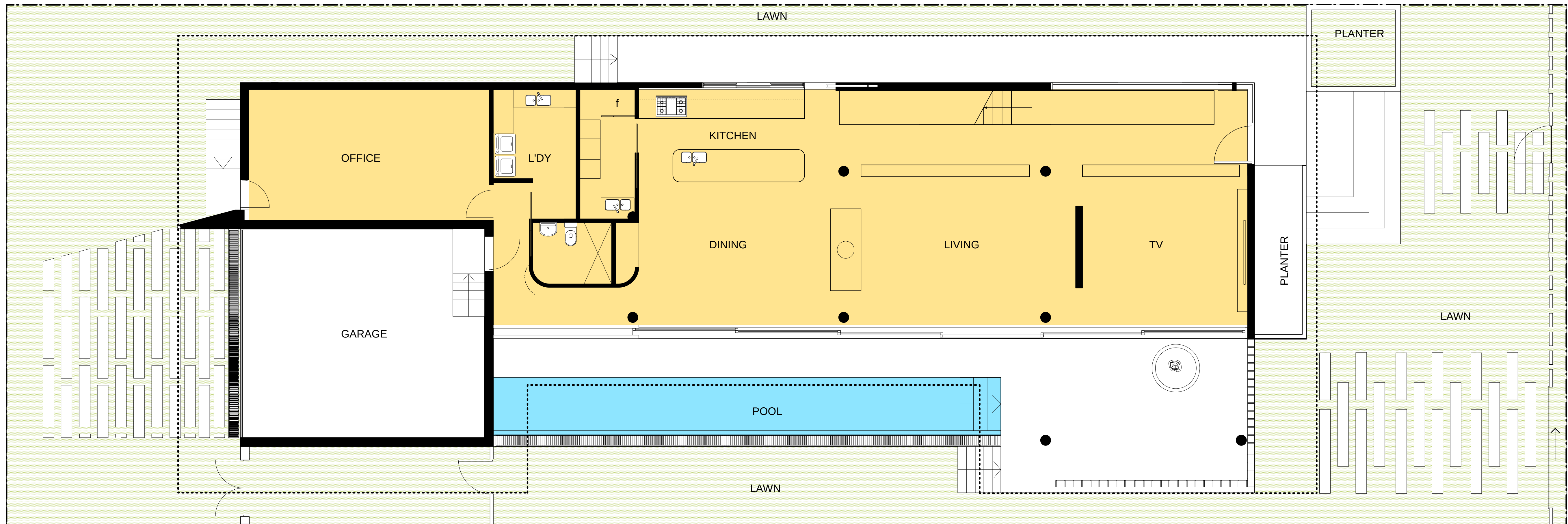
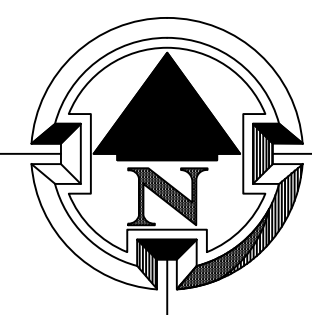


LANE



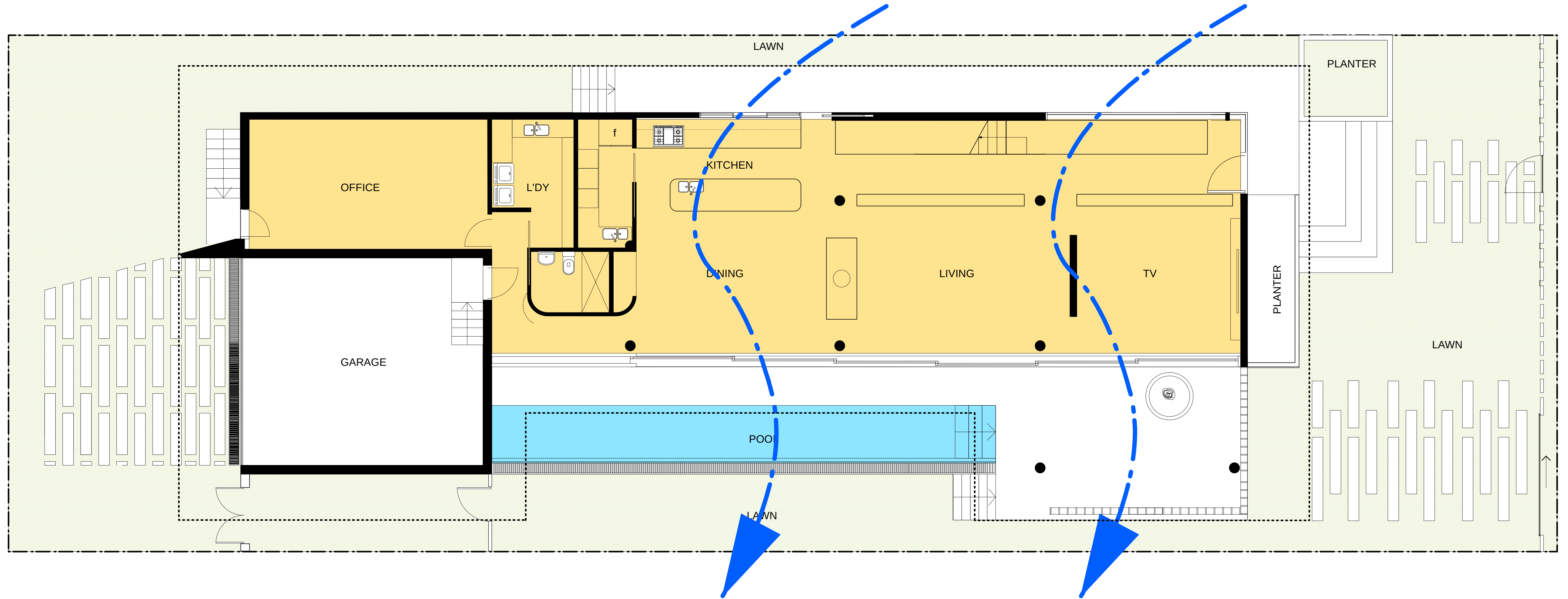
LENOX AVENUE



FIRST FLOOR PLAN

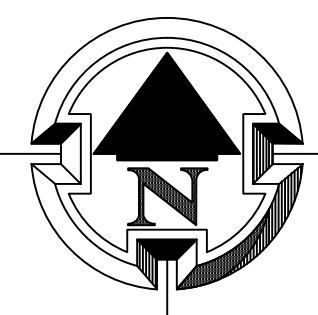
SCALE: 3/16 = 1'

LANE



LENOX AVENUE

CROSS VENTILATION



FIRST FLOOR PLAN

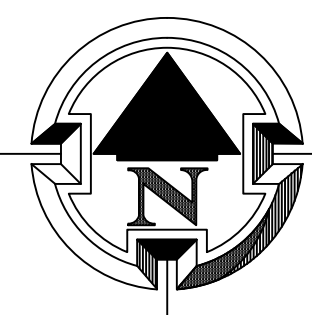
SCALE: 3/16 = 1'

LANE

LENOX AVENUE

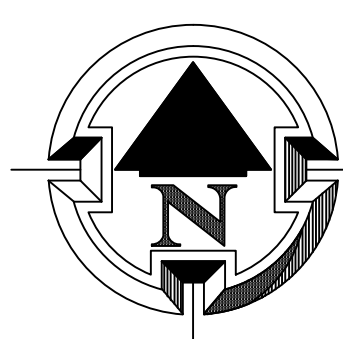
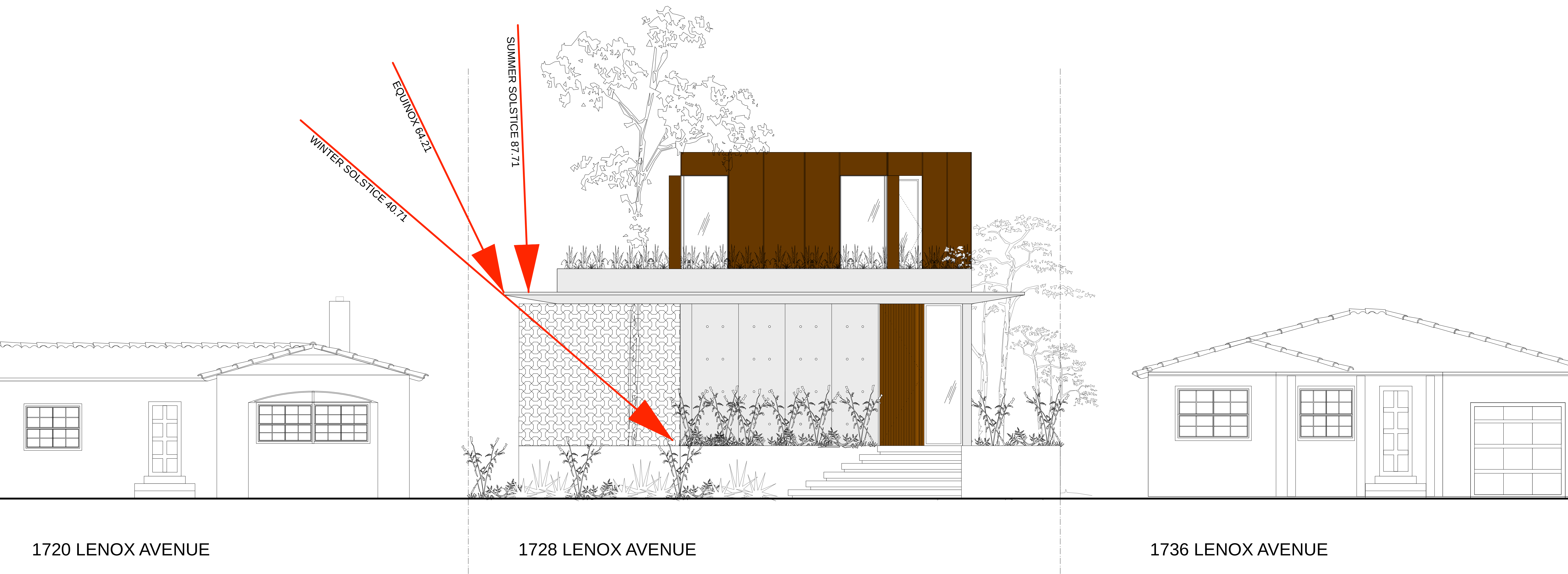


FIRST FLOOR SETBACKS



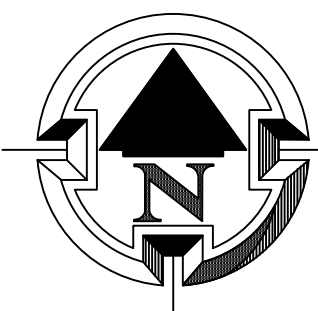
SECOND FLOOR PLAN

SCALE: 3/16 = 1'



LENOX STREET ELEVATION
SCALE: 3/16 = 1'





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

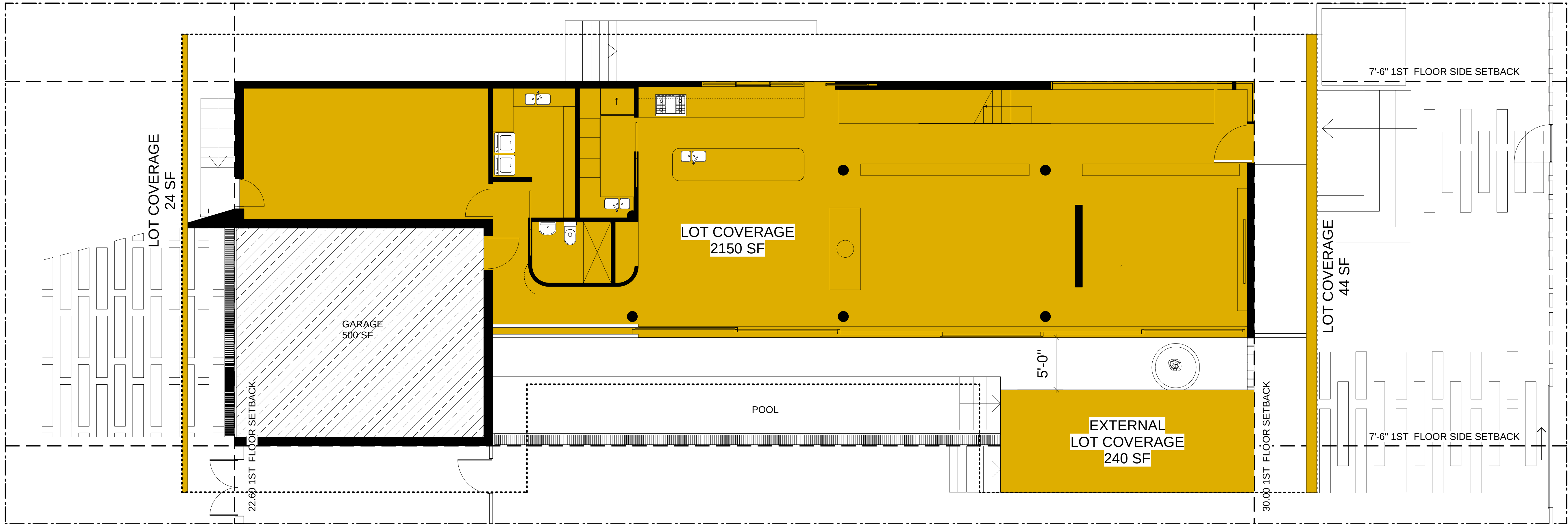
PROPOSED ROOF OVERHANG EXCEEDING
5' FROM EXTERIOR WALL EXCLUDED) 308 SF

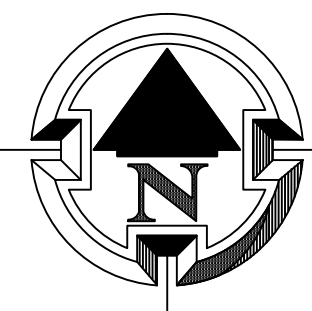
PROPOSED GARAGE
(NOT EXCEEDING 500 SF) 0,000 SF

PROPOSED EXTERNAL LOT COVERAGE 240 SF

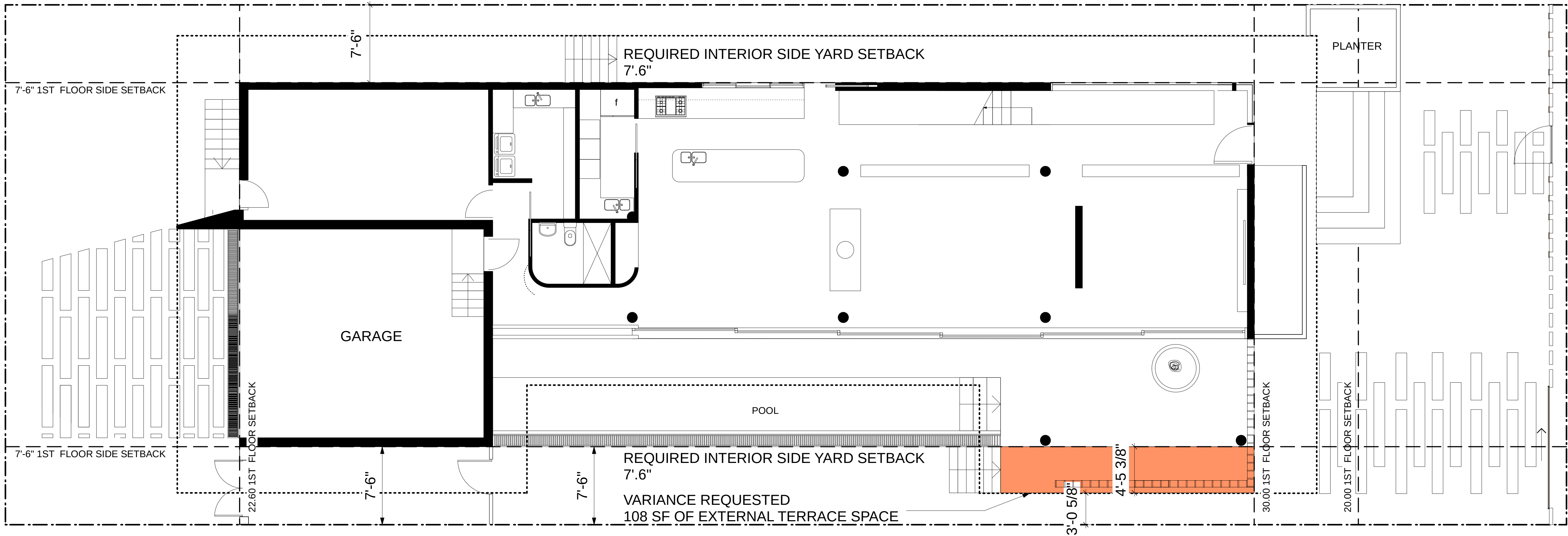
PROPOSED LOT COVERAGE (32%) 2,458 SF

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 108 SF
(External Space)

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FG

SEAL

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M+1 786 461 7356
ricardodelavega54@gmail.com

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

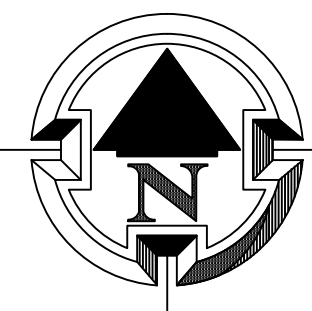
DELMO GROUP LLC
1728 LENOX AV
MIAMI BEACH

REVISIONS :

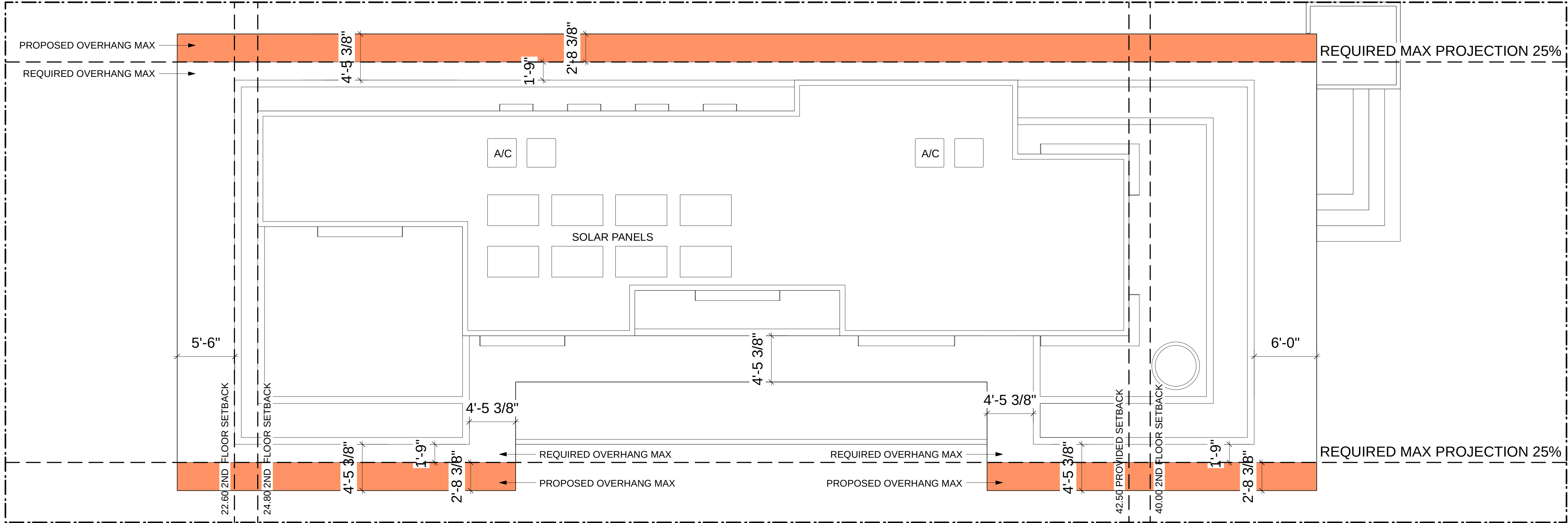
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3.-	May 6th 2024
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DATE : MAY. 2024
SCALE: SHOWN
DRAWN: GSCS
DESIGN BY: R.D.L.V.
JOB NO: 2023-19

sheet no.
A-14



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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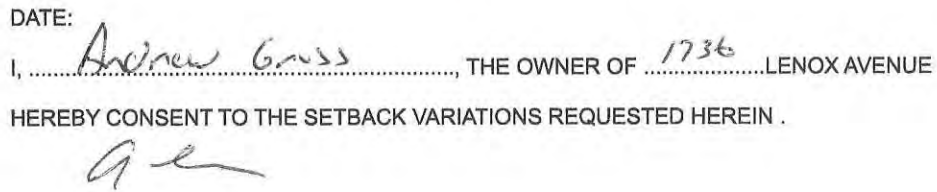
DELMO GROUP LLC
1728 LENOX AV
MIAMI BEACH

REVISIONS :

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

sheet no.
A-15



NORTH & SOUTH ROOF OVERHANG SETBACK

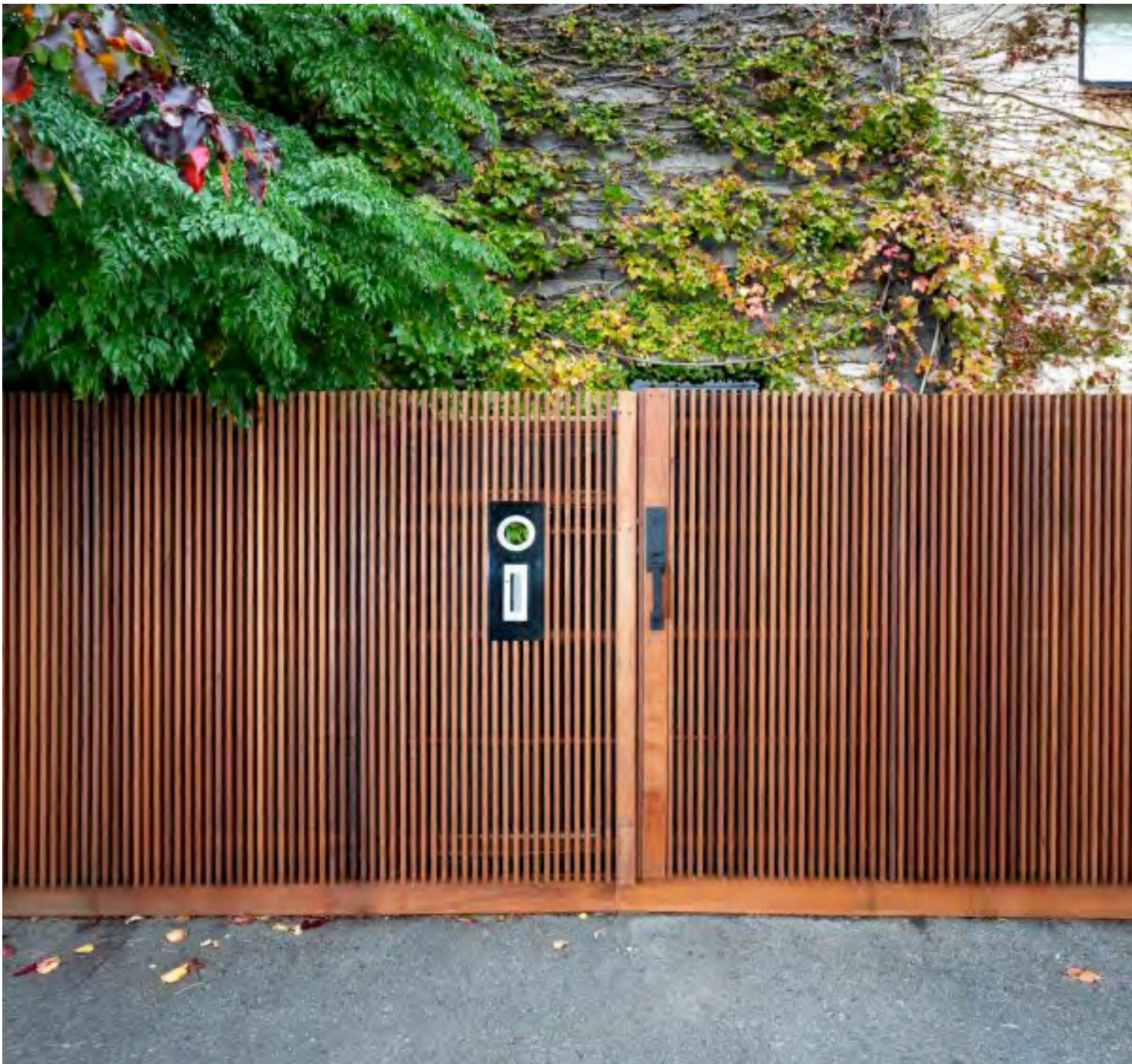
NORTH & SOUTH 1ST FLOOR ROOF PROJECTION
(Section 7.2.2.3 Development regulations): 25%= 1'-9"

1ST FLOOR REQUESTED VARIANCE 2'-8" 3/8
(Roof Overhang)



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

ARCHITECTURAL LANGUAGE - External Materials



SLATTED TIMBER FENCE



CORTEN STEEL & CONCRETE FENCE



SLIDING DOORS & OFF-FORM CONCRETE WALLS



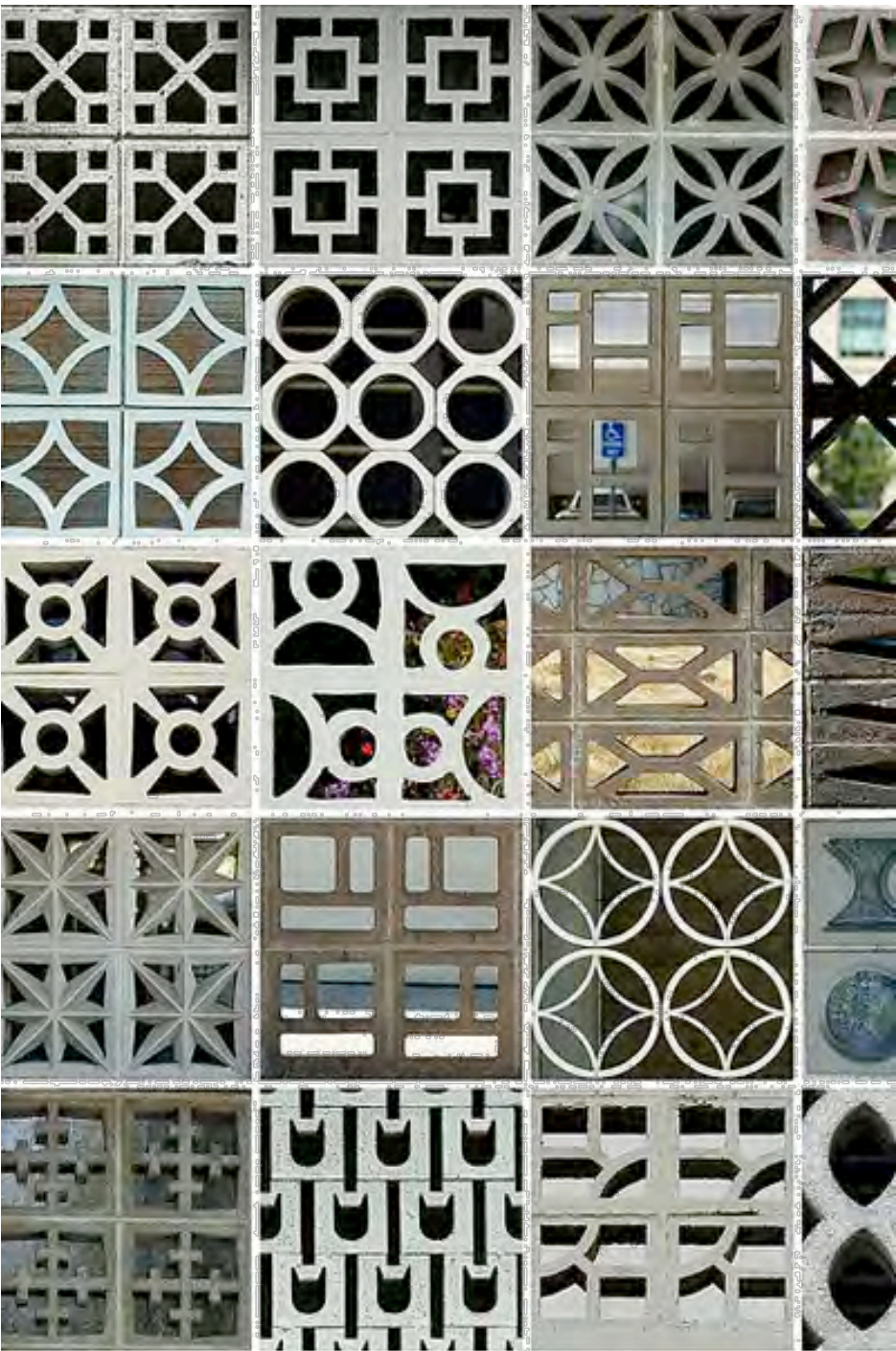
OFF-FORM CONCRETE WALLS



CORTEN STEEL WINDOW AWNING



CORTEN STEEL



BREEZEWAY BLOCKS



FLUSH ALUMINIUM MULLIONS SLIDING DOORS

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SCALE: SHOWN
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"Architecture is incitement. If it creates an emotional react
then it meets its purpose"



















