

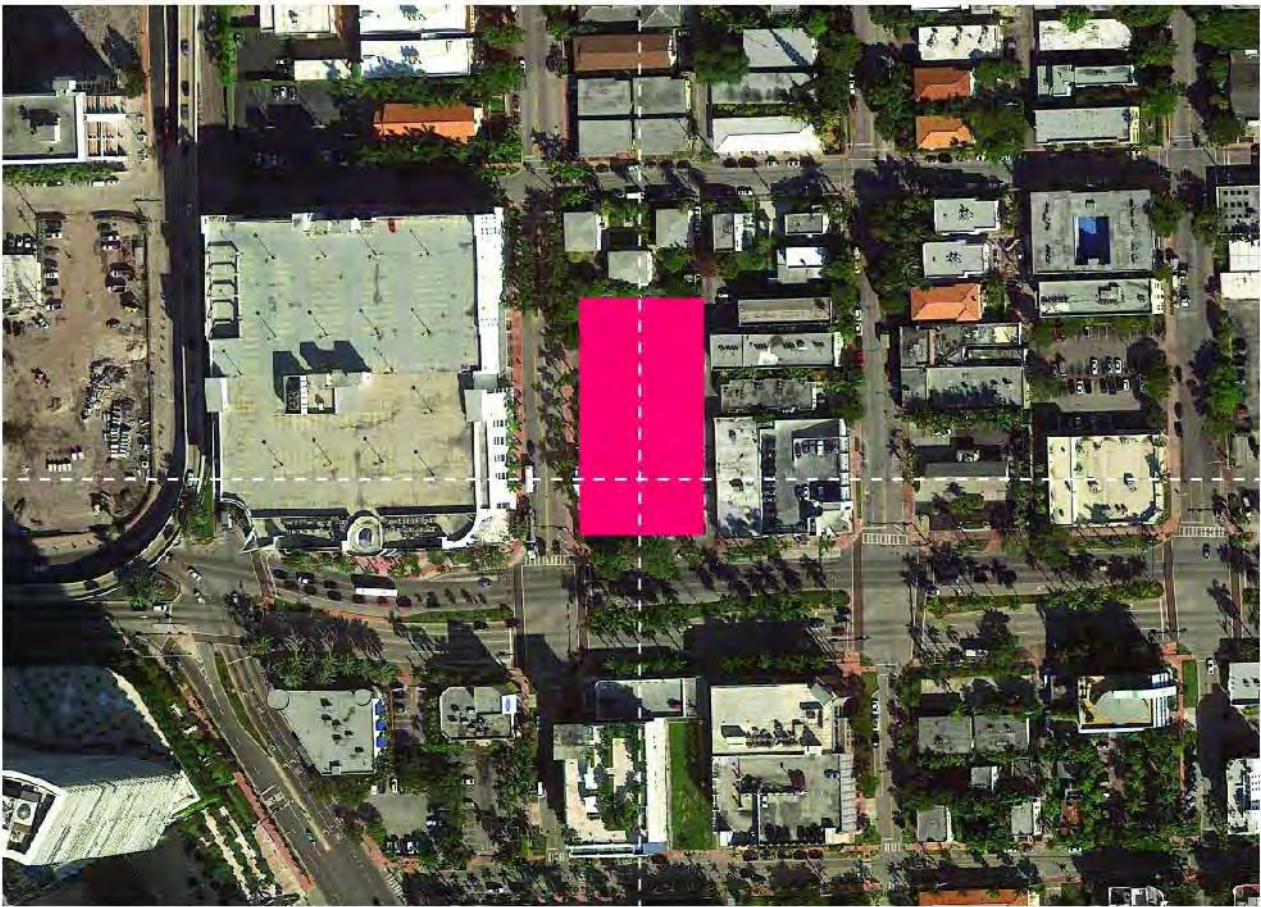


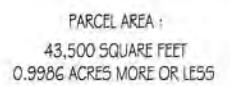
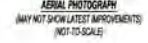
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SCOPE OF WORK

Certificate of Appropriateness for demolition of existing buildings and design of new 5-story retail building with structured parking, and associated variances of building height and open court along 5th Street.





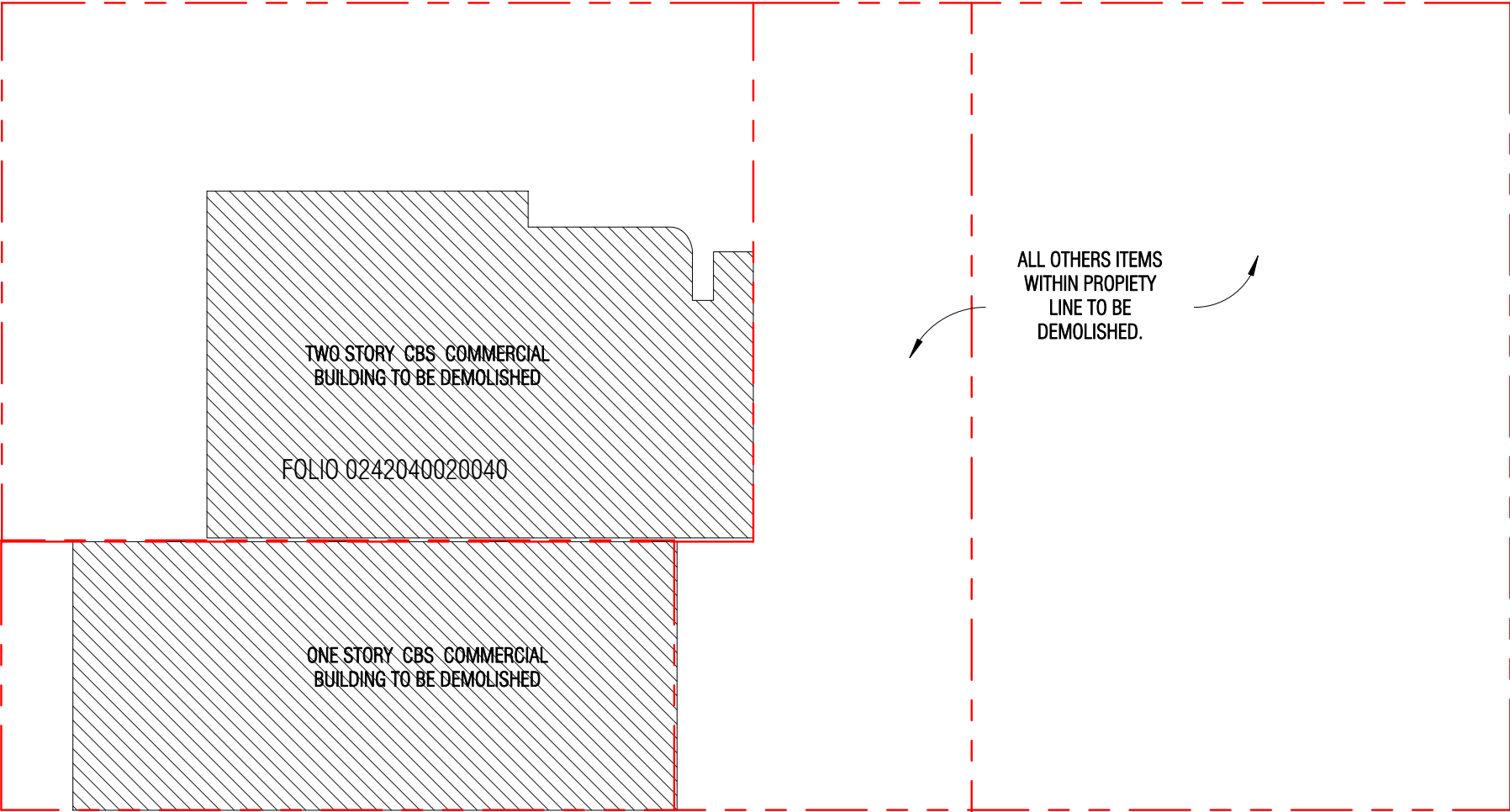
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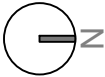
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Existing FAR

Scale: 1" = 30'-0"



EXISTING FAR
<i>FOLIO: 02-4204-002-0040</i> 6,156 SF LEVEL 1 <u>3,656 SF MEZ. LEVEL</u> 9,812 SF
<i>FOLIO: 02-4204-002-0030</i> 5,568 SF LEVEL 1
15,380 SF TOTAL FAR

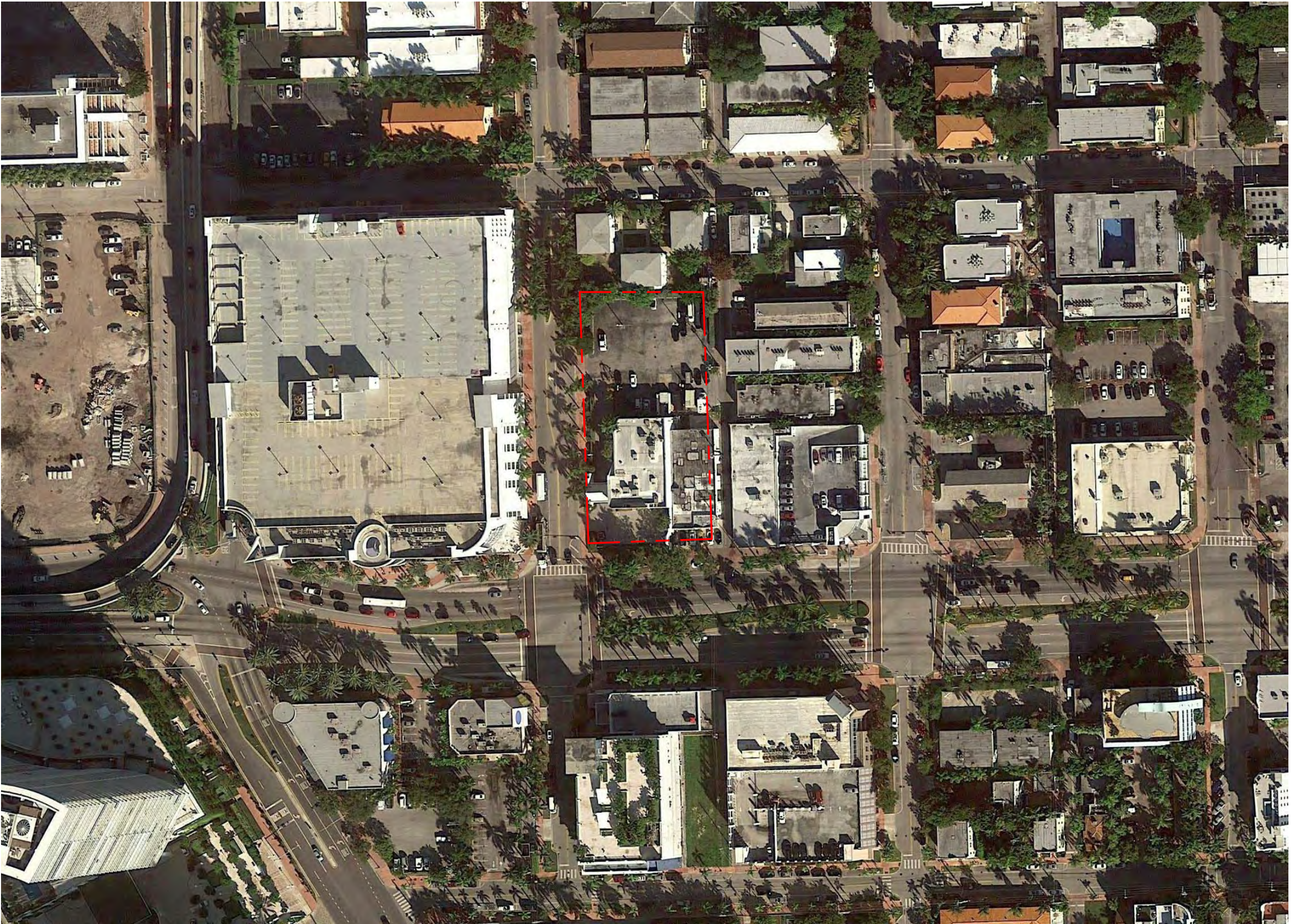


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The BLVD at Lenox

Miami Beach, Florida

Context Aerial

09/02/2016

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View 1



View 2



View 3

The BLVD at Lenox

Miami Beach, Florida

Context (1)

09/02/2016

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View 4



View 5



View 6

The BLVD at Lenox

Miami Beach, Florida

Context (2)

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View 7



View 8



View 9

The BLVD at Lenox

Miami Beach, Florida

Context (3)

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View 10



View 11



View 12

The BLVD at Lenox

Miami Beach, Florida

Context (4)

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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

The BLVD at Lenox

Miami Beach, Florida

Context (5)

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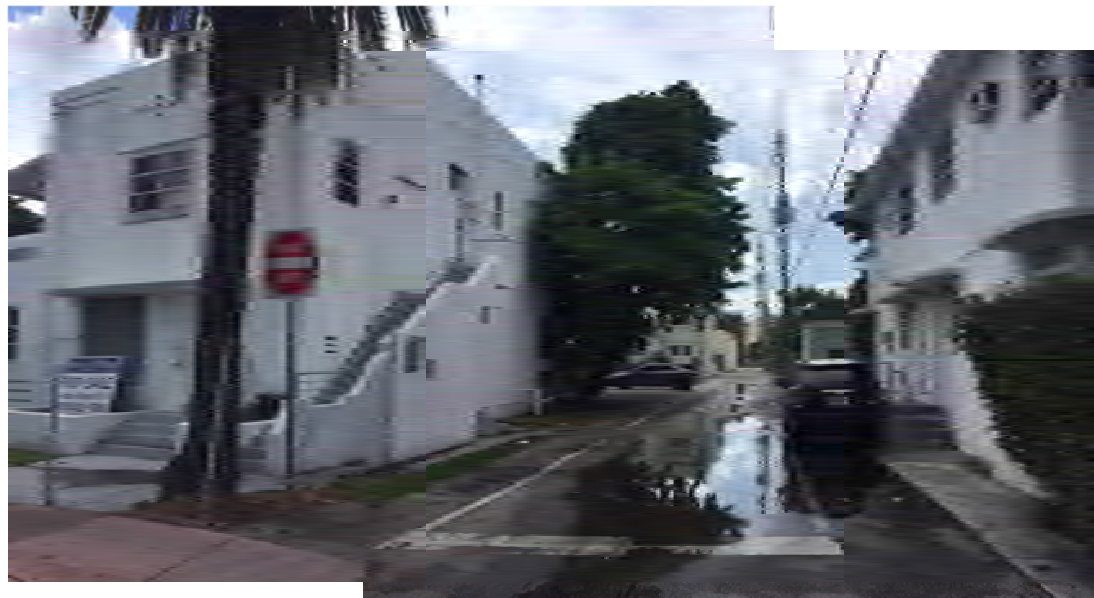


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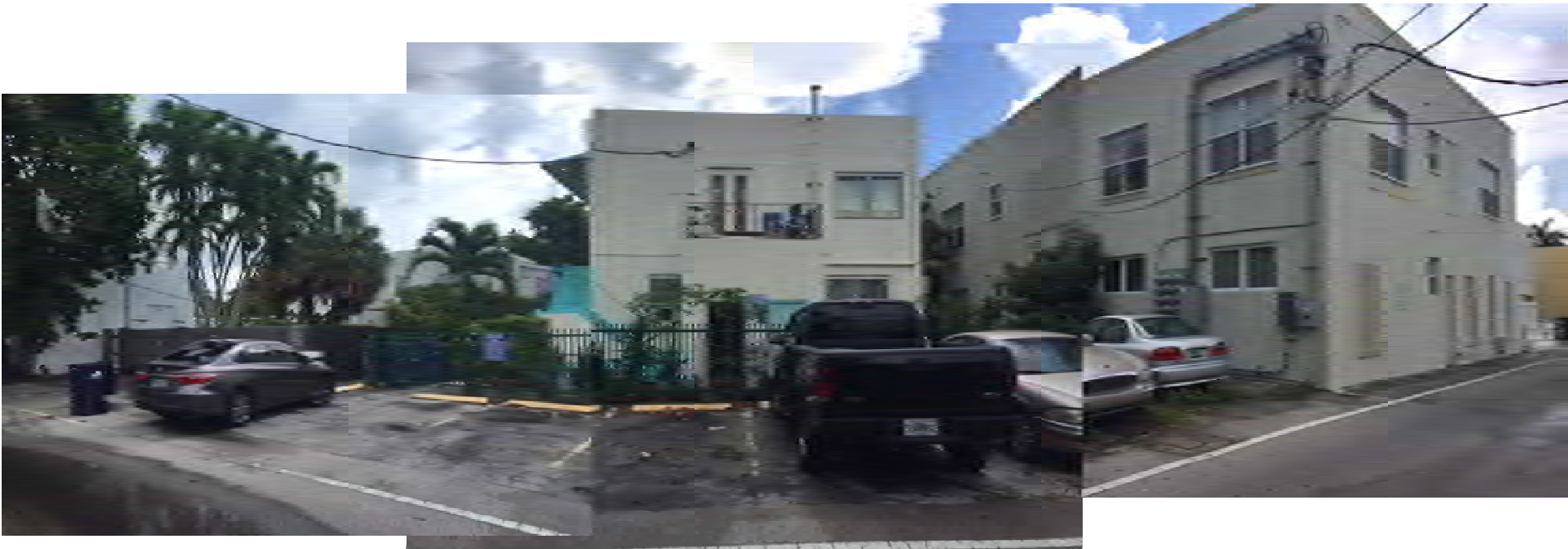
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Alley Images - North Side



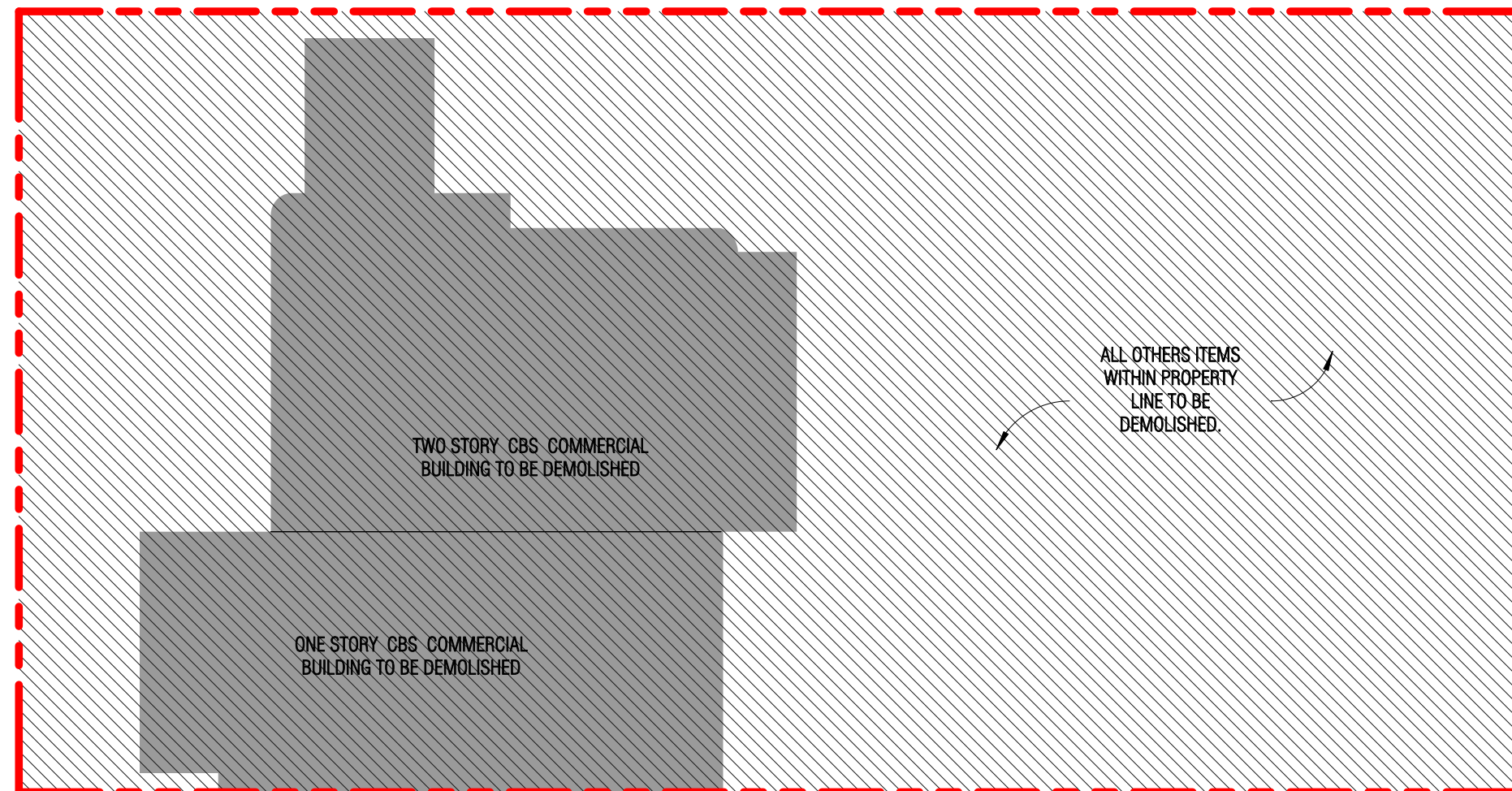
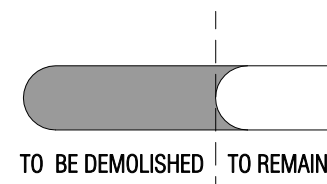
Alley Images - Middle



Alley Images - Middle

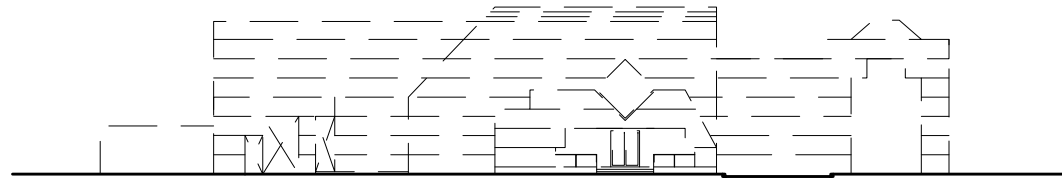
5 TH STREET

LENOX AVENUE

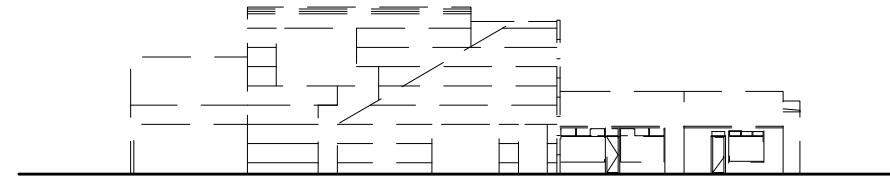


ALLEY

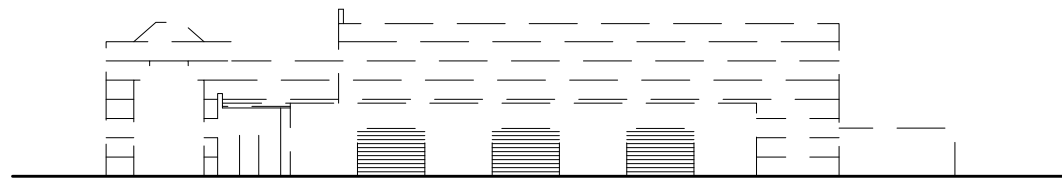




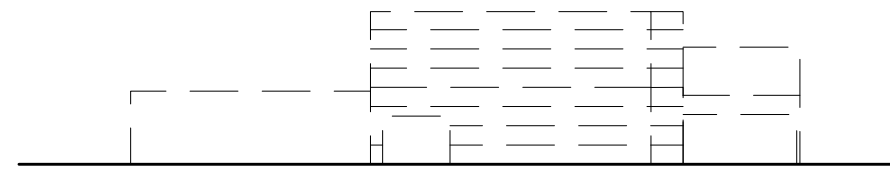
West Elevation



South Elevation



East Elevation



North Elevation

The BLVD at Lenox

Miami Beach, Florida

Demolition Elevations

1" = 40'-0"

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15.5



View : 5th and lenox intersection



View at intersection 5th and the alley.



View : Rear parking lot looking North.



View : 5th and lenox intersection



View from parking lot looking East.

The BLVD at Lenox

Miami Beach, Florida

Building Photos

09/02/2016

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View 1 : 5th and Lenox intersection



View 1: 5th and Lenox intersection

The BLVD at Lenox

Miami Beach, Florida

Building (1)

09/02/2016

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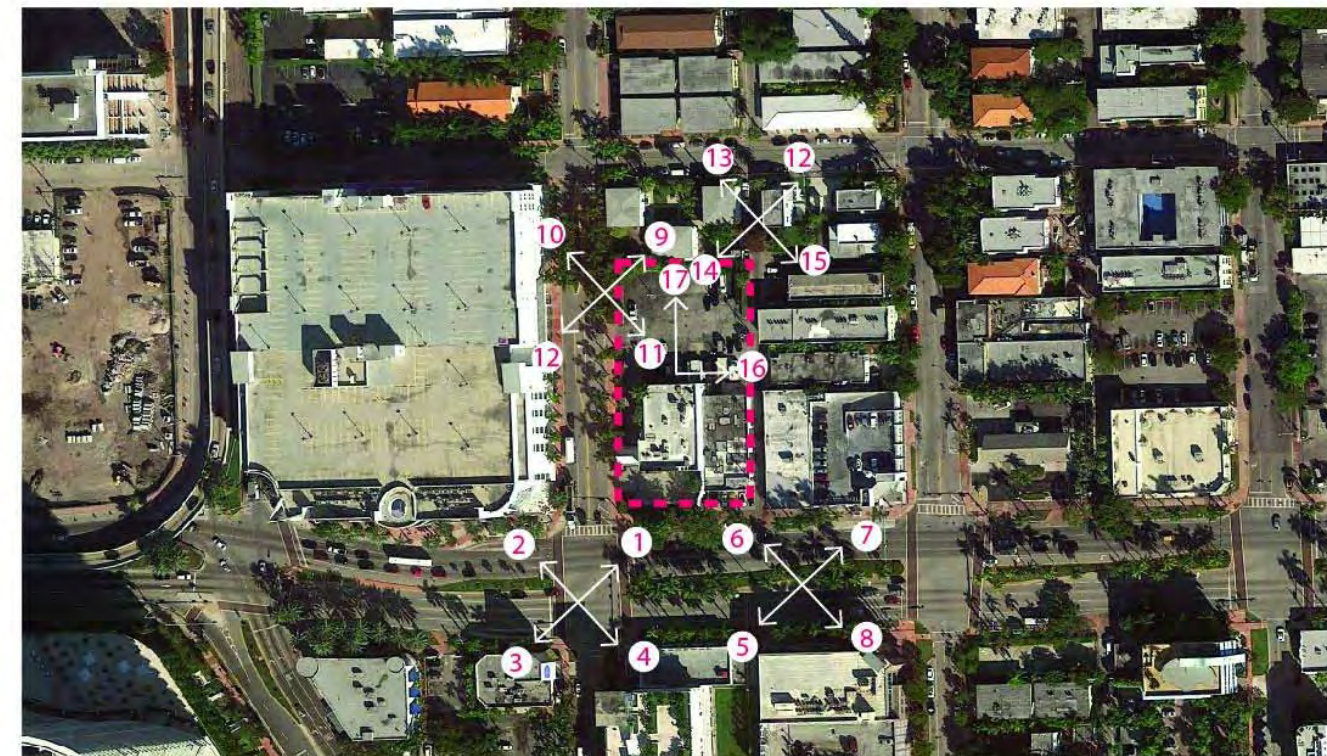
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View 6: Intersection 5th and the alley



View 16: from parking looking East



View 17: Rear parking lot looking North