

Raleigh Project

Historic Preservation Board Addendum

07/20/2020

A0.77 – Updated new rendering viewed from the beach depicting updated top three levels of tower with reduced overall footprint stepping away from the beach. Removed white frame from penthouse levels and reduced overall balcony depth and rooftop overhang.

A0.84 – Updated rendering from Collins avenue, depicting redesigned bulkhead on top of building eliminating heavy frames and replacing with perforated metal cladding.

A0.88 – Updated rendering from the beach depicting reduced overall massing of top three levels of the tower.

A0.94 – New rendering as seen from the Miami Beach pedestrian boardwalk from the North of the Setai.

A1.05 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.06 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.07 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.08 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.09 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.10 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.11 – Revised FAR diagram due to modification of glass enclosure within previously submitted building footprint.

A1.12 – Revised FAR diagram due to modification of glass enclosure with modified reduced building footprint reducing balconies on the East side.

A1.13 – Revised FAR diagram due to modification of glass enclosure with modified reduced building footprint reducing rooftop overhang on the East side.

A3.01.1 – New Basement exhibit depicting existing areas of basement at -2'2" NGVD & -5'6" NGVD and new proposed basement at -5'6" NGVD along with vehicular access from the ground level.

A3.01.2 – New Basement Entry Exhibit with detail section indicating top of ramp access to be at 8'-0" NGVD with the ability for flood paneling up to 12'-0" NGVD.

A3.05 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.

A3.06 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.

A3.07 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.

A3.08 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.

A3.09 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.



ARCHITECTURE INTERIOR DESIGN PLANNING

- A3.10 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.11 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.12 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.13– Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.14 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.15 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.16 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.17 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.18 – Revised overall floor plan indicating revised tower modifications of glass enclosure within previously submitted footprint.
- A3.19 – Revised overall floor plan indicating revised tower modifications of glass enclosure with reduced balcony depth stepping building massing back from the East side.
- A3.20 – Revised overall floor plan indicating revised tower modifications of glass enclosure with reduced balcony depth stepping building massing back from the East side.
- A3.20 – Revised overall roof plan indicating revised tower modifications of glass enclosure with reduced balcony depth stepping building massing back from the East side.
- A4.00 – Revised overall elevations indicating revised tower massing stepping back from the East.
- A4.01- Revised overall color elevations indicating revised tower massing stepping back from the East and updated screening of the mechanical bulkhead.
- A4.02 – Revised overall elevations indicating revised tower massing stepping back from the East.
- A4.03- Revised overall color elevations indicating revised tower massing stepping back from the East and updated screening of the mechanical bulkhead.
- A4.04 – Revised overall elevations indicating revised tower massing stepping back from the East.
- A4.05- Revised overall color elevations indicating revised tower massing stepping back from the East and updated screening of the mechanical bulkhead.
- A5.00 – Revised overall section with reduced footprint and balconies of top three upper levels of the tower.
- A5.02 – Revised overall section with reduced footprint and balconies of top three upper levels of the tower.
- B4-A3.05 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.06 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.07 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts



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ARCHITECTURE INTERIOR DESIGN PLANNING

- B4-A3.08 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.09– Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.10 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.11 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.12 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.13 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.14 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.15 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.16 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.17 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.18 – Revised tower floor plan with revised glass enclosure within previously submitted footprint and overall unit layouts
- B4-A3.19 – Revised tower floor plan with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A3.20 – Revised tower floor plan with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A3.20 – Revised tower floor plan with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A3.21 – Revised tower roof plan with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A4.00 – Revised tower elevation with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A4.00. A – Comparison exhibit between previously submitted elevation and new proposed elevation
- B4-A4.02 – Revised tower elevation with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A4.02. A – Comparison exhibit between previously submitted elevation and new proposed elevation
- B4-A4.02 – Revised tower elevation with revised glass enclosure with reduced balcony footprint to add stepping from the beach
- B4-A5.02 - Updated section at top of tower indicating new balcony configuration stepping back from the East to reduce overall building massing.

The RALEIGH

MASTER PLAN

SECOND UPDATED PLANS IN RESPONSE TO HPB DISCUSSION



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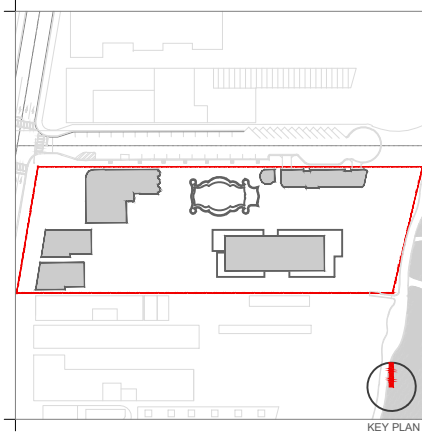
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CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
SECOND UPDATED PLANS IN RESPONSE TO HPB DISCUSSION
JULY 20, 2020



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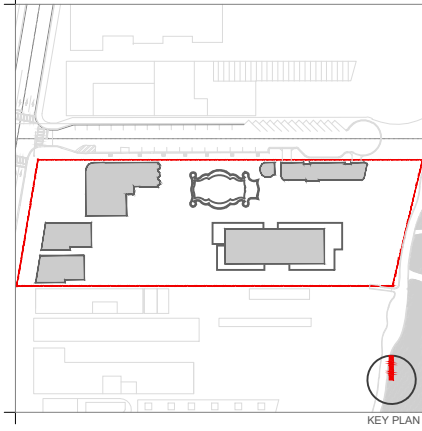
PROPOSED
 EAST VIEW TOWARD OCEAN TOWER & RALEIGH

THE RALEIGH MASTERPLAN - MIAMI BEACH

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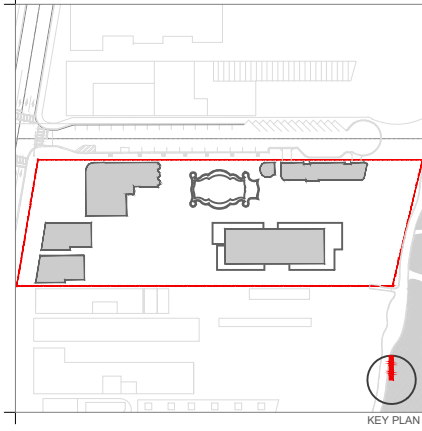
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K O B I
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 WEST VIEW TOWARD TOWER & RALEIGH

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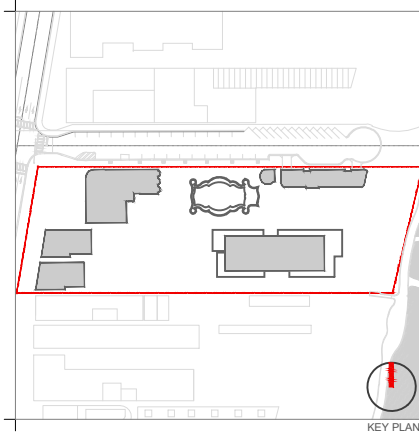
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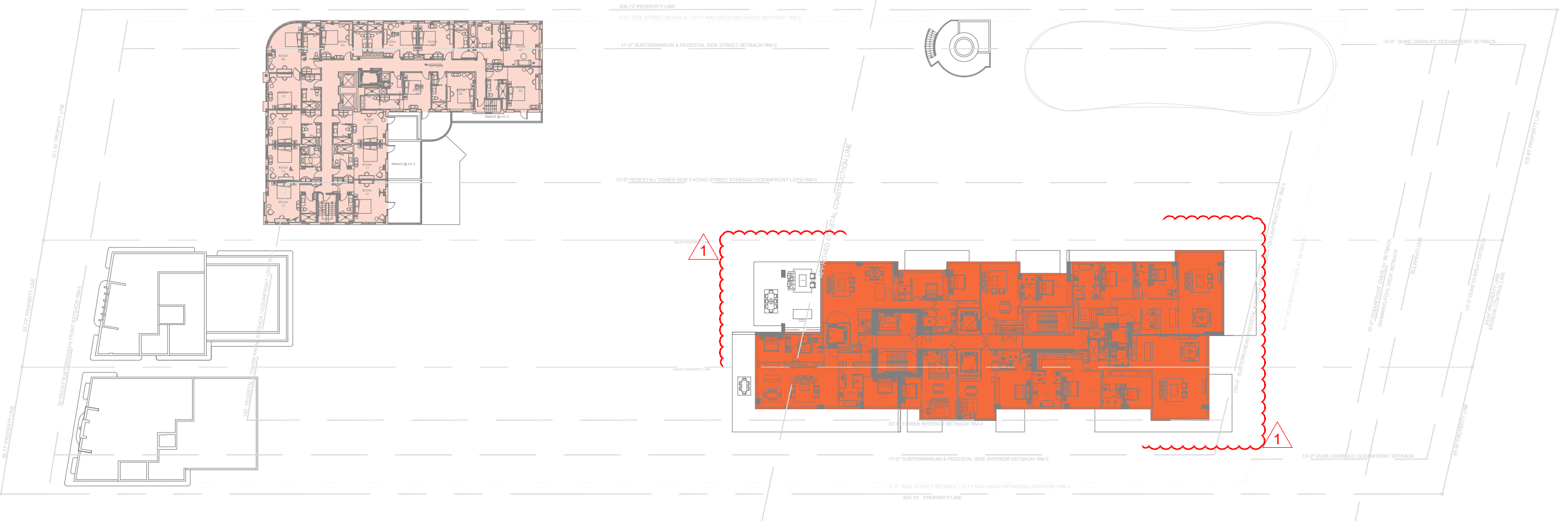
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 VIEW FROM PUBLIC BOARDWALK

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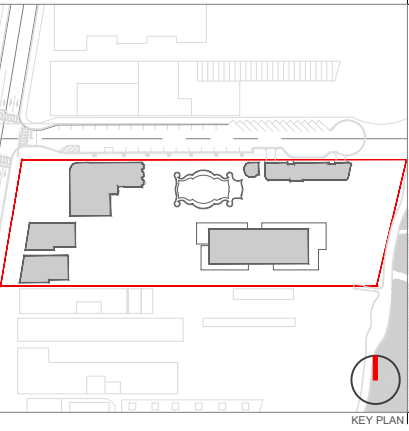
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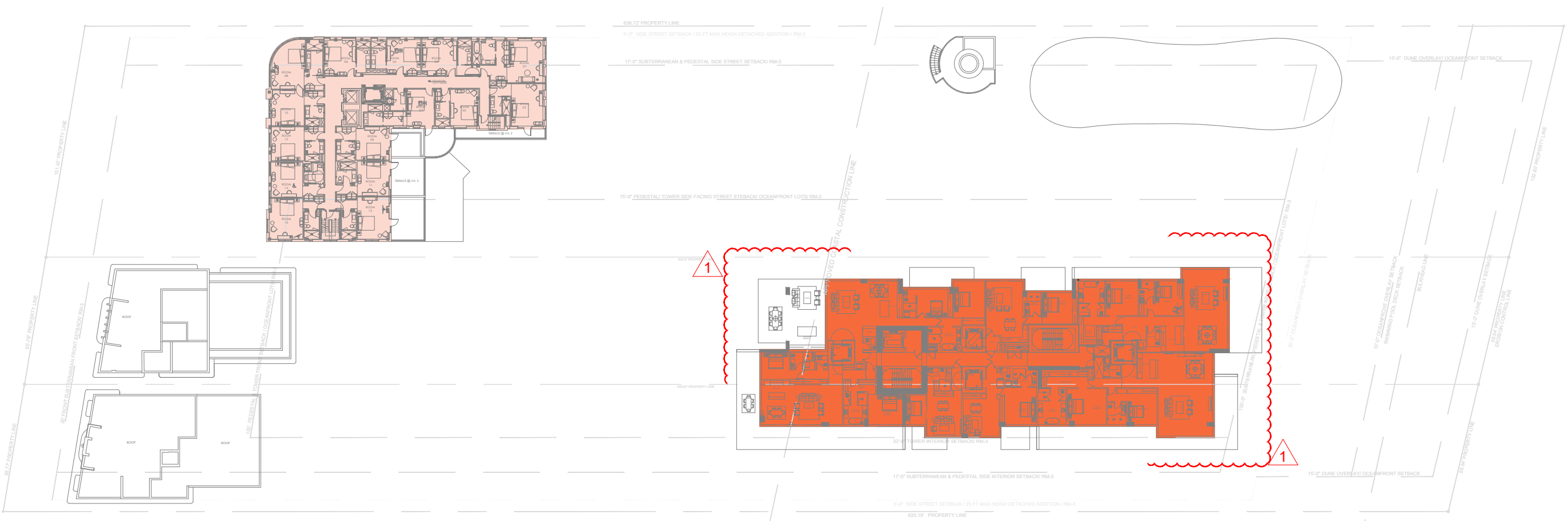
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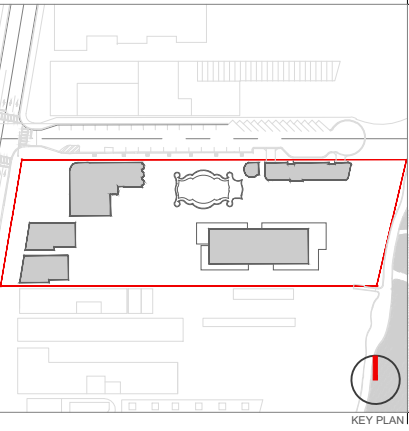
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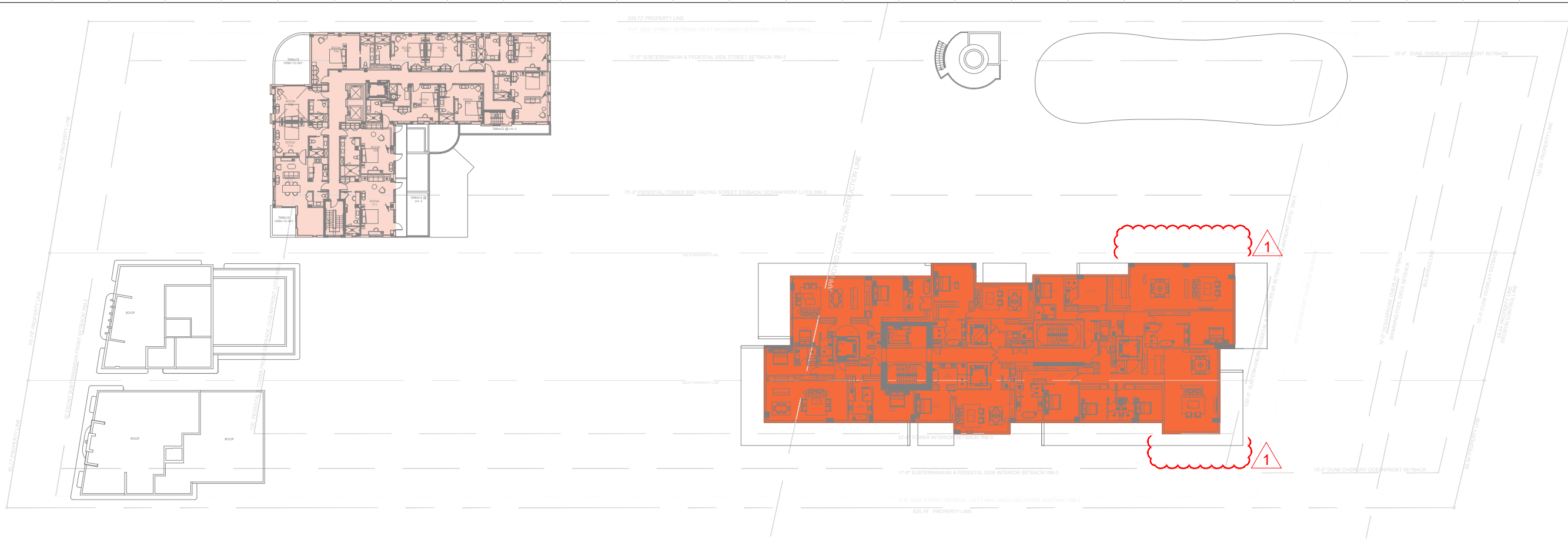
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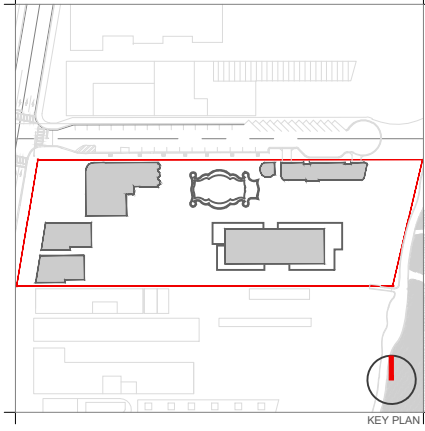
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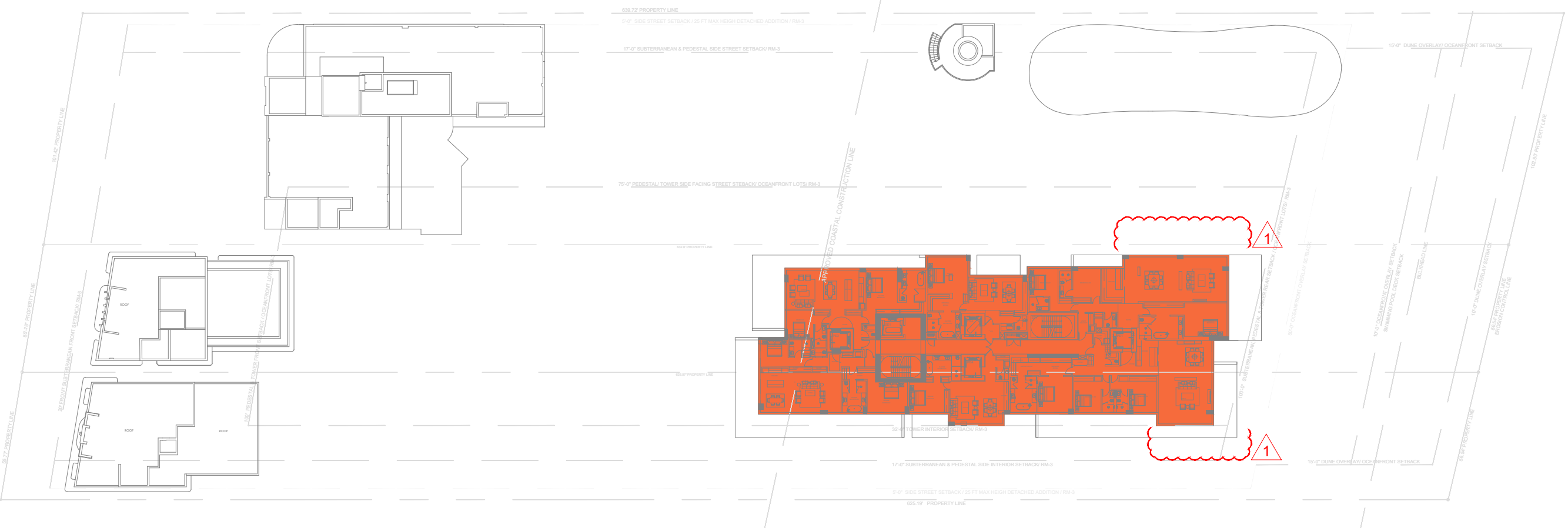
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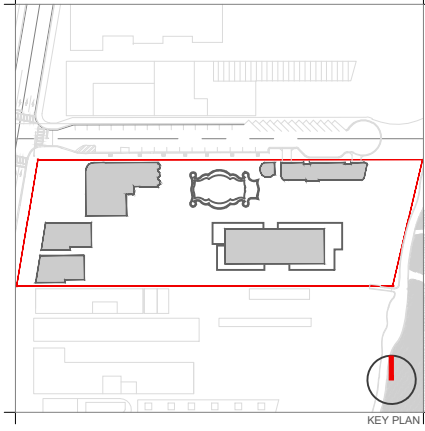
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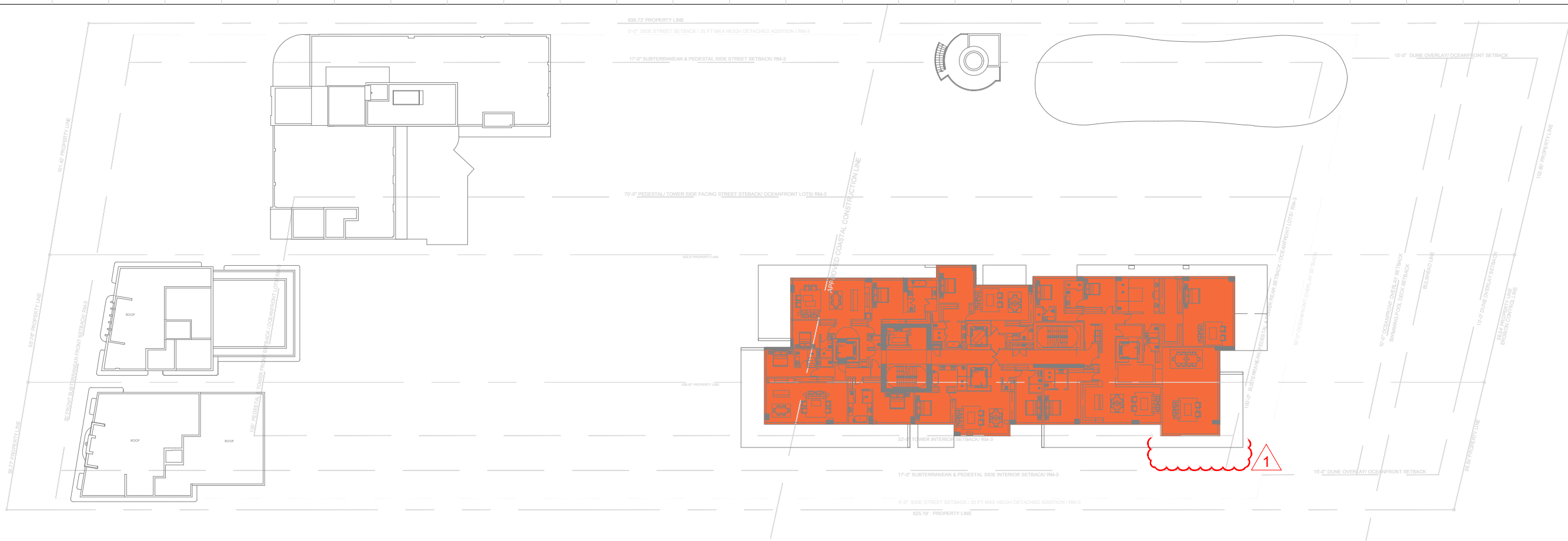
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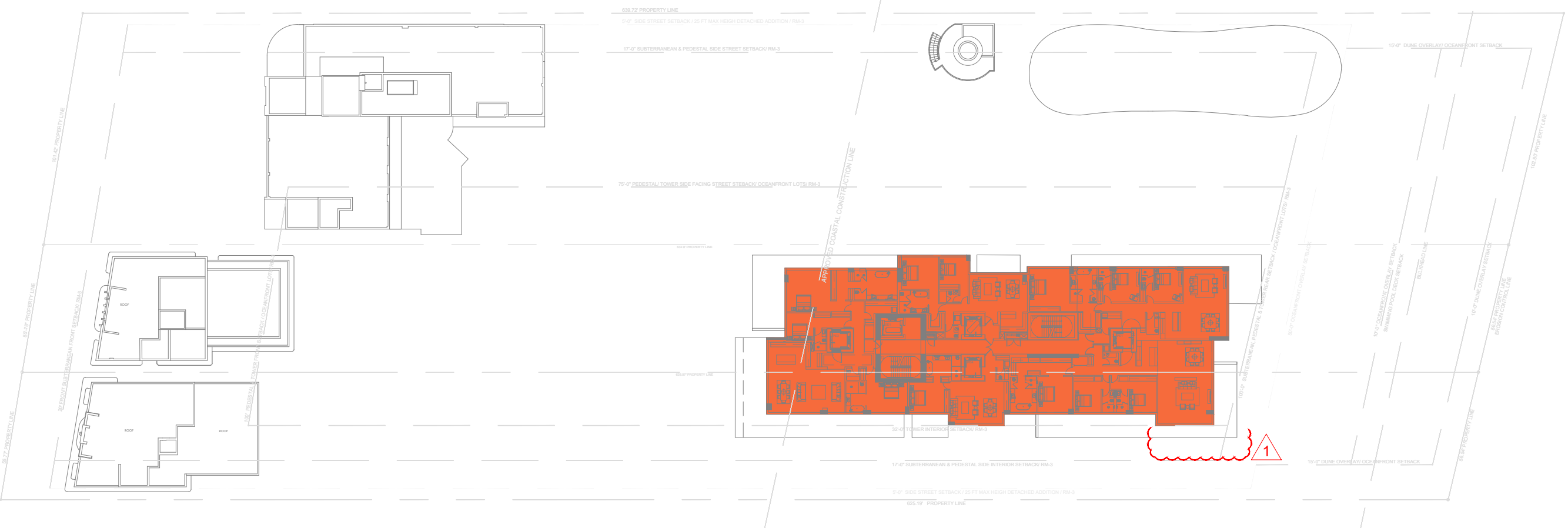
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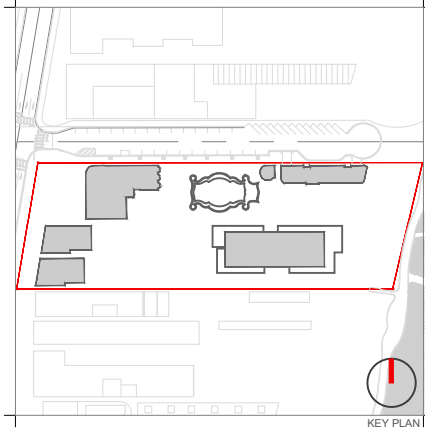
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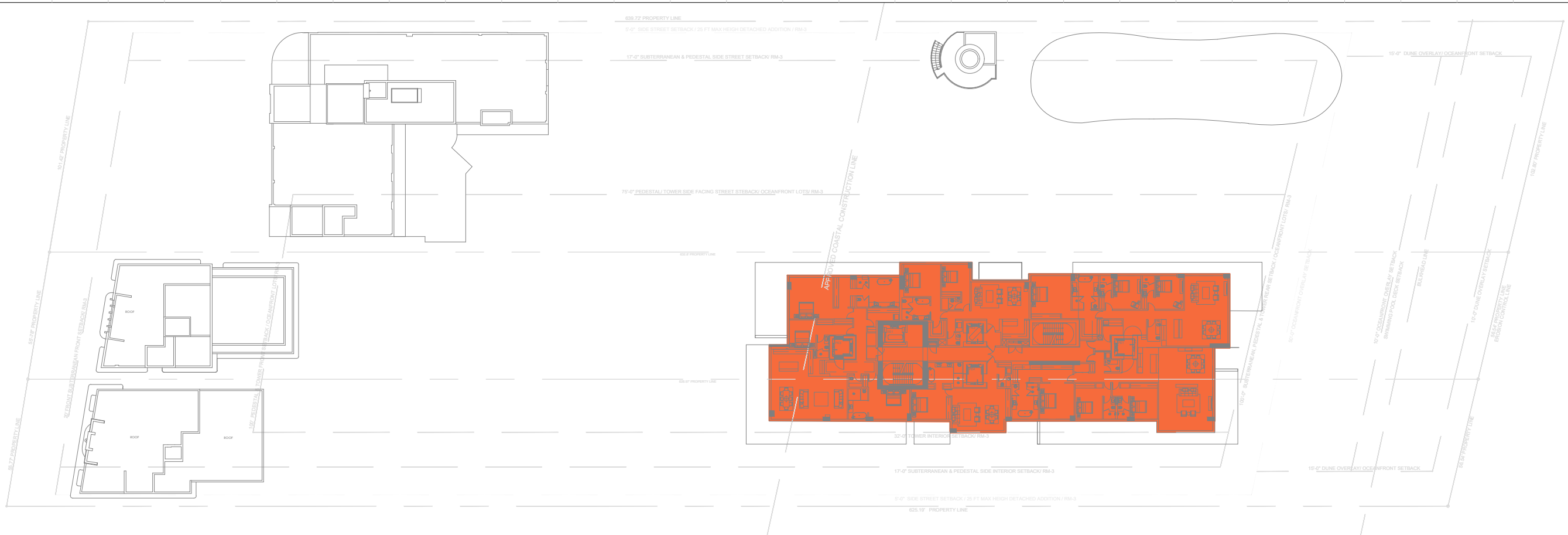
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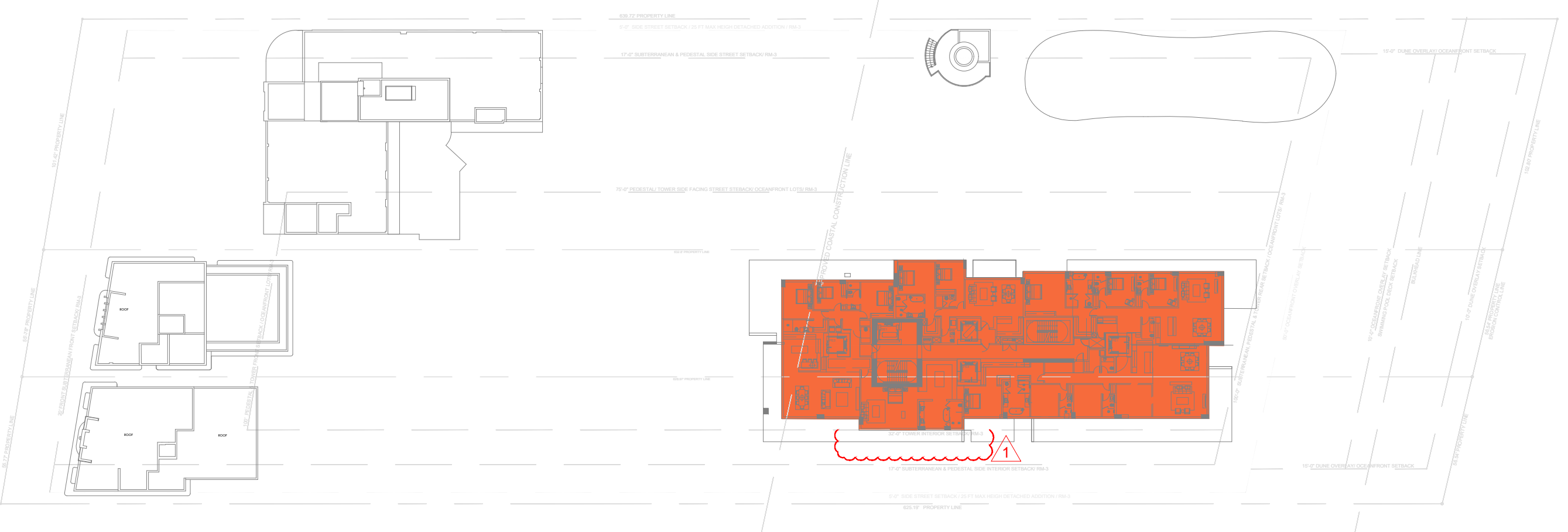
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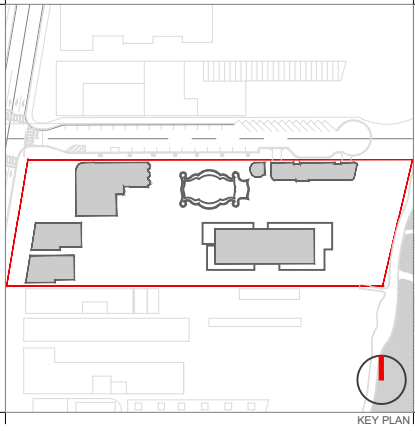
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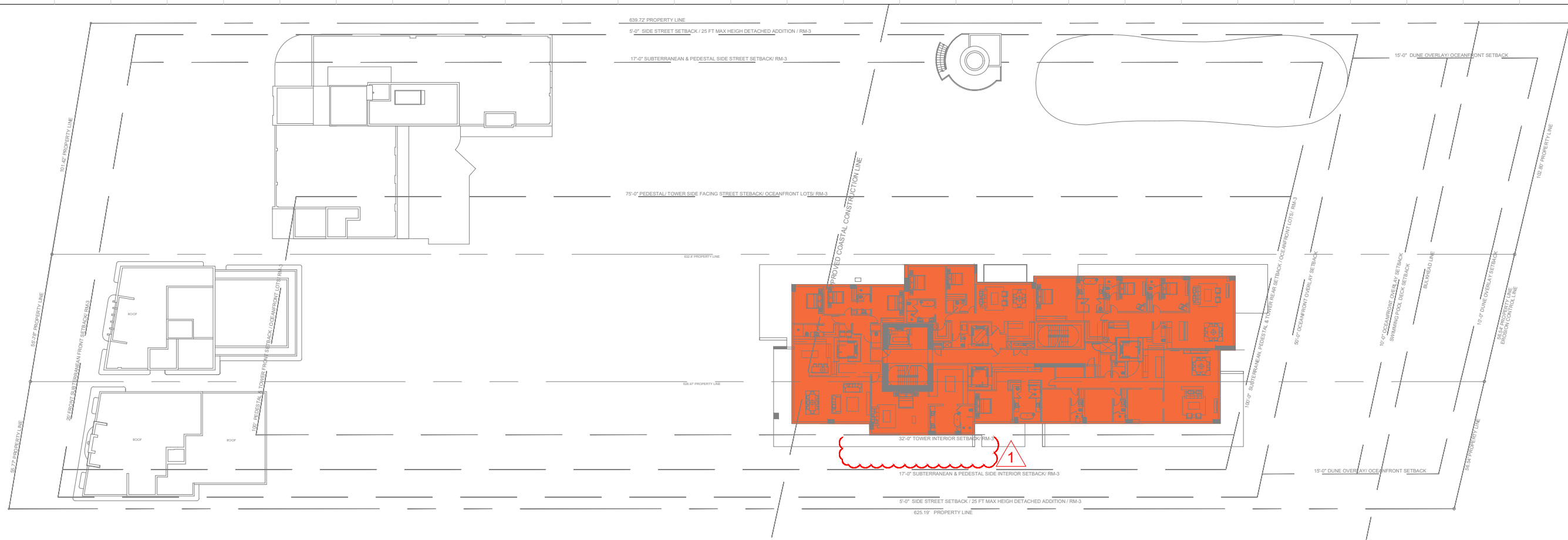
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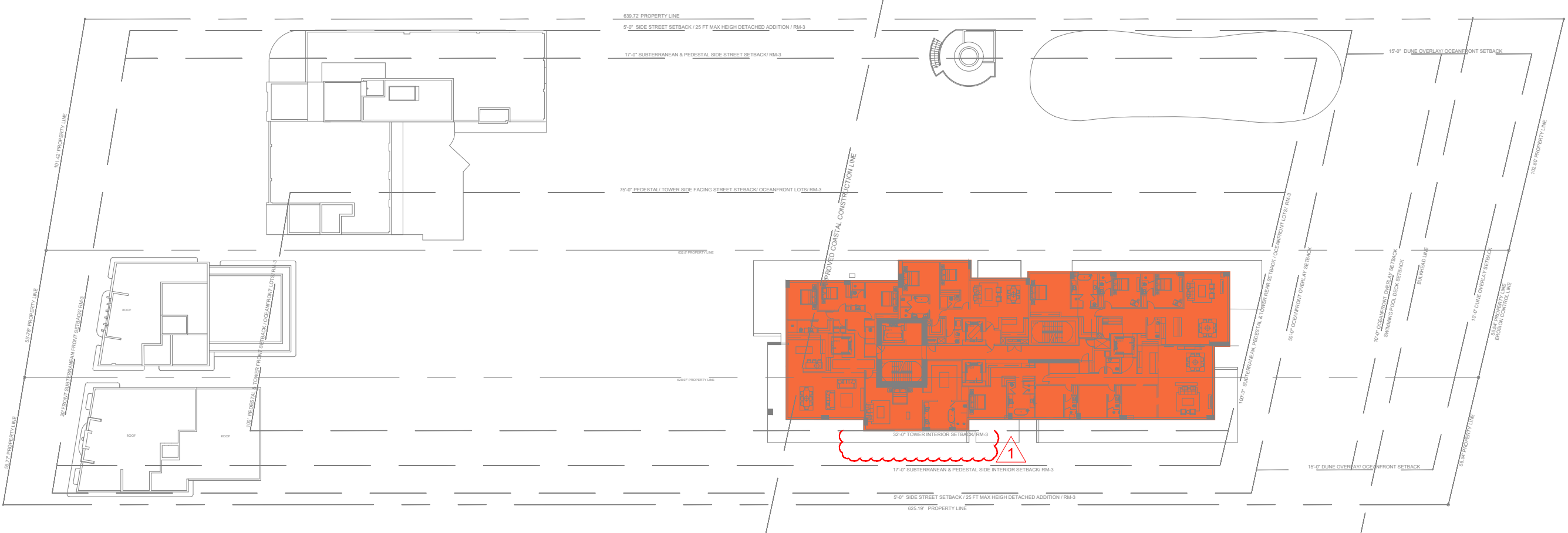
FAR CALCULATIONS
 PROPOSED

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Project	1901	



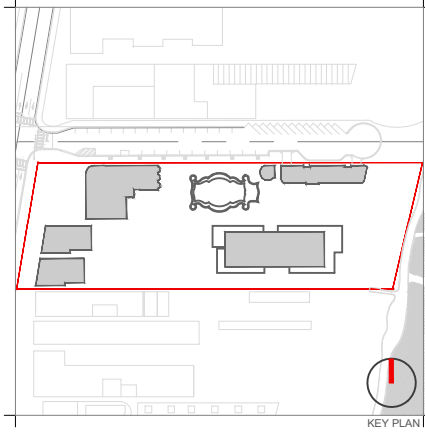
LEVEL 15

SCALE: N.T.S.



LEVEL 16

SCALE: N.T.S.



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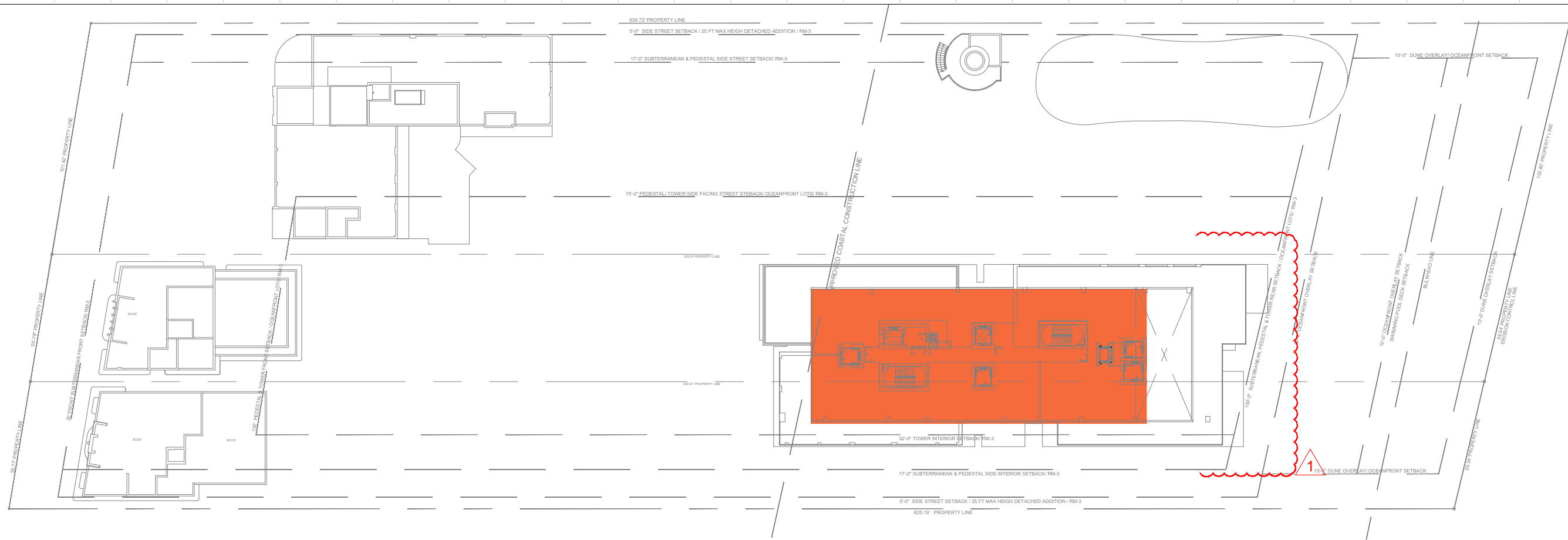
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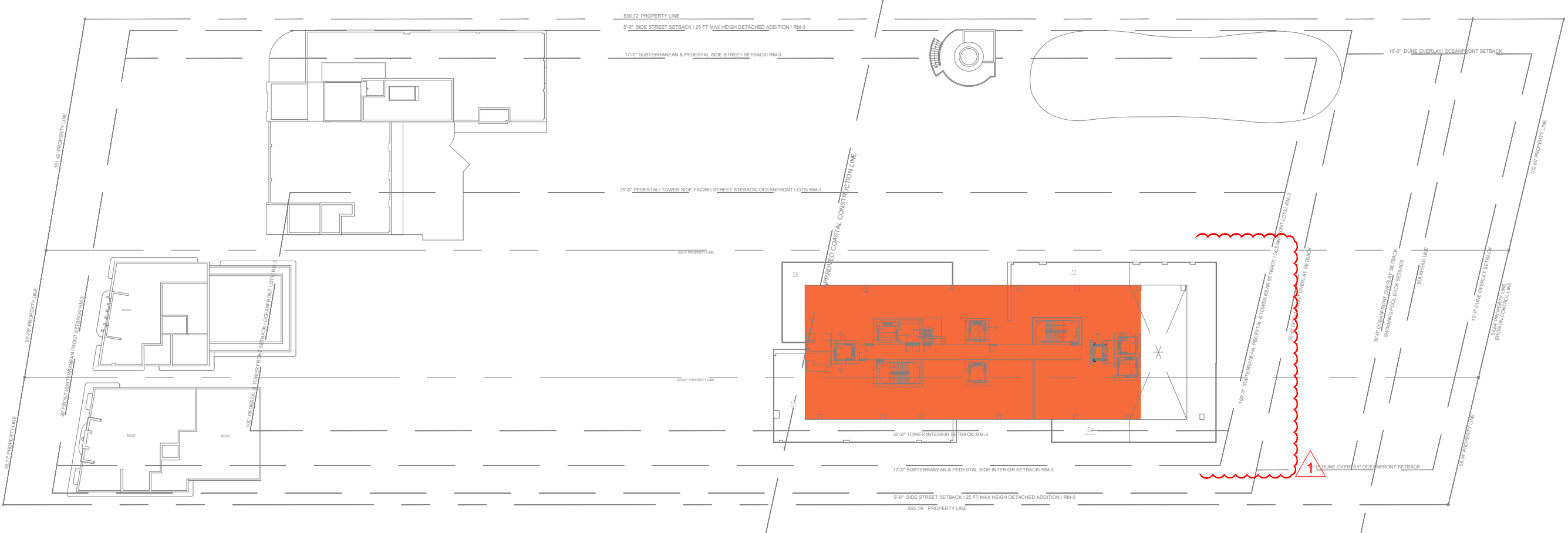
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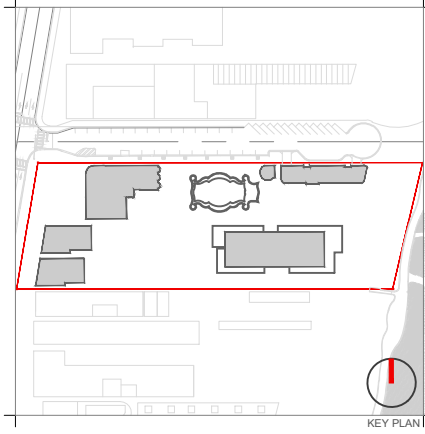
LEVEL 17

SCALE: N.T.S.



LEVEL 18

SCALE: N.T.S.



KEY PLAN

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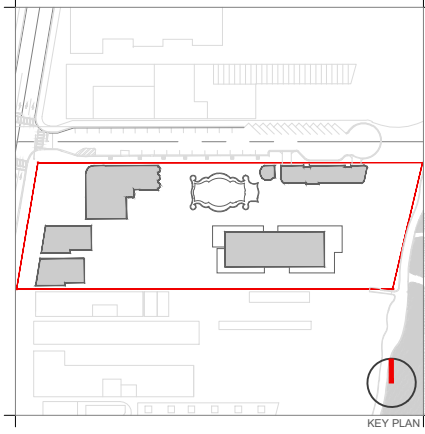
FAR CALCULATIONS
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Project	1901	



LEVEL 19

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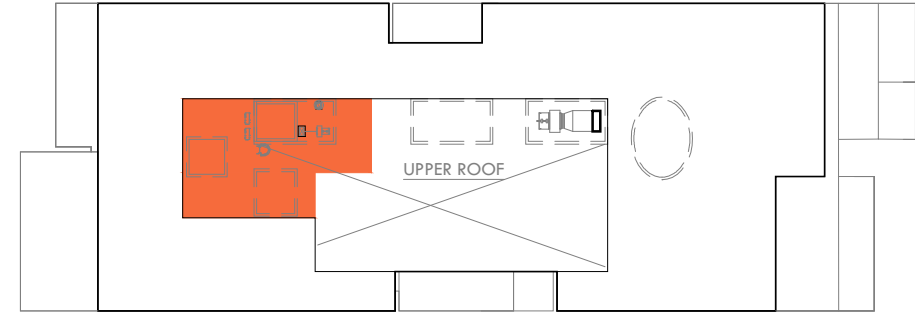
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FAR CALCULATIONS
 PROPOSED

FLOOR AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED/ OCEAN TOWER	NORTH PAVILLION
0	6,834 SF	-	-	-	-
1	8,345 SF	3,380 SF	3,134 SF	4,556 SF	2,542 SF
1.5 (MEZZANINE)	1,403 SF	0 SF	300 SF	0 SF	0 SF
2	7,337 SF	2,006 SF	0 SF	0 SF	1,315 SF
3	7,337 SF	686 SF	0 SF	11,296 SF	170 SF
4	7,337 SF	-	-	11,296 SF	-
5	7,337 SF	-	-	11,296 SF	-
6	7,337 SF	-	-	11,296 SF	-
7	6,875 SF	-	-	12,041 SF	-
8	1,745 SF	-	-	12,041 SF	-
9	-	-	-	12,041 SF	-
10	-	-	-	12,041 SF	-
11	-	-	-	11,814 SF	-
12	-	-	-	11,788 SF	-
13	-	-	-	11,788 SF	-
14	-	-	-	11,362 SF	-
15	-	-	-	11,362 SF	-
16	-	-	-	10,795 SF	-
17	-	-	-	8,789 SF	-
18	-	-	-	8,789 SF	-
ROOF LEVEL	-	-	-	3,600 SF	-
MECHANICAL ROOF LEVEL	-	-	-	1,231 SF	-
POOL FOLLY LEVEL 1	195 SF	-	-	-	-
POOL FOLLY LEVEL 2	195 SF	-	-	-	-
TOTAL FAR - EACH BUILDING	62,277 SF	4,072 SF	3,434 SF	189,222 SF	4,027 SF
TOTAL FAR - ALL BUILDINGS	245,032 SF				



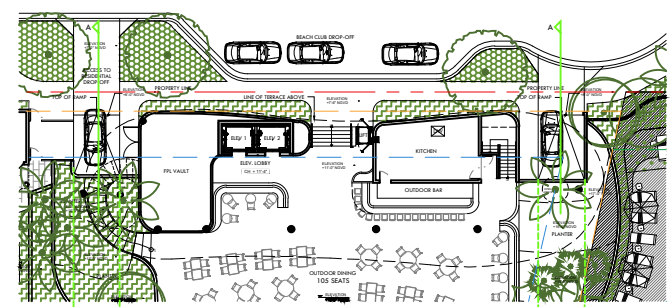
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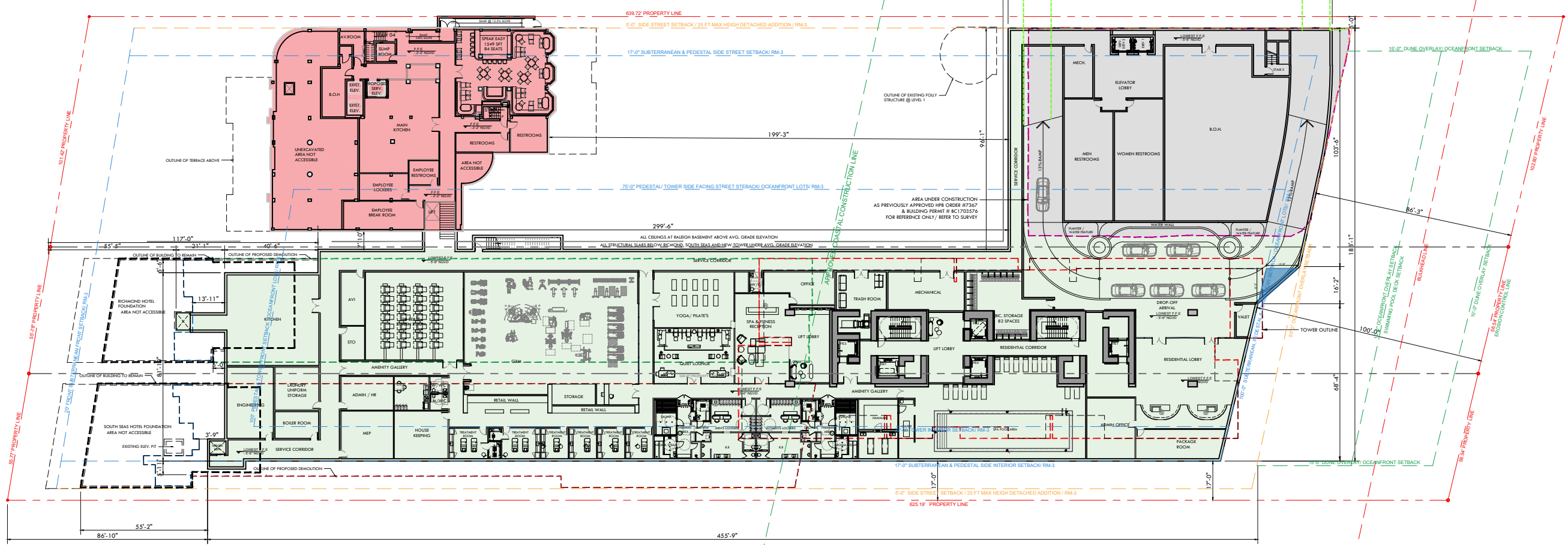
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VARIANCES REQUIRED

PROPOSED DRIVEWAY / 104 SF PROJECTING BEYOND SUBTERRANEAN SETBACK TO ALLOW ACCESS TO BASEMENT AND RESIDENTIAL DROP - OFF AREA



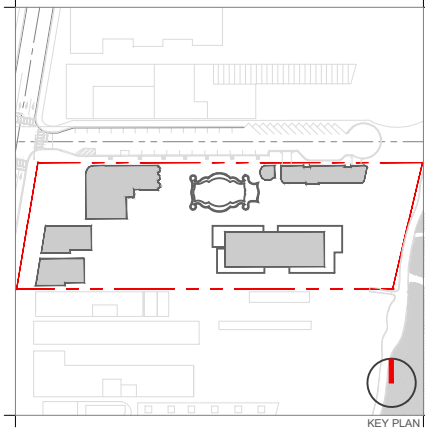
① DROP OFF ENTRY - LEVEL 1 (REFER TO A3.01.2)
SCALE: 1"=50'-0"



- EXISTING BASEMENT AREA - FINISH FLOOR ELEVATION AT -2'-2" NGVD
- EXISTING BASEMENT AREA - FINISH FLOOR ELEVATION AT -5'-6" NGVD
- PROPOSED BASEMENT AREA - FINISHED FLOOR ELEVATION AT -5'-6" NGVD
- AREA UNDER CONSTRUCTION AS PREVIOUSLY APPROVED HPB ORDER #7367 & BUILDING PERMIT # BC1703576

① OVERALL FLOOR PLAN - LEVEL 0

SCALE: 1"=50'-0"



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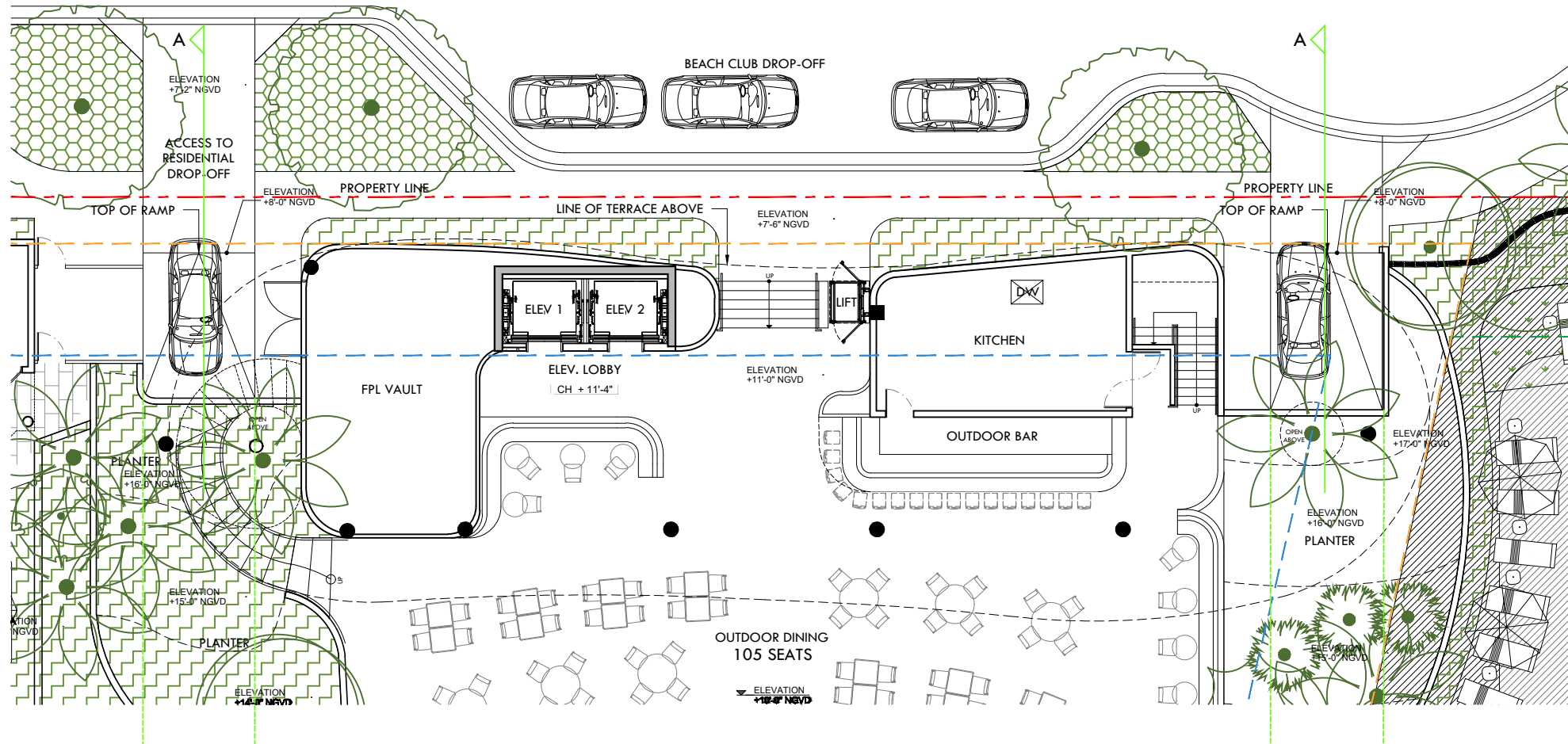
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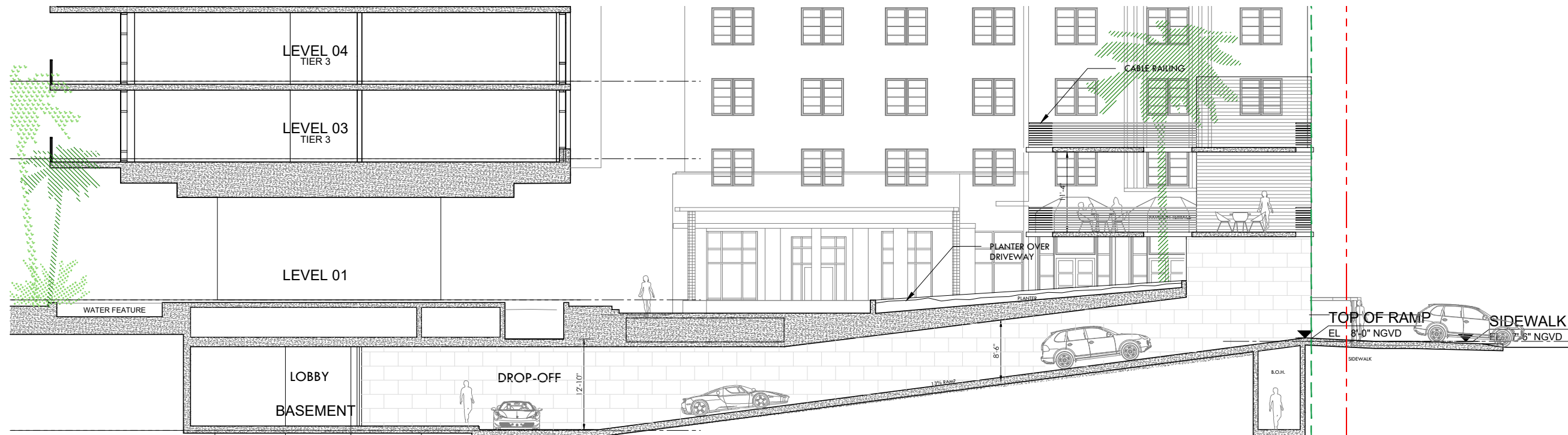


BASEMENT EXHIBIT
LEVEL 0

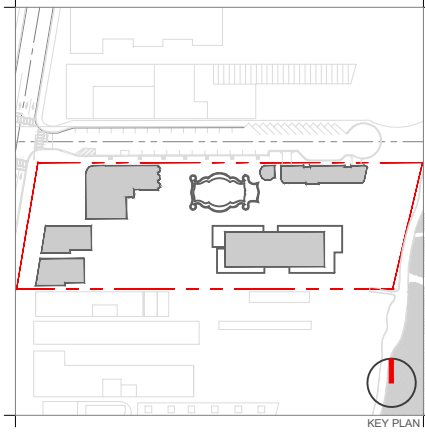
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DROP OFF ENTRY - LEVEL 1
SCALE: 1"=16'-0"



TYPICAL SECTION 'A' - GARAGE ENTRY/EXIT
SCALE: 1"=16'-0"



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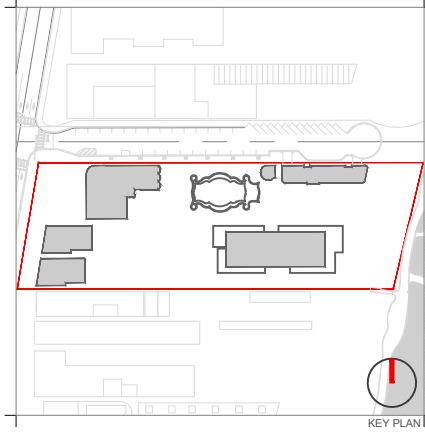
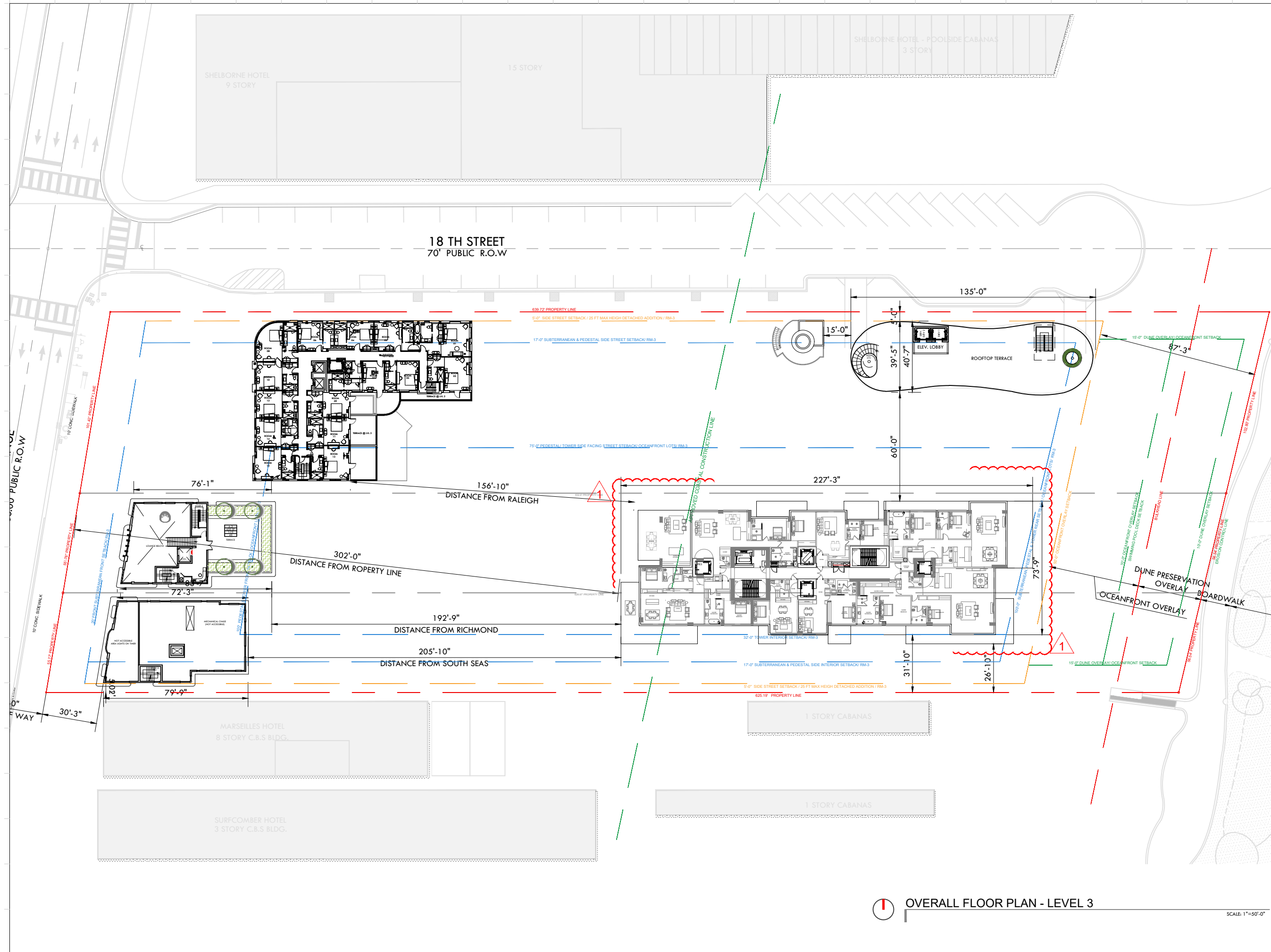
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BASEMENT ENTRY EXHIBIT
LEVEL 1

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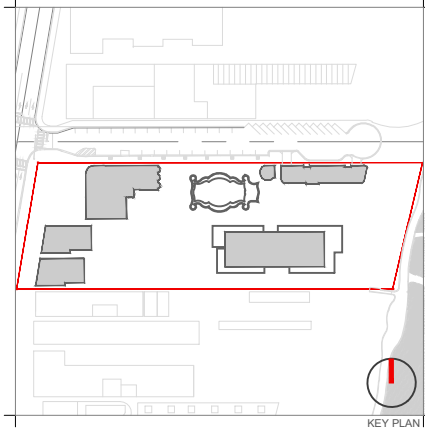
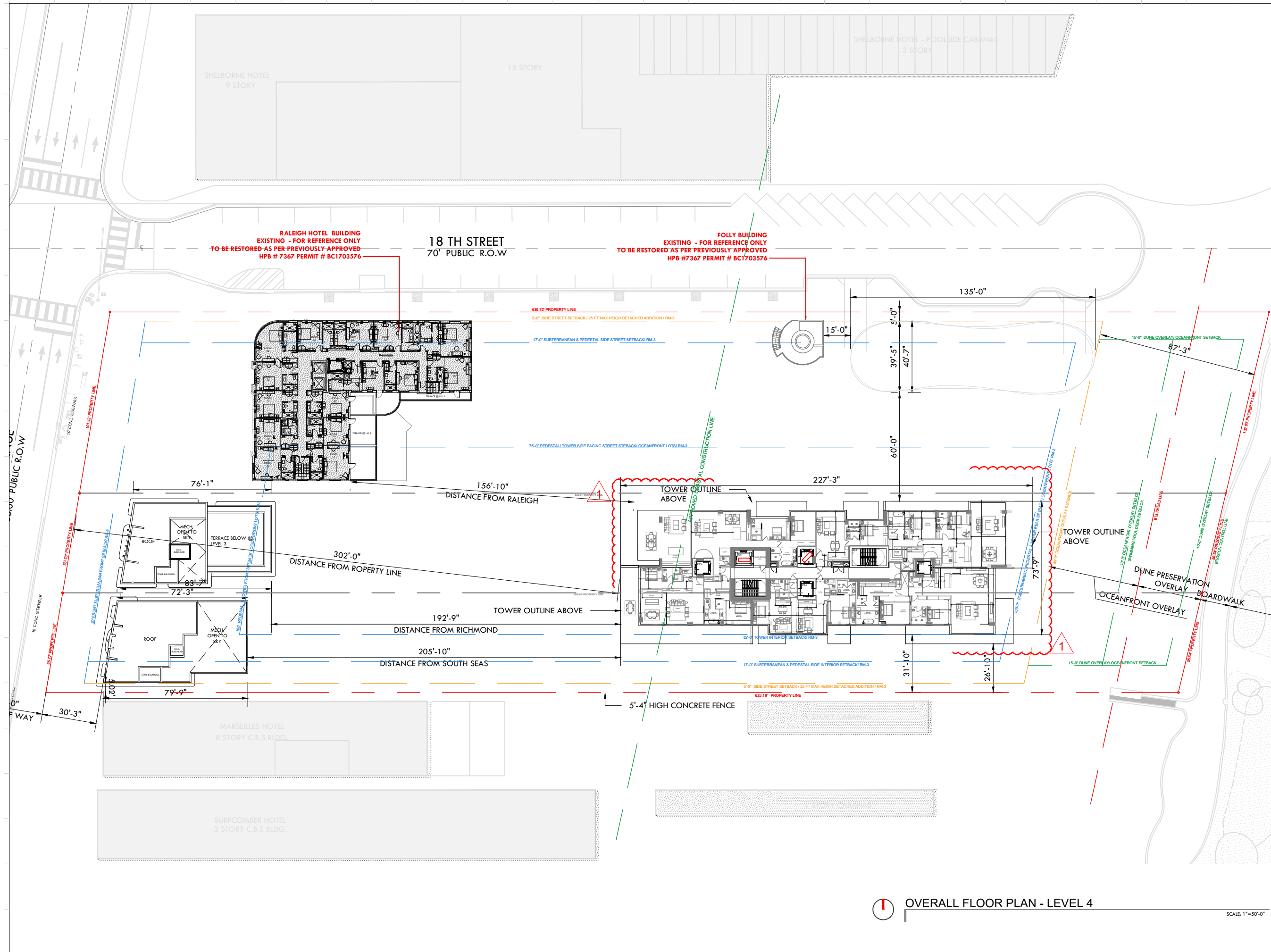
OVERALL FLOOR PLAN

LEVEL 3

OVERALL FLOOR PLAN - LEVEL 3

SCALE 1"=50'-0"

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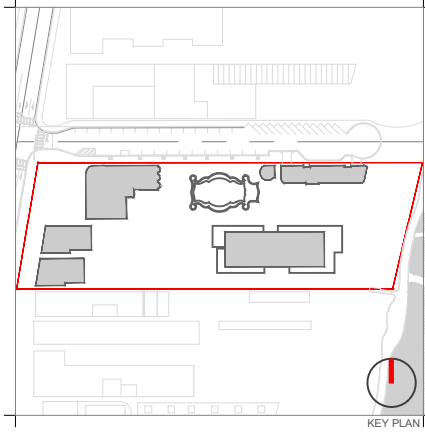
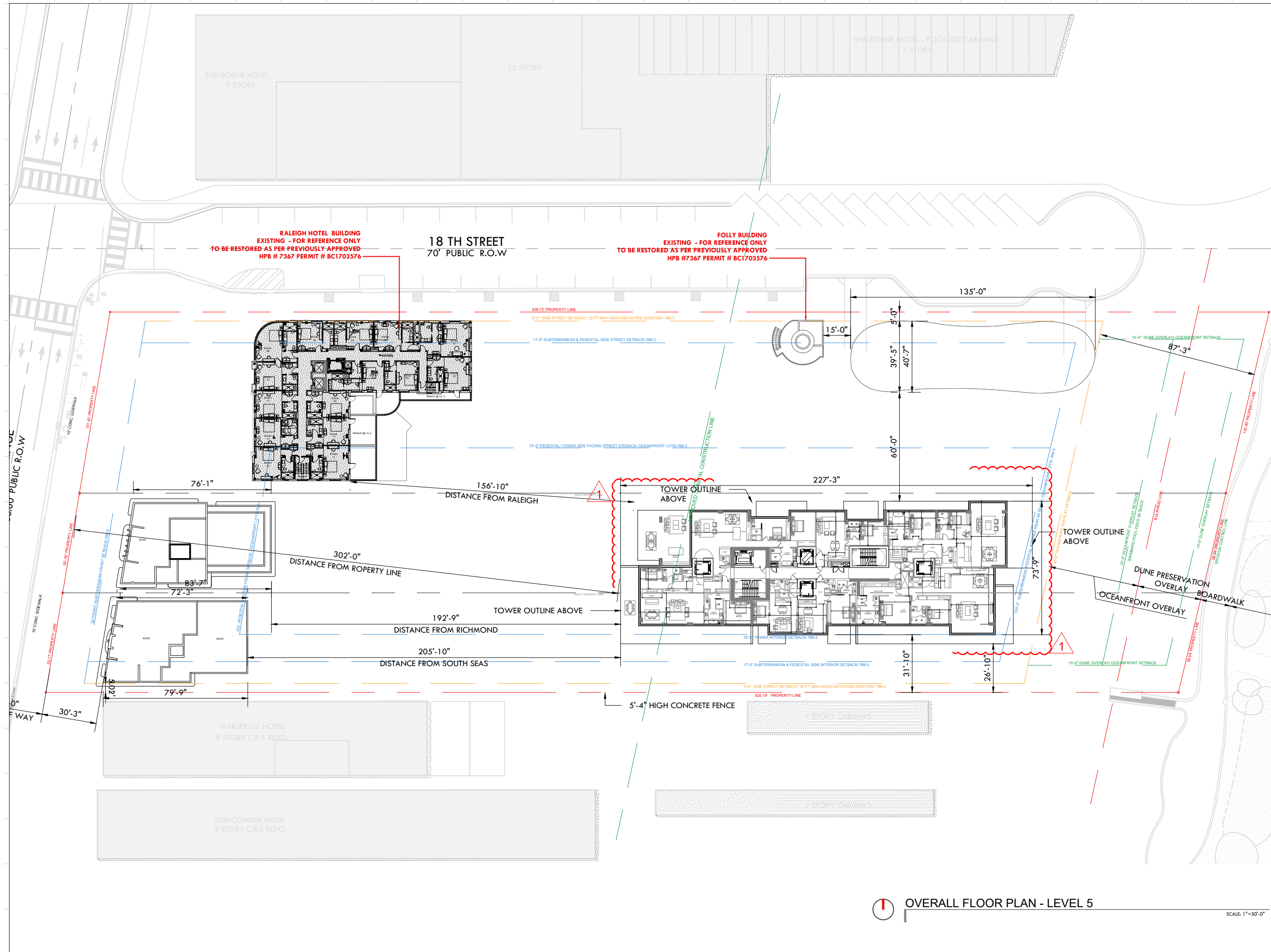
OVERALL FLOOR PLAN

LEVEL 4

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OVERALL FLOOR PLAN - LEVEL 4

SCALE 1"=50'-0"



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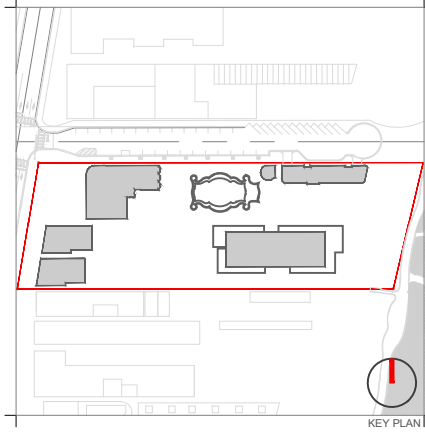
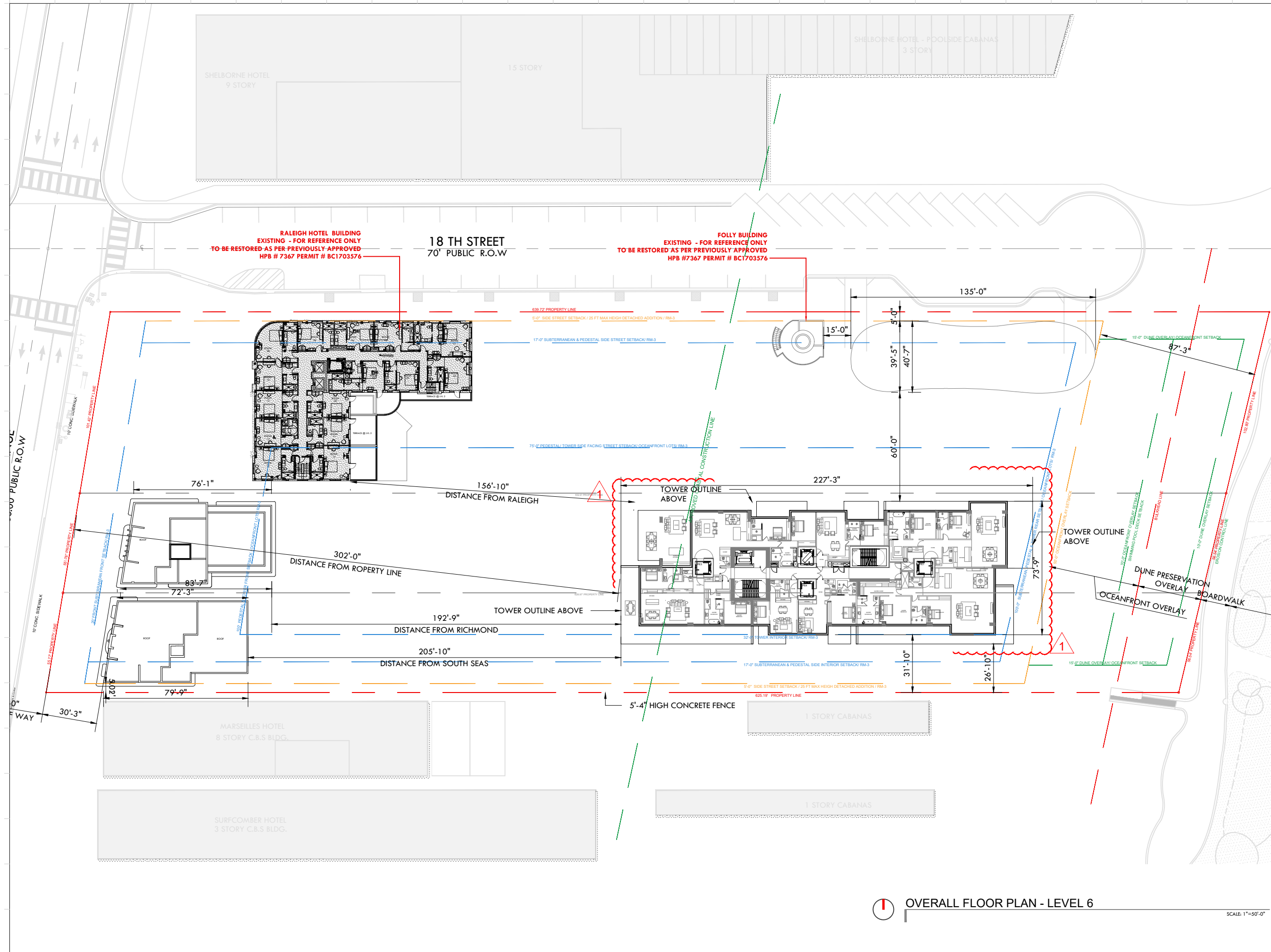


OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - LEVEL 5

SCALE 1"=50'-0"

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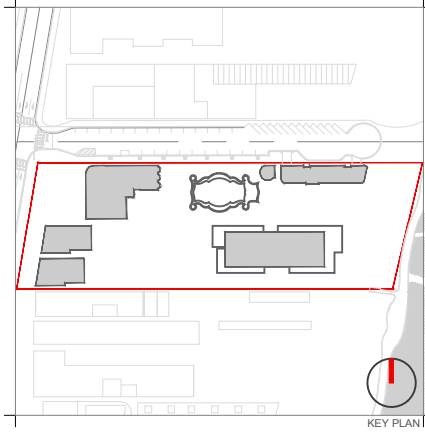
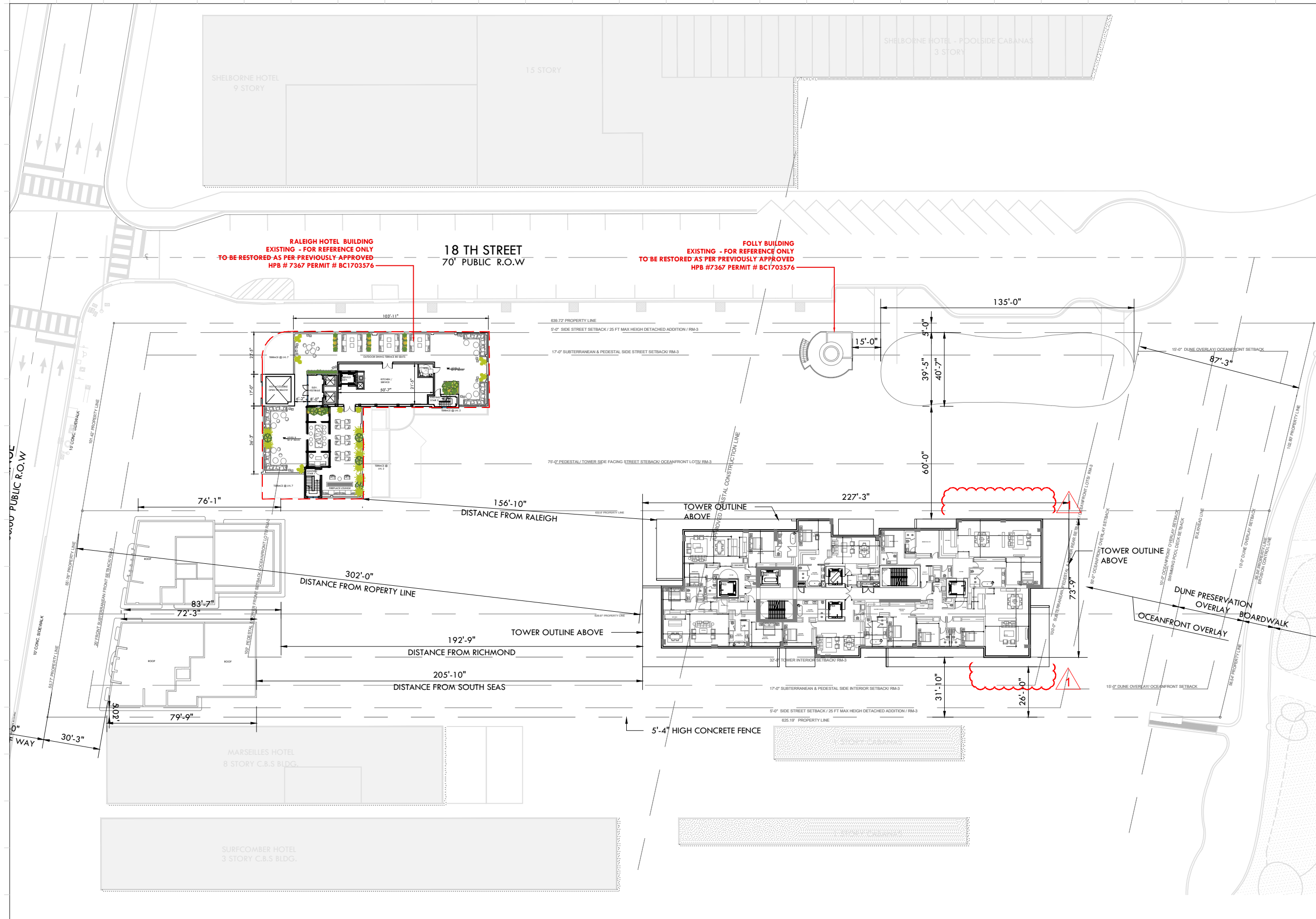
OVERALL FLOOR PLAN

LEVEL 6

OVERALL FLOOR PLAN - LEVEL 6

SCALE 1"=50'-0"

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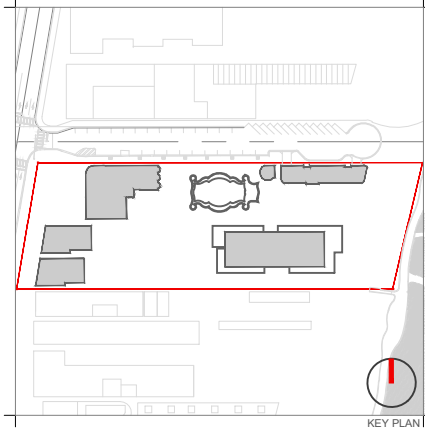
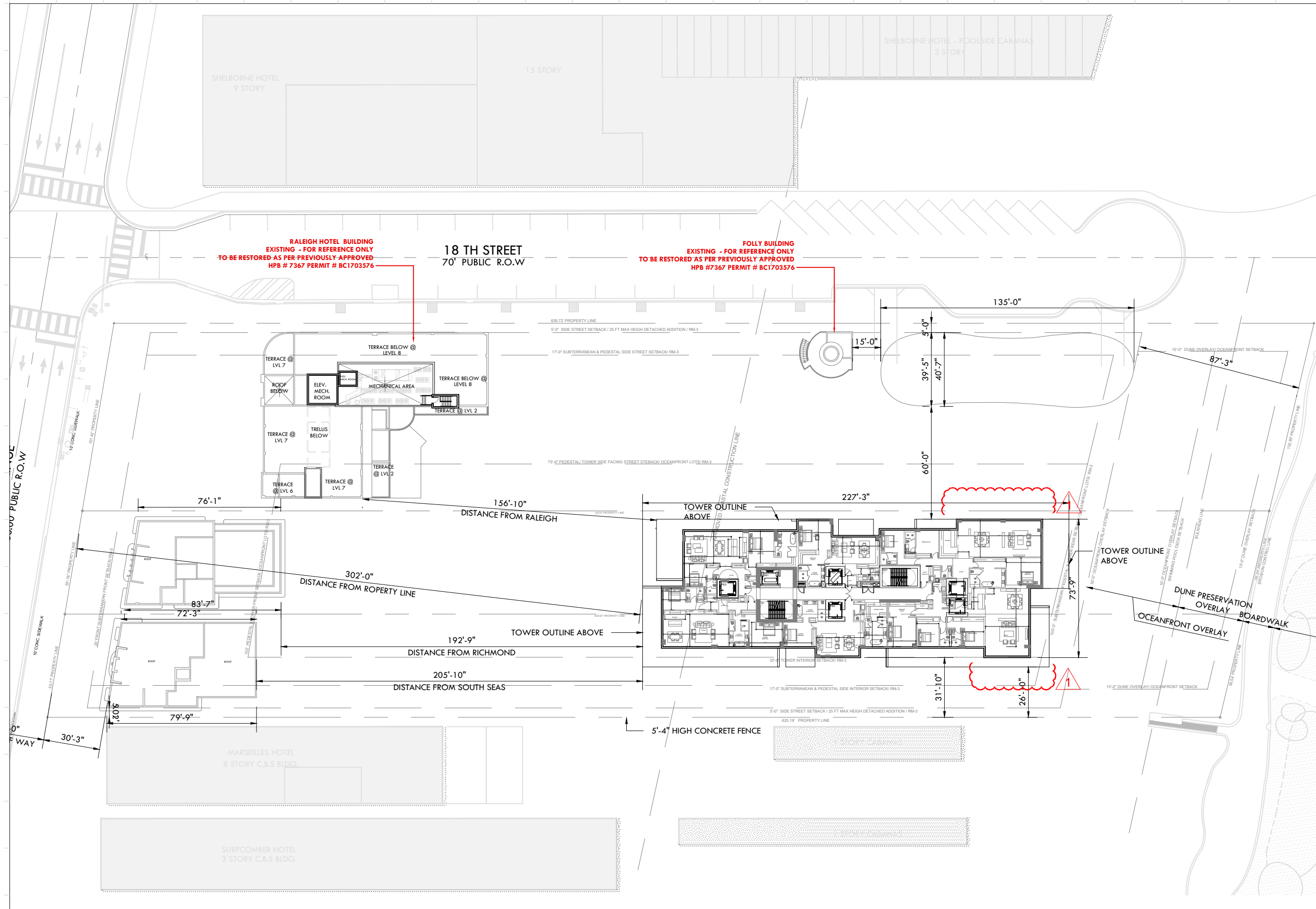
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OVERALL FLOOR PLAN
LEVEL 8

OVERALL FLOOR PLAN - LEVEL 8

SCALE: 1"=50'-0"

Date	JULY 20, 2020	Sheet No.	
Scale	AS SHOWN		
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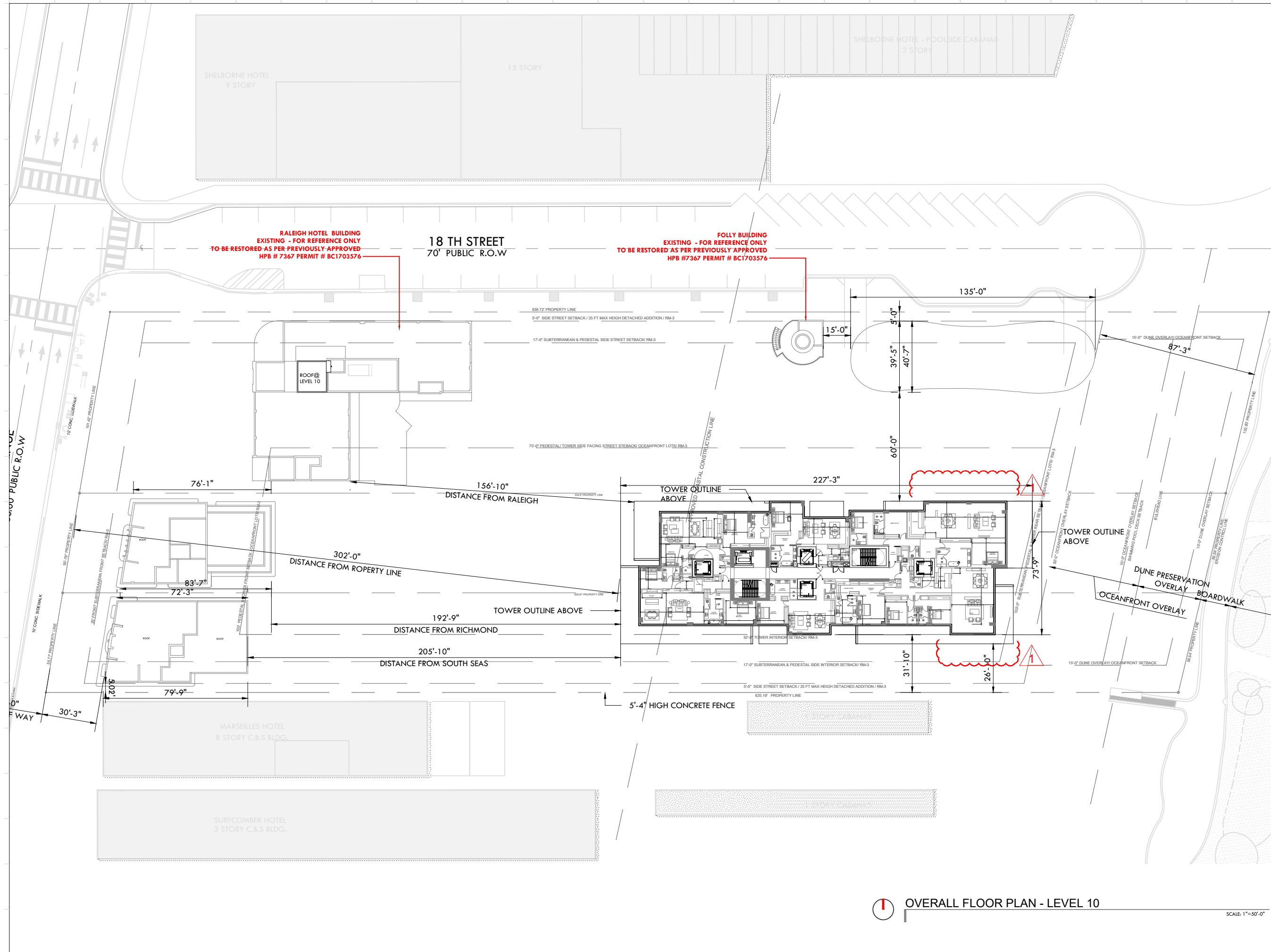


OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - LEVEL 9

SCALE: 1"=50'-0"

LEVEL 9		Sheet No.
Date	JULY 20, 2020	A3.11
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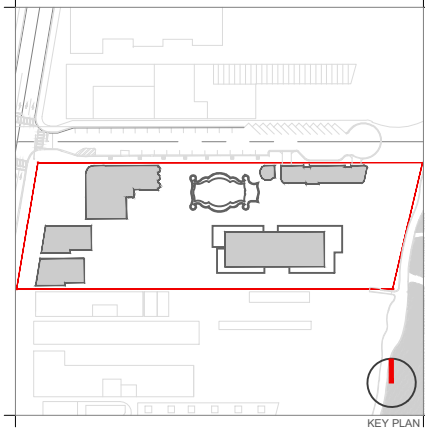
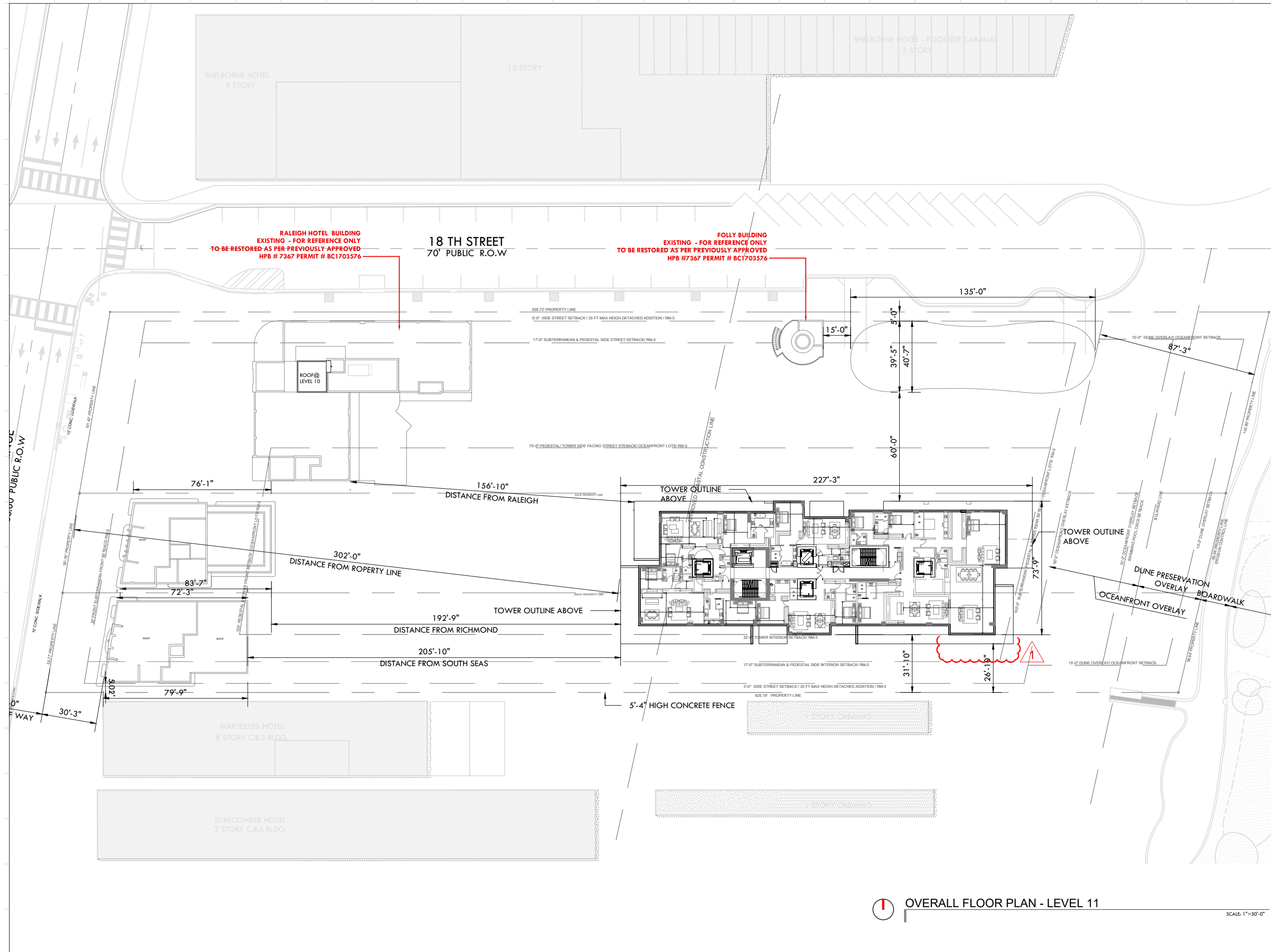


OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - LEVEL 10

SCALE 1"=50'-0"

LEVEL 10		Sheet No.
Date	JULY 20, 2020	A3.12
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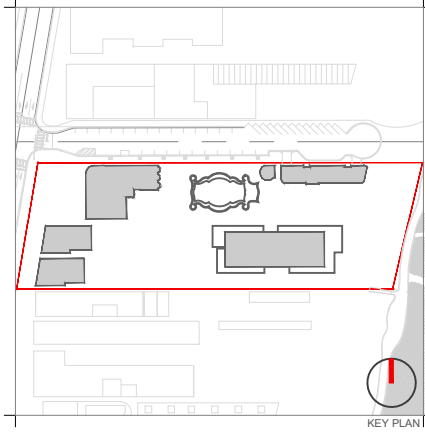
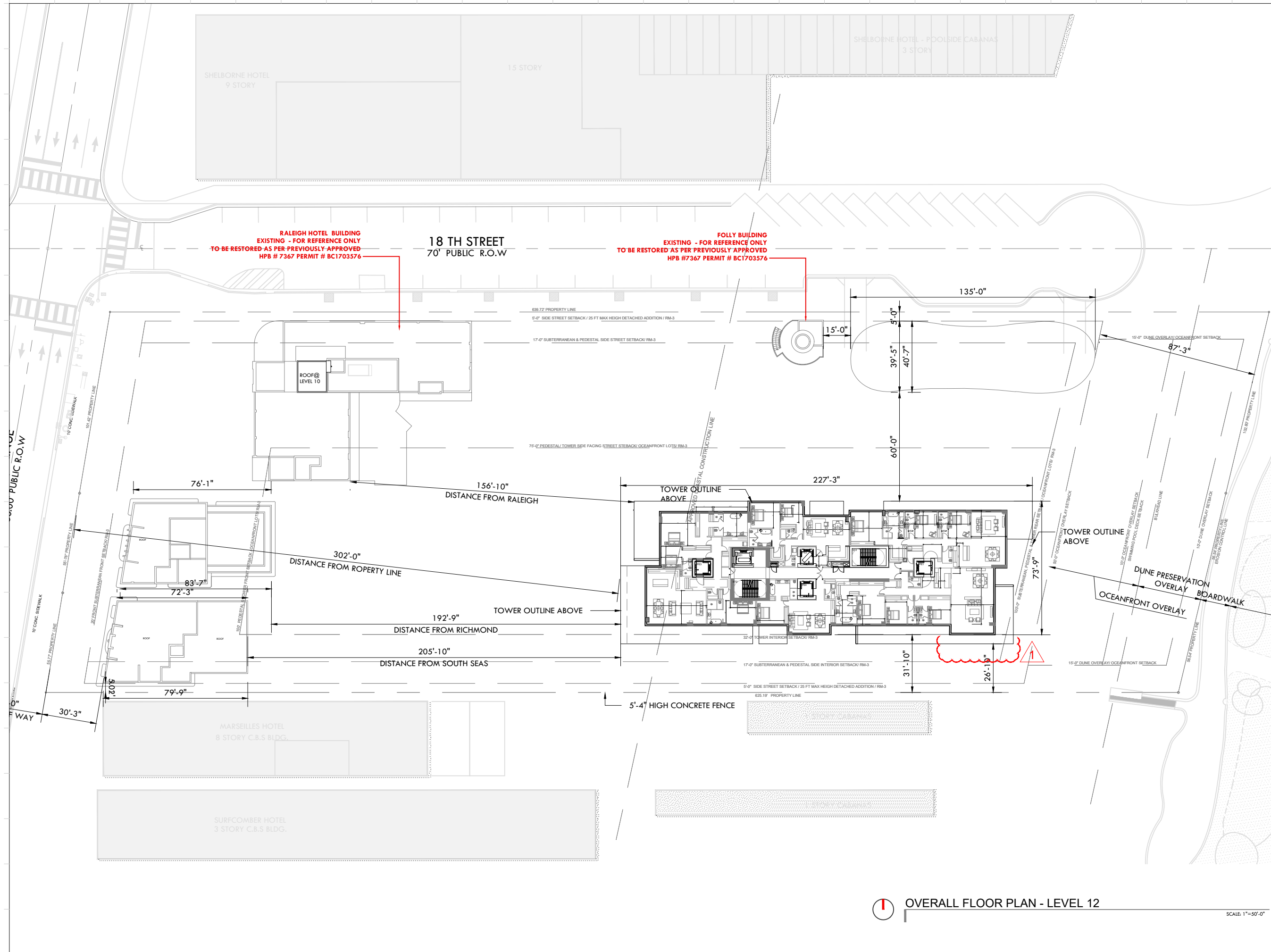
OVERALL FLOOR PLAN

LEVEL 11

Date	JULY 20, 2020	Sheet No.	
Scale	AS SHOWN		A3.13
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OVERALL FLOOR PLAN - LEVEL 11

SCALE 1"=50'-0"



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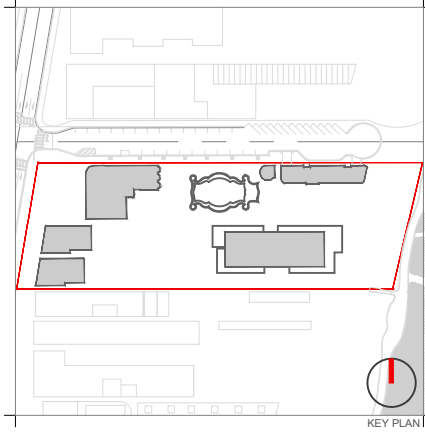
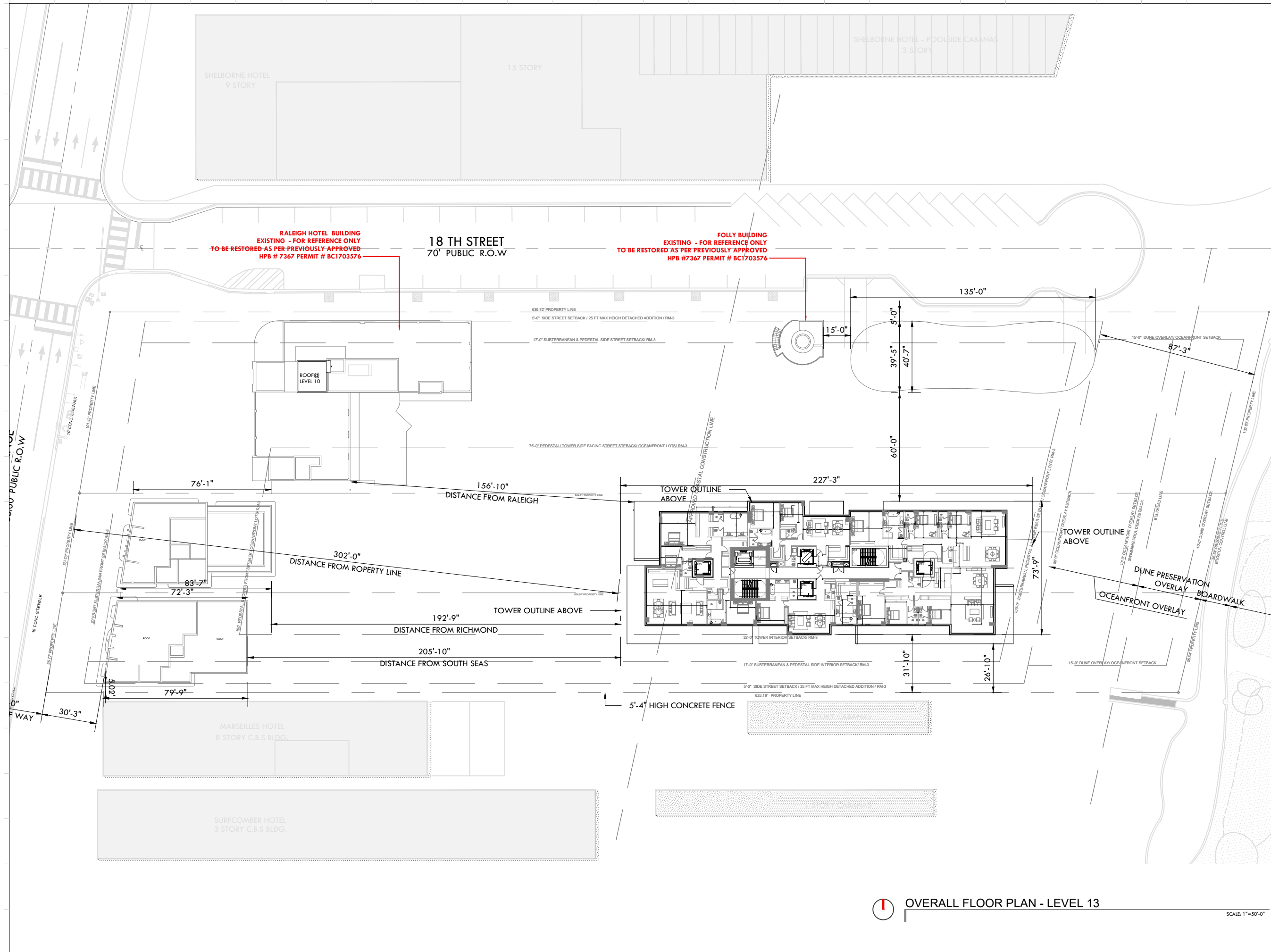
OVERALL FLOOR PLAN

LEVEL 12

Date	JULY 20, 2020	Sheet No.	
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OVERALL FLOOR PLAN - LEVEL 12

SCALE 1"=50'-0"



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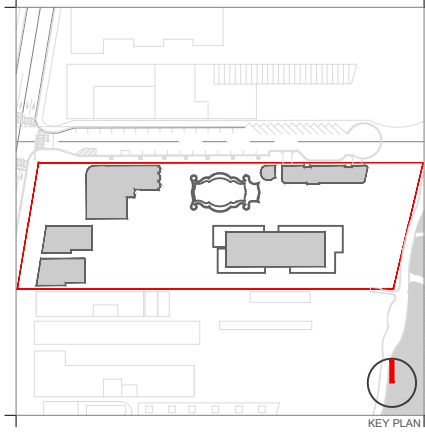
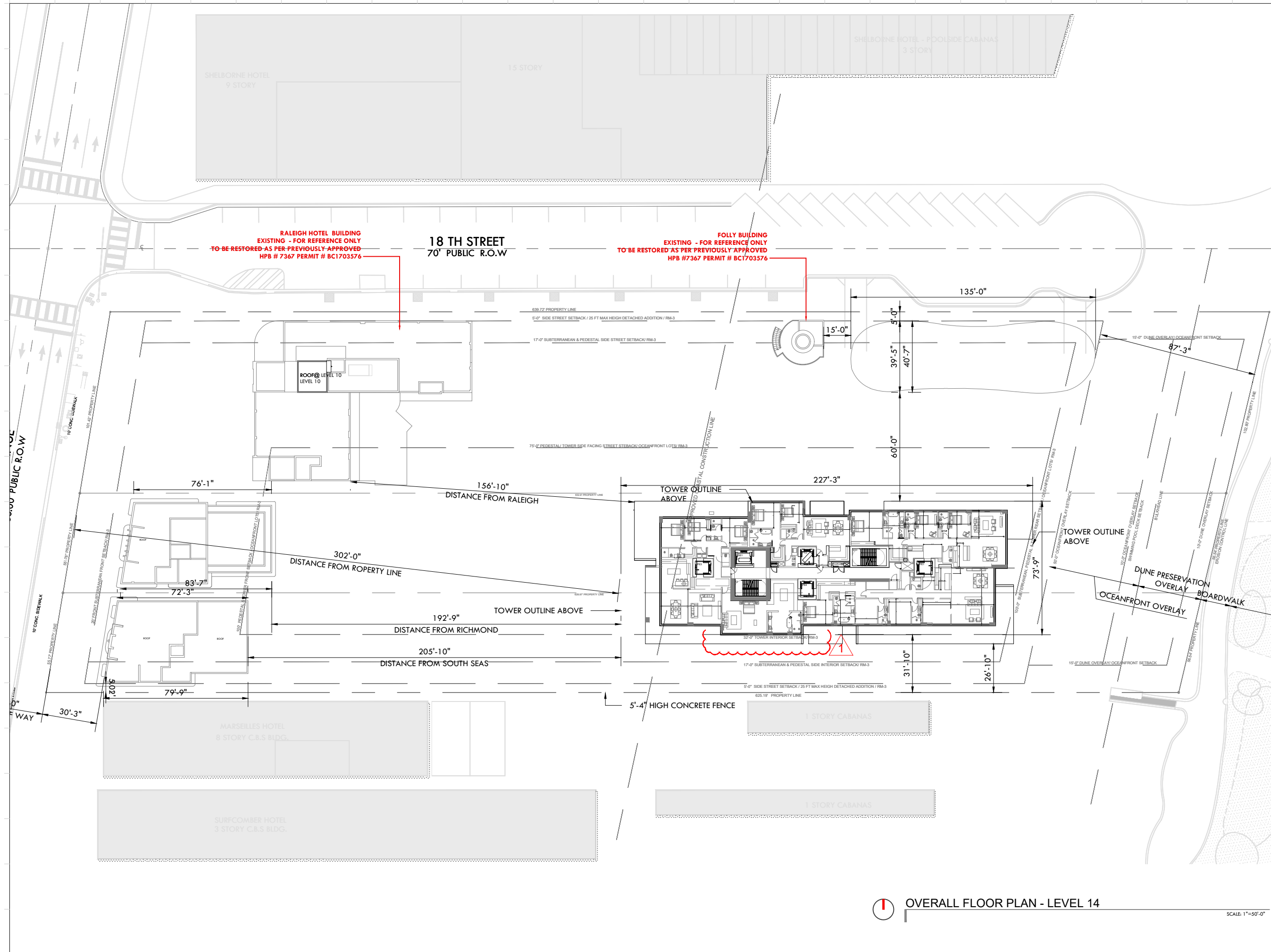


OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - LEVEL 13

SCALE 1"=50'-0"

LEVEL 13		Sheet No.
Date	JULY 20, 2020	A3.15
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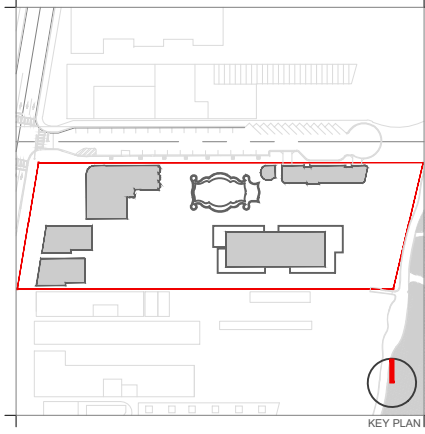
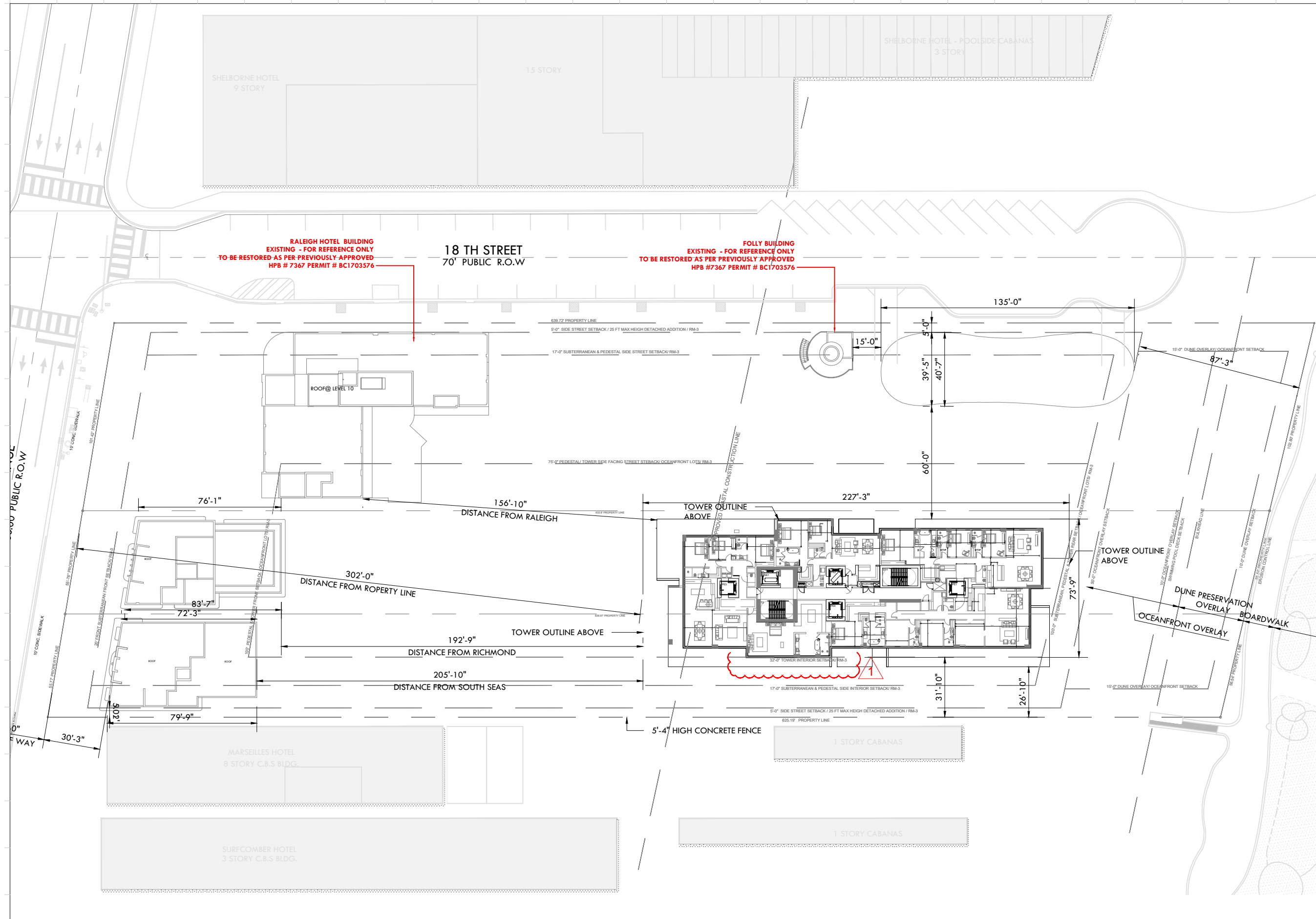
OVERALL FLOOR PLAN

LEVEL 14

OVERALL FLOOR PLAN - LEVEL 14

SCALE 1"=50'-0"

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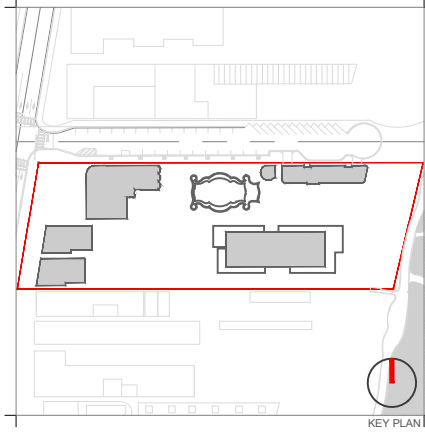
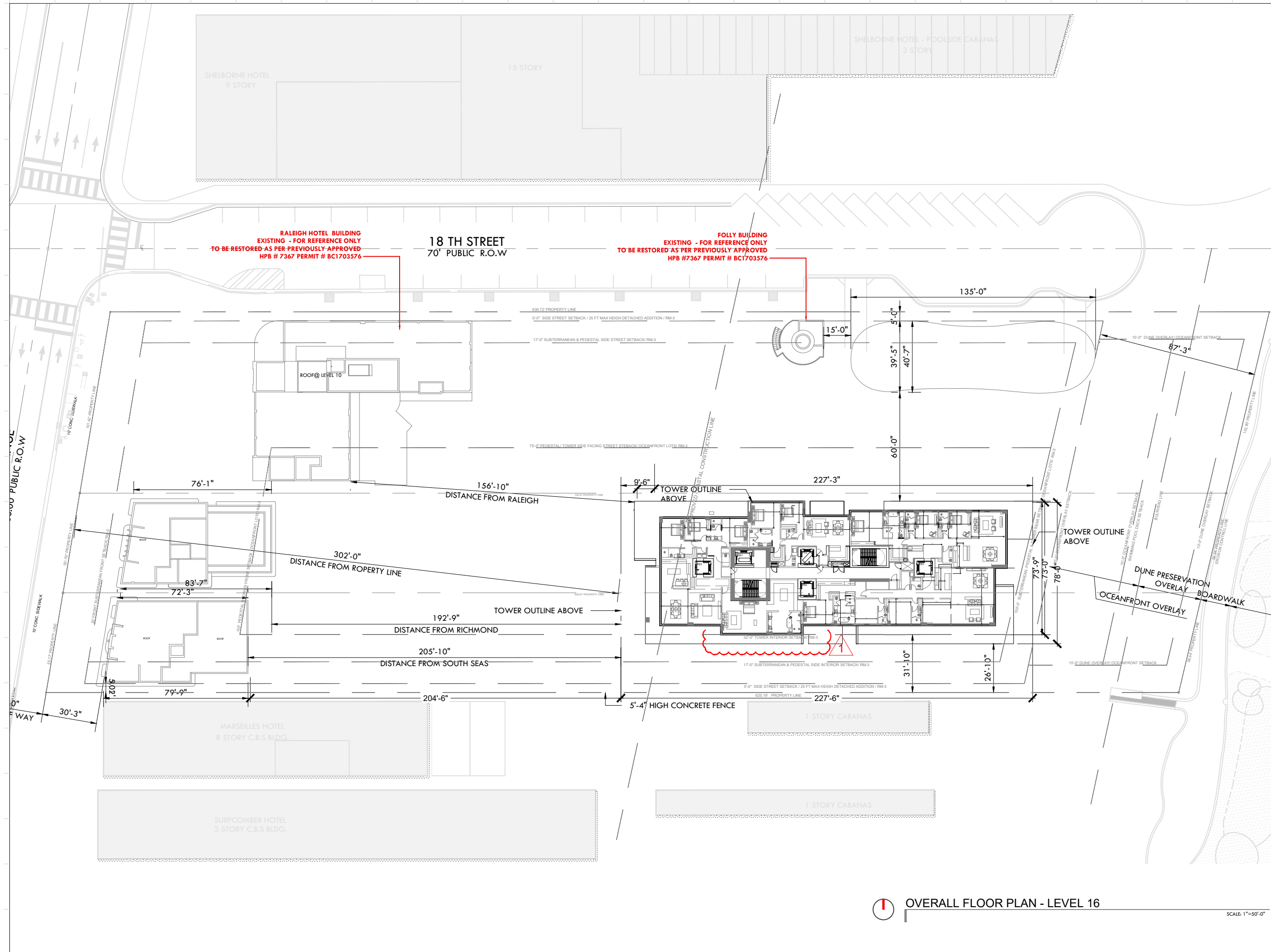


TOWER FLOOR PLAN
LEVEL 15

OVERALL FLOOR PLAN - LEVEL 15

SCALE 1"=50'-0"

Date	JULY 20, 2020	Sheet No.	
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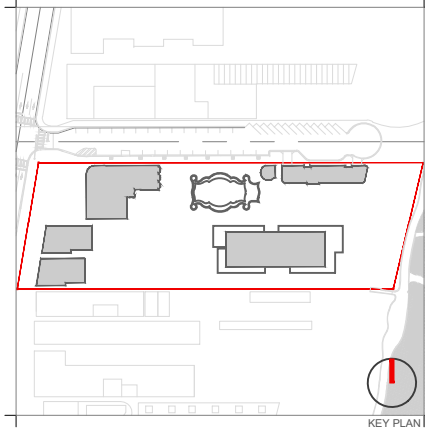
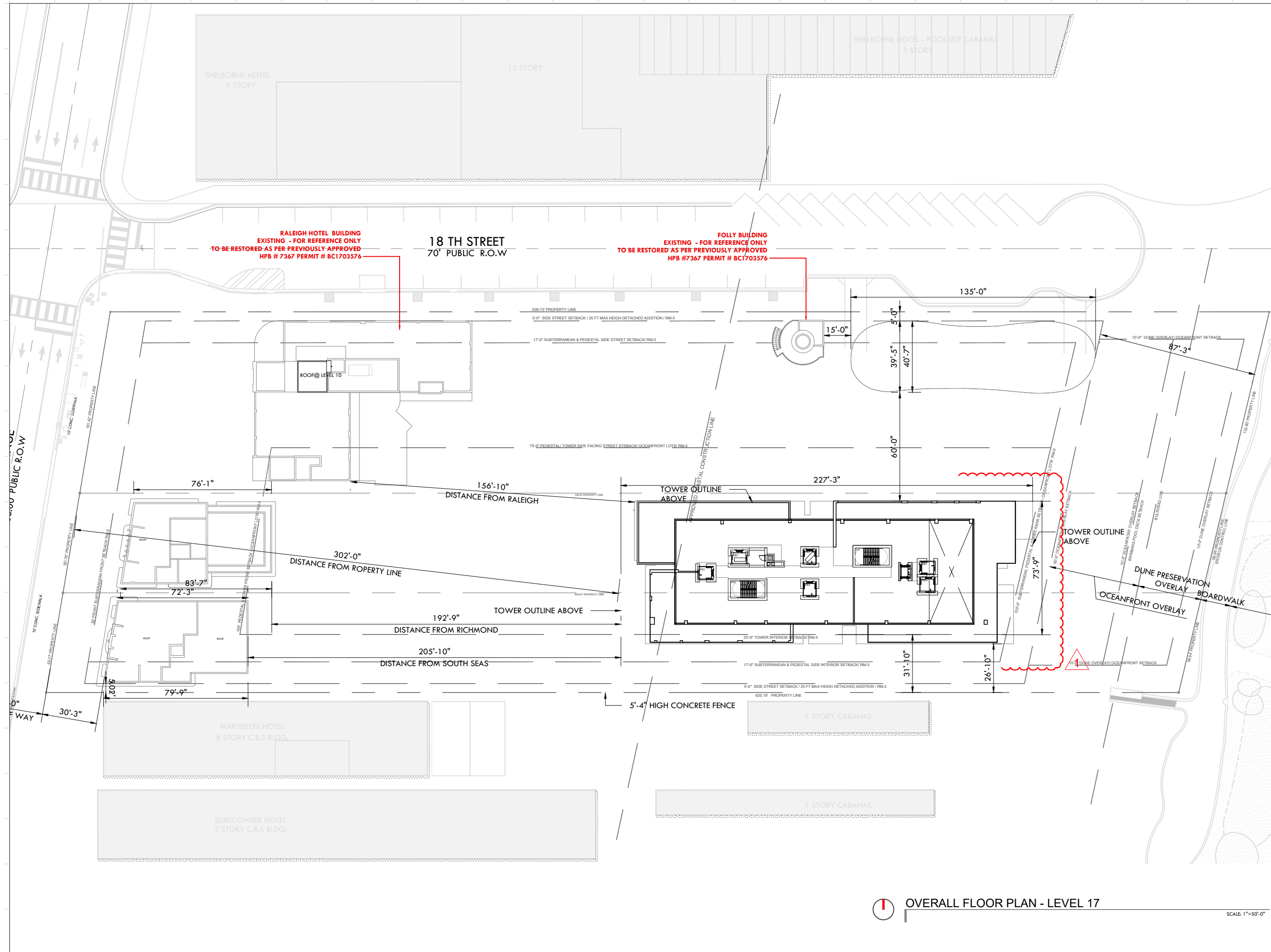
OVERALL FLOOR PLAN

LEVEL 16

OVERALL FLOOR PLAN - LEVEL 16

SCALE 1"=50'-0"

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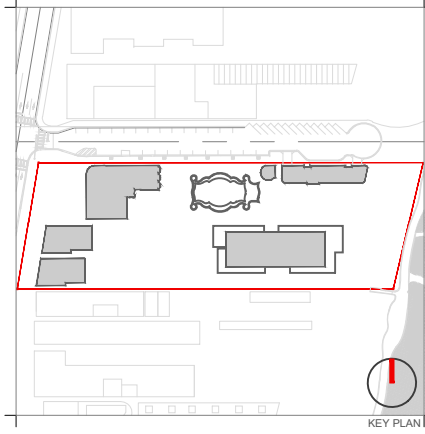
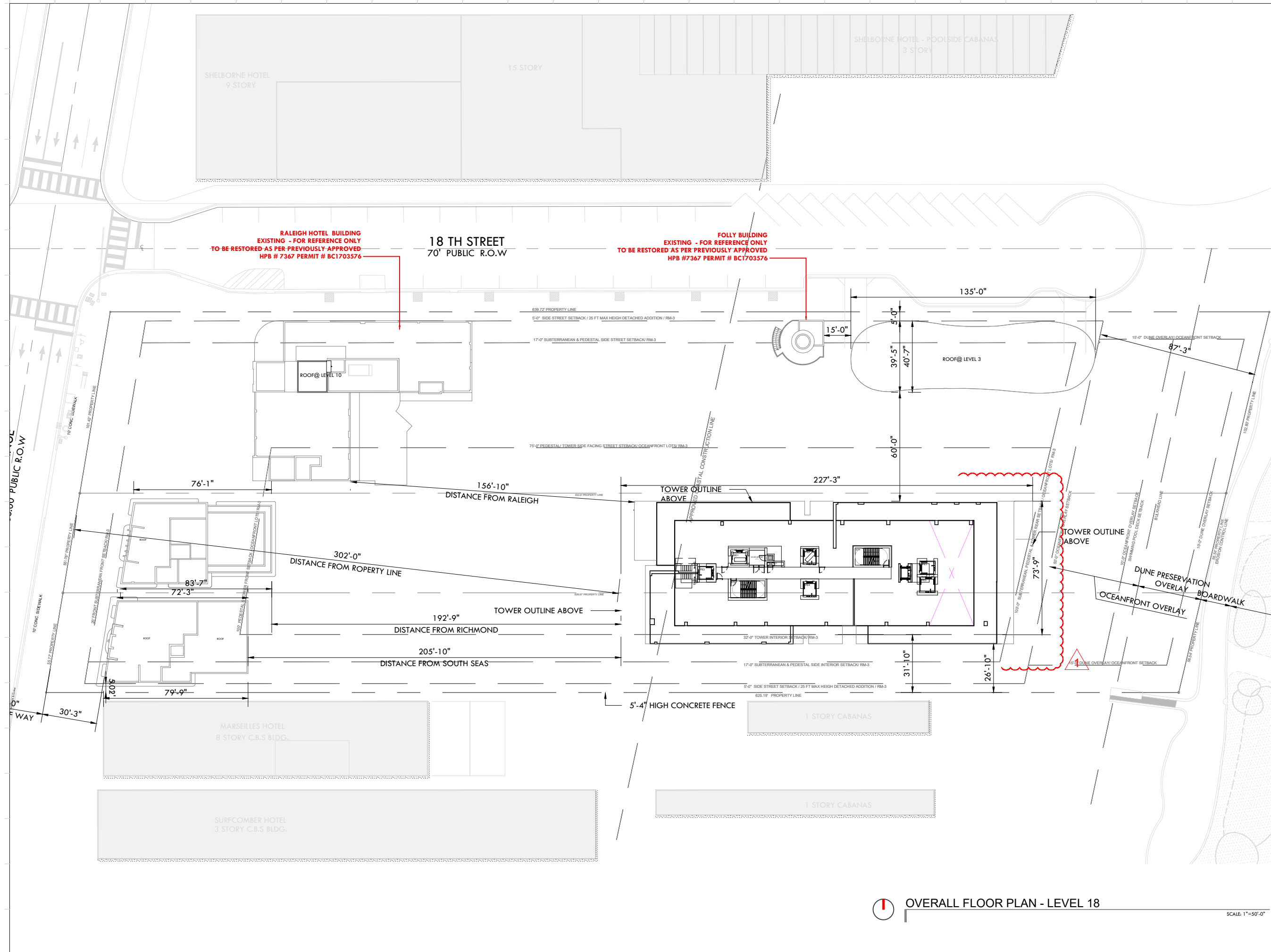
OVERALL FLOOR PLAN

LEVEL 17

OVERALL FLOOR PLAN - LEVEL 17

SCALE 1"=50'-0"

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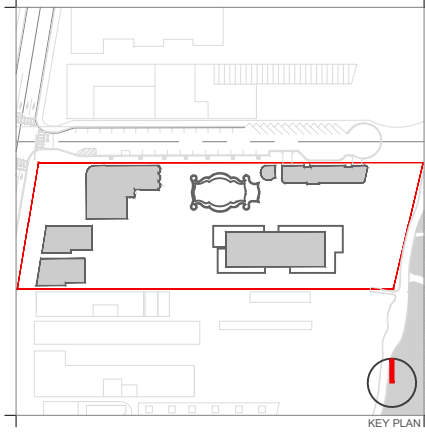
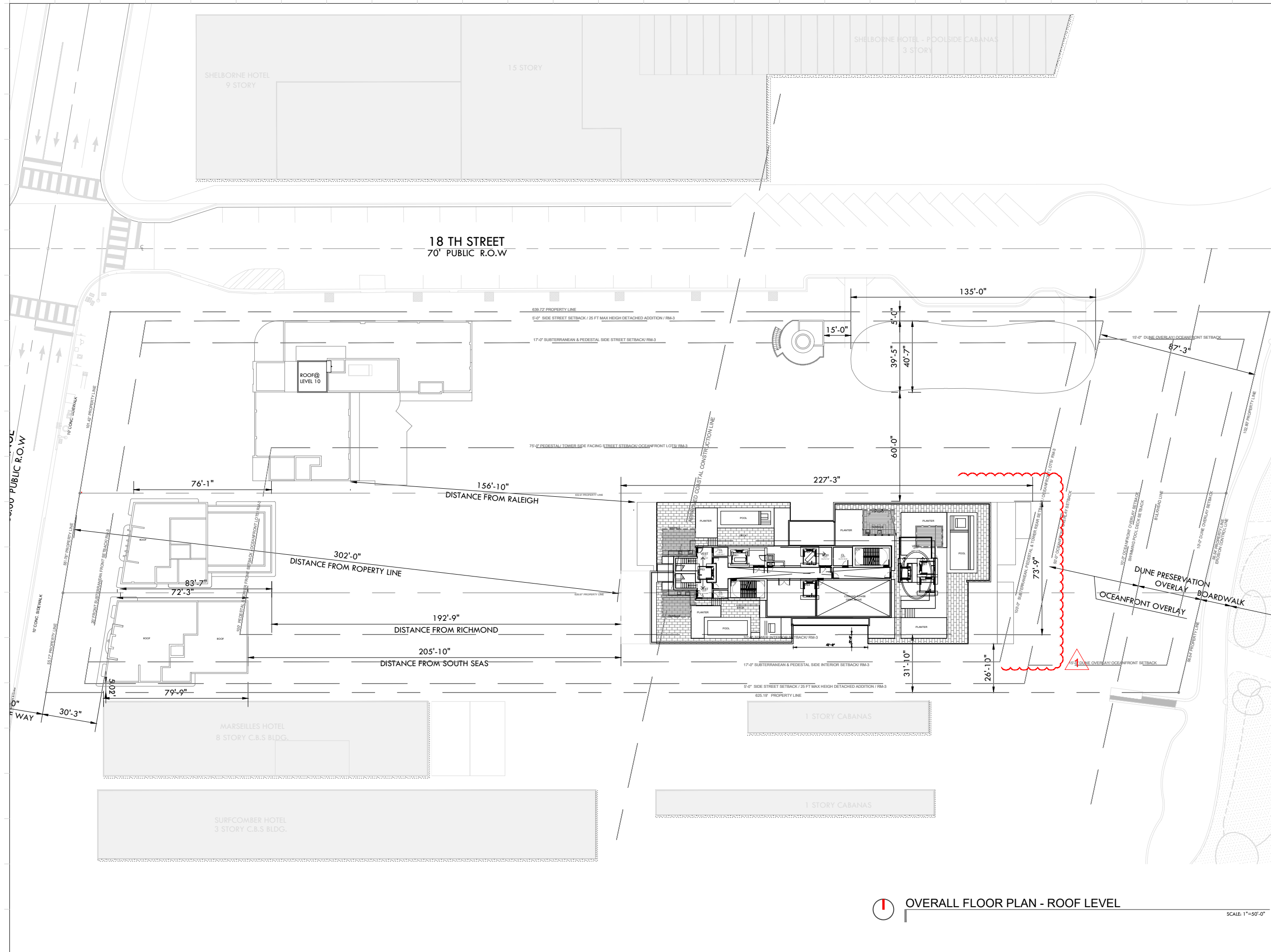
OVERALL FLOOR PLAN

LEVEL 18

OVERALL FLOOR PLAN - LEVEL 18

SCALE 1"=50'-0"

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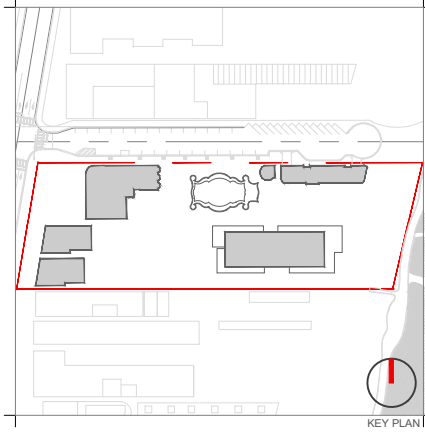
OVERALL FLOOR PLAN

ROOF LEVEL

OVERALL FLOOR PLAN - ROOF LEVEL

SCALE 1"=50'-0"

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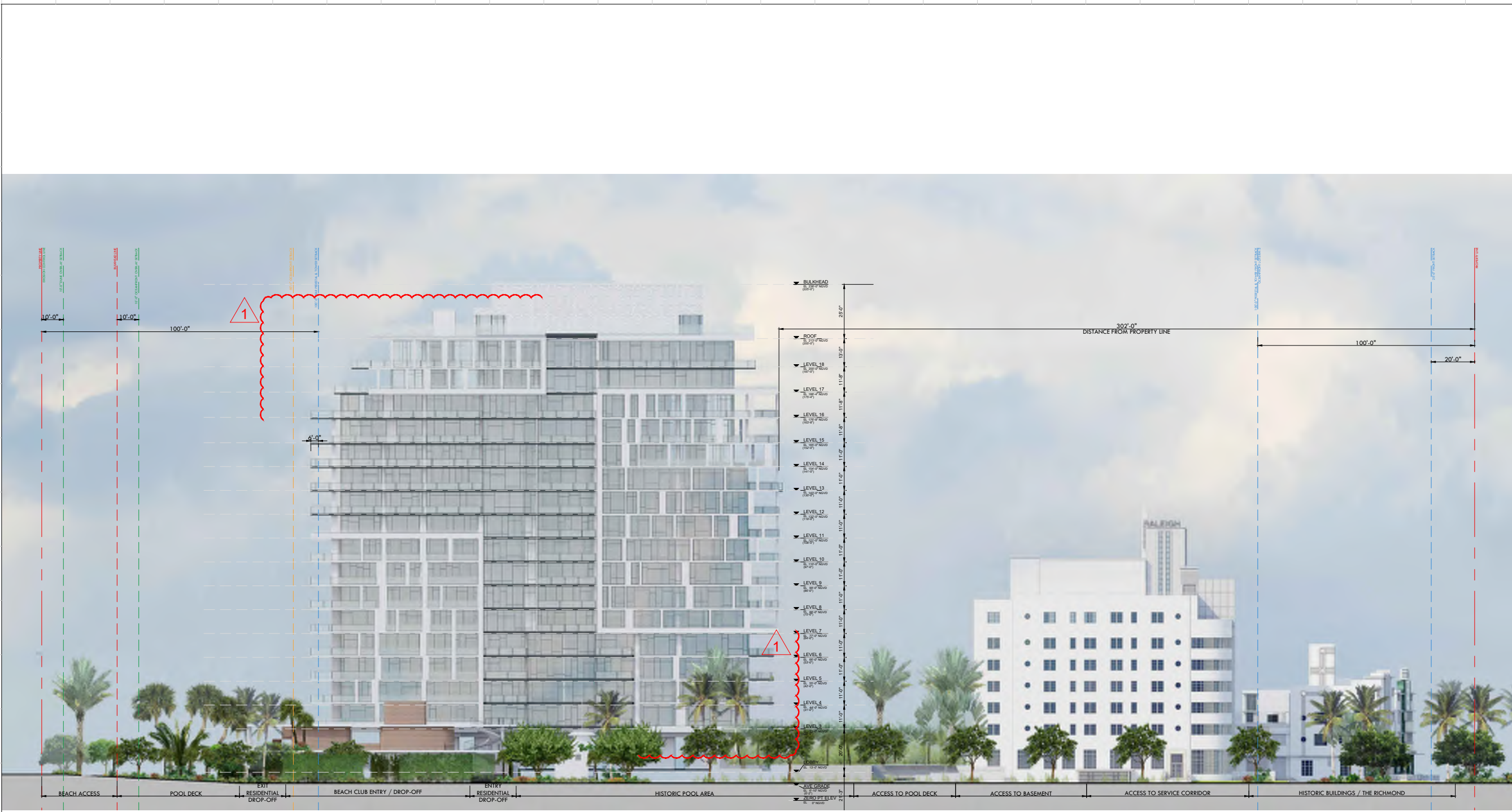
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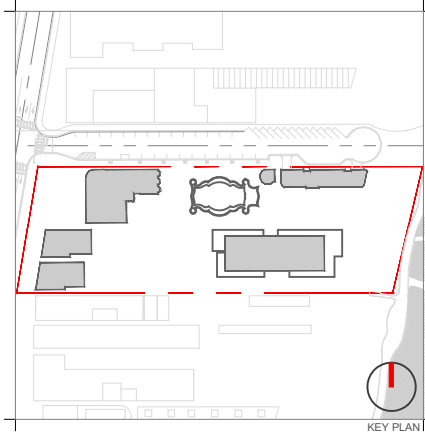


OVERALL ELEVATIONS
 NORTH

Date	JULY 20, 2020	Sheet No.	A4.01
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OVERALL ELEVATIONS - NORTH SCALE: 1"=50'-0"



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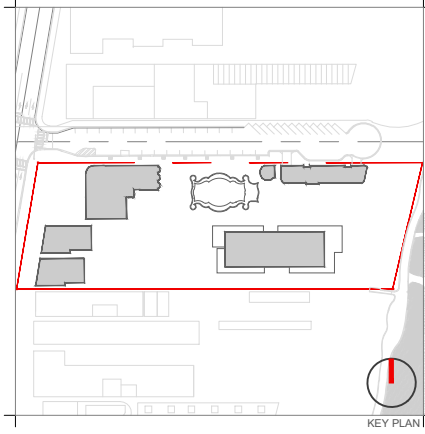
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OVERALL ELEVATIONS
SOUTH

OVERALL ELEVATIONS - SOUTH
 SCALE: 1"=50'-0"

Date	JULY 20, 2020	Sheet No.	A4.03
Scale	AS SHOWN		
Project	1901		



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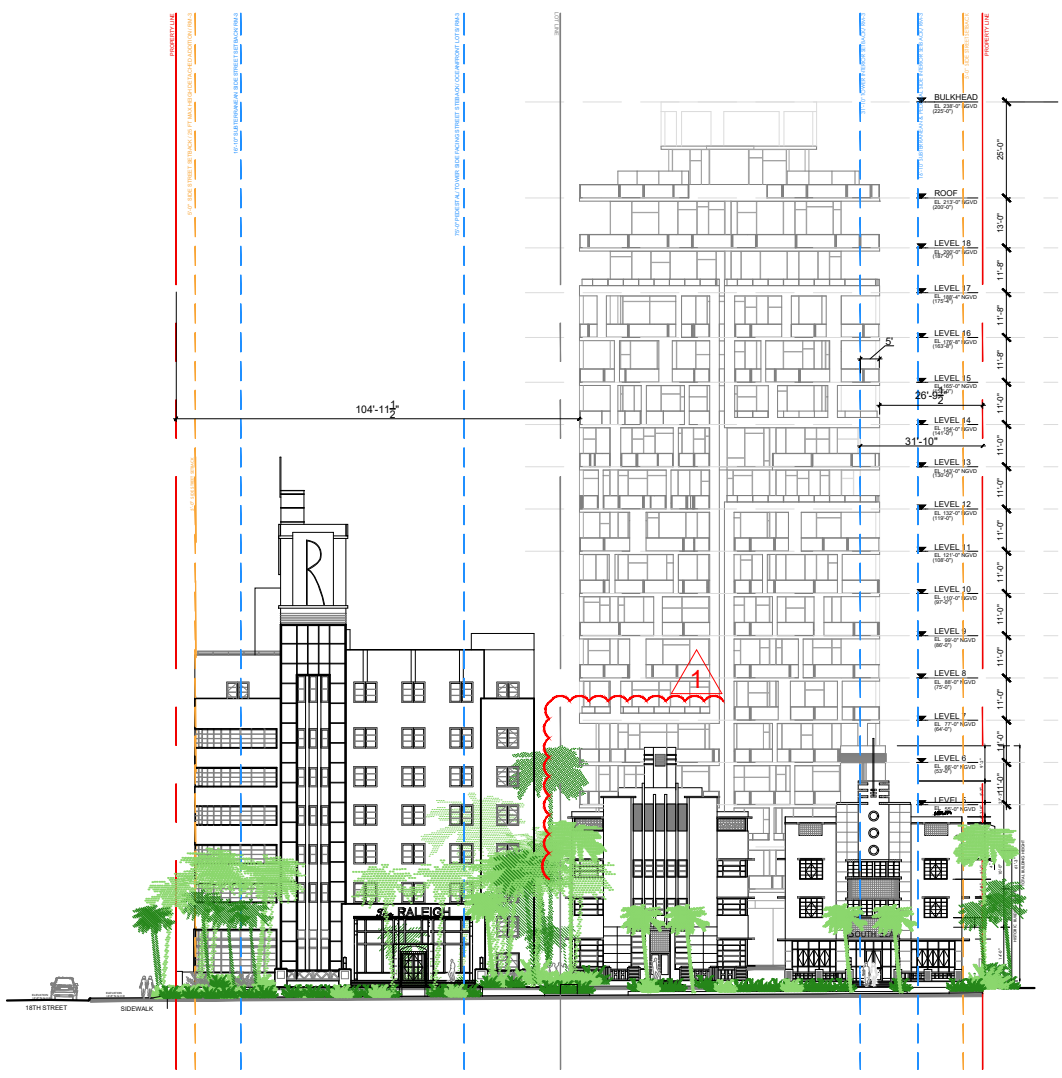
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OVERALL ELEVATION
 WEST & EAST

Date	JULY 20, 2020	Sheet No.	A4.04
Scale	AS SHOWN		
Project	1901		



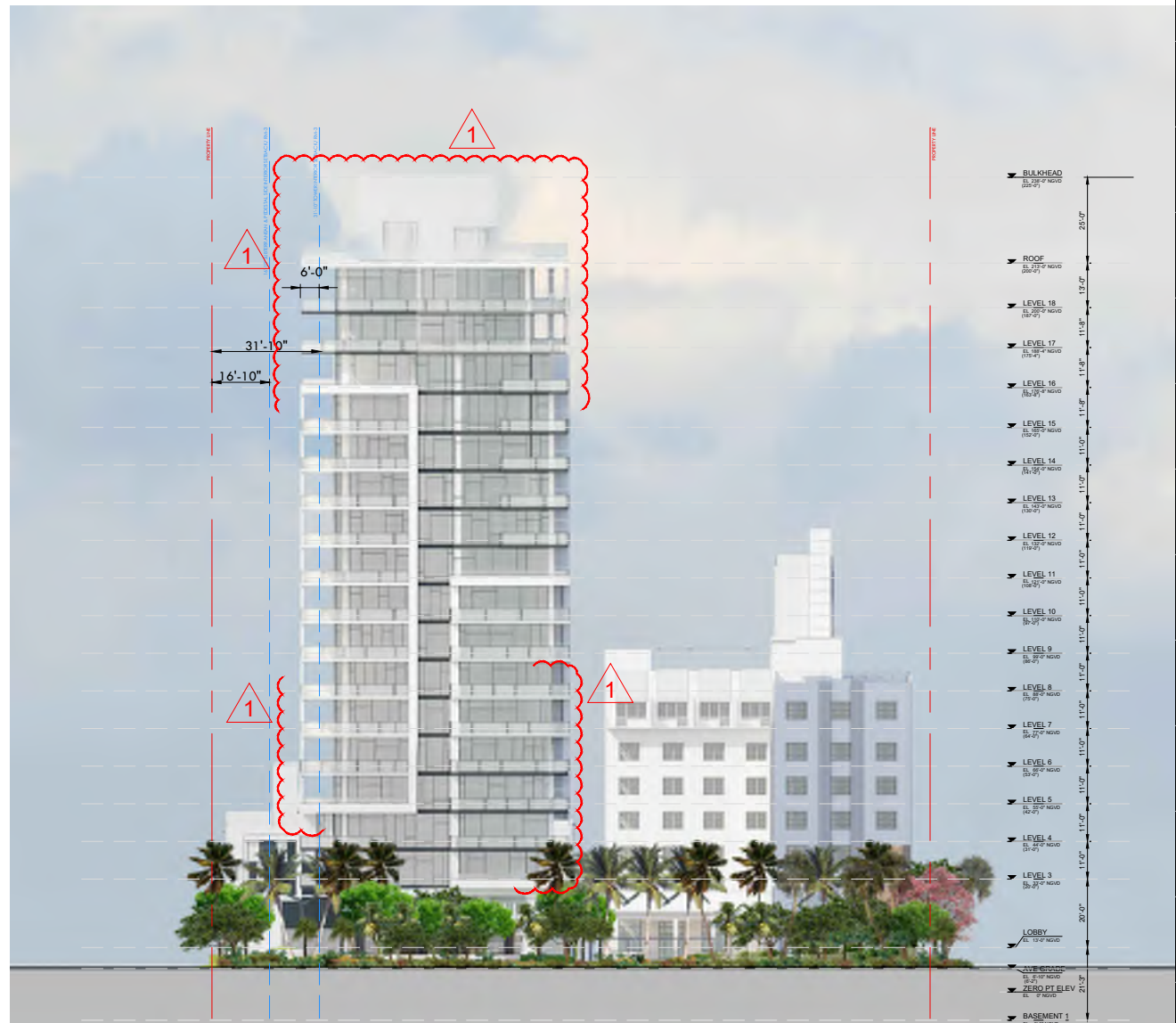
OVERALL WEST ELEVATION
 SCALE: 1"=60'-0"



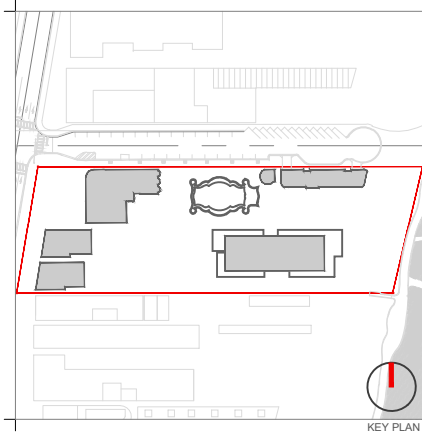
OVERALL EAST ELEVATION
 SCALE: 1"=50'-0"



OVERALL WEST ELEVATION
SCALE: 1"=50'-0"



OVERALL EAST ELEVATION
SCALE: 1"=50'-0"



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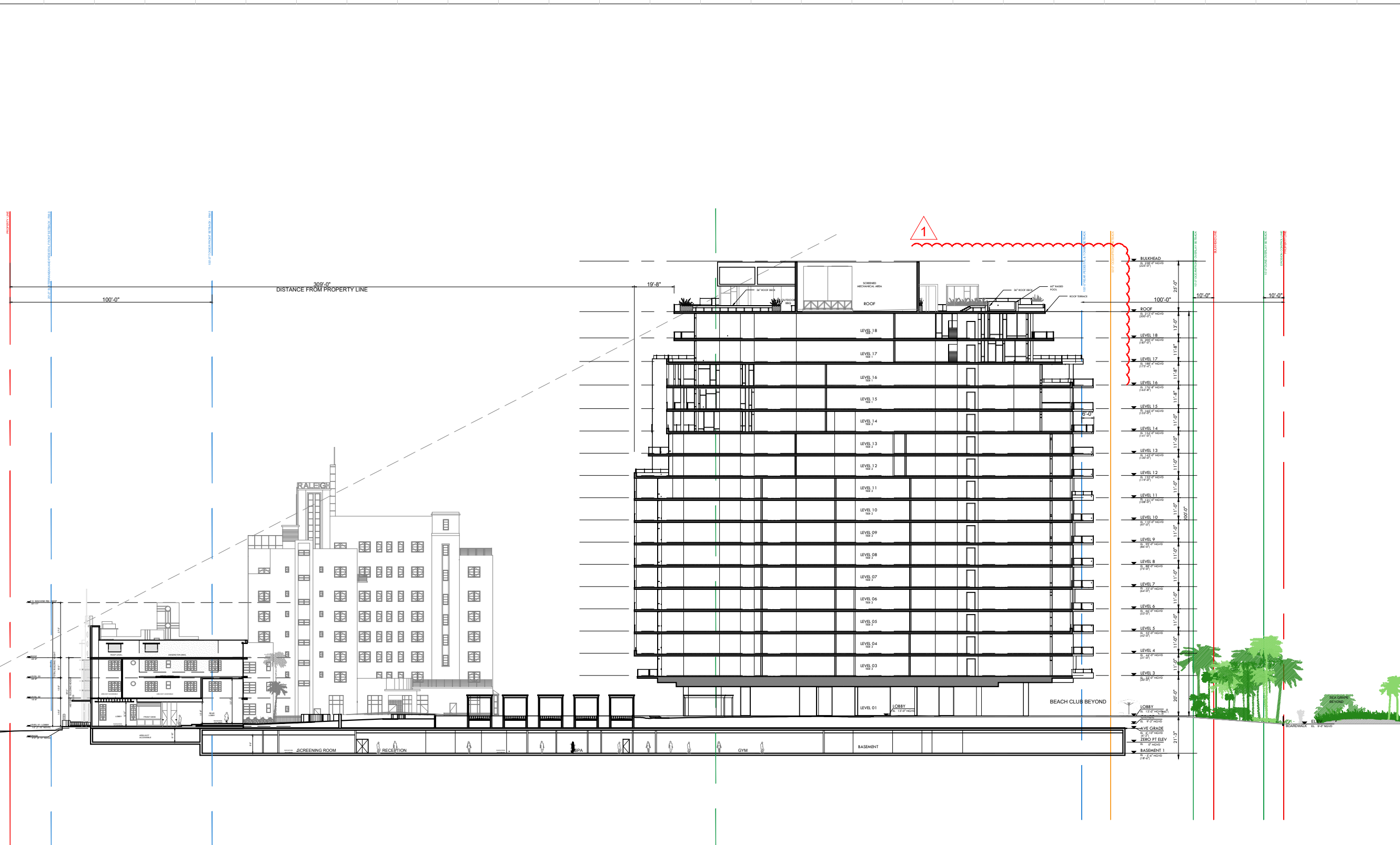
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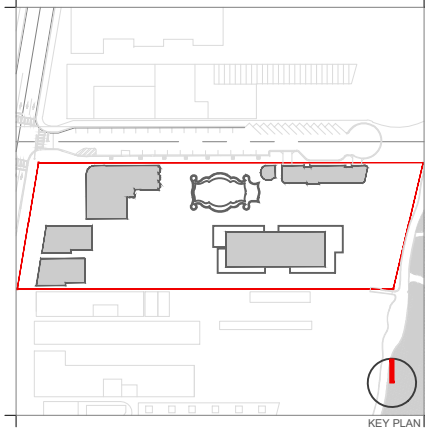
OVERALL ELEVATION
WEST & EAST

Date	JULY 20, 2020	Sheet No.	A4.05
Scale	AS SHOWN		
Project	1901		



BUILDING SECTION A-A

SCALE: 1"=60'-0"



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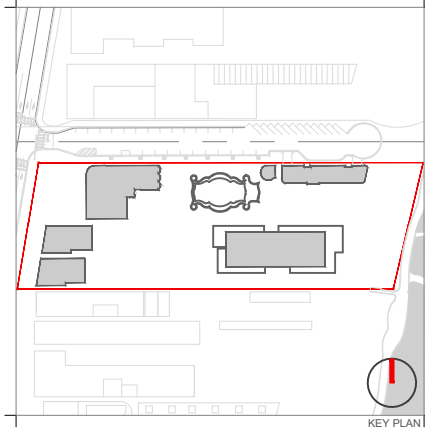
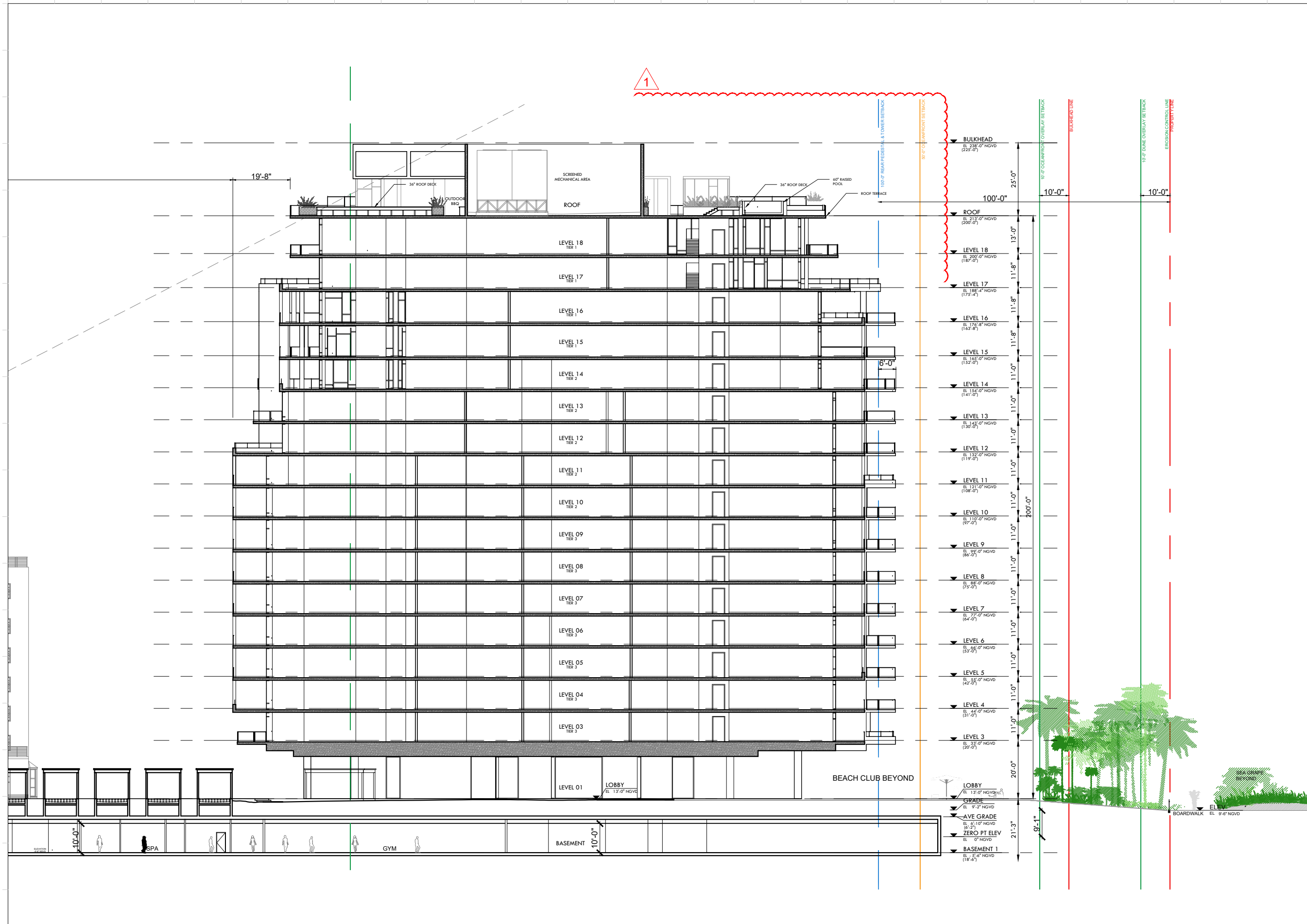
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SECTION A-A

Date	JULY 20, 2020	Sheet No.	A5.00
Scale	AS SHOWN		
Project	1901		



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SECTION A-A

ENLARGED

BUILDING SECTION A-A

SCALE: 1/32"=1'-0"

Date	JULY 20, 2020	Sheet No.	A5.02
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

227'-3"

60'-0"

73'-9"

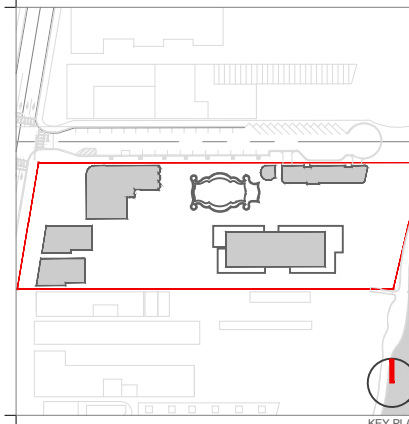
100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK/ OCEANFRONT LOTS/ RM-3

50'-0" OCEANFRONT LOTS/ RM-3

APPROVED COASTAL CONSTRUCTION LINE

1

1



KEY PLAN

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TOWER FLOOR PLAN
LEVEL 3

TOWER FLOOR PLAN - LEVEL 3
SCALE: 1"=20'-0"

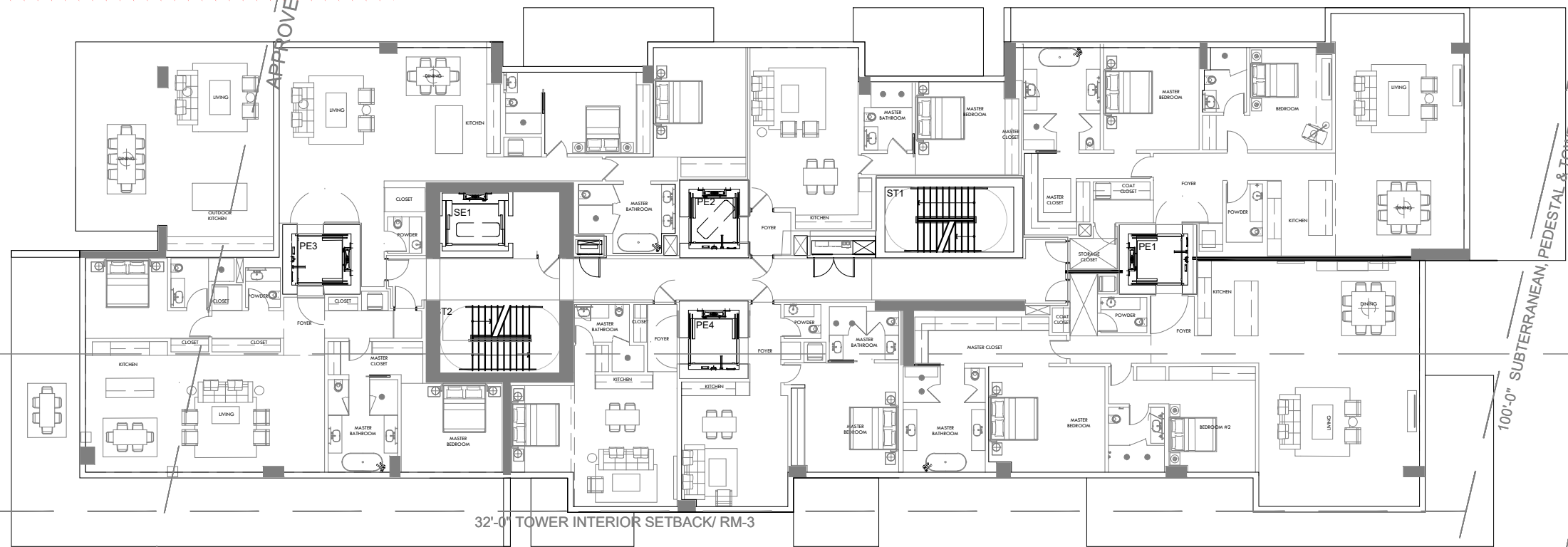
Date	JULY 20, 2020	Sheet No.	B4-A3.05
Scale	AS SHOWN		
Project	1901		

STAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

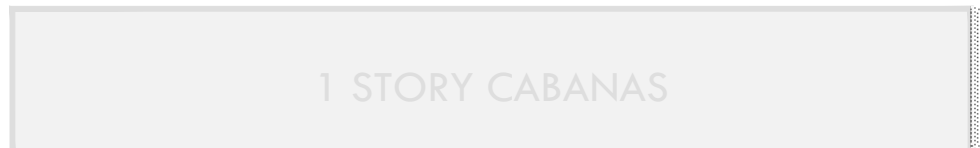


32'-0" TOWER INTERIOR SETBACK/ RM-3

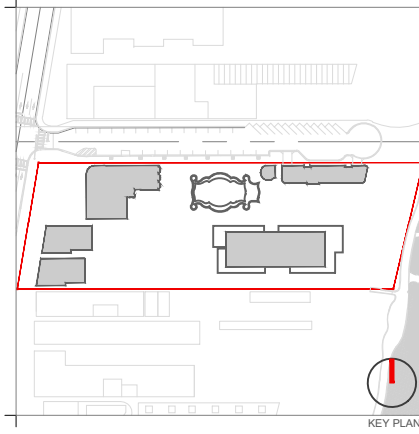
17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE



1 STORY CABANAS



KEY PLAN

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TOWER FLOOR PLAN
LEVEL 4

TOWER FLOOR PLAN - LEVEL 4
SCALE: 1"=20'-0"

Date	JULY 20, 2020	Sheet No.	B4-A3.06
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

227'-3"

60'-0"

OCEANFRONT LOTS/ RM-3

73'-9"

50'-0" OCEANFRONT

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK/ OCEANFRONT LOTS/ RM-3

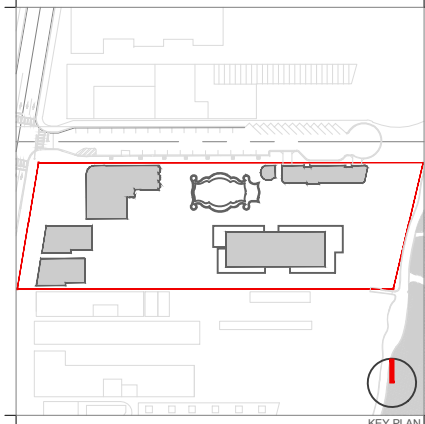
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS



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TOWER FLOOR PLAN
LEVEL 5

TOWER FLOOR PLAN - LEVEL 5
SCALE: 1"=20'-0"

Date	JULY 20, 2020	Sheet No.	B4-A3.07
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS

APPROVED COASTAL CONSTRUCTION LINE

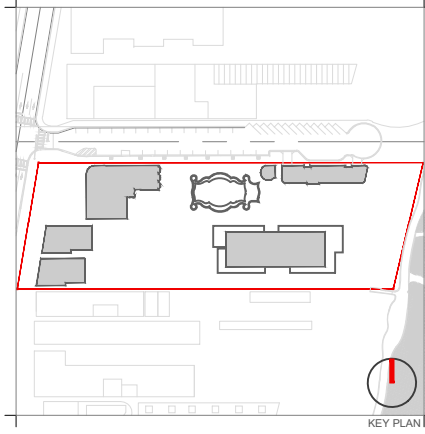
227'-3"

60'-0"

73'-9"

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3

50'-0" OCEANFRONT LOTS/ RM-3



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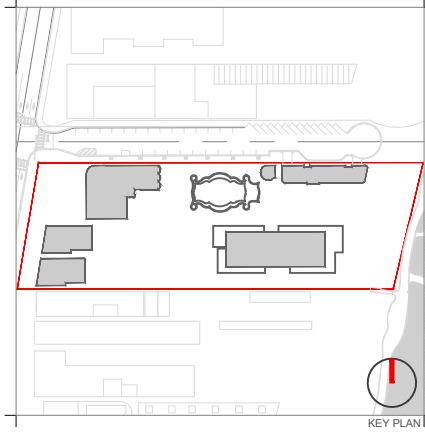
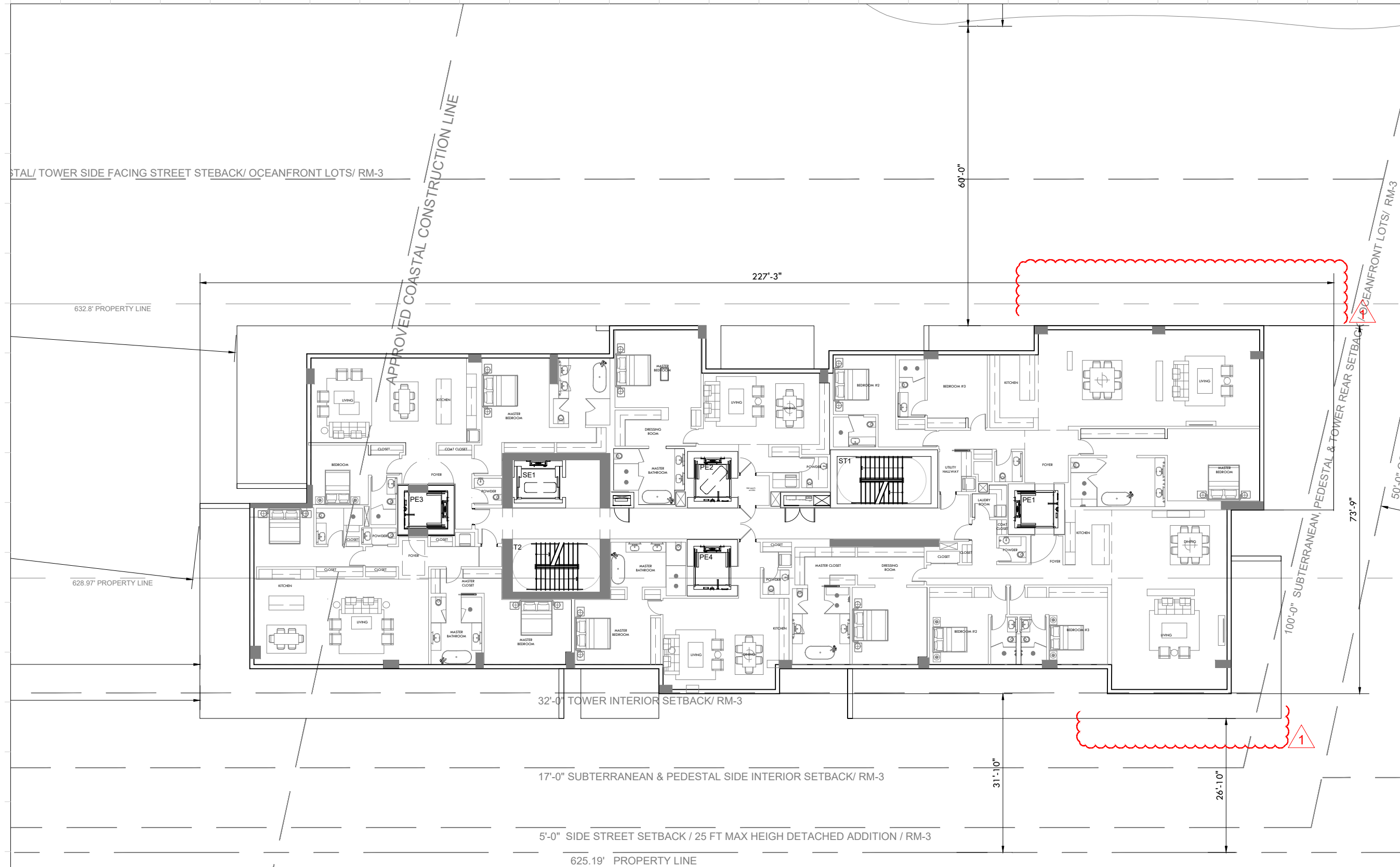
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TOWER FLOOR PLAN
LEVEL 6

TOWER FLOOR PLAN - LEVEL 6
SCALE: 1"=20'-0"

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TOWER FLOOR PLAN
LEVEL 7

TOWER FLOOR PLAN - LEVEL 7
 SCALE: 1"=20'-0"

Date	JULY 20, 2020	Sheet No.	B4-A3.09
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET SETBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

227'-3"

60'-0"

OCEANFRONT LOTS/ RM-3

73'-9"

50'-0" OCEANFRONT SETBACK

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK

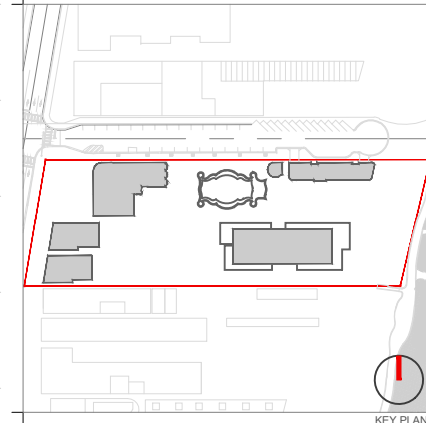
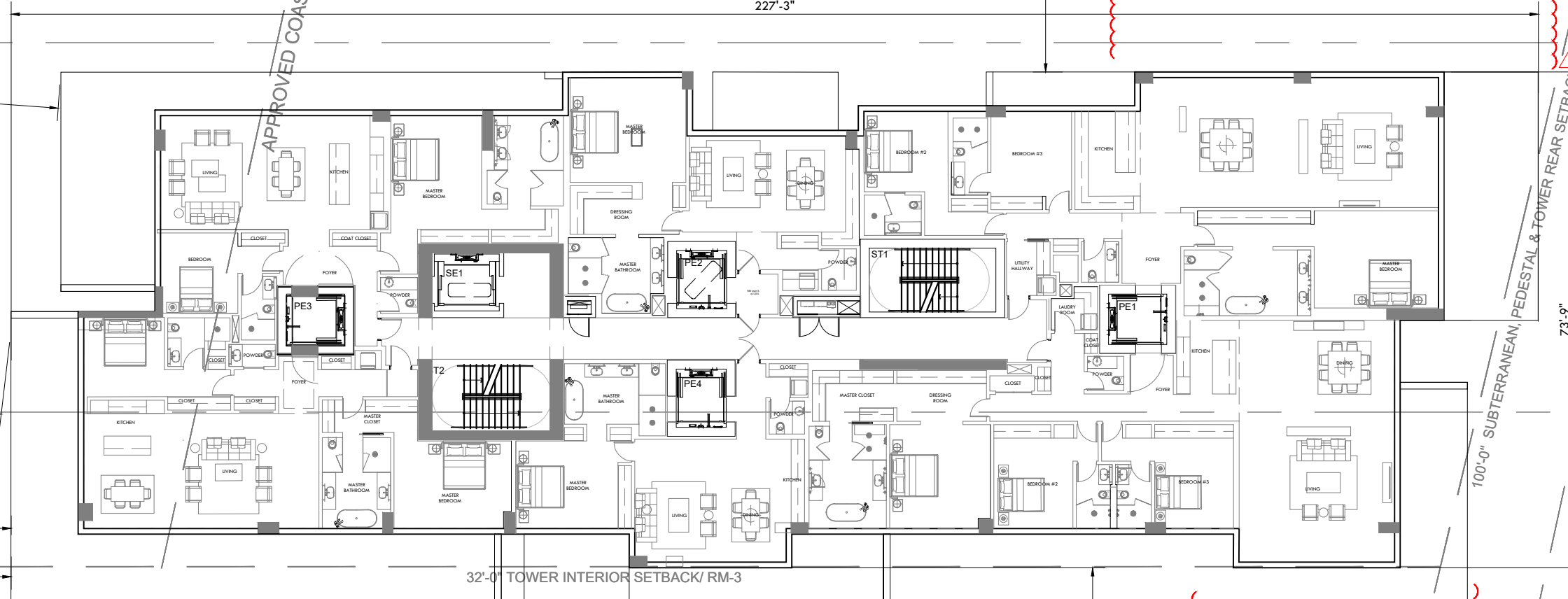
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS



KEY PLAN

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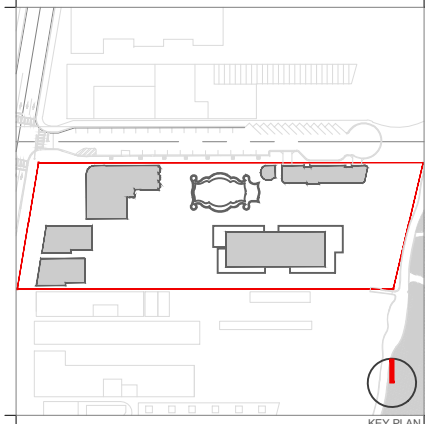
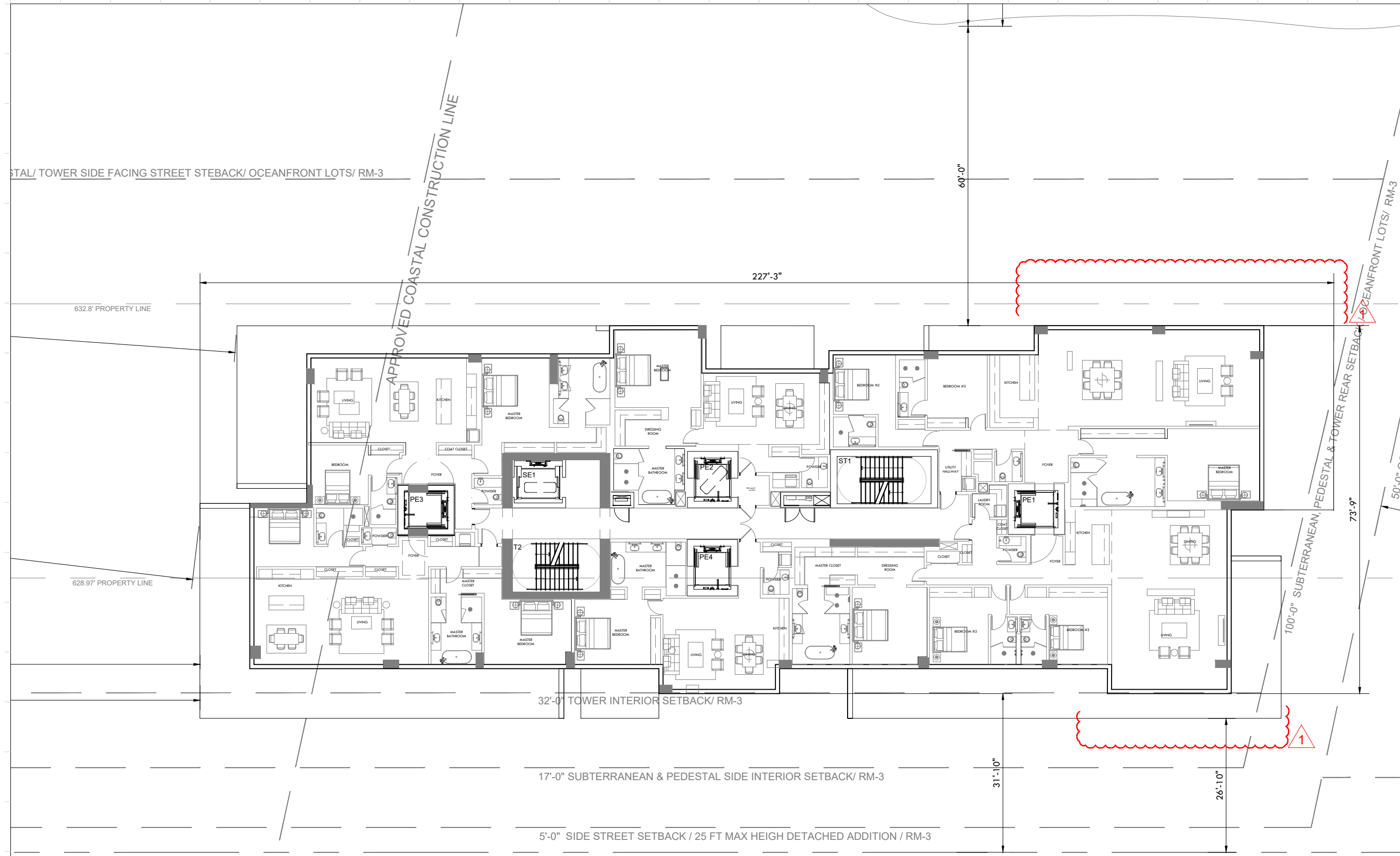
TOWER FLOOR PLAN
 LEVEL 8



TOWER FLOOR PLAN - LEVEL 8

SCALE: 1"=20'-0"

Date	JULY 20, 2020	Sheet No.	B4-A3.10
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

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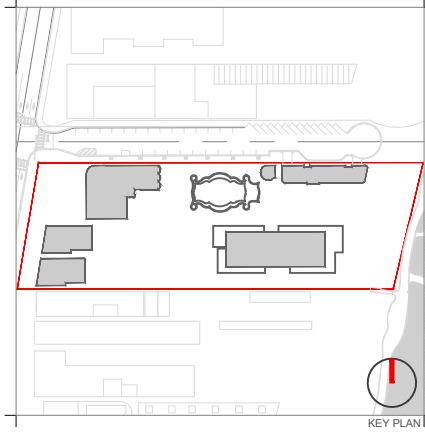
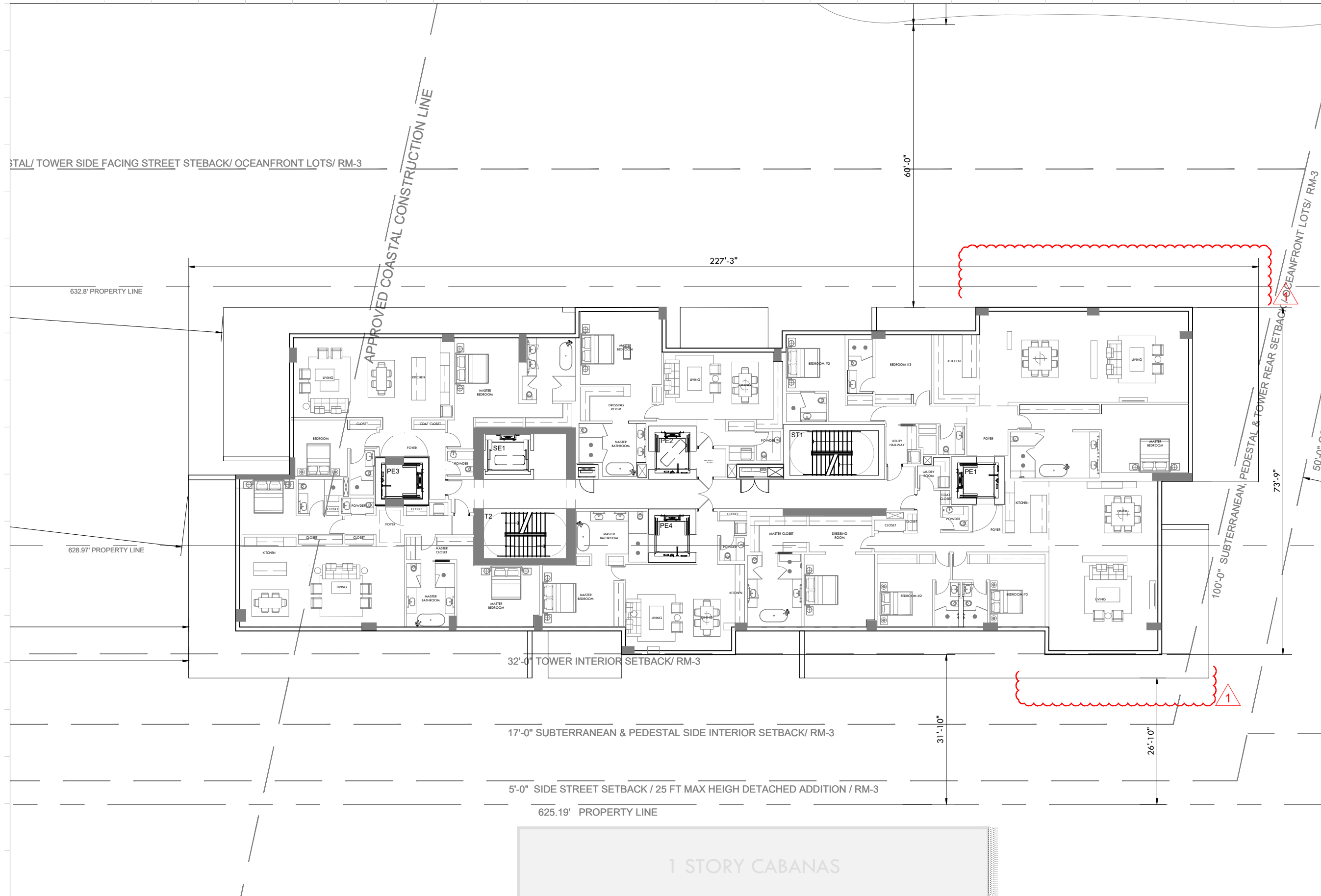
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TOWER FLOOR PLAN
 LEVEL 9

Date	JULY 20, 2020	Sheet No.	B4-A3.11
Scale	AS SHOWN		
Project	1901		

TOWER FLOOR PLAN - LEVEL 9
 SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

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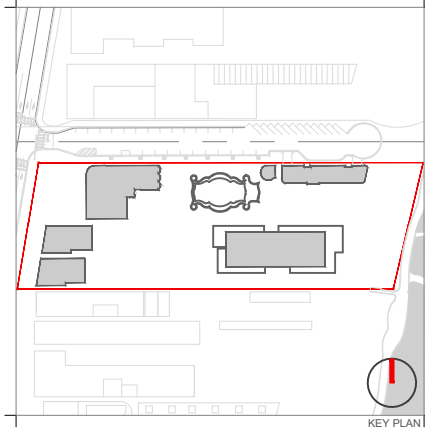
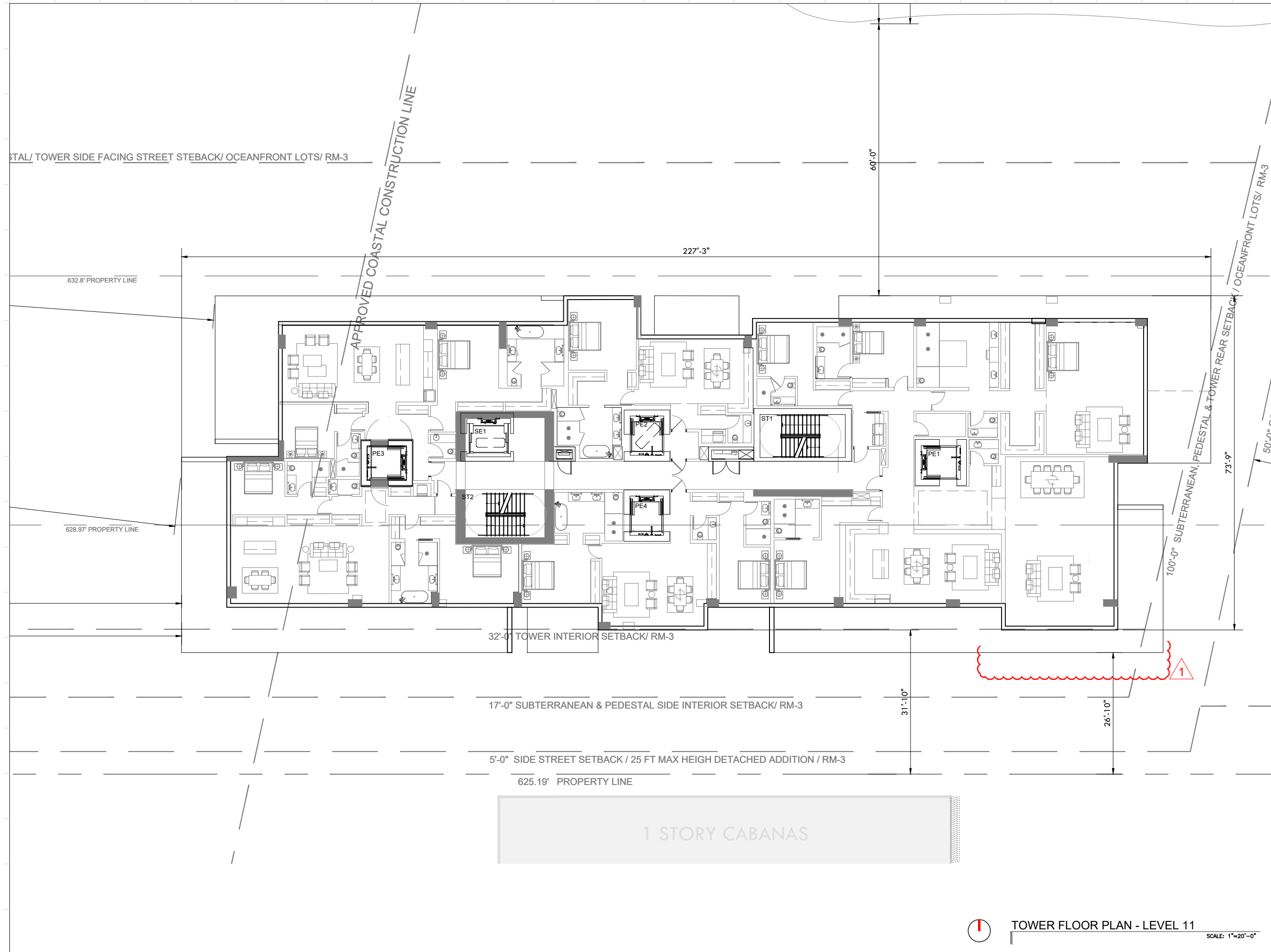
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TOWER FLOOR PLAN
LEVEL 10

Date	JULY 20, 2020	Sheet No.	B4-A3.12
Scale	AS SHOWN		
Project	1901		

TOWER FLOOR PLAN - LEVEL 10
 SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

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TOWER FLOOR PLAN
 LEVEL 11

TOWER FLOOR PLAN - LEVEL 11
 SCALE: 1"=20'-0"

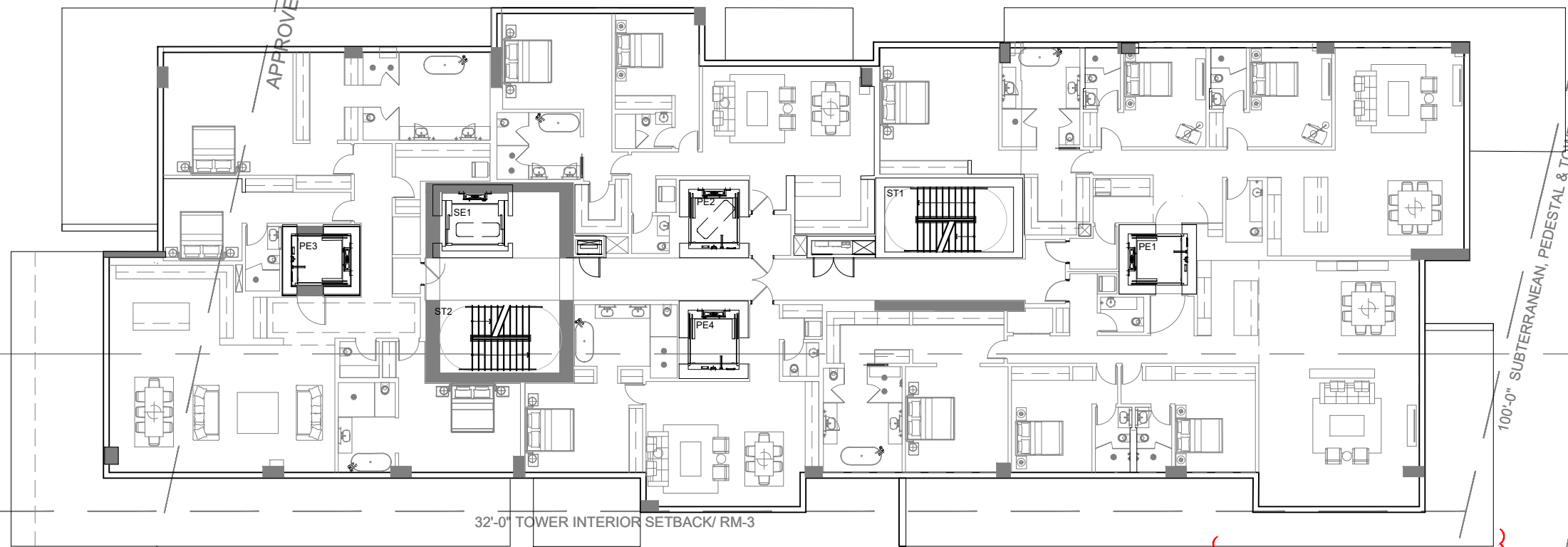
Date	JULY 20, 2020	Sheet No.	B4-A3.13
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

628.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

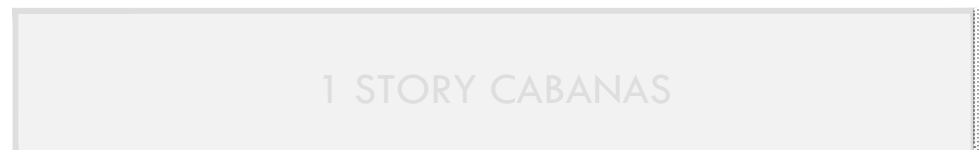


32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

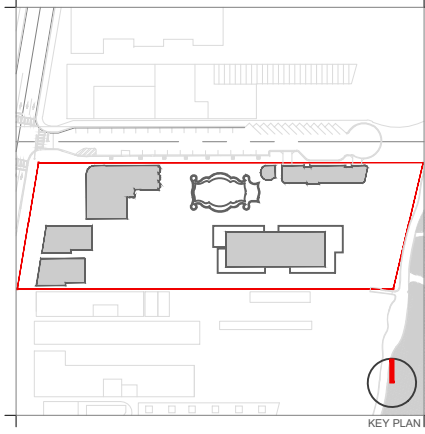
5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE



1 STORY CABANAS

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3
50'-0" OCEANFRONT SETBACK



KEY PLAN

Rev.	Date	Rev.	Date

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TOWER FLOOR PLAN
LEVEL 12

TOWER FLOOR PLAN - LEVEL 12
SCALE: 1"=20'-0"

Date	JULY 20, 2020	Sheet No.	B4-A3.14
Scale	AS SHOWN		
Project	1901		