

CITY OF MIAMI BEACH

NEW FAMILY RESIDENCE  
CONSTRUCTION

Single Family Residence

1728 LENOX AVENUE MIAMI BEACH,FL 33139

HPB24-0606  
FINAL SUBMITTAL  
May 5th 2024



**FG** 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 SEYCHELLES DR, UNIT 807  
NAPLES,FL 34112  
786 273 1682

ARTRIC INC  
ELECTRICAL DESING  
622 SW 99 PLACE MIAMI FL 33174  
305 331 5090

DELMO GROUP LLC  
RICARDO DE LA VEGA ARCHITECT  
1211 EUCLID AV MIAMI BEACH FL  
M: +1 786 461 7356  
ricardodelavega54@gmail.com

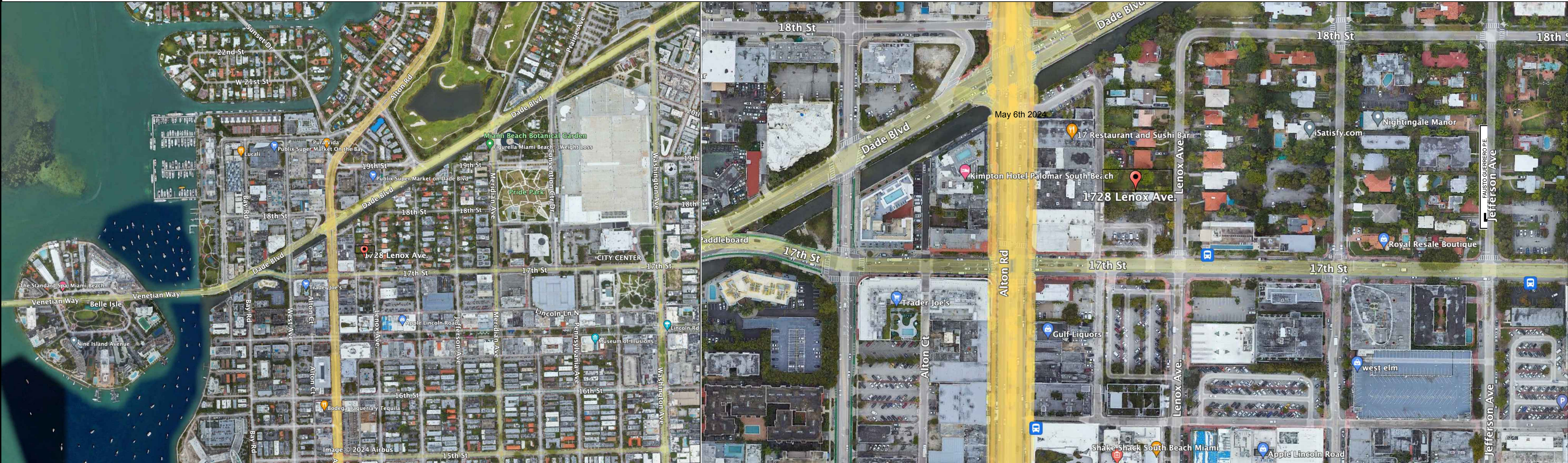
| SCOPE OF WORK                                   |  |
|-------------------------------------------------|--|
| BUILD A NEW SINGLE-FAMILY HOUSE ON A VACANT LOT |  |

| SUBMITAL DATE |               |
|---------------|---------------|
| <u>1</u>      | APRIL 22-2024 |
| <u>2</u>      | MAY 5-2024    |
| <u>3</u>      |               |



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SEAL

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HPB24-0606  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMISSION  
NOT FOR CONSTRUCTION

DELMO GROUP LLC  
1728 LENOX AV  
MIAMI BEACH

REVISIONS :  
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3. MAY 09 2024  
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DATE : MAY, 2024  
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JOB NO: 2023-19

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A-01



May 5th, 2024

VIA ELECTRONIC AND HAND DELIVERY

Ms Deborah Tackett  
Chief, Historic Preservation  
City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Second Floor  
Miami Beach, Florida 33139

Attention Deborah Tackett Planning Staff and members of the HPB

Re: 1728 Lenox Avenue - Architect's Second Amended and Restated Letter of Intent  
Historic Preservation Board Application (File No. HPB24-0606)

Dear Ms. Tackett:

This shall constitute the Second Amended and Restated Letter of Intent on behalf of Ricardo de la Vega (the "Applicant" and "Owner") in support of Application HPB24-0606 to the Historic Preservation Board for approval of the following amended and restated requests:

1. A variance to raise the necessary 1'-09" setback projections for both north and south yards, allowing the roof overhang to be 4'-5 3/8" for practical functionality.
2. A variance for the southeast side yard area, to increase the veranda by 4'-5 3/8" to be in line with roof overhang.
3. A variance for the Lot Area to increase the overall area by 2%.

The Applicant is the Owner of the property located at 1728 Lenox Avenue in Miami Beach, Florida (the "Property") and intends to make this his personal residence. The Property is located within the Palm View Local Historic District and is zoned Residential Performance Standard, medium density district (R-S4).

Proposed Design

The new home proposed on the Property is a 2-story tropical modern residence. The design incorporates a significant nod to tropical architecture with the use of deep roof overhangs, verandas and breeze-block walls as shading devices, to respond to climatic conditions of the Miami climate. The need for deep roof overhangs and the inclusion of external covered verandas as well as allowing for cross ventilation are some of the strategies to lessen heat gain and minimize the use of mechanical temperature control.

We have strategically utilized the overhang projection and continuous planters on the second level to break the visual plane between the first and second floors, minimizing the bulkiness of the latter. Additionally, employing dark materials will effectively camouflage the second level. We firmly believe that the overhang projection is integral to the project's aesthetic appeal and functionality as a sun-shading device, that will help attain a higher LEED Certification.

Section 7.1.2.4(a)(1) Sea Level Rise and Resiliency Review Criteria

The existing lot is vacant land, there is no demolition required, as such construction will be new and adhering to all codes under Section 7.1.2.4(a)(1) of the City of Miami Beach Codes. No variances are requested under these codes.

Lot Size: 7,500 square feet

Unit Size: 3,685 square feet (49%). No variance required.

Front Yard Area: 1,000 square feet. Pervious area 771sqf (77%). No variance required.

Rear Yard Area: 1,100 square feet. Pervious area provided 915 sqf (83%). No variance required.

Lot Coverage (footprint): 2,458 square feet (32%). Variance required.

Flood Zone: AE+8. Finished First Floor: +9.00" NGVD. No variance required.

Residence Height: Finished First Floor to top of Roof: 31'-00". No variance required.

All Front, Rear and Side setbacks meet the code required distances for one story and two storey construction. The southeast veranda extends beyond the 7'6" setback requirement. A variance is required.

Section 2.8.3 Variance Criteria

1. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
2. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
3. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

We are seeking a variance for the north and south first floor roof overhang. The overhang on the north and south elevations serves both practical and aesthetic purposes, providing sun-shading and enhancing the building's visual appeal. The standard setback for the overhang is 25% of 7'-6" (1'-9"), but we propose a setback of 4'-5 3/8", an additional 2'-8" 3/8". Altering it to a narrower projection of 1'-9" would compromise both aspects.

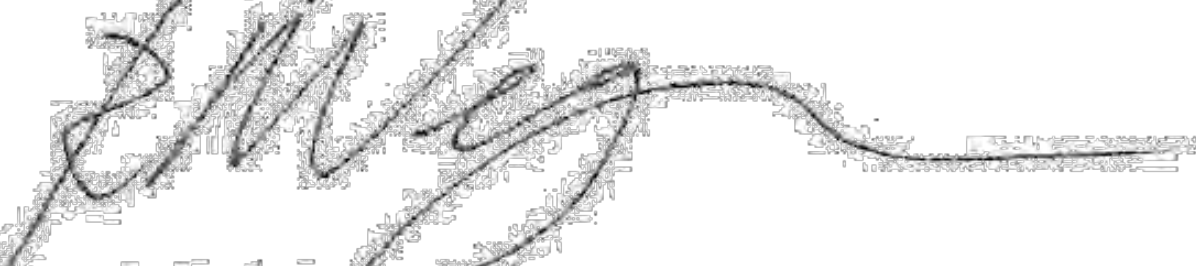
Furthermore, we request a variance regarding the Lot Area. While the maximum allowable area is 2,250 sqf (30%), our proposed lot coverage is 2,458 sqf (32%). The additional 240 sqf is the extension of the outdoor veranda under the projected roof that incorporates a breeze-block screen for privacy and shade control. The remaining 68 sqf is due to the east overhang (1'-0") and west overhang (6"), beyond the permitted 5' from the building line. The southeast veranda setback request is to increase it's depth by 4'-5 3/8" to be in line with the roof overhang, creating a functional outdoor shaded space.

Being that no waiver is required for the above mentioned, the only waiver we are requesting is to increase the maximum allowed straight run along the length of the first-floor northern side elevation. The straight appearance of the wall along the first floor is never fully viewed from the side elevation due to the obtuse angle and the landscaping, and further, the overhang breaks up the plane between the first and second floors, minimizing the visual effect of the wall length. The second level wall elevation is less than 50% in length; therefore, it is consistent with the code.

Although these variances and waiver are substantial, we ask you to consider the project practically and holistically. These are the only variances and waiver requested.

We hope that you can approve the above and that the Project can move ahead.

Yours Sincerely

  
Ricardo de la Vega  
Owner / Architect

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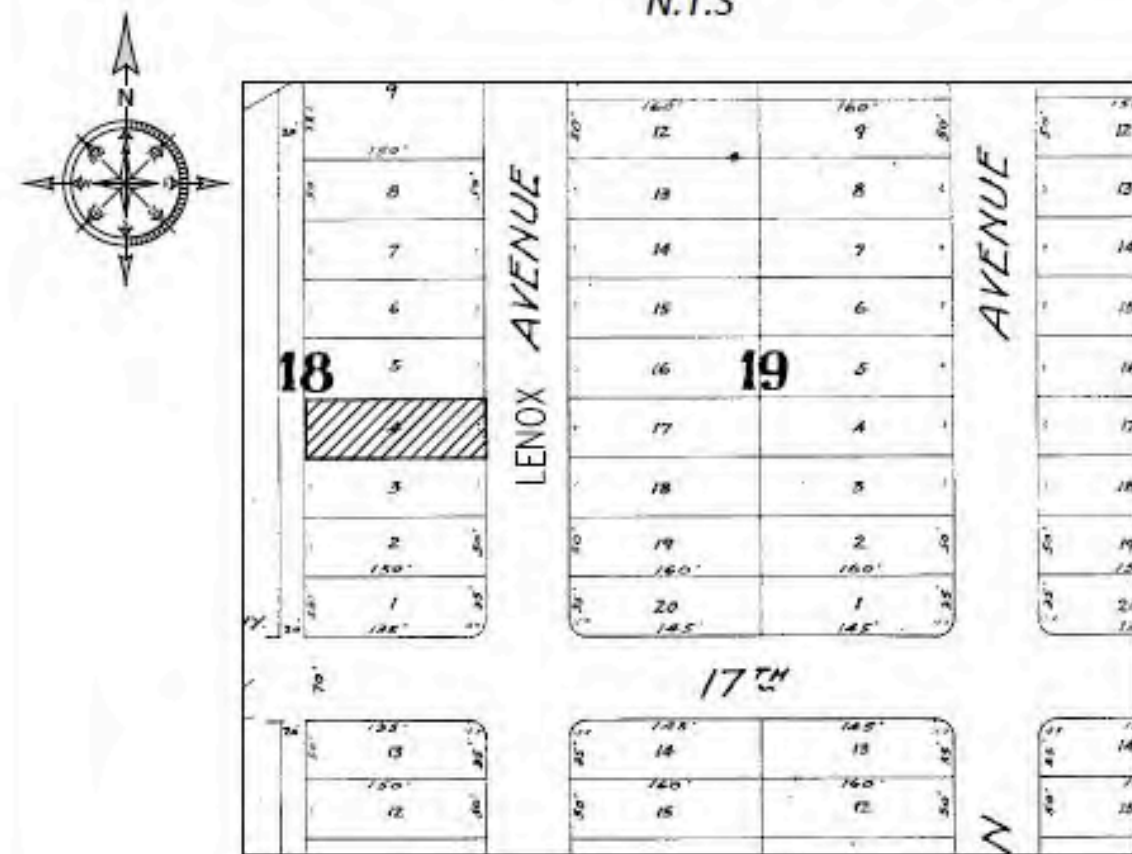
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## LOCATION MAP

N.T.S



## LEGAL DESCRIPTION:

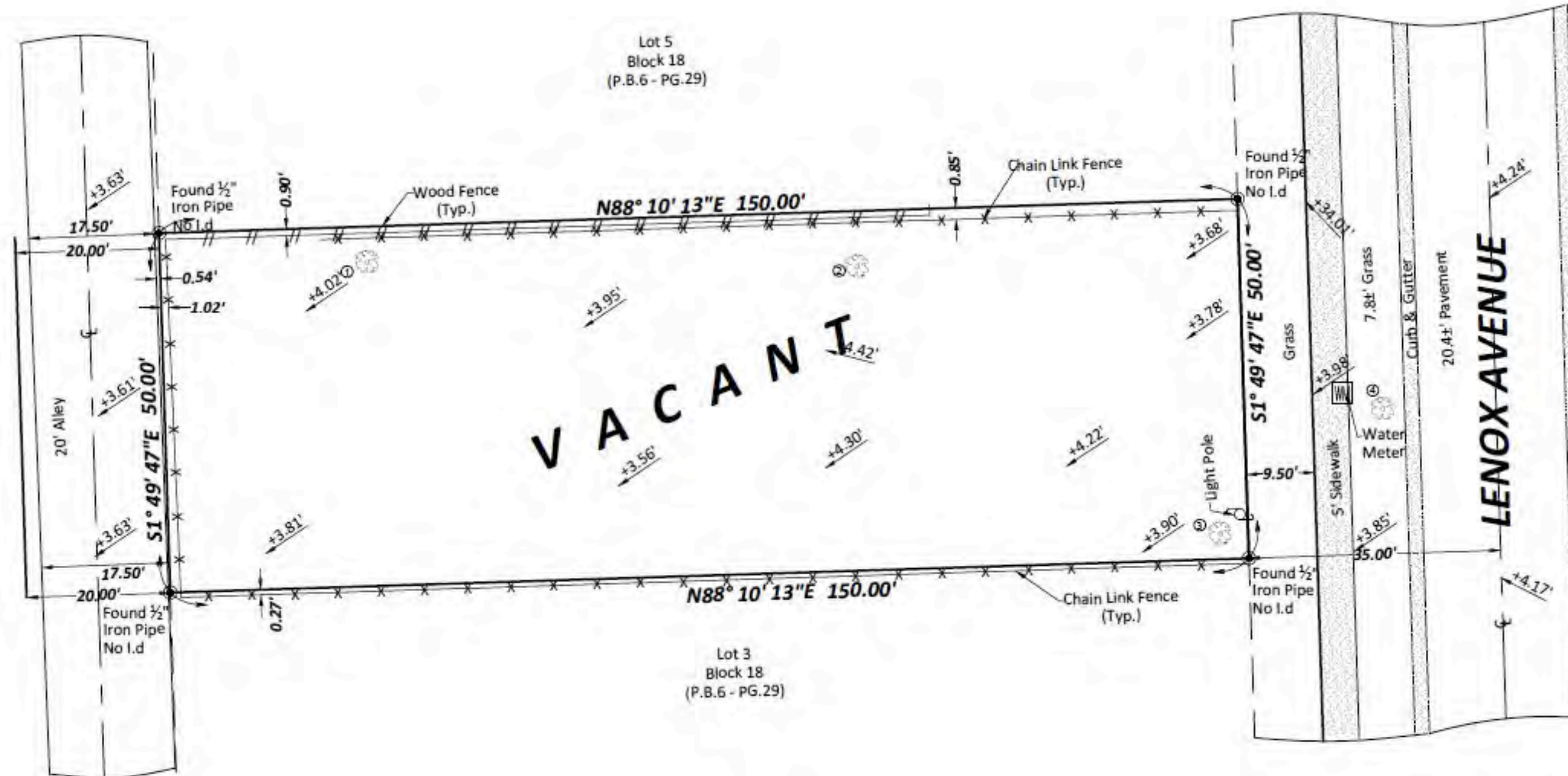
Lot 4, Block 18, PALM VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 29 of the Public Records of Miami-Dade County, Florida.

## SURVEY FOR:

- RICARDO DE LA VEGA

## SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- 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.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- 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.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (SJ-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the West Right-of-Way line of LENOX AVENUE, being  $S1^{\circ}49'47''E$ .



## TREE TABULATION

| NUMBER | COMMON NAME    | DIAMETER | CANOPY | HEIGHT |
|--------|----------------|----------|--------|--------|
| ①      | Council Tree   | 5'       | 40'    | 45'    |
| ②      | Madras Thorn   | 2.5'     | 33'    | 80'    |
| ③      | Madras Thorn   | 2'       | 30'    | 24'    |
| ④      | False Tamarind | 1'       | 18'    | 14'    |

**ELEVATION NOTE:** (IF REQUESTED AND SHOWN)  
1. +0.00' Indicates existing Elevations  
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

**BENCHMARK INFORMATION:** NAME: D-166. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT NE CORNER OF BRIDGE #874481. LOCATION: VENETIAN CSWY—20' NORTH OF C/L AND BELLE ISLE EAST BRIDGE. ELEVATION: +7.27'

| REVISIONS:        | JOB NO.: | DATE:      | REVISIONS: | JOB NO.: | DATE: |
|-------------------|----------|------------|------------|----------|-------|
| SURVEY VACANT LOT | 22-0291  | 09-21-22   |            |          |       |
| SURVEY VACANT LOT | 23-0088  | 04-16-2023 |            |          |       |
| SURVEY VACANT LOT | 24-0088  | 04-16-2024 |            |          |       |

SHEET:

1

OF 1 SHEET(S)

SURVEY DATE:

04-16-2024

JOB NO.:

24-0088

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBROSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez  
Waldo F Paez  
Date: 2024.04.18 16:35:20  
-04'00'  
DATE SIGNED:  
FOR THE FIRM  
WALDO F. PAEZ P.S.M. No. 3284  
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc.  
LAND SURVEYORS - LAND PLANNERS  
13301 S.W. 132 Avenue, Suite 117  
Miami, Florida 33186  
PHONE: (786) 429-1024 FAX: (786) 592-1152  
Delta Mapping & Surveying, Inc.

ADDRESS: 1728 LENOX AVENUE, MIAMI BEACH, FL 33139  
FOLIO NO.: 02-3234-004-0190

SCALE: 1" = 20'

DRAWN BY: M.P.R.

CHECKED BY: Waldo F Paez

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER

CITY OF MIAMI BEACH 120651

FLOOD ZONE(S)

AE

BASE FLOOD ELEVATION

8.0

FIRM PANEL

12086C0317 L

EFFECTIVE/REVISED DATE

09-11-2009

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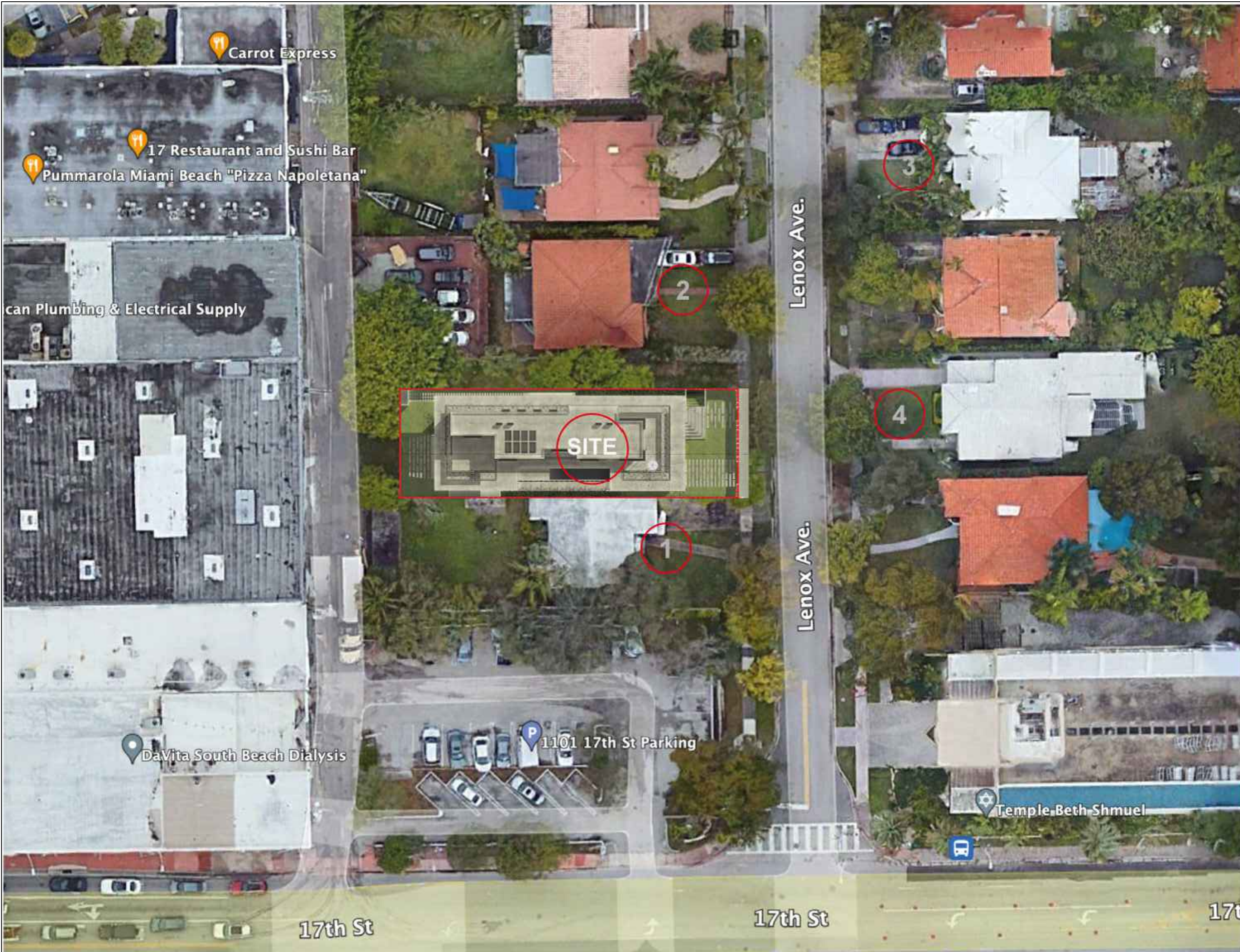
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AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE



SURROUNDING CONTEXT ELEVATIONS #1

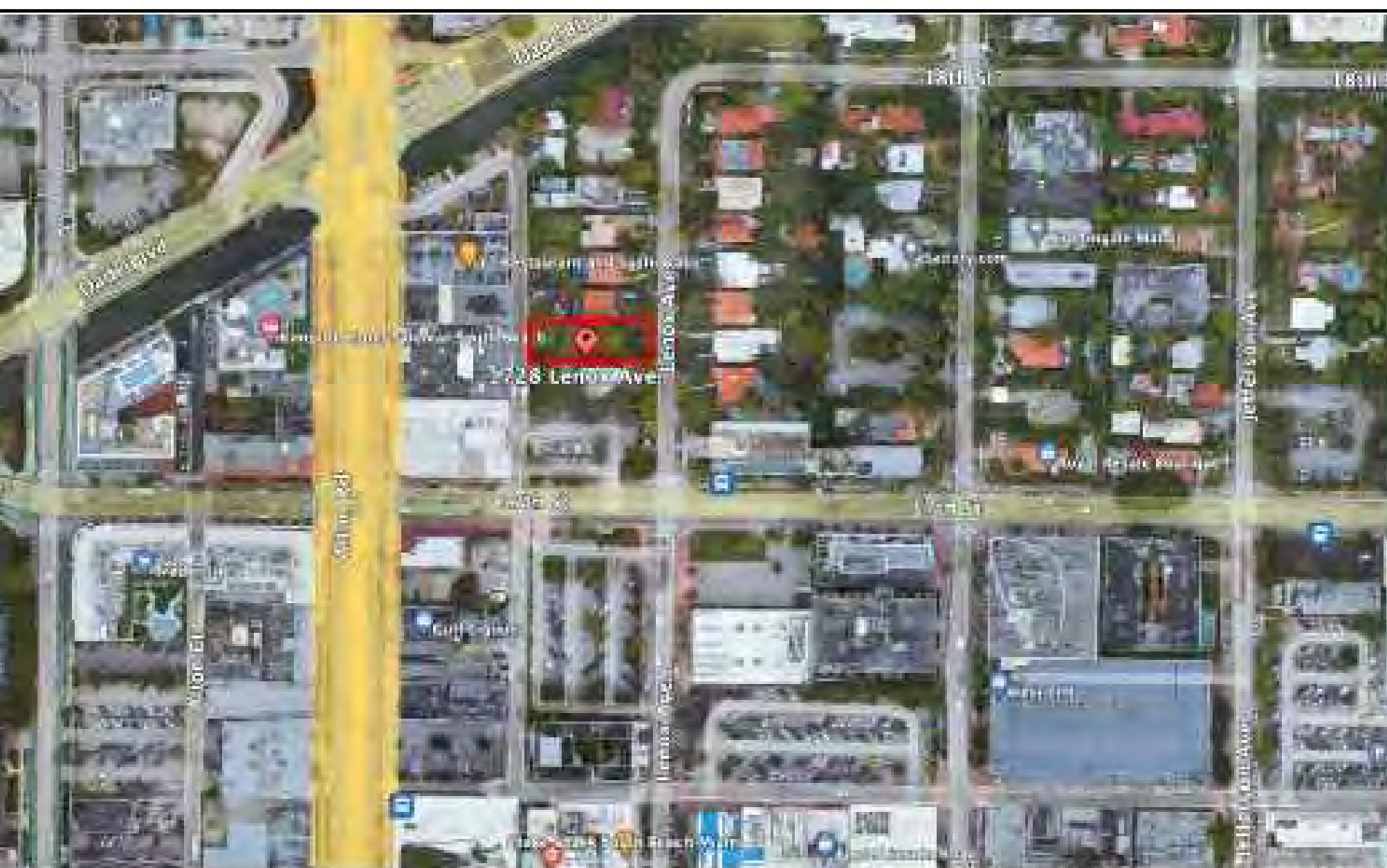


SURROUNDING CONTEXT ELEVATIONS #2





AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #1



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #2



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #3



SITE



PROPERTY 1



PROPERTY 2



PROPERTY 3



PROPERTY 4



SITE TOP FRONT VIEW





LOCATION MAP

PROPOSED RESIDENCE

1728 LENOX AVENUE MIAMI BEACH, FL 33139  
LOT SIZE: 7,500 SQ FT  
FOOTPRINT: 3,750.00 SF  
UNIT SIZE: 37.76%



RESIDENCE 1 (GREEN)

1736 LENOX AVENUE MIAMI BEACH, FL 33139  
LOT SIZE: 7,500 SQ FT  
FOOTPRINT: 1920 SF  
UNIT SIZE: 25.60%



RESIDENCE 2 (PURPLE)

1720 LENOX AVENUE MIAMI BEACH, FL 33139  
LOT SIZE: 7,500 SQ FT  
FOOTPRINT: 1580 SF  
UNIT SIZE: 21.06%



RESIDENCE 3 (ORANGE)

1729 LENOX AVENUE MIAMI BEACH, FL 33139  
LOT SIZE: 8,000 SQ FT  
FOOTPRINT: 2,434 FT  
UNIT SIZE: 30.42%



Lot 3  
Block 18  
(P.B.6 - PG.29)



sheet no.  
**A-06**



| ITE<br>M# | PROJECT INFORMATION               |                             |                                                                                                                                   |                 |
|-----------|-----------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1         | Address:                          | 1728 Lenox Ave Miami Beach. |                                                                                                                                   |                 |
| 2         | Folio Number(s).                  | 02-3234-004-0190            |                                                                                                                                   |                 |
| 3         | Board and file Numbers:           | Lot 4 , Block 28 , PB 6-29  |                                                                                                                                   |                 |
| 4         | Year Build:                       | N / A                       | Zoning District:                                                                                                                  | RS-4            |
| 5         | Base Flood Elevation:             | 8.00 (Zone AE + 1)          | GradeValue in NGVD:                                                                                                               | 3.98 NGVD       |
| 6         | Adjusted Grade ( flood+ Grade/1): | 6.49 NGVD                   | Free Board:                                                                                                                       | 1 Foot          |
| 7         | Lot Area                          | 7,500.00 SF.                |                                                                                                                                   |                 |
| 8         | Lot Width                         | 50.00 Ft                    | Lot Depth:                                                                                                                        | 150.00 Lf       |
| 9         | Max Lot Coverage SF and %         | 2,250.00 - 30%              | Proposed Lot Coverage SF and %:                                                                                                   | 2,458 sf-32%    |
| 10        | Existing Lot Coverage SF and %    |                             | Lot Coverage Deducted (garage-storage)SF:                                                                                         | 2,140.00-28.53% |
| 11        | Front Yard Open Space SF and %    | 1,500.00 - 77%              | Rear Yard Open Space SF and %                                                                                                     | 1,100.00-83%    |
| 12        | Max Unit Size SF and %            | 3,750.00 - 50.00%           | Proposed Unit Size SF and %:                                                                                                      | 3,685.00-49.13% |
| 13        | Existing First Floor Unit Size:   | 2,150.00 - 28.66%           | Proposed First Floor Unit Size:                                                                                                   | 2,150.00 sf     |
| 14        | Existing Second Floor Unit Size   | 1,535.00 - 20.46%           |                                                                                                                                   |                 |
| 15        |                                   |                             | Proposed Second Floor Unit Size SF and %:                                                                                         | 1,535.00-20.46% |
| 16        |                                   |                             | Proposed Roof Deck Area SF and % (Note:<br>Maximun is 25% of the enclosed floor area<br>Maximun is 25% of the enclosed floor area |                 |

| ITE<br>M# | ZONING INFORMATION / CALCULATIONS             | REQUIRED    | EXISTING | PROPOSED      | DEFICIENCIES                       |
|-----------|-----------------------------------------------|-------------|----------|---------------|------------------------------------|
| 17        | Height:                                       | 24.00 Lf    |          | 24.00 Lf      |                                    |
| 18        | Setbacks:                                     |             |          |               |                                    |
| 19        | Front First Level:                            | 20.00 Lf    |          | 30.00 Lf      |                                    |
| 20        | Front Second Level:                           | 40.00 Lf    |          | 42.2 Lf       |                                    |
| 21        | Side 1:                                       | 7.5' Lf     |          | 3' Lf         | Additional external veranda 240 sf |
| 22        | Side 2 or (facing street):                    | 7.5' Lf     |          | 7.5' Lf       |                                    |
| 23        | Rear:                                         | 22.5' Lf    |          | 22.5' Lf      |                                    |
|           | Unit size                                     |             |          |               |                                    |
| 24        | First floor                                   | 3,000.00 Sf |          | 2,140.00 Sf   |                                    |
| 25        | Second Floor                                  |             |          | 1,621.00 Sf   |                                    |
| 26        | Front yard Open Space:                        | 500.00 Sf   |          | 771.00 Sf     |                                    |
| 27        | Rear yard Open Space:                         | 550.00 Sf   |          | 915.00 Sf     |                                    |
| 28        | Located within a Local Historic District?     |             |          | Yes or Not;   |                                    |
| 29        | Located within a local Historic District?     |             |          | Yes or Not;   |                                    |
| 30        | Determined to be Architecturally Significant? |             |          | Yes or (Not); |                                    |

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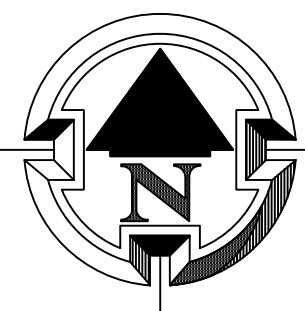
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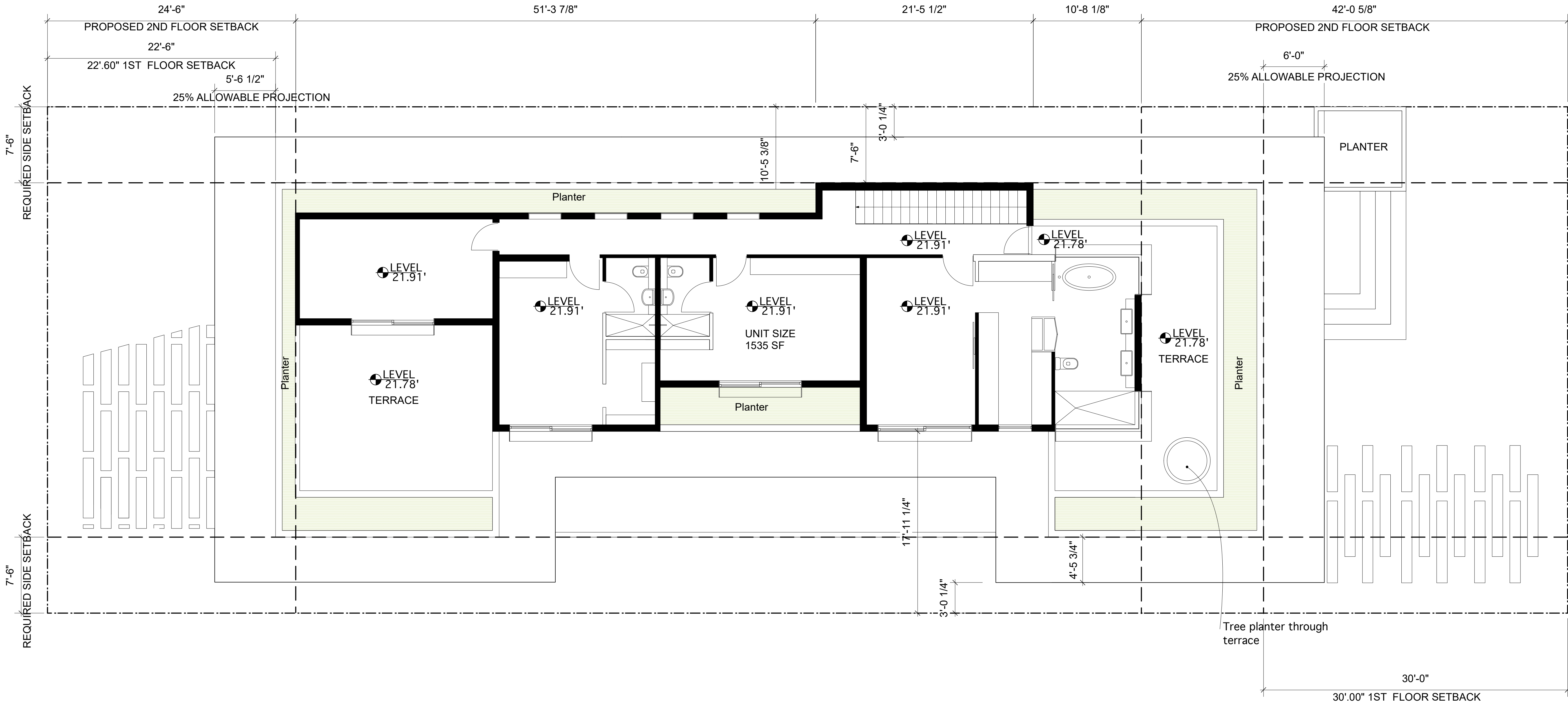






SECOND FLOOR PLAN

SCALE: 3/16" = 1'



LENOX AVENUE

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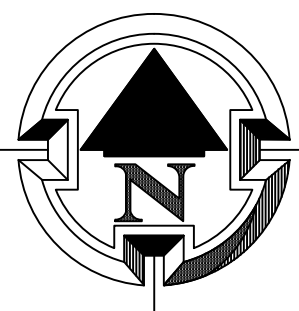
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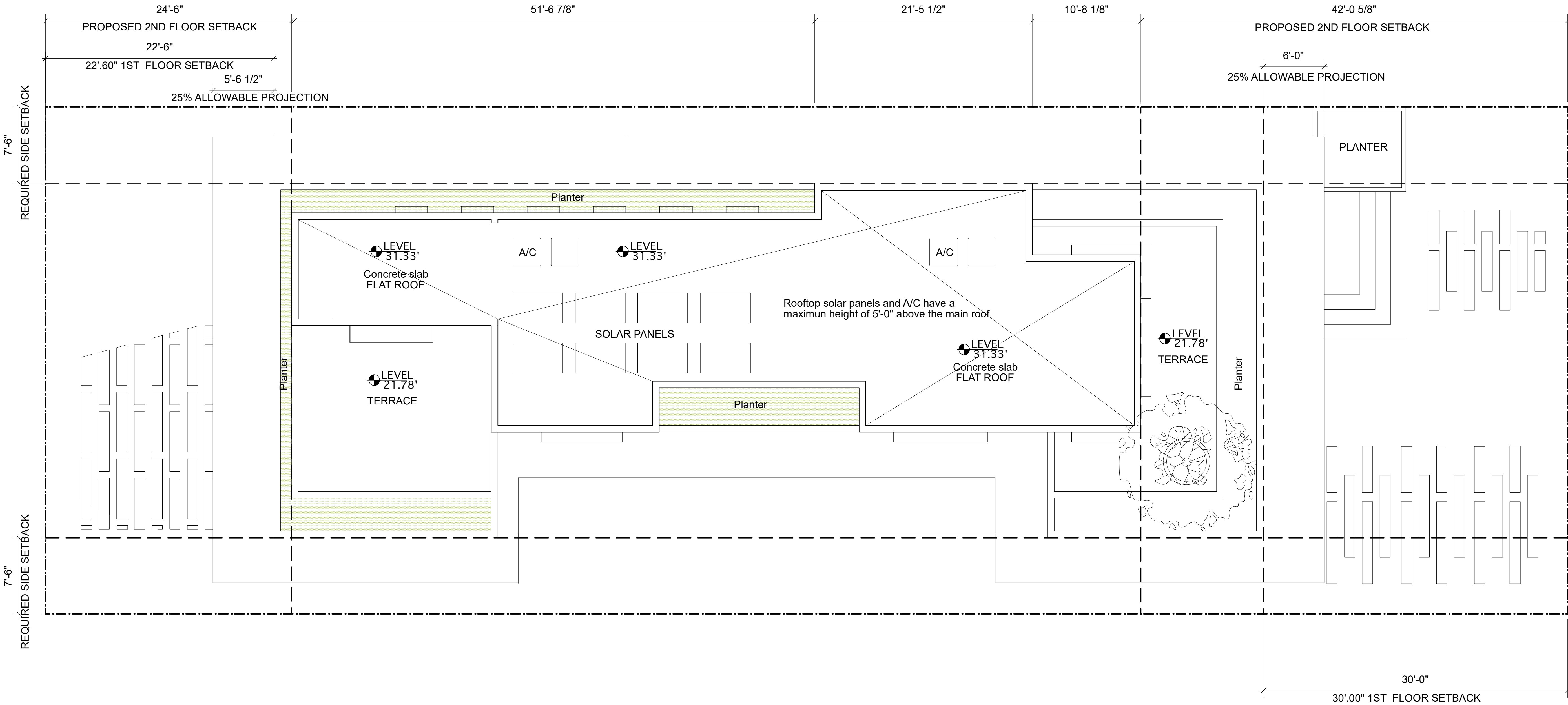
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**A-3**





ROOF PLAN

SCALE: 3/16 = 1'



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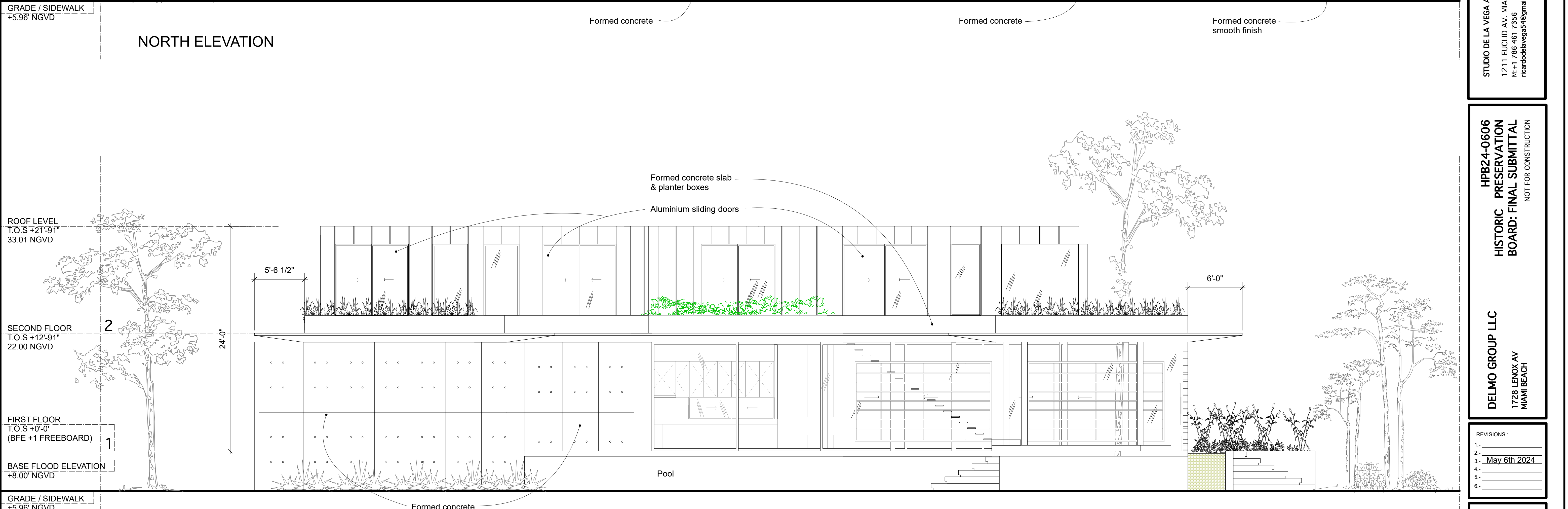
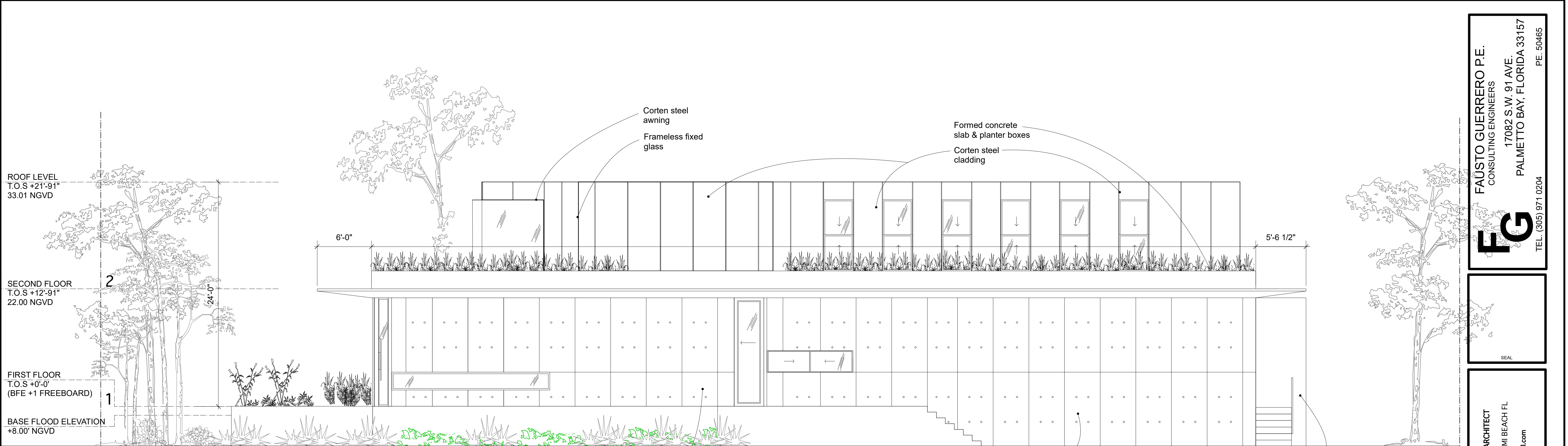
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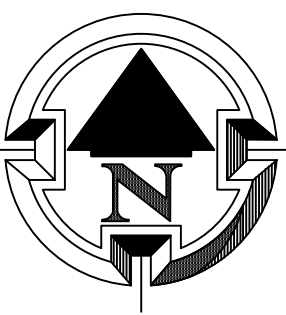
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# ELEVATIONS

SCALE: 3/16 = 1'

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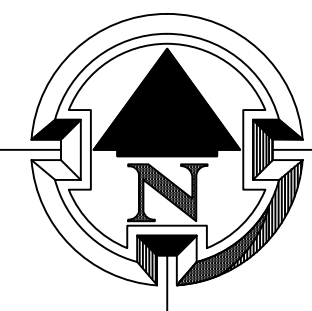
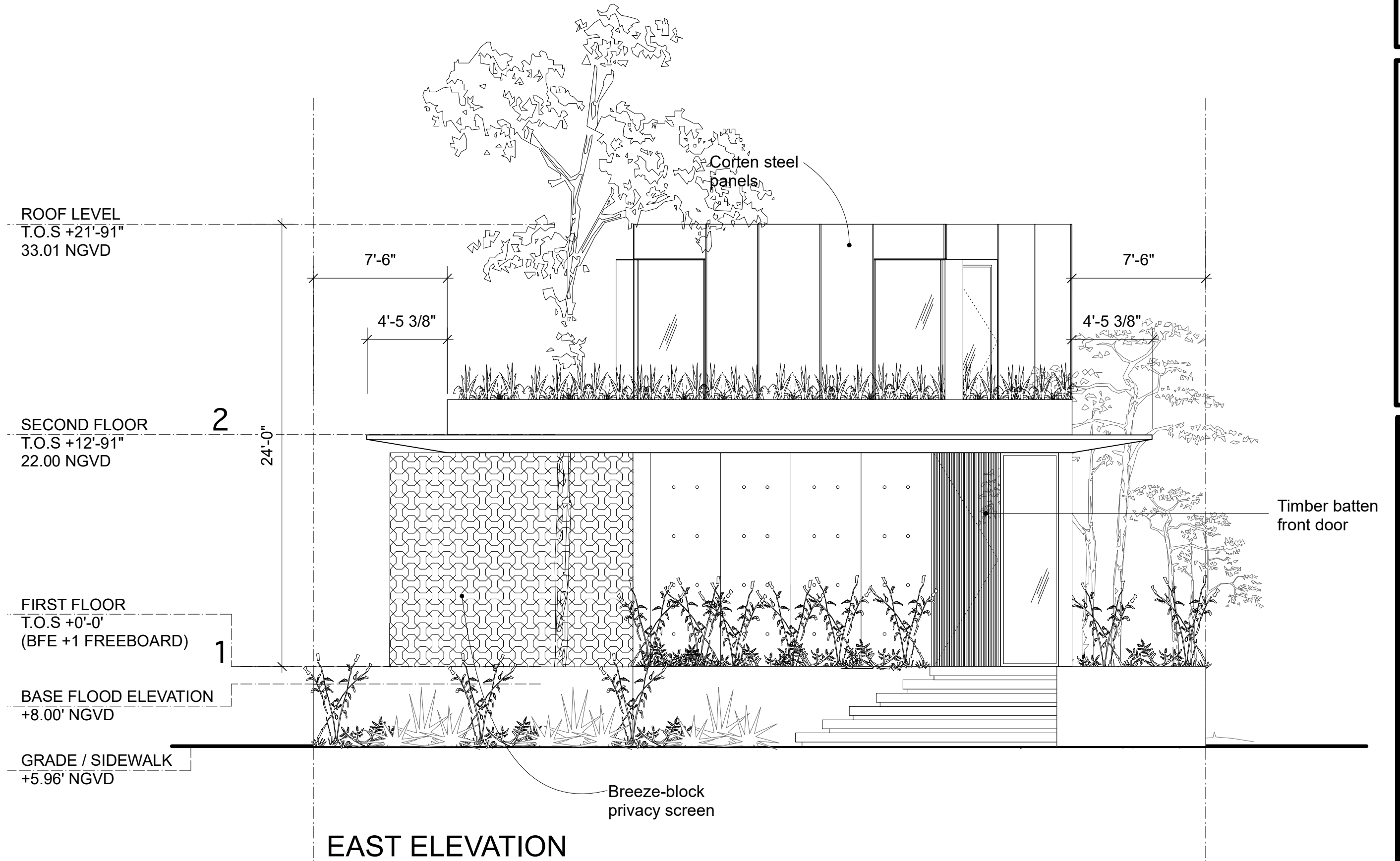
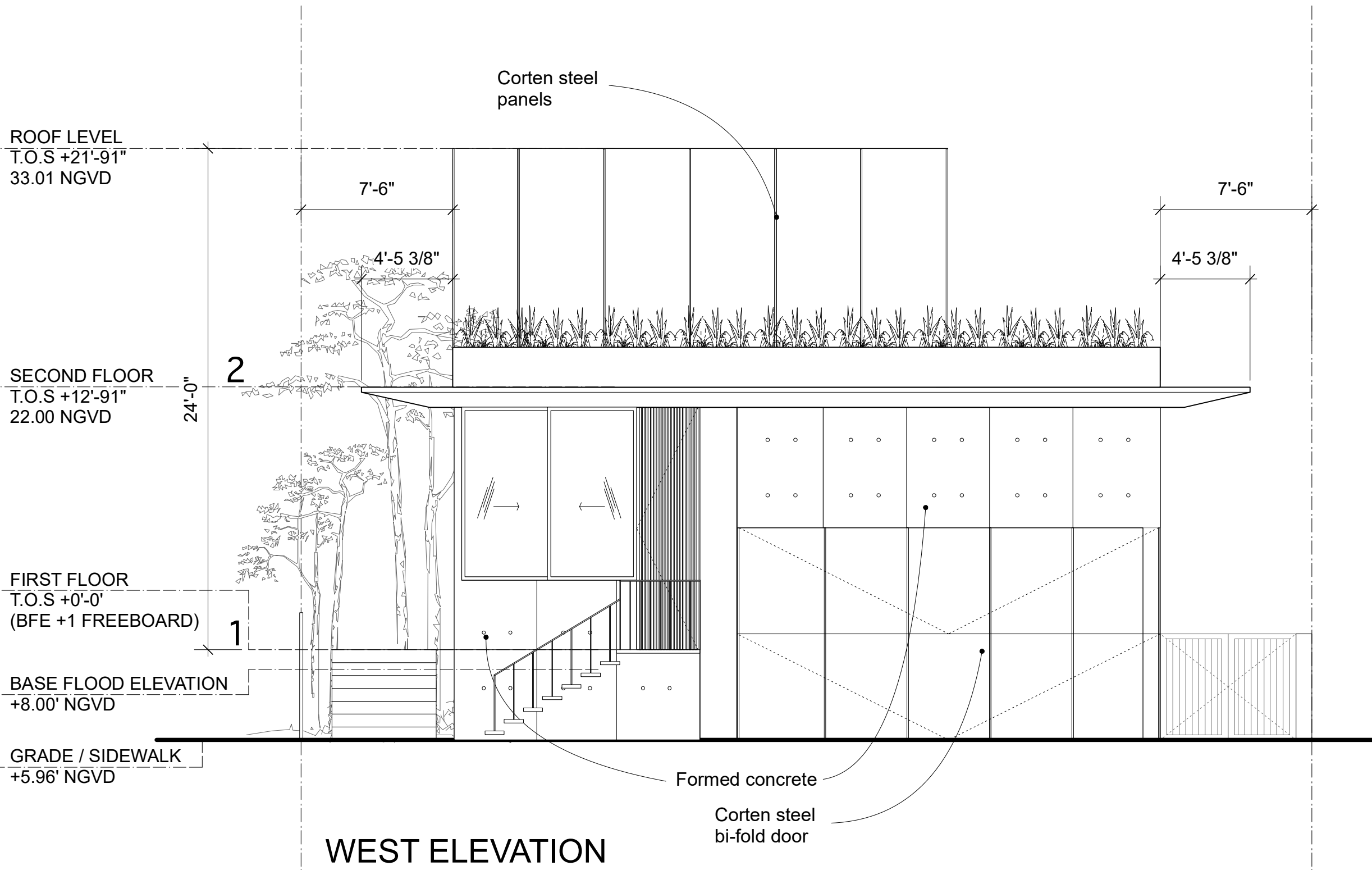
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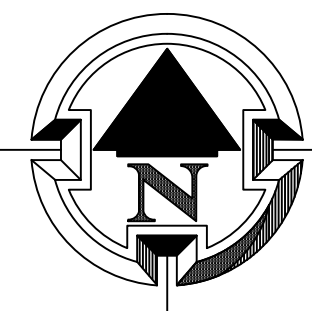
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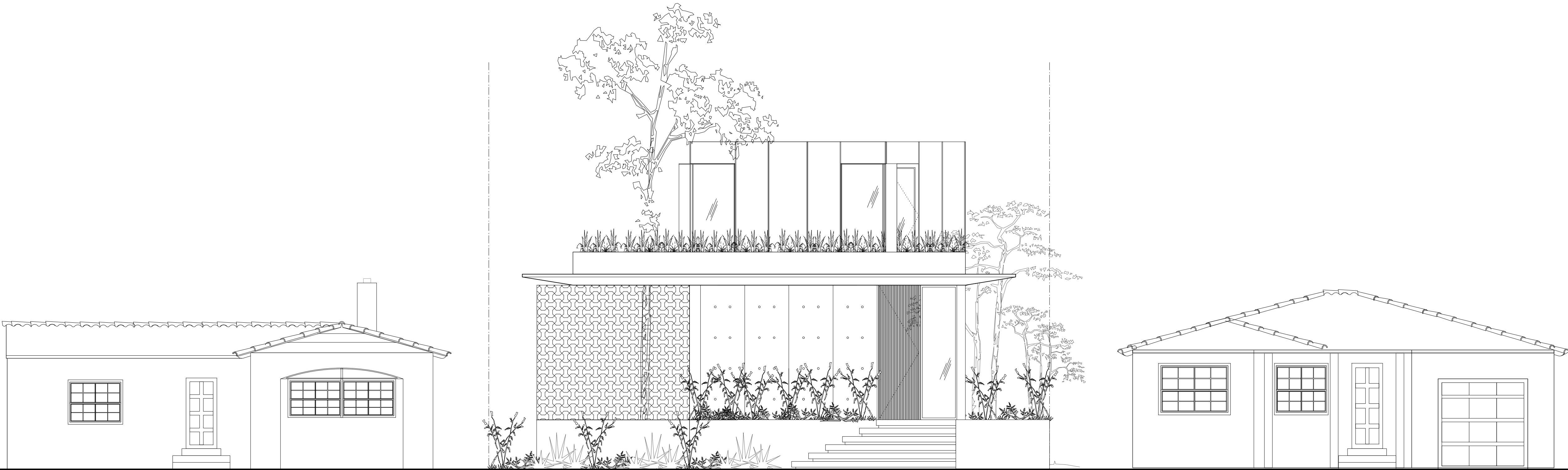
ELEVATIONS  
SCALE: 3/16 = 1'





LENOX STREET ELEVATION

SCALE: 3/16 = 1'



1728 LENOX AVENUE

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ROOF LEVEL  
T.O.S +21'-91"  
33.01 NGVD

SECOND FLOOR  
T.O.S +12'-91"  
22.00 NGVD

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

BASE FLOOD ELEVATION  
+8.00' NGVD

GRADE / SIDEWALK  
+5.96' NGVD

## SECTION 1

ROOF LEVEL  
T.O.S +21'-91"  
33.01 NGVD

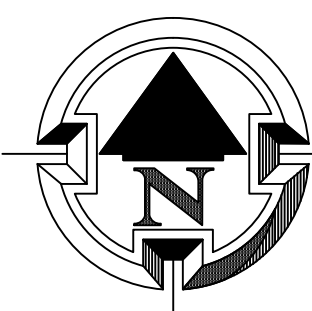
SECOND FLOOR  
T.O.S +12'-91"  
22.00 NGVD

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

BASE FLOOD ELEVATION  
+8.00' NGVD

GRADE / SIDEWALK  
+5.96' NGVD

## SECTION 2



## SECTIONS

SCALE: 3/16" = 1'

Formed concrete slab  
& palnter boxes

6'-0"

Formed concrete slab  
& planter boxes

5'-6 1/2"

24'-0"  
11'-10 3/4"  
1'-1 1/8"

5'-0"

CORRIDOR

PLANTER

KITCHEN

KITCHEN

LAUNDRY  
PANTRY

OFFICE

24'-6"

5'-6 1/2"

6'-0"

STUDY / GYM

BED 3

BED 2

BED 1

22'-6"  
SETBACK TO GARAGE DOOR

WC

BAR

DINING

FIREPLACE

LIVING

TV LOUNGE

Formed concrete

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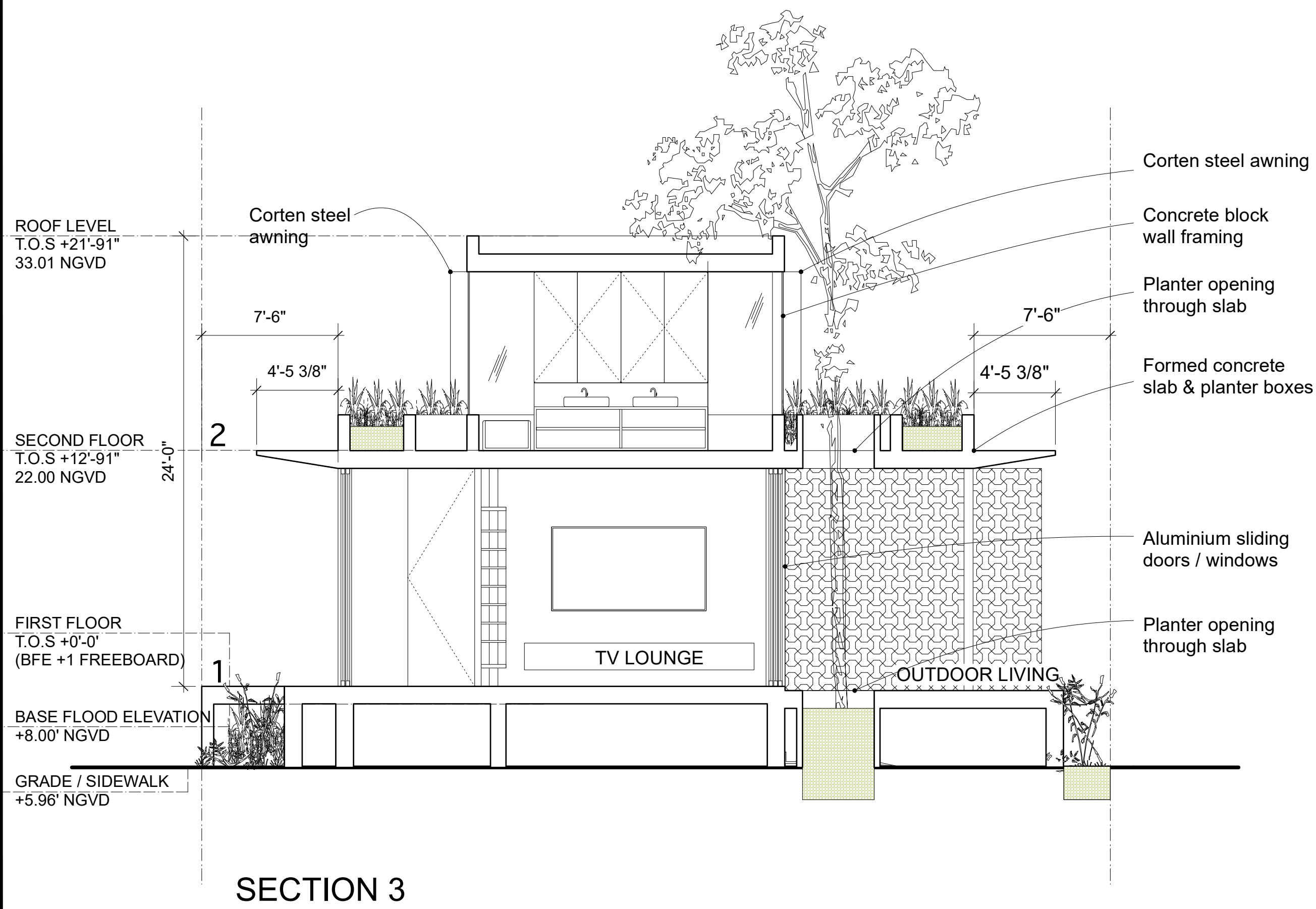
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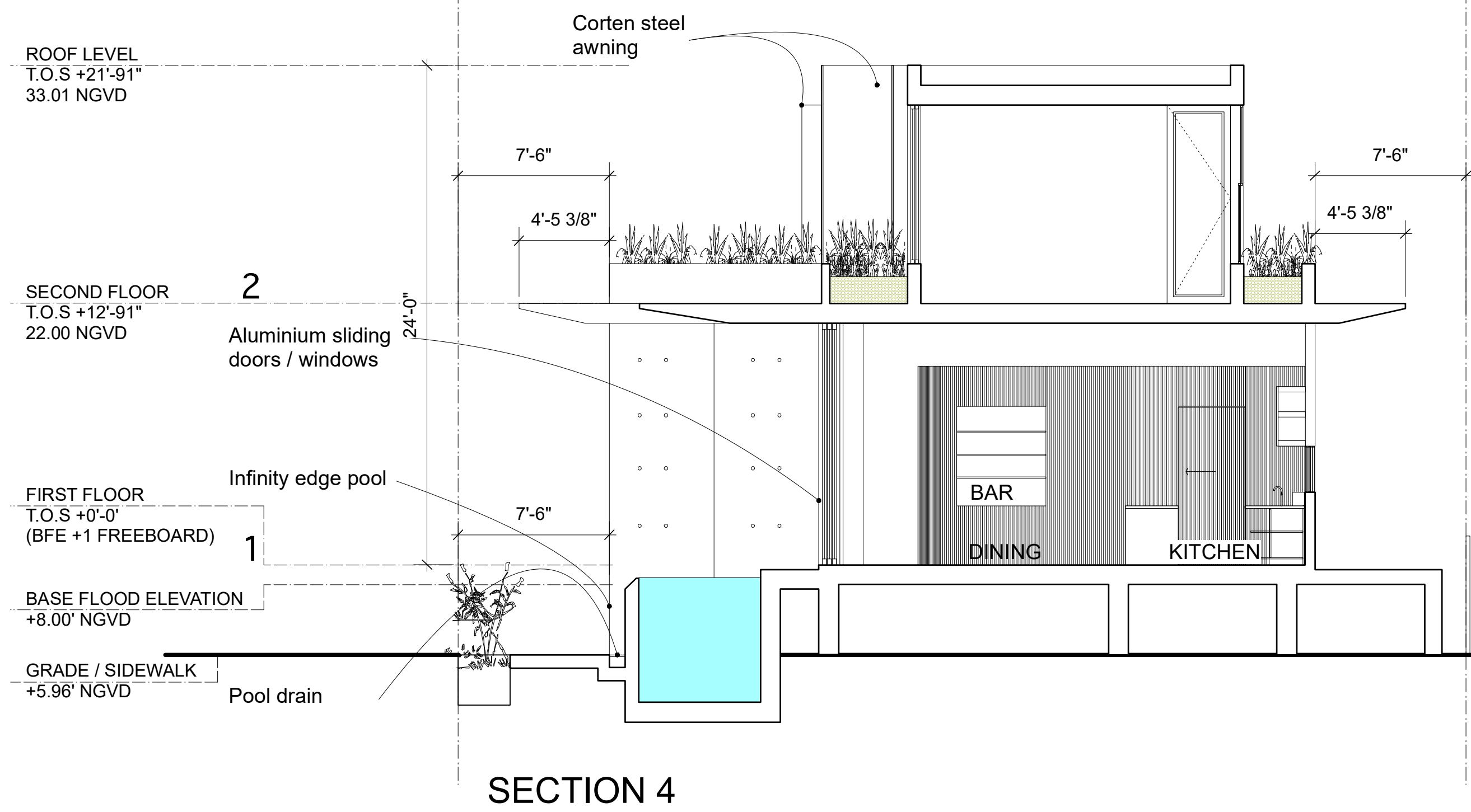
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**A-8**

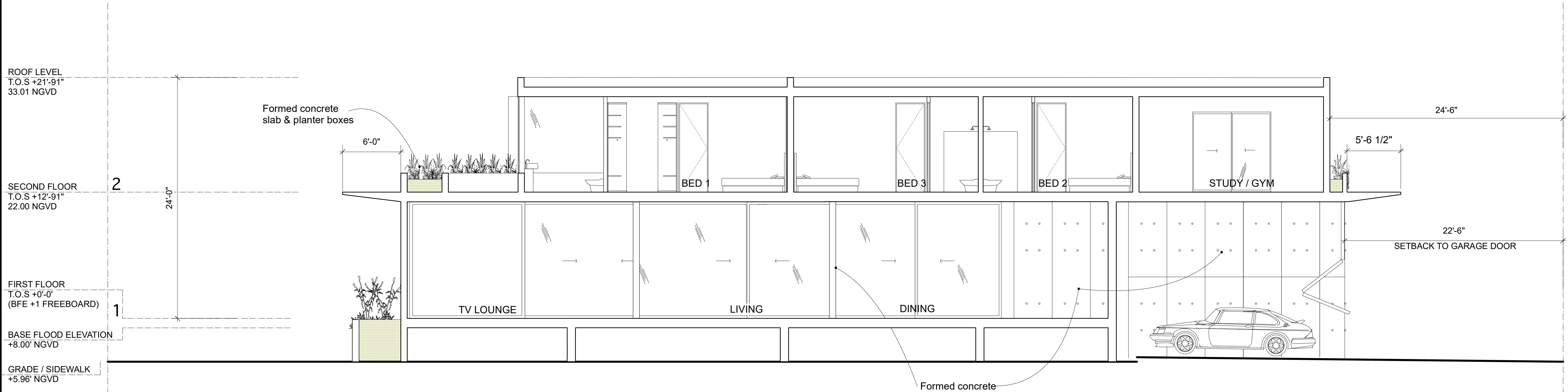




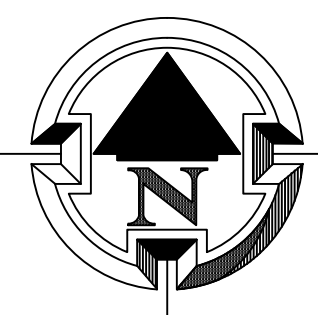
SECTION 3



SECTION 4



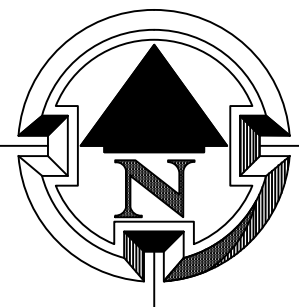
SECTION 5



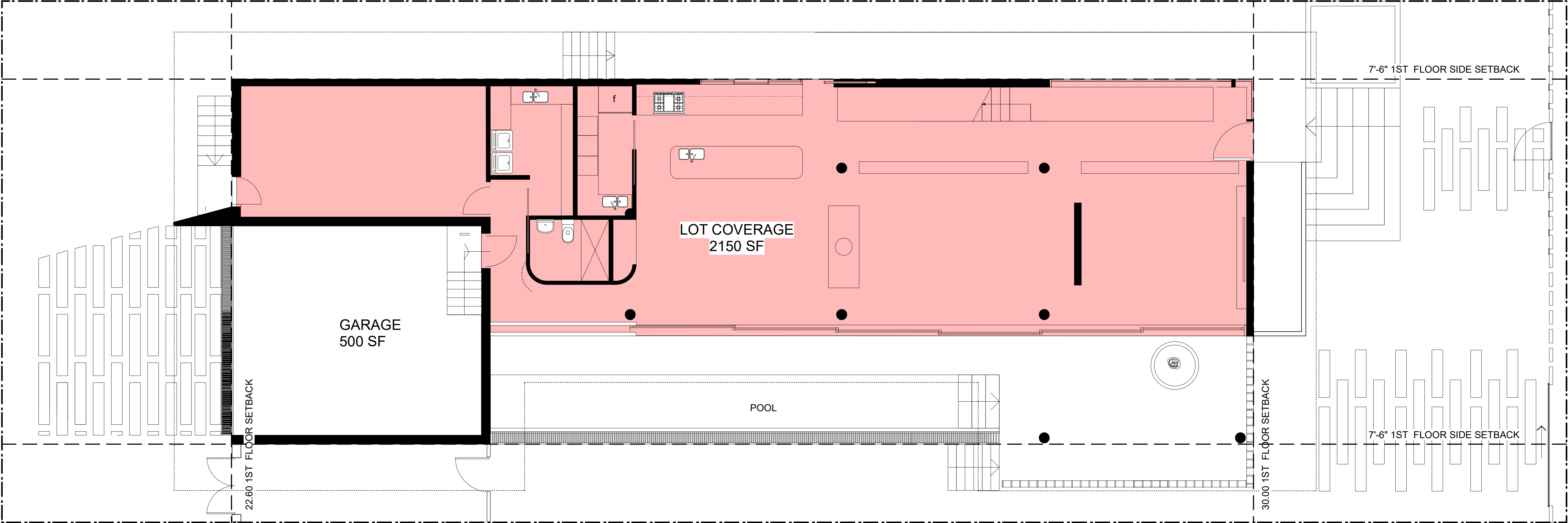
# SECTIONS

SCALE: 3/16 = 1'





LOT COVERAGE  
SCALE: 3/16 = 1'



|                               |                 |
|-------------------------------|-----------------|
| LOT AREA:                     | 7,500 SF        |
| PERMITTED LOT COVERAGE (50%)  | <b>3,750 SF</b> |
| <div></div>                   |                 |
| PROPOSED 1ST FL COVERED AREA: | 2,150 SF        |

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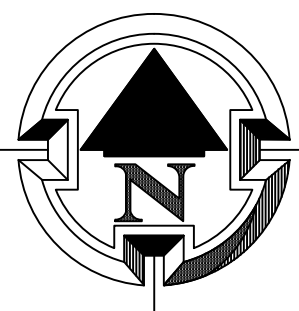
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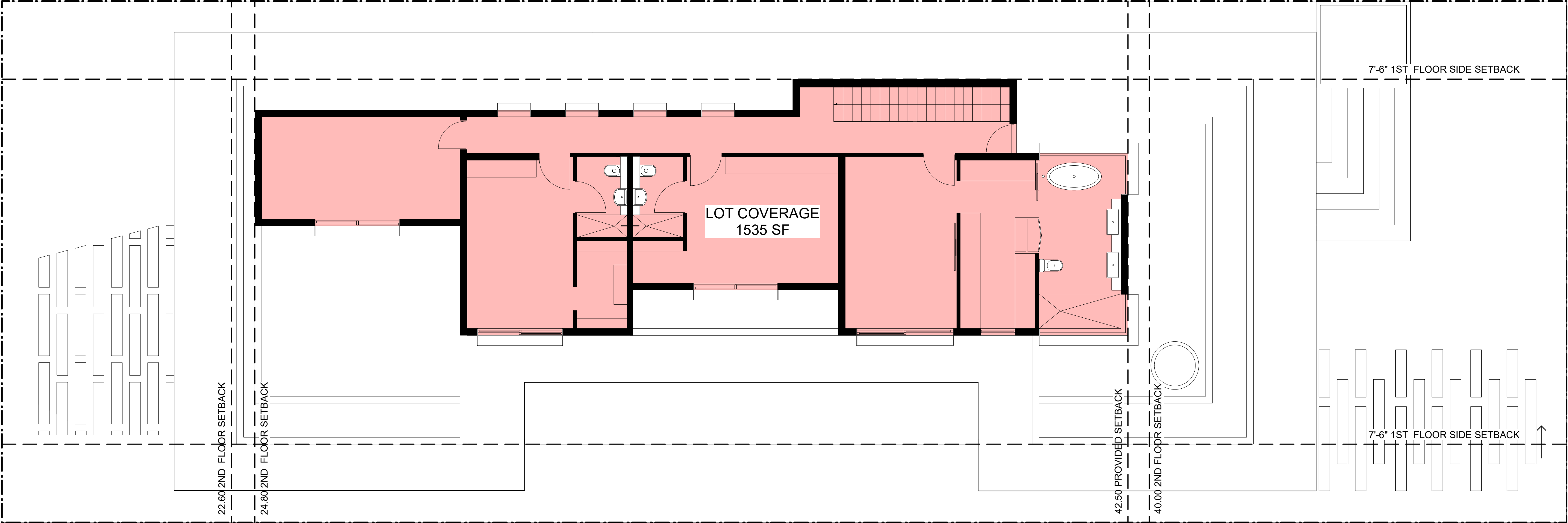
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LOT COVERAGE  
SCALE: 3/16 = 1'



PROPOSED 2ND FL COVERED AREA: 1,535 SF

**PROPOSED LOT COVERAGE (49%) 3,685 SF**

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**A-11**

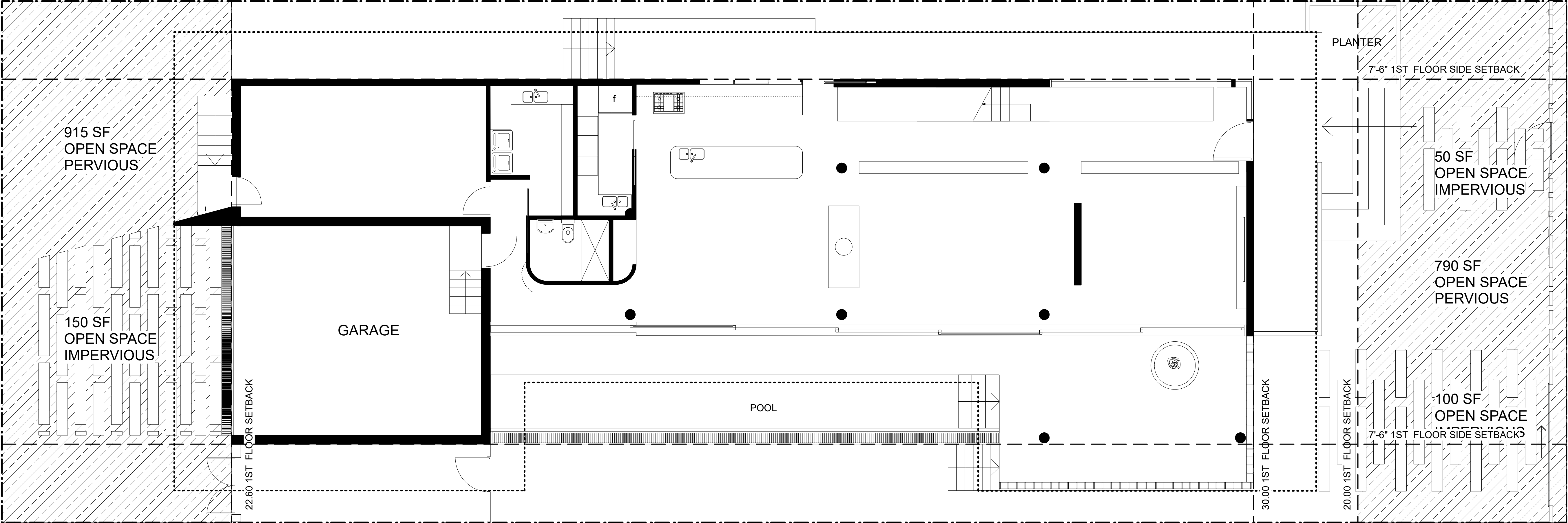
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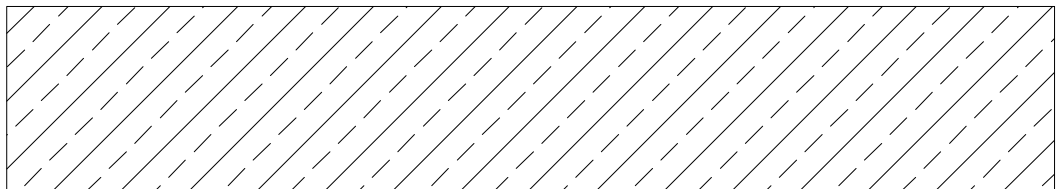
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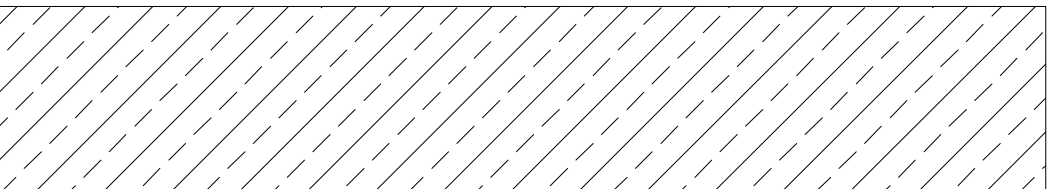
TOTAL REAR YARD SPACE: 1,100 SF  
REQUIRED OPEN SPACE (50%) **550 SF**



PROPOSED OPEN YARD SPACE 915 SF

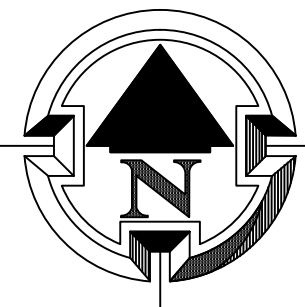
**PROPOSED OPEN YARD SPACE (83%) 915 SF**

TOTAL FRONT YARD SPACE: 1,000 SF  
REQUIRED OPEN SPACE (50%) **500 SF**



PROPOSED OPEN YARD SPACE 790 SF

**PROPOSED OPEN YARD SPACE (79%) 790 SF**



OPEN AREA  
SCALE: 3/16 = 1'

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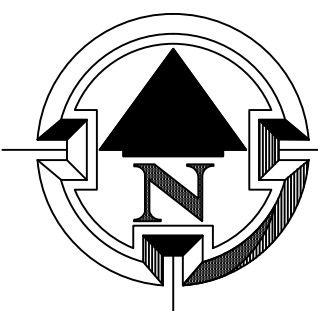
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# SITE PLAN - Lot Coverage Study

SCALE: 3/16 = 1'

LOT AREA: 7,500 SF  
PERMITTED UNIT SIZE (30%) **2,250 SF**

PROPOSED 1ST FL LOT COVERAGE 2,150 SF

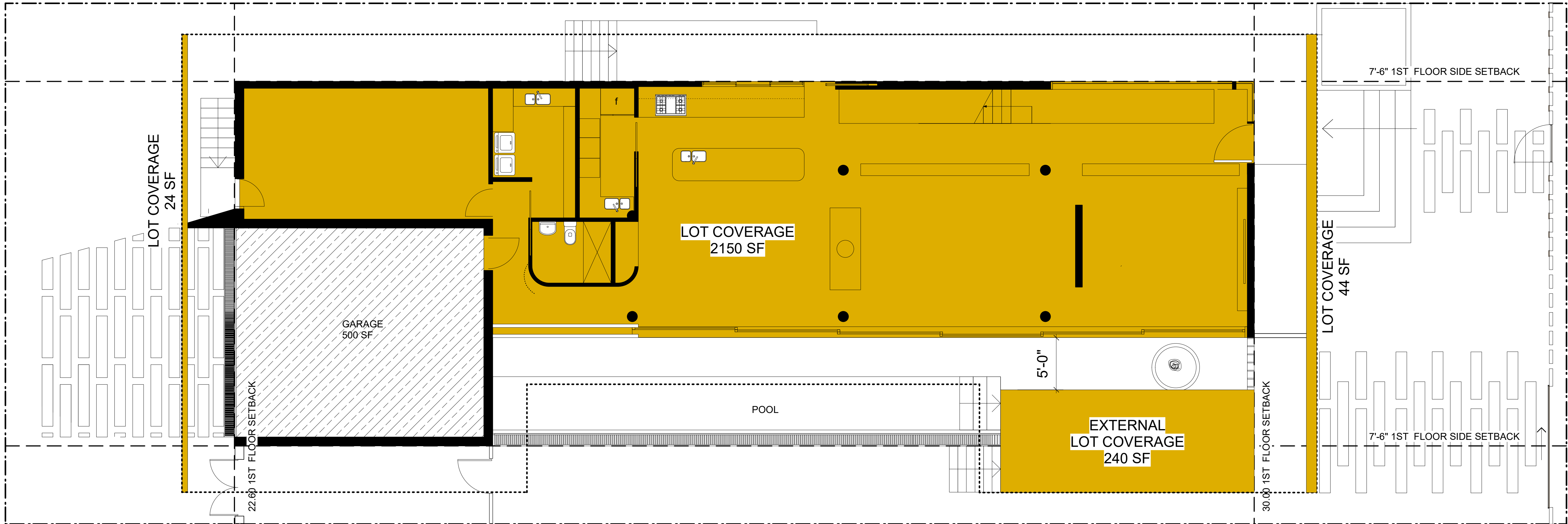
PROPOSED ROOF OVERHANG EXCEEDING  
5' FROM EXTERIOR WALL EXCLUDED) 308 SF

PROPOSED GARAGE  
(NOT EXCEEDING 500 SF) 0,000 SF

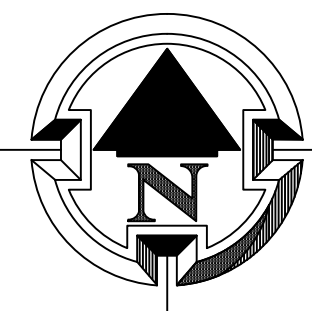
PROPOSED EXTERNAL LOT COVERAGE 240 SF

**PROPOSED LOT COVERAGE (32%) 2,458 SF**

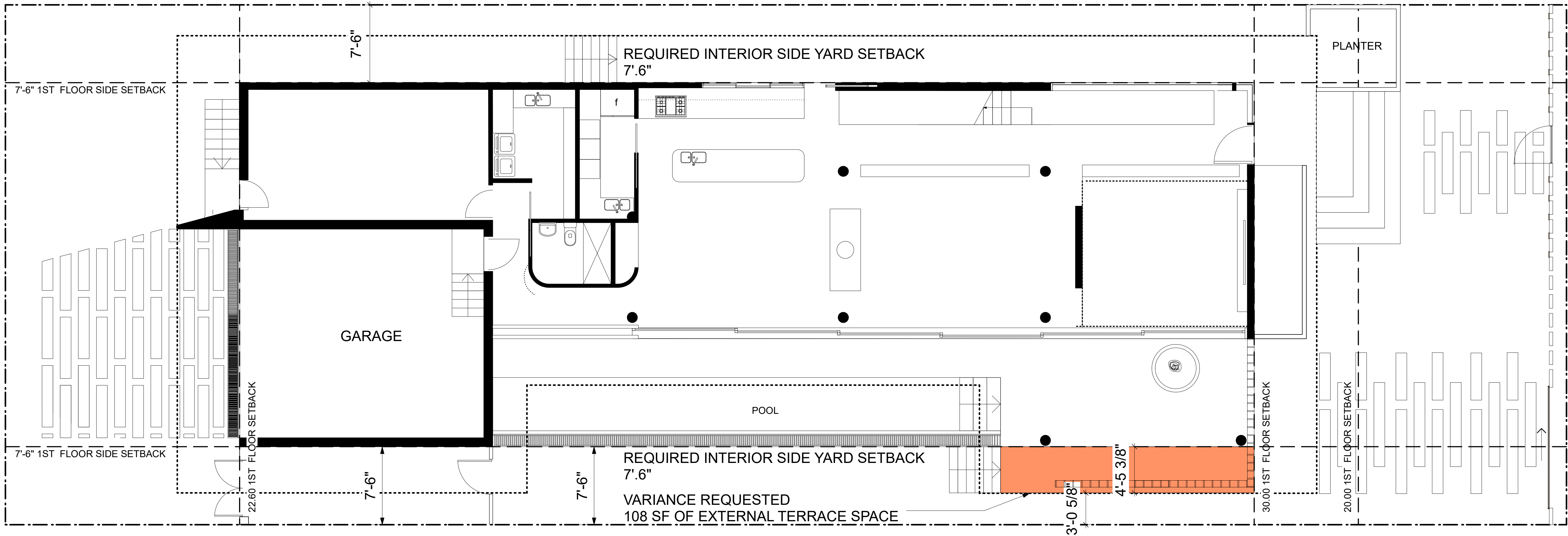
VARIANCE REQUESTED







PLANS - Side Setback Variance Requested  
SCALE: 3/16 = 1'



VARIANCE REQUESTED  
SOUTH EAST SIDE YARD  
SETBACK

**VARIANCE REQUESTED**

NORTH SIDE YARD SETBACK (TERRACE)  
(Section 7.2.2.3 Development regulations): 7'.6" setback

1ST FLOOR REQUESTED VARIANCE  
(External Space)

108 SF

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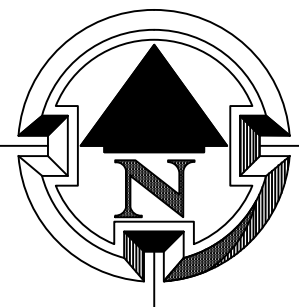
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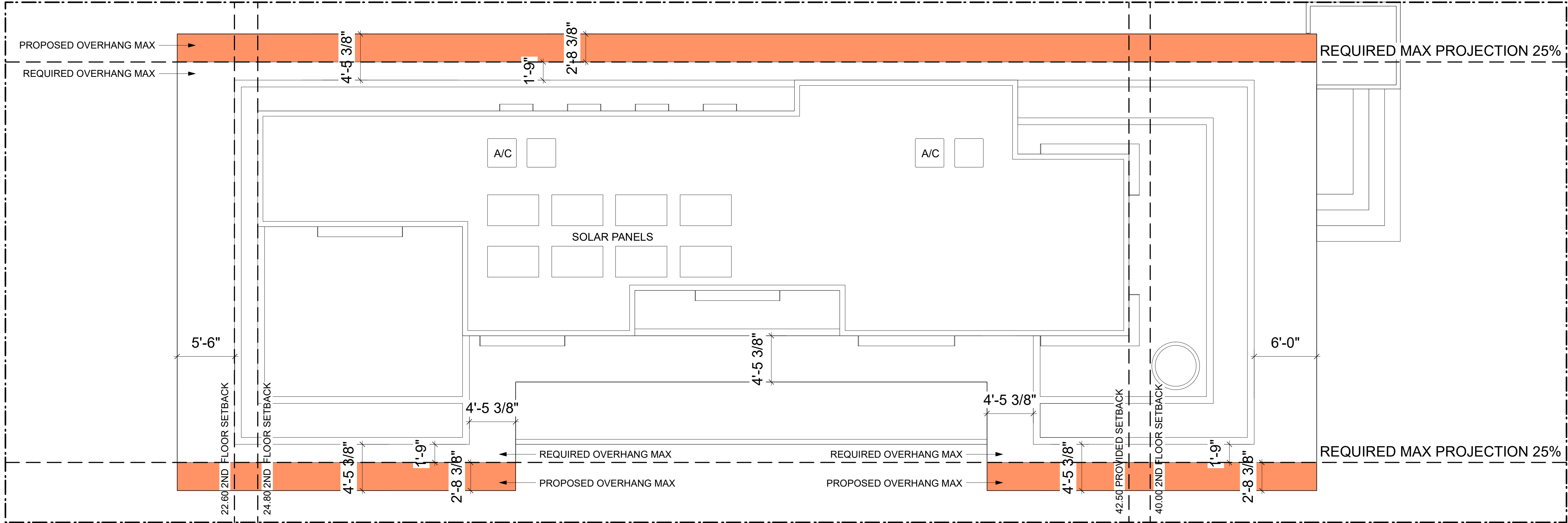
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PLANS - Side Setback Variance Requested  
SCALE: 3/16 = 1'



VARIANCE REQUESTED

NORTH & SOUTH  
ROOF OVERHANG  
SETBACK

**VARIANCE REQUESTED**

NORTH & SOUTH 1ST FLOOR ROOF PROJECTION  
(Section 7.2.2.3 Development regulations): 25%= 1'-9"

1ST FLOOR REQUESTED VARIANCE  
(Roof Overhang)

2'-8" 3/8

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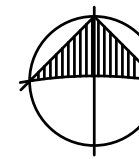
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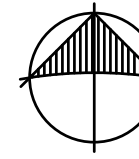
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 **NORTH ELEVATION**  
SCALE : 3/16" = 1'-0"



 **SOUTH ELEVATION**  
SCALE : 3/16" = 1'-0"

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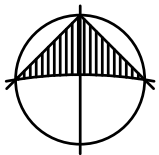
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**A-16**





WEST ELEVATION

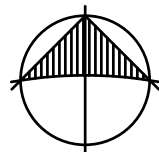


WEST ELEVATION

SCALE : 3/16" = 1'-0"



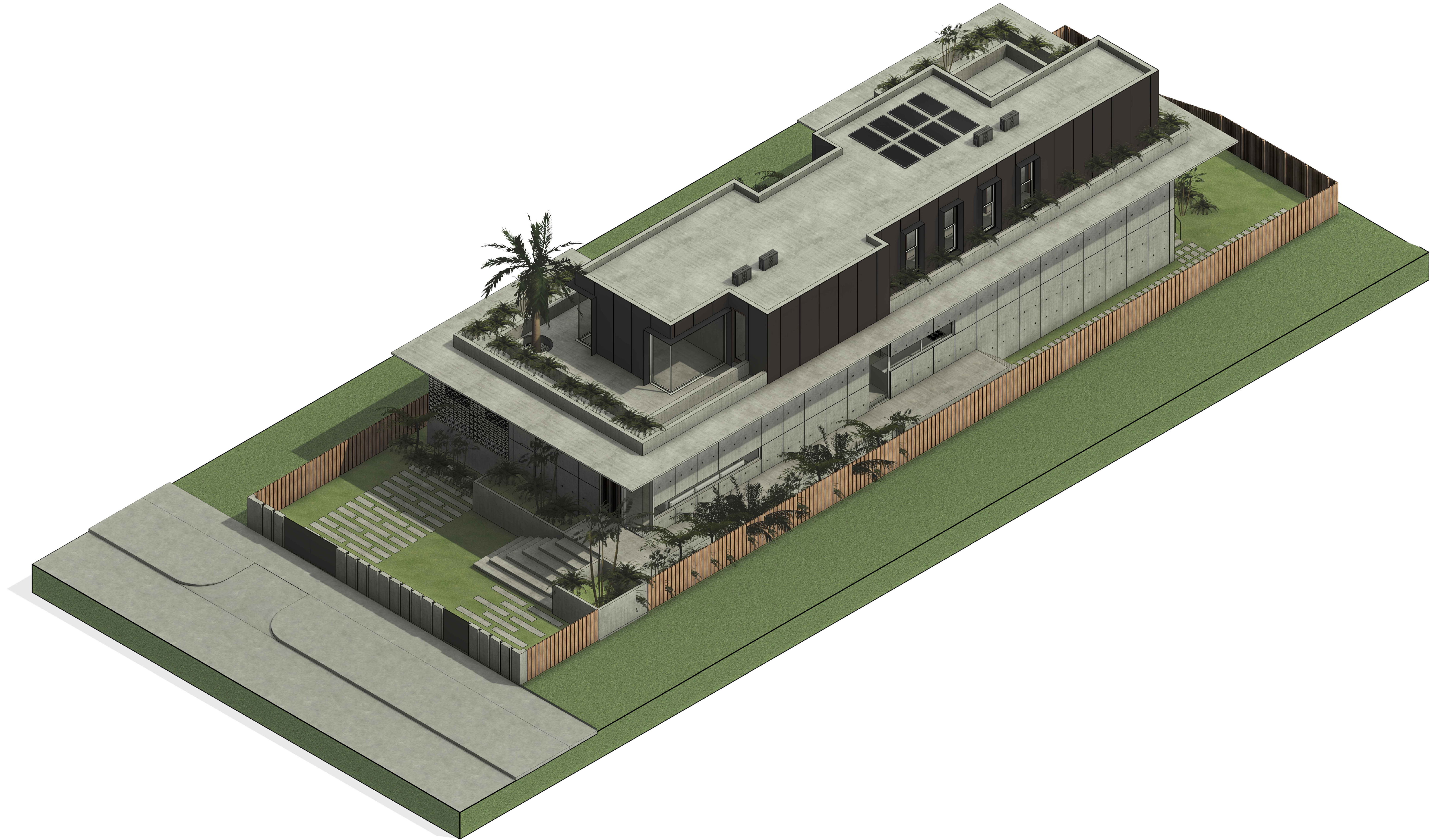
EAST ELEVATION



EAST ELEVATION

SCALE : 3/16" = 1'-0"





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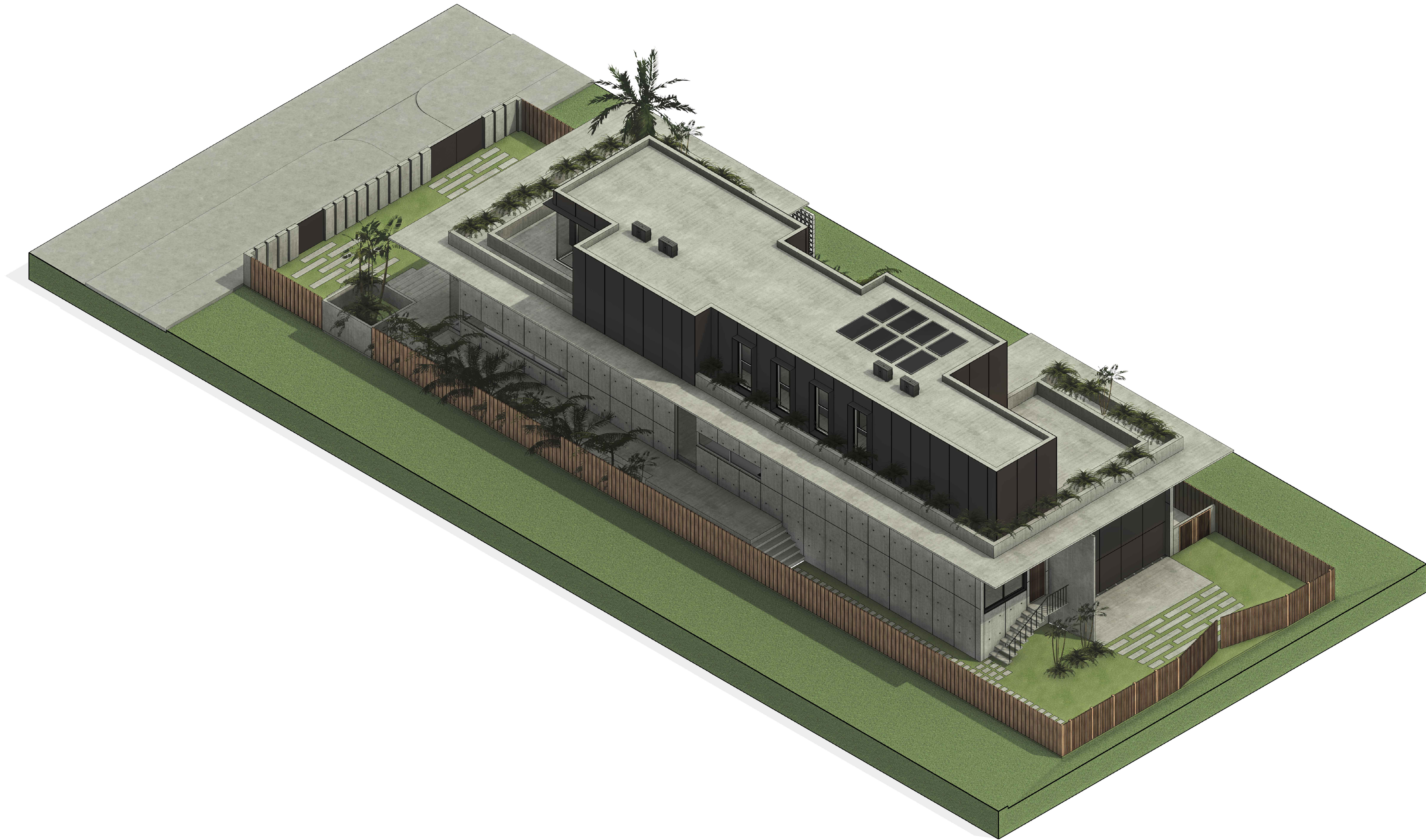
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SCALE: SHOWN  
DRAWN: GSCS  
DESIGN BY: R.D.L.V.  
JOB NO: 2023-19

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ricardodelavega54@gmail.com

DELMO GROUP LLC  
1728 LENOX AV  
MIAMI BEACH

|             |              |
|-------------|--------------|
| REVISIONS : |              |
| 1.-         |              |
| 2.-         |              |
| 3.-         | May 6th 2024 |
| 4.-         |              |
| 5.-         |              |
| 6.-         |              |

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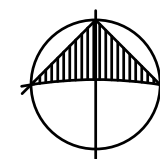
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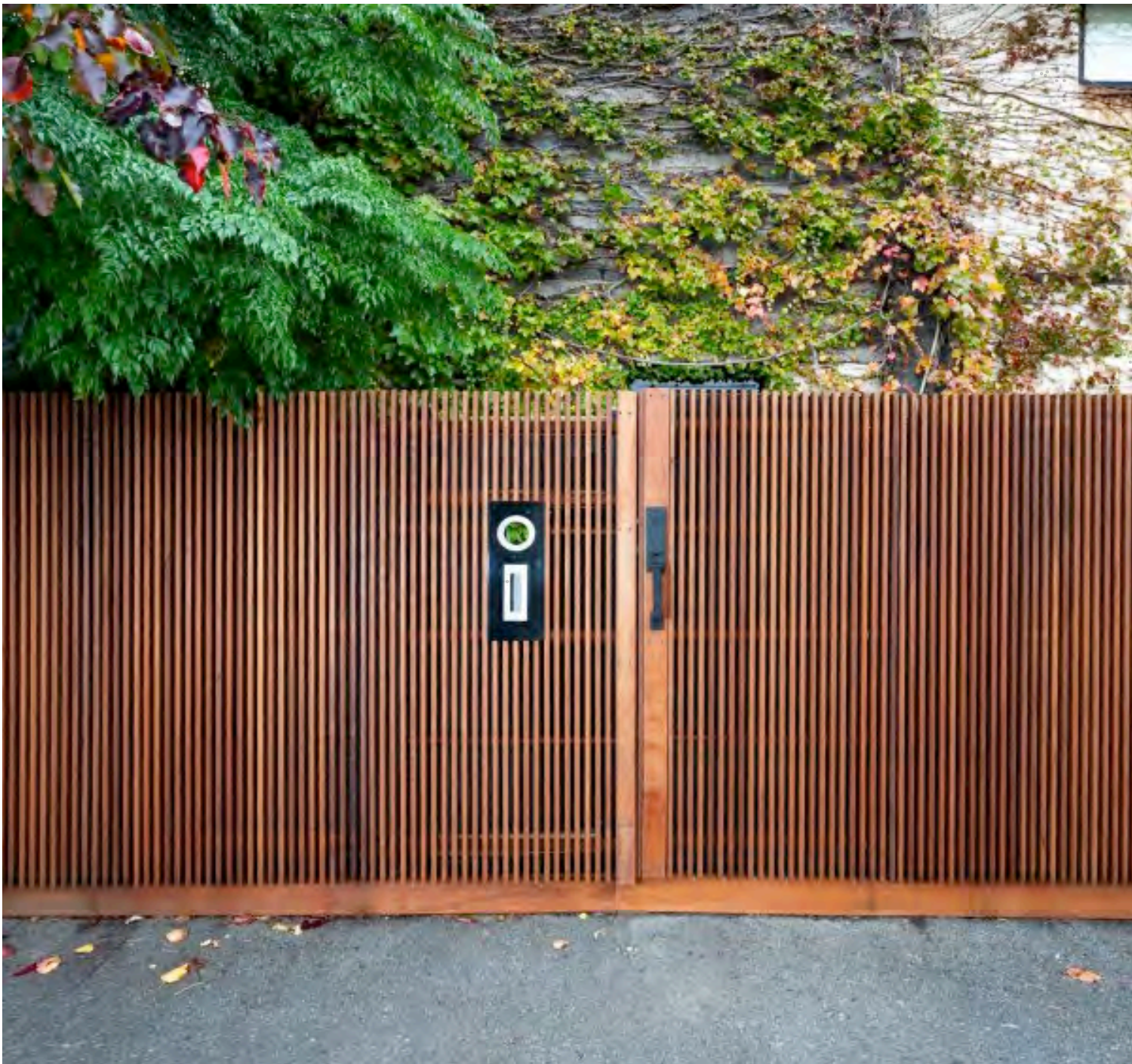
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**A-23**



EXTERIOR RENDER



ARCHITECTURAL LANGUAGE - External Materials



SLATTED TIMBER FENCE



CORTEN STEEL & CONCRETE FENCE



SLIDING DOORS & OFF-FORM CONCRETE WALLS



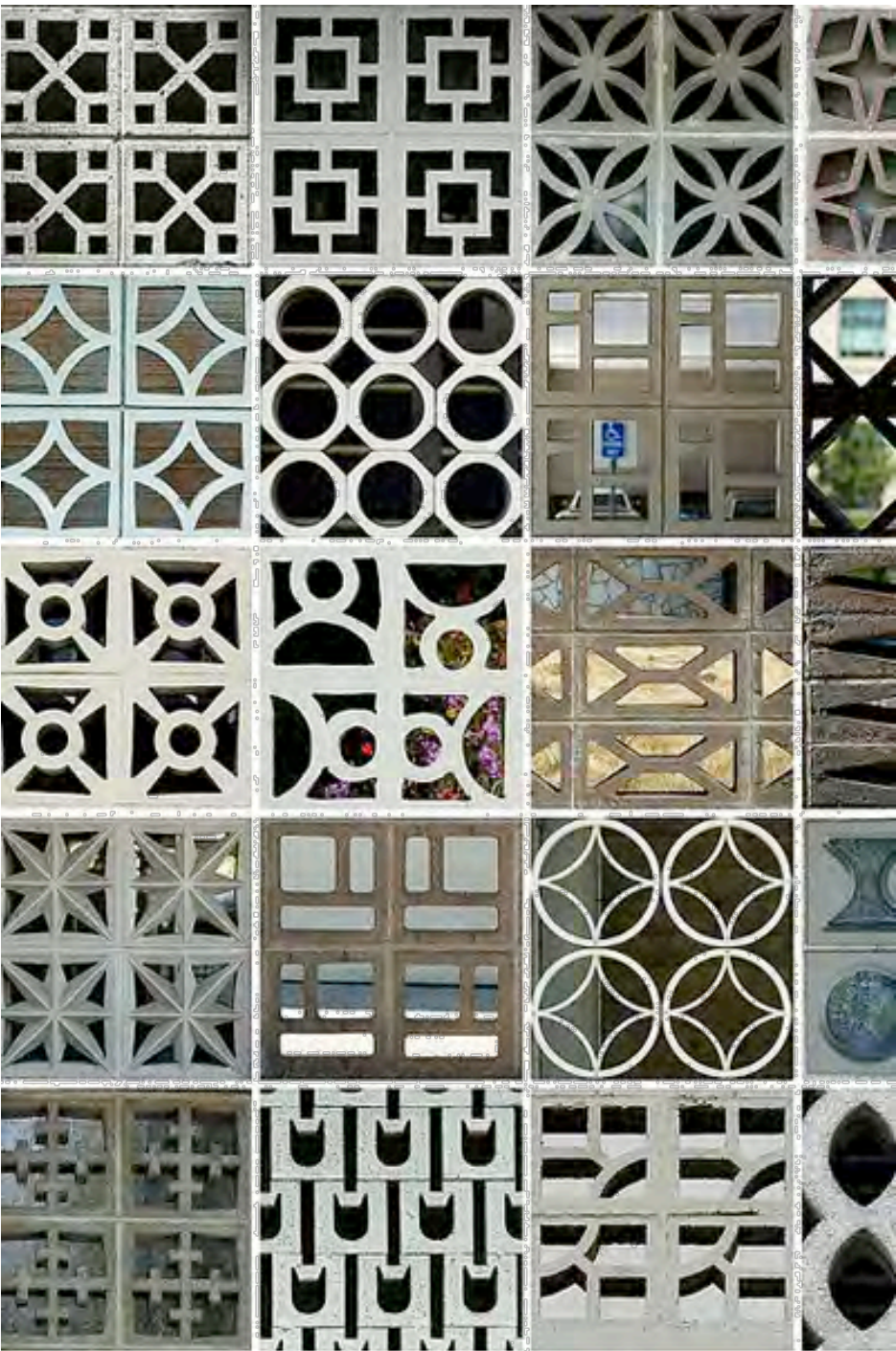
OFF-FORM CONCRETE WALLS



CORTEN STEEL WINDOW AWNING



CORTEN STEEL



BREEZEWAY BLOCKS



FLUSH ALUMINIUM MULLIONS SLIDING DOORS

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HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL  
NOT FOR CONSTRUCTION

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1728 LENOX AV  
MIAMI BEACH

REVISIONS :

1. \_\_\_\_\_  
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