

SOFI 935

935 2nd STREET, MIAMI
BEACH, FL. 33139



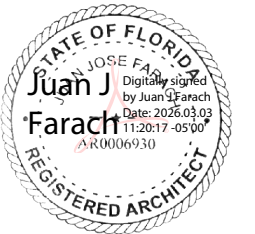
FINAL SUBMITTAL DRB25-1099

APRIL 05, 2025

SCOPE OF WORK:
NEW RESIDENTIAL BUILDING TWO-FAMILY



ARCHITECT
OF RECORD : _____
JUAN FARACH. AR0006930
14734 SW 50th TERRACE, MIAMI, FL. 33185
farachra@bellsouth.net T 305.551.9621



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PROJECT # 2203
DRB FINAL SUBMITTAL APRIL 05th, 2026

REVISION: _____

REV # DESCRIPTION DATE

DESIGNER: _____



1439 SE 18th TERR. CAPE CORAL, FL. 33990
adonismorejonglez@gmail.com T 786.613.3798

PROJECT: _____

SOFI 935 MULTIFAMILY BUILDING

ADDRESS: _____

935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING: _____

COVER SHEET

DRAWING No: _____

G000

DRAWING INDEX

ZONING:

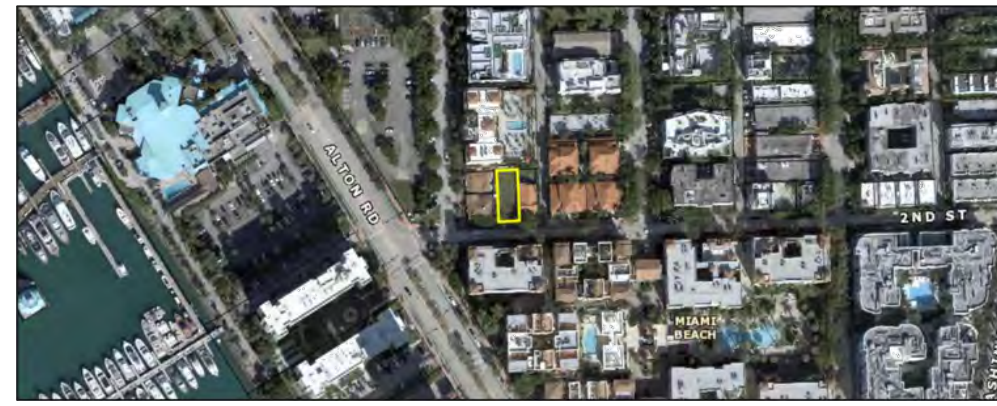
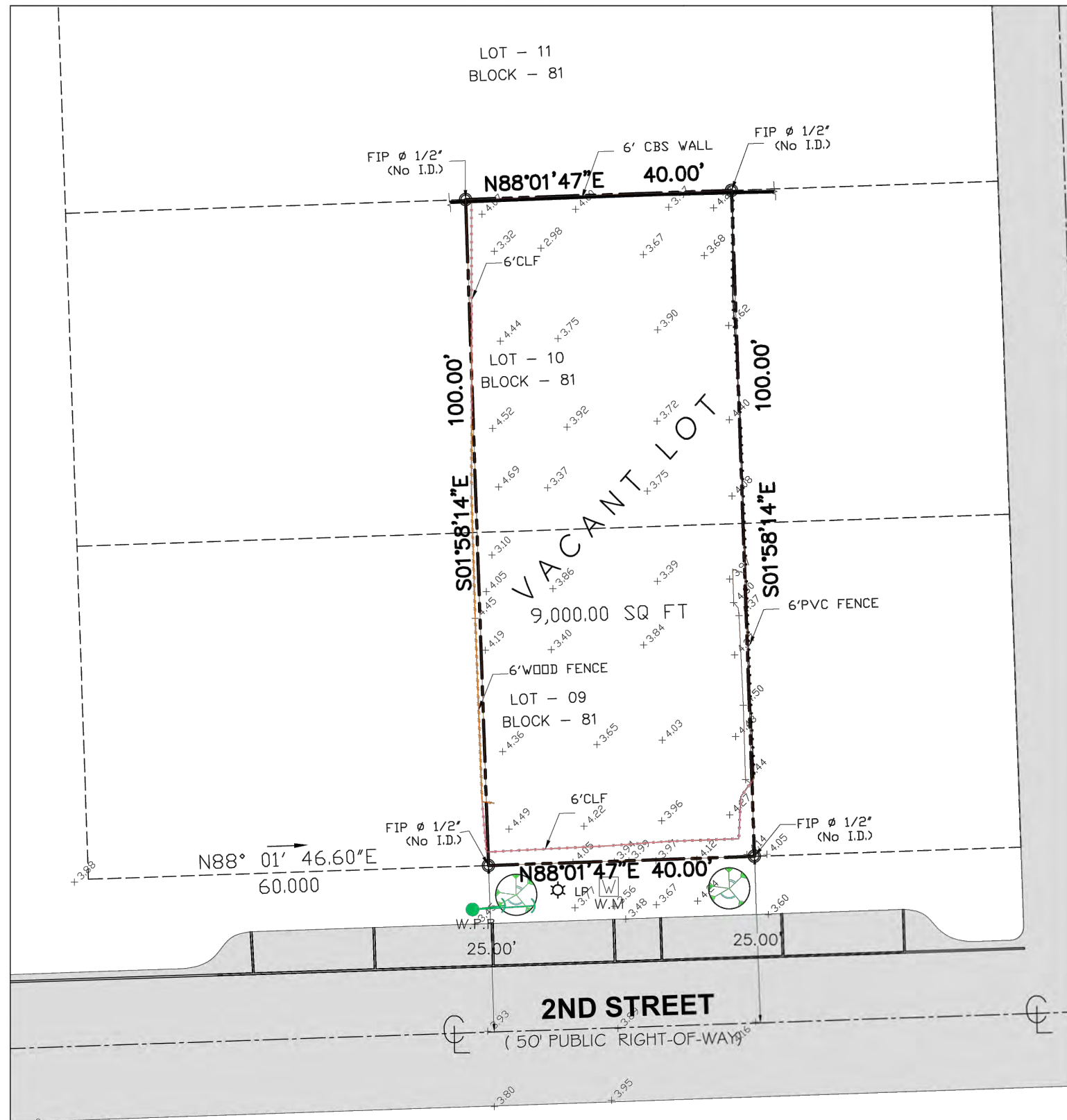
- G000 COVER SHEET
- G001 SURVEY FOR REFERENCE ONLY
- G002 ZONING MAPS LOCATION
- G003 AERIAL VIEW (1/2 MILE RADIUS)
- G004 ZONING DATA SHEET
- G005 EXISTING AERIAL PHOTOS CONTEXT
- G006 EXISTING PHOTOS
- G007 ZONING DIAGRAMS : F.A.R, OPEN SPACE
- G008 SITE PLAN
- G009 CONTEXTUAL ELEVATION

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- A101 PROPOSED GROUND PLAN
- A102 PROPOSED 2ND FLOOR PLAN
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- A201 NORTH & SOUTH ELEVATION
- A202 WEST ELEVATION
- A203 EAST ELEVATION
- A301 BUILDING SECTION #1
- A302 BUILDING SECTION #2 & #3
- A901 SOUTH - WEST AERIAL PERSPECTIVE VIEW
- A902 SOUTH - EAST AERIAL PERSPECTIVE VIEW
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LANDSCAPE ARCHITECTURE:

- L-01 EXISTING TREE DISPOSITION PLAN
- L-02 GROUND FLR. AND ROOF TOP TERRACE LANDSCAPE PLAN
- L-03 LANDSCAPE LEGEND, SCHEDULE & IMAGES
- L-04 PLANTING NOTES & DETAILS



LOCATION MAP
NTS

LEGAL DESCRIPTION:

The West 40 of the east 80 Feet of Lots 9 and 10, Block 81, of "OCEAN BEACH ADDITION No. THREE", according to the Plat thereof, as recorded in Plat Book 2, at Page(s) 81, of the Public Records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTER LINE OF SECOND STREET, Bearing N 90°00'00" E
- 4) Ownership subject to opinion of the Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:
Community: CITY OF MIAMI BEACH 120651. FIRM Panel: 12086C0319L
Flood Zone: AE Date of FIRM: 09/11/2009 Suffix: L Base Flood Elevation: 8'
- 10) Elevation shown hereon are relative to the 1929 (N.G.V.D.29) of mean sea level and are based on a Benchmark supplied by the engineering department of MIAMI DADE COUNTY, FLORIDA.
Benchmark used; D-142-R Elevation 3.87' (N.G.V.D.29)
- 11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- 13) Roof overhang not located unless otherwise shown.
- 14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.

ENCROACHMENT NOTES:

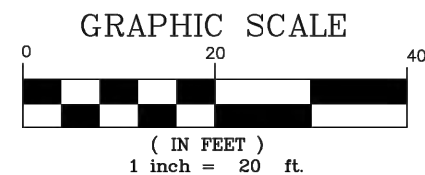
There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY AND IMPROVEMENT SURVEY hereon was completed under my direction on MARCH 3, 2022 and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

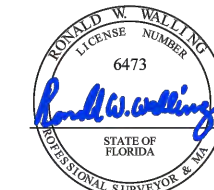
CERTIFIED TO:

1- B&B Capital Management
Date of Field Work: 02/22/2022
Update of Field Work: 03/18/2025



RONALD W WALLING
Digitally signed by RONALD W WALLING
Date: 2025.05.01
15:19:16 -04'00'

LEVEL TECH SURVEYORS, LLC



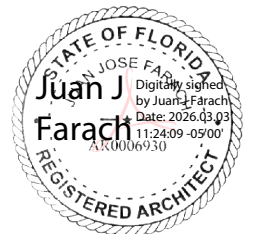
RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
No. 6473
STATE OF FLORIDA

ABBREVIATIONS AND LEGEND

- | | |
|-----------------------------------|-------------------------------|
| PL. = PROPERTY LINE | <D> = DEED |
| F.F.E. = FLOOR FINISH ELEVATION | F.I.P. = FOUND IRON PIPE |
| (M) = MEASURED | CONC. = CONCRETE |
| (R) = RECORD | BLDG. = BUILDING |
| NO ID. = NO IDENTIFICATION NUMBER | ---X--- = C.B.S. WALL |
| N.T.S. = NOT TO SCALE | ---X---CLF = CHAIN LINK FENCE |
| R/W = RIGHT OF WAY | ⊕ = FIRE HYDRANT |
| PG. = PAGE | ⊕---GYA = GUY ANCHOR |
| SEC. = SECTION | DHL = OVERHEAD ELECTRIC LINE |
| R. = RADIUS | Ⓜ = MAILBOX |
| ⊕ = CENTER LINE | ⊕ UP = UTILITY POLE |
| P.B. = PLAT BOOK | Ⓜ = WATER METER VALVE |
| B.C. = BLOCK CORNER | |
| ID. = IDENTIFICATION | |
| (C) = CALCULATED | |



ARCHITECT
OF RECORD: JUAN FARACH, AR0006930
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farachra@bellsouth.net T 305.551.9621



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DRB FINAL SUBMITTAL JULY 13th, 2025

REVISION: _____

REV # DESCRIPTION DATE

DESIGNER: _____



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PROJECT: _____

SOFI 935
MULTIFAMILY BUILDING

ADDRESS: _____

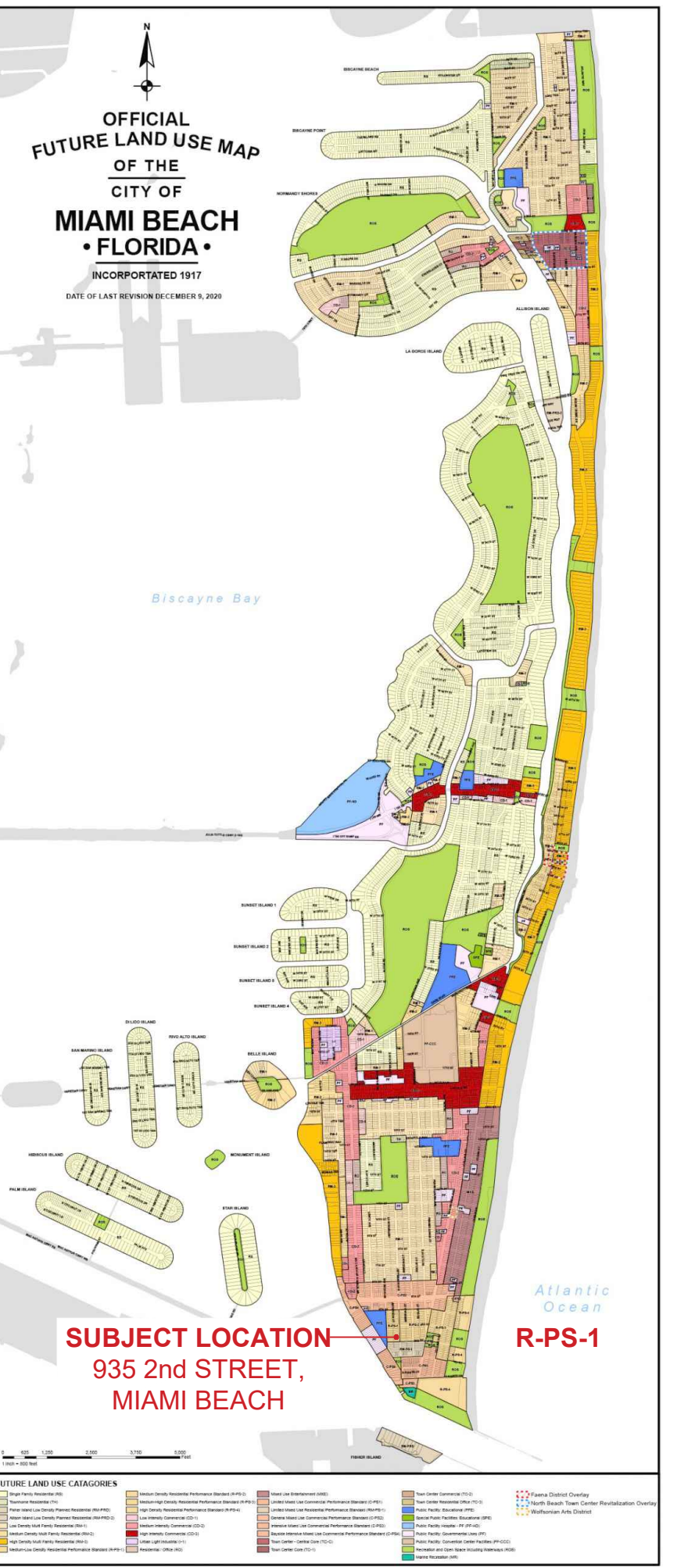
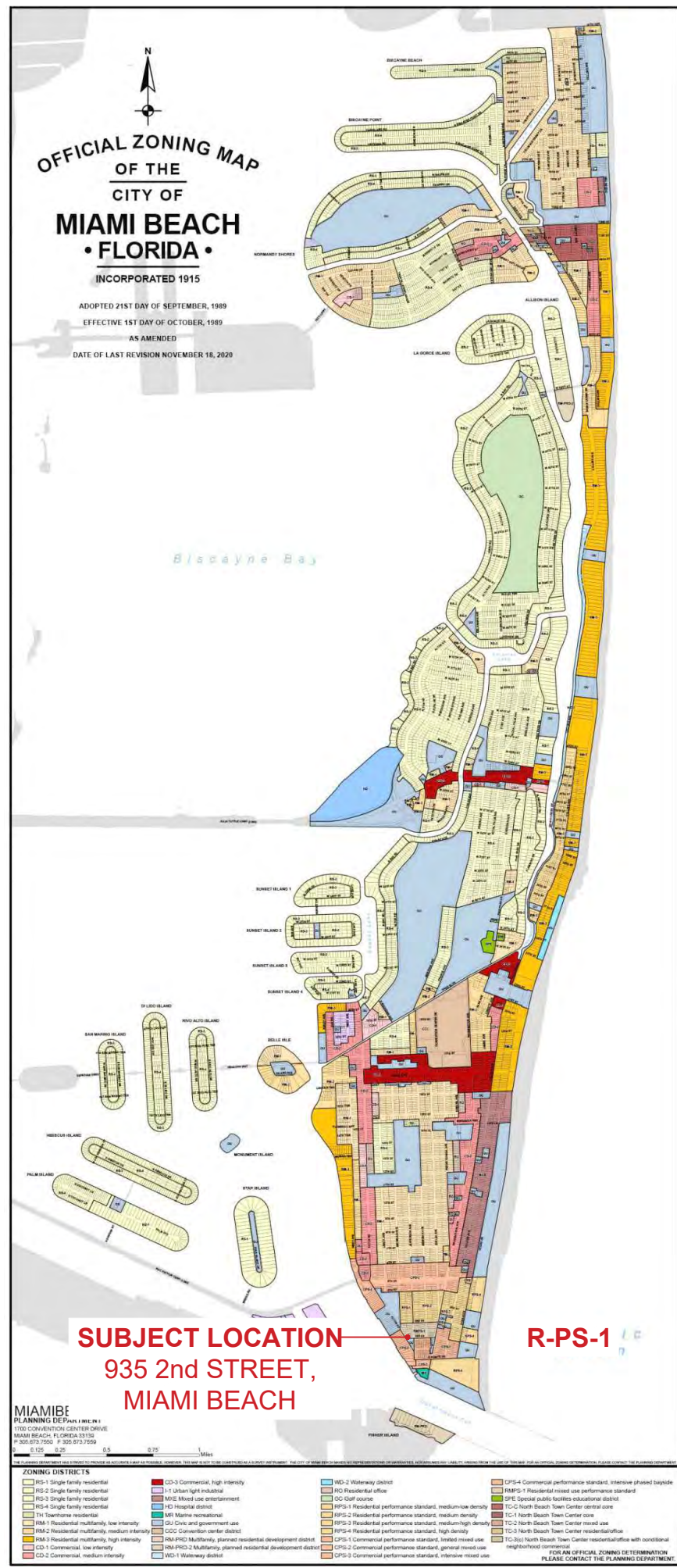
935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING: _____

SURVEY
(FOR REFERENCE ONLY)

DRAWING No: _____

G001



FARACH ARCHITECTS & PLANNERS

ARCHITECT OF RECORD: **JUAN FARACH, AR0006930**
 14734 SW 50th TERRACE, MIAMI, FL. 33185
 farachra@bellsouth.net T 305.551.9621

STATE OF FLORIDA
 Digitally signed by Juan J. Farach
 Date: 2026.03.03 12:27:05
 REGISTERED ARCHITECT

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MORE JON ARCHITECTURE DESIGN GROUP

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DRAWING: _____

ZONING MAPS LOCATION

DRAWING No: _____

G002



SUBJECT LOCATION
 912 4th STREET,
 MIAMI BEACH

STAR ISLAND

SOUTH POINTE
 ELEMENTARY SCHOOL

WALGREENS

WASHINGTON AVE

MARJORY STONEMAN
 DOUGLAS OCEAN BEACH
 PARK

US COAST
 GUARD BASE
 MIAMI BEACH

MIAMI BEACH
 MARINA

SOUTH POINTE
 BEACH

SOUTH FLORIDA
 CONTAINER TERMINAL

ALTON RD

OCEAN DR

SOUTH POINTE
 PARK LIGHTHOUSE

SOUTH POINTE
 PARK

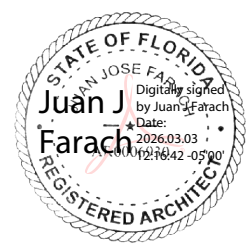
THE HILLS AT
 SOUTH POINTE
 PARK

FISHER ISLAND

SOUTH POINTE
 PARK PIER



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PROJECT # 2410
 DRB FINAL SUBMITTAL JULY 13th, 2025

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| REV # | DESCRIPTION | DATE |
|-------|-------------|------|
| | | |

DESIGNER: _____



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 adonismorejonglez@gmail.com T 786.613.3798

PROJECT: _____

**SOFI 912
 MULTIFAMILY BUILDING**

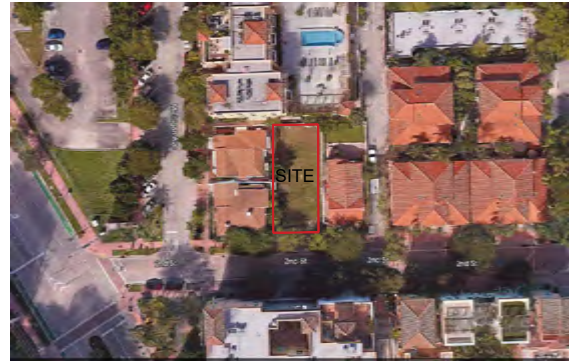
ADDRESS: _____

912 4th ST, MIAMI BEACH,
 FL 33139

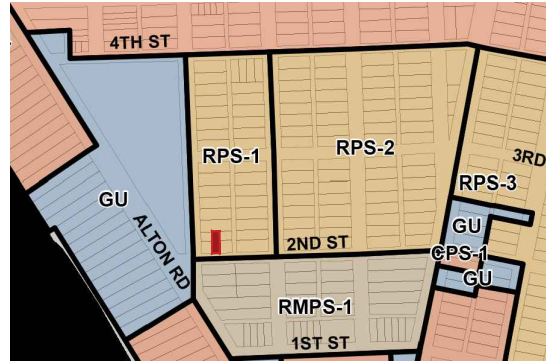
DRAWING: _____

ZONING REQ. &
 LOCATION

DRAWING No: _____



LOCATION MAP



ZONING MAP

COMMERCIAL - ZONING DATA SHEET

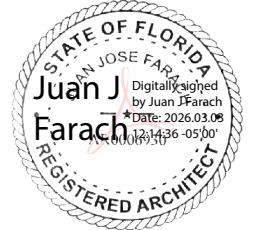
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

| ITEM # | Project Information | | | | |
|----------------------------------|---|------------------------|----------------------|-------------|--------------|
| 1 | Address: 935 2 ST, Miami Beach, FL.33139 | Folio number(s): | 0242030095820 | Year built: | Vacant |
| 2 | Board file number(s), Determination of Architectural Significance: | DRB25-1097 | Lot Area: | 4,000 SF | |
| 3 | Located within a Local Historic District (Yes or No): No | Zoning District: | RPS-1 | Lot width: | 40 FT |
| 4 | Individual Historic Site (Yes or No): | No | | Lot Depth: | 100 FT |
| 5 | Base Flood Elevation: | 8.56' NGVD | Grade value in NGVD: | 4' | |
| 6 | Future Adjusted Grade (BFE+Grade / 2): | 6.28' NGVD | Free board: | 9.56' NGVD | |
| 7 | Proposed Use: | Residential Two-Family | | | |
| 8 | Proposed Accessory Use: | N/A | | | |
| 9 | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan): | | | | |
| ZONING INFORMATION / CALCULATION | | Required | Existing | Proposed | Deficiencies |
| 13 | Floor Area Ratio (FAR) | 5,000 SF | N/A | 4,506 SF | N/A |
| 14 | Building Height | 40 FT | N/A | 36 FT | N/A |
| 15 | At grade parking lot on the same lot | | | | |
| a | Front setbacks | 5'-0" | N/A | 5'-0" | N/A |
| b | Side interior setback | 5'-0" | N/A | 11'-4" | N/A |
| c | Side facing street setback | N/A | N/A | N/A | N/A |
| d | Rear setback | 10'-0" | N/A | 57'-0" | N/A |
| 16 | Subterranean, Pedestal & Tower (non-Oceanfront) | Required | Existing | Proposed | Deficiencies |
| a | Front setbacks | 5'-0" | N/A | 5'-0" | N/A |
| b | Side interior setback | 5'-0" | N/A | 5'-0" | N/A |
| c | Side facing street setback | N/A | N/A | N/A | N/A |
| d | Rear setback | 10'-0" | N/A | 11'-0" | N/A |
| 17 | Subterranean, Pedestal & Tower (non-Oceanfront) | Required | Existing | Proposed | Deficiencies |
| a | Front setbacks | N/A | N/A | N/A | N/A |
| b | Side interior setback | N/A | N/A | N/A | N/A |
| c | Side facing street setback | N/A | N/A | N/A | N/A |
| d | Rear setback | N/A | N/A | N/A | N/A |
| 18 | Minimum Apartment Unit Size | Required | Existing | Proposed | Deficiencies |
| a | New Construction | 700 SF | N/A | 1,710 SF | N/A |
| b | Rehabilitated Buildings | N/A | N/A | N/A | N/A |
| c | Hotel Unit | N/A | N/A | N/A | N/A |
| 19 | Average Apartment Unit Size | Required | Existing | Proposed | Deficiencies |
| a | New Construction | 700 SF | N/A | 1,710 SF | N/A |
| b | Rehabilitated Buildings | N/A | N/A | N/A | N/A |
| c | Hotel Unit | N/A | N/A | N/A | N/A |
| 20 | Required Open-space ratio (RPS, CPS) | 2,400 SF | N/A | 2,808 SF | N/A |
| 21 | Parking | 4 | N/A | 4 | N/A |
| 22 | Loading | N/A | N/A | N/A | N/A |

Notes: Indicate N/A if not applicable.



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**SOFI 935
MULTIFAMILY BUILDING**

ADDRESS: _____

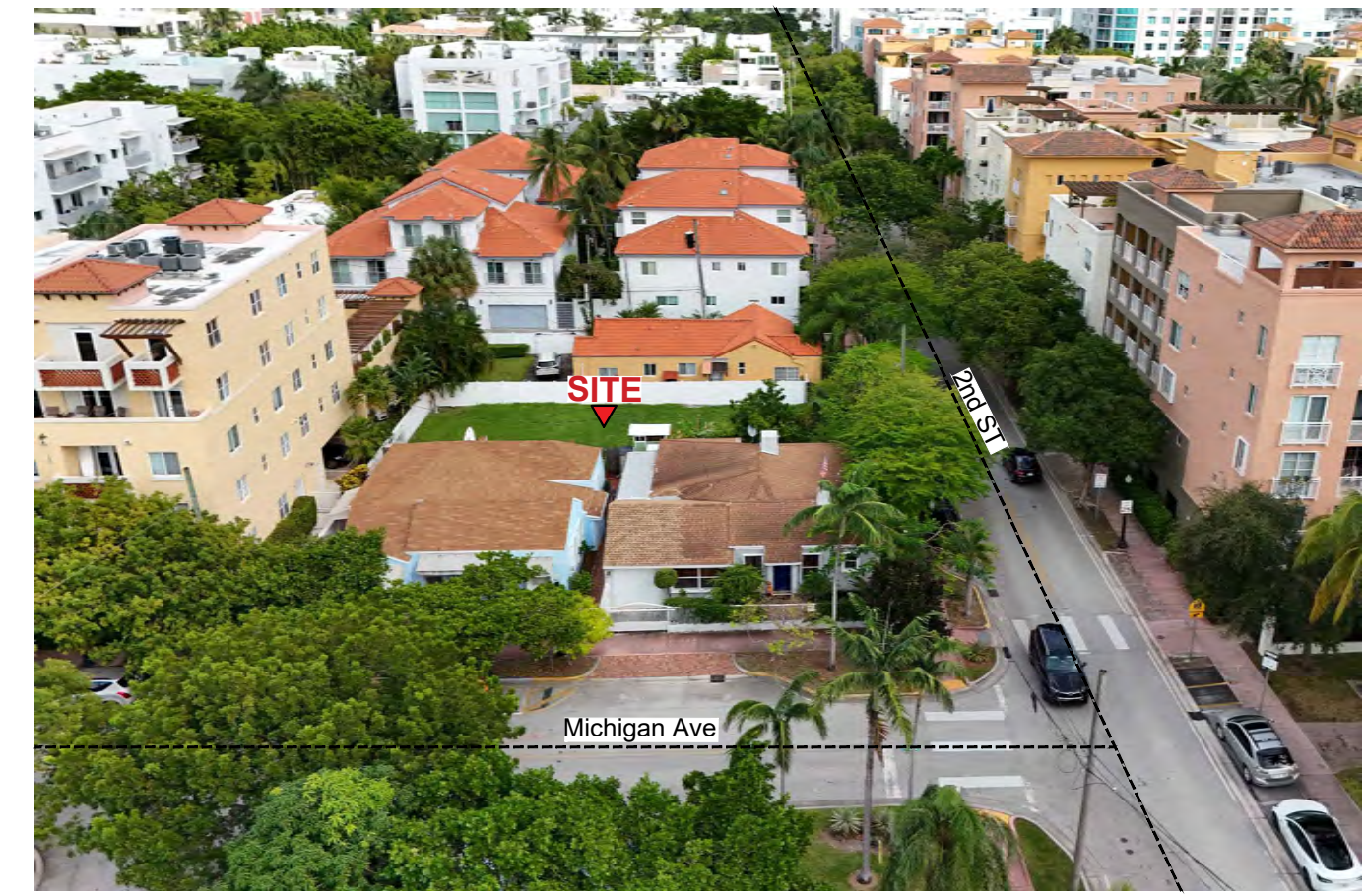
935 2nd STREET, MIAMI BEACH, FL 33139

DRAWING: _____

ZONING DATA SHEET

DRAWING No: _____

G004



1 WEST
SCALE: N.T.S.



2 NORTH-EAST
SCALE: N.T.S.



3 SOUTH-WEST
SCALE: N.T.S.

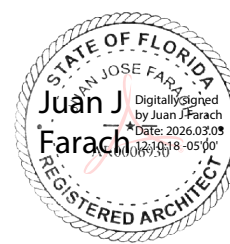


4 SOUTH-WEST
SCALE: N.T.S.



FARACH
ARCHITECTS &
PLANNERS

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MORE JON
ARCHITECTURE DESIGN GROUP

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935 2nd STREET, MIAMI BEACH,
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DRAWING: _____

EXISTING AERIAL
PHOTOS

DRAWING No: _____

G005



1 SOUTH
SCALE: N.T.S.



2 SOUTH
SCALE: N.T.S.



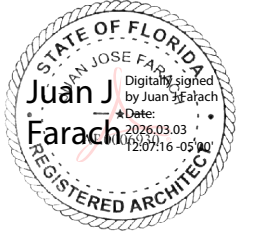
3 SOUTH-EAST
SCALE: N.T.S.



4 SOUTH-WEST
SCALE: N.T.S.



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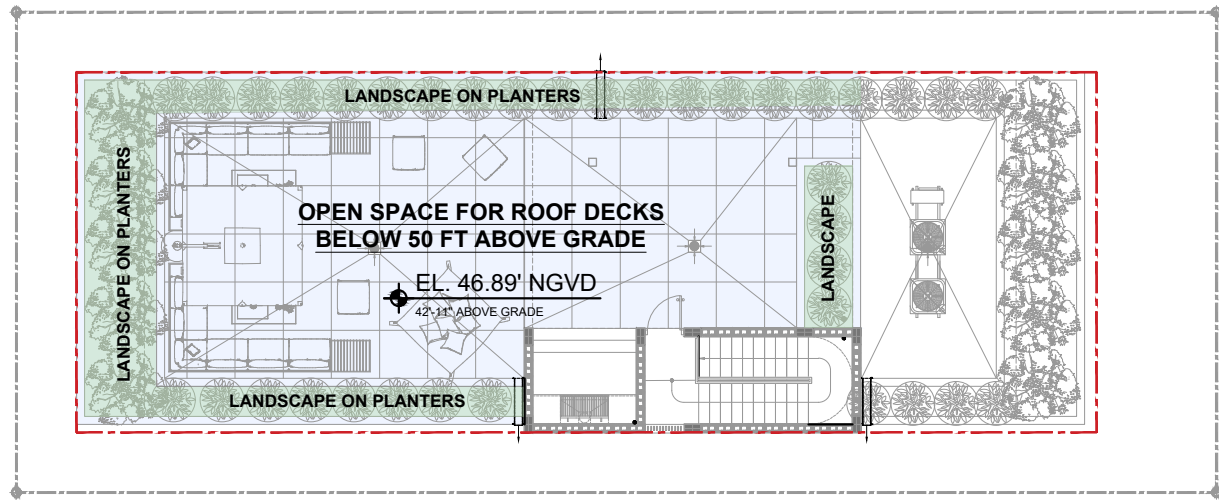
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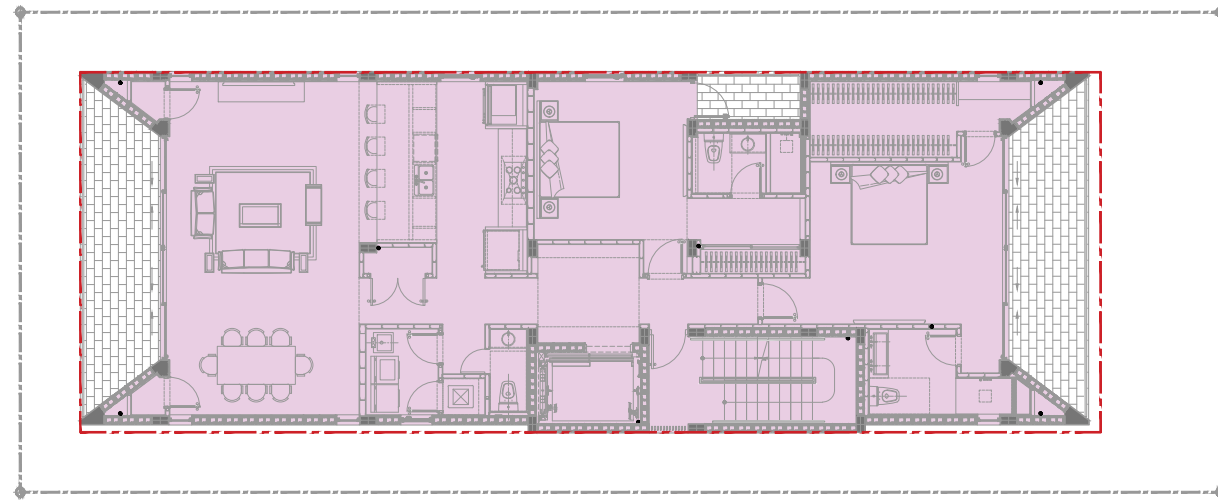
EXISTING PHOTOS
 ACROSS THE STREET

DRAWING No: _____

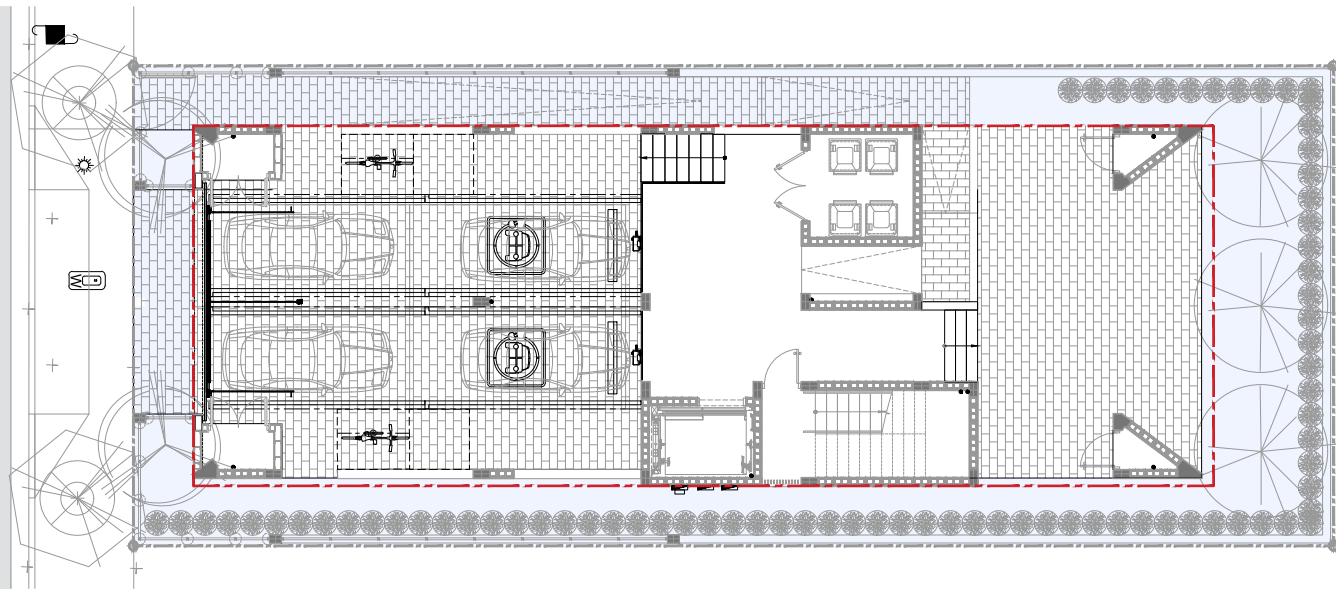
G006



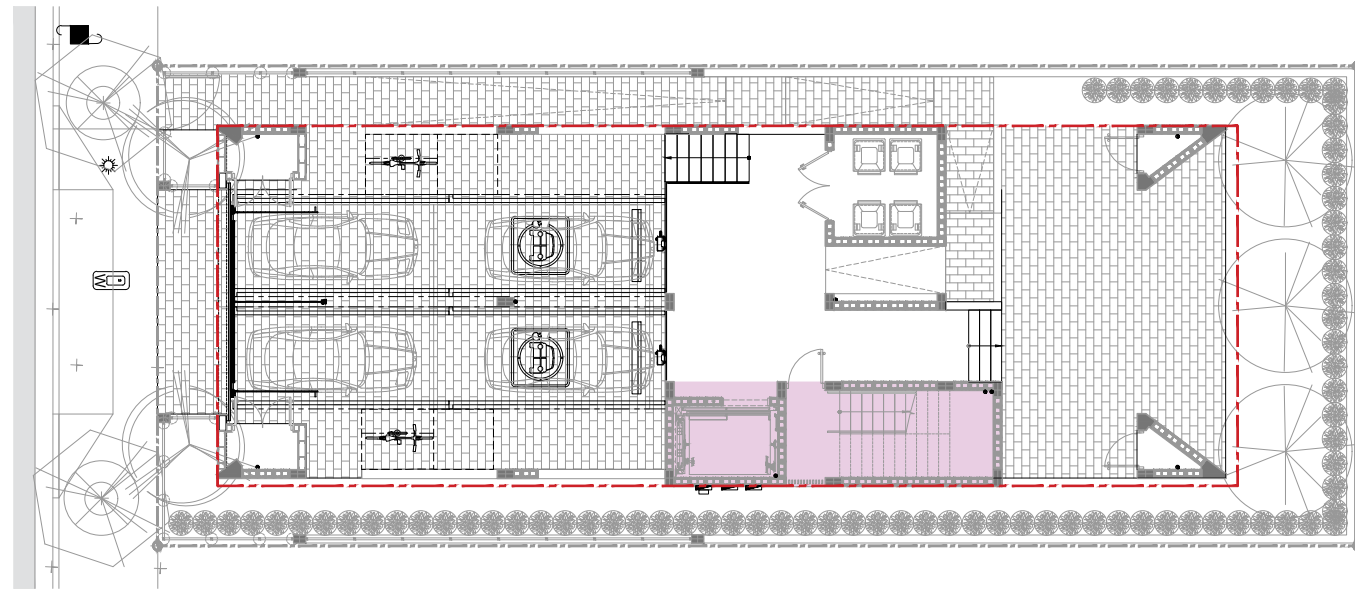
2 OPEN SPACE ROOF FLOOR
SCALE: 1/16"=1'-0"



2 F.A.R. DIAGRAM SECOND & 3RD FLOORS
SCALE: 1/16"=1'-0"



2 OPEN SPACE GROUND FLOOR
SCALE: 1/16"=1'-0"



1 F.A.R. DIAGRAM GROUND FLOOR
SCALE: 1/16"=1'-0"

| OPEN SPACE RATIO | | LOT AREA=4,000 SF |
|---------------------------------|--|-------------------------------------|
| <i>MIN. OPEN SPACE REQUIRED</i> | | <i>PROPOSED OPEN SPACE</i> |
| 60 % OF LOT AREA 2,400 SF | | GROUND = 1,514 SF |
| | | ROOF = 1,691 SF |
| | | 80 % OF LOT AREA TOTAL= 3,205 SF |

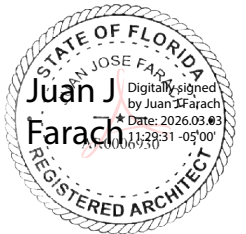
LANDSCAPE AREA = 445 SF = 26.3%
OF OPEN SPACE @ ROOF (25 % MIN) REQ'D

| F.A.R CALCULATION | LOT AREA=4,000 SF |
|--------------------------|---------------------------------|
| <i>MAX F.A.R ALLOWED</i> | 1.25 OF LOT AREA 5000 SF MAX |
| GROUND FLOOR | 242 SF |
| 2ND FLOOR | 2,132 SF |
| 3RD FLOOR | 2,132 SF |
| TOTAL | 4,506 SF |



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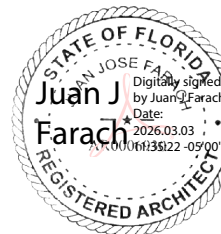
G007



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PROJECT # 2203

DRB FINAL SUBMITTAL JULY 13th, 2025

REVISION: _____

REV # DESCRIPTION DATE

DESIGNER: _____



MOREJON
ARCHITECTURE DESIGN GROUP

1439 SE 18th TERR. CAPE CORAL, FL. 33990
adonismorejonglez@gmail.com T 786.613.3798

PROJECT: _____

SOFI 935
MULTIFAMILY BUILDING

ADDRESS: _____

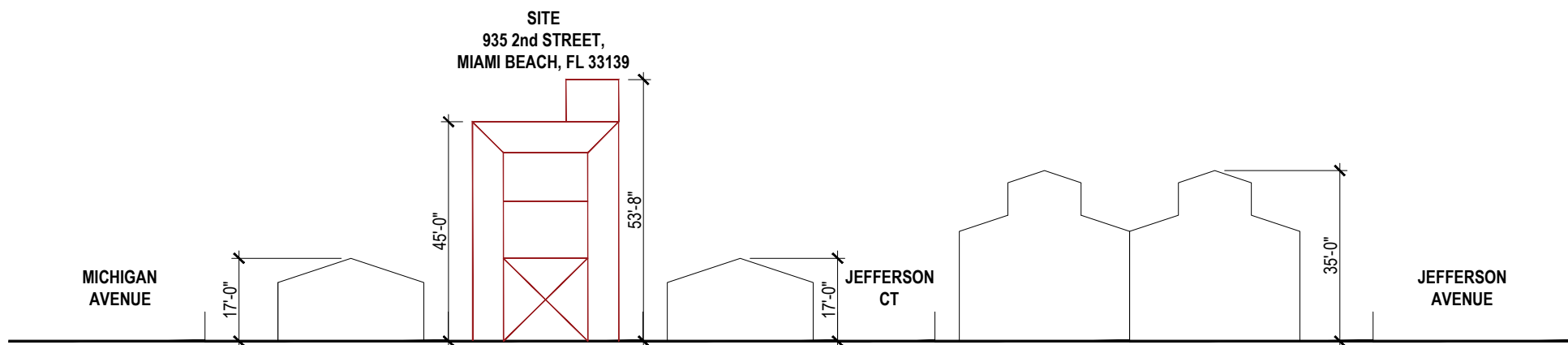
935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING: _____

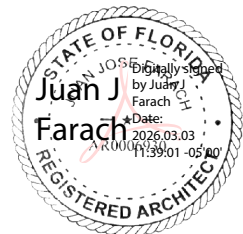
**CONTEXTUAL
ELEVATION**

DRAWING No: _____

G009



1 CONTEXTUAL ELEVATION - ACROSS THE STREET
SCALE: N.T.S.



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PROJECT # 2203
DRB FINAL SUBMITTAL APRIL 05th, 2026

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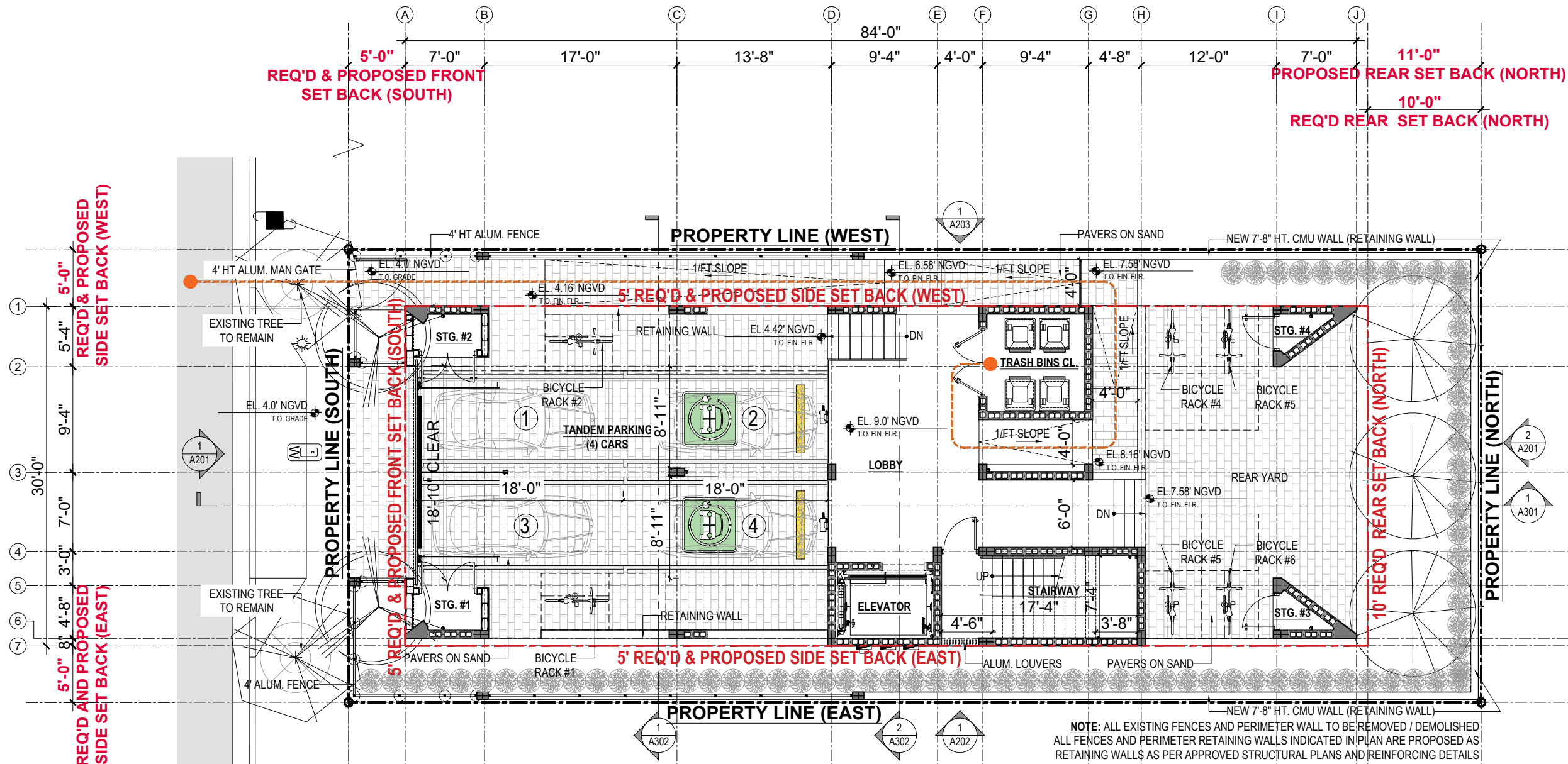
ADDRESS:

935 2nd STREET, MIAMI BEACH,
FL 33139



DRAWING:

**GROUND
FLOOR PLAN**

DRAWING No.:



NOTE: ALL EXISTING FENCES AND PERIMETER WALL TO BE REMOVED / DEMOLISHED. ALL FENCES AND PERIMETER RETAINING WALLS INDICATED IN PLAN ARE PROPOSED AS RETAINING WALLS AS PER APPROVED STRUCTURAL PLANS AND REINFORCING DETAILS

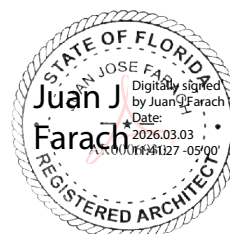
LEGEND:
 PERVIOUS AREA MORTARLESS PAVERS OVER 1" TO 1 1/2" SAND SETTING BED OVER 4" COMPACTED AGGREGATE BASE OVER COMPACTED SUBGRADE
 TRASH PICK-UP OPERATION

1 PROPOSED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

A101



ARCHITECT
OF RECORD :
JUAN FARACH, AR0006930
14734 SW 50th TERRACE, MIAMI, FL. 33185
farachra@bellsouth.net T 305.551.9621



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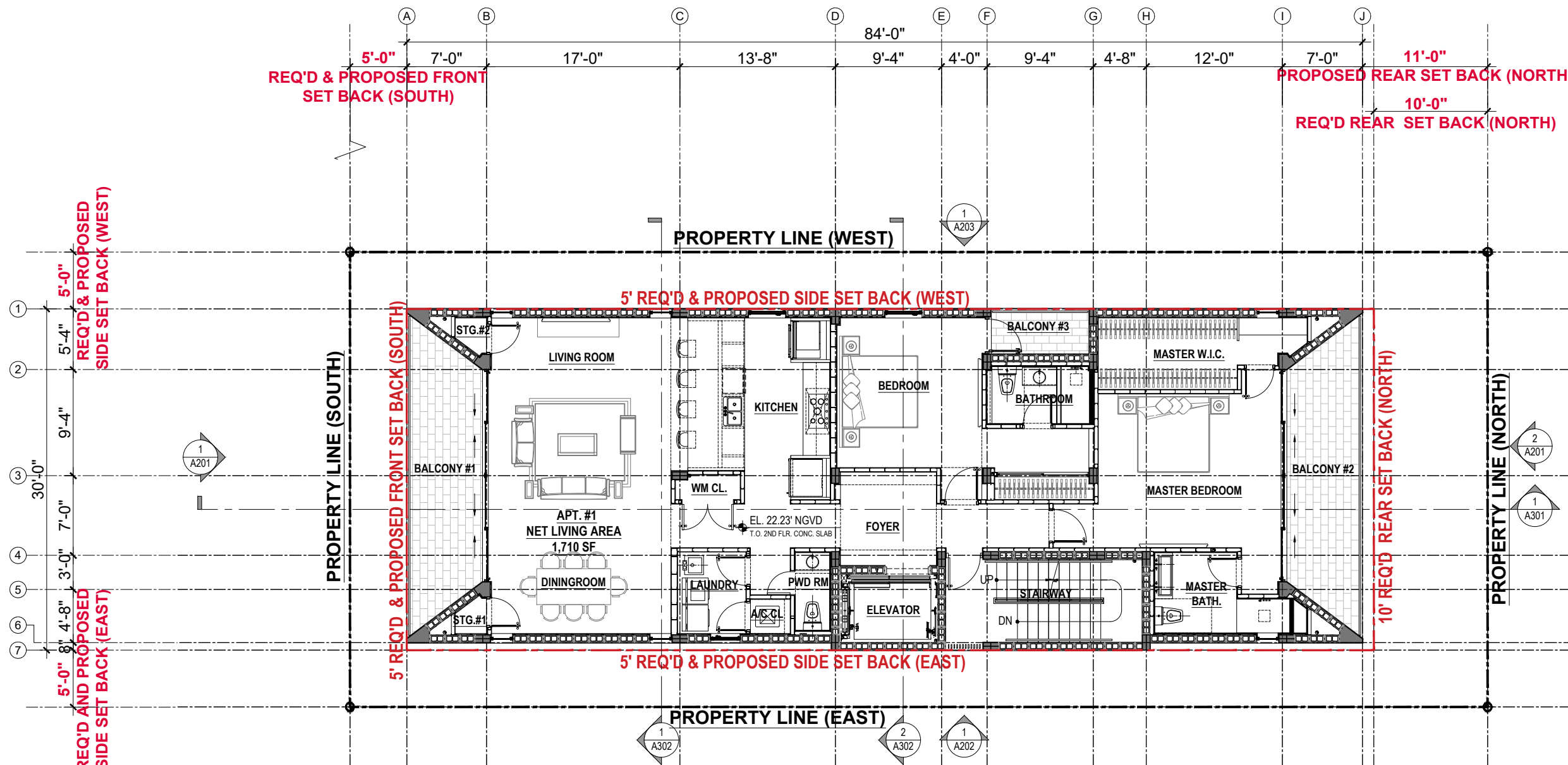
ADDRESS:

935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING:

**SECOND
FLOOR PLAN**

DRAWING No.:



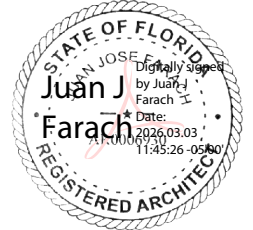
1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

A102

| | | | | | | | |
|---|--|---|---|--|--|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| STUCCO WALL: SEMI- SMOOTH STUCCO FINISH OVER CMU WALL, PAINTED IN B.M.WINTER WHITE 2140-70 OR APPROVED SIMILAR. | DECORATIVE TILE STUCCO WALL: TEXTURED WALL TILES OVER CMU WALL, PAINTED IN B.M.WINTER WHITE 2140-70 OR APPROVED SIMILAR. | EXPOSED CONCRETE WALLS: (BODY) HANDMADE ROUGH STUCCO SYSTEM FINISH (CEMENT GRAY COLOR) OVER CMU WALLS W/ 3/4" REVEAL JOINTS + WATERPROOFING SEALANT. | WOOD CLADDING AZEK: WOOD CLADDING AZEK (CYPRESS COLOR) OVER GALVANIZED STEEL STUDS FRAMING. | IMPACT RESISTANT GLASS : HURRICANE LARGE & SMALL MISSILE IMPACT RESISTANT LAMINATED, LOW-E, CLEAR GLASS (SILVER GREEN TINTED COLOR). | GLASS RAILINGS: 42" HT. STRAIGHT POSTLESS GLASS RAILING SYSTEM. LMI & SMI. LAMINATED CAT II GLASS. CONTINUOUS ALUM. BASE WITH SCUPPERS TO ALLOW STORM WATER DRAINAGE. COLOR: CHAMPAGNE | FRAMES AND MULLIONS: (TRIM) IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM (WINDOWS AND DOORS) FRAMES- MULLIONS (METALLIC BRONZE FINISH COLOR) | ALUMINUM PANELS (ACM): ALUMINUM POWDER COATED PAINTED 'METALLIC BRONZE' COLOR FINISH 'ALUCOBOND' OR APPROVED EQUAL. |



ARCHITECT OF RECORD : JUAN FARACH
 JUAN FARACH. AR0006930
 14734 SW 50th TERRACE. MIAMI, FL. 33185
 farachra@bellsouth.net T 305.551.9621



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PROJECT: _____

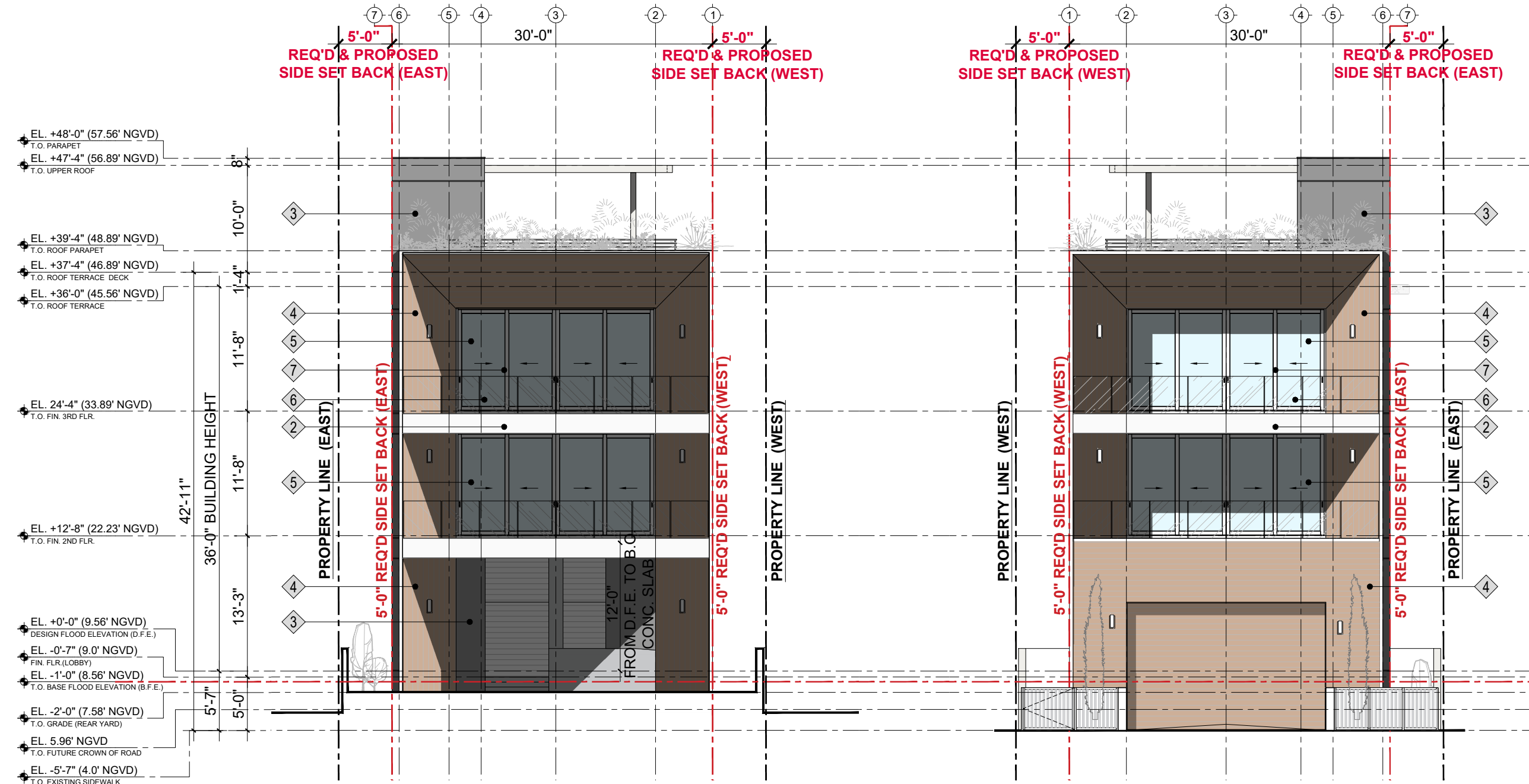
**SOFI 935
 MULTIFAMILY BUILDING**

ADDRESS: _____
 935 2nd STREET, MIAMI BEACH, FL 33139

DRAWING: _____

**SOUTH & NORTH
 ELEVATIONS**

DRAWING No: _____



2 PROPOSED REAR ELEVATION (NORTH)
 SCALE: 3/32" = 1'-0"

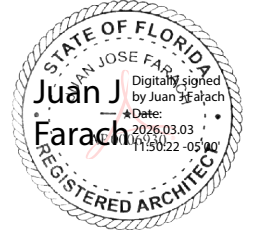
1 PROPOSED FRONT ELEVATION (SOUTH)
 SCALE: 3/32" = 1'-0"

A201

| | | | | | | | |
|---|--|--|---|--|--|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| STUCCO WALL: SEMI- SMOOTH STUCCO FINISH OVER CMU WALL, PAINTED IN B.M.WINTER WHITE 2140-70 OR APPROVED SIMILAR. | DECORATIVE TILE STUCCO WALL: TEXTURED WALL TILES OVER CMU WALL, PAINTED IN B.M.WINTER WHITE 2140-70 OR APPROVED SIMILAR. | EXPOSED CONCRETE WALLS: (BODY) HANDMADE ROUGH STUCCO SYSTEM FINISH (CEMENT GRAY COLOR) OVER CMU WALLS W/ 3/4" REVEAL JOINTS + WATERPROOFING SEALANT . | WOOD CLADDING AZEK: WOOD CLADDING AZEK (CYPRESS COLOR) OVER GALVANIZED STEEL STUDS FRAMING. | IMPACT RESISTANT GLASS : HURRICANE LARGE & SMALL MISSILE IMPACT RESISTANT LAMINATED, LOW-E, CLEAR GLASS (SILVER GREEN TINTED COLOR). | GLASS RAILINGS: 42" HT. STRAIGHT POSTLESS GLASS RAILING SYSTEM. LMI & SMI. LAMINATED CAT II GLASS. CONTINUOUS ALUM. BASE WITH SCUPPERS TO ALLOW STORM WATER DRAINAGE. COLOR: CHAMPAGNE | FRAMES AND MULLIONS: (TRIM) IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM (WINDOWS AND DOORS) FRAMES- MULLIONS (METALLIC BRONZE FINISH COLOR) | ALUMINUM PANELS (ACM): ALUMINUM POWDER COATED PAINTED 'METALLIC BRONZE' COLOR FINISH 'ALUCOBOND' OR APPROVED EQUAL. |



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 JUAN FARACH. AR0006930
 14734 SW 50th TERRACE. MIAMI, FL. 33185
 farachra@bellsouth.net T 305.551.9621



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PROJECT: _____

**SOFI 935
 MULTIFAMILY BUILDING**

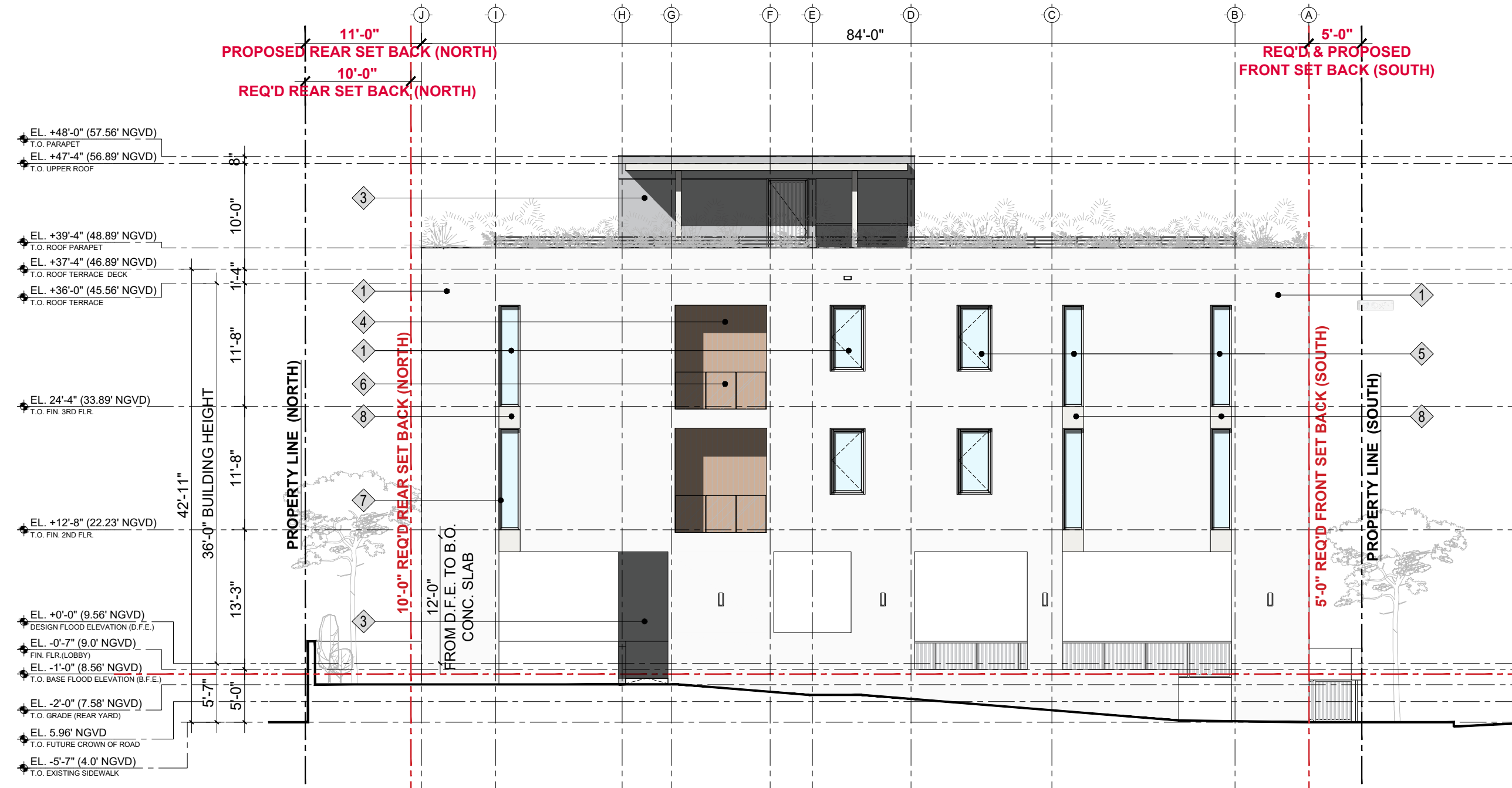
ADDRESS: _____

935 2nd STREET, MIAMI BEACH, FL 33139

DRAWING: _____

WEST ELEVATION

DRAWING No: _____



1 PROPOSED SIDE ELEVATION (WEST)
 SCALE: 3/32" = 1'-0"

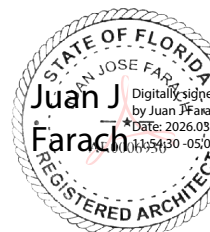
A203



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ARCHITECTS &
PLANNERS

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OF RECORD :

JUAN FARACH, AR0006930
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farachra@bellsouth.net T 305.551.9621



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ADDRESS:

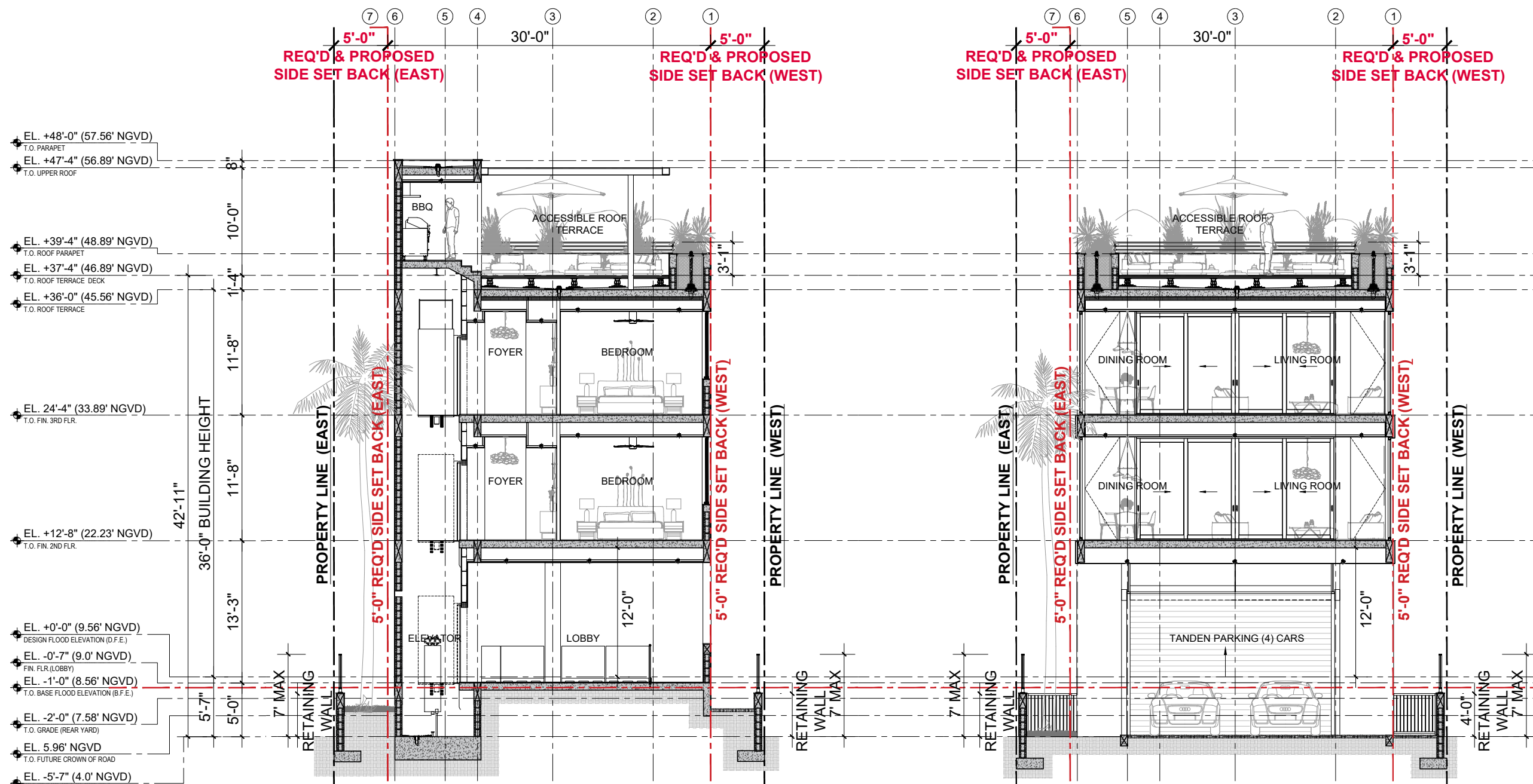
935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING:

BUILDING SECTIONS

#2 & #3

DRAWING No.:



2 WEST-EAST TRANSVERSAL SECTION
SCALE: 3/32" = 1'-0"

1 WEST-EAST TRANSVERSAL SECTION
SCALE: 3/32" = 1'-0"

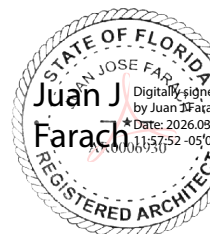
A302



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PLANNERS

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OF RECORD: _____

JUAN FARACH, AR0006930
14734 SW 50th TERRACE, MIAMI, FL. 33185
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**SOFI 935
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ADDRESS: _____

935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING: _____

**SOUTH - WEST
PERSPECTIVE VIEW**

DRAWING No: _____

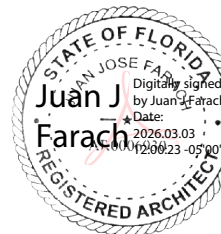
A901



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PLANNERS

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farachra@bellsouth.net T 305.551.9621



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ADDRESS: _____

935 2nd STREET, MIAMI BEACH,
FL 33139

DRAWING: _____

SOUTH - EAST
PERSPECTIVE VIEW

DRAWING No: _____

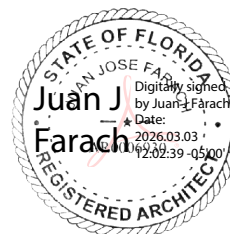
A902



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PLANNERS

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SOUTH
PERSPECTIVE VIEW

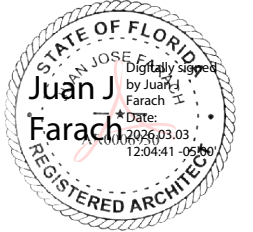
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A903



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DRAWING: _____

**SOUTH - EAST
PERSPECTIVE VIEW**

DRAWING No: _____

A904