

# *BAKER RESIDENCE*

## *New Detached Guesthouse Addition*

*1426 LENOX AVENUE  
Miami Beach, Florida 33139*

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*HISTORIC PRESERVATION BOARD SUBMITTAL  
HPB21-0476*

*FINAL SUBMISSION  
November 7, 2022*



7300 BISCAYNE BLVD.SUITE 200  
MIAMI , FL 33138  
Tel: 786.218.5335  
License #AA 26002467

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COVER





1 FRONT VIEW



3 REAR VIEW



3 REAR VIEW



4 REAR ALLEY VIEW



5 REAR ALLEY VIEW

CLIENT:  
**BAKER RESIDENCE**  
**NEW GUEST HOUSE**  
 1426 Lenox Avenue  
 Miami Beach, FL 33139  
 Phone: 02-4203-009-9000

**CDS**  
 WILLIAM CASTELLANOS  
 7300 BISCAYNE BLVD. STE 200  
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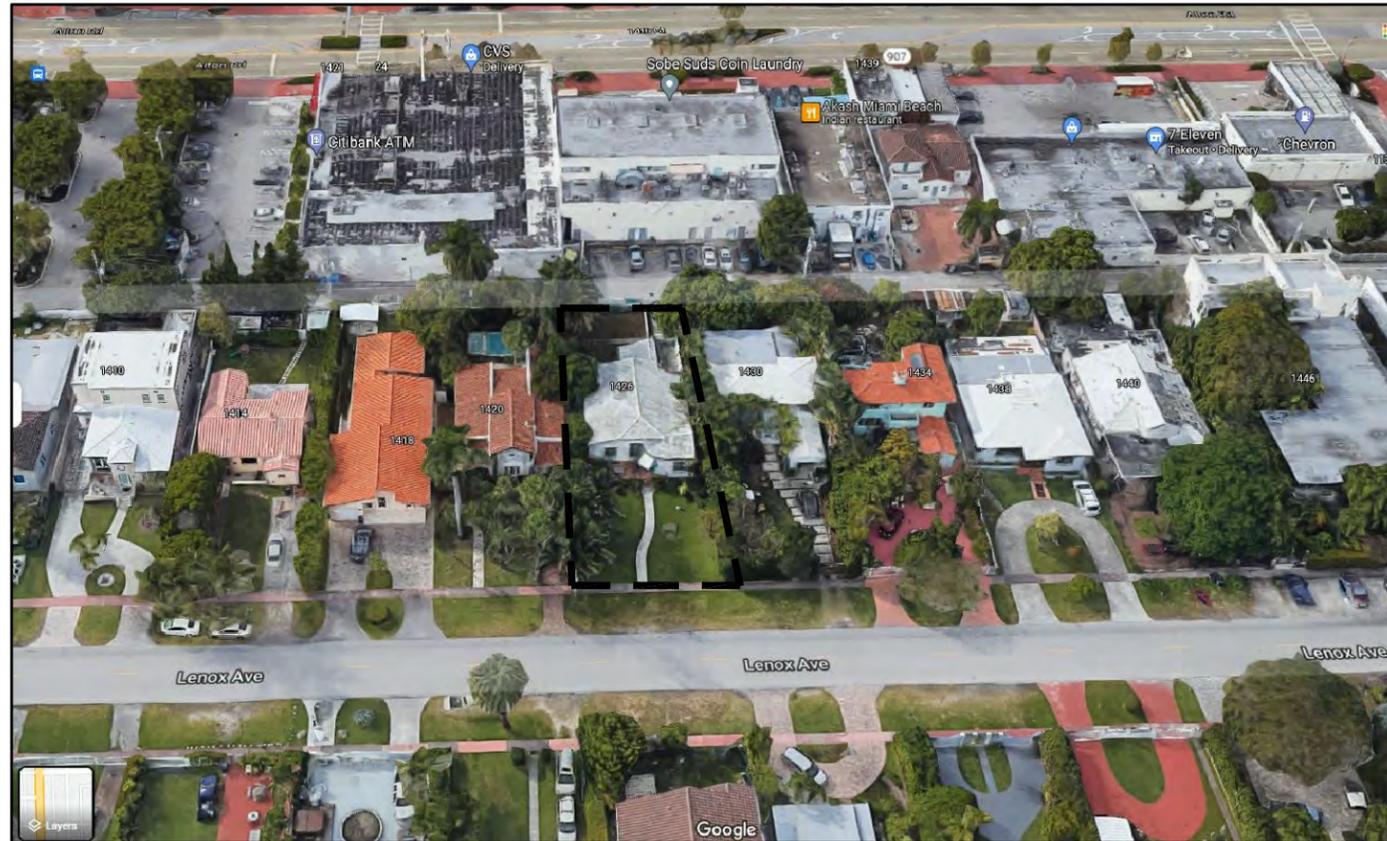
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| 1   | 19 JUL/21 | DRB SUBMITTAL    |
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 FLORIDA ARCHITECT LICENSE AR 98133

PROJECT NO:  
 2020-39  
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SHEET NAME:  
**EXISTING SITE  
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 SHEET NO.:  
**A - 003**



1 FRONT AERIAL VIEW



2 REAR AERIAL VIEW

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Folio: 02-4203-009-9000



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SHEET NAME :  
**EXISTING SITE  
CONTEXT**

SHEET NO :  
**A - 004**



1 1400 LENOX AVE

2 1406 LENOX AVE

3 1410 LENOX AVE



4 1414 LENOX AVE

5 1418 LENOX AVE

WEST SIDE

CLIENT :  
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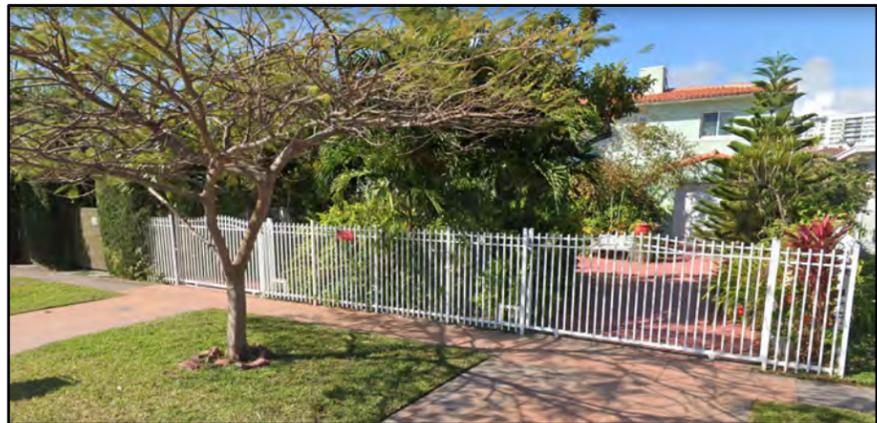
SHEET NAME :  
**NEIGHBORHOOD  
 CONTEXT**  
 SHEET NO :  
**A-005**



1 1420 LENOX AVE

2 1426 LENOX AVE

3 1430 LENOX AVE



4 1434 LENOX AVE

5 1438 LENOX AVE

WEST SIDE

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SHEET NAME :  
**NEIGHBORHOOD  
 CONTEXT**  
 SHEET NO :  
**A-006**



1 1035 LENOX AVE

2 1405 LENOX AVE

3 1411 LENOX AVE



4 1415 LENOX AVE

5 1417 LENOX AVE

EAST SIDE

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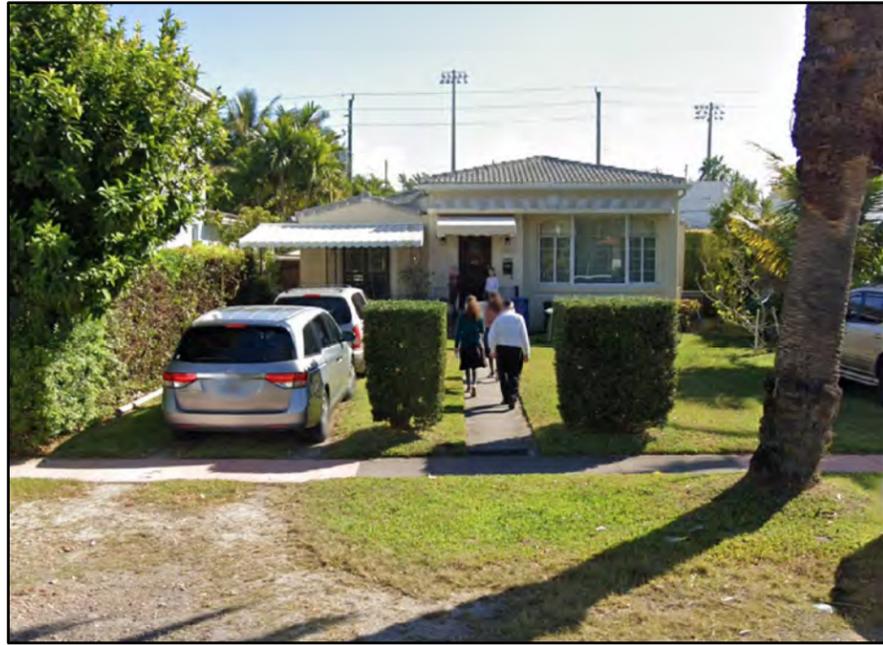
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SHEET NAME :  
**NEIGHBORHOOD  
 CONTEXT**  
 SHEET NO :  
**A-007**



1 1423 LENOX AVE



2 1425 LENOX AVE



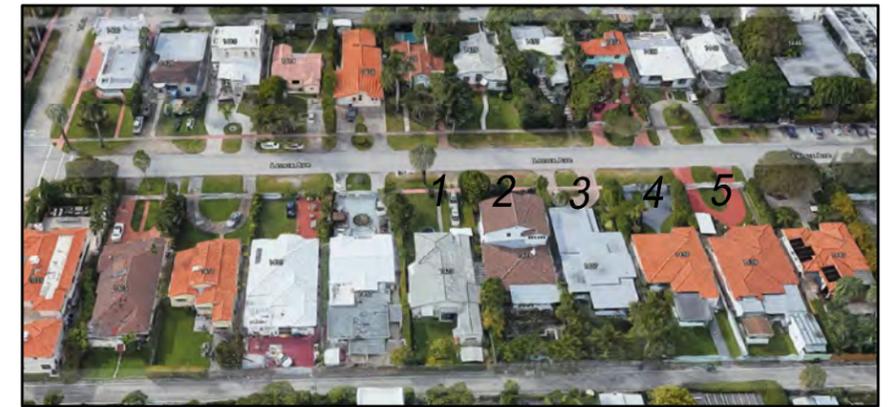
3 1427 LENOX AVE



4 1435 LENOX AVE



5 1439 LENOX AVE



EAST SIDE

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SHEET NAME :  
**NEIGHBORHOOD  
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**A-008**

**ZONING DATA**

PROJECT DESCRIPTION: NEW CONSTRUCTION - SINGLE FAMILY  
 MUNICIPALITY: MIAMI BEACH  
 STREET ADDRESS: 1426 LENOX, MIAMI BEACH, FL 33139  
 FOLIO NUMBER: 02-4203-009-9000  
 ZONING DISTRICT: RS-4  
 FEMA ZONE: AE  
 BFE: 8'+1' = 9 NGVD

**CODE OF ORDINANCES' REFERENCES:**

LOT AREA: 142 - 105  
 MINIMUM LOT WIDTH: 142 - 105  
 GROSS BUILDING AREA: 142 - 105  
 LOT COVERAGE: 142 - 105  
 BUILDING HEIGHT: 54 - 35  
 BUILDING SETBACKS: 142 - 106  
 FENCE HEIGHT: 142 - 1132  
 DRIVEWAYS: 142 - 1132  
 POOL SETBACK: 142 - 1133  
 PROJECTIONS: 142 - 1132, 142 - 105  
 OTHER DIMENSIONAL REQUIREMENTS: 142 - 105

**MIAMI BEACH**  
 Planning Department, 1700 Convention Center Drive  
 Miami Beach, Florida 33139, www.miami-beachfl.gov  
 305.673.7550

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

| ITEM # | Zoning information               | RS-4                                     |   |   |
|--------|----------------------------------|--|---|---|
| 1      | Address:                         | 1426 LENOX AVENUE, MIAMI BEACH, FL 33139 |   |   |
| 2      | Folio number(s):                 | 02-4203-009-9000                         |   |   |
| 3      | Board and file numbers:          | HPB21-0476                               |   |   |
| 4      | Year built:                      | 1940                                     | Zoning District:  | RS-4 SINGLE FAMILY RESIDENTIAL                        |
| 5      | Based Flood Elevation:           | 8'-0" NGVD                               | Grade Value in NGVD:  | +3.8' NGVD  |
| 6      | Adjusted grade (Flood+Grade/2):  | +3.8' NGVD.                              | Finish Floor Elevation  | 9'-0" NGVD  |
| 7      | Lot Area:                        | 7,500 SQ.FT.                             |   |   |
| 8      | Lot width:                       | 50'-0"                                   | Lot Depth:  | 150'-0"   |
| 9      | Max Lot Coverage SF and %>       | 2,250 SQ. FT. (30%)                      | Proposed Lot Coverage SF and %:   | MAIN HOME 2,113 + GUEST HOME 326= 2,439 S.F. (32.25%) |
| 10     | Existing Lot Coverage SF and %:  | 2,113 SQ. FT. (28.17%)                   | Lot Coverage Deducted SF:   | 0 SQ. FT.   |
| 11     | Front Yard Open Space SF and %:  | 2,492 SQ. FT. (33%)                      | Rear Yard Open Space SF and %:  | 1,000 S.F. (50'X20') = .13%<br>326 SQ. FT. (%)        |
| 12     | Max Unit Size SF and %:          | 3,750 SQ. FT. (50%)                      | Proposed Unit Size SF and %:  | 2,113 + 652 SQ. FT.= 2,765 (36.8%)                    |
| 13     | Existing First Floor Unit Size:  | 2,113 SQ. FT.                            | Proposed First Floor Unit Size:   | 2,113 + GUESTHOME 362 SQ. FT.=2,475                   |
| 14     | Existing Second Floor Unit Size: | N/A                                      | Proposed Second Floor Volumetric Unite Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) | 2ND FL - GUEST HOME 326 SQ. FT.                       |
| 15     |                                  |  | Proposed Second Floor Unit Size SF and %:   | 326 SQ. FT.   |

VARIANCE 1

|    |  | REQUIRED | EXISTING | PROPOSED | DEFICIENCIES |
|----|--|----------|----------|----------|--------------|
| 16 | Height:  | 20'-0"   | NEW      | 20'-0"   | N/A          |
| 17 | Setbacks:  |          |          |          | N/A          |
| 18 | Front First Level:                                   | 20'-0"   | 50'-2"   | 50'-2"   | N/A          |
| 19 | Front Second Level:                                  | 30'-0"   | 50'-2"   | 50'-2"   | N/A          |
| 20 | Side 1: NORTH  | 7'-6"    | 4'-11"   | 4'-11"   | N/A          |
| 21 | Side 2 or (facing street): SOUTH                     | 7'-6"    | 4'-11"   | 4'-11"   | N/A          |
| 22 | Rear:  | 20'-0"   | 31'-9"   | 31'-9"   | N/A          |
| 23 | Accessory Structure Side 1: NORTH                    | 7'-6"    | NEW      | 5'-0"    | VARIANCE 2   |
| 24 | Accessory Structure Side 2 or (facing street): SOUTH | 7'-6"    | NEW      | 30'-0"   | N/A          |
| 25 | Accessory Structure Rear:                            | 7'-6"    | NEW      | 2'-0"    | VARIANCE 3   |
| 26 | Sum of Side yard:                                    | 15'-0"   | 10'-0"   | 10'-0"   | N/A          |

|    |   |           |
|----|---|-----------|
| 27 | Located within a Local Historic District?                       | YES or NO |
| 28 | Designated an individual Historic Single Family Residence Site? | YES or NO |
| 29 | Determined to be Architecturally Significant?                   | YES or NO |

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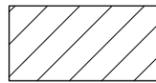
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| 2   | 19 JUL/22 | HPB SUBMITTAL COMMENTS |
| 3   | 07 NOV/22 | HPB FINAL SUBMITTAL    |
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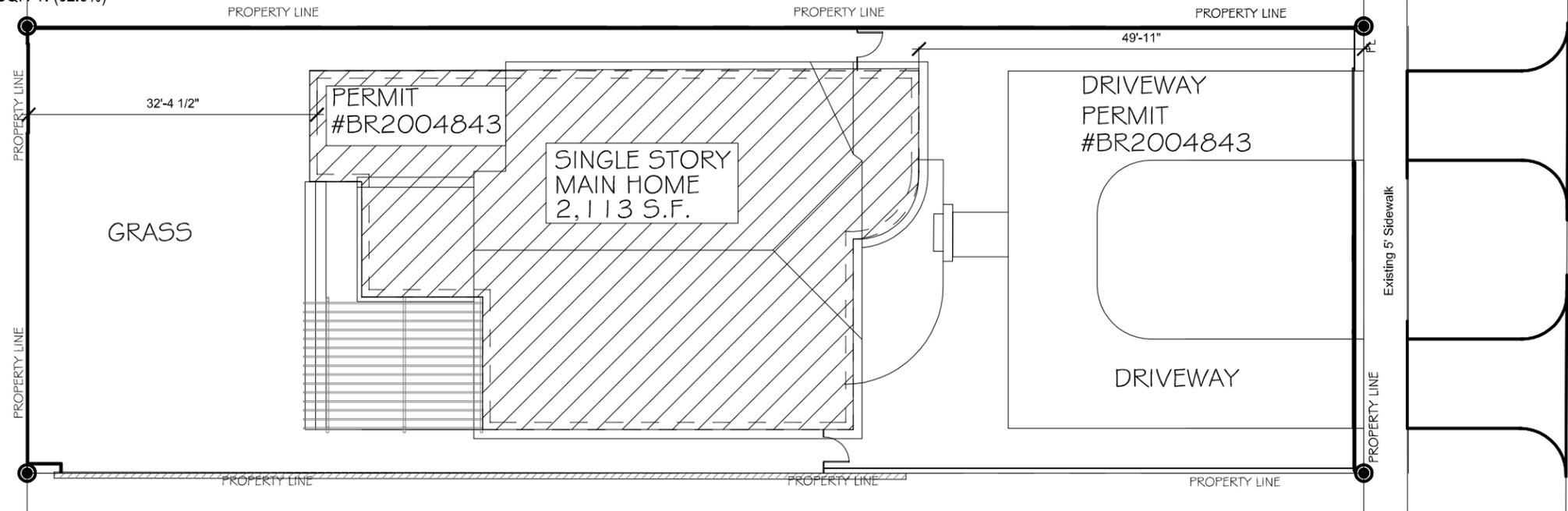


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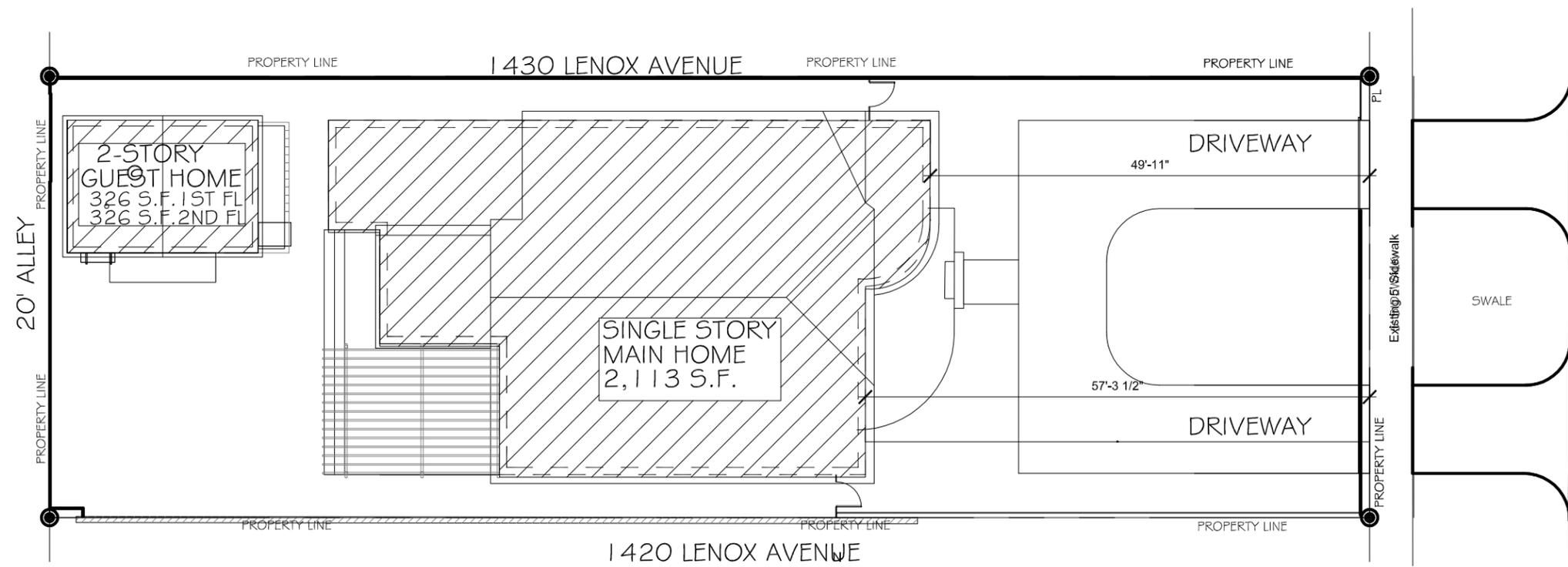
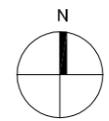
SHEET NAME :  
**ZONING CHART**  
 SHEET NO :  
**A - 100**



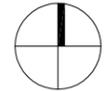
LOT SIZE = 7,500 SQ.FT.  
 LOT COVERAGE MAX (30%) = 2,250 SQ. FT.  
 PROPOSED LOT COVERAGE = 2,439 SQ. FT. (32.5%)



**1** EXISTING LOT COVERAGE DIAGRAM  
 SCALE: 1/16" = 1'-0"



**2** PROPOSED LOT COVERAGE DIAGRAM  
 SCALE: 1/16" = 1'-0"



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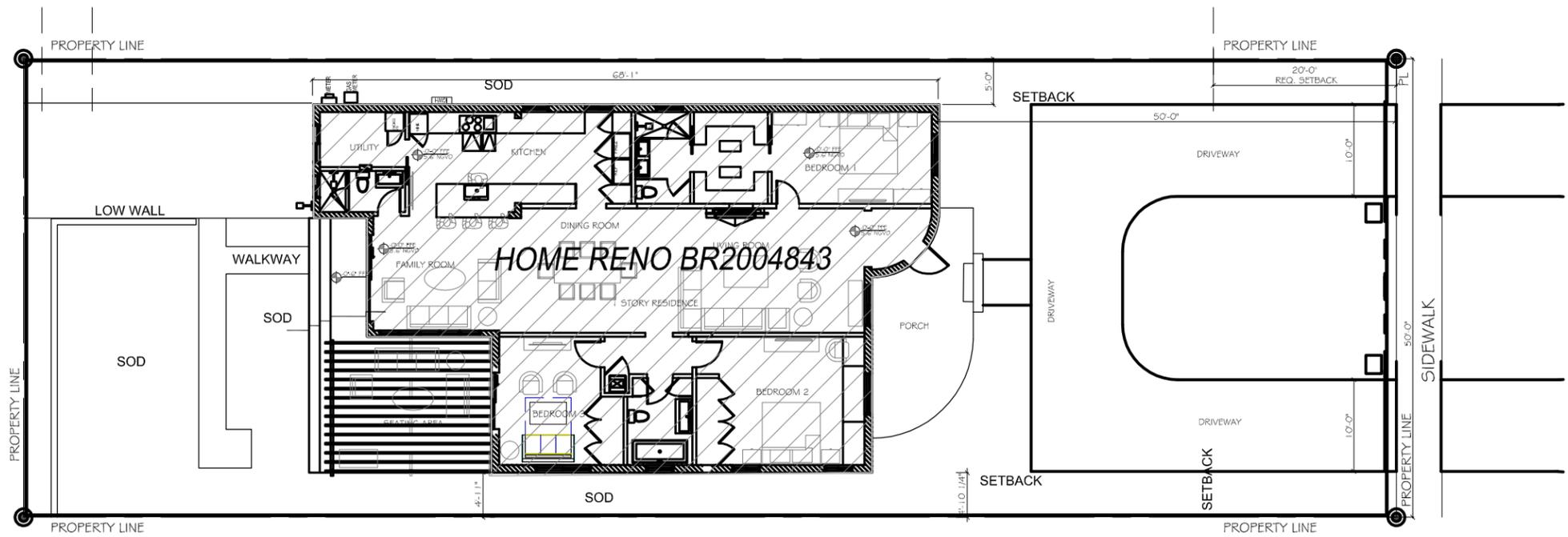
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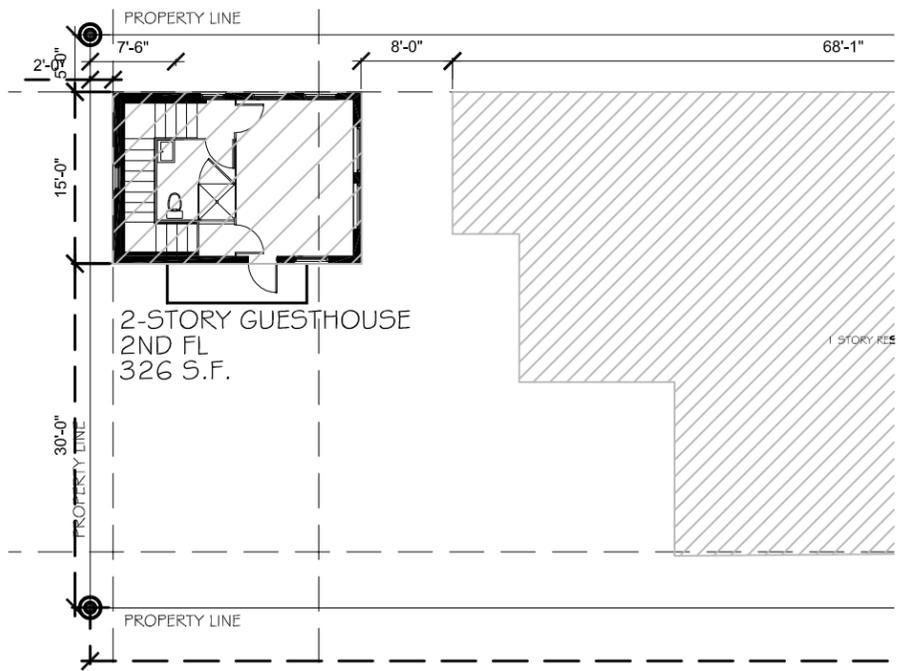
SHEET NAME:  
**LOT COVERAGE  
 DIAGRAM**

SHEET NO:  
**A - 101**

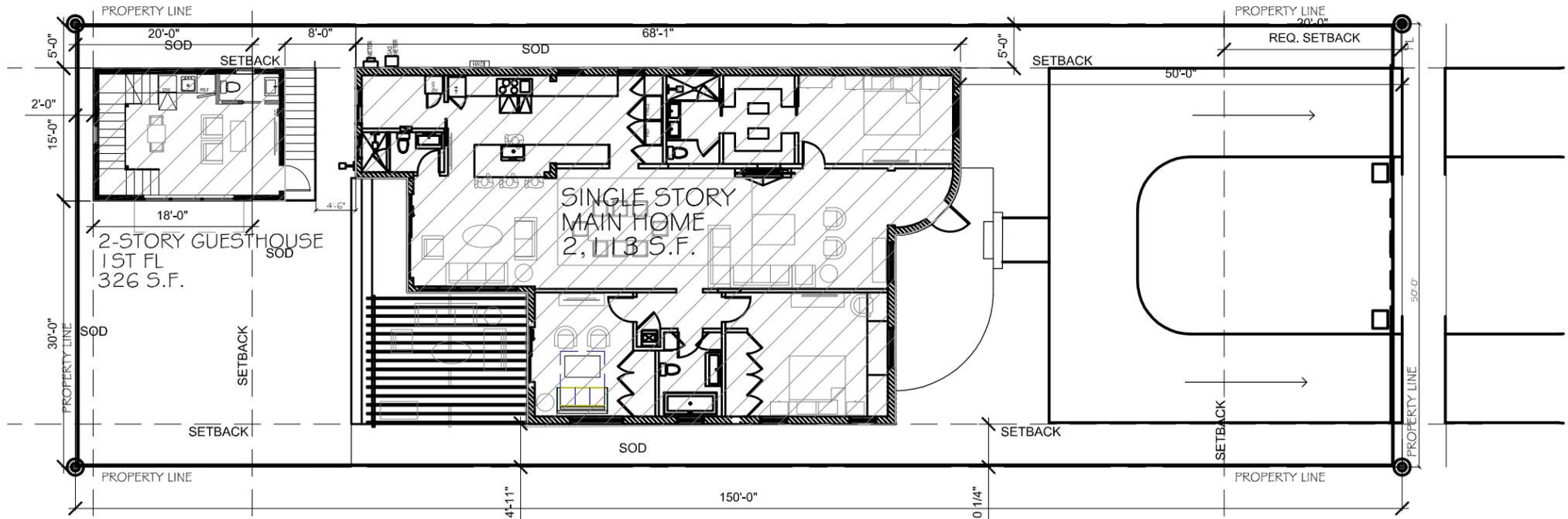

 MAX UNIT SIZE (50% OF 7,500) = 3,750 SQ. FT.  
 EXISTING UNIT SIZE = 2,113 SQ. FT.  
 PROPOSED UNIT SIZE 2,113 + 326 (1ST FL) + 326 (2ND FL) SQ. FT. = 2,765 S.F.



**1** EXISTING UNIT SIZE GROUND FLOOR  
 SCALE : 1/16" = 1'-0"



**3** PROPOSED UNIT SIZE SECOND FLOOR  
 SCALE : 1/16" = 1'-0"



**2** PROPOSED UNIT SIZE GROUND FLOOR  
 SCALE : 1/16" = 1'-0"

CLIENT :  
**BAKER RESIDENCE  
 NEW GUEST HOUSE**  
 1426 Lenox Avenue  
 Miami Beach, FL 33139  
 Phone: 02-4203-009-9000


**CDS**  
 CASTELLANOS DESIGN STUDIO  
 7300 BISCAYNE BLVD. STE 200  
 MIAMI, FL 33138  
 Tel: 786.218.5335  
 License #AA 26002467  
 WWW.CASTELLANOSDESIGN.COM

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| 2   | 19 JUL/22 | HPB SUBMITTAL COMMENTS |
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PROJECT NO :  
 2020-39  
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 DRAWN BY : WAC  
 SCALE: N.T.S.  
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SHEET NAME :  
**UNIT SIZE**  
 SHEET NO :  
**A - 102**



**1** FACING NORTHWEST  
SCALE : 1/8" = 1'-0"

RENDERING UPDATING FOR JAN/2023  
PRESENTATION  
MUNTINS TO FACADE

CLIENT:  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
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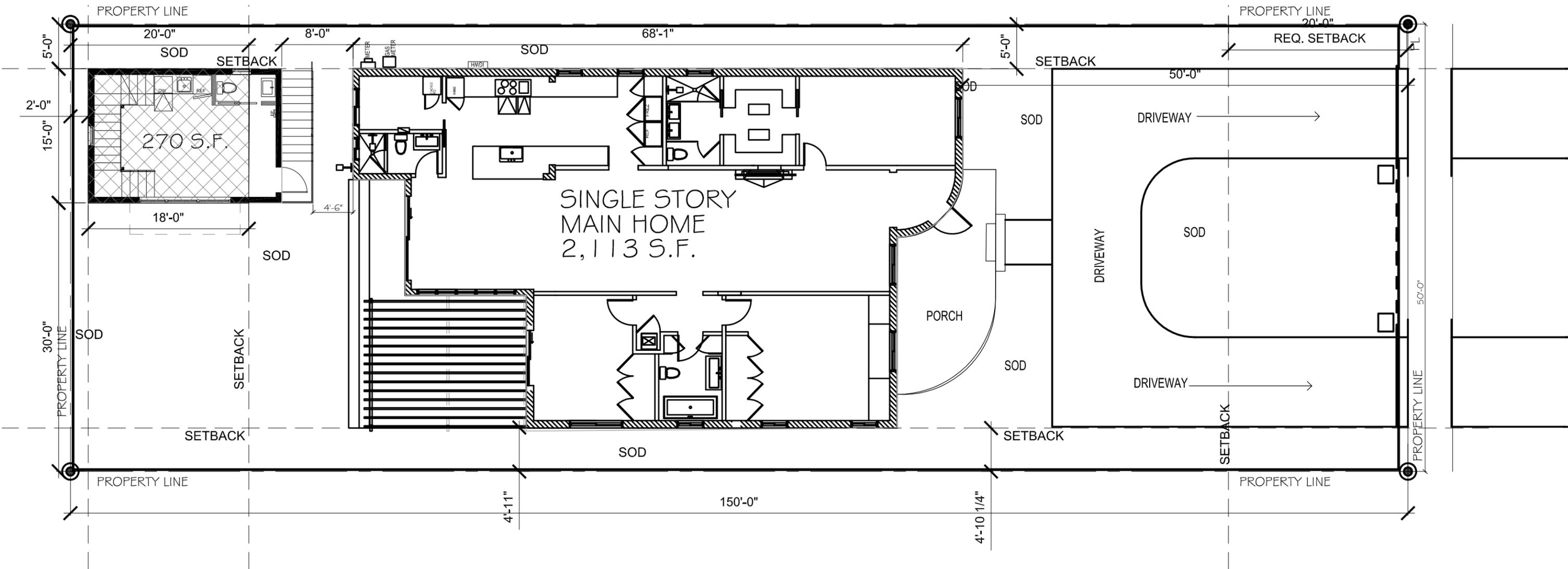
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SEAL:  
  
WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 06138

PROJECT NO :  
2020-39  
CHECKED BY : WAC  
DRAWN BY : WAC  
SCALE : N.T.S.  
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SHEET NAME :  
**CONCEPTUAL  
RENDERING**  
SHEET NO :  
A - 103



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

REAR YARD AREA (20' SETBACK)X 50' WIDE)= 1,000 SQ. FT.  
 MINIMUM PERVIOUS AREA REQ = 1,000 SQ. FT.  
 MAX LOT COVERAGE GUESTHOUSE = 250 SQ.FT (25%)  
 1ST FL GUEST HOUSE = 270 SQ. FT.(27%)

CLIENT :  
**BAKER RESIDENCE**  
**NEW GUEST HOUSE**  
 1426 Lenox Avenue  
 Miami Beach, FL 33139  
 Folio: 02-4203-009-9000

**CDS**  
 7300 BISCAYNE BLVD. STE 200  
 MIAMI, FL 33138  
 Tel: 786.218.5335  
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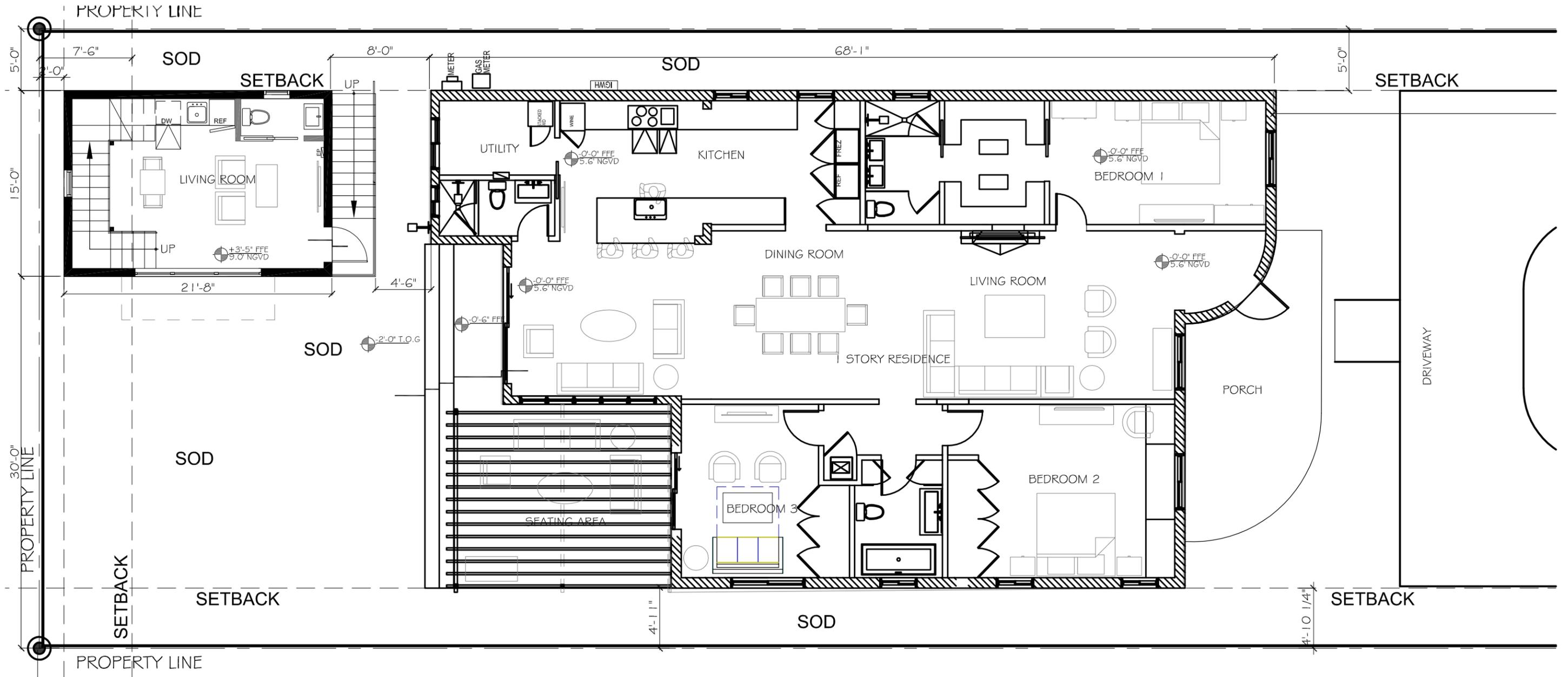
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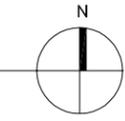


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 2020-39  
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 DRAWN BY : WAC  
 SCALE: N.T.S.  
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SHEET NAME :  
**OPEN AREA DIAGRAM**  
 SHEET NO :  
**A - 104**



**1 GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**GROSS AREA (A/C)**

|                    |                 |
|--------------------|-----------------|
| GROUND FLOOR MAIN: | 2,113 SF        |
| GROUND FL GUEST:   | 326 SF          |
| SECOND FL GUEST:   | 326 SF          |
| <b>TOTAL:</b>      | <b>2,765 SF</b> |

CLIENT:  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
CASTELLANOS DESIGN STUDIO  
7300 BISCAYNE BLVD. STE 200  
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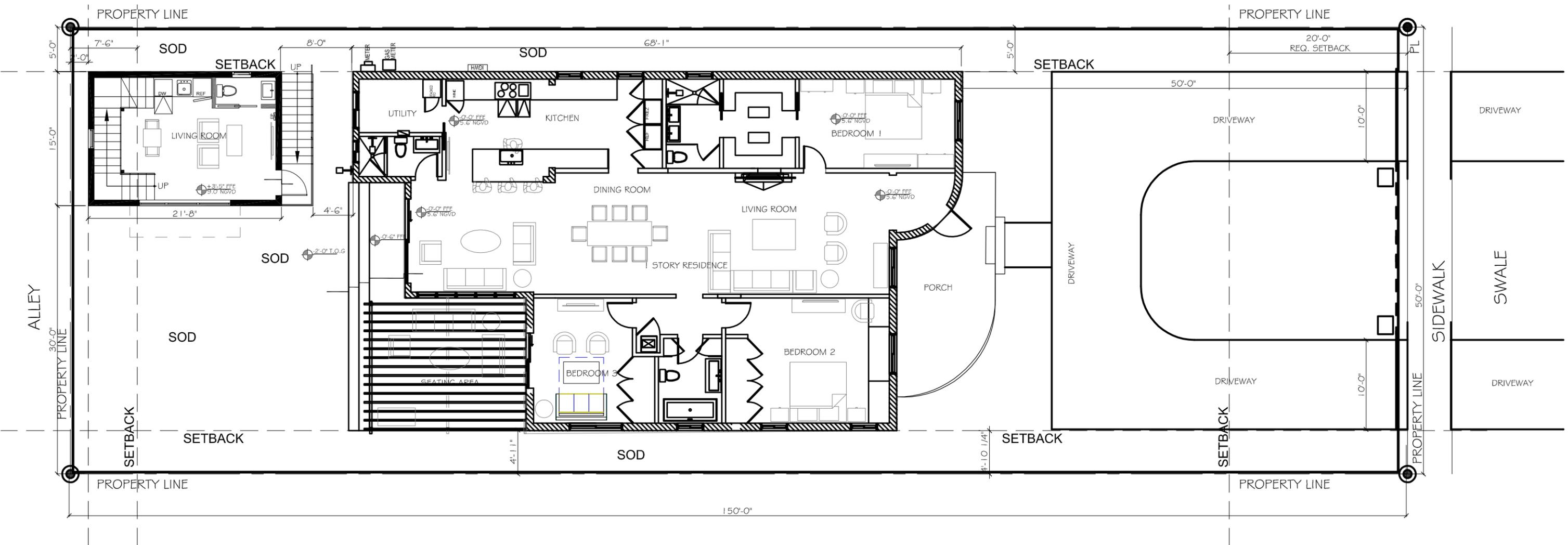
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SHEET NAME :  
**GROUND FLOOR PLAN**  
SHEET NO :  
**A - 300**



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



CLIENT :  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
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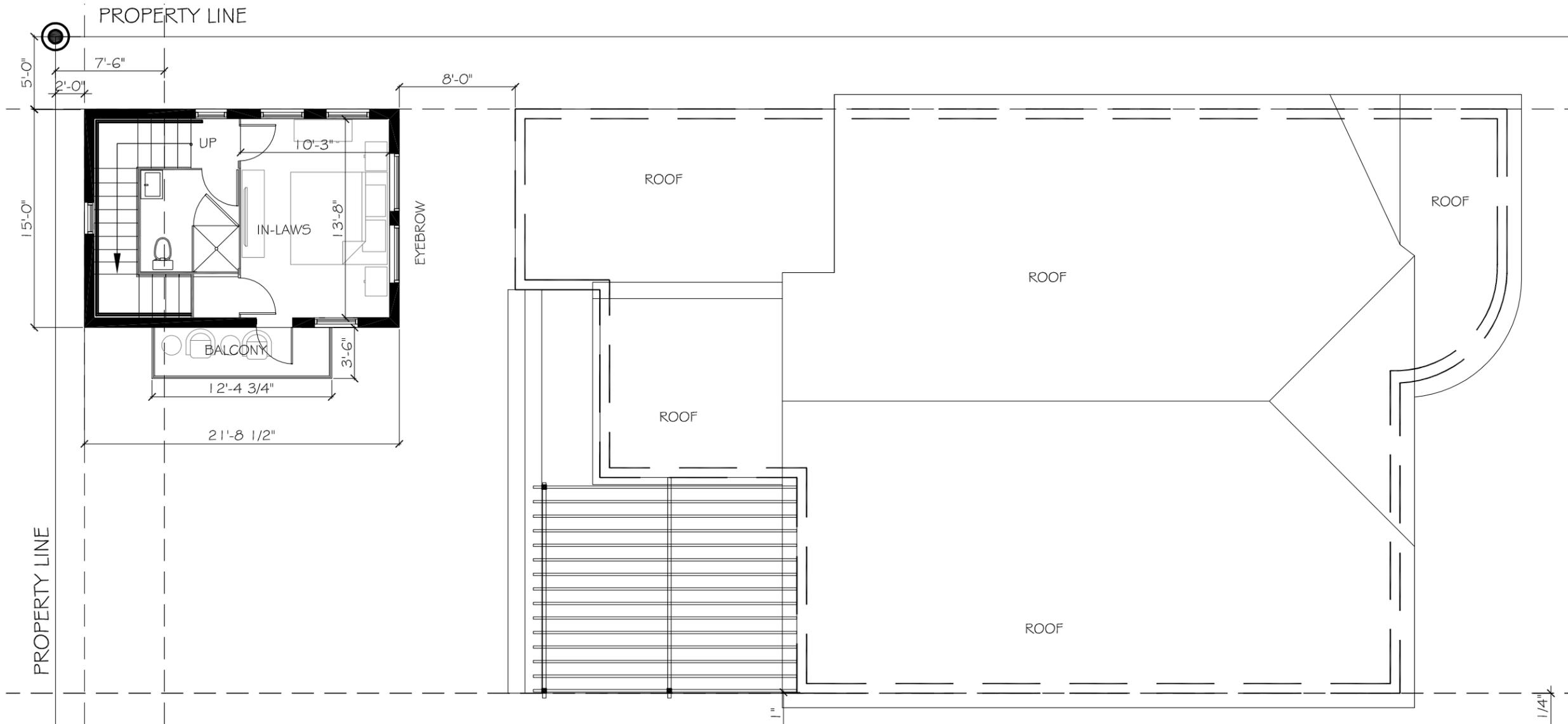


PROJECT NO :  
**2020-39**

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SHEET NAME :  
**SITE PLAN**

SHEET NO :  
**A - 200**



**1** **2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GROSS AREA (A/C)**  
 GROUND FLOOR MAIN: 2,113 SF  
 GROUND FL GUEST: 326 SF  
 SECOND FL GUEST: 326 SF  
 TOTAL: 2,765 SF

CLIENT:  
**BAKER RESIDENCE  
 NEW GUEST HOUSE**  
 1426 Lenox Avenue  
 Miami Beach, FL 33139  
 Folio: 02-4203-009-9000

**CDS**  
 CASTELLANOS DESIGN STUDIO  
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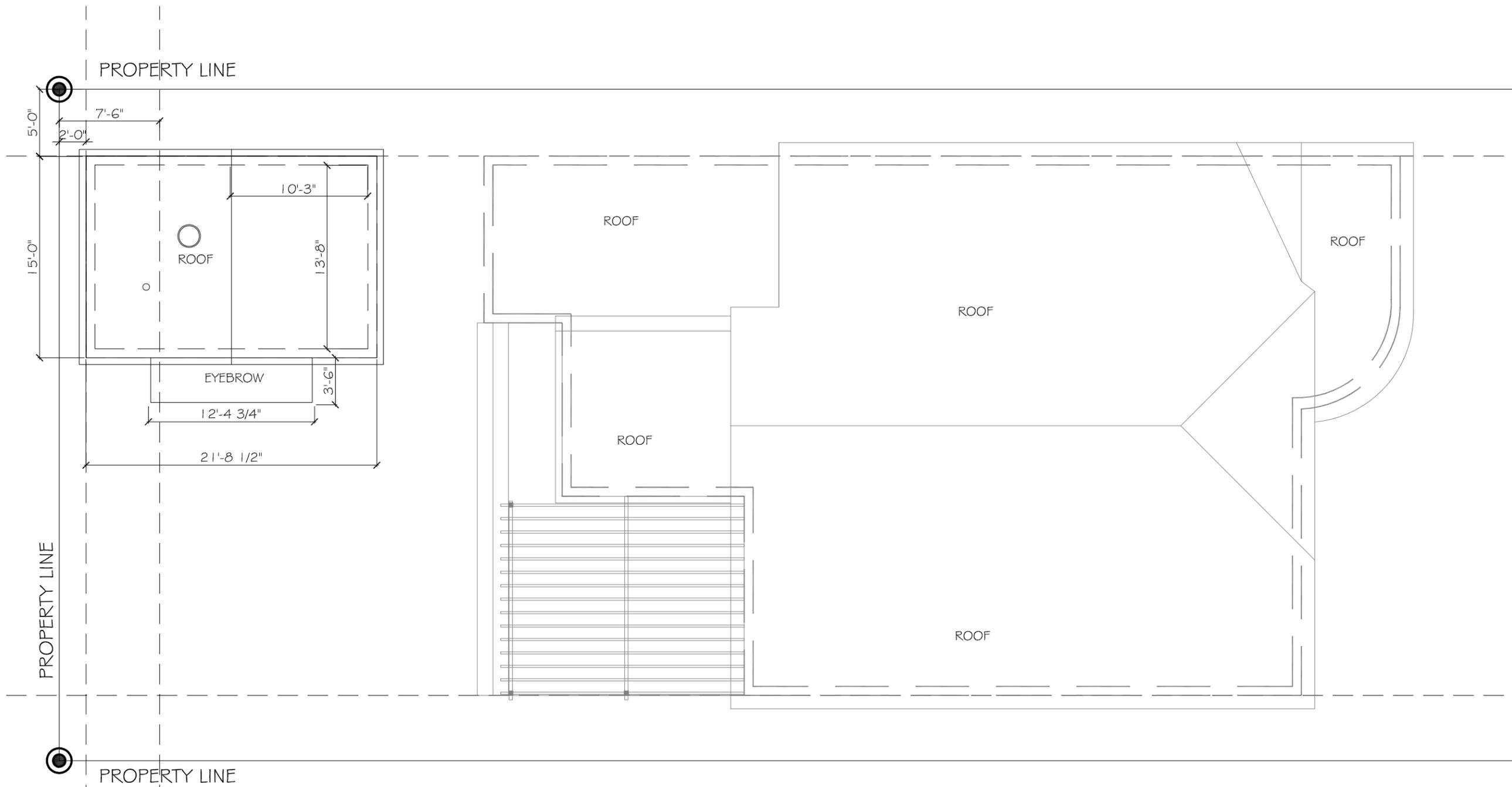
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 2020-39  
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SHEET NAME :  
**2ND FLOOR  
 PLAN**  
 SHEET NO :  
**A - 301**



**1 ROOF PLAN**  
 SCALE : 1/8" = 1'-0"

CLIENT:  
**BAKER RESIDENCE  
 NEW GUEST HOUSE**  
 1426 Lenox Avenue  
 Miami Beach, FL 33139  
 Phone: 02-4203-009-9000

7300 BISCAYNE BLVD. STE 200  
 MIAMI, FL 33138  
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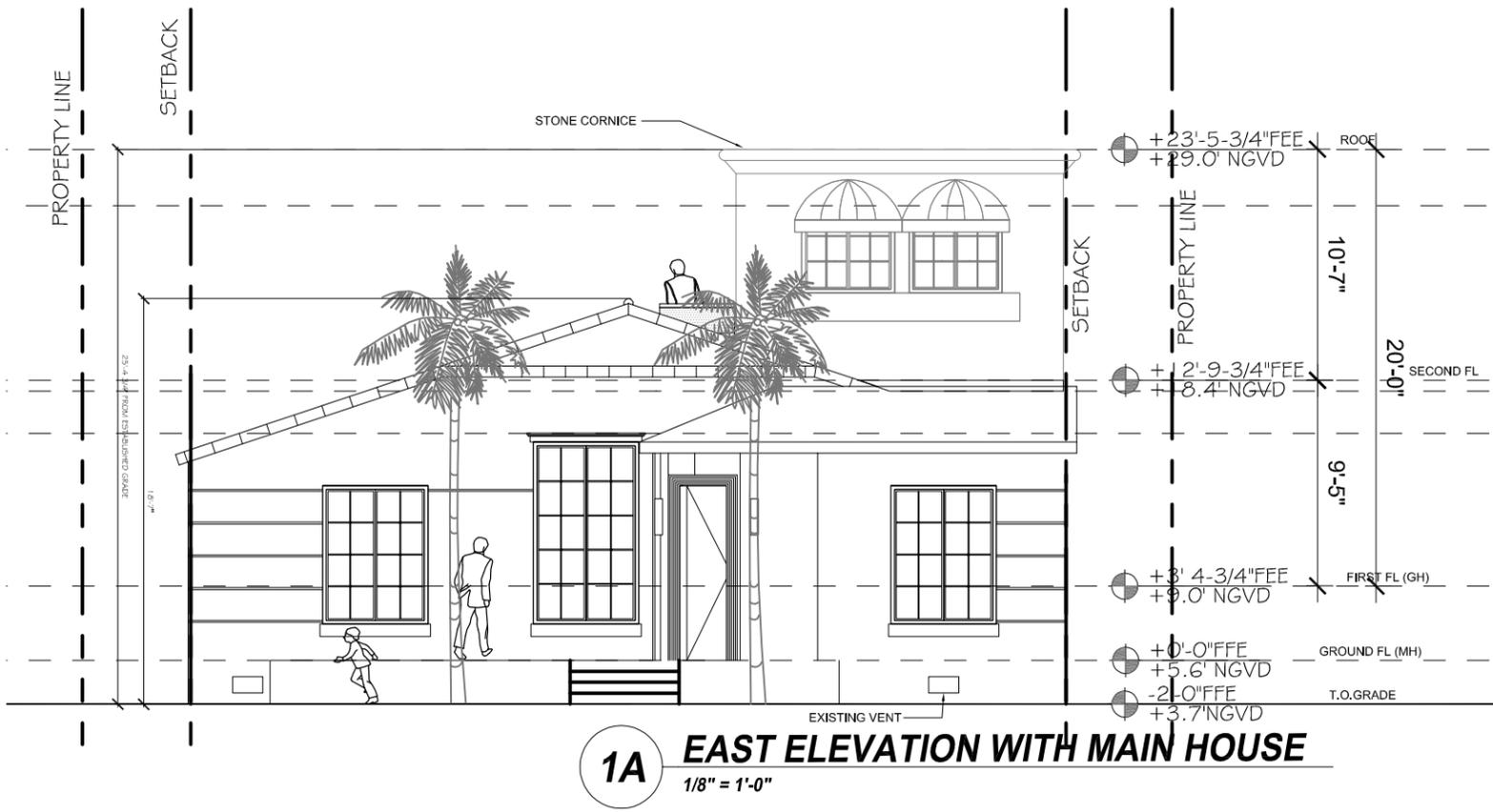


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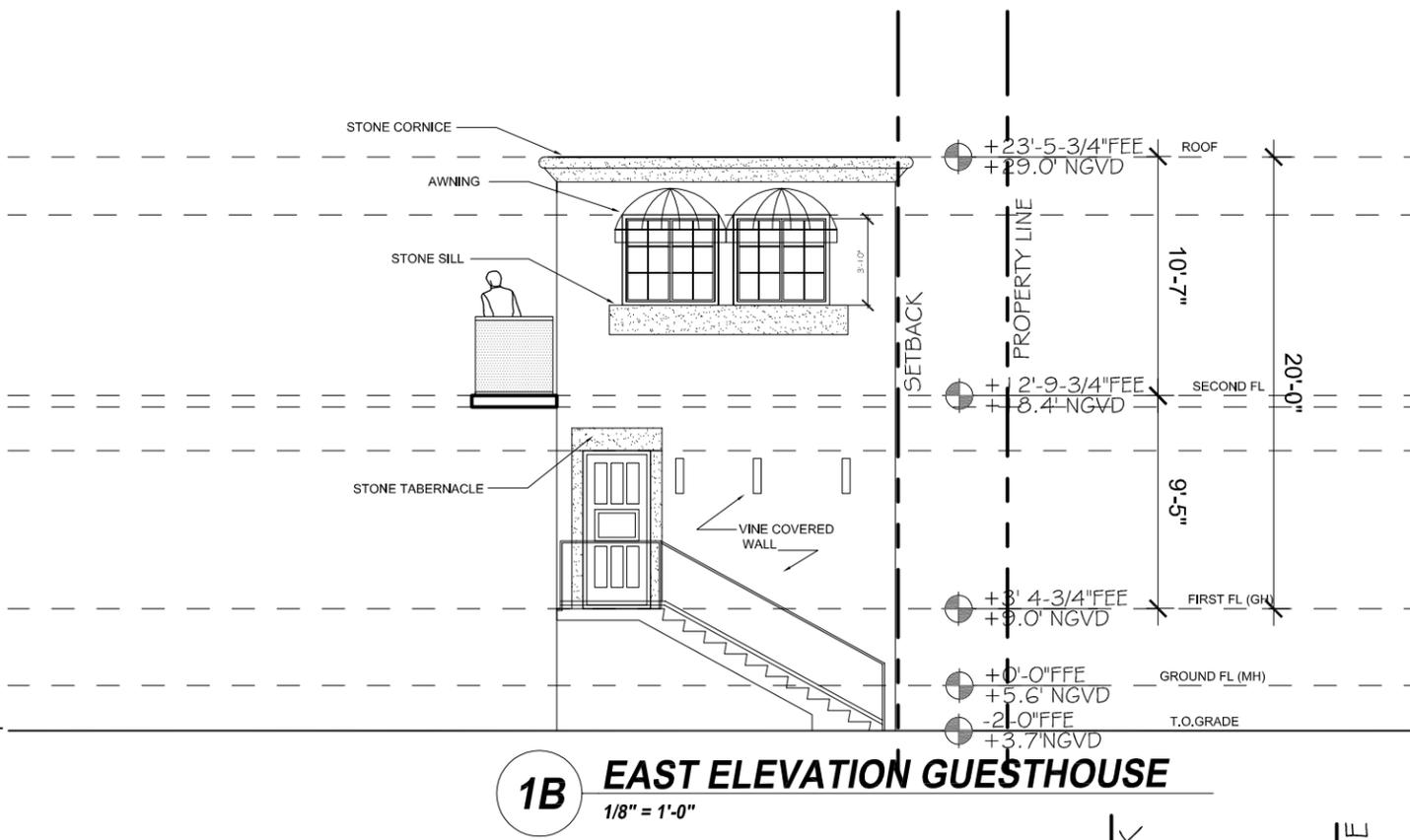
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SHEET NAME :  
**ROOF PLAN**

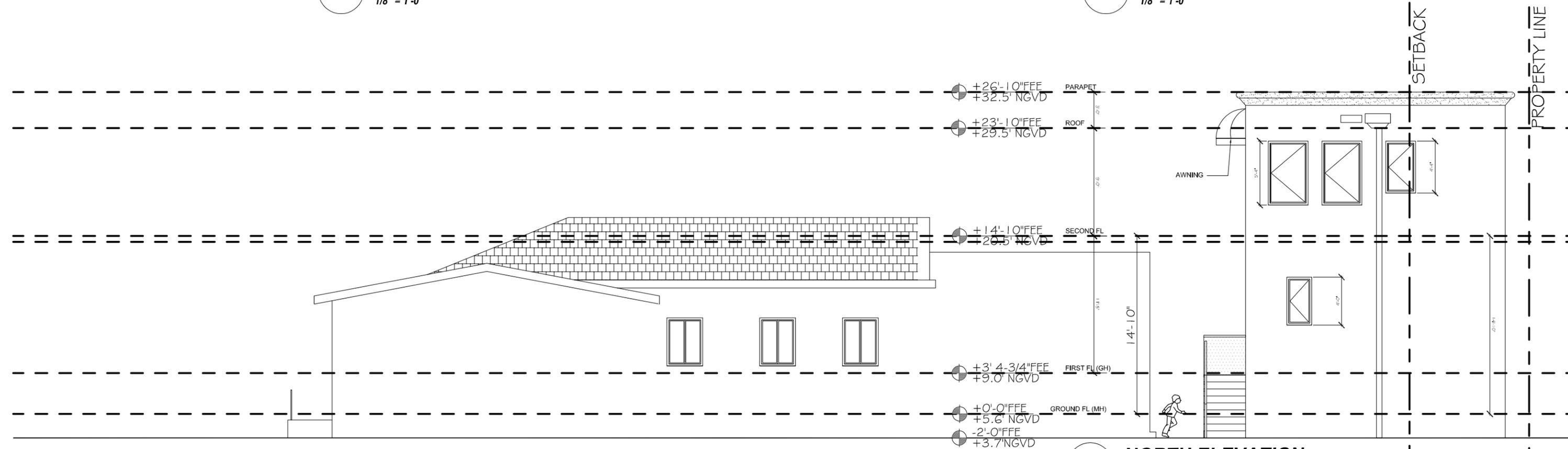
SHEET NO :  
**A - 302**



**1A EAST ELEVATION WITH MAIN HOUSE**  
1/8" = 1'-0"



**1B EAST ELEVATION GUESTHOUSE**  
1/8" = 1'-0"



**2 NORTH ELEVATION**  
1/8" = 1'-0"

CLIENT:  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
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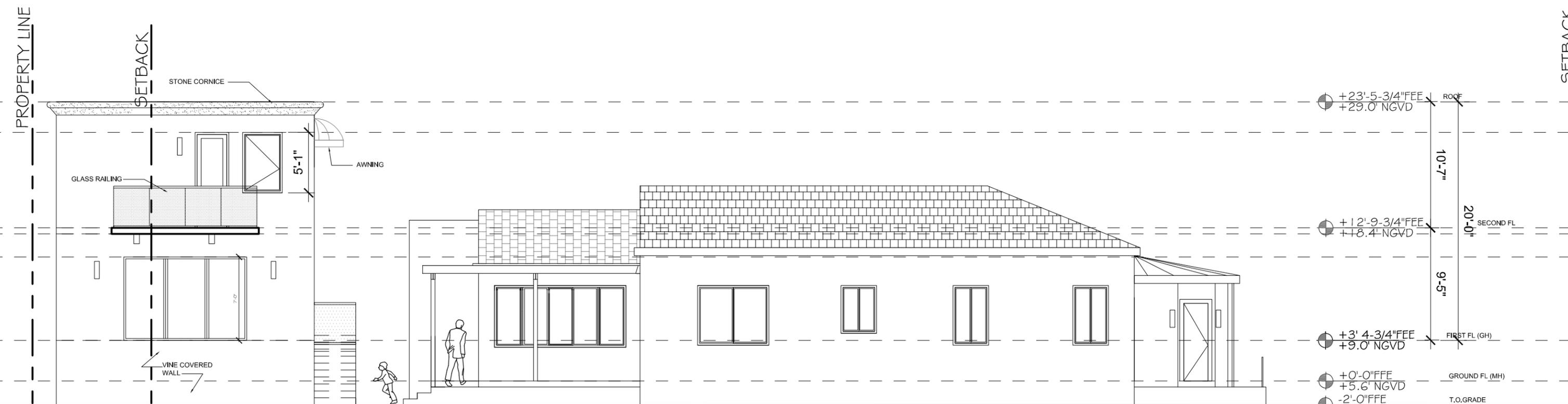
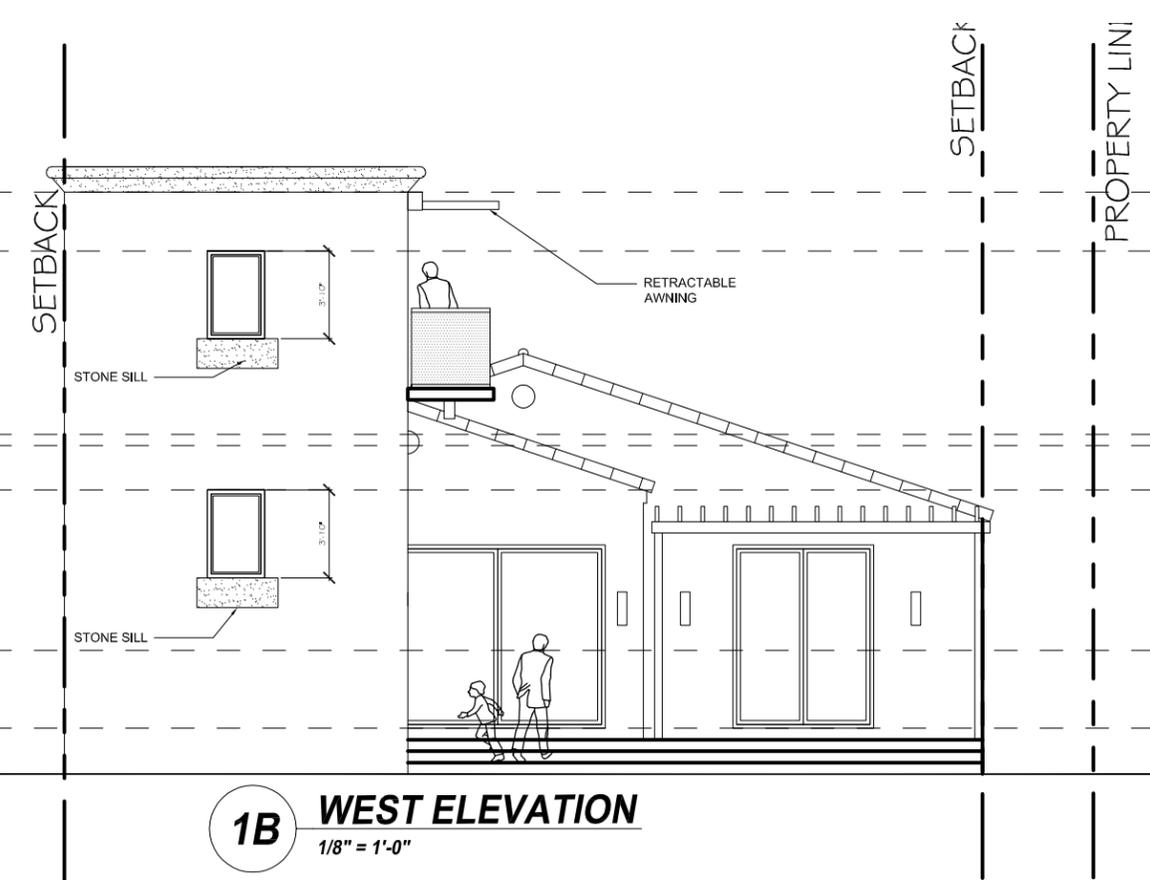
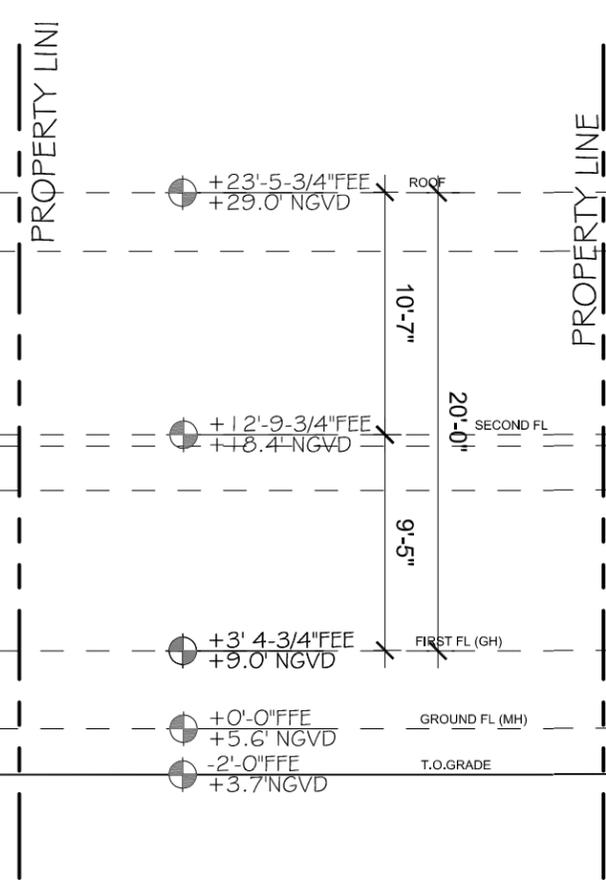
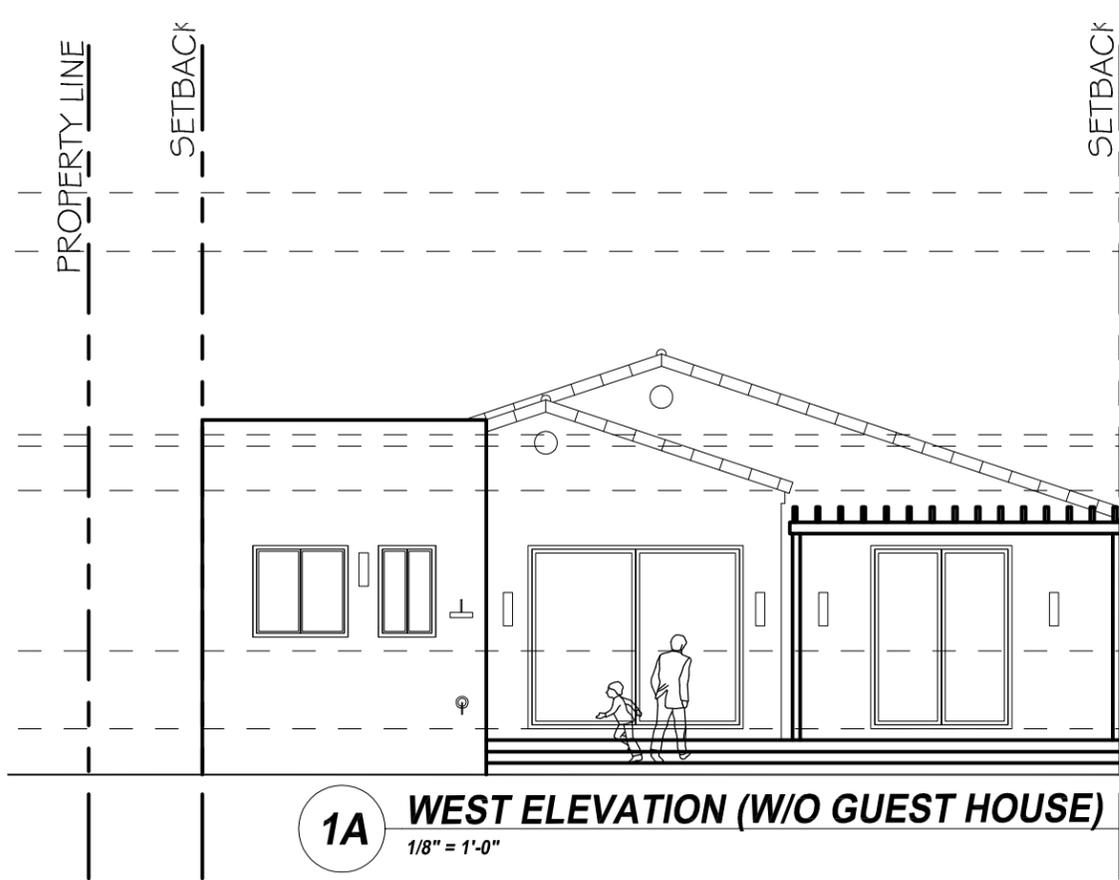
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SEAL:  
**WESLEY ART CASTELLANOS**  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :  
2020-39  
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SHEET NAME :  
**BUILDING  
ELEVATIONS**  
SHEET NO :  
**A - 400**



CLIENT:  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
CASTELLANOS DESIGN STUDIO  
7300 BISCAYNE BLVD. STE 200  
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WWW.CASTELLANOSDESIGN.COM

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SHEET NAME :  
**BUILDING  
ELEVATIONS**  
SHEET NO :  
**D - 401**

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CLIENT:  
**BAKER RESIDENCE  
NEW GUEST HOUSE**  
1426 Lenox Avenue  
Miami Beach, FL 33139  
Folio: 02-4203-009-9000

**CDS**  
CASTELLANOS DESIGN STUDIO

7300 BISCAYNE BLVD. STE 200  
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Tel: 786.218.5335  
License #AA 26002467

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SHEET NAME :  
**BACK COVER**

SHEET NO :  
**X-X**