

PROJECT

826 MERIDIAN AVENUE  
MIAMI BEACH

REMODELING AND ADDITION

VARIANCE AND RECLASSIFICATION  
REQUEST



















**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

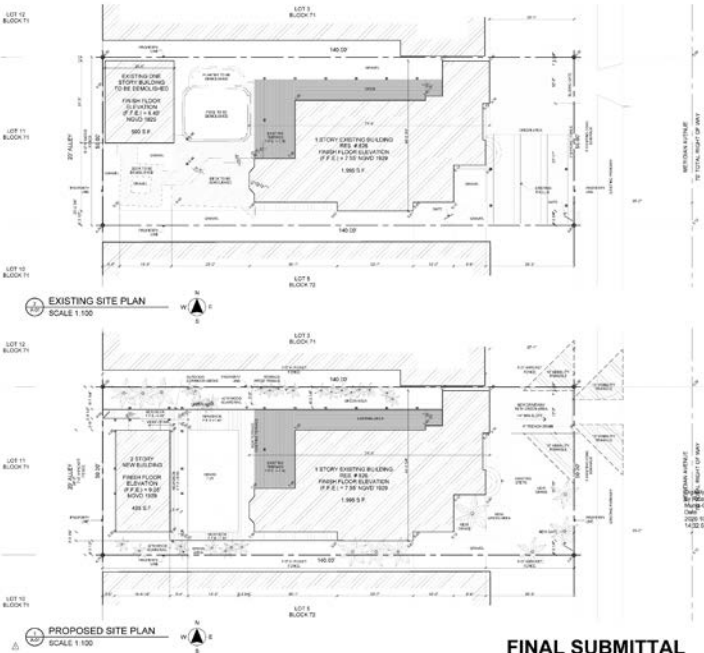
Property Information	Lot Information		
1. Address	100	100	100
2. Sublot or Block/Parcel	100	100	100
3. Parcel Number	100	100	100
4. Tax Parcel Number	100	100	100
5. Map/Parish/Section	100	100	100
6. Acquisition/Construction Date	100	100	100
7. Job Address	100	100	100
8. Address on Site	100	100	100
9. Zoning Code	100	100	100
10. Property Use	100	100	100
11. Zoning District	100	100	100
12. Zoning Sub-District	100	100	100
13. Zoning Ordinance Section	100	100	100
14. Zoning Ordinance Section	100	100	100
15. Zoning Ordinance Section	100	100	100
16. Zoning Ordinance Section	100	100	100
17. Zoning Ordinance Section	100	100	100
18. Zoning Ordinance Section	100	100	100
19. Zoning Ordinance Section	100	100	100
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23. Zoning Ordinance Section	100	100	100
24. Zoning Ordinance Section	100	100	100
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27. Zoning Ordinance Section	100	100	100
28. Zoning Ordinance Section	100	100	100
29. Zoning Ordinance Section	100	100	100
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31. Zoning Ordinance Section	100	100	100
32. Zoning Ordinance Section	100	100	100
33. Zoning Ordinance Section	100	100	100
34. Zoning Ordinance Section	100	100	100
35. Zoning Ordinance Section	100	100	100
36. Zoning Ordinance Section	100	100	100
37. Zoning Ordinance Section	100	100	100
38. Zoning Ordinance Section	100	100	100
39. Zoning Ordinance Section	100	100	100
40. Zoning Ordinance Section	100	100	100
41. Zoning Ordinance Section	100	100	100
42. Zoning Ordinance Section	100	100	100
43. Zoning Ordinance Section	100	100	100
44. Zoning Ordinance Section	100	100	100
45. Zoning Ordinance Section	100	100	100
46. Zoning Ordinance Section	100	100	100
47. Zoning Ordinance Section	100	100	100
48. Zoning Ordinance Section	100	100	100
49. Zoning Ordinance Section	100	100	100
50. Zoning Ordinance Section	100	100	100

Building Information/Restrictions	Max. Building	Height	Area	Volume
1. Max. Building	30' 0"	12' 0"	27' 0"	36'
2. Max. Height	30' 0"	12' 0"	27' 0"	36'
3. Max. Area	100' 0"	100' 0"	100' 0"	100' 0"
4. Max. Volume	100' 0"	100' 0"	100' 0"	100' 0"
5. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
6. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
7. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
8. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
9. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
10. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
11. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
12. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
13. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
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17. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
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45. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
46. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
47. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
48. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
49. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"
50. Max. Floor Area	100' 0"	100' 0"	100' 0"	100' 0"

**EXISTING SITE PLAN**  
SCALE 1:100

**LEGAL DESCRIPTION**

LOT 11 BLOCK 71  
LOT 12 BLOCK 71  
LOT 13 BLOCK 71



**codemix studio**

825 MERIDIAN AVE  
MIAMI BEACH, FL 33139

**MUVE ARCHITECTURE**

1000 BROADWAY  
MIAMI BEACH, FL 33139

**FINAL SUBMITTAL**

A-01



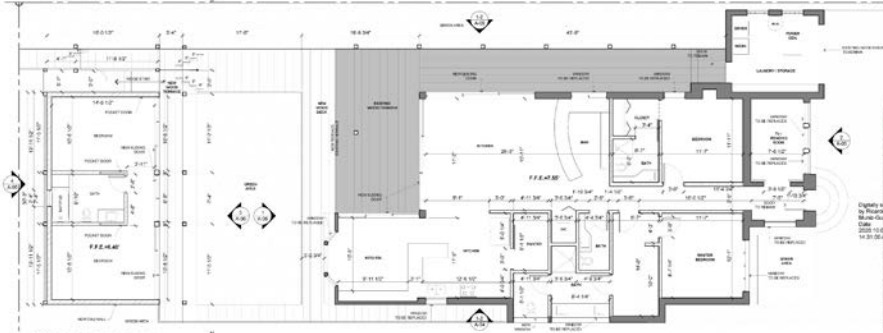
**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**LEGEND**

	EXISTING WALL TO REMAIN
	NEW PARTITION WALL
	NEW FULL WALL
	NEW WINDOW
	NEW DOOR
	NEW WINDOW WITH TRANSOMS
	NEW WINDOW
	NEW WINDOW
	NEW WINDOW
	NEW WINDOW
	NEW WINDOW

- NOTES AND CONDITIONS:**
1. EXISTING WALLS TO REMAIN SHALL BE REPAIRS TO THE EXISTING WALLS TO REMAIN. ALL OTHER WALLS SHALL BE NEW CONSTRUCTION.
  2. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  3. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  4. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  5. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  6. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  7. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  8. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  9. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  10. ALL NEW WALLS SHALL BE CONSTRUCTED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.

- NOTES OF WORK ORDER:**
1. VERIFY EXISTING WALLS WITH MEASUREMENTS AND PHOTOGRAPHS.
  2. VERIFY DIMENSIONS OF THE WORK ORDER.
  3. VERIFY DIMENSIONS AND NOTES OF THE WORK ORDER ARE CORRECTED TO MATCH.
  4. VERIFY DIMENSIONS AND NOTES OF THE WORK ORDER ARE CORRECTED TO MATCH.
  5. VERIFY DIMENSIONS AND NOTES OF THE WORK ORDER ARE CORRECTED TO MATCH.
  6. VERIFY DIMENSIONS AND NOTES OF THE WORK ORDER ARE CORRECTED TO MATCH.



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

**FINAL SUBMITTAL**

**cod**  
**studio**

825 MERIDIAN AVE  
MIAMI BEACH, FL 33139

**SINGLE FAMILY HOME RENOVATION**  
825 MERIDIAN AVE  
MIAMI BEACH, FL 33139

**MUVE**  
ARCHITECTS

1000 BAYVIEW BLVD  
SUITE 1000  
MIAMI BEACH, FL 33139



Digitally signed by Ricardo  
Munoz-Cordero  
Date: 2025.10.08  
14:31:00 -0500

PROJECT NO.  
DATE  
BY  
CHECKED BY  
DATE  
BY





















