

BAKER RESIDENCE

New Detached Guesthouse Addition

*1426 LENOX AVENUE
Miami Beach, Florida 33139*

*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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1	19 JUL/21	DRB SUBMITTAL
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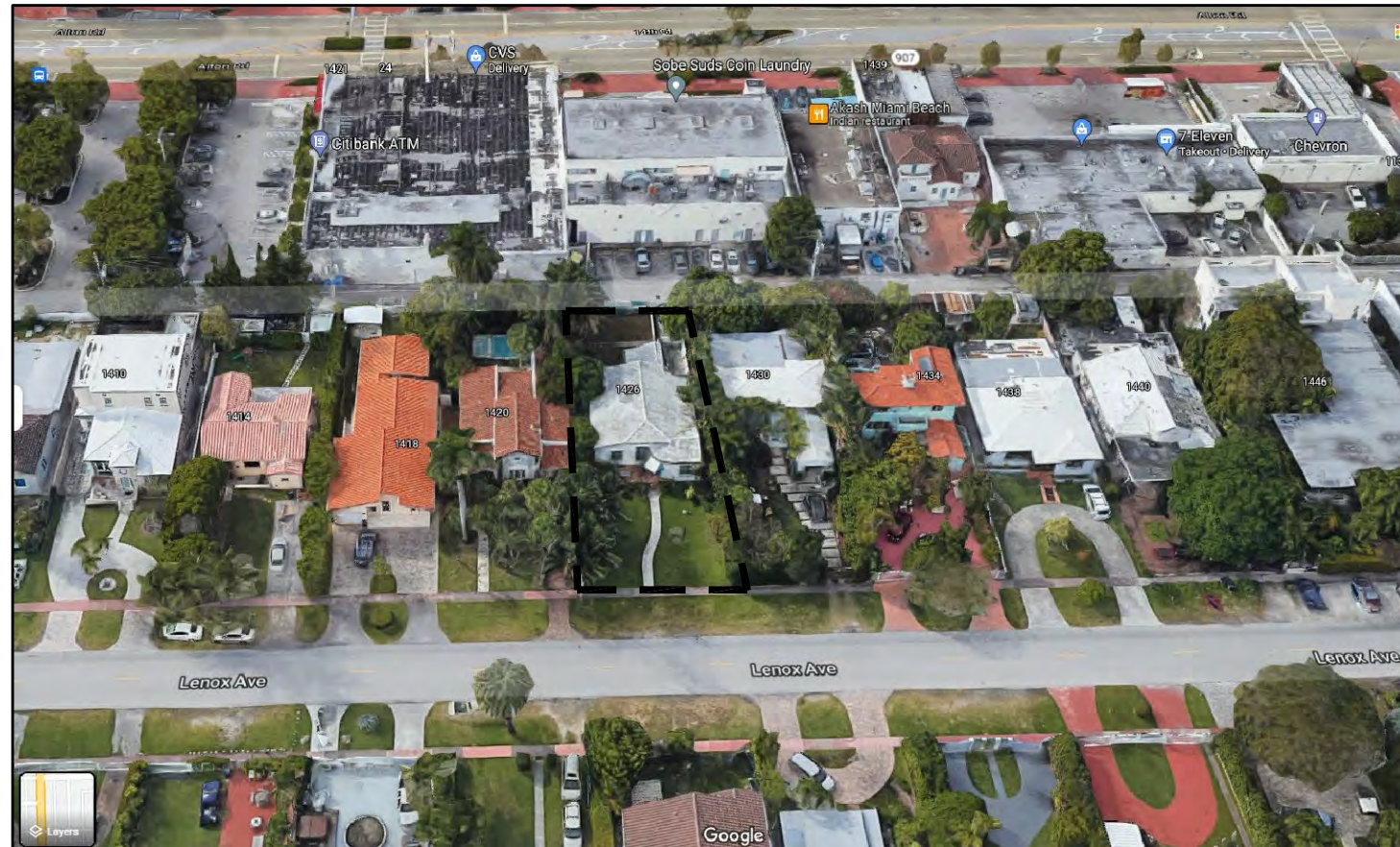
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SEAL:

 WESLEY ART CASTELLANOS
 FLORIDA ARCHITECT LICENSE AR 98133

PROJECT NO:
 2020-39
 CHECKED BY: WAC
 DRAWN BY: WAC
 SCALE: N.T.S.
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SHEET NAME:
EXISTING SITE CONTEXT
 SHEET NO.:
A - 003



1 FRONT AERIAL VIEW



2 REAR AERIAL VIEW

CLIENT :

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NEW GUEST HOUSE**

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Folio: 02-4203-009-9000



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FLORIDA ARCHITECT LICENSE AR 96133

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2020-39

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



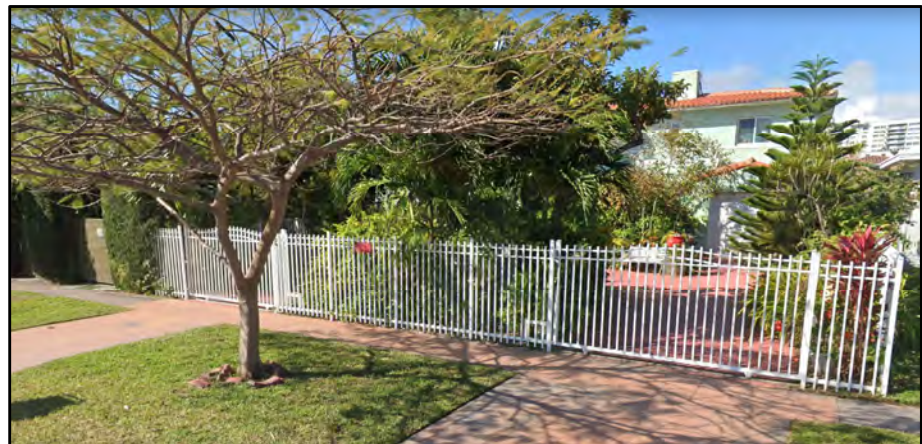
1 1420 LENOX AVE



2 1426 LENOX AVE



3 1430 LENOX AVE



4 1434 LENOX AVE



5 1438 LENOX AVE



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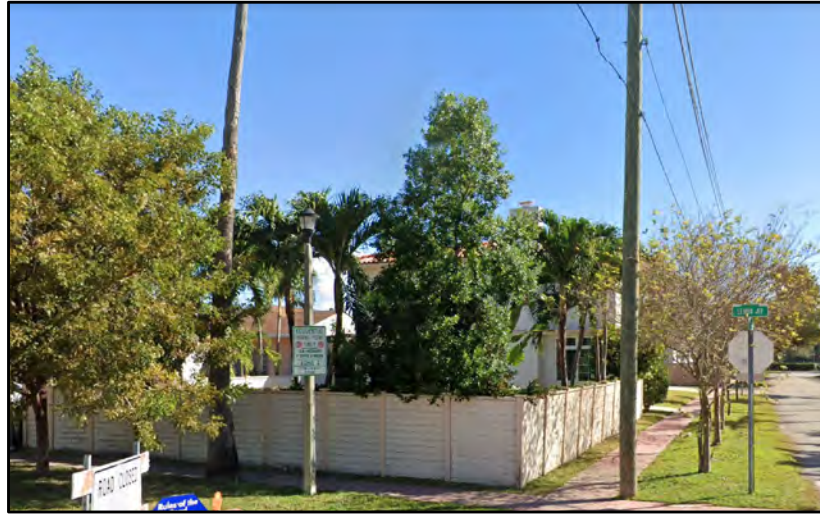
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SHEET NAME :
**NEIGHBORHOOD
 CONTEXT**
 SHEET NO :
A-006



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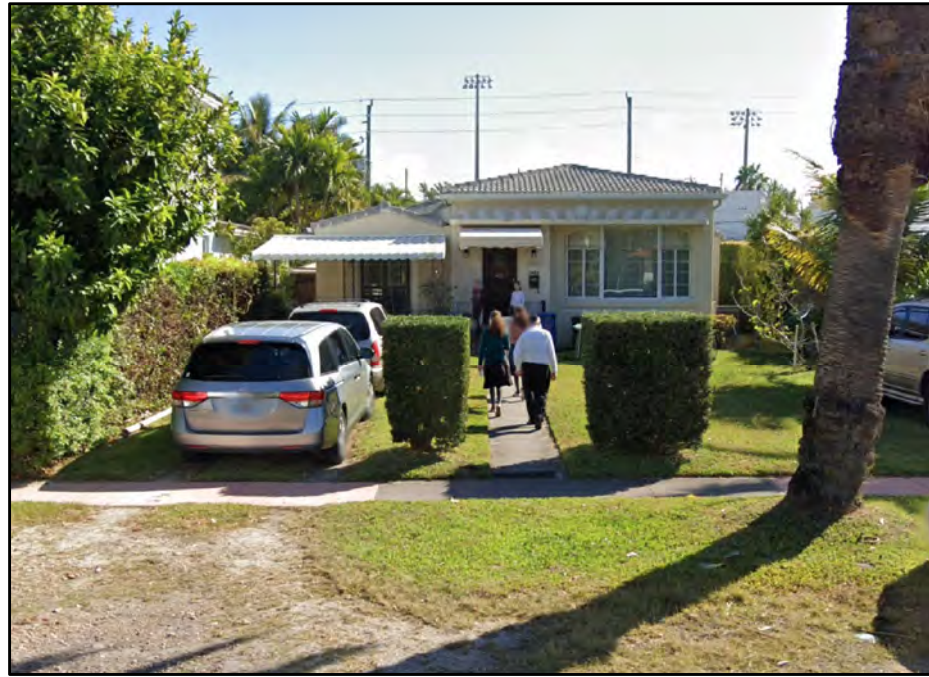
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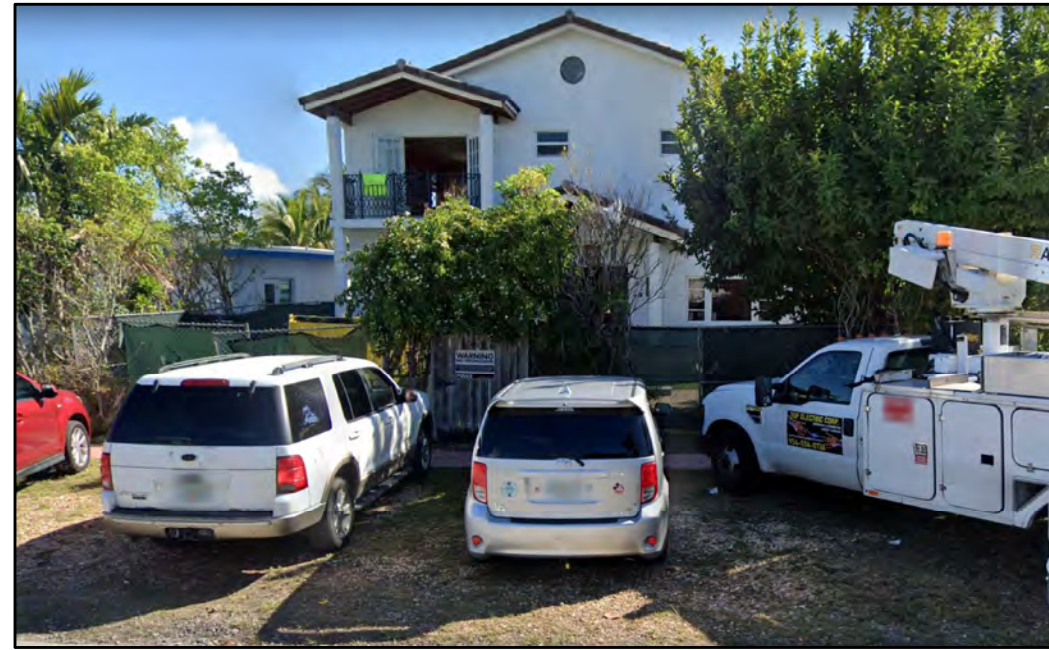
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SHEET NAME :
**NEIGHBORHOOD
 CONTEXT**
 SHEET NO :
A-007



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
 CONTEXT**
 SHEET NO.:
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. (3.25%)
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% 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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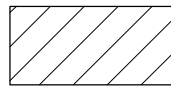
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2	19 JUL/22	HPB SUBMITTAL COMMENTS
3	07 NOV/22	HPB FINAL SUBMITTAL

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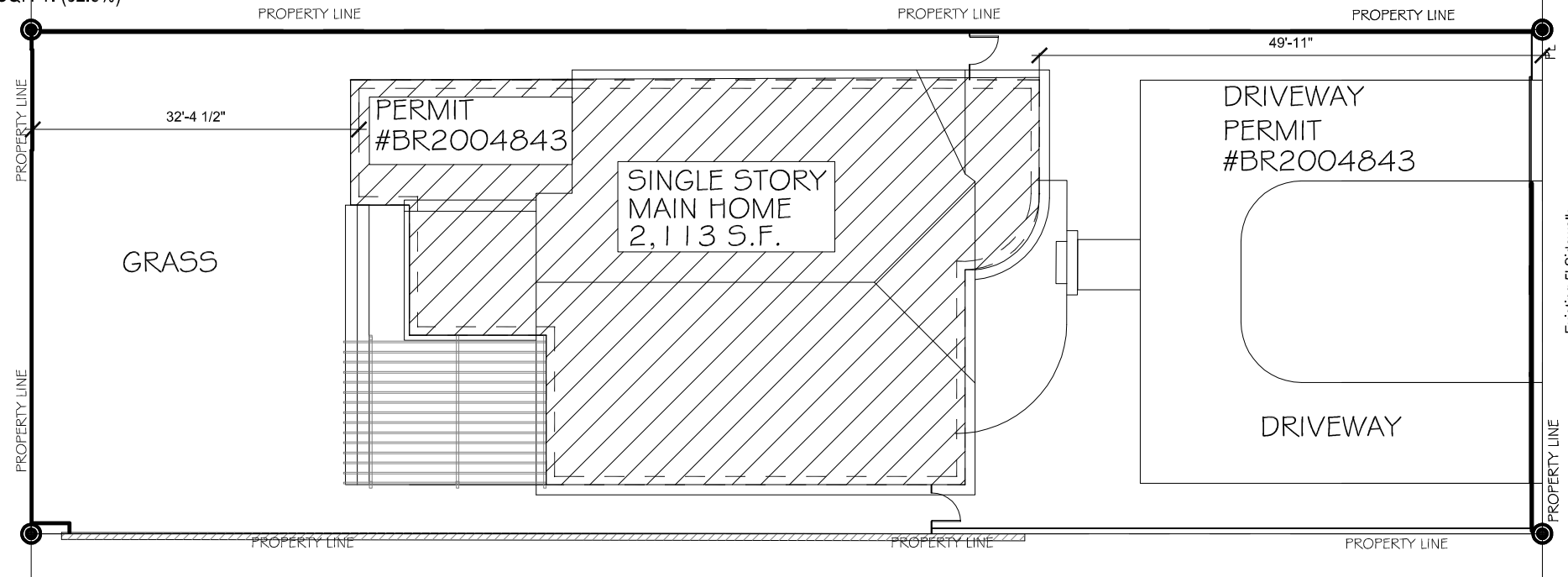


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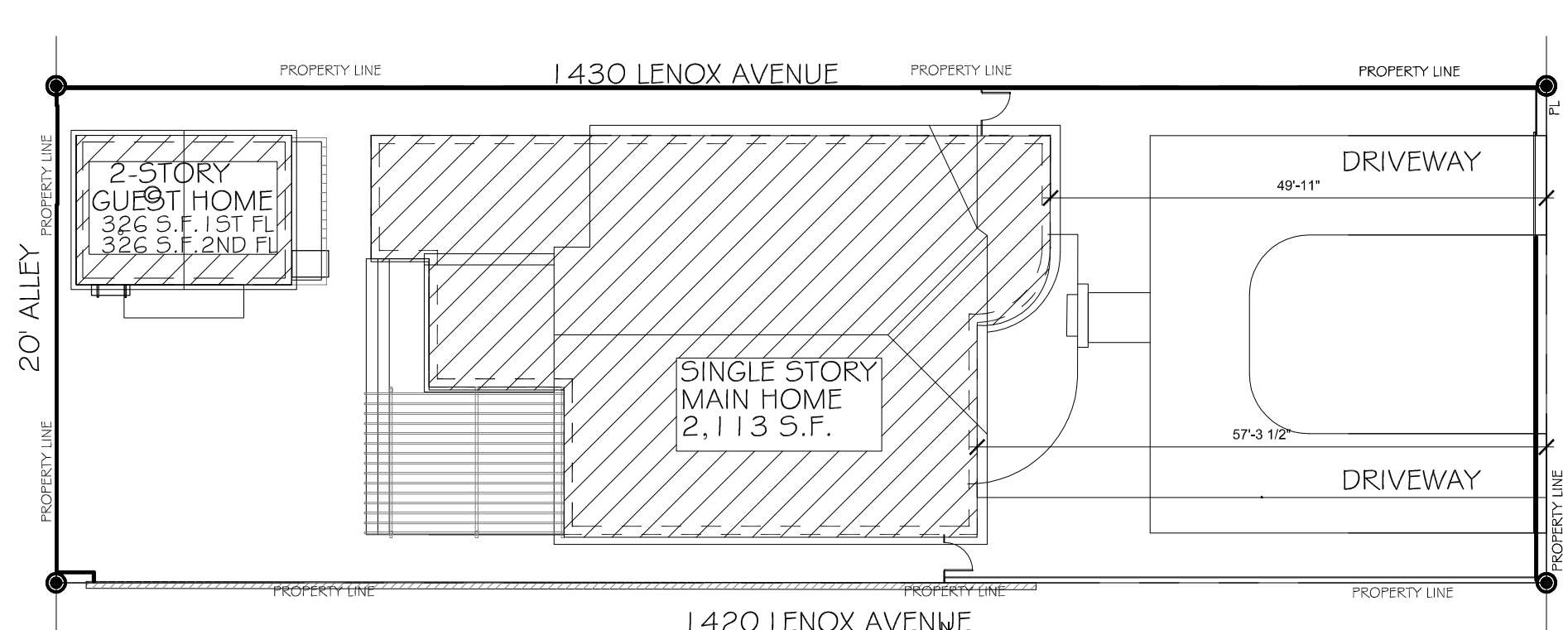
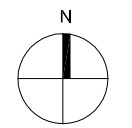
SHEET NAME :
ZONING CHART
 SHEET NO :
A - 100



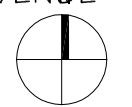
LOT SIZE = 7,500 SQ.FT.
 LOT COVERAGE MAX (30%) = 2,250 SQ. FT.
 PROPOSED LOT COVERAGE = 2,439 SQ. FT. (32.5%)



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



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



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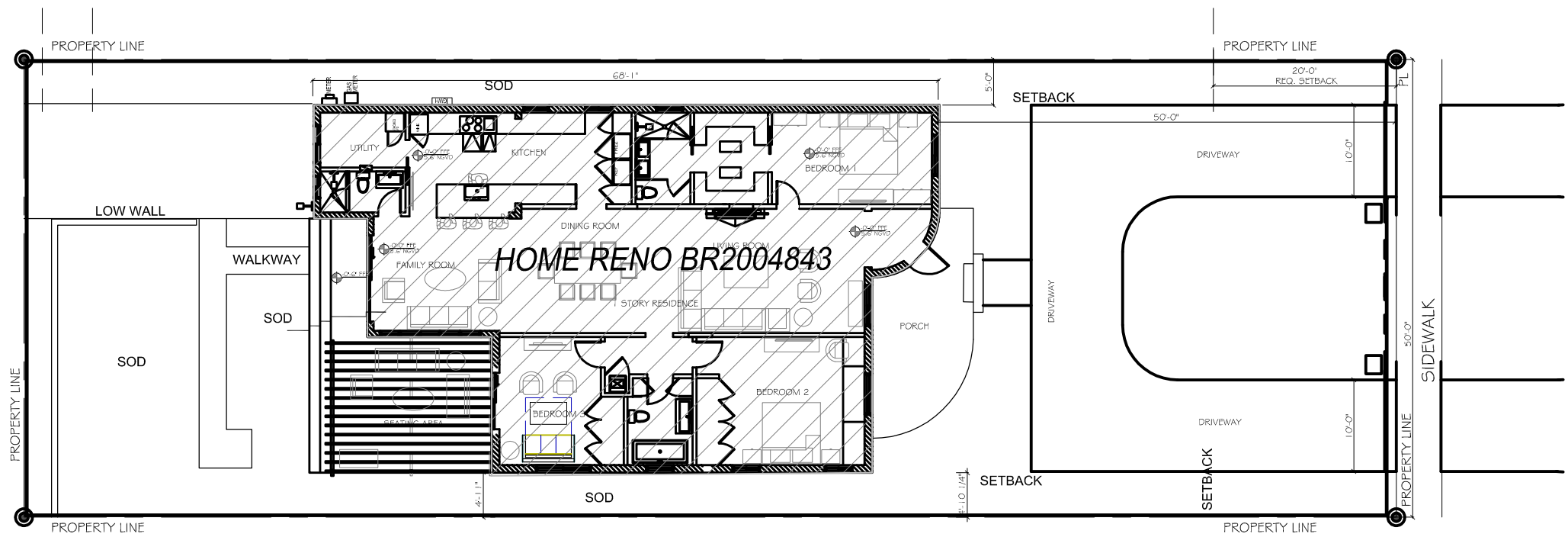
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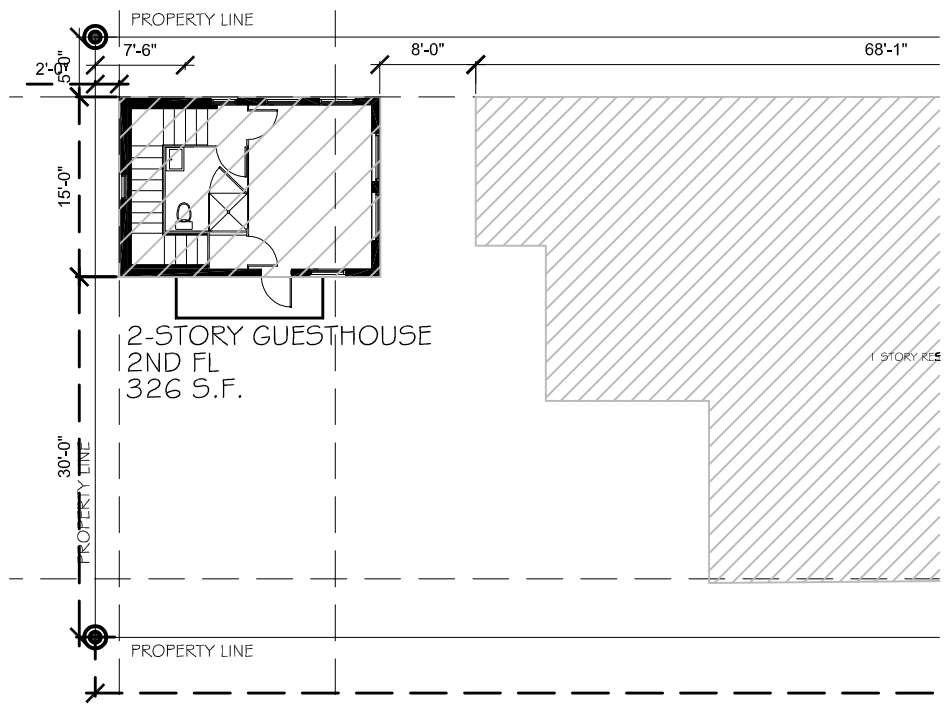
SHEET NAME:
**LOT COVERAGE
 DIAGRAM**

SHEET NO:
A - 101

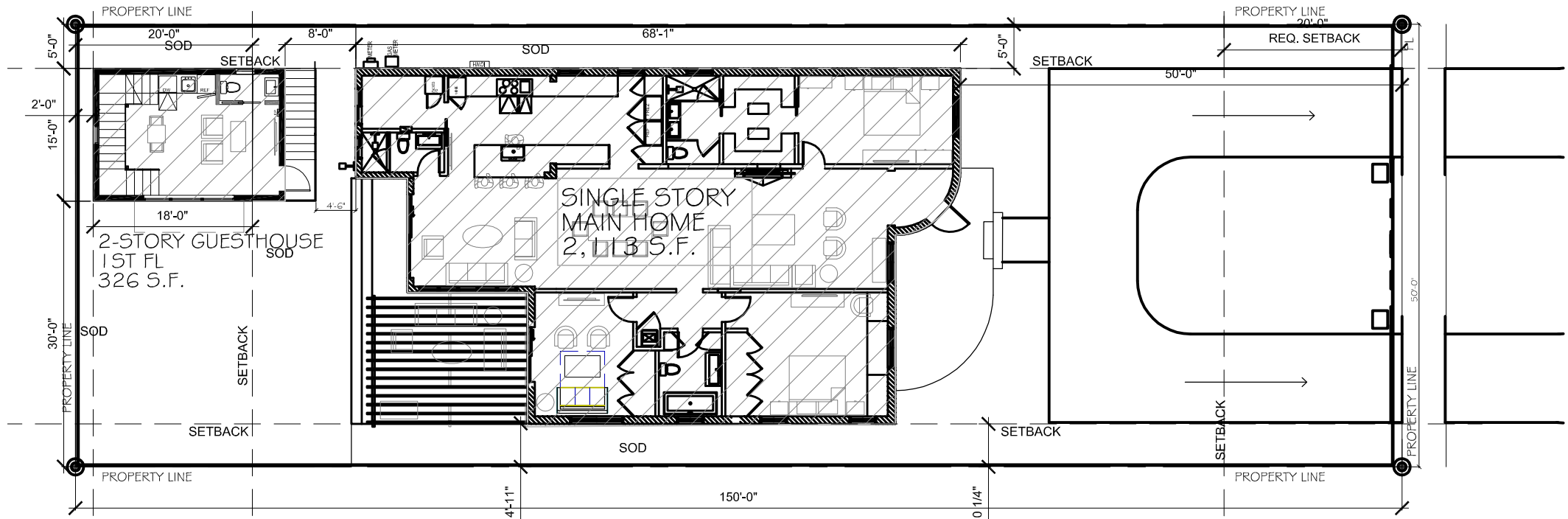

 MAX UNIT SIZE (50% OF 7,500) = 3,750 SQ. FT.
 EXISTING UNIT SIZE = 2,113 SQ. FT.
 PROPOSED UNIT SIZE 2,113 + 326 (1ST FL) + 326 (2ND FL) SQ. FT. = 2,765 S.F.



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



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



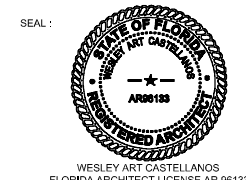
2 PROPOSED UNIT SIZE GROUND FLOOR
 SCALE : 1/16" = 1'-0"

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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
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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1	19 JUL/21	HPB SUBMITTAL
2	19 JUL/22	HPB SUBMITTAL COMMENTS
3	07 NOV/22	HPB FINAL SUBMITTAL

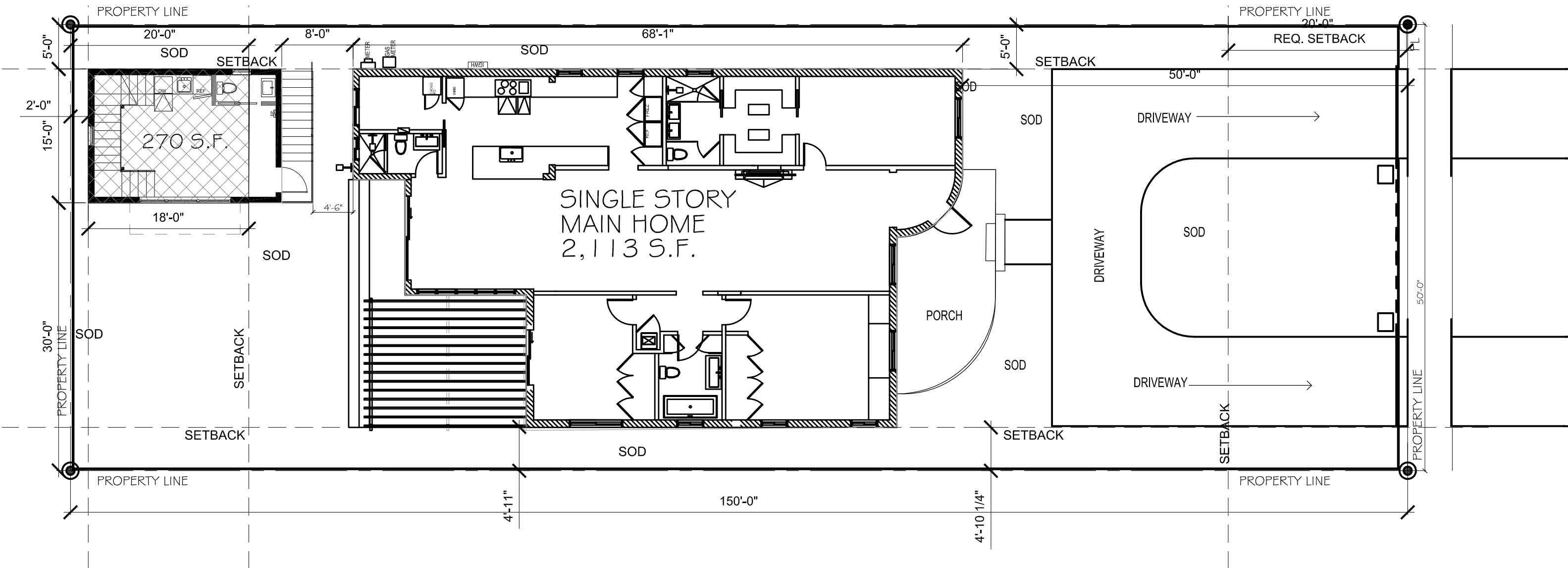
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SEAL:

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 06138

PROJECT NO :
2020-39
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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"

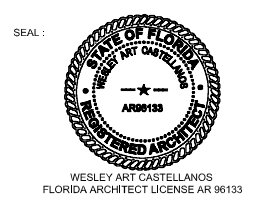
REAR YARD AREA (20' SETBACK)X 50' WIDE)= 1,000 SQ. FT.
 MINIMUM PERVIOUS AREA REQ = 1,000 SQ. FT.
 MAX LOT COVERAGE GUESTHOUSE = 250 SQ.FT (25%)
 1ST FL GUEST HOUSE = 270 SQ. FT.(27%)

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

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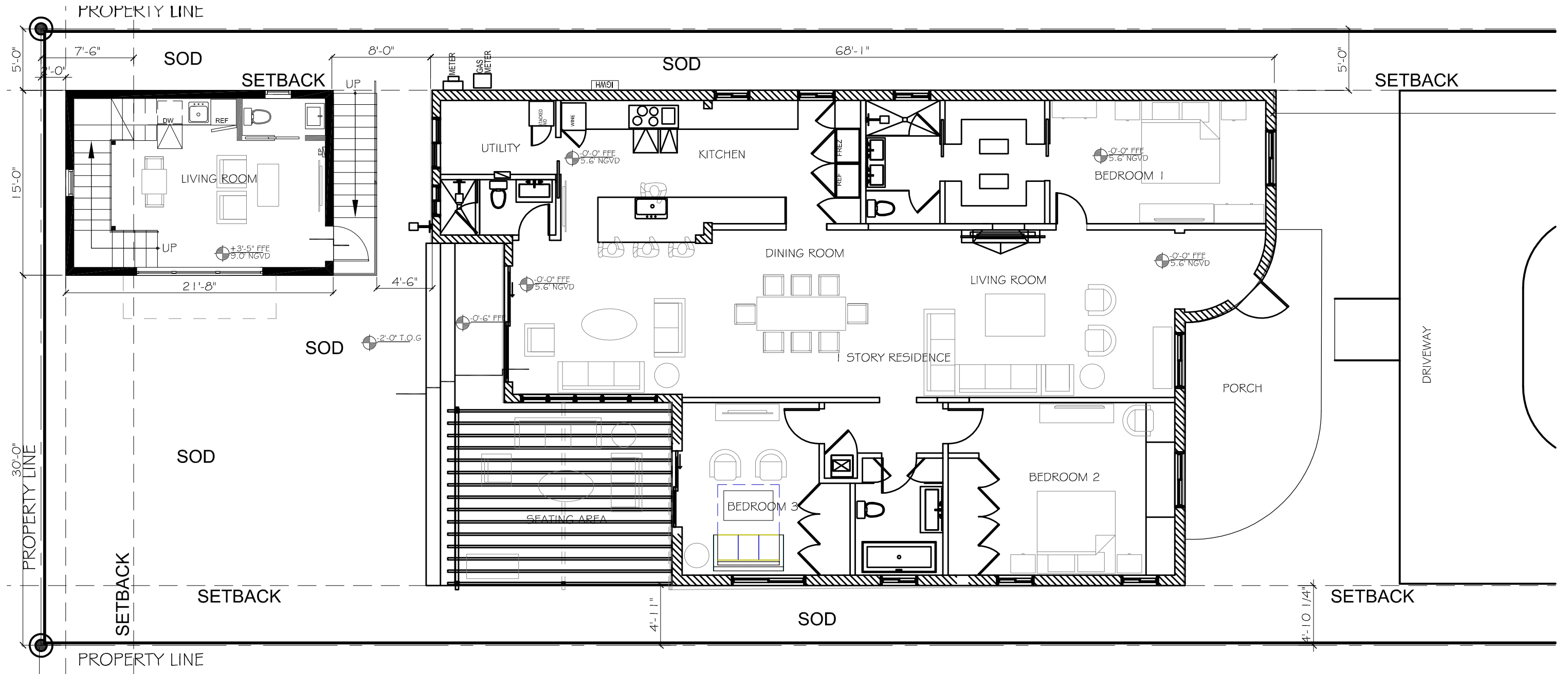
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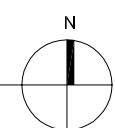


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SHEET NAME :
OPEN AREA DIAGRAM
 SHEET NO :
A - 104



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
TOTAL:	2,765 SF

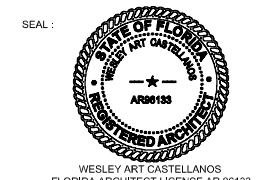
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NEW GUEST HOUSE**
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Folio: 02-4203-009-9000

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2	19 JUL/22	HPB SUBMITTAL COMMENTS
3		

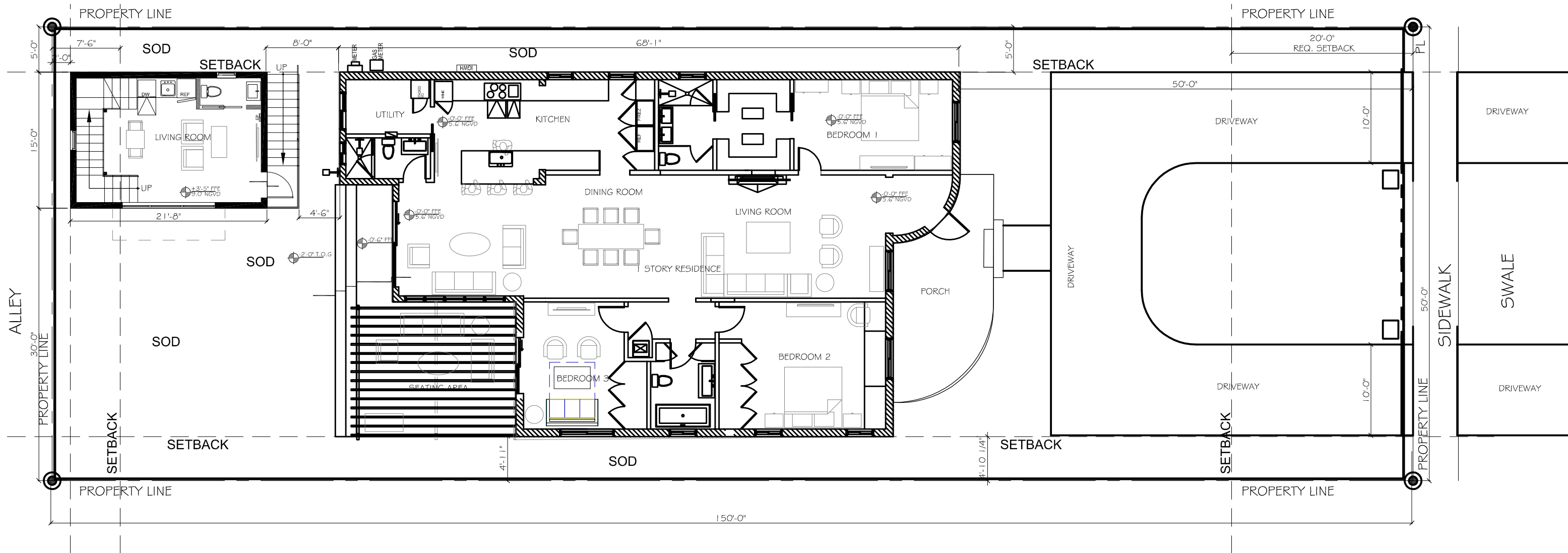
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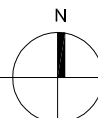
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2020-39

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SHEET NAME :
**GROUND FLOOR
PLAN**
SHEET NO :
A - 300



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



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

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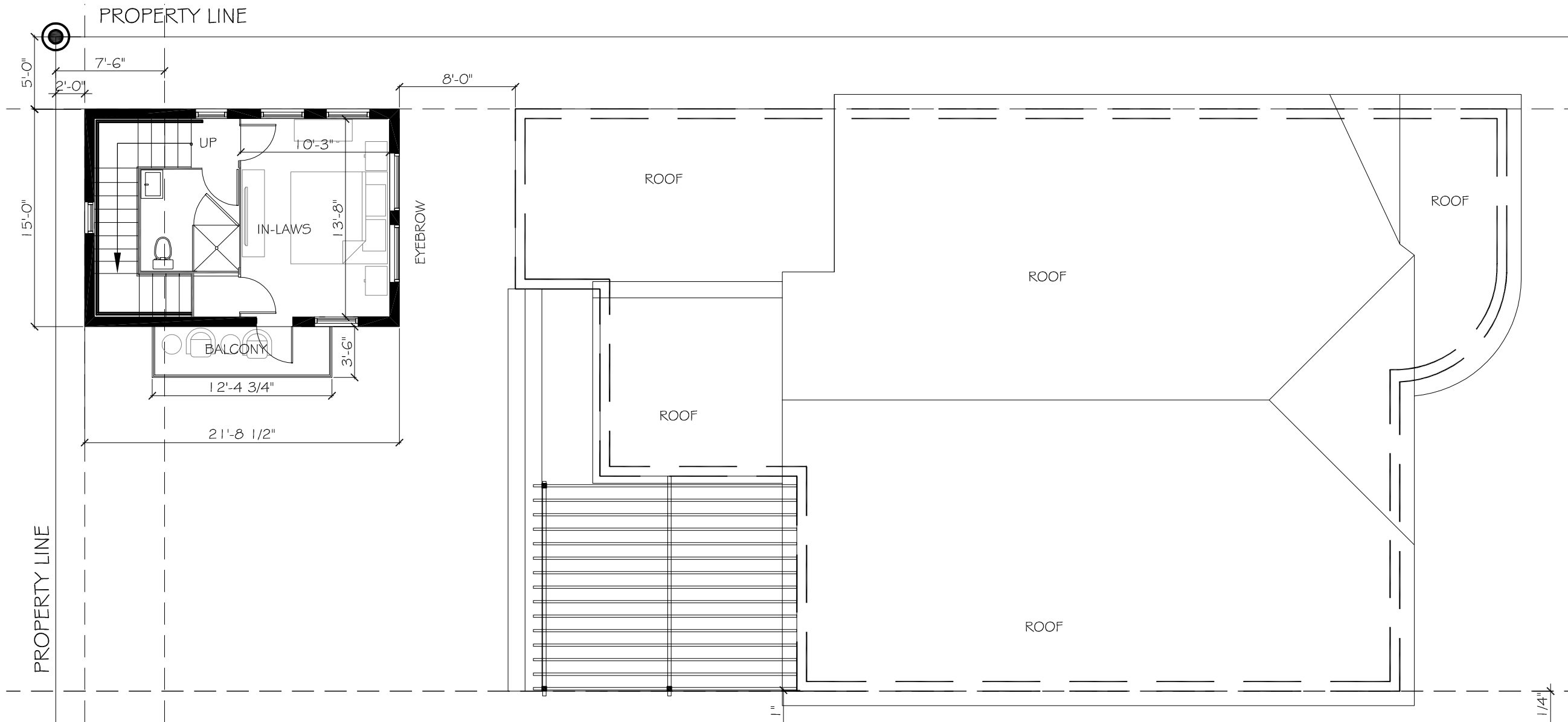
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SHEET NAME :
SITE PLAN
SHEET NO :
A - 200



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

GROSS AREA (A/C)

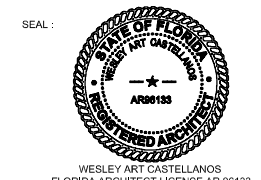
GROUND FLOOR MAIN: 2,113 SF
 GROUND FL GUEST: 326 SF
 SECOND FL GUEST: 326 SF
 TOTAL: 2,765 SF

CLIENT:
**BAKER RESIDENCE
 NEW GUEST HOUSE**
 1426 Lenox Avenue
 Miami Beach, FL 33139
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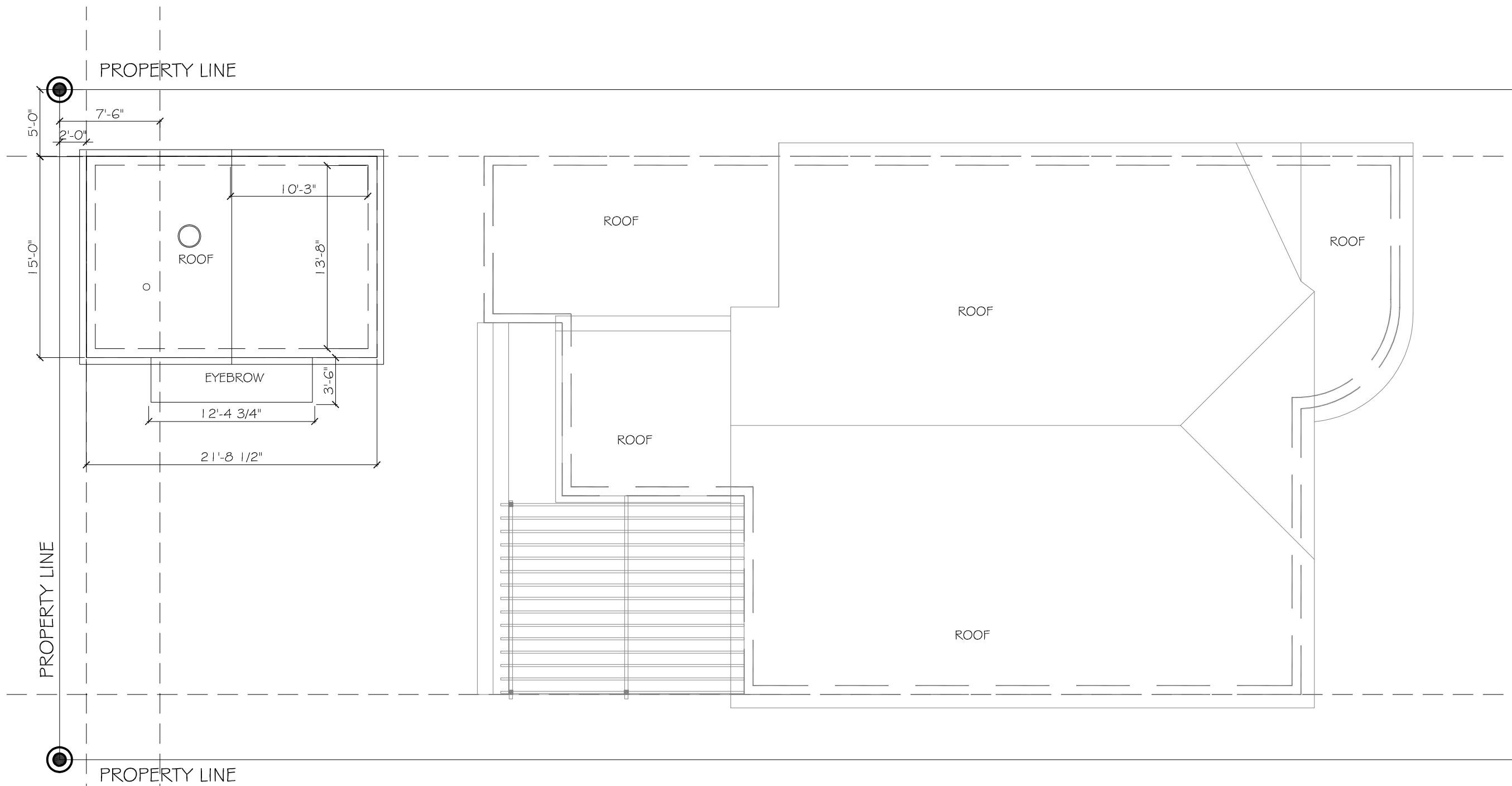
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SHEET NAME :
**2ND FLOOR
 PLAN**
 SHEET NO :
A - 301



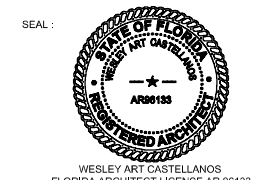
1 ROOF PLAN
SCALE: 1/8" = 1'-0"

CLIENT:
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NEW GUEST HOUSE**
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Miami Beach, FL 33139
Phone: 02-4203-009-9000

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MIAMI, FL 33138
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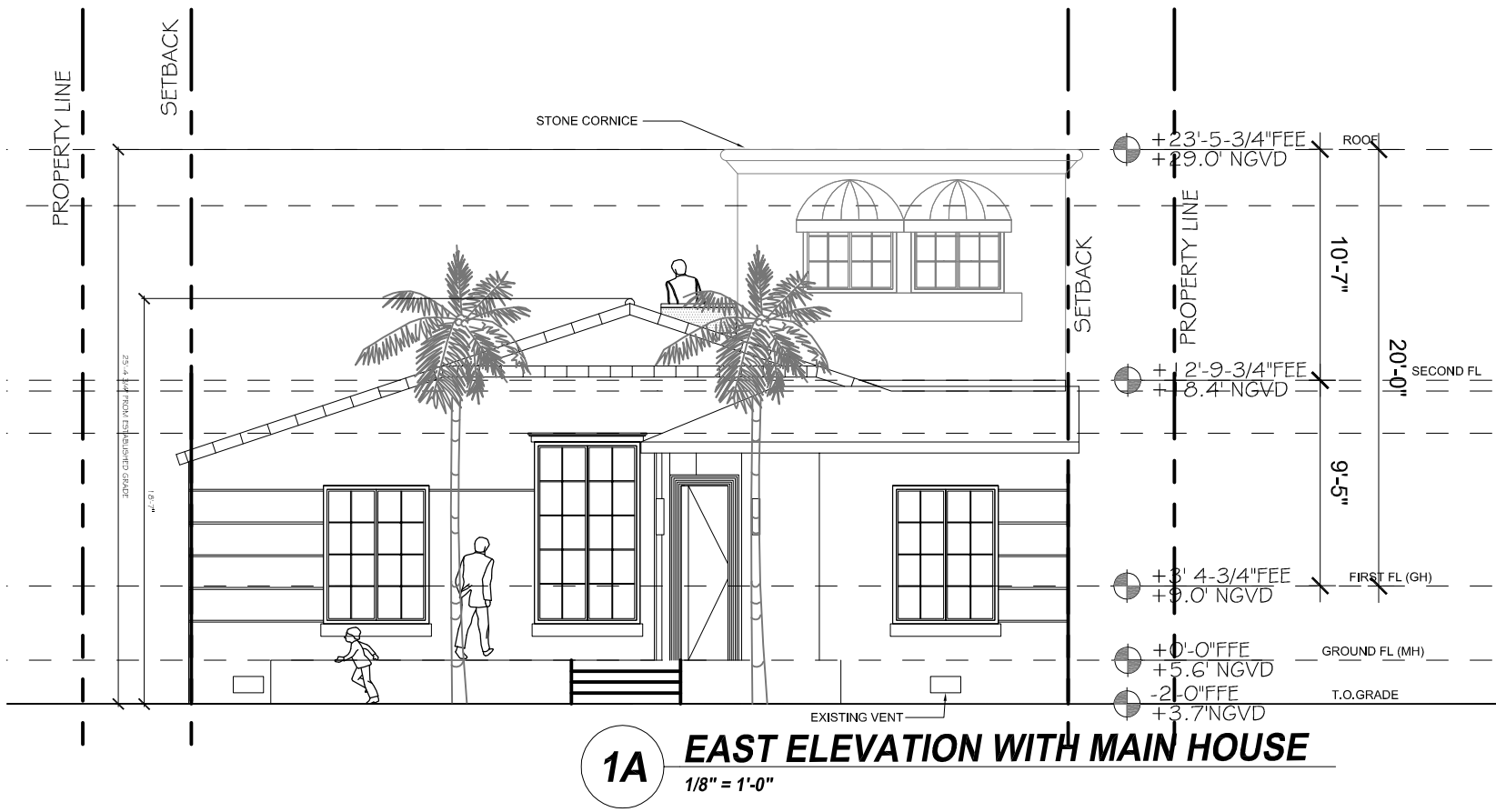


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2020-39

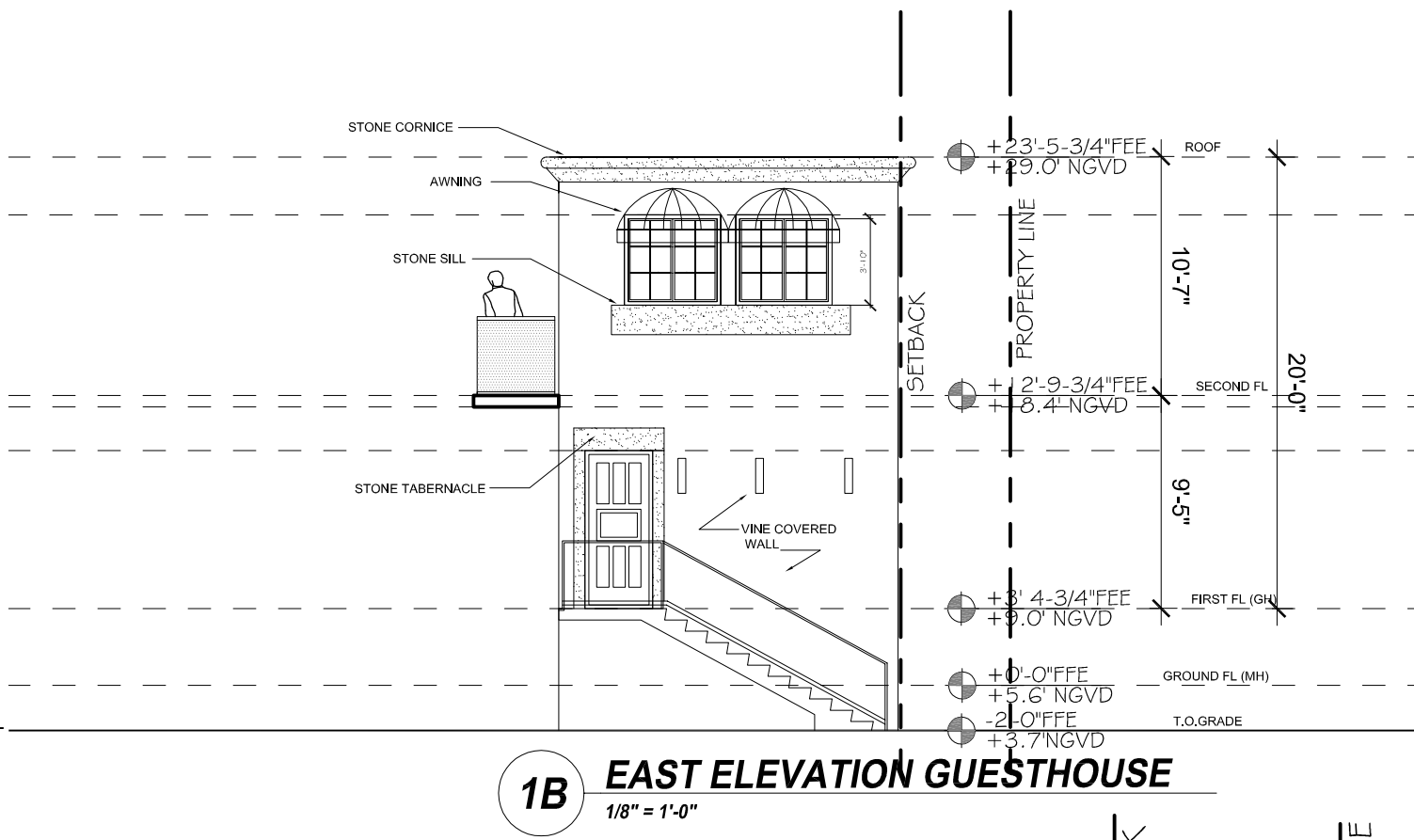
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SHEET NAME :
ROOF PLAN

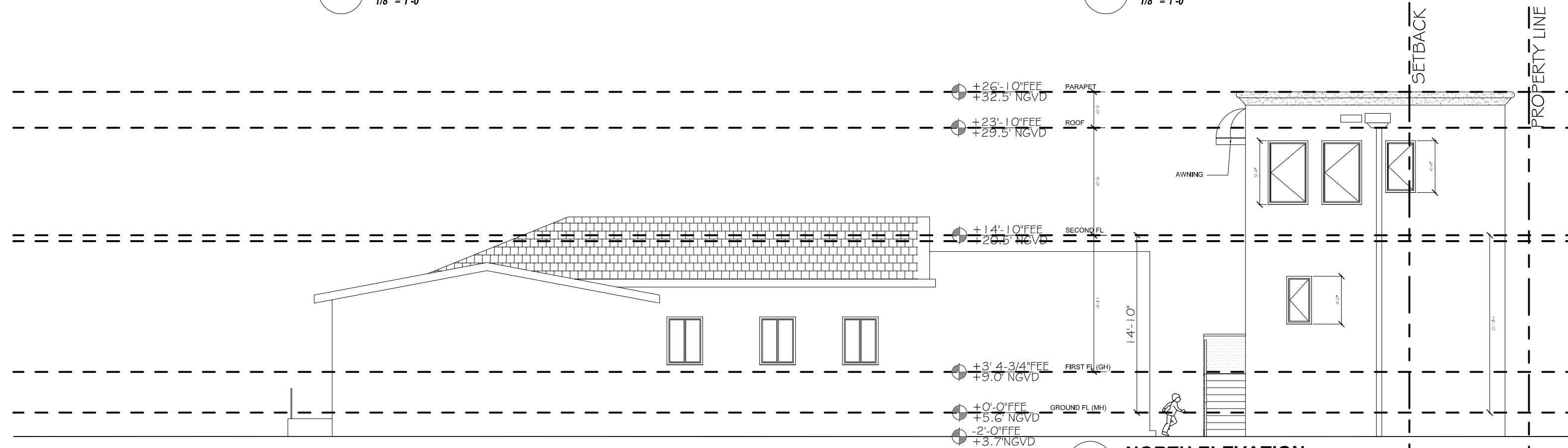
SHEET NO :
A - 302



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:
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NEW GUEST HOUSE**
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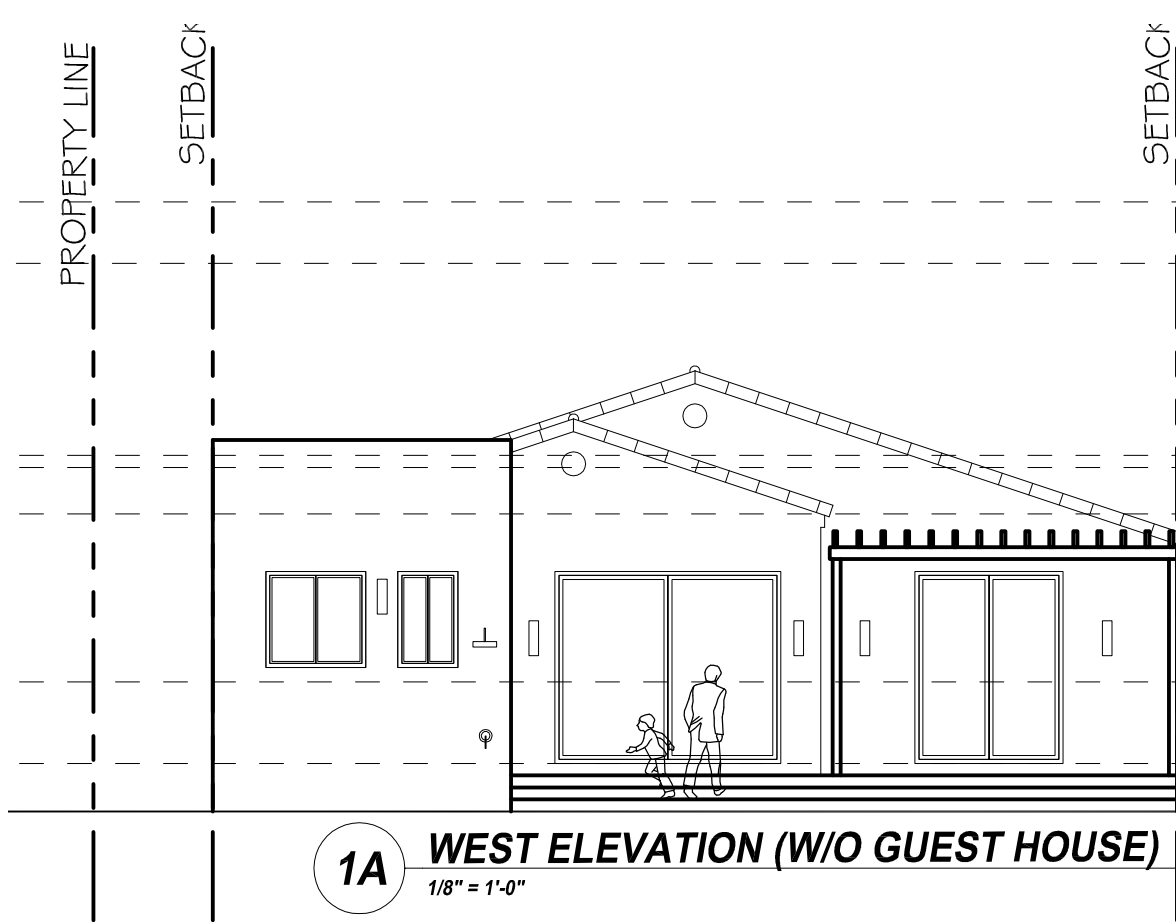
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2	19 JUL/22	HPB SUBMITTAL COMMENTS
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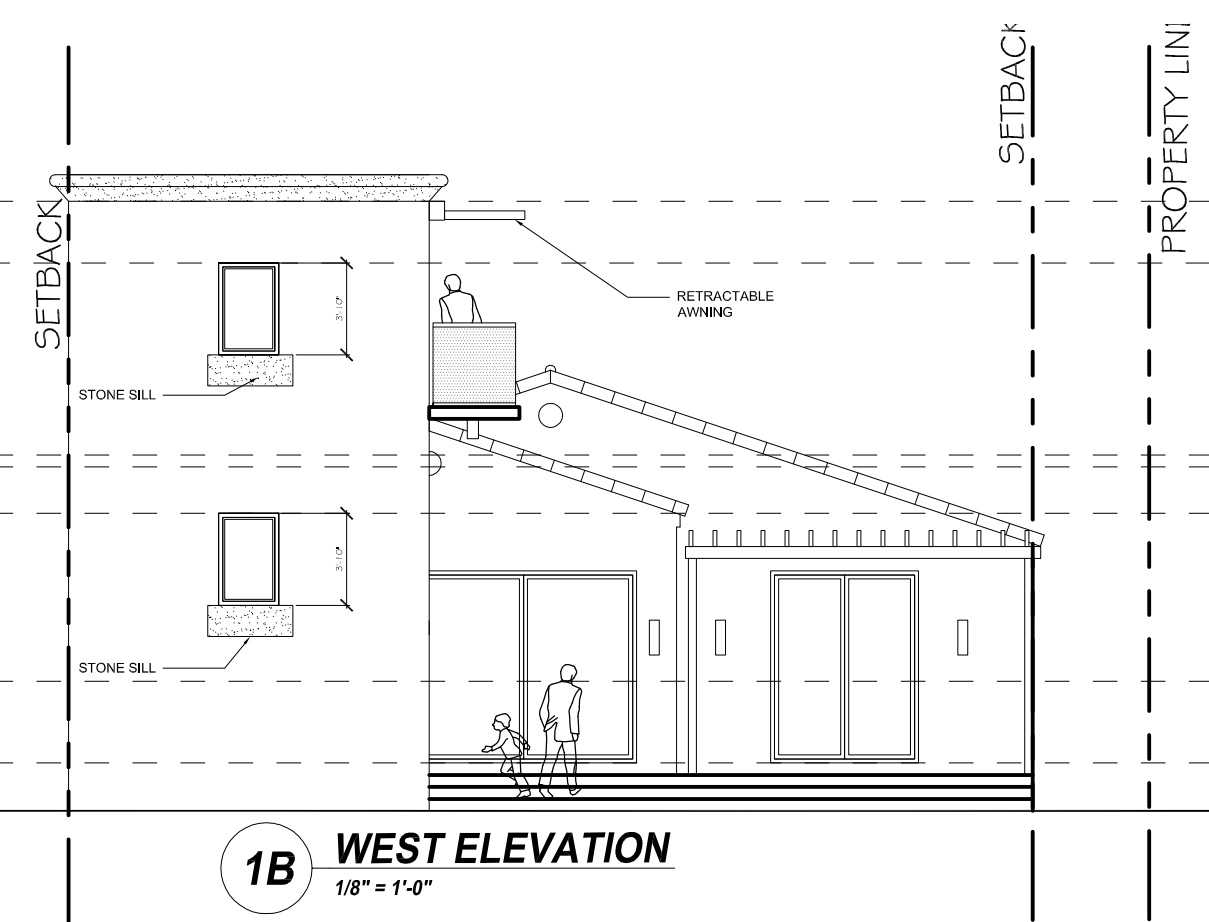
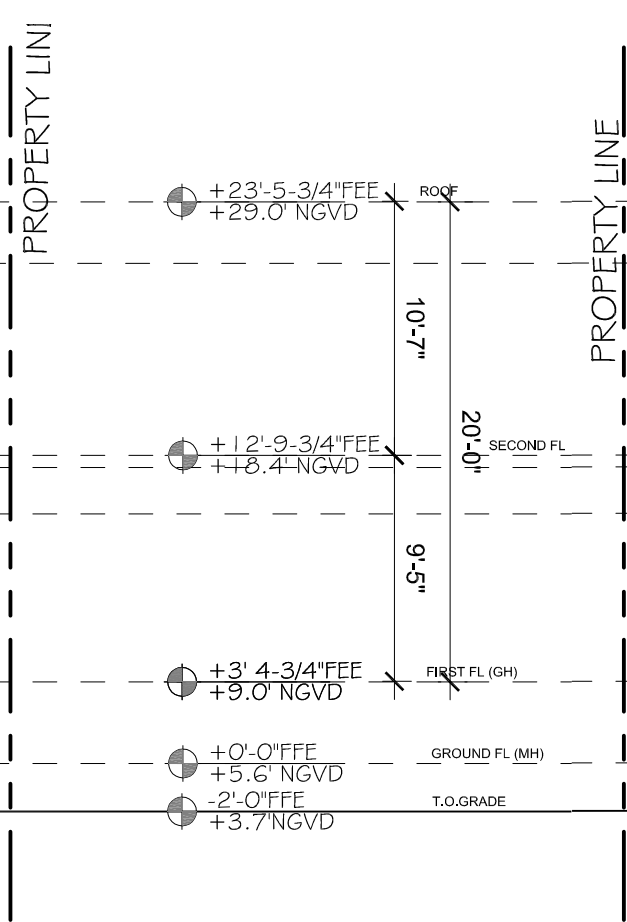
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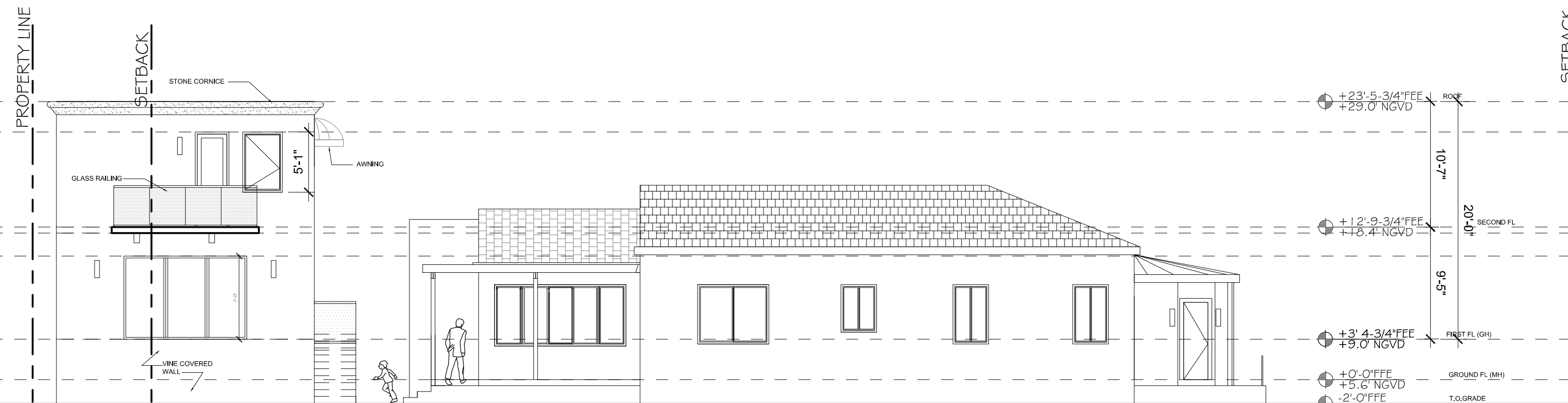
SHEET NAME :
**BUILDING
ELEVATIONS**
SHEET NO :
A - 400



1A WEST ELEVATION (W/O GUEST HOUSE)
1/8" = 1'-0"



1B WEST ELEVATION
1/8" = 1'-0"



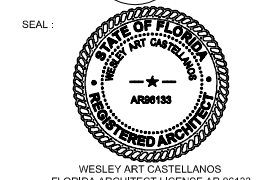
2 SOUTH ELEVATION
1/8" = 1'-0"

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SHEET NAME :
BUILDING ELEVATIONS
SHEET NO :
D - 401

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Miami Beach, FL 33139
Folio: 02-4203-009-9000

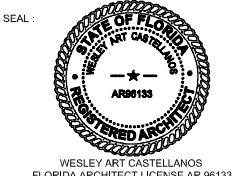
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SHEET NAME :
BACK COVER

SHEET NO :
X-X