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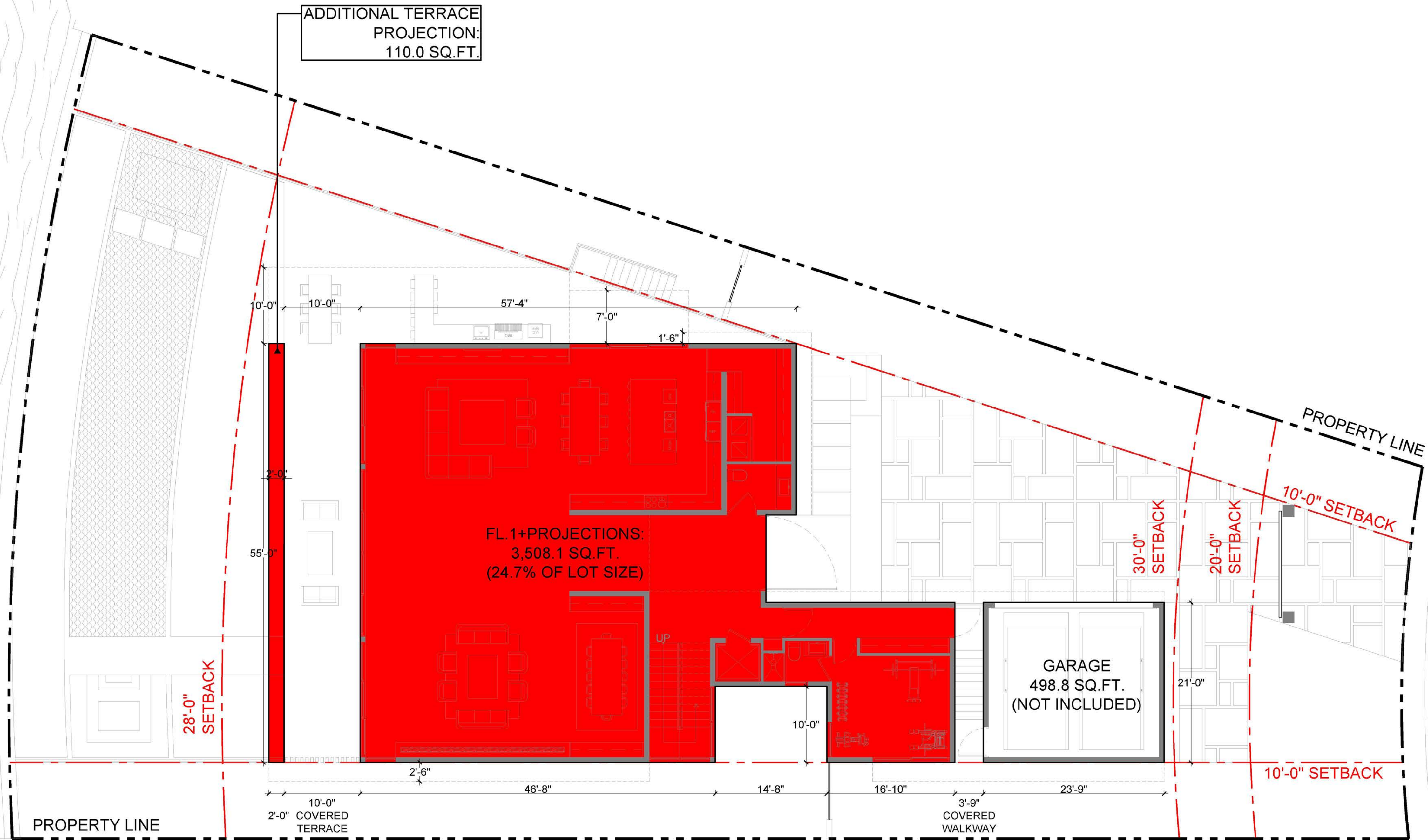
Drawing Name

**UNIT SIZE FL.1**

Drawn By	T.M.
Issued date	2020/05/11
Issued for	Design Review Board
Project Number	2003

Sheet Number

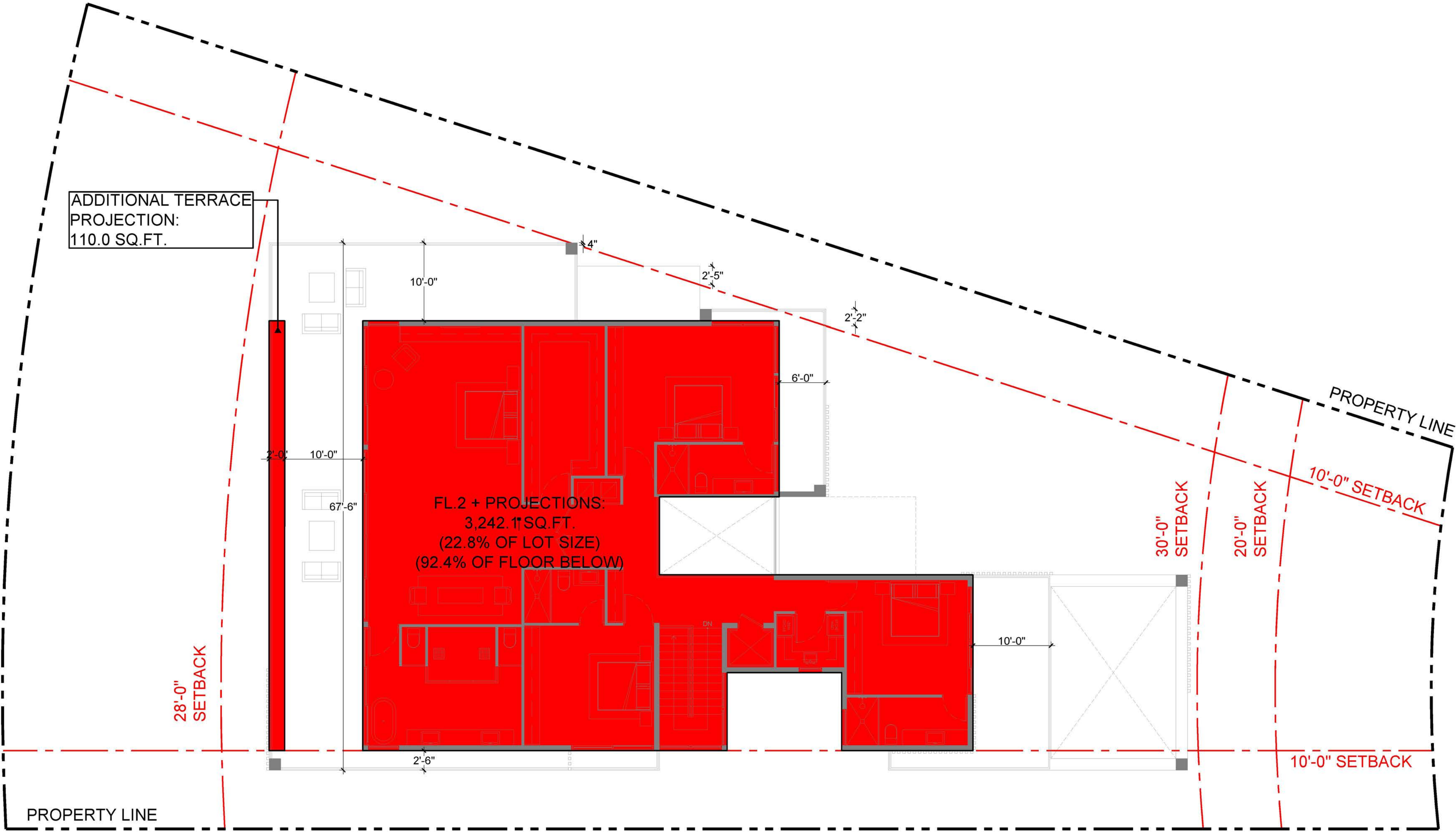
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1 UNIT SIZE FL.1  
Scale: 1/8" = 1'-0"







1 UNIT SIZE FL.2  
Scale: 1/8" = 1'-0"



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Drawing Name

UNIT SIZE FL.2

Drawn By T.M.

Issued date 2020/05/11

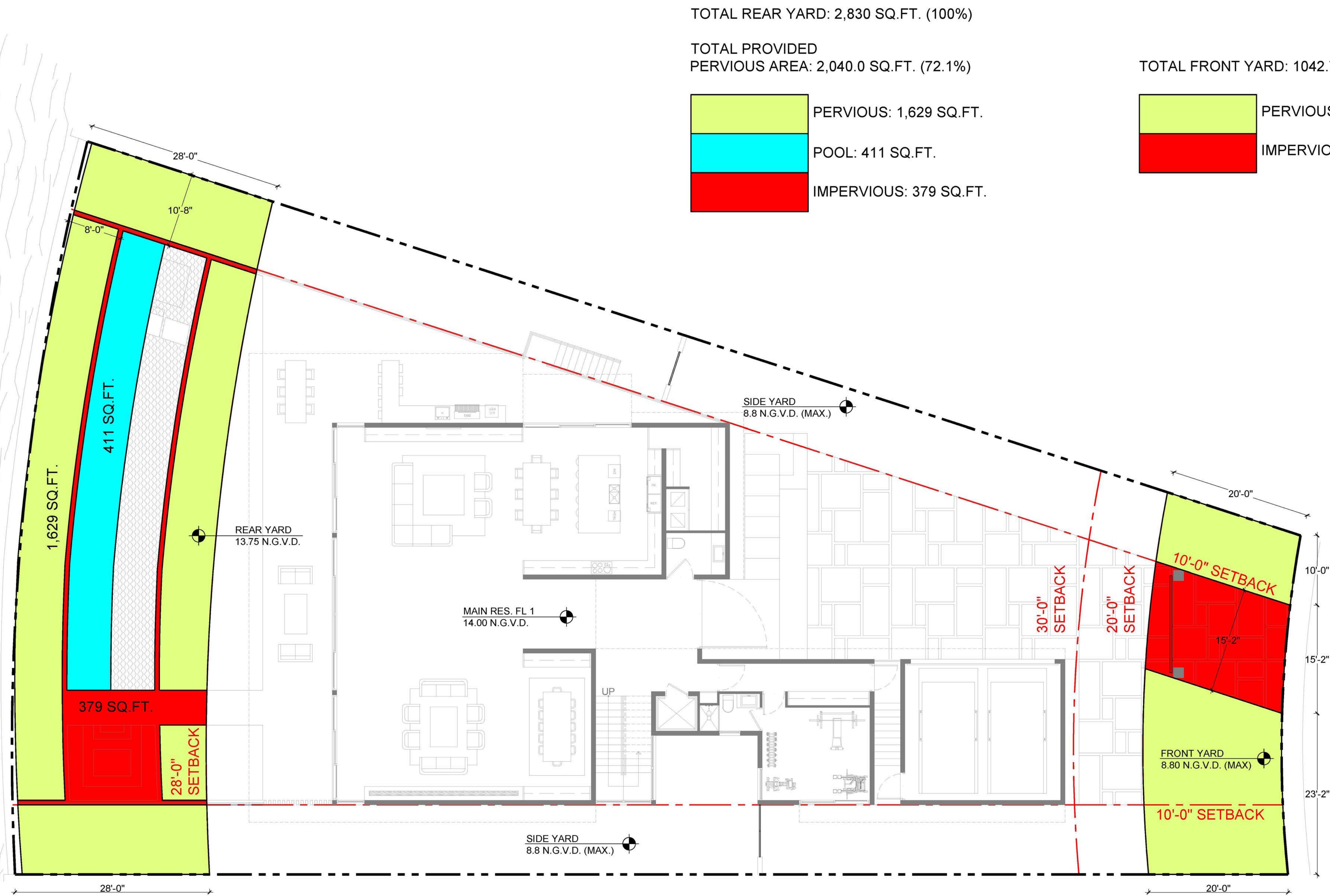
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1 FRONT YARD AREAS  
Scale: 1/8" = 1'-0"



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**FRONT + REAR  
YARD AREAS**

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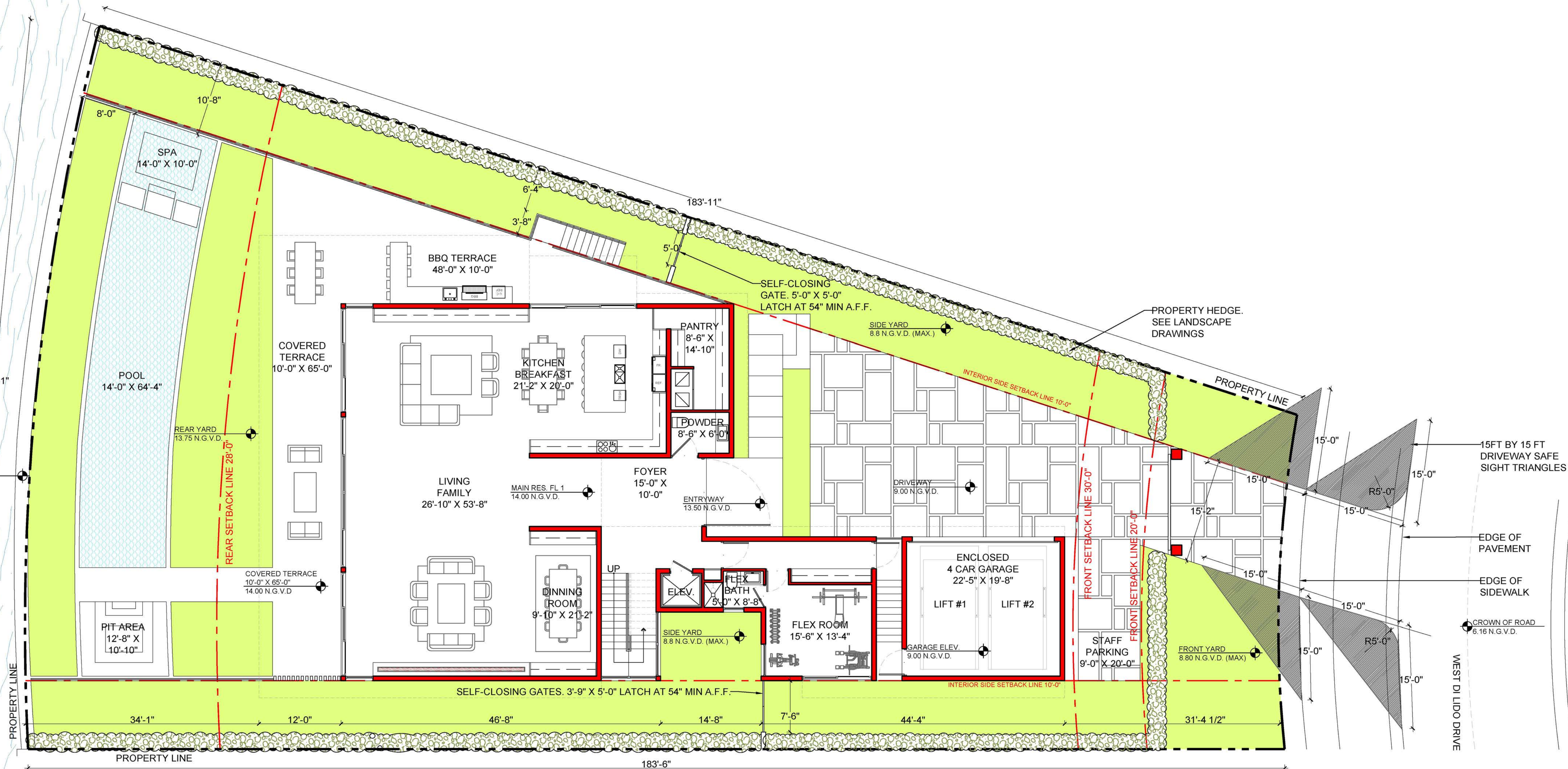
**SITE PLAN**

Drawn By	T.M.
Issued date	2020/05/11
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**A1.0**

BISCAYNE BAY



**1 SITE PLAN**  
Scale: 1/8" = 1'-0"





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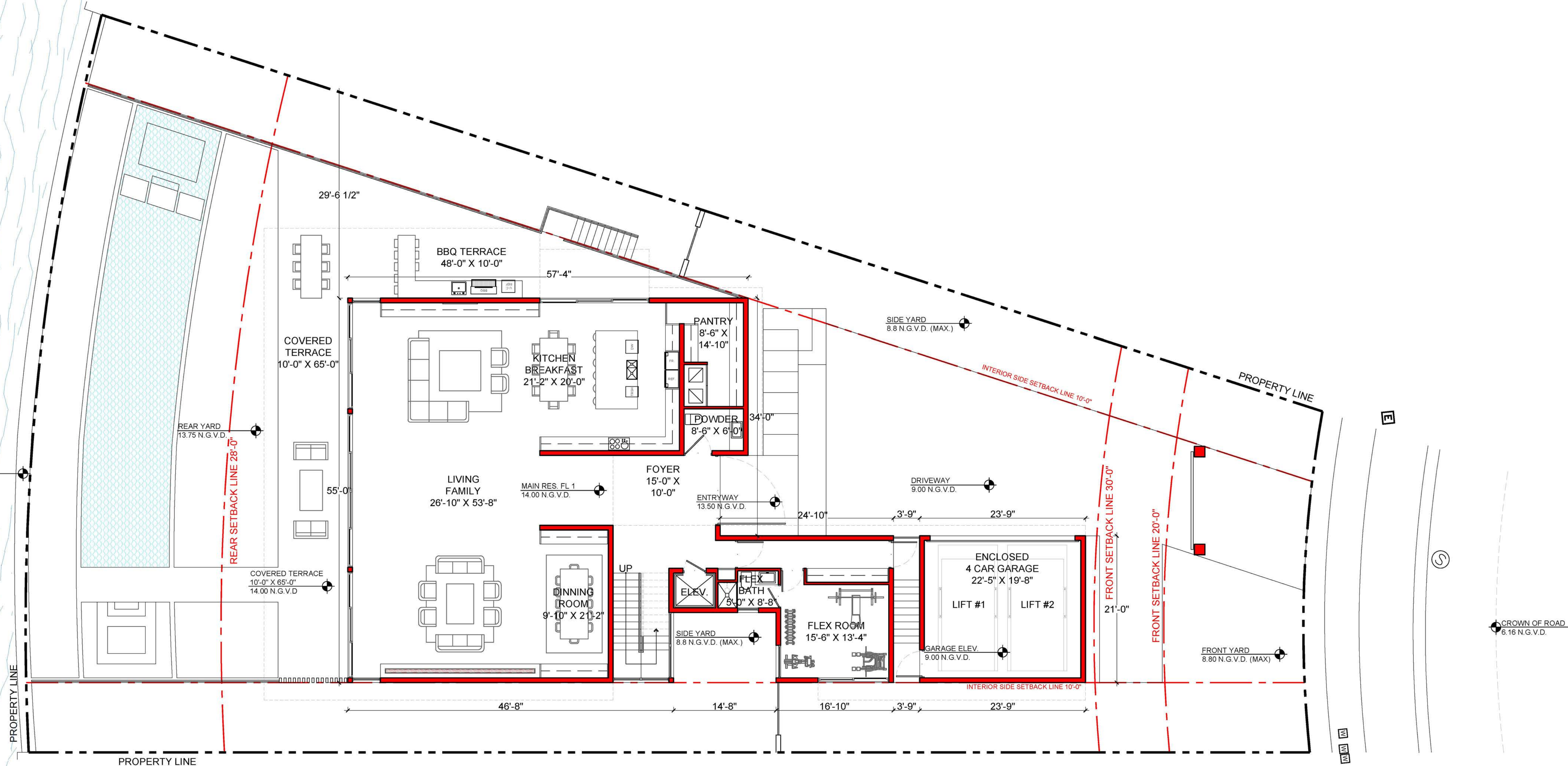
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**FIRST FLOOR  
PLAN**

Drawn By	T.M.
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Sheet Number

**A2.0**



**1 FIRST FLOOR**  
Scale: 1/4" = 1'-0"





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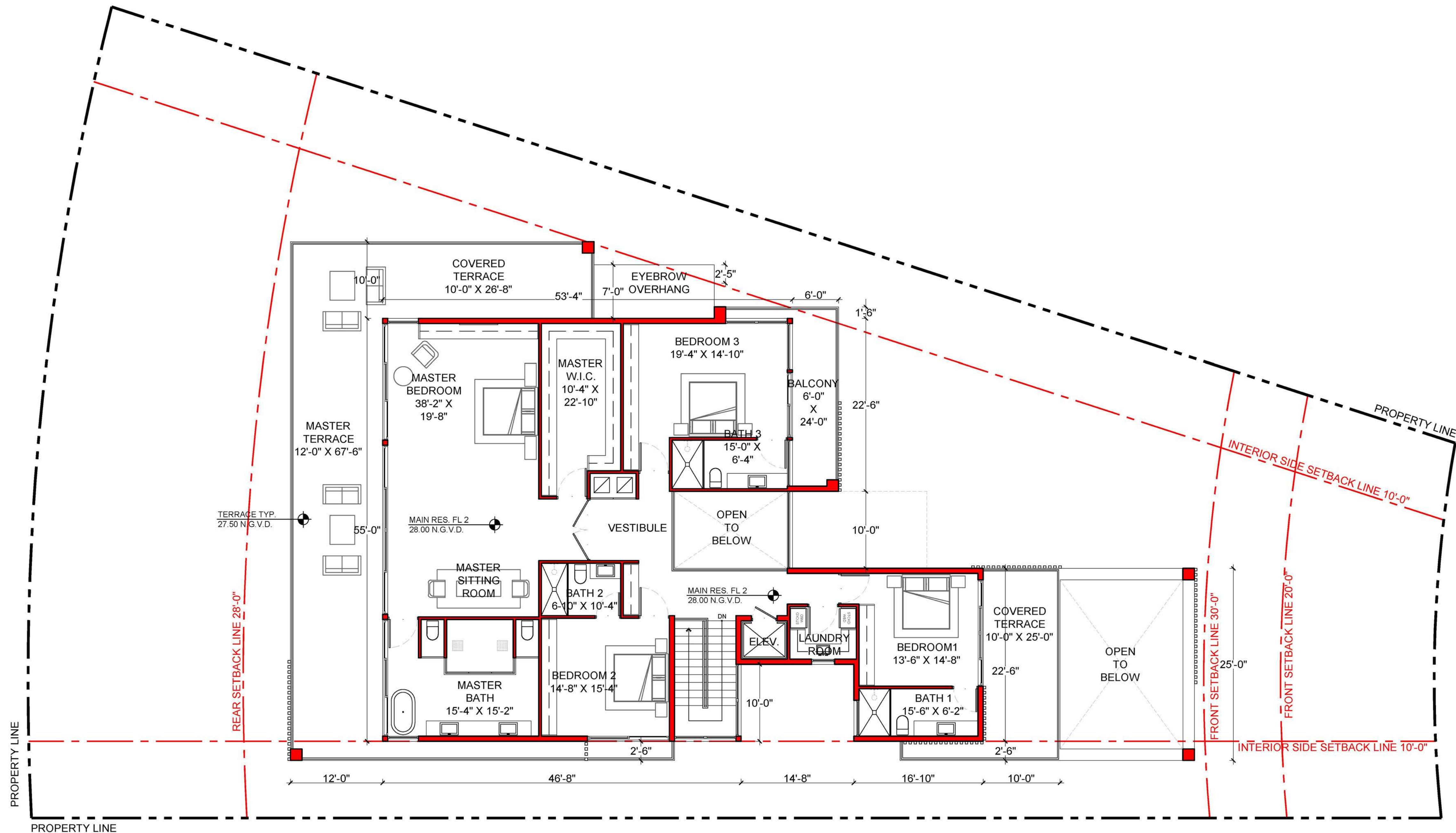
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**SECOND  
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Drawn By	T.M.
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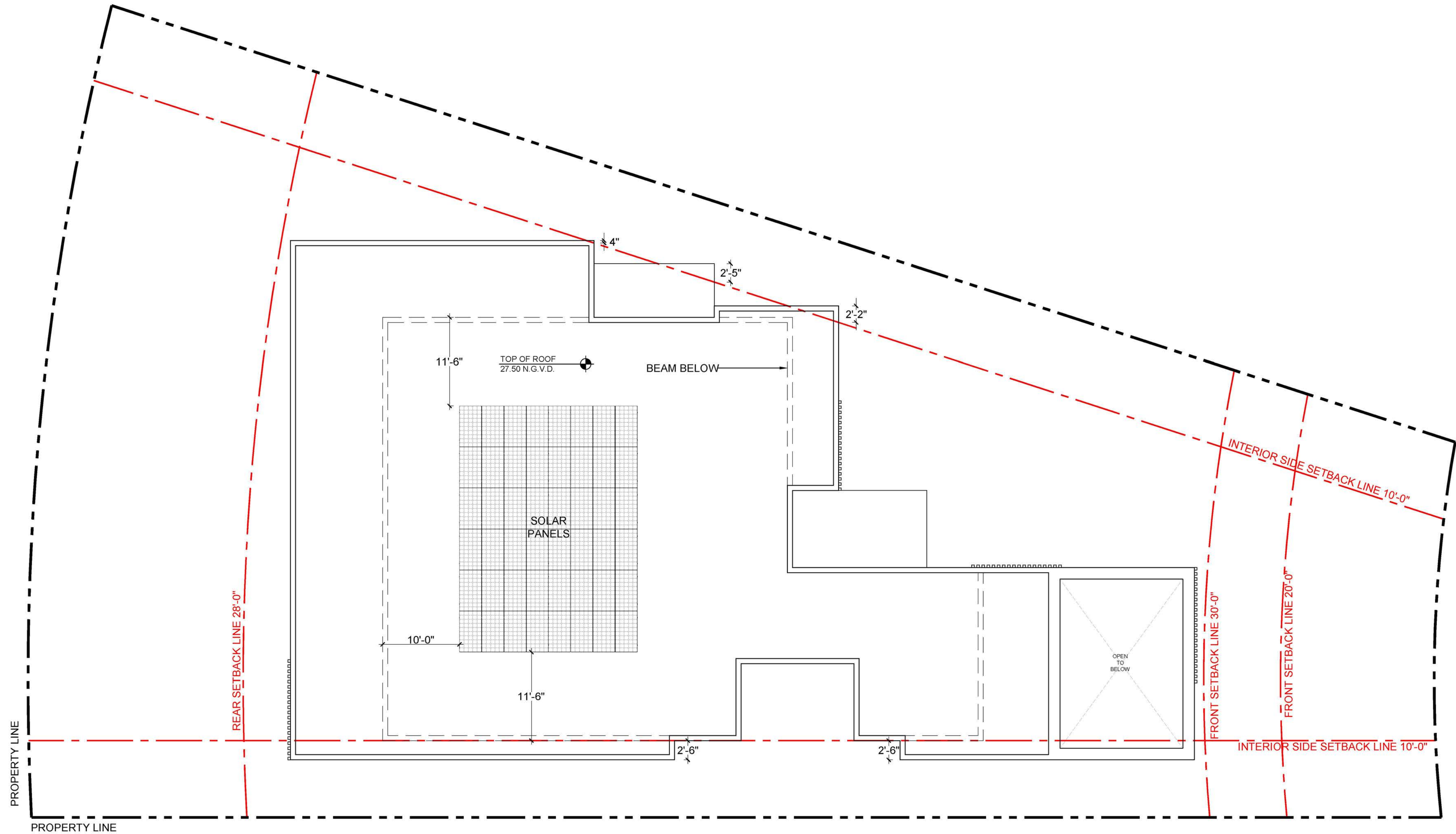
Sheet Number

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1 SECOND FLOOR  
Scale: 1/4" = 1'-0"





1 ROOF PLAN  
Scale: 1/4" = 1'-0"



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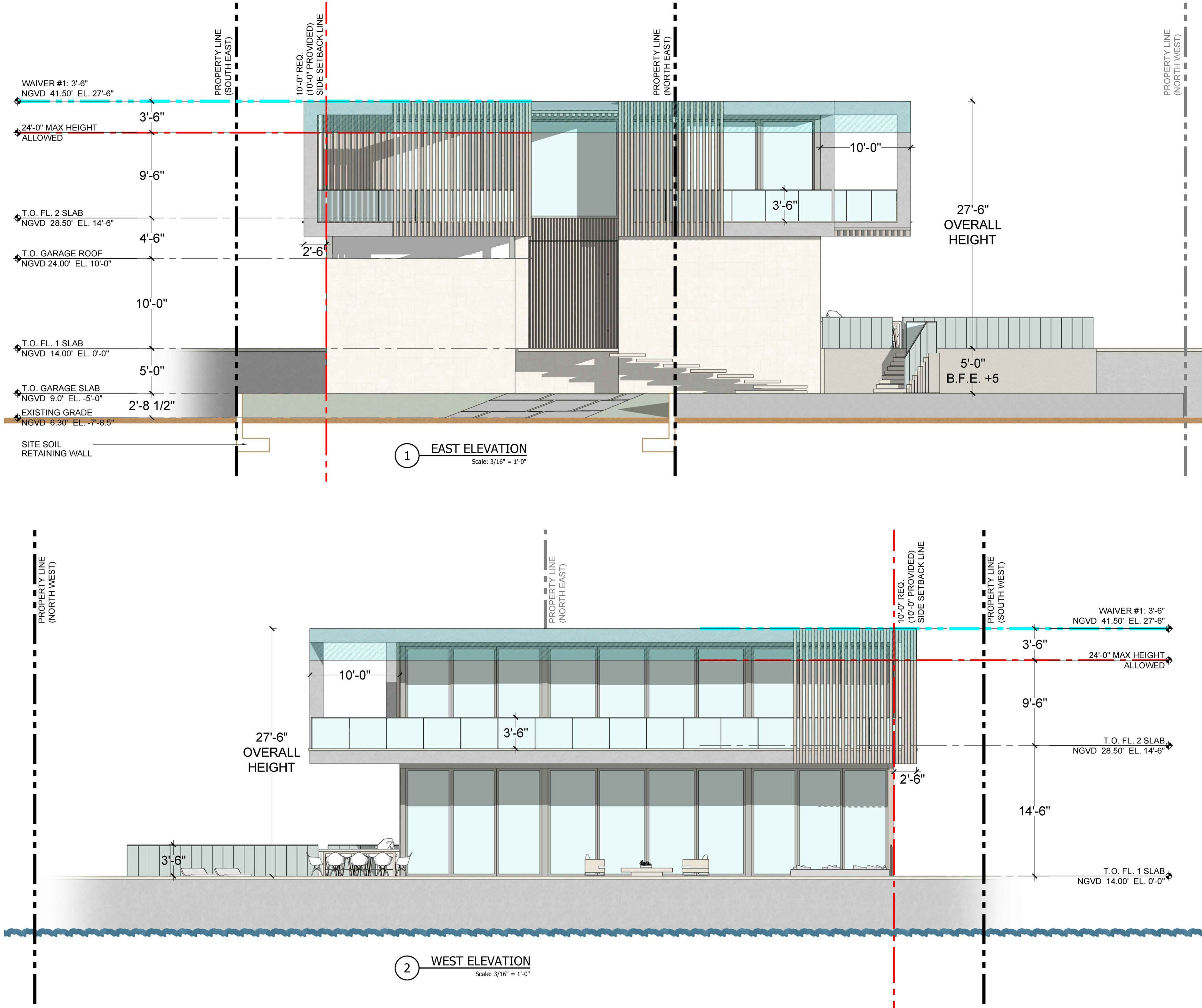
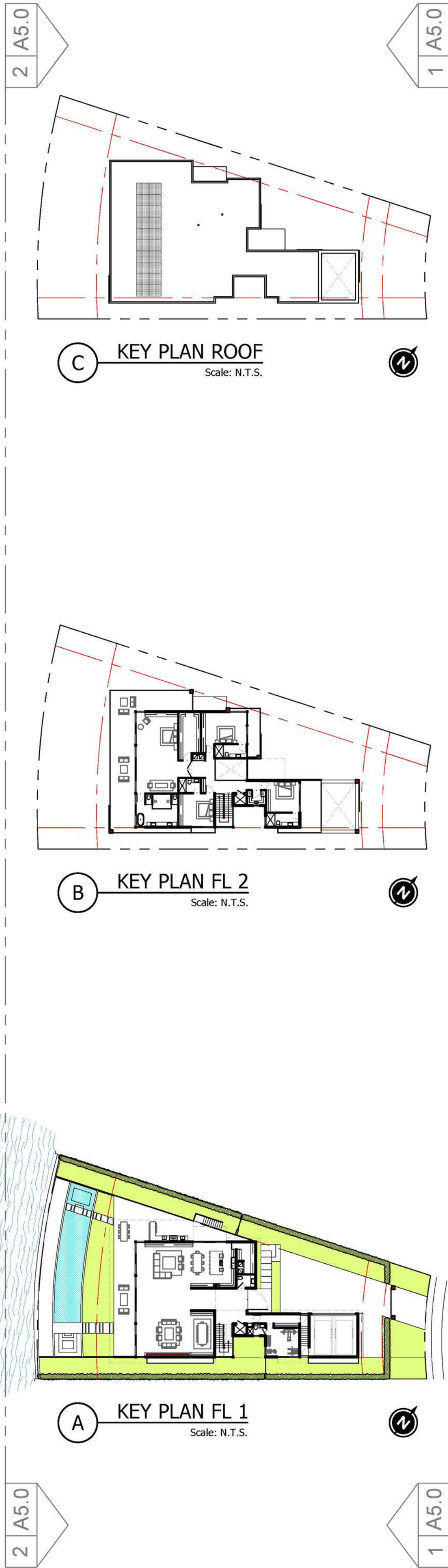
ROOF PLAN

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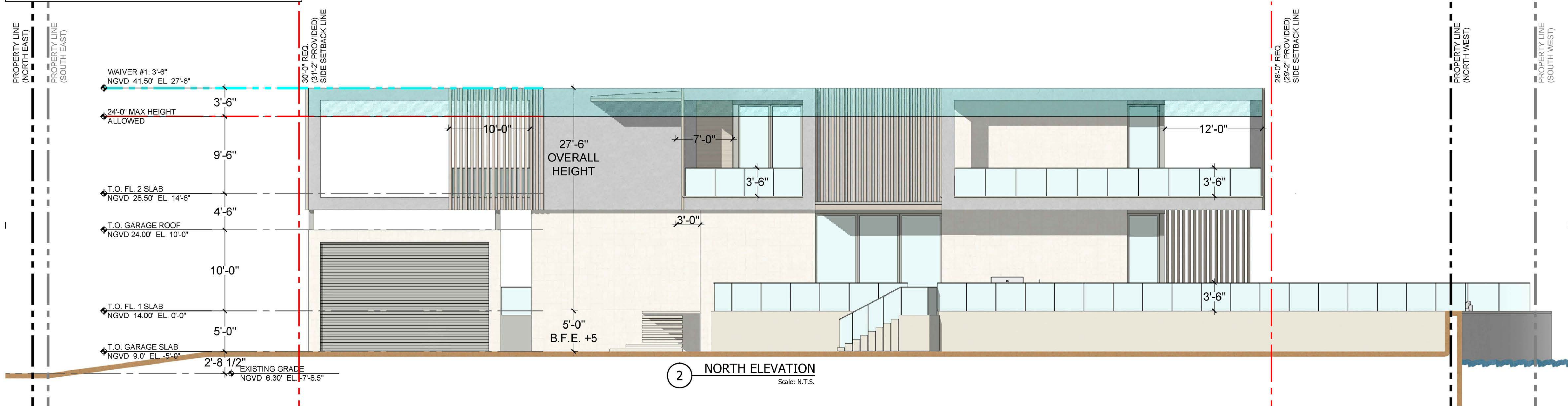
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**EAST & WEST ELEVATIONS**

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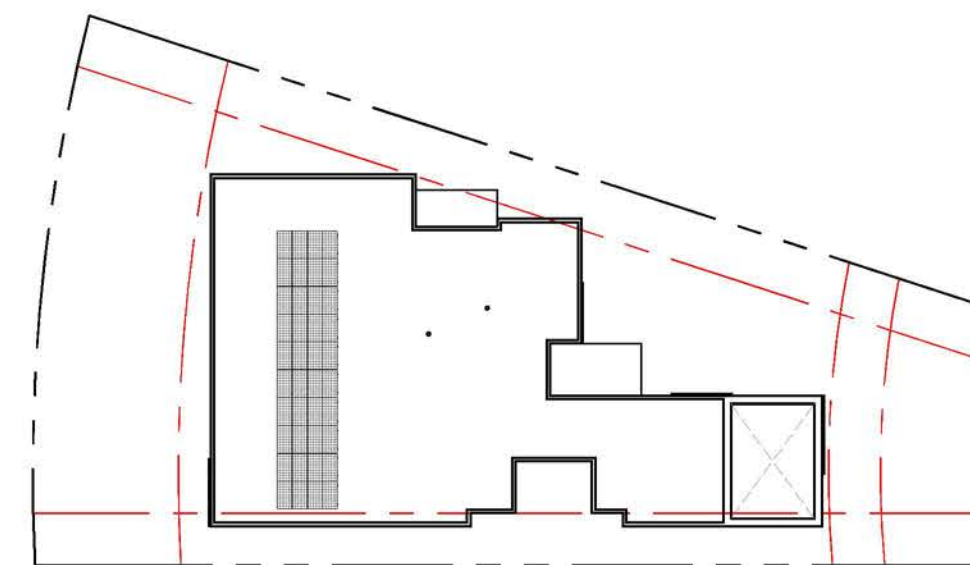
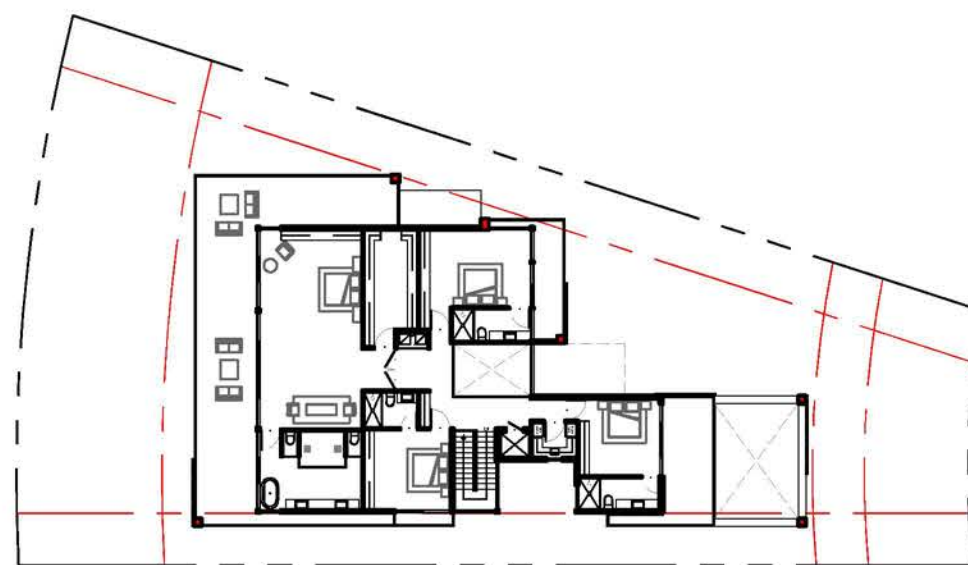
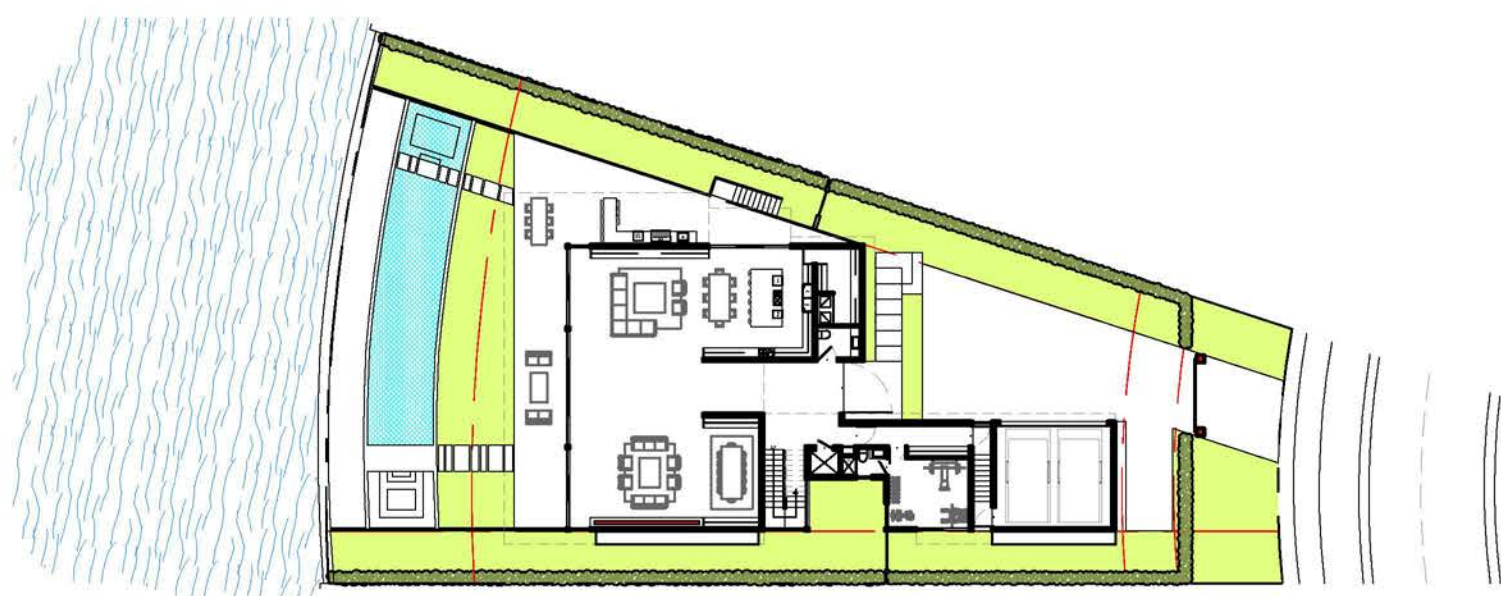
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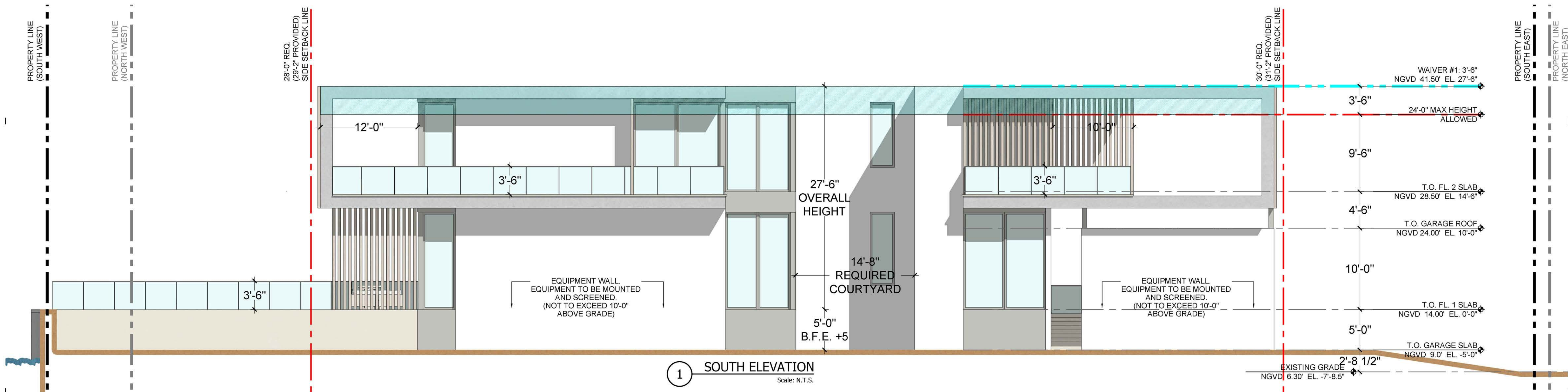


2 A5.1

2 A5.1



1 A5.1



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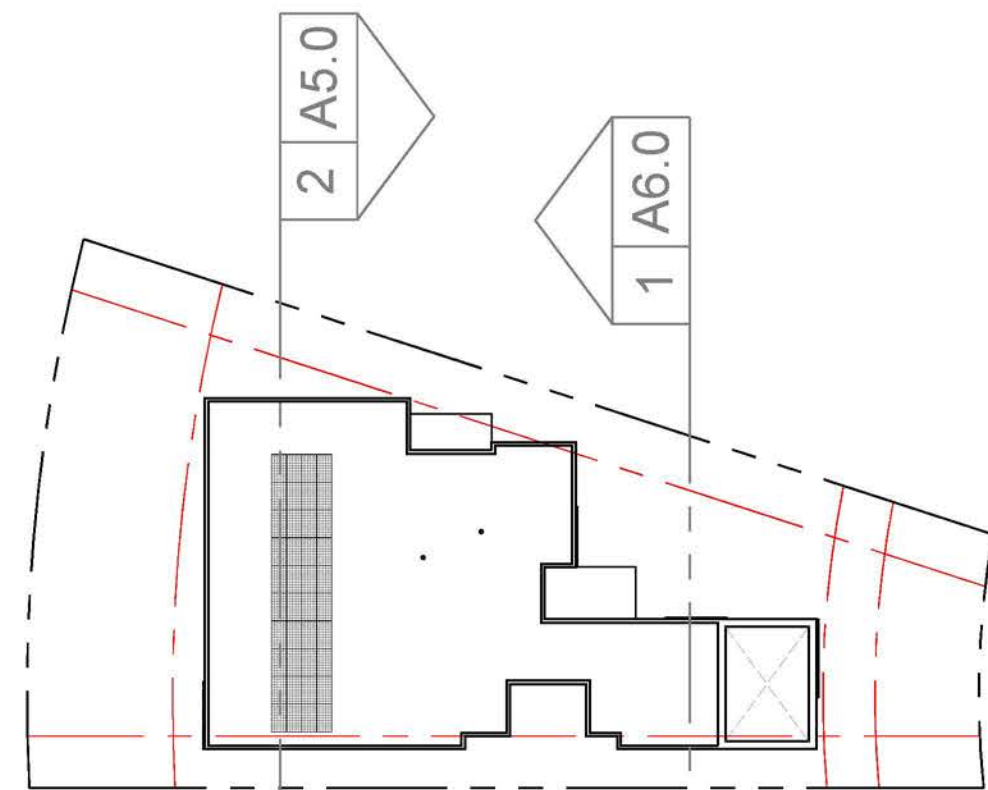
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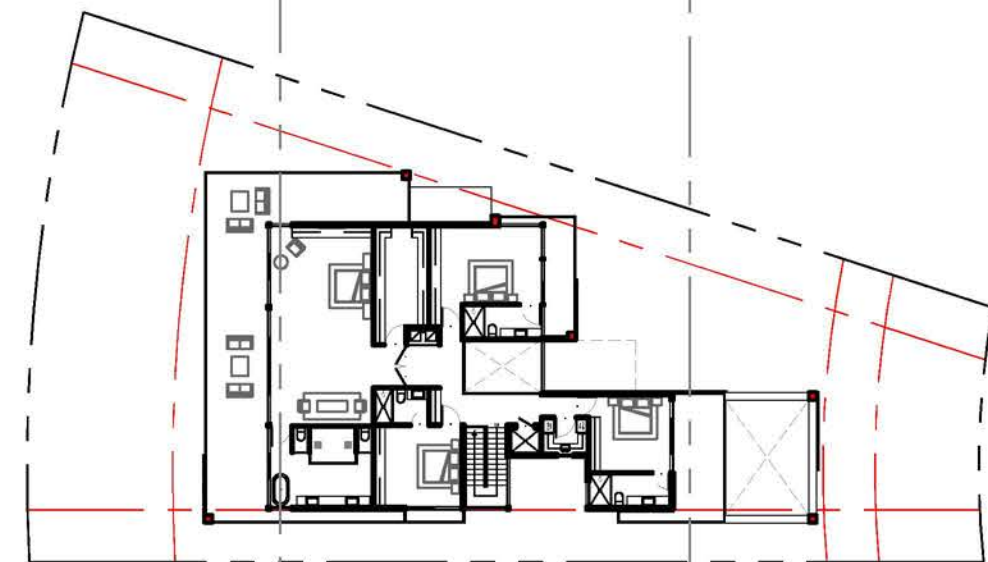
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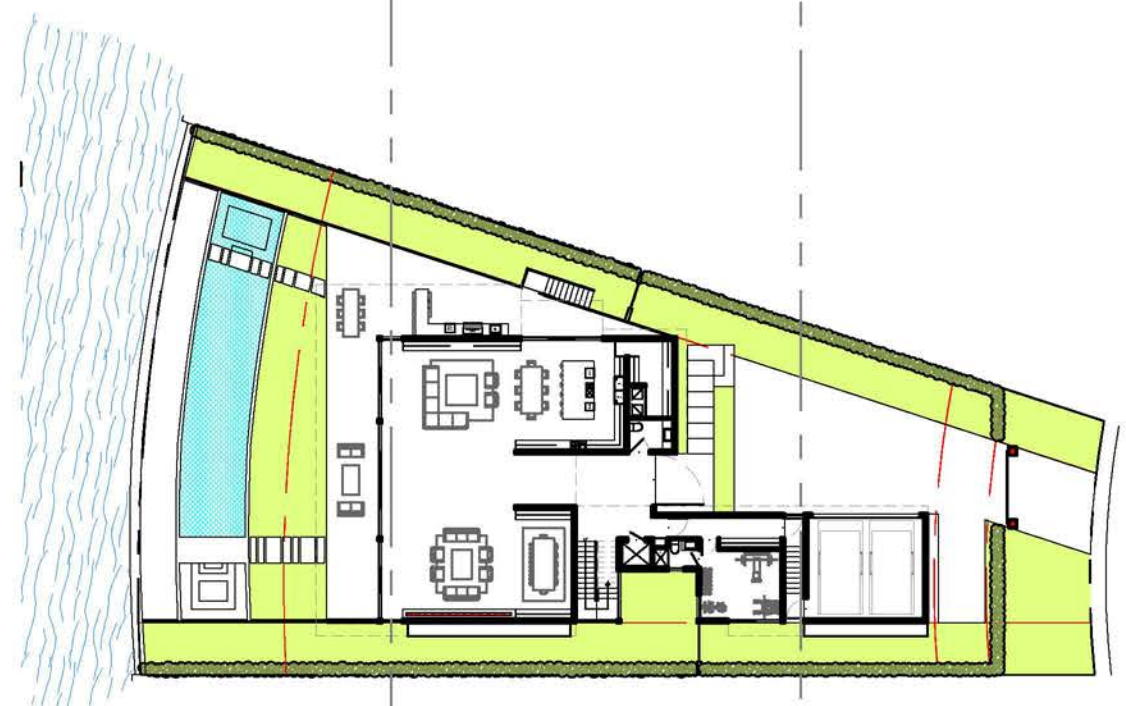




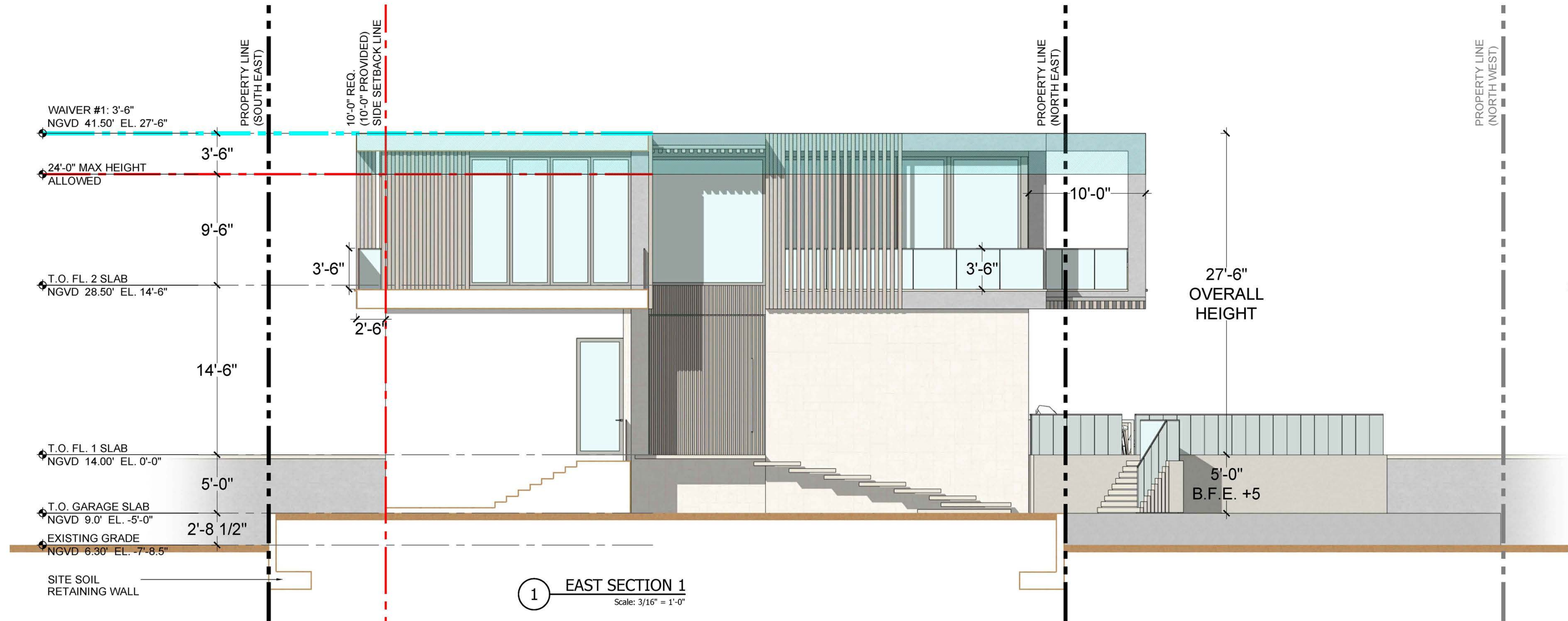
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B KEY PLAN FL 2  
Scale: N.T.S.



A KEY PLAN FL 1  
Scale: N.T.S.



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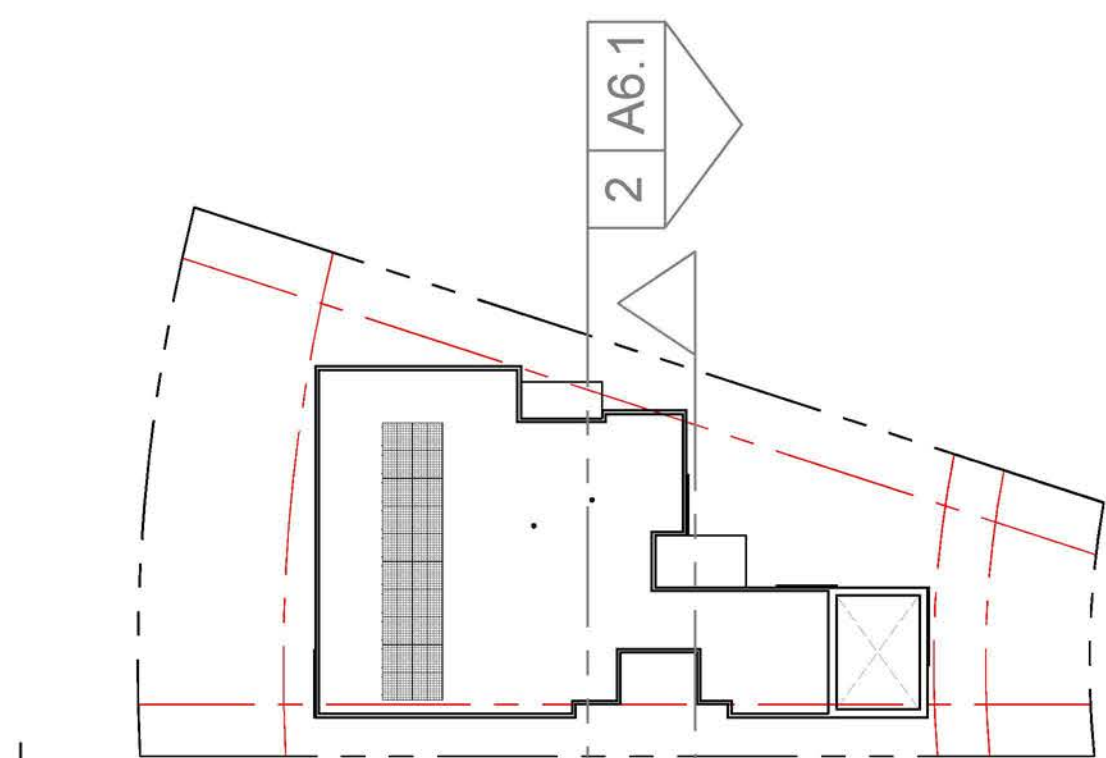
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**EAST & WEST SECTIONS**

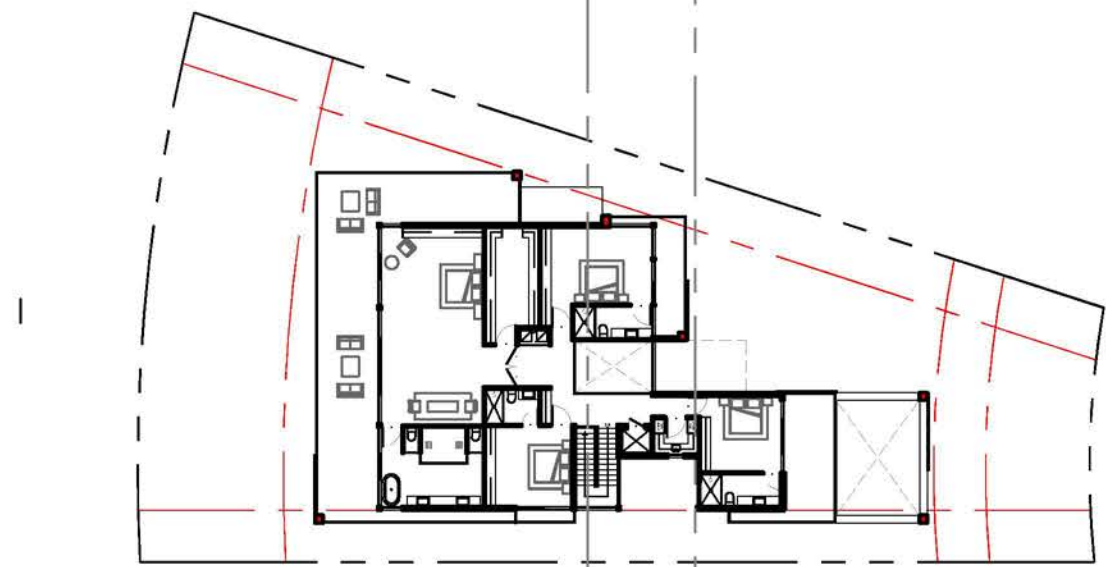
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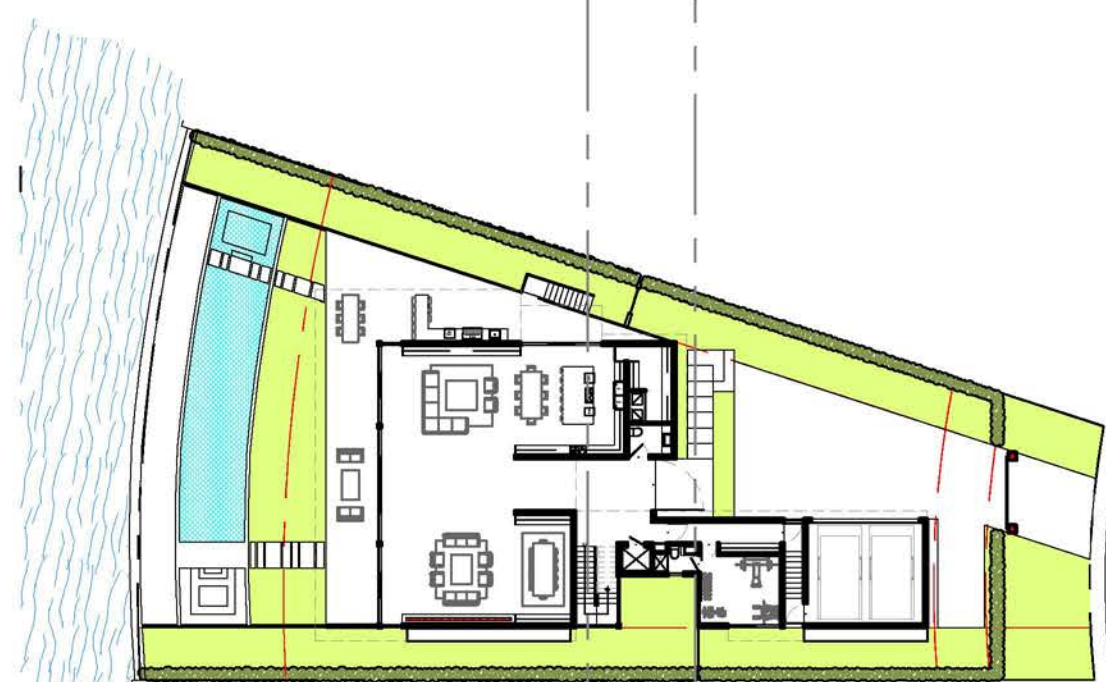




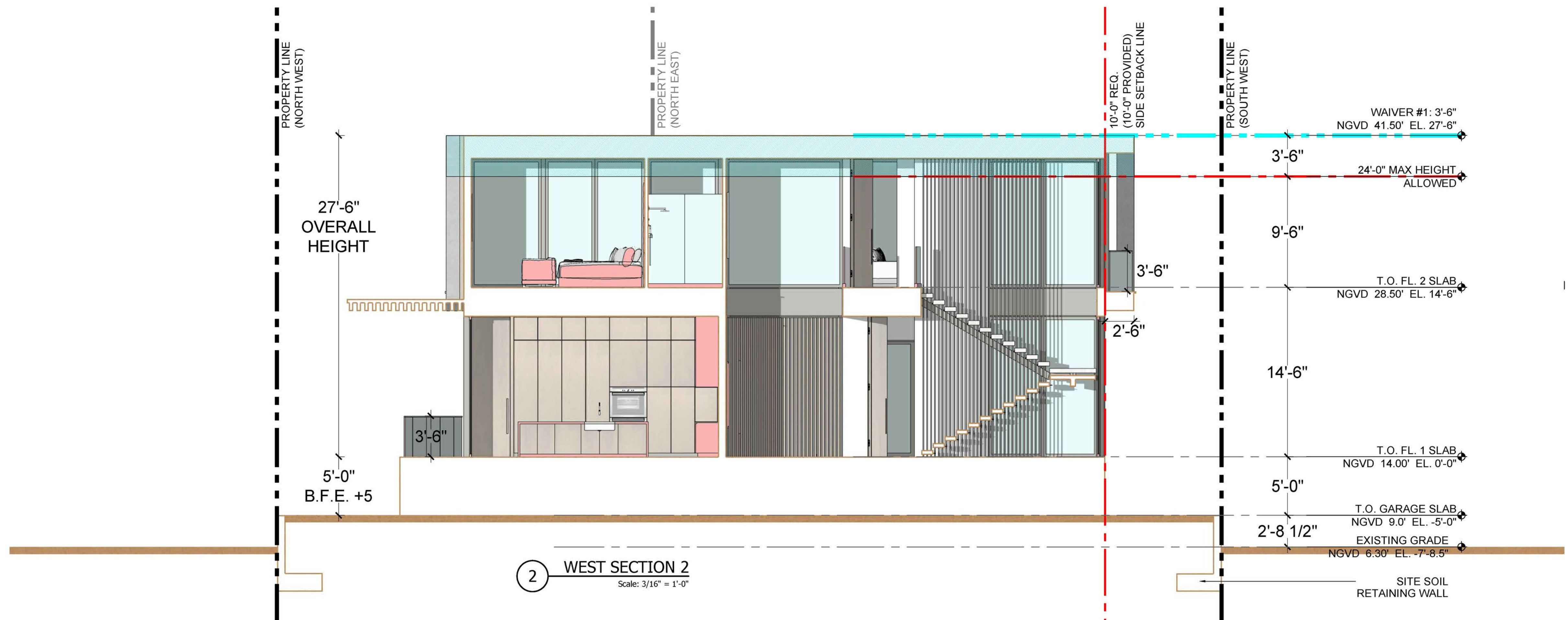
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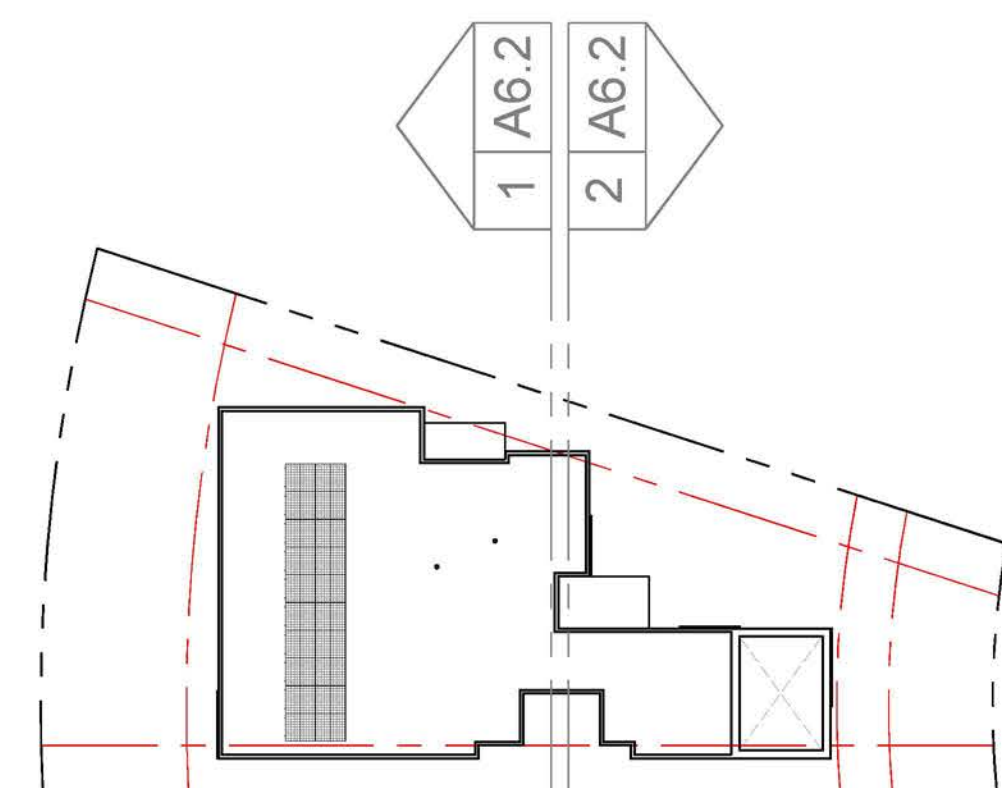
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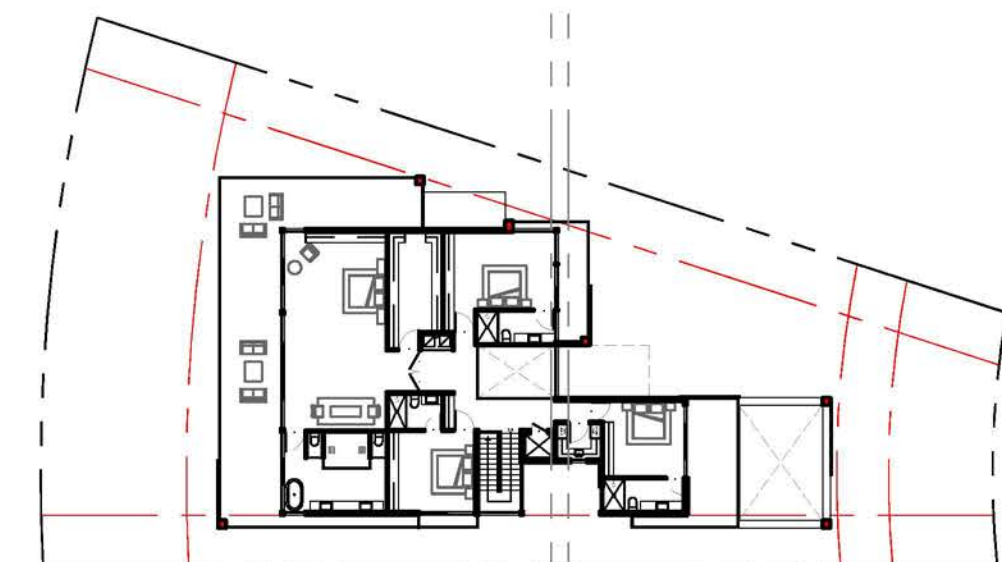
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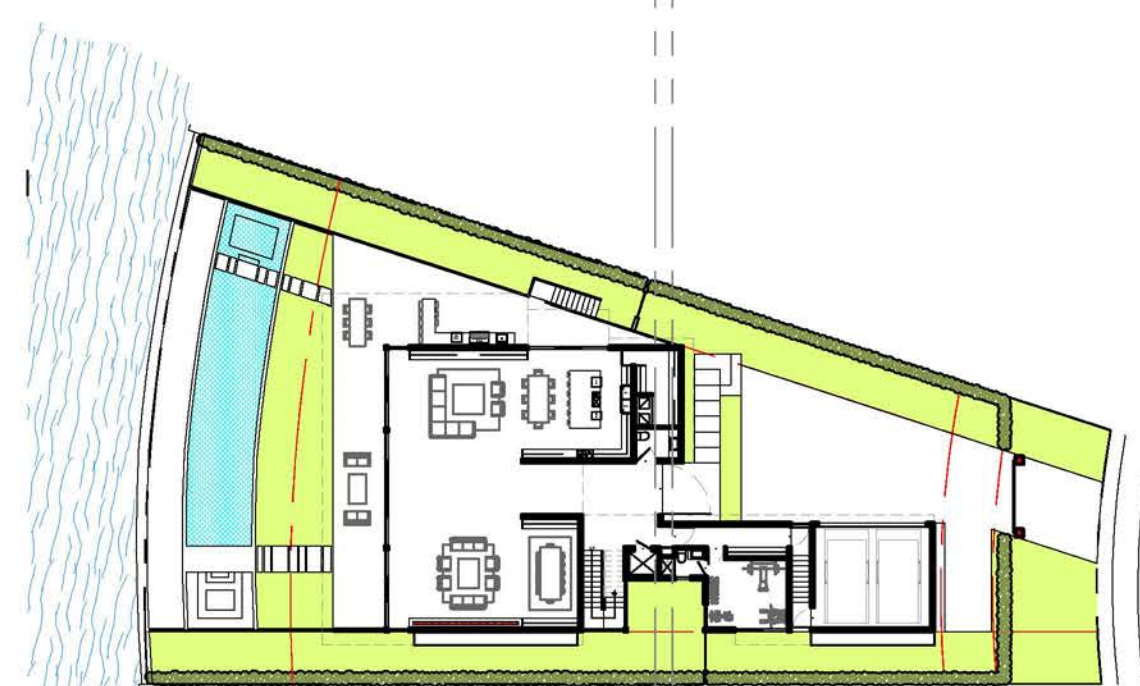




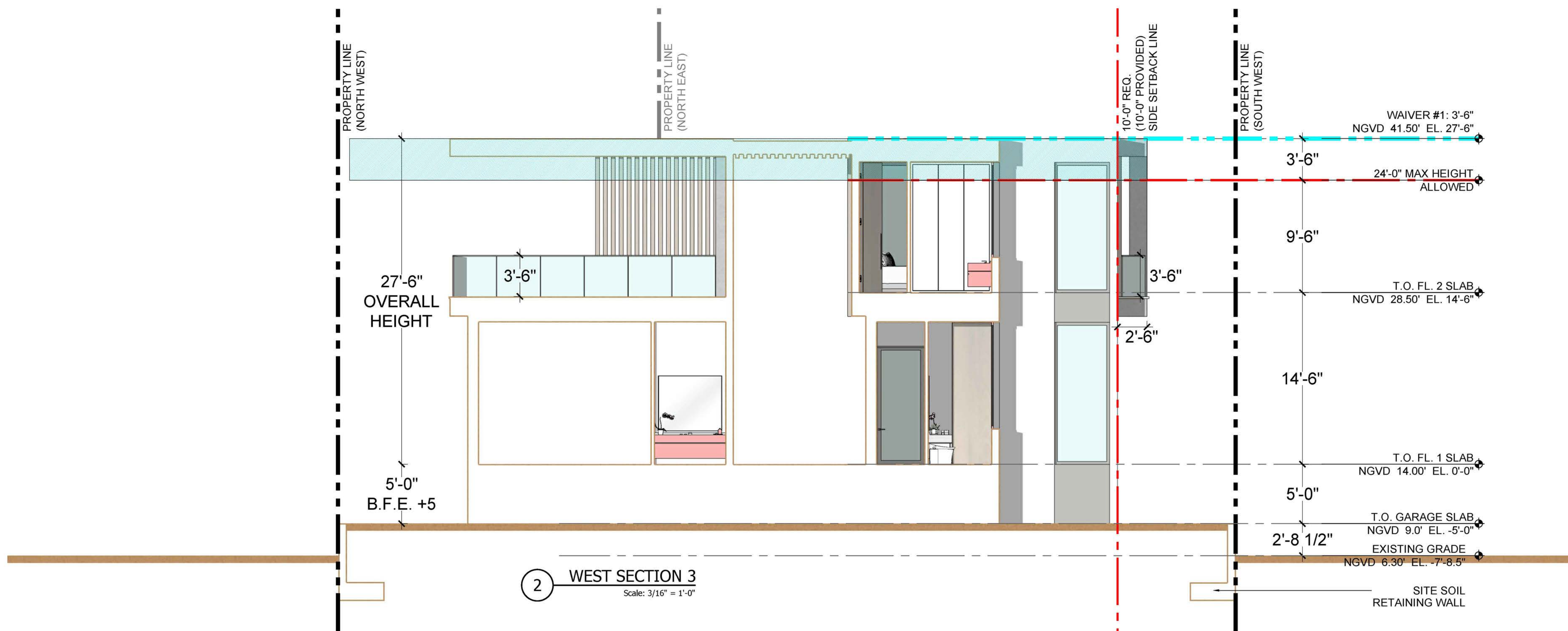
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Scale: N.T.S.



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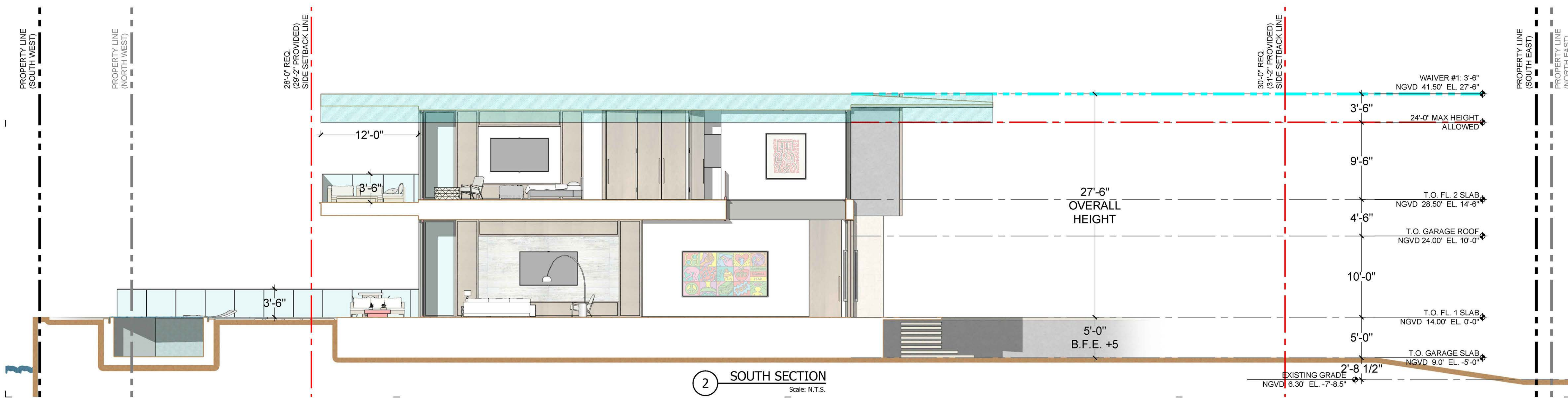
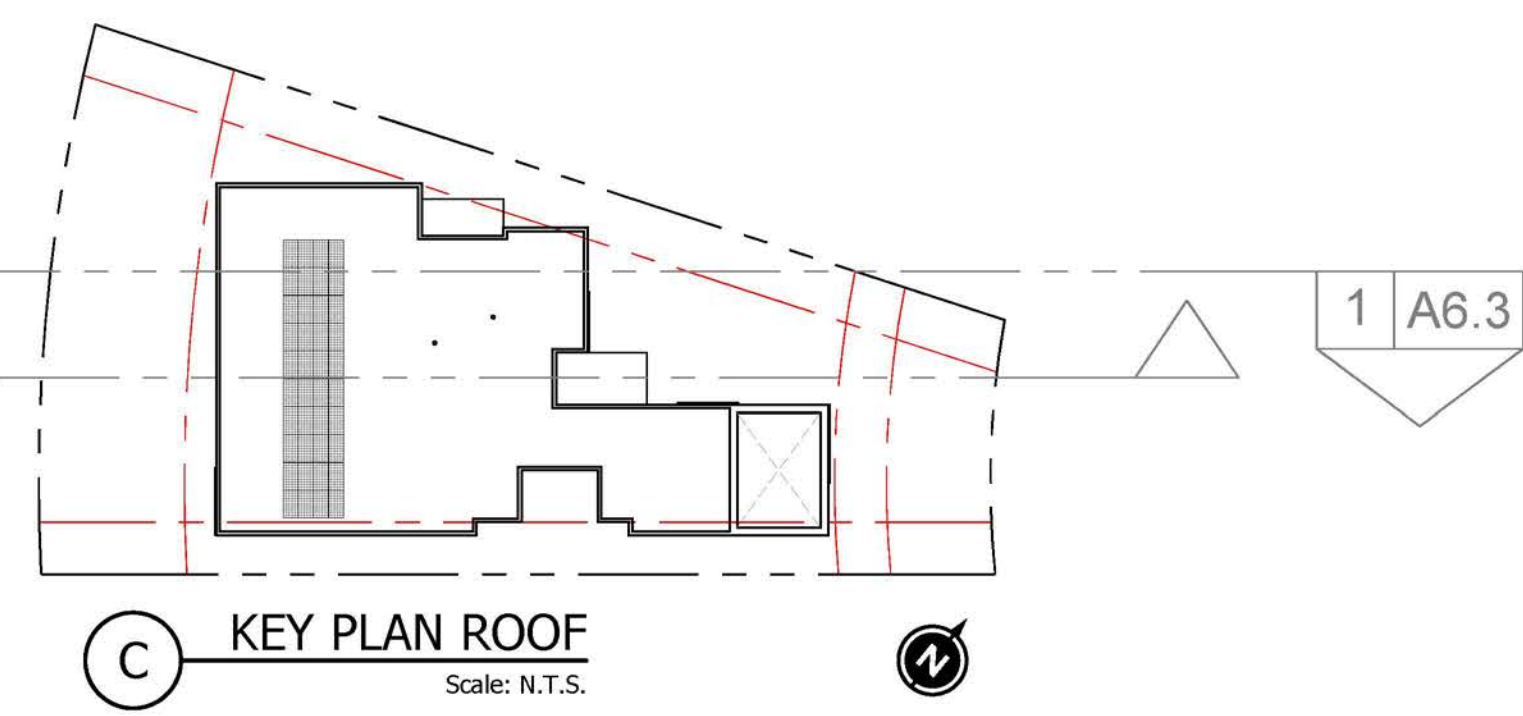
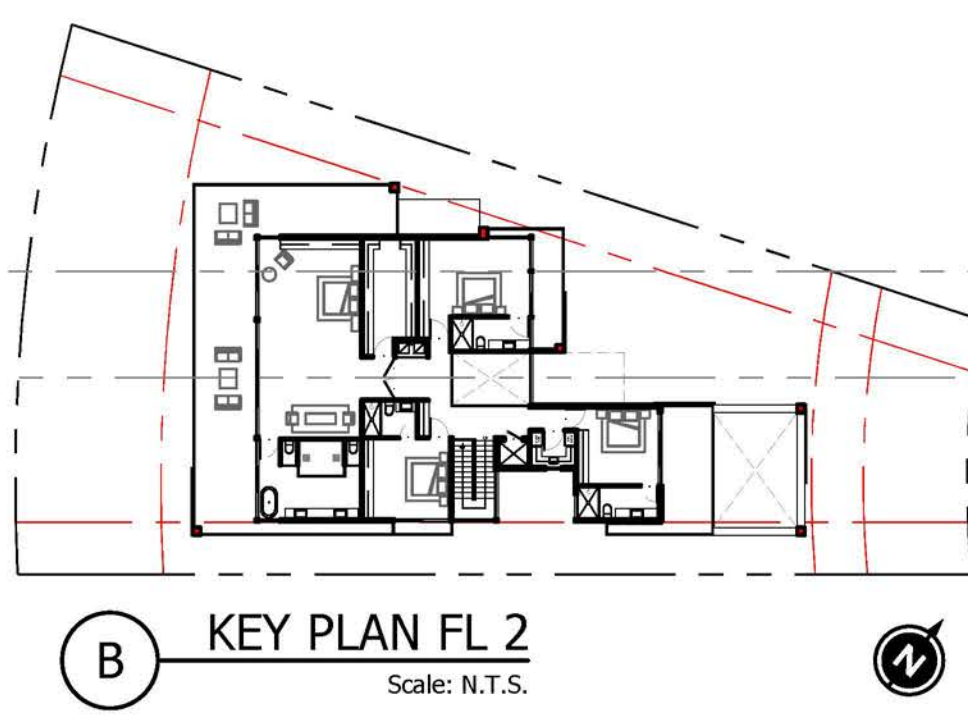
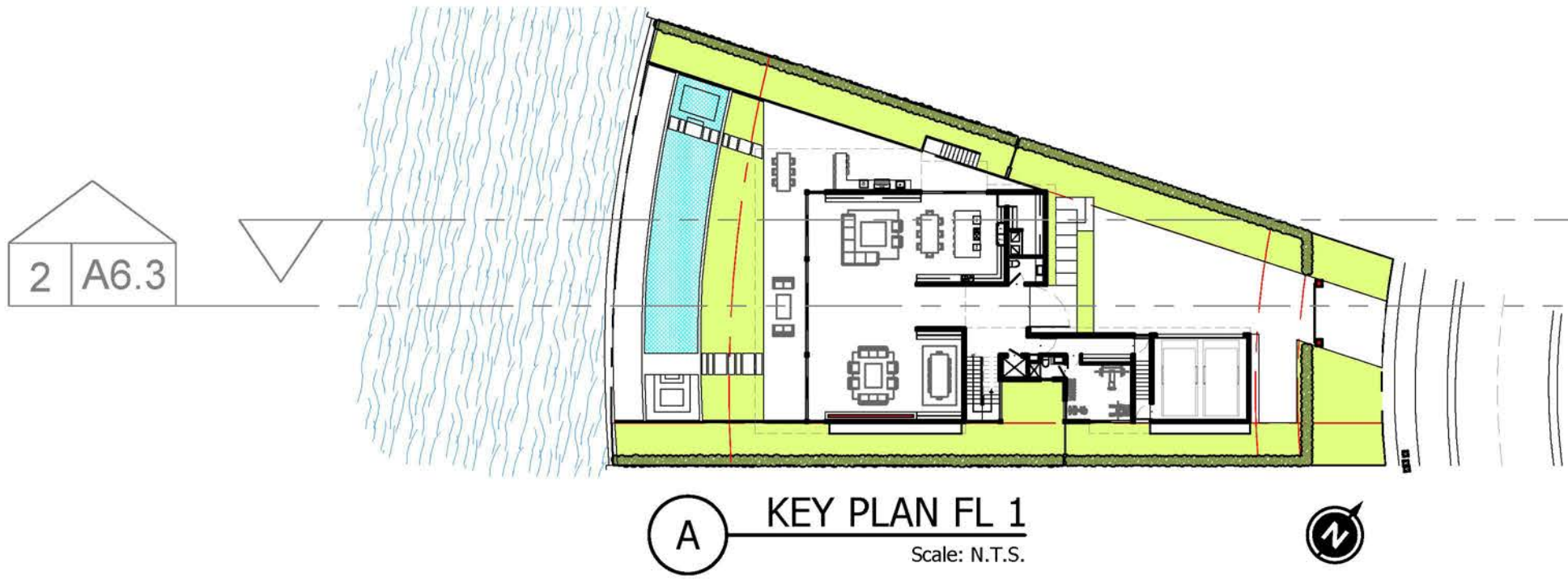
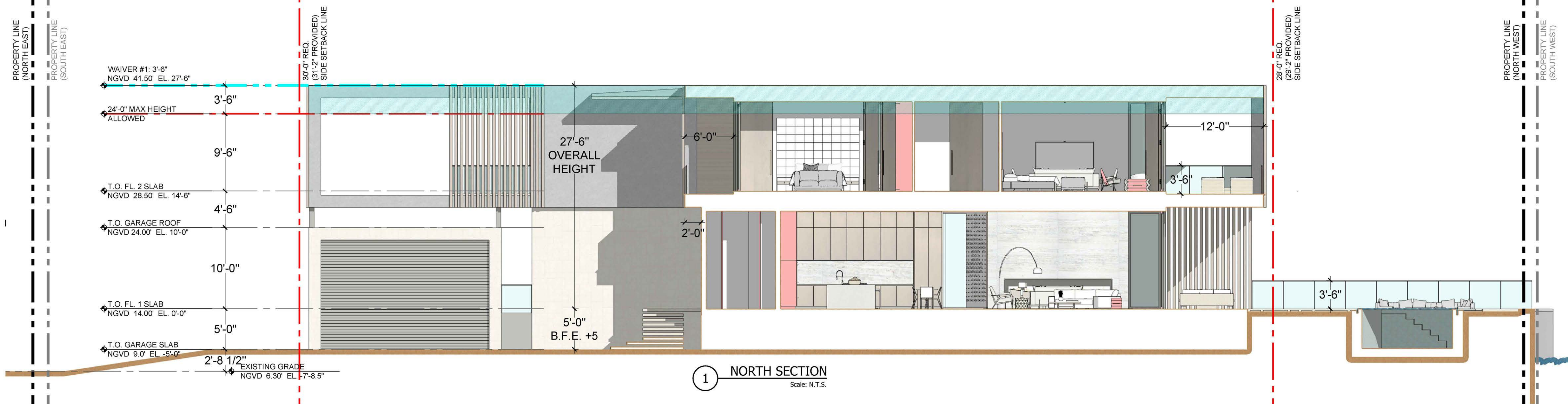
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**EAST & WEST SECTIONS**

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No.	Description	Date

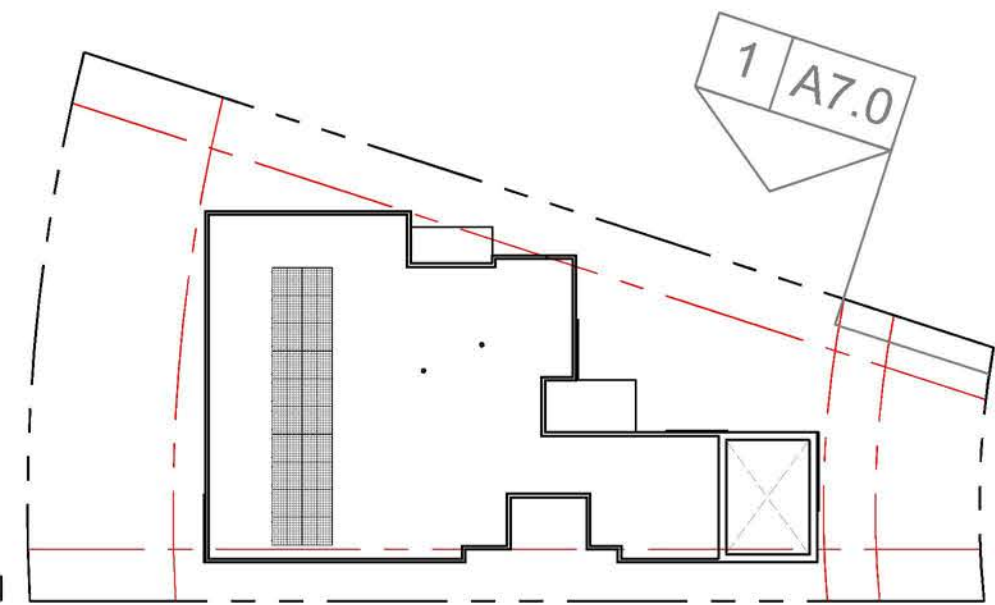
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ARCHITECT

Drawing Name  
**NORTH & SOUTH SECTIONS**

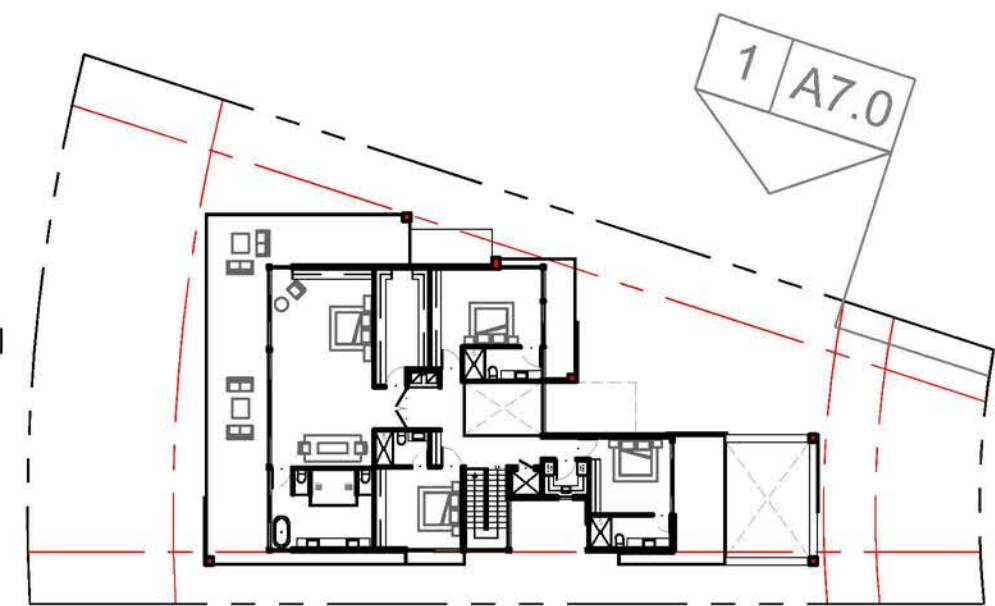
Drawn By	T.M.
Issued date	2020/05/11
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Project Number	2003

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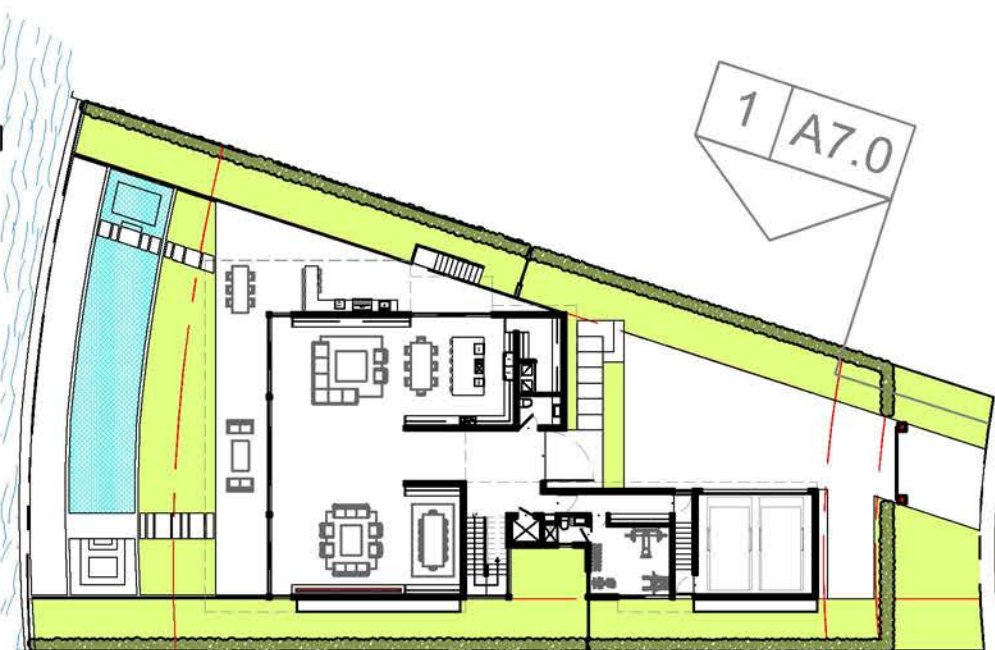




C KEY PLAN ROOF  
Scale: N.T.S.



B KEY PLAN FL 2  
Scale: N.T.S.



A KEY PLAN FL 1  
Scale: N.T.S.

WAIVER #1: 3'-6"  
NGVD 41.50' EL. 27'-6"

24'-0" MAX HEIGHT  
ALLOWED

D.F.E.  
NGVD 14.0' EL. 0'-0"

B.F.E.  
NGVD 9.0' EL. -5'-0"

MAX SIDE YARD (30" A.G.)  
NGVD 8.8' EL. -5'-2.5"

ADJ. GRADE  
NGVD 7.65' EL. -6'-4.5"

CMB GRADE  
NGVD 6.3' EL. -7'-8.5"

1 EAST YARD SECTION  
Scale: 3/8" = 1'-0"

PROPERTY LINE  
(NORTH EAST)

PROPERTY LINE  
(SOUTH EAST)

30'-0" REQ.  
(31'-2" PROVIDED)  
SIDE SETBACK LINE



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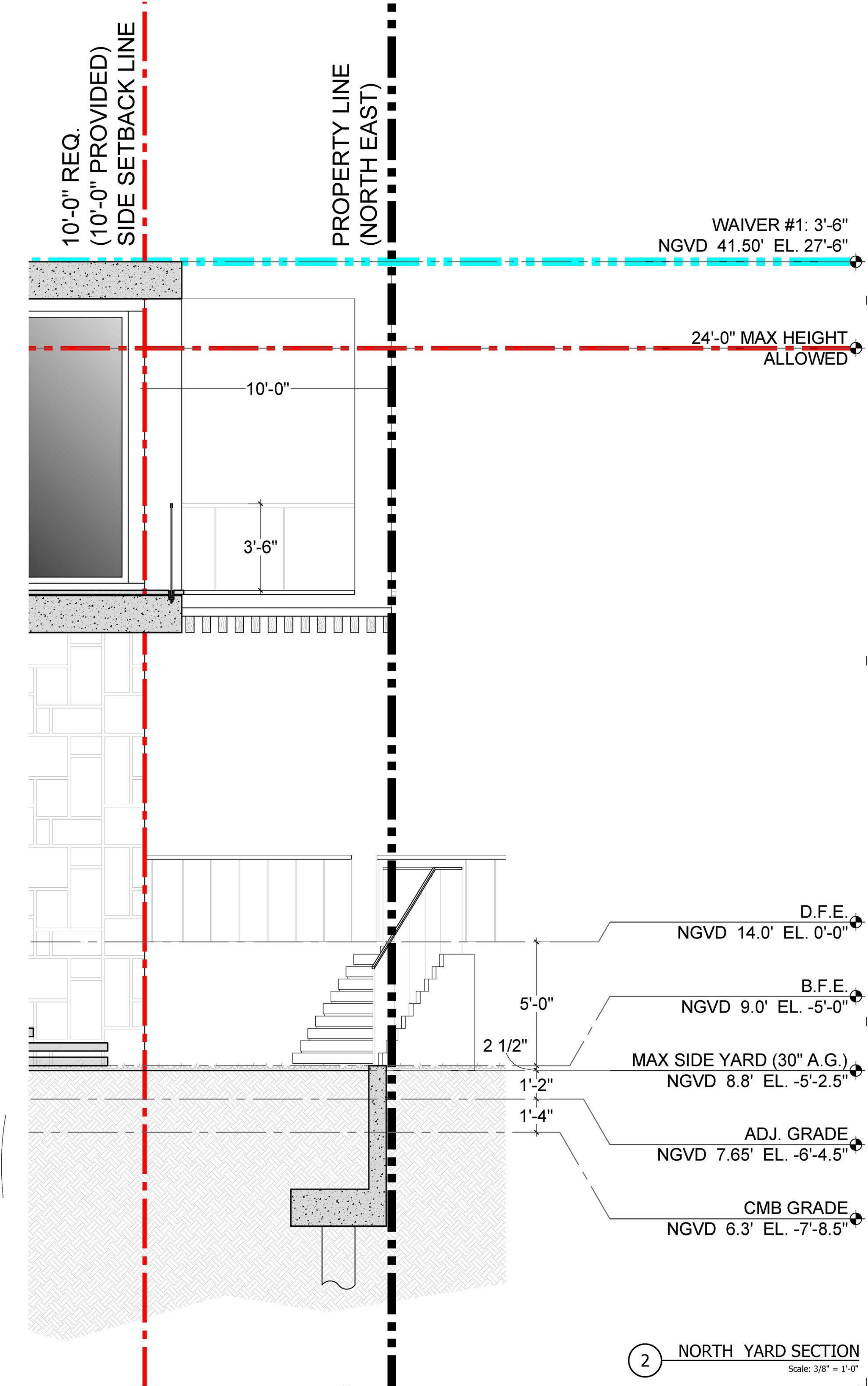
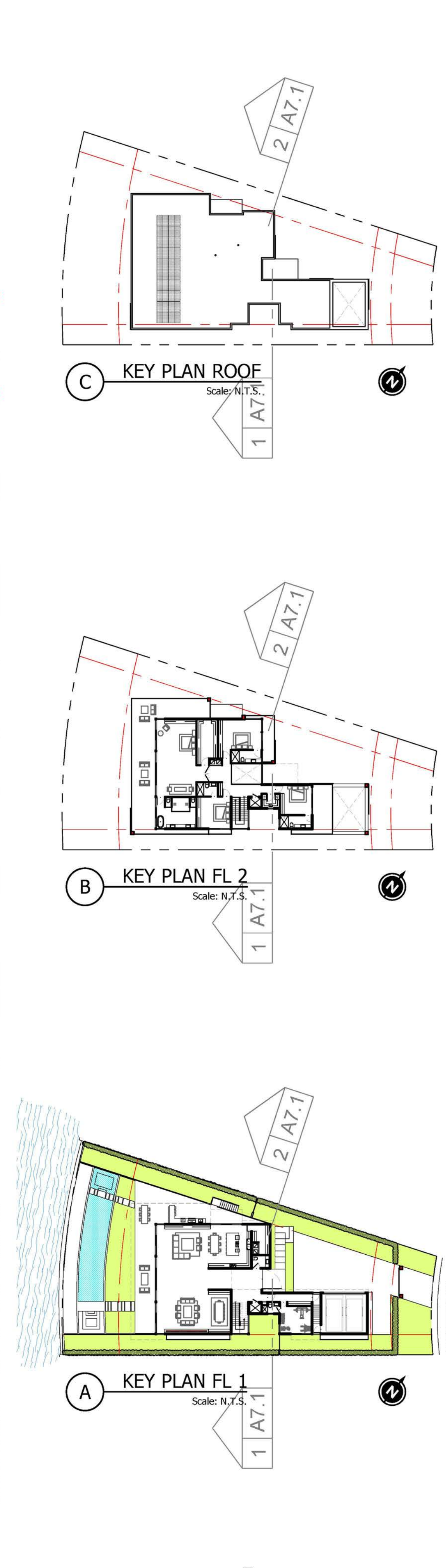
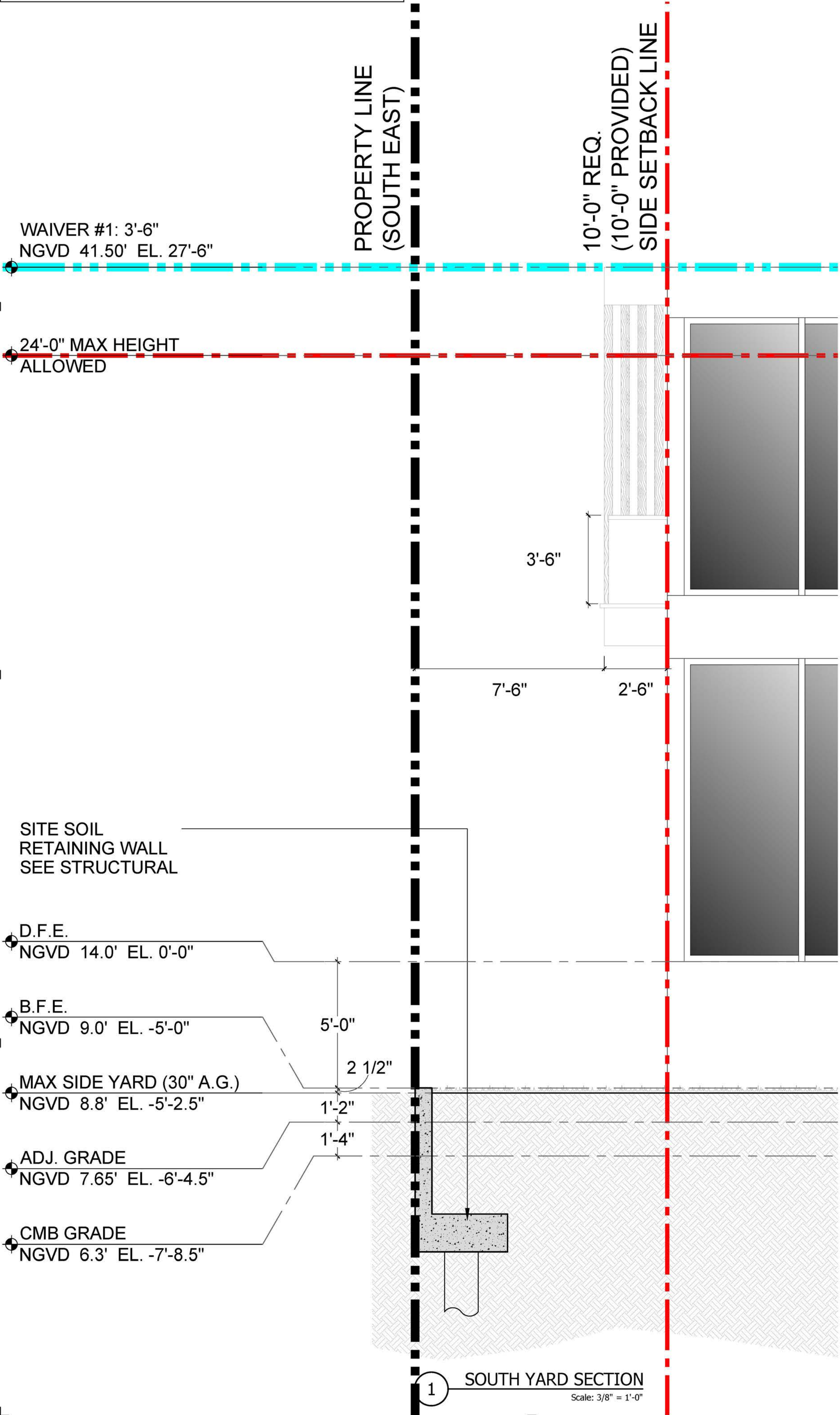
**EAST YARD  
SECTION**

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**A7.0**





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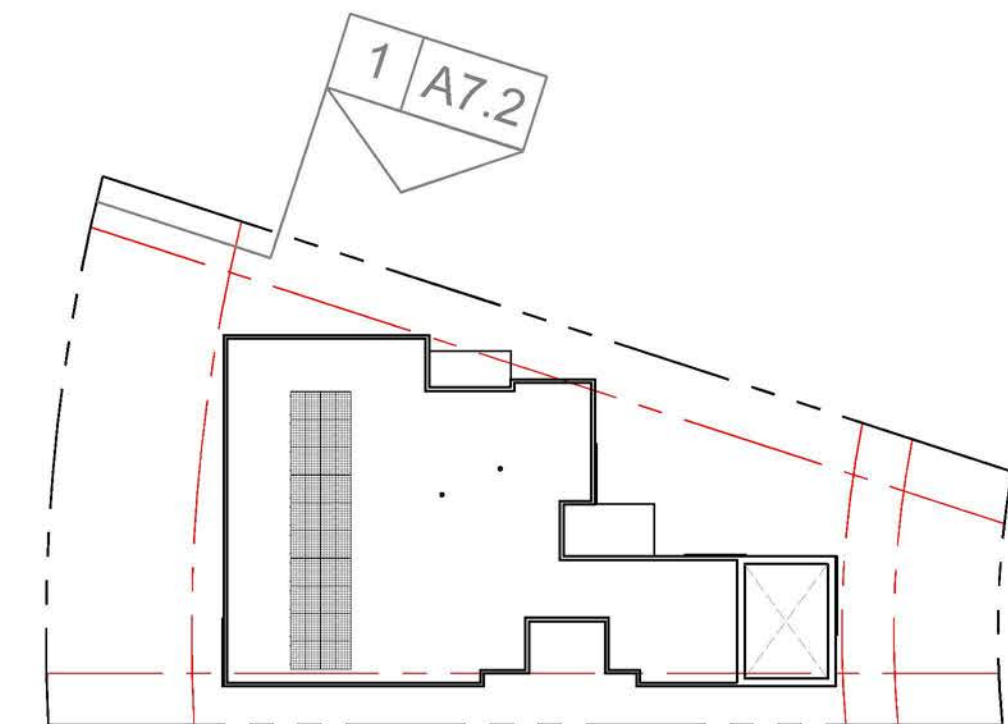
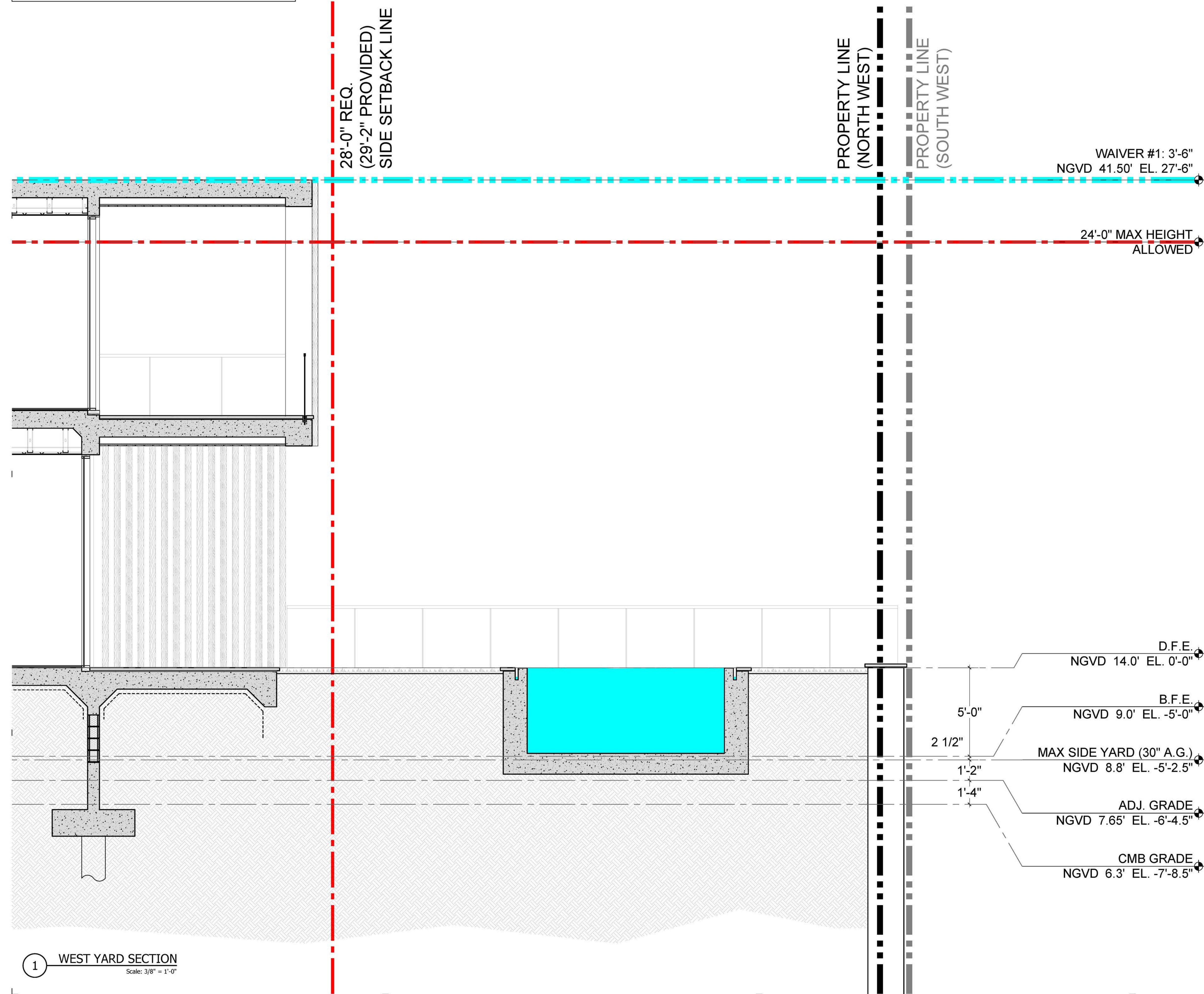
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	MAX SIDE YARD (30" A.G.) NGVD 8.8' EL. -5'-2.5"
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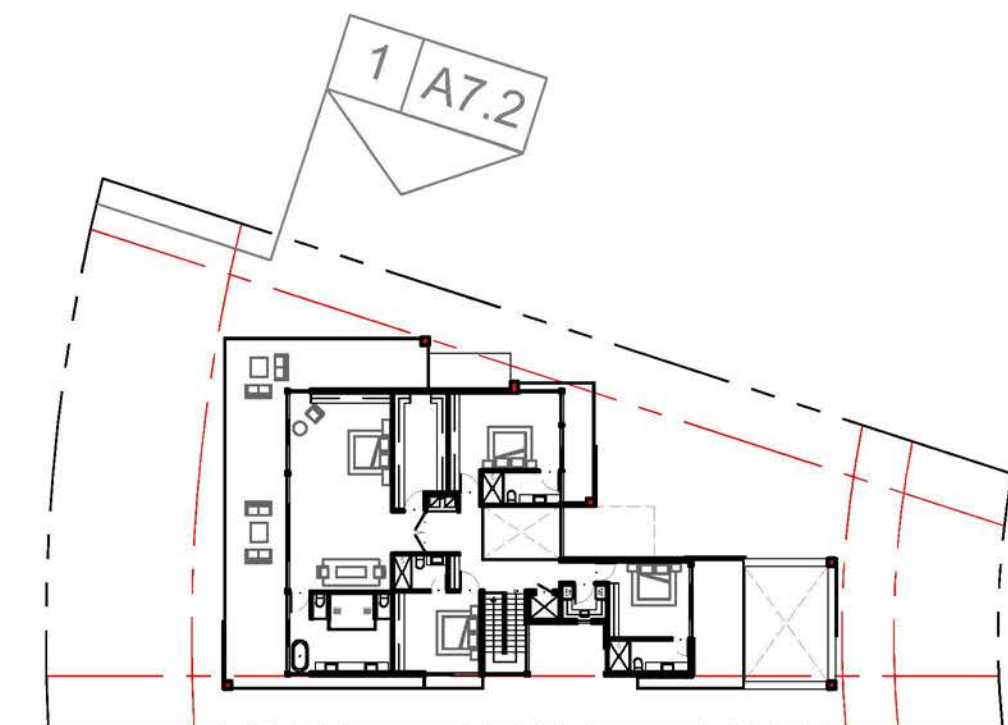
Drawing Name	
<b>NORTH + SOUTH YARD SECTIONS</b>	
Drawn By	T.M.
Issued date	2020/05/11
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Project Number	2003
Sheet Number	

**A7.1**

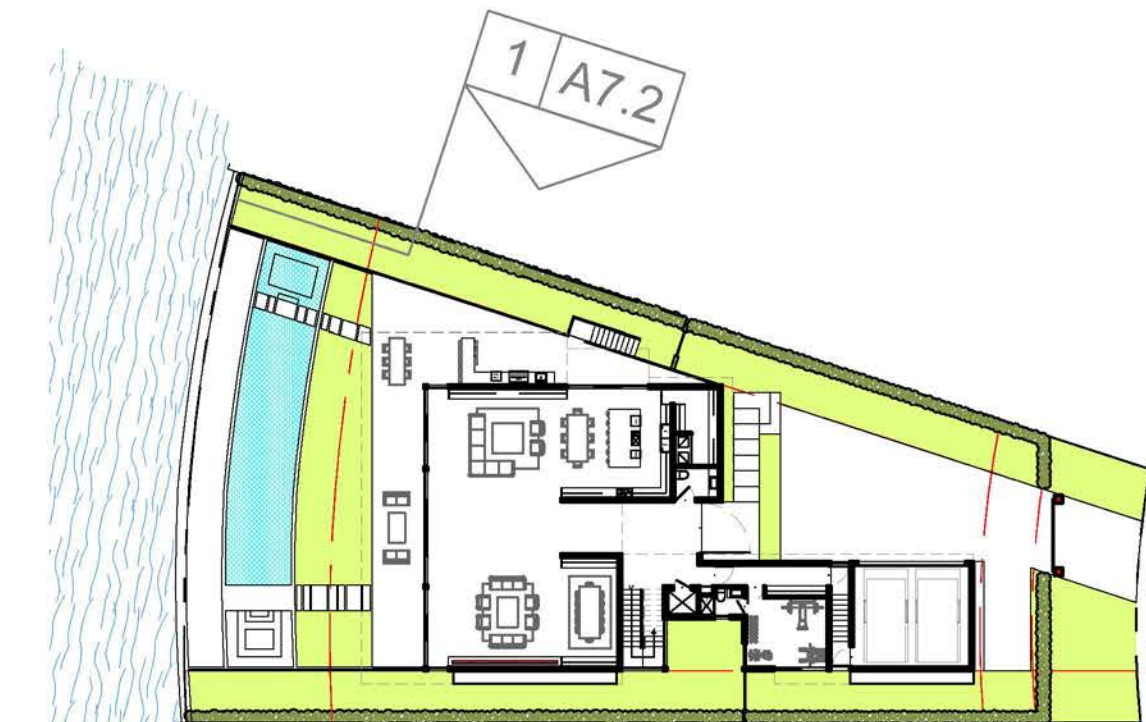




(C) KEY PLAN ROOF  
Scale: N.T.S.



(B) KEY PLAN FL 2  
Scale: N.T.S.



(A) KEY PLAN FL 1  
Scale: N.T.S.



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**WEST YARD  
SECTION**

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**A7.2**