

FINAL SUBMITTAL 07.06.2020

FOR

635 LENOX AVE

MIAMI BEACH, FL 33139



ARCHITECT

3 DESIGN ARCHITECTURE

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

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SCOPE OF WORK:

- NEW 6 UNIT APARTMENT BUILDING
- 2 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

DRAWN BY:

REVISIONS:

APPROVED BY:
ANTHONY LEON
06/16/20

3 DESIGN ARCHITECTURE

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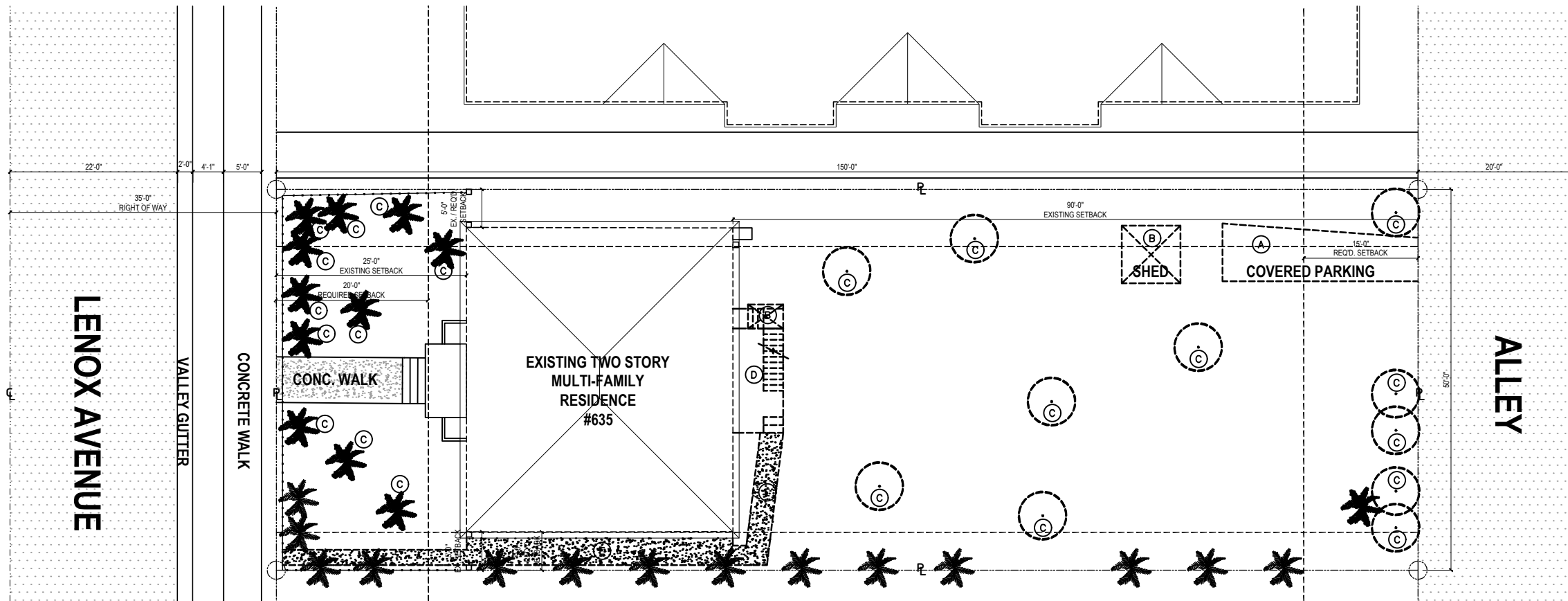
PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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

A-0.0

COVER SHEET / ZONING INFO

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



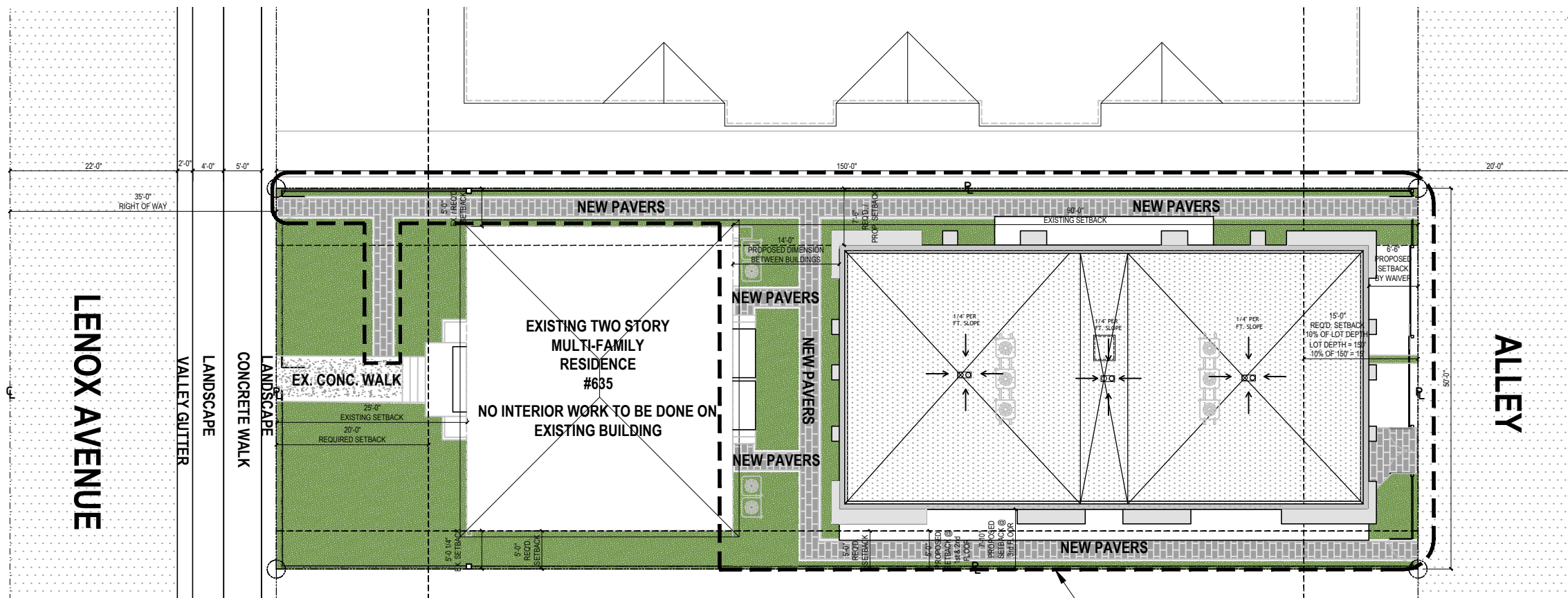
EXISTING / DEMO SITE PLAN
SCALE: 1/8" = 1'-0"

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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PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SEE LANDSCAPE DISPOSITION PLAN
FOR TREE REMOVAL
AREA OF WORK

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REVISIONS:	

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0016752

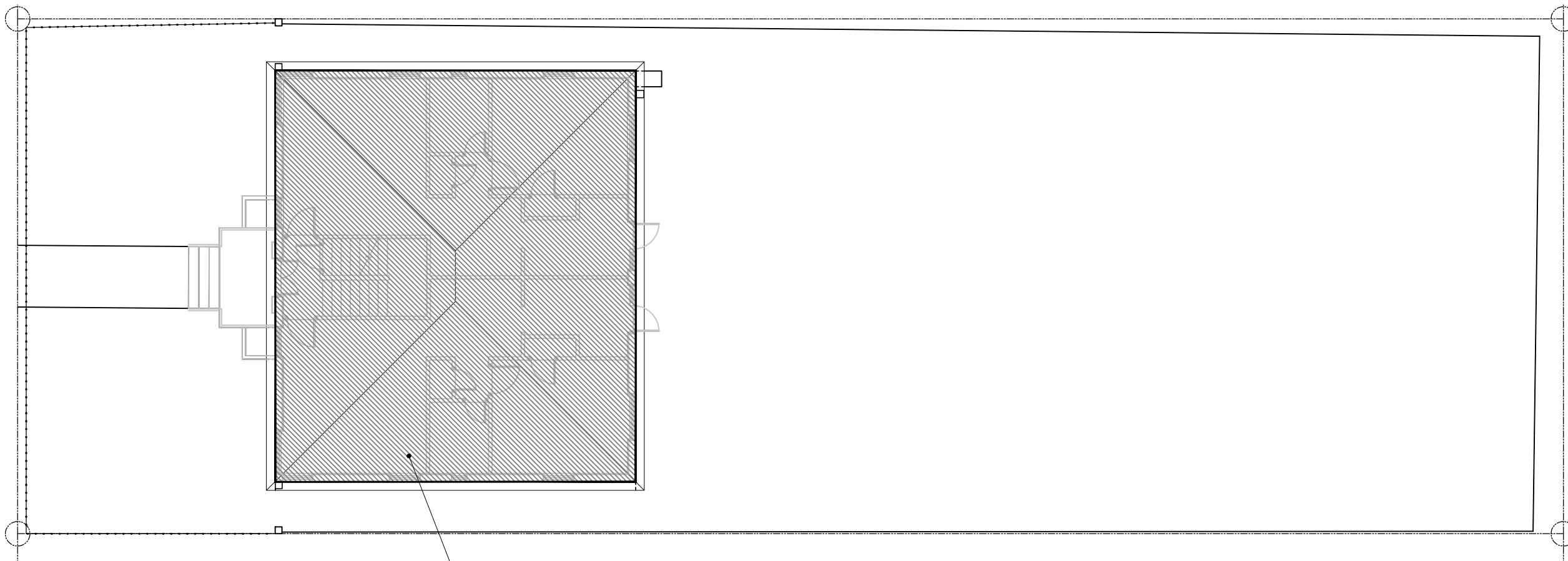
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PROPOSED ADDITION FOR
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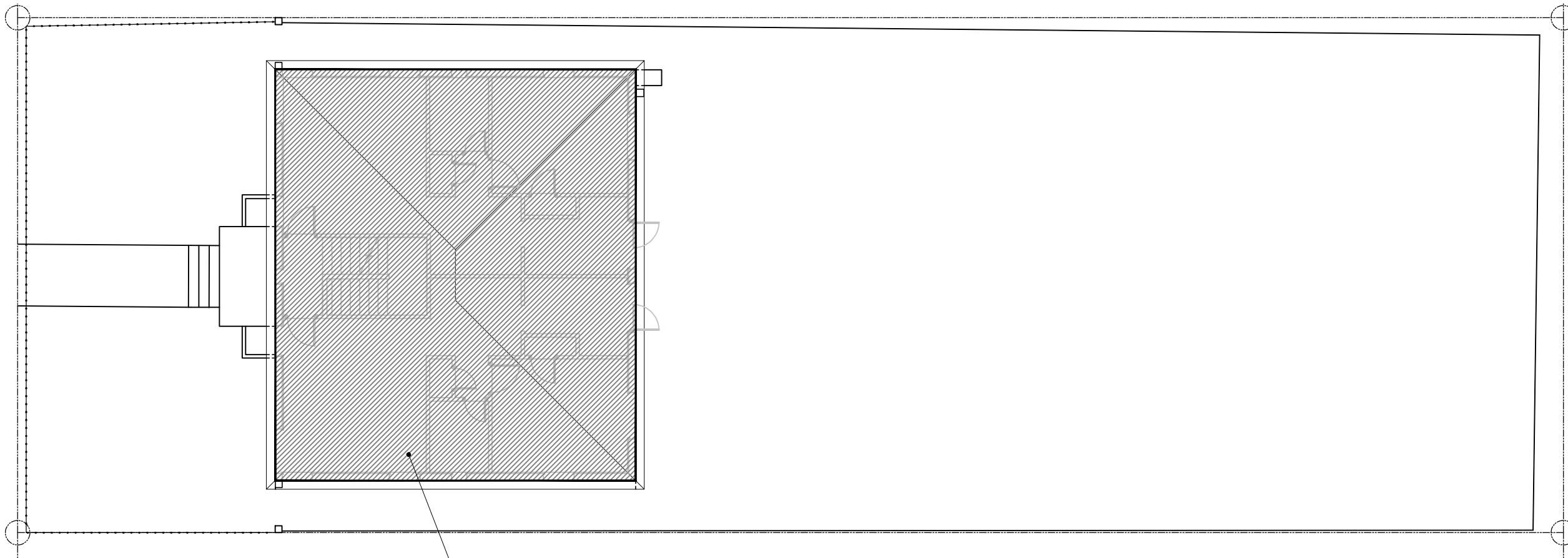
A-1.0
EXISTING / PROPOSED SITE PLAN



FAR DIAGRAM EXISTING FIRST FLOOR

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

1,400 SQ FT



FAR DIAGRAM EXISTING SECOND FLOOR

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

1,400 SQ FT

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

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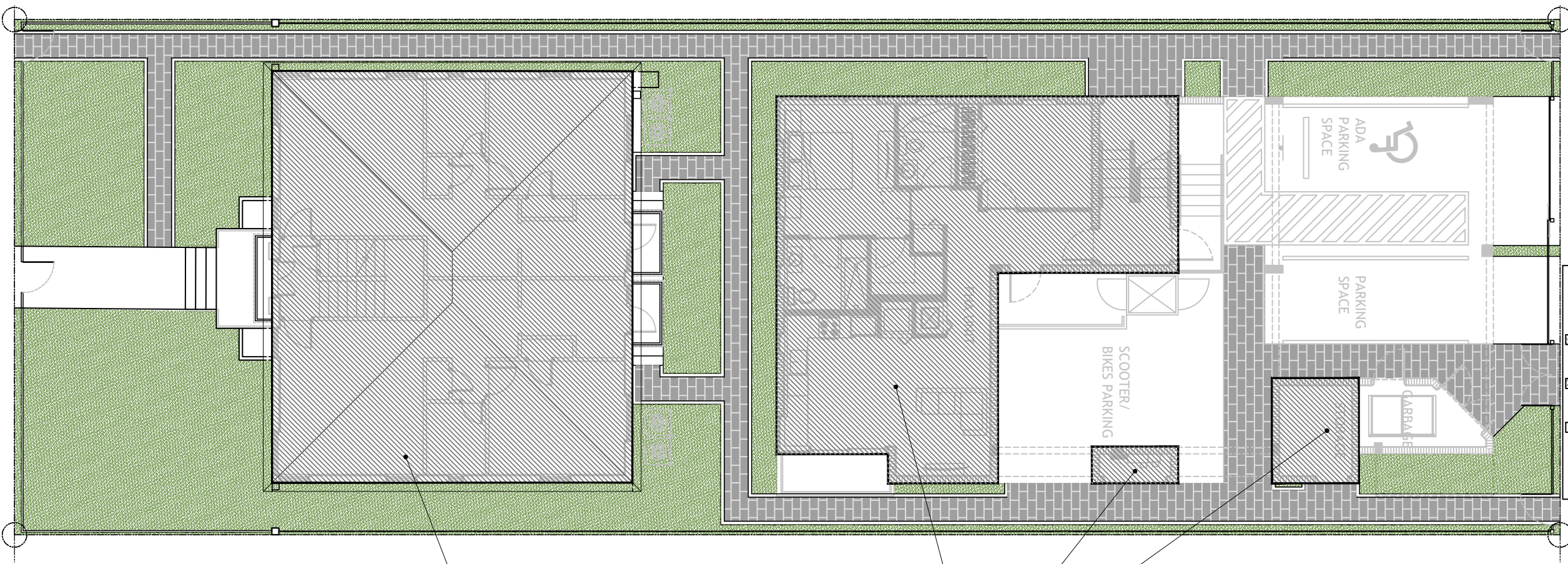
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PROPOSED ADDITION
FOR
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MIAMI BEACH, FL 33139

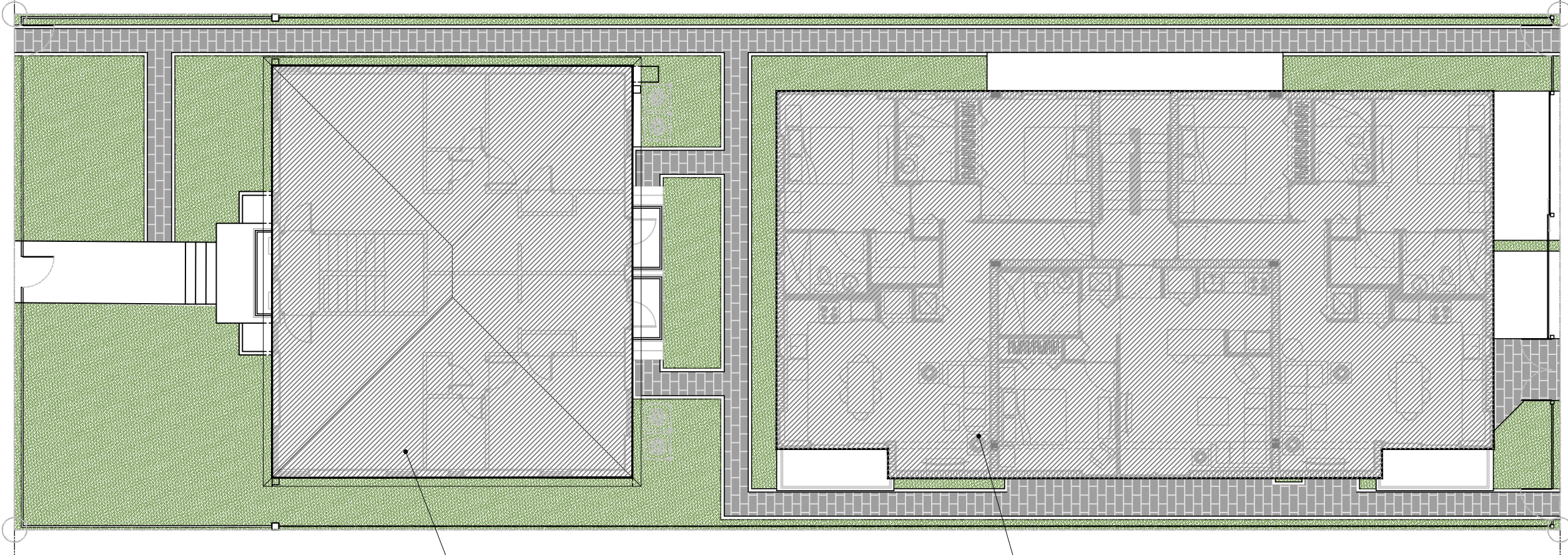
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A-1.2
FAR DIAGRAMS / CALCULATIONS



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

1,075 SQ FT
30 SQ FT
85 SQ FT



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

2,552 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

DRAWN BY:	
REVISIONS:	

ACCESSION
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3 DESIGN ARCHITECTURE

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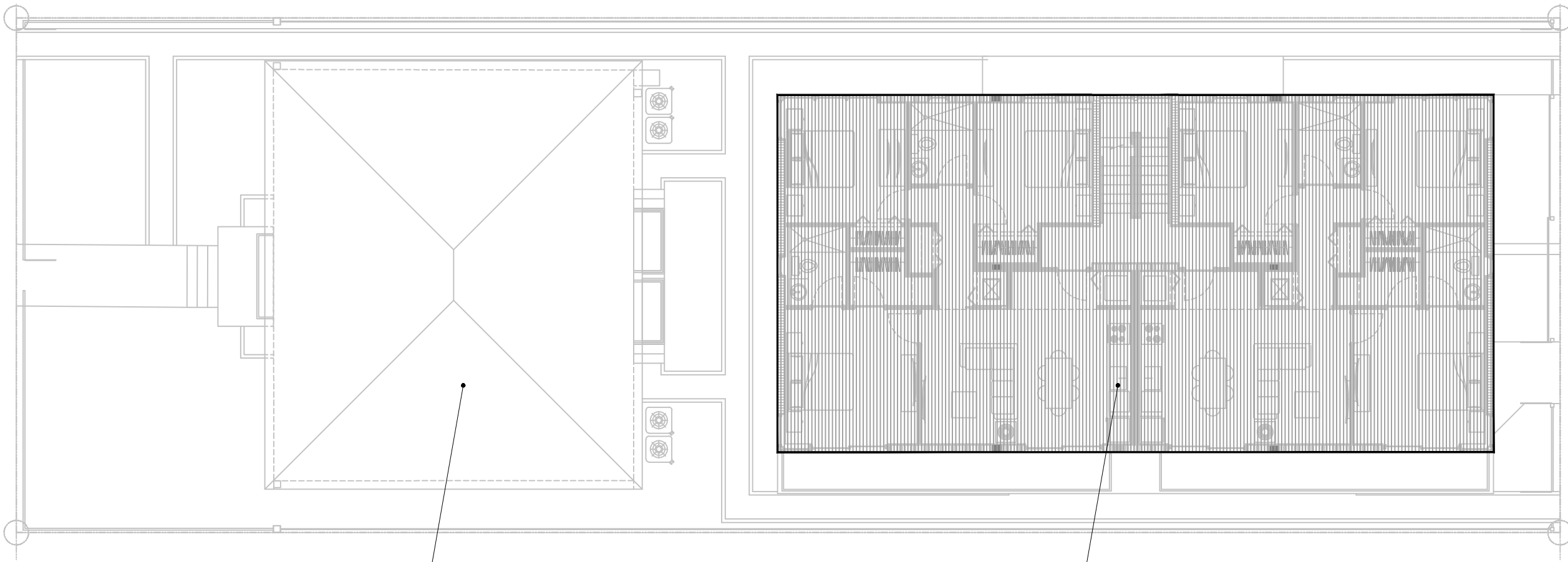
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PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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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

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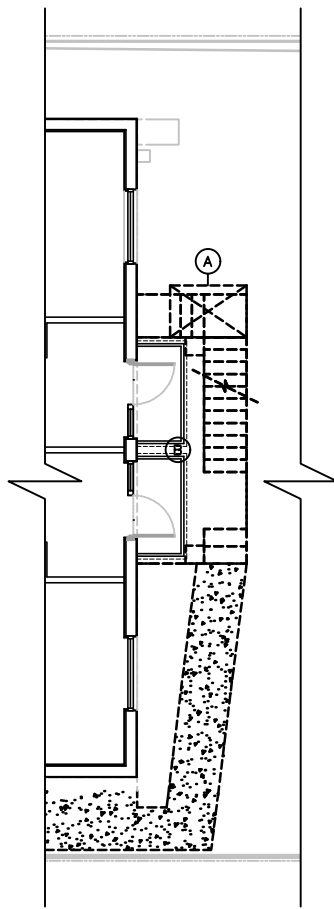
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PROPOSED ADDITION FOR
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MIAMI BEACH, FL 33139

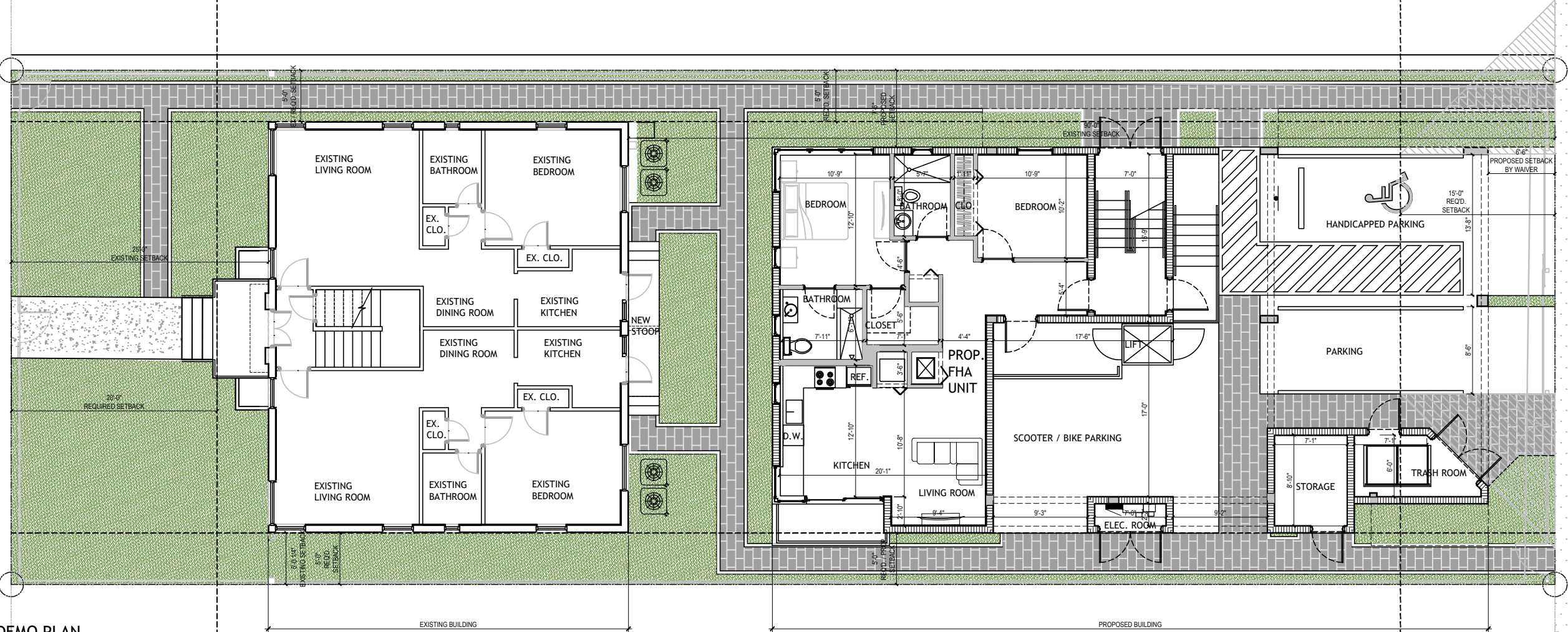
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A-1.4
FAR DIAGRAMS / CALCULATIONS

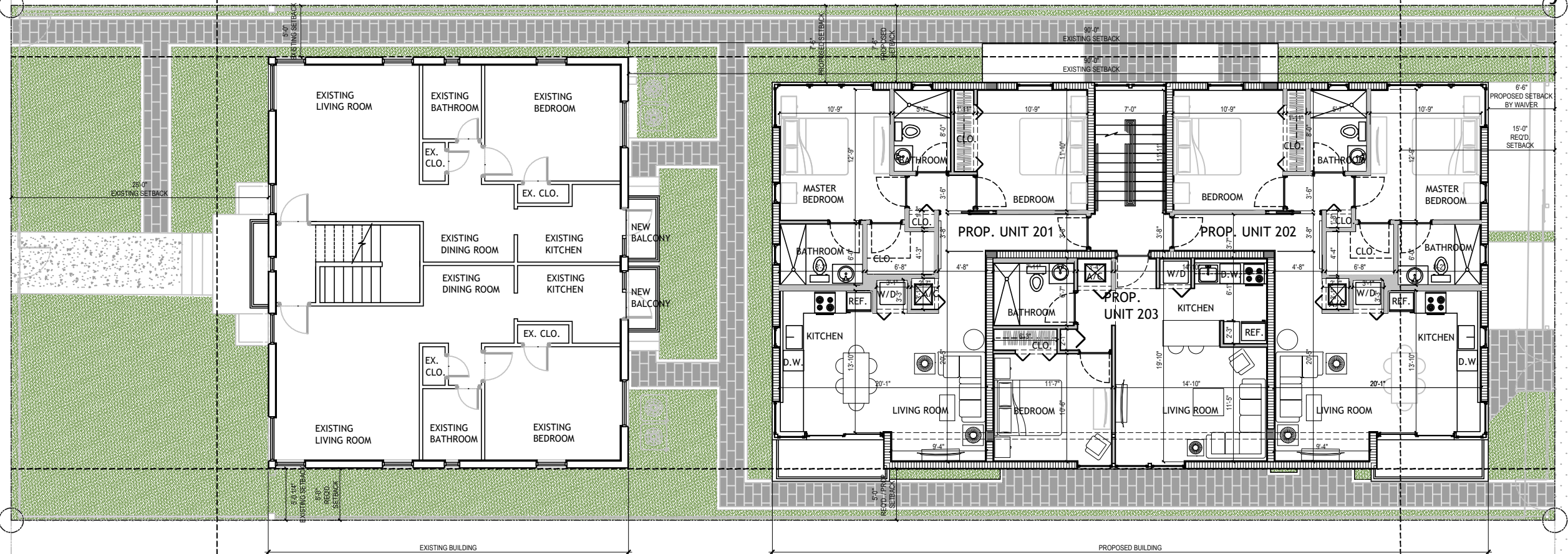


EXISTING DECK AND STAIRS DEMO PLAN
SCALE: 3/16" = 1'-0"

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"

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REVISIONS:	

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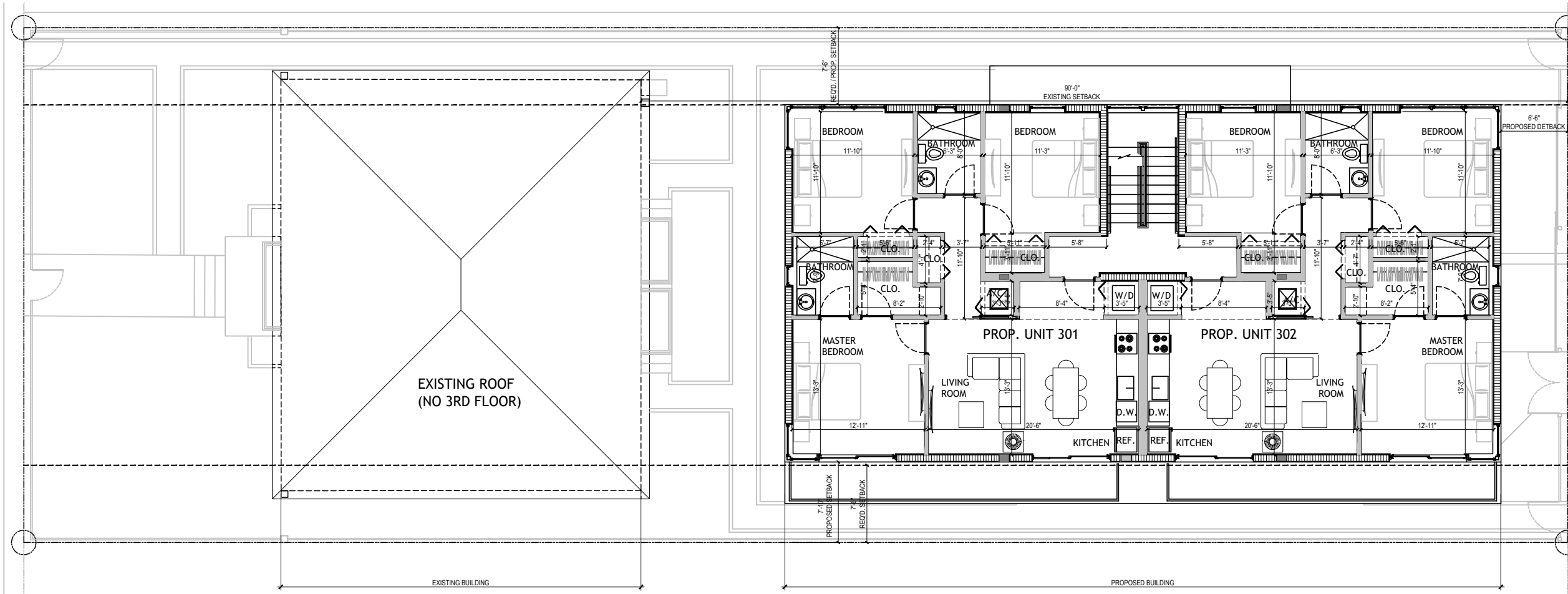
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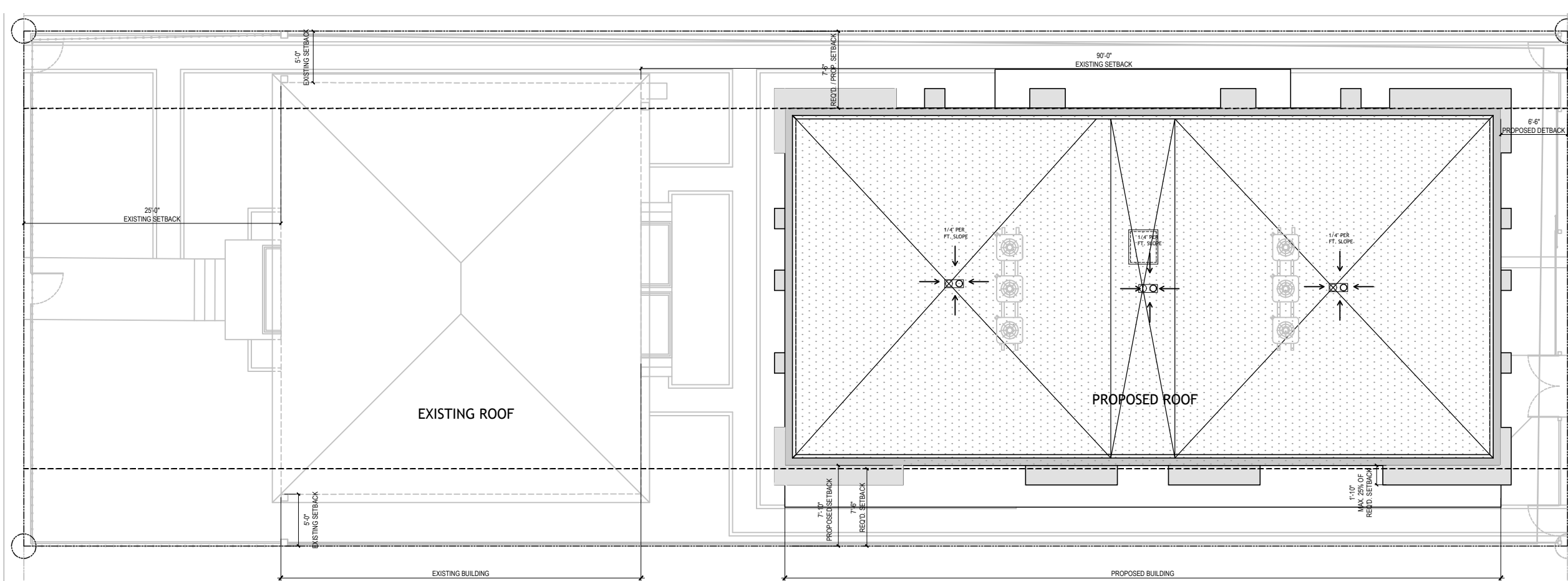
PROPOSED ADDITION FOR
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A-2.0
EXISTING / PROPOSED 1ST & 2ND FLOOR PLAN

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



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

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Anthony Leon

PROPOSED ADDITION FOR
 635 LENOX AVE
 MIAMI BEACH, FL 33139

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

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REVISIONS:

ADDRESS:
ANTHONY LEON
0016752

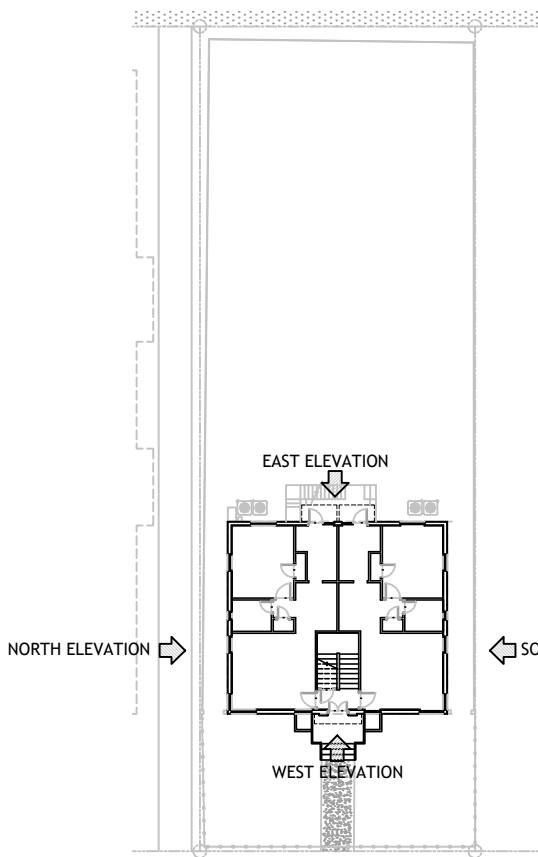
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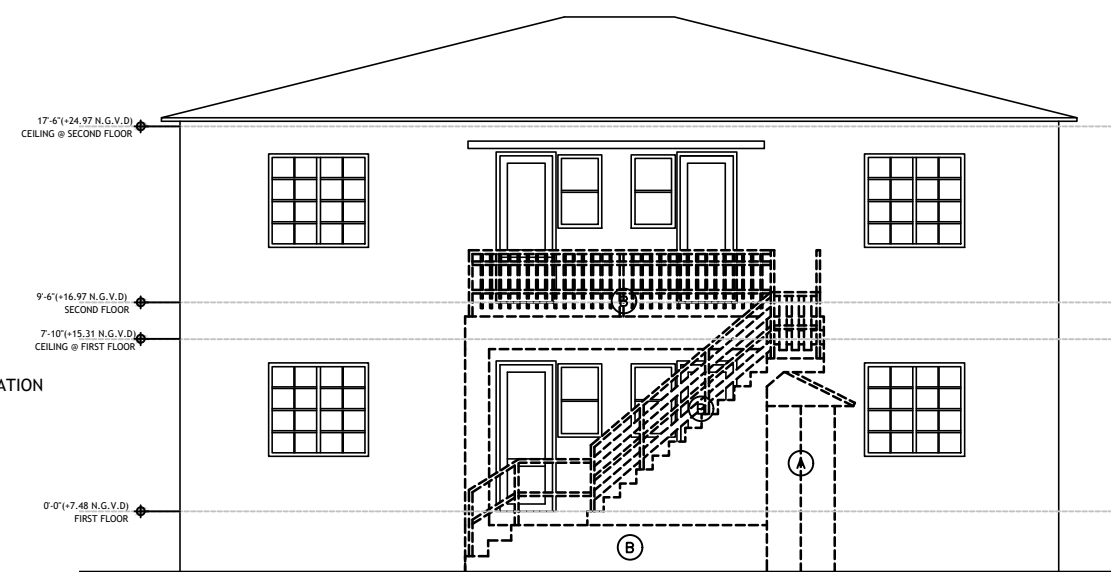
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FOR
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MIAMI BEACH, FL 33139

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A-3.0
EXISTING / DEMO ELEVATIONS



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"

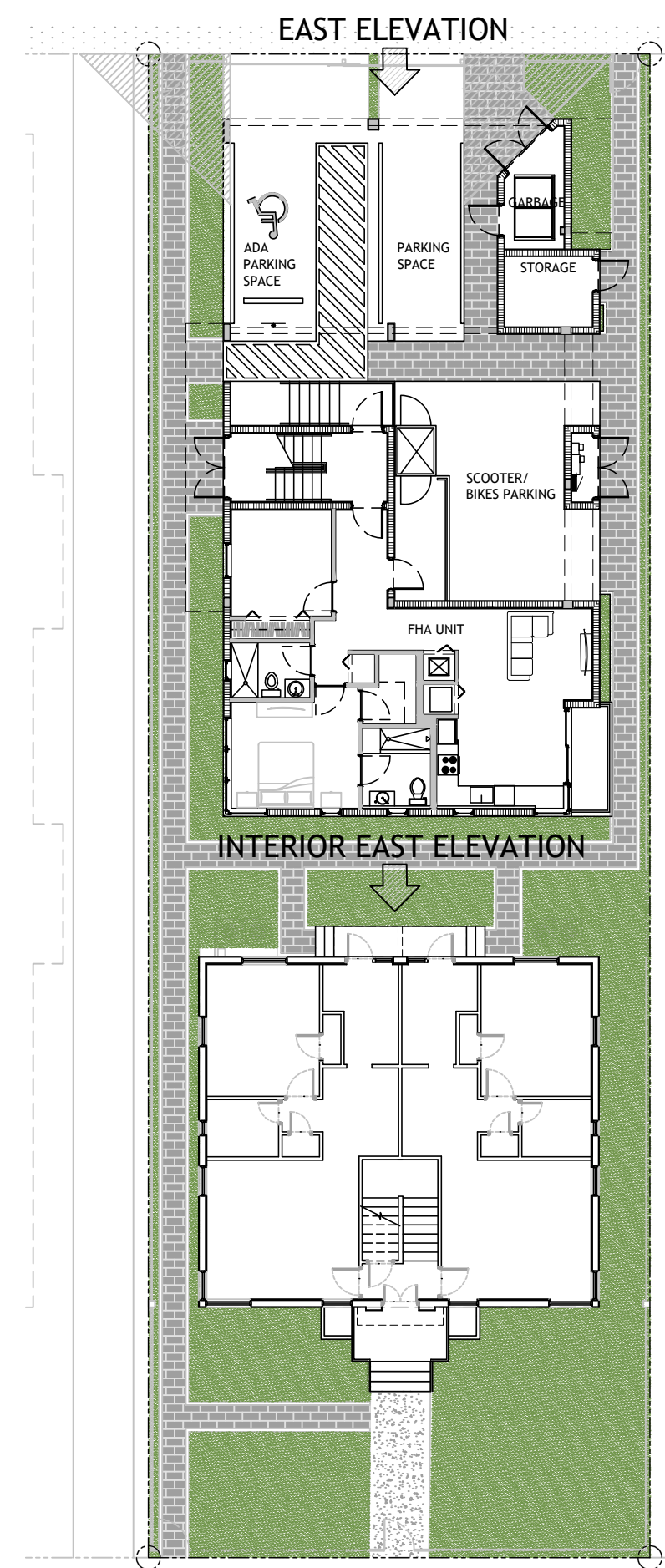
DEMOLITION LEGEND	
Ⓐ REMOVE SHED	
Ⓑ REMOVE DECK & STAIRS	
DEMOLITION	-----
TO REMAIN	—————



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



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



← SOUTH ELEVATION

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

FINISH MATERIAL LEGEND:

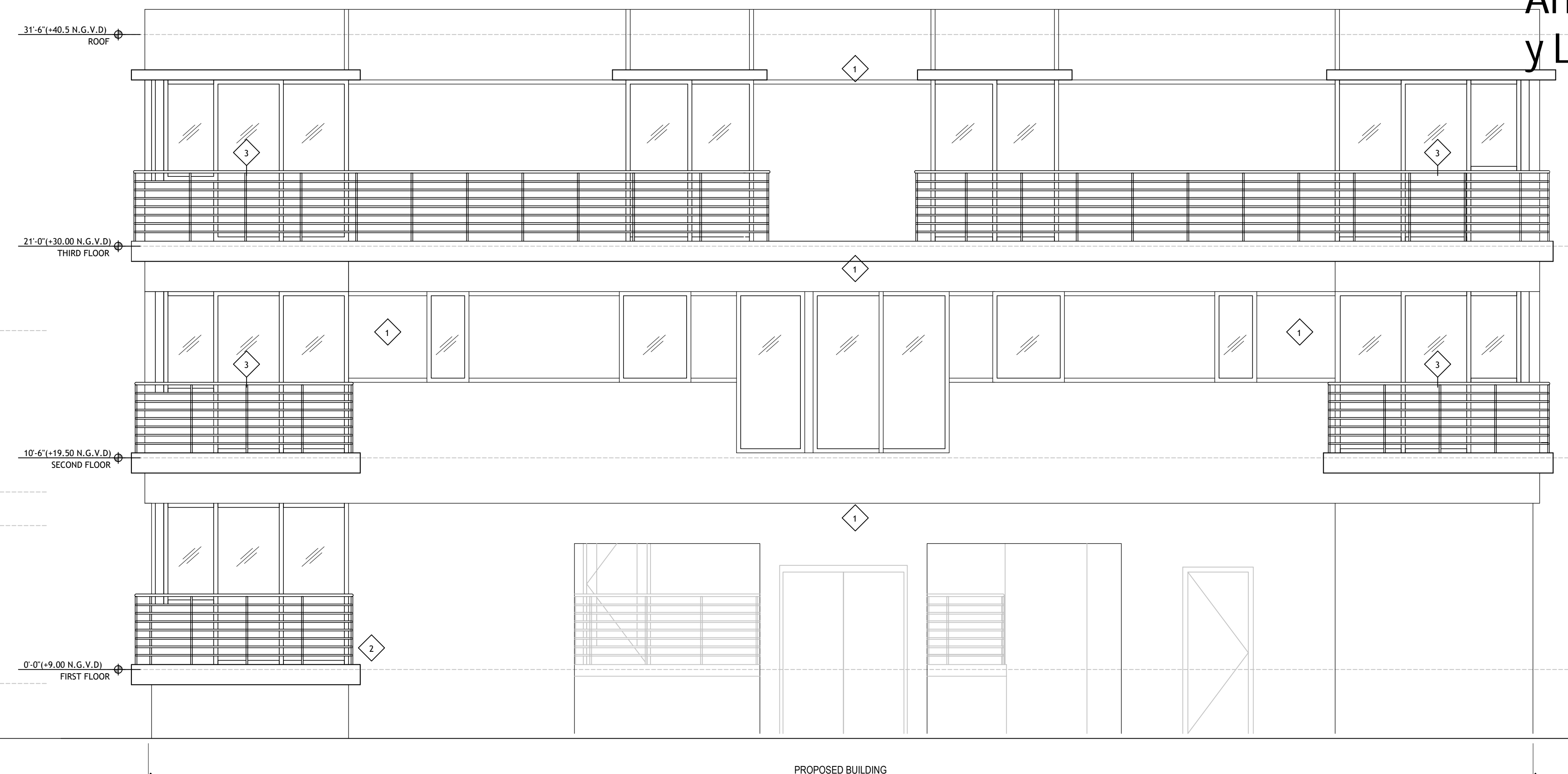
1.	STUCCO
2.	METAL GUARDRAIL @ 42"



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"

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PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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A-3.1
EXISTING /
PROPOSED SOUTH &
EAST ELEVATIONS

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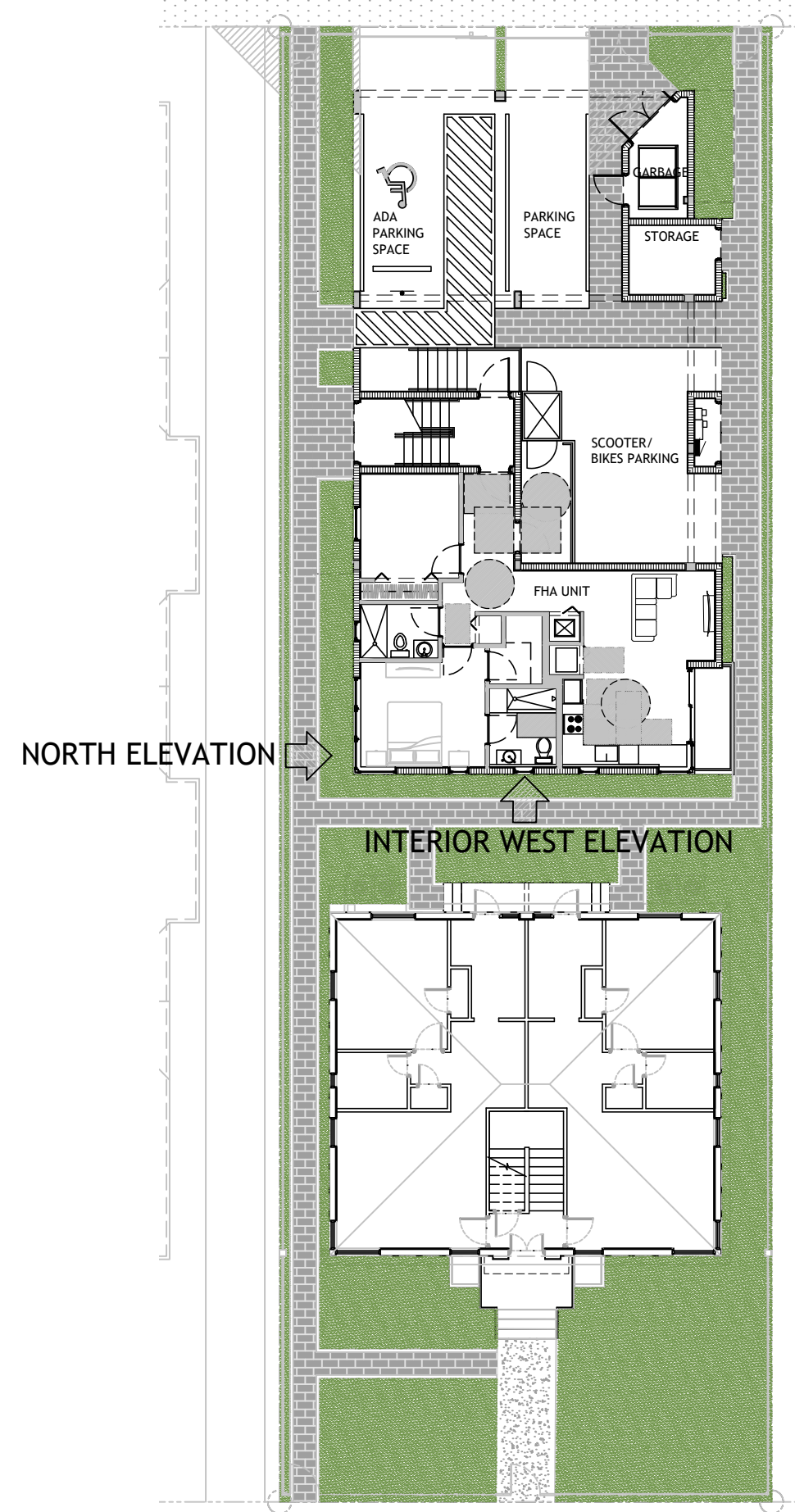
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-0400

PROPOSED ADDITION
FOR
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MIAMI BEACH, FL 33139

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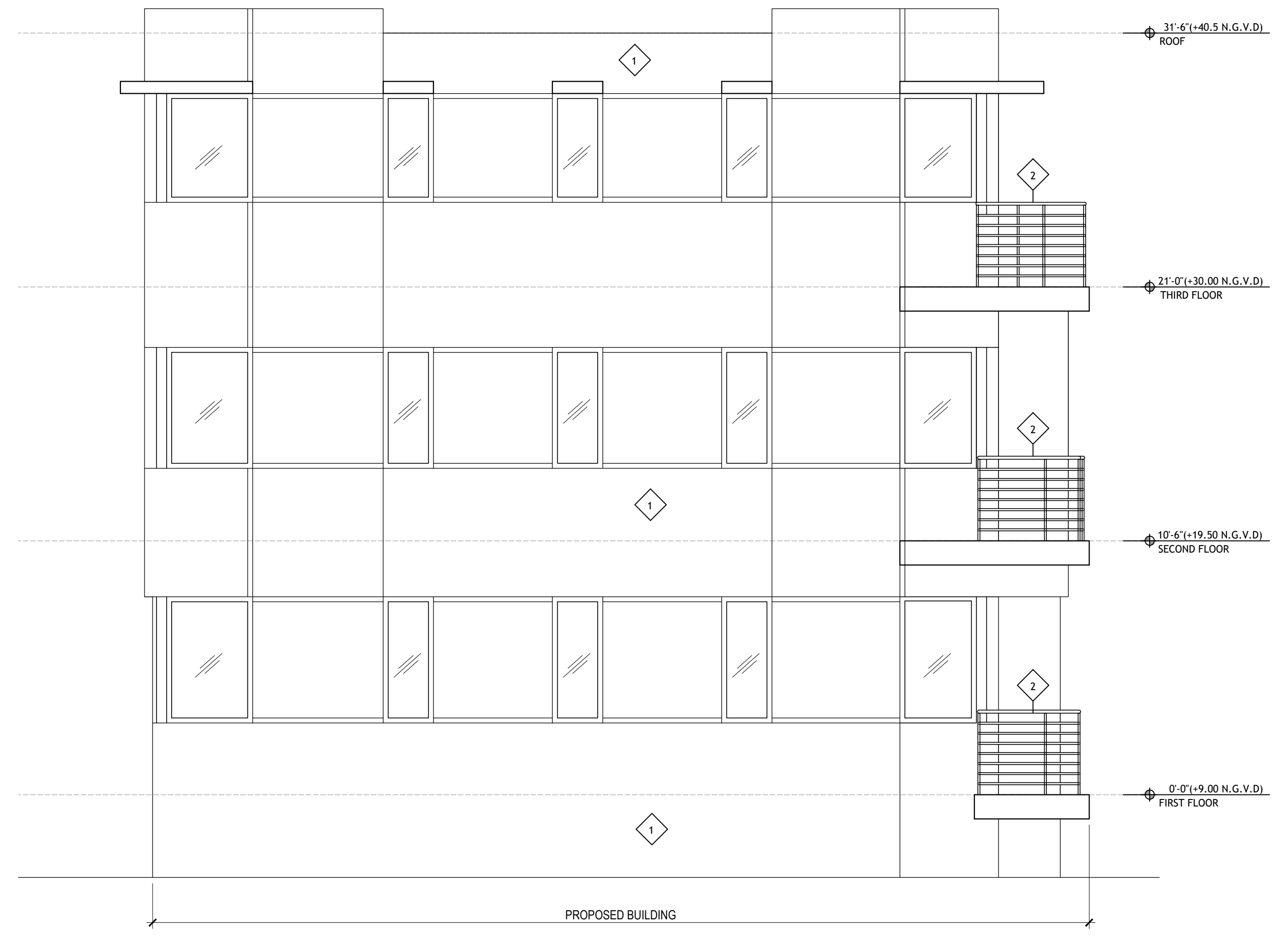
A-3.2
EXISTING /
PROPOSED NORTH &
WEST ELEVATIONS



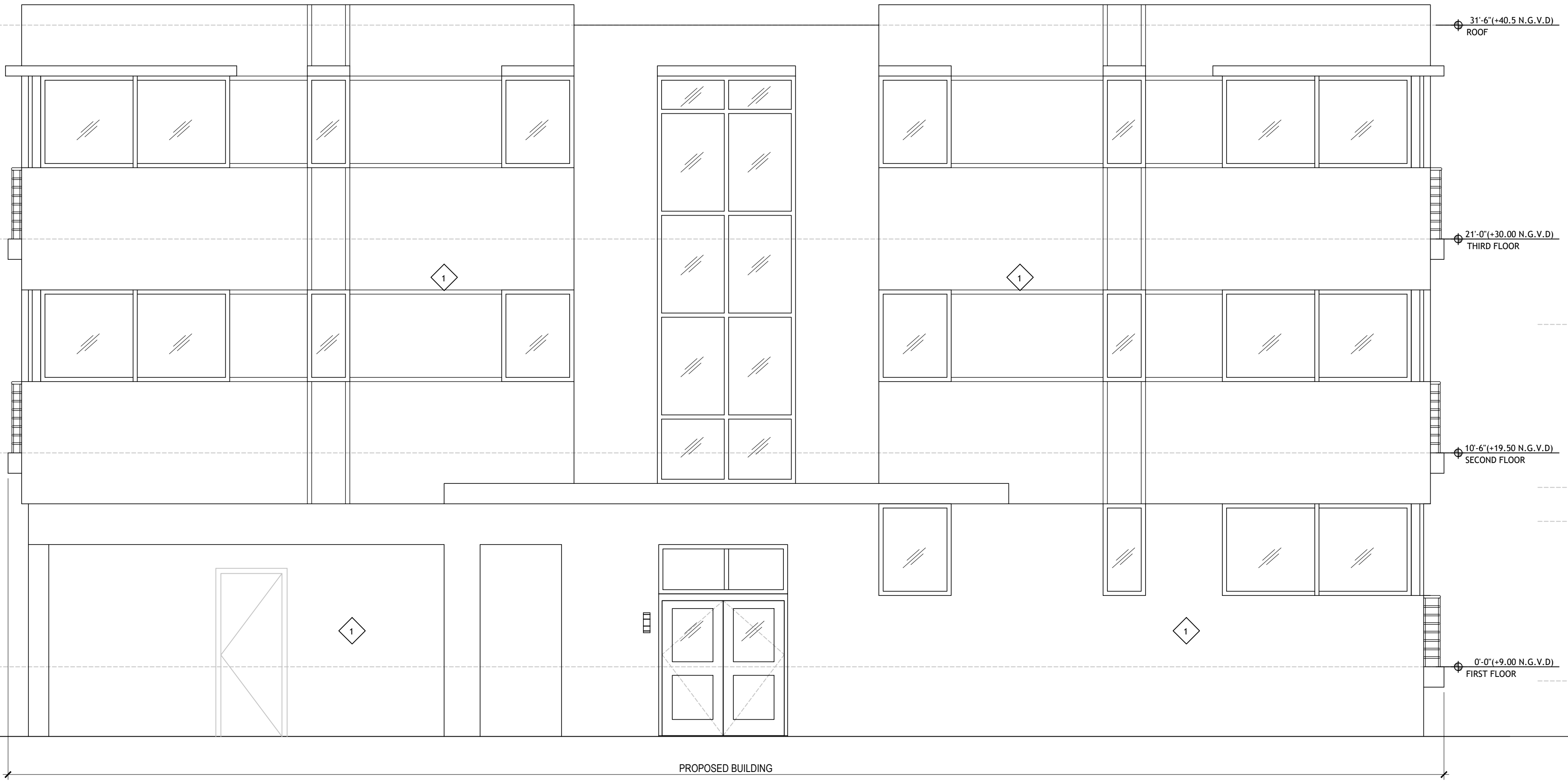
FINISH MATERIAL LEGEND:

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"



EXISTING BUILDING

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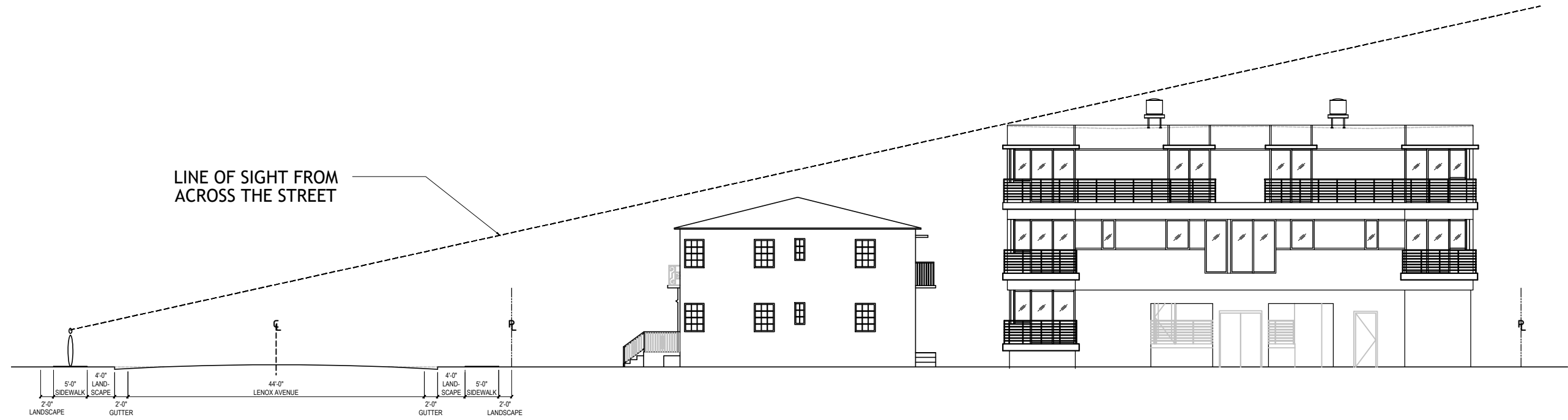
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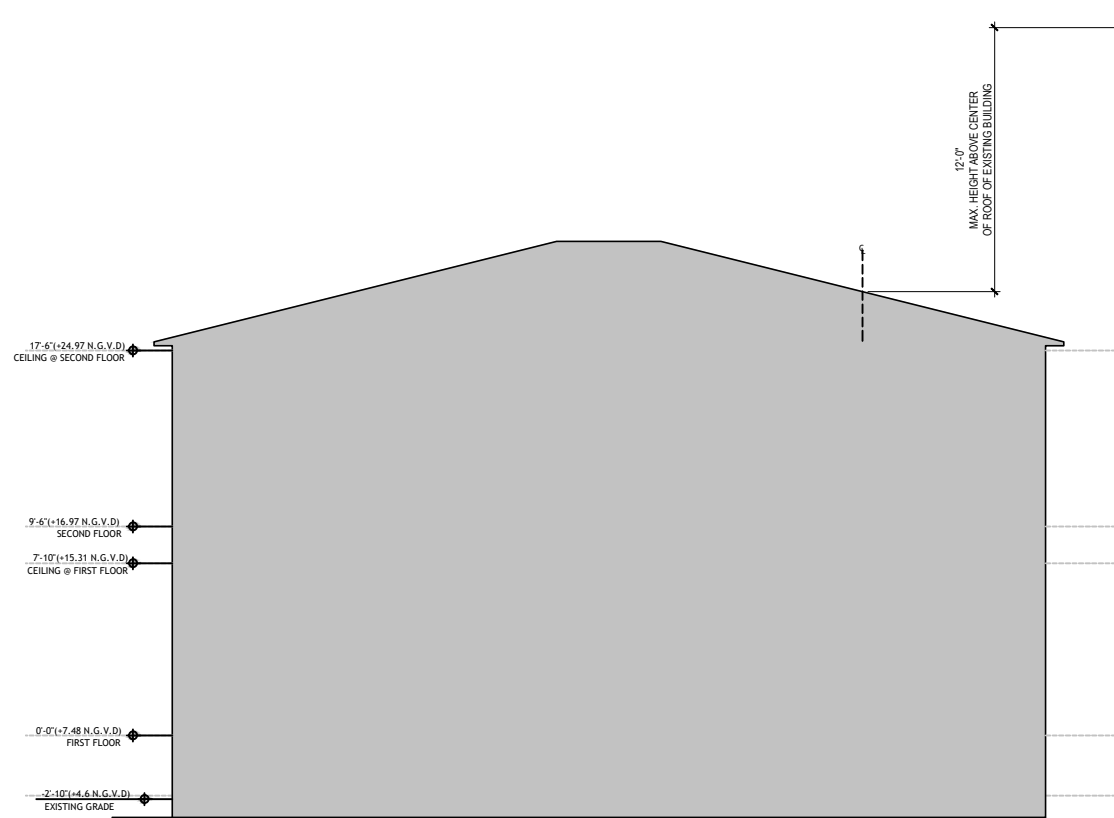
PROPOSED ADDITION FOR
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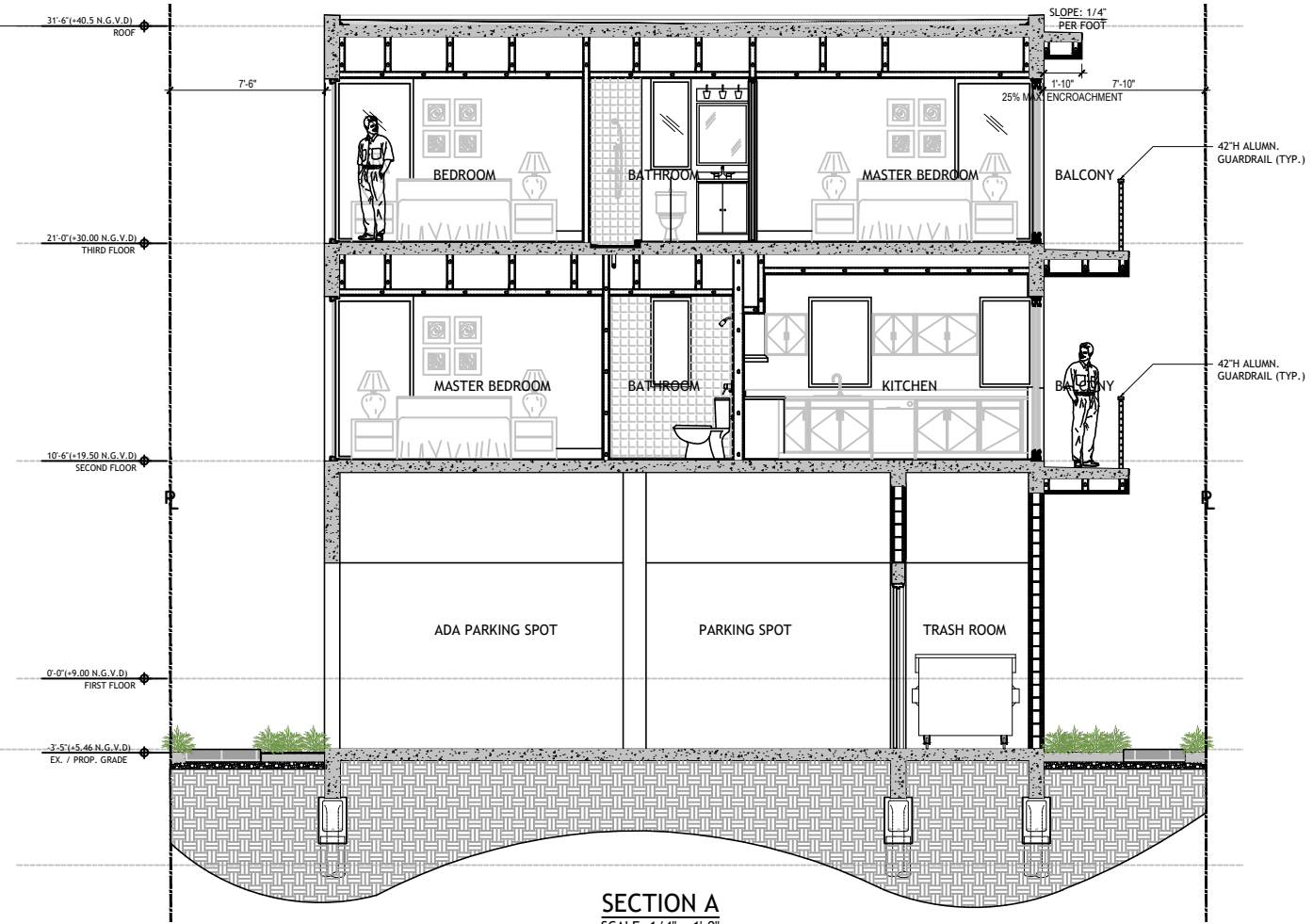
LINE OF SIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

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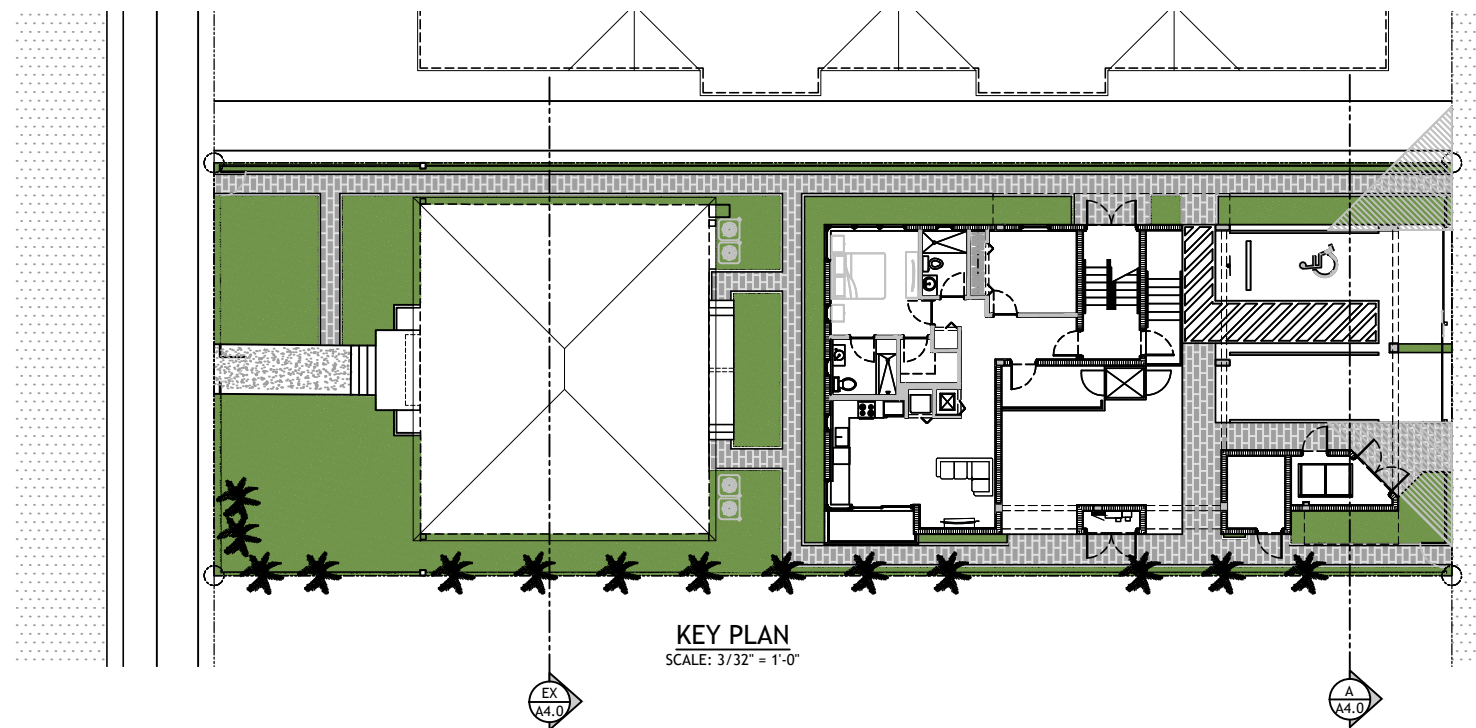
A-3.3
LINE OF SIGHT
DIAGRAM



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



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



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

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PROPOSED ADDITION FOR
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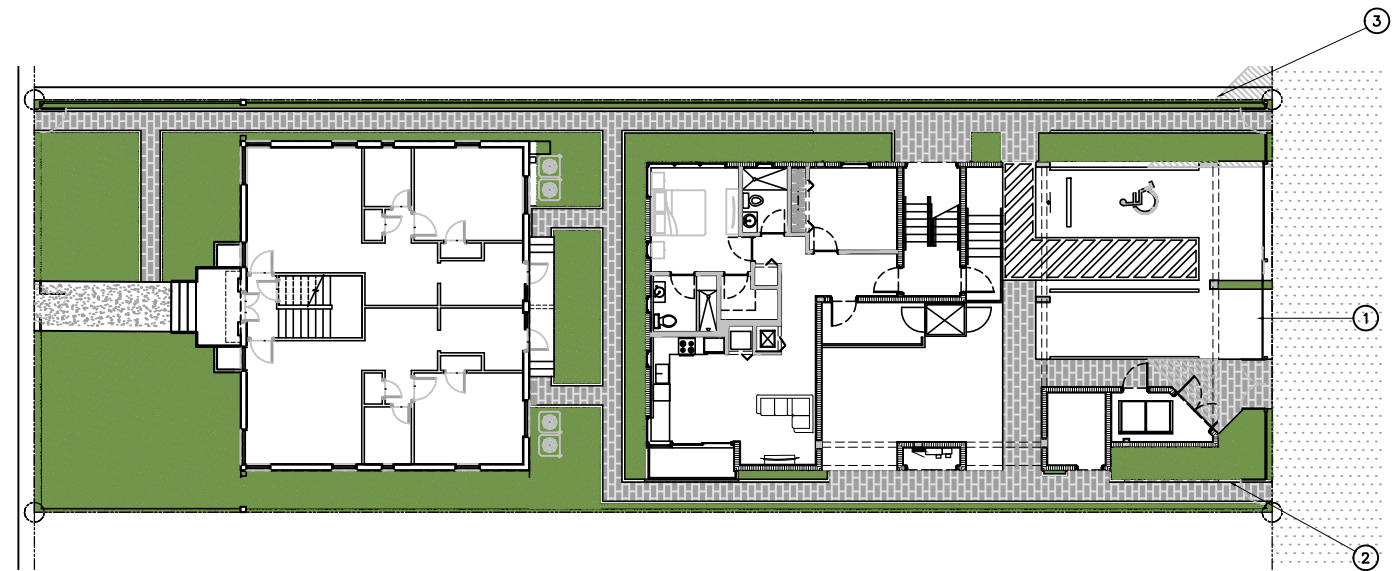
A-4.0
SECTIONS



RENDER 1



RENDER 2



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



RENDER 3

DRAWN BY:
REVISIONS:

Accessories
ANTHONY LEON
06/16/22

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300001965, c=Anthony Leon
Serial: 2020.07.06.11.39:09-0400

PROPOSED ADDITION
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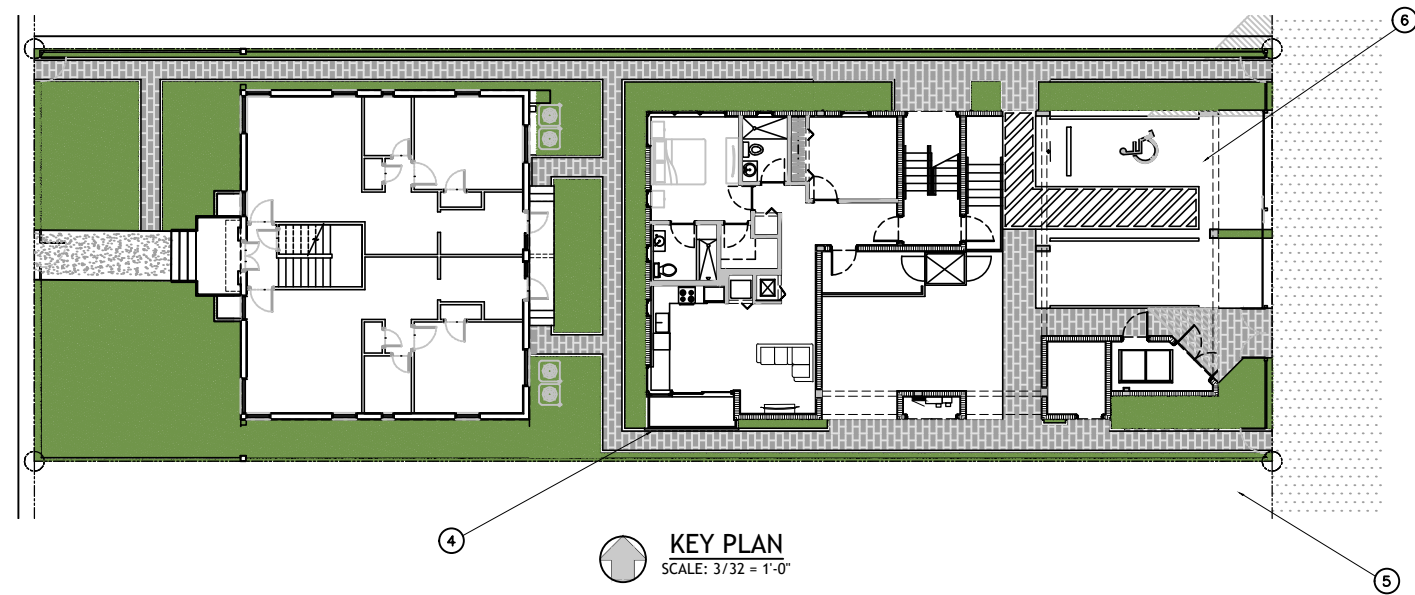
A-5.0
RENDERS



RENDER 4



RENDER 5



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



RENDER 6

DRAWN BY:
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Date: 2020.07.06 15:51:27

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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

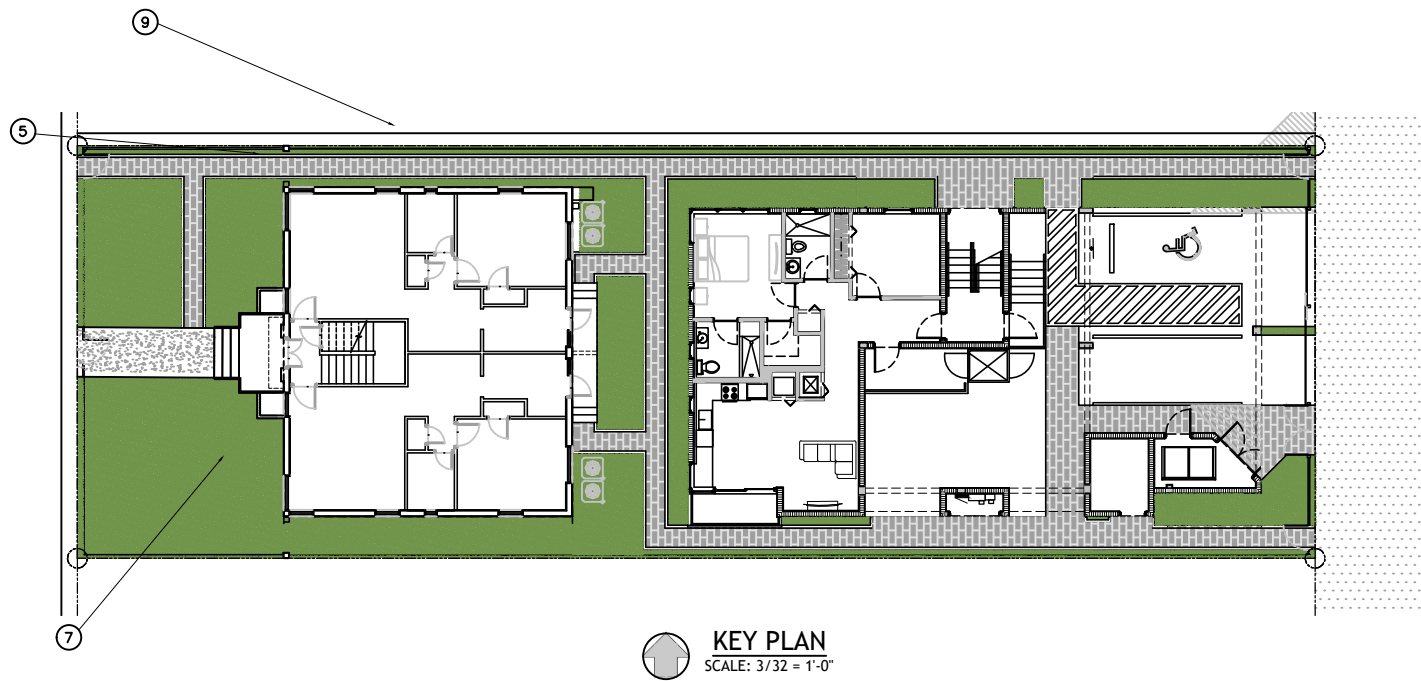
A-5.1
RENDERS



RENDER 7



RENDER 8



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



RENDER 9

DRAWN BY:
REVISIONS:

APPROVED BY:
ANTHONY LEON
06/16/22

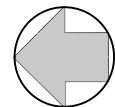
3 DESIGN ARCHITECTURE
3260 NW 7TH ST. MIAMI, FL 33125
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Date: 2022.07.06 13:27:10 -0400

PROPOSED ADDITION FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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A-5.2
RENDERS



SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.

DRAWN BY:
REVISIONS:

ADDRESS:
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Anthony Leon
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Date: 2022.07.06 15:41:04 -0400

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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A-6.0
SURROUNDING BUILDINGS CONTEXT MAP



1040 7th ST



655 LENOX AVE



645 LENOX AVE



635 LENOX AVE (SUBJECT PROPERTY)

DRAWN BY:
REVISIONS:

APPROVED BY:
ANTHONY LEON
06/16/20

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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

DRAWN BY:
REVISIONS:

Address: 609 LENOX AVE MIAMI BEACH, FL 33139
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 3260 NW 7TH ST, Miami, FL 33125
 P: 305-498-6977 | F: 305-498-6978

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 Anthony Leon
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 ou=40142700001688FE,
 email=Anthony Leon,
 serial=20200706193641,
 reason=

PROPOSED ADDITION
 FOR
 635 LENOX AVE
 MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
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 DEPARTMENT APPROVALS ARE OBTAINED.

A-6.2
 FRONT FACADES
 CORNER TO CORNER



600 LENOX AVE



620 LENOX AVE



628 LENOX AVE



636 LENOX AVE

DRAWN BY:
REVISIONS:

ADDRESS:
ANTHONY LEON
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3 DESIGN ARCHITECTURE
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Date: 2020.07.06 15:25:54 -0400

Anthony Leon

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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A-6.3
FRONT FACADES
ACROSS THE STREET



644 LENOX AVE



650 LENOX AVE



660 LENOX AVE

DRAWN BY:
REVISIONS:

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P: 305-436-6977 | F: 305-436-6978

Anthony Leon
Digitally signed by Anthony Leon
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Date: 2020.07.08 15:31:04 -0400

PROPOSED ADDITION
FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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

A-6.4
FRONT FACADES
ACROSS THE STREET



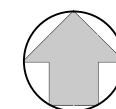
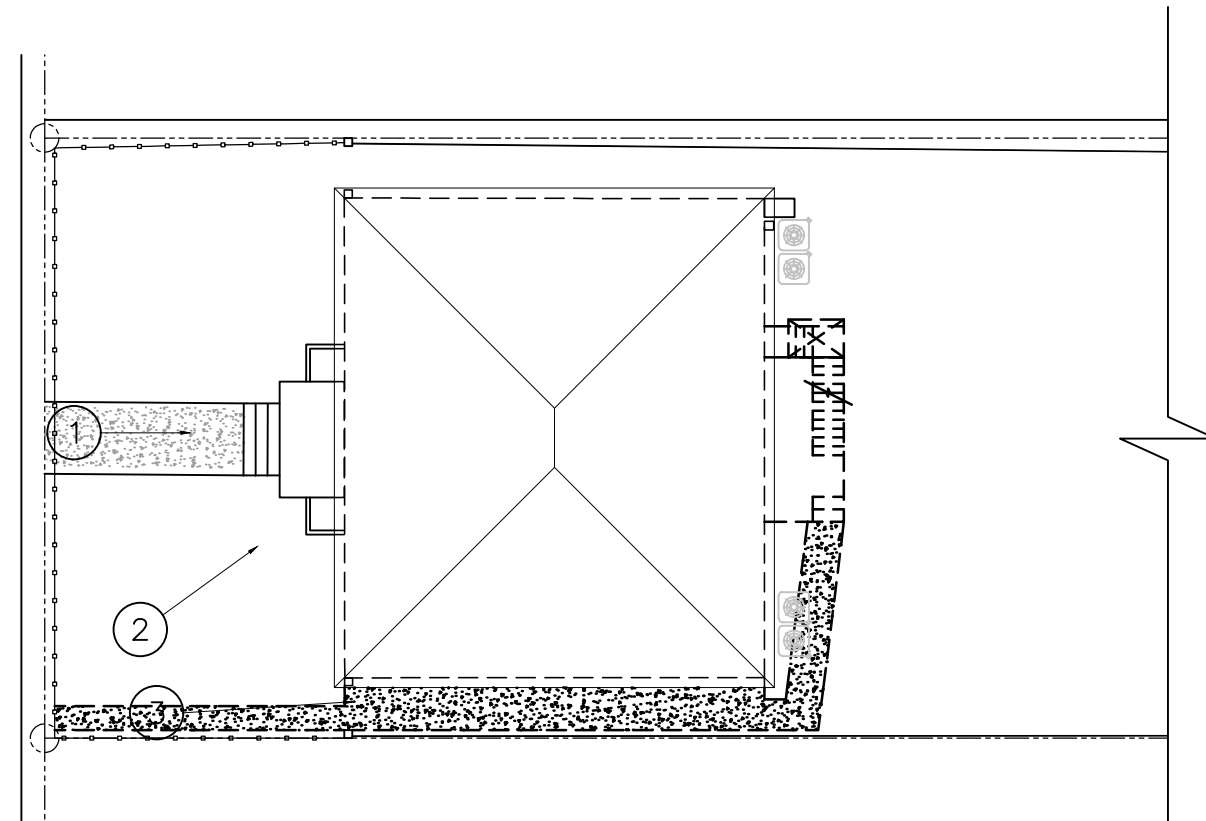
VIEW 1



VIEW 2



VIEW 3



EXISTING SITE KEY PLAN

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

DRAWN BY:
REVISIONS:

APPROVED BY:
ANTHONY LEON
06/16/20

3 DESIGN ARCHITECTURE
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PROPOSED ADDITION FOR
635 LENOX AVE
MIAMI BEACH, FL 33139

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A-6.5
CURRENT PHOTOS OF SITE



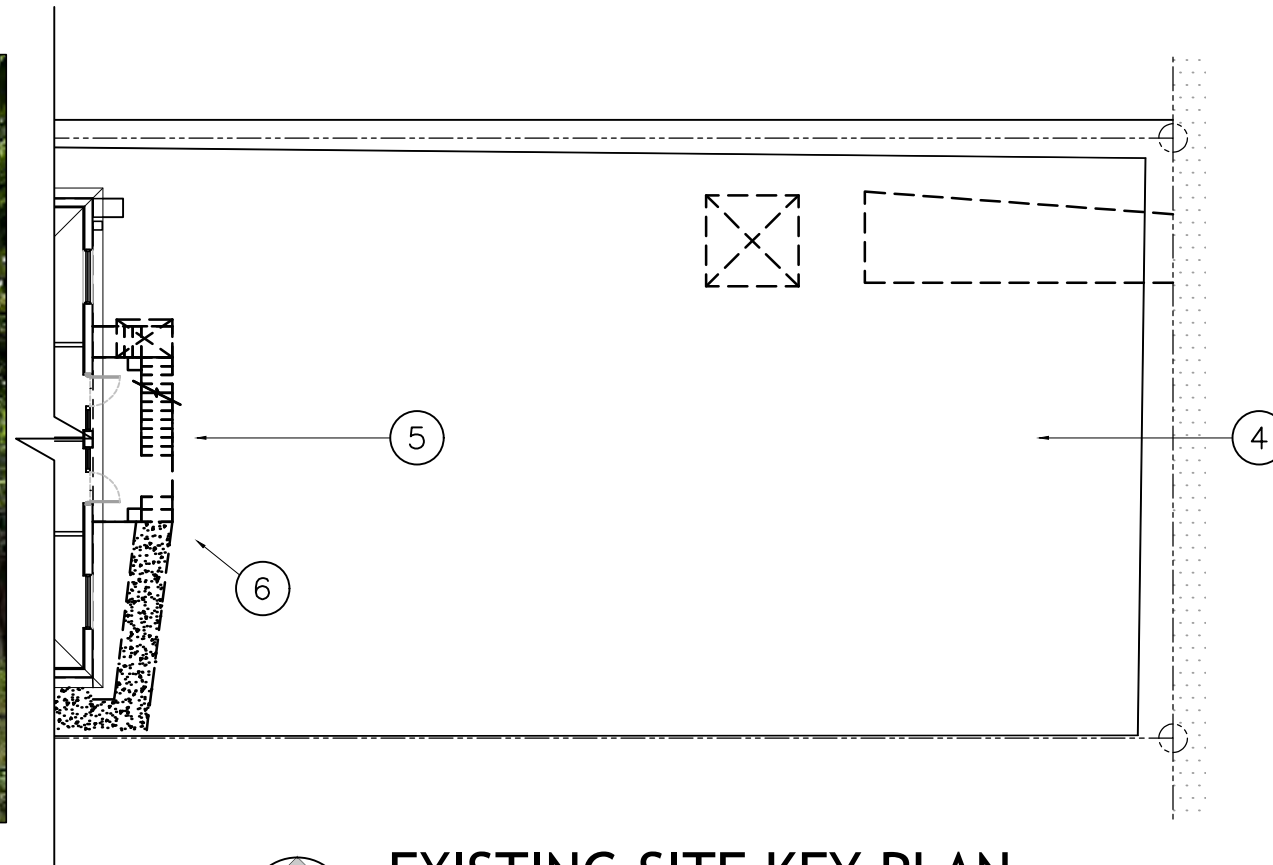
VIEW 4



VIEW 5



VIEW 6



EXISTING SITE KEY PLAN

SCALE: 1/16 = 1'-0"

DRAWN BY:
REVISIONS:

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 P: 305-436-6977 | F: 305-436-6979

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 DN: c=US, o=3Design, Inc., ou=A01427D0000188FE6BE, email=antonyleon@3design.com, serial=20200706151211

PROPOSED ADDITION FOR 635 LENOX AVE MIAMI BEACH, FL 33139

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A-6.6
 CURRENT PHOTOS OF SITE