

Project:

1728 Lenox Avenue
Miami Beach, 33139

Dear James,

The following are the narrative comments for the Plan Corrections Report (HPB24-0606)
Version 2 dated 05/01/2024.

1. HPB Admin Review:

- Signed Letter of Intent is enclosed and in page A-01B of the architectural set.
- Signed revised landscape plans have been attached. The architectural set will be signed Wednesday 8th.
- Application: Lobbyist, property information, File Number etc has been attached. Not knowing what a lobbyist is, I added the name of the architect and engineer involved in this project.
- Signed and sealed survey is attached.

3. i. Variance Requests

Points 1 to 6 have been addressed in the Letter of Intent and plans.
Point 7, I am in the process of contacting the neighbours.

ii. Deficiencies in Presentation

- Point 1. The Site Plan is Not to Scale to fit the road width, it is as large as the page allows.
- Point 2. Address in page A-06.
- Point 3-5. The survey was revised 04/16/2024. The Future Crown of Road is 4.4 feet NAVD (5.96 NGVD). The email from the Public Works dept, has been forwarded for your information. Matters pertaining to adjusted grades and elevations have been addressed in all relevant plans, elevations, and sections.
- Point 6-7. Addressed in A-1 and letter of Intent.
- Point 8. Addressed in A-2. Sunken area removed.
- Point 9. Garage setback has been addressed. Door added.
- Point 10-12. Addressed in A-2.
- Point 13. Planter setback addressed in relevant plans, section, and elevations.
- Point 14. Addressed in Letter of Intent.
- Point 15. Addressed.
- Point 16. Addressed in all sections and elevations.
- Point 17. Addressed in A-21.
- Point 18. Addressed in A-7.
- Point 19. Addressed in A-10.
- Point 20. Addressed in A-11.

iii. Design Appropriateness Comments

- I have left it as Corten steel. If this is not accepted, I am assuming that it can be conditioned.
- I will be happy to explore other materials later.

Ricardo de la Vega

Architect