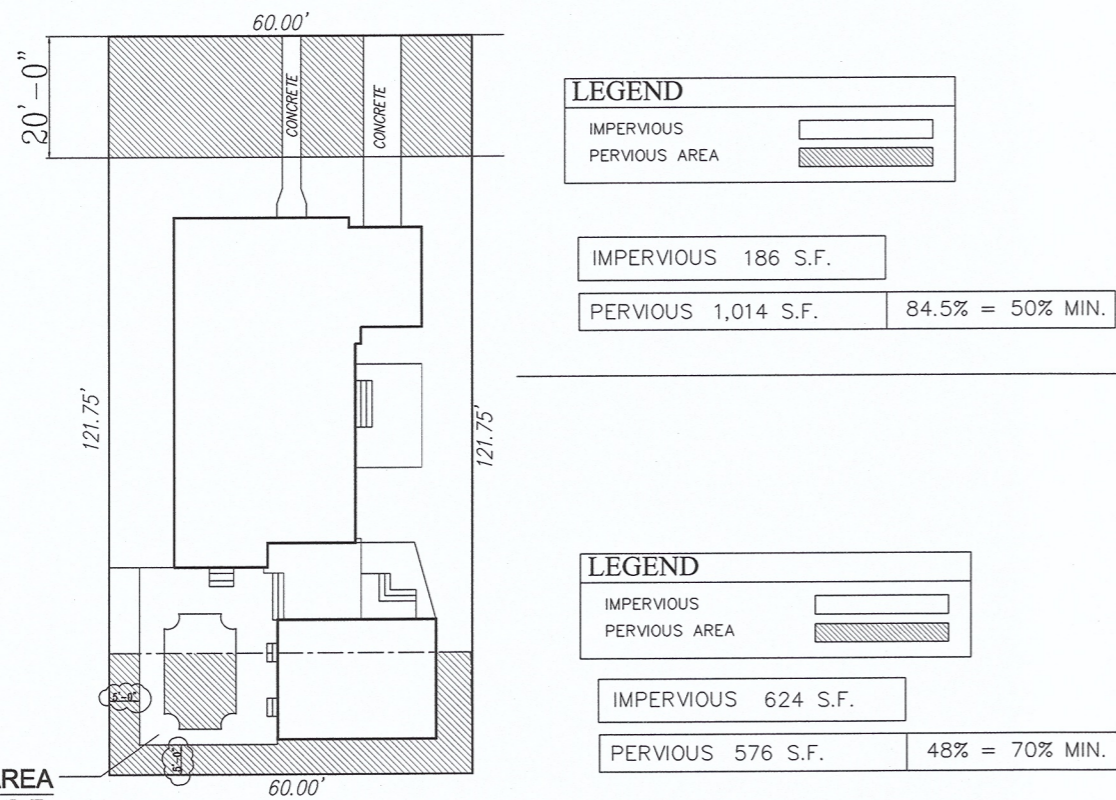


LOT COVERAGE DIAGRAM

NTS

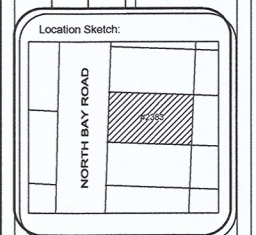
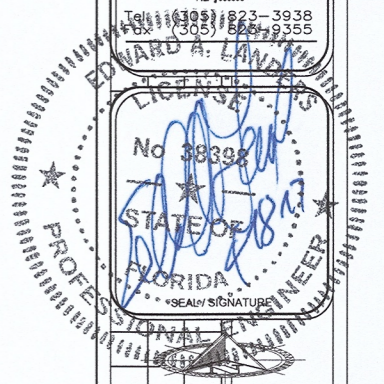


TOTAL AREA = 1,200 S.F.

OPEN SPACE DIAGRAM PLAN

SCALE: 3/32" = 1'-0"

Edward A. LANDERS, P.E.
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Interior Renovation/Addition:
RESIDENCE
1715347

Project # 1087
2383 N BAY ROAD
MIAMI BEACH, F. L. 33140

Sheet Title:
SPACE DIAGRAM

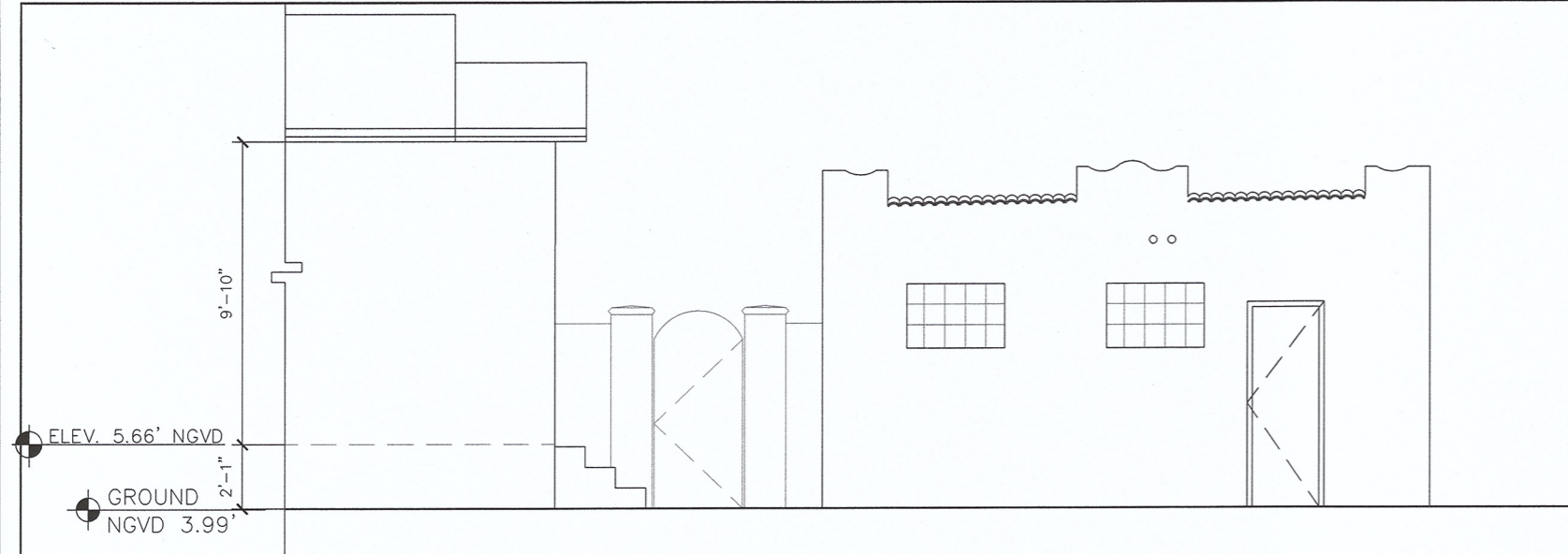
Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:
C-2

Scale: As Shown

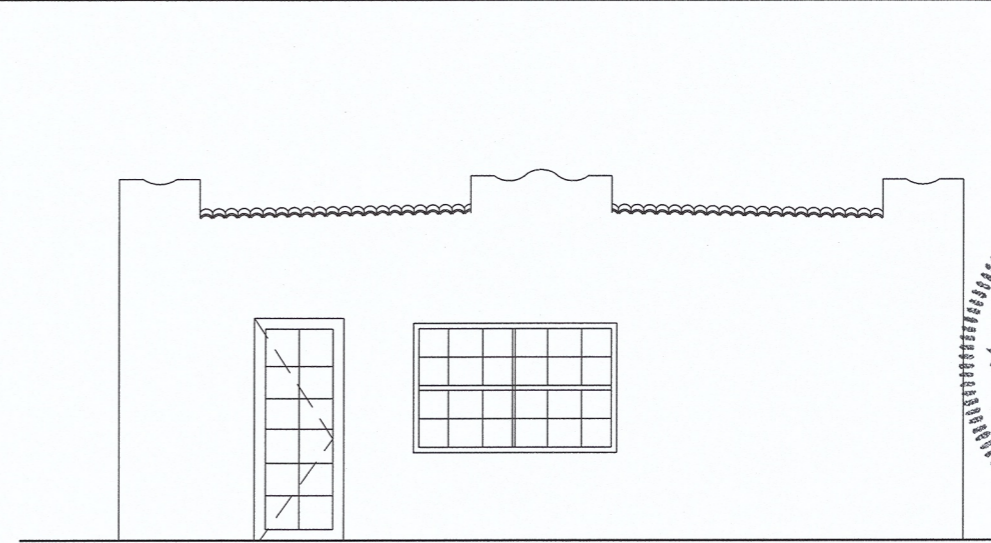
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Date: 01/20/2017



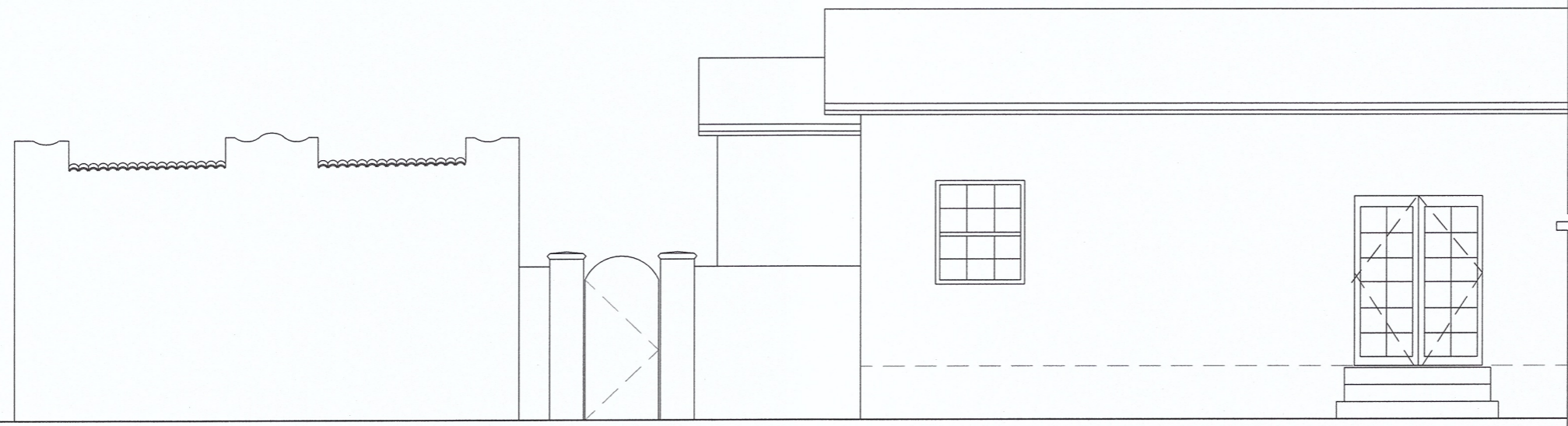
EXISTING SOUTH ELEVATION

SCALE: 3/8" = 1' - 0"



EXISTING WEST ELEVATION

SCALE: 3/8" = 1' - 0"



EXISTING NORTH ELEVATION

SCALE: 3/8" = 1' - 0"



EXISTING EAST ELEVATION

SCALE: 3/8" = 1' - 0"

Edward A. LANDERS, P.E.

CONSULTING ENGINEERS

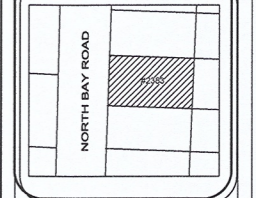
7800 NW 14TH STREET, SUITE 200, MIAMI LAKES, FL 33016
(305) 823-3958
(305) 821-9855

No 38398

STATE OF FLORIDA

SEAL SIGNATURE ENGINEER

Location Sketch:



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Project # 1087
2383 N BAY ROAD
MIAMI BEACH, F. L. 33140

Sheet Title:
EXISTING ELEVATIONS

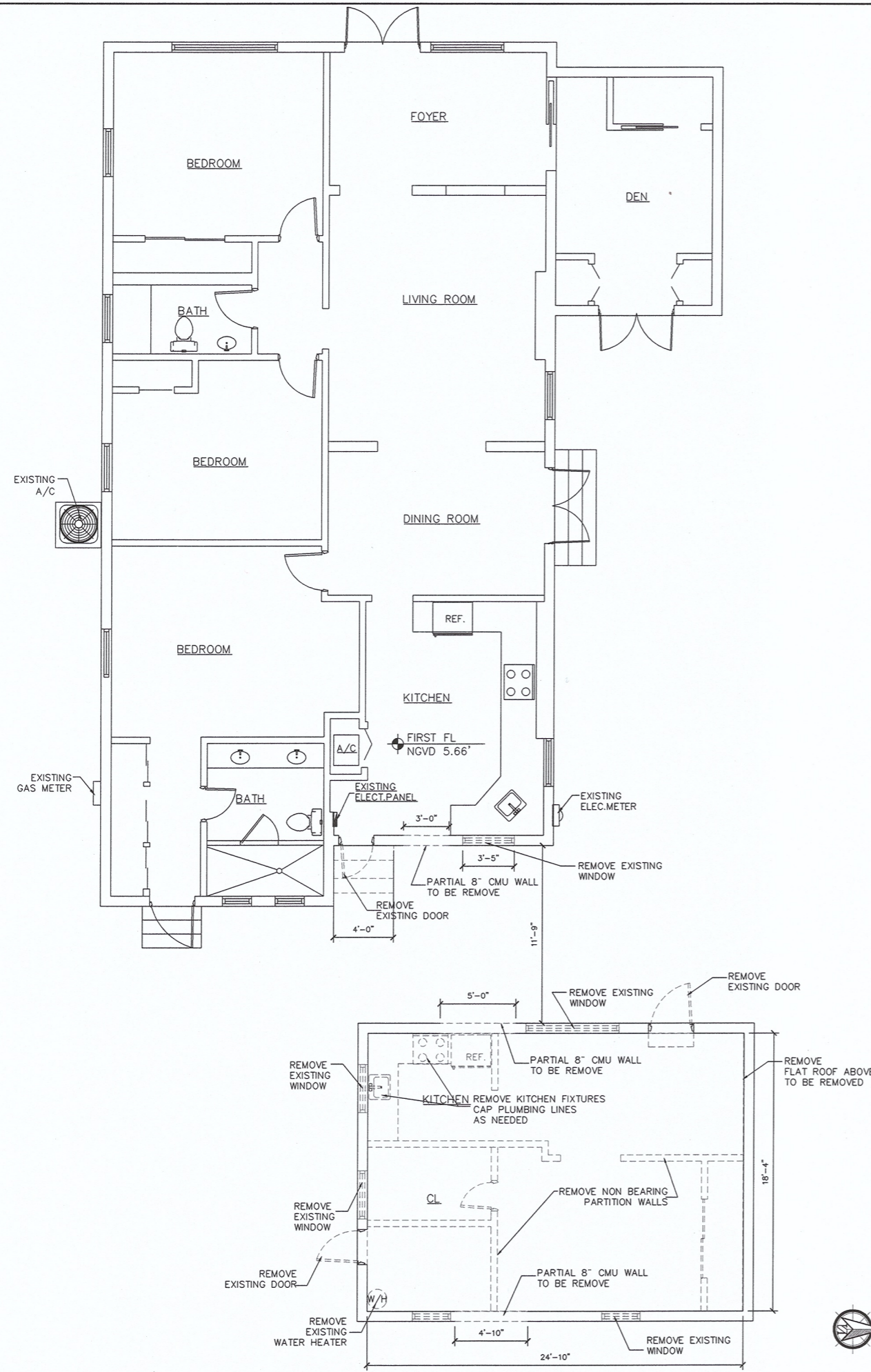
Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:
A-2

Scale: As Shown

Drawing: RDS

Date: 01/20/2017

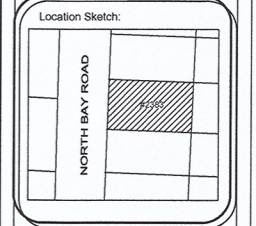
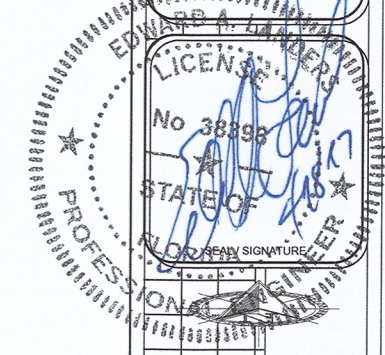


DEMOLITION LEGEND:

DENOTES EXISTING WALL TO REMAIN:	
DENOTES EXISTING WALL TO BE REMOVED:	
DENOTES EXISTING DOOR TO BE REMOVED:	
DENOTES EXISTING WINDOW TO BE REMOVED:	

EXISTING/DEMO FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

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Interior Renovation/Addition:
RESIDENCE
 # 1715347

Project # 1087
 2383 N BAY ROAD
 MIAMI BEACH, F L. 33140

Sheet Title:
 EXISTING FLOOR PLAN

Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:	Scale: As Shown
A-1	Drawing: RDS
	Date: 01/20/2017