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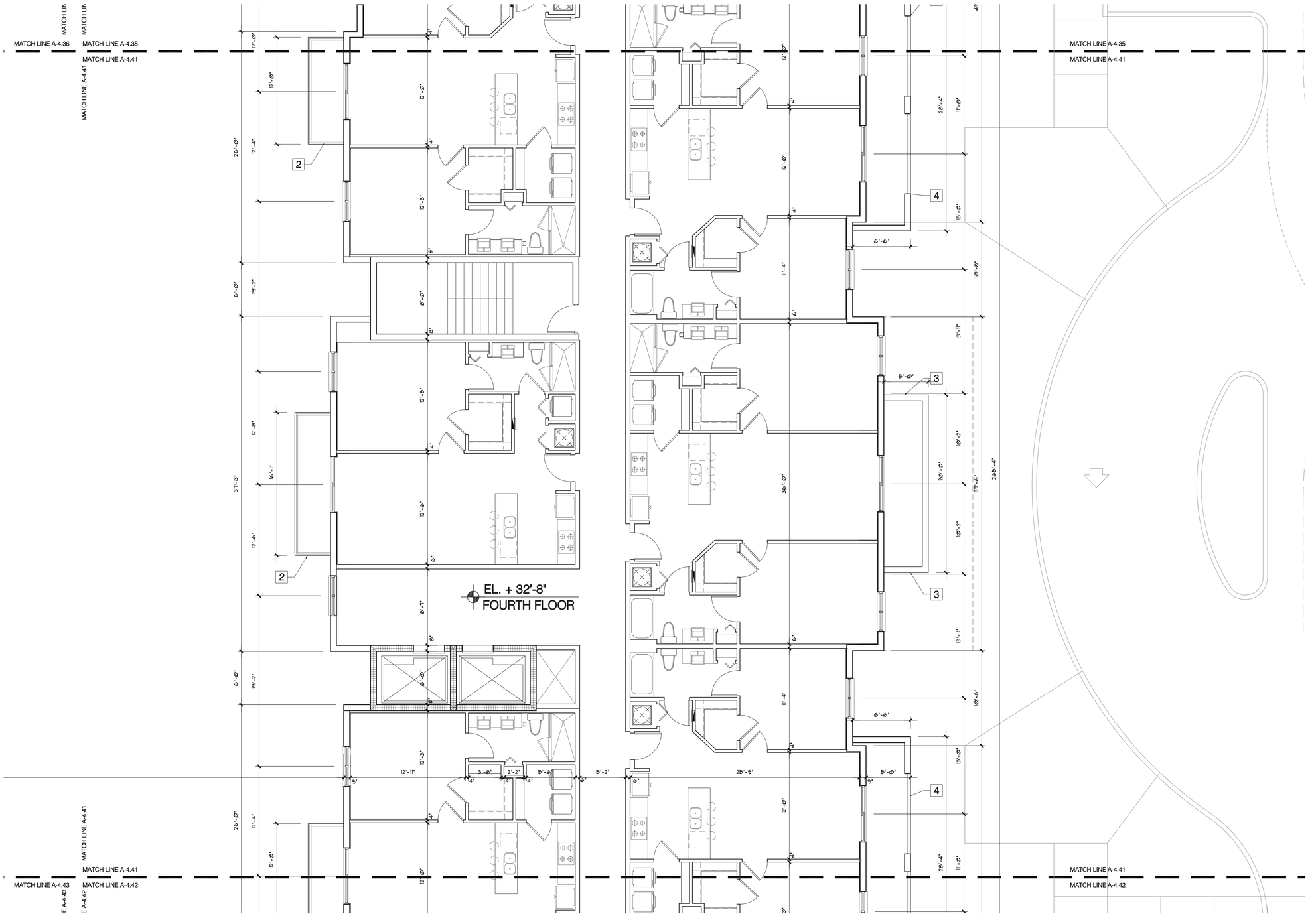
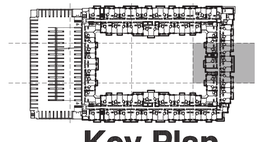


Balcony Legend

- 1 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
- 2 ALUMINUN RAILING 42" A.F.F MIN.
- 3 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
- 4 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
- 5 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

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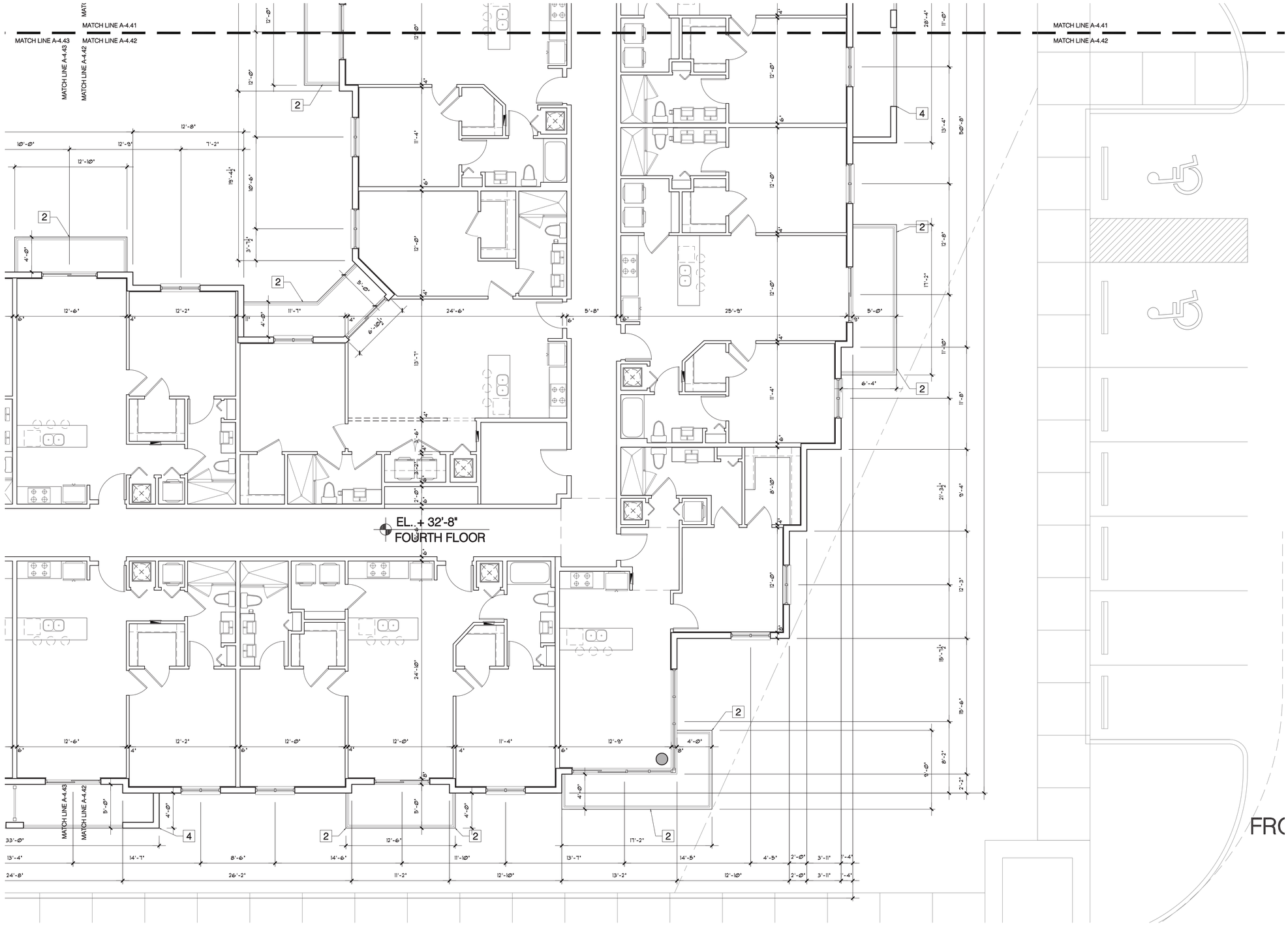

Balcony Legend

- 1 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
- 2 ALUMINUN RAILING 42" A.F.F MIN.
- 3 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
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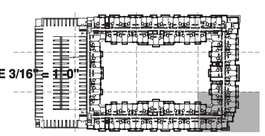
- 5 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

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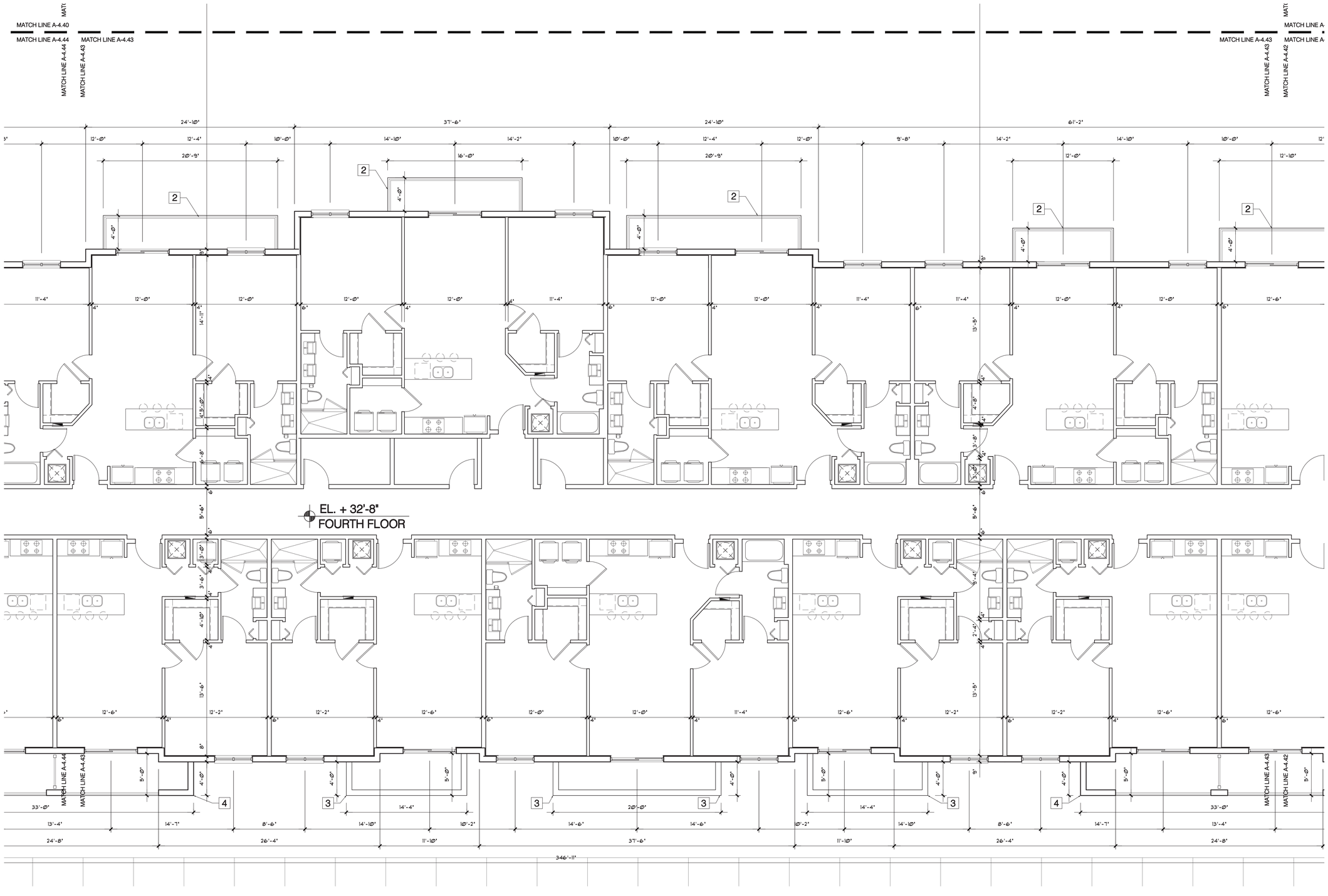
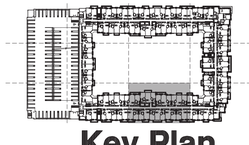


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

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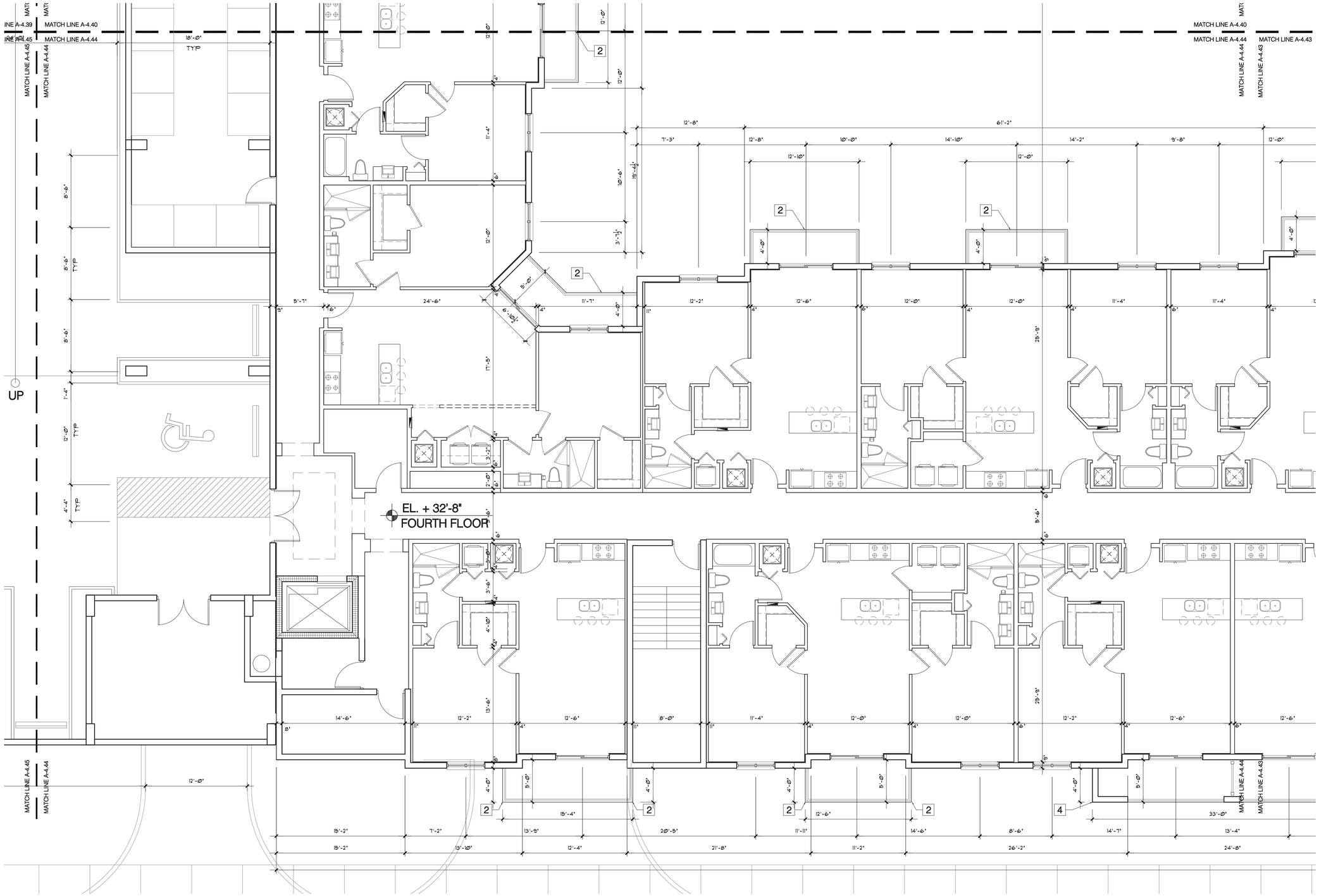

Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
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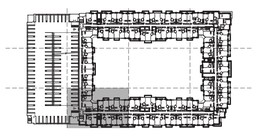
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

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project name:

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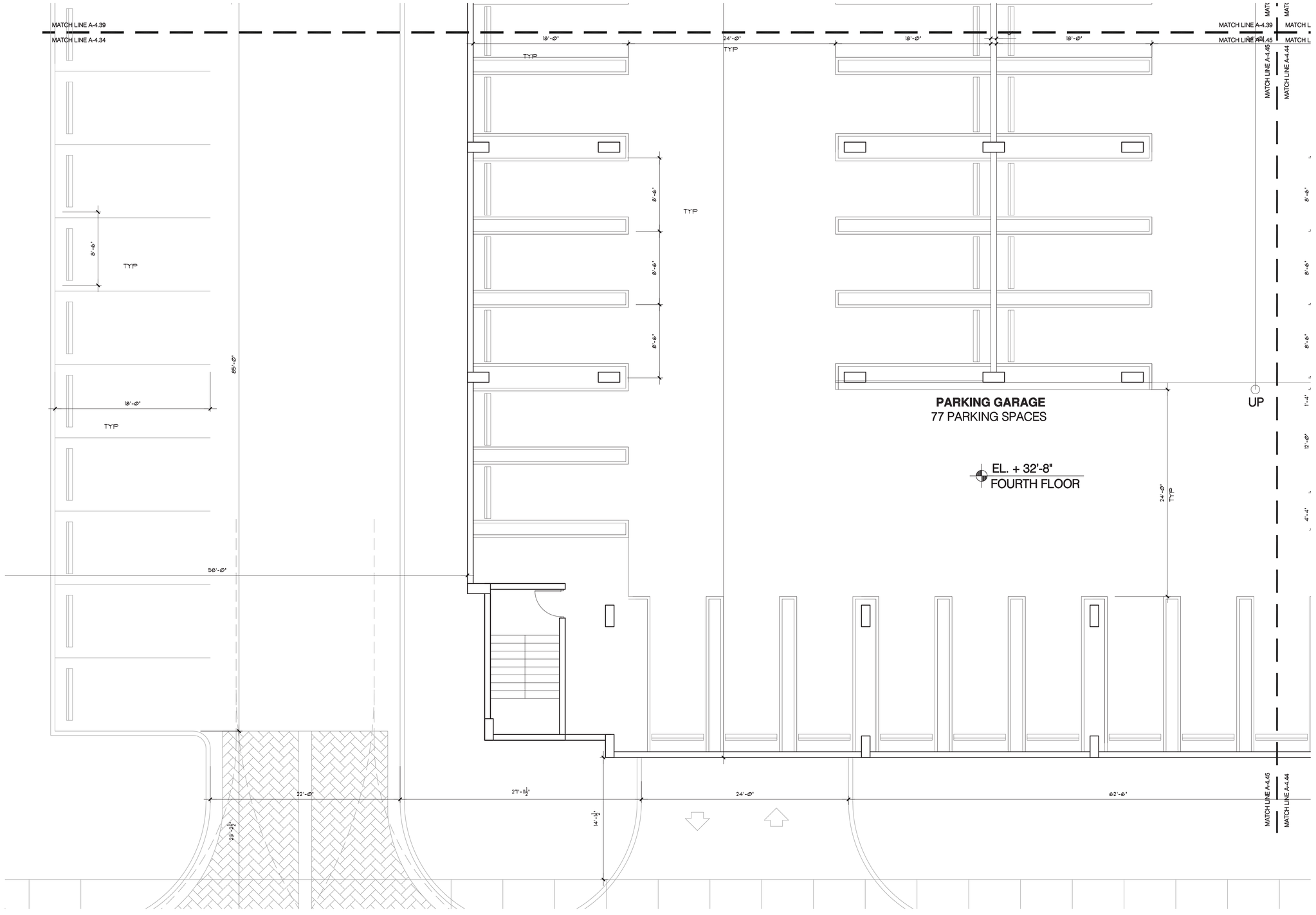

Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
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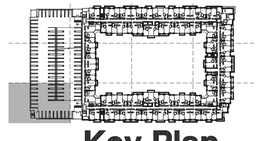
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

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PROPOSED MULTIFAMILY PROJECT
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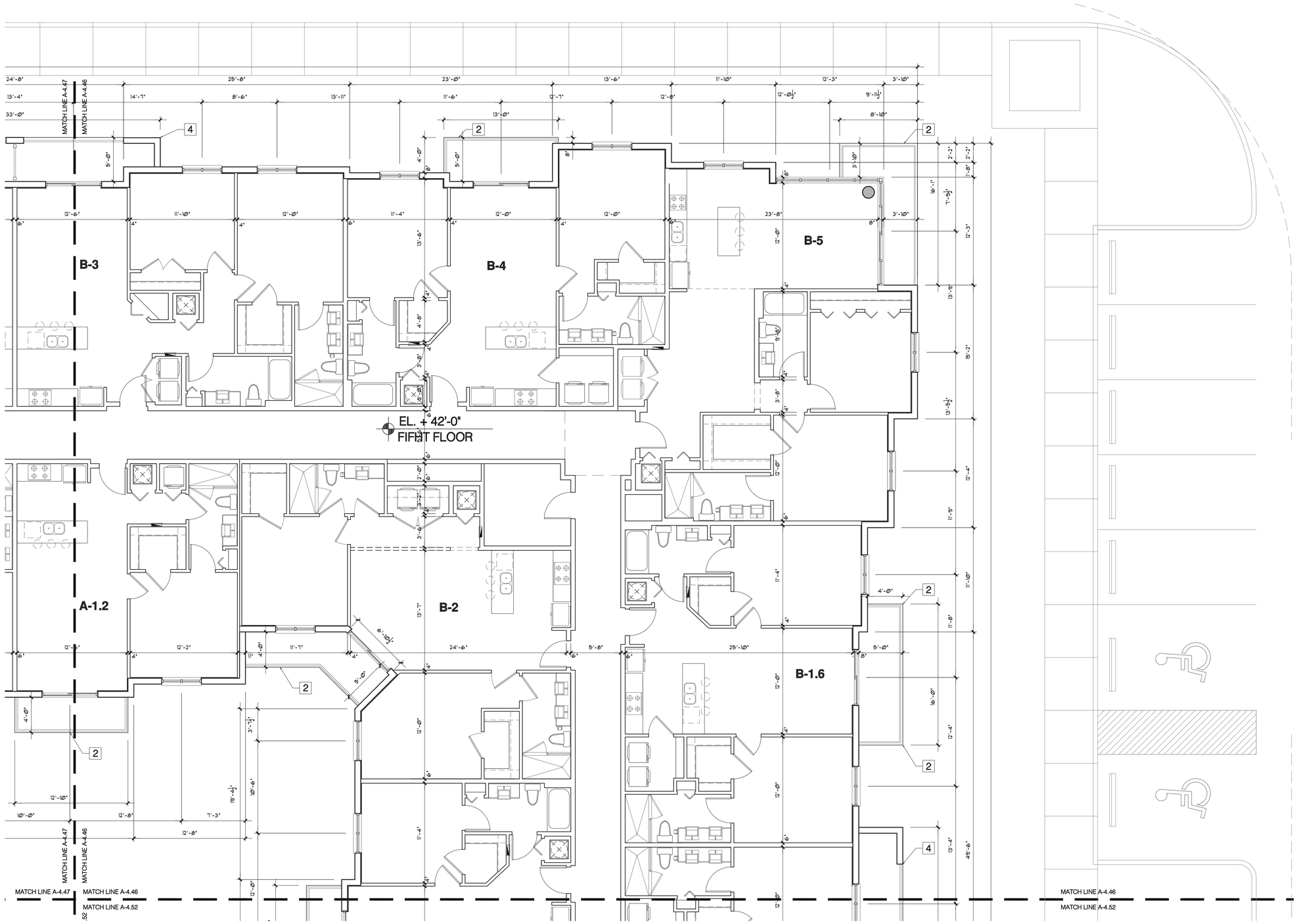
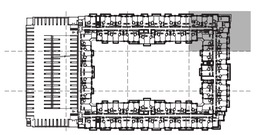


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fifth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

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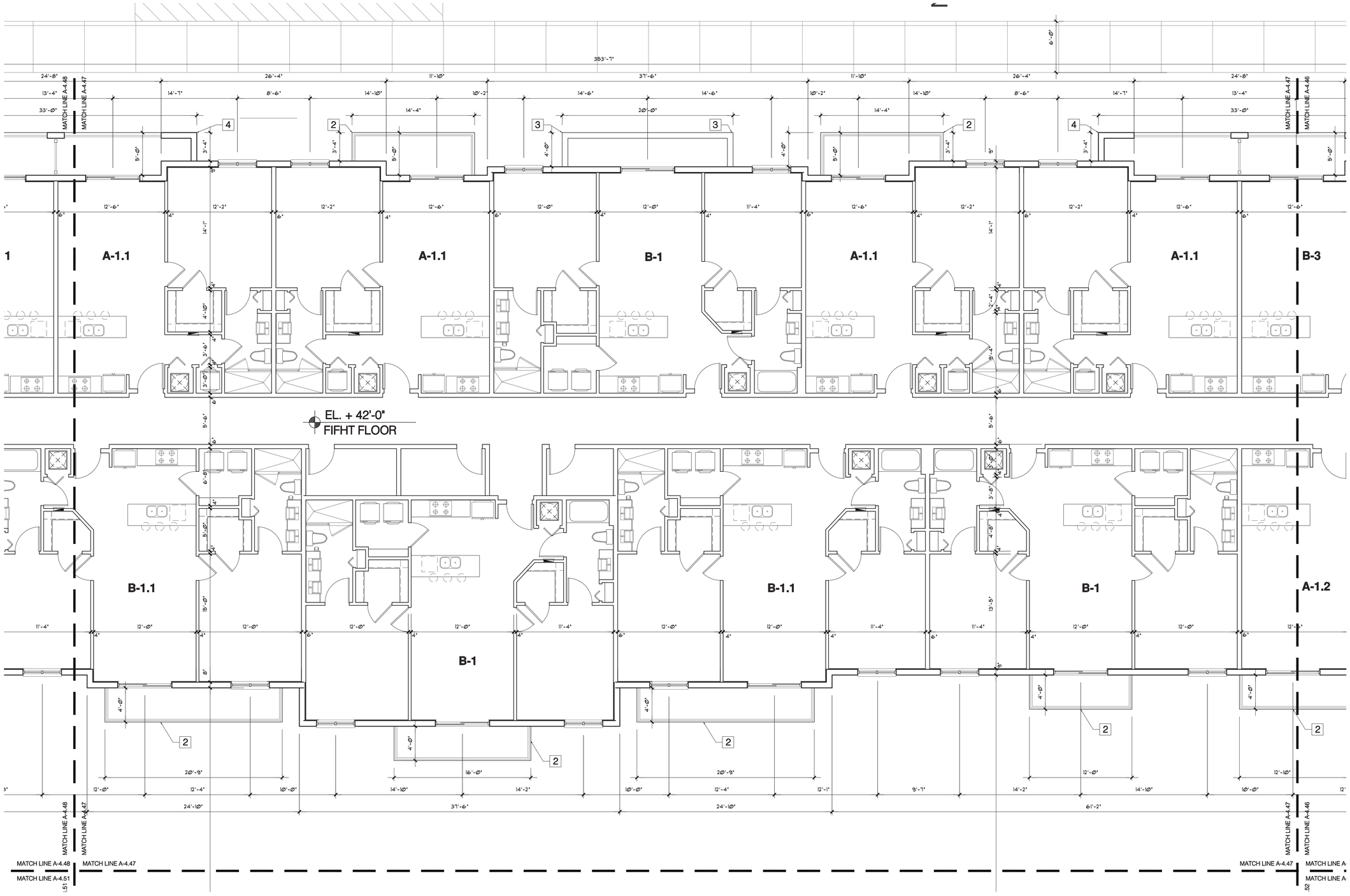

Balcony Legend

- 1 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
- 2 ALUMINUN RAILING 42" A.F.F MIN.
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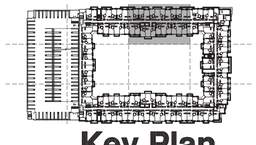
- 5 8" C.M.U SEMI-ENCLOSED BALCONY

Fifth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

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project name:

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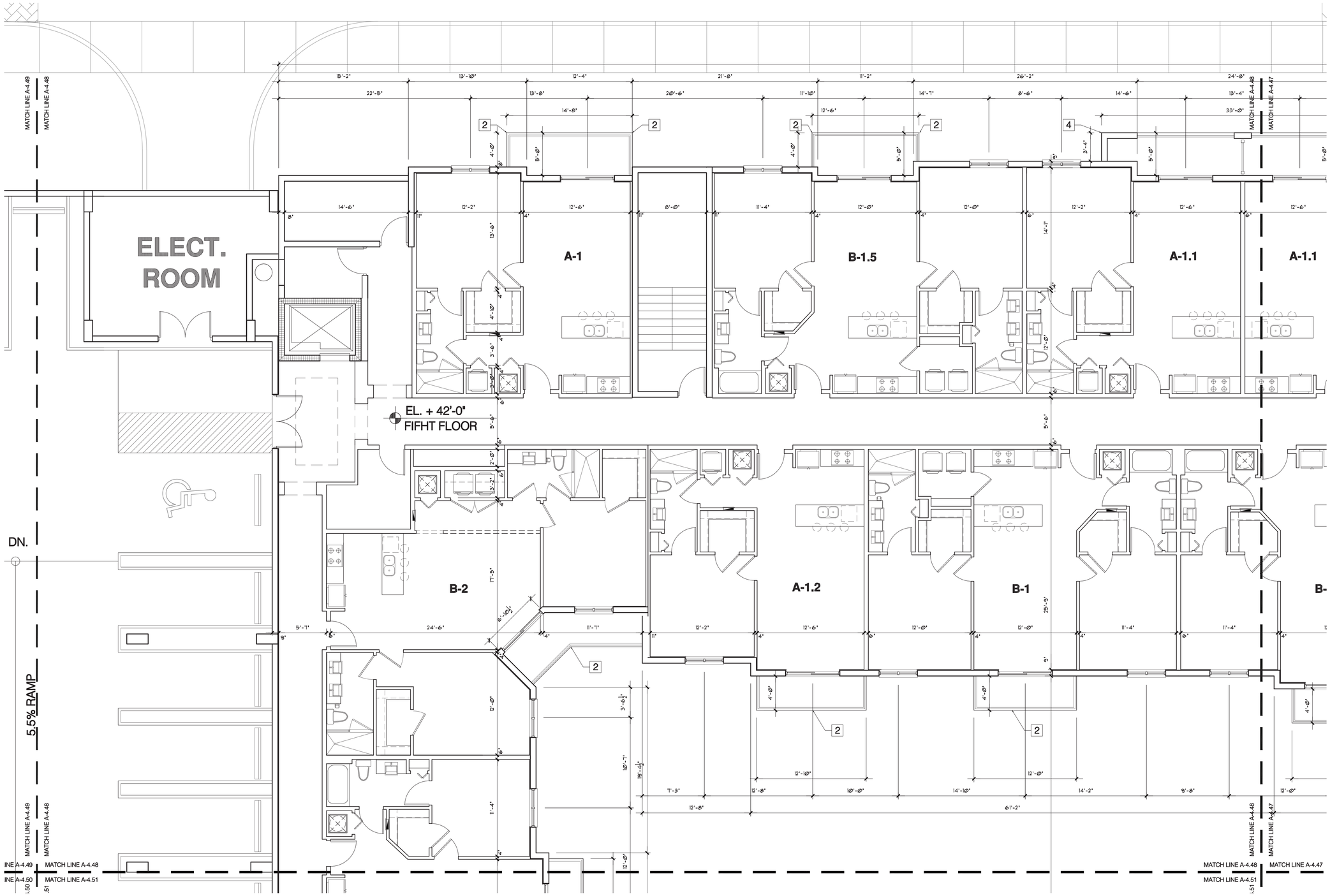

Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
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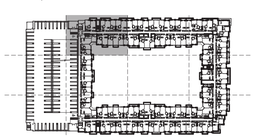
Fifth Floor Plan

SCALE 3/16" = 1'-0"



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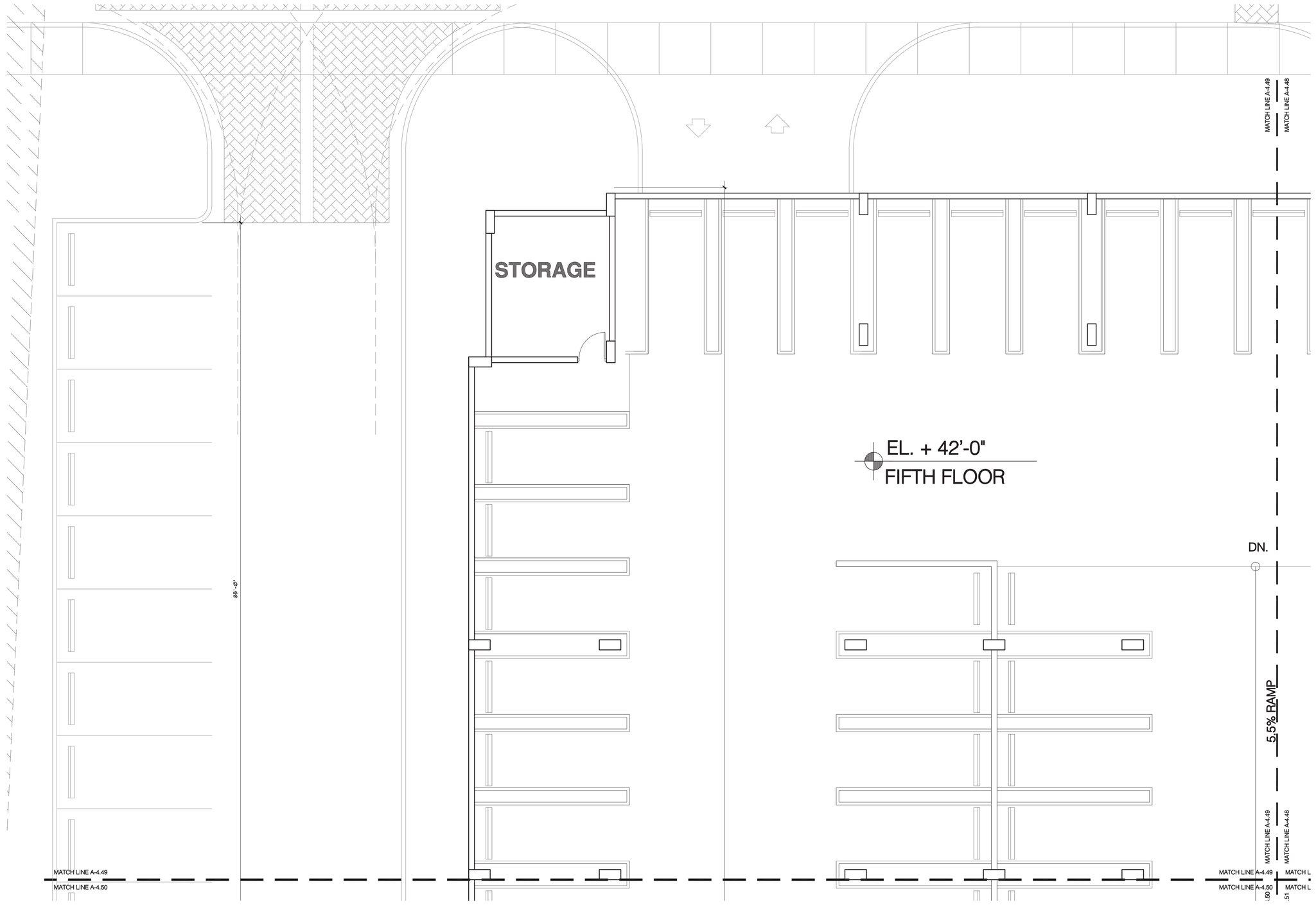

Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
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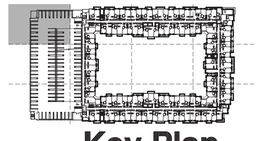
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fifth Floor Plan

SCALE 3/16" = 1'-0"



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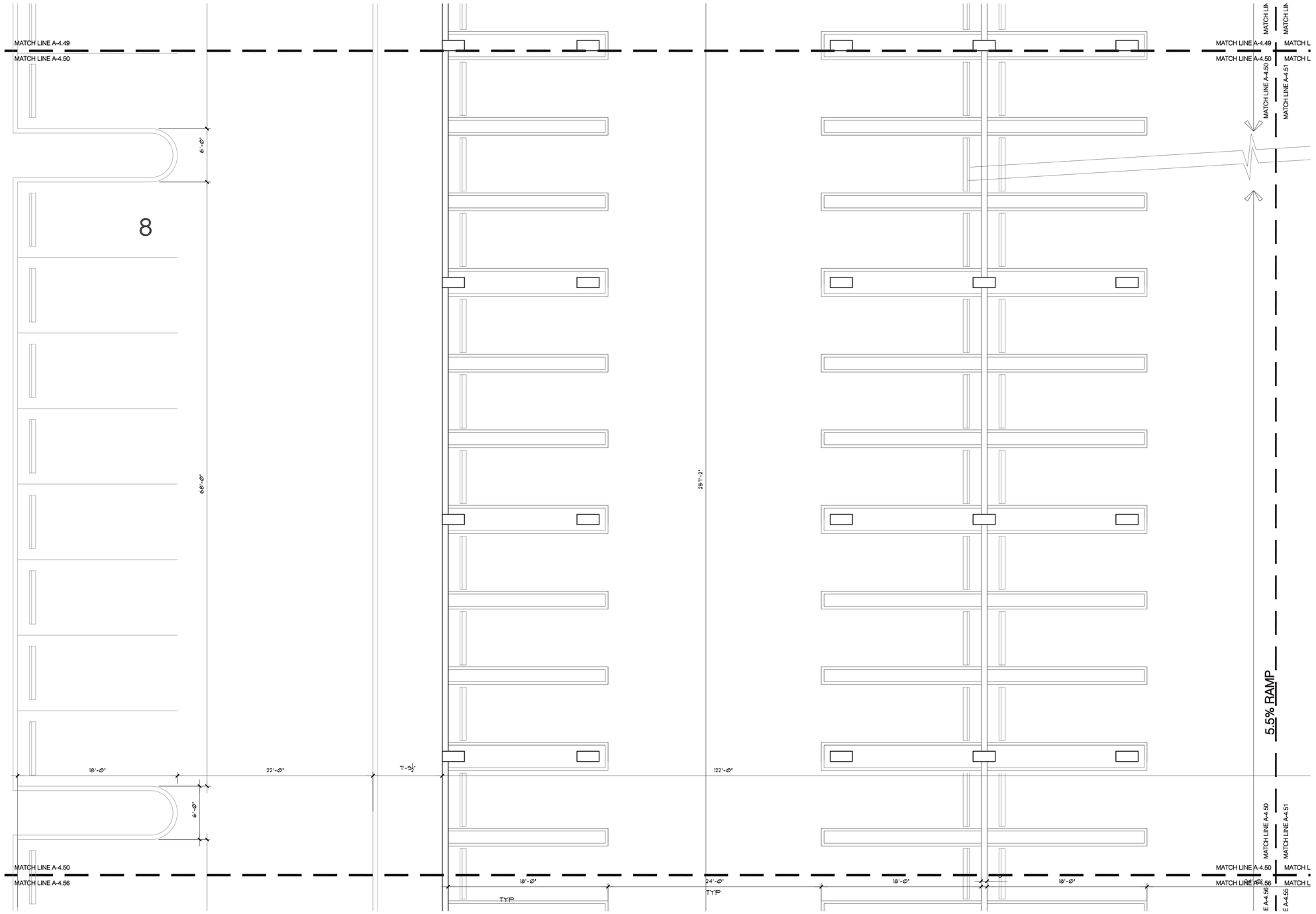

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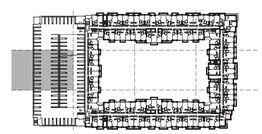
Fifth Floor Plan

SCALE 3/16" = 1'-0"



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