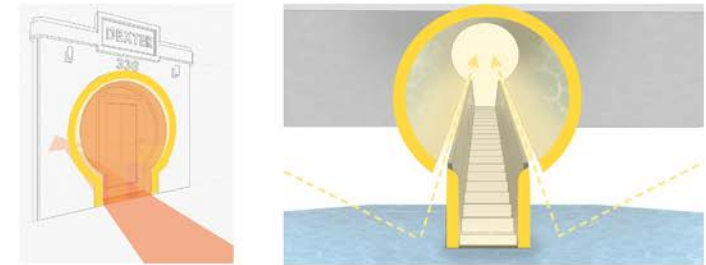


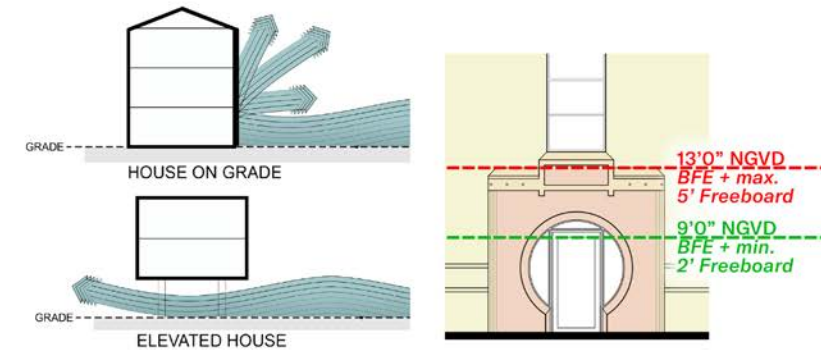
1. **SINGLE FAMILY HOME PROPOSED**
 VS.
SIXTEEN (16) 950 SQFT APARTMENTS +
TWENTY FOUR (24) PARKING ALLOWED



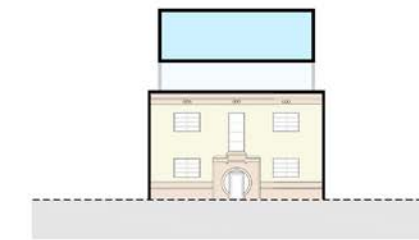
2. **HISTORIC ART DECO PORTAL AS A DESIGN GENERATOR**



3. **RESILIENT ELEVATED HOUSE / UNDERSTORY**



4. **NEW HOME SENSITIVELY ADDRESSES HISTORIC ART DECO FACADES BY LEAVING THEM UNTOUCHED**



5. **GARDEN COURTYARD / SOUTH BEACH TYPOLOGY**

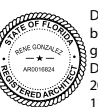


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 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.512.8168

Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.8960

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

336 Meridian Ave
 Miami Beach, FL 33139

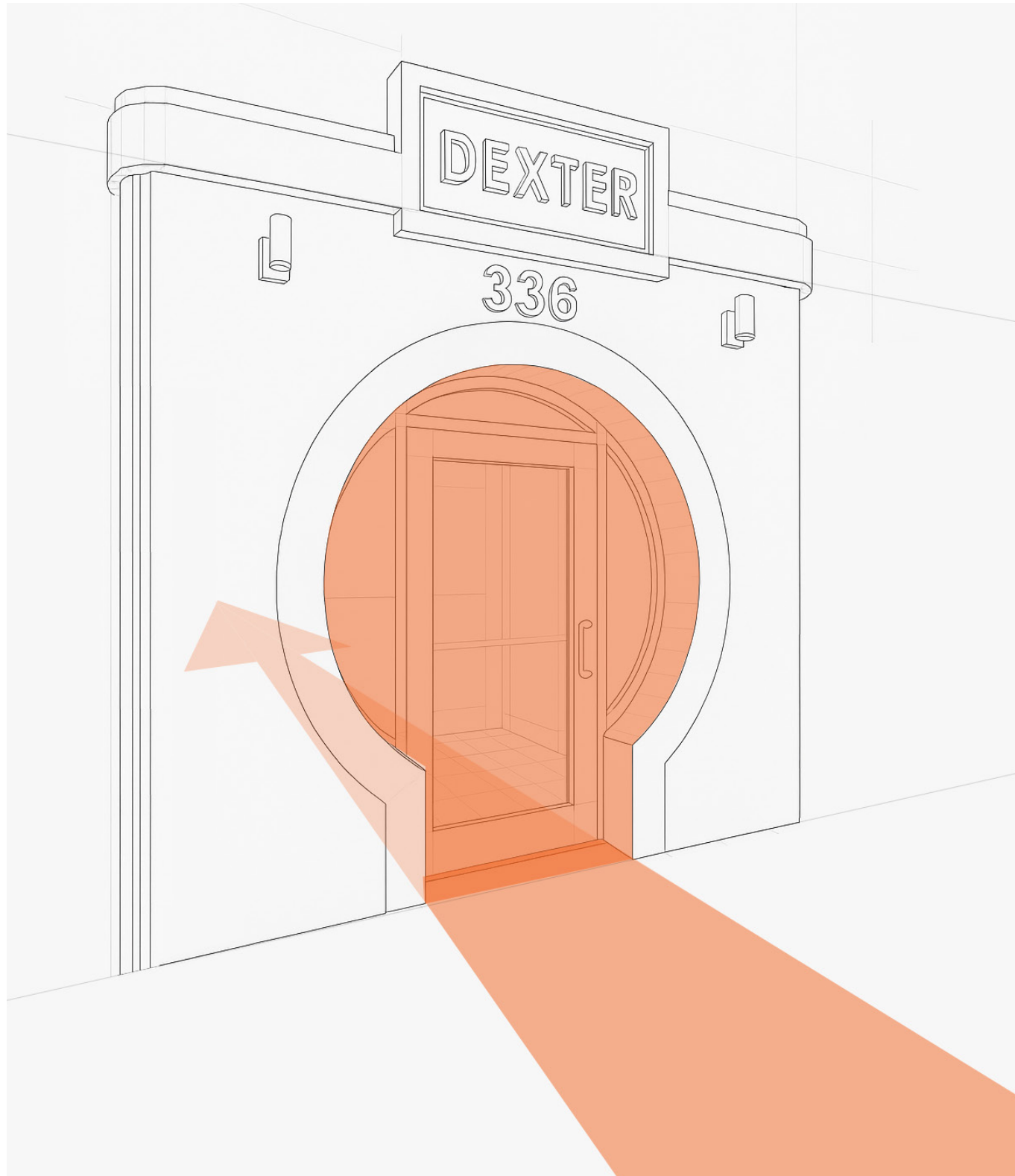


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 by rene
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Date: 07.15.2025
 Scale:
 Revisions:

DESIGN
 STRATEGY

A-1



336 Meridian Avenue by Architect B. Kingston Hall



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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
305.512.9860

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

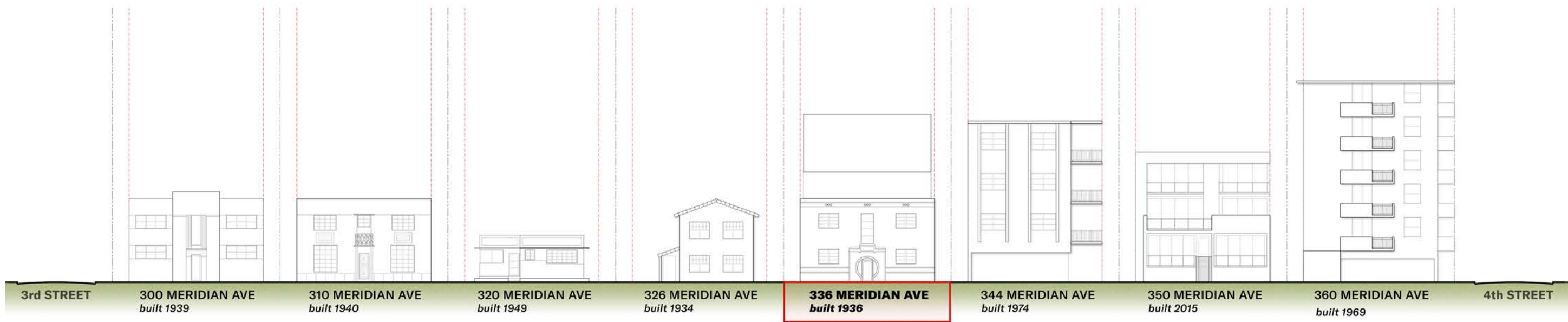


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Date: 07.15.2025
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1 CONTEXT ELEVATION WITH VEGETATION
scale: N.T.S.



2 CONTEXT ELEVATION
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #00035E



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-04'00'

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CONTEXT
ELEVATION



320 MERIDIAN AVE
built 1949

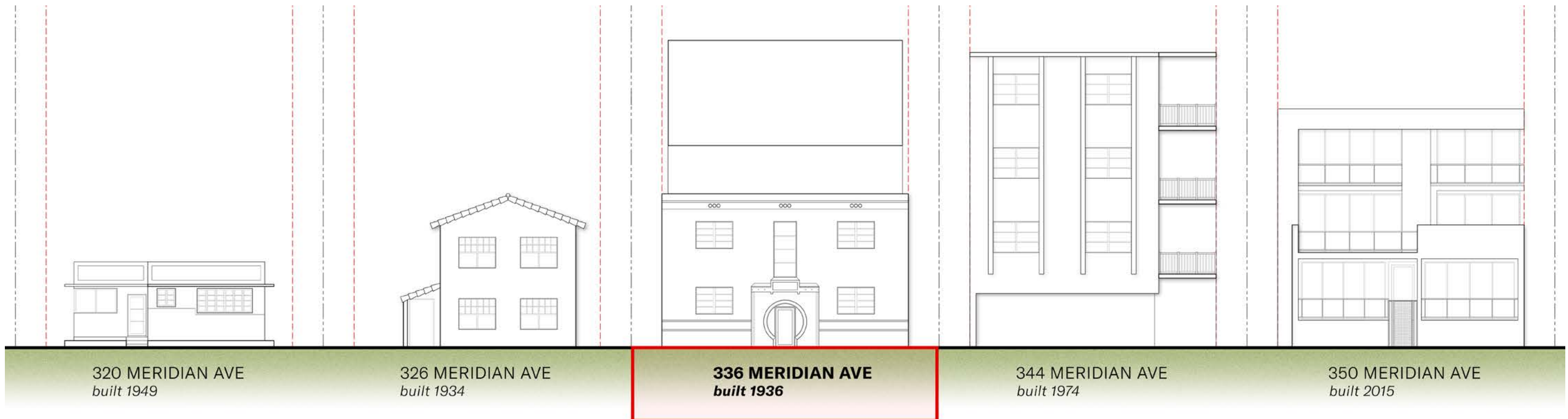
326 MERIDIAN AVE
built 1934

336 MERIDIAN AVE
built 1936

344 MERIDIAN AVE
built 1974

350 MERIDIAN AVE
built 2015

1 CONTEXT ELEVATION WITH VEGETATION
scale: N.T.S.



320 MERIDIAN AVE
built 1949

326 MERIDIAN AVE
built 1934

336 MERIDIAN AVE
built 1936

344 MERIDIAN AVE
built 1974

350 MERIDIAN AVE
built 2015

2 CONTEXT ELEVATION
scale: N.T.S.

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9890

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitect.com
T 305.762.5895
AA #000351

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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-04'00'

Date: 07.15.2025
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Revisions:

CONTEXT
ELEVATION

A-4



1 EAST ELEVATION
 scale: 3/32" = 1'-0"

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 Landscape Designer
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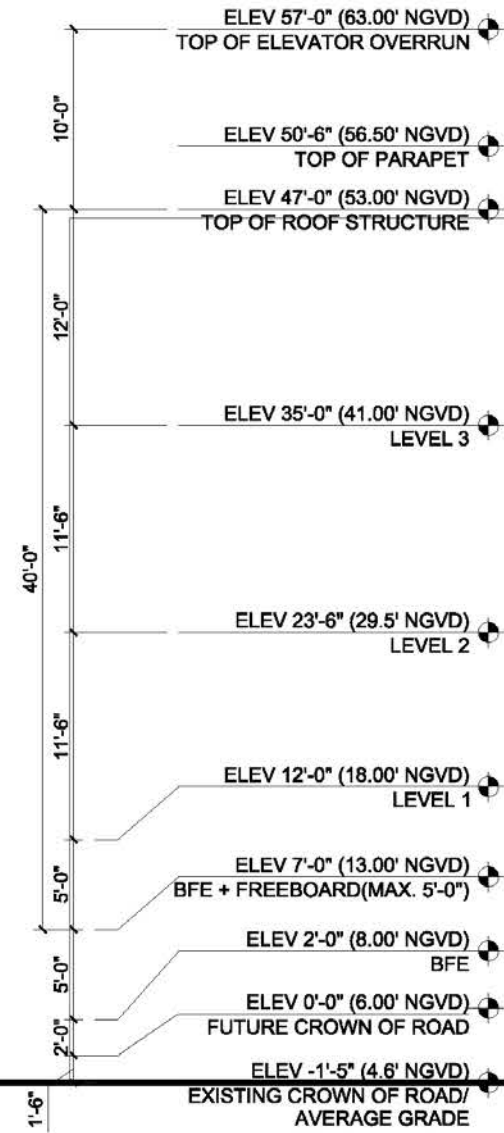
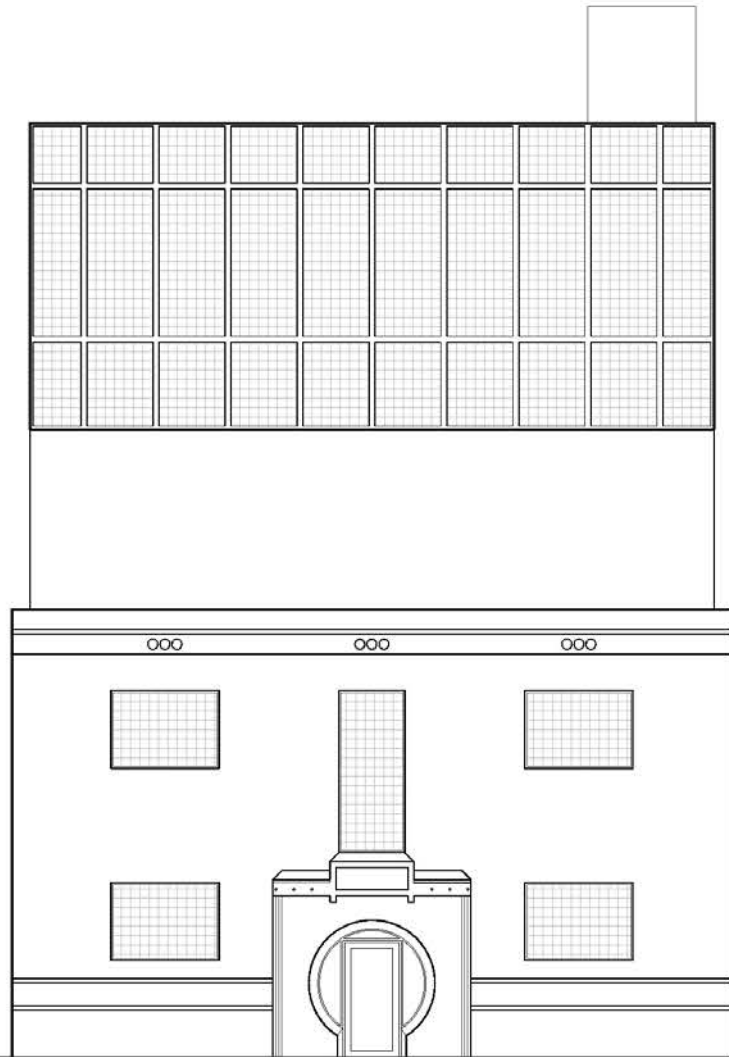
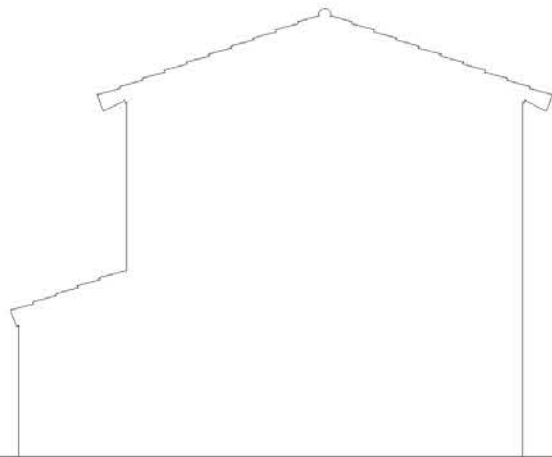
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.612.8960

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 Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #000351

336 Meridian Ave
 336 Meridian Ave
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 rene gonzalez
 Date: 2025.08.22
 12:39:21
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:



1 EAST ELEVATION
scale: 3/32" = 1'-0"

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Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

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

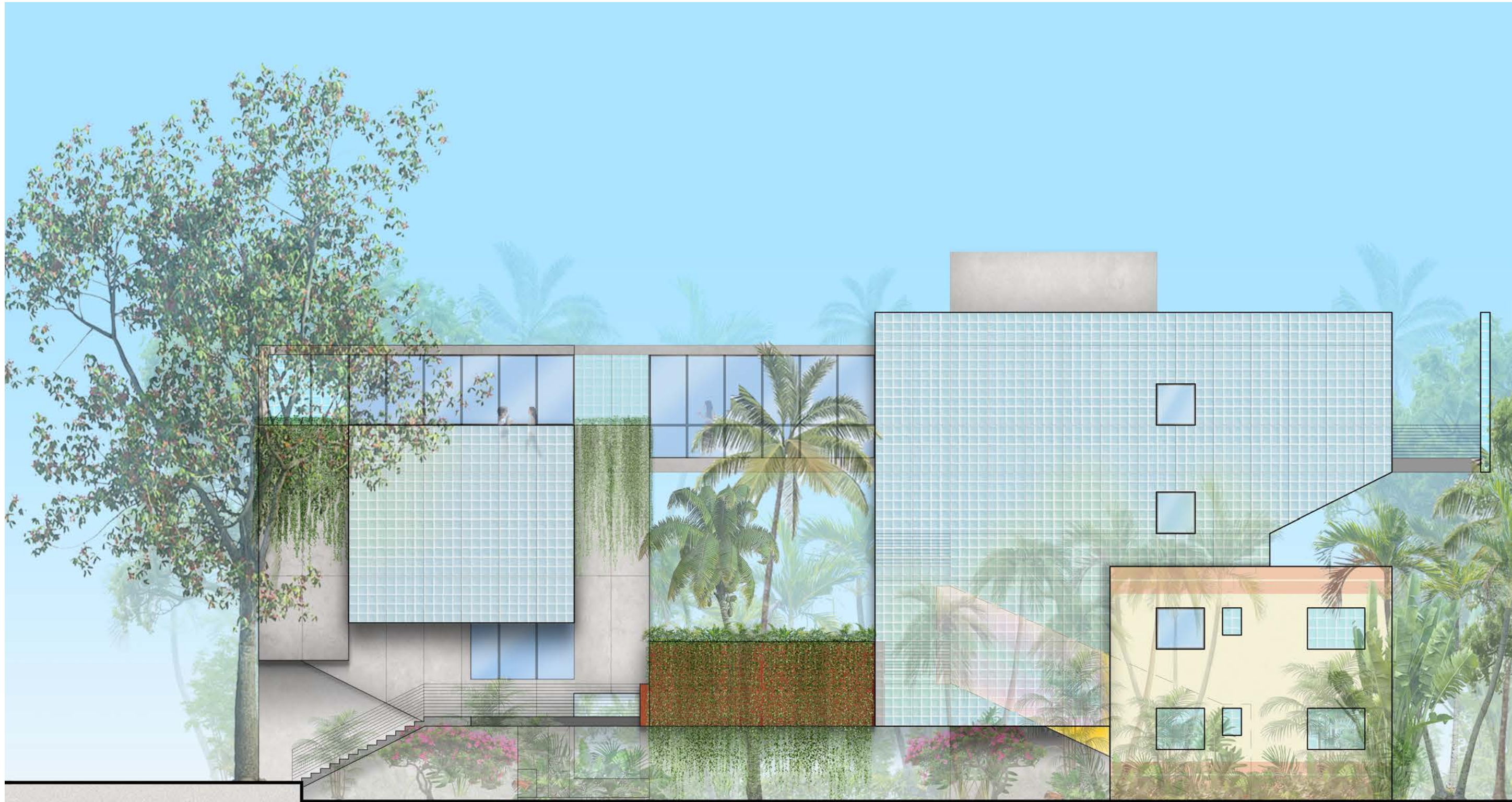
336 Meridian Ave
Miami Beach, FL 33139

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Date: 07.15.2025
Scale:
Revisions:

ELEVATIONS -
EAST ELEVATION

A-6



1 SOUTH ELEVATION
scale: 3/32" = 1'-0"

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Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.507.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #00035E1

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

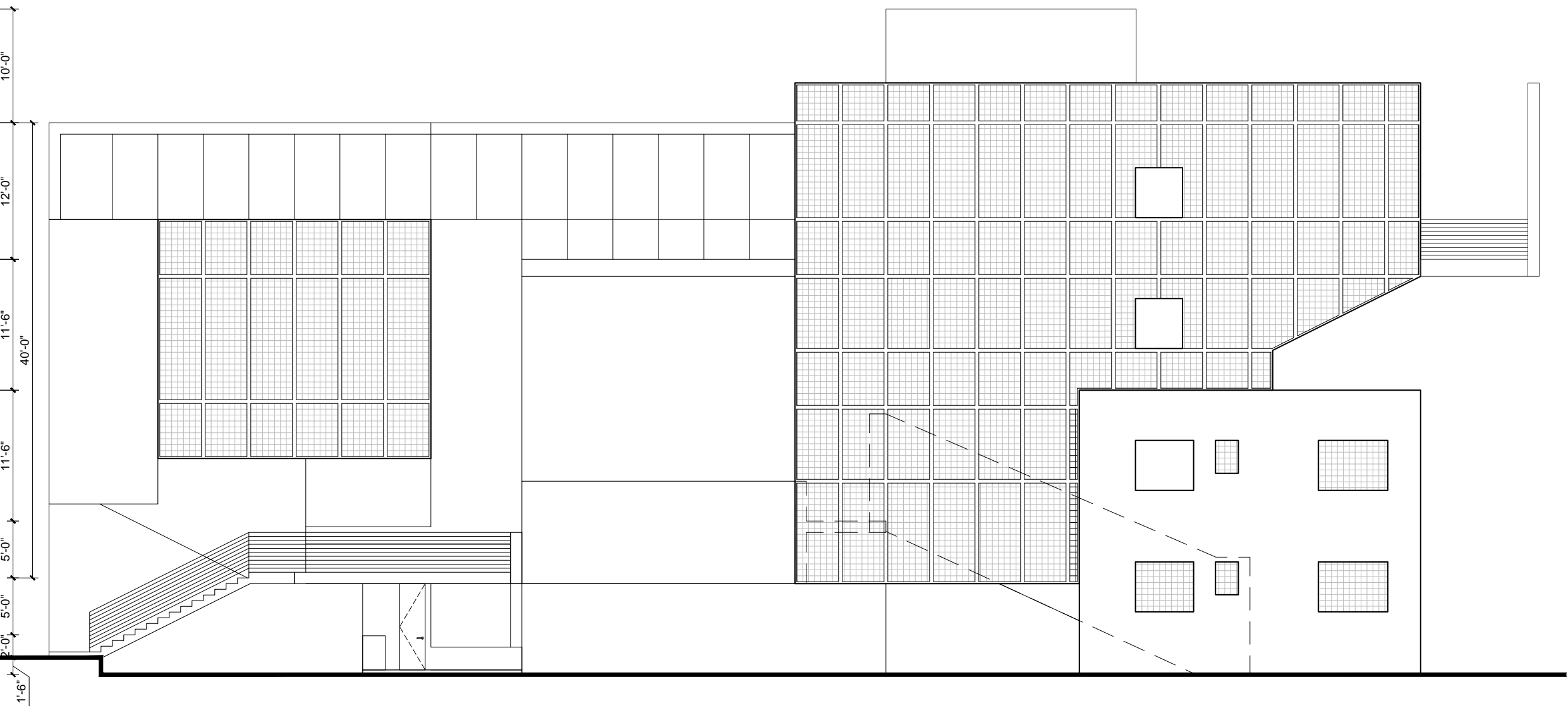
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Date: 07.15.2025
Scale:
Revisions:

ELEVATIONS -
SOUTH
ELEVATION

A-7

- ELEV 57'-0" (63.00' NGVD)
TOP OF ELEVATOR OVERRUN
- ELEV 50'-6" (56.50' NGVD)
TOP OF PARAPET
- ELEV 47'-0" (53.00' NGVD)
TOP OF ROOF STRUCTURE
- ELEV 35'-0" (41.00' NGVD)
LEVEL 3
- ELEV 23'-6" (29.5' NGVD)
LEVEL 2
- ELEV 12'-0" (18.00' NGVD)
LEVEL 1
- ELEV 7'-0" (13.00' NGVD)
BFE + FREEBOARD (MAX. 5'-0")
- ELEV 2'-0" (8.00' NGVD)
BFE
- ELEV 0'-0" (6.00' NGVD)
FUTURE CROWN OF ROAD
- ELEV -1'-5" (4.6' NGVD)
EXISTING CROWN OF ROAD/
AVERAGE GRADE



1 SOUTH ELEVATION
scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

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

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Miami Beach, FL 33139

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Revisions:

ELEVATIONS -
SOUTH
ELEVATION

A-8



1 WEST ELEVATION
 scale: 3/32" = 1'-0"

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 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
 305.512.8960

Rene Gonzalez Architects

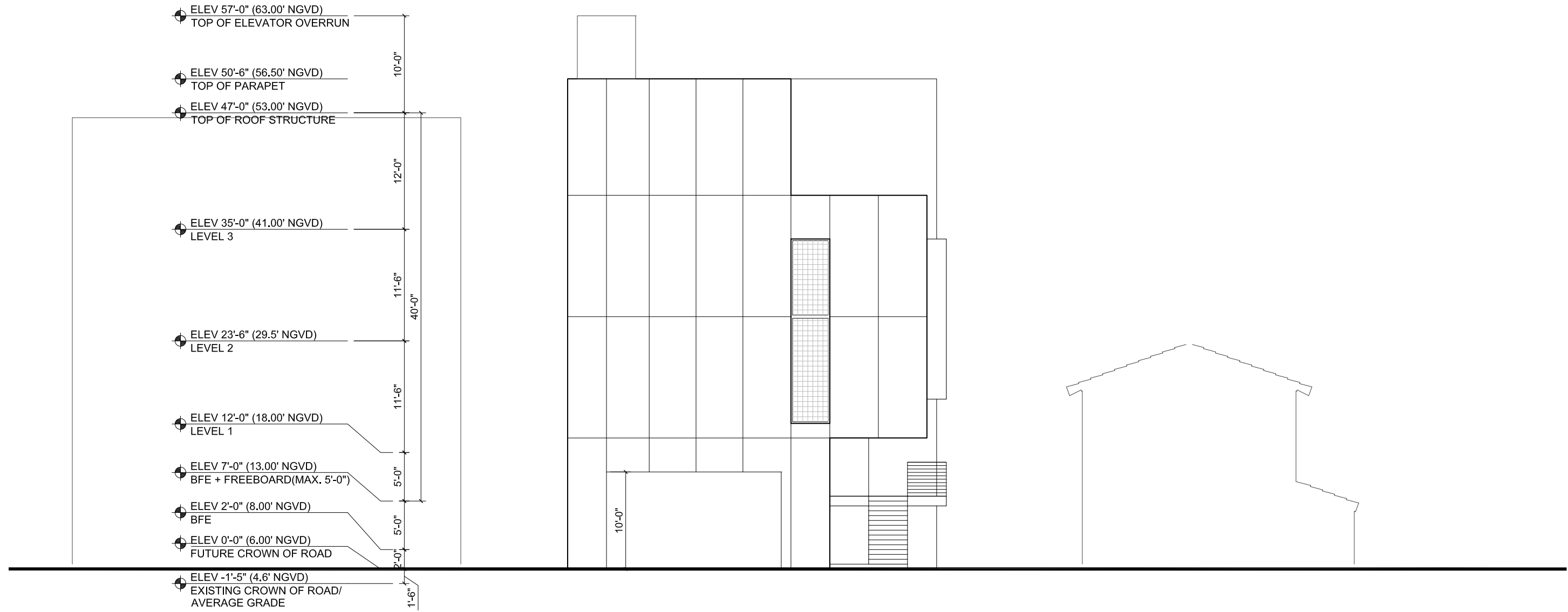
Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #00035E

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336 Meridian Ave
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1 WEST ELEVATION
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
305.512.9960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitect.com
T 305.762.5995
AA #000351

336 Meridian Ave
Miami Beach, FL 33139

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Date: 2025.08.22 12:42:57 -04'00'

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ELEVATIONS -
WEST ELEVATION

A-10



1 NORTH ELEVATION
scale: 3/32" = 1'-0"

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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
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitect.com
T 305.762.5895
AA #00035E1

Digitally signed by Rene Gonzalez, DN: cn=Rene Gonzalez, o=Rene Gonzalez Architects, ou=Rene Gonzalez Architects, email=rengonzalezarchitect.com, c=US. Date: 2025.08.22 12:43:53 -0400

336 Meridian Ave

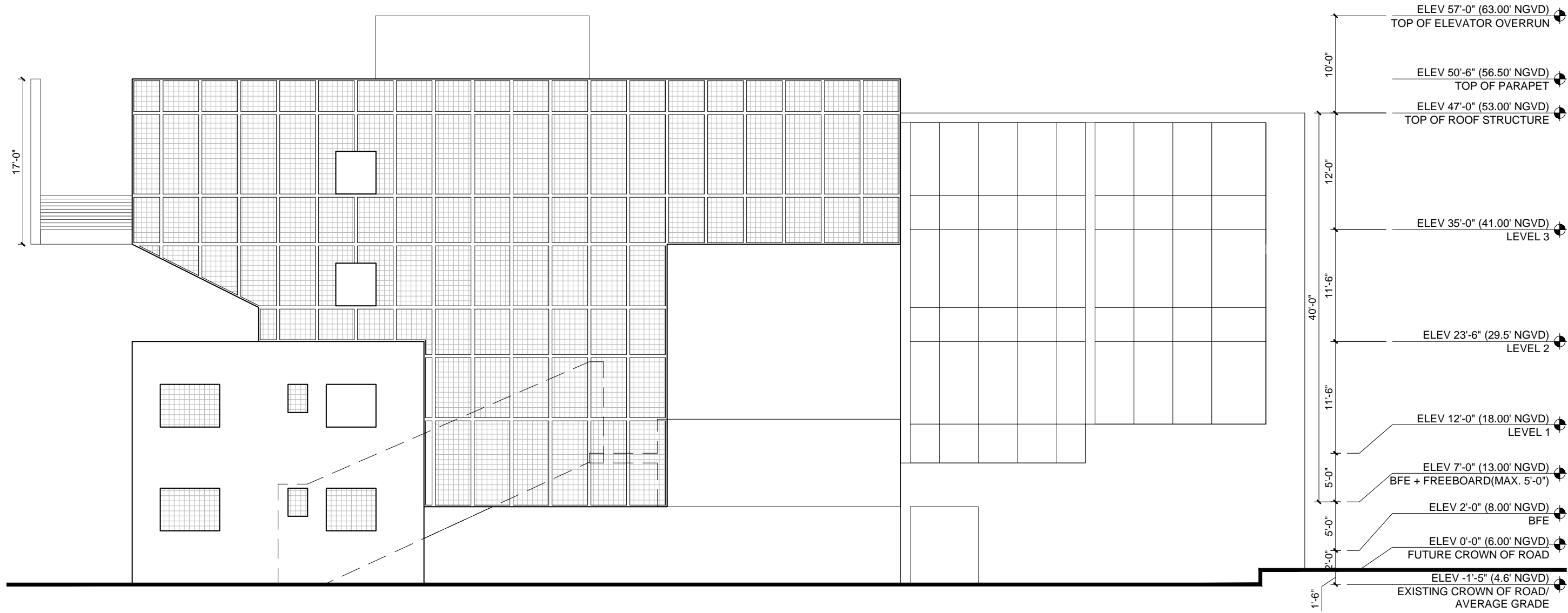
336 Meridian Ave
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Date: 07.15.2025
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Revisions:

ELEVATIONS -
NORTH
ELEVATION

A-11



1 NORTH ELEVATION
scale: 3/32" = 1'-0"

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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
305.512.9960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitect.com
T 305.762.5895
AA #00035E

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Miami Beach, FL 33139

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Date: 2025.08.22 12:44:44 -04'00'

Date: 07.15.2025
Scale:
Revisions:

ELEVATIONS -
NORTH
ELEVATION

A-12



1 COURTYARD SECTION FACING EAST
scale: 3/32" = 1'-0"

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Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

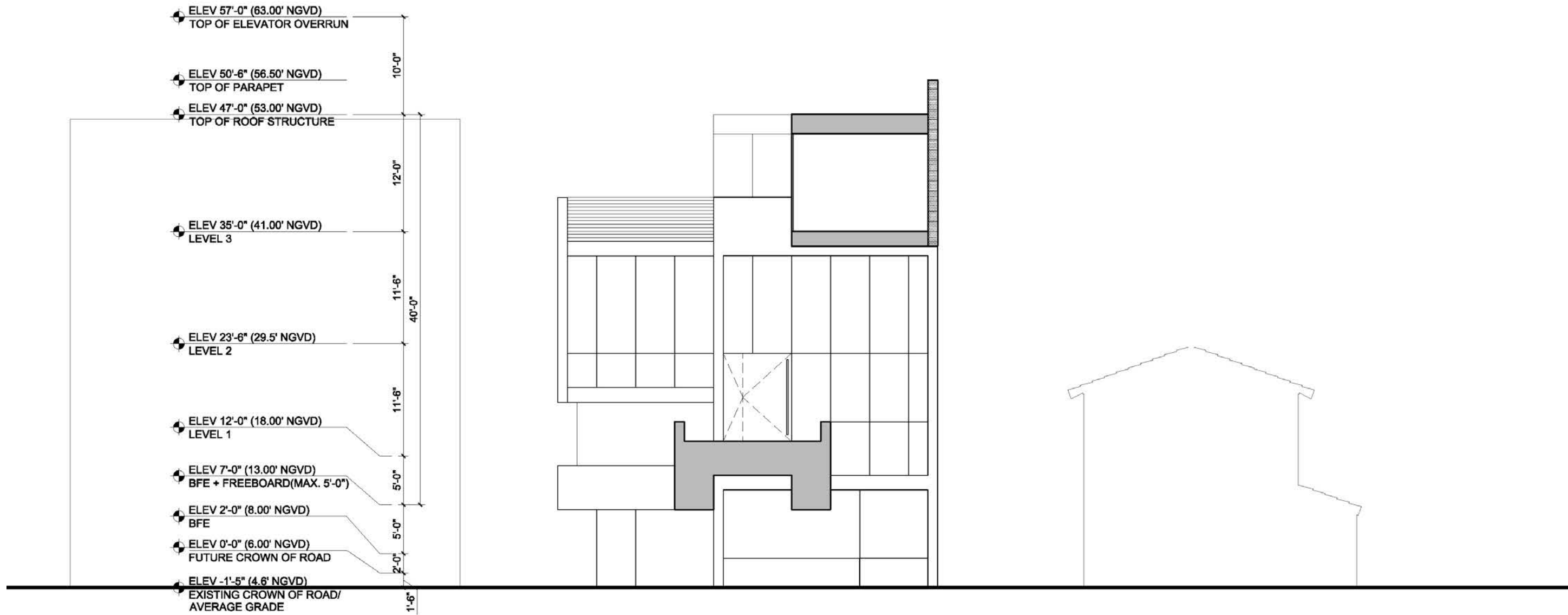
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #00035E

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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1 COURTYARD SECTION FACING EAST
 scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.507.8168

Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9960

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #00035E

 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Florida. I am not providing any services in any other state. I am not providing any services in any other state. I am not providing any services in any other state.

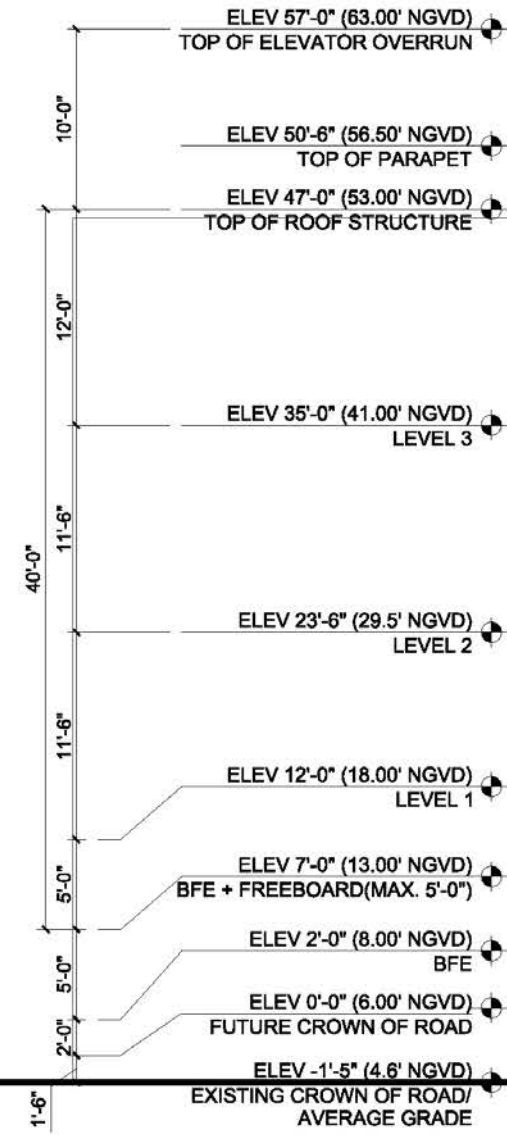
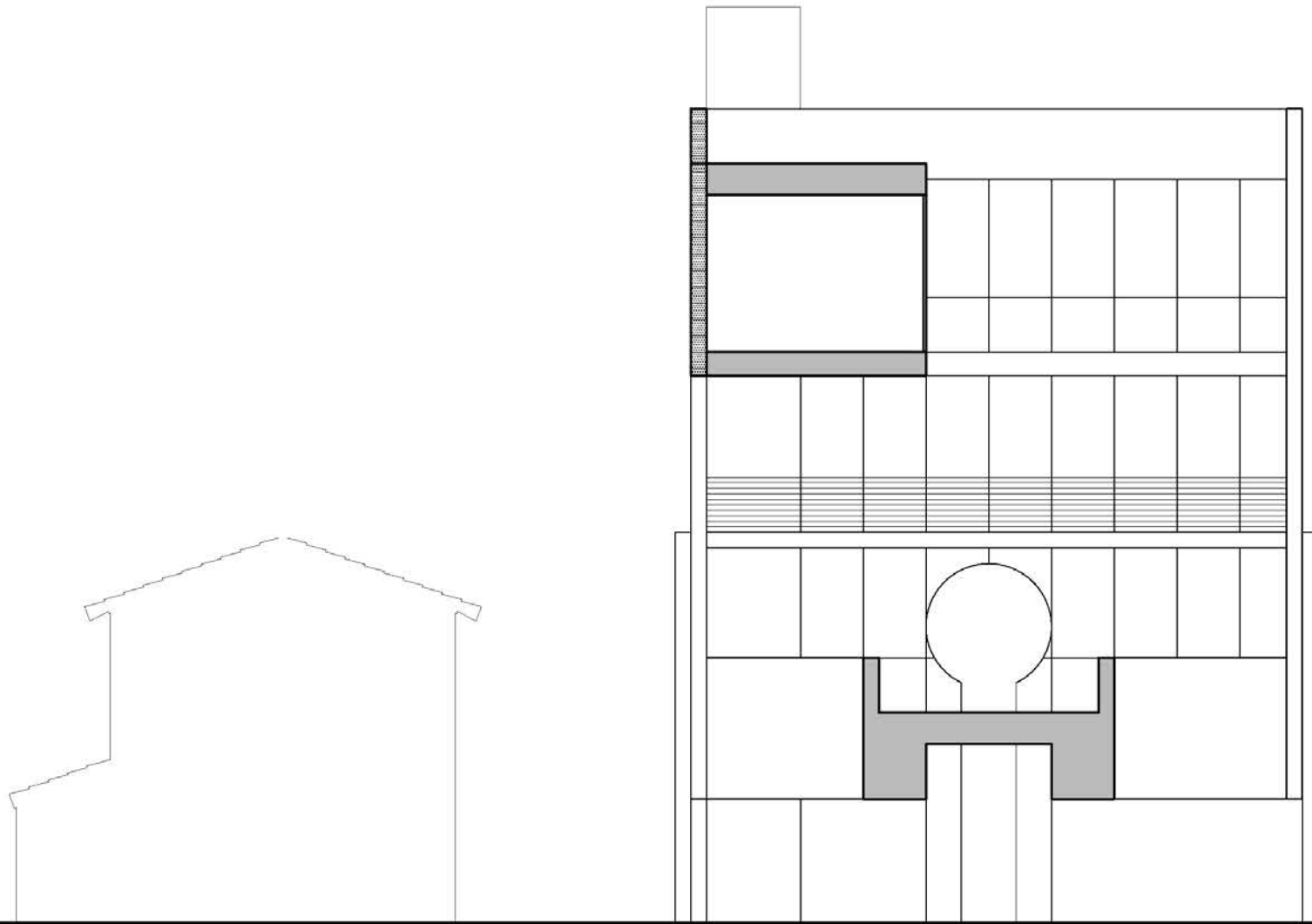
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 Scale:
 Revisions:

SECTIONS-
 COURTYARD
 SECTION

A-14



1 COURTYARD SECTION FACING WEST
 scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.512.8168

Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9900

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

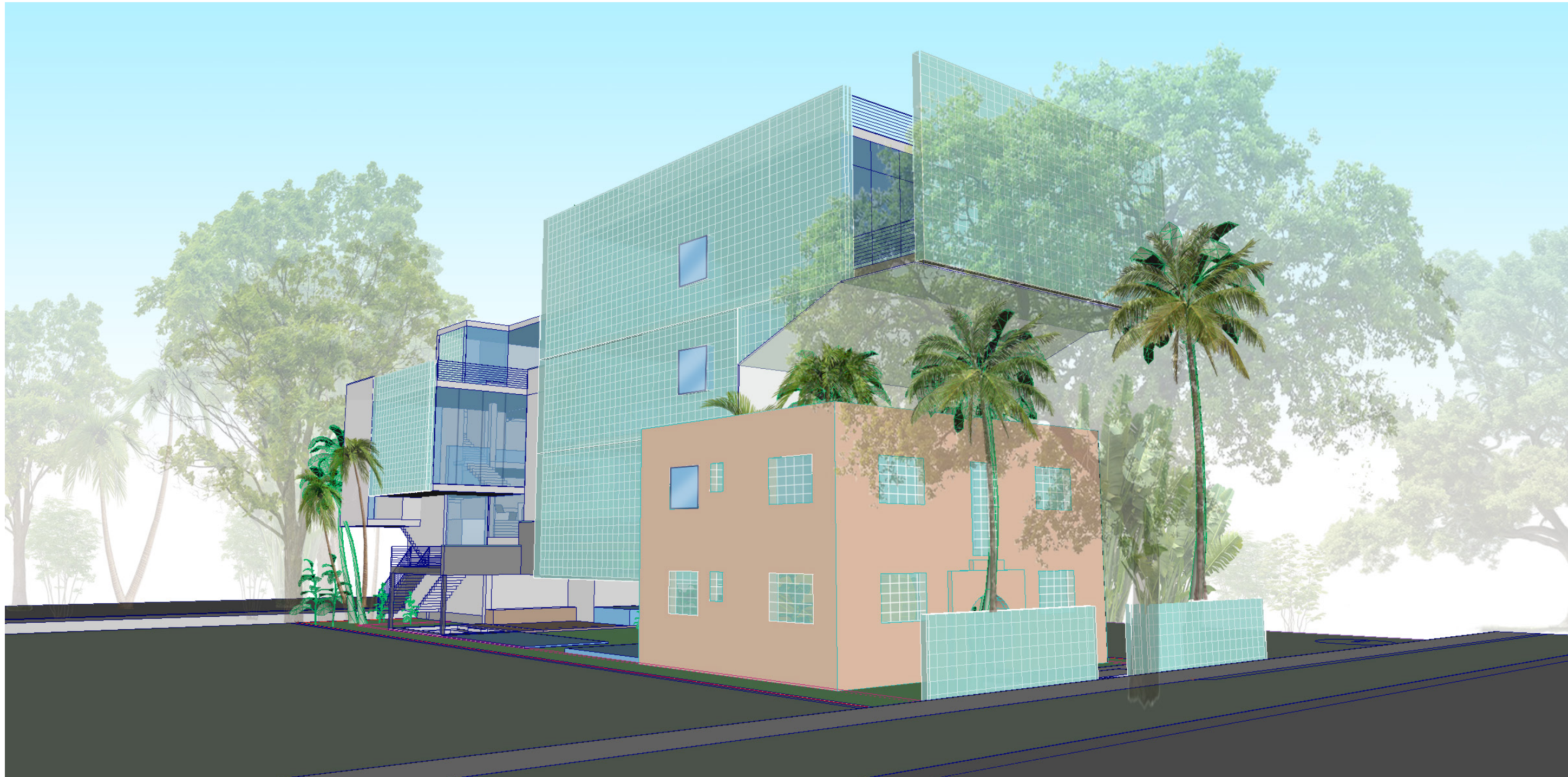
336 Meridian Ave
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ELEVATIONS -
 COURTYARD
 SECTION

A-16



3D View of South East Corner and Preservation of Existing Historical Façade

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
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.792.5895
AA #000351

Digitally signed by Rene Gonzalez Architects, Inc. DN: cn=Rene Gonzalez Architects, Inc., o=Rene Gonzalez Architects, Inc., ou=Architecture, email=rengonzalezarchitects.com, c=US. Date: 2025.08.22 12:52:12 -04'00'

336 Meridian Ave

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Miami Beach, FL 33139

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Date: 2025.08.22 12:52:12 -04'00'

Date: 07.15.2025
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3D View of North East Corner and Preservation of Existing Historical Façade

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Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.507.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

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3D View of North Façade and Preservation of Existing Historical Façade

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

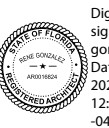
Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

I hereby certify that I am the duly Licensed Professional Architect for the State of Florida, License No. AA #0003351, and that I have prepared the architectural drawings for the project described herein. I am not providing any services for this project that require a separate Florida license. I am not providing any services for this project that require a separate Florida license. I am not providing any services for this project that require a separate Florida license.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



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3D View of North West Corner

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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
305.512.8960

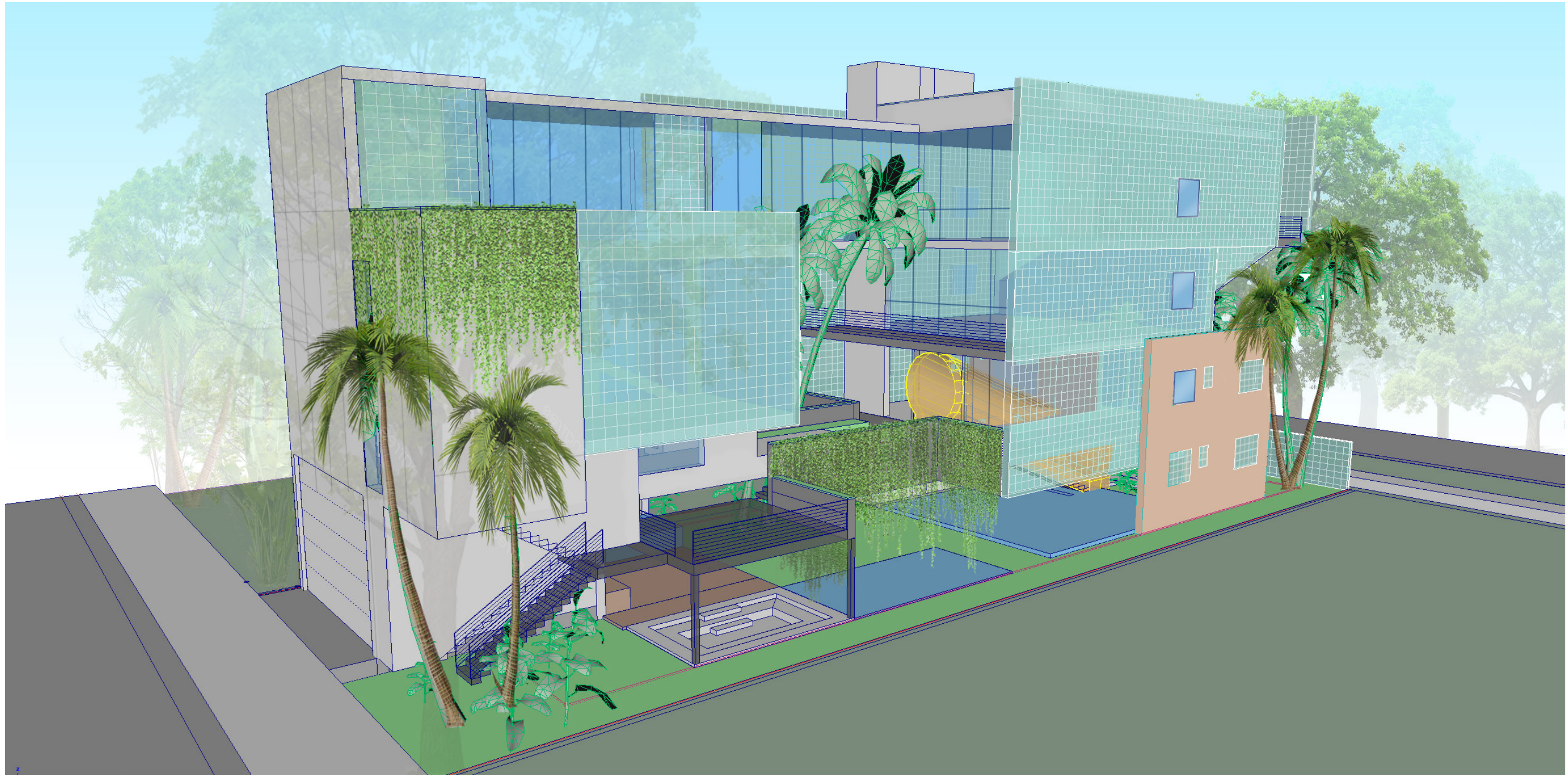
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Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #00035E1

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3D View of South Façade

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Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.807.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitect.com
T 305.792.5895
AA #000351

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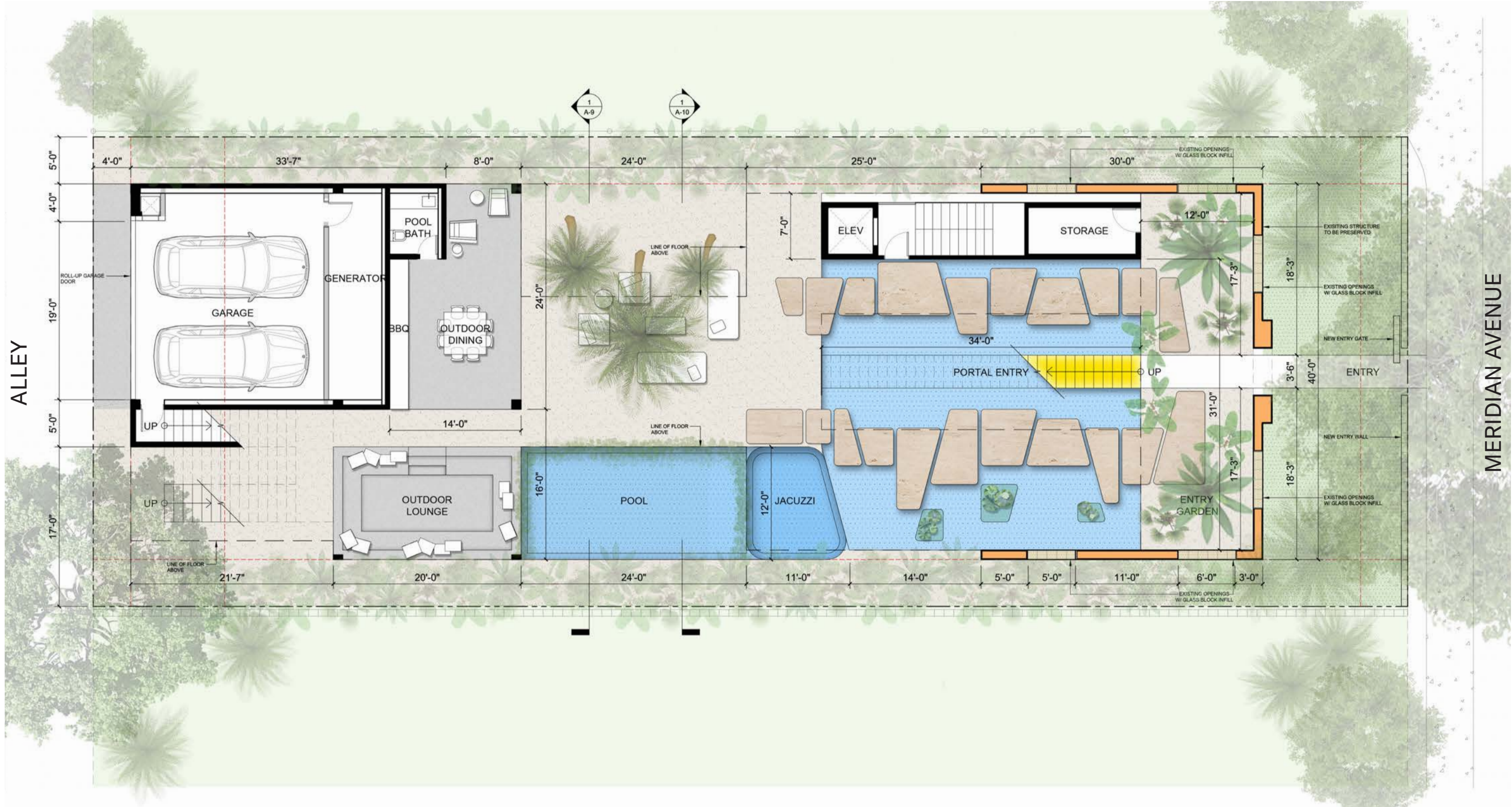
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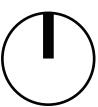


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rene gonzalez
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1 GROUND FLOOR PLAN
 scale: 3/32" = 1'-0"



Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.507.8168

Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9890

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

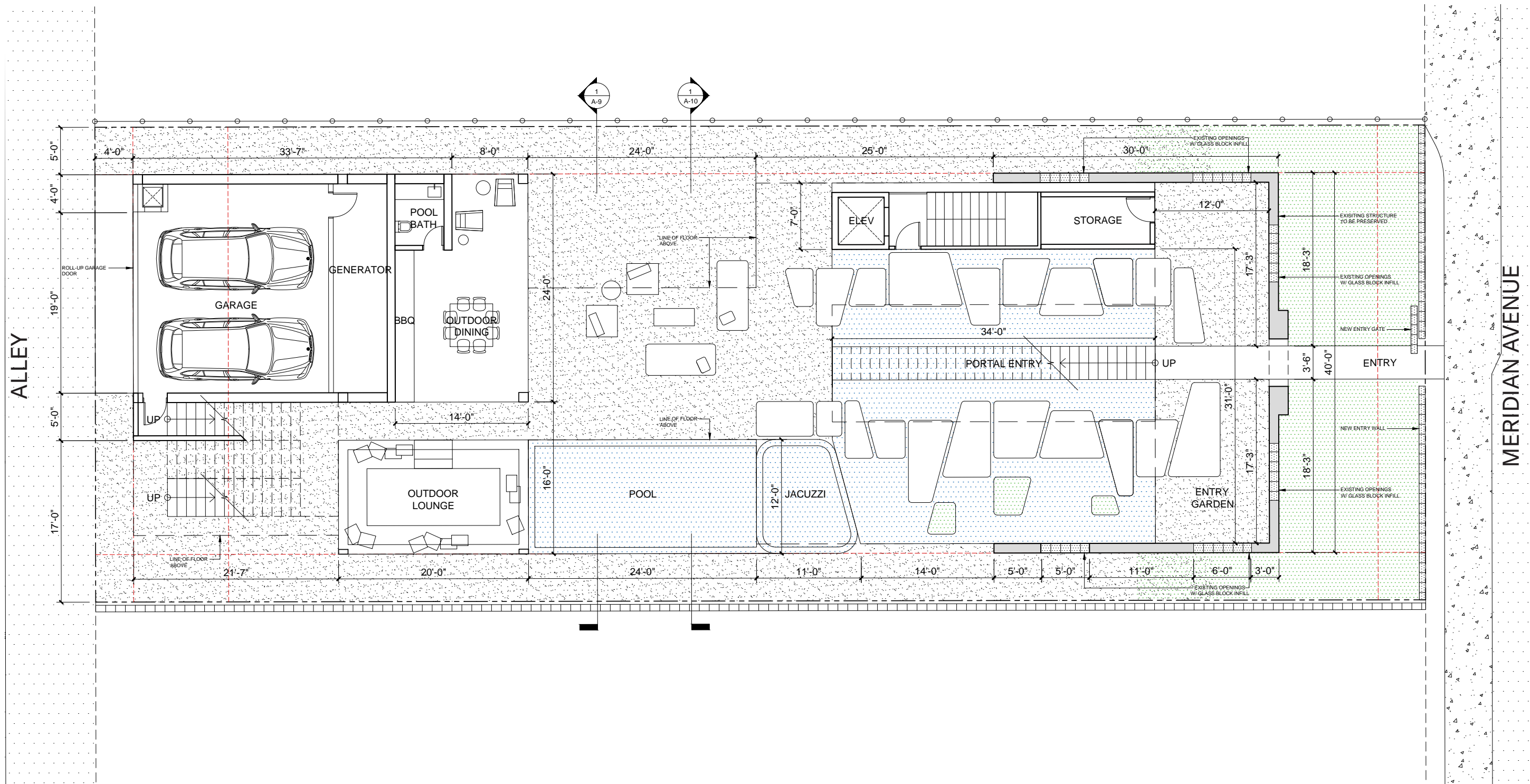
336 Meridian Ave
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 Date: 2025.08.22 13:00:17 -04'00'

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PLANS -
 GROUND FLOOR

A-23



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

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Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9890

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

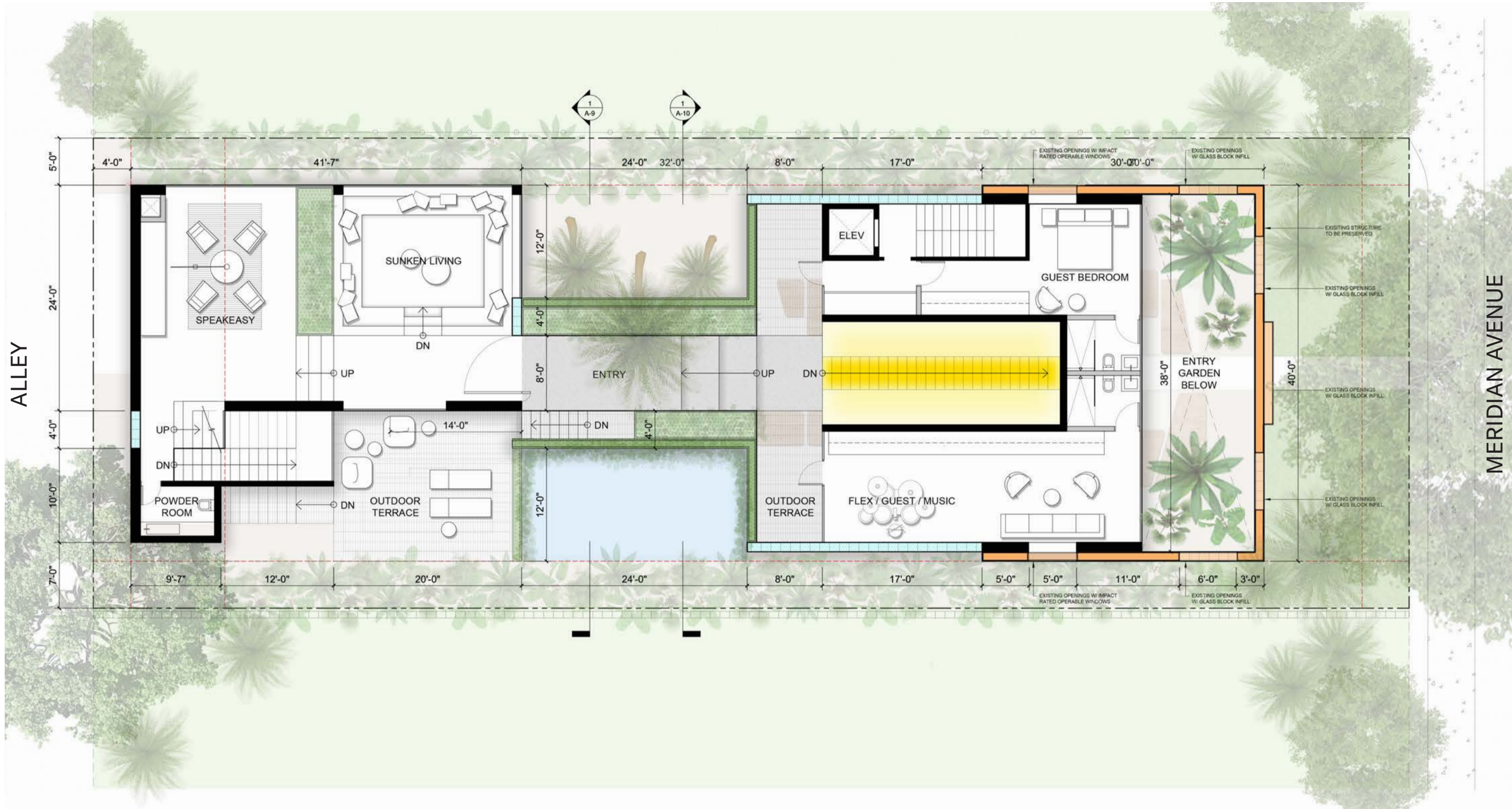
336 Meridian Ave
Miami Beach, FL 33139

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Date: 2025.08.22 13:01:43 -0400

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Scale:
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PLANS -
GROUND FLOOR

A-24



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

Mauricio Del Valle Design Inc
Landscape Designer
1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.507.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.5950

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitect.com
T 305.762.5995
AA #000351

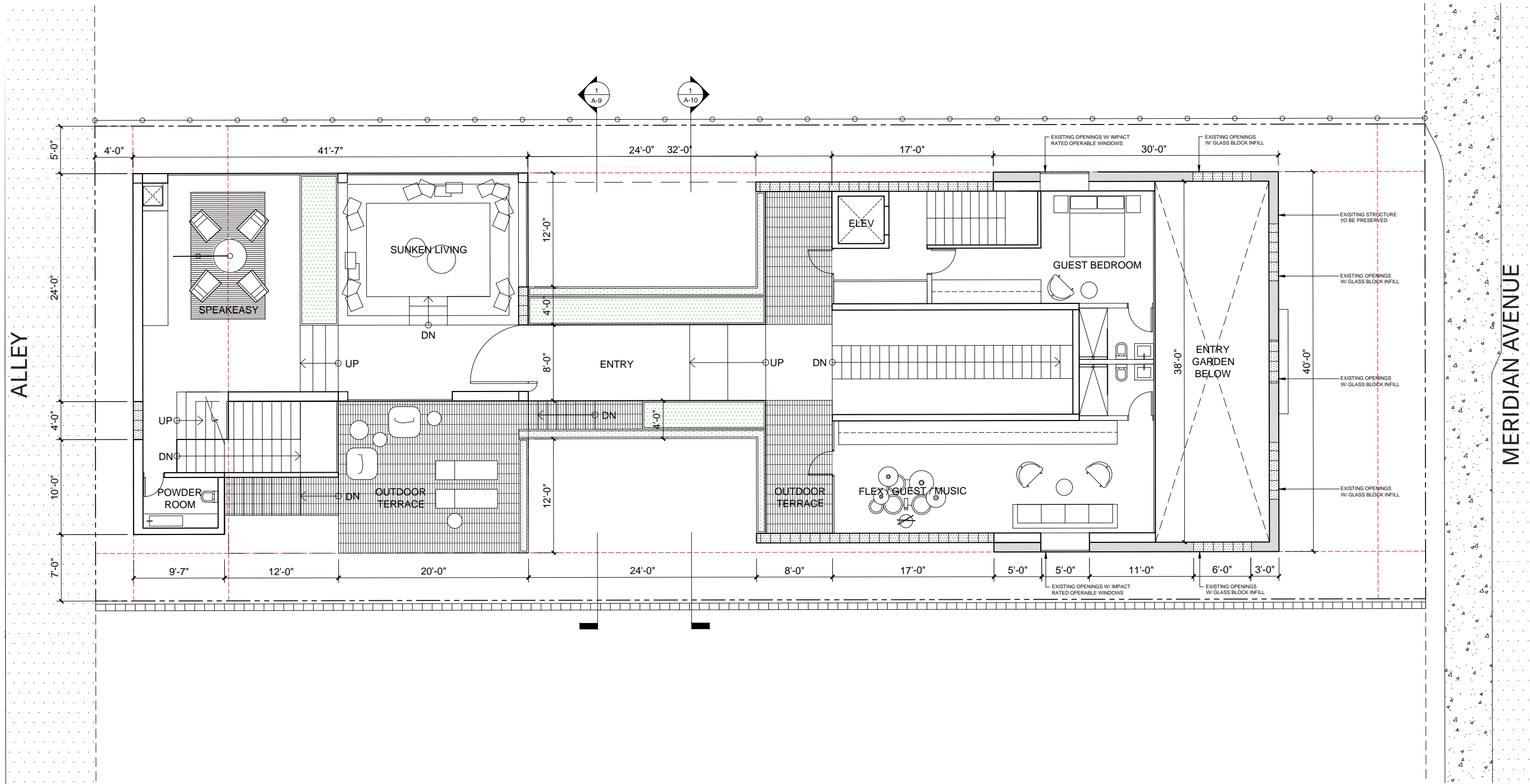
336 Meridian Ave
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Miami Beach, FL 33139

Digitally signed
by rene
gonzalez
Date:
2025.08.22
13:03:17 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PLANS -
FIRST FLOOR

A-25



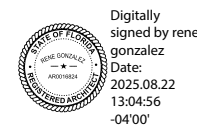
1 FIRST FLOOR PLAN
scale: 3/32" = 1'-0"

Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.512.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

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

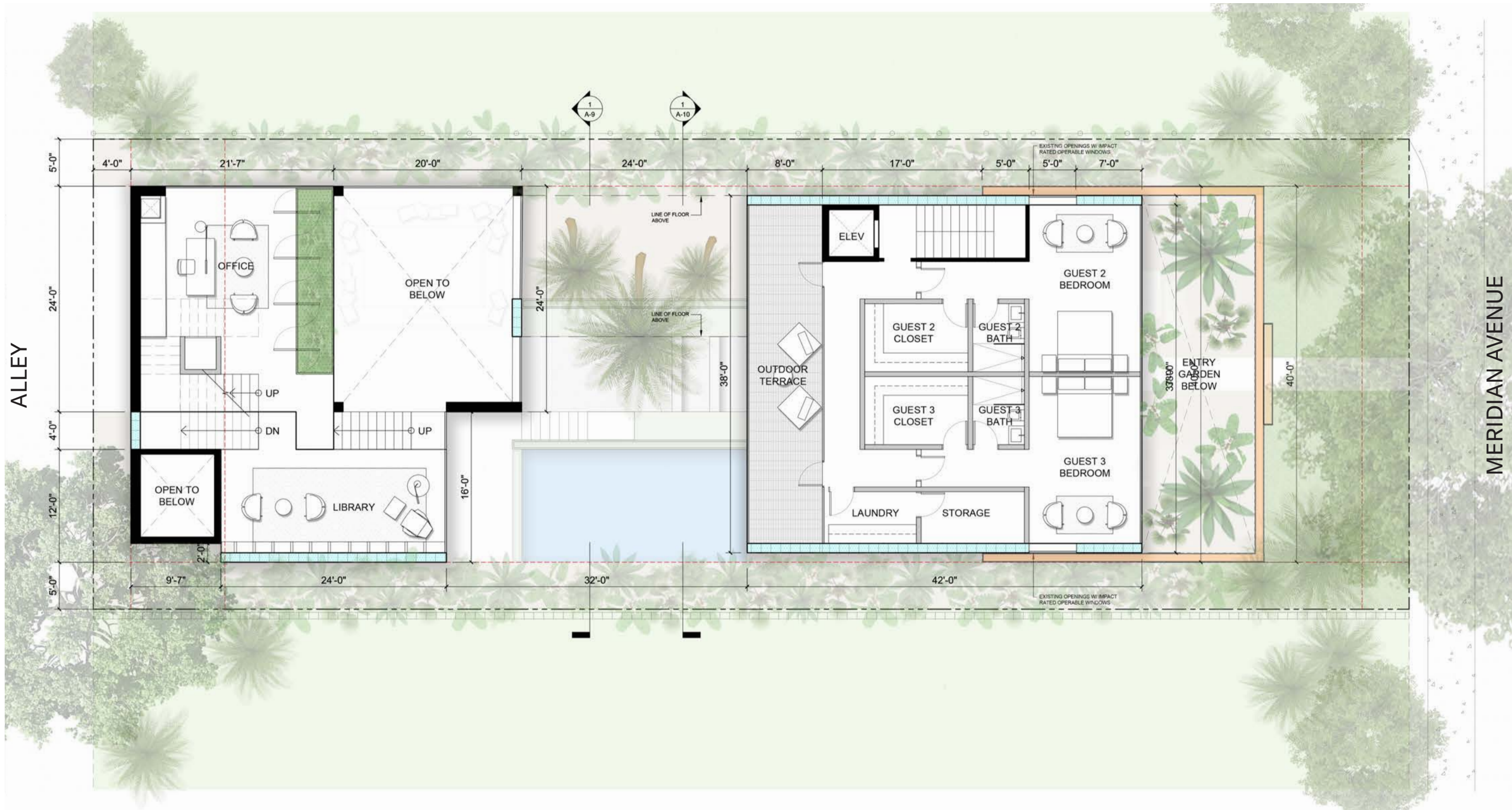
336 Meridian Ave
Miami Beach, FL 33139



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Date: 2025.08.22 13:04:56 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PLANS -
FIRST FLOOR
A-26



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

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 Miami, Florida
 renegonzalezarchitect.com
 T 305.762.5895
 AA #000351

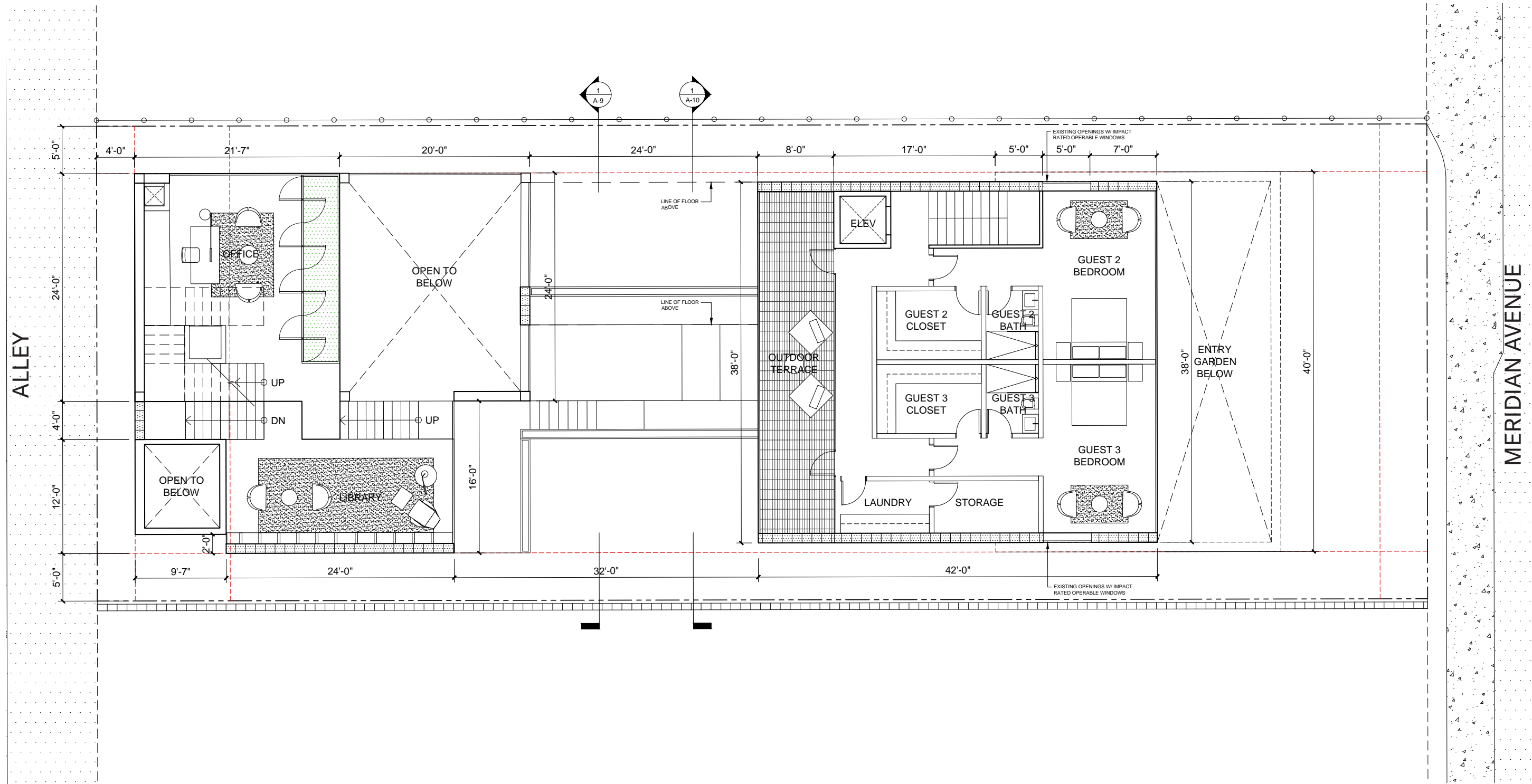
336 Meridian Ave
 Miami Beach, FL 33139

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Date: 07.15.2025
 Scale:
 Revisions:

PLANS -
 SECOND FLOOR

A-27



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

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 305.507.8168

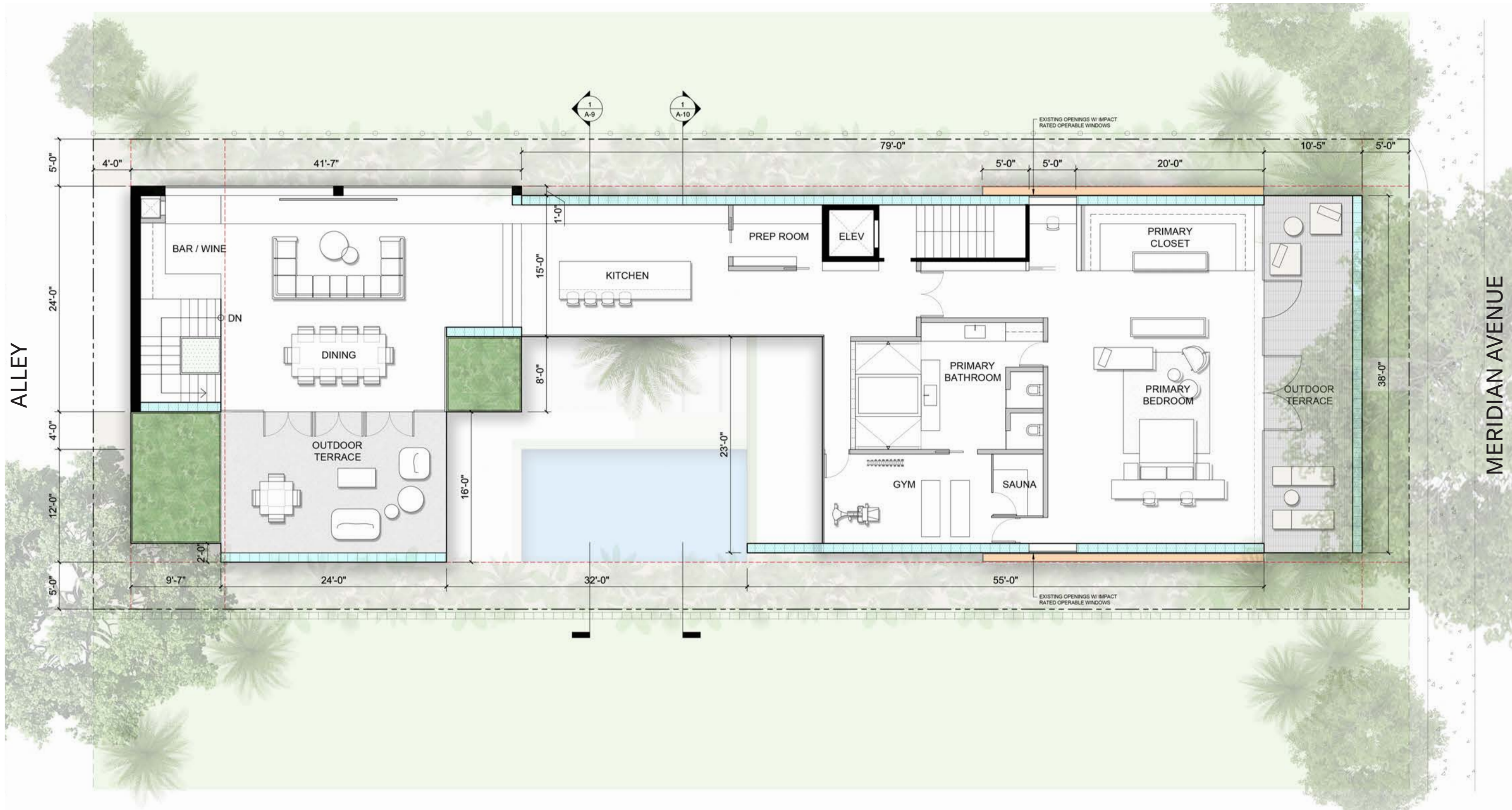
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9900

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

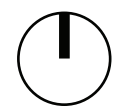
336 Meridian Ave
 Miami Beach, FL 33139

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

Date: 07.15.2025
 Scale:
 Revisions:



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



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T 305.762.5895
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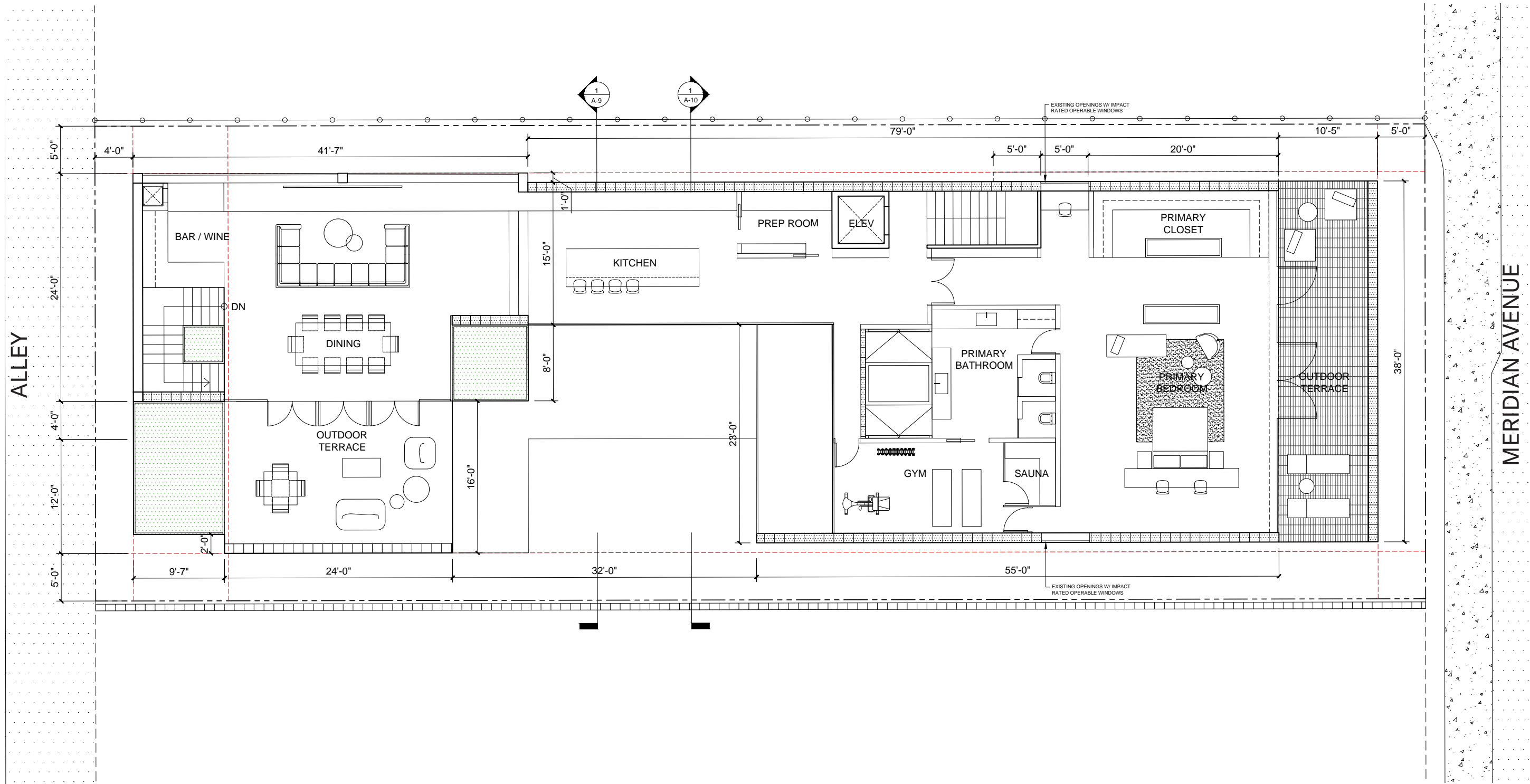
336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by
rene gonzalez
Date:
2025.08.22
13:10:45
-04'00'

Date: 07.15.2025
Scale:
Revisions:

PLANS -
THIRD FLOOR

A-29



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

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 T 305.762.5895
 AA #000351

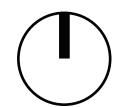
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 Miami Beach, FL 33139

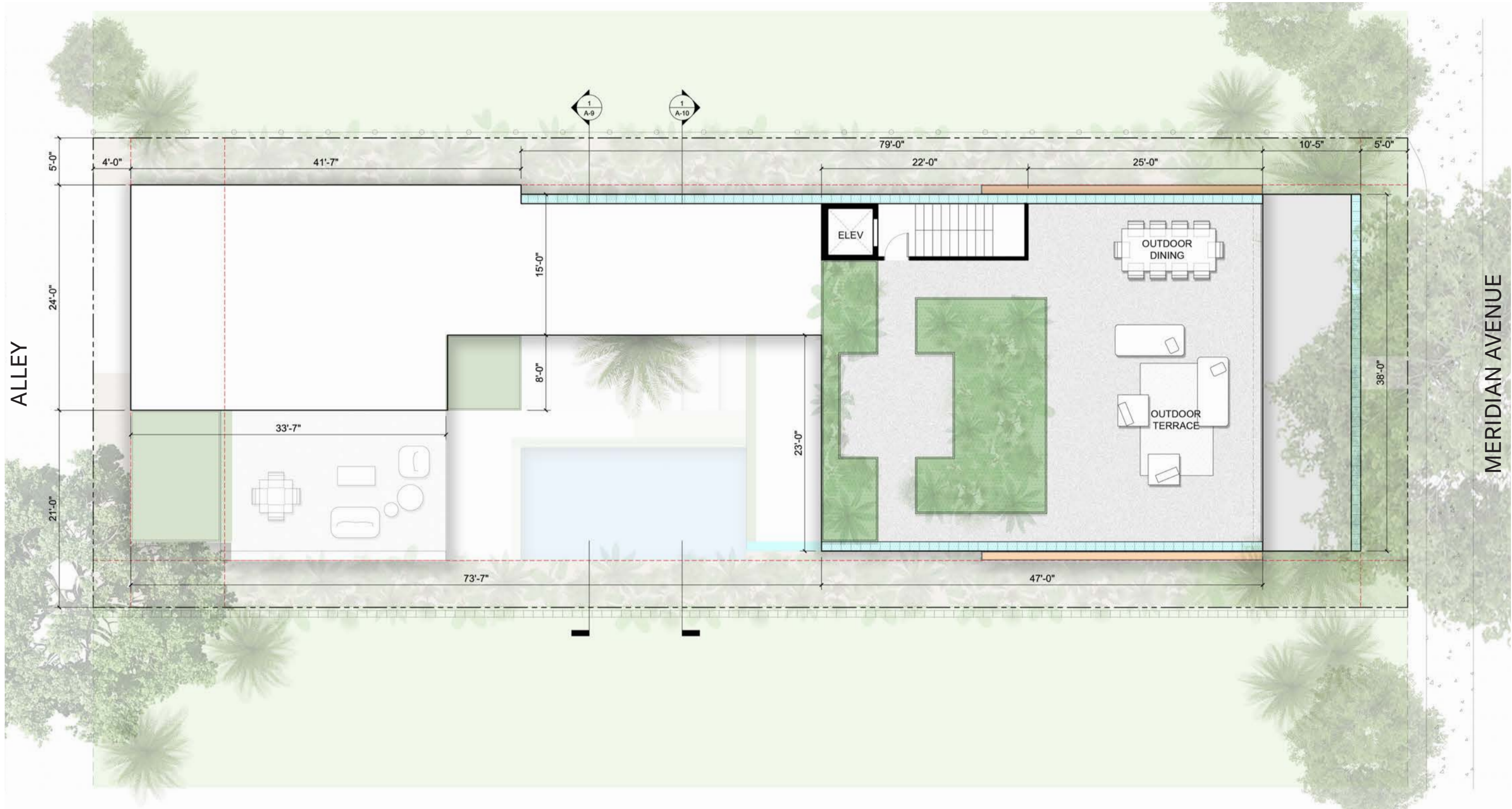
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Date: 07.15.2025
 Scale:
 Revisions:

PLANS -
 THIRD FLOOR

A-30





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

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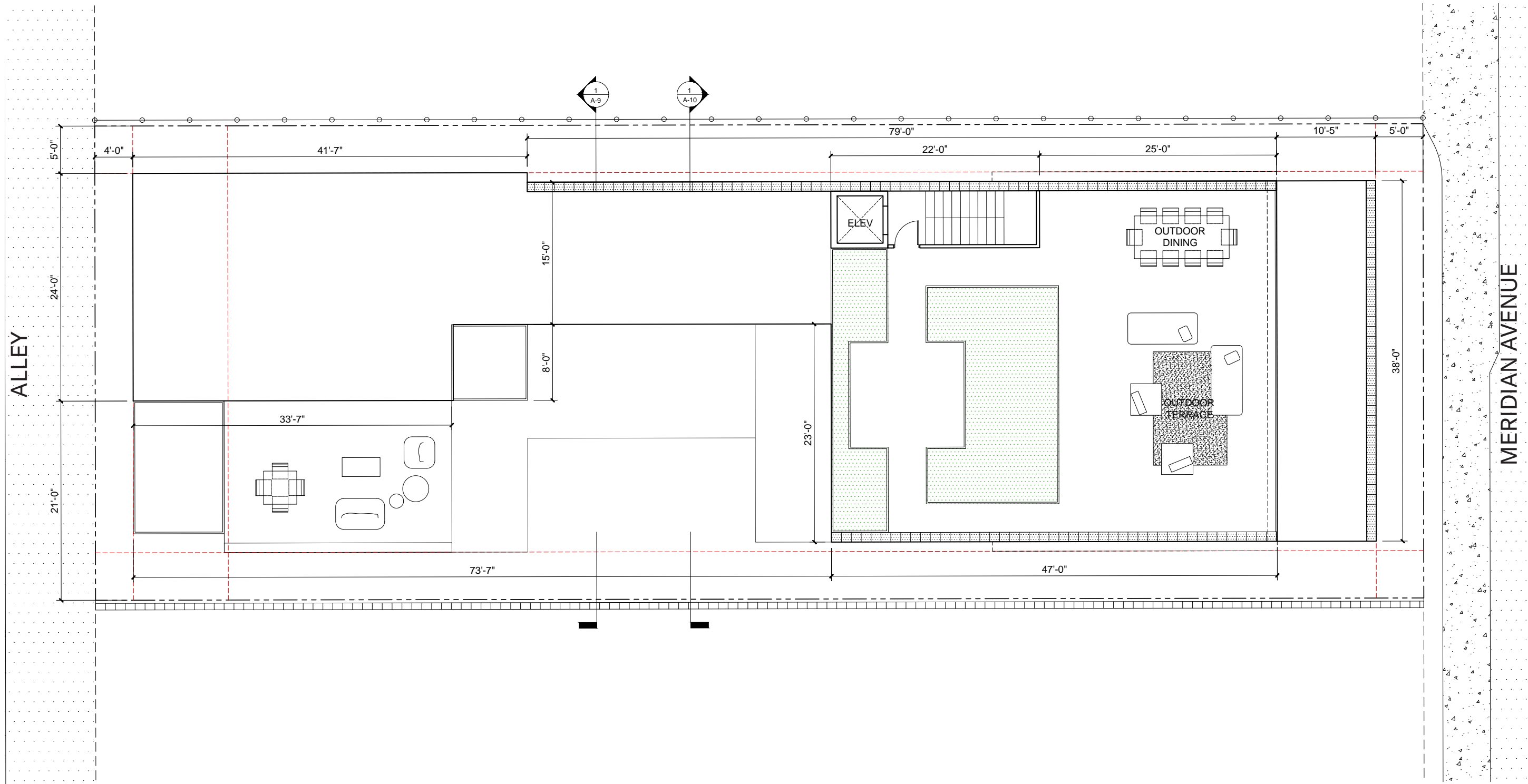
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
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305.512.9960

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336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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Date: 2025.08.22 13:14:23 -04'00'

Date: 07.15.2025
Scale:
Revisions:



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

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 T 305.762.5895
 AA #00035E

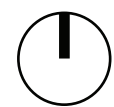
336 Meridian Ave
 Miami Beach, FL 33139

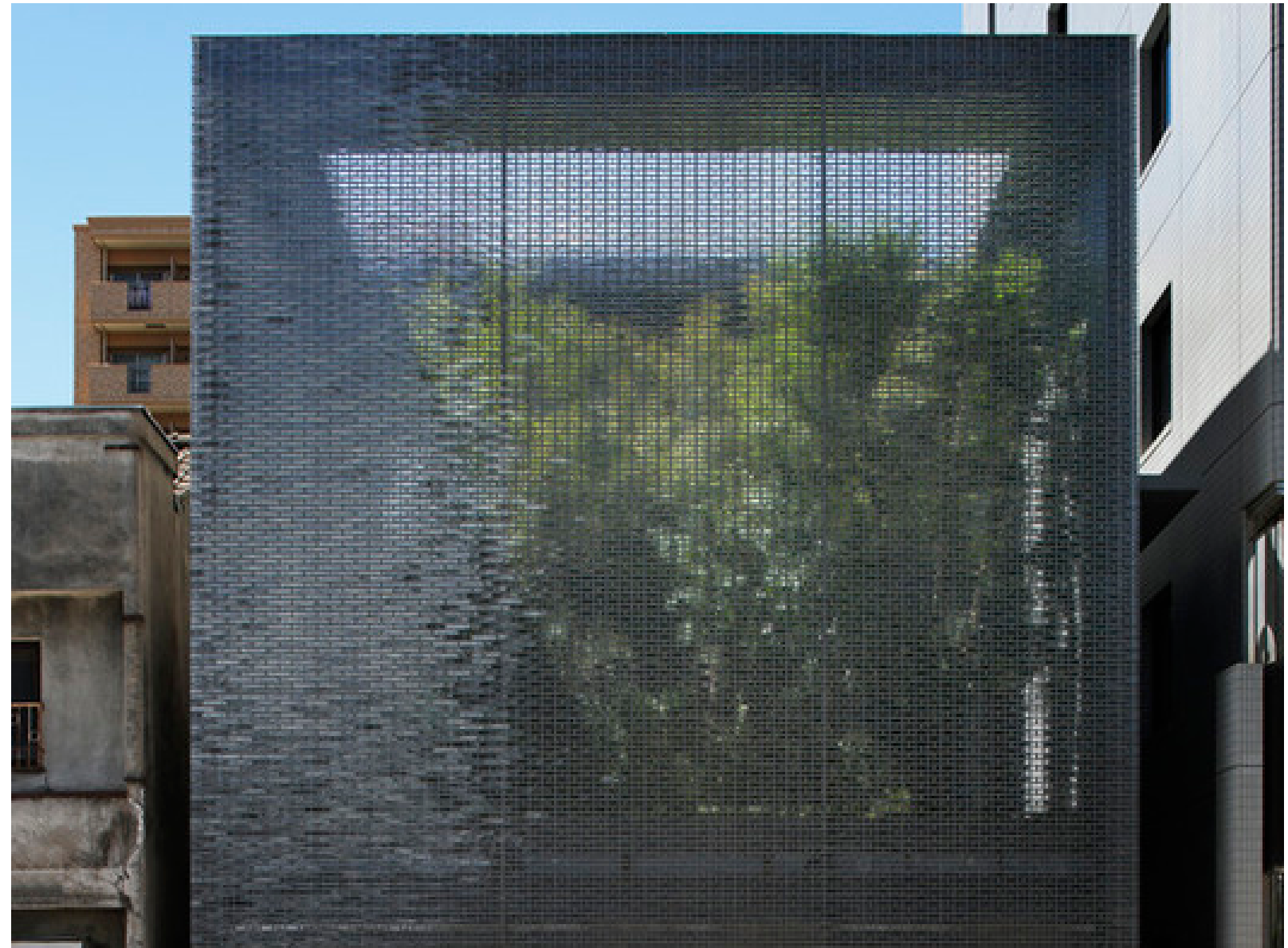
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 rene gonzalez
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Date: 07.15.2025
 Scale:
 Revisions:

PLANS -
 ROOFTOP

A-32





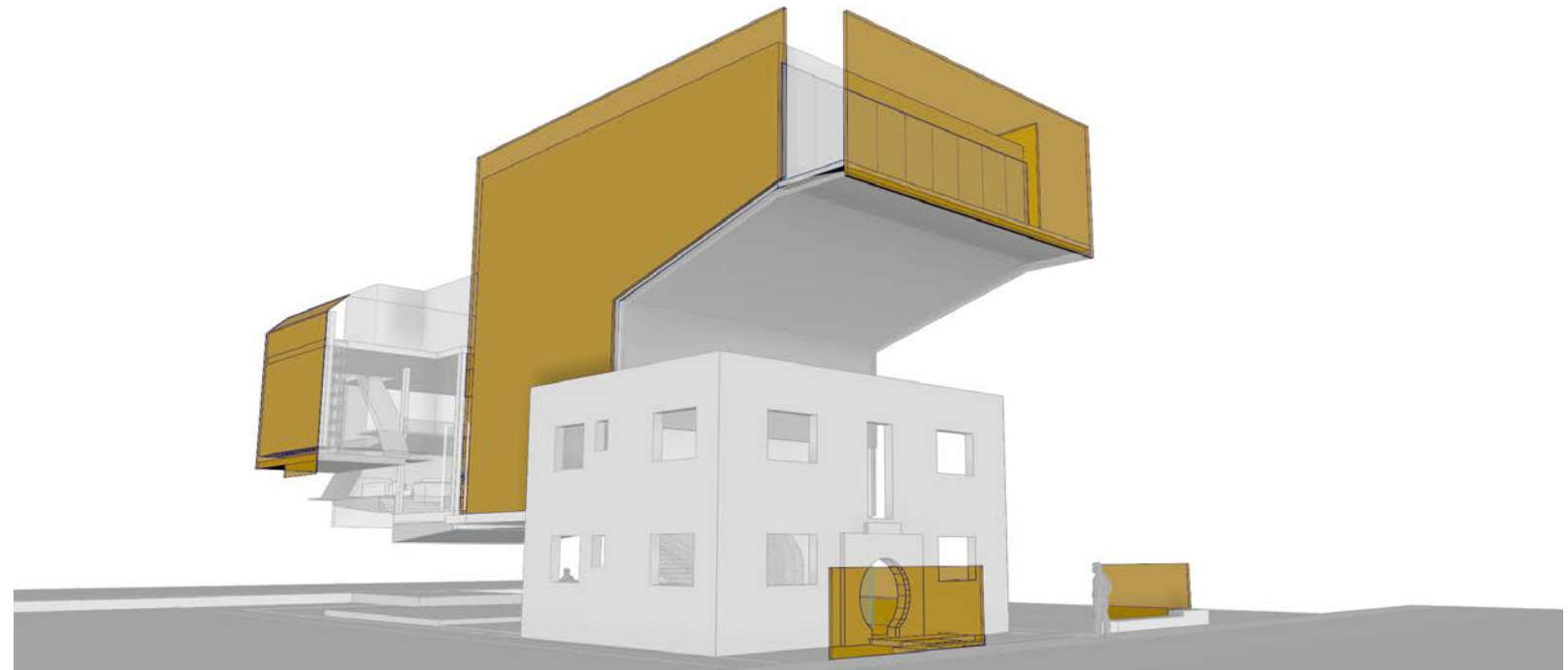
GLASS BLOCK

GBA Architectural Products

Hurricane-Resistant Glass Block Windows

Endura Block

or similar



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305.512.8960

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336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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Date: 2025.08.22 13:18:17 -04'00'

Date: 07.15.2025
Scale:
Revisions:

**MATERIALITY -
GLASS BLOCK**

A-33

ART DECO AND GLASS BLOCK



The Owens-Illinois Glass Block Building
1933 Chicago, Illinois



Coulter's Department Store by Stiles O. Clements
1938 Los Angeles, California



Benson & Dixon Department Store by Alfred S. Alschuler
1937 Chicago, Illinois



The Glass Center by Shreve, Lamb & Harmon
1939 New York



Direct Oil Service Station by Arthur Brammer
1937 Minneapolis, Minnesota



Shell Oil Company Gas Station
1934 New York City, New York

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Structural Engineer
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305.512.8960

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Miami Beach, FL 33139



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ART DECO AND
GLASS BLOCK

ART DECO AND GLASS BLOCK



Maison de Verre by Pierre Chareau
1932 Paris, France

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Rene Gonzalez Architects

Miami, Florida
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T 305.762.5895
AA #000351

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Miami Beach, FL 33139

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by rene
gonzalez
Date:
2025.08.22
13:23:29 -04'00'

Date: 07.15.2025
Scale:
Revisions:

ART DECO AND
GLASS BLOCK

A-35

ART DECO AND GLASS BLOCK



Lescaze House by William Lescaze
1933 New York City, New York

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 AA #0003351

Digitally signed by Rene Gonzalez, DN: cn=Rene Gonzalez, o=Rene Gonzalez Architects, ou=Rene Gonzalez Architects, email=renegonzalezarchitects.com, c=US. Date: 2025.08.22 13:25:34 -0400

336 Meridian Ave
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 by rene
 gonzalez
 Date:
 2025.08.22
 13:25:34 -04'00'

Date: 07.15.2025
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 Revisions:

ART DECO AND
 GLASS BLOCK

GLASS BLOCK IN MIAMI BEACH



Sterling Building
1925 Miami Beach, Florida



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 305.512.8960

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 Miami, Florida
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 T 305.762.5895
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336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

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 by rene
 gonzalez
 Date:
 2025.08.22
 13:27:47 -04'00'

Date: 07.15.2025
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 Revisions:

GLASS BLOCK IN MIAMI BEACH



United States Post Office by Howard Lovewell Cheney
 1937 Miami Beach, Florida

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 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9900

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #00035E1

Digitally signed by Rene Gonzalez, DN: cn=Rene Gonzalez, o=Rene Gonzalez Architects, ou=Rene Gonzalez Architects, email=renegonzalezarchitects.com, c=US. Date: 2025.08.22 13:30:08 -0400

336 Meridian Ave
 Miami Beach, FL 33139



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 Date: 2025.08.22 13:30:08 -0400

Date: 07.15.2025
 Scale:
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GLASS BLOCK IN SOUTH FLORIDA

GLASS BLOCK IN MIAMI BEACH



Thomas Kramer Building by Arquitectonica
1982 Miami Beach, Florida

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 305.512.8960

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

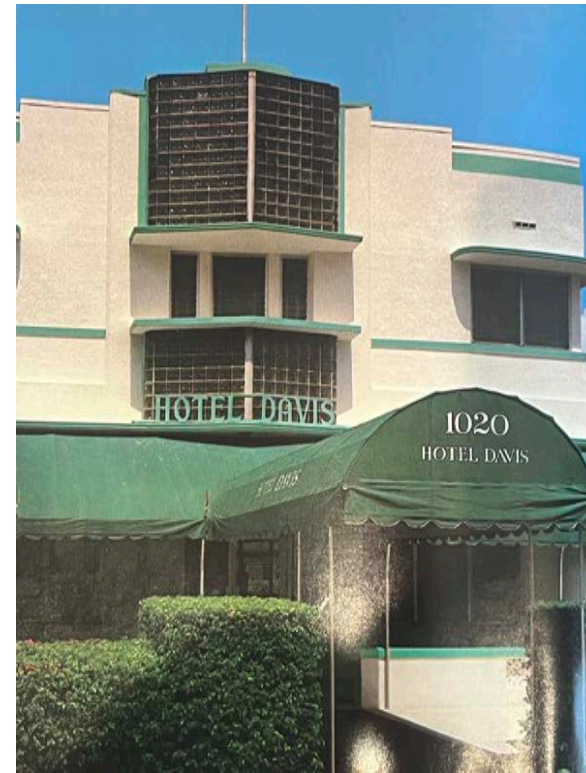
336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by
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Date: 07.15.2025
 Scale:
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GLASS BLOCK IN
 SOUTH FLORIDA

GLASS BLOCK IN MIAMI BEACH



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305.512.8960

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Miami, Florida
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Digitally signed by Rene Gonzalez Architects, Inc. DN: cn=Rene Gonzalez Architects, Inc., o=Rene Gonzalez Architects, Inc., ou=Architecture, email=rengonzalezarchitects.com, c=US. Date: 2025.08.22 13:35:06 -0400

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



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rene gonzalez
Date:
2025.08.22
13:35:06
-04'00'

Date: 07.15.2025
Scale:
Revisions:

GLASS BLOCK IN SOUTH FLORIDA

GBA Architectural Products

Hurricane-Resistant Glass Block Windows

Endura Block: 8 x 8 x 4 in

- Meets large missile impact tests referenced in the International Building Code (IBC), in accordance with
- ASTM E-1886 and ASTM E-1996
- Tested to Florida and Dade county Approval protocols
- TAS 201, 202, 203
- Window size and Design pressure Rating: 4' x 8' = 80 PSF Design pressure

or similar



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rengonzalezarchitect.com
T 305.762.5895
AA #000351

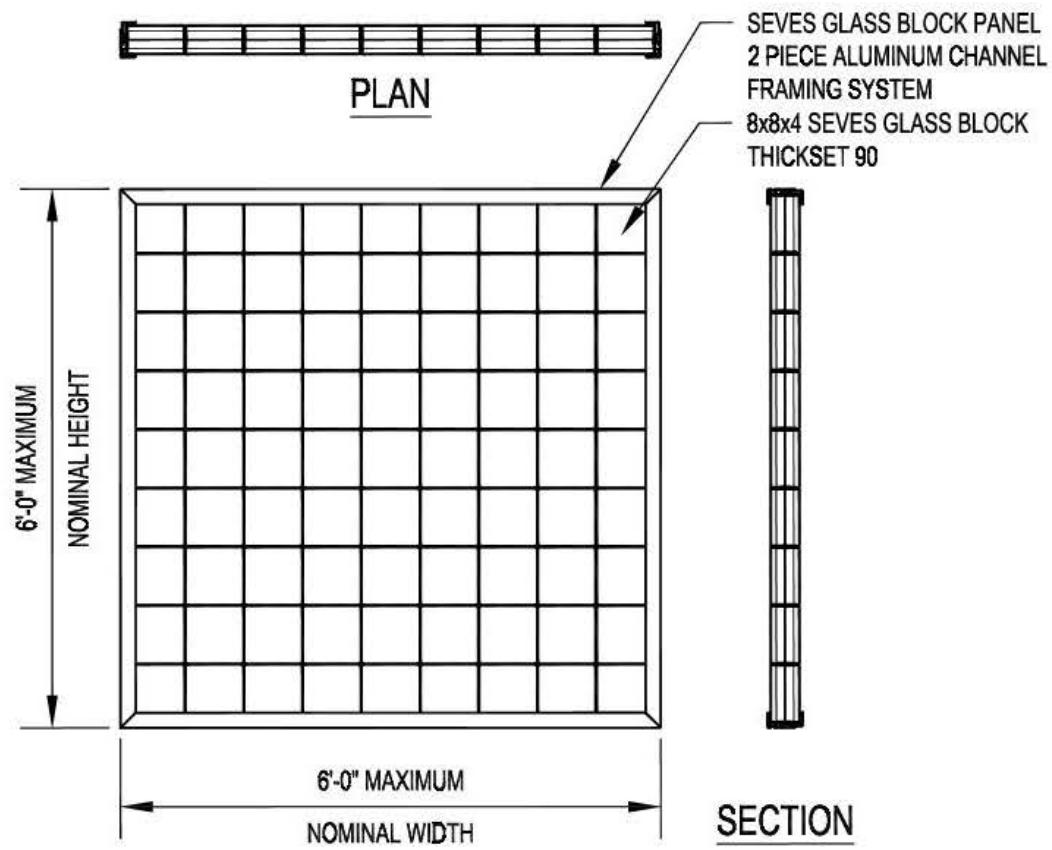
336 Meridian Ave
Miami Beach, FL 33139



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gonzalez
Date:
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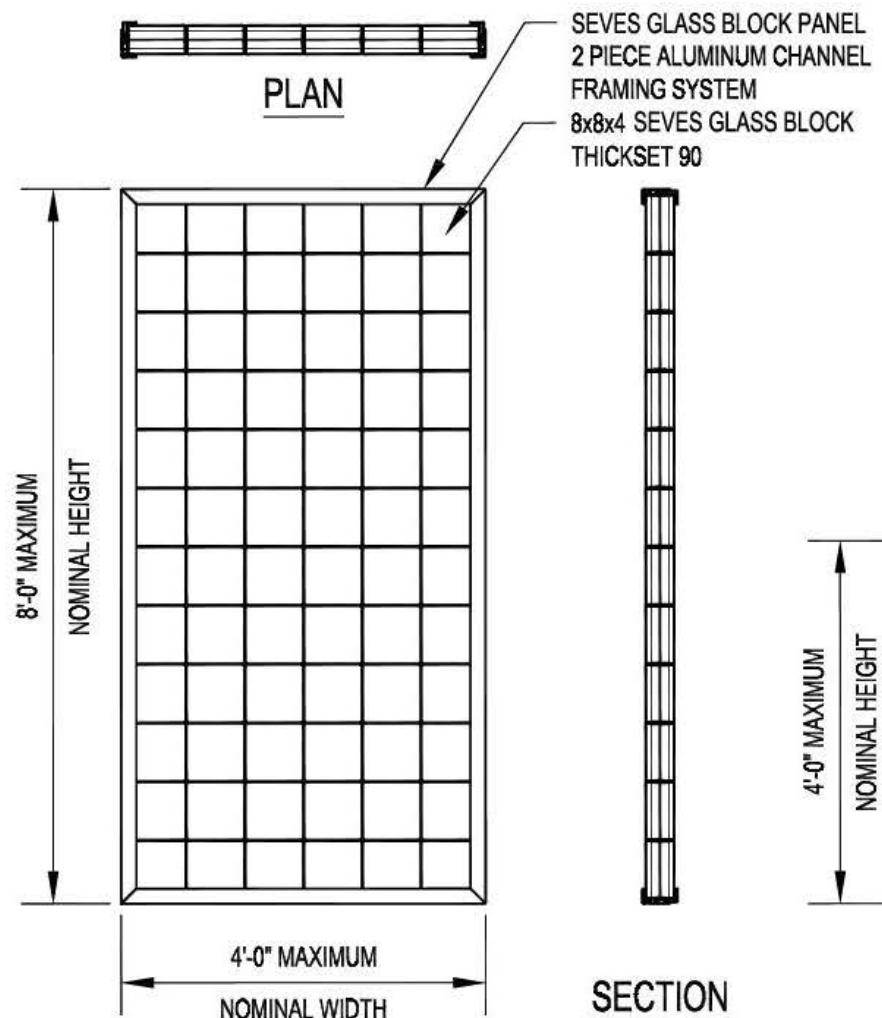
Date: 07.15.2025
Scale:
Revisions:

REVISIONS		
REV	DESCRIPTION	DATE
1	ADDED DLO (DAYLIGHT OPENING) TO ELEVATIONS	04/01/2014
2	FBC 2020 NOTE ADDED	06/12/2020
3	FBC 2023 NOTE ADDED	09/12/2023



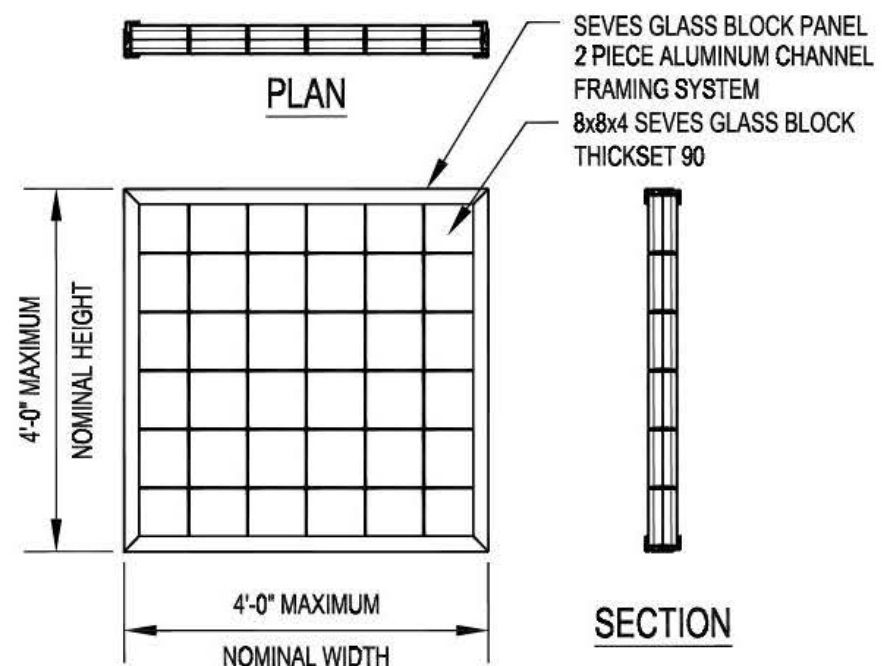
ELEVATION
9 BLOCKS x 9 BLOCKS
D.L.O.: 67 7/8" X 67 5/8"

IMPACT RESISTANT
DESIGN PRESSURE RATING
± 68.0 PSF



ELEVATION
6 BLOCKS x 12 BLOCKS
D.L.O.: 44 3/8" X 91 1/8"

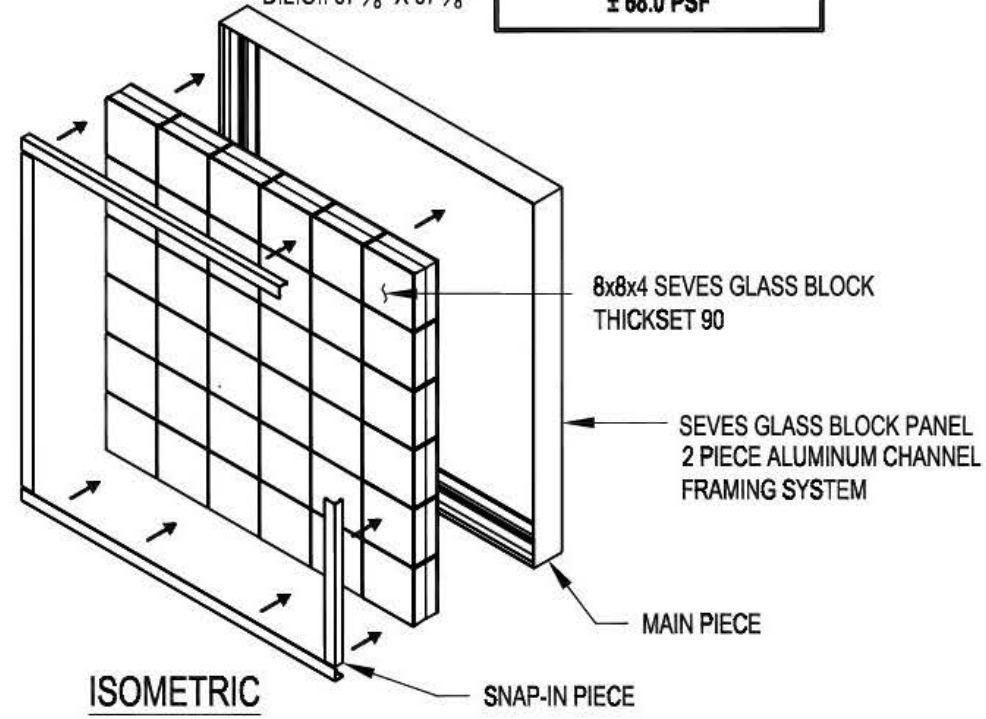
IMPACT RESISTANT
DESIGN PRESSURE RATING
± 80.0 PSF



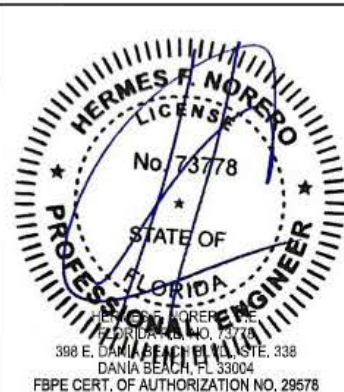
ELEVATION
6 BLOCKS x 6 BLOCKS
D.L.O.: 44 3/8" X 44 1/8"

IMPACT RESISTANT
DESIGN PRESSURE RATING
± 100.0 PSF

GENERAL NOTES:
1. THESE PRODUCTS HAVE BEEN TESTED TO HVHZ PROTOCOLS TAS 201, 202, & 203-94 AND COMPLY WITH THE 2020 (7TH EDITION) & 2023 (8TH EDITION) FLORIDA BUILDING CODE.



PRODUCT REVISED
as complying with the Florida
Building Code
NOA-No. **23-1012.14**
Expiration Date **10/16/2028**
By **Miami-Dade Product Control**



TITLE HIGH PERFORMANCE SYSTEMS HURRICANE-RESISTANT GLASS BLOCK PANELS			
SEVES GLASS BLOCK, INC. 10576 BROADVIEW ROAD BROADVIEW HEIGHTS, OH 44147			
SCALE 1/2" = 1'-0"	DWG. NO. HRGBP-001	REV 3	
BY LBA	DATE 01/10/2014	SHEET 1 OF 3	

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1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.507.8168

Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9890

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Miami, Florida
rengonzalezarchitect.com
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AA #0003351

336 Meridian Ave
Miami Beach, FL 33139

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signed by
rene gonzalez
Date:
2025.08.22
13:41:07
-04'00"

Date: 07.15.2025
Scale:
Revisions:

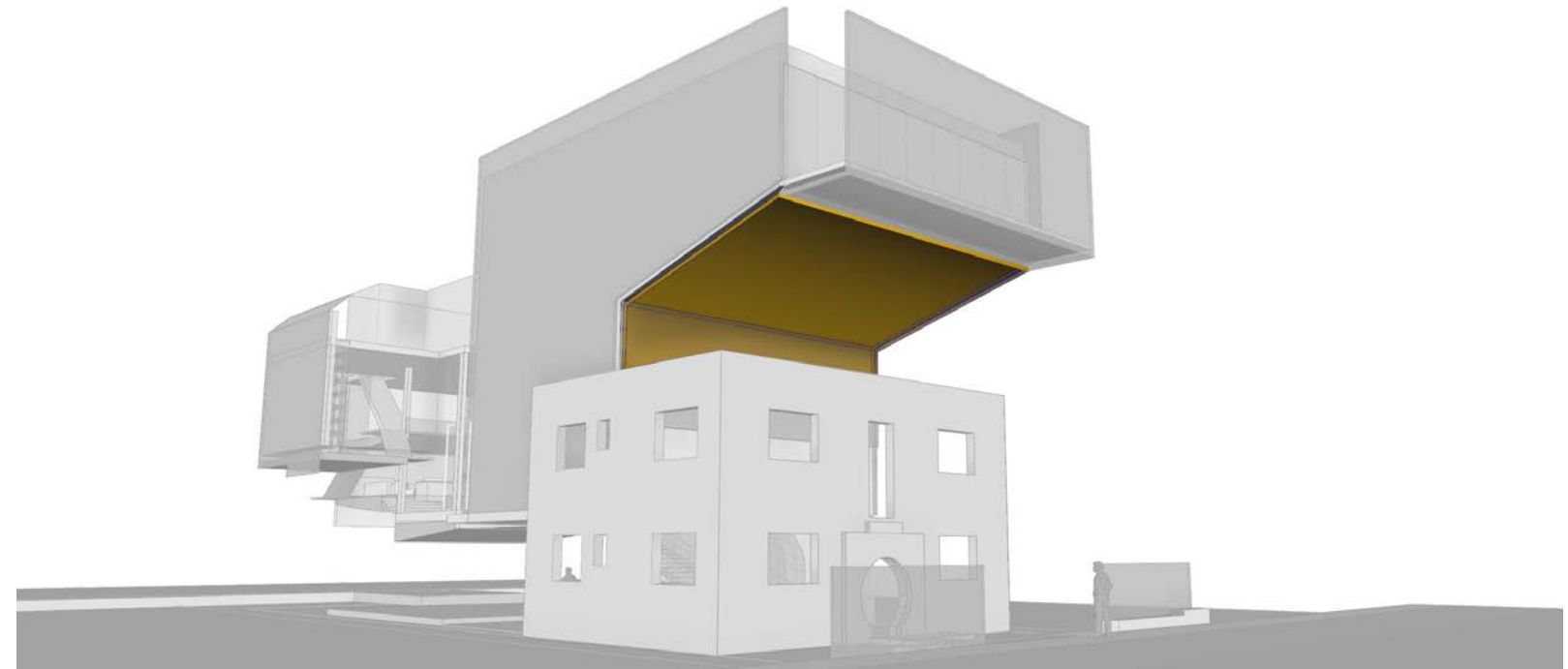


**ALUCOBOND
REFLECTIVE SATIN METAL FINISH
APPLIED AT GLASS, 120 OCEAN DR**

REFLECTIVE SURFACE

Alucobond
Reflect Mirror Finish

or similar



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rengonzalezarchitects.com
T 305.762.5895
AA #0003351

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336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 13:44:02 -04'00'

Date: 07.15.2025
Scale:
Revisions:

**MATERIALITY -
REFLECTIVE
ALUCABOND**



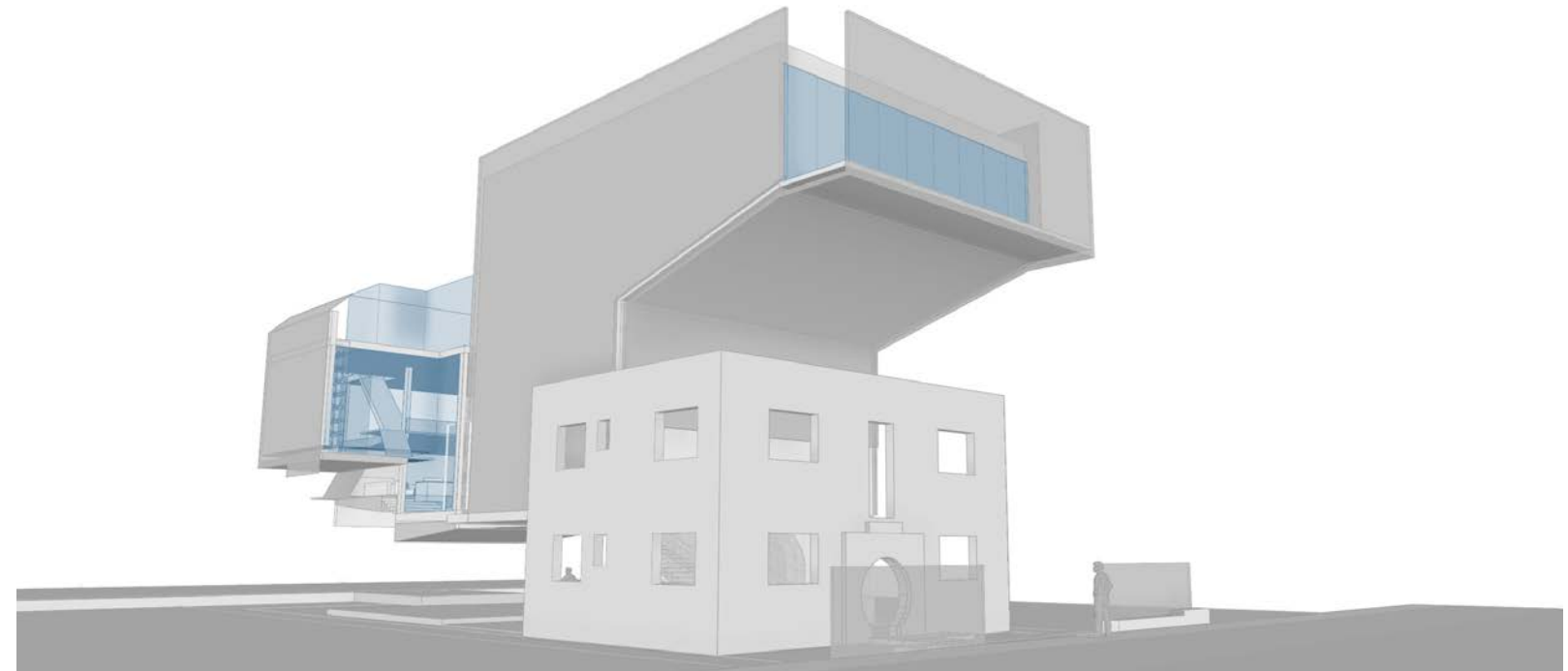
STEEL AND GLASS WINDOW SYSTEM

Cantera Luxury Metal Windows and Doors

Florida Hurricane Impact Rated Steel Doors & Windows

CS77 - Hurricane Solutions

or similar



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305.512.8960

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Miami, Florida
rengonzalezarchitect.com
T 305.792.5895
AA #0003351

336 Meridian Ave	336 Meridian Ave
Miami Beach, FL 33139	Miami Beach, FL 33139



Date: 07.15.2025
Scale:
Revisions:

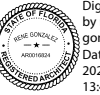
MATERIALITY -
STEEL AND
GLASS WINDOWS

A-44

VARIANCE DRAWINGS

336 Meridian Ave
Miami Beach, FL 33139

336 Meridian Ave
Miami Beach, FL 33139



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gonzalez
Date:
2025.08.22
13:49:13 -04'00'

Date: 07.15.2025
Scale:
Revisions:

VARIANCE

V-0

Rene Gonzalez Architects

Miami, Florida
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AA #0003351

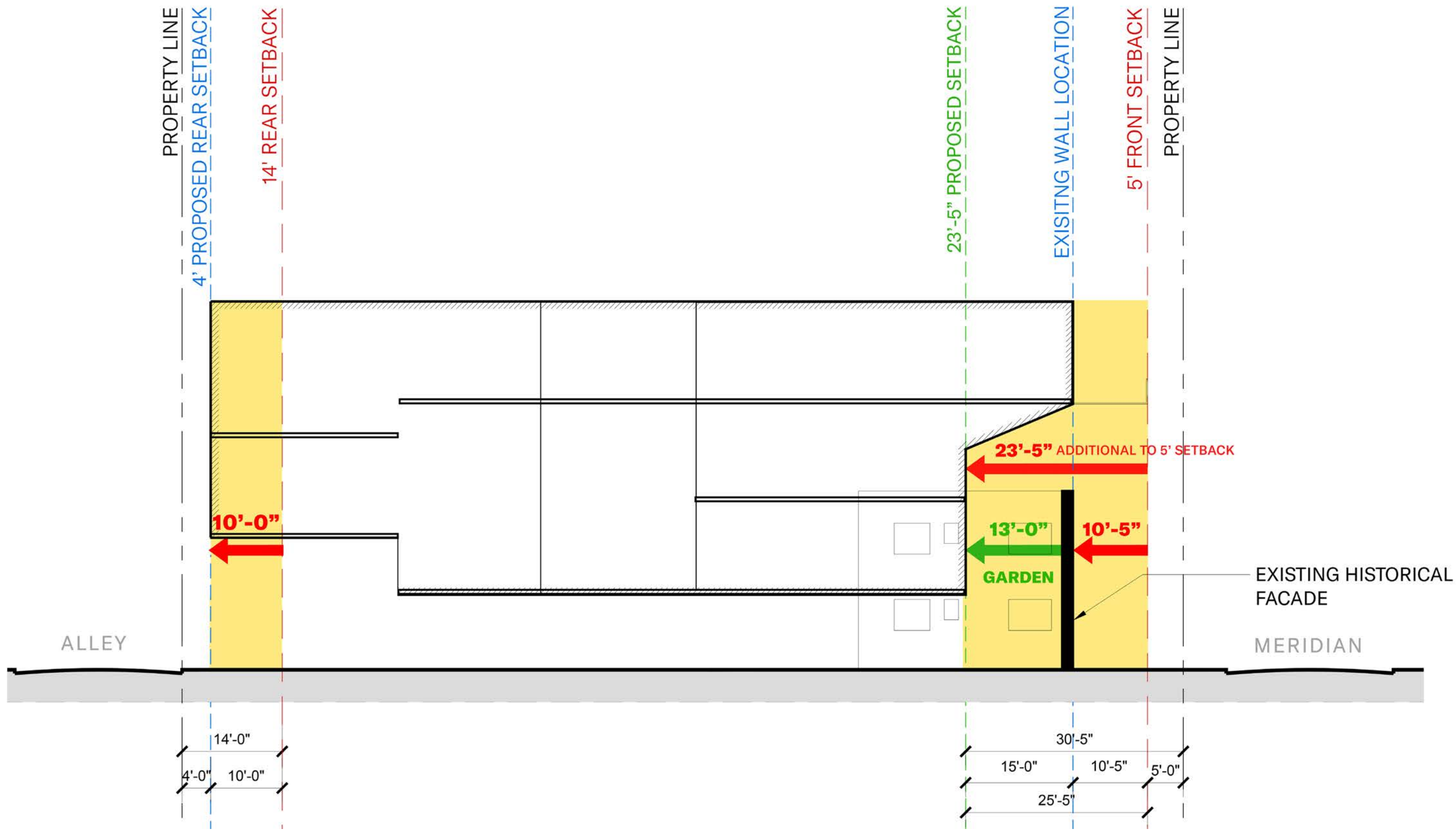
STATE OF FLORIDA
RENE GONZALEZ ARCHITECTS, INC.
REGISTERED PROFESSIONAL ARCHITECTS
LICENSE NO. AA #0003351
ISSUED 08/15/2013
RENEWED 08/15/2018
RENEWED 08/15/2023
RENE GONZALEZ ARCHITECTS, INC.
15750 N.W. 14th Street, Suite 200
Miami, Florida 33187
Phone: 305.762.5895
Fax: 305.762.5896
www.rengonzalezarchitects.com

Optimus Structural Design
Structural Engineer

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Miami Lakes, FL 33016
305.512.9960

Mauricio Del Valle Design Inc
Landscape Designer

1573 Pennsylvania Avenue
Miami Beach, FL 33139
305.607.8168

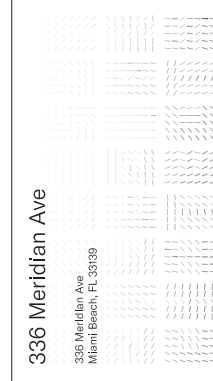


1 SECTION SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
 scale: N.T.S.

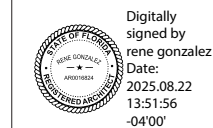
Mauricio Del Valle Design Inc
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 T 305.762.5895
 AA #0003351



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 Miami Beach, FL 33139

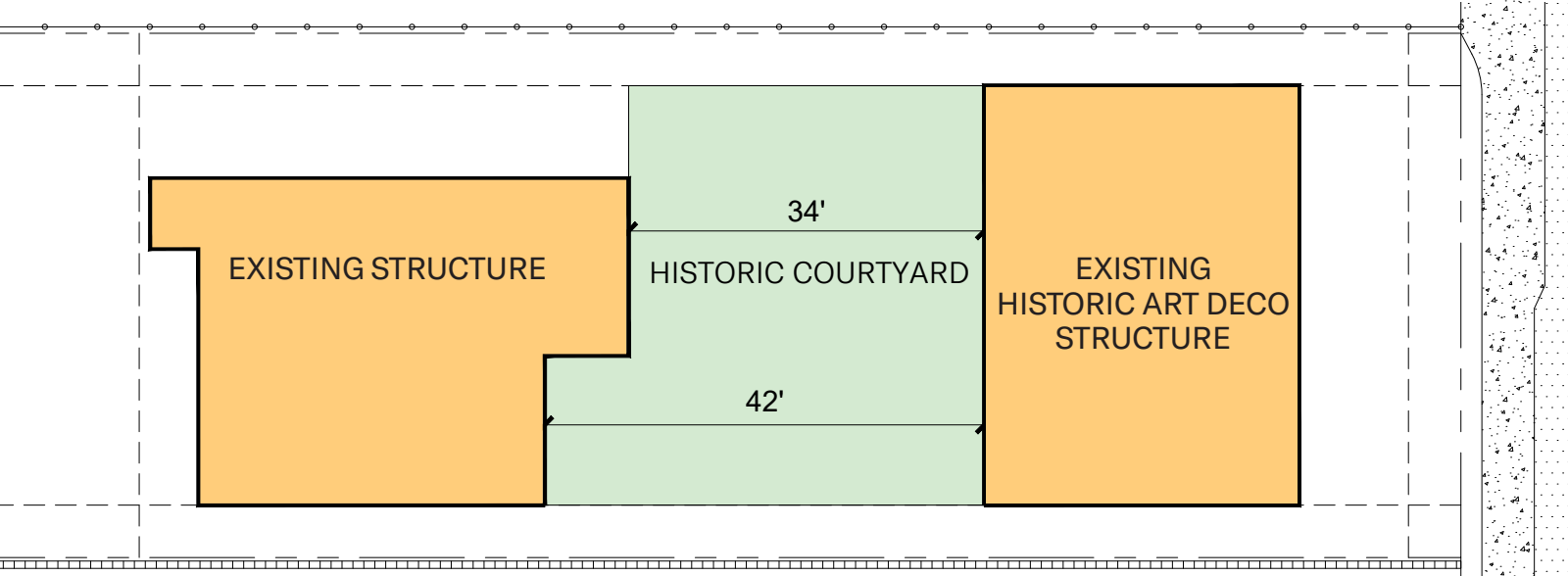


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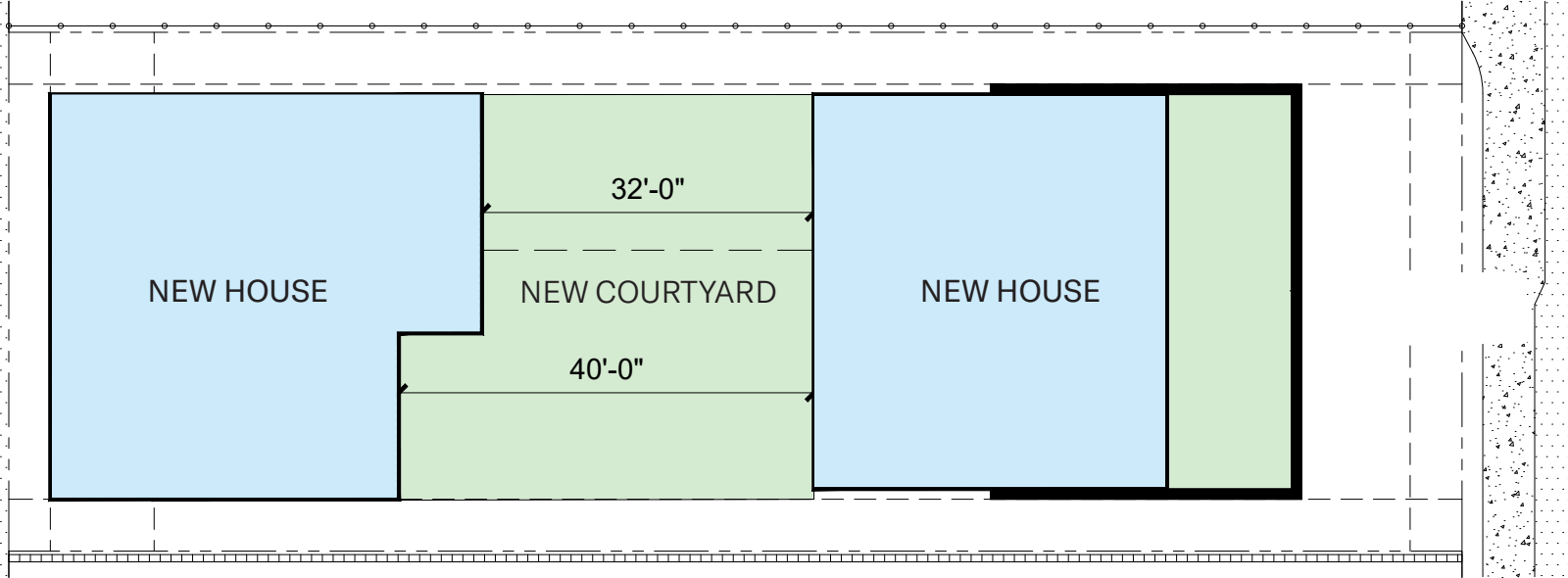
VARIANCE SECTION

V-1

HISTORICAL COURTYARD PRESERVING A SOUTH BEACH TYPOLOGY



EXISTING HISTORIC COURTYARD



PROPOSED COURTYARD

Mauricio Del Valle Design Inc
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Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitect.com
T 305.762.5895
AA #00035E1

336 Meridian Ave
Miami Beach, FL 33139

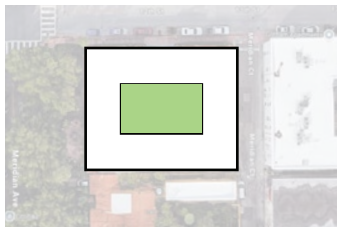
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HISTORIC
COURTYARD



Henderson Condo - 1051 Euclid Ave
built in 1940



Parc Vendome Condo - 736 13th Street
built in 1936



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
305.512.8960

Rene Gonzalez Architects

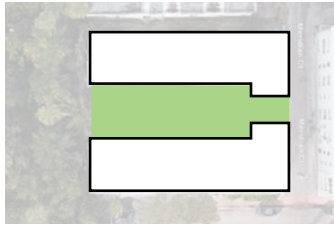
Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351
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Miami Beach, FL 33139

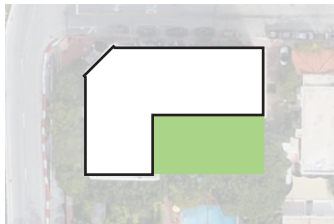
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SOUTH BEACH HISTORIC COURTYARD TYPOLOGY



Acardia Condo - 1215 Meridian Ave
built in 1937



Freehand Hotel - 2727 Indian Creek Dr
built in 1936



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
 305.512.8960

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #0003351

336 Meridian Ave

336 Meridian Ave
 Miami Beach, FL 33139

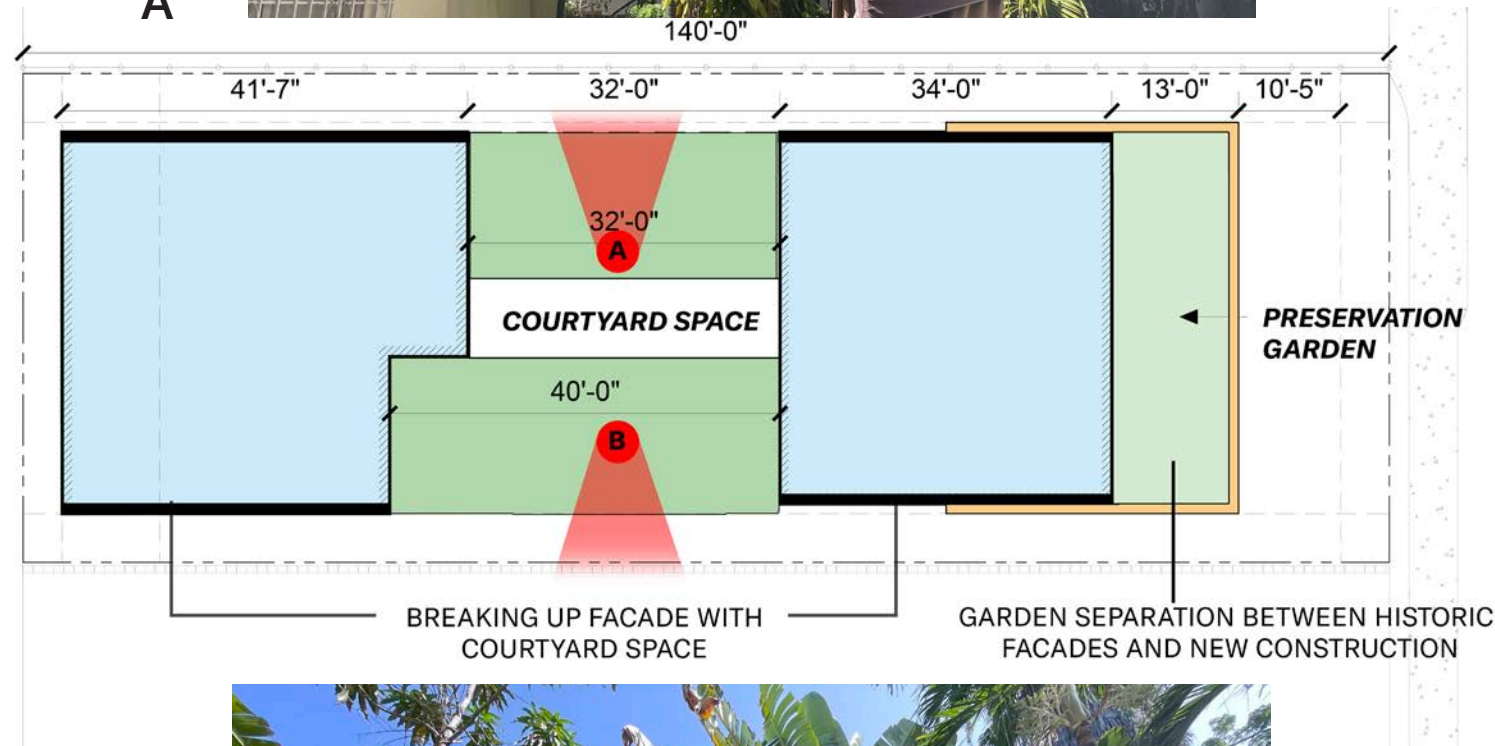
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SOUTH BEACH HISTORIC COURTYARD TYPOLOGY



A



B

RESPECTING THE CITY'S INTENTION OF REQUIRING SIDE YARDS FOR EVERY 60' OF SIDE ELEVATIONS

7.2.2.3.b - The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

2. Two Story Houses Standards.

Two-story side elevations located parallel to a side property line shall not exceed 50 percent (50%) of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least 8 feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent (1%) of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent (50%) of the required interior open space area shall be sodded or landscaped previous open space. The additional open space may contain mechanical equipment. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through historic preservation board, or design review board approval, as may be applicable, in accordance with the applicable design review or appropriateness criteria.

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
305.512.9960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitect.com
T 305.762.5895
AA #00035E
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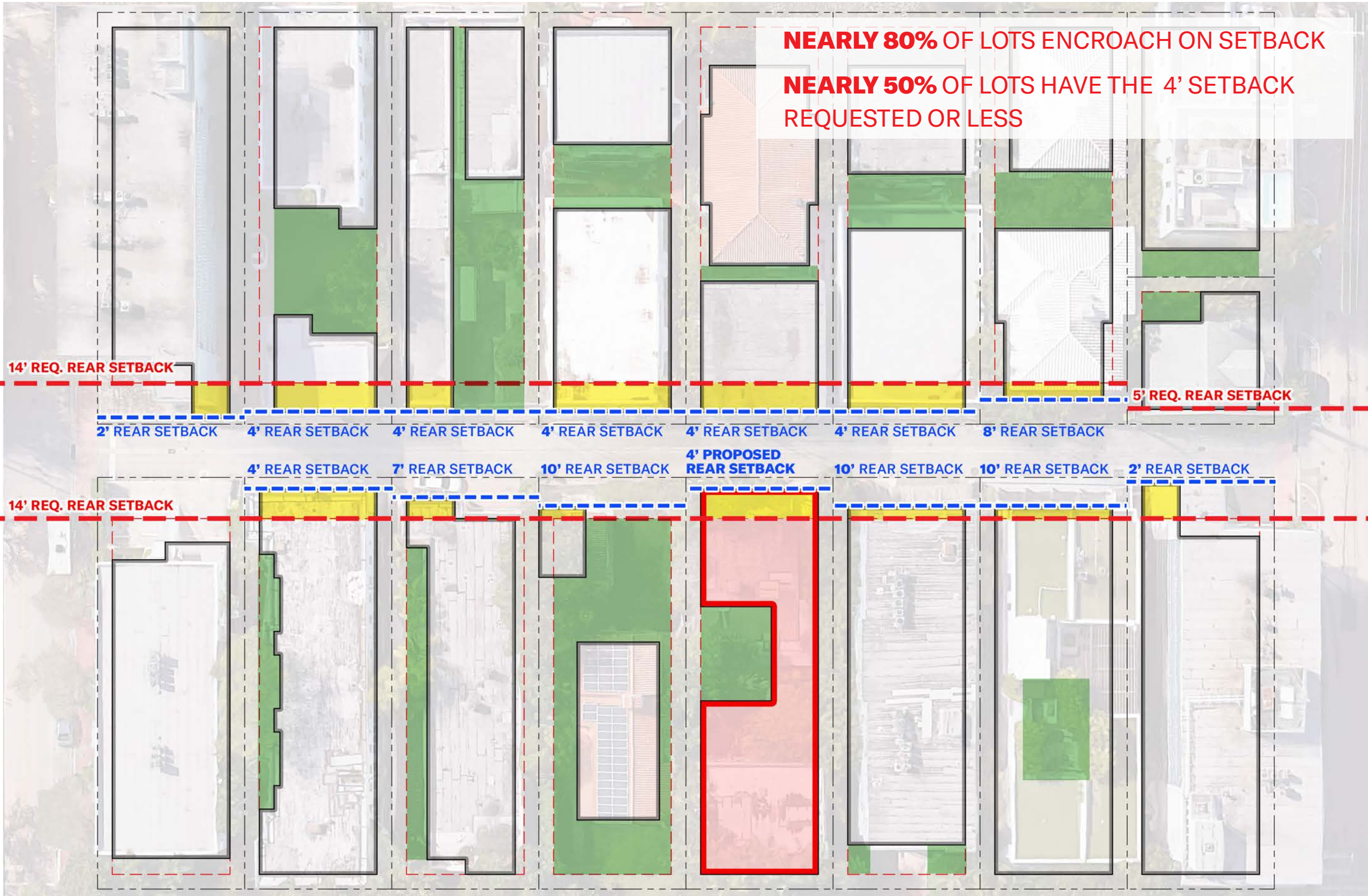
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Miami Beach, FL 33139

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COURTYARD SIDE YARD

V-6



NEARLY 80% OF LOTS ENCROACH ON SETBACK
NEARLY 50% OF LOTS HAVE THE 4' SETBACK REQUESTED OR LESS

14' REQ. REAR SETBACK

5' REQ. REAR SETBACK

2' REAR SETBACK

4' REAR SETBACK

4' REAR SETBACK

4' REAR SETBACK

4' REAR SETBACK

4' REAR SETBACK

8' REAR SETBACK

4' REAR SETBACK

7' REAR SETBACK

10' REAR SETBACK

4' PROPOSED REAR SETBACK

10' REAR SETBACK

10' REAR SETBACK

2' REAR SETBACK

14' REQ. REAR SETBACK

Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.512.8168

Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.8960

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitect.com
 T 305.762.5895
 AA #0003351

336 Meridian Ave

336 Meridian Ave
 Miami Beach, FL 33139

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PRECEDENTS

1 PRECEDENTS
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V-7