

MERIDIAN AVENUE

- NOTE:
- ELEVATIONS SHOWN ARE NGVD29
 - BENCHMARK USED: D-116
 - ELEVATION: 5.03' NGVD29

LOT 5
BLOCK 76
"OCEAN BEACH ADDITION NO.3"
P.B.2-PG.81

140.00' (P)(M)

140.00' (P)(M)

50.00' (P)(M)

140.00' (P)(M)

LOT 3
BLOCK 76
"OCEAN BEACH ADDITION NO.3"
P.B.2-PG.81

1 SURVEY
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5995
AA #0003351

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally signed
by rene
gonzalez
Date:
2025.08.22
11:36:07 -04'00'

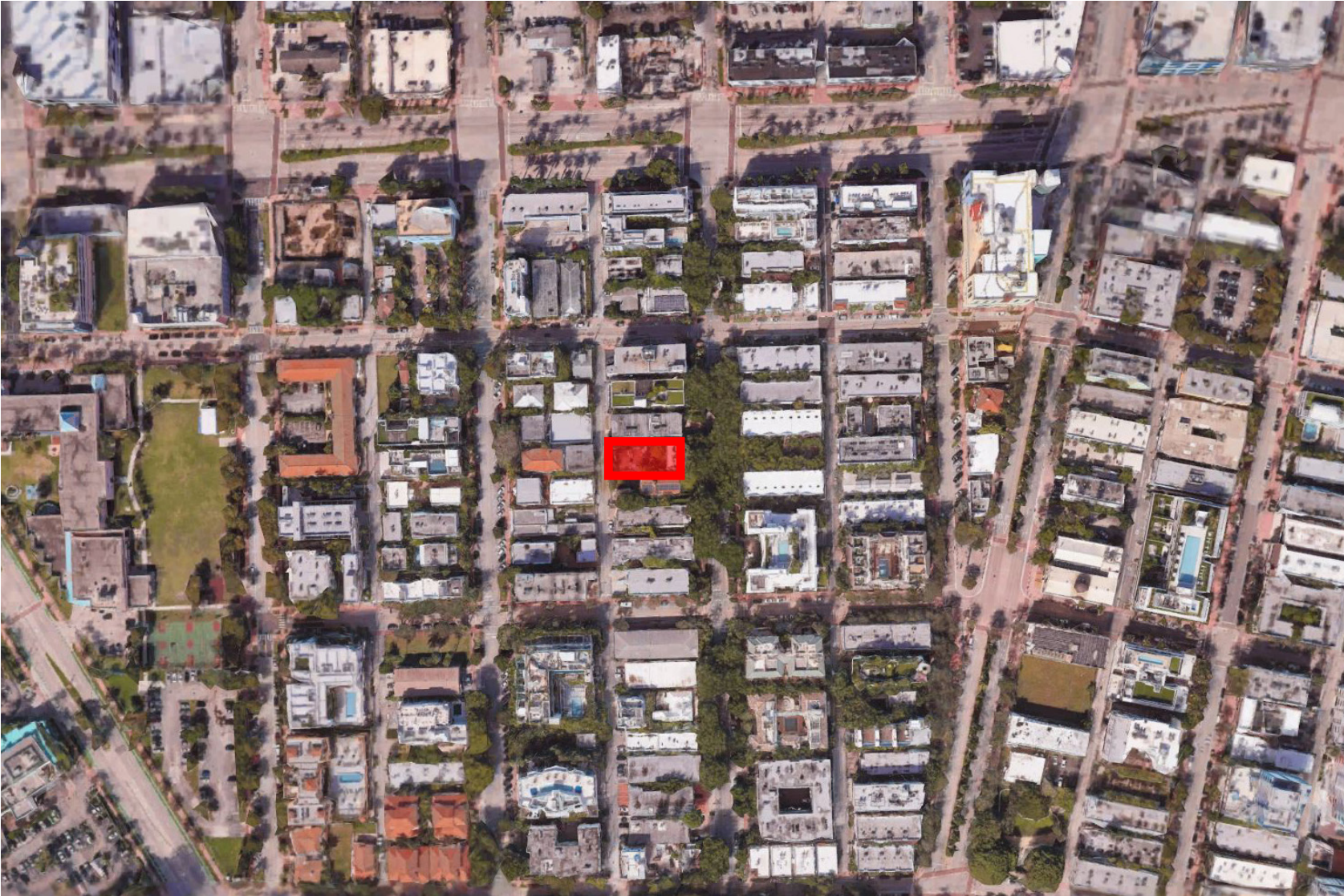
Date: 07.15.2025
Scale:
Revisions:

SURVEY

SV-1



Aerial view of site and context



Close-up aerial view of site

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5980

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5995
AA #0003351

Ownership: Rene Gonzalez Architects and Rene Gonzalez are not responsible for the design or construction of the project. The design and construction of the project are the responsibility of the client. The client is responsible for obtaining all necessary permits and approvals from the local government. The client is also responsible for ensuring that the project complies with all applicable laws and regulations. Rene Gonzalez Architects and Rene Gonzalez are not responsible for the design or construction of the project. The design and construction of the project are the responsibility of the client. The client is responsible for obtaining all necessary permits and approvals from the local government. The client is also responsible for ensuring that the project complies with all applicable laws and regulations.

336 Meridian Ave

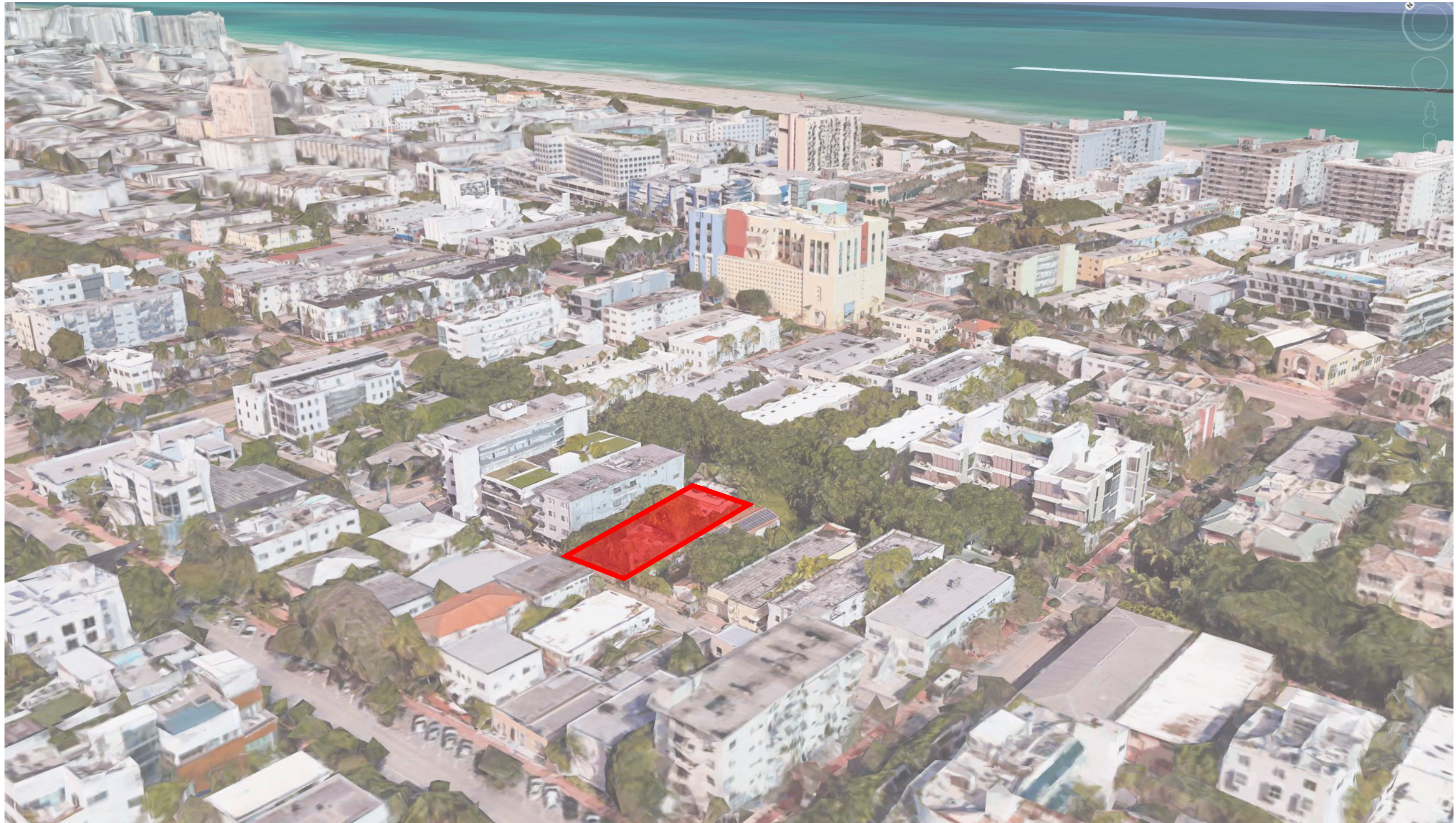
336 Meridian Ave
Miami Beach, FL 33139



Digitally
signed by
rene gonzalez
Date:
2025.08.22
11:36:58
-04'00'

Date: 07.15.2025
Scale:
Revisions:

AERIAL IMAGES



1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

**Opamus Structural Design,
Structural Engineer**
7850 NW 146 St. Suite 305
Miami Lakes, FL 33016
305.512.5860

René González Architects
Miami, Florida
renegonzalezarchitects.com
T 305.782.5895

[illegible]

336 Meridian Ave
Miami Beach, FL 33139

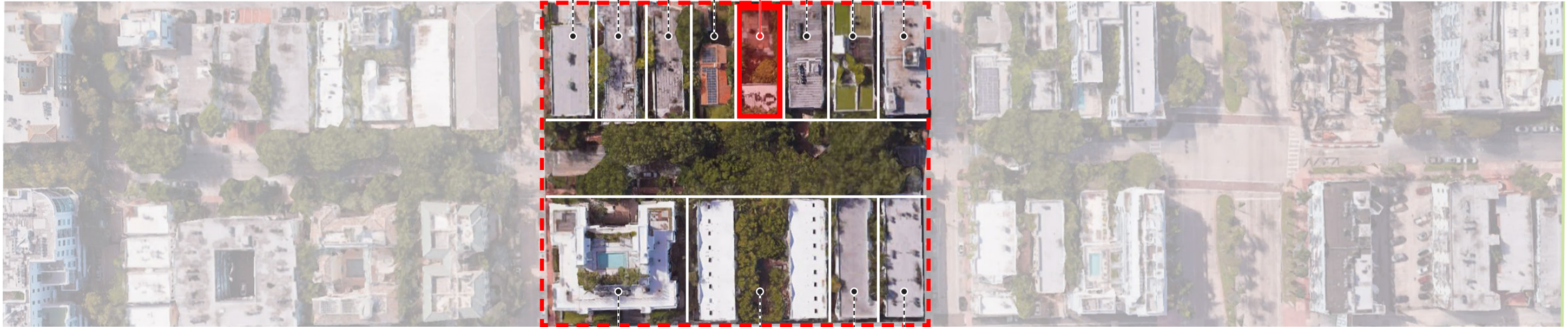


Digitally signed by rene gonzalez
Date: 2025.08.22 11:38:05 -04'00'

ate: 07.15.2025
cale:
evlsions:

SERIAL IMAGES

SD-3



Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St. Suite 305
Miami Lakes, FL 33016
305.512.5860

Rene Gonzalez Architects

Miami, Florida
renegonzalezarchitects.com

T 305.762.5895

AA #0003351

3336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally signed
by rene
gonzalez
Date:
2025.08.22
11:38:42 -04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT IMAGES

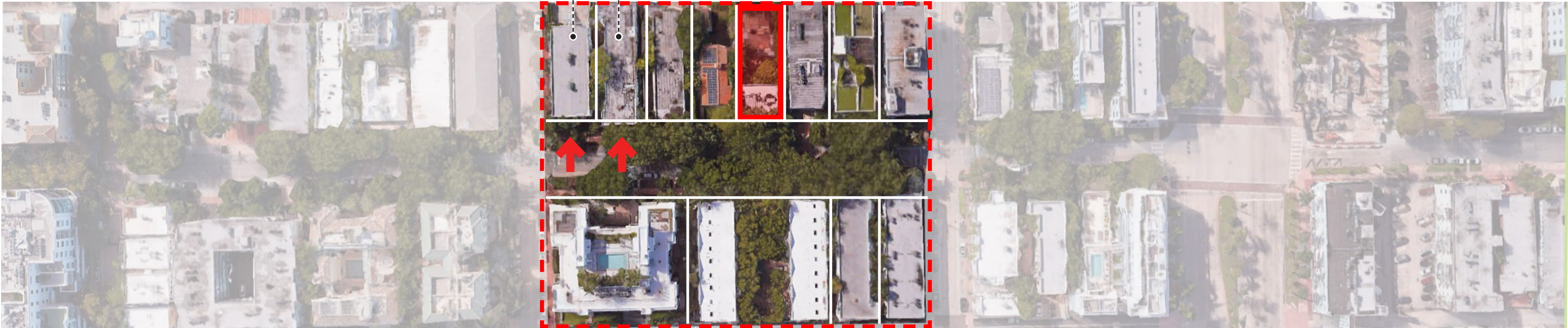
SD-4



300 Meridian Ave



310 Meridian Ave



Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

Copyright © 2025 Rene Gonzalez Architects, Inc. All rights reserved. This document is the property of Rene Gonzalez Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rene Gonzalez Architects, Inc. The design of this document is the property of Rene Gonzalez Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rene Gonzalez Architects, Inc.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally
signed by rene
gonzalez
Date:
2025.08.22
11:39:53
-04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT IMAGES

SD-5



320 Meridian Ave



326 Meridian Ave



Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895

AA #0003351

I hereby certify that I am a duly licensed professional engineer in the State of Florida, and I am the author of the design shown on this drawing. I am not providing this drawing for the use of any other person or entity, and I am not responsible for any misuse of this drawing. I am not responsible for any errors or omissions in this drawing, and I am not responsible for any consequences of the use of this drawing. I am not responsible for any damages, including but not limited to, property damage, personal injury, or death, resulting from the use of this drawing. I am not responsible for any claims, including but not limited to, breach of contract, negligence, or fraud, resulting from the use of this drawing. I am not responsible for any claims, including but not limited to, breach of contract, negligence, or fraud, resulting from the use of this drawing. I am not responsible for any claims, including but not limited to, breach of contract, negligence, or fraud, resulting from the use of this drawing.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally signed
by rene
gonzalez
Date:
2025.08.22
11:40:32 -04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT IMAGES

SD-6



350 Meridian Ave



360 Meridian Ave



Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

Copyright © 2025 Rene Gonzalez Architects. All rights reserved. This drawing is the property of Rene Gonzalez Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rene Gonzalez Architects. The design is for the project located at 336 Meridian Ave, Miami Beach, FL 33139. The design is for the project located at 336 Meridian Ave, Miami Beach, FL 33139. The design is for the project located at 336 Meridian Ave, Miami Beach, FL 33139.

336 Meridian Ave

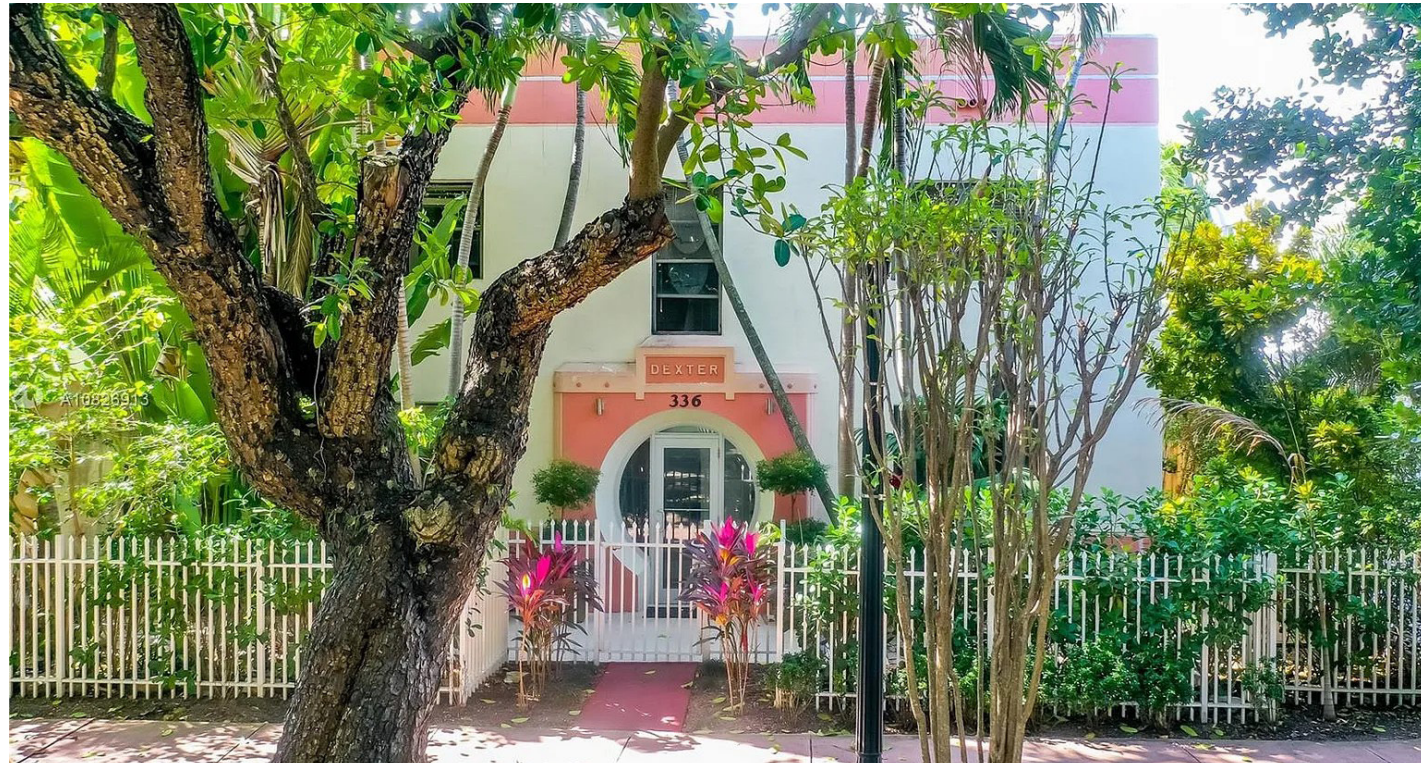
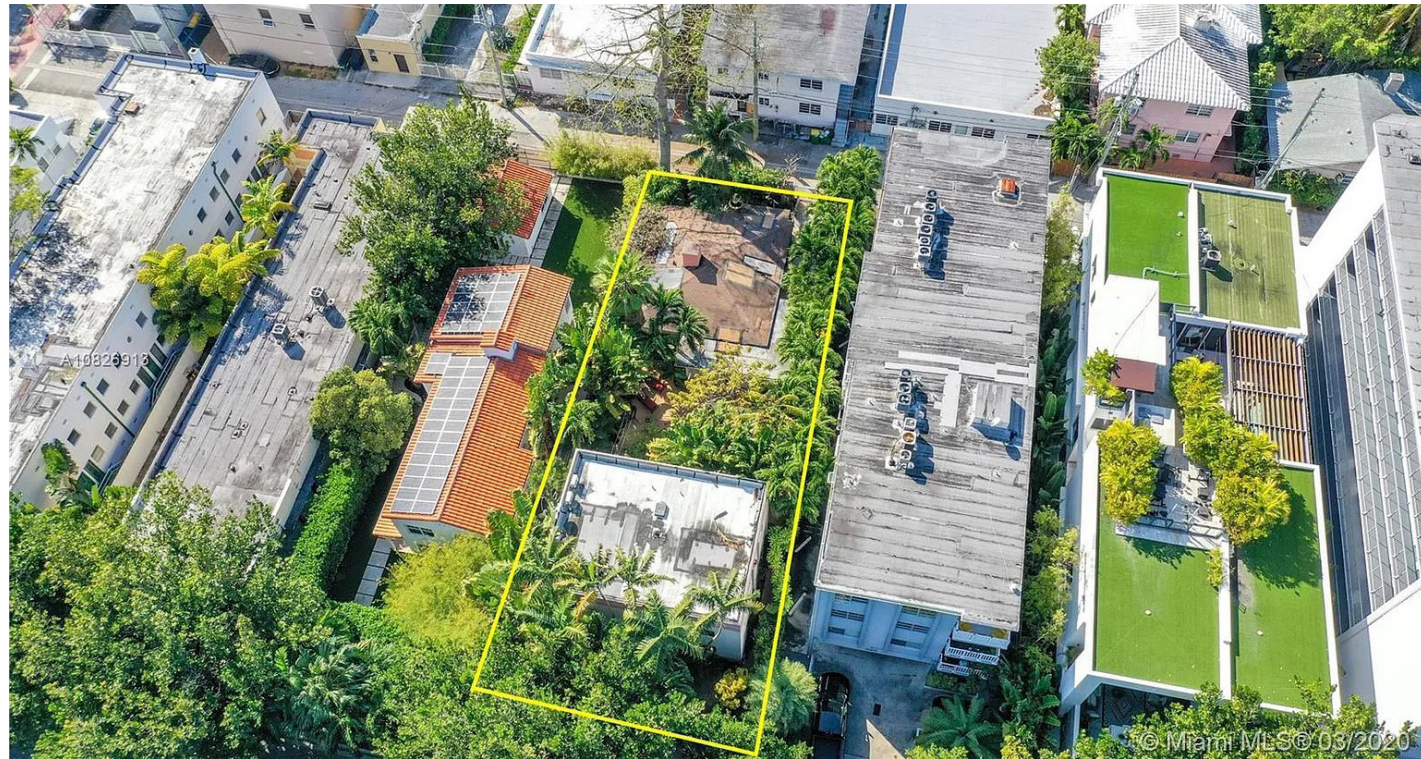
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
by rene
gonzalez
Date:
2025.08.22
11:42:12 -04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT IMAGES

SD-8



1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Opamus Structural Design
Structural Engineer
7850 NW 146 St. Suite 305
Miami Lakes, FL 33016
305.512.5860

René González Architects

renegonzalezarchitects.com
T 305.762.5895
A A #0000351

AA #0003331

330 Meridian Ave

Miami Beach, FL 33139

ally signed
ne
alez
:
.08.22
5:30 -04'00'

ate: 07.15.2025
cale:
evlsions:

ITE IMAGES

SD-12



Existing Rear (West) Façade Details

Landscaper Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Opamus Structural Design
Structural Engineer
7850 NW 146 St. Suite 305
Miami Lakes, FL 33016
305.512.5860

René González Architects

renegonzalezarchitects.com
T 305.762.5895

[illegible]

330 Meridian Ave

Miami Beach, FL 33139



Digitally
signed by
Diego Gonzalez
Date:
25.08.22
15:53:33
'00'

ate: 07.15.2025
cale:
evlsions:

ITE IMAGES

SD-17

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 336 Meridian Ave, Miami Beach, FL 33139	Folio number(s):	0242030095160	Year built:	1936
2	Board file number(s), Determination of Architectural Significance:	HPB25-0663		Lot Area:	7,000 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RPS-2	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	No		Lot Depth:	140 FT
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:		4'-6" NGVD
6	Future Adjusted Grade (BFE+Grade / 2):	6'-3" NGVD	Free board:	5'-0"	
7	Proposed Use:	Single Family Home			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Yes, provided			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	10,500 SF	3,593 SF	8,955 SF	
14	Building Height	40 FT	25 FT	40 FT	
15	At grade parking lot on the same lot	N/A	N/A	N/A	
a	Front setbacks	5'-0"	15'-5"	5'-0"	
b	Side interior setback	5'-0"	5'-0"	5'-0"	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	14'-0"	15'-0"	4'-0"	Variance Requested
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	5'-0"	N/A	N/A	
b	Side interior setback	5'-0"	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	14'-0"	N/A	N/A	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	650 SF	648 SF	N/A	
b	Rehabilitated Buildings	400 SF	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	4,550 SF (65%)	4,607 SF (66%)	4,679 SF (68%)	
21	Parking	2	2	2	
22	Loading	N/A	N/A	N/A	

Notes: Indicate N/A if not applicable.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St. Suite 305
Miami Lakes, FL 33016
305.512.5860

Rene Gonzalez Architects

Miami, Florida
renegonzalezarchitects.com

T 305,762,5895

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

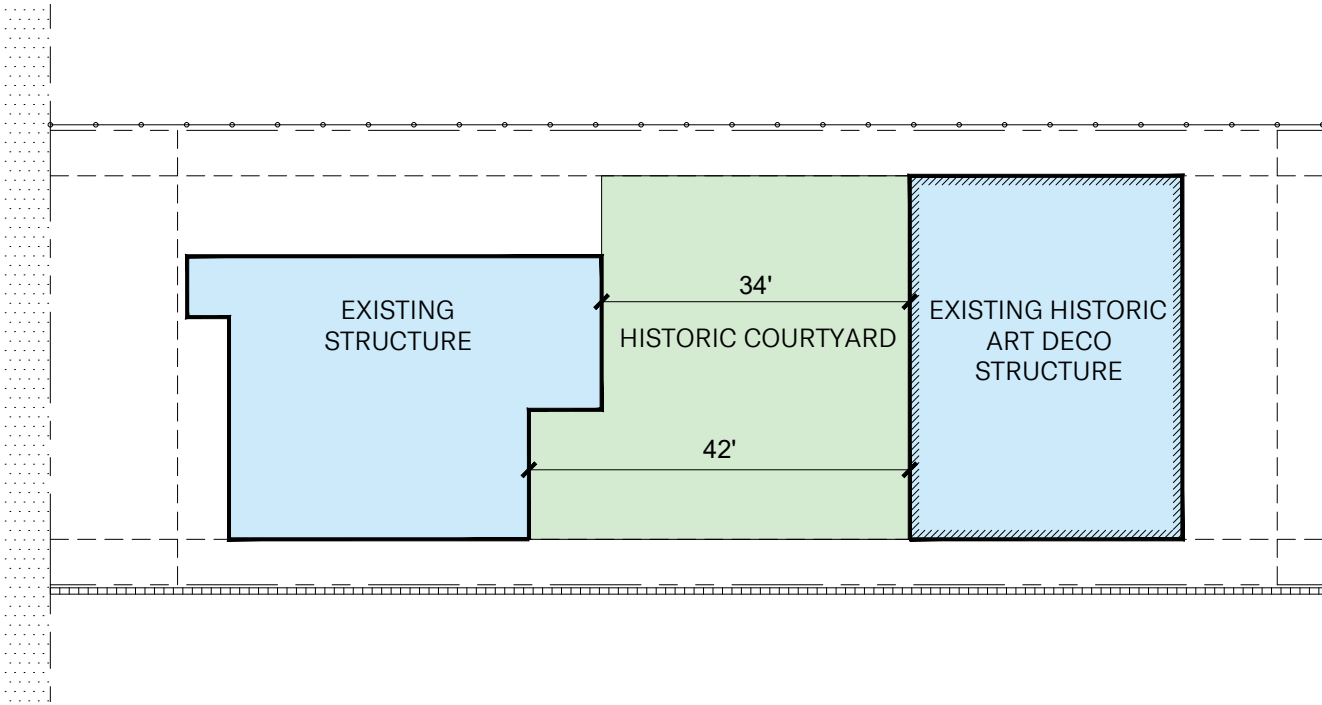


Digitally signed
by rene
gonzalez
Date:
2025.08.22
11:58:20 -04'00'

Date: 07.15.2025
Scale:
Revisions:

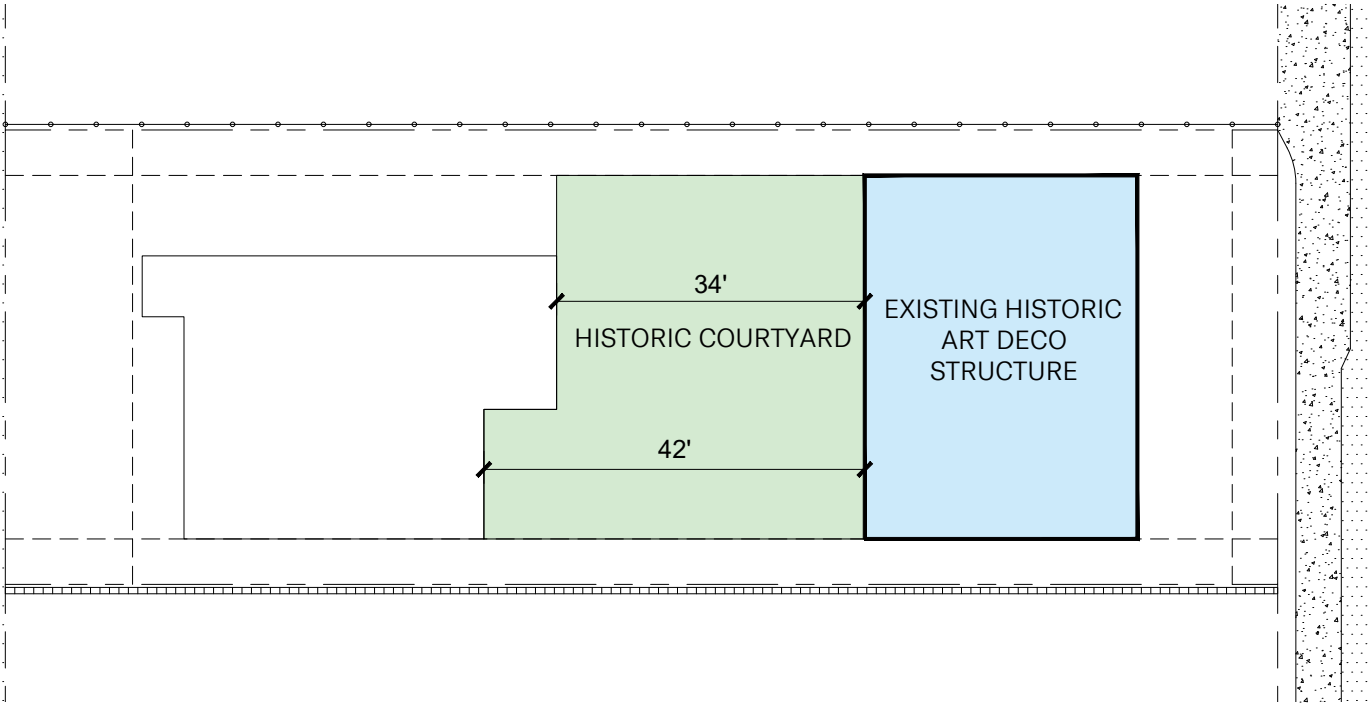
ZONING INFORMATION

Z-1



2,393 SQ.FT. FAR

1 GROUND FLOOR EXISTING FAR
scale: N.T.S.



1,200 SQ.FT. FAR

2 FIRST FLOOR EXISTING FAR
scale: N.T.S.

FAR CALCULATIONS:

FAR GROUND FLOOR: 2,393 SQ.FT.

FAR FIRST FLOOR: 1,200 SQ.FT.

FAR TOTAL: 3,593 SQ.FT.

FAR ALLOWABLE: 10,500 SQ.FT.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895

AA #0003351

Downloaded from the public domain by the State of Florida and the State of Florida Department of Transportation. The State of Florida and the State of Florida Department of Transportation are not responsible for the accuracy or completeness of the information contained herein. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided as is, without warranty, and the user assumes all responsibility for the use of the information. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided as is, without warranty, and the user assumes all responsibility for the use of the information.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



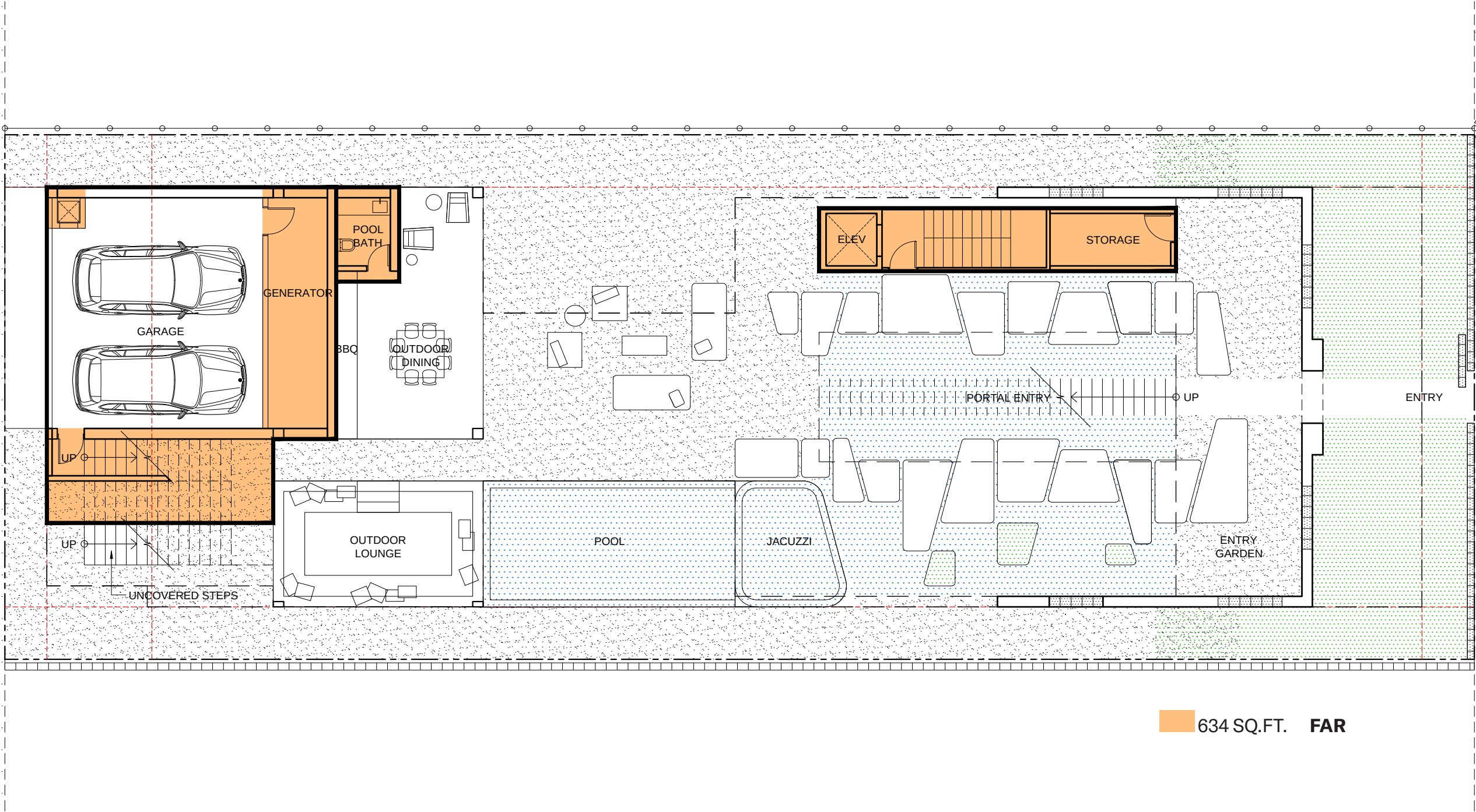
Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:00:03 -04'00'

Date: 07.15.2025
Scale:
Revisions:

EXISTING FAR
DIAGRAM

FAR CALCULATIONS:

FAR GROUND FLOOR:	634 SQ.FT.
FAR FIRST FLOOR:	2,522 SQ.FT.
FAR SECOND FLOOR:	2,227 SQ.FT.
FAR THIRD FLOOR:	3,200 SQ.FT.
FAR TOTAL:	8,583 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.



1 GROUND FLOOR PLAN
scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

Digitally
signed by rene
gonzalez
Date:
2025.08.22
12:01:31
-04'00'

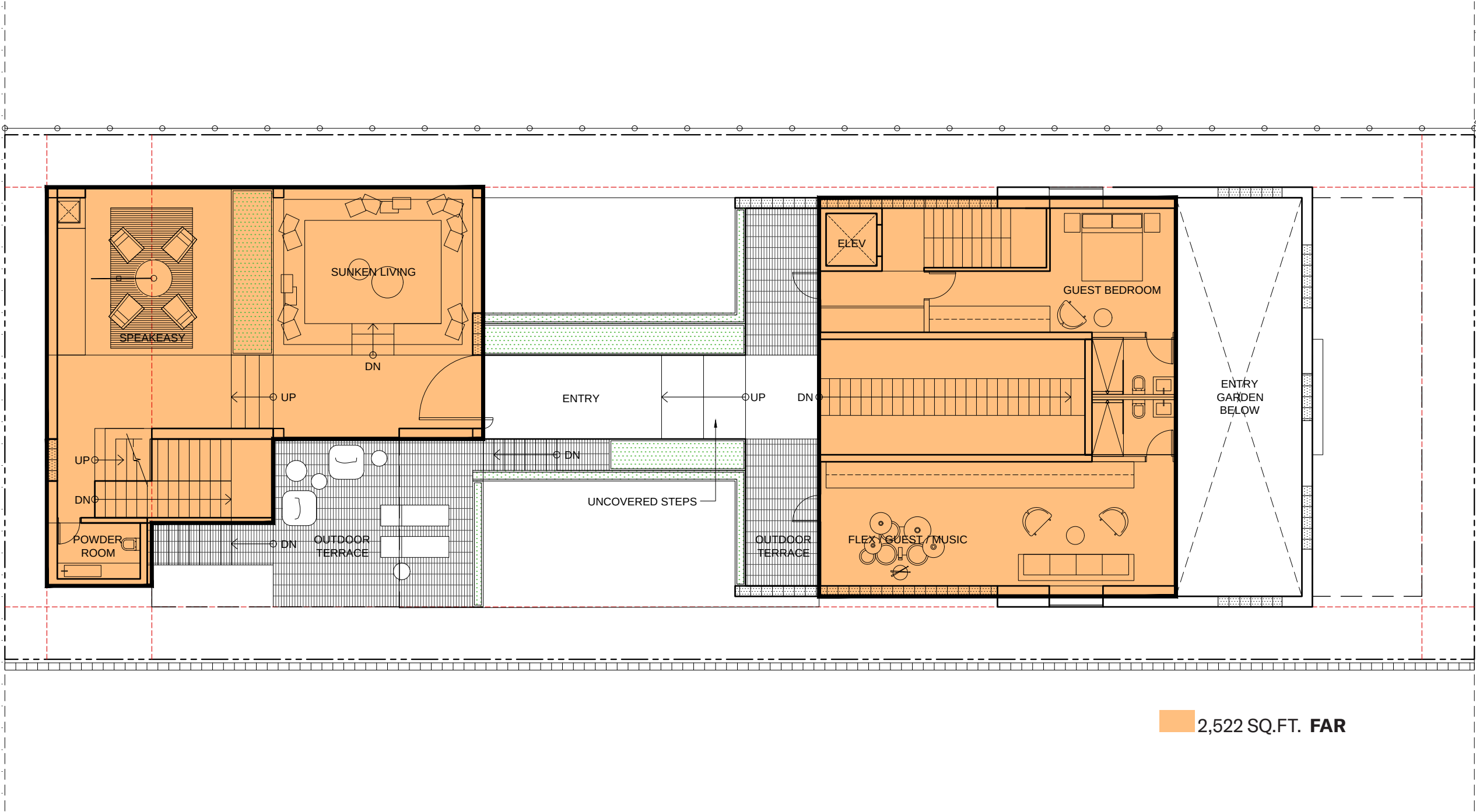
Date: 07.15.2025
Scale:
Revisions:

PROPOSED FAR
DIAGRAM

Z-3

FAR CALCULATIONS:

FAR GROUND FLOOR:	634 SQ.FT.
FAR FIRST FLOOR:	2,522 SQ.FT.
FAR SECOND FLOOR:	2,227 SQ.FT.
FAR THIRD FLOOR:	3,200 SQ.FT.
FAR TOTAL:	8,583 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.



2,522 SQ.FT. FAR

1 FIRST FLOOR PLAN
scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.9860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

I hereby certify that I am a duly licensed professional engineer in the State of Florida, and that I am the author of the design shown on this drawing. I am not providing this drawing as part of a contract for professional services, and I am not responsible for the design or construction of any project based on this drawing. I am not providing this drawing as part of a contract for professional services, and I am not responsible for the design or construction of any project based on this drawing.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



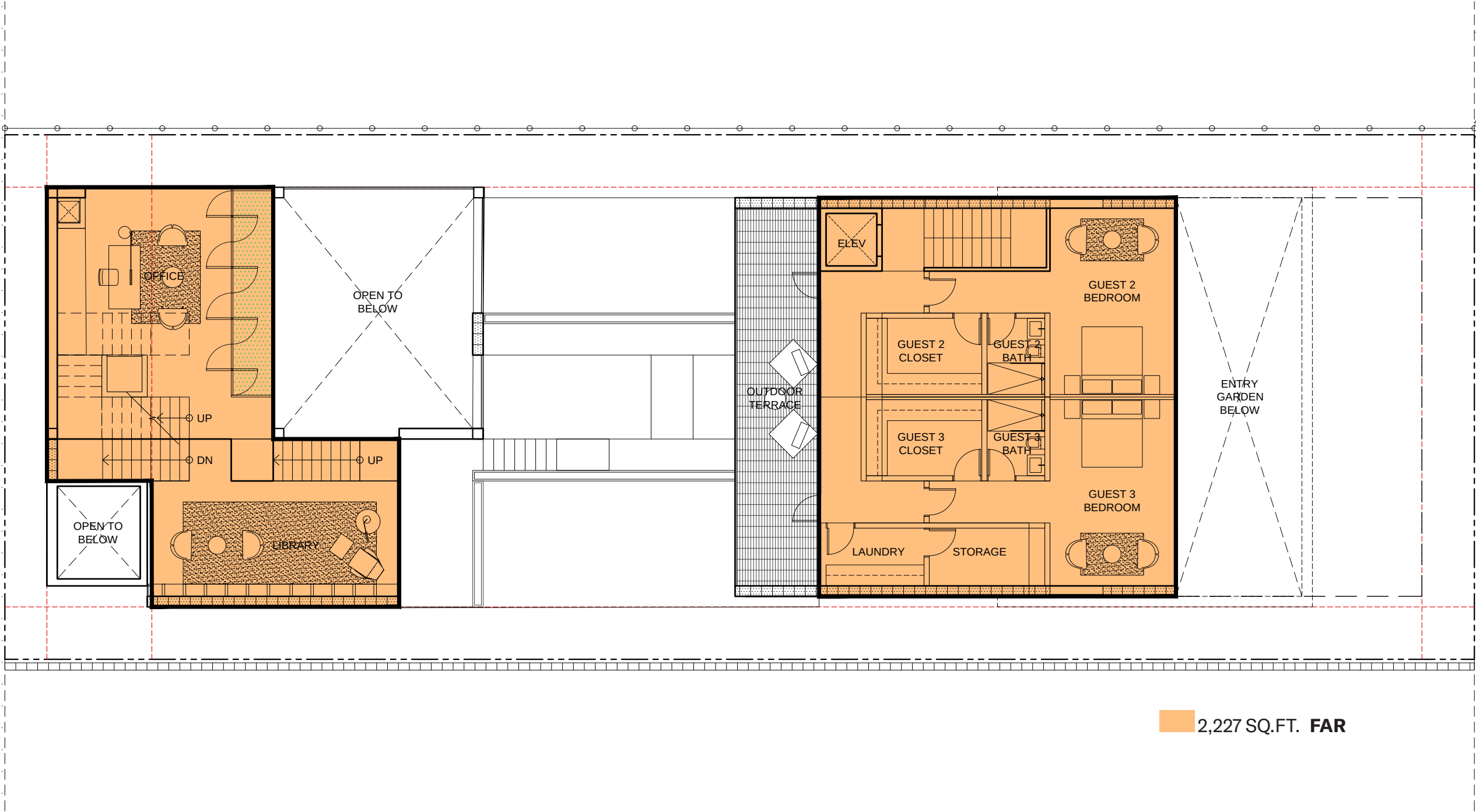
Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:03:06 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PROPOSED FAR
DIAGRAM

FAR CALCULATIONS:

FAR GROUND FLOOR:	634 SQ.FT.
FAR FIRST FLOOR:	2,522 SQ.FT.
FAR SECOND FLOOR:	2,227 SQ.FT.
FAR THIRD FLOOR:	3,200 SQ.FT.
FAR TOTAL:	8,583 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.



Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



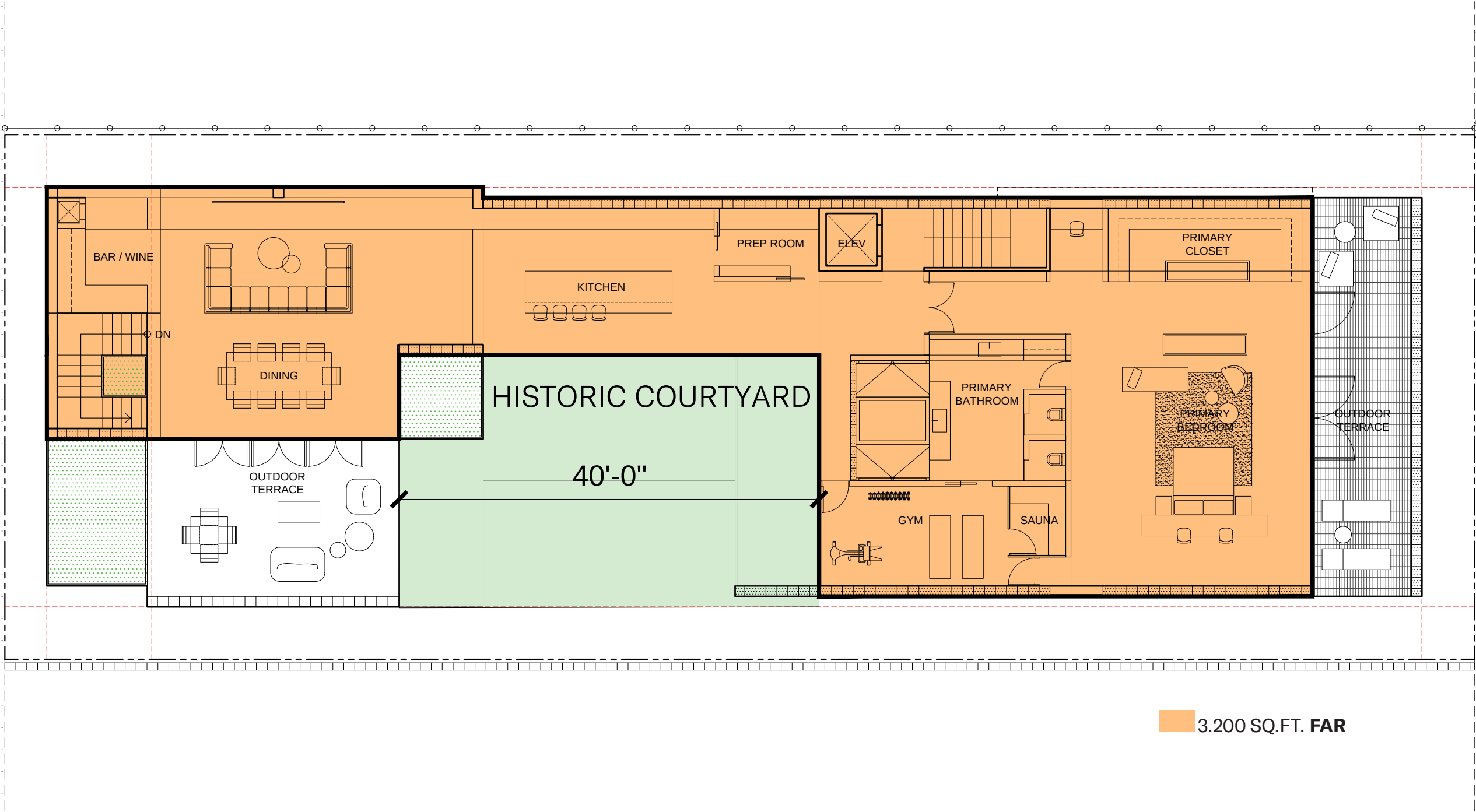
Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:04:42 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PROPOSED FAR
DIAGRAM

FAR CALCULATIONS:

FAR GROUND FLOOR:	634 SQ.FT.
FAR FIRST FLOOR:	2,522 SQ.FT.
FAR SECOND FLOOR:	2,227 SQ.FT.
FAR THIRD FLOOR:	3,200 SQ.FT.
FAR TOTAL:	8,583 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.



3.200 SQ.FT. FAR

1 THIRD FLOOR PLAN
scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5860

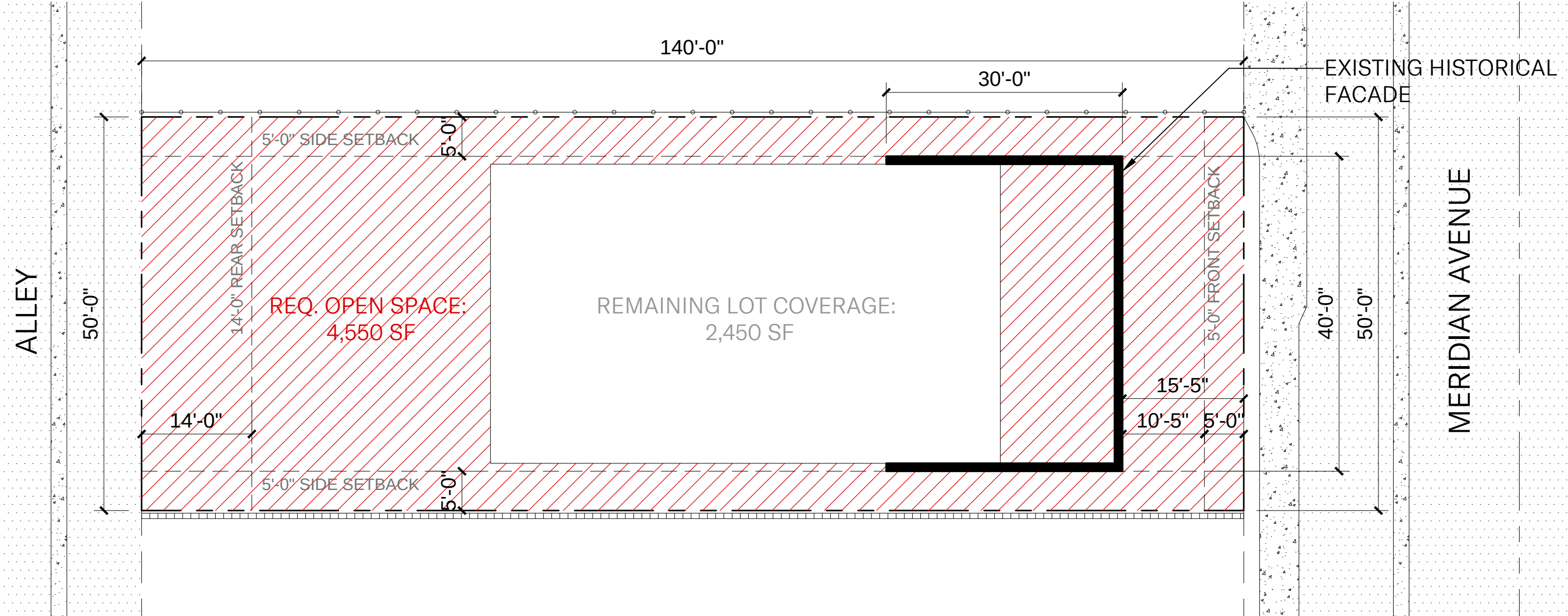
Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:06:22 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PROPOSED FAR
DIAGRAM



1 REQUIRED OPEN SPACE DIAGRAM
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5995
AA #0003351

336 Meridian Ave
Miami Beach, FL 33139

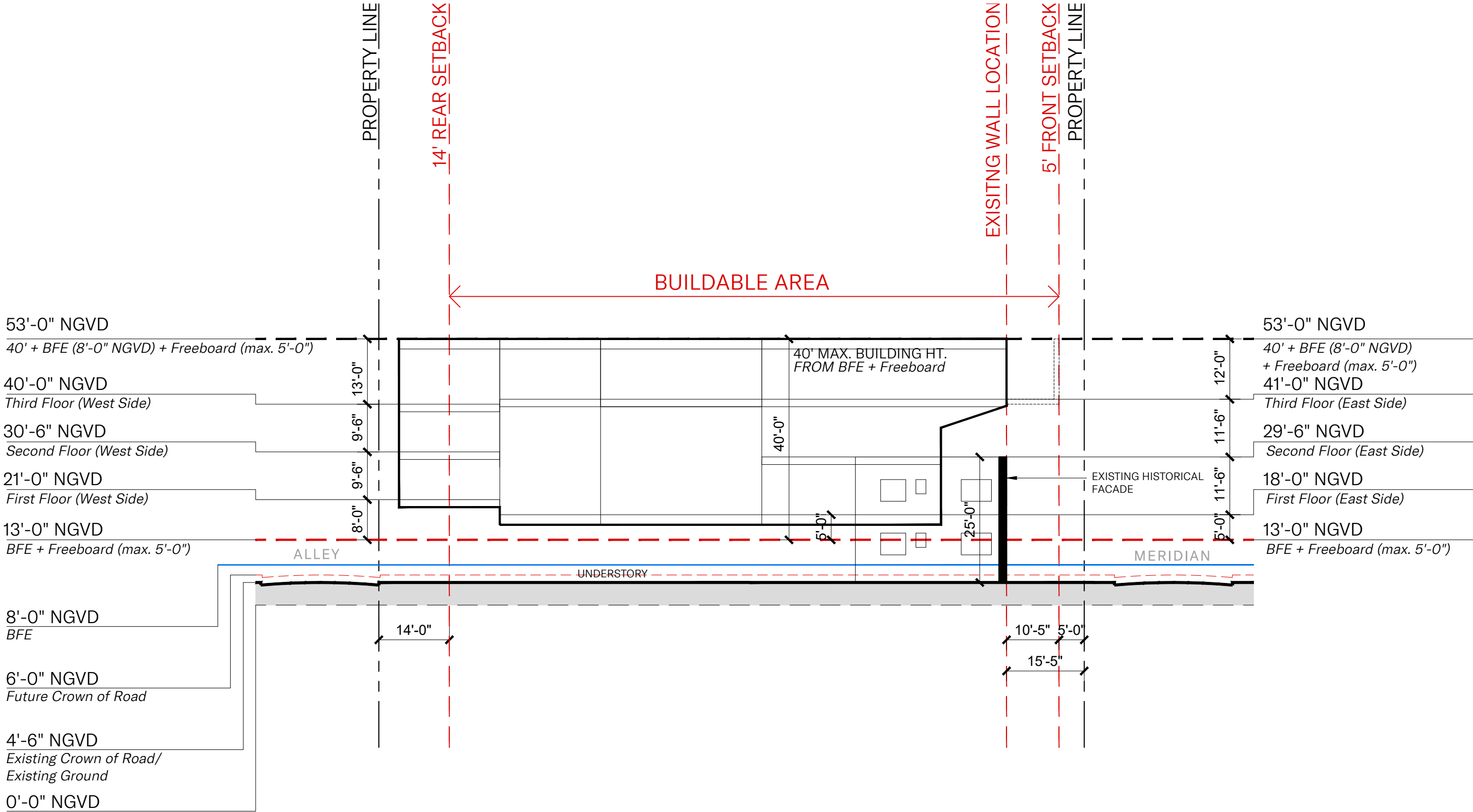
Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:09:59 -04'00'

Date: 07.15.2025
Scale:
Revisions:

REQUIRED OPEN
SPACE

Z-8





1 PROPOSED SECTION DIAGRAM
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

I, the undersigned, being a duly licensed and qualified Architect, do hereby certify that the above is a true and correct copy of the original drawing as submitted to me by the applicant, and that I am not aware of any other drawings or specifications for the same project. I am not aware of any other drawings or specifications for the same project. I am not aware of any other drawings or specifications for the same project.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally signed by rene gonzalez
Date: 2025.08.22 12:15:40 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PROPOSED SECTION DIAGRAM

Z-11



Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the design and/or calculation shown on the foregoing sheet, and that I am a duly licensed Professional Engineer in the State of Florida, and that I am not providing any services to the client of this project without being properly compensated for such services. I am not providing any services to the client of this project without being properly compensated for such services. I am not providing any services to the client of this project without being properly compensated for such services.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

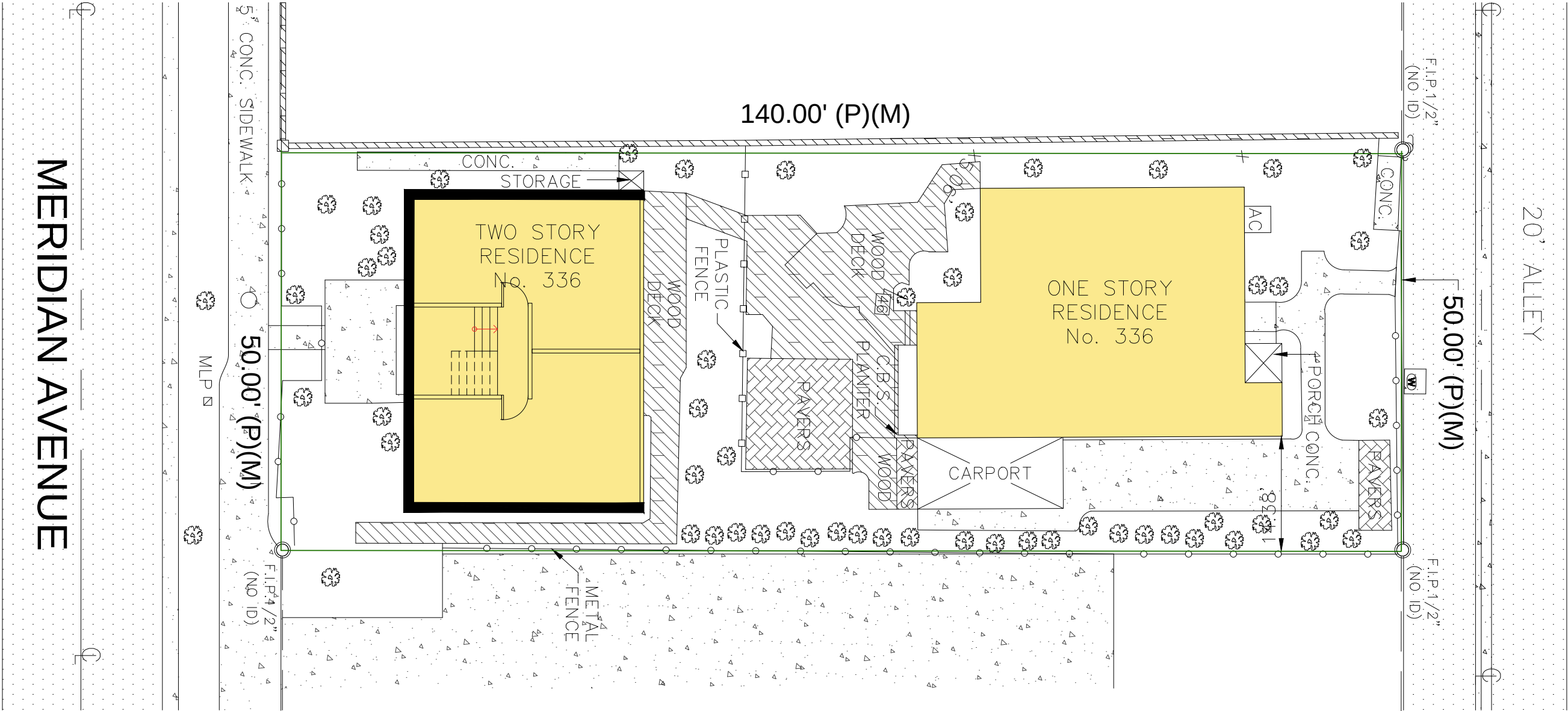


Digitally
signed by rene
gonzalez
Date:
2025.08.22
12:17:38
-04'00'

Date: 07.15.2025
Scale:
Revisions:

NGVD
REQUIREMENTS

Z-12



1 EXISTING CONDITIONS PLAN
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.767.5995
AA #0003351

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, hereby certify that I am the author of the design and calculations shown on the foregoing drawings, and that I am a duly licensed Professional Engineer in the State of Florida, and that I am a duly licensed Professional Engineer in the State of Florida, and that I am a duly licensed Professional Engineer in the State of Florida.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

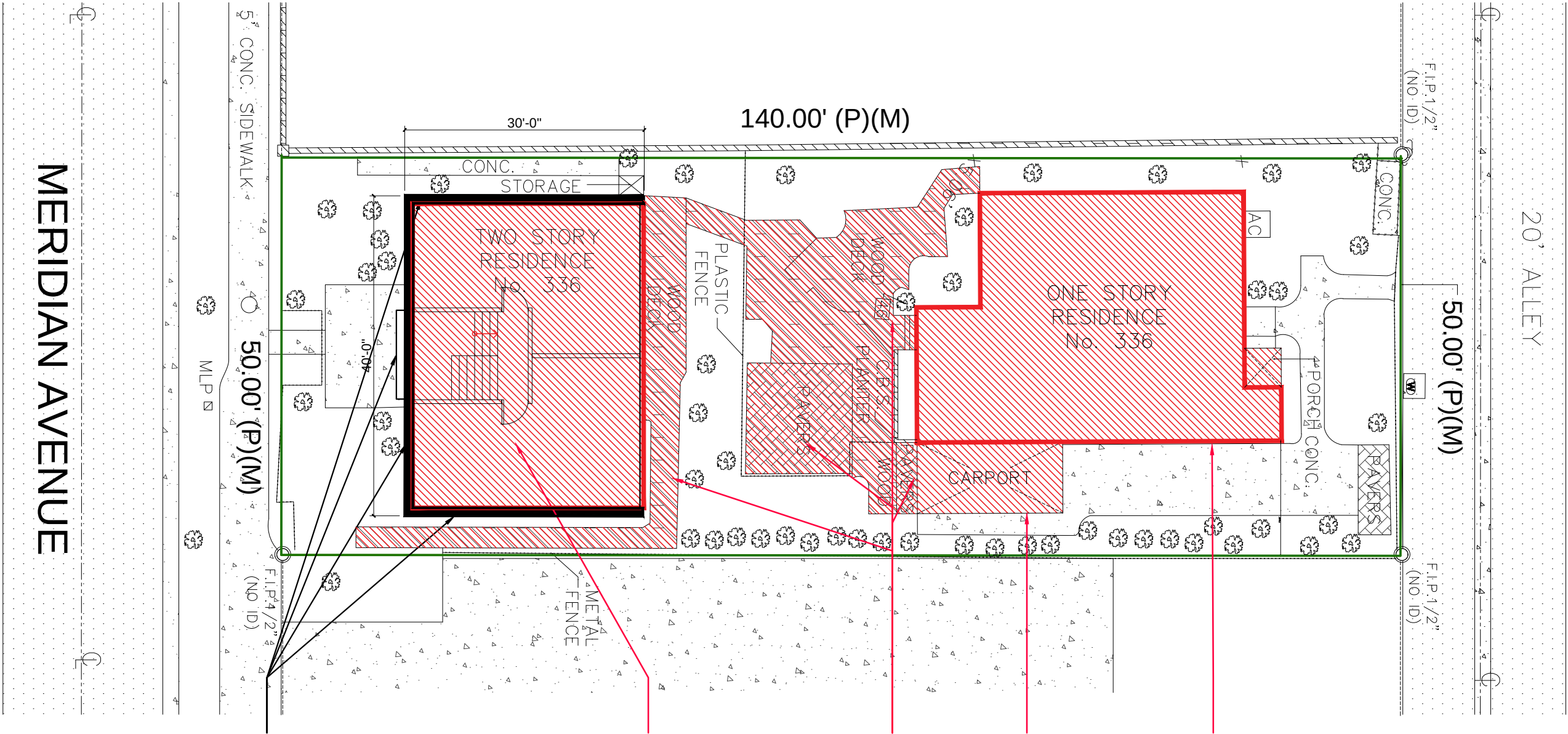


Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:19:37 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PLAN

EC-1



EXISTING WALLS TO REMAIN. STABILIZE AND SHORE AS REQUIRED DURING DEMOLITION PROCESS. REFER TO STRUCTURAL ENGINEER PLANS FOR REINFORCEMENT DETAILS AS PART OF PRESERVATION PROCESS.

ALL ELEMENTS OF EXISITING STRUCTURE TO BE DEMOLISHED EXCEPT FOR MAIN FAÇADE AND TWO SIDE WALLS.

DEMO ALL FLOORING MATERIALS

DEMO CARPORT

NOT CLASSIFIED STRUCTURE AT REAR OF PROPERTY TO BE DEMOLISHED.

1 DEMOLITION PLAN
scale: N.T.S.

Structural Assessment Notes –Façade and Side Wall Preservation

The main façade and both side (north and south) exterior walls are to be preserved in place throughout the demolition process. These walls will be stabilized with appropriate structural reinforcement as required. Reinforcement may include temporary bracing and shoring during demolition, followed by permanent restoration of existing tie beams and tie columns.

Cracks and previously patched areas were observed and will be fully repaired during the restoration phase in accordance with appropriate concrete repair details.

All spalled concrete and deteriorated conditions will be properly addressed to restore the structural integrity of the preserved walls.

Full assessment by structural engineer with full plan, strategy, and methodology forthcoming.

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

PROTECT ALL EXISTING ELEMENTS NOTED TO REMAIN.

PROVIDE DUST, NOISE, AND VIBRATION CONTROL THROUGHOUT DEMOLITION AS REQUIRED BY LOCAL ORDINANCES.

DISCONNECT, CAP, AND/OR REROUTE ALL UTILITIES SERVING AREAS TO BE DEMOLISHED. COORDINATE WITH MEP DISCIPLINES AND UTILITY PROVIDERS.

REMOVE AND DISPOSE OF ALL DEBRIS AND DEMOLISHED MATERIALS LEGALLY AND IN ACCORDANCE WITH ENVIRONMENTAL REGULATIONS.

MAINTAIN STRUCTURAL STABILITY OF ALL ADJACENT ELEMENTS AND PROVIDE SHORING AND BRACING AS REQUIRED.

COORDINATE DEMOLITION WORK WITH ALL TRADES, INCLUDING STRUCTURAL, MEP, AND CIVIL DISCIPLINES.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ABATING HAZARDOUS MATERIALS SUCH AS ASBESTOS OR LEAD PAINT PER CODE.

DO NOT REMOVE ANY STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EXISTING FAÇADE AND SIDE WALLS (AS NOTED) SHALL BE PRESERVED IN PLACE. PROVIDE ALL REQUIRED TEMPORARY BRACING AND PROTECTION.

PRESERVE EXISTING SURVEY CONTROL POINTS AND BENCHMARKS.

CONTRACTOR SHALL REVIEW ALL DEMOLITION PLANS AND DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR WALL AND SLAB REMOVALS.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

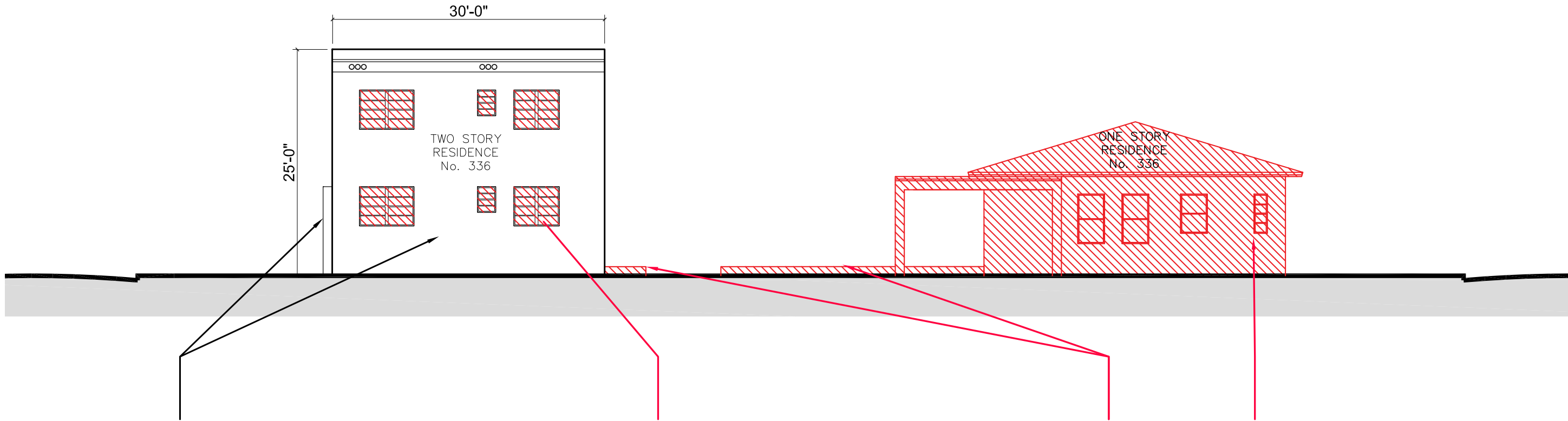
336 Meridian Ave
Miami Beach, FL 33139



Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:21:41 -04'00'

Date: 07.15.2025
Scale:
Revisions:

DEMOLITION
PLAN



EXISTING WALLS TO REMAIN. STABILIZE AND SHORE AS REQUIRED DURING DEMOLITION PROCESS. REFER TO STRUCTURAL ENGINEER PLANS FOR REINFORCEMENT DETAILS AS PART OF PRESERVATION PROCESS.

REMOVE WINDOWS.
OPENING TO REMAIN.

DEMO ALL
FLOORING
MATERIALS

NOT CLASSIFIED
STRUCTURE AT REAR
OF PROPERTY TO BE
DEMOLISHED.

1 DEMOLITION NORTH SITE ELEVATION
scale: N.T.S.

Structural Assessment Notes –Façade and Side Wall Preservation

The main façade and both side (north and south) exterior walls are to be preserved in place throughout the demolition process. These walls will be stabilized with appropriate structural reinforcement as required. Reinforcement may include temporary bracing and shoring during demolition, followed by permanent restoration of existing tie beams and tie columns.

Cracks and previously patched areas were observed and will be fully repaired during the restoration phase in accordance with appropriate concrete repair details.

All spalled concrete and deteriorated conditions will be properly addressed to restore the structural integrity of the preserved walls.

Full assessment by structural engineer with full plan, strategy, and methodology forthcoming.

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

PROTECT ALL EXISTING ELEMENTS NOTED TO REMAIN.

PROVIDE DUST, NOISE, AND VIBRATION CONTROL THROUGHOUT DEMOLITION AS REQUIRED BY LOCAL ORDINANCES.

DISCONNECT, CAP, AND/OR REROUTE ALL UTILITIES SERVING AREAS TO BE DEMOLISHED. COORDINATE WITH MEP DISCIPLINES AND UTILITY PROVIDERS.

REMOVE AND DISPOSE OF ALL DEBRIS AND DEMOLISHED MATERIALS LEGALLY AND IN ACCORDANCE WITH ENVIRONMENTAL REGULATIONS.

MAINTAIN STRUCTURAL STABILITY OF ALL ADJACENT ELEMENTS AND PROVIDE SHORING AND BRACING AS REQUIRED.

COORDINATE DEMOLITION WORK WITH ALL TRADES, INCLUDING STRUCTURAL, MEP, AND CIVIL DISCIPLINES.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ABATING HAZARDOUS MATERIALS SUCH AS ASBESTOS OR LEAD PAINT PER CODE.

DO NOT REMOVE ANY STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EXISTING FAÇADE AND SIDE WALLS (AS NOTED) SHALL BE PRESERVED IN PLACE. PROVIDE ALL REQUIRED TEMPORARY BRACING AND PROTECTION.

PRESERVE EXISTING SURVEY CONTROL POINTS AND BENCHMARKS.

CONTRACTOR SHALL REVIEW ALL DEMOLITION PLANS AND DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR WALL AND SLAB REMOVALS.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

Downloaded from the Internet by Rene Gonzalez Architects, Inc. on 08/22/2025. This document is the property of Rene Gonzalez Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rene Gonzalez Architects, Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

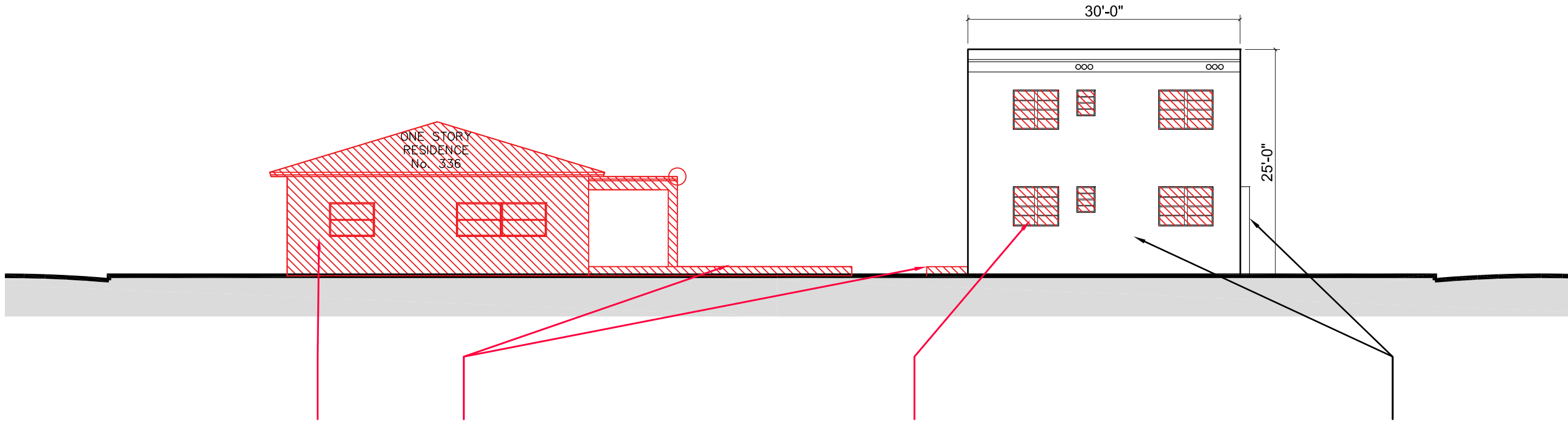
336 Meridian Ave
Miami Beach, FL 33139

Digitally
signed by rene
gonzalez
Date:
2025.08.22
12:24:02
-04'00'

Date: 07.15.2025
Scale:
Revisions:

DEMOLITION
ELEVATION

EC-3



NOT CLASSIFIED
STRUCTURE AT REAR
OF PROPERTY TO BE
DEMOLISHED.

DEMO ALL
FLOORING
MATERIALS

REMOVE WINDOWS.
OPENING TO REMAIN.

EXISTING WALLS TO REMAIN. STABILIZE
AND SHORE AS REQUIRED DURING
DEMOLITION PROCESS. REFER TO
STRUCTURAL ENGINEER PLANS FOR
REINFORCEMENT DETAILS AS PART OF
PRESERVATION PROCESS.

1 DEMOLITION SOUTH SITE ELEVATION
scale: N.T.S.

Structural Assessment Notes –Façade and Side Wall Preservation

The main façade and both side (north and south) exterior walls are to be preserved in place throughout the demolition process. These walls will be stabilized with appropriate structural reinforcement as required. Reinforcement may include temporary bracing and shoring during demolition, followed by permanent restoration of existing tie beams and tie columns.

Cracks and previously patched areas were observed and will be fully repaired during the restoration phase in accordance with appropriate concrete repair details.

All spalled concrete and deteriorated conditions will be properly addressed to restore the structural integrity of the preserved walls.

Full assessment by structural engineer with full plan, strategy, and methodology forthcoming.

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

PROTECT ALL EXISTING ELEMENTS NOTED TO REMAIN.

PROVIDE DUST, NOISE, AND VIBRATION CONTROL THROUGHOUT DEMOLITION AS REQUIRED BY LOCAL ORDINANCES.

DISCONNECT, CAP, AND/OR REROUTE ALL UTILITIES SERVING AREAS TO BE DEMOLISHED. COORDINATE WITH MEP DISCIPLINES AND UTILITY PROVIDERS.

REMOVE AND DISPOSE OF ALL DEBRIS AND DEMOLISHED MATERIALS LEGALLY AND IN ACCORDANCE WITH ENVIRONMENTAL REGULATIONS.

MAINTAIN STRUCTURAL STABILITY OF ALL ADJACENT ELEMENTS AND PROVIDE SHORING AND BRACING AS REQUIRED.

COORDINATE DEMOLITION WORK WITH ALL TRADES, INCLUDING STRUCTURAL, MEP, AND CIVIL DISCIPLINES.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ABATING HAZARDOUS MATERIALS SUCH AS ASBESTOS OR LEAD PAINT PER CODE.

DO NOT REMOVE ANY STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EXISTING FAÇADE AND SIDE WALLS (AS NOTED) SHALL BE PRESERVED IN PLACE. PROVIDE ALL REQUIRED TEMPORARY BRACING AND PROTECTION.

PRESERVE EXISTING SURVEY CONTROL POINTS AND BENCHMARKS.

CONTRACTOR SHALL REVIEW ALL DEMOLITION PLANS AND DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR WALL AND SLAB REMOVALS.

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.5860

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #000351

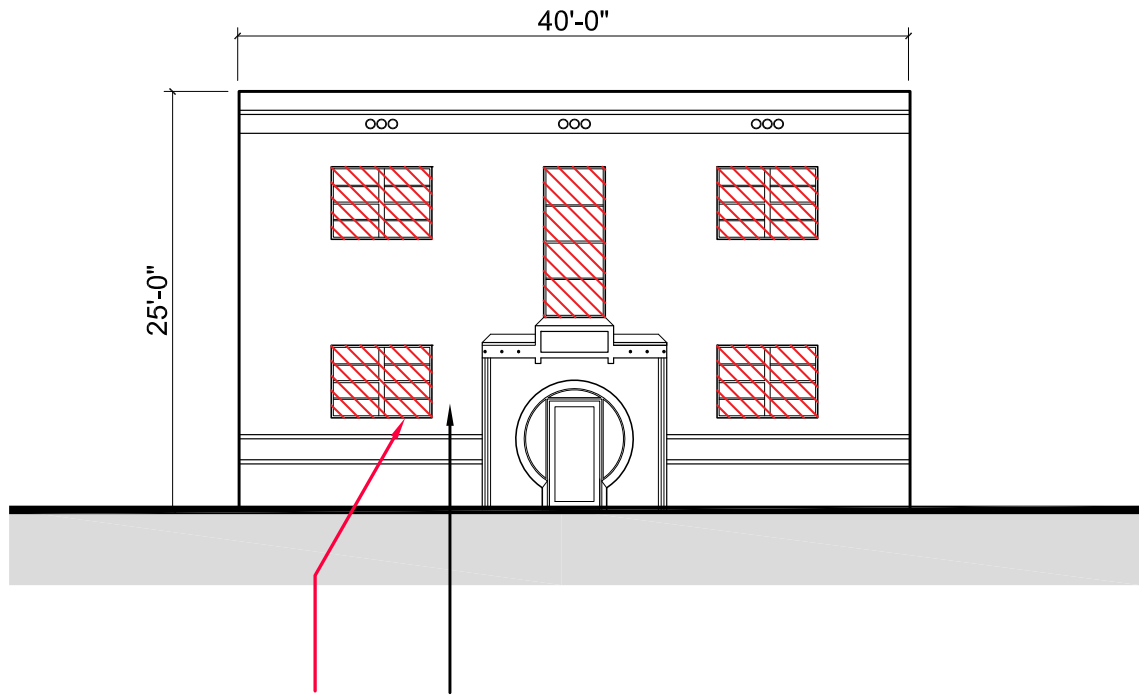
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
by rene gonzalez
Date: 2025.08.22
12:26:23 -04'00'

Date: 07.15.2025
Scale:
Revisions:

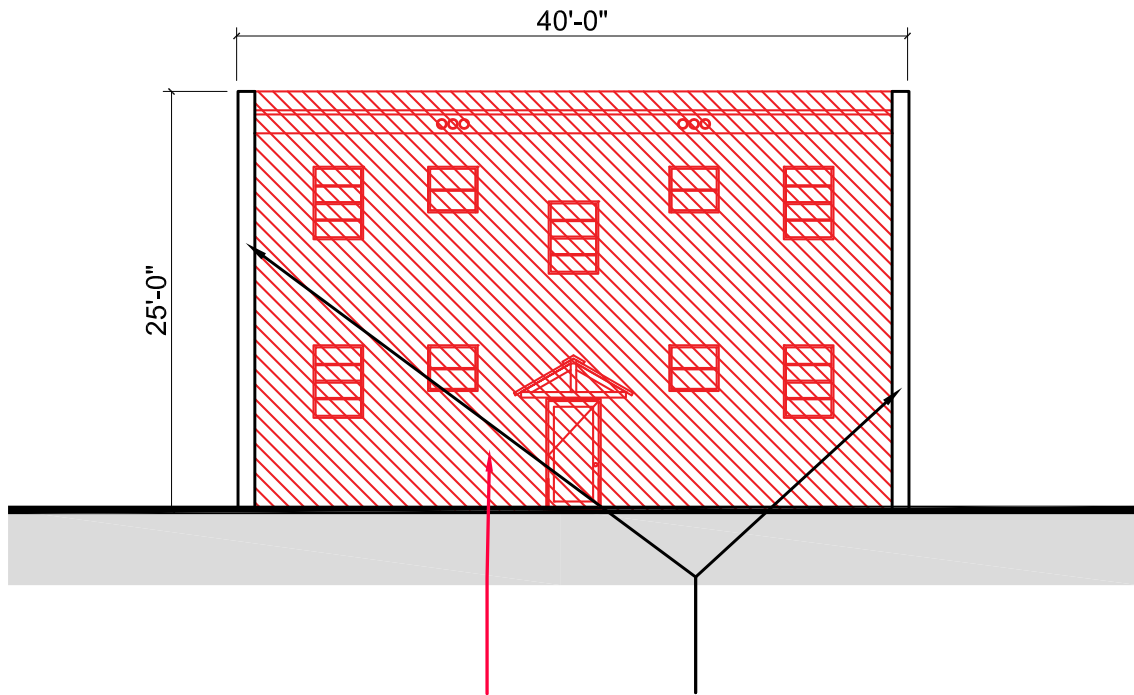
DEMOLITION
ELEVATION

EC-4



REMOVE WINDOWS.
OPENING TO REMAIN.

EXISTING WALLS TO REMAIN. STABILIZE
AND SHORE AS REQUIRED DURING
DEMOLITION PROCESS. REFER TO
STRUCTURAL ENGINEER PLANS FOR
REINFORCEMENT DETAILS AS PART OF
PRESERVATION PROCESS.



DEMO WEST WALL. CUT
JOINT WHERE WEST
WALL MEETS NORTH &
SOUTH WALLS WHICH
ARE TO REMAIN TO
ENSURE PROTECTION
OF REMAINING WALLS.

EXISTING WALLS TO REMAIN. STABILIZE
AND SHORE AS REQUIRED DURING
DEMOLITION PROCESS. REFER TO
STRUCTURAL ENGINEER PLANS FOR
REINFORCEMENT DETAILS AS PART OF
PRESERVATION PROCESS.

1 DEMOLITION EAST ELEVATION - HISTORIC CONTRIBUTING BUILDING
scale: N.T.S.

2 DEMOLITION WEST ELEVATION - HISTORIC CONTRIBUTING BUILDING
scale: N.T.S.

Structural Assessment Notes –Façade and Side Wall Preservation

The main façade and both side (north and south) exterior walls are to be preserved in place throughout the demolition process. These walls will be stabilized with appropriate structural reinforcement as required. Reinforcement may include temporary bracing and shoring during demolition, followed by permanent restoration of existing tie beams and tie columns.

Cracks and previously patched areas were observed and will be fully repaired during the restoration phase in accordance with appropriate concrete repair details.

All spalled concrete and deteriorated conditions will be properly addressed to restore the structural integrity of the preserved walls.

Full assessment by structural engineer with full plan, strategy, and methodology forthcoming.

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

PROTECT ALL EXISTING ELEMENTS NOTED TO REMAIN.

PROVIDE DUST, NOISE, AND VIBRATION CONTROL THROUGHOUT DEMOLITION AS REQUIRED BY LOCAL ORDINANCES.

DISCONNECT, CAP, AND/OR REROUTE ALL UTILITIES SERVING AREAS TO BE DEMOLISHED. COORDINATE WITH MEP DISCIPLINES AND UTILITY PROVIDERS.

REMOVE AND DISPOSE OF ALL DEBRIS AND DEMOLISHED MATERIALS LEGALLY AND IN ACCORDANCE WITH ENVIRONMENTAL REGULATIONS.

MAINTAIN STRUCTURAL STABILITY OF ALL ADJACENT ELEMENTS AND PROVIDE SHORING AND BRACING AS REQUIRED.

COORDINATE DEMOLITION WORK WITH ALL TRADES, INCLUDING STRUCTURAL, MEP, AND CIVIL DISCIPLINES.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ABATING HAZARDOUS MATERIALS SUCH AS ASBESTOS OR LEAD PAINT PER CODE.

DO NOT REMOVE ANY STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EXISTING FAÇADE AND SIDE WALLS (AS NOTED) SHALL BE PRESERVED IN PLACE. PROVIDE ALL REQUIRED TEMPORARY BRACING AND PROTECTION.

PRESERVE EXISTING SURVEY CONTROL POINTS AND BENCHMARKS.

CONTRACTOR SHALL REVIEW ALL DEMOLITION PLANS AND DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR WALL AND SLAB REMOVALS.

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5860

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:28:40 -04'00'

Date: 07.15.2025
Scale:
Revisions:

DEMOLITION
ELEVATION

EC-5



2 DEMOLITION WEST ELEVATION - NOT CLASSIFIED BUILDING
scale: N.T.S.



EC-6