



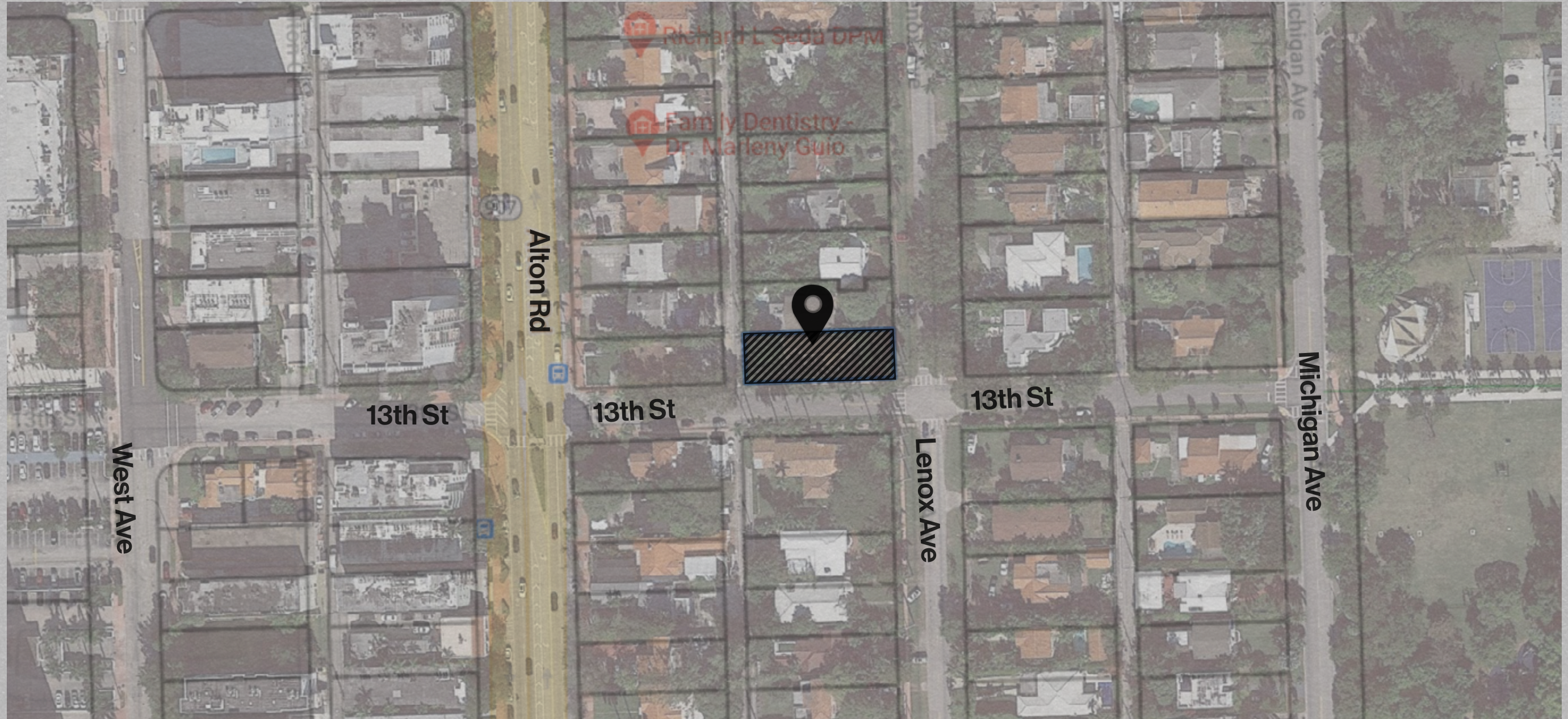
Avery House

Renovation and Addition

Mami Beach

1300 Lenox Avenue, Fl

Area:7,500SQFT



The History

1300 Lenox Avenue, Miami Beach, Florida 33139



Original Owner: Mrs Pauline L.Cohen

Architect: Lester Avery

Year Built: 1936

Architectural Style: Spanish Mediterranean



Lester Avery Architect



Lester Avery is known for his mid century modern apartment buildings in Miami.

This residence at 1300 Lenox Avenue was designed relatively early in the architect's career and evolution of style into the mid century modern style after World War II.



Characteristics of Spanish Mediterranean Architecture

FRONTAL ENTRANCE

Front House entrance



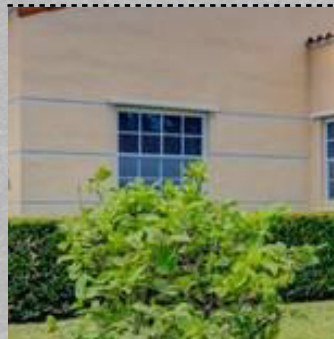
TERRACOTTA TILES

Red Terracota roof tile



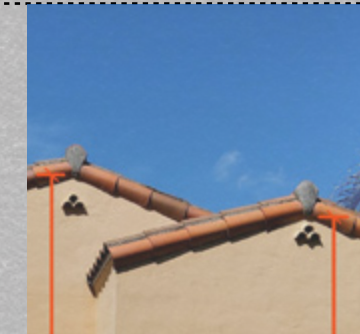
NEUTRAL STUCCO

Light gray stucco finish with horizontal lines decoration

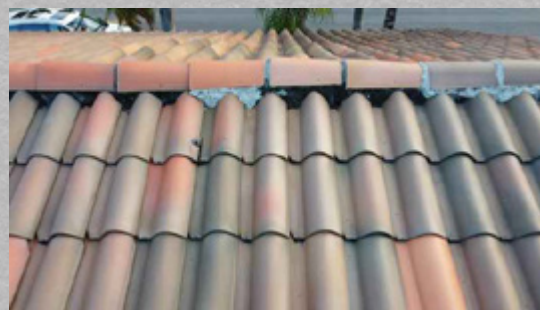


DECORATIVE VENT

Decorative gable vent



Existing House Condition



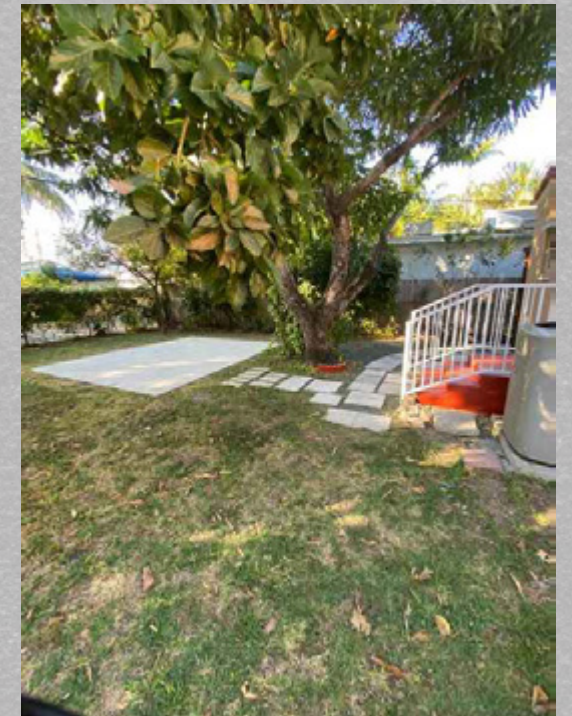
Bad Roof Installation



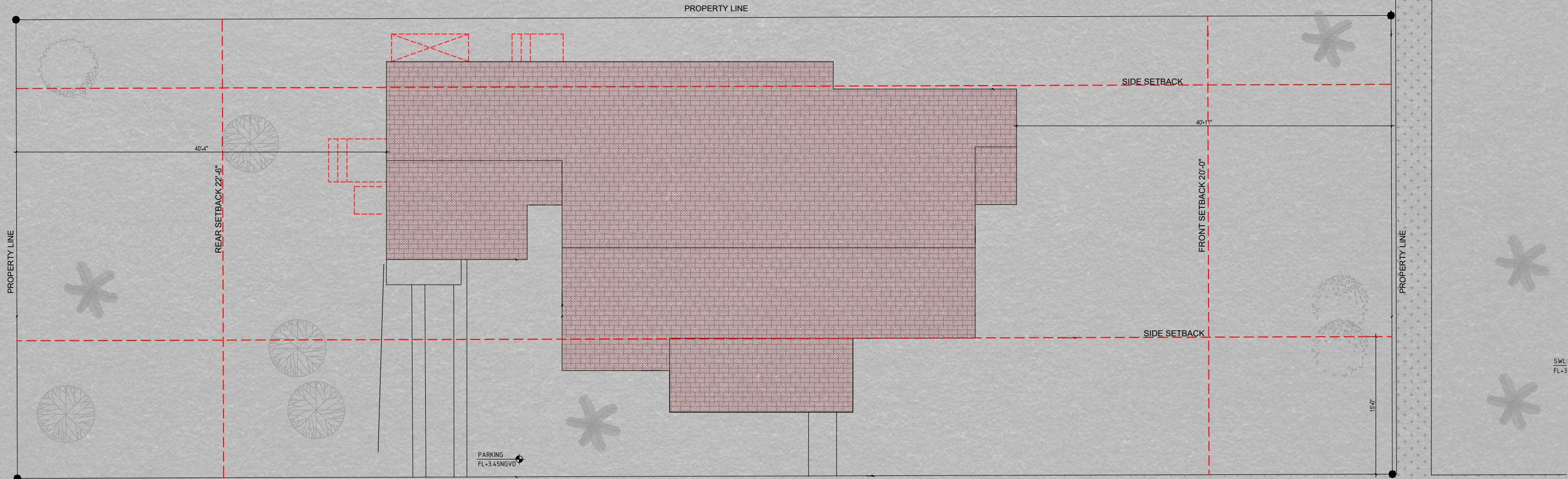
Wall Cracks



Improper Bracing



Existing Site Plan



ASPHALT PAVEMENT

13TH STREET
50' R/W

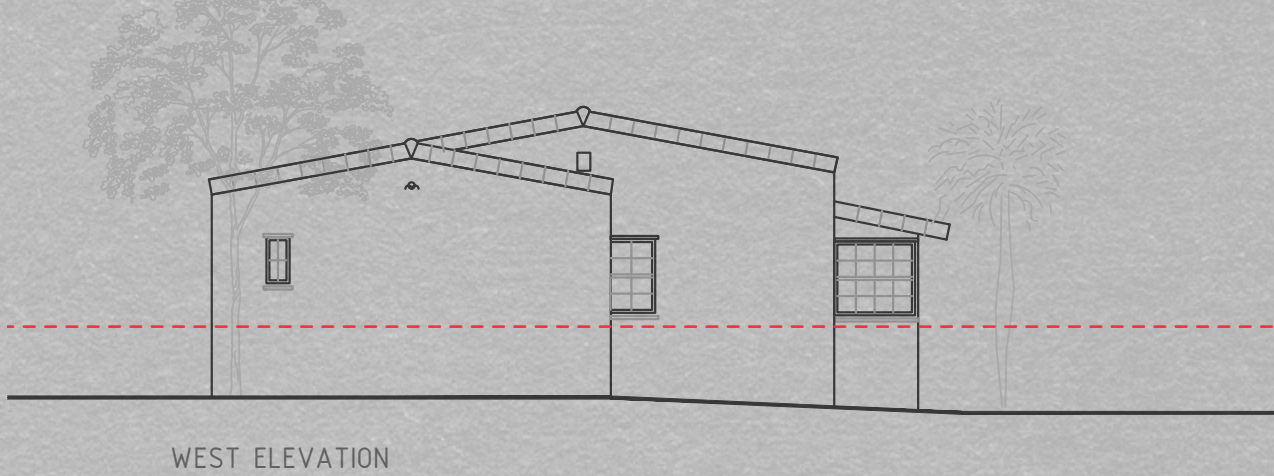
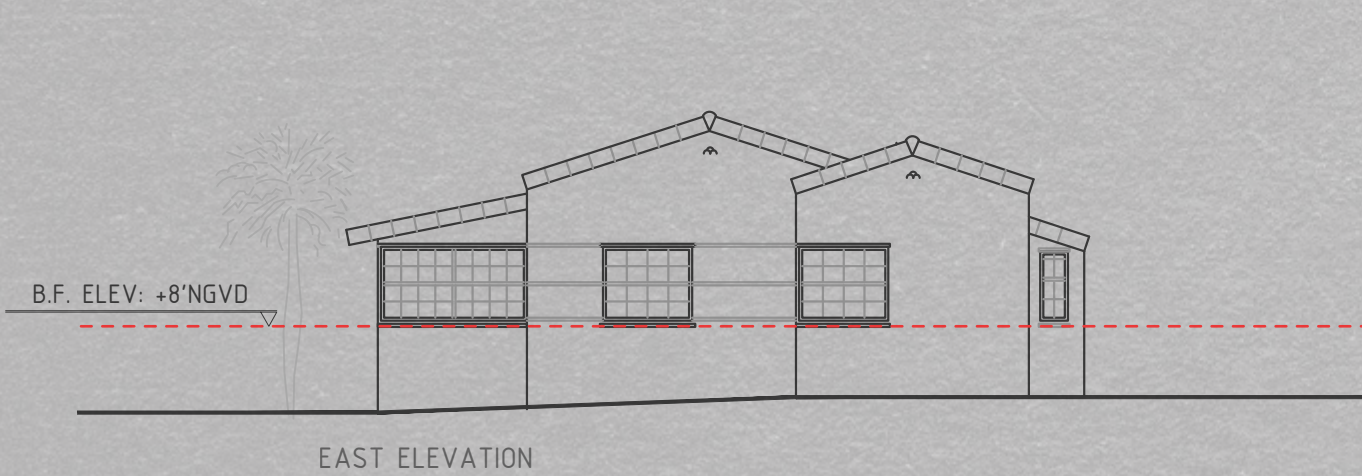
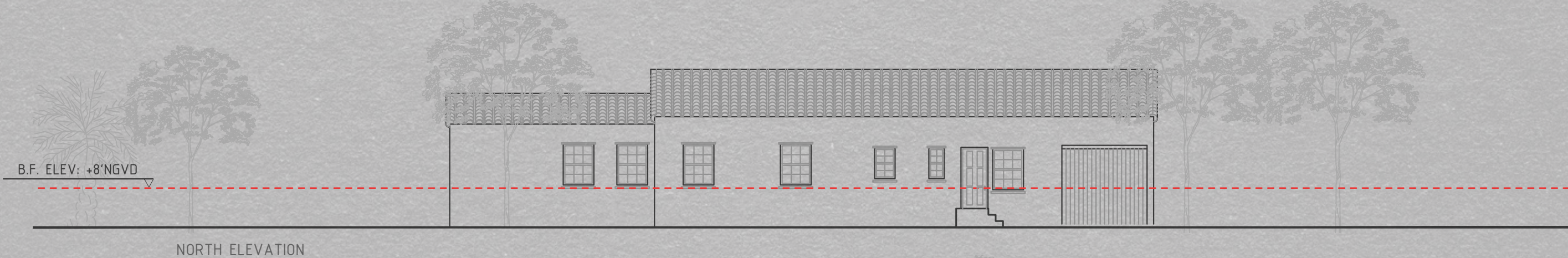
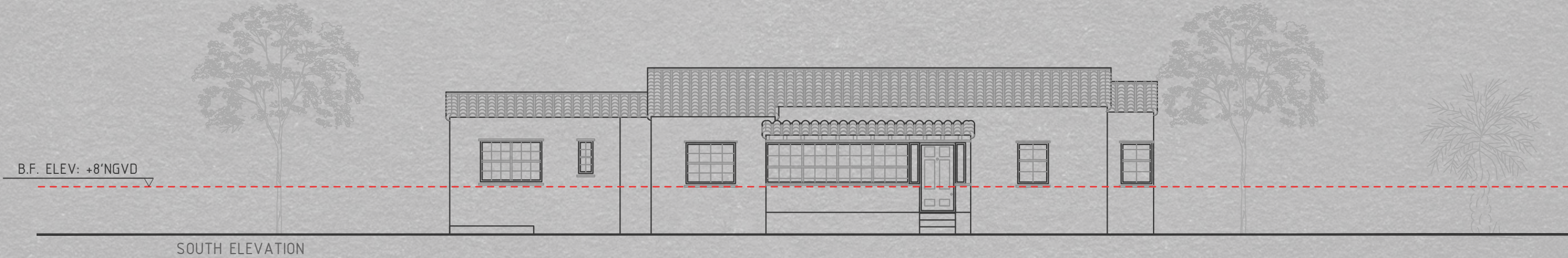
ASPHALT
FL+3.37NGVD

SWLK
FL+3.20NGVD

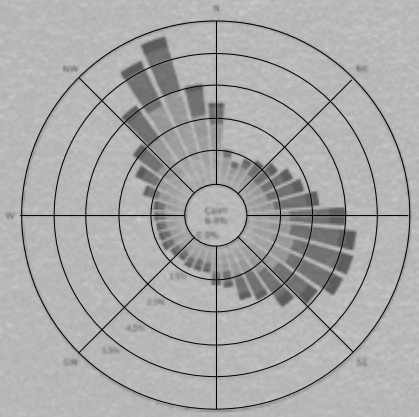
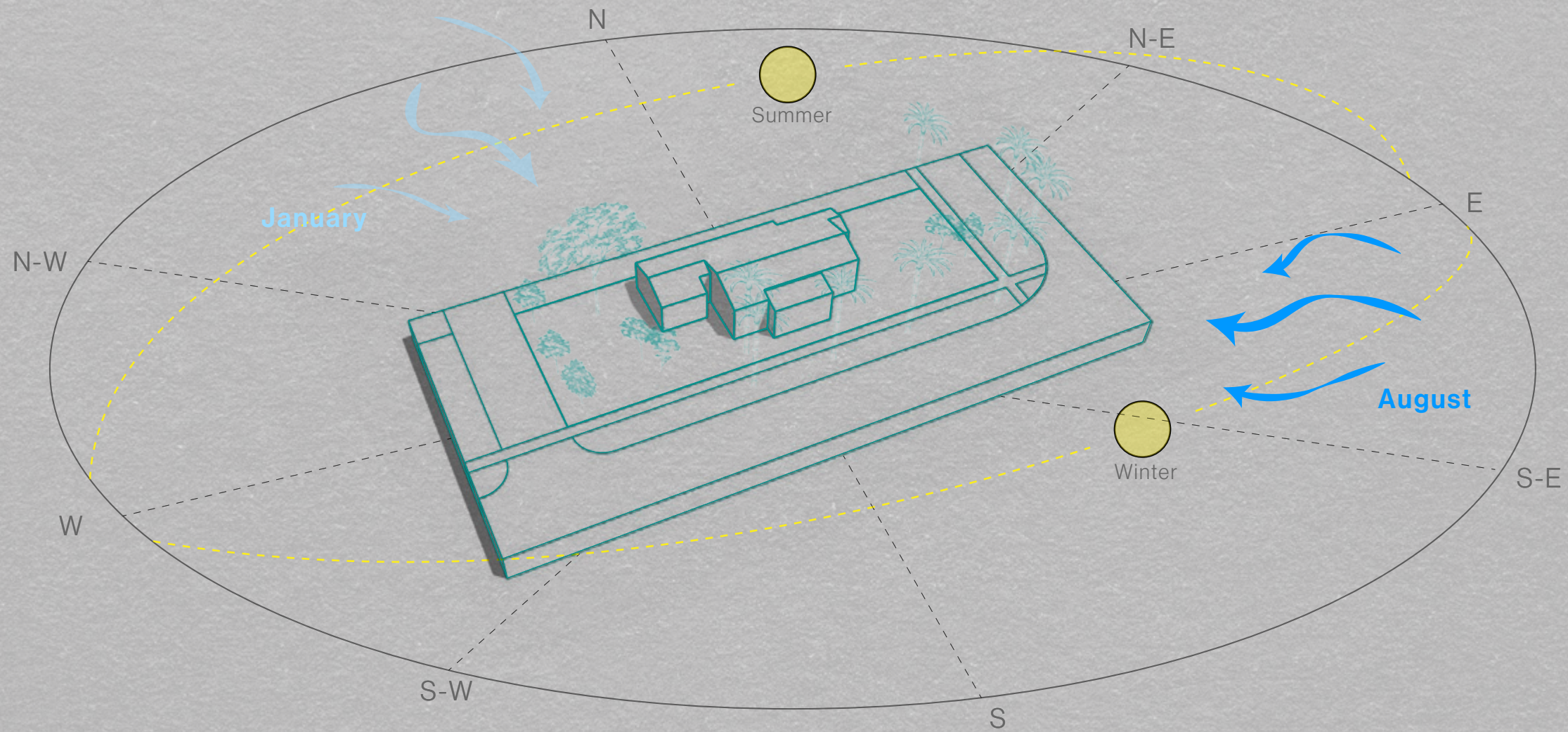
SWL
FL+3



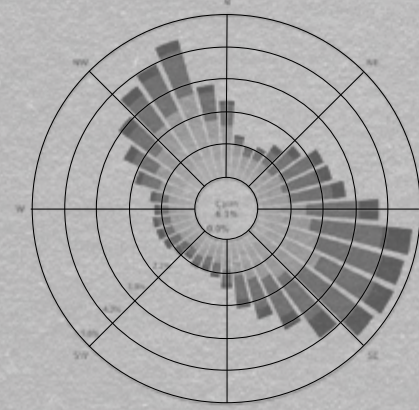
Existing Elevations



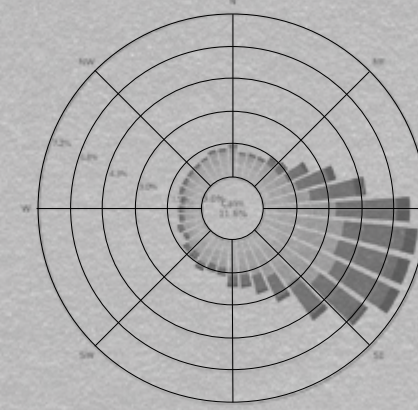
Sun Path and Prevailing Wind



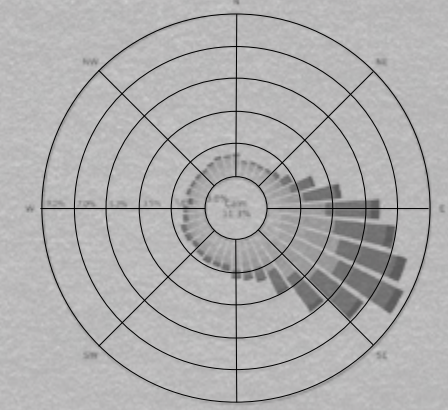
JANUARY



FEBRUARY



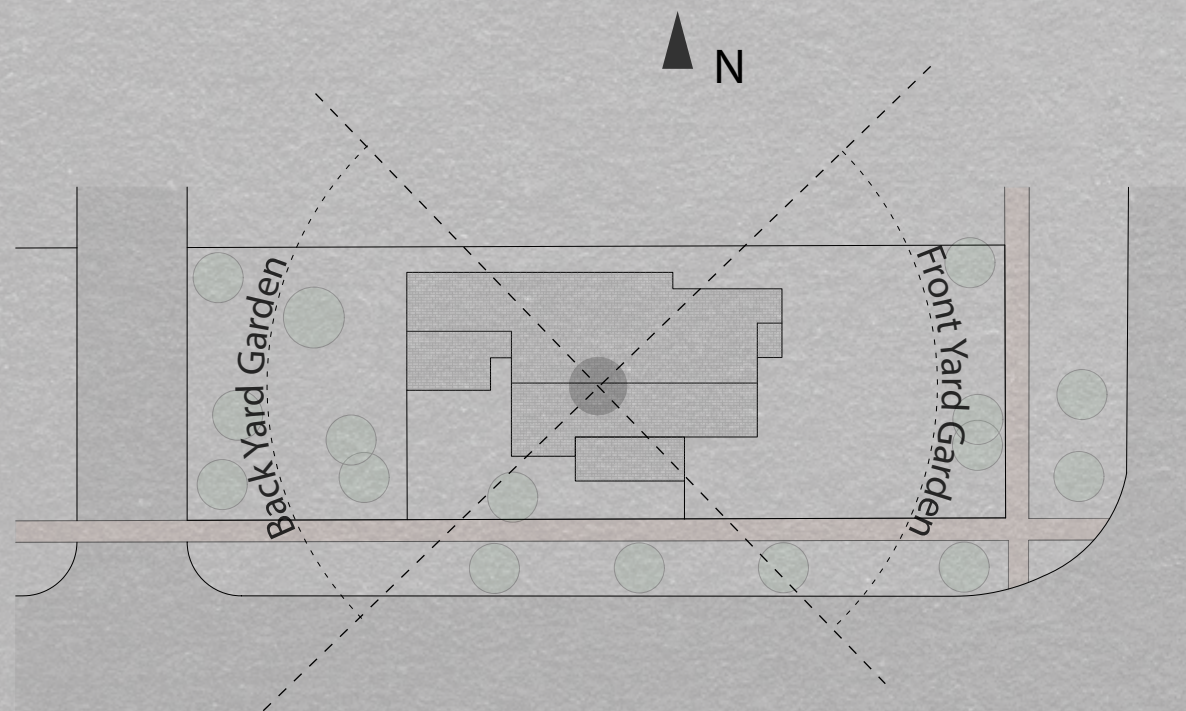
AUGUST



JULY



Dual Garden



Front Yard Garden

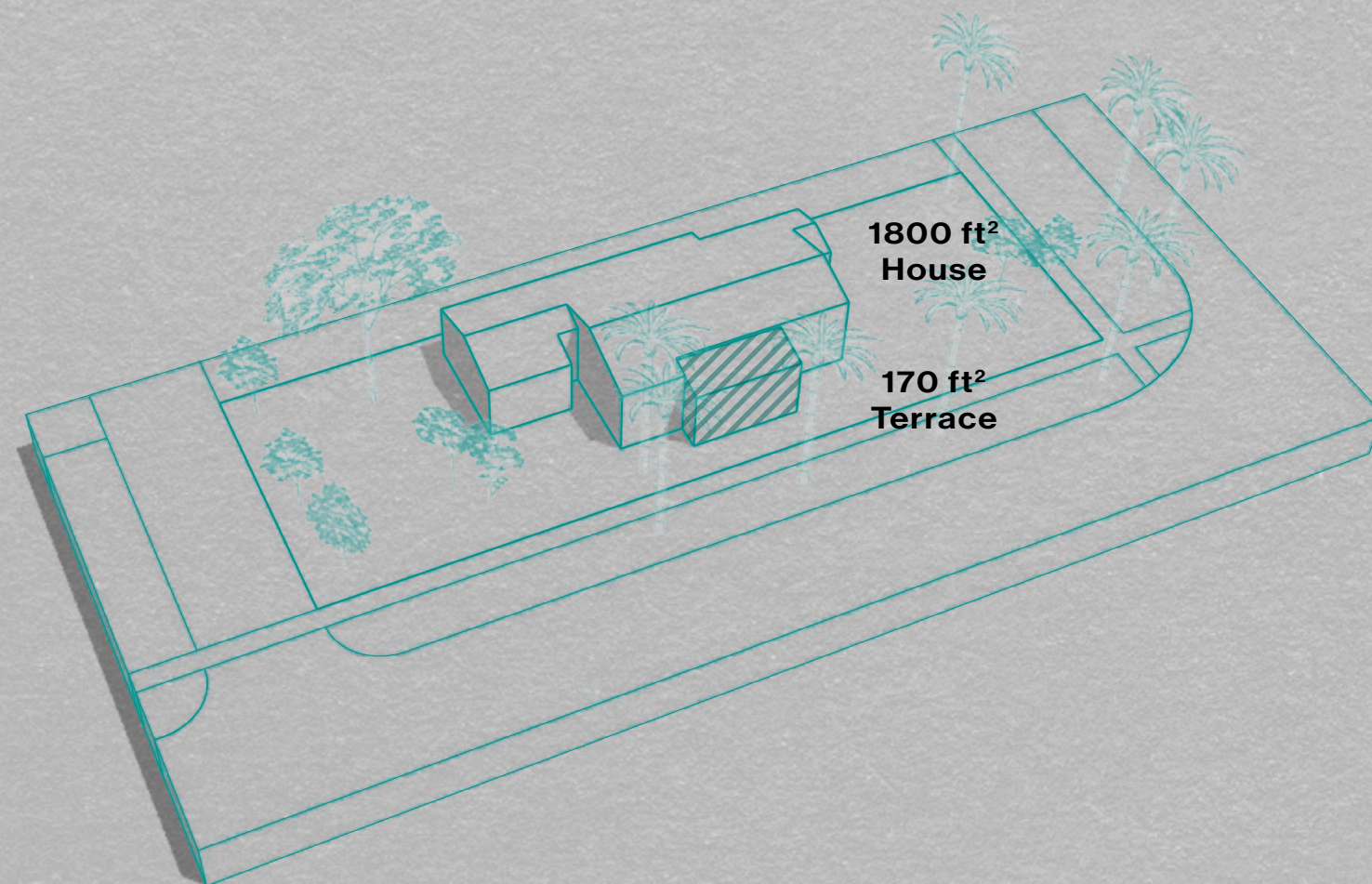


Back Yard Garden



Flood Mitigation Strategy



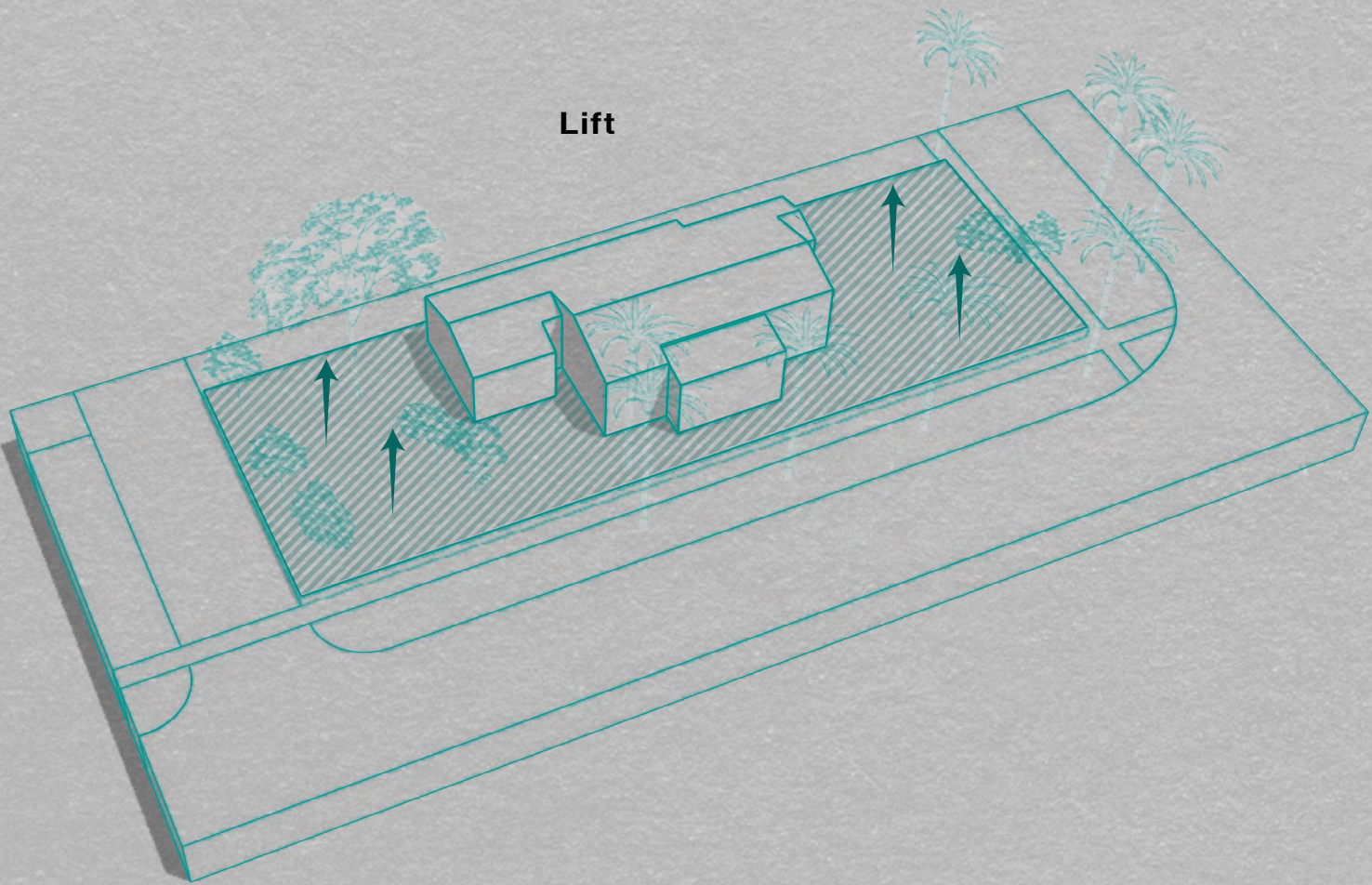


**1800 ft²
House**

**170 ft²
Terrace**

Existing House 1800SQFT

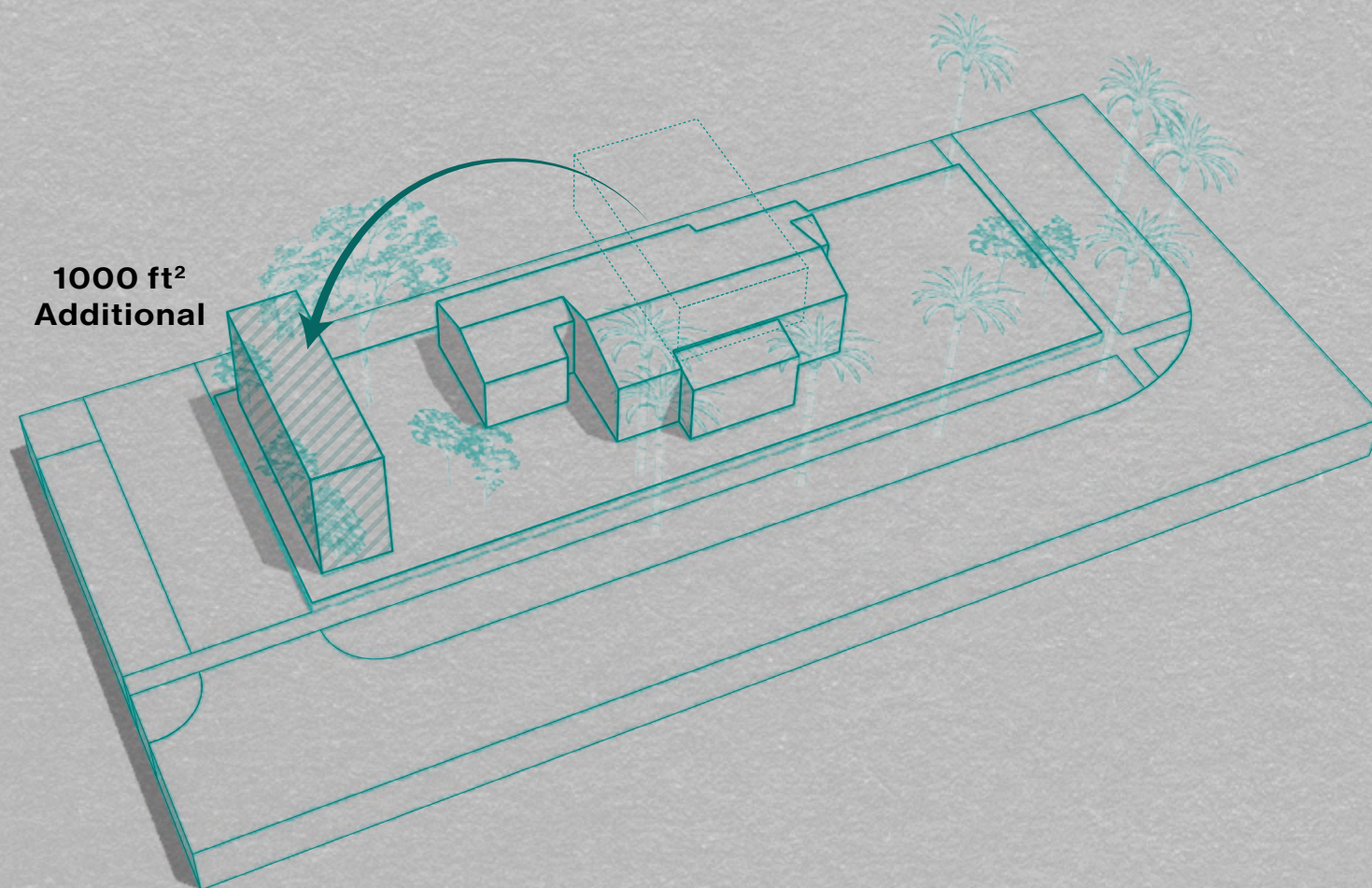




Lift

Existing House 1800SQFT
Lift the House to Meet Flood Level

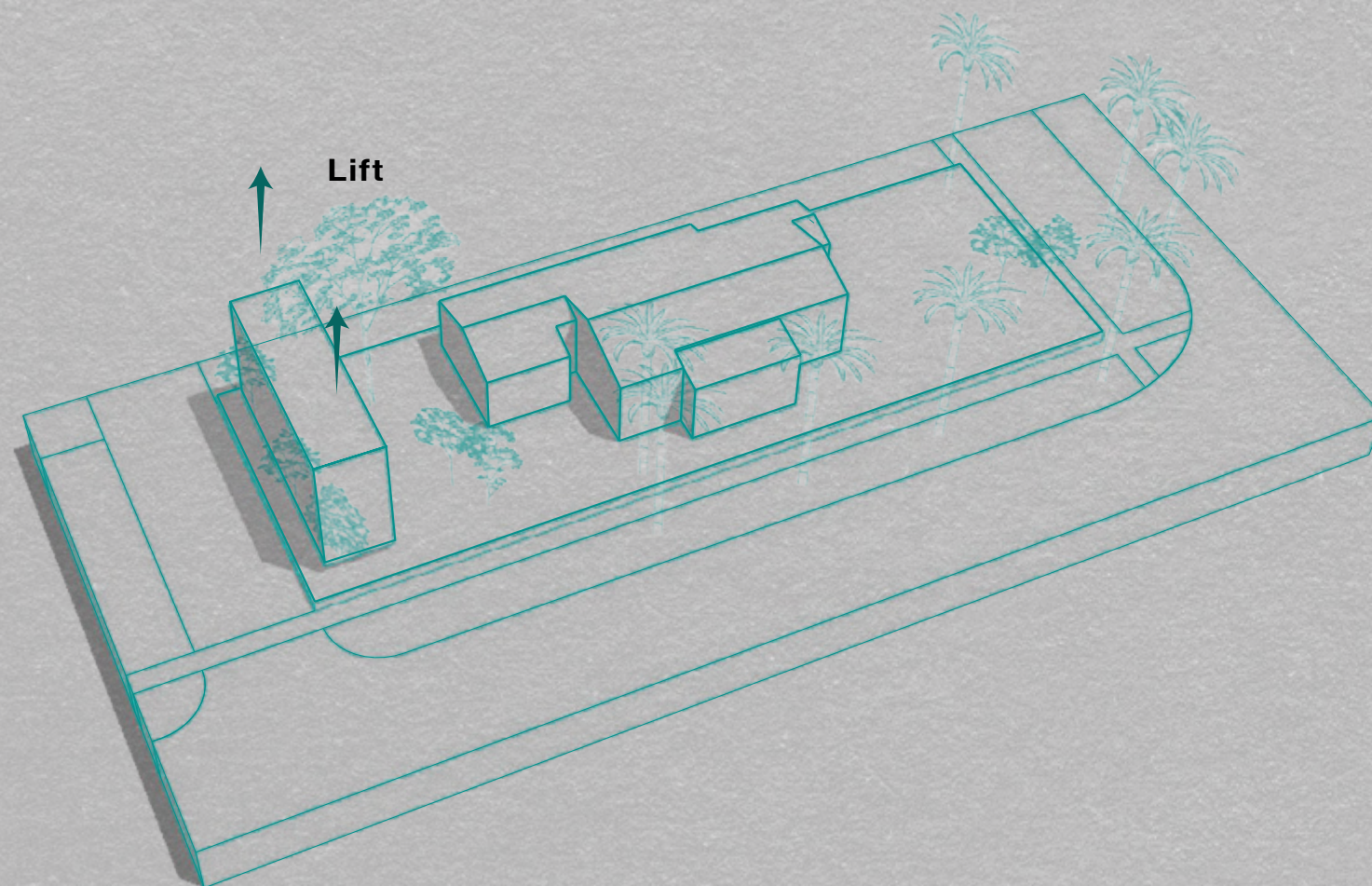




**1000 ft²
Additional**

Existing House 1800SQFT
Lift the House to Meet Flood Level
Additional 1000 SQFT
Move Guest House to Seperate from Alley





Existing House 1800SQFT

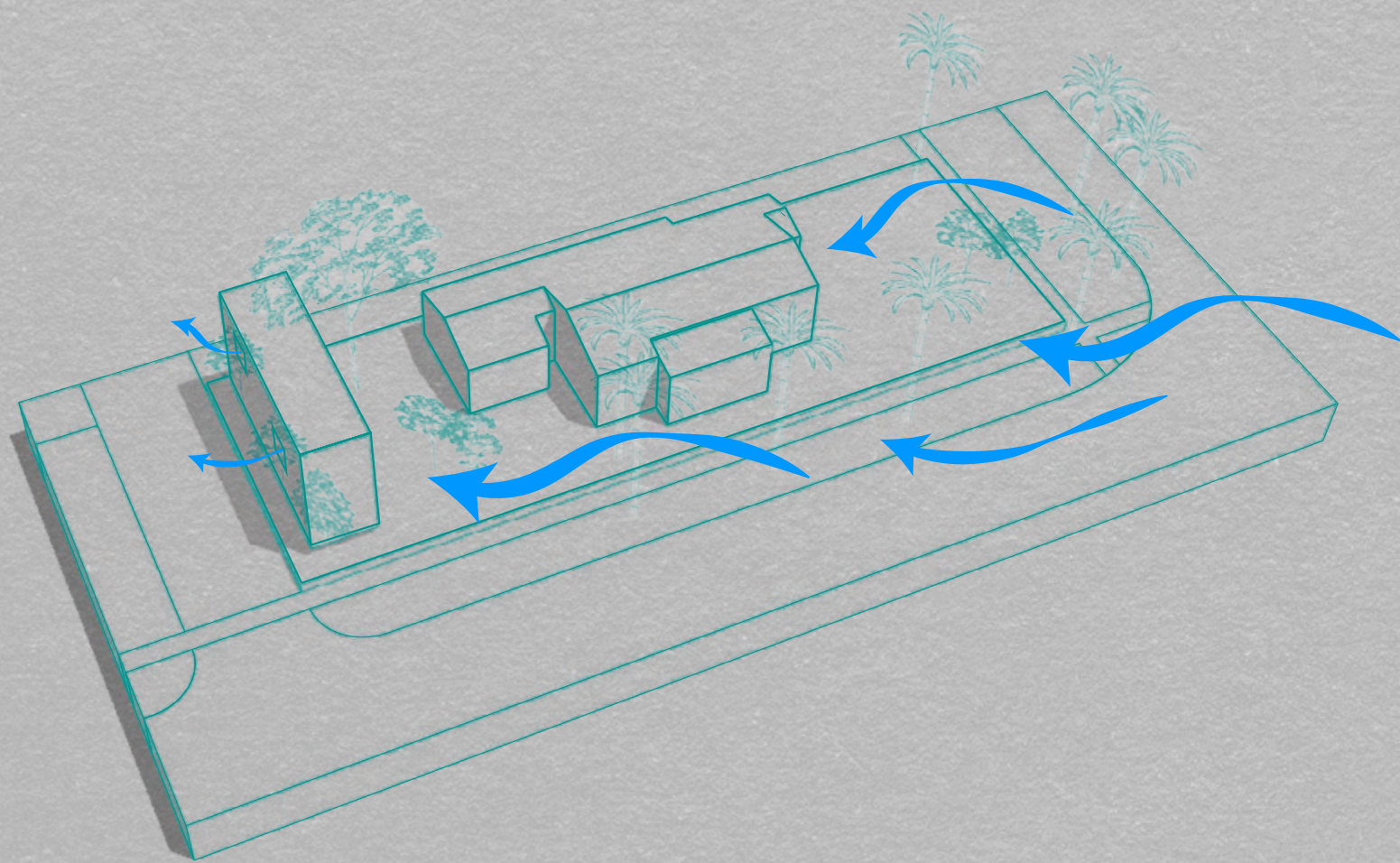
Lift the House to Meet Flood Level

Additional 1000 SQFT

Move Guest House to Seperate from Alley

Lift Guest House to Meet Flood Level





Existing House 1800SQFT

Lift the House to Meet Flood Level

Additional 1000 SQFT

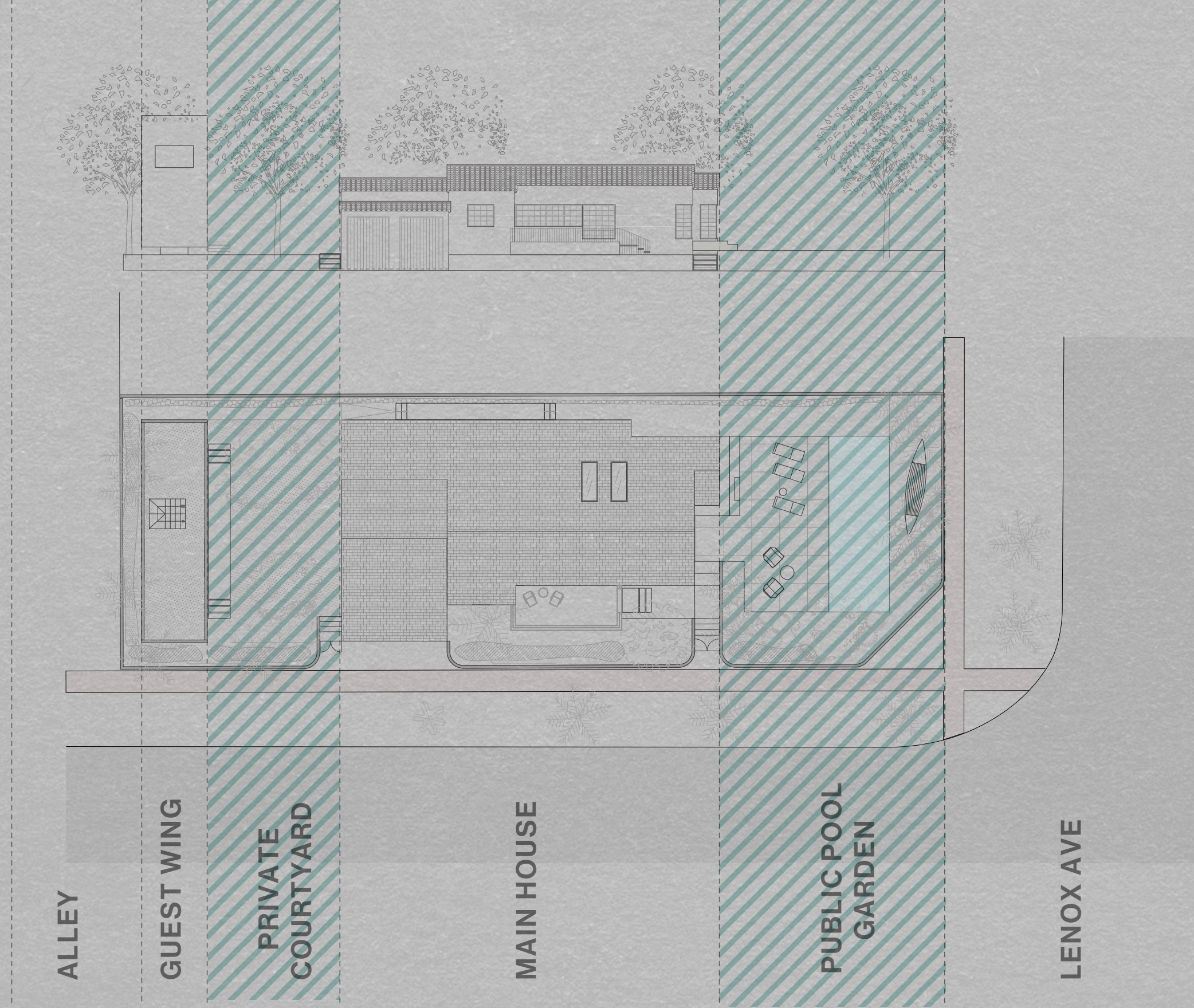
Move Guest House to Seperate from Alley

Lift Guest House to Meet Flood Level

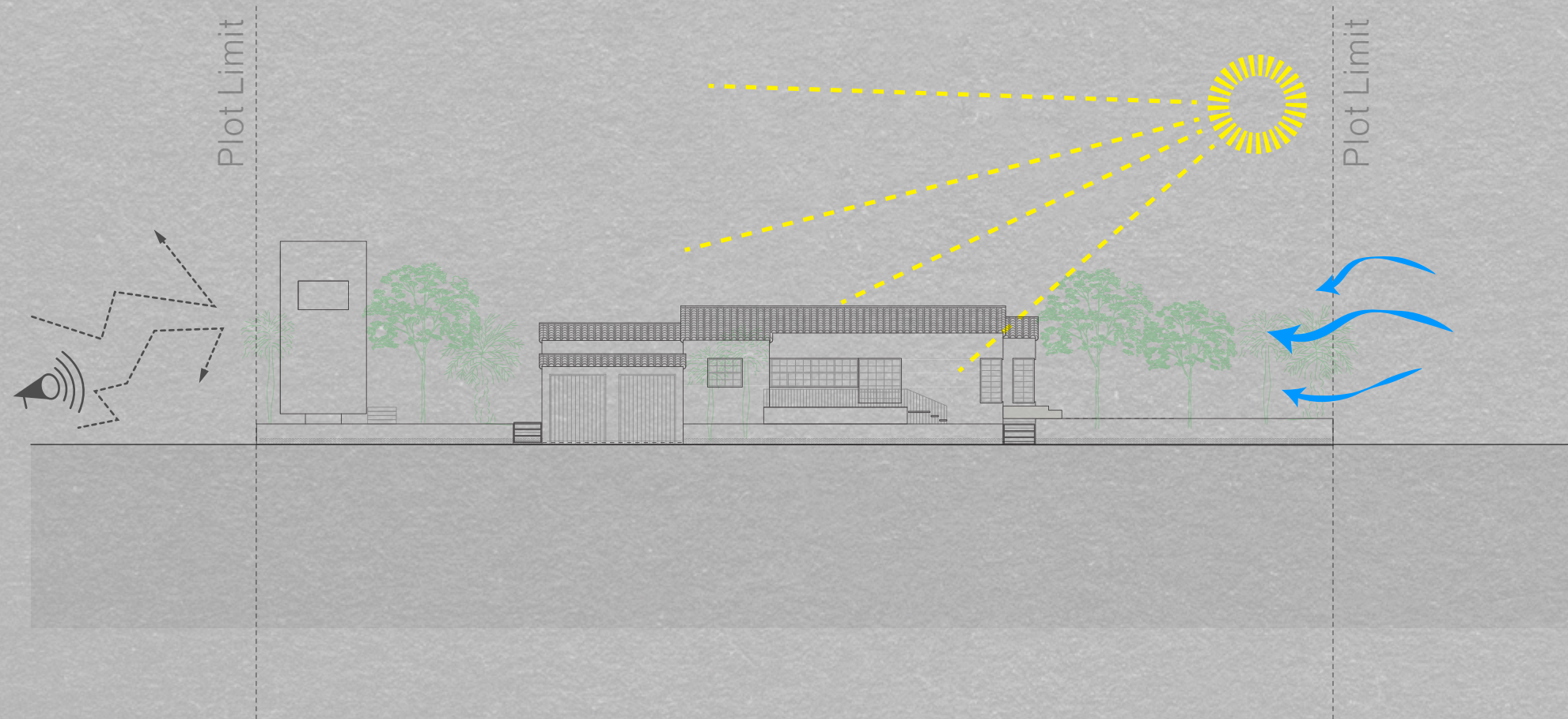
Good Ventilation



Program



Program Sustainability



Prevailing Wind
Natural ventilation
enhancement



Optimum Orientation
Maximize sunlight
for pool



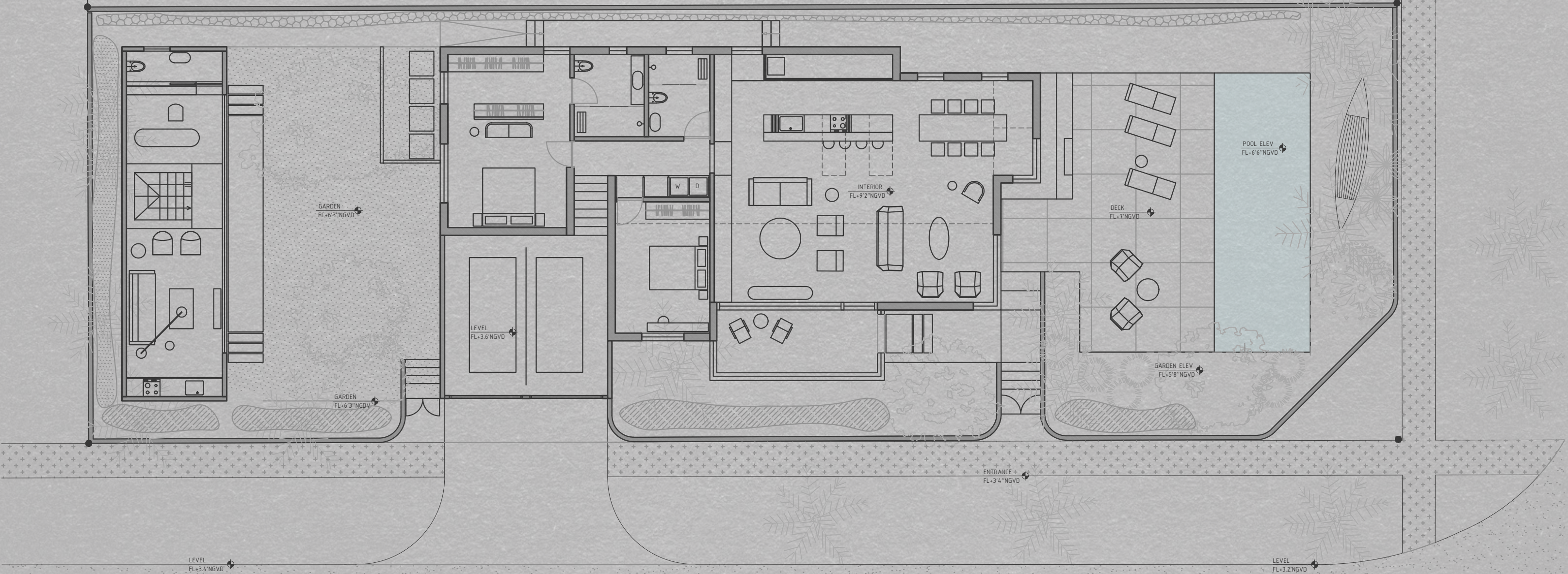
Noise Attenuation
The guest wing shields
the courtyard and
garden from noise
pollution



Proposed Plans



1st Floor Plan

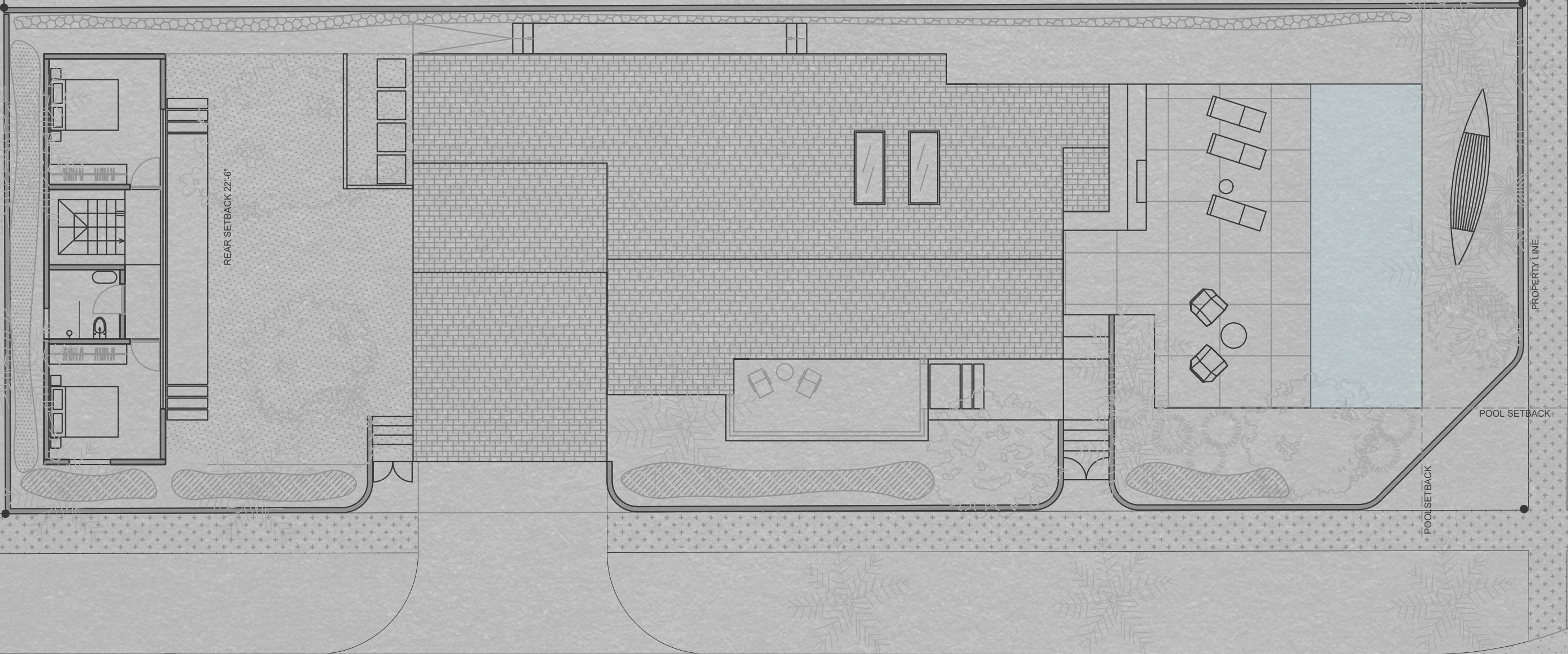


ASPHALT PAVEMENT

13TH STREET
50' R/W



2nd Floor Plan



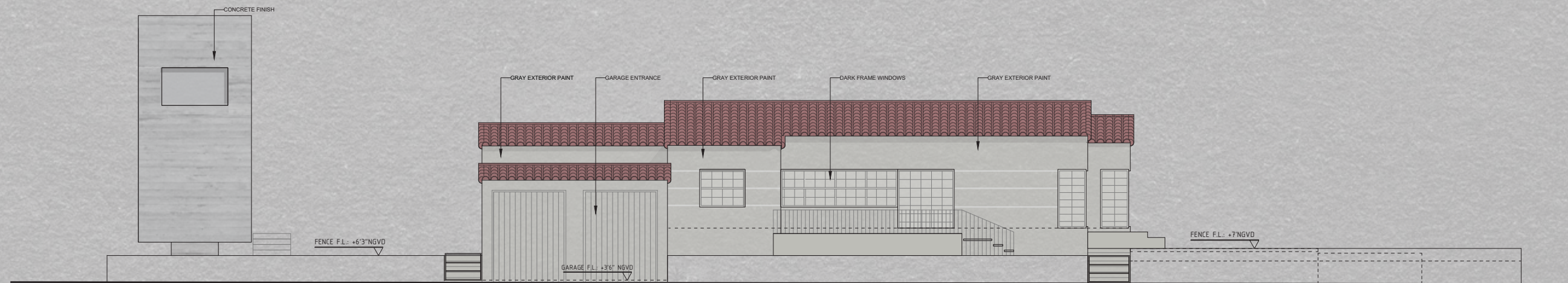
ASPHALT PAVEMENT



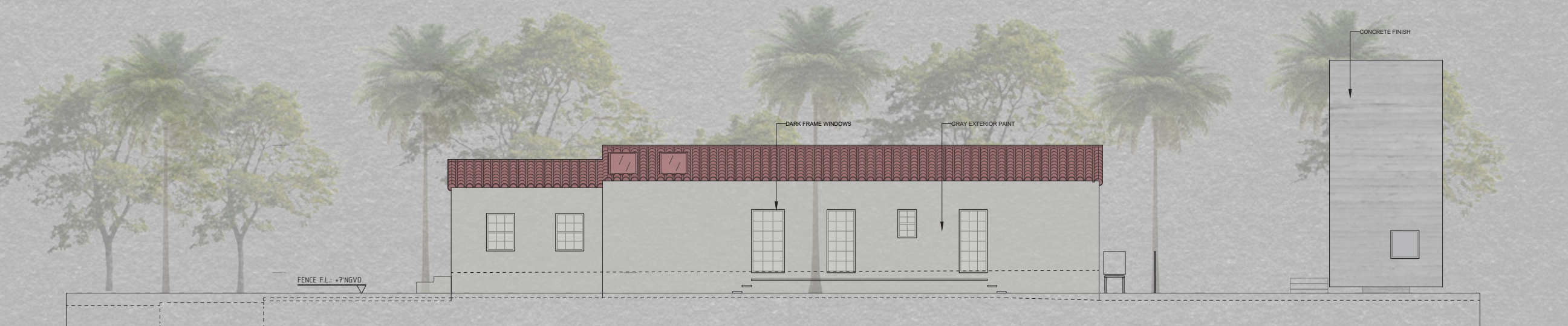
13TH STREET
50' R/W



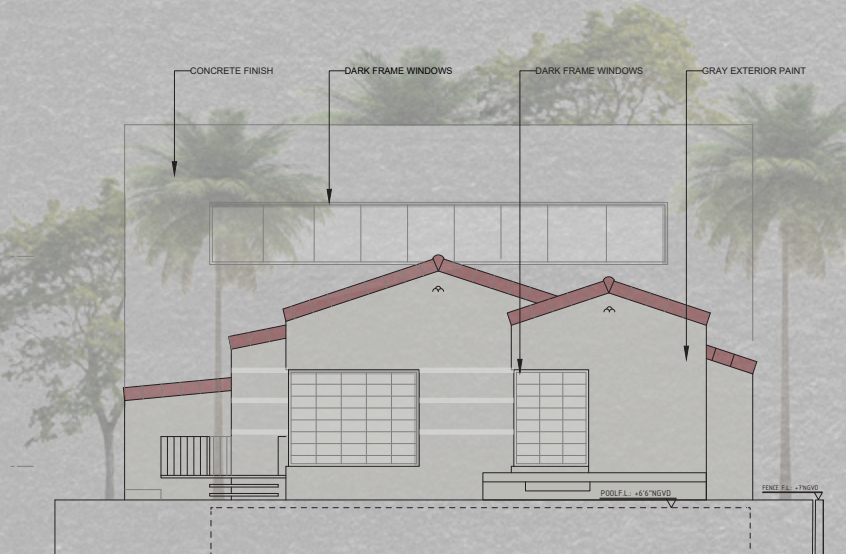
Proposed Elevations



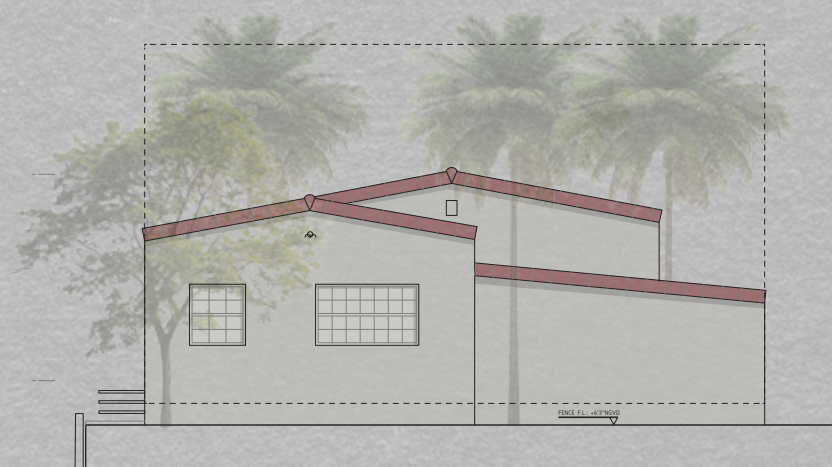
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Reclaimed Roof Tiles



Barrel terracotta roof tiles

Installation based on the
Roman Pan System
(Tile on top as a cap and
the bottom as a pan)



Color selection

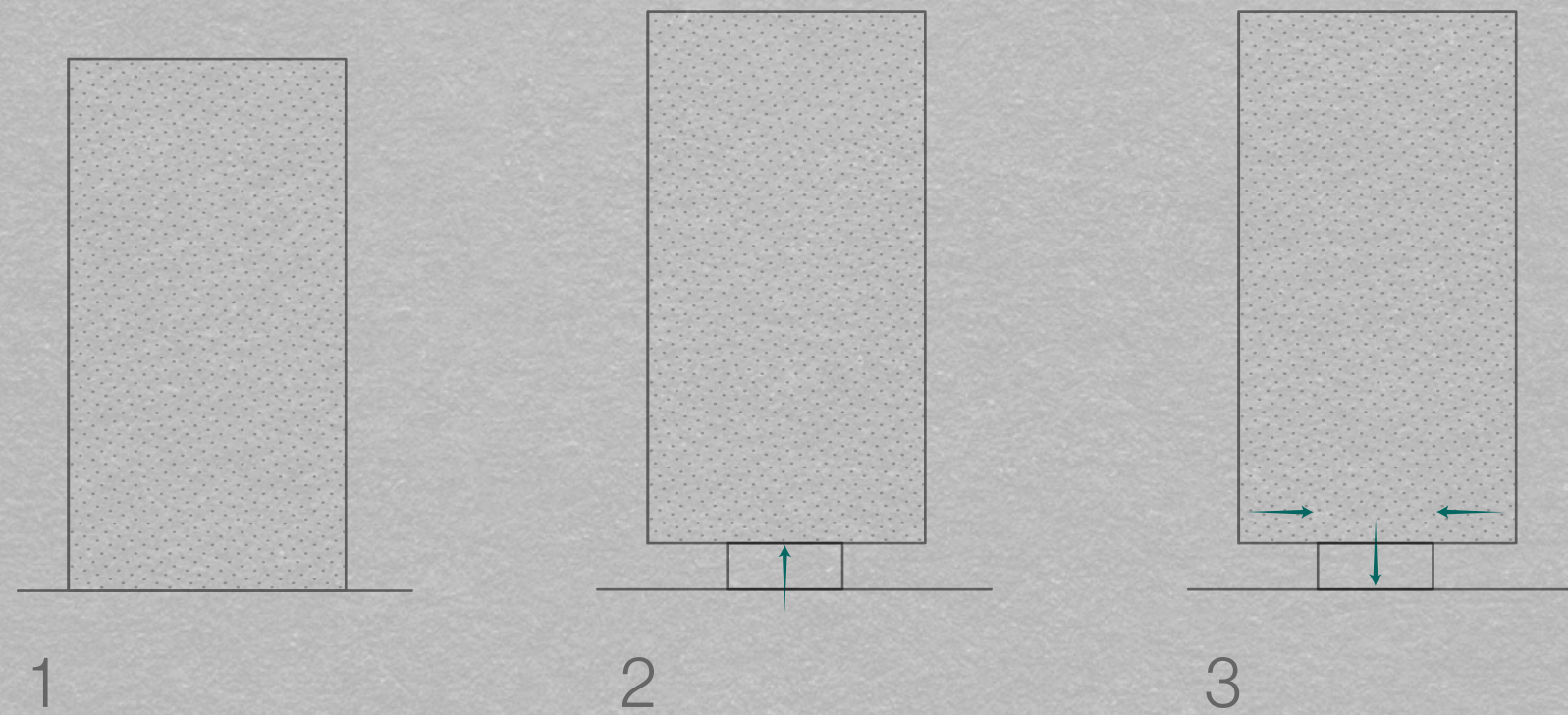


Westside Local
Pure, Neutral Gray
Our premium exterior water-based paint in Standard Finish is a durable semi-matte perfect for most exterior body surfaces.



Guest House

Structural Concept



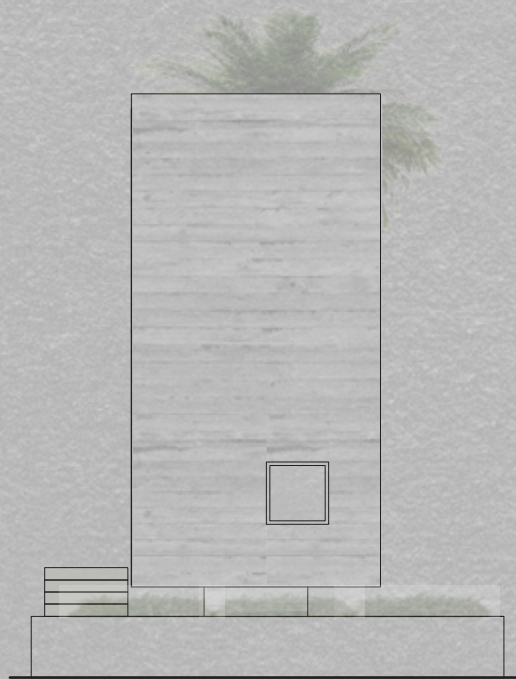
Guest House Elevations



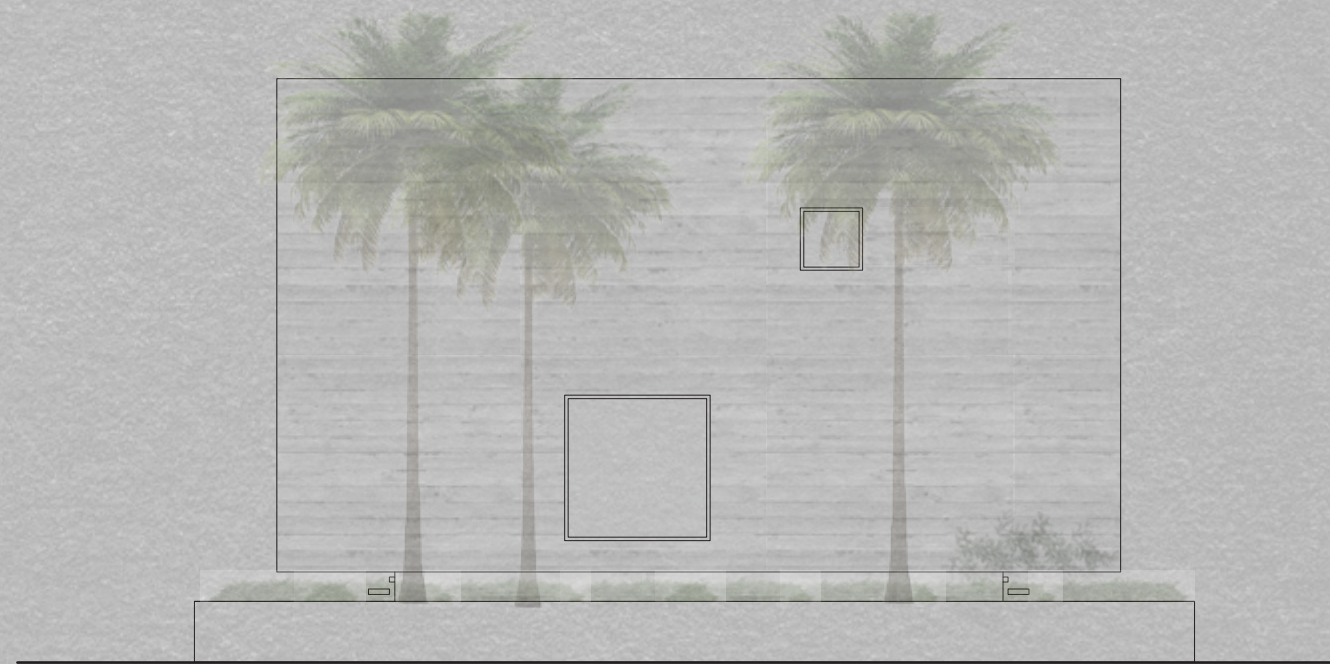
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

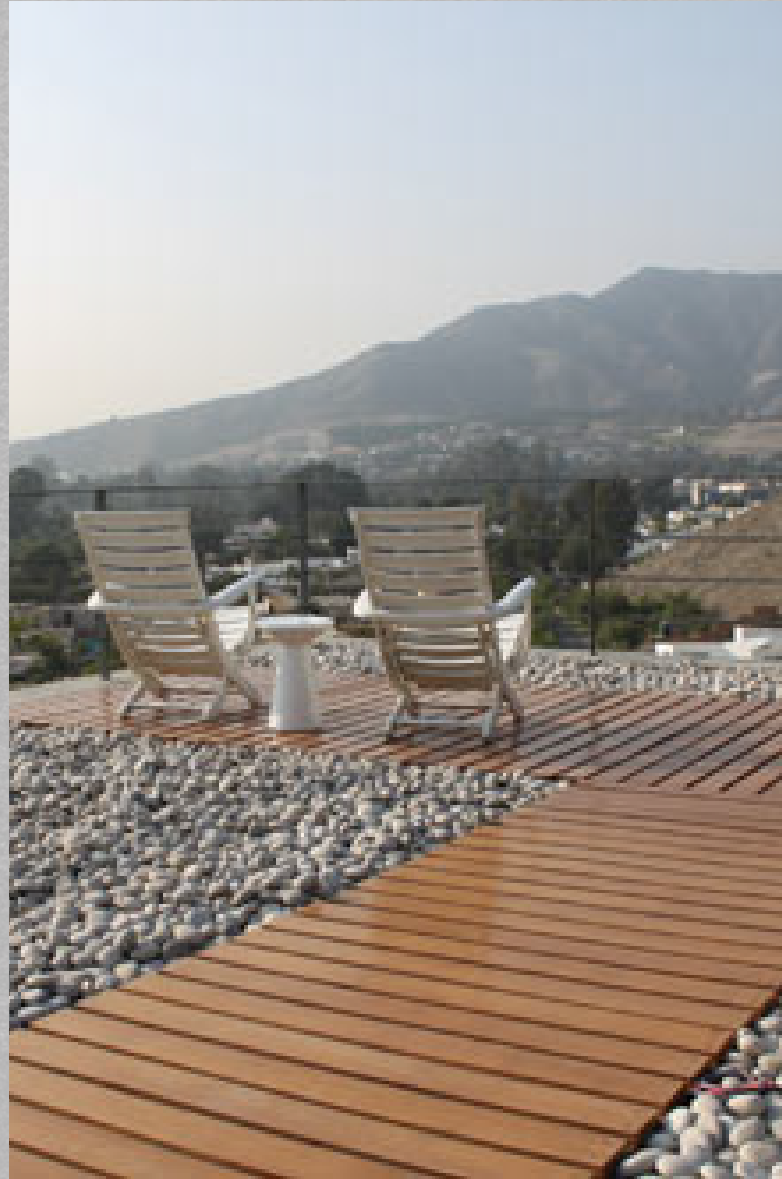


WEST ELEVATION





Green and Gravel Roof



Road Elevation



