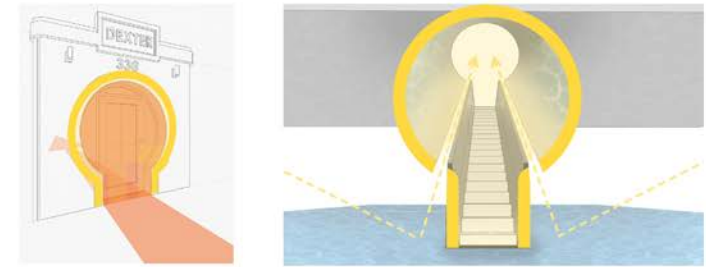


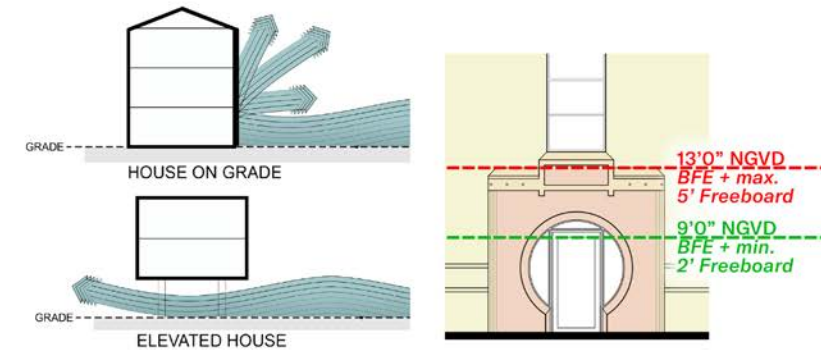
1. **SINGLE FAMILY HOME PROPOSED**
 VS.
SIXTEEN (16) 950 SQFT APARTMENTS +
TWENTY FOUR (24) PARKING ALLOWED



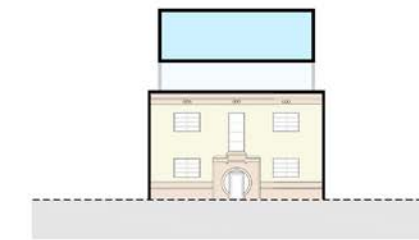
2. **HISTORIC ART DECO PORTAL AS A DESIGN GENERATOR**



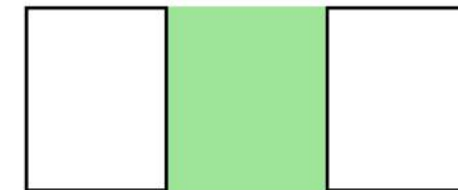
3. **RESILIENT ELEVATED HOUSE / UNDERSTORY**



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



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

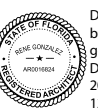


Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.512.8168

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
 Miami Beach, FL 33139



Digitally signed
 by rene
 gonzalez
 Date: 2025.08.22
 12:36:54 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

DESIGN
 STRATEGY

A-1



336 Meridian Avenue by Architect B. Kingston Hall



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
305.512.9860

Rene Gonzalez Architects

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

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

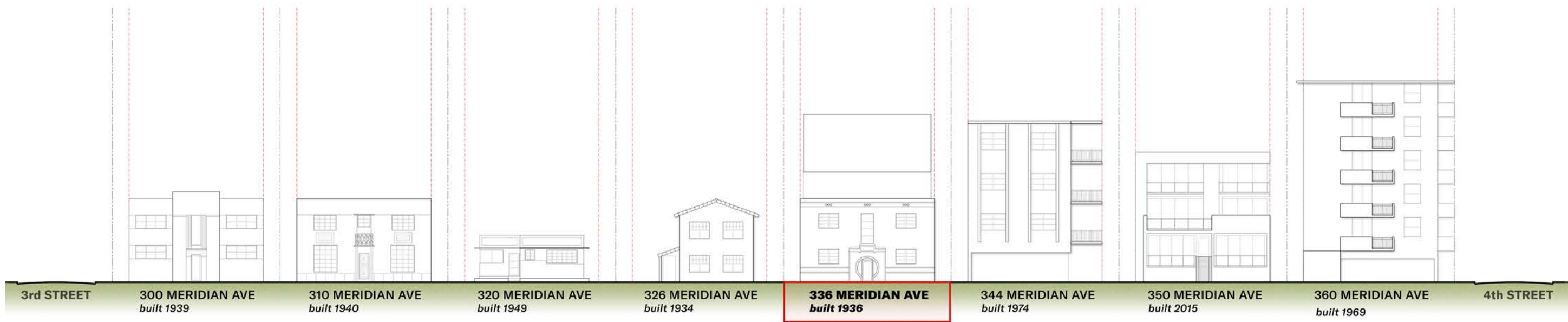


Digitally signed by rene gonzalez
Date: 2025.08.22 12:38:01 -04'00'

Date: 07.15.2025
Scale:
Revisions:



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
305.507.8168

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

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



Digitally signed by
rene gonzalez
Date: 2025.08.22
12:38:25
-04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT
ELEVATION



320 MERIDIAN AVE
built 1949

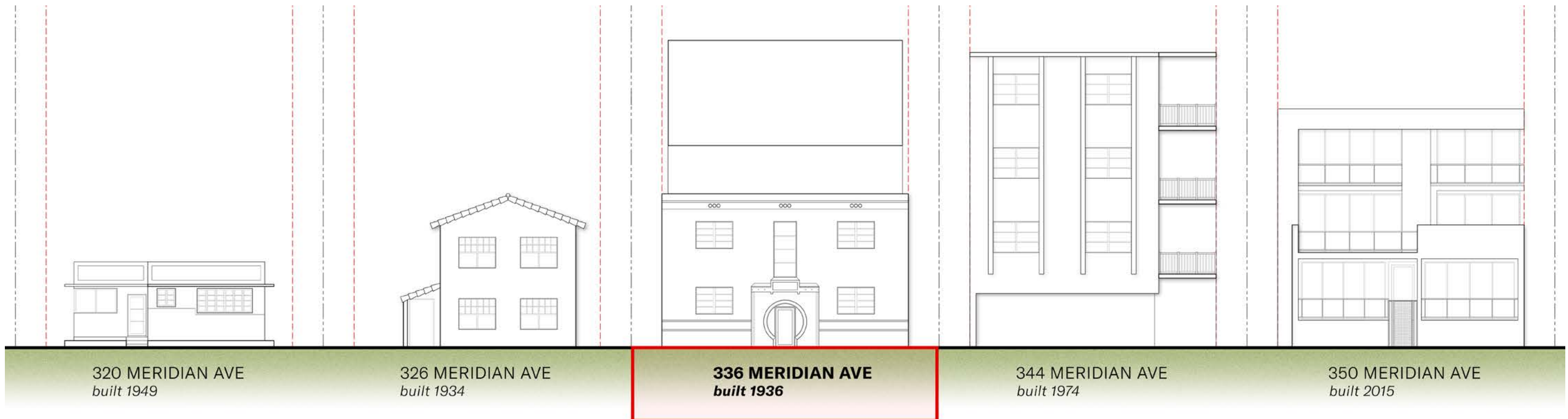
326 MERIDIAN AVE
built 1934

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
305.512.8960

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



336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139



Digitally signed by
rene gonzalez
Date:
2025.08.22
12:38:50
-04'00'

Date: 07.15.2025
Scale:
Revisions:

CONTEXT
ELEVATION



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

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

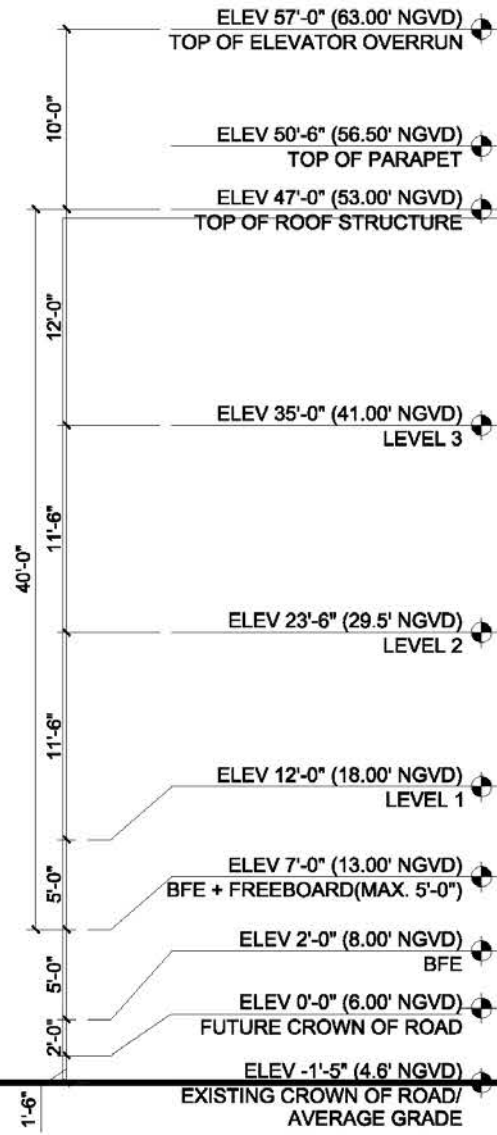
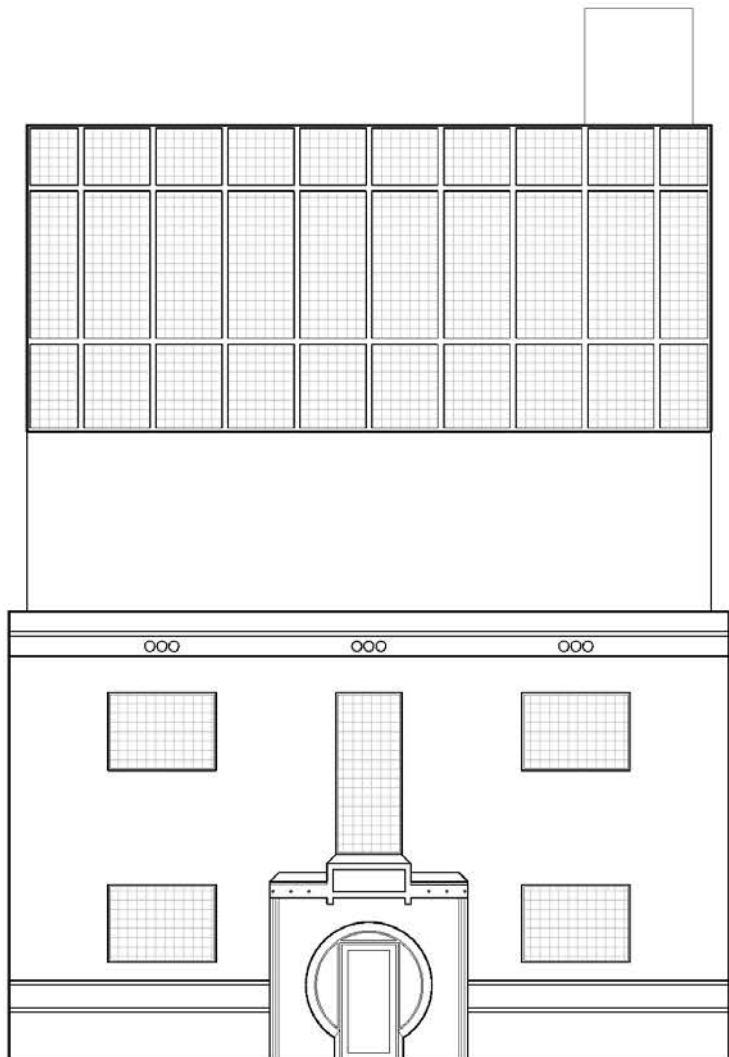
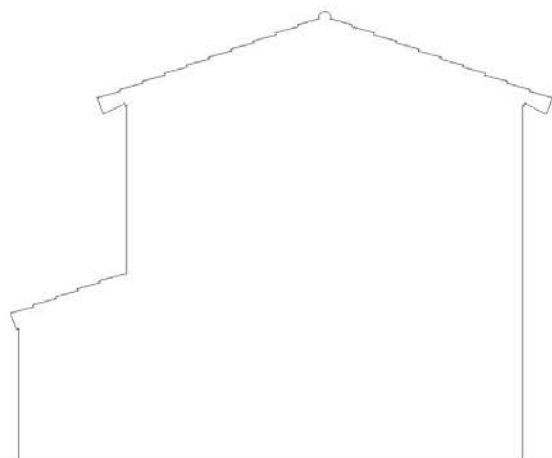
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.612.8960

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

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by
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"

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

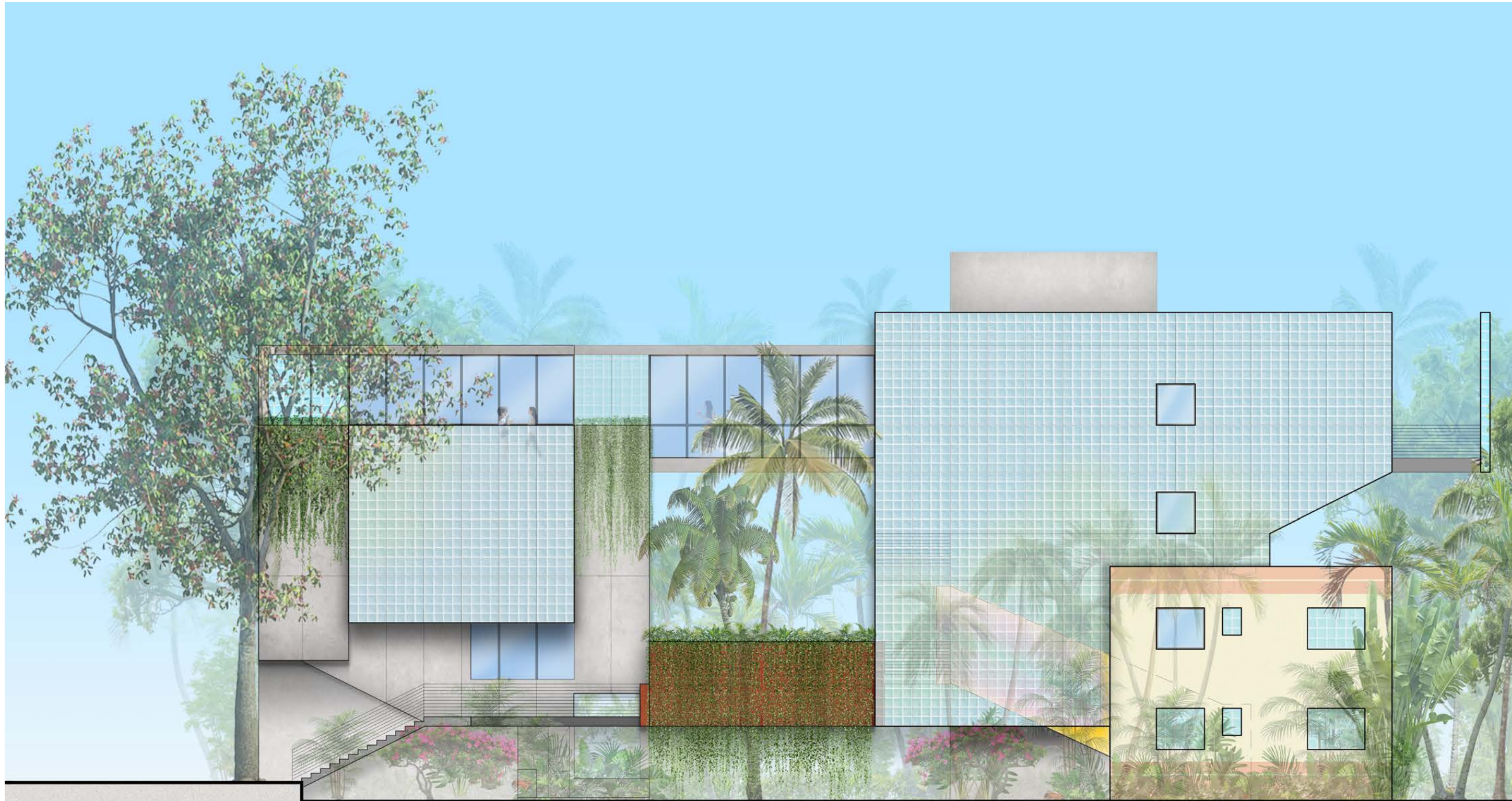
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.2960

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
12:39:52 -04'00'

Date: 07.15.2025
Scale:
Revisions:



1 SOUTH ELEVATION
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
305.512.8960

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

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

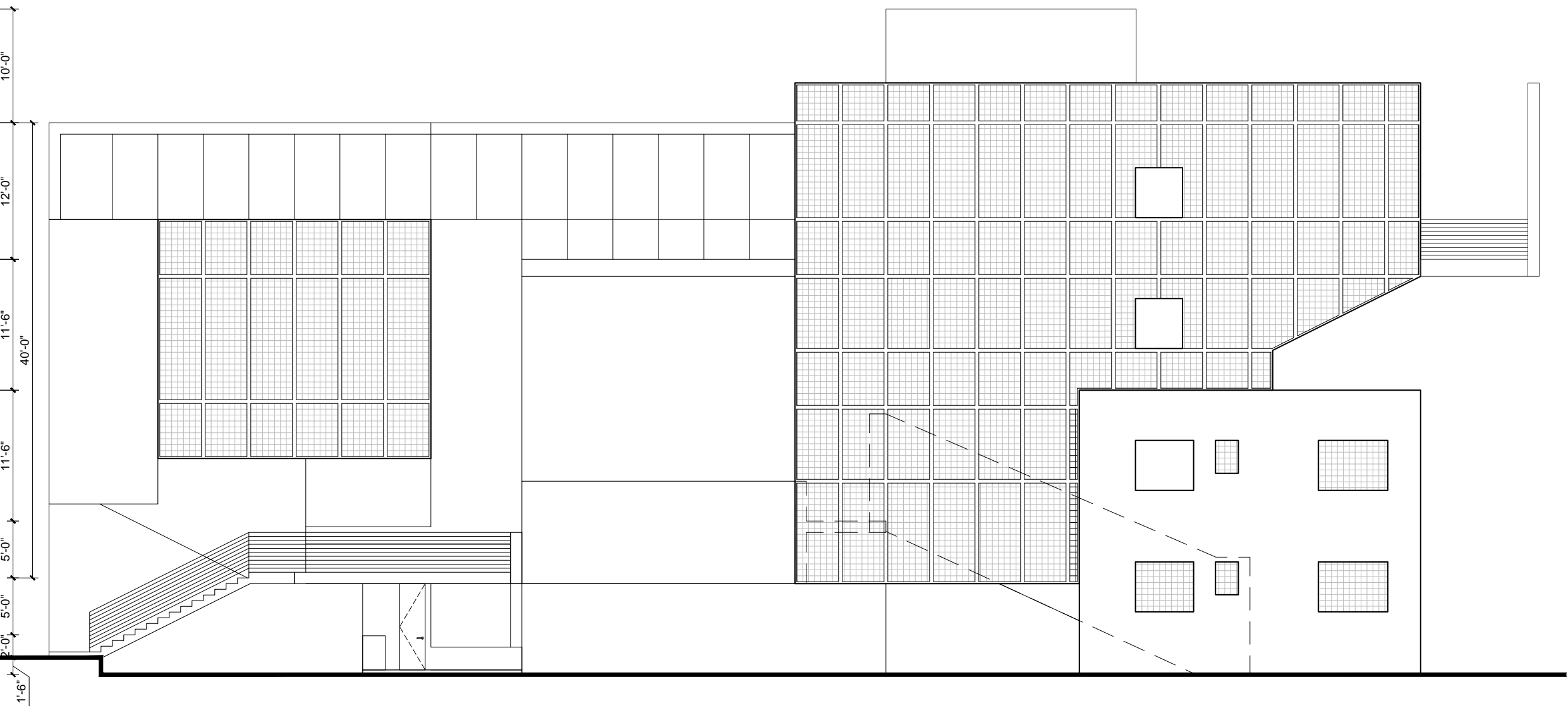
Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:40:31 -04'00'

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
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
rengonzalezarchitect.com
T 305.762.5895
AA #000351

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
by rene
gonzalez
Date:
2025.08.22
12:41:09 -04'00'

Date: 07.15.2025
Scale:
Revisions:

ELEVATIONS -
SOUTH
ELEVATION

A-8



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

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

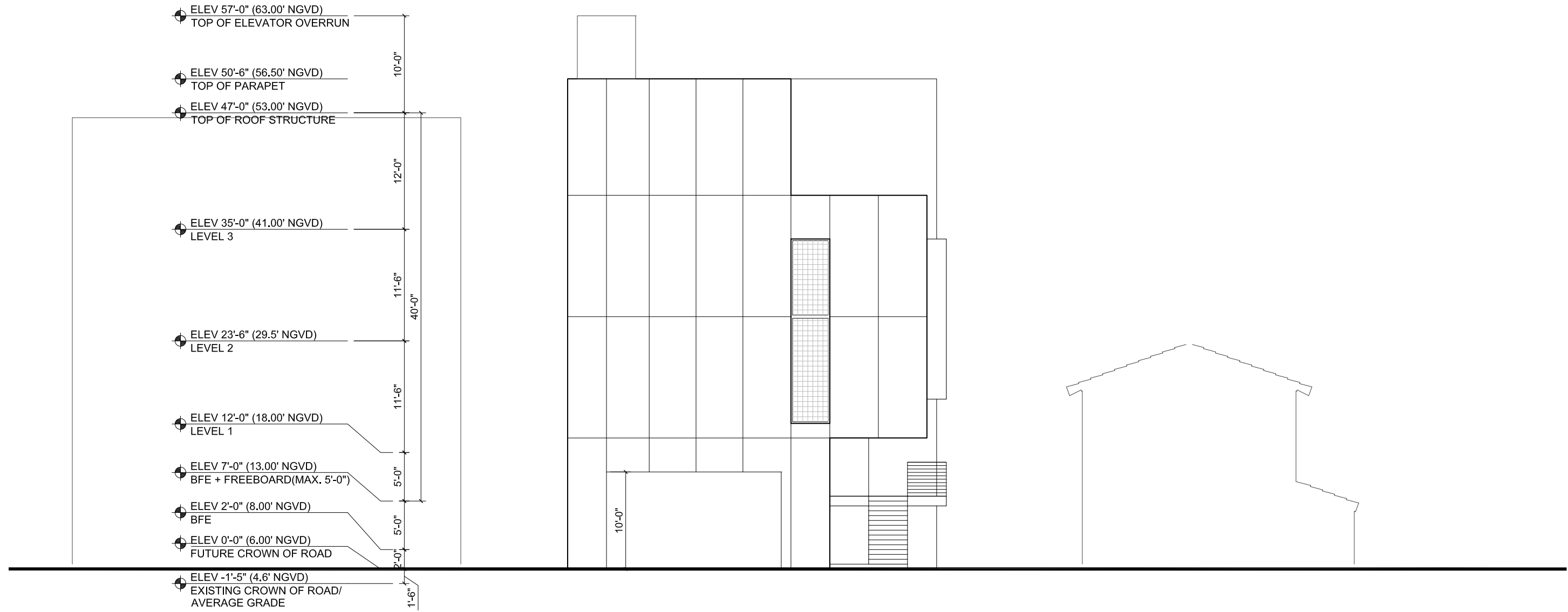
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.612.8960

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

336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by rene gonzalez
 Date: 2025.08.22 12:41:51 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:



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
rengonzalezarchitects.com
T 305.762.5995
AA #000351

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 12:42:57 -04'00'

Date: 07.15.2025
Scale:
Revisions:

ELEVATIONS -
WEST ELEVATION

A-10



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

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
 305.512.9960

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

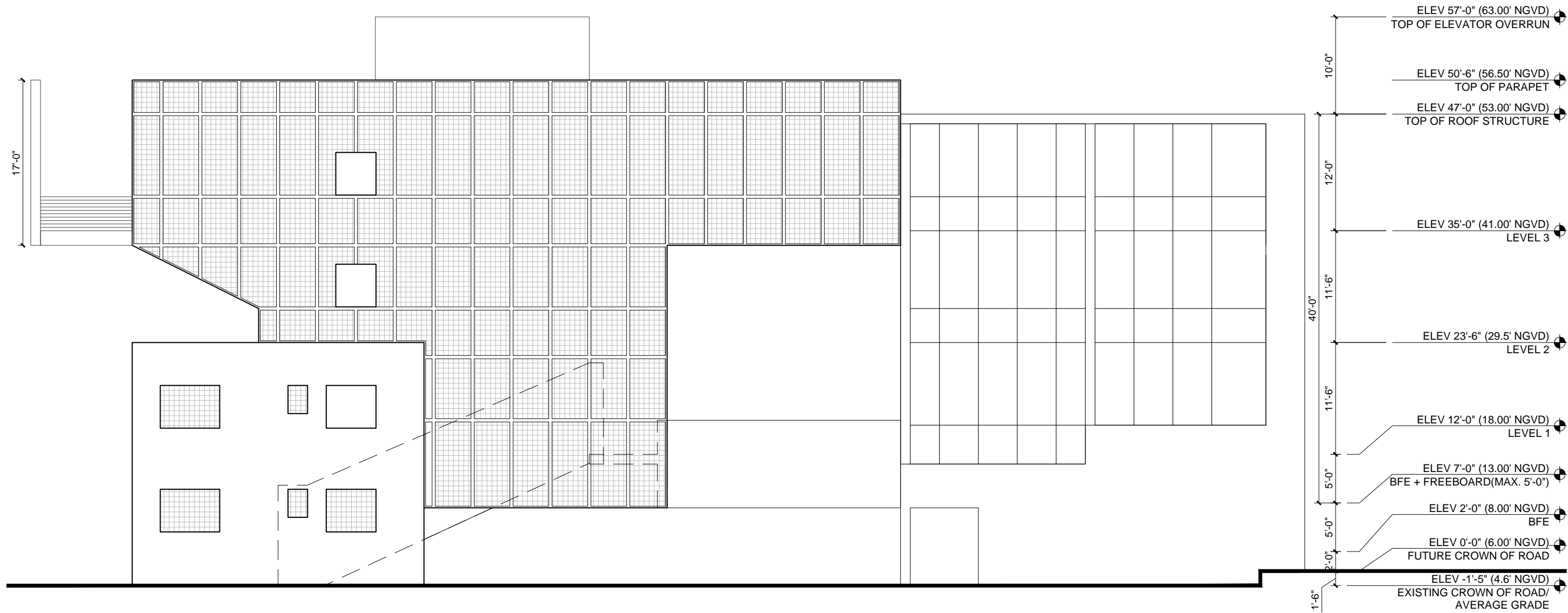
336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by
 rene gonzalez
 Date: 2025.08.22
 12:43:53
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

ELEVATIONS -
 NORTH
 ELEVATION

A-11



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

Mauricio Del Valle Design Inc
Landscape Designer
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
305.512.9900

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

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
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"

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

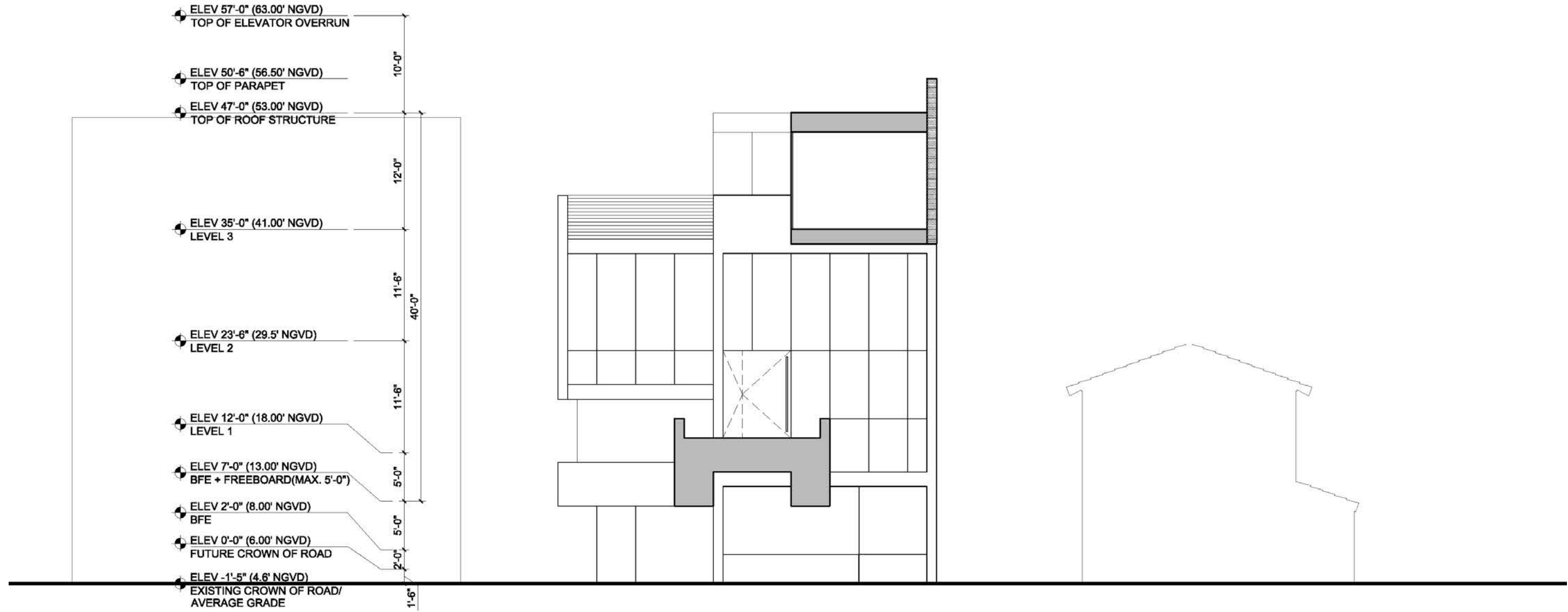
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9900

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

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 12:47:23 -04'00'

Date: 07.15.2025
Scale:
Revisions:



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

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

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

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

336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by rene gonzalez
 Date: 2025.08.22 12:48:39 -04'00'

Date: 07.15.2025
 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
 305.607.8168

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

RENE GONZALEZ ARCHITECTS, INC. (RGA) IS AN ARCHITECTURAL FIRM REGISTERED WITH THE STATE OF FLORIDA UNDER LICENSE NO. 12573. RGA IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. RGA DOES NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL OR ETHNIC ORIGIN, SEXUAL ORIENTATION, OR AGE. RGA IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. RGA DOES NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL OR ETHNIC ORIGIN, SEXUAL ORIENTATION, OR AGE. RGA IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. RGA DOES NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL OR ETHNIC ORIGIN, SEXUAL ORIENTATION, OR AGE.

336 Meridian Ave

336 Meridian Ave
 Miami Beach, FL 33139

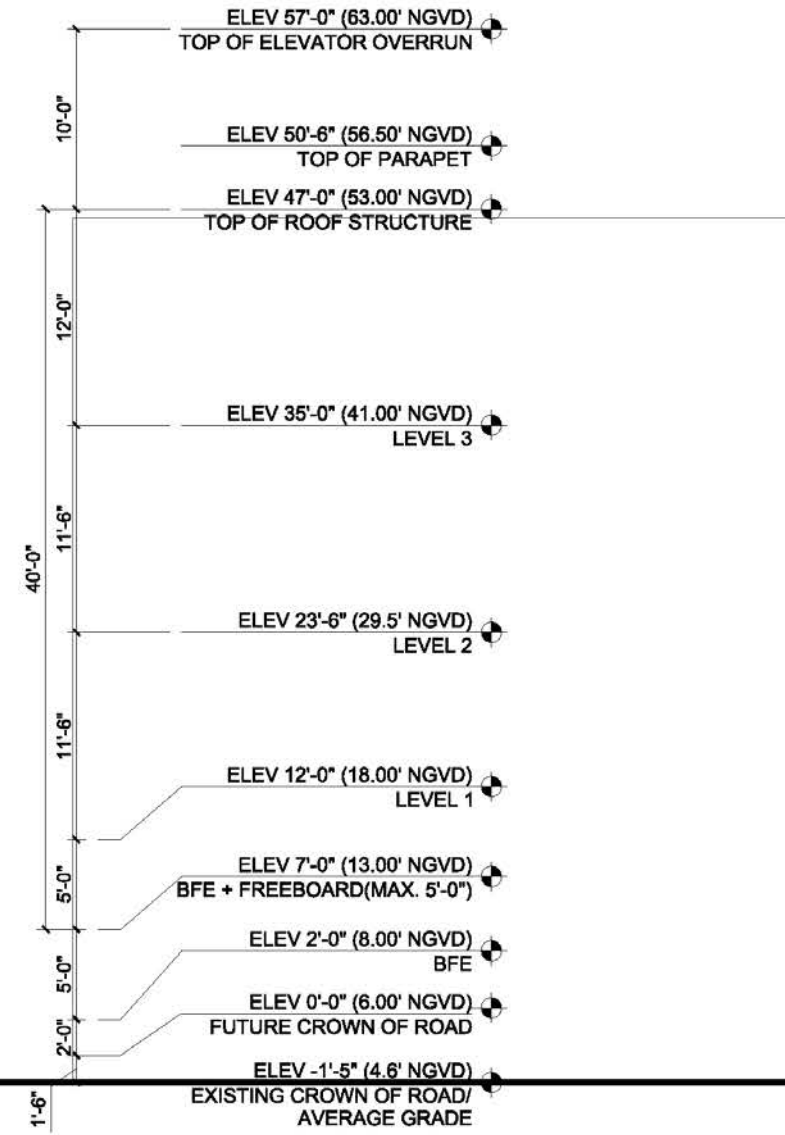
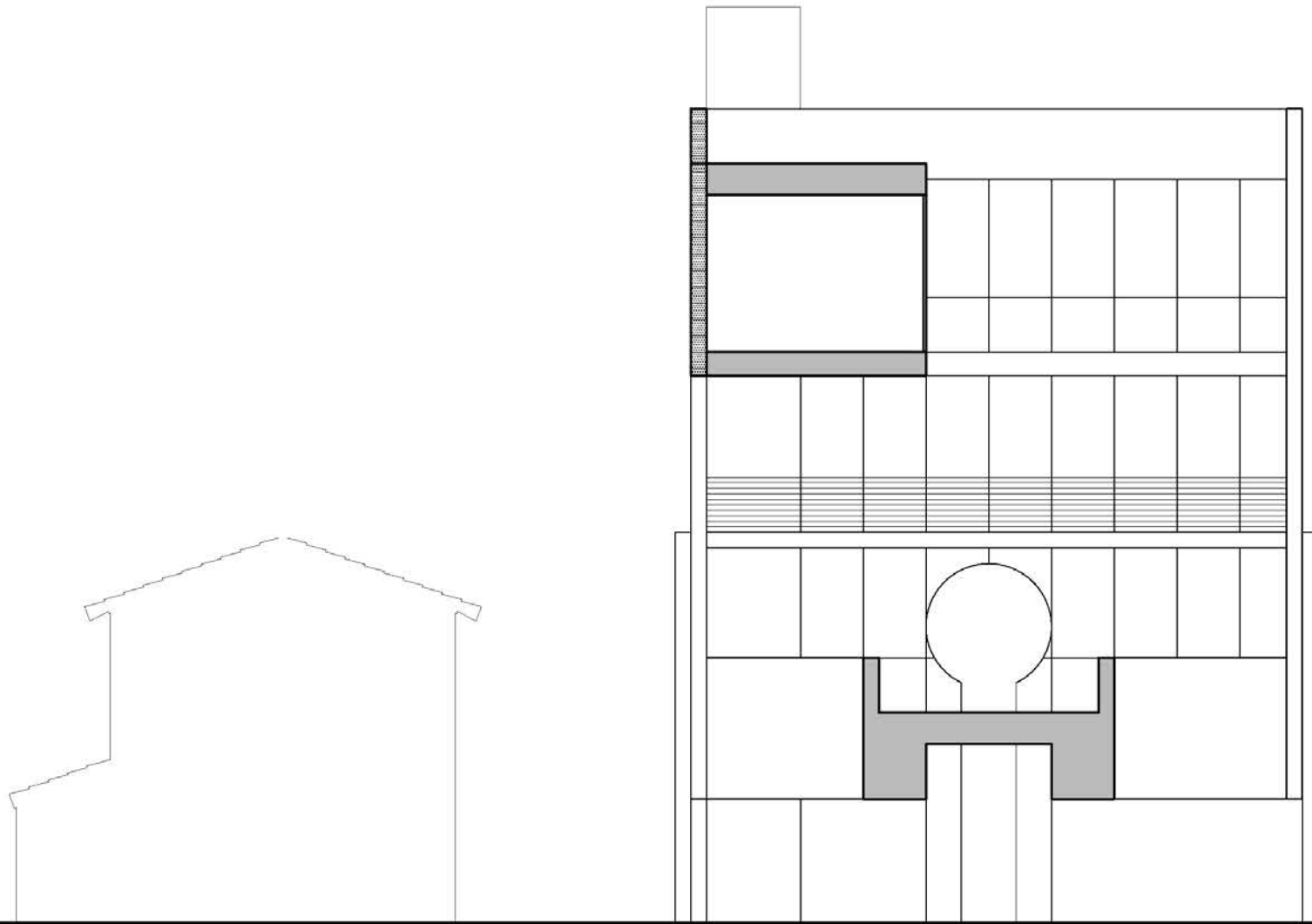


Digitally signed by rene gonzalez
 Date: 2025.08.22 12:49:47 -0400

Date: 07.15.2025
 Scale:
 Revisions:

SECTIONS -
 COURTYARD SECTION

A-15



1 COURTYARD SECTION FACING WEST
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
305.512.9900

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

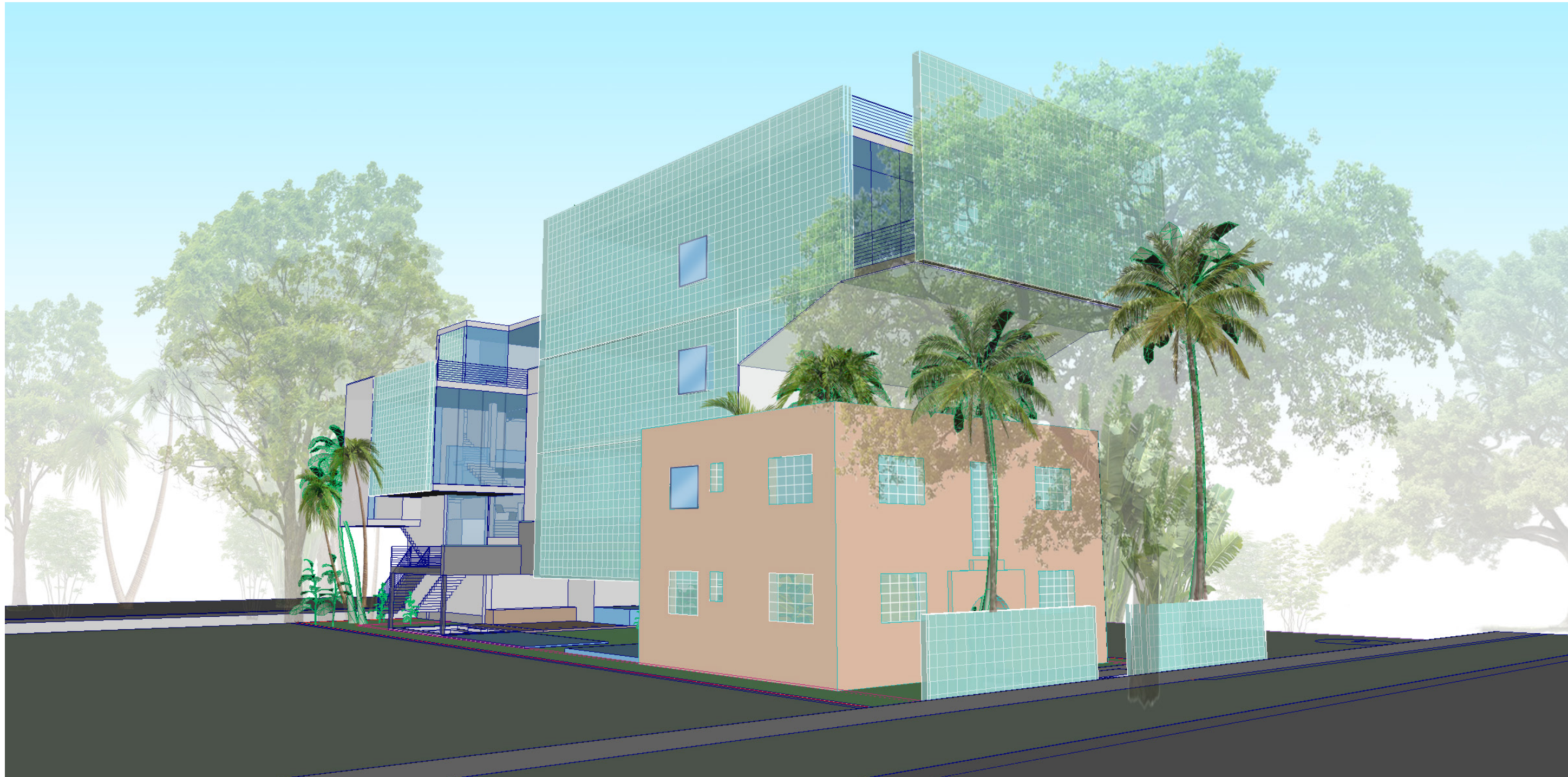
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 12:51:01 -04'00'

Date: 07.15.2025
Scale:
Revisions:

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

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 12:52:12 -04'00'

Date: 07.15.2025
Scale:
Revisions:



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

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
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

Digitally signed by Rene Gonzalez, DN: cn=Rene Gonzalez, o=Rene Gonzalez Architects, ou=Rene Gonzalez Architects, email=rengonzalezarchitects.com, c=US. Date: 2025.08.23 12:53:23 -0400

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.23 12:53:23 -0400

Date: 07.15.2025
Scale:
Revisions:



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

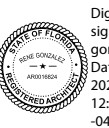
Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #000351

I hereby certify that I am the registered professional seal of the State of Florida, License No. AA 000351, and that I am the author of the design shown on this drawing. I am not providing any services to the client under this seal. I am not responsible for the design or construction of the project shown on this drawing. I am not responsible for the accuracy of the information provided on this drawing. I am not responsible for the use of this drawing for any purpose other than that intended by the architect. I am not responsible for the use of this drawing for any purpose other than that intended by the architect.

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



Digitally signed by rene gonzalez
Date: 2025.08.22 12:54:47 -04'00'

Date: 07.15.2025
Scale:
Revisions:



3D View of North West Corner

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
rengonzalezarchitect.com
T 305.762.5895
AA #00035E1

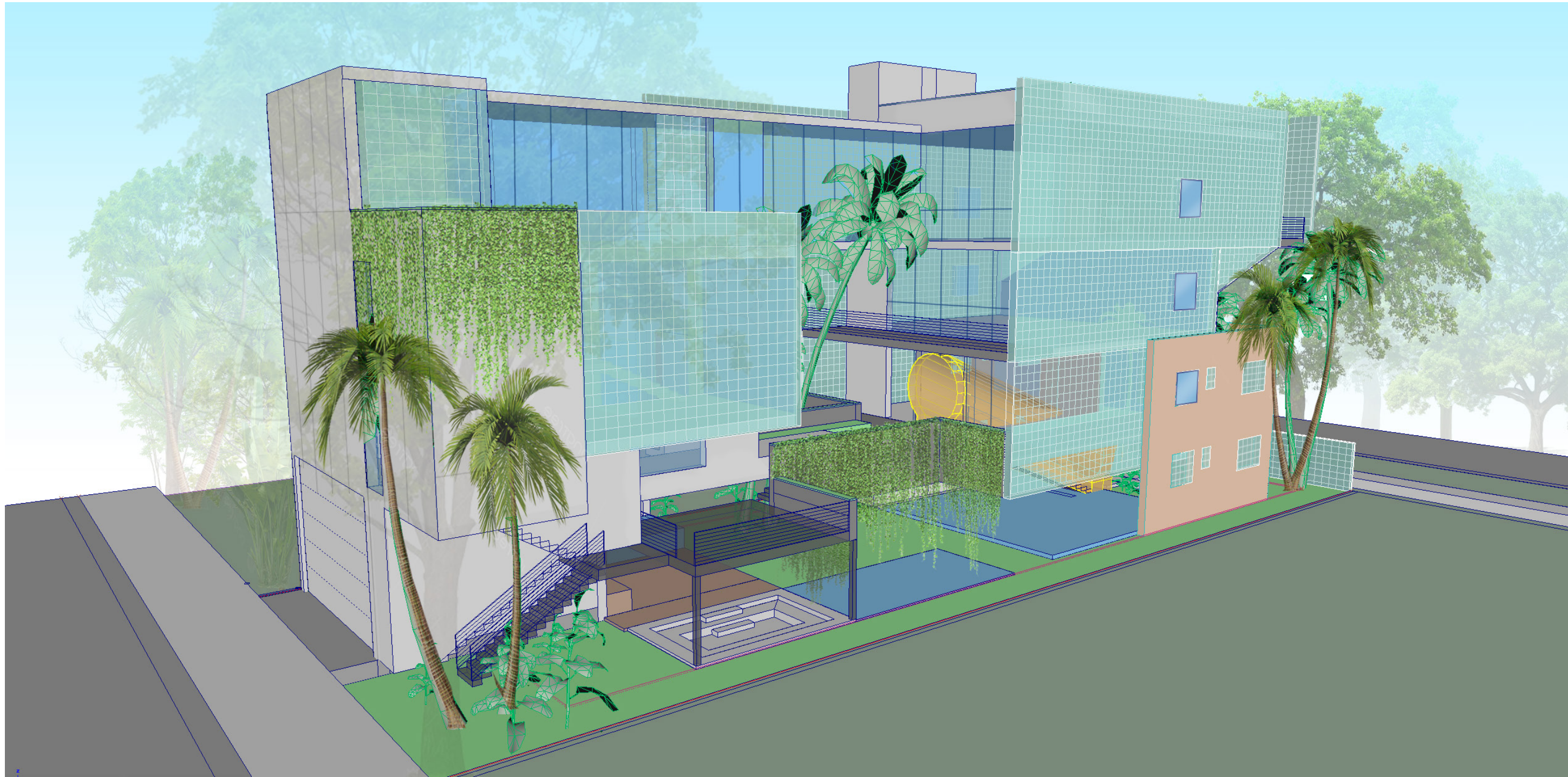
I hereby certify that I am a duly Licensed Professional Architect in the State of Florida, License No. AA #00035E1. I am the author of the design shown on this drawing. I am not providing any services on this drawing that require a license other than that of an Architect. I am not providing any services on this drawing that require a license other than that of an Architect. I am not providing any services on this drawing that require a license other than that of an Architect.

336 Meridian Ave
Miami Beach, FL 33139

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 12:56:06 -0400

Date: 07.15.2025
Scale:
Revisions:



3D View of South 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
305.512.9900

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitect.com
T 305.792.5895
AA #000351

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 12:57:23 -0400

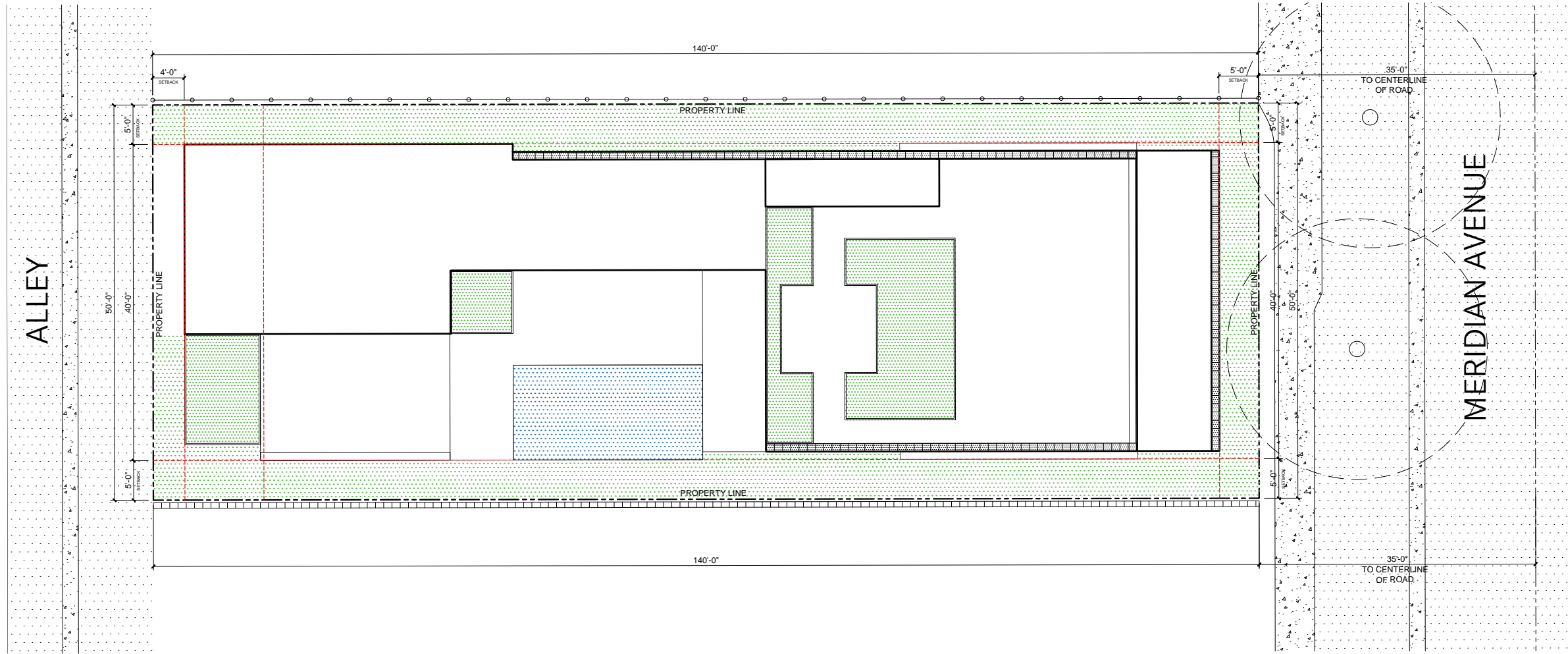
336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

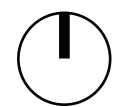


Digitally signed by
rene gonzalez
Date: 2025.08.22
12:57:23
-04'00'

Date: 07.15.2025
Scale:
Revisions:



1 SITE PLAN
scale: 1/16" = 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
305.512.9900

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

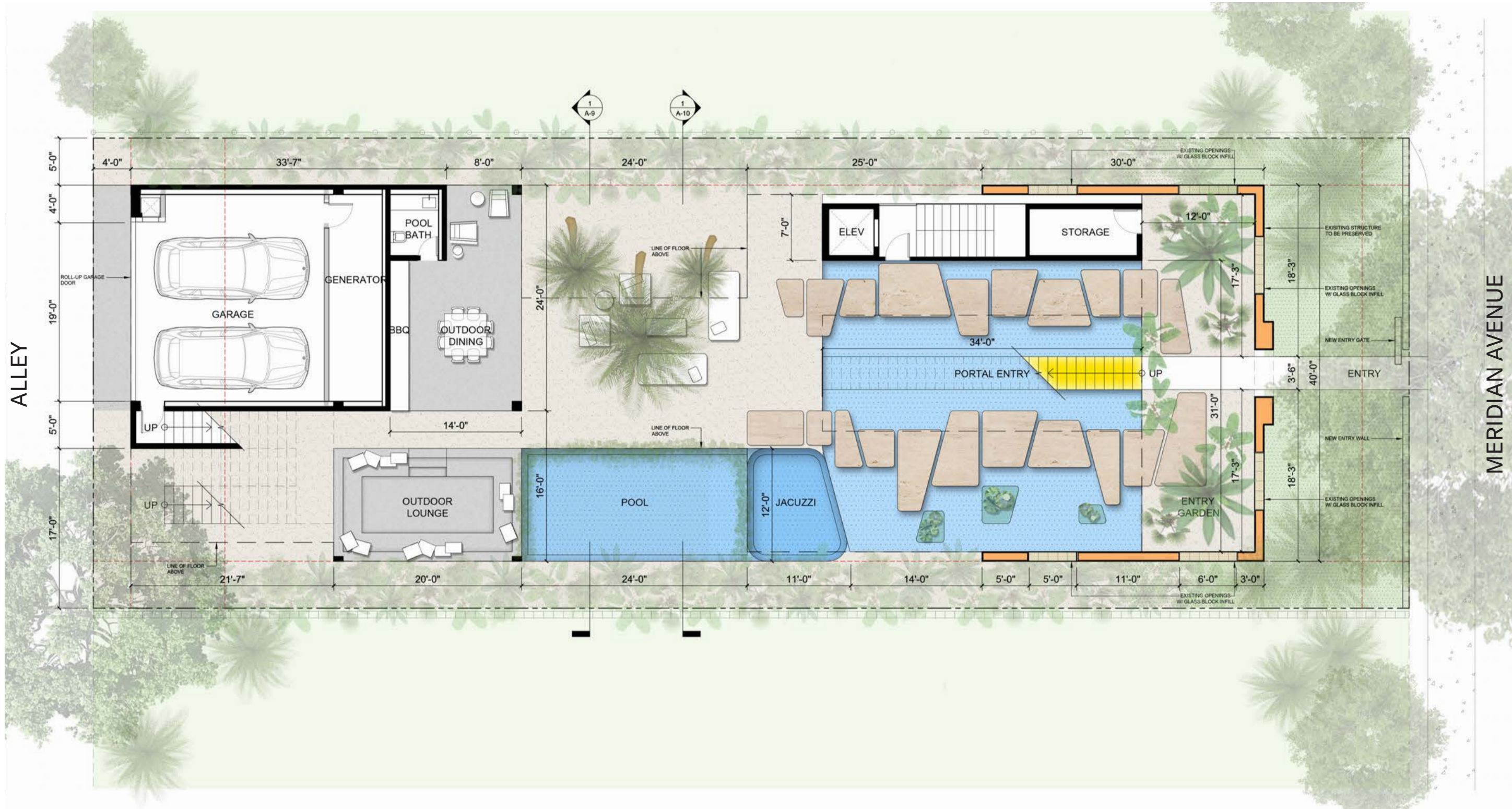
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by
rene gonzalez
Date:
2025.08.22
12:58:47
-04'00'

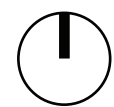
Date: 07.15.2025
Scale:
Revisions:

PLANS -
SITE PLAN

A-22



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

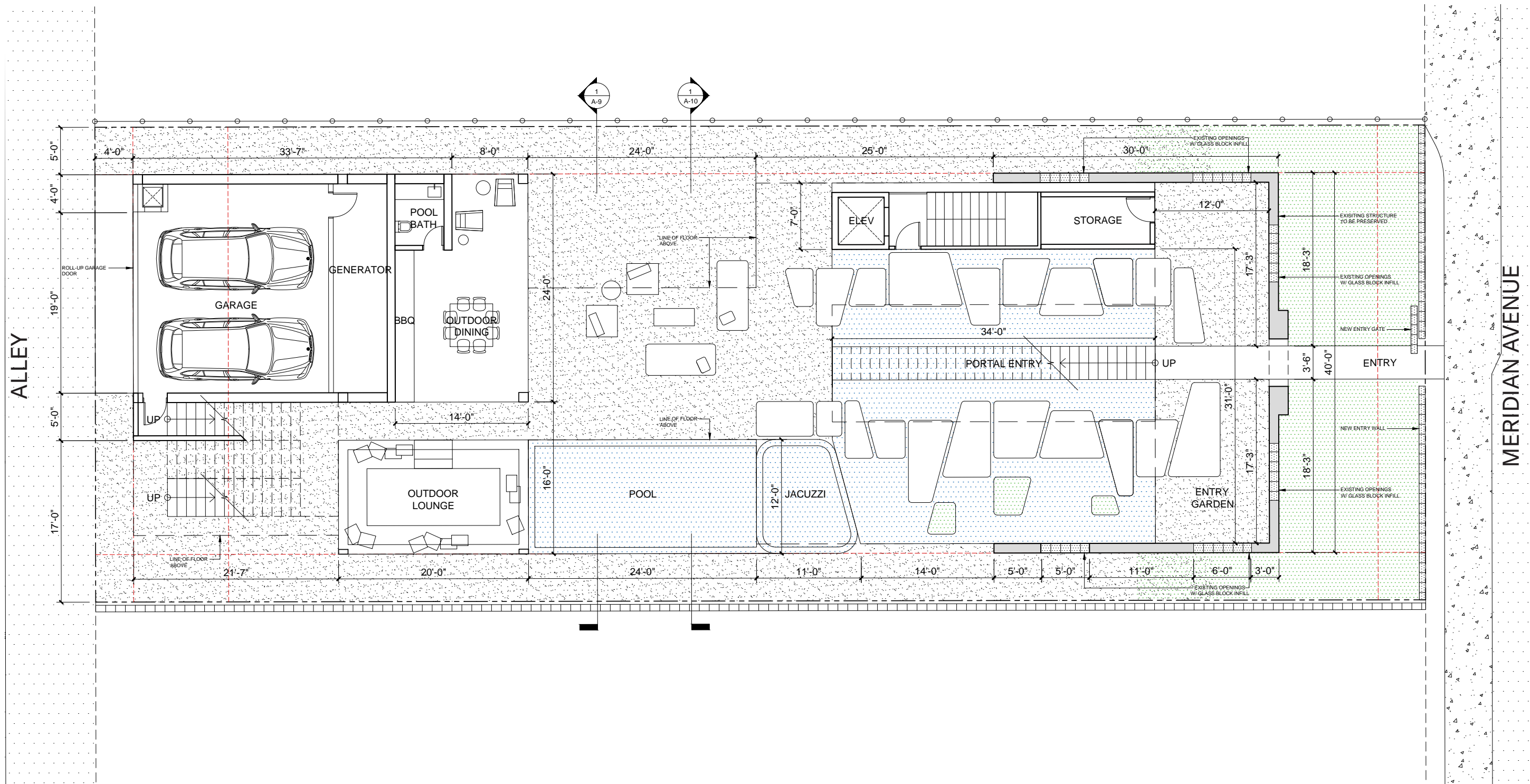
336 Meridian Ave
 Miami Beach, FL 33139

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

Date: 07.15.2025
 Scale:
 Revisions:

PLANS -
 GROUND FLOOR

A-23



1 GROUND 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

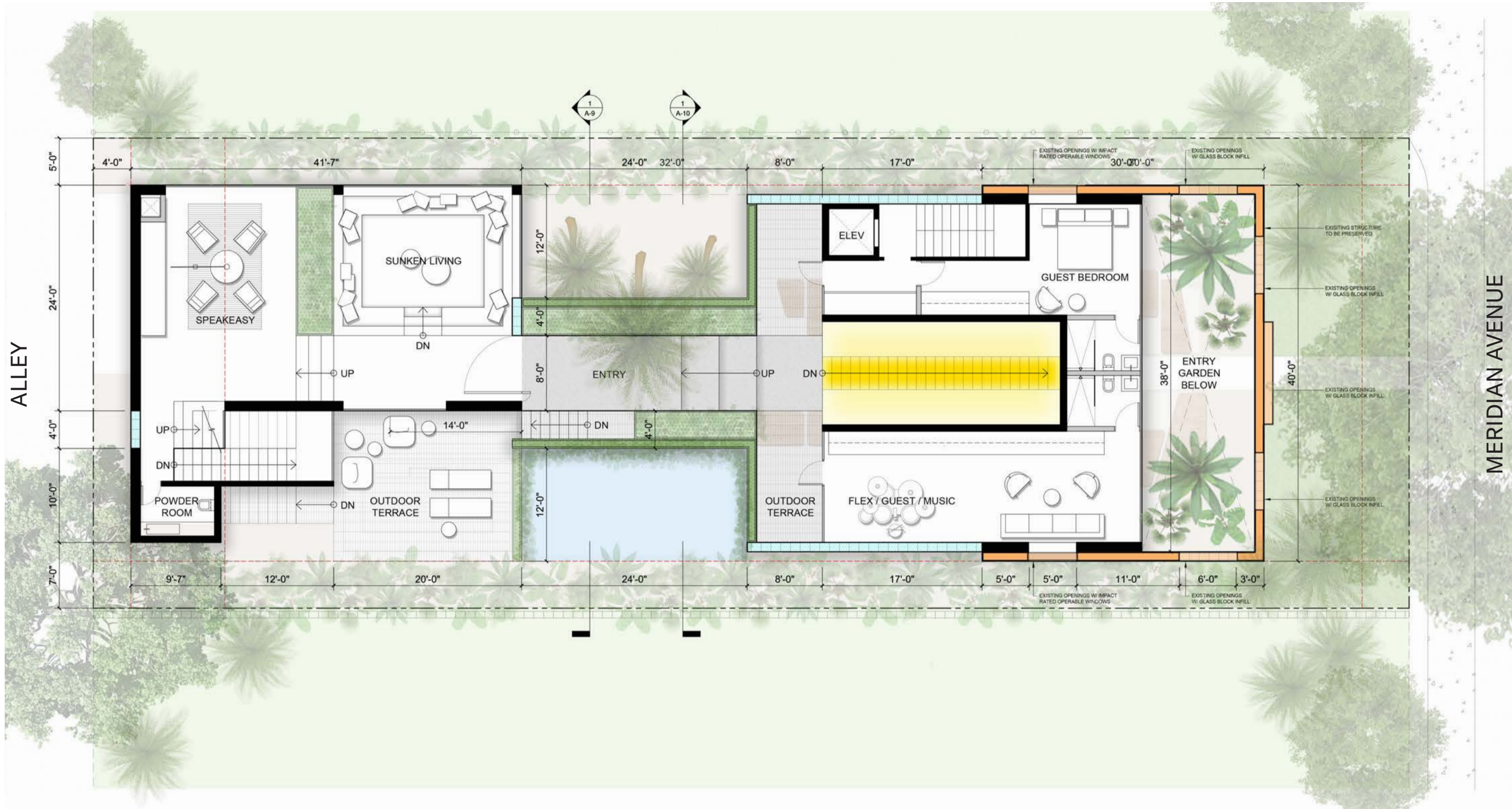
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 13:01:43 -0400

Date: 07.15.2025
Scale:
Revisions:

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

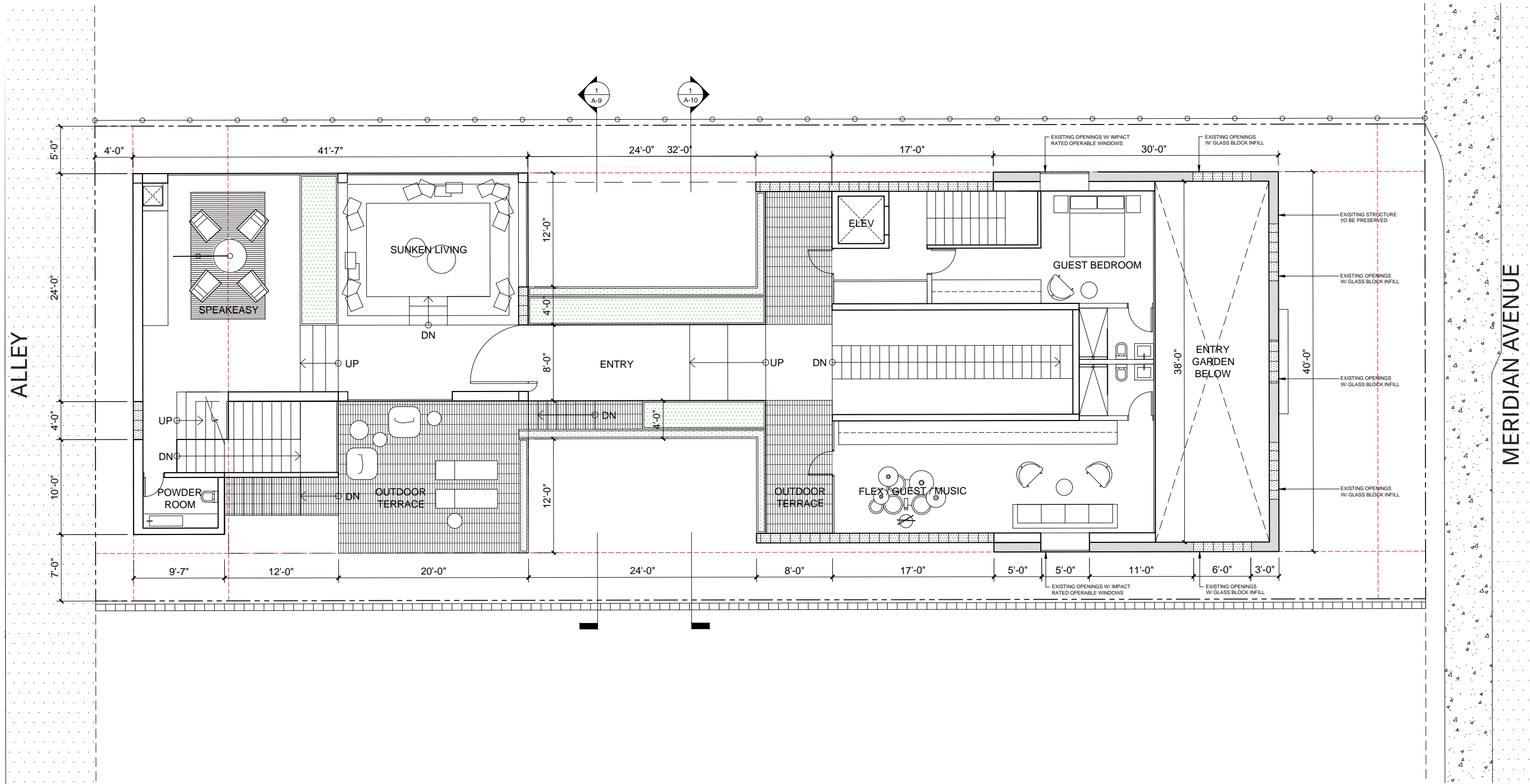
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9890

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

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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

Date: 07.15.2025
Scale:
Revisions:



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

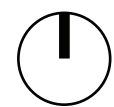
336 Meridian Ave
Miami Beach, FL 33139

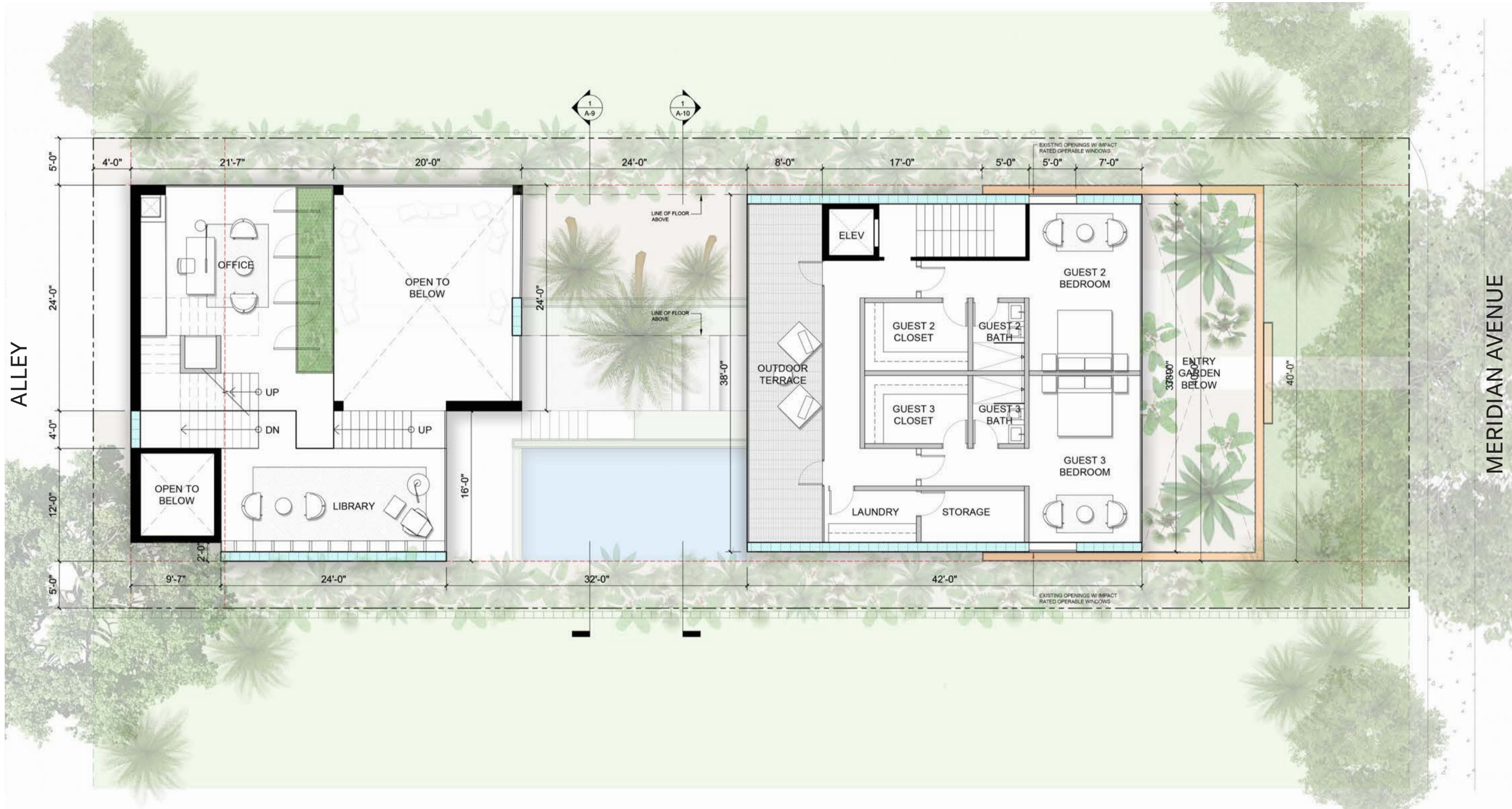
Digitally signed by rene gonzalez
Date: 2025.08.22 13:04:56 -04'00'

Date: 07.15.2025
Scale:
Revisions:

PLANS -
FIRST FLOOR

A-26





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

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 #000351

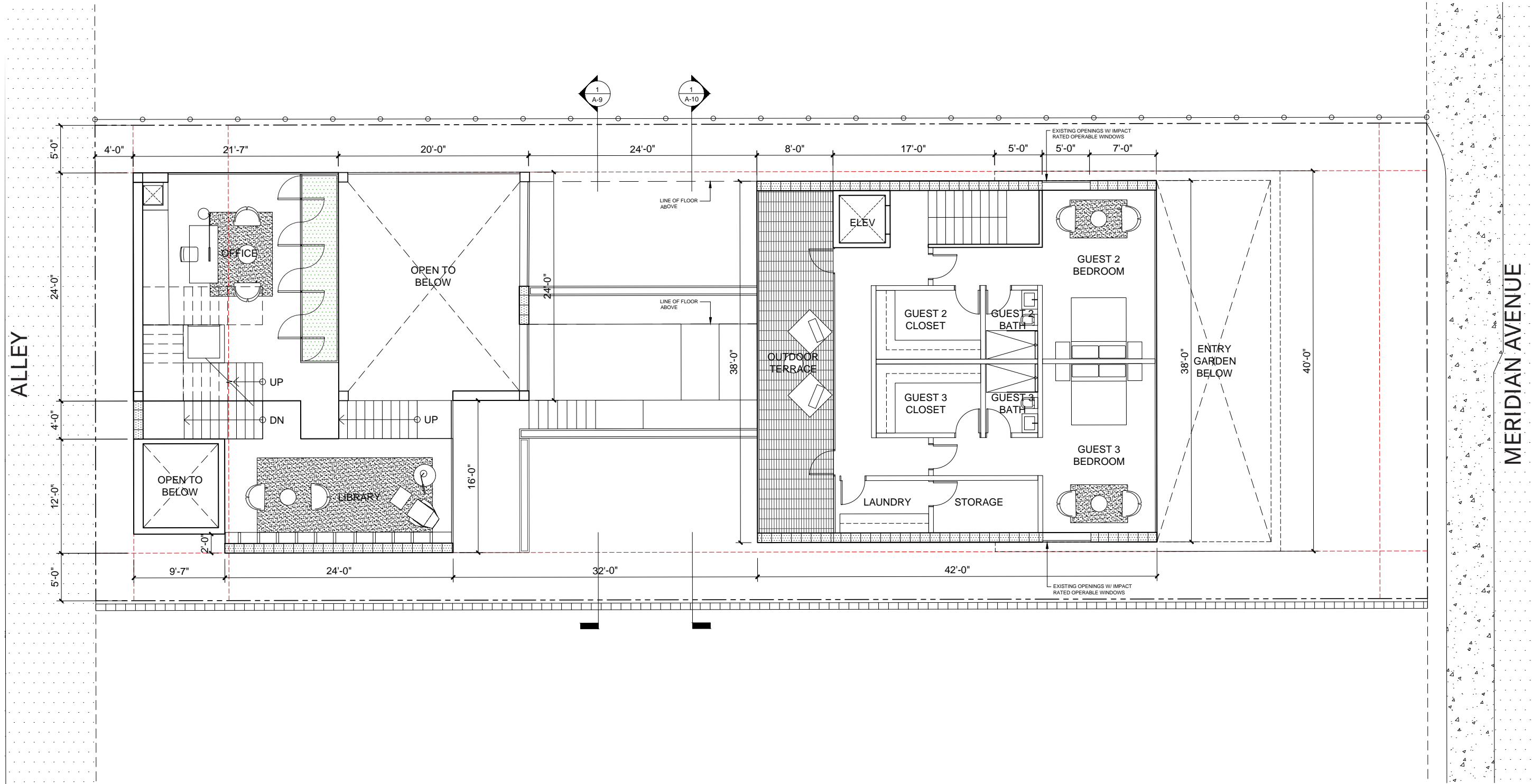
336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by
 rene gonzalez
 Date: 2025.08.22
 13:06:38
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

PLANS -
 SECOND FLOOR

A-27



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

Mauricio Del Valle Design Inc
 Landscape Designer
 1973 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.507.8168

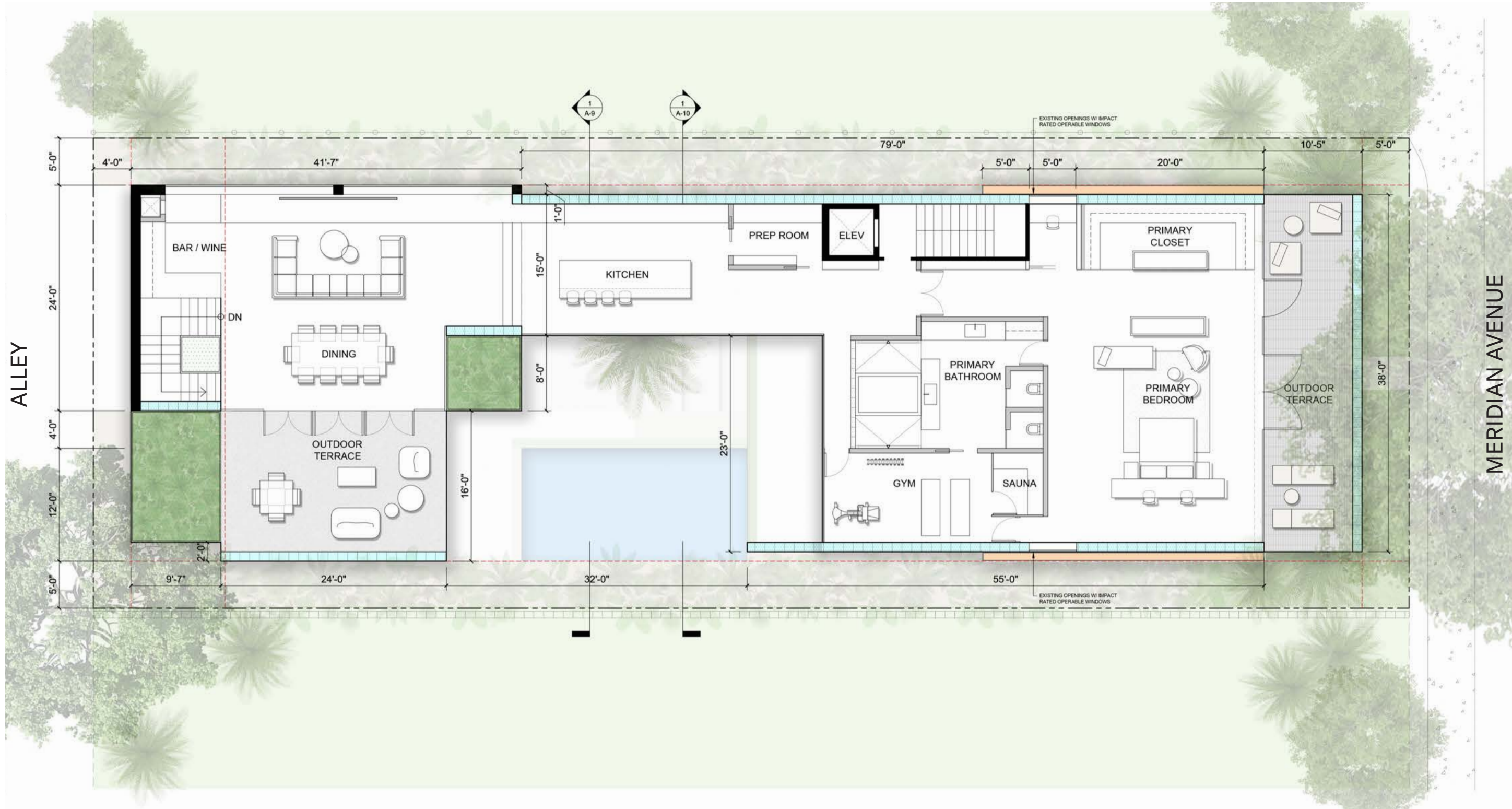
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.9960

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

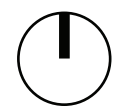
336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by
 rene gonzalez
 Date: 2025.08.22
 13:08:31
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:



1 THIRD 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
rengonzalezarchitect.com
T 305.762.5895
AA #000351

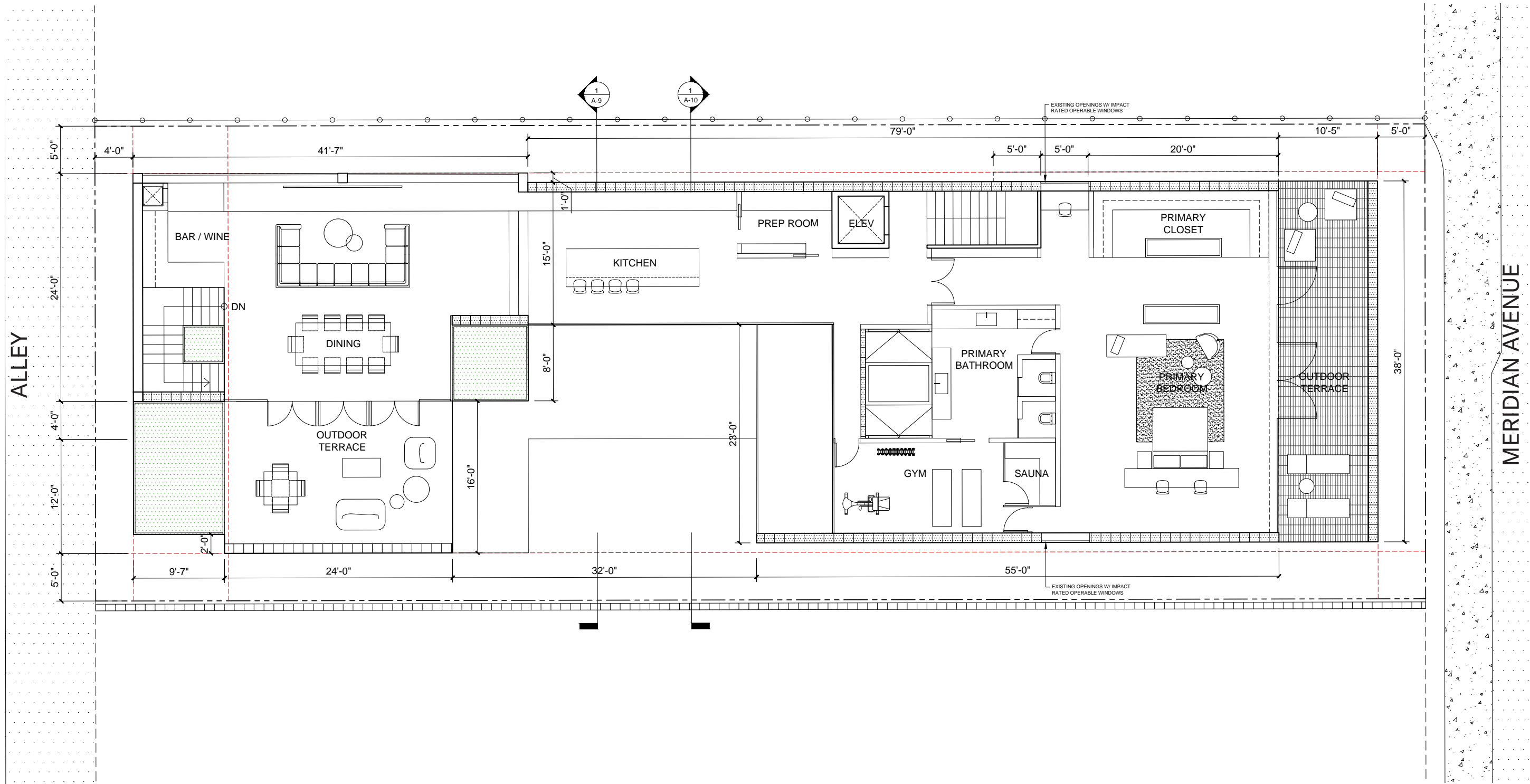
336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

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"

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
 renegonzalezarchitects.com
 T 305.762.5895
 AA #00035E

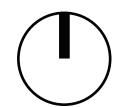
336 Meridian Ave
 Miami Beach, FL 33139

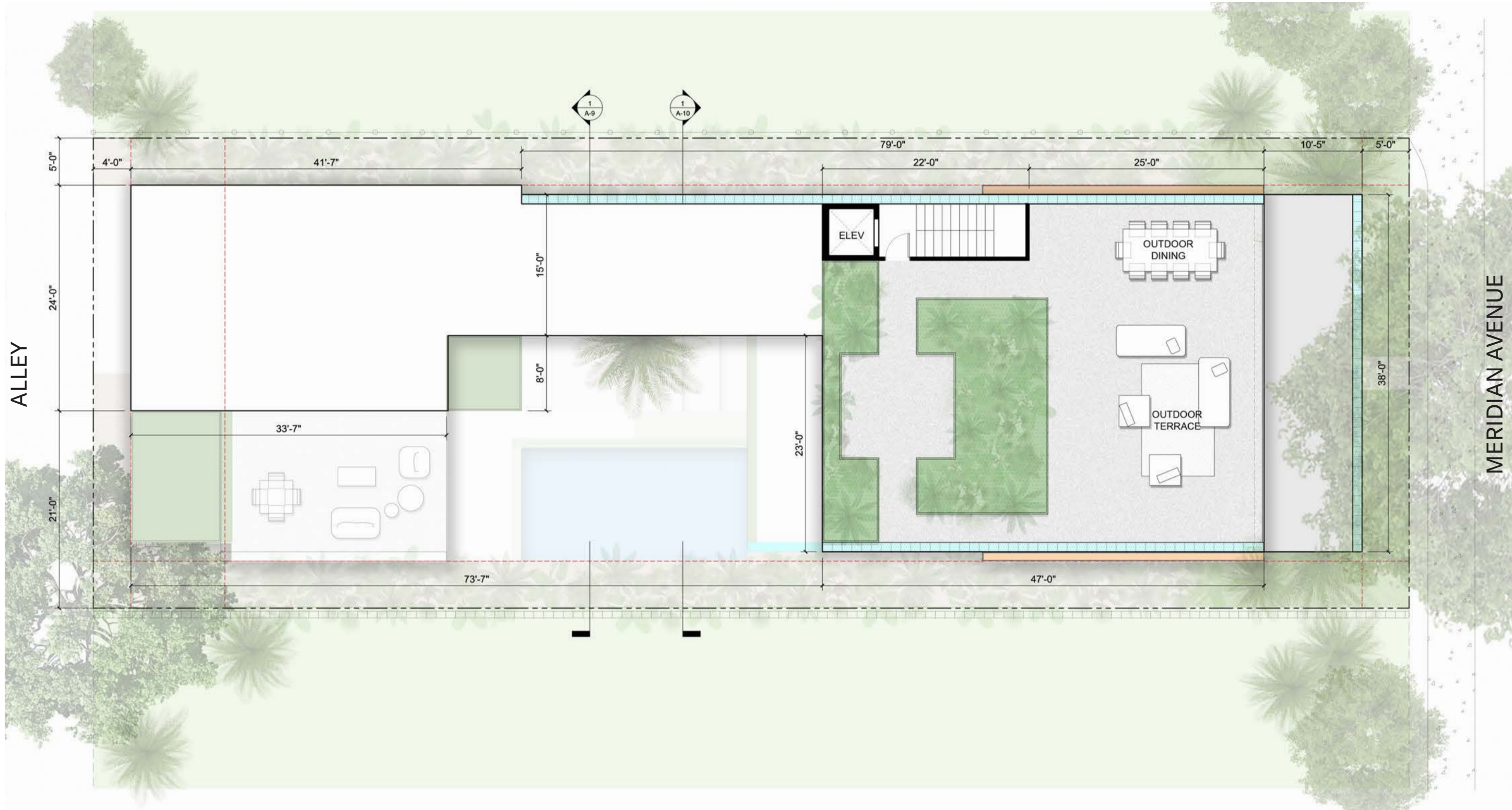
Digitally signed by
 rene gonzalez
 Date: 2025.08.22
 13:12:29
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

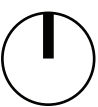
PLANS -
 THIRD FLOOR

A-30





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



Mauricio Del Valle Design Inc
Landscape Designer
1973 Pennsylvania Avenue
Miami Beach, FL 33139
305.507.8168

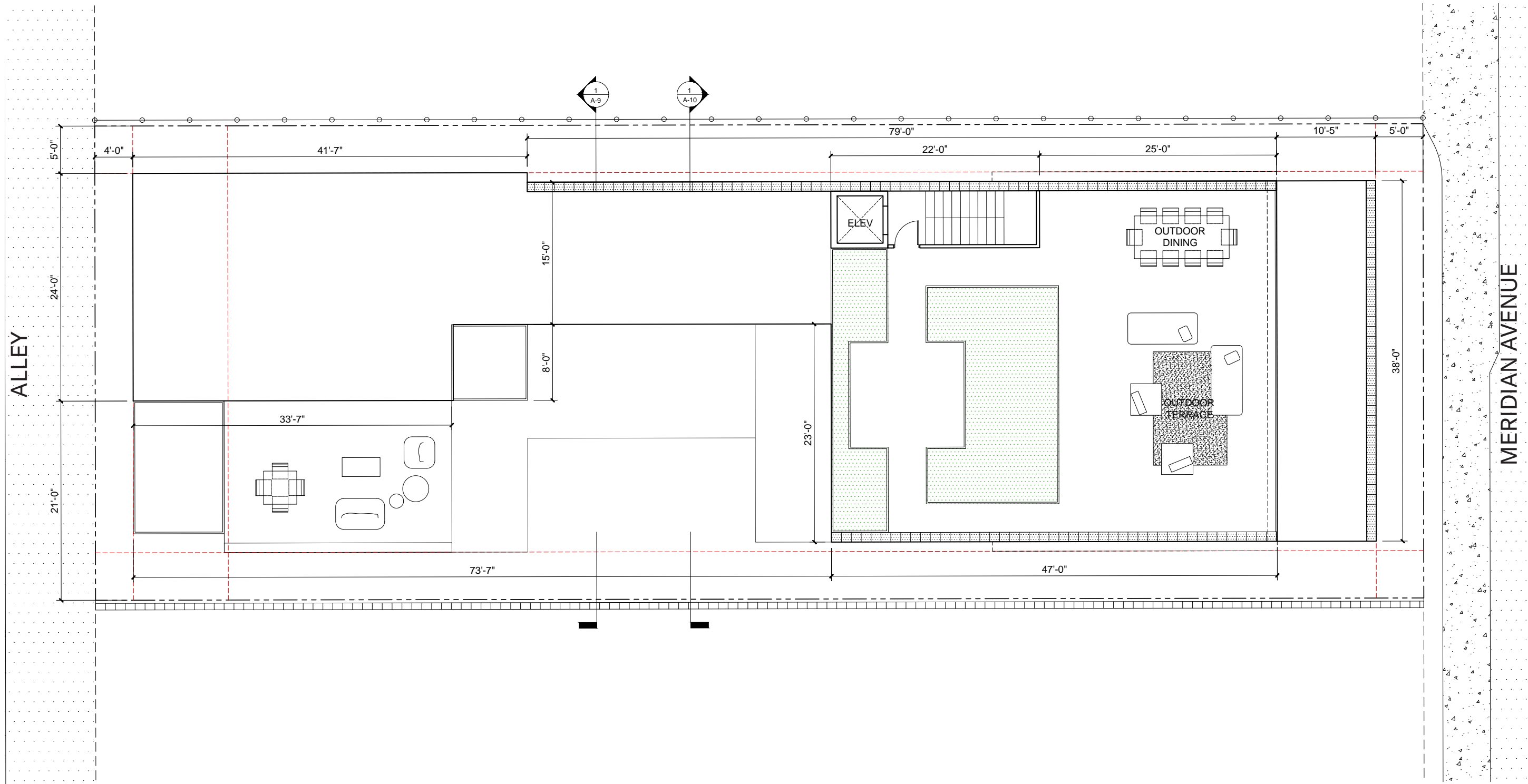
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.9960

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

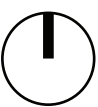
336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by rene gonzalez
Date: 2025.08.22 13:14:23 -04'00'

Date: 07.15.2025
Scale:
Revisions:



1 ROOF 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
305.512.9960

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

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by
rene gonzalez
Date:
2025.08.22
13:16:16
-04'00'

Date: 07.15.2025
Scale:
Revisions:

PLANS -
ROOFTOP

A-32

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

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
rengonzalezarchitect.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
13:20:38
-04'00'

Date: 07.15.2025
Scale:
Revisions:

ART DECO AND
GLASS BLOCK

ART DECO AND GLASS BLOCK



Maison de Verre by Pierre Chareau
1932 Paris, France



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
renegonzalezarchitects.com
T 305.762.5895
AA #000351

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139

Digitally signed
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

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

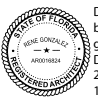
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.8960

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitects.com
 T 305.762.5895
 AA #0003351

I hereby certify that I am a duly licensed Professional Engineer in the State of Florida, License No. 15487, and that I am the author of the design shown on this drawing. I am not providing any services on this project that require a license in another profession. I am not providing any services on this project that require a license in another profession. I am not providing any services on this project that require a license in another profession.

336 Meridian Ave
 Miami Beach, FL 33139



Digitally signed
 by rene
 gonzalez
 Date:
 2025.08.22
 13:25:34 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

GLASS BLOCK IN MIAMI BEACH



Sterling Building
1925 Miami Beach, Florida



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
 renegonzalezarchitect.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
 13:27:47 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

GLASS BLOCK IN MIAMI BEACH



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

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
 305.512.9900

Rene Gonzalez Architects

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

336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139



Digitally signed by rene gonzalez
 Date: 2025.08.22 13:30:08 -0400'

Date: 07.15.2025
 Scale:
 Revisions:

GLASS BLOCK IN SOUTH FLORIDA

GLASS BLOCK IN MIAMI BEACH



Thomas Kramer Building by Arquitectonica
1982 Miami Beach, Florida

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
 renegonzalezarchitects.com
 T 305.765.5895
 AA #0003351

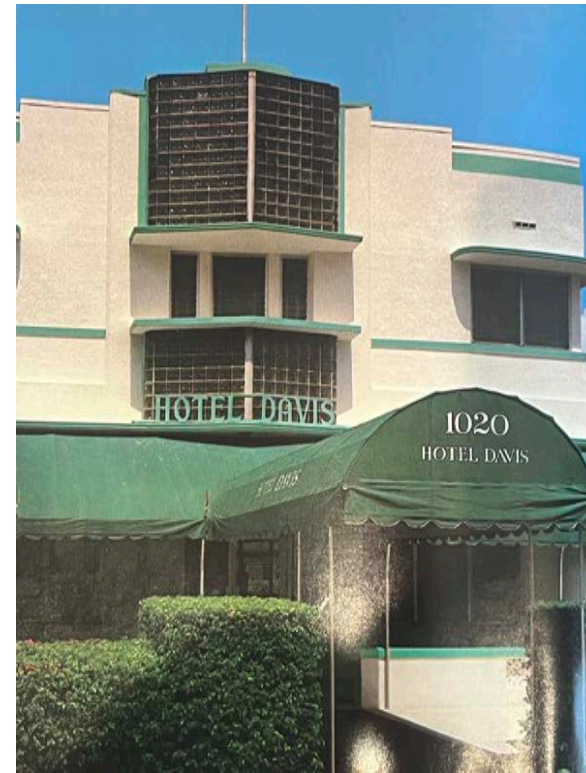
336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139

Digitally signed by
 rene gonzalez
 Date: 2025.08.22
 13:32:26
 -04'00'

Date: 07.15.2025
 Scale:
 Revisions:

GLASS BLOCK IN
 SOUTH FLORIDA

GLASS BLOCK IN MIAMI BEACH



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
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

RENE GONZALEZ ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, ETHNICITY, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEXUAL ORIENTATION, OR DISABILITY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. PHOTO: PHOTOCREATIVE.COM/STOCKPHOTO.COM

336 Meridian Ave

336 Meridian Ave
Miami Beach, FL 33139



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

Date: 07.15.2025
Scale:
Revisions:

GLASS BLOCK IN SOUTH FLORIDA

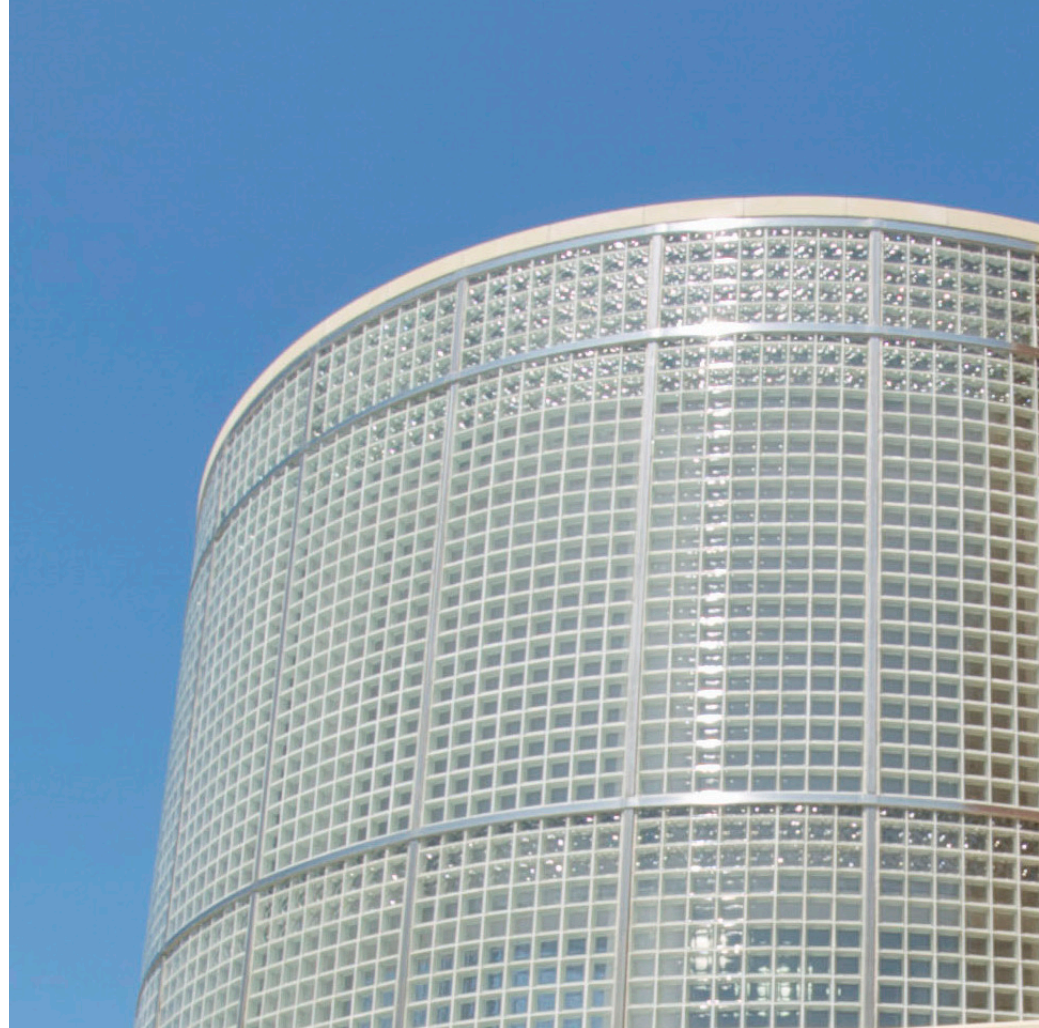
GBA Architectural Products

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



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
rengonzalezarchitect.com
T 305.762.5895
AA #000351

336 Meridian Ave
Miami Beach, FL 33139

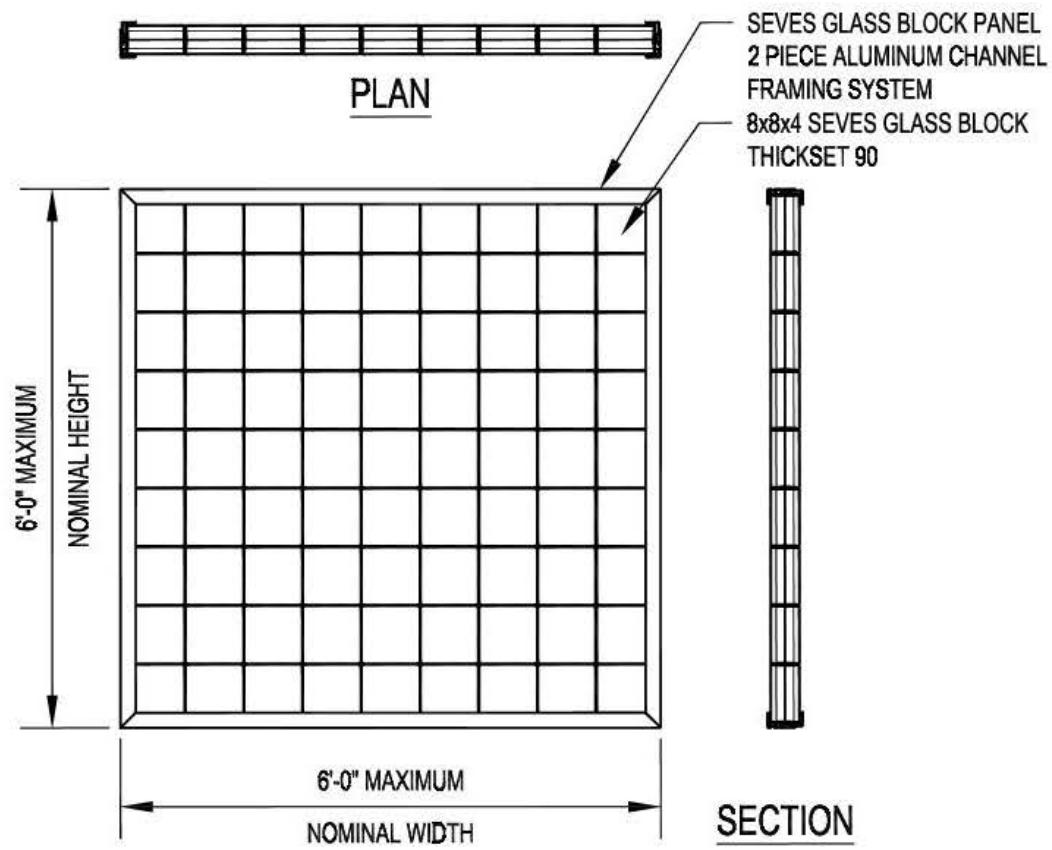
Digitally signed
by rene
gonzalez
Date:
2025.08.22
13:38:01 -04'00'

Date: 07.15.2025
Scale:
Revisions:

MATERIALITY -
GLASS BLOCK
SPECIFICATIONS

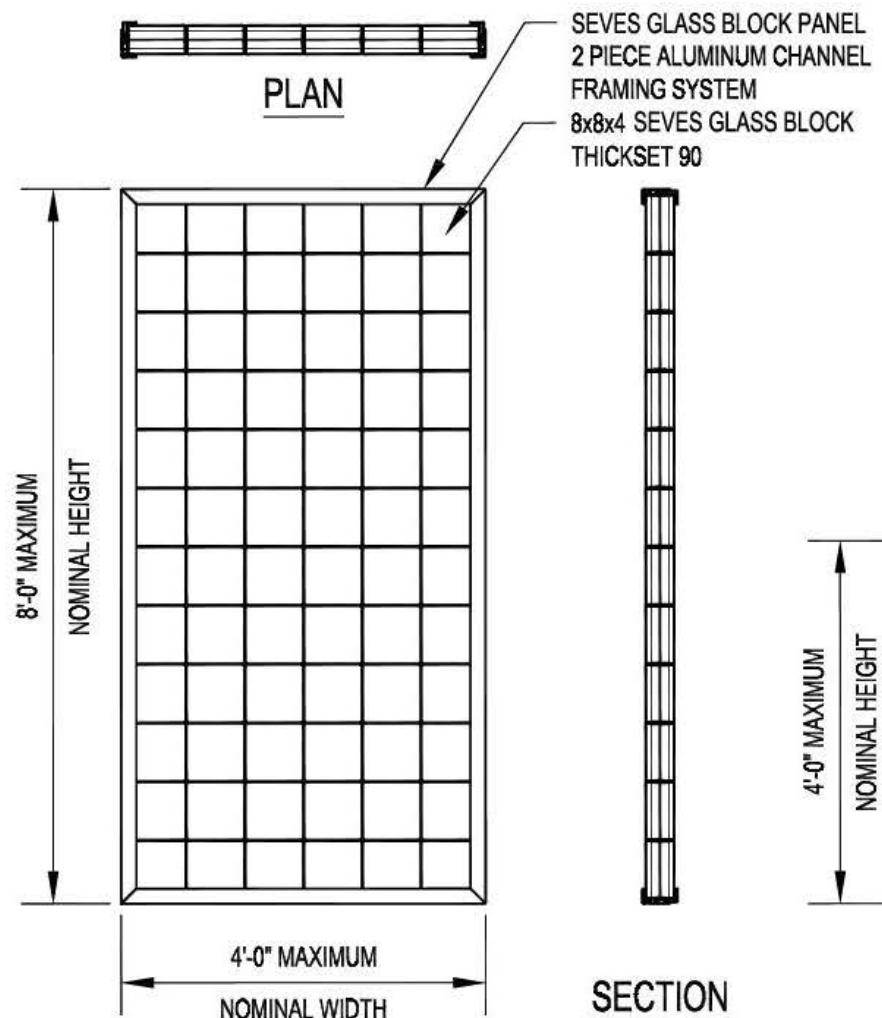
A-41

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



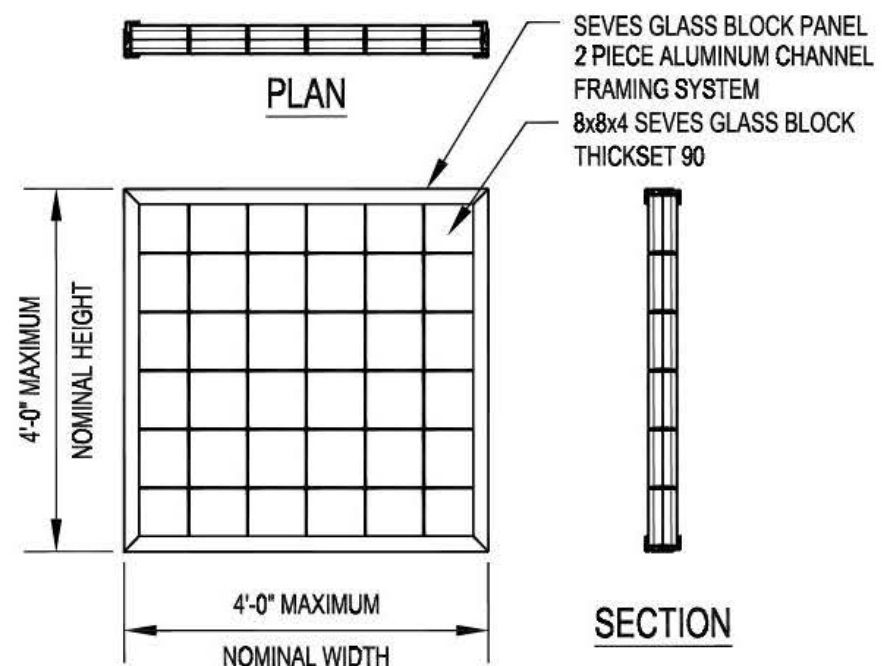
ELEVATION
9 BLOCKS x 9 BLOCKS
D.L.O.: 67 7/8" X 67 5/8"

IMPACT RESISTANT
DESIGN PRESSURE RATING
± 68.0 PSF



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

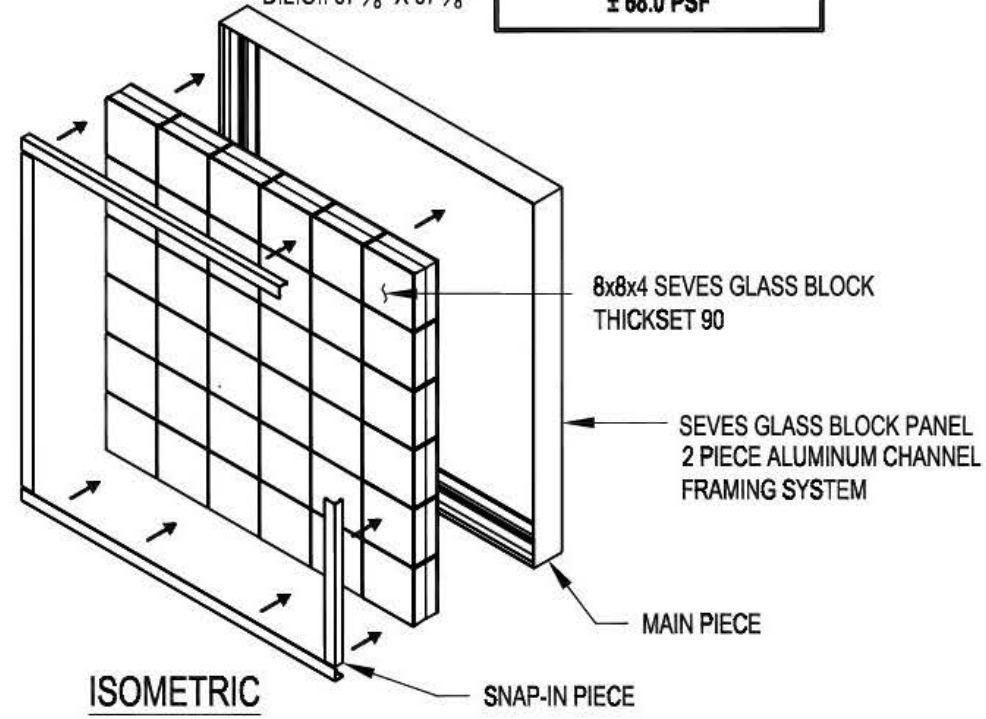
IMPACT RESISTANT
DESIGN PRESSURE RATING
± 80.0 PSF



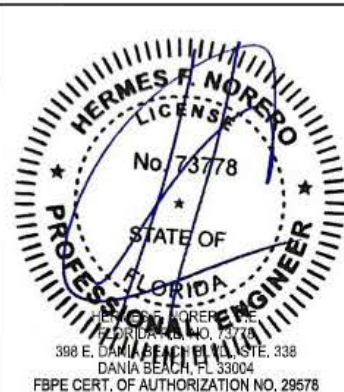
ELEVATION
6 BLOCKS x 6 BLOCKS
D.L.O.: 44 3/8" X 44 1/8"

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	

Mauricio Del Valle Design Inc
Landscape Designer
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

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

336 Meridian Ave
Miami Beach, FL 33139

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

Date: 07.15.2025
Scale:
Revisions:

MATERIALITY -
GLASS BLOCK
SPECIFICATIONS

A-42

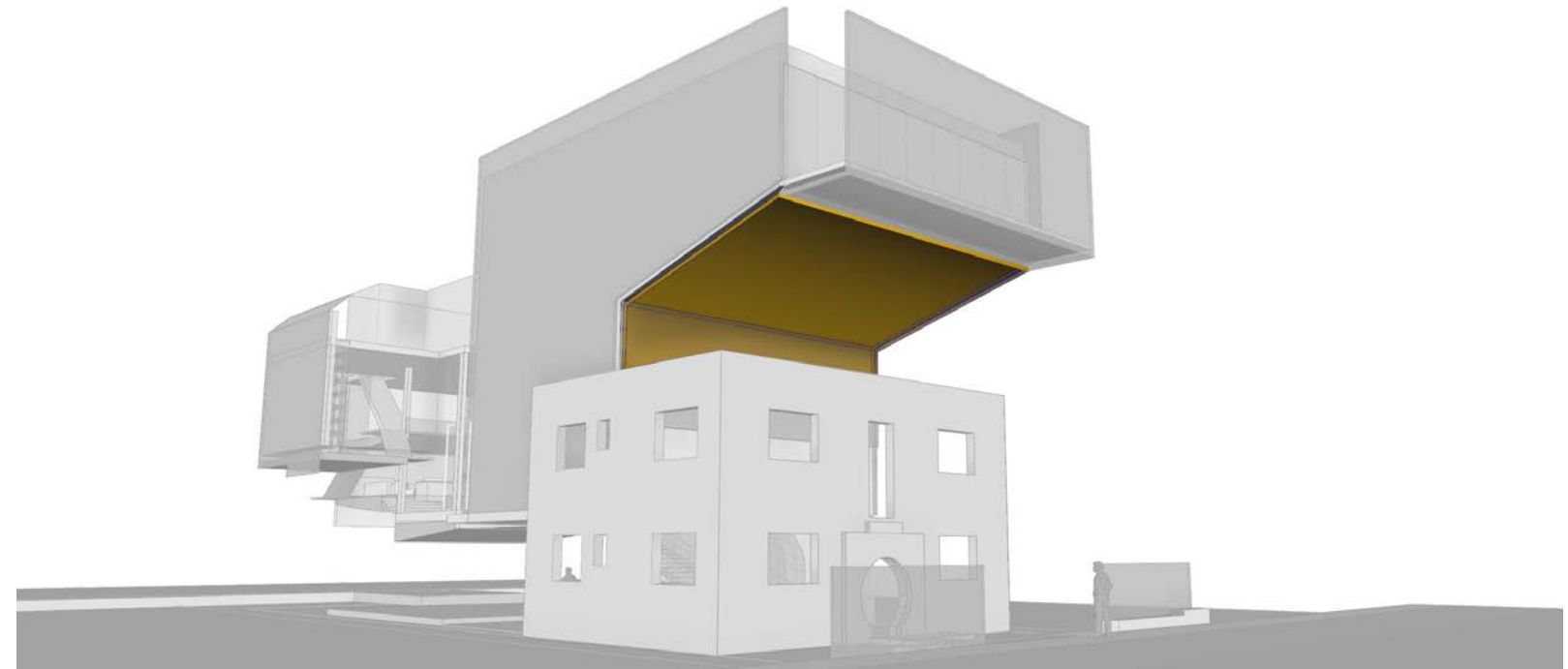


**ALUCOBOND
REFLECTIVE SATIN METAL FINISH
APPLIED AT GLASS, 120 OCEAN DR**

REFLECTIVE SURFACE

Alucobond
Reflect Mirror Finish

or similar



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
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351

Digitally signed by Rene Gonzalez Architects, Inc. DN: cn=Rene Gonzalez Architects, Inc., o=Rene Gonzalez Architects, Inc., ou=Florida, c=US. Date: 2025.08.22 13:44:02 -0400

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**

A-43



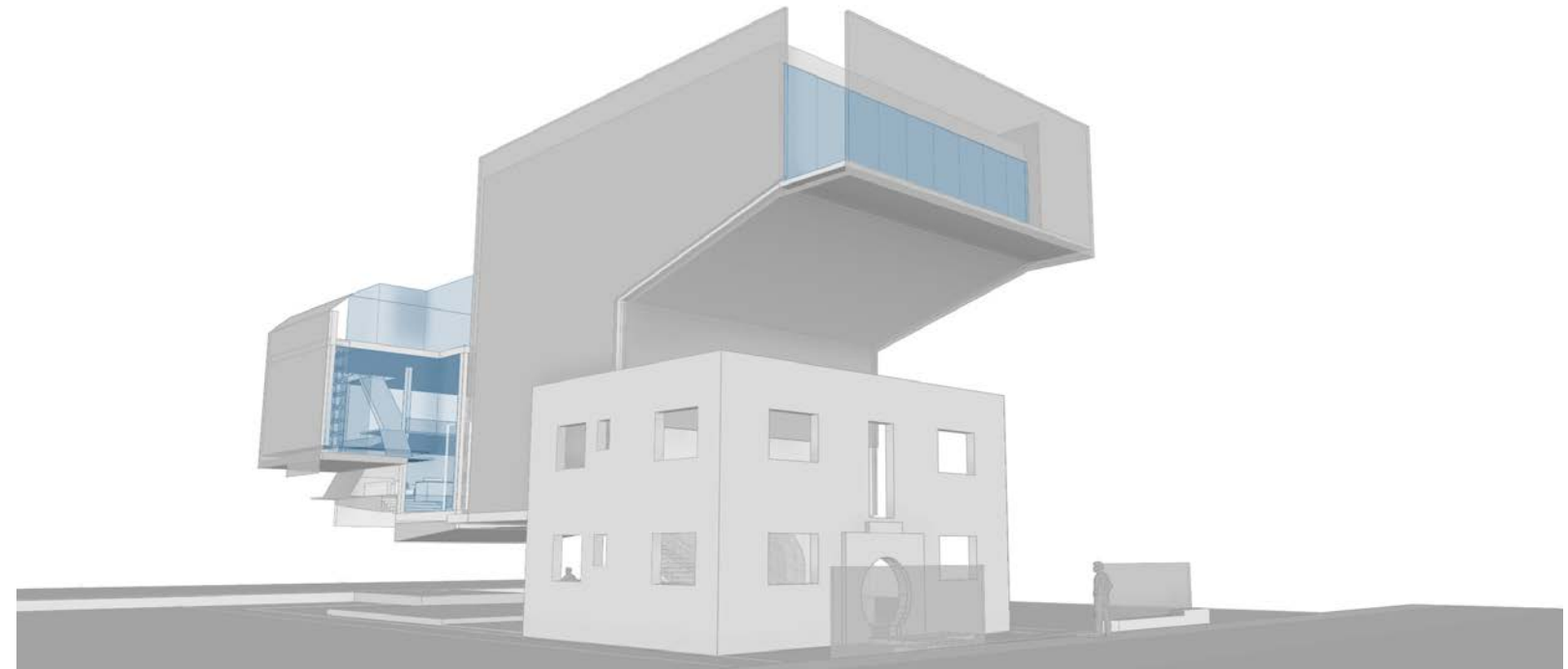
STEEL AND GLASS WINDOW SYSTEM

Cantera Luxury Metal Windows and Doors

Florida Hurricane Impact Rated Steel Doors & Windows

CS77 - Hurricane Solutions

or similar



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
rengonzalezarchitect.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 13:46:33 -04'00'

Date: 07.15.2025
Scale:
Revisions:

MATERIALITY -
STEEL AND
GLASS WINDOWS

A-44

VARIANCE DRAWINGS

336 Meridian Ave

Miami Beach, FL 33139



Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com

T 305.762.5895

AA #000351

Drawn by: [Name], dated 08/22/2025. All rights reserved. No part of this drawing 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 prior written permission of Rene Gonzalez Architects. This drawing is the property of Rene Gonzalez Architects and is not to be used for any other project without the prior written permission of Rene Gonzalez Architects. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. Please consult your broker for more information. © 2025 Rene Gonzalez Architects. All rights reserved.

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
305.512.9960

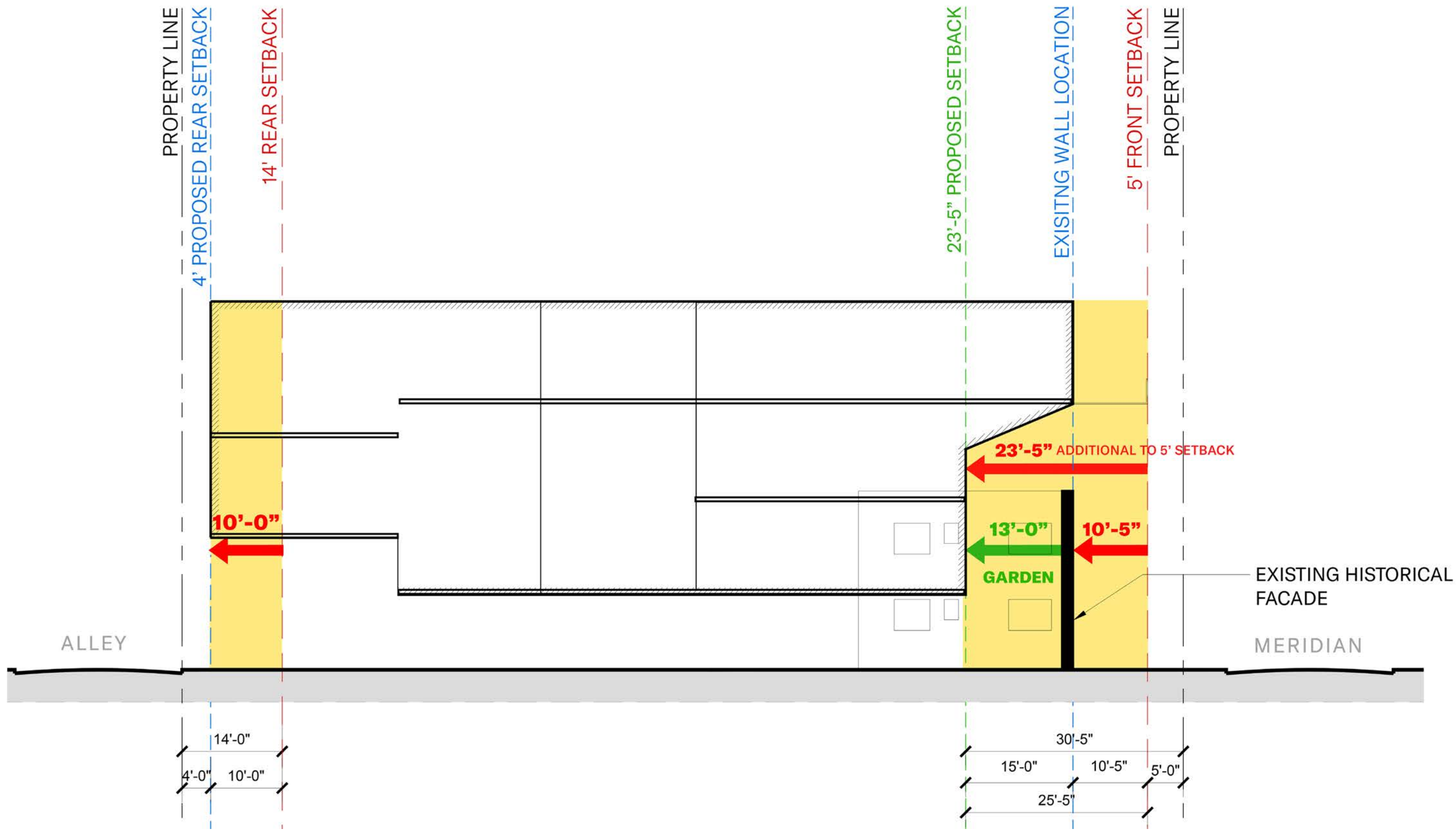


Digitally signed
by rene
gonzalez
Date:
2025.08.22
13:49:13 -04'00'

Date: 07.15.2025
Scale:
Revisions:

VARIANCE

V-0

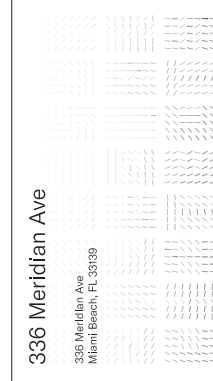


1 SECTION SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
 scale: N.T.S.

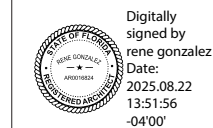
Mauricio Del Valle Design Inc
 Landscape Designer
 1573 Pennsylvania Avenue
 Miami Beach, FL 33139
 305.607.8168

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

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



336 Meridian Ave
 336 Meridian Ave
 Miami Beach, FL 33139



Digitally signed by rene gonzalez
 Date: 2025.08.22 13:51:56 -04'00'
 Date: 07.15.2025
 Scale:
 Revisions:

VARIANCE SECTION

V-1

ALLEY

PROPERTY LINE

4' PROPOSED REAR SETBACK

14' REAR SETBACK

10'-0"

23'-5" PROPOSED SETBACK

EXISTING WALL LOCATION

5' FRONT SETBACK

PROPERTY LINE

23'-5"
ADDITIONAL TO 5' SETBACK

13'-0"
GARDEN BELOW

10'-5"

1 PLAN SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
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
305.512.9960

Rene Gonzalez Architects
Miami, Florida
rengonzalezarchitect.com
T 305.792.5895
AA #00035E1

336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139

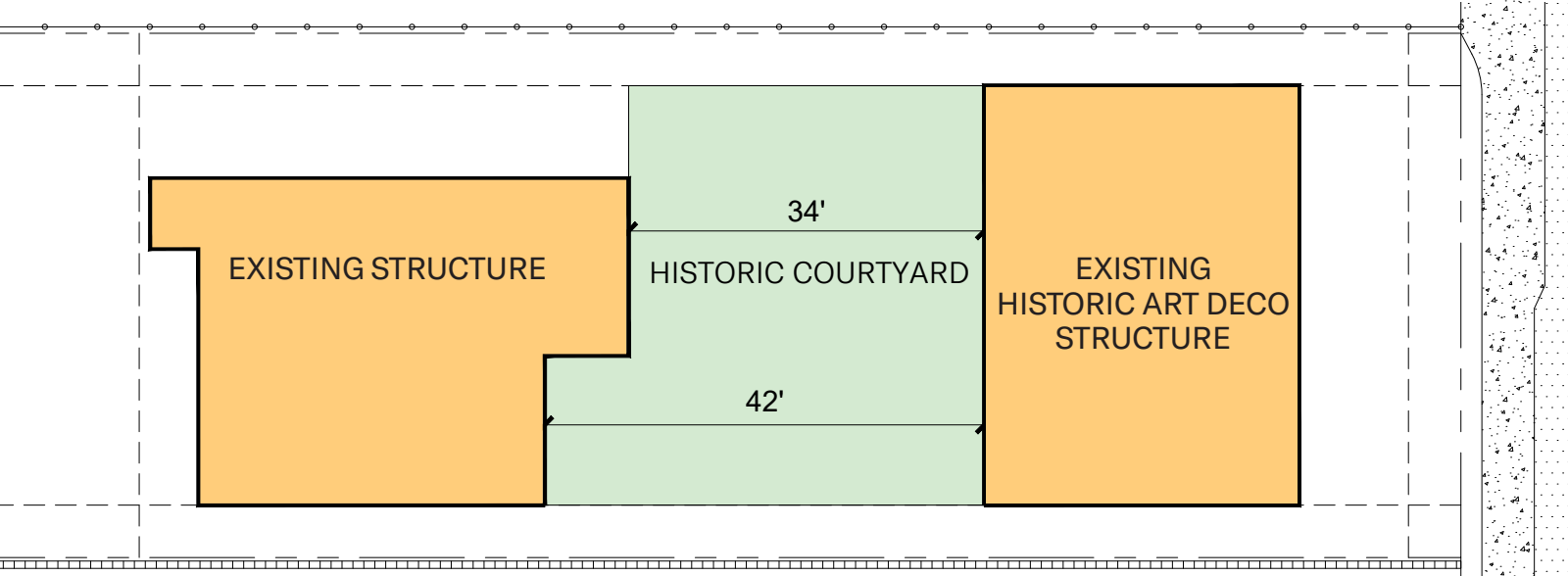
Digitally signed by
rene gonzalez
Date:
2025.08.22
13:54:39
-04'00'

Date: 07.15.2025
Scale:
Revisions:

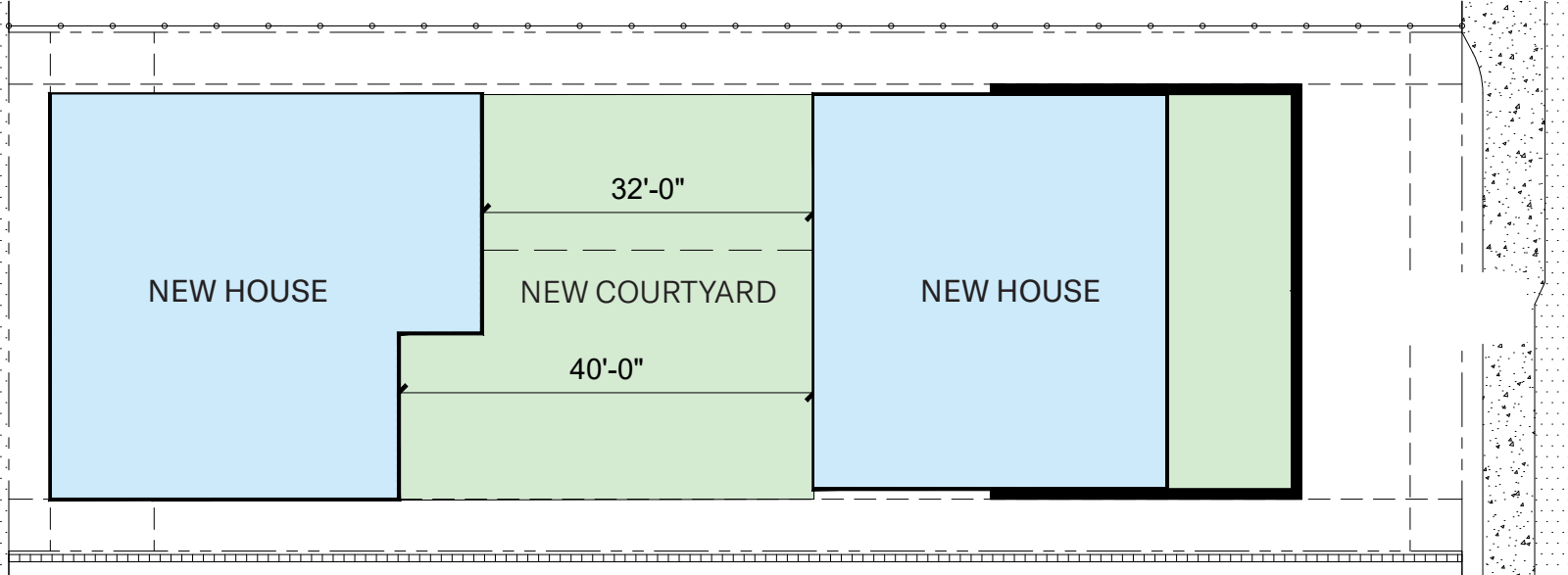
VARIANCE
PLAN

V-2

HISTORICAL COURTYARD PRESERVING A SOUTH BEACH TYPOLOGY



EXISTING HISTORIC COURTYARD



PROPOSED COURTYARD

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 #0003351

336 Meridian Ave
Miami Beach, FL 33139

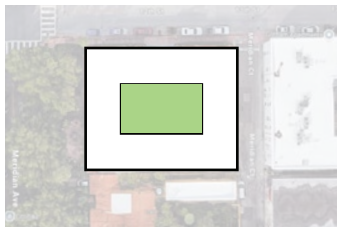
Digitally signed by
rene gonzalez
Date:
2025.08.22
13:57:35
-04'00'

Date: 07.15.2025
Scale:
Revisions:

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

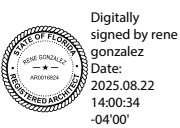
Optimus Structural Design
Structural Engineer
7850 NW 146 St, Suite 305
Miami Lakes, FL 33016
305.512.8960

Rene Gonzalez Architects

Miami, Florida
rengonzalezarchitects.com
T 305.762.5895
AA #0003351



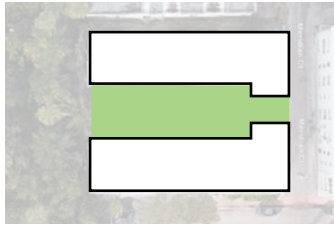
336 Meridian Ave
336 Meridian Ave
Miami Beach, FL 33139



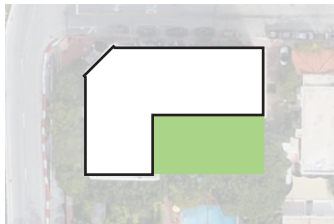
Digitally signed by rene gonzalez
Date: 2025.08.22 14:00:34 -0400

Date: 07.15.2025
Scale:
Revisions:

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

Digitally signed by rene gonzalez
 Date: 2025.08.22 14:03:34 -04'00'

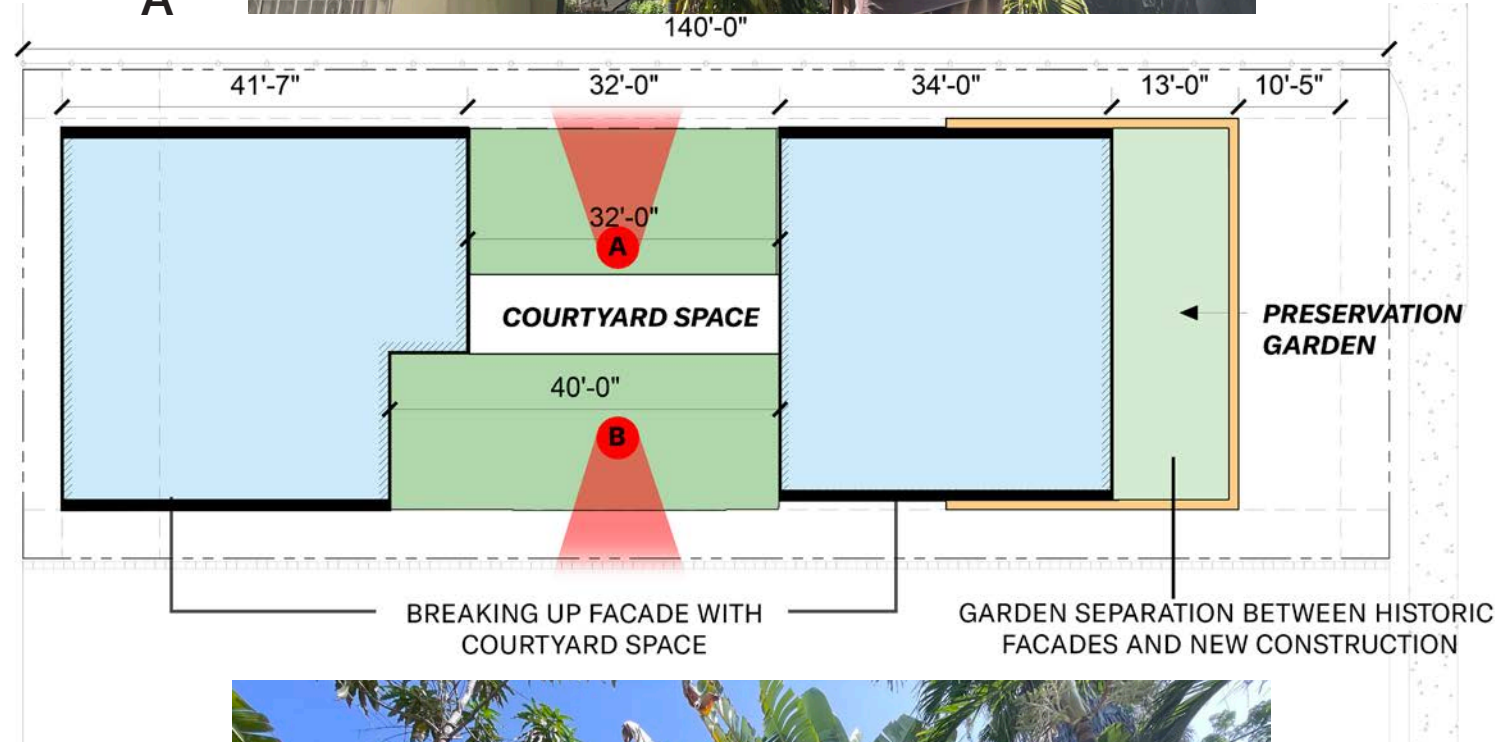
Date: 07.15.2025
 Scale:
 Revisions:

SOUTH BEACH HISTORIC COURTYARD TYPOLOGY

V-5



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 #00035E1

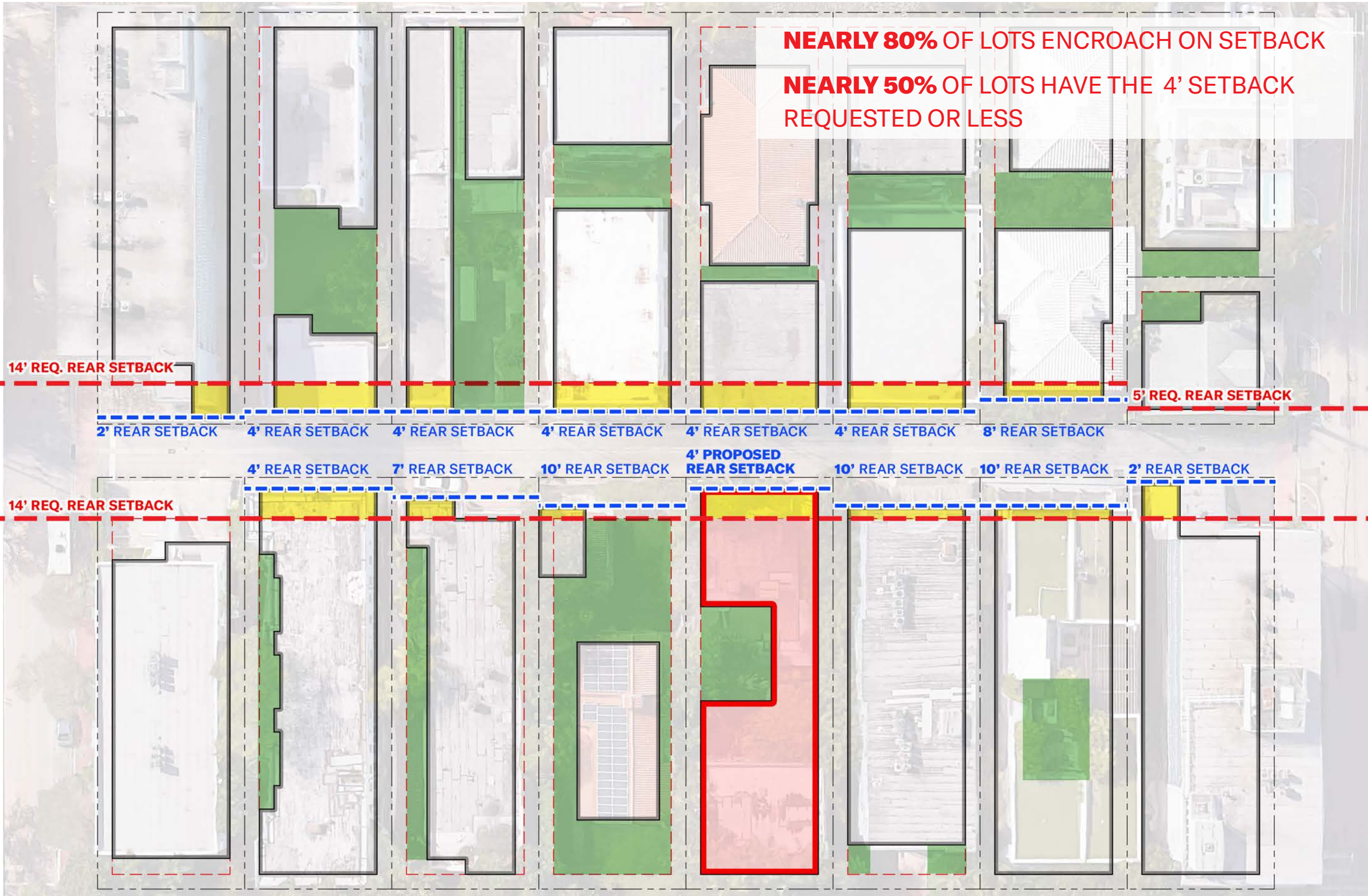
336 Meridian Ave
Miami Beach, FL 33139

Digitally signed by
rene gonzalez
Date:
2025.08.22
14:06:30
-04'00'

Date: 07.15.2025
Scale:
Revisions:

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

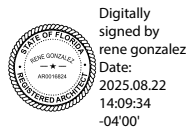
Optimus Structural Design
 Structural Engineer
 7850 NW 146 St, Suite 305
 Miami Lakes, FL 33016
 305.512.8960

Rene Gonzalez Architects

Miami, Florida
 renegonzalezarchitect.com
 T 305.762.5895
 AA #0003351

336 Meridian Ave

336 Meridian Ave
 Miami Beach, FL 33139



Digitally signed by rene gonzalez
 Date: 2025.08.22 14:09:34 -04'00'
 Date: 07.15.2025
 Scale:
 Revisions:

PRECEDENTS

1 PRECEDENTS
 scale: N.T.S.

V-7