



# BUENA VISTA RESIDENCE

67TH NE 44TH STREET MIAMI, FL 33137

## HISTORIC PRESERVATION BOARD SET

CITY OF MIAMI SEAL SPACE

### DRAWING LIST

SHEET NUMBER	SHEET NAME	SHEET ISSUED DATE	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
A-0	COVER	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-0a	PROJECT DATA	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-1	DEMOLITION PLAN	11/05/2024	2	03/24/2025	CITY STAFF COMMENTS
A-2	EXISTING VS. PROPOSED DIAGRAM	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-3	LOT COVERAGE & GREEN SPACE DIAGRAMS	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-4	NET & GROSS AREA CALCULATIONS	11/05/2024	1	01/17/2025	CITY STAFF COMMENTS
A-5	SITE & ROOF PLAN	11/05/2024	2	03/24/2025	CITY STAFF COMMENTS
A-6	PROPOSED GROUND FLOOR PLAN	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-7	PROPOSED SECOND FLOOR PLAN	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-8	FRONT AND REAR ELEVATIONS	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-9	SIDE ELEVATIONS	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
A-10	CONTEXT ELEVATION	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-01	EXISTING SITE PICTURES	11/05/2024			
PHO-02	FRONTAL PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-03	FRONTAL PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-04	FRONTAL PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-05	REAR PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-06	REAR PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PHO-07	REAR PERSPECTIVES	11/05/2024	4	07/15/2025	H. BOARD & CITY STAFF COMMENTS
PZD-03	CONTEXT PICTURES	11/05/2024			
PZD-04	MATERIALS BOARD	11/05/2024			

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### REVISION LOG

DELTA	DESCRIPTION	DATE
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

COVER

Scale  
Date

8/5/2025 5:46:54 PM

KIRK WENG  
ARCHITECTS



A-0



# BUENA VISTA RESIDENCE

67TH NE 44TH STREET MIAMI, FL 33137

## HISTORIC PRESERVATION BOARD SET

CITY OF MIAMI SEAL SPACE

### DRAWING LIST

SHEET NUMBER	SHEET NAME	SHEET ISSUED DATE	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
A-0	COVER	11/05/2024			
A-1	DEMOLITION PLAN	11/05/2024			
A-2	EXISTING VS. PROPOSED DIAGRAM	11/05/2024			
A-3	LOT COVERAGE & OPEN SPACE DIAGRAMS	11/05/2024			
A-4	NET & GROSS AREA CALCULATIONS	11/05/2024			
A-5	SITE & ROOF PLAN	11/05/2024			
A-6	PROPOSED GROUND FLOOR PLAN	11/05/2024			
A-7	PROPOSED SECOND FLOOR PLAN	11/05/2024			
A-8	FRONT AND REAR ELEVATIONS	11/05/2024			
A-9	SIDE ELEVATIONS	11/05/2024			

67TH NE 44TH STREET, BUENA VISTA, FL 33137

COVER

Scale

11/5/2024 5:28:36 PM Date

KIRK WENG ARCHITECTS



A-0

**GENERAL LOT INFORMATION**

ADDRESS: 67 NE 44TH ST, MIAMI FL 33137  
 ZONING CLASSIFICATION: T3-L  
 FOLIO NUMBER: 01-3124-024-0170

**LEGAL DESCRIPTION:**

LOT 21, BLOCK 1, OF BILTMORE SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK PB 6, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**FLOOD ZONE INFORMATION**

FLOOD ZONE: X

**ZONING DATA**

**1. BUILDING DISPOSITION**

**LOT OCUPATION**

	REQUIRED	PROVIDED
a. LOT AREA:	5,000 S.F. MIN	5,250 SF
b. LOT WIDTH	50' FT MIN	50' FT
c. LOT COVERAGE	50% MAX 1ST FLOOR 30% MAX 2ND FLOOR	42% 30%
d. FLOOR LOT RATIO	N/A	N/A
e. FRONTAGE AT FRONT SETBACK	N/A	N/A
f. GREEN SPACE	25% LOT AREA MIN	28%
g. DENSITY	9 DU/AC MAX	1 DU

**BUILDING SETBACK**

	REQUIRED	PROVIDED
a. PRINCIPAL FRONT	20 FT. MIN	19' - 6" (EXISTING)
b. SECONDARY FRONT	10 FT. MIN	N/A
c. SIDE	5 FT. MIN	5 FT.
d. REAR	20 FT. MIN	20 FT.

**OUTBUILDING SETBACK (T3 L ONLY)**

	REQUIRED	PROVIDED
a. PRINCIPAL FRONT	20 FT. MIN	N/A
b. SECONDARY FRONT	10 FT. MIN	N/A
c. SIDE	5 FT. MIN	6' - 0"
d. REAR	5 FT. MIN	5' - 2" *TO THE POOL

**2. BUILDING CONFIGURATION**

**BUILDING HEIGHT**

	REQUIRED	PROVIDED
a. PRINCIPAL BUILDING	2 STORIES & 25 FT.(TO EAVE) MAX	2 STORIES & 20' - 8" TO EAVE
b. PRINCIPAL BUILDING	2 STORIES & 25 FT.(TO EAVE) MAX	N/A

**PARKING**

	REQUIRED	PROVIDED
a. FACADE WIDTH	30% MAX	25%

**VII. AREA SYNOPSIS**

EXISTING		PROPOSED	
A/C - EXISTING	1,471 SF	A/C - GROUND LEVEL	1,617 SF
GRAND TOTAL	1,471 SF	A/C - SECOND LEVEL	1,561 SF
		GRAND TOTAL	3,178 SF



CITY OF MIAMI SEAL SPACE

**REVISION LOG**

DELTA	DESCRIPTION	DATE
2	CITY STAFF COMMENTS	03/24/2025
3	CITY STAFF COMMENTS	04/29/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

**RESTORATION & ADDITION**

**PROJECT DATA**

1 1/2" = 1'-0" Scale  
 8/5/2025 5:46:54 PM Date

**KIRK WENG ARCHITECTS**



**A-0a**



**GENERAL LOT INFORMATION**

ADDRESS: 67 NE 44TH ST, MIAMI FL 33137  
 ZONING CLASSIFICATION: T3-L  
 FOLIO NUMBER: 01-3124-024-0170

**LEGAL DESCRIPTION:**

LOT 21, BLOCK 1, OF BILTMORE SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK PB 6, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**FLOOD ZONE INFORMATION**

FLOOD ZONE: X

**ZONING DATA**

**1. BUILDING DISPOSITION**

**LOT OCUPATION**

	REQUIRED	PROVIDED
a. LOT AREA:	5,000 S.F. MIN	5,250 SF
b. LOT WIDTH	50' FT MIN <sup>3</sup>	50' FT <sup>3</sup>
c. LOT COVERAGE	50% MAX 1ST FLOOR 30% MAX 2ND FLOOR	42% 30%
d. FLOOR LOT RATIO	N/A	N/A
e. FRONTAGE AT FRONT SETBACK	N/A	N/A
f. GREEN SPACE	25% LOT AREA MIN	28%
g. DENSITY	9 DU/AC MAX	1 DU

**BUILDING SETBACK**

	REQUIRED	PROVIDED
a. PRINCIPAL FRONT	20 FT. MIN	19' - 6" (EXISTING)
b. SECONDARY FRONT	10 FT. MIN	N/A
c. SIDE	5 FT. MIN	5 FT.
d. REAR	20 FT. MIN	20 FT.

**OUTBUILDING SETBACK (T3 L ONLY)**

	REQUIRED	PROVIDED
a. PRINCIPAL FRONT	20 FT. MIN	N/A
b. SECONDARY FRONT	10 FT. MIN	N/A
c. SIDE	5 FT. MIN	6' - 0"
d. REAR	5 FT. MIN	5' - 2" *TO THE POOL <sup>3</sup>

**2. BUILDING CONFIGURATION**

**BUILDING HEIGHT**

	REQUIRED	PROVIDED
a. PRINCIPAL BUILDING	2 STORIES & 25 FT.(TO EAVE) MAX	2 STORIES & 20' - 8" TO EAVE
b. PRINCIPAL BUILDING	2 STORIES & 25 FT.(TO EAVE) MAX	N/A

**PARKING**

	REQUIRED	PROVIDED
a. FACADE WIDTH	30% MAX	25%

**VII. AREA SYNOPSIS**

EXISTING		PROPOSED	
A/C - EXISTING	1,471 SF	A/C - GROUND LEVEL	1,617 SF
GRAND TOTAL	1,471 SF	A/C - SECOND LEVEL	1,561 SF
		GRAND TOTAL	3,178 SF

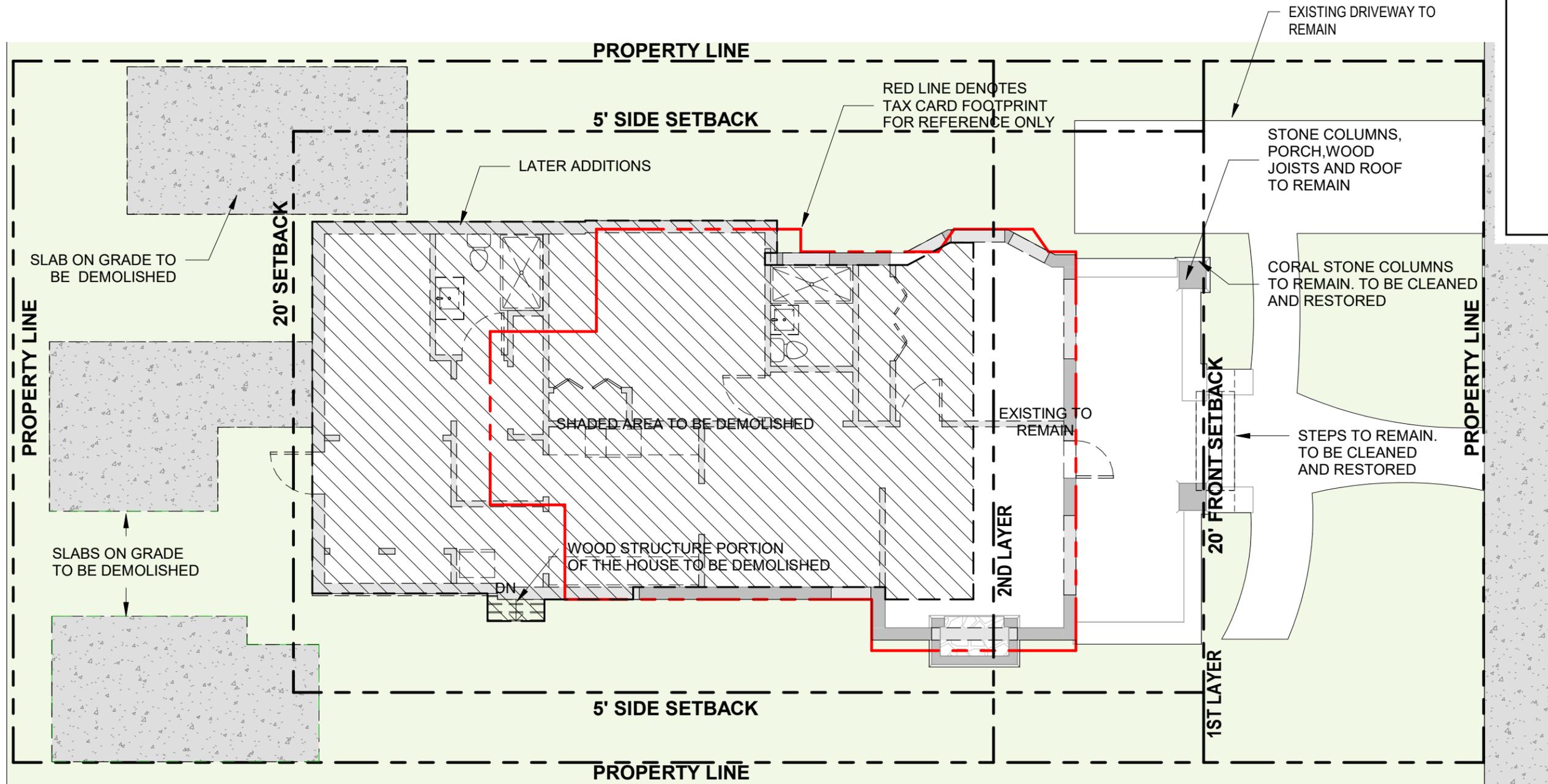
No.	Description	Date
2	CITY STAFF COMMENTS	03/24/2025
3	CITY STAFF COMMENTS	04/29/2025

RESTORATION & ADDITION  
 PROJECT DATA  
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 5/6/2025 12:45:39 PM Date



A-0a

CITY OF MIAMI SEAL SPACE



DEMO LEGEND

	EXISTING
	FOOTPRINT FROM TAX CARD
	TO BE DEMOLISHED

RED DASHED LINE IS FOR REFERENCE AND IS THE LINE REPRESENTING THE FOOTPRINT DRAWN IN THE TAX CARD. MINOR DISCREPANCIES WITH EXISTING SURVEY ARE EXPECTED. NOTE THAT PROPOSED DESIGN IS BASED ON RECEIVED SURVEY.

REVISION LOG

DELTA	DESCRIPTION	DATE
2	CITY STAFF COMMENTS	03/24/2025

RESTORATION & ADDITION

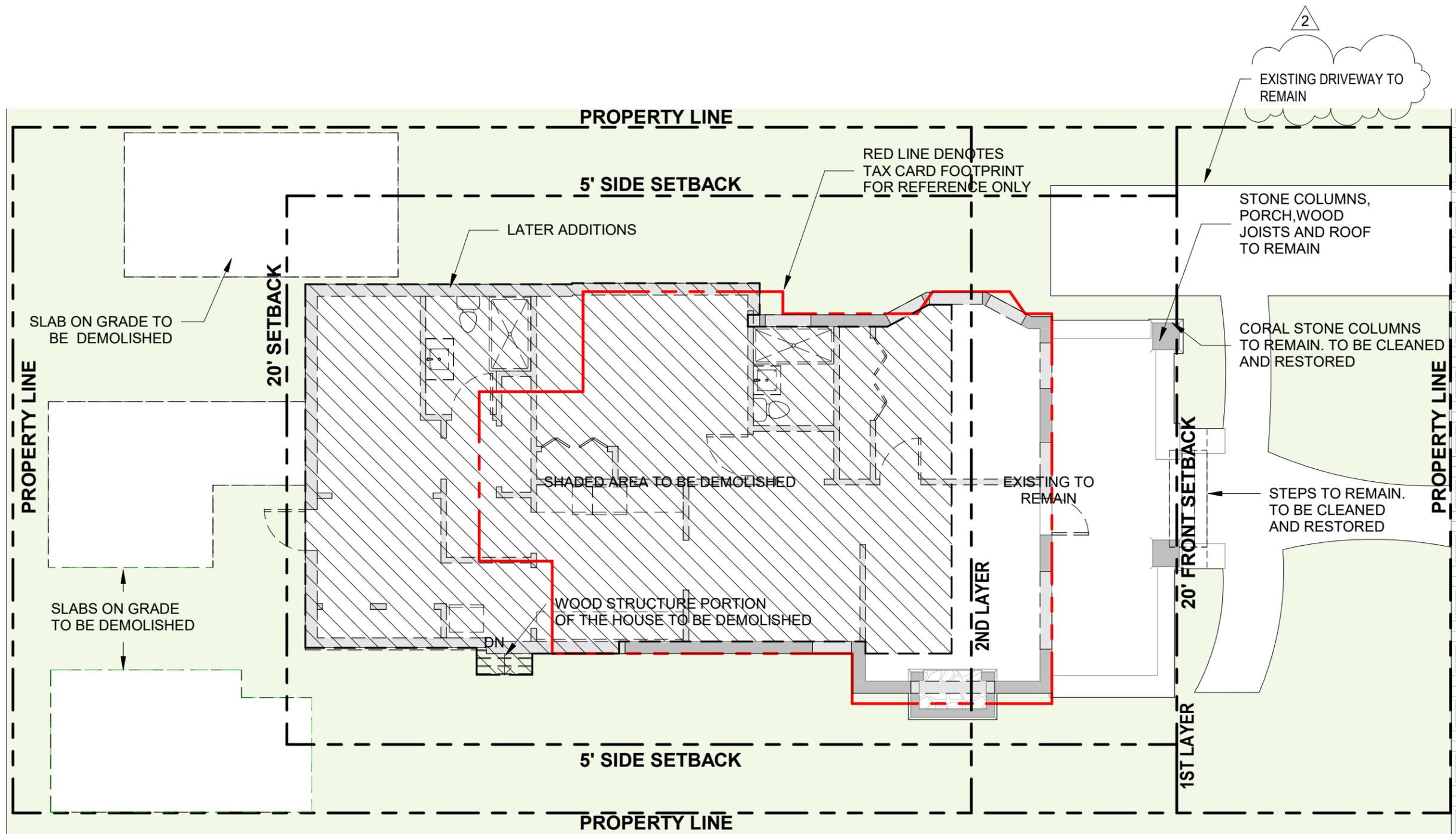
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KIRK WENG  
ARCHITECTS



A-1



DEMO LEGEND

- EXISTING
- FOOTPRINT FROM TAX CARD
- TO BE DEMOLISHED

RED DASHED LINE IS FOR REFERENCE AND IS THE LINE REPRESENTING THE FOOTPRINT DRAWN IN THE TAX CARD. MINOR DISCREPANCIES WITH EXISTING SURVEY ARE EXPECTED. NOTE THAT PROPOSED DESIGN IS BASED ON RECEIVED SURVEY.

No.	Description	Date
2	CITY STAFF COMMENTS	03/24/2025

RESTORATION & ADDITION  
DEMOLITION PLAN

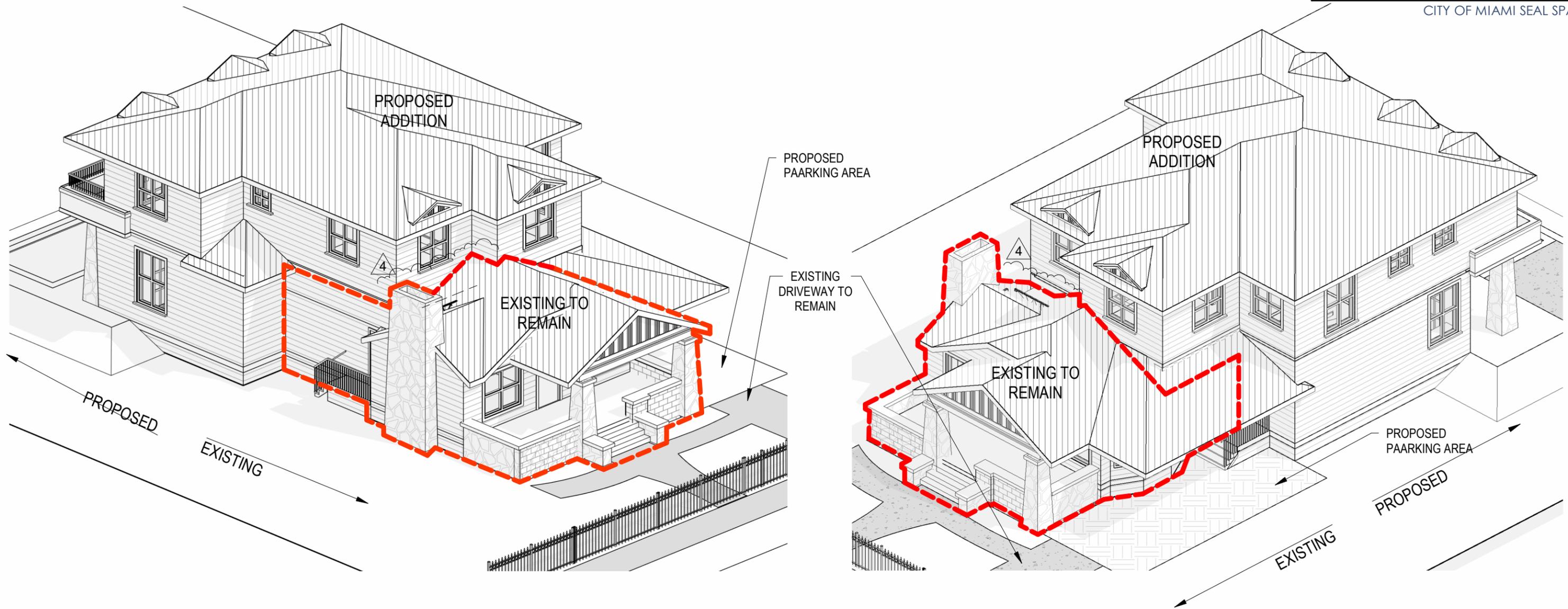
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A-1



CITY OF MIAMI SEAL SPACE



REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
EXISTING VS. PROPOSED DIAGRAM

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Scale Date

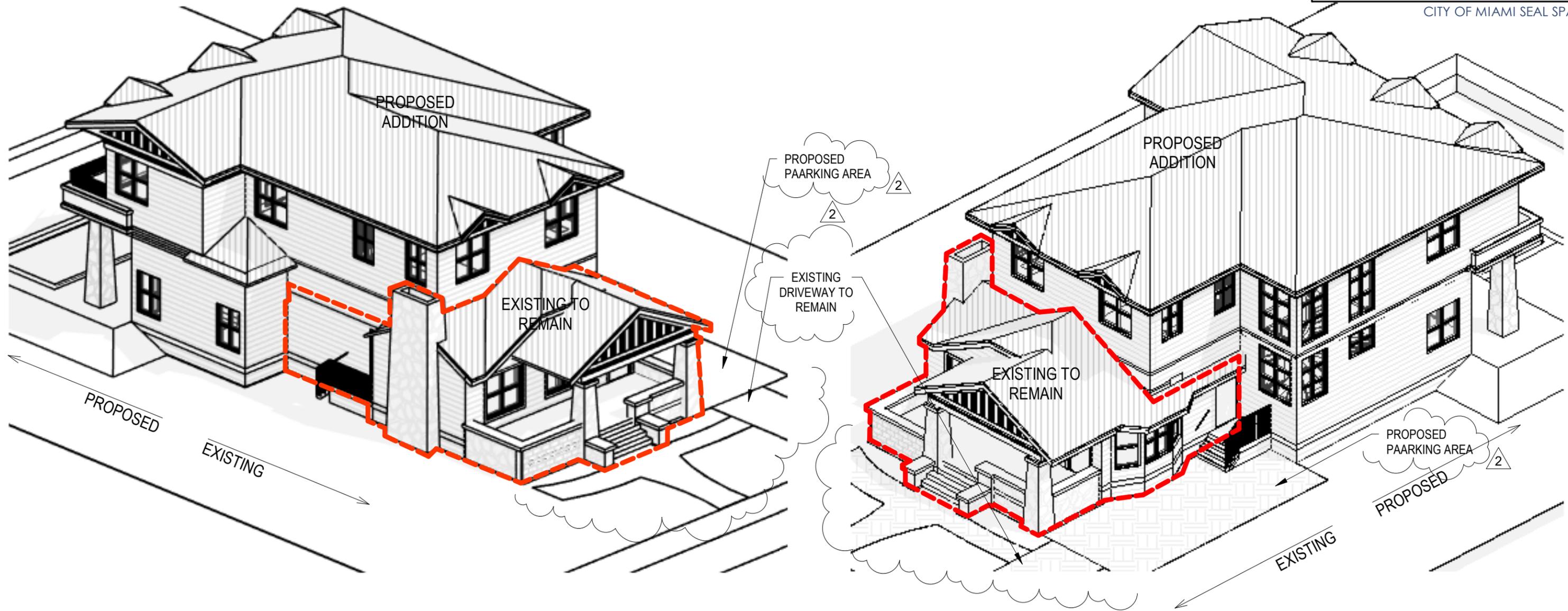
KIRK WENG  
ARCHITECTS



A-2



CITY OF MIAMI SEAL SPACE



No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025

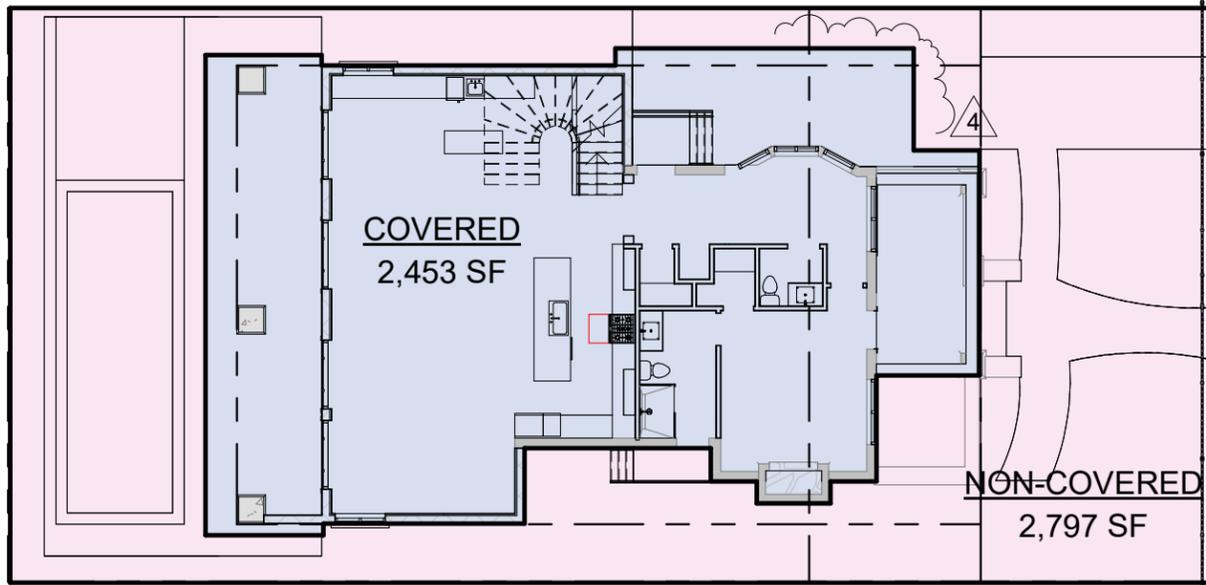
RESTORATION & ADDITION  
EXISTING VS. PROPOSED DIAGRAM

Scale  
Date  
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KIRK WENG  
ARCHITECTS

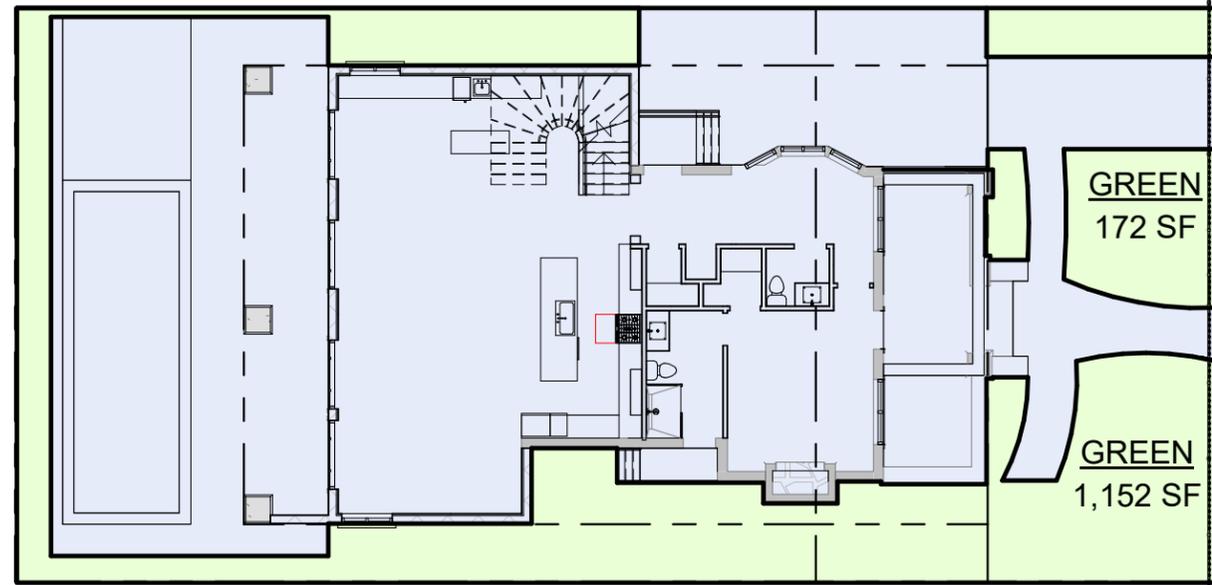


A-2



1 GROUND LEVEL  
1/16" = 1'-0"

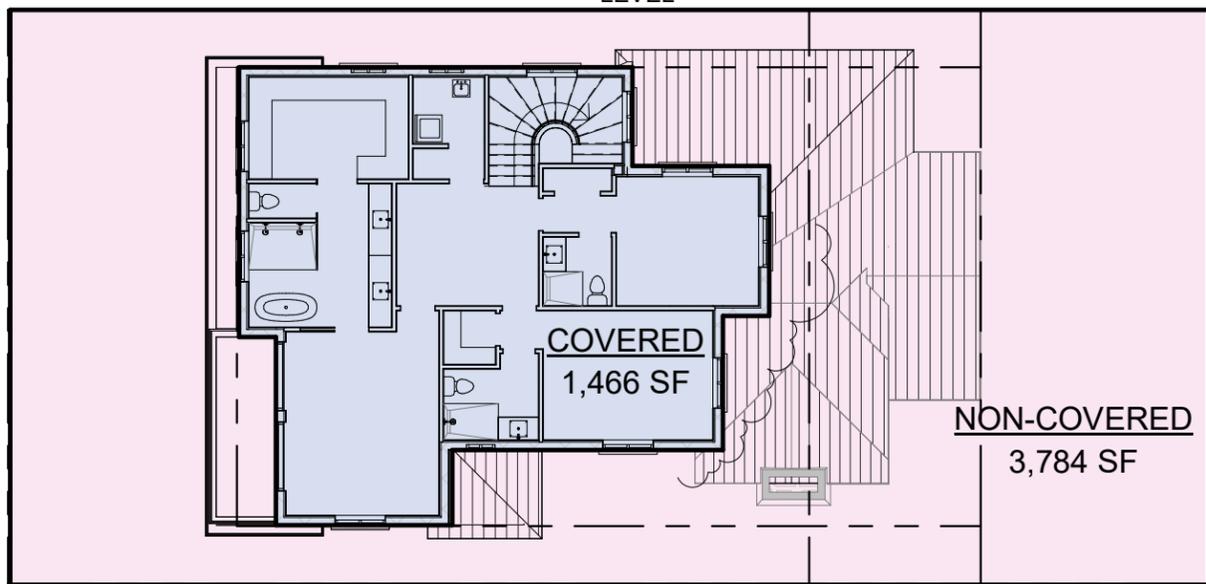
LOT COVERAGE - GROUND FLOOR		
NAME	AREA	PERCENTAGE
COVERED	2,453 SF	47%
NON-COVERED	2,797 SF	53%
GROUND LEVEL	5,250 SF	100%



3 GROUND LEVEL  
1/16" = 1'-0"

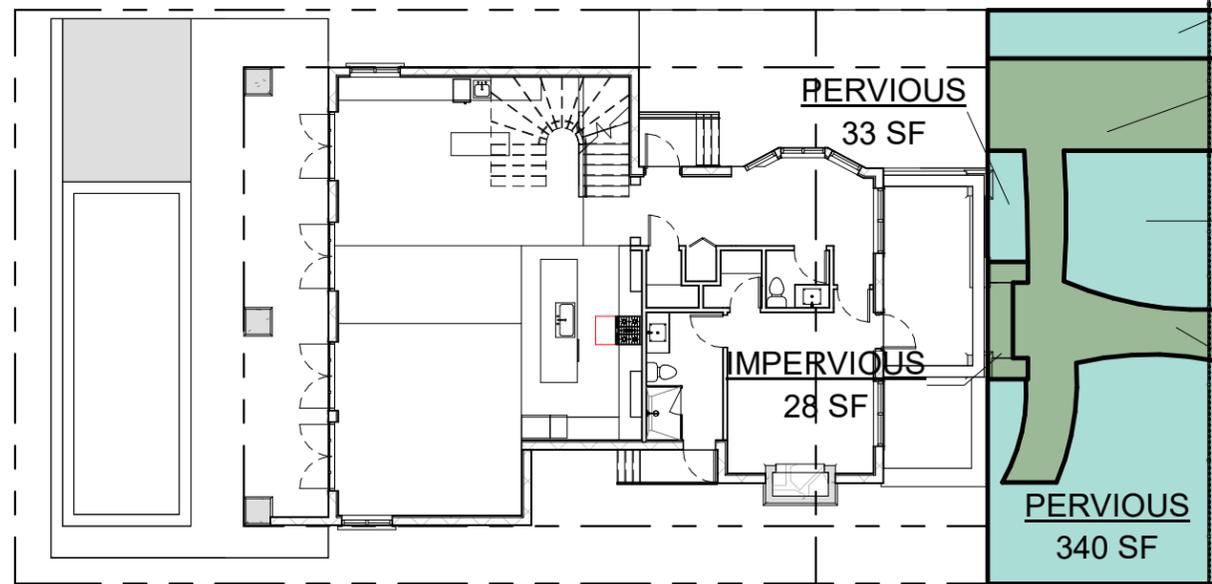
GREEN SPACE CALCULATION		
NAME	AREA	PERCENTAGE
GREEN	1,444 SF	27%
NON-GREEN	3,806 SF	73%
	5,250 SF	

CITY OF MIAMI SEAL SPACE



2 SECOND LEVEL  
1/16" = 1'-0"

LOT COVERAGE - SECOND FLOOR		
NAME	AREA	PERCENTAGE
COVERED	1,466 SF	28%
NON-COVERED	3,784 SF	72%
SECOND LEVEL	5,250 SF	100%



4 1ST LAYER - PERVIOUS  
1/16" = 1'-0"

1ST LAYER PERVIOUS CALC		
NAME	AREA	PERCENTAGE
IMPERVIOUS	369 SF	37%
PERVIOUS	631 SF	63%
Grand total	1,000 SF	100%

**IMPERVIOUS PAVEMENT NOTE**  
IMPERVIOUS PAVEMENT IN DRIVEWAY AND WALKWAY IS EXISTING AND WILL BE GRANDFATHERED IN WITH MICROFILMS

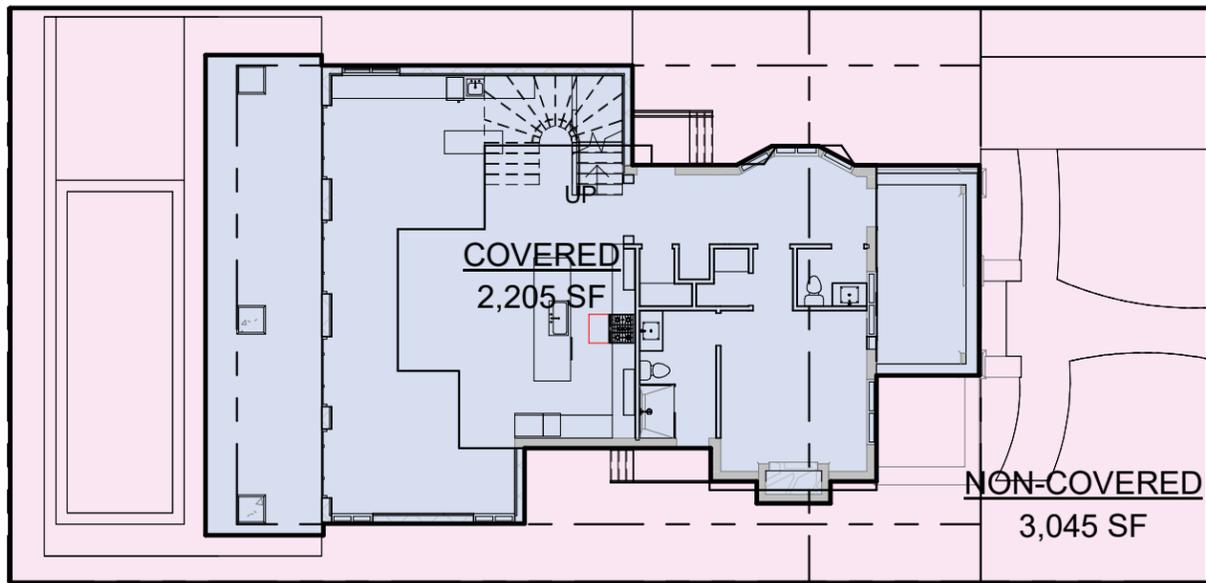
REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
3	CITY STAFF COMMENTS	04/29/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
LOT COVERAGE & GREEN SPACE DIAGRAMS

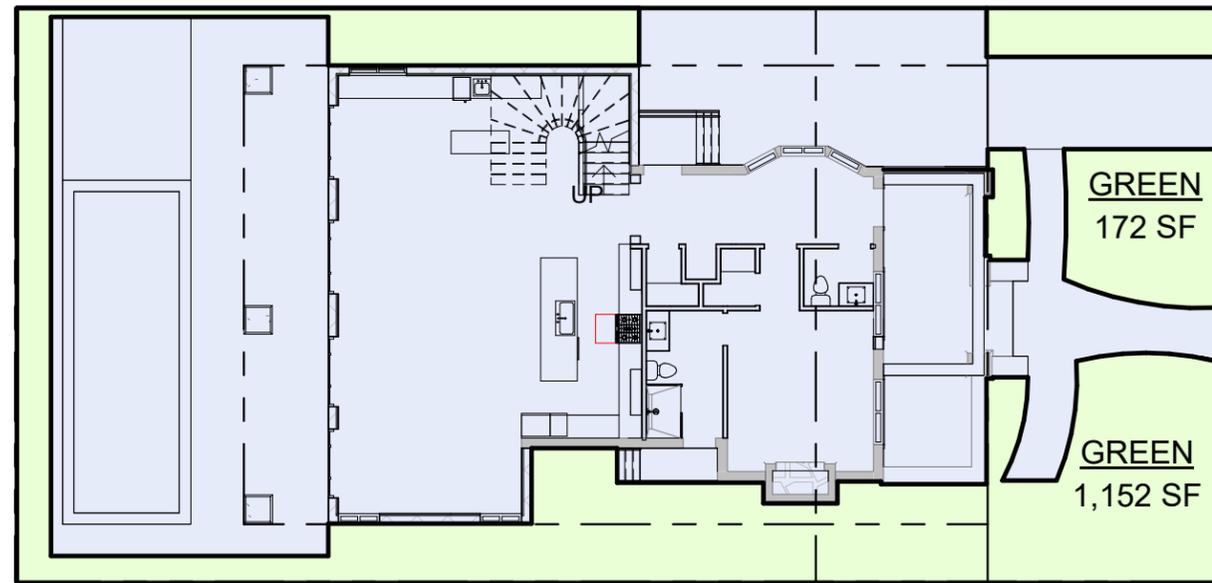
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1 GROUND LEVEL  
1/16" = 1'-0"

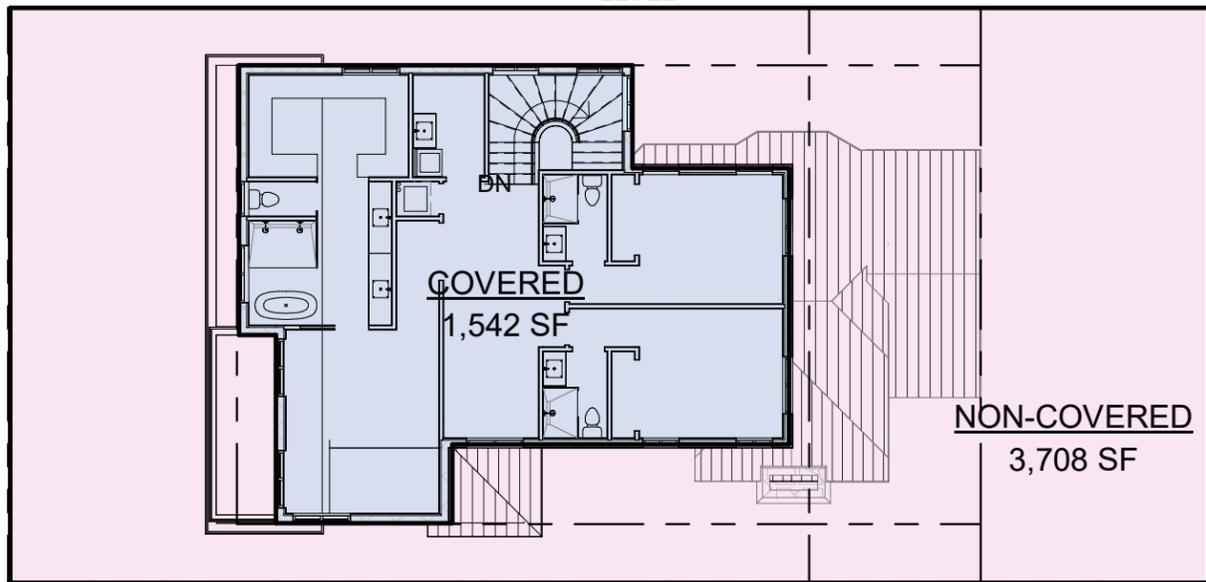
LOT COVERAGE - GROUND FLOOR		
NAME	AREA	PERCENTAGE
COVERED	2,205 SF	42%
NON-COVERED	3,045 SF	58%
GROUND LEVEL	5,250 SF	100%



3 GROUND LEVEL  
1/16" = 1'-0"

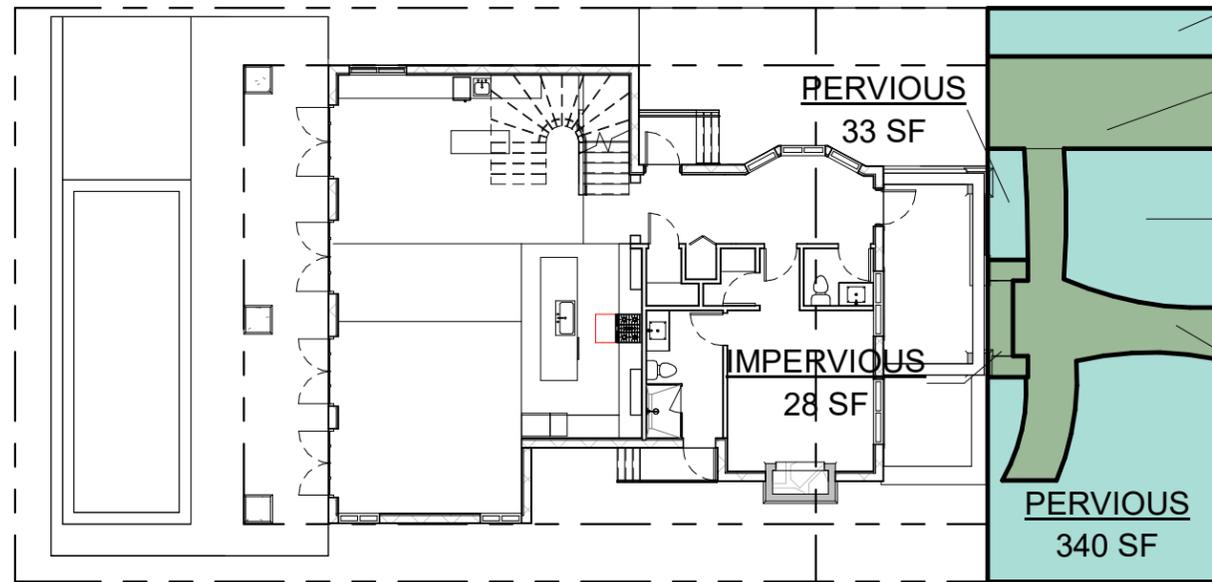
GREEN SPACE CALCULATION		
NAME	AREA	PERCENTAGE
GREEN	1,444 SF	27%
NON-GREEN	3,806 SF	73%
	5,250 SF	

CITY OF MIAMI SEAL SPACE



2 SECOND LEVEL  
1/16" = 1'-0"

LOT COVERAGE - SECOND FLOOR		
NAME	AREA	PERCENTAGE
COVERED	1,542 SF	29%
NON-COVERED	3,708 SF	71%
SECOND LEVEL	5,250 SF	100%



4 1ST LAYER - PERVIOUS  
1/16" = 1'-0"

1ST LAYER PERVIOUS CALC		
NAME	AREA	PERCENTAGE
IMPERVIOUS	369 SF	37%
PERVIOUS	631 SF	63%
Grand total	1,000 SF	100%

**IMPERVIOUS PAVEMENT NOTE**  
IMPERVIOUS PAVEMENT IN DRIVEWAY AND WALKWAY IS EXISTING AND WILL BE GRANDFATHERED IN WITH MICROFILMS

No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
3	CITY STAFF COMMENTS	04/29/2025

RESTORATION & ADDITION  
LOT COVERAGE & GREEN SPACE DIAGRAMS

1/16" = 1'-0" Scale  
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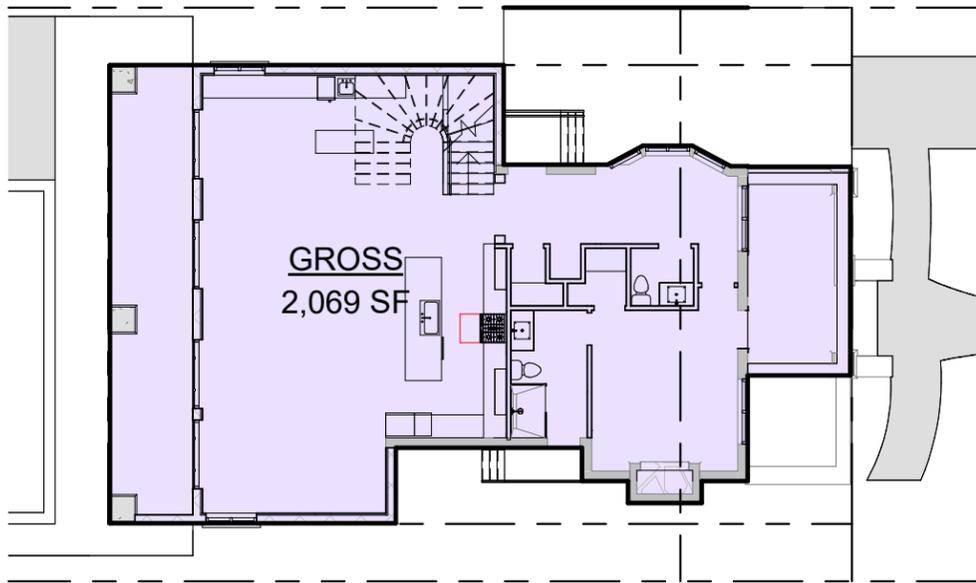
KIRK WENG  
ARCHITECTS



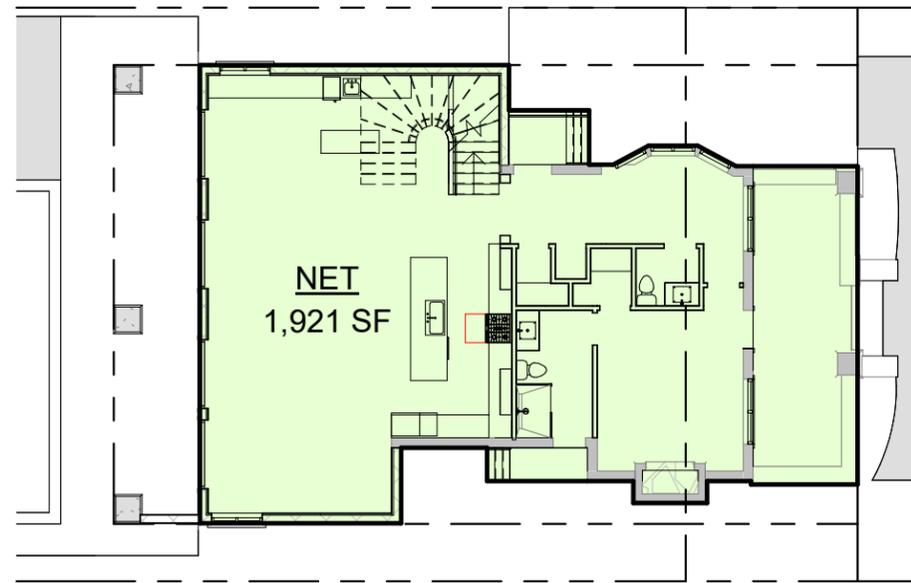
A-3



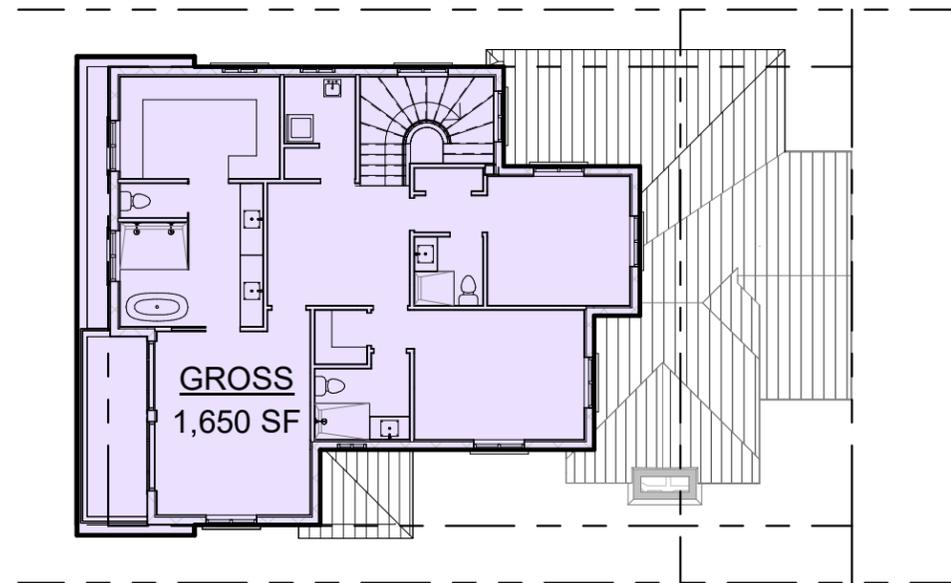
CITY OF MIAMI SEAL SPACE



① GROUND LEVEL GROSS AREA  
1/16" = 1'-0"

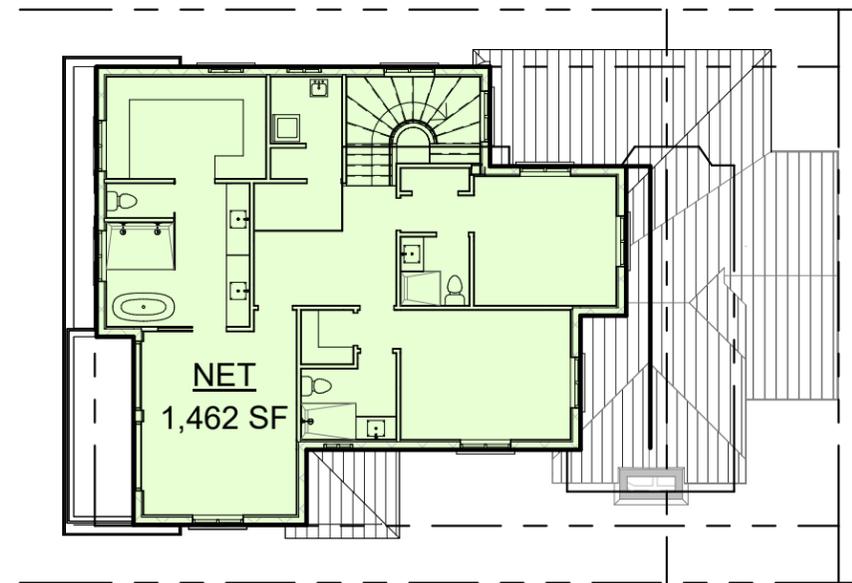


③ GROUND LEVEL NET AREA  
1/16" = 1'-0"



② SECOND LEVEL GROSS AREA  
1/16" = 1'-0"

GROSS AREA	
LEVEL	AREA
GROUND LEVEL	2,069 SF
SECOND LEVEL	1,650 SF
TOTAL	3,719 SF



④ SECOND LEVEL NET AREA  
1/16" = 1'-0"

NET AREA	
LEVEL	AREA
GROUND LEVEL	1,921 SF
SECOND LEVEL	1,462 SF
TOTAL	3,384 SF

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025

RESTORATION & ADDITION  
NET & GROSS AREA CALCULATIONS

1/16" = 1'-0" Scale  
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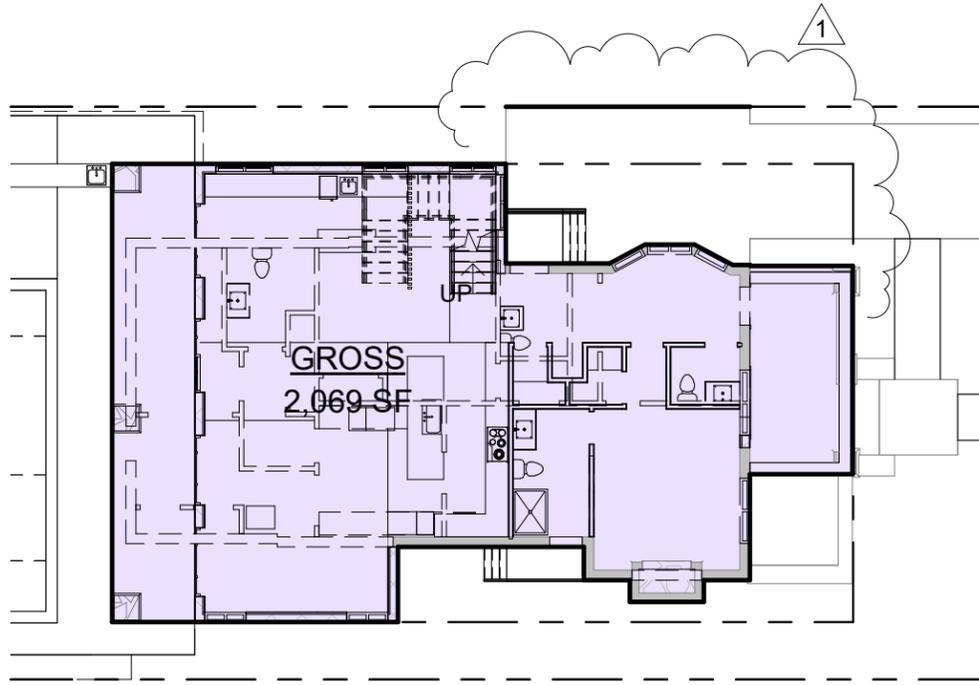
KIRK WENG  
ARCHITECTS



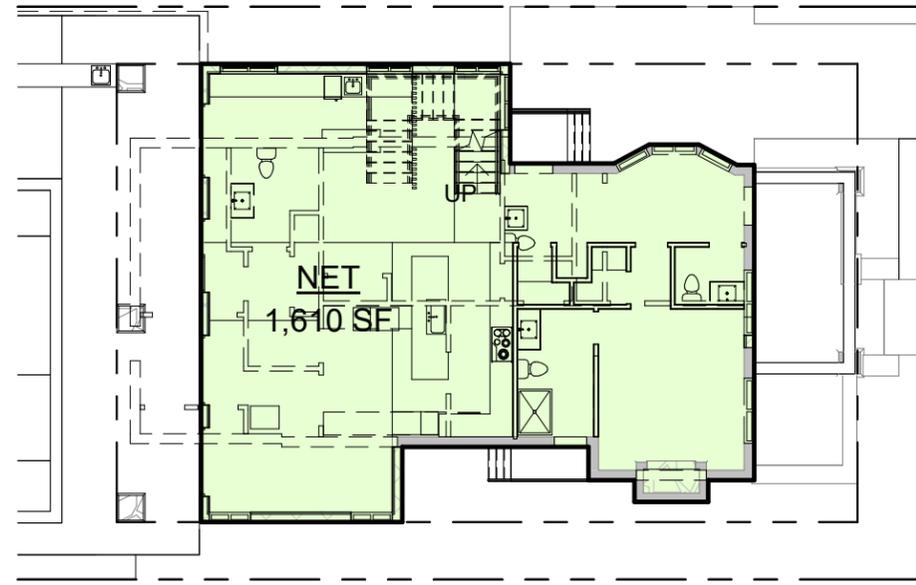
A-4



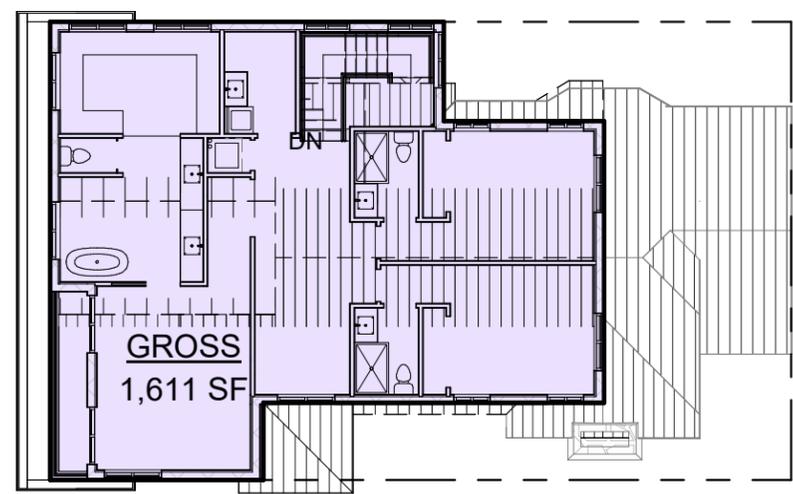
CITY OF MIAMI SEAL SPACE



① GROUND LEVEL GROSS AREA  
1/16" = 1'-0"

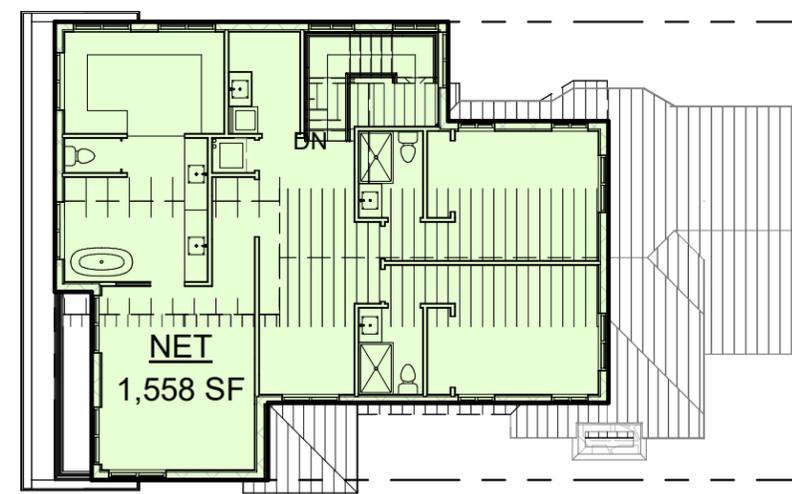


③ GROUND LEVEL NET AREA  
1/16" = 1'-0"



② SECOND LEVEL GROSS AREA  
1/16" = 1'-0"

GROSS AREA	
LEVEL	AREA
GROUND LEVEL	2,069 SF
SECOND LEVEL	1,611 SF
TOTAL	3,680 SF



④ SECOND LEVEL NET AREA  
1/16" = 1'-0"

NET AREA	
LEVEL	AREA
GROUND LEVEL	1,610 SF
SECOND LEVEL	1,558 SF
TOTAL	3,168 SF

No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025

67TH NE 44TH STREET, BUENA VISTA, FL 33137

NET & GROSS AREA CALCULATIONS

1/16" = 1'-0" Scale  
1/24/2025 3:53:44 PM Date

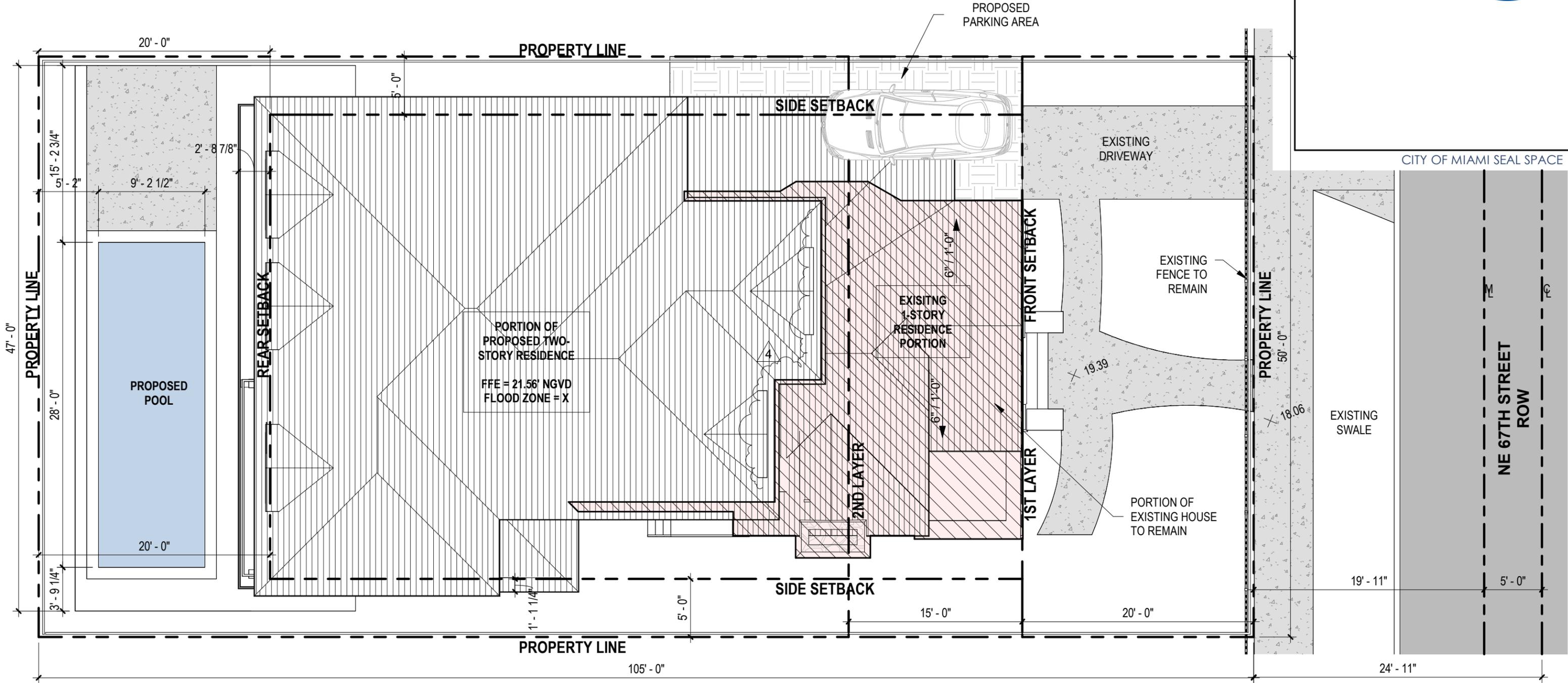


A-4



**LEGAL DESCRIPTION:**  
 LOT 21 IN BLOCK 1, OF BILTMORE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD DESIGNATION:** ZONE X



REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

SITE & ROOF PLAN

1/8" = 1'-0" Scale  
 8/5/2025 5:47:05 PM Date

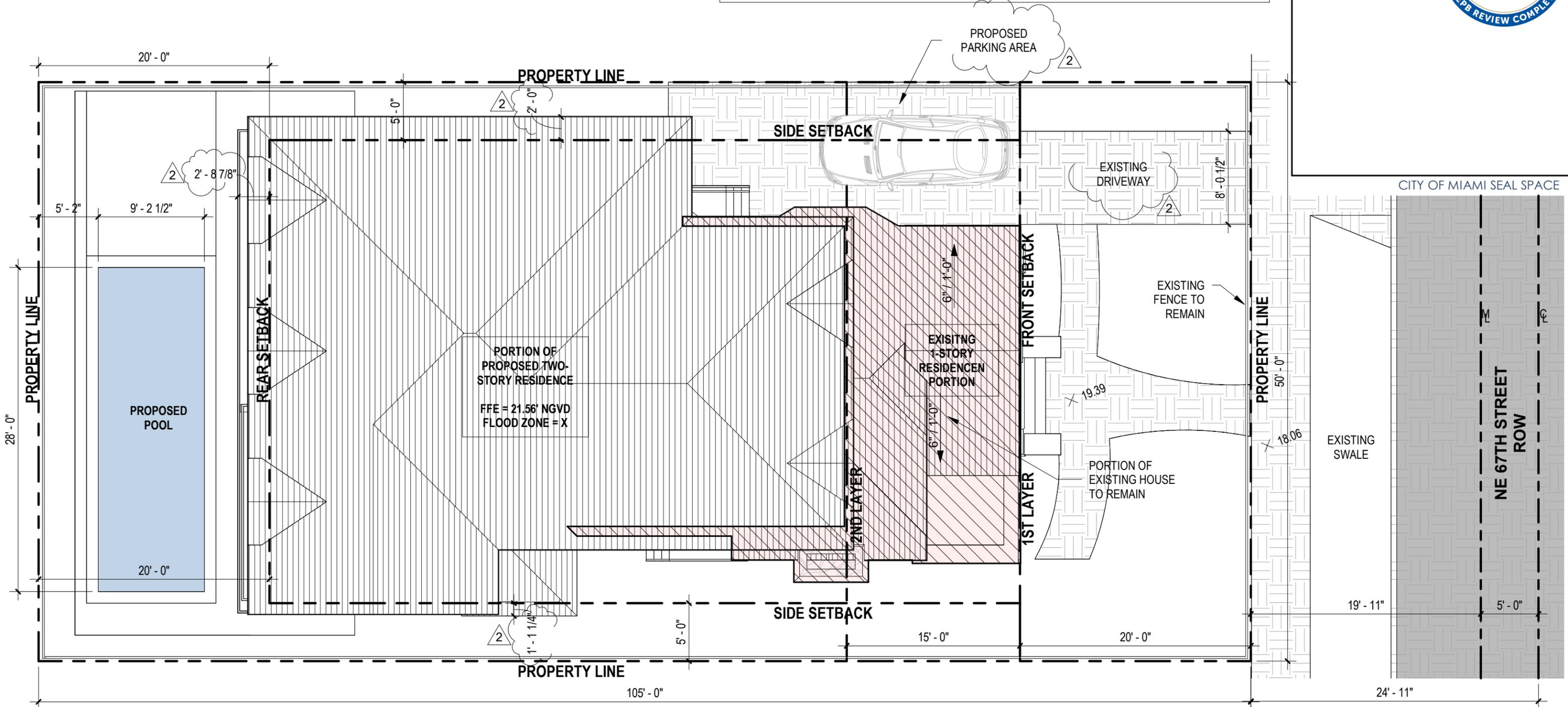
KIRK WENG  
 ARCHITECTS



A-5

**LEGAL DESCRIPTION:**  
 LOT 21 IN BLOCK 1, OF BILTMORE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
 PLAT BOOK 6, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD DESIGNATION:** ZONE X



No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025

# RESTORATION & ADDITION

## SITE & ROOF PLAN

1/8" = 1'-0" Scale  
 3/26/2025 9:58:47 AM Date

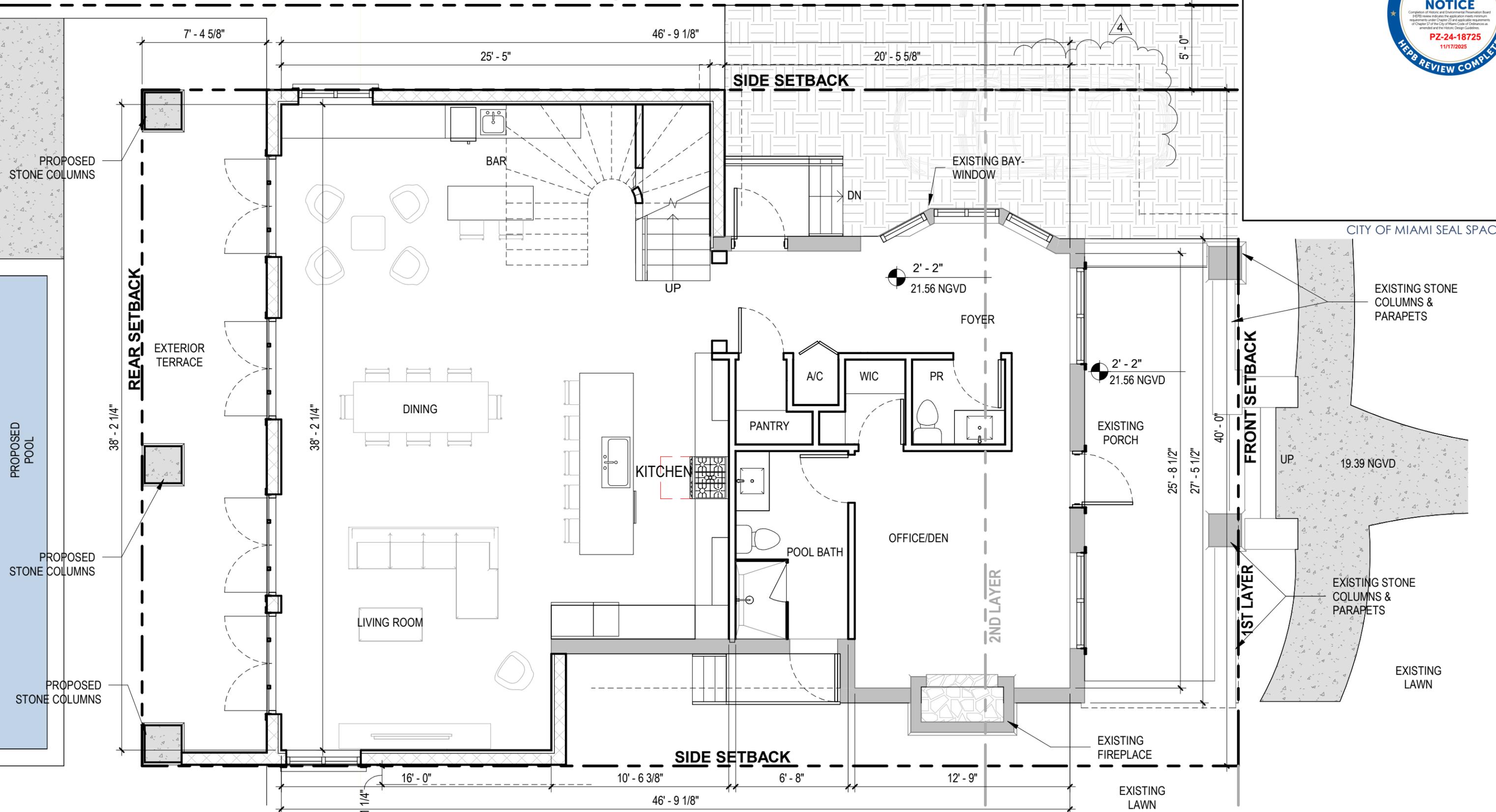
**KIRK WENG ARCHITECTS**



**A-5**



PROPERTY LINE



REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
PROPOSED GROUND FLOOR PLAN

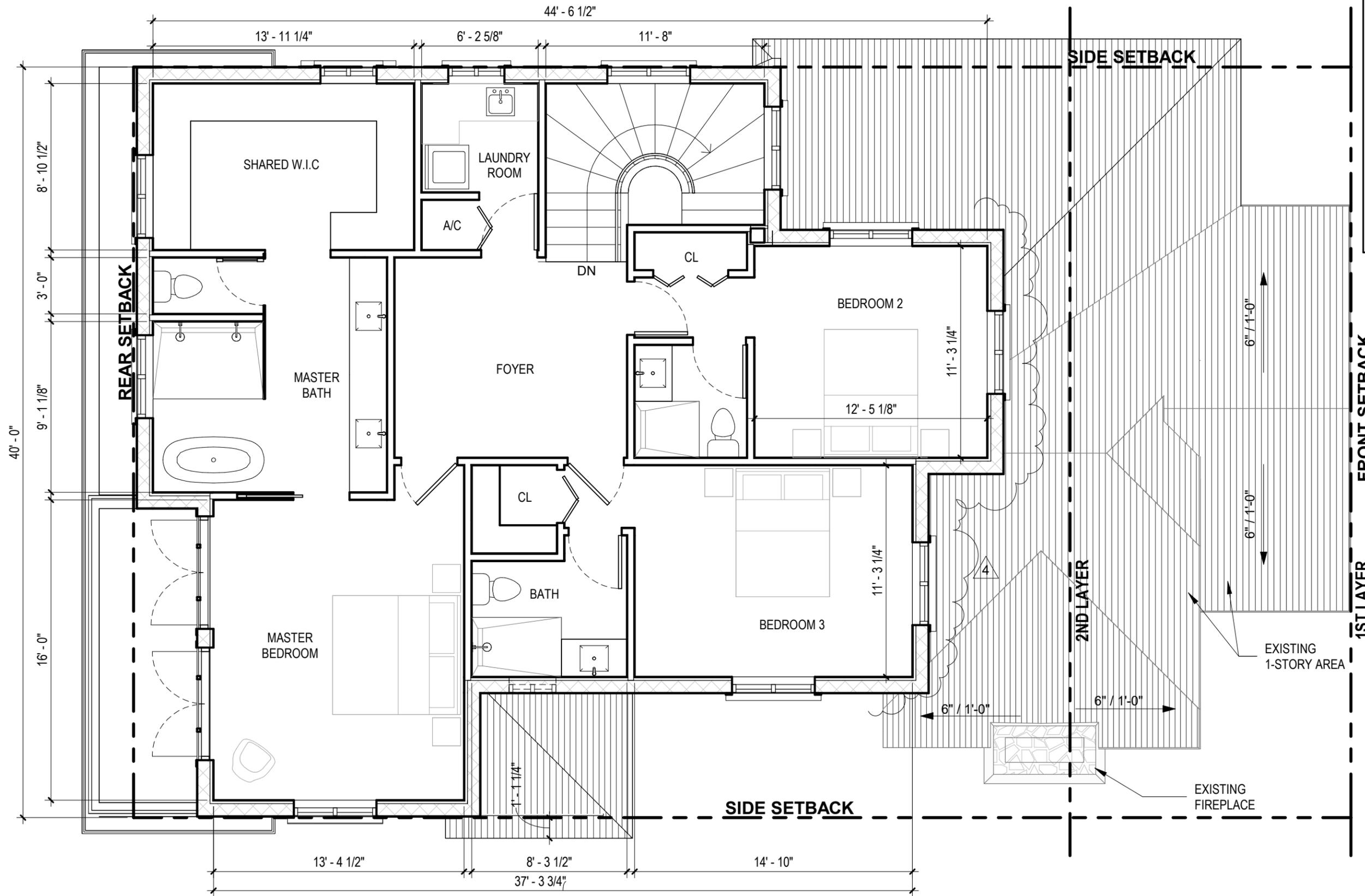
3/16" = 1'-0" Scale  
8/6/2025 2:00:18 PM Date

KIRK WENG  
ARCHITECTS



A-6





CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

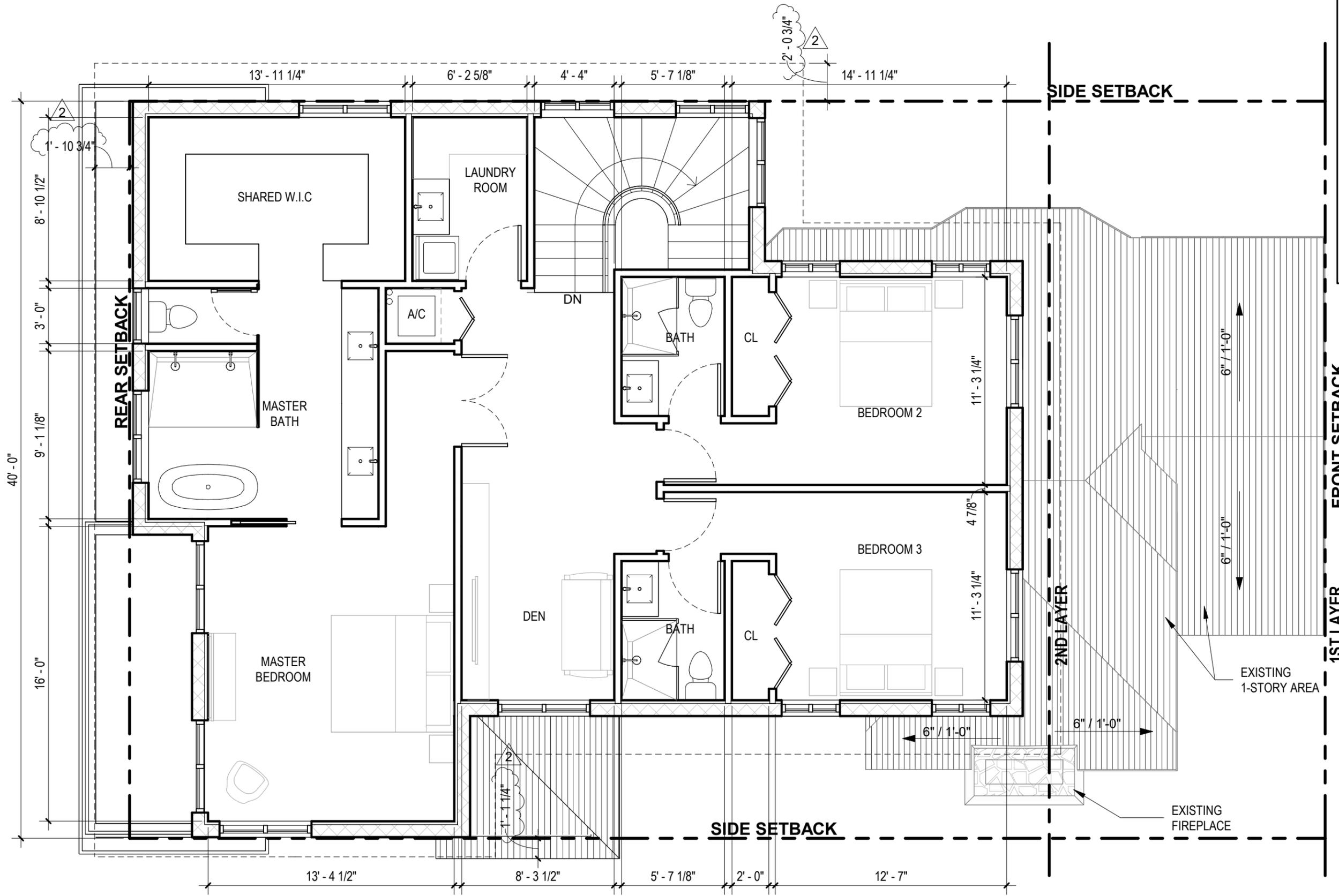
RESTORATION & ADDITION  
PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0" Scale  
8/5/2025 5:47:07 PM Date

KIRK WENG  
ARCHITECTS



A-7



CITY OF MIAMI SEAL SPACE

No.	Description	Date
2	CITY STAFF COMMENTS	03/24/2025

**RESTORATION & ADDITION**  
 PROPOSED SECOND FLOOR PLAN  
 3/16" = 1'-0" Scale  
 3/26/2025 9:58:50 AM Date



A-7



CITY OF MIAMI SEAL SPACE



EXISTING FIREPLACE

EXISTING STONE COLUMNS

EXISTING STONE COLUMNS

PROPOSED STONE COLUMNS TO MATCH EXISTING ONES

PROPOSED STONE COLUMNS TO MATCH EXISTING ONES

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
FRONT AND REAR ELEVATIONS

1/8" = 1'-0" Scale  
8/5/2025 5:47:08 PM Date

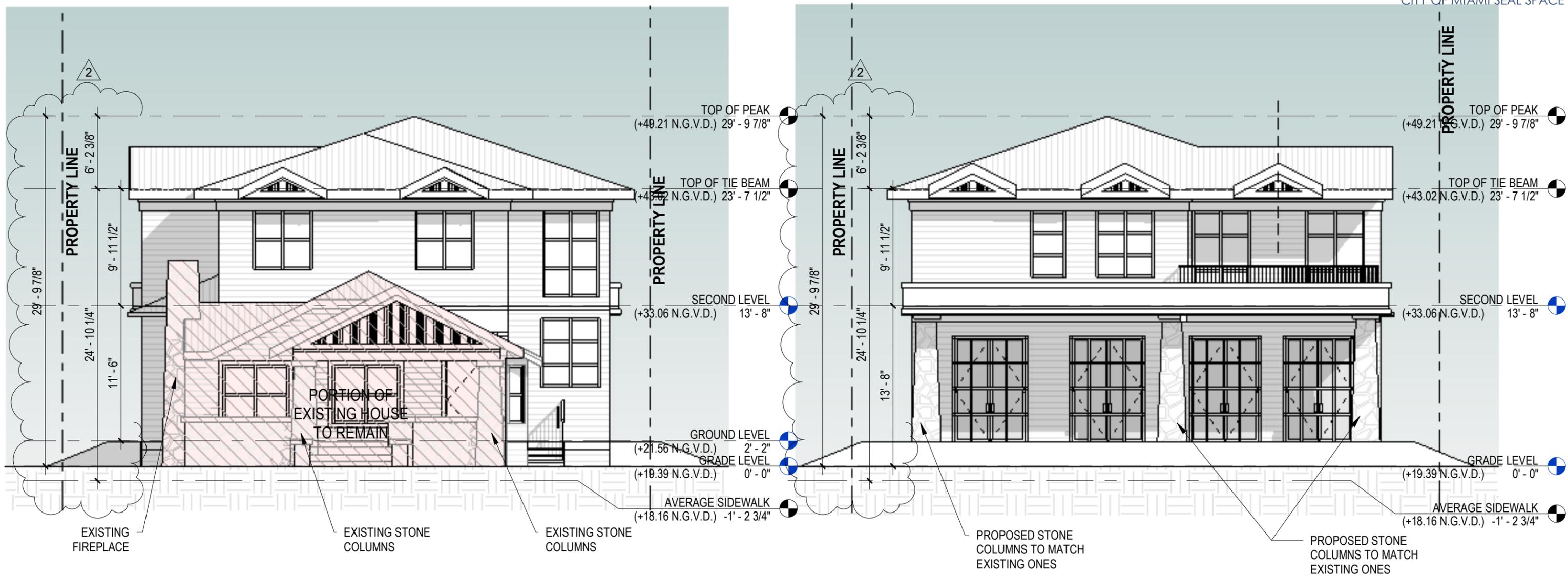
KIRK WENG  
ARCHITECTS



A-8



CITY OF MIAMI SEAL SPACE



No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025

**RESTORATION & ADDITION**  
 FRONT AND REAR ELEVATIONS  
 1/8" = 1'-0" Scale  
 3/26/2025 9:58:52 AM Date



**A-8**



- TOP OF PEAK  
(+47.32 N.G.V.D.) 27' - 11 1/8"
- TOP OF TIE BEAM  
(+40.97 N.G.V.D.) 21' - 7"
- SECOND LEVEL  
(+32.52 N.G.V.D.) 13' - 1 1/2"
- GROUND LEVEL  
(+21.56 N.G.V.D.) 2' - 2"
- GRADE LEVEL  
(+19.39 N.G.V.D.) 0' - 0"
- AVERAGE SIDEWALK  
(+18.16 N.G.V.D.) -1' - 2 3/4"

CITY OF MIAMI SEAL SPACE

1 SOUTH ELEVATION  
1/8" = 1'-0"



- TOP OF PEAK  
(+47.32 N.G.V.D.) 27' - 11 1/8"
- TOP OF TIE BEAM  
(+40.97 N.G.V.D.) 21' - 7"
- SECOND LEVEL  
(+32.52 N.G.V.D.) 13' - 1 1/2"
- GROUND LEVEL  
(+21.56 N.G.V.D.) 2' - 2"
- GRADE LEVEL  
(+19.39 N.G.V.D.) 0' - 0"
- AVERAGE SIDEWALK  
(+18.16 N.G.V.D.) -1' - 2 3/4"

2 NORTH ELEVATION  
1/8" = 1'-0"

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
SIDE ELEVATIONS

1/8" = 1'-0" Scale  
8/5/2025 5:47:09 PM Date

KIRK WENG  
ARCHITECTS



A-9



1 SOUTH ELEVATION  
1/8" = 1'-0"

AVERAGE SIDEWALK (+18.16 N.G.V.D.) -1' - 2 3/4"



2 NORTH ELEVATION  
1/8" = 1'-0"

AVERAGE SIDEWALK (+18.16 N.G.V.D.) -1' - 2 3/4"

No.	Description	Date
1	CITY STAFF COMMENTS	01/17/2025
2	CITY STAFF COMMENTS	03/24/2025

RESTORATION & ADDITION  
SIDE ELEVATIONS  
1/8" = 1'-0" Scale  
3/26/2025 9:58:36 AM Date



A-9



CITY OF MIAMI SEAL SPACE



REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
CONTEXT ELEVATION

Scale  
Date  
8/5/2025 5:47:09 PM



A-10



CITY OF MIAMI SEAL SPACE

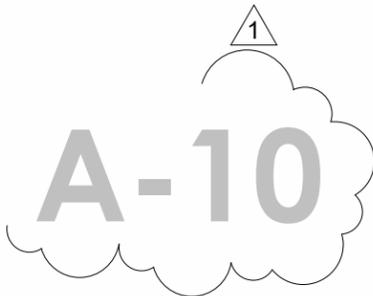


67TH NE 44TH STREET, BUENA VISTA, FL 33137

CONTEXT ELEVATION

1/8" = 1'-0" Scale  
1/24/2025 3:33:10 PM Date

KIRK WENG  
ARCHITECTS

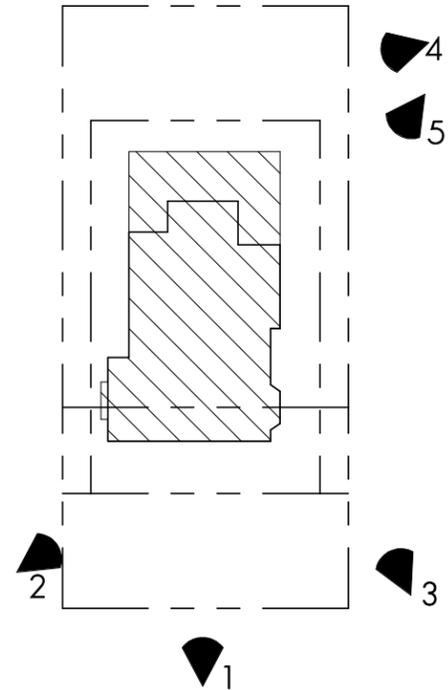




1



2



CITY OF MIAMI SEAL SPACE



3



4



5

REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION

EXISTING SITE PICTURES

1/32" = 1'-0" Scale  
8/5/2025 5:47:10 PM Date

KIRK WENG  
ARCHITECTS



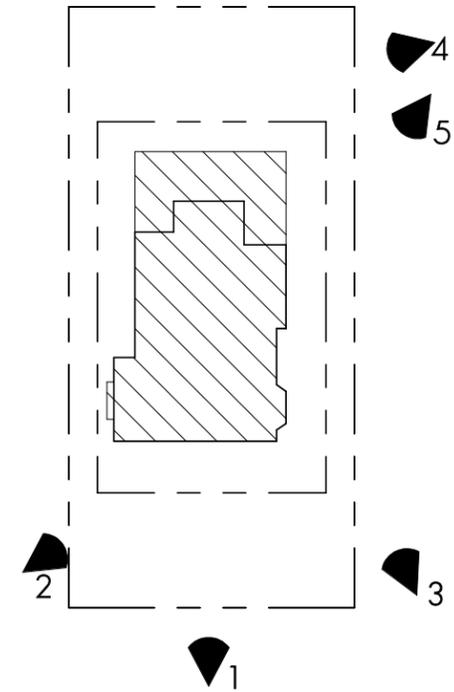
PHO-01



1



2



CITY OF MIAMI SEAL SPACE



3



4



5

67TH NE 44TH STREET, BUENA VISTA, FL 33137

EXISTING SITE PICTURES

1/32" = 1'-0" Scale  
11/5/2024 5:28:58 PM Date

KIRK WENG  
ARCHITECTS



PHO-01



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
FRONTAL PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:11 PM

KIRK WENG  
ARCHITECTS



PHO-02



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale  
Date

11/5/2024 5:29:00 PM

KIRK WENG  
ARCHITECTS



PHO-02



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
FRONTAL PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:11 PM

KIRK WENG  
ARCHITECTS



PHO-03



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale

11/5/2024 5:29:03 PM

Date

KIRK WENG  
ARCHITECTS



PHO-03



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION  
FRONTAL PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:11 PM

KIRK WENG  
ARCHITECTS



PHO-04



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale

11/5/2024 5:29:05 PM

Date

KIRK WENG  
ARCHITECTS



PHO-04



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:12 PM

KIRK WENG  
ARCHITECTS



PHO-05



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

REAR PERSPECTIVES

Scale  
Date

11/5/2024 5:29:08 PM

KIRK WENG  
ARCHITECTS



PHO-05



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:12 PM

KIRK WENG  
ARCHITECTS



PHO-06



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale  
Date  
8/5/2025 5:47:13 PM

KIRK WENG  
ARCHITECTS



PHO-07



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

REAR PERSPECTIVES

Scale

11/5/2024 5:29:13 PM Date

KIRK WENG ARCHITECTS



PHO-07



CITY OF MIAMI SEAL SPACE



1



2



3



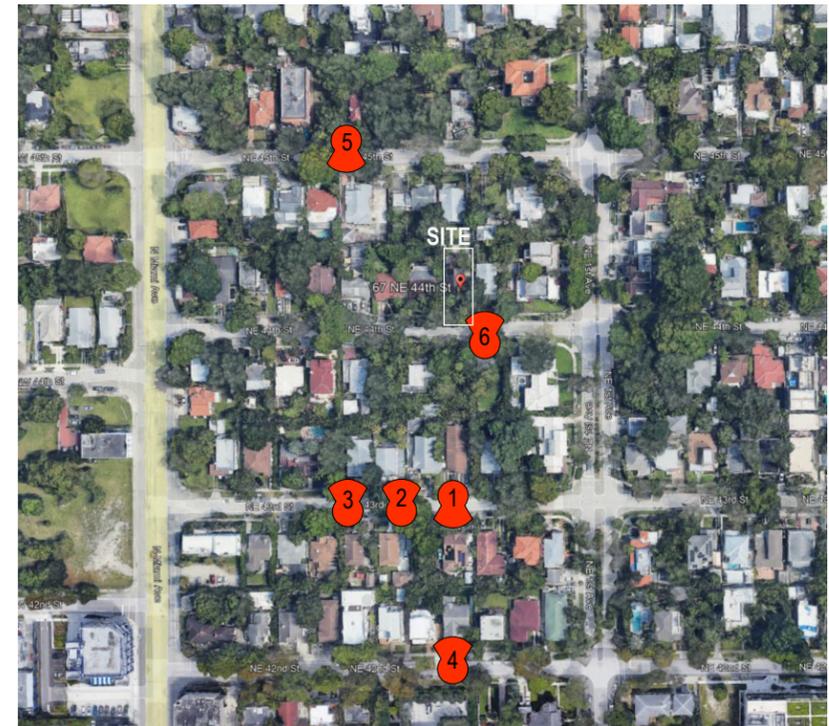
4



5



6



1 LOCATIONS LEGEND  
1/8" = 1'-0"

REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION  
CONTEXT PICTURES  
1/8" = 1'-0" Scale  
8/5/2025 5:47:13 PM Date



PZD-03



CITY OF MIAMI SEAL SPACE



1



2



3



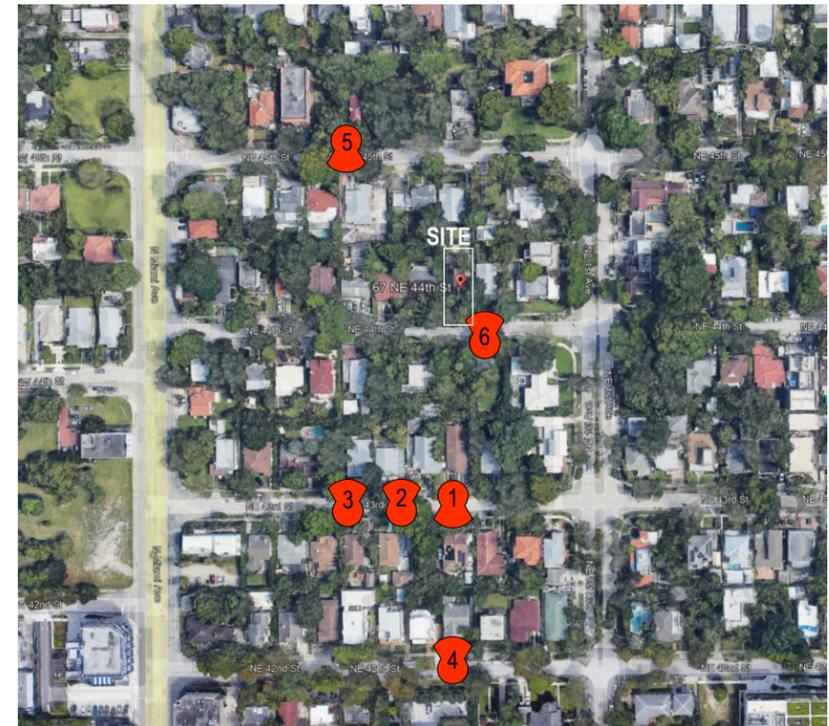
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5



6



1 LOCATIONS LEGEND  
1/8" = 1'-0"

67TH NE 44TH STREET, BUENA VISTA, FL 33137

CONTEXT PICTURES

1/8" = 1'-0" Scale  
11/5/2024 5:29:15 PM Date

KIRK WENG  
ARCHITECTS



PZD-03



CITY OF MIAMI SEAL SPACE

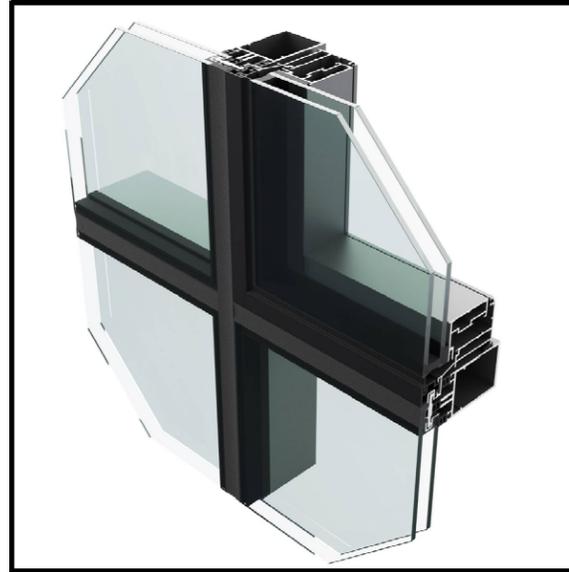
**MATERIALS**



1- WOOD SIDING (COLOR TO MATCH EXISTING CONDITION)



2- OOLITE STONE TO MATCH EXISTING CONDITION



3- DARK GRAY PAINTED MULLIONS

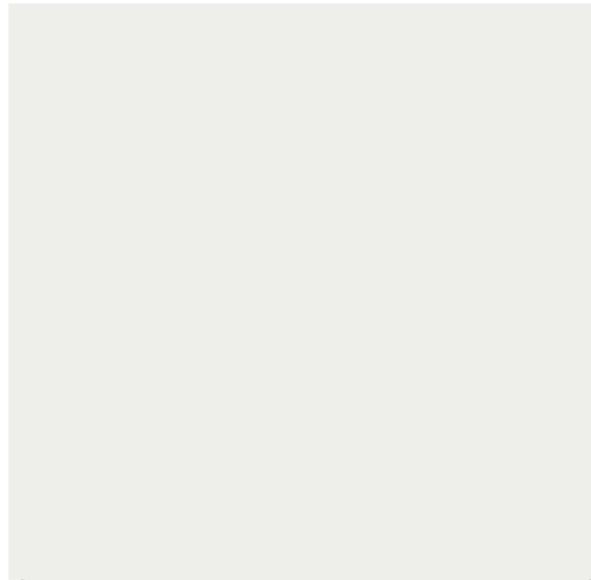


4- GREY TINTED IMPACT LAMINATED GLASS WINDOWS



5- ASPHALT SHINGLE ROOF TO MATCH EXISTING

**COLORS**



SW 7006 - EXTRA WHITE  
- WOOD SIDING & WINDOW TRIM



SW 9520 - NOCTURNE  
-WOOD ROOF FASCIA  
-WOOD DETAILS (GABLE END)  
-WINDOW MULLIONS

REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION  
MATERIALS BOARD

8/5/2025 5:47:15 PM  
Scale Date

KIRK WENG  
ARCHITECTS



PZD-04



CITY OF MIAMI SEAL SPACE

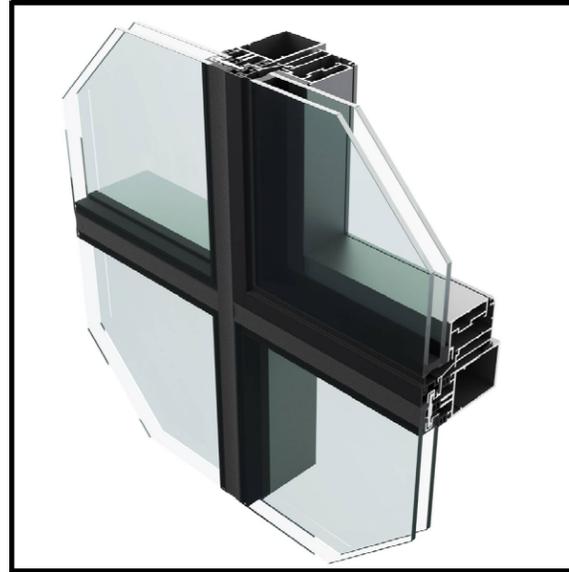
# MATERIALS



1- WOOD SIDING (COLOR TO MATCH EXISTING CONDITION)



2- OOLITE STONE TO MATCH EXISTING CONDITION



3- DARK GRAY PAINTED MULLIONS

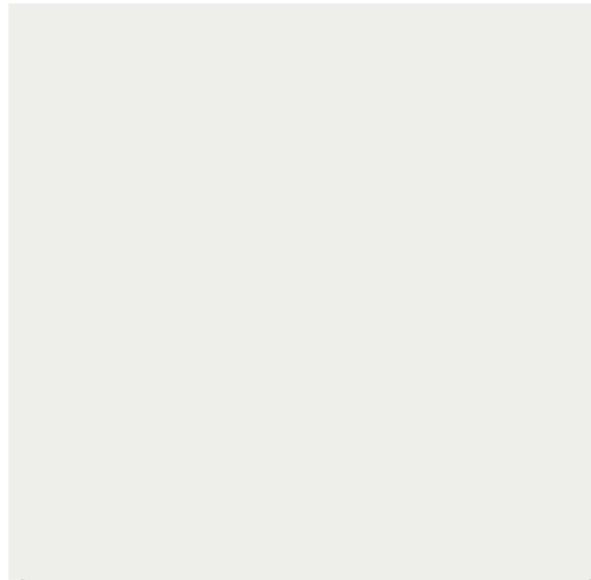


4- GREY TINTED IMPACT LAMINATED GLASS WINDOWS



5- ASPHALT SHINGLE ROOF TO MATCH EXISTING

## COLORS



SW 7006 - EXTRA WHITE  
- WOOD SIDING & WINDOW TRIM



SW 9520 - NOCTURNE  
-WOOD ROOF FASCIA  
-WOOD DETAILS (GABLE END)  
-WINDOW MULLIONS

67TH NE 44TH STREET, BUENA VISTA, FL 33137

MATERIALS BOARD

11/5/2024 5:28:35 PM

Scale Date

KIRK WENG ARCHITECTS



PZD-04