

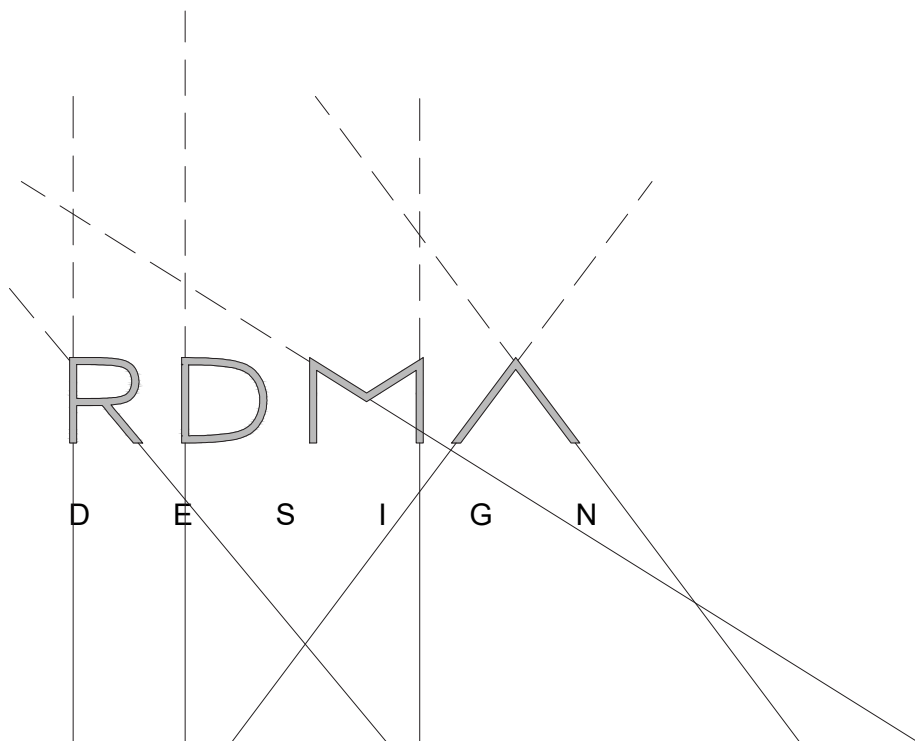
1735 LENOX AVENUE



Renovation & Addition of a
Single-Family House in
Palm View Historic District

HPB22-0516

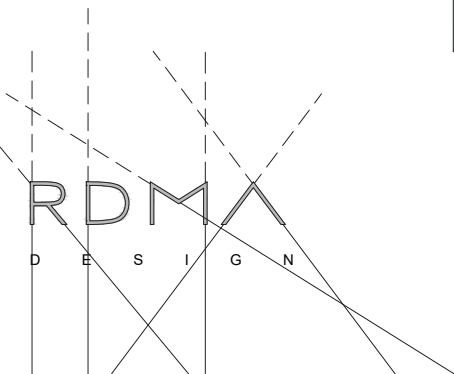
Historic Preservation Board
Final Submission - May 9, 2022



G-1.1 LOCATION MAP



Preliminary - for discussion purposes only



G-3.0 CURRENT SITE PHOTOS



A



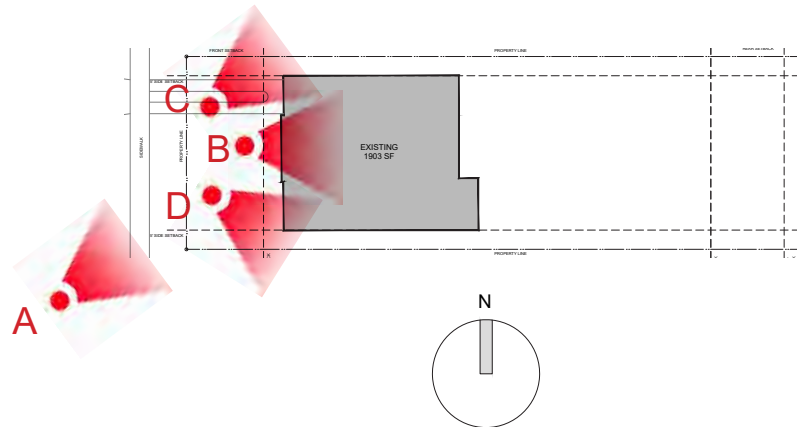
B



C



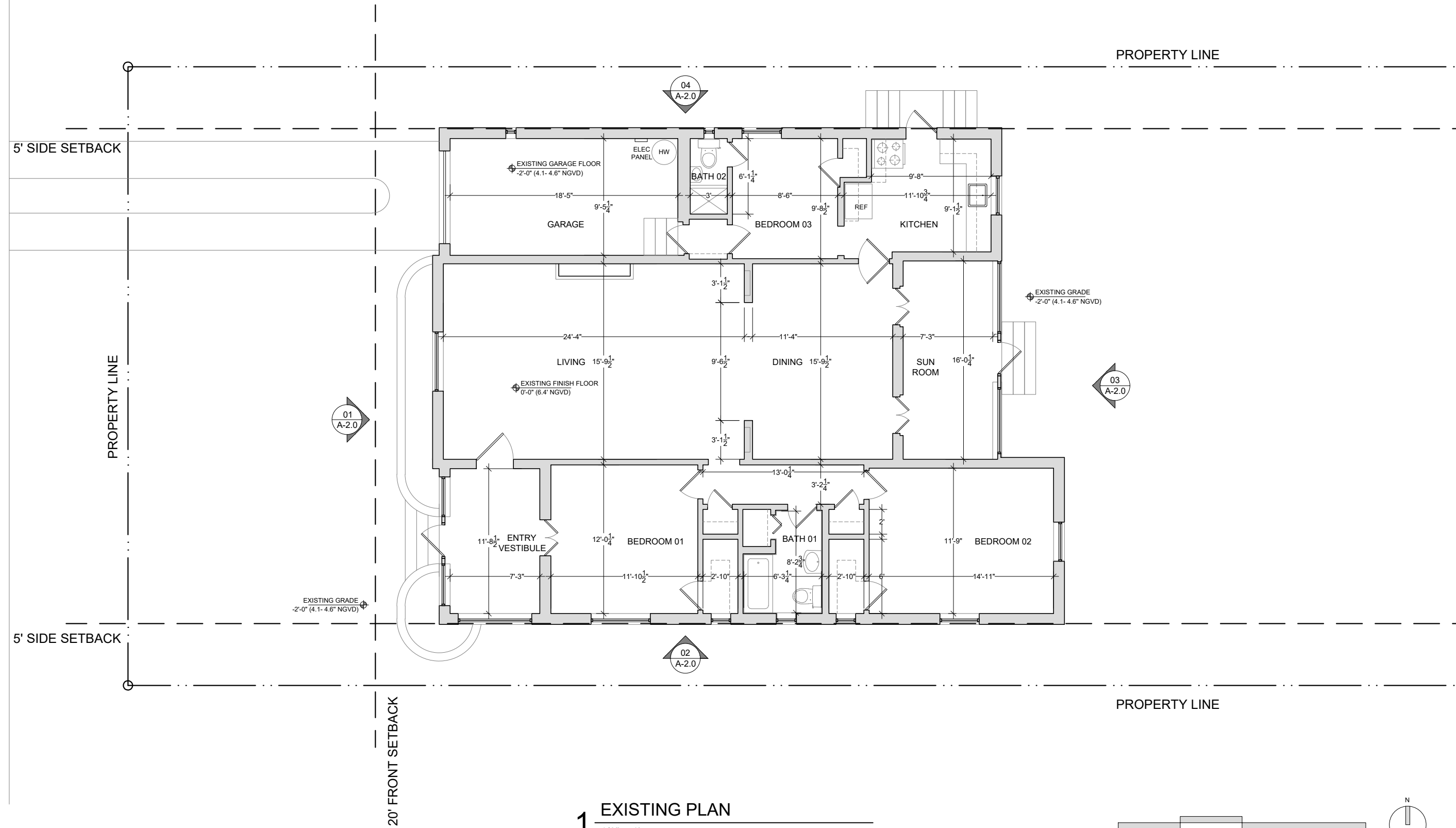
D



Preliminary - for discussion purposes only

A-1.0 FLOOR PLAN

EXISTING



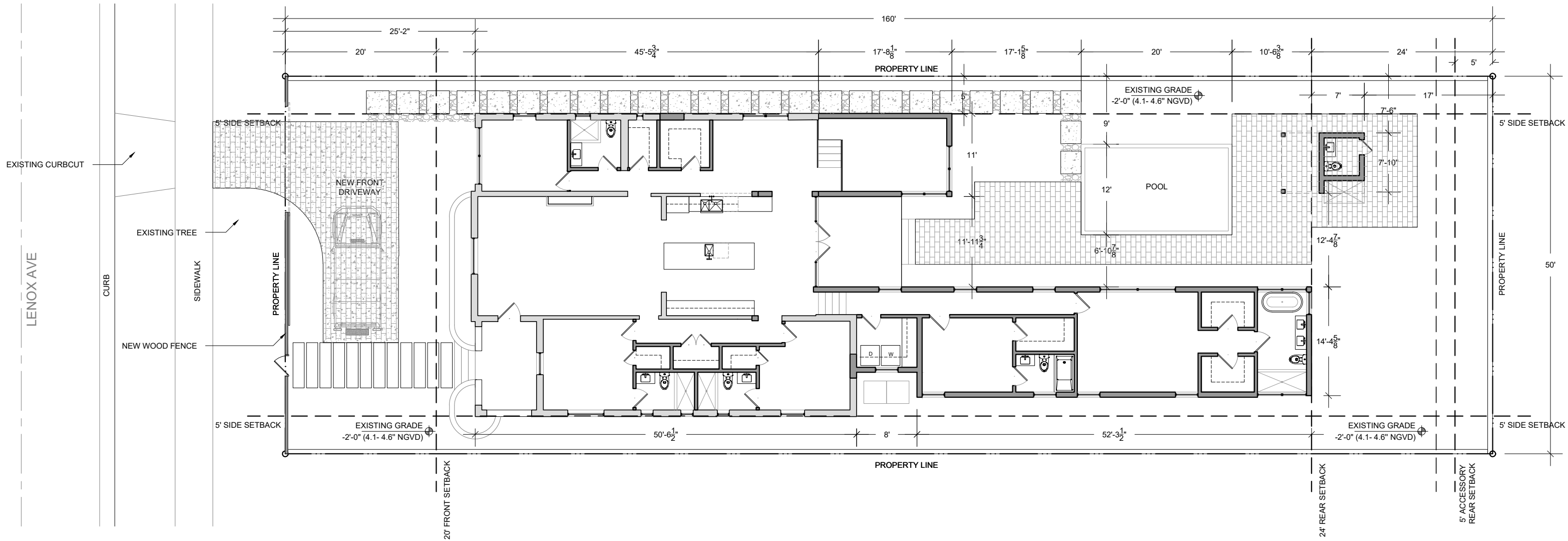
1 EXISTING PLAN
1/8" = 1'

Preliminary - for discussion purposes only



A-0.2 SITE PLAN

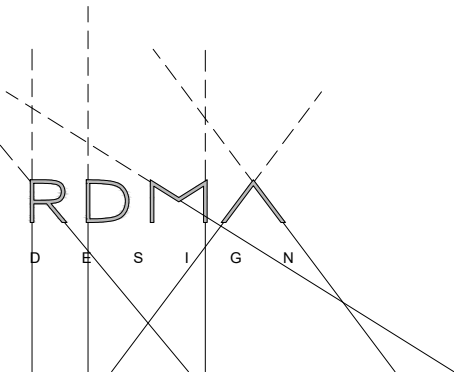
PROPOSED



1 PROPOSED SITE PLAN

5/64" = 1'

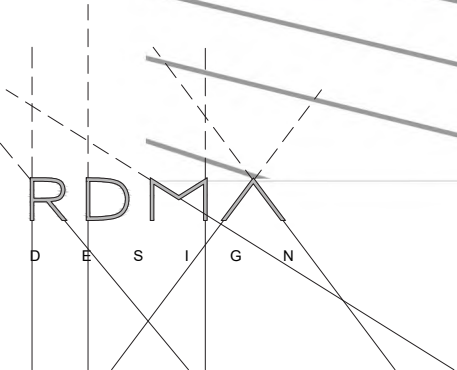
Preliminary - for discussion purposes only



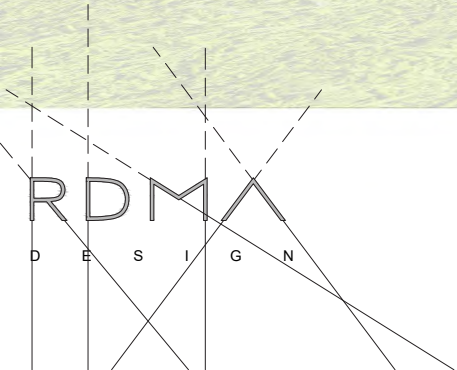
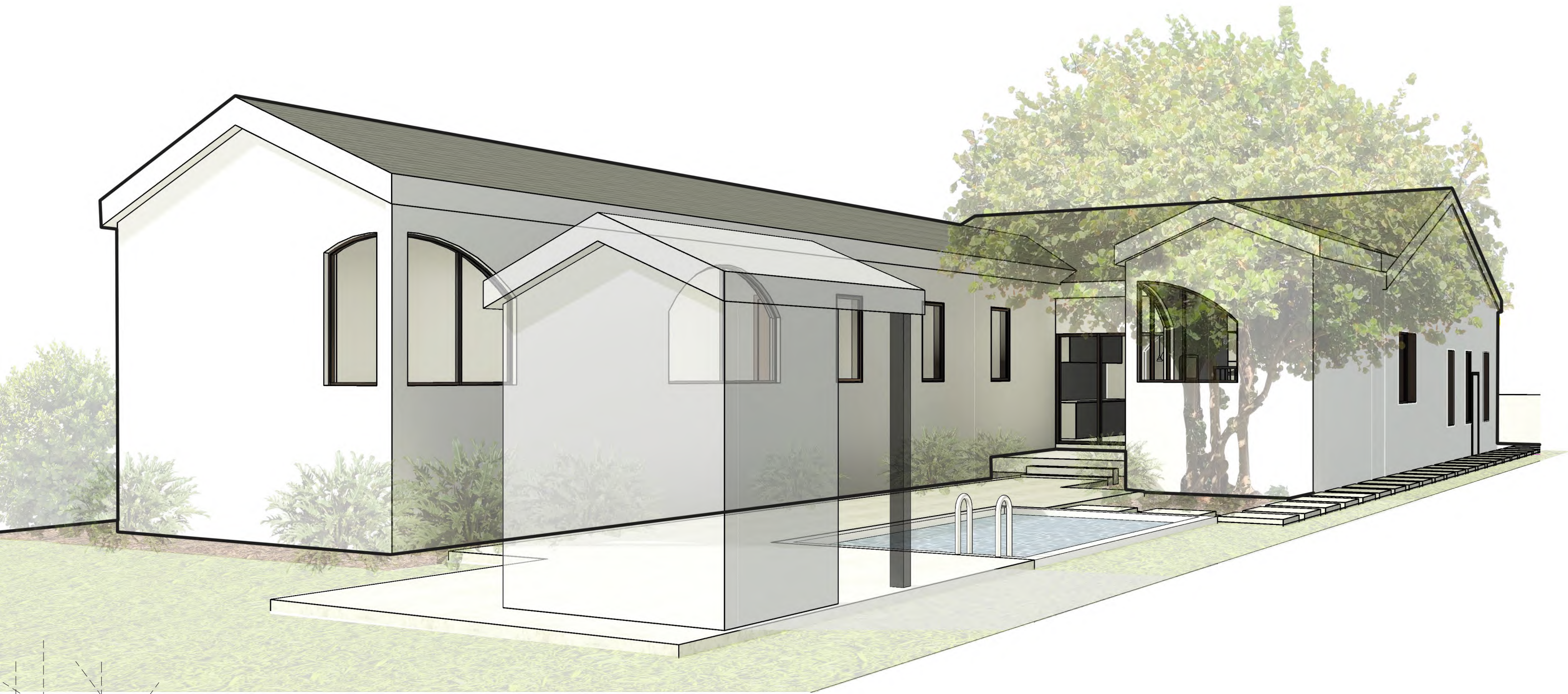
A-5.3 PERSPECTIVES
PROPOSED RENDERED



Preliminary - for discussion purposes only



A-5.2 PERSPECTIVES
PROPOSED RENDERED

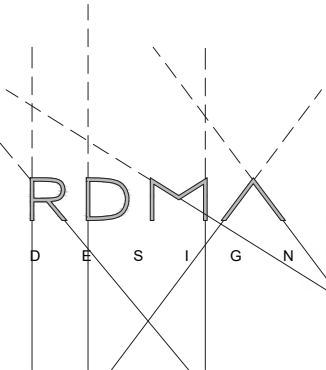


Preliminary - for discussion purposes only

A-5.0 PERSPECTIVES
PROPOSED RENDERED



Preliminary - for discussion purposes only



A-5.1 PERSPECTIVES
PROPOSED RENDERED



Preliminary - for discussion purposes only



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

PROPOSED



02
A-2.2

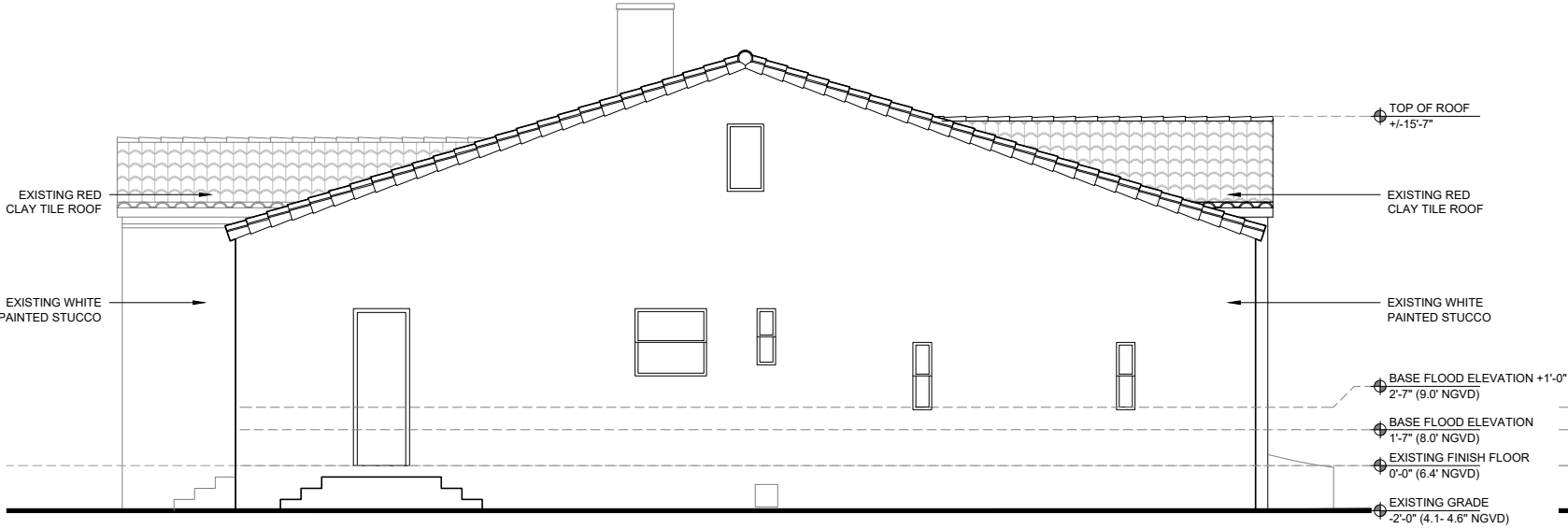
$$1/8'' = 1'$$


 EXISTING WALL

 NEW WALL

A-2.0 ELEVATIONS

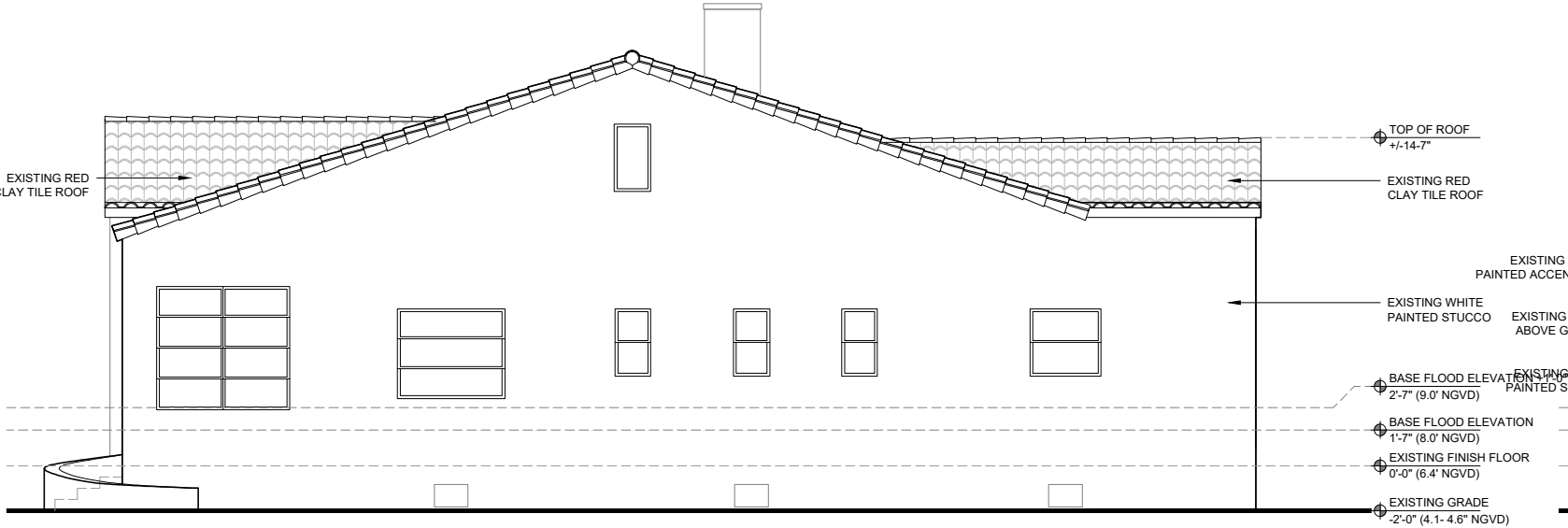
EXISTING



4 NORTH ELEVATION - EXSTING
1/8" = 1'



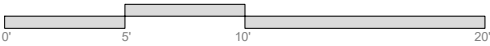
3 EAST ELEVATION - EXISTING
1/8" = 1'



2 SOUTH ELEVATION - EXISTING
1/8" = 1'



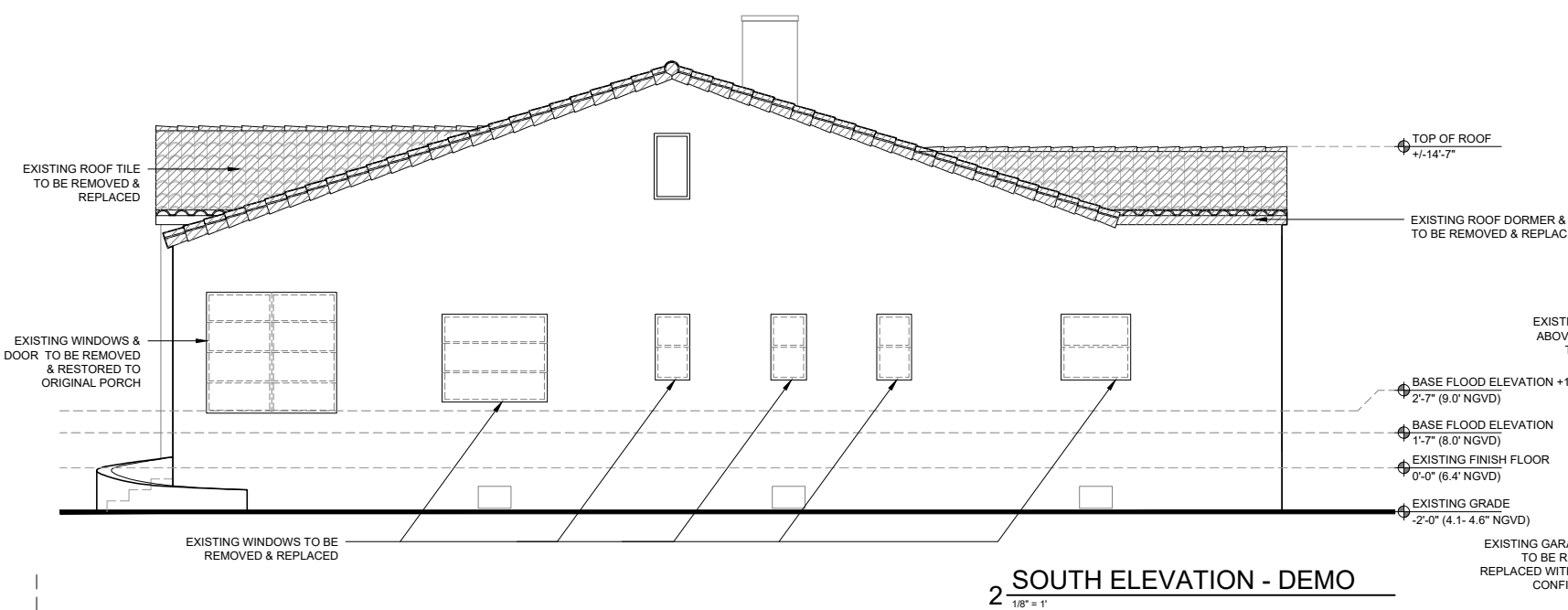
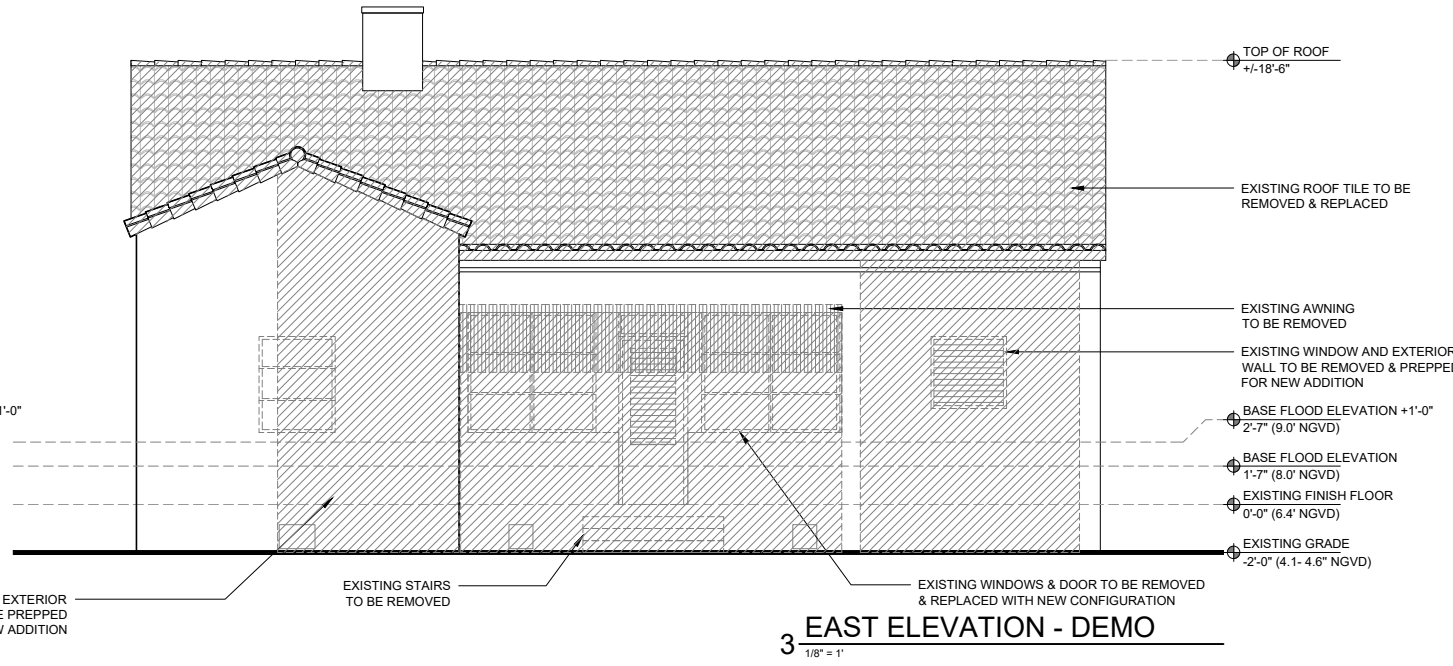
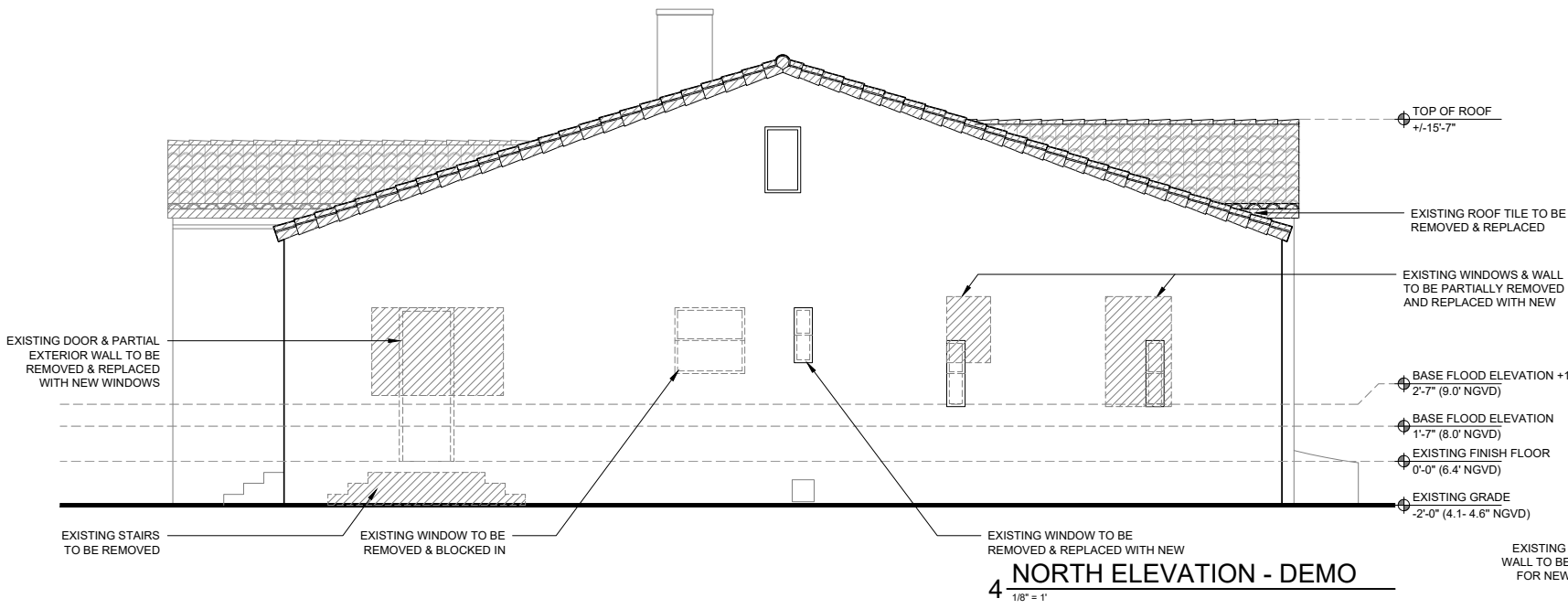
1 WEST ELEVATION - EXISTING
1/8" = 1'



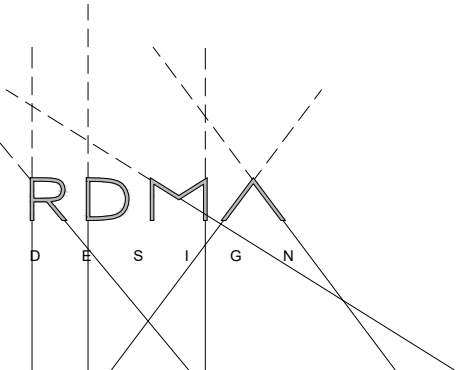
Preliminary - for discussion purposes only

A-2.1 ELEVATIONS

DEMOLITION

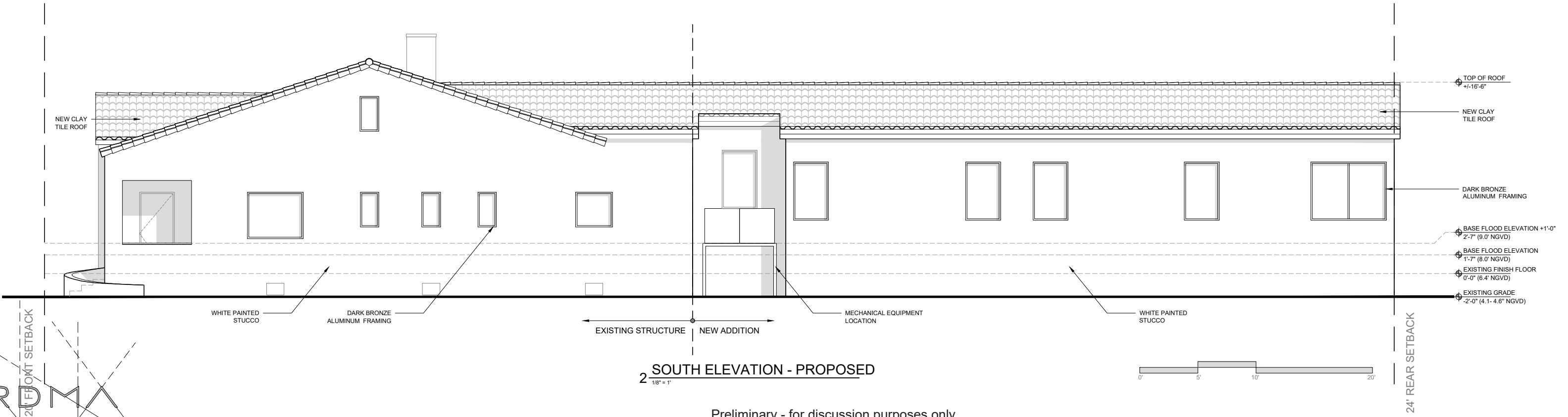
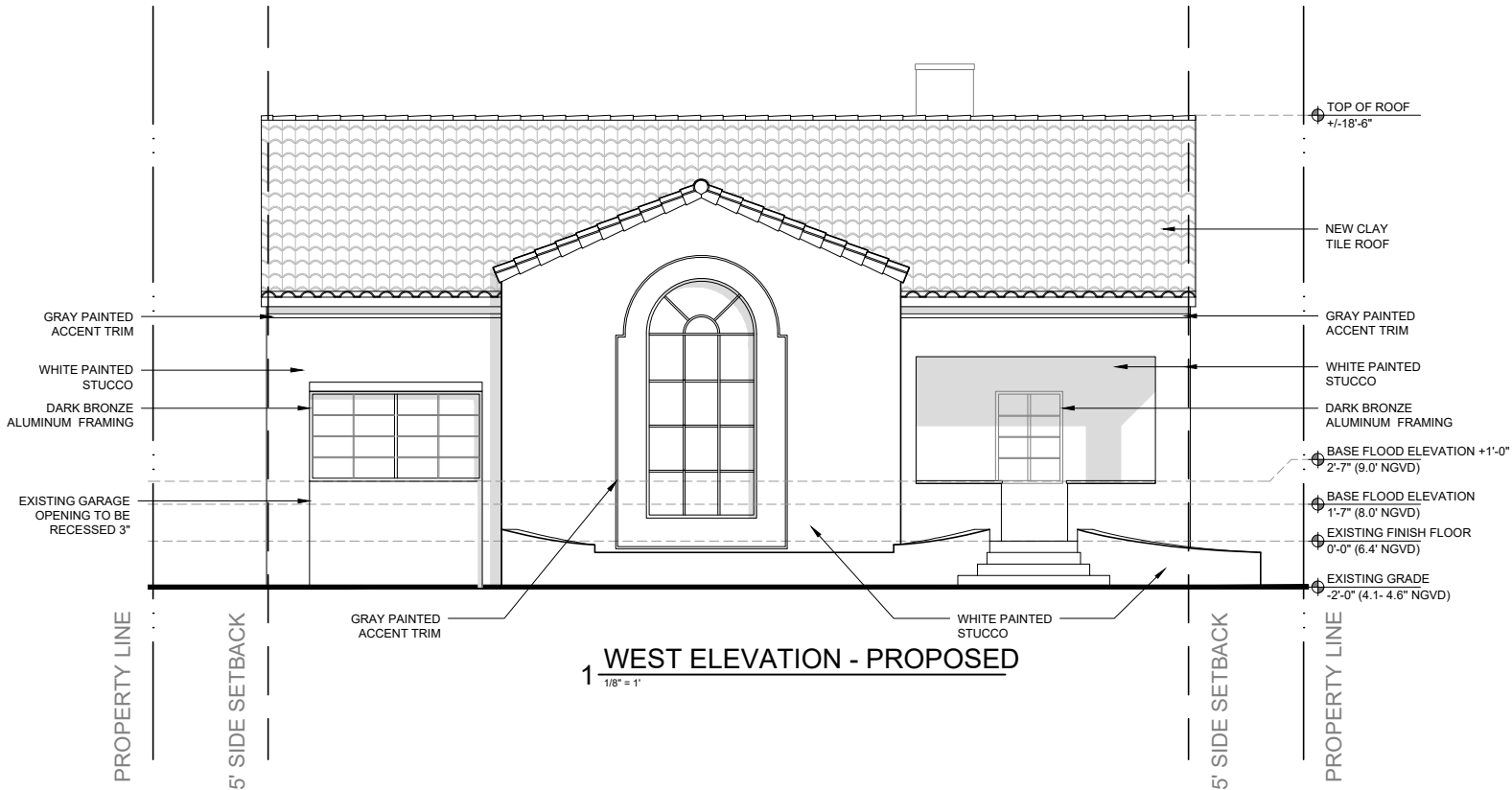


Preliminary - for discussion purposes only



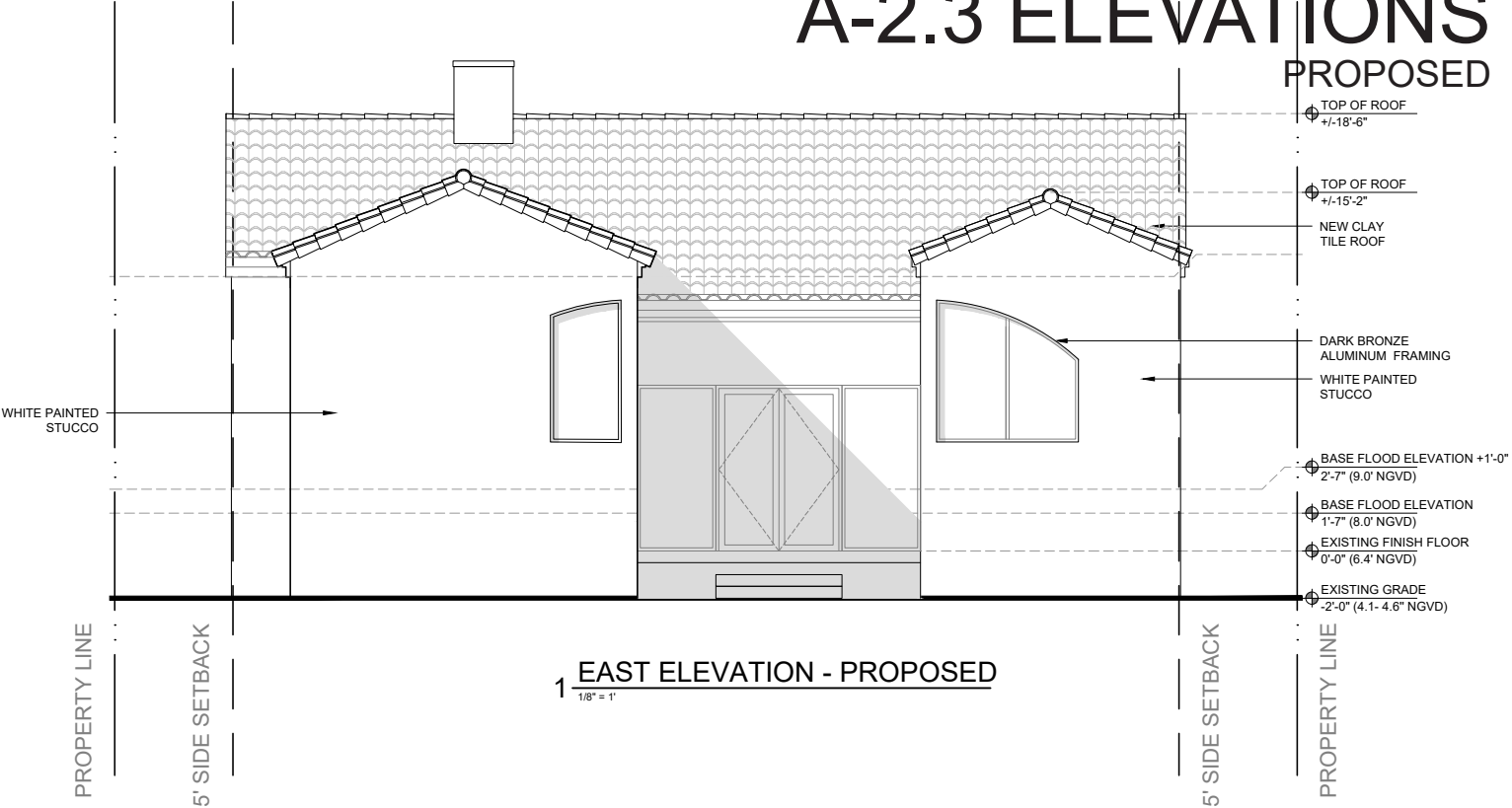
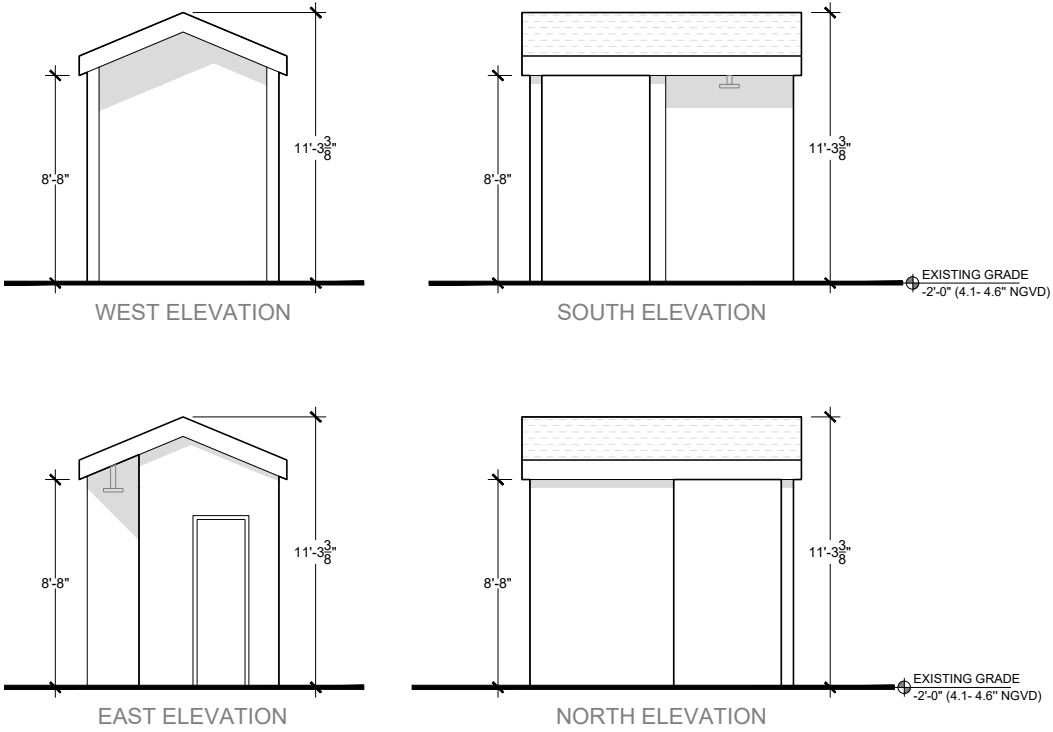
A-2.2 ELEVATIONS

PROPOSED

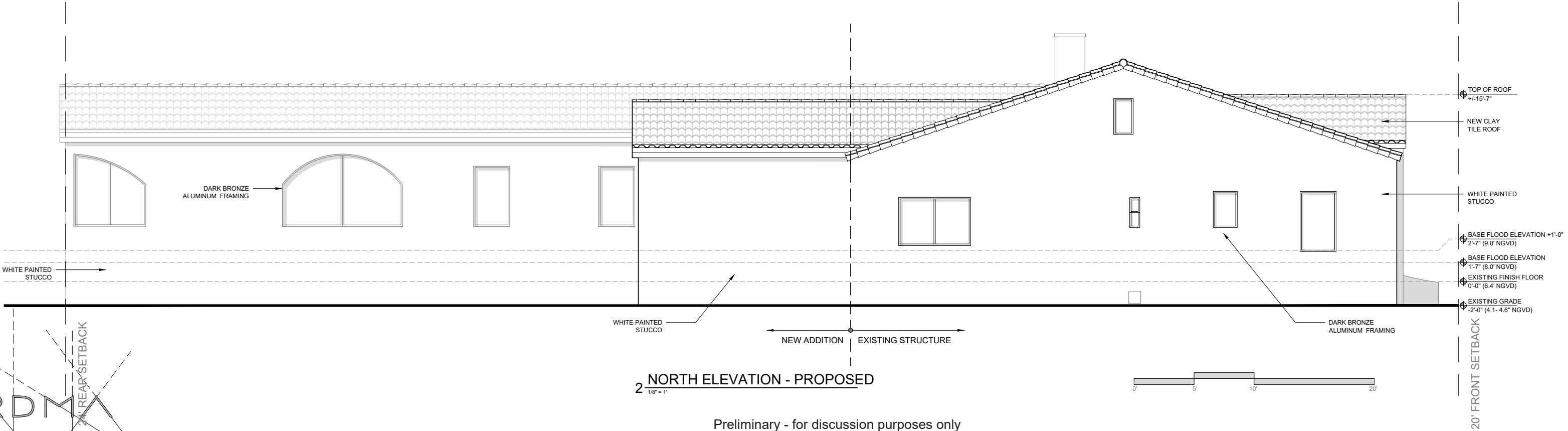


Preliminary - for discussion purposes only

A-2.3 ELEVATIONS PROPOSED



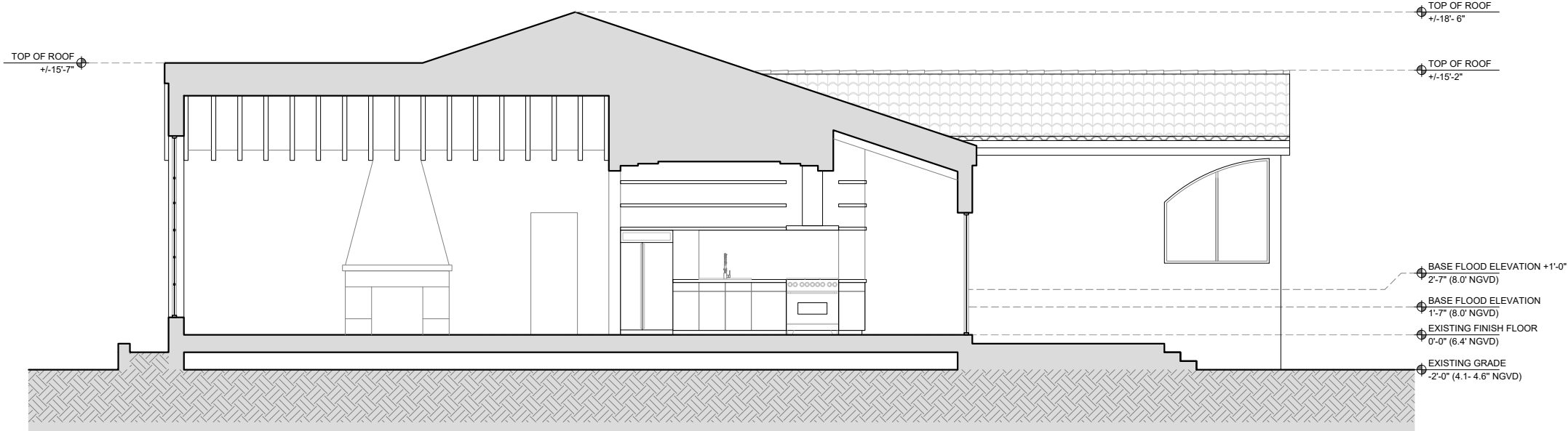
3 CABANA ELEVATIONS - PROPOSED 1/8" = 1'



Preliminary - for discussion purposes only

A-3.0 SECTIONS

PROPOSED



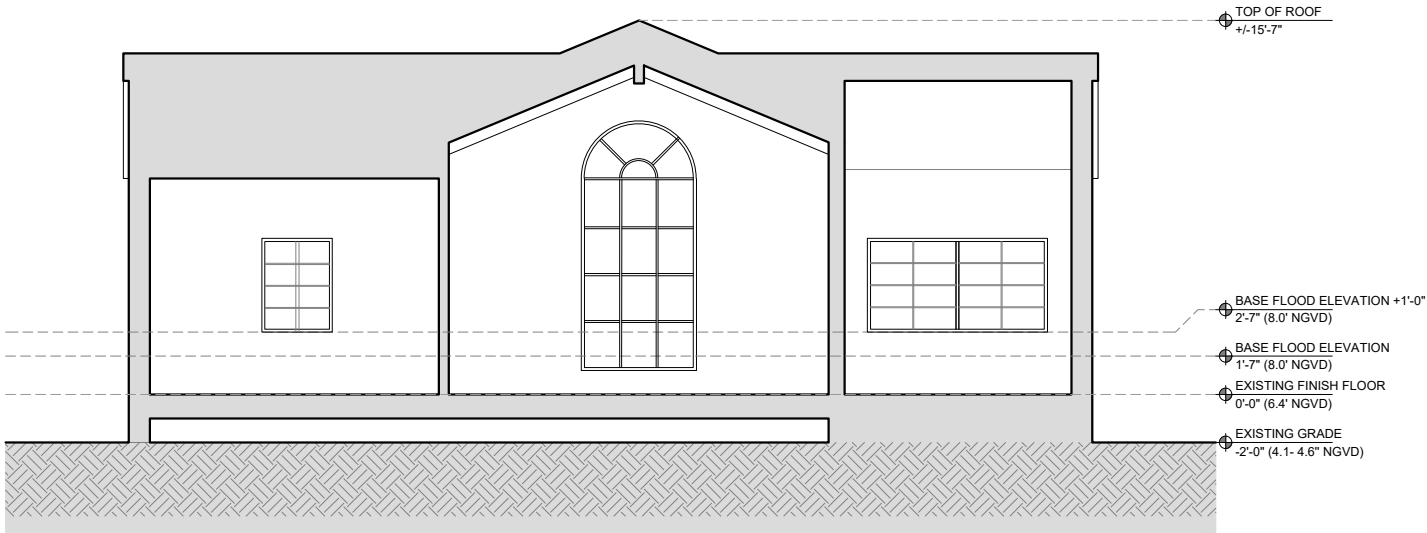
1 SECTION

1/8" = 1'



2 SECTION

1/8" = 1'



3 SECTION

1/8" = 1'



Preliminary - for discussion purposes only



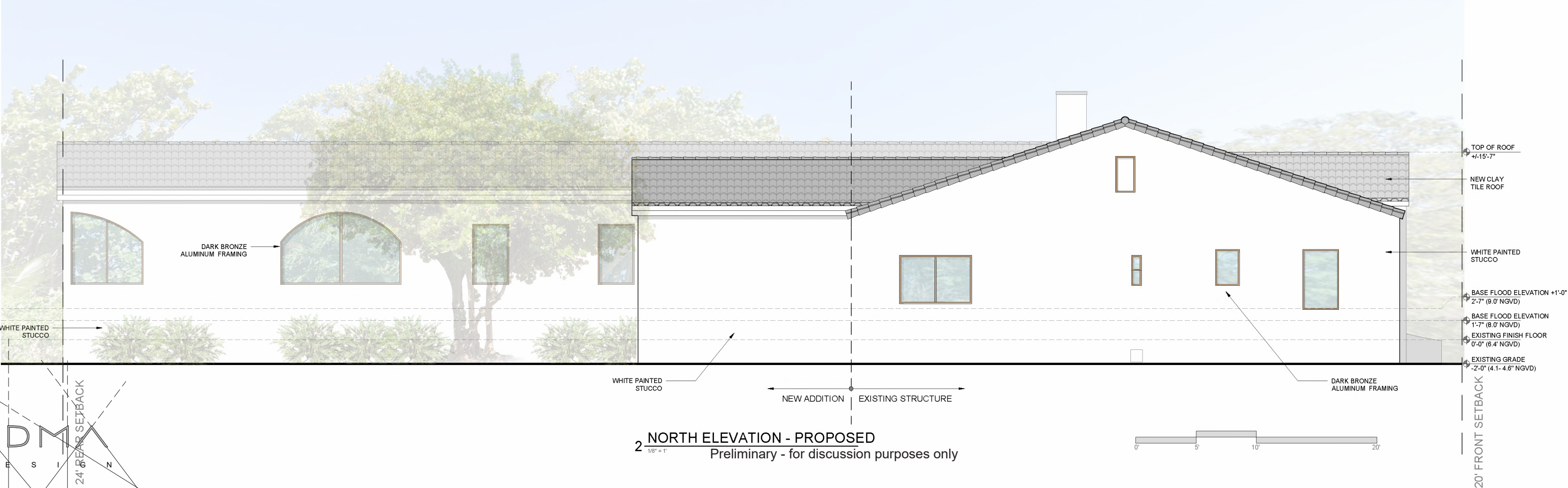
A-4.0 ELEVATIONS

PROPOSED RENDERED



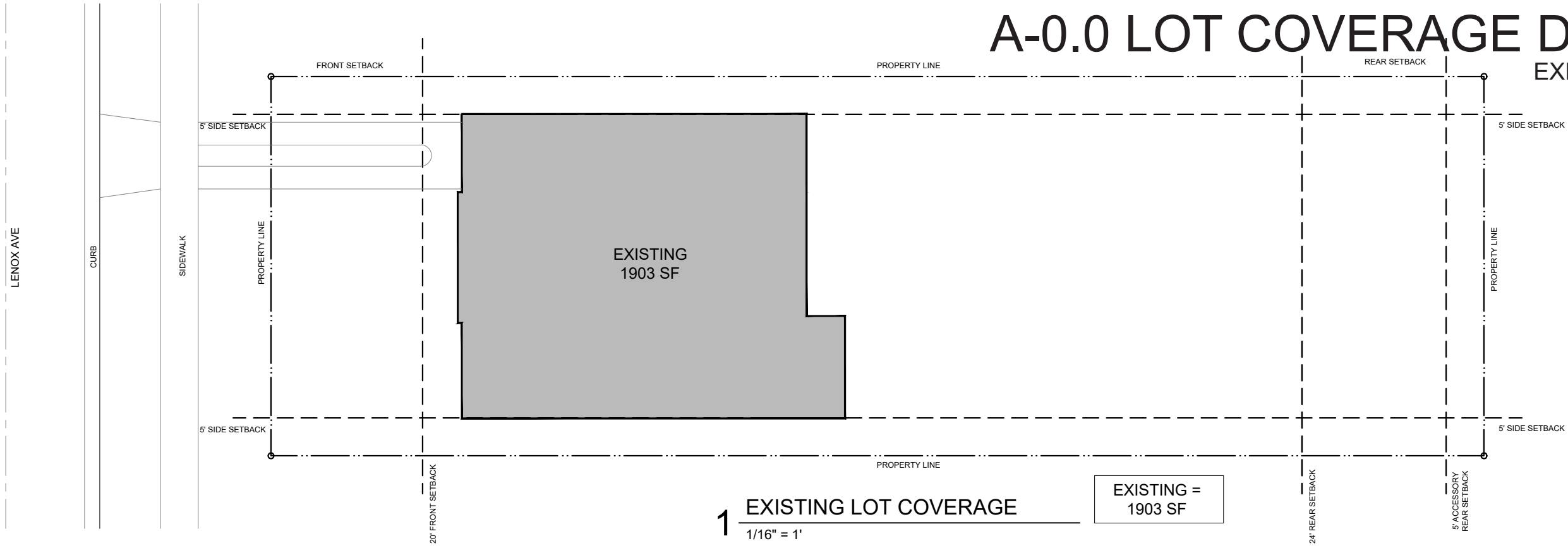
A-4.1 ELEVATIONS

PROPOSED RENDERED



A-0.0 LOT COVERAGE DIAGRAMS

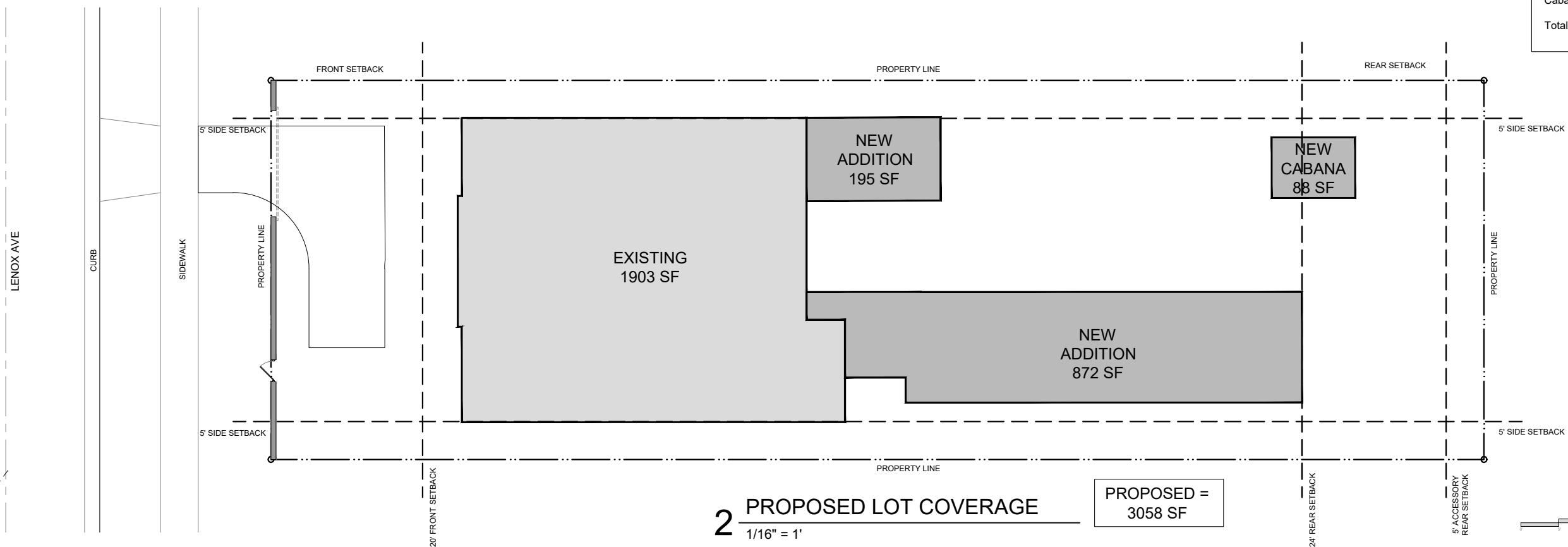
EXISTING & PROPOSED



1 EXISTING LOT COVERAGE
1/16" = 1'

EXISTING =
1903 SF

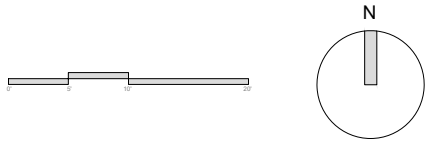
LOT COVERAGE		
Max. Lot Coverage:	3200 SF(40% of 8000 SF)	
Existing:		= 1903 SF
Addition:	195 + 872	= 1067 SF
Cabana:		= 88 SF
Total Proposed:		= 3058 SF



2 PROPOSED LOT COVERAGE
1/16" = 1'

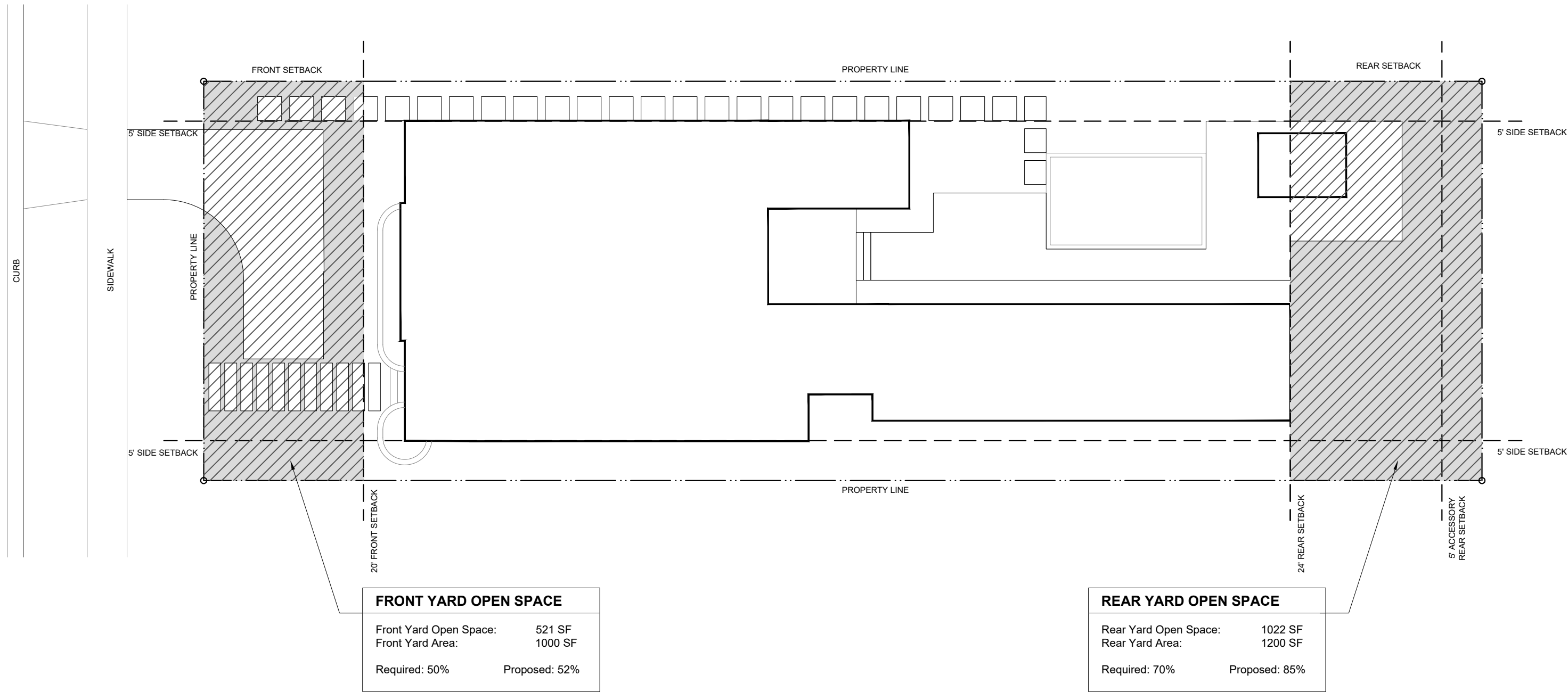
PROPOSED =
3058 SF

Preliminary - for discussion purposes only



A-0.1 OPEN SPACE DIAGRAMS

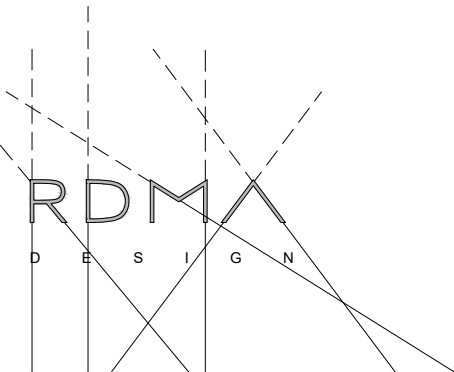
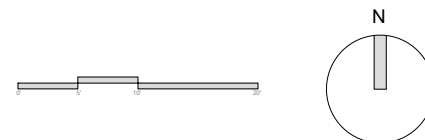
PROPOSED



1 OPEN SPACE DIAGRAMS

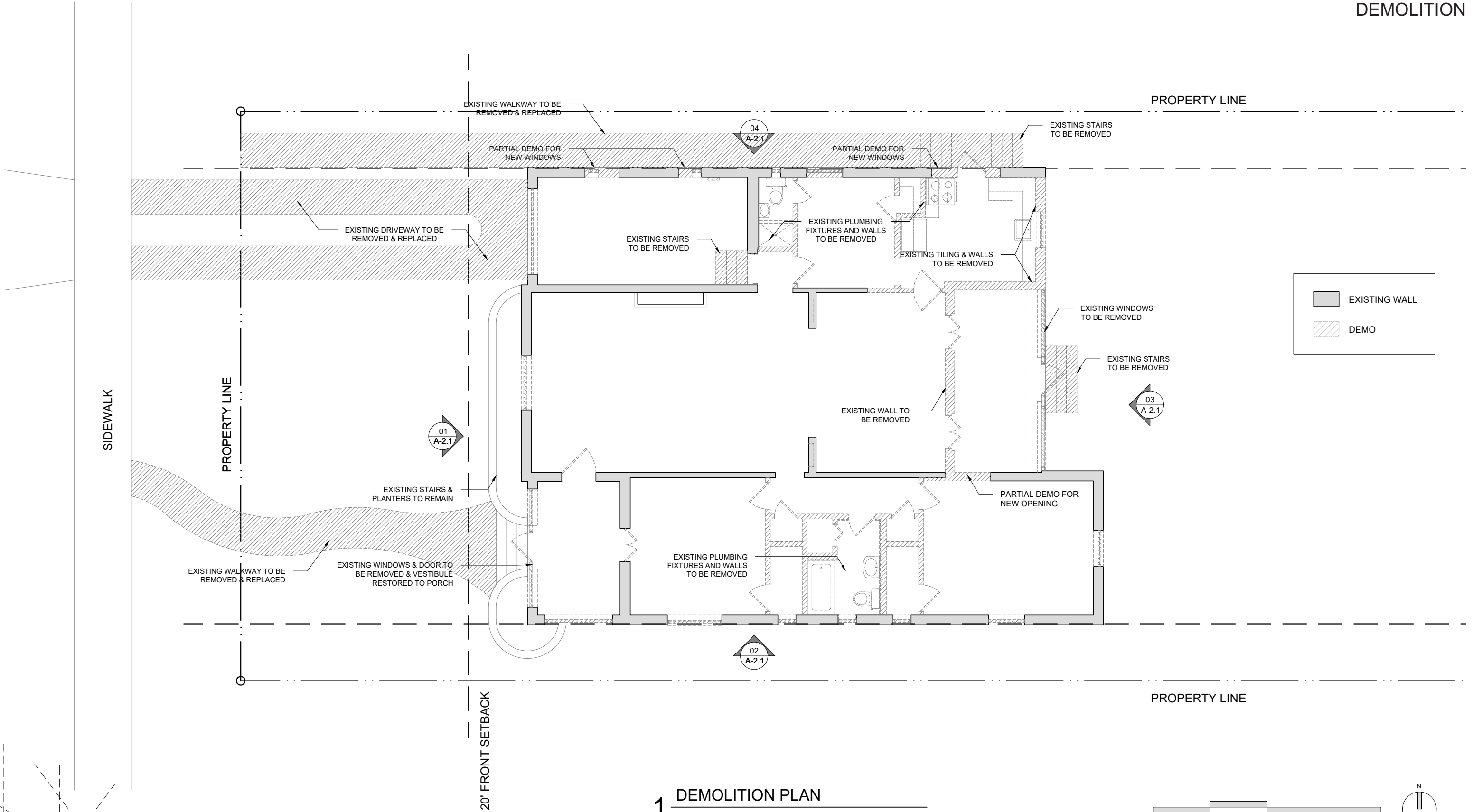
5/64" = 1'

Preliminary - for discussion purposes only



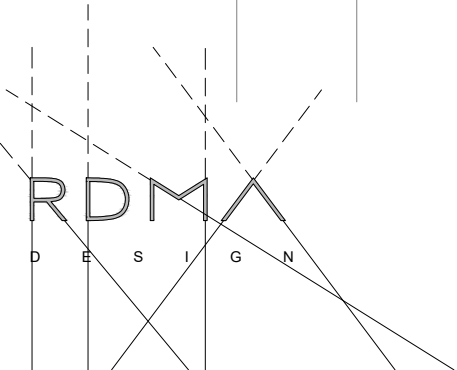
A-1.1 FLOOR PLAN

DEMOLITION



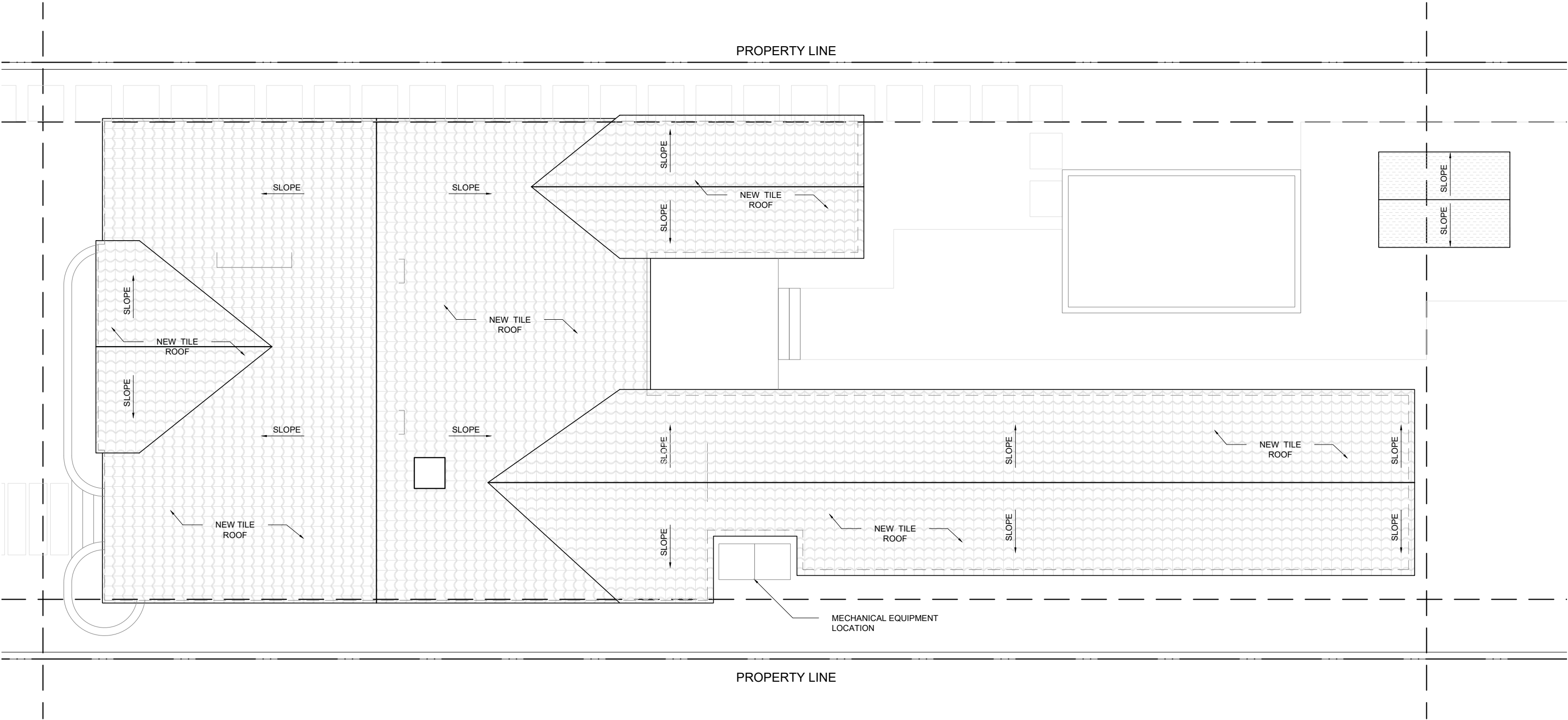
1 DEMOLITION PLAN
1/8" = 1'

Preliminary - for discussion purposes only



A-1.3 ROOF PLAN

PROPOSED



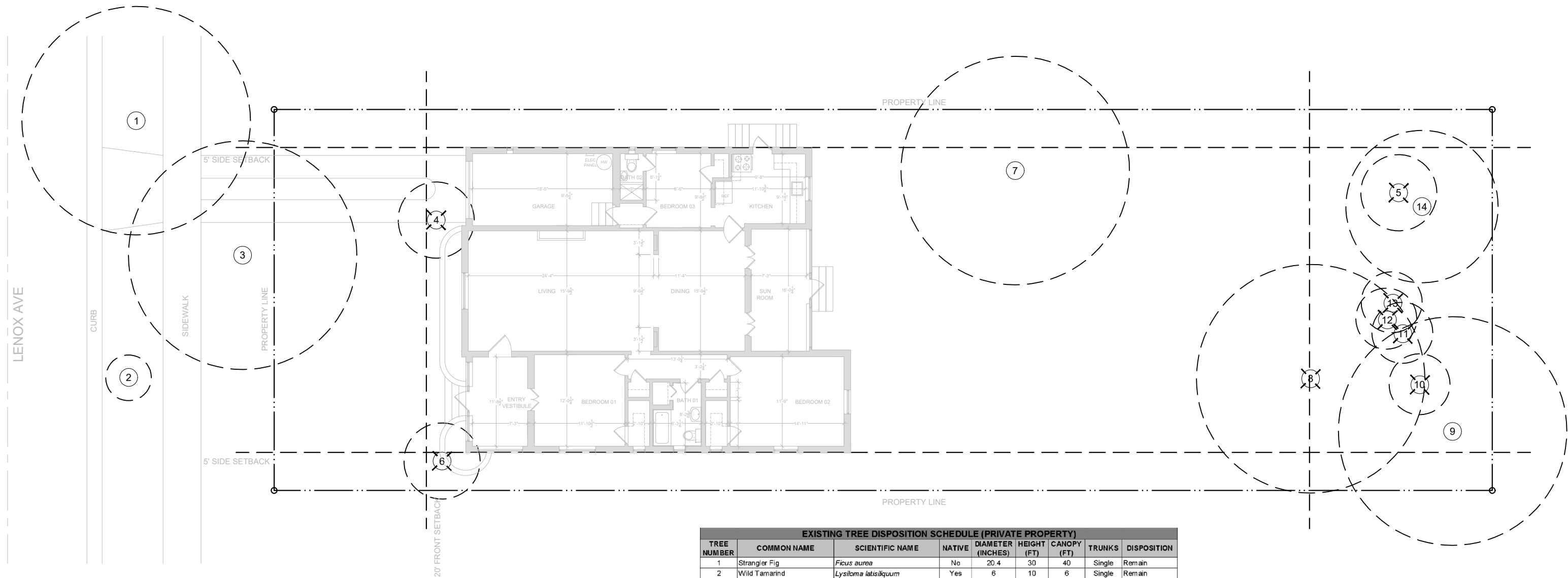
1 PROPOSED ROOF PLAN
1/8" = 1'



Preliminary - for discussion purposes only

L-1.0 TREE DISPOSITION PLAN

PROPOSED



EXISTING TREE DISPOSITION SCHEDULE (PRIVATE PROPERTY)								
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	NATIVE	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNKS	DISPOSITION
1	Strangler Fig	<i>Ficus aurea</i>	No	20.4	30	40	Single	Remain
2	Wild Tamarind	<i>Lysitoma latisiliquum</i>	Yes	6	10	6	Single	Remain
3	Southern Catalpa	<i>Catalpa bignonioides</i>	Yes	24	30	40	Single	Remain
4	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	8	35	10	Single	Remove
5	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	8	20	10	Cluster	Remove
6	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	8	35	10	Single	Remove
7	Sea Grape	<i>Coccoloba uvifera</i>	Yes	60	35	45	Multi	Remain
8	Mango Tree	<i>Mangifera indica</i>	No	9.6	30	30	Single	Remove
9	Ficus Tree	<i>Ficus aurea</i>	No	48	40	30	Single	Remain
10	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	6	35	8	Single	Remove
11	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	6	35	8	Single	Remove
12	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	6	35	8	Single	Remove
13	Alexander Palm	<i>Archontophoenix alexandrae</i>	No	6	35	8	Single	Remove
14	Yucca Tree	<i>Yucca aloifolia</i>	Yes	20	30	40	Single	Remain

EXISTING TREE & PALM LEGEND	
#	= TREE OR PALM TO REMAIN
#	= TREE OR PALM TO REMOVE

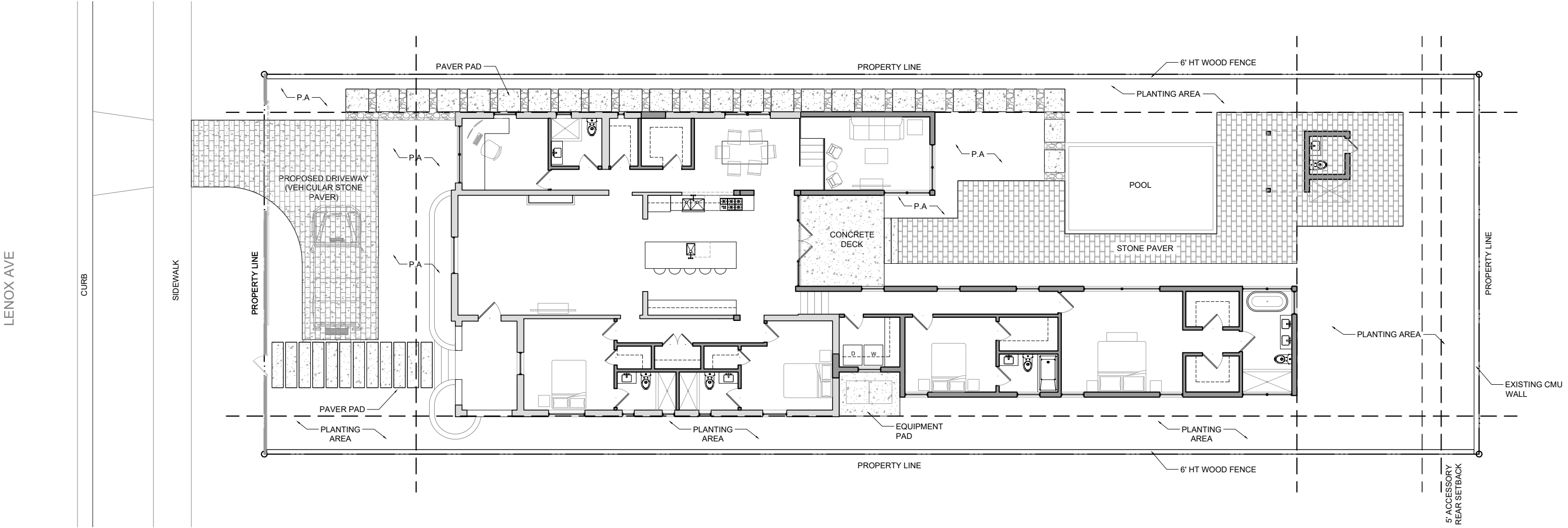
1 TREE DISPOSITION PLAN
5/64" = 1'



Preliminary - for discussion purposes only

L-1.1 HARDSCAPE PLAN

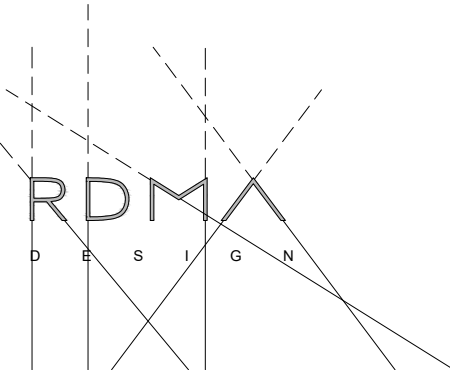
PROPOSED



1 HARDSCAPE PLAN
5/64" = 1'

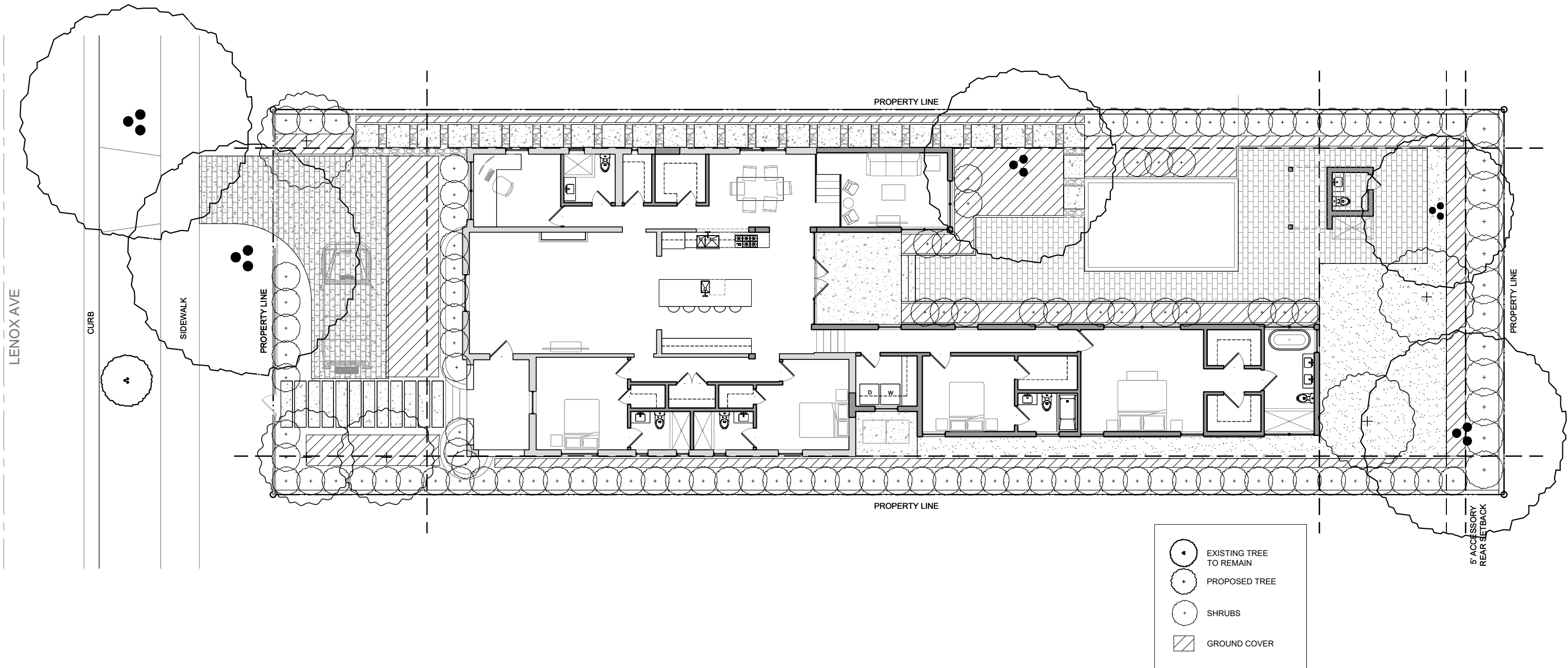


Preliminary - for discussion purposes only



L-1.2 PLANTING PLAN

PROPOSED

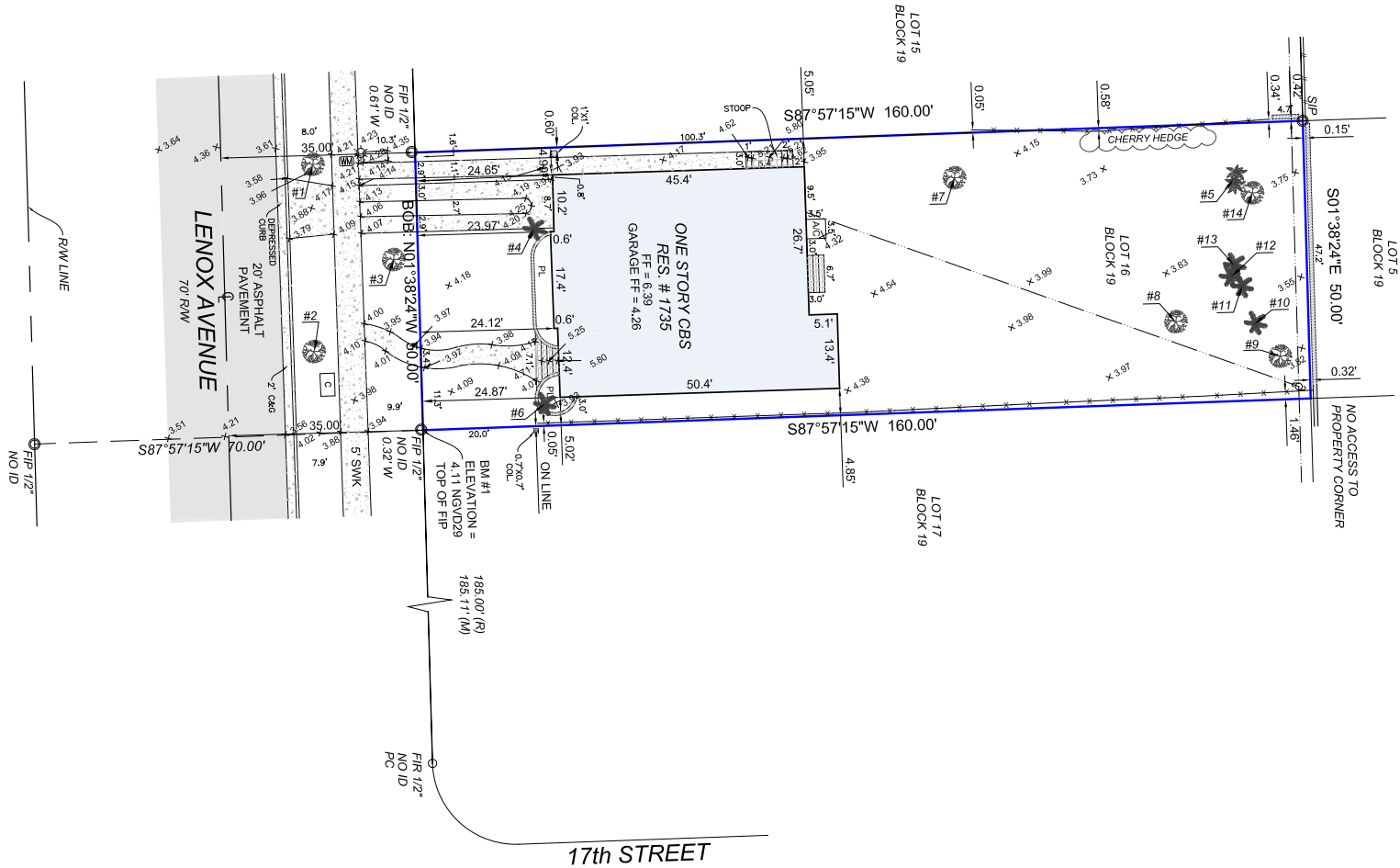


1 PLANTING PLAN
5/64" = 1'

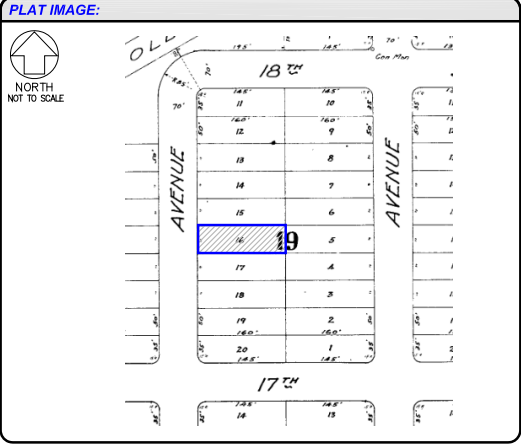
Preliminary - for discussion purposes only



MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com



LEGEND:

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- B/C = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- CAG = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DIE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVEWAY
- EB = ELECTRIC BOX
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- ORB = OFFICIAL RECORDS BOOK
- OIS = OFF-SET
- (P) = PLAT
- PBC = PALM BEACH COUNTY
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAEON (SURVEY NAIL)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- RW = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- WIF = WOOD FENCE
- WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- = HAND HOLE
- ⊠ = ELECTRIC BOX
- ⊞ = TELEPHONE RISER
- ⊞ = CABLE TV RISER
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = CURB INLET
- ⊞ = FIRE HYDRANT
- ⊞ = LIGHT POLE
- ⊞ = DRAIN
- ⊞ = VALVE
- ⊞ = GAS VALVE
- ⊞ = BACKFLOW PREVENTER
- ⊞ = BOLLARDS
- (00') = ORIGINAL LOT DISTANCE
- ⊞ = CENTRAL ANGLE
- ⊞ = CENTER LINE
- ⊞ = CATCH BASIN
- ⊞ = UTILITY POLE
- ⊞ = CONC. POLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = BEWER MANHOLE
- ⊞ = COMMUNICATOR MANHOLE
- ⊞ = FPL MANHOLE
- ⊞ = SIGN
- ⊞ = ANCHOR
- ⊞ = GUARD RAIL
- ⊞ = IRON FENCE
- ⊞ = WOOD FENCE
- ⊞ = CHAIN LINK FENCE
- ⊞ = OVERHEAD UTILITY WIRE
- ⊞ = LIMITED ACCESS RIGHT-OF-WAY LINE
- ⊞ = BOUNDARY LINE
- ⊞ = ELEVATION
- ⊞ = ENCROACHMENT NOTE (SEE SURVEYOR'S NOTES)

SURFACE:

- ASPHALT
- CONCRETE
- PAVERS
- BUILDING
- TILES
- WOOD
- COVER

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE WEST LINE OF LOT 16 HAS BEEN ASSIGNED A BEARING OF N 01°38'24" W.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE.
- NO VISIBLE ABOVE GROUND ENCROACHMENTS.
- PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY.

TREE TABLE					
TREE #	COMMON NAME	TRUNK DIAMETER	HEIGHT	CANOPY	REMARKS
1	STRANGLER FIG	1.7'	30'	40'	
2	WILD TAMARIND	0.5'	10'	6'	
3	SOUTHERN CATALPA	2'	30'	40'	
4	ALEXANDRA PALM	0.7'	35'	10'	
5	ALEXANDRA PALM	0.7'	20'	10'	CLUSTER
6	ALEXANDRA PALM	0.7'	35'	10'	
7	SEA GRAPE	5'	35'	45'	
8	AVOCADO	0.8'	30'	30'	
9	FICUS	4'	40'	30'	
10	ALEXANDRA PALM	0.5'	35'	8'	
11	ALEXANDRA PALM	0.5'	35'	8'	
12	ALEXANDRA PALM	0.5'	35'	8'	
13	ALEXANDRA PALM	0.5'	35'	8'	
14	YUCCA	1.7'	30'	40'	

PROJECT:

DATE OF FIELD SURVEY: 03/24/2022
JOB #: 220334700
FILE #: D-1593
PROJECT NAME: SURVEYS 2022
CAD FILE(M): GREEN
PARTY CHIEF: MUNOZ
F.B.: x PG. x
SHEET 1 OF 1

CERTIFIED TO:

MINDEE GREEN
FIDELITY NATIONAL TITLE COMPANY
BALZU & ASSOCIATES

REVISIONS:

PROPERTY ADDRESS:

1735 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:

LOT 16, BLOCK 19, OF PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK REFERENCE:

NAME: C-100
ELEV(NGVD29): 11.05
LOCATION: 25' SOUTH OF C/L OF EASTBOUND LANE
DADE BLVD
DESCRIPTION: BRIDGE OVER COLLINS CANAL
LOCATION: 65' EAST OF C/L OF ROAD
DESCRIPTION: BRASS DISC IN NORTH CORNER OF BRIDGE

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120661 MAP & PANEL NUMBER 12086C031Z SUFFIX L

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

Juan A. Suarez,
License No. L56220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - 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 FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1735 Lenox Ave, Miami Beach 33139-2414			
2	Folio number(s):	02-3234-004-0400			
3	Board and file number(s) :				
4	Year built: 1936	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	Yes			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	Yes			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:		4.0' NGVD
9	Adjusted grade (Flood+Grade/2):	8.0'+4.0'=12/2=6.0'	Free board:		1'-0"
10	30" above grade:	6.5'	Lot Area:		8,000sf
11	Lot width:	50'	Lot Depth:		160'
12	Max Lot Coverage SF and %:	3,200sf (40%)	Proposed Lot Coverage SF and %:		3,189sf (40%)
13	Existing Lot Coverage SF and %:	2001sf (25%)	Net Lot coverage (garage-storage)		
14	Front Yard Open Space SF and %:	521sf (52% of 1,000sf)	Rear Yard Open Space SF and %:		1022sf (85% of 1,200sf)
15	Max Unit Size SF and %:	4,000sf (50%)	Proposed Unit Size SF and %:		3,189sf (40%)
16	Existing First Floor Unit Size:	1903sf	Proposed First Floor Unit Size:		3,189sf (40%)
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	n/a			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	No	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	27'-0"	15'-10"	15'-10"	
20	Front Setbacks:	20'-0"	24'-7 1/2"	24'-7 1/2"	
	Front First level:	20'-0"	24'-7 1/2"	24'-7 1/2"	
	Front second level:	n/a	n/a	n/a	
21	Front second level if lot coverage is 25% or greater:	n/a	n/a	n/a	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	n/a n/a	n/a n/a	n/a n/a	
22	Sum of side yard :	12.5' (25% lot width)	9.90'	12.55'	
23	Side 1:	7.5'	5.05'	5.05'	
24	Side 2 or (facing street):	7.5'	4.85'	7.5'	
25	Rear:	24'-0"	84'-3 1/2"	24'-0"	
26	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
27	Accessory Structure Side 2 or (facing street) :	7'-6"	n/a	34'-6"	
28	Accessory Structure Rear:	7'-6"	n/a	17'-0"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields. Side Setbacks for architecturally significant structures: 142.108.G.2.J, Pool Setbacks: 142.106.b.16.b.3				

G-1.0 ZONING DATA & DRAWING LIST

DRAWING LIST

Cover

Survey

G-1.0 Zoning Data & Drawing Lists

G-1.1 Location Map

G-2.0 Current Context Photos

G-3.0 Current Site Photos

A-0.0 Lot Coverage Diagrams

A-0.1 Open Space Diagrams

A-0.2 Site Plan

A-1.0 Existing Floor Plan

A-1.1 Demolition Floor Plan

A-1.2 Proposed Floor Plan

A-1.3 Proposed Roof Plan

L-1.0 Tree Disposition Plan

L-1.1 Proposed Hardscape Plan

L-1.2 Proposed Planting Plan

A-2.0 Existing Elevations

A-2.1 Demolition Elevations

A-2.2 Proposed Elevations

A-2.3 Proposed Elevations

A-3.0 Proposed Sections

A-4.0 Proposed Rendered Elevations

A-4.1 Proposed Rendered Elevations

A-5.0 Proposed Rendered Perspectives

A-5.1 Proposed Rendered Perspectives

A-5.2 Proposed Rendered Perspectives

A-5.3 Proposed Rendered Perspectives

Preliminary - for discussion purposes only

R D M

D E S I G N

G-2.0 CURRENT CONTEXT PHOTOS



A



B



C



D



E



Preliminary - for discussion purposes only

G-2.1 CURRENT CONTEXT PHOTOS



A



B



C



D



E



Preliminary - for discussion purposes only



G-3.1 CURRENT SITE PHOTOS



A



B



C



D



E

Preliminary - for discussion purposes only

