

FELDMAN FAMILY RESIDENCE

NEW ADDITION AND RENOVATION TO RESIDENCE

IN PALM VIEW HISTORIC DISTRICT

1760 LENOX AVE. MIAMI BEACH FL. 33139

HISTORIC PRESERVATION BOARD

FINAL SUBMITTAL - SEPTEMBER 11, 2023

CUEVAS ARCHITECTURE+

STATE OF FLORIDA
JAVIER CUEVAS GONZALEZ
AR101637
REGISTERED ARCHITECT

Digitally signed by Javier Cuevas Gonzalez
Date: 2023.09.08 15:48:26-04'00'

REQUESTED VARIANCES

1. VARIANCE FROM SECTION 142-106(A)(2)E.3, TO MAINTAIN THE EXISTING GROUND FLOOR GUEST HOUSE INTERIOR SOUTH SIDE SETBACK OF 5'-5" FOR THE PROPOSED SECOND FLOOR.

2. VARIANCE FROM SECTION 142-105(B)(1), TO EXCEED THE MAXIMUM ALLOWABLE LOT COVERAGE OF 2,250 SF (30%) FOR A TWO-STORY HOME BY 3% FOR A TOTAL LOT COVERAGE OF 2,501 SF (33%).

3. VARIANCE FROM SECTION 142-105(B)(1), TO EXCEED THE MAXIMUM ALLOWABLE UNIT SIZE OF 3,750 SF (50%) BY 2% FOR A TOTAL UNIT SIZE OF 3,903 SF (52%).

4. VARIANCE FROM SECTION 142-106(A)(3), PROPOSED ATTACHED CARPORT TO ENCROACH INTO THE 22'-6" REQUIRED REAR YARD SETBACK A MAXIMUM OF 13'-11". REAR YARD SETBACK BEING PROPOSED TO BE 8'-7".

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1760 Lenox Ave, Miami Beach 33139			
2	Folio number(s):	02-3234-004-0230			
3	Board and file number(s) :				
4	Year built: 1934	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	YES			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	YES			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:		4.0' NGVD
9	Adjusted grade (Flood+Grade/2):	6.0' NGVD	Free board:		1'-0"
10	30" above grade:	6.5'	Lot Area:		7,500 SF
11	Lot width:	50'-0"	Lot Depth:		150'-0"
12	Max Lot Coverage SF and %:	2,250 SF (30%)	Proposed Lot Coverage SF and %:		2,501 SF (33%) - Variance
13	Existing Lot Coverage SF and %:	1,771 SF (24%)	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	634 SF (63%)	Rear Yard Open Space SF and %:		790 SF (70%)
15	Max Unit Size SF and %:	3,750 SF (50%)	Proposed Unit Size SF and %:		3,903 SF (52%) - Variance
16	Existing First Floor Unit Size:	1,771 SF	Proposed First Floor Unit Size:		2,253 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	YES	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	27'-0"	18'-2"	18'-2"	
20	Front Setbacks:	20' / 40'	25'-6" / 34'-3"	N/A	
	Front First level:	20'-0"	25'-6"	N/A	
	Front second level:	40'-0"	34'-3"	N/A	
21	Front second level if lot coverage is 25% or greater:	N/A	N/A	N/A	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
22	Sum of side yard :	12'-6" (25%)	10'-1"	10'-1"	
23	Side 1:	7'-6" (North)	4'-8" (North)	25'-11"	
24	Side 2 or (facing street):	7'-6" (South)	5'-5" (South)	5'-5"	Variance Requested for Guest House
25	Rear:	22'-6"	30'-7"	8'-7"	Variance Requested for Carport
26	Accessory Structure Side 1:	7'-6" (North)	25'-11" (North)	25'-11" (North)	
27	Accessory Structure Side 2 or (facing street) :	7'-6" (South)	5'-5" (South)	5'-5" (South)	Variance Requested for Guest House
28	Accessory Structure Rear:	7'-6"	30'-7"	8'-7"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

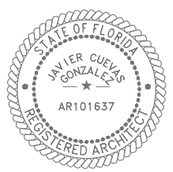
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STATE OF FLORIDA
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DRAWING INDEX

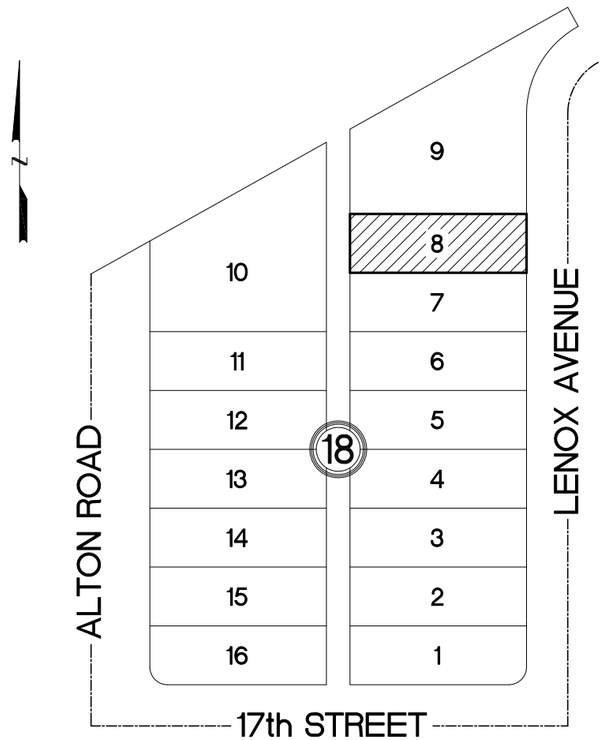
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Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT, MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

Location Sketch N.T.S.



Property Information

CERTIFIED ONLY TO:
David Feldman

PROPERTY ADDRESS:
1760 Lenox Avenue
Miami Beach, Florida 33139

LEGAL DESCRIPTION:
Lot 8, Block 18, of: "PALM VIEW SUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120651
Panel #	0317
Firm Zone:	"AE"
Date of Firm:	09-11-2009
Base Flood Elev.	8.00'
F.Floor Elev.	6.00'
Garage Elev.	N/A
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	23-503
DATE	05-03-2023
PB	6-29

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 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.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 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.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. Name: C-100, Locator: 3235S, ELev.: 11.05'
#3 Bearings as Shown hereon are Based upon Lenox Avenue, N00°00'00"E
#4 Please See Abbreviations
#5 Drawn By: M. Pio, A.T.
#6 Date: 5-17-22; 5-3-23
#7 Completed Survey Field Date: 5-16-22; 5-2-23
#8 Disc No 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

AFA & Company, Inc. — Land Surveyors

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando Alvarez
Digitally signed by Armando Alvarez
5526
Date: 2023.08.17 19:33:30 -04'00'

Armando C. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

FELDMAN FAMILY RESIDENCE
1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

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CITY OF MIAMI BEACH . HPB FINAL SUBMITTAL - SEPTEMBER 11, 2023

Boundary Survey

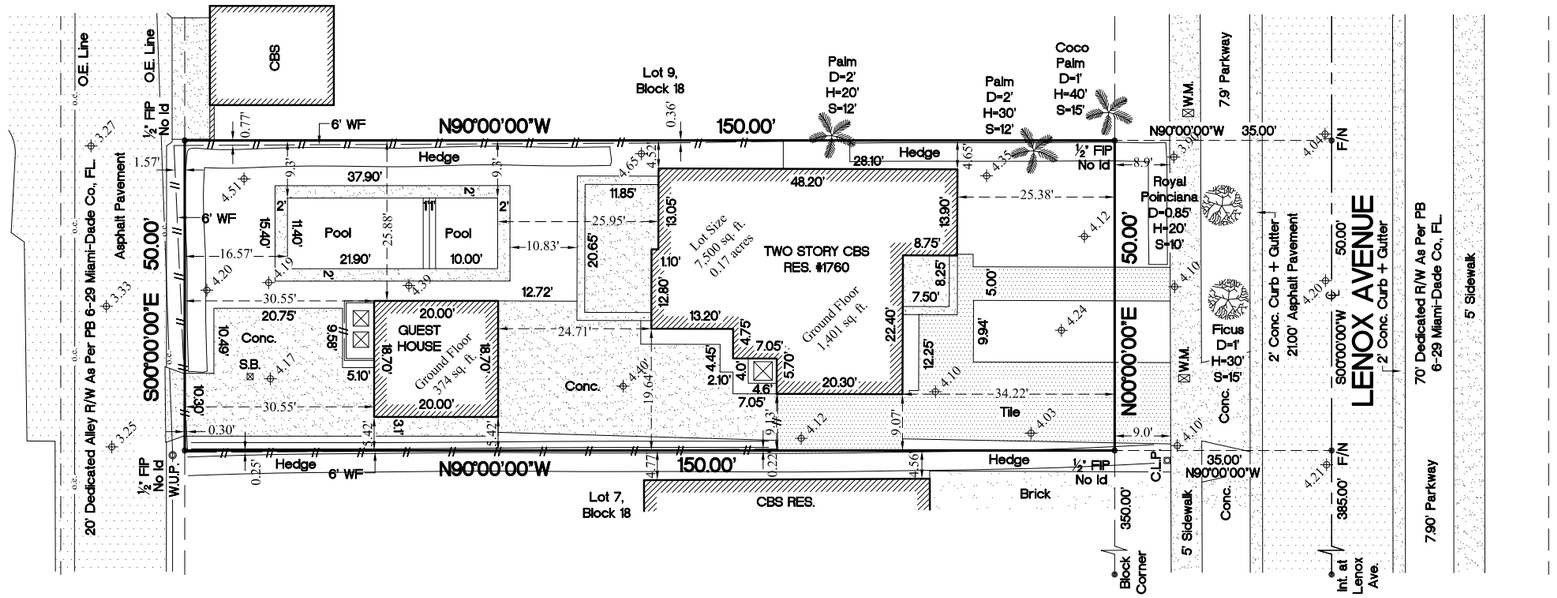
Graphic Scale 1" = 20'

AFA & Company, Inc. Land Surveyors

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Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORD WIRE
A/C	=AIR CONDITIONER
BLDG	=BUILDING
B. COR.	=BLOCK CORNER
CAL	=CALCULATED
C.B.	=CATCH BASIN
CLF	=CHAIN LINK FENCE
CONC.	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DH/F	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/D	=FOUND DISC
F/N	=FOUND NAIL
I/F	=IRON FENCE
L.	=LENGHT
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
MEAS.	=MEASURED
M.H.	=MAN HOLE
M/L	=MONUMENT LINE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
O/L	=ON LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P/W	=PARKWAY
PL.	=PLANTER
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S/N	=SET NAIL
S.I.P.	=SET IRON PIPE
SDWLK	=SIDEWALK
ST	=STREET
T	=TANGENT
U.E.	=UTILITY EASEMENT
W/F	=WOOD FENCE
W.V.	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
	=WOOD FENCE
	=IRON FENCE
	=CBS WALL
	=CHAIN LINK FENCE
	=OVERHEAD ELEC.
	=CENTER LINE
	=EASEMENT
±0.00'	=DENOTES ELEVATIONS
	=BUILDING
	=DISTANCE
	=CATCH BASIN
	=WATER METER
	=W.U.P.
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL



JOB #	23-503
DATE	05-03-2023
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The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief Subject to notes and Notations hereon.

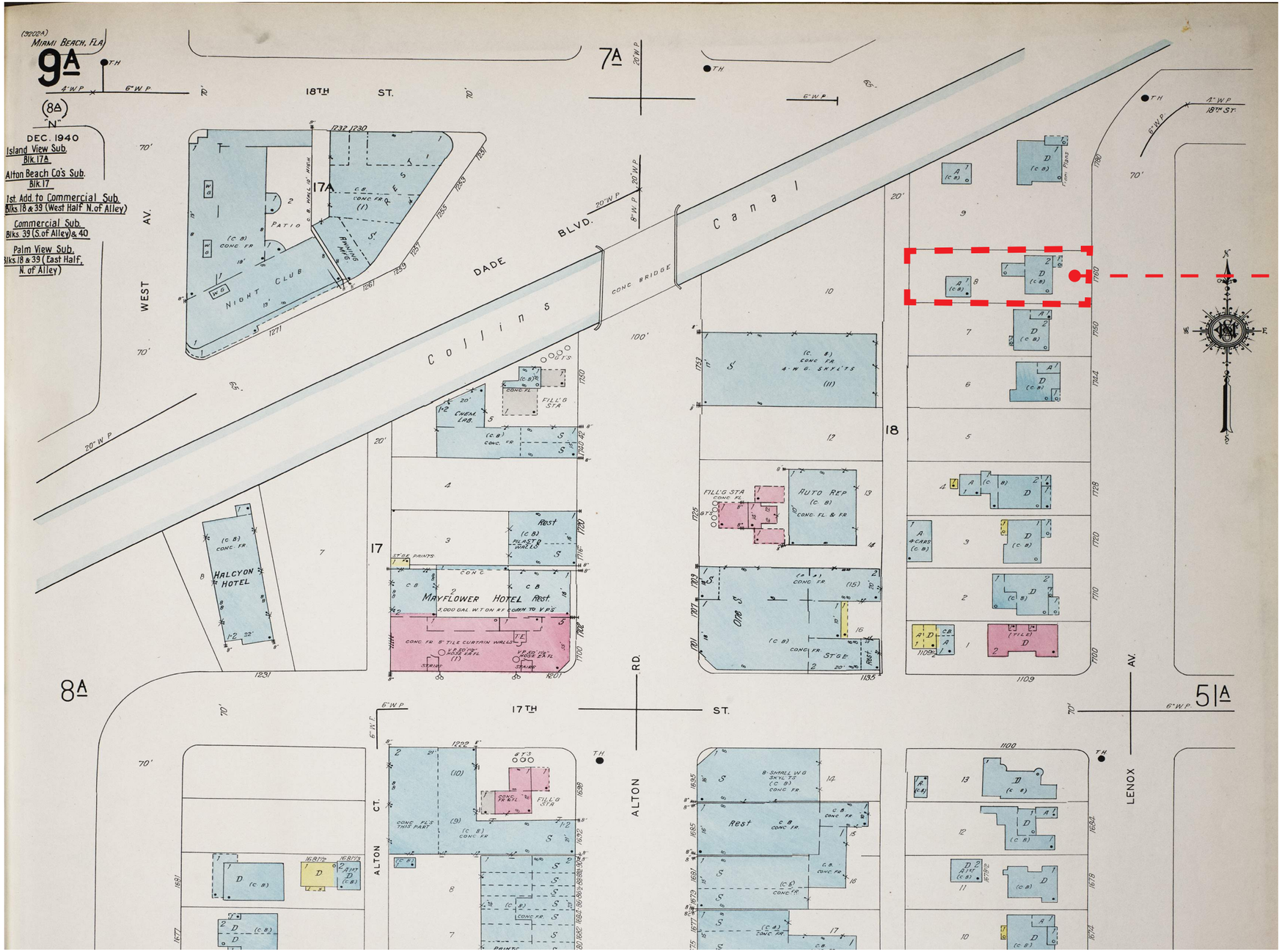
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CITY OF MIAMI BEACH . HPB FINAL SUBMITTAL - SEPTEMBER 11, 2023

SANBORN MAP - 1947

D. WIENER

Owner CHAS. MEYER Jr- Mailing Address Permit No. 6519

Lot 8 Block 18 Subdivision PALM VIEW No. 1760 Street LENOX AVE. Date NOV. 22-1934

General Contractor CHAS. MEYER Jr- Address 5160

Architect V. H. NELLENBOGAN Address RD.

Front 36 Depth 35 Height 24 Stories Use Residence & Garage

Type of construction Cem Blk/ Cost $7,500.00 Foundation Reinf. conc. Roof TILE

Plumbing Contractor Joe Leinecke permit 7743 Address Date 12-3-34

No. fixtures 10 Gas 2 Rough approved by Date

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection 2 Septic tank Make Date

Electrical Contractor Larkin permit # 4754 Address Date Dec.17-1934

No. outlets 20 Heaters Stoves Motors 1 Fans Temporary service

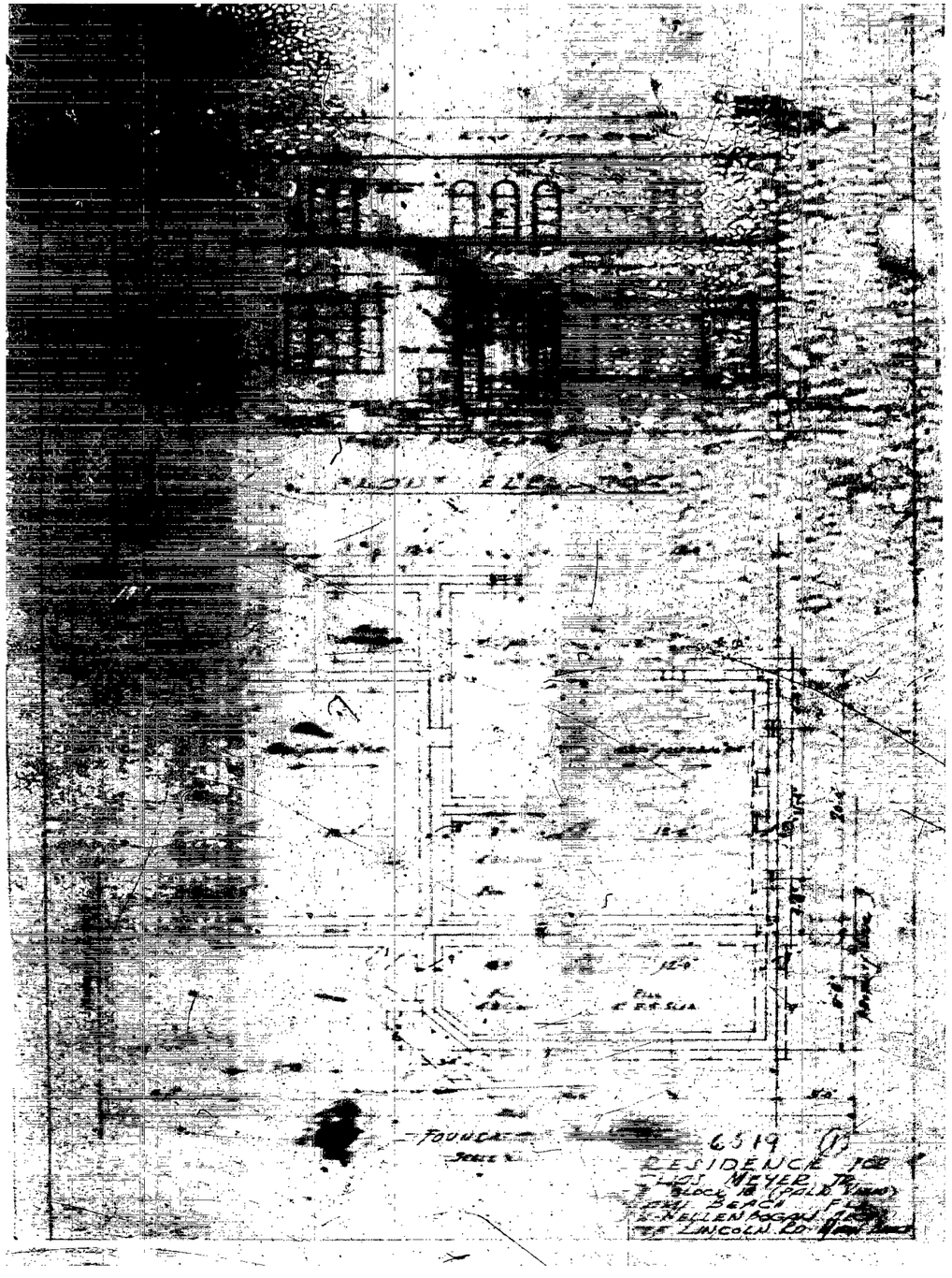
Rough approved by RECEPTACLES 9 Date

Electrical Contractor Larkins permit # 4962 Address Date Jan.29-1935

No. fixtures set 19 Final approved by Date

Date of service

Alterations or repairs #8268: Addition of room and bath - - - - - - - - $800.00 Date May 19-1936
Halseme Bros, Inc. contractor; F.C.Wiest, architect; C-B-S- Reinf. con. foundation:
Plumbing permit # 9053: C.J. Dulbs- 3 fixtures- - - - - - - - - - May 12-1936
Electrical permit # 6637: (Meyers) 6 outlets and 2 fixtures - - - - - - - - May 28-1936
Plumbing permit # 10058: 3 fixtures - (C.J.Dulbs) May 13-1937
BUILDING PERMIT # 22434 Painting -- Joseph Cohen, painter $ 300..... May 14, 1946
BUILDING PERMIT # 29933 Painting * Owner - $ 90..... May 16, 1949



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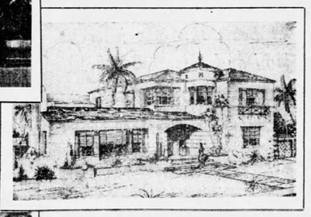
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BUILDING CARD & MICROFILM

BEAUTIFUL BUILDINGS
IN MIAMI AND MIAMI BEACH



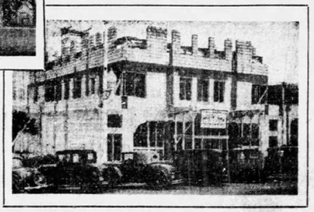
Many beautiful homes, apartments, hotels and commercial structures have been designed by Victor H. Nellenbogen, architect, some of which are shown in the accompanying photographs.



Above is the residence of Mr. and Mrs. Ben T. Olsen of Chicago at 2570 Flamingo Drive, Miami Beach. To right residence of Mr. and Mrs. George M. Connelly of Pittsburgh, 46th Street and Pinetree Drive, Miami Beach. Below is residence of Mr. and Mrs. Harry R. Howell on the bayfront and Brickell Avenue, Miami. Right lower picture The Reef Apartments and Restaurant under construction at 1411 Washington Avenue, Miami Beach.



It is a pleasure to have taken this substantial part in the building of Miami and Miami Beach.



Designed By
VICTOR H. NELLENBOGEN
ARCHITECT
925 Lincoln Road

VICTOR H. NELLENBOGEN - NEWSPAPER ADVERTISEMENT.
THE MIAMI HERALD 1935

PALM VIEW HISTORIC DISTRICT DESIGNATION REPORT

Victor H. Nellenbogen	1760 Lenox Avenue - 1934 Mediterranean Revival
	1829 Jefferson Avenue - 1935 Mediterranean Revival
	1026-18th Street - 1936 Mediterranean Revival
	1735 Michigan Avenue - 1936 Med/Deco Transitional
	1815 Michigan Avenue - 1937 Med/Deco Transitional
	1719 Lenox Avenue - 1940 Masonry Vernacular

VICTOR HUGO NELLENBOGEN BUILT PROJECTS IN
PALM VIEW HISTORIC DISTRICT

CLIMATE ATTRACTS ARCHITECT TO AREA

Victor H. Nellenbogen Gave Up Established Professional Business To Come Here

Victor H. Nellenbogen, architect, 925 Lincoln road, Miami Beach, came to Metropolitan Miami in 1920 to recuperate from an illness contracted during military service. He found the climate here so invigorating and healthful that he relinquished his established professional business in the North and started as an "unknown" in his new home.

Prior to coming here he had been for many years in the architectural department of the Canadian Pacific Hotel system, designing such magnificent resorts as those of Banff Springs, Vancouver Hotel and others. He also had connections with the office of Thomas Lamb, widely-known theater architect of New York.

During the first five years of Miami residence, Mr. Nellenbogen was associated with Martin L. Hampton, Miami Beach architect, as supervisor of construction, and supervised the building of the Granada apartments in Miami, the Breakers Casino, Palm Beach; the Davis Island project in Tampa, and the Pancoast Hotel, Miami Beach.

He opened his own offices in 1926 in the Exchange building, where plans were drawn for the unique Kellogg Battle Creek in Florida building in Miami Springs. The contract for this structure was let by the late Glenn H. Curtiss, and the adobe type of architecture which characterizes this building and other groups in Miami Springs was a particular hobby of Mr. Curtiss, who believed this type of architecture was adaptable to this climate.

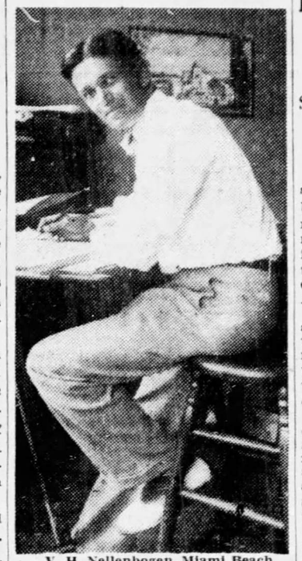
Among recently constructed hotels designed by the architect are the Bowman Hotel, Twenty-third street, west of Collins avenue, Miami Beach, and the Alamac Hotel, Miami Beach.

Mr. Nellenbogen also designed the residence of Harry R. Howell, a bayfront house with grounds extending from Brickell avenue. On the east is a garden terraced to the water edge.

The home of Mr. and Mrs. H. Sayre Wheeler, Miami Springs, is another showplace created by the architect. He also designed the home of Mr. and Mrs. George Connally of Pittsburgh, Pa., located at Forty-sixth street and Pine Tree drive, Miami Beach, and that of Mr. and Mrs. Benjamin Olsen of Chicago, located at 2570 Flamingo drive, Miami Beach.

The office of Mr. Nellenbogen was established at Miami Beach nine years ago.

Designed Many Buildings



V. H. Nellenbogen, Miami Beach architect, who has designed many of the outstanding structures in the Metropolitan Miami area.

BEAUTY SALON ONE OF FINEST

Shop In Miami Said Largest South of Washington

Chez Marie Beauty Shop, Inc., opened the largest salon south of Washington in the Seybold building, 33-39 E. Flagler street, in 1932. The firm utilizes the entire E. Flagler street front on the second floor of the building, with staircase and elevator service from the building arcade.

Equipment and decorations are of the latest style and years ahead of the mode. It has been characteristic of the shop to be the first in their field, according to E. J. C. Perkins, sr., president, in style of hairdress and equipment. It was the first shop to use strictly modernistic design when it was founded in 1928 by Mr. Perkins.

The personnel of the corporation when founded, in addition to E. J. C. Perkins, was Mrs. M. T. Perkins, vice president, and Mrs. E. J. C. Perkins, secretary and treasurer. The only change in the firm since that date is that of E. J. C. Perkins, jr., being elected vice president, replacing Mrs. M. T. Perkins, following her death some time ago, and the addition of James D. Reid as assistant manager.

Chez Marie uses the fastest drying

REPAIR SHOP GROWS TO SPECIALTY PLANT

Small Business Developed In Eight Years To Making Appliances

Development of a small shoe repair shop to a business of manufacturing beach and cabana footwear, short, novelty and orthopedic shoes and corrective foot appliances in eight years is the record of accomplishment of the Beach Shoe Repair Shop at 518 Collins avenue, Miami Beach. John Adamus and son are the proprietors.

Mr. Adamus opened his business in a small store room in 1927 and at that time most of the work was that of rebuilding shoes. The owners accumulated modern machinery and in 1932 took over another store room in addition to the original one.

The shop now is one of the most complete shoe repairing plants in the South. Corrective foot appliances manufactured include arch supports and metatarsal pads. There also is a stock of shoe polishes, cleaners, dyes, saddle soaps and other appliances for the care of shoes and leather.

John Adamus, who learned his trade in Austria, supervises all designing, the cutting of uppers and the manufacture of all shoes and sandals. He spent 12 years in the United States Shoe factory where he worked on shoes from the cutting room to packing. He attended the Orthopedic Clinic, Cracow, Poland, studying foot anatomy for six months; and completed a 12-month course in the same subject in the American School of Practipedics in Chicago, Ill.

The shop is open during the entire year and each summer, Mr. Adamus says, there is a greater increase in mail orders for sandals and sport shoes from all sections of the United States.

RECORDS ARE SET BY TACKLE STORE

Sells Largest Retail Order of Fishing Equipment

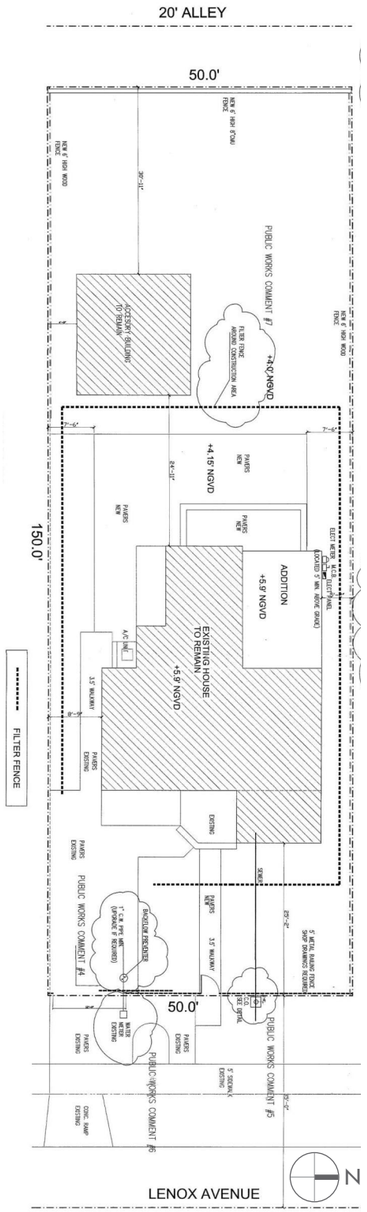
The growth of Lee's Bait and Tackle Store from a small store with a small amount of fishing tackle and bait at 324 N. E. Thirteenth street and catering to the public that fished from the county causeway, to the largest exclusive shop of its kind in Florida has been encompassed during the past 16 years.

Courteous and honest dealing by the owner, Edwin J. Lee, has built up a reputation and a confidence among sportsmen who required the right kind of tackle to stand the test of the fish they have longed to catch. This confidence has resulted in the owner-selling the largest retail order of fishing tackle ever sold by any similar store, when a Harvard University expedition on its way to the Galapagos islands, purchased outfits costing $6,000. Another record of the store is retailing more than $100,000 worth of mer-

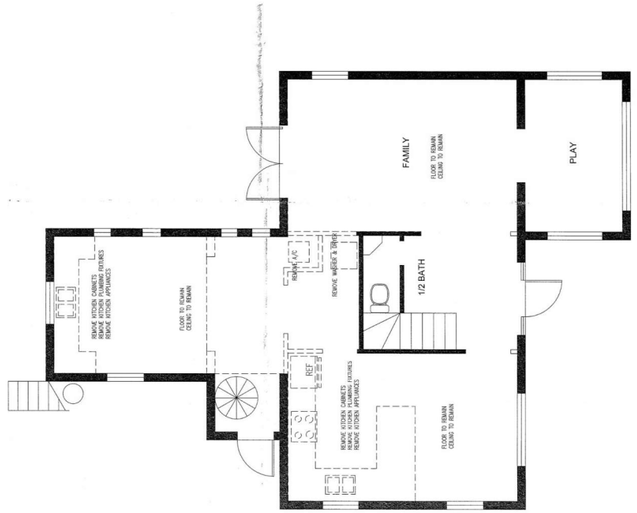
VICTOR H. NELLENBOGEN
ADVERTISEMENT ARTICLE IN
MIAMI HERALD. 1935.

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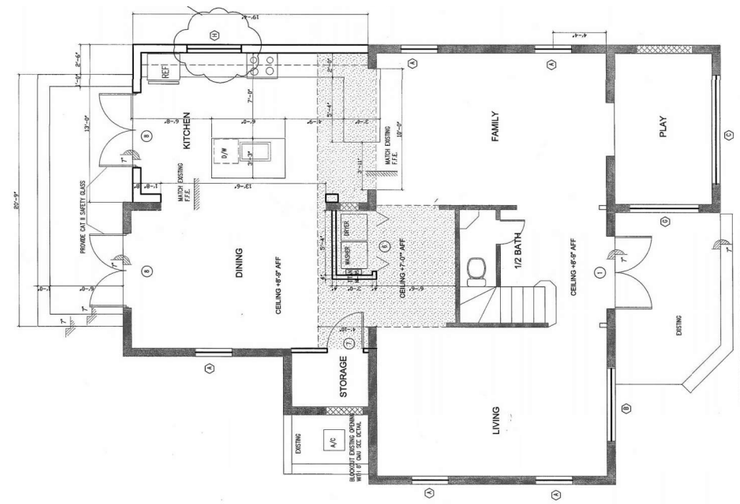


2014 APPROVED PERMIT ADDITION
SITE PLAN



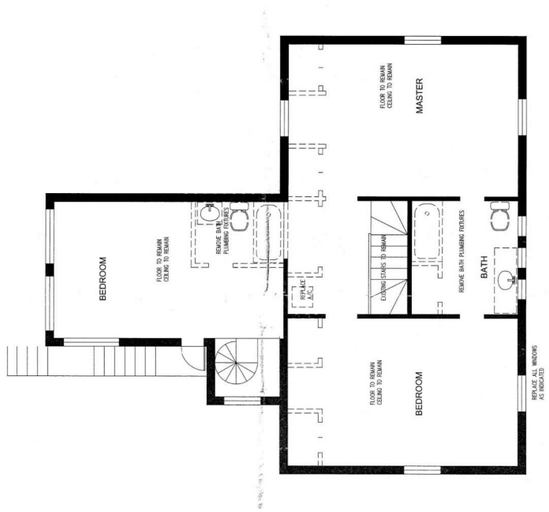
1930s GROUND FLOOR PLAN

N



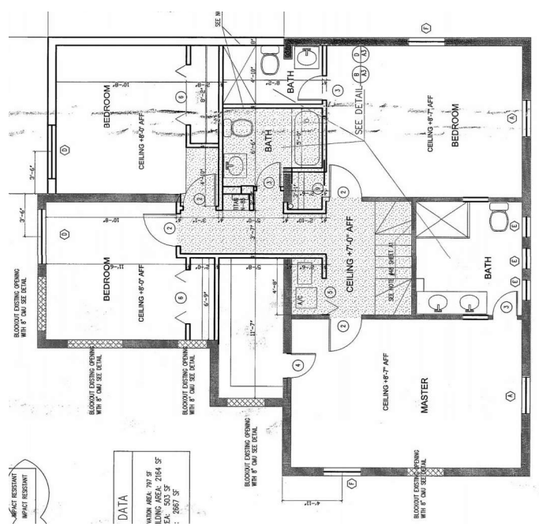
2014 APPROVED PERMIT ADDITION
GROUND FLOOR PLAN

N



1930s SECOND FLOOR PLAN

N



2014 APPROVED PERMIT ADDITION
SECOND FLOOR PLAN

N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

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PERMIT HISTORY



CONTEXT AERIAL MAP WITH 1/2 MILE RADIUS





N

LOCATION MAP

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

CA+

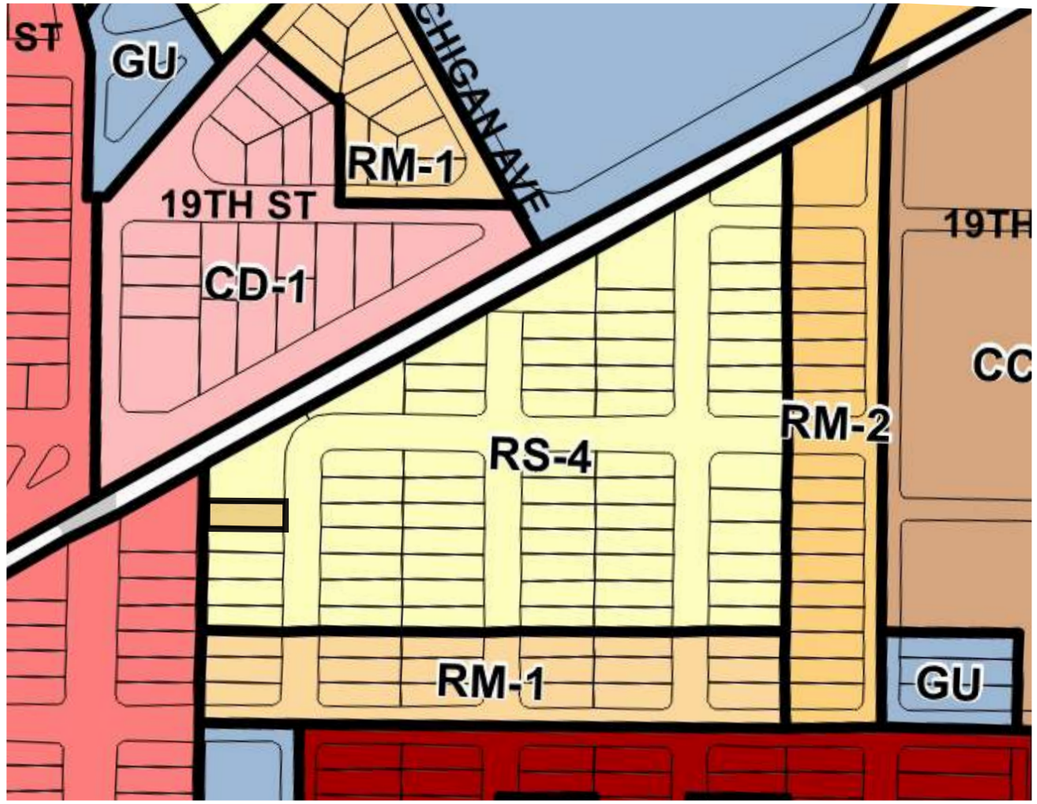
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PALM VIEW HISTORIC DISTRICT MAP



ZONING MAP

LOCATION

CONTRIBUTING

NON CONTRIBUTING

NOT CLASSIFIED

DEMOLISHED

N

FELDMAN FAMILY RESIDENCE

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PALM VIEW HISTORIC DISTRICT AND ZONING MAP



A



B



C



D



E



N

SITE PHOTOS

PICTURES TAKEN ON 08 - 11 - 23

A-12

FELDMAN FAMILY RESIDENCE

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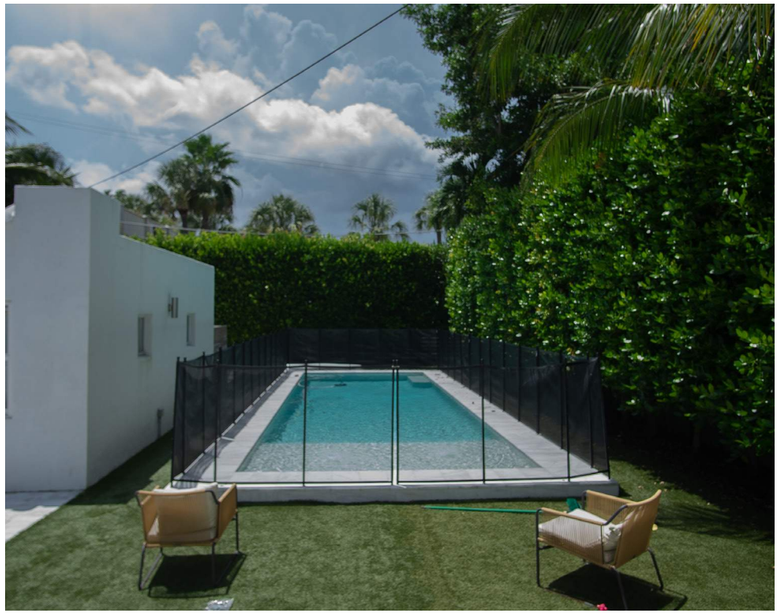
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A



B



C



D



E



N

FELDMAN FAMILY RESIDENCE

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SITE PHOTOS

PICTURES TAKEN ON 08 - 11 - 23

A-13



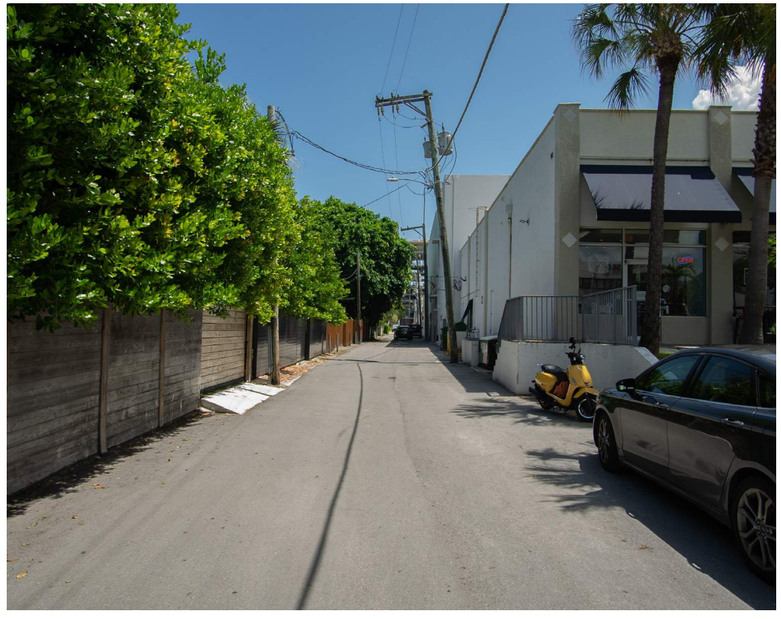
A



B



C



D

N

FELDMAN FAMILY RESIDENCE

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STREET VIEWS
PICTURES TAKEN ON 08 - 11 - 23



A



B



C



D



N

FELDMAN FAMILY RESIDENCE

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CONTEXT PHOTOS

PICTURES TAKEN ON 08 - 11 - 23



1039 18TH ST **A**



1026 18TH ST **B**



1769 LENOX AVE **C**



1753 LENOX AVE **D**



1745 LENOX AVE **E**



N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

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CONTEXT PHOTOS
PICTURES TAKEN ON 08 - 11 - 23



1744 LENOX AVE **A**



1736 LENOX AVE **B**



1728 LENOX AVE **C**



1735 LENOX AVE **D**



1729 LENOX AVE **E**



N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

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CONTEXT PHOTOS

PICTURES TAKEN ON 08 - 11 - 23



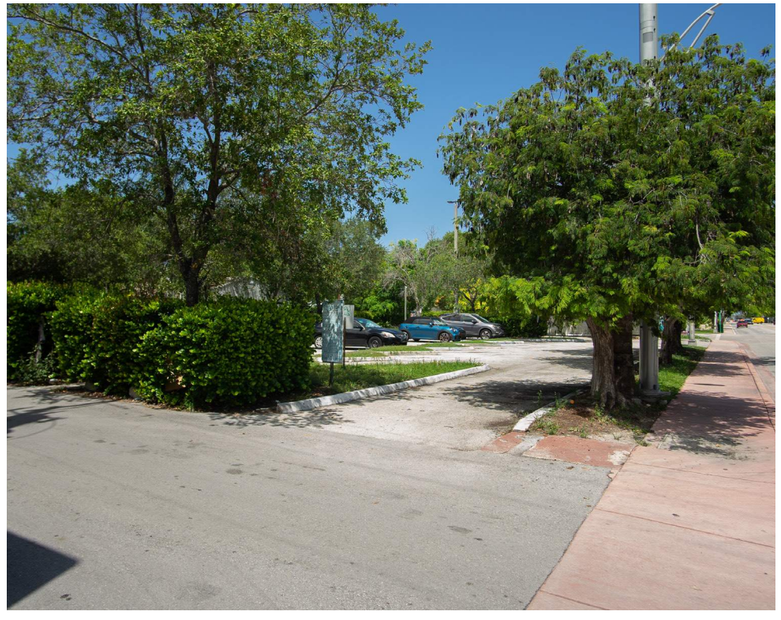
1720 LENOX AVE **A**



1719 LENOX AVE **B**



1101 17TH ST **C**



1101 17TH ST **D**



1700 MICHIGAN AVE **E**



N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

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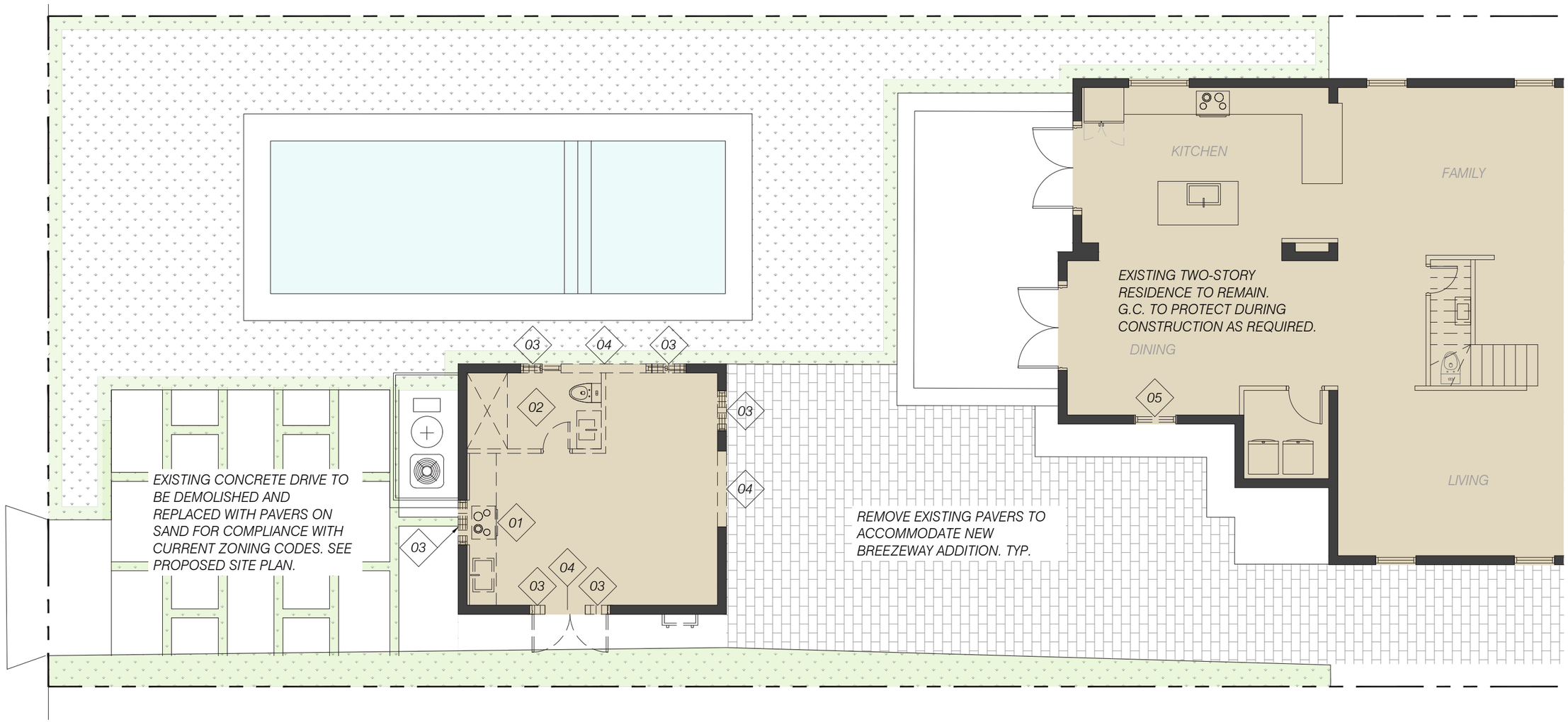
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CONTEXT PHOTOS

PICTURES TAKEN ON 08 - 11 - 23



DEMO KEYNOTES.

1. REMOVE EXISTING APPLIANCES AND MILLWORK AS REQUIRED. CAP ALL PLUMBING AND ELECTRICAL FOR FUTURE RENOVATION AND ADDITION.
2. REMOVE ALL PLUMBING FIXTURES AND CAP ALL PLUMBING AS REQ. FOR FUTURE RENOVATION AND ADDITION.
3. BLOCK OFF EXISTING OPENING W/ C.M.U./CONCRETE AS REQ. TO ACCOMMODATE NEW OPENING LOCATIONS. SEE PROPOSED PLANS.
4. NEW OPENING ON EXISTING WALL. G.C. TO SHORE UP WALL AND REINFORCED OPENINGS AS REQUIRED BY STRUCTURAL ENGINEER.
5. EXISTING WINDOW TO BE REMOVED AND OPENING TO BE ENLARGED TO ACCEPT NEW OUT-SWING GLASS DOOR. SEE PROPOSED PLANS.

N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

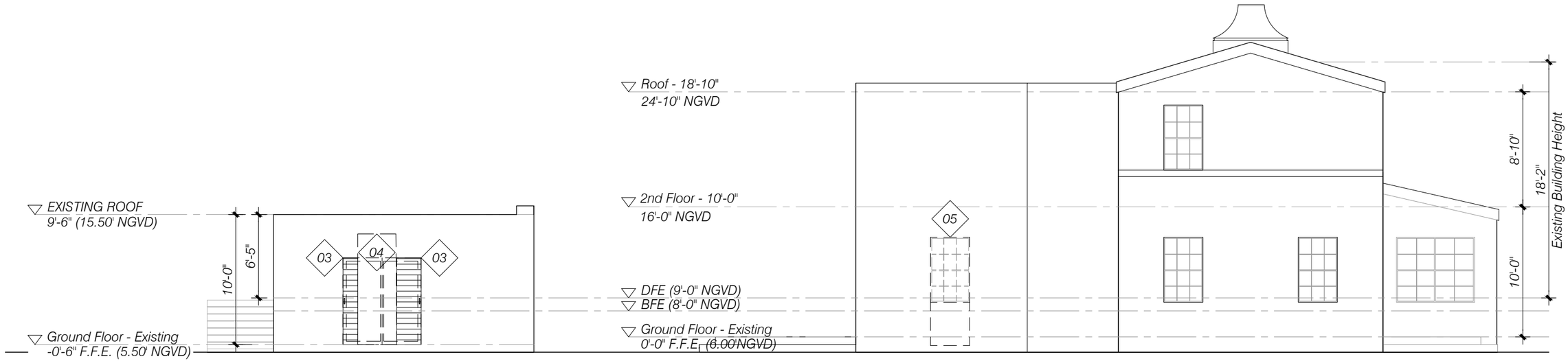
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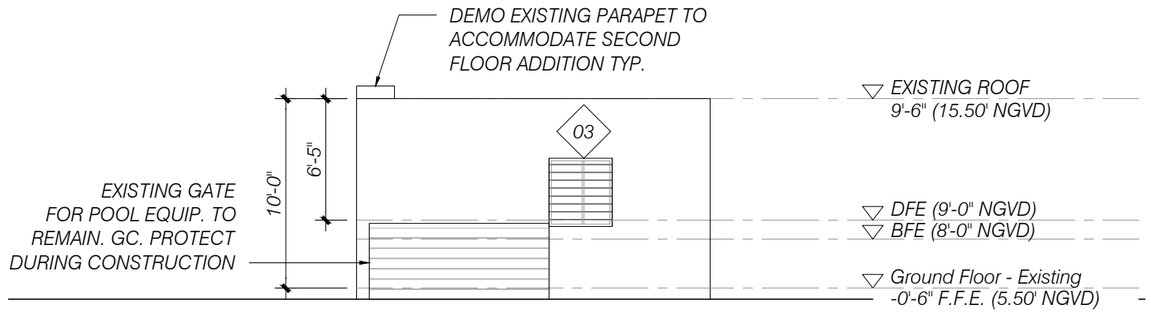
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GROUND FLOOR DEMOLITION PLAN
SCALE 1/8" = 1'-0"

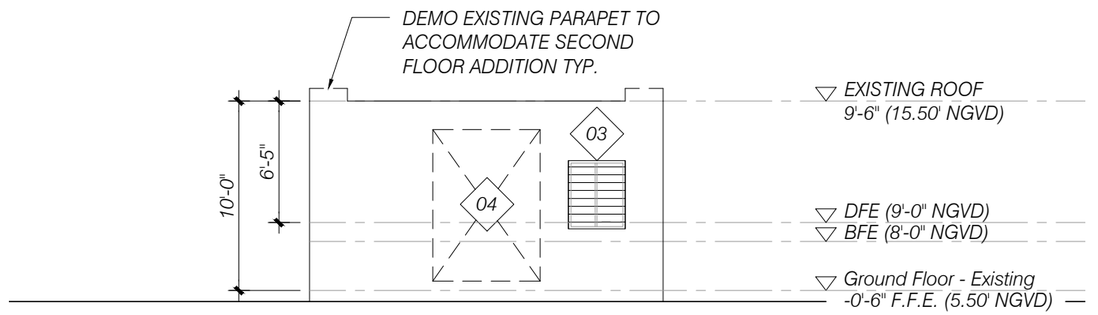


SOUTH DEMOLITION ELEVATION

NORTH DEMOLITION ELEVATION



WEST DEMOLITION ELEVATION



EAST DEMOLITION ELEVATION

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

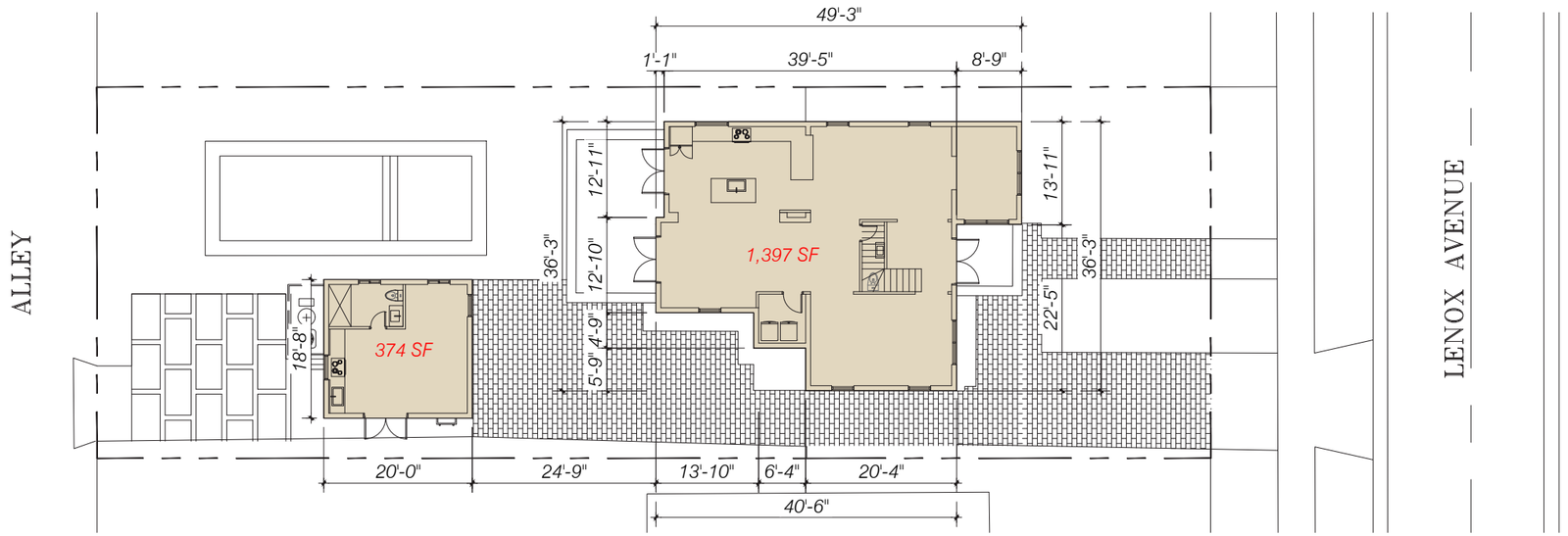
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DEMOLITION ELEVATIONS
SCALE 1/8" = 1'-0"

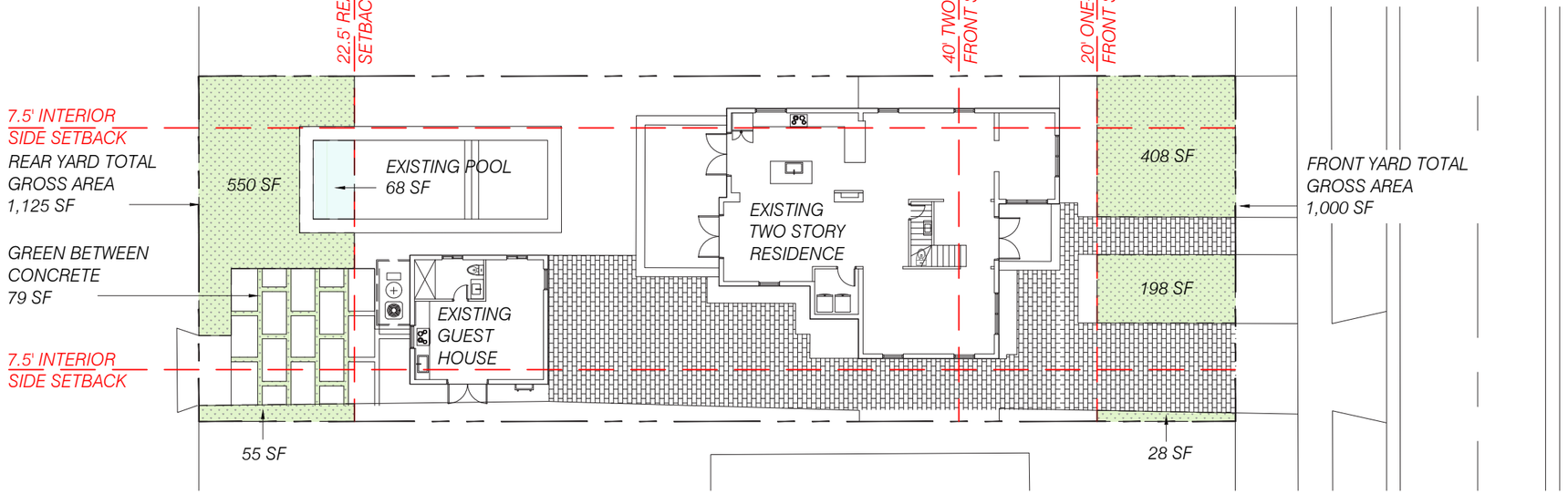


EXISTING LOT COVERAGE DIAGRAM

EXISTING LOT COVERAGE
1,771 SF (24%)

LOT AREA:
7,500 SF

MAX LOT COVERAGE REQUIRED:
2,250 SF (30%)



EXISTING OPEN SPACE DIAGRAM

EXISTING FRONT YARD AREA:
1,000 SF

*634 SF (63%) EXISTING.

*500 SF (50%) *MIN. GREEN SODDED AREA REQUIRED.*

EXISTING REAR YARD AREA:
1,125 SF

*752 SF (67%) EXISTING.

*788 SF (70%) *MIN. GREEN SODDED AREA REQUIRED.*

N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

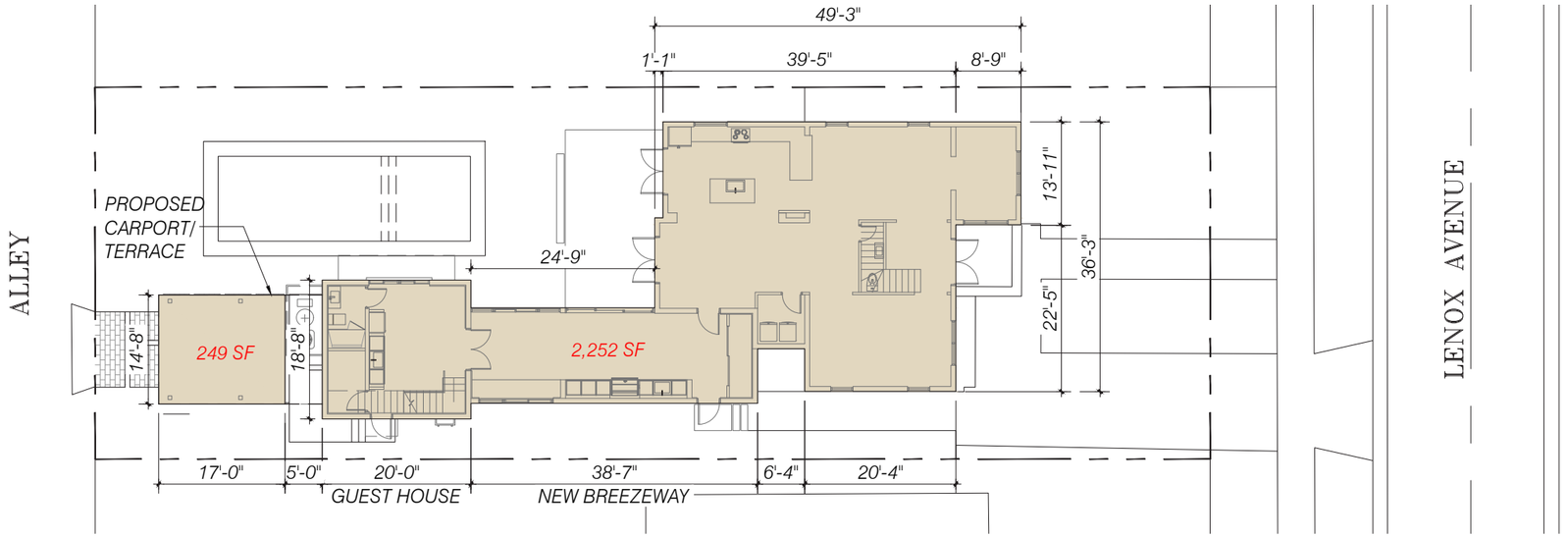
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ZONING DIAGRAMS - EXISTING LOT COVERAGE AND OPEN SPACE
SCALE 1" = 20'



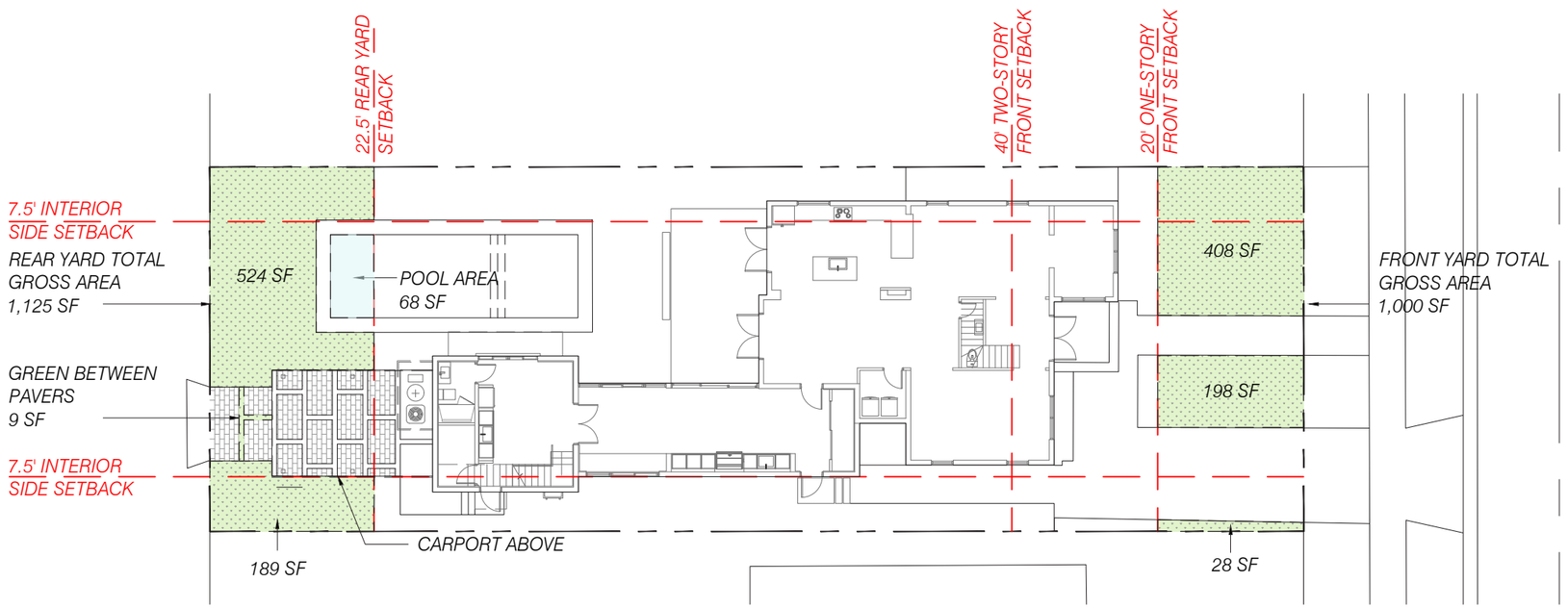
PROPOSED LOT COVERAGE DIAGRAM

PROPOSED LOT COVERAGE
2,501 SF (33%)

LOT AREA:
7,500 SF

MAX LOT COVERAGE ALLOWED:
2,250 SF (30%)

VARIANCE BEING REQUESTED.



PROPOSED OPEN SPACE DIAGRAM

EXISTING FRONT YARD AREA:
1,000 SF

*634 SF (63%) EXISTING.

*500 SF (50%) *MIN. GREEN SODDED AREA REQUIRED.*

PROPOSED REAR YARD AREA:
1,125 SF

*790 SF (70%) PROPOSED.

*788 SF (70%) *MIN. GREEN SODDED AREA REQUIRED.*

N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

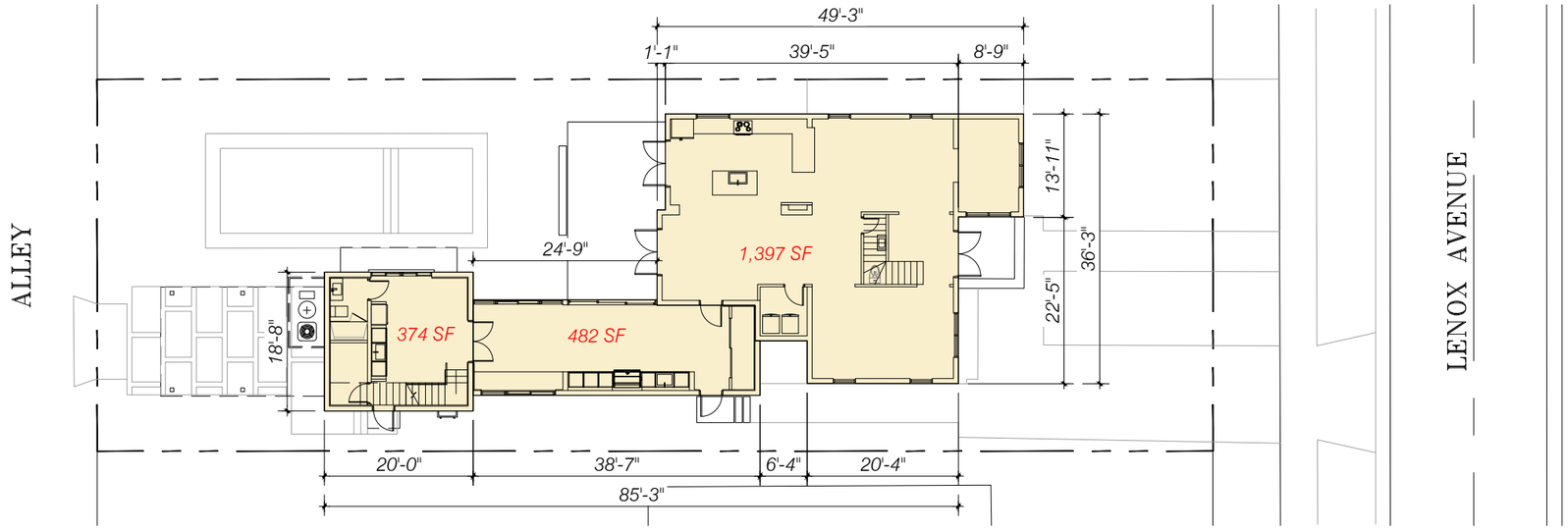
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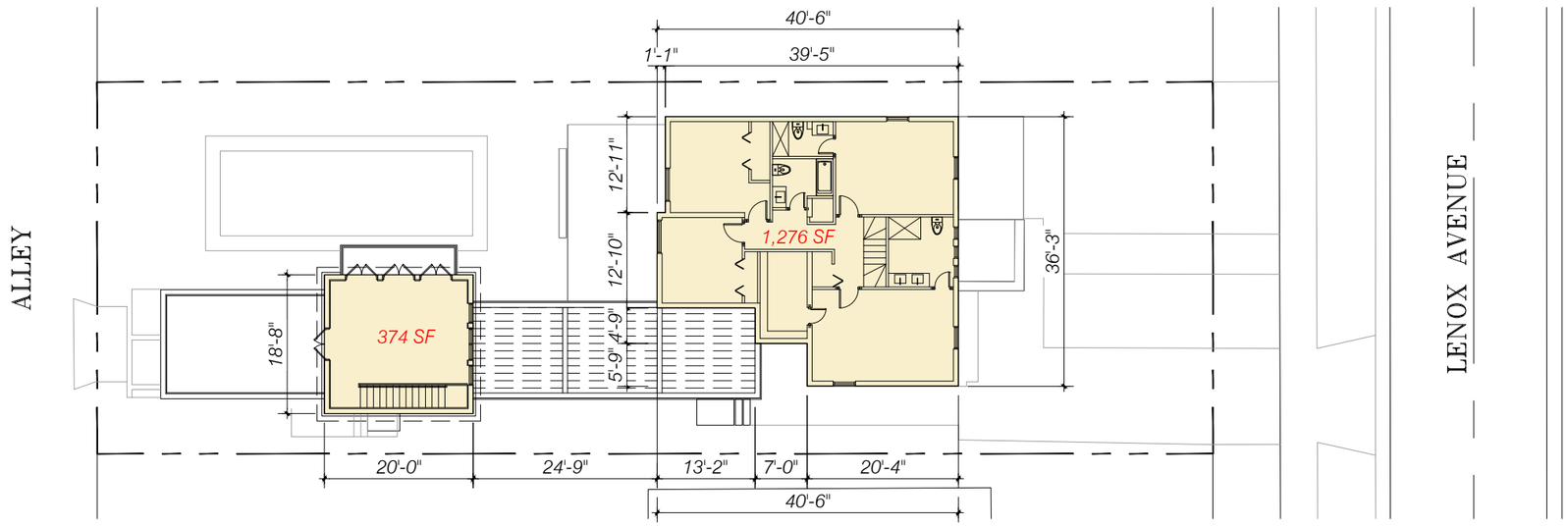
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ZONING DIAGRAMS - PROPOSED LOT COVERAGE AND OPEN SPACE
SCALE 1" = 20'



FIRST FLOOR UNIT SIZE DIAGRAM



SECOND FLOOR UNIT SIZE DIAGRAM

TOTAL PROPOSED UNIT SIZE
*3,903 SF (52%)

**3,750 SF (50%) MAX. UNIT SIZE AREA REQUIRED.*

TOTAL EXISTING UNIT SIZE AREA:
3,047 SF. (41%)

FIRST FLOOR UNIT SIZE:
2,253 SF.

SECOND FLOOR UNIT SIZE:
1,650 SF.

VARIANCE BEING REQUESTED.

N

ZONING DIAGRAMS - UNIT SIZE
SCALE 1" = 20'

A-23

FELDMAN FAMILY RESIDENCE

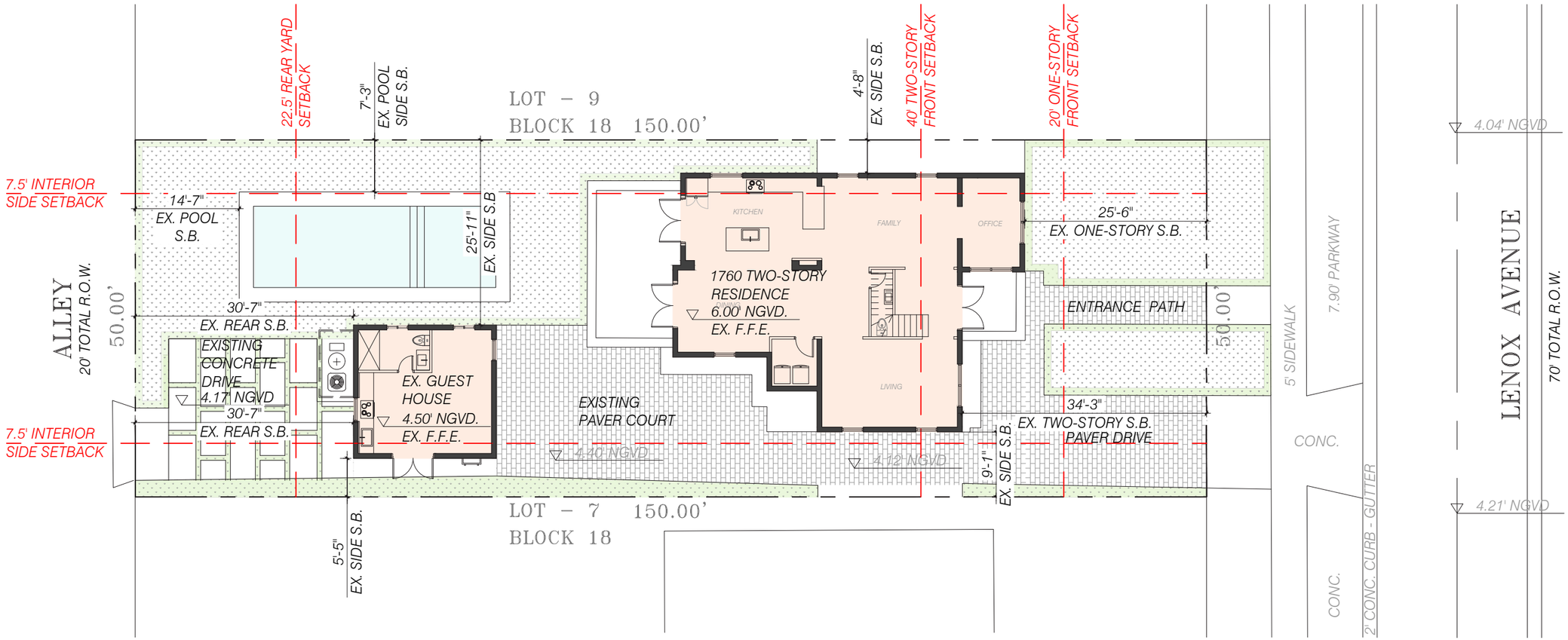
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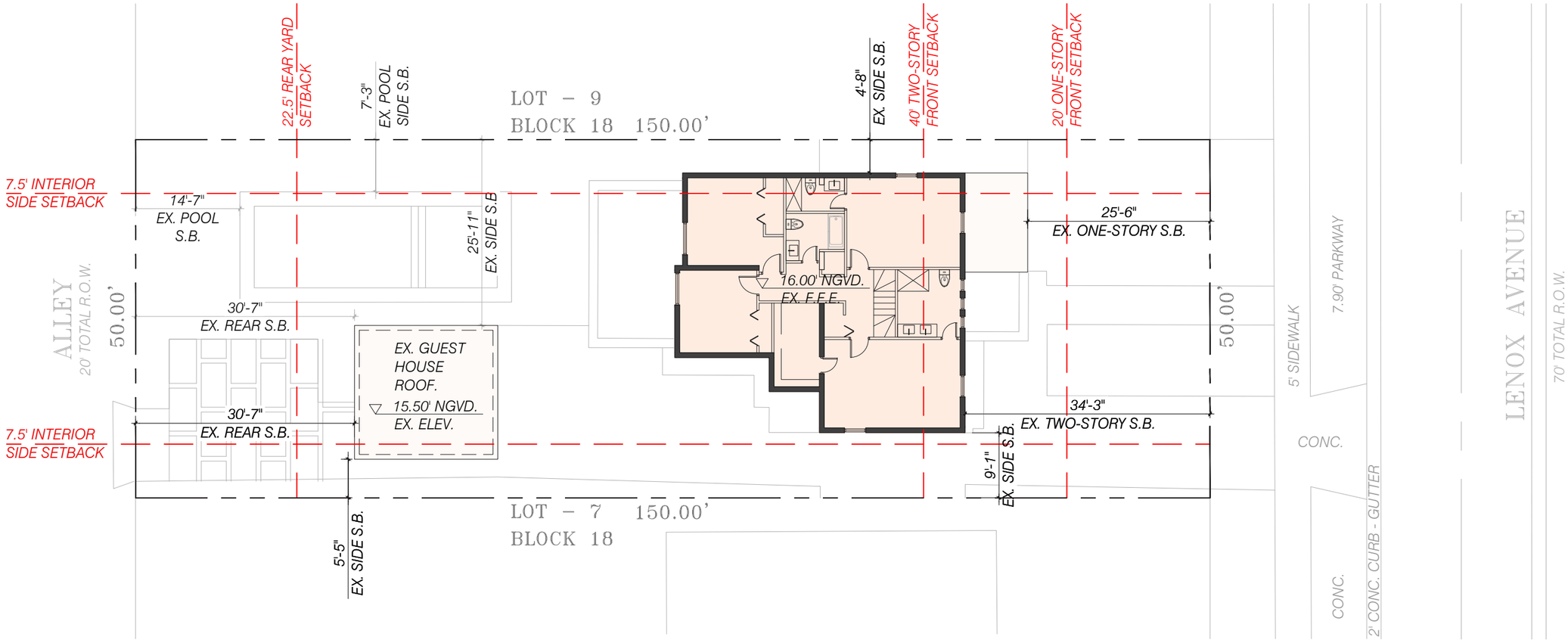
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OVERALL EXISTING GROUND FLOOR PLAN
SCALE 1/16" =1'-0"

A-24



FELDMAN FAMILY RESIDENCE

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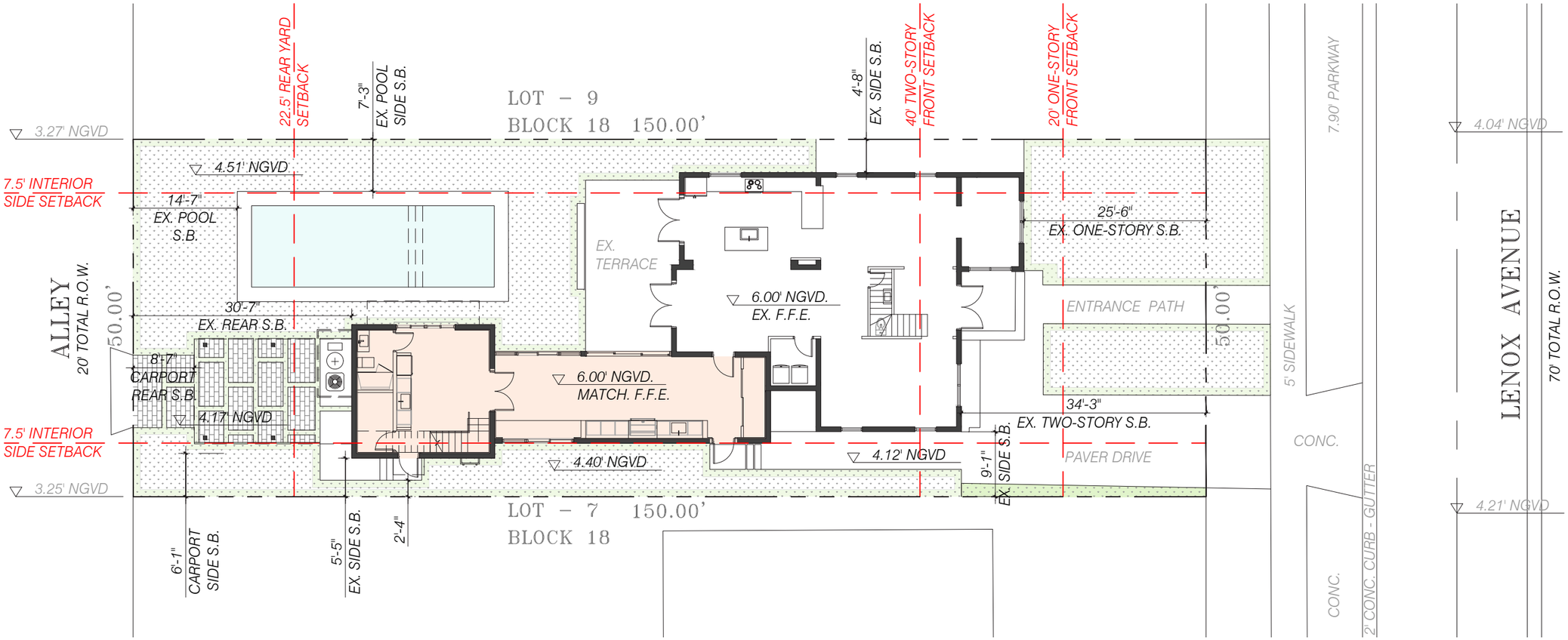
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REGISTERED ARCHITECT

N

OVERALL EXISTING SECOND FLOOR PLAN
SCALE 1/16" =1'-0"



N

FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FLORIDA 33139

CA+

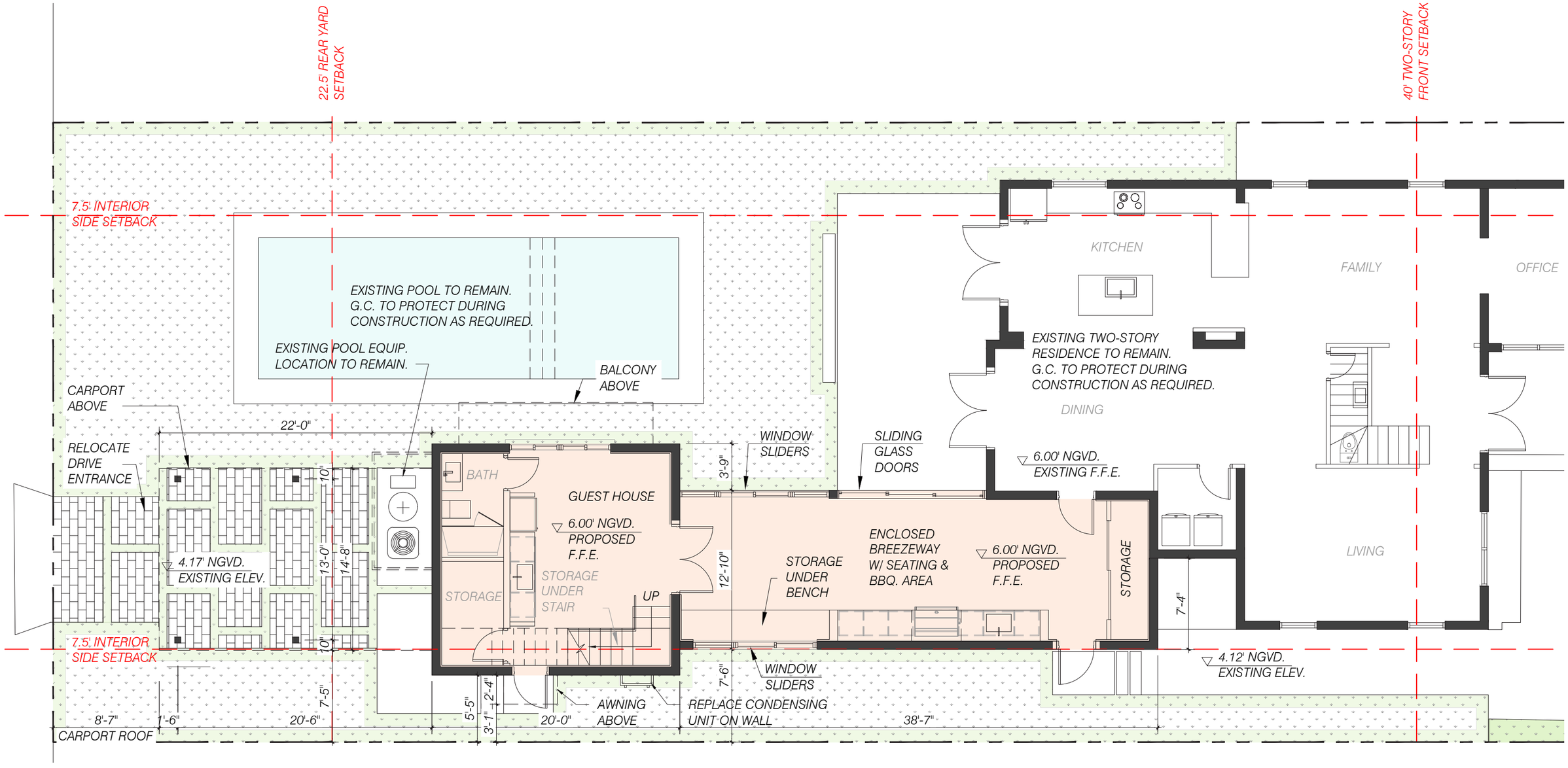
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JAVIER CUEVAS GONZALEZ
AR101637
REGISTERED ARCHITECT

OVERALL PROPOSED GROUND FLOOR - SITE PLAN

SCALE 1/16" =1'-0"



N

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CA+

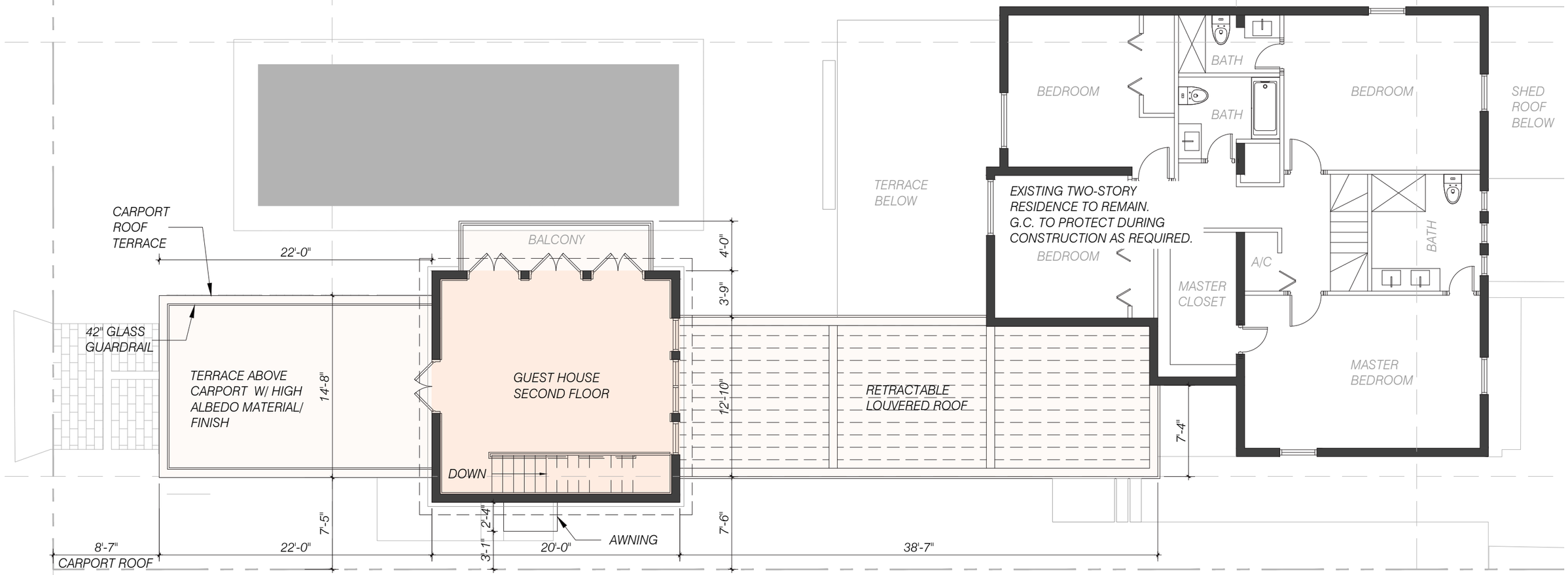
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ENLARGED PROPOSED GROUND FLOOR PLAN

SCALE 1/8" =1'-0"



N

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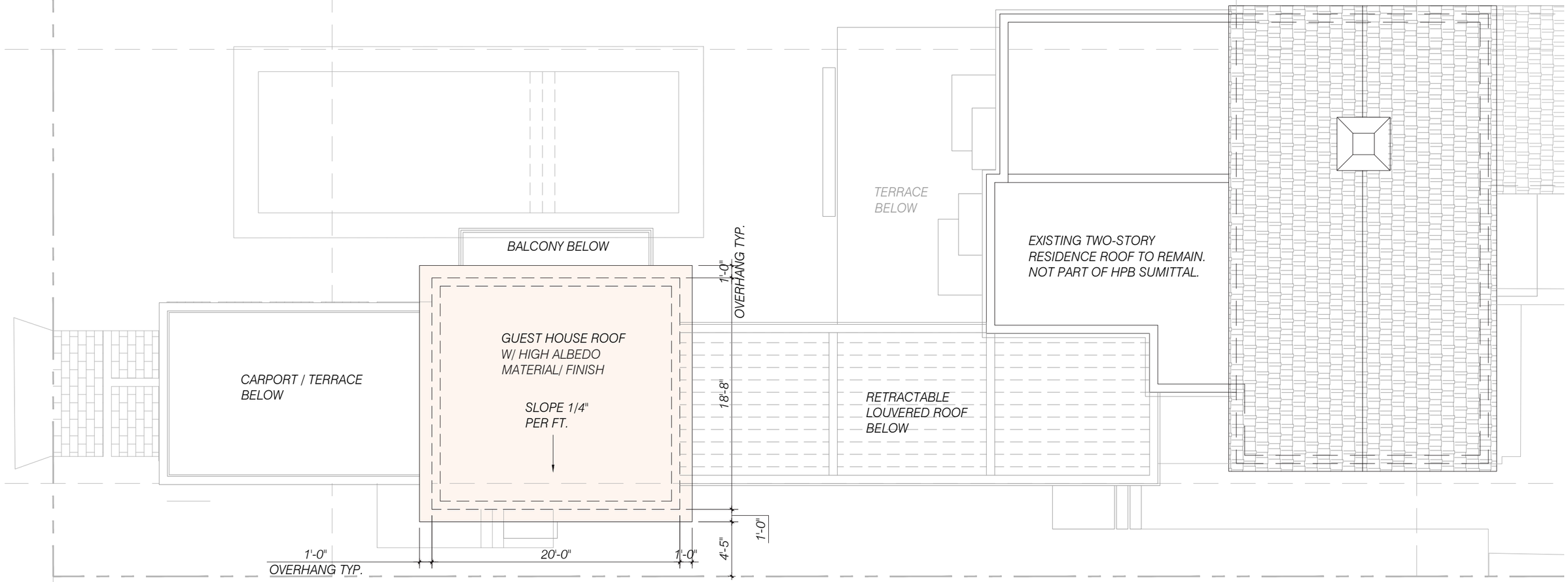
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ENLARGED PROPOSED SECOND FLOOR PLAN

SCALE 1/8" =1'-0"



N

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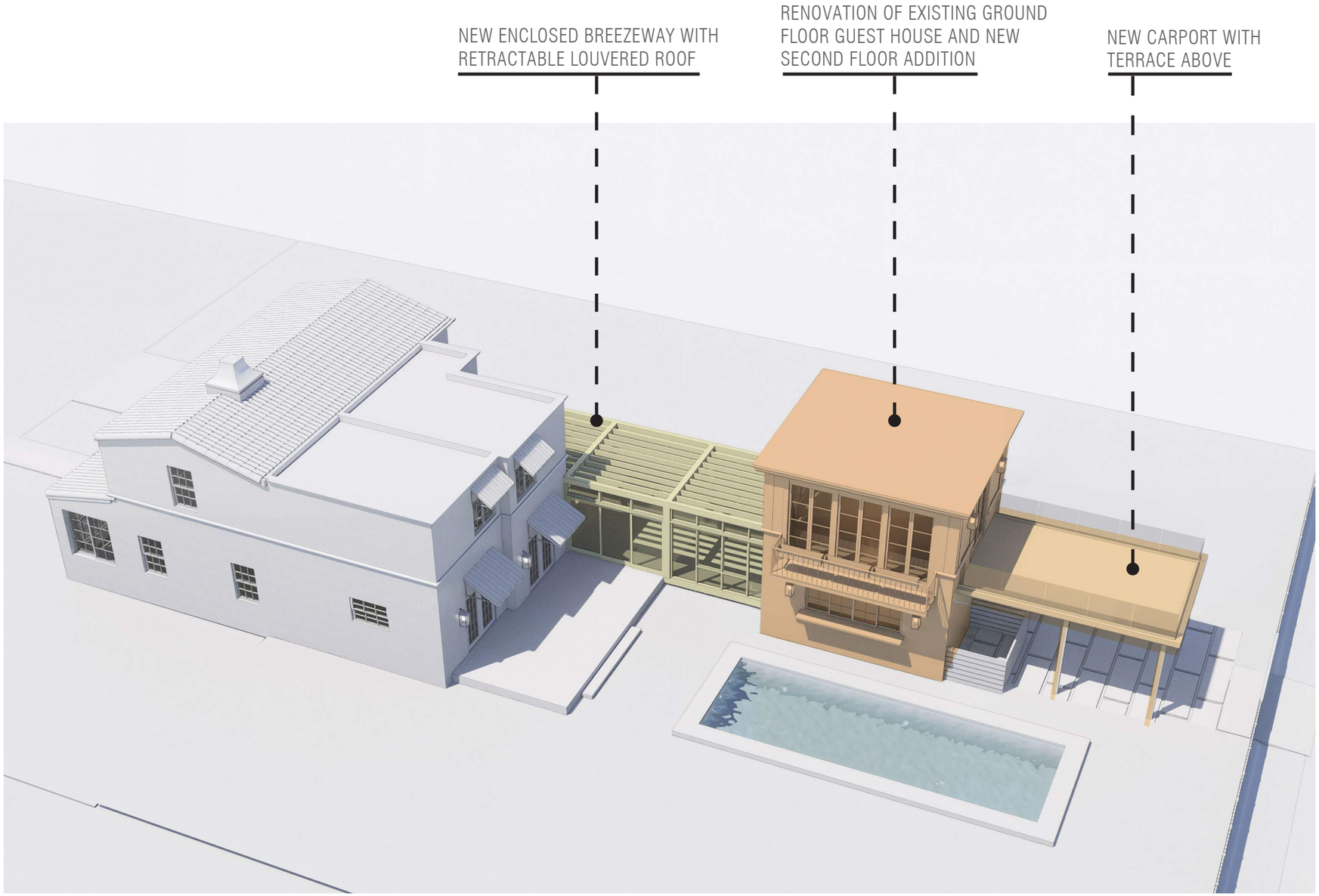
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ENLARGED PROPOSED ROOF FLOOR PLAN
SCALE 1/8" =1'-0"

A-29



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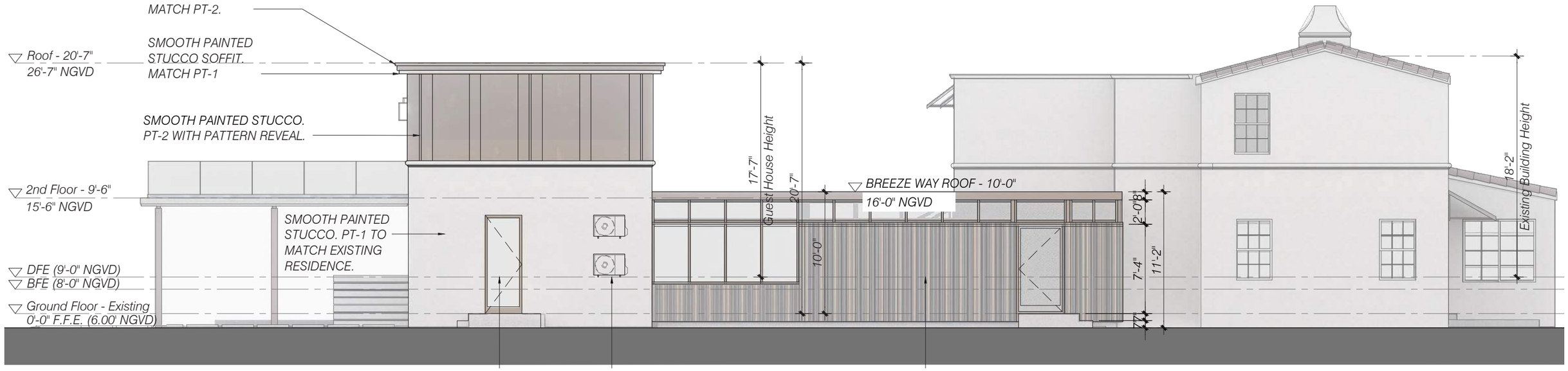
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PROPOSED 3D MASSING DIAGRAM
SCALE: NTS



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

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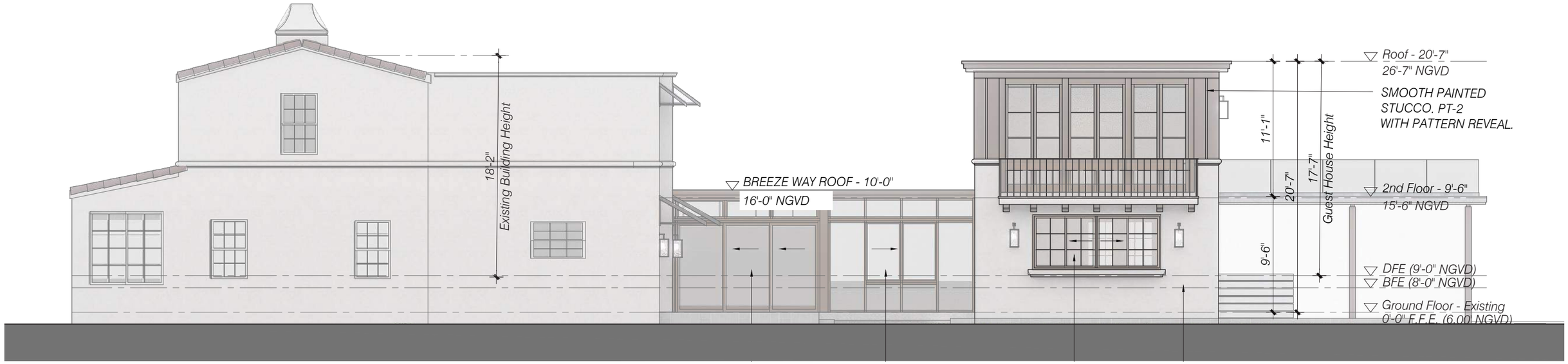
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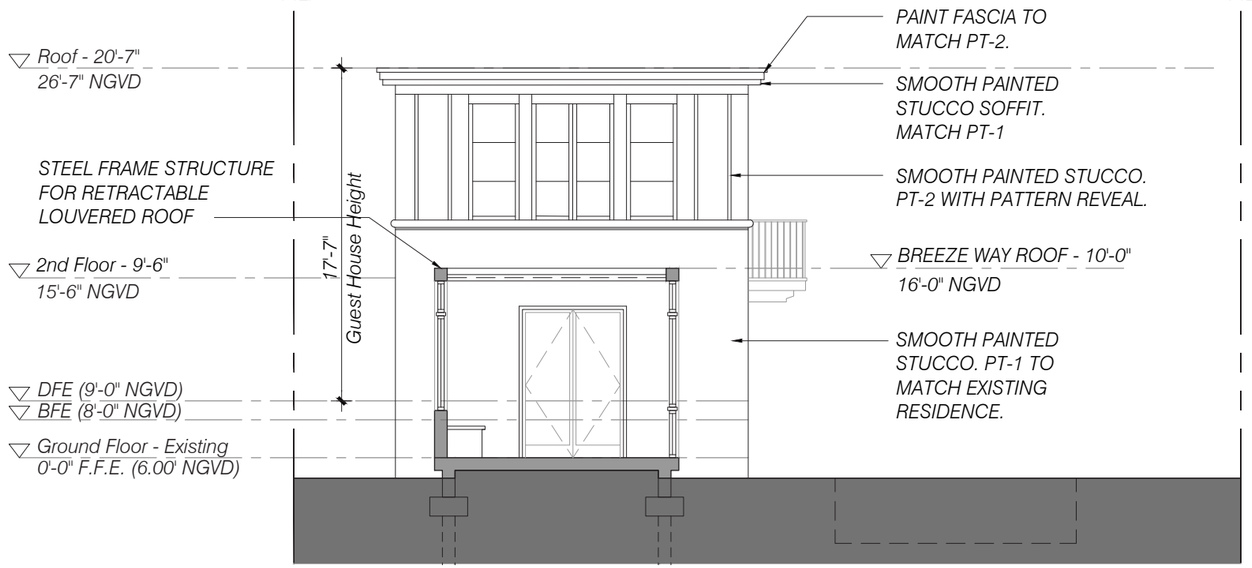
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PROPOSED EXTERIOR ELEVATIONS
SCALE 1/8" =1'-0"



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION - SECTION THROUGH BREEZEWAY

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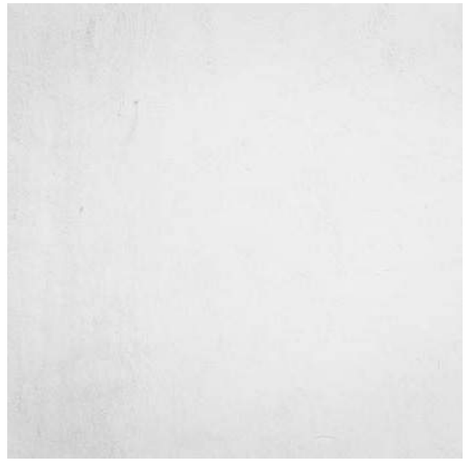
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PROPOSED EXTERIOR ELEVATIONS
SCALE 1/8" =1'-0"



PT-1 SMOOTH PAINTED WHITE STUCCO



PT-2 SMOOTH PAINTED DARK BRONZE OR GREY STUCCO



GL-1 GLASS GUARDRAIL FOR TERRACE TYPE OR SIM.



WD-1 COMPOSITE SLATTED FAUX WOOD FINISH



RETRACTABLE LOUVERED ROOF BY GLASSTECH AND SEESKY BIO.





MTL-1 DARK BRONZE WINDOW FRAMES AND MUNTINS FINISH

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PROPOSED MATERIAL PALETTE



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VIEW OF POOL WITH PROPOSED GUEST HOUSE AND EXISTING RESIDENCE



FELDMAN FAMILY RESIDENCE

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NORTH VIEW PERSPECTIVE ELEVATION OF PROPOSED RENOVATION AND ADDITION



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VIEW OF FRONT ENTRANCE APPROACH LOOKING S.W.



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VIEW FROM ALLEY LOOKING TOWARDS PROPOSED GUEST HOUSE ADDITION