

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	
OCCUPANCY GROUP R-2 ACCORDING TO THE EXISTING FBC 2017 ED.	CLASSIFICATION OF WORK: -ADDITION

DRAWN BY:

REVISIONS:

05-04-2021

AA0003668
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

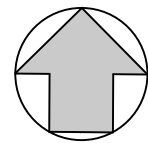
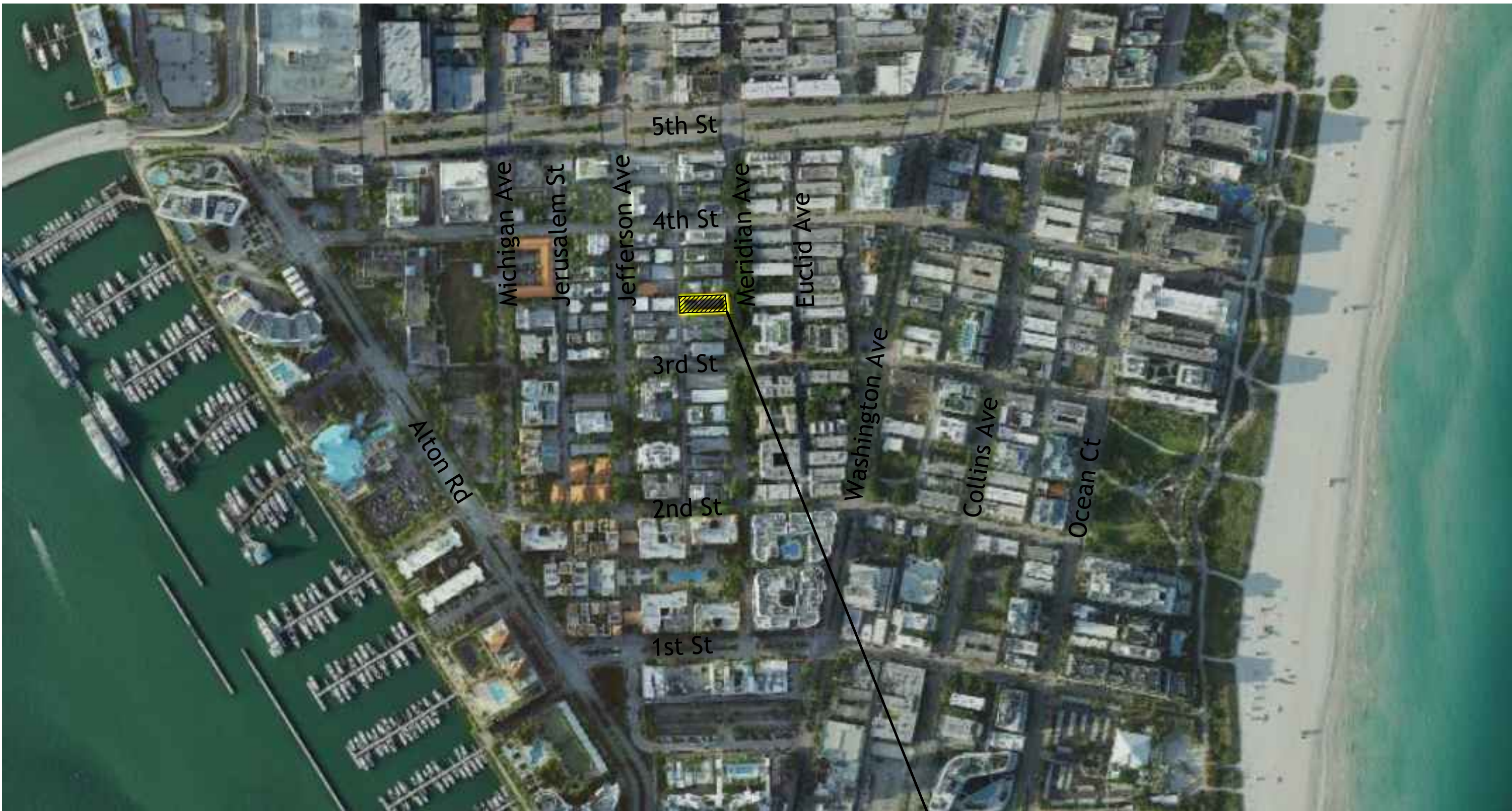
SEAL

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

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

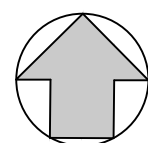
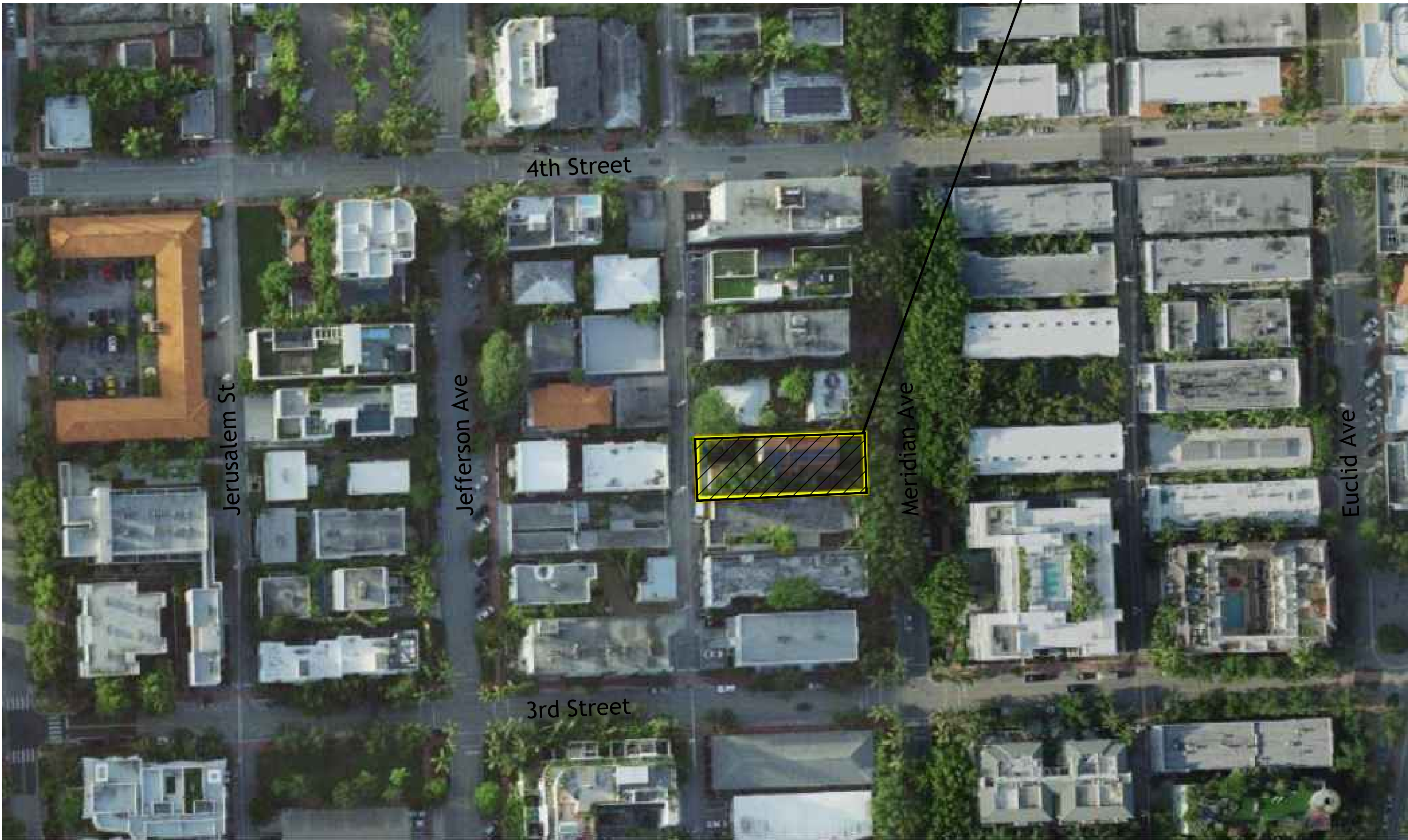
A-0.0

COVER SHEET
/
ZONING INFO



VICINITY MAP
SCALE N.T.S.

SUBJECT PROPERTY
326 MERIDIAN AVE



LOCATION MAP
SCALE N.T.S.

SUBJECT PROPERTY
326 MERIDIAN AVE



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

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

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



359 MERIDIAN AVE

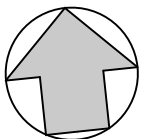
349 MERIDIAN AVE



325 MERIDIAN AVE



321 MERIDIAN AVE



KEY PLAN
SCALE N.T.C

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

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

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-0.5
CONTEXT PICTURES 2



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)

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

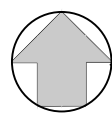
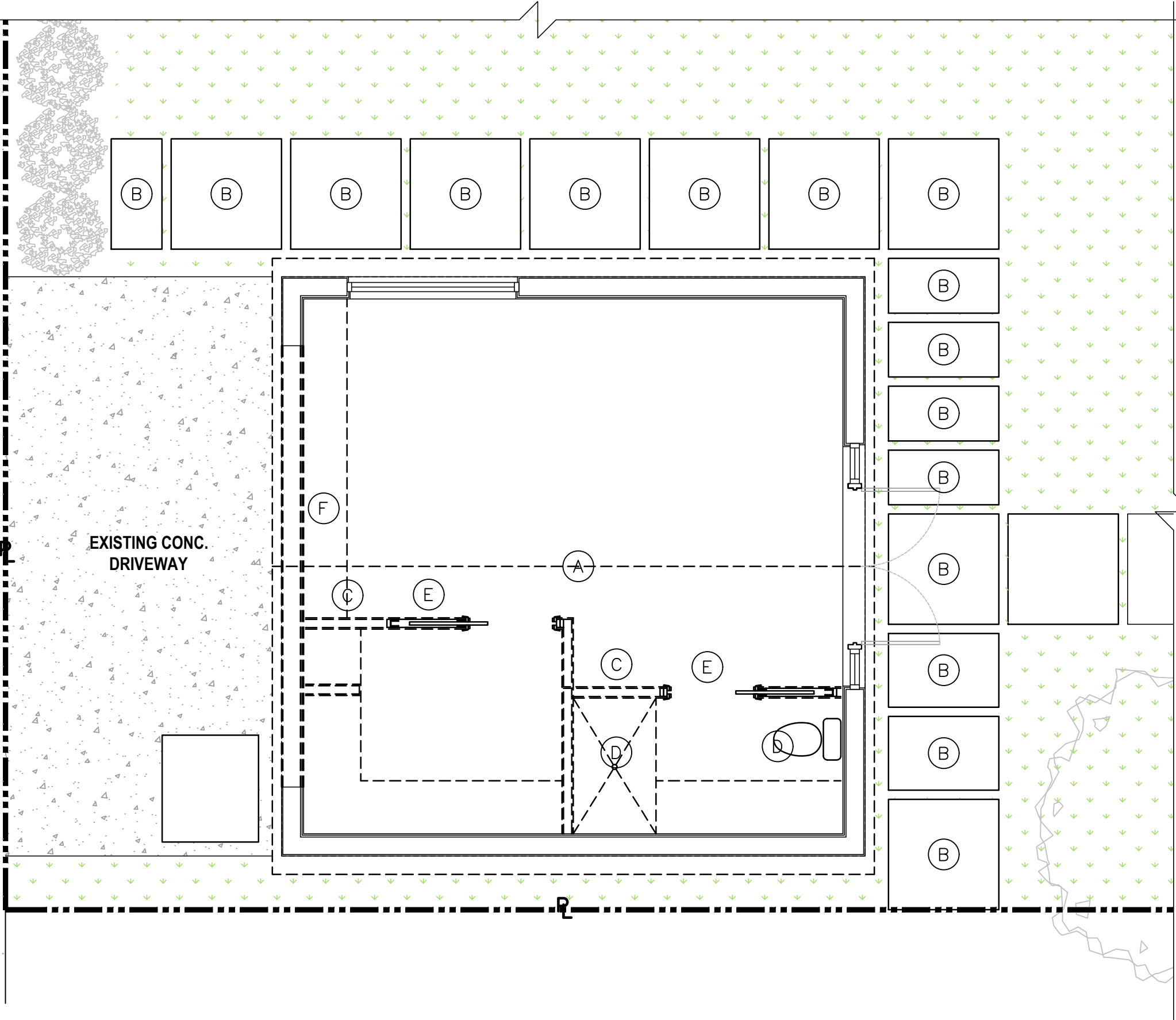
3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

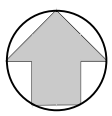
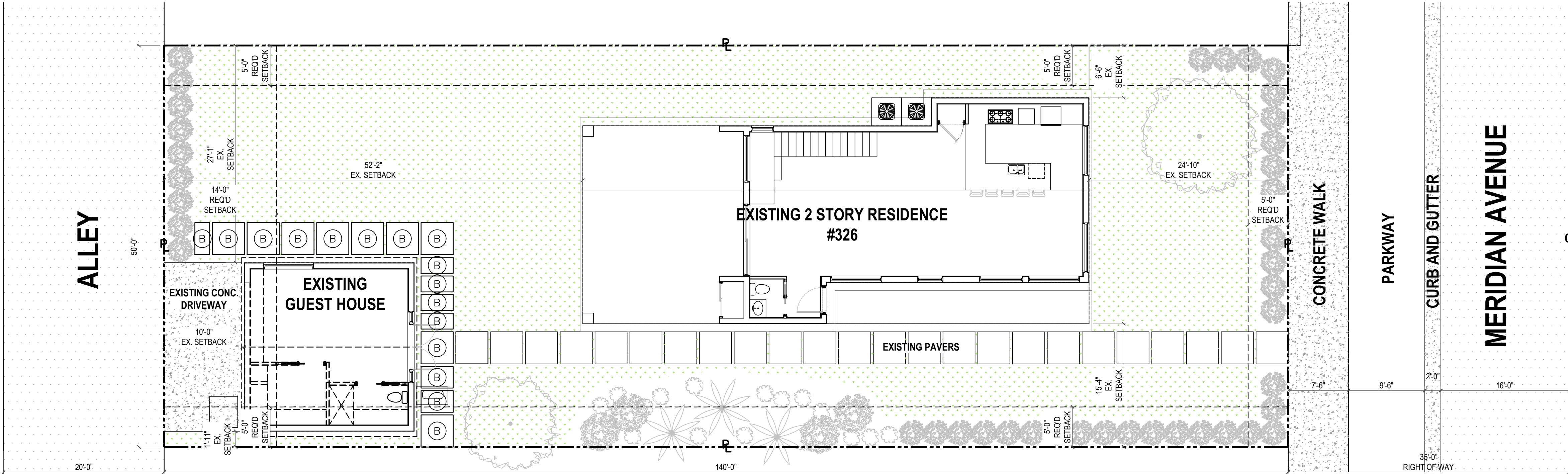
PROPOSED ADDITION
FOR
326 MERIDIAN AVE
MIAMI BEACH, FL, 33139

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



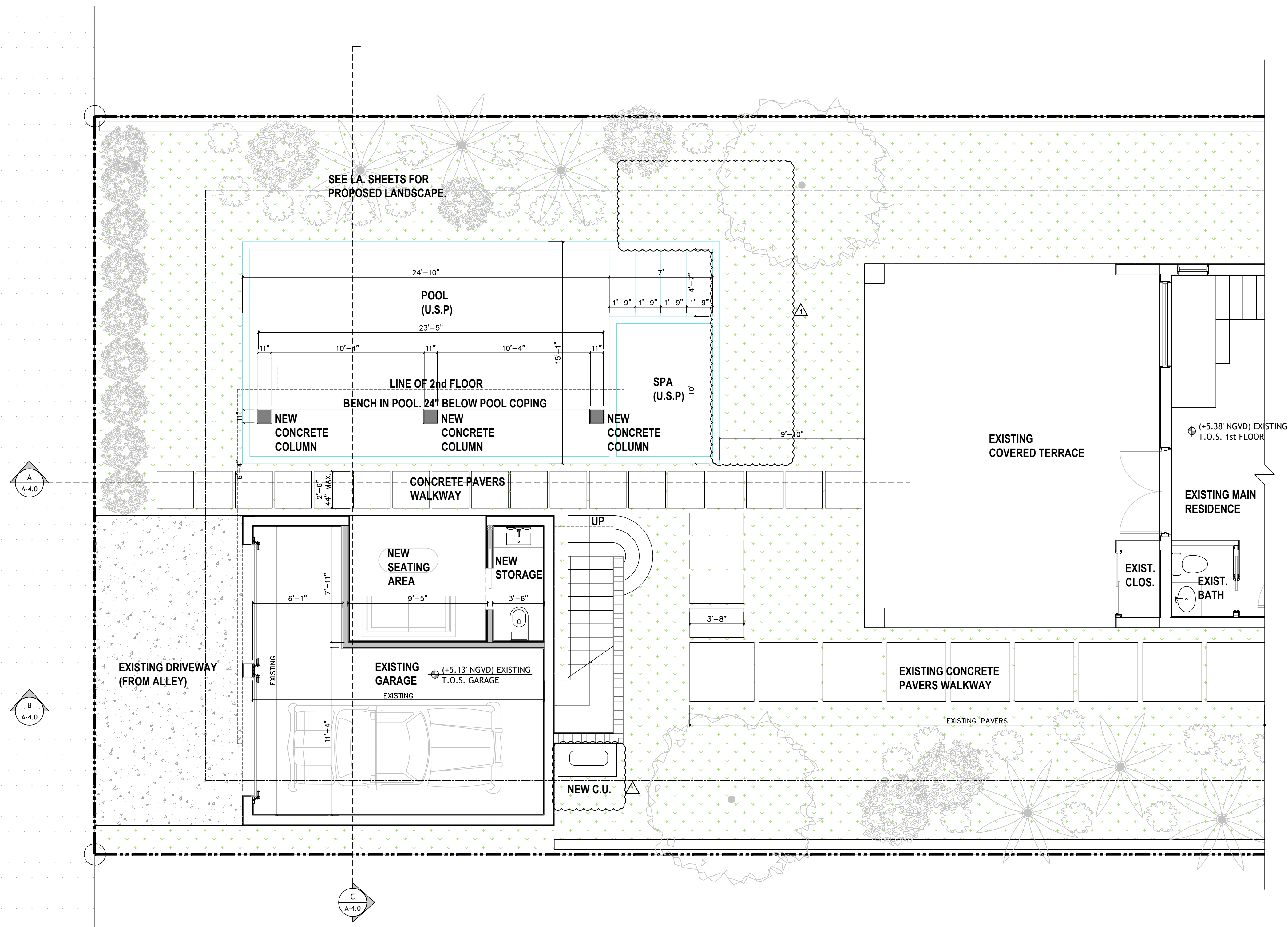
EXISTING / FLOOR PLAN SITE PLAN
SCALE: 1/4" = 1'-0"



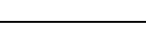
EXISTING / DEMO SITE PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY:
REVISIONS:

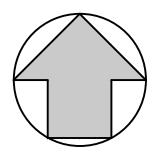
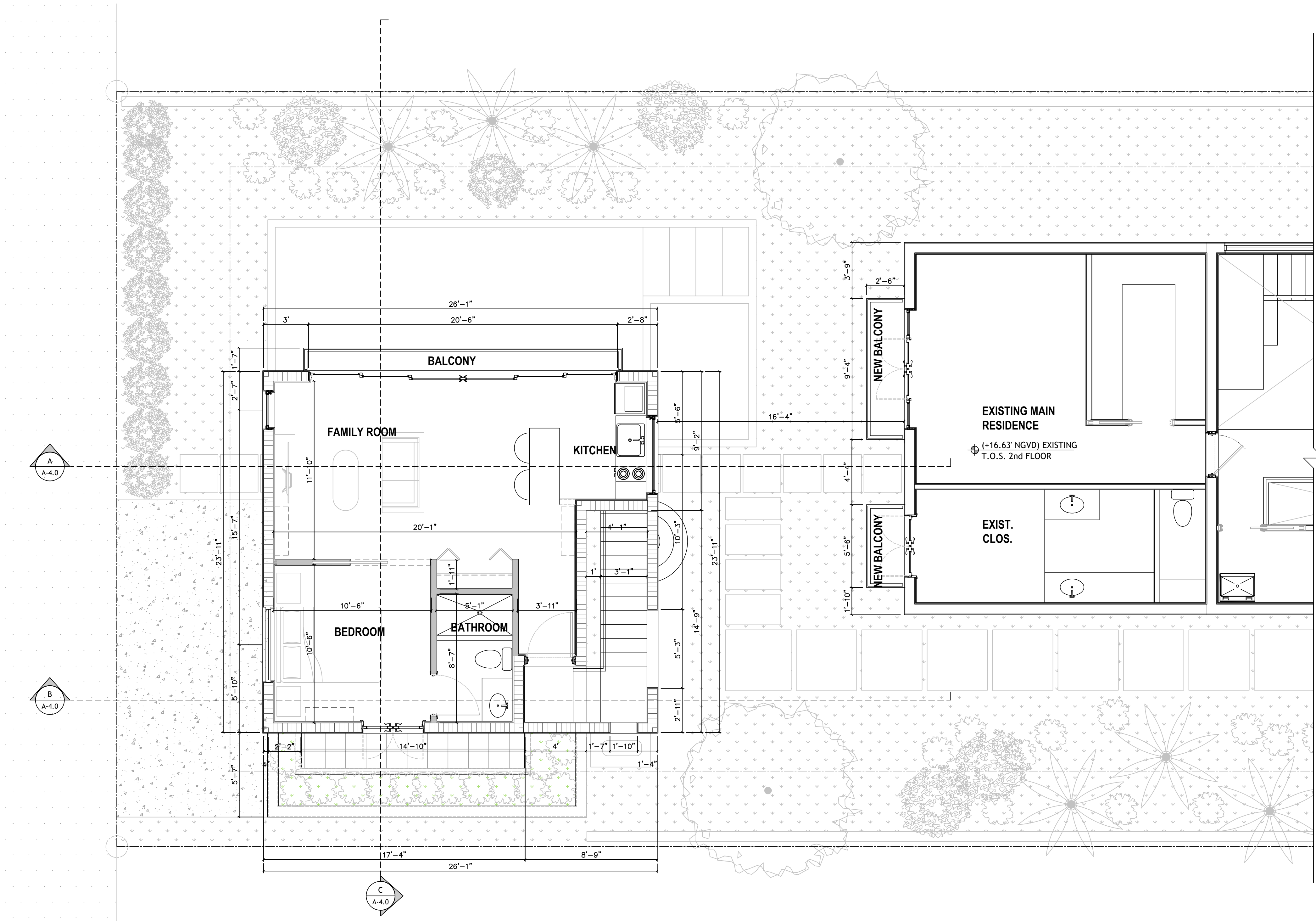
SEAL



 **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.)

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

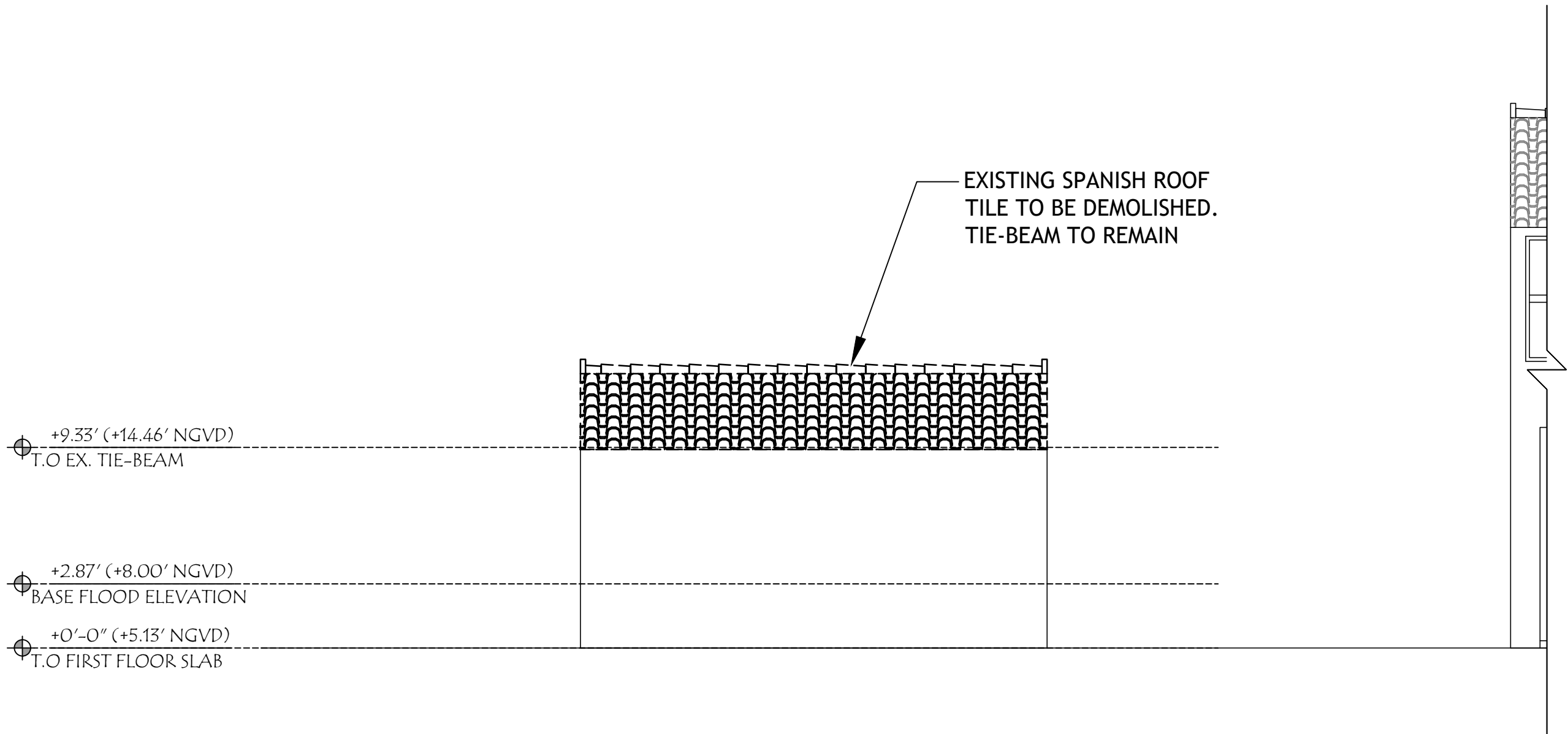
SEAL

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

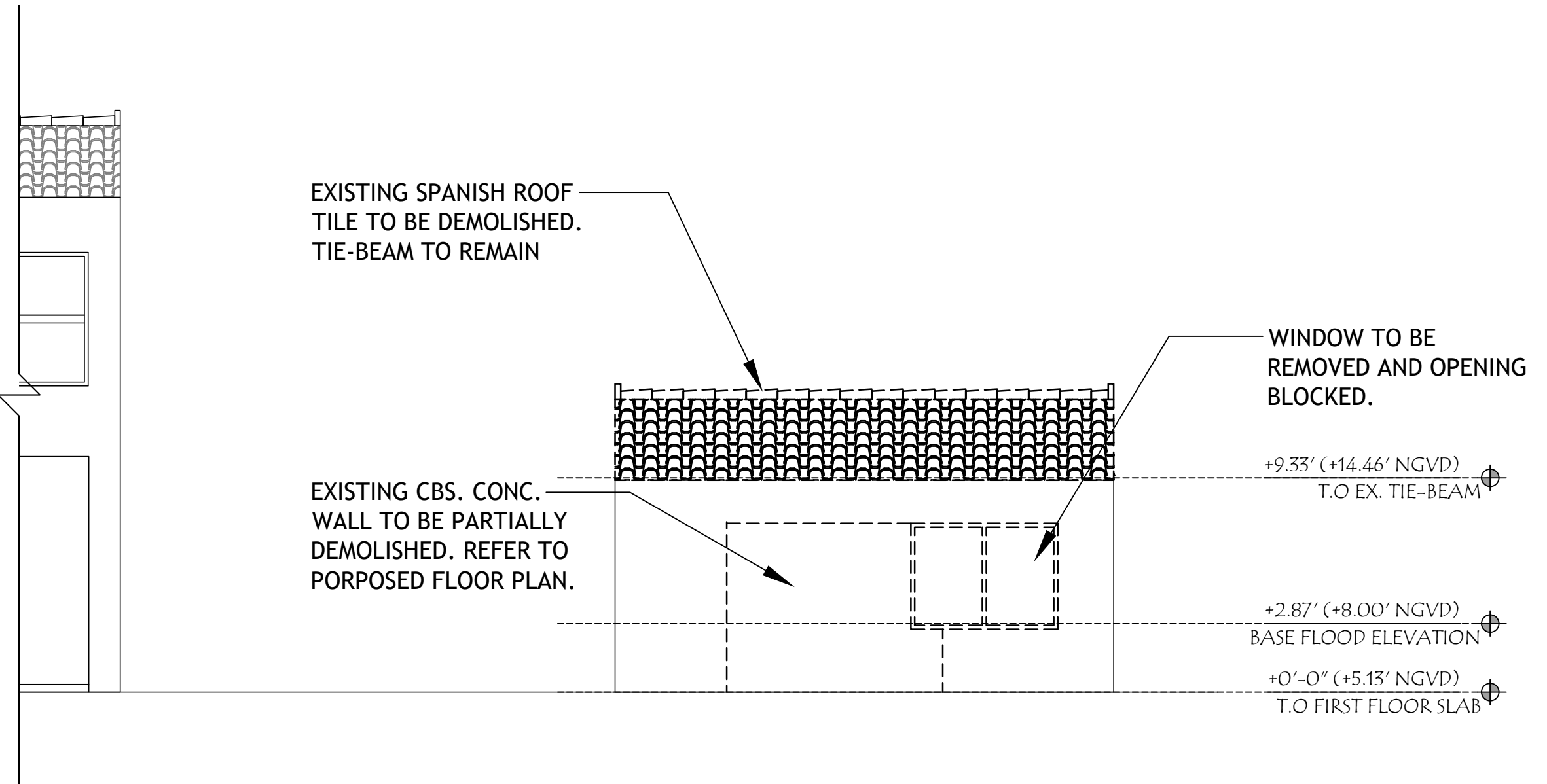
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-2.2

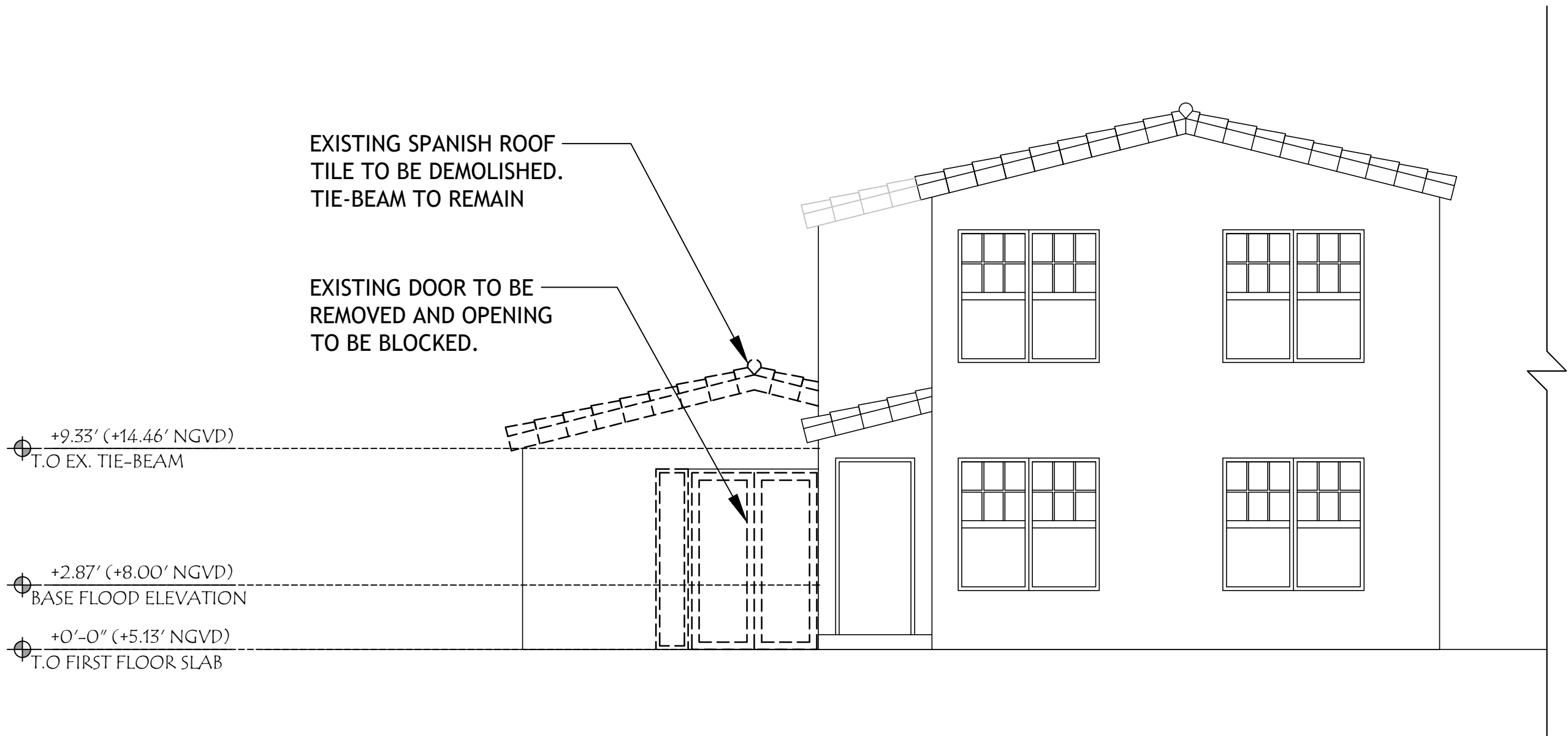
FLOOR PLAN
LEVEL 2



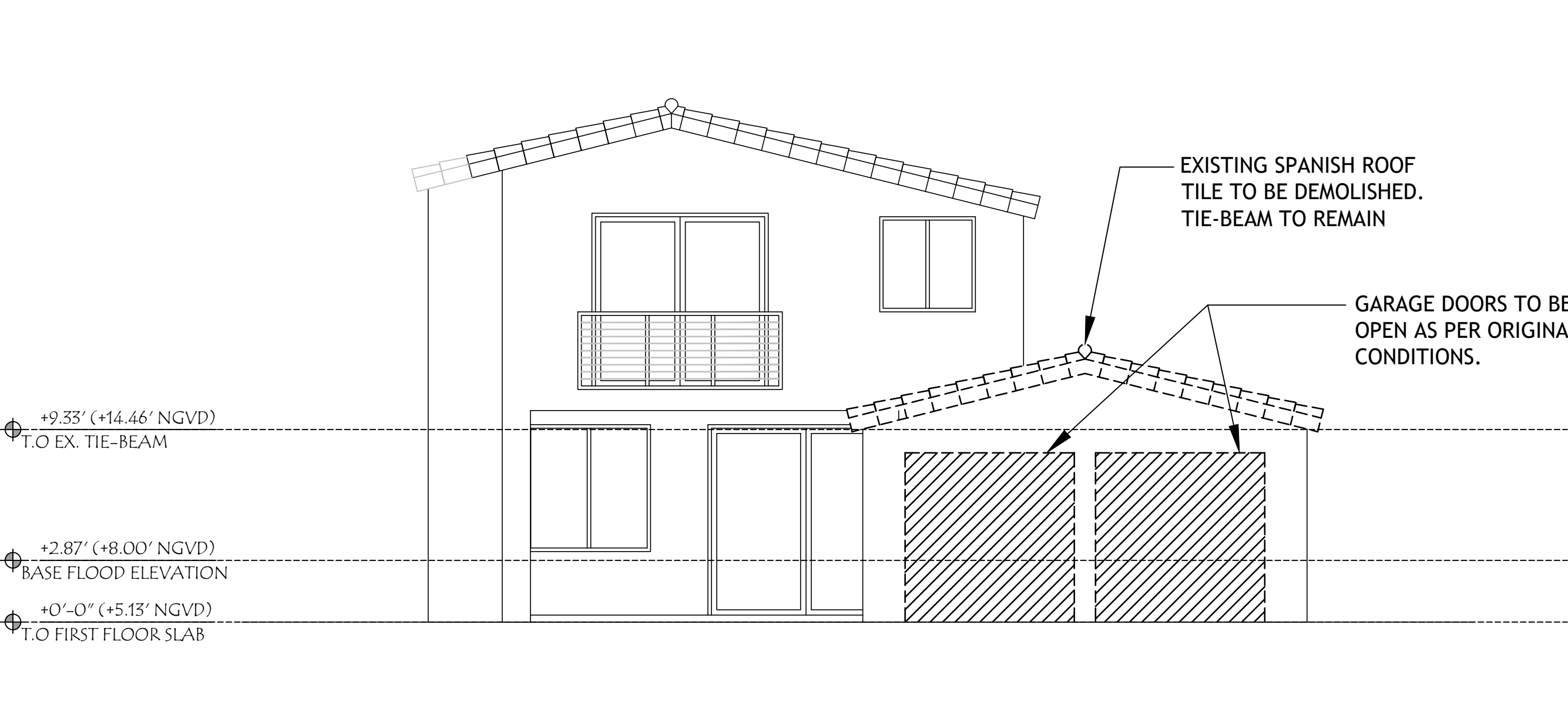
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

DRAWN BY:

REVISIONS:

05-04-2021

AA0003668
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

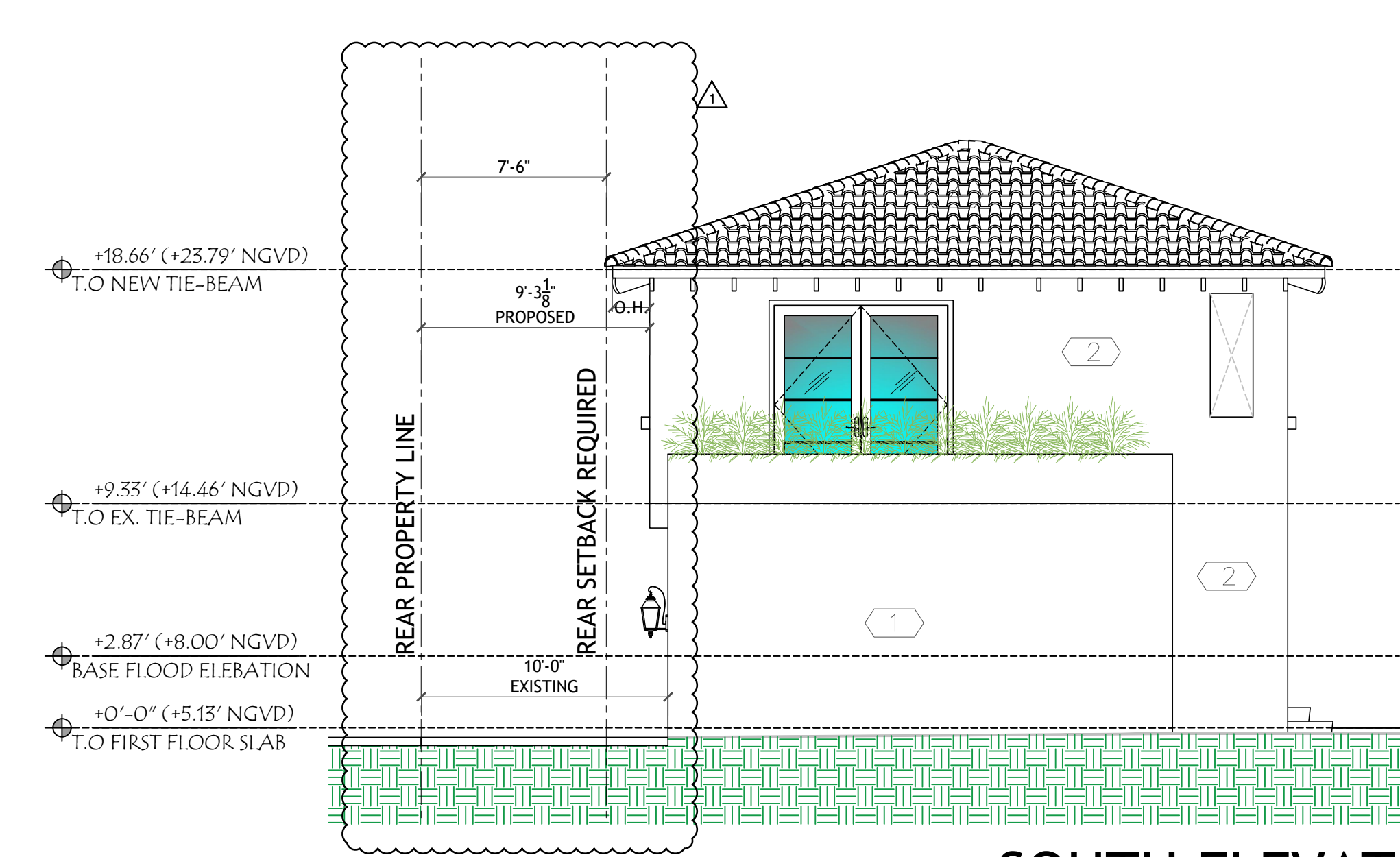
SEAL

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

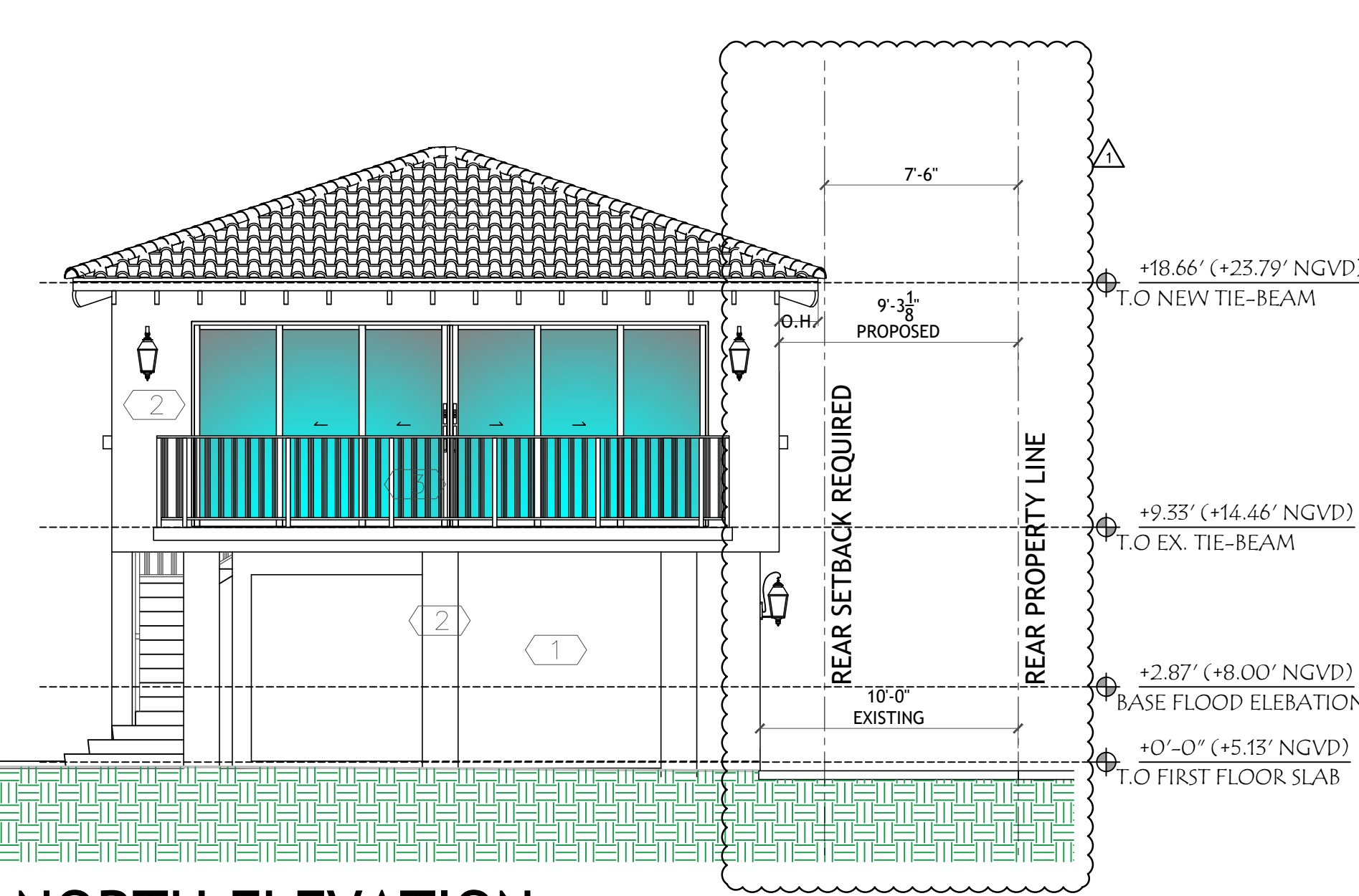
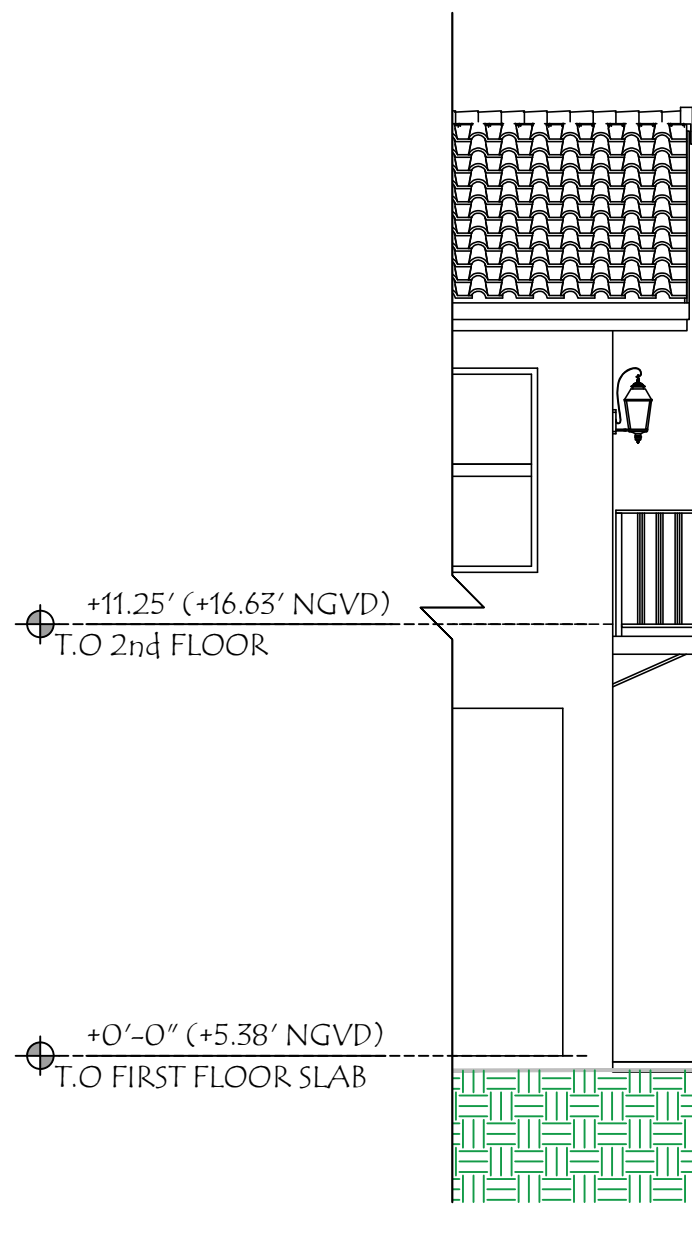
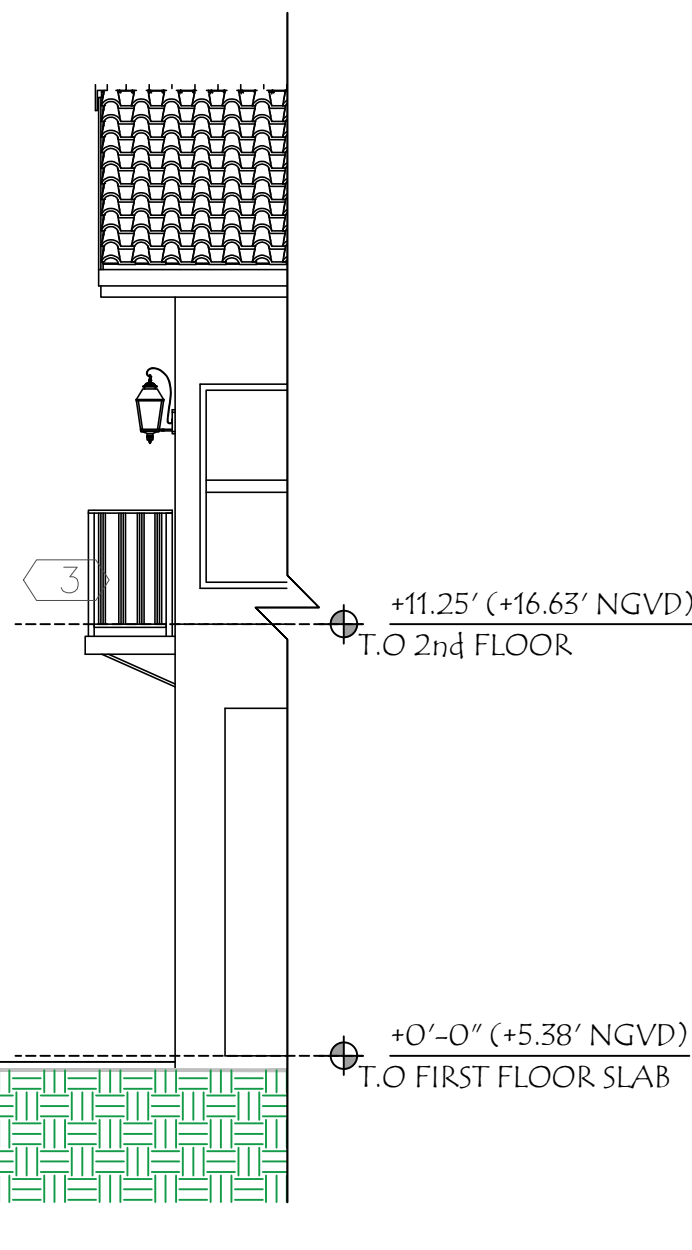
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-3.0

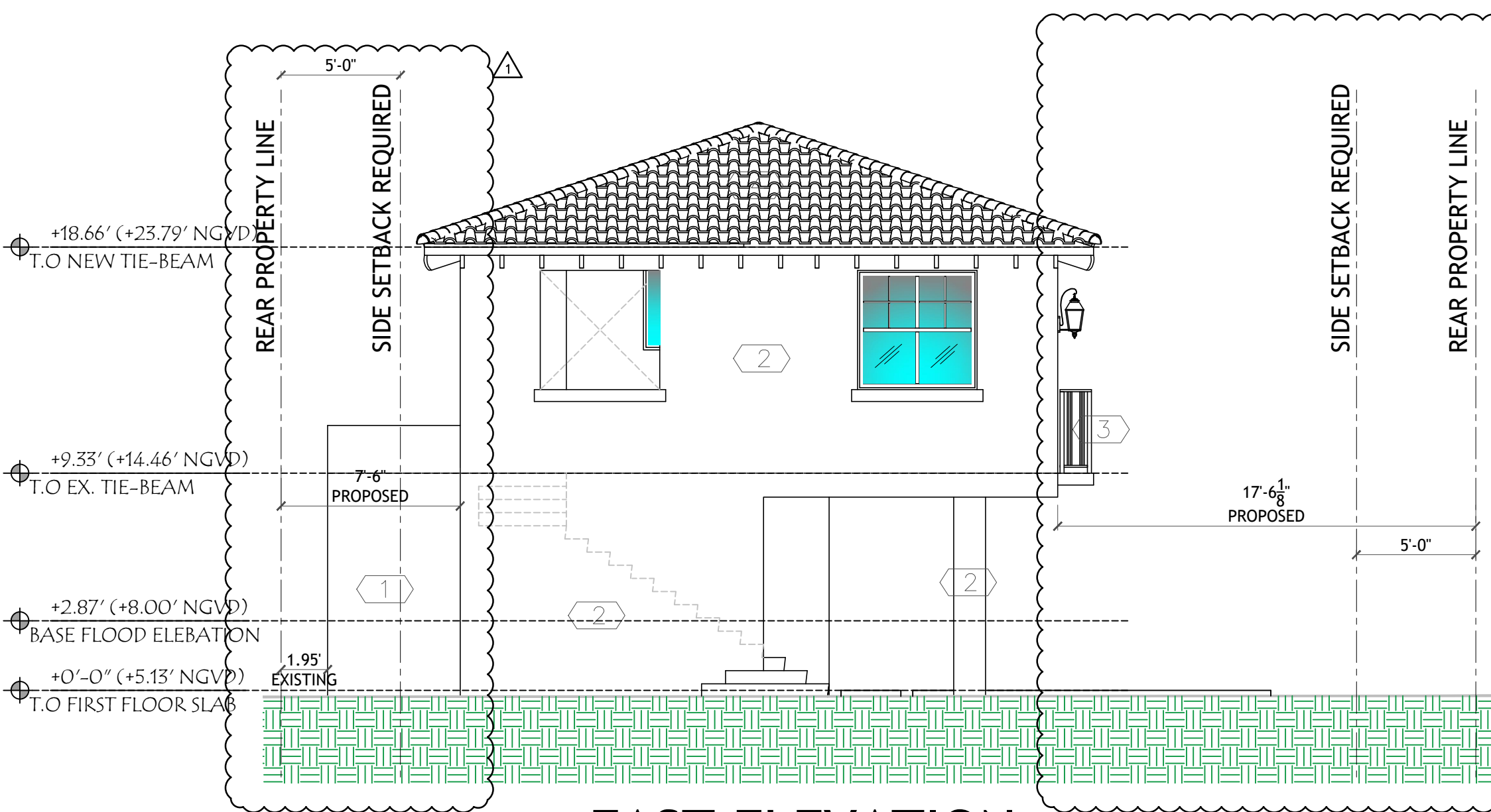
EXISTING
ELEVATIONS



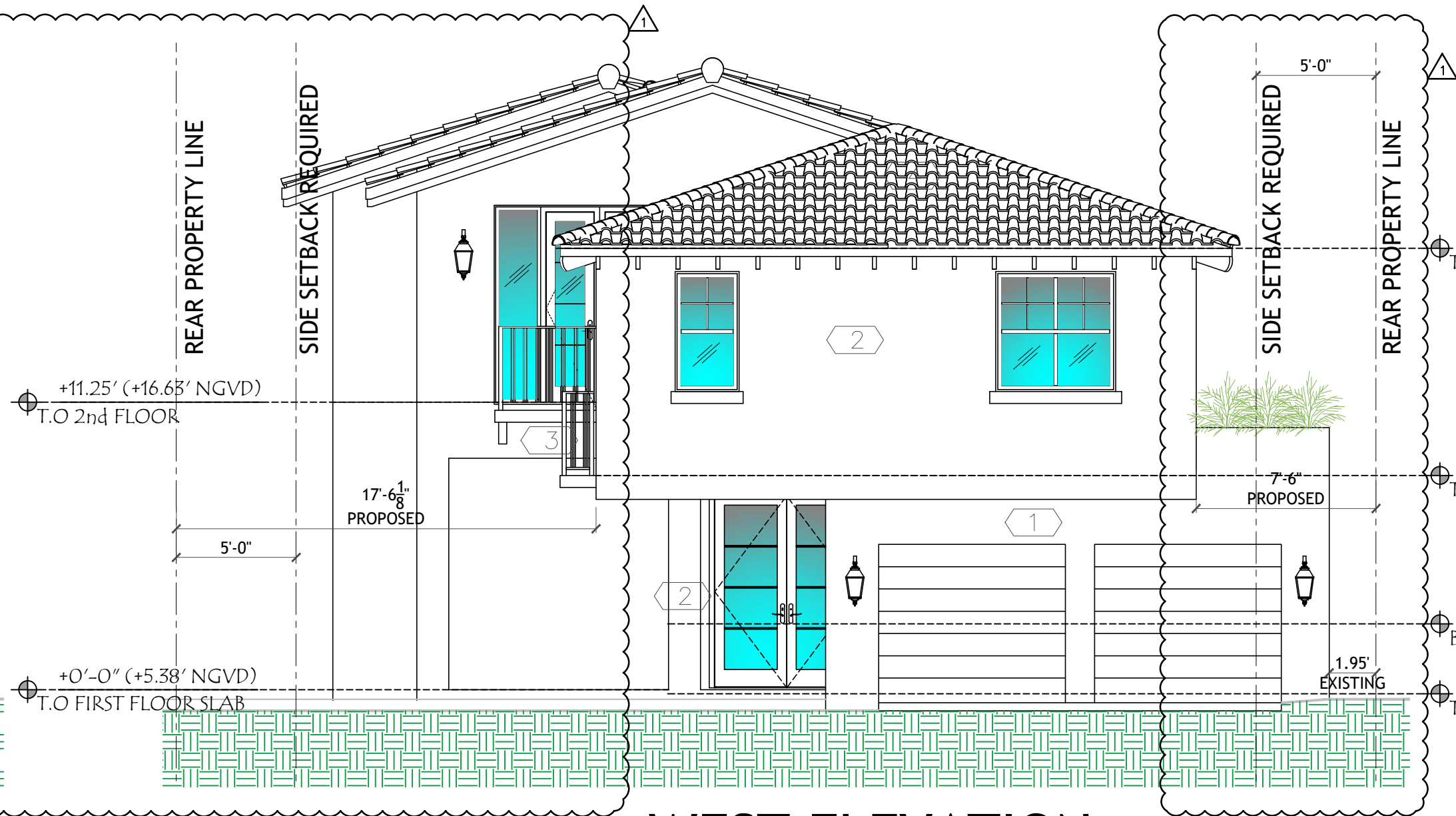
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"

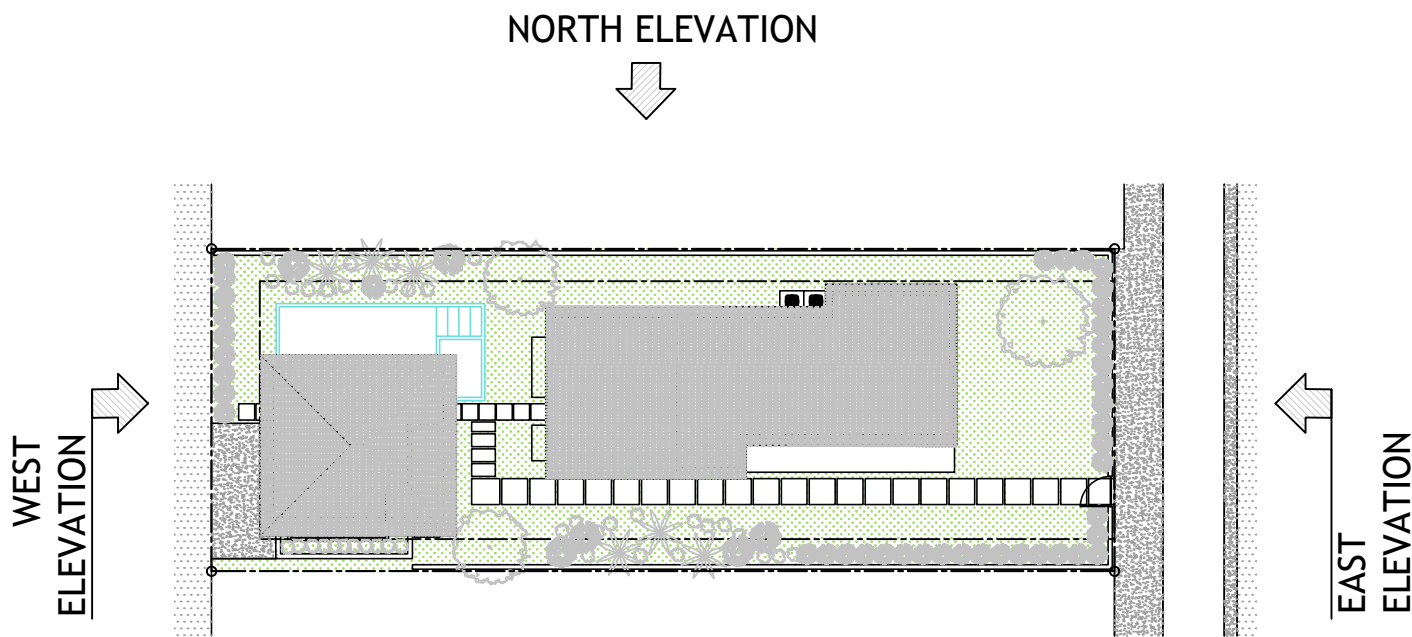


EAST ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

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



KEY PLAN
SCALE N.T.C.



RENDER 1



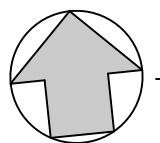
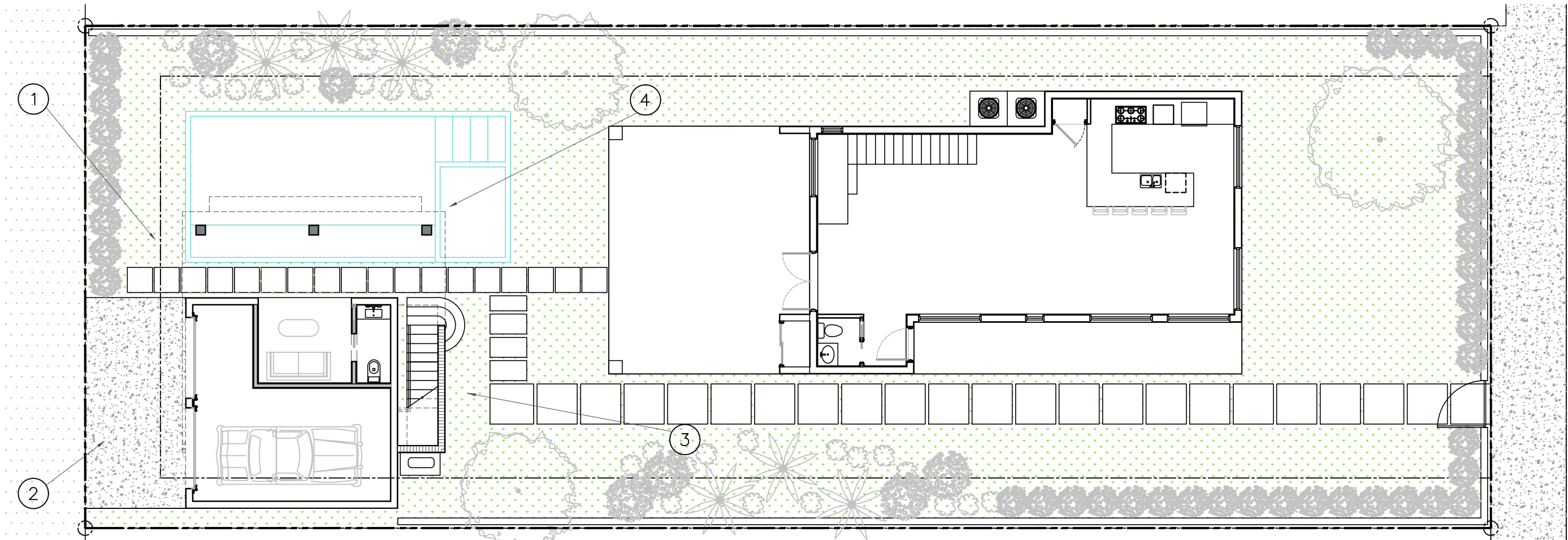
RENDER 2



RENDER 3



RENDER 4



KEY PLAN
SCALE N.T.C

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

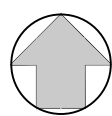
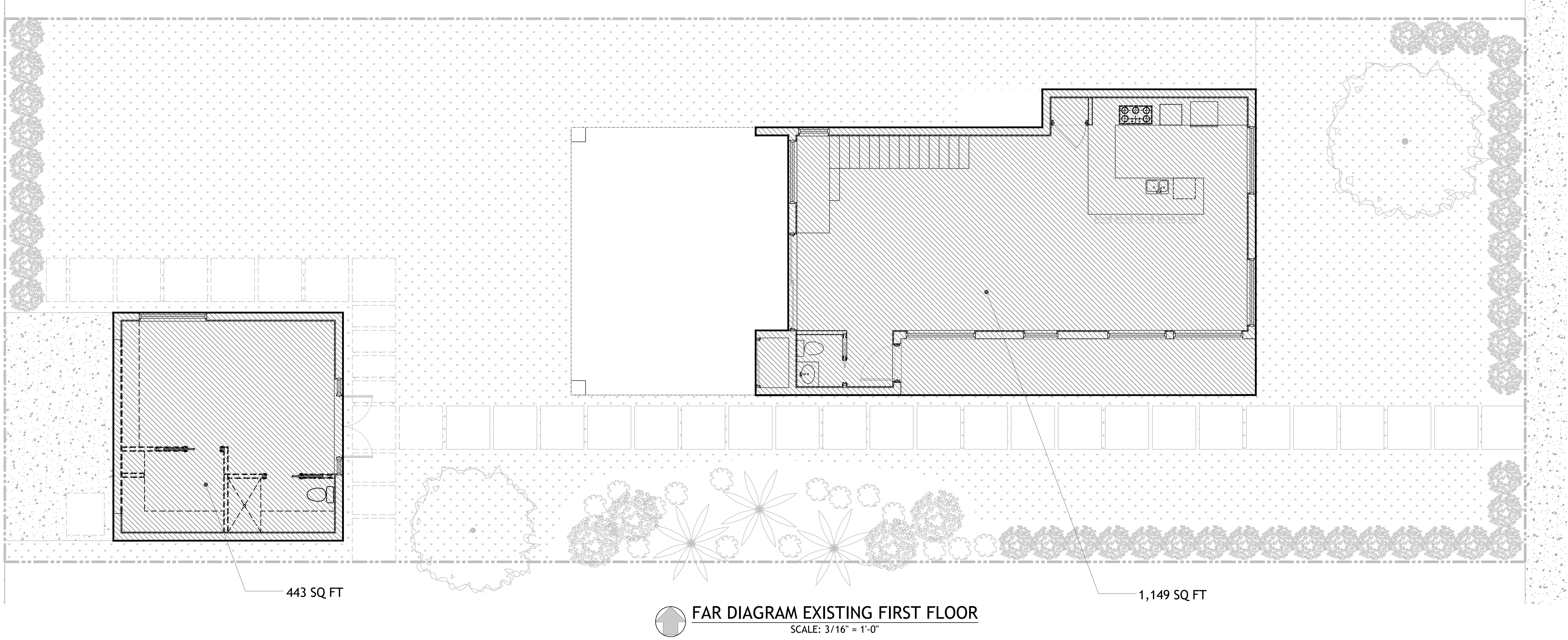
3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

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

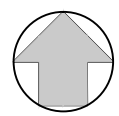
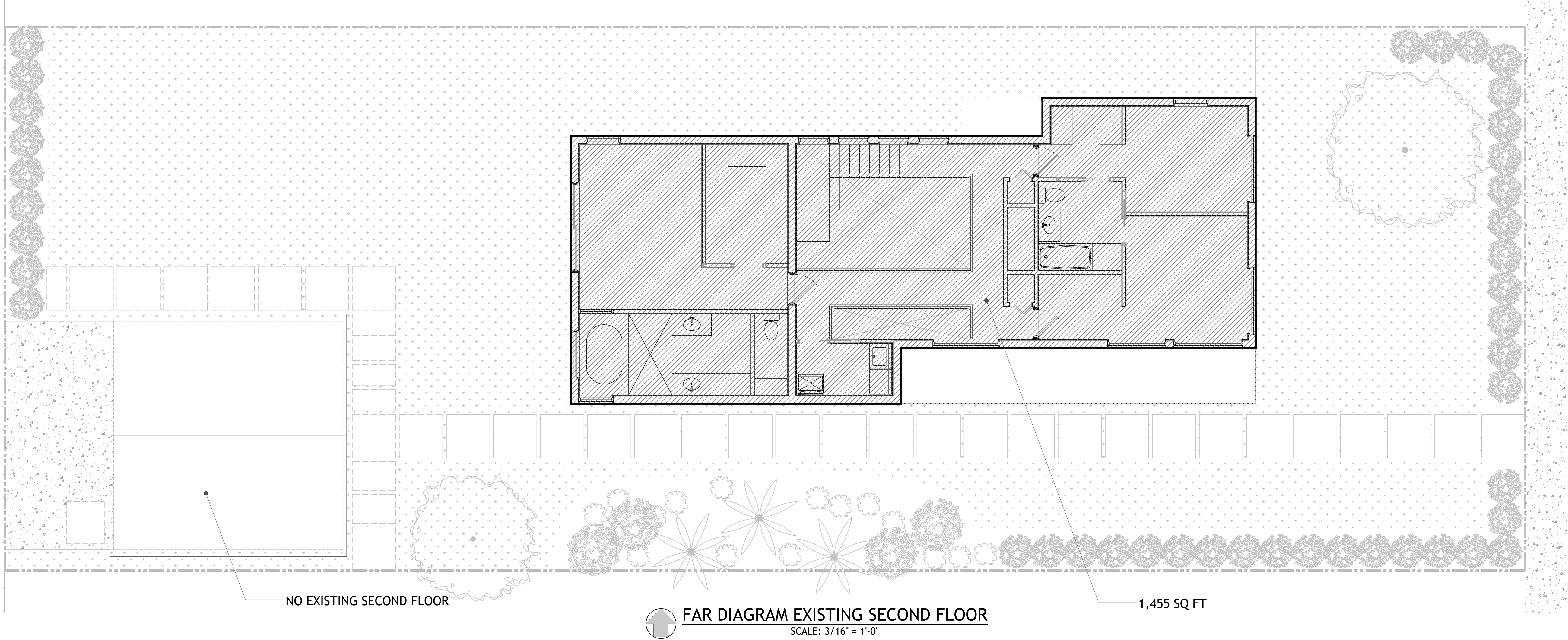
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-5.0
RENDERS



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:	1,455 SQ FT
SECOND FLOOR FAR:	0.2079
TOTAL BUILDING AREA:	3,047 SQ FT
TOTAL FAR:	0.4353

DRAWN BY:
REVISIONS:

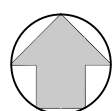
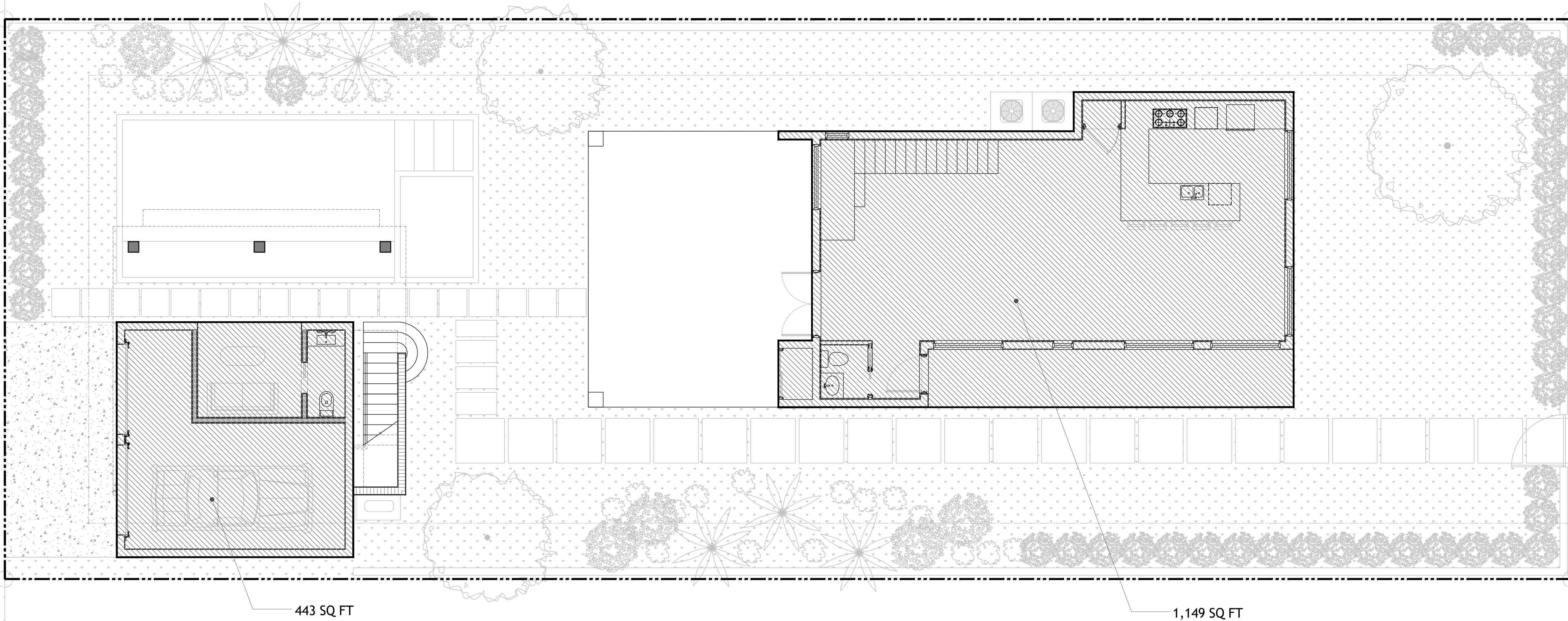
AA0003668
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

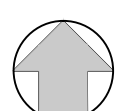
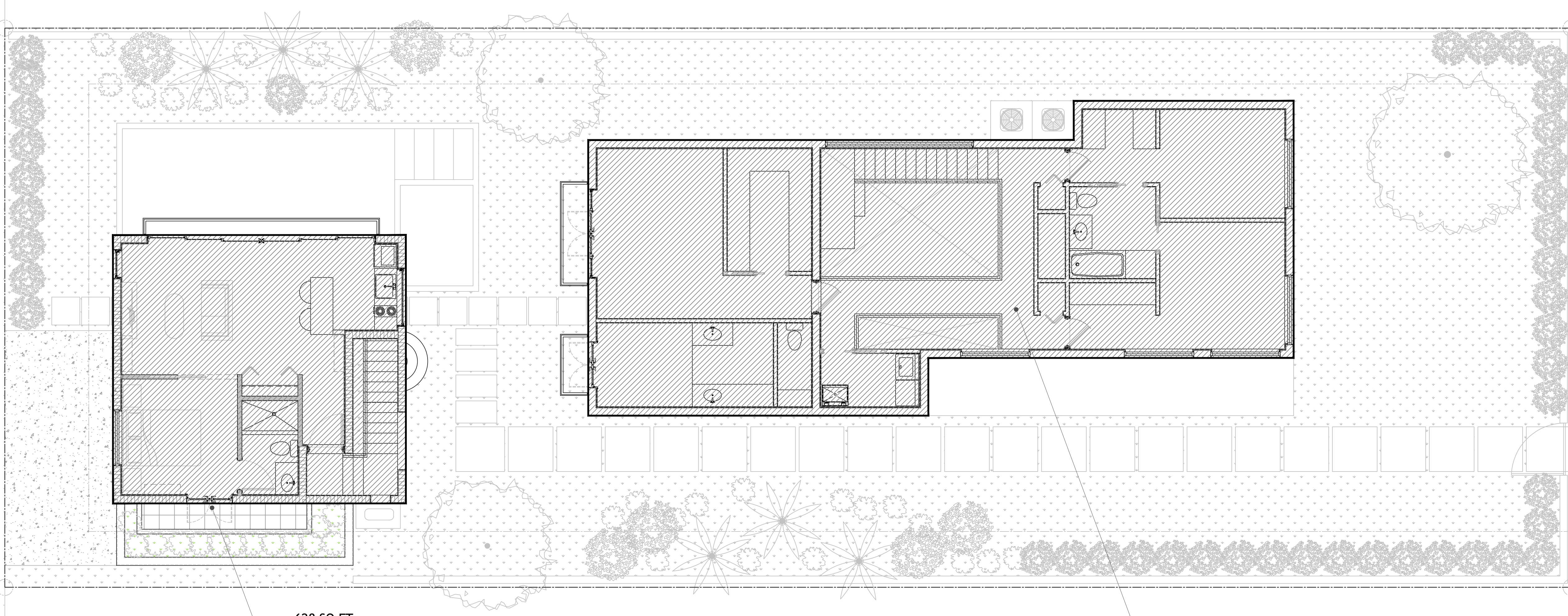
SEAL

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



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

DRAWN BY:

REVISIONS:

AA0003668
ANTHONY LEON
0016752

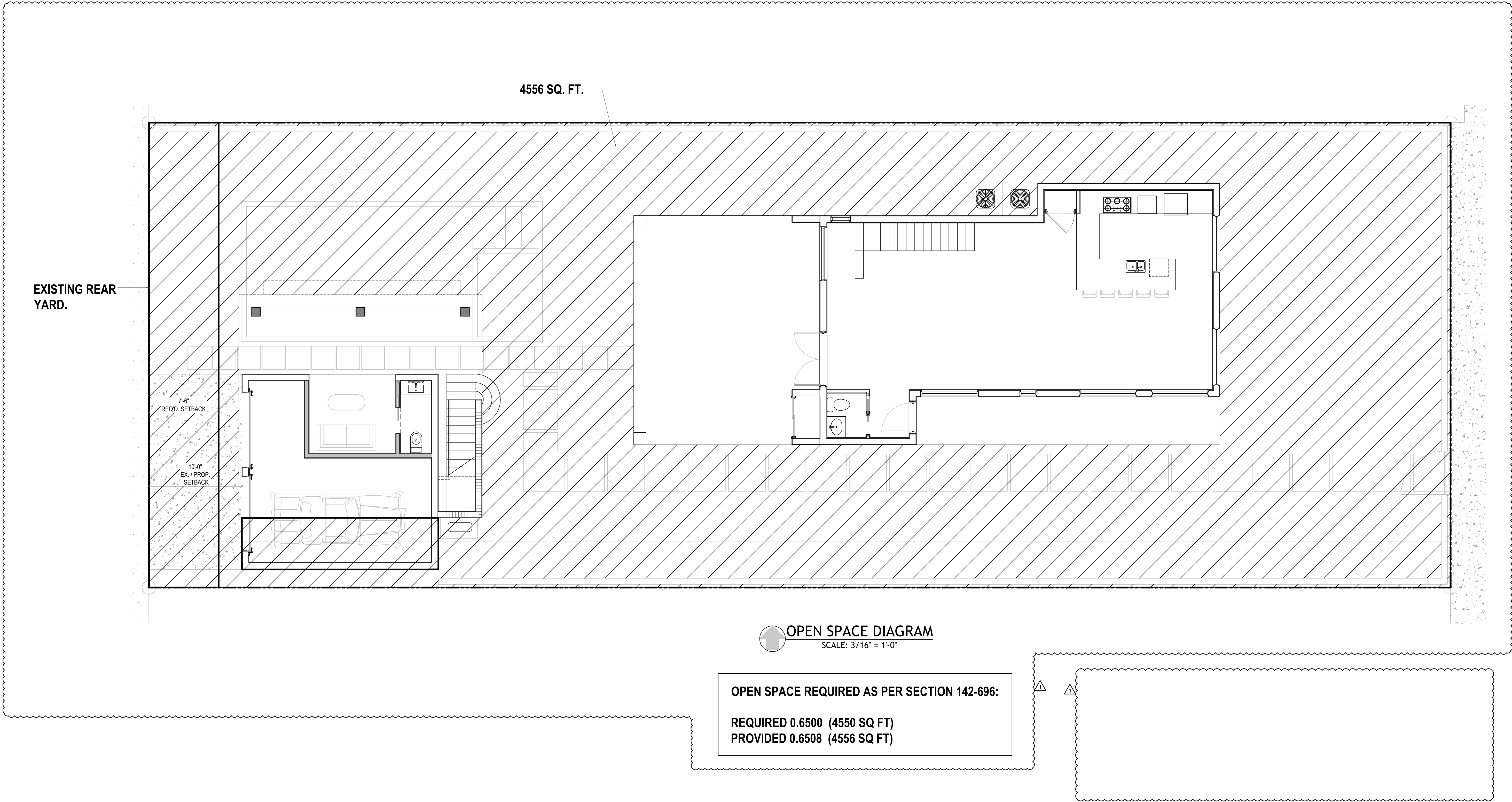
3 DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

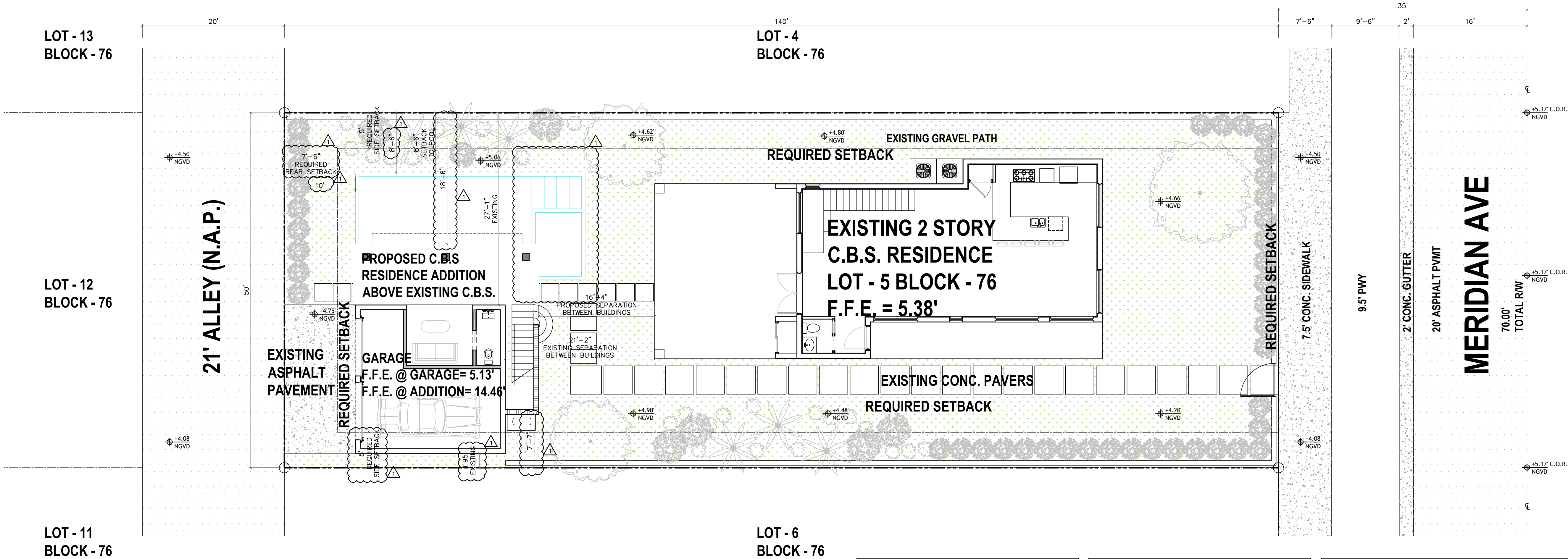
PROPOSED ADDITION
FOR
326 MERIDIAN AVE
MIAMI BEACH, FL, 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.



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 "	
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 / ₄ "	52' - 1 ¹ / ₄ "
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:

05-04-2021

AA0003668
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

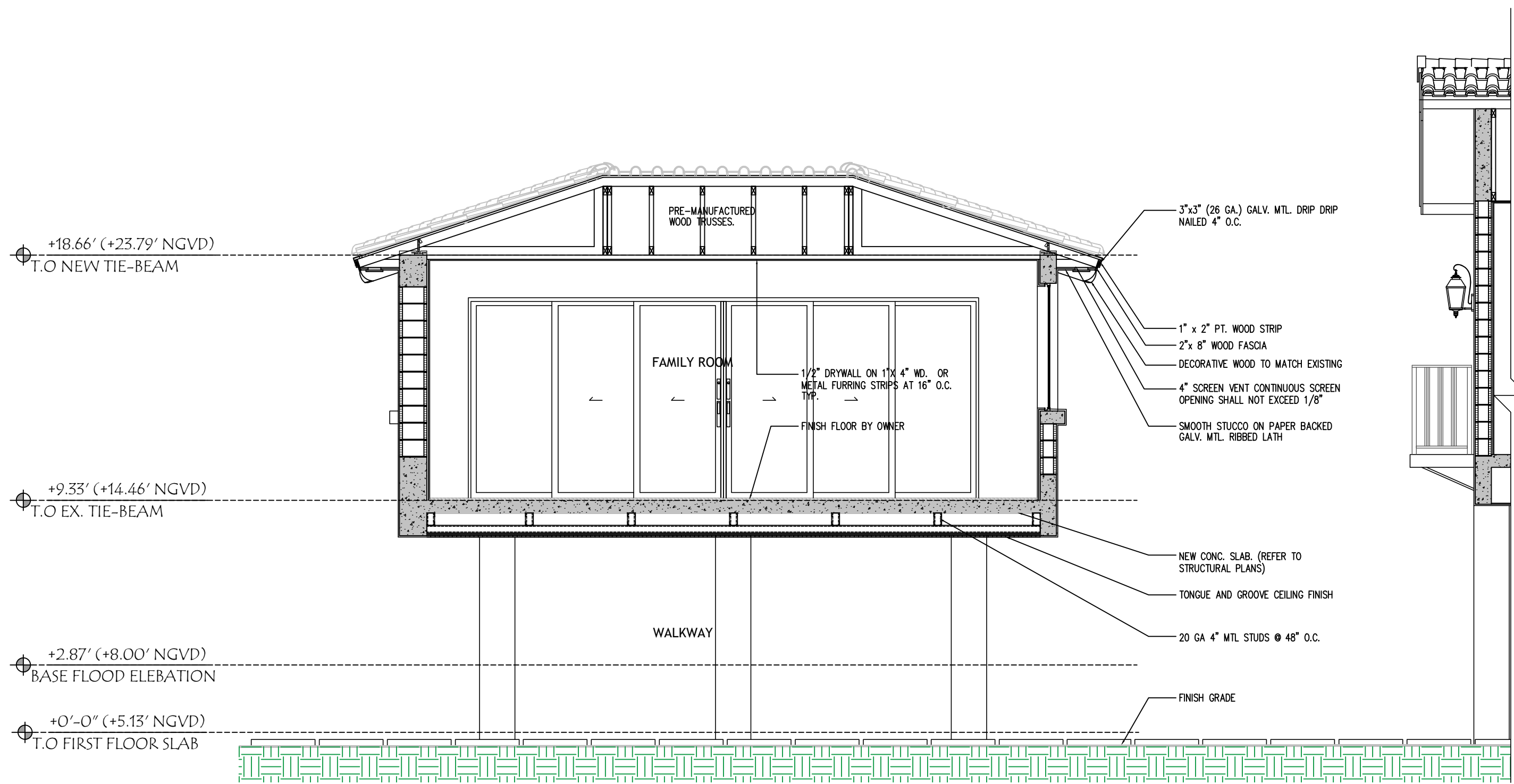
SEAL

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

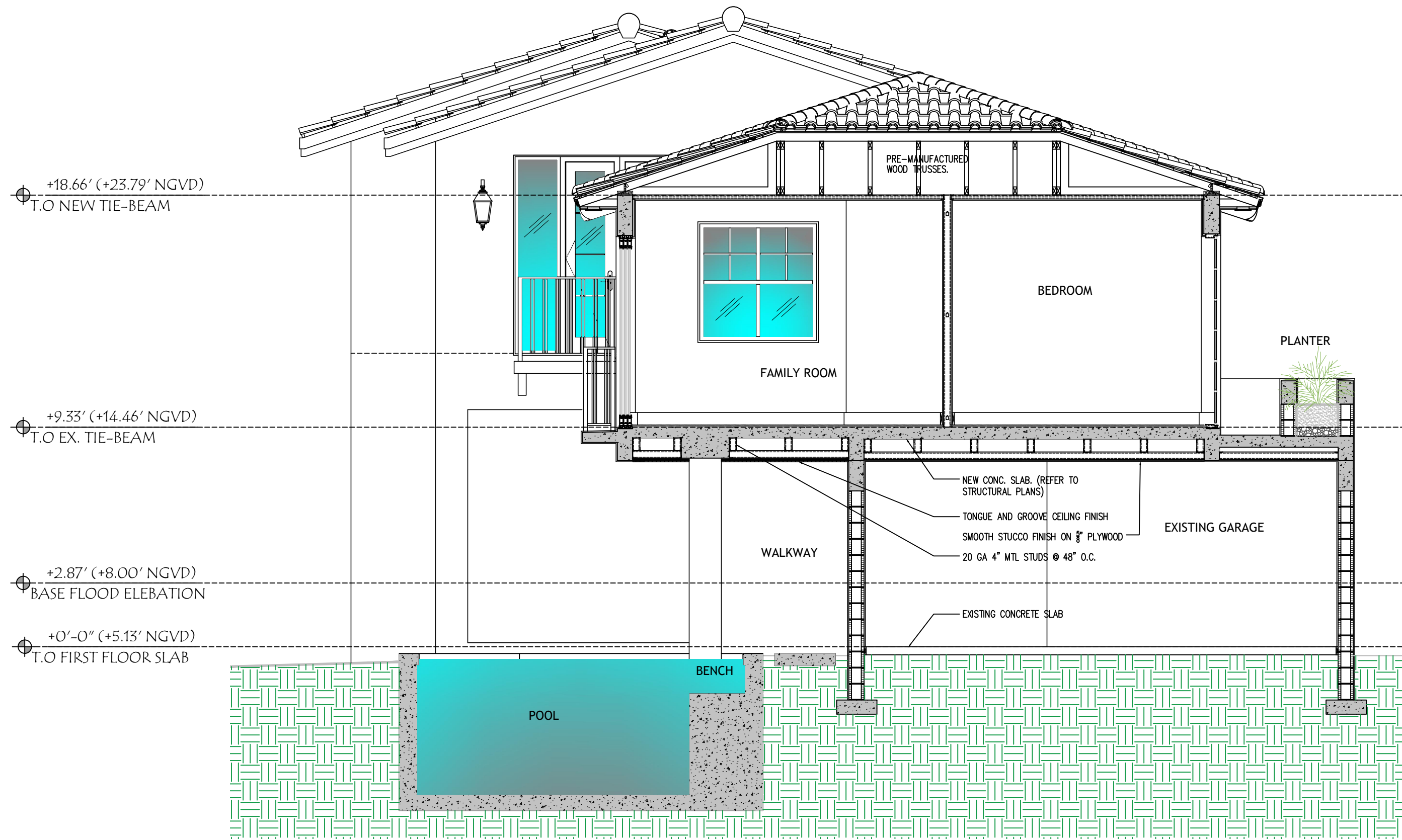
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.4

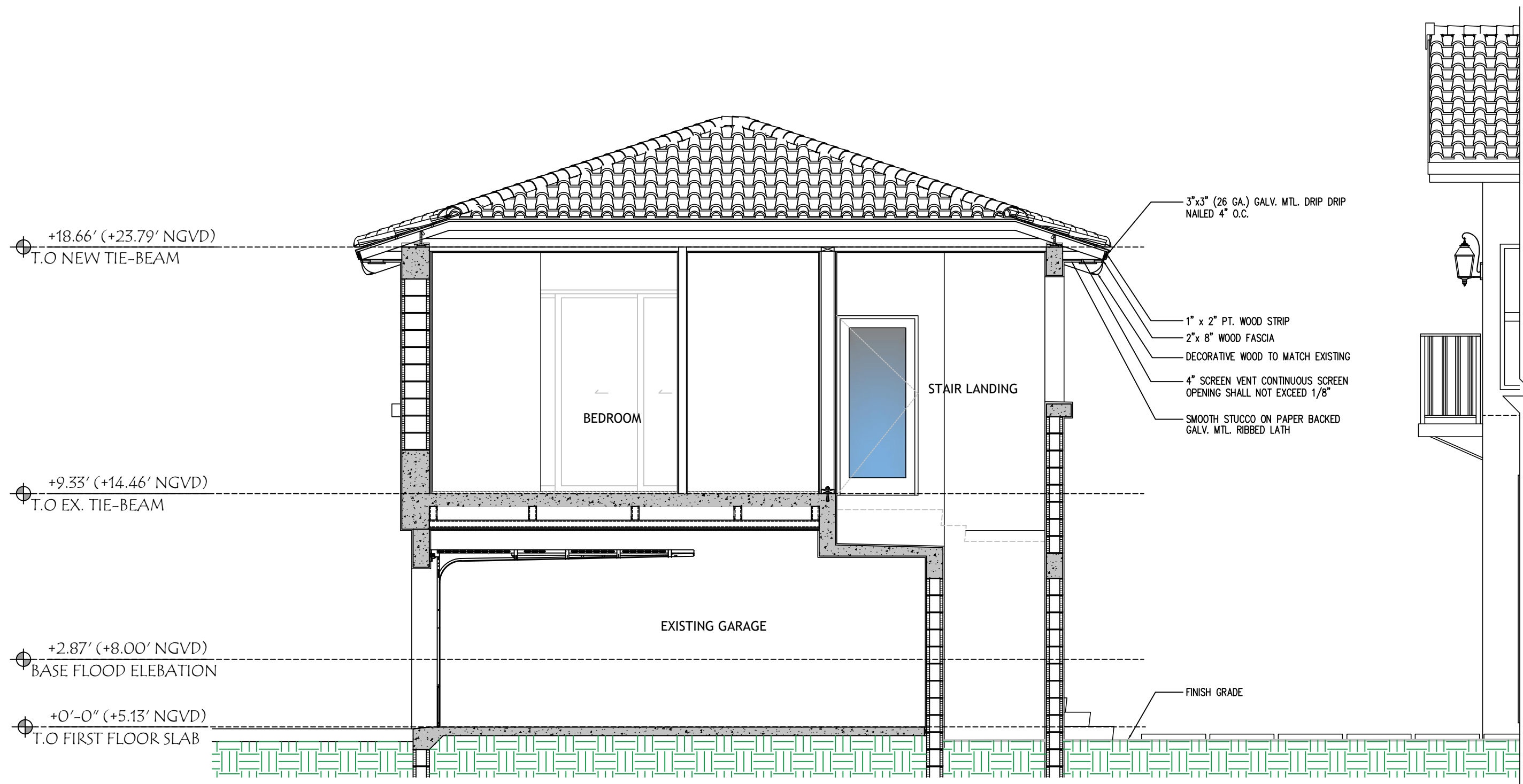
PROPOSED
SITE PLAN



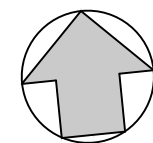
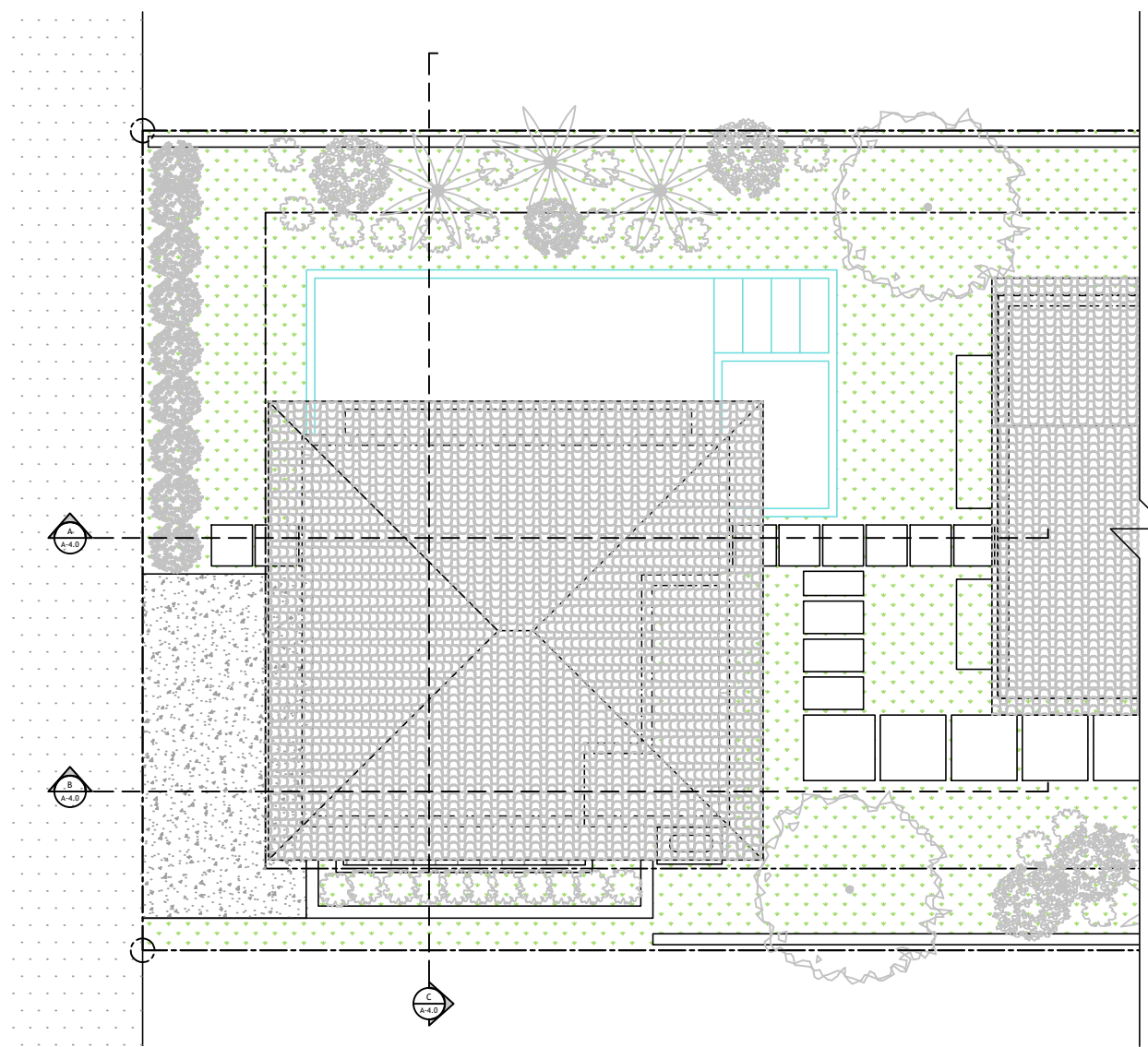
BUILDING SECTION A
SCALE 1/4" = 1'-0"



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



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



KEY PLAN
SCALE N.T.C.

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
3260 NW 7TH ST., Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

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

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-4.0

SECTIONS