

FATHI ARCHITECTS, INC.

AA 0003068  
IB 0001031  
ARCHITECTS  
INTERIORS  
PLANNERS

4620 SW 55 AVENUE  
DAVIE, FLORIDA 33328  
TEL: (305) 439-3346  
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www.fathiarchitects.com



Asghar J. Fathi Digitally signed  
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Date: 2024.01.30  
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CONSULTANT:

PROJECT:  
PROPOSED APARTMENT AT:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA

OWNER:  
ADDRESS:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA  
PHONE:

REVISIONS	DATE	BY

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PROPOSED APARTMENT AT:  
321 JEFFERSON AVE.

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# 321 JEFFERSON'S PICTURES



301 JEFFERSON



361 JEFFERSON



401 JEFFERSON



828 3RD STREET



301 JEFFERSON



334 & 340 JEFFERSON



312 JEFFERSON



345 JEFFERSON



321 JEFFERSON



344 MERIDIAN AVE.



5 3RD STREET



310 MERIDIAN AVE.

# JEFFERSON AVE. AND MERIDIAN PICTURES

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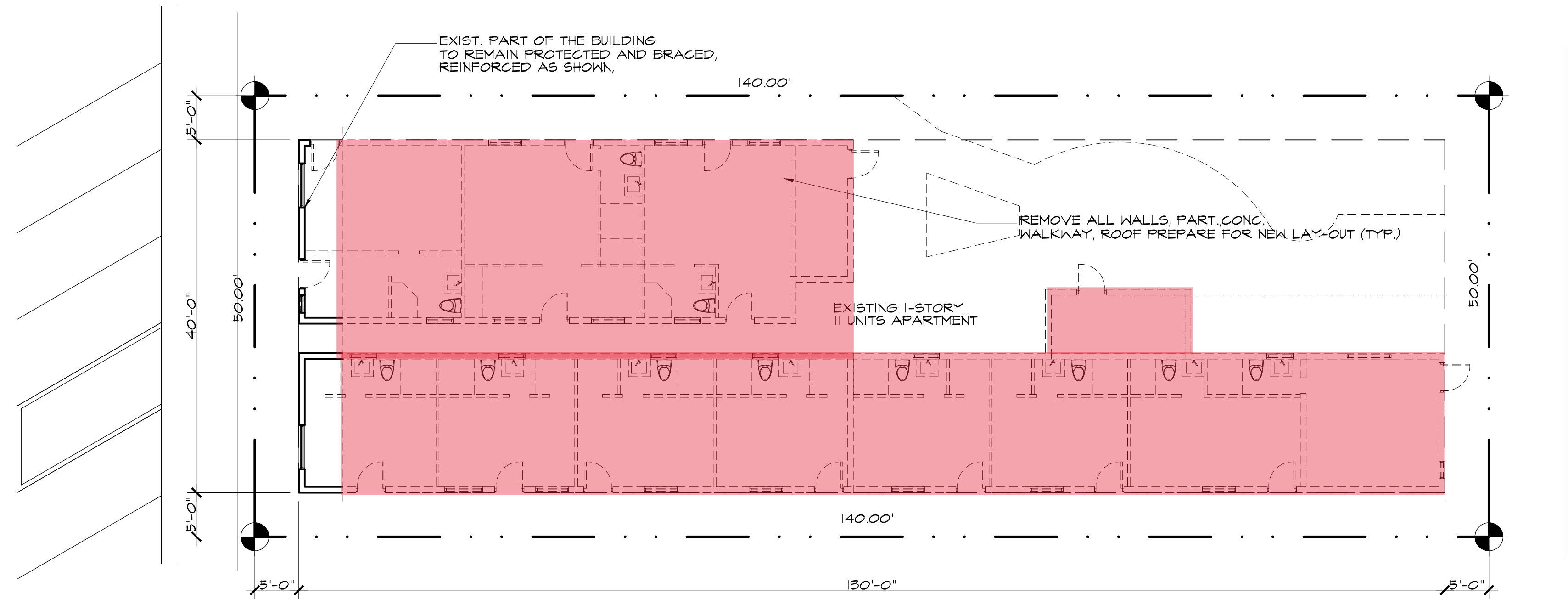
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SHEET  
**A-02**  
SHEET NO. OF

SITE DATA		
ZONING DISTRICT:	R-PS2	
SETBACKS:	ALLOWED	PROVIDED
FRONT	5'-0"	28'-1"
REAR	14'-0"	19'-1"
SIDE	5'-0"	5'-0"
LOT AREA:	MIN. 5750 S.F.	PROVIDED 7,000 S.F.
LOT WIDTH:	50'-0"	50'-0"
LOT DEPTH:	100'-0"	140'-0"
LOT COVERAGE:	MAXIMUM F.A.R. 1.5X7,000= 10,500 S.F.	PROPOSED 10,443 S.F. 3 LEVELS OF 3,421 S.F. GROUND LEVELS 230 S.F. = 10,443 S.F.
EXISTING LOT COVERAGE	3,645 S.F. = .52	
FLOOR AREA PER APART.:	MIN. 650 S.F.	PROVIDED 650 S.F. FOR 1 BED 853 S.F. FOR 2 BED 880 S.F. FOR 2 BED 1536 S.F. FOR 3 BED
BUILDING HT.:	EXISTING 13'-6"	MAXIMUM 40'-0"
		PROPOSED 34'-6"
PARKING:	REQUIRED 1.5X7=11 2X2=4 TOTAL OF 15	PROPOSED 9 STANDARD 1 H.C. 10 TOTAL
PARKING SPACE DIMENSIONS	8'-6"X16'-0" FOR LOT 50' OR LESS	
BICYCLE PARKING:	REQUIRED LONG TERM 1 PER UNIT=4 SHORT TERM 4	PROPOSED 10 4
OPEN SPACE:	REQUIRED 65X7,000=4,550	PROPOSED 1,583 S.F. AT GROUND 2,974 AT ROOF TERRACE 4,562 S.F. TOTAL OPEN SPACE
FLOOD ZONE:	AE BASE FLOOD ELEVATION: 8'-0" NGVD	

INDEX OF DRAWING:	
ARCHITECTURAL	
A-0	COVER SHEET PRELIMINARY SKETCHES.
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A-02	JEFFERSON AND MERIDIAN PICTURES
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A-1.1	EXISTING FLOOR PLAN AND EXISTING ELEVATIONS
A-1.2	EXISTING DEMOLITION FLOOR PLAN AND ELEVATIONS
A-1.3	PROPOSED SITE PLAN AND SITE DATA
A-2	PROPOSED GROUND FLOOR PLAN PROPOSED GROUND FLOOR FAR
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A-2.2	PROPOSED THIRD FLOOR PLAN PROPOSED THIRD FLOOR FAR
A-2.3	PROPOSED FORTH FLOOR PLAN PROPOSED FORTH FLOOR FAR
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A-7	CONTEXT ELEVATION
A-8	PROPOSED BUILDING SECTIONS

JEFFERSON AVE.



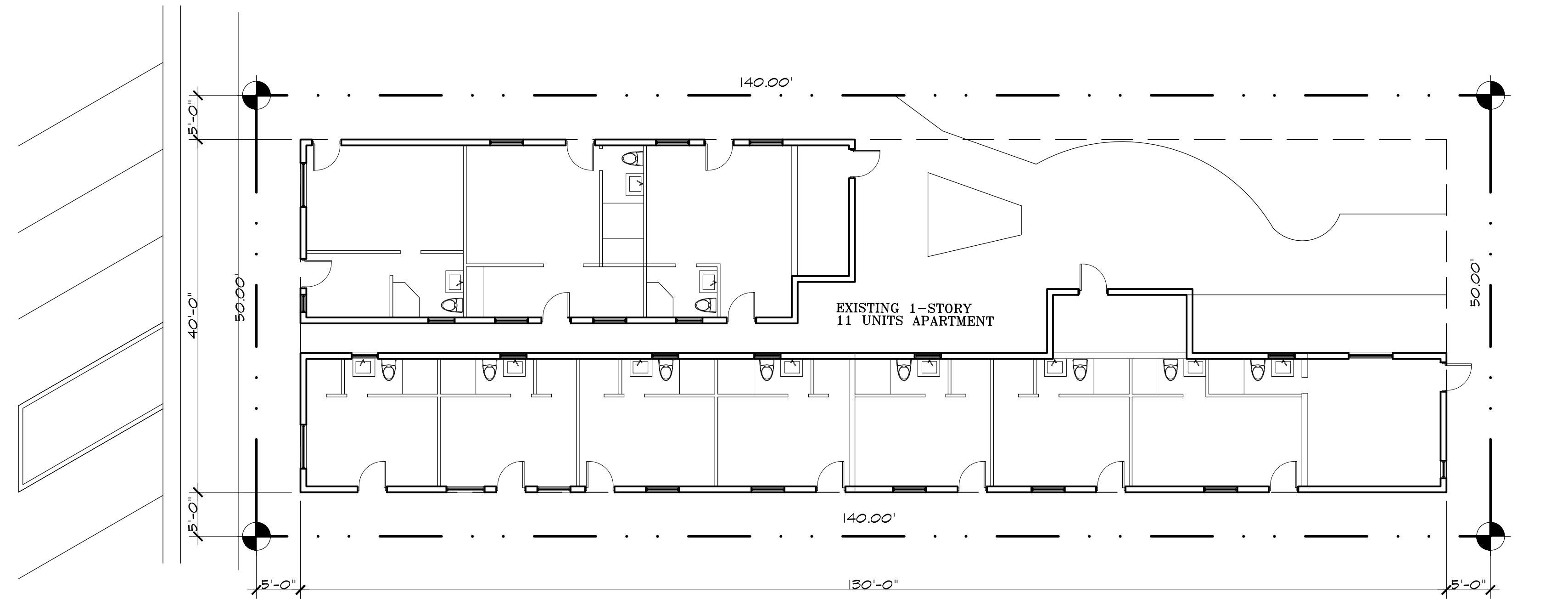
EXISTING SITE DEMOLITION PLAN

1"=10'

**LEGAL DESCRIPTION:**

LOT 11, OCEAN BEACH FLORIDA ADDITION NUMBER 3, PLAT BOOK 2, PAGE 81N OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

JEFFERSON AVE.



EXISTING SITE PLAN

1"=10'

**LEGAL DESCRIPTION:**

LOT 11, OCEAN BEACH FLORIDA ADDITION NUMBER 3, PLAT BOOK 2, PAGE 81N OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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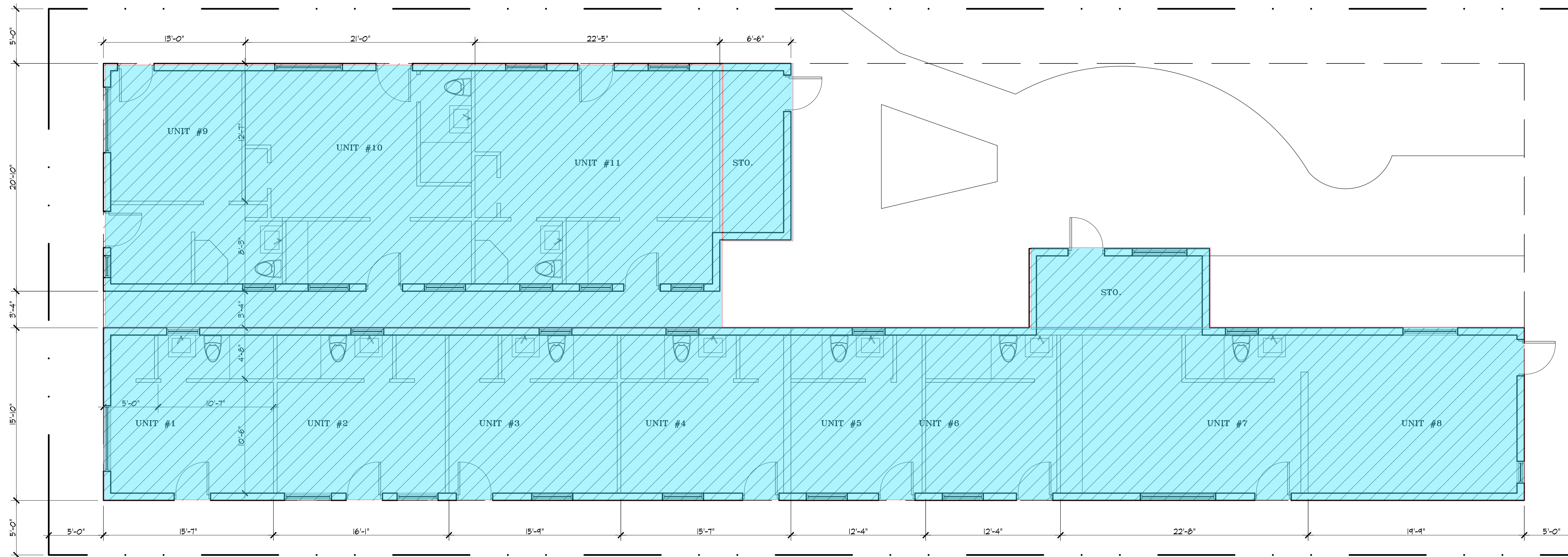
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SHEET  
**A-1**  
SHEET NO. 07

MERIDIAN CT.

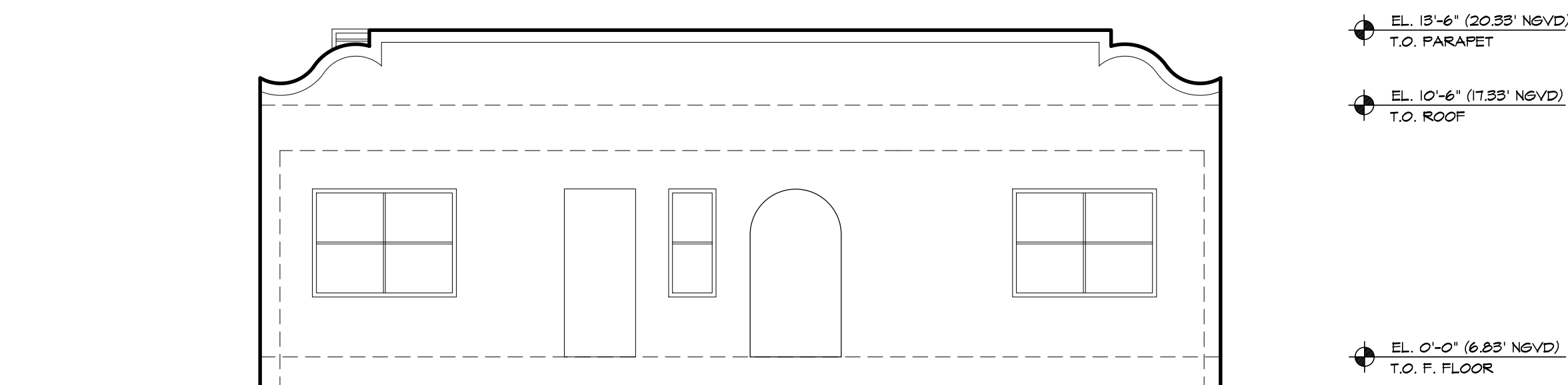
MERIDIAN CT.



**EXISTING FLOOR PLAN**

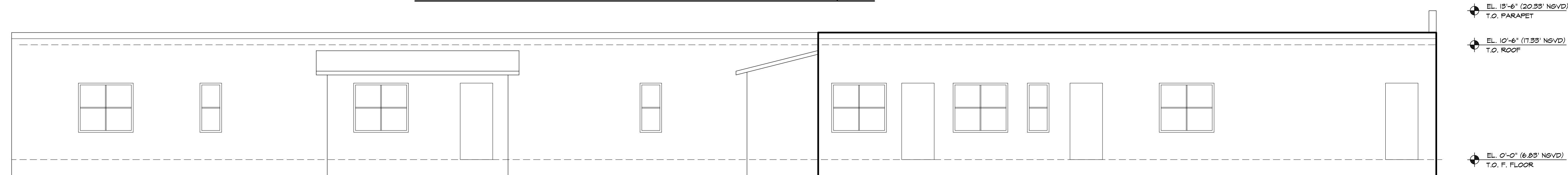
TOTAL EXISTING AREA= 3,695 S.F.  
EXISTING F.A.R.= .52

3/16" |



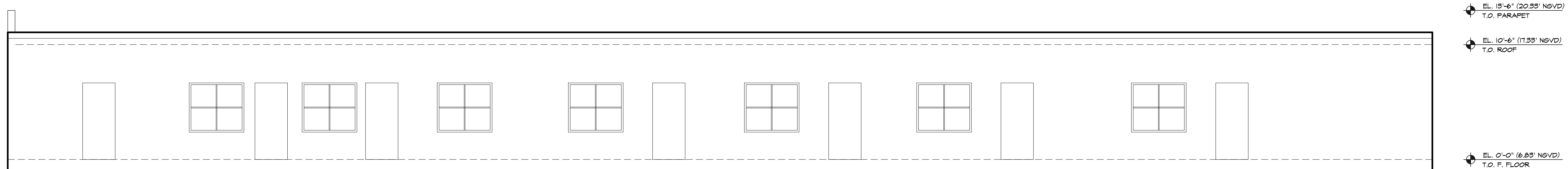
**EXISTING WEST ELEVATION**

3/16" |



**EXISTING NORTH ELEVATION**

3/16" |



**EXISTING SOUTH ELEVATION**

3/16" |

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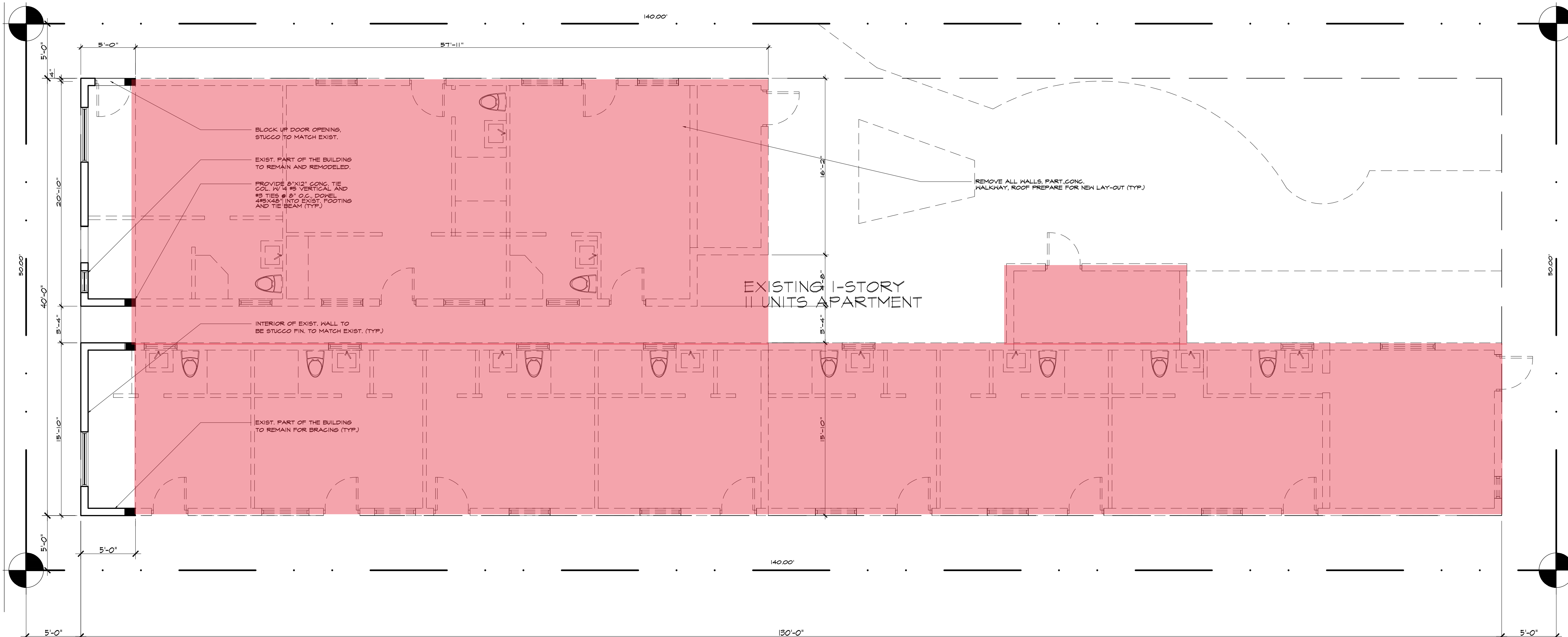
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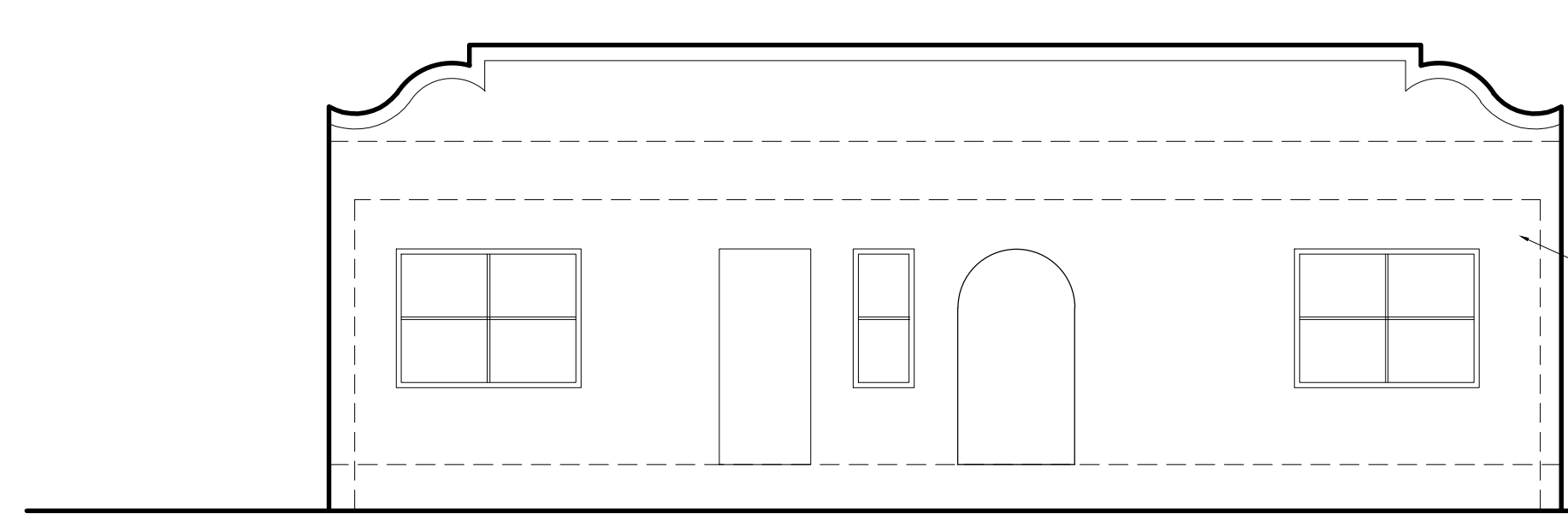
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SHEET NO. OF



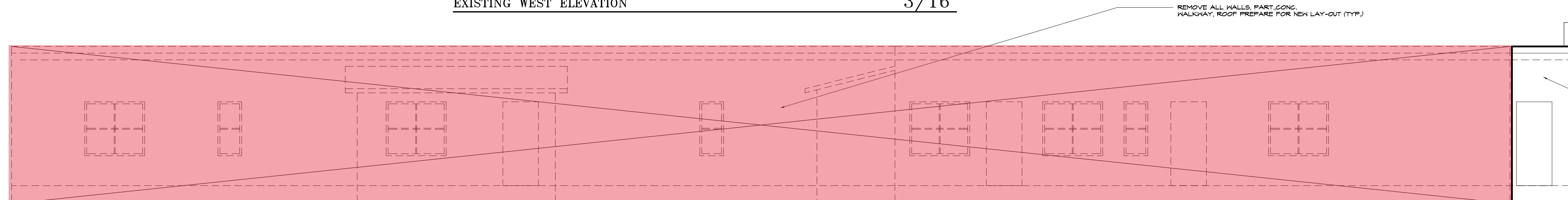
DEMOLITION FLOOR PLAN

3/16"



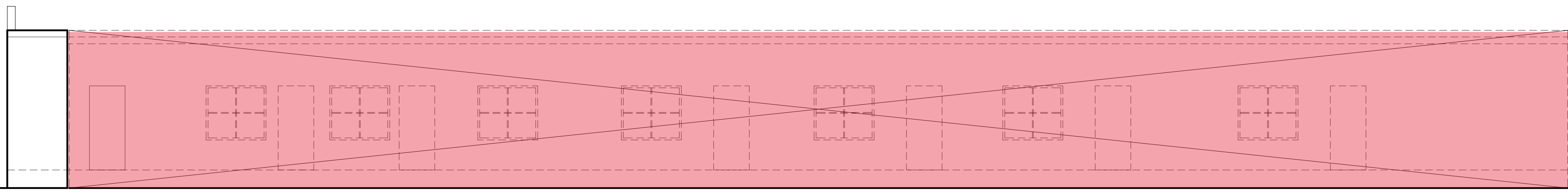
EXISTING WEST ELEVATION

3/16"



EXISTING NORTH ELEVATION

3/16"



EXISTING SOUTH ELEVATION

3/16"

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SHEET  
**A-1.2**  
SHEET NO. OF

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	321 JEFFERSON AVE.		
2	Board and file numbers :	HPB23-0571		
3	Folio number(s):	02-4203-009-5230		
4	Year constructed:	1936	Zoning District:	R-PS2
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.0'
6	Adjusted grade (Flood+Grade/2):		Lot Area:	7000 S.F.
7	Lot width:	50'-0"	Lot Depth:	140'-0"
8	Minimum Unit Size	650 S.F.	Average Unit Size	943 S.F.
9	Existing use:	MULTIFAMILY	Proposed use:	MULTIFAMILY

Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10 Height	40'-0"	13'-6"	39'-6"	
11 Number of Stories	4	1	4	
12 FAR	1.5	0.52	1.49	
13 Gross square footage	10,500 S.F.	3,695 S.F.	10,493 S.F.	
14 Square Footage by use	N/A			
15 Number of units Residential	N/A	11 UNITS	9 UNITS	
16 Number of units Hotel	N/A			
17 Number of seats	N/A			
18 Occupancy load	N/A			

Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>				
19 Front Setback:	5'-0"	5'-0"	28'-1"	
20 Side Setback:	5'-0"	5'-0"	5'-0"	
21 Side Setback:	5'-0"	5'-0"	5'-0"	
22 Side Setback facing street:	NA			
23 Rear Setback:	14'-0"	5'-0"	19'-1"	
<b>At Grade Parking:</b>				
24 Front Setback:	5'-0"	NA	14'-10"	
25 Side Setback:	5'-0"	NA	6'-0"	
26 Side Setback:	5'-0"	NA	6'-0"	
27 Side Setback facing street:	NA			
28 Rear Setback:	5'-0"	NA	5'-0"	
<b>Pedestal:</b>				
29 Front Setback:	5'-0"	5'-0"	28'-1"	
30 Side Setback:	5'-0"	5'-0"	5'-0"	
31 Side Setback:	5'-0"	5'-0"	5'-0"	
32 Side Setback facing street:	NA			
33 Rear Setback:	14'-0"	5'-0"	19'-1"	
<b>Tower:</b>				
34 Front Setback:				
35 Side Setback:				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

Parking	Required	Existing	Proposed	Deficiencies
39 Parking district		NA		
40 Total # of parking spaces	15	NA	10	
41 # of parking spaces per use (Provide a separate chart for a breakdown calculation)	1.5 AND 2/UNIT	NA	1.5 AND 2/UNIT	
42 # of parking spaces per level (Provide a separate chart for a breakdown calculation)	5 FOR 2, 6 FOR 3, 4 FOR 4	NA	3 PER LEVEL	
43 Parking Space Dimensions	8'-6" X 16'-0"	NA	8'-6" X 16'-0"	
44 Parking Space configuration (45o, 60o, 90o, Parallel)	90	NA	90	
45 ADA Spaces	1	NA	1	
46 Tandem Spaces		NA		
47 Drive aisle width	22'-0"	NA	22'-0"	
48 Valet drop off and pick up	NA			
49 Loading zones and Trash collection areas	SEE SITE PLAN		SEE SITE PLAN	
50 Bicycle parking, location and Number of racks	9 LT., 4 S.T. SITE PLAN	NA	10 LT., 4 S.T. SITE PLAN	

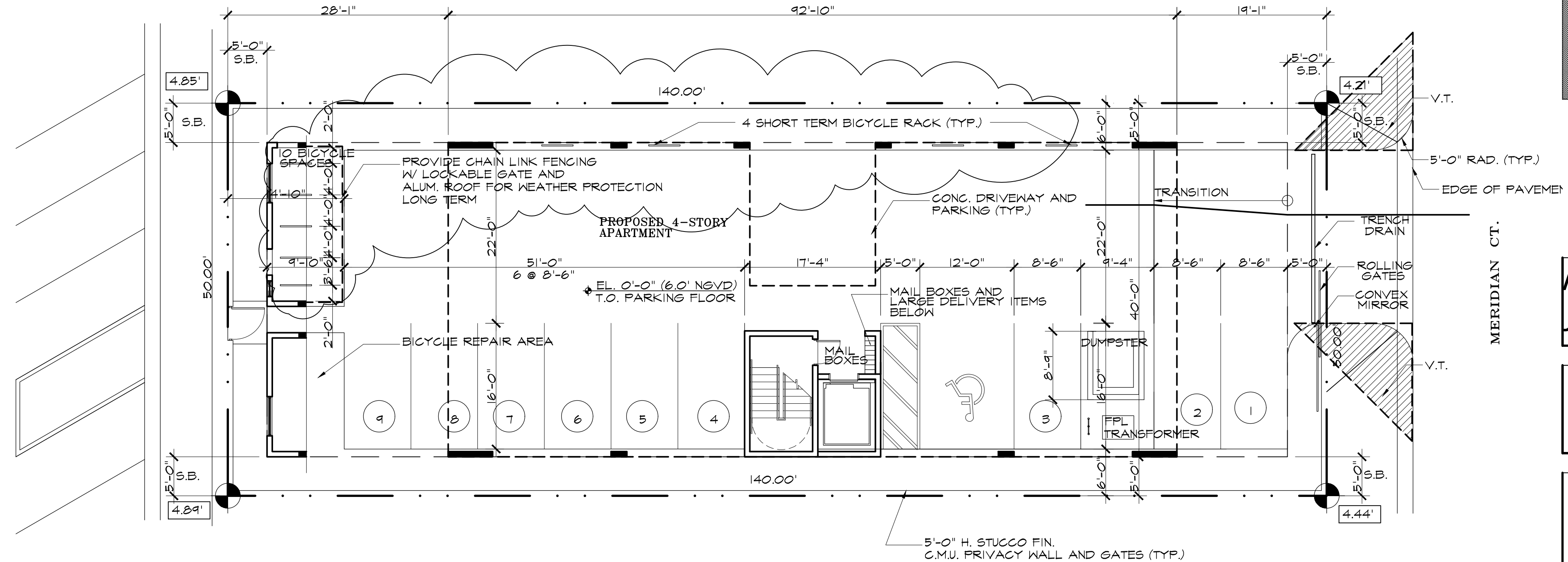
Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51 Type of use	NA			
52 Number of seats located outside on private property	NA			
53 Number of seats inside	NA			
54 Total number of seats	NA			
55 Total number of seats per venue (Provide a separate chart for a breakdown calculation)	NA			
56 Total occupant content	NA			
57 Occupant content per venue (Provide a separate chart for a breakdown calculation)	NA			

58 Proposed hours of operation	NA			
59 Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NA			
60 Is dancing and/or entertainment proposed? (see CMB 141-1361)	NA			
61 Is this a contributing building?			YES	
62 Located within a Local Historic District?			YES	

PROPOSAL

1. TO DEMOLISH THE EXISTING UNINHABITED AND UNSAFE BUILDING.
2. TO PREPARE THE SITE FOR THE NEW 4-STORY BUILDING
3. TO LEAVE AND PROTECT THE FRONT FACADE OF THE EXISTING BUILDING, FINISH TO MATCH THE ORIGINAL.
4. TO PROVIDE PARKING SPACES AT THE GROUND FLOOR FOR CARS AND 10 LONG TERM AND 4 SHORT TERM BICYCLES SPACES, SCREEN FROM VIEW WITH LANDSCAPING AND PRIVACY WALL
5. PROPOSED (4) 2 BEDROOMS, (3) 1 BEDROOMS, (2) 3 BEDROOMS APARTMENTS, AND A GYM ON THE SECOND FLOOR.
6. PROPOSED ROOF WILL BE A ROOF TERRACE, AND PLANTERS TO SCREEN THE ROOF TERRACE FOR PRIVACY.

JEFFERSON AVE.

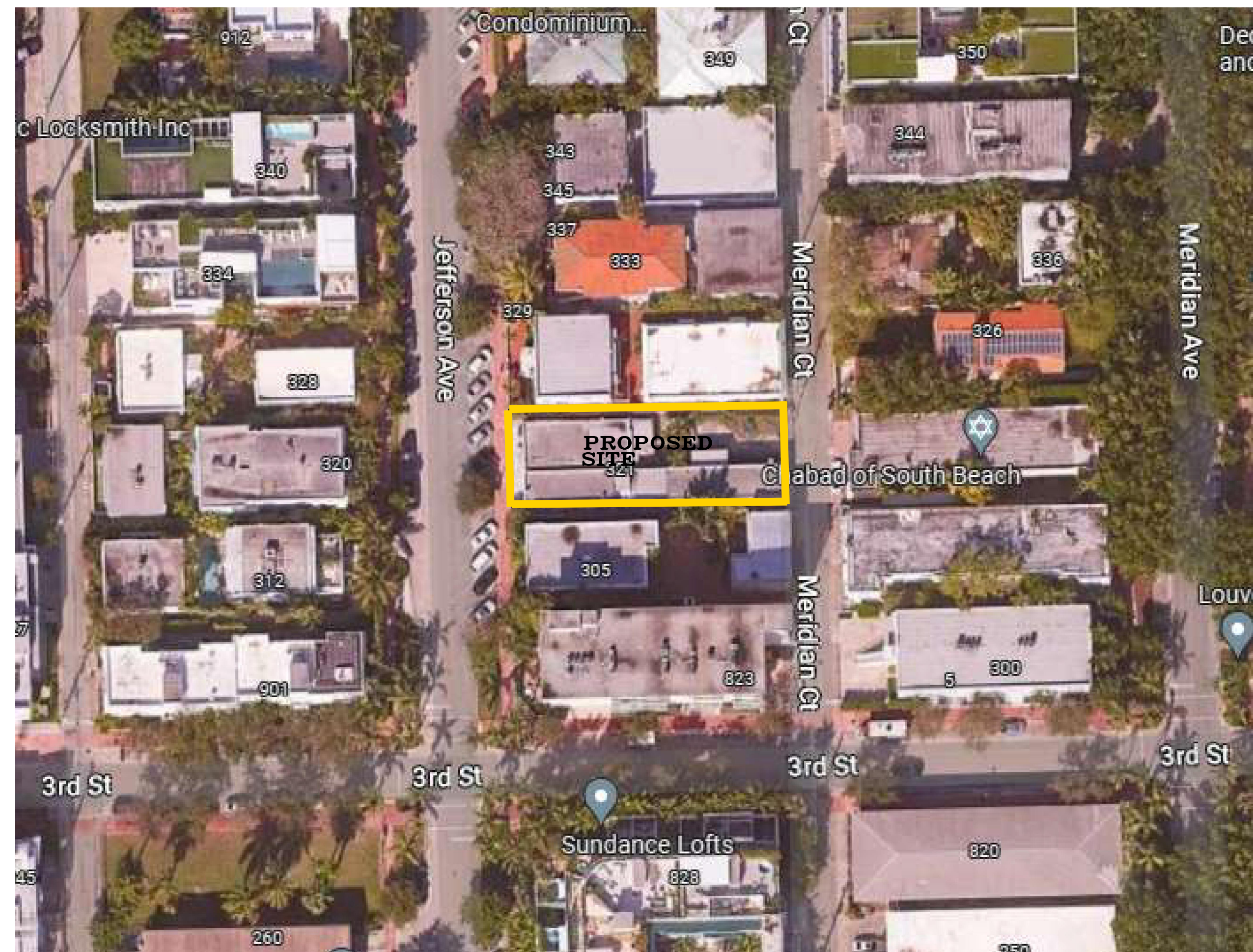


PROPOSED SITE PLAN

LEGAL DESCRIPTION:

LOT 11, OCEAN BEACH FLORIDA ADDITION NUMBER 3, PLAT BOOK 2, PAGE 81N OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

1"=10'



UNIT SIZE CHART			
UNITS	NUMBER OF BEDROOMS	AREA	PARKING REQUIREMENTS
UNIT 201	ONE BEDROOM	650 S.F.	1 1/2 PARKING SPACES
UNIT 202	TWO BEDROOM	855 S.F.	1 1/2 PARKING SPACES
UNIT 203	TWO BEDROOM	880 S.F.	1 1/2 PARKING SPACES
-----	GYM	650 S.F.	-----
UNIT 301	ONE BEDROOM	650 S.F.	1 1/2 PARKING SPACES
UNIT 302	TWO BEDROOM	855 S.F.	1 1/2 PARKING SPACES
UNIT 303	TWO BEDROOM	880 S.F.	1 1/2 PARKING SPACES
UNIT 304	ONE BEDROOM	650 S.F.	1 1/2 PARKING SPACES
UNIT 401	THREE BEDROOM	1536 S.F.	2 PARKING SPACES
UNIT 402	THREE BEDROOM	1536 S.F.	2 PARKING SPACES
	3 ONE BEDROOMS 4 TWO BEDROOMS 2 THREE BEDROOMS TOTAL 9 UNITS	TOTAL 8488 S.F. AV. UNIT SIZE=943 S.F.	TOTAL PARKING REQUIRED 7 X 1.5 = 11 PARKING SPACES 2 X 2 = 4 PARKING SPACES TOTAL 15 PARKING SPACES

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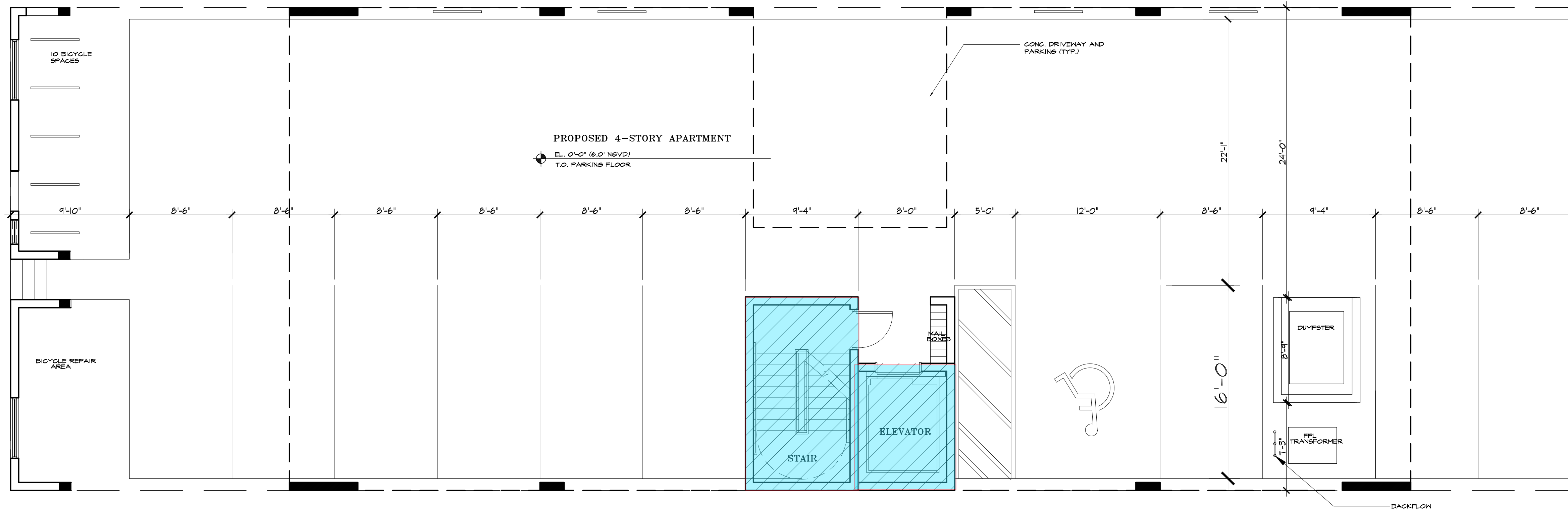
PHONE:

REVISIONS	DATE	BY

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DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET  
**A-1.3**  
SHEET NO. 07



**PROPOSED GROUND FLOOR PLAN**  
TOTAL F.A.R. = 2,30 S.F.

3/16" |

**FATHI ARCHITECTS, INC.**  
AA 0003068  
IB 0001031  
ARCHITECTS  
INTERIORS  
PLANNERS  
4620 SW 55 AVENUE  
DAVIE, FLORIDA 33328  
TEL: (305) 439-3346  
af@fathiarchitects.com  
www.fathiarchitects.com



Digitally signed by Asghar J. Fathi  
Date: 2024.01.30 15:25:25 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

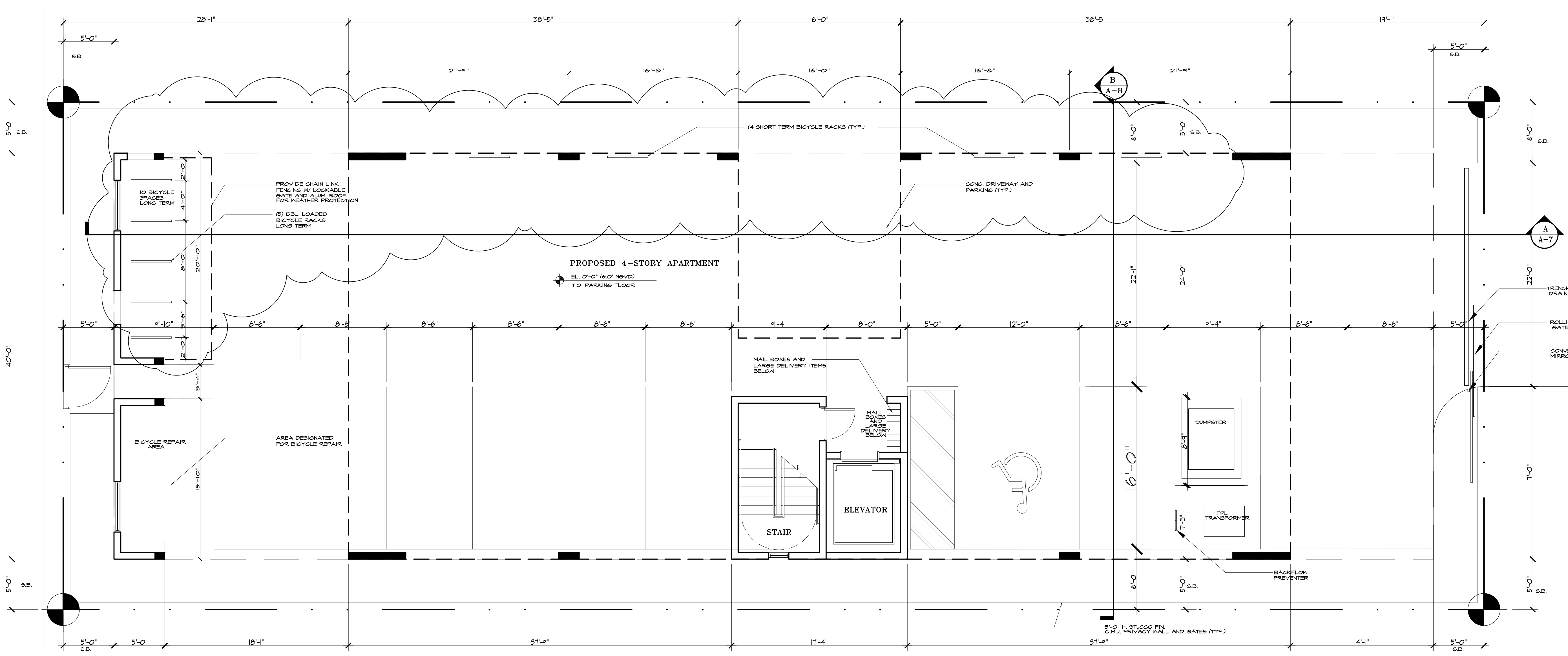
OWNER:  
ADDRESS:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA  
PHONE:

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DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET  
**A-2**  
SHEET NO. OF



**PROPOSED GROUND FLOOR PLAN**

3/16" |





Asghar J. Fathi  
 Digitally signed by Asghar J. Fathi  
 Date: 2024.01.30 15:26:06 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

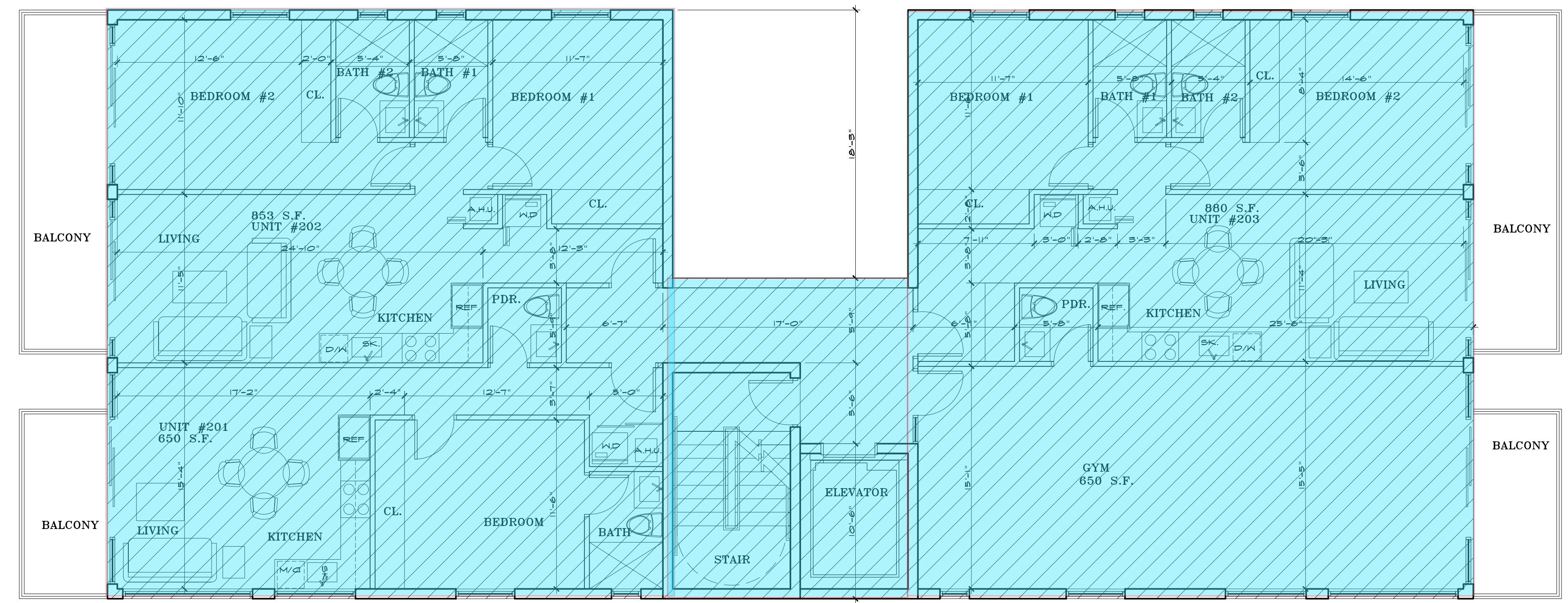
OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

REVISIONS	DATE	BY

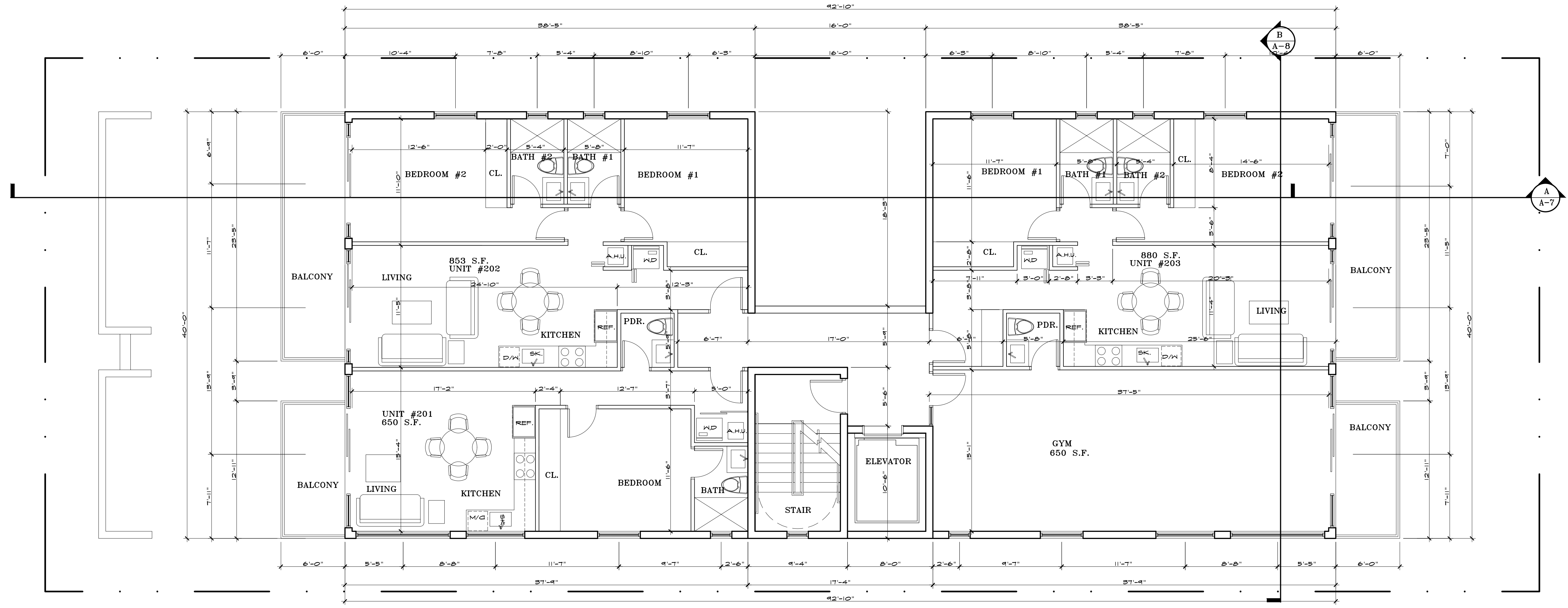
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DATE:	02/02/25
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020225

SHEET  
**A-2.1**  
 SHEET NO. OF



PROPOSED SECOND FLOOR PLAN  
 TOTAL F.A.R. = 3,421 S.F.  
 3/16"



PROPOSED SECOND FLOOR PLAN  
 3/16"



Asghar J. Fathi  
 Digitally signed by Asghar J. Fathi  
 Date: 2024.01.30 15:27:29 -05'00'

CONSULTANT:

PROJECT: PROPOSED APARTMENT AT:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA

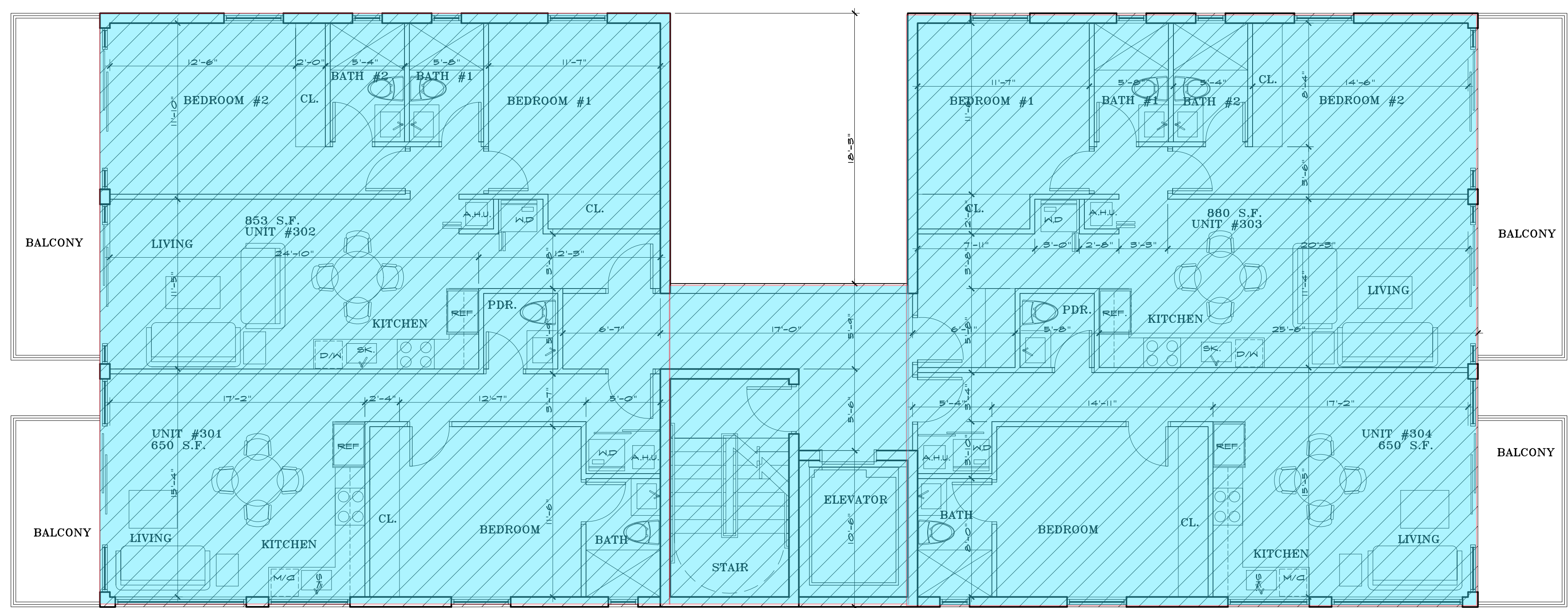
OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

REVISIONS	DATE	BY

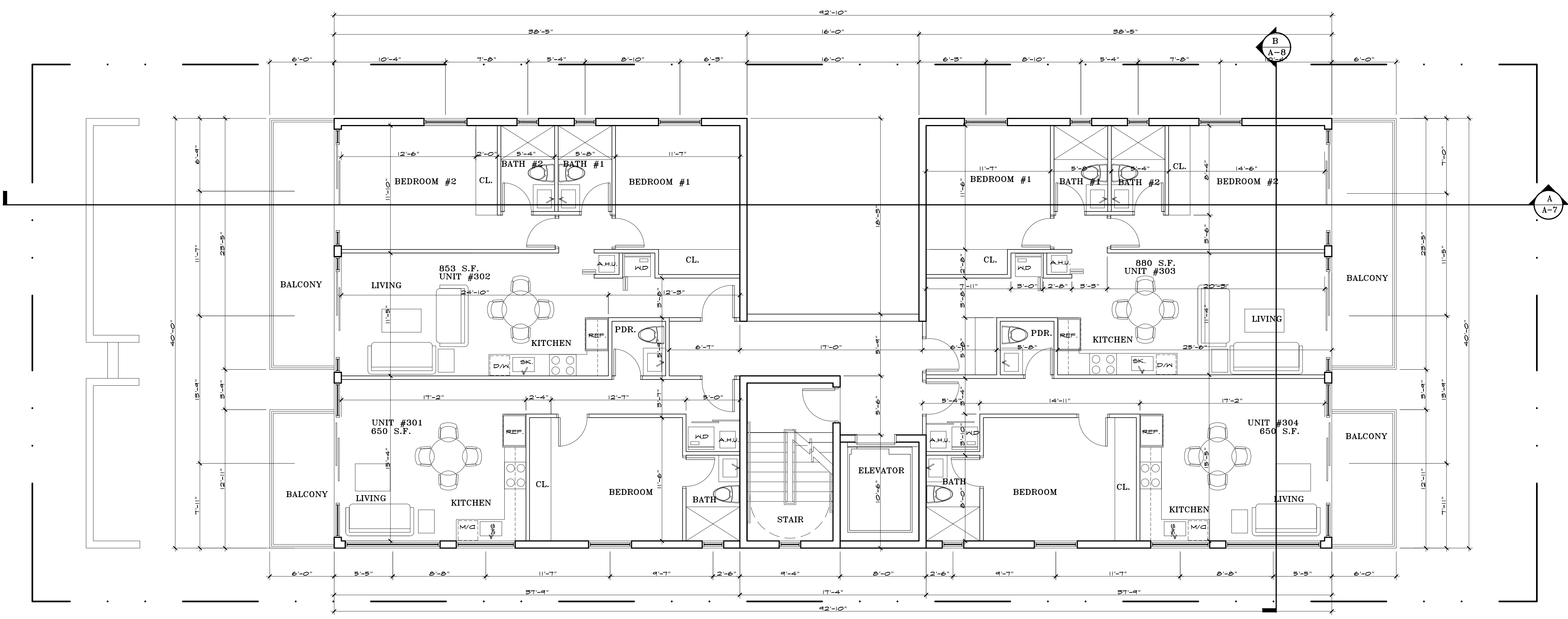
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DATE:	02/02/25
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020225

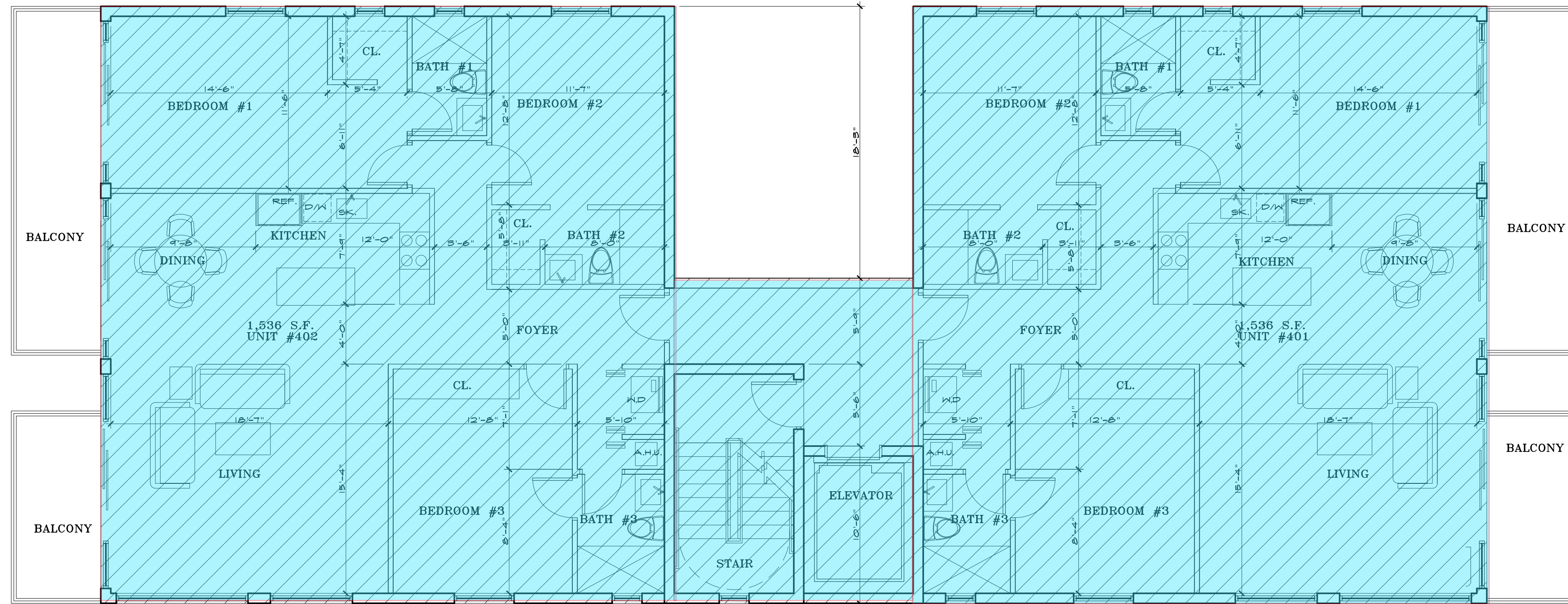
SHEET  
**A-2.2**  
 SHEET NO. OF



PROPOSED THIRD FLOOR PLAN  
 TOTAL F.A.R. = 3,421 S.F.  
 3/16"



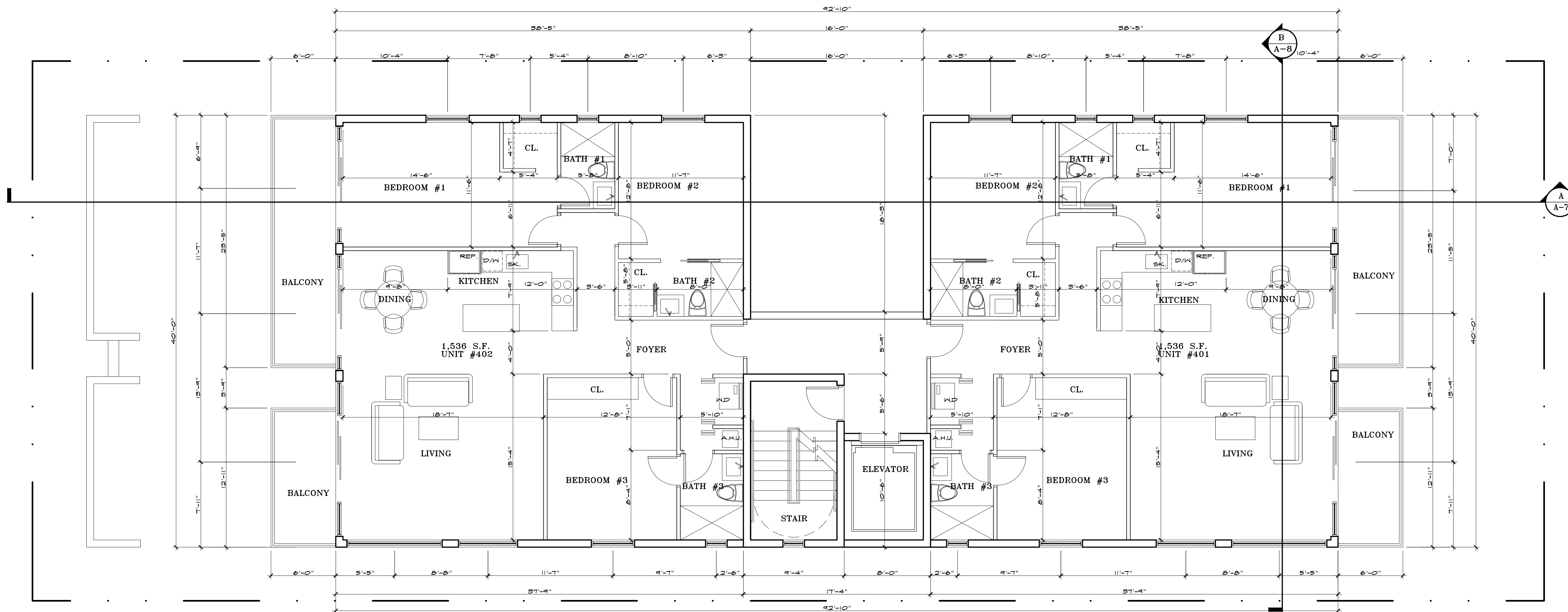
PROPOSED THIRD FLOOR PLAN  
 3/16"



PROPOSED FORTH FLOOR PLAN

3/16"

TOTAL F.A.R. = 3,421 S.F.



PROPOSED FORTH FLOOR PLAN

3/16"

FATHI ARCHITECTS, INC.

AA 0003068  
 IB 0001031  
 ARCHITECTS  
 INTERIORS  
 PLANNERS  
 4620 SW 55 AVENUE  
 DAVIE, FLORIDA 33328  
 TEL: (305) 439-3346  
 af@fathiarchitects.com  
 www.fathiarchitects.com



Asghar J. Fathi Digitally signed  
 by Asghar J. Fathi Date: 2024.01.30  
 15:28:10 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

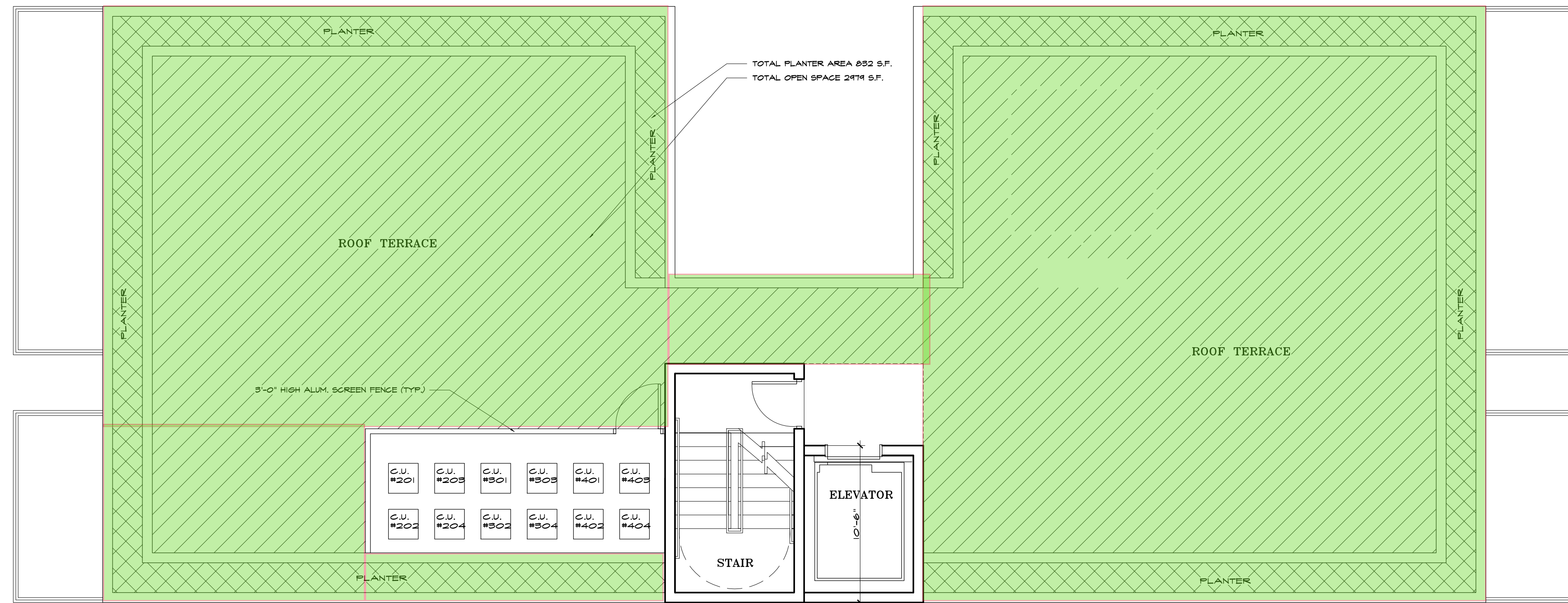
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REVISIONS	DATE	BY

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DATE:	02/02/25
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020225

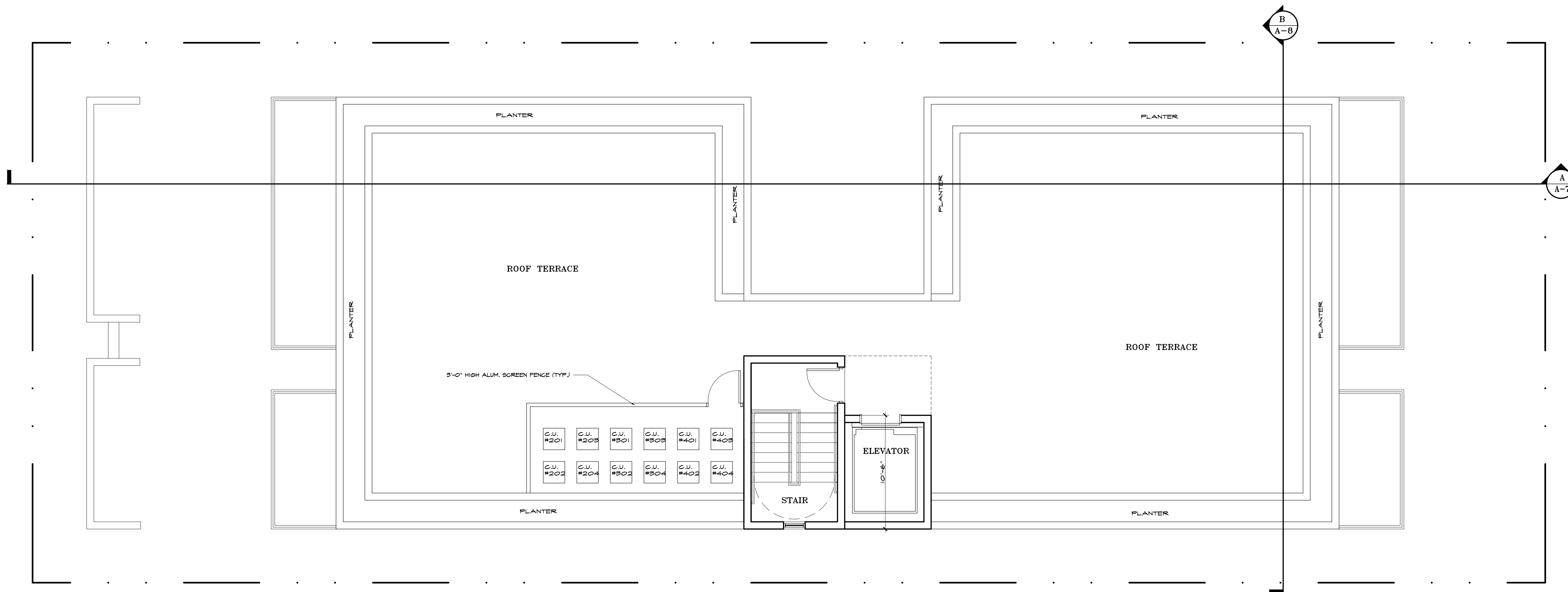
SHEET  
**A-2.3**  
 SHEET NO. OF



**PROPOSED ROOF PLAN OPEN SPACE**

TOTAL PLANTER AREA 832 S.F.  
 TOTAL OPEN SPACE 2979 S.F.  
 TOTAL OPEN SPACE AREA = 2,979 S.F.  
 REQUIRED GREEN AREA = 2,979 X .25 = 744 S.F.  
 PROVIDED GREEN AREA (PLANTER AREA) = 832 S.F.  
 TOTAL OPEN SPACE AREA PROVIDED = 2,979 S.F. ROOF + 1,583 S.F. AT GROUND = 4,562 S.F.  
 TOTAL OPEN SPACE REQUIRED = .65 X 7000 = 4,550 S.F. < 4,562 S.F.

3/16"

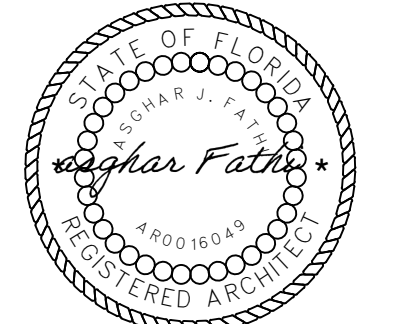


**PROPOSED ROOF TERRACE PLAN**

3/16"

FATHI ARCHITECTS, INC.

AA 0003068  
 IB 0001031  
 ARCHITECTS  
 INTERIORS  
 PLANNERS  
 4620 SW 55 AVENUE  
 DAVIE, FLORIDA 33328  
 TEL: (305) 439-3346  
 af@fathiarchitects.com  
 www.fathiarchitects.com



Asghar J. Fathi  
 Digitally signed by Asghar J. Fathi  
 Date: 2024.01.30 15:28:42 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

REVISIONS	DATE	BY

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DATE: 02/02/23  
 SCALE: AS SHOWN  
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 CHECKED: A.F.  
 COMMISSION NO.: 020223

SHEET  
**A-3**  
 SHEET NO. OF



Asghar J. Fathi Digitally signed by Asghar J. Fathi Date: 2024.01.30 15:29:15 -05'00'

CONSULTANT:

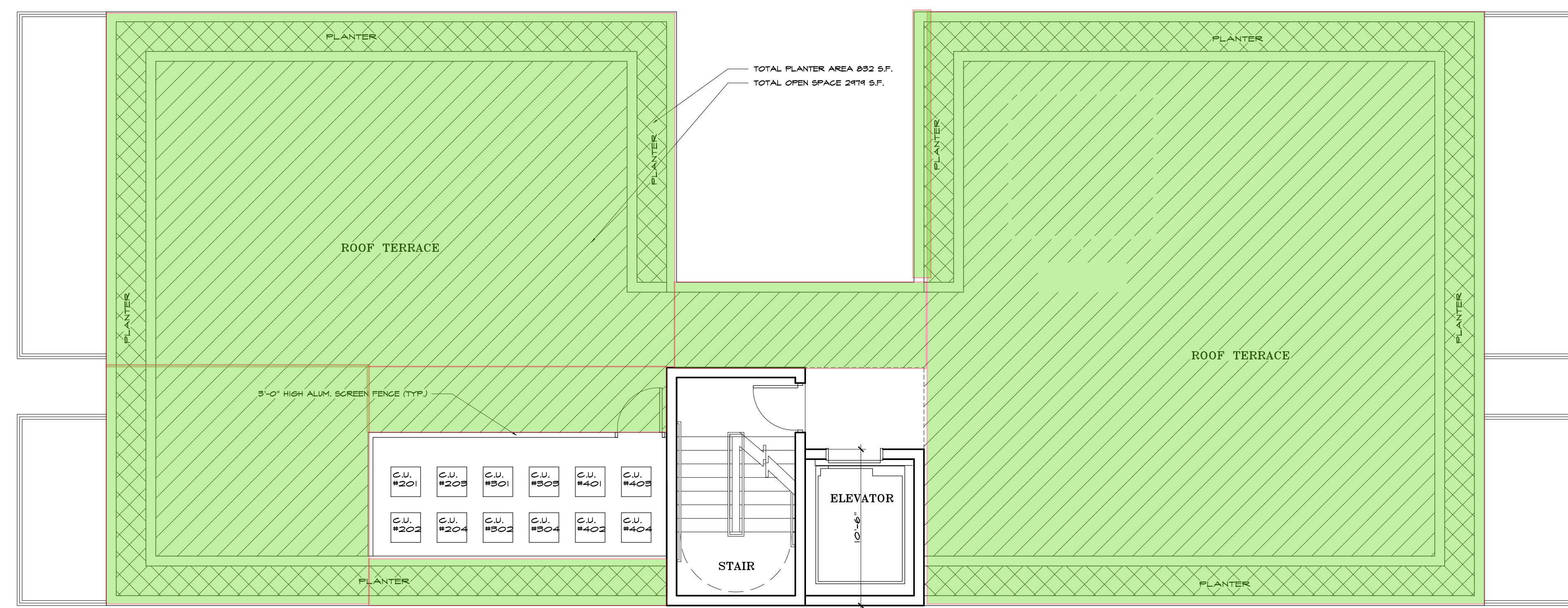
PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

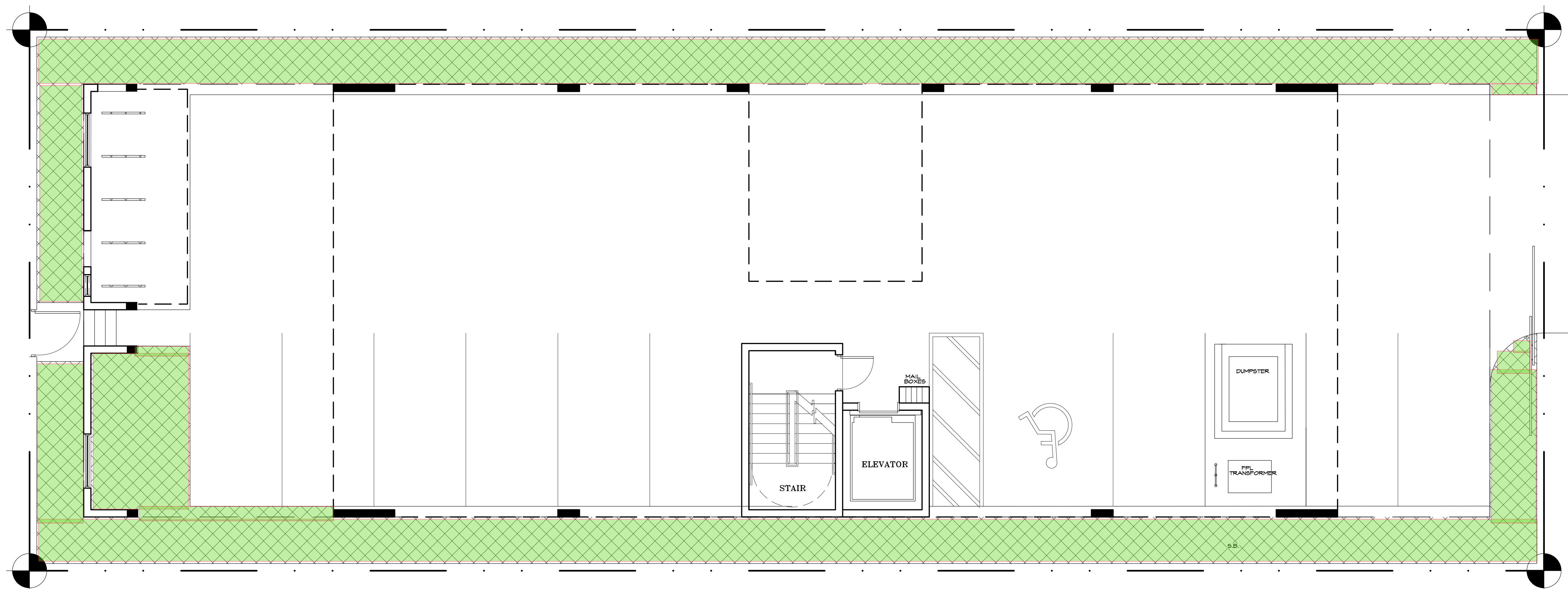
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DATE: 02/02/23  
 SCALE: AS SHOWN  
 DRAWN: R.R.  
 CHECKED: A.F.  
 COMMISSION NO.: 020223  
 SHEET  
**A - 4**  
 SHEET NO. OF



**PROPOSED ROOF PLAN OPEN SPACE** 3/16"  
 TOTAL OPEN SPACE AREA = 2,979 S.F.  
 REQUIRED GREEN AREA = 2,979X.25=744 S.F.  
 PROVIDED GREEN AREA (PLANTER AREA) = 832 S.F.  
 TOTAL OPEN SPACE AREA PROVIDED = 2,979 S.F. ROOF + 1,583 S.F. AT GROUND = 4,562 S.F.  
 TOTAL OPEN SPACE REQUIRED = .65X7000=4,550 S.F.<4,562 S.F.



**PROPOSED GROUND FLOOR PLAN OPEN SPACE** 3/16"  
 OPEN SPACE AREA= 1,583 S.F.



Asghar J. Fathi  
 Digitally signed by Asghar J. Fathi  
 Date: 2024.01.30 15:29:57 -05'00'

CONSULTANT:

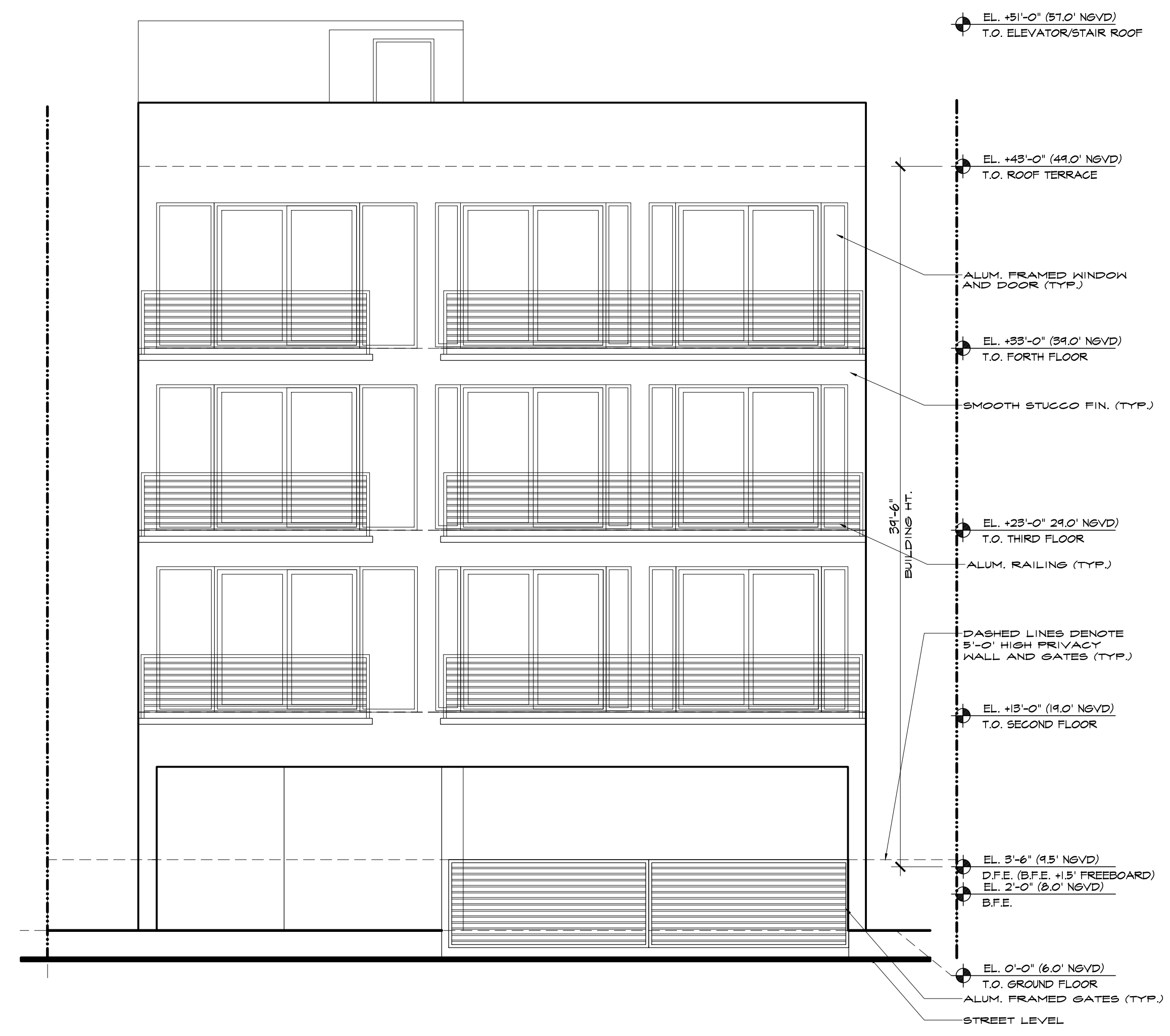
PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

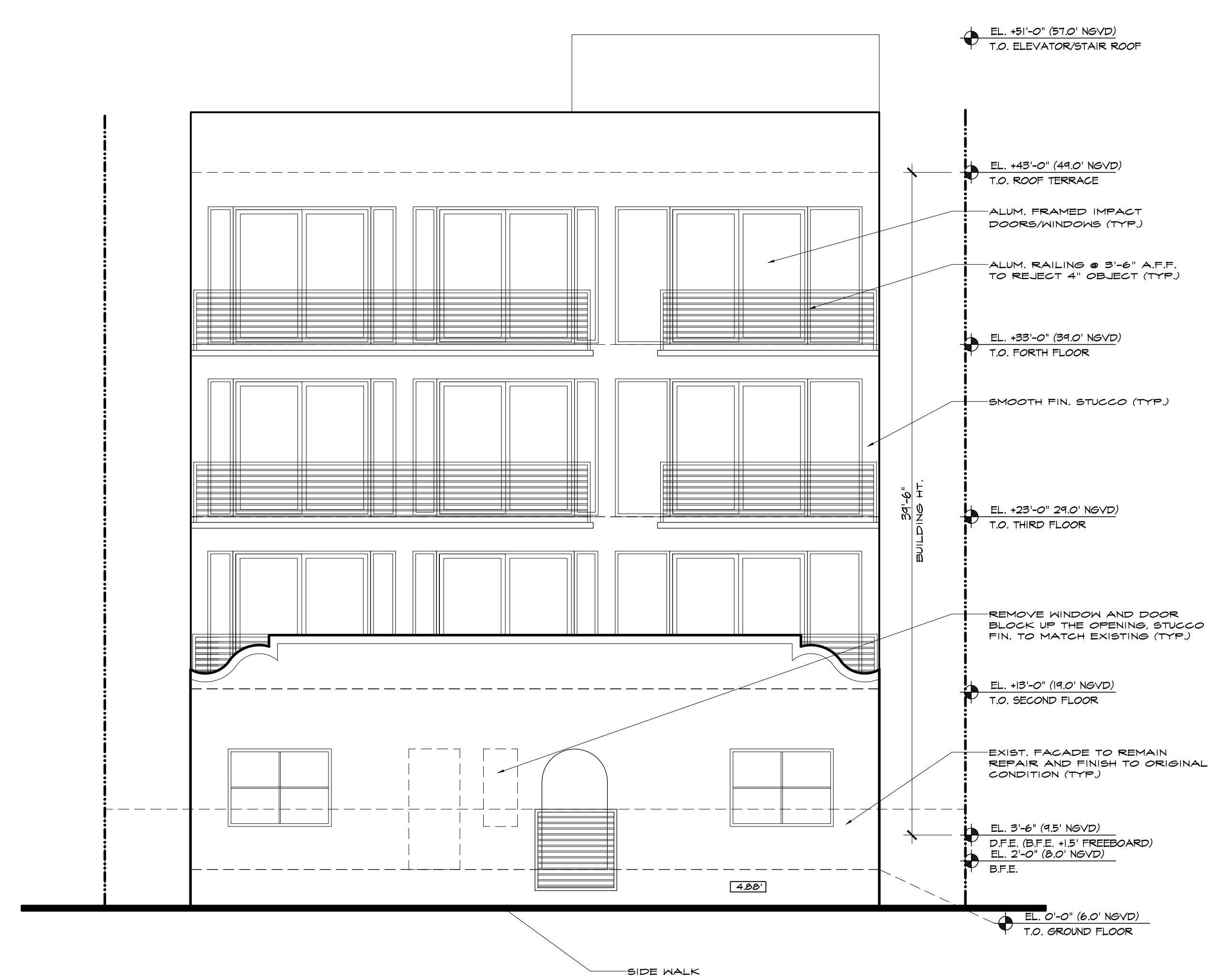
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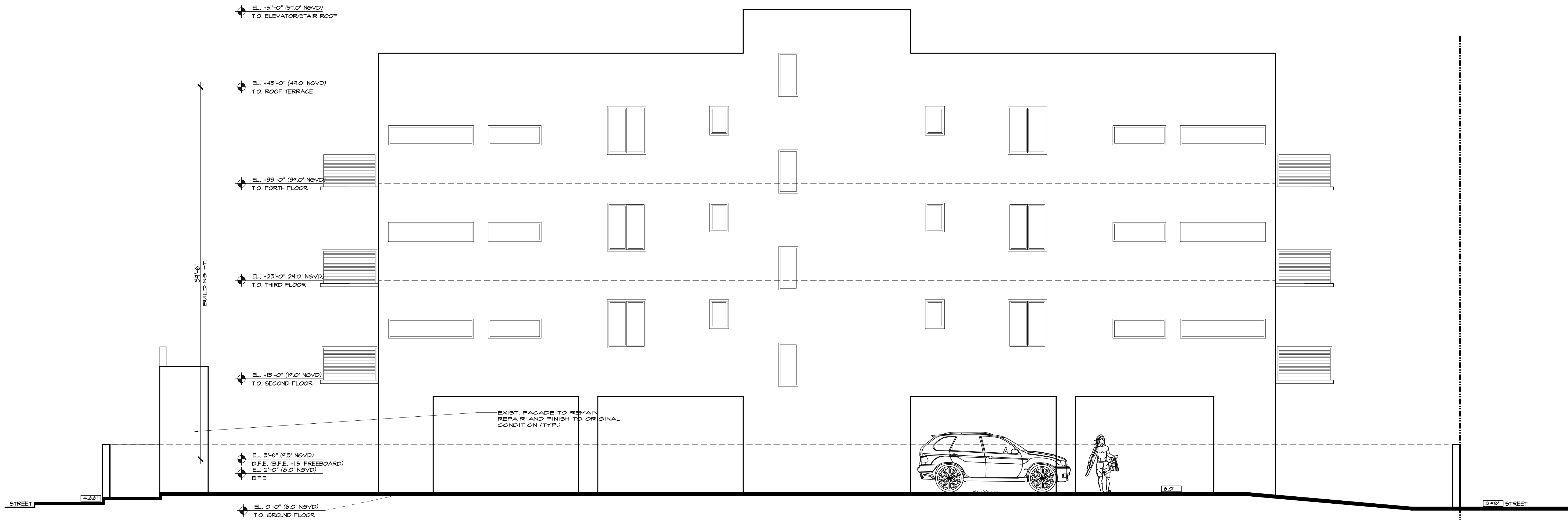
DATE: 02/02/23  
 SCALE: AS SHOWN  
 DRAWN: R.R.  
 CHECKED: A.F.  
 COMMISSION NO.: 020223  
 SHEET  
**A-5**  
 SHEET NO. OF



**EAST ELEVATION**  
 PROPOSED 4-STORY BUILDING  
 3/16"

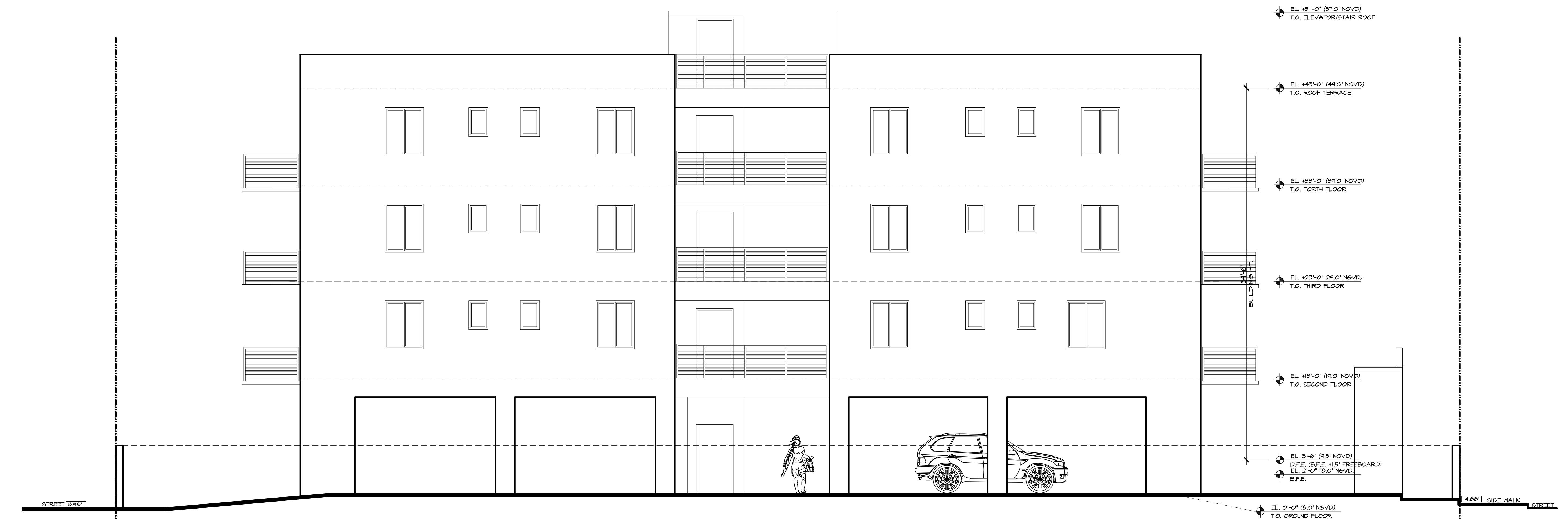


**WEST ELEVATION**  
 PROPOSED 4-STORY BUILDING  
 3/16"



**SOUTH ELEVATION**  
PROPOSED 4-STORY BUILDING

3/16"



**NORTH ELEVATION**  
PROPOSED 4-STORY BUILDING

3/16"

**FATHI ARCHITECTS, INC.**

AA 0003068  
IB 0001031  
ARCHITECTS  
INTERIORS  
PLANNERS

4620 SW 55 AVENUE  
DAVIE, FLORIDA 33328  
TEL: (305) 439-3346  
af@fathiarchitects.com

www.fathiarchitects.com



**Asghar J. Fathi** Digitally signed  
by Asghar J. Fathi  
Date: 2024.01.30  
15:30:33 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

OWNER:  
ADDRESS:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA  
PHONE:

REVISIONS	DATE	BY

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DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET  
**A-6**  
SHEET NO. OF

FATHI ARCHITECTS, INC.

AA 0003068  
IB 0001031  
ARCHITECTS  
INTERIORS  
PLANNERS

4620 SW 55 AVENUE  
DAVIE, FLORIDA 33328  
TEL: (305) 439-3346  
af@fathiarchitects.com

www.fathiarchitects.com



Asghar J. Fathi  
Digitally signed by Asghar J. Fathi  
Date: 2024.01.30 15:31:06 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA**

OWNER:  
ADDRESS:  
321 JEFFERSON  
MIAMI BEACH, FLORIDA  
PHONE:

REVISIONS	DATE	BY

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DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET  
**A - 7**  
SHEET NO. OF



**WEST ELEVATION** 3/16"  
PROPOSED 4-STORY BUILDING





Asghar J. Fathi  
 Digitally signed by Asghar J. Fathi  
 Date: 2024.01.30 15:31:41 -05'00'

CONSULTANT:

PROJECT:  
**PROPOSED APARTMENT AT:**  
**321 JEFFERSON**  
**MIAMI BEACH, FLORIDA**

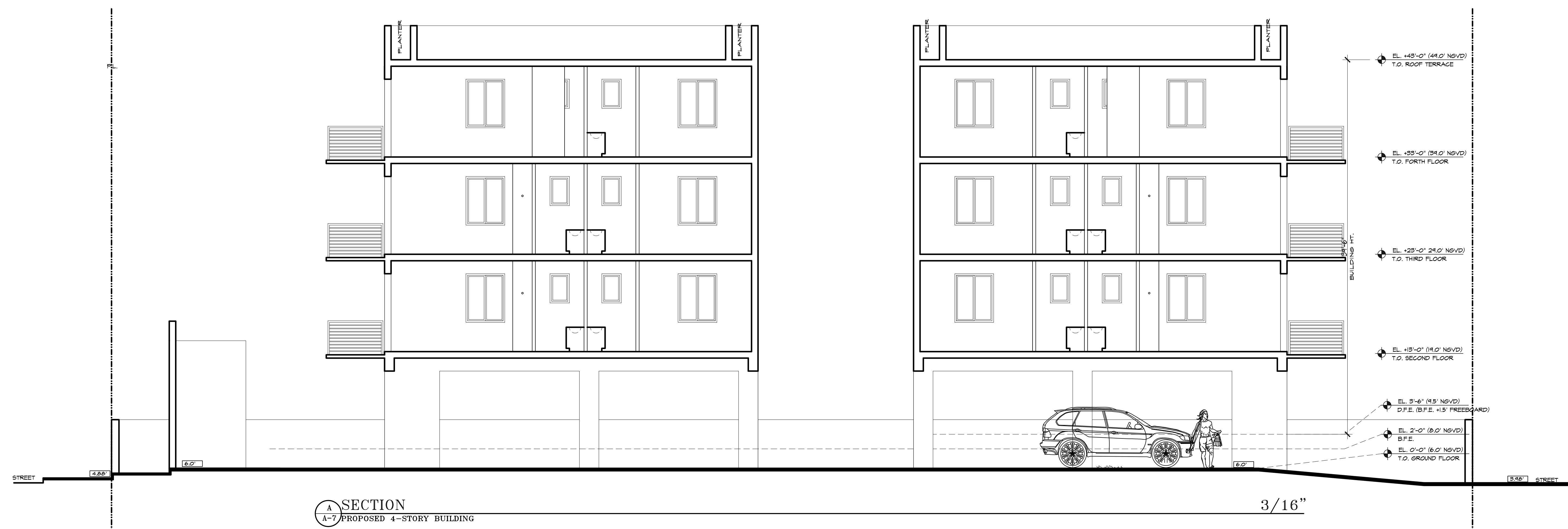
OWNER:  
 ADDRESS:  
 321 JEFFERSON  
 MIAMI BEACH, FLORIDA  
 PHONE:

REVISIONS	DATE	BY

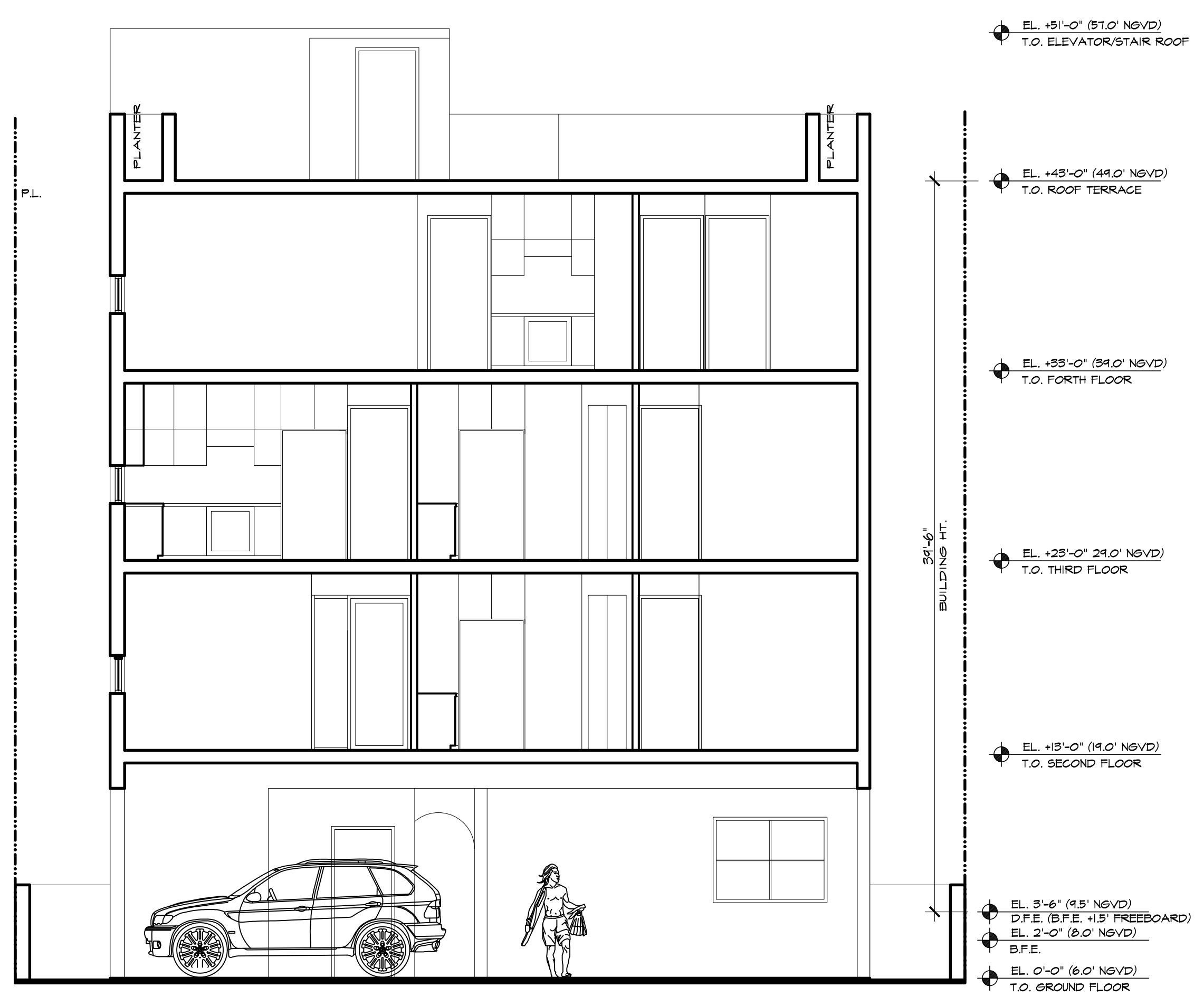
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DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET  
**A - 8**  
 SHEET NO. OF



**A SECTION**  
 A-7 PROPOSED 4-STORY BUILDING



**B SECTION**  
 A-7 PROPOSED 4-STORY BUILDING

3/16"