

FINAL SUBMITTAL 07.06.2020 FOR 635 LENOX AVE MIAMI BEACH, FL 33139



ARCHITECT



3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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ARCHITECTURE

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SCOPE OF WORK:

- NEW 6 UNIT APARTMENT BUILDING
- 3 PARKING SPOTS AT THE REAR OF BUILDING
- SCOOTER AND BIKE PARKING
- NEW PATHWAYS AND LANDSCAPE

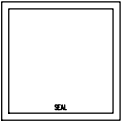
FOLIO 02-4203-009-7760	ZONING INFORMATION
LEGAL DESCRIPTION	ZONING DESIGNATION: RM-1
OCEAN BEACH ADD NO 3 PB 2-81 LOT 13 BLK 97 LOT SIZE 50,000 X 150 OR 13643-1441 0488 4 COC 24121-0505 10 2005 5	FLOOD ZONE: AE, ELEVATION +8.0' NGVD
AREA OF WORK	BUILDING HEIGHT: 2 STORIES (EXISTING)
EXISTING TOTAL AREA: 2,800 SQ FT	# OF STORIES ABOVE GRADE
NEW AREA: 6,300 SQ FT	BUILDING AREA: 2,800 SQ. FT. (EXISTING)
OCCUPANCY GROUP	APPLICABLE CODES
R-2 ACCORDING TO THE EXISTING FBC 2017 ED.	Florida Building Code, Existing - 2017 Florida Building Code - 2017 Florida Fire Prevention Code - SIXTH Edition City of Miami Beach Zoning Code - Latest Edition
	CLASSIFICATION OF WORK:
	-ADDITION



ADDRESS
AND LOCATION
DATE



3260 NW 7TH ST, MIAMI, FL 33125
P: 305-438-9377 | F: 305-438-9379



PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING
APPROVALS THEREON, ARE NOT
TO BE USED FOR ANY OTHER
PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.



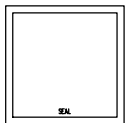


SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.



ADDRESS
 3280 NW 7TH ST, MIAMI, FL 33125
DESIGN
 ARCHITECTURE
 P: 305-488-8977 | F: 305-488-8979



PROPOSED ADDITION
 FOR
 635 LENOX AVE
 MIAMI BEACH, FL 33139

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A-6.0
 SURROUNDING
 BUILDINGS CONTEXT
 MAP

**Neighbor Outreach
MAFL Investments
635 Lenox Ave**



No.	Property Address	Owner
Key - Support Mailed letters		
1	645 Lenox Avenue	GEORGE DERMKSIAN TRS
2	642 Michigan Avenue	Sevilla Home Owners Association – Gregers Bjarnarson - P
3	636 Michigan Avenue	LEEMAN ACQUISITION COMPANY LLC - Drew Leeman (MGR) - Supportive
4	624 Michigan Avenue	624 MICHIGAN LLC – Drew Leeman – MGR - Supportive
5	620 Michigan Avenue	ALE REAL ESTATE LLC – Stefano Frittella – MGR – Supportive
6	629 Lenox Avenue	629 LENOX HOLDINGS LLC – Nathanael Cohen – Supportive
7	620 Lenox Avenue	Lulav Square Apartments LP – Beneficial Lulav Square, LLC – (Donald Paxton – MGR)



1040 7th ST



655 LENOX AVE



645 LENOX AVE



635 LENOX AVE (SUBJECT PROPERTY)

DATE: 05/14/2020

ADDRESS: 635 LENOX AVE MIAMI BEACH, FL 33139

3 DESIGN ARCHITECTURE

3280 NW 7TH ST, MIAMI, FL 33125
P: 305-488-8877 | F: 305-498-8878

PK

PROPOSED ADDITION FOR 635 LENOX AVE MIAMI BEACH, FL 33139

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A-6.1
FRONT FACADES
CORNER TO CORNER



629 LENOX AVE



621 LENOX AVE



615 LENOX AVE



609 LENOX AVE

DATE: 05/14/20
 REVISIONS:

ADDRESS: 6335 LENOX AVE MIAMI BEACH, FL 33139
 3280 NW 7TH ST, MIAMI, FL 33125
DESIGN ARCHITECTURE
 P: 305-438-8377 | F: 305-438-8378

PK

PROPOSED ADDITION FOR 6335 LENOX AVE MIAMI BEACH, FL 33139

THIS PLAN SET FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED AND WILL BE LEGALLY PROSECUTED.

A-6.2
 FRONT FACADES
 CORNER TO CORNER



600 LENOX AVE



620 LENOX AVE



628 LENOX AVE



636 LENOX AVE

DATE: 05/14/2020
 PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
 MIAMI BEACH, FL 33139
3 DESIGN ARCHITECTURE
 3280 NW 7TH ST, MIAMI, FL 33125
 P: 305-488-8977 | F: 305-488-8978

PK

PROPOSED ADDITION
 FOR
 635 LENOX AVE
 MIAMI BEACH, FL 33139

A-6.3
 FRONT FACADES
 ACROSS THE STREET

THIS PLAN AND THE BUILDING INFORMATION ON THIS PLAN ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



MAY 14, 2020

644 LENOX AVE



MAY 14, 2020

650 LENOX AVE



MAY 14, 2020

660 LENOX AVE

DATE: 05/14/2020
 PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
 MIAMI BEACH, FL 33139
3 DESIGN ARCHITECTURE
 3280 NW 7TH ST, MIAMI, FL 33125
 P: 305-488-8977 | F: 305-488-8979

PK

PROPOSED ADDITION
 FOR
 635 LENOX AVE
 MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING APPROVALS AND PERMITS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A-6.4
 FRONT FACADES
 ACROSS THE STREET



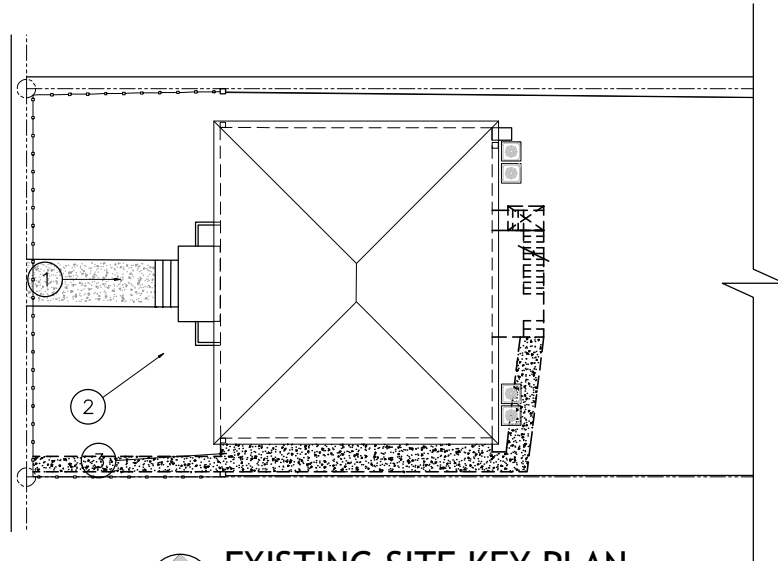
VIEW 1



VIEW 2



VIEW 3

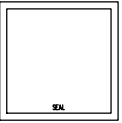


EXISTING SITE KEY PLAN

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



ADDRESS:
3280 NW 7TH ST, MIAMI, FL 33125
DESIGN ARCHITECTURE
 P: 305-488-8977 | F: 305-488-8978



PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-6.5
CURRENT PHOTOS
OF SITE

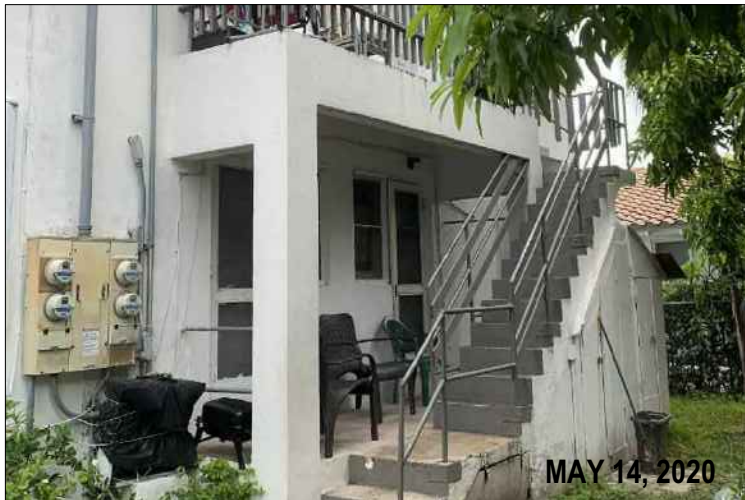
THIS PLAN AND THE BUILDING APPROVALS THEREON ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



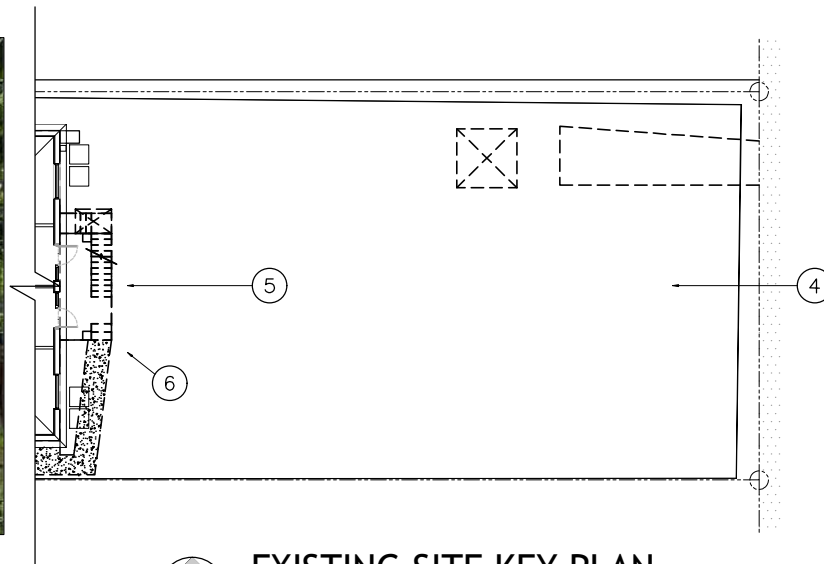
VIEW 4



VIEW 5



VIEW 6



EXISTING SITE KEY PLAN

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

DATE: 05/14/2020

ADDRESS: 6335 LENOX AVE MIAMI BEACH, FL 33139

3 DESIGN ARCHITECTURE
 3280 NW 7TH ST, MIAMI, FL 33125
 P: 305-488-8977 | F: 305-488-8979

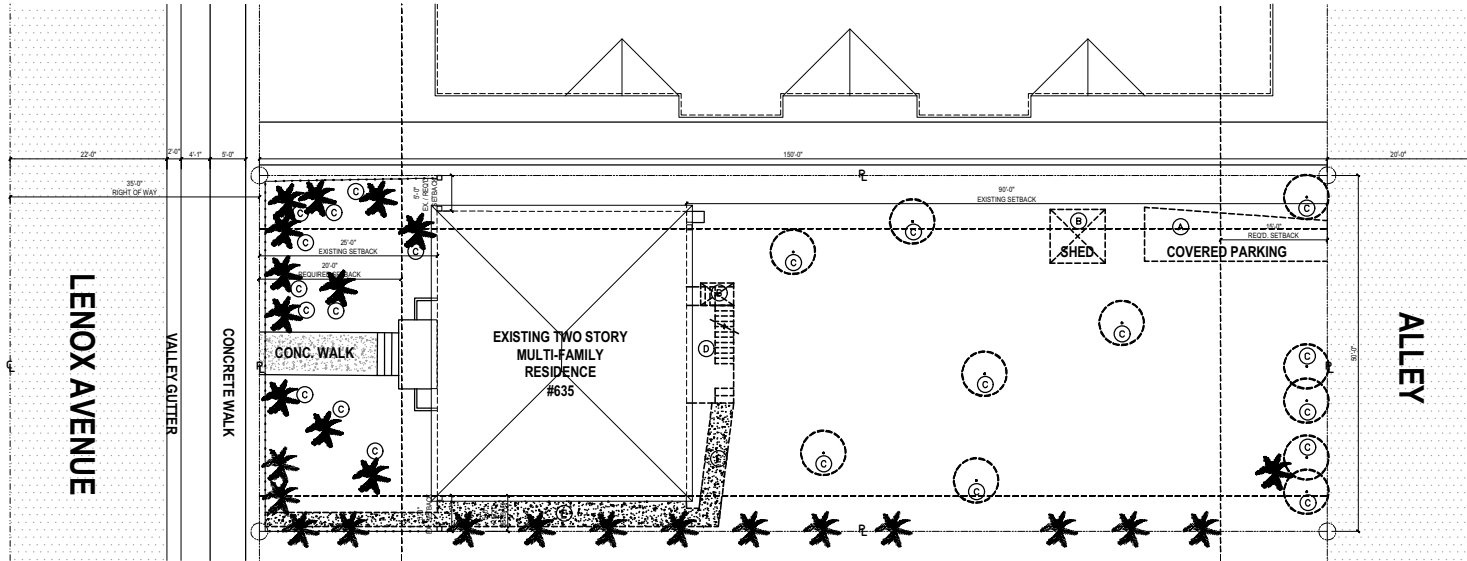
PK

PROPOSED ADDITION FOR 6335 LENOX AVE MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING INFORMATION MODEL (BIM) ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.

A-6.6
 CURRENT PHOTOS OF SITE

DEMOLITION LEGEND	
Ⓐ REMOVE PARKING	
Ⓑ REMOVE SHED	
Ⓒ REMOVE TREE	
Ⓓ REMOVE DECK & STAIRS	
Ⓔ REMOVE PATH	
DEMOLITION	
TO REMAIN	

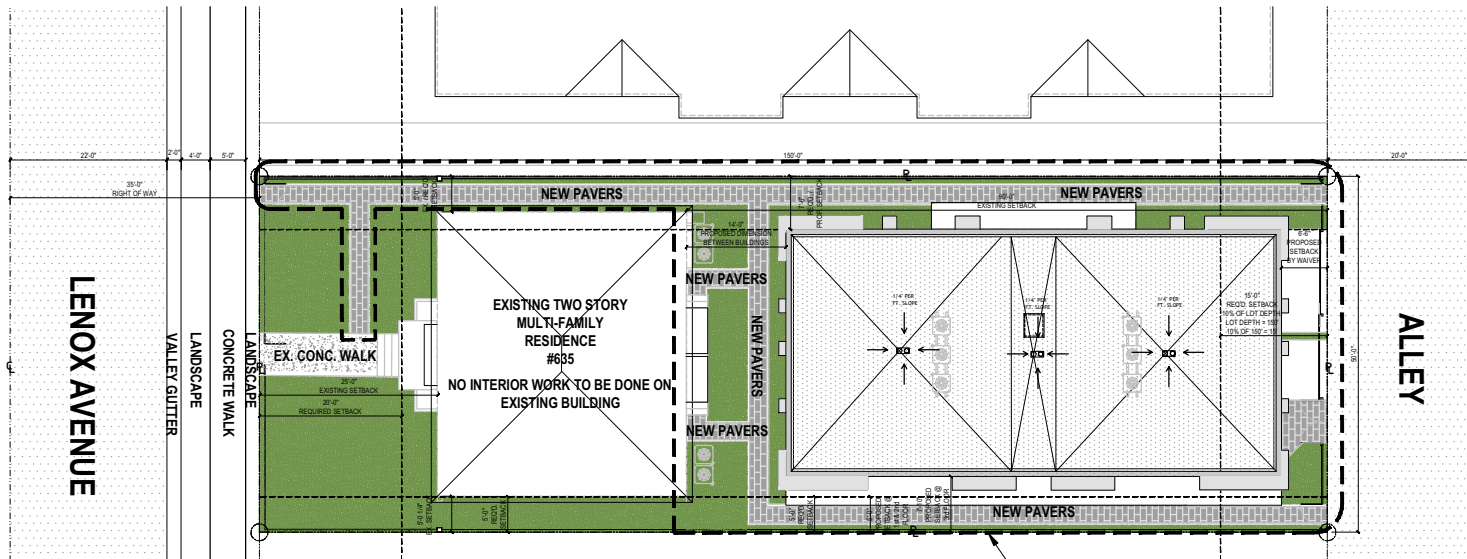


LEVEL 1:	
FHA UNIT INCLUDING BALCONY:	972 SQ FT
STAIRWELL:	128 SQ FT
ELECTRICAL ROOM:	30 SQ FT
STORAGE & GARBAGE ROOM:	167 SQ FT
CAR, SCOOTER, & BIKE PARKING:	1,256 SQ FT
LEVEL 1 TOTAL GROSS SQ FT:	2,553 SQ FT

LEVEL 2:	
UNIT 201 INCLUDING BALCONY:	972 SQ FT
UNIT 202 INCLUDING BALCONY:	972 SQ FT
UNIT 203:	568 SQ FT
STAIRWELL & CORRIDOR:	128 SQ FT
LEVEL 2 TOTAL GROSS SQ FT:	2,640 SQ FT

LEVEL 3:	
UNIT 301 INCLUDING BALCONY:	1,284 SQ FT
UNIT 302 INCLUDING BALCONY:	1,284 SQ FT
STAIRWELL & CORRIDOR:	128 SQ FT
LEVEL 3 TOTAL GROSS SQ FT:	2,696 SQ FT

TOTAL GROSS SQ FT OF BUILDING:	7,889 SQ FT
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SEE LANDSCAPE DISPOSITION PLAN
FOR TREE REMOVAL
AREA OF WORK

DATE: 02/20/2024
PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

ARCHITECT: 3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8771 | F: 305-486-8772

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

DATE: 02/20/2024

PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139

ARCHITECT: 3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8771 | F: 305-486-8772

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

DATE: 02/20/2024

PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139

ARCHITECT: 3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8771 | F: 305-486-8772

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

DATE: 02/20/2024

PROJECT: 635 LENOX AVE

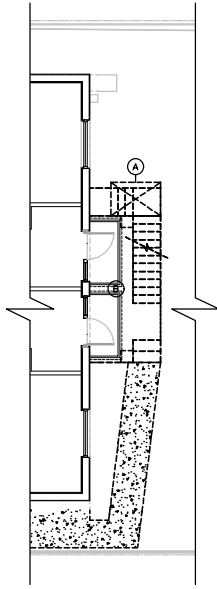
ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139

ARCHITECT: 3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8771 | F: 305-486-8772

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

DATE: 02/20/2024

PROJECT: 635 LENOX AVE

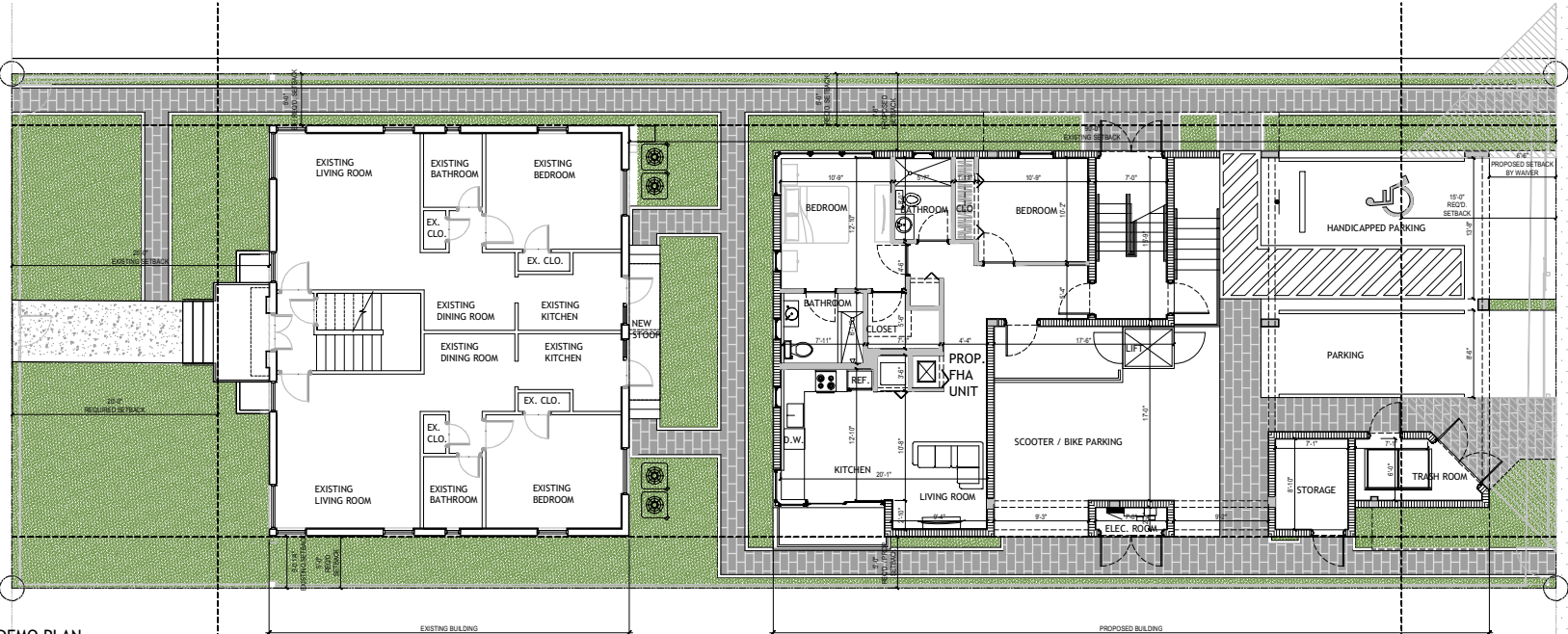


EXISTING DECK AND STAIRS DEMO PLAN
SCALE: 3/16" = 1'-0"

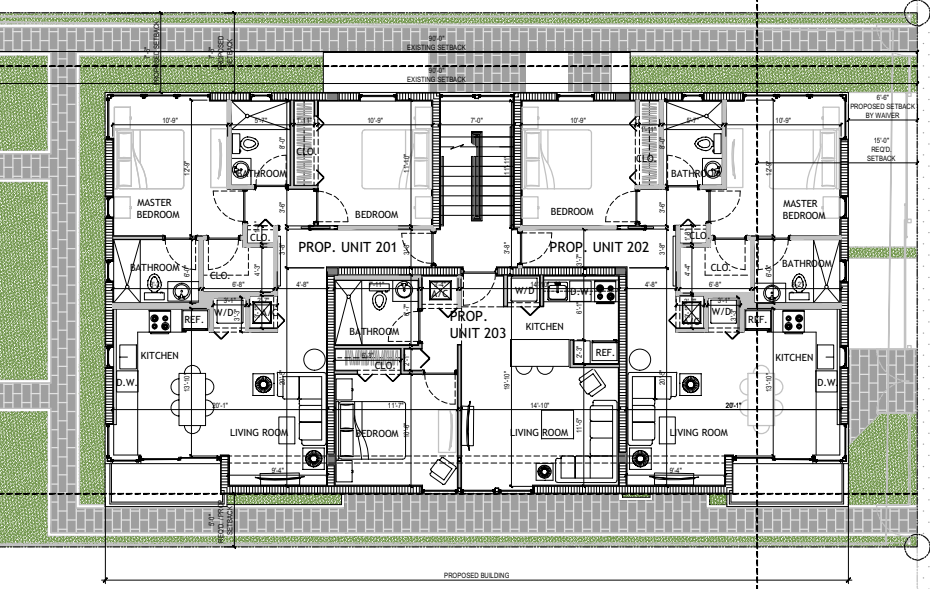
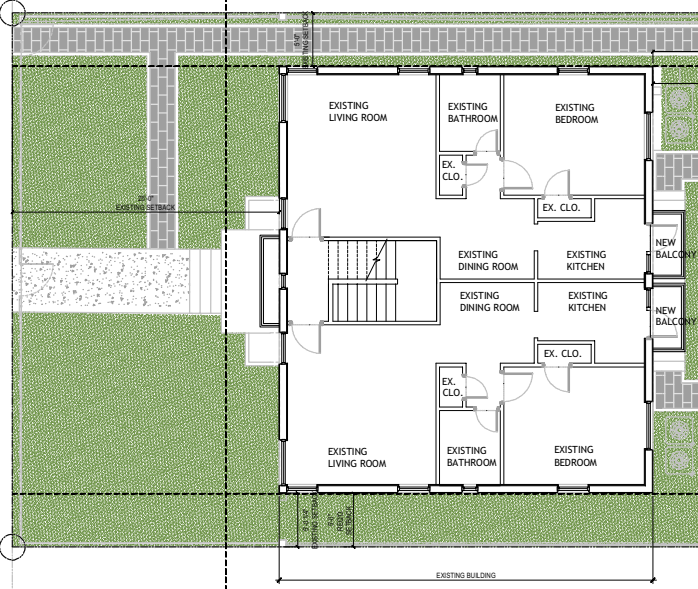
DEMOLITION LEGEND

(A) REMOVE SHED
(B) REMOVE DECK & STAIRS

DEMOLITION:
TO REMAIN:



EXISTING / PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING / PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DATE: 01/2024
REVISED

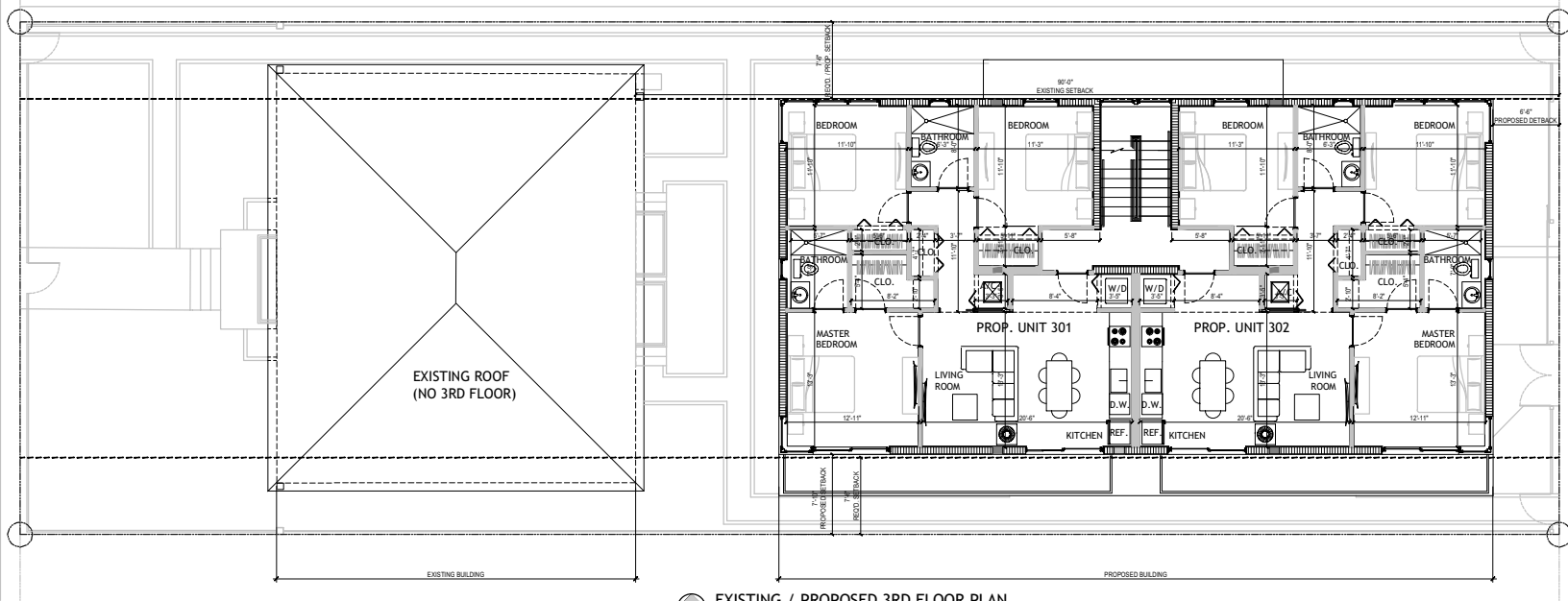
ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139
3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-488-9877 | F: 305-488-9878

PK

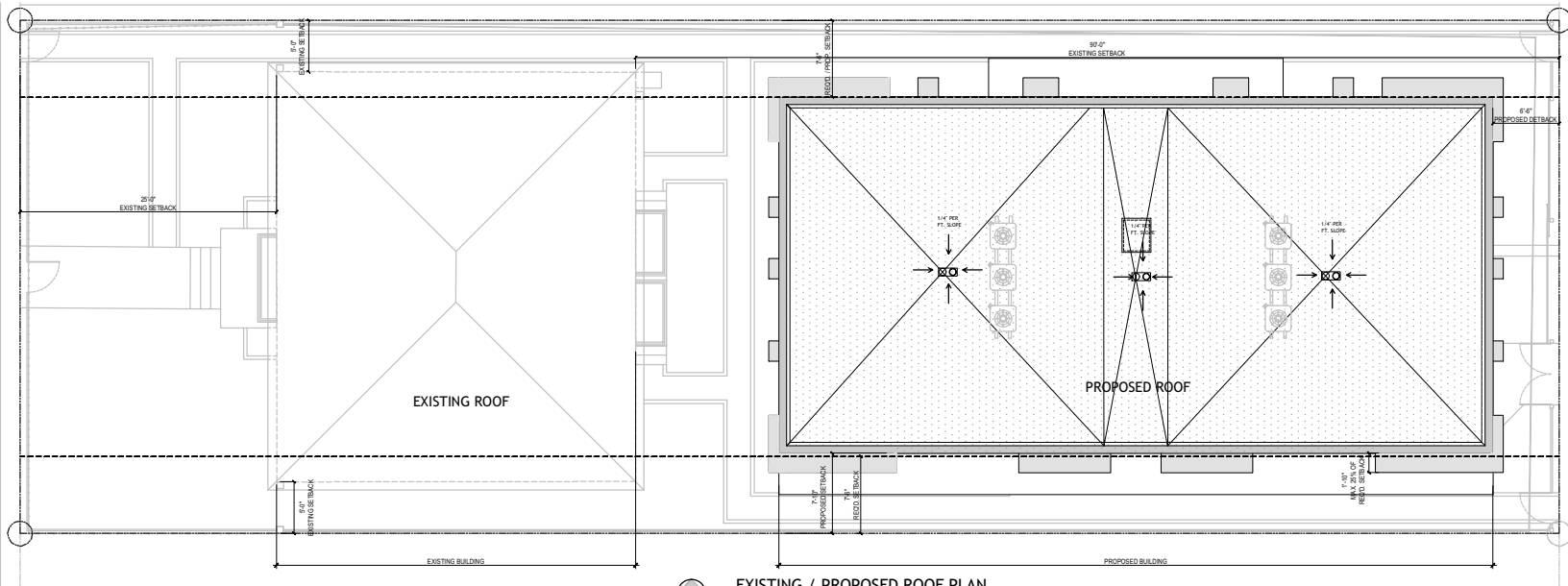
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-2.0
EXISTING /
PROPOSED 1ST &
2ND FLOOR PLAN

THIS PLAN AND THE RELATED
PERMITS AND ANY OTHER
DOCUMENTS ARE TO BE USED
FOR THE PROJECT ONLY AND NOT
FOR ANY OTHER PROJECTS.
CONTRACTORS SHALL VERIFY
DIMENSIONS AND CONDITIONS
ON SITE BEFORE CONSTRUCTION.



EXISTING / PROPOSED 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING / PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

DATE: 01/20/2024
REVISED:

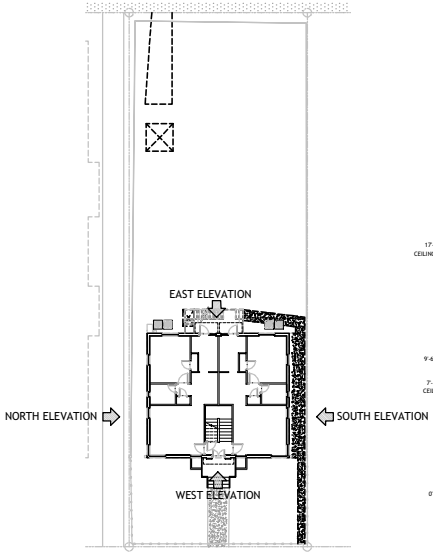
ADDRESS: 635 LENOX AVE
APT. 301
MIAMI BEACH, FL 33139
DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-438-9877 | F: 305-438-9878

PK

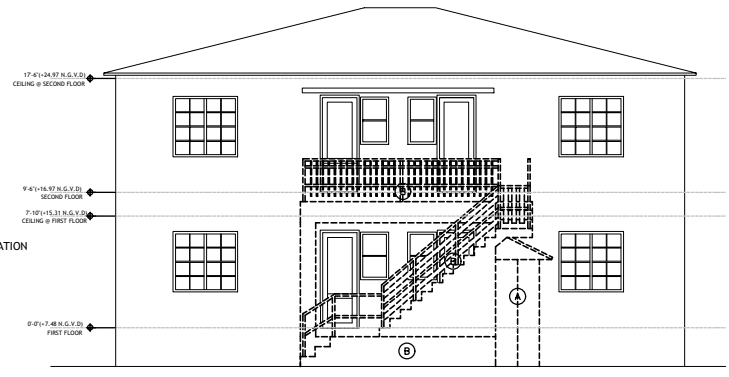
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-2.1
EXISTING / PROPOSED
3RD FLOOR &
ROOF PLAN

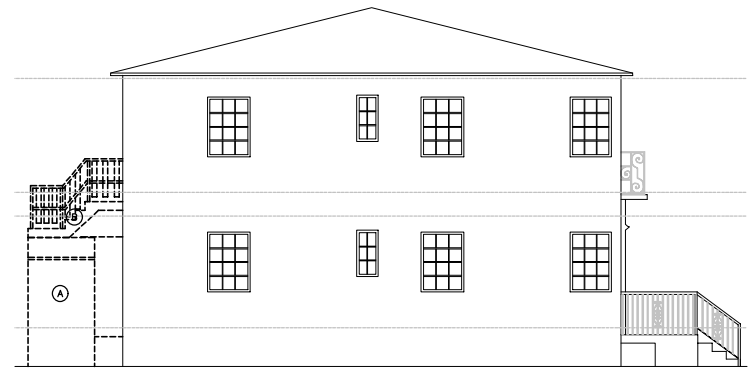
THIS PLAN AND THE EXISTING
APPROPRIATELY MARKED. THIS AND NOT
TO BE USED FOR ANY OTHER
CONSTRUCTION WITHOUT THE
CONSULTATION OF THE ARCHITECT.



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



EXISTING / DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING / DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING / DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
(A) REMOVE SHED	
(B) REMOVE DECK & STAIRS	
DEMOLITON	-----
TO REMAIN	_____

DATE: 06
REVISIONS

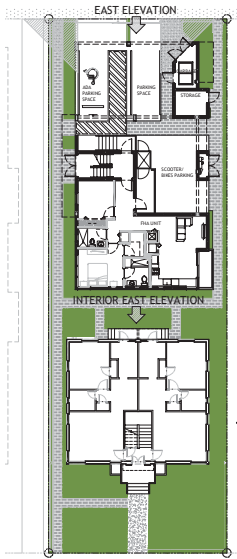
ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139
3 DESIGN ARCHITECTURE
3200 NW 7TH ST, MIAMI, FL 33125
P: 305-486-0977 | F: 305-486-0978

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-3.0
EXISTING / DEMO
ELEVATIONS

THIS PLAN AND THE BUILDING APPROVALS THEREON ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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

FINISH MATERIAL LEGEND:

1.	STUCCO
2.	METAL GUARDRAIL @ 42"



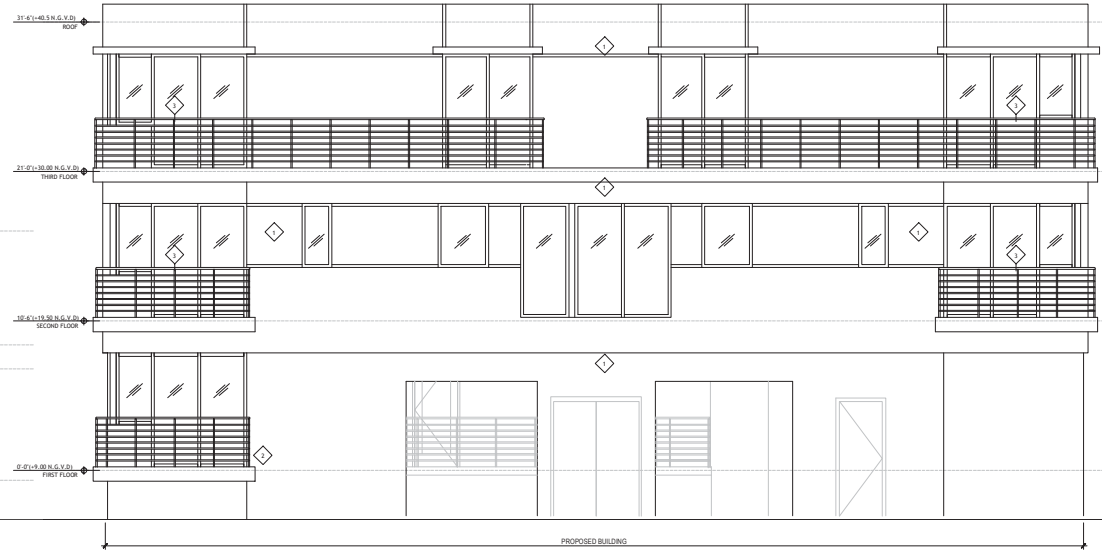
PROPOSED INTERIOR EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DATE: 02
REVISIONS:

ADDRESS:
ANTHONY L. GONZALEZ
3 DESIGN ARCHITECTURE
3280 N.W. 77th ST., Miami, FL 33155
P: 305-438-0977 | F: 305-438-0978

SK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING DEPARTMENT APPROVAL THEREON ARE NOT TO BE CONSIDERED AS CONFORMANCE WITH ALL BUILDING DEPARTMENT APPROVALS AND PERMITS.

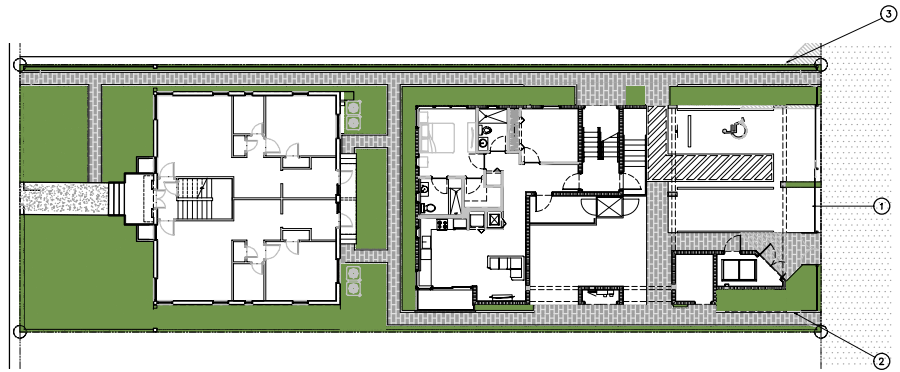
A-3.1
EXISTING /
PROPOSED SOUTH &
EAST ELEVATIONS



RENDER 1



RENDER 2



KEY PLAN
SCALE: 3/32" = 1'-0"



RENDER 3

DATE: 05/11/2024
REV: 0000

ADDRESS:
3280 NW 7TH ST, MIAMI, FL 33125
DESIGN ARCHITECTURE
P: 305-488-0977 | F: 305-498-0278

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING INFORMATION ON THIS PLAN ARE NOT TO BE CONSIDERED AS GUARANTEE OR WARRANTY BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

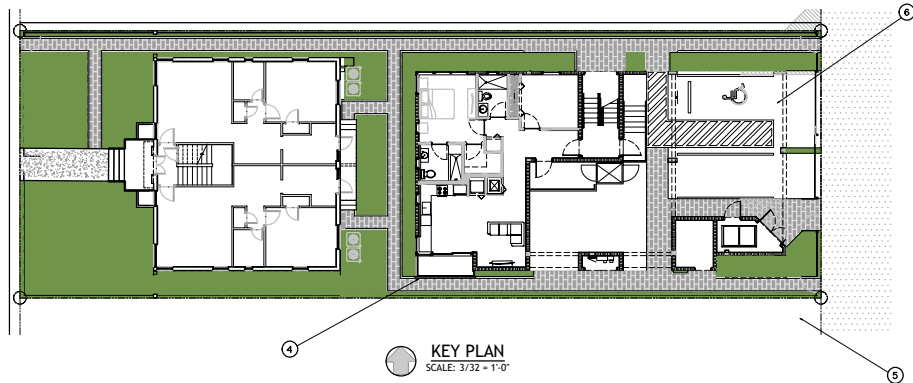
A-5.0
RENDERS



RENDER 4



RENDER 5



RENDER 6

DATE: 02/15/2024
REVISION:

ADDRESS:
3280 NW 7TH ST, MIAMI, FL 33125
D3 DESIGN ARCHITECTURE
P: 305-488-0977 | F: 305-498-0278

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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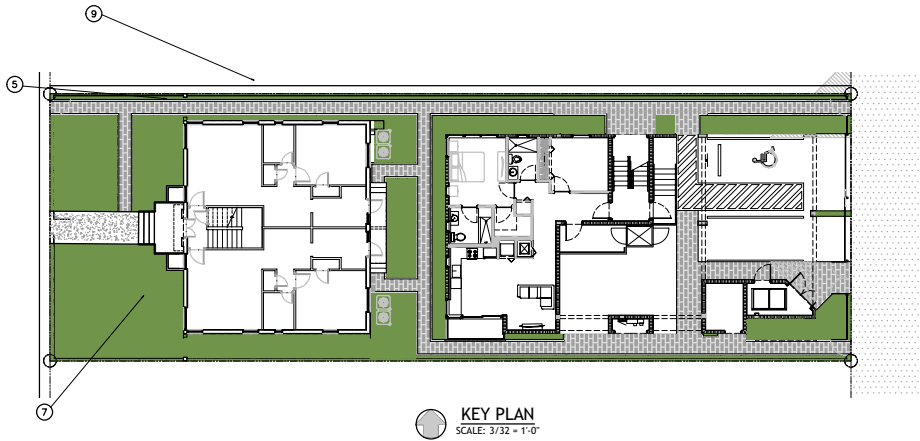
A-5.1
RENDERS



RENDER 7



RENDER 8



KEY PLAN
SCALE: 3/32" = 1'-0"



RENDER 9

DATE: 05/11/2020

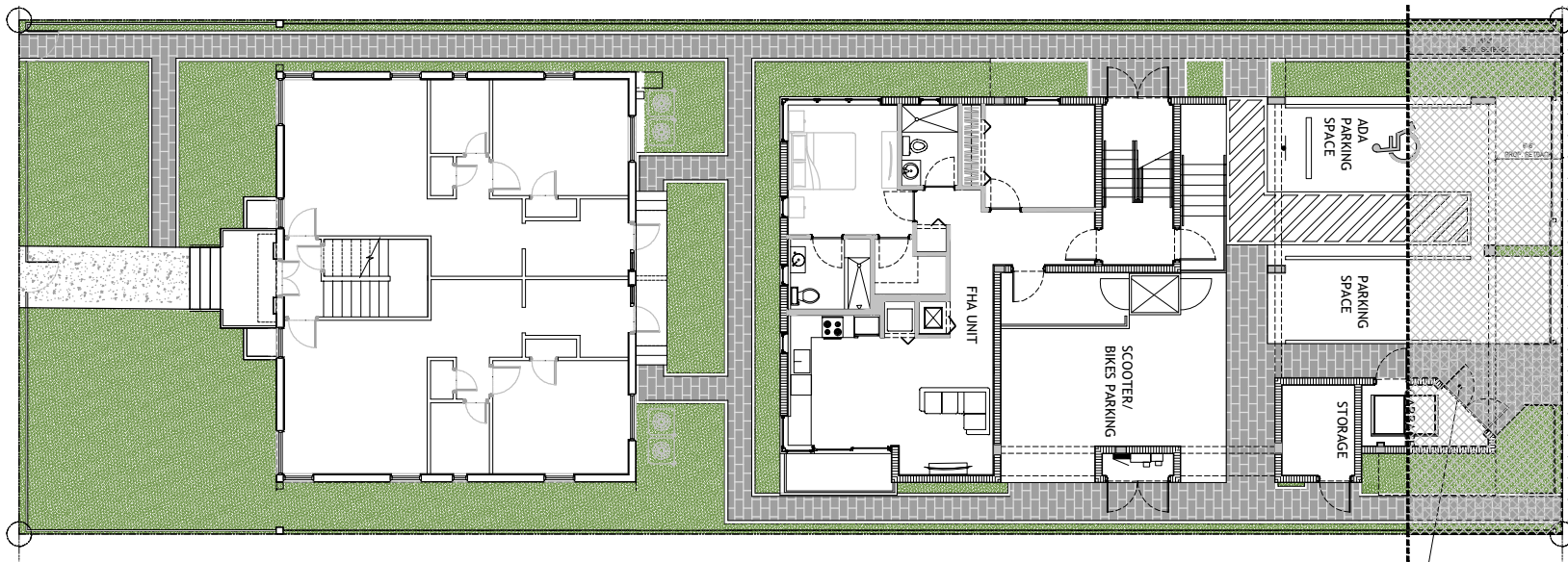
ADDRESS: 635 LENOX AVE MIAMI BEACH, FL 33139
DESIGN ARCHITECTURE
 3280 NW 7TH ST, MIAMI, FL 33125
 P: 305-488-0977 | F: 305-498-0278

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PROPOSED ADDITION FOR 635 LENOX AVE MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING INFORMATION DATA ARE NOT TO BE CONSIDERED AS GUARANTEE OF ANY KIND BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

A-5.2
 RENDERS



VARIANCE 1 DIAGRAM
SCALE: 3/16" = 1'-0"

VARIANCE 1

VARIANCE 1:
REAR SETBACK

(Sec. 142-156) 5'-0" ABUTTING AN ALLEY, OTHERWISE 10% OF THE LOT DEPTH

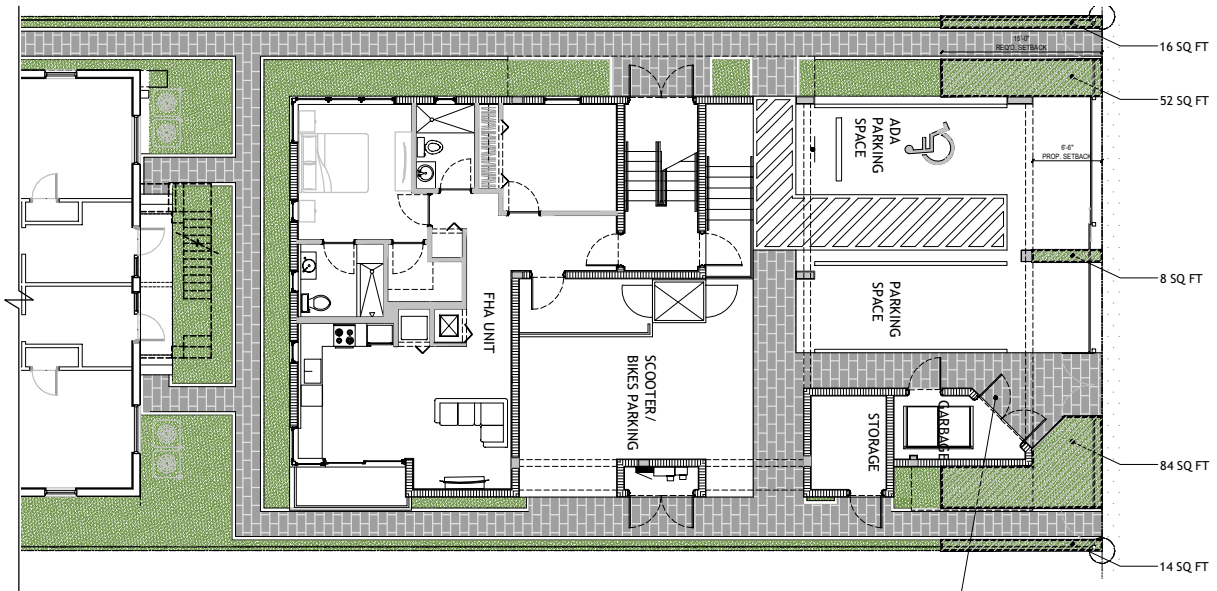
LOT DEPTH = 150'-0"
10% OF 150'-0" = 15'-0"

REQUEST VARIANCE TO REDUCE SET BACK FROM REQUIRED 15'-0" TO 6'-6"

VARIANCE 2:
REAR YARD

(Sec. 142-218) MAX. 30% OPEN SPACE IS REQUIRED IN THE REAR YARD

REAR YARD = 750 SQ. FT
30% OF 750 = 225 SQ. FT
REQUEST VARIANCE TO REDUCE REQUIRED 225 SQ. FT OPEN SPACE TO 174 SQ. FT WHICH IS 23.2%



VARIANCE 2 DIAGRAM
SCALE: 3/16" = 1'-0"

VARIANCE 1

DATE: PD
REVISIONS

ADDRESS:
ATTENTION:
OFFICE

DESIGN ARCHITECTURE

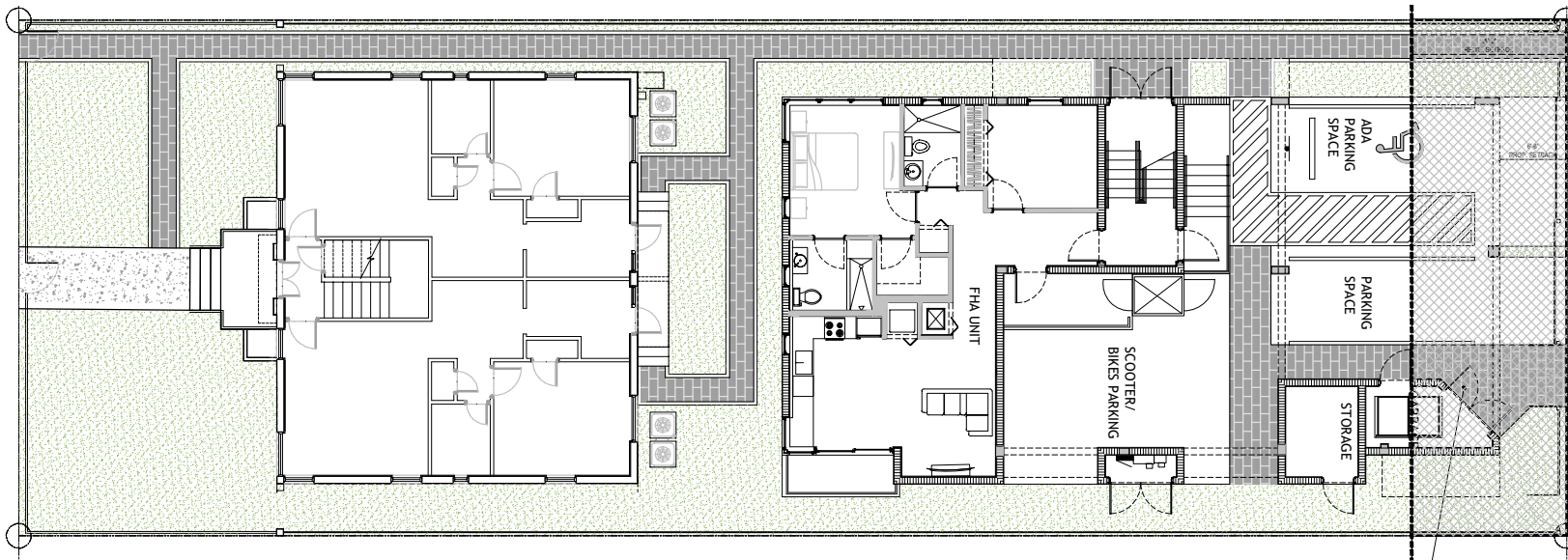
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-438-8977 | F: 305-438-8978

PK

PROPOSED ADDITION FOR 635 LENOX AVE MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING INFORMATION MODEL (BIM) ARE NOT GUARANTEED AS ACCURATE OR COMPLETE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ADJACENT PROPERTIES AND UTILITIES.

A-1.5
VARIANCE DIAGRAM



VARIANCE 1 DIAGRAM
SCALE: 3/16" = 1'-0"

VARIANCE 1

VARIANCE 1:
REAR SETBACK

(Sec. 142-156) 5'-0" ABUTTING AN ALLEY, OTHERWISE
10% OF THE LOT DEPTH

LOT DEPTH = 150'-0"
10% OF 150'-0" = 15'-0"

REQUEST VARIANCE TO REDUCE SET BACK
FROM REQUIRED 15'-0" TO 6'-6".

VARIANCE 2:
REAR YARD

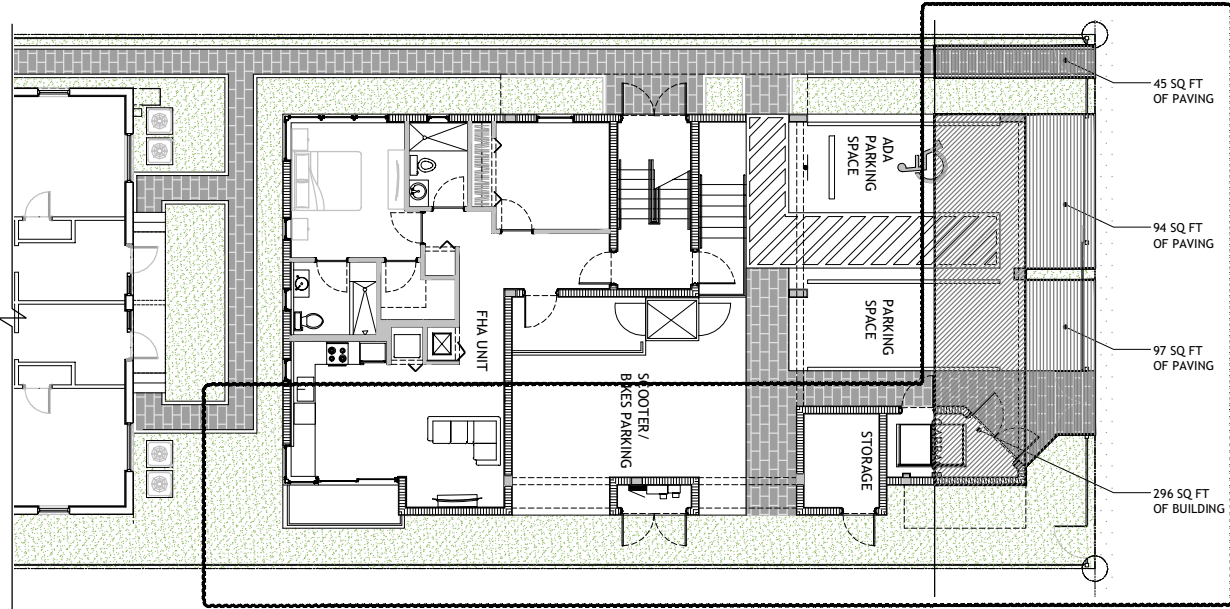
(Sec. 142-1132.) ACCESSORY BUILDINGS WHICH ARE NOT A PART OF
THE MAIN BUILDING MAY BE CONSTRUCTED IN A REAR
YARD, PROVIDED SUCH ACCESSORY BUILDING DOES
NOT OCCUPY MORE THAN 30% OF REAR YARD

REAR YARD = 750 SQ. FT
30% OF 750 = 225 SQ. FT

AREA OCCUPIED BY BUILDING = 296 SQ. FT (39% OF REAR YARD)
AREA OCCUPIED BY PAVING = 236 SQ. FT (31% OF REAR YARD)

TOTAL AREA = 532 SQ. FT (70% OF REAR YARD)

REQUEST VARIANCE TO EXCEED THE MAX. 30% REAR YARD AREA
ALLOWED FOR STRUCTURES BY 40% (307 SQ. FT)



VARIANCE 2 DIAGRAM
SCALE: 3/16" = 1'-0"

45 SQ. FT. OF PAVING

94 SQ. FT. OF PAVING

97 SQ. FT. OF PAVING

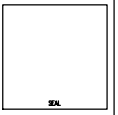
296 SQ. FT. OF BUILDING



ADDRESS
ARCHITECT
OFFICE

DESIGN ARCHITECTURE

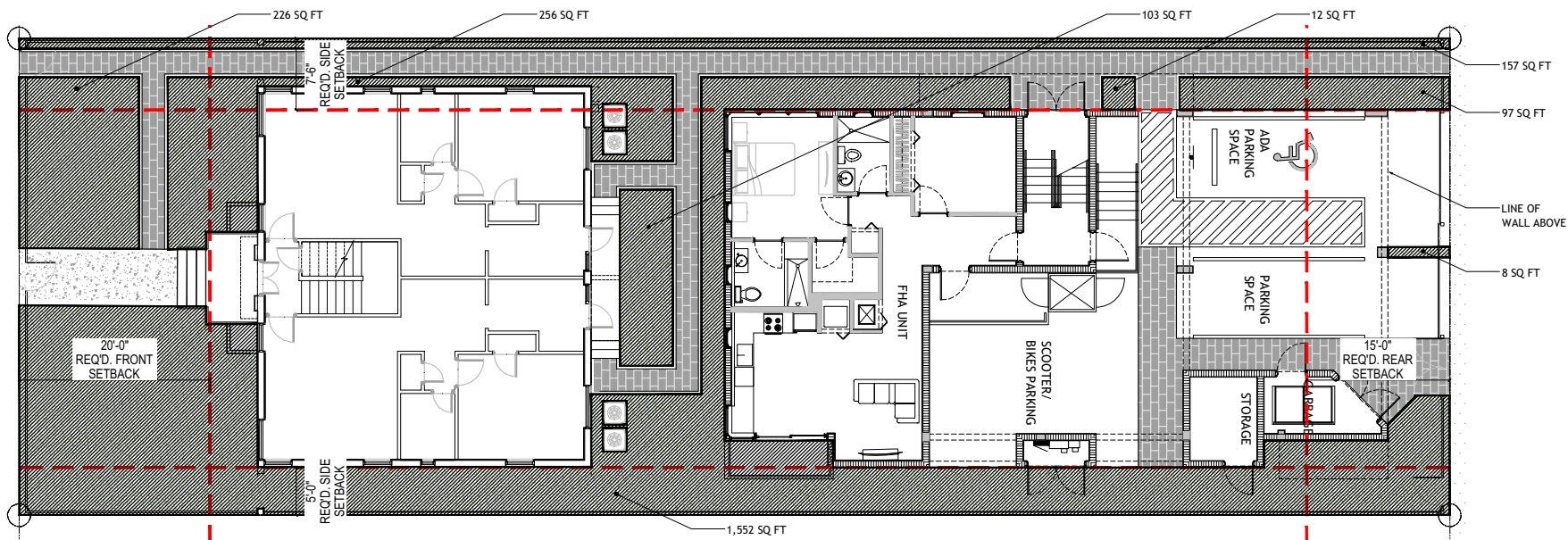
3280 NW 7TH ST, Miami, FL 33125
P: 305-486-0977 | F: 305-486-0978



PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING
PERMITS AND CONTRACTS ARE NOT
TO BE USED FOR ANY OTHER
PROJECTS WITHOUT THE ARCHITECT'S
WRITTEN APPROVAL AND SIGNATURE.

A-1.5
VARIANCE DIAGRAM



OPEN SPACE DIAGRAM
SCALE: 3/16" = 1'-0"

OPEN SPACE FOR ENTIRE LOT:	
LOT SIZE:	7,500 SQ FT
OPEN SPACE:	2,411 SQ FT
% OF OPEN SPACE:	32.1%



ADDRESS
APPLICANT
DATE

LINE OF WALL ABOVE

DESIGN ARCHITECTURE
3280 NW 7TH ST. MIAMI, FL 33155
P: 305-486-0977 | F: 305-486-0978



PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE MATERIALS SPECIFIED THEREON, HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA.

A-1.6
OPEN SPACE
DIAGRAM

FINAL SUBMITTAL 07.06.2020 FOR 635 LENOX AVE MIAMI BEACH, FL 33139



SUBJECT PROPERTY

ARCHITECT



3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

ARCHITECTURE

- A-0.0 COVER SHEET / ZONING INFORMATION
- A-1.0 EXISTING / PROPOSED SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-1.2 EXISTING FAR DIAGRAMS 1ST & 2ND FLOOR
- A-1.3 PROPOSED FAR DIAGRAMS 1ST & 2ND FLOOR
- A-1.4 PROPOSED FAR DIAGRAM 3RD FLOOR
- A-1.5 VARIANCE DIAGRAM
- A-2.0 EXISTING / PROPOSED 1ST & 2ND FLOOR PLAN
- A-2.1 EXISTING / PROPOSED 3RD FLOOR & ROOF PLAN
- A-3.0 EXISTING / DD&D ELEVATIONS
- A-3.1 EXISTING / PROPOSED SOUTH & EAST ELEVATIONS
- A-3.2 EXISTING / PROPOSED NORTH & WEST ELEVATIONS
- A-3.3 LINE OF SIGHT DIAGRAM
- A-4.0 SECTIONS
- A-5.0 RENDERERS
- A-5.1 RENDERERS
- A-6.0 SURROUNDING BUILDINGS CONTEXT MAP
- A-6.1 FRONT FACADES CORNER TO CORNER
- A-6.2 FRONT FACADES CORNER TO CORNER
- A-6.3 FRONT FACADES ACROSS THE STREET
- A-6.4 FRONT FACADES ACROSS THE STREET
- A-6.5 CURRENT PHOTOS OF SITE
- A-6.6 CURRENT PHOTOS OF SITE

SCOPE OF WORK:

- NEW 6 UNIT APARTMENT BUILDING
- 3 PARKING SPOTS AT THE REAR OF BUILDING
- SCOOTER AND BIKE PARKING
- NEW PATHWAYS AND LANDSCAPE

FOLIO 02-4203-009-7760	ZONING INFORMATION
LEGAL DESCRIPTION OCEAN BEACH ADD NO 3 PB 2-81 LOT 13 BLK 97 LOT SIZE 50,000 X 150 OR 13643-1441 0488 4 COC 24121-0505 10 2005 5	ZONING DESIGNATION: RM-1 FLOOD ZONE: AE, ELEVATION +8.0' NGVD BUILDING HEIGHT: 2 STORIES (EXISTING) # OF STORIES ABOVE GRADE BUILDING AREA: 2,800 SQ. FT. (EXISTING)
AREA OF WORK EXISTING TOTAL AREA: 2,800 SQ FT NEW AREA: 6,300 SQ FT	APPLICABLE CODES Florida Building Code, Existing - 2017 Florida Building Code - 2017 Florida Fire Prevention Code - SIXTH Edition City of Miami Beach Zoning Code - Latest Edition
OCCUPANCY GROUP R-2 ACCORDING TO THE EXISTING FBC 2017 ED.	CLASSIFICATION OF WORK: -ADDITION



ADDRESS INFORMATION



3260 NW 7TH ST, MIAMI, FL 33125
P: 305-438-9377 | F: 305-438-9379

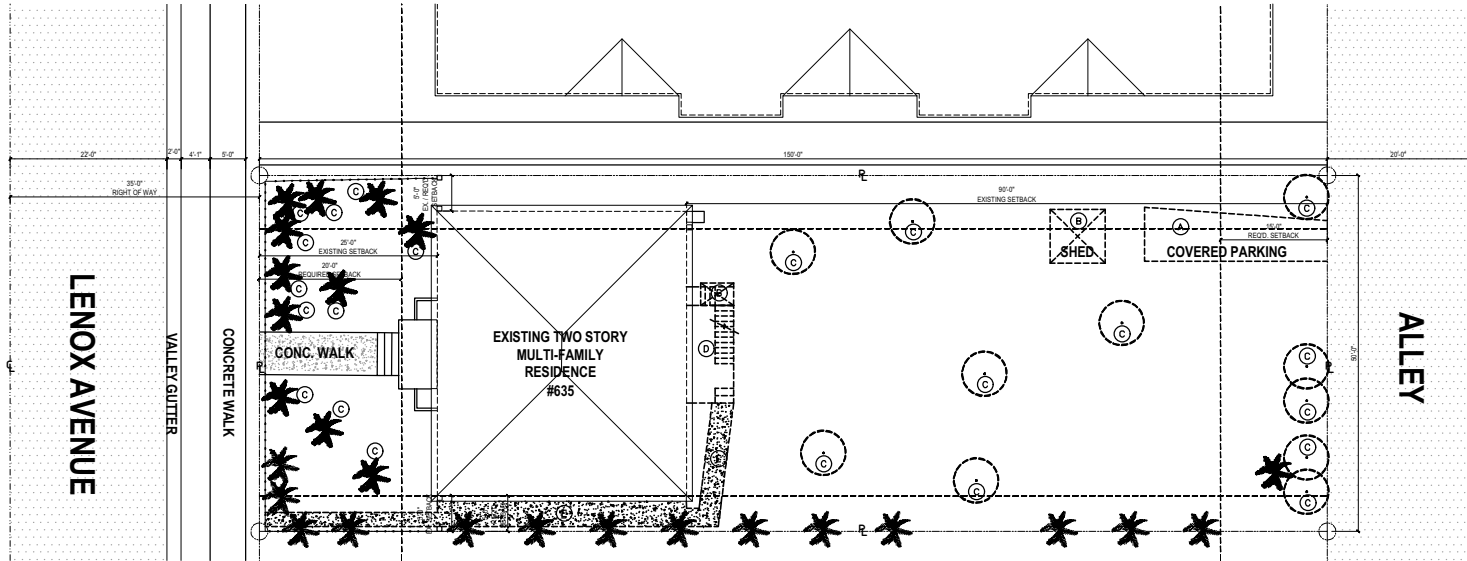


PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING INFORMATION SHEET ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



DEMOLITION LEGEND	
Ⓐ	REMOVE PARKING
Ⓑ	REMOVE SHED
Ⓒ	REMOVE TREE
Ⓓ	REMOVE DECK & STAIRS
Ⓔ	REMOVE PATH
DEMOLITION	
TO REMAIN	

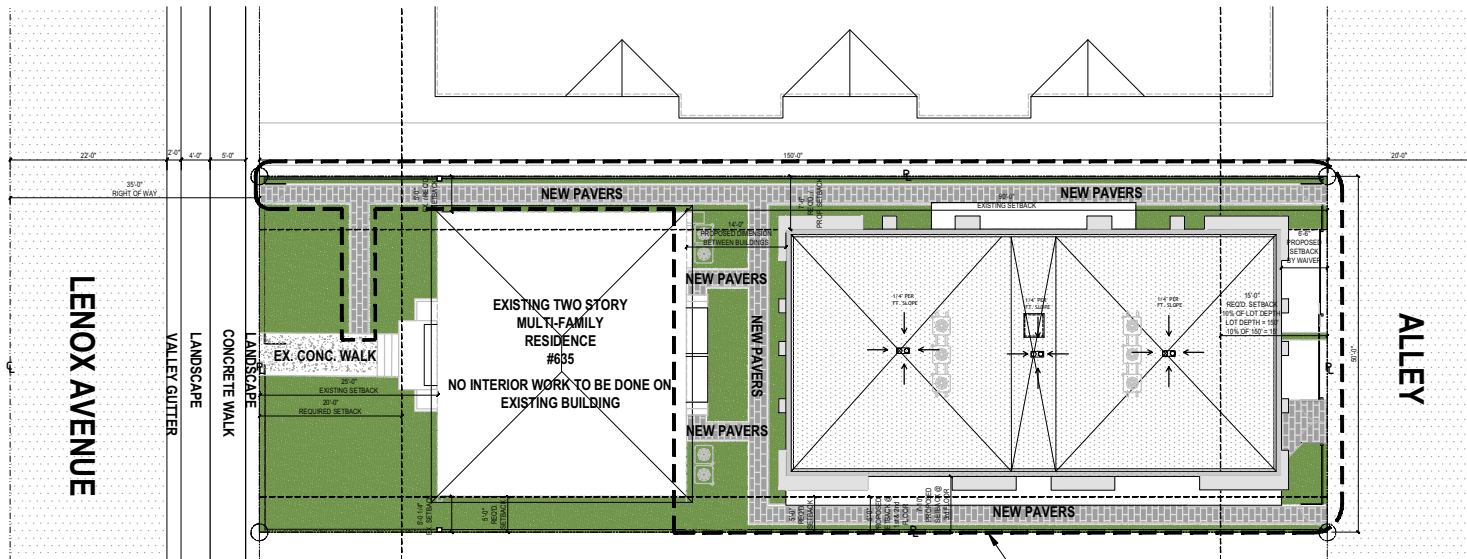


LEVEL 1:	
FHA UNIT INCLUDING BALCONY:	972 SQ FT
STAIRWELL:	128 SQ FT
ELECTRICAL ROOM:	30 SQ FT
STORAGE & GARBAGE ROOM:	167 SQ FT
CAR, SCOOTER, & BIKE PARKING:	1,256 SQ FT
LEVEL 1 TOTAL GROSS SQ FT:	2,553 SQ FT

LEVEL 2:	
UNIT 201 INCLUDING BALCONY:	972 SQ FT
UNIT 202 INCLUDING BALCONY:	972 SQ FT
UNIT 203:	568 SQ FT
STAIRWELL & CORRIDOR:	128 SQ FT
LEVEL 2 TOTAL GROSS SQ FT:	2,640 SQ FT

LEVEL 3:	
UNIT 301 INCLUDING BALCONY:	1,284 SQ FT
UNIT 302 INCLUDING BALCONY:	1,284 SQ FT
STAIRWELL & CORRIDOR:	128 SQ FT
LEVEL 3 TOTAL GROSS SQ FT:	2,696 SQ FT

TOTAL GROSS SQ FT OF BUILDING:	7,889 SQ FT
--------------------------------	-------------



SEE LANDSCAPE DISPOSITION PLAN
FOR TREE REMOVAL
AREA OF WORK

DATE: 02/20/2024
PROJECT: 635 LENOX AVE

ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139

PROJECT NO: 24-00000001

DATE: 02/20/2024

PROJECT: 635 LENOX AVE

3 DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8771 | F: 305-486-8772

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

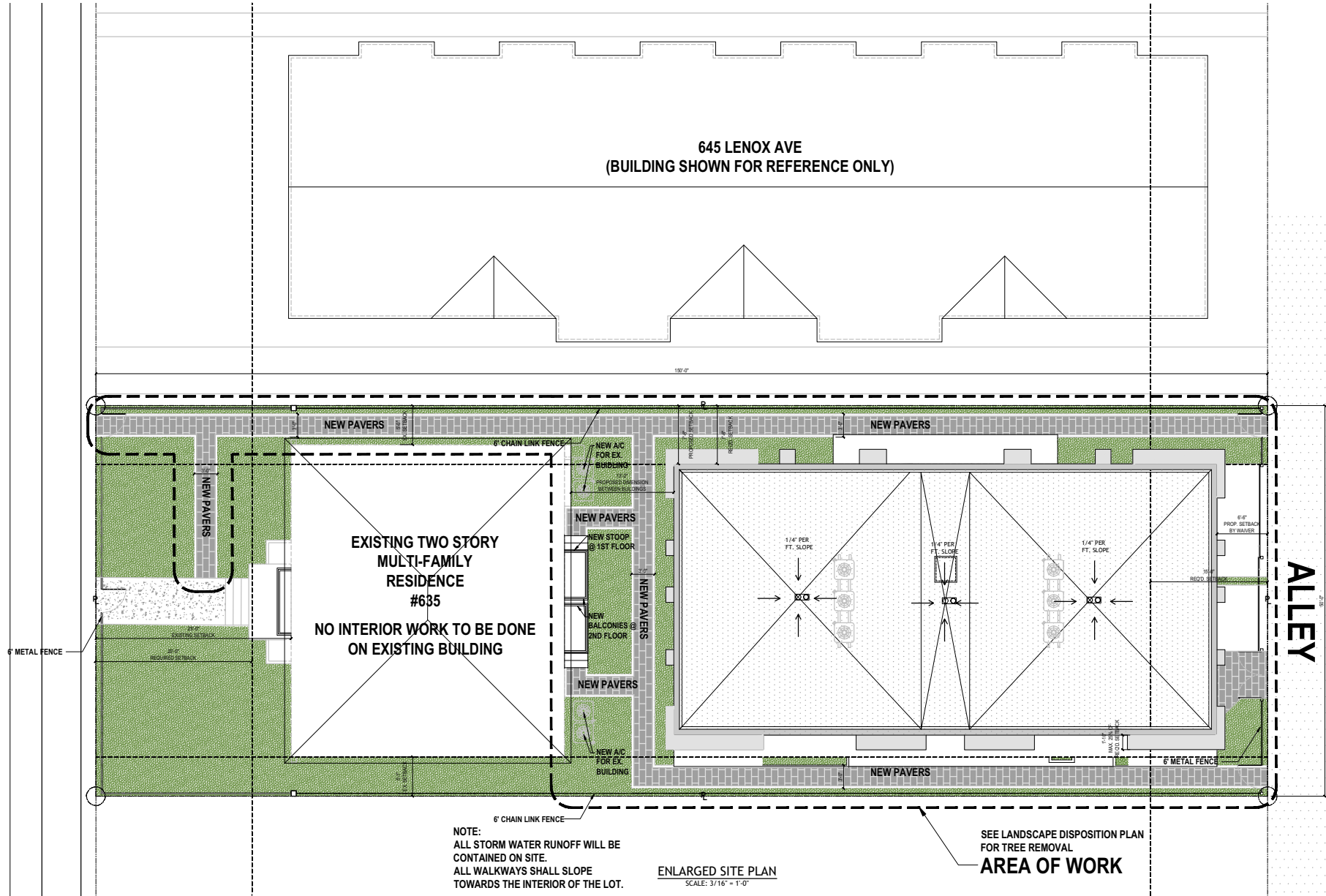
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING
EXHIBIT THEREON ARE NOT
TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE
WRITTEN APPROVAL OF THE ARCHITECT.

A-1.0
EXISTING /
PROPOSED SITE PLAN

LENOX AVENUE



DATE: 05/20/2024
PROJECT: 240000000000000000

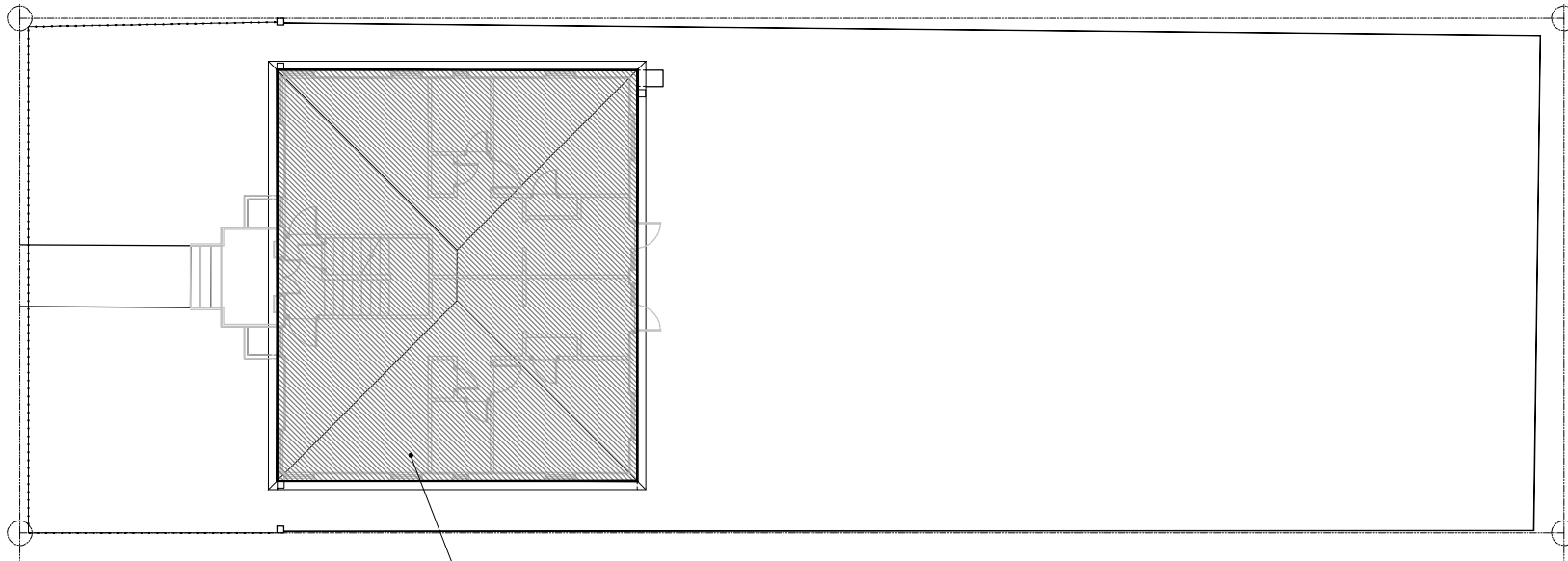
ADDRESS:
3280 NW 7TH ST, MIAMI, FL 33125
3DESIGN
ARCHITECTURE
P: 305-438-8977 | F: 305-438-8978

PK

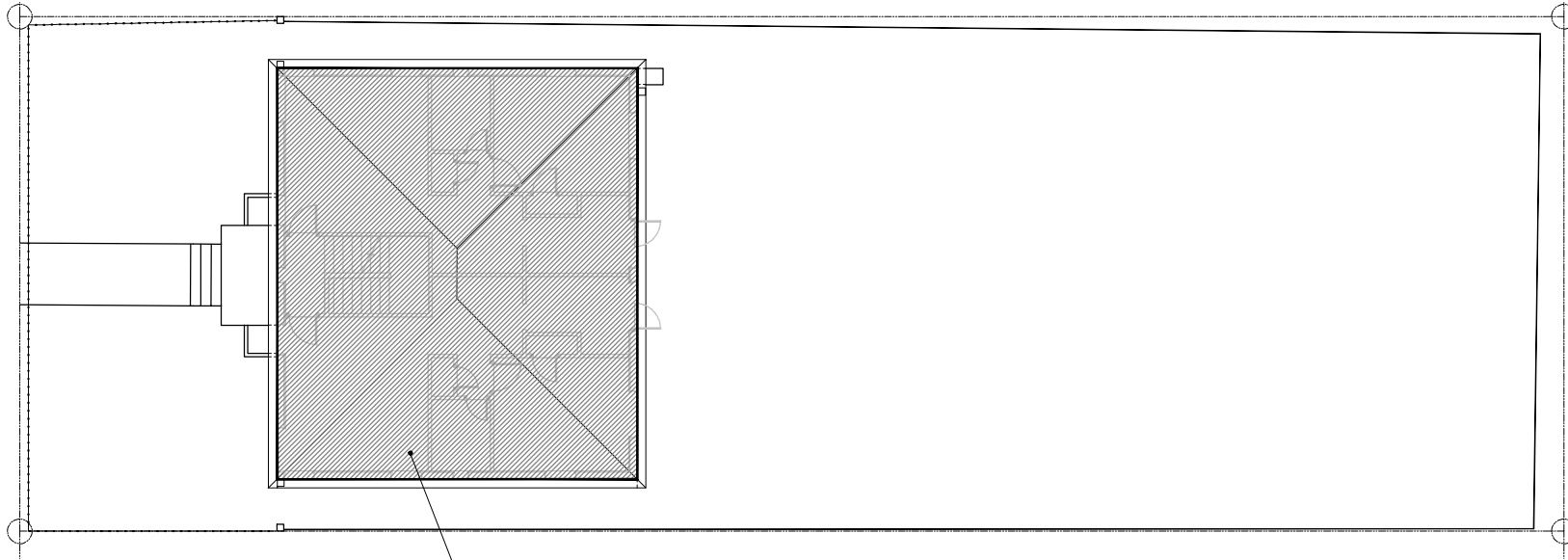
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE BUILDING
DESCRIPTIONS THEREON ARE NOT
TO BE CONSIDERED AS A GUARANTEE
OR WARRANTY OF ANY KIND.

A-1.1
ENLARGED SITE PLAN



1,400 SQ FT
FAR DIAGRAM EXISTING FIRST FLOOR
 SCALE: 3/16" = 1'-0"



1,400 SQ FT
FAR DIAGRAM EXISTING SECOND FLOOR
 SCALE: 3/16" = 1'-0"

EXISTING FAR (1.25 ALLOWED):

LOT SIZE:	7,500 SQ FT
▨ FIRST FLOOR AREA:	1,400 SQ FT
FIRST FLOOR FAR:	0.1866
▨ SECOND FLOOR AREA:	1,400 SQ FT
SECOND FLOOR FAR:	0.1866
TOTAL BUILDING AREA:	2,800 SQ FT
TOTAL FAR:	0.3732

DATE: 02/20/2020
 PROJECT: 633139

ADDRESS:
 6335 LENOX AVE
 MIAMI BEACH, FL 33139

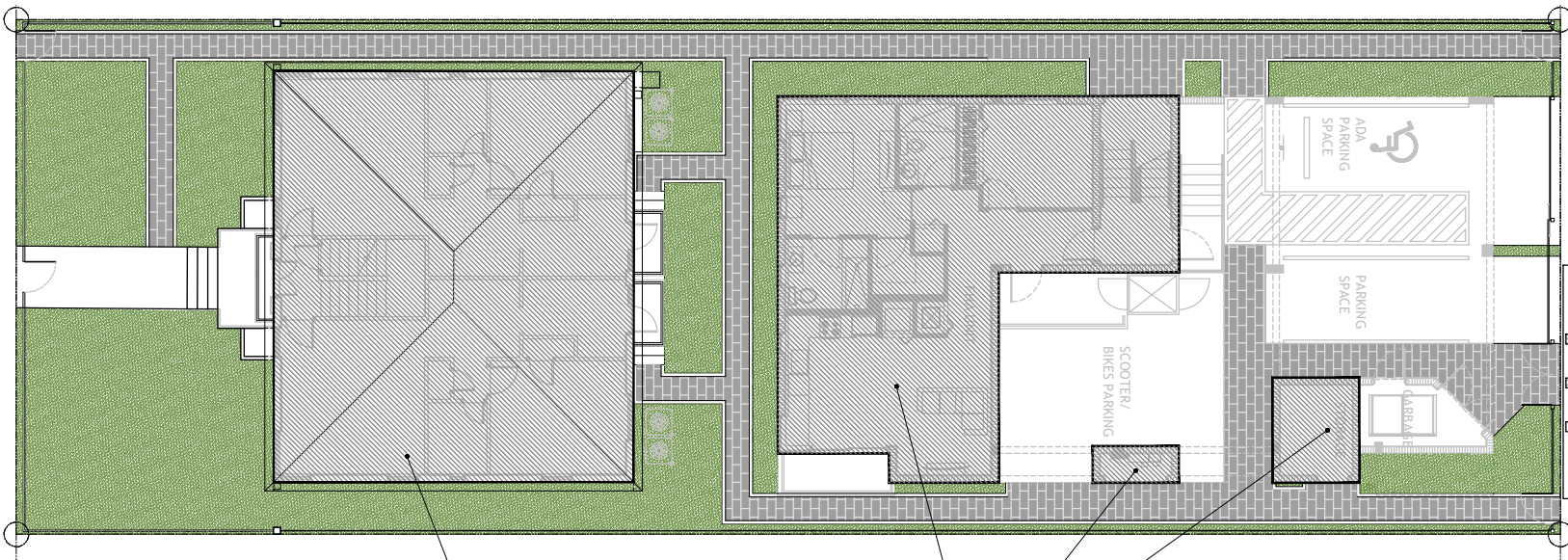
DESIGN
 ARCHITECTURE
 3280 NW 7TH ST, MIAMI, FL 33125
 P: 305-486-8877 | F: 305-486-8878

PK

PROPOSED ADDITION
 FOR
 6335 LENOX AVE
 MIAMI BEACH, FL 33139

A-1.2
 FAR DIAGRAMS /
 CALCULATIONS

THIS PLAN AND THE RELATED INFORMATION ON THIS SHEET ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THIS PLAN SHALL BE INDICATED BY A REVISION TABLE AND SHALL BE APPROVED BY THE ARCHITECT.

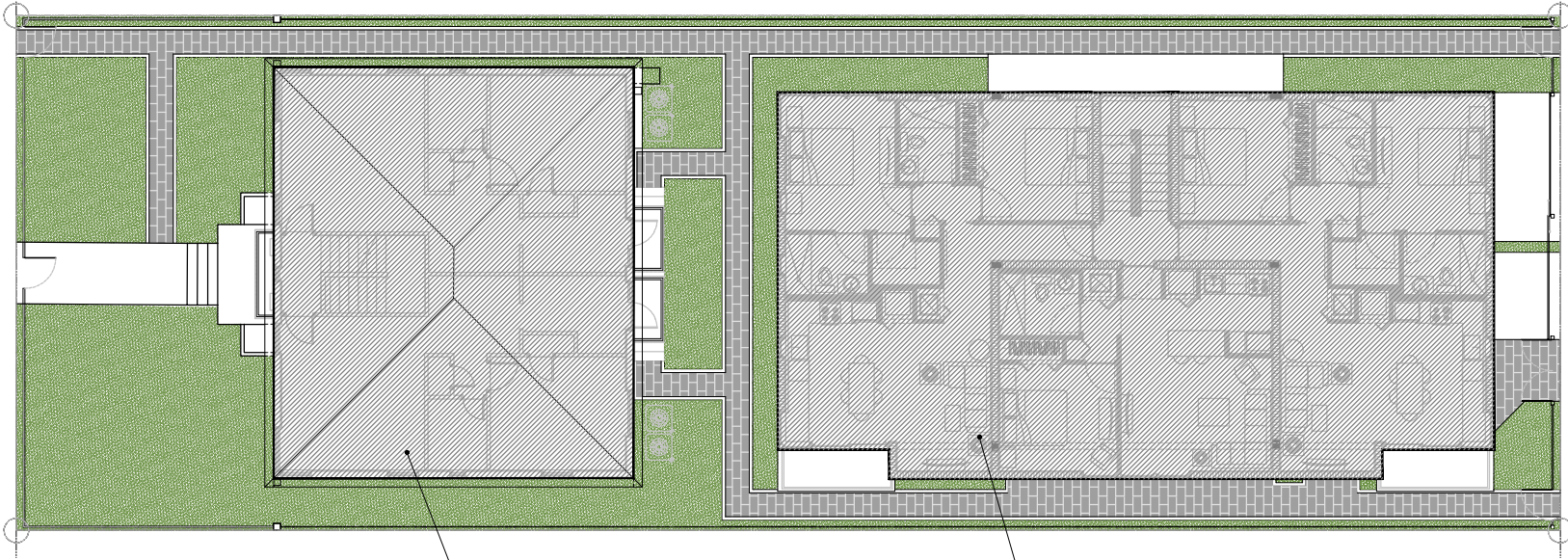


1,400 SQ FT **FAR DIAGRAM PROPOSED FIRST FLOOR**
SCALE: 3/16" = 1'-0"

1,075 SQ FT
30 SQ FT
85 SQ FT

PROPOSED FAR (1.25 ALLOWED):

LOT SIZE:	7,500 SQ FT
FIRST FLOOR AREA:	2,590 SQ FT
FIRST FLOOR FAR:	0.3453
SECOND FLOOR AREA:	3,952 SQ FT
SECOND FLOOR FAR:	0.5269
THIRD FLOOR AREA:	2,416 SQ FT
THIRD FLOOR FAR:	0.3221
TOTAL BUILDING AREA:	8,958 SQ FT
TOTAL FAR:	1.1944



1,400 SQ FT **FAR DIAGRAM PROPOSED SECOND FLOOR**
SCALE: 3/16" = 1'-0"

2,552 SQ FT

DATE: 01/20/2024
REVISED:

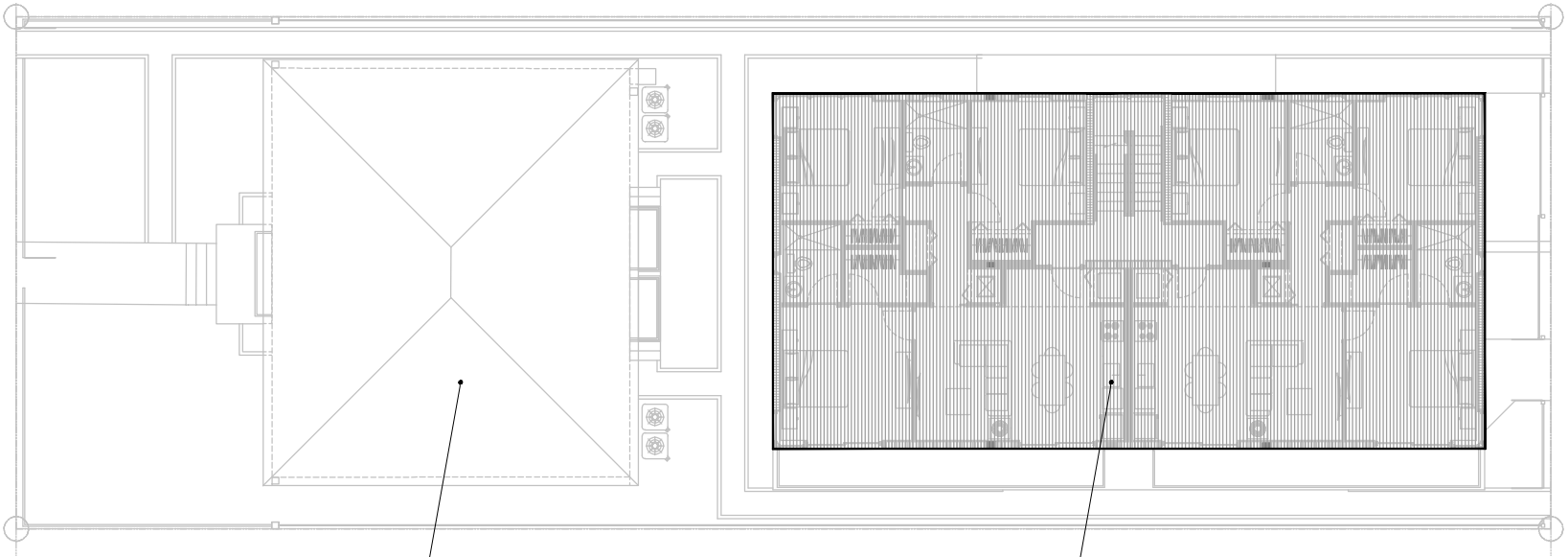
ADDRESS:
ATTENTION:
DATE:
DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-488-9877 | F: 305-488-9878

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE PROJECT INFORMATION ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A-1.3
FAR DIAGRAMS /
CALCULATIONS



NO THIRD FLOOR

FAR DIAGRAM PROPOSED THIRD FLOOR
SCALE: 3/16" = 1'-0"

2,416 SQ. FT.

PROPOSED FAR (1.25 ALLOWED):	
LOT SIZE:	7,500 SQ. FT.
▨ FIRST FLOOR AREA:	2,590 SQ. FT.
FIRST FLOOR FAR:	0.3453
▨ SECOND FLOOR AREA:	3,952 SQ. FT.
SECOND FLOOR FAR:	0.5269
▨ THIRD FLOOR AREA:	2,416 SQ. FT.
THIRD FLOOR FAR:	0.3221
TOTAL BUILDING AREA:	8,958 SQ. FT.
TOTAL FAR:	1.1944

DATE: 01/11/2016
REVISION:

ADDRESS:
3280 NW 7TH ST. MIAMI, FL 33125

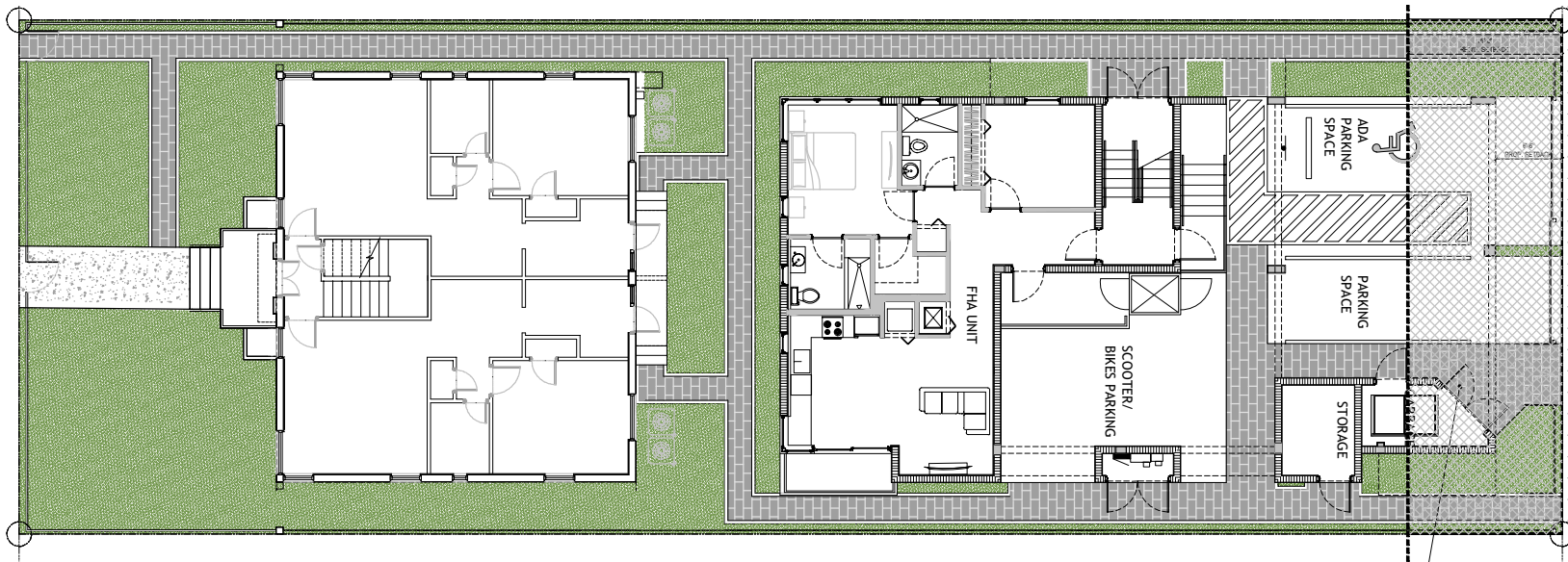
3 DESIGN ARCHITECTURE
3280 NW 7TH ST. MIAMI, FL 33125
P: 305-488-8877 | F: 305-488-8878

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE RELATED INFORMATION ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

A-1.4
FAR DIAGRAMS / CALCULATIONS

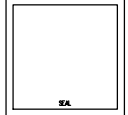


VARIANCE 1 DIAGRAM
SCALE: 3/16" = 1'-0"


VARIANCE 1



ADDRESS:
ATTENTION:
DATE:
DESIGN ARCHITECTURE
3280 NW 7TH ST, Miami, FL 33125
P: 305-438-8977 | F: 305-438-8978




PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

VARIANCE 1:
REAR SETBACK 

(Sec. 142-156) 5'-0" ABUTTING AN ALLEY, OTHERWISE
10% OF THE LOT DEPTH

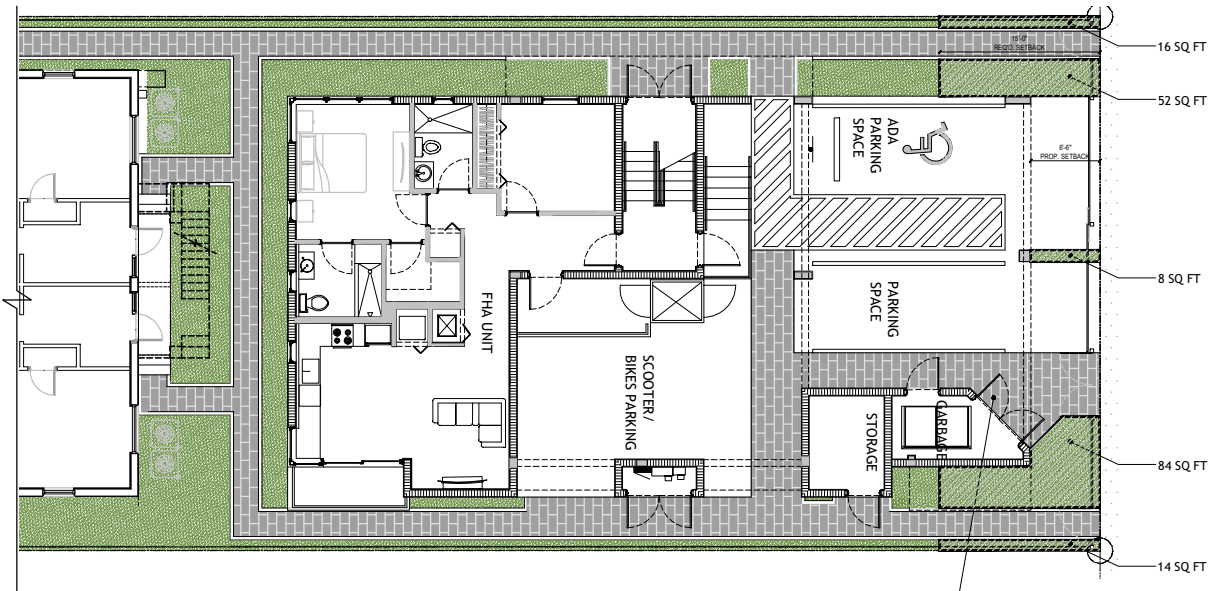
LOT DEPTH = 150'-0"
10% OF 150'-0" = 15'-0"

REQUEST VARIANCE TO REDUCE SET BACK
FROM REQUIRED 15'-0" TO 6'-6"

VARIANCE 2:
REAR YARD 

(Sec. 142-218) MAX. 30% OPEN SPACE IS REQUIRED IN
THE REAR YARD

REAR YARD = 750 SQ FT
30% OF 750 = 225 SQ FT
REQUEST VARIANCE TO REDUCE REQUIRED
225 SQ FT OPEN SPACE TO 174 SQ FT
WHICH IS 23.2%

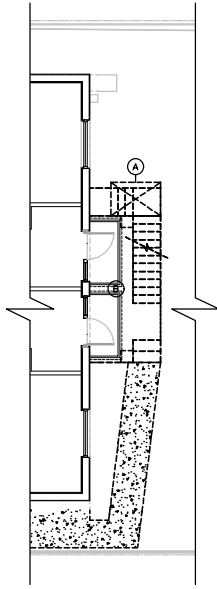


VARIANCE 2 DIAGRAM
SCALE: 3/16" = 1'-0"

VARIANCE 1

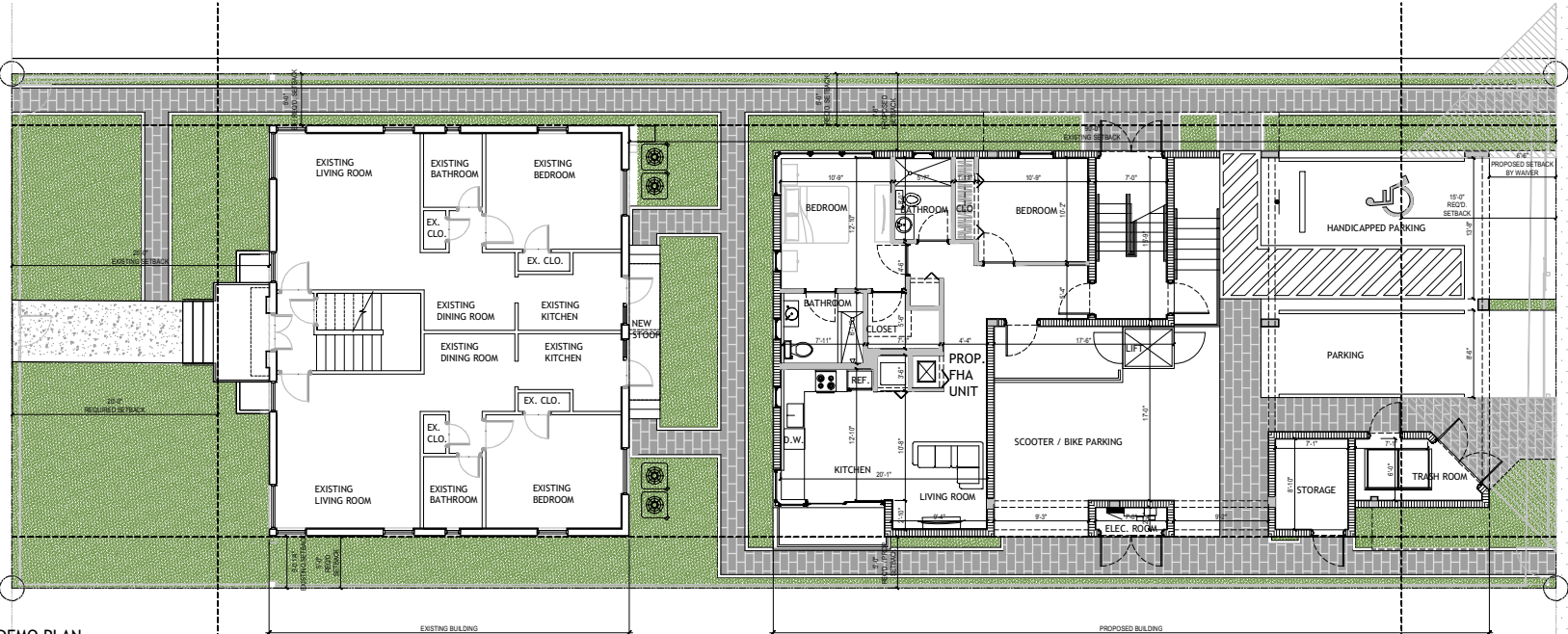
THIS PLAN AND THE BUILDING
APPROVAL NUMBER ARE NOT
VALID UNLESS ALL CONDITIONS
OF THE PERMITS ARE MET.

A-1.5
VARIANCE DIAGRAM

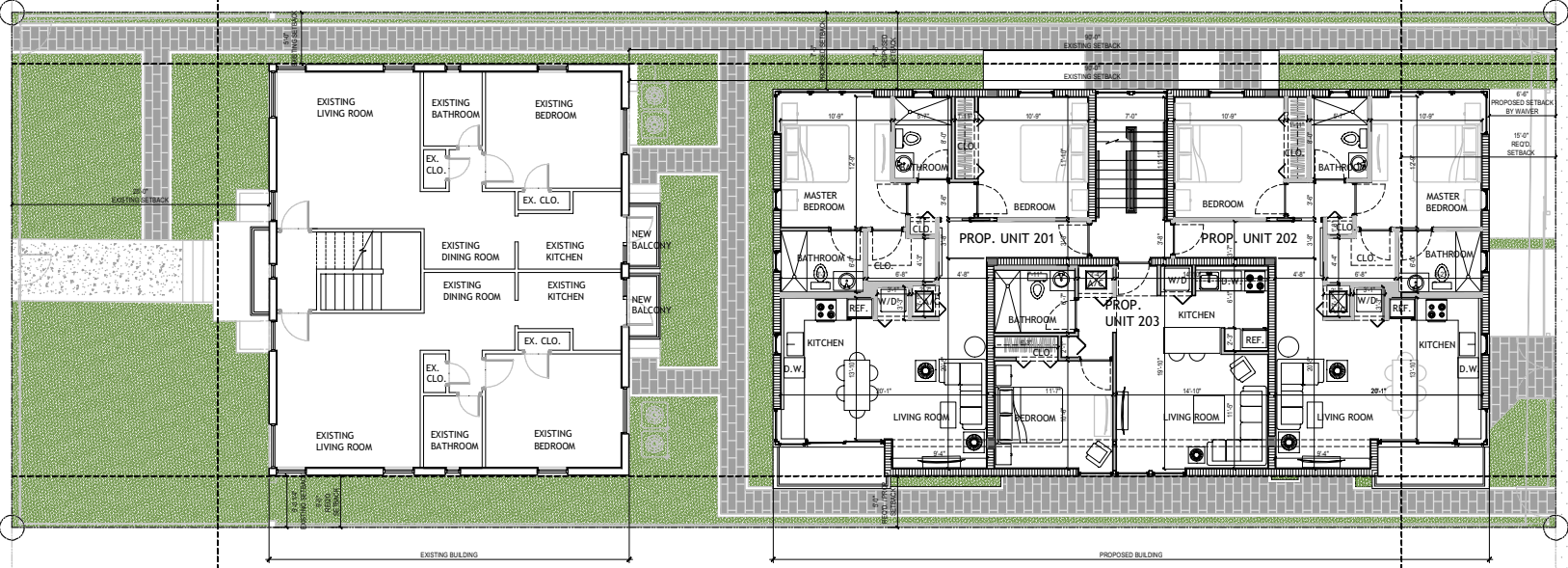


EXISTING DECK AND STAIRS DEMO PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION LEGEND	
(A)	REMOVE SHED
(B)	REMOVE DECK & STAIRS
---	DEMOLITION
—	TO REMAIN



EXISTING / PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING / PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DATE: 01/20/2025
REVISION:

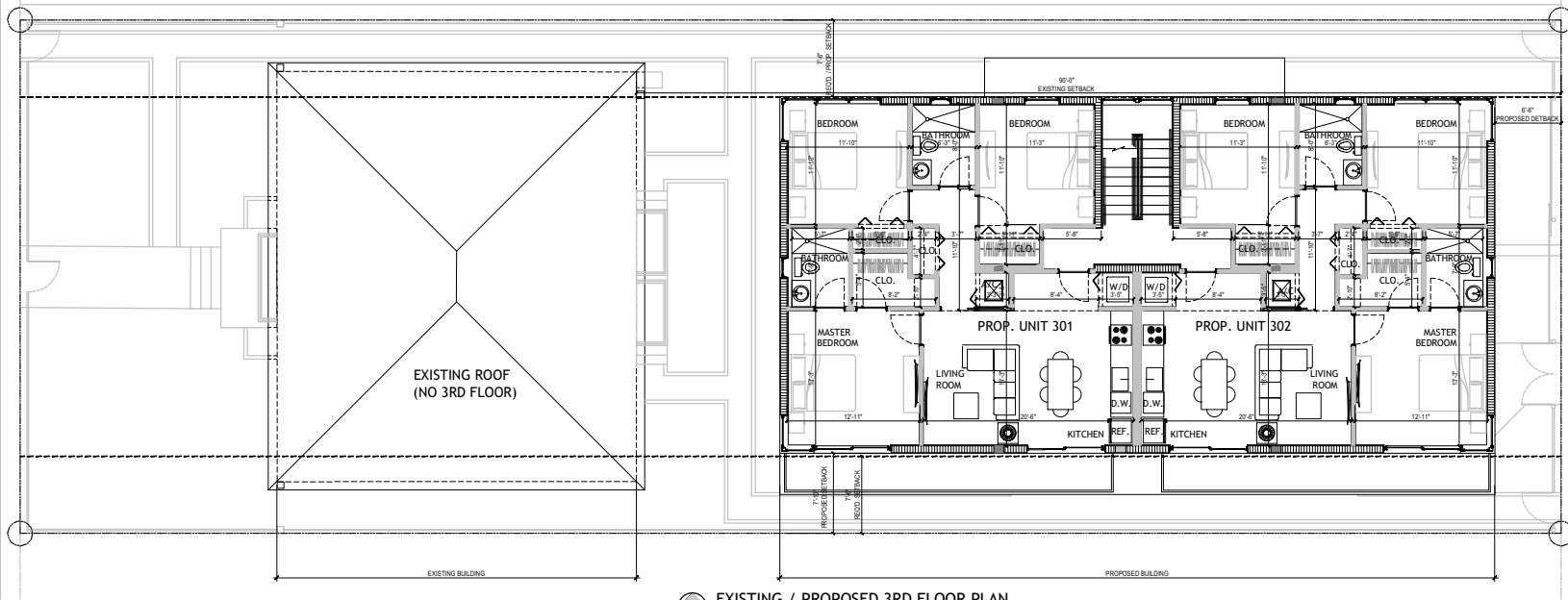
ADDRESS:
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-488-9877 | F: 305-488-9878

PK

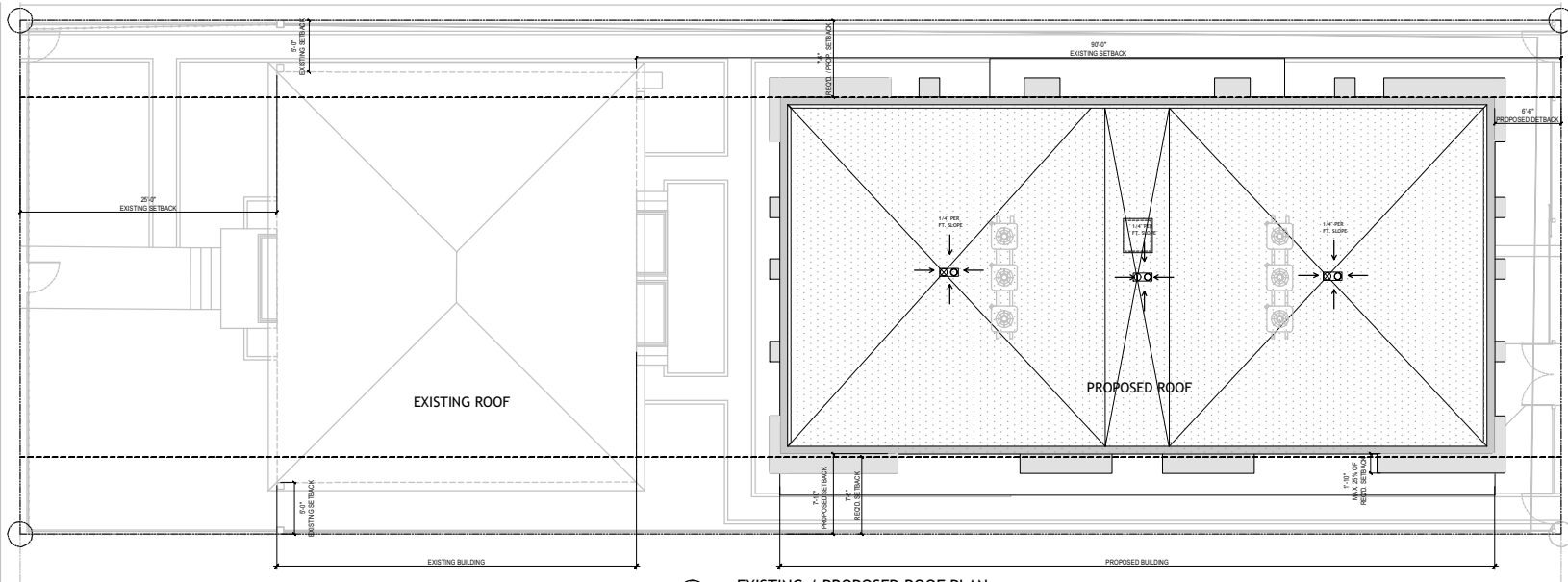
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-2.0
EXISTING /
PROPOSED 1ST &
2ND FLOOR PLAN

THIS PLAN AND THE RELATED
PERMITS AND ANY OTHER
DOCUMENTS ARE TO BE USED
FOR THE PROJECT ONLY AND NOT
FOR ANY OTHER PROJECTS OR
PURPOSES WITHOUT THE
WRITTEN PERMISSION OF THE
ARCHITECT.



EXISTING / PROPOSED 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING / PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

DATE: 01/20/2020
REVISED:

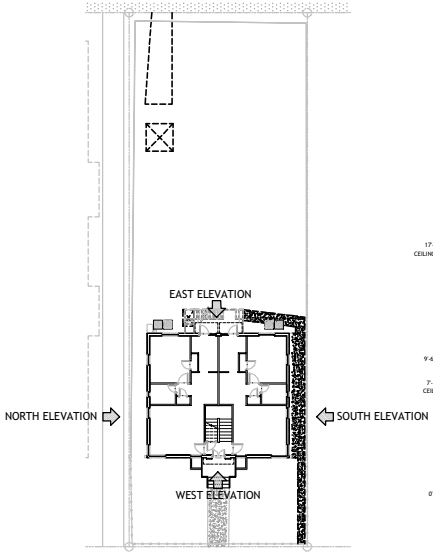
ADDRESS: 6335 LENOX AVE
APT. 301
MIAMI BEACH, FL 33139
DESIGN ARCHITECTURE
3280 NW 7TH ST. MIAMI, FL 33125
P: 305-438-9877 F: 305-438-9878

PK

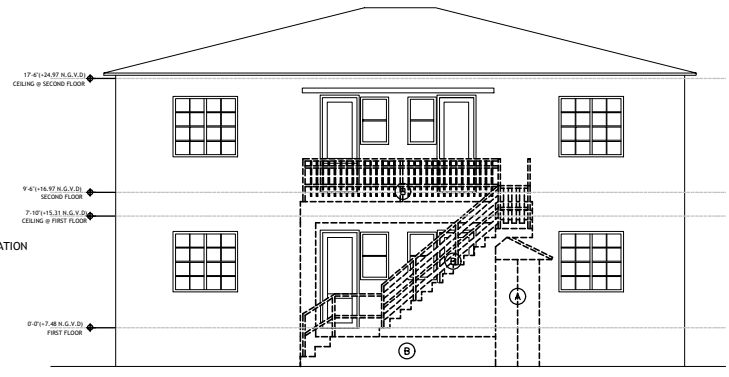
PROPOSED ADDITION
FOR
6335 LENOX AVE
MIAMI BEACH, FL 33139

A-2.1
EXISTING / PROPOSED
3RD FLOOR &
ROOF PLAN

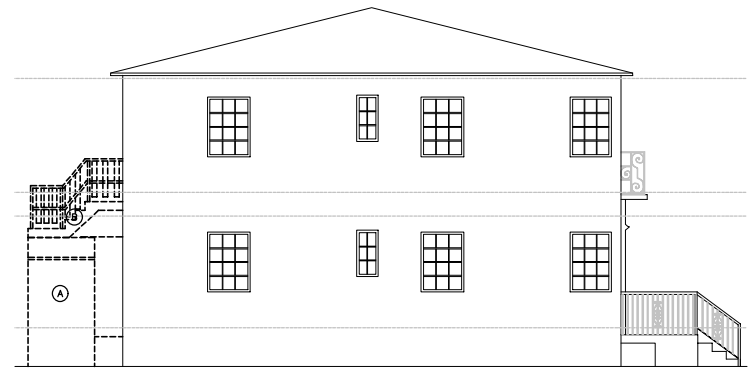
THIS PLAN AND THE EXISTING
APPROPRIATELY MARKED. THEY ARE NOT
TO BE USED FOR ANY OTHER
CONSTRUCTION WITHOUT THE
EXPLICIT APPROVAL OF THE ARCHITECT.



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



EXISTING / DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING / DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING / DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
(A) REMOVE SHED	
(B) REMOVE DECK & STAIRS	
DEMOLITON	
TO REMAIN	

DATE: PC
REVISIONS

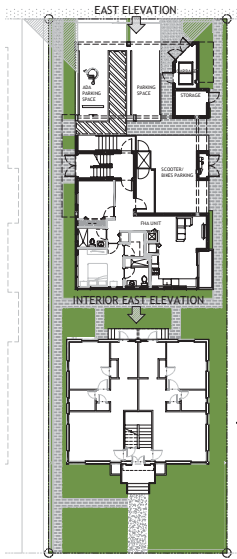
ADDRESS: 635 LENOX AVE
MIAMI BEACH, FL 33139
3 DESIGN ARCHITECTURE
3200 NW 7TH ST. MIAMI, FL 33125
P: 305-438-0977 | F: 305-438-0978

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

A-3.0
EXISTING / DEMO
ELEVATIONS

THIS PLAN AND THE BUILDING INFORMATION MODEL (BIM) DATA ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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

FINISH MATERIAL LEGEND:

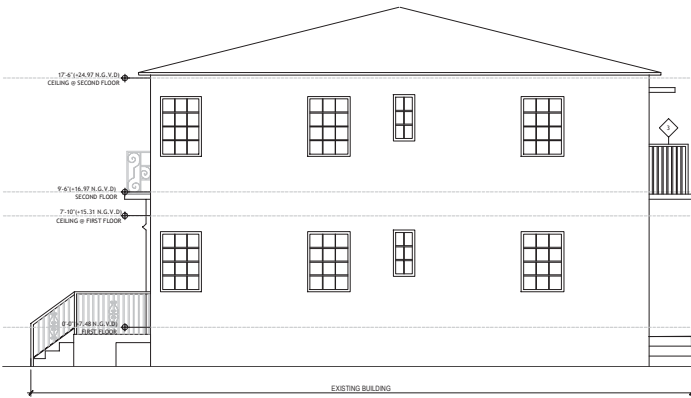
1.	STUCCO
2.	METAL GUARDRAIL @ 42"



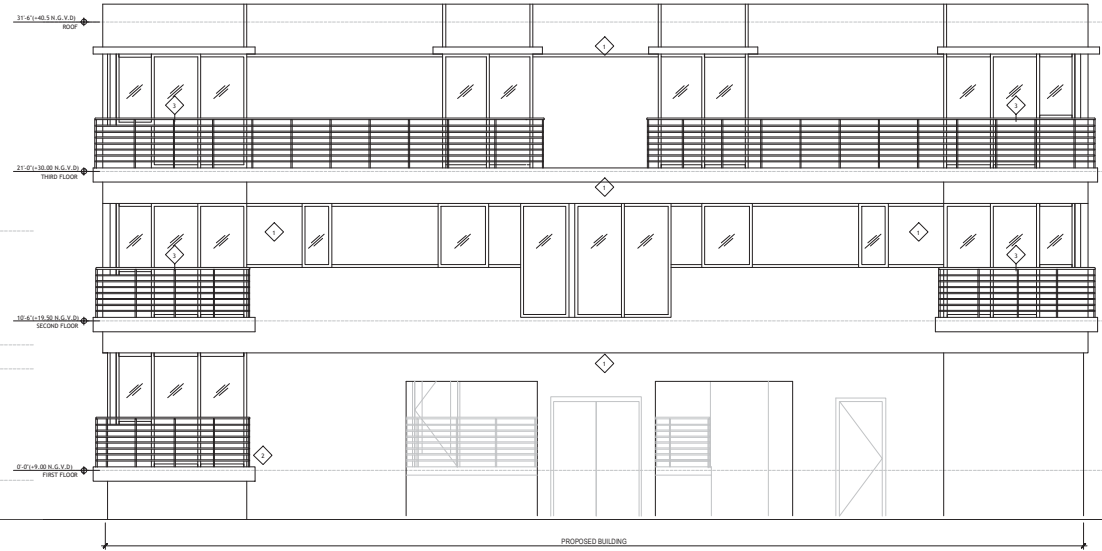
PROPOSED INTERIOR EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DATE: 02
REVISIONS

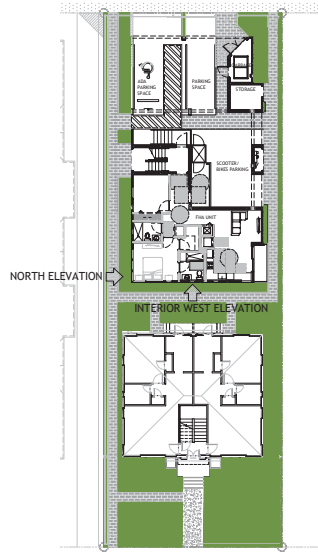
ADDRESS:
ANTHONY L. GIBSON
DESIGN
ARCHITECTURE
3280 N.W. 77th ST., Miami, FL 33155
P: 305-438-0977 | F: 305-438-0978

SK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

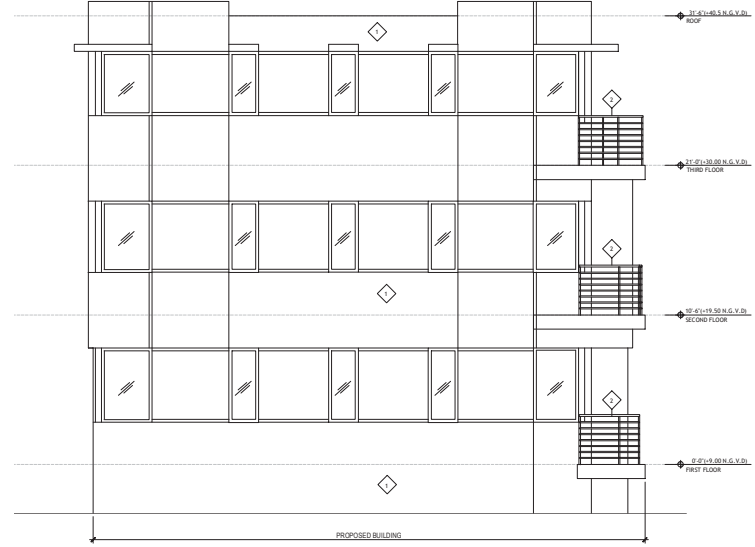
THIS PLAN AND THE BUILDING DEPARTMENT ARCHITECTURE DEPARTMENT SHALL BE CONSIDERED TO BE VOID WITHOUT THE SIGNATURE OF THE ARCHITECT AND THE ARCHITECT'S SEAL.

A-3.1
EXISTING /
PROPOSED SOUTH &
EAST ELEVATIONS

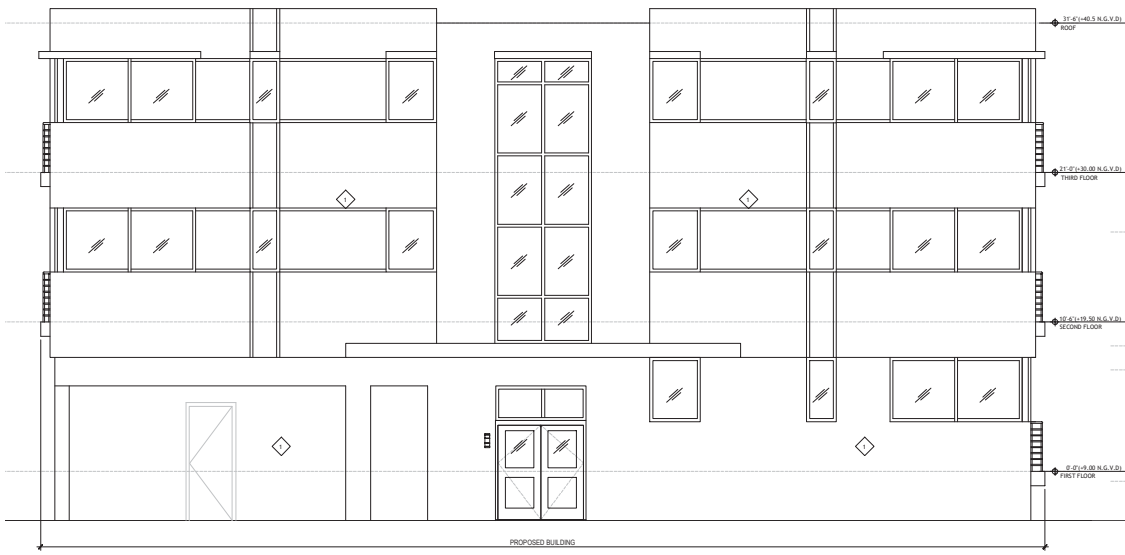


- FINISH MATERIAL LEGEND:**
- 1. STUCCO
 - 2. METAL GUARDRAIL @ 42"

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



PROPOSED INTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DATE: 02
REVISIONS

ADDRESS:
AUTOMATIC
DATE

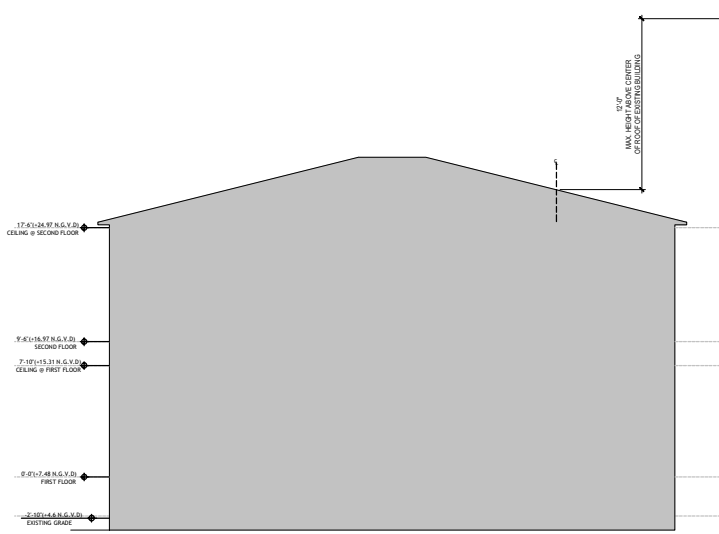
DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-436-8977 | F: 305-436-8978

SK

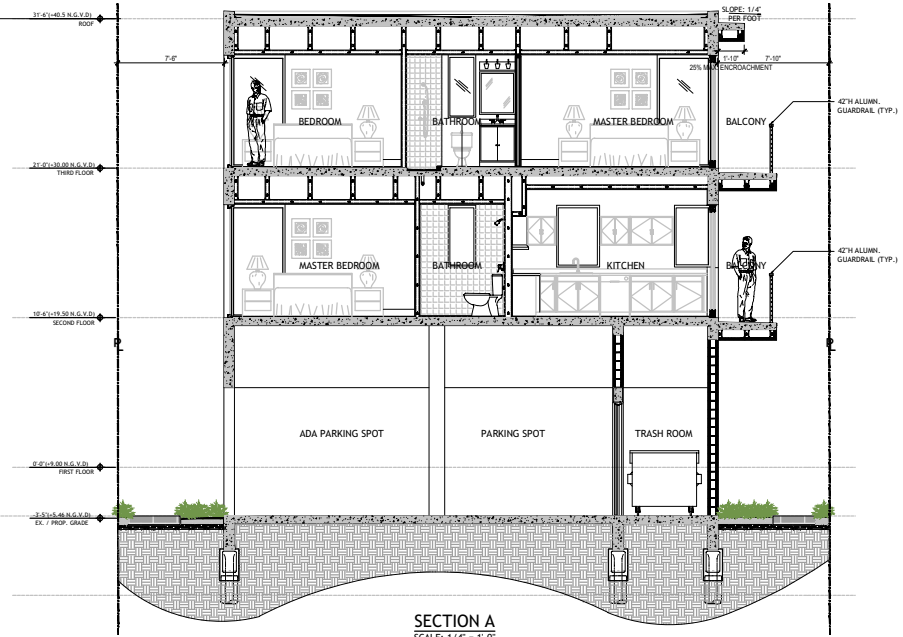
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN WAS PREPARED FOR THE BUILDING DEPARTMENT AND DOES NOT REPRESENT THE ARCHITECT'S LIABILITY FOR THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT.

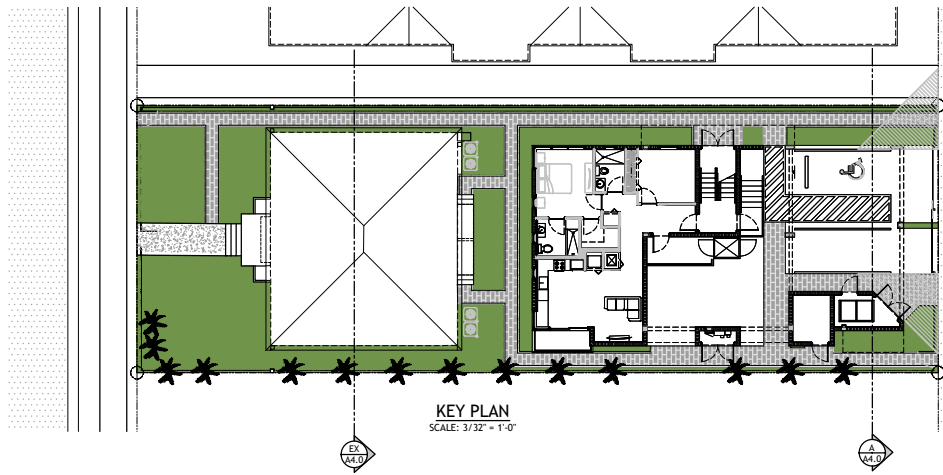
A-3.2
EXISTING /
PROPOSED NORTH &
WEST ELEVATIONS



EXISTING BUILDING MASSING
SCALE: 1/4" = 1'-0"



SECTION A
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: 3/32" = 1'-0"

DATE: 02/20/2024
PROJECT: 24-0000000-0000

ADDRESS: 635 LENOX AVE
MIA MIAMI BEACH, FL 33139
DESIGN ARCHITECTURE
3280 NW 7TH ST, MIAMI, FL 33125
P: 305-486-8977 | F: 305-486-8978

PK

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

THIS PLAN AND THE POLICE DEPARTMENT AND FIRE DEPT. ARE NOT TO BE CONSIDERED AS CONTRACT DOCUMENTS UNLESS SPECIFICALLY SO NOTED.

A-4.0
SECTIONS