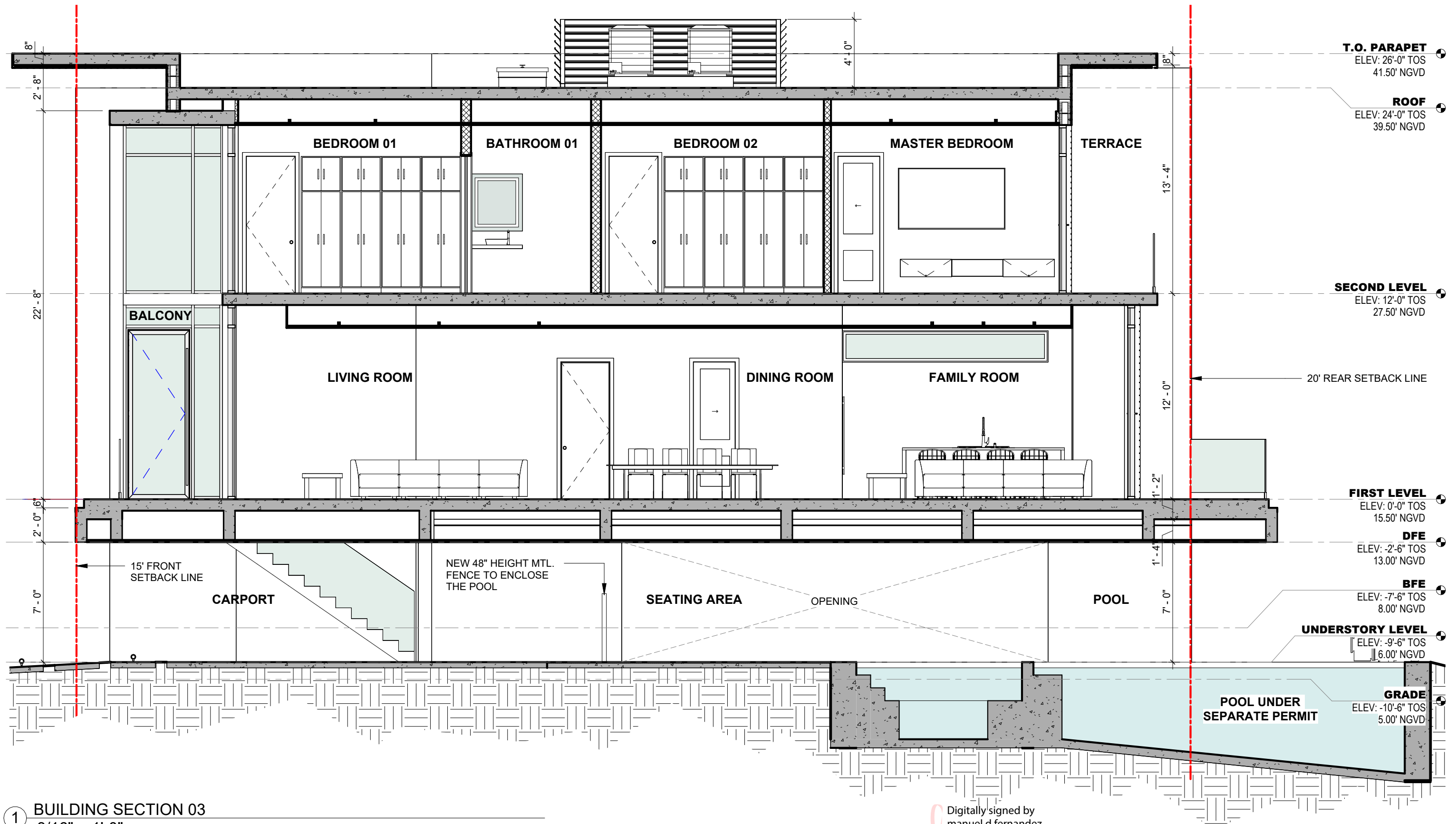




1 BUILDING SECTION 03
3/16" = 1'-0"

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437 WEST 31ST STREET, MIAMI BEACH, FL 33140

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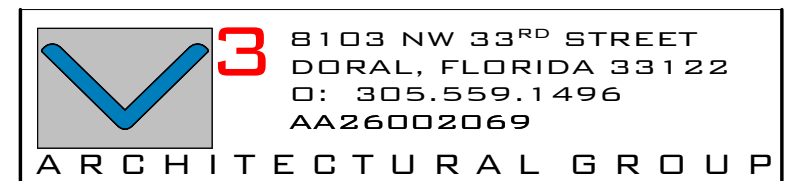
DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

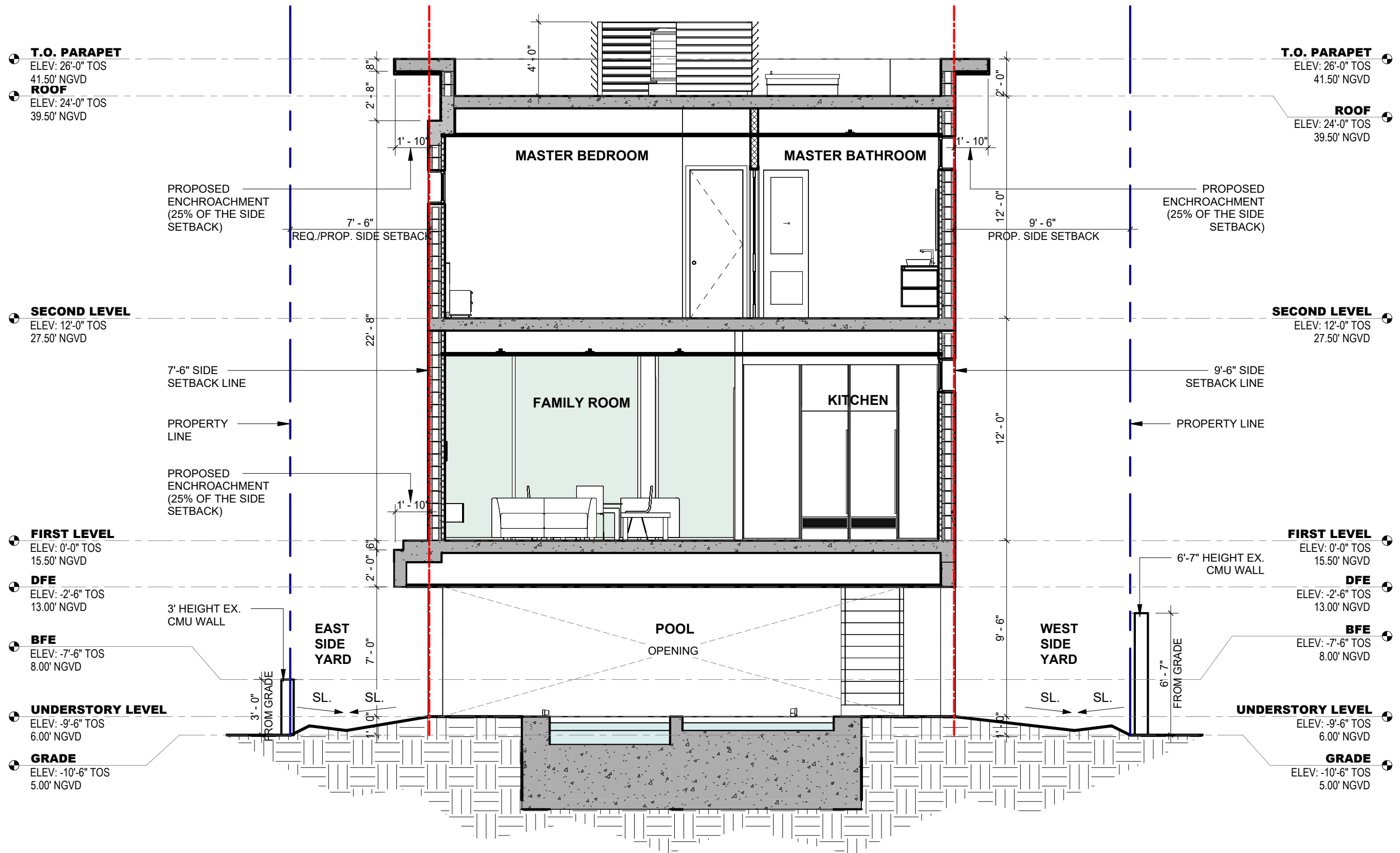
A-4.2 BUILDING SECTION

manuel d
fernandez
Z

Digitally signed by
manuel d fernandez
DN: c=US, o=V3
Architectural Group,
dnQualifier=A01410D0
0000187949E62020001
A802, cn=manuel d
fernandez
Date: 2024.09.09
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1 BUILDING SECTION 04
3/16" = 1'-0"

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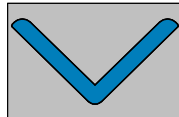
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A-4.3 BUILDING SECTION

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T.O. PARAPET
ELEV: 26'-0" TOS
41.50' NGVD

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

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

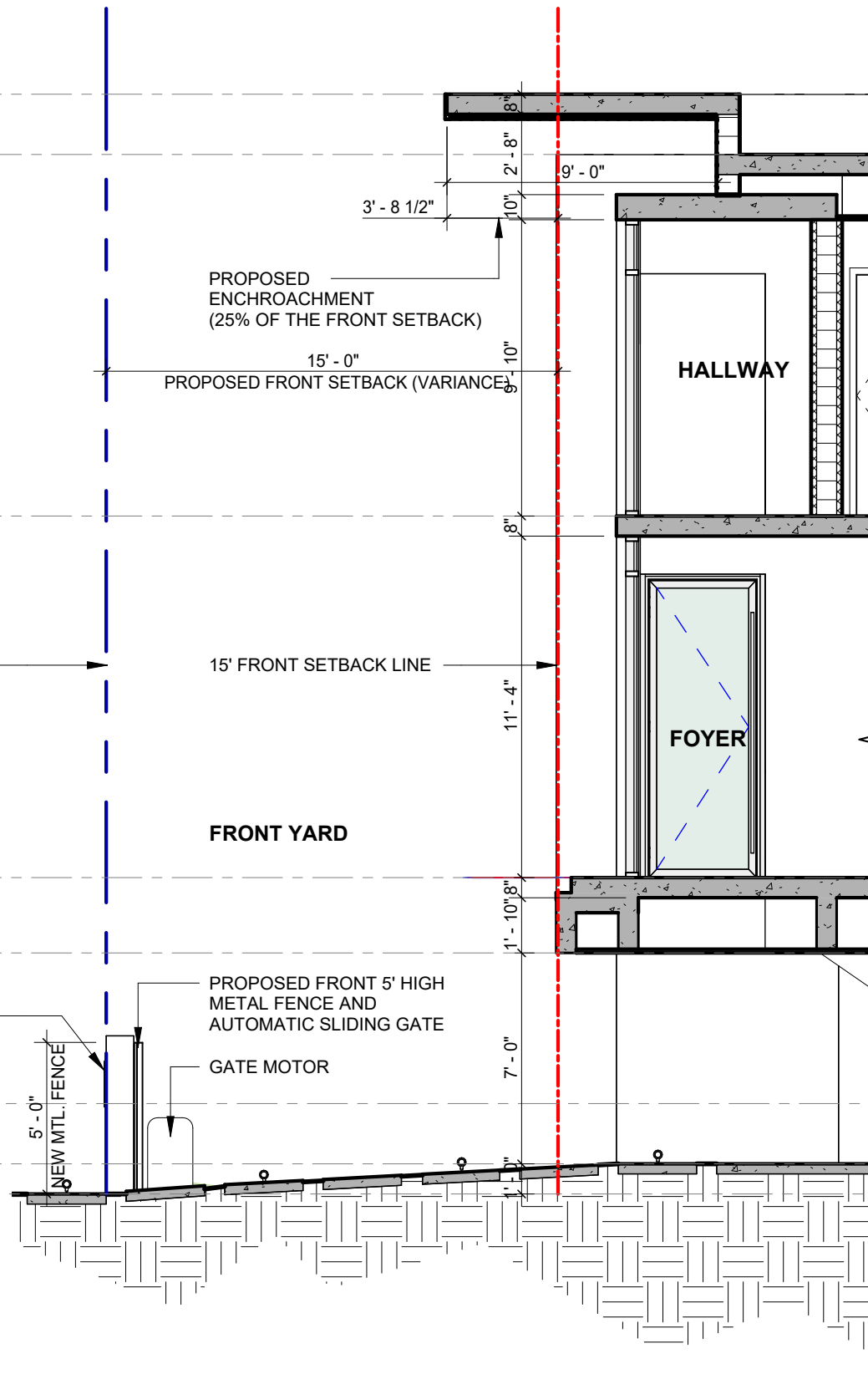
FIRST LEVEL
ELEV: 0'-0" TOS
15.50' NGVD

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

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

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

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



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

ALPARSLAN RESIDENCE

24-0017

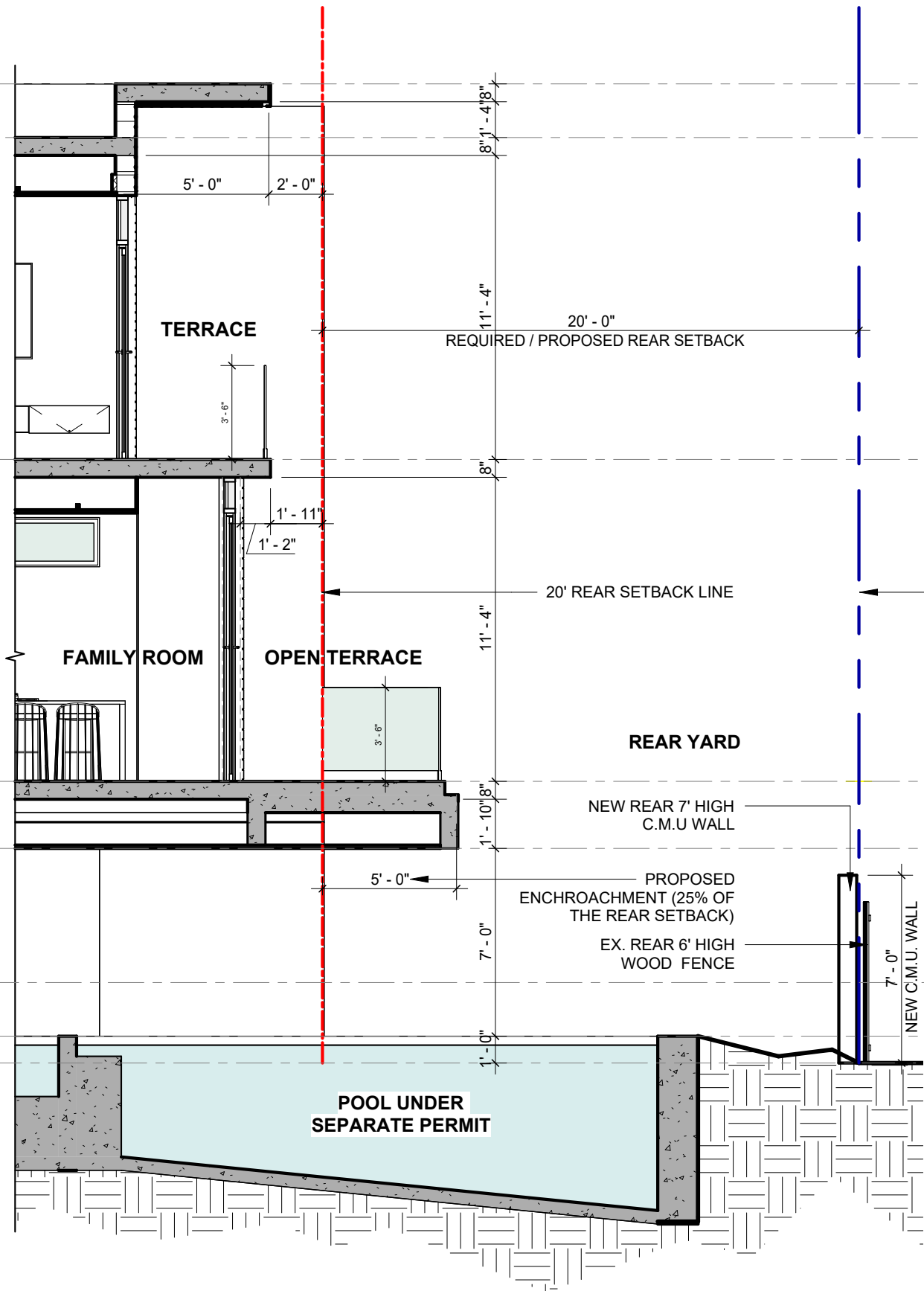
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A-4.4 FRONT & REAR YARD SECTION



T.O. PARAPET
ELEV: 26'-0" TOS
41.50' NGVD

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

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

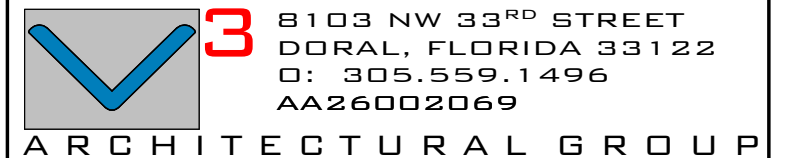
FIRST LEVEL
ELEV: 0'-0" TOS
15.50' NGVD

DFE
ELEV: -2'-6" TOS
13.00' NGVD

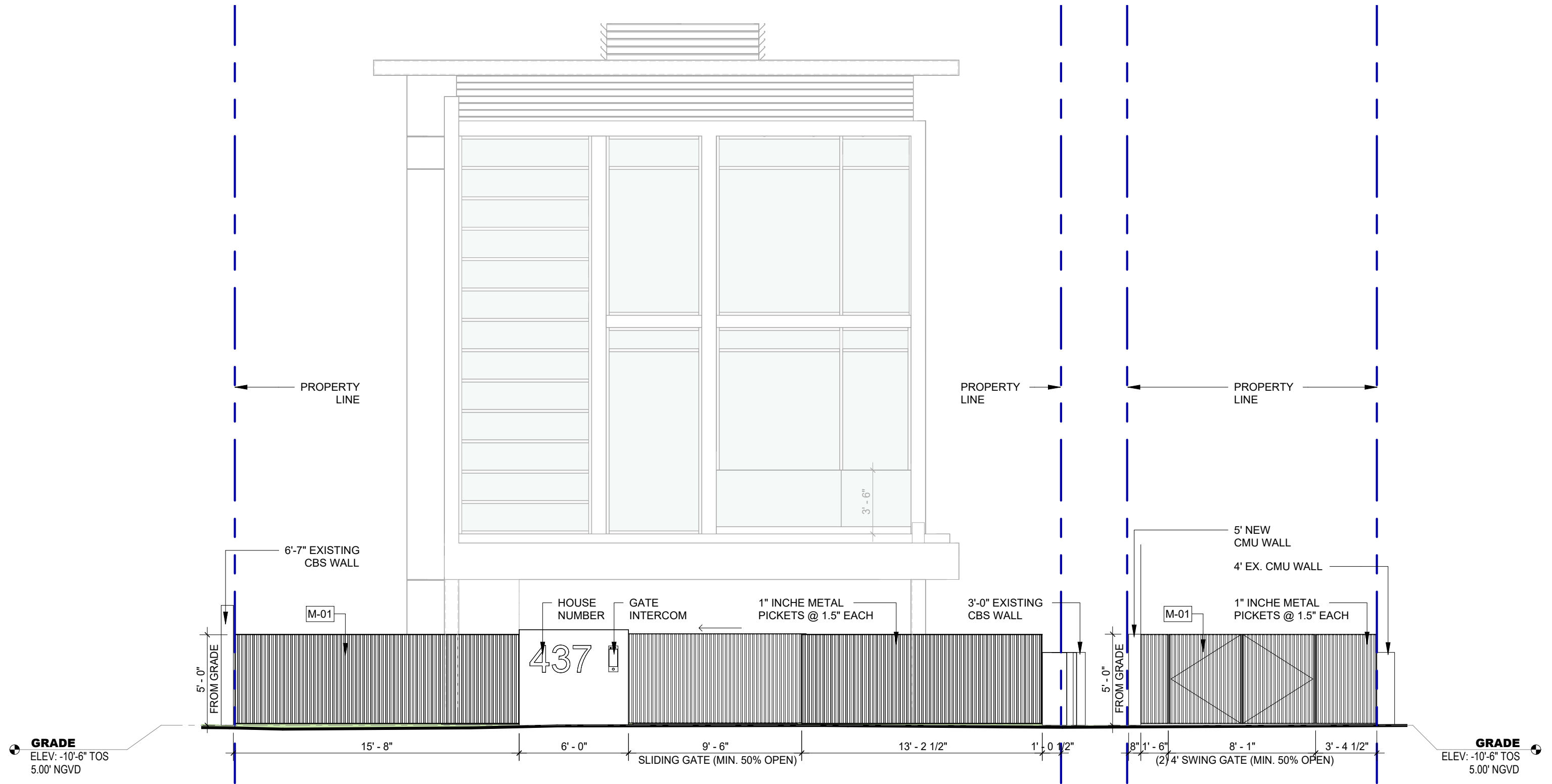
BFE
ELEV: -7'-6" TOS
8.00' NGVD

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

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



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

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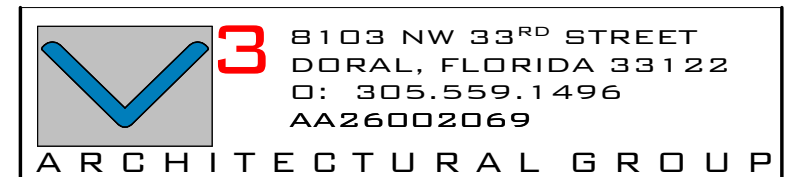
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A-4.5 FENCE ELEVATIONS



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P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



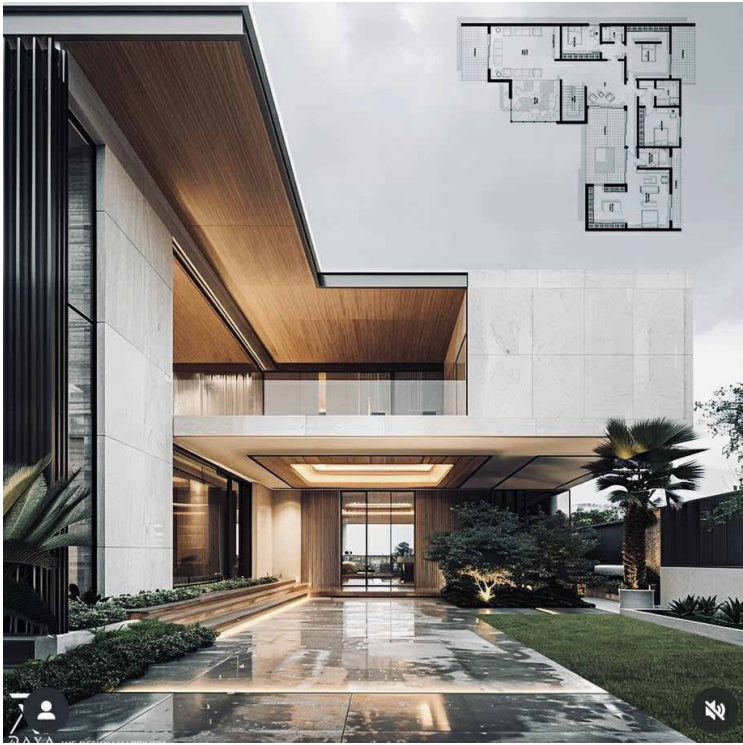
C-01 CONCRETE SMOOTH STUCCO FINISH



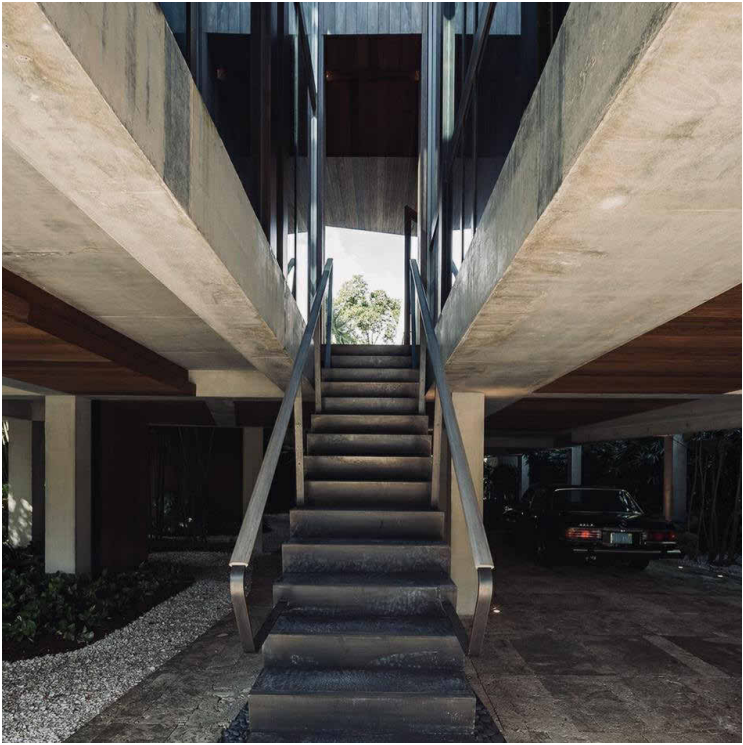
C-02 EXPOSED BOARD FORMED CONCRETE FINISH



W-01 WOOD CLADDING FINISH



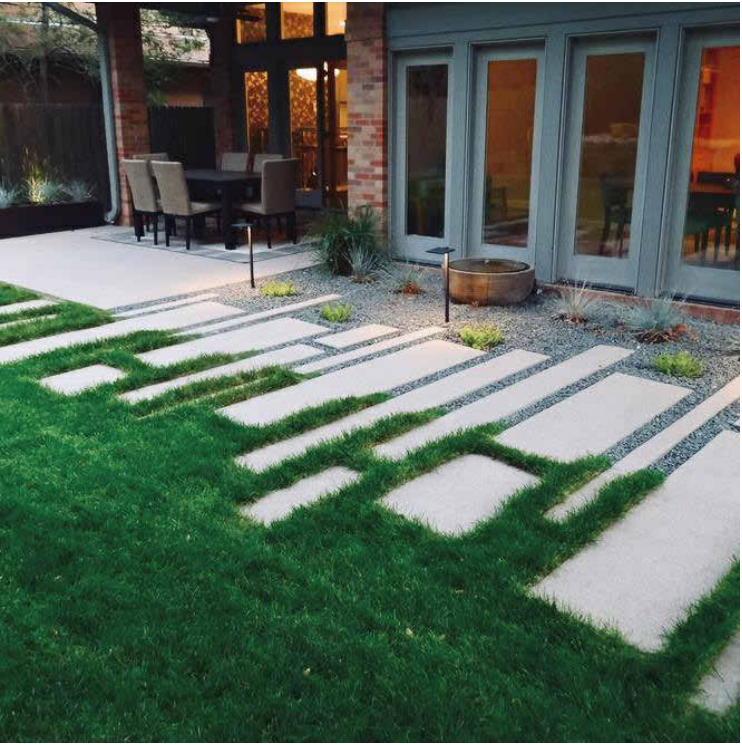
W-02 METAL, WOOD & GLASS REFERENCE



U-02 UNDERSTORY LEVEL AND STAIR REFERENCE



M-01 METAL FENCE REFERENCE



D-01 CONCRETE DRIVEWAY REFERENCE

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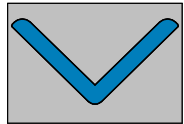
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A-5.0 MATERIALS AND REFERENCE BOARD



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A-5.1 RENDERED ELEVATION-SOUTH



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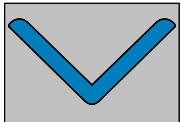
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A-5.2 RENDERED ELEVATION-EAST



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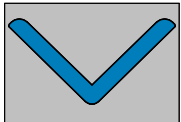


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A-5.3 RENDERED ELEVATION-WEST



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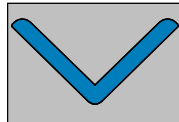
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A-5.4 RENDERED ELEVATION-NORTH



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1. PROPOSED SOUTH FACADE. SOUTH-WEST NIGHT VIEW



2. PROPOSED SOUTH FACADE. SOUTH-EAST NIGHT VIEW

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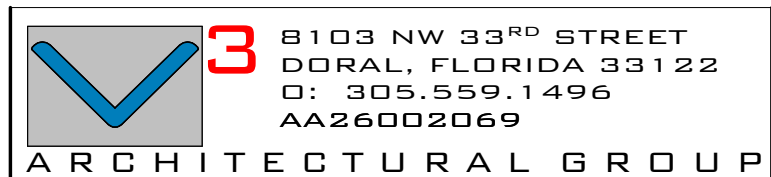
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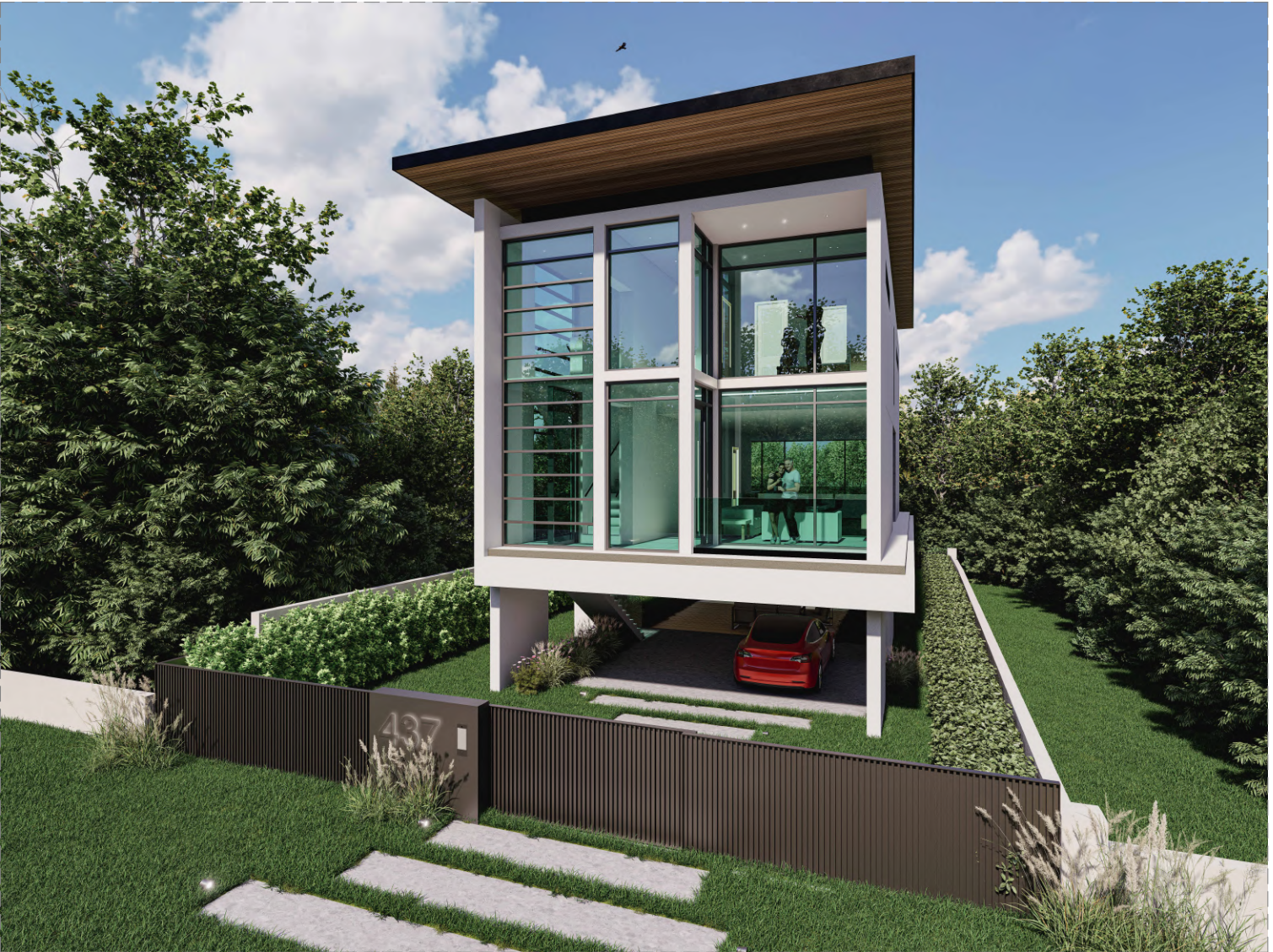
A-6.0 RENDERINGS



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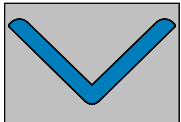
3. PROPOSED SOUTH FACADE. SOUTH-WEST DAYTIME VIEW



4. PROPOSED SOUTH FACADE. SOUTH-EAST DAYTIME VIEW

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A-6.1 RENDERINGS



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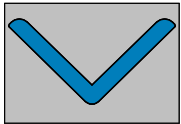
5. PROPOSED WEST FACADE. NORTH-WEST DAYTIME VIEW



6. PROPOSED EAST FACADE. SOUTH-EAST DAYTIME VIEW

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A-6.2 RENDERINGS



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7. PROPOSED NORTH FACADE. NORTH DAYTIME VIEW



8. PROPOSED NORTH FACADE. NORTH-WEST DAYTIME VIEW

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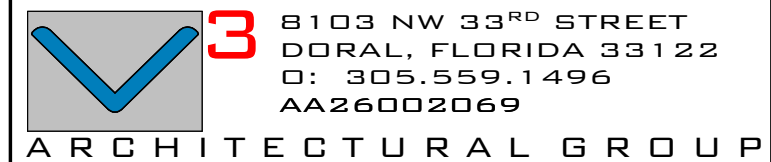
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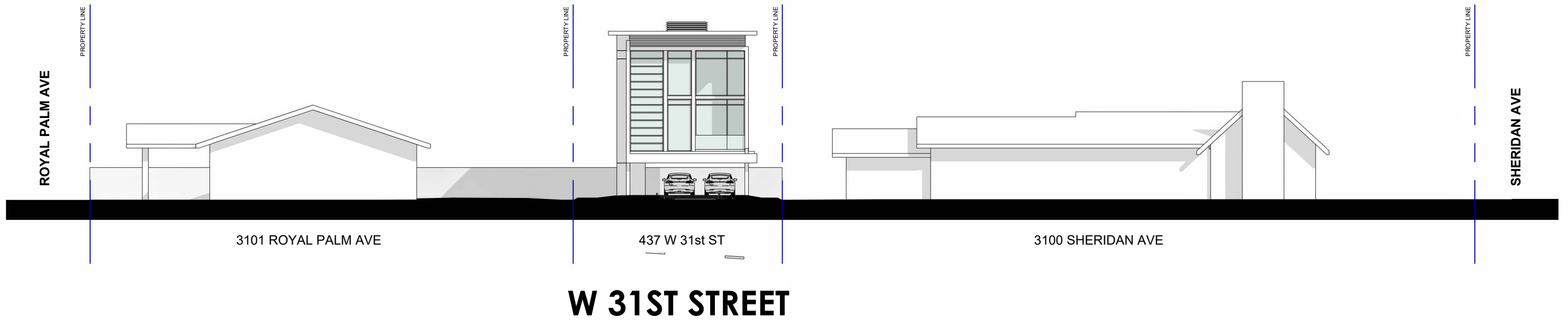
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A-6.3 RENDERINGS



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

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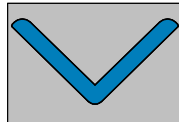
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A-6.10 CONTEXTUAL STREET ELEVATION



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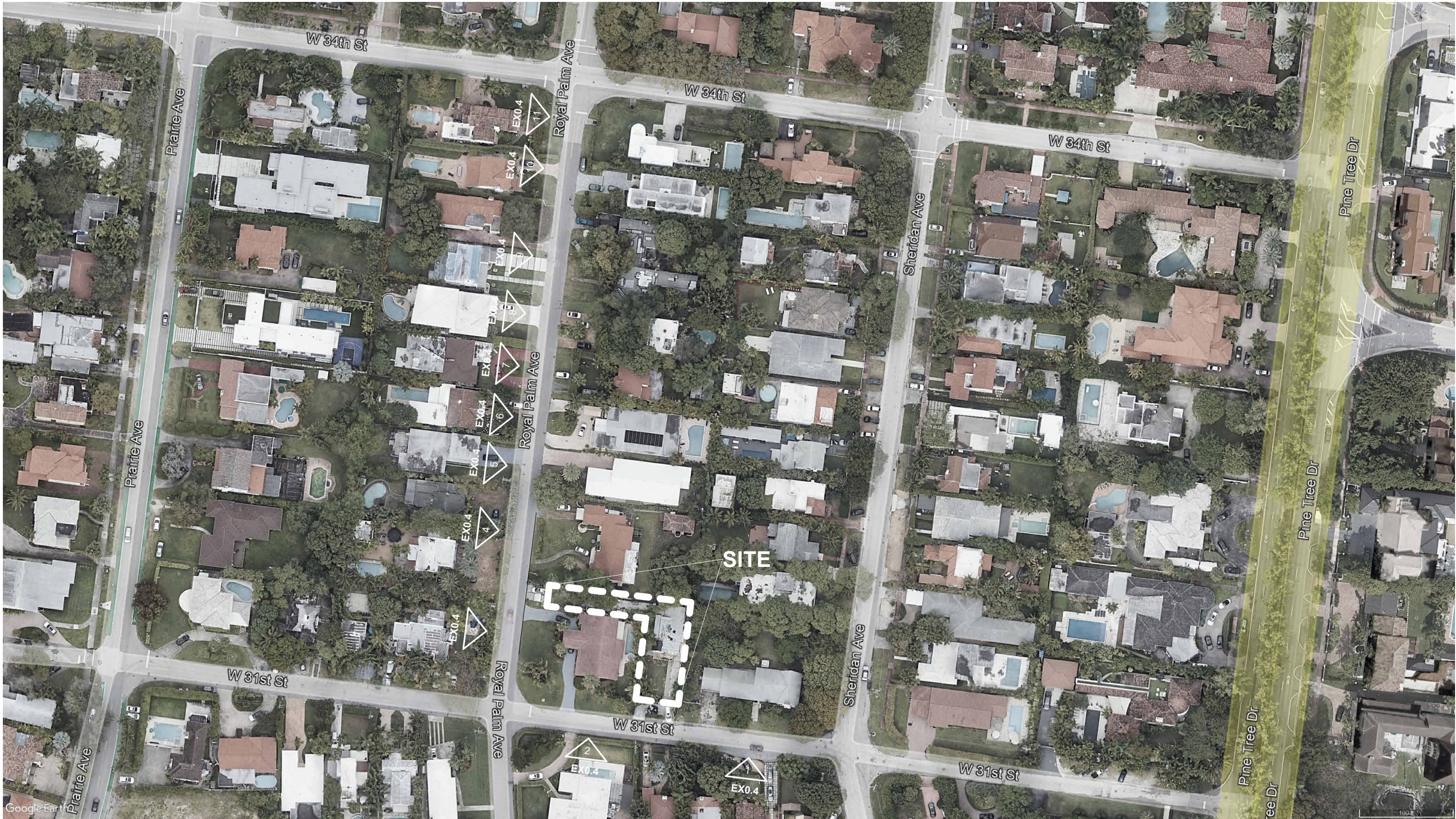
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TREE LEGEND

<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>SYMBOL</u>	<u>COMMON NAME</u>
	Dragon Tree		Avocado Tree		Cabbage Palm Tree
	Manila Tree		Umbrella Tree		Ficus Tree
	Fishtail Tree		Palm Tree		Olive Tree
	Brazilian Pepper Tree				

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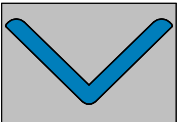


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EX-2.0 CONTEXT ANALYSIS MAP



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



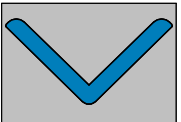
1. EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE SOUTH-WEST VIEW



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

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EX-3.0 EXISTING CONDITION



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



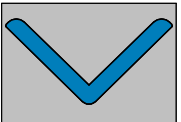
3. EXISTING CONDITION PROJECT SITE
W 31TH ST SOUTH-EAST VIEW



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

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EX-3.1 EXISTING CONDITION



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



5. EXISTING INTERIOR CONDITION PROJECT SITE



6. EXISTING INTERIOR CONDITION PROJECT SITE



• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



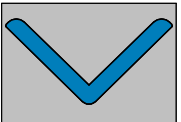
7. EXISTING INTERIOR CONDITION PROJECT SITE



8. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.3 EXISTING CONDITION



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1. 3100 SHERIDAN AVE



2. 3100 SHERIDAN AVE



3. 3101 ROYAL PALM AVE



4. 3101 ROYAL PALM AVE

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EX-4.0 CONTEXT ANALYSIS



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5. 3131 ROYAL PALM AVE



6. 3135 ROYAL PALM AVE



7. 3141 ROYAL PALM AVE



8. 3153 ROYAL PALM AVE

ALPARSLAN RESIDENCE

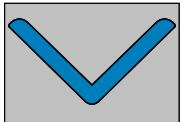
24-0017
437 WEST 31ST STREET, MIAMI BEACH, FL 33140

MANUEL D. FERNANDEZ AR 95601

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

EX-4.1 CONTEXT ANALYSIS



3

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9. 3157 ROYAL PALM AVE



10. 3167 ROYAL PALM AVE



11. 3185 ROYAL PALM AVE



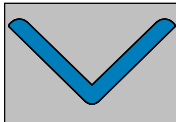
12. 3193 ROYAL PALM AVE

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EX-4.2 CONTEXT ANALYSIS

manuel d
fernande
z

Digitally signed by manuel
d fernandez
DN: c=US, o=V3
Architectural Group,
dnQualifier=A01410D000
00187949E62020001A802,
cn=manuel d fernandez
Date: 2024.09.09 09:36:52
-04'00'

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