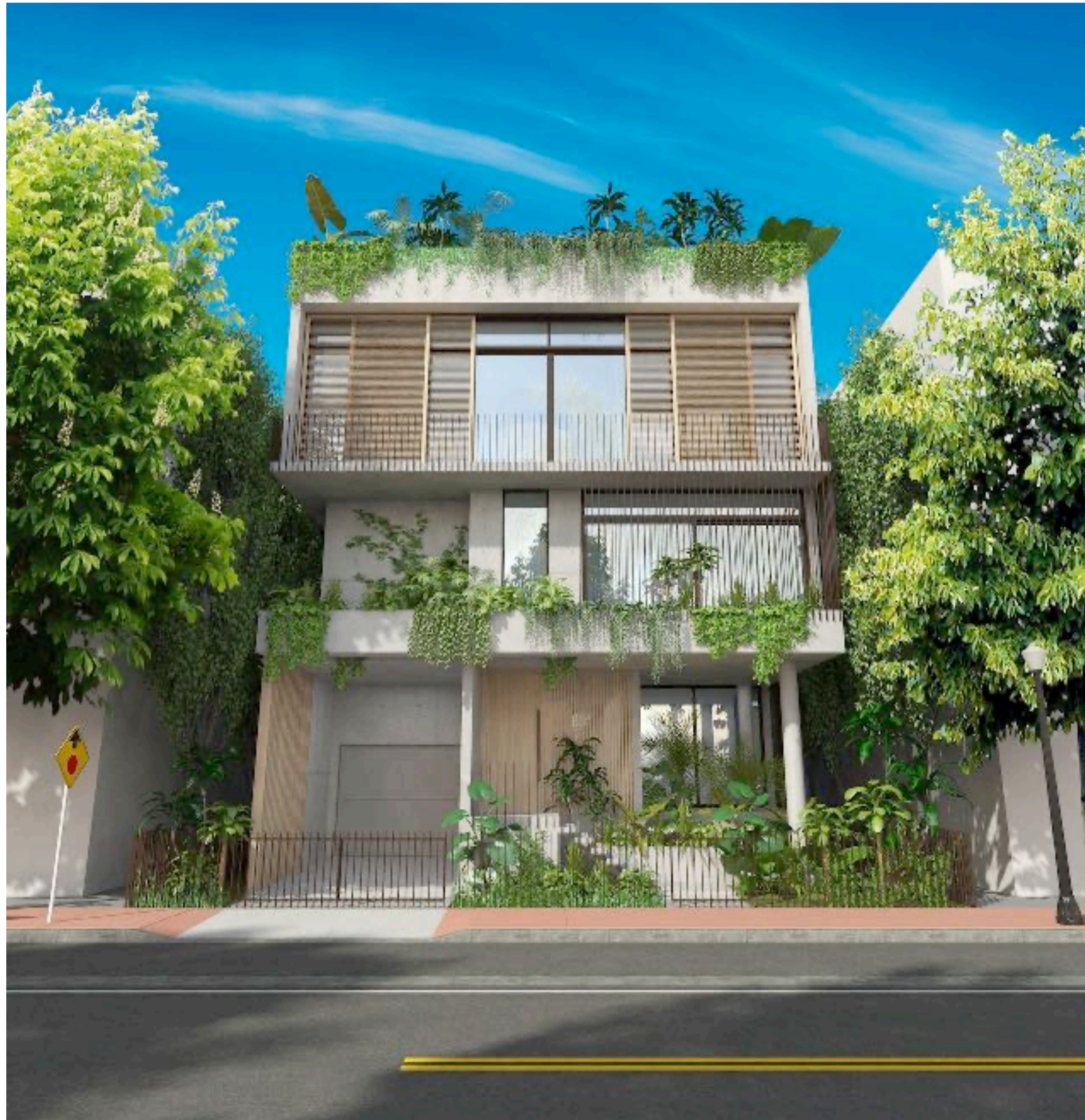


# CITY OF MIAMI BEACH

## NEW FAMILY RESIDENCE CONSTRUCTION

Single Family Residence  
809 SECOND STREET MIAMI BEACH, FL, 33139



FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 PE. 50465

M & P CONSULTING ENGINEERS PLLC.  
2548 SEYVCHELLES DR, UNIT 807  
NAPLES, FL 34112

786 273 1682

ARTRIC INC  
ELECTRICAL DESIGN  
622 SW 99 PLACE MIAMI NFL 331374

305 331 5090

MARCO A. OSORIO, P.E., MBA  
CIVIL ENGINEERING  
4011 W. Flagler St., Suite 404  
Miami, Florida 33134

305 499 5010

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AVENUE  
MIAMI BEACH FL

786 461 7356  
ricardo@studiodelavega.com

### SCOPE OF WORK

**BUILD A NEW SINGLE FAMILY HOUSE ON A VACANT LOT**

### SUBMITAL DATE

1	APRIL 12 2025
2	JULY 13 2025

**HPB25-0657  
FINAL SUBMISSION  
July 13 2025**

sheet no.  
**C-000**

# NEW FAMILY RESIDENCE CONSTRUCTION

Single Family Residence  
809 SECOND STREET MIAMI BEACH, FL, 33139

HPB25-0657  
FINAL SUBMISSION  
July 13 2025



SHEET INDEX		xx.02.2025 1ST SUBMITTAL
ARCHITECTURAL		
COVER PAGES / CONTEXT		
C.000	COVER PAGE	
A.01	INDEX SHEET	
A.02	SURVEY	
A.03	AERIAL STREET VIEWS	
A.04	AXO AERIAL VIEWS CONTEXT ANALYSIS	
A.05	NEIGHBORING BUILDINGS	
PROPOSED ARCHITECTURAL DRAWINGS		
A.06	ZONING DATA SHEET	
A.07	VARIANCES	
A.08	VARIANCES	
A.09	SITE PLAN	
A.10	F.A.R. DIAGRAMS	
A.11	OPEN SPACE DIAGRAMS	
A.12	SECOND STREET ELEVATION	
A.13	FIRST FLOOR PLAN	
A.14	SECOND FLOOR PLAN	
A.15	THIRD FLOOR PLAN	
A.16	ROOF TERRACE PLAN	
A.17	ROOF PLAN	
A.18	SOUTH ELEVATIONS	
A.19	WEST ELEVATIONS	
A.20	NORTH ELEVATIONS	
A.21	EAST ELEVATIONS	
A.22	SECTION 3	
A.23	SECTIONS 1 & 2	
A.24	AXONOMETRICS	
A.25	RENDERS	
A.26	ARCHITECTURAL LANGUAGE MATERIALS	

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
PE. 50465  
TEL. (305) 971 0204

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI 33139  
r.vega@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-01**

**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

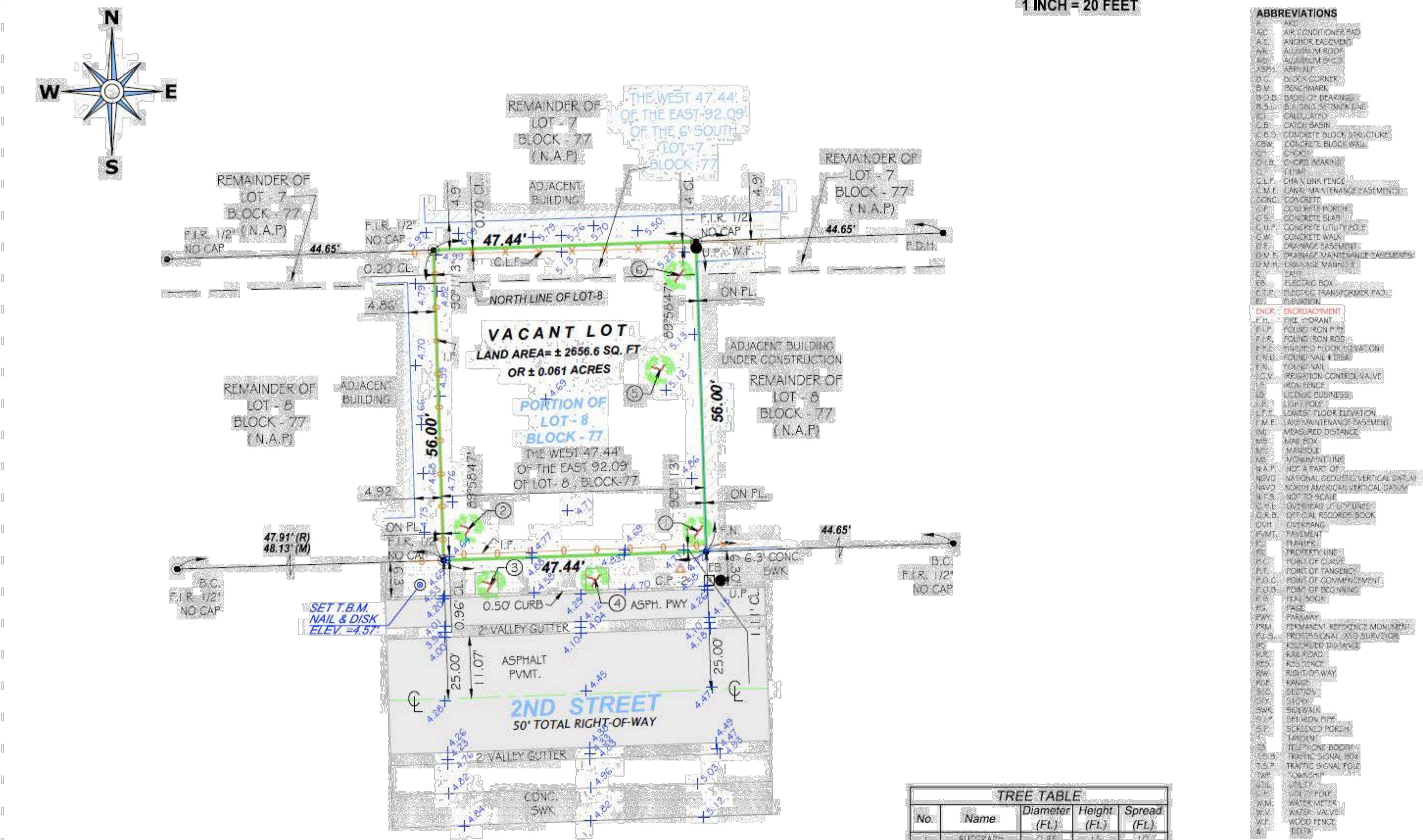
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126  
PH: (305) 262-0400 FAX: (305) 262-0401

13725 DEL PRADO BLVD. S. SUITE B CAPE CORAL FL 33904  
PHONE: (239) 540-2660 FAX: (239) 540-2664

**TOPOGRAPHIC SURVEY**  
809 2ND STREET, MIAMI BEACH, FLORIDA 33139

**GRAPHIC SCALE**  
20 0 10 20  
(IN FEET)  
1 INCH = 20 FEET

**LOCATION MAP**  
SCALE = N.T.S.



**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ASSISTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE FOR PLOT BOOKS, UNLESS DEPICTED OTHERWISE.
- THE ELEVATION OF THE MONUMENTS SHALL BE VISIBLE AND ABOVE GROUND ELEVATIONS.
- ARCHITECTED SHALL VERIFY EXISTING CONDITIONS, RESTRICTIONS, SETBACKS AND UTILITIES.
- RESERVATIONS FOR SUBMITTALS.
- NOT TO BE USED FOR CONSTRUCTION WITHOUT APPROVAL FOR AUTHORIZATION BY THE APPLICABLE AUTHORITIES IN THE CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THESE OWNERS' PLANS NOT TO BE USED FOR CONSTRUCTION.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENTS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- DOES NOT EXTEND TO ANY UNLAWFUL PARTY.

**FLOOD ZONE INFORMATION:**

THE 1% FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE.

BASE FLOOD ELEVATION: 4.0 FT  
COMMUNITY: 2009  
FIRM: 2218  
DATE OF FIRM: 04/11/2002  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

1. ALL SHOWN BEARINGS AND DISTANCES REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAN, IN THE OBSERVATION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1/5000 FT.

3. CERTIFICATE OF AUTHORIZATION IS # 7902.

4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1989; MIAMI DADE COUNTY BENCHMARK # 0-142 IN LOCATION # 422 IN ELEVATION IS 3.871 FEET OF A.S.L. OF 1989.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THIS TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIED WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 461, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 478.027, FLORIDA STATUTES.

Digitally signed by  
**CARLOS M IBARRA**  
Date: 2025.06.30  
16:34:12 -04'00'

BY: **CARLOS IBARRA** (R/S)

PROFESSIONAL LAND SURVEYOR NO. 16770 STATE OF FLORIDA  
NET VALUE WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**TREE TABLE**

No.	Name	Diameter (Fl.)	Height (Fl.)	Spread (Fl.)
1	AUTGRAPH	0.35	15	10
2	AUTGRAPH	0.35	15	10
3	CREPE MYRTLE	1.00	17	15
4	CREPE MYRTLE	0.70	17	15
5	ROYAL POINCIANA	1.00	25	15
6	KUROGANE HOLLY	0.40	25	5

- ABBREVIATIONS**
- A AIR CONDITIONER PAD
  - A.C. AIR-CONDITIONER
  - ALR ALUMINUM ROOF
  - ALU ALUMINUM SIDING
  - ASPH ASPHALT
  - B.C. BLOCK CORNER
  - B.M. BENCHMARK
  - B.O.B. BASIS OF BEARING
  - B.S.L. BUILDING SETBACK LINE
  - CL CALCULATED
  - C.B. CATCH BASIN
  - C.B.D. CONCRETE BLOCK STRUCTURE
  - C.B.W. CONCRETE BLOCK WALL
  - C.C. CHICK
  - C.C.B. CHICK BEARING
  - C.I. CHINA LINK FENCE
  - C.M.F. CANAL MAINFRAME EASEMENT
  - CONC CONCRETE
  - C.P. CONCRETE PAVEMENT
  - C.S. CONCRETE SLAB
  - C.U.P. CONCRETE UTILITY POLE
  - C.W. CONCRETE WALK
  - D.E. DRAINAGE EASEMENT
  - D.V.M. DRAINAGE MAINTENANCE TACKLES
  - D.M.H. DRAINAGE MAINLINE
  - E. EAST
  - E.B. ELECTRIC BOX
  - E.F. ELECTRIC TRANSFORMER PAD
  - E.L. ELEVATION
  - ENCR ENCRASMENT
  - F.H. FIRE HYDRANT
  - F.P. FOUNDATION PILE
  - F.R. FOUNDATION
  - F.F. FOUNDATION FLOOR ELEVATION
  - F.N.B. FOUNDATION NAIL & DISK
  - F.N. FOUNDATION NAIL
  - L.C.V. IRRIGATION CONTROL VALVE
  - L.F. IRON FENCE
  - L.B. LICENSE BUSINESS
  - L.P. LIGHT POLE
  - L.F.C. LOWER FLOOR ELEVATION
  - L.M.E. LAKE MAINTENANCE PAVEMENT
  - M. MEASURED DISTANCE
  - M.B. MARK BOOK
  - M.S. MANHOLE
  - M.L. MONUMENT LINE
  - N.A.P. NOT A PART OF
  - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
  - N.V.D. NORTH AMERICAN VERTICAL DATUM
  - N.T.S. NOT TO SCALE
  - O.V.L. OVERHEAD UTILITY LINES
  - O.R.B. OFFICIAL RECORDS BOOK
  - O.V.H. OVERLAP
  - P.V.M.T. PAVEMENT
  - P. PLANT
  - P.L. PROPERTY LINE
  - P.C. POINT OF CURVE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.S. PLOT BOOKS
  - P.F. PAVEMENT
  - P.M. PERMANENT SURVEYING MONUMENT
  - P.L.S. PROFESSIONAL LAND SURVEYOR
  - R.R. RAILROAD
  - R.C. RAILROAD CROSSING
  - R.W. RIGHT-OF-WAY
  - R.C.E. RAILROAD CROSSING EASEMENT
  - S.G. SECTION
  - S.F. STORY
  - S.W.K. SIDEWALK
  - S.P. SCHEDULED PORTHOLE
  - T. TANGENT
  - T.S. TELEPHONE SIGNAL BOX
  - T.S.F. TRAFFIC SIGNAL FOLE
  - T.W. TOWNSHIP
  - U.T. UTILITY
  - U.P. UTILITY POLE
  - W.M. WATER METER
  - W.W. WATER WAY
  - W.F. WOOD FENCE
  - Δ DELTA

**LEGEND**

- CONCRETE
- PAVEMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS RW
- NON-AGRICULTURAL ACCESS RW
- EXISTING ELEVATION

**CERTIFICATION:**  
STUDIO DE LA VEGA

**LEGAL DESCRIPTION:**  
THE WEST 47.44 FEET OF THE EAST 92.09 FEET OF LOT 8 AND THE WEST 47.44 FEET OF THE EAST 92.09 FEET OF THE SOUTH 6 FEET OF LOT 7, BLOCK 77, OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**DRAWN BY:** TD

**SURVEY DATE:** 06/27/2025

**SURVEY NO:** 15-004552-2

**SHEET:** 1 OF 1

Digitally signed by  
**CARLOS M IBARRA**  
Date: 2025.06.30  
16:35:27 -04'00'

**FAUSTO GUERRERO P.E.**  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL: (305) 971-0204  
PE: 50465

**FG**

**STUDIO DE LA VEGA ARCHITECT**  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardodelavega54@gmail.com

**HPB25-0657**  
**HISTORIC PRESERVATION BOARD: FINAL SUBMITTAL**  
NOT FOR CONSTRUCTION

**JON ROSENBLATT**  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

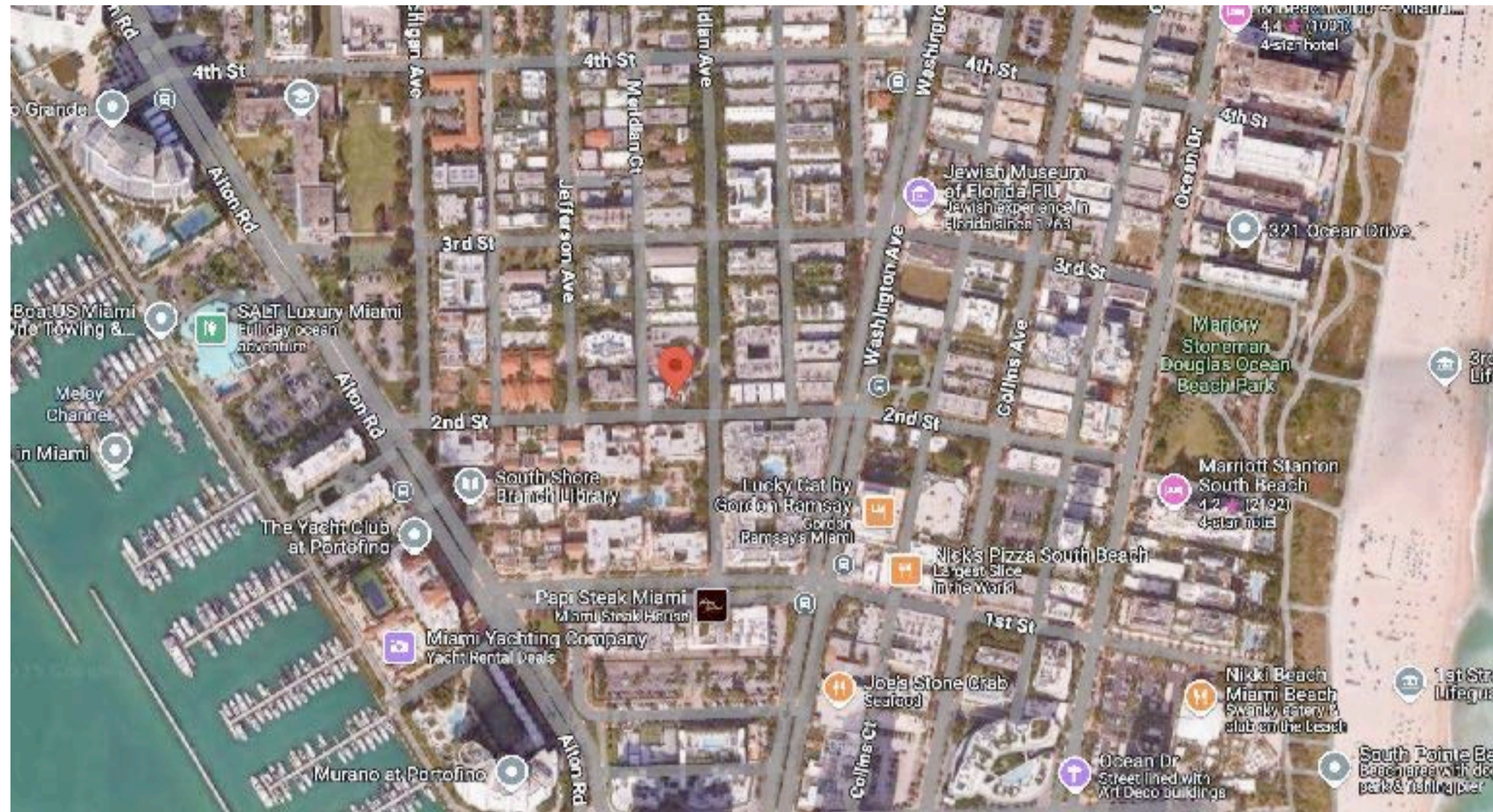
**REVISIONS:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

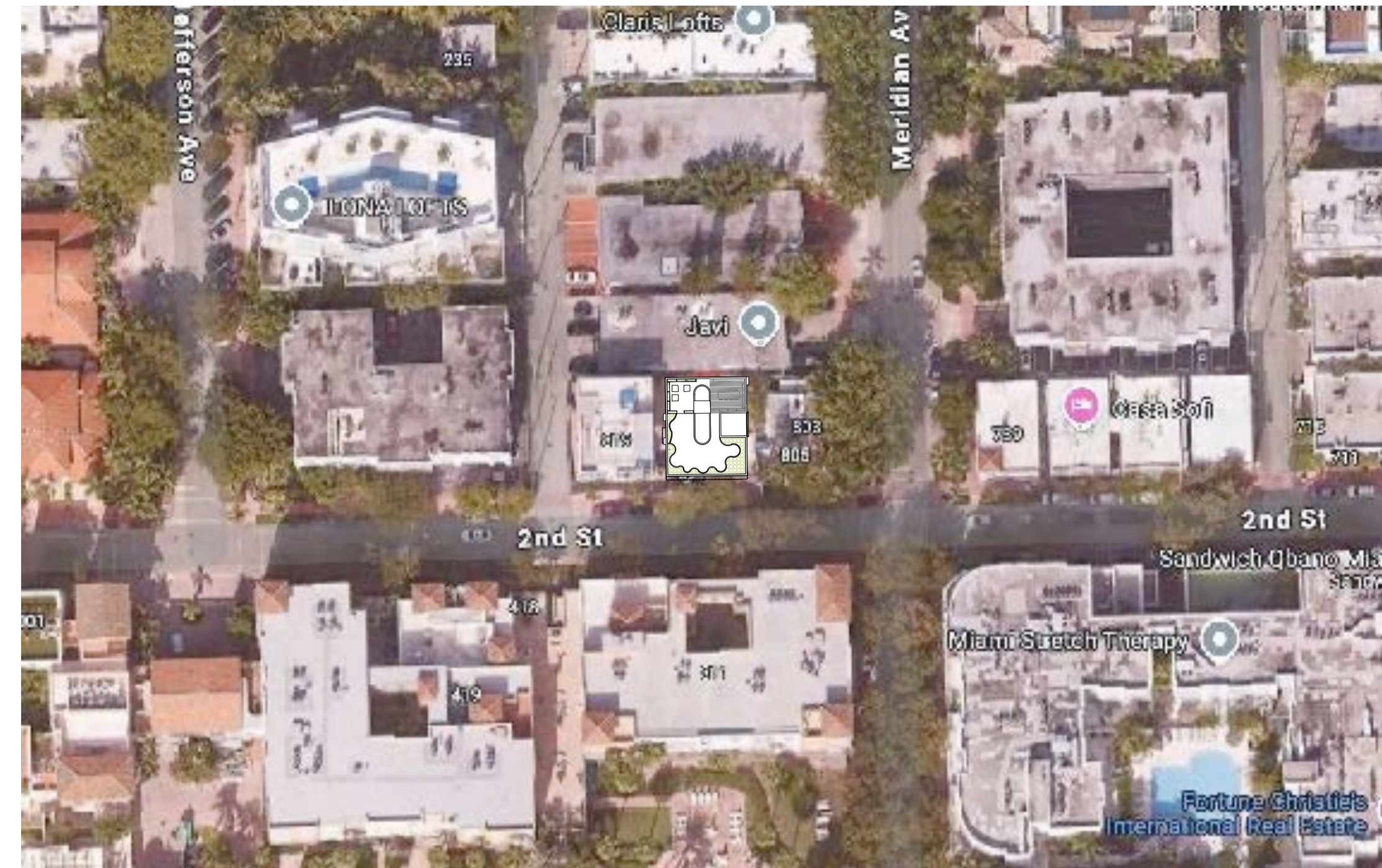
DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-02**

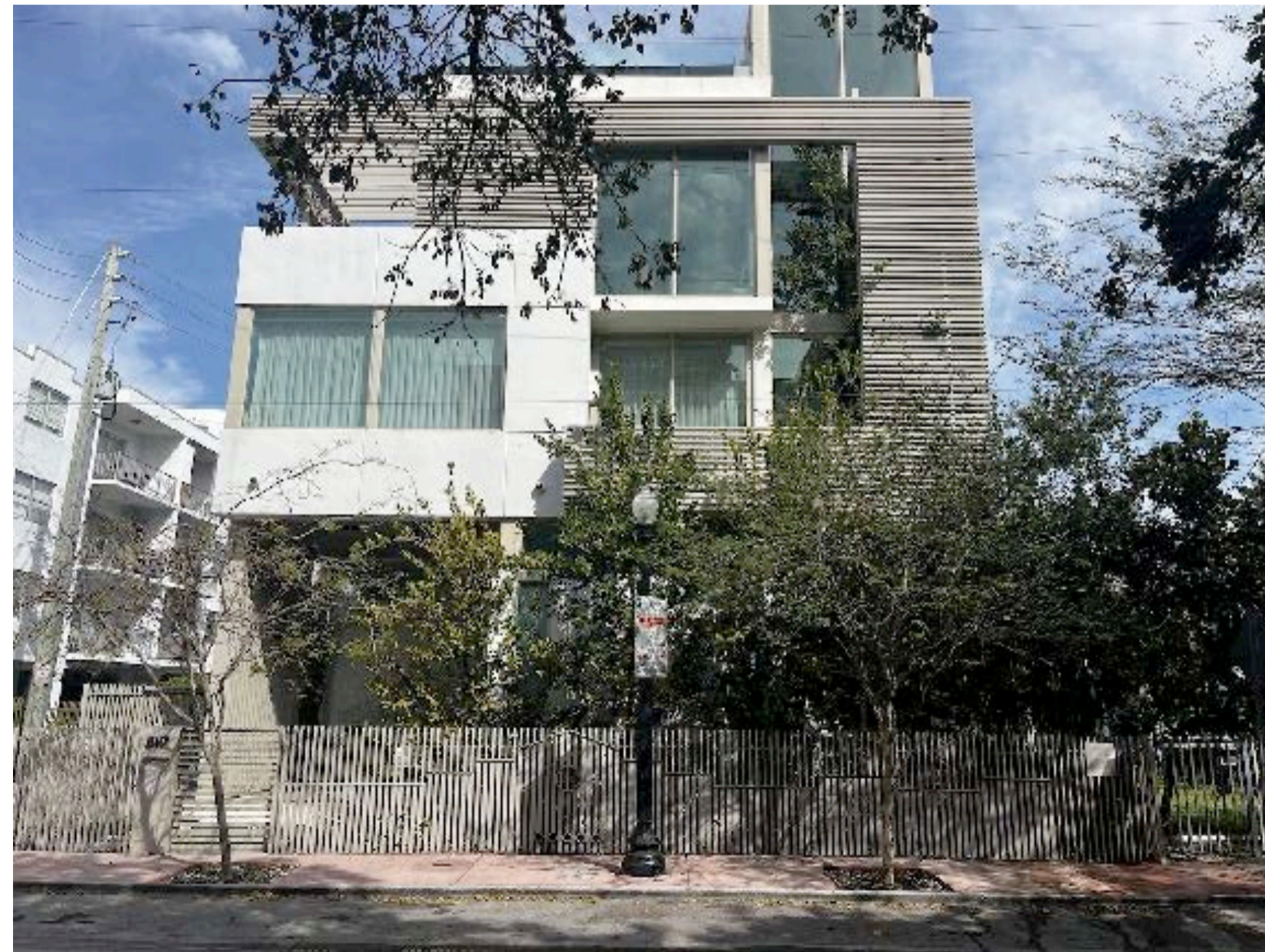
**SURVEY**



AERIAL PHOTOGRAPHY WITH PROPOSED RESIDENCE



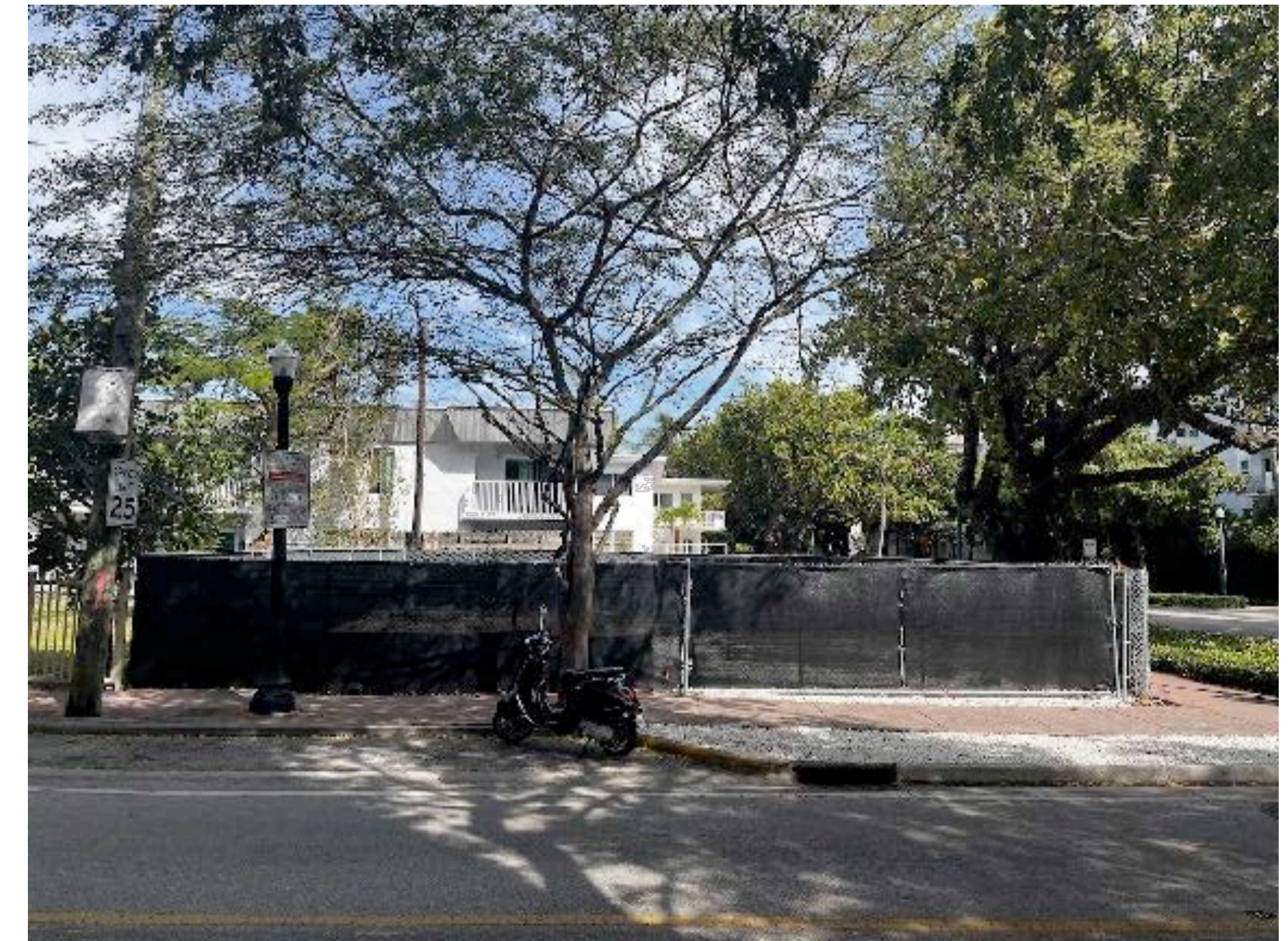
AERIAL PHOTOGRAPHY WITH PROPOSED RESIDENCE



811 SECOND STREET



809 SECOND STREET



803 SECOND STREET

# AERIAL /STREET VIEWS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI 33139  
ricardodelavega54@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION  
  
JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

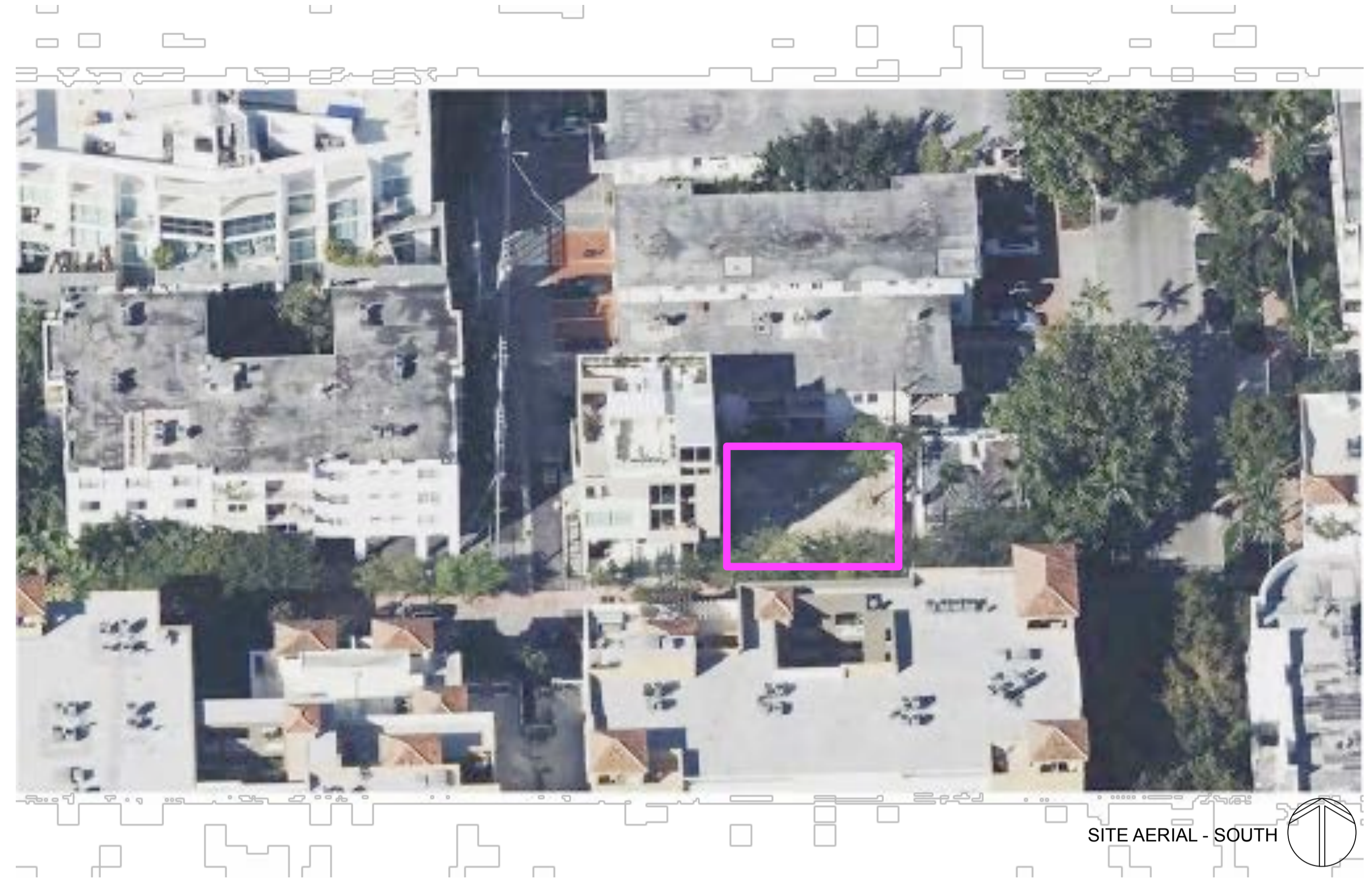
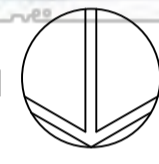
REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

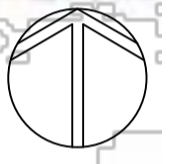
sheet no.  
**A-03**



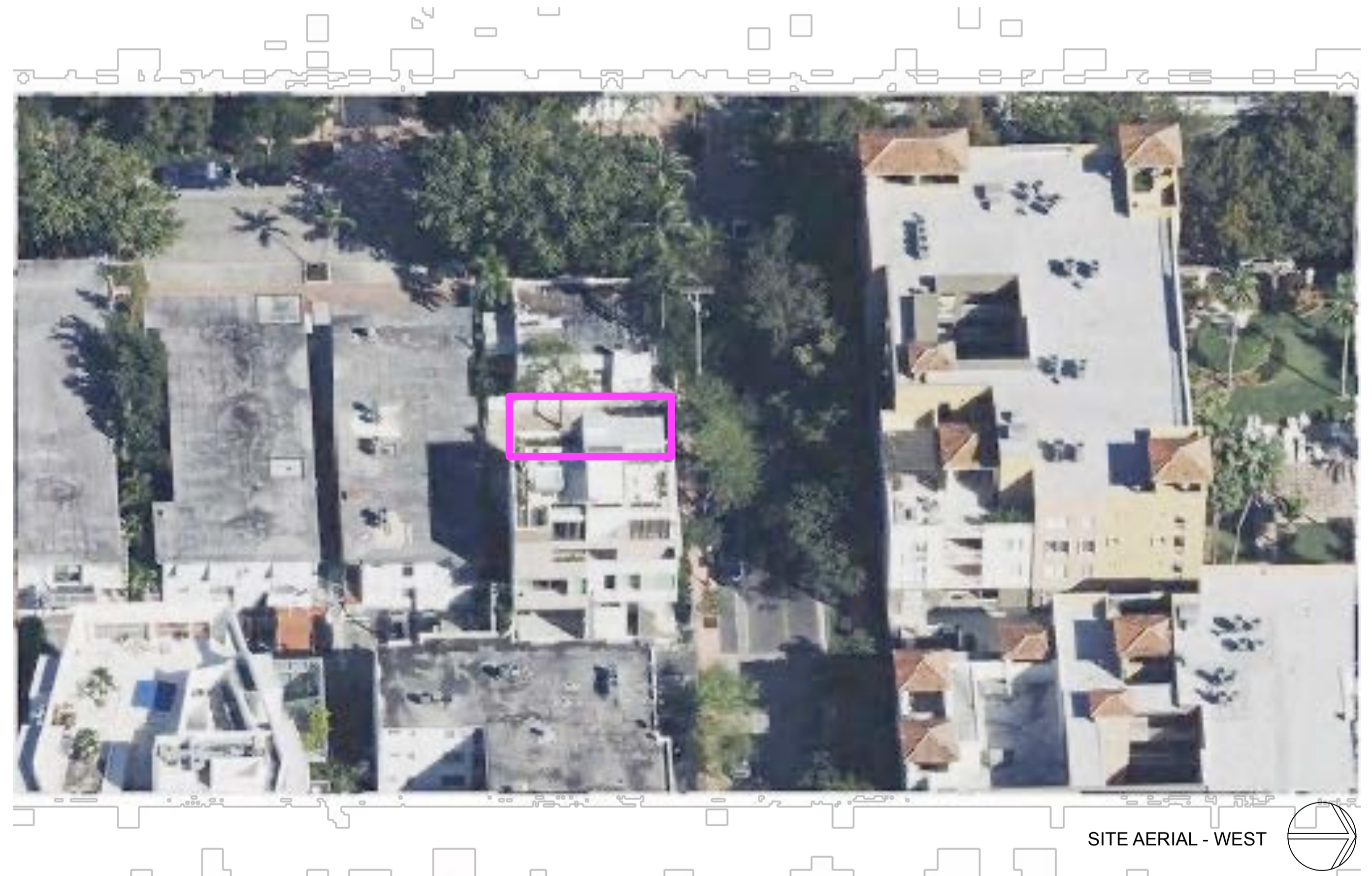
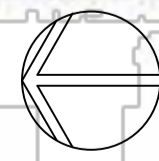
SITE AERIAL - NORTH



SITE AERIAL - SOUTH



SITE AERIAL - EAST



SITE AERIAL - WEST



# AXO AERIAL VIEWS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 PE. 50465

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI 33139  
ricardodelavega54@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION  
  
JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-04**



811 SECOND STREET



803 SECOND STREET



739 SECOND STREET



110 WASHINGTON CONDO ALONG SECOND STREET



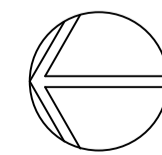
243 MERIDIAN AVENUE



201 JEFFERSON AVENUE SECOND STREET VIEW



SITE AERIAL - NORTH



125 JEFFERSON AVENUE SECOND STREET VIEW



EAST VIEW OF 811 SECOND STREET

# NEIGHBORING BUILDINGS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
P.E. 50465



STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardodelavegas4@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-05**

**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

ITEM#	Zoning Information				
1	Address:	809 2nd Street, Miami Beach, FI 33139			
2	Board and file numbers:	DRB20-0519			
3	Folionumber(s):	02-4203-009-5372			
4	Year constructed:	N/A	Zoning District:	R-PS2	
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	4.50' NGVD	
6	Adjusted grade (Flood+Grade/2)	6'9" NGVD	Lot Area:	2,656.28 SF	
7	Lot width:	47'.44"	Lot Depth:	56'-0"	
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A	
9	Existing use:	Duplex Residential	Proposed use:	Single Family residence	
		<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
10	Height	40'	N/A	39'-6"	
11	Number of Stories	4	N/A	3	
12	<b>FAR</b>				
13	Gross square footage	3,984.96 SF	N/A	3,938 SF	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units RESidential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	<b>Setbacks</b>				
	Subterranean:				
19	Front Setback:	N/A	0'-0"	N/A	
20	Side Setback:	N/A	0'-0"	N/A	
21	Side Setback:	N/A	26'-1"	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	20'-11"	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	5'-0"	N/A	N/A	
30	Side Interior Setback:	5'-0"	N/A	N/A	
31	Side Interior Setback:	5'-0"	N/A	N/A	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:(North) 10% of Lot Depth	5'-6"	N/A	5'-71/8"	
	Tower:	5'-0"	N/A	N/A	
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
36	Side Setback:		N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district:				
40	Total # of parking spaces	2	0	2	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking space Dimensions	N/A			
43	Side Setback facing street:	N/A			
44	Parking Space configuration (45o, 60o, 90o, parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive isle width	N/A			
48	Valet drop off and pick up	N/A			
49	Loading zone and trash collection areas	N/A			
50	Bicycle parking, location and Number of racks	N/A			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type od Use				
52	Total # of seats per venue	N/A			
53	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
	Side Setback facing street:	N/A			
56	Is this a contributing building?	N/A			
57	Located within a historic District?	Yes			

**FG**  
TEL: (305) 971 0204

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV, MIAMI BEACH FL  
MI: +1 786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-06**

**ZONING DATA**

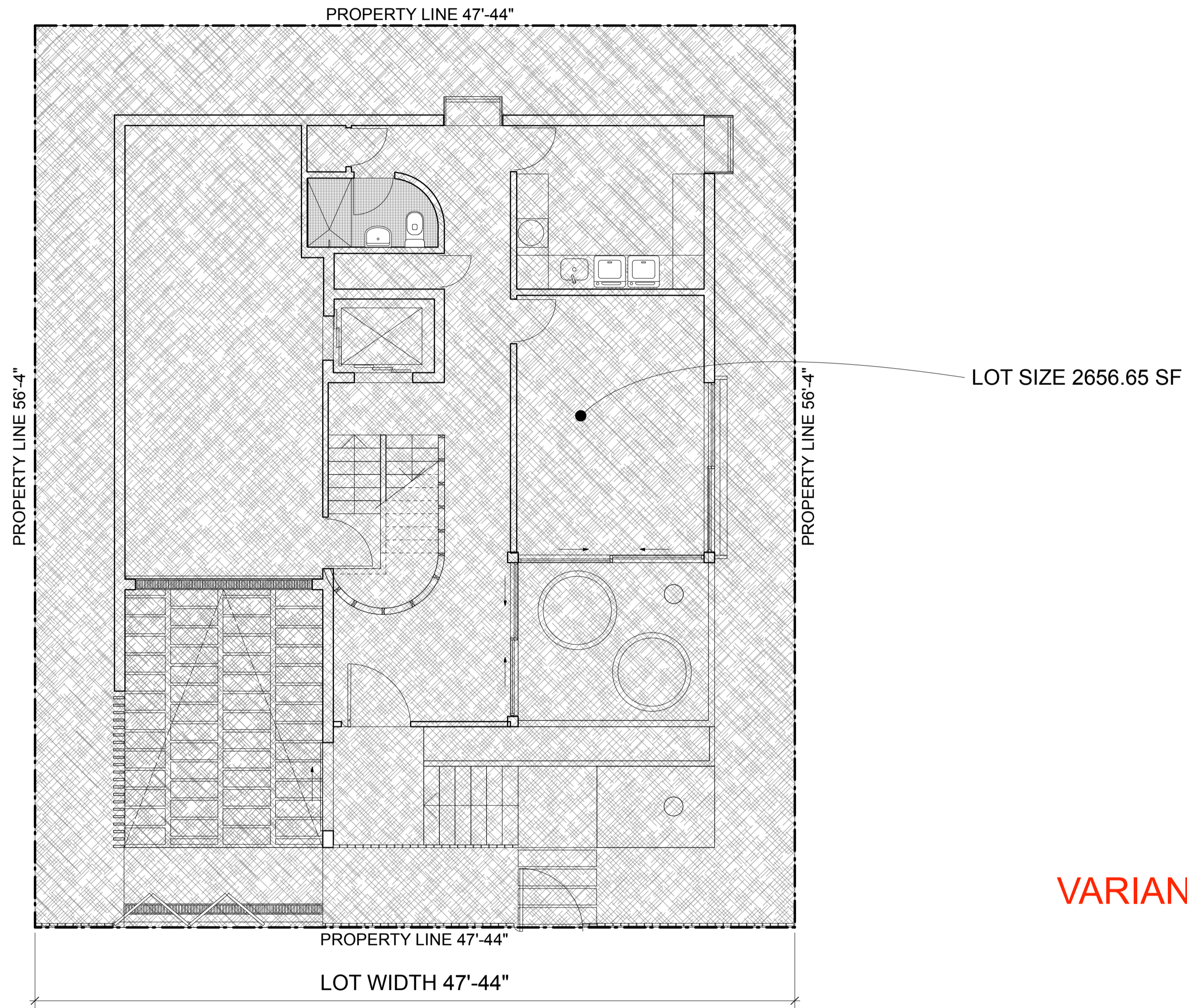
**VARIANCES**

1. REQUEST TO PERMIT A LOT SIZE SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 7.2.15.2(f) THE EXISTING LOT IS SMALLER THAN 5,750 SQFT MINIMUM.

**THE EXISTING LOT SIZE IS 2,656.65 SQFT.**

2. REQUEST TO PERMIT A LOT WIDTH SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 7.2.15.2(f). THE EXISTING LOT HAS A LOT WIDTH LESS THAN THE 50' MINIMUM.

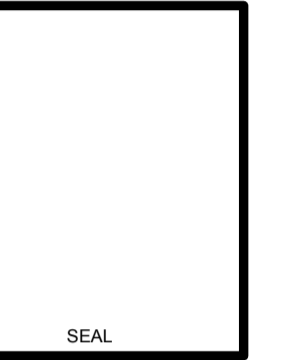
**THE EXISTING LOT WIDTH IS 47.44'.**



**VARIANCE REQUESTED**

**VARIANCE LOT AREA**

**FAUSTO GUERRERO P.E.**  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
PE. 50465  
TEL. (305) 971 0204



**STUDIO DE LA VEGA ARCHITECT**  
1211 EUCLID AV. MIAMI BEACH FL  
MI+1 786 461 7356  
ricardodelavega54@gmail.com

**HPB25-0657**  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

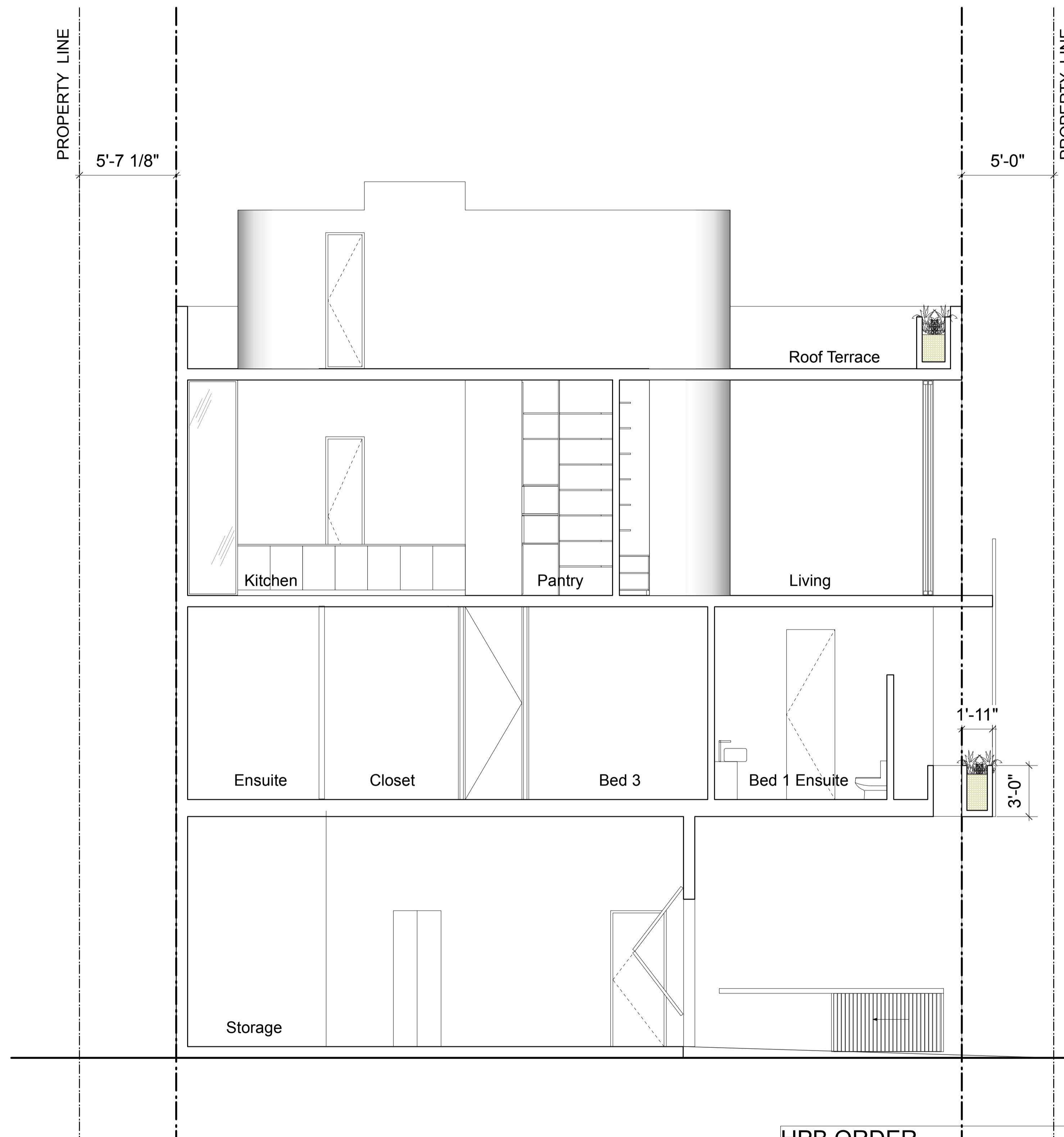
**JON ROSENBLATT**  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.-	
2.-	
3.-	
4.-	
5.-	
6.-	

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-07**



SECTION 2-2

HPB ORDER

II. Variance(s)

A. 1. A variance to exceed by 1.1% (7.25") the maximum permitted projection of an overhang into a required yard being 25% (1'-2.5") in order to construct a planter on level 2 & a balcony on level 3.

VARIANCE PROJECTIONS

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 PE. 50465

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardo@studiodelavega.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

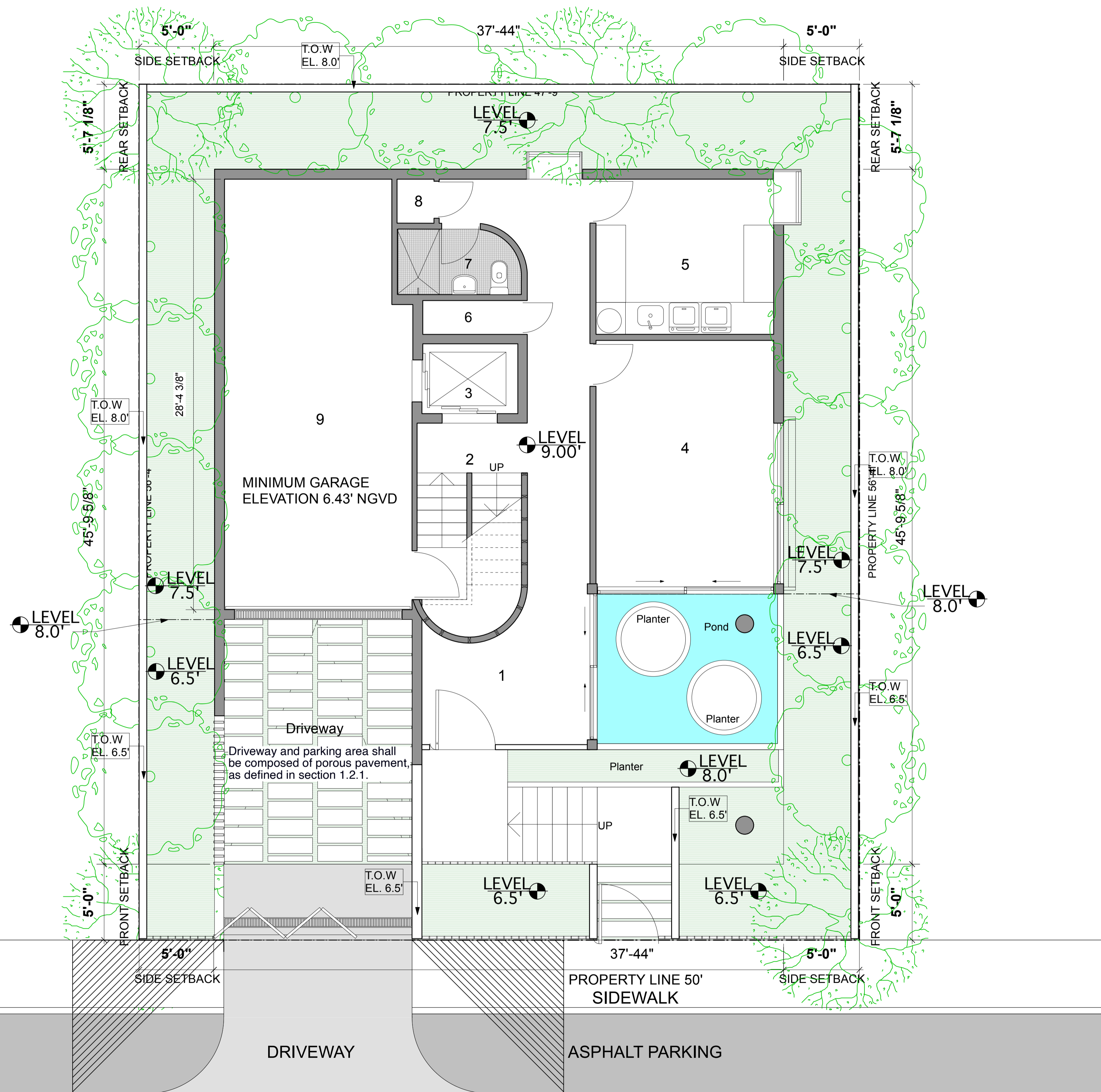
JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-08**



### LEGEND

1. Entry foyer
2. Stair
3. Elevator
4. Gym
5. Laundry
6. A/C
7. Bathroom
8. Comms
9. Garage

2nd STREET  
 FUTURE CROWN OF ROAD  
 5.96

# SITE PLAN

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI 1786 461 7356  
 ricardo@studiodelavega.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-09**

**FAR DIAGRAMS**

LOT AREA: 2,656.65 SQF  
 MAX FAR: 1.50 = 3,984.96 SQF

1ST FLOOR:  
 ENCLOSED **818 SQF**  
 GARAGE 368 SQF

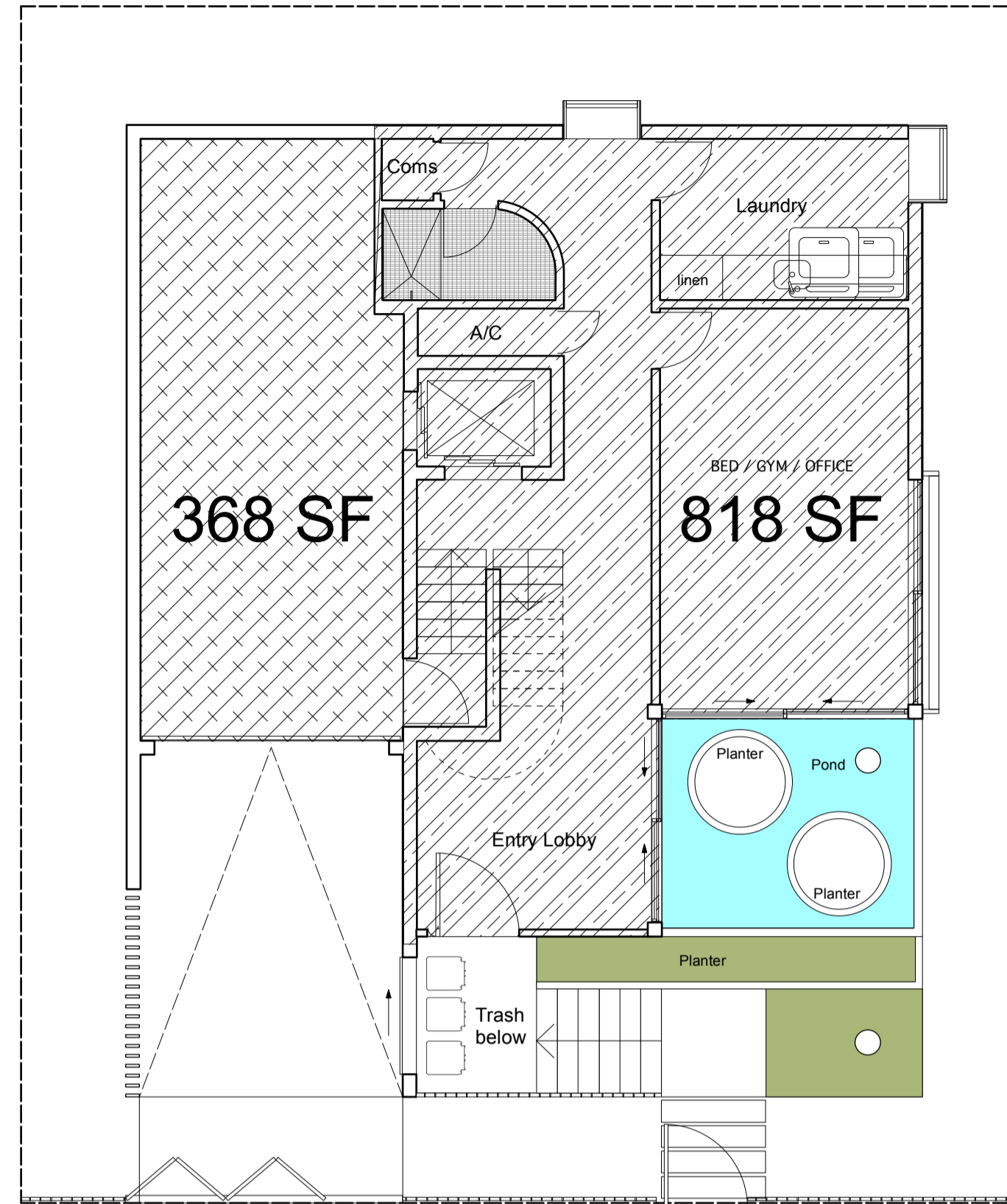
2ND FLOOR:  
 ENCLOSED **1,579 SQF**  
 BALCONIES 172 SQF

3RD FLOOR:  
 ENCLOSED **1,541 SQF**  
 BALCONIES 75 SQF

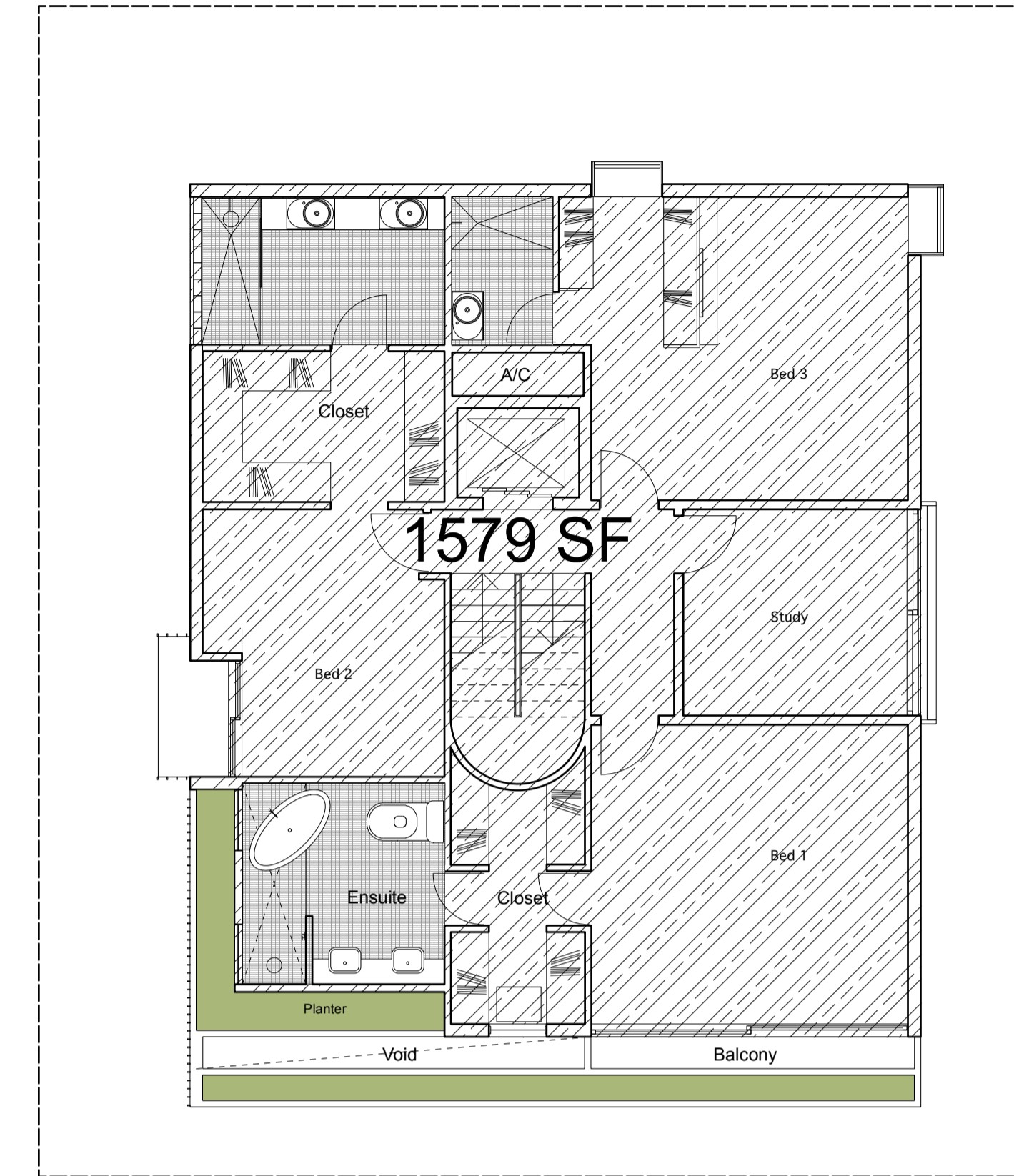
ROOF: **38 SQF**

TOTAL: **3,976 SQF**

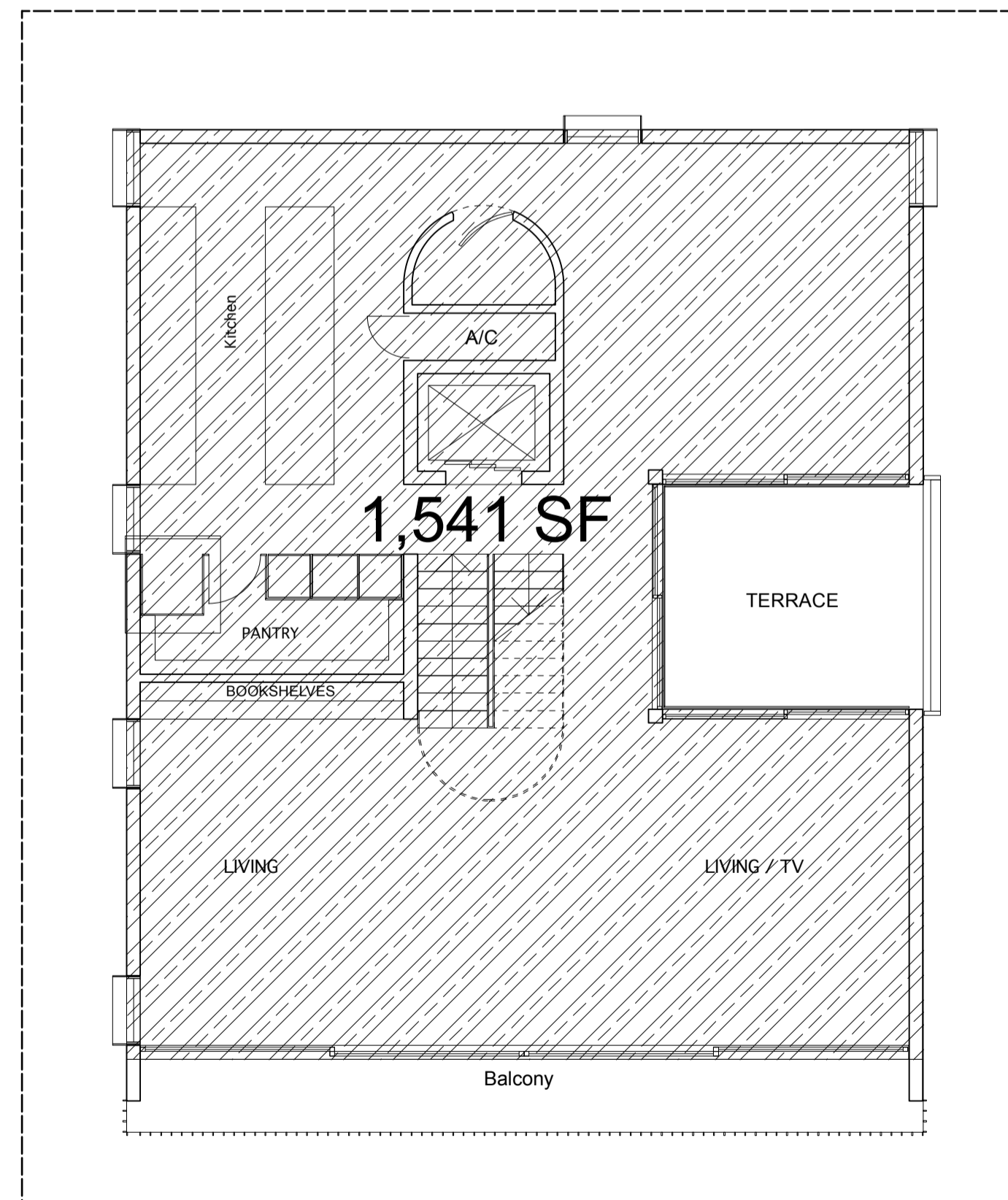
FAR: 1.49.6



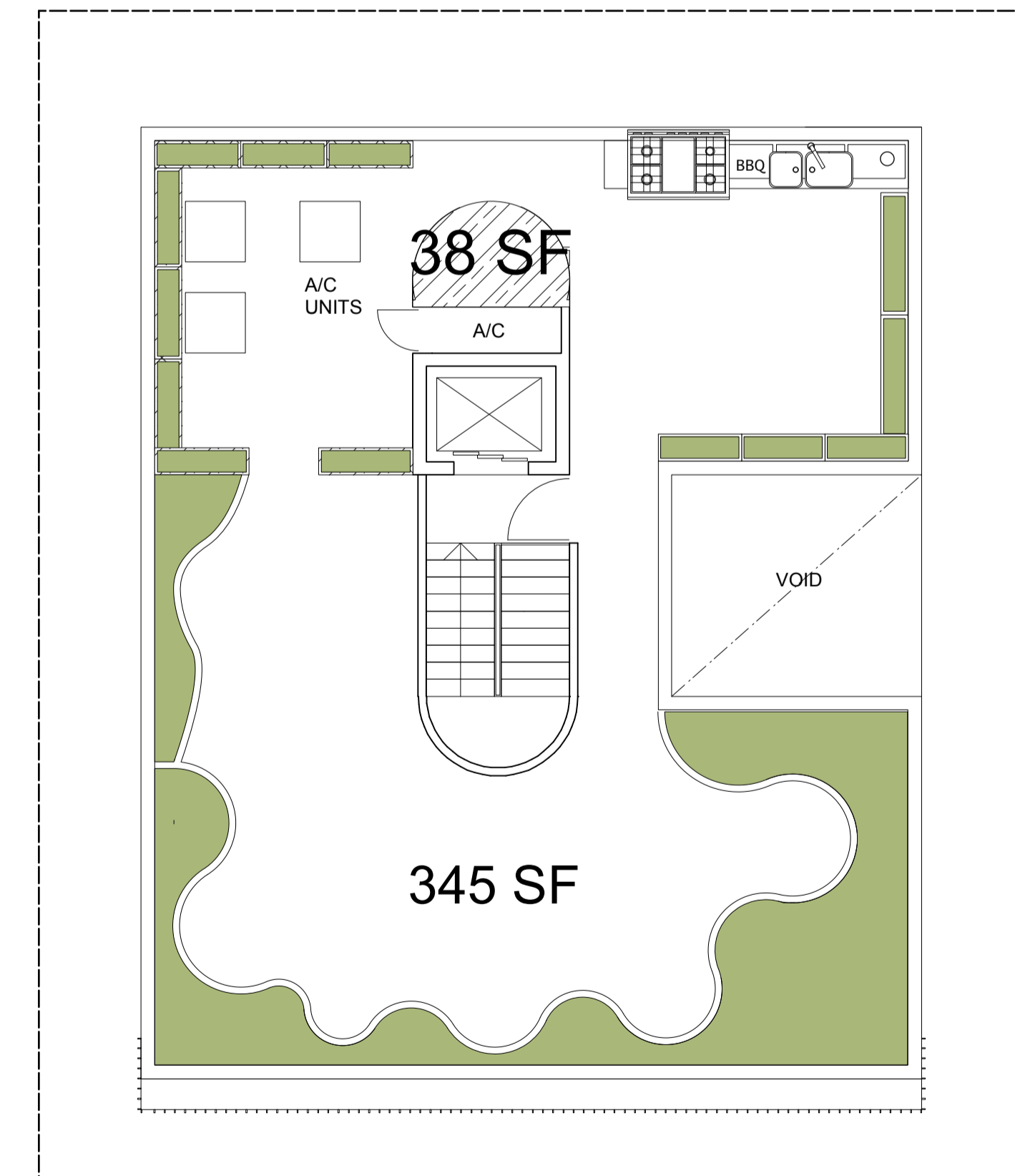
First Floor



Second Floor



Third Floor



Roof

**F.A.R. DIAGRAMS**

FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
**FG**  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardo@studiodelavega.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION  
 JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

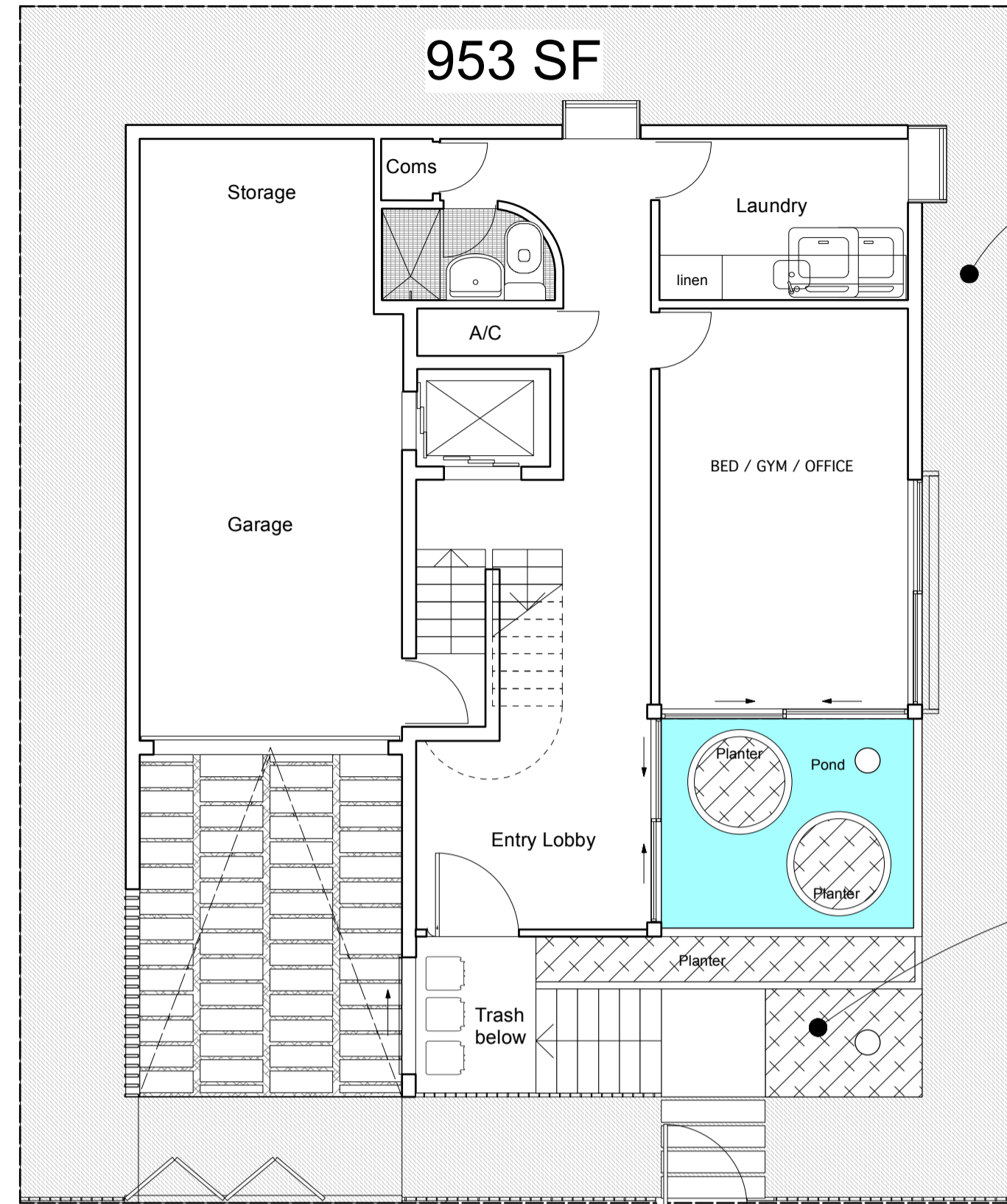
sheet no.  
**A-10**

**OPEN SPACE DIAGRAMS**

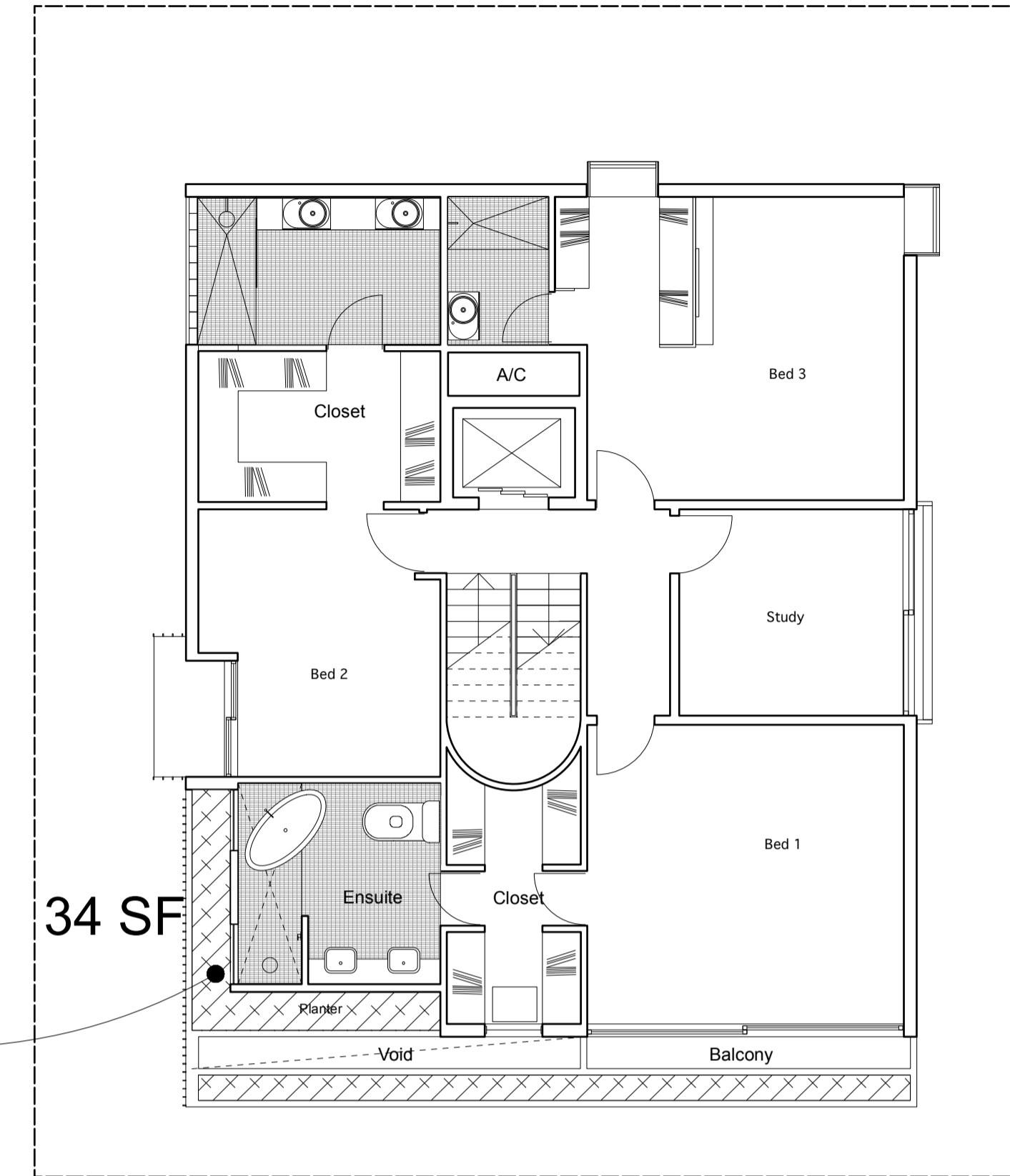
LOT AREA: 2,656.65 SQF  
 MIN OPEN SPACE: 0.65 = 1,726.82 SQF  
 PROPOSED OPEN SPACE: 0.90 = 2,410 SQF

ROOF DECK AREA: 1,351 SQF  
 ROOF LANDSCAPING REQ'D: 25% 344.25 SQF  
 ROOF LANDSCAPING PROVIDED: 28% 384 SQF

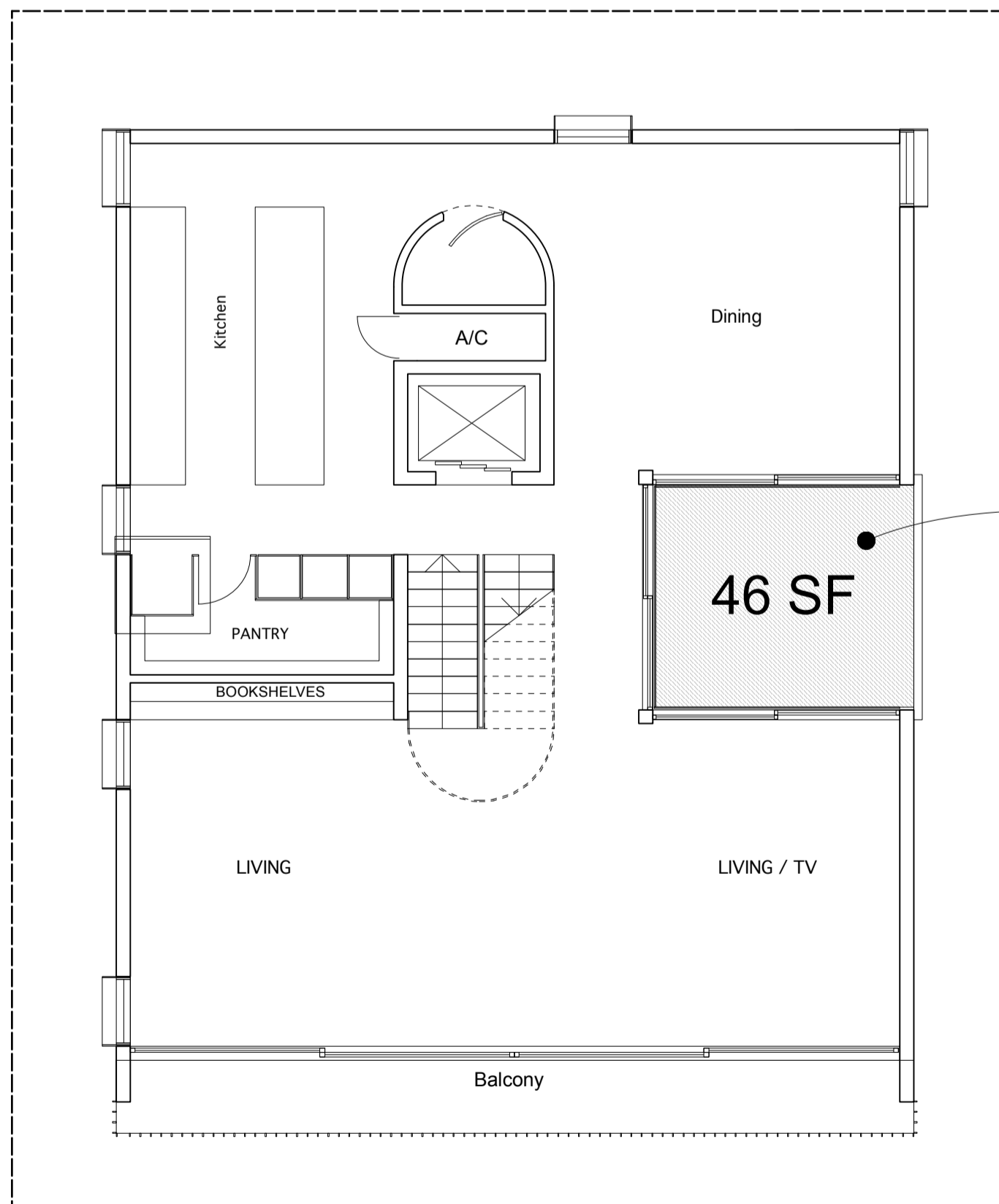
@ROOF LEVEL: 360 SQF  
 @3RD FLOOR BALCONY: 46 SQF



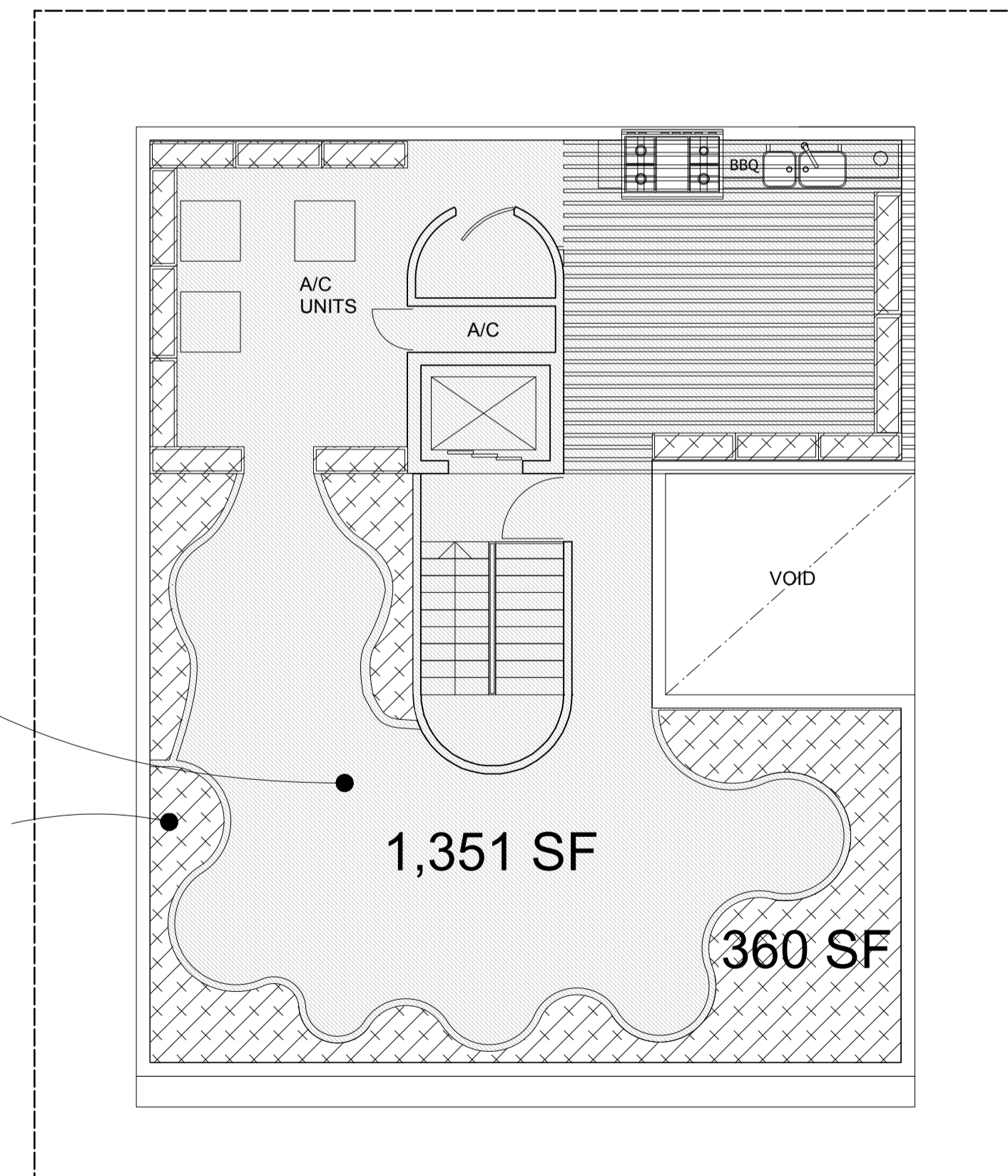
First Floor



Second Floor



Third Floor



Roof

YARD AREA OPEN TO THE SKY

LANDSCAPE UNDER COVER 37.4 SF

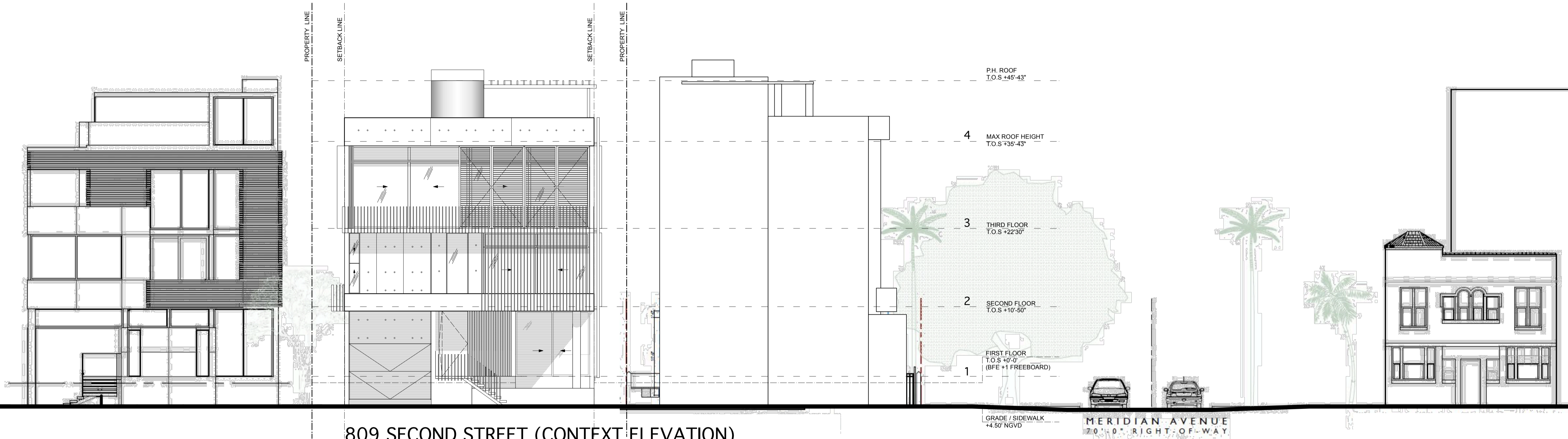
LANDSCAPE UNDER COVER 34 SF

TERRACE AREA OPEN TO THE SKY

ROOF DECK AREA 1,377 SF

ROOF PLANTER AREA

**OPEN SPACE DIAGRAMS**



809 SECOND STREET (CONTEXT ELEVATION)  
NTS

# 2ND STREET ELEVATION

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 PE. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardodelavega54@gmail.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.-	
2.-	
3.-	
4.-	
5.-	
6.-	

DATE: APRIL 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-12**



# FIRST FLOOR PLAN

**FAUSTO GUERRERO P.E.**  
 CONSULTING ENGINEERS  
**FG**  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

**STUDIO DE LA VEGA ARCHITECT**  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardo@studiolavega.com

HPB25-0657  
**HISTORIC PRESERVATION BOARD: FINAL SUBMITTAL**  
 NOT FOR CONSTRUCTION

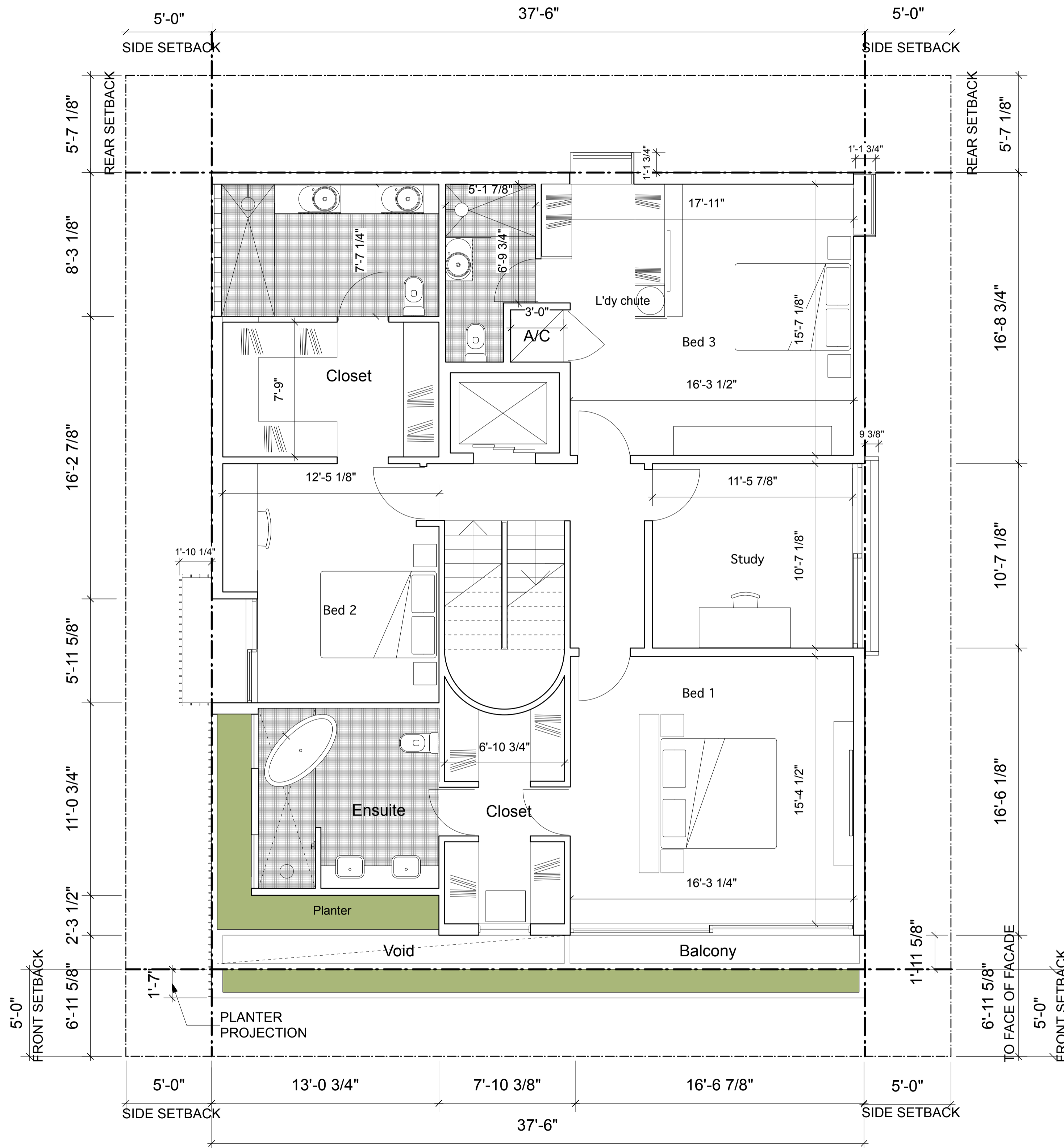
**JON ROSENBLATT**  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-13**



# SECOND FLOOR PLAN

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 PE. 50465

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1786 461 7356  
 ricardodelavega54@gmail.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

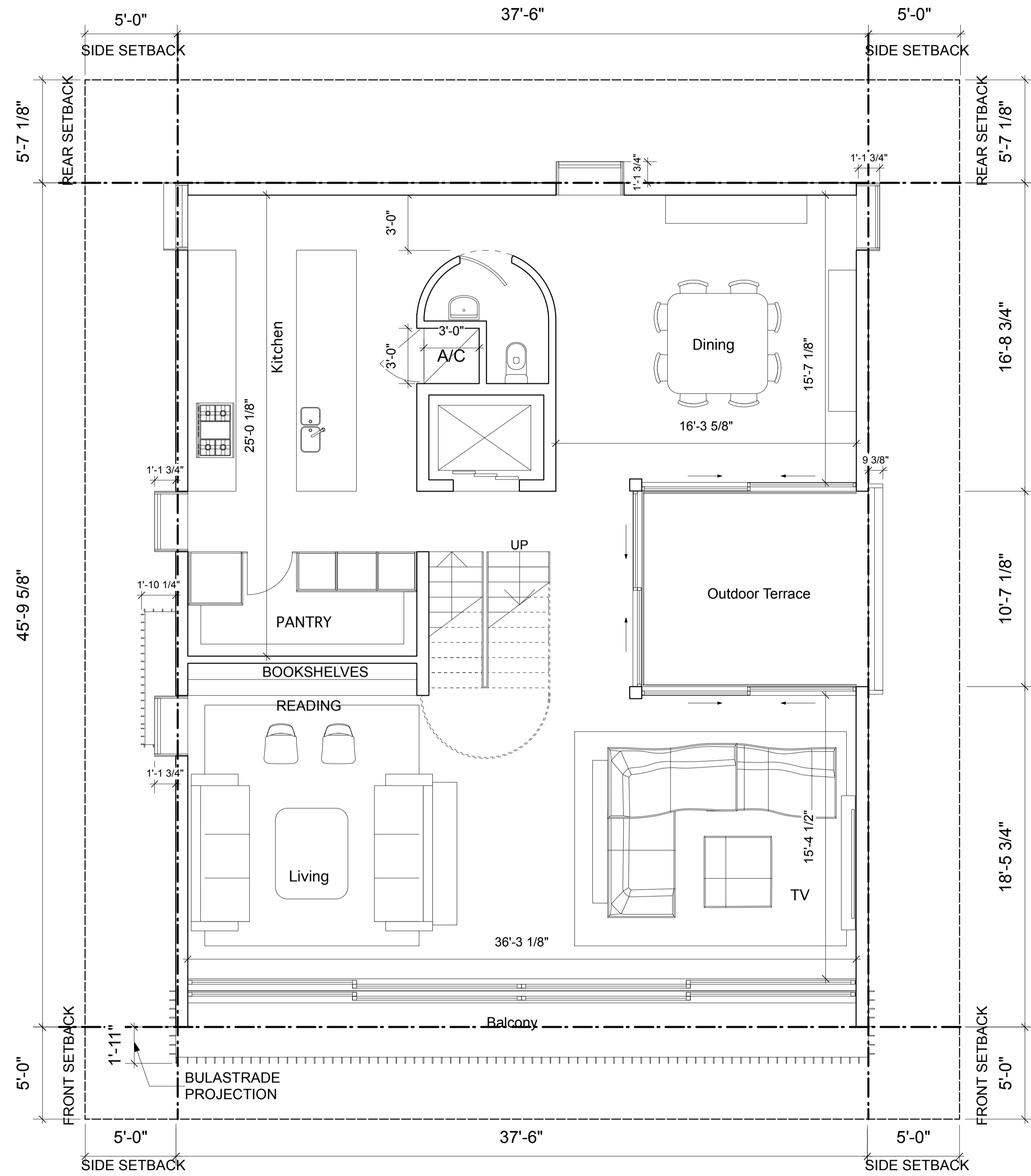
JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-14**



# THIRD FLOOR PLAN

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 PE. 50465

SEA

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardodelavega54@gmail.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

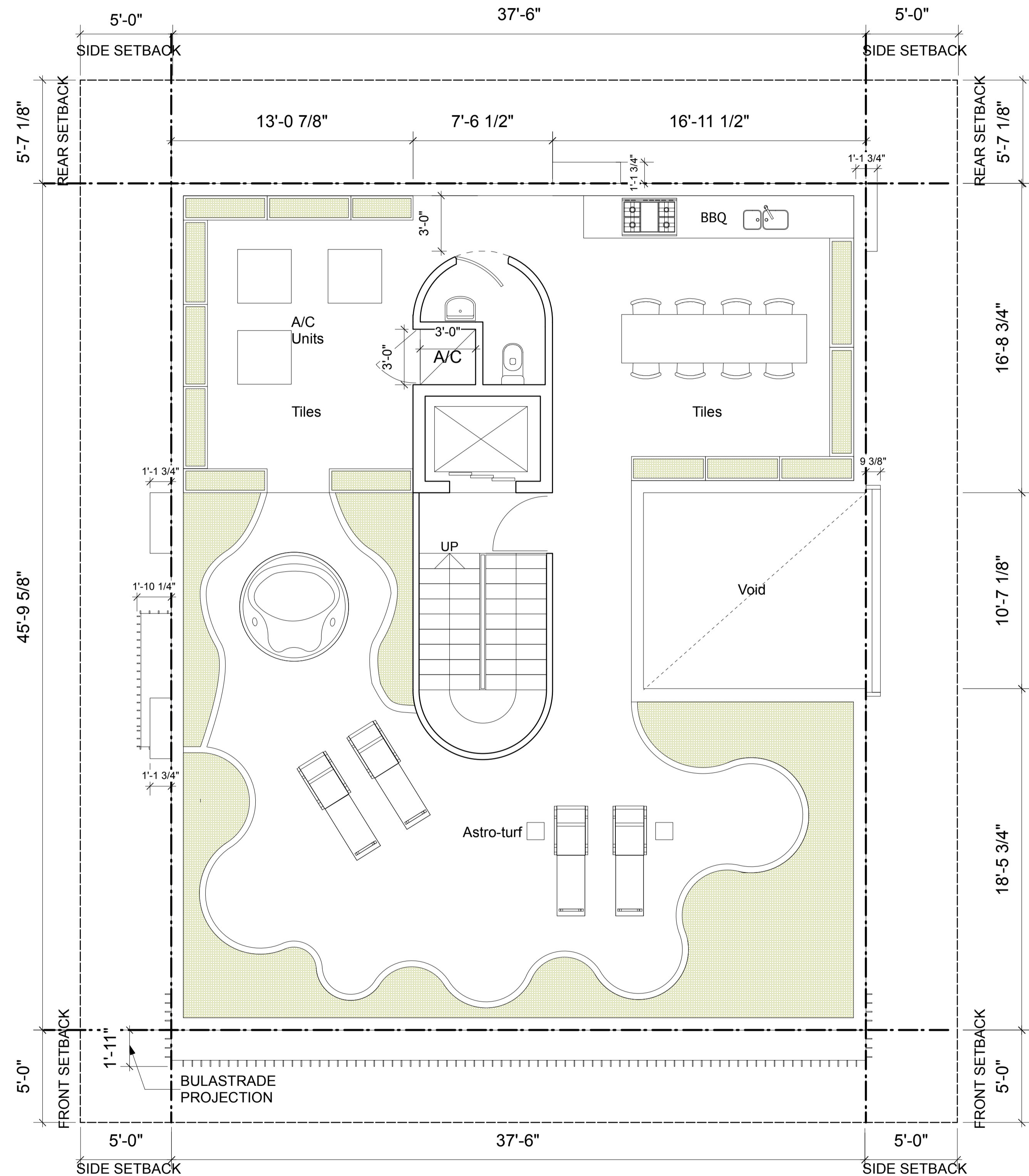
JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-15**



# ROOF LEVEL PLAN

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI 1 786 461 7356  
 ricardodelavega54@gmail.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

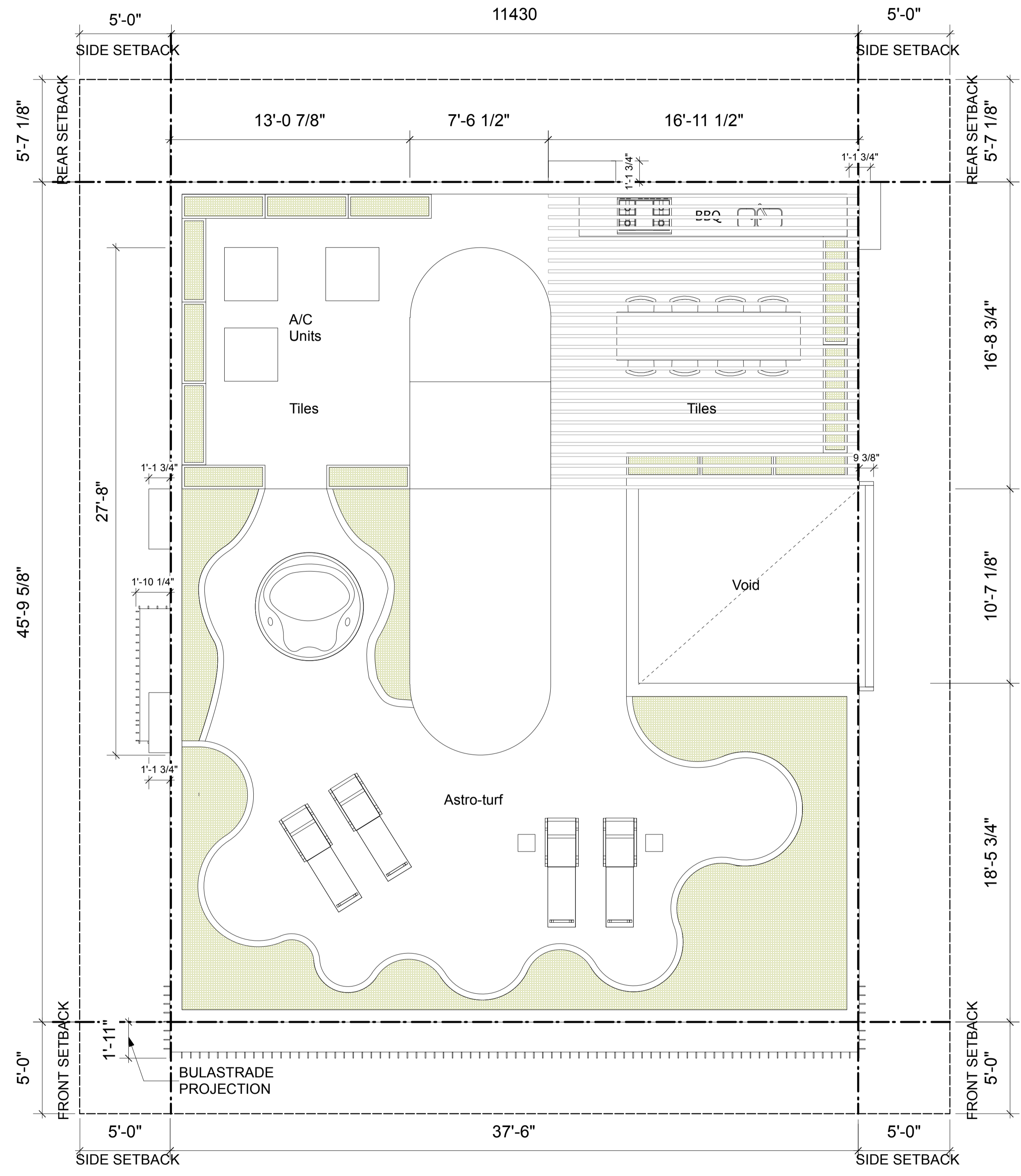
JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-16**



# ROOF PLAN

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

SCALE

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardodelavega54@gmail.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-17**



SOUTH ELEVATION

SOUTH ELEVATION

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardodelavega54@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-18**



WEST ELEVATION

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardodelavega54@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

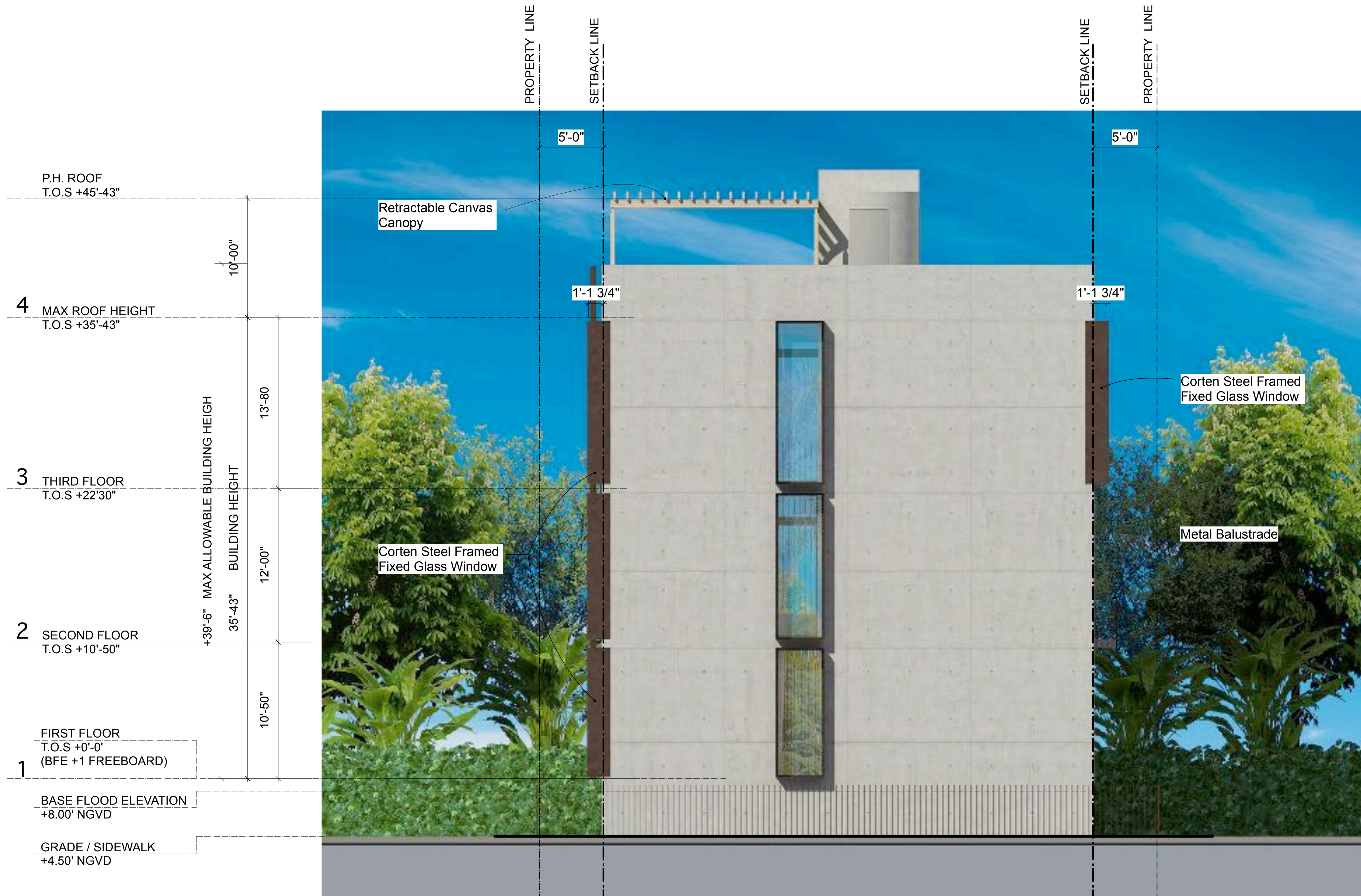
JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-19**



NORTH ELEVATION

NORTH ELEVATION

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
PE. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardodelavega54@gmail.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-20**



P.H. ROOF  
T.O.S +45'-43"

4 MAX ROOF HEIGHT  
T.O.S +35'-43"

3 THIRD FLOOR  
T.O.S +22'-30"

2 SECOND FLOOR  
T.O.S +10'-50"

1 FIRST FLOOR  
T.O.S +0'-0"  
(BFE +1 FREEBOARD)

BASE FLOOD ELEVATION  
+8.00' NGVD

GRADE / SIDEWALK  
+4.50' NGVD

+39'-6" MAX ALLOWABLE BUILDING HEIGHT

10'-00"

13'-80"

12'-00"

10'-50"

BUILDING HEIGHT

PROPERTY LINE

SETBACK LINE

SETBACK LINE

PROPERTY LINE

5'-0"

5'-7 1/8"

1'-11"

1'-1 3/4"

Metal Balustrade

Breezeblock Screen

Retractable Canvas Canopy

Corten Steel Framed Fixed Glass Window

EAST ELEVATION

EAST ELEVATION

**FG**  
FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
PE. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-21**



SECTION 3-3

SECTION

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

SCALE

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardo@studioelavega.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-22**

PROPERTY LINE

5'-0"

3'-0"

Roof Terrace

Kitchen

Living

Outdoor Terrace

Bed 3

Study

PROPERTY LINE

5'-0"

P.H. ROOF  
T.O.S +45'-43"

4 MAX ROOF HEIGHT  
T.O.S +35'-43"

3 THIRD FLOOR  
T.O.S +22'-30"

2 SECOND FLOOR  
T.O.S +10'-50"

1 FIRST FLOOR  
T.O.S +0'-0"  
(BFE +1 FREEBOARD)

BASE FLOOD ELEVATION  
+8.00' NGVD

GRADE / SIDEWALK  
+4.50' NGVD

PROPERTY LINE

5'-7 1/8"

10'-00"

+39'-6" MAX ALLOWABLE BUILDING HEIGHT

13'-80"

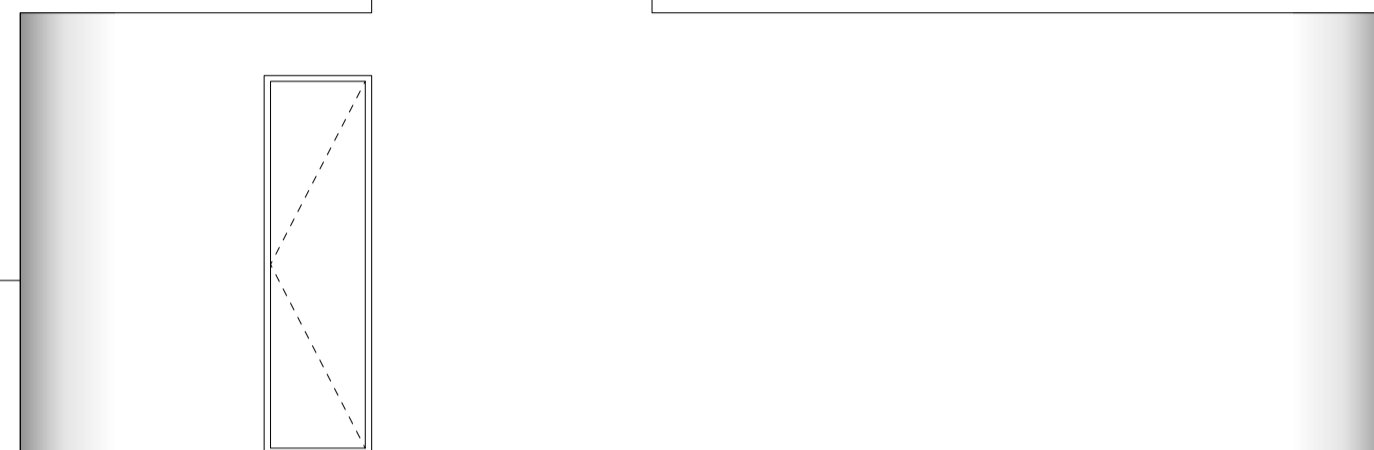
12'-00"

10'-50"

35'-43"

BUILDING HEIGHT

SECTION 2-2



Roof Terrace

3'-0"

Kitchen

Pantry

Living

Ensuite

Closet

Bed 3

Bed 1 Ensuite

1'-11"

3'-0"

Storage

PROPERTY LINE

5'-0"

SECTION 1-1

SECTIONS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204  
P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

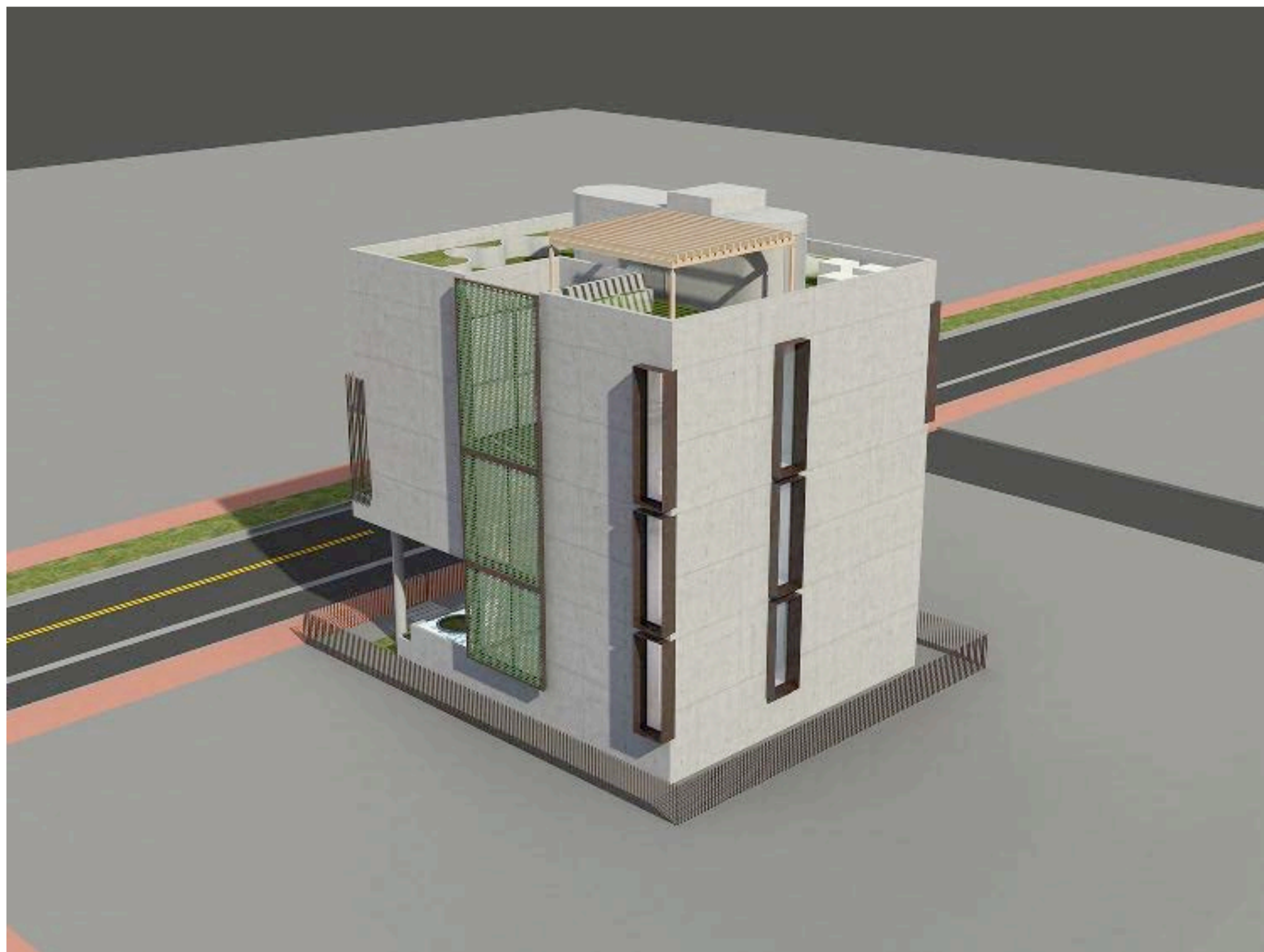
sheet no.  
**A-23**



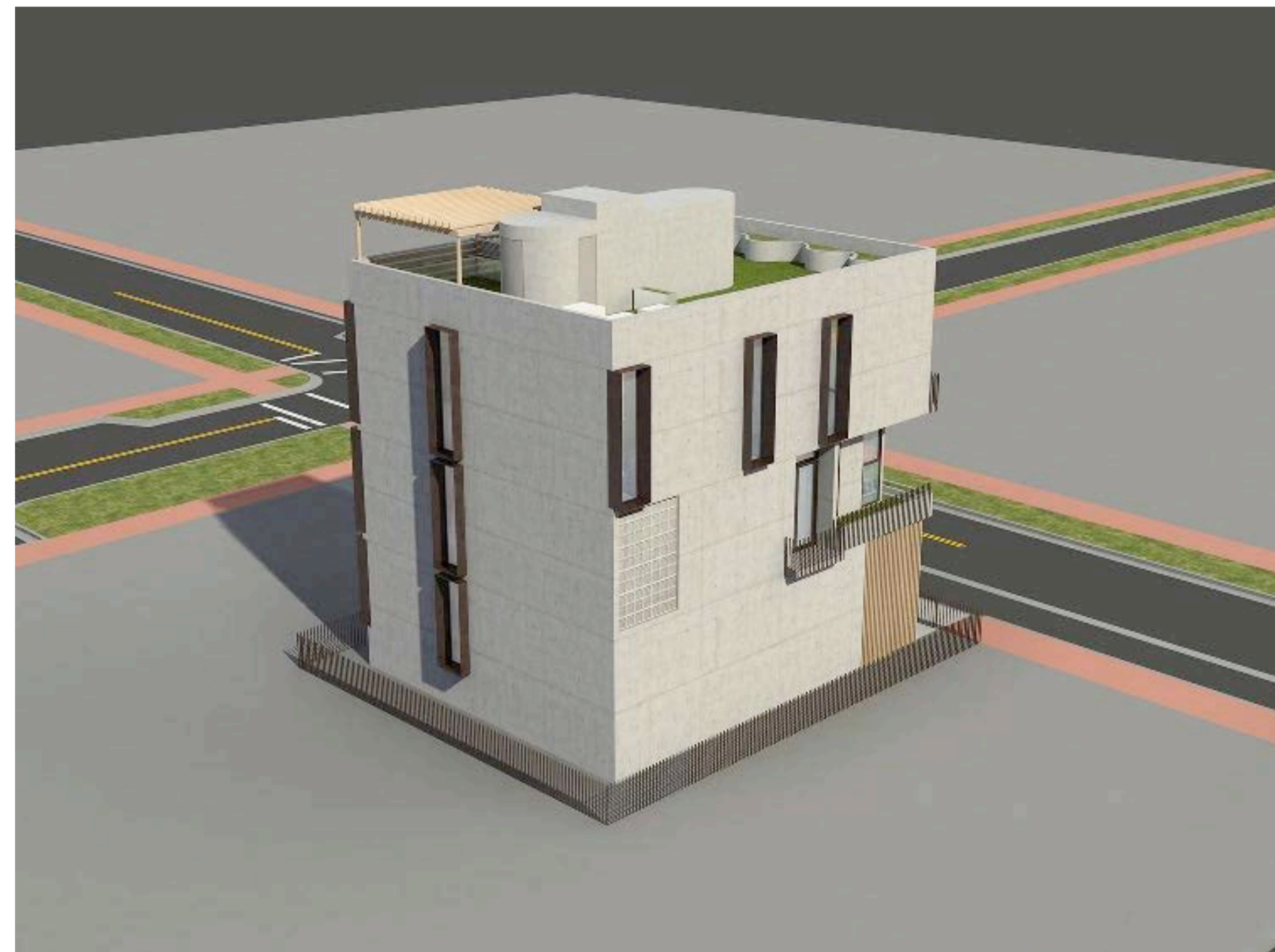
SOUTHWEST BIRD'S EYE LEVEL VIEW



SOUTHEAST BIRD'S EYE LEVEL VIEW



NORTHEAST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW

AXONOMETRICS

**FG**  
 FAUSTO GUERRERO P.E.  
 CONSULTING ENGINEERS  
 17082 S.W. 91 AVE.  
 PALMETTO BAY, FLORIDA 33157  
 TEL. (305) 971 0204  
 P.E. 50465

STUDIO DE LA VEGA ARCHITECT  
 1211 EUCLID AV. MIAMI BEACH FL  
 MI-1 786 461 7356  
 ricardo@studiodelavega.com

HPB25-0657  
 HISTORIC PRESERVATION  
 BOARD: FINAL SUBMITTAL  
 NOT FOR CONSTRUCTION

JON ROSENBLATT  
 802 2ND STREET, LLC  
 809 2ND STREET  
 MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
 SCALE: SHOWN  
 DRAWN: RDLV  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2024-02

sheet no.  
**A-24**



RENDERS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 P.E. 50465

SCALE

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS :

1.	
2.	
3.	
4.	
5.	
6.	

DATE : APRIL, 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-25**

# ARCHITECTURAL LANGUAGE - External Materials



SLATTED TIMBER FENCE



CORTEN STEEL WINDOW AWNING



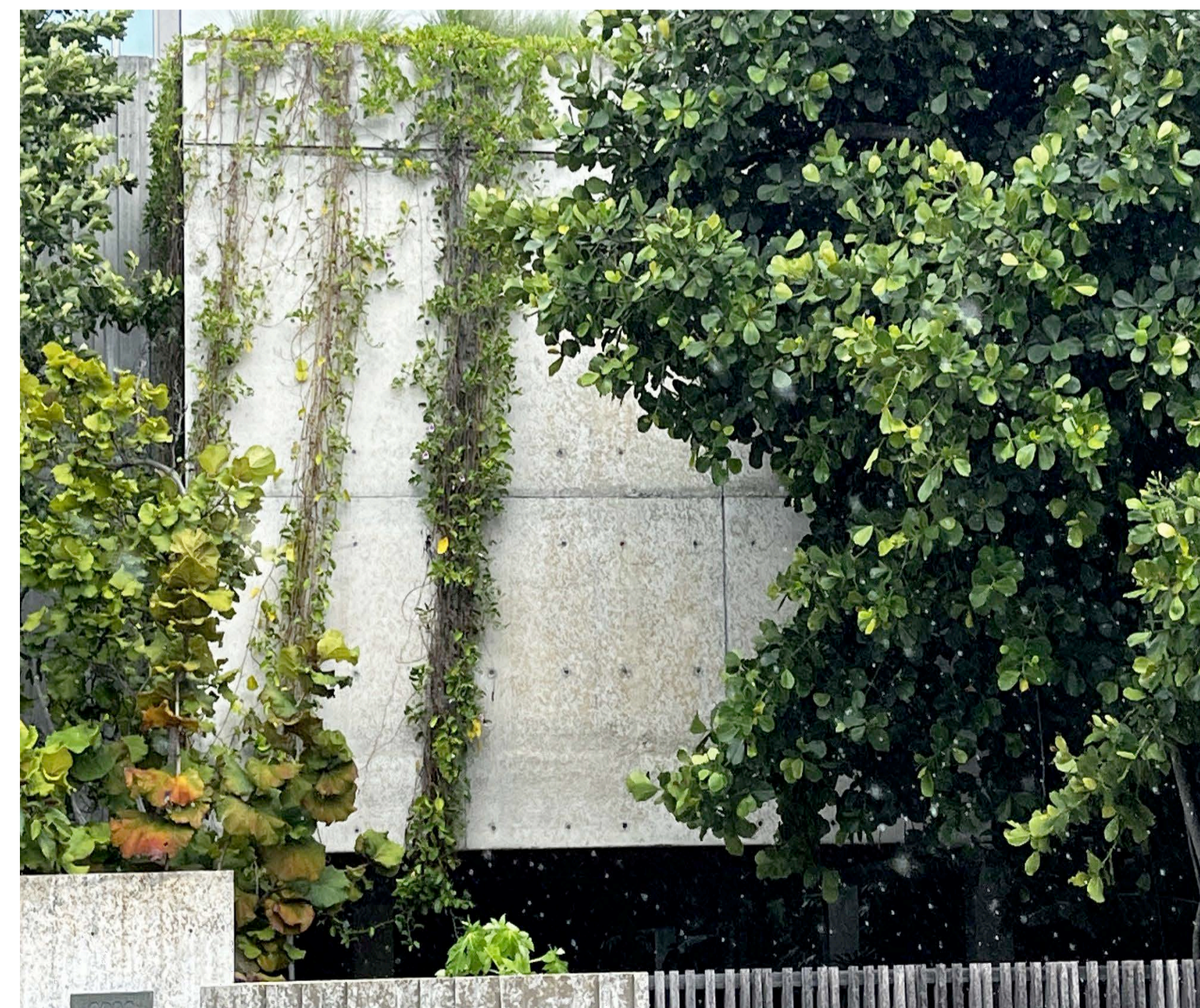
BREEZEWAY BLOCKS SCREEN



BREEZEWAY BLOCKS



SLIDING DOORS & OFF-FORM CONCRETE WALLS



OFF-FORM CONCRETE WALLS



FLUSH ALUMINIUM MULLIONS SLIDING DOORS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 P.E. 50465

SEAL

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-26**

# ARCHITECTURAL LANGUAGE MATERIALS

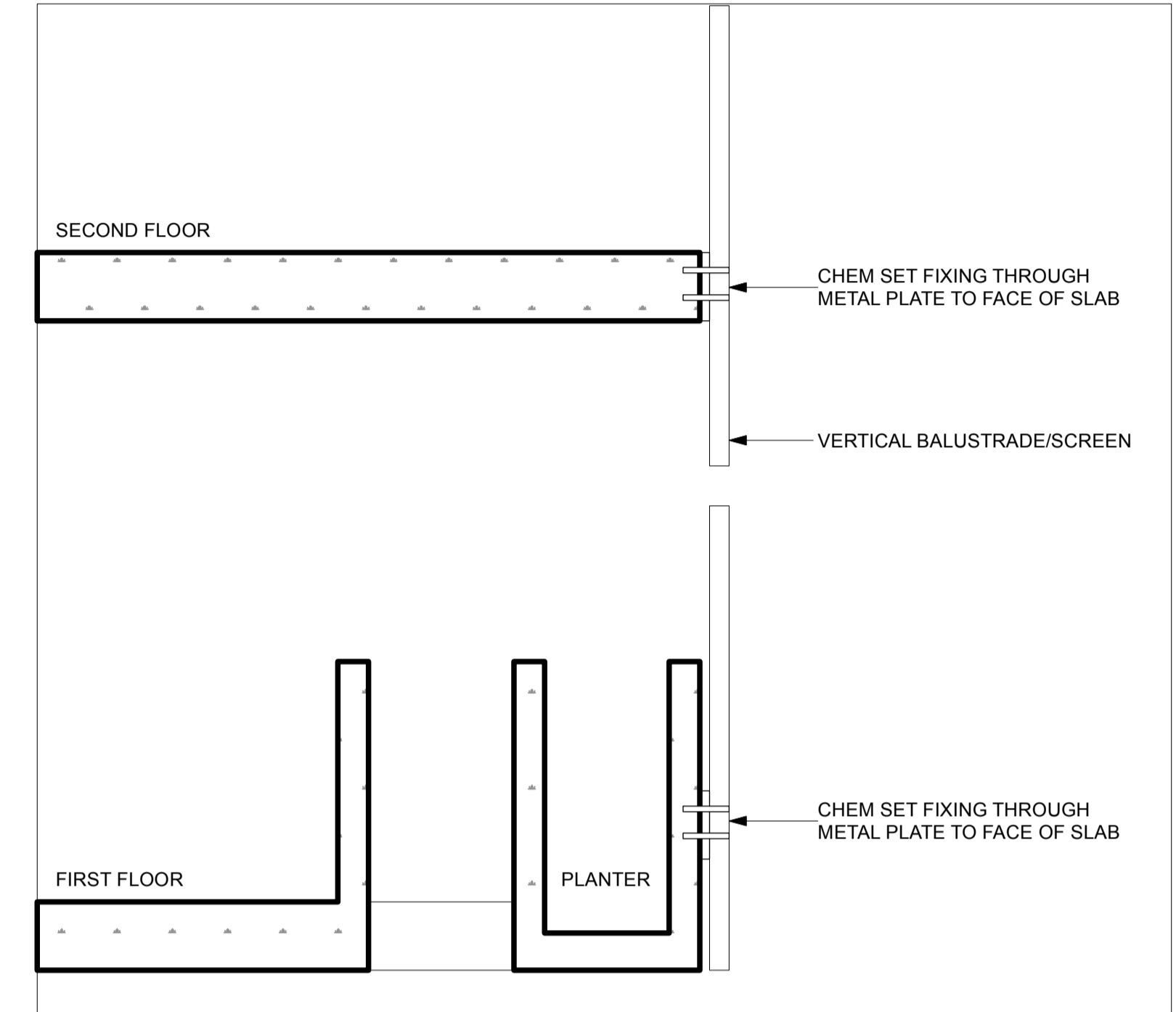
# ARCHITECTURAL LANGUAGE - External Materials



GLASS BLOCK WINDOW / FIXING SYSTEM



ALUMINIUM VERTICAL BALUSTRADE FRONT FIXED TO PLANTER AND EDGE OF SLAB



ALUMINIUM VERTICAL BALUSTRADE FRONT FIXED TO PLANTER AND EDGE OF SLAB



TIMBER SLIDING SHUTTERS



TIMBER SLIDING SHUTTERS

FAUSTO GUERRERO P.E.  
CONSULTING ENGINEERS  
**FG**  
17082 S.W. 91 AVE.  
PALMETTO BAY, FLORIDA 33157  
TEL. (305) 971 0204 P.E. 50465

STUDIO DE LA VEGA ARCHITECT  
1211 EUCLID AV. MIAMI BEACH FL  
MI-1 786 461 7356  
ricardo@studiodelavega.com

HPB25-0657  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

JON ROSENBLATT  
802 2ND STREET, LLC  
809 2ND STREET  
MIAMI BEACH

REVISIONS:

1.-	
2.-	
3.-	
4.-	
5.-	
6.-	

DATE: APRIL 2025  
SCALE: SHOWN  
DRAWN: RDLV  
DESIGN BY: R.D.L.V.  
JOB NO: 2024-02

sheet no.  
**A-27**