

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

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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

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ARCHITECTURE

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Anthony
Leon

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00004AAD, cn=Anthony Leon
Date: 2021.05.07 19:25:45 -0400

PROPOSED ADDITION
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A-0.0

COVER SHEET
/
ZONING INFO

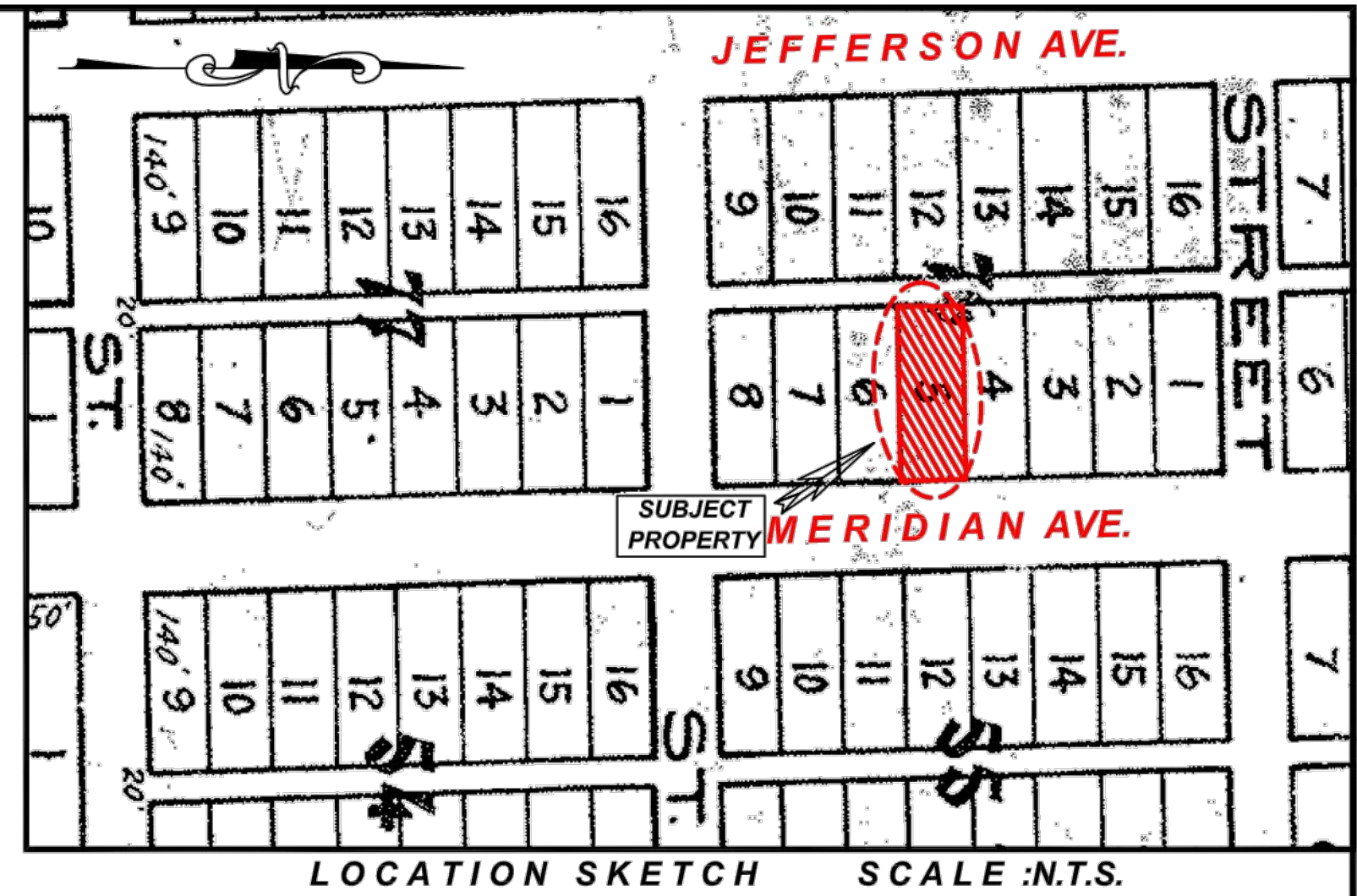
Nova Surveyors Inc.
LAND SURVEYORS

SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET



**LOT 5, BLOCK 76, OF OCEAN BEACH, FLA., ADDITION NO. 3,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 2, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

326 MERIDAN AVE
MIAMI BEACH, FL 33139

MICHAEL DALSIN

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
MIAMI-DADE COUNTY BENCH MARK # D-116 LOCATOR 423 NE
ELEVATION 5.03 FEET OF N.G.V.D. OF 1929
- 3). THIS IS A SPECIFIC PURPOSE SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 04/29/2021
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. :2534
 STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISÉD ON:

REVISÉD ON:

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- THE SURVEY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THE SURVEYOR SHALL BE RESPONSIBLE FOR PLAT PLANS AND THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITLED HEREON, THAT CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEY LOCATIONS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATION: "AE" COMMUNITY/PANEL/SUFFIX: 120651/03191L, DATE OF FIRM: 09/11/2009
- BASE FLOOD ELEVATION: 8 FEET.

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

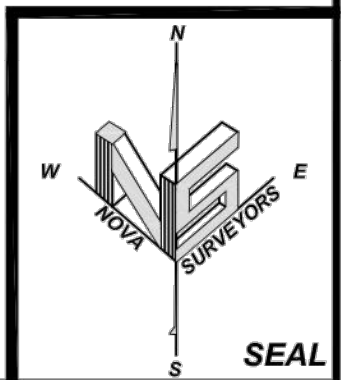
CONC. = CONCRETE.
 C.P. = CONC. PORCH.
 C.S. = CONCRETE SLAB.
 D.M.E. = DRAINAGE EASEMENT.
 D.M.E.E. = DRAINAGE MAINTENANCE EASEMENT.
 DRIVE = DRIVEWAY.
 DEGR. = DEGREES.
 E = EAST.
 E.T.P. = ELECTRIC TRANSFORMER PAD.
 ELEV. = ELEVATION.
 ENCR. = ENCROACHMENT.
 F.H. = FIRE HYDRANT.
 F.I.P. = FOUND IRON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

PROP. COR.= PROPERTY CORNER
FNIP.= FEDERAL NATIONAL INSURANCE
F. FOUND NAIL
F. H. HIGH (HEIGHT)
IN.& EG.= INGRESS AND EGRESS EASEMENT.
L.F.= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
M.= MINUTES.
M.= MEASURED DISTANCE.
MON.= MONUMENT LINE.
M/H.= MANHOLE.
M/L.= MONUMENT LINE.
N.A.P.= NOT A PART.
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
P.V.M.T. = PAVEMENT.
P.L. = PLANTER.
P/L = PROPERTY LINE.
P. C. C. = POINT OF COMPOUND CURVE.
P. C. = POINT OF CURVATURE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P. R. C. = POINT OF REVERSE CURVE
P. B. = PLAT BOOK.
P.G. = PAGE
P.W.Y. = PARKWAY.
P.R.M. = 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.= SIDERWALK.
S.I.P.= SET IRON PIPE L.B. #6044.
S.= SOUTH.
" = SECONDS.
T = TANGENT.
TWP = TOWNSHIP.
UTTL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.

W.S. = WOOD SHED.
 W = WEST.
 CL = 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
 (D) = DRAINAGE MH



DRAWN BY:

REVISIONS:

 05-04-2021

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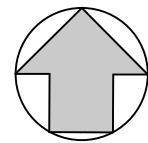
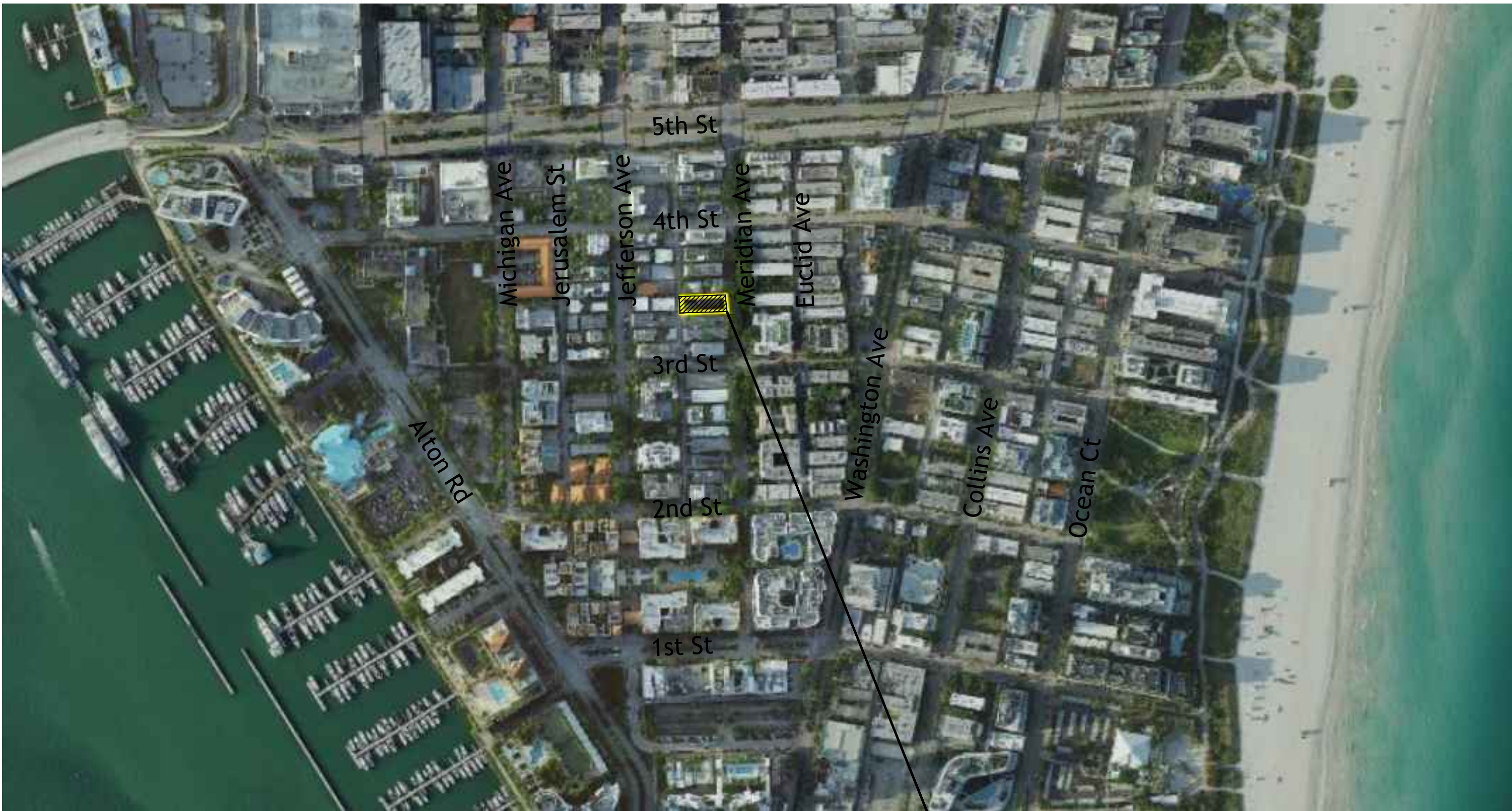
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ou=A01410C0000017522A815D9
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Date: 2021.05.07 09:26:27 -04'00'

PROPOSED ADDITION
FOR
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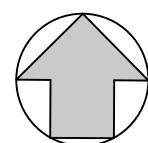
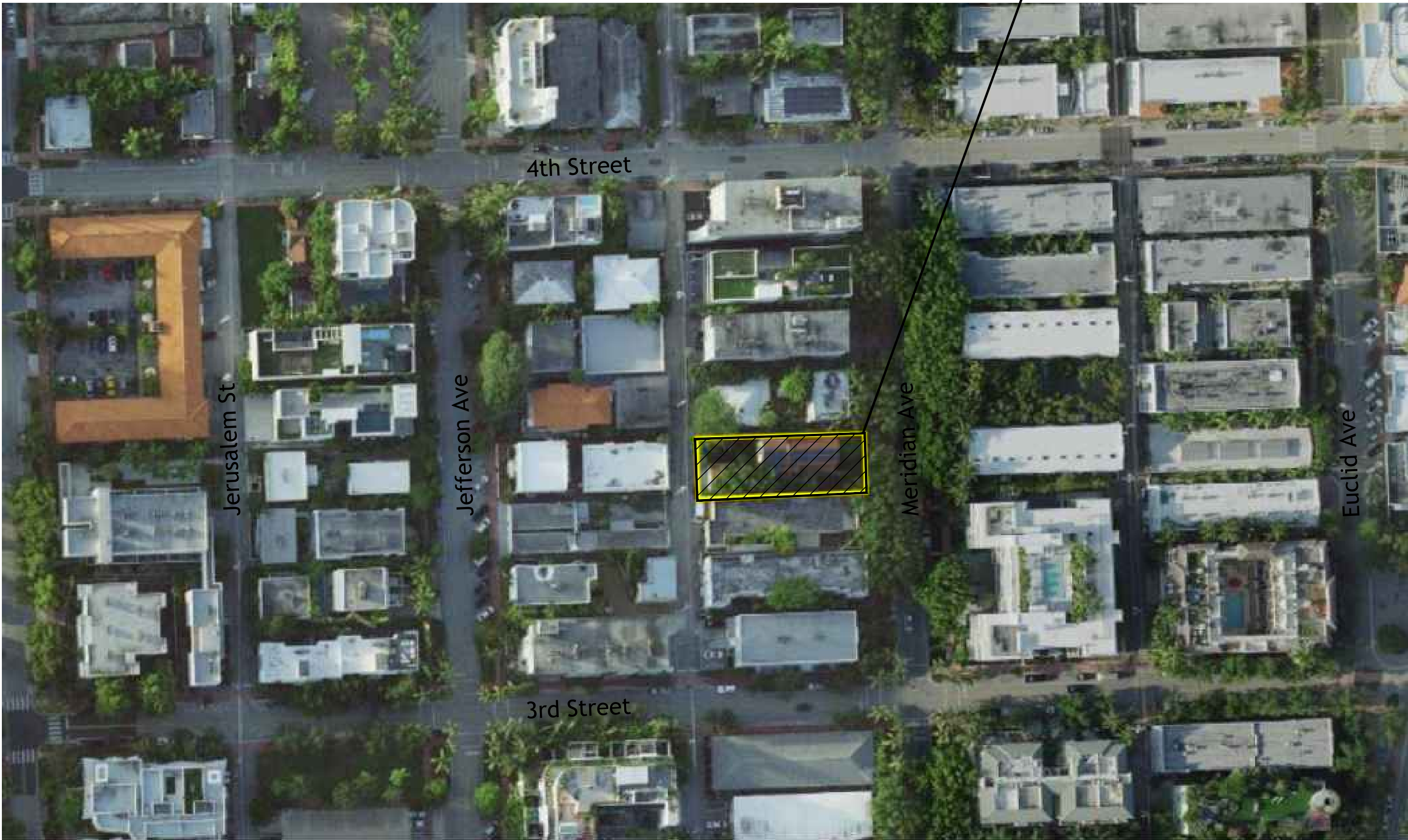
A-0.1

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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A-0.5
CONTEXT PICTURES 2

DEMOLITION LEGEND

A

REMOVE ROOF

B

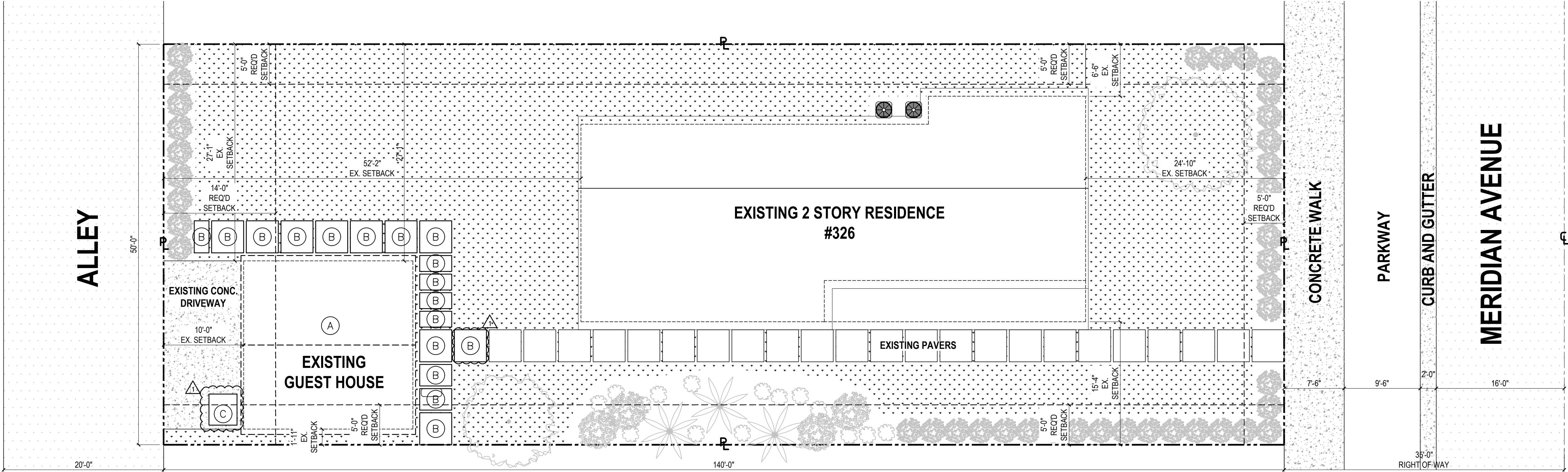
REMOVE PAVERS

C

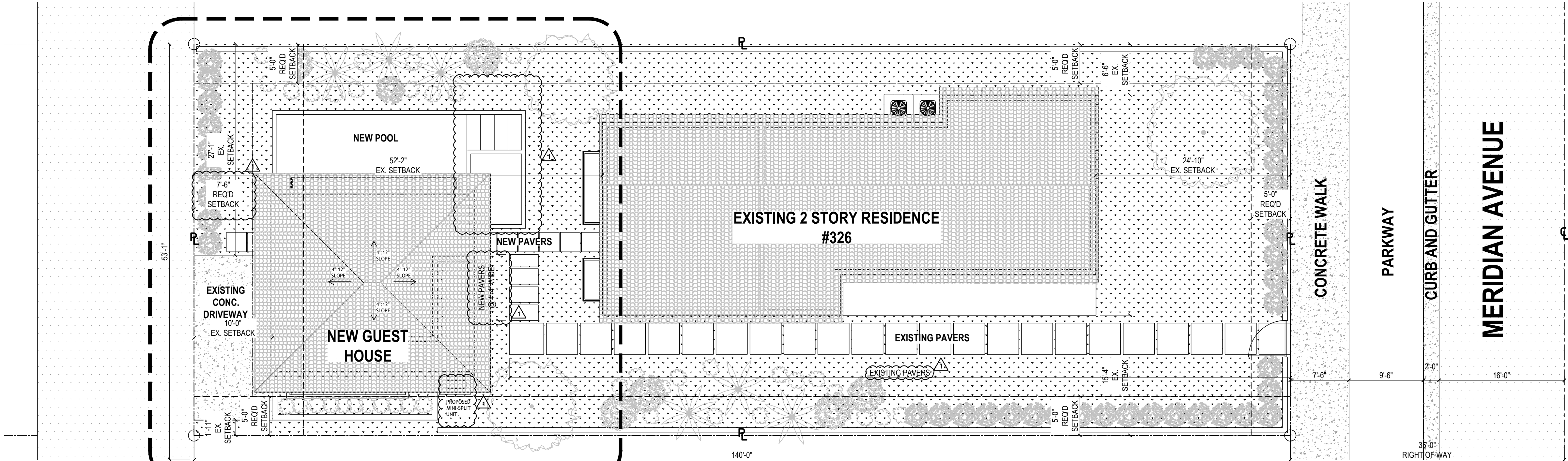
REMOVED AHU

DEMOLITON

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

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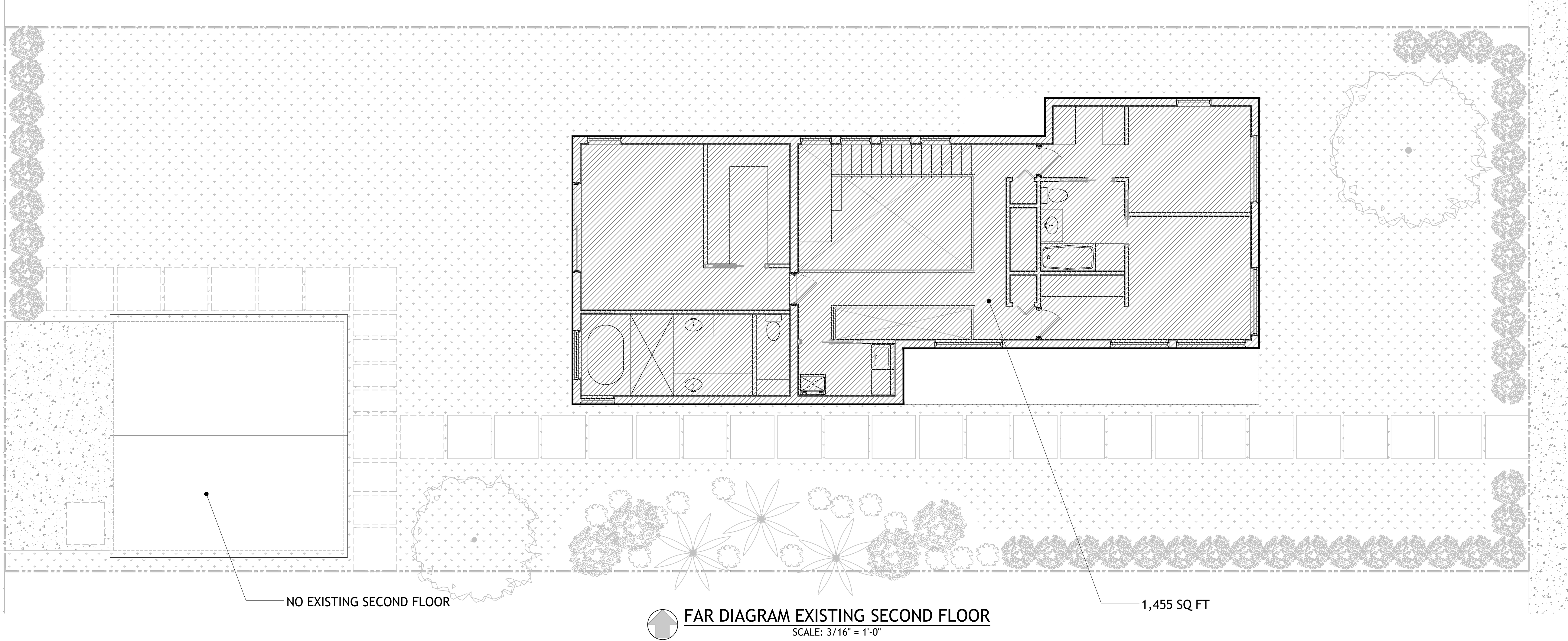
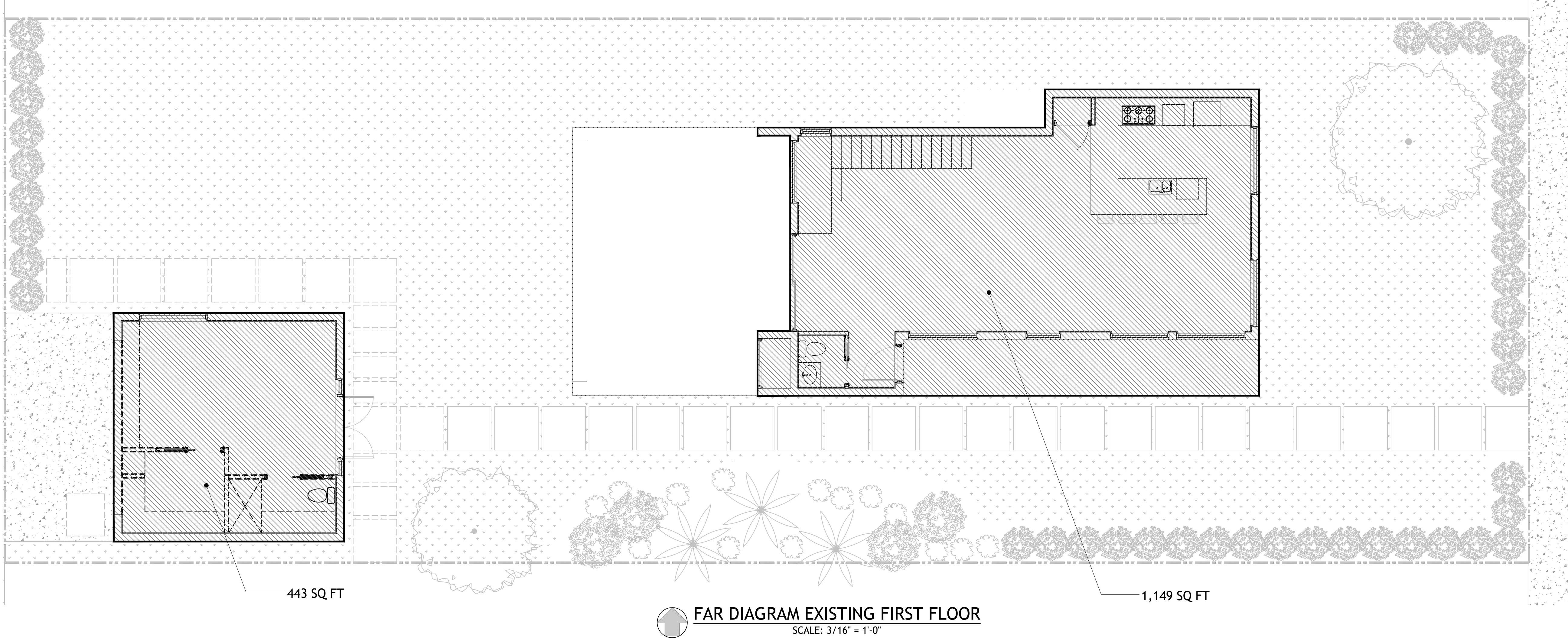
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A-1.0

EXISTING /
PROPOSED SITE PLAN



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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A-1.1
EXISTING FAR
DIAGRAMS /
CALCULATIONS

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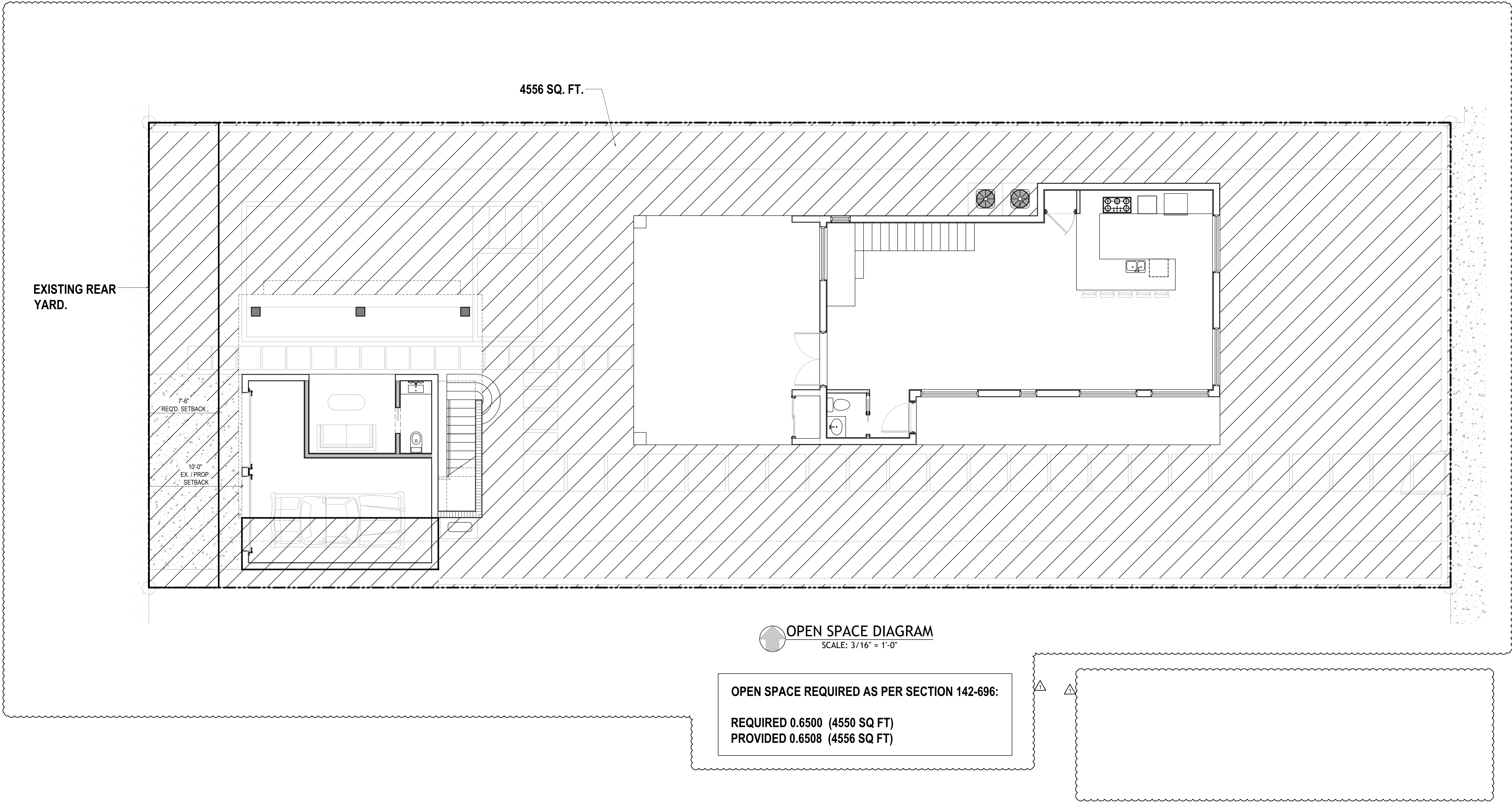
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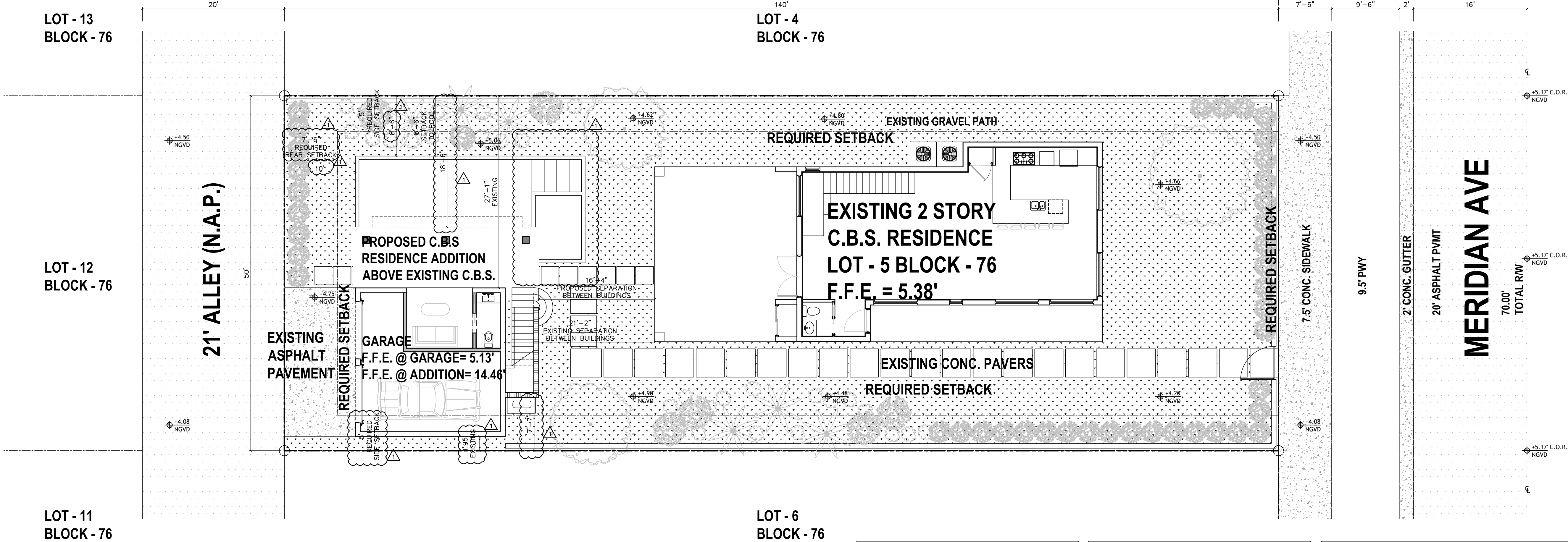
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A-1.3
VARIANCE
DIAGRAMS



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	
			PROPOSED 2nd FLOOR UNIT SIZE SF AND %:	N/A	
15			PROPOSED ROOF DECK AREA SIZE SF AND %. (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A	
16					
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"

DRAWN BY:
REVISIONS:
05-04-2021

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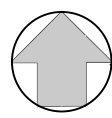
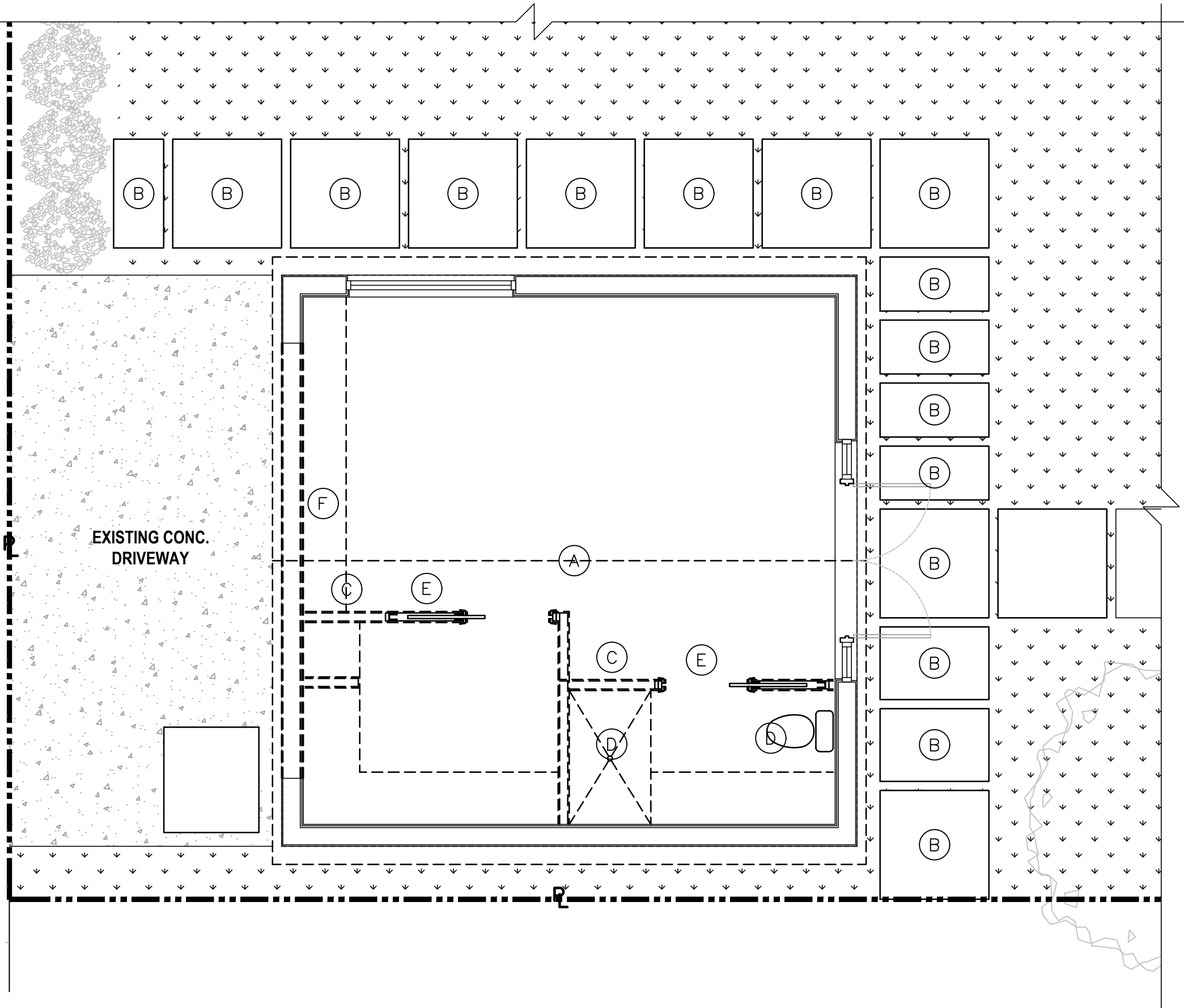
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FOR
326 MERIDIAN AVE
MIAMI BEACH, FL, 33139

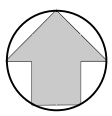
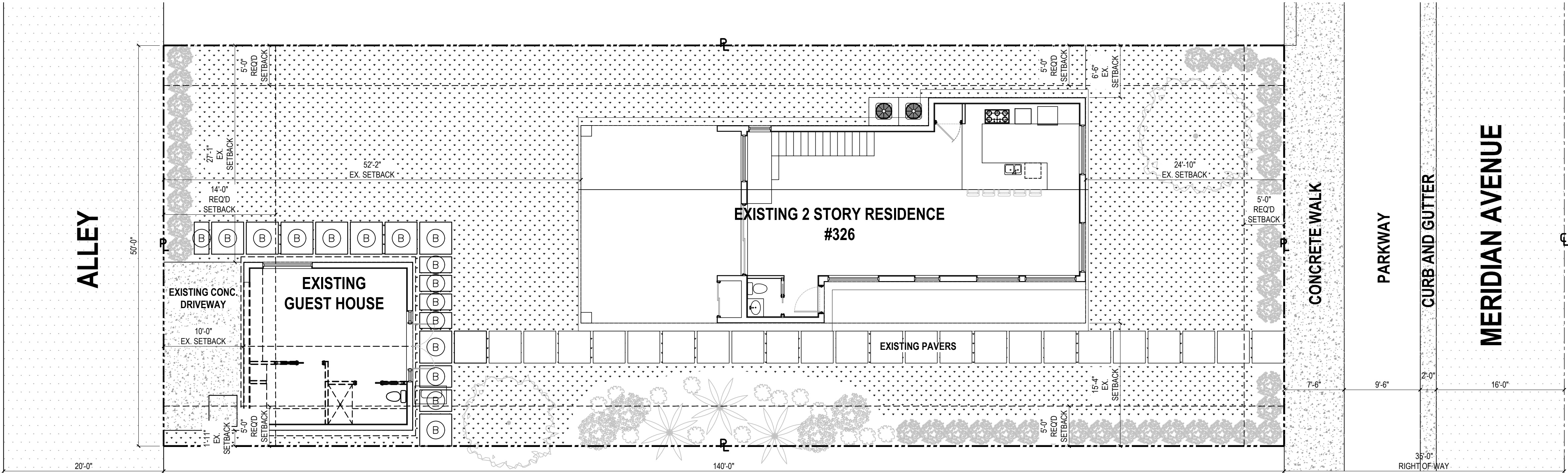
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A-1.4
PROPOSED
SITE PLAN

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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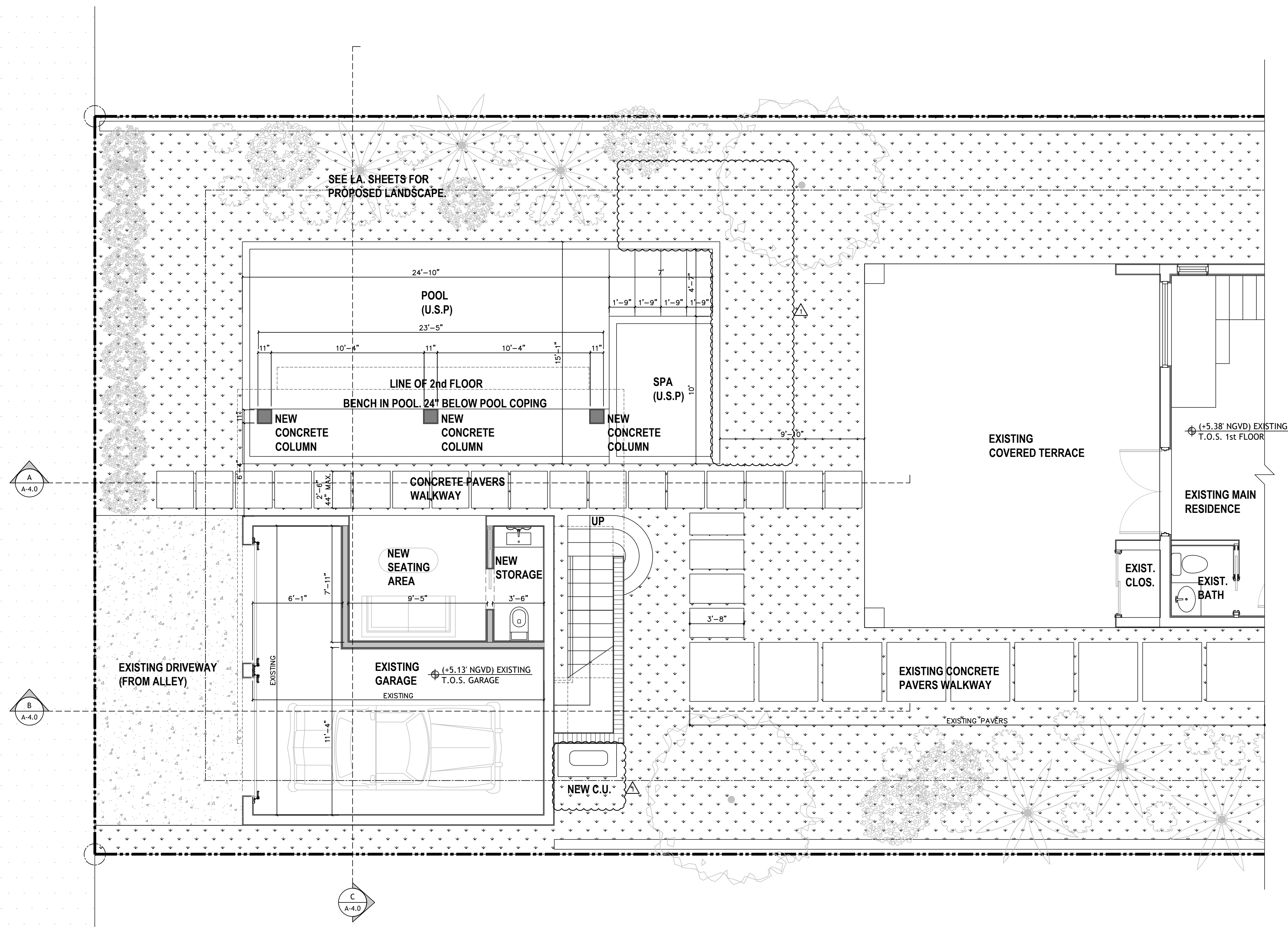
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PROPOSED ADDITION
FOR
326 MERIDIAN AVE
MIAMI BEACH, FL, 33139

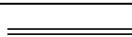
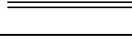
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A-2.0

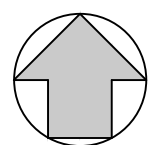
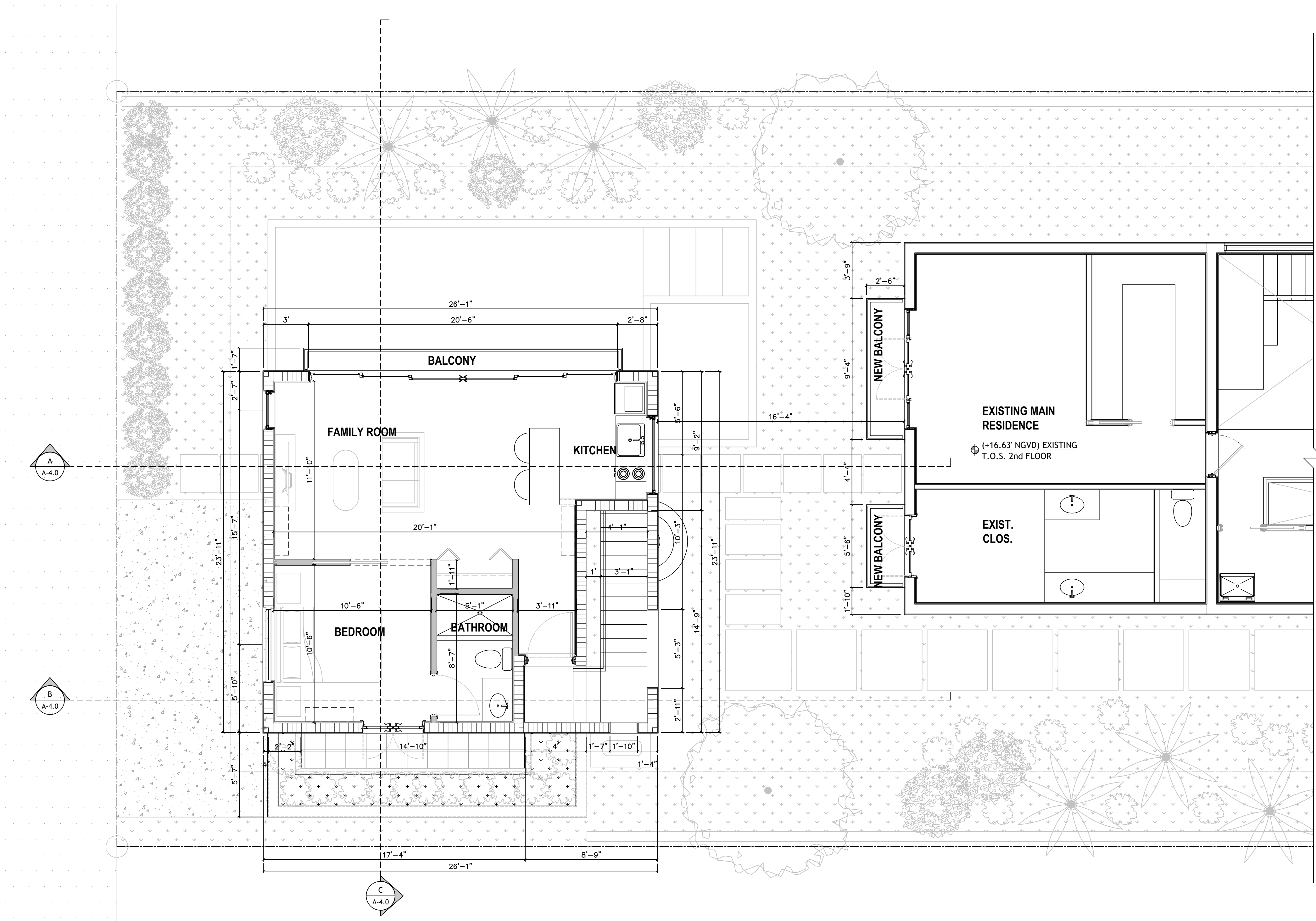
EXISTING / DEMOLITION
SITE PLAN/ FLOOR PLAN



 **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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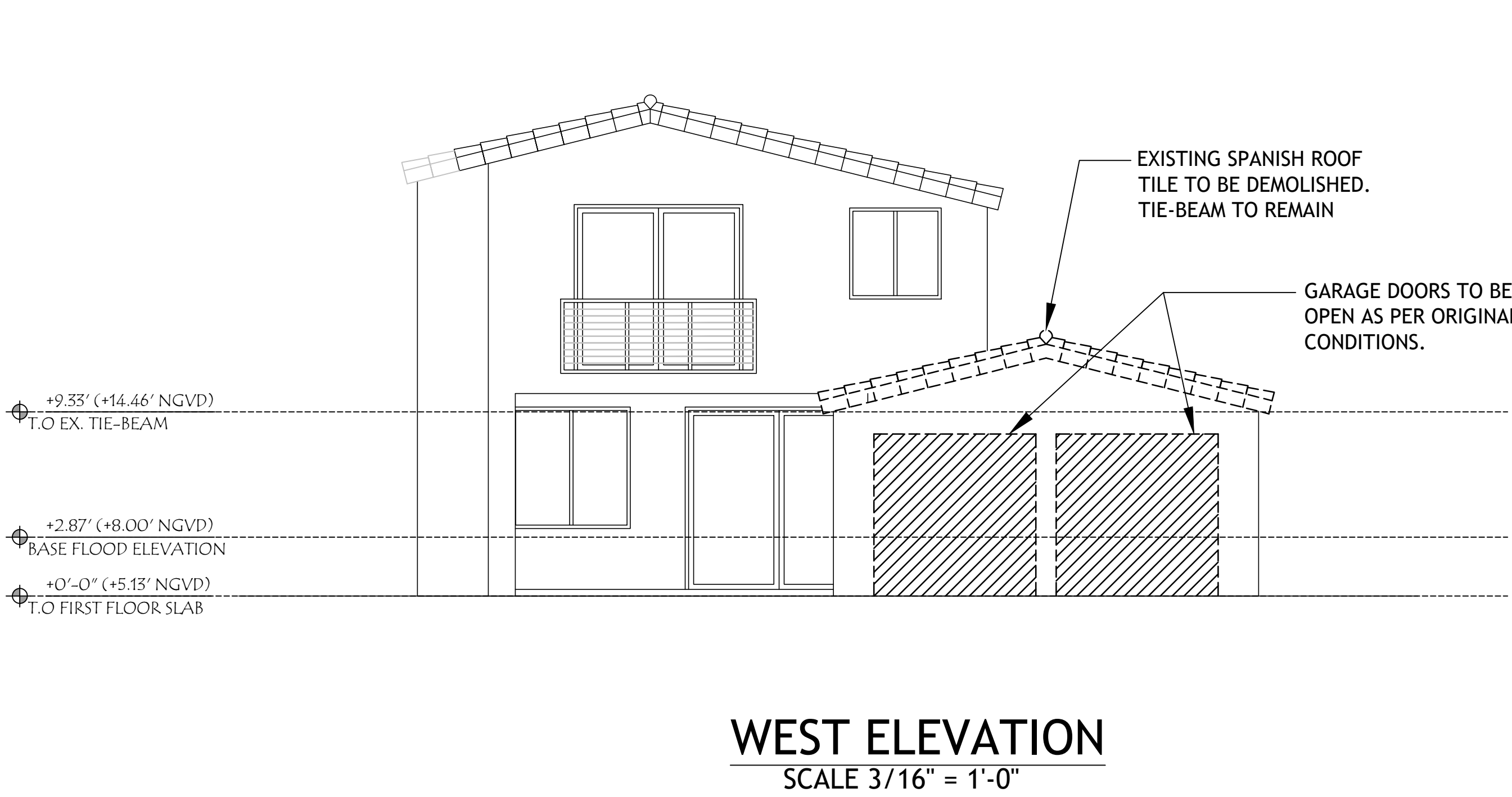
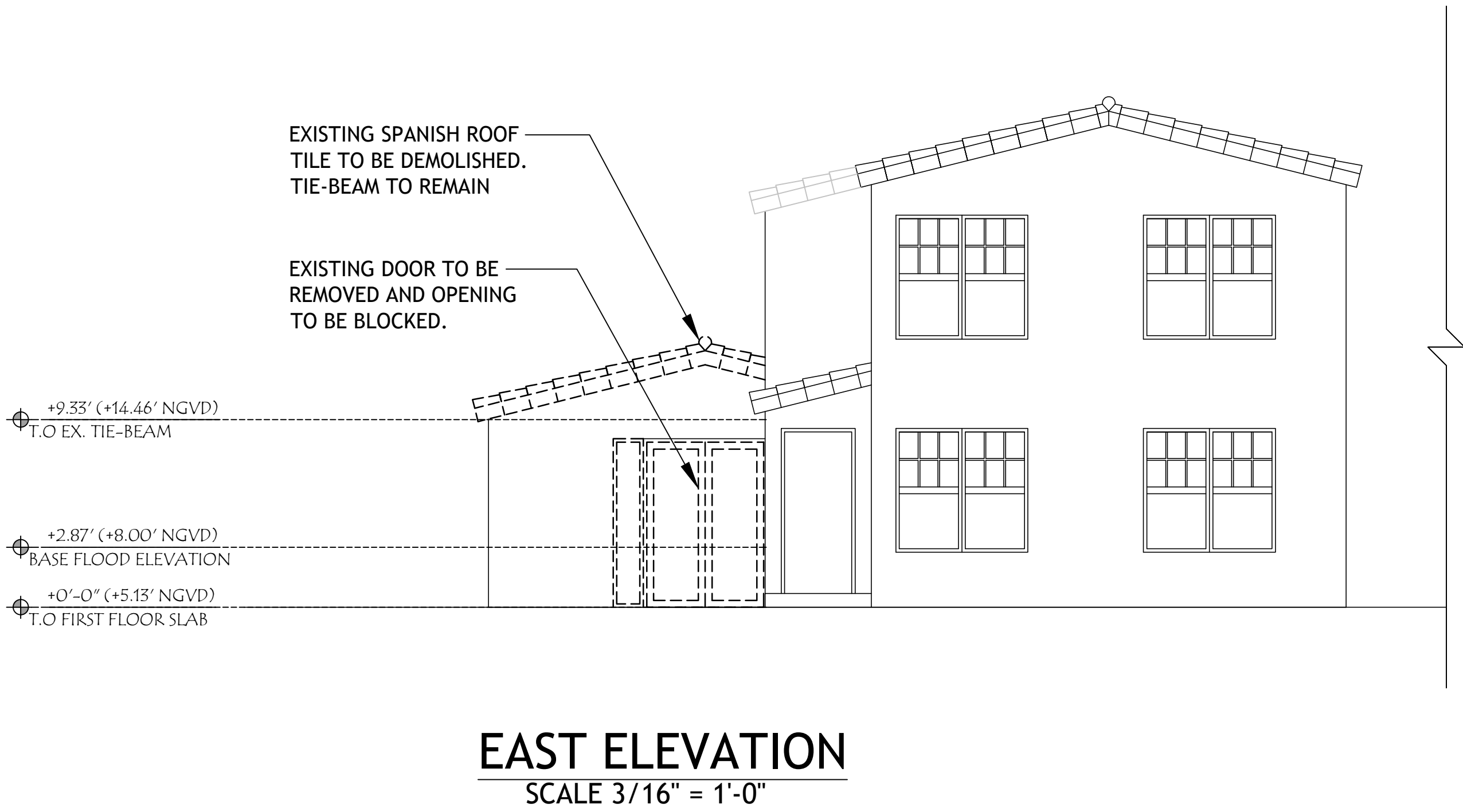
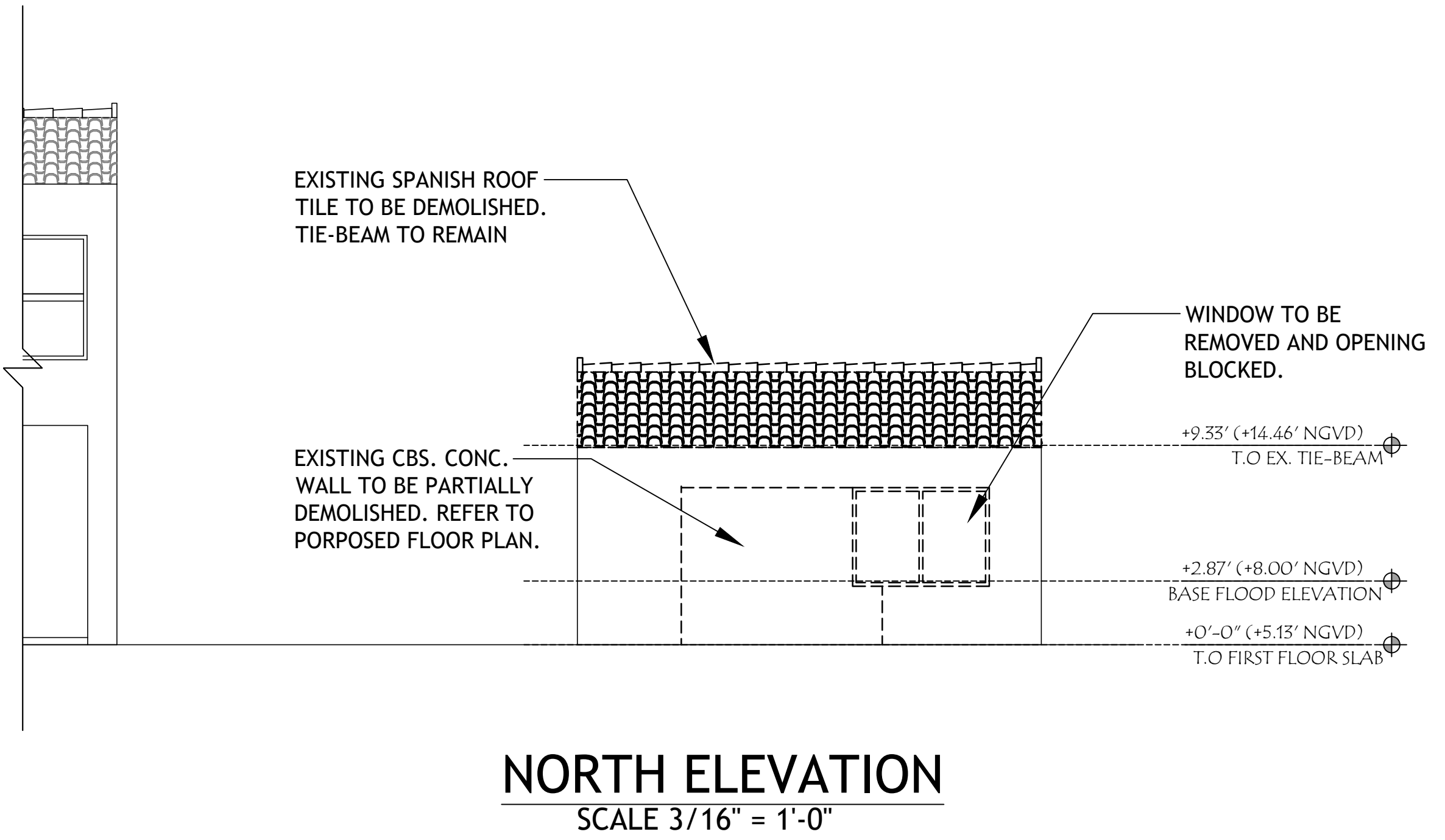
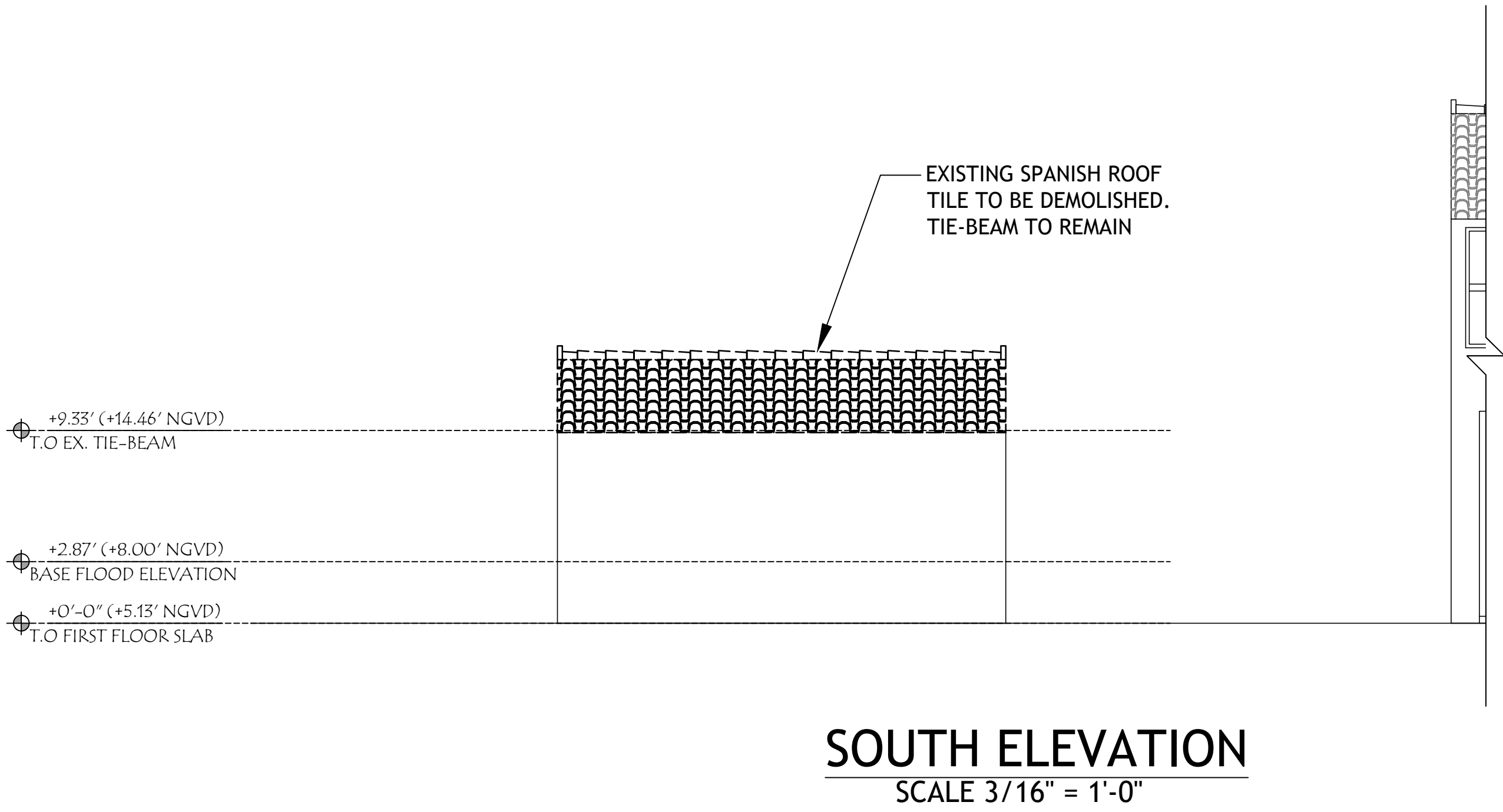
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ou=A01410C000
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cn=Anthony
Leon
Date: 2021.05.07
19:35:54 -04'00'

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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05-04-2021

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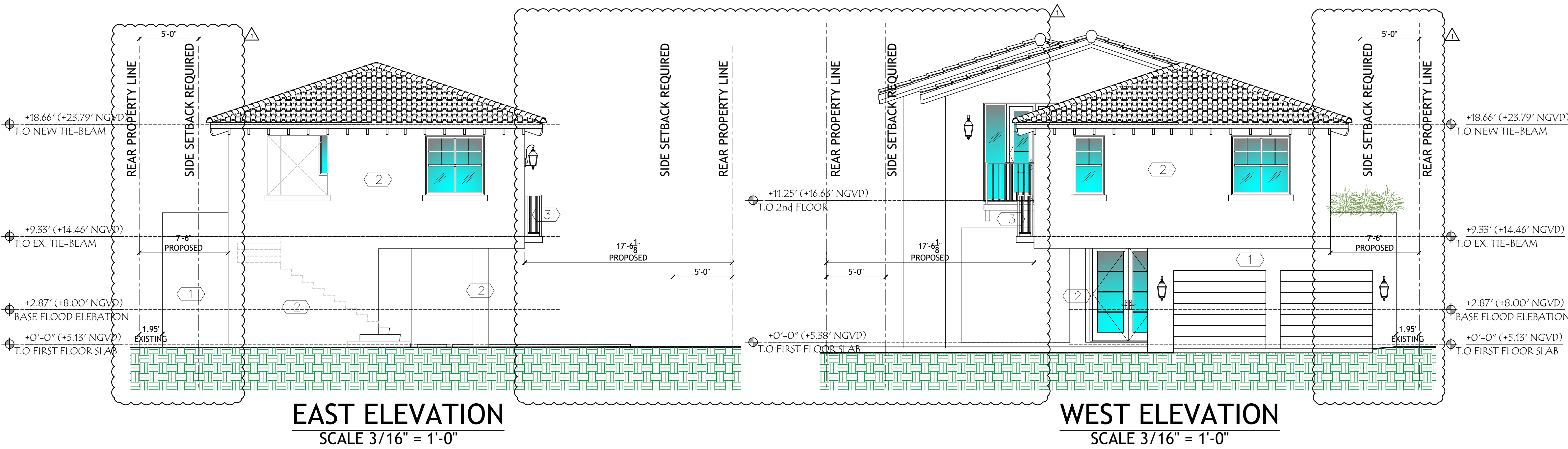
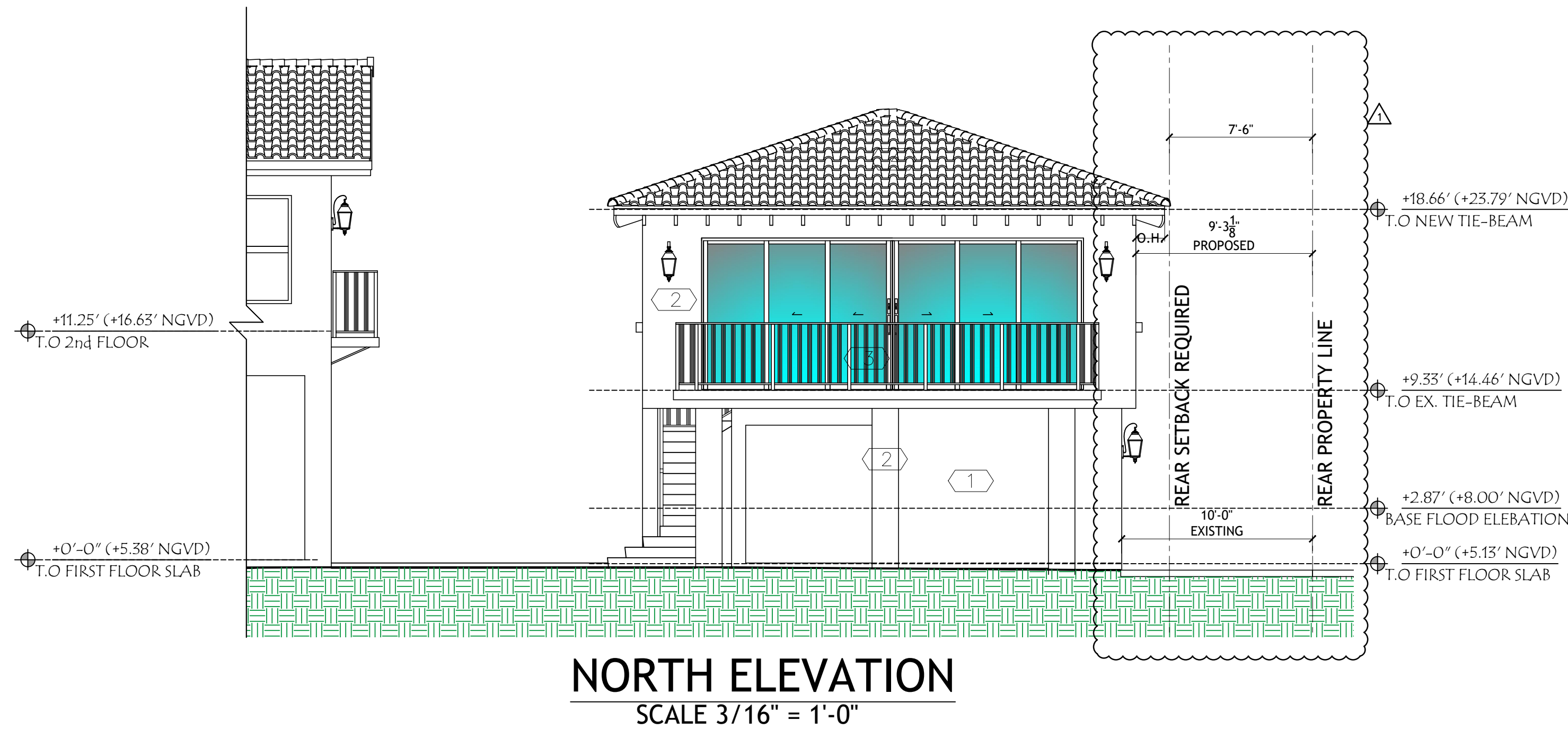
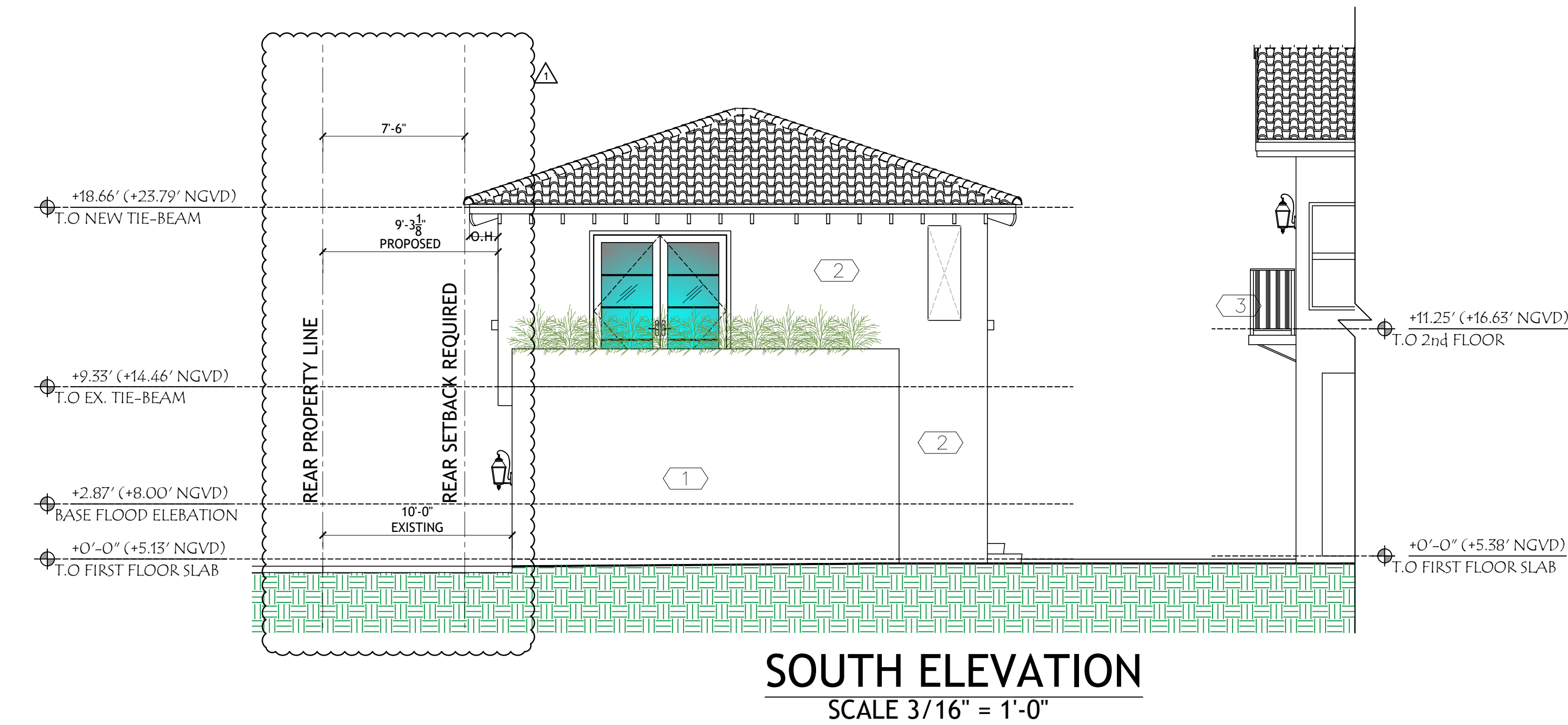
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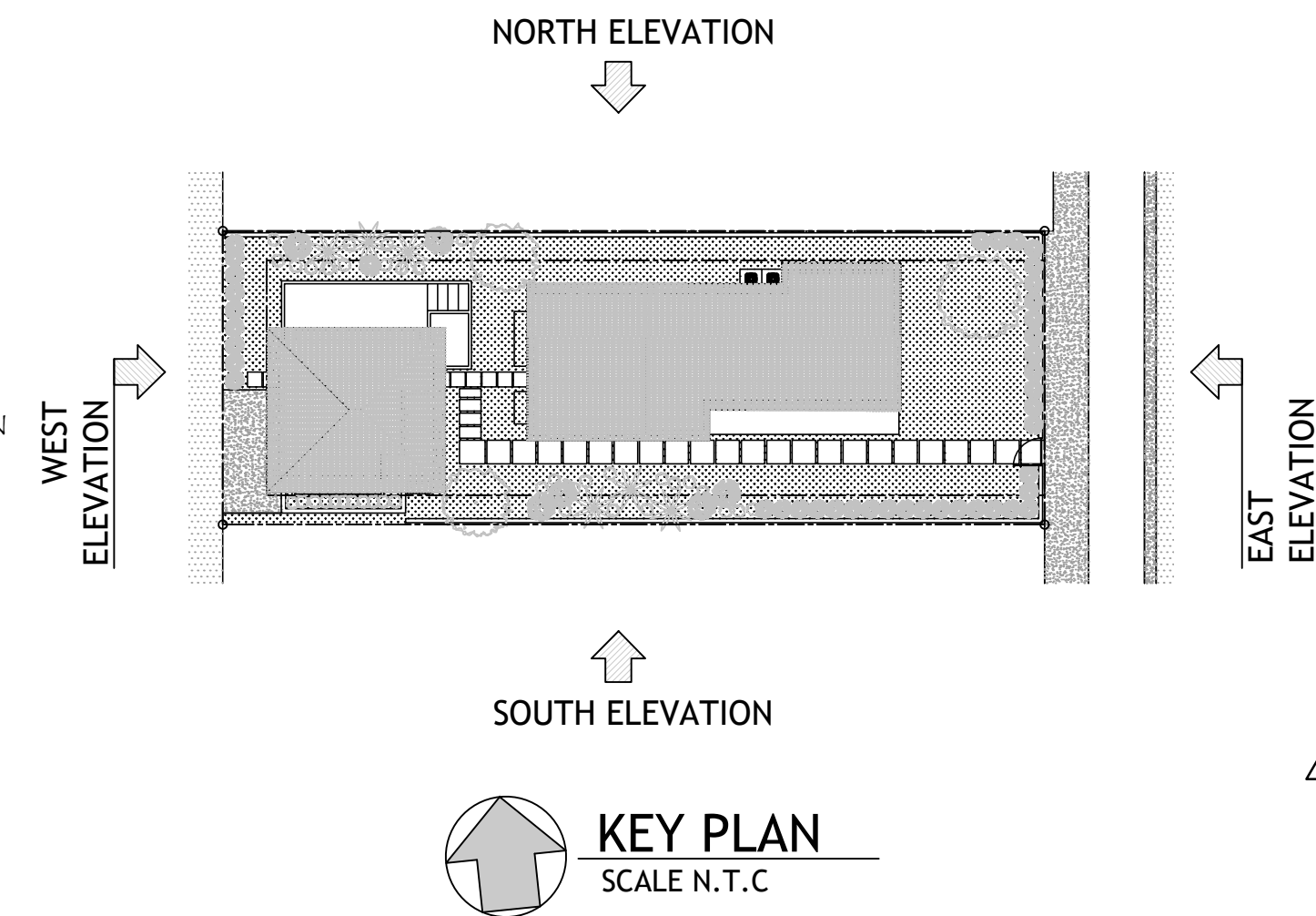
PROPOSED ADDITION
FOR
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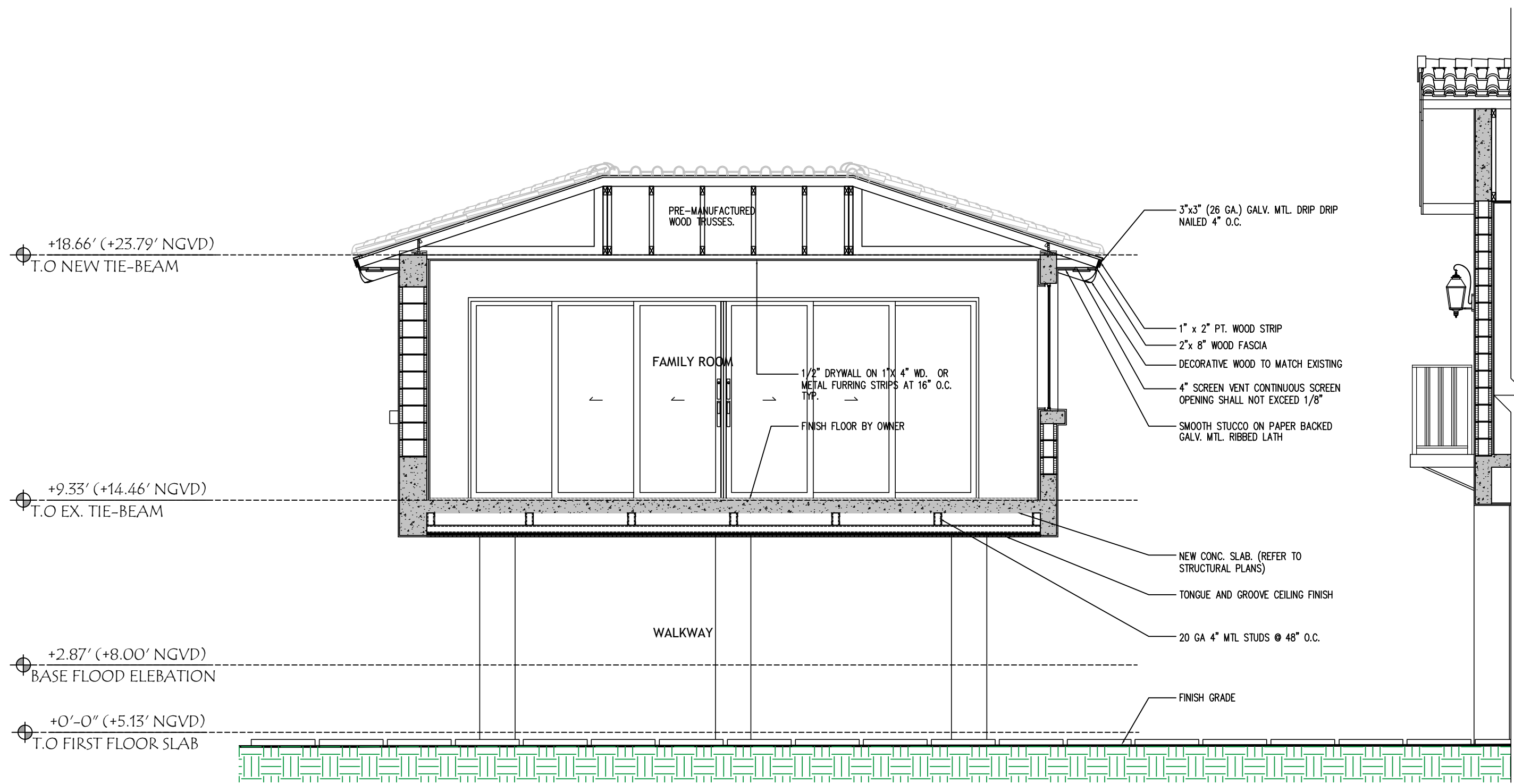
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A-3.0
EXISTING
ELEVATIONS

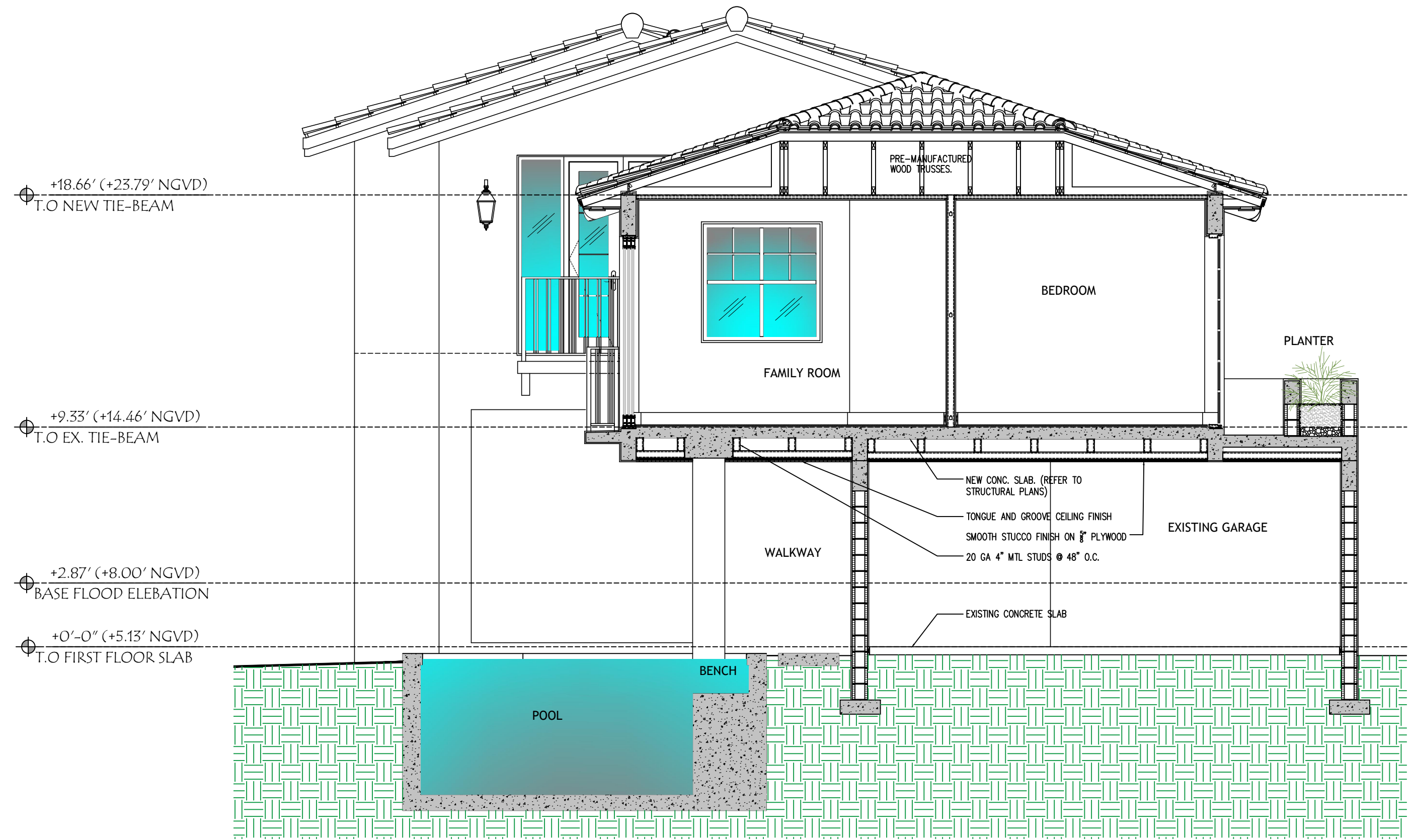


FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	METAL RAILING
4	SPANISH BARREL TILES

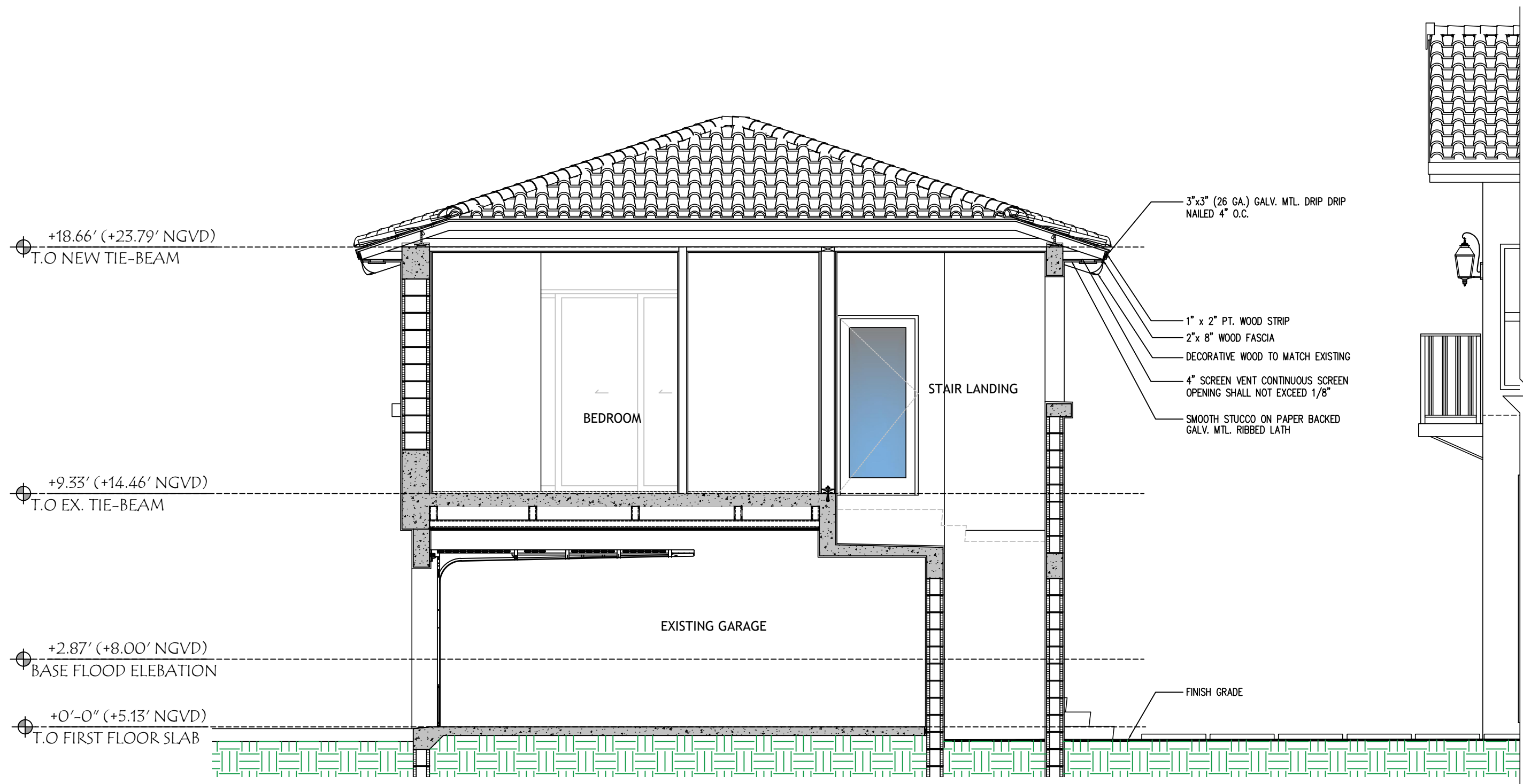




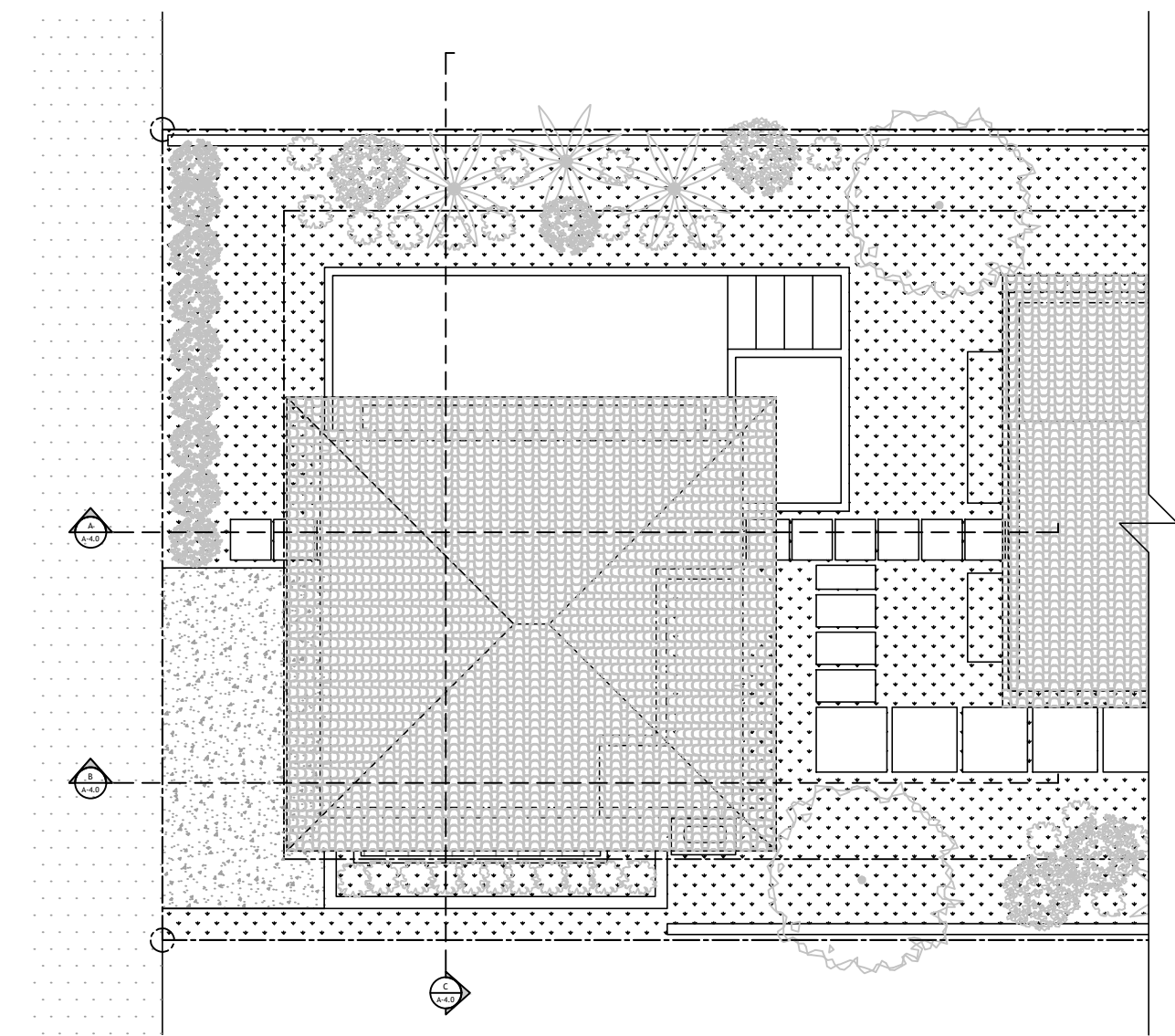
BUILDING SECTION A
SCALE 1/4" = 1'-0"

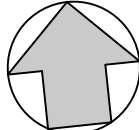


BUILDING SECTION C
SCALE 1/4" = 1'-0"



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



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

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ou=A01410C000,
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Leon
Date: 2021.05.07
SE09:40:31 -04'00'

PROPOSED ADDITION
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A-4.0
SECTIONS



RENDER 1



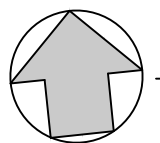
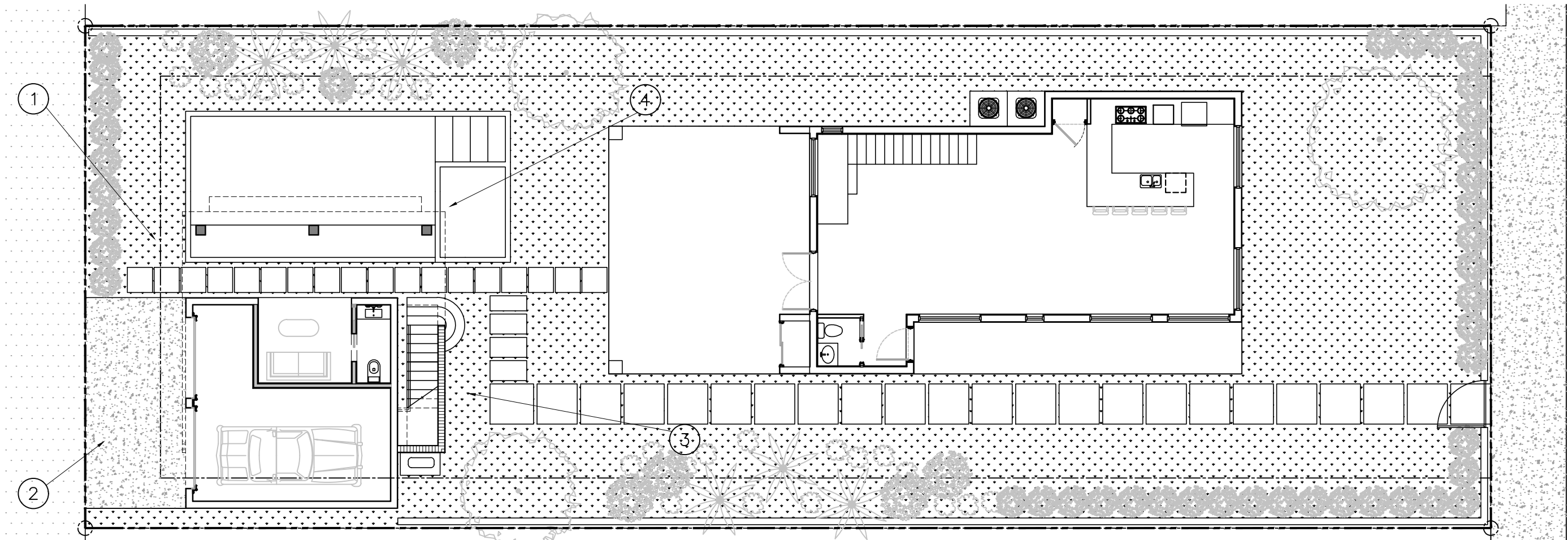
RENDER 2



RENDER 3



RENDER 4



KEY PLAN
SCALE N.T.C

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A-5.0
RENDERS