



PROPOSED APARTMENT AT:
321 JEFFERSON AVE.

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 15:16:50 -05'00'

CONSULTANT:

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

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

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. NO PART OF THIS DRAWING OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223
SHEET	
A — 0	
SHEET NO.	OF

FATHI ARCHITECTS, INC.

AA 0003068
IB 0001031
ARCHITECTS
INTERIORS
PLANNERS
4620 SW 55 AVENUE
DAVE, 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 15:17:50 -05'00'

CONSULTANT:

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

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

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED IN THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS ARE NOT TO BE USED, REPRODUCED, REFINISHED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR PERFORMING ASSOCIATED WORK.

DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223
SHEET	
A-01	
SHEET NO.	OF



321 JEFFERSON'S PICTURES



JEFFERSON AVE. AND MERIDIAN PICTURES

FATHI ARCHITECTS, INC.

AA 0003068
IB 0001031
ARCHITECTS
INTERIORS
PLANNERS

4620 SW 55 AVENUE
DAVE, 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
15:18:24 -05'00'

CONSULTANT:

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

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

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INCORPORATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND WILL BE DELETED AND DESTROYED FOR USE ONLY AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS ARE NOT TO BE USED, REPRODUCED, REFINISHED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. ANY REUSE OF THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. WILL BE CONSIDERED A VIOLATION OF THE COPYRIGHT AND THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGES, LOSSES AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

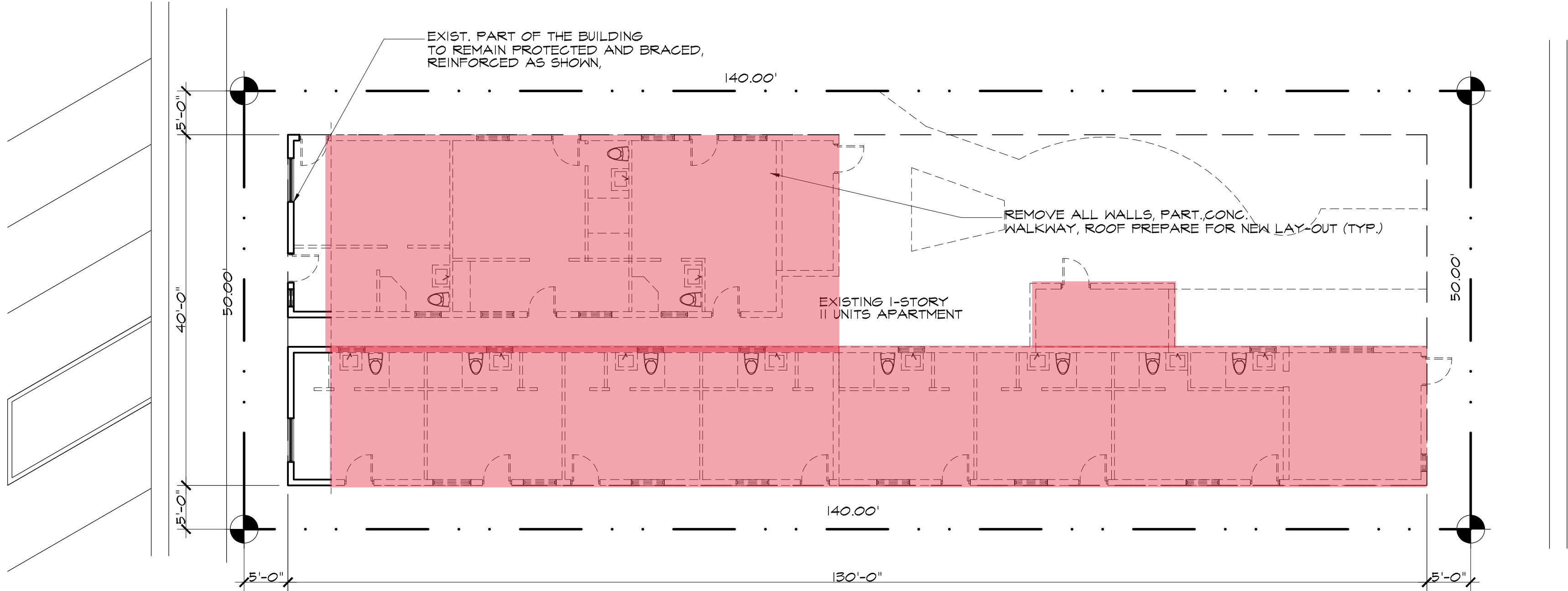
DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223
SHEET	A-02
SHEET NO.	OF

SITE DATA			
ZONING DISTRICT:		R-PS2	
SETBACKS :	FRONT	ALLOWED 5'-0"	PROVIDED 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 :	MIN.	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	MAXIMUM	PROPOSED
	13'-6"	40'-0"	34'-6"
PARKING:	REQUIRED	PROPOSED	
	1.5X7=11 2X2=4 TOTAL OF 15	9 STANDARD 1 H.C. 10 TOTAL	
PARKING SPACE DIMENSIONS 8'-6"X16'-0" FOR LOT 50' OR LESS			
BICYCLE PARKING:	REQUIRED	PROPOSED	
	LONG TERM 1 PER UNIT=9 SHORT TERM 4	10 4	
OPEN SPACE :	REQUIRED	PROPOSED	
	65X7,000=4,550	1,583 S.F. AT GROUND 2,919 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.
A-01	321 JEFFERSON PICTURES
A-02	JEFFERSON AND MERIDIAN PICTURES
A-1	EXISTING SITE DEMOLITION PLAN, SITE DATA AND INDEX OF DRAWINGS
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
A-2.1	PROPOSED SECOND FLOOR PLAN PROPOSED SECOND FLOOR FAR
A-2.2	PROPOSED THIRD FLOOR PLAN PROPOSED THIRD FLOOR FAR
A-2.3	PROPOSED FORTH FLOOR PLAN PROPOSED FORTH FLOOR FAR
A-3	PROPOSED ROOF PLAN PLAN PROPOSED ROOF F.A.R.
A-4	PROPOSED ROOF OPEN SPACE PLAN PROPOSED GROUND OPEN SPACE
A-5	PROPOSED EXTERIOR ELEVATIONS
A-6	PROPOSED EXTERIOR ELEVATIONS
A-7	CONTEXT ELEVATION
A-8	PROPOSED BUILDING SECTIONS

JEFFERSON AVE.

JEFFERSON AVE.

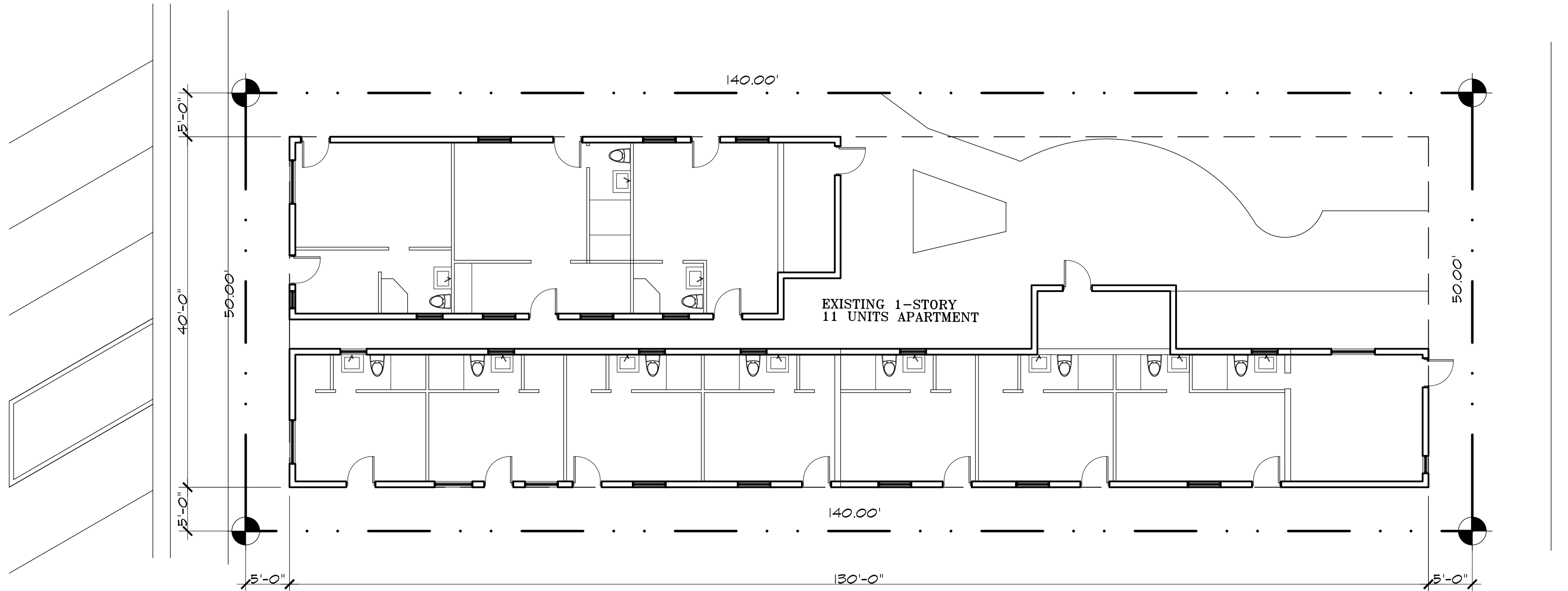


EXISTING SITE DEMOLITION PLAN

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.



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.

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 15:21:53 -05'00'

CONSULTANT:

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

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

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. IRREVOCABILITY AND PLANS INCORPORATED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS AND PLANS ARE NOT TO BE USED, REPRODUCED, REFINISHED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. ANY REUSE OF THESE DESIGNS OR CONDITIONS ON THESE OWNERS SHALL HAVE PRECEDENCE OVER SCALE. DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223
SHEET A-1 SHEET NO. OF	

SHEET NO. 0

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
Subterranean:				
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"	
At Grade Parking:				
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"	

Pedestal:				
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"	
Tower:				
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 (450, 600, 900, Parallel)	90	NA	90	
45 ADA Spaces	1	NA	1	
46 Tandem Spaces				
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			

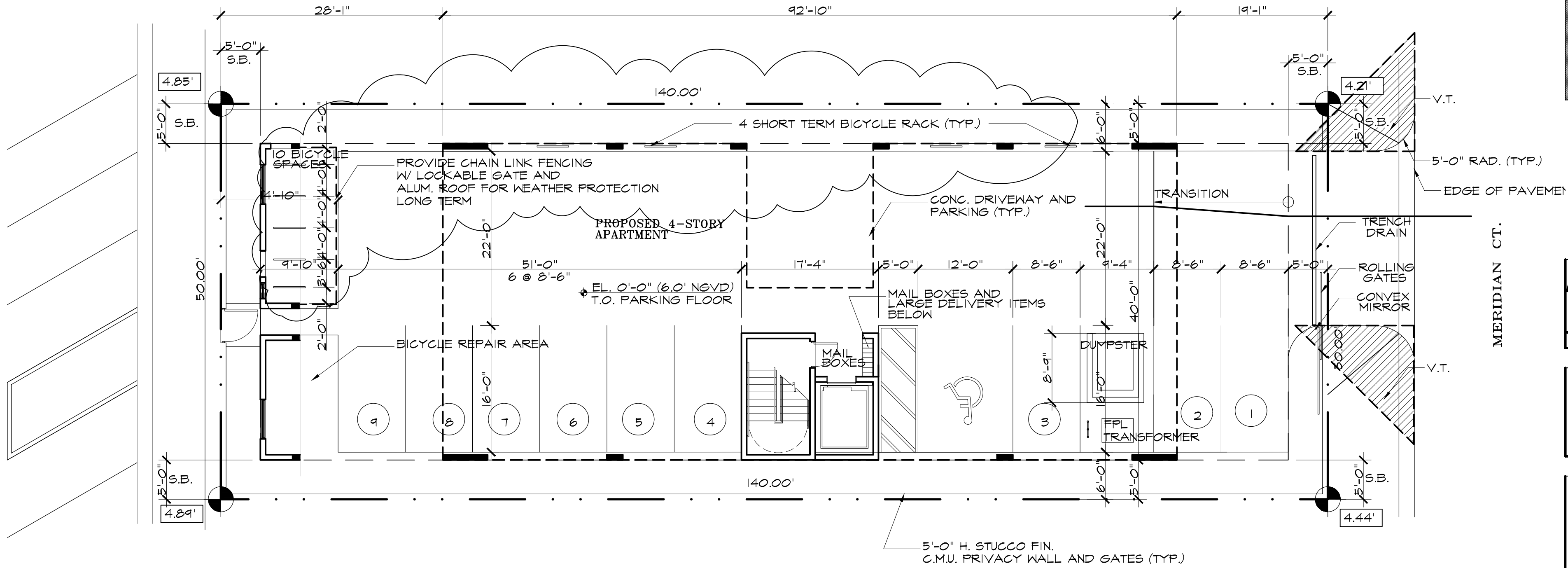
58 Proposed hours of operation	NA			
59 Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	NA			
60 Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NA			
61 Is this a contributing building?			YES	
62 Located within a Local Historic District?			YES	

Additional data or information must be presented in the format outlined in this section

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, (5) 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.

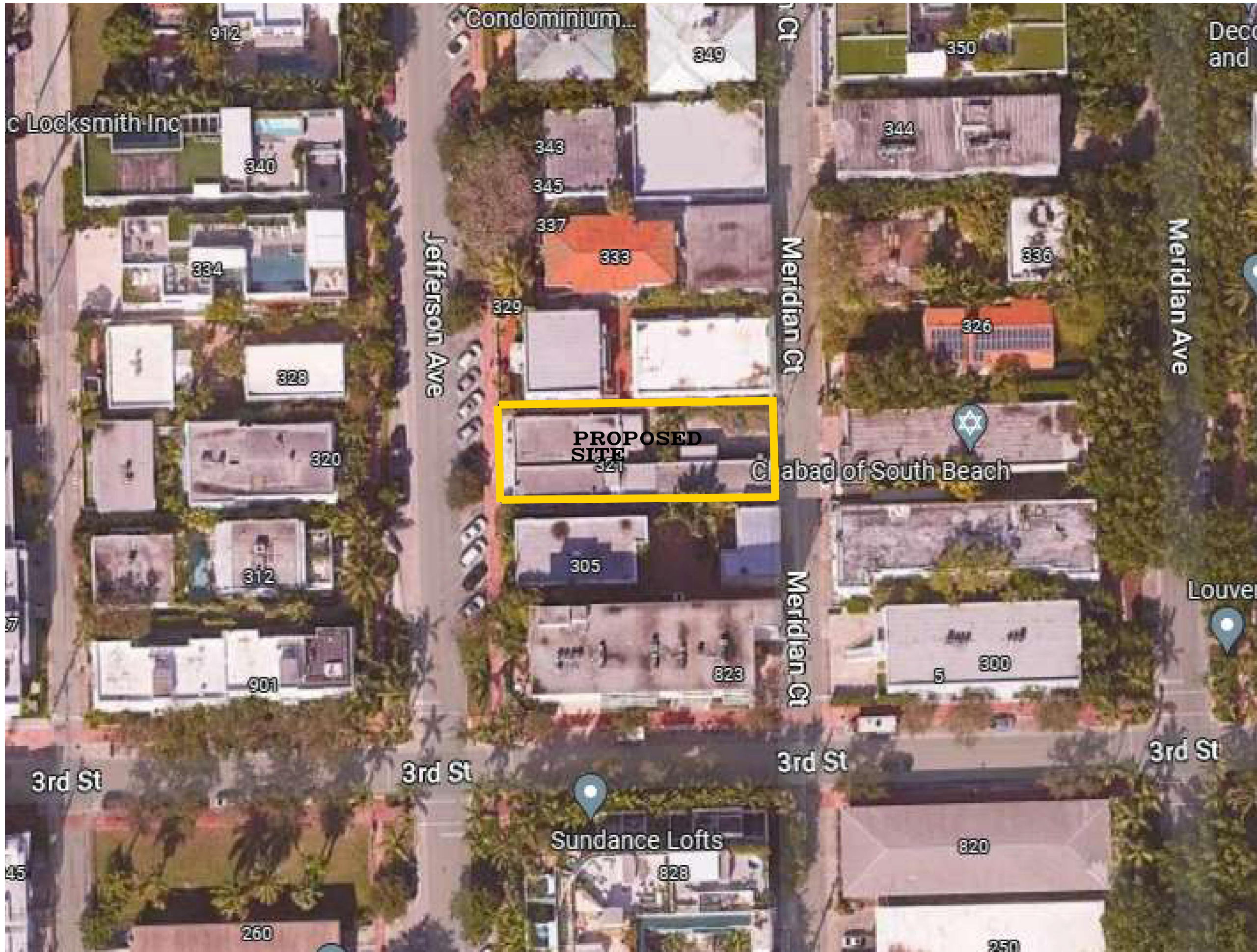


PROPOSED SITE PLAN

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'



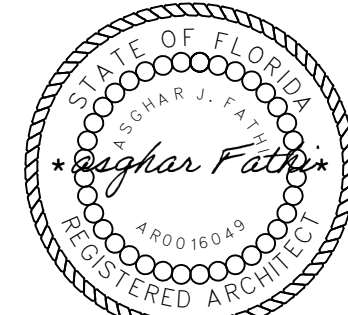
UNIT SIZE CHART			
UNITS	NUMBER OF BEDROOMS	AREA	PARKING REQUIREMENTS
UNIT 201	ONE BEDROOM	650 S.F.	1 1/2 PARKING SPACES
UNIT 202	TWO BEDROOM	855 S.F.	1 1/2 PARKING SPACES
UNIT 203	TWO BEDROOM	880 S.F.	1 1/2 PARKING SPACES
-----	GYM	650 S.F.	-----
UNIT 301	ONE BEDROOM	650 S.F.	1 1/2 PARKING SPACES
UNIT 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 8,488 S.F. AV. UNIT SIZE=943 S.F.	TOTAL PARKING REQUIRED 7 X 15 = 11 PARKING SPACES 2 X 2 = 4 PARKING SPACES TOTAL 15 PARKING SPACES

FATHI ARCHITECTS, INC.

AA 0003068
IB 0001031
ARCHITECTS
INTERIORS
PLANNERS

4620 SW 55 AVENUE
DAVE, 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
15:24:41 -05'00'

CONSULTANT:

PROJECT:
PROPOSED APARTMENT AT:

321 JEFFERSON
MIAMI BEACH, FLORIDA

OWNER:

ADDRESS:
321 JEFFERSON
MIAMI BEACH, FLORIDA

PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL DESIGN, ARCHITECTURAL, ENGINEERING, AND PLANS INCORPORATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR PERFORMING ASSOCIATED WORK.

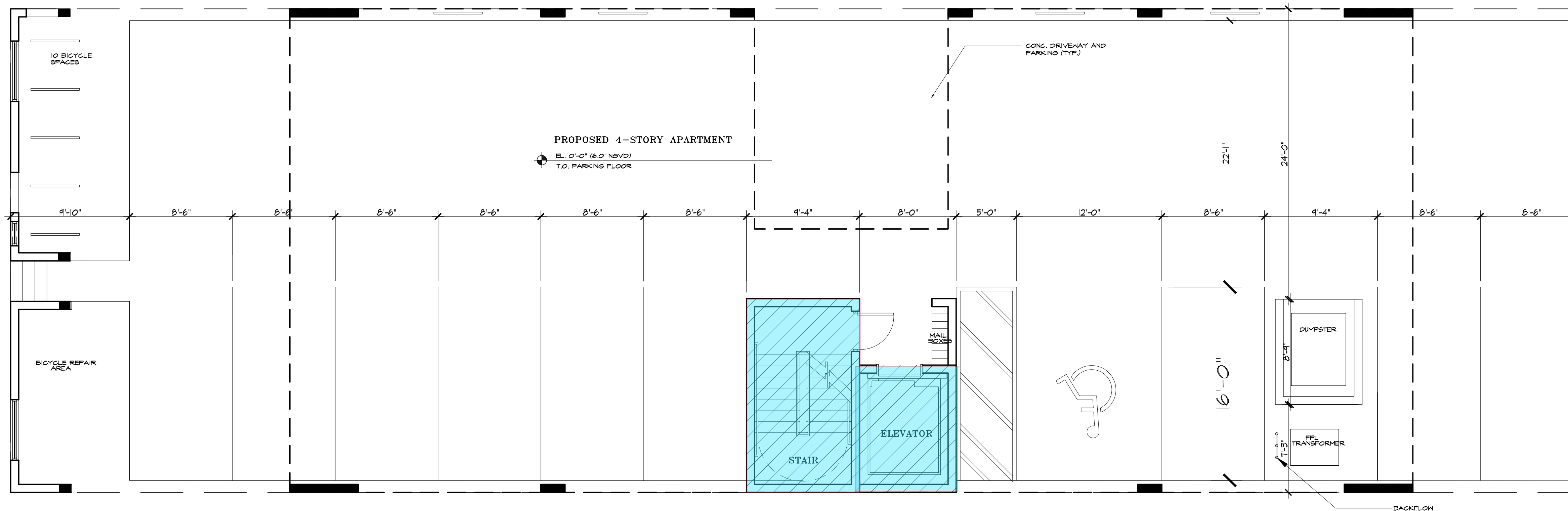
DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223

SHEET

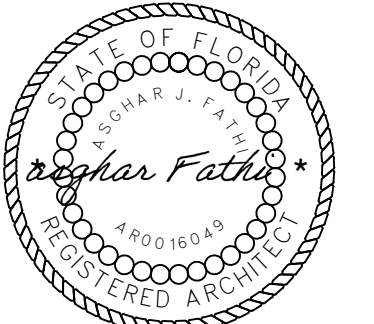
A-1.3

SHEET NO.

OF



FATHI ARCHITECTS, INC.



CONSULTANT:

OWNER:

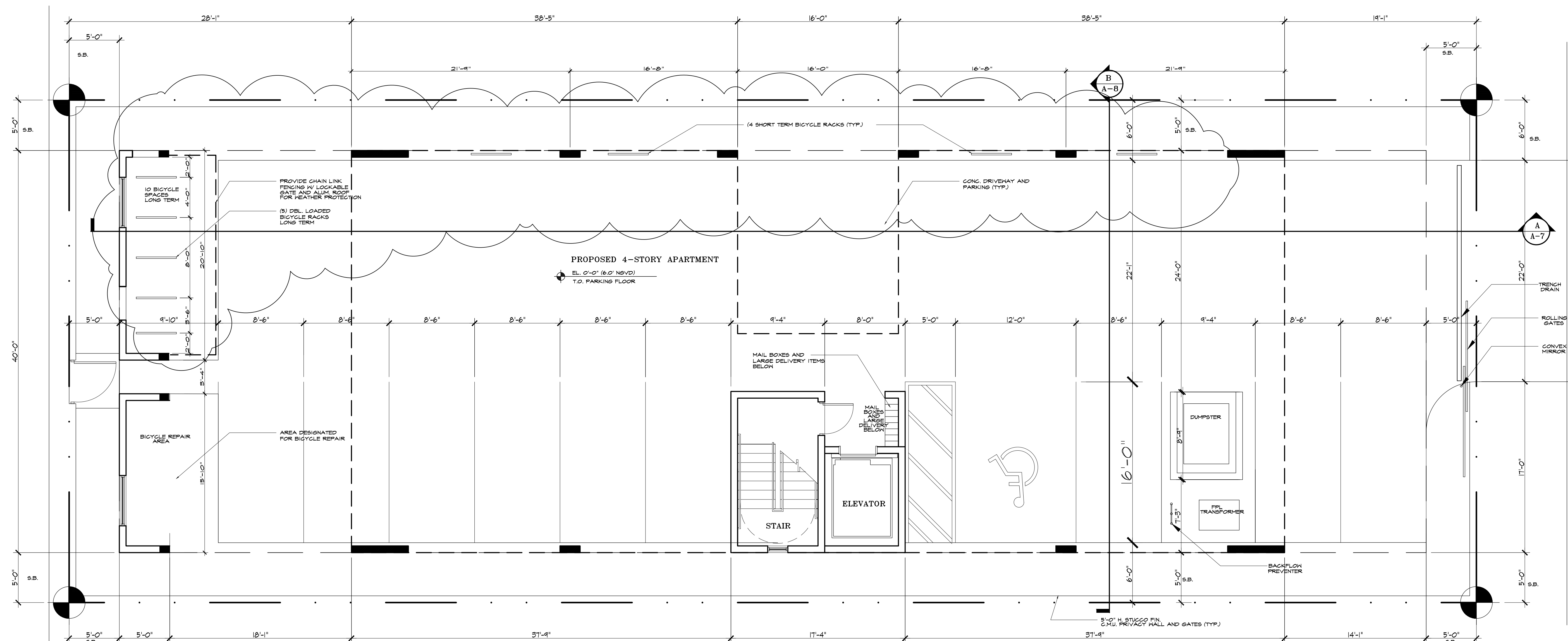
PHONE:

NOTIFY 1997. FATH ARCHITECTS, INC. ALL IDEAS, DESIGNS, ARRANGEMENTS AND CONCEPTS INDICATED OR PRESENTED BY THE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF FATH ARCHITECTS, INC., AND WERE CREATED AND DEVELOPED FOR THE PROJECT AND IN CONNECTION WITH THIS SPECIFIED PROJECT. THESE IDEAS, DESIGNS, CONCEPTS AND PLANS ARE NOT TO BE USED, REPRODUCED, REPLICATED, ALTERED, COPIED OR TRANSFERRED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF "FATH ARCHITECTS, INC."

THE CONTRACTOR'S OBLIGATION ON THIS PROJECT IS TO HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATH ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS OF THESE DRAWINGS. LEAD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK.

SHEET

SHEET NO. OF



AA 0003068
IB 0001031
**ARCHITECTS
INTERIORS
PLANNERS**

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

www.fathiarchitects.com



PROPOSED APARTMENT AT:
321 JEFFERSON
MIAMI BEACH, FLORIDA

PHONE:

[illegible]

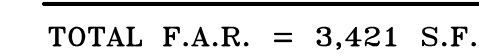
COPYRIGHT 1997, FATH ARCHITECTS, INC. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS NOTICED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATH ARCHITECTS, INC., AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIED PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS AND PLANS ARE NOT TO BE USED, DISCLOSED, REPRODUCED, ALTERED, COPIED OR TRANSFERRED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FATH ARCHITECTS, INC.

CONTRACTOR'S RESPONSIBILITIES ON THESE DRAWINGS: MAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATH ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS OF THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK.

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

A-2.1

SHEET NO. OF

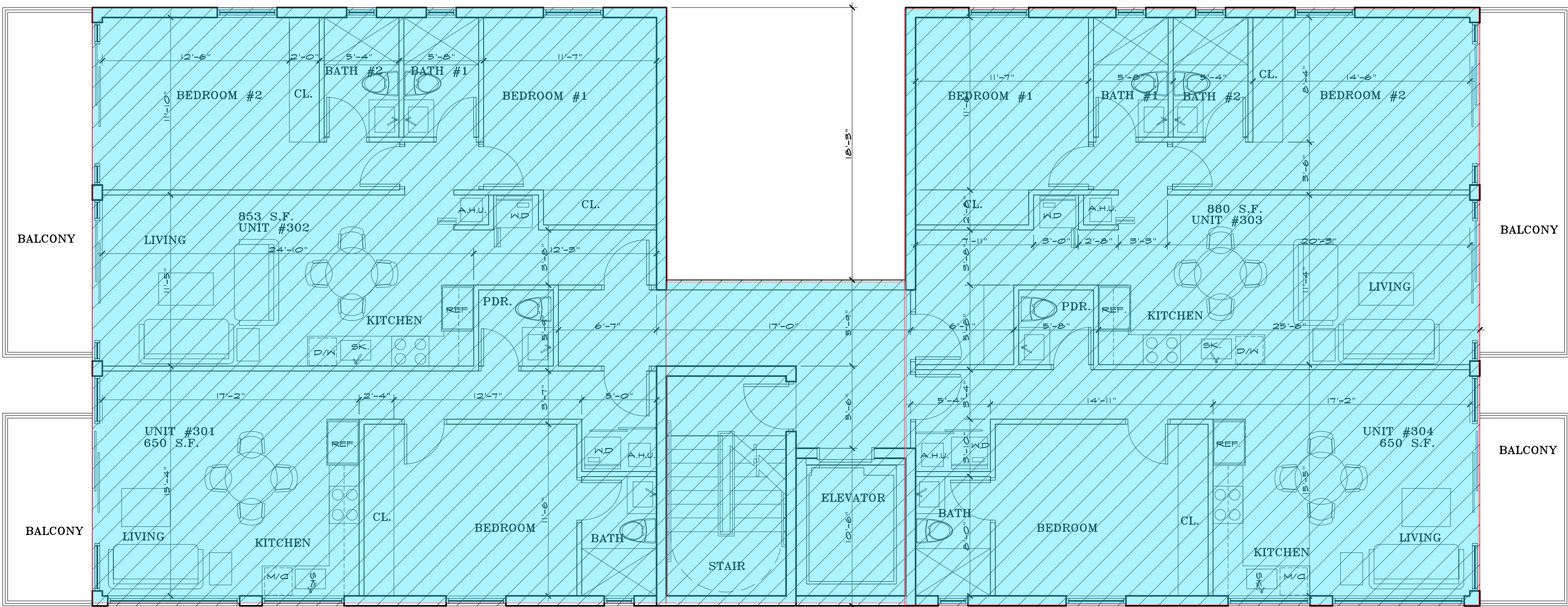


3/16"



3/16"

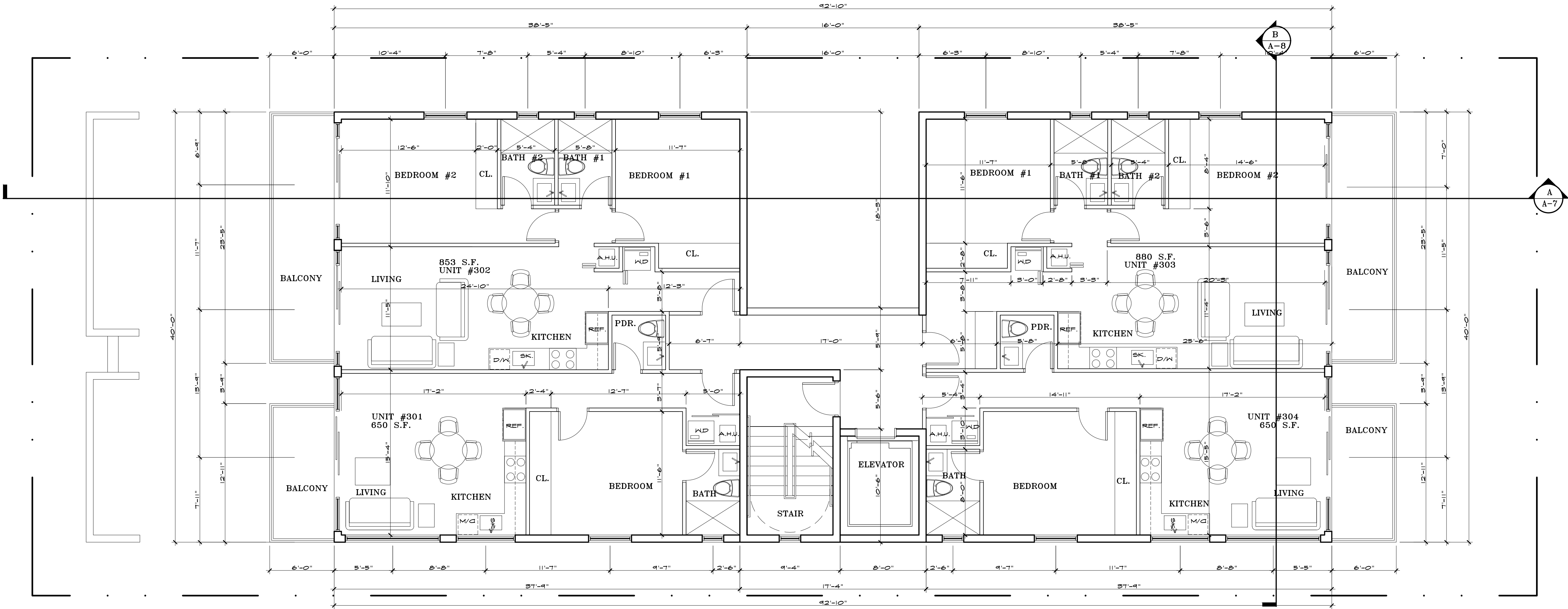
SHEET NO. OF



PROPOSED THIRD FLOOR PLAN

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

3/16"



PROPOSED THIRD FLOOR PLAN

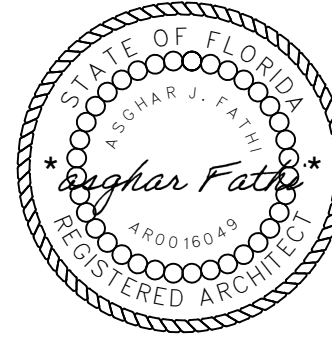
3/16"

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
15:27:29 -05'00'

CONSULTANT:

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

OWNER:

ADDRESS:
321 JEFFERSON
MIAMI BEACH, FLORIDA

PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL REAS, DESIGNS, ARRANGEMENTS AND PLANS INCORPORATED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC., AND WERE CREATED AND DESIGNED FOR USE ONLY AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE DESIGNS, REVISIONS, CORRECTIONS OR TRANSFERS IN ANY FORM OR MANNER WHATSOEVER, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS OR THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK.

DATE: 02/02/23

SCALE: AS SHOWN

DRAWN: R.R.

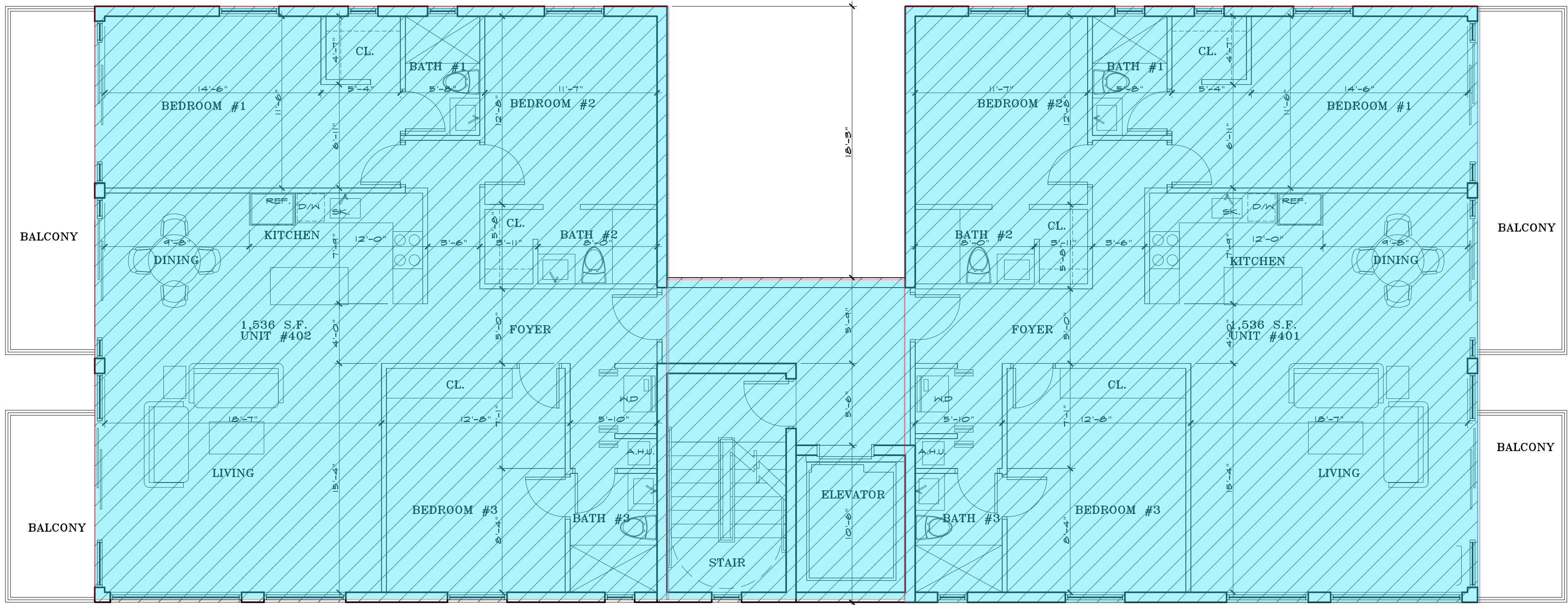
CHECKED: A.F.

COMMISSION NO.: 020223

SHEET

A-2.2

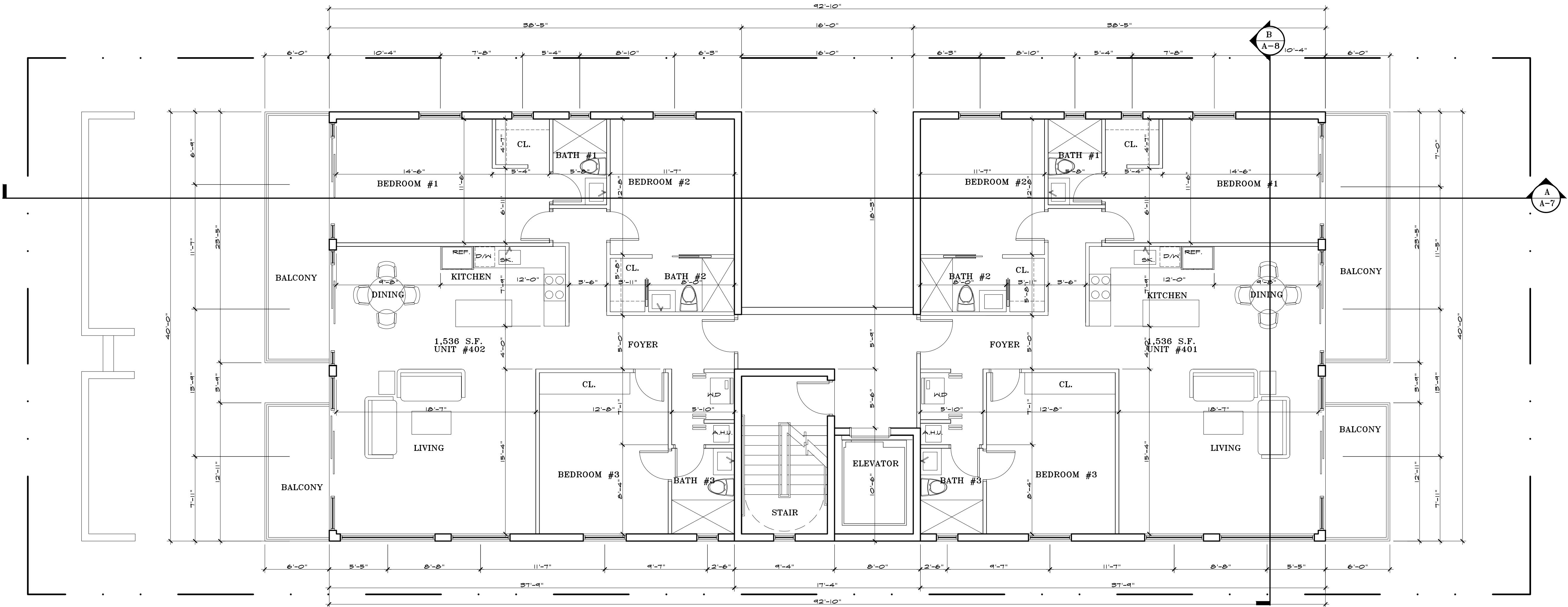
SHEET NO. OF



PROPOSED FORTH FLOOR PLAN

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

3/16"



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

OWNER:

ADDRESS:
321 JEFFERSON
MIAMI BEACH, FLORIDA

PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL REAS, DESIGNS, ARRANGEMENTS AND PLANS INCORPORATED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND WERE CREATED AND DEVELOPED FOR USE ONLY AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE REAS, DESIGNS, ARRANGEMENTS AND PLANS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, REPRODUCED, COPIED OR TRANSFERRED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. IS PROHIBITED. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK.

DATE: 02/02/23

SCALE: AS SHOWN

DRAWN: R.R.

CHECKED: A.F.

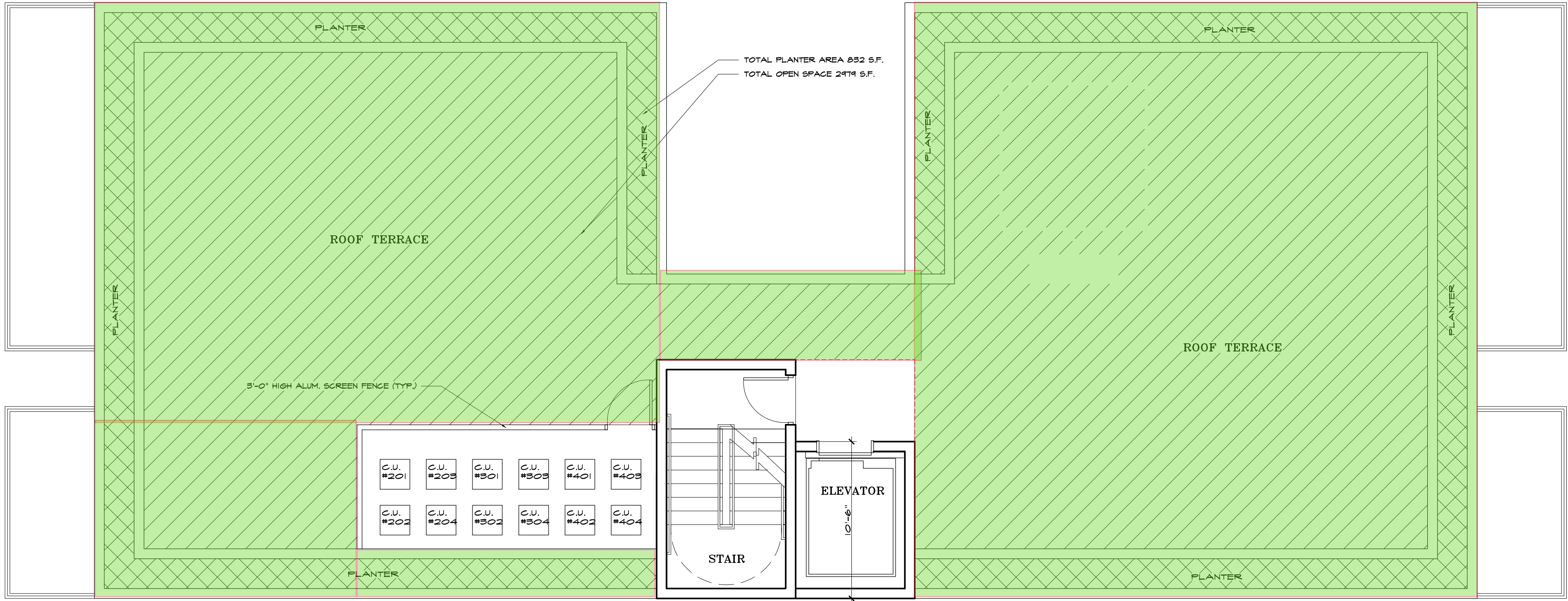
COMMISSION NO.: 020223

SHEET

A-2.3

SHEET NO.

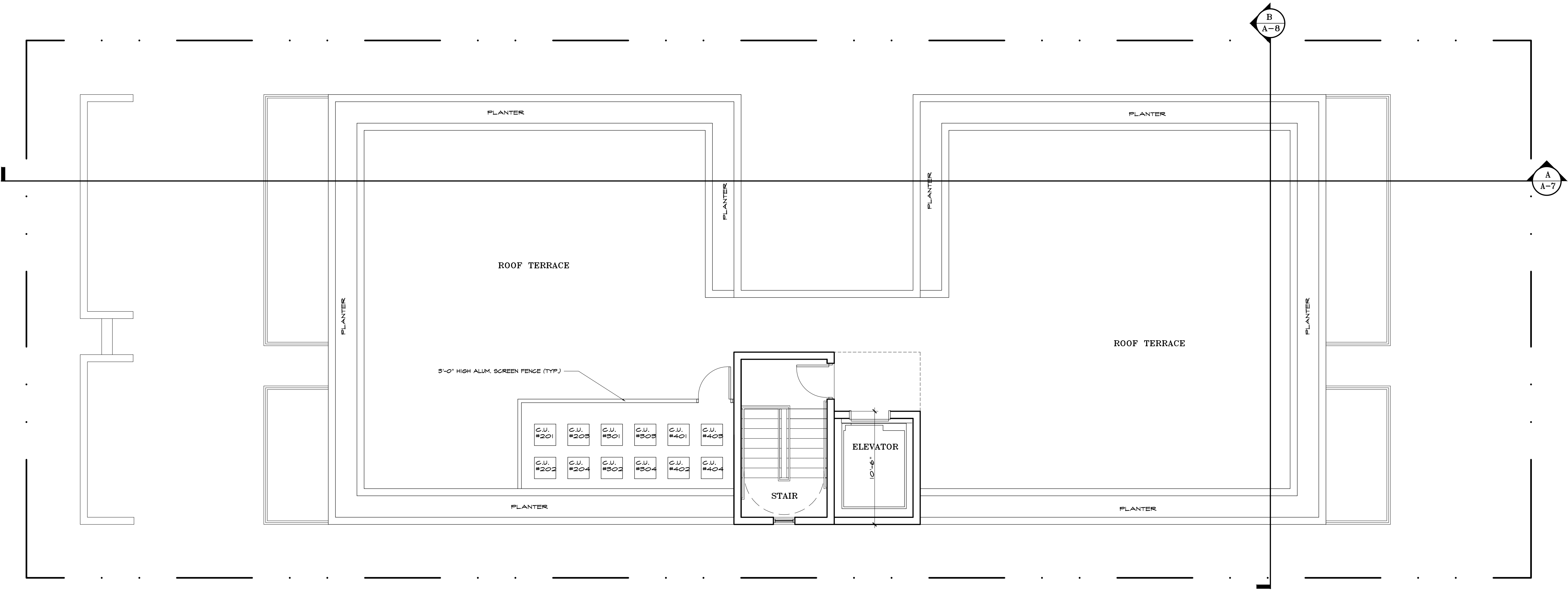
OF



PROPOSED ROOF PLAN OPEN SPACE

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.

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

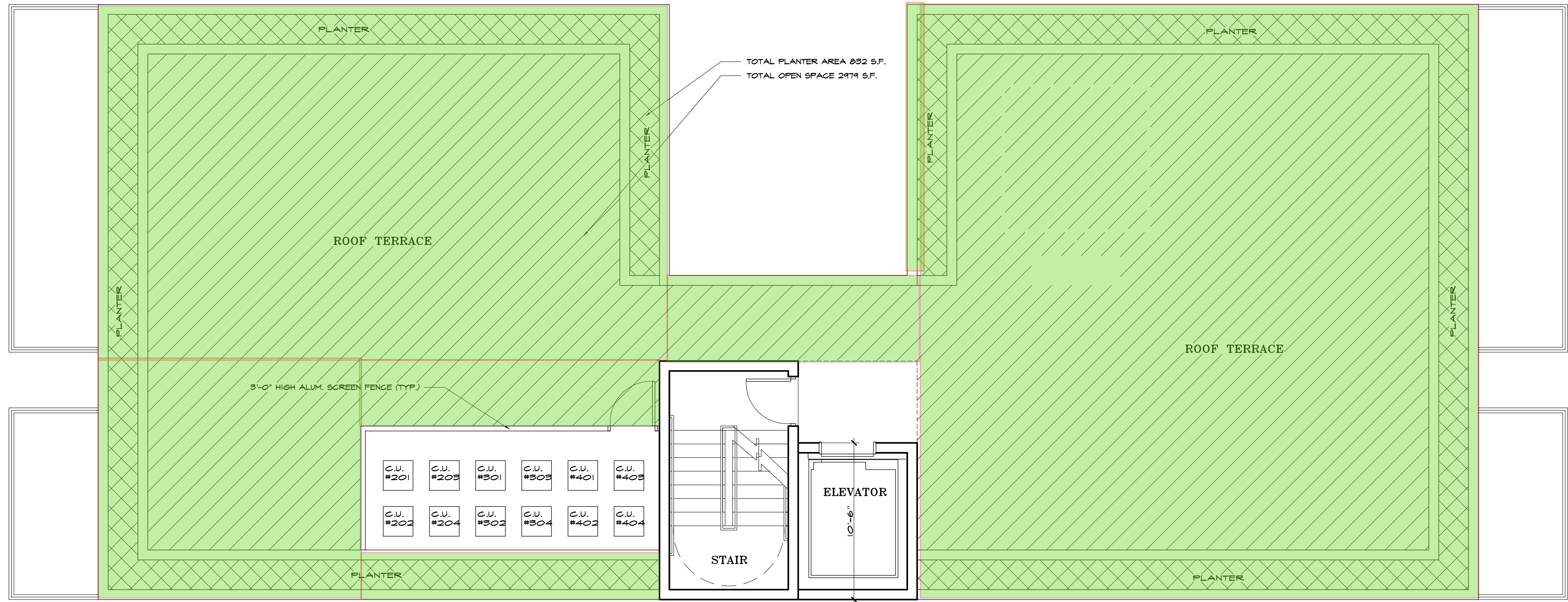
OWNER:
ADDRESS:
321 JEFFERSON
MIAMI BEACH, FLORIDA
PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. NO PART OF THIS DRAWING OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

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

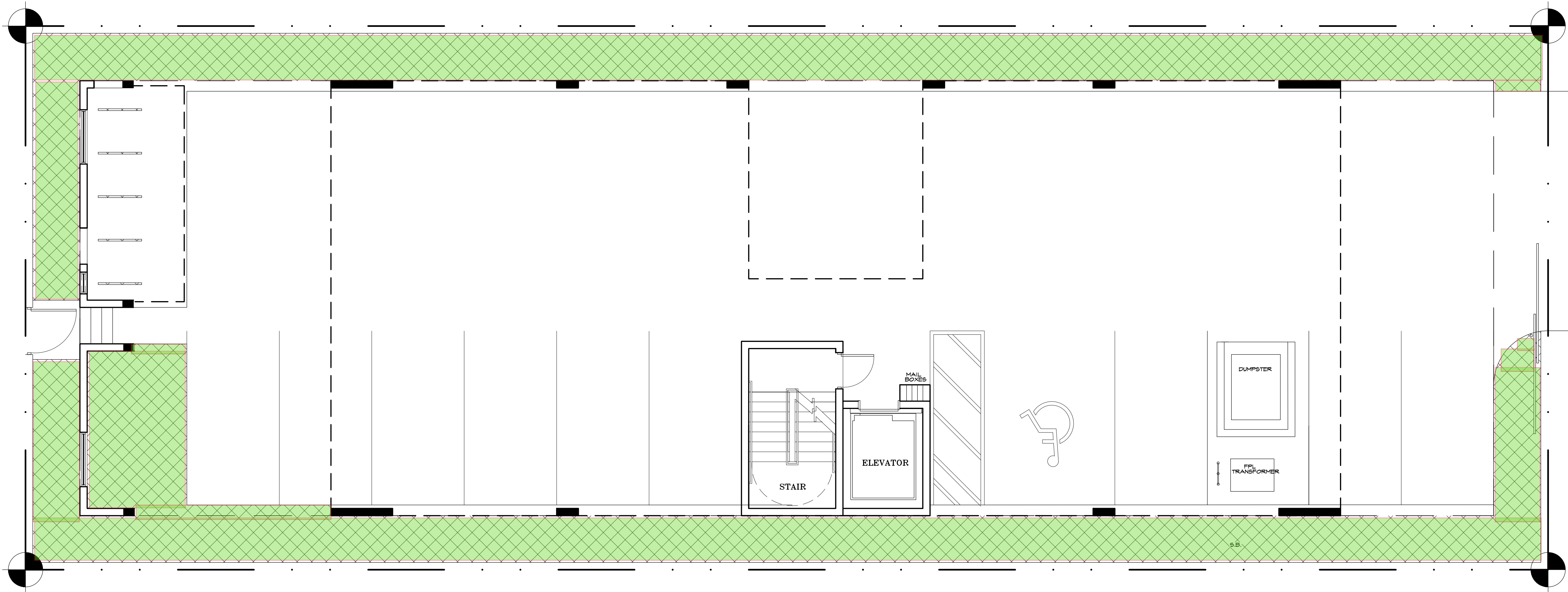
SHEET
A-3
SHEET NO. OF



PROPOSED ROOF PLAN OPEN SPACE

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 = 2,970 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.

3/16"



PROPOSED GROUND FLOOR PLAN OPEN SPACE

OPEN SPACE AREA= 1,583 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



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:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND WILL BE USED ONLY FOR THE PROJECT AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS ARE NOT TO BE USED, REPRODUCED, REFINISHED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

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

SHEET
A-4
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 15:29:57 -05'00'

CONSULTANT:

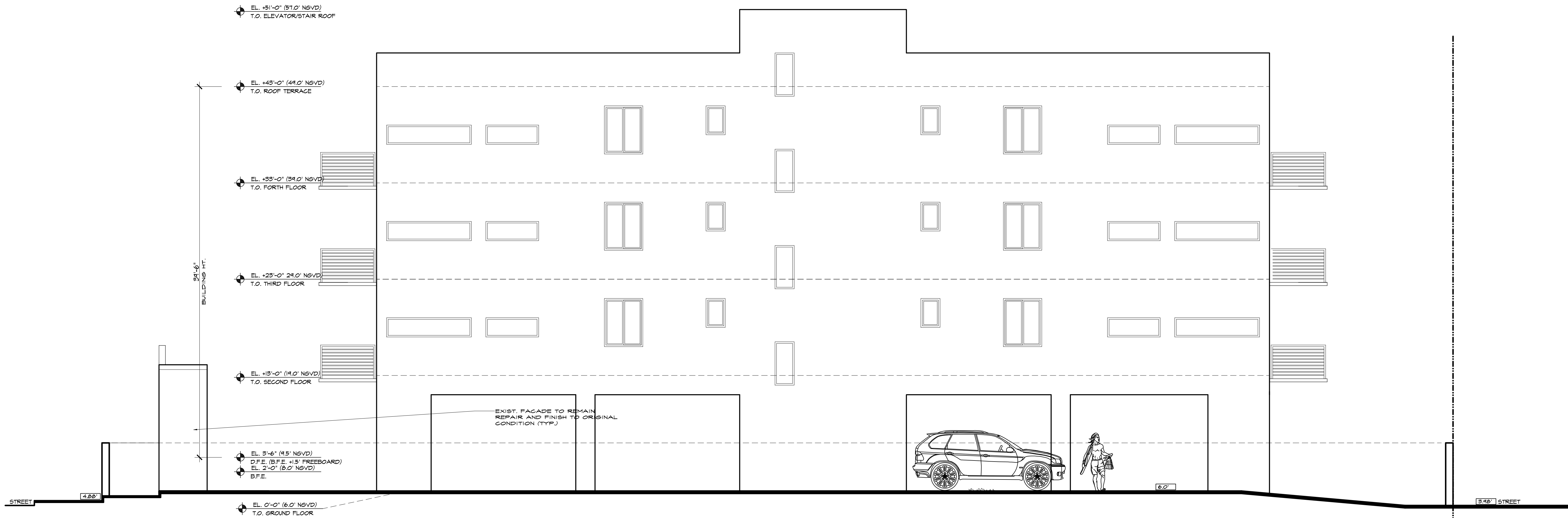
PROJECT: PROPOSED APARTMENT AT:
321 JEFFERSON
MIAMI BEACH, FLORIDA

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

REVISIONS	DATE	BY

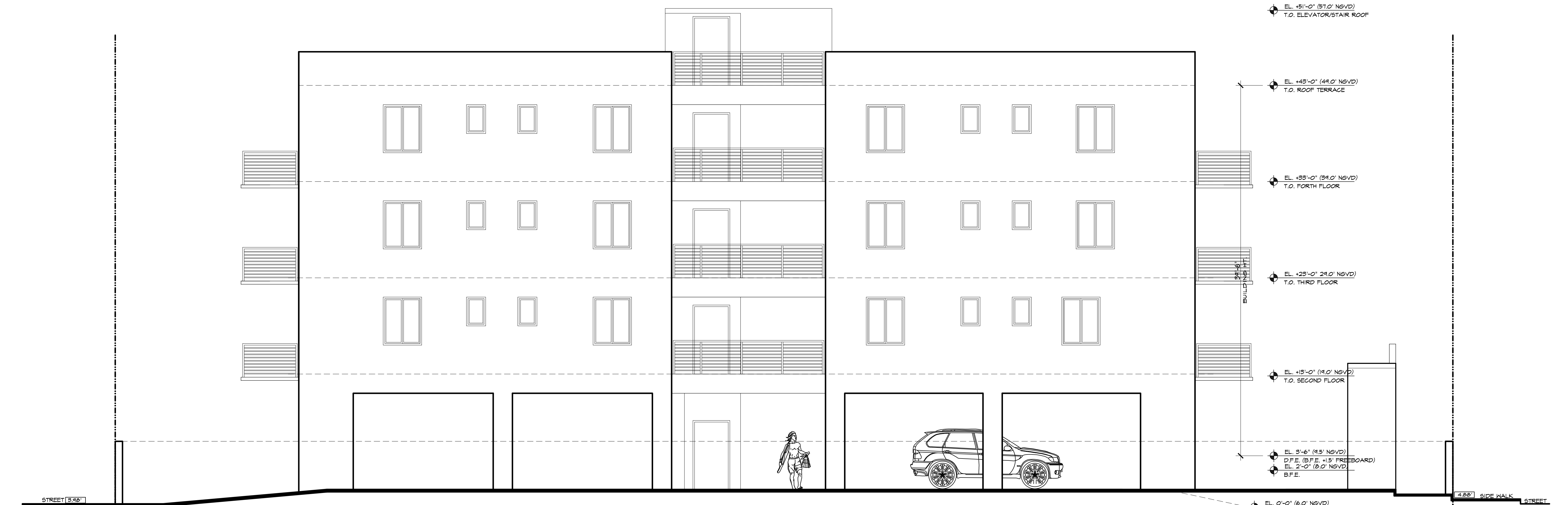
COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. NO REUSE, REPRODUCTION OR MODIFICATION FOR USE OR IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS ARE NOT TO BE USED, REPRODUCED, REPROCESSED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

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



SOUTH ELEVATION
PROPOSED 4-STORY BUILDING

3/16"



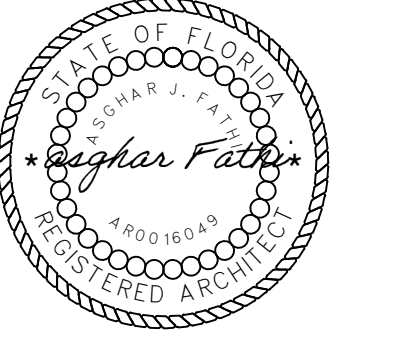
NORTH ELEVATION
PROPOSED 4-STORY BUILDING

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

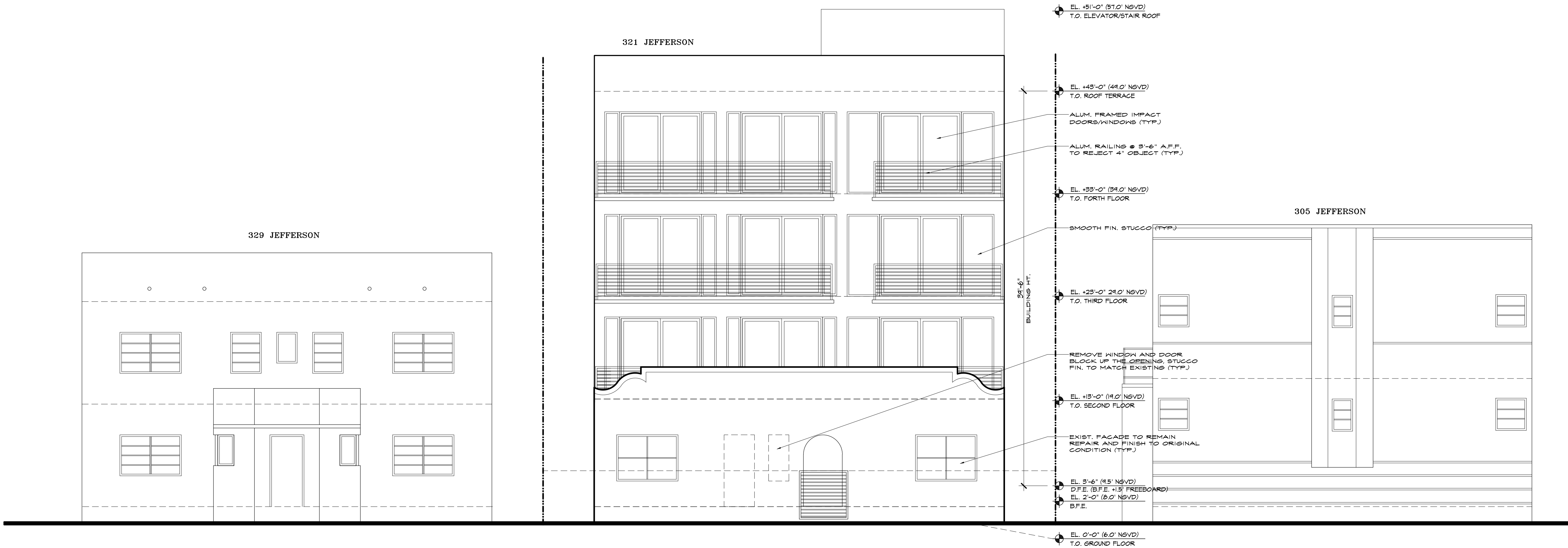
PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

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

SHEET
A-6
SHEET NO. OF



WEST 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 15:31:06 -05'00'

CONSULTANT:

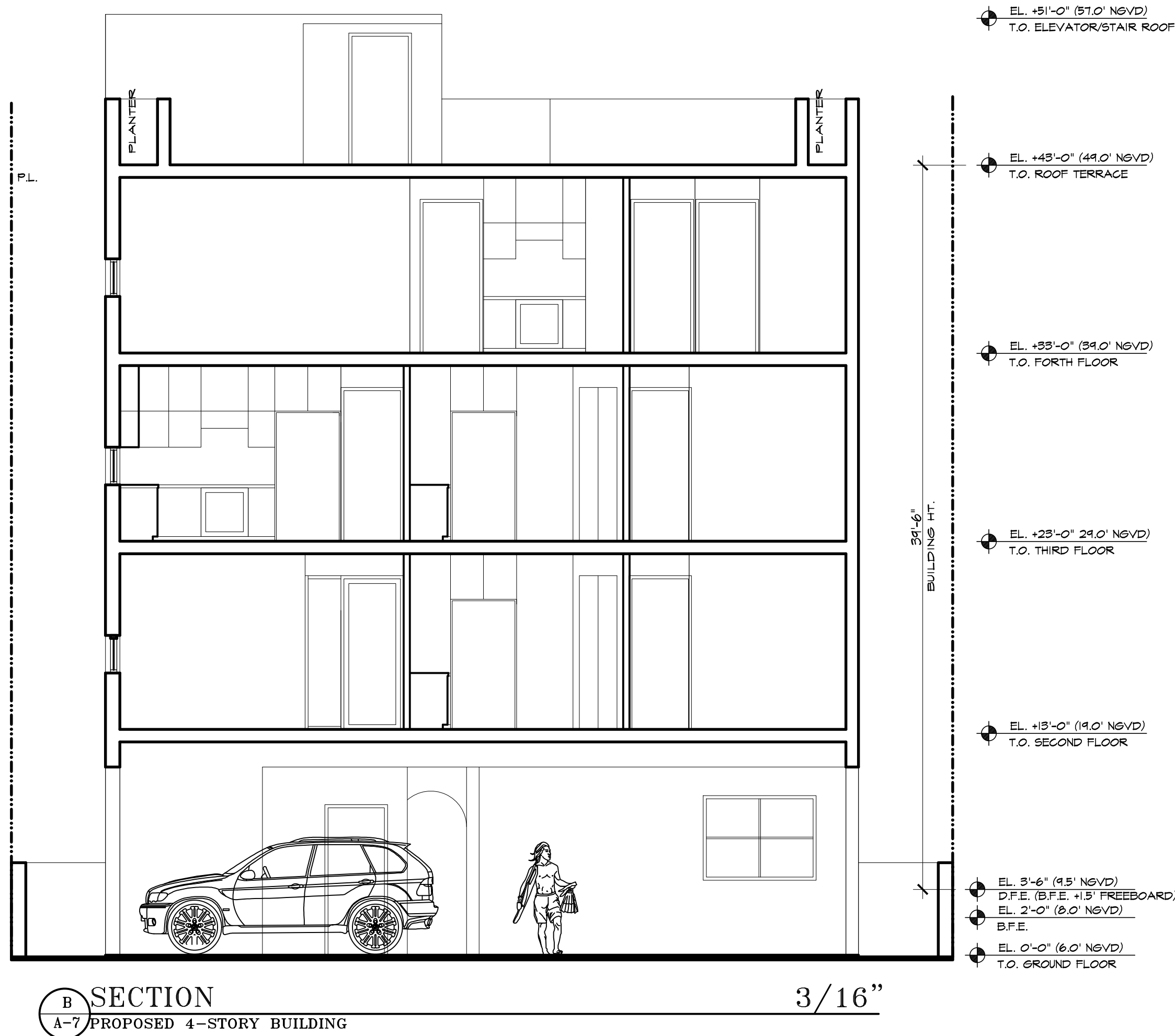
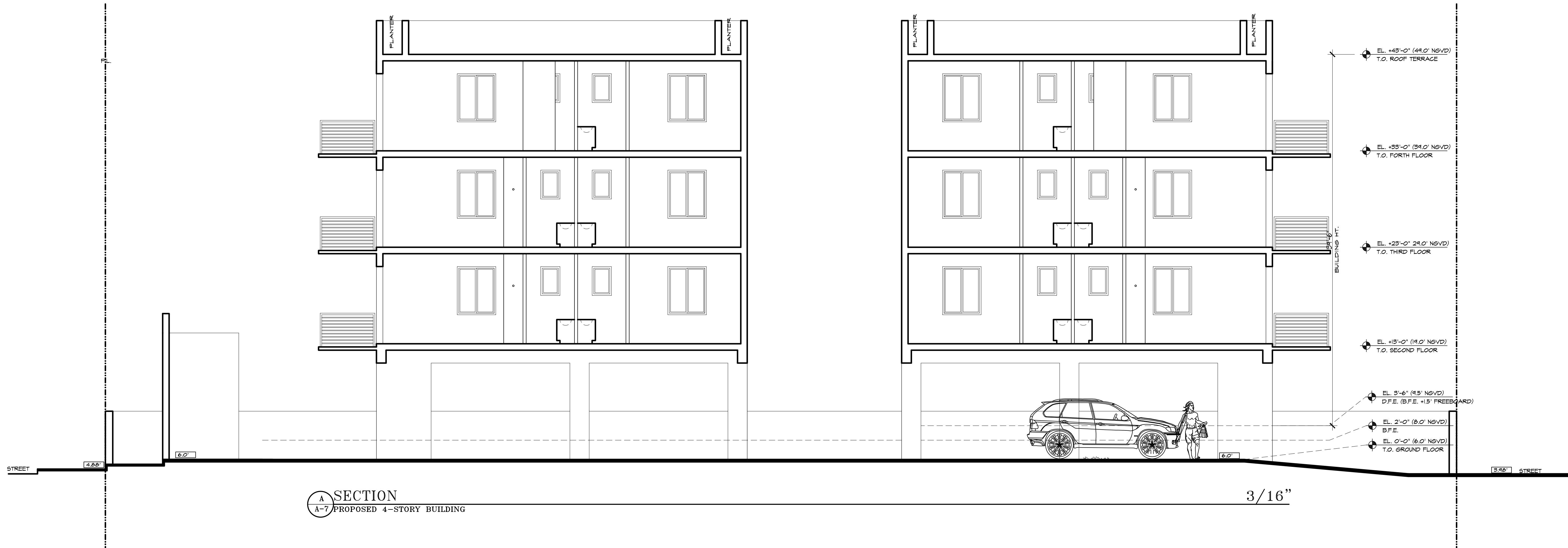
PROJECT:
PROPOSED APARTMENT AT:
321 JEFFERSON
MIAMI BEACH, FLORIDA

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

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. NO PART OF THIS DRAWING OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

DATE:	02/02/23
SCALE:	AS SHOWN
DRAWN:	R.R.
CHECKED:	A.F.
COMMISSION NO.:	020223
SHEET	
A — 7	
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 15:31:41 -05'00'

CONSULTANT:

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

OWNER:

ADDRESS:
321 JEFFERSON
MIAMI BEACH, FLORIDA

PHONE:

REVISIONS	DATE	BY

COPYRIGHT 1987, FATHI ARCHITECTS, INC. ALL RIGHTS RESERVED. REPRODUCIBILITY AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FATHI ARCHITECTS, INC. AND ARE CREATED AND DESIGNED FOR USE ONLY AND IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE IDEAS, DESIGNS, DIMENSIONS AND PLANS ARE NOT TO BE USED, REPRODUCED, REFINISHED, ADAPTED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FATHI ARCHITECTS, INC. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. FATHI ARCHITECTS, INC. MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FURNISHING ASSOCIATED WORK.

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

SHEET

A-8

SHEET NO. OF