

# 1525 LENOX AVE.

1525 LENOX AVE, MIAMI, FL 33139

FINAL SUBMITTAL - DATE: 07/07/2024  
HPB24-0617

SCOPE OF WORK:  
PROPOSED THREE-STORY RESIDENTIAL BUILDING WITH A ROOF TERRACE.



1525 LENOX AVE., MIAMI , FLORIDA 33139

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)

WWW.KOBIKARP.COM

ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.  
571 NW 28 th St.  
Miami , Florida 33127  
Tel: (305) 573-1818  
Fax: (305) 573-3766

LANDSCAPE ARCHITECT  
VFD VINCENT FILIGENZI DESIGN  
888 Biscayne Blvd,  
Miami , Florida 33132  
Tel: (305) 766-5004

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



COVER

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A0.00
Project	2334	



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

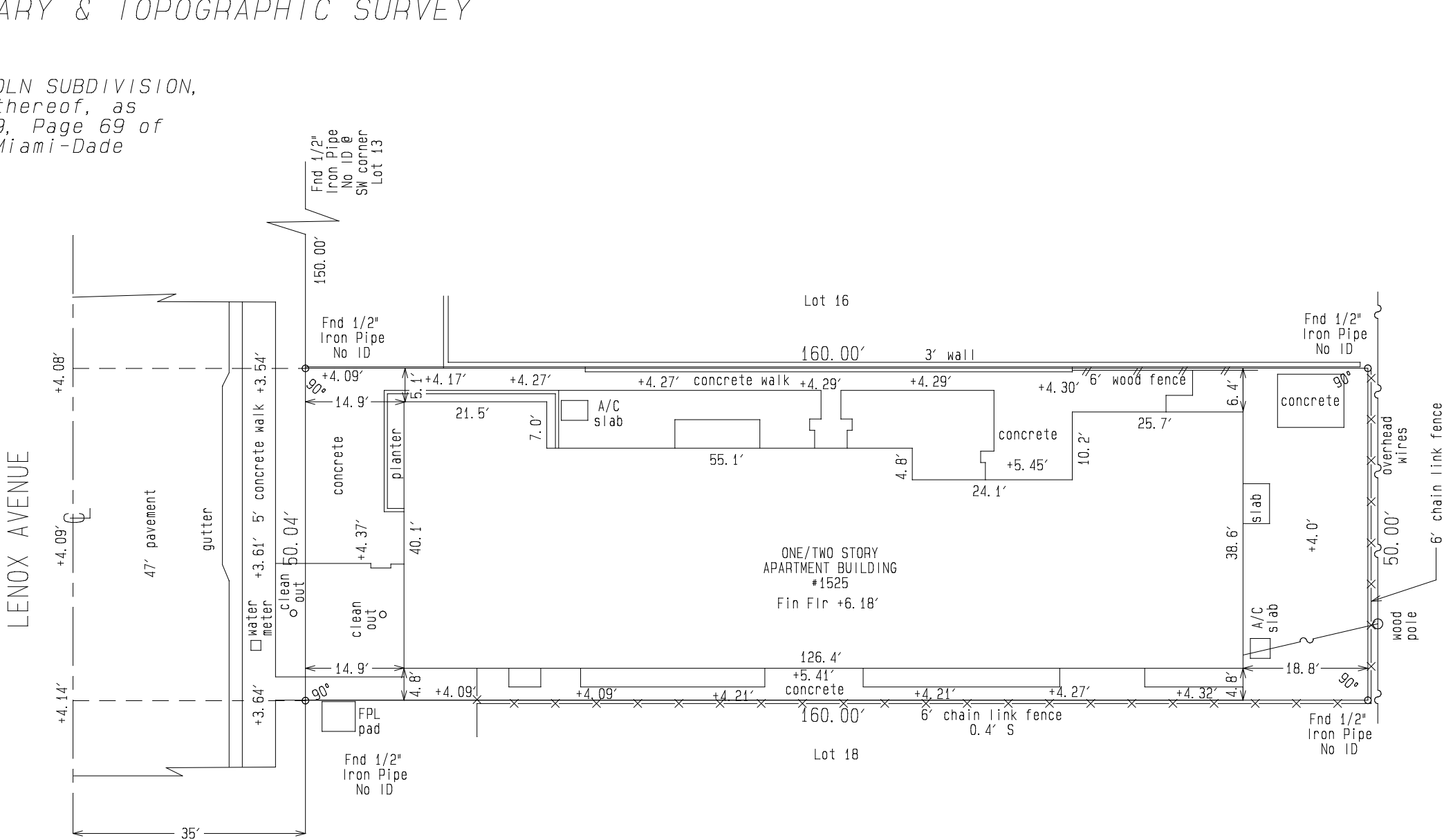
LEGAL DESCRIPTION:

Lot 17, Block 64, LINCOLN SUBDIVISION,  
according to the plat thereof, as  
recorded in Plat Book 9, Page 69 of  
the Public Records of Miami-Dade  
County, Florida.

Property address:  
1525 Lenox Avenue  
Miami Beach, FL

Flood Zone: AE  
Base flood elev: 8'  
Community #120651  
Map #12086C 0317L  
Date of Map: 9/11/2009

Benchmark:  
Miami-Dade Benchmark #D-166;  
PK nail and brass washer in concrete  
sidewalk at NE corner of Belle Isle  
East bridge, 20' North of centerline  
of Venetian Causeway;  
elevation = +7.27' NGVD



16th Street
11
12
13
14
15
16
17
18
19
20
15th Street



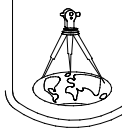
- LEGEND:
- △ = CENTRAL ANGLE (DELTA)
  - A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - CL = CENTERLINE
  - (C) = CALCULATED
  - (D) = DEED
  - FND = FOUND
  - FPL = FLORIDA POWER & LIGHT
  - H = HANDICAP PARKING SPACE
  - O/S = OFFSET
  - (P) = PLAT
  - PB = PLAT BOOK
  - P.C. = POINT OF CURVATURE
  - PG = PAGE
  - PGB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FEET

- NOTES:
- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
  - ANGLES SHOWN HEREON ARE BASED ON PB 9, PG 69, MDCR.
  - ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
  - SUBSURFACE FEATURES NOT LOCATED.
  - OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIKKI H. ULRICH  
PROFESSIONAL SURVEYOR MAPPER #5853  
STATE OF FLORIDA

2306019	Topographic survey	6/21/2023				
REVISIONS	DATE	FOR: ADAR INV.	DATE: 3/14/2023	NO. 2303012	F.B. 145-23	



DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 fax (954)979-0343

LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS

FILENAME: LS17-64  
SCALE: 1" = 20'

Not valid without the signature  
and the original raised seal of  
a Florida licensed surveyor and  
mapper.

LB #7281



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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	Address:	1525 LENOX AVE, MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-151-0010 / 02-3234-151-0020 / 02-3234-151-0030 / 02-3234-151-0040 / 02-3234-151-0050 / 02-3234-151-0060			
4	Year constructed:	1952	Zoning District:	RM-1 Residential Multifamily Low Intensity	
			National Historic District:		
			Local Historic District:	Flaming Park Historic District	
5	Base Flood Elevation:	8.00' NGVD	Grade Value in NGVD:	4.09' NGVD	
6	Design Flood Elevation	9.00' NGVD	Lot Area:	8,000 SF	
7	Lot Width	50.00'	Lot Depth:	160.00'	
8	Minimum Unit Size	NEW CONSTRUCTION - 550 SF	Average Unit Size:	NEW CONSTRUCTION - 800 SF	
9	Existing Use	RESIDENTIAL	Proposed Use:	RESIDENTIAL	
		Maximum / Required	Existing	Proposed	Deficiencies
10	Percent of required Open Space	N/A	-	1947 SF (24%)	N/A
11	Height	35'-0"	-	35'-0"	N/A
12	Number of Stories	N/A	2	3	N/A
13	FAR	1.25 / 10,000 SF	-	9,212 SF (1.15)	N/A
14	Gross Square Footage (Floor Area)				N/A
15	Square Footage by use	N/A	N/A	N/A	N/A
16	Number of Units Residential	N/A	6	6	N/A
17	Number of Units Hotel	N/A	N/A	N/A	N/A
18	Number of Seats	N/A	N/A	N/A	N/A
19	Occupancy Load	N/A	N/A	N/A	N/A
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal				
20	Front:	20' MIN	N/A	20'-0"	-
21	Side, Interior:	7.5' MIN	N/A	7'-6"	-
22	Side Facing a Street:	7.5' MIN	N/A	N/A	-
23	Rear:	10% of lot depth - 16' MIN	N/A	16'-0"	-
	Parking	Required	Existing	Proposed	Deficiencies
	DISTRICT 1				
24	Total # of parking spaces	N/A	4	6	-
25	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	-	-	-
26	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	-	-	-
27	Valet Drop off and pick up	-	-	-	-
28	Loading zones and Trash collection areas				1
29	Bike Racks			10 LONG TERM BICYCLE PARKING	-
	Setbacks				
30	Front:	20' MIN	-	20'-0"	-
31	Side, Interior:	5' MIN	-	7'-6"	-
32	Side, Facing Street:	5' MIN	-	N/A	-
33	Rear:	10% of lot depth	-	16'-0"	-

WAIVER IN GROUND FLOOR  
REQUIREMENT: SEEKING 10 FT  
FROM BFE + FREEBOARD TO  
THE UNDERSIDE OF THE FIRST  
FLOOR SLAB

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
S	SURVEY
A0.01	ZONING DATA / INDEX
A0.02	LOCATION MAP
A1.05	FAR DIAGRAMS
A1.10	CONTEXT PHOTOS
A2.01	SITE PLAN
A3.01	FIRST FLOOR PLAN
A3.02	SECOND FLOOR PLAN
A3.03	THIRD FLOOR PLAN
A3.04	ROOF PLAN
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A4.03	RENDERED ELEVATIONS
A4.04	RENDERED ELEVATIONS
A4.05	CONTEXTUAL ELEVATIONS
A5.01	SECTIONS
A5.02	SECTIONS
A6.00	RENDERING
A6.01	RENDERING
A6.02	RENDERING

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:

Name:  
Address:  
Address:  
Tel:  
Email:

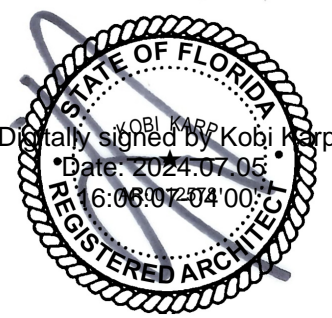
Consultant:

Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:

Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



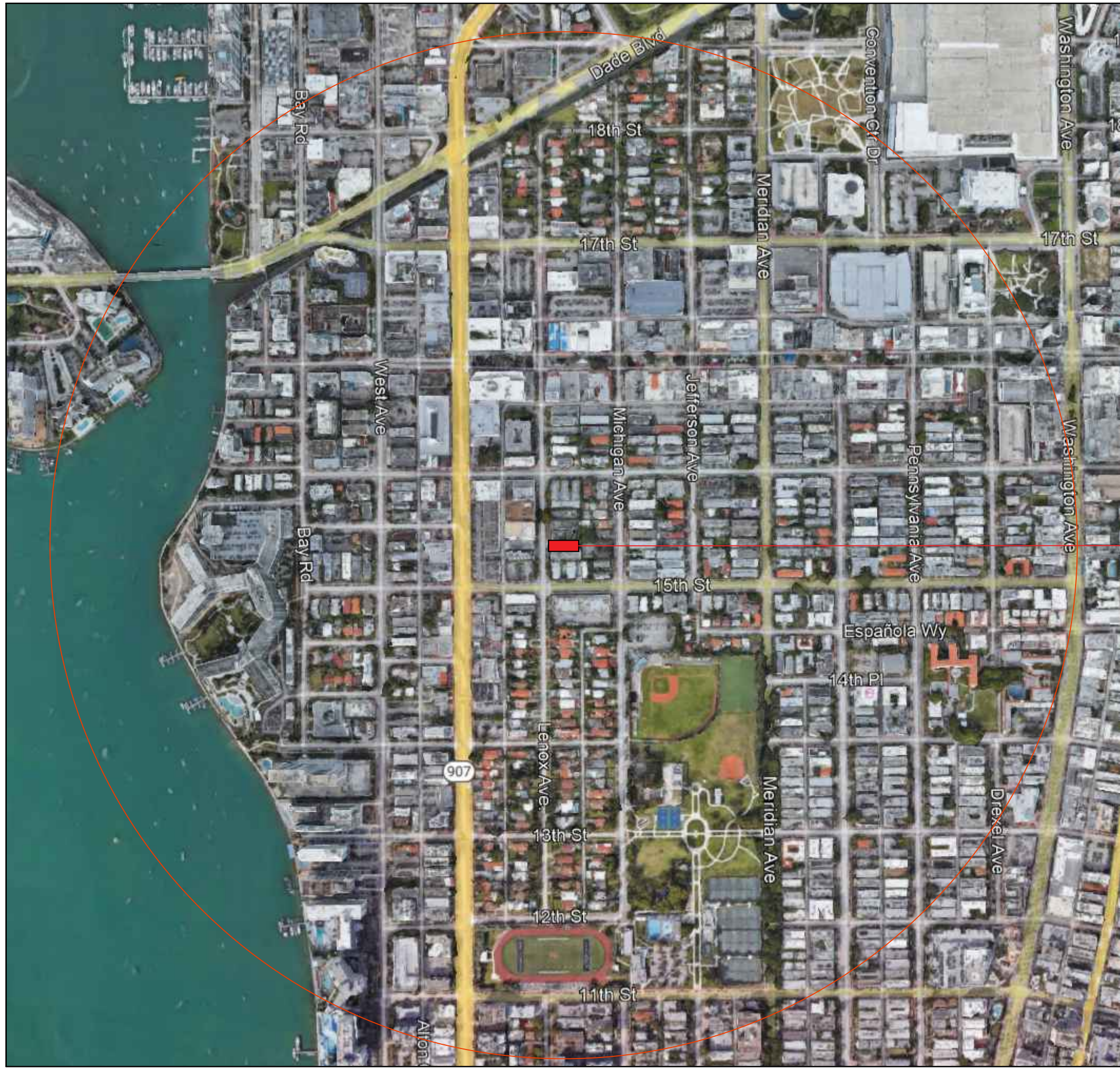
KOBİ KARP  
Lic. # AR0012578



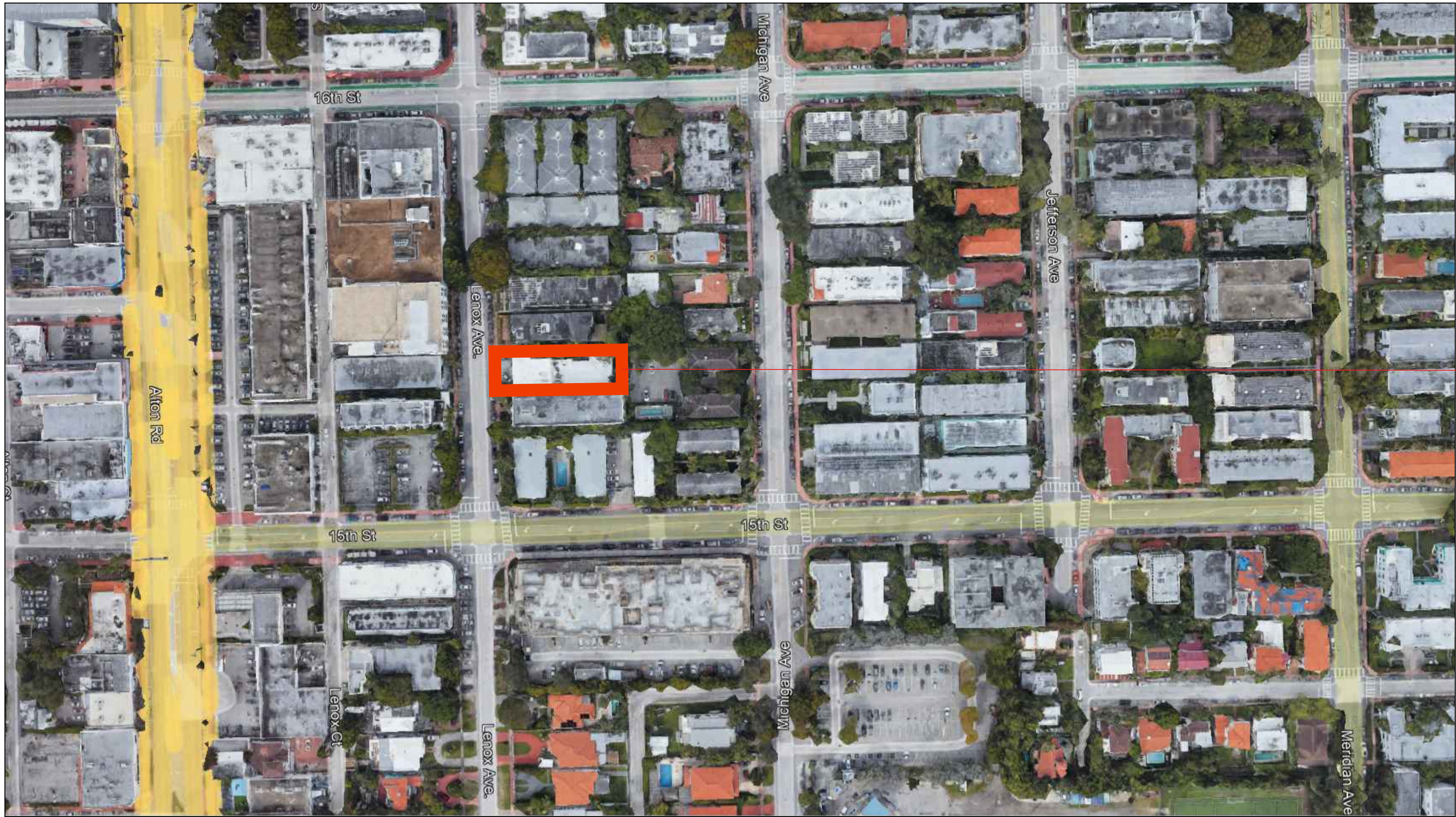
ZONING DATA / INDEX

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A0.01
Project	2334	





1 LOCATION MAP (1/2 MILE RADIUS)  
Scale: NTS



2 LOCATION MAP  
Scale: NTS

SITE

SITE

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

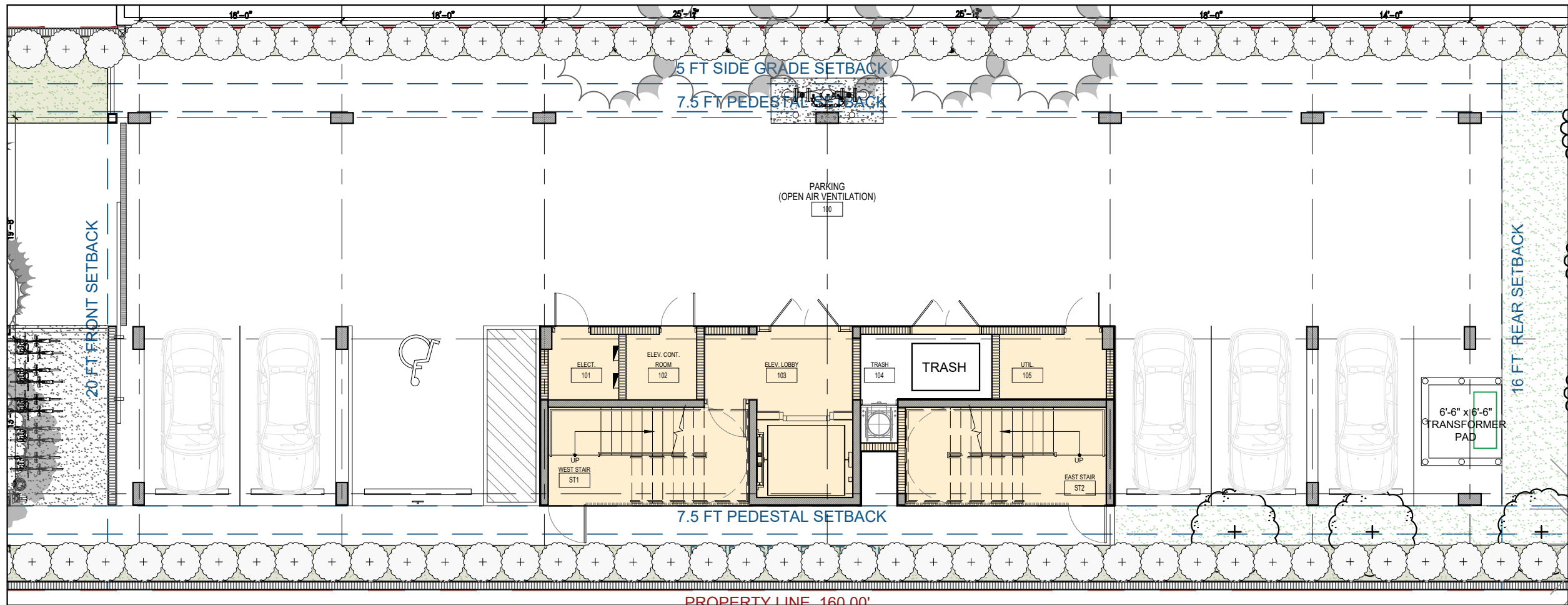
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



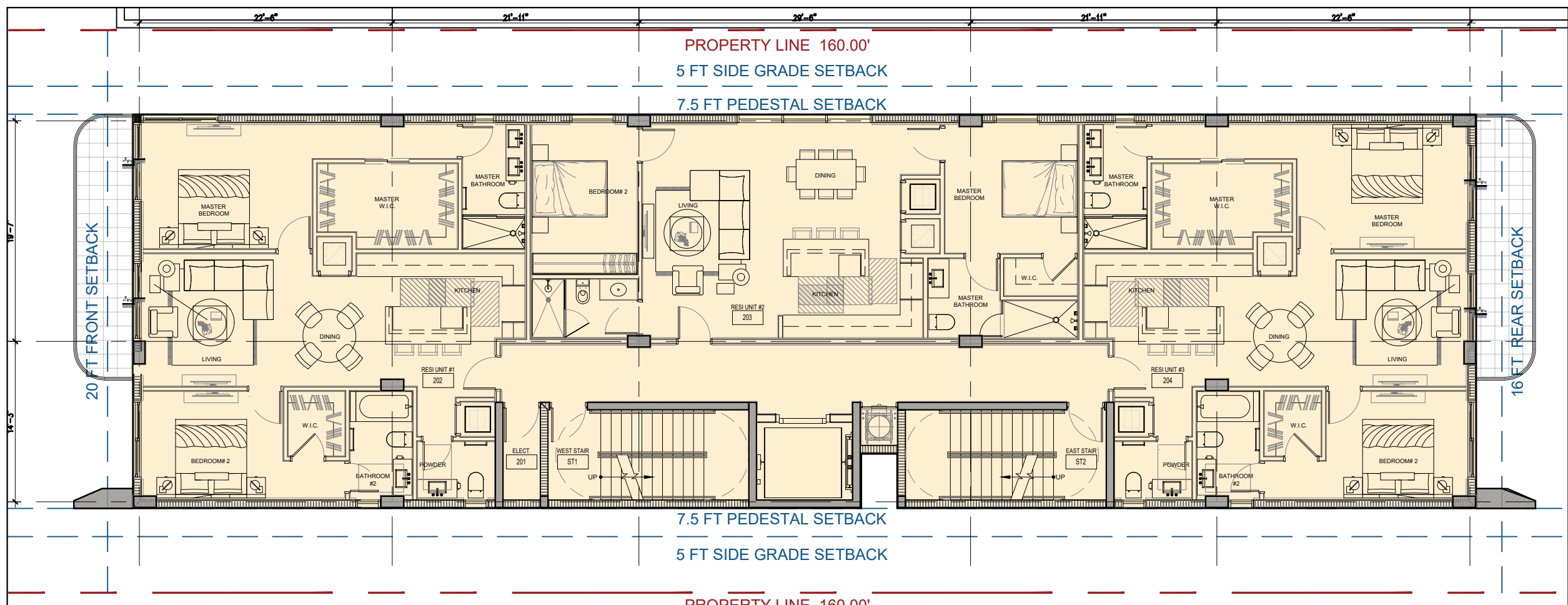
## LOCATION MAP

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A0.02
Project	2334	

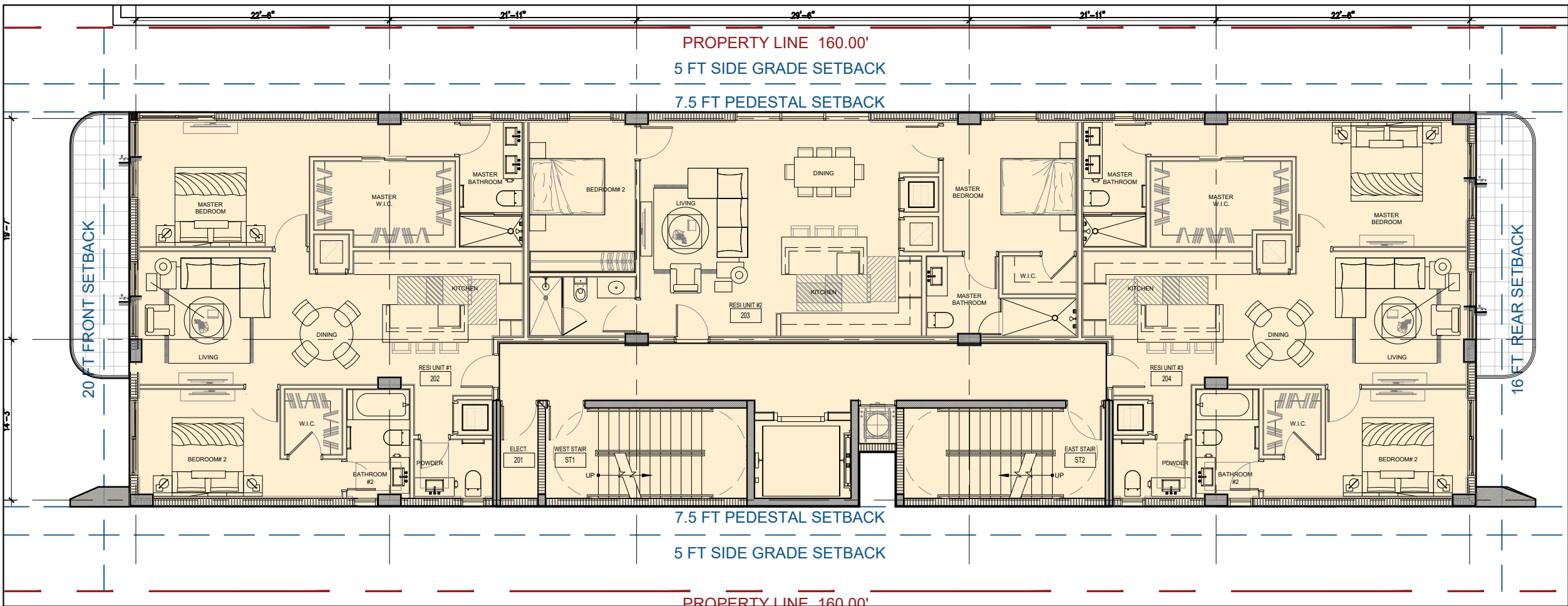




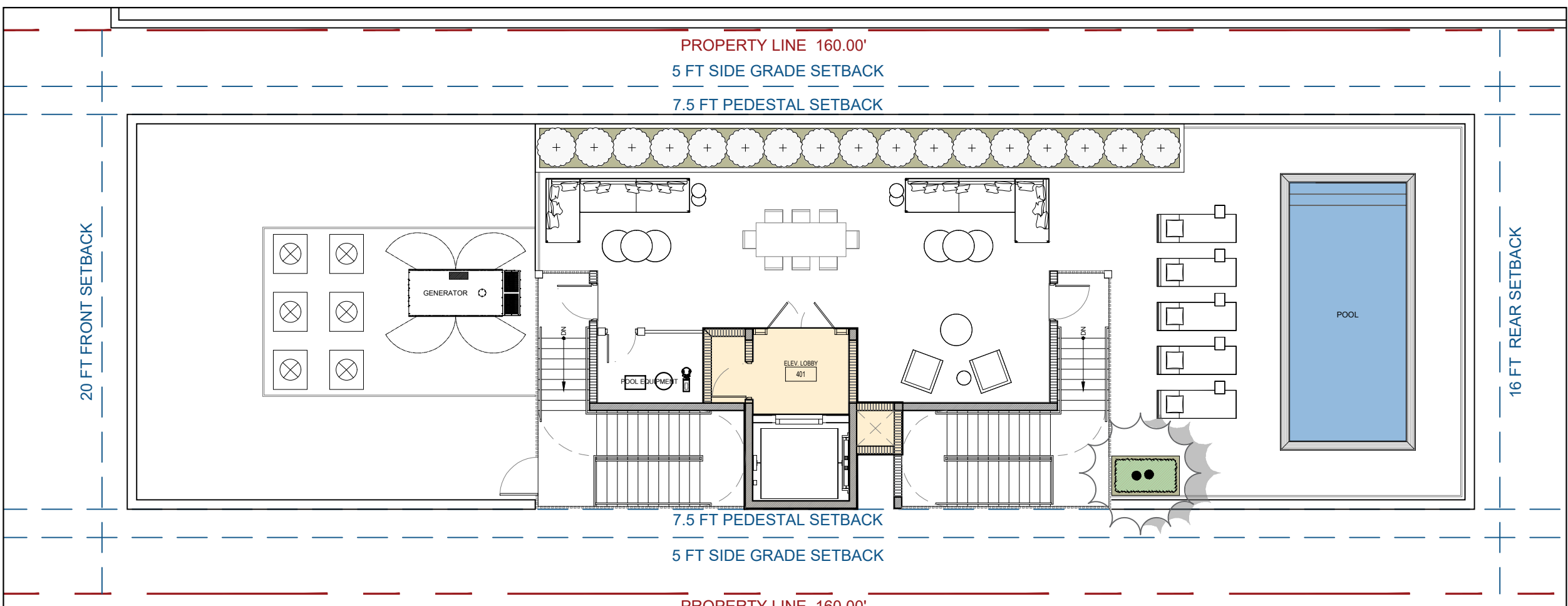
1 FIRST FLOOR PLAN  
Scale: 3/32" = 1'-0"



2 SECOND FLOOR PLAN  
Scale: 3/32" = 1'-0"



3 THIRD FLOOR PLAN  
Scale: 3/32" = 1'-0"



4 ROOF PLAN  
Scale: 3/32" = 1'-0"

1525 LENOX AVE - FAR												
USE	TYPE	2BR	2BR	LEASEABLE AREA		OUTDOOR AMENITIES	BALCONY	HEIGHT (FT)	ELEVATOR	CORE+BOH	TRASH ROOM	TOTAL FAR
	UNIT SIZE	1008	1204	UNIT COUNT	UNITS							
ROOF LEVEL	MECHANICAL / AMENITIES					2,017 SF		10.00	66 SF	139 SF	0 SF	139 SF
RESIDENTIAL 2	LEVEL 3	1	2	3	3,416 SF		242 SF	12.50	66 SF	693 SF	11 SF	4,175 SF
RESIDENTIAL 1	LEVEL 2	1	2	3	3,416 SF		242 SF	12.50	66 SF	693 SF	11 SF	4,175 SF
PARKING	LEVEL 1							10.00	66 SF	657 SF	80 SF	723 SF
Total		2	4	6	6,832 SF	2,017 SF	484 SF	35.00	2,284 SF			9,212 SF
	%	33.33%	66.67%	100.00%								
		100.00%										
								MAX. ALLOWED FAR				10,004 SF

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## FAR DIAGRAMS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A1.05
Project	2334	





A AERIAL FRONT VIEW  
SCALE: N.T.S



B FRONT ELEVATION LENOX AVE  
SCALE: N.T.S



C LENOX AVE FACING SE  
SCALE: N.T.S



D LENOX AVE FACING NE  
SCALE: N.T.S



E LENOX AVE FACING SOUTH  
SCALE: N.T.S



F LENOX AVE FACING NORTH  
SCALE: N.T.S



G BUILDING REAR YARD  
SCALE: N.T.S



H BUILDING SIDE ENTRANCE  
SCALE: N.T.S

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 3004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## CONTEXT PHOTOS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A1.10
Project	2334	





ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

**Landscape Architect**  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd,  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: [vincent@vincentfiligenzi.com](mailto:vincent@vincentfiligenzi.com)

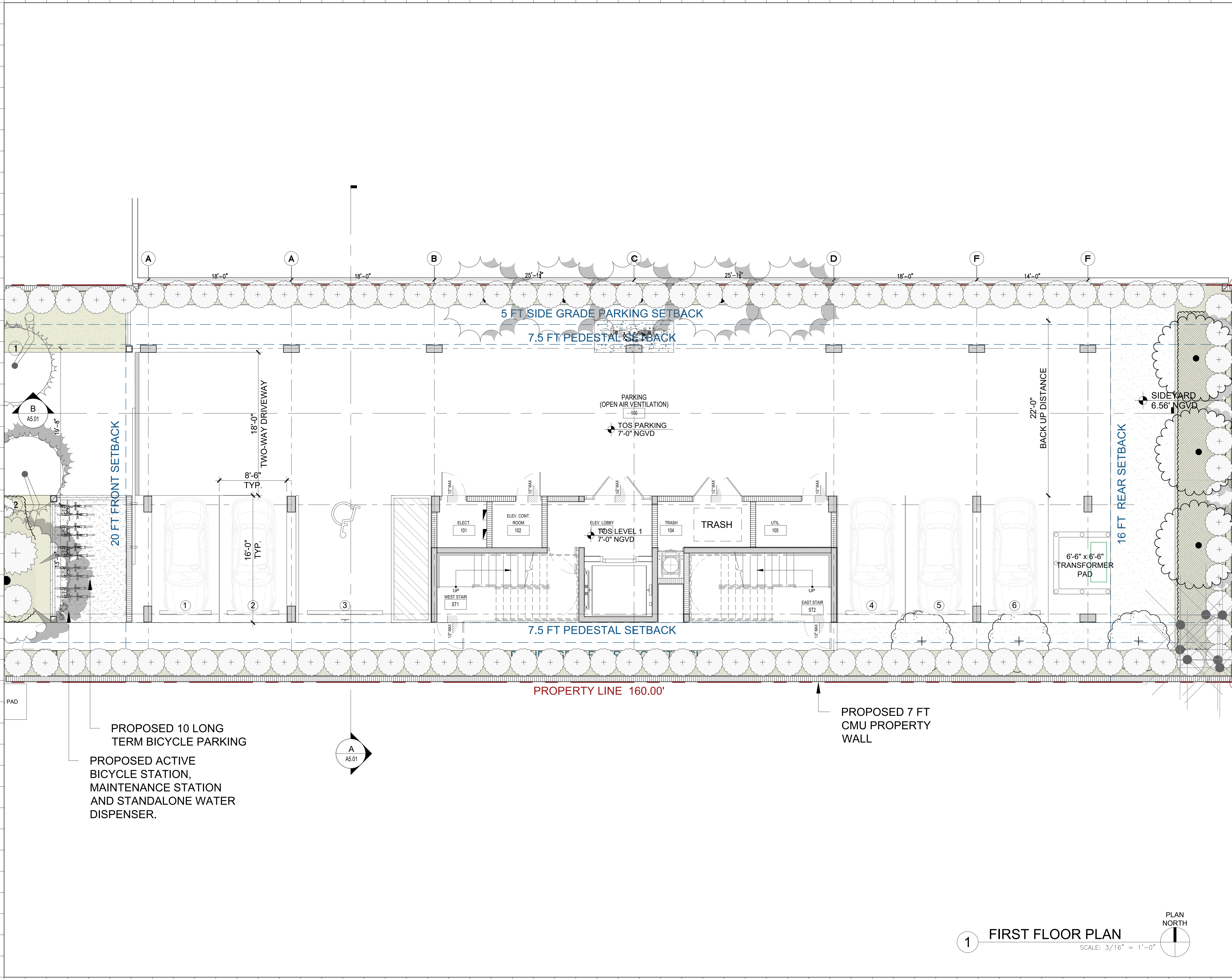
**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



Date	07/07/24	Sheet No.  <b>A2.01</b>
Scale	AS MENTIONED	
Project	2334	





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

**RESIDENTIAL**  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

**Owner:**  
PRIVATE

**Landscape Architect**  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

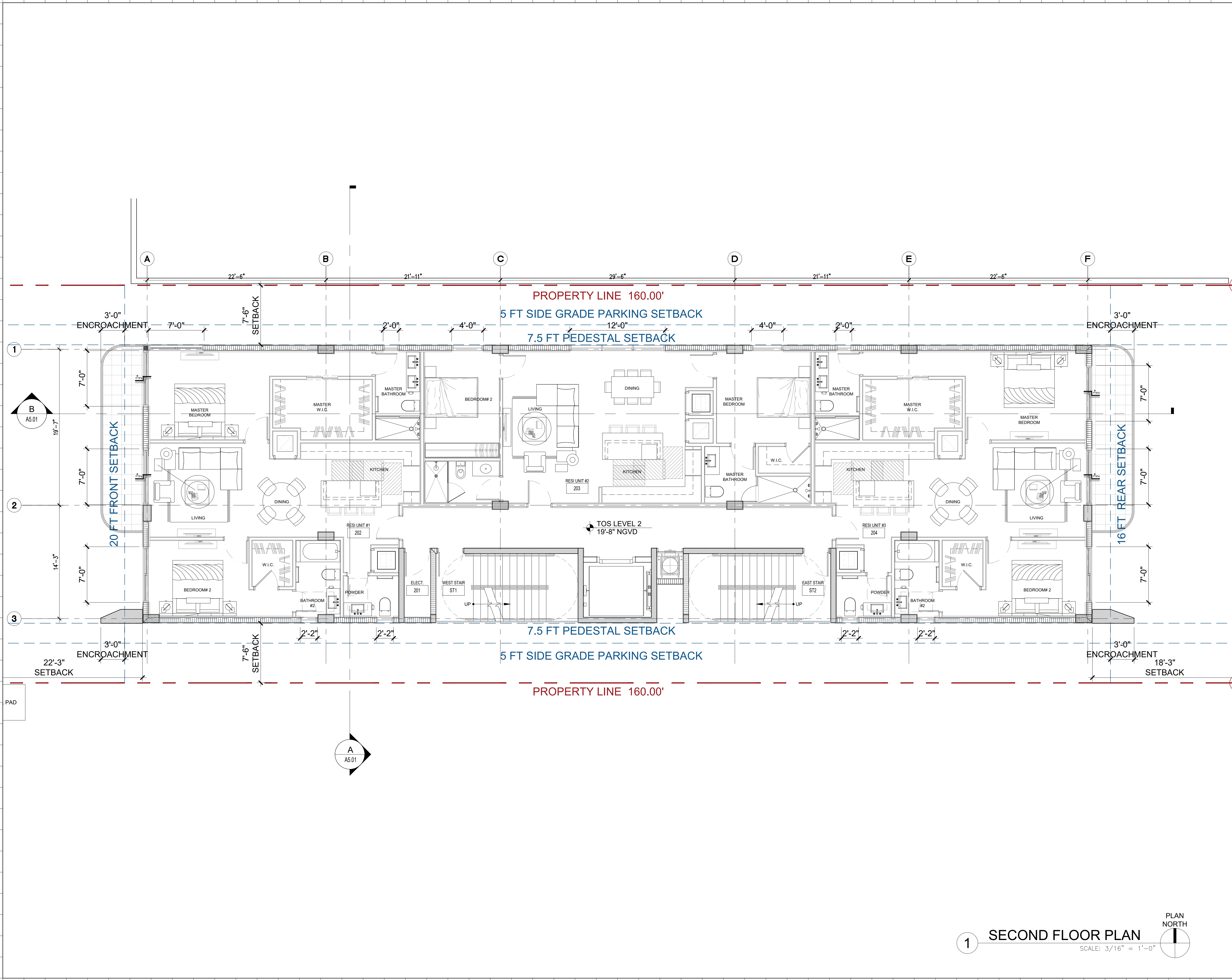
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## FIRST FLOOR PLAN

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A3.01
Project	2334	





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

**RESIDENTIAL**  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

**Owner:**  
PRIVATE

**Landscape Architect**  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

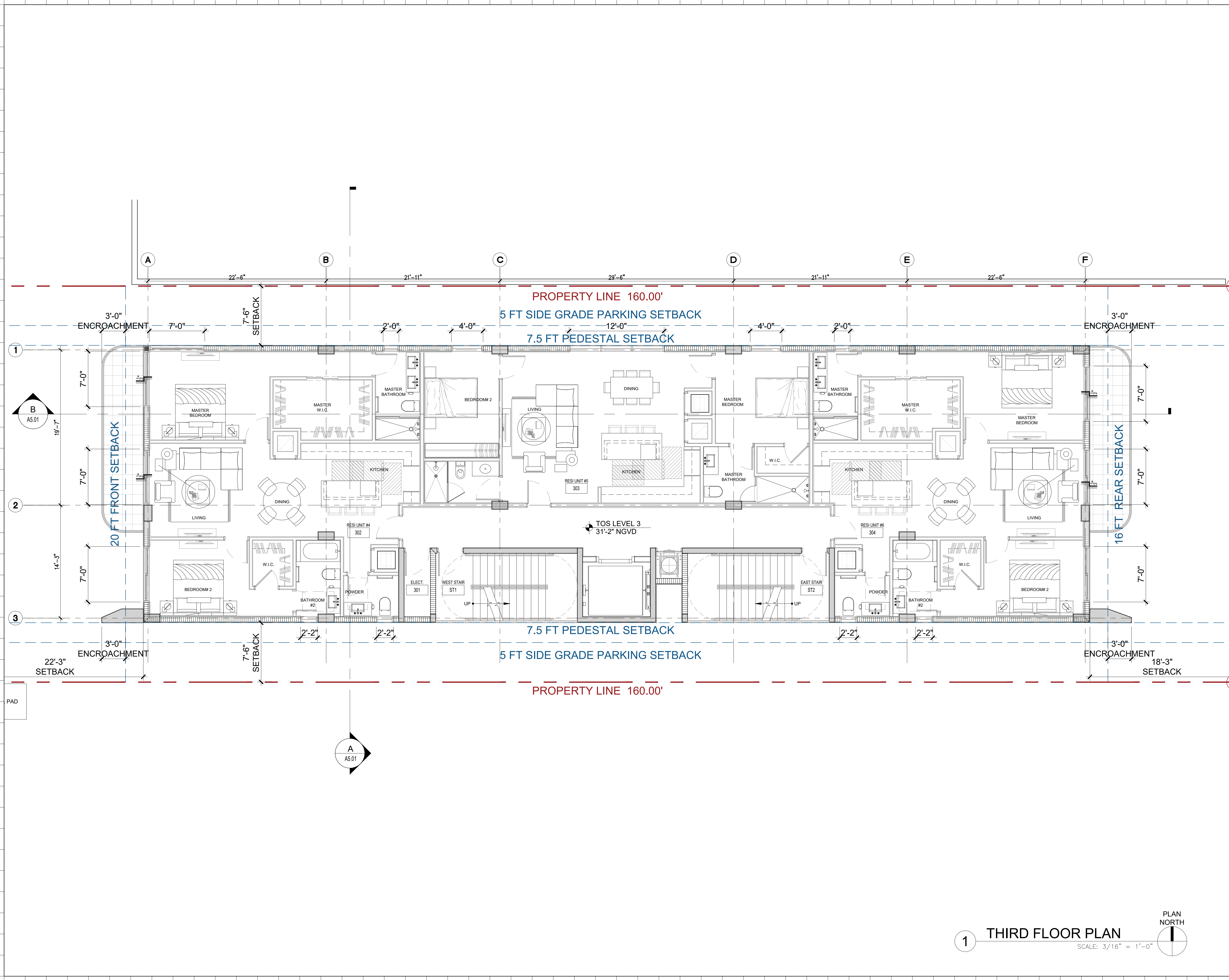
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## SECOND FLOOR PLAN

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A3.02
Project	2334	





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

# HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

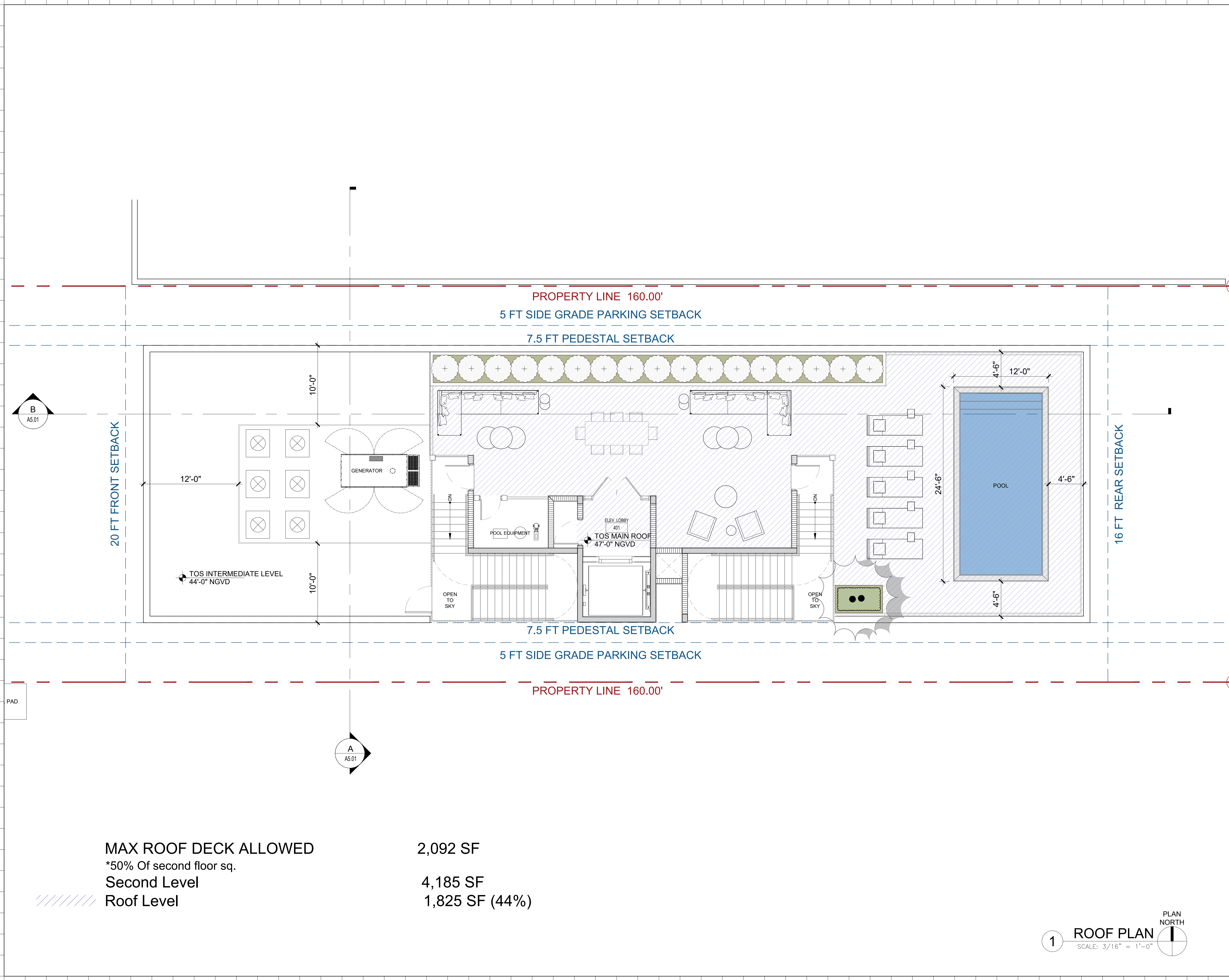
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## THIRD FLOOR PLAN

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A3.03
Project	2334	





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

# HISTORIC PRESERVATION BOARD

## FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## ROOF PLAN

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A3.04
Project	2334	

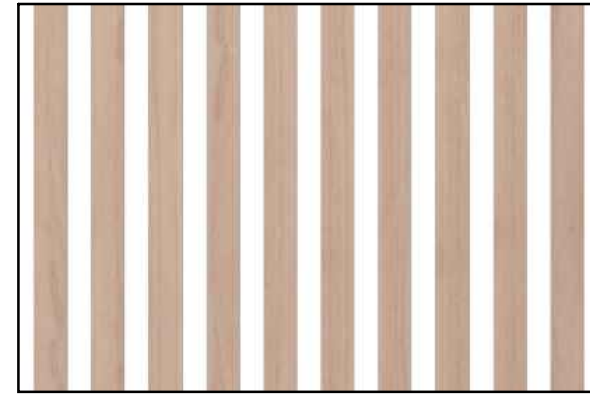




1. TRAVERTINE



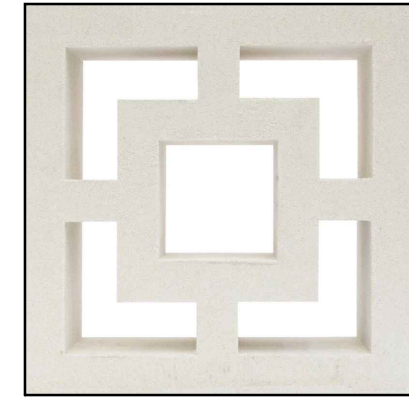
2. WHITE STUCCO



3. BRAZILIAN  
WOOD CLADDING



4. WOODEN GATE



5. WHITE  
BREEZE BLOCK



6. CLEAR GLASS



7. BLACK ALUMINUM  
FRAME

PROPERTY LINE

REAR SETBACK 16'-0"

FRONT SETBACK 20'-0"

PROPERTY LINE

PROPERTY LINE

FRONT SETBACK 20'-0"

REAR SETBACK 16'-0"

PROPERTY LINE

1 NORTH ELEVATION

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

2 SOUTH ELEVATION

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

TOS ROOFTOP BULKHEAD  
+57'-0" NGVD

TOS MAIN ROOF LEVEL  
+47'-0" NGVD

TOS INTERMEDIATE LEVEL  
+44'-0" NGVD

TOS POOL  
+41'-8" NGVD

TOS LEVEL 3  
+31'-2" NGVD

TOS LEVEL 2  
+19'-8" NGVD

DFE  
+9'-0" NGVD

BFE  
+8'-0" NGVD

TOS LEVEL 1  
+7'-0" NGVD

GRADE  
+4.09' NGVD

10'-0"

3'-0"

5'-4"

10'-6"

36'-0"

11'-6"

10'-8"

TOS ROOFTOP BULKHEAD  
+57'-0" NGVD

TOS MAIN ROOF LEVEL  
+47'-0" NGVD

TOS INTERMEDIATE LEVEL  
+44'-0" NGVD

TOS POOL  
+41'-8" NGVD

TOS LEVEL 3  
+31'-2" NGVD

TOS LEVEL 2  
+19'-8" NGVD

DFE  
+9'-0" NGVD

BFE  
+8'-0" NGVD

TOS LEVEL 1  
+7'-0" NGVD

GRADE  
+4.09' NGVD

10'-0"

3'-0"

5'-4"

10'-6"

36'-0"

11'-6"

10'-8"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



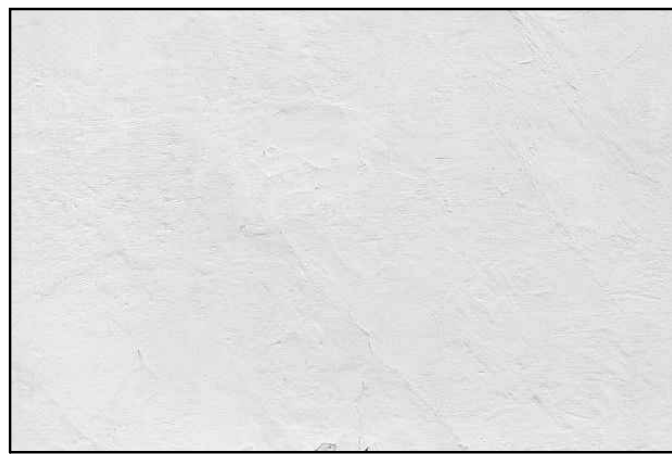
## ELEVATIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A4.01
Project	2334	

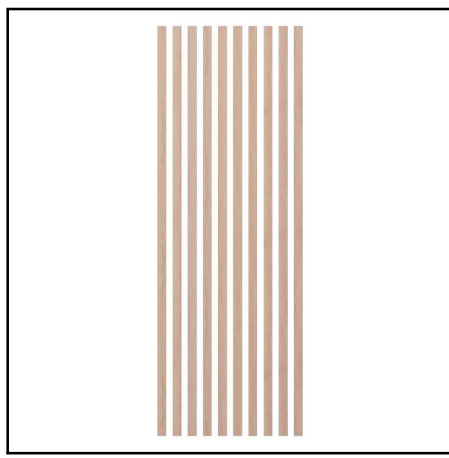




1. TRAVERTINE



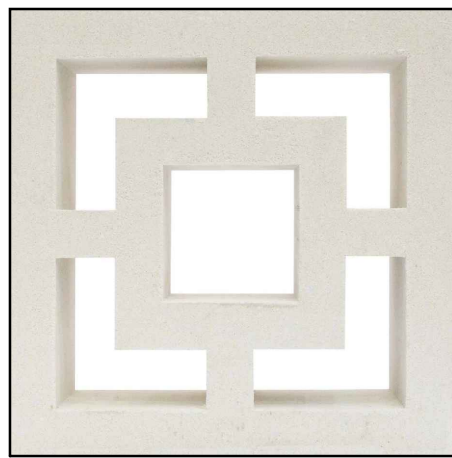
2. WHITE STUCCO



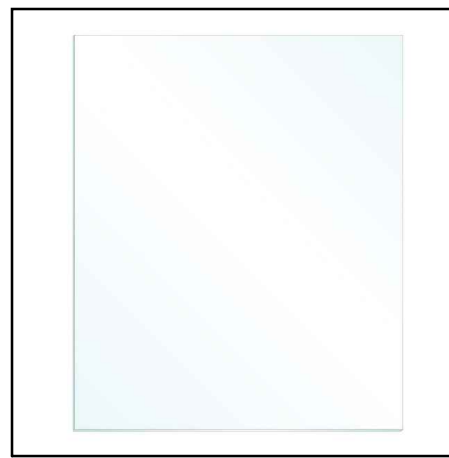
3. BRAZILIAN  
WOOD CLADDING



4. WOODEN GATE



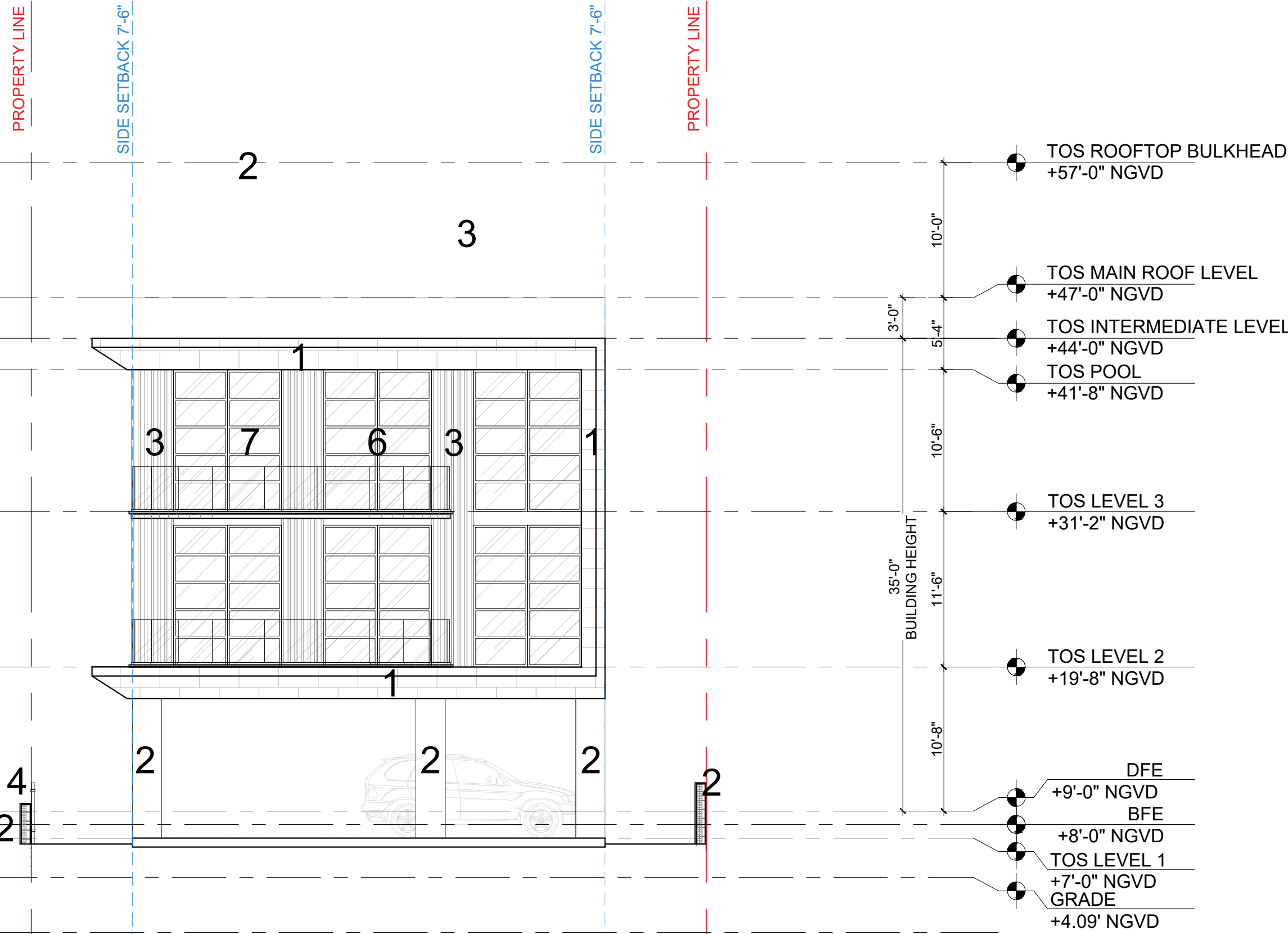
5. WHITE  
BREEZE BLOCK



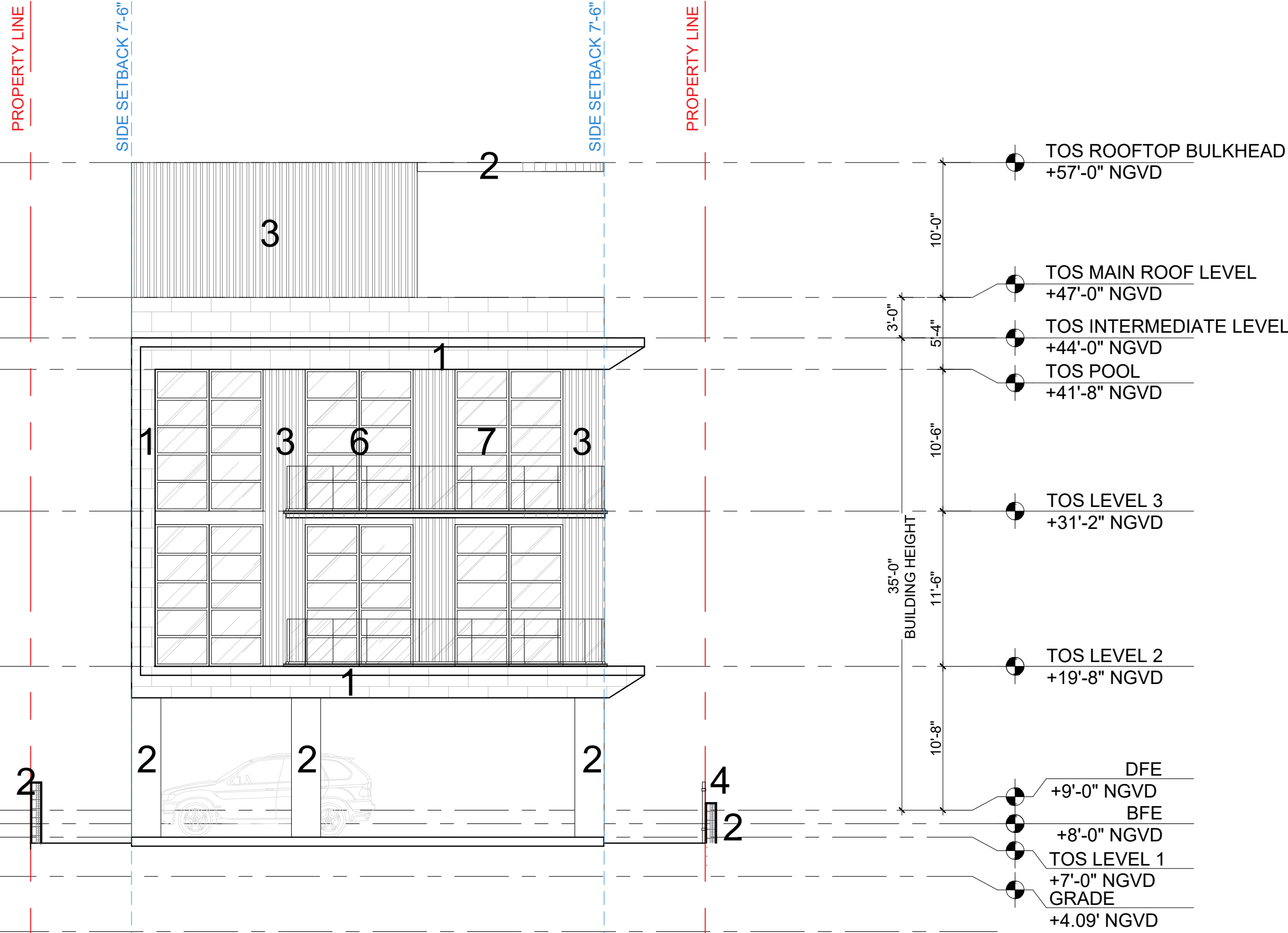
6. CLEAR GLASS



7. BLACK ALUMINUM  
FRAME



3 WEST ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## ELEVATIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A4.02
Project	2334	





- TOS ROOFTOP BULKHEAD  
+57'-0" NGVD
- 10'-0"
- 3'-0"
- TOS MAIN ROOF LEVEL  
+47'-0" NGVD
- 5'-4"
- TOS INTERMEDIATE LEVEL  
+44'-0" NGVD
- TOS POOL  
+41'-8" NGVD
- 10'-6"
- 35'-0" BUILDING HEIGHT
- 11'-6"
- TOS LEVEL 3  
+31'-2" NGVD
- 10'-8"
- TOS LEVEL 2  
+19'-8" NGVD
- 9'-0" DFE  
8'-0" BFE  
7'-0" TOS LEVEL 1  
+7'-0" NGVD

1 NORTH ELEVATION

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



- TOS ROOFTOP BULKHEAD  
+57'-0" NGVD
- 10'-0"
- 3'-0"
- TOS MAIN ROOF LEVEL  
+47'-0" NGVD
- 5'-4"
- TOS INTERMEDIATE LEVEL  
+44'-0" NGVD
- TOS POOL  
+41'-8" NGVD
- 10'-6"
- 35'-0" BUILDING HEIGHT
- 11'-6"
- TOS LEVEL 3  
+31'-2" NGVD
- 10'-8"
- TOS LEVEL 2  
+19'-8" NGVD
- 9'-0" DFE  
8'-0" BFE  
7'-0" TOS LEVEL 1  
+7'-0" NGVD

2 SOUTH ELEVATION

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD

### FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## RENDERED ELEVATIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A4.03
Project	2334	





3 WEST ELEVATION

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



4 EAST ELEVATION

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD

### FINAL SUBMITTAL

**RESIDENTIAL**  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

**Owner:**  
PRIVATE

**Landscape Architect**  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## RENDERED ELEVATIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A4.04
Project	2334	





1 CONTEXT ELEVATION - EAST  
Scale: 1/16" = 1'-0"



2 CONTEXT ELEVATION - WEST  
Scale: 1/16" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



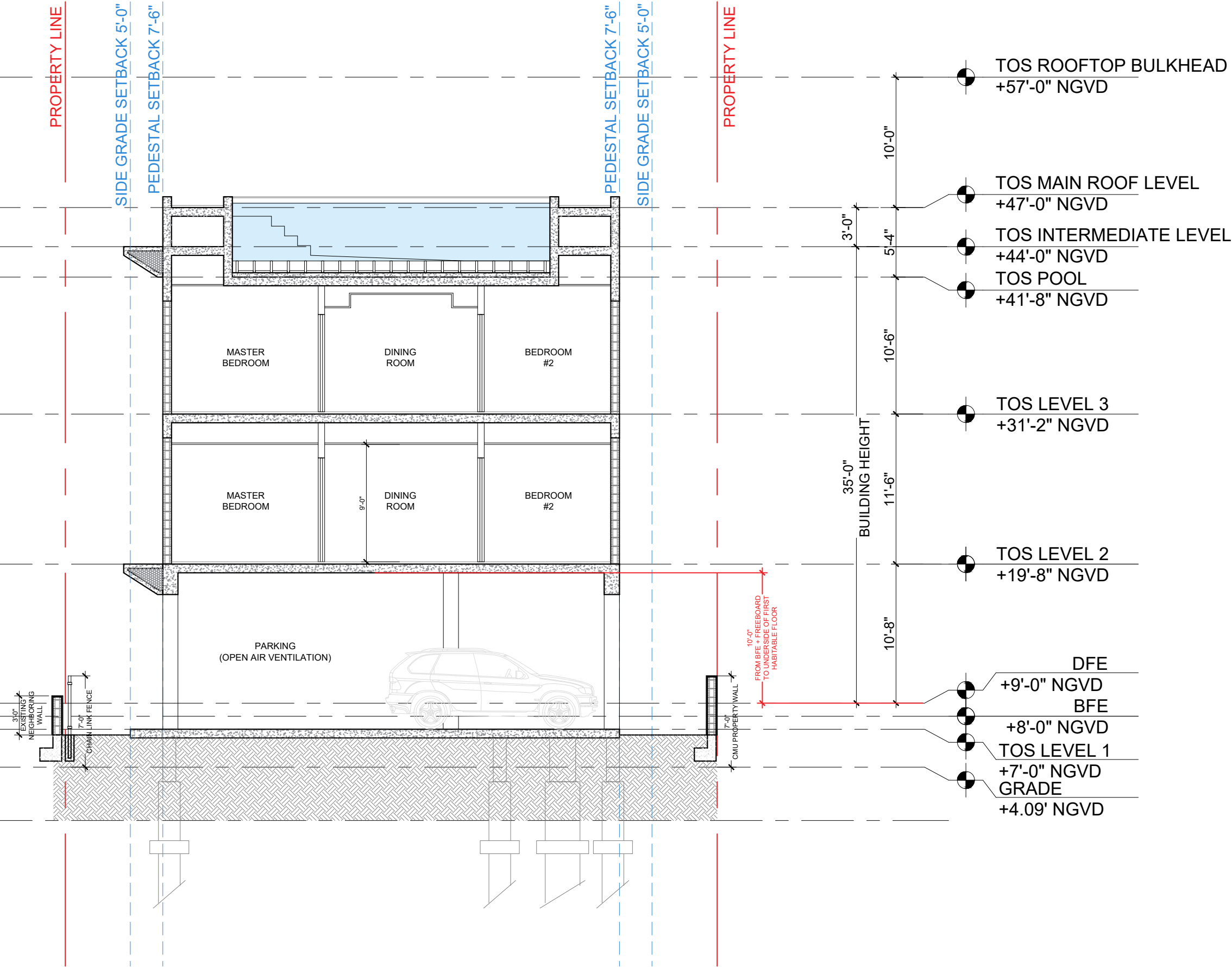
KOBİ KARP  
Lic. # AR0012578



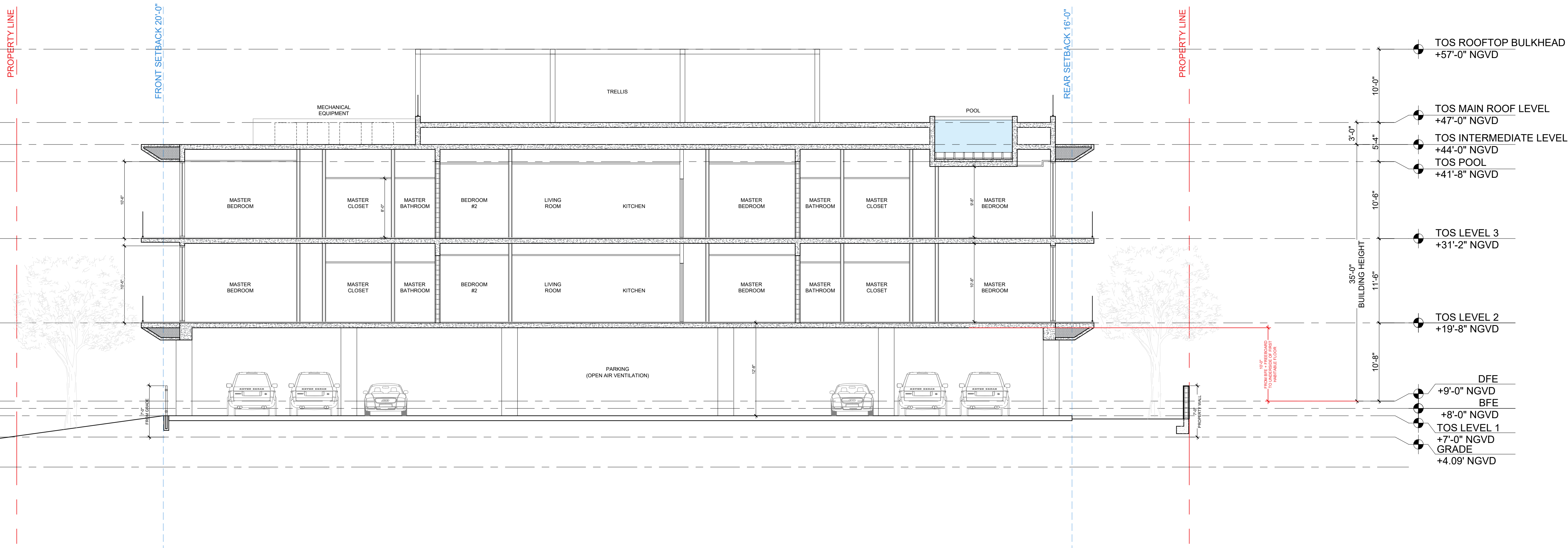
CONTEXTUAL  
ELEVATIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A4.03
Project	2334	





1 SECTION A  
Scale: 1/8" = 1'-0"



2 SECTION B  
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
PRIVATE

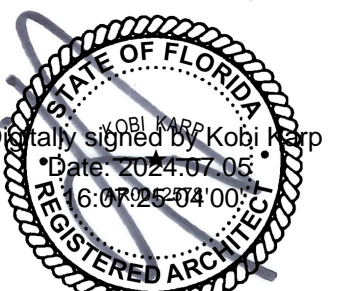
Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Tel:  
Email:

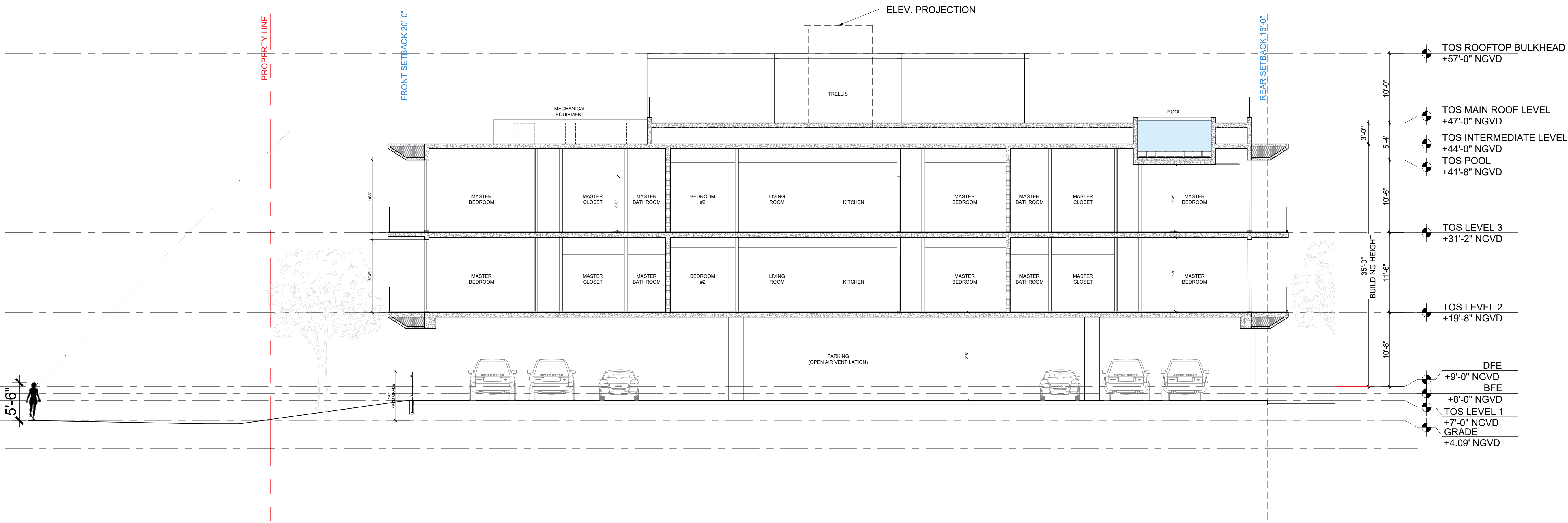
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## SECTIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A5.01
Project	2334	





3 LINE-OF-SIGHT SECTION DIAGRAM  
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

## HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

**RESIDENTIAL**  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

**Owner:**  
PRIVATE

**Landscape Architect**  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## SECTIONS

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A5.02
Project	2334	





1525 LENOX AVE., MIAMI, FLORIDA 33139

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)

WWW.KOBIKARP.COM

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture & Interior Design, Inc. AIA. (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:

PRIVATE

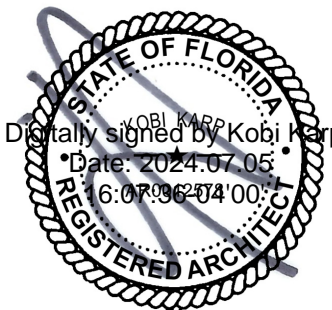
Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 2004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



RENDERING

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A6.00
Project	2334	





1525 LENOX AVE., MIAMI , FLORIDA 33139

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture & Interior Design, Inc. AIA. (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766-5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



RENDERING

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A6.01
Project	2334	





1525 LENOX AVE., MIAMI , FLORIDA 33139

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant:  
Name:  
Address:  
Address:  
Tel:  
Email:

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



RENDERING

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A6.02
Project	2334	