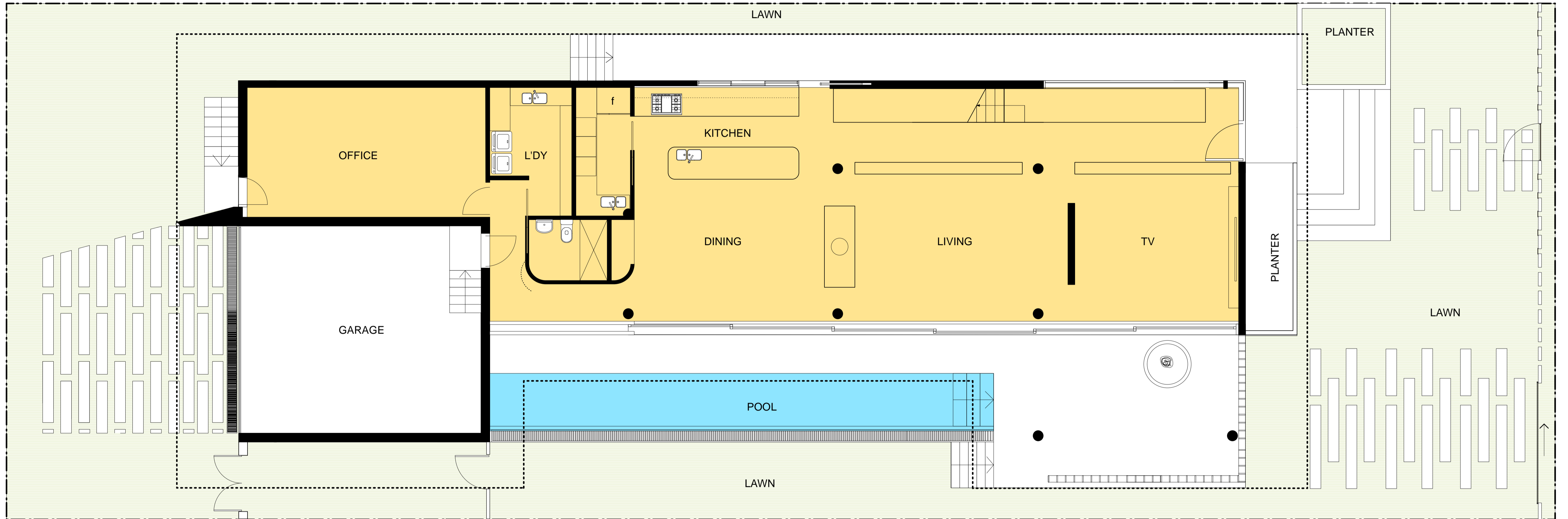
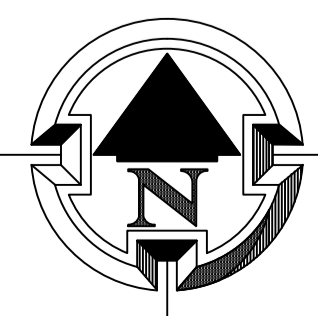


LANE



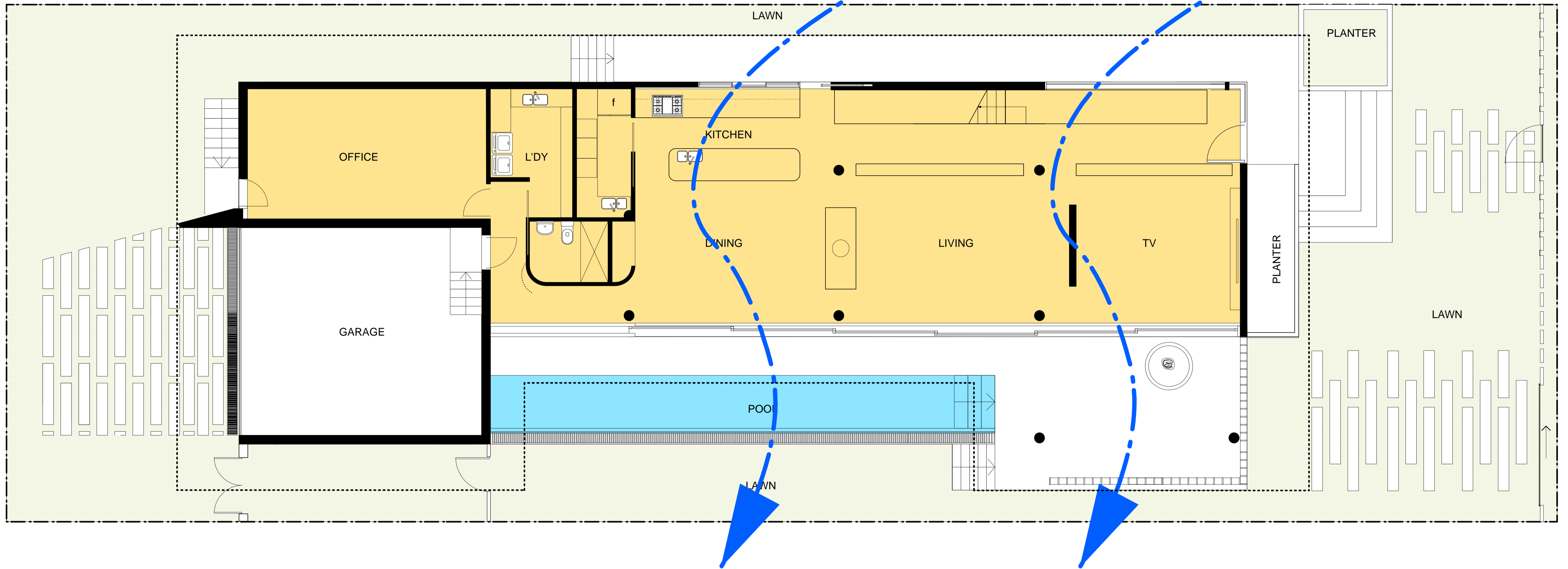
LENOX AVENUE



FIRST FLOOR PLAN

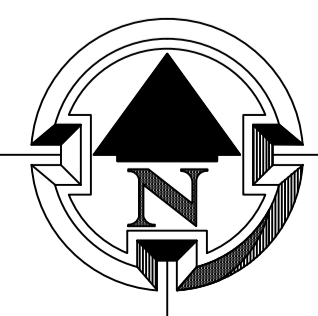
SCALE: 3/16" = 1'

LANE



LENOX AVENUE

-----  
CROSS VENTILATION



FIRST FLOOR PLAN

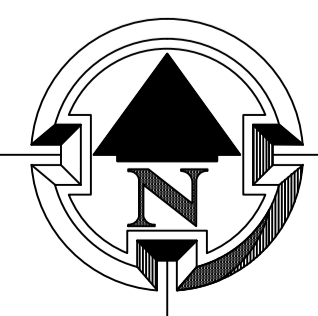
SCALE: 3/16" = 1'

LANE



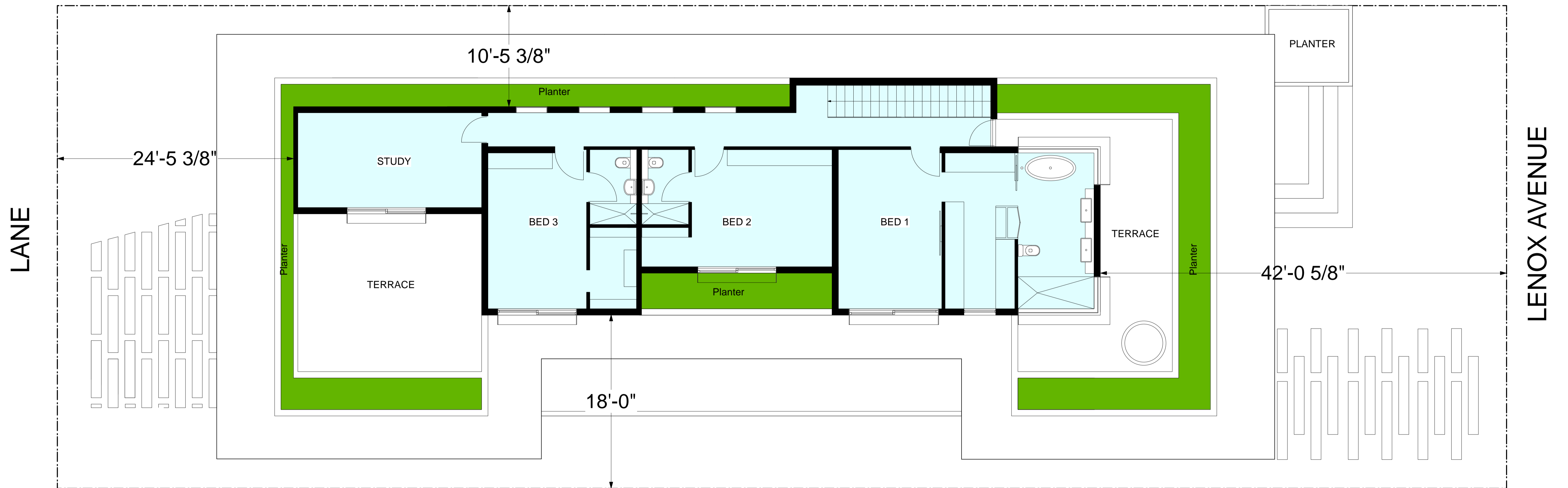
LENOX AVENUE

FIRST FLOOR SETBACKS

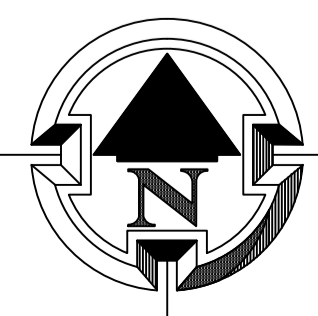


SECOND FLOOR PLAN

SCALE: 3/16" = 1'

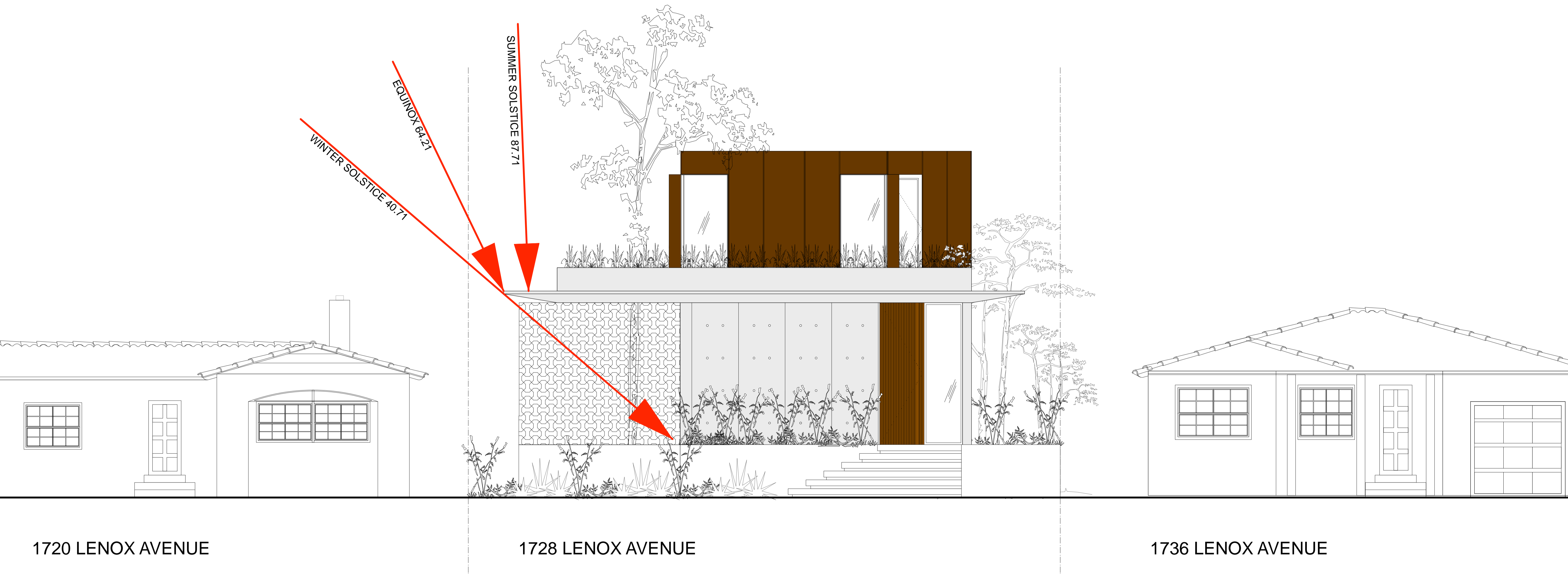


FIRST FLOOR SETBACKS



SECOND FLOOR PLAN

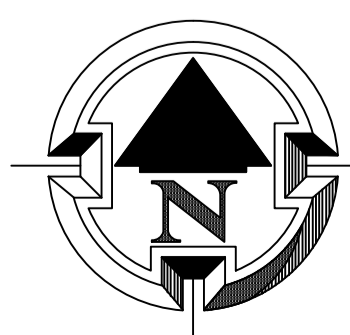
SCALE: 3/16 = 1'



1720 LENOX AVENUE

1728 LENOX AVENUE

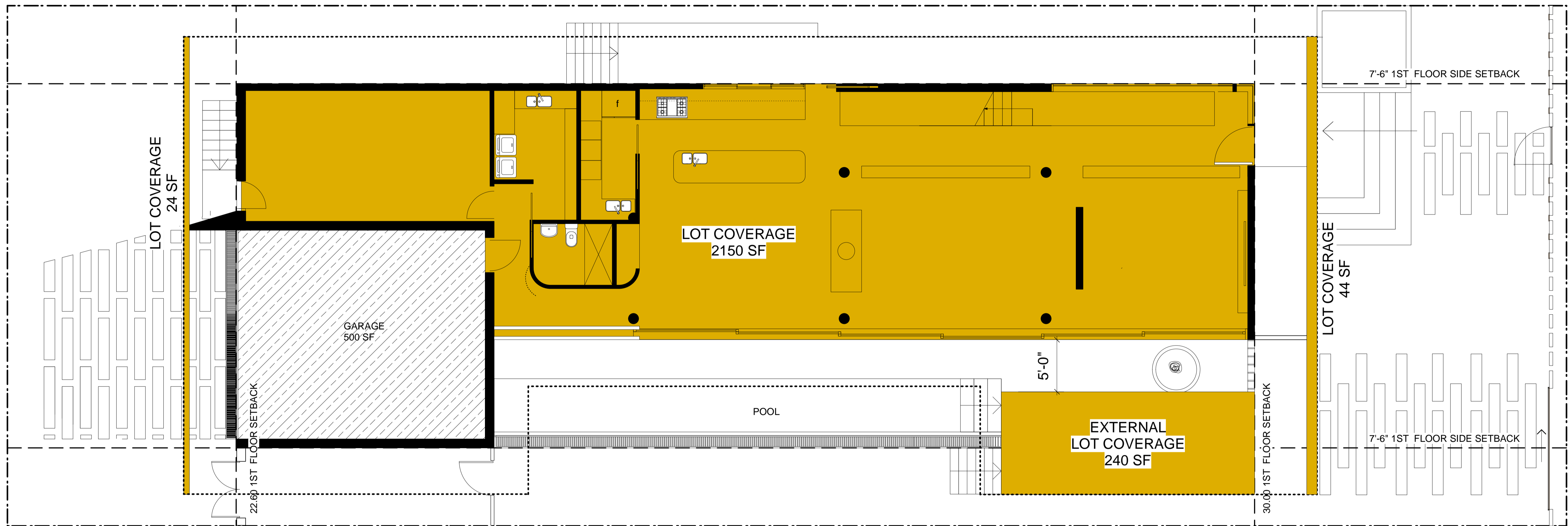
1736 LENOX AVENUE



# LENOX STREET ELEVATION

SCALE: 3/16" = 1'





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

PROPOSED 1ST FL LOT COVERAGE: 2,150 SF

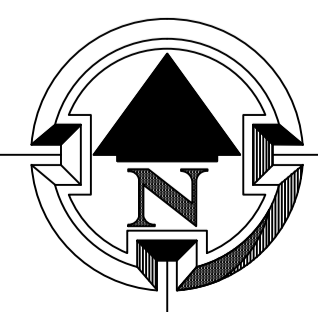
PROPOSED ROOF OVERHANG EXCEEDING 5' FROM EXTERIOR WALL EXCLUDED): 308 SF

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

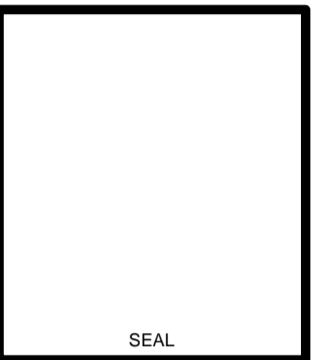
PROPOSED EXTERNAL LOT COVERAGE: 240 SF

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

**VARIANCE REQUESTED**



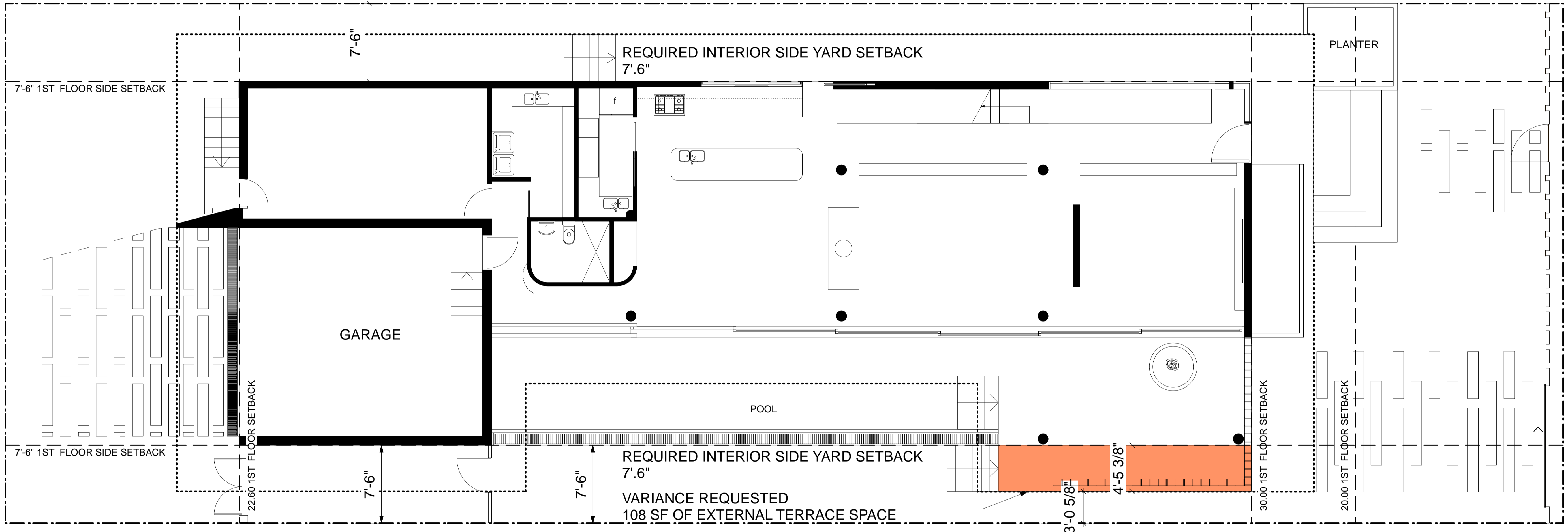
**SITE PLAN - Lot Coverage Study**  
 SCALE: 3/16 = 1'



REVISIONS:

1.	
2.	
3.	May 6th 2024
4.	
5.	
6.	

DATE: MAY, 2024  
 SCALE: SHOWN  
 DRAWN: GSCS  
 DESIGN BY: R.D.L.V.  
 JOB NO: 2023-19

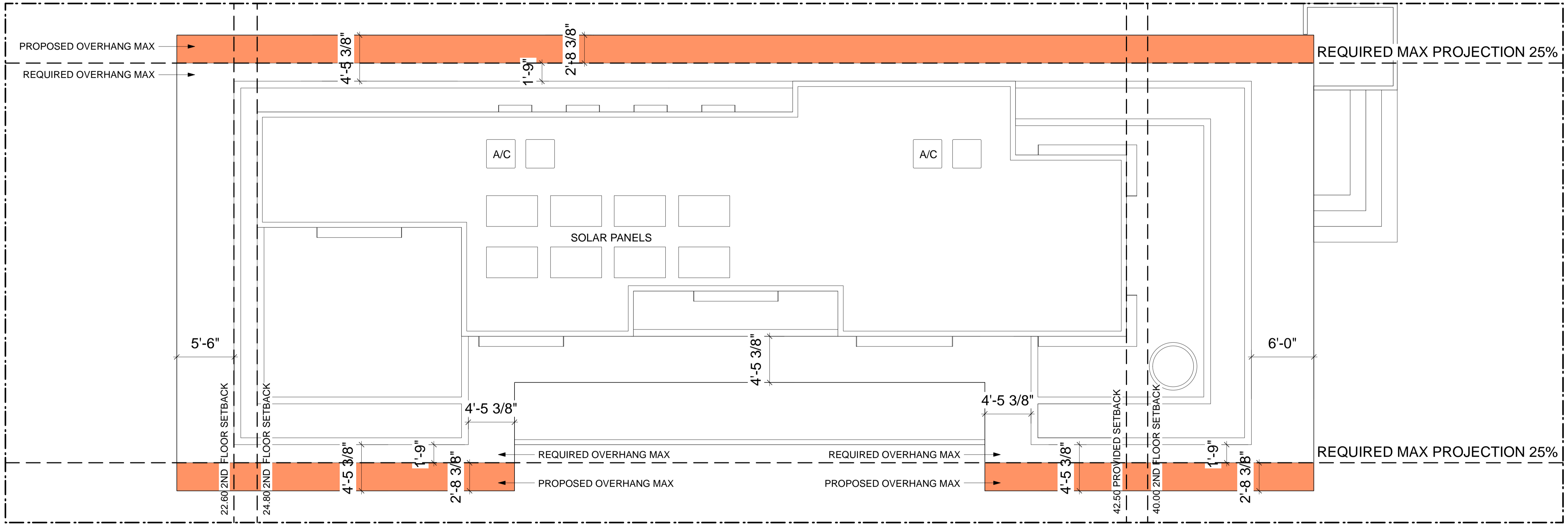


**VARIANCE REQUESTED**

**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**



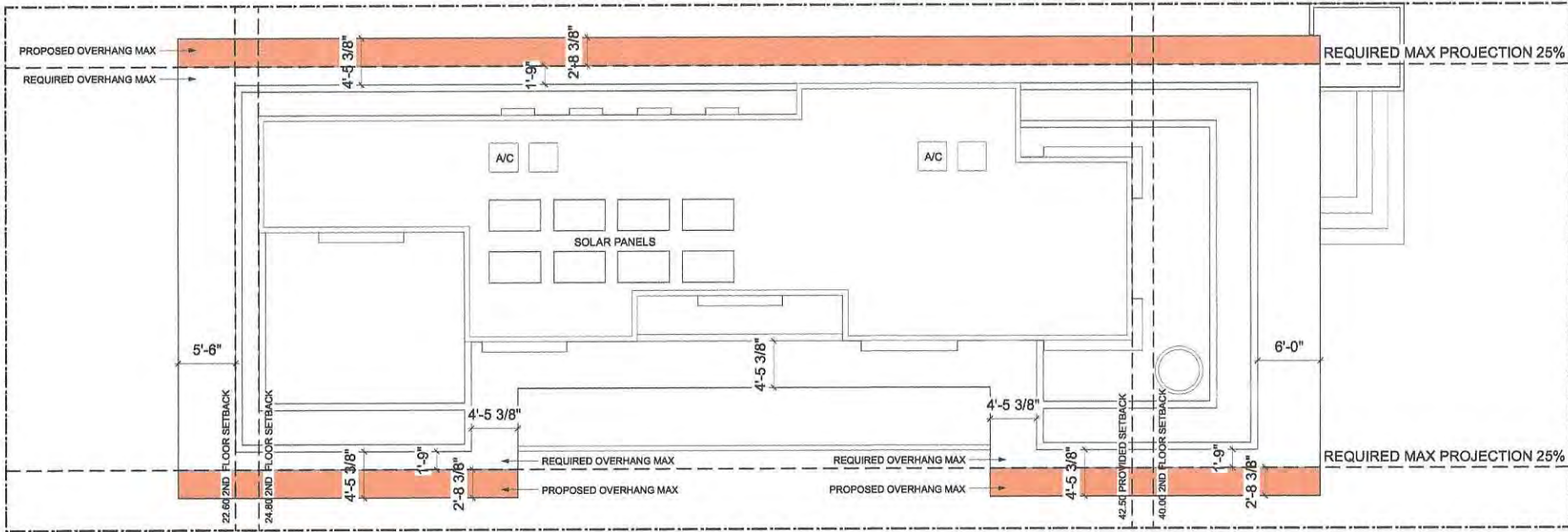
**VARIANCE REQUESTED**

**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 **2'-8" 3/8**  
 (Roof Overhang)



DATE: \_\_\_\_\_  
 I, Andrew Gross, THE OWNER OF 1736 LENOX AVENUE

HEREBY CONSENT TO THE SETBACK VARIATIONS REQUESTED HEREIN .

*Signature*

**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 2'-8" 3/8"  
 (Roof Overhang)

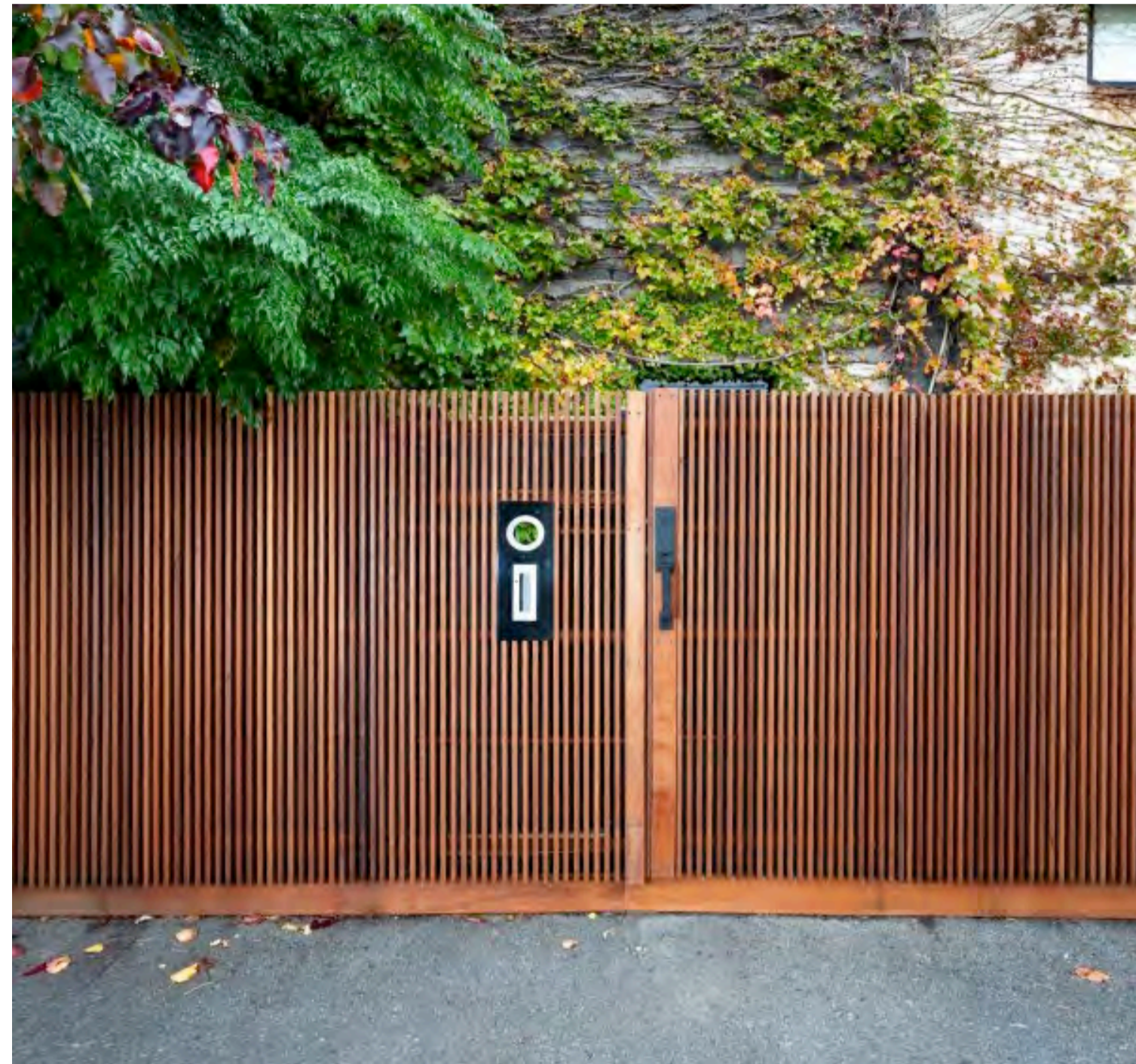


**PLANS - Side Setback Variance Requested**  
 SCALE: 3/16 = 1'

# ARCHITECTURAL LANGUAGE - External Materials



CORTEN STEEL WINDOW AWNING



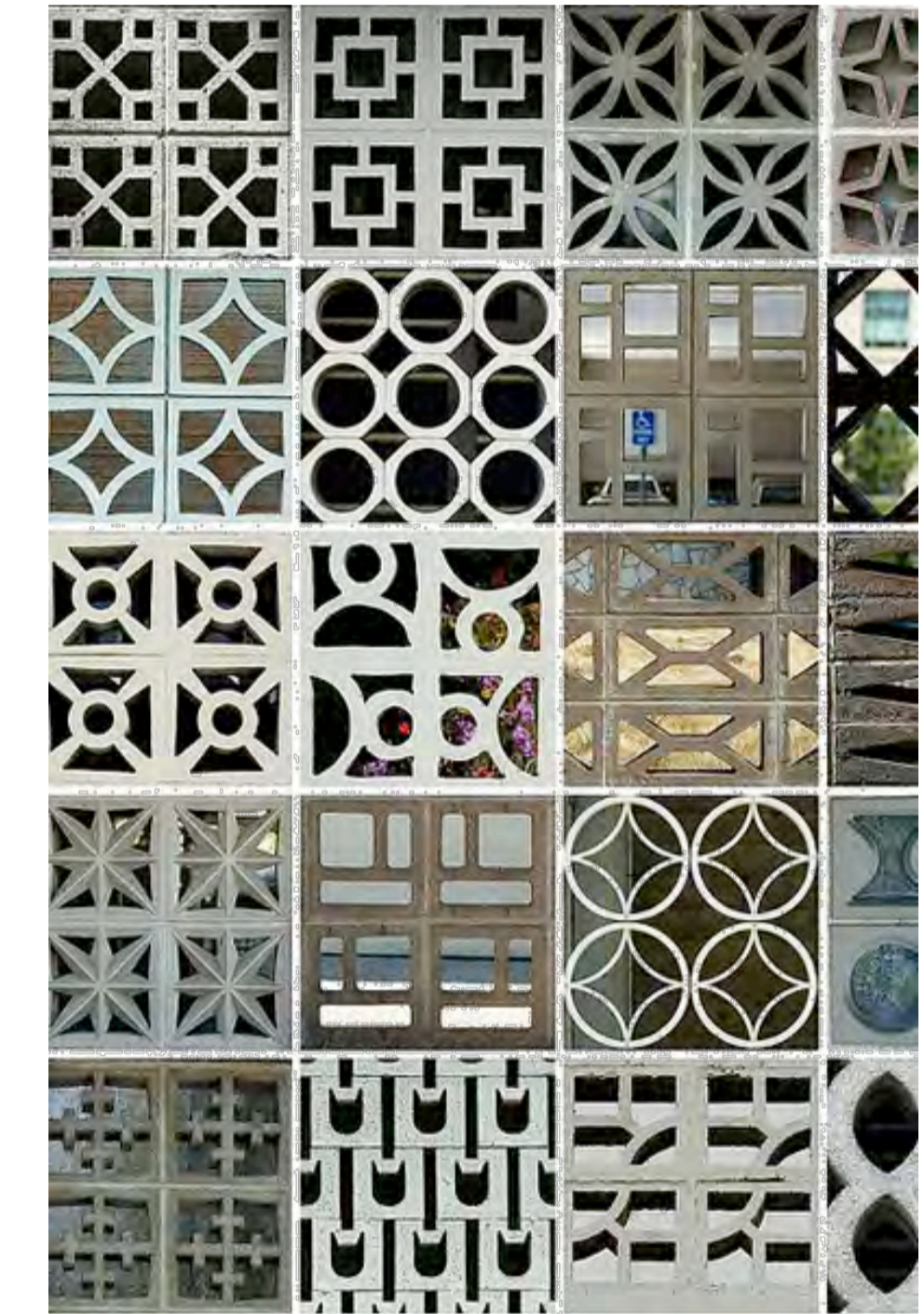
SLATTED TIMBER FENCE



CORTEN STEEL & CONCRETE FENCE



CORTEN STEEL



BREEZEWAY BLOCKS



SLIDING DOORS & OFF-FORM CONCRETE WALLS



OFF-FORM CONCRETE WALLS



FLUSH ALUMINIUM MULLIONS SLIDING DOORS

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

**FG**  
SEAL

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

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

DELMO GROUP LLC  
1728 LENOX AV  
MIAMI BEACH

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. May 6th 2024  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

DATE: MAY 2024  
SCALE: SHOWN  
DRAWN: GSCS  
DESIGN BY: R.D.L.V.  
JOB NO: 2023-19

sheet no.  
**A-22**







“Architecture is incitement. If it creates an emotional react  
then it meets its purpo



















20

