

FINAL SUBMITTAL - HISTORIC PRESERVATION BOARD. MAY 11TH, 2017

LEGAL DESCRIPTION:
LOT 4 & 5, BLOCK 124, LENOX MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA CONTAINING 5,256 SQUARE FEET OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS.

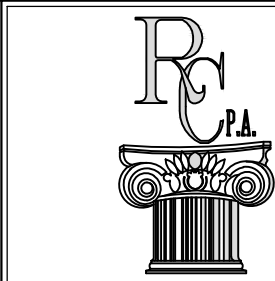
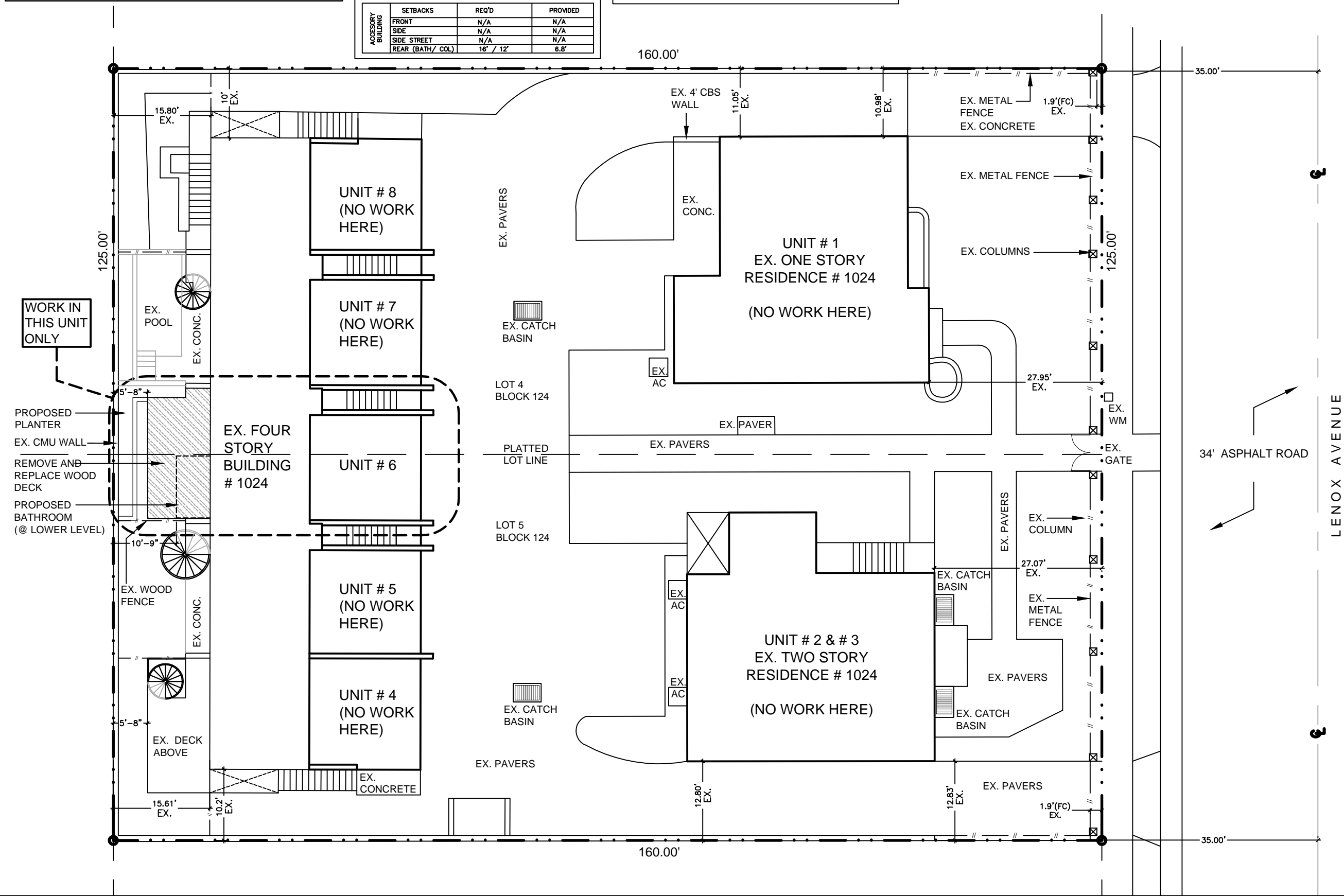
PROPERTY ADDRESS: 1024 LENOX AVENUE UNIT:6, MIAMI BEACH, FL 33139

FOLIO NO.: 02-4203-204-0060

BUILDING/ LOT INFORMATION:		
ZONING:		RM-1
LOT SIZE:		20,000 SQ.FT.
LOT COVERAGE MAX. =		N/A
LOT COVERAGE (EVERYTHING UNDER ROOF) =		N/A
MIN. REAR IMPERVIOUS AREA REQUIRED (SEE SHEET SP-3) (1,495.97 X 30%)		448.79 SQ. FT.
IMPERVIOUS AREA PROVIDED		636.09 SQ. FT.
ACCESSORY BUILDING HEIGHT (ALLOWED)		N/A
ACCESSORY BUILDING HEIGHT (PROPOSED)		EX.
ACCESSORY BUILDING	SETBACKS	REQ'D
	FRONT	N/A
	SIDE	N/A
	SIDE STREET	N/A
	REAR (BATH/ COL)	16' / 12'
		6.8'

SQUARE FOOTAGE CALCULATIONS:		
• EX. 1ST FLOOR	=	6,238 SQ.FT.
• NEW. 1ST FLOOR (BATHROOM)	=	55 SQ.FT.
• EX. 2ND FLOOR	=	4,968 SQ.FT.
• EX. 2ND FLOOR DECK	=	220 SQ.FT.
• NEW 2ND FLOOR (DECK)	=	205 SQ.FT.
• EX. 3RD FLOOR	=	3,735 SQ.FT.
• EX. 4TH FLOOR	=	3,484 SQ.FT.
TOTAL	=	18,905 SQ.FT.

F.A.R. COMPLIANCE		
TOTAL LOT AREA	=	20,000 SQ.FT.
F.A.R.	=	(1.25) F.A.R.
ALLOWED	=	25,000 SQ.FT.
F.A.R. PROVIDED	=	18,905 SQ.FT.



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RICHARD CORTES
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AR# 0014236

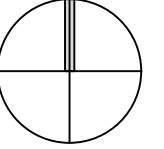
NEW DECK AND BATHROOM
FOR:

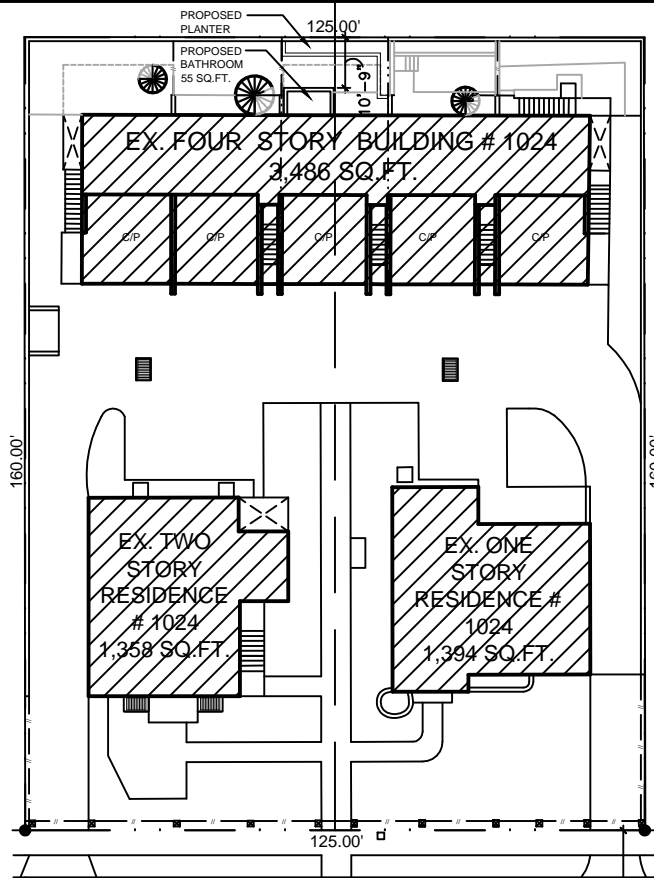
FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
PROPOSED SITE
PLAN

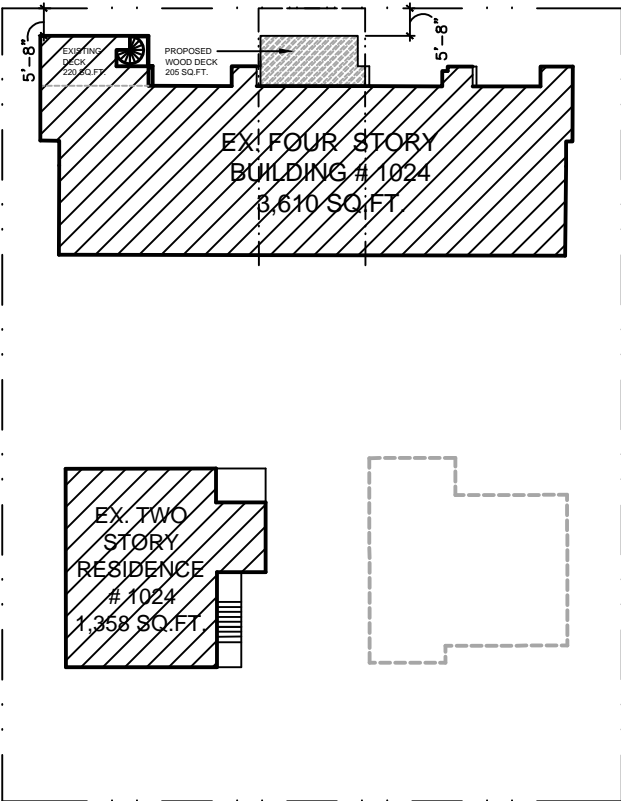
SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: 1/16=1'-0"
PROJECT N°:

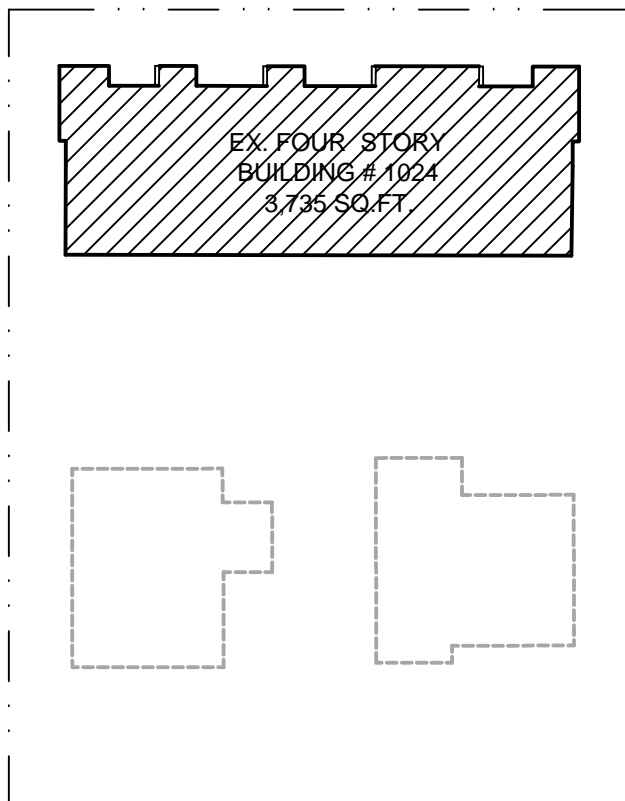

NORTH
SP-1
SHEET No.



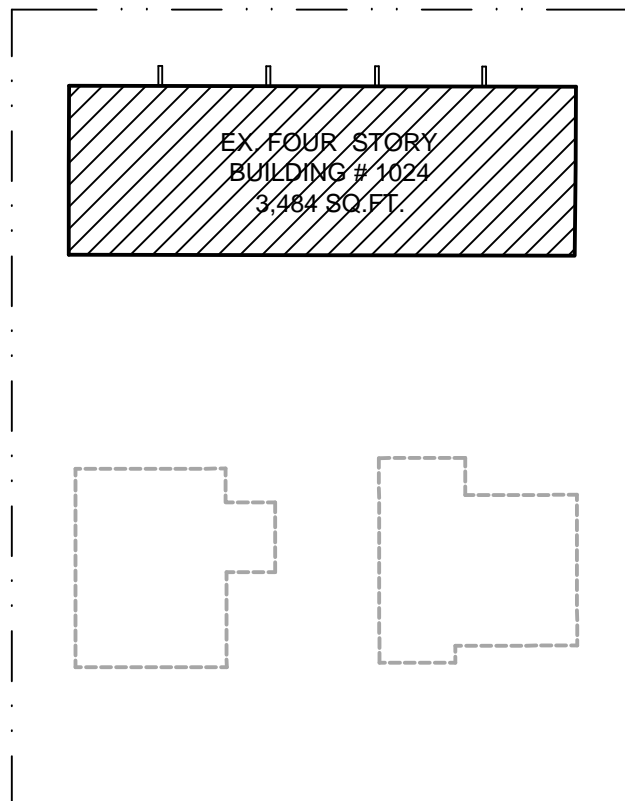
SHADE DIAGRAMS 1ST FLOOR PLAN
N.T.S.



SHADE DIAGRAMS 2ND FLOOR PLAN
N.T.S.



SHADE DIAGRAMS 3RD FLOOR PLAN
N.T.S.



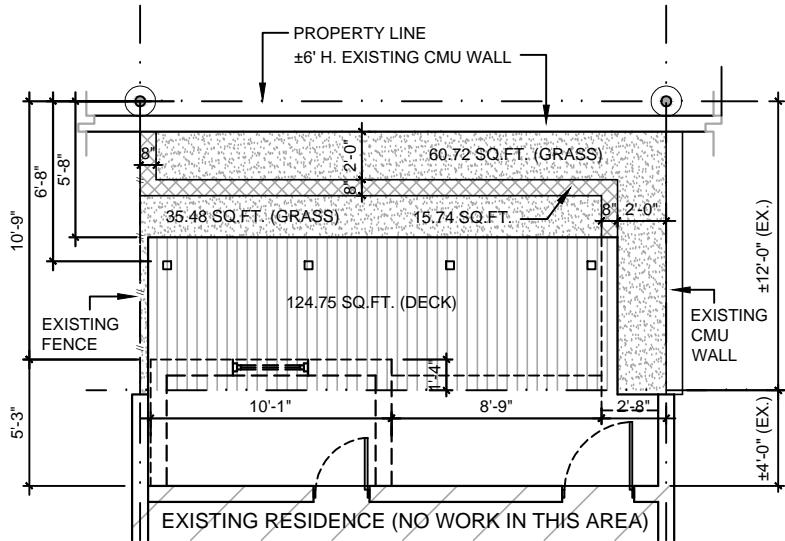
SHADE DIAGRAMS 4TH FLOOR PLAN
N.T.S.

SQUARE FOOTAGE CALCULATIONS:			
• EX. 1ST FLOOR	=	6,238	SQ.FT.
• NEW. 1ST FLOOR (BATHROOM)	=	55	SQ.FT.
• EX. 2ND FLOOR	=	4,968	SQ.FT.
• EX. 2ND FLOOR DECK	=	220	SQ.FT.
• NEW 2ND FLOOR (DECK)	=	205	SQ.FT.
• EX. 3RD FLOOR	=	3,735	SQ.FT.
• EX. 4TH FLOOR	=	3,484	SQ.FT.
TOTAL	=	18,905	SQ.FT.

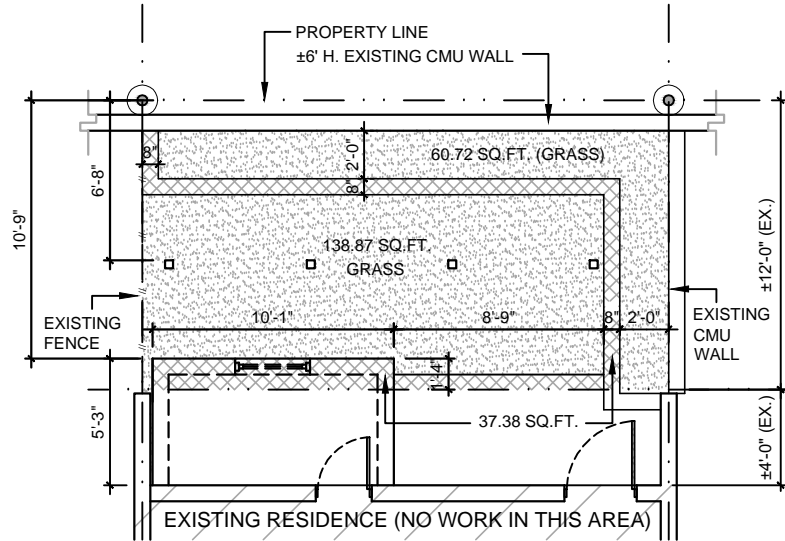
NOTE:
CALCULATION ARE BASED ON AN
APPROVED VARIANCE (SEPTEMBER
10TH, 1993) TO REDUCE REAR SETBACK
TO ± 12'-0".

UNIT # 6 REAR YARD AREA CALCULATIONS	
TOTAL REAR YARD AREA	= 264.05 SQ.FT.
MAX. IMPERVIOUS REAR YARD	= 79.21 SQ.FT. (30 %)
IMPERVIOUS	= 37.38 SQ.FT.
PERVIOUS	= 226.67 SQ.FT.
REQUIRED	= 79.21 SQ.FT.
PROVIDED	= 37.38 SQ.FT. (14.15 %)

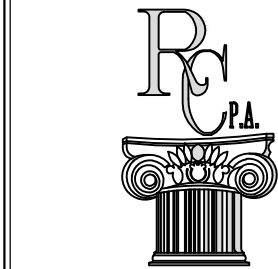
UNIT # 6 REAR YARD AREA CALCULATIONS	
TOTAL REAR YARD AREA	= 264.05 SQ.FT.
MAX. IMPERVIOUS REAR YARD	= 79.21 SQ.FT. (30 %)
IMPERVIOUS	= 15.74 SQ.FT.
DECK	= 124.75 SQ.FT.
PERVIOUS	= 123.56 SQ.FT.
REQUIRED	= 79.21 SQ.FT.
PROVIDED	= 140.49 SQ.FT. (53.20 %)



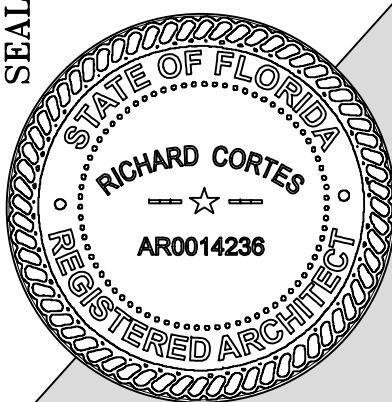
UNIT # 6 SHADE DIAGRAM - REAR YARD
(SHOWING DECK ABOVE)
1/8"=1'-0"



UNIT # 6 SHADE DIAGRAM - REAR YARD
1/8"=1'-0"



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NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
SITE PLAN & UNIT#6
SHADE DIAGRAMS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

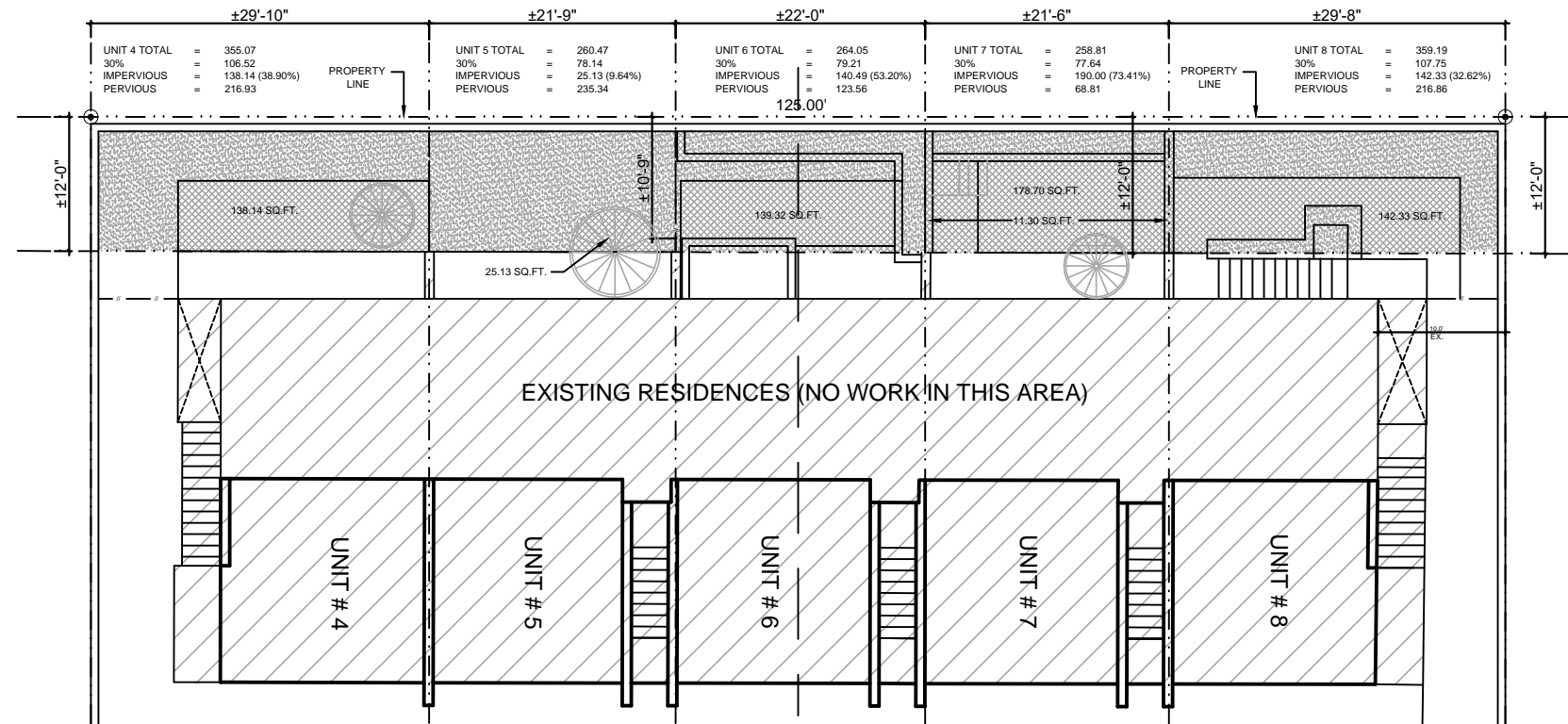
NORTH

SP-2

SHEET No.

COMPLETE BUILDING REAR YARD AREA CALCULATIONS

TOTAL REAR YARD AREA	=	1,495.97 SQ.FT.
MAX. IMPERVIOUS REAR YARD	=	448.79 SQ.FT. (30 %)
IMPERVIOUS	=	636.09 SQ.FT.
PERVIOUS	=	859.88 SQ.FT.
REQUIRED	=	448.79 SQ.FT.
PROVIDED	=	636.09 SQ.FT. (42.52 %)

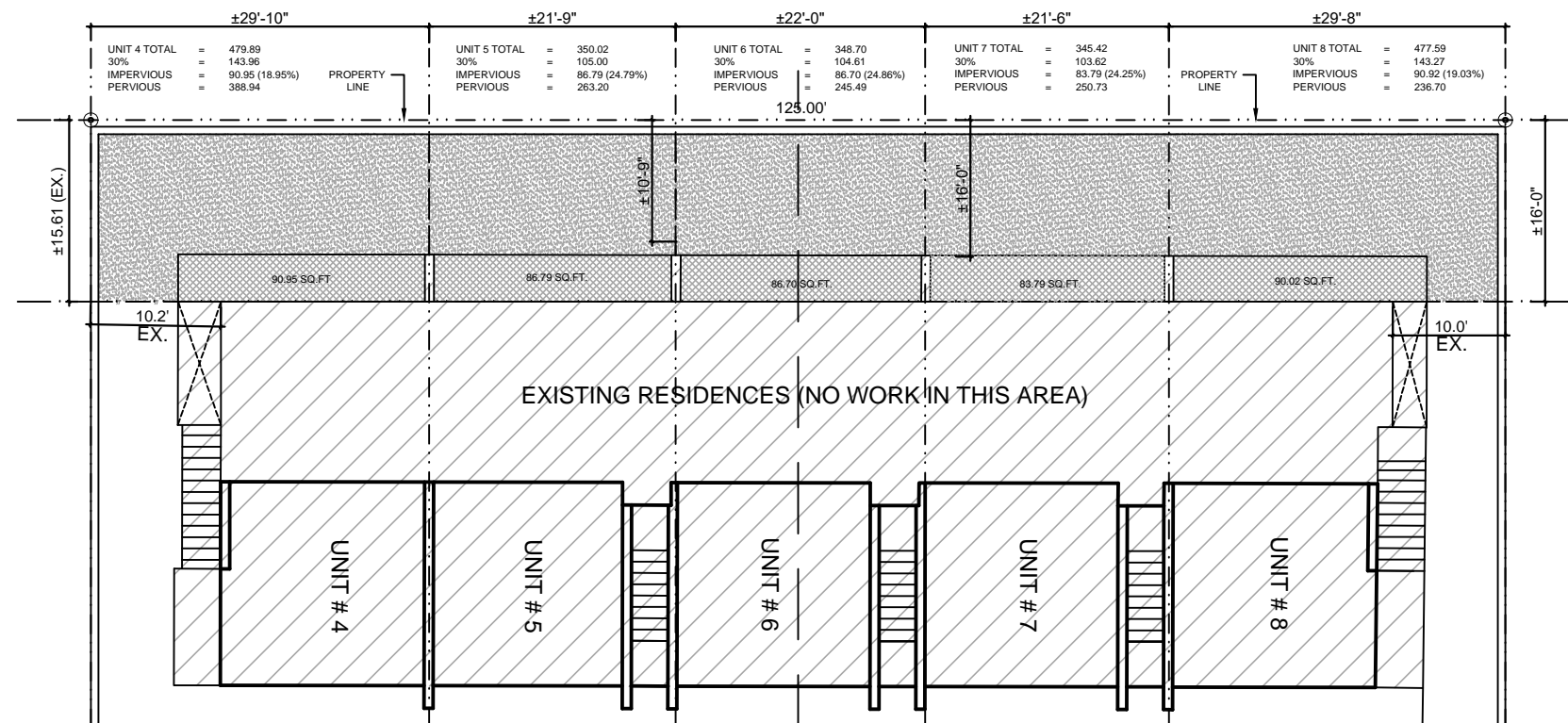


COMPLETE BUILDING - REAR YARD DIAGRAM - 1ST FLOOR PLAN

$$\frac{1}{16} = 1'-0''$$

COMPLETE BUILDING REAR YARD AREA CALCULATIONS

TOTAL REAR YARD AREA	=	2,001.62 SQ.FT.
MAX. IMPERVIOUS REAR YARD	=	600.48 SQ.FT. (30 %)
IMPERVIOUS	=	439.15 SQ.FT.
PERVIOUS	=	1,562.47 SQ.FT.
REQUIRED	=	600.48 SQ.FT.
PROVIDED	=	439.15 SQ.FT. (21.93 %)



COMPLETE BUILDING - REAR YARD DIAGRAM - 1ST FLOOR PLAN

$$\underline{1/16 = 1'-0''}$$


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**NEW DECK AND BATHROOM
FOR:**

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UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:

REAR YARD SHADE DIAGRAMS

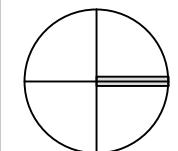
[illegible]

DATE:	05-11-17
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DRAWN BY:	A.G.
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SCALE:	AS NOTED
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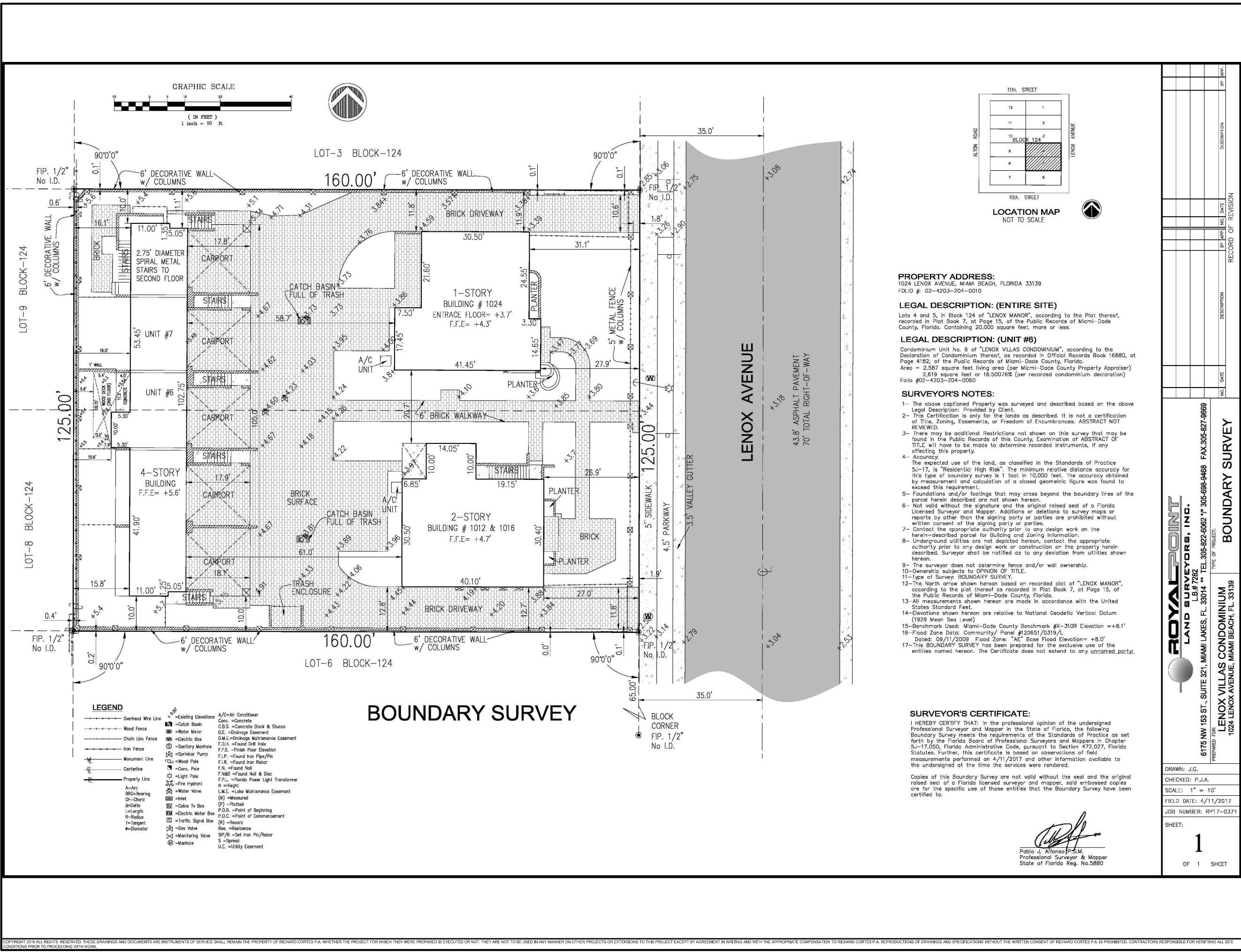
PROJECT N°:



NORTH

SP-3

SHEET No.



PROPERTY ADDRESS:
1024 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139
FOLIO #: 02-4203-204-0010

LEGAL DESCRIPTION: (ENTIRE SITE)
Lots 4 and 5, in Block 124 of "LENOX MANOR", according to the Plat thereof, recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County, Florida. Containing 20,000 square feet, more or less.

LEGAL DESCRIPTION: (UNIT #6)
Condominium Unit No. 6 of "LENOX VILLAS CONDOMINIUM", according to the Declaration of Condominium thereof, as recorded in Official Records Book 16880, at Page 4182, of the Public Records of Miami-Dade County, Florida.
Area = 2,587 square feet living area (per Miami-Dade County Property Appraiser)
2,619 square feet or 16,50076% (per recorded condominium declaration)
Folio #02-4203-204-0060

SURVEYOR'S NOTES:

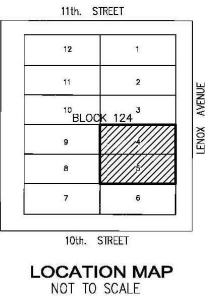
- 1- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- 2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- Accuracy:
The expected use of the land, as classified in the Standards of Practice 5J-17, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning Information.
- 8- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subjects to OPINION OF TITLE.
- 11- Type of Survey: BOUNDARY SURVEY.
- 12- The North arrow shown hereon based on recorded plat of "LENOX MANOR", according to the plat thereof as recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County, Florida.
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- 15- Benchmark Used: Miami-Dade County Benchmark #X-310R Elevation = +8.1'
- 16- Flood Zone Data: Community/ Panel #120651/0319/L
Dated: 09/11/2009 Flood Zone: "AE" Base Flood Elevation = +8.0'
- 17- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: In the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 4/11/2017 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

[Signature]
Pablo J. Alfonso P.E.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880



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RICHARD CORTES
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AR# 0014236

NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:

EXISTING SURVEY

SYM	REVISION-RECORD

DATE: 05-11-17

DRAWN BY: A.G.

SCALE: N.T.S.

PROJECT N°:

NORTH

SP-4

SHEET No.

NOTE ABOUT DECK
PROJECTION/ CANTILEVER:

EXISTING REAR SETBACK IS
12'-0":
THEN 25% IS 3'-6"

THE CURRENT PROJECTION/
CANTILEVER IS 1'-0".
WELL BELOW 25% OF REAR
SETBACK

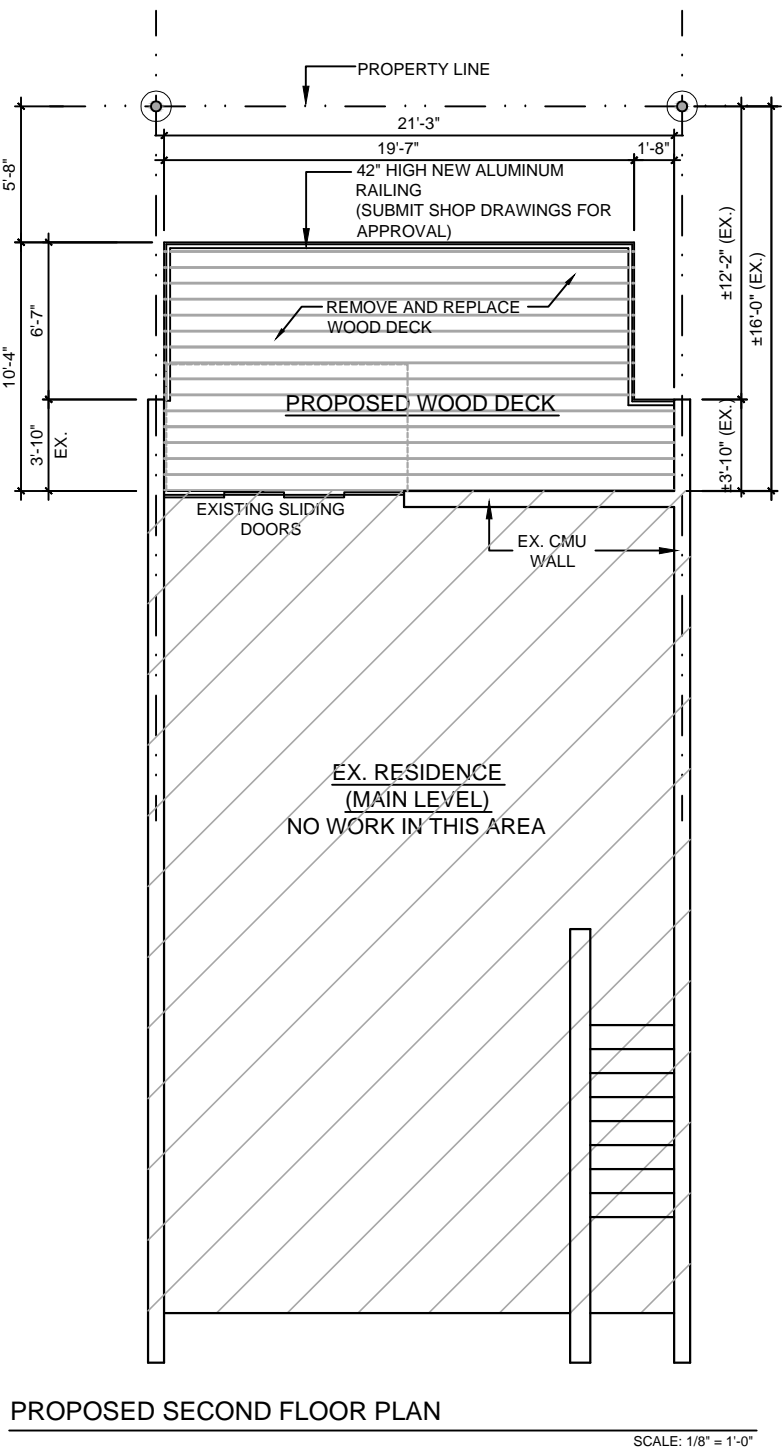
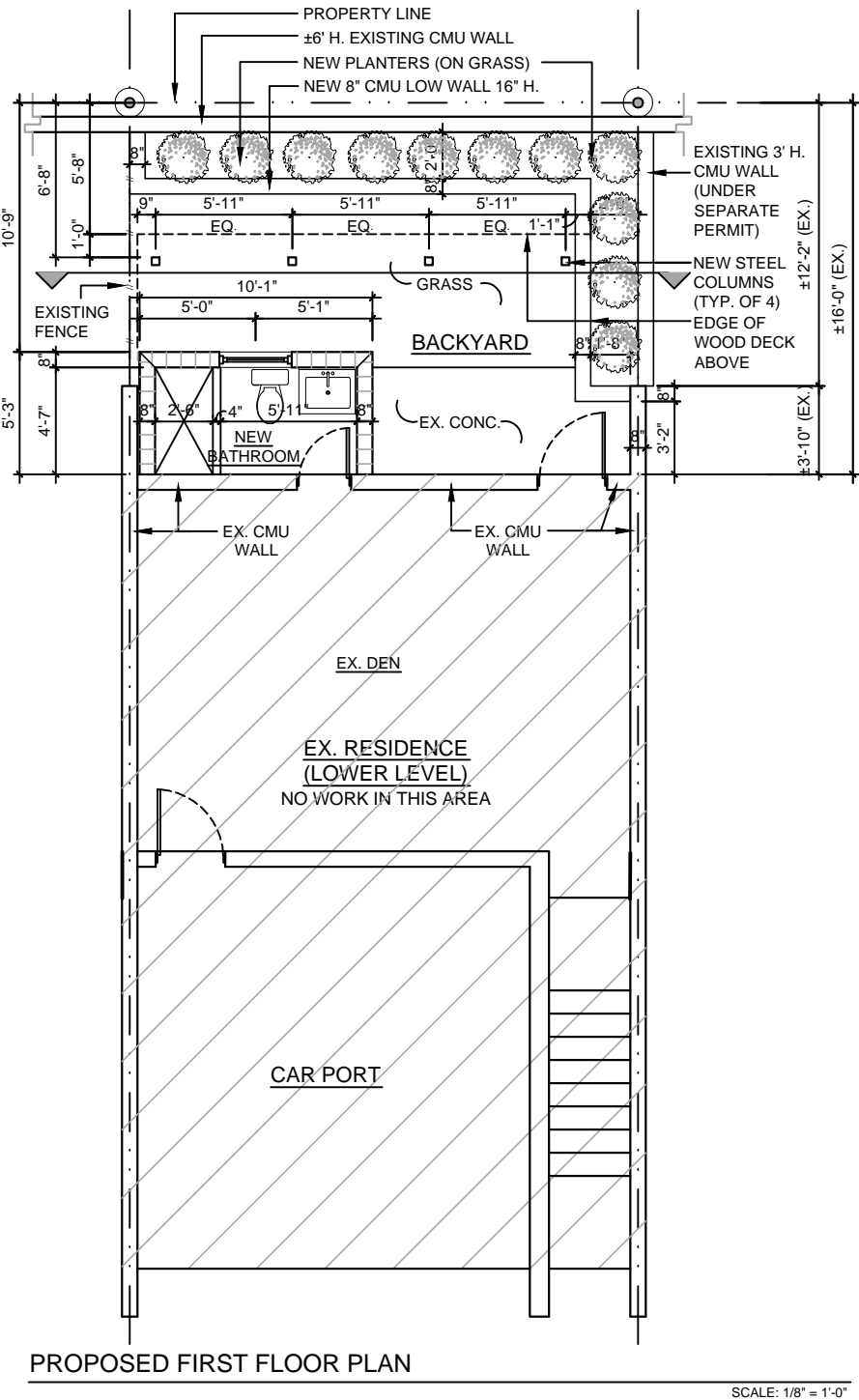
REMOVE AND REPLACE DECK

LEGEND:

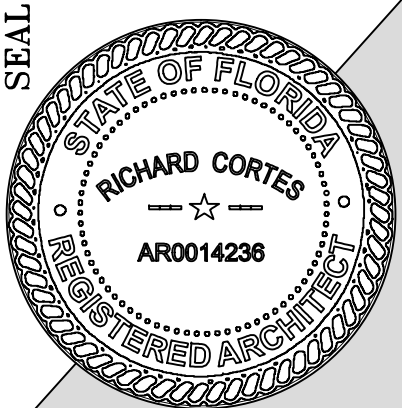
EX. C.M.U. WALL

NEW C.M.U. WALL

- SCOPE OF WORK, ALTERATION
- WORK AS DESCRIBED IS TO BE DONE AS PER LEVEL 3 OF THE FBC-2014 SECTION 404.5
- NEW BATHROOM
 - REMOVE AND REPLACE WOOD DECK
 - ALUMINUM RAILING ON WOOD DECK
 - NEW PLANTERS
 - NEW GRASS ON PATIO



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**NEW DECK AND BATHROOM
FOR:**

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
**PROPOSED FLOOR
PLANS**

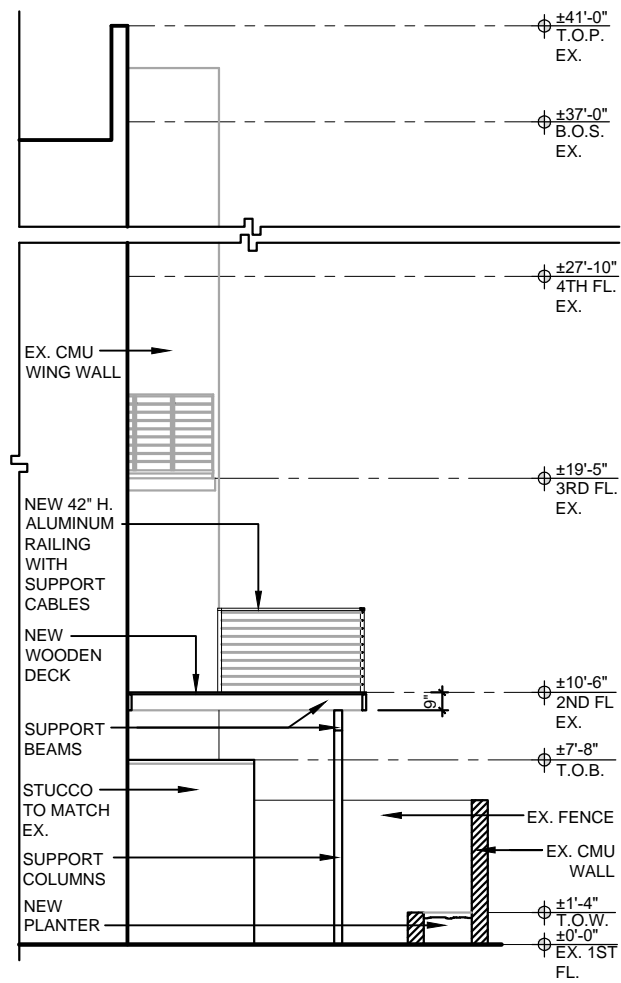
SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

NORTH

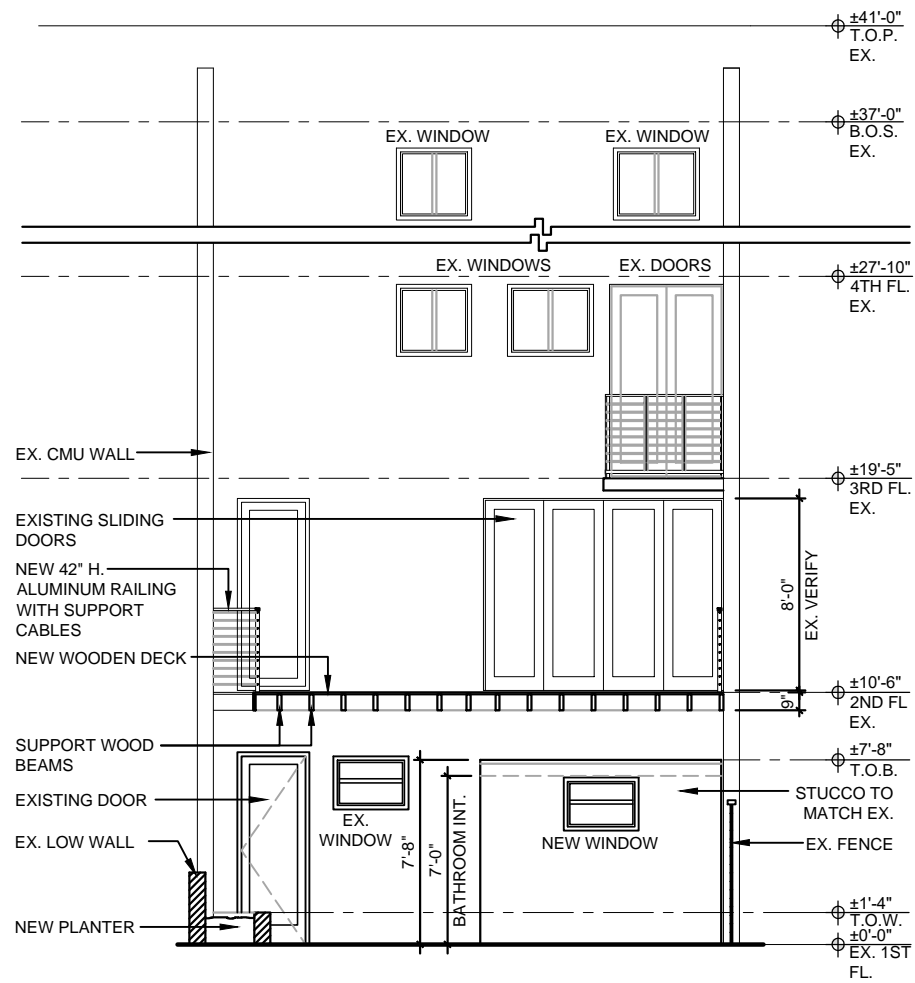
A-1

SHEET No.



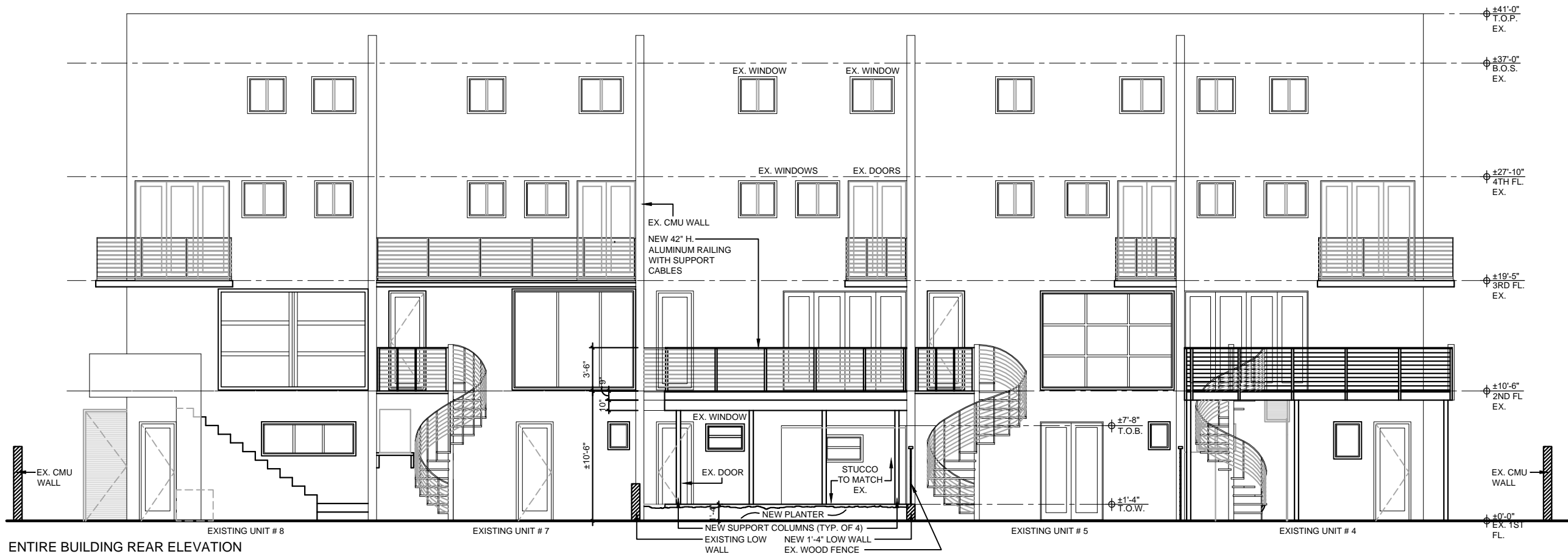
TYPICAL SIDE ELEVATION

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



SECTION

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

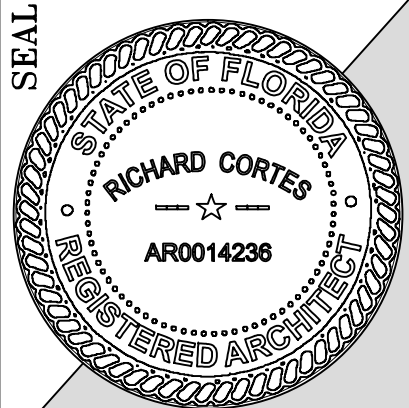


ENTIRE BUILDING REAR ELEVATION

N.T.S.



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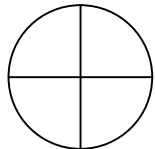
NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
PROPOSED
ELEVATIONS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

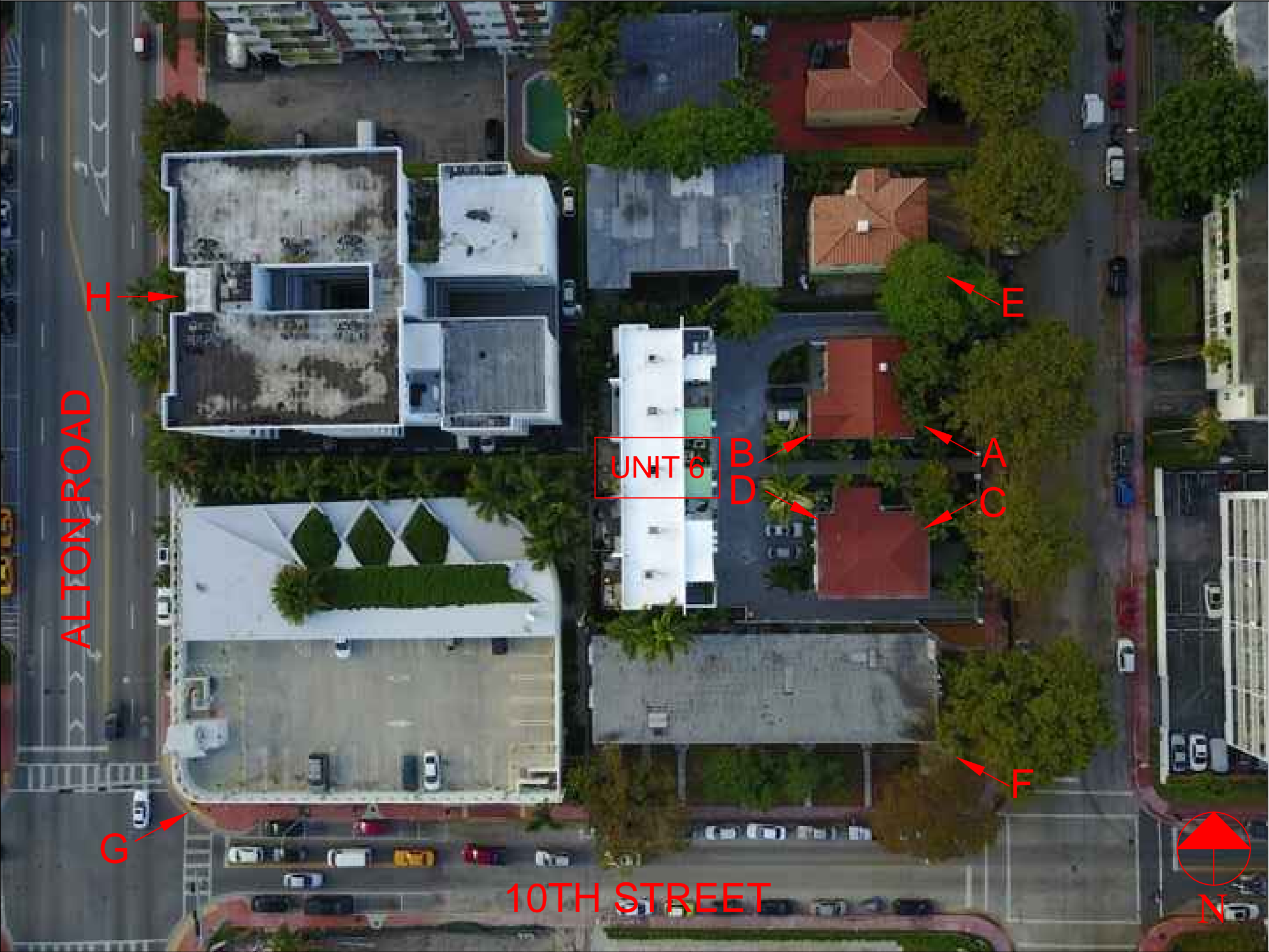


NORTH

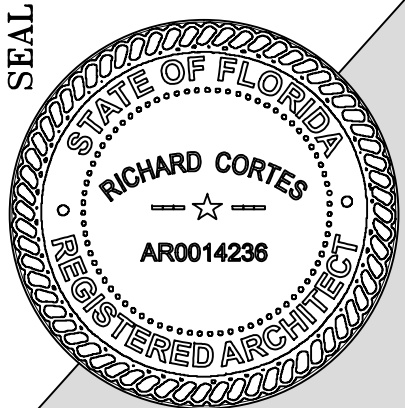
A-2

SHEET No.

LOCATION MAP



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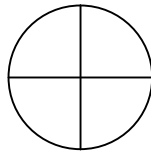
NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
CONTEXTUAL
PHOTOGRAPHS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:



NORTH

A-3

SHEET No.

SURROUNDING CONTEXT

A



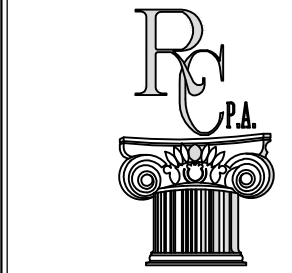
B



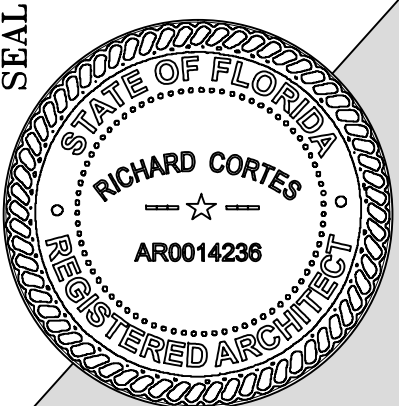
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D



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NEW DECK AND BATHROOM
FOR:

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1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
CONTEXTUAL
PHOTOGRAPHS

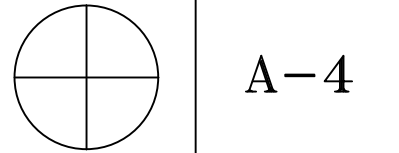
SYM	REVISION-RECORD

DATE: 05-11-17

DRAWN BY: A.G.

SCALE: AS NOTED

PROJECT N°:



NORTH

A-4

SHEET No.

SURROUNDING CONTEXT

E



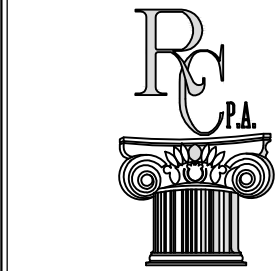
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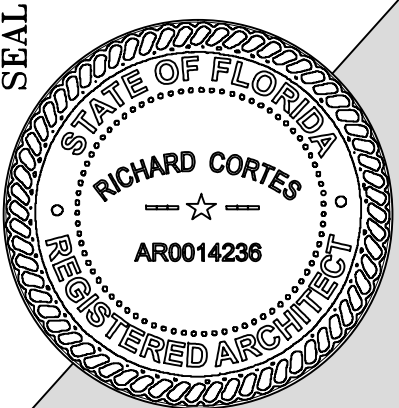
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H



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FOR:

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UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
CONTEXTUAL
PHOTOGRAPHS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

NORTH

A-5

SHEET No.

EXISTING PROPERTY

I



J



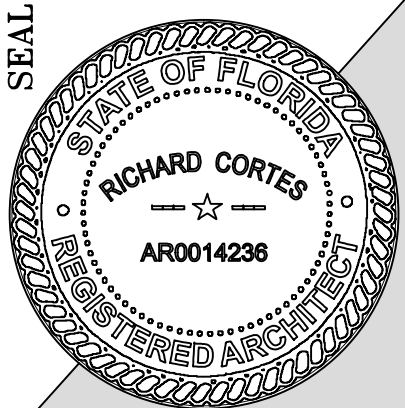
K



L



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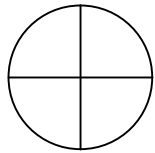
NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
EXISTING CONDITION
PHOTOGRAPHS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:



NORTH

A-6

SHEET No.

EXISTING DECK PROPERTY

M



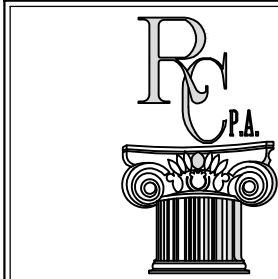
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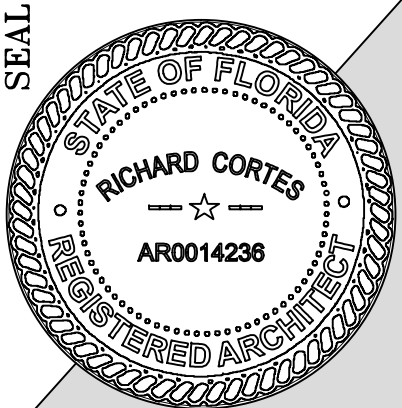
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NEW DECK AND BATHROOM
FOR:

FREDERIC KHALIL
1024 LENOX AVENUE,
UNIT # 6
MIAMI BEACH, FL. 33139

SHEET NAME:
EXISTING CONDITION
PHOTOGRAPHS

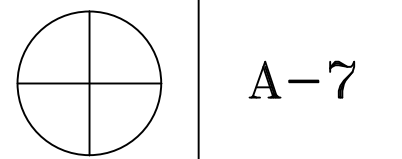
SYM	REVISION-RECORD

DATE: 05-11-17

DRAWN BY: A.G.

SCALE: AS NOTED

PROJECT N°:



NORTH SHEET No.

EXISTING DECK PROPERTY

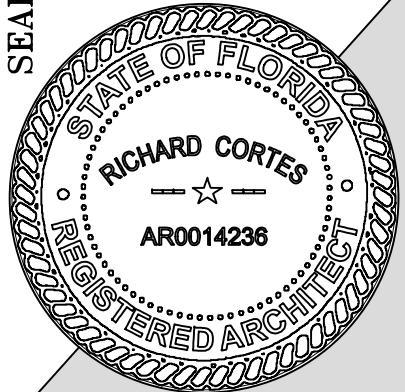
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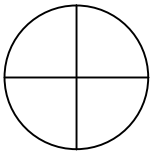
NEW DECK AND BATHROOM
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MIAMI BEACH, FL. 33139

SHEET NAME:
EXISTING CONDITION
PHOTOGRAPHS

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

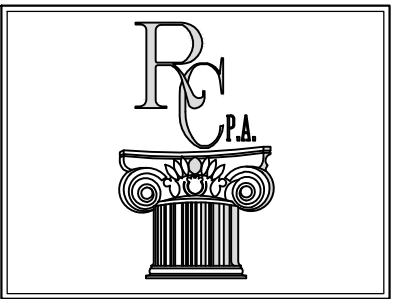


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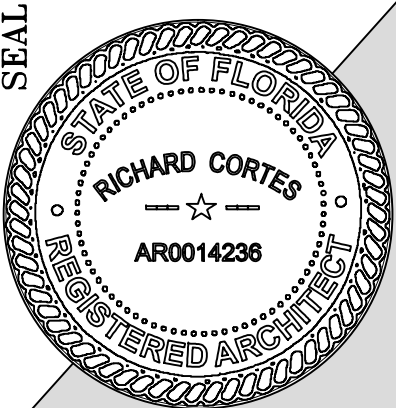
A-8

SHEET No.

EXISTING BATHROOM PHOTOGRAPHS



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SHEET NAME:
**EXISTING CONDITION
PHOTOGRAPHS**

SYM	REVISION-RECORD

DATE: 05-11-17
DRAWN BY: A.G.
SCALE: AS NOTED
PROJECT N°:

NORTH

A-9

SHEET No.