

SINGLE FAMILY HOME RENOVATION  
**826 MERIDIAN AVE. RESIDENCE**  
 826 MERIDIAN AVE. MIAMI BEACH, FLORIDA. 33139



2030 HABERSHAM TRCE  
 CUMMING, GA 30041  
 PHONE: (954) 812-6650  
 WWW.MUVEARCH.COM  
 AA#26003161

**PROJECT DESCRIPTION**

SINGLE FAMILY HOME ADDITION AND RENOVATION

**SCOPE OF WORK NOTES**

1. NEW 2 STORY BUILDING WITH BEDROOM AND BATHROOM.
2. INTERIOR RENOVATION OF THE MAIN HOUSE.
3. THE STRUCTURE AND SHELL OF THE EXISTING MAIN HOUSE IS EXISTING TO REMAIN.
4. EVERY WINDOW TO BE REPLACED WITH IMPACT RATED WINDOWS.
5. NEW WOOD TERRACE TO MATCH EXISTING TERRACE.
6. NEW DRIVEWAY AS PER CODE OF ORDINANCE.
7. NEW PERIMETER FENCE AS PER CODE OF ORDINANCE.
8. NEW DECK TO MATCH THE EXISTING.

**SITE INFORMATION**

FOLIO	02-4203-009-4520
ADDRESS	826 MERIDIAN AVE. MIAMI BEACH, FL 33139
LEGAL DESC.	LOT 4, IN BLOCK 71, OF OCEAN BEACH ADDITION NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOT SIZE	7,000 S.F.
ZONING	RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY
LAND USE	01-SINGLE FAMILY

**BUILDING INFORMATION**

FLOORS	2
LIVING UNITS	1
BLDG UNDER AIR	2,787 S.F.
BEDS / BATHS / HALF	6 / 4 / 1
COVERED AREA	3,117 S.F. (44.5%)

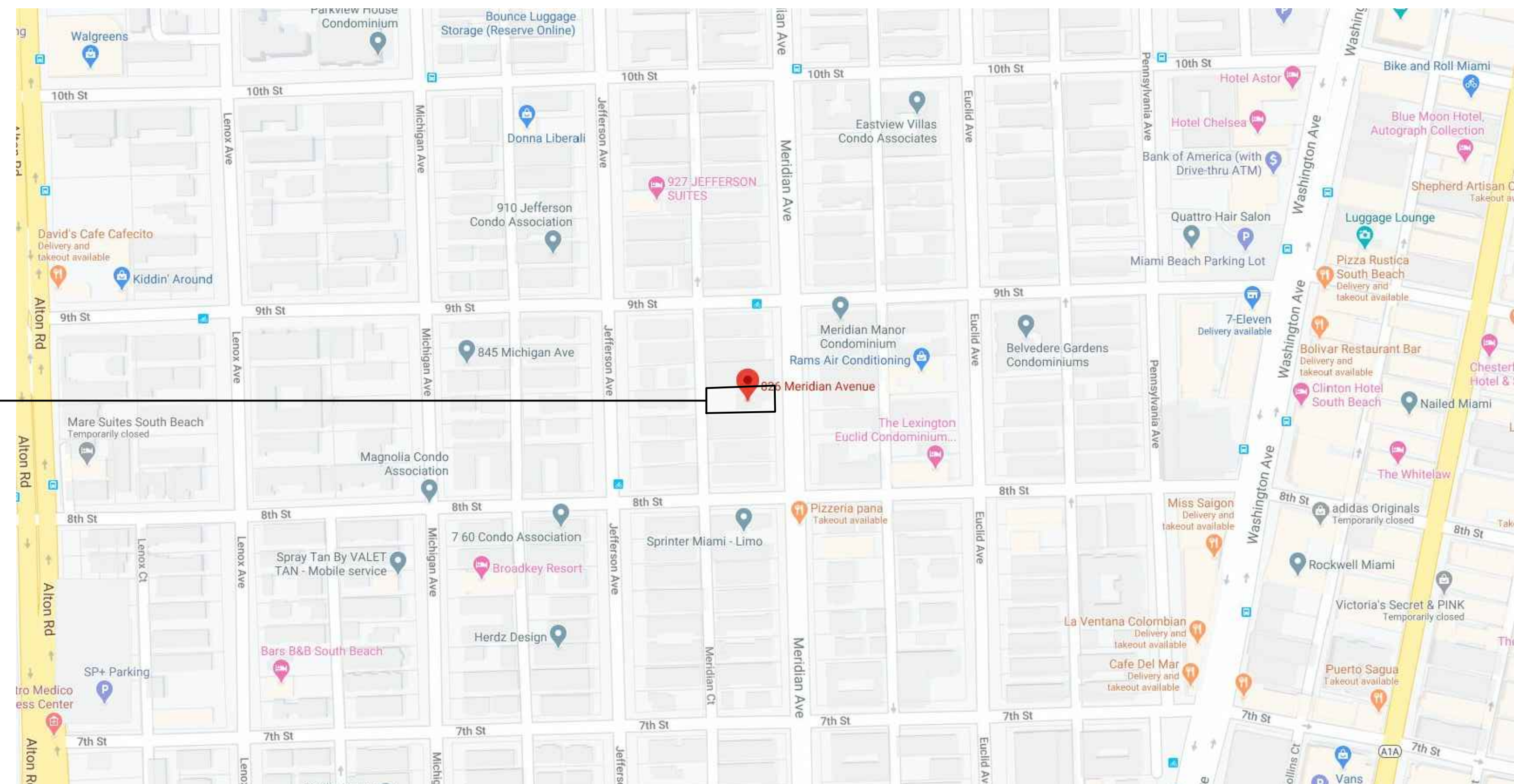
**DRAWING INDEX**

DISCIPLINE	SHEET NUMBER	SHEET NAME
INDEX	A-0	COVER SHEET
ARCHITECTURE	A-01	SITE PLAN   EXISTING & PROPOSED
	A-02	EXISTING FLOOR PLAN
	A-03	PROPOSED FLOOR PLAN
	A-04	ELEVATION A AND DIAGRAMS
	A-05	ELEVATION B
	A-06	ELEVATIONS C, D, E & F
	A-07	ELEVATIONS COMPARISON
LANDSCAPE	L-1	LANDSCAPE PLAN
	L-2	LANDSCAPE DETAILS
	L-3	TREE PRESERVATION PLAN

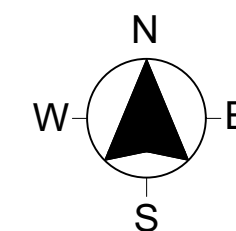
**CODE INFORMATION**

CODES	EDITION
BUILDING	2017 FLORIDA BUILDING CODE (6TH EDITION)
MECHANICAL	2017 FLORIDA MECHANICAL CODE
PLUMBING	2017 FLORIDA PLUMBING CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE (6TH EDITION)
GAS	2017 FLORIDA BUILDING CODE
ENERGY CONSERVATION	2017 ENERGY CONSERVATION CODE
ACCESSIBILITY	2017 FLORIDA ACCESSIBILITY CODE
FIRE CODE	FLORIDA FIRE PREVENTION CODE - NFPA 1
LIFE SAFETY	FLORIDA FIRE PREVENTION CODE - NFPA 101

PROJECT LOCATION



LOCATION MAP  
 N.T.S.



**FINAL SUBMITTAL**

#	DESCRIPTION	DATE
1	CITY COMMENTS	07.06.20



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 CY  
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 ISSUE DATE  
 08.05.2020  
 SCALE  
 As Noted  
 JOB NUMBER  
 20-021

SHEET NAME  
 COVER SHEET

SHEET NUMBER

**A-0**



**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

Project Information				
1	Address:	826 MERIDIAN AVENUE		
2	Board and file numbers :			
3	Folio number(s):	02-4203-009-4520		
4	Year constructed:	1923	Zoning District:	RM-1 SINGLE FAMILY RESIDENTIAL
5	Based Flood Elevation:	EL 8	Grade value in NGVD:	4.61' NGVD
6	Adjusted grade (Flood+Grade/2):	$\frac{8+(4.61/2)}{2} = 10.305$	Lot Area:	7,000 S.F.
7	Lot width:	50'-0"	Lot Depth:	140'-0"
8	Minimum Unit Size	2,965 S.F.	Average Unit Size	2,965 S.F.
9	Existing use:	01 SINGLE FAMILY	Proposed use:	01- SINGLE FAMILY
Zoning Information / Calculations				
		Max.	Existing	Proposed
10	Height	35'-0"	15'-2"	25'-6"
11	Number of Stories	2	1	2
12	FAR	1.25	0.36	0.42
13	Gross square footage	8,750 S.F.	2,495 S.F.	2,965 S.F.
14	Min. Lot Width	50'-0"	50'-0"	50'-0"
15	Number of units Residential	2	1	1
Setbacks				
		Required	Existing	Proposed
16	Side Setback:	5'-0"	1'-1 3/4"	1'-1 3/4"
17	Side Setback facing street:	20'-0"	25'-1"	25'-1"
18	Rear Setback:	14'-0"	0'-8 1/2"	3'-6"
19	Is this a contributing building?	EXISTING MAIN HOMES: YES, NEW BLDG: NO		
20	Located within a Local Historic District?	YES, FLAMINGO PARK LOCAL HISTORIC DISTRICT		

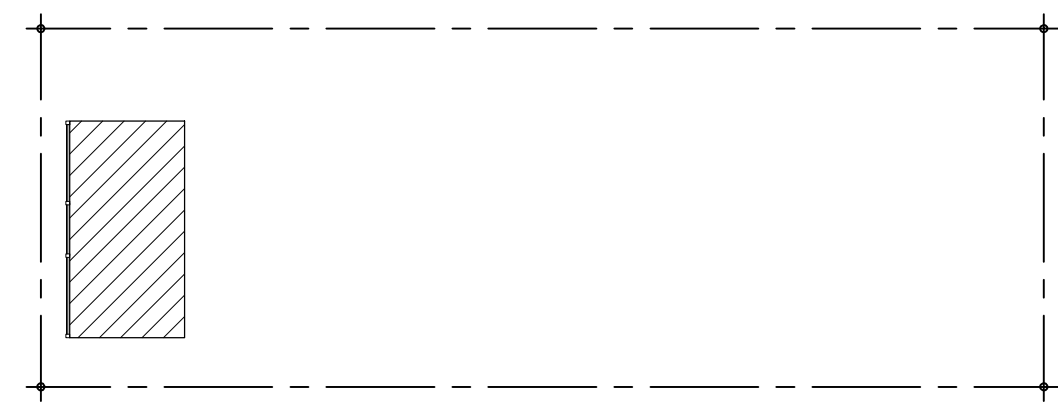
**GROSS SQUARE FOOTAGE INCLUDING EXTERIOR WALKWAYS:**

BUILDINGS AREA	2,965 S.F.
WOOD DECK	1,281 S.F.
GREEN AREA	2,602 S.F.
PAVERS	637 S.F.
<b>IMPERVIOUS AREA</b>	<b>3,667 S.F.</b>
BUILDING	2,480 S.F.
PAVERS	637 S.F.
COVERED TERRACE	550 S.F.
<b>PERVIOUS AREA</b>	<b>3,333 S.F.</b>
WOOD DECK	731 S.F.
GREEN AREA	2,602 S.F.

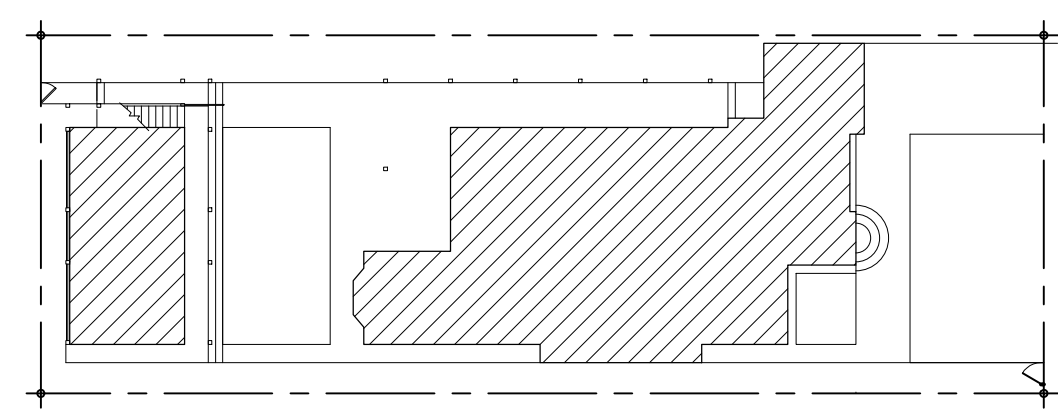
- SITE PLAN NOTES**
- SEE LANDSCAPE PLAN FOR LANDSCAPING DESIGN AND DETAILS.
  - FOR EXISTING TREES SEE TREE SURVEY AND TREE DISPOSITION PLAN.
  - ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN OUR PRIVATE PROPERTY AND THE ANY PROPOSED ON-SITE STORMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75 INCHES OF RAINFALL.

**LEGAL DESCRIPTION**

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**SECOND FLOOR**  
485 SQ.FT.



**FIRST FLOOR**  
1,995 SQ.FT.

F.A.R. = 0.42 (2,965 SQ.FT. BUILDING AREA)

**3 F.A.R. DIAGRAM**  
A-01 N.T.S.

LOT 12  
BLOCK 71

LOT 11  
BLOCK 71

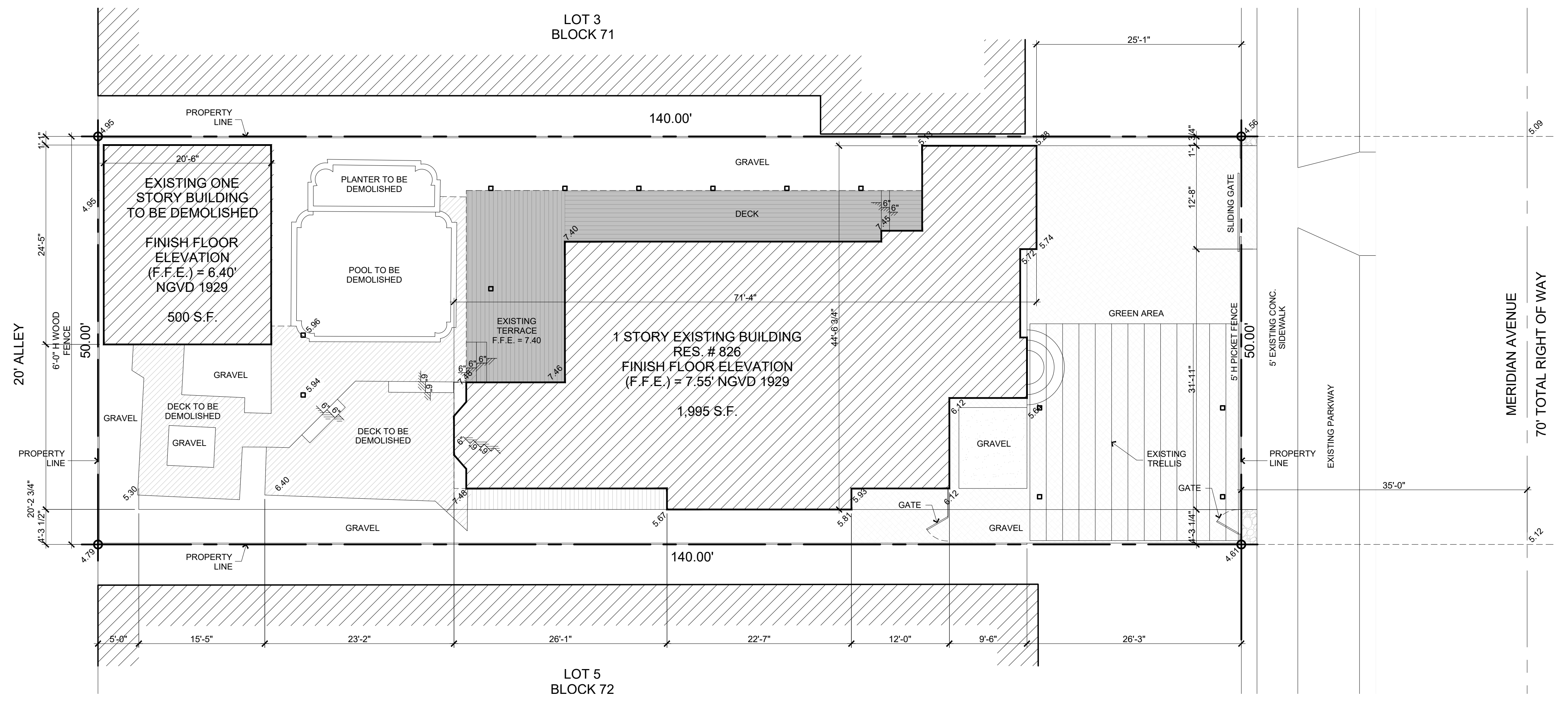
LOT 10  
BLOCK 71

LOT 12  
BLOCK 71

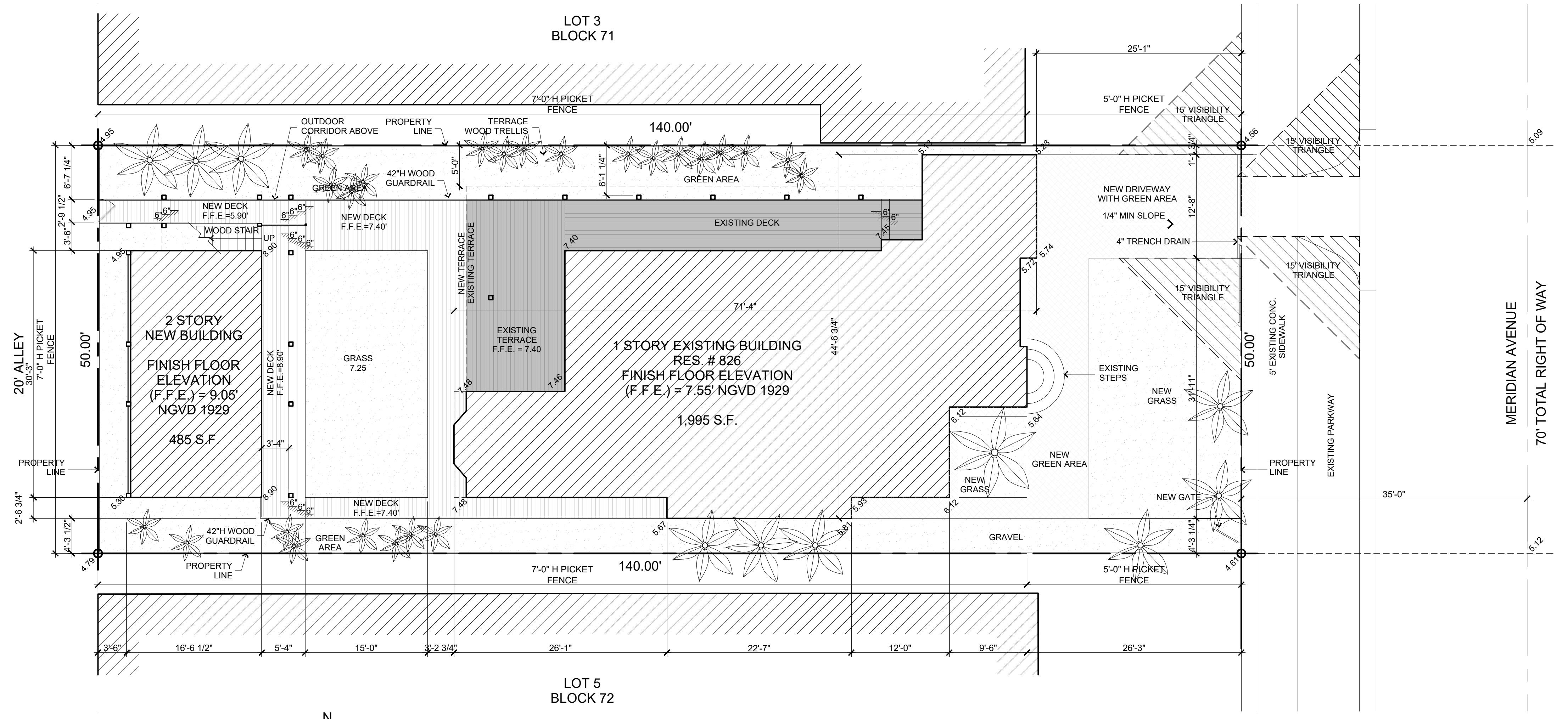
LOT 11  
BLOCK 71

LOT 10  
BLOCK 71

**2 EXISTING SITE PLAN**  
A-01 SCALE 1:100



**1 PROPOSED SITE PLAN**  
A-01 SCALE 1:100



**REVISIONS**

#	DESCRIPTION	DATE
1	CITY COMMENTS	07.06.20
2	CITY COMMENTS	10.05.20

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DRAWN BY: CV  
EDIT DATE: XX-XX-XX  
ISSUE DATE: 08.05.2020  
SCALE: As Noted  
JOB NUMBER: 20-021  
SHEET NAME: SITE PLAN  
SHEET NUMBER:

**FINAL SUBMITTAL**

**A-01**

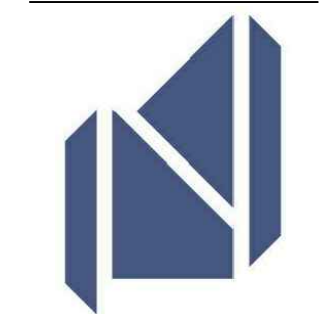


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**M.U.V.E.**  
ARCHITECTURE

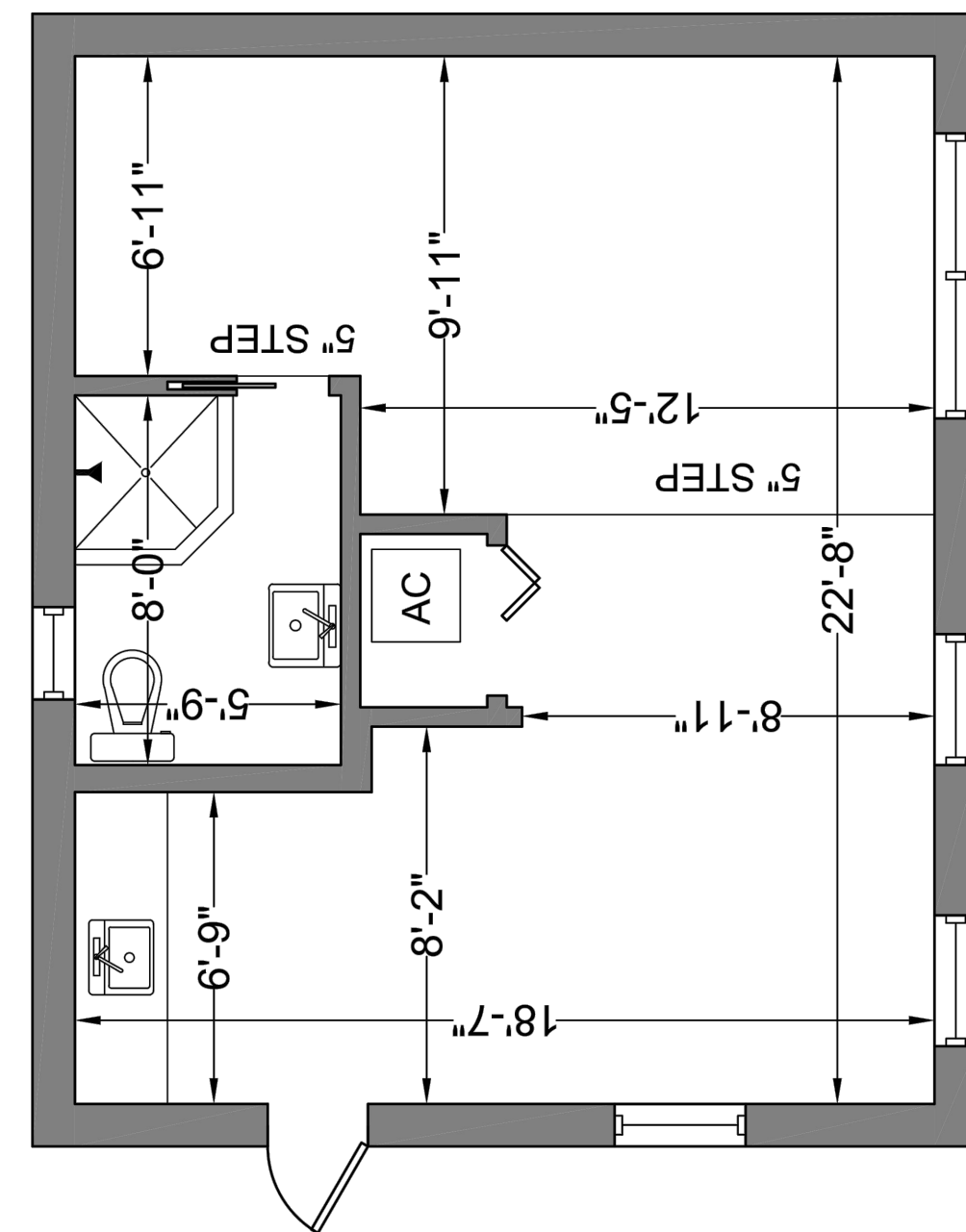
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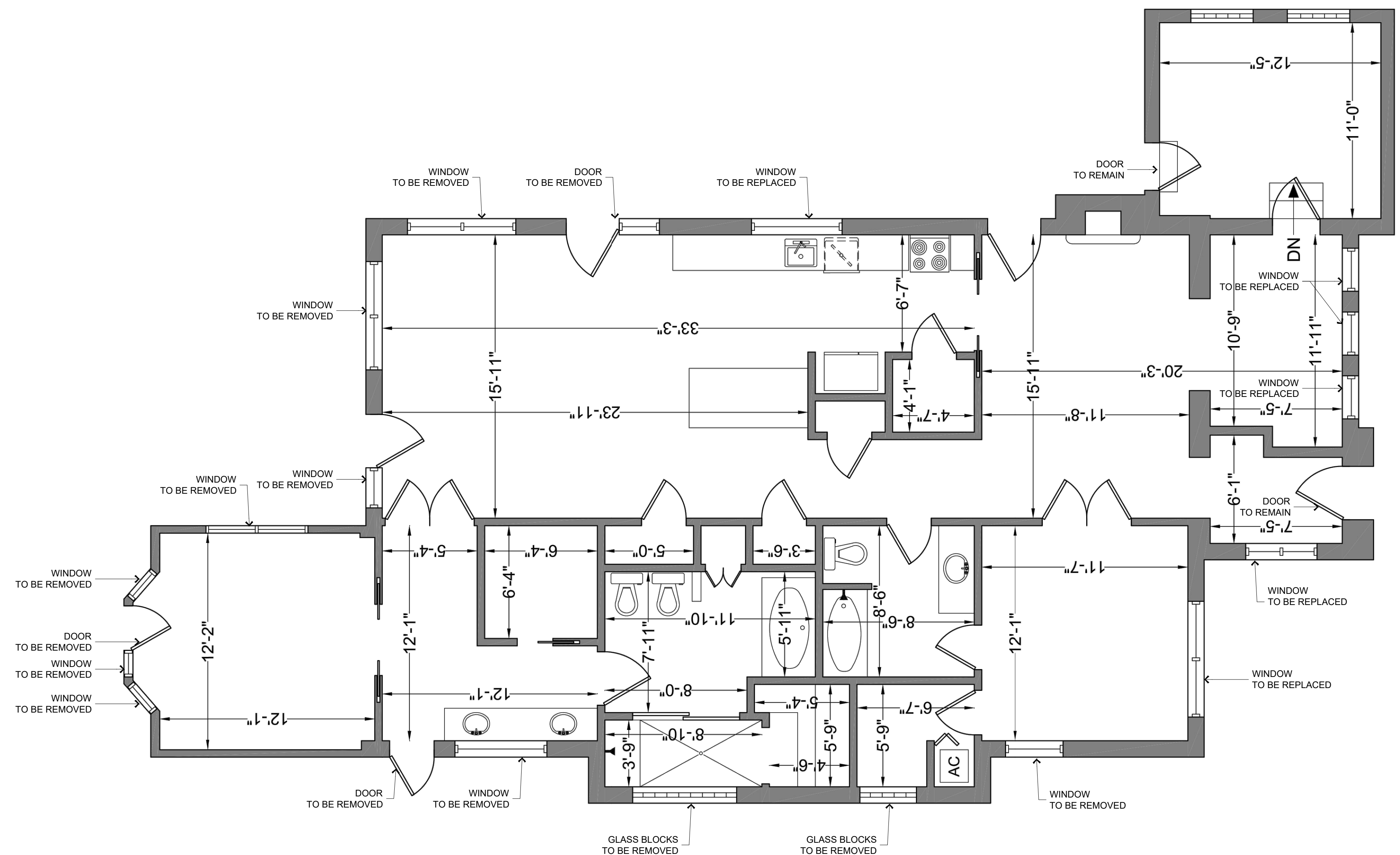
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SHEET NAME  
EXISTING FLOOR PLAN  
SHEET NUMBER

**A-02**

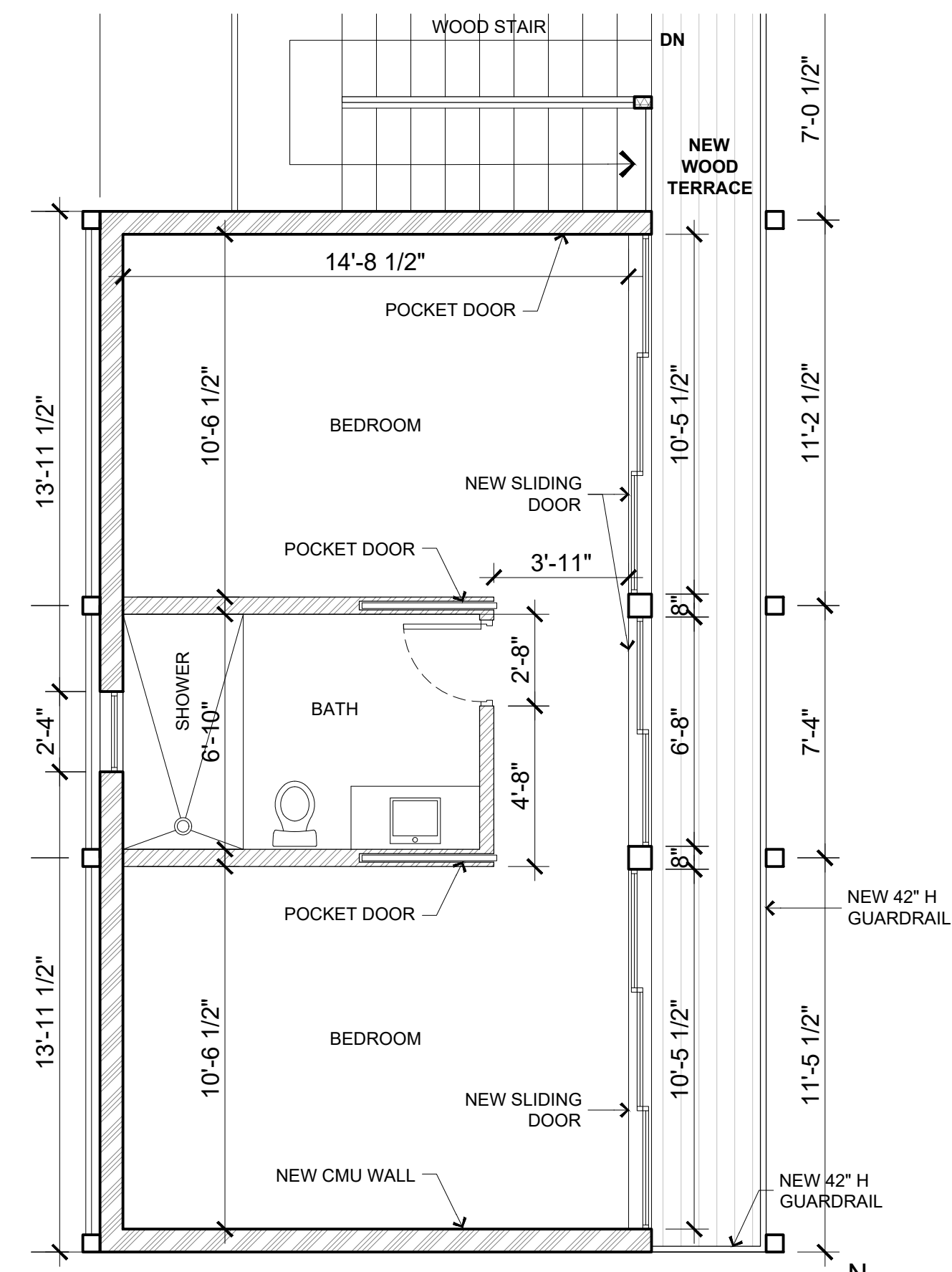


**1 A-02**  
**ACCESSORY BUILDING TO BE DEMOLISHED**  
SCALE 1/4" = 1'-0"  
N  
W  
S  
E

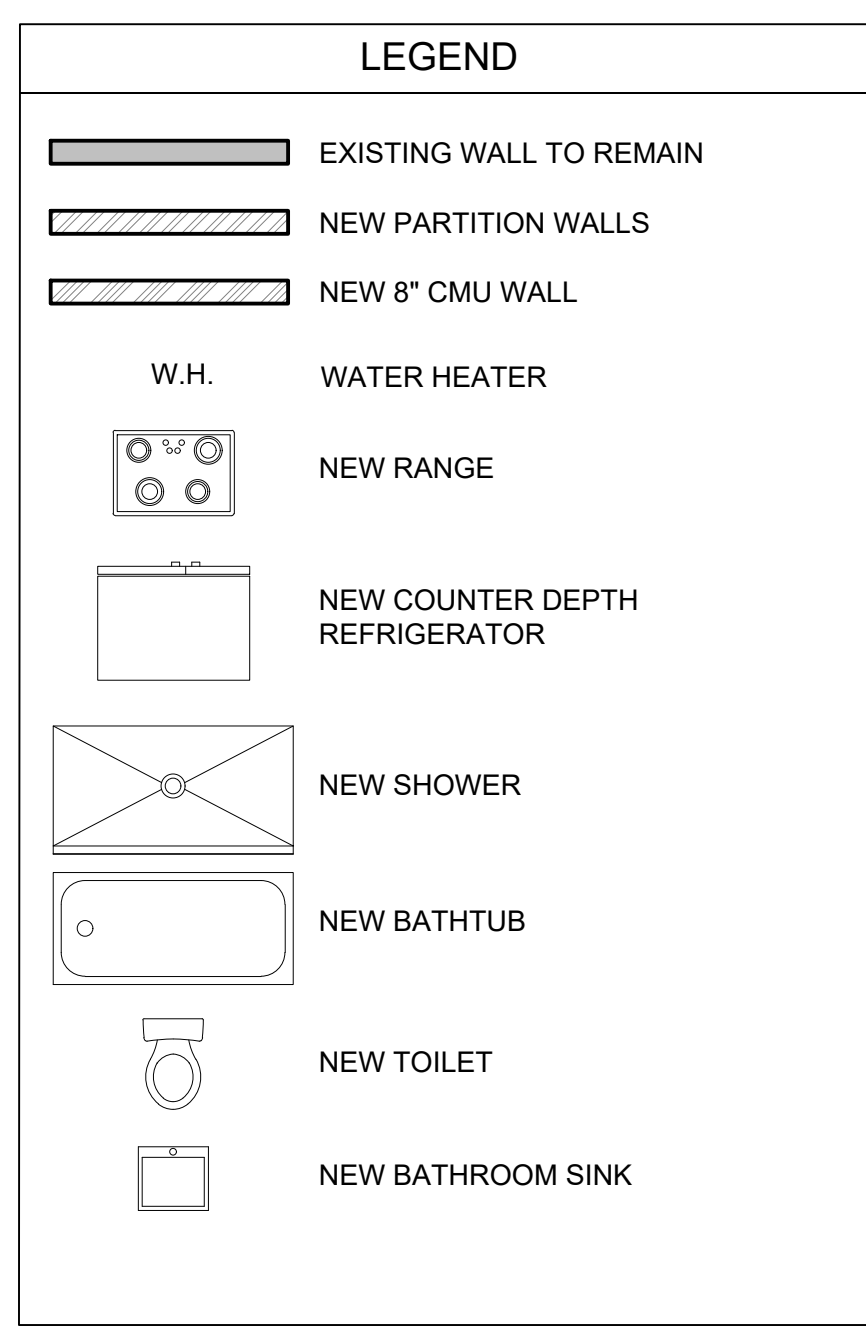


**1 A-02**  
**EXISTING FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
N  
W  
S  
E

**FINAL SUBMITTAL**



**2 SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



- LEGEND**
- EXISTING WALL TO REMAIN
  - NEW PARTITION WALLS
  - NEW 8" CMU WALL
  - W.H. WATER HEATER
  - NEW RANGE
  - NEW COUNTER DEPTH REFRIGERATOR
  - NEW SHOWER
  - NEW BATHTUB
  - NEW TOILET
  - NEW BATHROOM SINK
- CODES AND STANDARDS**
1. BUILDING CODE IS THE 2017 FLORIDA BUILDING CODE . ALL WIND LOADS ARE DESIGNED AS PER MINIMUM OF 175 MPH, 3 SECOND GUST, EXPOSURE C, ASCE 7-10
  2. BASED ON RATIONAL ANALYSIS, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BLDG. CODES & FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY & IN ACCORDANCE WITH THE FBC, 2017 EDITION.
  3. EVERY GLAZING PANEL WITH MORE THAN 9 SQUARE FEET SHALL BE CAT II SAFETY GLAZING AS PER FBC R308.
  4. ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED (P.T.)
  5. BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUB WITH SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE UP TO A HIGH OF NOT LESS THAN SIX (6) FEET ABOVE FINISH FLOOR TO COMPLY WITH FBC 2017.
  6. ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT TO COMPLY WITH FBC 2017 803 AND FBC 2017 804.
  7. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
  8. ALL WORK SHALL CONFORM WITH LATEST REQUIREMENTS OF FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION, O.S.H.A. AND ALL OTHER CODES HAVING CONTROL OVER THE PROJECT.
  9. A/C EQUIPMENT DO NOT EXCEED 5'-0" FROM BFE+1 (+9.00') AND 10'-0" FROM GRADE (+4.61')

- SCOPE OF WORK NOTES**
1. NEW 2 STORY BUILDING WITH BEDROOM AND BATHROOM.
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  4. EVERY WINDOW TO BE REPLACED WITH IMPACT RATED WINDOWS.
  5. NEW WOOD TERRACE TO MATCH EXISTING TERRACE.

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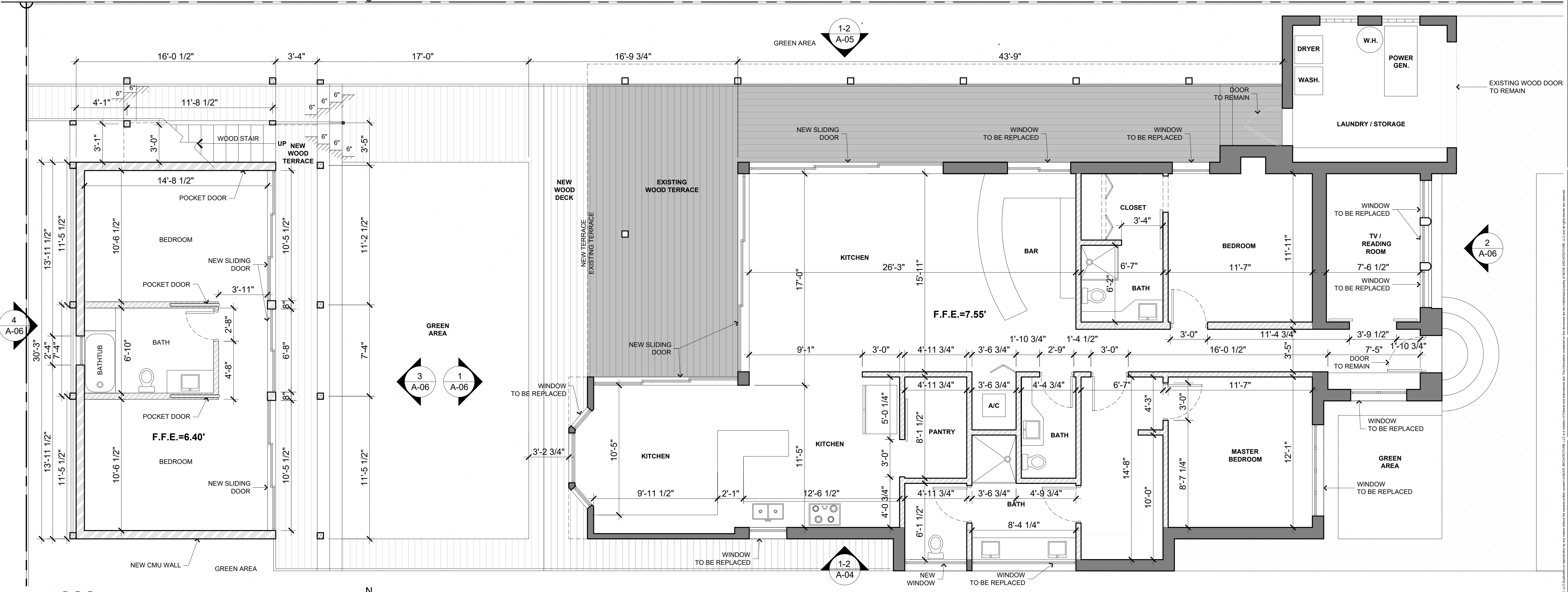
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SHEET NAME	PROPOSED FLOOR PLAN
SHEET NUMBER	



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

**FINAL SUBMITTAL**

**A-03**

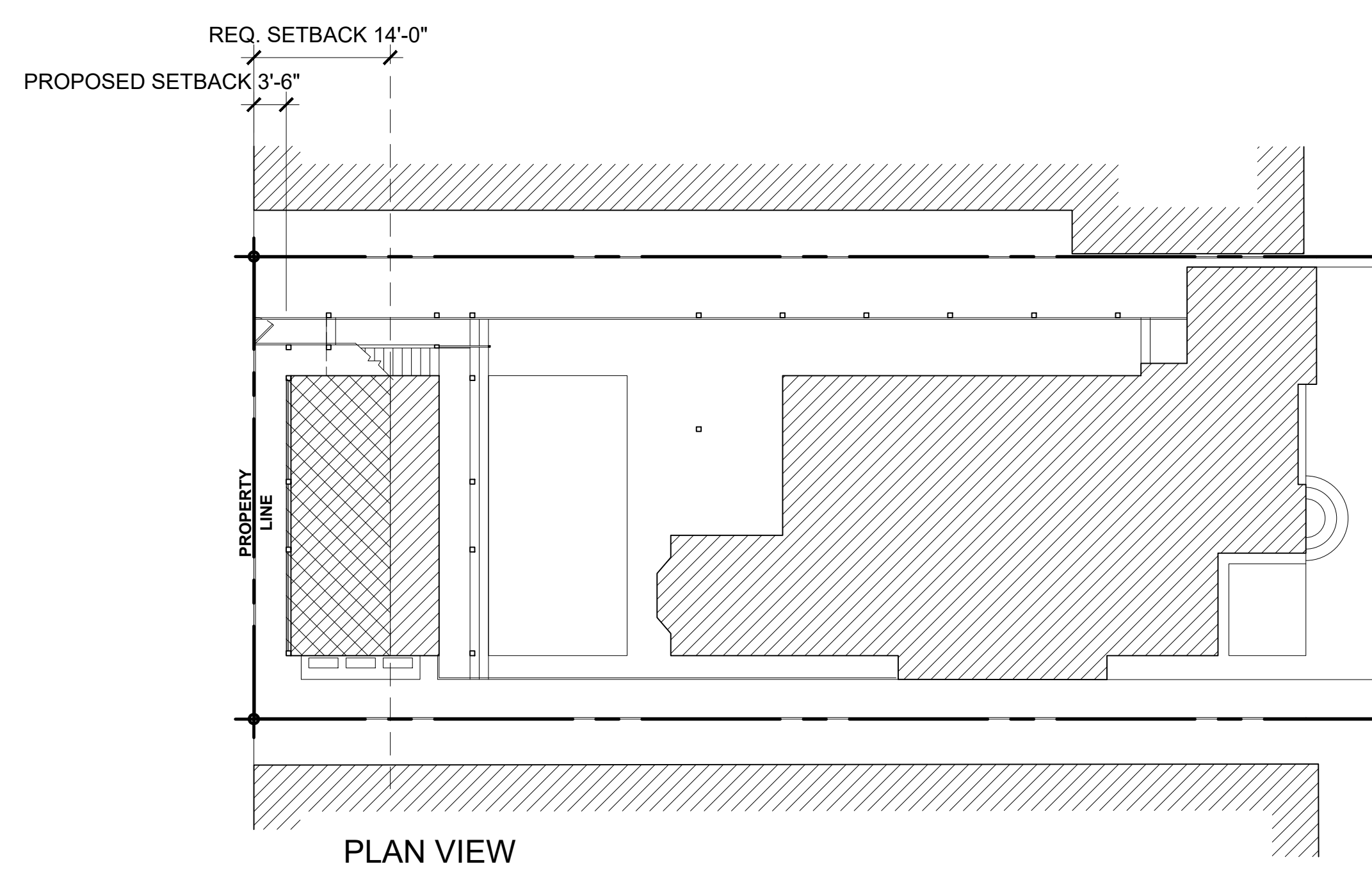


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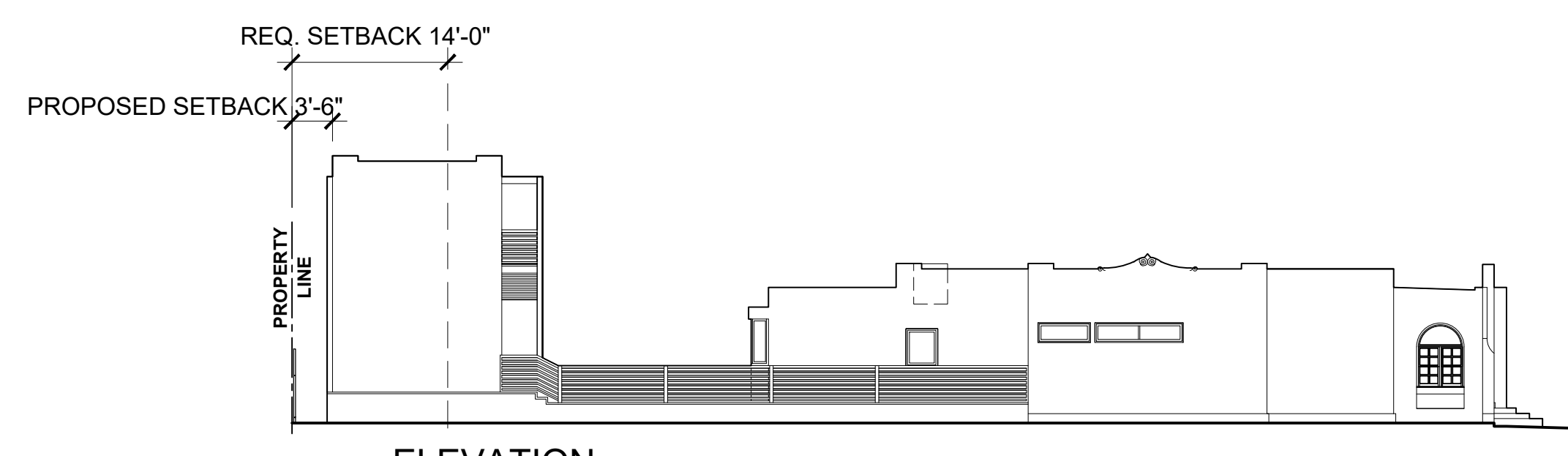


ELEVATION LEGEND	
MKD	FINISH
A	STUCCO FINISH PAINTED WITH SW 7507 STONE LION BY SHERWIN-WILLIAMS. STUCCO TEXTURE TO REMAIN.
B	STUCCO FINISH PAINTED WITH SW 9109 NATURAL LINEN BY SHERWIN-WILLIAMS. STUCCO TEXTURE TO REMAIN.
C	NATURAL WOOD FINISH CUMARU HARD WOOD. OILED

- OTHER FINISHES**
- WOOD TRELLIS**  
CUMARU HARD WOOD. NATURAL. OILED
  - WOOD DECK (TERRACE)**  
CUMARU HARD WOOD. NATURAL. OILED
  - PICKET FENCE**  
ANODIZED ALUMINUM. BRONZE
  - NEW WINDOWS AND SLIDING DOORS**  
WOOD TEXTURES ALUMINUM OR PVC WINDOW FRAMES AND RAILS WITH INSULATED LOW-I GLASS PANES.
  - EXISTING EXTERIOR DOORS**  
NATURAL WOOD COLOR
  - DRIVEWAY**  
OLD CHICAGO GREEN AREA



PLAN VIEW



ELEVATION

**VARIANCE FOR AREA OF THE BUILDING ON REAR SETBACK:**

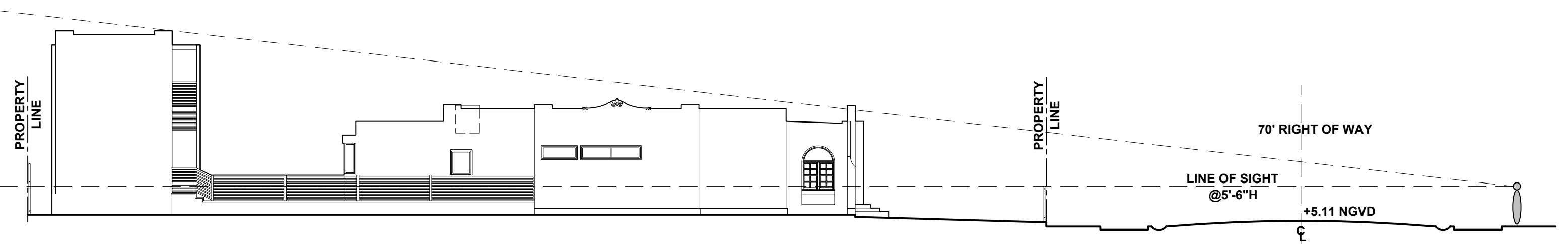
REQUIRED REAR YARD AREA:	750 S.F. (100%)
MAX. AREA ALLOWED:	225 S.F. (30%)
AREA OF THE NEW BUILDING	395 S.F. (53%)
DIFFERENCE:	170 S.F. (23%)

**VARIANCE FOR REAR SETBACK DISTANCE:**

REQUIRED SETBACK:	14'-0"
PROVIDED SETBACK:	3'-6"
DIFFERENCE:	10'-6"

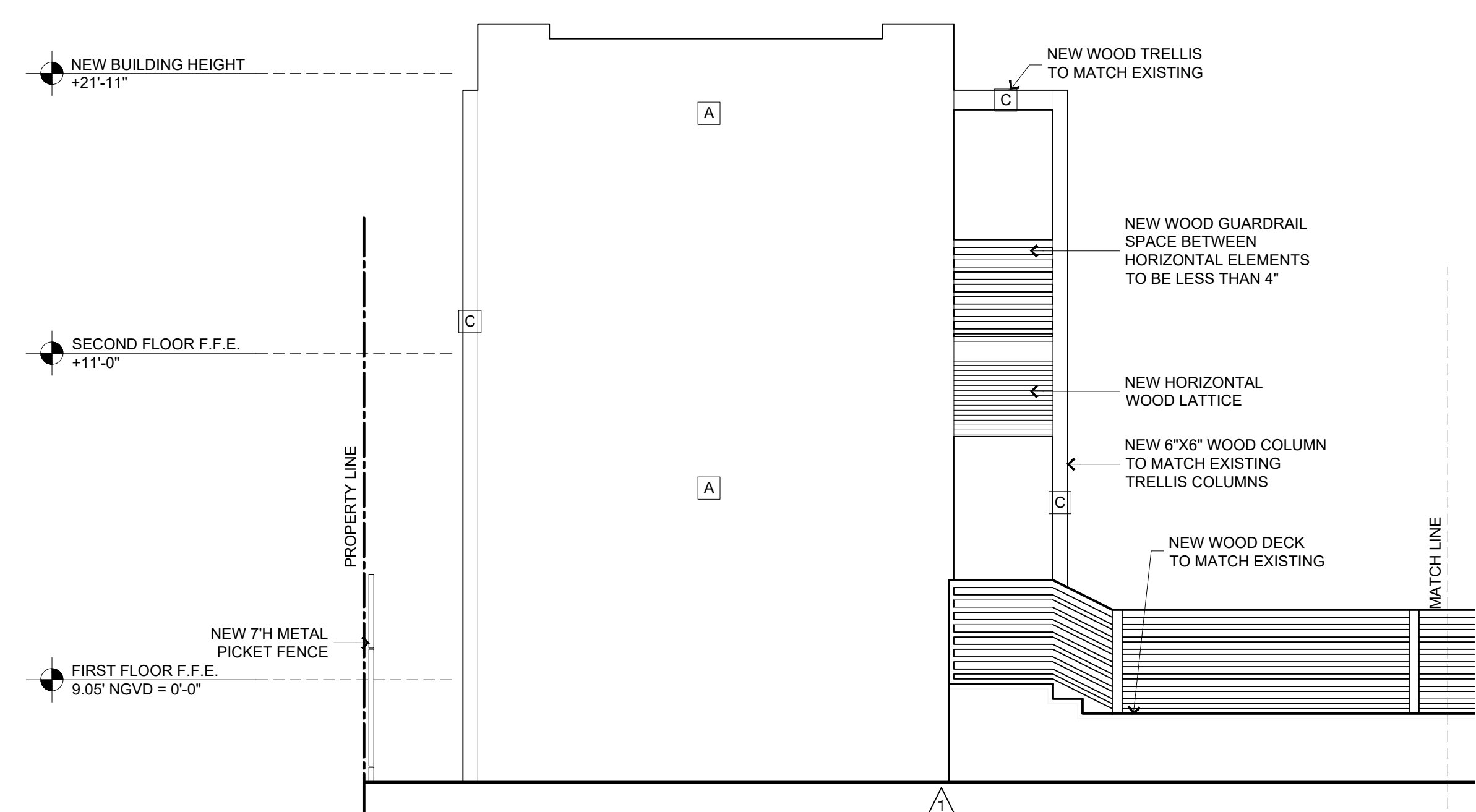
**VARIANCE DIAGRAM**

4  
A-04  
N.T.S.



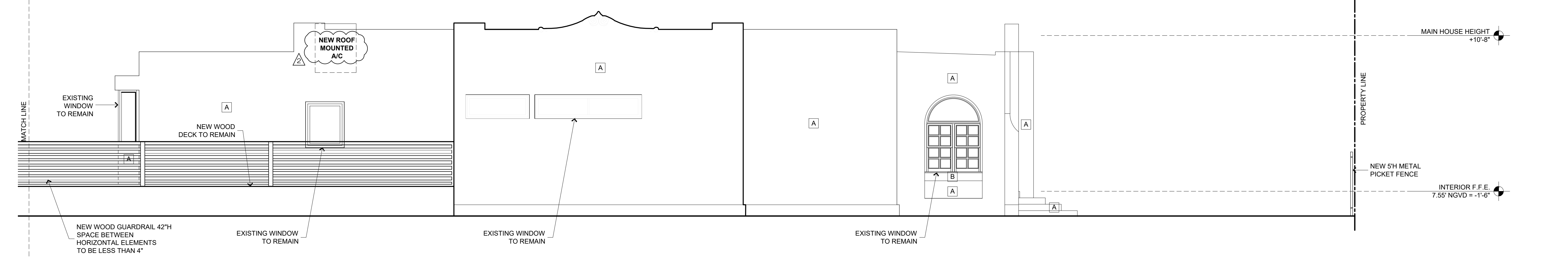
**LINE OF SIGHT DIAGRAM**

3  
A-04  
N.T.S.



**ELEVATION A(2)**

SCALE 1/4" = 1'-0"

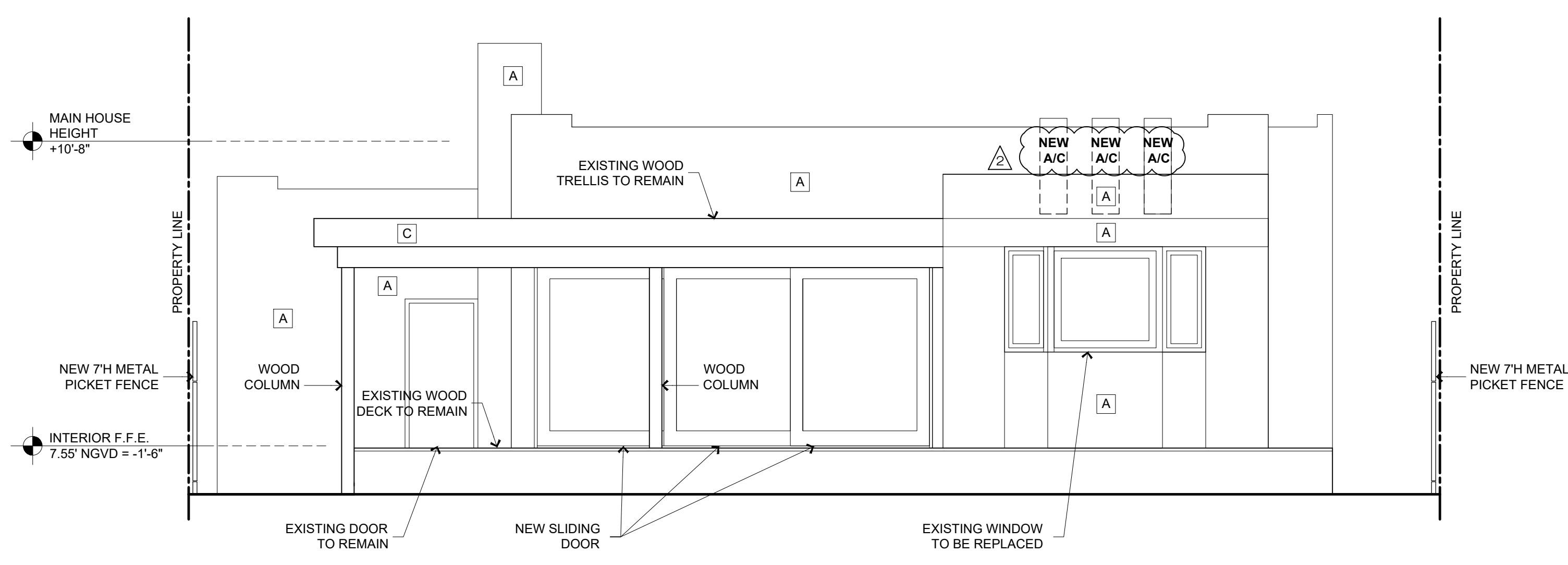


**ELEVATION A(1)**

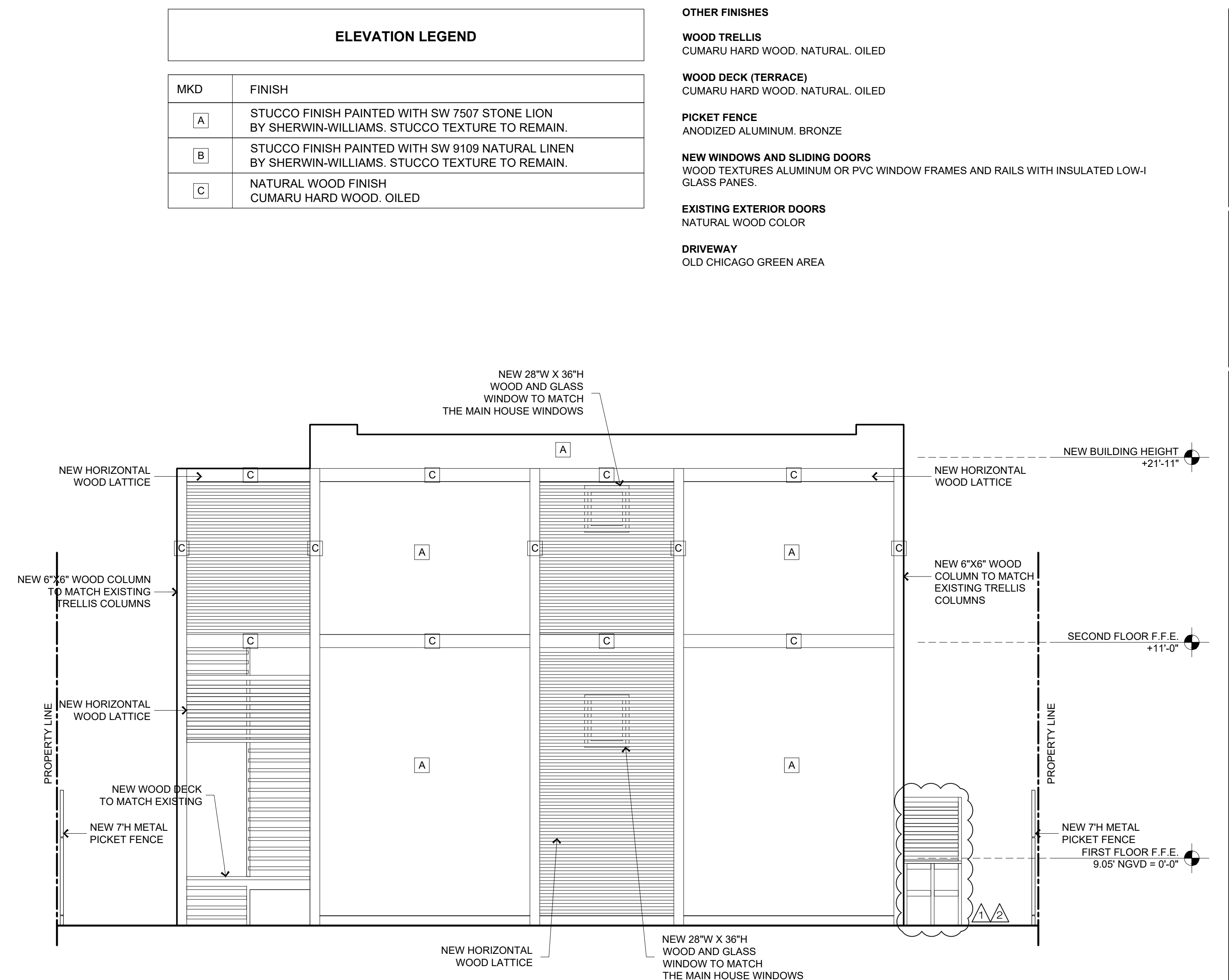
SCALE 1/4" = 1'-0"



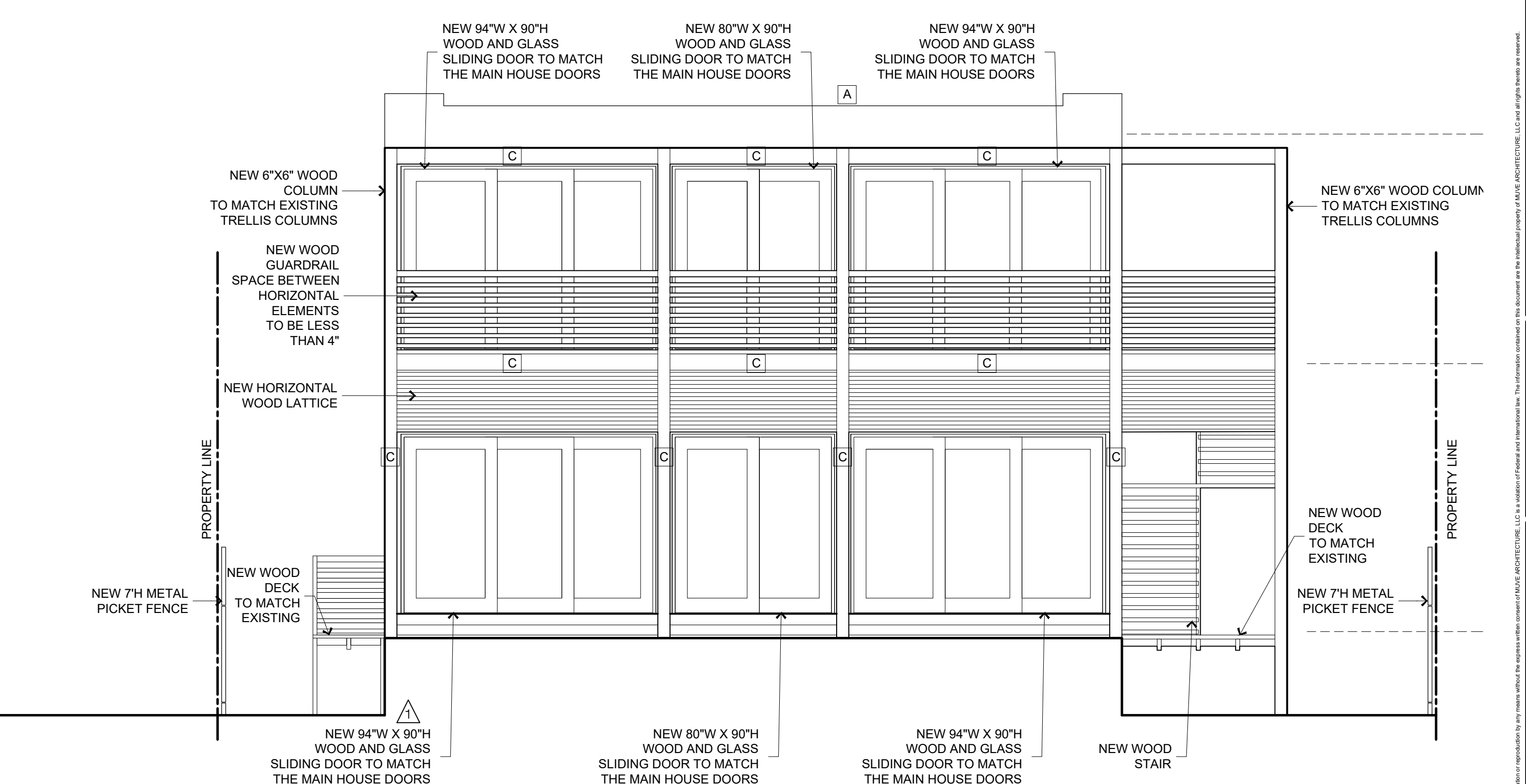
2 ELEVATION C  
A-06 SCALE 1/4" = 1'-0"



1 ELEVATION D  
A-06 SCALE 1/4" = 1'-0"



4 ELEVATION E  
A-06 SCALE 1/4" = 1'-0"



3 ELEVATION F  
A-06 SCALE 1/4" = 1'-0"

ELEVATION LEGEND	
MKD	FINISH
A	STUCCO FINISH PAINTED WITH SW 7507 STONE LION BY SHERWIN-WILLIAMS. STUCCO TEXTURE TO REMAIN.
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C	NATURAL WOOD FINISH CUMARU HARD WOOD. OILED

- OTHER FINISHES**
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OLD CHICAGO GREEN AREA

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SHEET NAME  
ELEVATION C, D, E & F

SHEET NUMBER

**FINAL SUBMITTAL**

**A-06**



REVISIONS		
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1	CITY COMMENTS	07.06.20
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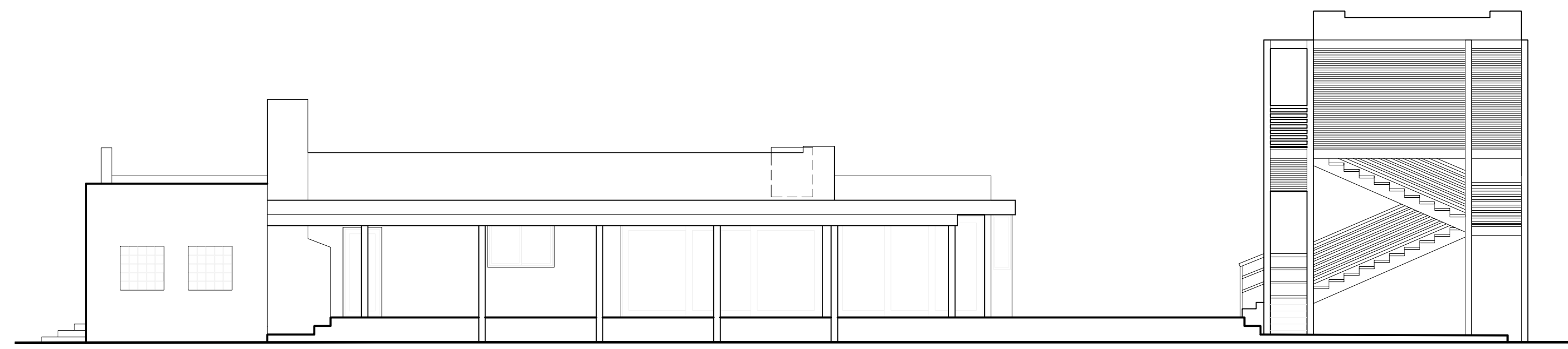
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SCALE  
As Noted

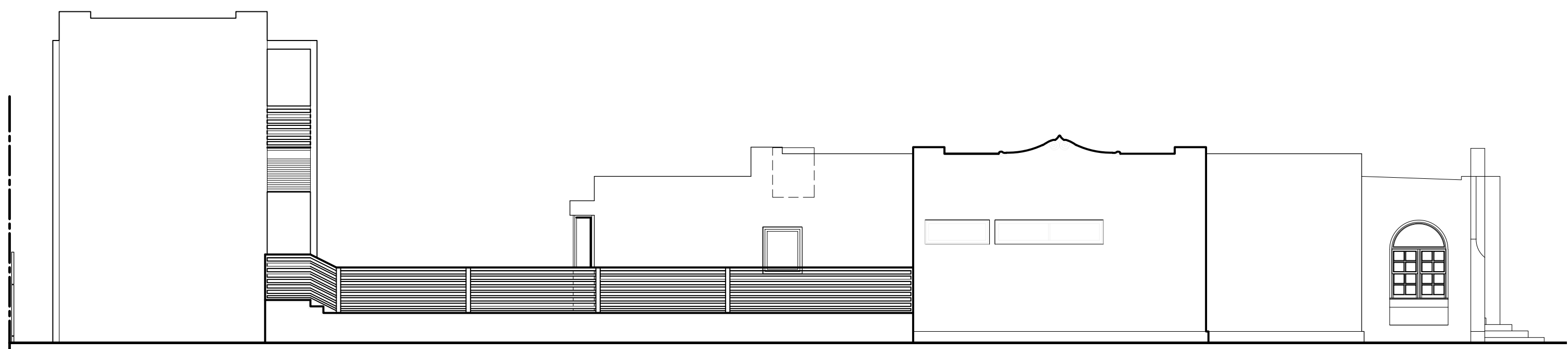
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SHEET NAME  
ELEVATIONS  
COMPARISON

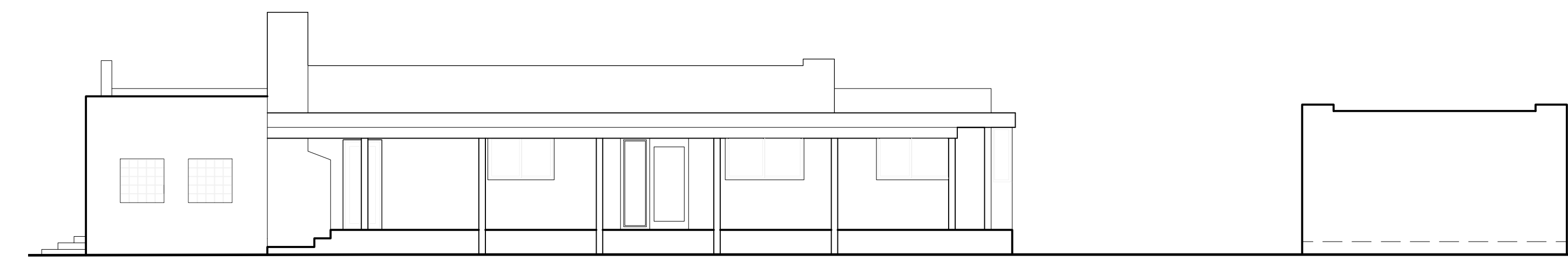
SHEET NUMBER



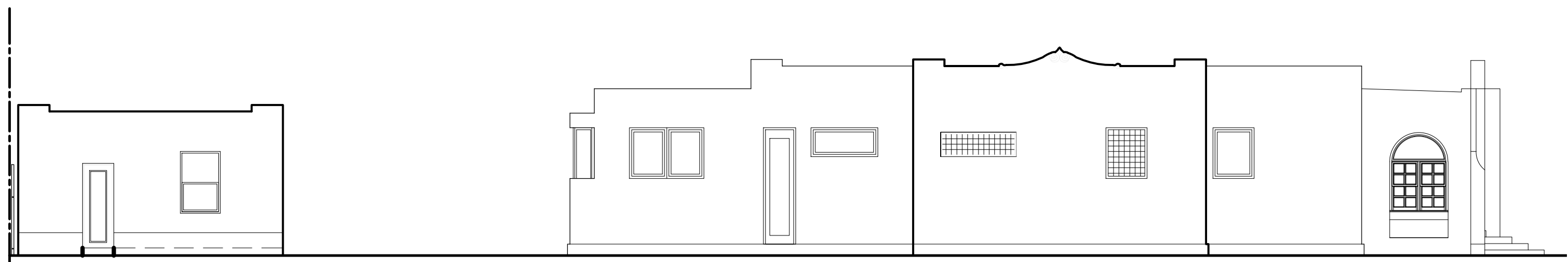
10 PROPOSED NORTH  
SCALE 1/8" = 1'-0"



12 PROPOSED SOUTH  
SCALE 1/8" = 1'-0"



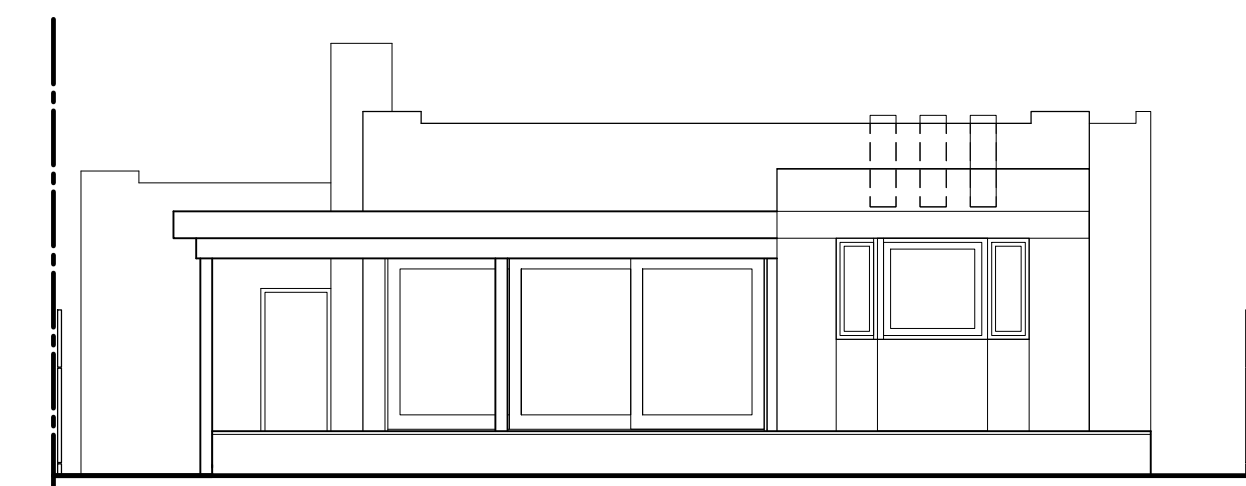
9 EXISTING NORTH  
SCALE 1/8" = 1'-0"



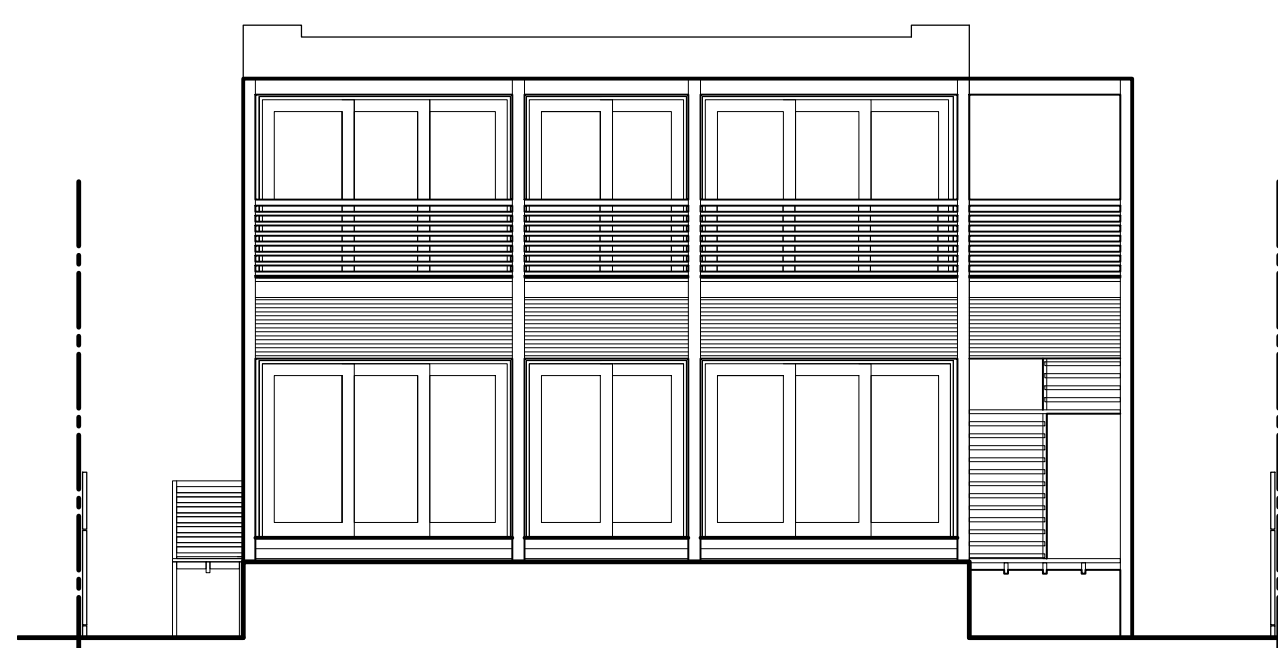
11 EXISTING SOUTH  
SCALE 1/8" = 1'-0"



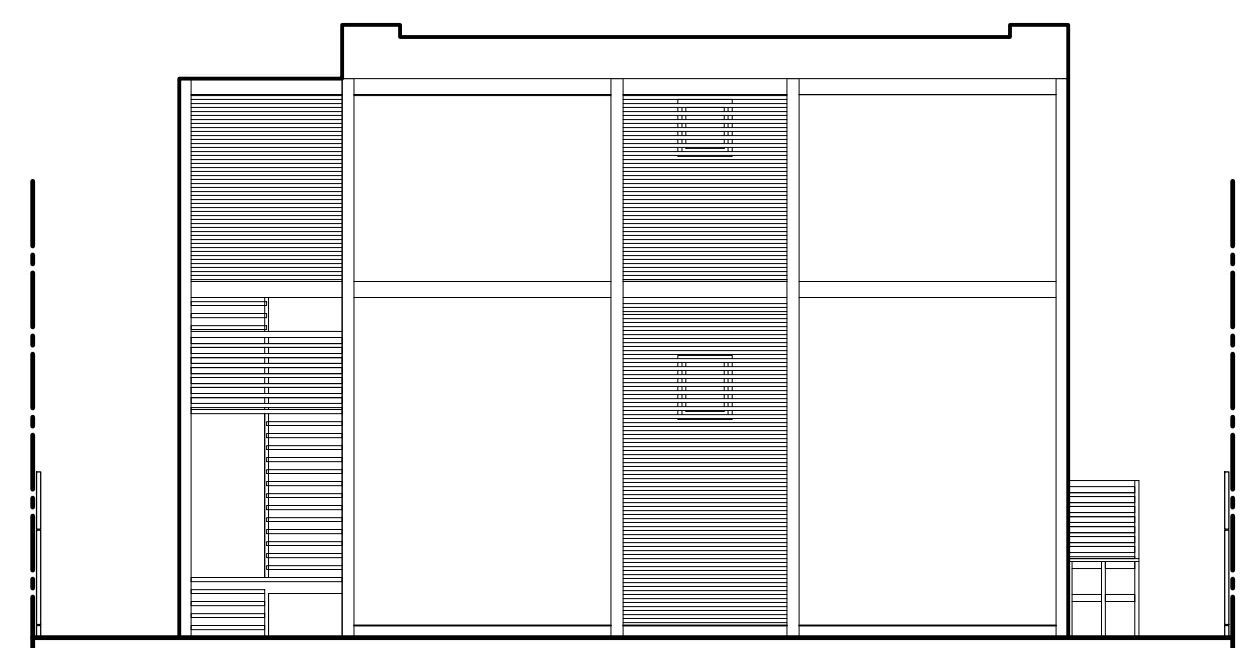
2 PROPOSED EAST MAIN BLDG.  
SCALE 1/8" = 1'-0"



4 PROPOSED WEST MAIN BLDG.  
SCALE 1/8" = 1'-0"



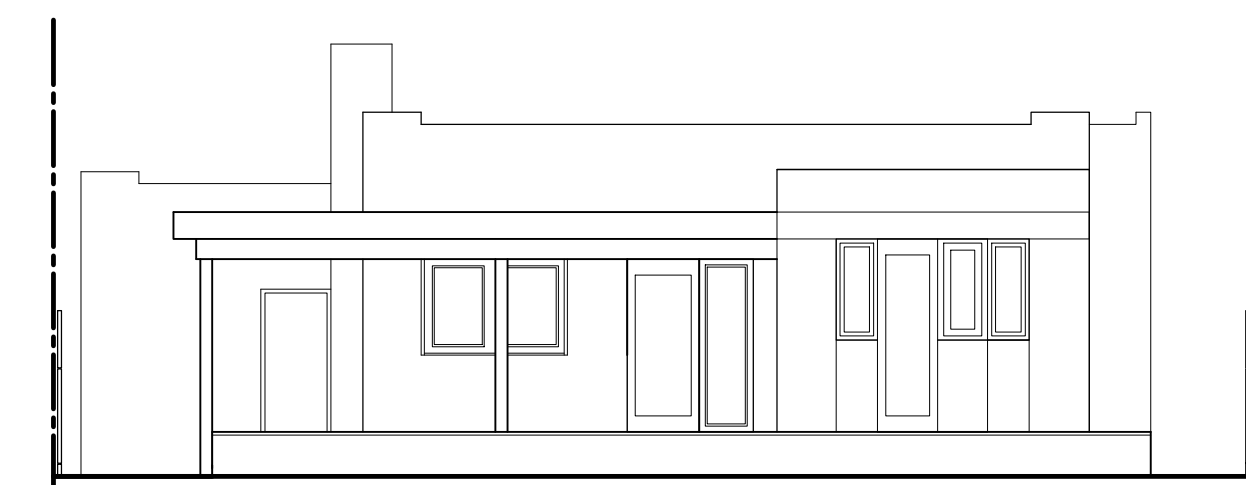
6 PROPOSED EAST REAR BLDG.  
SCALE 1/8" = 1'-0"



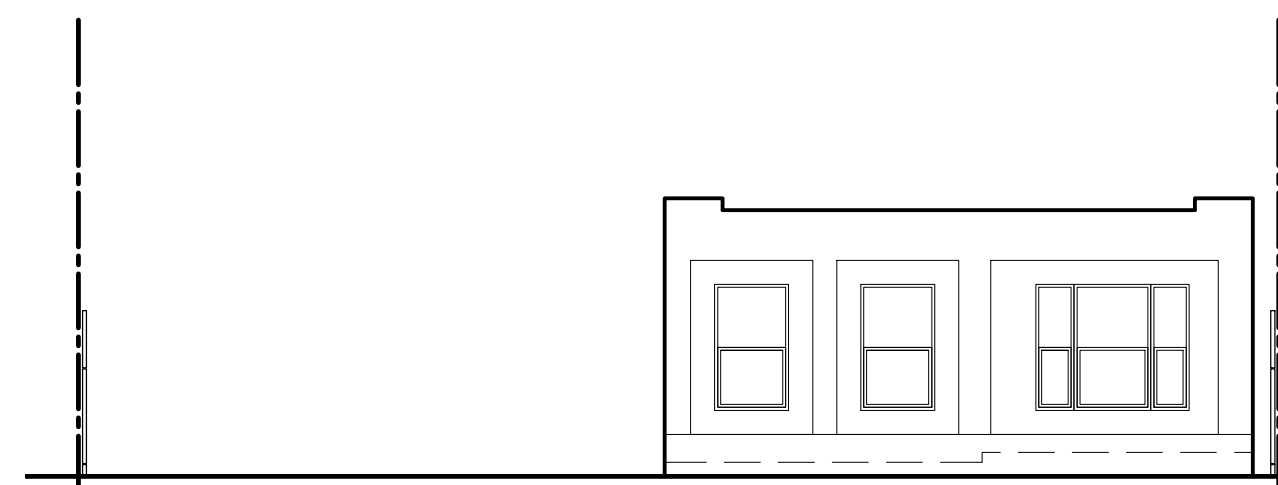
8 PROPOSED WEST REAR BLDG.  
SCALE 1/8" = 1'-0"



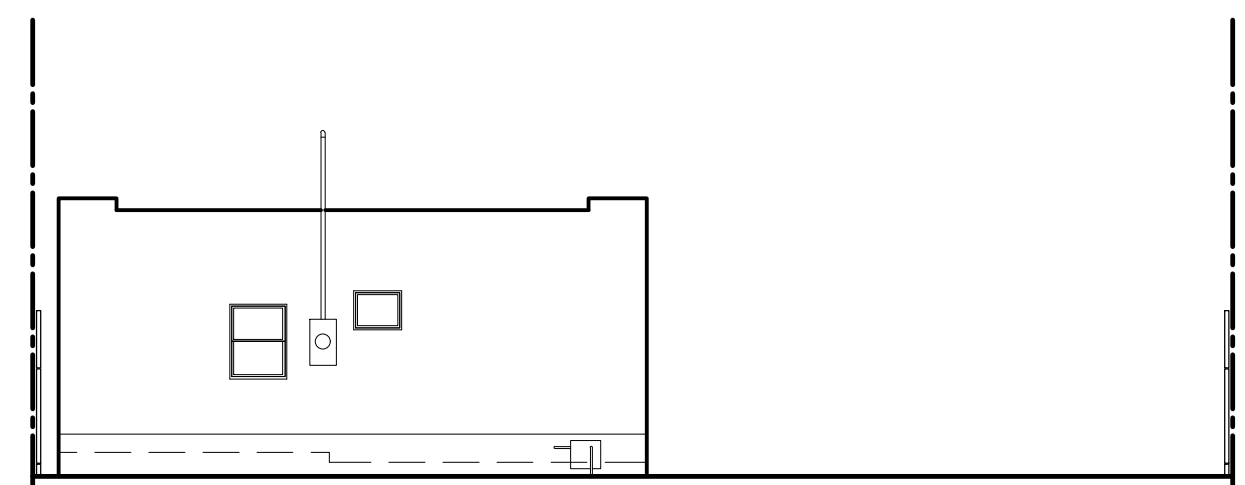
1 EXISTING EAST MAIN BLDG.  
SCALE 1/8" = 1'-0"



3 EXISTING WEST MAIN BLDG.  
SCALE 1/8" = 1'-0"



5 EXISTING EAST REAR BLDG.  
SCALE 1/8" = 1'-0"



7 EXISTING WEST REAR BLDG.  
SCALE 1/8" = 1'-0"

**FINAL SUBMITTAL**

A-07

REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	07.06.20
2	CITY COMMENTS	10.05.20

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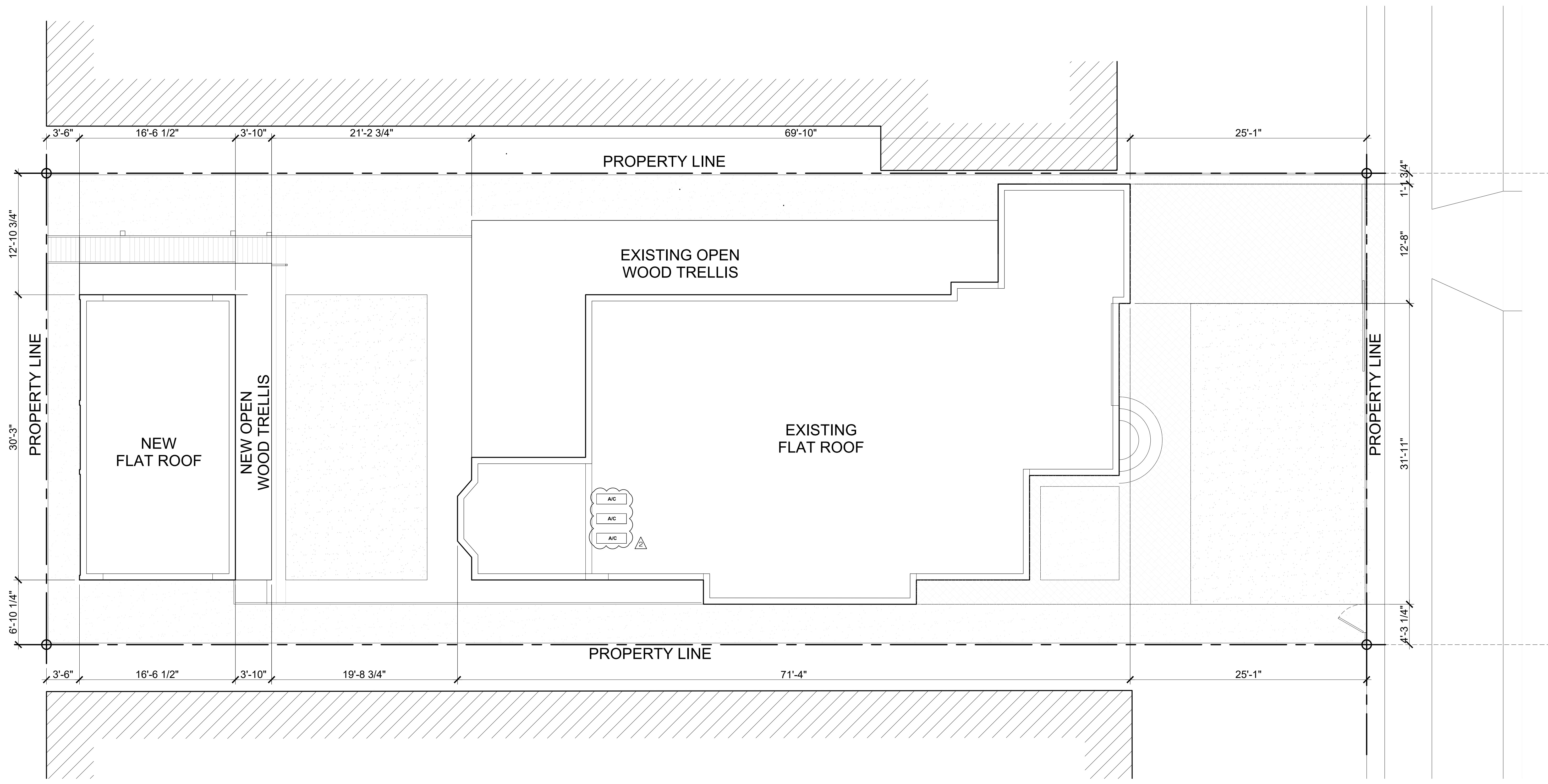
PROFESSIONAL SEAL

DRAWN  
CV  
EDIT DATE  
XXXXXX  
ISSUE DATE  
08.05.2020  
SCALE  
As Noted  
JOB NUMBER  
20-021

SHEET NAME  
ROOF PLAN

SHEET NUMBER

**A-08**



**1**  
A-08 **ROOF PLAN**  
SCALE 3/16" = 1'-0"

**FINAL SUBMITTAL**