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SCOPE OF WORK

- NEW GUEST COTTAGE ON COMBINED PROPERTIES OF 1225 AND 1235 LENOX AVE
- PLANS FOR THE NEW STRUCTURE INCLUDE A TWO-BEDROOM COTTAGE, WITH SITTING AREA (INCLUDING KITCHENETTE), POOL/SPA STRUCTURE, AND GARDEN/LANDSCAPING
- EXISTING STRUCTURES AT 1225 LENOX AVE TO REMAIN AS NON-CONFORMING STRUCTURES
- RENOVATIONS DONE AS SEPARATE PERMIT TO 1225 LENOX AVENUE TO RESTORE THE ARCHITECTURE TO ORIGINAL
- UNIFICATION OF 1235 TO 1225 LENOX AVE IS IN PROGRESS



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1

FRONT PERSPECTIVE

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

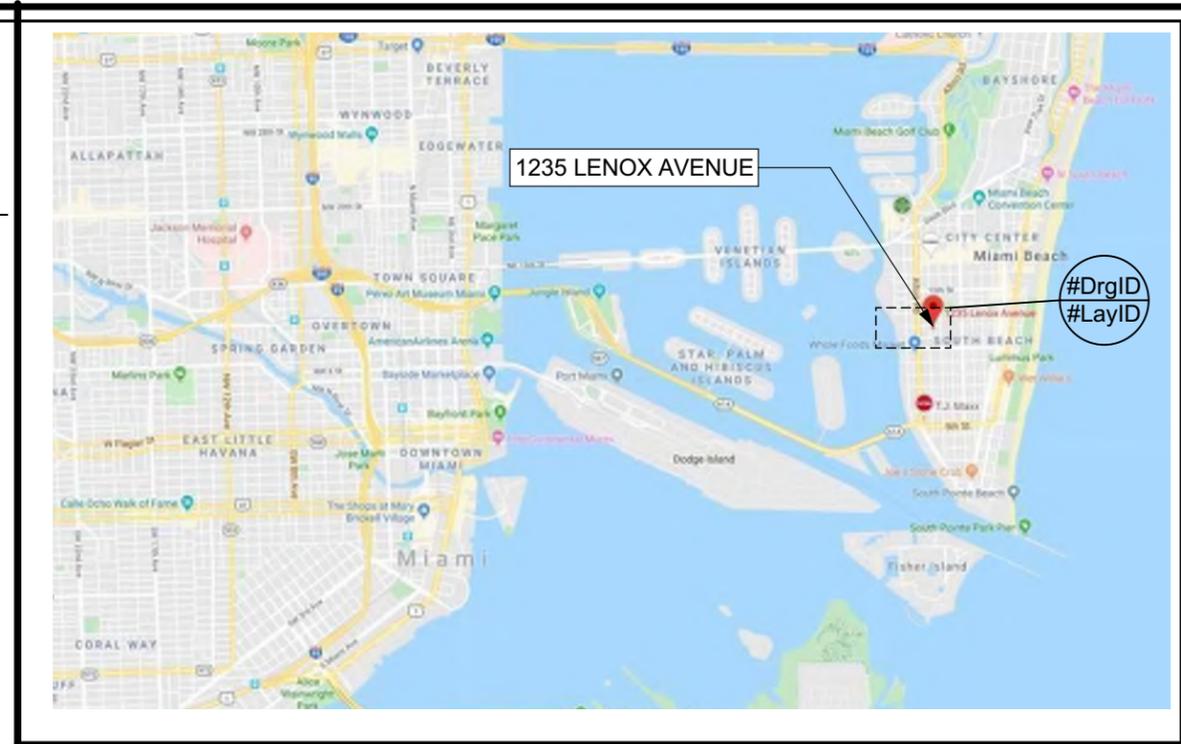
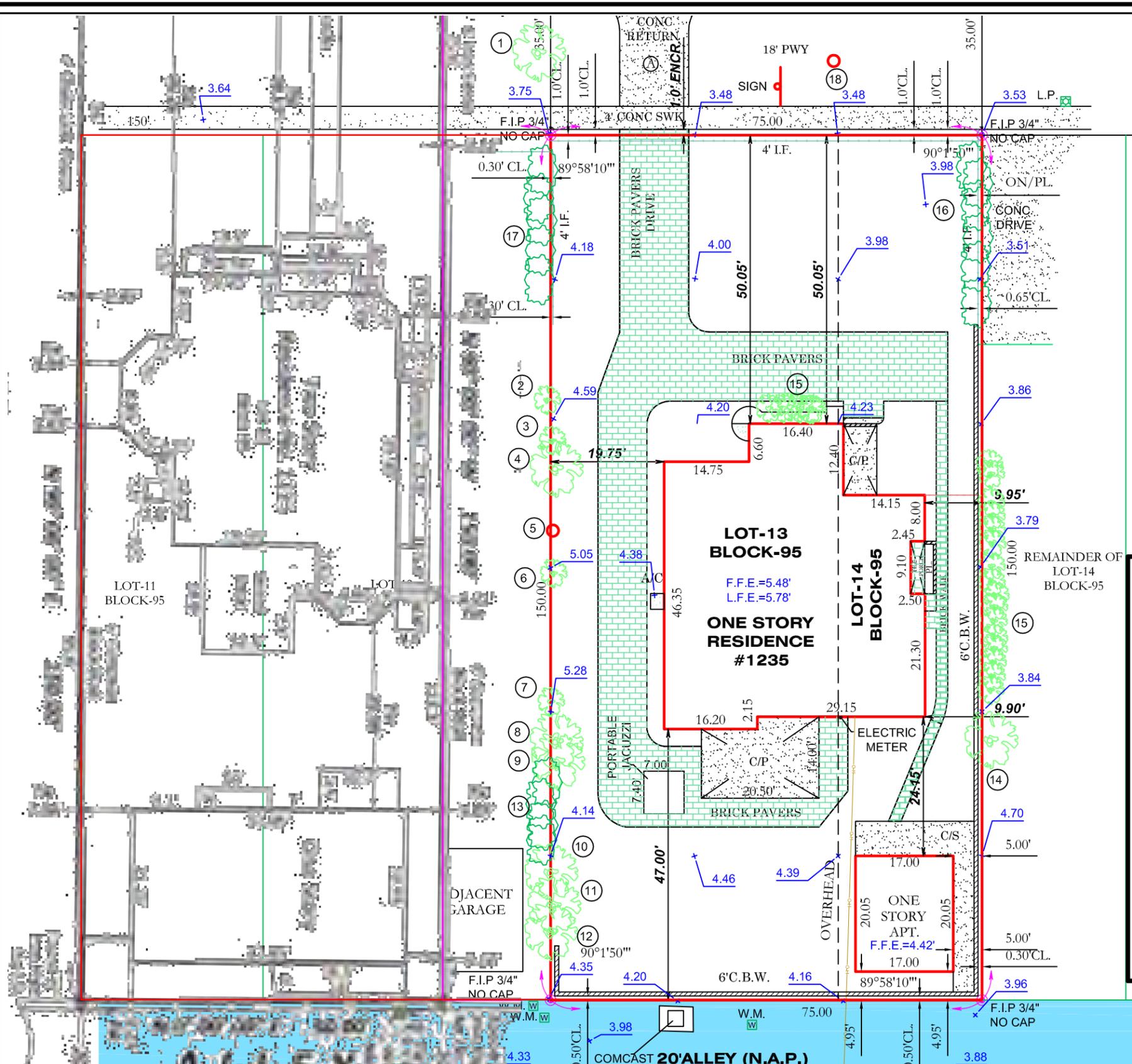
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

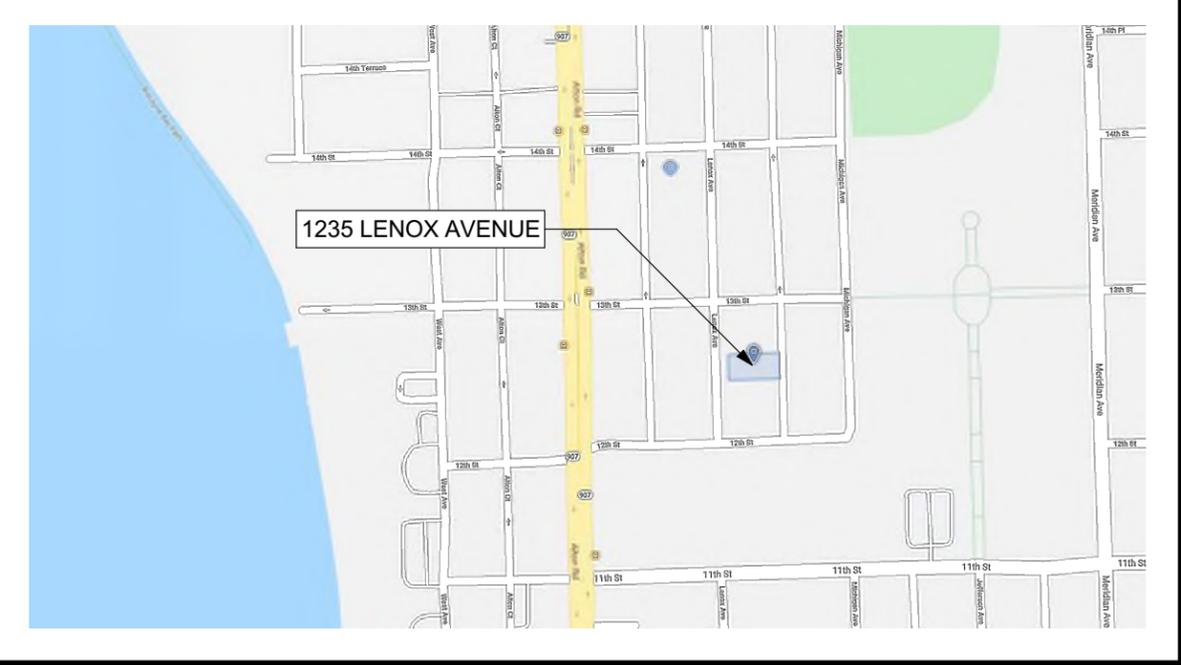
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COVER SHEET

12/9/2019



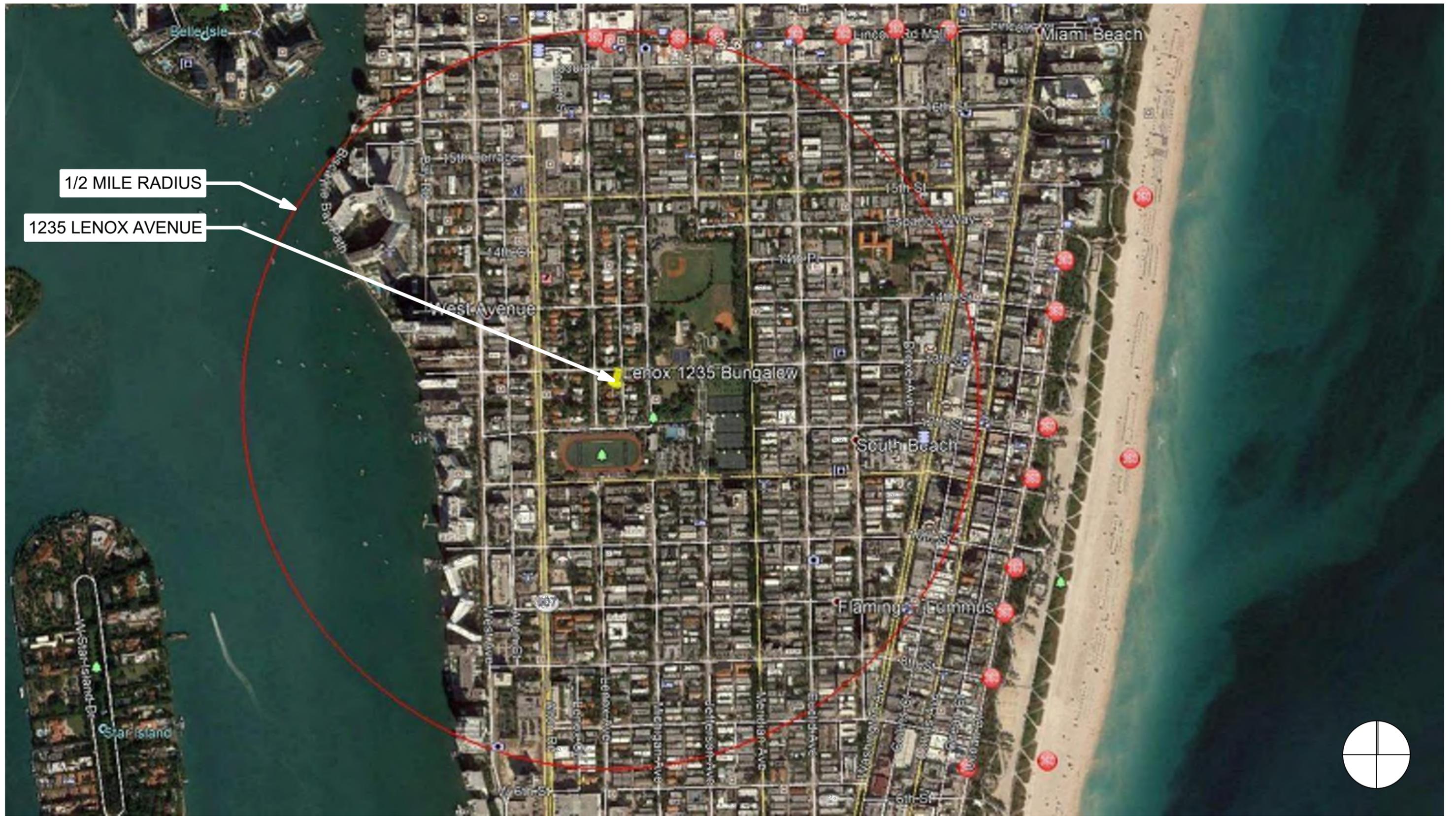
3 CITY MAP
 2 NOT TO SCALE



4 NEIGHBOURHOOD MAP
 2 NOT TO SCALE

1 SITE SURVEY ENLARGED
 2 SCALE: 1/16" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
 (1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 SURVEY ENLARGED
 12/9/2019



1/2 MILE RADIUS

1235 LENOX AVENUE

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

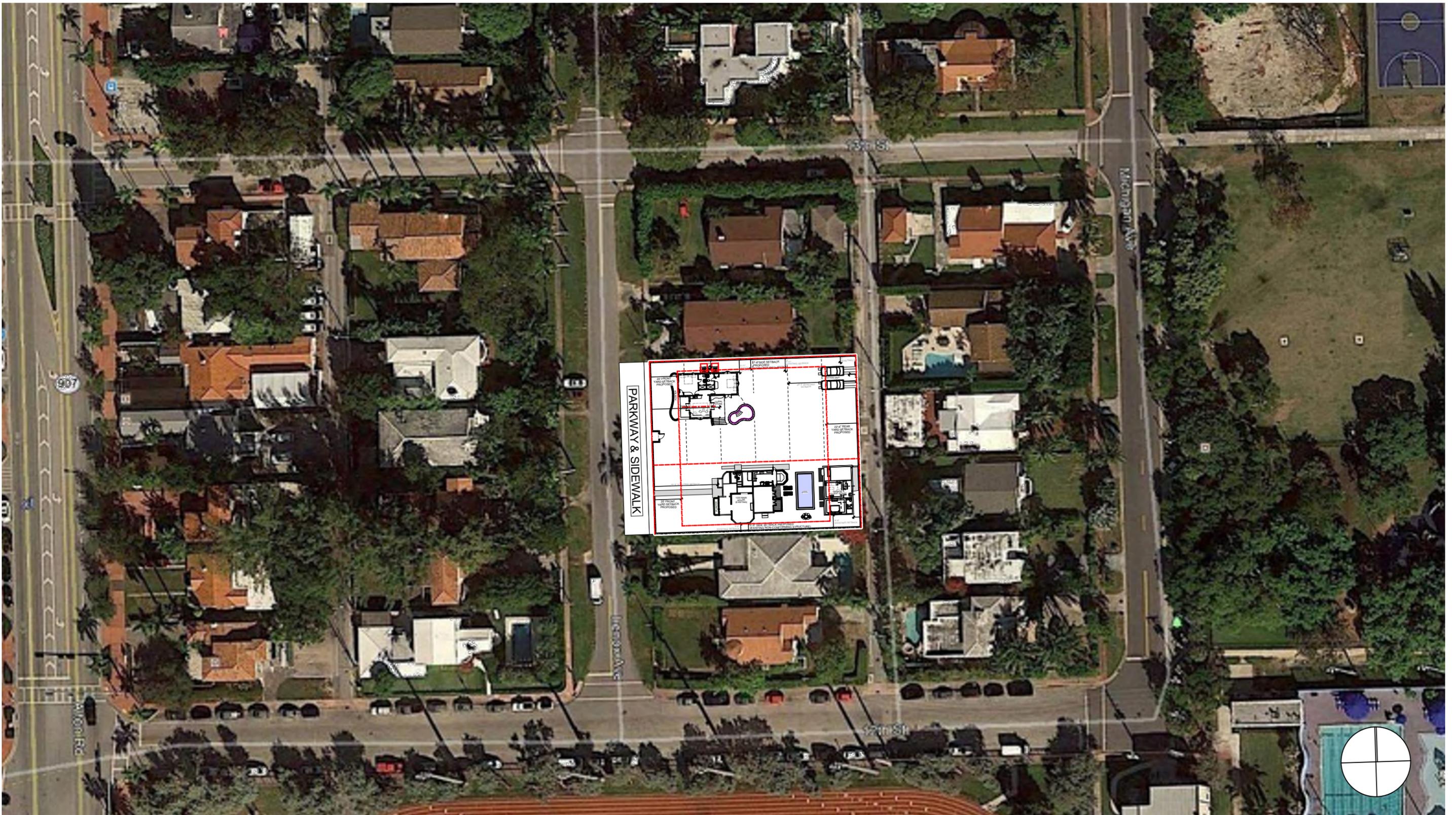
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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AERIAL SITE CONTEXT

12/9/2019



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4

SITE CONTEXT PLAN

NOT TO SCALE

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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AERIAL SITE CONTEXT ENLARGED

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1235 Lenox Avenue, Miami Beach, FL 33139		
2	Folio number(s):	02-4203-009-7460		
3	Board and file numbers :	HPB19-0365		
4	Year built:	1936	Zoning District:	RS-4
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	3.75'
6	Adjusted grade (Flood+Grade/2):	5.88'	Free board:	1'-0" min., 5'-0" max.
7	Lot Area:	18,750 SF		
8	Lot width:	125 Feet	Lot Depth:	150 Feet
9	Max Lot Coverage SF and %:	5,625 SF / 30%	Proposed Lot Coverage SF and %:	3,151.7 SF / 16.8% (986.4 SF / 5.3% New)
10	Existing Lot Coverage SF and %:	4,684 SF / 25%	Lot coverage deducted (garage-storage) SF:	2,983.9 SF / 15.9%
11	Required Front Yard Open Space SF and %:	1,250 SF / 50%	Required Rear Yard Open Space SF and %:	1,968.75 SF / 70%
12	Max Unit Size SF and %:	9,375 SF / 50%	Proposed Unit Size SF and %:	3,984.6 SF / 21.3% (986.4 SF New)
13	Existing First Floor Unit Size:	4,684 SF	Proposed First Floor Unit Size:	3,151.4 SF (986.4 SF New)
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	20,687.3 ft ³ / 75.3% (Existing non-conforming condition)
15	Existing Second Floor Unit Size	1,001 SF	Proposed Second Floor Unit Size SF and % :	1,001 SF / 5.3% (Existing)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed
17	Height:	One story: 18' flat roofs Second story: 27' sloped roofs	20'-8" (1225) 12'-7" (1235)	20'-8" (1225 Existing) 9'-1 1/2" (1235)
18	Setbacks:			
19	Front First level:	20'-0"	49.24' (1225) 50.05' (1235)	49.24' (Existing) 20'-0" (New)
20	Front Second level:	30'-0"	49.27'	49.27' (Existing)
21	Side 1: (south)	12'-6"	5'-7 1/2" (1225) 19.75' (1235)	5'-7 1/2" (1225 Existing)
22	Side 2 or (facing street): (north)	12'-6"	6.17' (1225) 9.93' (1235)	7'-6" (1235 Proposed)
23	Rear:	22'-6"	52.48' (1225) 47.00' (1235)	52.48' (1225 Existing) 86'-2 3/4" (1235 Proposed)
	Accessory Structure Side 1: (south)	7'-6"	7.06' (1225) 53.00' (1235)	7.06' (1225 Existing)
24	Accessory Structure Side 2 or (facing street) : (north)	7'-6"	5.09' (1225) 5.00' (1235)	5.09' (1225 Existing)
25	Accessory Structure Rear:	7'-6"	5.19' (1225) 4.95' (1235)	5.19' (1225 Existing)
26	Sum of Side yard :	31.25' / 25% lot width	15.56' / 12.5% lot width	13.13' / 10.5% lot width
27	Located within a Local Historic District?	Yes, Flamingo Park		
28	Designated as an individual Historic Single Family Residence Site?	No		
29	Determined to be Architecturally Significant?	Yes, contributing structure		

AREA CALCULATIONS

1235 Existing Main House (1 st Floor)	2,179 sq. ft.
1235 Existing Guest House (1 st Floor)	340 sq. ft.
	Total: 2,519 sq. ft.
1225 Existing Main House 1 st Floor	1,329 sq. ft.
1225 Existing Main House 2 nd Floor	1,001 sq. ft.
	Combined: 2,330 sq. ft.
1225 Existing Guest House (1 st Floor)	836
	Total 1st Floor: 2,165 sq. ft.
	Total: 3,166 sq. ft.
Total Existing Combined Property 1 st Floor	4,684 sq. ft.
Total Existing Combined Property 2 nd Floor	1,001 sq. ft.
	Total Existing: 5,685 sq. ft.
1235 Proposed Structure	986.4 sq. ft.
1225 Existing + 1235 Proposed (1 st Floor)	3,151.4 sq. ft.
1225 Existing + 1235 Proposed (2 nd Floor)	1,001 sq. ft.
	Combined Unit Size: 4,152.4 sq. ft.

ZONING DATA

- PROJECT DESCRIPTION: NEW CONSTRUCTION OF SINGLE STORY GUEST COTTAGE
- MUNICIPALITY: MIAMI BEACH
- FEMA ZONE: AE

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

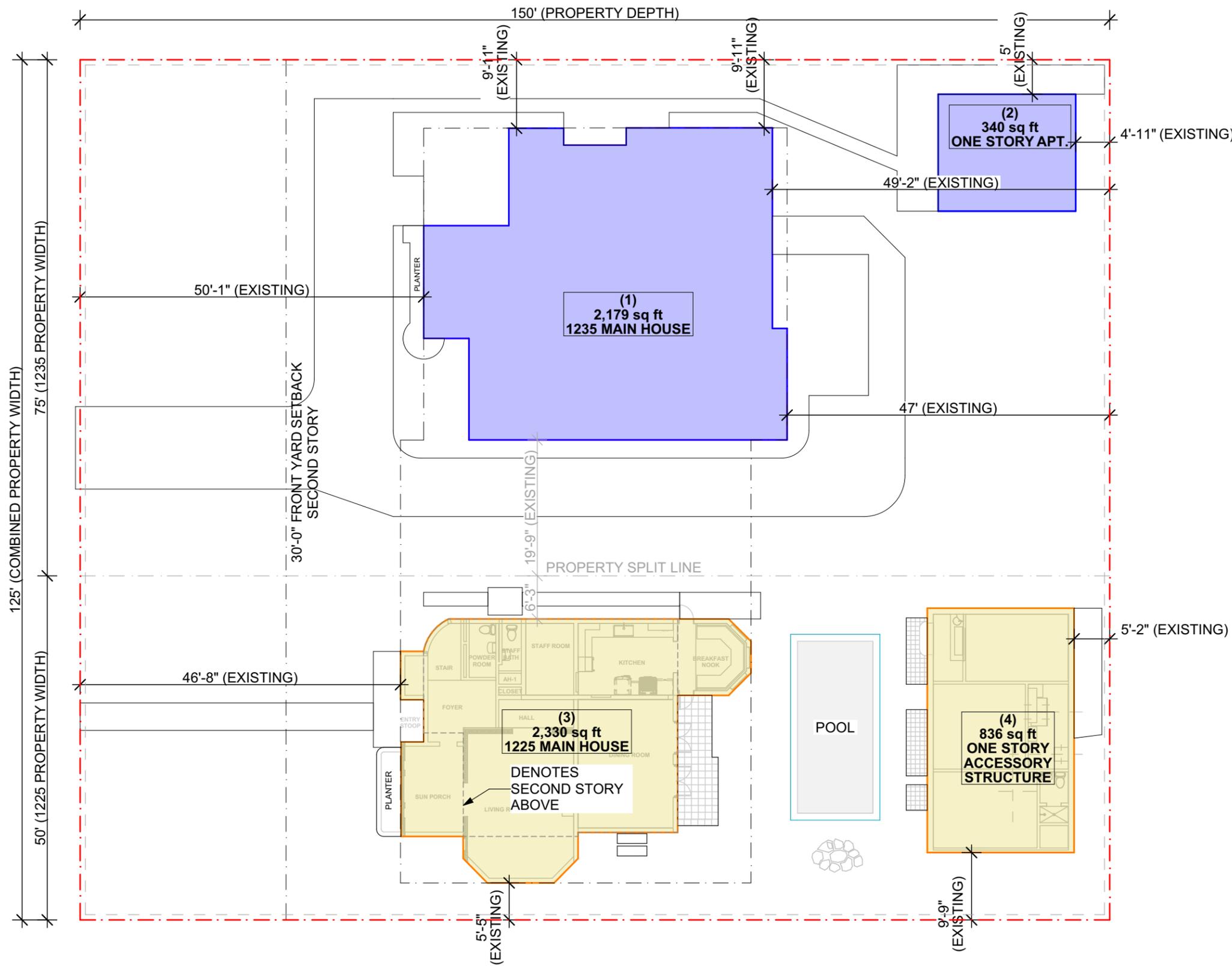
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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ZONING DATA

12/9/2019



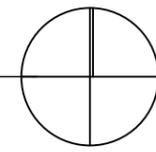
EXISTING LOT COVERAGE			
MAX. ALLOWABLE	30%	5,625 SF (18,750 x 0.30)	Sec. 142-105. (b) (1) Lot area, lot width, lot coverage, unit size, and building height requirements.
EXISTING	25% (4,684 / 18,750)	4,684 SF	Total Existing Combined Property 1 st Floor

EXISTING UNIT SIZE			
MAX. ALLOWABLE	50%	9,375 SF (18,750 x 0.50)	Sec. 142-105. (b) (1) Lot area, lot width, lot coverage, unit size, and building height requirements.
EXISTING 1225 UNIT SIZE	16.9% (3,166 / 18,750)	3,166 SF	(3) 2,330 + (4) 836 = 3,166
EXISTING 1235 UNIT SIZE	13.4% (2,519 / 18,750)	2,519 SF	(1) 2,179 + (2) 340 = 2,519
EXISTING 1225 + 1235 UNIT SIZE	30.3% (5,685 / 18,750)	5,685 SF	(3,166 + 2,519) = 5,685

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EXISTING LOT COVERAGE AND UNIT SIZE

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

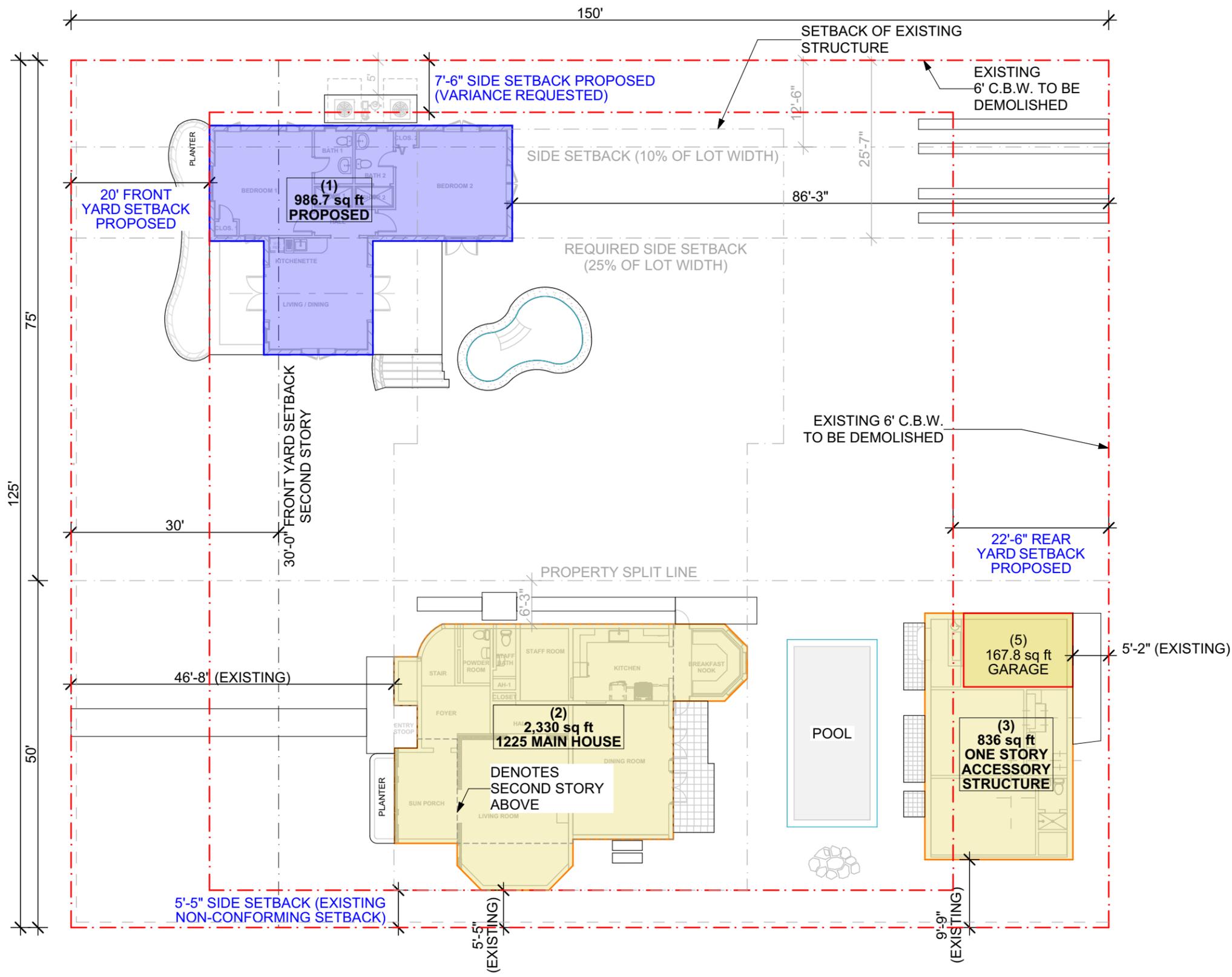
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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EXISTING LOT COVERAGE & UNIT SIZE

12/9/2019



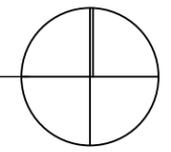
PROPOSED LOT COVERAGE			
MAX. ALLOWABLE	30%	5,625 SF (18,750 x 0.30)	Sec. 142-105. (b) (1) Lot area, lot width, lot coverage, unit size, and building height requirements.
PROPOSED	15.9% (2,983.6 / 18,750)	2,983.6 SF (Total) 986.4 SF (New)	1225 Existing + 1235 Proposed 1 st Floor = 3,151.4 - (5) 167.8 = 2,983.6

PROPOSED UNIT SIZE			
MAX. ALLOWABLE	50%	9,375 SF (18,750 x 0.50)	Sec. 142-105. (b) (1) Lot area, lot width, lot coverage, unit size, and building height requirements.
PROPOSED 1225 UNIT SIZE	16.9% (3,166 / 18,750)	3,166 SF	Existing structures to remain. (3) 2,330 + (4) 836 = 3,166
PROPOSED 1235 UNIT SIZE	5.3% (986.4 / 18,750)	986.4 SF	
PROPOSED 1225 + 1235 UNIT SIZE	21.3% (3,984.6 / 18,750)	3,984.6 SF	(3,166 + 986.4) = 4,152.4 - (5) 167.8 = 3,984.6

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PROPOSED LOT COVERAGE & UNIT SIZE

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

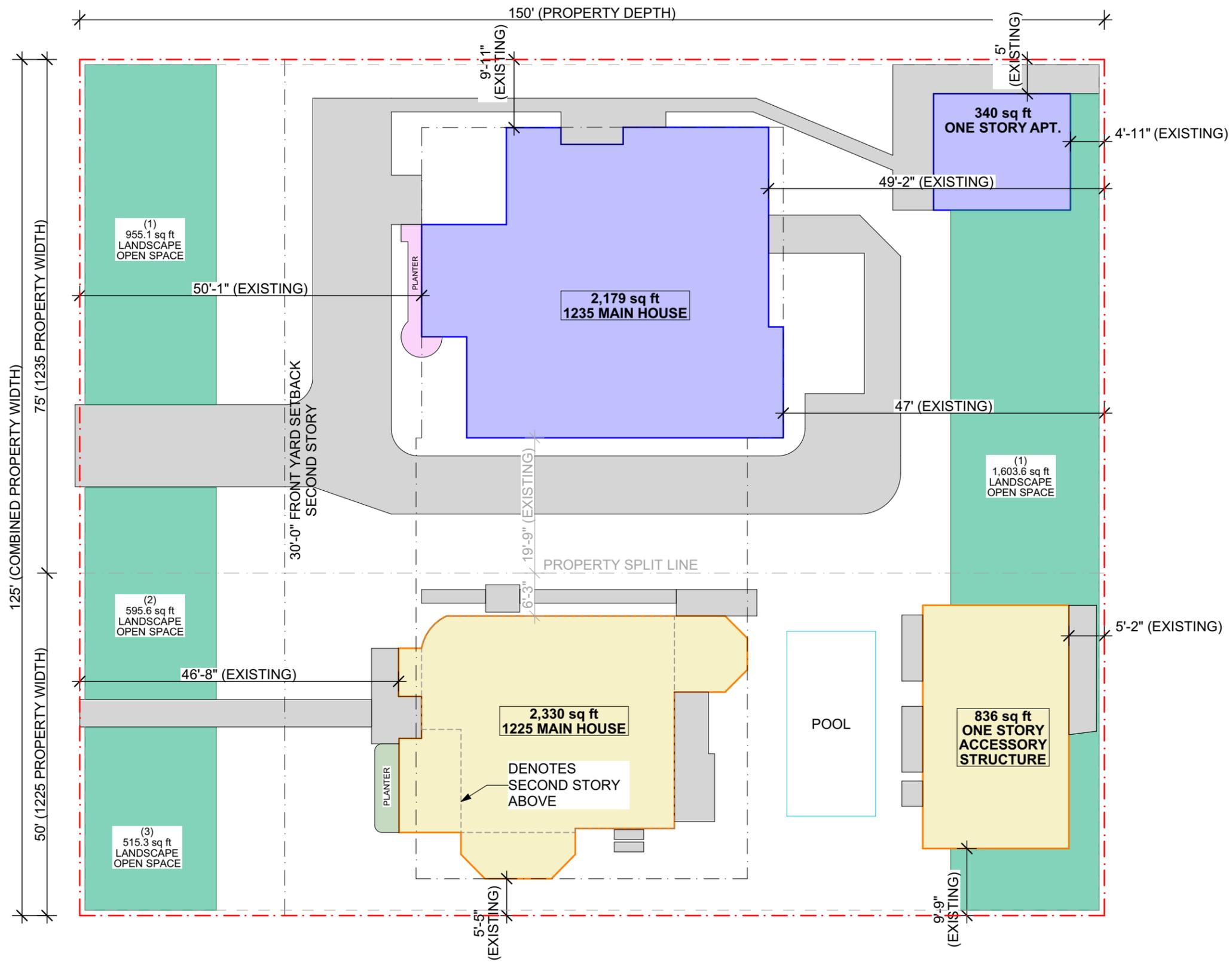
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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PROPOSED LOT COVERAGE & UNIT SIZE

12/9/2019

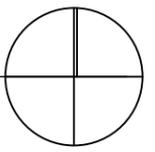


EXISTING LANDSCAPE OPEN SPACE				
	MAX. POSSIBLE FRONT YARD	100%	2,500 SF (20' x 125')	
	REQUIRED FRONT YARD	50%	1,250 SF (20' x 125')(0.50)	Sec. 142-106 (1) d.
	EXISTING FRONT YARD	82.6% (2,066 / 2,500)	2,066 SF	(1) 955.1 + (2) 595.6 + (3) 515.3 = 2,066
	MAX. POSSIBLE REAR YARD	100%	2,812.5 SF (22.5' x 125')	
	REQUIRED REAR YARD	70%	1,968.75 SF (22.5' x 125')(0.70)	Sec. 142-106 (3)
	EXISTING REAR YARD	57% (1,603.6 / 2,812.5)	1,603.6 SF	(1) 1,603.6

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EXISTING FRONT & REAR YARD OPEN SPACE

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

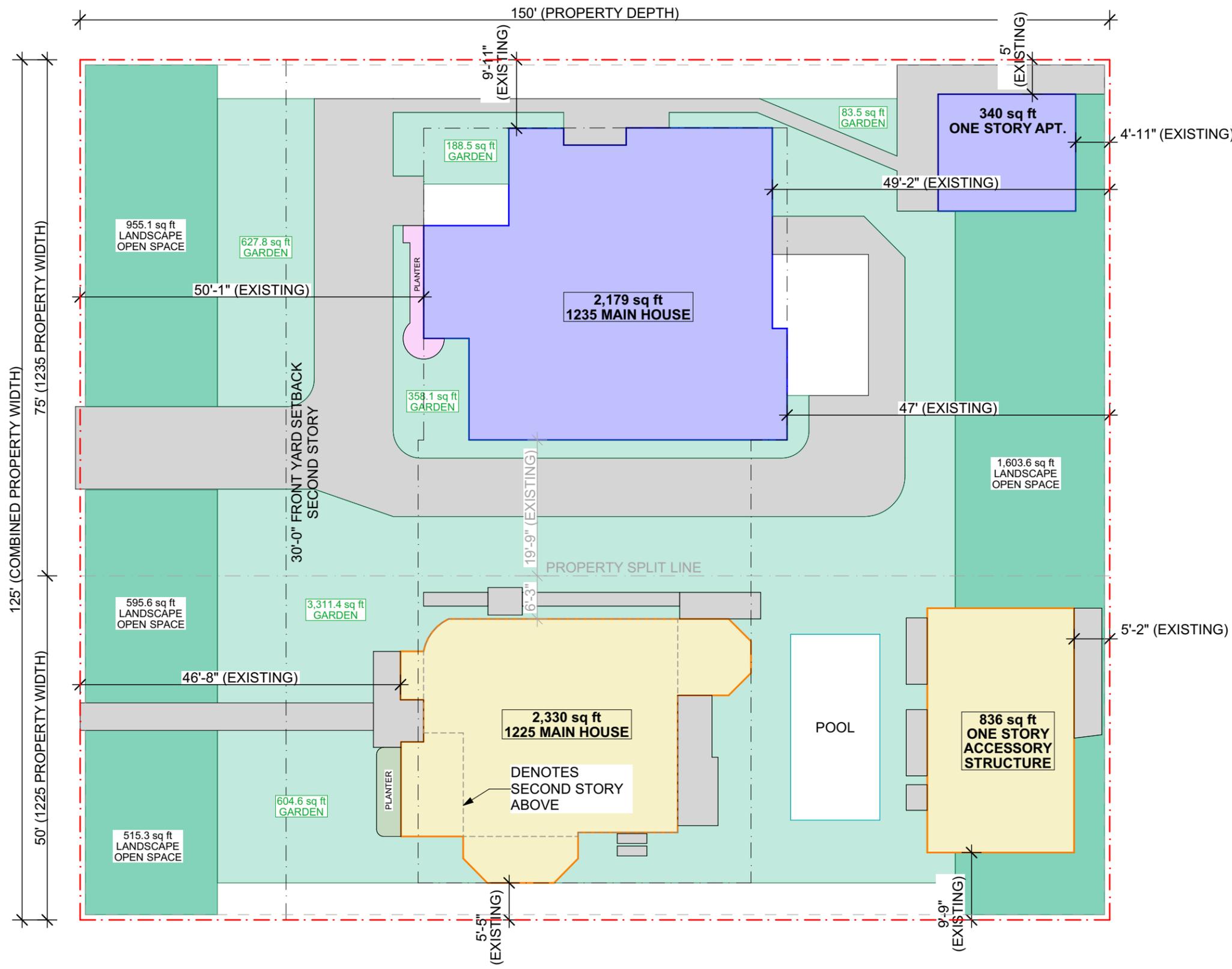
(1225 & 1235 UNDER UNIFICATION)

1225 LENOX AVENUE, MIAMI BEACH, FL, 33139

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EXISTING FRONT & REAR YARD OPEN SPACE

12/9/2019

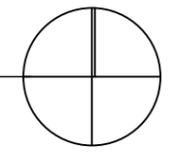


GARDEN SPACE AREA		
EXISTING GARDEN AREA		5,173.9 SF (627.8 + 188.5 + 358.1 + 83.5 + 3,311.4 + 604.6)

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EXISTING GARDEN SPACE

SCALE: 1/16" = 1'-0"



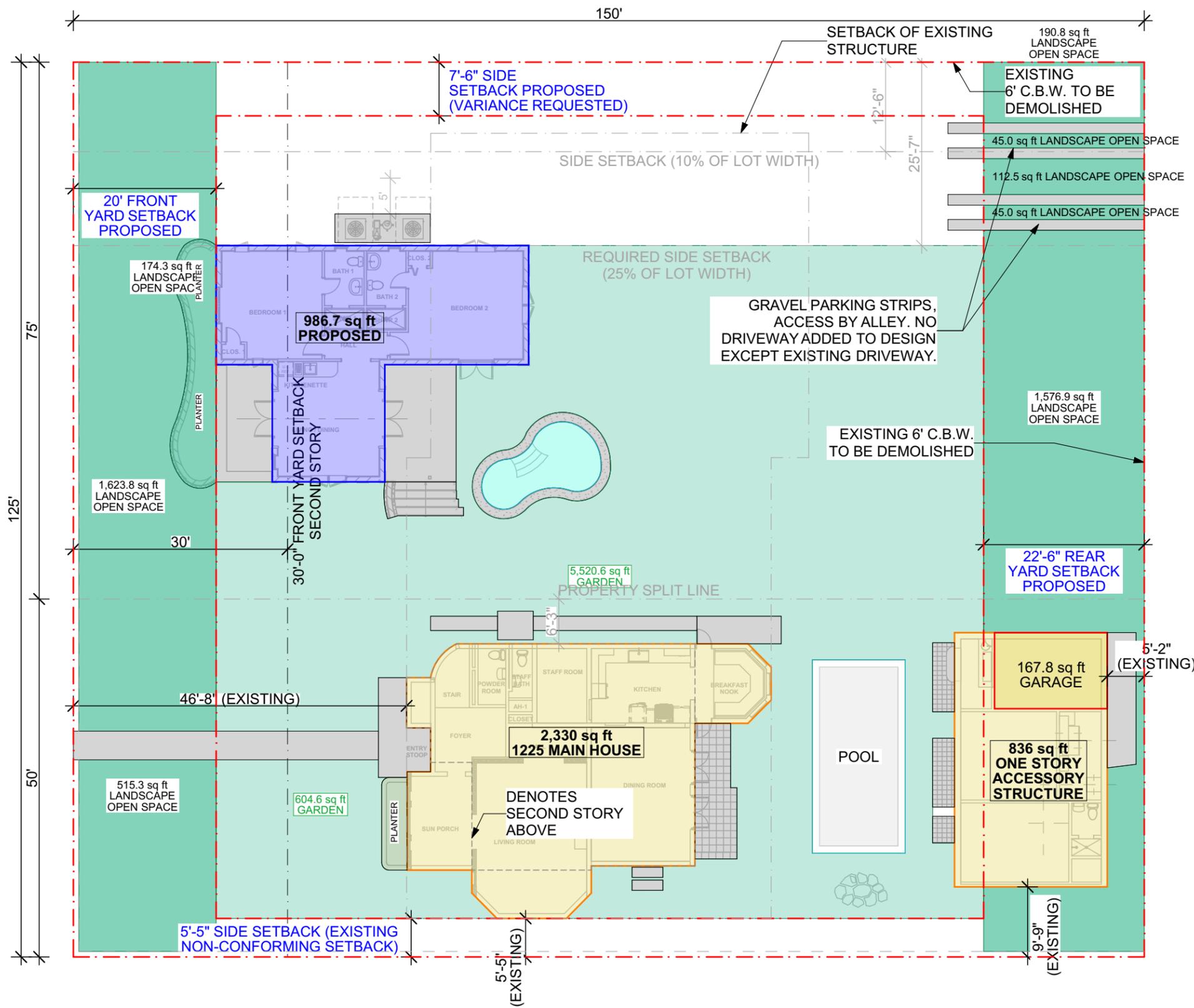
1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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EXISTING GARDEN SPACE

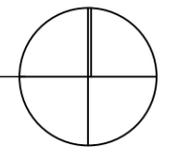


GARDEN SPACE AREA		
	EXISTING GARDEN AREA	5,173.9 SF (627.8 + 188.5 + 358.1 + 83.5 + 3,311.4 + 604.6)
	GARDEN AREA W/O VARIANCES	6,125.2 SF (5,520.6 + 604.6)

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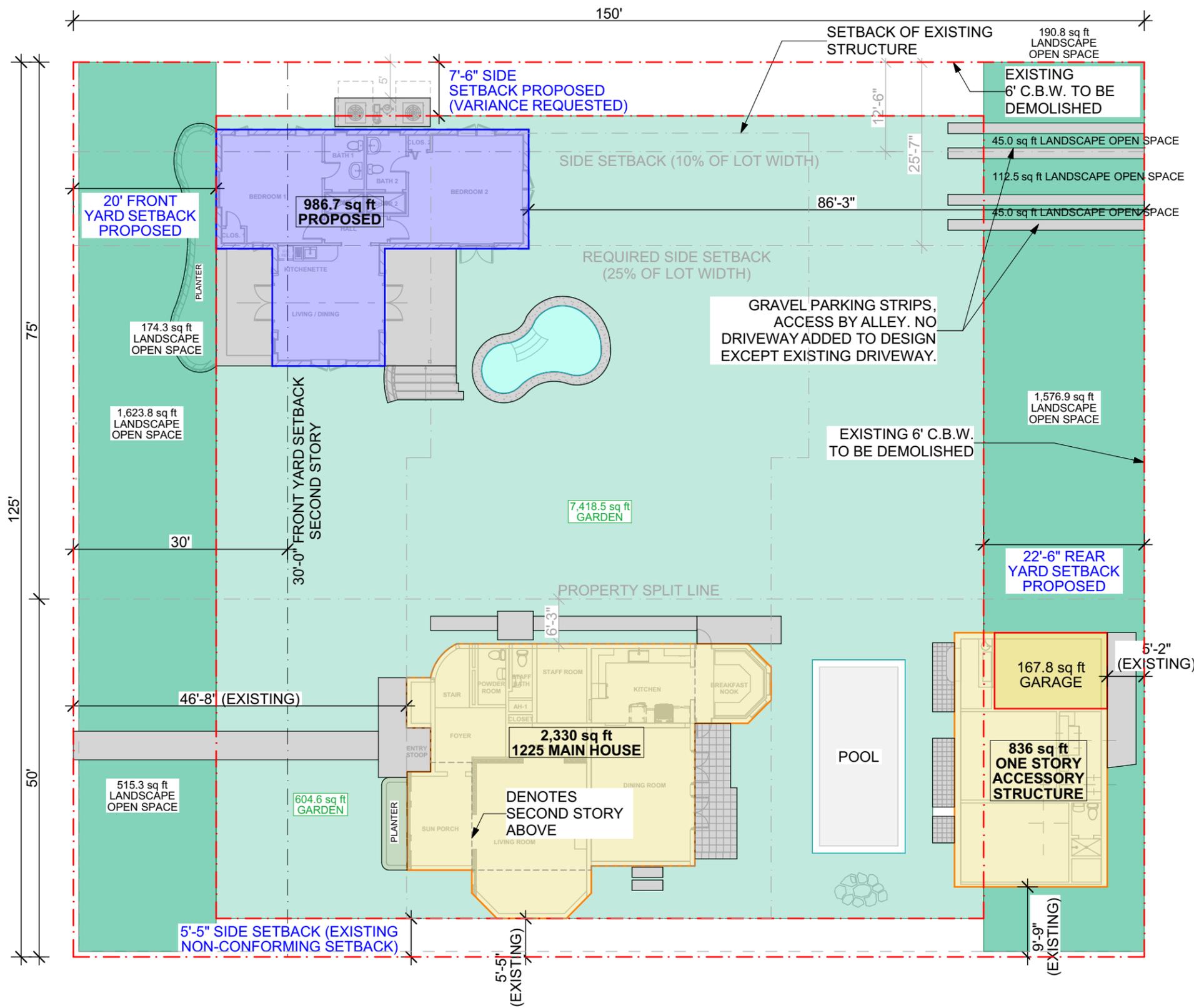
GARDEN SPACE W/O VARIANCES

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 GARDEN SPACE W/O VARIANCES
 12/9/2019

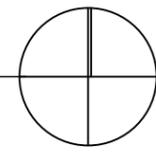


GARDEN SPACE AREA		
EXISTING GARDEN AREA	5,125.5 SF	(627.8 + 188.5 + 358.1 + 83.5 + 3,263 + 604.6)
GARDEN AREA W/O VARIANCES	6,125.2 SF	(5,520.6 + 604.6)
GARDEN AREA W/ VARIANCES	8,023.3 SF	(7,418.4 + 604.9)

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GARDEN SPACE W/ VARIANCES

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

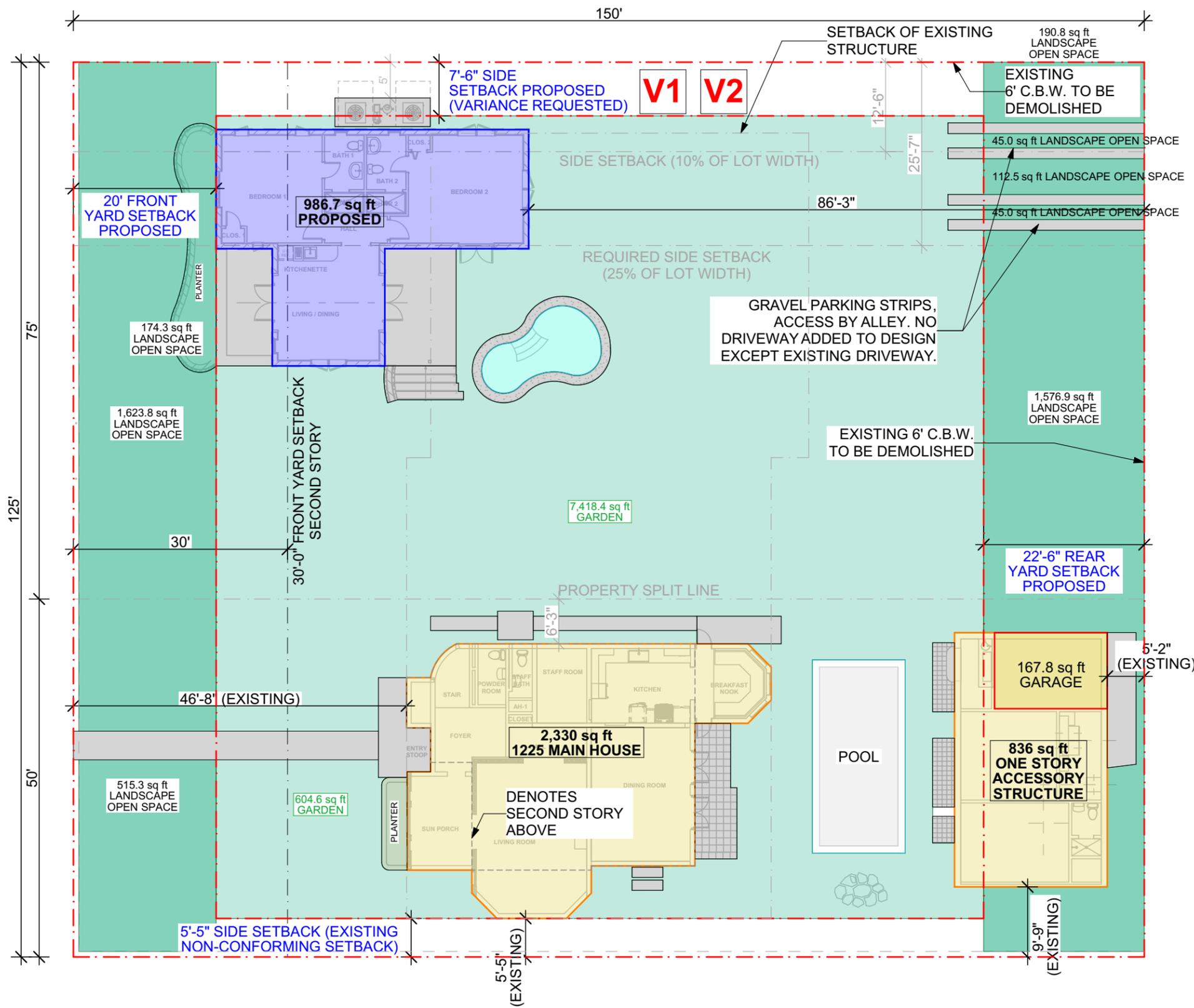
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GARDEN SPACE W/ VARIANCES

12/9/2019

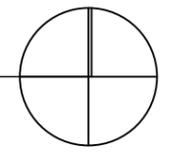


VARIANCE KEY		
V1	VARIANCE REQUEST NO. 1	Decrease north side setback from required 'sum of 25% of lot width'. 31.25' required setback (25% of 125'). Sec 142-106 (2) a. 5'-7 1/2" setback to south (non-conforming existing) requires a 25'-7 1/2" setback to the north. Request for 7'-6" setback. Existing setback: 9'-10 1/4"
V2	VARIANCE REQUEST NO. 2	Decrease north side setback from '...interior side yard shall have a minimum of 10% of lot width or 10', whichever is great.' 12'-6" required setback (10% of 125'). Sec 142-106 (2) c. Request for 7'-6" setback. Existing setback: 9'-10 1/4"

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13

VARIANCE & WAIVER DIAGRAM

SCALE: 1/16" = 1'-0"

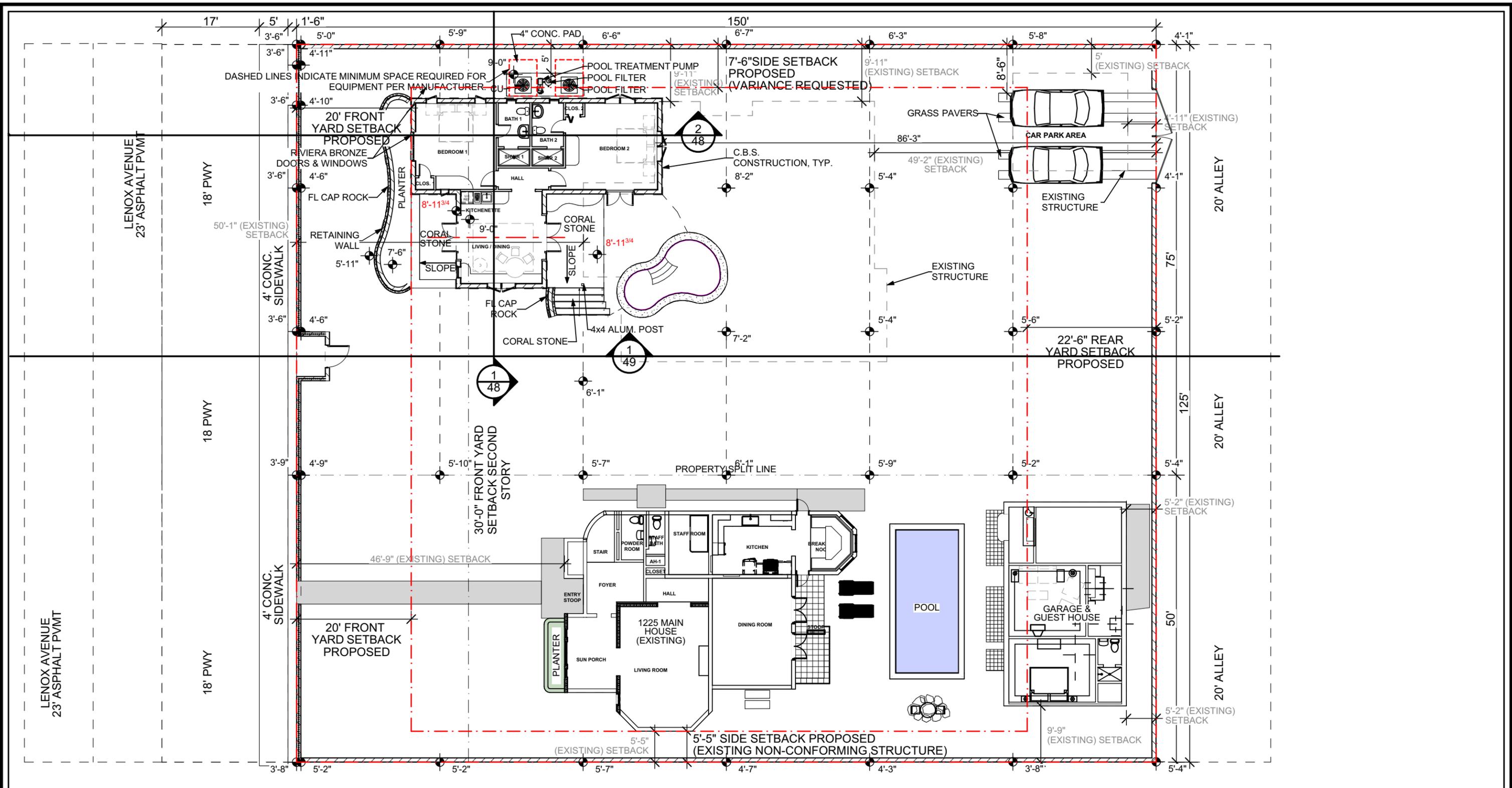


1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)
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VARIANCE DIAGRAM

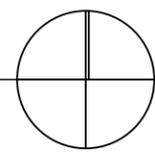
12/9/2019



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14

SITE PLAN (W/ HARDSCAPE)

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)
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SITE PLAN
12/9/2019



BATH 1



BATH 1

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

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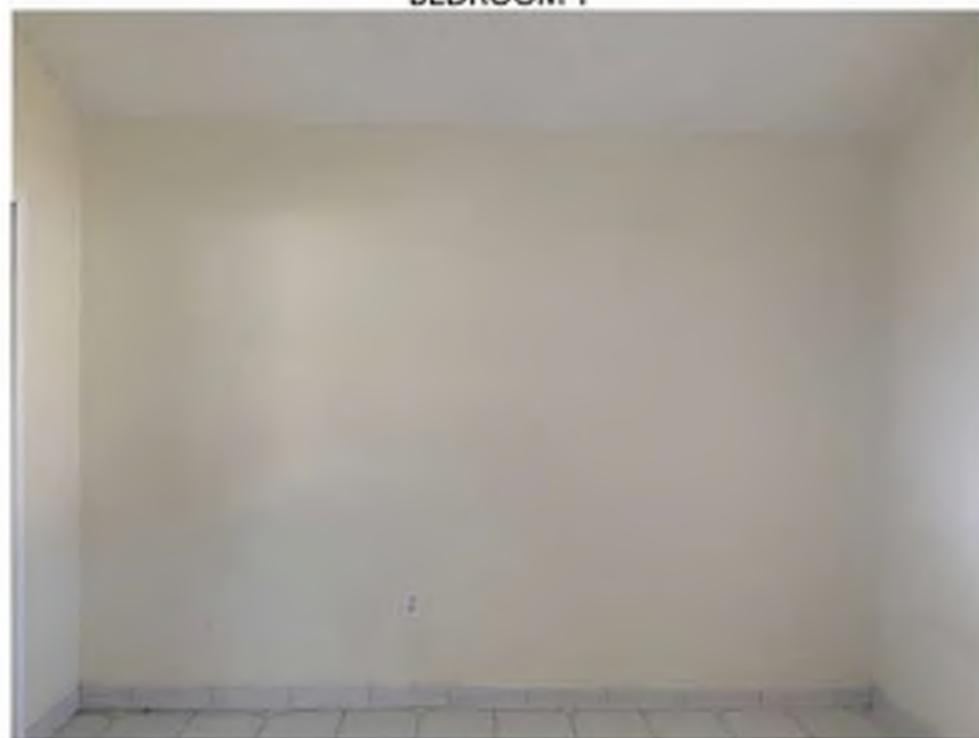
BEDROOM 1



BEDROOM 1



BEDROOM 1



BEDROOM 1

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

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BEDROOM 2



BEDROOM 2



BEDROOM 2



BEDROOM 2

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

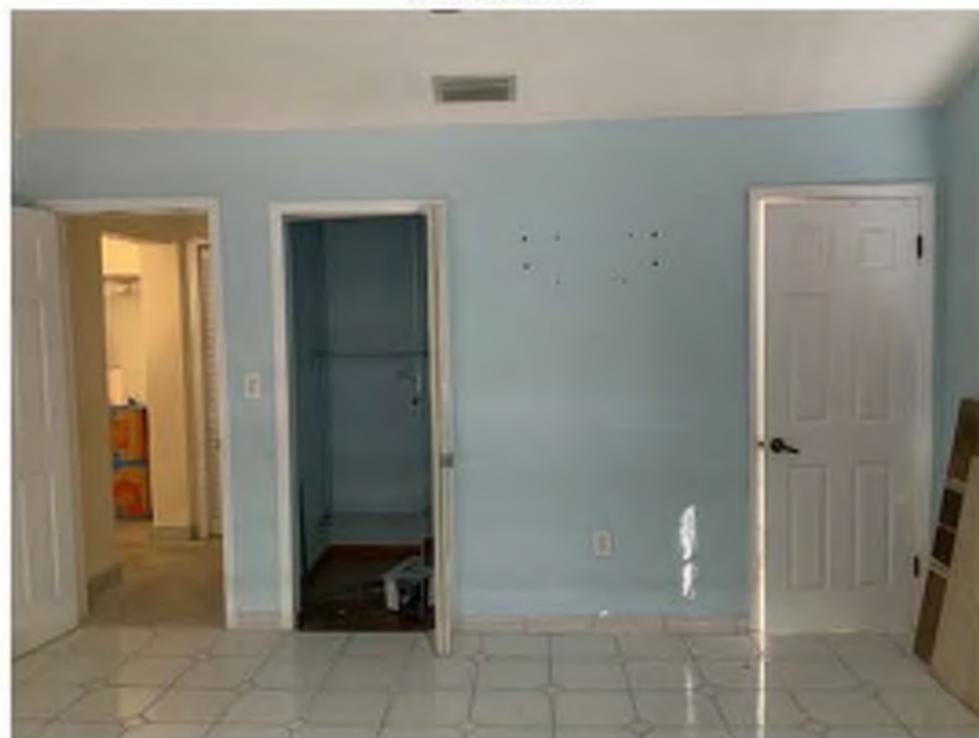
12/9/2019



BEDROOM 3



BEDROOM 3



BEDROOM 3



BEDROOM 3

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



COTTAGE WEST



COTTAGE SOUTH

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

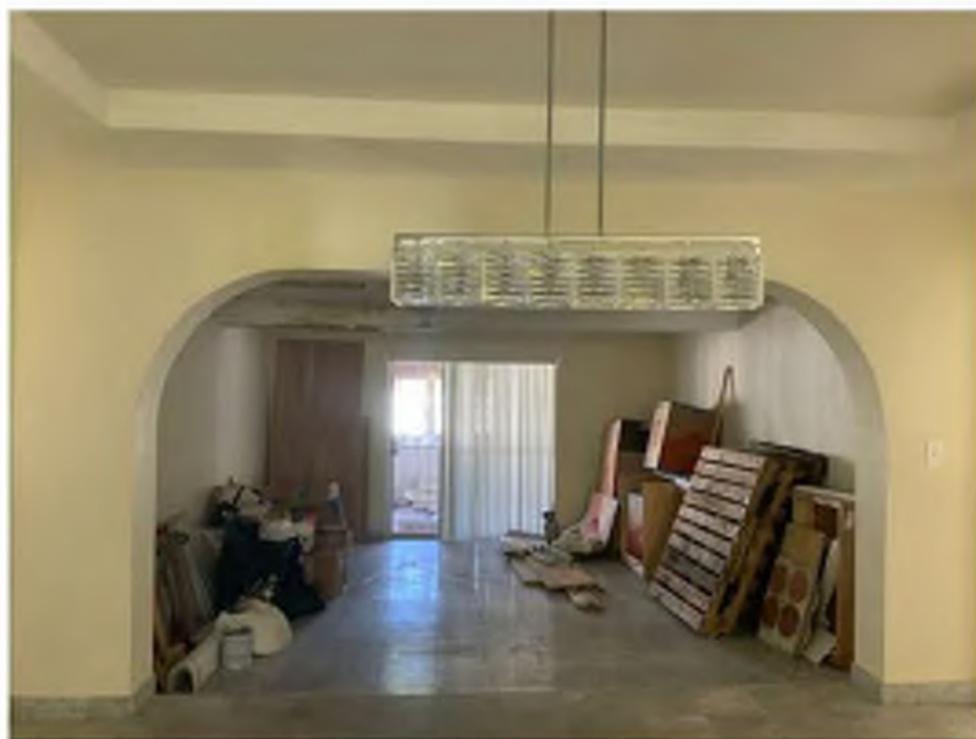
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1225 LENOX - EXISTING PHOTOGRAPHS

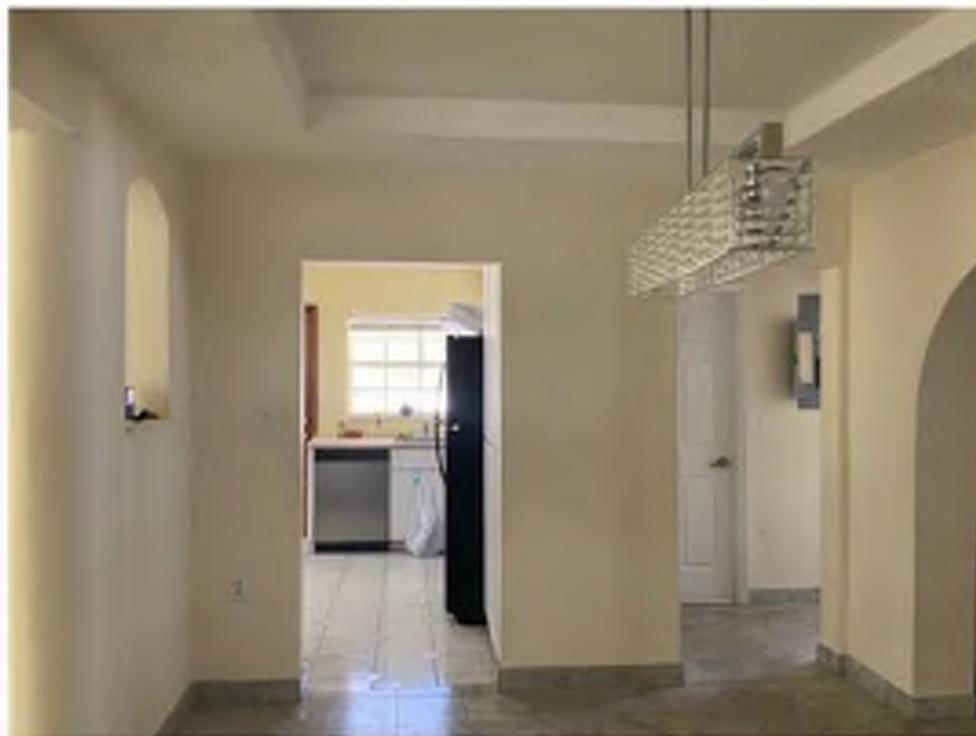
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DINING ROOM



DINING ROOM



DINING ROOM

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



EXTERIOR FRONT



EXTERIOR NORTH



EXTERIOR NORTH



EXTERIOR NORTH

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



EXTERIOR NORTH



EXTERIOR REAR



EXTERIOR SOUTH



EXTERIOR SOUTH

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1225 LENOX AVENUE, MIAMI BEACH, FL. 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

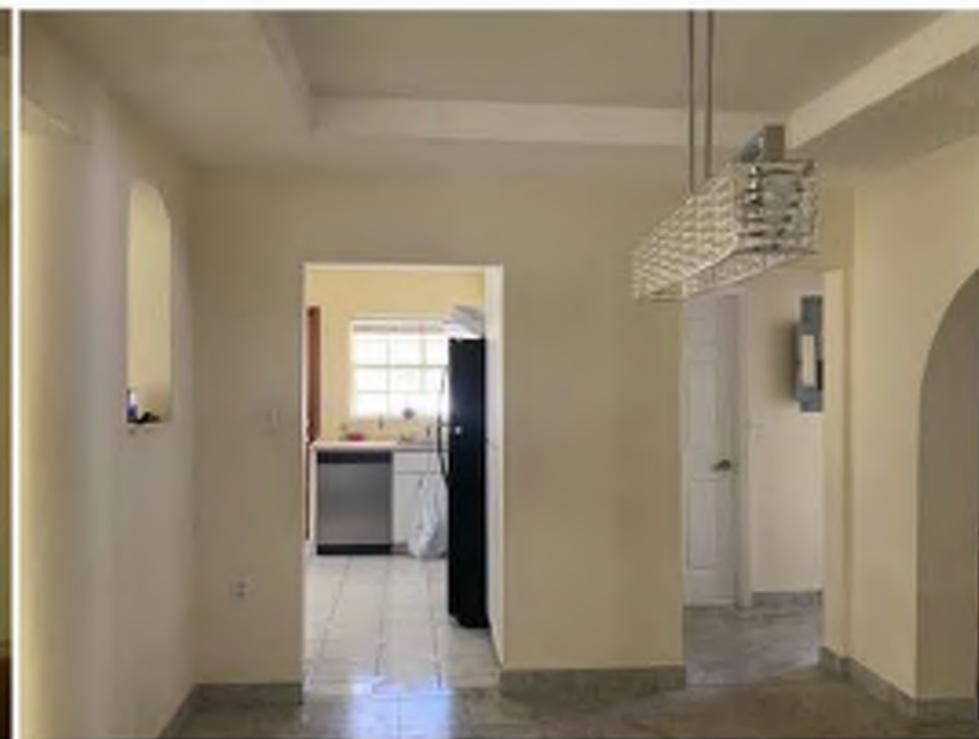
12/9/2019



FAMILY ROOM



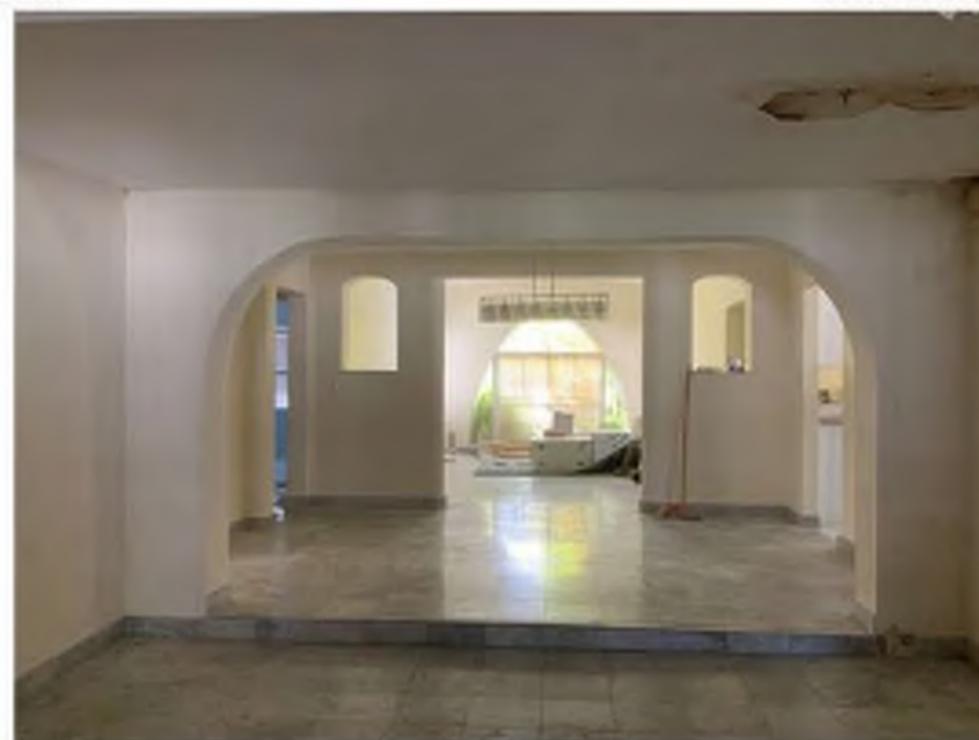
FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

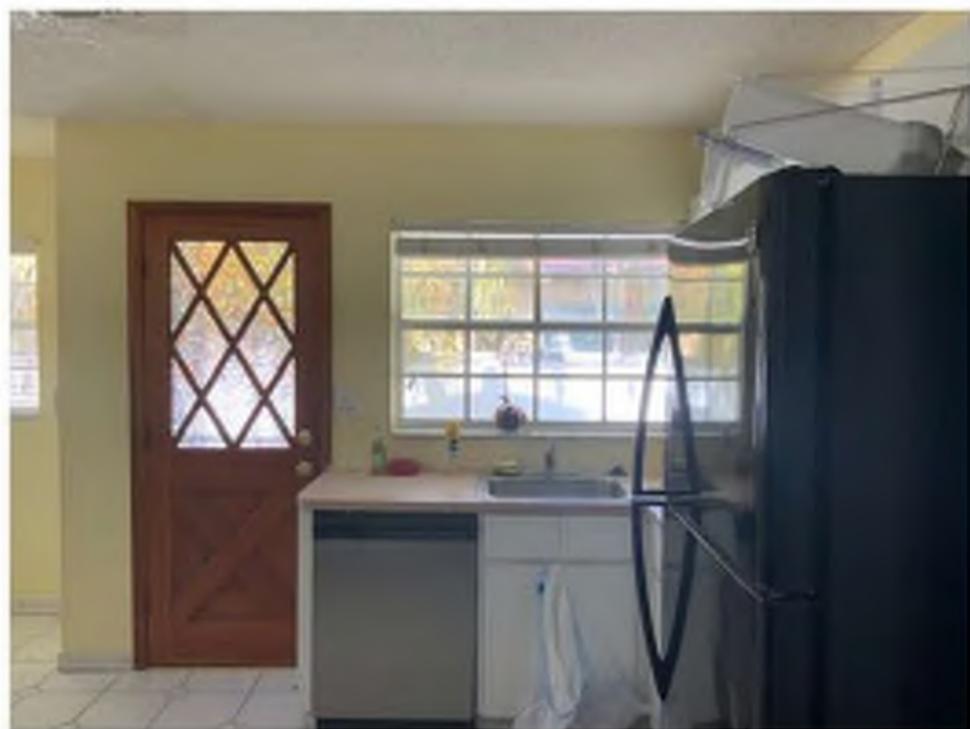
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



KITCHEN



KITCHEN



KITCHEN



KITCHEN

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



REAR PATIO



REAR PATIO



REAR PATIO



REAR PATIO

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

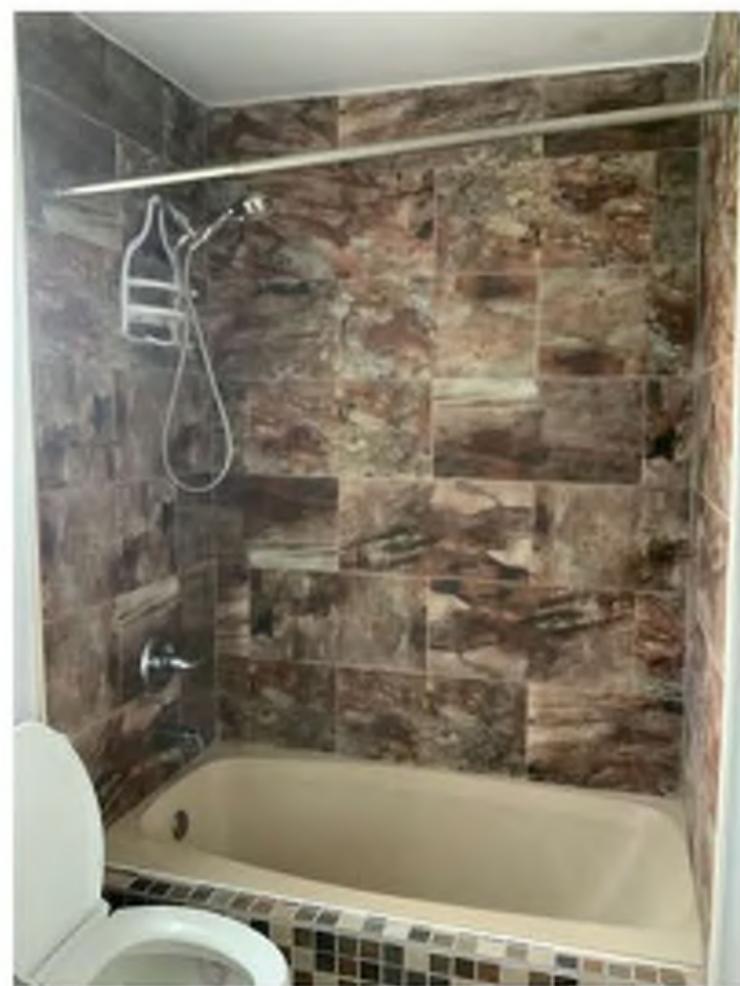
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

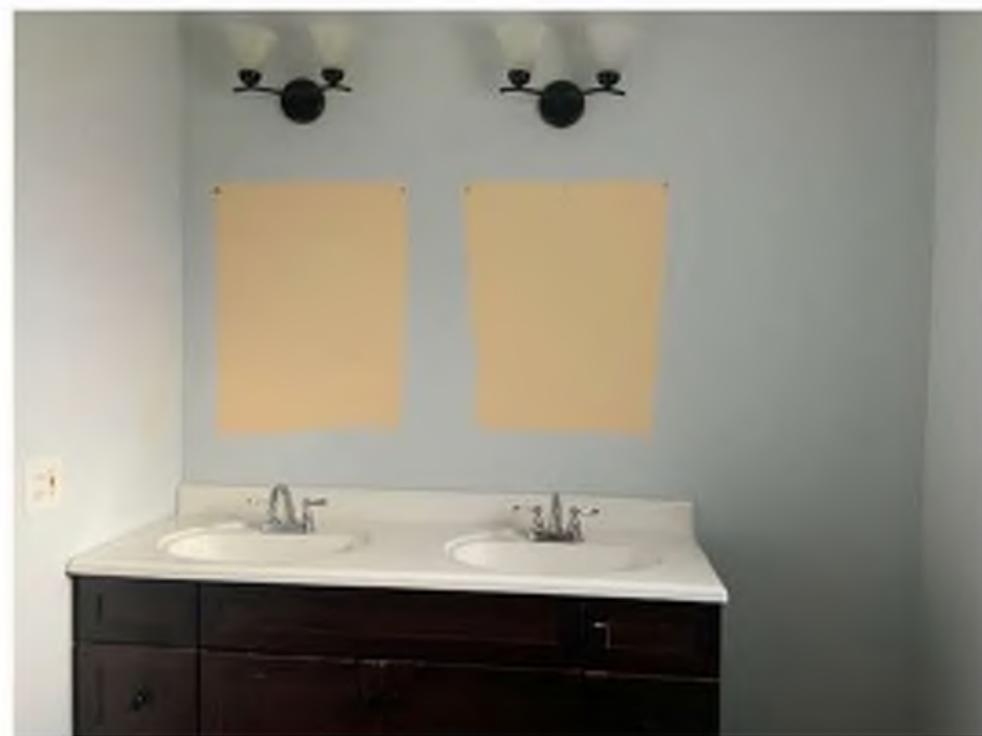
12/9/2019



BATH 2



BATH 2



BATH 2

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

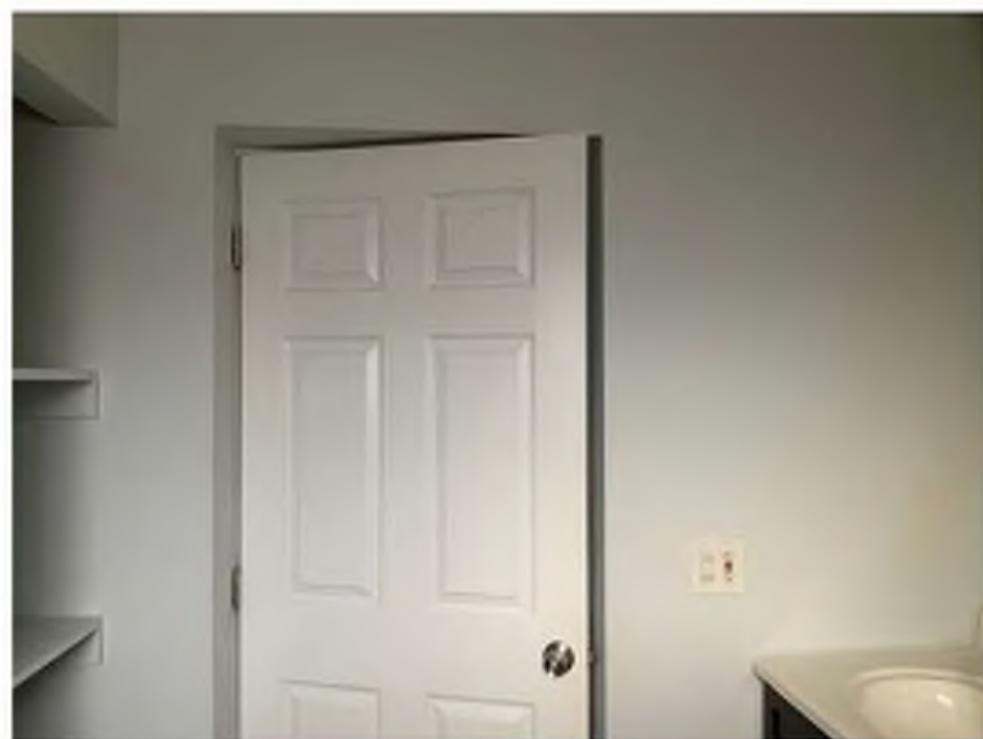
HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



BATH 2



BATH 2

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

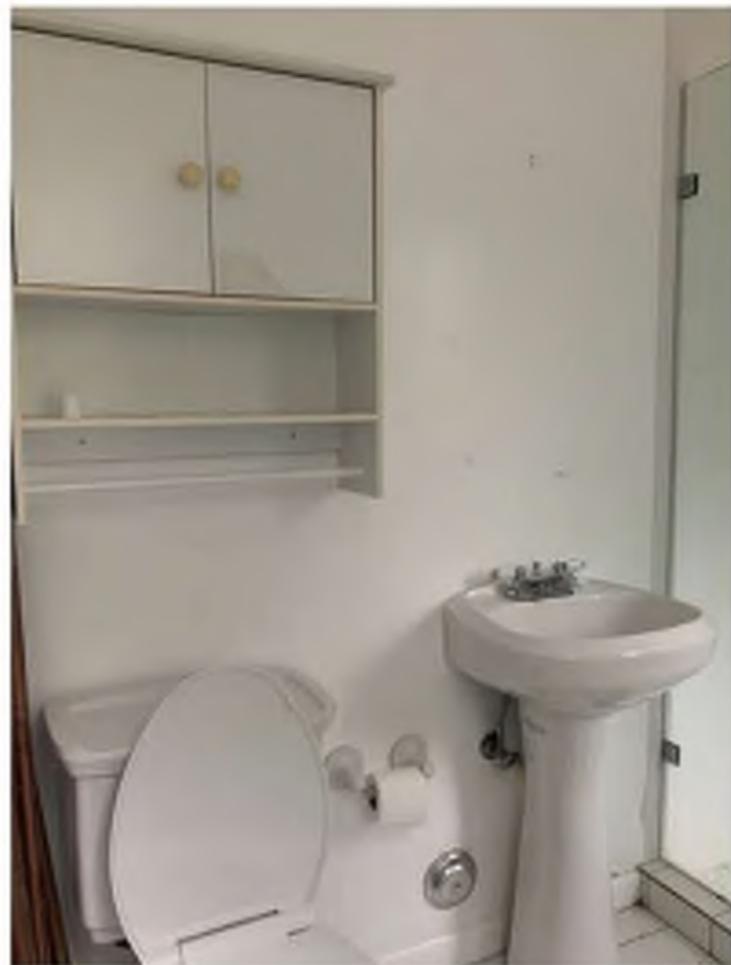
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



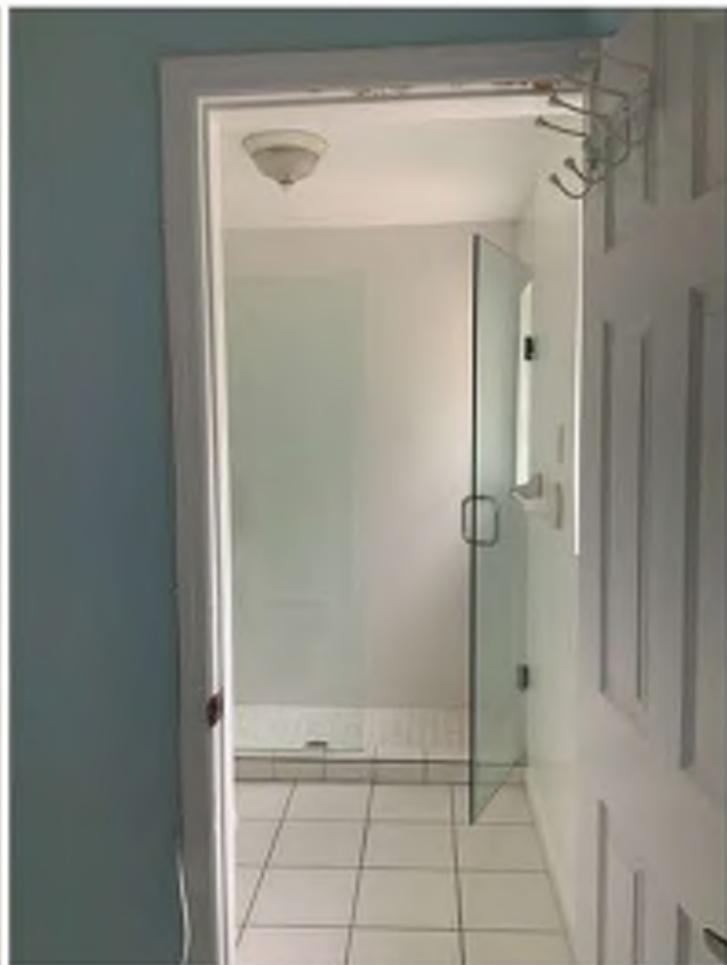
BATH 3



BATH 3



BATH 3



BATH 3

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



BEDROOM 2 CLOSET



BEDROOM 2 CLOSET



BEDROOM 2 CLOSET



BEDROOM 2 CLOSET

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



A/C CLOSET



BEDROOM 2 CLOSET



BEDROOM 2 CLOSET



BEDROOM 3 CLOSET

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

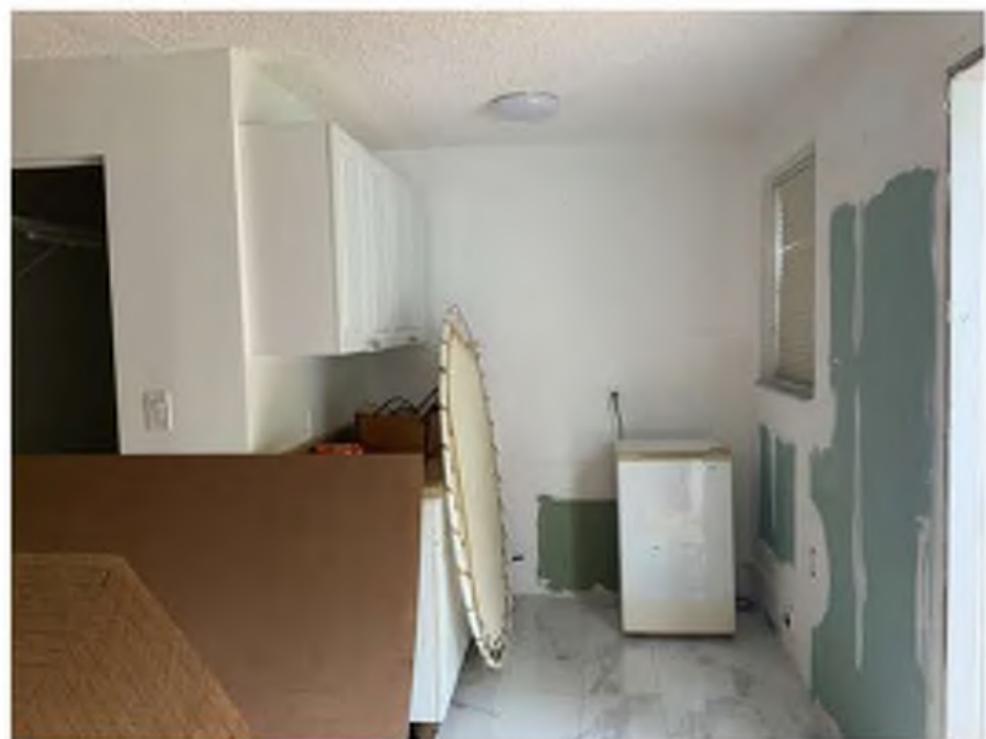
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



COTTAGE INTERIOR



COTTAGE INTERIOR



COTTAGE INTERIOR



COTTAGE INTERIOR

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

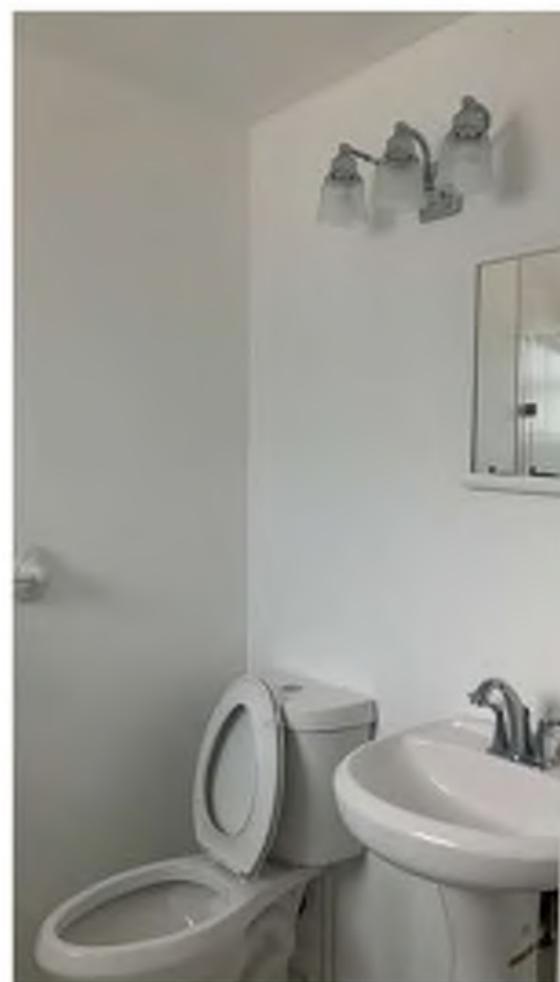
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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1235 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



COTTAGE INTERIOR



COTTAGE INTERIOR



COTTAGE INTERIOR



COTTAGE INTERIOR

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL 33139

HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

1225 LENOX - EXISTING PHOTOGRAPHS

12/9/2019



1. 1260 Lenox Ave



2. 1240 Lenox Ave



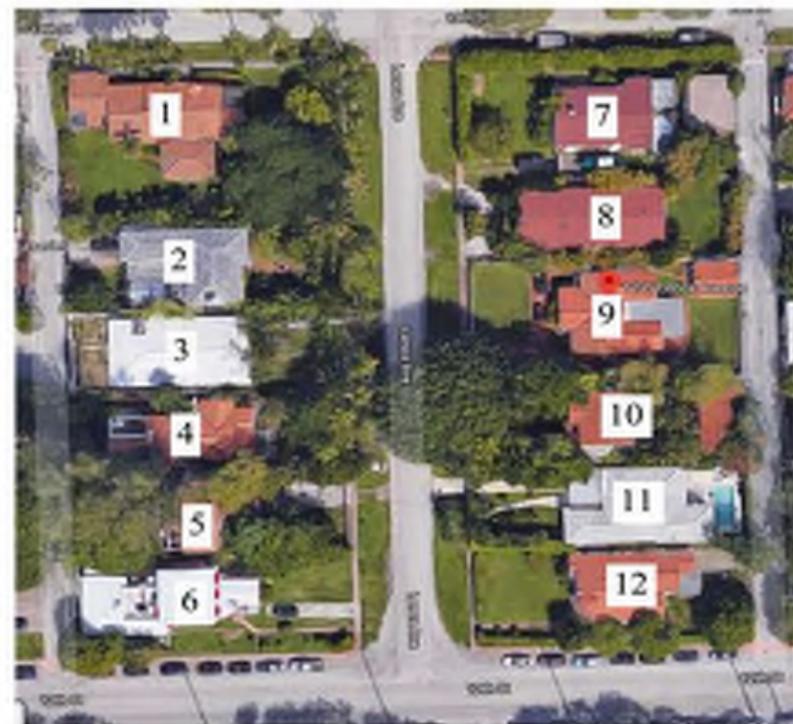
3. 1232 Lenox Ave



4. 1226 Lenox Ave



5. 1220 Lenox Ave



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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NEIGHBOURING HOMES

12/9/2019



6. 1210 Lenox Ave



7. 1245 Lenox Ave



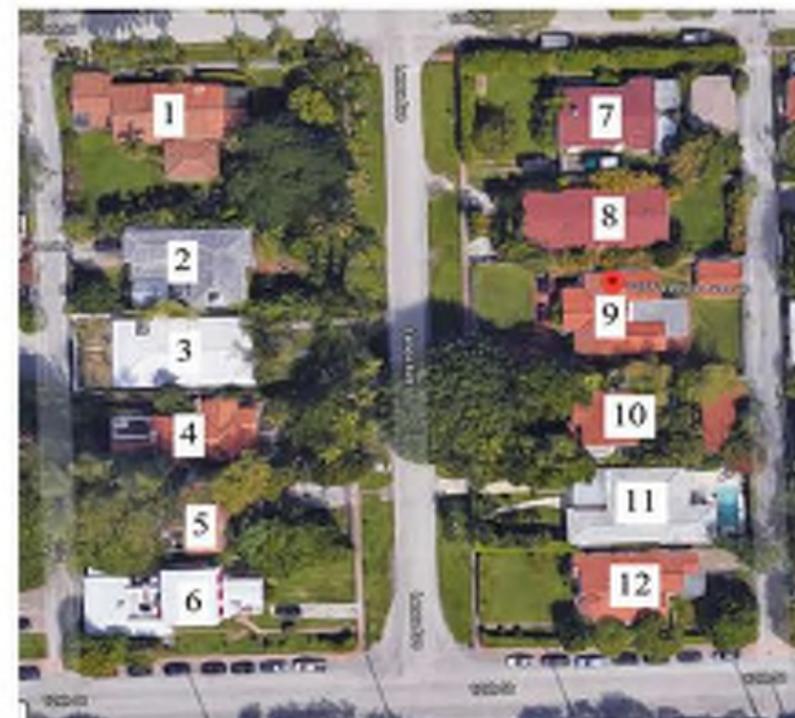
8. 1255 Lenox Ave



9. 1235 Lenox Ave



10. 1225 Lenox Ave



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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NEIGHBOURING HOMES

12/9/2019



11. 1215 Lenox Ave



12. 1207 Lenox Ave



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

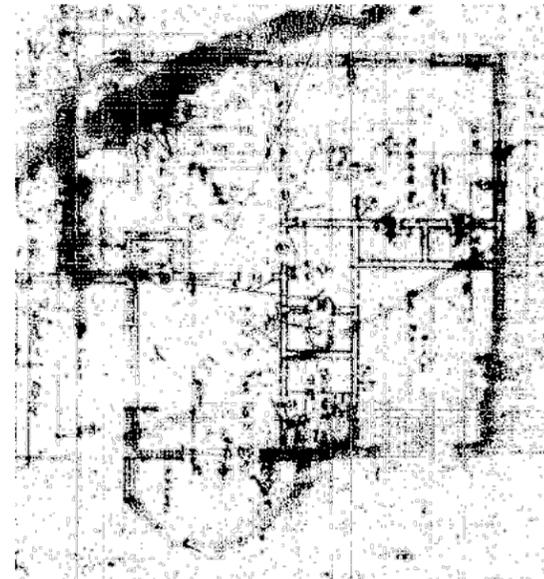
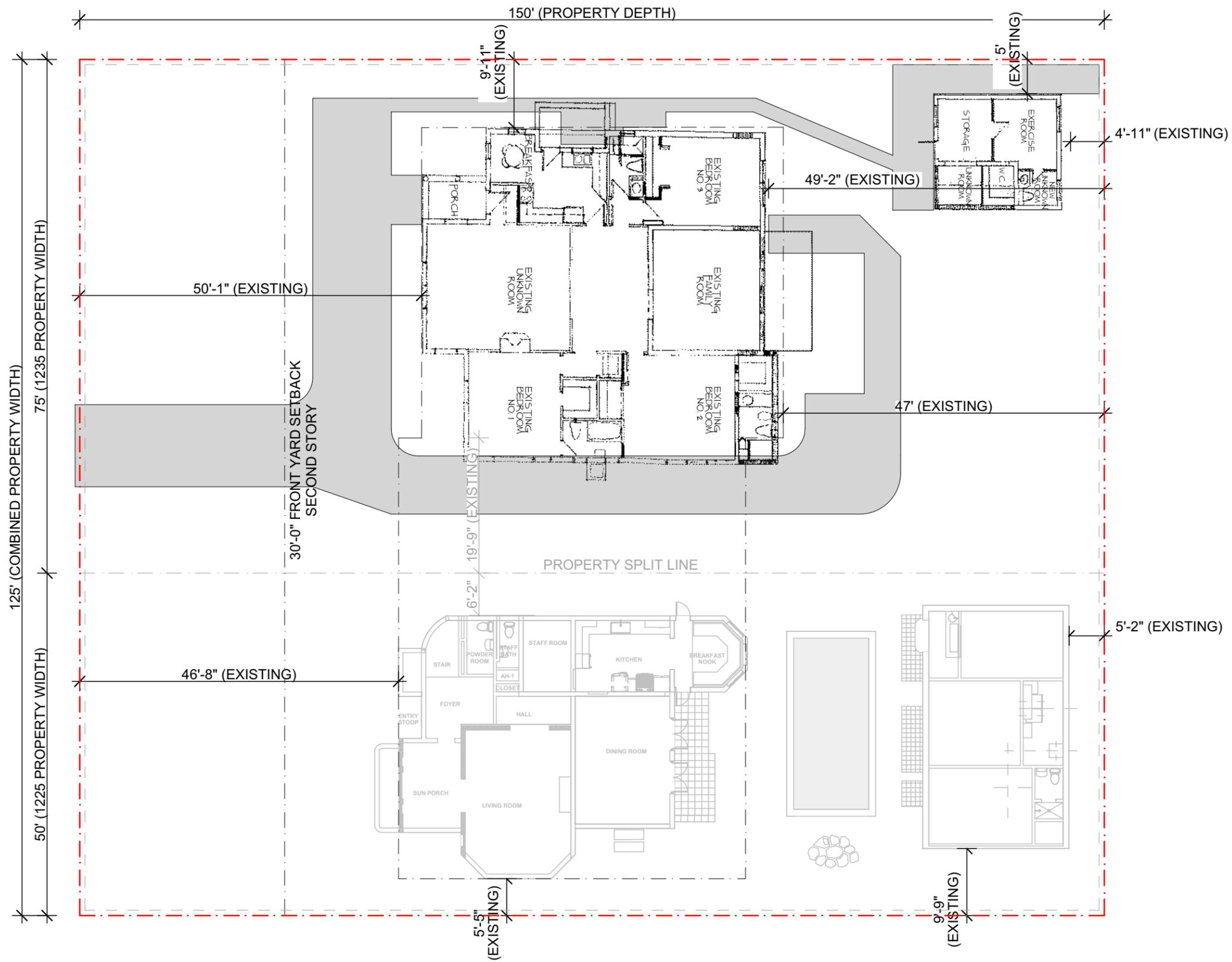
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL. 33139

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NEIGHBOURING HOMES

12/9/2019



2
37

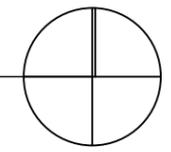
1225 2ND FLOOR

SCALE: 1/16" = 1'-0"

1
37

1225 & 1235 EXISTING PLANS - 1ST FLOOR

SCALE: 1/16" = 1'-0"

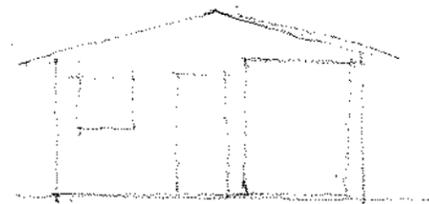
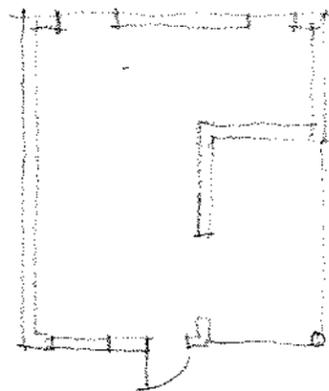


1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

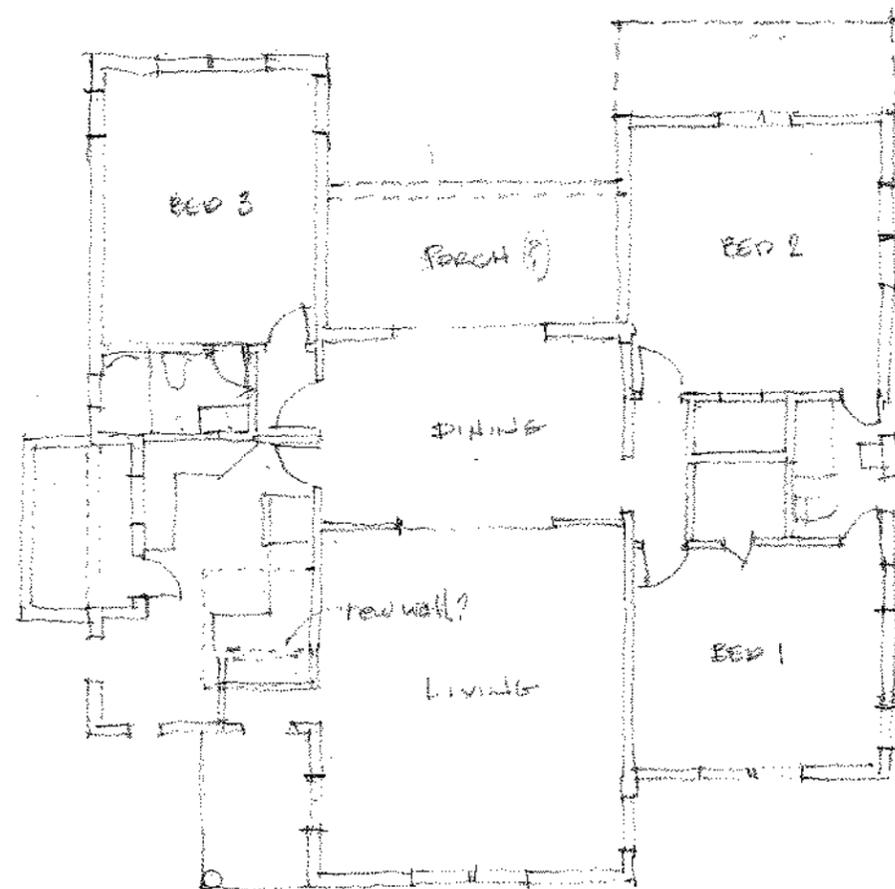
(1225 & 1235 UNDER UNIFICATION)
1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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1225 & 1235 EXISTING PLANS

12/9/2019



17.5	15	13	
31	36	37	525
175	90	91	540
525	45	39	481
	640	481	1546 sf



PREFACE: THE LETTER OF INTENT (INCLUDED IN THIS SUBMITTAL) INCLUDES A NARRATIVE AND BUILDING ANALYSIS OF 1225 AND 1235 LENOX.

THE AVAILABLE RECORDS FROM THE CITY OF MIAMI DO NOT INCLUDE PLANS, ELEVATIONS, PHOTOS OR INDICATIONS AS TO THE ORIGINAL CHARACTER OR STYLE OF THE RESIDENCE AT 1235 LENOX. PART OF THE RECORDS SHOW A PERMIT FROM THE 1990 ADDITION TO THE GUEST COTTAGE. THIS PLAN INCLUDES A PLAN OF THE MAIN HOUSE (IT IS INDICATED AS A SEPARATE PERMIT NUMBER, FOR WHICH RECORDS DO NOT EXIST). AN EXERCISE WAS DONE USING THE GRAPHICS AND ANNOTATIONS AVAILABLE ON THAT PLAN TO ACCESS WHAT MAY HAVE BEEN THE ORIGINAL FLOOR PLAN. AN IN-PERSON STUDY AT THE CURRENT 1235 LENOX RESIDENCE SHOWED BUILDING CRACKS, WATER DAMAGE, NEW FINISHES, NEW ROOFING, AND OTHER ELEMENTS THAT INDICATE WHERE REPAIRS, ALTERATIONS, AND ADDITIONS MAY HAVE BEEN MADE.* SEE THE FOLLOWING FOR ELEMENTS EVIDENT IN INTERIOR PHOTOGRAPHS

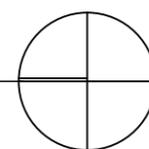
- NEW WINDOWS
- NO ORIGINAL FINISHES
- WATER DAMAGE & MILDEW
- ROT ON BASE BOARDS
- NEW INTERIOR DOORS
- ADDED REAR PORCH
- NEW ROOF & PLYWOOD ROOF DECK (Current roof not consistent with 1930s architecture)
- NEW OVERHANG W/ STUCCO (Stucco overhangs not consistent with 1930s architecture)
- NEW TRUSSES
- NEW HARDSCAPE
- NEW ENTRY DOOR
- WATER INFILTRATION AND MOLD RELATING TO STRUCTURALLY COMPRISED BEAM
- NOT ORIGINAL KITCHEN, KITCHEN DOOR/WINDOWS, OR MATERIALS
- NEW POPCORN CEILING FINISH
- REPAIRS TO WALLS APPEARS RECNT, IMPLIES WATER DAMAGE OCCURED
- REFER TO 1990 RECORDS PLAN TO SEE ADDED 2-BATH CONSTRUCTION

OVERALL, NOT ENOUGH INFORMATION IS PRESENT TO FULLY UNDERSTAND THE ORIGINAL PLAN.

(*see pages of existing 1235 Lenox photographs, exterior and interior)

AS PART OF THE RESEARCH DONE, THE FOLLOWING ORGANIZATIONS WERE ASKED FOR ANY RECORDS OR INFORMATION PERTAINING TO 1235 LENOX AVENUE:

- City of Miami Beach Building Department, Record Section
- City of Miami Beach Planning Department
- Miami-Dade Property Appraiser's Office
- Flamingo Park Neighbourhood Association
- Miami-Dade Public Library System
- Miami-Dade Design Preservation League
- Miami Beach Historical Association





EXISTING ROOF PLAN

RENOVATION OF HOUSE IN 1990 INCLUDED A COMPLETE CHANGE OF ROOF STRUCTURE. THIS WAS VERIFIED BY OPENING EXISTING OVERHANGS*. FLAT ROOF SHOWN AT REAR WAS NOT USED IN 1936 AND IS COLLAPSING. (*SEE ATTACHED PHOTOGRAPHS OF OVERHANG)



OPENED SOFFIT NEAR FRONT ENTRY



OPENED SOFFIT NEAR FRONT ENTRY



OPENED SOFFIT ON NORTH SIDE



OPENED SOFFIT ON NORTH SIDE

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

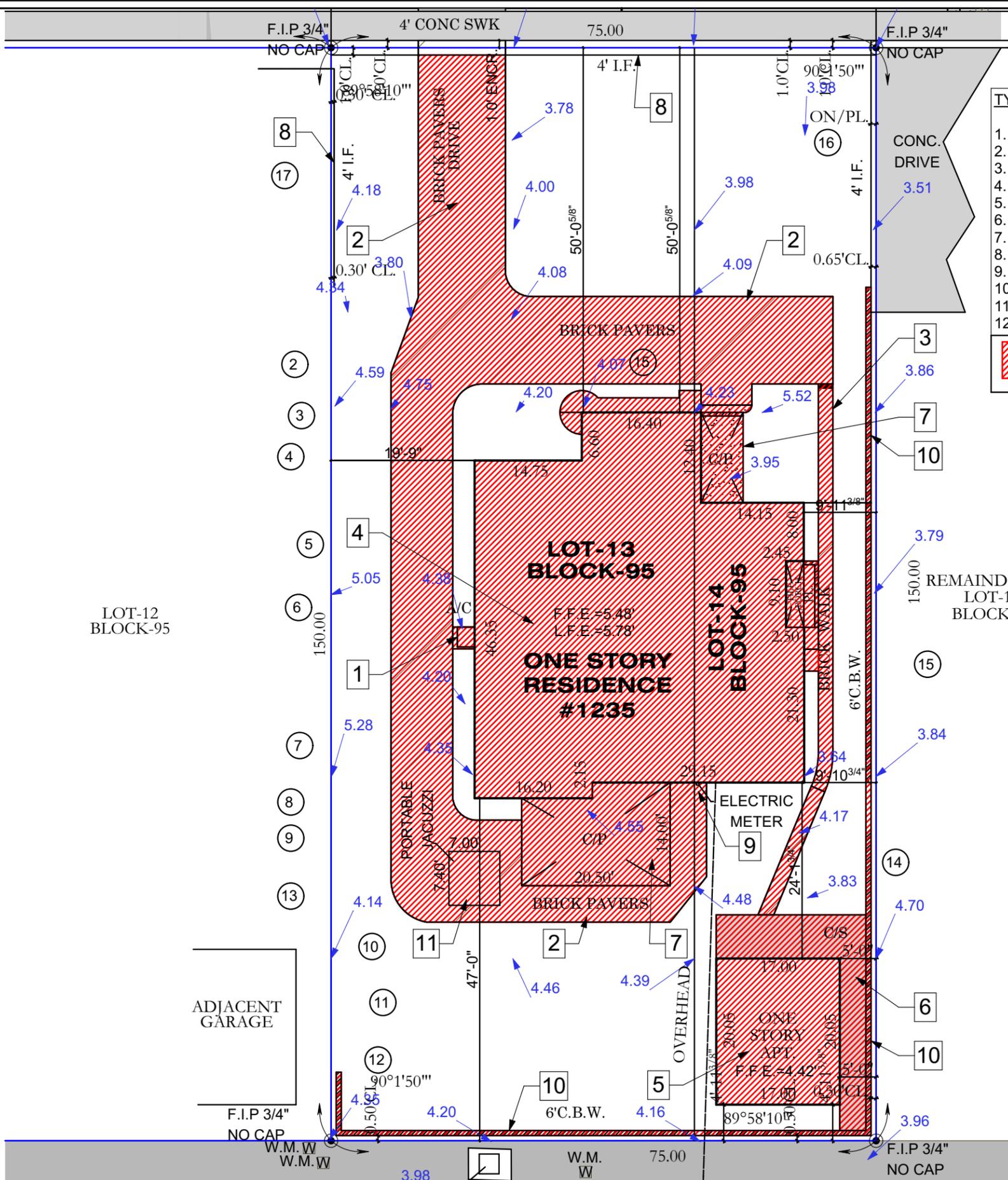
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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EXISTING ROOF PHOTOGRAPHS

12/9/2019



- TYPICAL DEMOLITION NOTES:**
- EXISTING A/C EQUIPMENT AND PADS TO BE DEMOLISHED
 - EXISTING BRICK PAVER DRIVES TO BE DEMOLISHED
 - EXISTING BRICK PAVER WALKS TO BE DEMOLISHED
 - EXISTING ONE STORY RESIDENCE TO BE DEMOLISHED INCLUDING FOUNDATION
 - EXISTING ONE STORY APARTMENT / COTTAGE TO BE DEMOLISHED INCLUDING FOUNDATION
 - EXISTING CONCRETE SLABS TO BE DEMOLISHED
 - EXISTING CONCRETE PORCHES TO BE DEMOLISHED
 - EXISTING FENCE TO BE DEMOLISHED
 - EXISTING ELECTRICAL SERVICE & METER TO BE DISCONNECTED PRIOR TO DEMOLITION AS REQUIRED
 - EXISTING CONCRETE SITE WALLS TO BE DEMOLISHED
 - PORTABLE JACUZZI TO BE REMOVED
 - SEE TREE DISPOSITION PLAN FOR TREE REMOVAL INFORMATION
-  INDICATES AREA TO BE DEMOLISHED

LOT-12
BLOCK-95

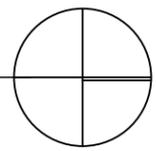
REMAINDER OF
LOT-14
BLOCK-95

ADJACENT
GARAGE

1
40

DEMOLITION PLAN

SCALE: 1/16" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

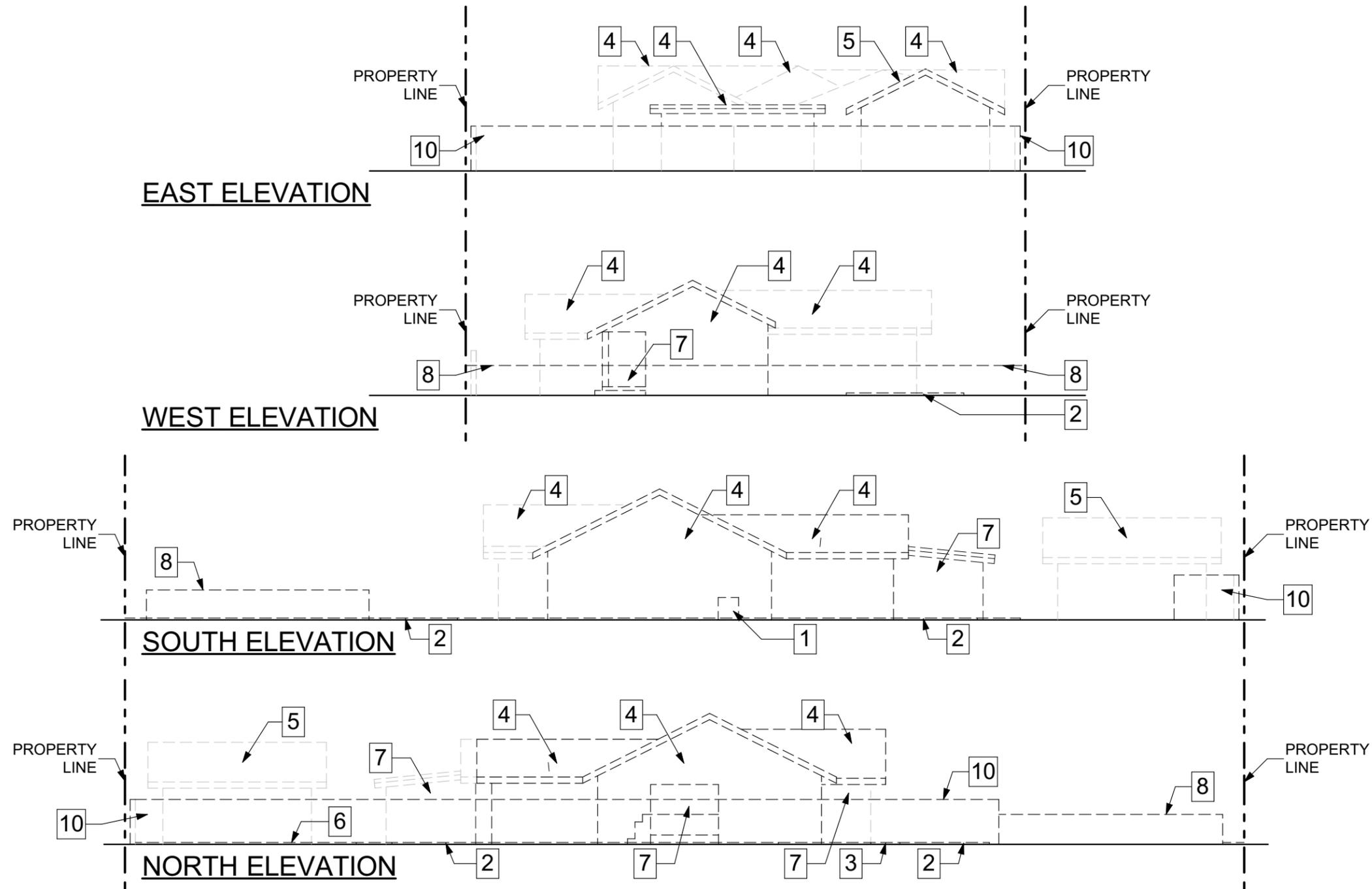
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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DEMOLITION PLAN

12/9/2019



- TYPICAL DEMOLITION NOTES:**
1. EXISTING A/C EQUIPMENT AND PADS TO BE DEMOLISHED
 2. EXISTING BRICK PAVER DRIVES TO BE DEMOLISHED
 3. EXISTING BRICK PAVER WALKS TO BE DEMOLISHED
 4. EXISTING ONE STORY RESIDENCE TO BE DEMOLISHED INCLUDING FOUNDATION
 5. EXISTING ONE STORY APARTMENT / COTTAGE TO BE DEMOLISHED INCLUDING FOUNDATION
 6. EXISTING CONCRETE SLABS TO BE DEMOLISHED
 7. EXISGING CONCRETE PORCHES TO BE DEMOLISHED
 8. EXISTING FENCE TO BE DEMOLISHED
 9. EXISTING ELECTRICAL SERVICE & METER TO BE DISCONNECTED PRIOR TO DEMOLITION AS REQUIRED
 10. EXISITING CONCRETE SITE WALLS TO BE DEMOLISHED
 11. PORTABLE JACUZZI TO BE REMOVED
 12. SEE TREE DISPOSITION PLAN FOR TREE REMOVAL INFORMATION

1
41

DEMOLITION ELEVATIONS

SCALE: 1/16" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

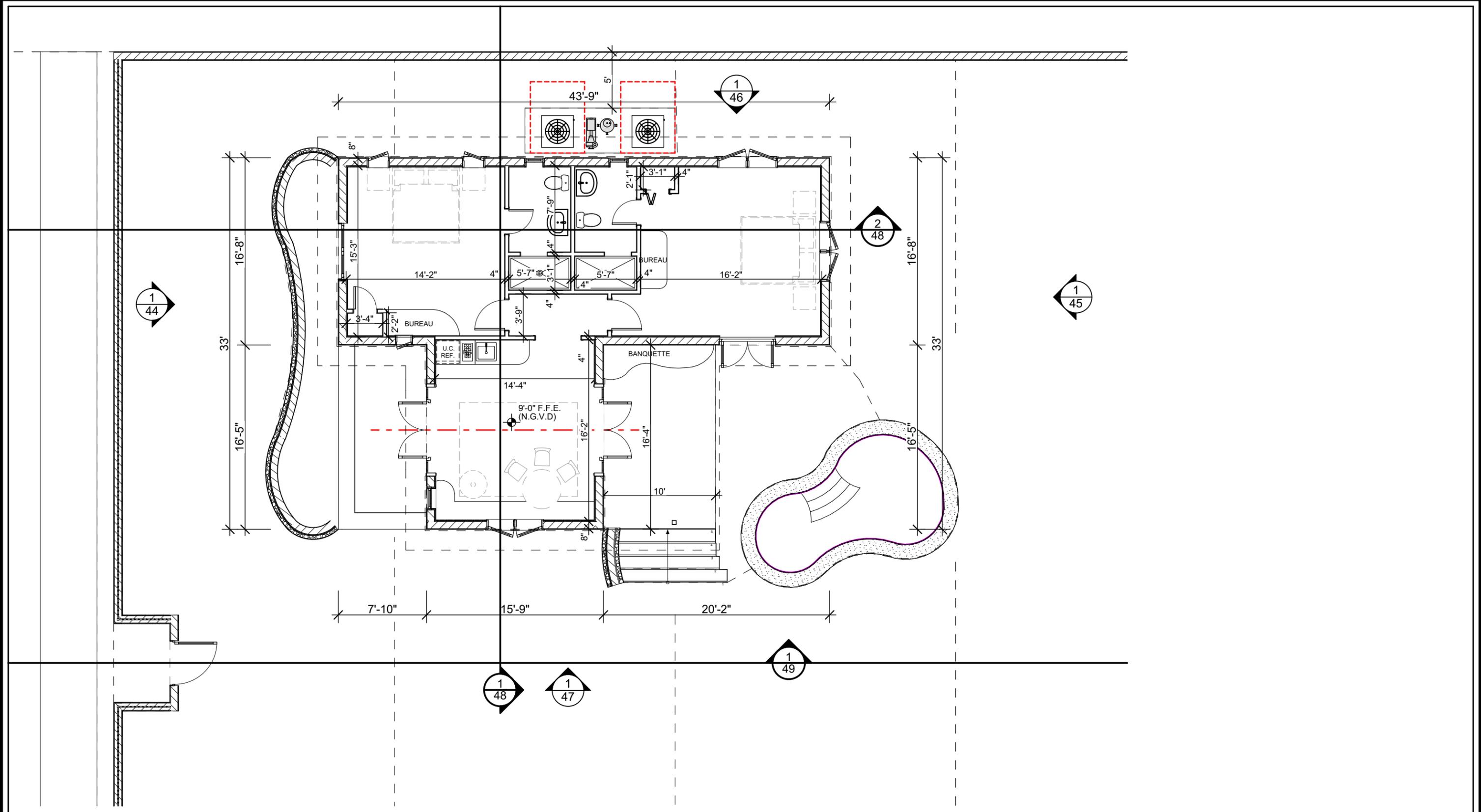
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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DEMOLITION ELEVATIONS

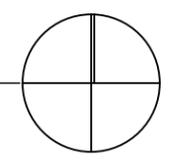
12/9/2019



1
42

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)
1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

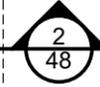
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FIRST FLOOR PLAN

12/9/2019

20' FRONT
YARD SETBACK
PROPOSED

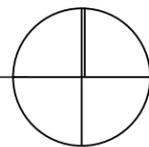
7'-6" SIDE SETBACK
PROPOSED
(VARIANCE REQUESTED)



1
43

ROOF PLAN

SCALE: 1/8" = 1'-0"



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

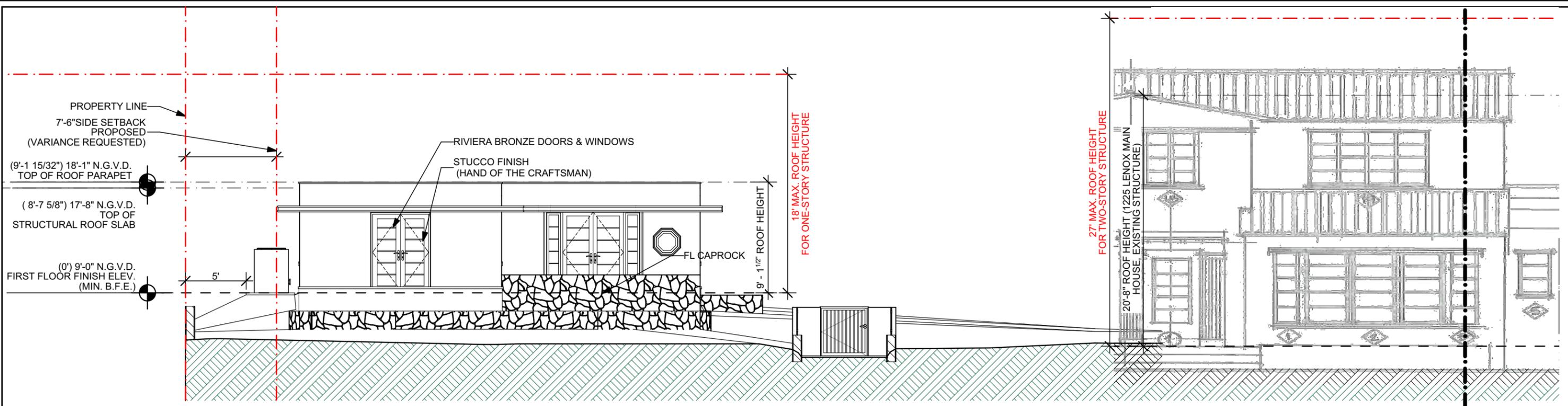
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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ROOF PLAN

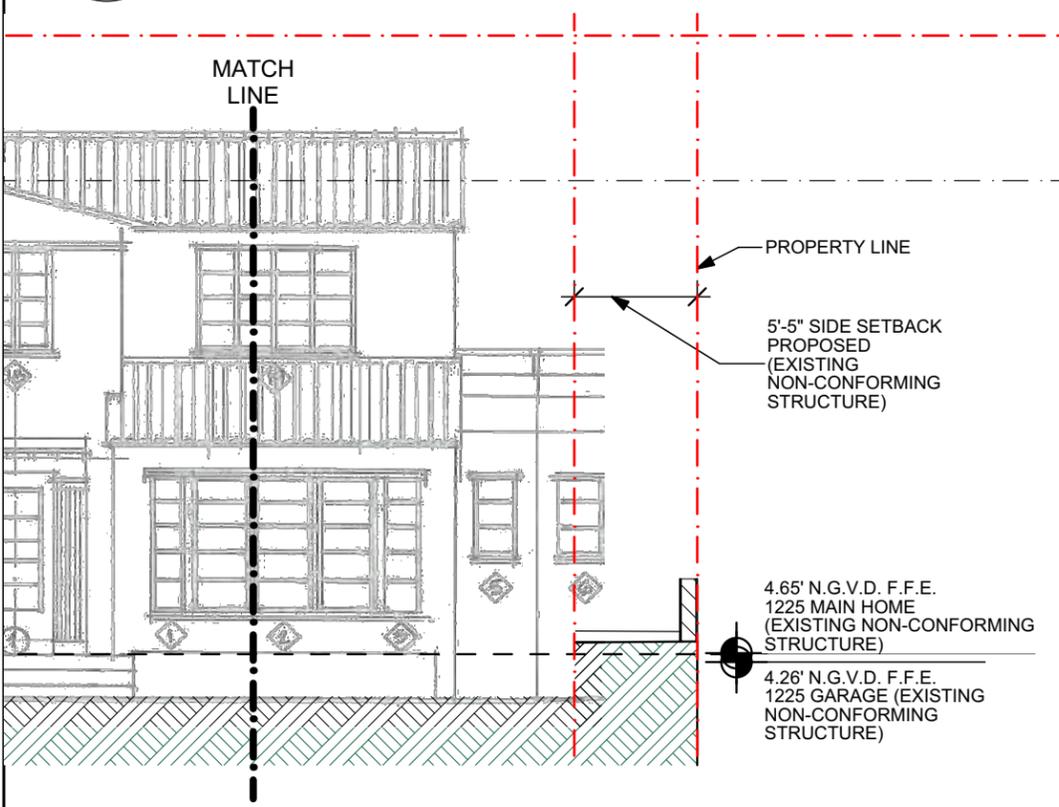
12/9/2019



1
44

WEST ELEVATION

SCALE: 1/8" = 1'-0"



2
44

WEST ELEVATION

SCALE: 1/8" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

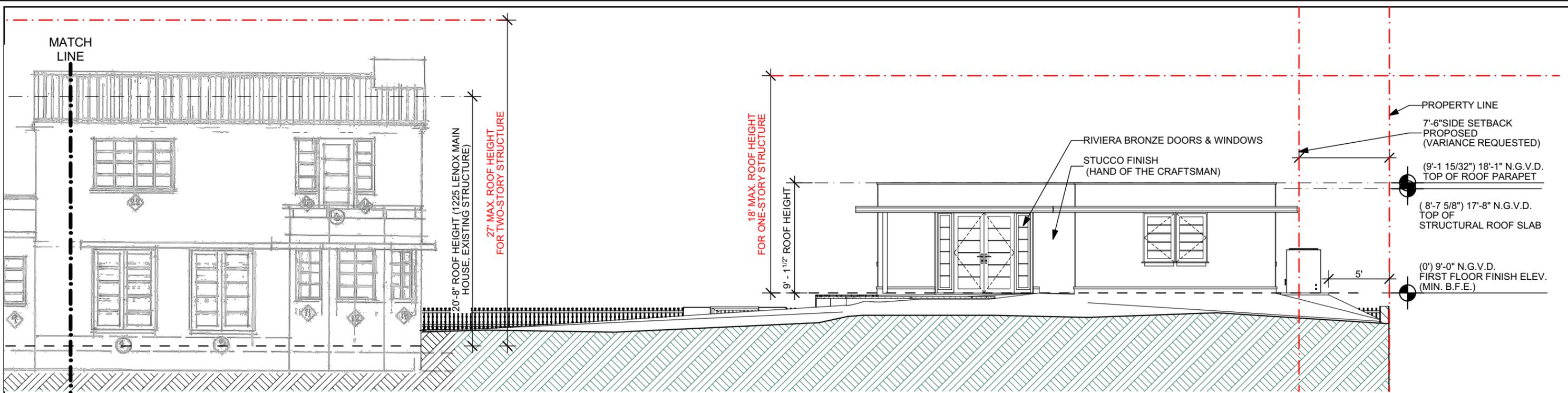
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

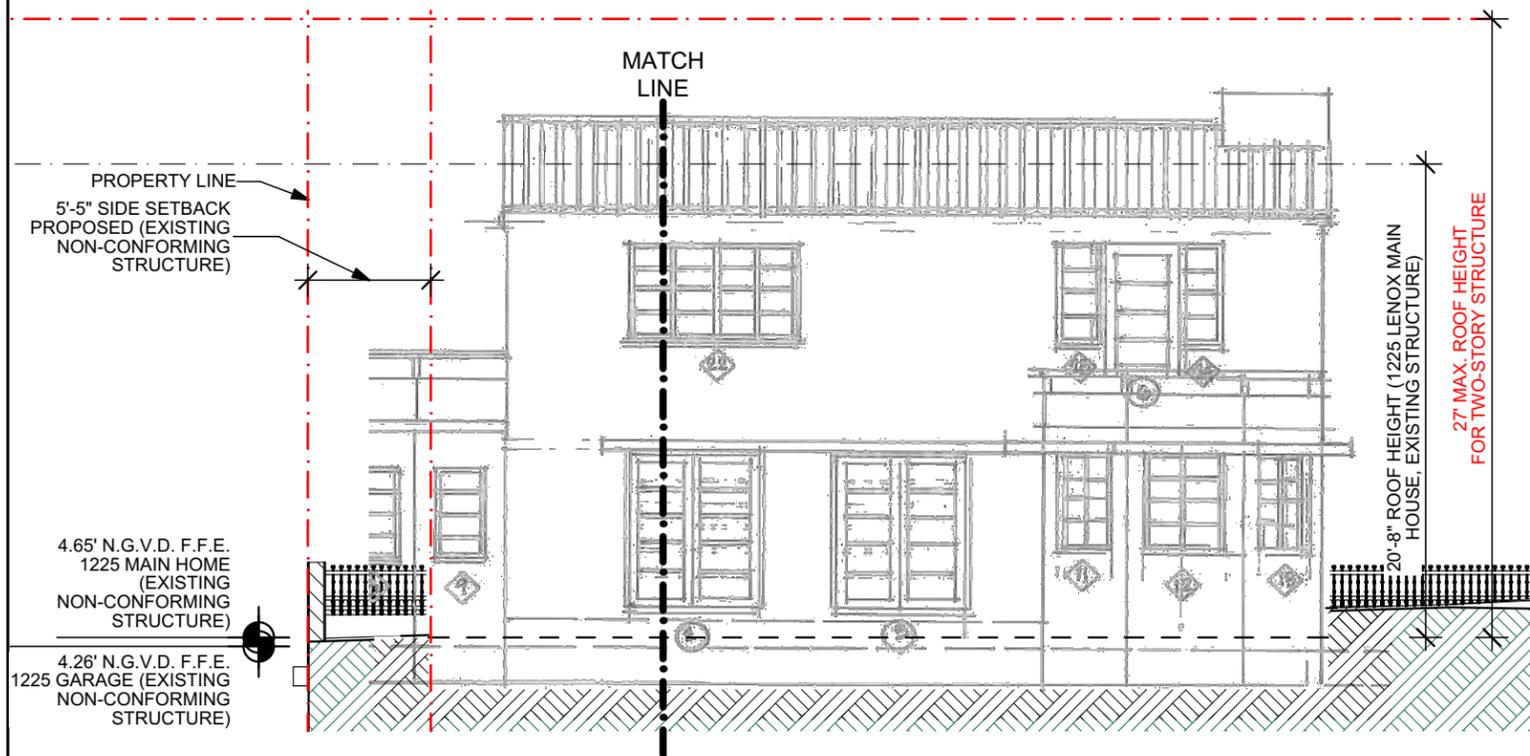
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WEST ELEVATION

12/9/2019

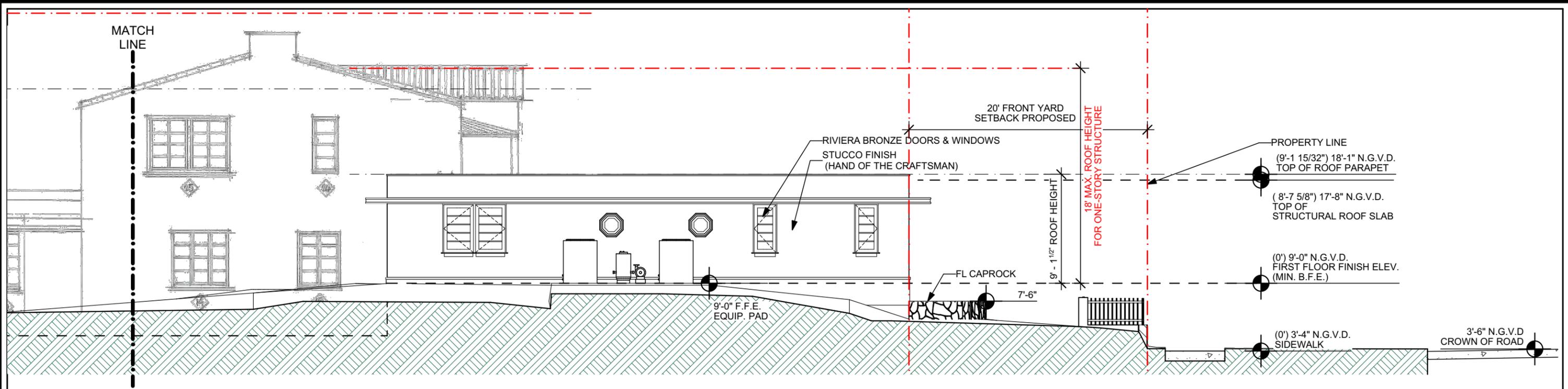


1
45
EAST ELEVATION
SCALE: 1/8" = 1'-0"



2
45
EAST ELEVATION
SCALE: 1/8" = 1'-0"

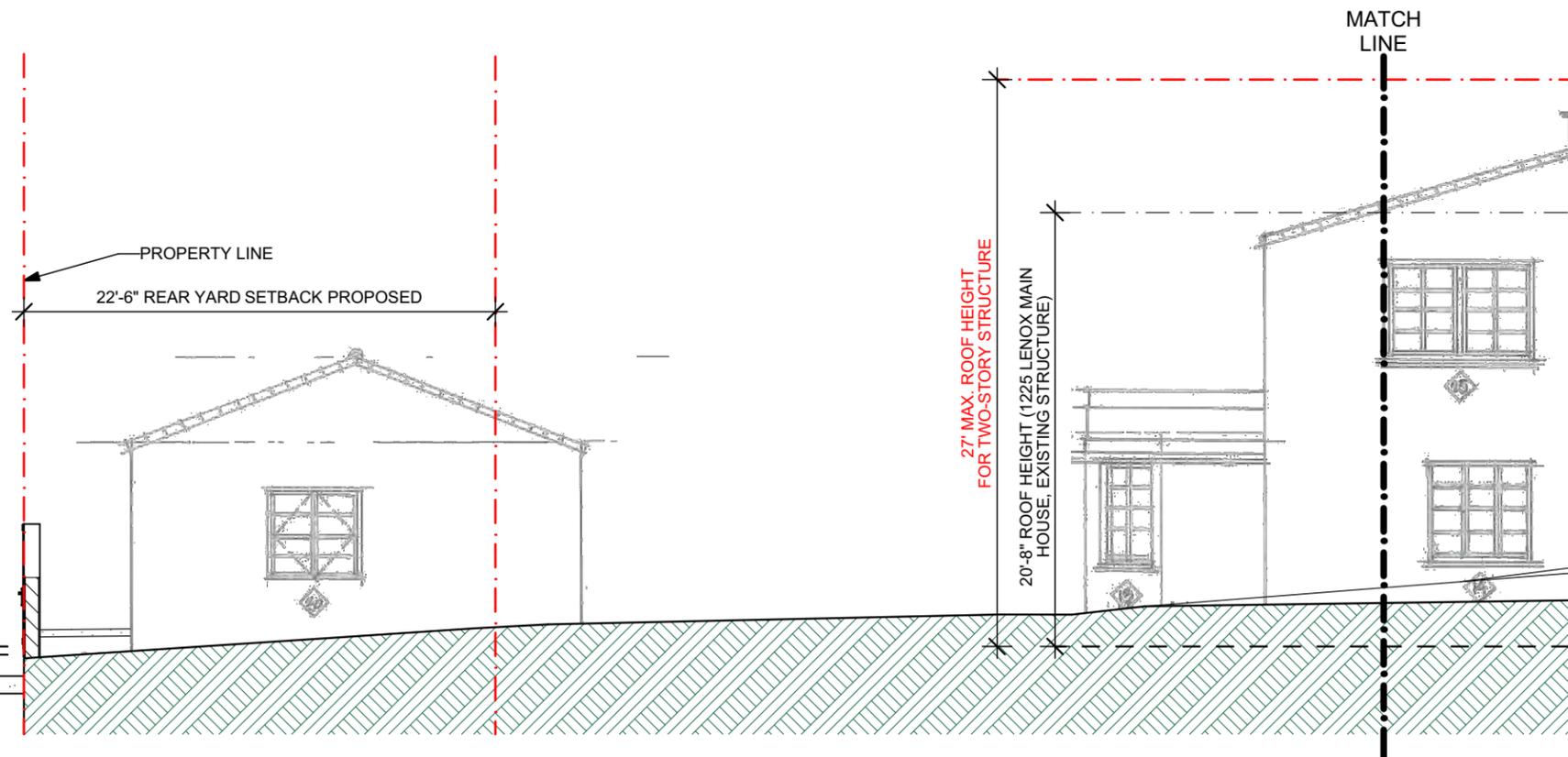
1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
 (1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 EAST ELEVATION
 12/9/2019



1
46

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3
46

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

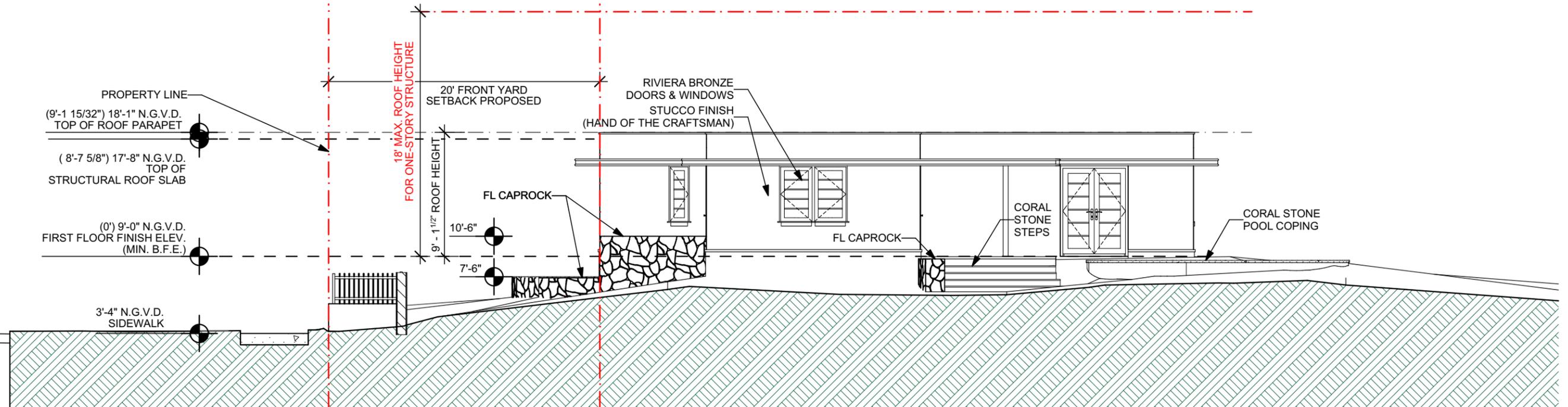
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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NORTH ELEVATION

12/9/2019

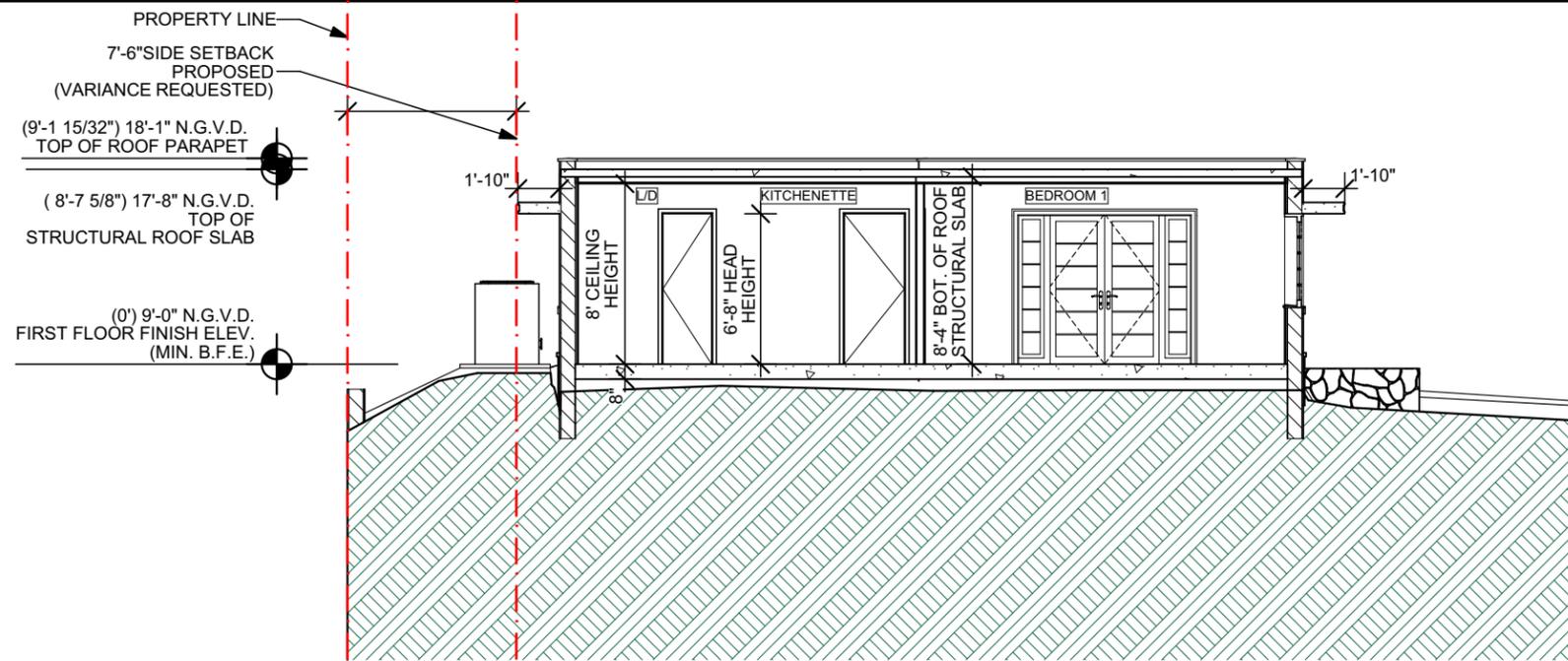


1
47

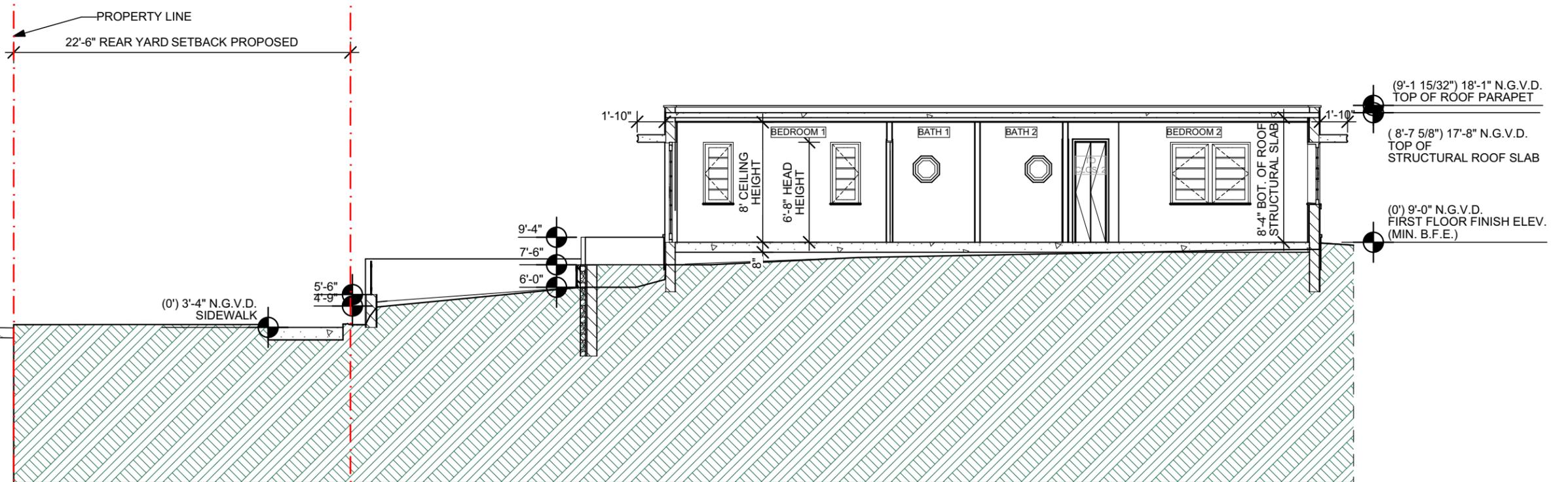
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
 (1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 SOUTH ELEVATION
 12/9/2019



1
48
NORTH-SOUTH SECTION FACING EAST
SCALE: 1/8" = 1'-0"



2
48
EAST-WEST SECTION FACING NORTH
SCALE: 1/8" = 1'-0"

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
 (1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019
 BUILDING SECTIONS
 12/9/2019