

Miami Beach , FL 33140

Date	12/07/2020	Sheet No. A-0.00
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Project	2023	



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KOBİ KARP
Lic. # AR0012578

KOBİ

KARP

LOCATION_MAP

Date	10/09/2020	Sheet No.
Scale	--	A-0.02
Project	--	



① N View Drive Looking SW
n.t.s.



② N View Drive Looking NW
n.t.s.



③ N View Drive Looking NE
n.t.s.



④ Image Key Map
n.t.s.

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CONTEXT_IMAGES

Date	12/07/2020	Sheet No.
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① 1717 N View Drive
n.t.s.



③ 1758 N View Drive
n.t.s.



② 1730 N View Drive
n.t.s.



④ Image Key Map
n.t.s.

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NEIGHBORING_IMAGES

Date	12/07/2020	Sheet No.
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① Img 1
n.t.s.



② Img 2
n.t.s.



③ Img 3
n.t.s.



④ Image Key Map
n.t.s.

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EXISTING_IMAGES
1753_N_VIEW_DRIVE

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1 Img 4 n.t.s.



2 Img 5 n.t.s.



3 Img 6 n.t.s.



4 Image Key Map n.t.s.

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1753_N_VIEW_DRIVE

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1 Img 7 n.t.s.



2 Img 8 n.t.s.



3 Img 9 n.t.s.



4 Image Key Map n.t.s.

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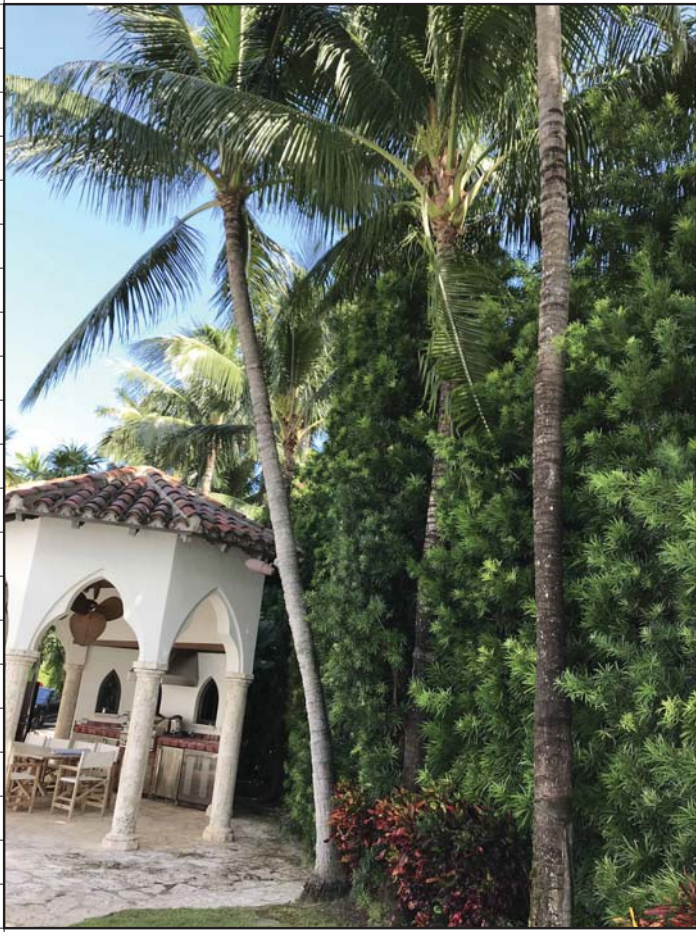


EXISTING_IMAGES
1771_N_VIEW_DRIVE

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1 Img 10 n.t.s.



3 Img 12 n.t.s.



2 Img 11 n.t.s.



4 Image Key Map n.t.s.

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EXISTING_IMAGES
1771_N_VIEW_DRIVE

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100% Submission

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HARDSCAPE PLAN

Date	12/07/2020	Sheet No.
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NE_AXONOMETRIC

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NW_AXONOMETRIC

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SW_AXONOMETRIC

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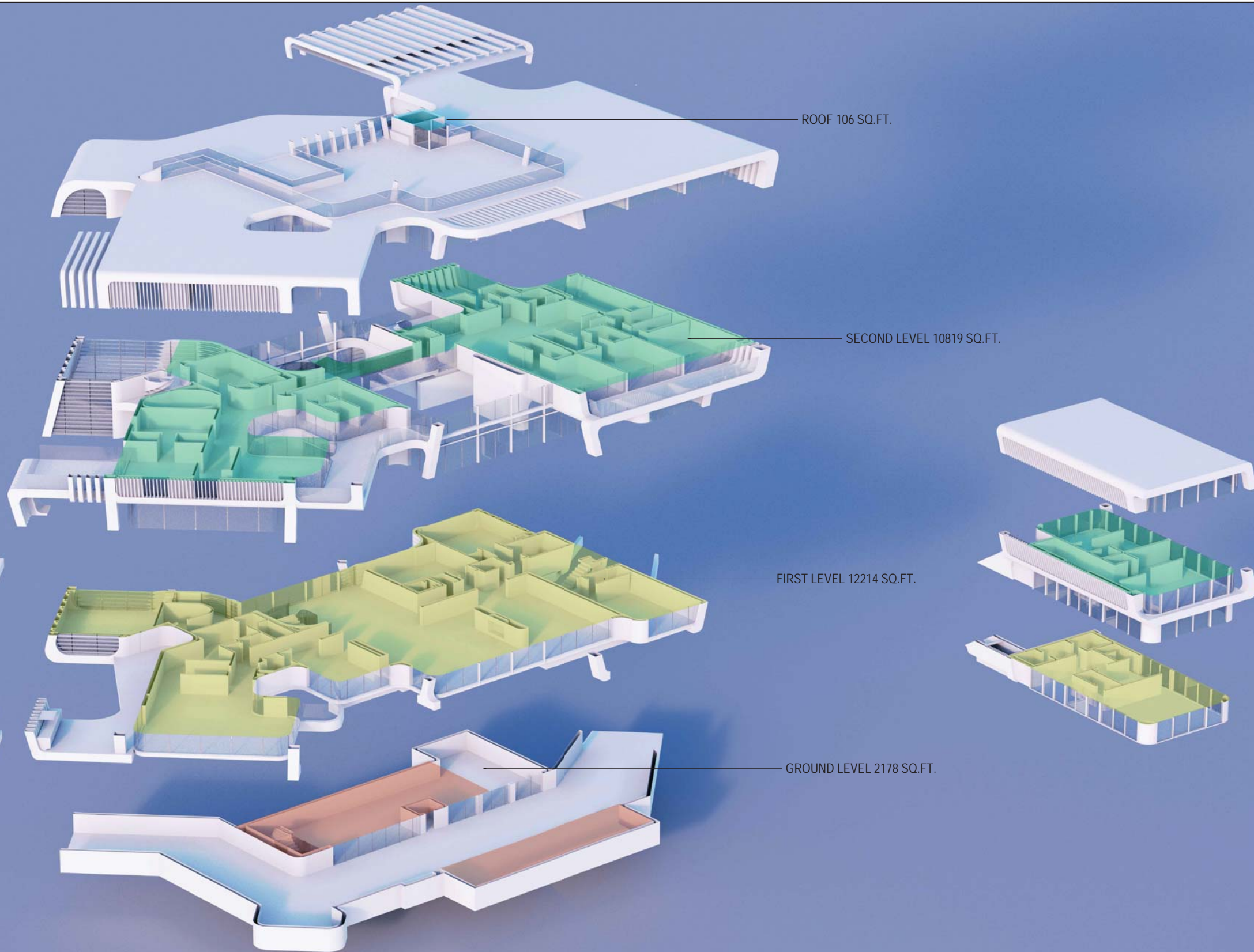
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SE_AXONOMETRIC

Date	12/07/2020	Sheet No.
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ROOF 106 SQ.FT.

SECOND LEVEL 10819 SQ.FT.

FIRST LEVEL 12214 SQ.FT.

GROUND LEVEL 2178 SQ.FT.

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EXPLODED_AXO

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FRONT_RENDERING

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FRONT_RENDERING

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REAR_RENDERING

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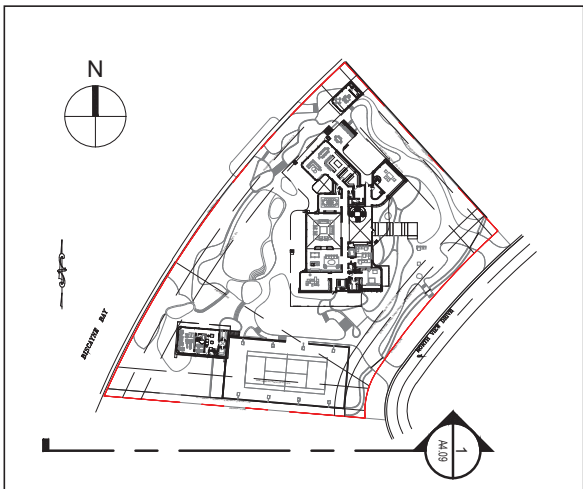
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A WHITE PAINTED STUCCO



B NATURAL WOOD VENEERED POLYMER CLADDING



C GUNMETAL FRAME GLAZING SYSTEM



D NATURAL WOOD BRISE-SOLEIL



E FRAMELESS HAND-RAIL



F WHITE PAINTED METAL STRUCTURE

1 SOUTH ELEVATION

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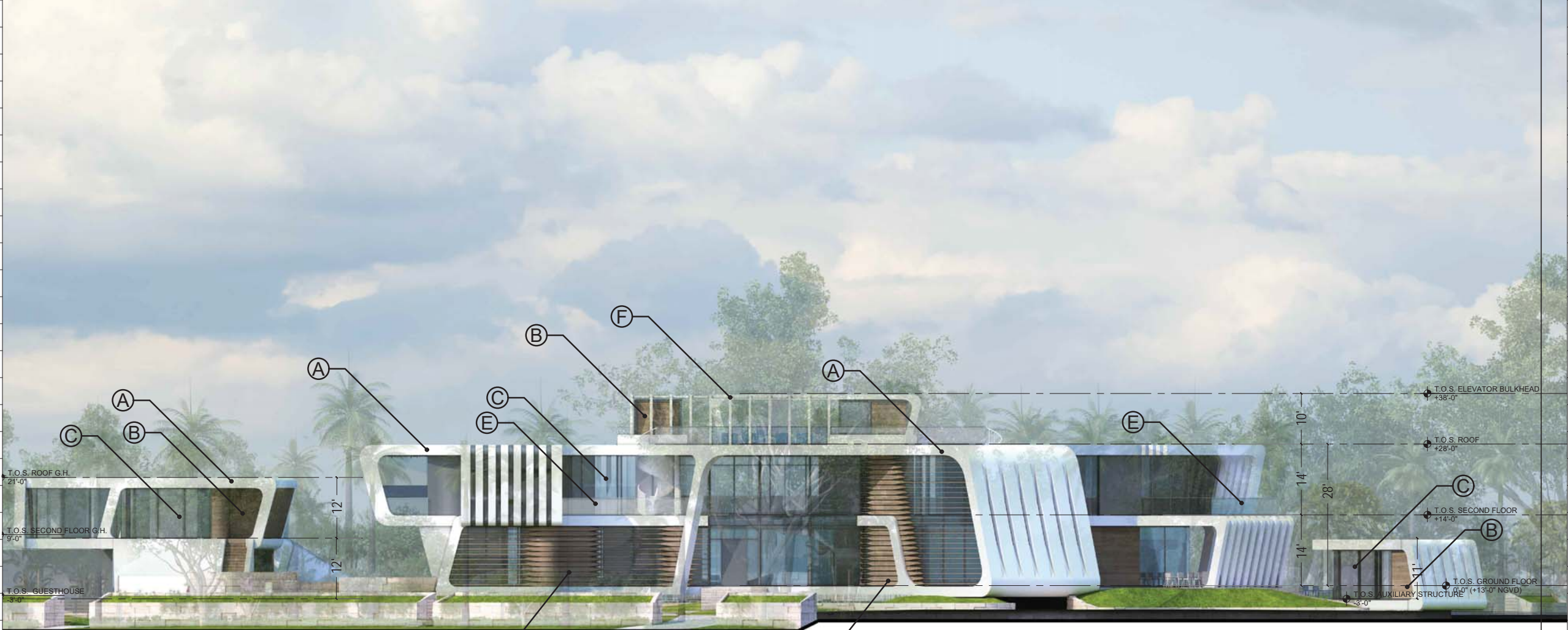
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SOUTH-ELEVATION

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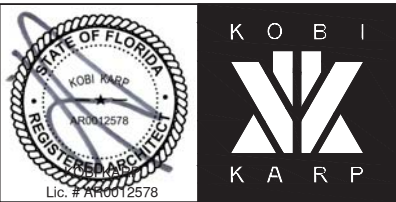
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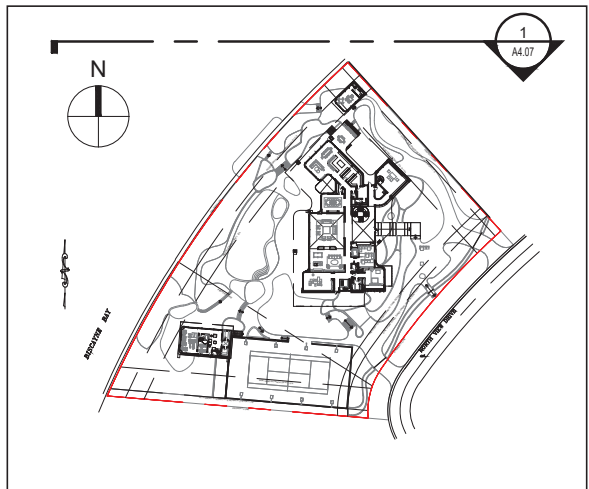
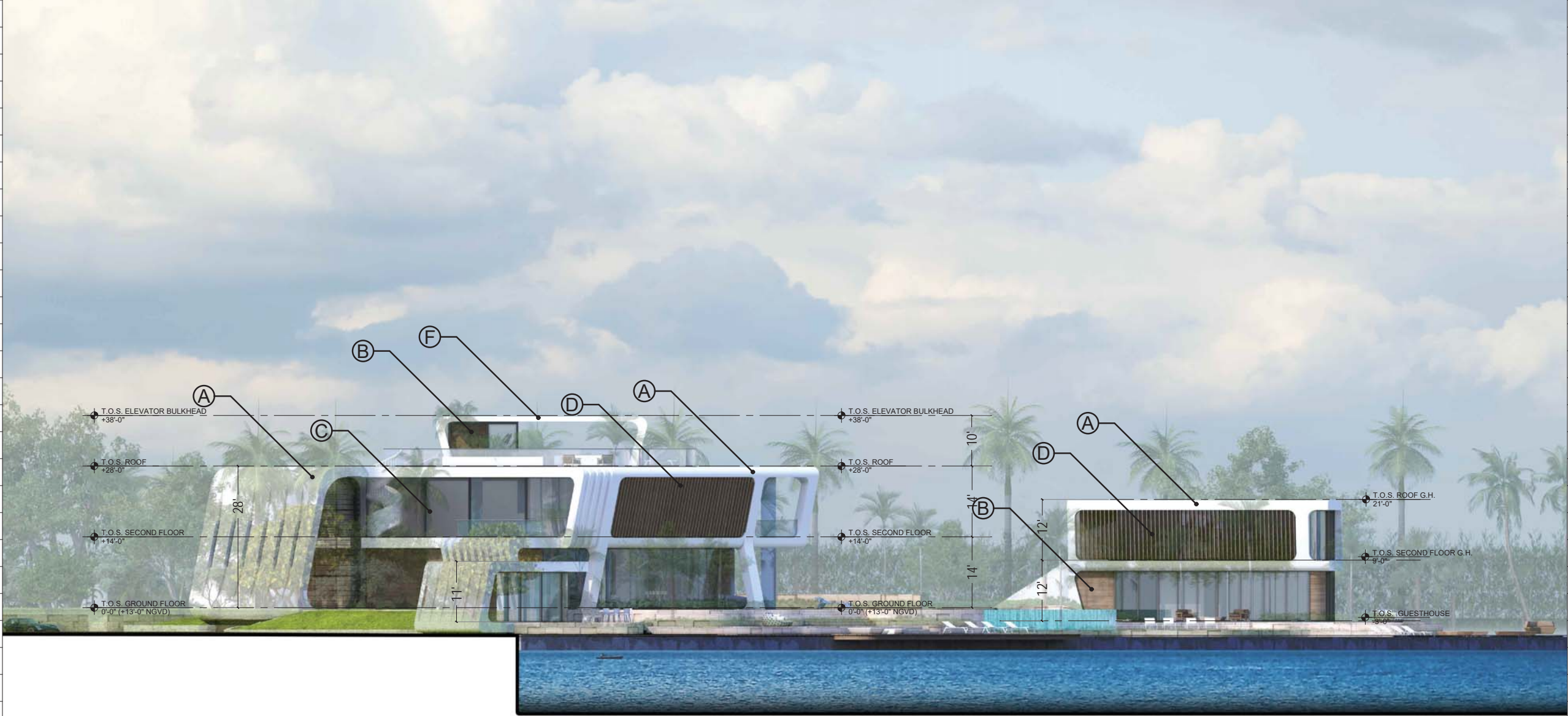
Architect of Record:
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EAST-ELEVATION

Date	12/07/2020	Sheet No.
Scale	-- 3/32"=1'-0"	A-4.06
Project	2023	

1 EAST ELEVATION



A WHITE PAINTED STUCCO



B NATURAL WOOD VENEERED POLYMER CLADDING



C GUNMETAL FRAME GLAZING SYSTEM



D NATURAL WOOD BRISE-SOLEIL



E FRAMELESS HAND-RAIL



F WHITE PAINTED METAL STRUCTURE

1 NORTH ELEVATION

Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33140

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Email: -

Consultant:
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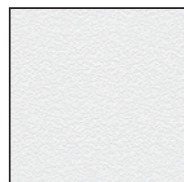
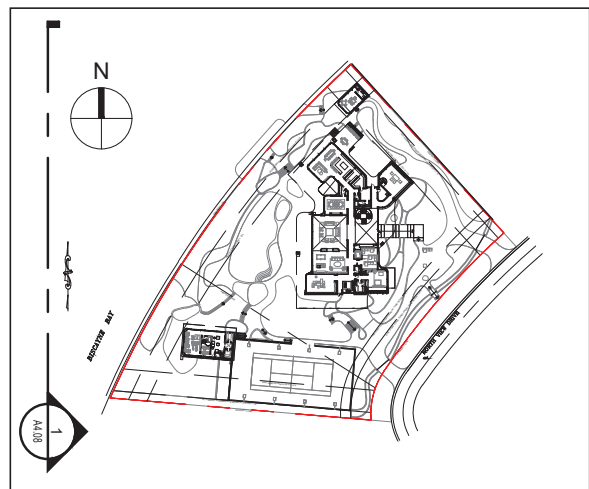
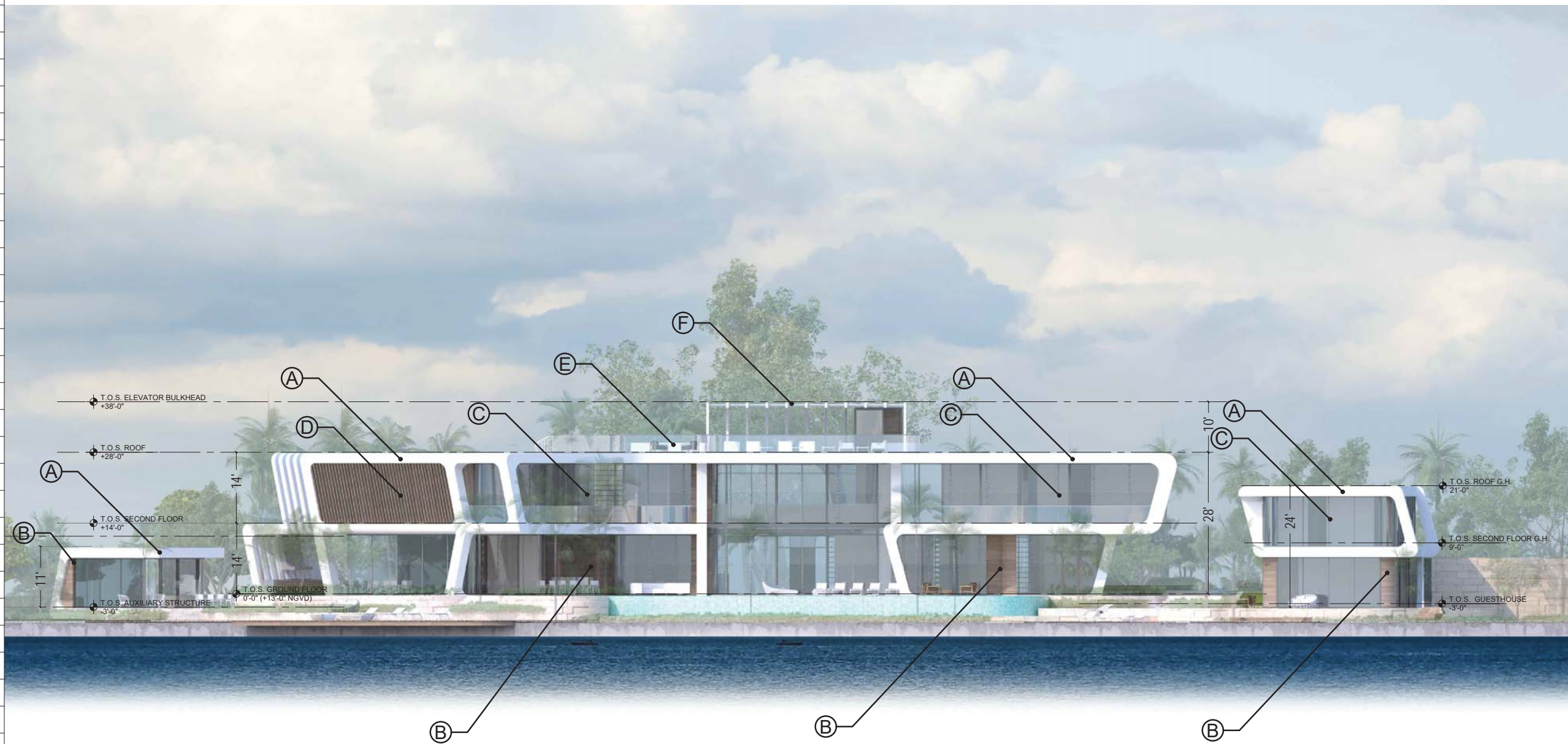
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NORTH-ELEVATION

Date	12/07/2020	Sheet No.
Scale	-- 3/32"=1'-0"	A-4.07
Project	2023	



A WHITE PAINTED STUCCO



B NATURAL WOOD VENEERED POLYMER CLADDING



C GUNMETAL FRAME GLAZING SYSTEM



D NATURAL WOOD BRISE-SOLEIL



E FRAMELESS HAND-RAIL



F WHITE PAINTED METAL STRUCTURE

1 WEST ELEVATION

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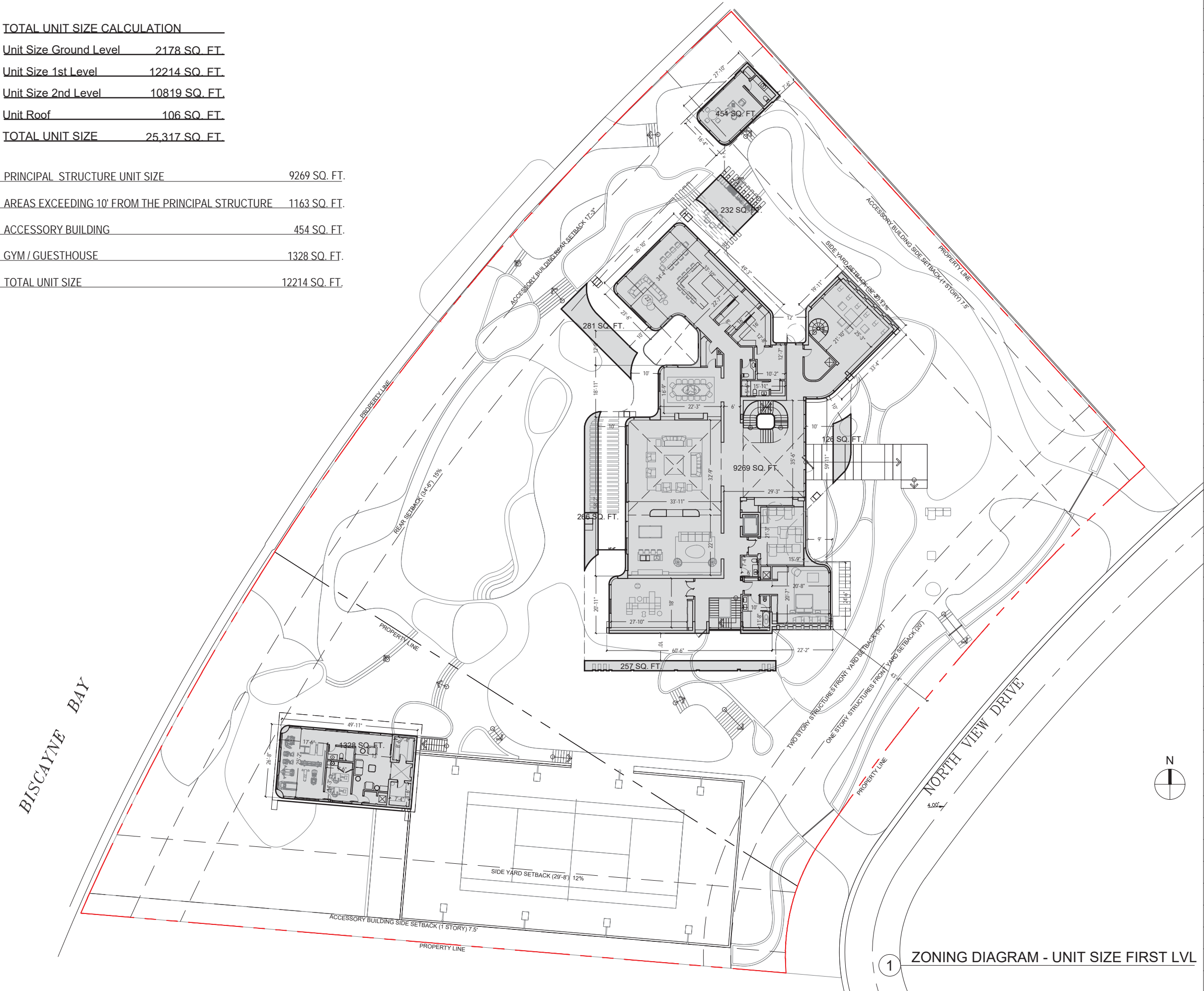
WEST-ELEVATION

Date	12/07/2020	Sheet No.
Scale	-- 3/32"=1'-0"	A-4.08
Project	2023	

TOTAL UNIT SIZE CALCULATION

Unit Size Ground Level	2178 SQ. FT.
Unit Size 1st Level	12214 SQ. FT.
Unit Size 2nd Level	10819 SQ. FT.
Unit Roof	106 SQ. FT.
TOTAL UNIT SIZE	25,317 SQ. FT.

PRINCIPAL STRUCTURE UNIT SIZE	9269 SQ. FT.
AREAS EXCEEDING 10' FROM THE PRINCIPAL STRUCTURE	1163 SQ. FT.
ACCESSORY BUILDING	454 SQ. FT.
GYM / GUESTHOUSE	1328 SQ. FT.
TOTAL UNIT SIZE	12214 SQ. FT.



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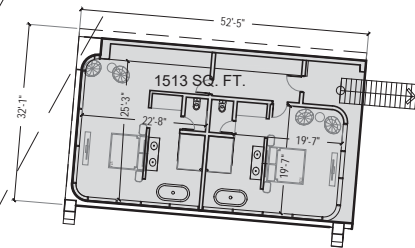
ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.02
Project	2023	

1 ZONING DIAGRAM - UNIT SIZE FIRST LVL

PRINCIPAL STRUCTURE UNIT SIZE	8957 SQ. FT.
COVERED BALCONIES EXCEEDING 6'	349 SQ. FT.
GYM / GUESTHOUSE	1513 SQ. FT.
TOTAL UNIT SIZE	10,819 SQ. FT.

BISCAYNE BAY



349 SQ. FT.

8957 SQ. FT.

ACCESSORY BUILDING REAR SETBACK 172'-3"

ACCESSORY BUILDING SIDE SETBACK (1 STORY) 7.5'

TWO STORY STRUCTURES FRONT REAR SETBACK (80')
ONE STORY STRUCTURES FRONT REAR SETBACK (20')

NORTH VIEW DRIVE

1

ZONING DIAGRAM - UNIT SIZE 2ND LEVEL



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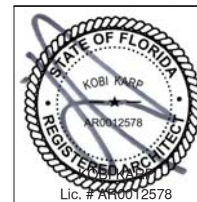
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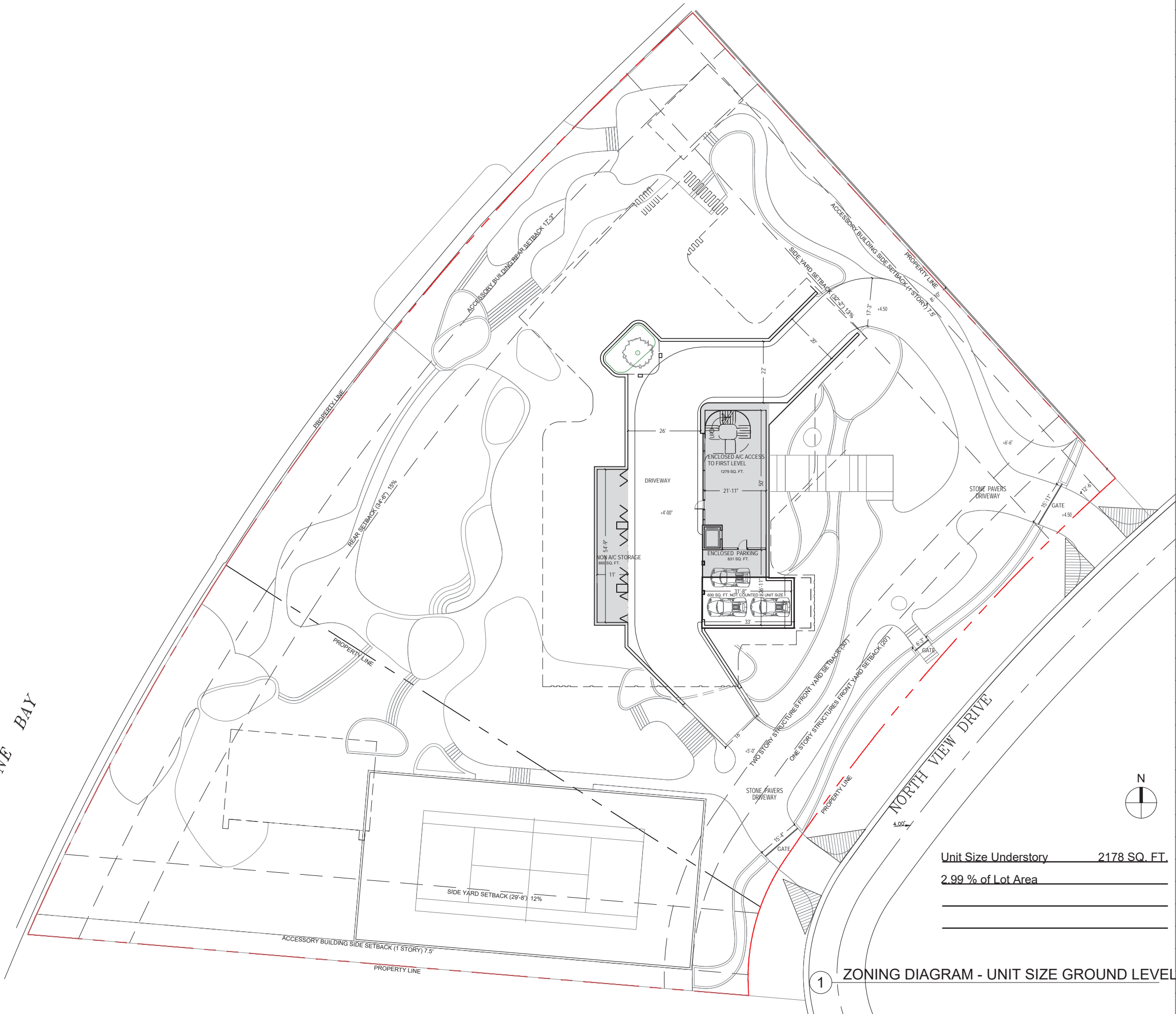
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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.03
Project	2023	

BISCAYNE BAY



Unit Size Understory 2178 SQ. FT.

2.99 % of Lot Area

1 ZONING DIAGRAM - UNIT SIZE GROUND LEVEL

Rev.	Date	Rev.	Date

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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.04
Project	2023	

Unit Size Roof	106 SQ. FT.
Unit Size 2nd Level (main struct.)	8957 SQ. FT.
Roof Deck Area	2140 SQ. FT. (23.9%)
Decorative Structure	1609 SQ. FT. (18.0 %)



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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.05
Project	2023	

1 ZONING DIAGRAM - UNIT SIZE ROOF

LOT AREA	73091 SQ. FT.
ENCLOSED STRUCTURES	13471 SQ. FT.
2% OF LOT AREA	1462 SQ. FT.
COVERED AREAS	2581 SQ. FT.
PORTION OF COVERED AREAS EXCEEDING 10 FT.	907 SQ. FT.
COVERED AREA EXCEEDING 2% OF LOT = 2581-1462 = 1119 SQ. FT.	
TOTAL LOT COVERAGE (sf) = 13471+1119	14,590 SQ. FT.
LOT COVERAGE (%)	19.96%

BISCAYNE BAY



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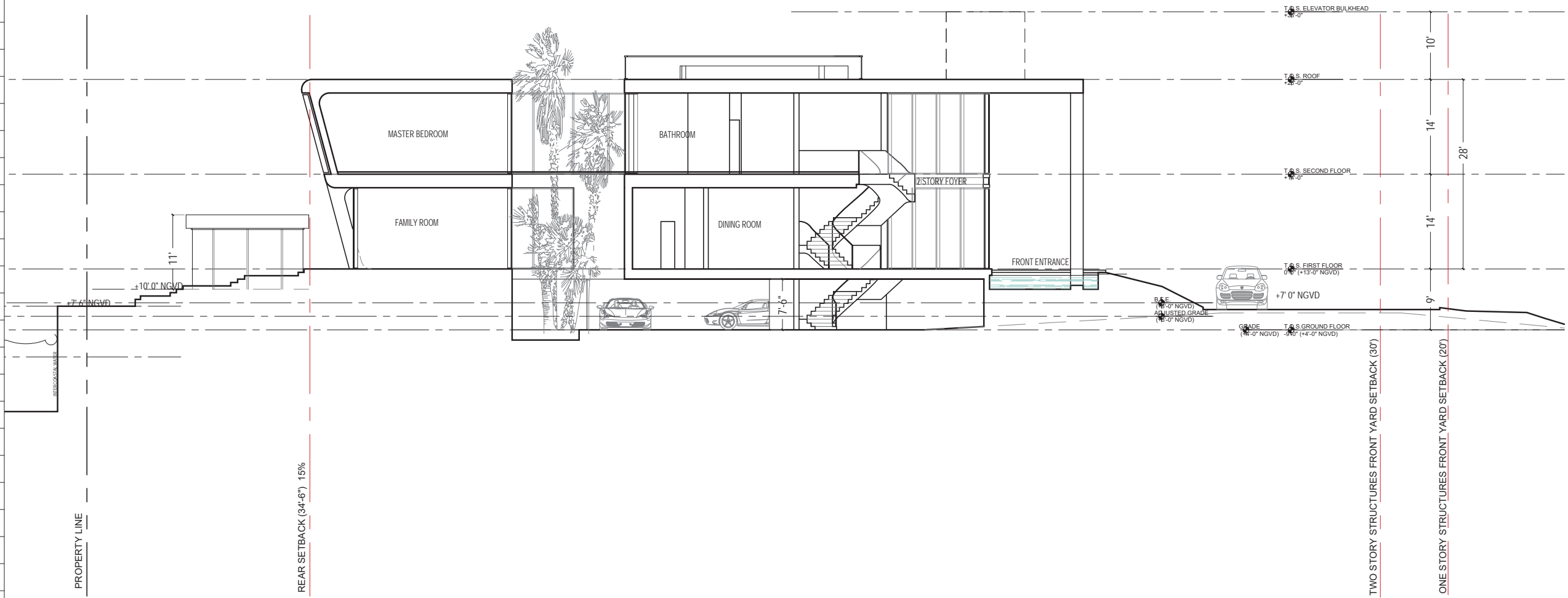
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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.01
Project	2023	



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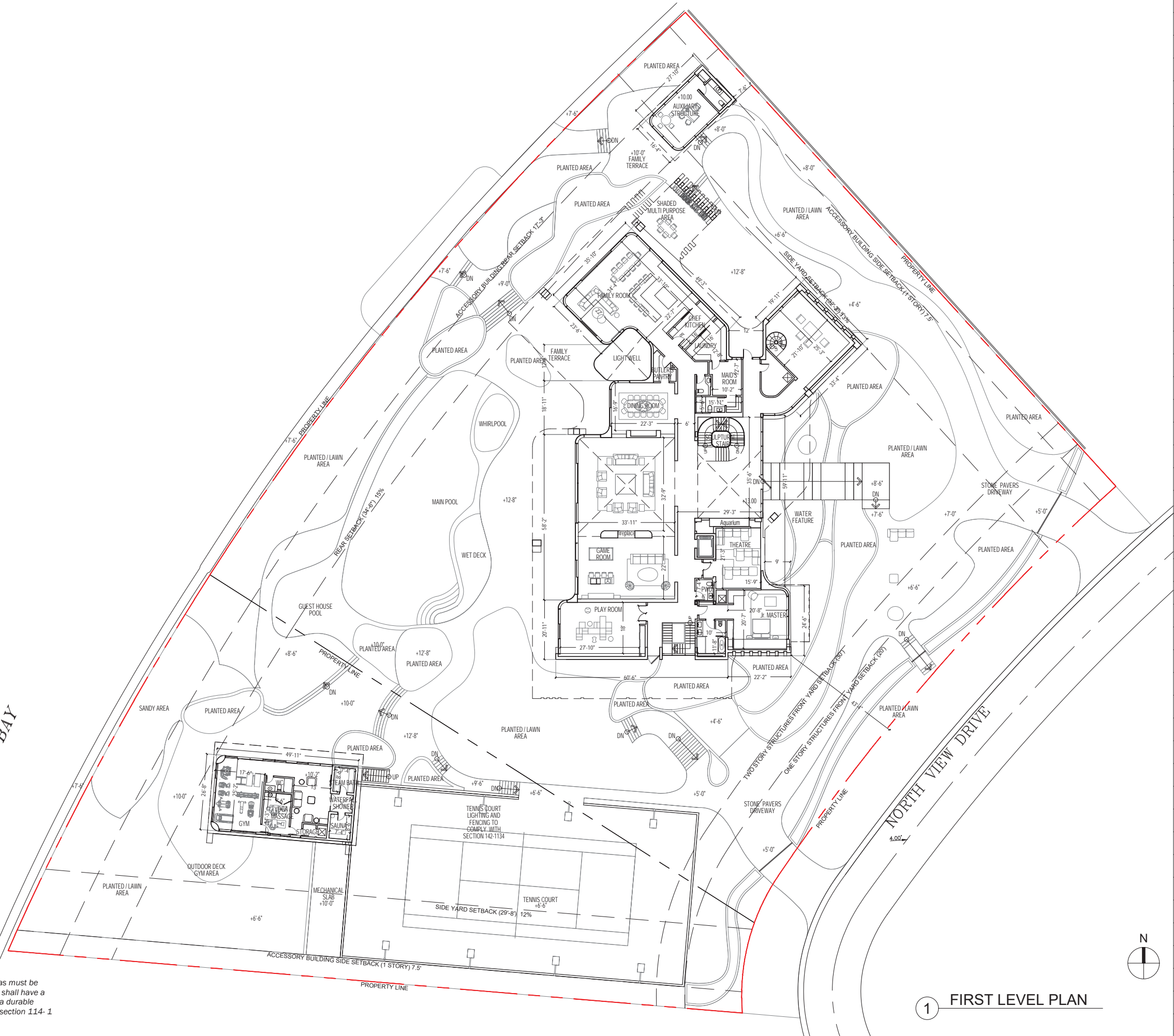
SECTION
CONCEPT-DESIGN

Date	12/07/2020	Sheet No.
Scale	-- 1/8"=1'-0"	A-4.03
Project	2023	

1 SECTION

BISCAYNE BAY

NOTE: Driveways and parking areas must be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of City of Miami Beach



1 FIRST LEVEL PLAN

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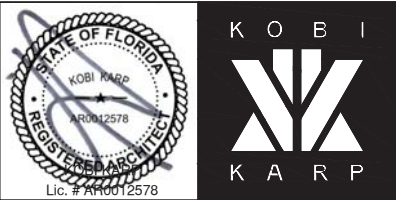
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PROPOSED-PLANS
CONCEPT-DESIGN

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-3.01
Project	2023	



BISCAYNE BAY



1 PLAN SECOND LEVEL

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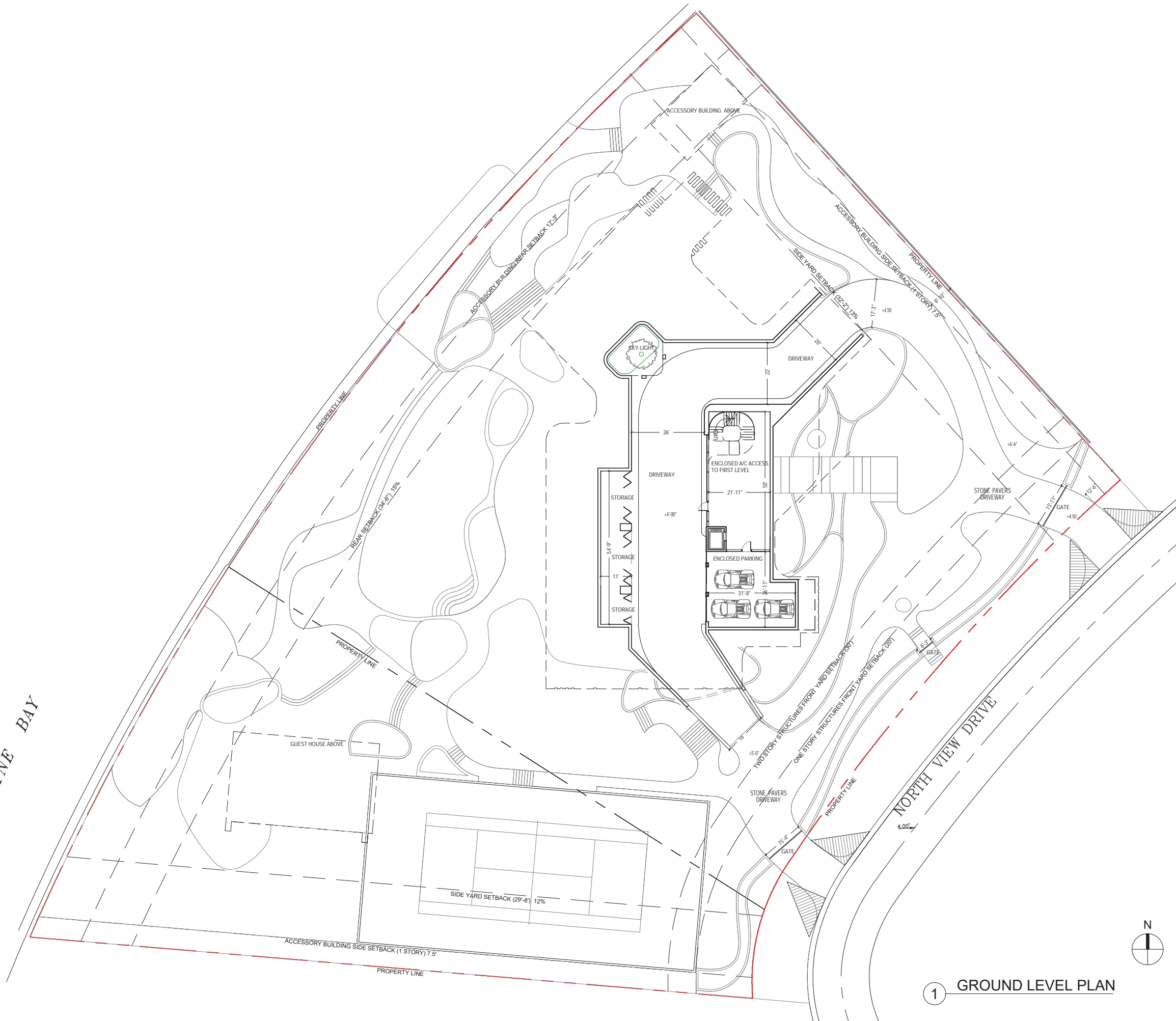
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PROPOSED-PLANS
CONCEPT-DESIGN

Date	12/07/2020	Sheet No.
Scale	-- 1/16"=1'-0"	A-3.02
Project	2023	

BISCAYNE BAY



1 GROUND LEVEL PLAN

Rev.	Date	Rev.	Date

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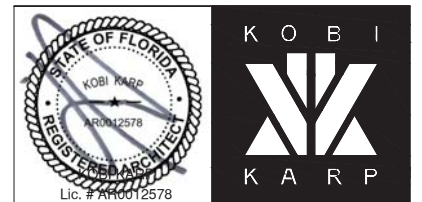
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PROPOSED-PLANS CONCEPT-DESIGN

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-3.03
Project	2023	



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Date	12/07/2020	Sheet No. A-3.04
Scale	1/4"=1'-0"	
Project	2023	

1 ROOF PLAN

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	1753-1771 N VIEW DRIVE , MIAMI BEACH, FL 33140			
2	FOLIO NUMBER(S):	02-3228-001-0500 , 02-3228-001-0490			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1937, 1938, 1998 (1753 N View Drive) 1937, 1959, 2002 (1771 N View Drive)	ZONING DISTRICT:		RS-2 (SINGLE-FAMILY)
5	BASE FLOOD ELEVATION:	8'-0" NGVD	FUTURE GRADE VALUE IN NGVD :		N/A
6	GRADE:	4'-0" NGVD	FREE BOARD:		+5'-0"
7	LOT AREA:	73,091 SF	HEIGHT OF GROUND FLOOR:		+13'-0" N.G.V.D.
8	LOT WIDTH:	247'-5"	LOT DEPTH:		229'-11"
9	MAX LOT COVERAGE SF AND %:	21,927SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:		14,590 SF (19.96%)
10	EXISTING LOT COVERAGE SF:	11,000 SF APPROX	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		N/A
11	FRONT YARD OPEN SPACE SF AND %:	3,189 SF. (66.5%)	REAR YARD OPEN SPACE SF AND %:		9,735SF (71.1%)
12	MAX UNIT SIZE SF AND %:	36,545 SF (50.00%)	PROPOSED UNIT SIZE SF AND %:		25,317 SF (34.64%)
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:		12,214 SF
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE:		2,178 SF
			PROPOSED ROOF LEVEL UNIT SIZE:		106 SF
15		N/A	PROPOSED SECOND FLOOR UNIT SIZE:		10,819 SF
16	EXISTING UNIT SIZE (PER MIAMI DADE COUNTY PROPERTY APPARAISER'S WEB SITE)	5,285 SF (1771 N VIEW DR.) + 10,813 SF (1753 N VIEW DR.)= 16,098 SF	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		2,423 SF (24.9%)
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	28'- FLAT ROOFS	N/A	28'-0"	NONE
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0"	N/A	42'-11"	NONE
20	FRONT SECOND LEVEL:	30'-0"	N/A	42'-2"	NONE
21	SIDE 1: NORTH	32'-2" (13% Lot Width)	N/A	32'-2"	NONE
22	SIDE 2: SOUTH	29'-8" (15% Lot Width)"	N/A	48'-2"	NONE
23	REAR:	34'-6" (15% Lot Depth)	N/A	35'-7 "	NONE
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	7'-6"	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
25	ACCESSORY STRUCTURE REAR:	17'-3" (50 % rear setback)	N/A	17'-9"	NONE
26	SUM OF SIDE YARD:	80'-3" (25%)	N/A	32'-2" + 29 -8" = 61'-10" (25%)	NONE
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		
NOTES: IF NOT APPLICABLE WRITE N/A					

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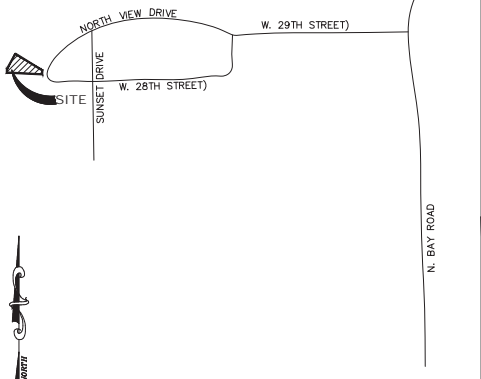
Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



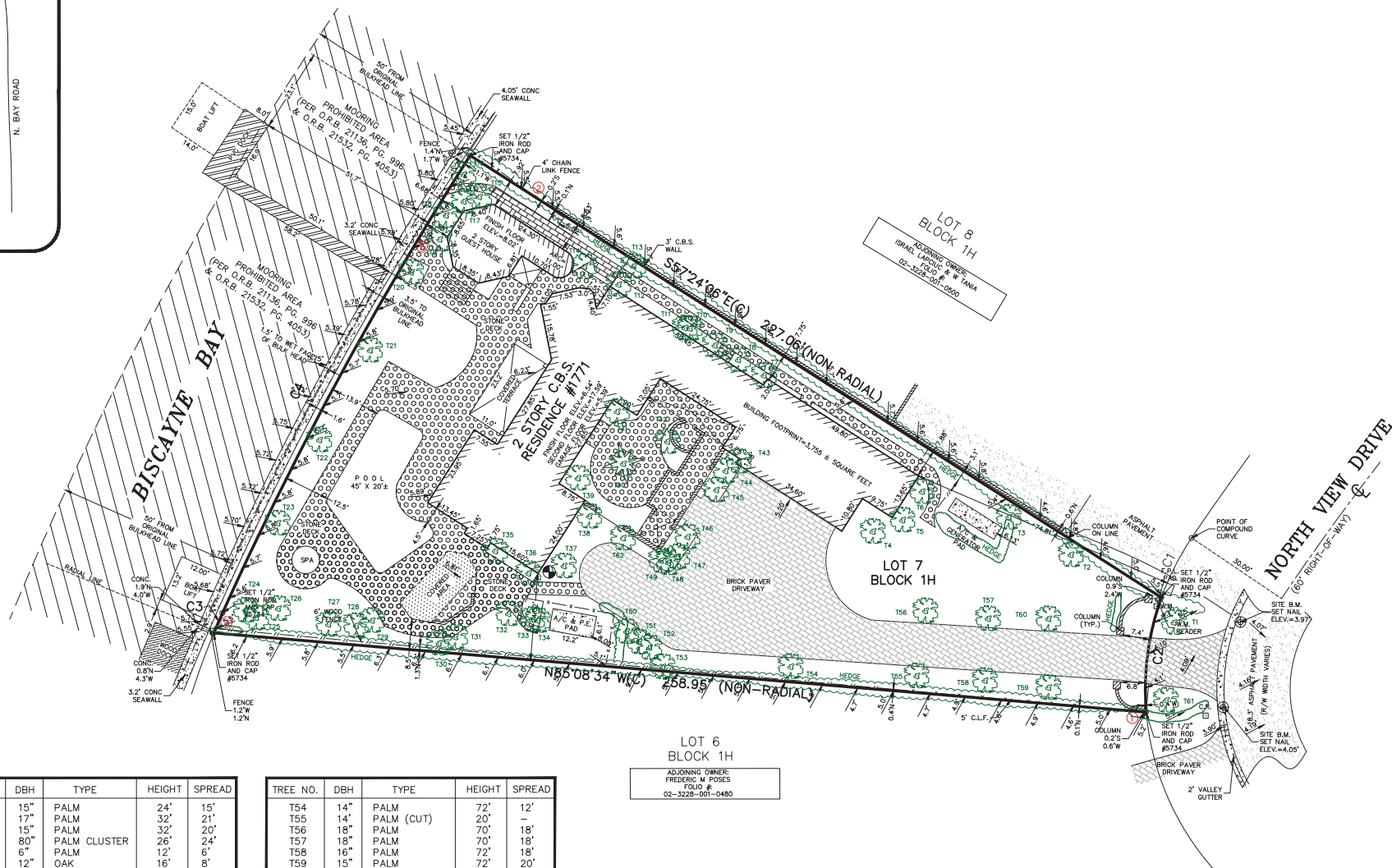
ZONING-DATA

Date	12/07/2020	Sheet No.
Scale	--	A-0.01
Project	2023	

VICINITY MAP:
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

NOTE: TREE DESCRIPTIONS
SHOWN HERE ARE
GENERAL IN NATURE
AND SHOULD BE VERIFIED



LEGEND:

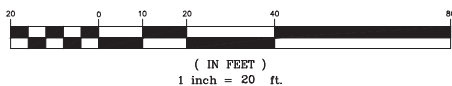
B.C.R.	=	BROWARD COUNTY RECORDS
B.M.	=	BENCHMARK
C	=	CALCULATED MEASUREMENT
CL	=	CENTERLINE
C.B.	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.L.F.	=	CHAIN LINK FENCE
C.R.	=	CABLE RISER
CONC.	=	CONCRETE
C.L.P.	=	CONCRETE LIGHT POLE
C.P.P.	=	CONCRETE POWER POLE
D	=	DEED MEASUREMENT
E.S.	=	ELECTRIC SERVICE
F.P.L.	=	FLORIDA POWER & LIGHT
G.A.	=	GUY ANCHOR
G.V.	=	GATE VALVE
L.P.	=	LIGHT POLE
M	=	MEASURED
M.C.	=	METAL COVER
M-D.C.R.	=	MIAMI-DADE COUNTY RECORDS
M.H.	=	MANHOLE
M.W.	=	MONITORING WELL
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	=	OFFICIAL RECORDS BOOK
P	=	PLAT MEASUREMENT
P.B.	=	PLAT BOOK
P.E.	=	POOL EQUIPMENT
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.P.	=	POWER POLE
TYP.	=	TYPICAL
W.M.	=	WATER METER
o/s	=	OFFSET
A/C	=	AIR CONDITIONING UNIT
h	=	HANDICAPPED PARKING
h	=	FIRE HYDRANT
u	=	UTILITY POLE
+	=	LOCATION OF INGRESS/EGRESS
+	=	LOCATION OF BUILDING HEIGHT MEASUREMENT
+	=	ENCROACHMENT REFERENCE
+	=	SPOT ELEVATIONS

TREE NO.	DBH	TYPE	HEIGHT	SPREAD
T1	15"	PALM	24'	15'
T2	17"	PALM	32'	21'
T3	15"	PALM	32'	20'
T4	80"	PALM CLUSTER	28'	24'
T5	6"	PALM	12'	6'
T6	12"	OAK	16'	8'
T7	36"	PALM CLUSTER	9'	—
T8	36"	PALM CLUSTER	9'	—
T9	30"	PALM CLUSTER	9'	—
T10	36"	PALM CLUSTER	9'	—
T11	6"	PALM	16'	6'
T12	30"	PALM CLUSTER	9'	—
T13	5"	PALM	35'	7'
T14	46"	PALM CLUSTER	10'	10'
T15	4"	PALM	18'	6'
T16	7"	PALM	17'	10'
T17	4"	PALM	22'	5'
T18	44"	OAK	12'	14'
T19	4"	PALM	22'	5'
T20	22"	PALM	32'	25'
T21	28"	PALM	30'	20'
T22	26"	PALM	36'	20'
T23	30"	PALM	36'	20'
T24	10"	PALM	24'	15'
T25	9"	PALM	20'	14'
T26	10"	PALM	22'	15'
T27	11"	PALM	34'	16'
T28	10"	PALM	28'	15'
T29	9"	PALM	32'	17'
T30	24"	PALM	58'	16'
T31	9"	PALM	22'	14'
T32	80"	PALM CLUSTER	14'	—
T33	9"	PALM	26'	12'
T34	80"	PALM CLUSTER	14'	—
T35	4"	PALM	20'	5'
T36	4"	PALM	22'	6'
T37	4"	PALM	25'	7'
T38	5"	PALM	27'	6'
T39	8"	PALM	22'	12'
T40	4"	OAK	16'	16'
T41	8"	PALM	25'	12'
T42	6"	PALM	11'	5'
T43	4"	PALM	10'	6'
T44	4"	PALM	24'	7'
T45	7"	PALM	9'	6'
T46	6"	PALM	8'	5'
T47	5"	PALM	10'	7'
T48	4"	PALM	32'	8'
T49	8"	PALM	12'	6'
T50	12"	PALM	26'	14'
T51	35"	PALM	12'	10'
T52	9"	PALM	26'	15'
T53	16"	PALM	66'	15'

TREE NO.	DBH	TYPE	HEIGHT	SPREAD
T54	14"	PALM	72'	12'
T55	14"	PALM (CUT)	20'	—
T56	18"	PALM	70'	18'
T57	18"	PALM	70'	18'
T58	16"	PALM	72'	18'
T59	15"	PALM	72'	20'
T60	17"	PALM	70'	18'
T61	16"	PALM	22'	15'
T62	4"	PALM	24'	7'

LOT 6
BLOCK 1HADJOINING OWNER:
FREDERIC M. POSES
TOLDO #
02-3228-001-0480

GRAPHIC SCALE



SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8410997, DATED APRIL 28, 2020 @ 11:00 P.M.

ITEMS 1 THROUGH 7 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 8: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF 3RD REVISED PLAT OF SUNSET ISLANDS, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 9: EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 1754, PAGE 341. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 10: INTENTIONALLY DELETED.

ITEM 11: BOARD ORDER NO. 03-13, OF THE MIAMI-DADE COUNTY ENVIRONMENTAL QUALITY CONTROL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 21136, PAGE 996. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 12: CONDITIONAL USE PERMIT, AS RECORDED IN OFFICIAL RECORDS BOOK 21213, PAGE 4112. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 13: DECLARATION OF DEED RESTRICTION, AS RECORDED IN OFFICIAL RECORDS BOOK 21532, PAGE 4053. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 14: DECLARATION OF RESTRICTIVE COVENANT, AS RECORDED IN OFFICIAL RECORDS BOOK 23667, PAGE 1848. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 15: ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 27495, PAGE 4932. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 16: THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 17: SURVEY PREPARED BY JASON H. PINNELL, PSM NO. 5734, FOR PINNELL SURVEYING, INC., UNDER JOB NO. 19-1650, REVISED ON 05/04/20, AND DATED 05/15/20, SHOWS THE FOLLOWING:

- C.B.S. WALL OF UNDETERMINED OWNERSHIP LIES NORTH OF THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY AND WITHIN THE ADJOINING LOT;
- CHAIN LINK FENCE CROSSES OVER THE NORTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT;
- BRICK PAVEMENT DRIVEWAY CROSSES OVER THE EASTERLY BOUNDARY OF THE PROPERTY AND INTO THE RIGHT-OF-WAY OF NORTH VIEW DRIVE;
- CHAIN LINK AND WOOD FENCES OF UNDETERMINED OWNERSHIP LIE NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE PROPERTY AND WITHIN THE SUBJECT LOT;
- COLUMN CROSSES OVER THE SOUTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT;
- STONE DECK AND WOOD FENCE CROSS OVER THE WESTERLY BOUNDARY OF THE PROPERTY, AND LIE WATERWARD OF BISCAYNE BAY;
- CONCRETE SEAWALL LIES BEYOND THE PLATTED WESTERLY LOT LINE AND WITHIN THE WATERS OF BISCAYNE BAY.

ITEM 18: THIS POLICY AND ANY ENDORSEMENTS THERETO DO NOT INSURE ANY PORTION



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1771 NORTH VIEW DRIVE
MIAMI BEACH, FLORIDA 33140

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 1H, OF 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- COLUMN CROSSES OVER THE SOUTHERLY PROPERTY LINE.
- 4 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE.
- STONE DECK AND 6 FOOT WOOD FENCE CROSS OVER THE WESTERLY PROPERTY LINE.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	75.00'	14°09'54"	18.54'	N26°56'46"E(C)
C2	75.00'	24°39'11"	32.27'	S07°32'14"W(C)
C3	210.00'	01°38'03"	5.99'	N23°24'23"E(C)
C4	982.64'	08°24'16"	144.14'	N28°25'32"E(C)

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE MIAMI-DADE COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 02-3228-001-0490 AND IS CURRENTLY OWNED BY SPANISH ROSE LLC.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 21,373 SQUARE FEET (0.4907 ACRES) MORE OR LESS.
- 5) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 85°08'34" WEST ALONG THE SOUTH LINE OF LOT 7, BLOCK 1H, P.B. 40, PG. 8, M-D.C.R.
- 6) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 7) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 8) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 125651-037-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.
- 9) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 10) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 11) REFERENCE BENCHMARK: CMB S-04, ELEVATION=1.69' NAVD '88 / ELEVATION = 3.24' NGVD '29
- 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.
- 13) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 14) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 15) DATE FIELDWORK PERFORMED: 08/19/19 (FIELD BOOK 601, PAGE 45)
- 16) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P. & Q.C.

CERTIFICATION:

TO:

GREENBERG TRAURIG, P.A.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11(LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13 AND 20 OF TABLE A THERETO. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2019 AND UPDATED MAY 14, 2020.

06/30/20

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY
UPDATE: REVISED SURVEY TO ALTA/NSPS	05/04/20	O.C.
REVISED SCHEDULE "B" TITLE NOTES	05/21/20	O.C.
ADD TREES AND ADDITIONAL ELEVATIONS(20136)	06/29/20	O.C.

PROJECT NAME:

JOB NO.: 19-1650



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1753 NORTH VIEW DRIVE
MIAMI BEACH, FLORIDA 33140

CERTIFY TO:

1. TBD
2. GREENBERG TRAURIG, P.A.
3. CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOTS 8 AND 9, IN BLOCK 1H, OF 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:

NONE VISIBLE.

AREA OF PROPERTY = 51,718 SQUARE FEET (1.1873 ACRES) +/-

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NGVD '29, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 120651-0317-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.
- 12) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 13) REFERENCE BENCHMARK: CMB SI-04, ELEVATION=1.69' NAVD '88 / ELEVATION = 3.24' NGVD '29
- 14) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.
- 15) TREE DESCRIPTIONS SHOWN HEREON ARE ESTIMATED, GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 16) DATE FIELDWORK PERFORMED: 07/22/20 (FIELD BOOK 614, PAGE 74)
- 17) DRAWN BY: Q.D.I. CHECKED BY: J.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

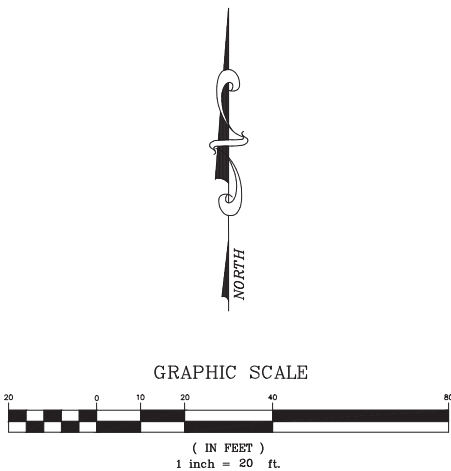
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

**REVISIONS:**

REVISION	DATE	CHECKED BY

PROJECT NAME:

JOB NO.: 20-1313

**CURVE DATA:**

C1:
RADIUS=982.64'(P)
DELTA=07°34'04.45"(P)
CHORD=129.70'(P)

C2:
RADIUS=982.64'(P)
DELTA=07°34'04.45"(P)
CHORD=129.70'(P)

C3:
RADIUS=757.64'(P)
DELTA=07°34'04.45"(P)
CHORD=100.00'(P)

C4:
RADIUS=757.64'(P)
DELTA=14°09'53.56"
CHORD=81.50'(C)
ARC=18.54'(C)

C5:
RADIUS=75.00'
DELTA=14°09'53.56"
CHORD=18.50'
ARC=18.50'(C)
C.B.=S26°56'46"W(C)

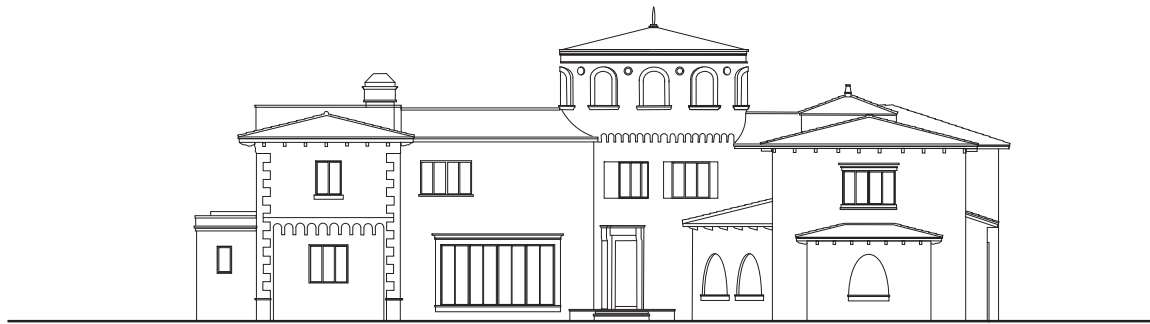
LEGEND:

- B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
C = CENTERLINE
C.B. = CHORD BEARING
L = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
C.R. = CABLE RISER
D = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
G.A. = GUY ANCHOR
I.V. = IRRIGATION VALVE
L.P. = LIGHT POLE
M = MEASURED
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TYP. = TYPICAL
W.M. = WATER METER
P.P. = POWER POLE
A/C = AIR CONDITIONING UNIT
o/s = OFFSET
W.F. = WOOD FENCE
H.C. = HANDI-CAPPED PARKING
F.H. = FIRE HYDRANT
U.P. = UTILITY POLE
S.E. = SPOT ELEVATION
T.T. = TREE AND TREE NUMBER

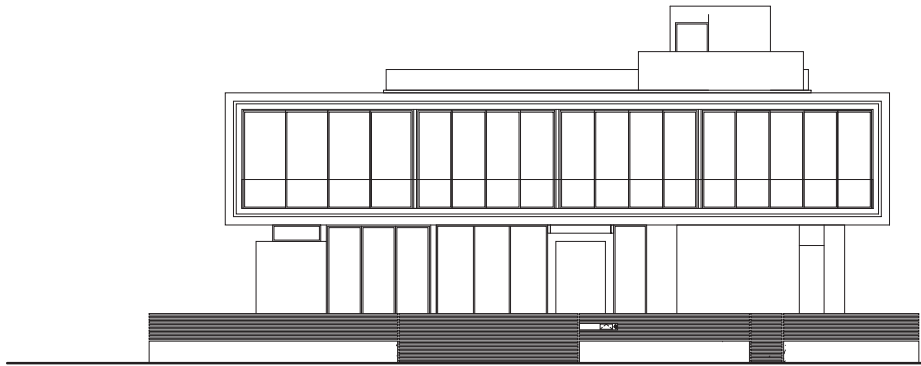
TREE SCHEDULE

TREE NO	TYPE	SIZE	HEIGHT	SPREAD
T1	SEA GRAPPE	7"	40'	18'
T2	PALM	5"	40'	10'
T3	SEA GRAPPE	35"	36'	14'
T4	PALM	9"	14'	10'
T5	PALM	10"	24'	40'
T6	AVOCADO	12"	24'	40'
T7	PALM	11"	8'	10'
T8	PAPAYA	15"	24'	15'
T9	PALM	10"	10'	10'
T10	PALM	10"	9'	10'
T11	PALM	20"	66'	12'
T12	PALM	22"	16'	12'
T13	OAK	4"	6'	5'
T14	PALM	9"	16'	12'
T15	PALM	7"	16'	10'
T16	PALM	18'	10'	10'
T17	PALM	5"	12'	8'
T18	PALM	15"	50'	8'
T19	PALM	4"	9'	5'
T20	PALM	5"	10'	5'
T21	OAK	16"	26'	20'
T22	PALM	15"	44'	8'
T23	PALM	18"	48'	8'
T24	PALM	12"	40'	8'
T25	OAK	160"	70'	76'
T26	PALM	14"	40'	15'
T27	PALM	18"	48'	13'
T28	PALM	20"	42'	12'
T29	PALM	19"	47'	15'
T30	PALM	20"	32'	16'
T31	PALM	8"	12'	8'
T32	PALM	8"	12'	8'
T33	PALM	9"	12'	8'
T34	PALM	6"	12'	6'
T35	PALM	6"	32'	6'
T36	PALM	6"	30'	6'
T37	PALM	7"	32'	7'
T38	PALM	160"	70'	76'
T39	PALM	22"	72'	12'
T40	PALM	14"	18'	10'
T41	OAK	15"	12'	10'
T42	PALM	14"	18'	10'
T43	PALM	5"	20'	8'
T44	PALM	7"	25'	8'
T45	PALM	36"	18'	10'
T46	OAK	36"	18'	10'

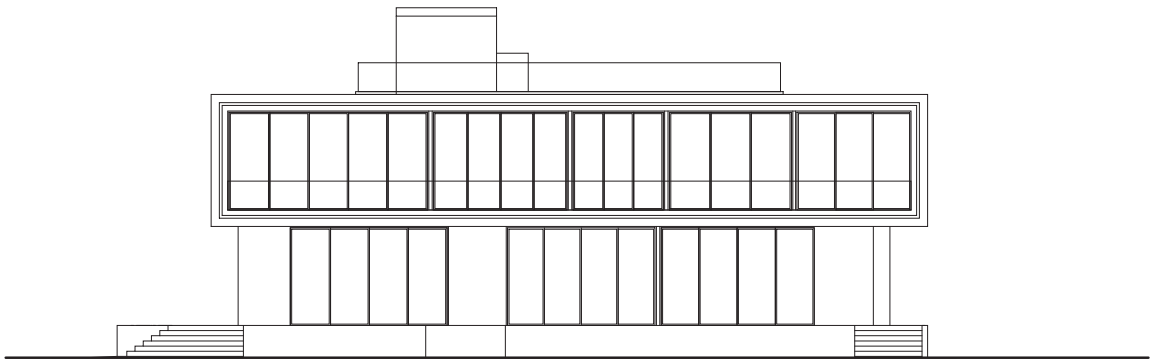
TREE NO	TYPE	SIZE	HEIGHT	SPREAD
T47	OAK	20"	12'	8'
T48	PALM	20"	12'	8'
T49	PALM	5"	10'	5'
T50	PALM	5"	10'	5'
T51	OAK	16"	14'	10'
T52	PALM	22"	62'	10'
T53	PALM	15"	55'	10'
T54	PALM	20"	65'	10'
T55	PALM	19"	72'	10'
T56	PALM	18"	35'	12'
T57	PALM	9"	22'	7'
T58	PALM	11"	34'	12'
T59	PALM	18"	55'	12'
T60	PALM	10"	30'	8'
T61	PALM	10"	30'	8'
T62	OAK	172"	36'	30'
T63	PALM	70"	10'	10'
T64	OAK	12"	16'	12'
T65	PALM	16"	48'	10'
T66	PALM	8"	36'	7'
T67	OAK	10"	34'	12'
T68	PALM	22"	70'	15'
T69	PALM	24"	70'	12'
T70	PALM	20"	72'	12'
T71	OAK	28"	36'	20'
T72	PALM	6"	12'	8'
T73	PALM	18"	65'	15'
T74	PALM	23"	52'	18'
T75	PALM	18"	49'	15'
T76	PALM	17"	45'	16'



1 FRONT 1758 W 28 ST



2 FRONT 1717 NORTH VIEW DRIVE



3 REAR 1717 NORTH VIEW DRIVE



4 REAR 1758 W 28 ST



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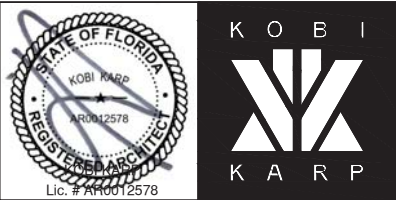
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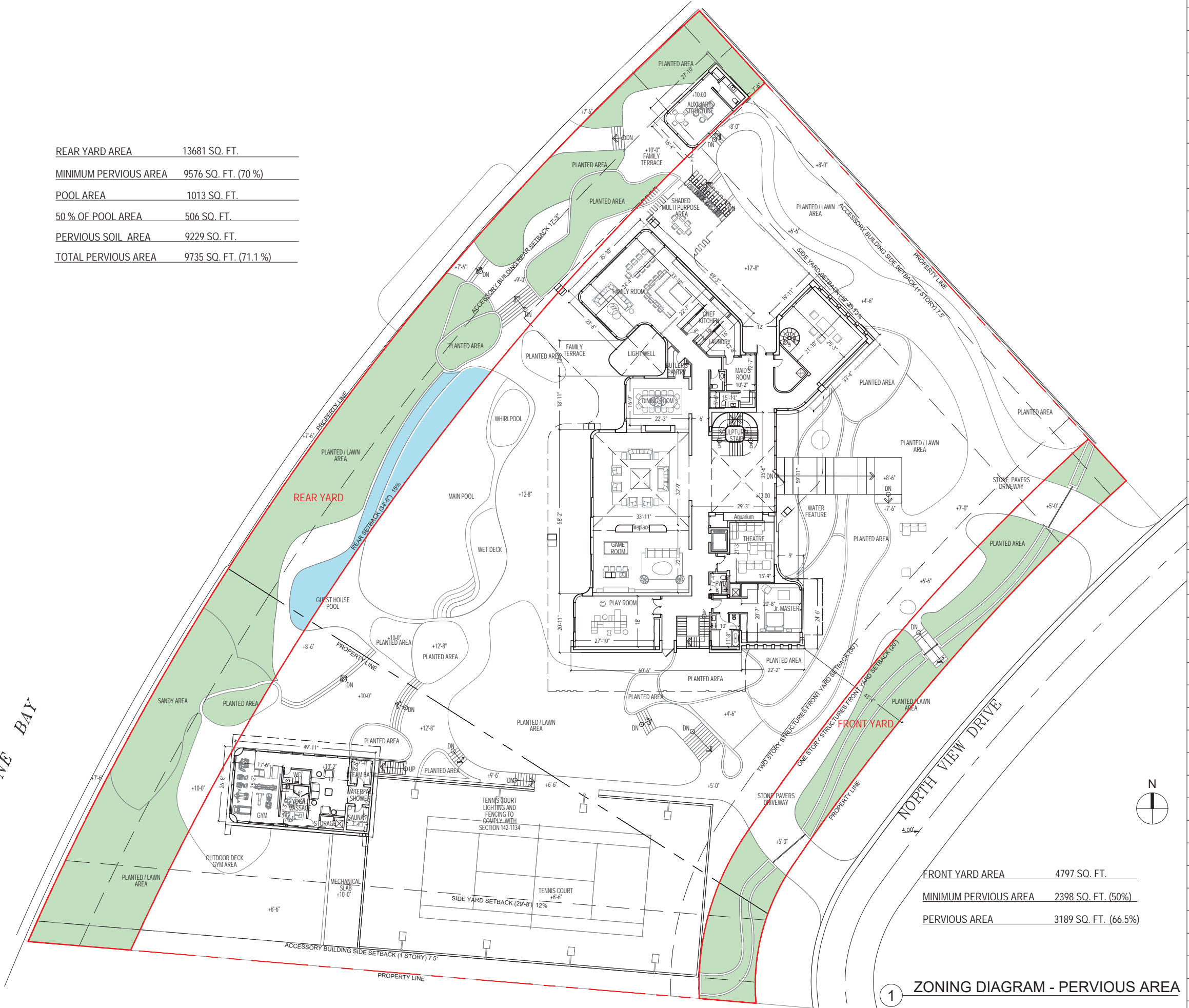


CONTEXT_ELEVATIONS
CONCEPT-DESIGN

Date	12/07/2020	Sheet No.
Scale	-- 3/32"=1'-0"	A-0.09
Project	2023	

REAR YARD AREA	13681 SQ. FT.
MINIMUM PERVIOUS AREA	9576 SQ. FT. (70 %)
POOL AREA	1013 SQ. FT.
50 % OF POOL AREA	506 SQ. FT.
PERVIOUS SOIL AREA	9229 SQ. FT.
TOTAL PERVIOUS AREA	9735 SQ. FT. (71.1 %)

BISCAYNE BAY



FRONT YARD AREA	4797 SQ. FT.
MINIMUM PERVIOUS AREA	2398 SQ. FT. (50%)
PERVIOUS AREA	3189 SQ. FT. (66.5%)

1 ZONING DIAGRAM - PERVIOUS AREA

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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.
Scale	1/4"=1'-0"	A-1.06
Project	2023	

Lot Depth = 229'-11"
Rear Setback = 229'-11" X 0.15 = 34'-6"
Accessory Building Rear Setback = 34'-6" X 0.5 = 17'-3"

Lot Width = 247'-5"
Side Setback 1 (12%) = 247'-5" X 0.12 = 29'-8"
Side Setback 2 (13%) = 247'-5" X 0.13 = 32'-2"

BISCAYNE BAY



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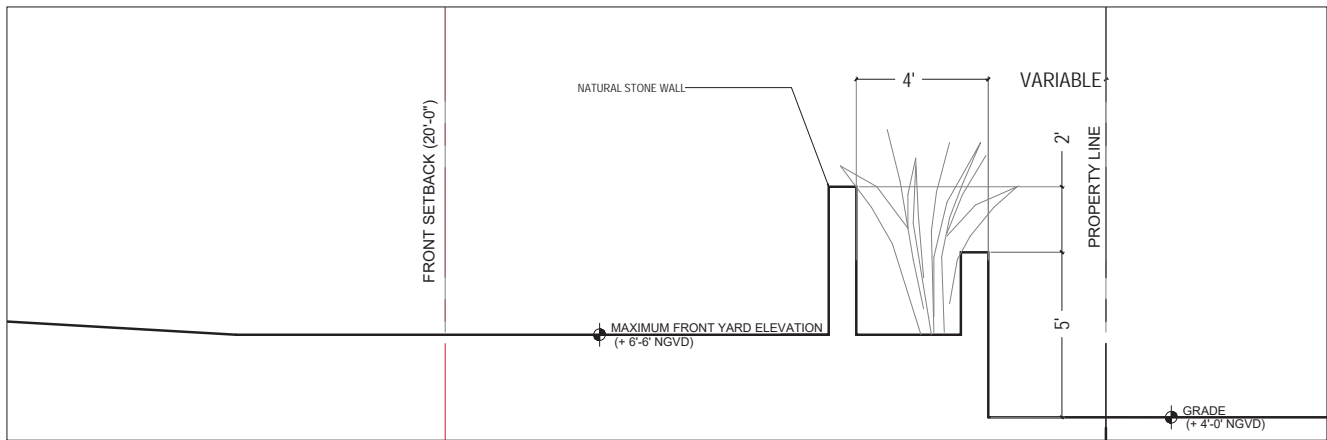


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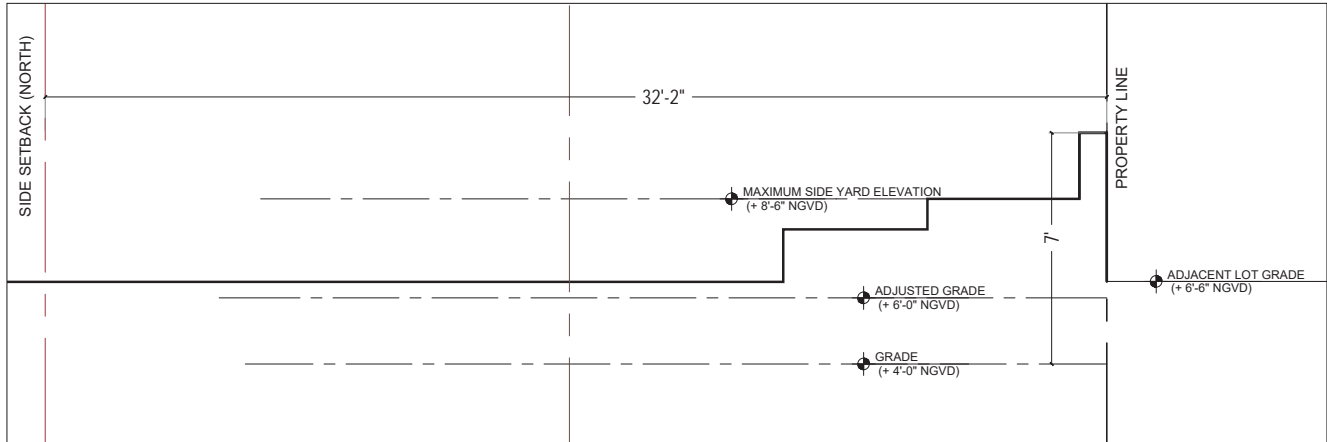
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Project	2023	

1 SETBACK DIAGRAM

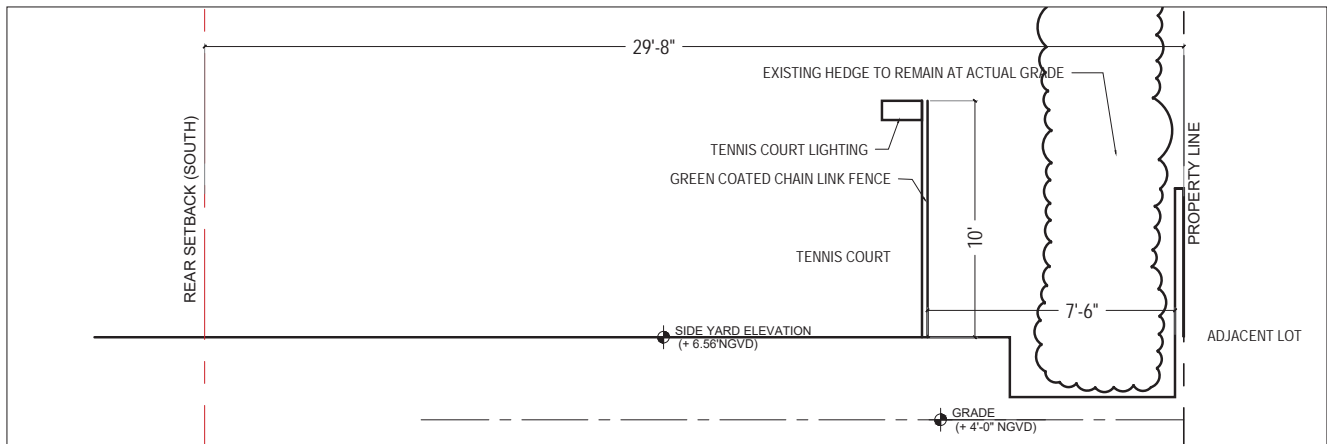
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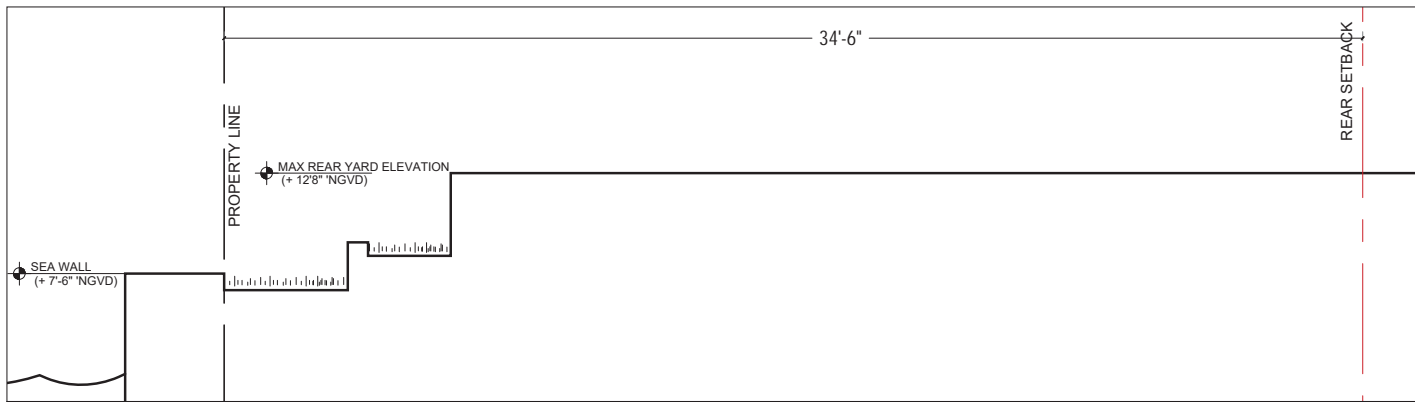
2 FRONT YARD DIAGRAMATIC SECTION
3/8"=1'



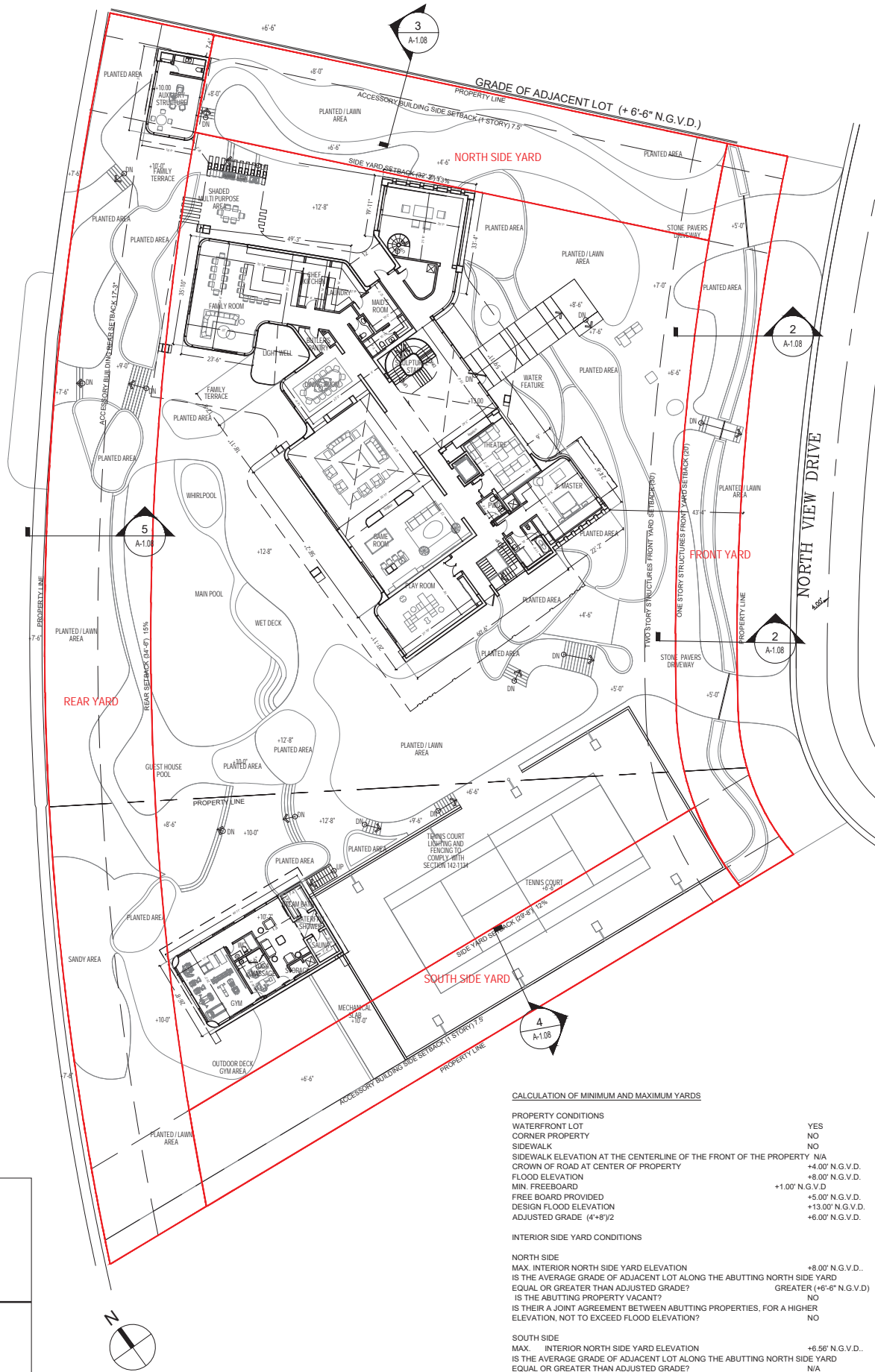
3 NORTH SIDE YARD DIAGRAMATIC SECTION
3/8"=1'



4 SOUTH SIDE YARD DIAGRAMATIC SECTION
3/8"=1'



5 REAR YARD DIAGRAMATIC SECTION
3/8"=1'



1 ZONING DIAGRAM - YARD ELEVATIONS
3/64" = 1'

CALCULATION OF MINIMUM AND MAXIMUM YARDS

PROPERTY CONDITIONS	YES
WATERFRONT LOT	NO
CORNER PROPERTY	NO
SIDEWALK	NO
SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY N/A	-4.00' N.G.V.D.
CROWN OF ROAD AT CENTER OF PROPERTY	+8.00' N.G.V.D.
FLOOD ELEVATION	+1.00' N.G.V.D.
MIN. FREEBOARD	+5.00' N.G.V.D.
FREE BOARD PROVIDED	+13.00' N.G.V.D.
DESIGN FLOOD ELEVATION	+6.00' N.G.V.D.
ADJUSTED GRADE (4'+8 1/2')	
INTERIOR SIDE YARD CONDITIONS	
NORTH SIDE	
MAX. INTERIOR NORTH SIDE YARD ELEVATION	+8.00' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING NORTH SIDE YARD	GREATER (+6'-6" N.G.V.D.)
EQUAL OR GREATER THAN ADJUSTED GRADE?	NO
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO
SOUTH SIDE	
MAX. INTERIOR NORTH SIDE YARD ELEVATION	+6.56' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING NORTH SIDE YARD	N/A
EQUAL OR GREATER THAN ADJUSTED GRADE?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO
REAR YARD CONDITIONS	
MAX. REAR YARD ELEVATION	+12'-8" N.G.V.D.
MIN. REAR YARD ELEVATION	+7.00' N.G.V.D.

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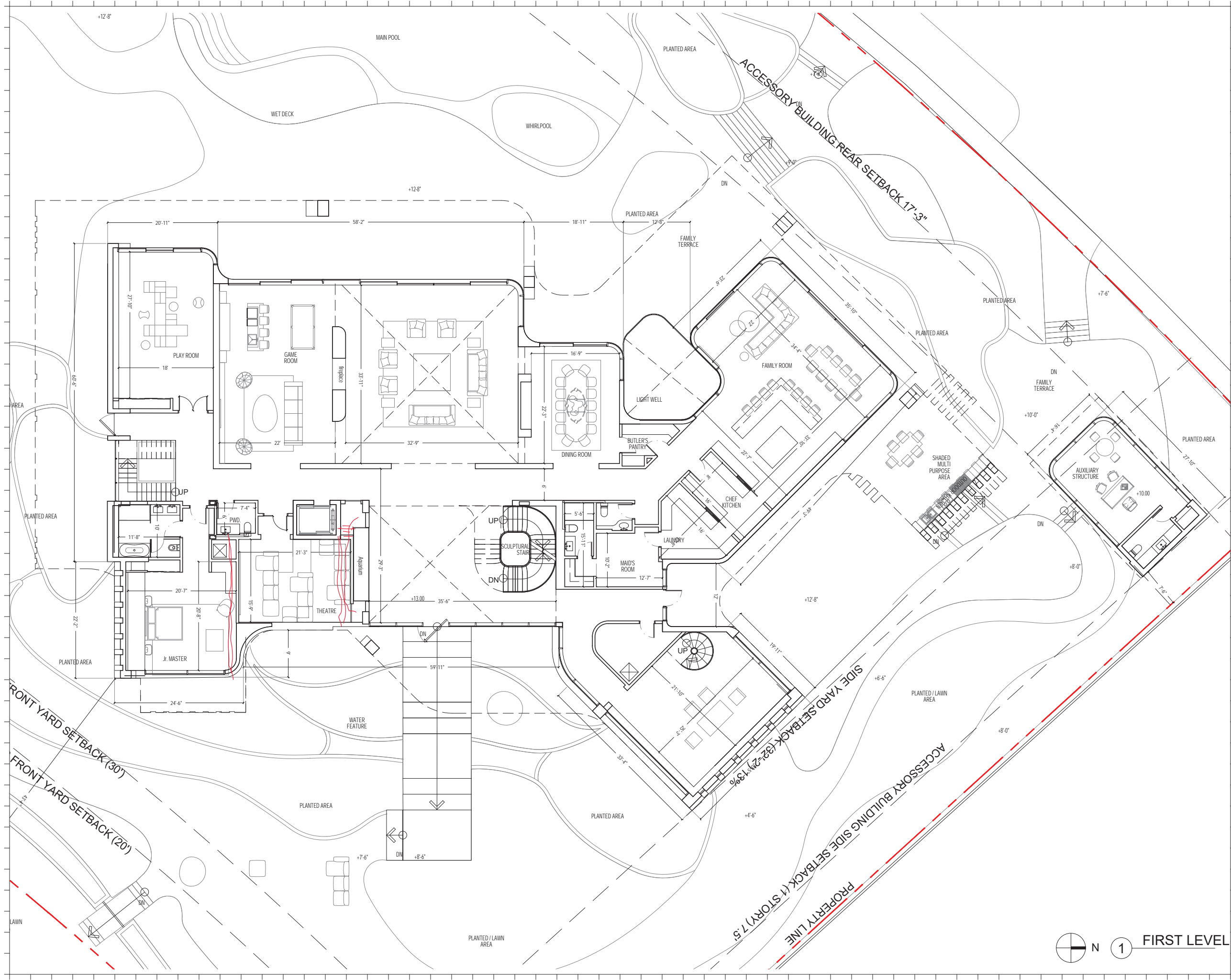
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ZONING-DIAGRAMS

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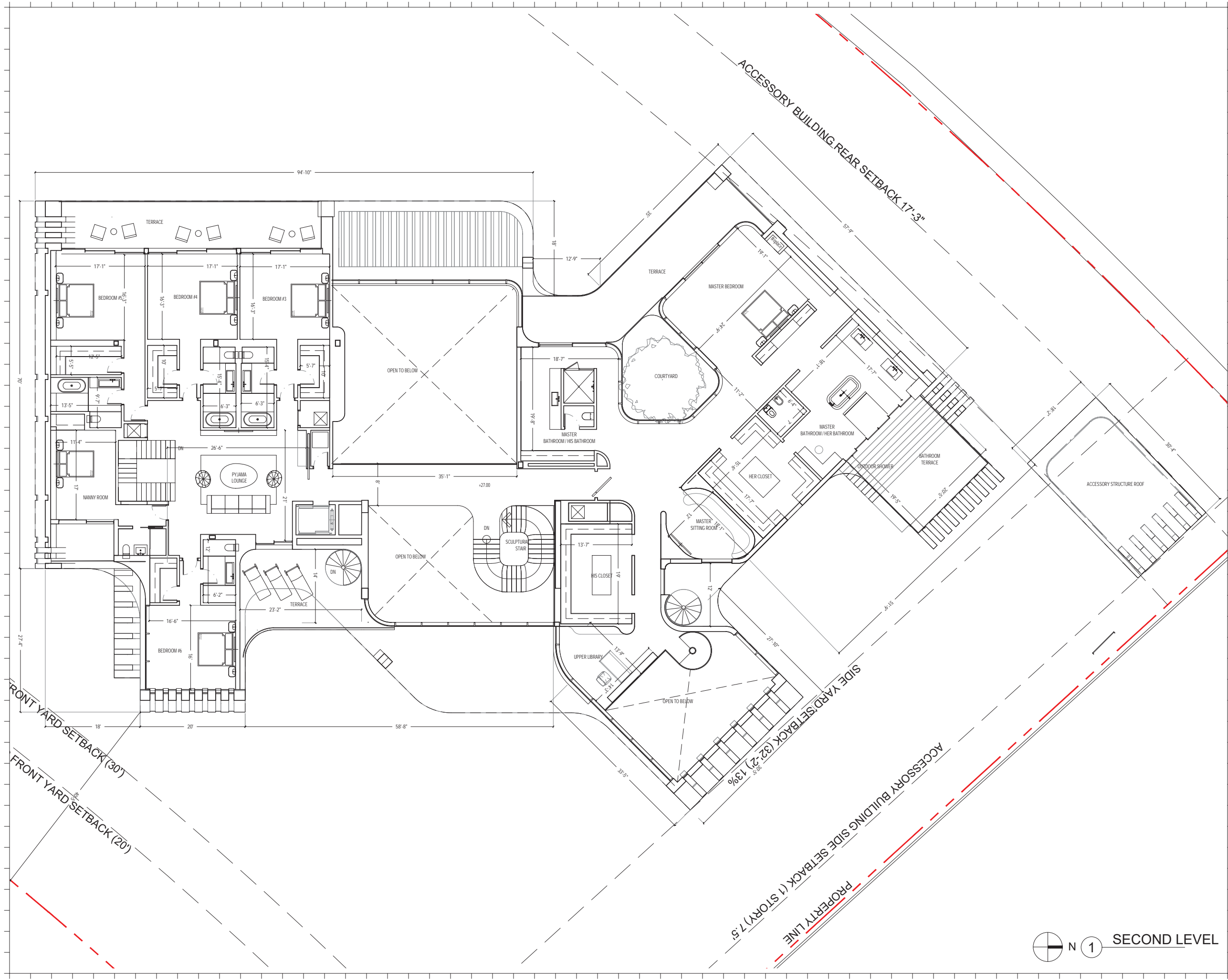
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PROPOSED-PLANS
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1 FIRST LEVEL



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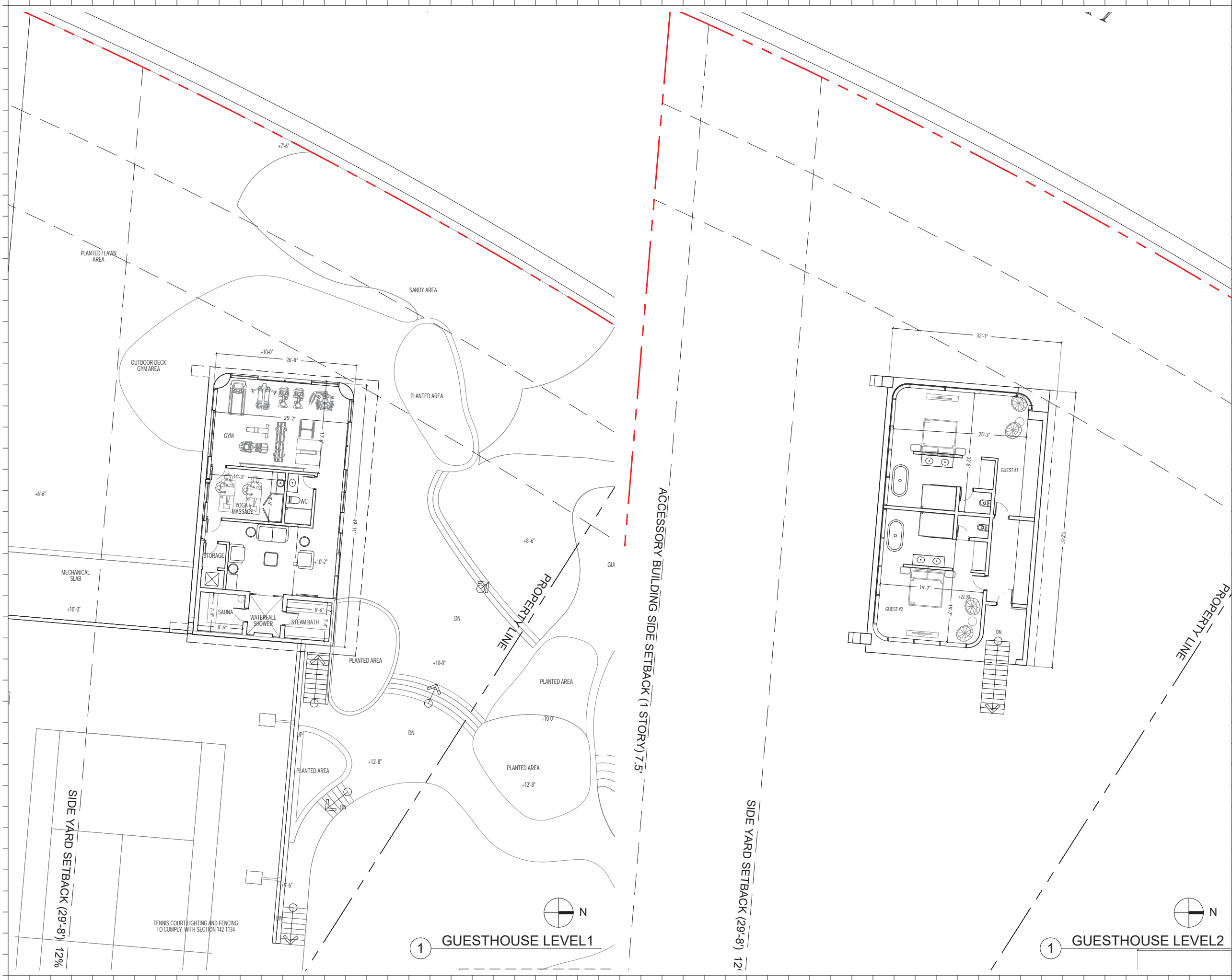
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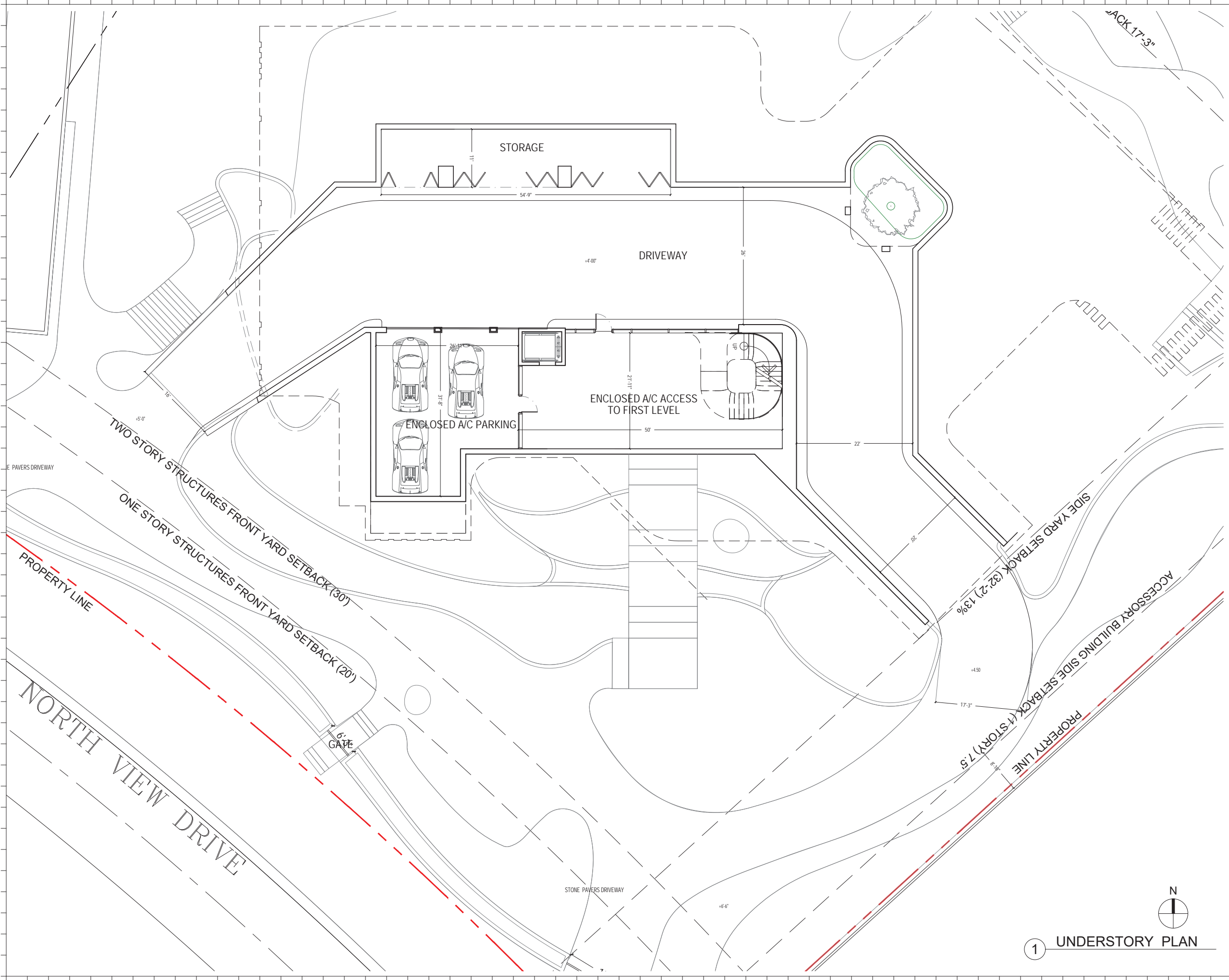
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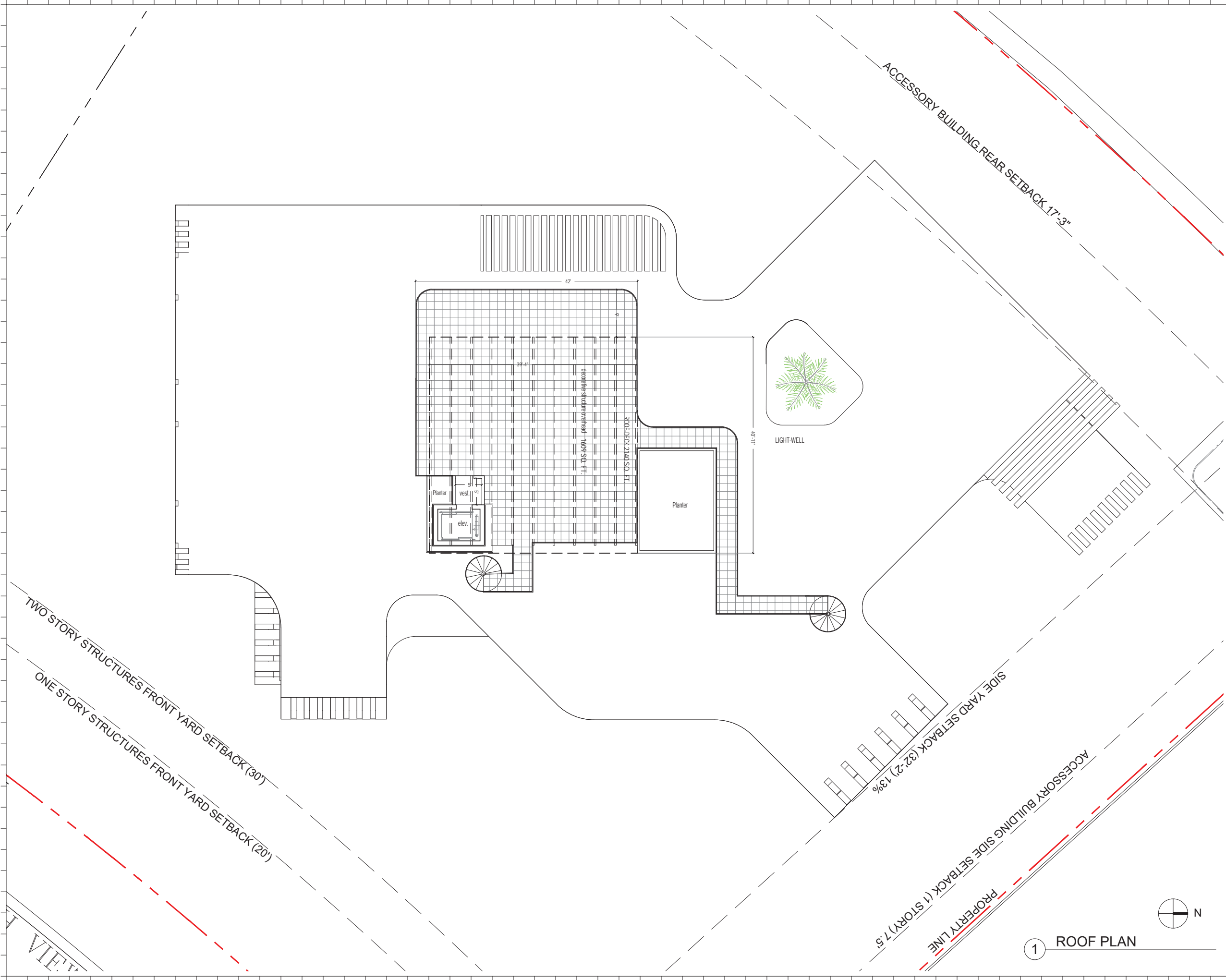
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1 UNDERSTORY PLAN



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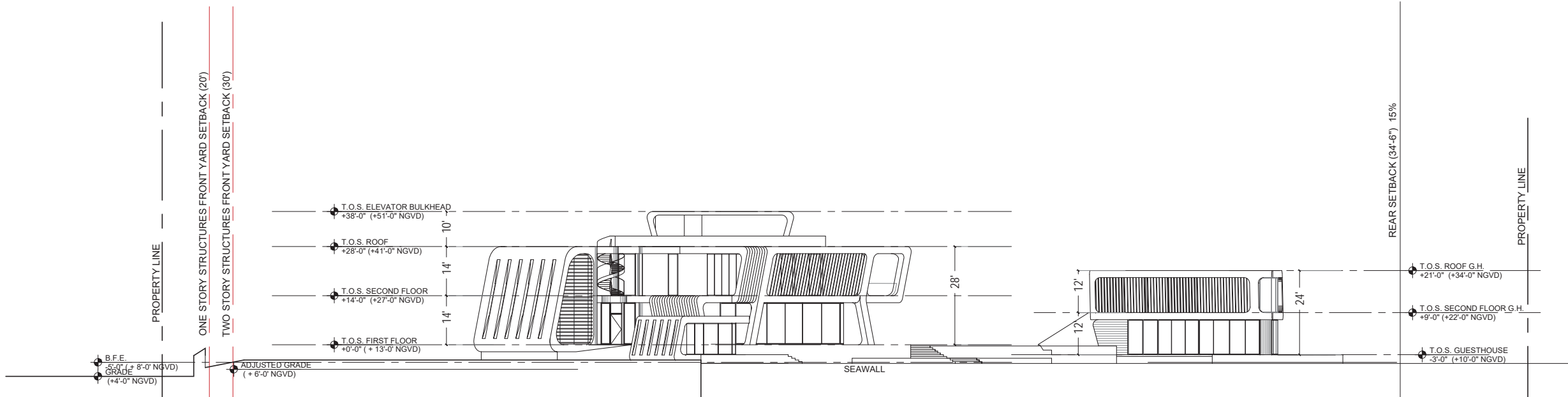
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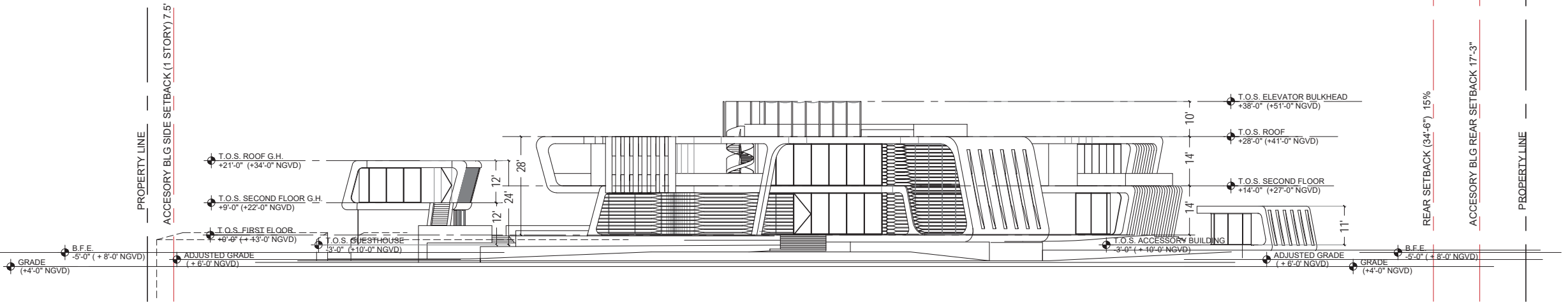


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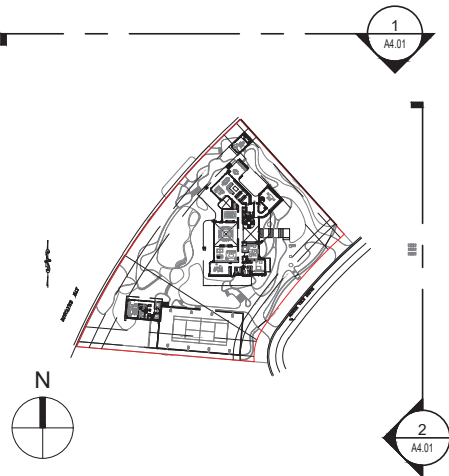
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1 ELEVATION NORTH



2 ELEVATION EAST



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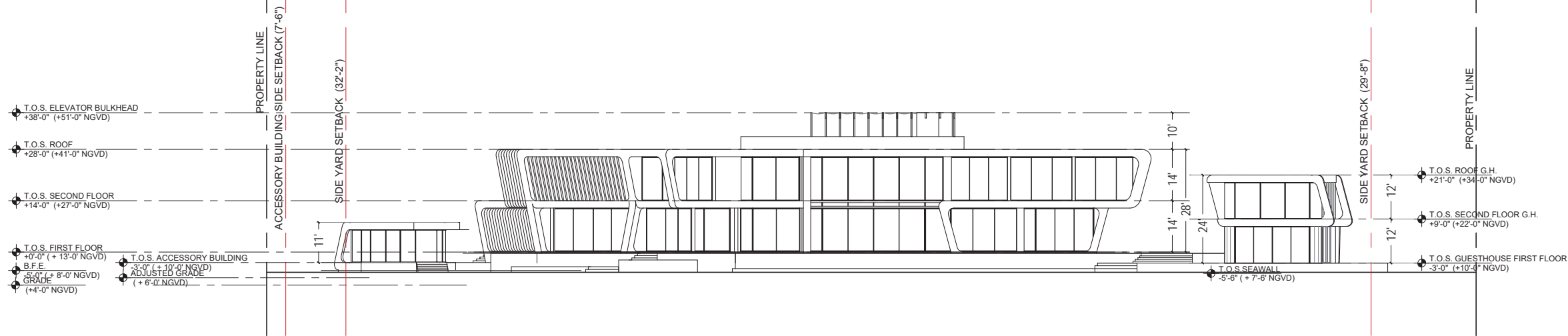
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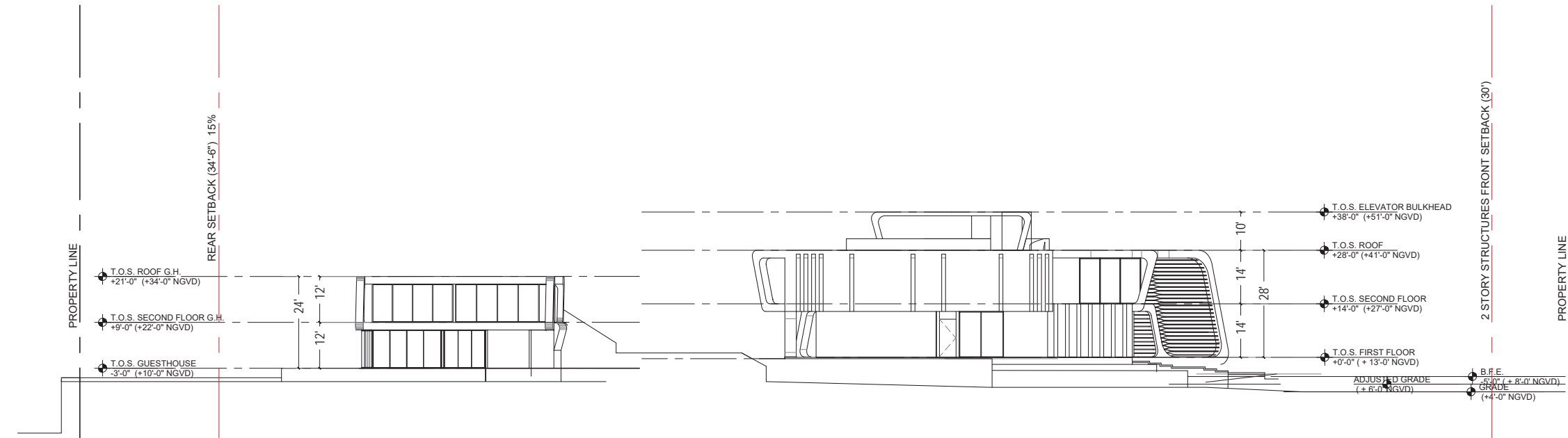


ELEVATIONS
CONCEPT-DESIGN

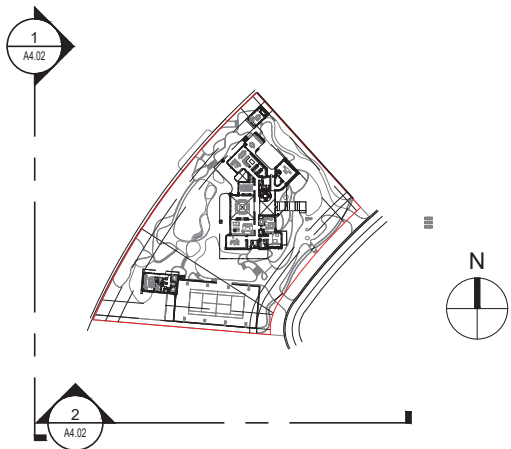
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1 ELEVATION WEST



2 ELEVATION SOUTH



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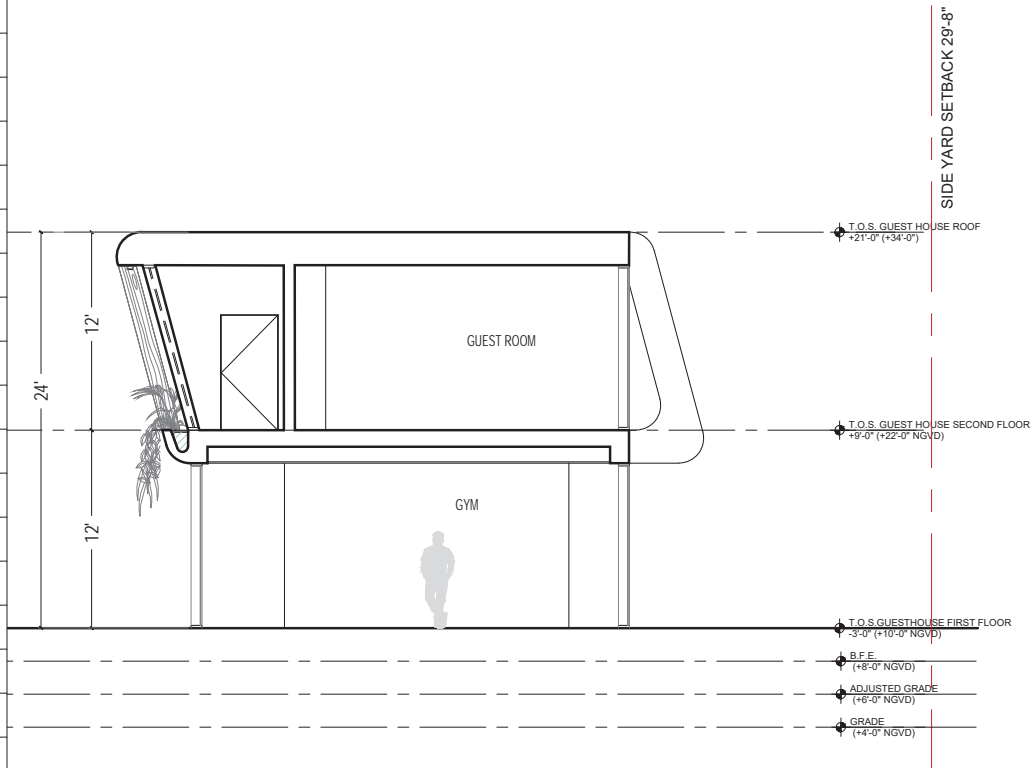
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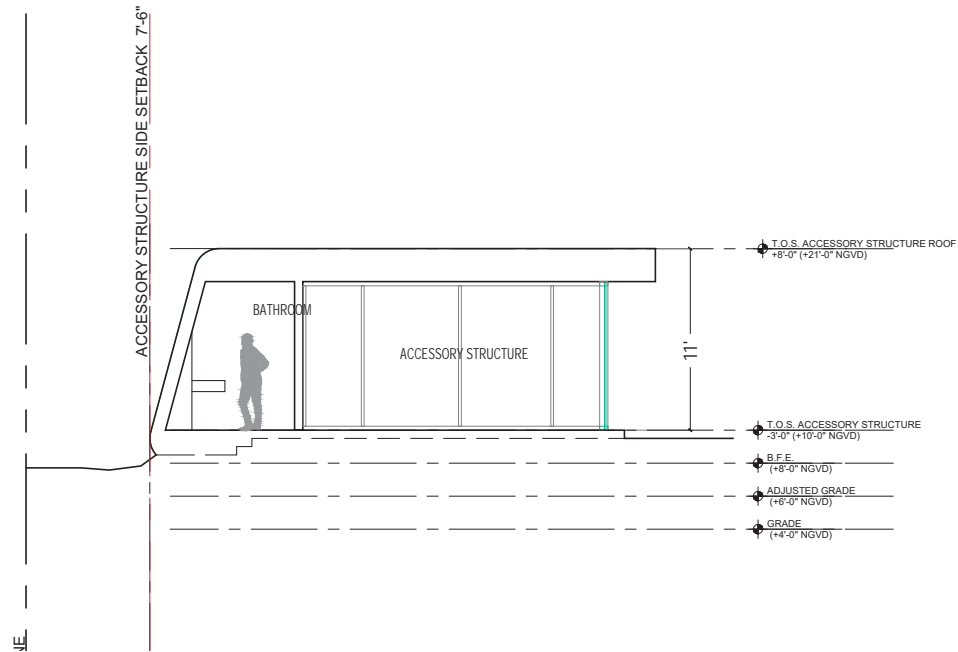
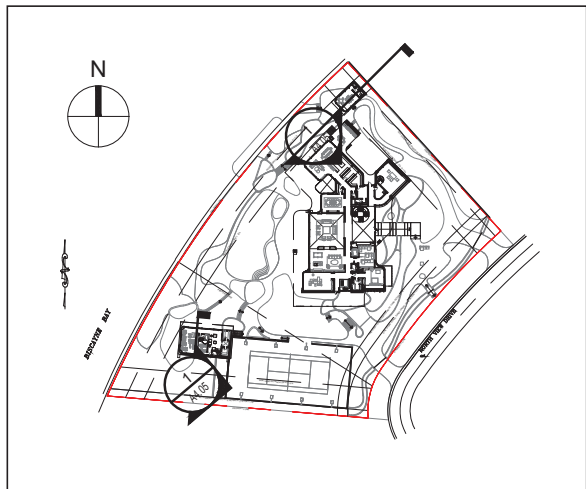


ELEVATIONS
CONCEPT-DESIGN

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1 GUEST HOUSE SECTION



2 ACCESSORY STRUCTURE SECTION

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ELEVATION
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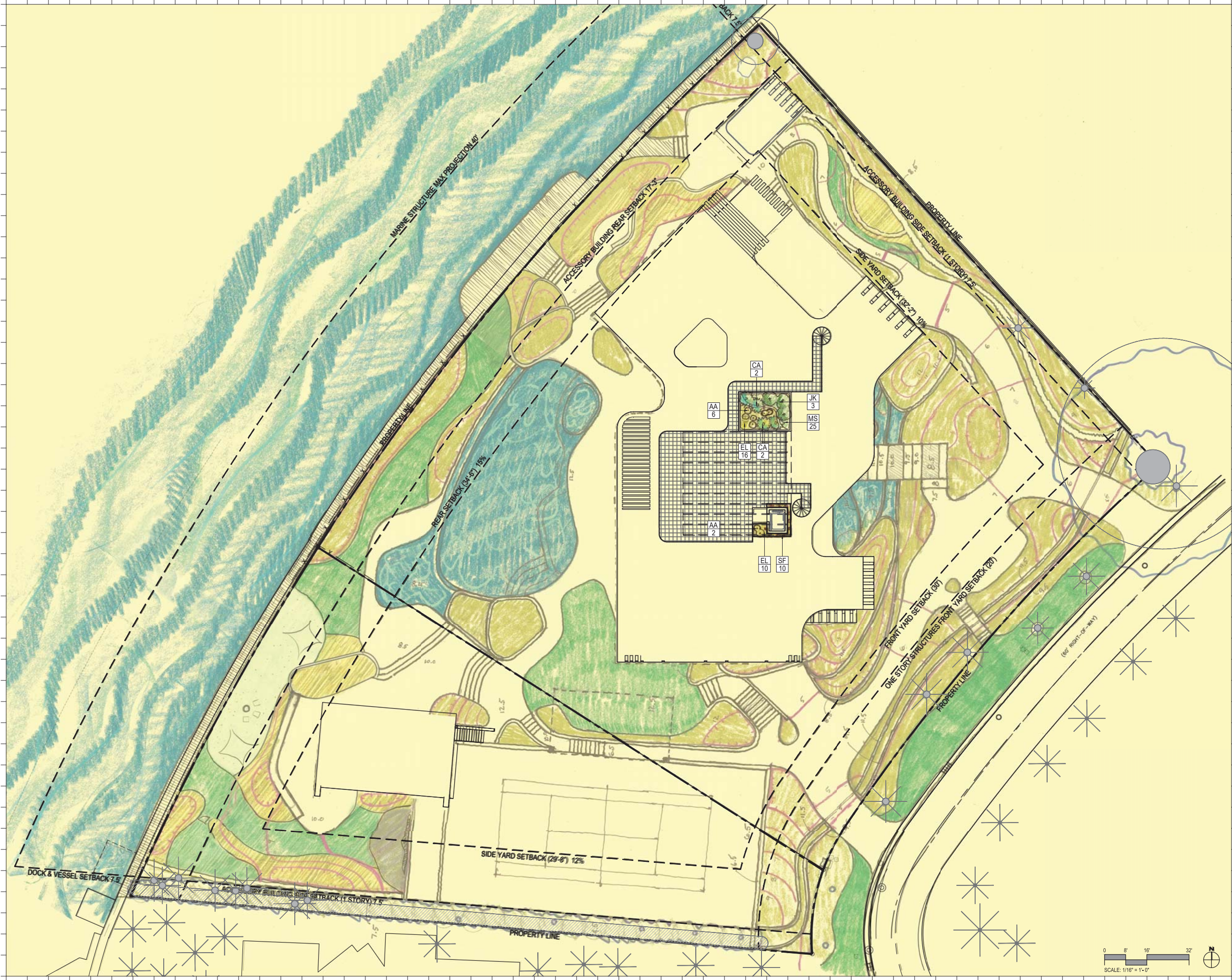
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GRADING PLAN

Date	12/07/2020	Sheet No.
Scale	AS NOTED	LG.100
Project	20072	



Rev.	Date	Rev.	Date

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UNDERSTORY PLAN - ROOF

Date	12/07/2020	Sheet No.
Scale	AS NOTED	LP.201
Project	20072	



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UNDERSTORY PLAN

Date	12/07/2020	Sheet No.
Scale	AS NOTED	LP.200
Project	20072	