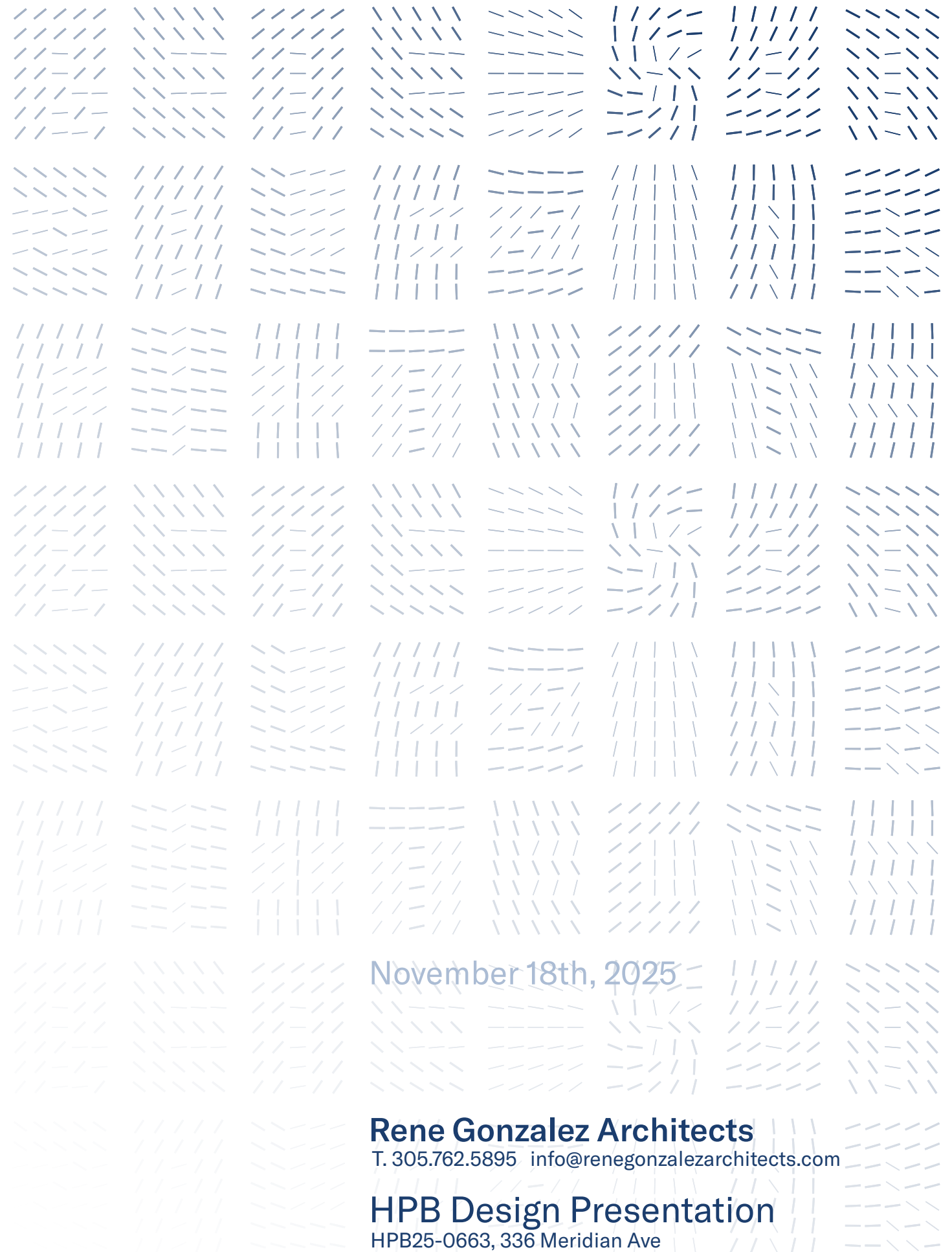




Roden Crater by James Turrell



November 18th, 2025

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HPB Design Presentation
HPB25-0663, 336 Meridian Ave



1 3D RENDER
not to scale

Rene Gonzalez Architects
336 Meridian Ave, Miami Beach, FL

Original Design



Rene Gonzalez Architects
336 Meridian Ave, Miami Beach, FL

Revised Design



NEW FACADE DOES NOT
EXTEND BEYOND HISTORIC
DEXTER BUILDING BELOW

BALCONY OPEN
TO THE STREET

ALIGN

ALIGN

KEYHOLE DOOR

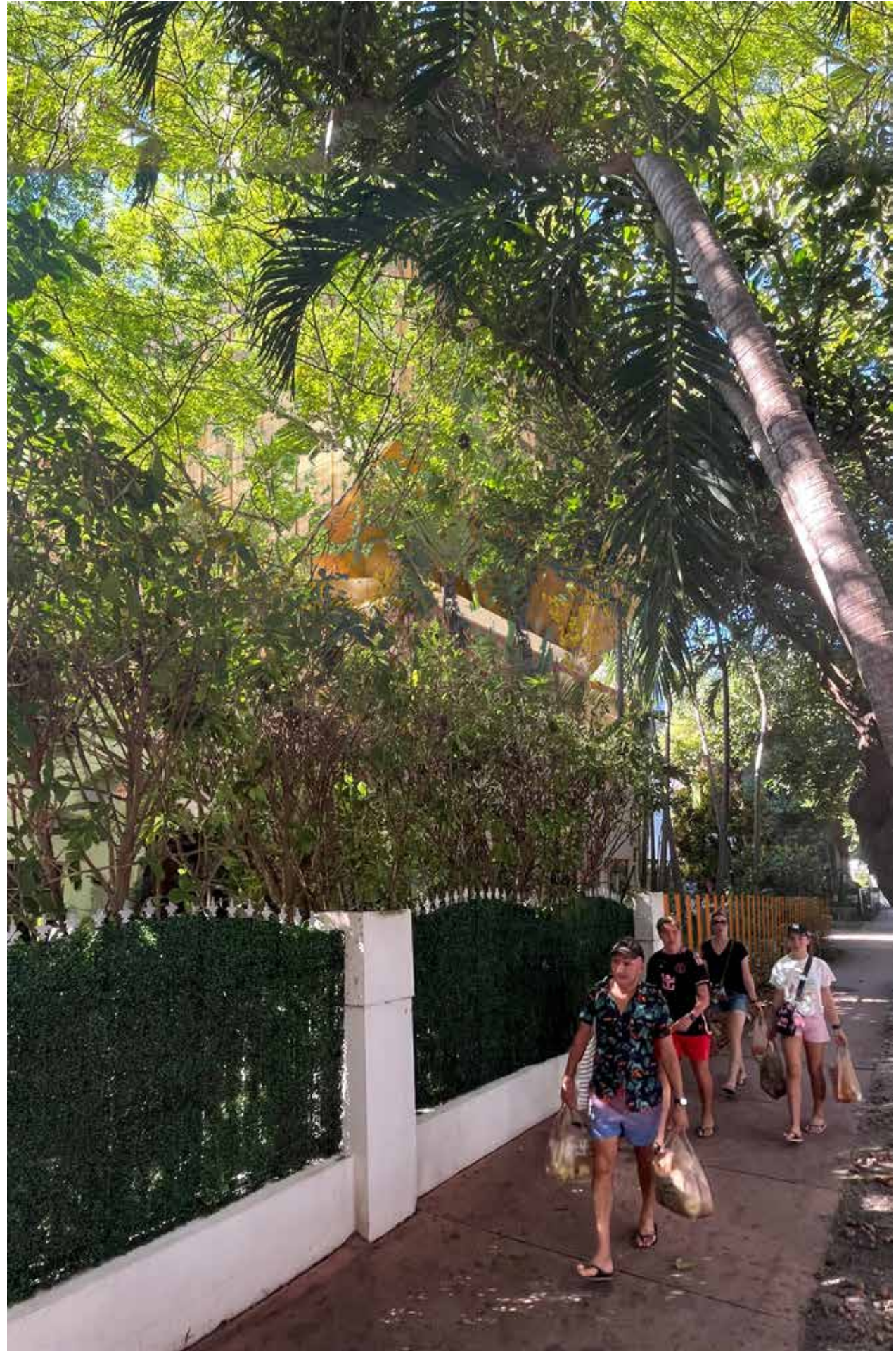
OPEN FENCE SO PEDESTRIANS
CAN APPRECIATE ORIGINAL
HISTORIC DEXTER FAÇADE

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336 Meridian Ave, Miami Beach, FL

Revised Design



Rene Gonzalez Architects
 336 Meridian Ave, Miami Beach, FL
Revised Design



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Revised Design | Sidewalk View



Existing Condition

White aluminum picket fence



Proposed Design

Maintains the original visual language, the visibility to the historic building, and the open urban connection to the sidewalk

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Revised Design | Sidewalk View



Rene Gonzalez Architects

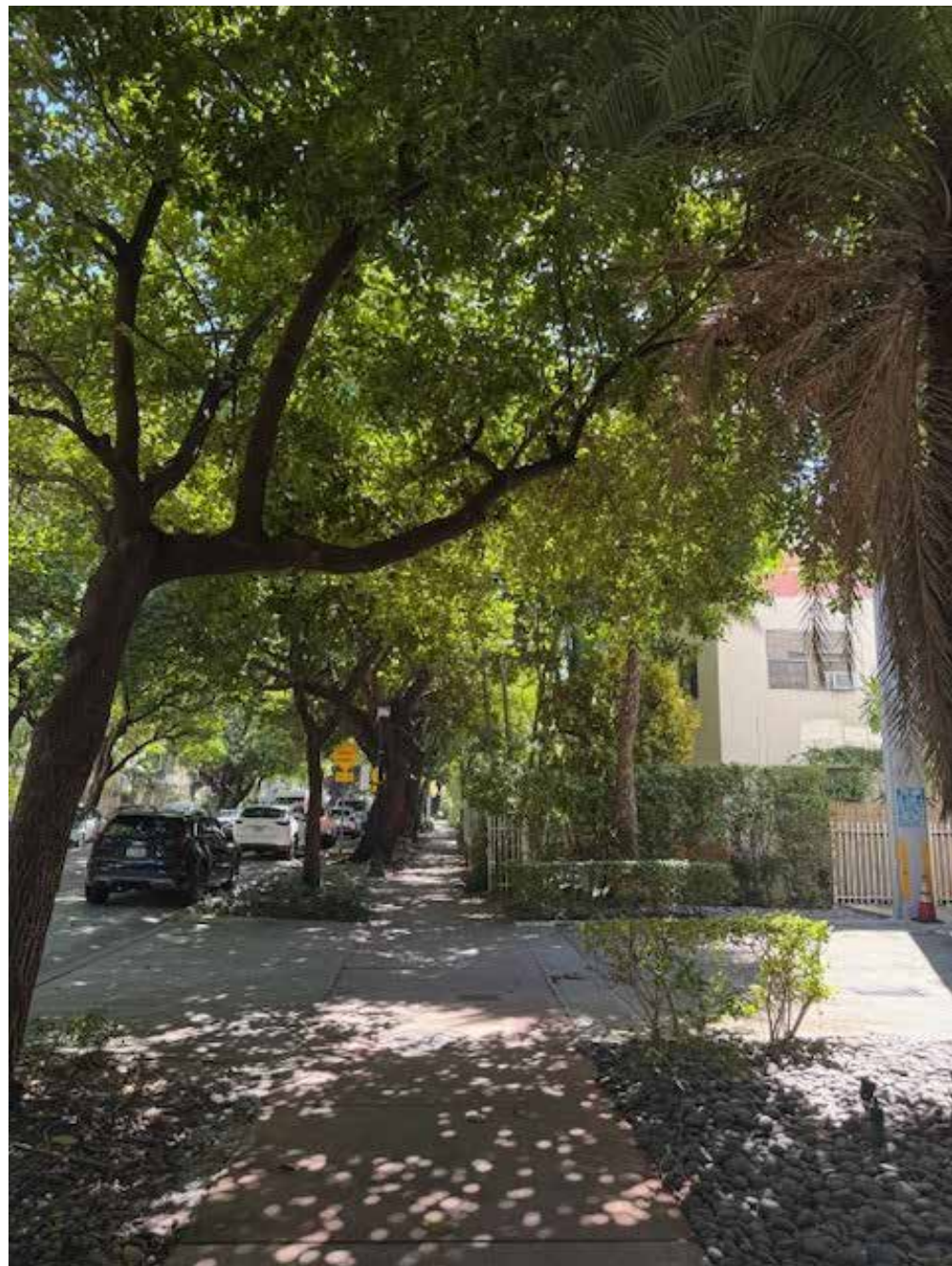
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Sidewalk Views | South to North



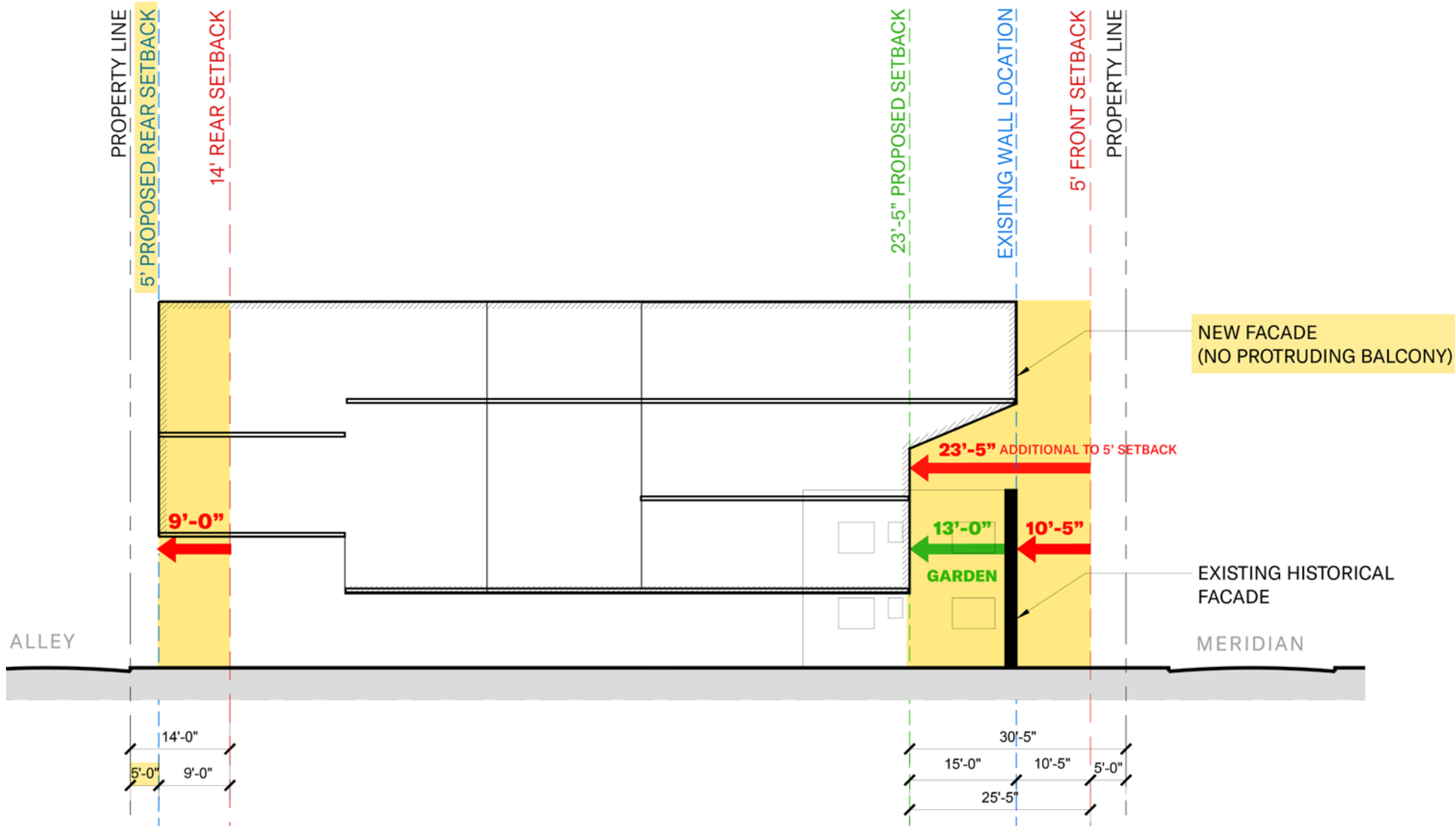
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Sidewalk Views | East Facade



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Sidewalk Views | North to South



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

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VARIANCE
 SECTION

V-1

ALLEY

PROPERTY LINE

5' PROPOSED REAR SETBACK

14' REAR SETBACK

9'-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.

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VARIANCE
PLAN

V-2



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ELEVATIONS -
 EAST ELEVATION

A-5



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

5'-0" SETBACK

119'-7"

10'-5"

5'-0" SETBACK

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

NEW STRUCTURE ALIGNED WITH EXISTING STRUCTURE

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ELEVATIONS -
SOUTH
ELEVATION

A-7



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ELEVATIONS -
NORTH
ELEVATION

A-11



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

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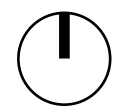
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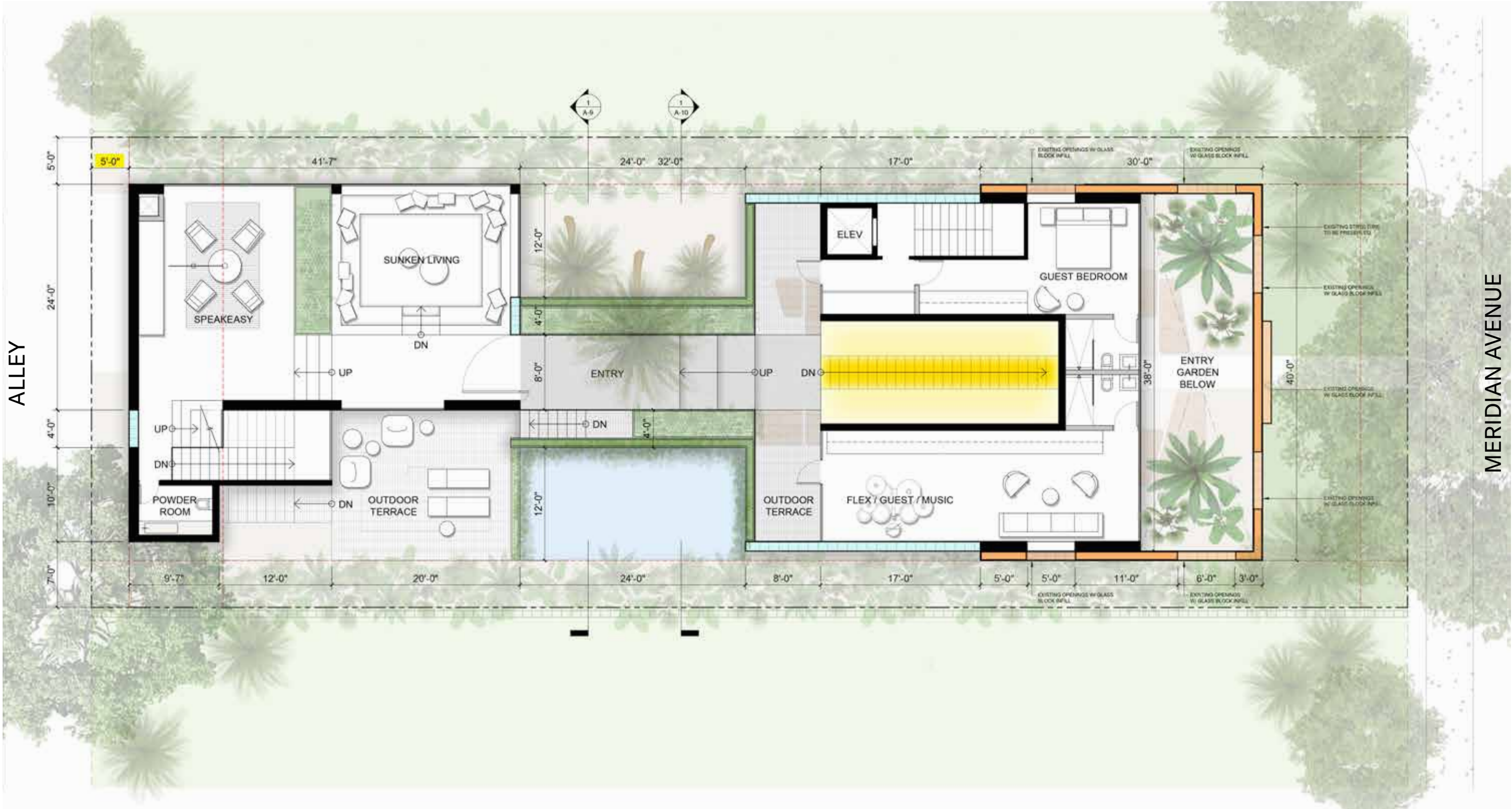
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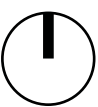
PLANS -
 GROUND FLOOR

A-23





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



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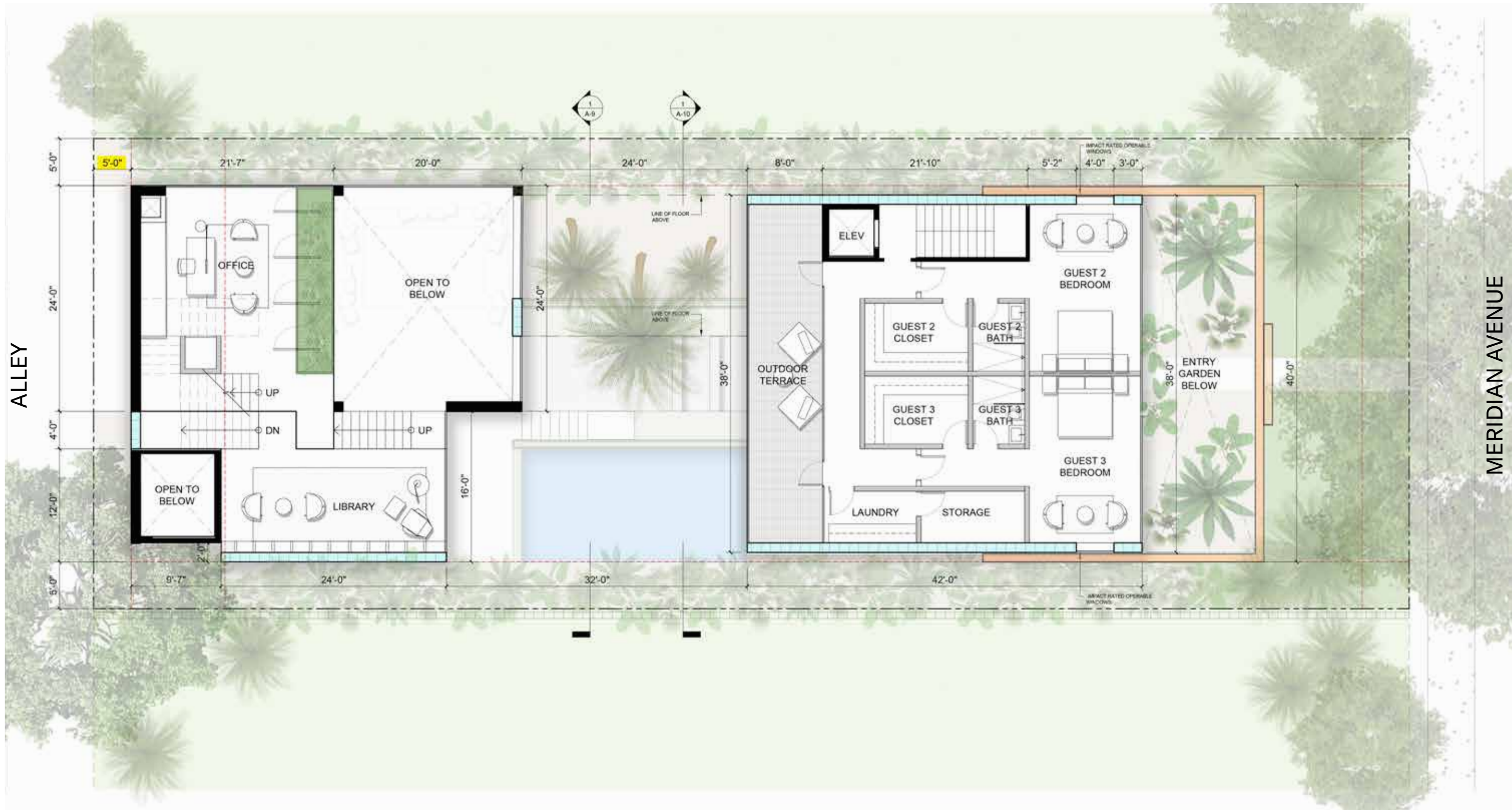
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PLANS -
 FIRST FLOOR

A-25



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

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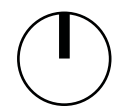
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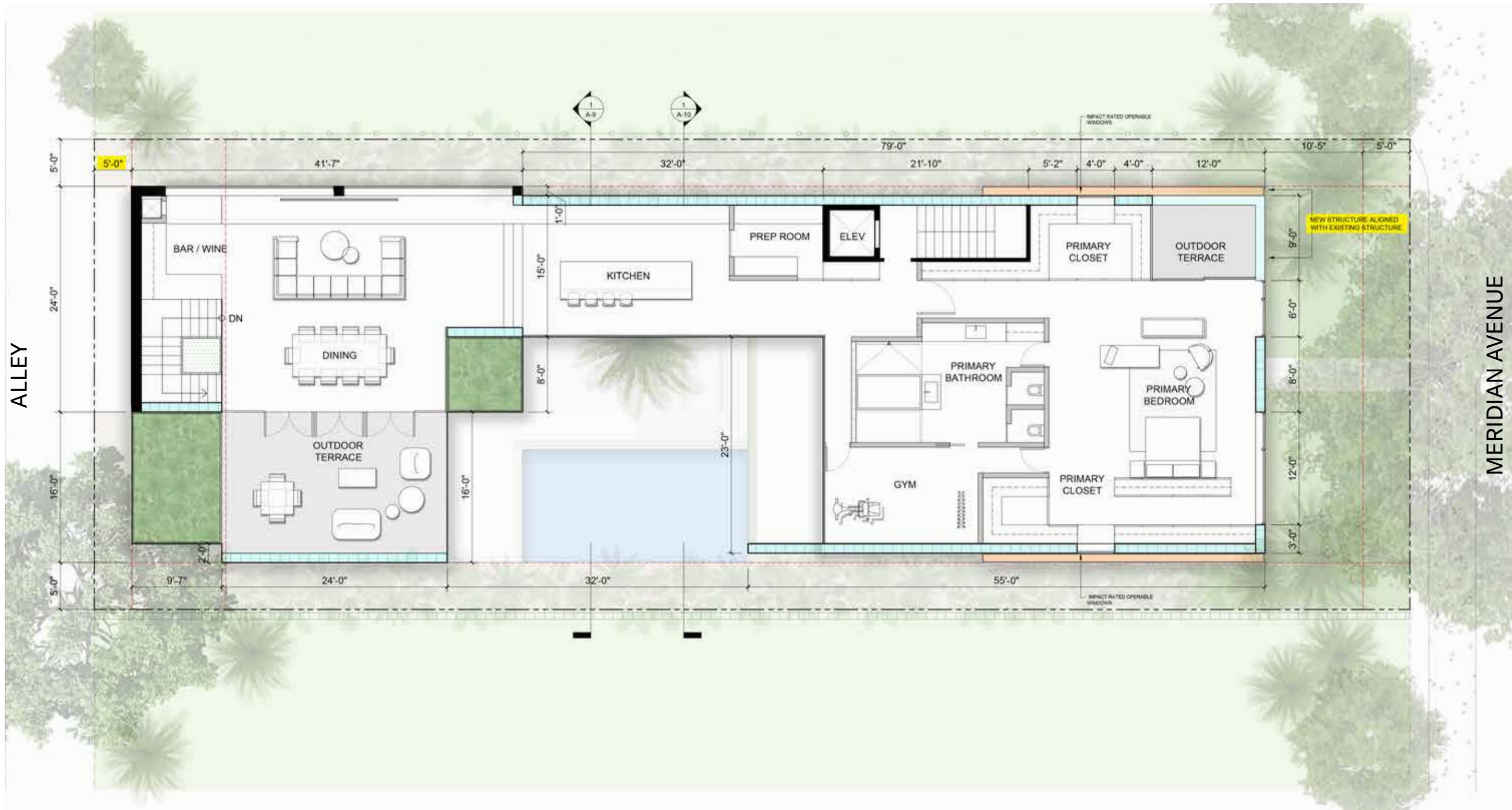
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PLANS -
SECOND FLOOR

A-27





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

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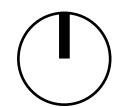
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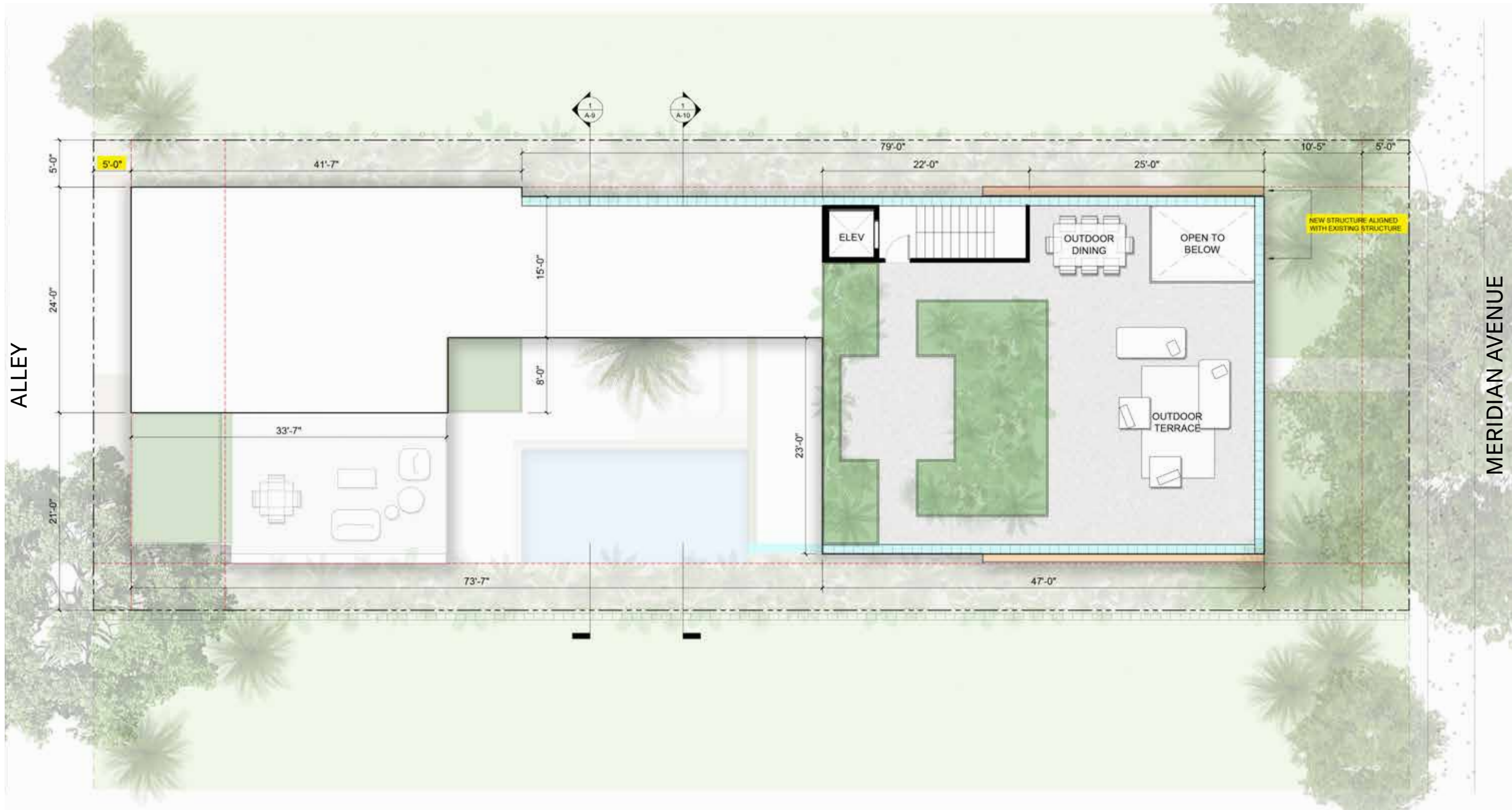
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PLANS -
THIRD FLOOR

A-29





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

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


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PLANS -
ROOFTOP

A-31

PLAN KEY

 # EXISTING TREE TO REMAIN IN PLACE Showing Number per Tree List	 # EXISTING TREE TO BE RELOCATED Showing Number per Tree List	 # EXISTING TREE TO BE REMOVED Showing Number per Tree List
 # EXISTING PALM TO REMAIN IN PLACE Showing Number per Tree List	 # EXISTING PALM TO BE RELOCATED Showing Number per Tree List	 # EXISTING PALM TO BE REMOVED Showing Number per Tree List

MITIGATION CALCULATIONS AND NOTES

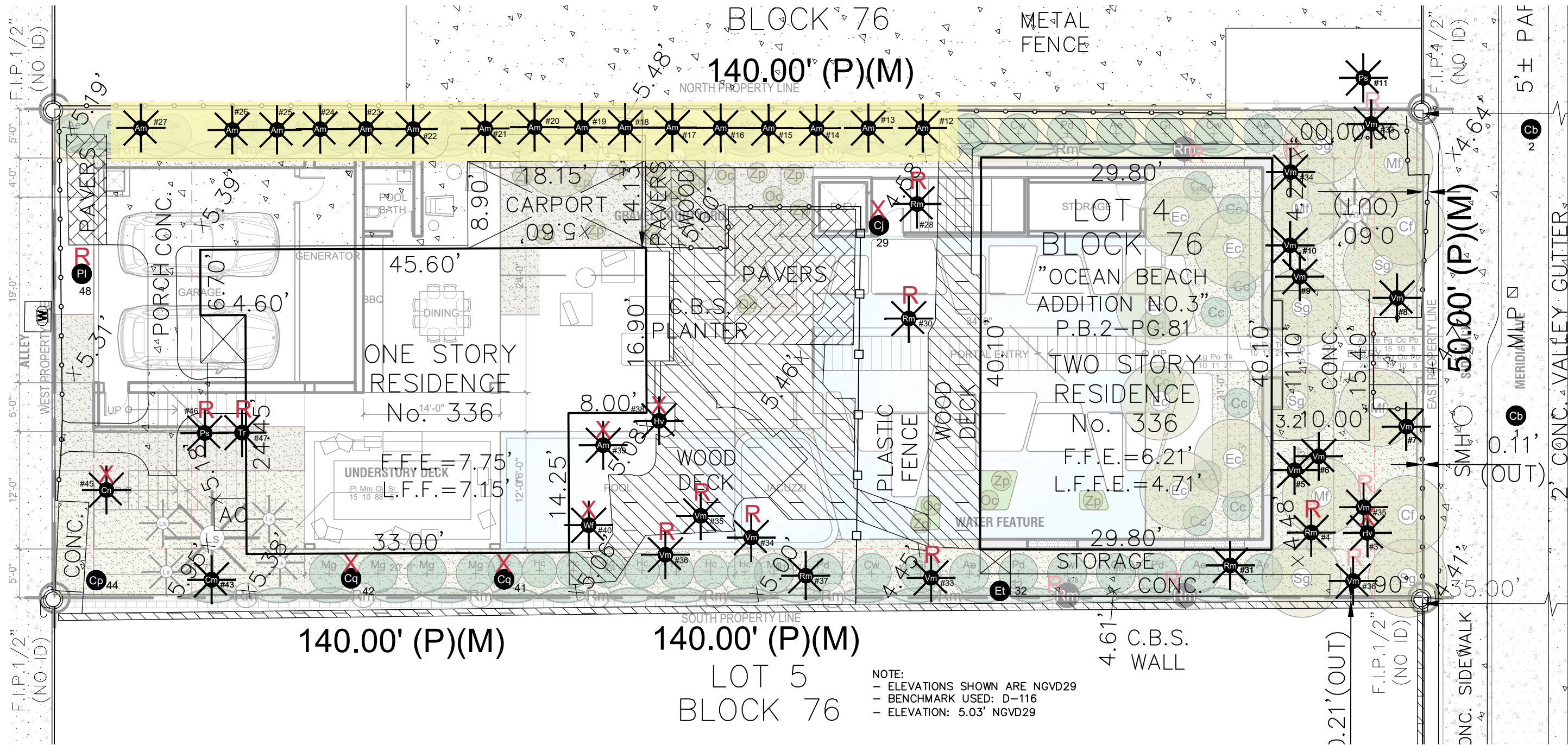
- OF ALL EXISTING PALMS AND TREES, TREES #29 (Cassia javanica), #41 (Clerodendrum quadriloculare), #42 (Clerodendrum quadriloculare) AND PALMS #3, #38, #39, #40, and #45 WILL BE REMOVED.
- PALMS #3, #38, #39, #40, and #45 WILL BE MITIGATED PER PALM TRUNK, NOT AS CLUSTERS.
- TREES #4, #28, #30 (Revenala madagascariensis), #48 (Pachypodium lamerei) AND PALMS #33 THROUGH #36, (Veitchia montgomeryana) WILL BE RELOCATED IN ACCORDANCE TO ANSI STANDARDS. ALL ROOT PRUNING WILL OVERSEEN BY THE CERTIFIED ARBORIST OF RECORD.
- ALL TREES TO BE MITIGATED ACCOUNT TO A TOTAL OF 18" OF DBH AND (7) PALM TRUNKS, WHICH REQUIRES: (3) TREES WITH 4" DBH x 8' SPREAD IN CANOPY x 16' HEIGHT AND (7) TREES WITH 2" DBH x 6' SPREAD IN CANOPY x 12' HEIGHT
- A TOTAL OF (57) TREES OF THE REQUIRED SPECIFICATIONS: (2) *Caesalpinia ferrea*, (1) *Chrysophyllum oliviforme*, (8) *Canella winterana*, (6) *Eugenia confusa*, (6) *Myrcianthes fragans*, (4) *Simaruba glauca*, (11) *Ardisia escallanoides*, (7) *Macaranga grandiflora*, (7) *Pimenta dioica*, AND (5) *Gymnanthes lucida* ARE BEING PROVIDED. REFER TO LANDSCAPE PLAN ON SHEET L-200 AND PROPOSED PLANT LIST ON SHEET L-201 FOR NEW-TREE SPECIFICATIONS AND LOCATIONS.
- CODE REQUIRES THE PROVISION OF TWO (2) STREET TREES, WHICH ARE ALREADY EXISTING TWO (2) "*Calophyllum brasiliense*" WITH 4" DBH, 4' CLEAR TRUNK, 16' HEIGHT, AN 8' SPREAD. REFER TO EXISTING TREE DISPOSITION PLAN, ON THIS SHEET, FOR STREET TREE LOCATIONS AND SPECIFICATIONS.
- EXISTING TREES THAT REMAIN IN PLACE WILL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BASED ON TREE PROTECTION ZONES (TPZ) DESCRIBED IN ARBORIST REPORT AND PER CODE REQUIREMENTS. REFER TO EXISTING-TREE PROTECTION BARRIER DETAILS ON SHEET L-101.

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 LA 6667526



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

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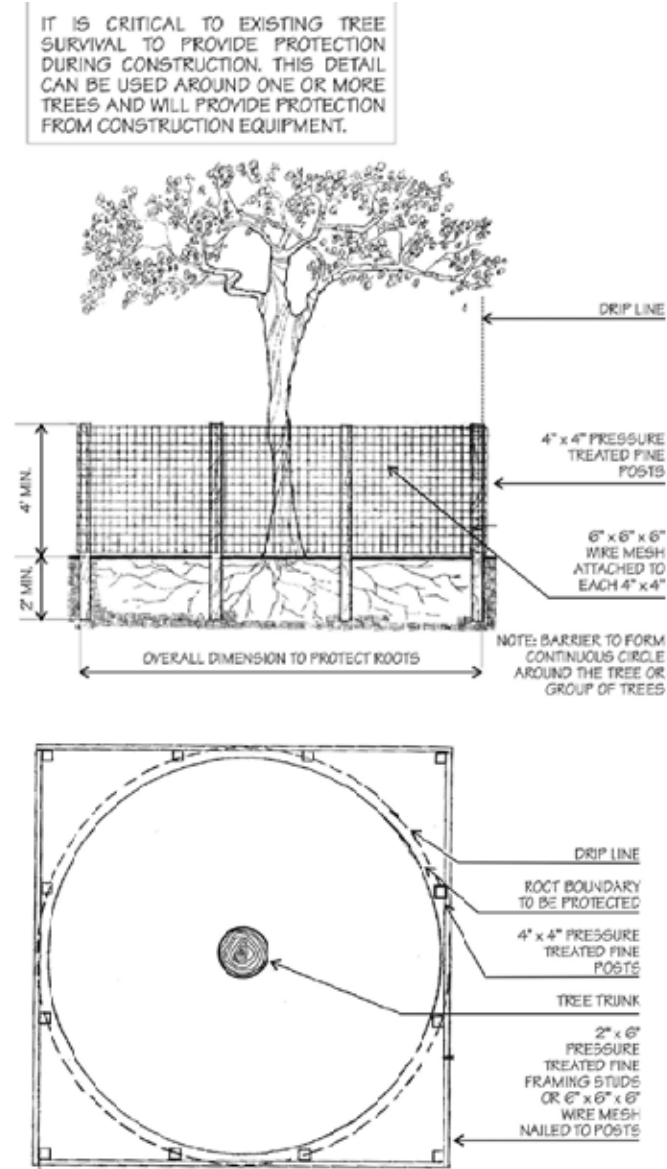
Date: 10/27/2025
 Scale: 3/32" = 1'-0"
 Revisions:

EXISTING TREE DISPOSITION PLAN
 SCALE: 3/32" = 1'-0"

NOTE: PER CITY REQUIREMENTS, THE CERTIFIED ARBORIST OF RECORD WILL VERIFY AND CONFIRM THAT THE TREE PROTECTION BARRIERS ARE INSTALLED CORRECTLY PRIOR TO DEMOLITION AND CONSTRUCTION OF FOUNDATION, SYSTEMS, AND UTILITY TRENCHES.

EXISTING TREE DISPOSITION PLAN

EXISTING-TREE PROTECTION BARRIER DETAILS



EXISTING - TREE DISPOSITION TABLE

#	COMMON NAME	BOTANICAL NAME	DBH	SP	HT	DISPOSITION
1	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	3'	45'	50'	To Remain In-Place
2	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	0.90'	6'	30'	To Remain In-Place
3	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	0.80'	6'	30'	To Be Removed
4	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	6'	11'	45'	To Be Relocated
5	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
6	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
7	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	10'	50"	To Remain In-Place
8	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
9	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
10	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	2.3'	22'	35'	To Remain In-Place
11	Sylvester Palm (Offsite)	<i>Phoenix sylvestris</i>	1.1'	20'	30'	To Remain In-Place
12	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
13	Christmas Palm	<i>Adonidia merrillii</i>	.5'	6'	30'	To Remain In-Place
14	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
15	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
16	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
17	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
18	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
19	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
20	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
21	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
22	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
23	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
24	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
25	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
26	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
27	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
28	Traveler's Tree (5)	<i>Ravenala madagascariensis</i>	4'	15'	30'	To Be Relocated
29	Apple Blossom Cassia	<i>Cassia javanica</i>	0.8'	20'	35'	To Be Removed
30	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	4.5'	15'	30'	To Be Relocated
31	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	3'	20'	30'	To Remain In-Place
32	Pencil Stick Cactus	<i>Euphorbia tirucalli</i>	0.8'	18'	27'	To Remain In-Place
33	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	1.8'	12'	30'	To Be Relocated
34	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
35	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
36	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
37	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	6'	22'	28'	To Remain In-Place
38	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	2.3'	4'	7'	To Be Removed
39	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	0.8'	18'	23'	To Be Removed
40	Washingtonia	<i>Washingtonia filifera</i>	1.2'	10'	30'	To Be Removed
41	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
42	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
43	Fishtail Palm	<i>Caryota mitis</i>	3'	20'	30'	To Remain In-Place
44	Kapok Tree	<i>Ceiba pentandra</i>	6'	40'	45'	To Remain In-Place
45	Coconut Palm	<i>Cocos nucifera</i>	.6'	10'	35'	To Be Removed
46	Bucaneer Palm	<i>Pseudophoenix sargentii</i>	0.6'	8'	15'	To Be Relocated
47	Thatch Palm	<i>Thrinax radiata</i>	0.4'	6'	7'	To Be Relocated
48	Madagascar Plumeria	<i>Pachypodium lamerei</i>	1.5'	12'	18'	To Be Relocated

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EXISTING-TREE
DISPOSITION
TABLE

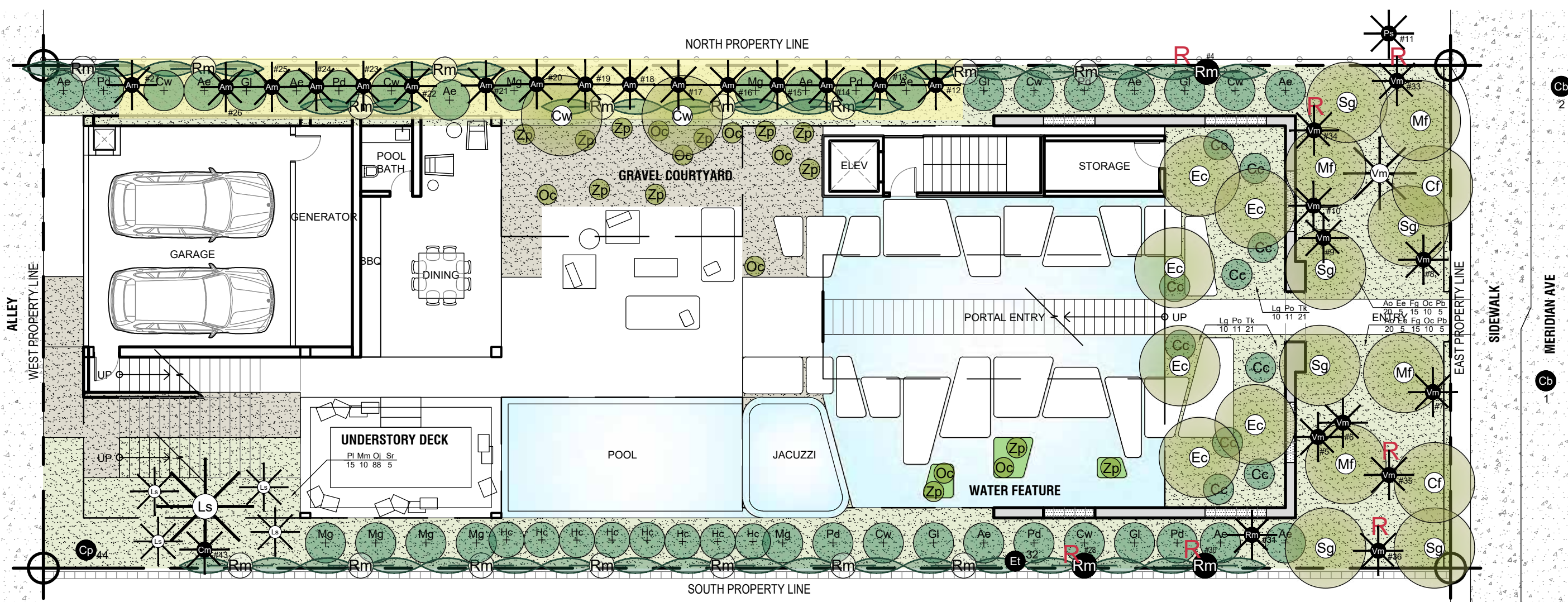
L-101



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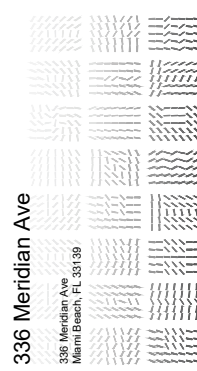
PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



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

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GROUND FLOOR PLANTING PLAN

L-200

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.

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COMMERCIAL - ZONING DATA SHEET

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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"	15'-5"	
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"	5'-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.

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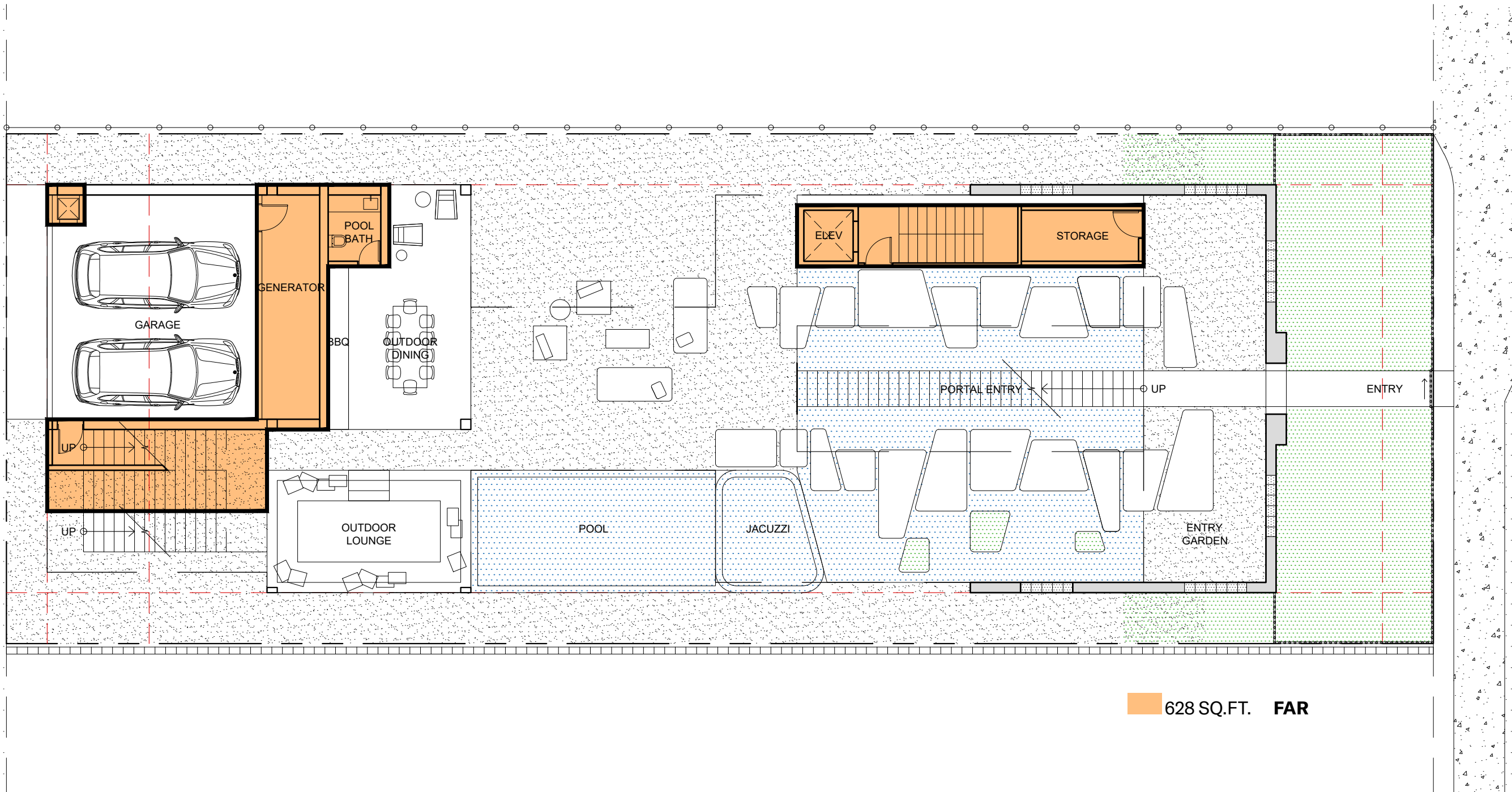
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ZONING
 INFORMATION

Z-1



FAR CALCULATIONS:

FAR GROUND FLOOR:	628 SQ.FT.
FAR FIRST FLOOR:	2,482 SQ.FT.
FAR SECOND FLOOR:	2,204 SQ.FT.
FAR THIRD FLOOR:	3,068 SQ.FT.
FAR TOTAL:	8,382 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.

628 SQ.FT. FAR

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

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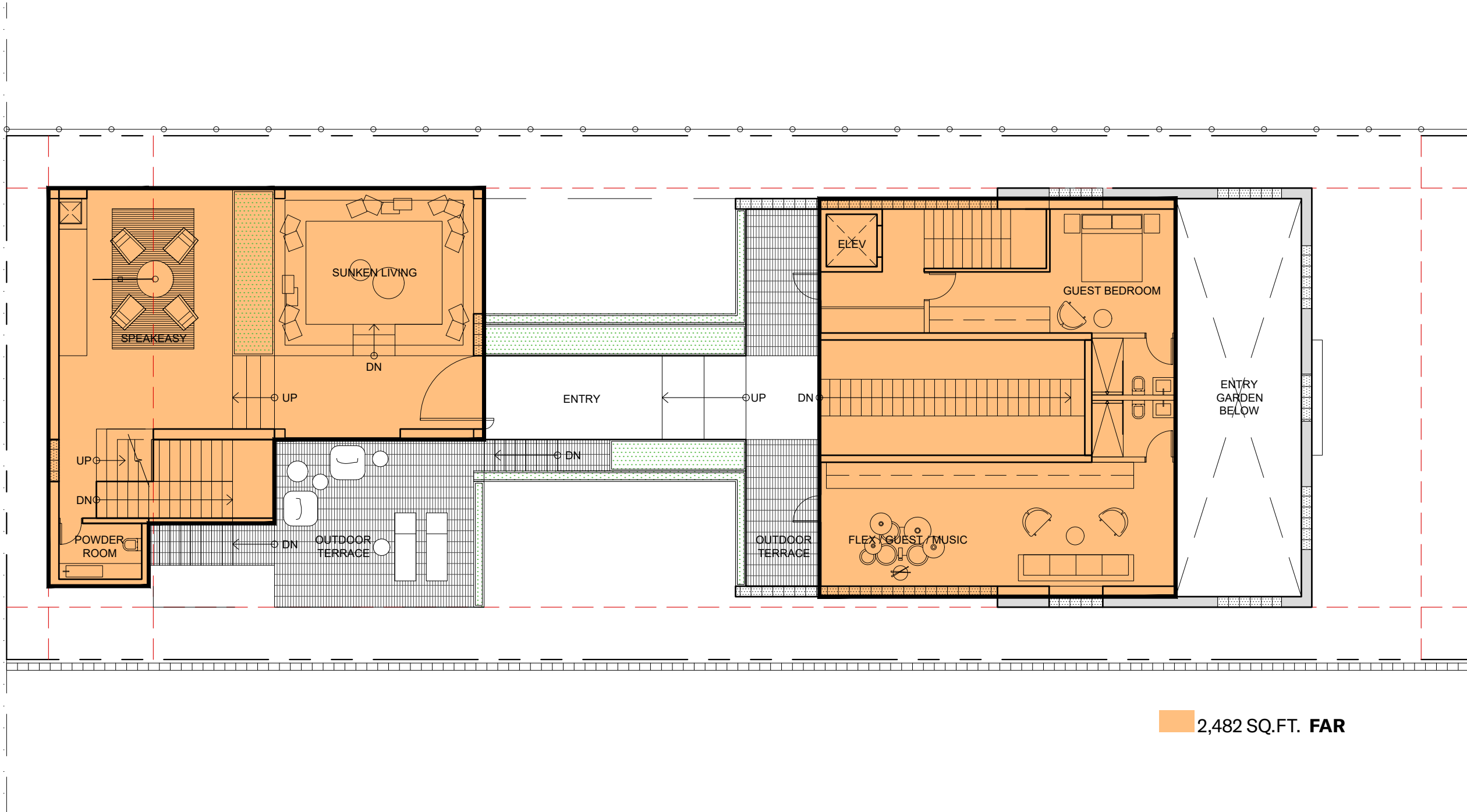
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PROPOSED FAR
DIAGRAM

Z-3



2,482 SQ.FT. FAR

FAR CALCULATIONS:

- FAR GROUND FLOOR: 628 SQ.FT.
- FAR FIRST FLOOR: 2,482 SQ.FT.
- FAR SECOND FLOOR: 2,204 SQ.FT.
- FAR THIRD FLOOR: 3,068 SQ.FT.
- FAR TOTAL: 8,382 SQ.FT.**
- FAR ALLOWABLE: 10,500 SQ.FT.

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

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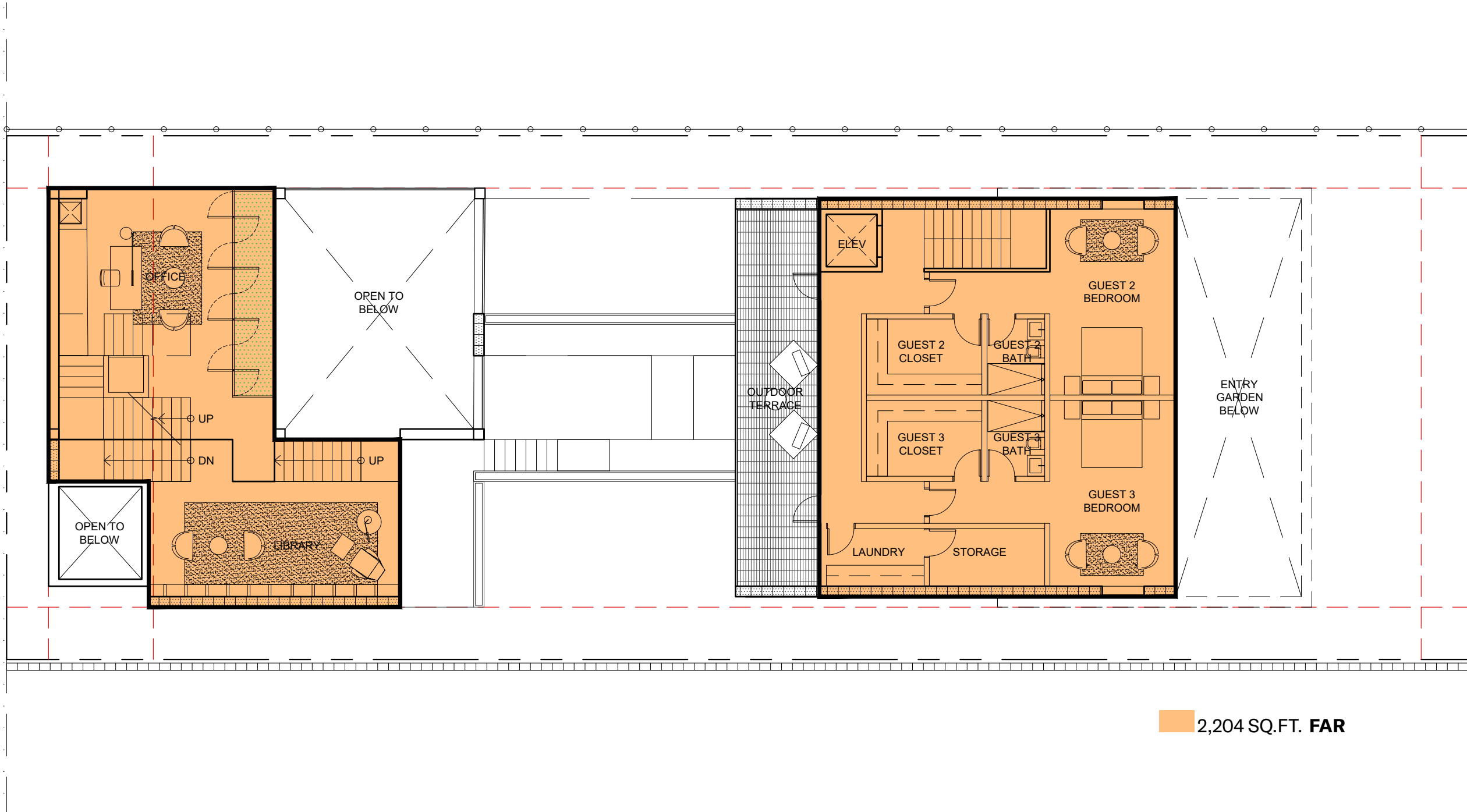
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PROPOSED FAR
DIAGRAM



2,204 SQ.FT. FAR

FAR CALCULATIONS:

- FAR GROUND FLOOR: 628 SQ.FT.
- FAR FIRST FLOOR: 2,482 SQ.FT.
- FAR SECOND FLOOR: 2,204 SQ.FT.
- FAR THIRD FLOOR: 3,068 SQ.FT.
- FAR TOTAL: 8,382 SQ.FT.**
- FAR ALLOWABLE: 10,500 SQ.FT.

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

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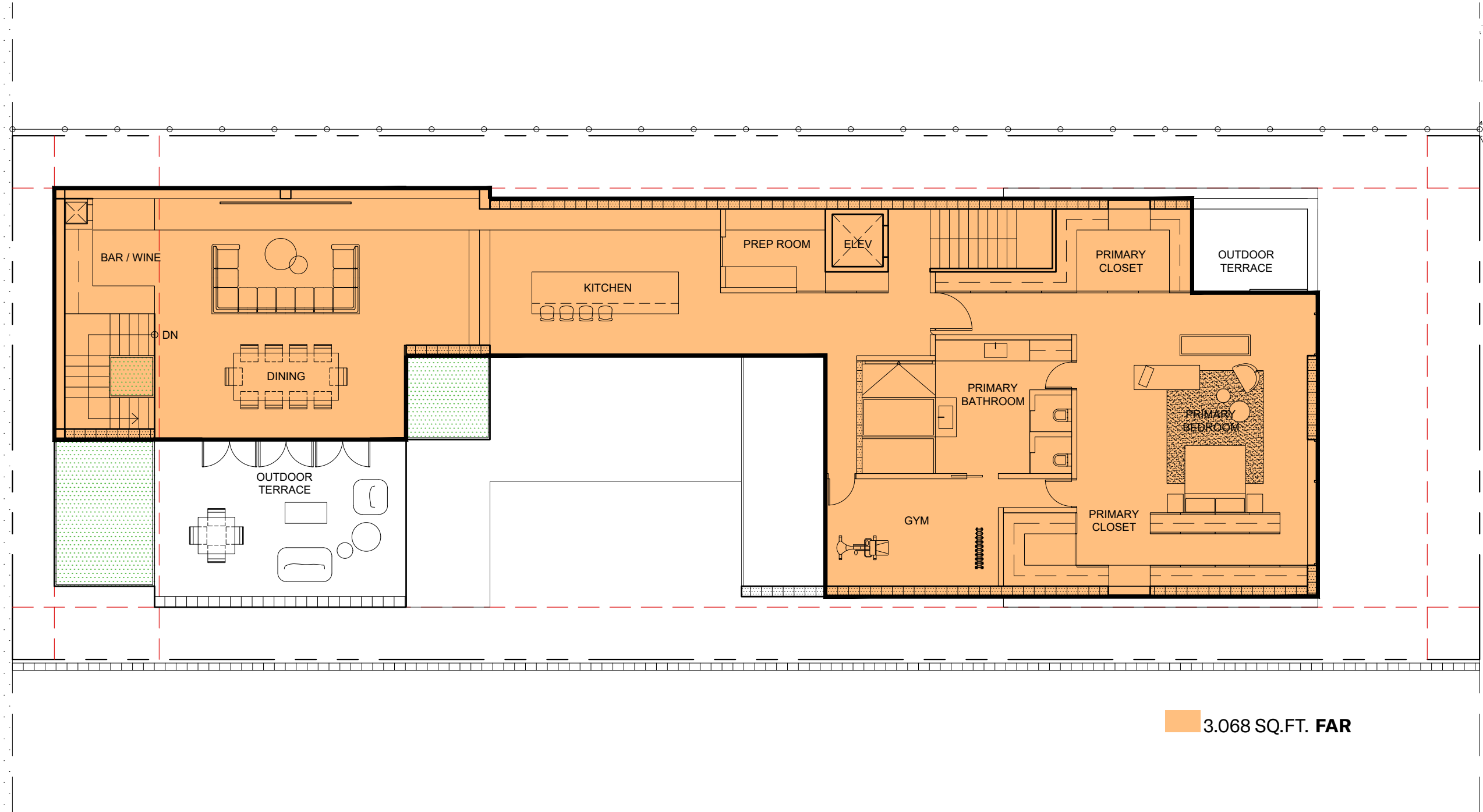
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PROPOSED FAR
DIAGRAM

FAR CALCULATIONS:

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FAR FIRST FLOOR:	2,482 SQ.FT.
FAR SECOND FLOOR:	2,204 SQ.FT.
FAR THIRD FLOOR:	3,068 SQ.FT.
FAR TOTAL:	8,382 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.



3.068 SQ.FT. FAR

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

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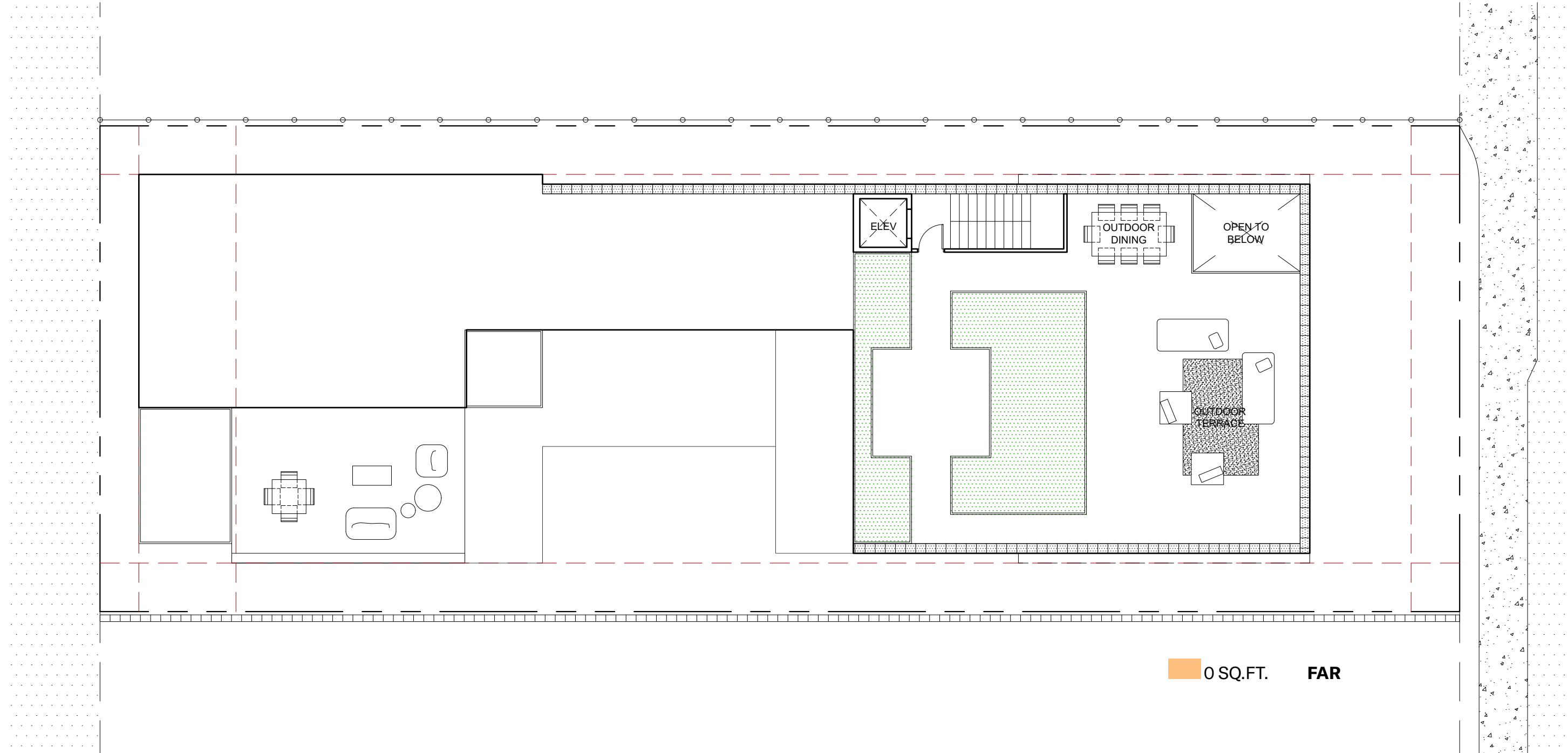
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PROPOSED FAR
DIAGRAM

Z-6



0 SQ.FT. FAR

FAR CALCULATIONS:

FAR GROUND FLOOR:	628 SQ.FT.
FAR FIRST FLOOR:	2,482 SQ.FT.
FAR SECOND FLOOR:	2,204 SQ.FT.
FAR THIRD FLOOR:	3,068 SQ.FT.
FAR TOTAL:	8,382 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.

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

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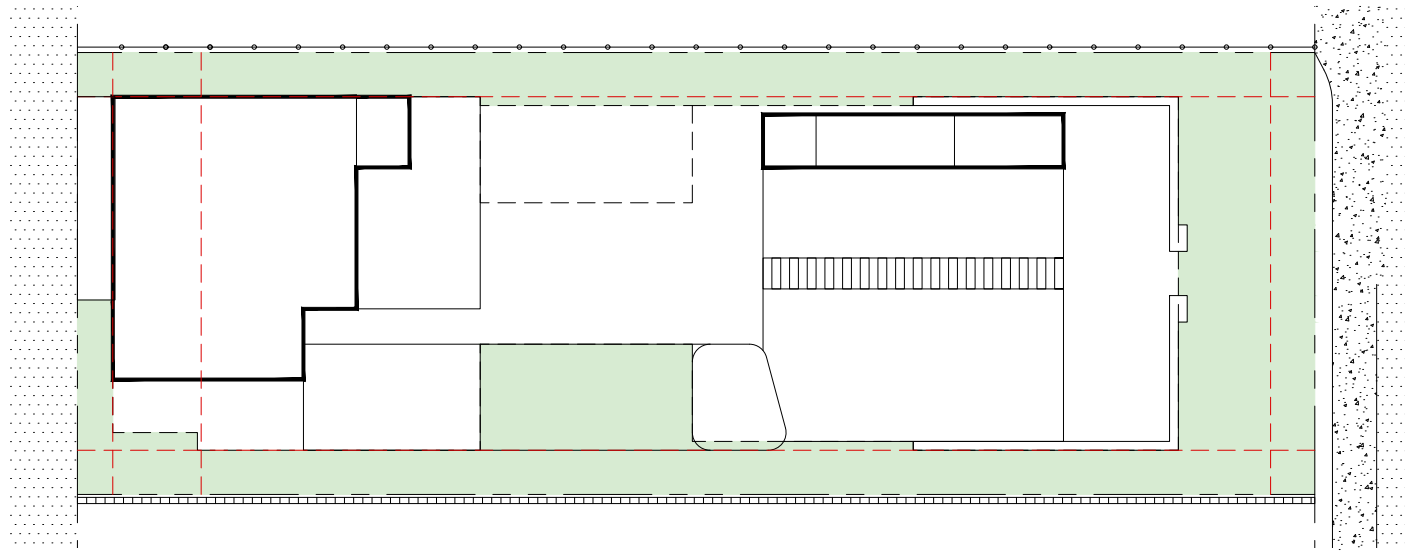
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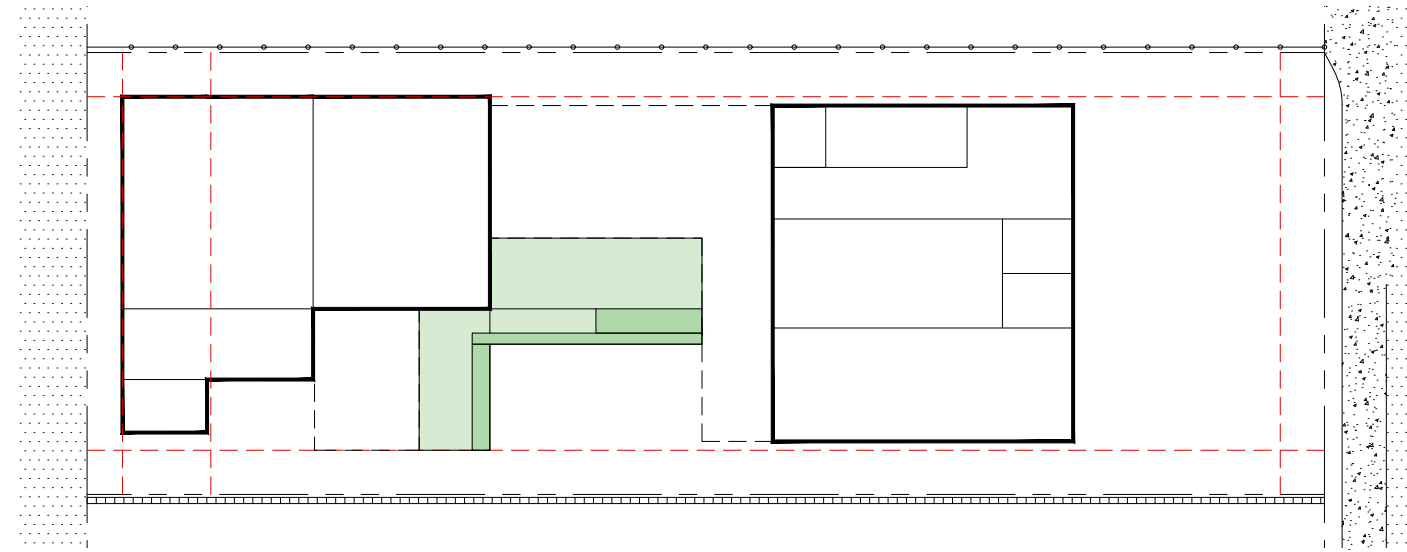
PROPOSED FAR
DIAGRAM

Z-7



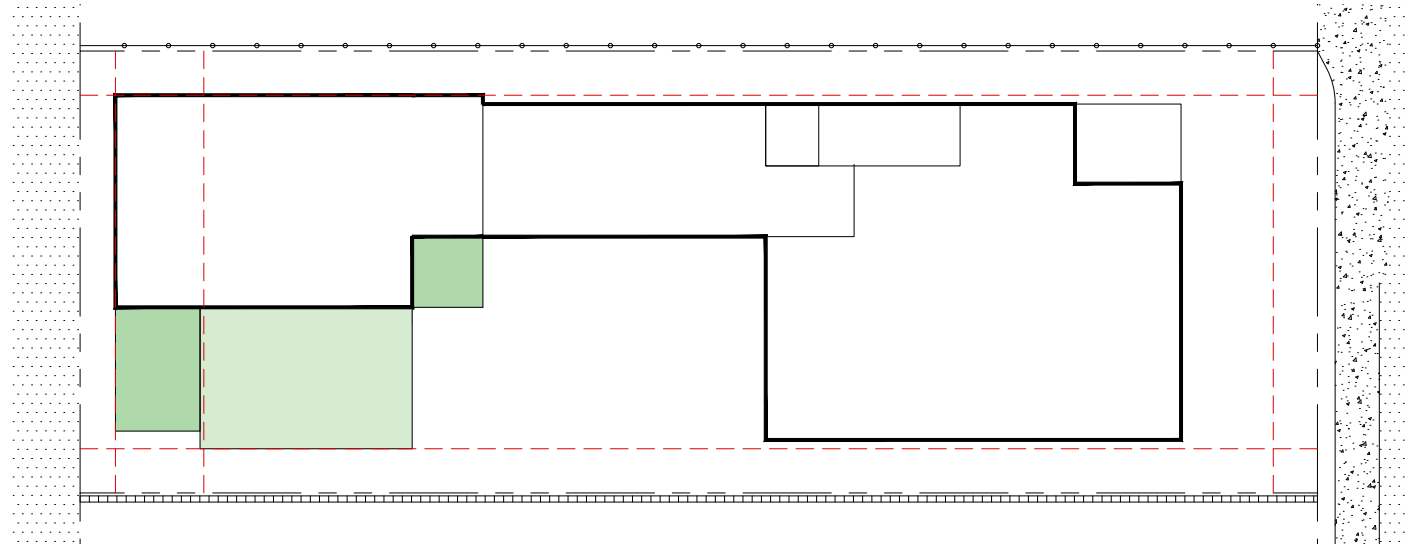
2,460 SQ.FT. **Open Space**

1 **GROUND FLOOR PLAN**
scale: N.T.S.



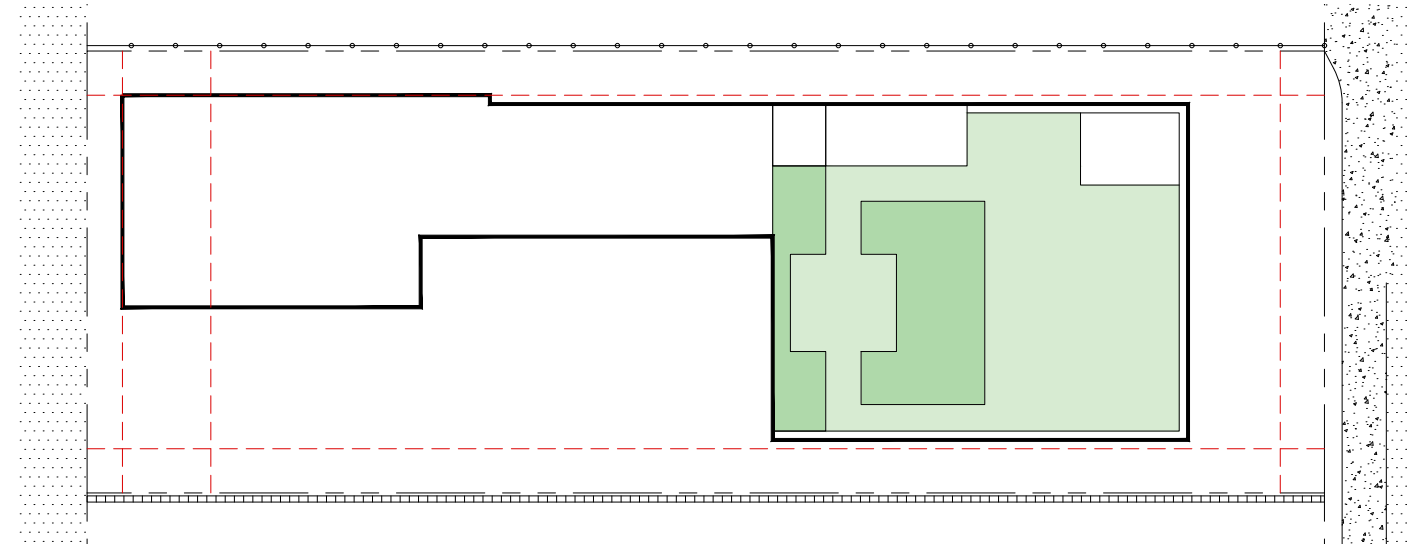
416 SQ.FT. **Open Space**
90 SQ.FT. **28% Living Landscape (25% REQ.)**

2 **FIRST FLOOR PLAN**
scale: N.T.S.



568 SQ.FT. **Open Space**
184 SQ.FT. **32% Living Landscape (25% REQ.)**

3 **THIRD FLOOR PLAN**
scale: N.T.S.



1,433 SQ.FT. **Open Space**
414 SQ.FT. **29% Living Landscape (25% REQ.)**

4 **ROOF PLAN**
scale: N.T.S.

OPEN SPACE CALCULATIONS:

OPEN SPACE GROUND FLOOR:	2,460 SQ.FT.
OPEN SPACE FIRST FLOOR:	416 SQ.FT.
OPEN SPACE THIRD FLOOR:	568 SQ.FT. *
OPEN SPACE ROOFTOP FLOOR:	1,433 SQ.FT. *

OPEN SPACE TOTAL: **4,877 SQ.FT.** (70% of Lot Area)

OPEN SPACE REQUIRED: **4,550 SQ.FT.** (65% of Lot Area)

* Accessible terrace with 25% live plants

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PROPOSED OPEN
SPACE DIAGRAM



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

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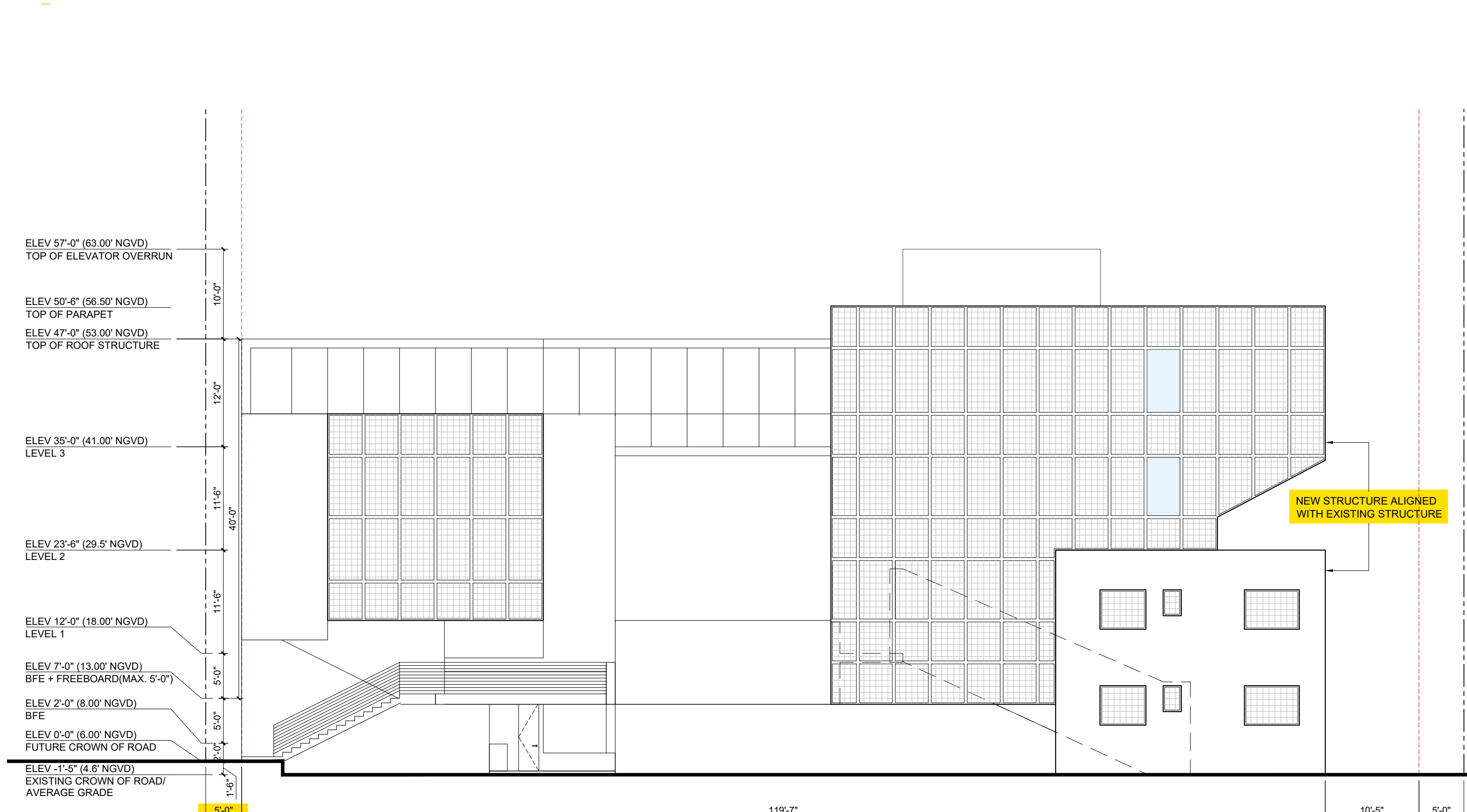
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ELEVATIONS -
 EAST ELEVATION

A-6



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

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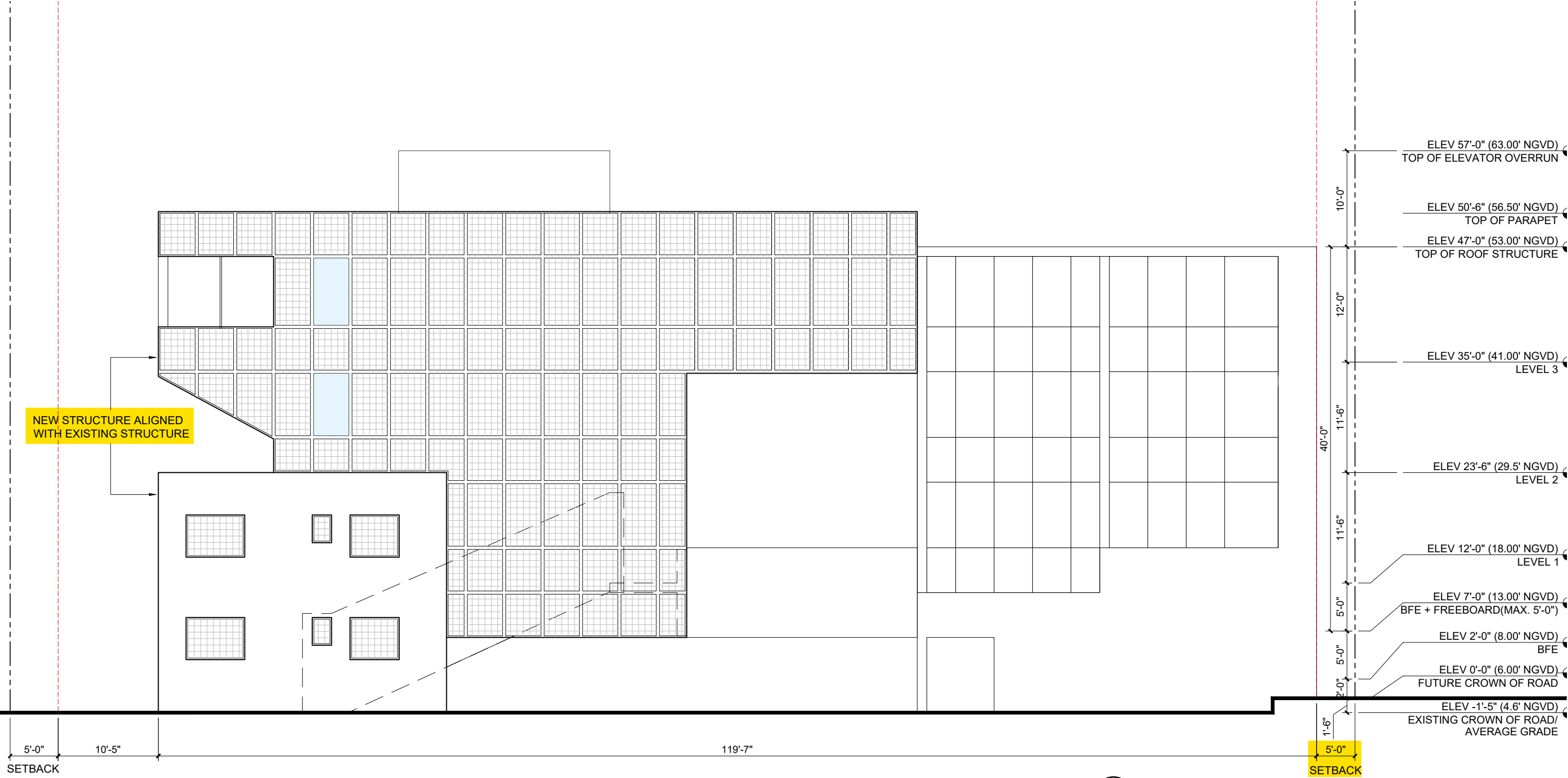
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ELEVATIONS -
SOUTH
ELEVATION

A-8



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

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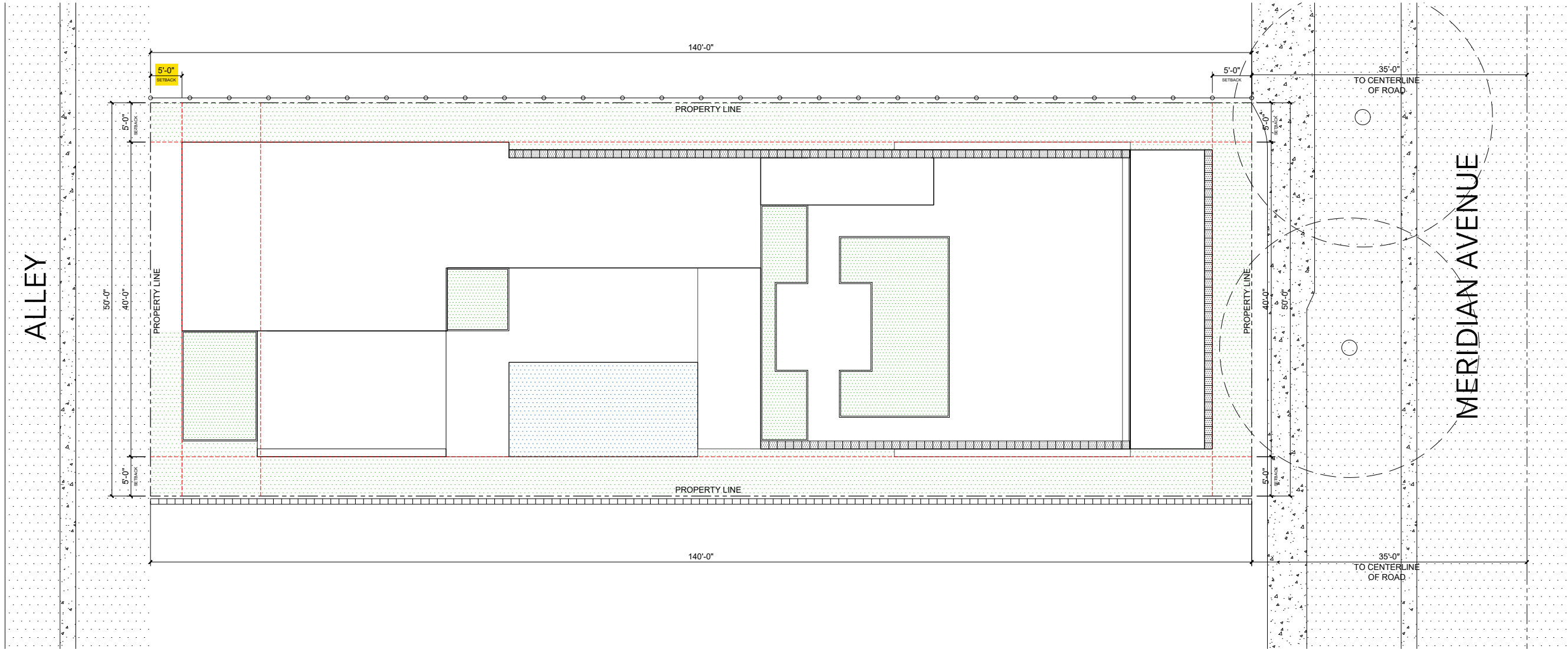
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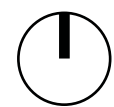
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ELEVATIONS -
NORTH
ELEVATION

A-12



1 SITE PLAN
scale: 1/16" = 1'-0"



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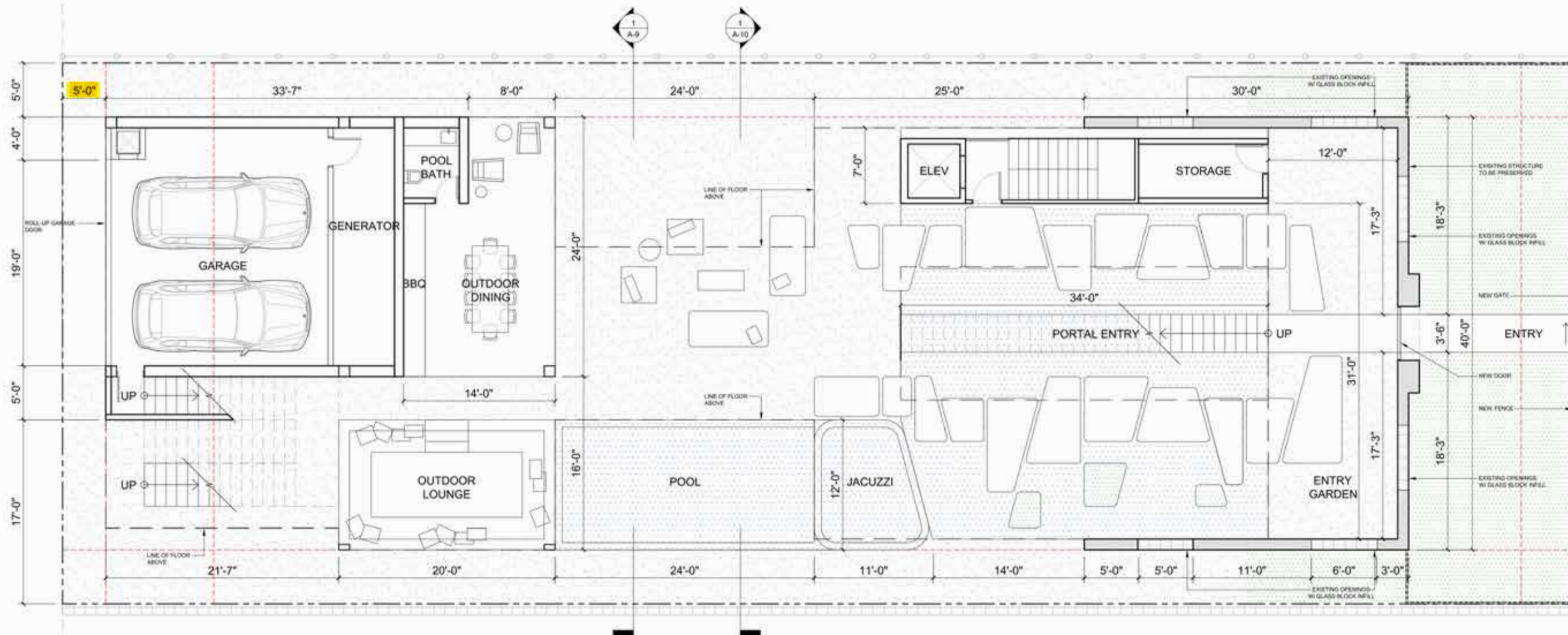
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PLANS -
SITE PLAN

A-22



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

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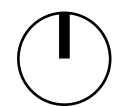
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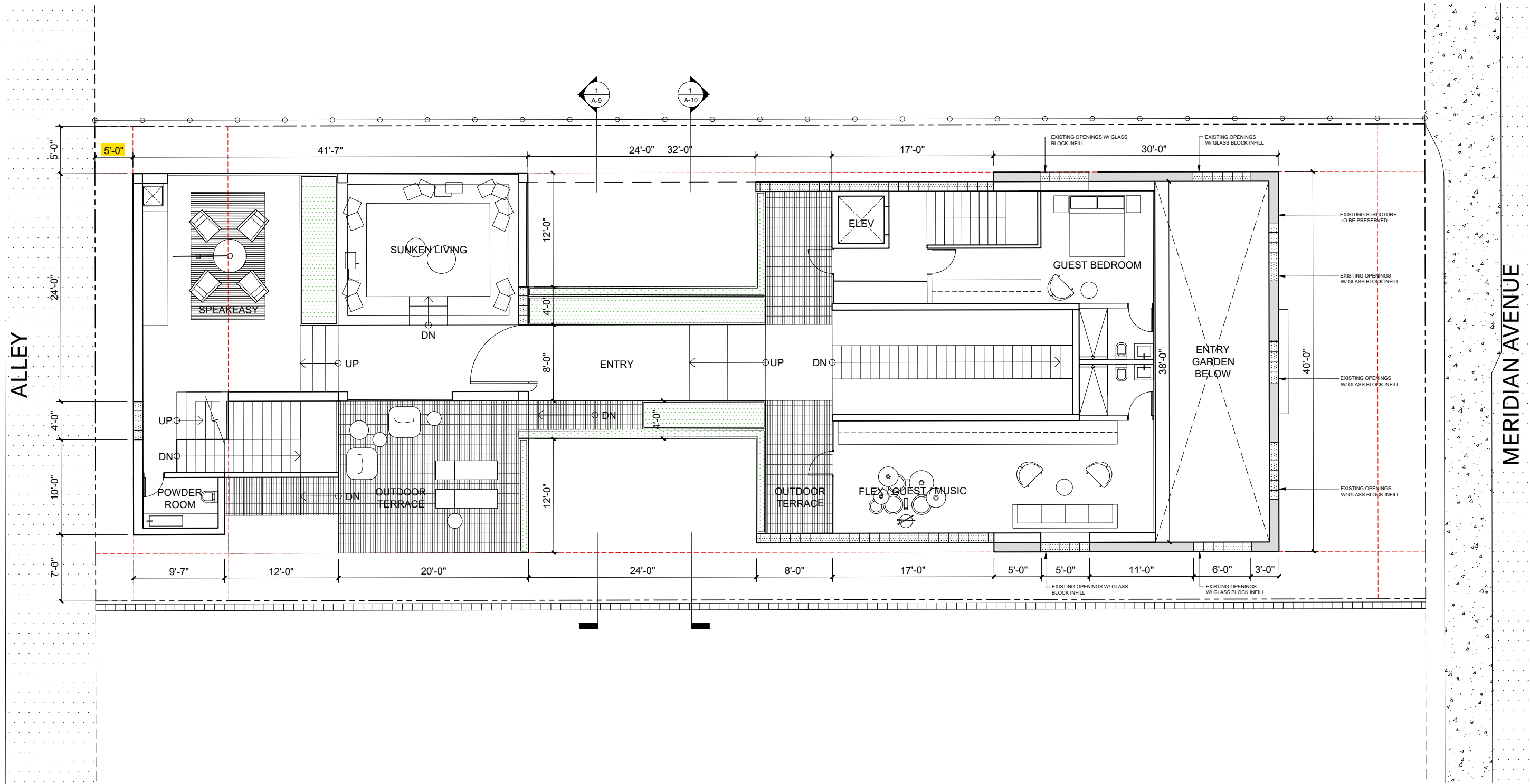
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PLANS -
 GROUND FLOOR

A-24





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

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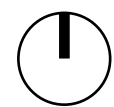
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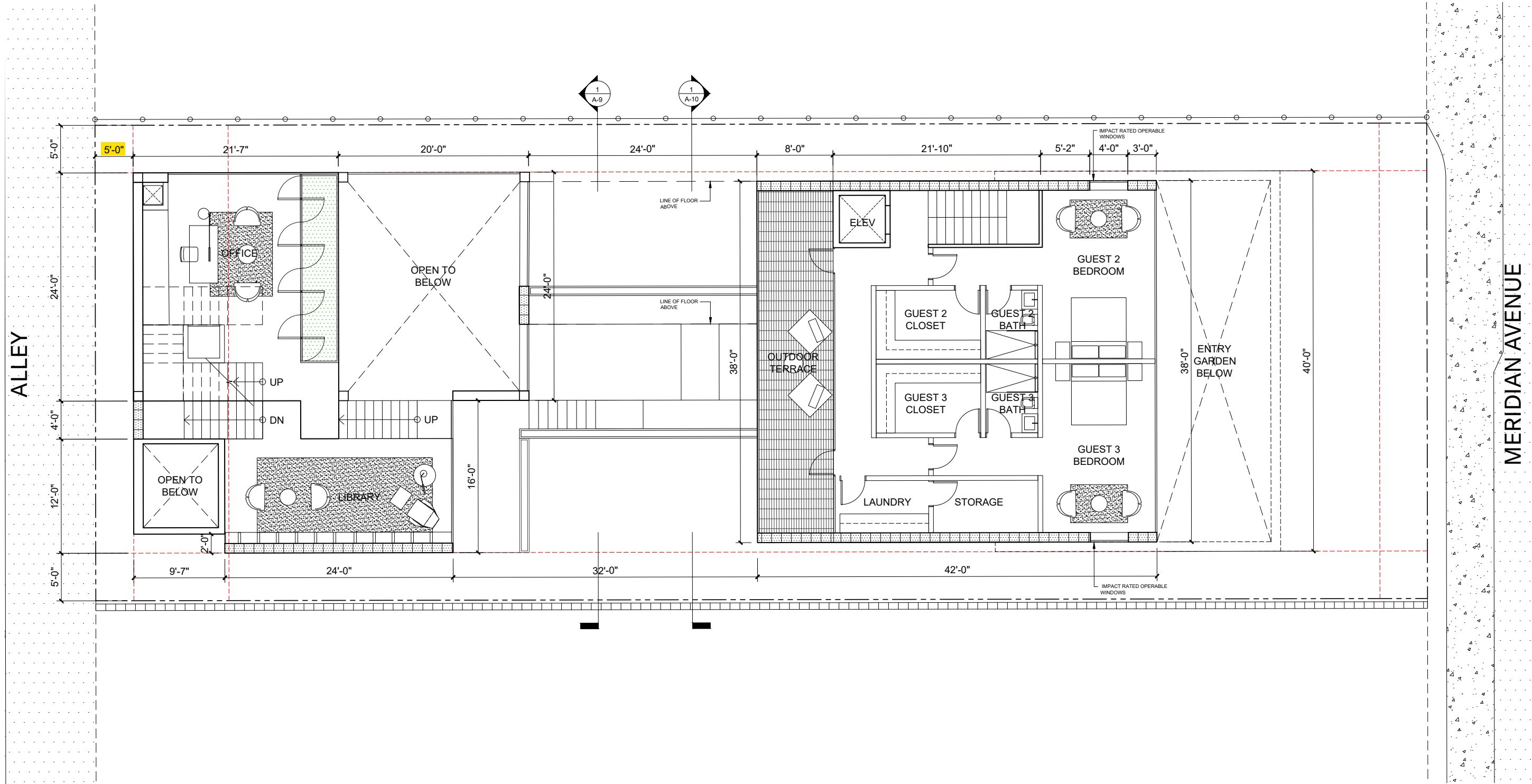
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PLANS -
FIRST FLOOR

A-26





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

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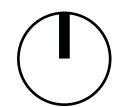
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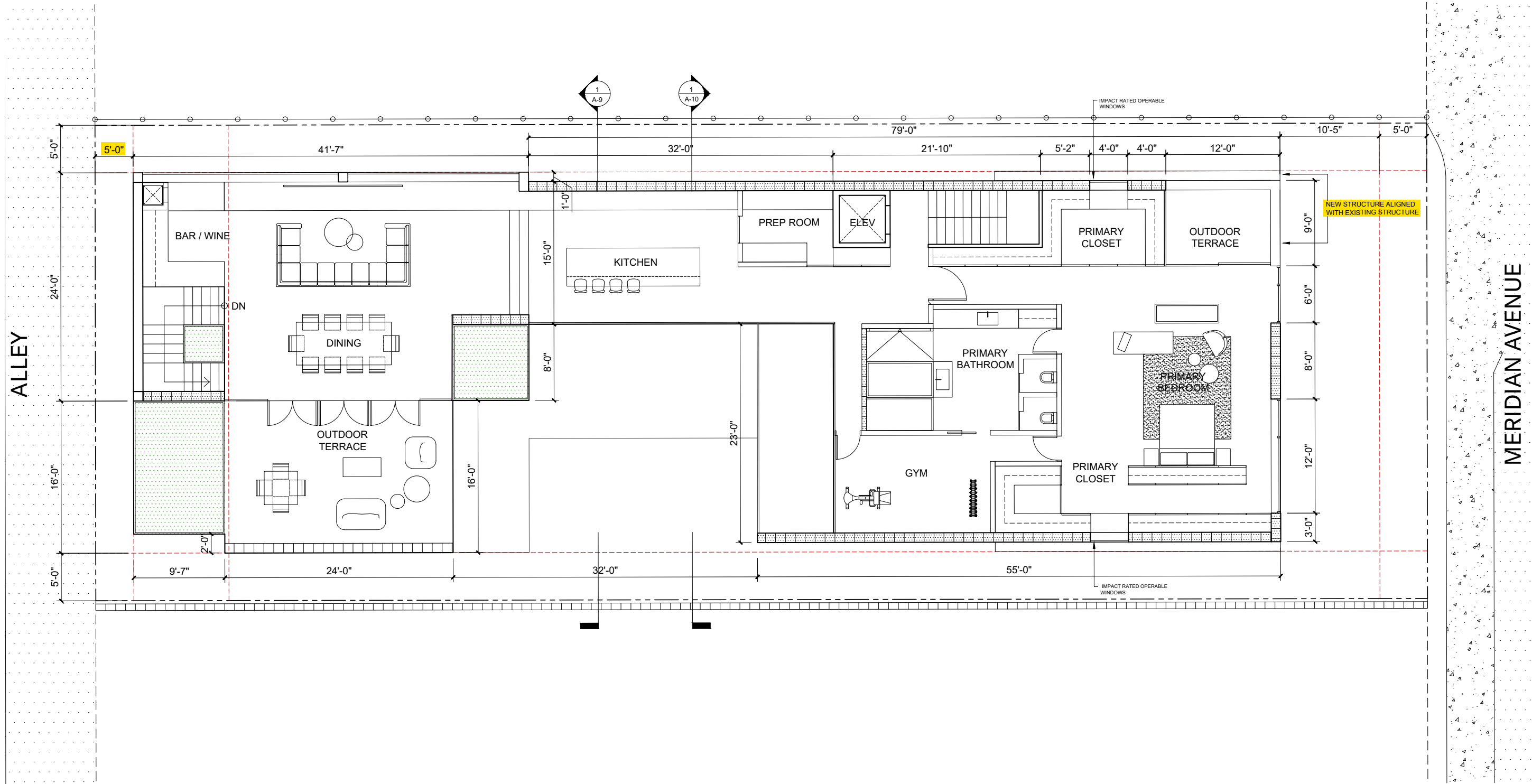
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PLANS -
 SECOND FLOOR

A-28





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

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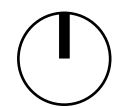
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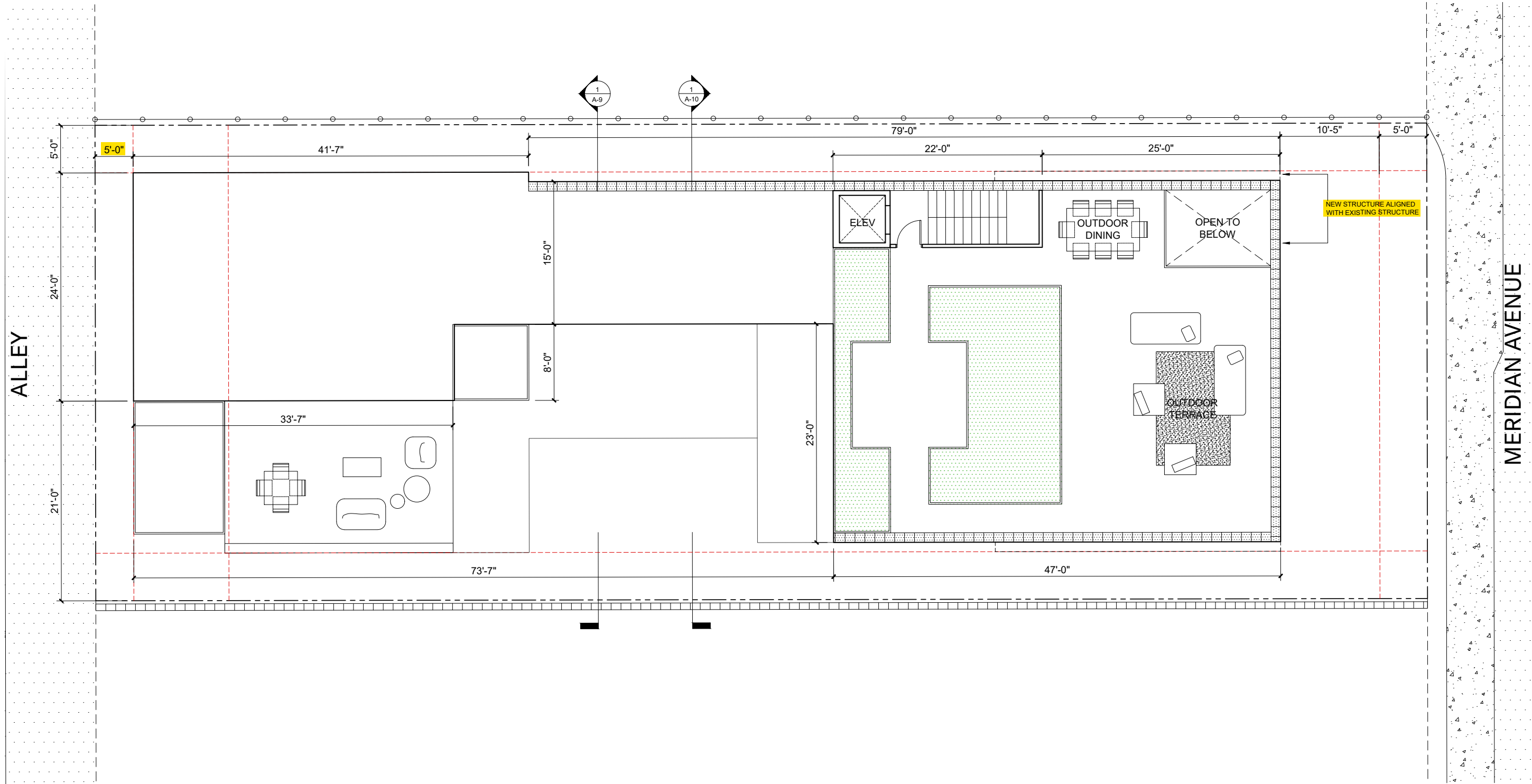
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PLANS -
 THIRD FLOOR

A-30





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

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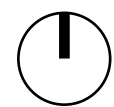
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PLANS -
ROOFTOP

A-32





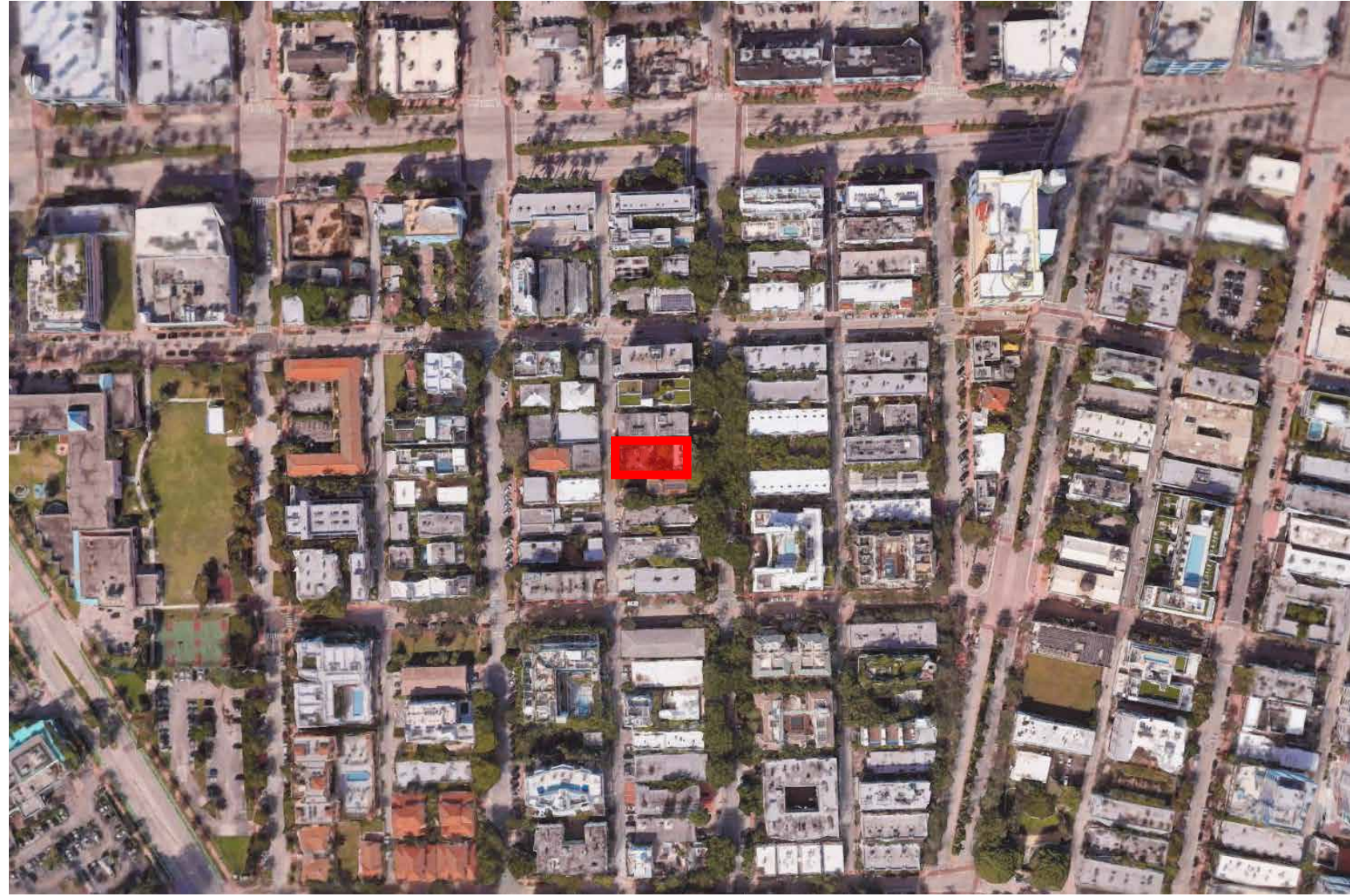
October 21st, 2025

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HPB Design Presentation
HPB25-0663, 336 Meridian Ave



Aerial view of site and context



Close-up aerial view of site

336 Meridian Ave

336 Meridian Ave
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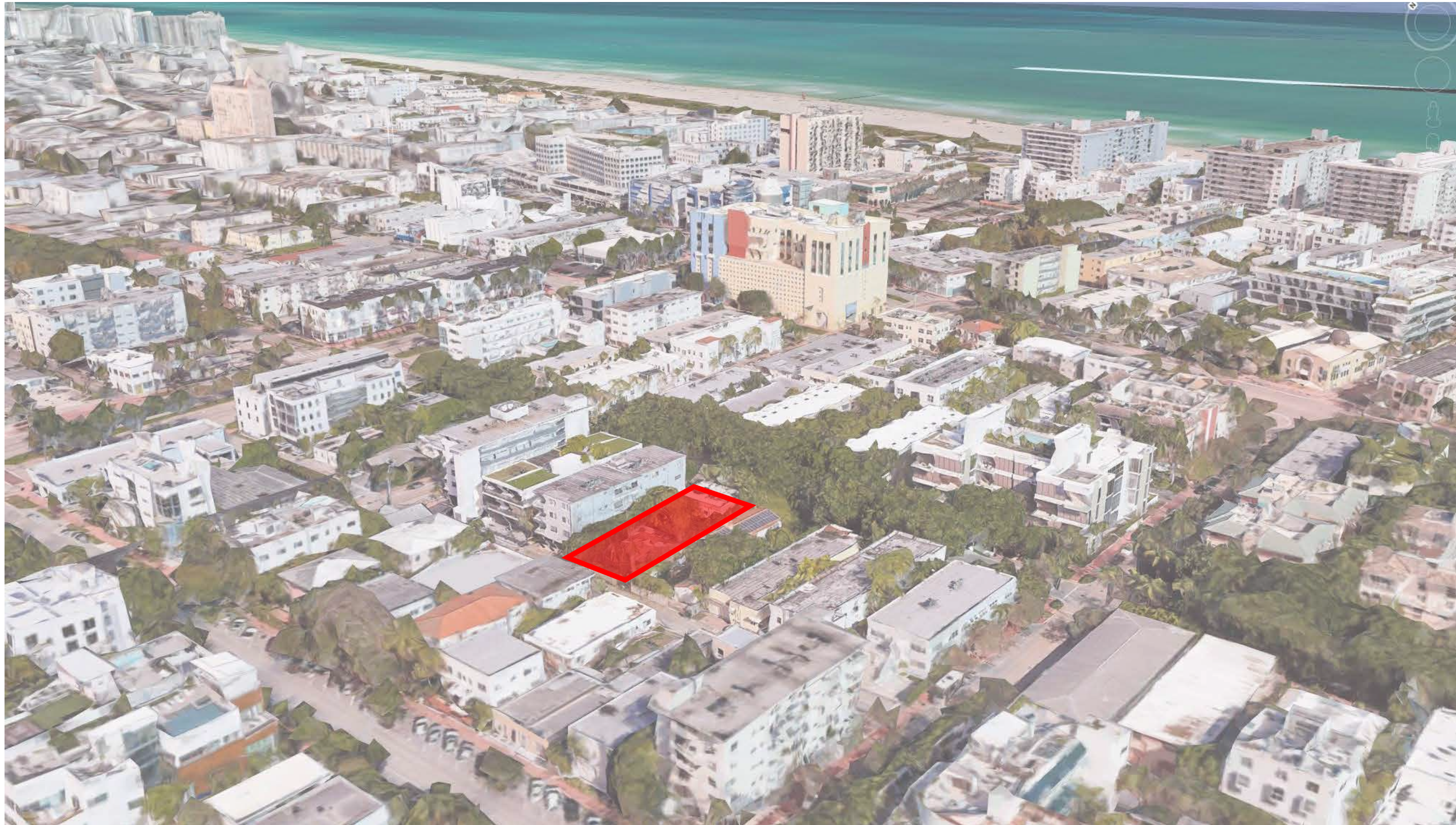
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Aerial view of site and context

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AERIAL IMAGES

SD-3



Existing Front (East) Façade

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336 Meridian Ave

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Scale:
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SITE IMAGES

SD-13



336 Meridian Avenue by Architect B. Kingston Hall



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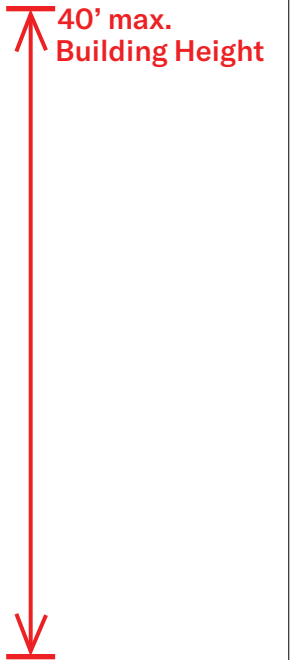
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HISTORICAL
PORTAL

A-2



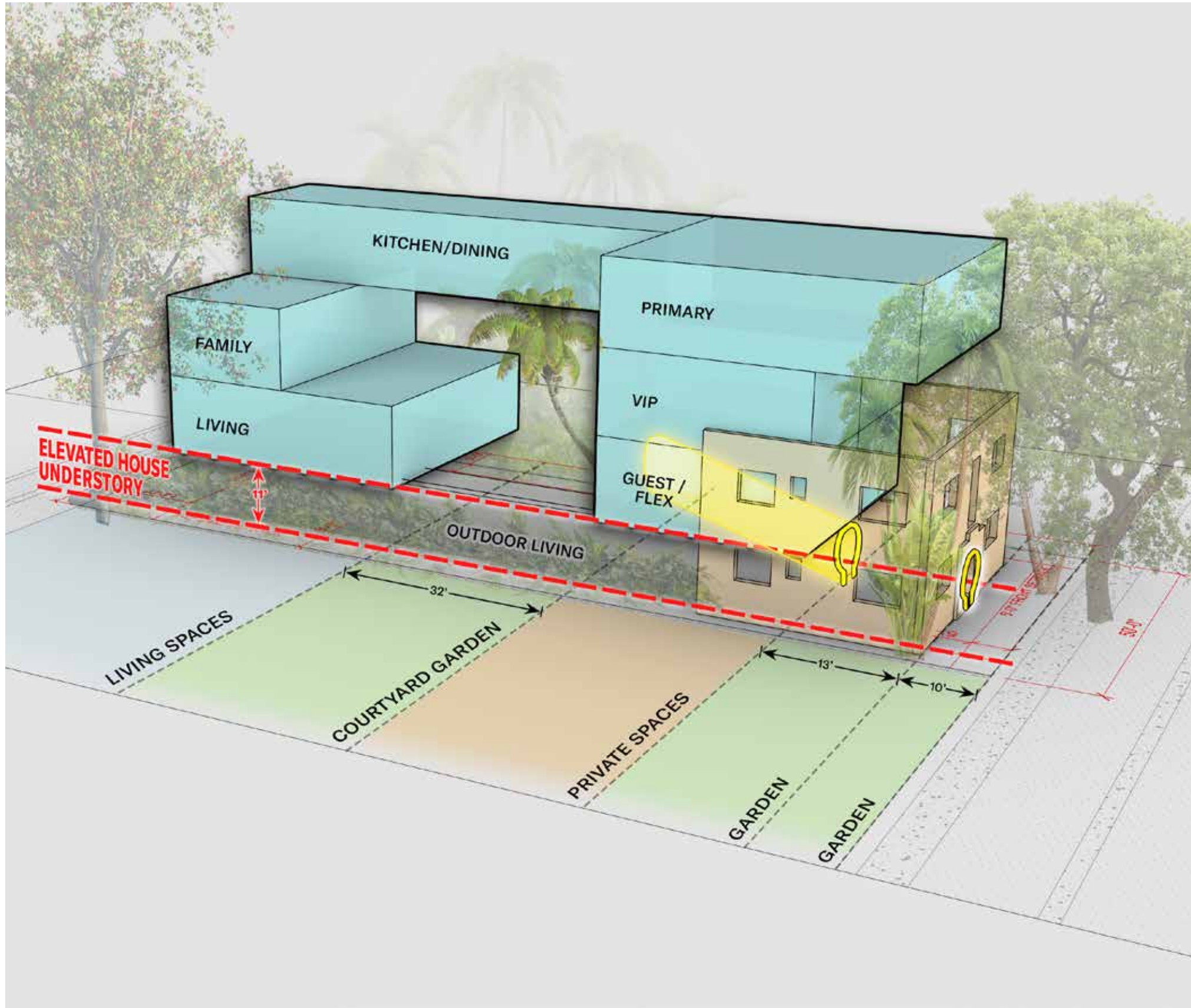
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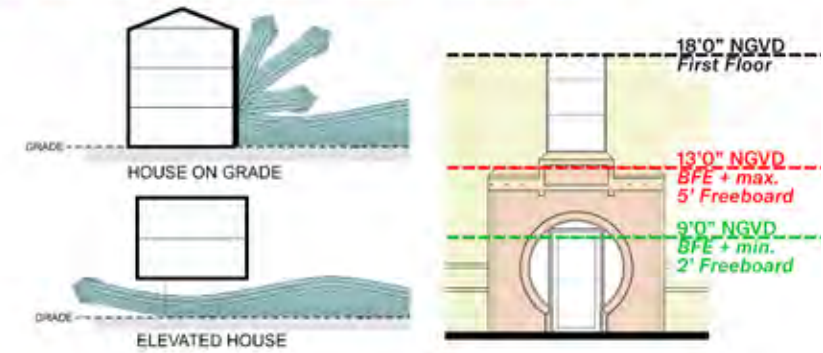
1. **SINGLE FAMILY HOME PROPOSED**
 VS.
SIXTEEN (16) 950 SQFT APARTMENTS +
TWENTY FOUR (24) PARKING ALLOWED



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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DESIGN
 STRATEGY

A-1



Original Design | 17ft Glass Block Wall

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RENDER



Revised Design | 13.5ft Glass Block Wall

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Historic Entry Portal

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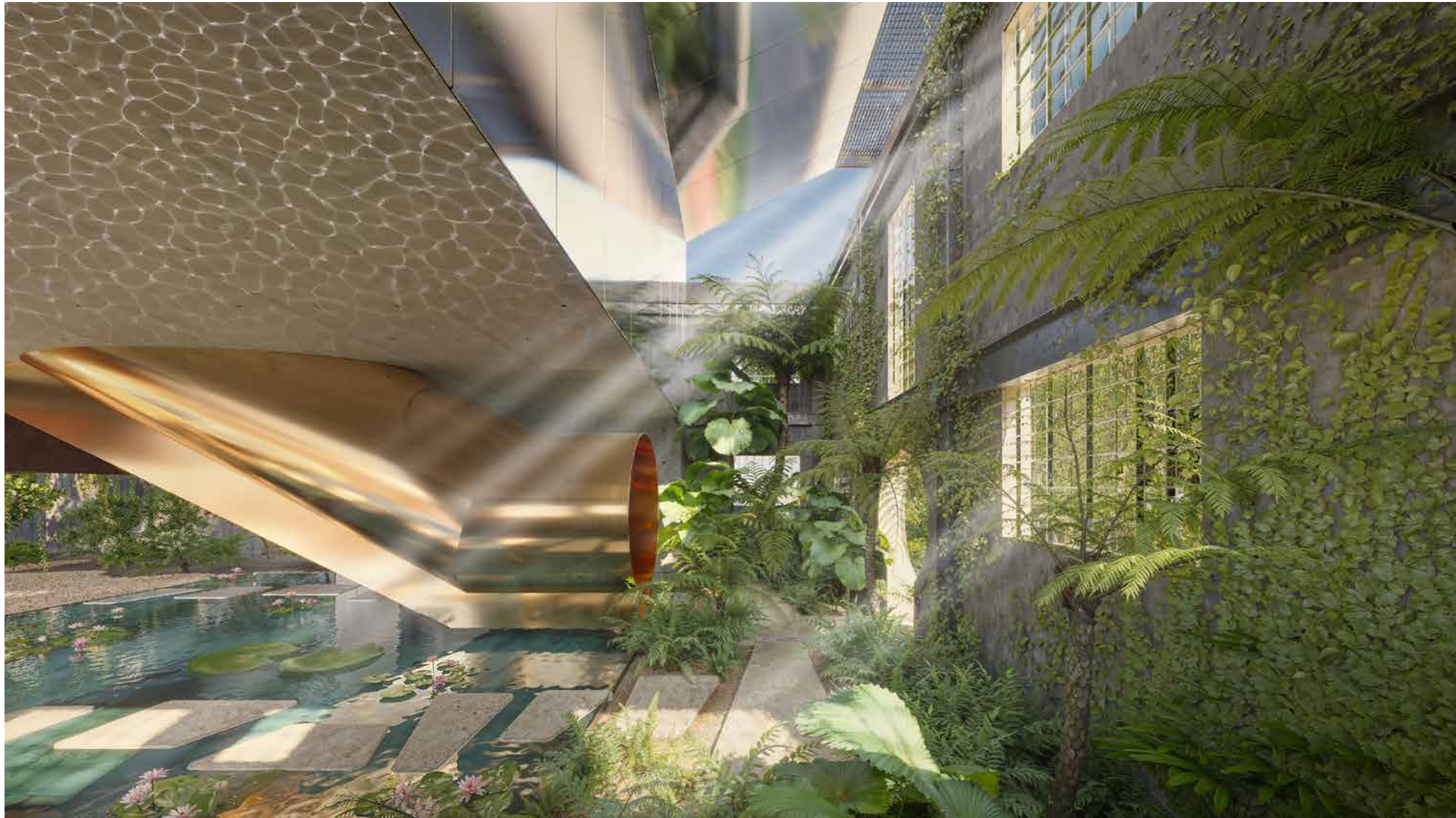
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Entry Garden

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RENDER



1 EAST ELEVATION
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ELEVATIONS -
 EAST ELEVATION

A-5



Existing View of Meridian Ave

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SITE IMAGE



BUILDING AREA

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

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**ELEVATIONS -
 SOUTH
 ELEVATION**

A-7



Interior Courtyard

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RENDER



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

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1 COURTYARD SECTION FACING WEST
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SECTIONS -
 COURTYARD
 SECTION

A-15



1 COURTYARD SECTION FACING EAST
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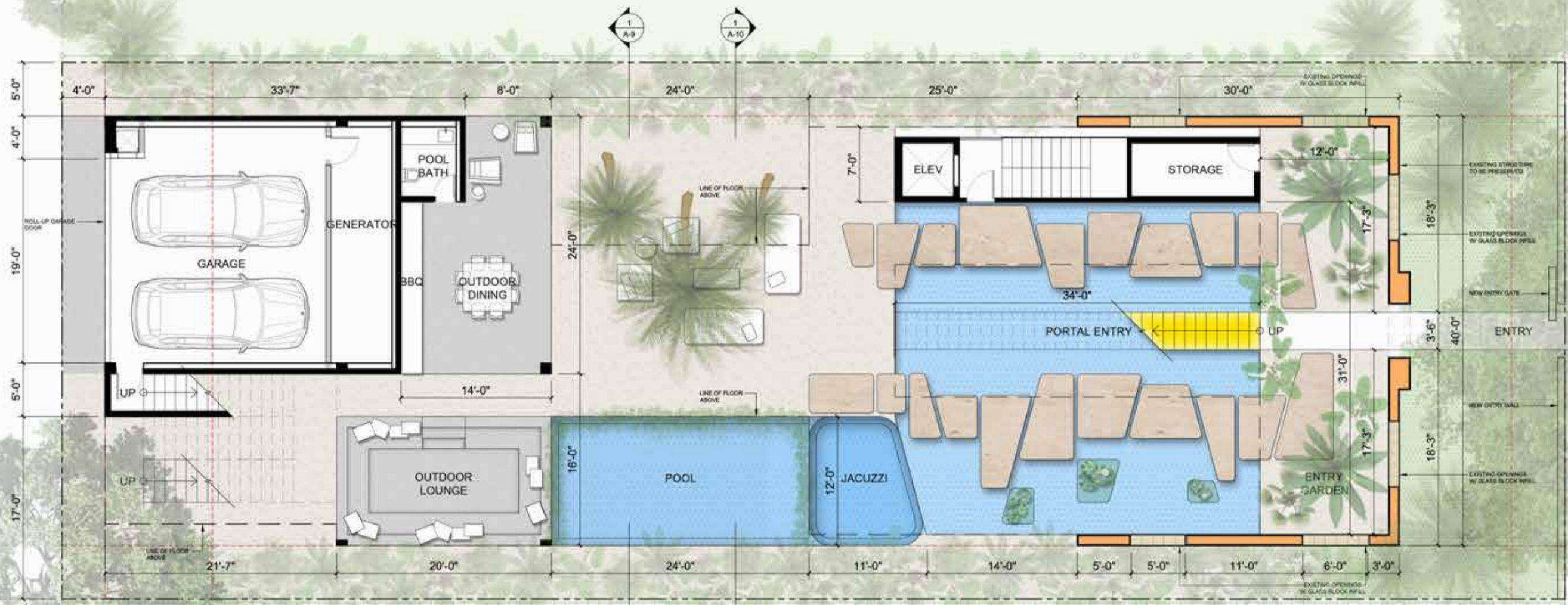
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SECTIONS-
 COURTYARD
 SECTION

A-13

ALLEY

MERIDIAN AVENUE



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

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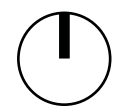
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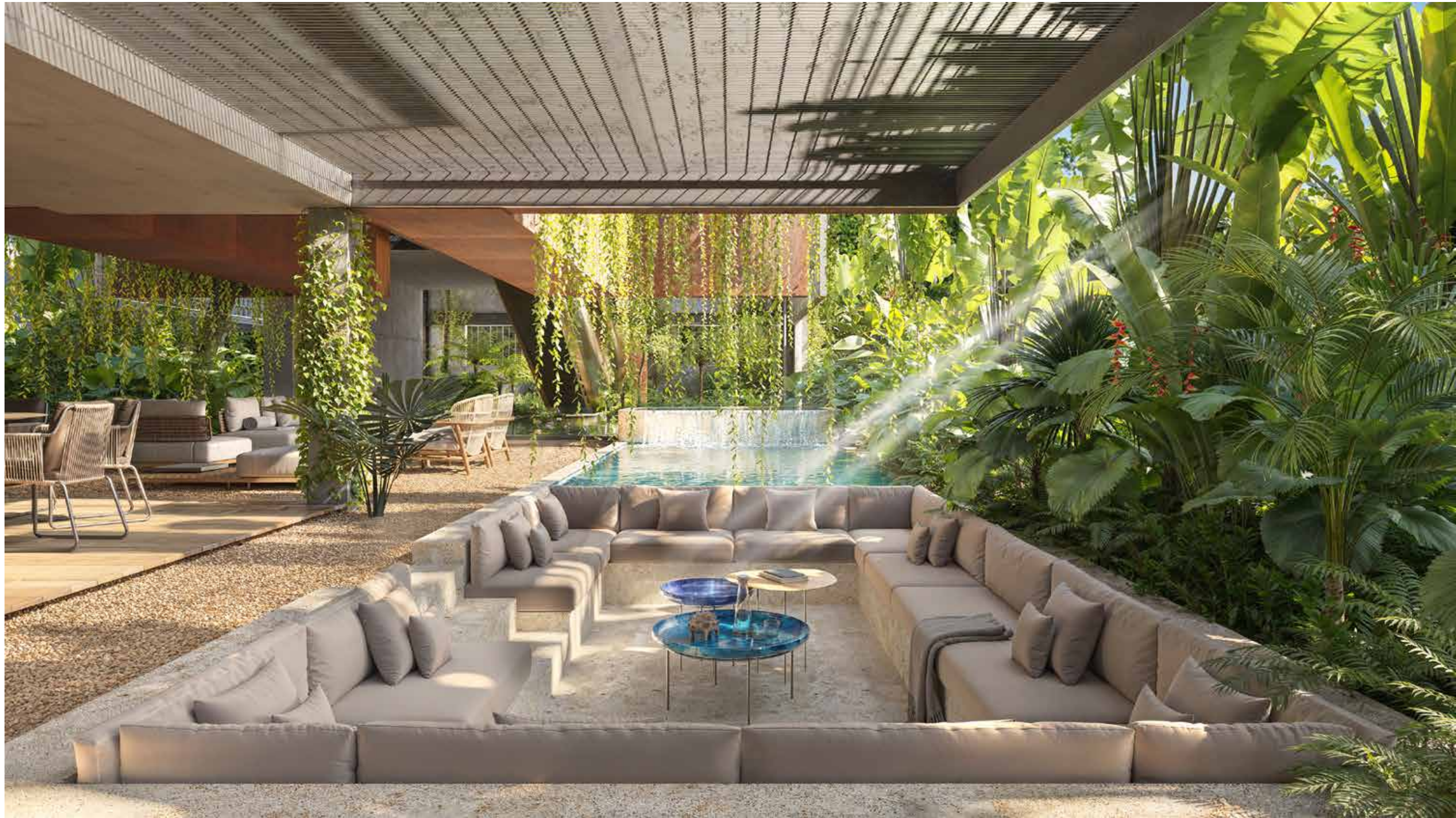
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PLANS -
 GROUND FLOOR

A-23





Understory Patio

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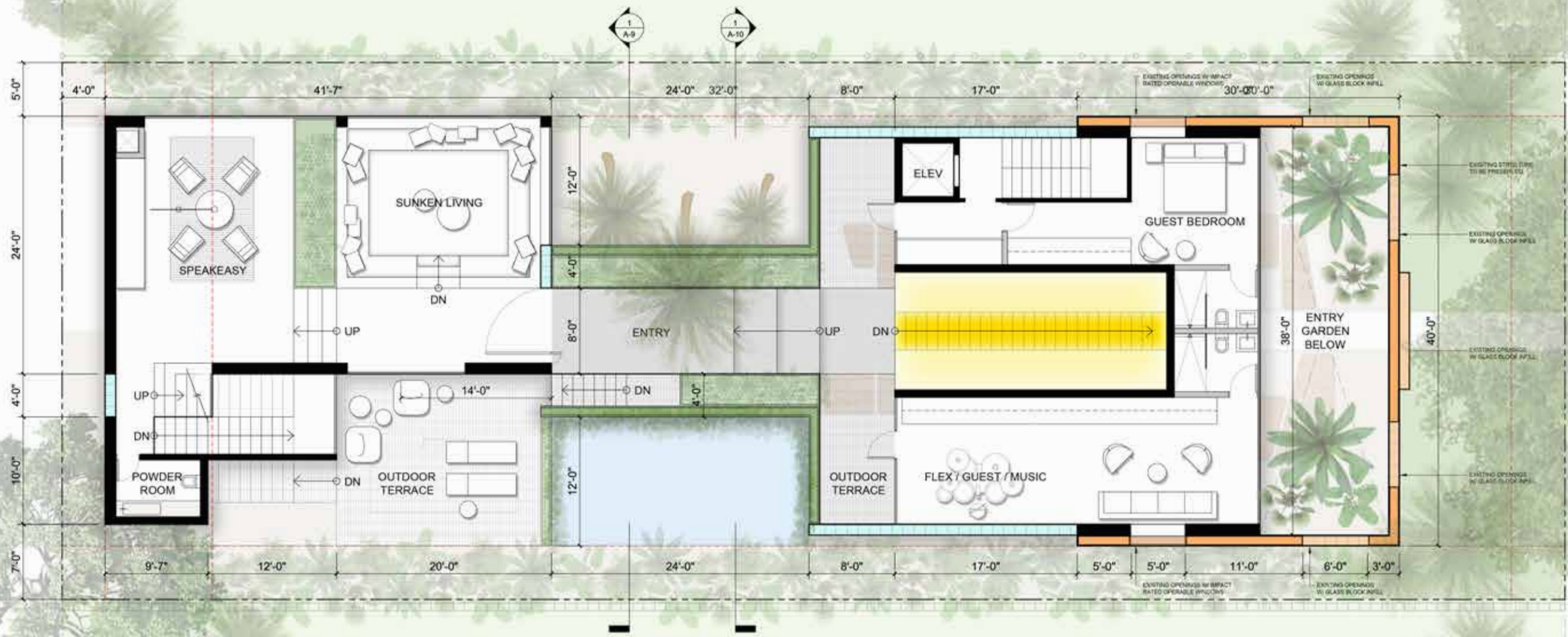
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RENDER

ALLEY

MERIDIAN AVENUE



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

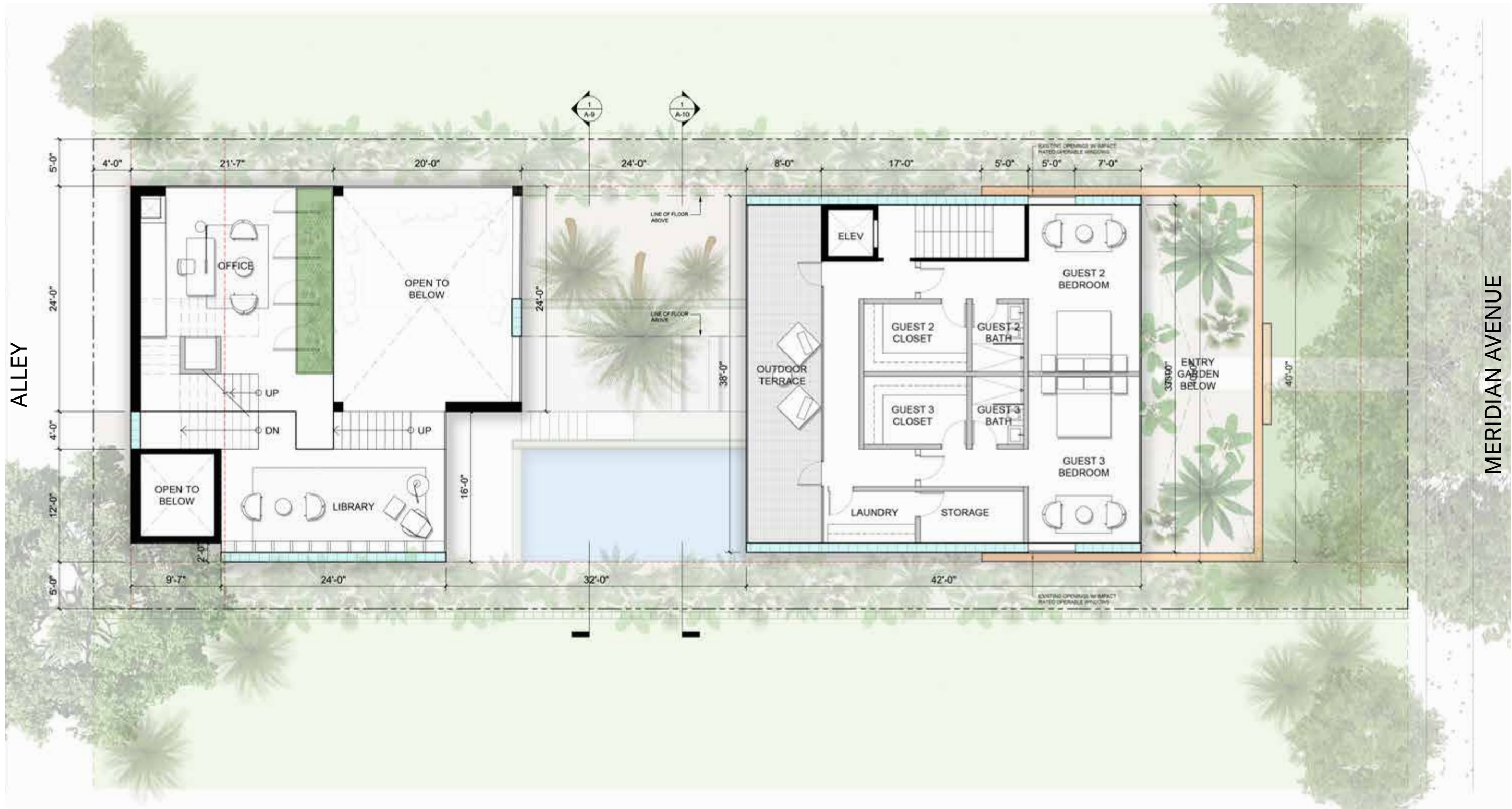
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1 SECOND FLOOR PLAN
scale: 3/32" = 1'-0"

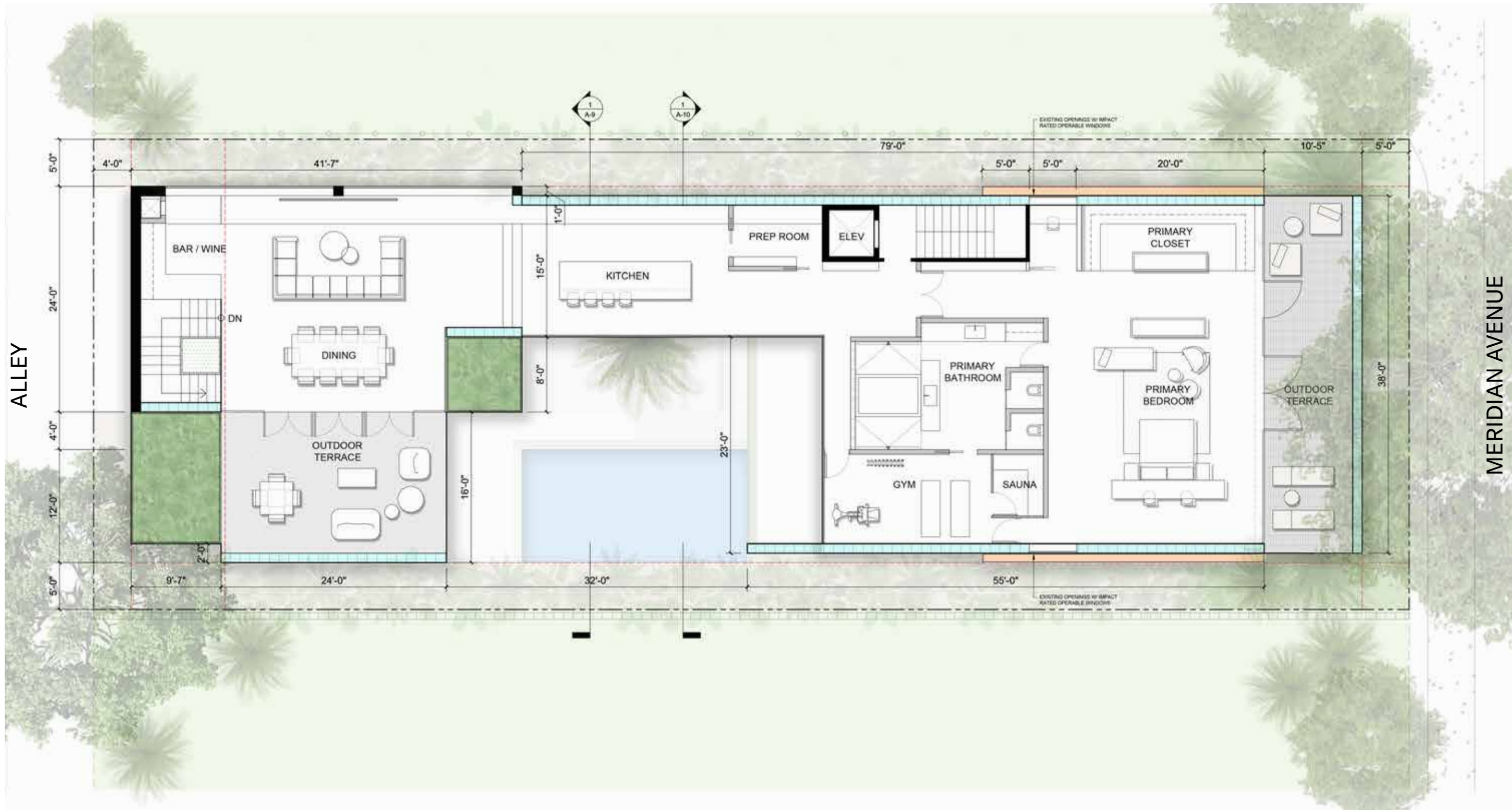
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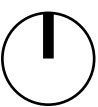
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1 THIRD FLOOR PLAN
 scale: 3/32" = 1'-0"



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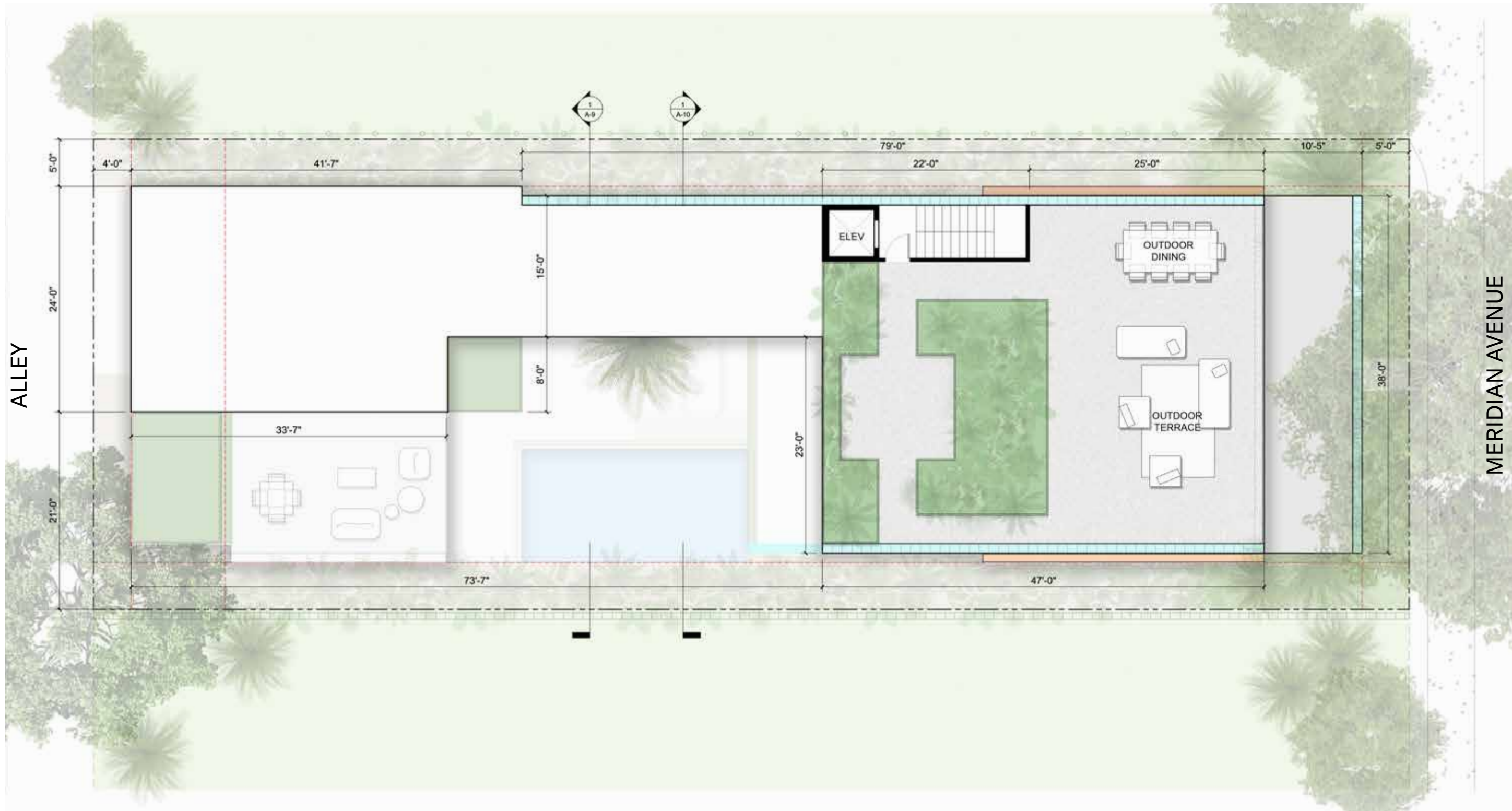
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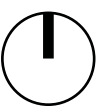
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PLANS -
 THIRD FLOOR

A-29



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



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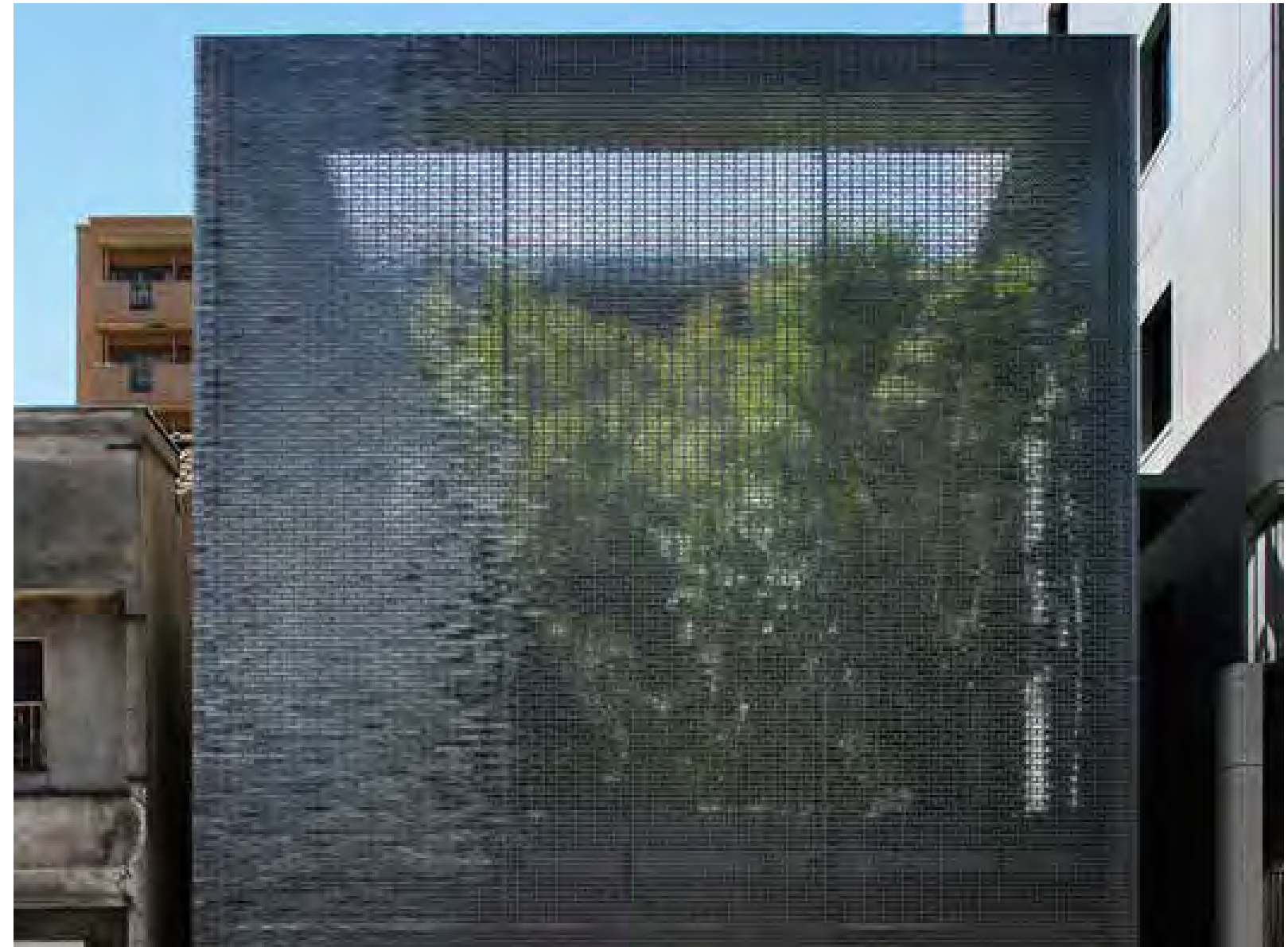
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PLANS -
ROOFTOP
A-31



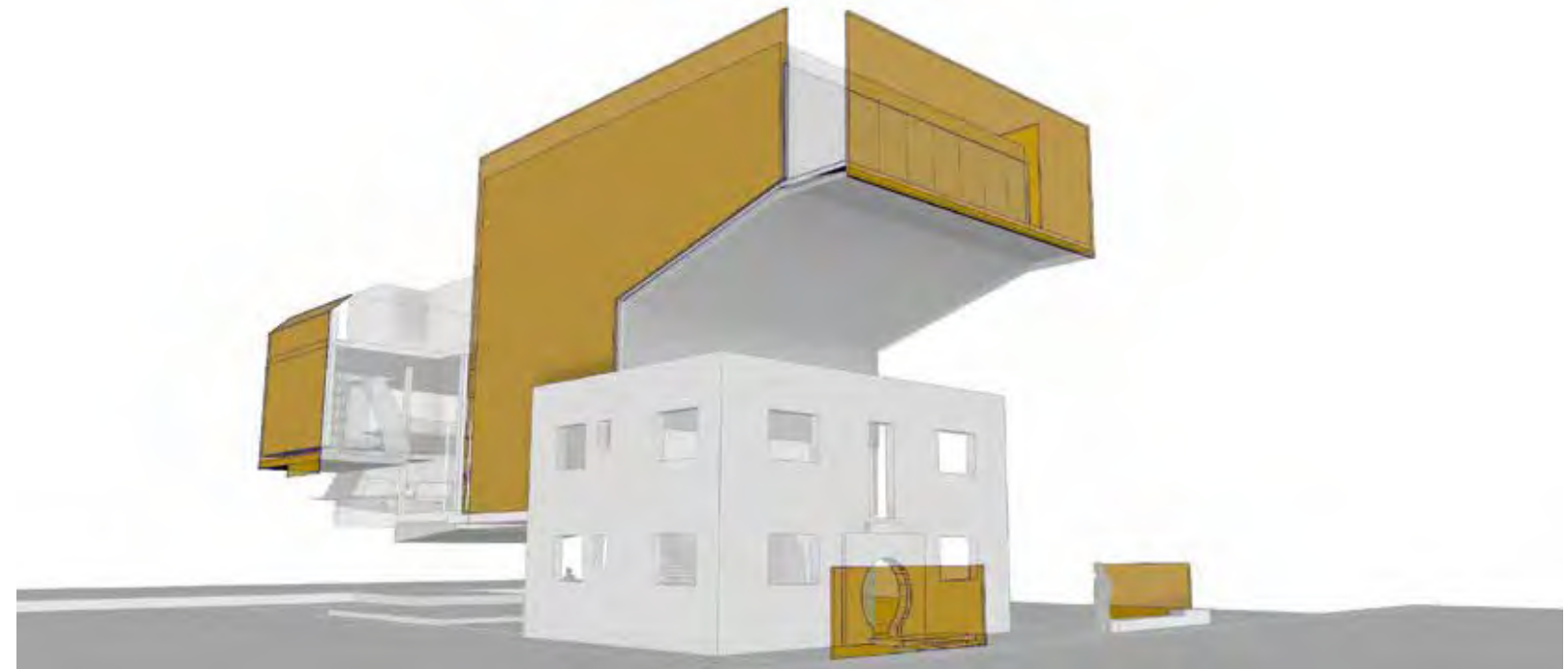
GLASS BLOCK

GBA Architectural Products

Hurricane-Resistant Glass Block Windows

Endura Block

or similar



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Checked by: [unreadable] 07/15/2025
Reviewed by: [unreadable] 07/15/2025
Approved by: [unreadable] 07/15/2025
Project: [unreadable]

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**MATERIALITY -
GLASS BLOCK**



Original Design | 17ft Glass Block Wall

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RENDER

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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ART DECO AND
 GLASS BLOCK

GLASS BLOCK IN MIAMI BEACH



Sterling Building
1925 Miami Beach, Florida



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GLASS BLOCK IN MIAMI BEACH



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

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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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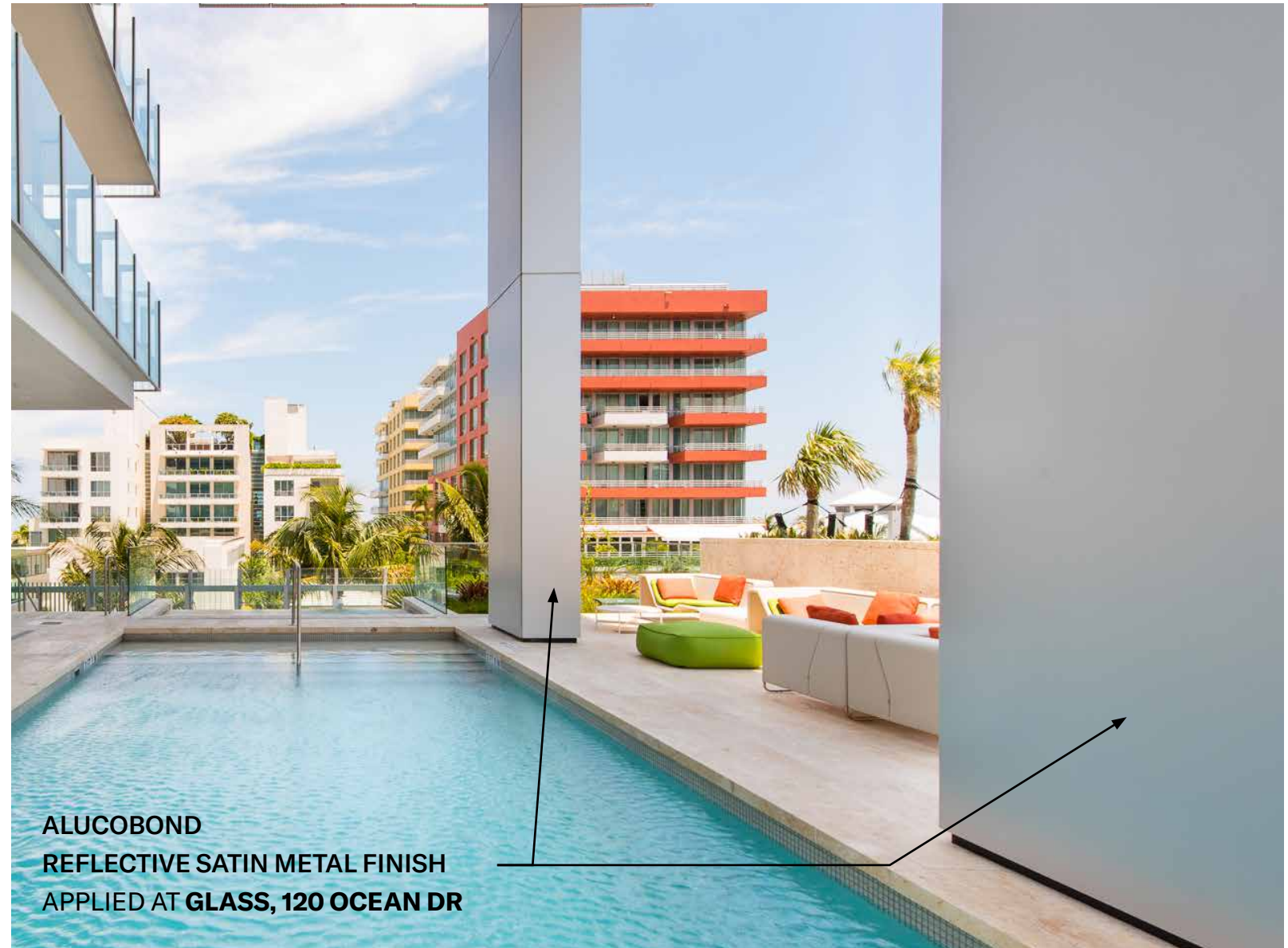
GLASS BLOCK IN
 SOUTH FLORIDA



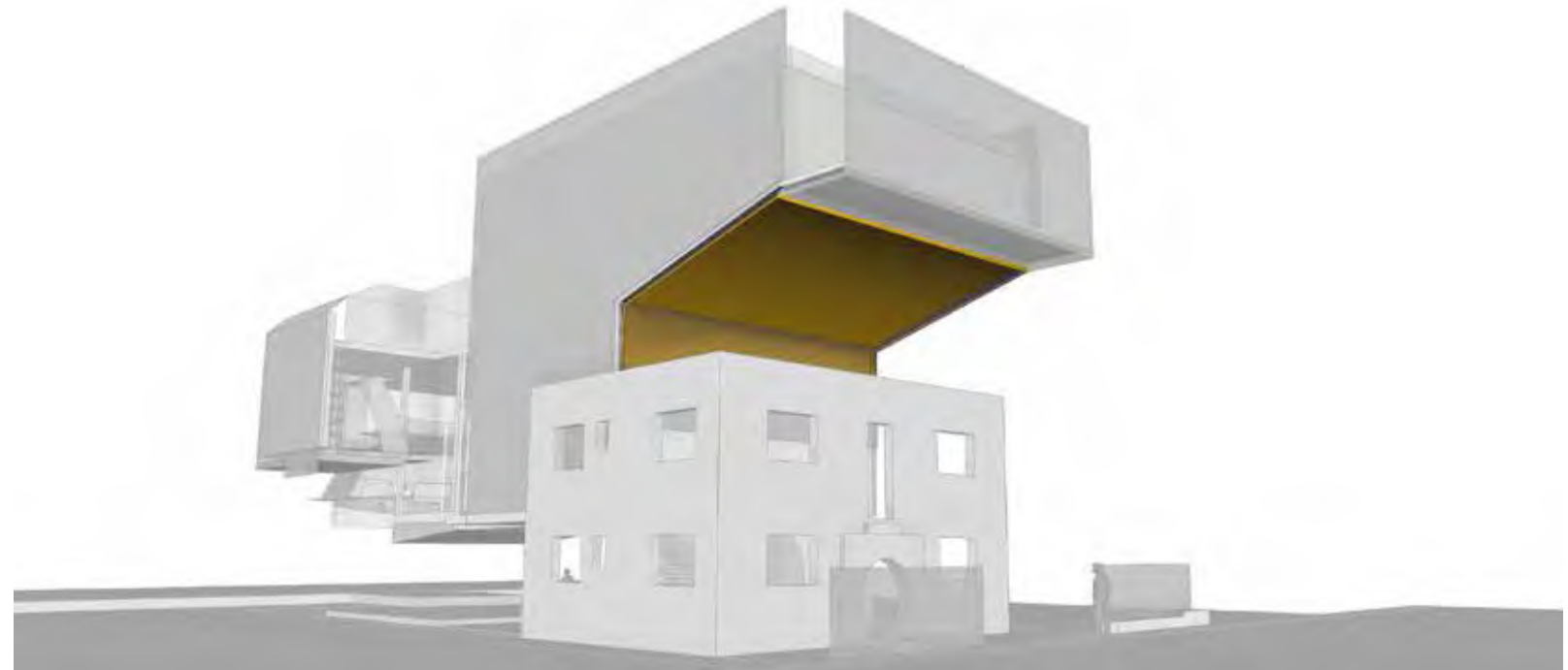
REFLECTIVE SURFACE

Alucobond
 Reflect Mirror Finish

or similar



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



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**MATERIALITY -
 REFLECTIVE
 ALUCABOND**

A-43

VARIANCE DRAWINGS

VARIANCE

V-0

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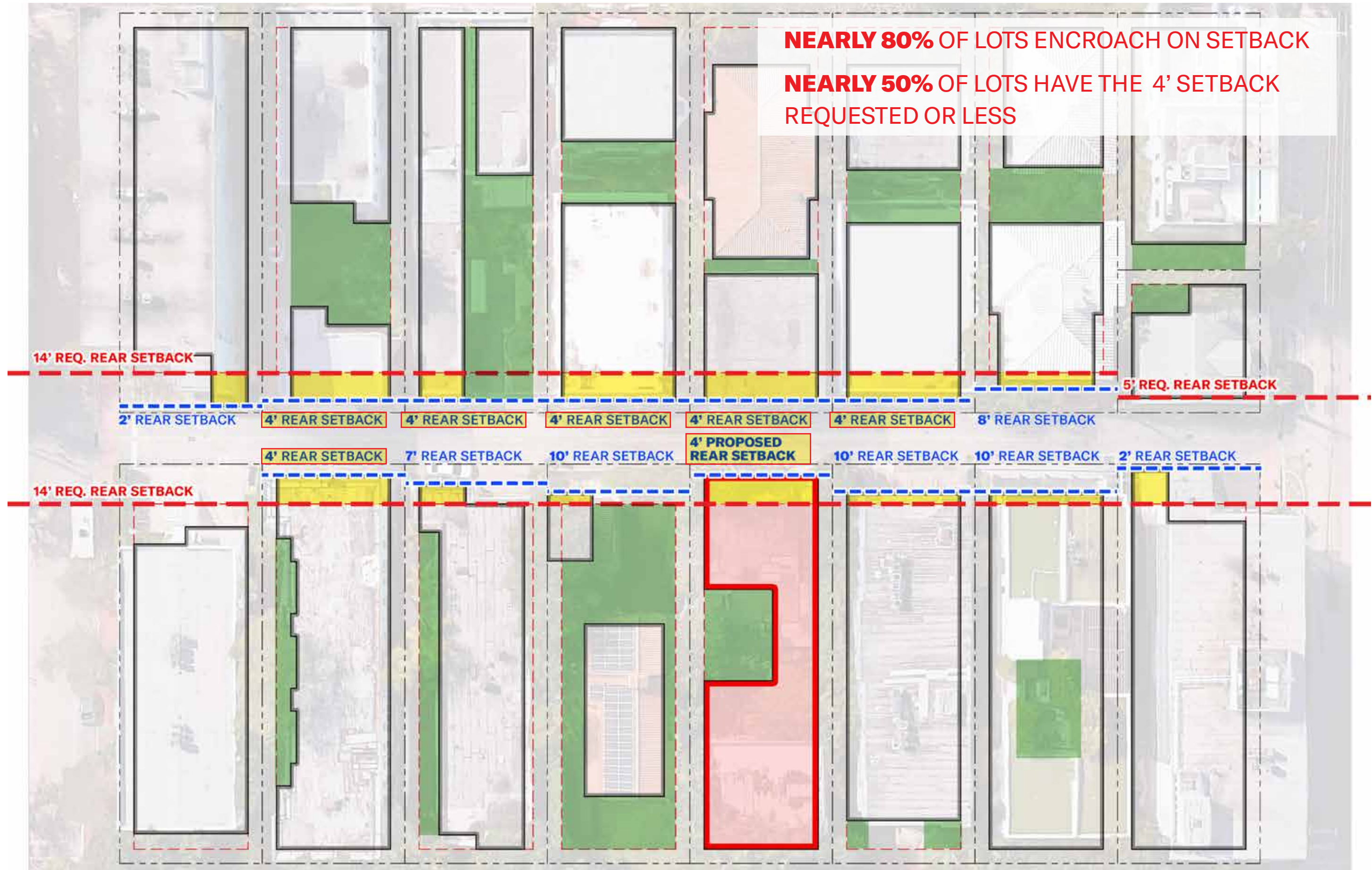
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NEARLY 80% OF LOTS ENCROACH ON SETBACK
NEARLY 50% OF LOTS HAVE THE 4' SETBACK REQUESTED OR LESS



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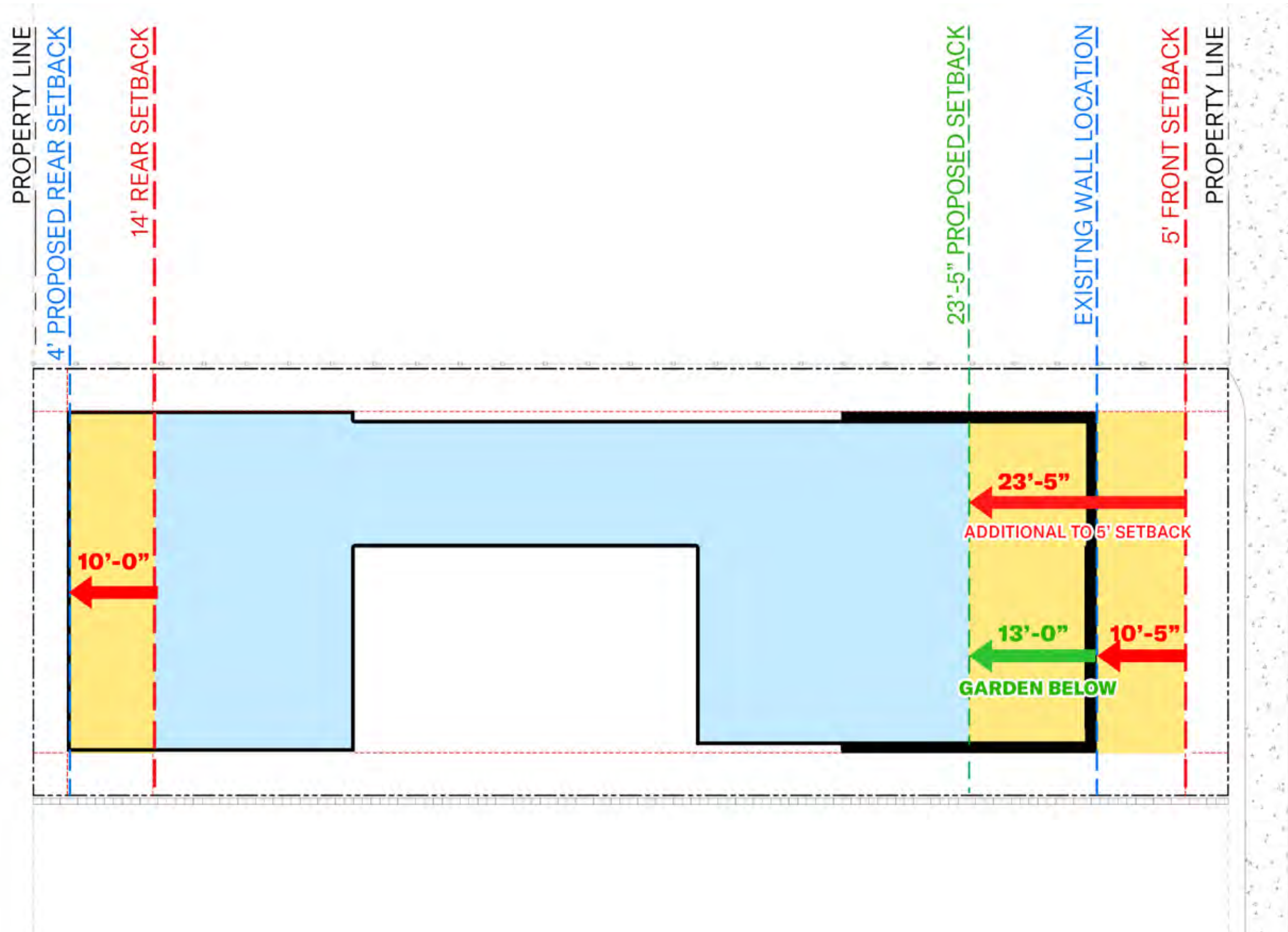
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1 PRECEDENTS
 scale: N.T.S.

PRECEDENTS

V-7

ALLEY



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

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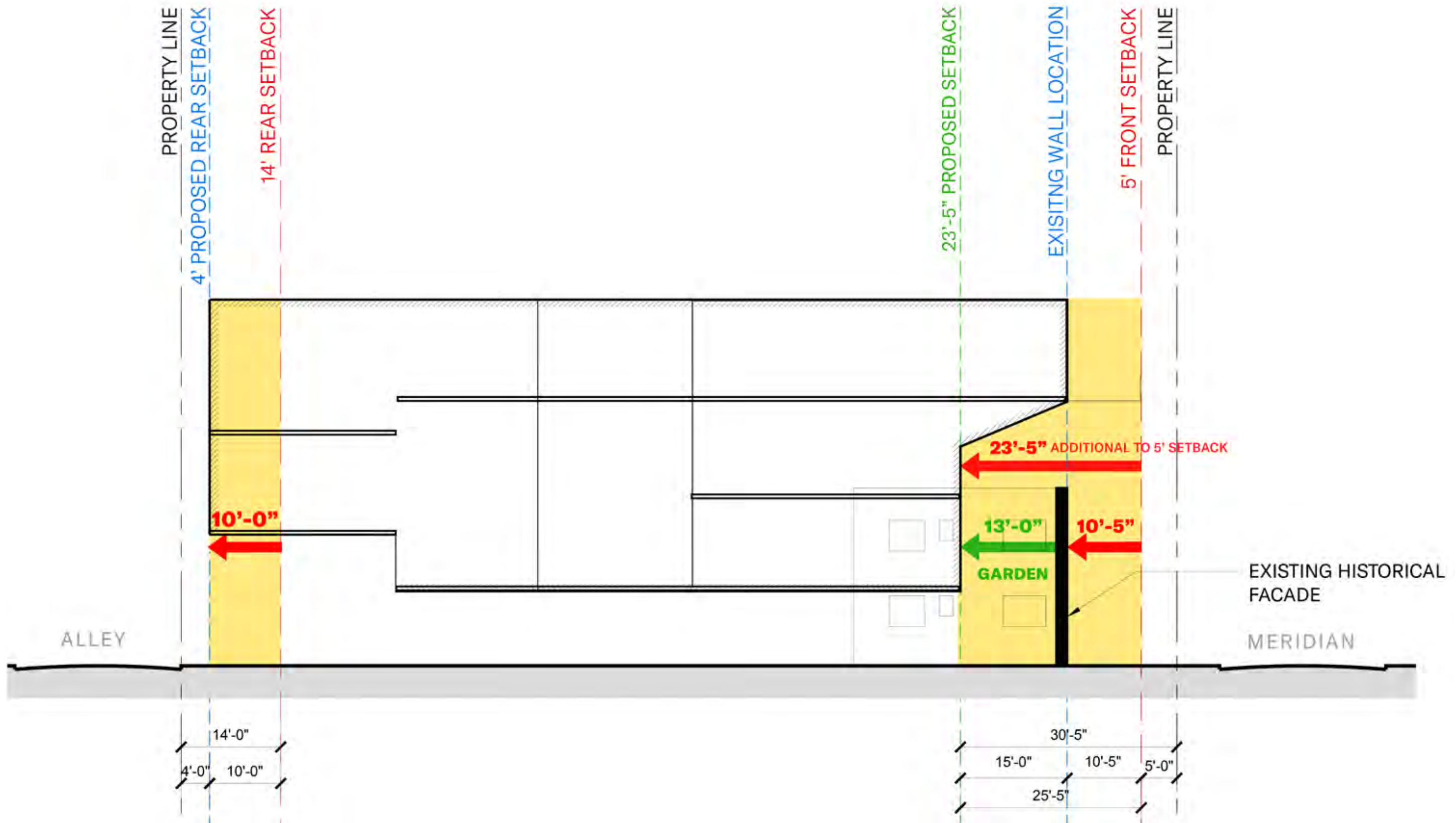
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VARIANCE
PLAN

V-2



1 SECTION SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
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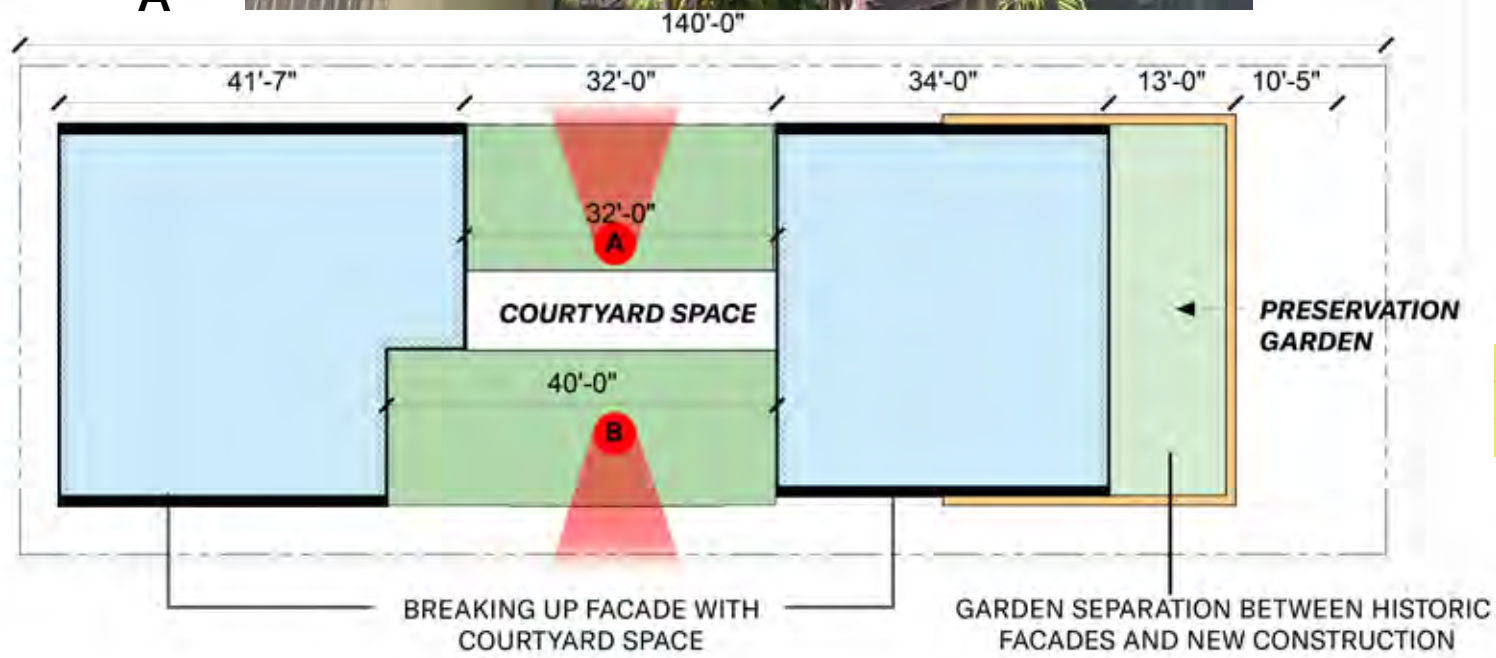
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VARIANCE
 SECTION

V-1



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.

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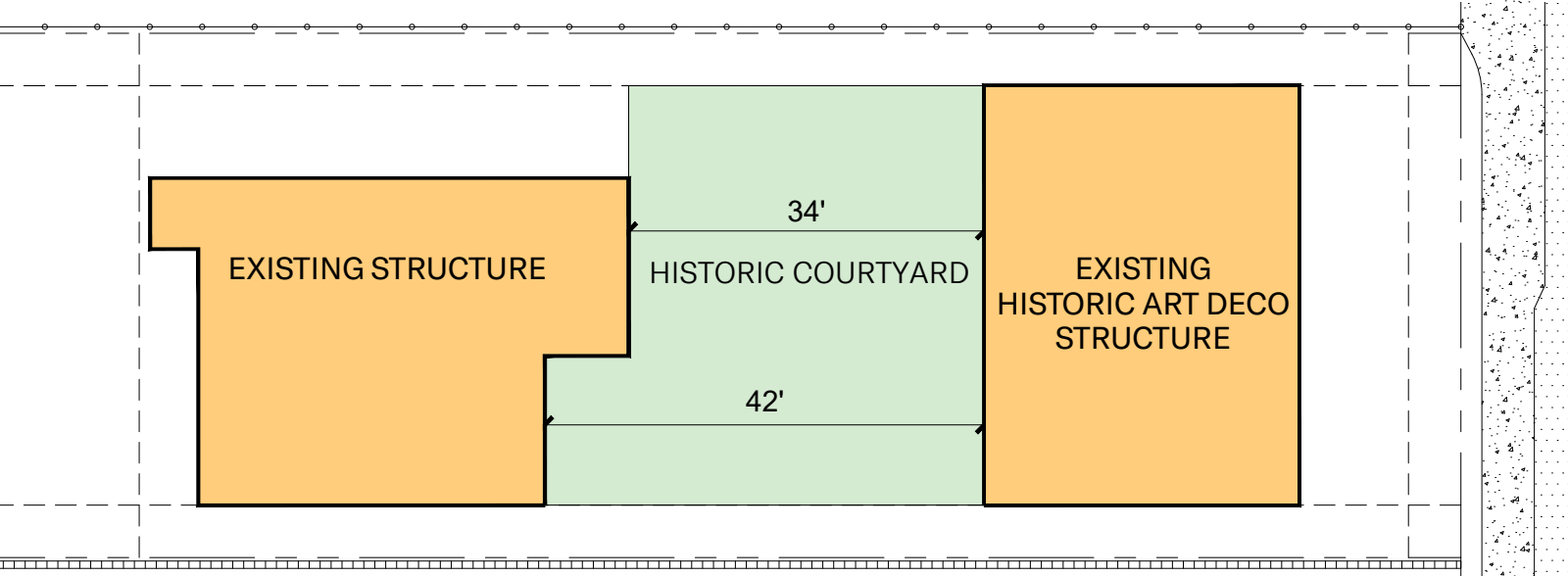
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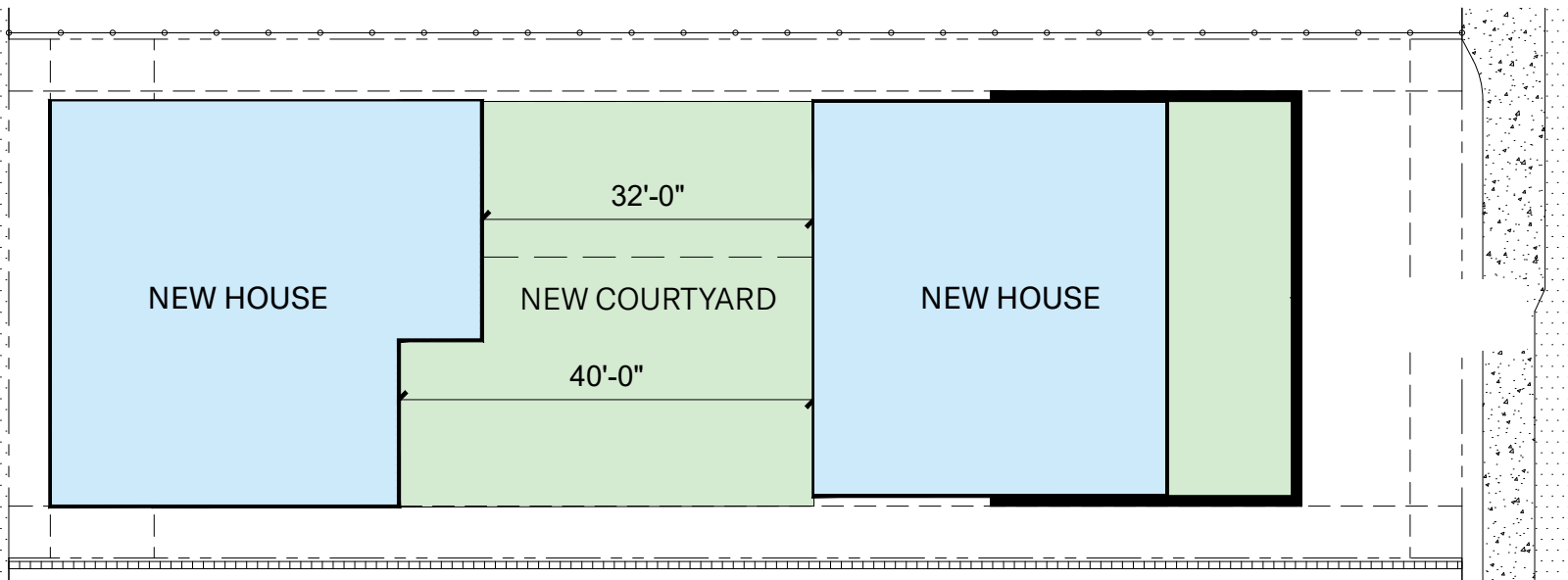
COURTYARD SIDE YARD

V-6

HISTORICAL COURTYARD PRESERVING A SOUTH BEACH TYPOLOGY



EXISTING HISTORIC COURTYARD



PROPOSED COURTYARD

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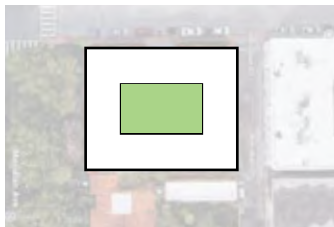
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HISTORIC
COURTYARD



Henderson Condo - 1051 Euclid Ave
built in 1940



Parc Vendome Condo - 736 13th Street
built in 1936



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**SOUTH BEACH
HISTORIC
COURTYARD
TYPOLOGY**

10.13.25 SUPPLEMENTAL DOCUMENTATION

FRONT ELEVATION OPTIONS

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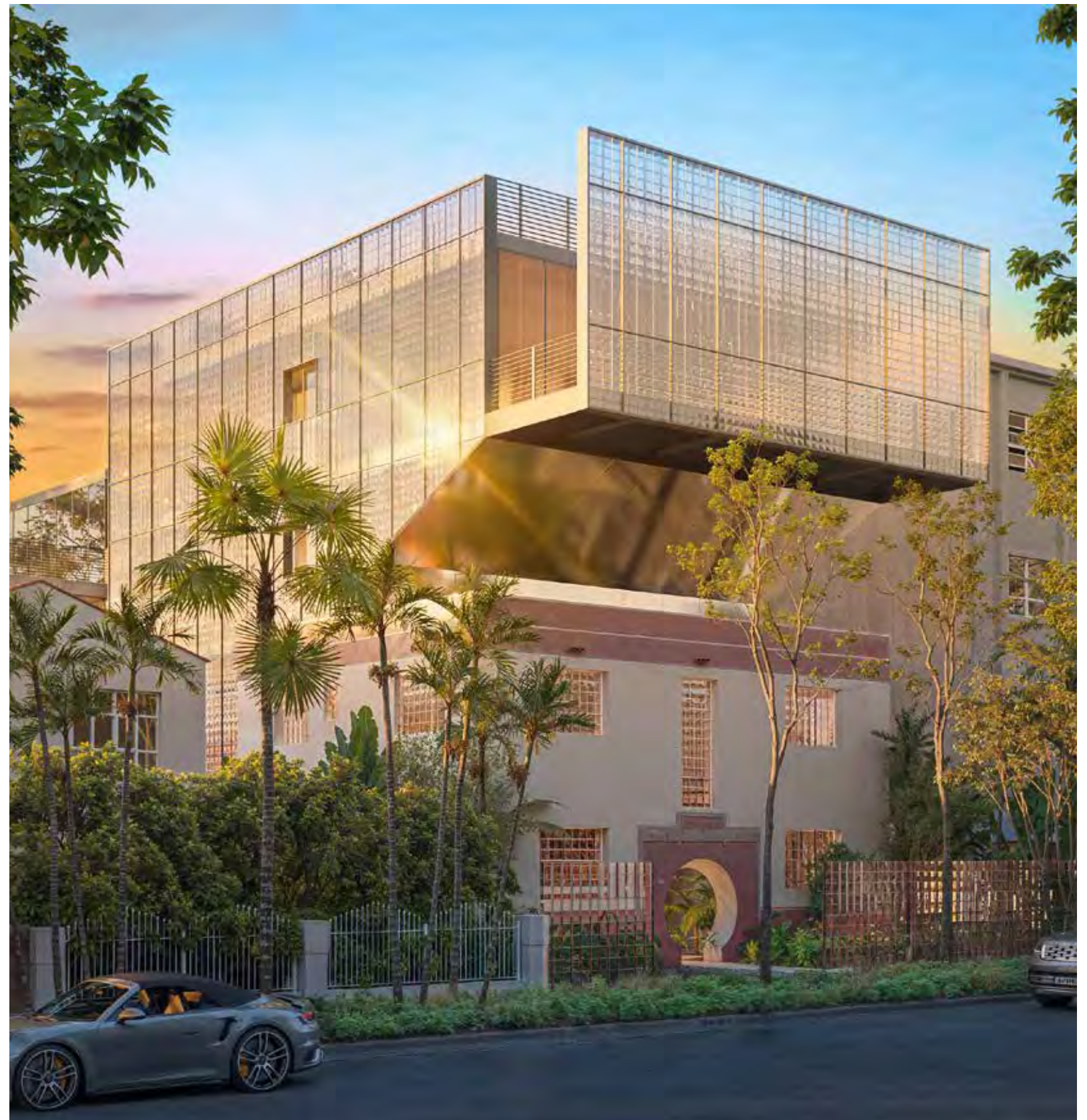
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1 EAST ELEVATION
not to scale



2 SOUTH ELEVATION
not to scale



3 3D RENDER
not to scale

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Original Design | 17ft Glass Block Wall



1 3D RENDER
not to scale

Rene Gonzalez Architects
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Original Design | 17ft Glass Block Wall



1 EAST ELEVATION
not to scale



2 SOUTH ELEVATION
not to scale



3 3D RENDER
not to scale

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Revised Design | 13.5ft Glass Block Wall



1 3D RENDER
not to scale

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Revised Design | 13.5ft Glass Block Wall



1 EAST ELEVATION
not to scale



2 SOUTH ELEVATION
not to scale



3 3D RENDER
not to scale

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Exposed Facade | No Glass Block Wall



1 3D RENDER
not to scale

Rene Gonzalez Architects
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Exposed Facade | No Glass Block Wall



1 EAST ELEVATION
not to scale



2 SOUTH ELEVATION
not to scale



3 3D RENDER
not to scale

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No Overhang | No Outdoor Terrace



1 3D RENDER
not to scale

Rene Gonzalez Architects
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No Overhang | No Outdoor Terrace



336 MERIDIAN AVENUE RESIDENCE

336 MERIDIAN AVENUE
 MIAMI BEACH, FL 33139

FINAL SUBMITTAL - August 24, 2025
 HPB25-0663

SCOPE OF WORK

- PRESERVATION OF FRONT AND SIDE FACADES OF EAST BUILDING
- PARTIAL DEMOLITION OF EAST BUILDING
- FULL DEMOLITION OF WEST BUILDING
- NEW CONSTRUCTION OF SINGLE FAMILY HOME

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COVER SHEET

A-0



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CONTEXT IMAGES

SD-4



300 Meridian Ave



310 Meridian Ave



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320 Meridian Ave



326 Meridian Ave



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CONTEXT IMAGES

SD-6



336 Meridian Ave



344 Meridian Ave



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CONTEXT IMAGES

SD-7



350 Meridian Ave



360 Meridian Ave



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359 Meridian Ave



349 Meridian Ave

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321 Meridian Ave | Louver House

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Aerial view from Meridian Avenue



Aerial view from Alley (Meridian Ct)



Existing Facade from Meridian Avenue



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SITE IMAGES

SD-12



Existing Side (North) Façade



Existing Side (North) Façade Detail

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Existing Rear (West) Façade



Existing Rear (West) Façade Detail

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SITE IMAGES

SD-16



Existing Rear (West) Façade Details

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Existing Side (South) Façade Details

336 Meridian Ave
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AA #0003351

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305.512.9890

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SITE IMAGES

SD-18



Additional Rear Building

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336 Meridian Ave

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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.

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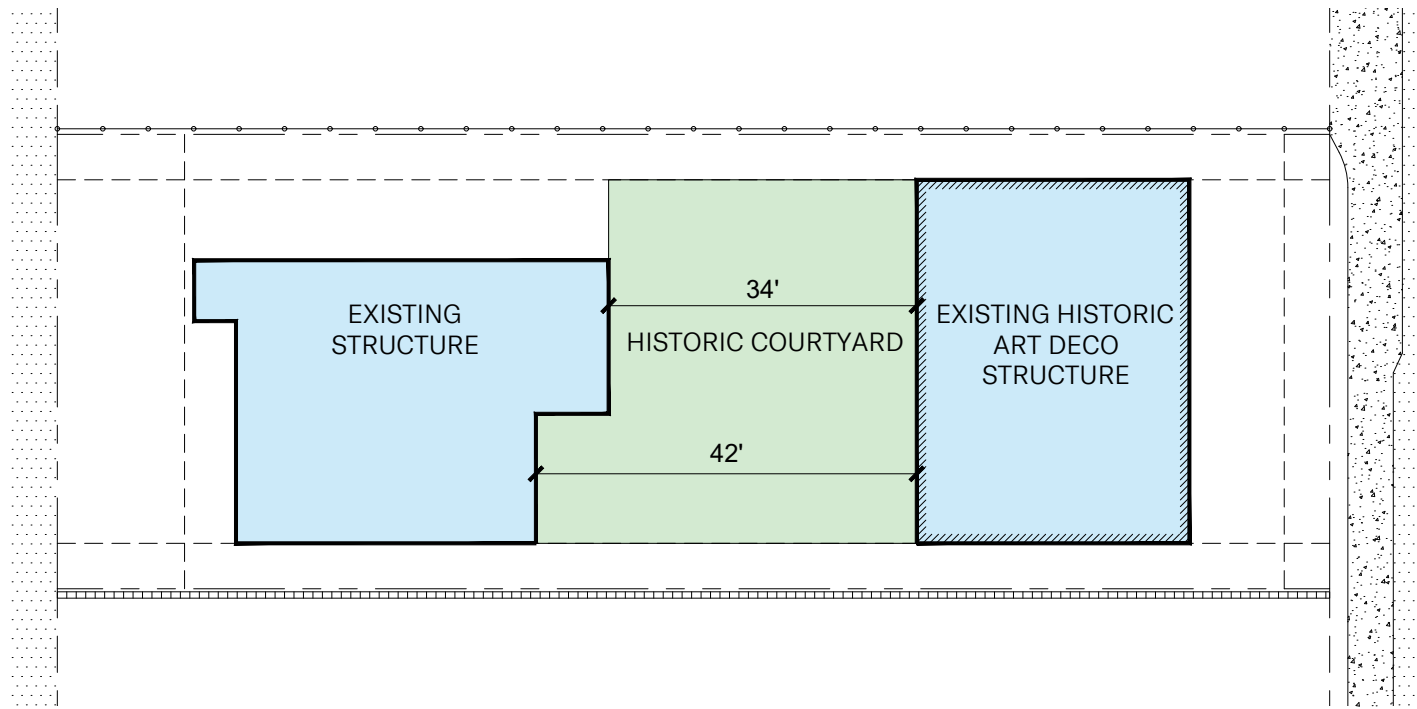
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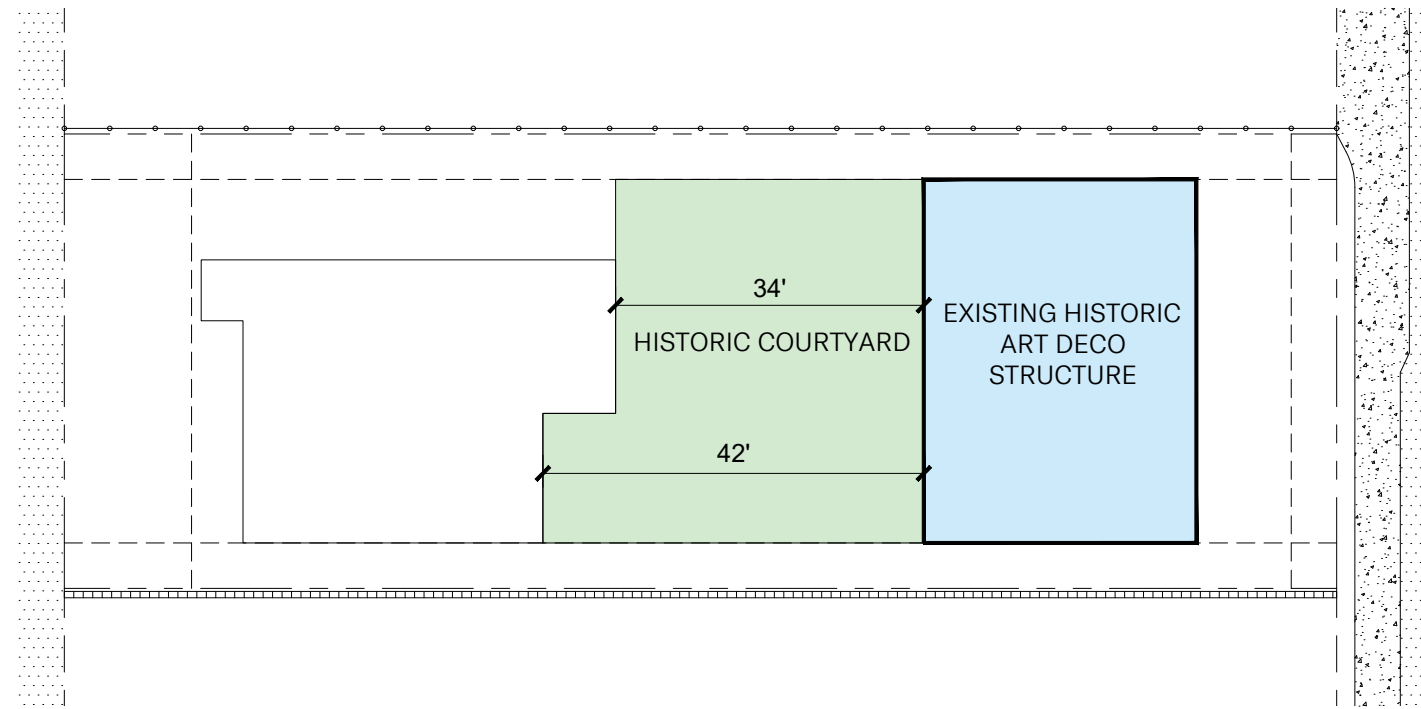
ZONING INFORMATION

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.

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EXISTING FAR
DIAGRAM



634 SQ.FT. FAR

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"

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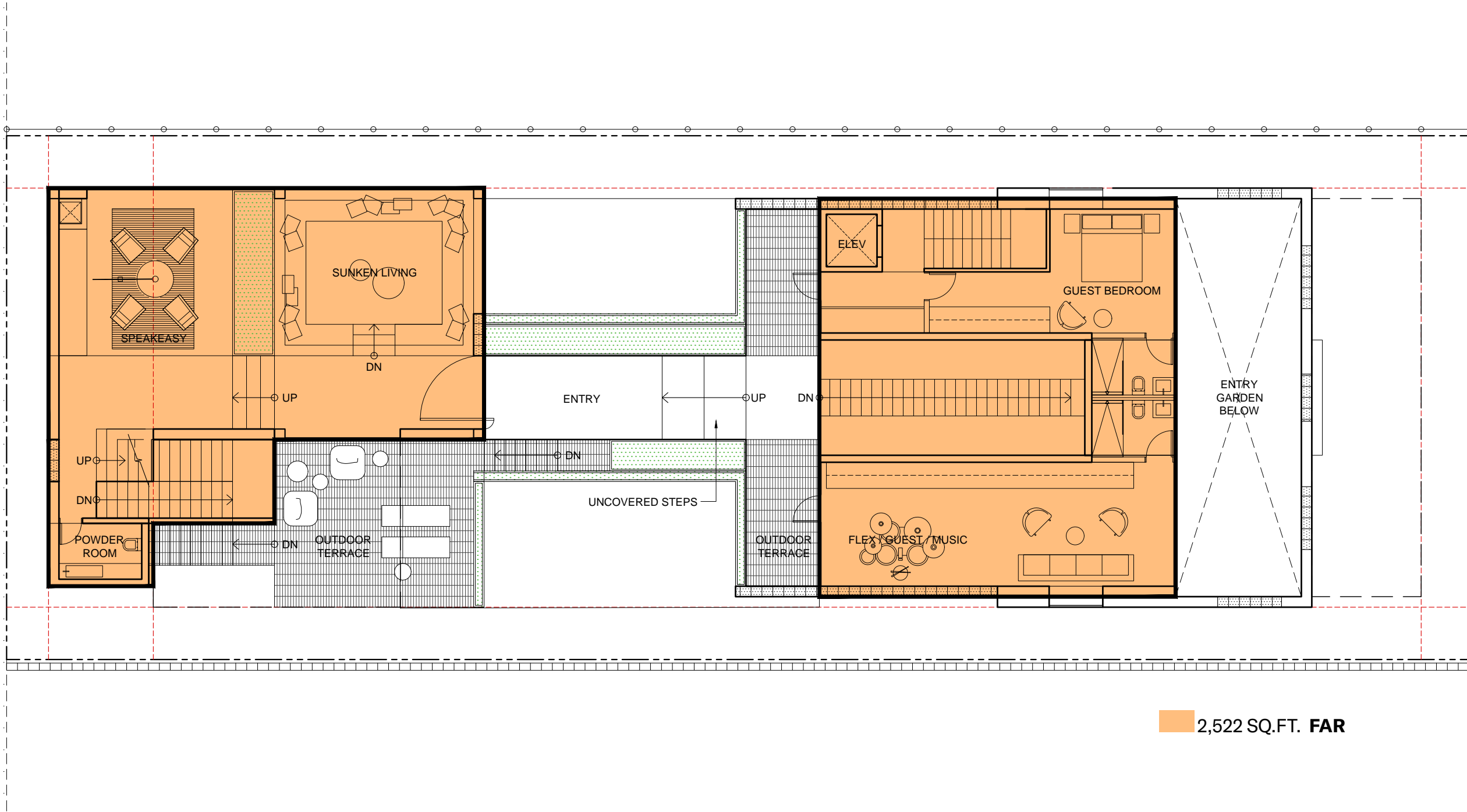
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PROPOSED FAR
DIAGRAM



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.

2,522 SQ.FT. FAR

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

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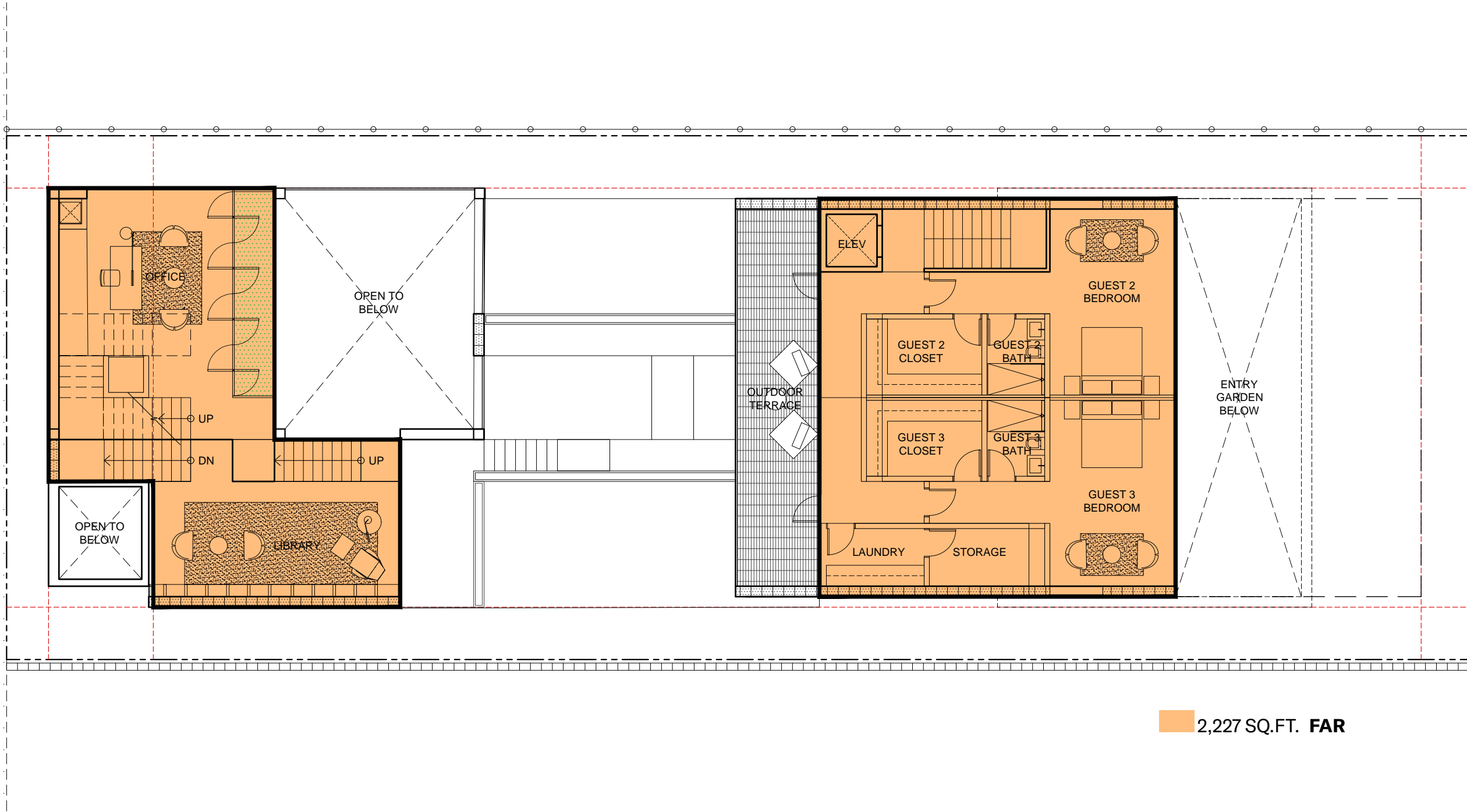
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PROPOSED FAR
DIAGRAM



2,227 SQ.FT. FAR

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

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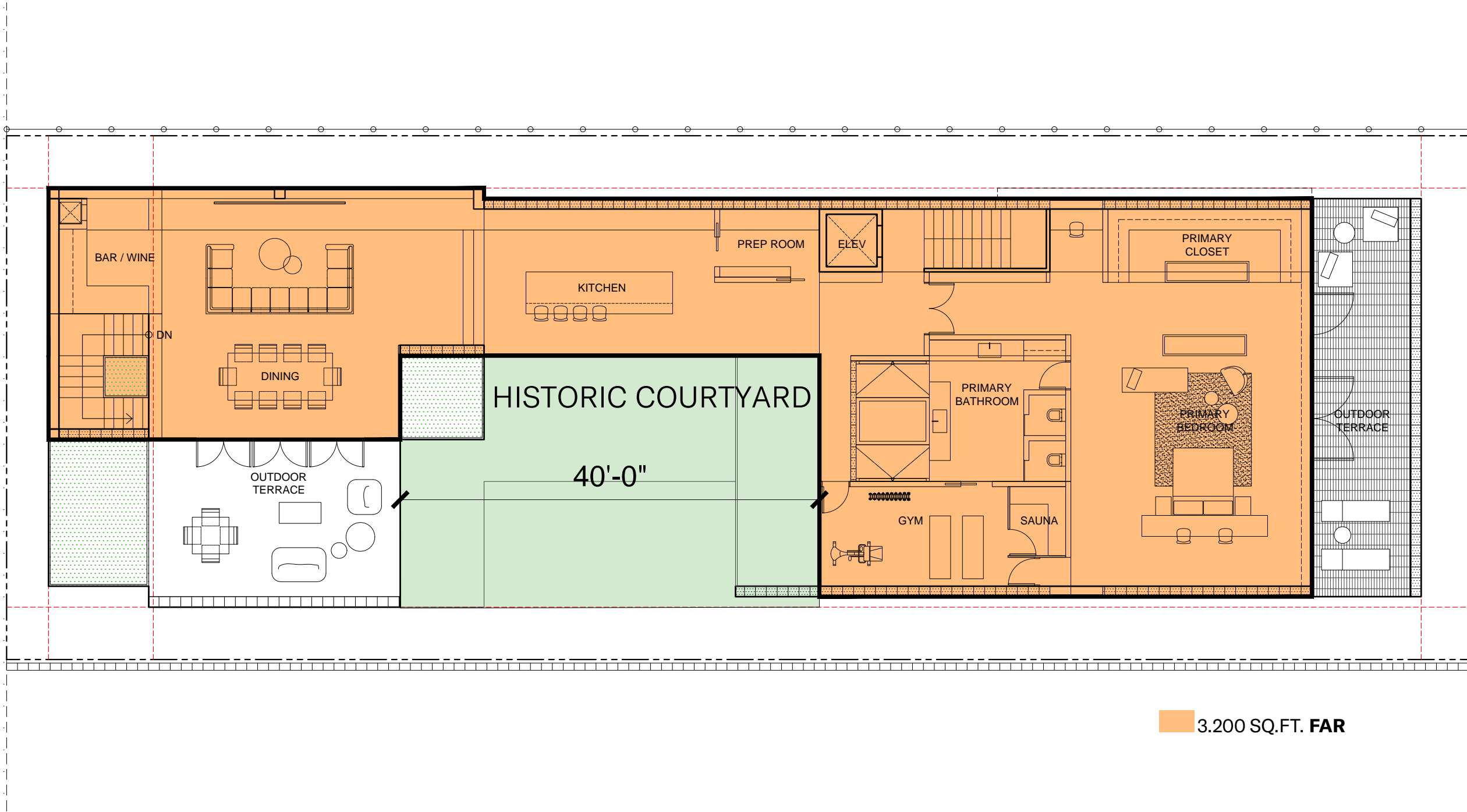
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PROPOSED FAR
DIAGRAM



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.

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

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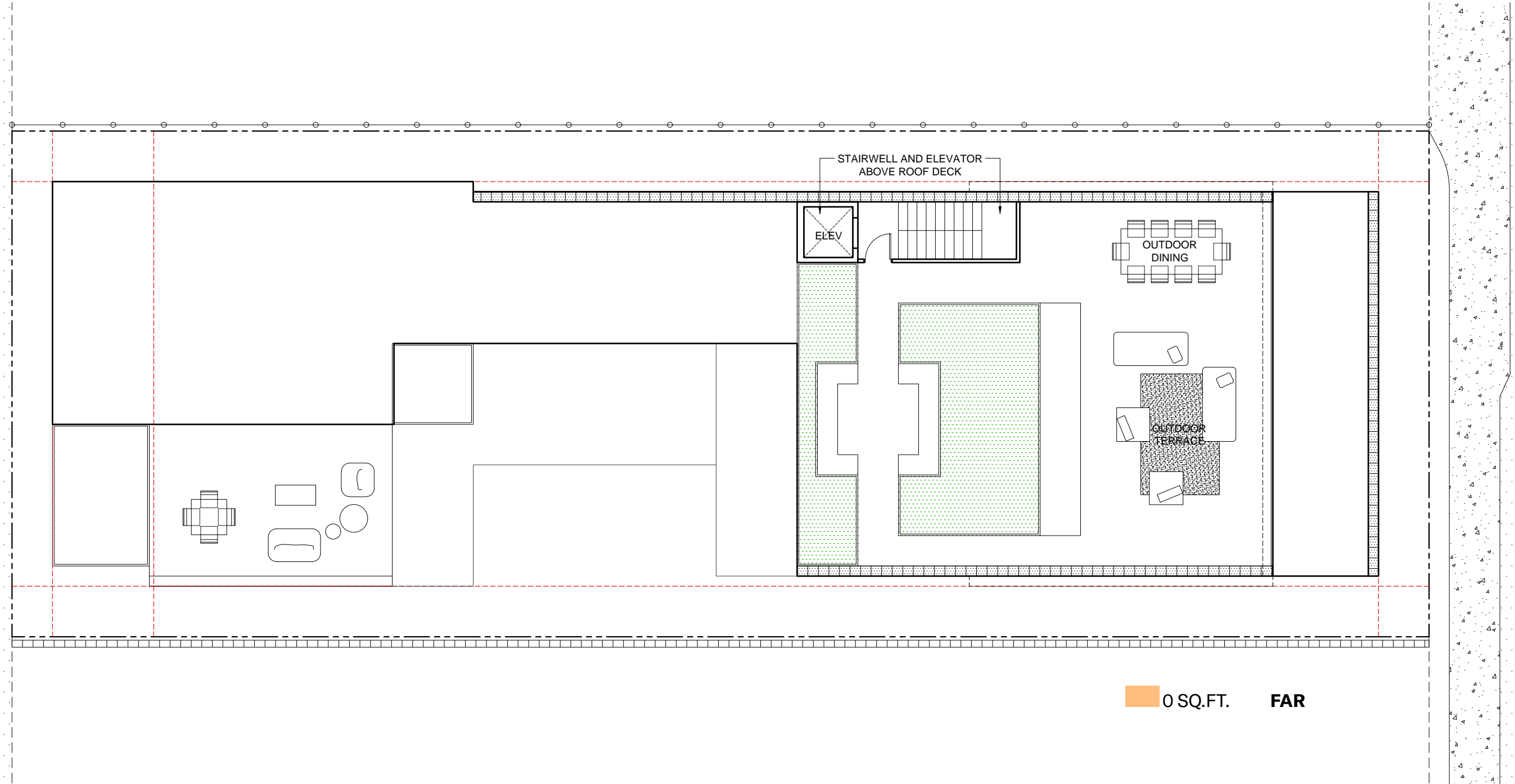
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Revisions:

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.



0 SQ.FT. FAR

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

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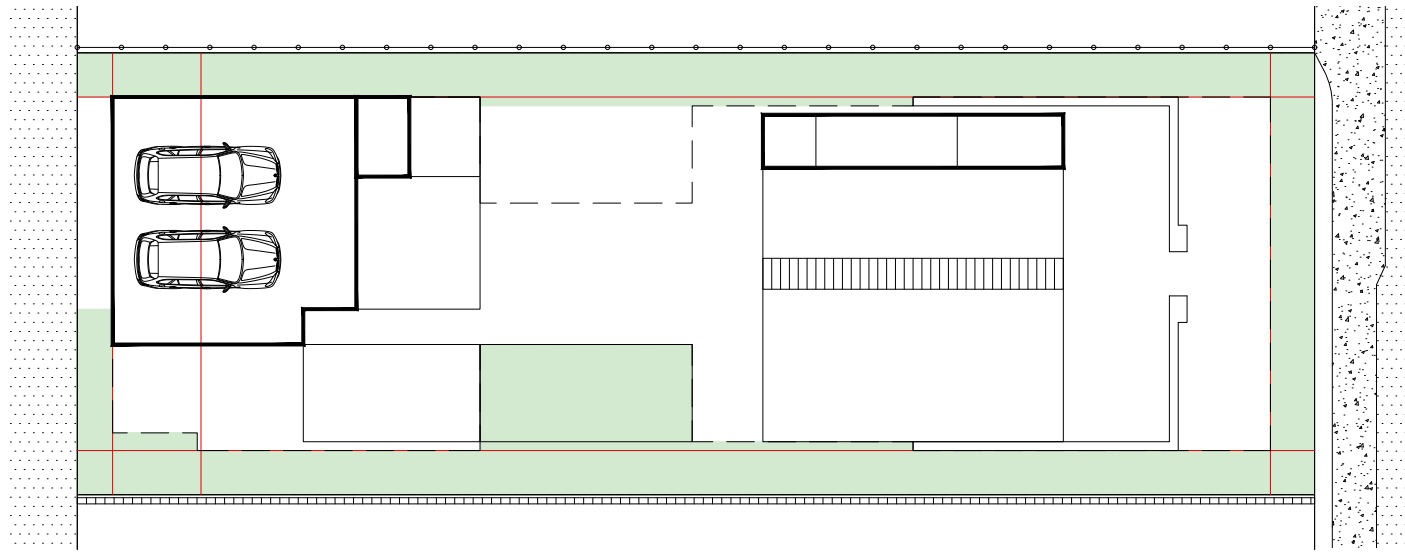
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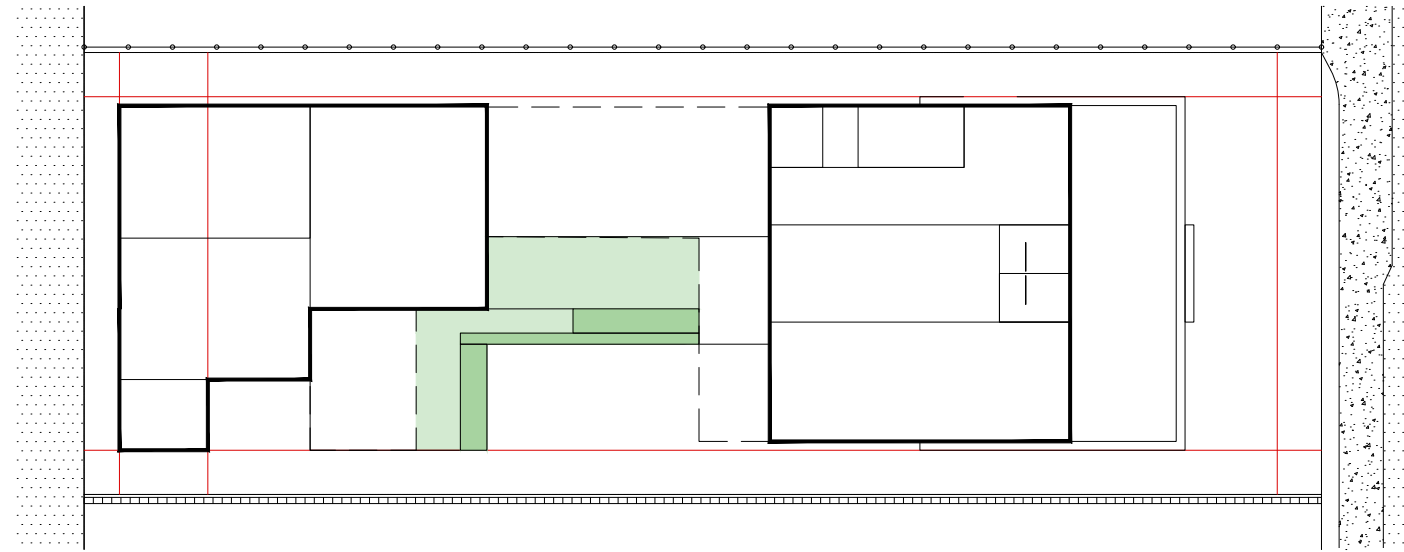
PROPOSED FAR
DIAGRAM

Z-7



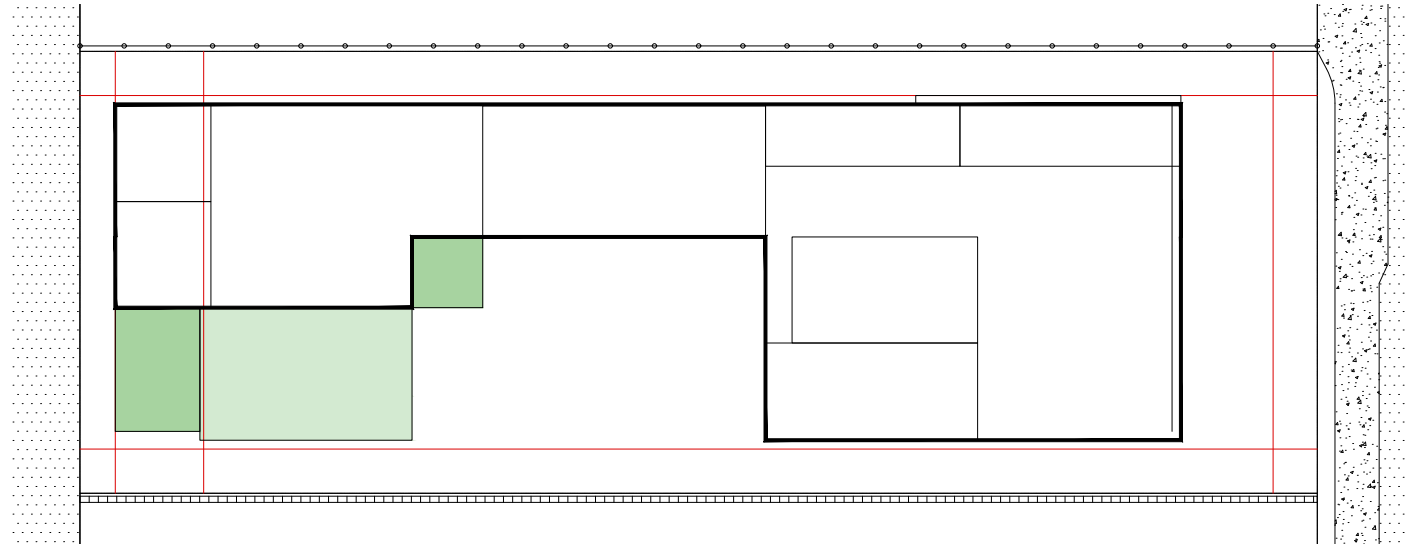
518 SQ.FT. **Open Space**

1 **GROUND FLOOR PLAN**
scale: N.T.S.



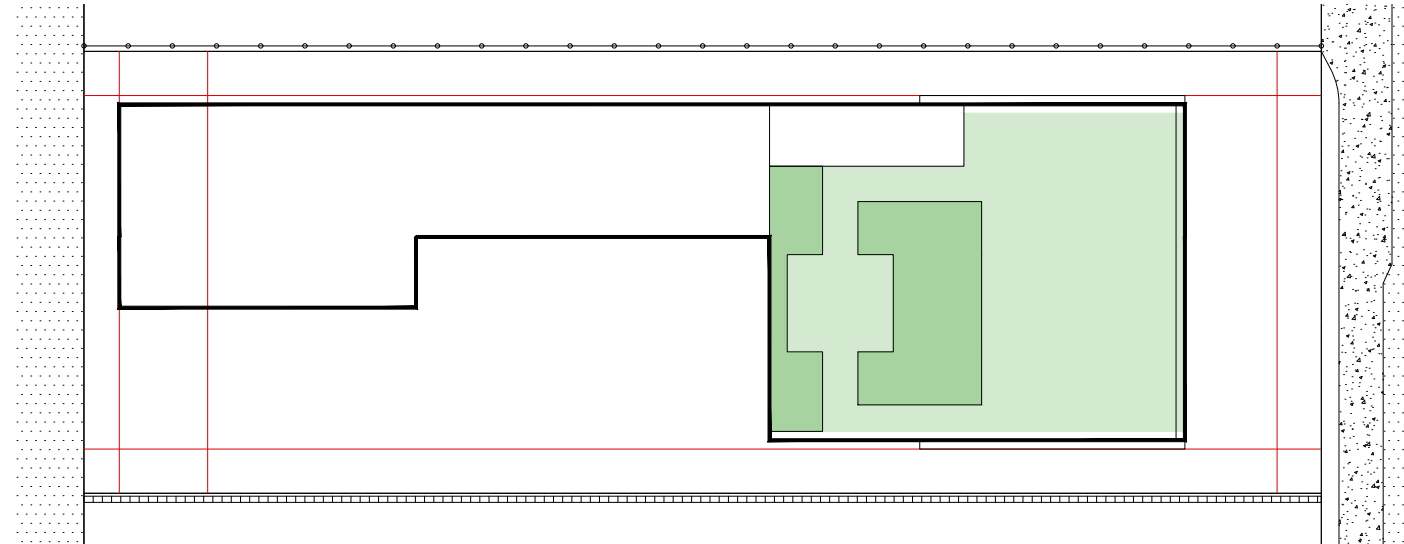
420 SQ.FT. **Open Space**
109 SQ.FT. **26% Living Landscape (25% REQ.)**

2 **FIRST FLOOR PLAN**
scale: N.T.S.



582 SQ.FT. **Open Space**
198 SQ.FT. **35% Living Landscape (25% REQ.)**

3 **THIRD FLOOR PLAN**
scale: N.T.S.



1,632 SQ.FT. **Open Space**
420 SQ.FT. **26% Living Landscape (25% REQ.)**

4 **ROOF PLAN**
scale: N.T.S.

OPEN SPACE CALCULATIONS:

OPEN SPACE GROUND FLOOR:	2,045 SQ.FT.
OPEN SPACE FIRST FLOOR:	420 SQ.FT.
OPEN SPACE THIRD FLOOR:	582 SQ.FT. *
OPEN SPACE ROOFTOP FLOOR:	1,632 SQ.FT. *

OPEN SPACE TOTAL: **4,679 SQ.FT.** (67% of Lot Area)

OPEN SPACE REQUIRED: **4,550 SQ.FT.** (65% of Lot Area)

* Accessible terrace with 25% live plants

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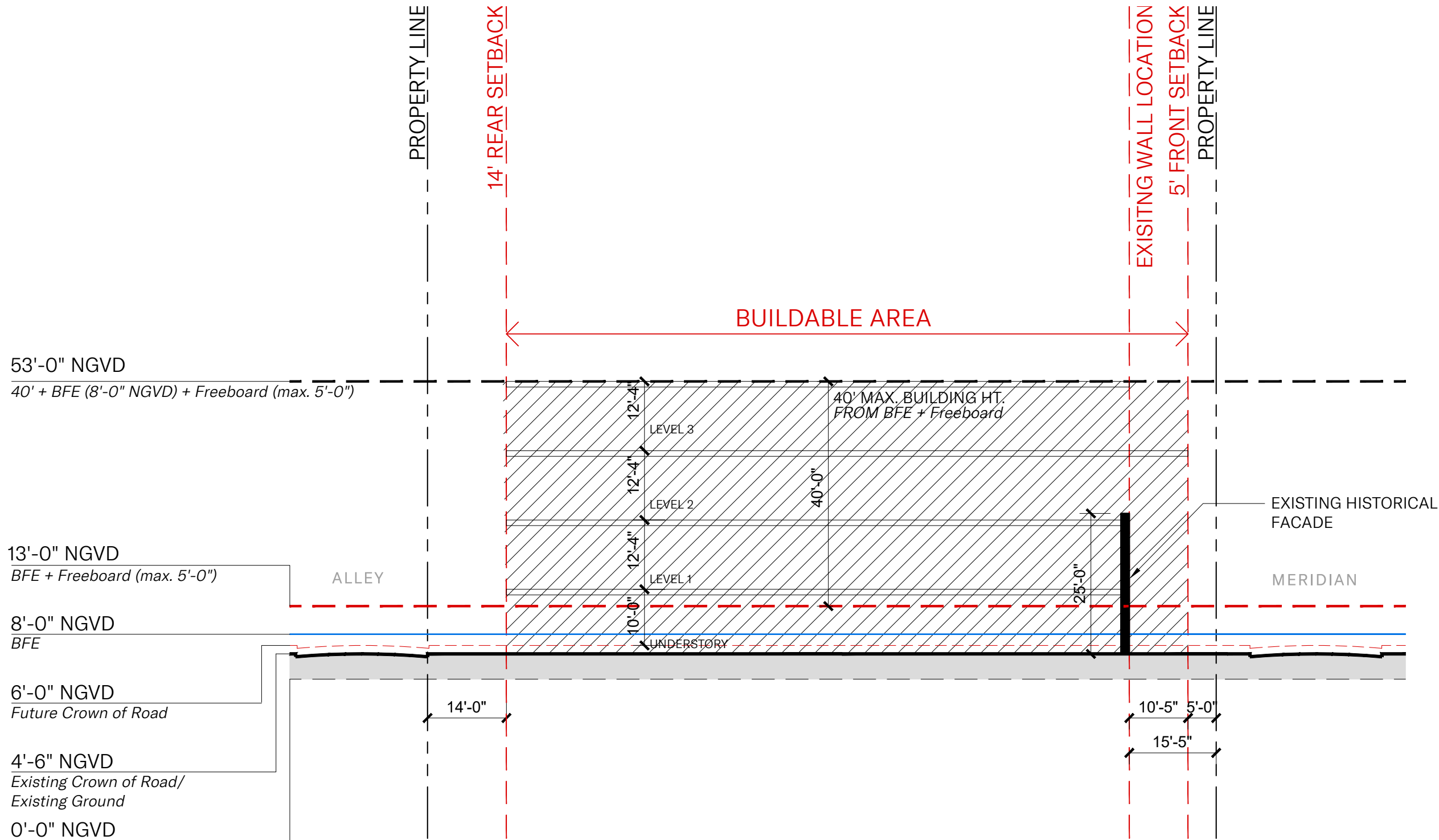
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PROPOSED OPEN SPACE DIAGRAM



1 BUILDABLE AREA SECTION DIAGRAM
scale: N.T.S.

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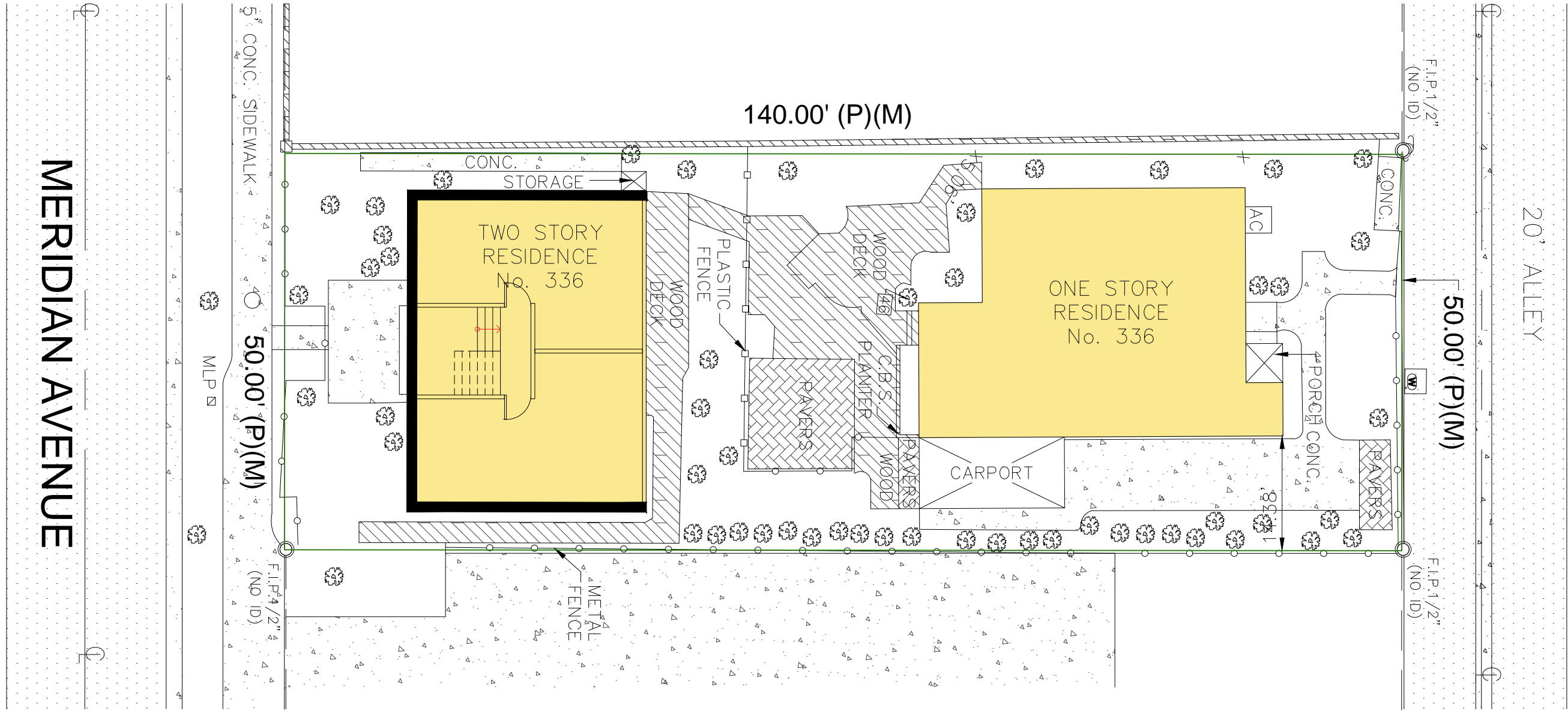
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BUILDABLE
AREA SECTION
DIAGRAM

Z-10



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

MERIDIAN AVENUE

Date: 07.15.2025
Scale:
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PLAN

EC-1

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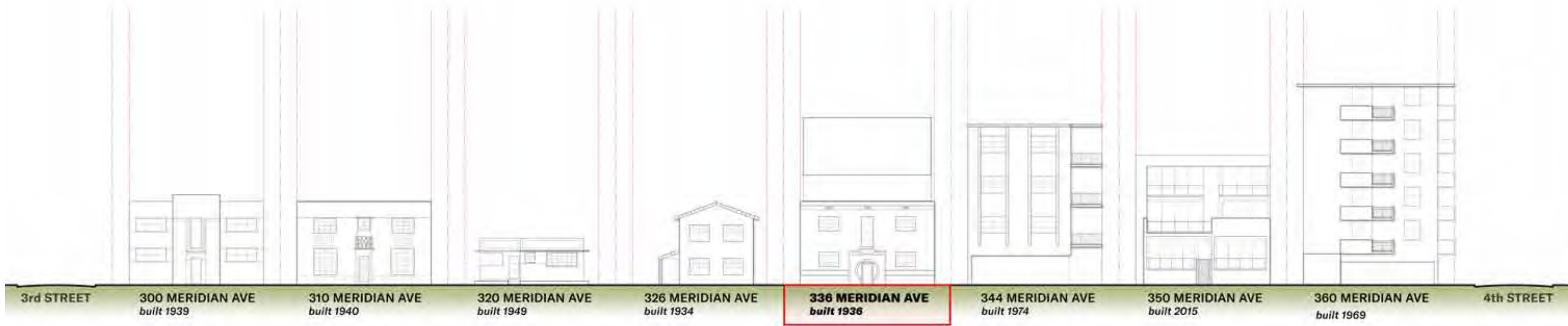
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1 CONTEXT ELEVATION WITH VEGETATION
scale: N.T.S.



2 CONTEXT ELEVATION
scale: N.T.S.

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CONTEXT
ELEVATION

A-3



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.

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CONTEXT
ELEVATION



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

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ELEVATIONS -
 NORTH
 ELEVATION

A-11

ART DECO AND GLASS BLOCK



Maison de Verre by Pierre Chareau
1932 Paris, France



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ART DECO AND GLASS BLOCK



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

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ART DECO AND
GLASS BLOCK

GLASS BLOCK IN MIAMI BEACH



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GLASS BLOCK IN
SOUTH FLORIDA

A-40

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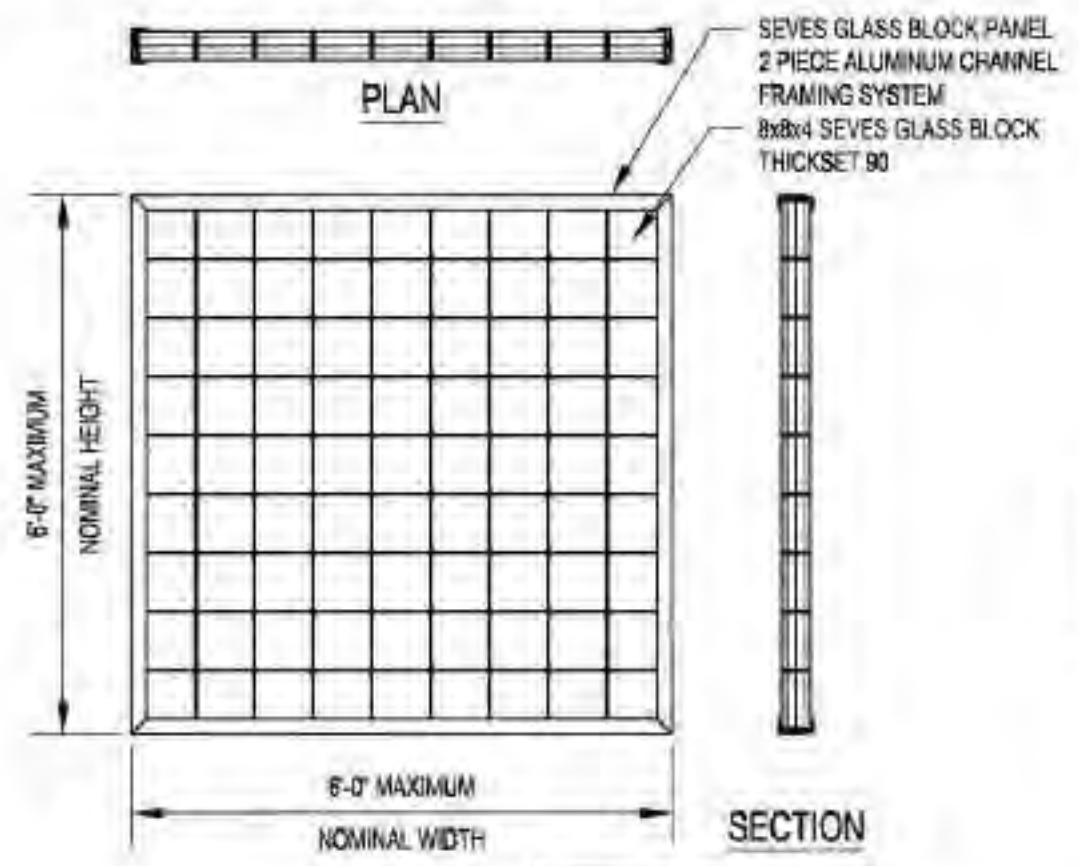
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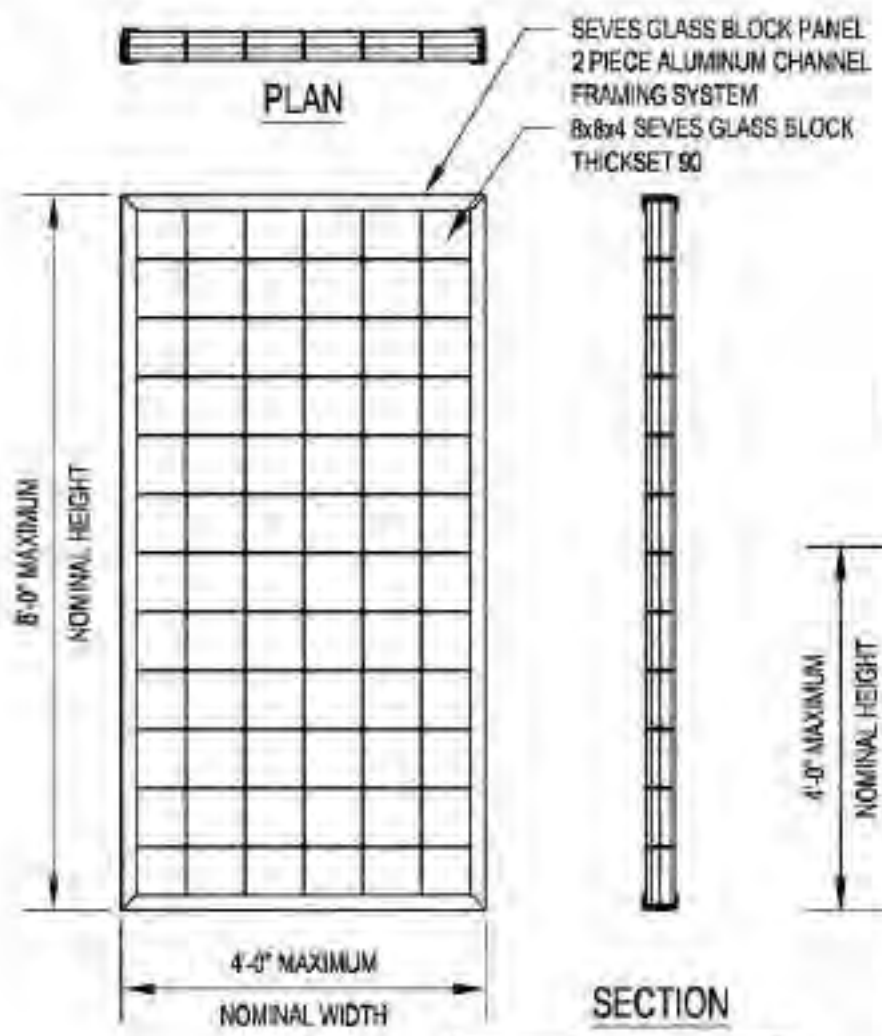
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REVISIONS		
REV	DESCRIPTION	DATE
1	ADDED DLO (DAYLIGHT OPENING) TO ELEVATIONS	04/01/2014
2	FBC 2020 NOTE ADDED	06/12/2020
3	FBC 2023 NOTE ADDED	09/12/2023



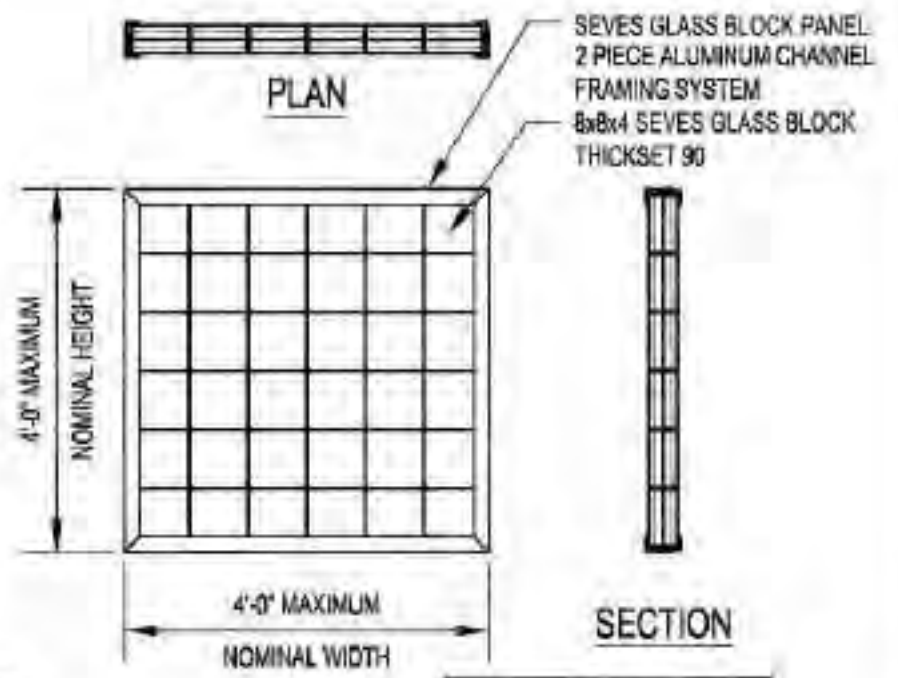
ELEVATION
 9 BLOCKS x 9 BLOCKS
 D.L.O.: 67 1/8" X 67 3/4"

IMPACT RESISTANT
DESIGN PRESSURE RATING
± 68.0 PSF



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

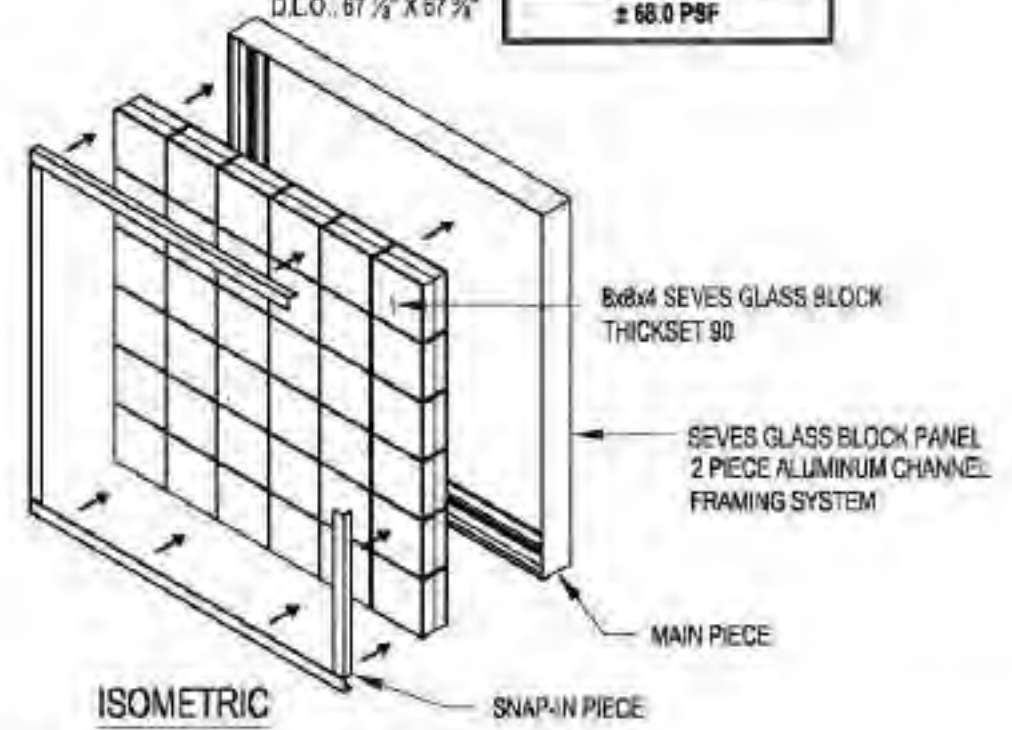
IMPACT RESISTANT
DESIGN PRESSURE RATING
± 80.0 PSF



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 10/16/2029 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"		DRWG. NO. HRGBP-001	REV 3	
BY LBA		DATE 01/10/2014	SHEET 1 OF 3	

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Date: 07.15.2025
 Scale:
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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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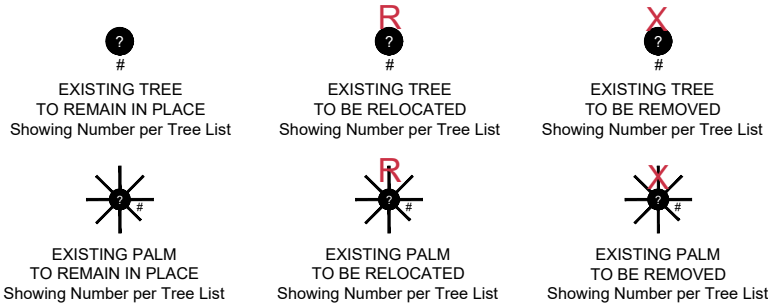
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MATERIALITY -
STEEL AND
GLASS WINDOWS

A-44

PLAN KEY



MITIGATION CALCULATIONS AND NOTES

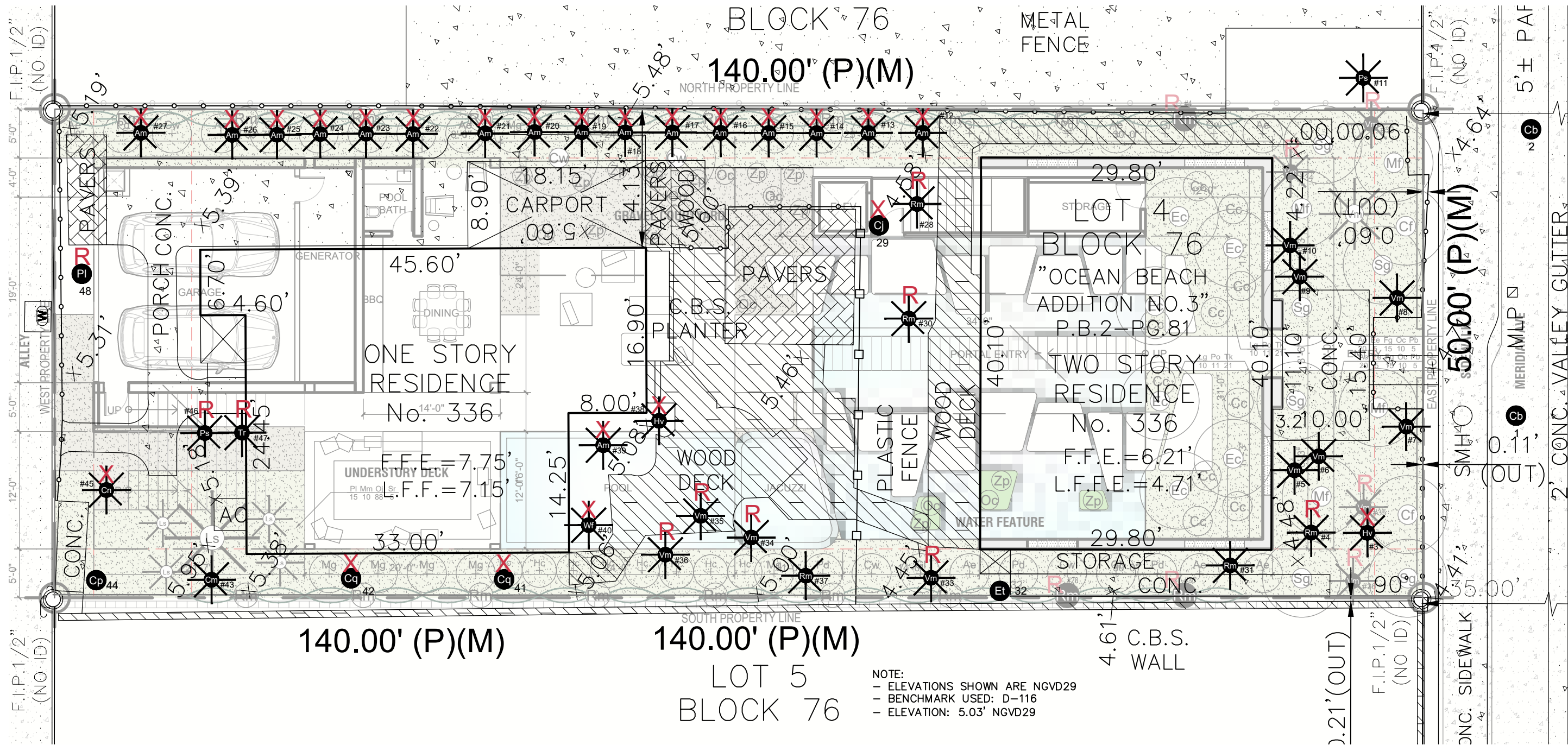
- OF ALL EXISTING PALMS AND TREES, TREES #29 (Cassia javanica), #41 (Clerodendrum quadriloculare), #42 (Clerodendrum quadriloculare) AND PALMS #3, #12- #27, #38, #39, #40, and #45 WILL BE REMOVED.
- PALMS #3, #12- #27, #38, #39, #40, and #45 WILL BE MITIGATED PER PALM TRUNK, NOT AS CLUSTERS.
- TREES #4, #28, #30 (Revenala madagascariensis), #48 (Pachypodium lamerei) AND PALMS #33 THROUGH #36, (Veitchia montgomeryana) WILL BE RELOCATED IN ACCORDANCE TO ANSI STANDARDS. ALL ROOT PRUNING WILL OVERSEEN BY THE CERTIFIED ARBORIST OF RECORD.
- ALL TREES TO BE MITIGATED ACCOUNT TO A TOTAL OF 18" OF DBH AND (43) PALM TRUNKS, WHICH REQUIRES: (3) TREES WITH 4" DBH x 8' SPREAD IN CANOPY x 16' HEIGHT AND (43) TREES WITH 2" DBH x 6' SPREAD IN CANOPY x 12' HEIGHT
- A TOTAL OF (57) TREES OF THE REQUIRED SPECIFICATIONS: (2) *Caesalpinia ferrea*, (1) *Chrysophyllum oliviforme*, (8) *Canella winterana*, (6) *Eugenia confusa*, (6) *Myrcianthes fragans*, (4) *Simaruba glauca*, (11) *Adisida escallanoides*, (7) *Macaranga grandiflora*, (7) *Pimenta dioica*, AND (5) *Gymnanthes lucida* ARE BEING PROVIDED. REFER TO LANDSCAPE PLAN ON SHEET L-200 AND PROPOSED PLANT LIST ON SHEET L-201 FOR NEW-TREE SPECIFICATIONS AND LOCATIONS.
- CODE REQUIRES THE PROVISION OF TWO (2) STREET TREES, WHICH ARE ALREADY EXISTING TWO (2) "*Calophyllum brasiliense*" WITH 4" DBH, 4' CLEAR TRUNK, 16' HEIGHT, AN 8' SPREAD. REFER TO EXISTING TREE DISPOSITION PLAN, ON THIS SHEET, FOR STREET TREE LOCATIONS AND SPECIFICATIONS.
- EXISTING TREES THAT REMAIN IN PLACE WILL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BASED ON TREE PROTECTION ZONES (TPZ) DESCRIBED IN ARBORIST REPORT AND PER CODE REQUIREMENTS. REFER TO EXISTING-TREE PROTECTION BARRIER DETAILS ON SHEET L-101.

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

EXISTING TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"

NOTE: PER CITY REQUIREMENTS, THE CERTIFIED ARBORIST OF RECORD WILL VERIFY AND CONFIRM THAT THE TREE PROTECTION BARRIERS ARE INSTALLED CORRECTLY PRIOR TO DEMOLITION AND CONSTRUCTION OF FOUNDATION, SYSTEMS, AND UTILITY TRENCHES.

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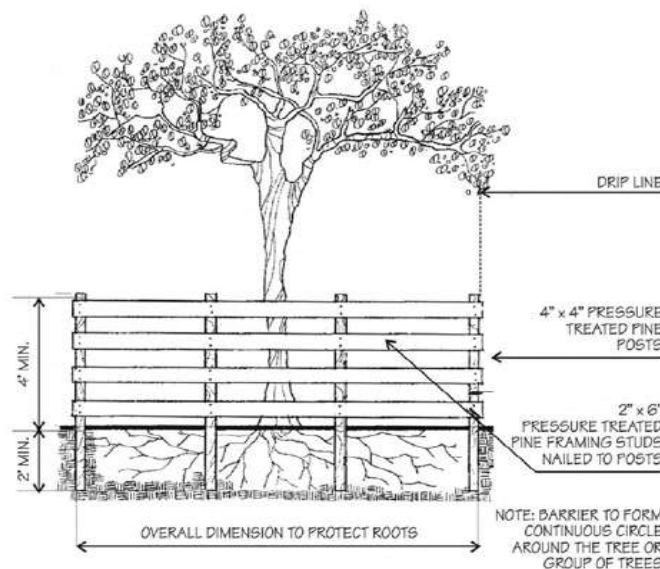
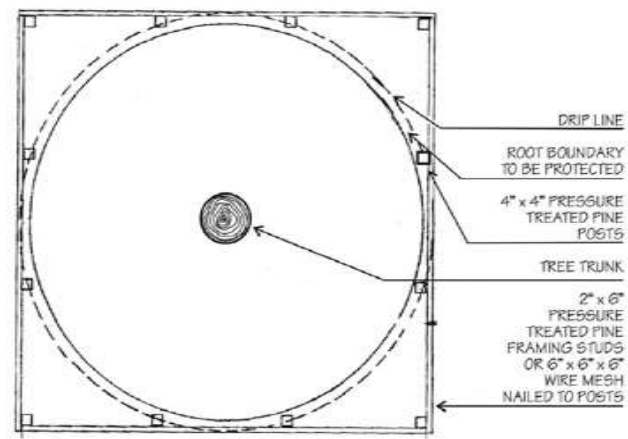
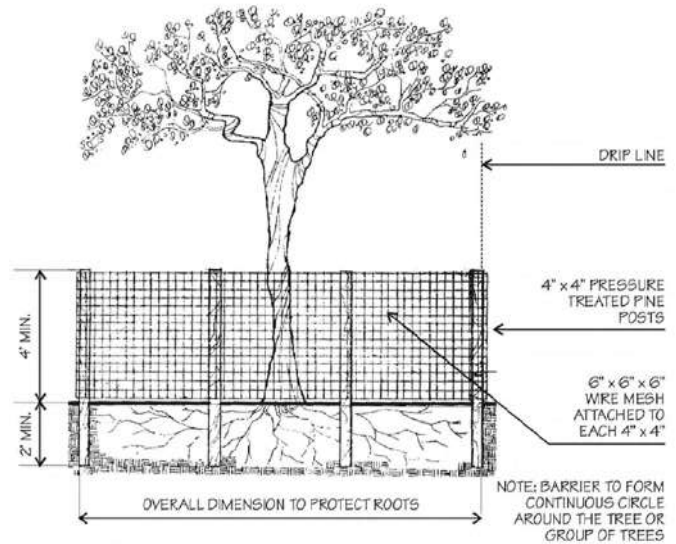
336 Meridian Ave
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Miami Beach, FL 33139

Date: 08/22/2025
Scale: 3/32" = 1'-0"
Revisions:

EXISTING TREE DISPOSITION PLAN

EXISTING-TREE PROTECTION BARRIER DETAILS

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING - TREE DISPOSITION TABLE

#	COMMON NAME	BOTANICAL NAME	DBH	SP	HT	DISPOSITION
1	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	3'	45'	50'	To Remain In-Place
2	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	0.90'	6'	30'	To Remain In-Place
3	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	0.80'	6'	30'	To Be Removed
4	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	6'	11'	45'	To Be Relocated
5	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
6	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
7	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	10'	50"	To Remain In-Place
8	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
9	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
10	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	2.3'	22'	35'	To Remain In-Place
11	Sylvester Palm (Offsite)	<i>Phoenix sylvestris</i>	1.1'	20'	30'	To Remain In-Place
12	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
13	Christmas Palm	<i>Adonidia merrillii</i>	.5'	6'	30'	To Be Removed
14	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
15	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
16	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
17	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
18	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
19	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
20	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
21	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
22	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
23	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
24	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
25	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
26	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
27	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
28	Traveler's Tree (5)	<i>Ravenala madagascariensis</i>	4'	15'	30'	To Be Relocated
29	Apple Blossom Cassia	<i>Cassia javanica</i>	0.8'	20'	35'	To Be Removed
30	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	4.5'	15'	30'	To Be Relocated
31	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	3'	20'	30'	To Remain In-Place
32	Pencil Stick Cactus	<i>Euphorbia tirucalli</i>	0.8'	18'	27'	To Remain In-Place
33	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	1.8'	12'	30'	To Be Relocated
34	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
35	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
36	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
37	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	6'	22'	28'	To Remain In-Place
38	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	2.3'	4'	7'	To Be Removed
39	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	0.8'	18'	23'	To Be Removed
40	Washingtonia	<i>Washingtonia filifera</i>	1.2'	10'	30'	To Be Removed
41	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
42	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
43	Fishtail Palm	<i>Caryota mitis</i>	3'	20'	30'	To Remain In-Place
44	Kapok Tree	<i>Ceiba pentandra</i>	6'	40'	45'	To Remain In-Place
45	Coconut Palm	<i>Cocos nuciferas</i>	.6'	10'	35'	To Be Removed
46	Bucaneer Palm	<i>Pseudophoenix sargentii</i>	0.6'	8'	15'	To Be Relocated
47	Thatch Palm	<i>Thrinax radiata</i>	0.4'	6'	7'	To Be Relocated
48	Madagascar Plumeria	<i>Pachypodium lamerei</i>	1.5'	12'	18'	To Be Relocated

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Scale: 3/32" = 1'-0"
Revisions:

EXISTING-TREE
DISPOSITION
TABLE

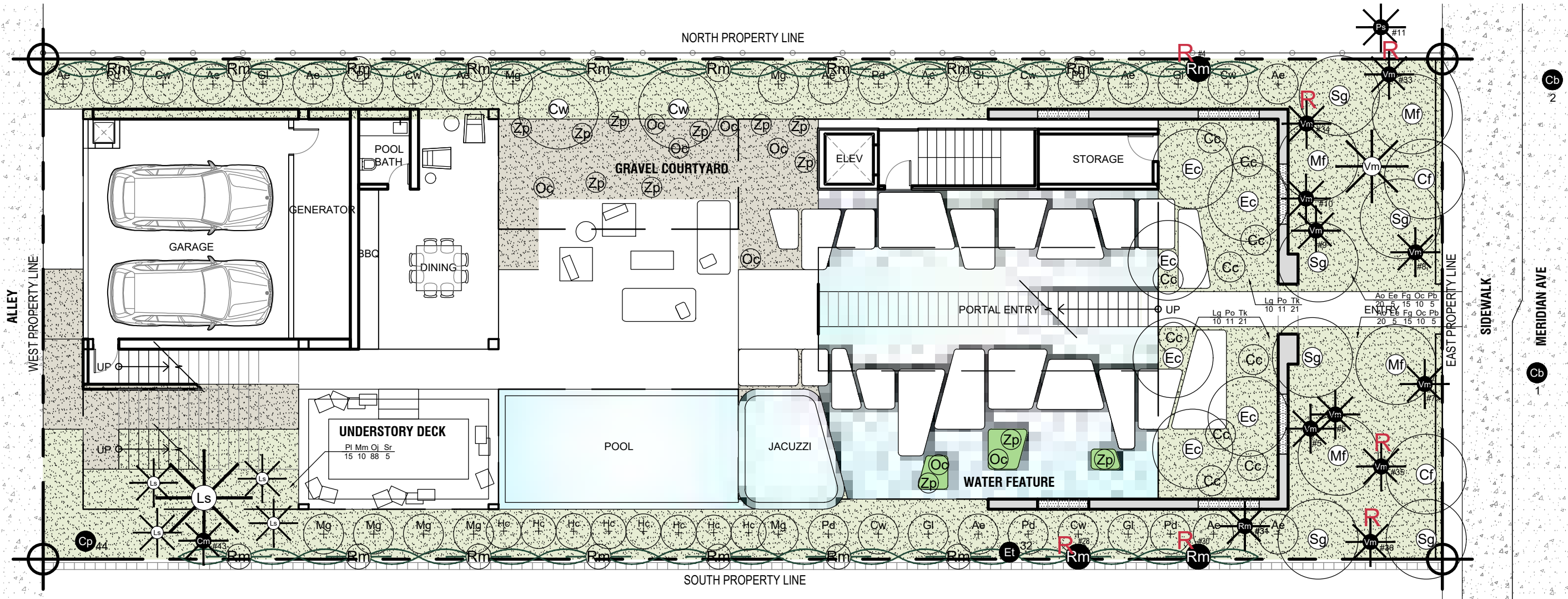
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PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



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

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 Revisions:

GROUND FLOOR PLANTING PLAN

L-200

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.

LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach

ZONING CLASS: R-PS2 LOT AREA Sq. Ft.: 7,000

ACRES: 0.1607

ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126

OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space Lot area: <u>7,000</u> Multiplier: <u>65%</u>	<u>4,550</u>	<u>4,550</u>
B.	Sq. Ft. of parking lot open space Parking Spaces: <u>2</u> Multiplier: <u>NA</u> sf/space	<u>NA</u>	<u>NA</u>

C.	Total Sq. Ft. of landscaped Open Space required	<u>4,550</u>	<u>4,550</u>
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LAWN AREA

A.	Total Sq. Ft. of landscaped Open Space	<u>4,550</u>	<u>4,550</u>
B.	Maximum Lawn Area (sod) permitted- Open space required: <u>4,550</u> Multiplier: <u>20%</u>	<u>910</u>	<u>0</u>

TREES

A.	Number of trees required per lot, less existing trees Required Trees/Lot: <u>2</u> Net lot acres: <u>0.1607</u> Existing trees: <u>1</u>	<u>3</u>	<u>21</u>
B.	% Palms allowed Palms allowed 1:1 for mitigation only.	<u>NA</u>	<u>NA</u>
C.	% Native required Trees provided: <u>21</u> Multiplier: <u>30%</u>	<u>6</u>	<u>18</u>
D.	% Drought tolerant and low maintenance species required Trees provided: <u>21</u> Multiplier: <u>50%</u>	<u>11</u>	<u>21</u>

A.	Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: <u>50</u> Multiplier: <u>20</u> Required: <u>2</u> Existing Street trees: <u>2</u>	<u>0</u>	<u>0</u>
B.	Street trees directly below power lines Linear ft of street frontage: <u>0</u> Multiplier: <u>20</u>	<u>0</u>	<u>0</u>

SHRUBS

A.	Number of shrubs required Lot and street trees required: <u>3</u> Multiplier: <u>12</u>	<u>36</u>	<u>243</u>
B.	% Native species required Shrubs provided: <u>243</u> Multiplier: <u>50%</u>	<u>122</u>	<u>123</u>

LARGE SHRUBS OR SMALL TREES

A.	Number of large shrubs or small tree required Shrubs required: <u>36</u> Multiplier: <u>10%</u>	<u>4</u>	<u>46</u>
B.	% Native species required Large Shrubs/Small Trees provided: <u>46</u> Multiplier: <u>50%</u>	<u>23</u>	<u>29</u>

PROPOSED PLANT LIST

Symb. Quant. Botanical Name

Symb.	Quant.	Botanical Name	Common Name	Description
Cf	2	<i>Caesalpinia ferrea</i>	Brazilian Ironwood Tree	4" DBH, 4' Ct, 12' HT, 6' Spr, Ch, Full
Cw	2	<i>Canella winterana</i>	Cinnamon Bark	2" DBH, 12' HT, 6' Spr, Ch, Multi, Full
Ec	6	<i>Eugenia confusa</i>	Redberry Stopper	3" DBH, 12' HT, 6' Spr, Ch, Multi, Full
Mf	6	<i>Myrcianthes fragans</i>	Simpson Stopper	3" DBH, 10' HT, 6' Spr, Ch, Multi, Full
Sg	4	<i>Simaruba glauca</i>	Paradise Tree	4" DBH, 4' Ct, 16' HT, 8' Spr, Ch, Full

PALMS

Ls	5	<i>Licuala spinosa</i>	Mangrove Fan Palm	(1) 20' HT, (4) 5'-12' STG HTs OA, Full
Vm	1	<i>Veitchia montgomeryana</i>	Montgomery Palm	15' HT OA, Curved, Full

LARGE SHRUBS/SMALL TREES

Ae	11	<i>Ardisia escallonioides</i>	Marlberry	2" DBH, 8' HT, 4' Spr, Bh, Full
Mg	7	<i>Macaranga grandifolia</i>	Parasol Tree	2" DBH, 8' HT, 4' Spr, Bh, Full
Cc	10	<i>Cyathea cooperii</i>	Australian Tree Fern	(4) 12' HT, (4) 8' HT, (2) 4' HT, 4' Spr, Bh, Full
Cw	6	<i>Canella winterana</i>	Cinnamon Bark	2" DBH, 8' HT, 4' Spr, Bh, Full
Pd	7	<i>Pimenta dioica</i>	Allspice	2" DBH, 10' HT, 4' Spr, Bh, Full
Gl	5	<i>Gymnanthes lucida</i>	Crabwood	2" DBH, 10' HT, 4' Spr, Bh, Full
Hc	8	<i>Heliconia caribaea</i>	Heliconia	8' HT, 4' Spr, Bh, Full
Rm	19	<i>Ravenala madagascariensis</i>	Traveller's Tree	(4) Relocated, (17) 12' HT, Multi, Full

SHRUBS

Ao	40	<i>Alocasia odorax x reginula</i>	Regal Shield Alocasia	36" x 36", Full
Ee	10	<i>Etlingera elatior</i>	Torch Ginger	36" x 36", Full
Fg	30	<i>Farugium gigantea</i>	Farugium	24" x 24", Full
Lg	20	<i>Licuala grandis</i>	Ruffie Fan Palm	2-4' HT OA, Full
Mm	10	<i>Medinilla magnifica</i>	Malaysian Orchid	18" x 18", Full, Lb
Oc	28	<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	18" x 18", Full, Lb
Pb	10	<i>Philodendron 'Bob Cee'</i>	Philodendron 'Bob Cee'	48" x 48", Full
Pl	15	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee (Dwarf)	24" x 24", Full
Po	22	<i>Peperomia obtusifolia</i>	Baby Rubber Plant	24" x 24", Full
Sr	3	<i>Serenoa repens</i>	Green Saw Palmetto	48" x 48", Full
Sr	2	<i>Serenoa repens 'cinera'</i>	Silver Saw Palmetto	48" x 48", Full
Tk	42	<i>Thelypteris kunthii</i>	Southern Shield Fern	24"x24", Full
Zp	11	<i>Zamia pumila</i>	Coontie	24"x24", Full

GROUNDCOVERS

Oj	88	<i>Ophiopogon japonicus</i>	Mondo Grass	24" x 24", Full
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EPIPHYTES

Et	25	<i>Encyclia tampensis</i>	Crown Staghorn Fern	1G, Hb, Gu
Pe	7	<i>Platynerium elephantotis</i>	Elephant Ear Staghorn Fern	1G, Hb, Gu
Ps	3	<i>Platynerium superbum</i>	Superbum Staghorn Fern	1G, Hb, Gu
Pwa	2	<i>Platynerium wandae</i>	Queen Staghorn Fern	1G, Hb, Gu

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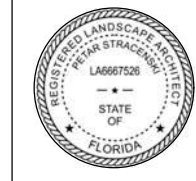
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336 Meridian Ave
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Date: 08/22/2025
Scale: N/A
Revisions:

LANDSCAPE
LEGEND
& PLANT LIST

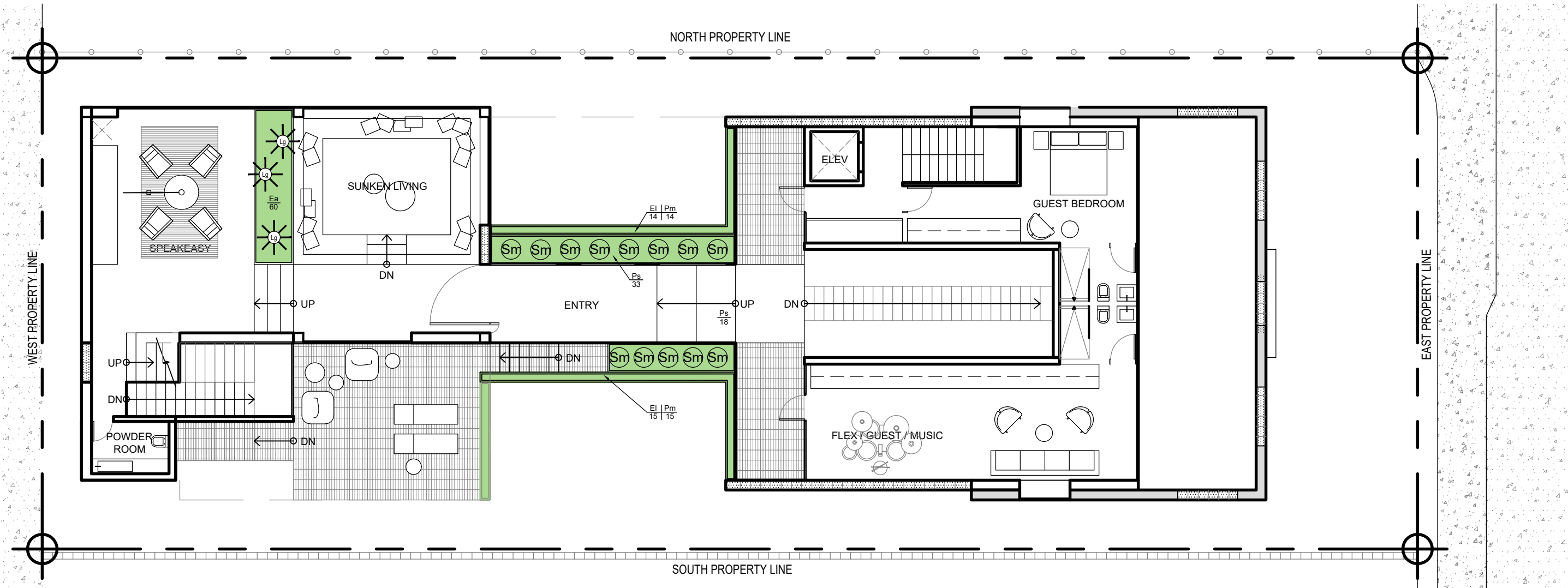
L-201



PETAR STRACENSKI
 LA 6667526

PLAN KEY

	HARDSCAPE		PLANTER		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



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

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
PALMS				
Lg	3	<i>Licuala grandis</i>	Ruffle Fan Palm	(1) 3' Ht, (1) 5' Ht, (1) 9'Ht , Full
SHRUBS				
Sm	13	<i>Sansevieria masoniana</i>	Whale Fin Snake Plant	7G, 30" x 30", Full
GROUND-COVERS				
Ea	69	<i>Epipremnum aureum 'Neon'</i>	Neon Lime Pothos	18" x 18", Full, 12' O.C.
El	29	<i>Ernodea littoralis</i>	Golden Beach Creeper	24" x 24", Full, 12' O.C.
Pm	29	<i>Phyllanthus myrtilloifolius</i>	Mousetail 'Cascade'	18" x 18", Full, 12' O.C.
Ps	51	<i>Pilea serpyllacea</i>	Artillery Fern	12" x 12", Full, 2' O.C.

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 AA #0003951

336 Meridian Ave
 Miami Beach, FL 33139

Date: 08/22/2025
 Scale: 3/32" = 1'-0"
 Revisions:

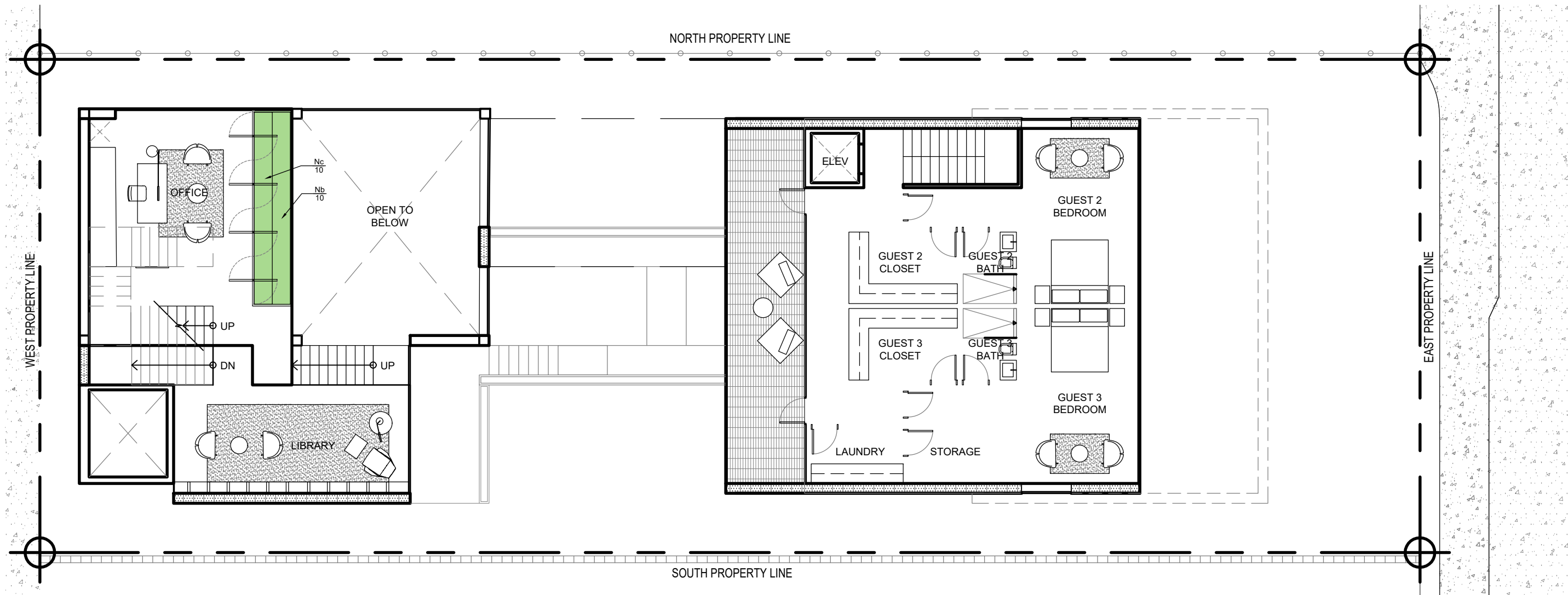
FIRST FLOOR
 PLANTING PLAN

L-202



PLAN KEY

- HARDSCAPE
- PLANTING
- GRAVEL
- WATER FEATURE
- ? EXISTING TREE IN SITU
Showing tree number per survey
- R RELOCATED TREE
Showing tree number per survey
- ? PROPOSED TREE
Refer to plant list
- ? PROPOSED LARGE SHRUB / SMALL TREE
Refer to plant list
- ? PROPOSED SMALL SHRUBS
Refer to plant list
- ? EXISTING PALM IN SITU
Showing tree number per survey
- R RELOCATED PALM
Showing tree number per survey
- ? PROPOSED PALM
Refer to plant list
- ? PROPOSED TRAVELLER'S TREE
Refer to plant list
- ? PROPOSED TRAVELLER'S TREE
Refer to plant list



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

PROPOSED PLANT LIST

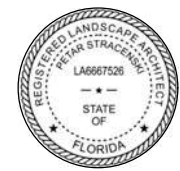
Symb.	Quant.	Botanical Name	Common Name	Description
GROUND-COVERS				
Nc	17	<i>Nephrolepis codifolia 'duffii'</i>	Lemon Butter Fern	18" x 18", Full, 18" O.C.
Nb	17	<i>Nephrolepis exaltata</i>	Boston Fern	18" x 18", Full, Hb, 18" O.C.

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 AA #000351

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 Miami Beach, FL 33139

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 Revisions:

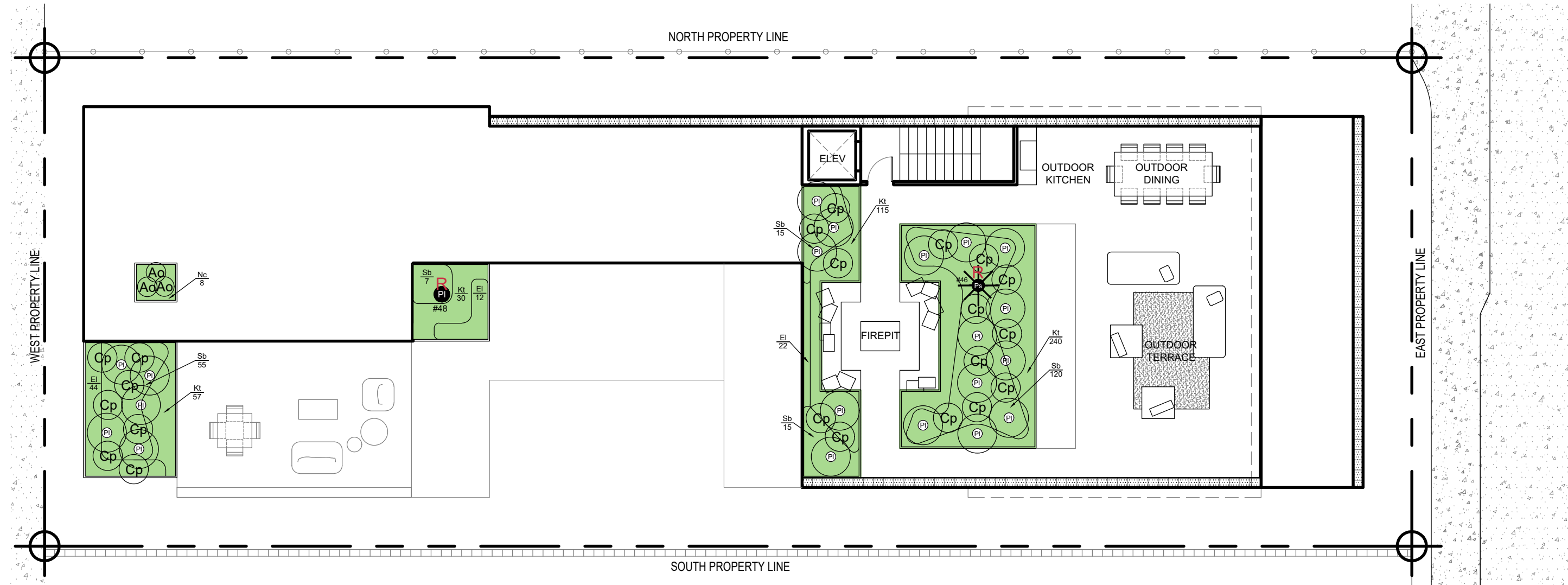
NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.



PETAR STRACENSKI
 LA 6667526

PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list

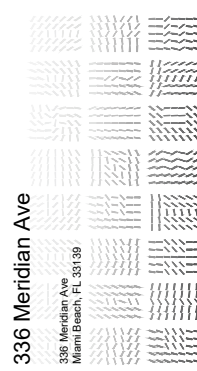


THIRD FLOOR AND ROOF PLANTING PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description	Symb.	Quant.	Botanical Name	Common Name	Description
TREES									
PI	21	<i>Pachypodium lamerei</i>	Madagascar Plumeria	(1) Relocated, (13) 6' Ht, Full, (7) 6' Ht, Multi, Full	GRASSES				
					Sb	212	<i>Spartina bakeri</i>	Sandcord Grass	18" x 18", Full
PALMS									
Ps	1	<i>Pseudophoenix sargentii</i>	Bucaneer Palm	Relocated From Ground Level	GROUND-COVERS				
SHRUBS									
Ao	3	<i>Alocasia odorax x reginula</i>	Alocasia 'Regal Shields'	7G, 36" x 36", Full	EI	78	<i>Ernodea littoralis</i>	Golden Beach Creeper	24" x 24", Full
Cp	21	<i>Cereus peruvianus 'Monstrosus'</i>	Cereus montrosus	36" x 36", Full	Kt	442	<i>Kalanchoe tomentosa</i>	Panda Plant	12" x 12", Full
					Nc	8	<i>Nephrolepis codifolia 'duffii'</i>	Lemon Butter Fern	18" x 18", Full

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THIRD FLOOR AND ROOF PLANTING PLAN

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