

# HISTORIC PRESERVATION BOARD SET



RESIDENCE DETACHED ADDITION  
925 LENOX AVE  
MIAMI BEACH, FL. 33139

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DRAWN BY:  
  
REVISIONS:

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001672

3  
DESIGN  
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137  
P: 305.438.8377 | F: 305.438.8379

SEAL

NEW CONSTRUCTION  
FOR  
925 LENOX  
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

HPB-0.0  
COVER SHEET

NOTE:  
PREVIOUSLY APPROVED BY THE BOARD  
HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 04.25.2016

02-4203-014-0190

APPLICABLE CODES:

Florida Building Code, Existing - 2010  
Florida Building Code, Residential - 2010  
Florida Fire Prevention Code - 2010 Edition

LENOR MANOR RE-SUB PB 7-15 LOT 9 BLK 120 LOT SIZE 62.500 X  
160 OR 19557-1415 03 2001 1 COC 26451-4223 06 2008 1

## RM-1

OCCUPANCY: RM-1 RESIDENTIAL MULTIFAMILY LOW DENSITY  
HISTORIC PRESERVATION DISTRICT: FLAMINGO  
TOTAL SITE AREA: 10,000 SF (LOT SIZE: 62.5' X 60')

THE ADDITION OF A 3 STORY DUPLEX INCLUDING A POOL/POOL DECK AT ROOF LEVEL TO BE LOCATED AT THE REAR OF THE PROPERTY. THE DEMOLITION OF THE EXISTING STEPS AT THE REAR OF THE EXISTING BUILDING TO BE REPLACED BY NEW CONCRETE STEPS, CONCRETE WALKWAY AND LANDSCAPE BETWEEN BUILDINGS. THE PROPOSED DUPLEX WILL BE OF AN ART DECO/CONTEMPORARY STYLE DESIGN, AND A CONCRETE AND GLASS TYPE CONSTRUCTION.

MAIN BUILDING:	ALLOWED:	PROVIDED:
FRONT	20'-0" FROM PL/10' FROM EXIST.	73'-3" FROM PL/10' FROM EXIST.
REAR	16'-0"	5'-0"
NORTH SIDE	7'-6"	6'-0"
SOUTH SIDE	7'-6"	7'-6"

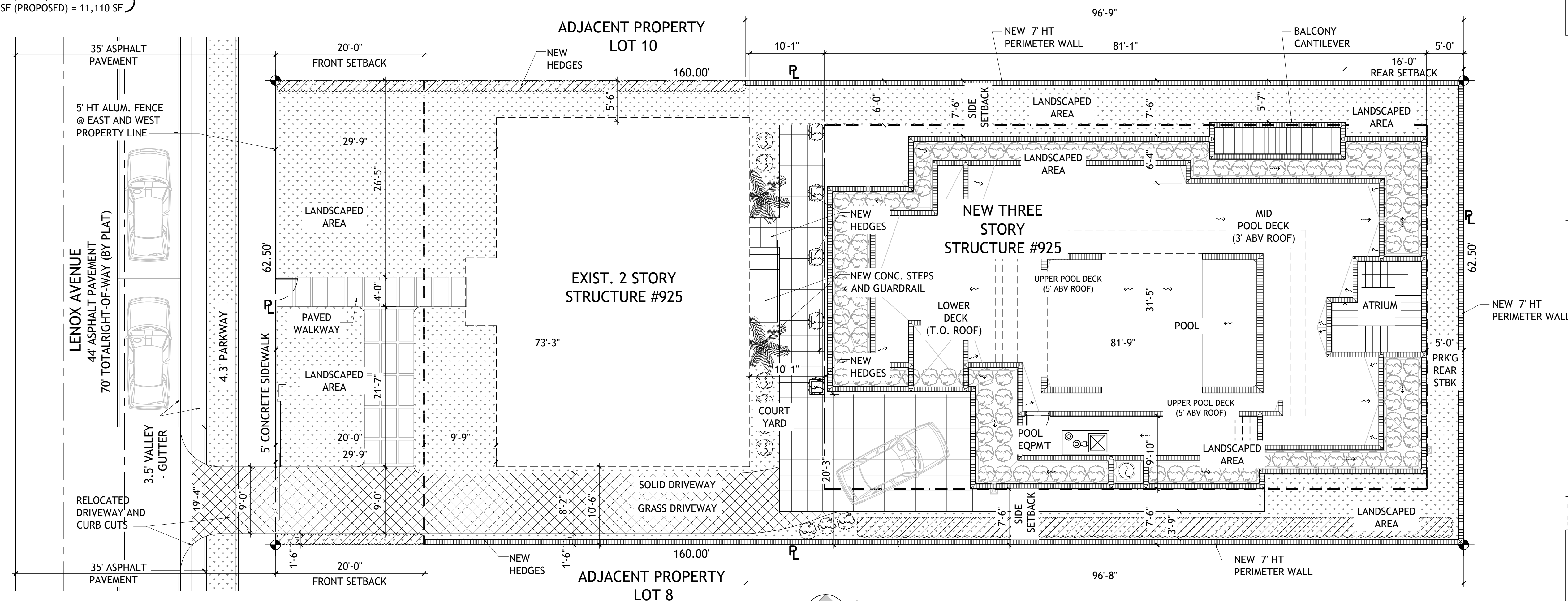
FRONT	20'-0"	20'+
REAR	5'-0"	5'-0"
NORTH SIDE	5'-0"	7'-6"
SOUTH SIDE	5'-0"	7'-10"

	ALLOWED:	PROVIDED:
# OF STORIES:	3 STORIES	3 STORIES + POOL TERRACE
BUILDING HEIGHT:	35 ABV GRADE	34'-11" TOP OF ROOF

	ALLOWED:	PROVIDED:
LOT AREA:	5,600 SF	10,000 SF
UNIT SIZE:	550 SF	2,000+ SF
MAXIMUM FLOOR AREA:	1.25 OF 10,000 SF = 12,500 SF	( 3,295 SF (EXIST.) +7,815 SF (PROPOSED) = 11,110 SF )

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8' NGVD

EXISTING UNITS:	3 UNITS
PROPOSED:	2 UNITS
TOTAL	5 UNITS



NOTE:  
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HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 04.25.2016

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## HPB-1.0

SITE PLAN, GENERAL  
NOTES & PROJECT DATA



**STREET VIEW (WEST)**

SCALE: N.T.S.



**SIDE VIEW (SOUTH)**

SCALE: N.T.S.



**AERIAL VIEW - CONTEXTUAL PERSPECTIVE**

SCALE: N.T.S.

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HPB-5.6

PERSPECTIVES/

RENDERINGS