

FINAL SUBMITTAL 05.10.2021
FOR
326 MERIDIAN AVE
MIAMI BEACH, FL 33139



ARCHITECT

3
DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

- ARCHITECTURE
- A-0.0 COVER SHEET / ZONING INFORMATION
 - A-0.1 SURVEY
 - A-0.2 CONTEXT MAP
 - A-0.3 EXISTING PICTURES
 - A-0.4 CONTEXT PICTURES
 - A-0.5 CONTEXT PICTURES
 - A-1.0 EXISTING / PROPOSED SITE PLAN
 - A-1.1 EXISTING FAR DIAGRAMS / CALCULATIONS
 - A-1.2 PROPOSED FAR DIAGRAMS / CALCULATIONS
 - A-1.3 VARIANCE DIAGRAM
 - A-1.4 PROPOSED SITE PLAN
 - A-2.0 EXISTING / DEMOLITION SITE PLAN AND FLOOR PLAN
 - A-2.1 PROPOSED FIRST FLOOR PLAN
 - A-2.2 PROPOSED SECOND FLOOR PLAN
 - A-3.0 PROPOSED ELEVATIONS
 - A-4.0 SECTIONS
 - A-5.0 RENDERERS

SCOPE OF WORK:

- EXISTING BEDROOM TO BE CONVERTED TO GARAGE
- NEW GUEST BEDROOM ABOVE GARAGE
- NEW POOL & DECK

FOLIO 02-4203-009-5170	ZONING INFORMATION ZONING DESIGNATION: RSP-2 FLOOD ZONE: AE, ELEVATION +8.0' NGVD BUILDING HEIGHT: 2 STORIES (EXISTING) # OF STORIES ABOVE GRADE BUILDING AREA: 2,360 SQ. FT. (EXISTING)
LEGAL DESCRIPTION OCEAN BEACH ADD NO 3 PB 2-81 LOT 5 BLK 76 LOT SIZE 50.000 X 140	APPLICABLE CODES Florida Building Code, Existing - 2017 Florida Building Code - 2017 Florida Fire Prevention Code - SIXTH Edition City of Miami Beach Zoning Code - Latest Edition
AREA OF WORK EXISTING TOTAL AREA: 2,360 SQ FT NEW AREA: 628 SQ FT	CLASSIFICATION OF WORK: -ADDITION
OCCUPANCY GROUP R-2 ACCORDING TO THE EXISTING FBC 2017 ED.	

DRAWN BY:

REVISIONS:

05-04-2021

AA00035689

ANTHONY LEON

0016752

3
DESIGN
ARCHITECTURE

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Anthony
Leon

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PROPOSED ADDITION
FOR
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A-0.0

COVER SHEET
/
ZONING INFO

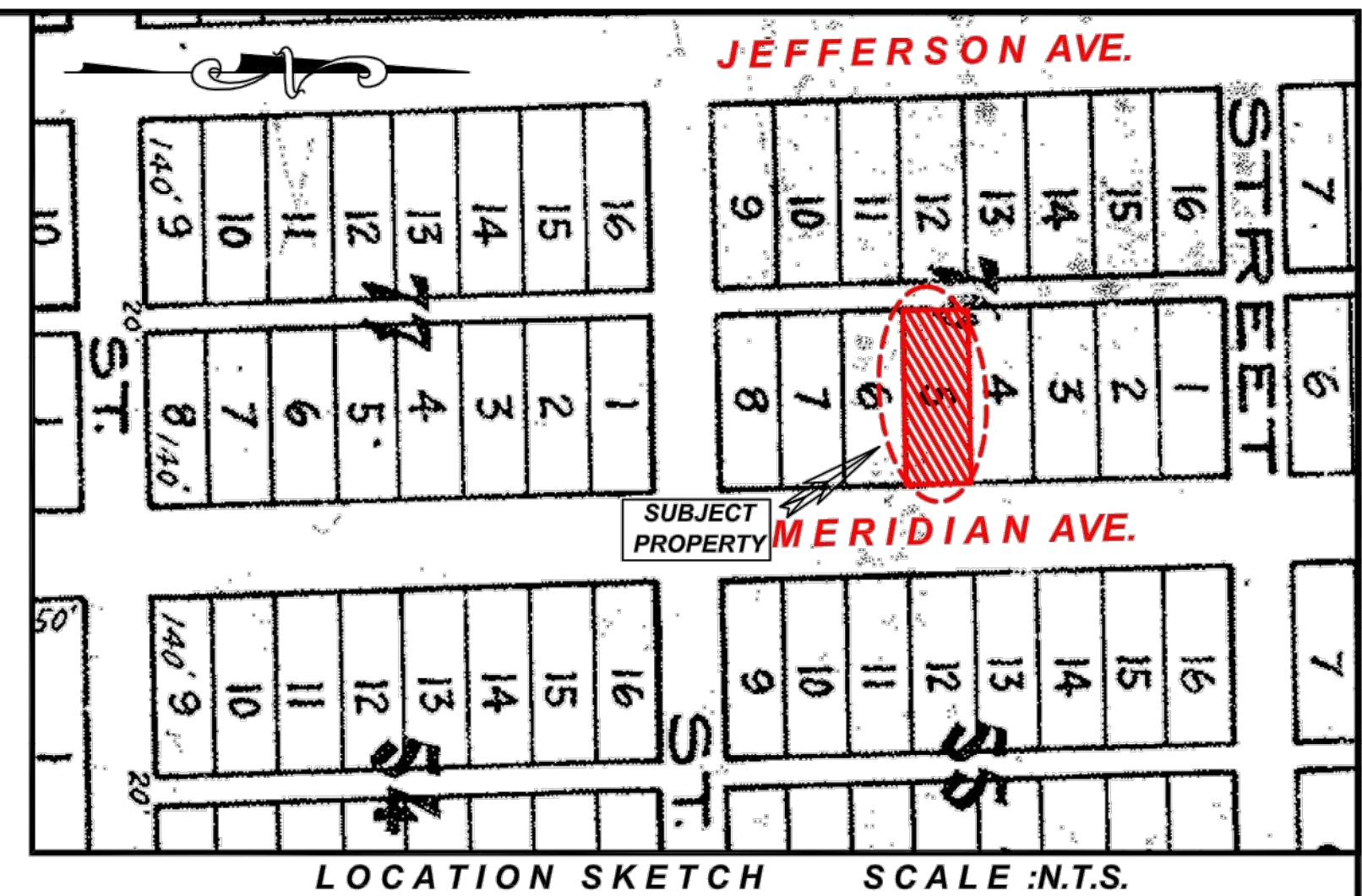
Nova Surveyors Inc.
LAND SURVEYORS

SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET



No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	TAMANU TREE	4.00	35.00	30.00
2	ALEXANDER PALM	0.50	20.00	5.00
3	TRAVELERS PALM	0.60	12.00	-
4	GUM BOMELIA	1.00	20.00	20.00
5	CREPE MYRTLE	0.70	15.00	15.00
6	ALEXANDER PALM	0.40	25.00	5.00
7	SABAL PALMETTO	0.70	20.00	5.00
8	ALEXANDER PALM	0.50	20.00	5.00

REVISÉD ON:

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

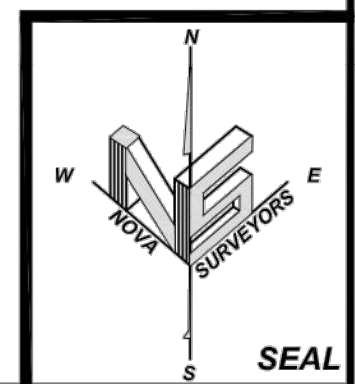
CONC. = CONCRETE.
C.F. = CONC. FORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENT.
D.R.V. = DRIVEWAY.
E = DEGREES.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = NAIL & DISK.
FR = FRAME.
FT = FEET.

PROP. COR. = PROPERTY CORNER
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FLOOD FAULT.
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT
L.P. = LIGHT POLE.
L.M.E. = LOWEST POINT ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PMW. = PARWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S = SOUTH
S" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W. = WATER FENCE.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
 W = WEST.
 C = CENTER LINE.
 CA = CENTRAL ANGLE.
 A = ANGLE.
 = WOOD FENCE.
 = CHAIN LINK FENCE.
 = C.B.S. WALL. (C.B.W.)
 = EXISTING ELEVATIONS.
 = PROPOSED ELEVATIONS.
 = TRAFFIC FLOW
 = DRAINAGE MH



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VISIONS:

05-04-2021

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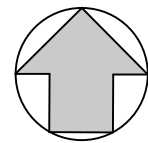
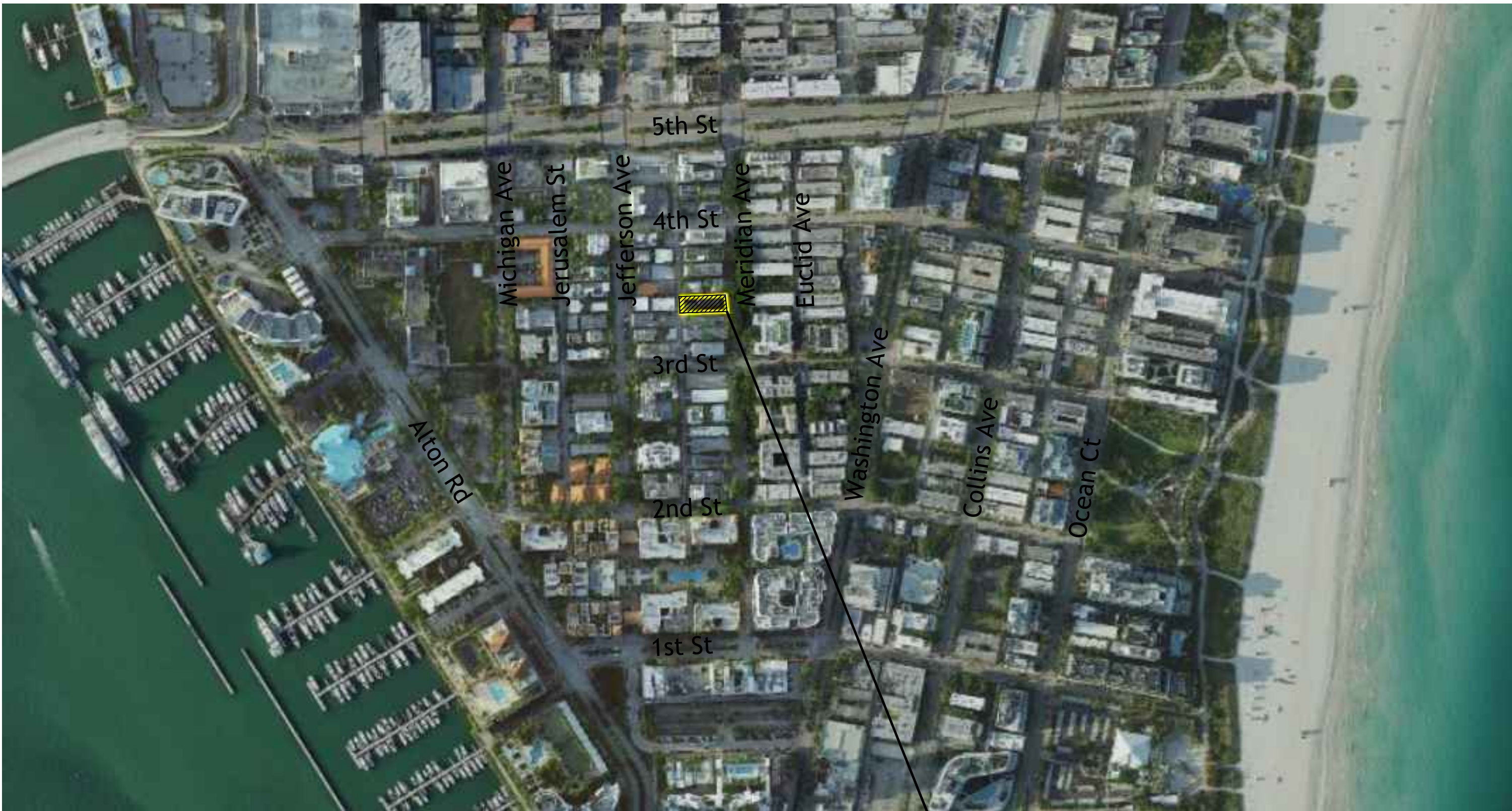
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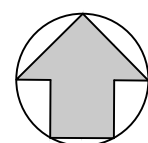
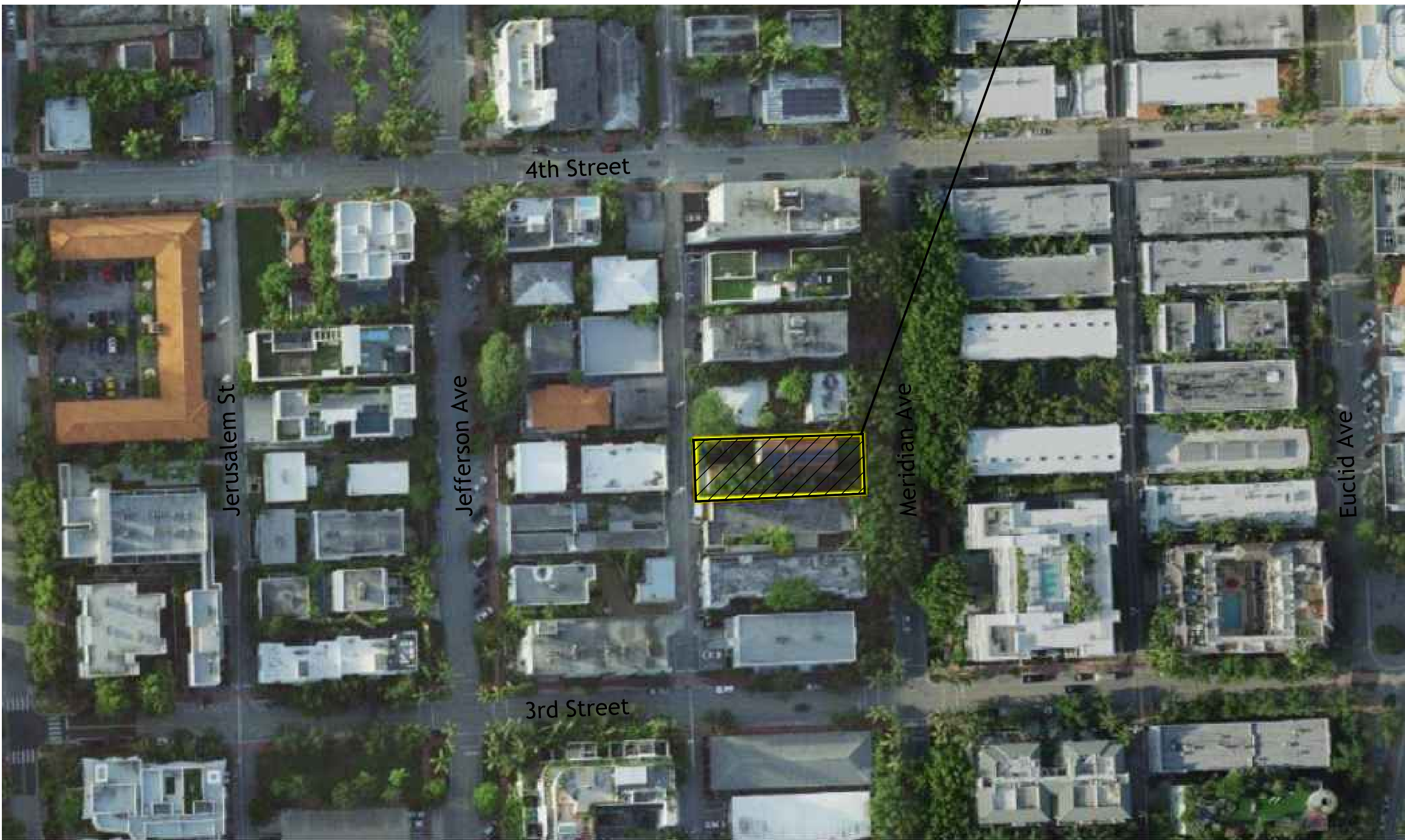
A-0.1

SURVEY



VICINITY MAP
SCALE N.T.S.

SUBJECT PROPERTY
326 MERIDIAN AVE



LOCATION MAP
SCALE N.T.S.

SUBJECT PROPERTY
326 MERIDIAN AVE

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A-0.2

CONTEXT MAP



EXISTING GUEST HOUSE
(SIDE/ REAR VIEW)
EXISTING MAIN
RESIDENCE (REAR VIEW)



EXISTING GUEST HOUSE
(SIDE VIEW)



EXISTING GUEST HOUSE
(FRONT VIEW)



EXISTING GUEST HOUSE
(FRONT/ SIDE VIEW)

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A-0.3
EXISTING PICTURES



300 MERIDIAN AVE



310 MERIDIAN AVE



314 MERIDIAN AVE



326 MERIDIAN AVE



336 MERIDIAN AVE



344 MERIDIAN AVE



350 MERIDIAN AVE



60 MERIDIAN AVE



KEY PLAN
SCALE N.T.C

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A-0.4

CONTEXT

PICTURES 1



359 MERIDIAN AVE



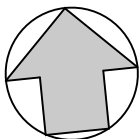
349 MERIDIAN AVE



325 MERIDIAN AVE



321 MERIDIAN AVE



KEY PLAN
SCALE N.T.C

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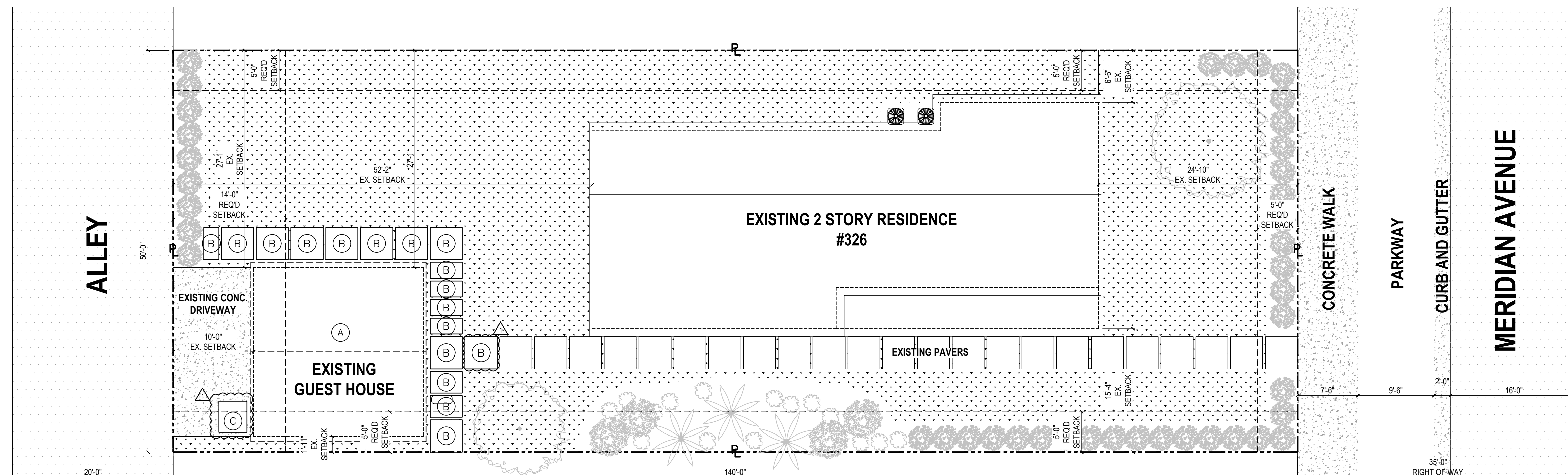
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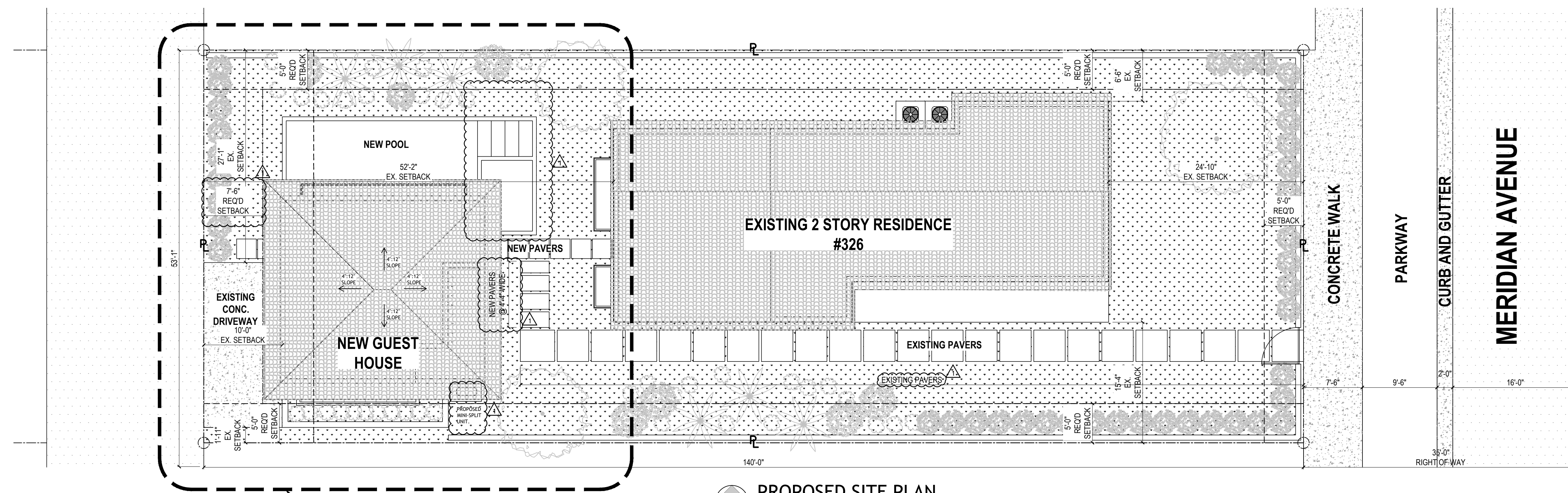
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CONTEXT PICTURES 2

DEMOLITION LEGEND

(A) REMOVE ROOF	
(B) REMOVE PAVERS	
(C) REMOVED AHU	△
DEMOLITION	----
TO REMAIN	_____



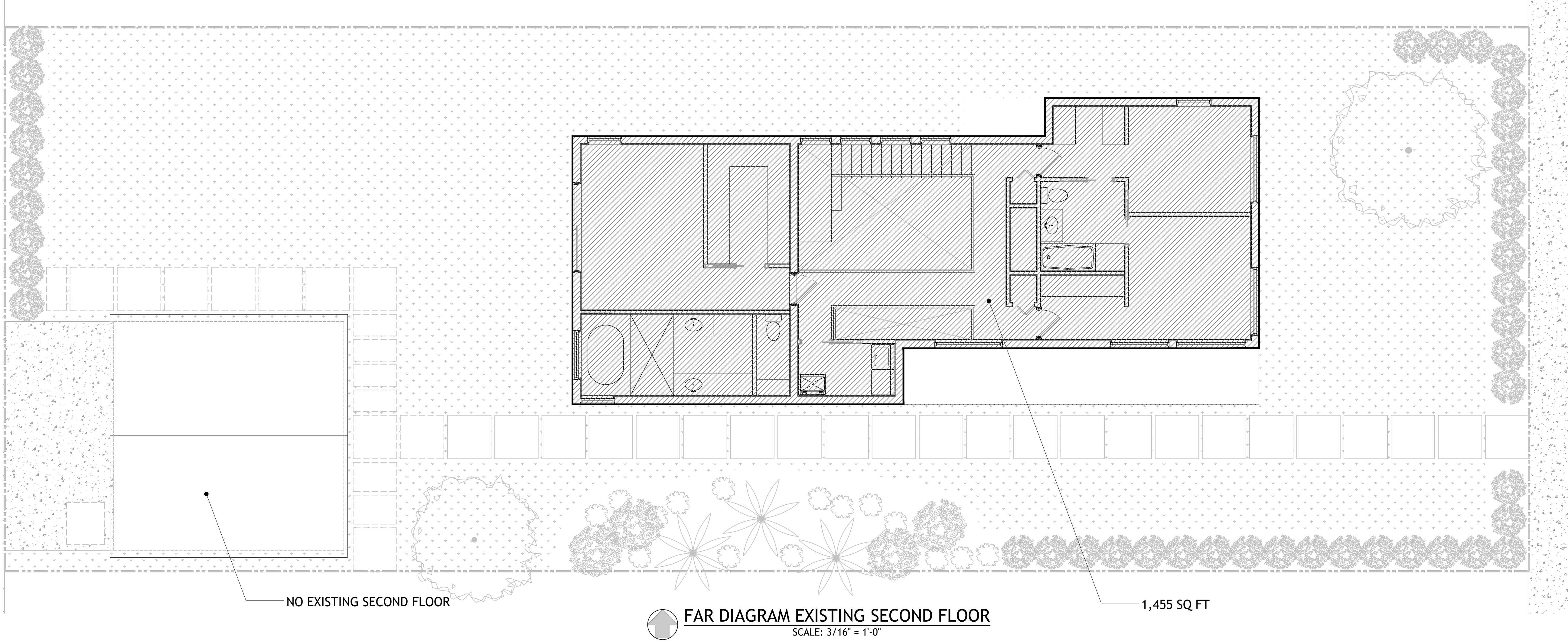
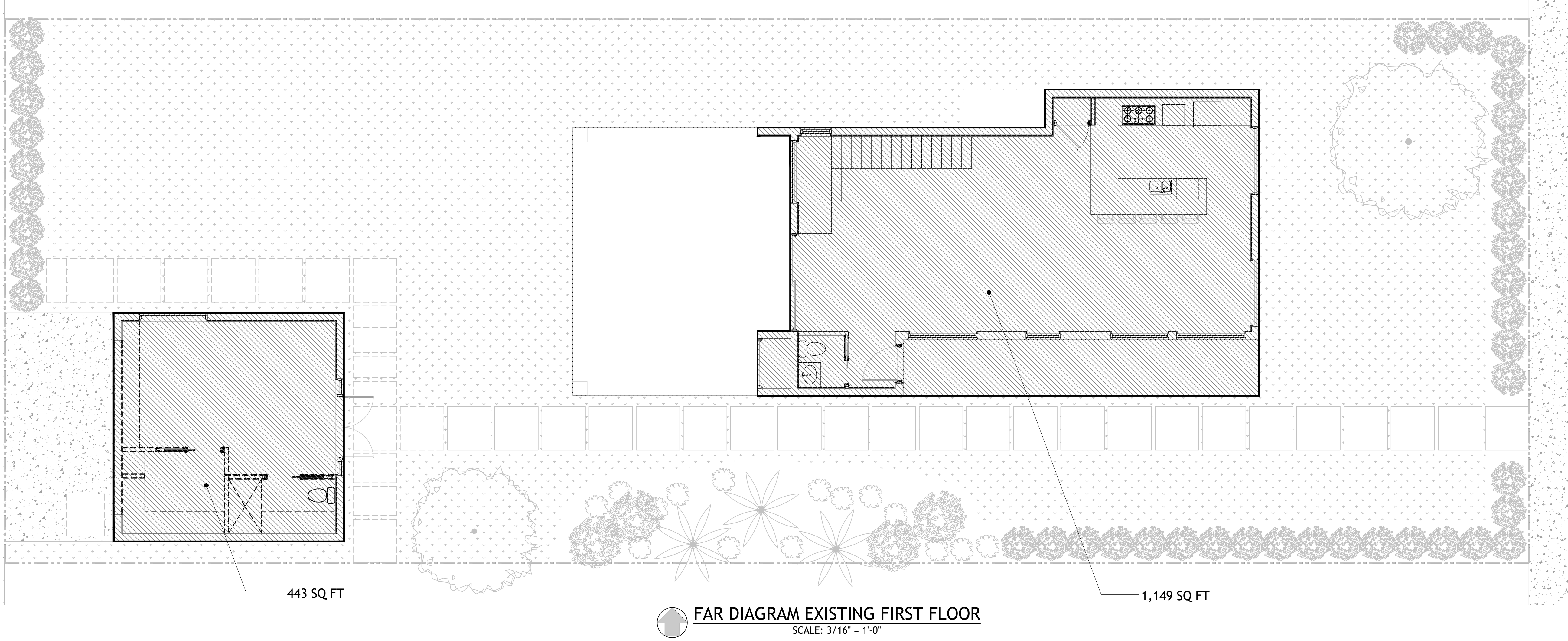
 **EXISTING / DEMO SITE PLAN**
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

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

AREA OF WORK
SEE LANDSCAPE DISPOSITION PLAN
FOR TREE REMOVAL



EXISTING FAR (1.5 ALLOWED):	
LOT SIZE:	7,000 SQ FT
FIRST FLOOR AREA:	1,592 SQ FT
FIRST FLOOR FAR:	0.2274
SECOND FLOOR AREA:	1,455 SQ FT
SECOND FLOOR FAR:	0.2079
TOTAL BUILDING AREA:	3,047 SQ FT
TOTAL FAR:	0.4353

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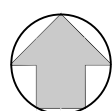
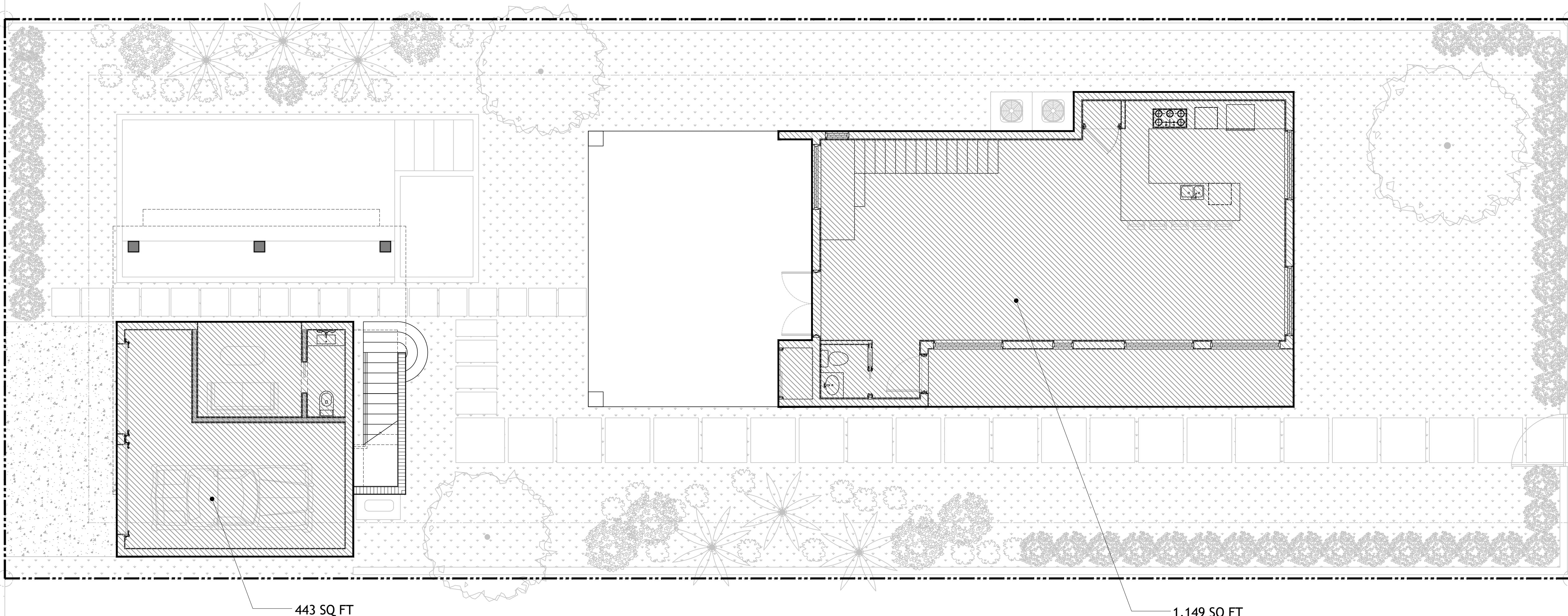
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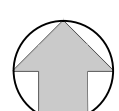
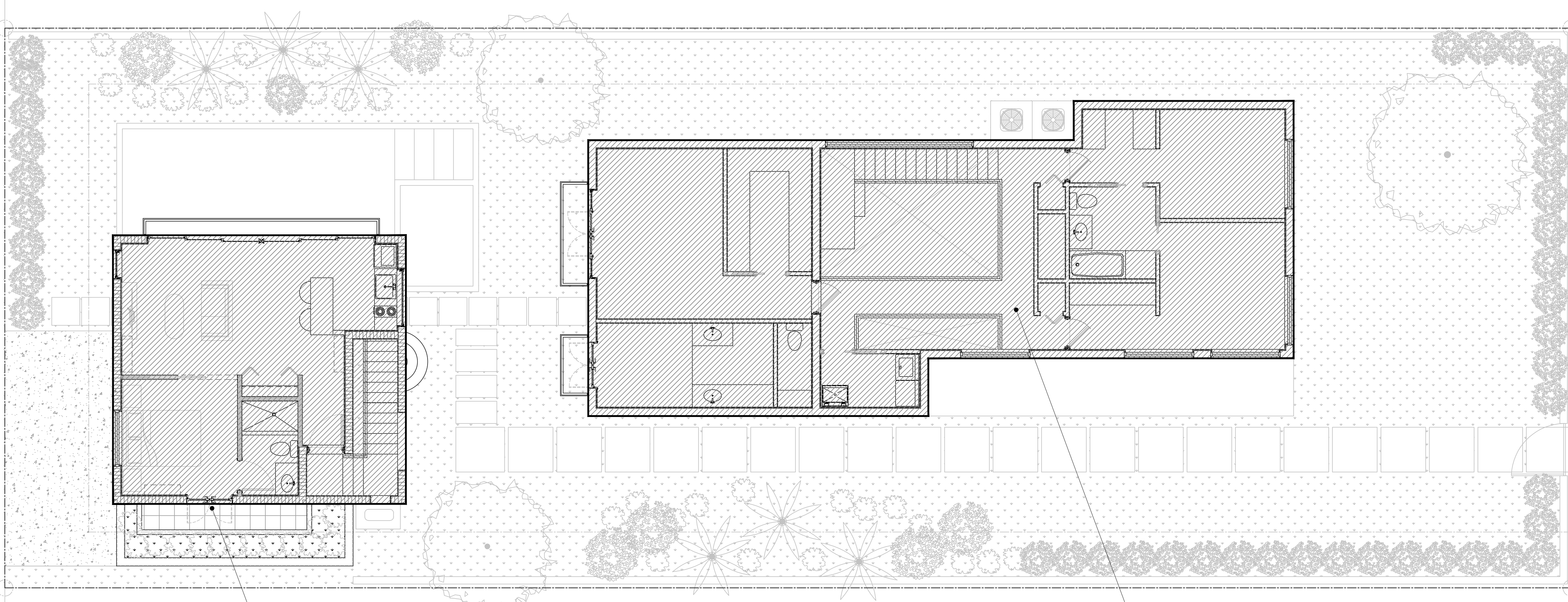
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A-1.1
EXISTING FAR
DIAGRAMS /
CALCULATIONS



FAR DIAGRAM EXISTING FIRST FLOOR

SCALE: 3/16" = 1'-0"



FAR DIAGRAM EXISTING SECOND FLOOR

SCALE: 3/16" = 1'-0"

EXISTING FAR (1.5 ALLOWED):	
LOT SIZE:	7,000 SQ FT
FIRST FLOOR AREA:	1,592 SQ FT
FIRST FLOOR FAR:	0.2274
SECOND FLOOR AREA:	2,083 SQ FT
SECOND FLOOR FAR:	0.2976
TOTAL BUILDING AREA:	3,675 SQ FT
TOTAL FAR:	0.5250

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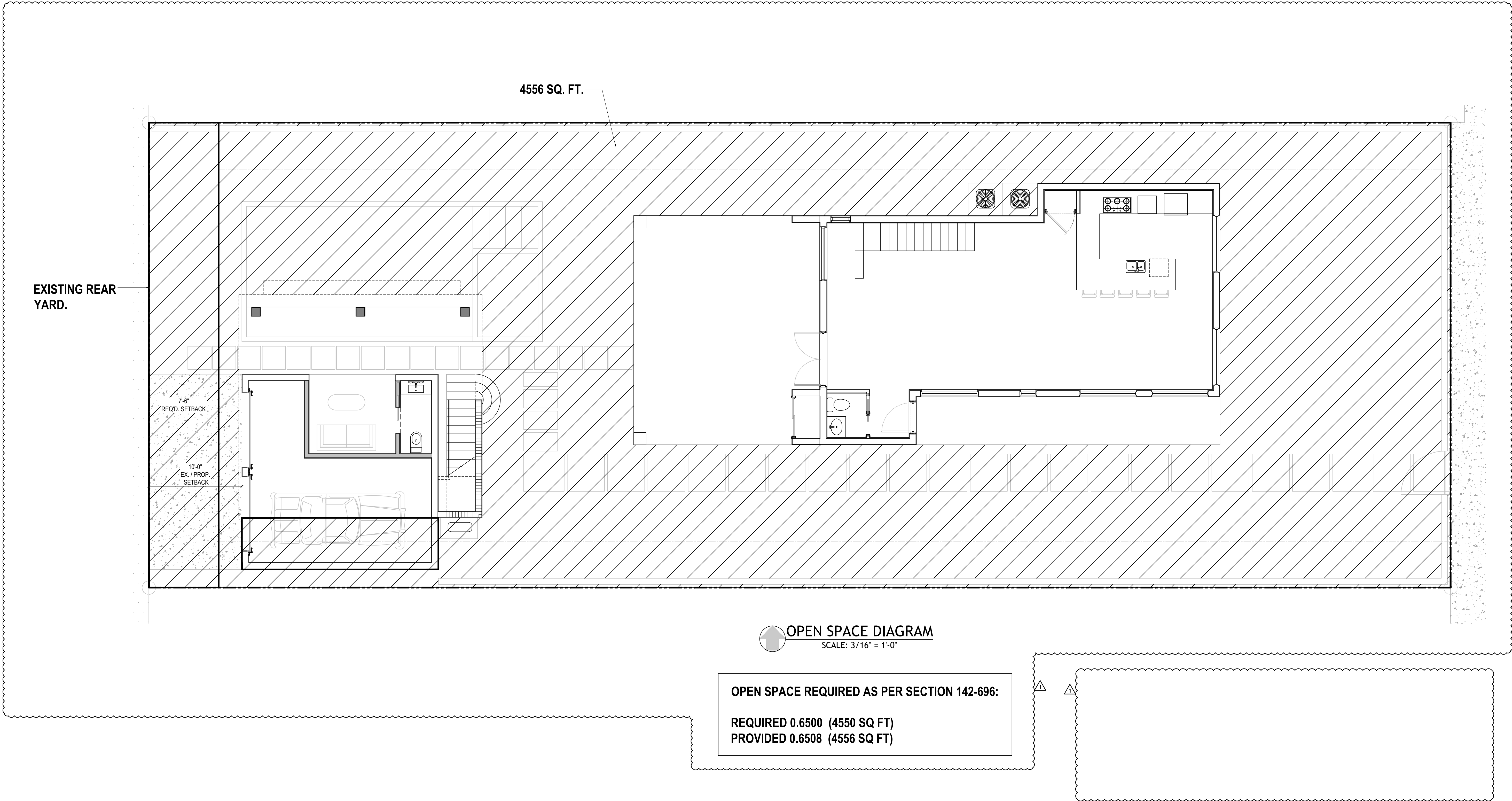
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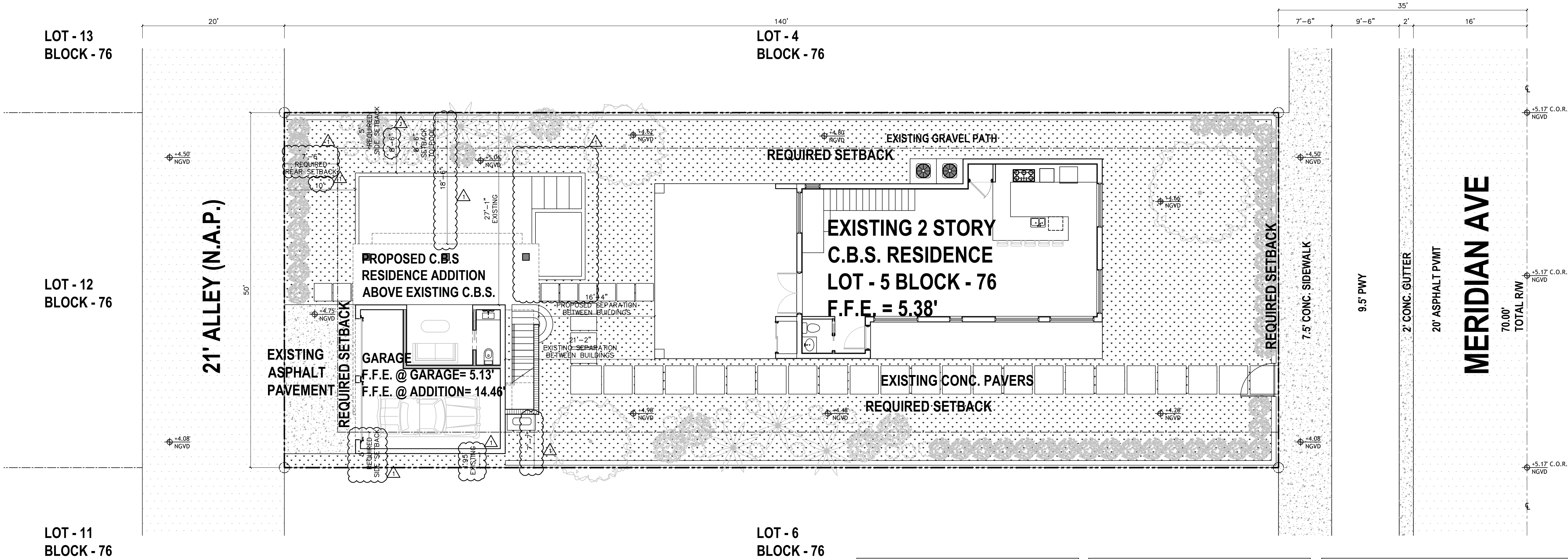
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A-1.3
VARIANCE
DIAGRAMS



MIAMI BEACH
PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305.673.7550

PROJECT INFORMATION					
1	ADDRESS:		326 MERIDIAN AVE, MIAMI BEACH, FL 33139		
2	FOLIO NUMBER:		02-4203-009-5170		
3	BOARD AND FILE NUMBER:				
4	YEAR BUILT:	1934	ZONING DISTRICT:	RPS-2	
5	BASE FLOOD ELEVATION:	8'	GRADE VALUE IN NGVD:	4.29' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.15' NGVD	FREE BOARD:	1'	
7	LOT AREA:	7,000 SQ FT			
8	LOT WIDTH:	50'	LOT DEPTH:	140'	
9	MAX LOT COVERAGE FT AND %:	N/A	PROPOSED LOT COVERAGE FT AND %:	N/A	
10	EXISTING LOT COVERAGE FT AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A	
11	FRONT YARD OPEN SPACE FT AND %:		REAR YARD OPEN SPACE FT AND %:		
12	MAX UNIT SIZE FT AND %:	N/A	PROPOSED UNIT SIZE FT AND %:	N/A	
13	EXISTING 1st FLOOR UNIT SIZE:	N/A	PROPOSED 1st FLOOR UNIT SIZE:	N/A	
14	EXISTING 2nd FLOOR UNIT SIZE:	N/A	PROPOSED 2nd VOLUMETRIC UNIT SIZE SF AND %. (NOTE: TO EXCEED 70% OF THE 1st FLOOR OF THE MAIN HOME REQUIRES BOARD APPROVAL)	N/A	
15			PROPOSED 2nd FLOOR UNIT SIZE SF AND %:	N/A	
16			PROPOSED ROOF DECK AREA SIZE SF AND %. (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A	
ZONING INFORMATION/ CALCULATIONS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	40'			
18	SETBACKS:				
19	FRONT 1st LEVEL	5'	24' - 9 ³ / ₈ "	24' - 9 ³ / ₈ "	
20	FRONT 2nd LEVEL	N/A	24' - 9 ³ / ₈ "	24' - 9 ³ / ₈ "	
21	SIDE 1:	5'	6' - 6"	6' - 6"	
22	SIDE 2 OR (FACING STREET):	5'	15' - 4 ¹ / ₂ "	15' - 4 ¹ / ₂ "	
23	REAR:	14'	52' - 1 ¹ / ₂ "	52' - 1 ¹ / ₂ "	
24	ACCESSORY STRUCTURE SIDE 1:	5'-0" 	27' - 0 ³ / ₈ "	27' - 0 ³ / ₈ "	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	1' - 11 ³ / ₈ "	1' - 11 ³ / ₈ "	
26	ACCESSORY STRUCTURE REAR:	7'-6" 	10' - 0"	10' - 0"	
27	SUM OF SIDE YARDS:	N/A			
28	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?				YES OR NO
29	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?				YES OR NO
30	DESIGNATED TO BE ARCHITECTURALLY SIGNIFICANT?				YES OR NO



SITE PLAN
SCALE: 1/8"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)

NOTE: DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1

DRAWN BY:

REVISIONS:

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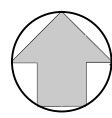
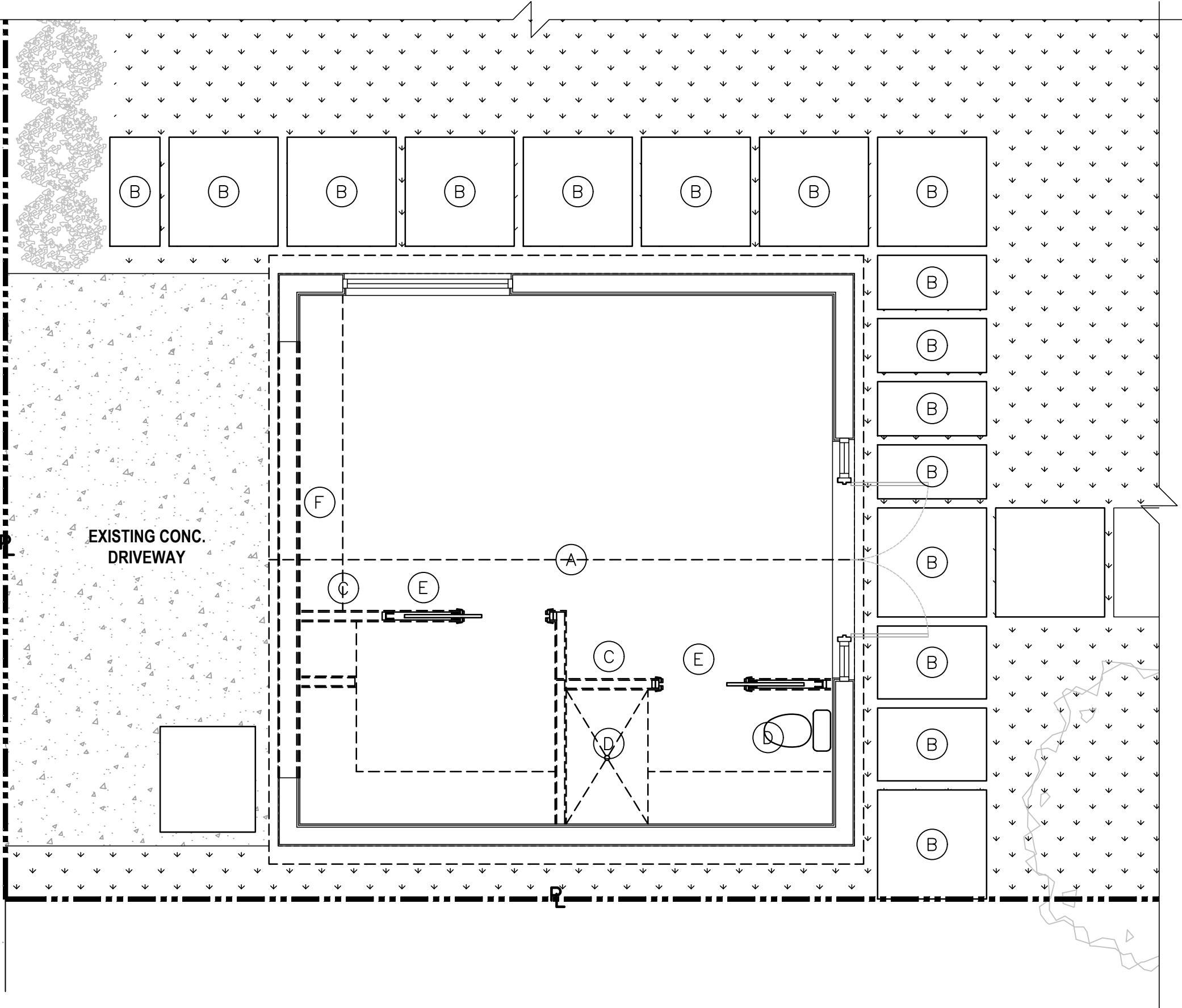
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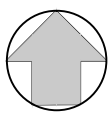
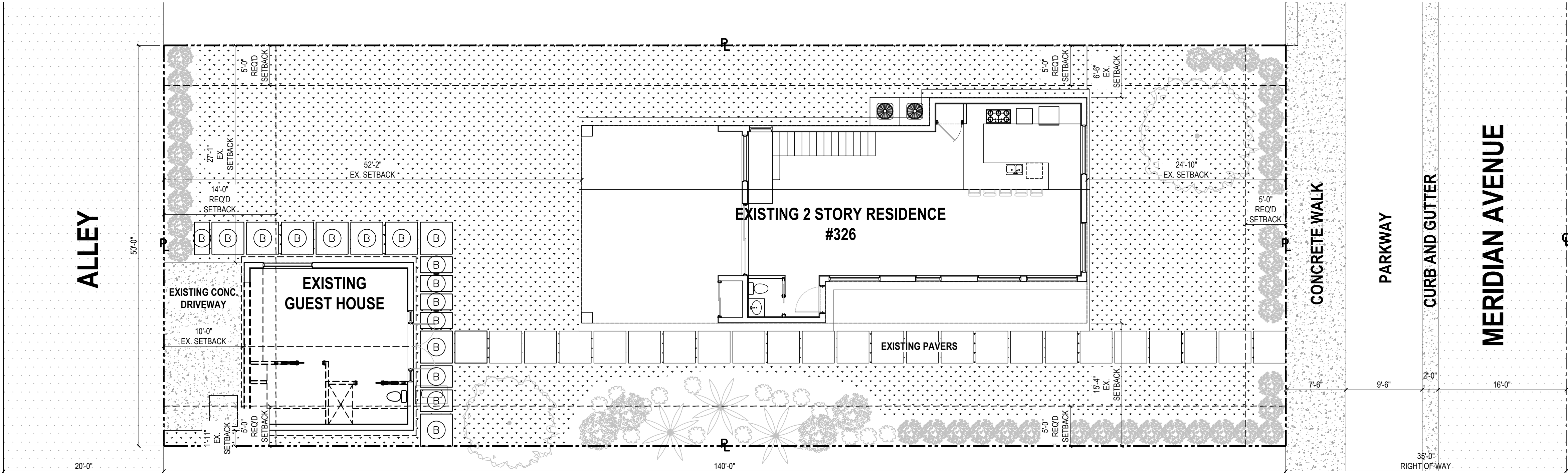
A-1.4
PROPOSED
SITE PLAN

DEMOLITION LEGEND	
Ⓐ REMOVE ROOF	
Ⓑ REMOVE PAVERS	
Ⓒ PARTITION WALL TO BE REMOVED	
Ⓓ PLUMBING FIXTURE TO BE REMOVED	
Ⓔ DOOR TO BE REMOVED	
Ⓕ CONCRETE WALL TO BE CUT FOR NEW DOOR	
DEMOLITON	-----
TO REMAIN	=====

ALLEY



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



EXISTING / DEMO SITE PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY:
REVISIONS:

AA0003568
ANTHONY LEON
0016752

3DESIGN
ARCHITECTURE

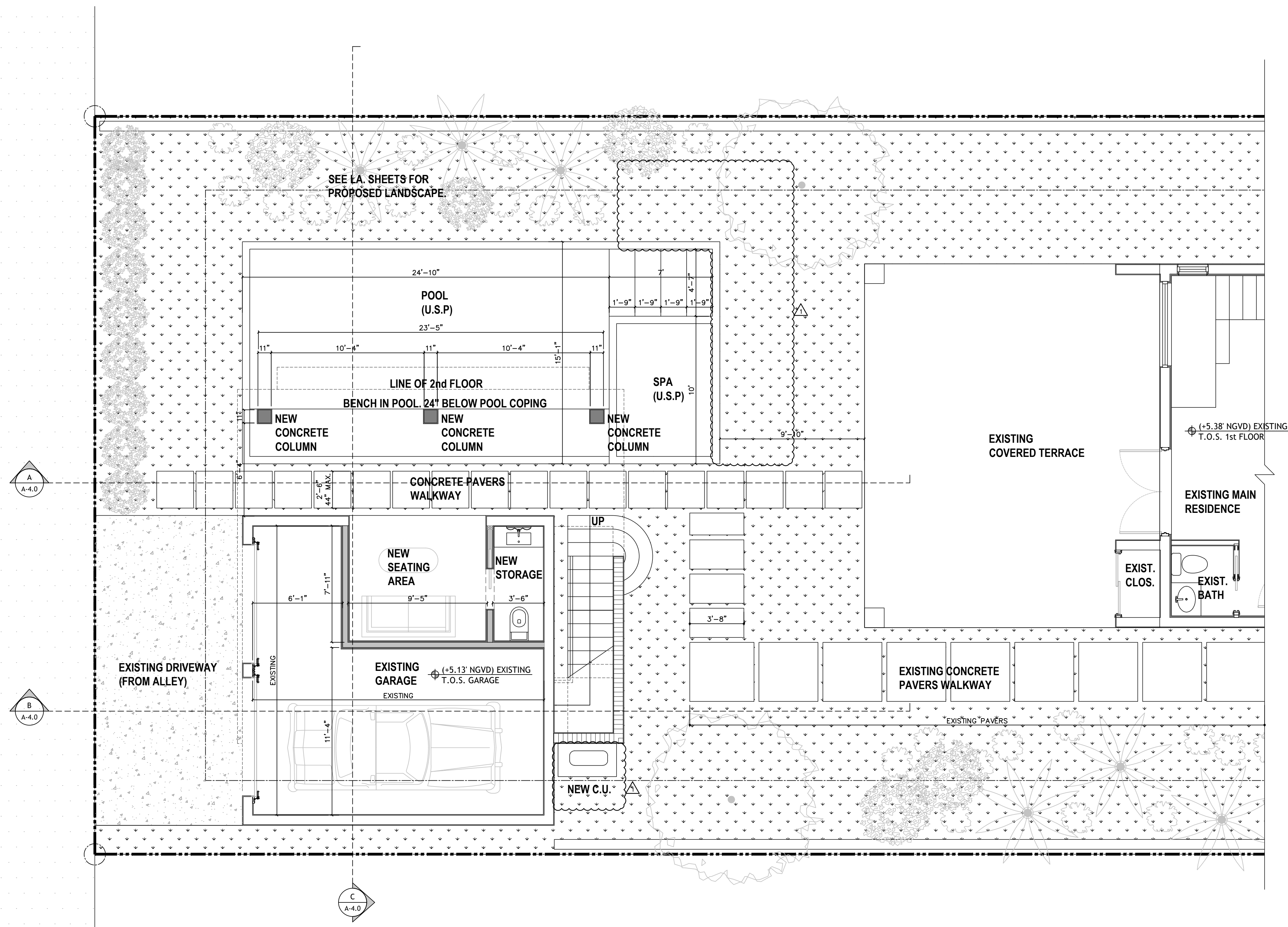
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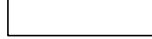
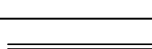
PROPOSED ADDITION
FOR
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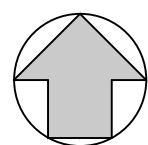
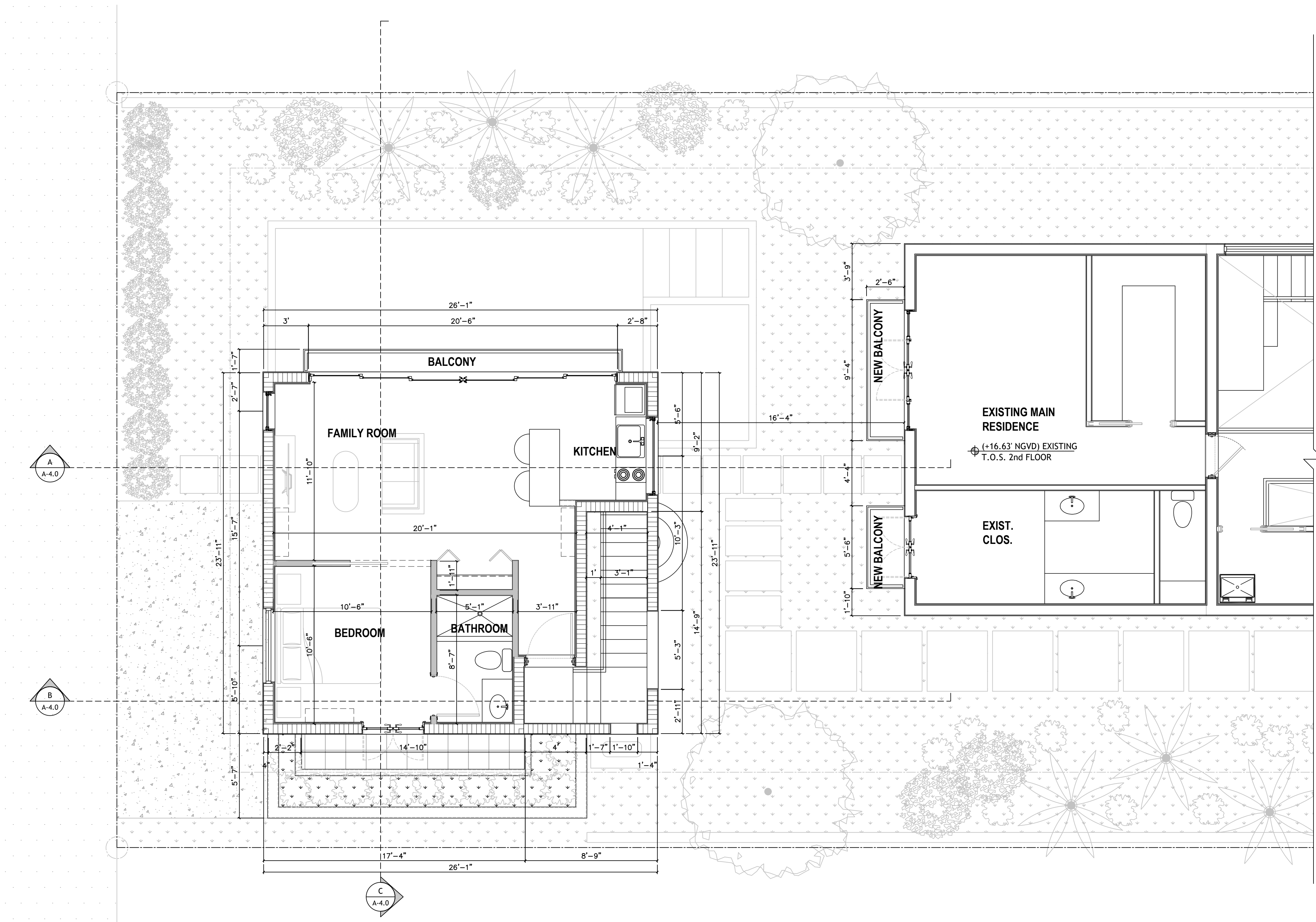
A-2.0
EXISTING / DEMOLITION
SITE PLAN/ FLOOR PLAN



 **FLOOR PLAN LEVEL 1**
SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING MASONRY WALL
	EXISTING METAL STUD WALL
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL
STUD WALL AND/OR CMU &/OR CONCRETE WALL
(U.O.N.)



FLOOR PLAN LEVEL 2

SCALE: 1/4"=1'-0"

LEGEND

- EXISTING MASONRY WALL
- EXISTING METAL STUD WALL
- NEW MASONRY WALL
- NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (V.O.N.)

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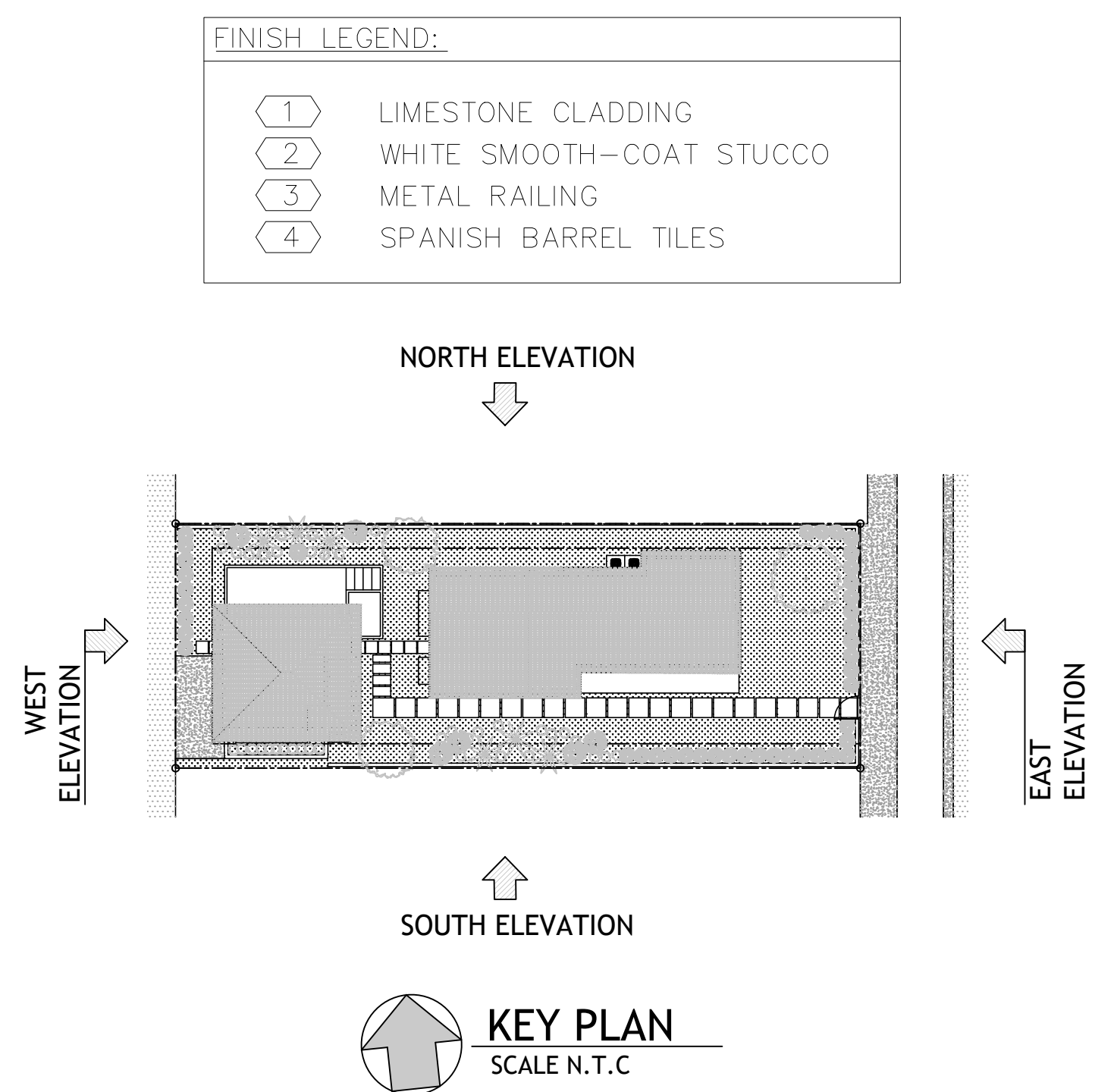
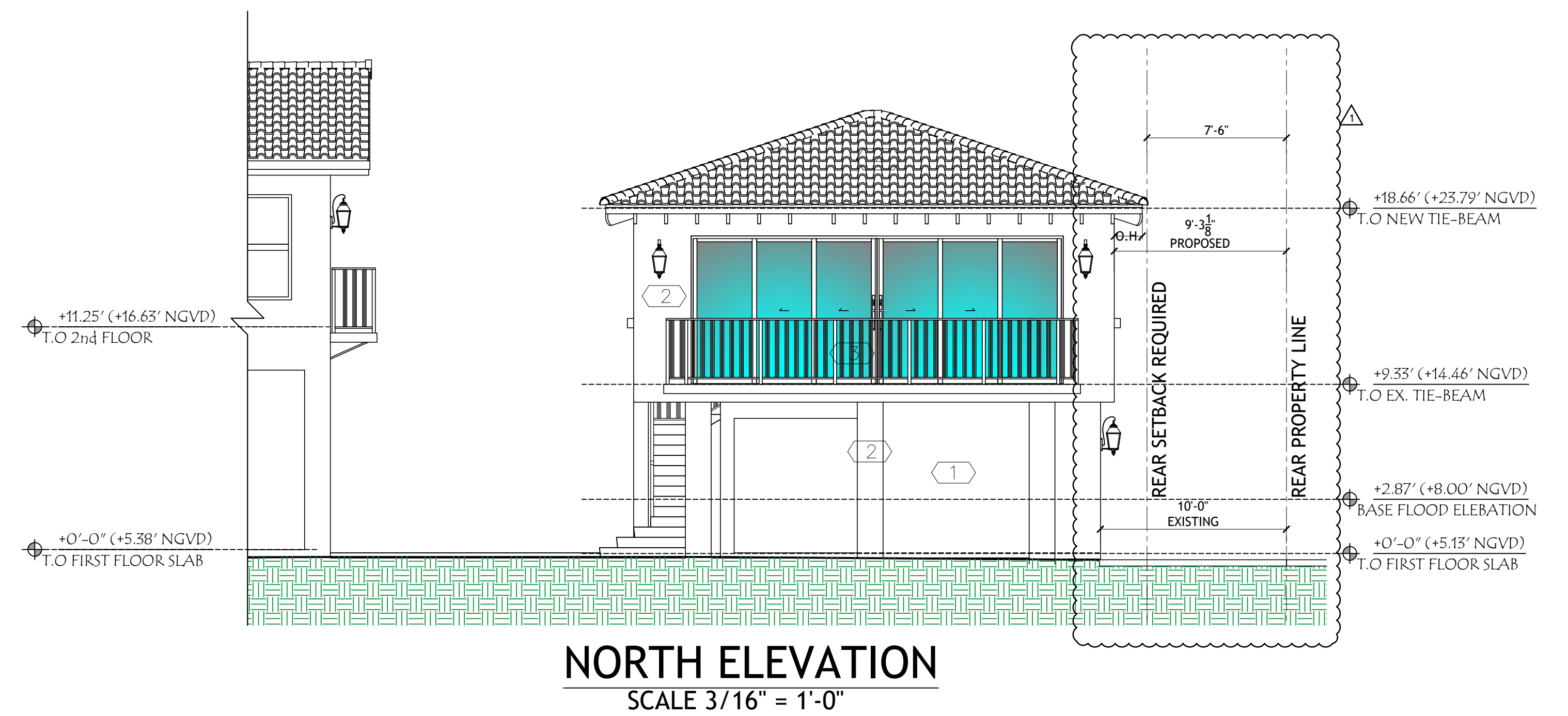
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ou=A01410C000
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Leon
Date: 2021.05.07
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PROPOSED ADDITION
FOR
326 MERIDIAN AVE
MIAMI BEACH, FL, 33139

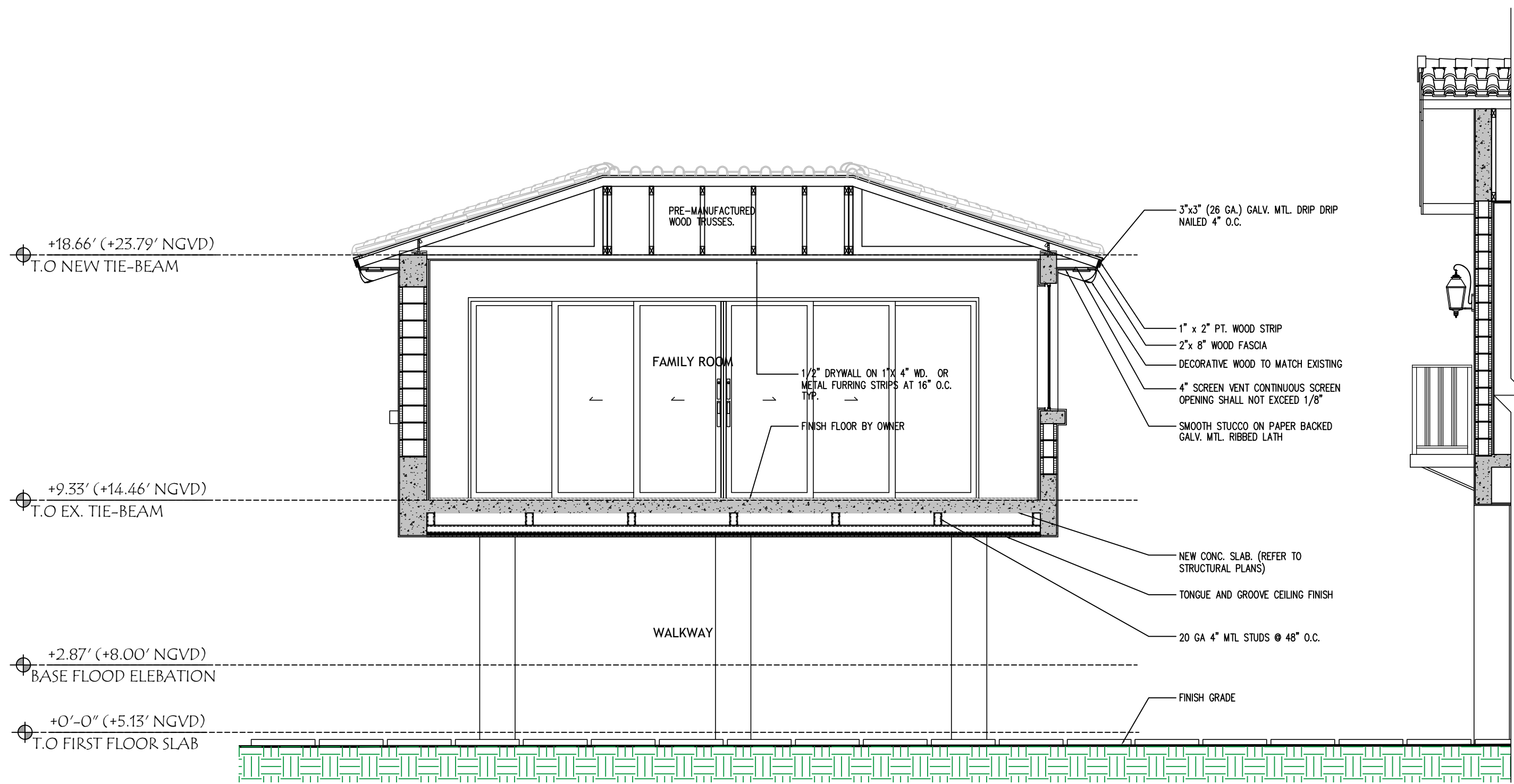
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A-2.2

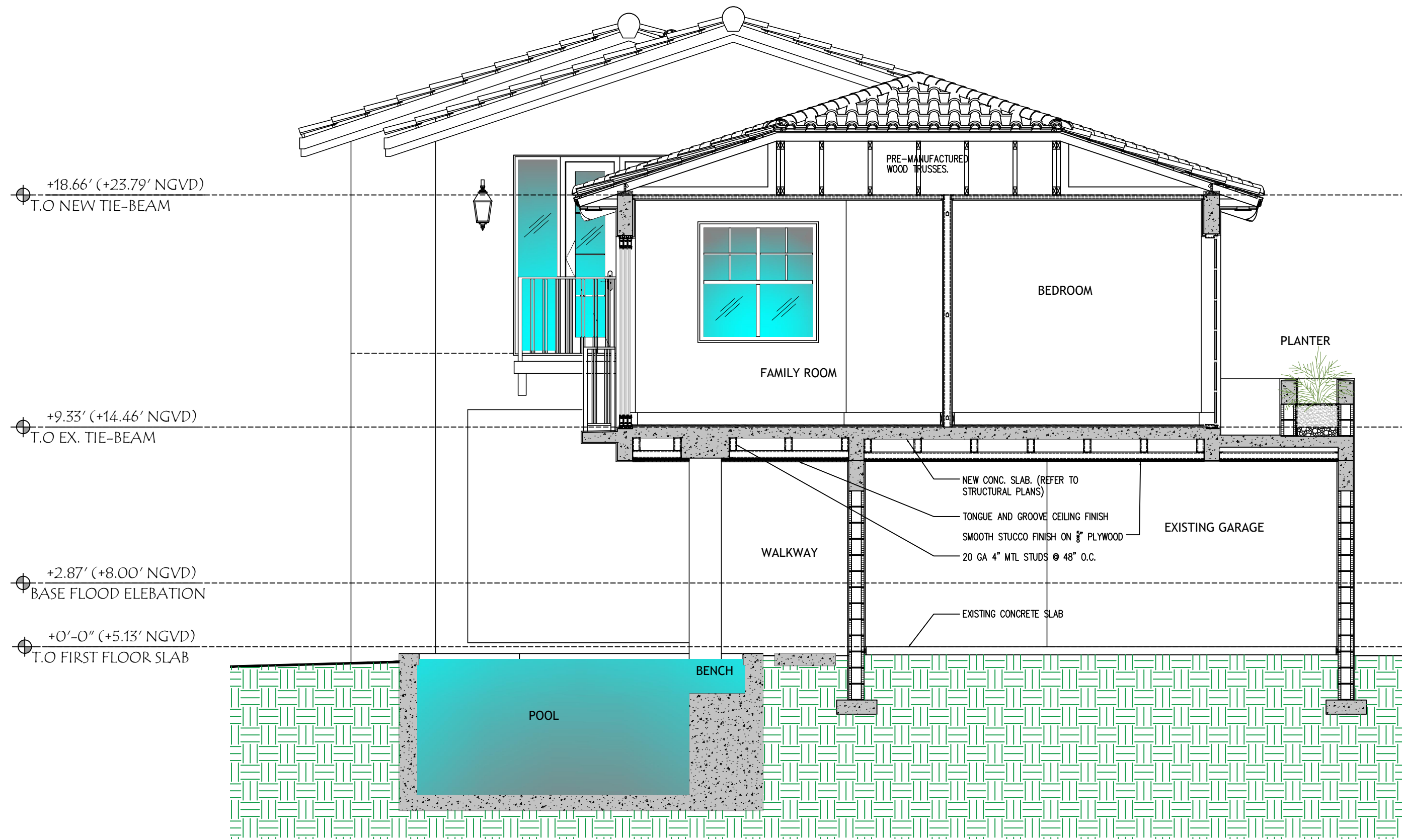
FLOOR PLAN
LEVEL 2



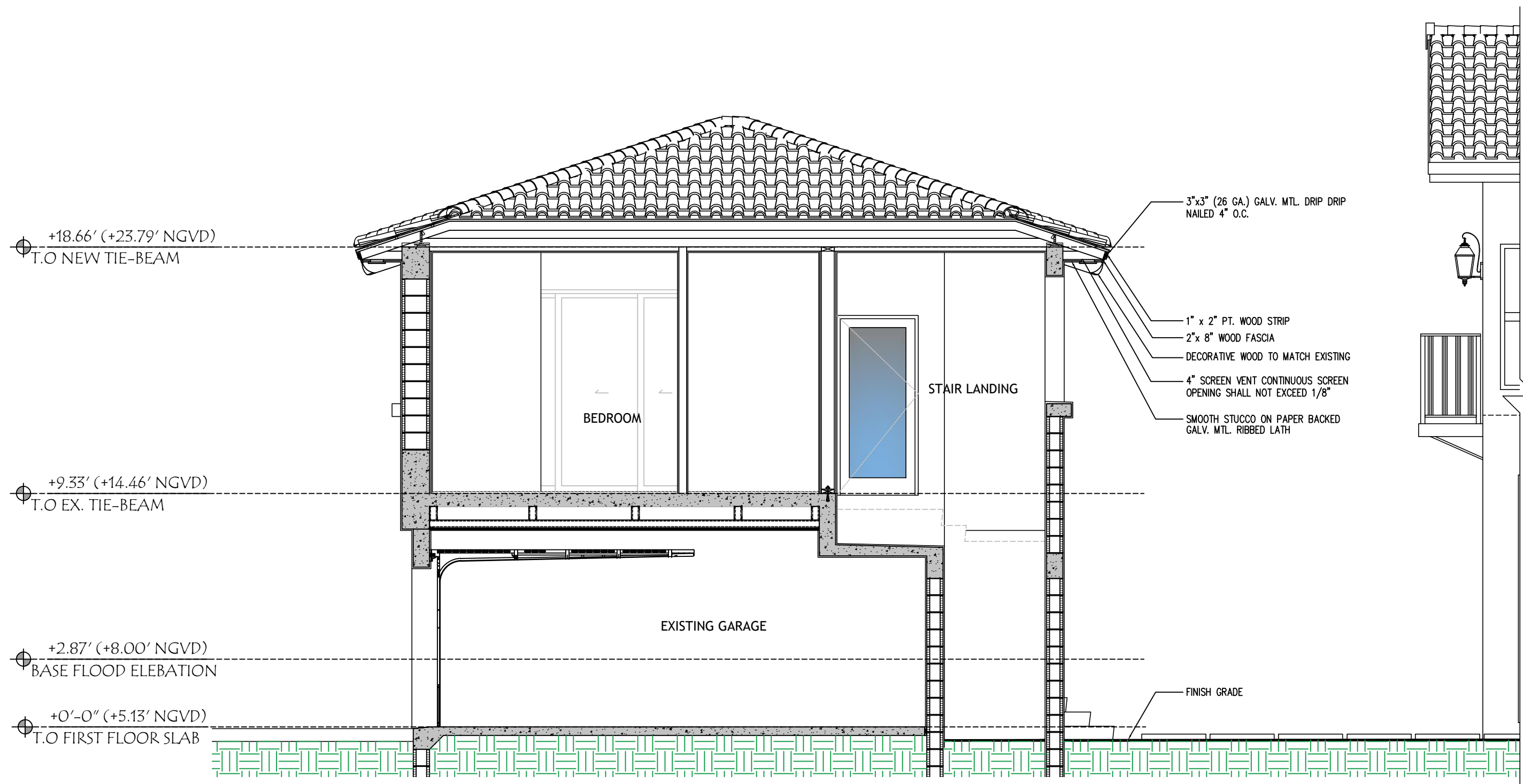
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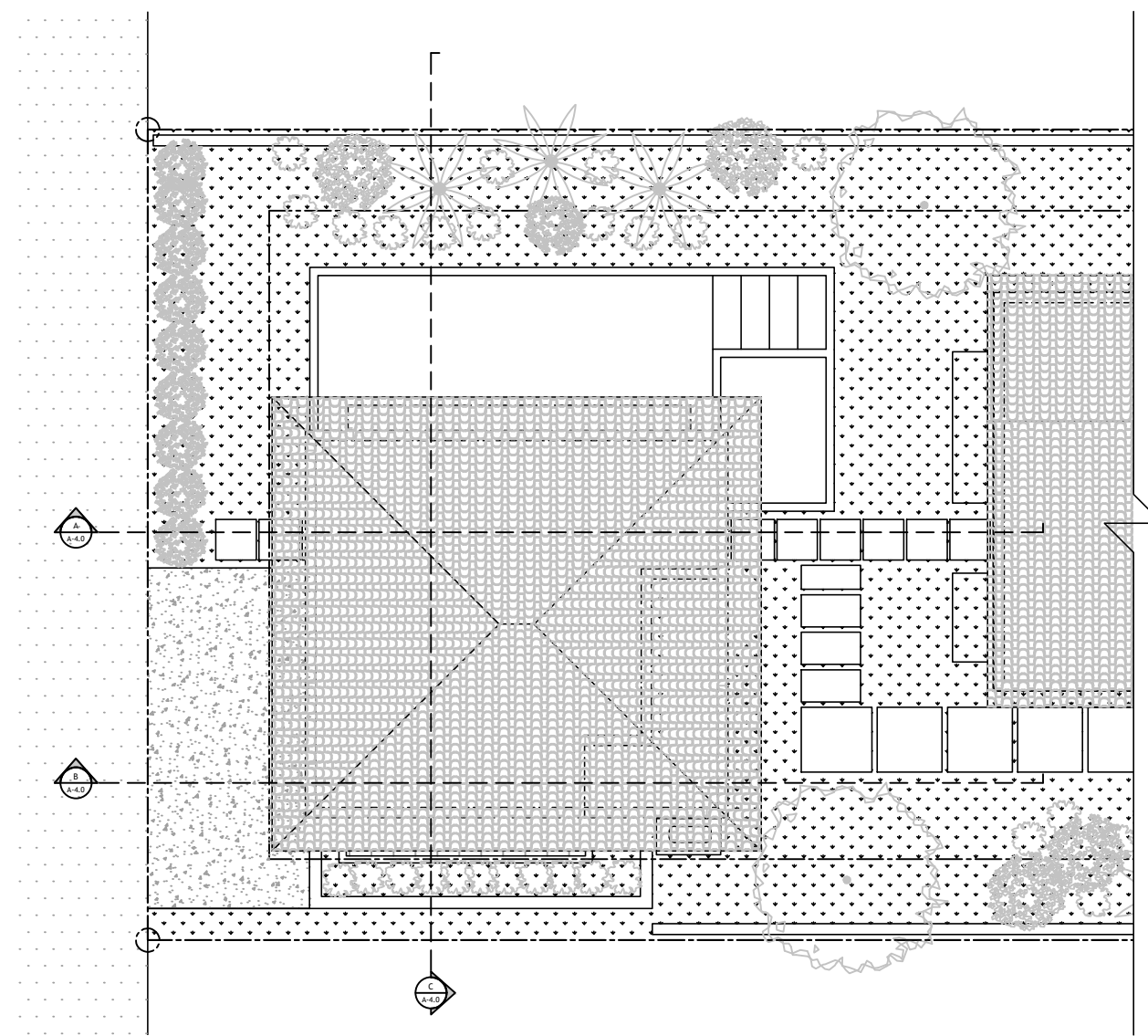
BUILDING SECTION A
SCALE 1/4" = 1'-0"

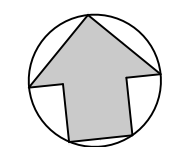


BUILDING SECTION C
SCALE 1/4" = 1'-0"



BUILDING SECTION B
SCALE 1/4" = 1'-0"



 **KEY PLAN**
SCALE N.T.C.

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PROPOSED ADDITION
FOR
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A-4.0
SECTIONS



RENDER 1



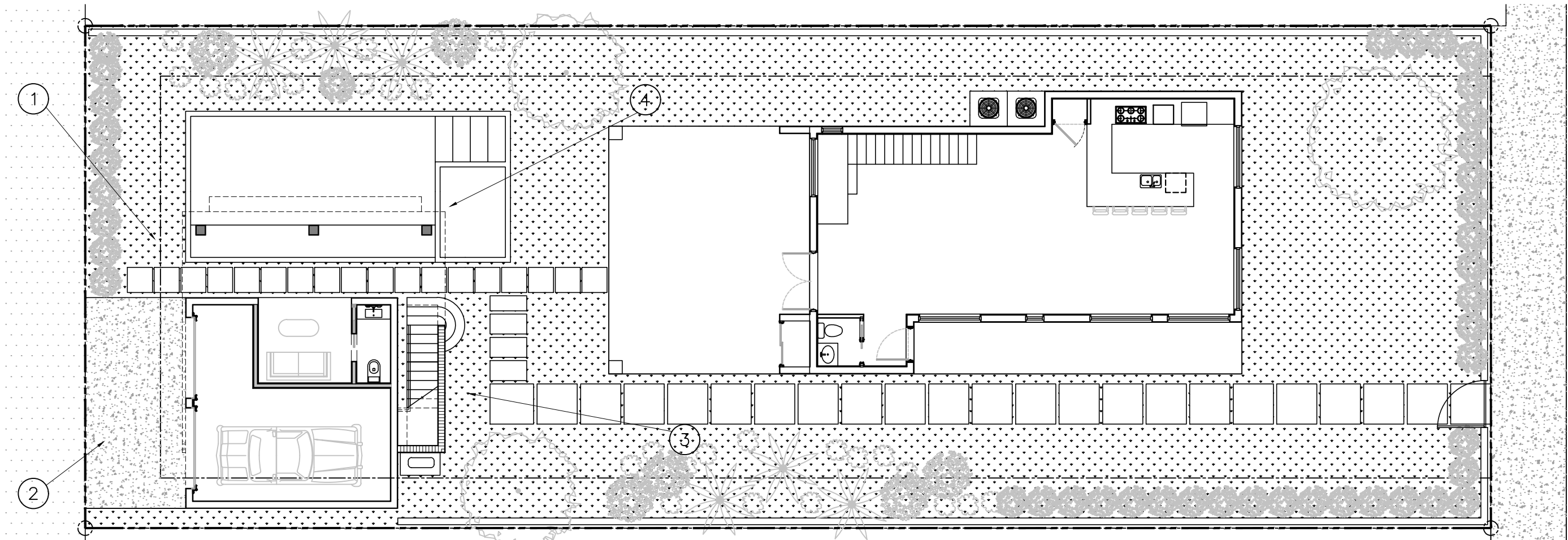
RENDER 2



RENDER 3



RENDER 4



KEY PLAN
SCALE N.T.C

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Leon

PROPOSED ADDITION
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A-5.0
RENDERS