

SHEET INDEX - HISTORIC PRESENTATION BOARD REVIEW

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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"

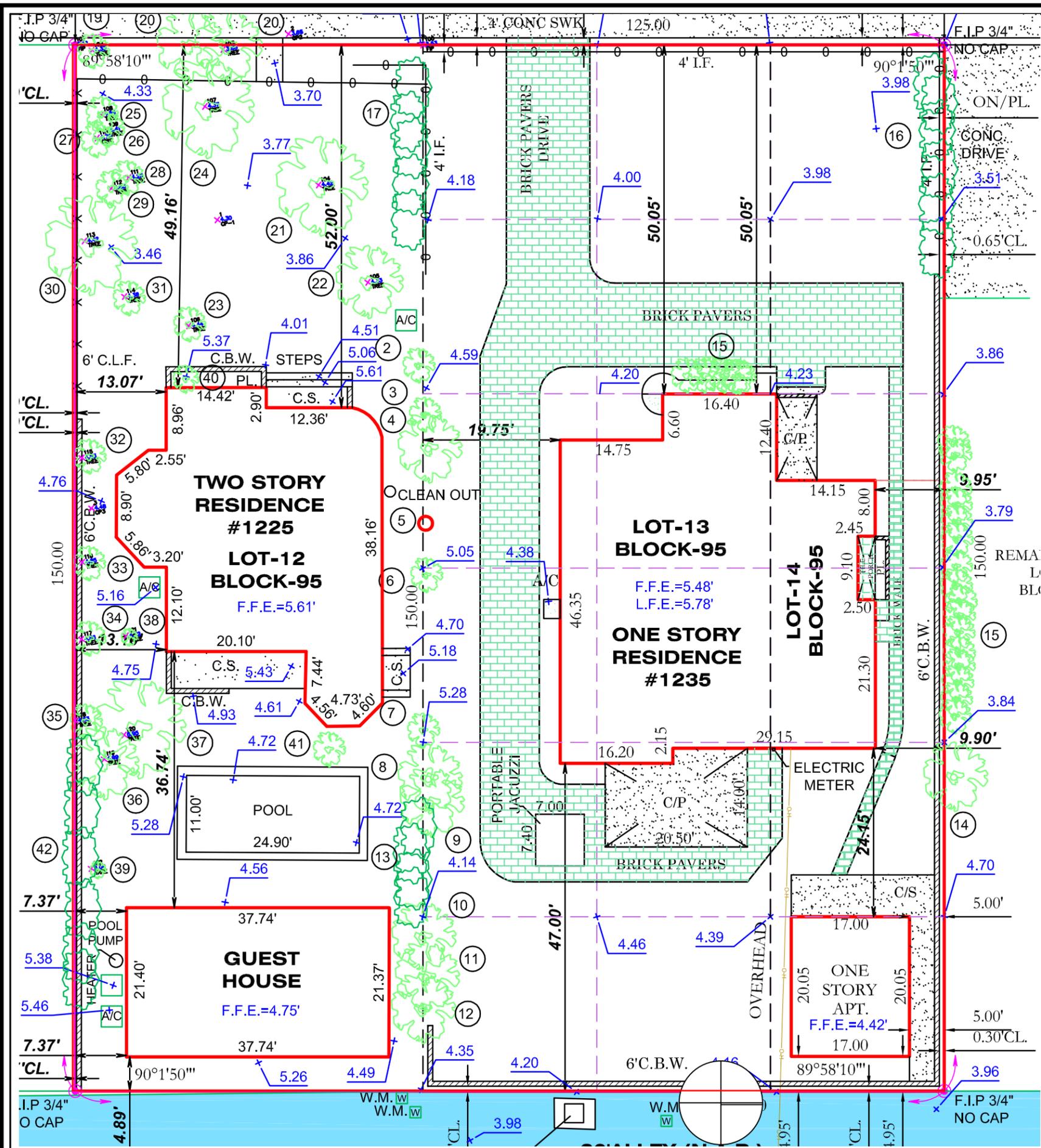
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

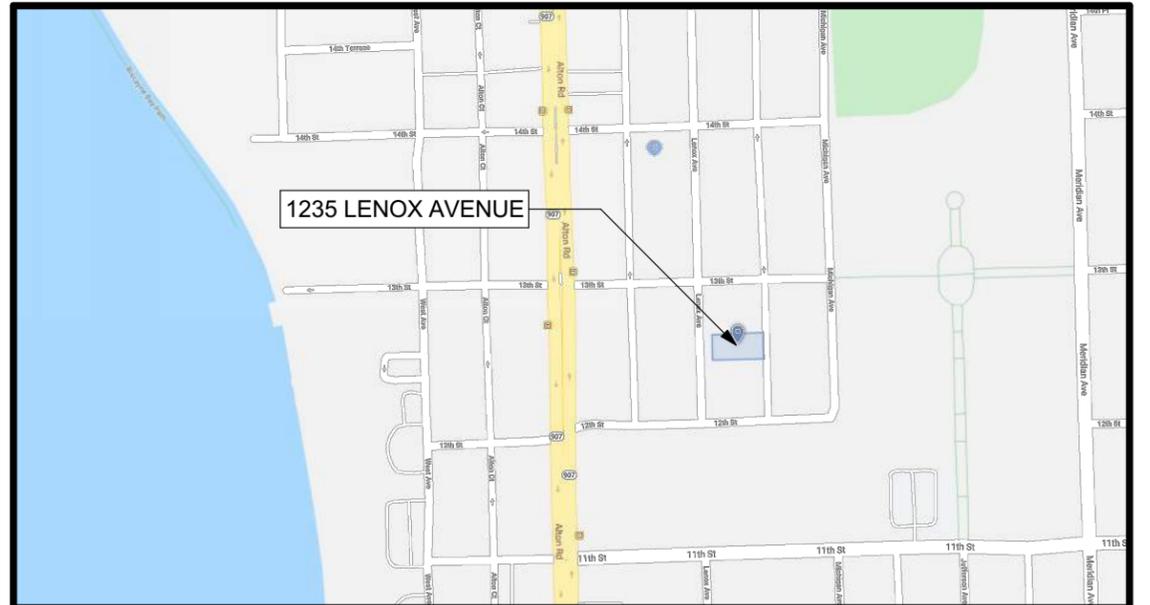
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COVER SHEET

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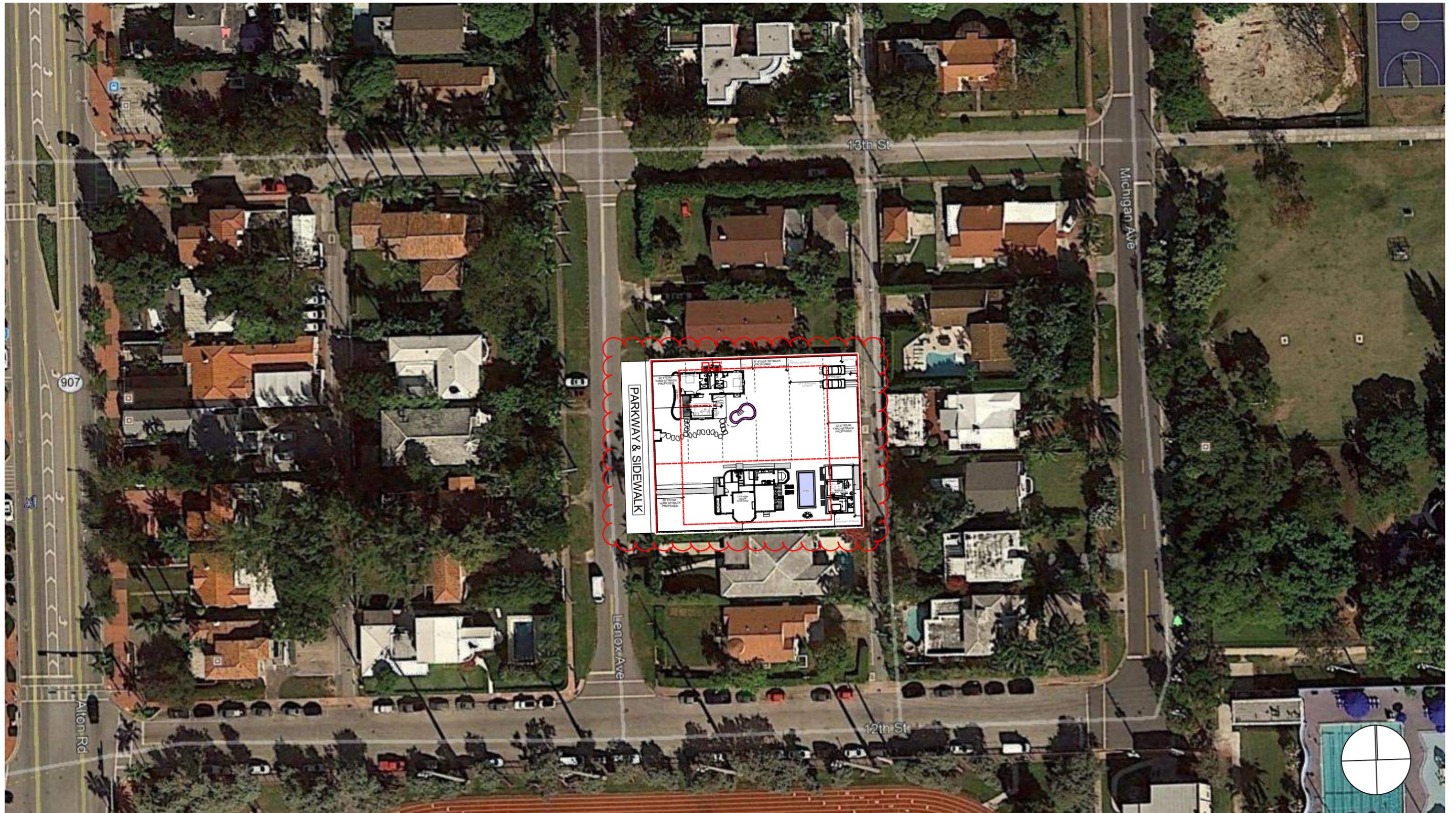


3 CITY MAP
2 NOT TO SCALE



4 NEIGHBOURHOOD MAP
2 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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 SURVEY ENLARGED
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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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MIAMI BEACH

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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

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 %:	3,239.7 SF / 17.3% (1,074.7 SF / 5.7% New)
10	Existing Lot Coverage SF and %:	4,684 SF / 25%	Lot coverage deducted (garage-storage) SF:	3,071.9 SF / 16.4%
11	Required Front Yard Open Space SF and %:	1,250 SF / 50%	Required Rear Yard Open Space SF and %:	1,968.75 SF / 70% 4,072.9 SF / 21.7% (1,074.7 SF New)
12	Max Unit Size SF and %:	9,375 SF / 50%	Proposed Unit Size SF and %:	3,239.7 SF (1,074.7 SF New)
13	Existing First Floor Unit Size:	4,684 SF	Proposed First Floor Unit Size:	20,687.3 ft ³ / 75.3% (Existing non-conforming condition)
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	
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) 5'-0" (Variance Requested)
23	Rear:	22'-6"	52.48' (1225) 47.00' (1235)	52.48' (1225 Existing) 82'-11" (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	1,074.7 sq. ft.
1225 Existing + 1235 Proposed (1 st Floor)	3,239.7 sq. ft.
1225 Existing + 1235 Proposed (2 nd Floor)	1,001 sq. ft.
	Combined Unit Size: 4,240.7 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"

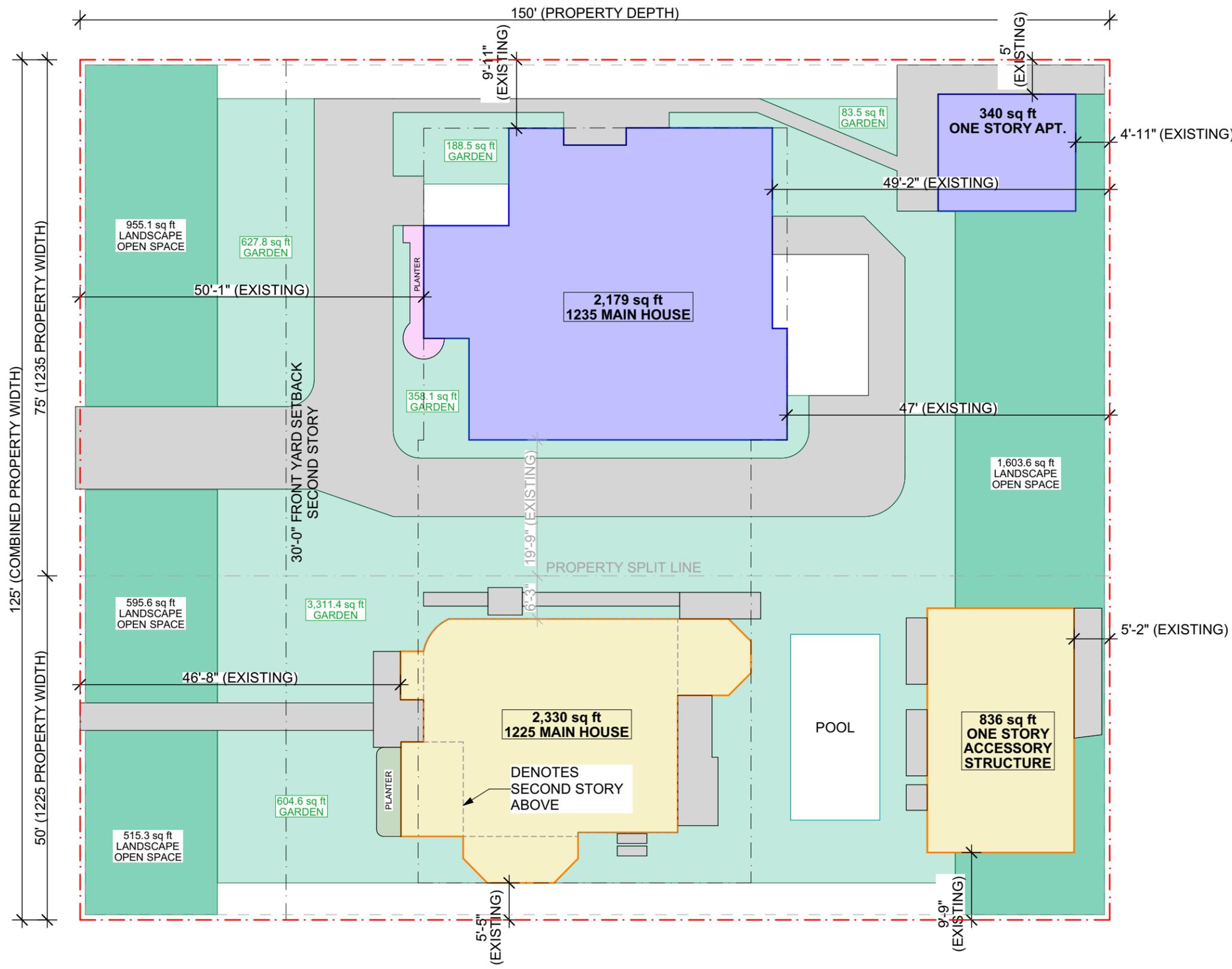
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

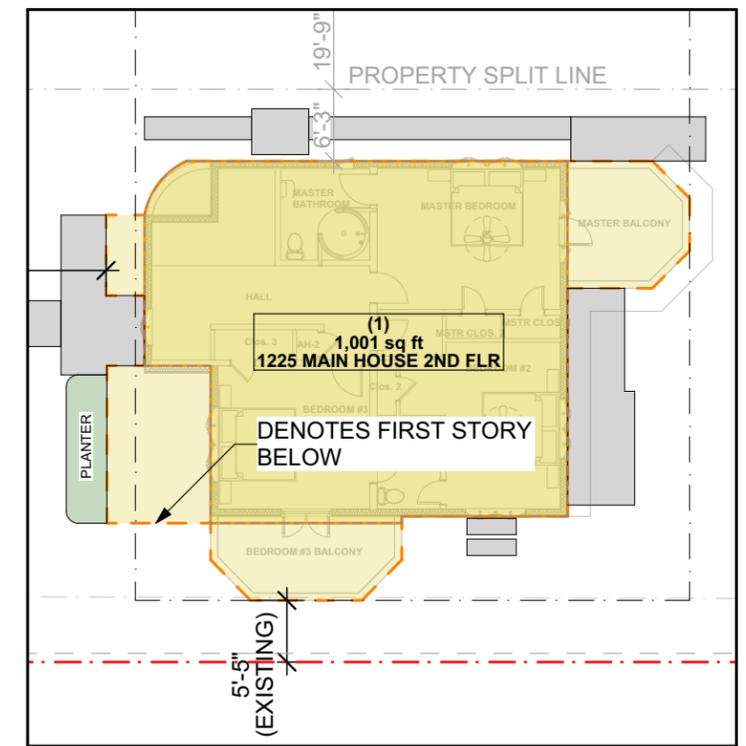
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ZONING DATA

04/14 SUBMISSION



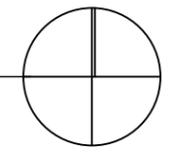
GARDEN SPACE AREA	
EXISTING GARDEN AREA	5,173.9 SF (627.8 + 188.5 + 358.1 + 83.5 + 3,311.4 + 604.6)



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EXISTING GARDEN SPACE

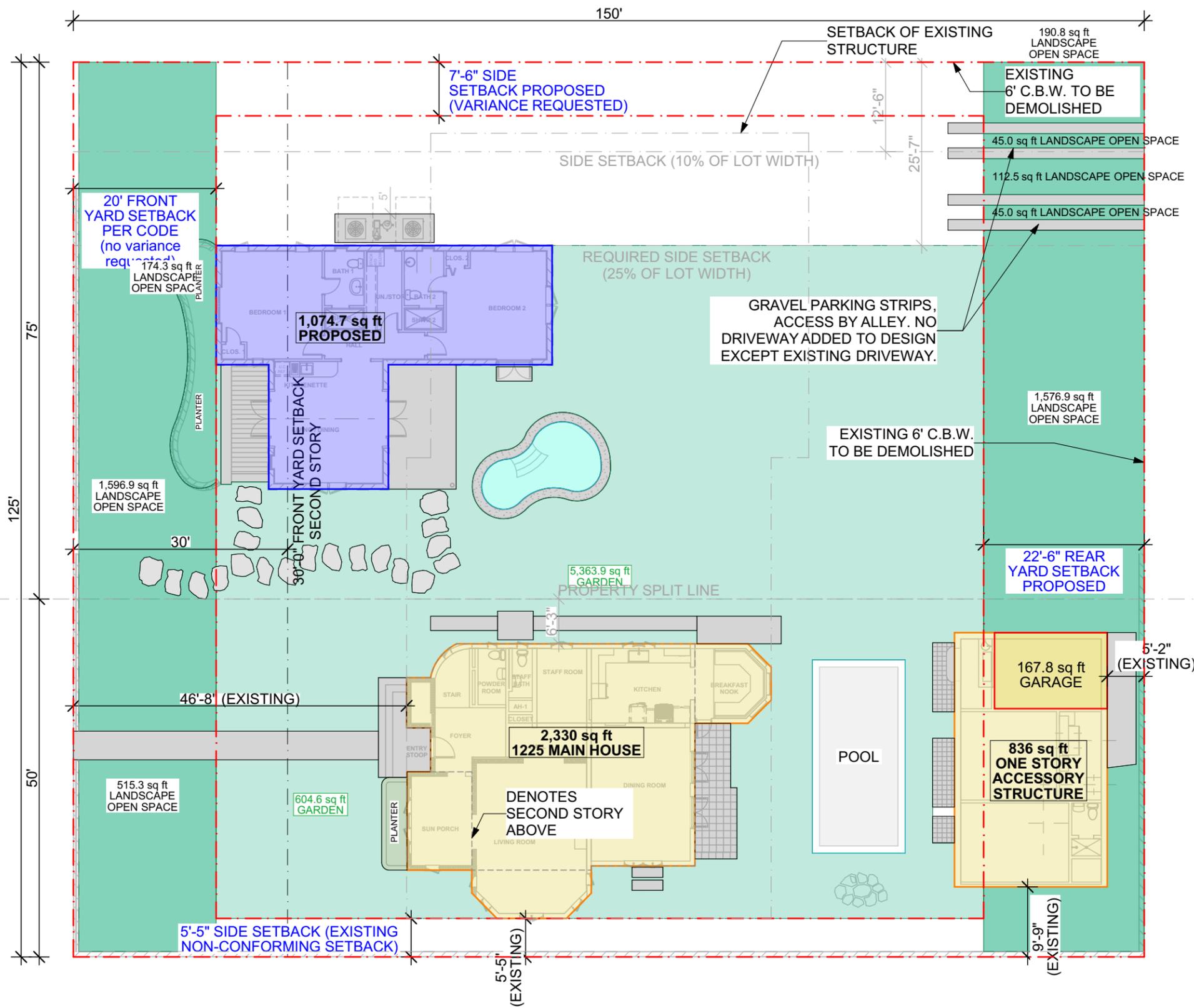
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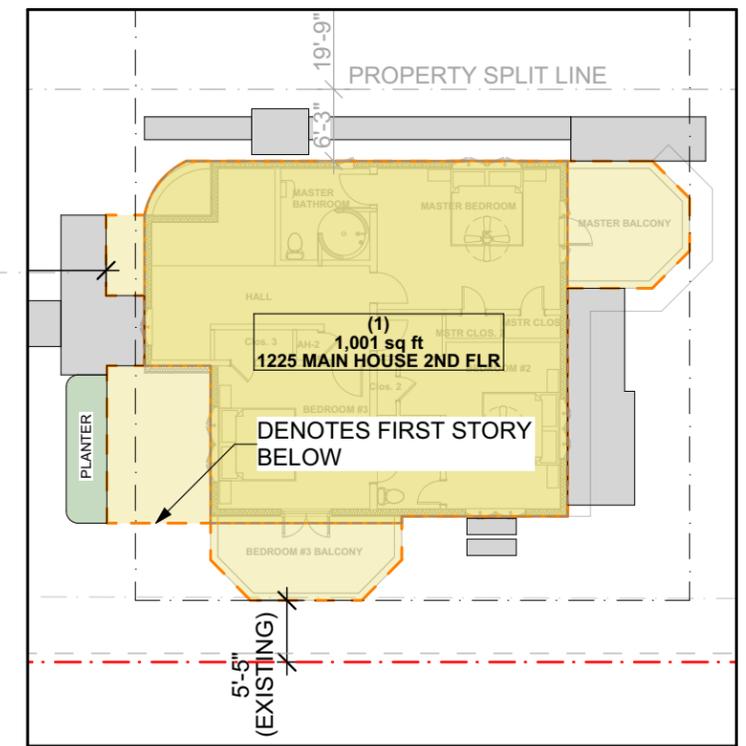
1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)
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EXISTING GARDEN SPACE
04/14 SUBMISSION



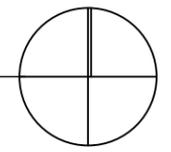
GARDEN SPACE AREA		
EXISTING GARDEN AREA	5,173.9 SF	(627.8 + 188.5 + 358.1 + 83.5 + 3,311.4 + 604.6)
GARDEN AREA W/O VARIANCES	5,968.5 SF	(5,363.9 + 604.6)



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11

GARDEN SPACE W/O VARIANCES

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



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

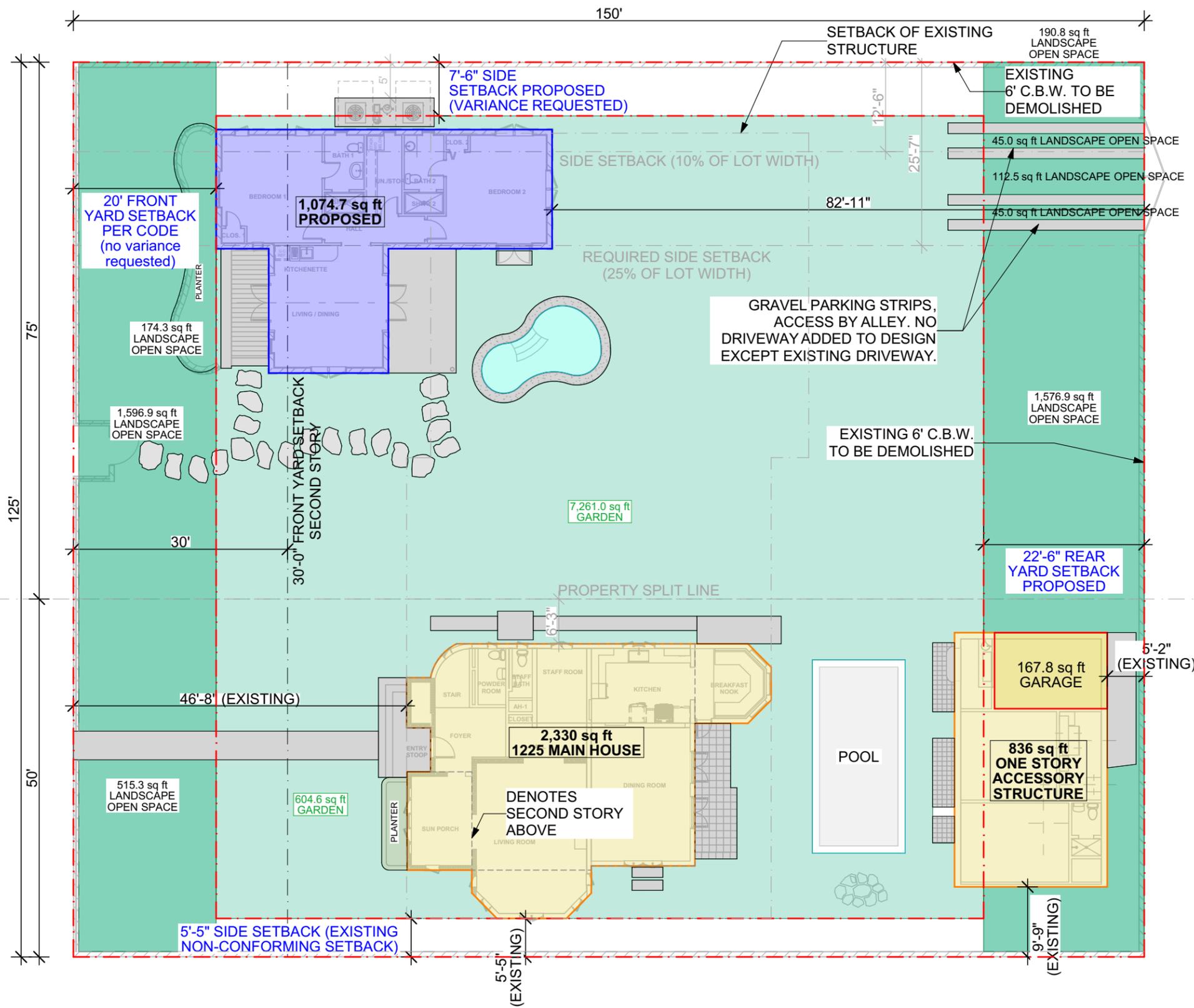
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

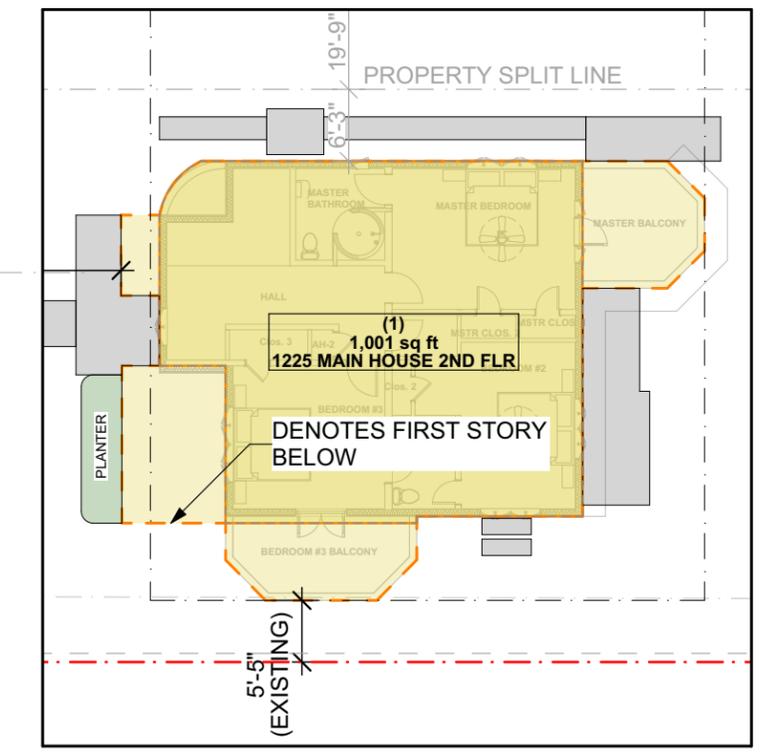
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GARDEN SPACE W/O VARIANCES

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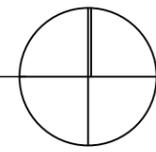
GARDEN SPACE AREA		
EXISTING GARDEN AREA	5,125.5 SF	(627.8 + 188.5 + 358.1 + 83.5 + 3,263 + 604.6)
GARDEN AREA W/O VARIANCES	5,968.5 SF	(5,363.9 + 604.6)
GARDEN AREA W/ VARIANCES	7,865.6 SF	(7,261 + 604.6)



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12

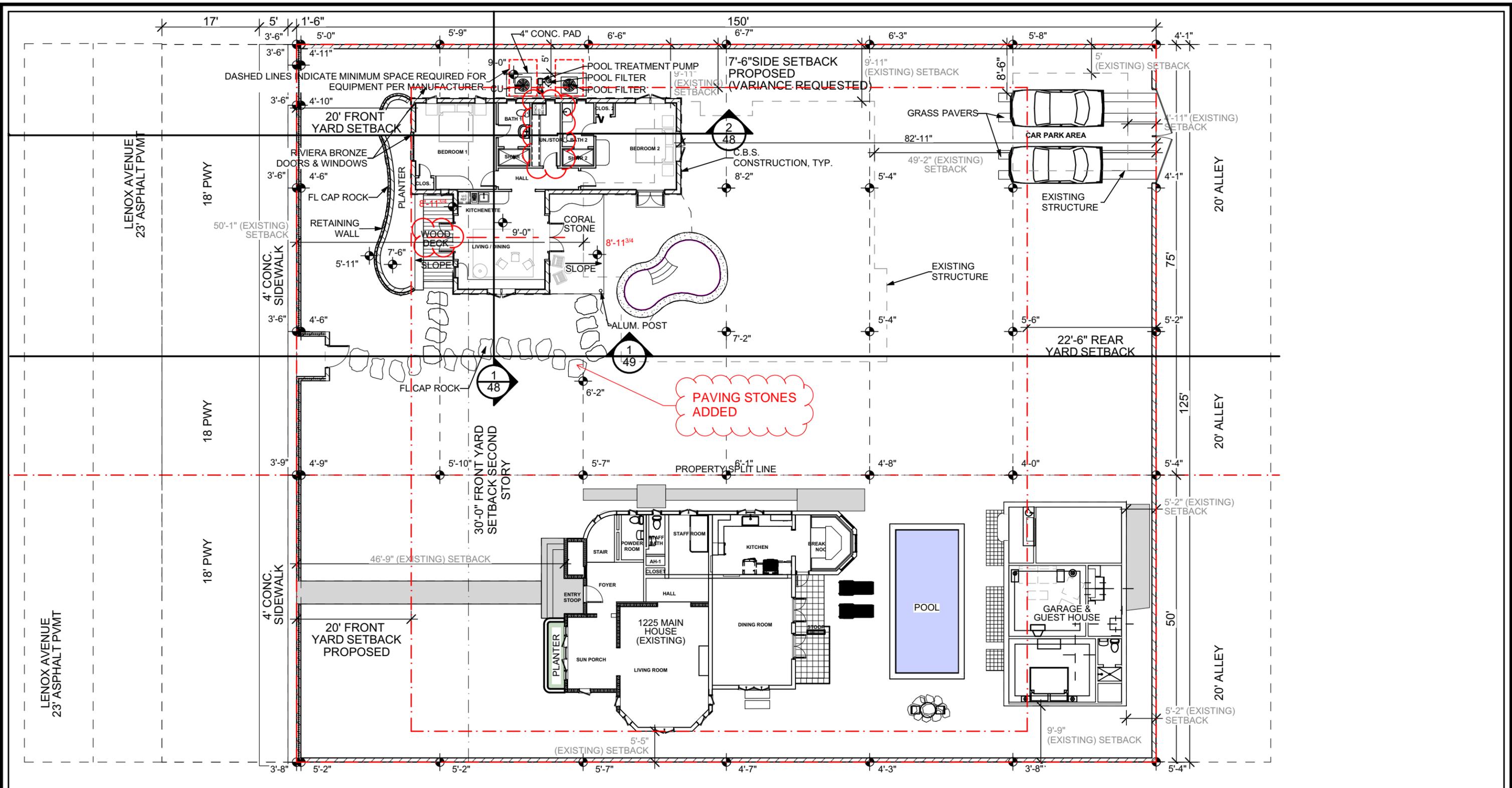
GARDEN SPACE W/ VARIANCES

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



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

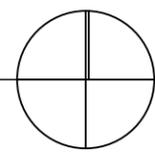
(1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 GARDEN SPACE W/ VARIANCES
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14

SITE PLAN (W/ HARDSCAPE)

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



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

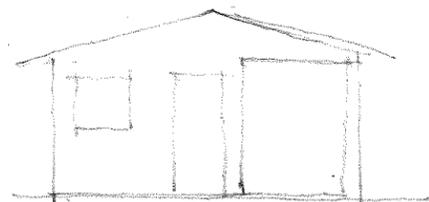
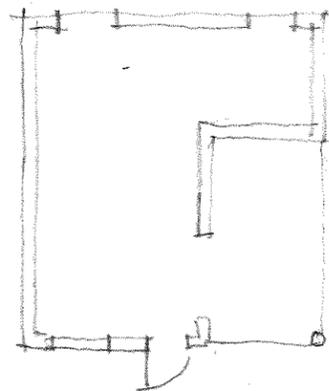
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

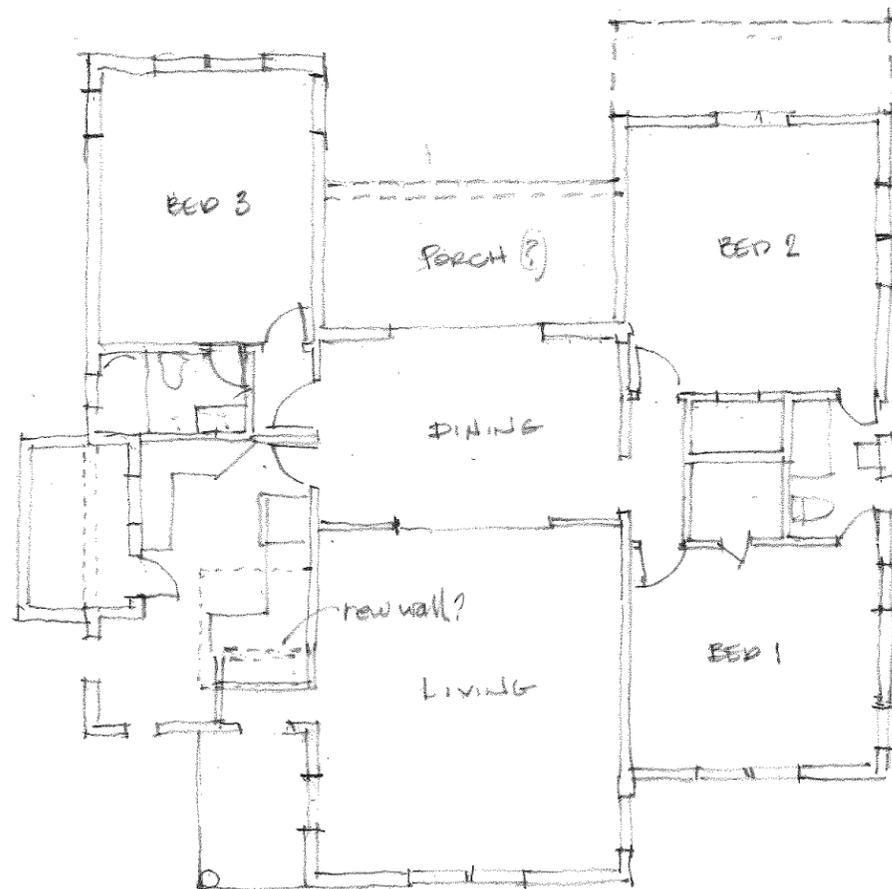
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SITE PLAN

04/14 SUBMISSION



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



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

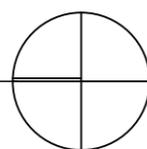
- NEW WINDOWS
- NO ORIGINAL FINISHES
- WATER DAMAGE & MILDEW
- ROT ON BASE BOARDS
- NEW INTERIOR DOORS
- ADDED REAR PORCH
- NEW ROOF & PLYWOOD ROOF DECK (Current roof not consistent with 1930s architecture)
- NEW OVERHANG W/ STUCCO (Stucco overhangs not consistent with 1930s architecture)
- NEW TRUSSES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

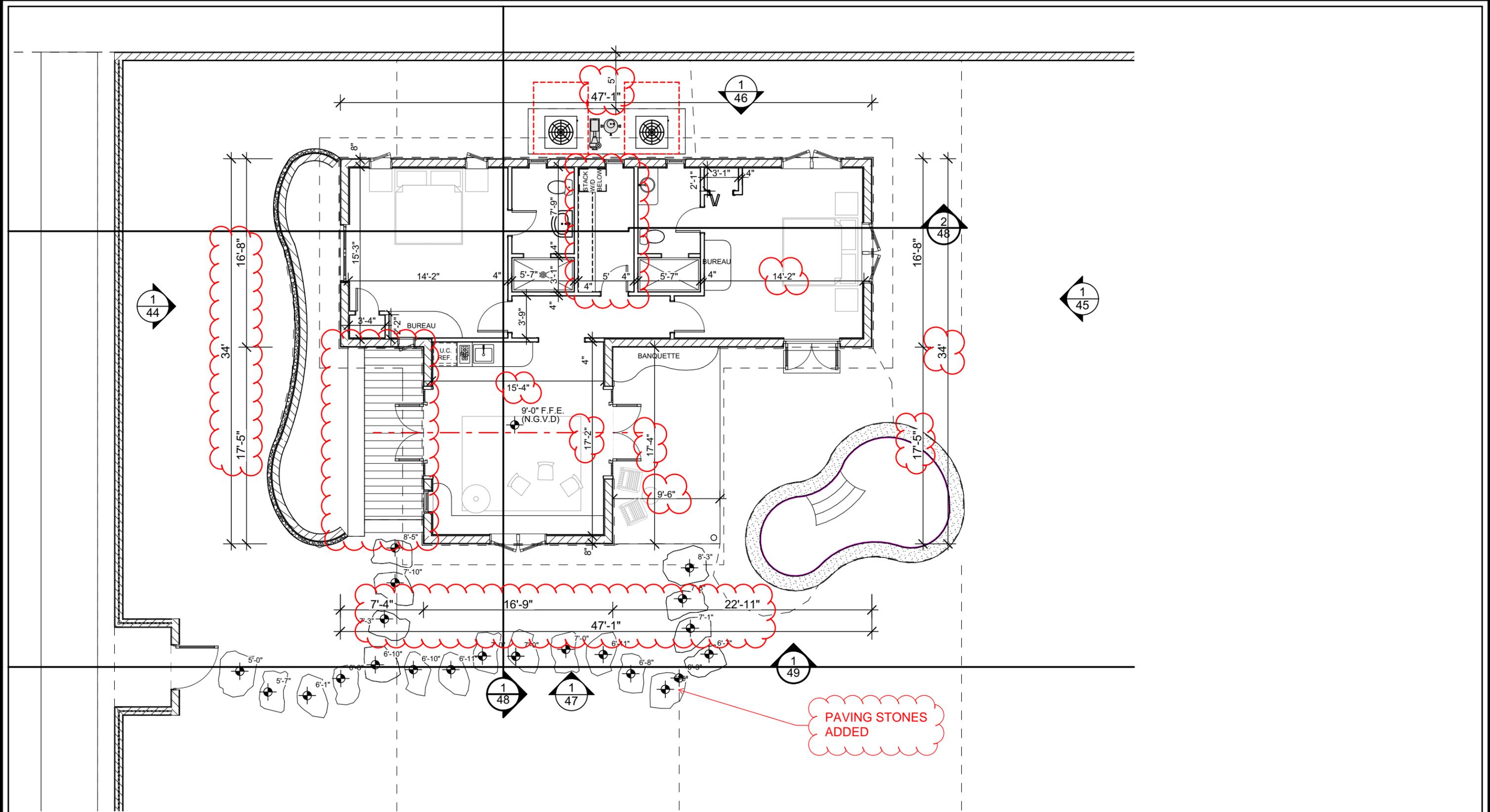
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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EXISTING ROOF PHOTOGRAPHS

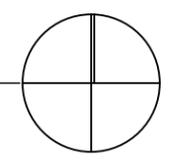
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42

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

04/14 SUBMISSION

20' FRONT
YARD SETBACK
PROPOSED

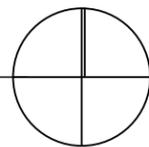
7'-6" SIDE SETBACK
PROPOSED
(VARIANCE REQUESTED)



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43

ROOF PLAN

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



1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

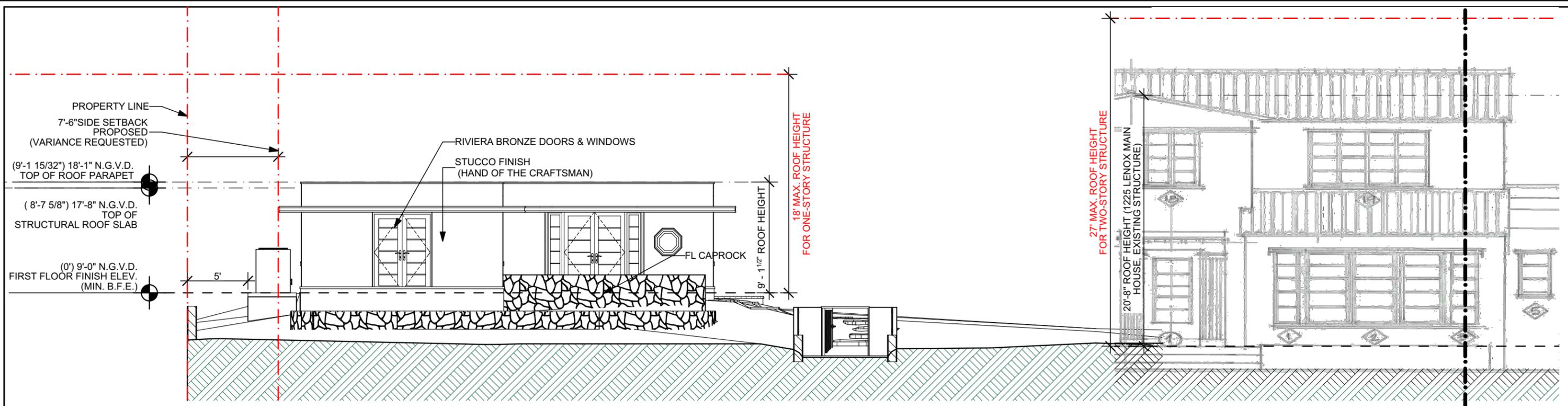
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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ROOF PLAN

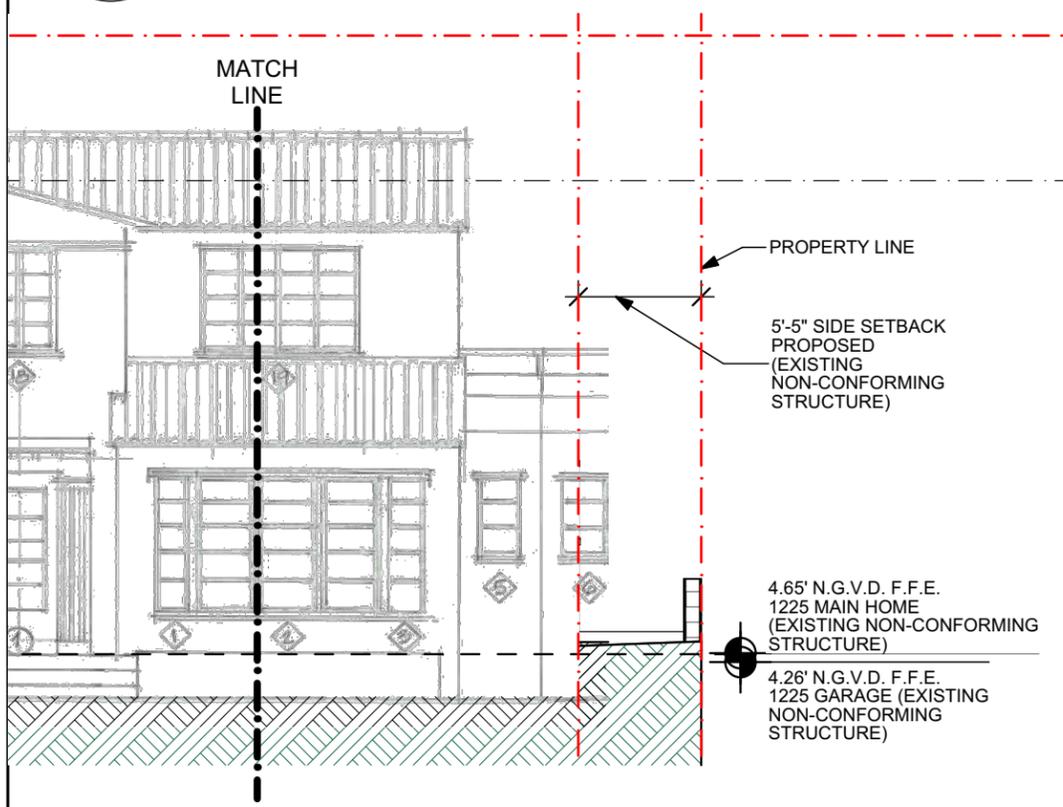
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1
44

WEST ELEVATION

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



2
44

WEST ELEVATION

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

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

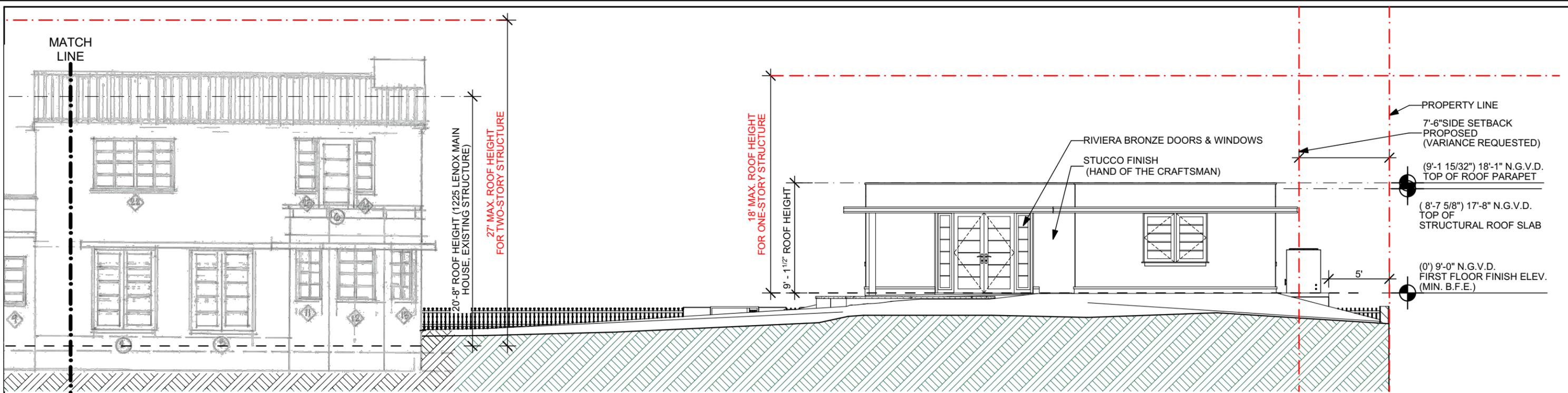
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1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

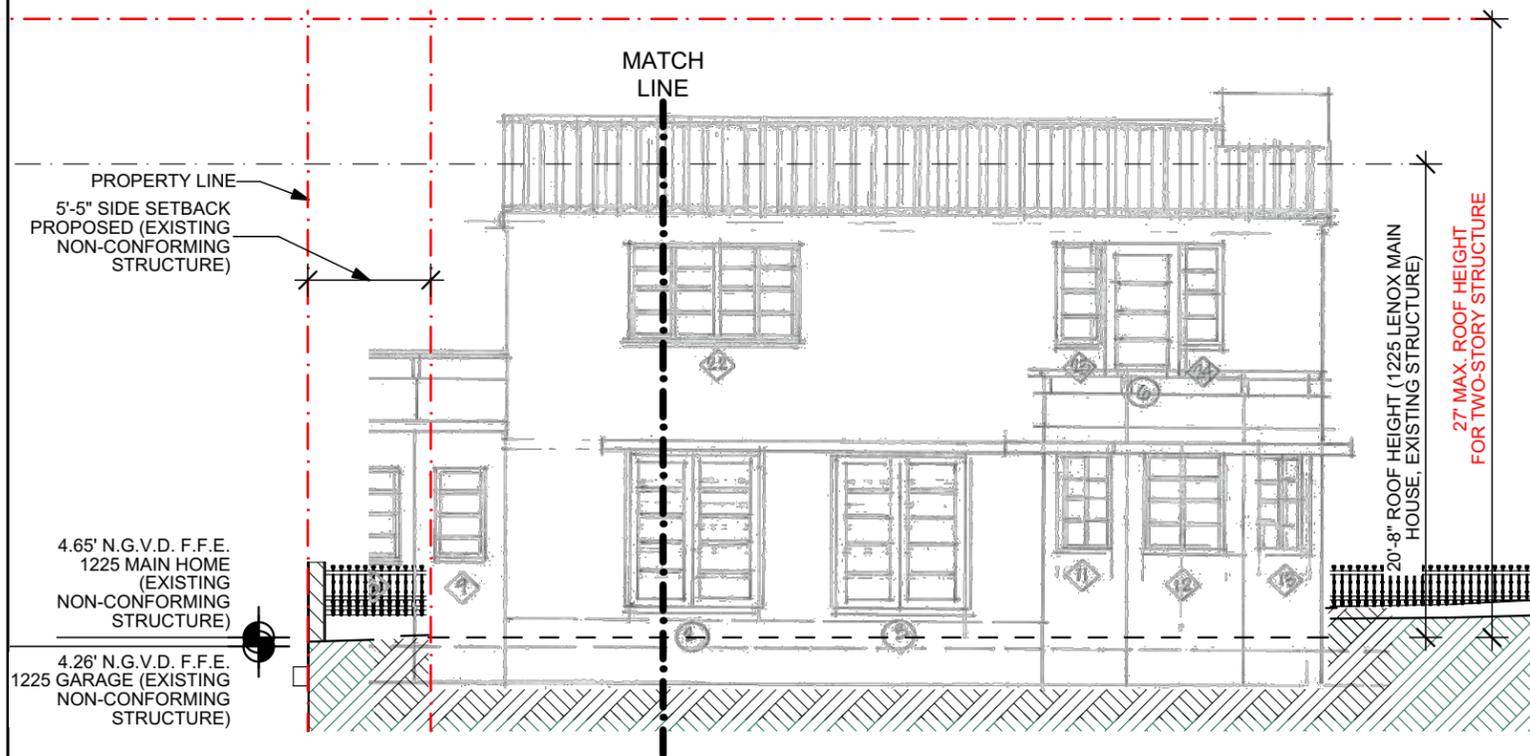
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WEST ELEVATION

04/14 SUBMISSION

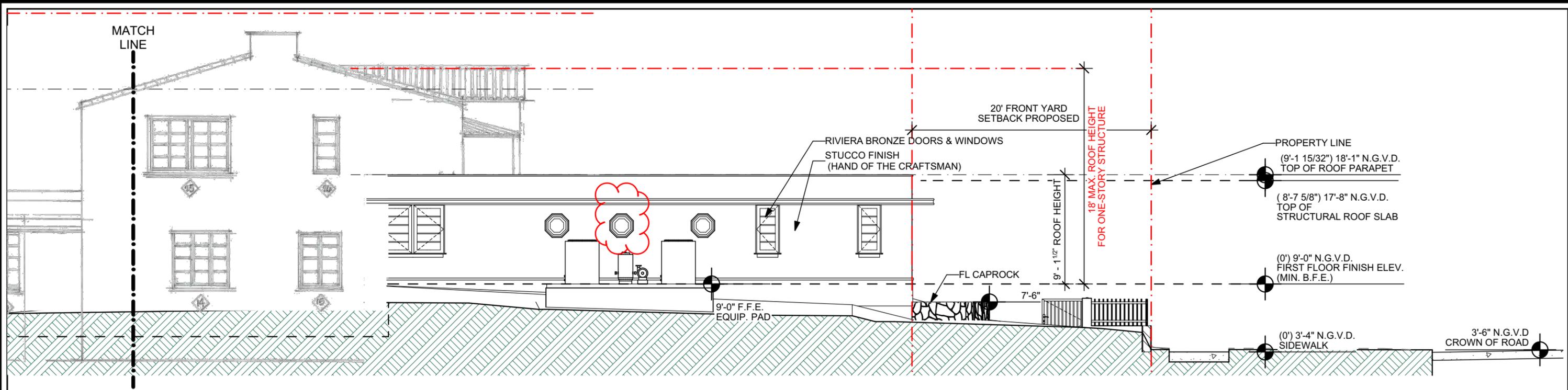


1
45
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

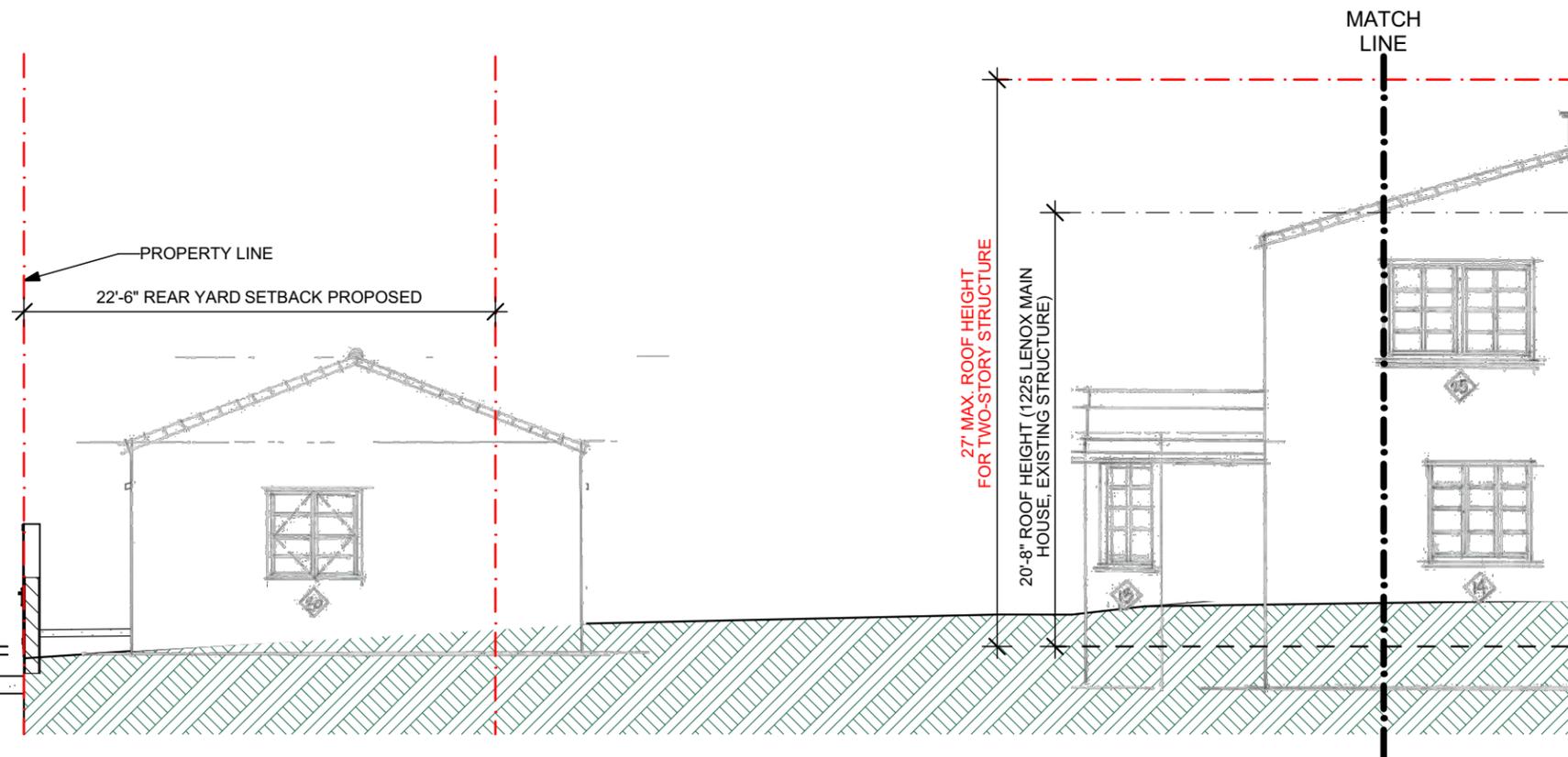
1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
 (1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 EAST ELEVATION
 04/14 SUBMISSION



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"

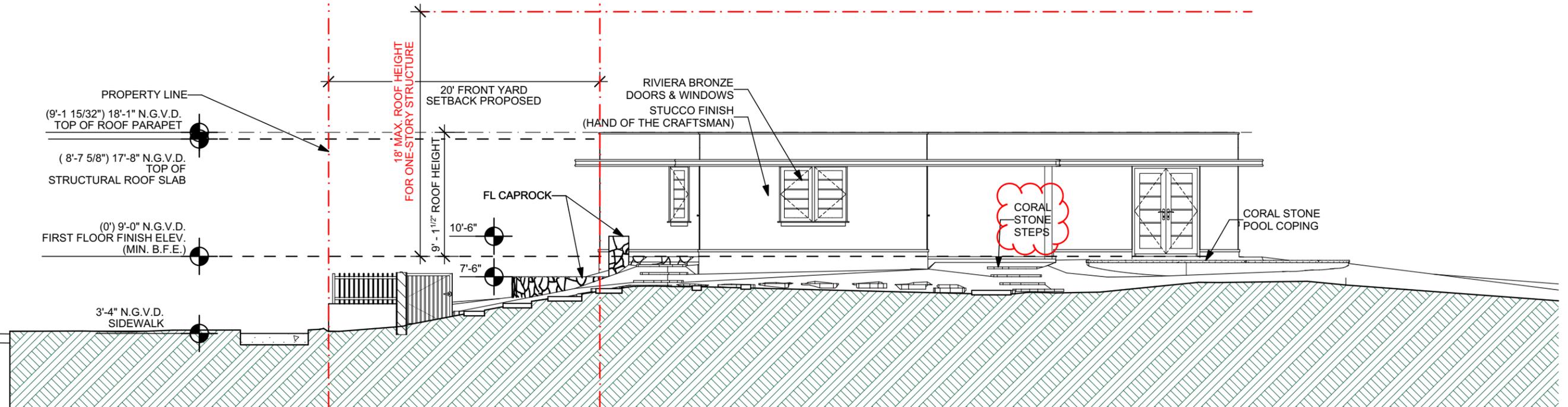
(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139

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NORTH ELEVATION

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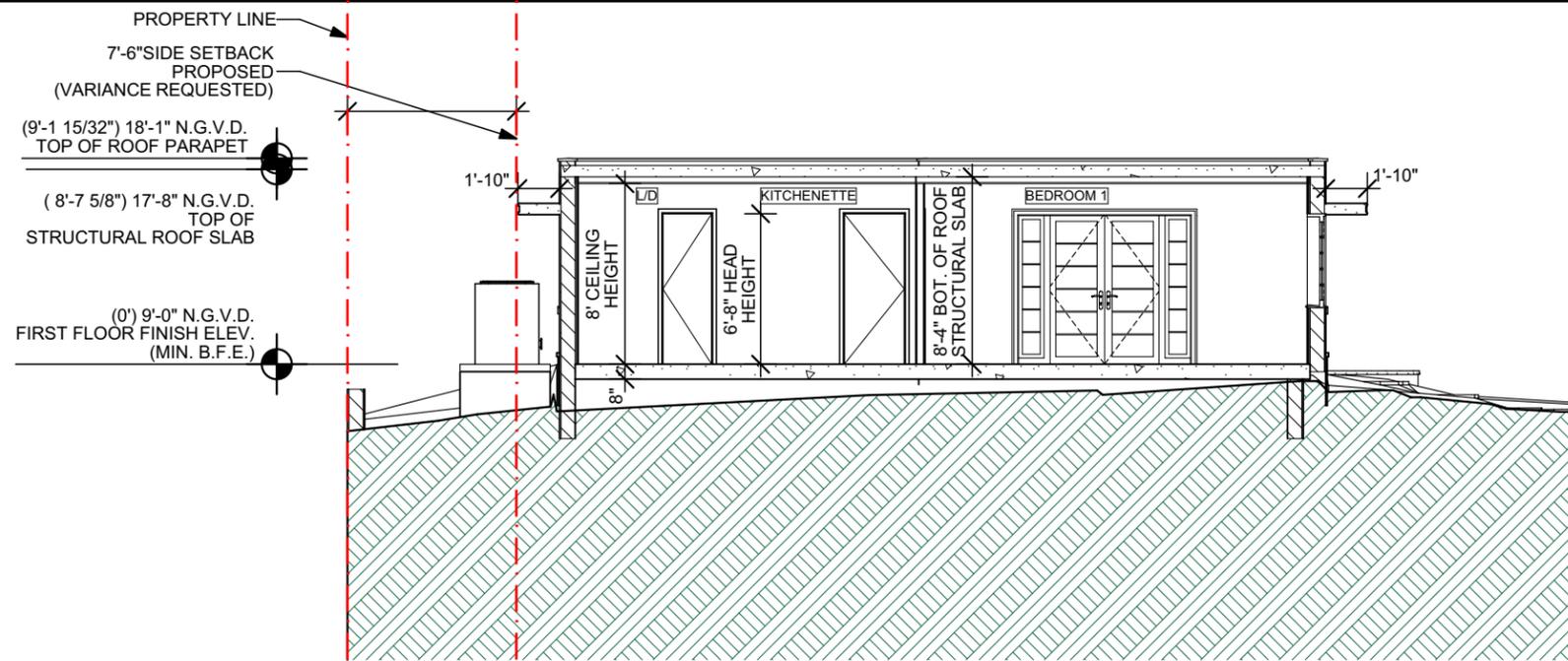


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47

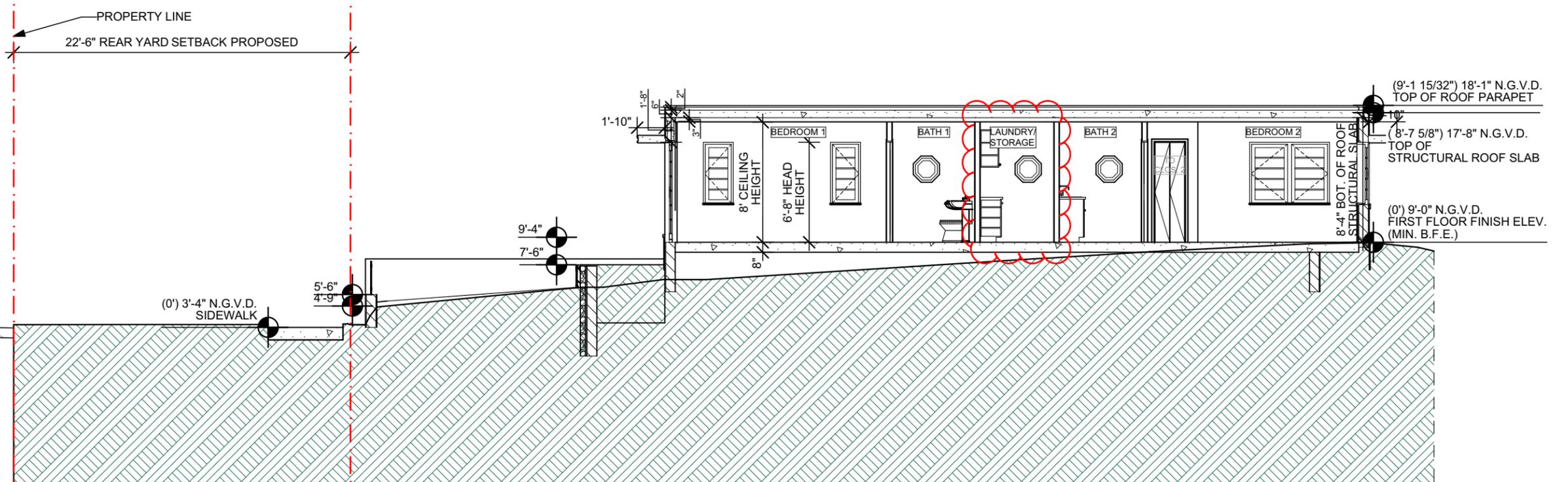
SOUTH ELEVATION

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

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
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 SOUTH ELEVATION
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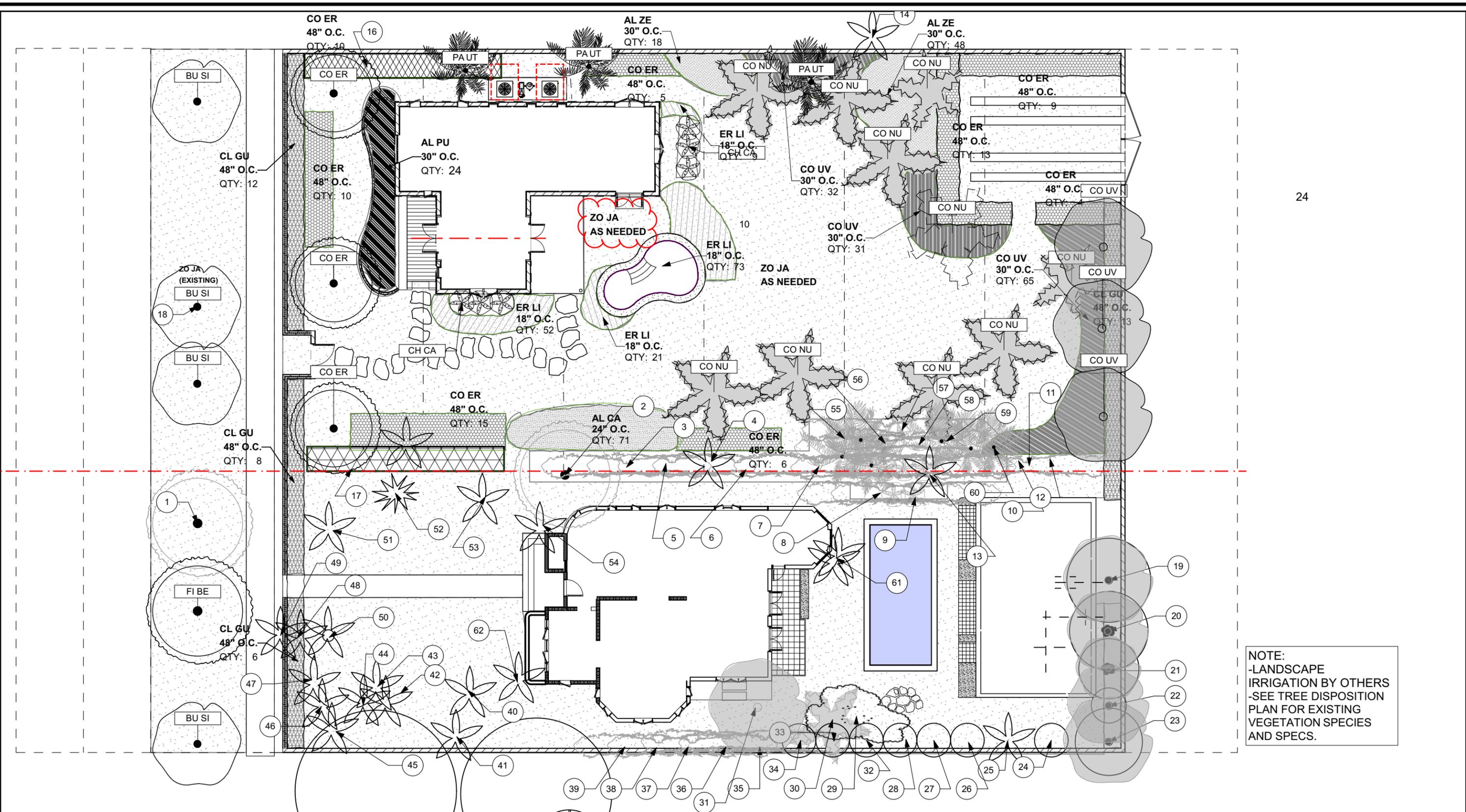


1
48
NORTH-SOUTH SECTION FACING EAST
SCALE: 1/8" = 1'-0"



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
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 BUILDING SECTIONS
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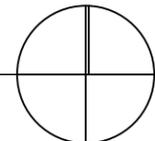
24

NOTE:
 -LANDSCAPE IRRIGATION BY OTHERS
 -SEE TREE DISPOSITION PLAN FOR EXISTING VEGETATION SPECIES AND SPECS.

1
50

LANDSCAPE PLAN

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



Casto Miguel Juncal, RLA 1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"
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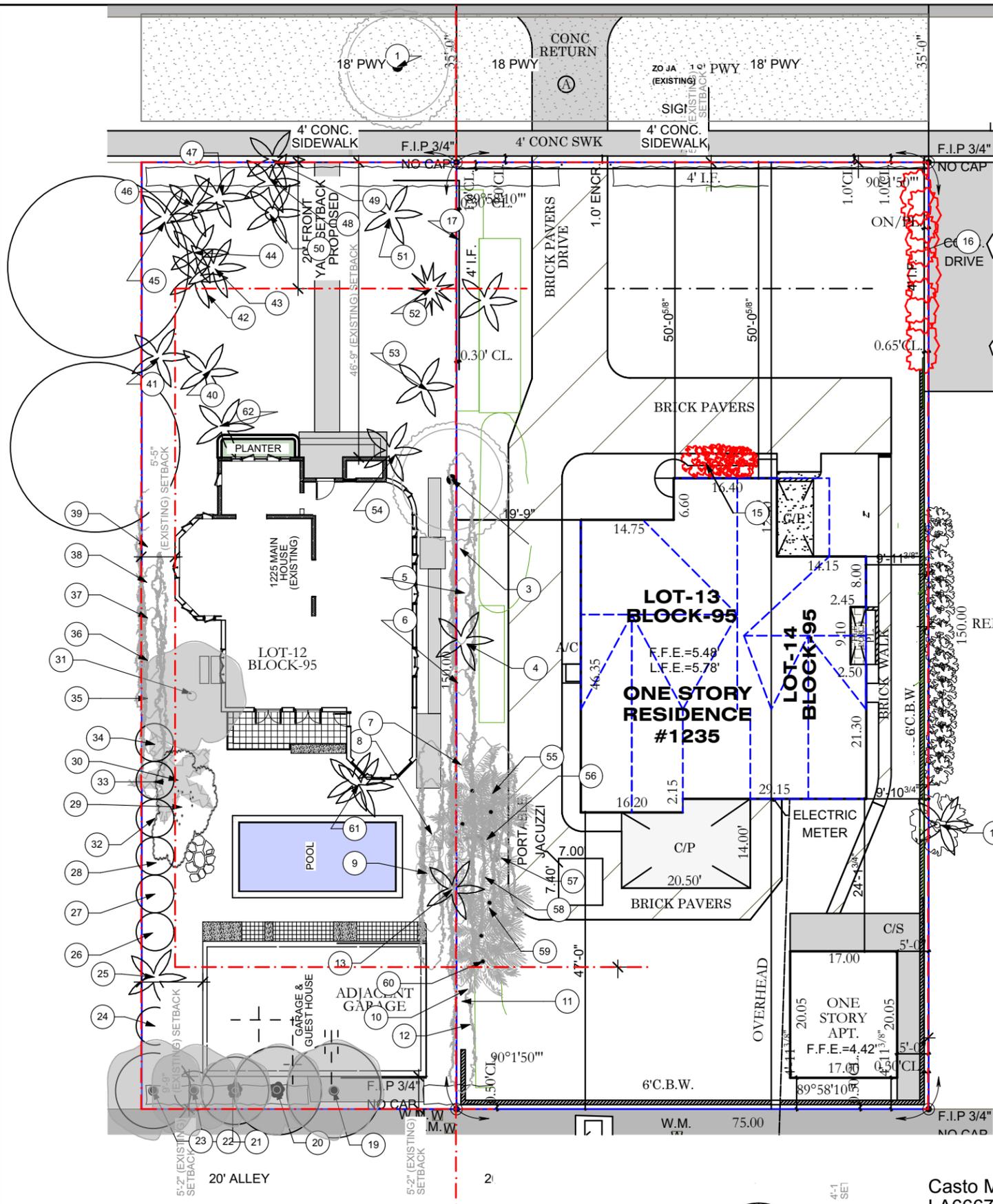
(1225 & 1235 UNDER UNIFICATION)
 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139
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 LANDSCAPE PLAN
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LANDSCAPE CANOPY SCHEDULE							
ABBREV.	QTY	NATIVE	COMMON NAME	SCIENTIFIC NAME	PLAN SYMBOL	IMAGE	SPECIFICATIONS
BU SI	4	X	Gumbo Limbo Tree	Bursera simaruba			14' HT OA., 16' SPR. 6" CAL FG CHARACTER
CH CA	6		Cat Palm	Chamaedorea cataractarum			6' HTm 25G, FULL
CO ER	3	X	Green Buttonwood	Conocarpus Erectus			16' Ht., 16' Spr., 4" CAL FG, CHARACTER
CO NU	10		Coconut Palm	Cocus nuifera			6' Ht. 25G FULL
CO UV	3	X	Sea Grape	Coccoloba uvifera			17' OA HT., 16' SPR, 5" Cal, SINGLE TRUNK, 5' CT, FG, CHARACTER
FI BE	1		Weeping Fig Tree	Ficus Benjamina			18' HT, 18' SPR. 24" Cal FG, CHARACTER
PA UT	3	X	Screw Pine	Pandanus Utilis			12' OA HT, FULL 5' CT, FG SINGLE TRUNK

LANDSCAPE UNDERSTORY SCHEDULE								
ABBREV.	QTY	LARGE SHRUB OR TREE	NATIVE	SCIENTIFIC NAME	COMMON NAME	PLAN SYMBOL	SPACING	SPECIFICATIONS
AL CA	71			Alocasia 'California'	Elephant Ear		2' O.C.	3G, 2' HT., 2' SPR., FULL
AL PU	34			Alpinia 'Purpurata'	Red Ginger		2'-6" O.C.	7G, 2.5" HT, 2.5' SPR., FULL
AL ZE	66		X	Alpinia zerumbet	Shell Ginger		2'-6" O.C.	7G, 5' HT, 2.5' SPR., FULL
CL GU	39	X	X	Clusia 'Guttifera'	Small Leaf Clusia		4' O.C.	7G, 6' HT, 4' SPR., FULL
CO ER	71		X	Conocarpus 'Erectus'	Silver Buttonwood		2'-6" O.C.	15G, 5' HT, 2.5' SPR., FULL
CO UV	129		X	Coccoloba 'Uvifera'	Sea Grape		2'-6" O.C.	3' HT, 20" SPR, 7G, FULL.
ER LI	155		X	Enodea 'Littoralis'	Beach Creeper		1'-6" O.C.	1.5' HT, 1.5' SPR, 3G, FULL
ZO JA	9,487 SF			Zoysia japonica 'Empire'	Empire Zoysia		---	SOD, UNDER 6" MATURE HT. (UNMAINTAINED), NON-NATIVE

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TREE TABLE												
No.	TREE NAME	DISPOSITION	NATIVE	DIAMETER (")	HEIGHT (')	SPREAD (')	No.	TREE NAME	DISPOSITION	DIAMETER (")	HEIGHT (')	SPREAD (')
1	FICUS	REMAIN		4.00	25.00	10.00	32	FISH TAIL PALM	REMAIN	0.60	24.00	10.00
2	FICUS	REMAIN		1.00	30.00	5.00	33	FISH TAIL PALM	REMAIN	0.60	24.00	10.00
3	TRAVELER'S PALM	REMAIN		0.90	20.00	5.00	34	FISH TAIL PALM	REMAIN	0.60	24.00	10.00
4	FISH TAIL PALM	REMAIN		2.00	25.00	25.00	35	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00
5	TRAVELER'S PALM	REMAIN		0.80	10.00	-	36	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00
6	TRAVELER'S PALM	REMAIN		0.80	12.00	5.00	37	TRAVELER'S PALM	REMAIN	0.80	26.00	15.00
7	FISH TAIL PALM	REMAIN		2.00	20.00	10.00	38	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00
8	TRAVELER'S PALM	REMAIN		0.90	15.00	10.00	39	TRAVELER'S PALM	REMAIN	0.80	22.00	15.00
9	TRAVELER'S PALM	REMAIN		0.90	15.00	10.00	40	MACARTHUR PALM	REMAIN	0.80	24.00	10.00
10	TRAVELER'S PALM	REMAIN		0.90	15.00	30.00	41	ADONIDIA PALM	REMAIN	0.67	30.00	8.00
11	TRAVELER'S PALM	REMAIN		0.90	15.00	30.00	42	ADONIDIA PALM	REMAIN	0.67	24.00	8.00
12	TRAVELER'S PALM	REMAIN		0.90	15.00	30.00	43	ADONIDIA PALM	REMAIN	0.67	30.00	8.00
13	FISH TAIL PALM	REMAIN		0.50	12.00	-	44	ADONIDIA PALM	REMAIN	0.67	18.00	8.00
14	DRACEANA MARGINATA	REMAIN		1.10	15.00	30.00	45	ADONIDIA PALM	REMAIN	0.67	24.00	8.00
15	ARECA	REMOVE		0.40	12.00	5.00	46	ADONIDIA PALM	REMAIN	0.67	24.00	8.00
16	HIBISCUS	REMAIN		0.30	7.00	-	47	ADONIDIA PALM	REMAIN	0.67	24.00	8.00
17	BUSHES	REMAIN		0.30	10.00	10.00	48	ADONIDIA PALM	REMAIN	0.67	18.00	8.00
18	FICUS	REMAIN		0.30	12.00	-	49	ADONIDIA PALM	REMAIN	0.67	22.00	8.00
19	SML LEAF CLUSIA TREE	REMAIN	X	0.40	18.00	15.00	50	ROYAL PALM	REMAIN	1.67	50.00	22.00
20	ORANGE GEIGER TREE	REMAIN	X	0.40	14.00	9.00	51	COCONUT PALM	REMAIN	1.15	30.00	20.00
21	DRACEANA MARGINATA	REMAIN		0.40	12.00	10.00	52	BAMBOO	REMAIN	0.25	16.00	16.00
22	BOUGAINVILLEA TREE	REMAIN		0.40	18.00	18.00	53	CHINESE FAN PALM	REMAIN	1.00	20.00	20.00
23	SML LEAF CLUSIA TREE	REMAIN	X	0.40	18.00	15.00	54	ADONIDIA PALM DBL	REMAIN	0.50	22.00	13.00
24	FISH TAIL PALM	REMAIN		0.60	22.00	10.00	55	CABADA PALM	REMAIN	0.25	18.00	8.00
25	FISH TAIL PALM	REMAIN		0.60	22.00	10.00	56	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00
26	FISH TAIL PALM	REMAIN		0.60	22.00	10.00	57	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00
27	FISH TAIL PALM	REMAIN		0.60	22.00	10.00	58	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00
28	FISH TAIL PALM	REMAIN		0.60	22.00	10.00	59	CABADA PALM	REMAIN	0.25	18.00	8.00
29	SEA GRAPE TREE	REMAIN	X	0.33	18.00	10.00	60	CABADA PALM	REMAIN	0.25	18.00	8.00
30	COCONUT PALM	REMAIN		0.83	28.00	18.00	61	ADONIDIA PALM DBL	REMAIN	0.50	19.00	16.00
31	SIMPSON STOPPER	REMAIN	X	0.40	14.00	8.00	62	ROYAL PALM	REMAIN	1.67	58.00	22.00

NOTE: ALL EXISTING PALMS AND SHRUBS IN GOOD CONDITION

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TREE DISPOSITION PLAN
NOT TO SCALE

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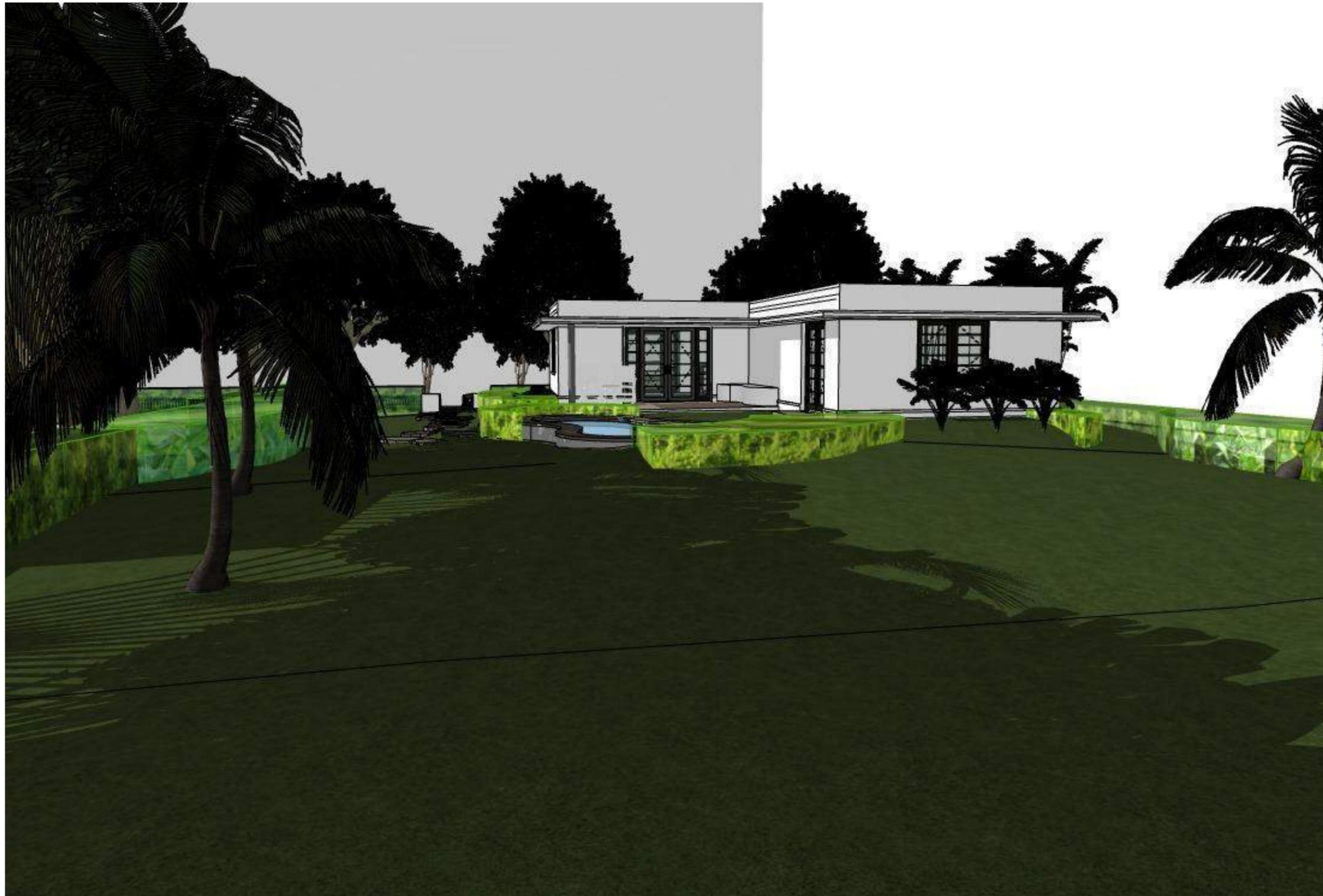


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VIEW AT POOL TERRACE

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VIEW FROM REAR GARDEN

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VIEW FROM REAR GARDEN

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FRONT VIEW FROM STREET NW

Recommendations from Staff at the City of Miami Beach Planning Department were considered regarding the dense landscape in the front yard. Landscaping was re-designed from First Submittal.

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FRONT VIEW FROM STREET NW

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FRONT VIEW FROM STREET SW

Recommendations from Staff at the City of Miami Beach Planning Department were considered regarding the dense landscape in the front yard. Landscaping was re-designed from First Submittal. The view here shows the "corridor" available between the 2 structures. A view to the rear yard can be seen from the street, while still maintain privacies.

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FRONT VIEW AT STREET SW

04/14 SUBMISSION



Notes from The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
Recommended:
-"Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building."
-"Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building."



1300

1225 LENOX AVENUE S2136-(1300) 894750094
(3/3/48)

LEGAL: 11,12 of 95, OB3 LOT SIZE: 100 X 150
OWNER: Glassberg, Call Lee & vms 5-6427

TERMS: Mtg \$12,500 @ 4 1/2% @ \$95.63 mo inc. int.

FRN: Above Av.	TRAN: Alton Rd.	CST: CBS
PMT: 2/36	LAWN: Ex.	CON: Ex.
TAX: \$397.41 WHE	SHOP: Alton Rd	LSP: Ex.
OCC: IMOC	SHUT: Yes	LDS: Yes

Up 3/2-2 BR w SD-1 bath w glass encl. shower & tub-
Dn 1 SQ&B-LRwFP,-DR-KwGS,ER,SOLWB-PR-GEPwTF front-
lc wLT,GwH- & 1/1 1/2-LR-DA w Murphy unit.

NOTE: Open Tues, Wed, Thur. 2 to 5:30-SS-OS-All TRZ
dn-Cedar closets

9513 Harding Avenue PHOTO-LISTING Phone 6-1466



1235 Lenox Avenue, 1989 Photograph, Historic Properties Database Card



1235 Lenox Avenue, 2020 Photographs



1235 Lenox Avenue, 2011 Photograph

