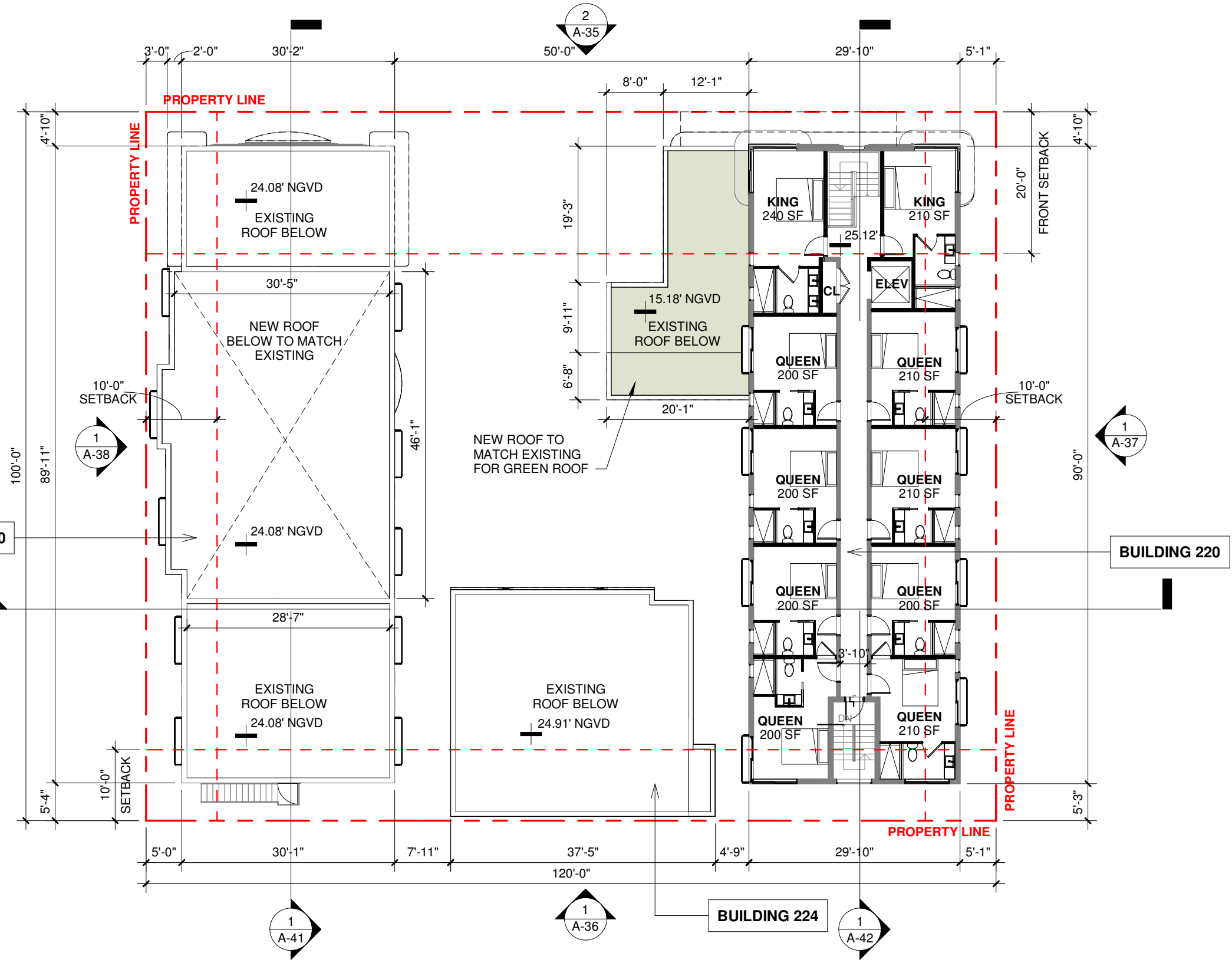
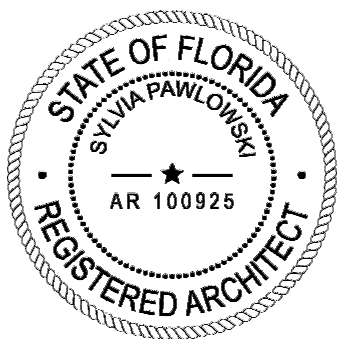
31st STREET

LEVEL 02
2023.09.18

1/16" = 1'-0"

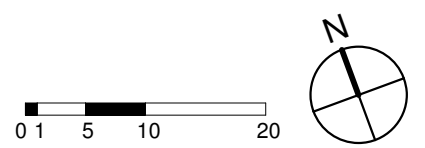
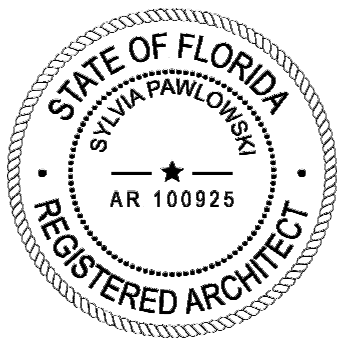
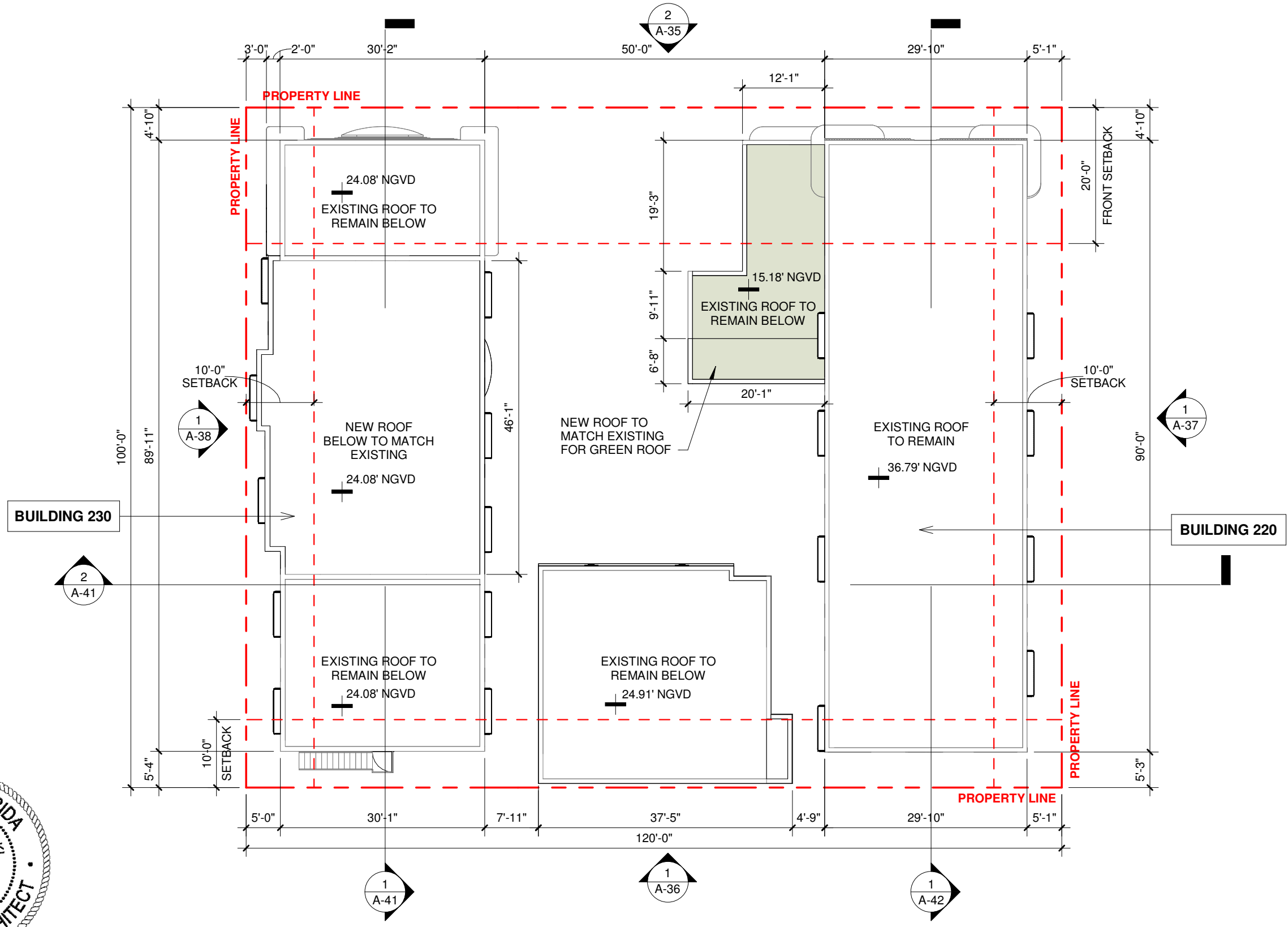
2310

A-32



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	31st STREET	LEVEL 03 2023.09.18	1/16" = 1'-0" 2310

A-33



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

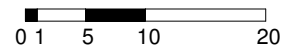
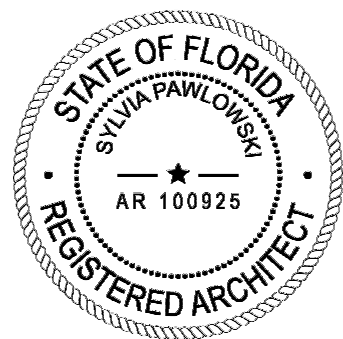
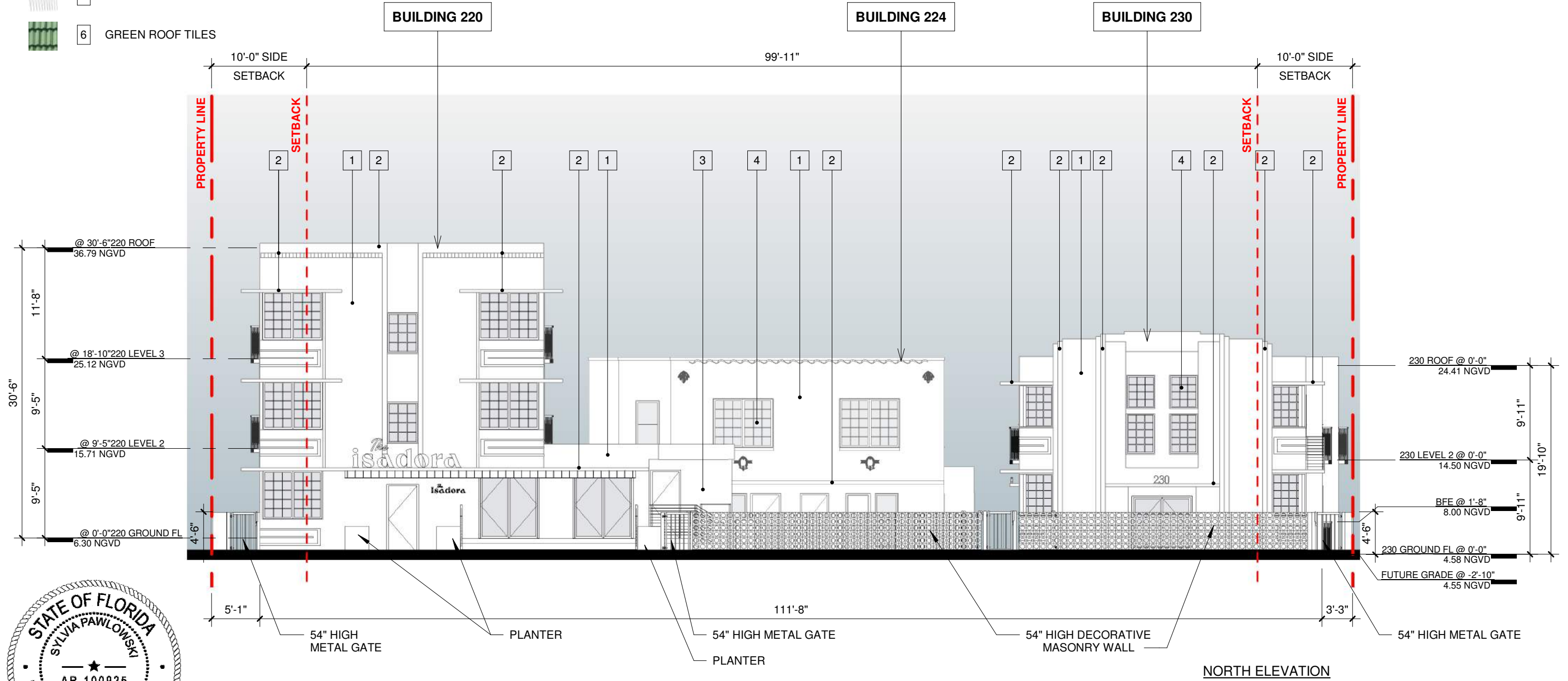
ROOF PLAN
2023.09.18

1/16" = 1'-0"
2310

A-34

MATERIALS LEGEND

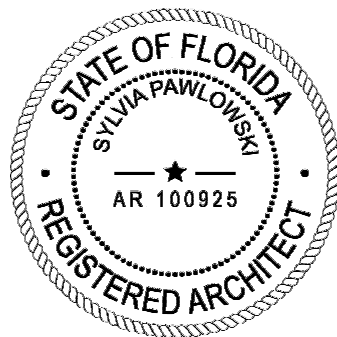
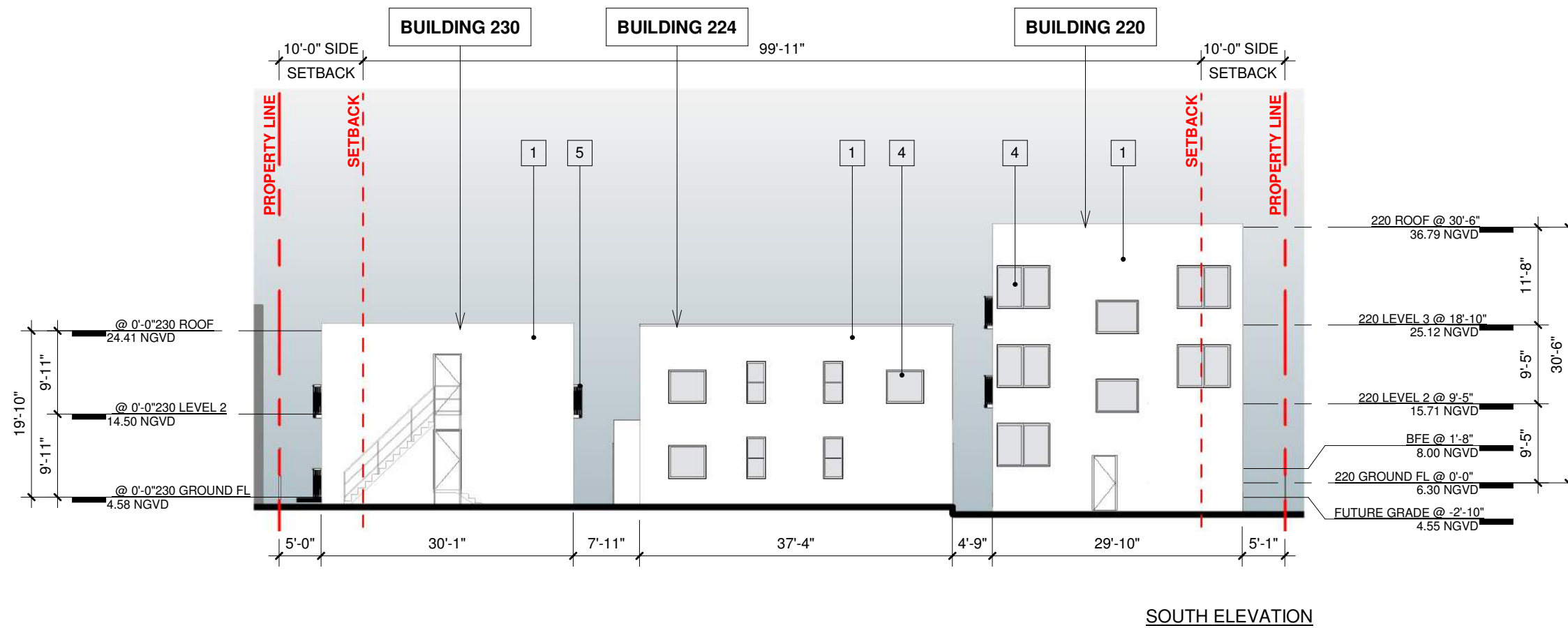
- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



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	31st STREET	ELEVATIONS 2023.09.18 As indicated 2310	A-35

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

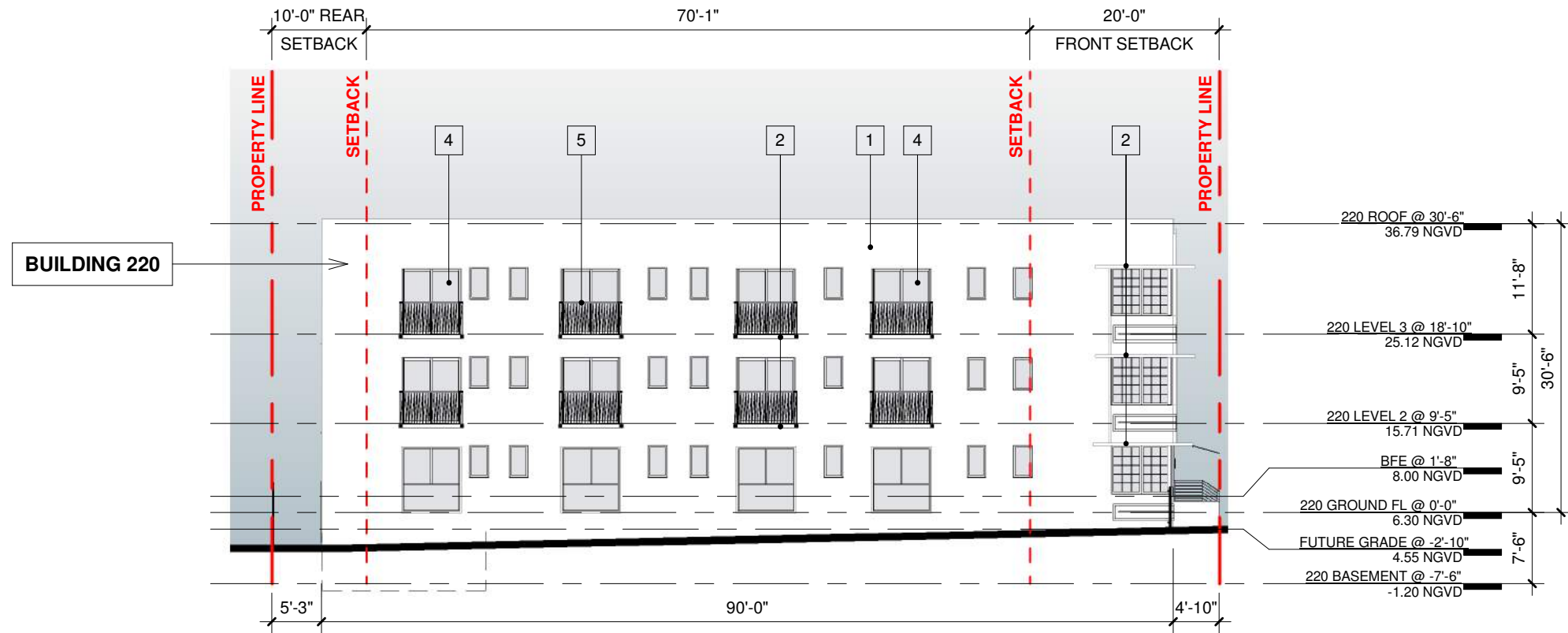


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1st COURT MIAMI FL 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET MIAMI BEACH FLORIDA 33140	31st STREET	ELEVATIONS 2023.09.18	1/16" = 1'-0" 2310

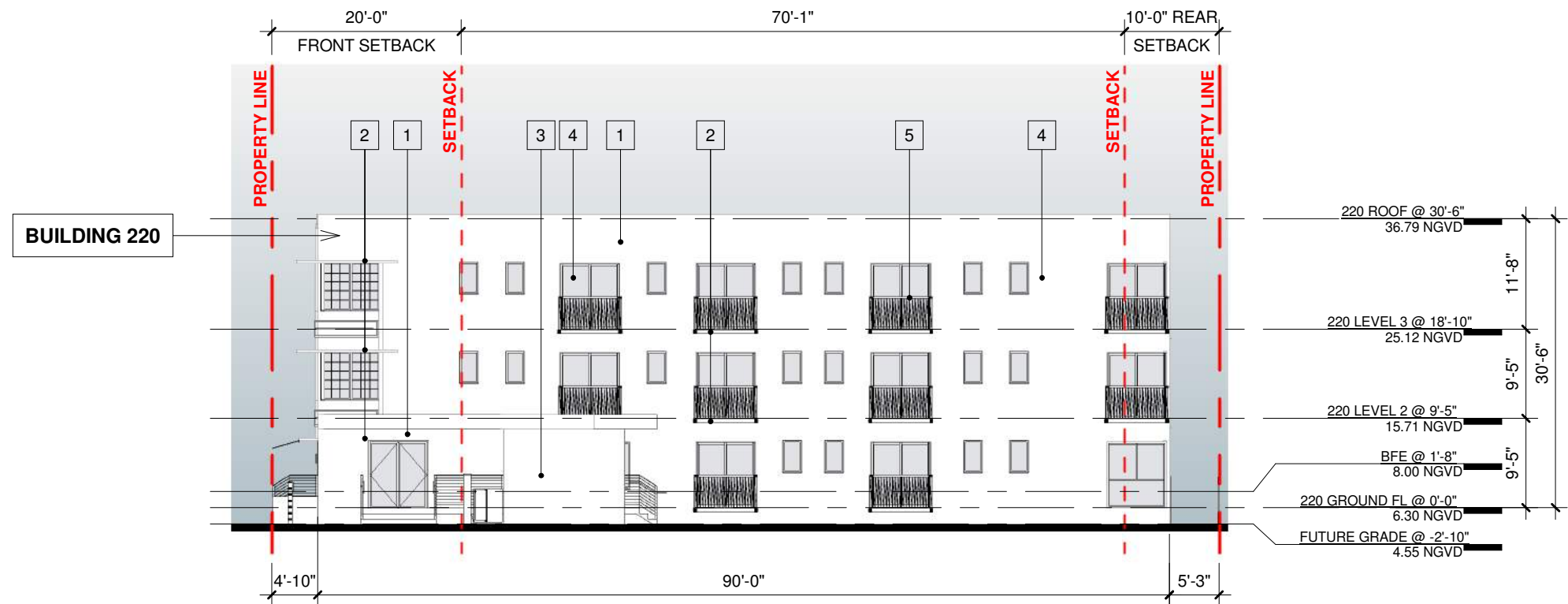
A-36

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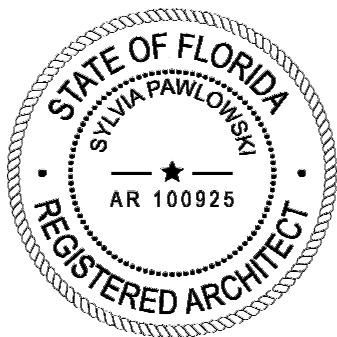
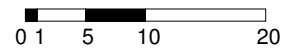
- 1 SMOOTH STUCCO - PAINTED
- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



BUILDING 220 - EAST ELEVATION



BUILDING 220 - WEST ELEVATION



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South Florida United Investments LLC
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31st STREET

ELEVATIONS
2023.09.18

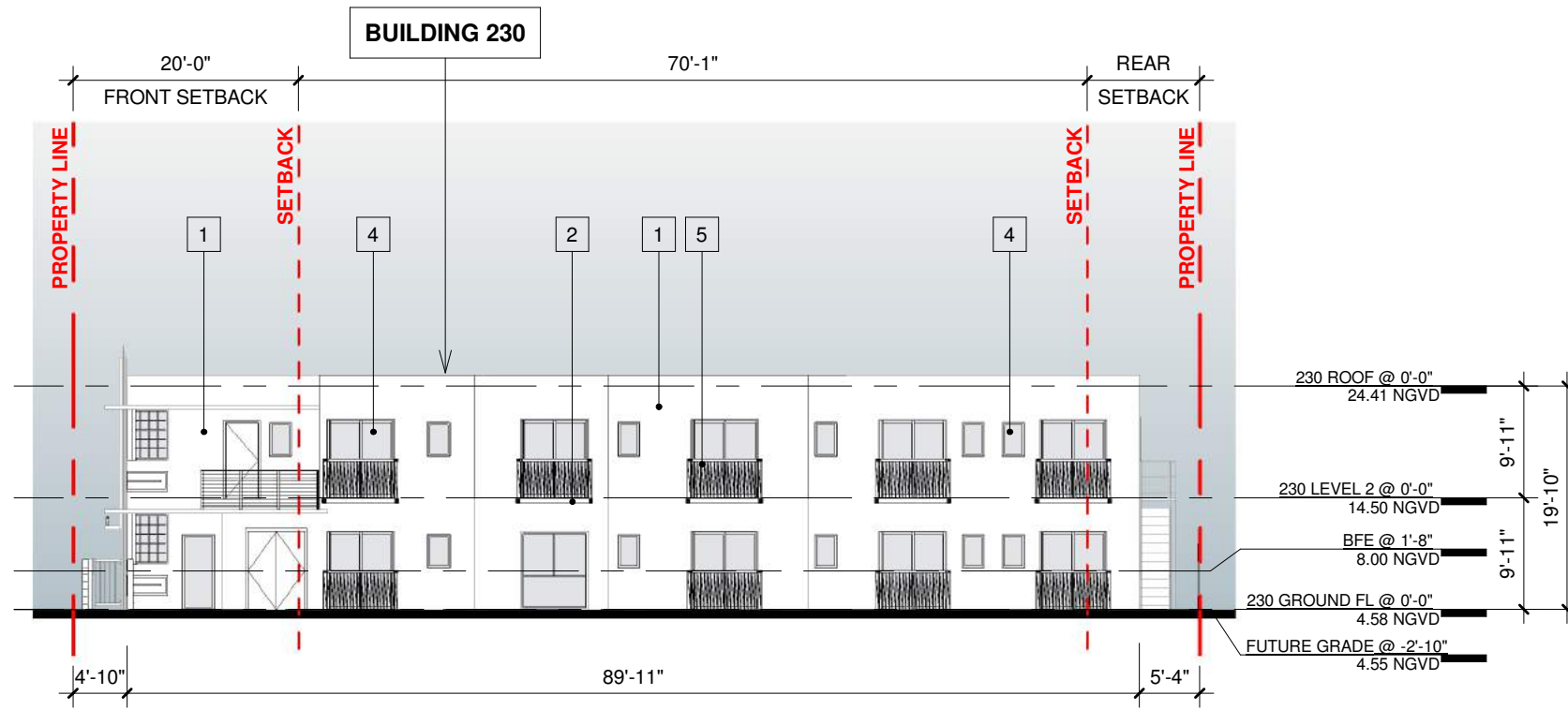
1/16" = 1'-0"

2310

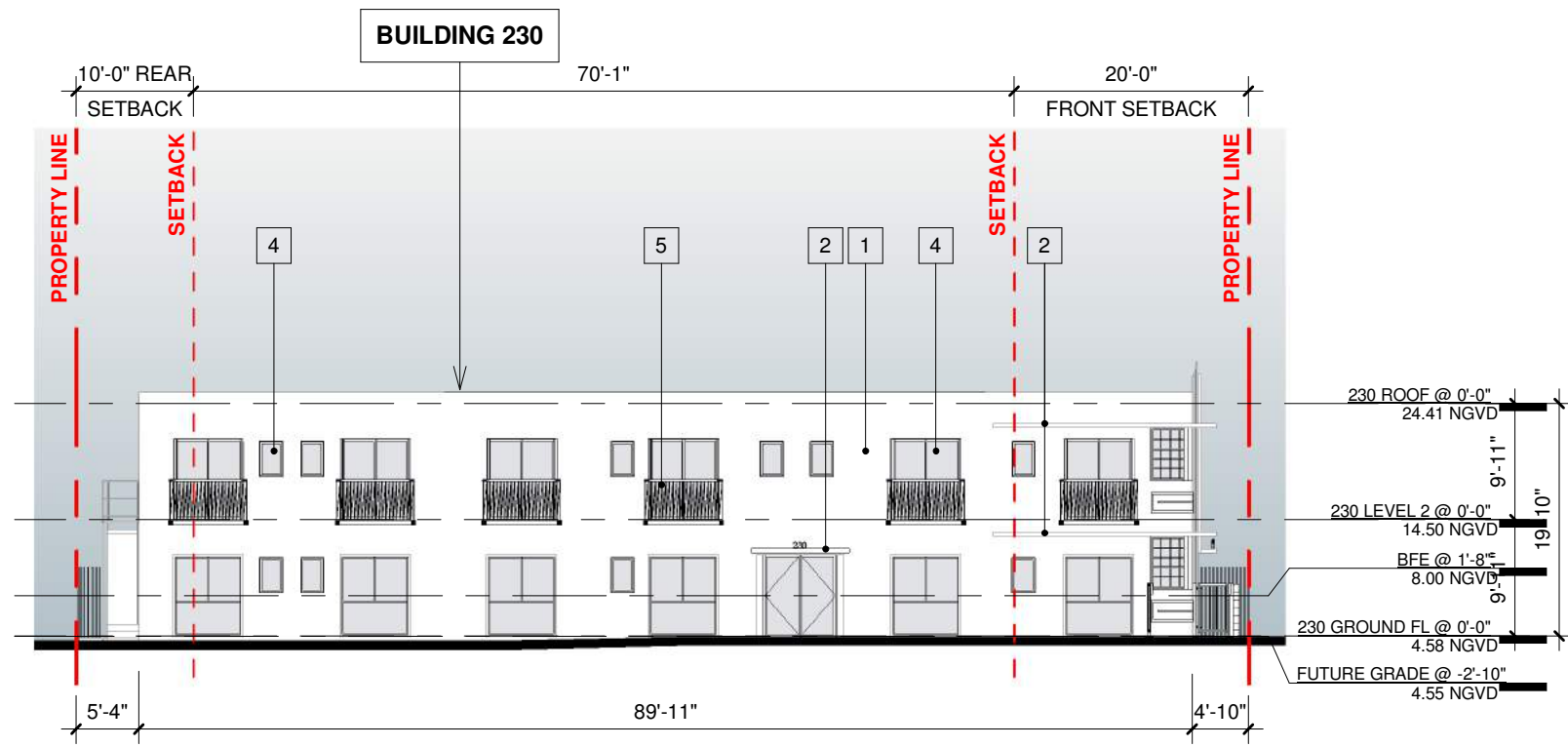
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MATERIALS LEGEND

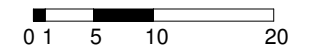
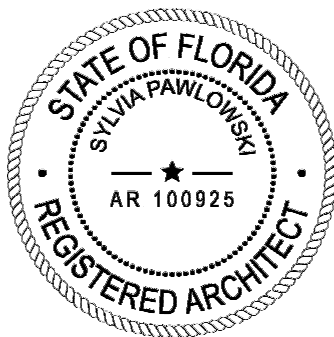
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- 2 SMOOTH STUCCO - PAINTED
- 3 GREEN TILES
- 4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS
- 5 WHITE METAL RAILING
- 6 GREEN ROOF TILES



BUILDING 230 - WEST ELEVATION



BUILDING 230 - EAST ELEVATION



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31st STREET

ELEVATIONS
2023.09.18

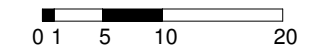
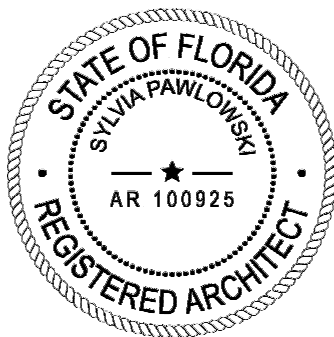
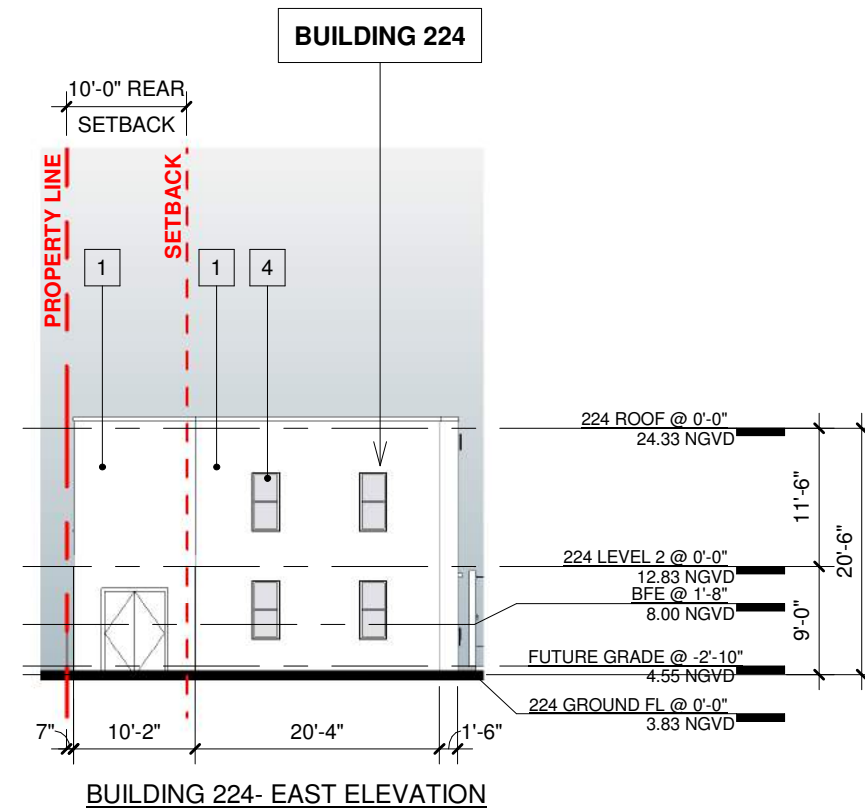
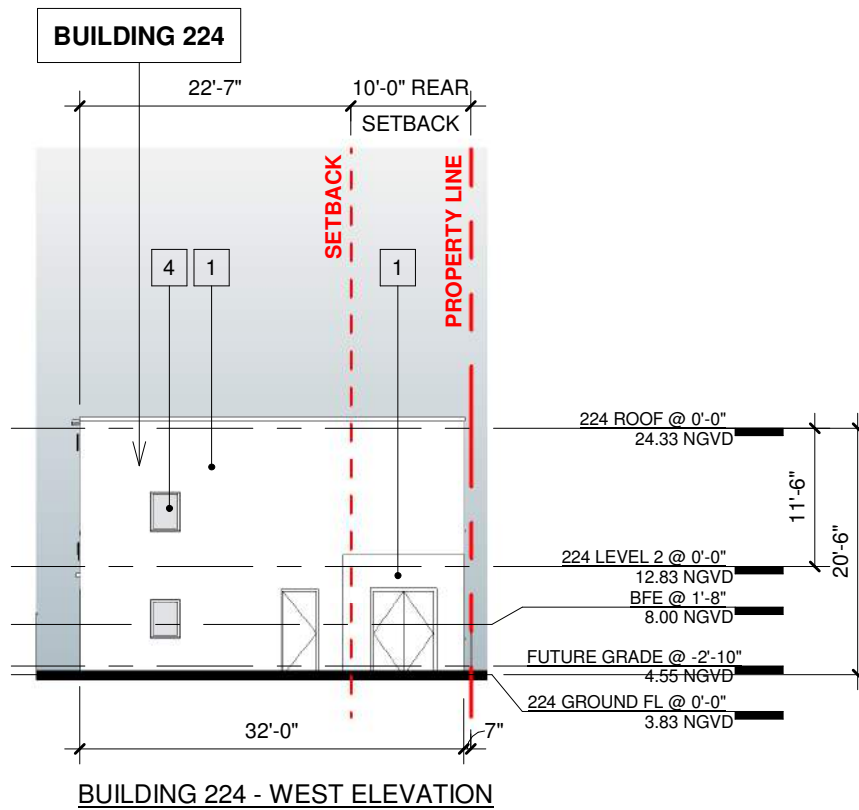
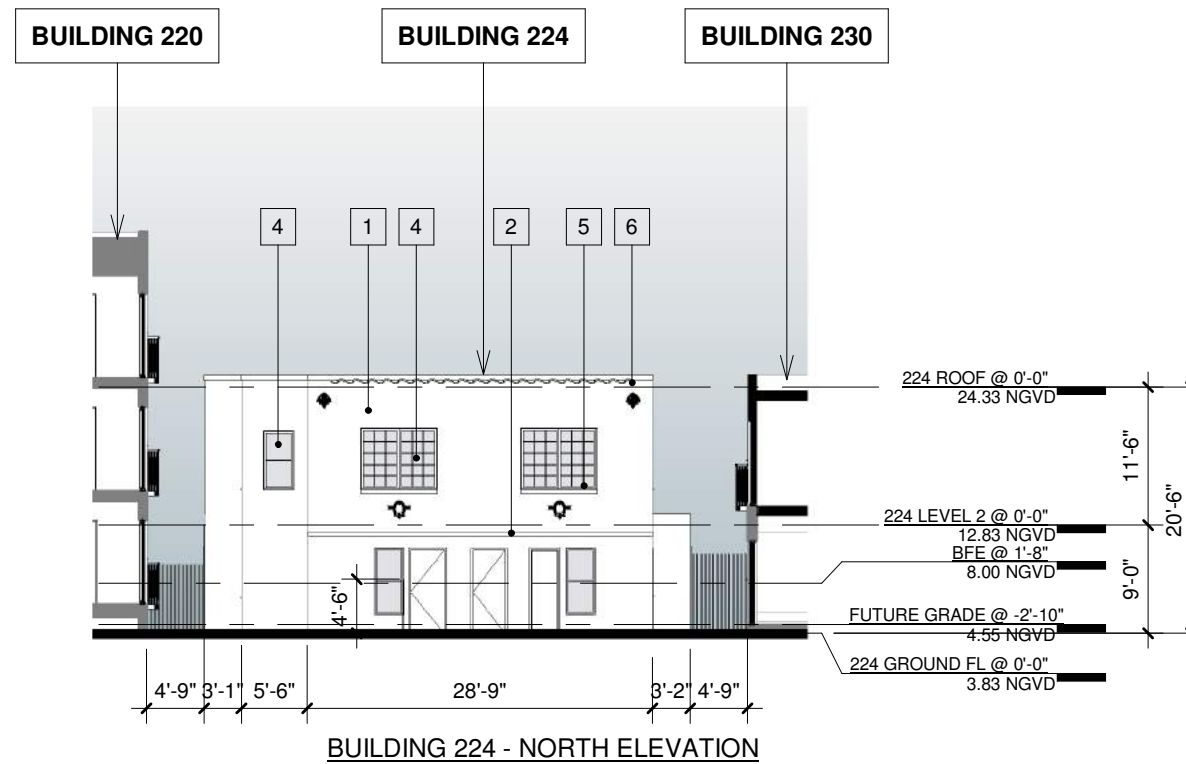
1/16" = 1'-0"

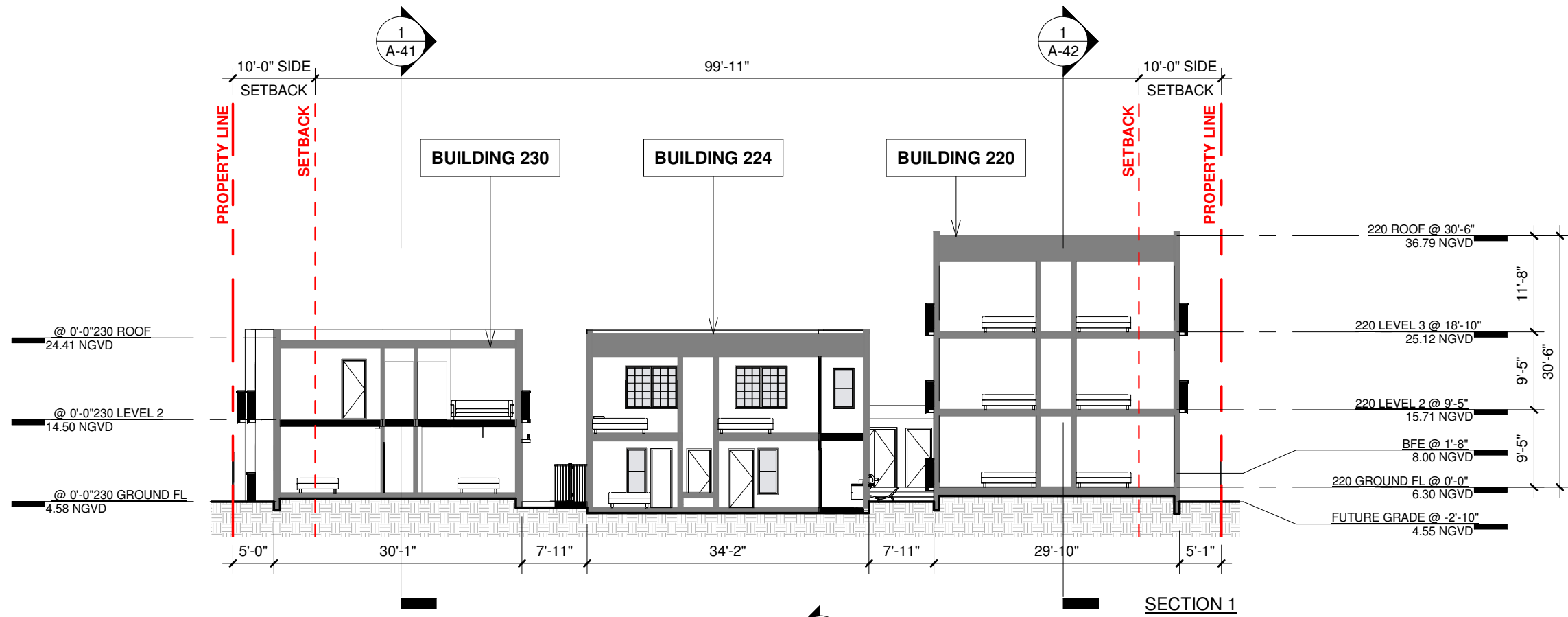
2310

A-38

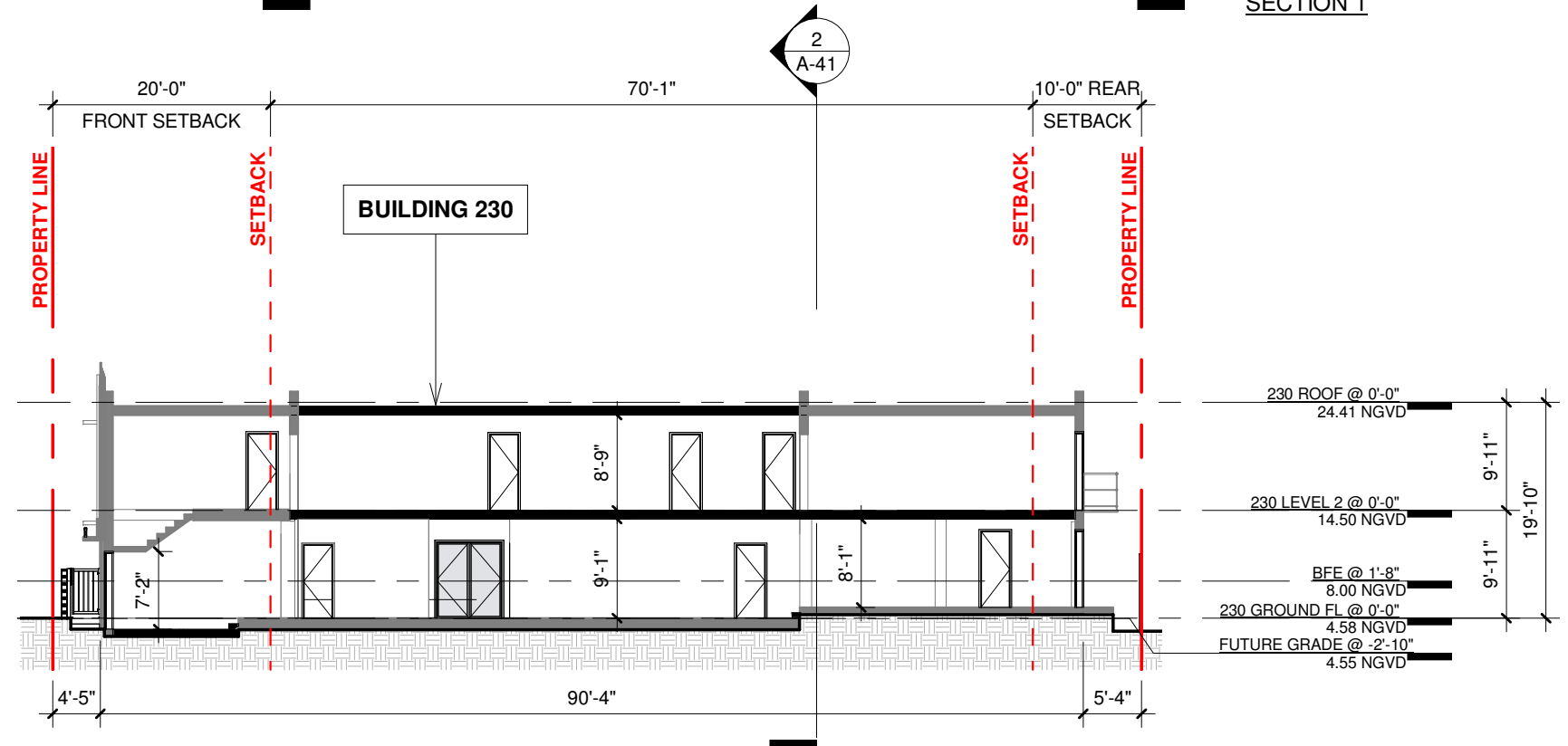
MATERIALS LEGEND

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

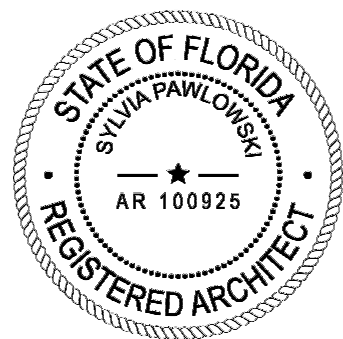
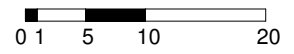




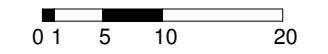
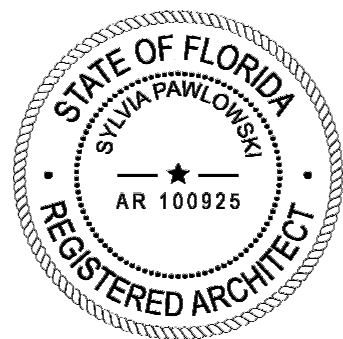
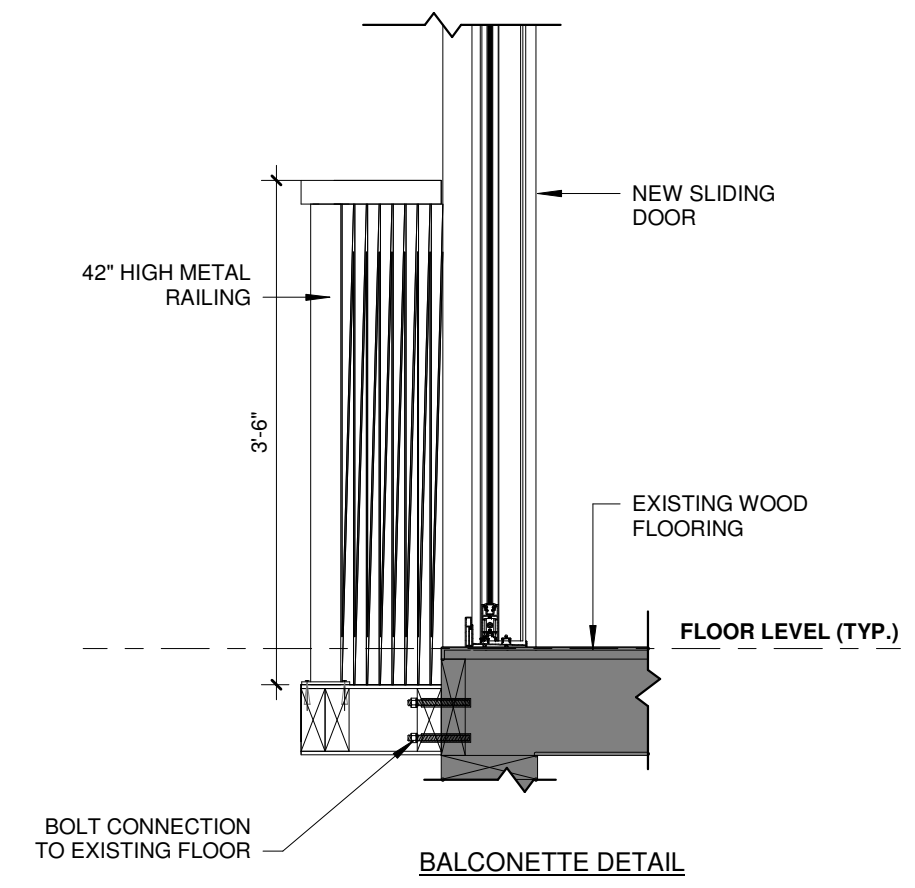
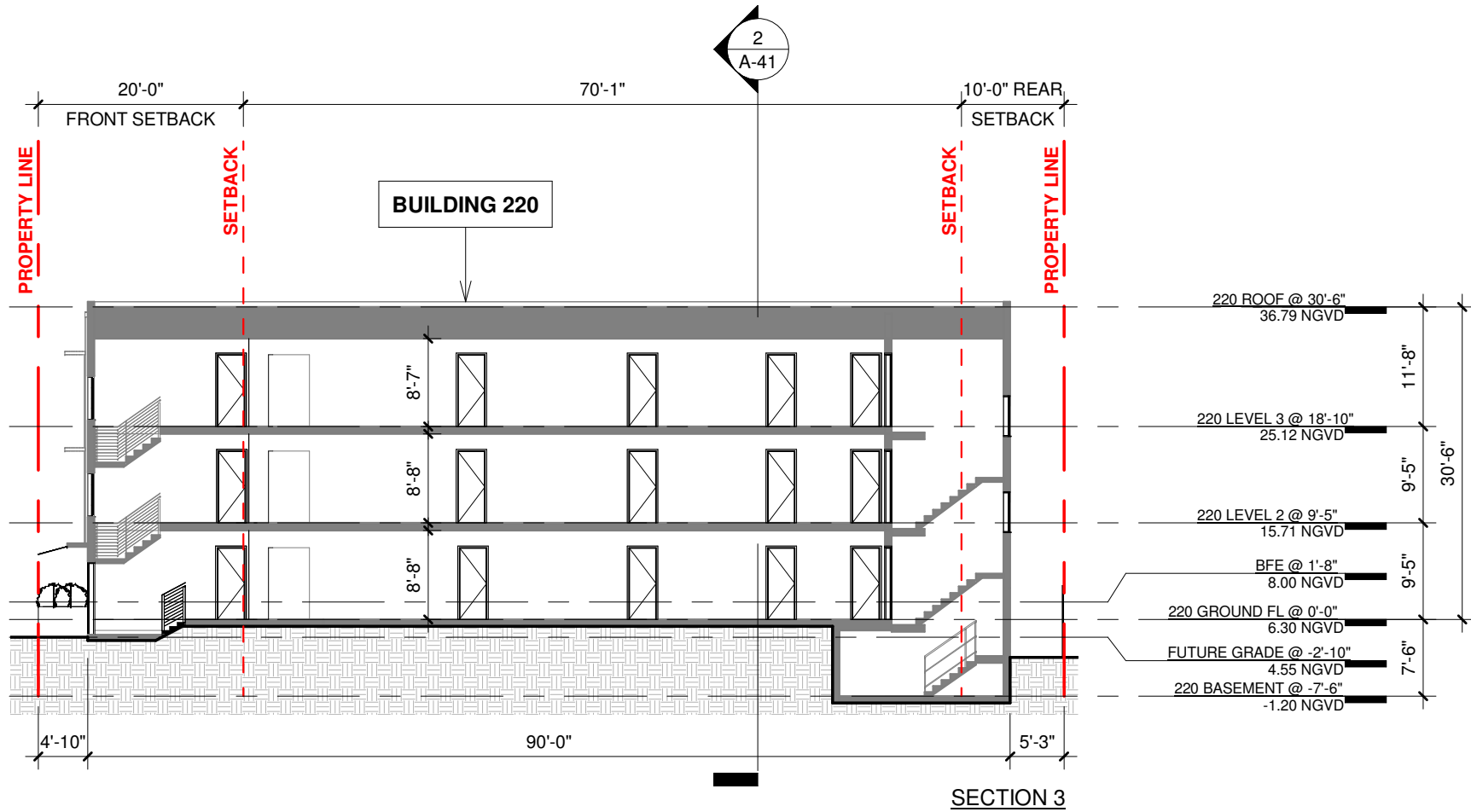
SECTION 1



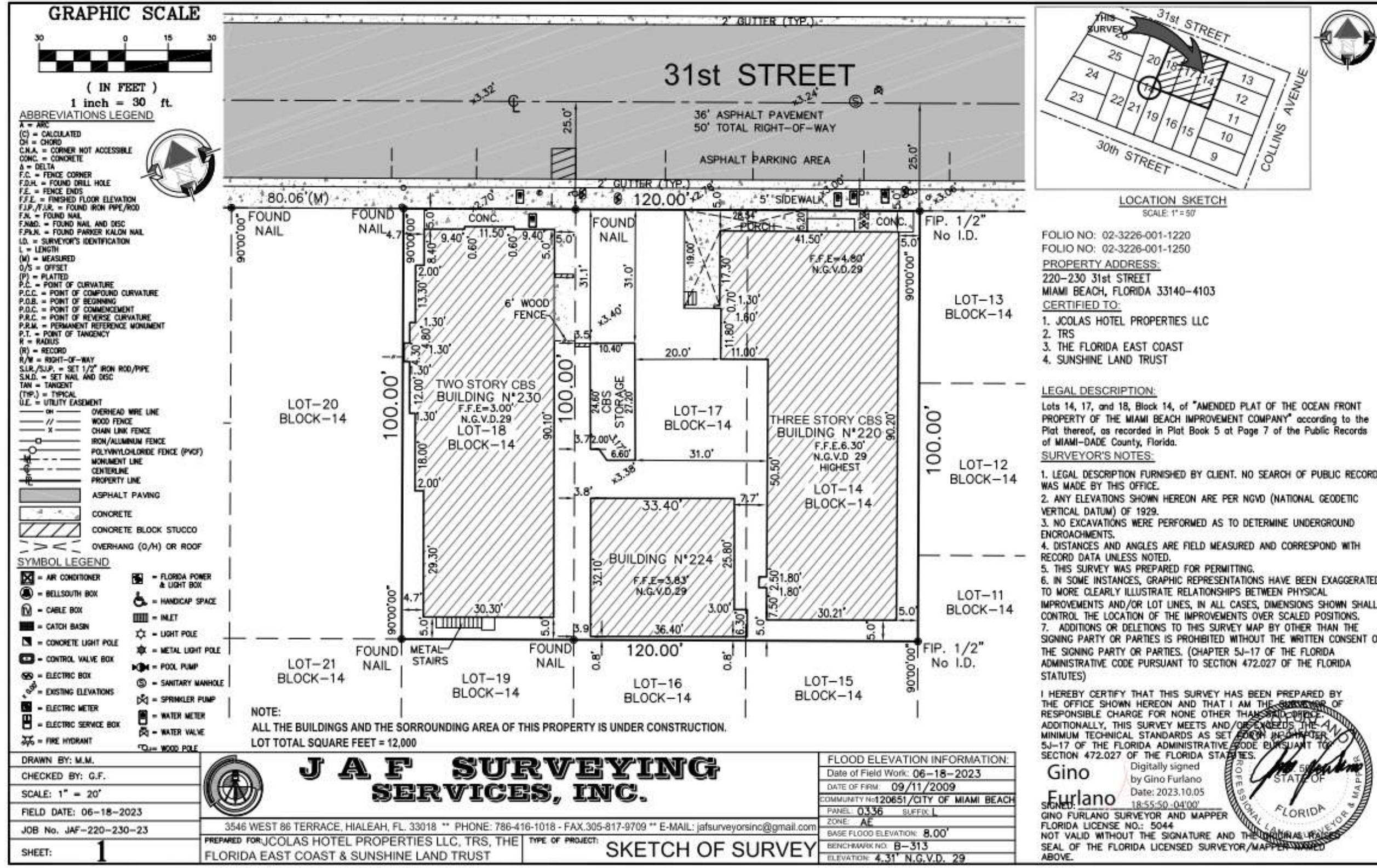
SECTION 2



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	SECTIONS 2023.09.18 1/16" = 1'-0"	2310 A-41



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	SECTIONS 2023.09.18 As indicated	2310 A-42



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

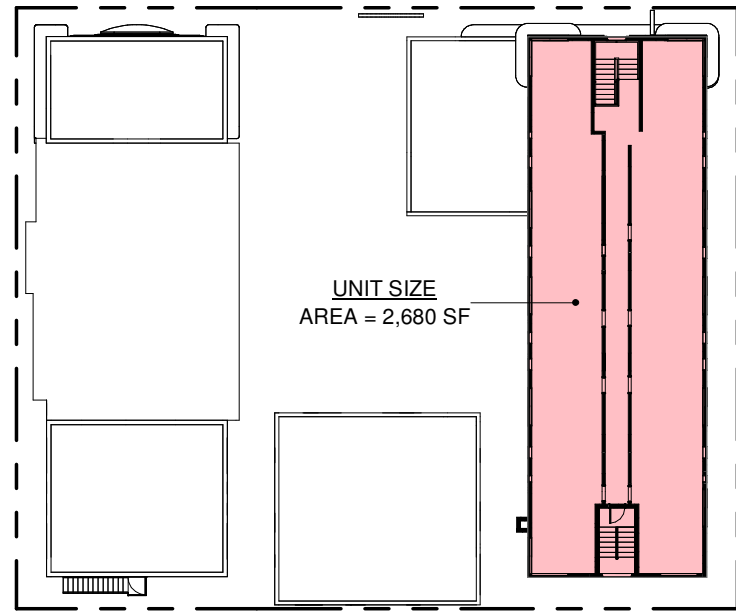
MTTR MGMT
 7290 NW 1st COURT | MIAMI FL | 33150
 www.ma77er.com

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

31st STREET

SURVEY
 2023.09.18 NTS 2310

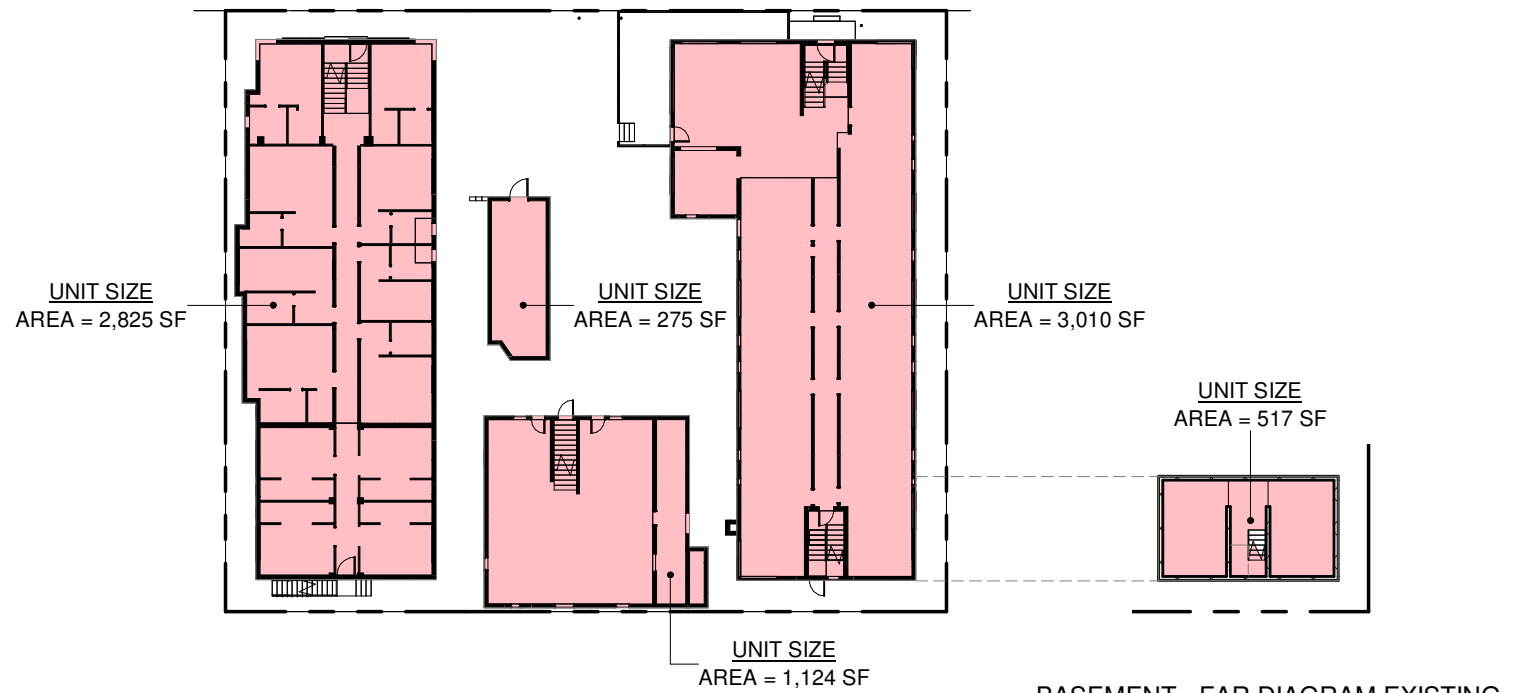
A-1



LEVEL 03 - FAR DIAGRAM EXISTING



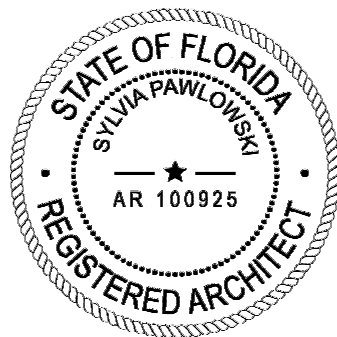
LEVEL 02 - FAR DIAGRAM EXISTING



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



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

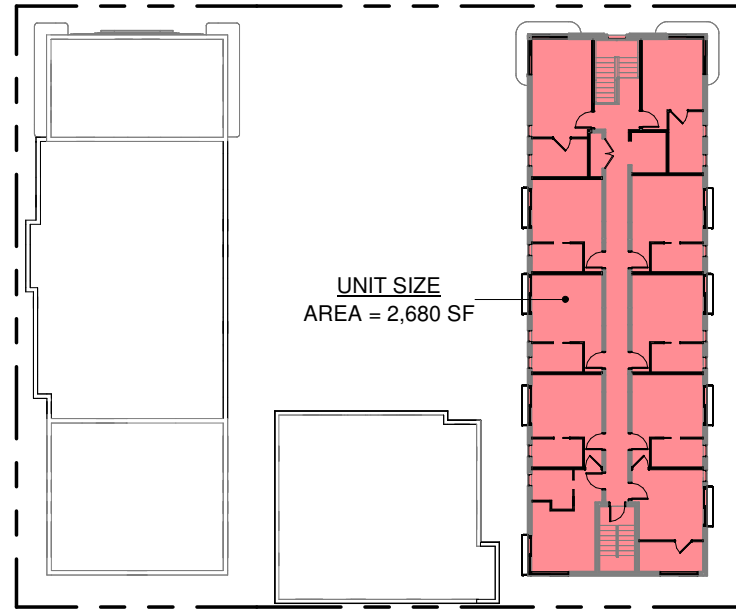
FAR DIAGRAM - EXISTING

2023.09.18

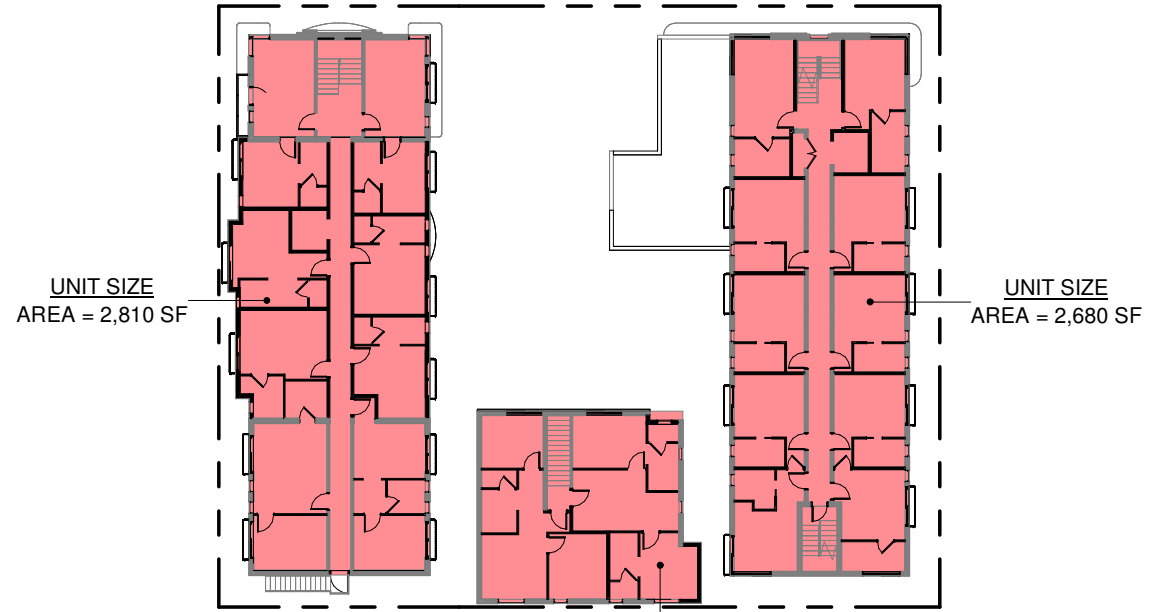
1/32" = 1'-0"

2310

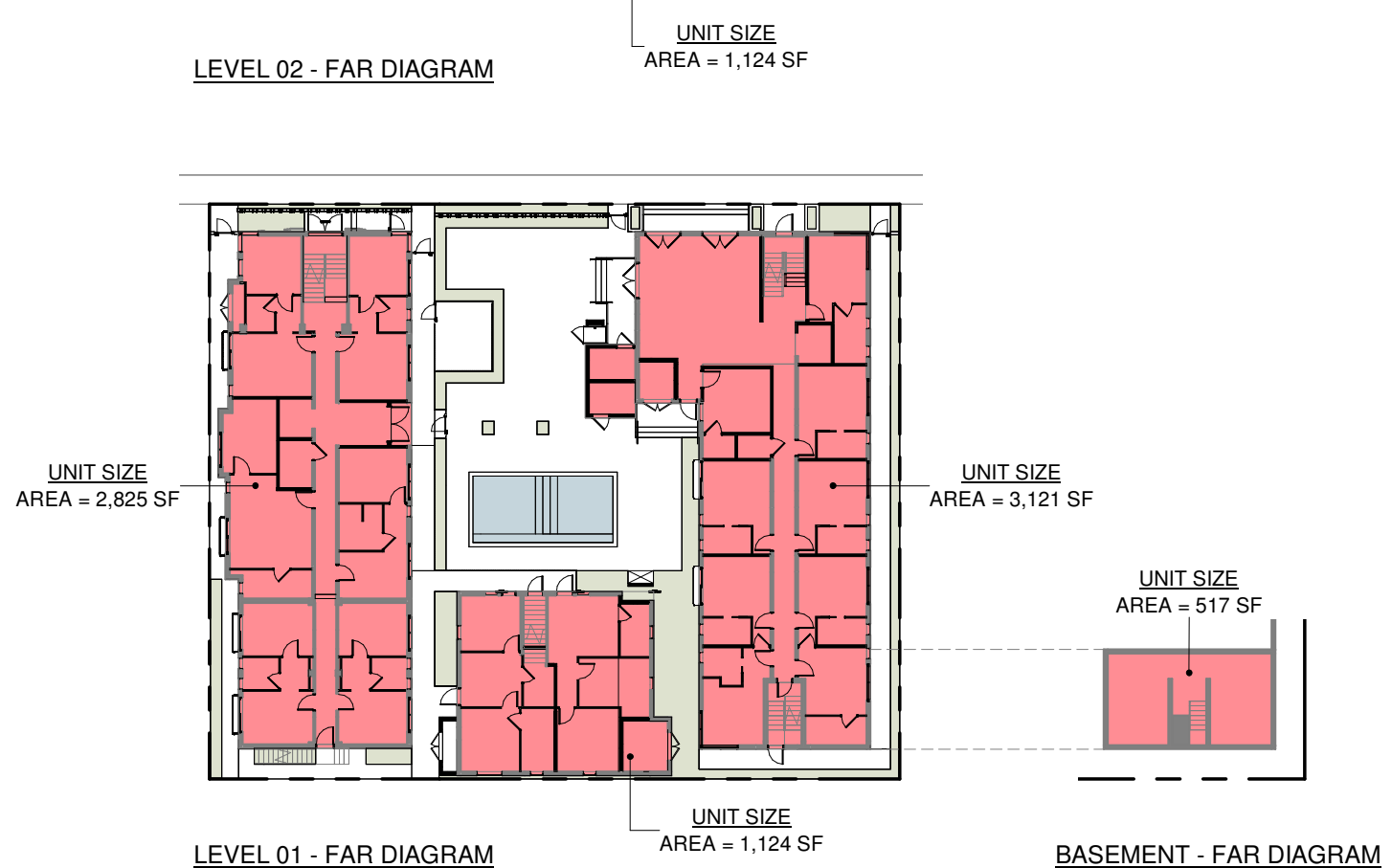
A-4



LEVEL 03 - FAR DIAGRAM



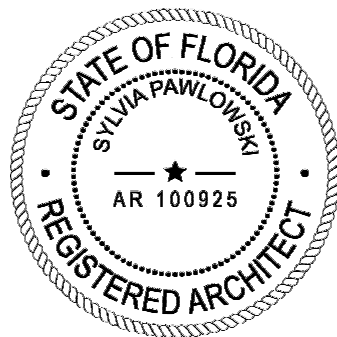
LEVEL 02 - FAR DIAGRAM



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



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

FAR DIAGRAM - PROPOSED
2023.09.18 1/32" = 1'-0" 2310

A-5