FIRST SUBMITTAL 11 15 2021

FINAL SUBMITTAL 01 18 2022

## ARCHITECTURAL PLANS

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SD-2 PLANT PALETTE
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## STRUCTURAL PLANS

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S-0.01 STANDARD DETAILS
S-1.00 FOUNDATION / GROUND FLOOR PLAN
S-2.00 SECTION

## SCOPE OF WORK

ADDITION & REMODELING TO EXIST. SINGLE FAMILY HOME
- ENTIRE EXIST. HOME INCLUDING FLOOR SLAB TO BE RAISED ABOVE B.F.E.
- ADDITION TO EXIST. STRUCTURE1
- NEW 2-STORY STRUCTURE2
- KITCHEN REMODELING & ENLARGMENT
- NEW FAMILY ROOM
- LIVING ROOM RELOCATION
- LAUNDRY ROOM RELOCATION
- NEW DINING ROOM
- CONVERT EXIST. ENCLOSED PORCH INTO NEW OPEN TERRACE
- MASTER BED, MASTER BATH, W.L.C. RELOCATION
- BEDROOM 1,2 & 3 RELOCATION
- BATHROOMS 1 & 2 RELOCATION
- NEW ENCLOSED GARAGE
- NEW POWDER ROOM
- NEW STUDIO
- NEW LIVING ROOM 2
- NEW KITCHEN2
- NEW DRIVEWAY
- NEW SWIMMING POOL
- NEW POOL DECK
- NEW CONCRETE FENCE
- NEW WALKWAY
- GRADE ELEVATION MODIFICATION
- NEW WINDOWS & DOORS
- NEW ROOF

Design Architect

EDGAR MUNOZ LICENSED ARCHITECT No. 50051 STATE OF FLORIDA PROFESSIONAL ARCHITECT

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Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
COVER SHEET

Scale –

Sh. no
G-000

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# MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023
**Survey Pros, Inc.**
4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

## LEGEND

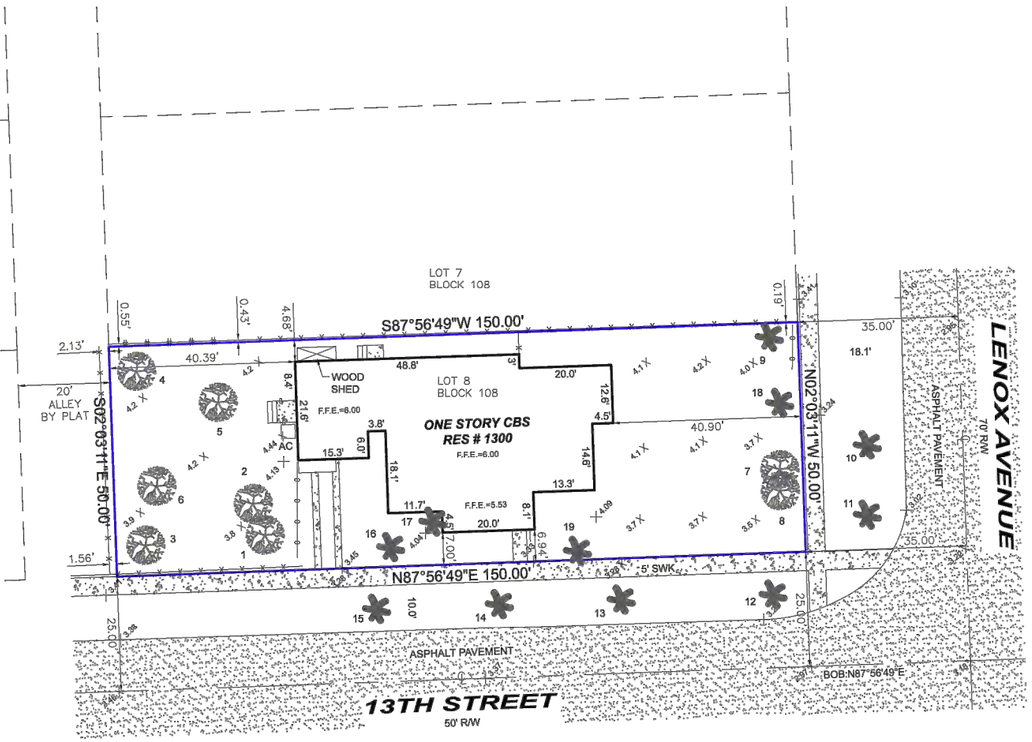
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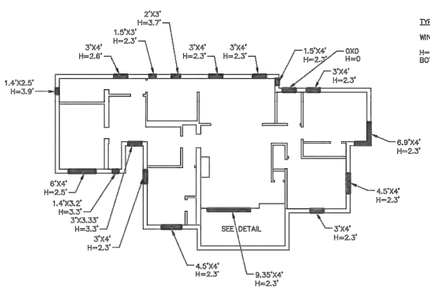
A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
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
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

### SYMBOLS:

= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA






GRAPHIC SCALE
30 0 15 30
1"=30'

## LOCATION MAP:

NOT TO SCALE



## PROPERTY ADDRESS:

1300 LENOX AVENUE, MIAMI BEACH, FL. 33139

## LEGAL DESCRIPTION:

LOT 8, BLOCK 108, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0317 SUFFIX L

## SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF 13TH STREET HAS BEEN ASSIGNED A BEARING OF N87°56'49"E.

## TREE TABLE:

| Tree # | Common Name | Botanical Name | DBH (in) | Condition % | TPZ (ft) | CRZ (ft) | Height (ft) | Width (ft) | Canopy Coverage (sq ft) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Frangi Pani | Plumeria spp. | 14 | 20% | 7 | 7 | 10 | 5 | 20 | Overgrown shrub. Previously hatracked. |
| 2 | Avocado | Persea americana | 9 | 65% | 5 | 5 | 25 | 15 | 177 | Good vigor. |
| 3 | Tropical Almond | Terminalia catappa | 5 | 20% | 5 | 3 | 10 | 12 | 113 | Category II invasive. |
| 4 | Lemon Tree | Citrus limon spp. | 4 | 45% | 4 | 2 | 15 | 8 | 50 | Canopy competition, low crown density. |
| 5 | Mango Tree | Mangifera indica | 48 | 45% | 24 | 20 | 35 | 25 | 491 | Multi codominance (4 trunks). Poor structure. Overhead wire conflict. Previously overlifted. |
| 6 | Coconut Palm | Cocos nucifera | 12 | 65% | 4 | 2 | 25 | 15 | 177 | Overhead wire conflict, nutrient deficiencies. |
| 7 | Papaya Tree | Carica papaya | 3.8 | 20% | 2 | 2 | 10 | 6 | 28 | Herbacious perennial. |
| 8 | Papaya Tree | Carica papaya | 3.8 | 20% | 2 | 2 | 10 | 5 | 28 | Herbacious perennial. |
| 9 | Dracaena | Dracaena marginata | 29 | 20% | 5 | 4 | 15 | 15 | 177 | Overgrown shrub. Multi-stem. |
| 10 | Royal Palm | Roystonea regia | 12 | 65% | 4 | 2 | 40 | 15 | 177 | Minor pencilling. |
| 11 | Royal Palm | Roystonea regia | 12 | 70% | 4 | 2 | 40 | 15 | 177 | |
| 12 | Royal Palm | Roystonea regia | 12 | 70% | 4 | 2 | 40 | 15 | 177 | |
| 13 | Royal Palm | Roystonea regia | 12 | 70% | 4 | 2 | 40 | 15 | 177 | Close proximity to stormwater drain. |
| 14 | Royal Palm | Roystonea regia | 12 | 70% | 4 | 2 | 40 | 15 | 177 | |
| 15 | Royal Palm | Roystonea regia | 12 | 70% | 4 | 2 | 40 | 15 | 177 | |
| 16 | Coconut Palm | Cocos nucifera | 10 | 15% | 4 | 2 | 30 | 20 | 314 | Visual evidence of large trunk wound with severe decay. Recommend removal. |
| 17 | Solitaire Palm | Ptychosperma elegans | 4 | 55% | 2 | 1 | 20 | 10 | 79 | Good vigor. |
| 18 | Royal Palm | Roystonea regia | 15 | 75% | 4 | 2 | 20 | 15 | 177 | |
| 19 | Areca Palm | Dypsis lutescens | 7 | 30% | 4 | 2 | 25 | 20 | 314 | Double. Chlorotic, limited root zone, leaning trunks. |

TREE DATA PROVIDED BY:
GREEN SPACES CONSULTING
KIRSTIE MCCULLOUGH
ISA CERTIFIED ARBORIST FL-9601A

## CERTIFIED TO:

ABRAHAM CONDARCO

REVISION(S): 12/01/2021 – ADDED SPOT ELEVATIONS PER CLIENT REQUEST. JOB#21117331

## 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 MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

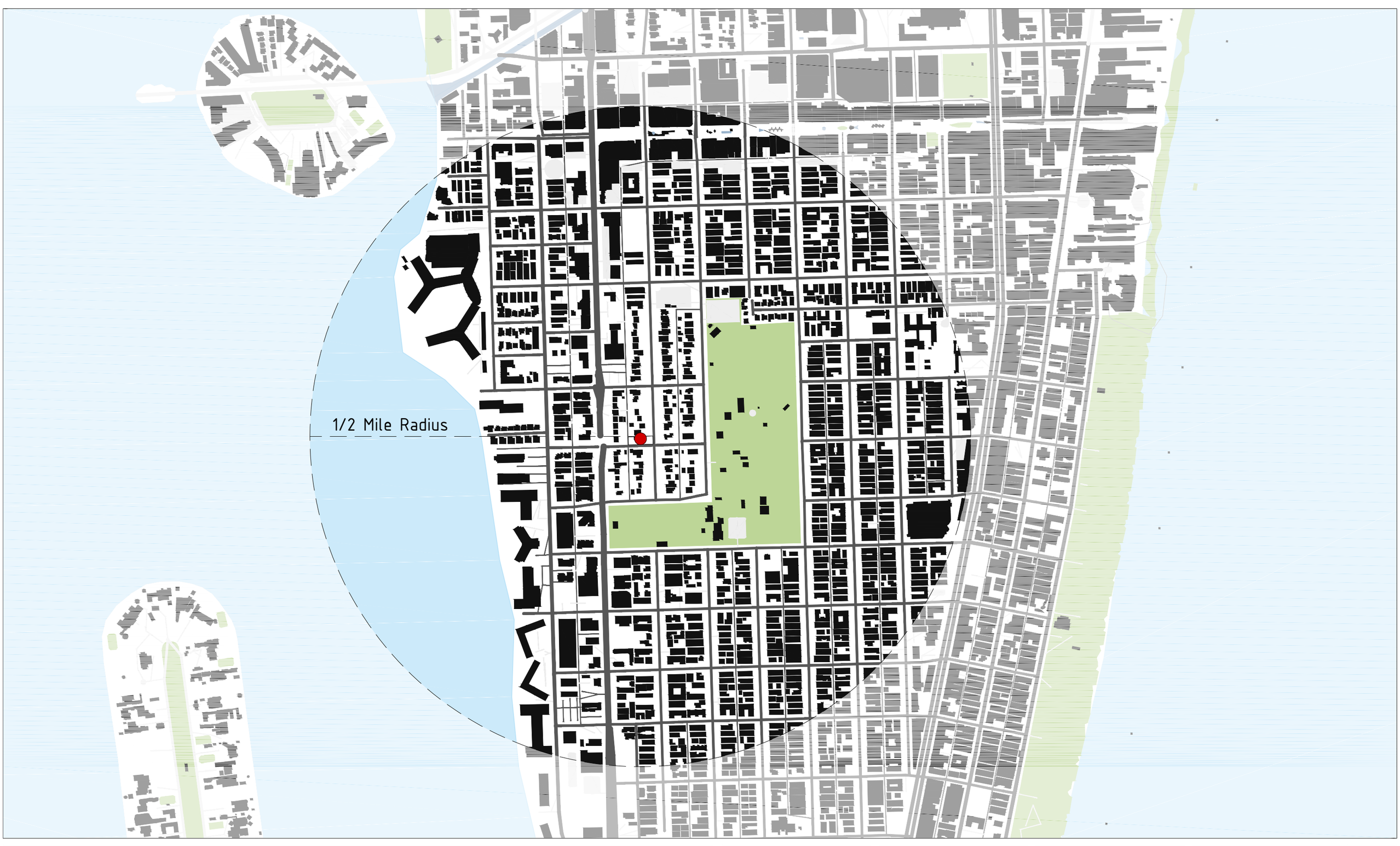
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NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 03/10/2021
JOB#: 21036339
DRAWN BY: NICK
CAD FILE: CONDARCO
SHEET 1 OF 1

| Design Architect | Architect of record | Client | Project | Drawing | Sh. no |
|---|---|---|---|---|---|
| | | | 1300 Lenox Alton Road | ORIGINAL SURVEY<br>Scale – | A-000 |

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Design Architect

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Architect of record

Client

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Drawing
CONTEXT LOCATION PLAN

Scale –

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A-003

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Project
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Drawing
CONTEXT ELEVATION

Scale 1/32"

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A-004

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MIAMIBEACH

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

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

| ITEM # | ZONING INFORMATION | | | |
|---|---|---|---|---|
| 1 | **Address:** | 1300 Lenox Ave, Miami Beach, FL33139,USA | | |
| 2 | **Folio number (numbers):** | 02-4203-009-8860 | | |
| 3 | **Board and File numbers:** | | | |
| 4 | **Year Built:** | 1936 | **Zoning District:** | RS-4 |
| 5 | **Based Flood Elevat on:** | 8′ | **Grade Value in NGVD:** | 4.00′ |
| 6 | **Adjusted Grade (Flood + Grade/2):** | 6.5′ | **Free boad:** | |
| | **Lowest Elevat on of Mechanical Equipment:** | 4.44′ | | |
| 7 | **Lot Area:** | 7,500sq f t | **Proposed Finished Floor Elevat on:** | 9′2″ |
| 8 | **Lot Width:** | 50′ | **Lot Depth:** | 150′ |
| 9 | **Max Lot Coverage SF and %:** | 2,250 sq f t(30%) | **Proposed Lot Coverage SF ad %:** | 2,684 sq f t(35.7%) |
| 10 | **Exist ng Lot Coverage SF and %:** | 2,005 sq f t(26.7%) | **Lot Coverage Deducted (Garage-Stotage) SF:** | 0 sq f t(0%) |
| 11 | **Front Yard Open Space SF and %:** | 941 sq f t(100%) | **Rear Yard Open Space SF and %:** Allowable Encroachment Sec.142.1132 (25% Max. of rear yard) | 614 sq f t(54.5%) |
| | **Front Yard Pervious:** | 825 sq f t(83%) | **Rear Yard Pervious:** | 948 sq f t(84.3%) |
| | **Front Yard Impervious:** | 175 sq f t(17%) | **Rear Yard Impervious:** | 177 sq f t(15.7%) |
| 12 | **Max Unit Size SF and %:** | 3,750 sq f t(50%) | **Proposed Unit Size SF and %:** | 2.806 sq f t(37.4%) |
| 13 | **Exist ng First Floor Unit Size:** | 2,005 sq f t | **Proposed First Floor Unit Size:** | 2,317 sq f t(30.8%) |
| 14 | **Exist ng Second Floor Unit Size:** | 0 | **Proposed Second Floor volumentric Unit Size SF and % (Note: to exceed 70% of the First Floor of the main home required DRB Approval):** | 487 sq f t(6.5%) |
| | **New pool Setbacks:** | | | |
| 15 | **Rear Yard to Pool Deck:** | | **Proposed Second Floor Unit Size SF and %:** | 487 sq f t(6.5%) |
| 16 | **Side Yard (East) Interior to Pool Deck:** | 5′ | **Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed f bor area immediately below):** | 487 sq f t(100%) |
| 17 | **Side Yard (West) Interior to Pool Deck:** | 10′ | | |

| | | REQUIRED | EXISTING | PROPOSED | DEFICIENCIES |
|---|---|---|---|---|---|
| 17 | **Height:** | 24′ | 16′3″ | 22′2″ | |
| 18 | **Setbacks:** | | | | |
| 19 | **Front First Level:** | 20′ | 40′10″ | 40′11″ | |
| 20 | **Front Second Level:** | 20′ | N/A | N/A | |
| 21 | **Side 1:** | 7′6″ MIN | 4′10″ | 4′7″ | |
| 22 | **Side 2 or (facing Street):** | 15′ MIN | 6′10″ | 4′10″ | |
| 23 | **Rear:** | 22′6″ | 40′5″ | 3′10″ | |
| | **Accessory Structure Side 1:** | 10′ MIN | N/A | N/A | |
| 24 | **Accessory Structure Side 2 or (facing street):** | 15′ MIN | N/A | N/A | |
| 25 | **Accesory Structure Rear:** | N/A | N/A | N/A | |
| 26 | **Sum of side Yard:** | 9′ | 11′8″ | 9′5″ | |
| 27 | **Located within a Local Historic District?** | | | | |
| 28 | **Designated as an individual Historic Single Family Residence Site?** | | | | |
| 29 | **Determined to be Architecturally Signif cant?** | | | | |

**Notes:**

If not applicable write N/A

All the other data informat on should be presented like thee above format

Design Architect

EDGAR MUNOZ LICENSED No. 50051 STATE OF FLORIDA PROFESSIONAL ARCHITECT

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Architect of record

Client

Project
1300 Lenox
Alton Road

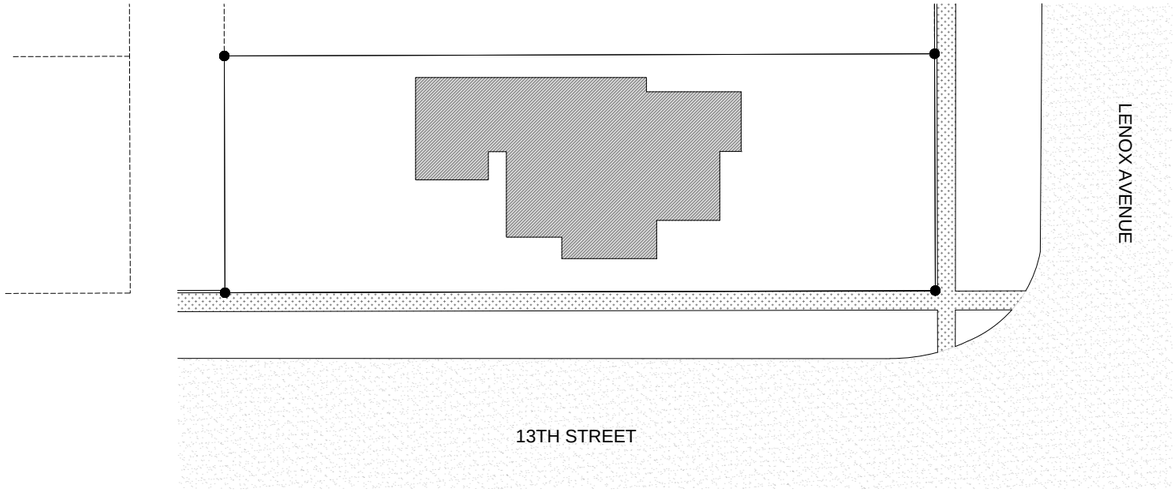
Drawing
ZONING INFORMATION

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| EXISTING LOT COVERAGE DIAGRAM | |
|---|---|
| ZONING DISTRICTS: | RS4 SINGLE FAMILY RESIDENTIAL |
| LOT SIZE | 7,500 SQF |
| LOT COVERAGE | 2,005 SQF (27%) |




Design Architect

EDGAR MUNOZ LICENSED No. 50051 STATE OF FLORIDA PROFESSIONAL ENGINEER

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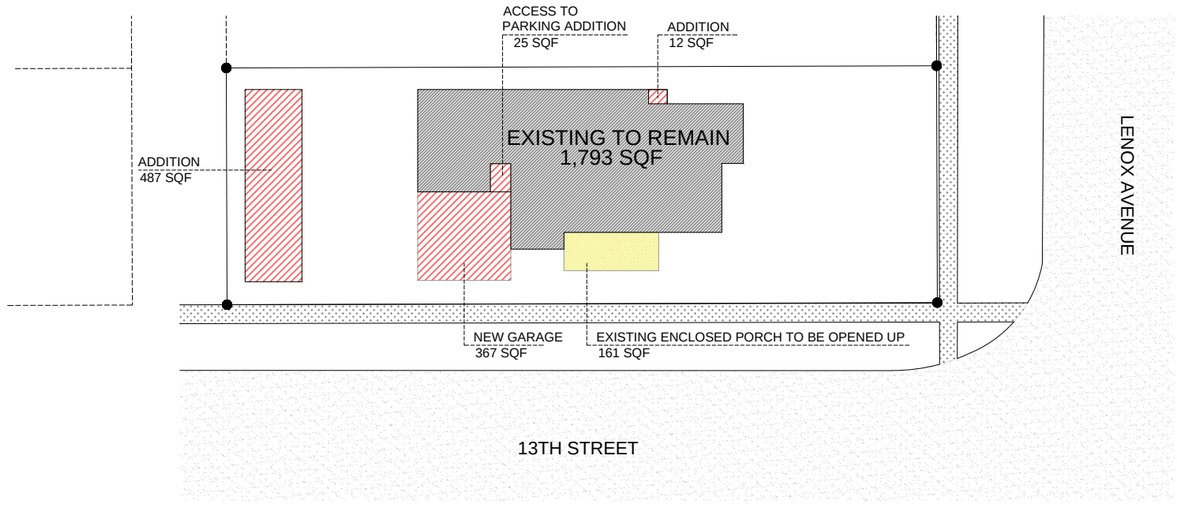
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EXISTING FAR SHADED DIAGRAM
Scale –

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| PROPOSED LOT COVERAGE DIAGRAM | |
|---|---|
| ZONING DISTRICTS: | RS4 SINGLE FAMILY RESIDENTIAL |
| LOT SIZE | 7,500 SQF |
| LOT COVERAGE | 2,684 SQF (35.7%) |




Design Architect

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Drawing
PROPOSED FAR SHADED DIAGRAM
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COLORED RENDERINGS

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Design Architect

EDGAR MUNOZ
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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1300 Lenox
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COLORED RENDERINGS

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A-009

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PRINCIPAL STRUCTURE 1 TOTAL (EXCLUDING GARAGE ) :1,830 SQF

PRINCIPAL STRUCTURE 1 TOTAL (INCLUDING GARAGE ) : 2,197 SQF

PRINCIPAL STRUCTURE 2 TOTAL : 974 SQF

GRAND TOTAL (EXCLUDING GARAGE) : 2,804 SQF

GRAND TOTAL (INCLUDING GARAGE) : 3,171 SQF

YEAR BUILT 1936

1ST FLOOR PLAN

| GROSS FLOOR AREA | |
|---|---|
| NAME | AREA |
| | |
| GARAGE | 367 |
| BEDROOM 1 | 332 |
| BEDROOM 2 | 193 |
| TOILET 1 | 89 |
| TOILET 2 | 84 |
| KITCHEN | 303 |
| DINING | 202 |
| SALON 1 | 507 |
| CIRCULATION 1 | 120 |
| SALON 2 | 237 |
| CIRCULATION 2 | 89 |
| STUDIO | 107 |
| TOILET 3 | 54 |

FIRST FLOOR TOTAL :2,684 SQF

2ND FLOOR PLAN

| GROSS FLOOR AREA | |
|---|---|
| NAME | AREA |
| | |
| BEDROOM 3 | 161 |
| BEDROOM 4 | 149 |
| CIRCULATION 3 | 118 |
| TOILET 4 | 59 |

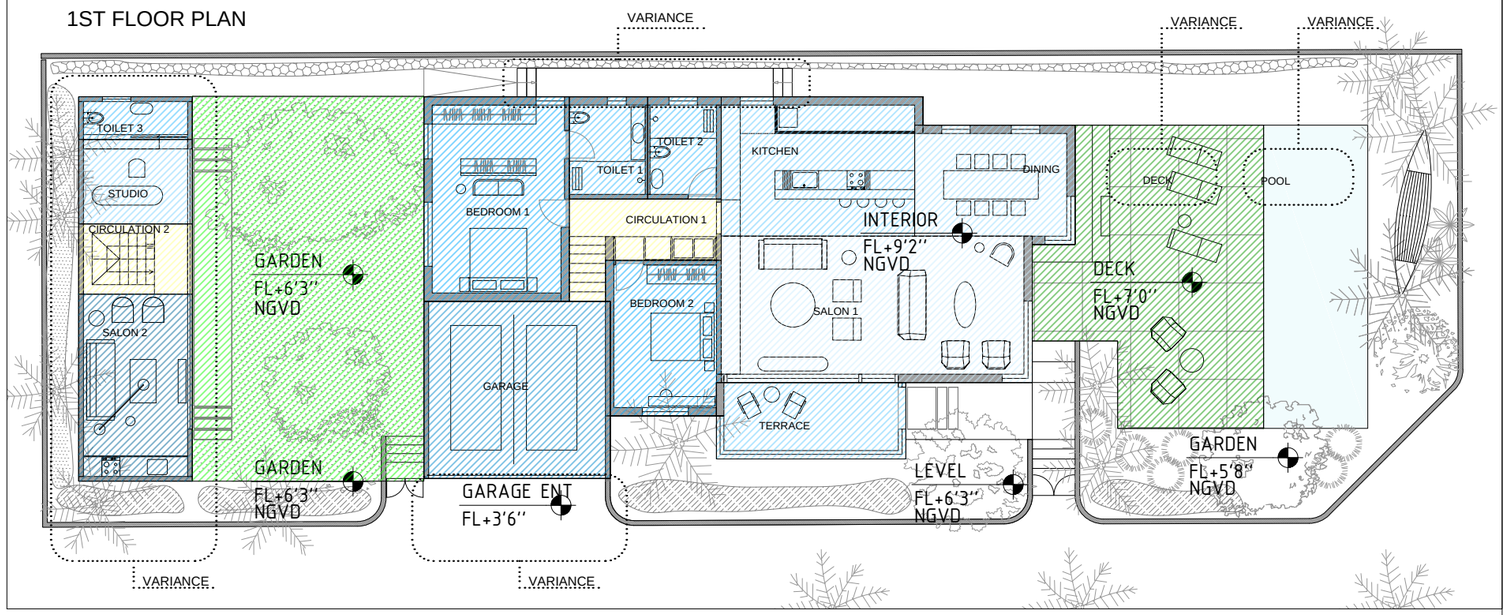
SECOND FLOOR TOTAL :487 SQF

OUTDOOR AREA

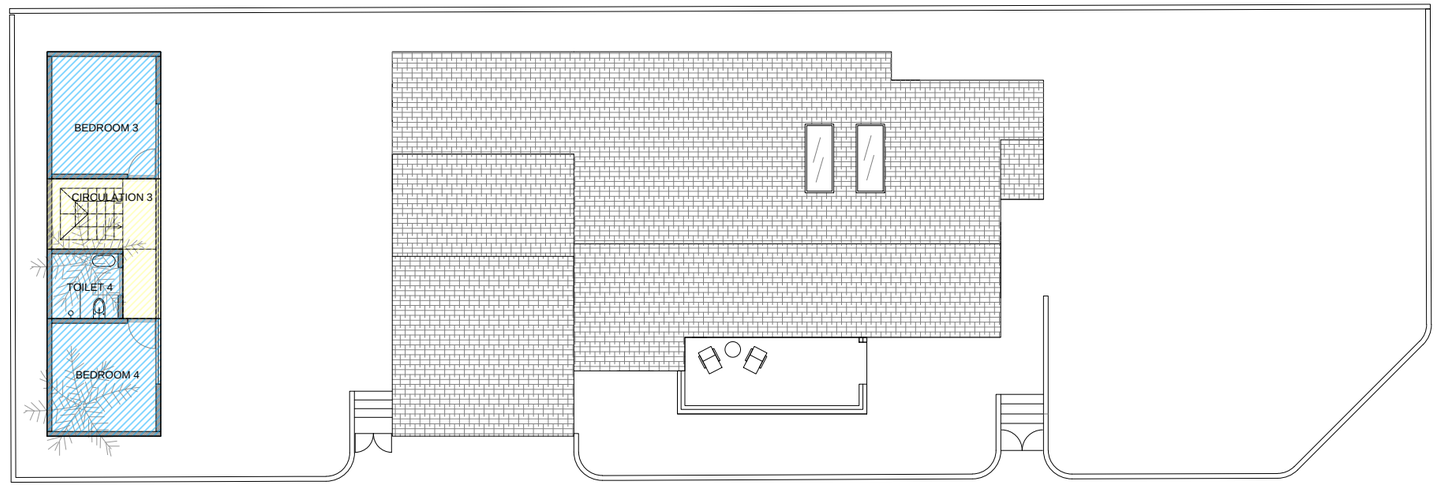
| GROSS FLOOR AREA | |
|---|---|
| NAME | AREA |
| | |
| TERRACE | 161 |
| PRIVATE GARDEN | 994 |
| DECK | 642 |
| POOL | 352 |

OUTDOOR TOTAL :2,149 SQF

1ST FLOOR PLAN




2ND FLOOR PLAN




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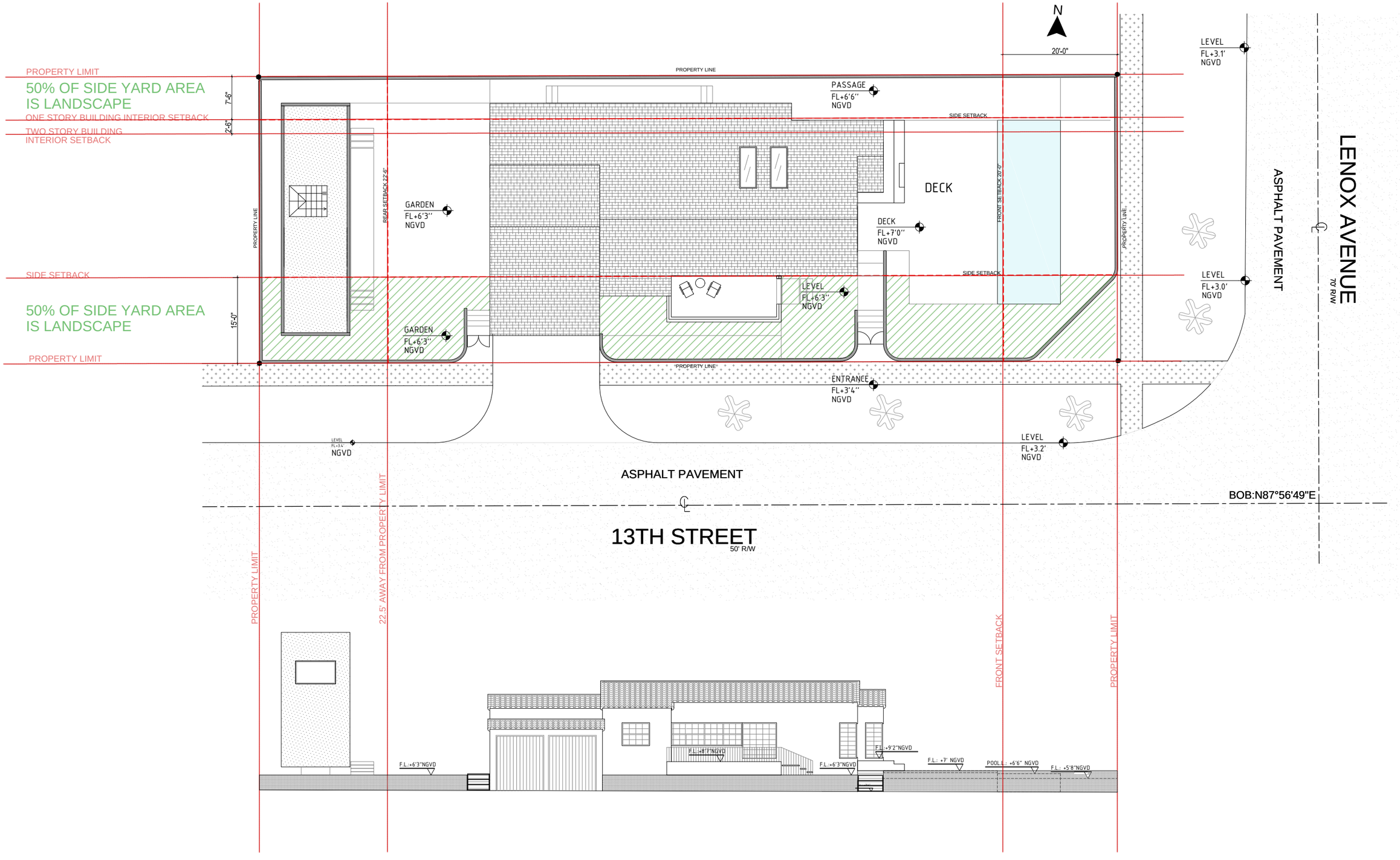
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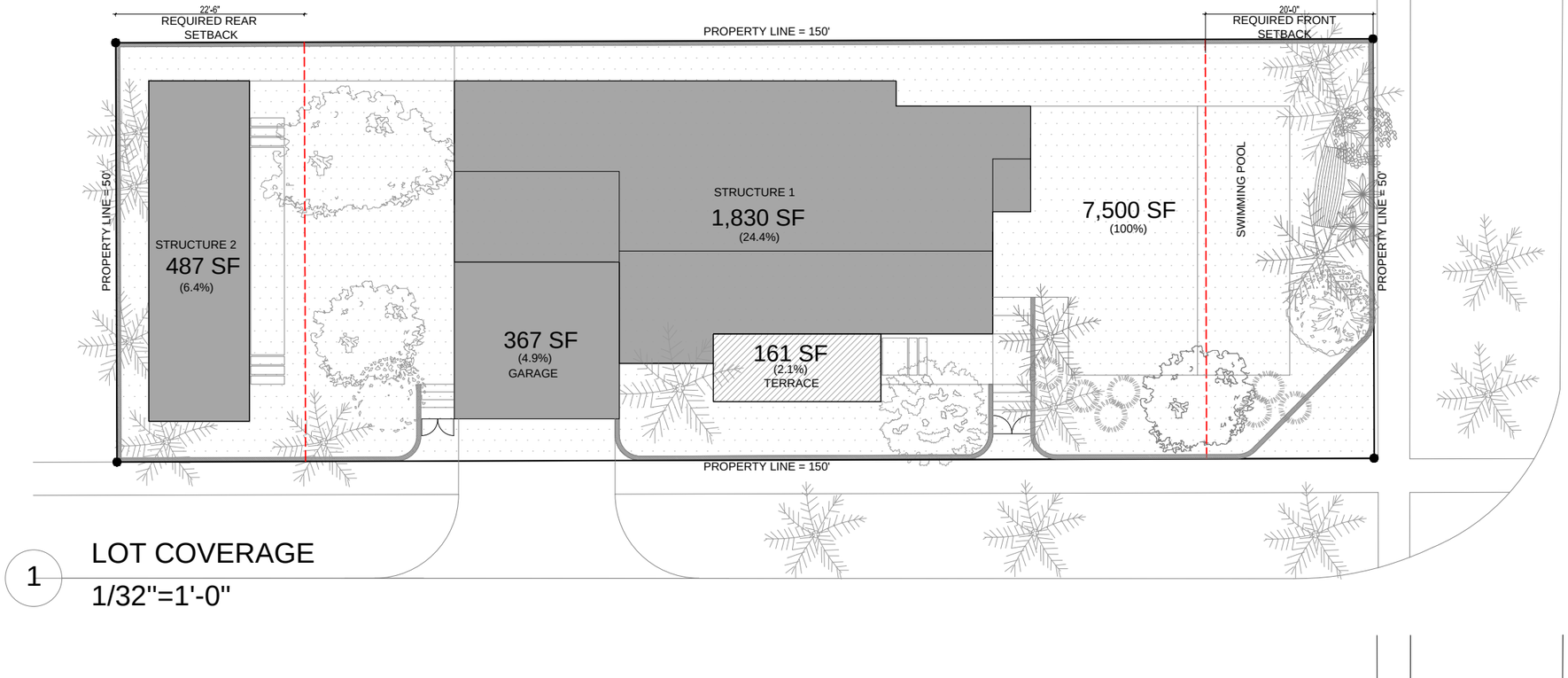
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YARD SHADED DIAGRAM

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A-011

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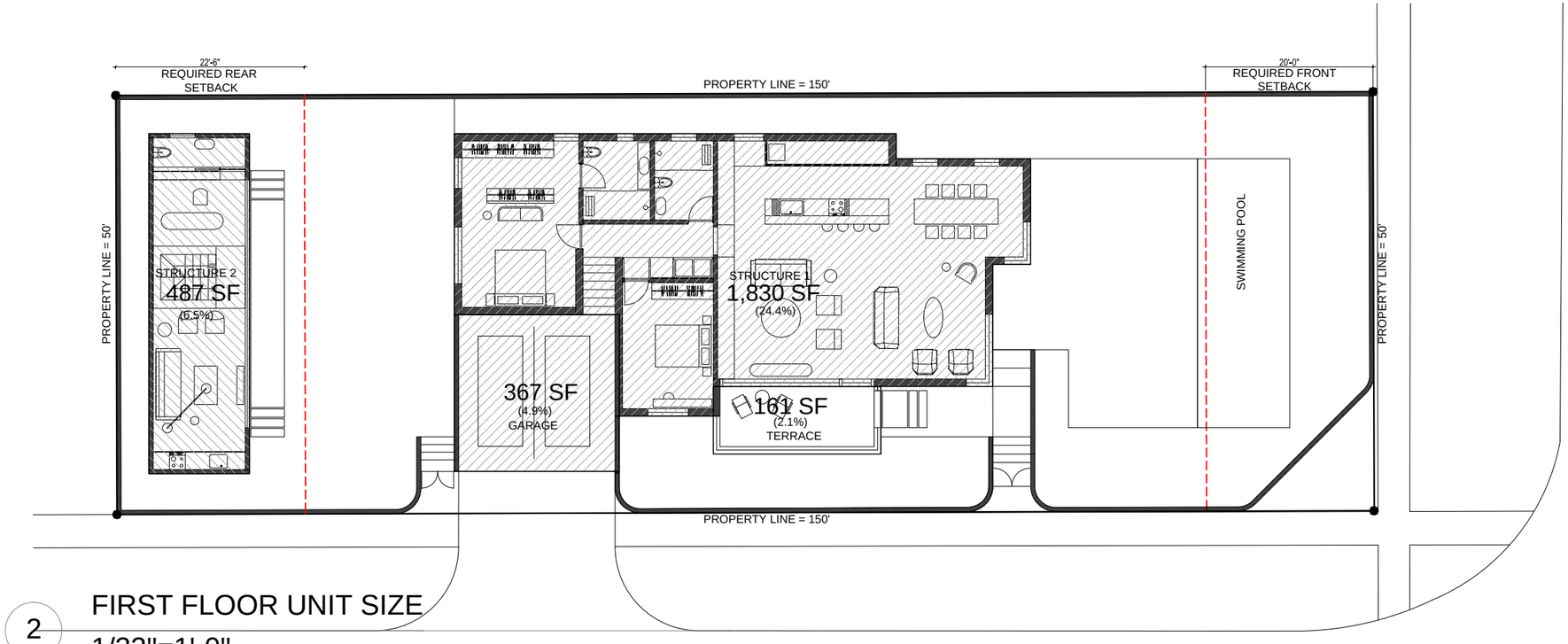



1 LOT COVERAGE

1/32"=1'-0"

CALCULATIONS

| LABEL | AREA NAME | AREA (SQ FT) | REQ'D | PROP. |
|---|---|---|---|---|
| | LOT AREA | 7,500 | N/A | 100% |
| | LOT COVERAGE | 2,684 | 30% MAX | 35.7% |
| | PRINCIPAL STRUCTURE 1 UNIT SIZE | 2,197 | | 29.2 % |
| | FIRST FLOOR / PRINCIPAL STRUCTURE 2 | 487 | 50% MAX | 6.5% |
| | SECOND FLOOR / PRINCIPAL STRUCTURE 2 | 487 | | 6.5% |
| | FRONT YARD PERVIOUS | 840 | 30% MIN | 84% |
| | FRONT YARD IMPERVIOUS | 160 | 70% MAX | 16% |
| | REAR YARD PERVIOUS | 948 | 70% MIN | 84.3% |
| | REAR YARD IMPERVIOUS AREA | 177 | 30% MAX | 15.7% |
| | FRONT YARD OPEN SPACE | 1000 | 50% MIN | 100% |
| | REAR YARD OPEN SPACE | 614 | 70% MIN | 54.5% |
| | FRONT YARD LANDCAPE | 678 | 50% MIN | 68% |




2 FIRST FLOOR UNIT SIZE

1/32"=1'-0"

Design Architect

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Architect of record

Client

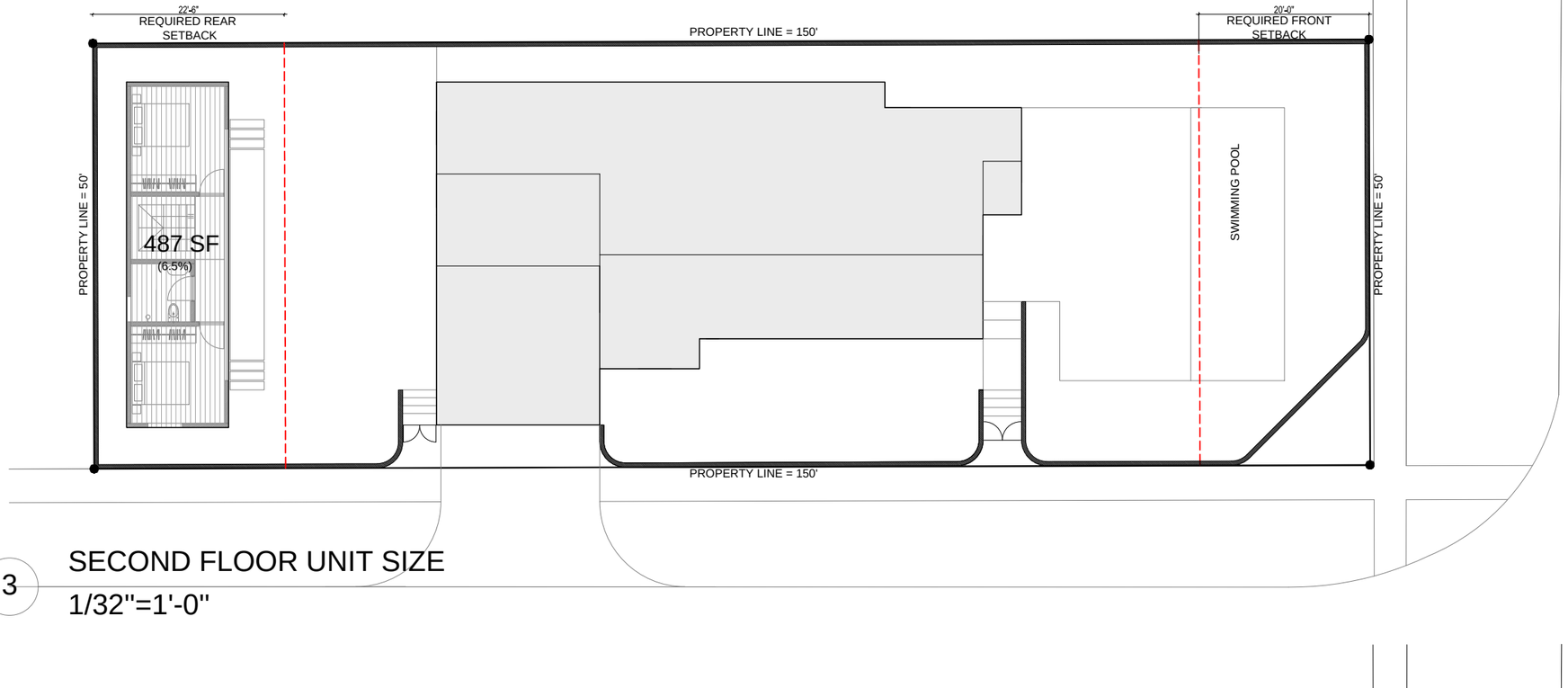
Project
1300 Lenox Alton Road

Drawing
SITE DATA DIAGRAMS AND CALCS

Scale 1/32"

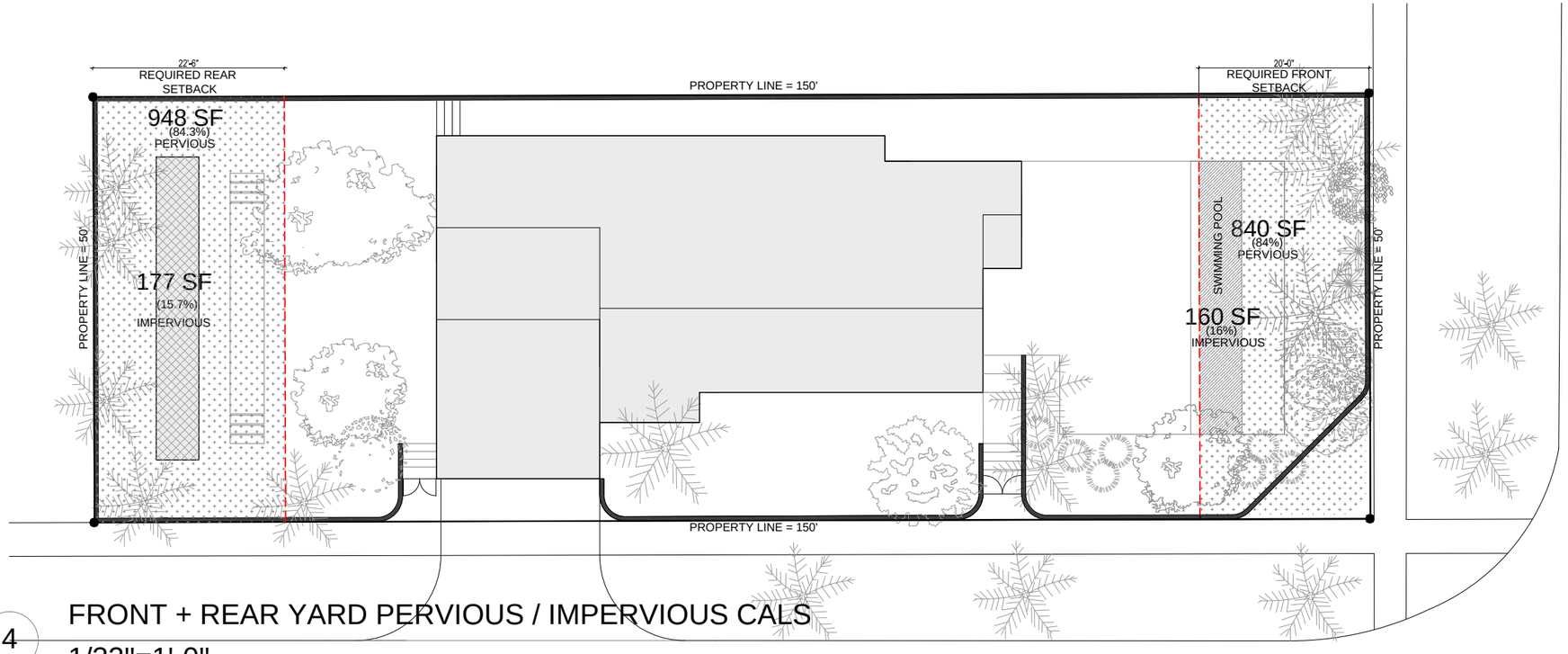
Sh. no
A-012

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3 SECOND FLOOR UNIT SIZE

1/32"=1'-0"




4 FRONT + REAR YARD PERVIOUS / IMPERVIOUS CALS

1/32"=1'-0"

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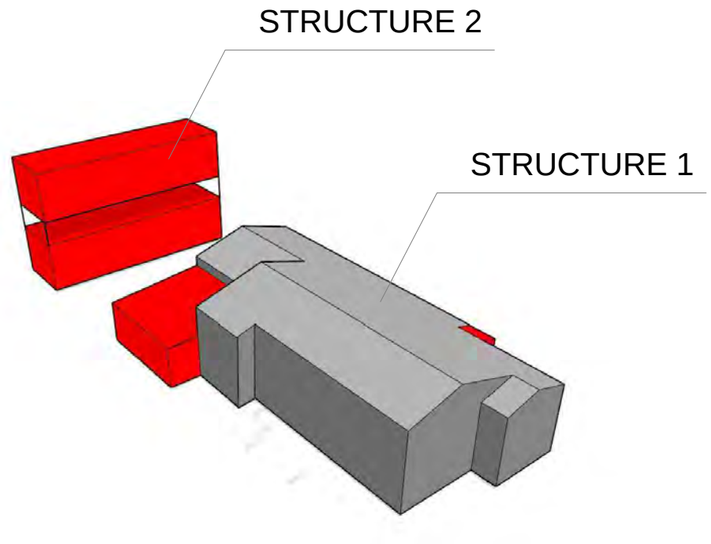
Project
1300 Lenox
Alton Road

Drawing
SITE DATA DIAGRAMS AND CALCS

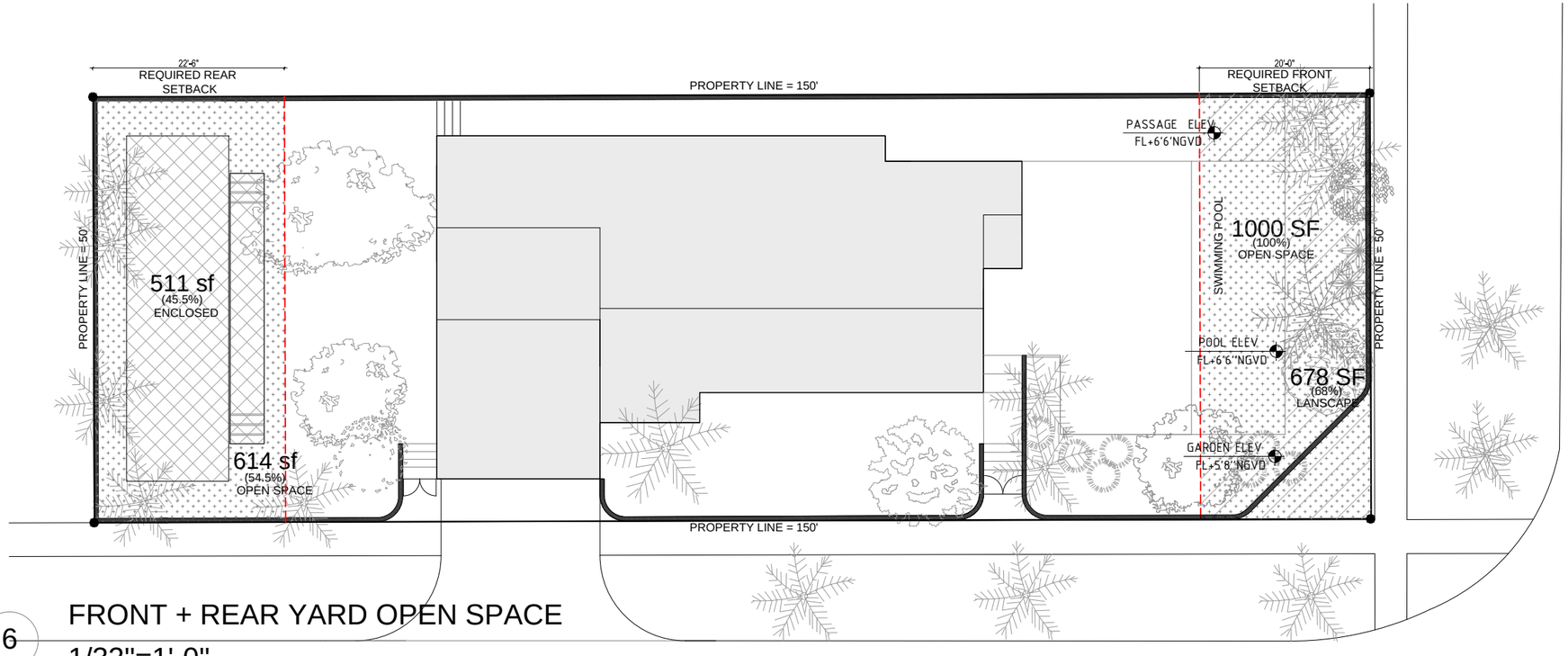
Scale 1/32"

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A-013

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5 VOLUMETRIC DIAGRAM
NTS




6 FRONT + REAR YARD OPEN SPACE
1/32"=1'-0"

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Architect of record

Client

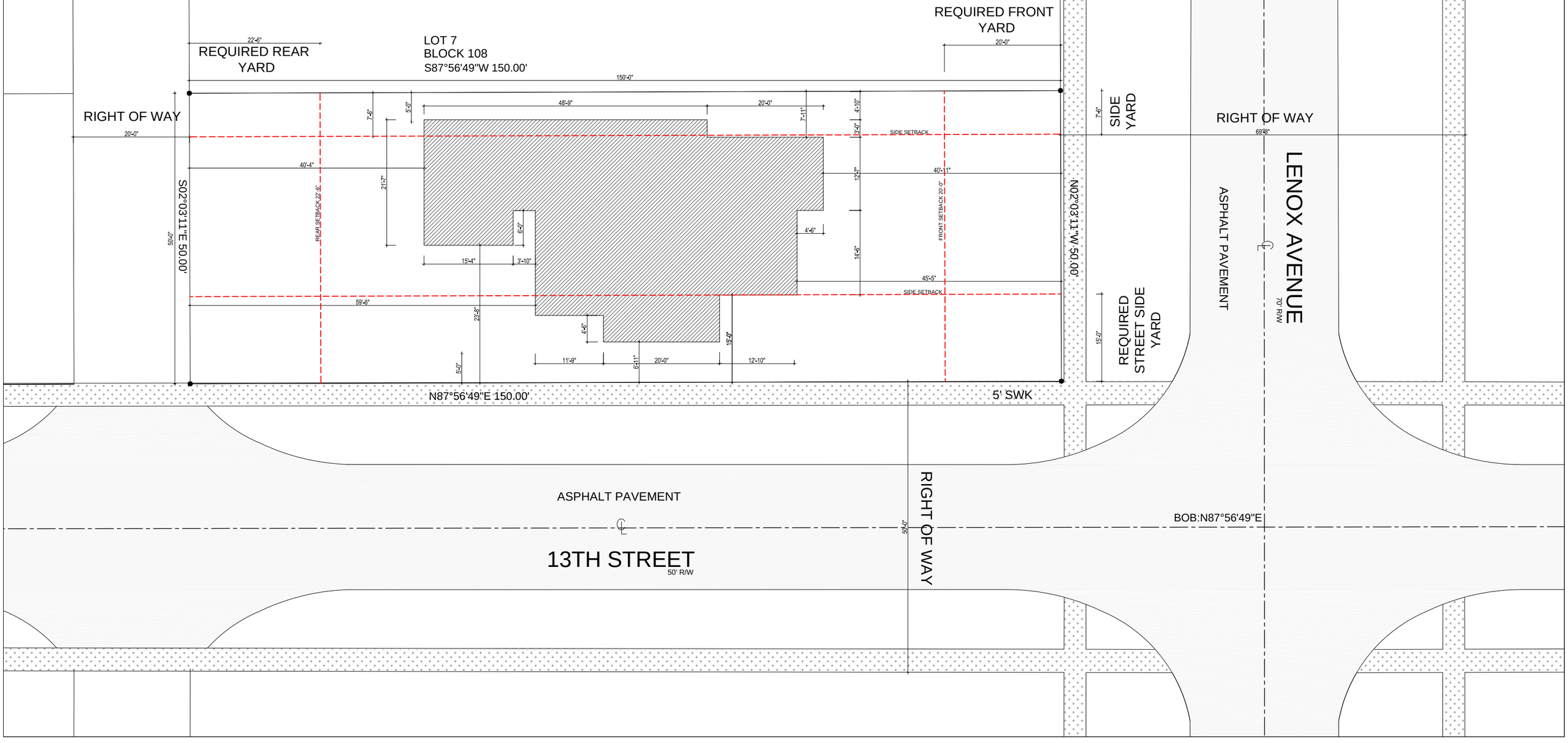
Project
1300 Lenox
Alton Road

Drawing
SITE DATA DIAGRAMS AND CALCS

Scale 1/32"

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A-014

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Architect of record

Client

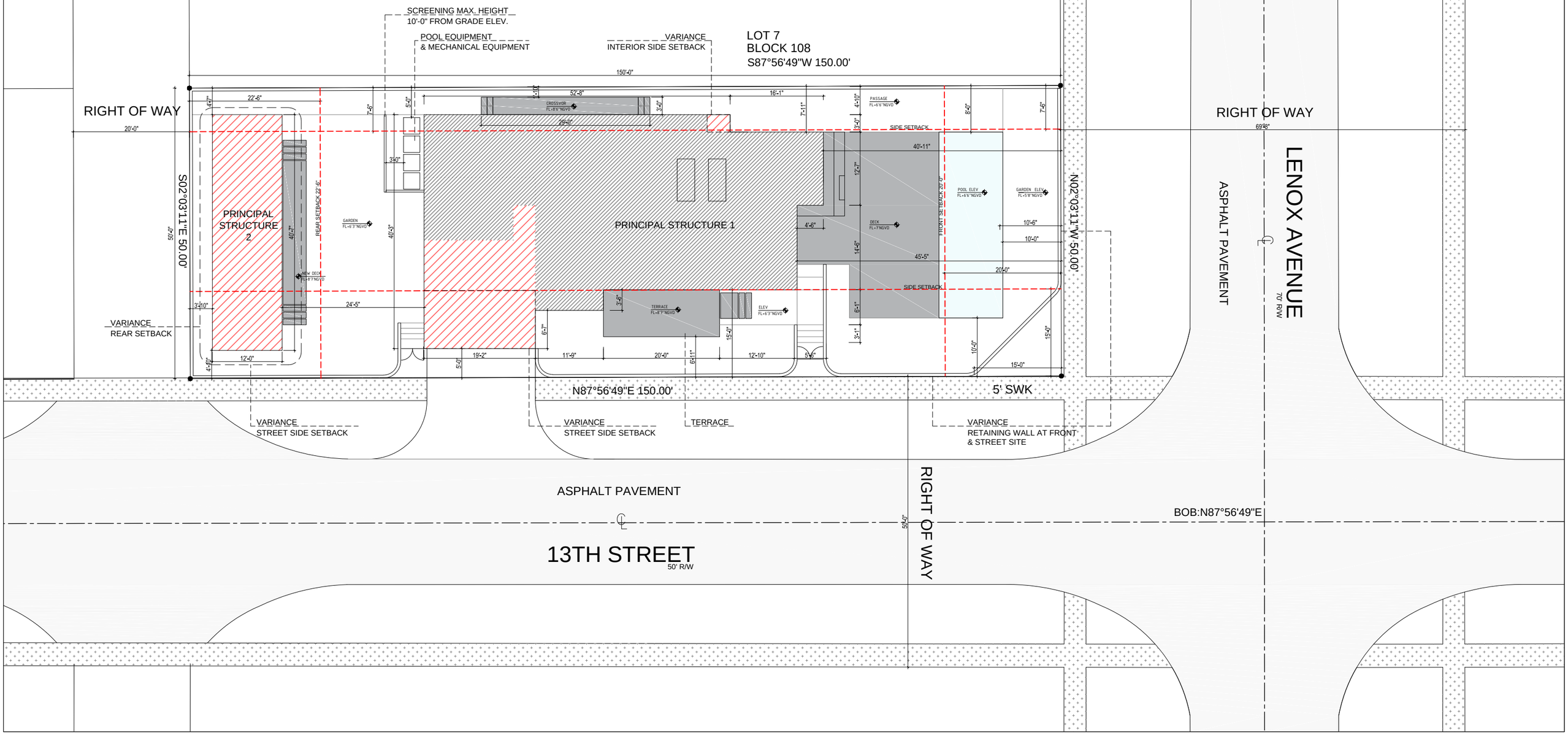
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1300 Lenox
Alton Road

Drawing
EXISTING SITE PLAN

Scale 1/16"

Sh. no
A-015

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Design Architect

EDGAR MUNOZ
No. 50051
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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12:14:22 -05'00'

Architect of record

Client

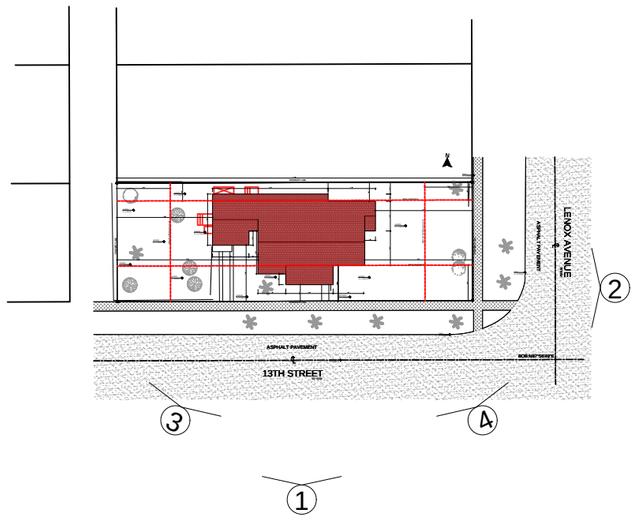
Project
1300 Lenox
Alton Road

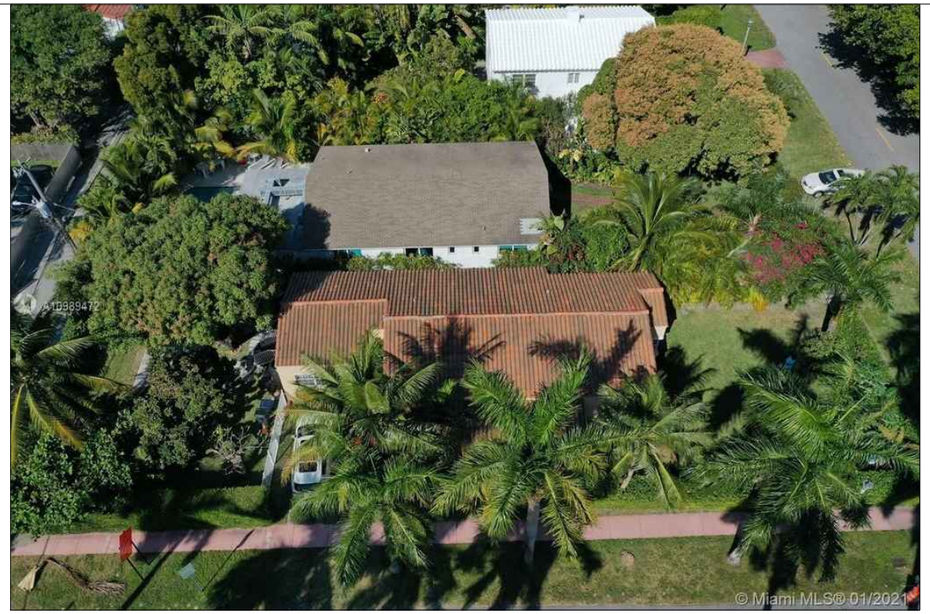
Drawing
PROPOSED SITE PLAN

Scale 1/16"

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A-016

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1




2




3




4

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Architect of record

Client

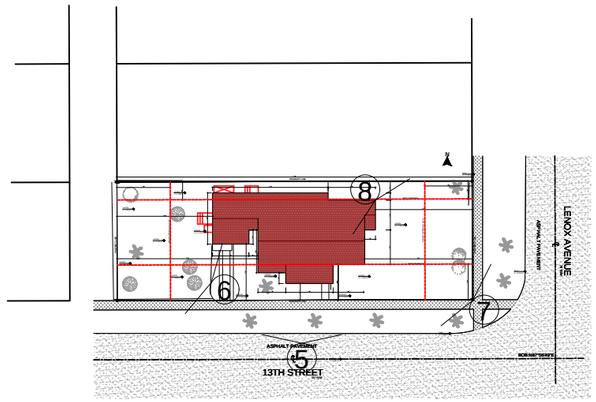
Project
1300 Lenox
Alton Road

Drawing
COLORED PHOTOGRAPHS

Scale –

Sh. no
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⑤




⑥




⑦




⑧

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Date: 2022.01.19 12:15:39 -05'00'

Architect of record

Client

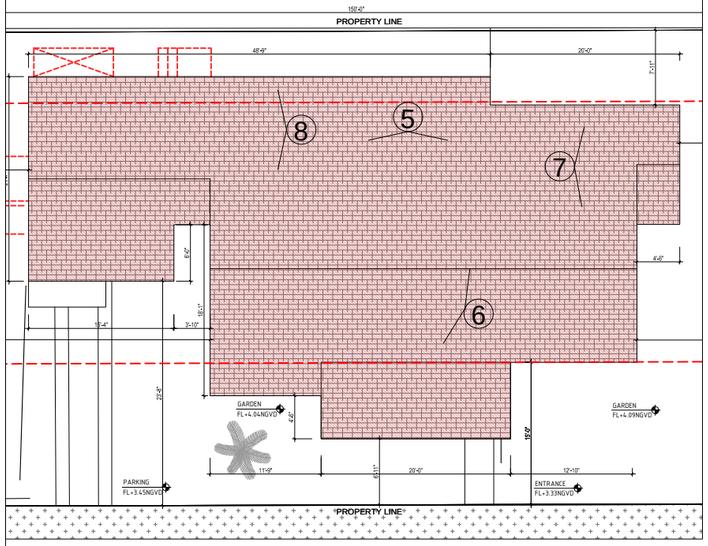
Project
1300 Lenox
Alton Road

Drawing
COLORED PHOTOGRAPHS

Scale –

Sh. no
A-018

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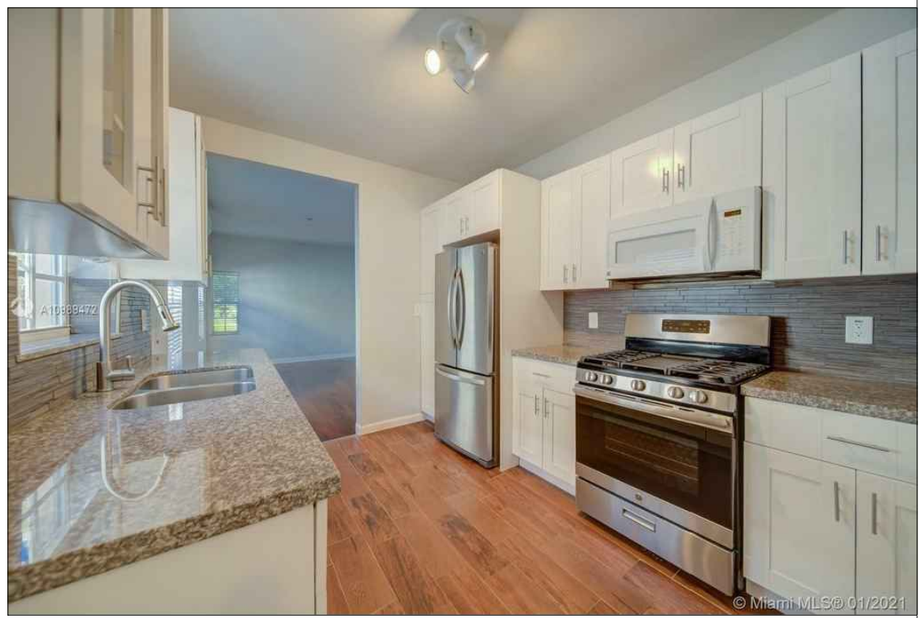
5




6




7




8

Design Architect

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Date: 2022.01.19 12:16:17 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
COLORED PHOTOGRAPHS

Scale –

Sh. no
A-019

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EXISTING WALLS TO BE DEMOLISHED

EXISTING WALLS TO REMMAIN

N

EXISTING FENCE TO BE REMOVED

150'-0"

PROPERTY LINE

SWLK FL+3.41NGVD

EXISTING FENCE TO BE REMOVED

STRUCTURE TO BE REMOVED

STAIRS TO BE REMOVED

REMOVE LEMON EXISTING TREE 01

GARDEN FL+4.2NGVD

STAIRS TO BE REMOVED

LAUNDRY ROOM

WALK-IN CLOSET

KITCHEN

DINING ROOM

BATH 1

MASTER BEDROOM

BEDROOM 3

A/C TO BE REMOVED

GARDEN FL+4.44NGVD

BATH 2

MASTER BATH

LIVING ROOM

BEDROOM 2

BEDROOM 1

ENTRANCE

GARDEN FL+4.28NGVD

GARDEN FL+4.09NGVD

GARDEN FL+4.04NGVD

DRIVEWAY TO BE REMOVED

PASAGE TO BE REMOVED

PARKING FL+3.45NGVD

ENTRANCE FL+3.33NGVD

TRANSPLANT EXISTING PALM TREE 02

TRANSPLANT EXISTING TREE 03

GARDEN FL+3.9NGVD

GARDEN FL+3.8NGVD

EXISTING FENCE TO BE REMOVED

PROPERTY LINE

PROPERTY LINE

EXISTING FENCE TO BE REMOVED

SWLK FL+3.20NGVD

ASPHALT PAVEMENT

ASPHALT FL+3.37NGVD

# 13TH STREET

50' R/W

| | | | | | |
|---|---|---|---|---|---|
| Design Architect | Digitally signed by EDGAR MUNOZ Date: 2022.01.19 12:16:58 -05'00' | Architect of record | Client | Project: 1300 Lenox Alton Road | Drawing: DEMOLITION PLAN<br>Scale: 3/32" |
| | | | | | Sh. no: A-100 |

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N

ENTIRE ROOF TO BE REMOVED

150'-0"

PROPERTY LINE

SWLK
FL+3.41NGVD

REMOVE LEMON
EXISTING TREE 01

22'-6"

GARDEN
FL+4.2NGVD

7'-6"

48'-9"

20'-0"

7'-11"

4'-10"

3'-0"

SIDE SETBACK

20'-0"

7'-6"

GARDEN
FL+4.2NGVD

40'-4"

40'-11"

21'-7"

REAR SETBACK 22'-6"

GARDEN
FL+4.44NGVD

12'-7"

GARDEN
FL+4.28NGVD

FRONT SETBACK 20'-0"

TRANSPLANT
EXISTING TREE 02

PROPERTY LINE

GARDEN
FL+4.2NGVD

6'-0"

4'-6"

18'-1"

15'-4"

3'-10"

14'-6"

PROPERTY LINE

59'-6"

45'-5"

GARDEN
FL+3.9NGVD

SIDE SETBACK

SWL
FL+3

TRANSPLANT
EXISTING TREE 03

GARDEN
FL+3.8NGVD

23'-8"

GARDEN
FL+4.04NGVD

4'-6"

GARDEN
FL+4.09NGVD

15'-0"

15'-0"

11'-9"

6'-11"

20'-0"

12'-10"

PARKING
FL+3.45NGVD

ENTRANCE
FL+3.33NGVD

PROPERTY LINE

WALLS AND ROOF
PORCHE DEMOLITIION

SWLK
FL+3.20NGVD

ASPHALT PAVEMENT

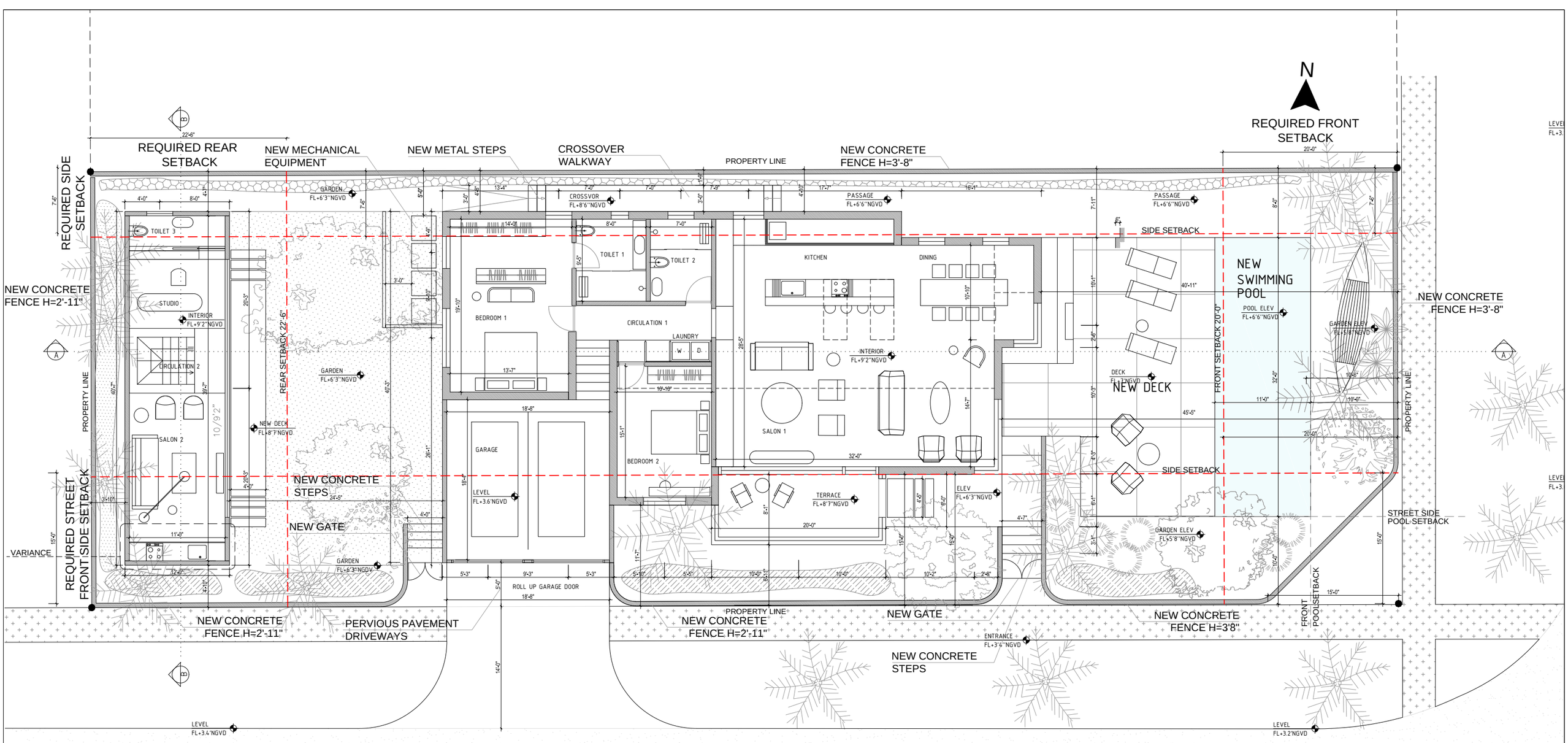
ASPHALT
FL+3.37NGVD

# 13TH STREET

50' R/W

| | | | | | |
|---|---|---|---|---|---|
| Design Architect | Digitally signed by EDGAR MUNOZ Date: 2022.01.19 12:17:42 -05'00' | Architect of record | Client | Project: 1300 Lenox Alton Road | Drawing: EXISTING ROOF PLAN<br>Scale: 3/32" — Sh. no: A-101 |

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Architect of record

Client

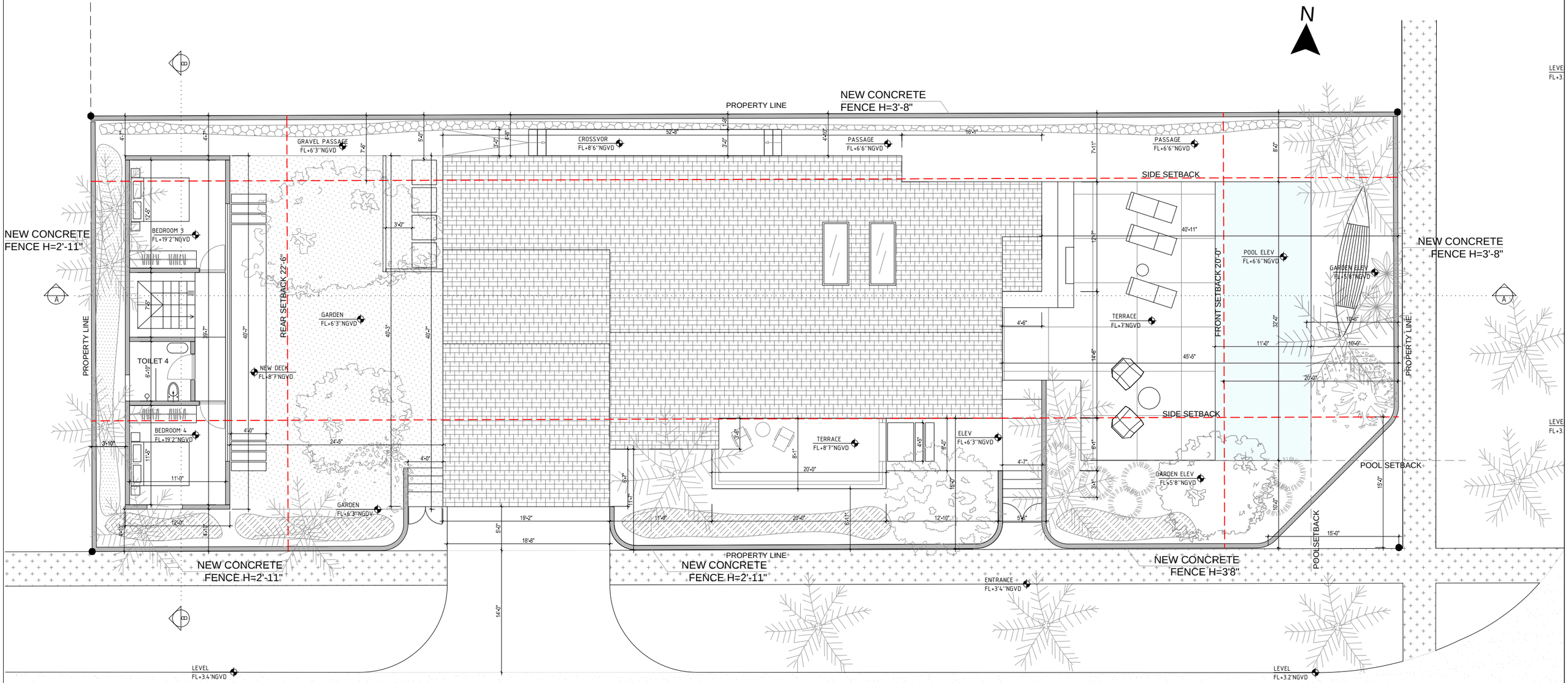
Project
1300 Lenox
Alton Road

Drawing
PROPOSED 1ST FLOOR PLAN

Scale 3/32"

Sh. no
A-102

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ASPHALT PAVEMENT

# 13TH STREET

50' R/W

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Date: 2022.01.19 12:19:11 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
PROPOSED 2ND FLOOR PLAN
Scale 3/32"

Sh. no
A-103

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N

PROPERTY LINE

NEW CONCRETE FENCE H=3'-8"

GRAVEL PASSAGE FL+6'3"NGVD

CROSSVOR FL+8'6"NGVD

GRAVEL PASSAGE FL+6'6"NGVD

PASSAGE FL+6'6"NGVD

SIDE SETBACK

NEW CONCRETE FENCE H=2'-11"

ROOF FL+28'8"NGVD

REAR SETBACK 22'-6"

GARDEN FL+6'3"NGVD

NEW SKYLIGHT

NEW SKYLIGHT

POOL ELEV FL+6'6"NGVD

GARDEN ELEV FL+5'8"NGVD

TERRACE FL+7'NGVD

FRONT SETBACK 20'-0"

NEW CONCRETE FENCE H=3'-8"

PROPERTY LINE

NEW ROOF TERRACE

NEW DECK FL+8'7"NGVD

TERRACE FL+8'7"NGVD

ELEV FL+6'3"NGVD

SIDE SETBACK

GARDEN FL+6'3"NGVD

GARDEN ELEV FL+5'8"NGVD

PROPERTY LINE

NEW CONCRETE FENCE H=2'-11"

NEW CONCRETE FENCE H=2'-11"

ENTRANCE FL+3'4"NGVD

NEW CONCRETE FENCE H=3'8"

LEVEL FL+3.4'NGVD

LEVEL FL+3.2'NGVD

ASPHALT PAVEMENT

# 13TH STREET

50' R/W

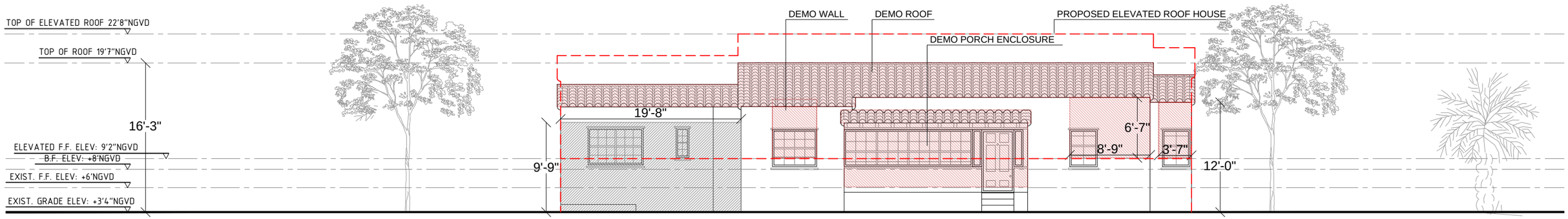
| | | | | | |
|---|---|---|---|---|---|
| Design Architect | Architect of record | Client | Project | Drawing | Sh. no |
| EDGAR MUNOZ LICENCE No.50051 STATE OF FLORIDA PROFESSIONAL ENGINEER<br>Digitally signed by EDGAR MUNOZ<br>Date: 2022.01.19 12:19:59 -05'00' | | | 1300 Lenox<br>Alton Road | PROPOSED ROOF PLAN<br>Scale 3/32" | A-104 |

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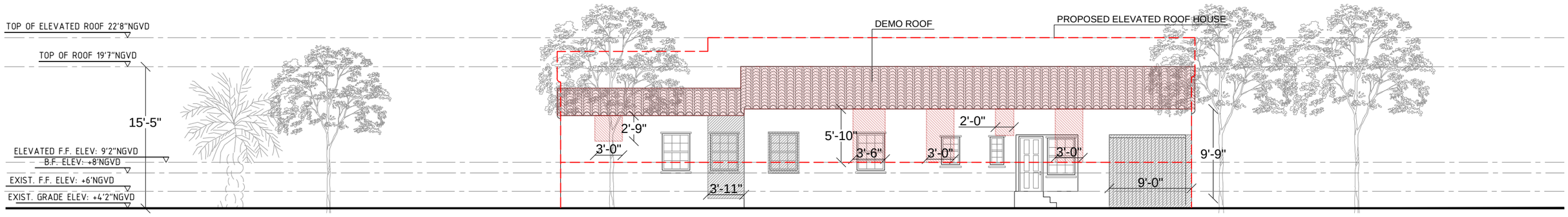
ADDITION

DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV: +8'




SOUTH ELEVATION




NORTH ELEVATION

Design Architect

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Digitally signed by EDGAR MUNOZ
Date: 2022.01.19 12:20:51 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
EXISTING BUILDING ELEVATION
Scale 3/32"

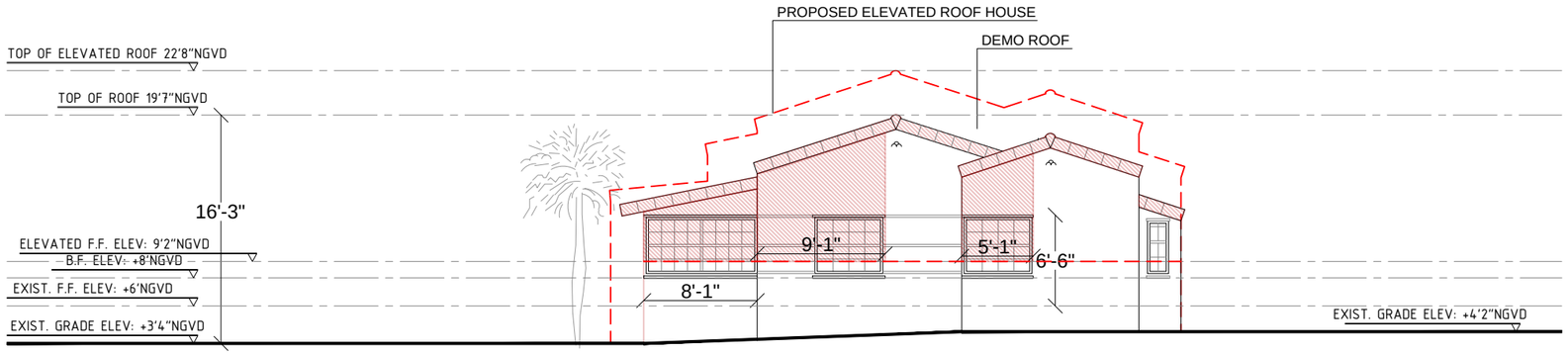
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A-200

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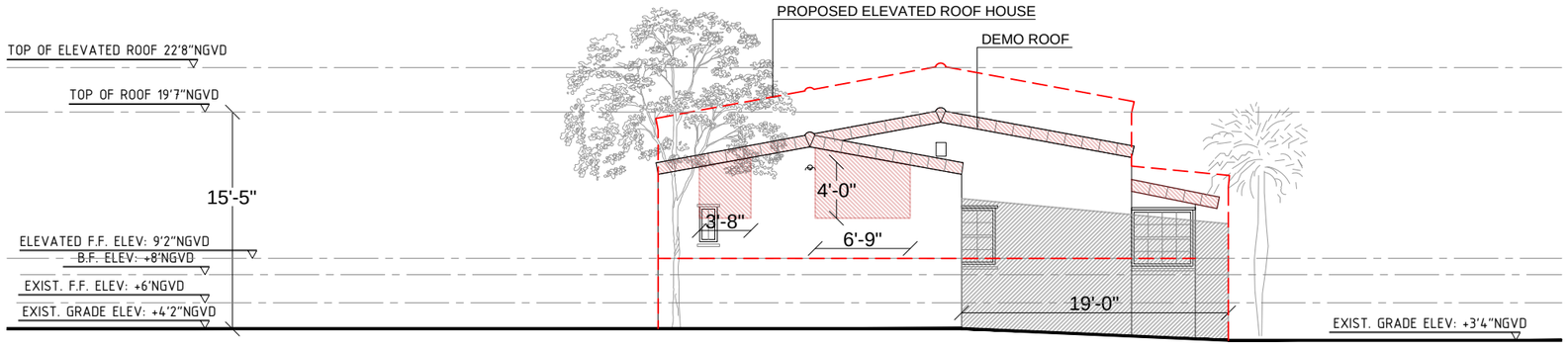
ADDITION

DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV: +8'




SOUTH ELEVATION




NORTH ELEVATION

Design Architect

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Date: 2022.01.19 12:22:21 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
EXISTING BUILDING ELEVATION
Scale 3/32"

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A-201

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# STRUCTURE 1
# SOUTH ELEVATION




# STRUCTURE 1
# NORTH ELEVATION




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Date: 2022.01.19 12:23:15 -05'00'

Architect of record

Client

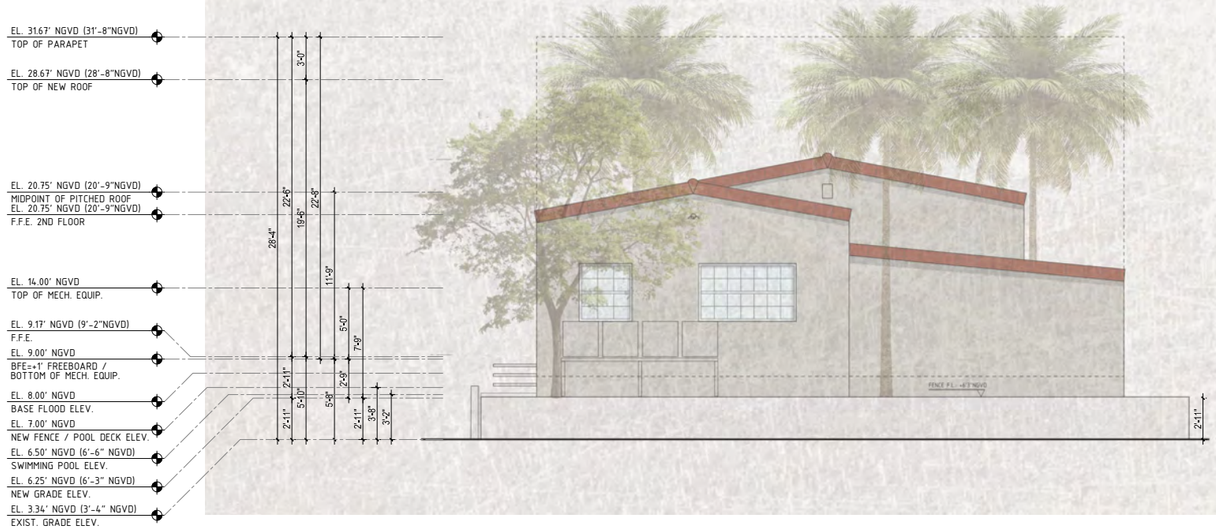
Project
1300 Lenox
Alton Road

Drawing
PROPOSED BUILDING ELEVATION
Scale 3/32"

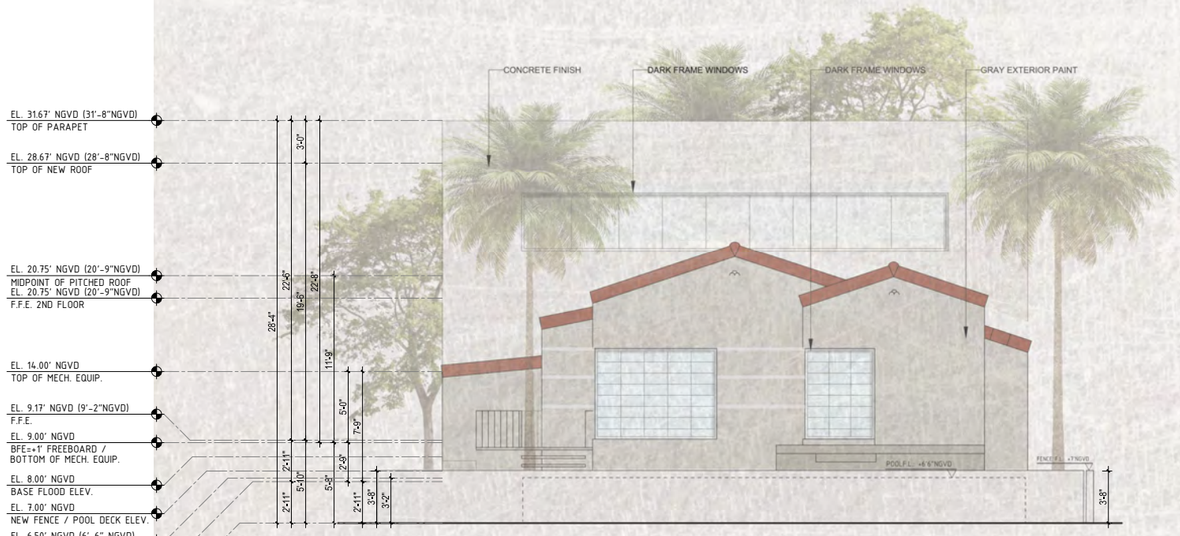
Sh. no
A-202

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# STRUCTURE 1
# WEST ELEVATION




# STRUCTURE 1
# EAST ELEVATION




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Architect of record

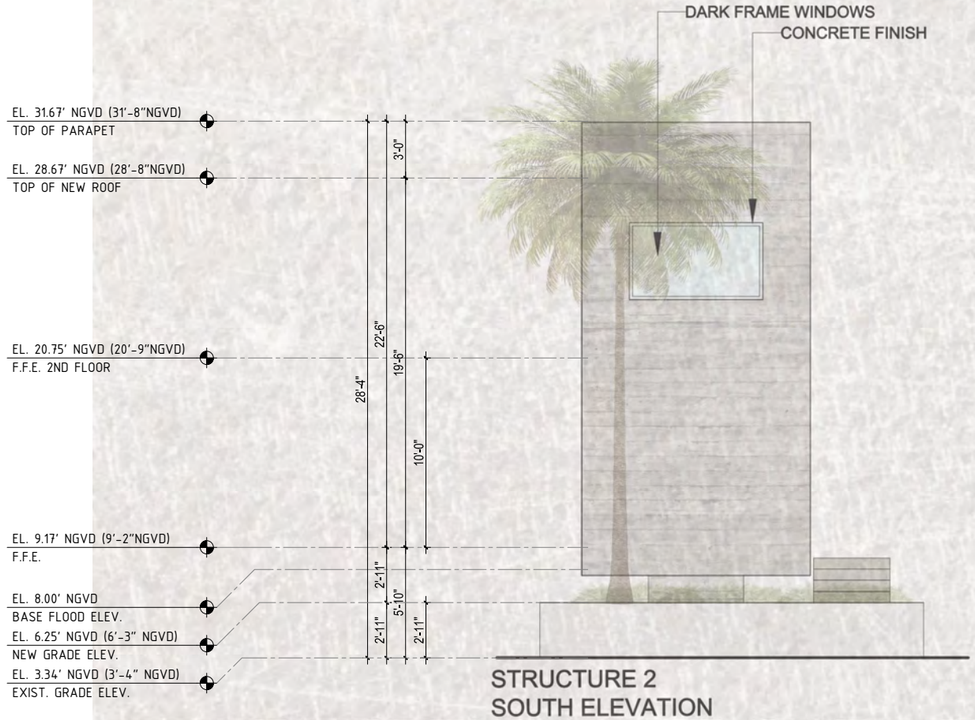
Client

Project
1300 Lenox
Alton Road

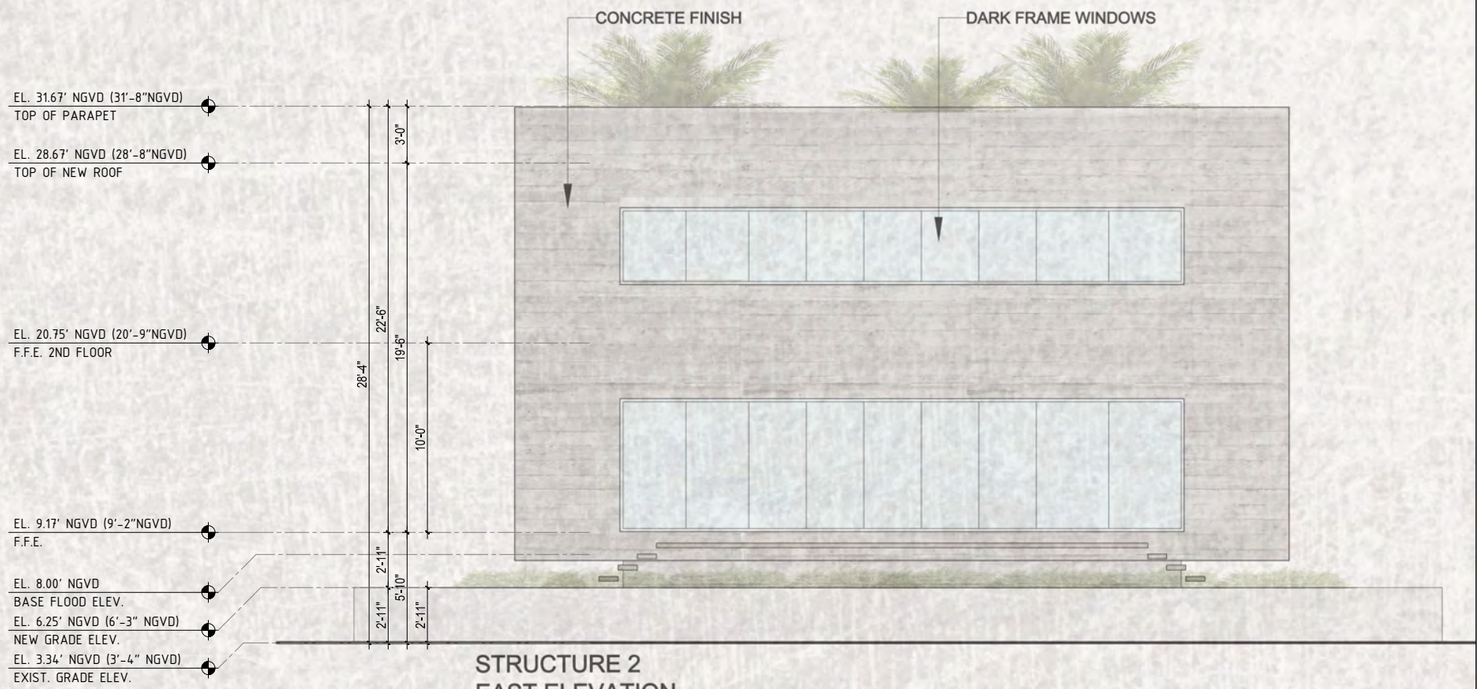
Drawing
PROPOSED BUILDING ELEVATION
Scale 3/32"

Sh. no
A-203

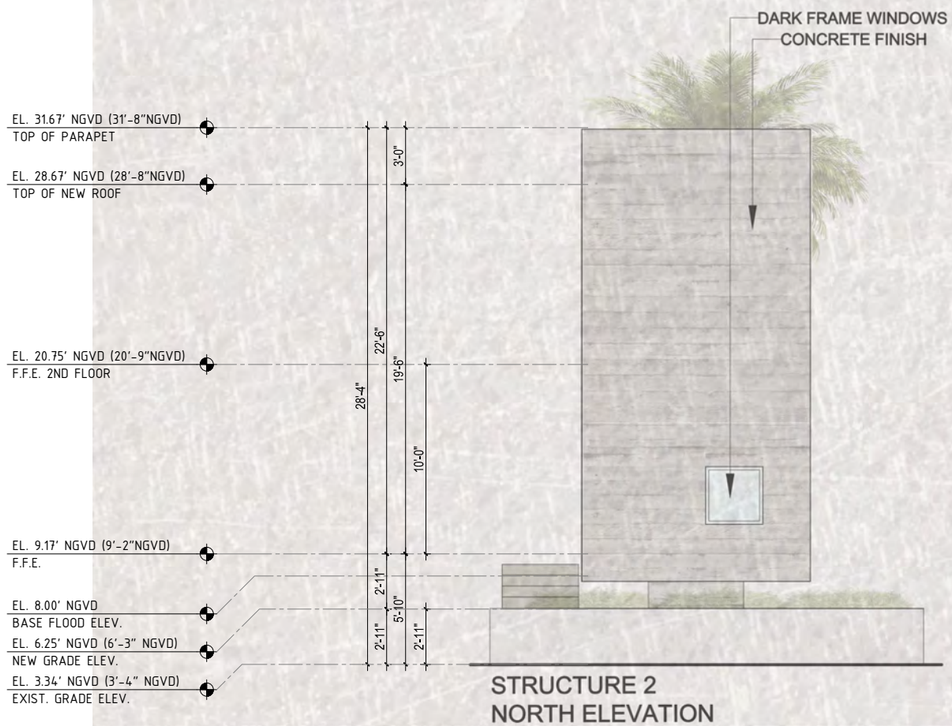
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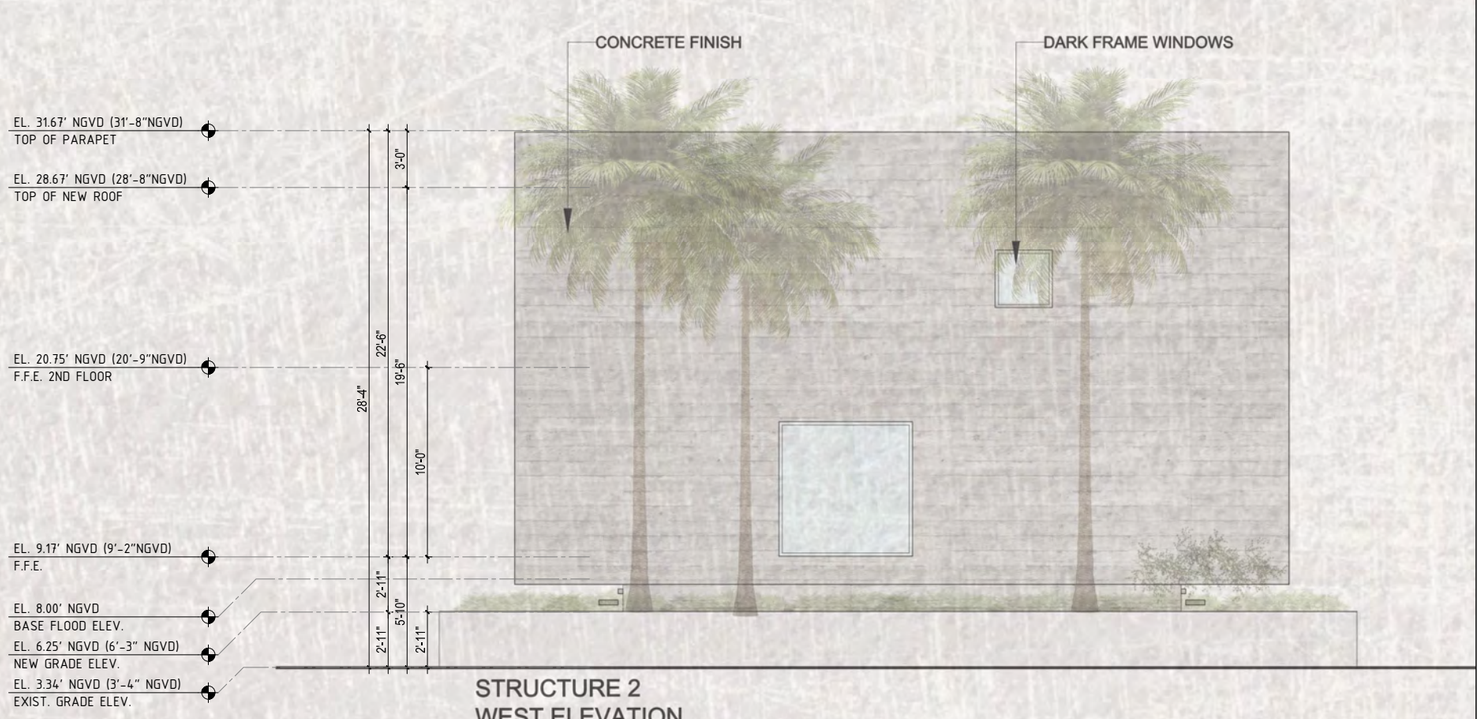

STRUCTURE 2
SOUTH ELEVATION




STRUCTURE 2
EAST ELEVATION




STRUCTURE 2
NORTH ELEVATION




STRUCTURE 2
WEST ELEVATION

Design Architect

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Digitally signed by EDGAR MUNOZ
Date: 2022.01.19 12:25:02 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

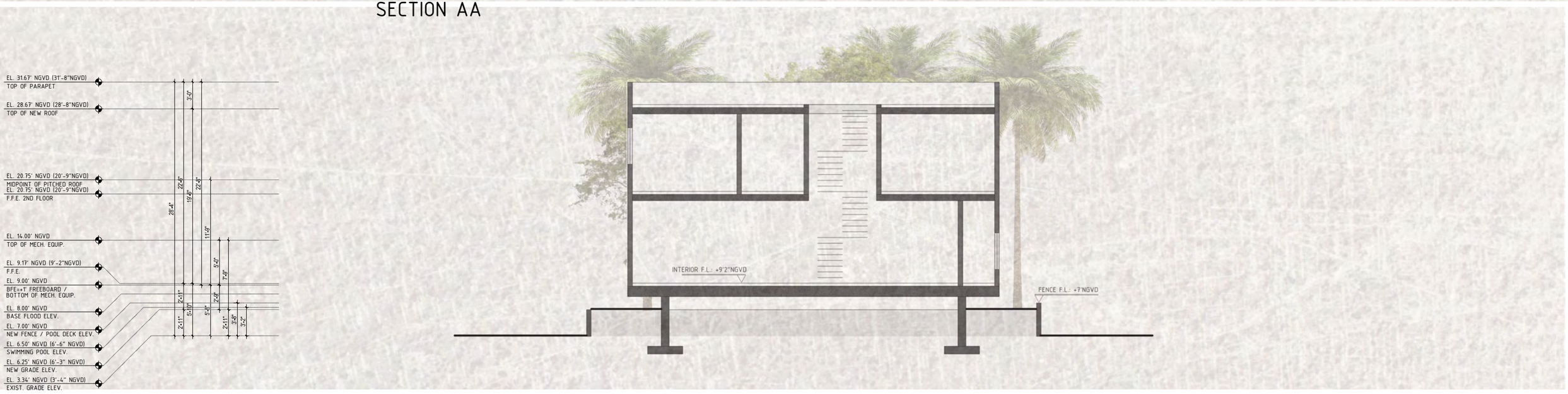
Drawing
ADDITIONAL BUILDING ELEVATION
Scale 1/8'

Sh. no
A-204

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SECTION AA




SECTION BB

Design Architect

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Date: 2022.01.19 12:25:53 -05'00'

Architect of record

Client

Project
1300 Lenox
Alton Road

Drawing
SECTIONS
Scale 3/32"

Sh. no
A-300

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