



PROJECT DATA:

PROJECT ADDRESS:  
317 N. COCONUT LANE  
MIAMI BEACH, FLORIDA 33139

ZONING DATA:  
ZONING CLASSIFICATION: R6-4  
PROPERTY USE: 0100-SINGLE FAMILY  
FLOOD ZONE: AE-9 - EL. 9 FT

SCOPE OF WORK:  
DESIGN REVIEW BOARD APPROVAL FOR NEW  
2-STORY SINGLE FAMILY HOME TO REPLACE  
EXISTING 2-STORY PRE-1942 HOME.

WAIVER FOR ADDITIONAL OPEN SPACE FOR NORTH  
SIDE 2-STORY ELEVATION AND FOR 35% PORTION  
OF FRONT 2-STORY ELEVATION AT FEWER THAN 5'  
SETBACK

VARIANCE FOR SETBACKS ALONG SOUTH SIDE OF  
LOT FACING STREET TO BE 7'-6" AND FOR THE SUM  
OF THE SIDE YARDS TO BE 15'-0"

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Nov 08, 2021 - 10:18am

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

"ITEM #"	Zoning Information			
1	Address:	317 Coconut Lane, Miami Beach, FL 33140		
2	Folio number:	02-4205-002-0010		
3	Board and file numbers:	DRB21-0747		
4	Year built:	"Building 1: 1925 Building 2: 1925"	Zoning District:	RS-4 - Residential, Single-Family
5	Base Flood Elevation:	AE 9.00 N.G.V.D.	Grade Value in N.G.V.D.:	4.64'
6	Adjusted grade (Flood+Grade/2):	6.82'	"Free Board: (+12'" Minimum)"	EL. 10.0' N.G.V.D.
7	Lot Area (East of Sea Wall):	8,492 SF		
8	Lot width:	58'-4"	Lot Depth:	145'-0"
9	Maximum Lot Coverage SF and %:	"2,547.6 SF (30%) Two Story Home"	Proposed Lot Coverage SF and %:	2,523 SF (29.71%)
10	Existing Lot Coverage SF and %:	2,590 SF (30.50%)	Lot Coverage deducted (garage storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,283 SF 696 SF (54.25%)	Rear Yard Open Space SF and %:	1,636 SF 1,241 SF (75.86%)
12	Maximum Unit Size SF and %:	4,246 SF (50%)	Proposed Unit Size SF and %:	4,219 SF (49.68%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,864 SF
14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor Setback 5' further for minimum 35%. The provided is: range 4'-5" to 4'-11". Waiver requested.	Waiver Requested
15			Proposed Second Floor Unit Size SF and %:	2,355 SF (126% of First Floor)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	153 SF (6.5%)

		Required / Allowed	Existing	Proposed	Deficiencies
17	Height:	27'-0" (Sloped Roof)	N/A	26'-10 3/4"	
18	Setbacks:		N/A		
19	Front - One Story Structure:	20'-0"	0'-8"	N/A	
20	Front - Two Story Structure:	30'-0"	N/A	30'-4"	
21	Side - Facing Street:	15'-0"	11'-6"	7'-10"	Variance Requested
22	Side - Interior:	7'-6" (Minimum)	5'-3"	7'-10"	
23	Rear:	21'-9"	34'-8"	24'-5"	
24	Accessory Structure Side (Interior):	7'-6"	0'-8"	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	N/A	
26	Sum of Side Yards:	22'-6" (25% of Lot)	22'-6" (25% of Lot)	15'-8"	Variance Requested

27	Located within a Local Historic District?	Yes or No	No
28	Designated as an individual Historic Single Family Residence Site?	Yes or No	No
29	Determined to be Architectural Significant?	Yes or No	TBD



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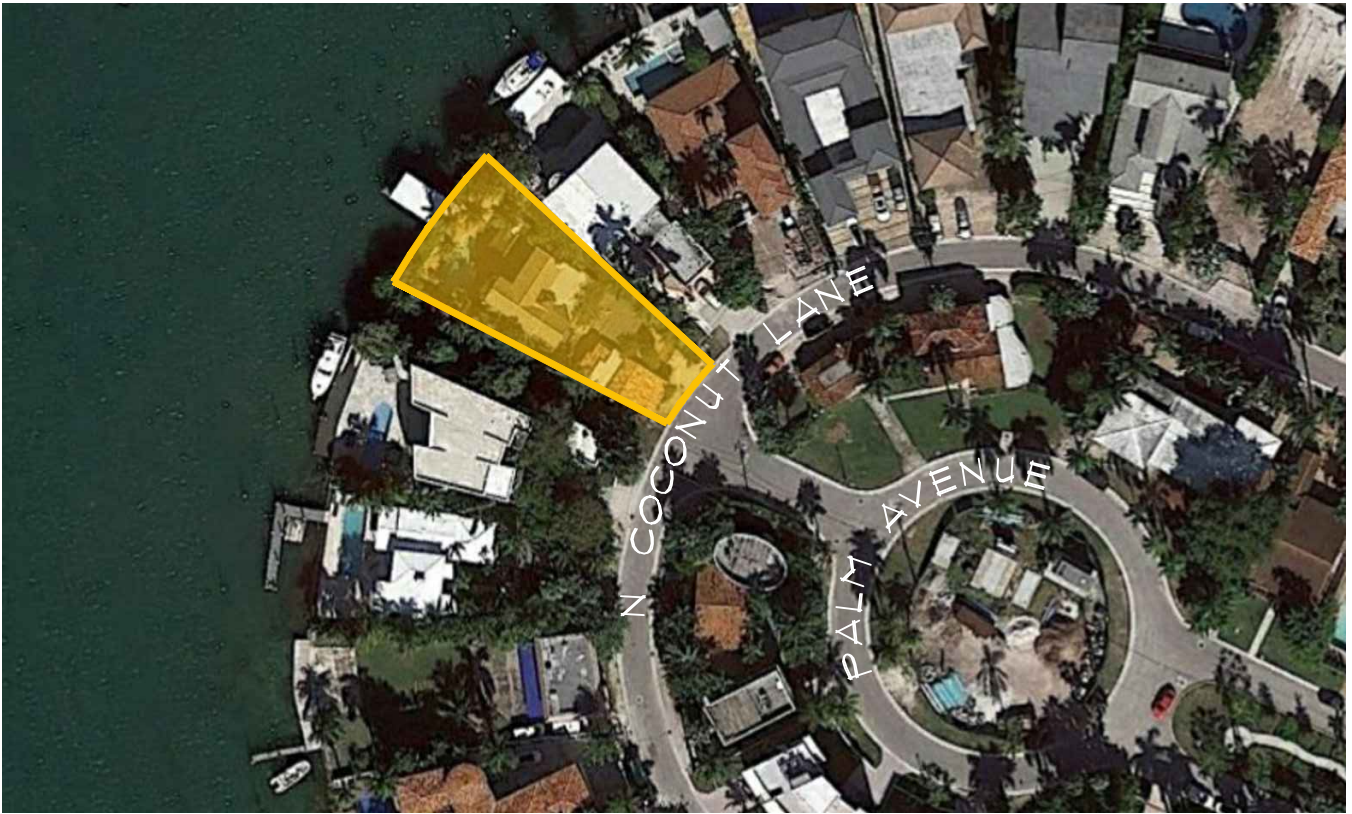
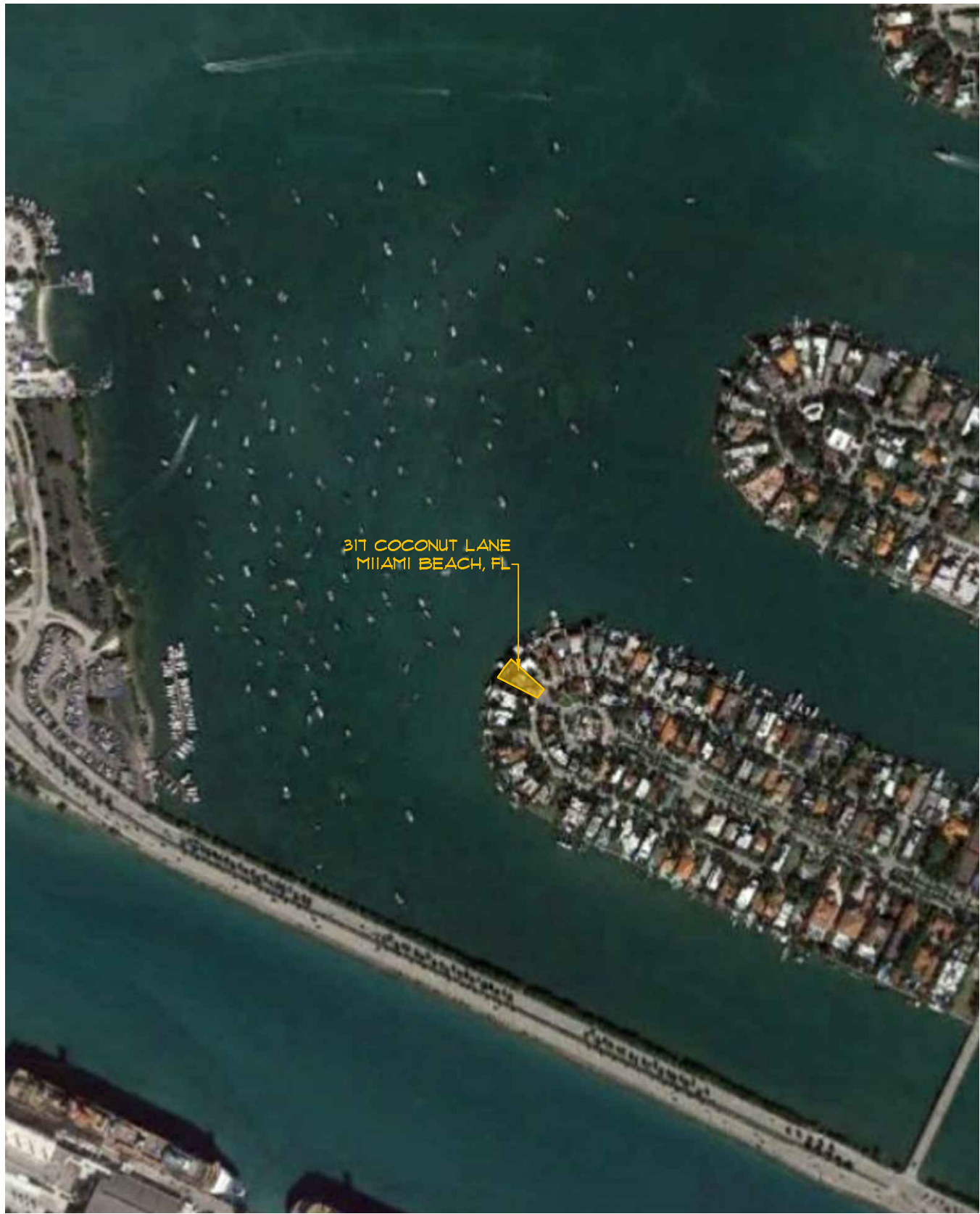
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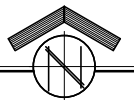
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SITE LOCATION



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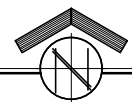


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CONTEXT LOCATION PLAN



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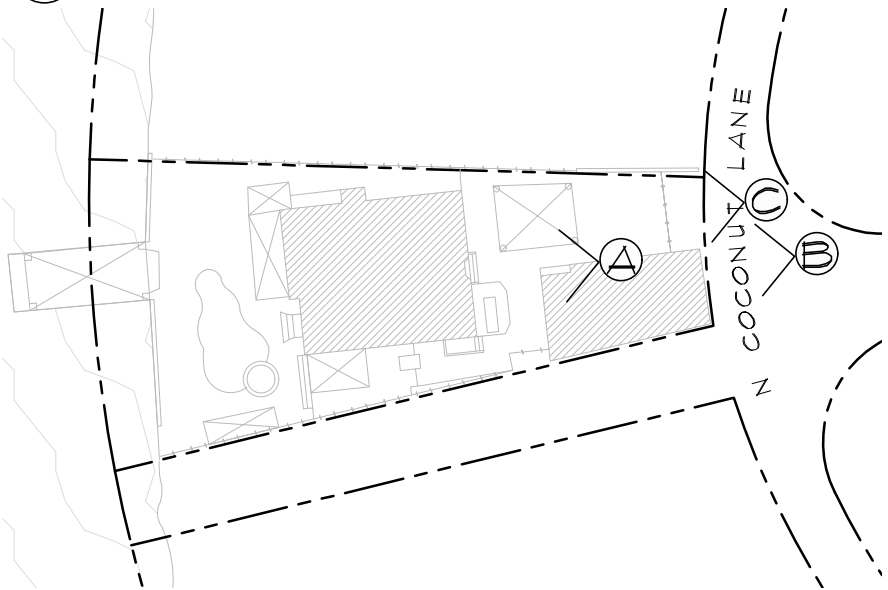
(C) FRONT - BIRD'S EYE VIEW



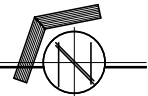
(B) STREET FRONT



(C) EXISTING MAIN GATE



STREET VIEW



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(A) EXISTING BUILDING - GARAGE FRONT



(B) EXISTING BUILDING - GARAGE NORTHEAST



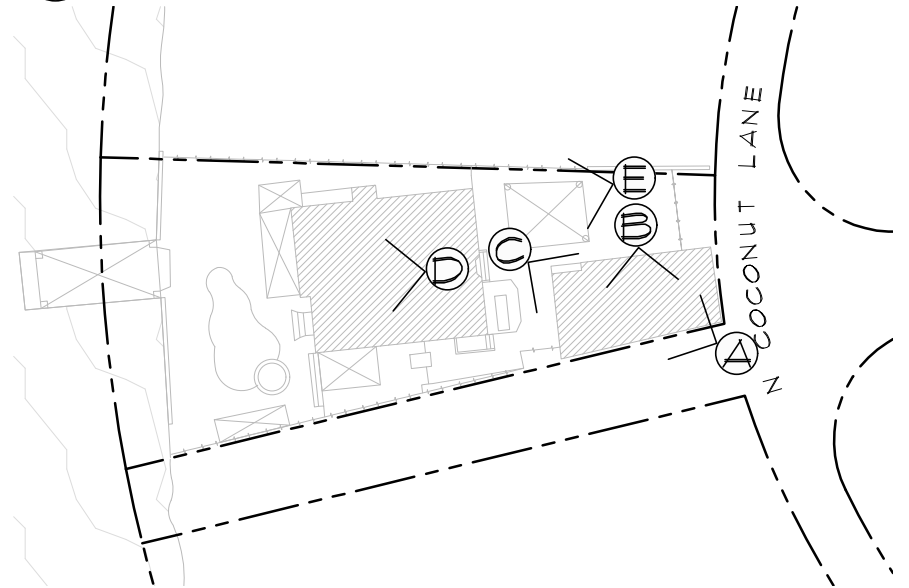
(C) EXISTING BUILDING - GARAGE REAR



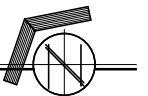
(D) EXISTING BUILDING - MAIN FRONT



(E) EXISTING BUILDING - GAZEBO



EXISTING BUILDING



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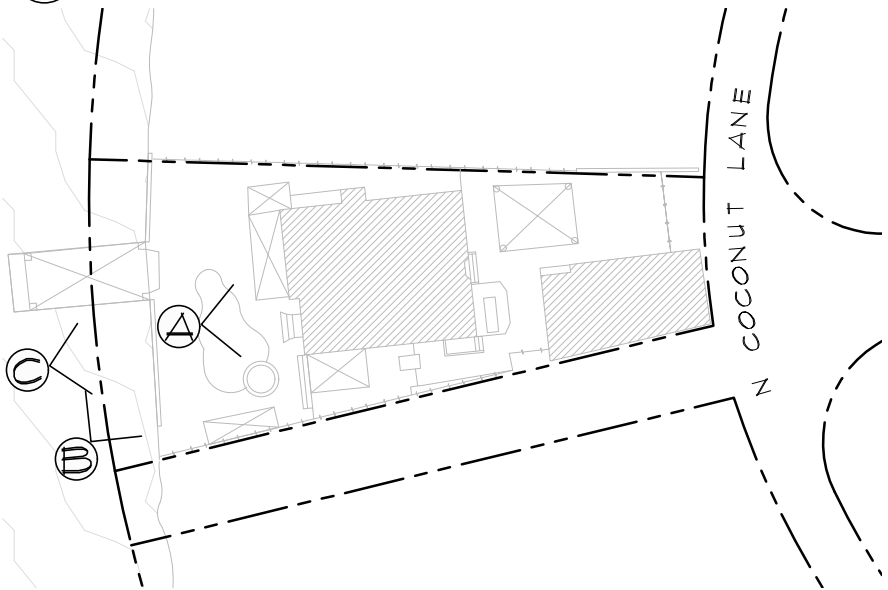
(C) WATERFRONT - BIRD'S EYE VIEW



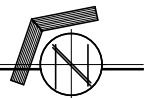
(A) EXISTING BUILDING - REAR



(A) EXISTING BUILDING - REAR



EXISTING BUILDING



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(A) EXISTING BUILDING - NORTHEAST



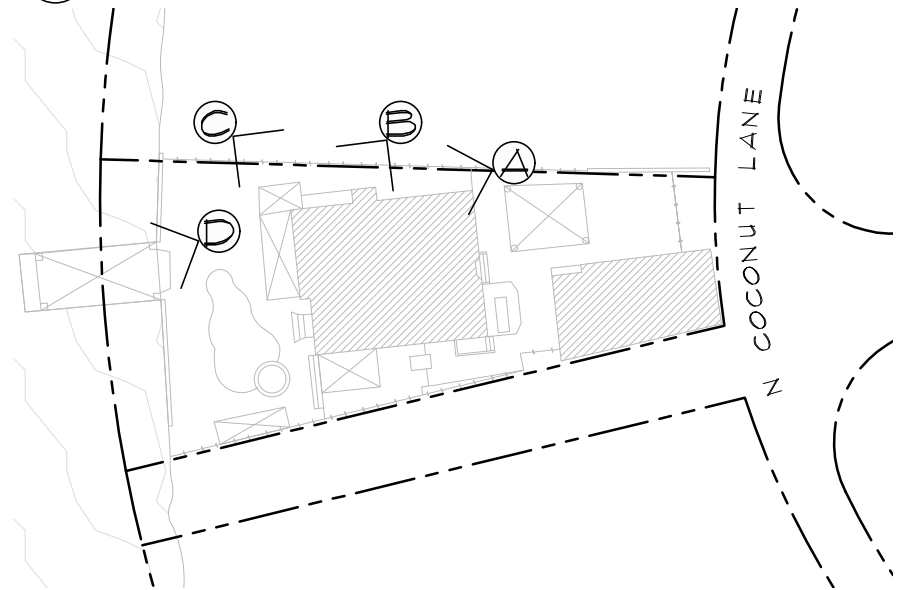
(B) EXISTING BUILDING - NORTHEAST



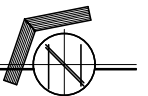
(C) EXISTING BUILDING - NORTHEAST



(D) EXISTING BUILDING - DOCK



EXISTING BUILDING



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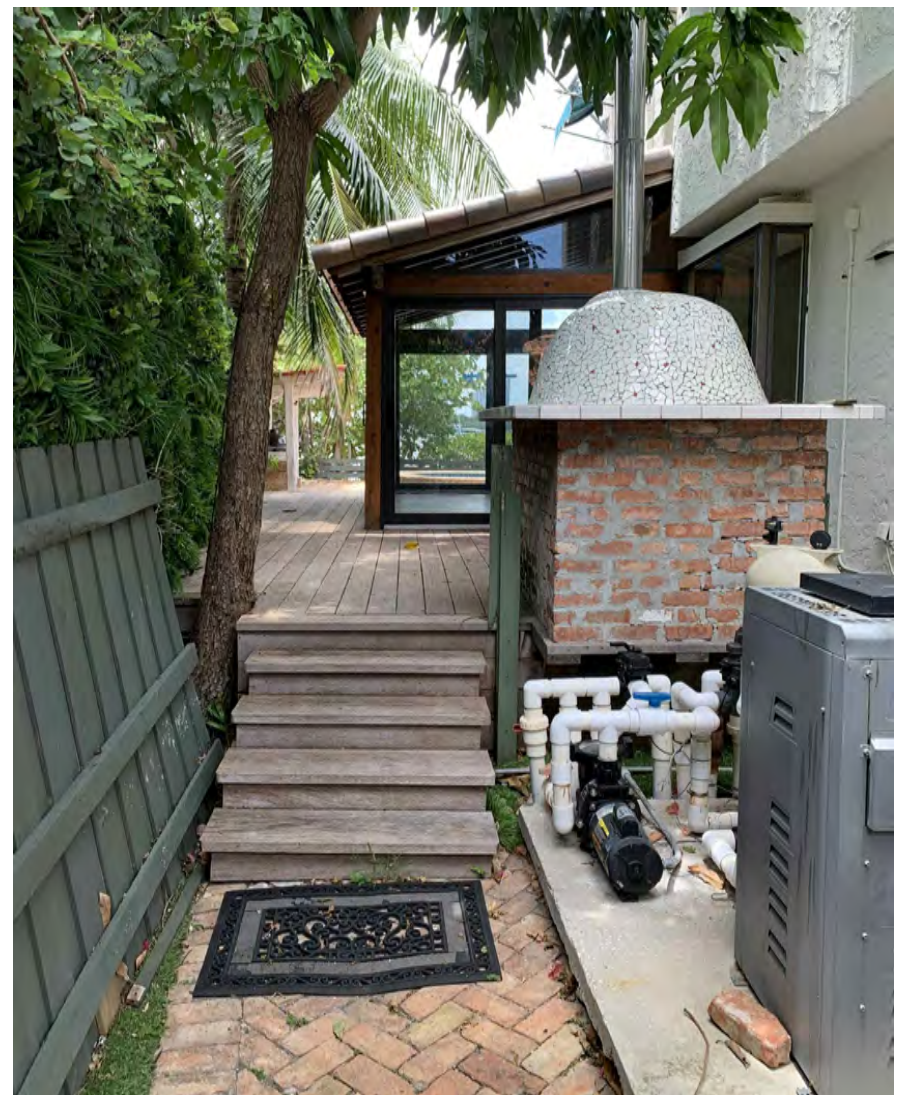




(A) EXISTING BUILDING - SOUTHWEST



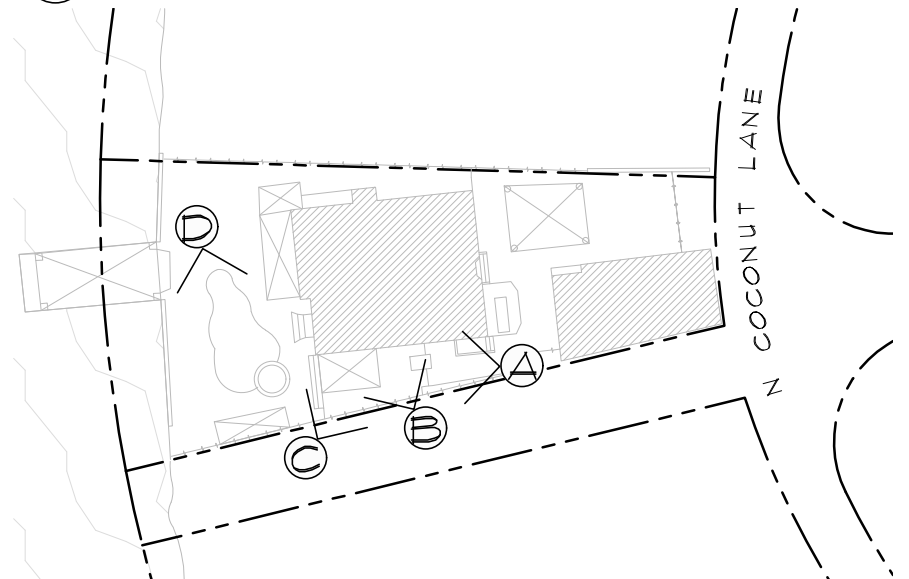
(B) EXISTING BUILDING - SOUTHWEST



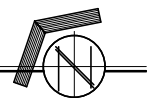
(C) EXISTING BUILDING - SOUTHWEST



(D) EXISTING BUILDING - REAR TERRACE, POOL & BBQ



EXISTING BUILDING



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① NEIGHBOR RESIDENCE



③ NEIGHBOR RESIDENCE



⑤ NEIGHBOR RESIDENCE



⑥ SITE EXISTING OWNER RESIDENCE



④ NEIGHBOR RESIDENCE



⑥ NEIGHBOR RESIDENCE



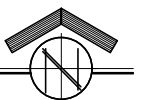
② NEIGHBOR RESIDENCE



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NEIGHBORING CONTEXT



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(E) CONTEXT ELEVATION, EXISTING

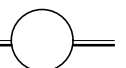


(P) CONTEXT ELEVATION, PROPOSED



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CONTEXT ELEVATION



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(E) CONTEXT ELEVATION, EXISTING

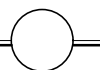


(P) CONTEXT ELEVATION, PROPOSED



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CONTEXT ELEVATION

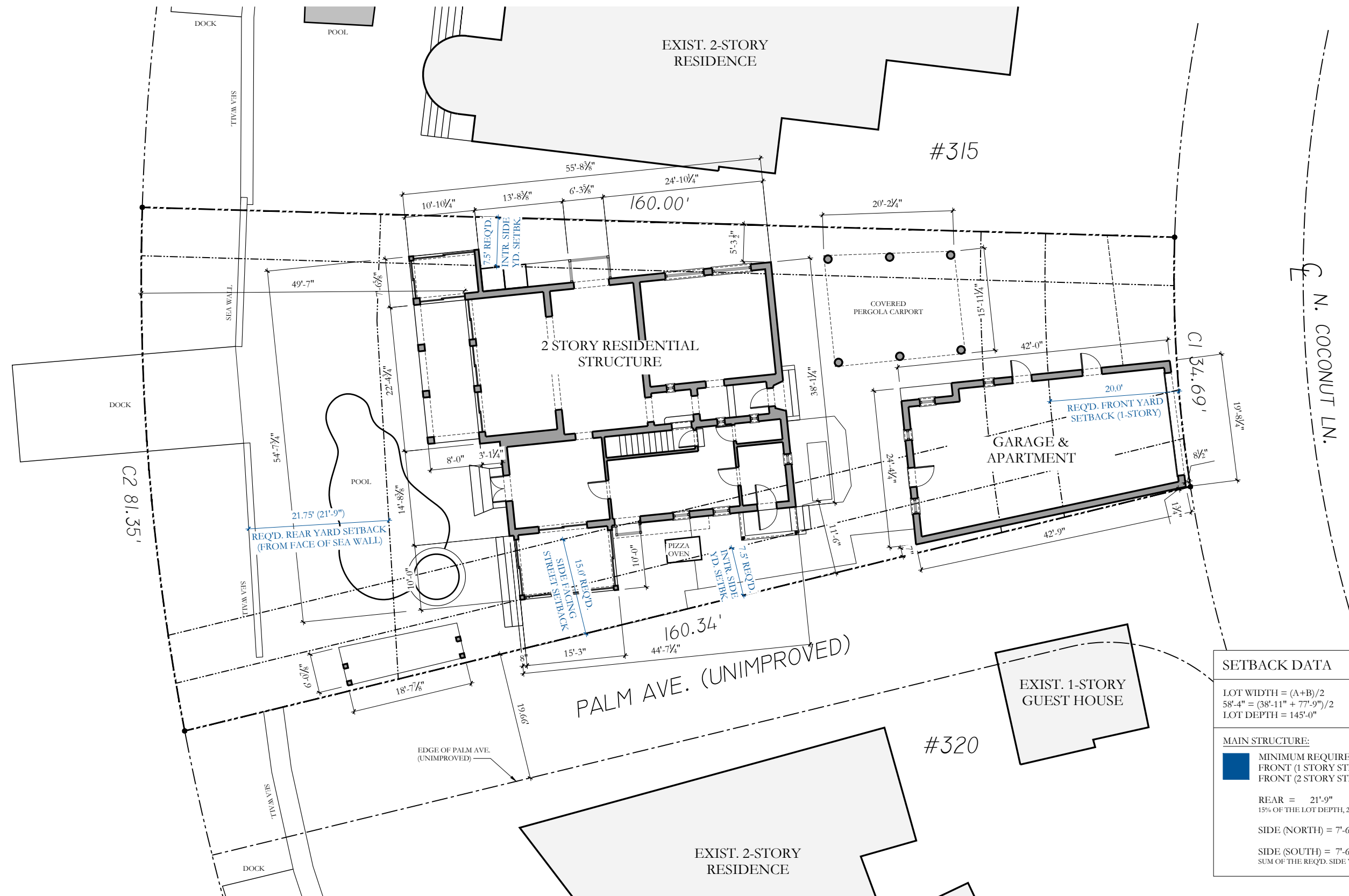




**SHEET:** 1 OF 1



**NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS**



<h1>SETBACK DATA</h1>	
<p>LOT WIDTH = (A+B)/2  58'-4" = (38'-11" + 77'-9")/2  LOT DEPTH = 145'-0"</p>	
<h2><u>MAIN STRUCTURE:</u></h2> <div style="display: flex; align-items: flex-start;"> <div style="width: 100px; height: 100px; background-color: #0056b3; margin-right: 10px;"></div> <div> <p>MINIMUM REQUIRED SETBACKS:</p> <p>FRONT (1 STORY STRUCTURE) = 20'-0"</p> <p>FRONT (2 STORY STRUCTURE) = 30'-0"</p> <p>REAR = 21'-9"</p> <p>15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM</p> <p>SIDE (NORTH) = 7'-6"</p> <p>SIDE (SOUTH) = 7'-6"</p> <p>SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)</p> </div> </div>	

1 EXISTING CONDITIONS SITE PLAN  
1/16"=1'-0"



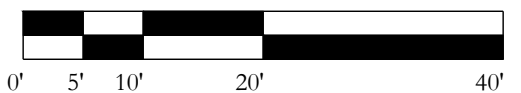
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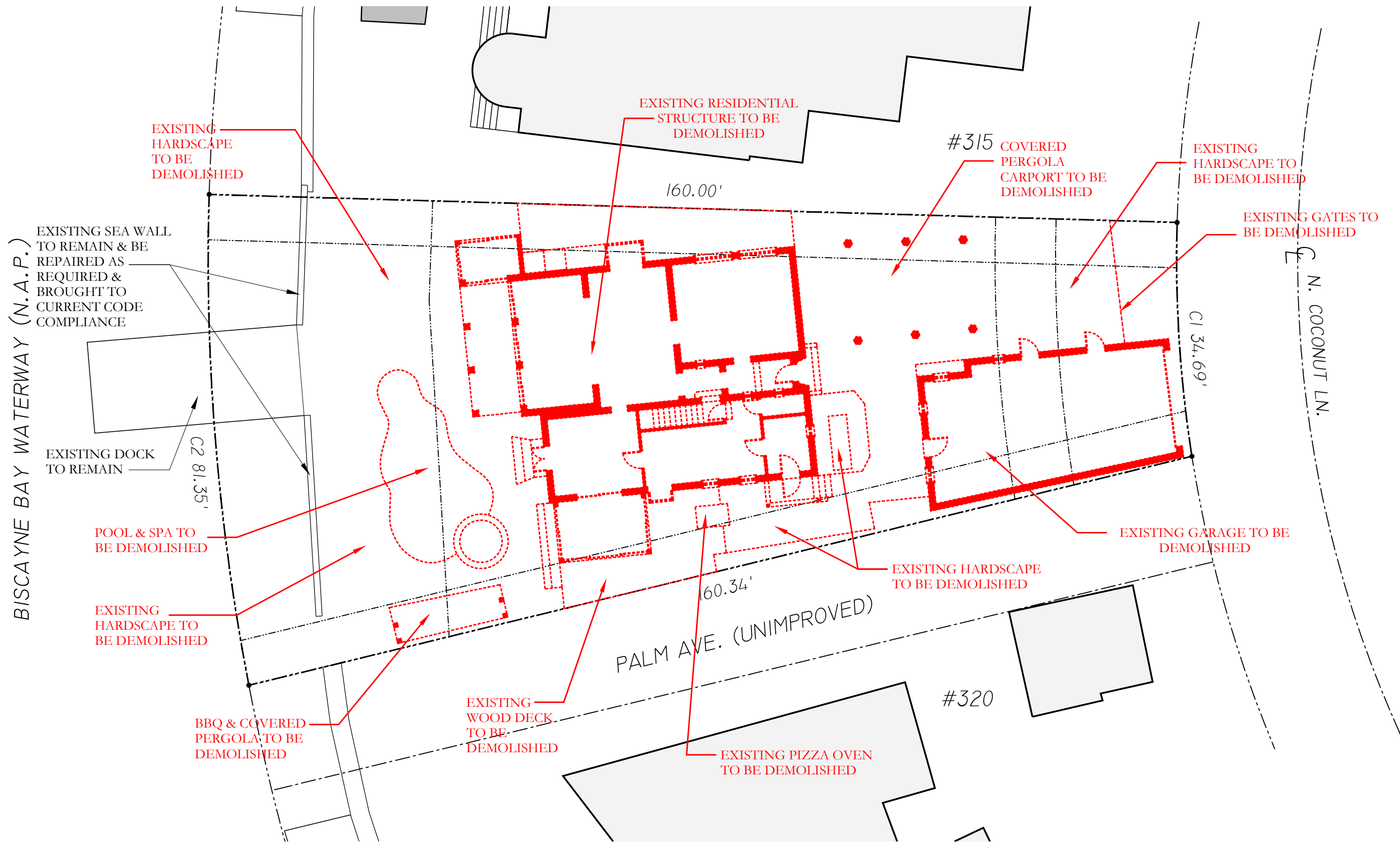


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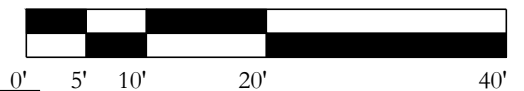




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1 DEMOLITION SITE PLAN  
1/16"=1'-0"



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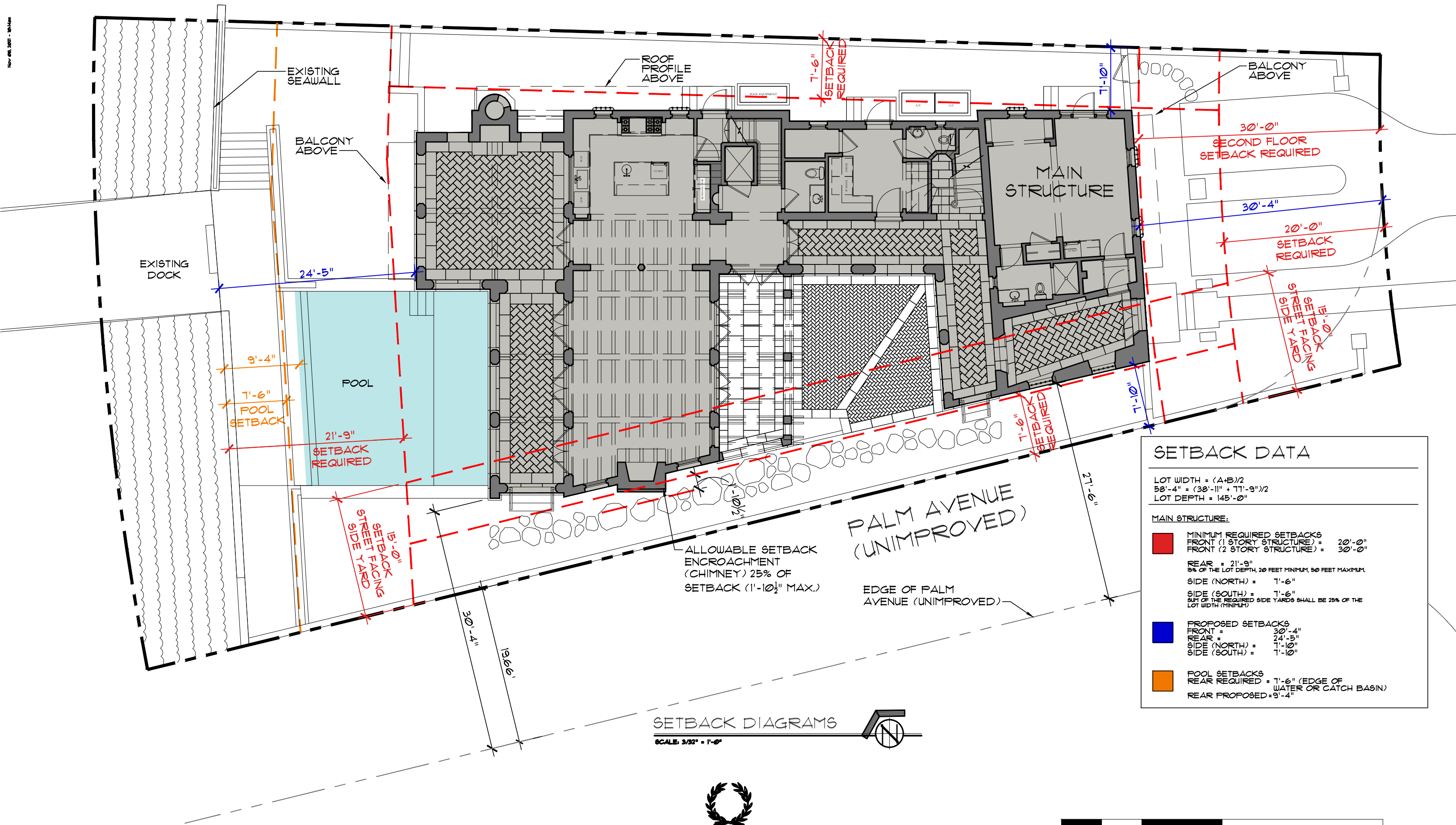


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SETBACK DATA	
LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 21'-9")/2	
LOT DEPTH = 145'-0"	
MAIN STRUCTURE:	
<div></div>	MINIMUM REQUIRED SETBACKS FRONT (1 STORY STRUCTURE) = 20'-0" FRONT (2 STORY STRUCTURE) = 30'-0"
	REAR = 21'-9" 5% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.
	SIDE (NORTH) = 7'-6"
	SIDE (SOUTH) = 7'-6" SUM OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)
<div></div>	PROPOSED SETBACKS FRONT = 30'-4" REAR = 24'-5" SIDE (NORTH) = 7'-10" SIDE (SOUTH) = 7'-10"
<div></div>	POOL SETBACKS REAR REQUIRED = 7'-6" (EDGE OF WATER OR CATCH BASIN) REAR PROPOSED = 9'-4"

SETBACK DIAGRAMS  
SCALE: 3/32" = 1'-0"



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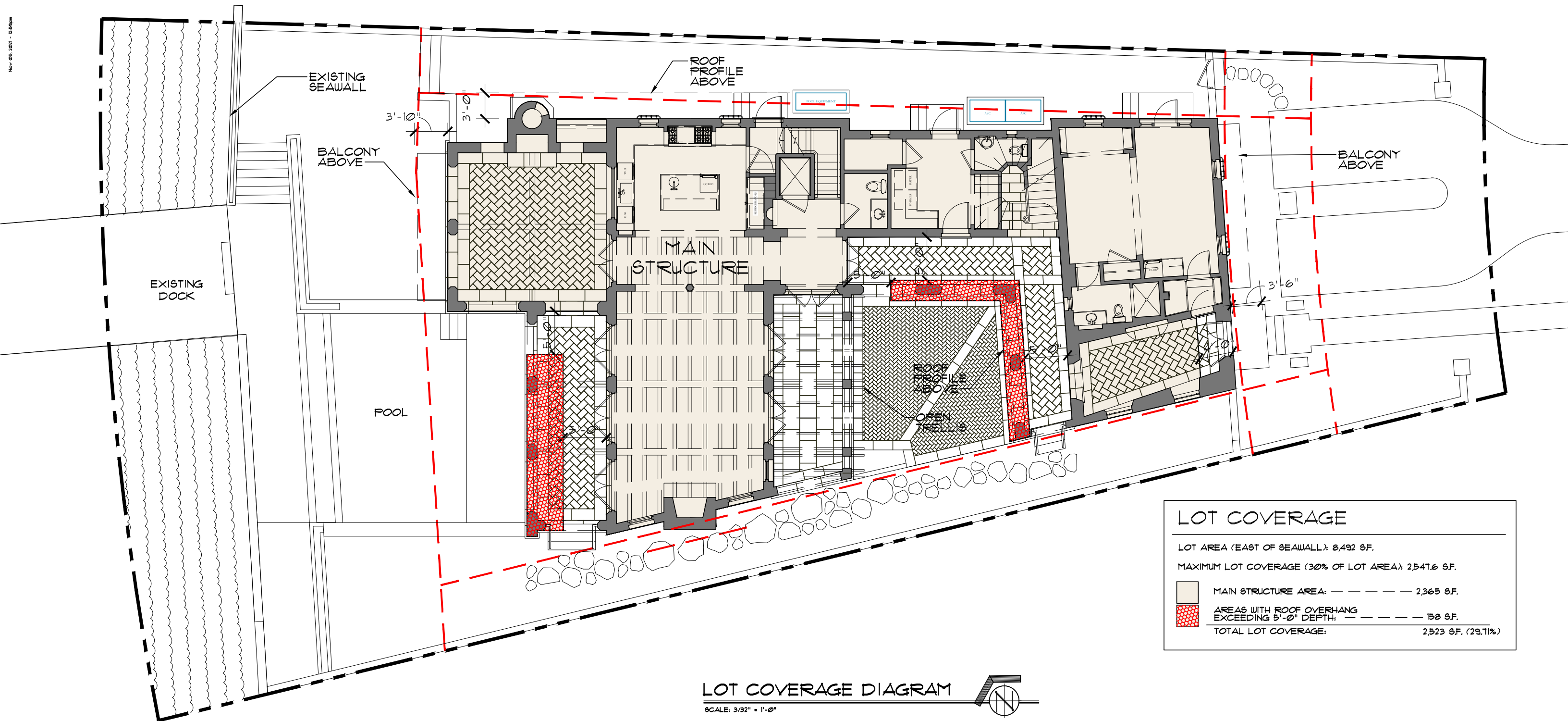


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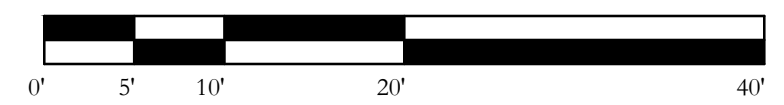
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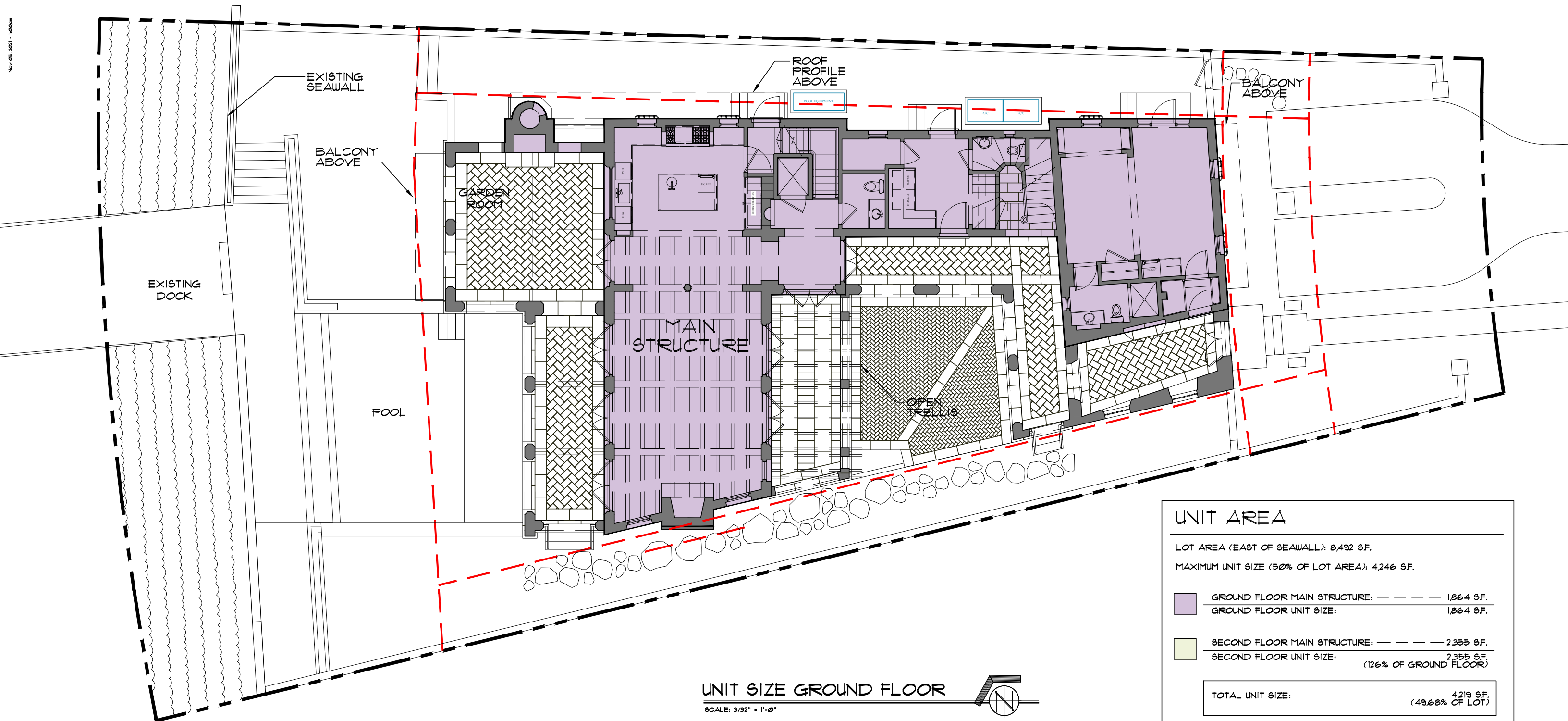


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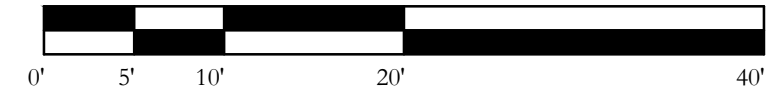
Nov 08, 2021 - 1:00pm



UNIT AREA	
LOT AREA (EAST OF SEAWALL): 8,492 SF.	
MAXIMUM UNIT SIZE (50% OF LOT AREA): 4,246 SF.	
<div></div> GROUND FLOOR MAIN STRUCTURE: — — — —	1,864 SF.
GROUND FLOOR UNIT SIZE: 1,864 SF.	
<div></div> SECOND FLOOR MAIN STRUCTURE: — — — —	2,355 SF.
SECOND FLOOR UNIT SIZE: 2,355 SF. (126% OF GROUND FLOOR)	
TOTAL UNIT SIZE: 4,219 SF. (49.68% OF LOT)	



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NEW YORK ~ PALM BEACH

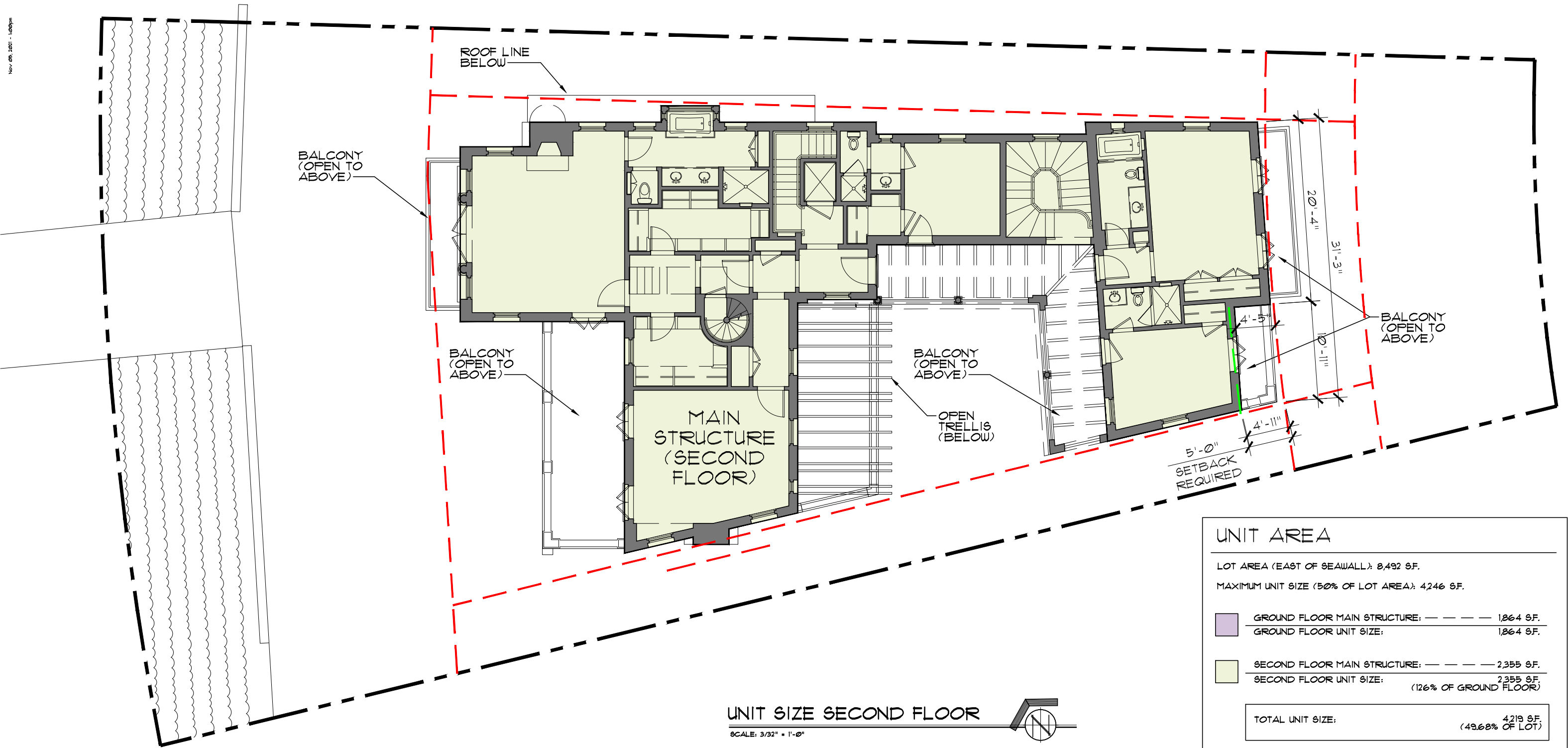


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317 N. COCONUT LANE RESIDENCE  
FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



Nov 08, 2021 - 1:00pm



UNIT SIZE SECOND FLOOR

SCALE: 3/32" = 1'-0"

UNIT AREA

LOT AREA (EAST OF SEAWALL): 8,492 SF.  
MAXIMUM UNIT SIZE (50% OF LOT AREA): 4,246 SF.

GROUND FLOOR MAIN STRUCTURE: — — — — 1,864 SF.  
GROUND FLOOR UNIT SIZE: 1,864 SF.

SECOND FLOOR MAIN STRUCTURE: — — — — 2,355 SF.  
SECOND FLOOR UNIT SIZE: 2,355 SF.  
(126% OF GROUND FLOOR)

TOTAL UNIT SIZE: 4,219 SF.  
(49.68% OF LOT)



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FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021

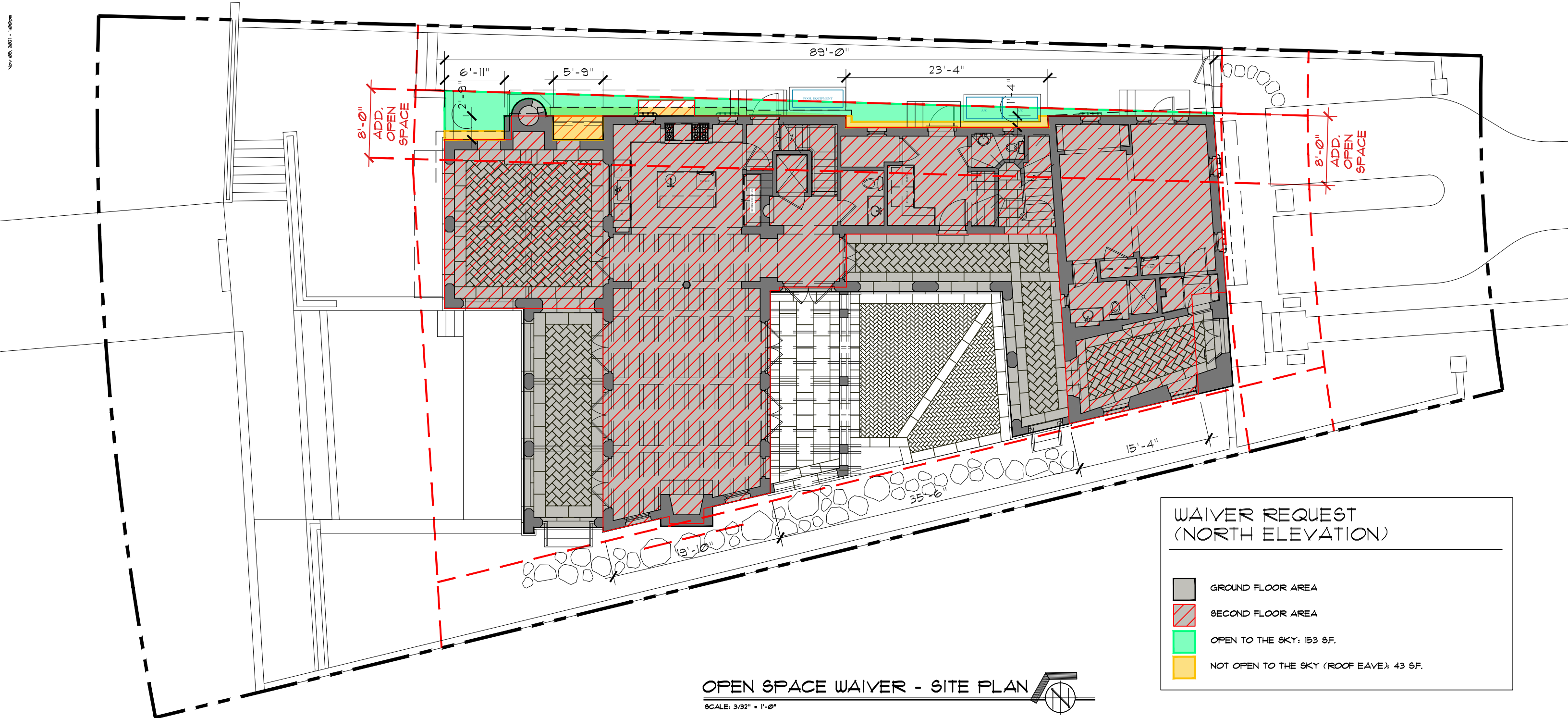


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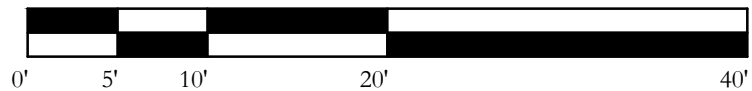
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A-106.1

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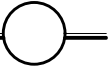


Nov 08, 2021 - 1:47pm







OPEN SPACE WAIVER - NORTH ELEVATION (Perspective)

SCALE: 3/32" = 1'-0"



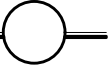
WAIVER REQUEST  
(NORTH ELEVATION)

-  OPEN TO THE SKY (FURTHEST FROM SETBACK)
-  OPEN TO THE SKY (CLOSEST TO SETBACK)
-  NOT OPEN TO THE SKY (ROOF EAVE)
-  ELEMENTS UNDER CANOPY  
(NOT OPEN TO SKY)



OPEN SPACE WAIVER - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



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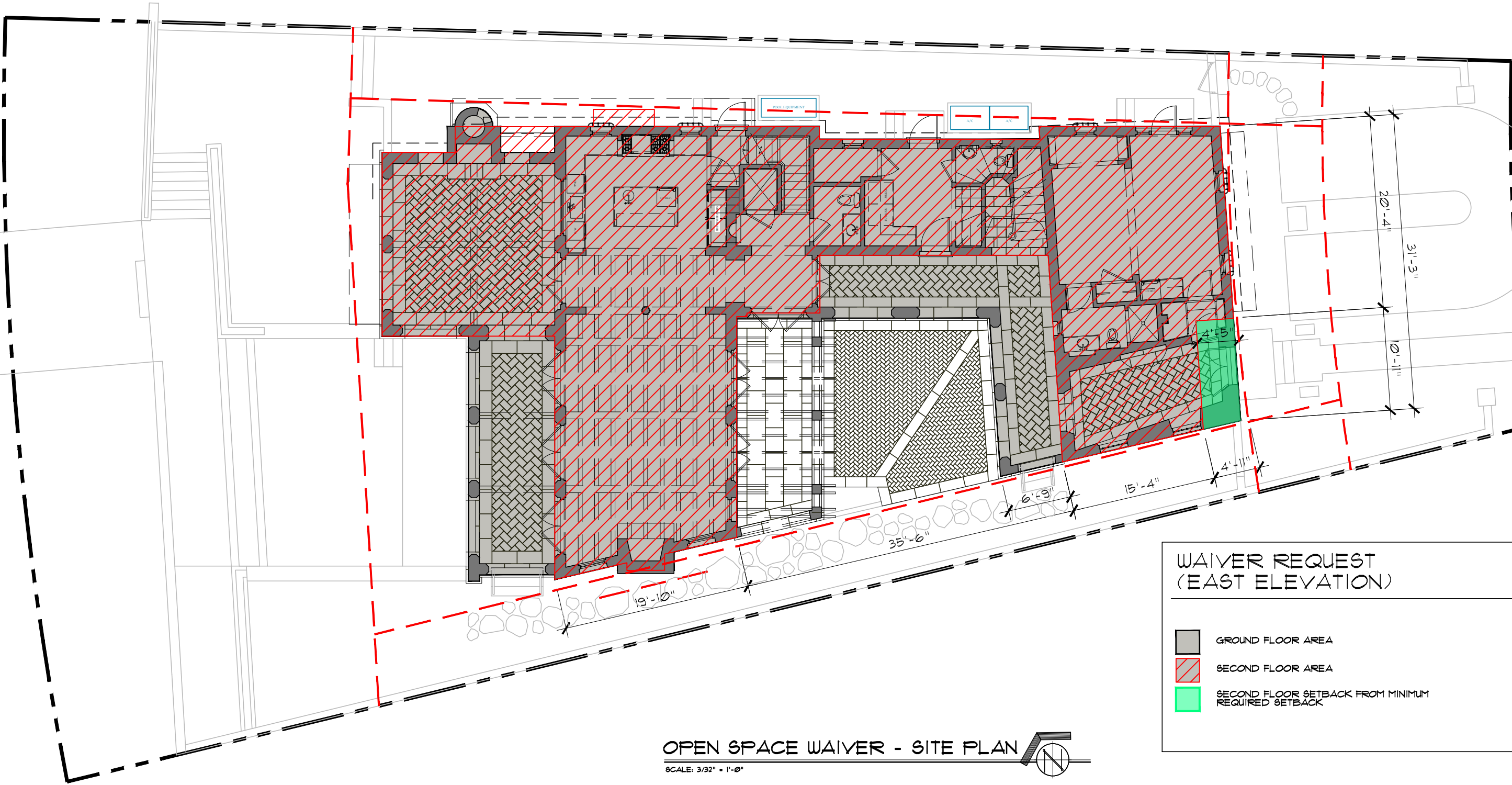
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A-106.2



Nov 08, 2021 - 10:07am



WAIVER REQUEST  
(EAST ELEVATION)

GROUND FLOOR AREA

SECOND FLOOR AREA

SECOND FLOOR SETBACK FROM MINIMUM  
REQUIRED SETBACK

OPEN SPACE WAIVER - SITE PLAN

SCALE: 3/32" = 1'-0"



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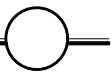
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OPEN SPACE WAIVER - EAST ELEVATION (Perspective)

SCALE: 3/32" = 1'-0"



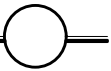
WAIVER REQUEST  
(EAST ELEVATION)

-  OPEN TO THE SKY (FURTHEST FROM SETBACK)
-  OPEN TO THE SKY (CLOSEST TO SETBACK)



OPEN SPACE WAIVER - EAST ELEVATION

SCALE: 3/32" = 1'-0"



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Nov 08, 2021 - 10:34am

EDGE OF PALM AVENUE  
(UNIMPROVED)

PALM AVENUE (UNIMPROVED)

STRUCTURES ON  
NEIGHBORING PROPERTIES

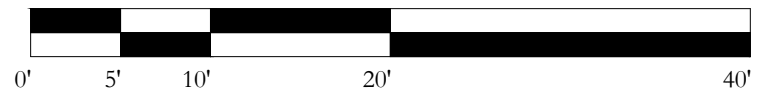
STRUCTURES ON  
NEIGHBORING PROPERTIES

SIDE SETBACK VARIANCE DIAGRAM - SITE PLAN

SCALE: 3/32" = 1'-0"

VARIANCE REQUEST  
(SOUTH ELEVATION)

- GROUND FLOOR AREA
- SECOND FLOOR AREA
- 15'-0" STREET FACING SIDEYARD SETBACK ENCROACHMENT (396 sf.)



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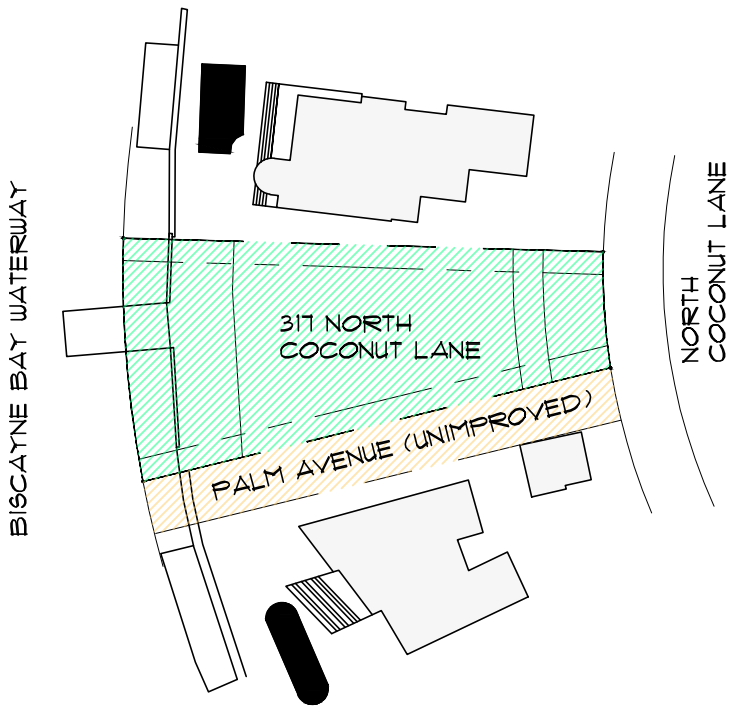
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A-106.5





OPEN SPACE WAIVER - SOUTH ELEVATION (Perspective)

SCALE: 3/32" = 1'-0"

VARIANCE REQUEST  
(SOUTH ELEVATION)



15'-0" STREET FACING SIDEYARD SETBACK  
ENCROACHMENT



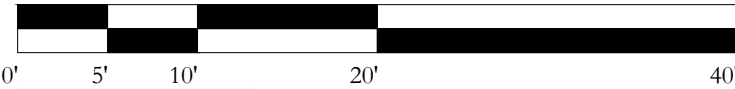
OPEN SPACE VARIANCE - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



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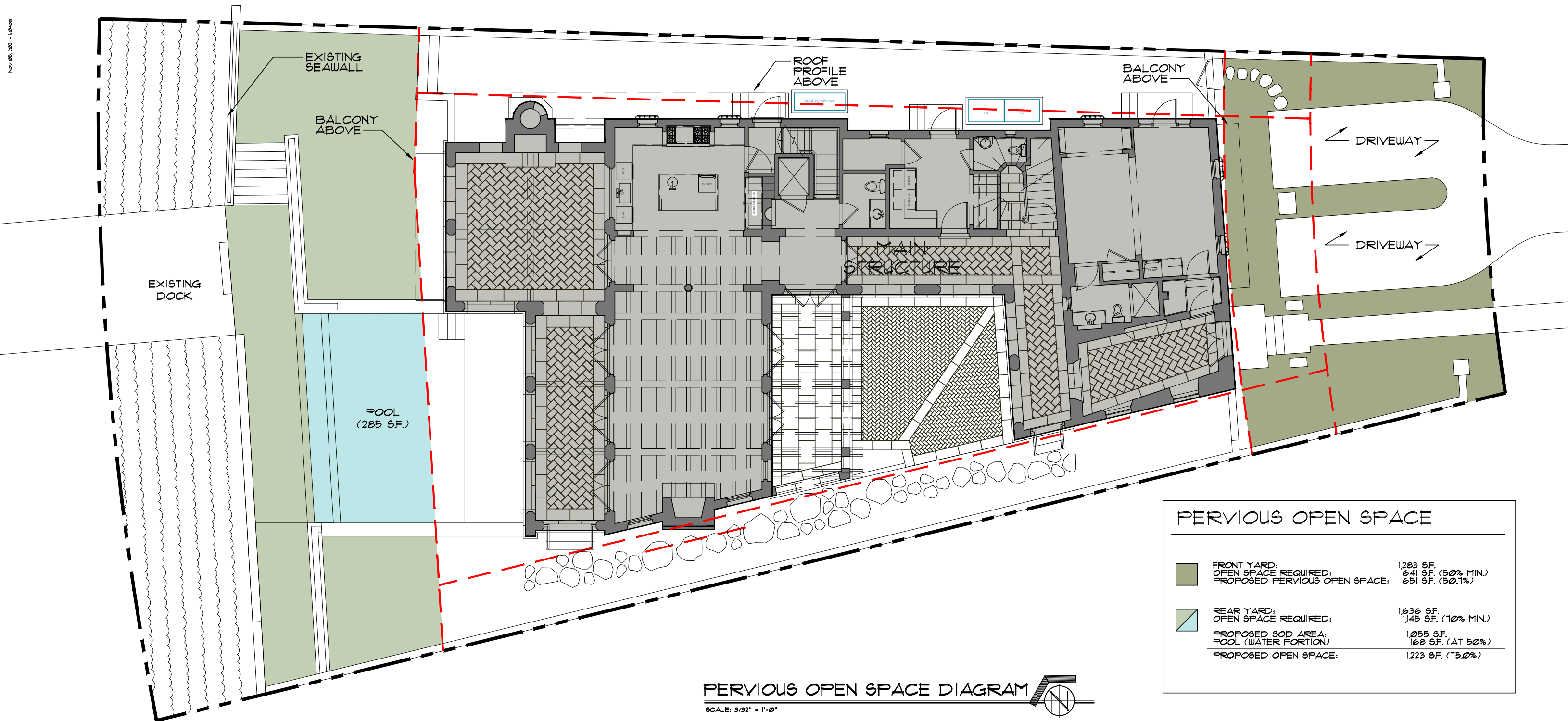


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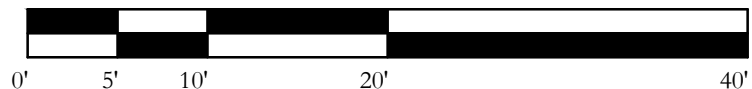


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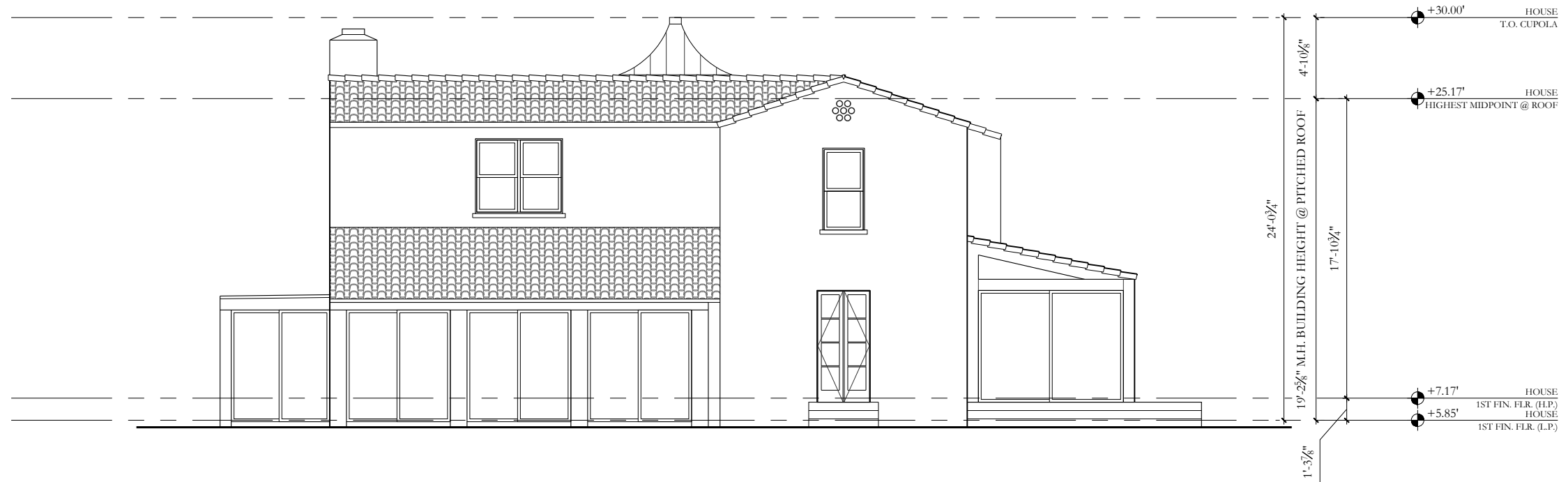
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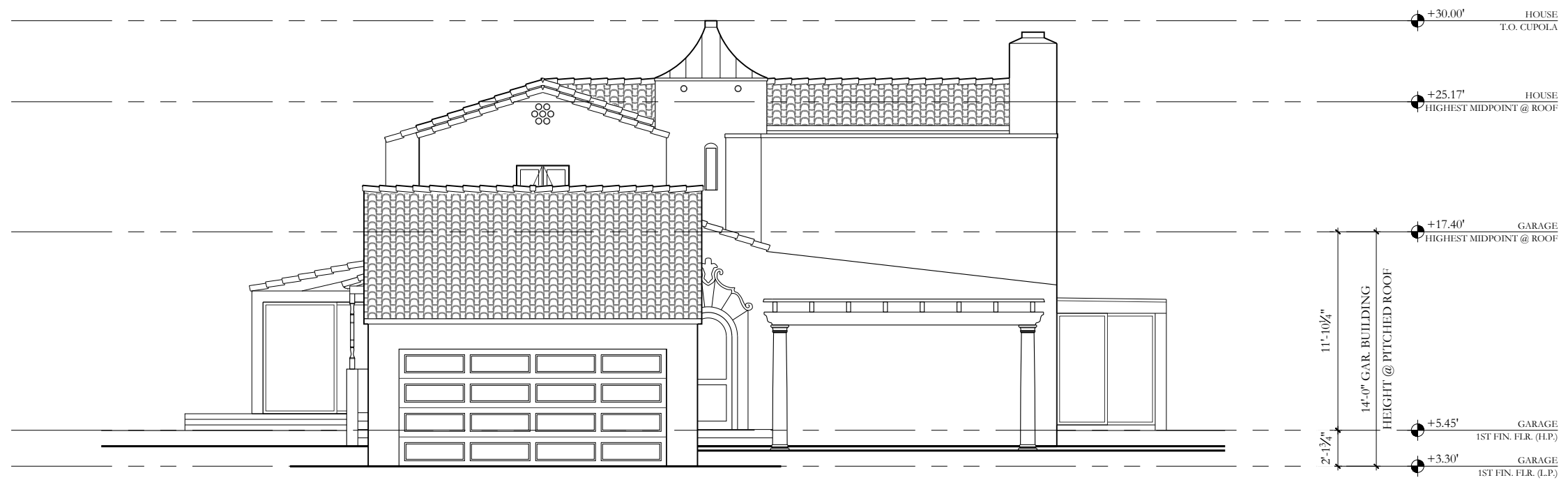
A-107



**NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS**



1 EXISTING/DEMO REAR ELEVATION (WEST)  
1/8"=1'-0"

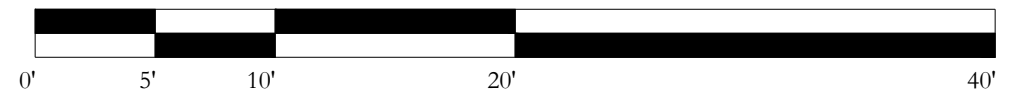


2 EXISTING/DEMO FRONT ELEVATION (EAST)  
1/8"=1'-0"



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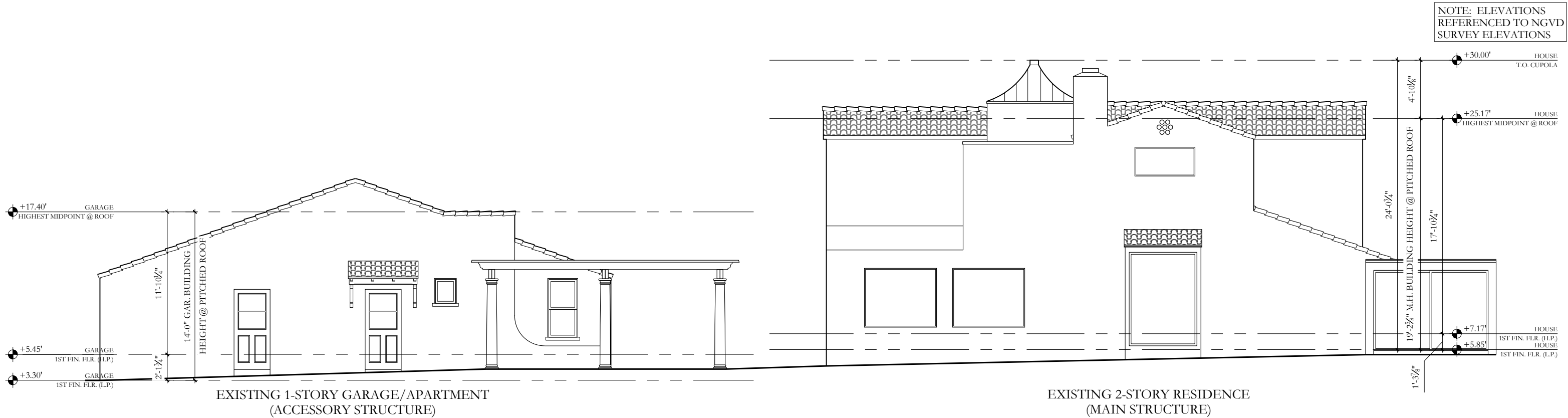
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1 EXISTING/DEMO RIGHT ELEVATION (NORTH)  
1/8"=1'-0"



2 EXISTING/DEMO LEFT ELEVATION (SOUTH)  
1/8"=1'-0"



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MODIFICATION HISTORY NOTES

MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES:

- PERMIT #[UNKNOWN] (1929): GARAGE & DOCK ADDITION
- PER PERMIT #88966 (1975): ADDED PERGOLA TO WEST SIDE; REMOVED WEST WALL AND ADDED COLUMNS; ADDED TRELLIS AND PERIMETER WALL AT NORTHEAST PATIO; ADDED BAHAMA SHUTTERS TO FACADE; ADDED STORAGE LOFT TO GARAGE INTERIOR
- PERMIT NUMBER UNKNOWN (1976): WAIVER TO BUILD A CARPORT
- PER PERMIT #BS931703 (1993): REMOVED AND REPLACED TILE W/SAME ALTUSA CLAY
- PER PERMIT #B0303409 (2003): INSTALLED NEW SWIMMING POOL & SPA (NO DECK)
- PER PERMIT #B0400039 (2003): ADDED 12 WINDOW AWNINGS
- PER PERMIT #B0402754 (2004): INSTALLED 18 IMPACT WINDOWS
- PER PERMIT #UNKNOWN (TBD): INSTALLED BBQ PERGOLA FOLLOWING MINOR PERMIT B070491 FOR RESURFACING & MISC. PERMITS FOR ELEC, PLUMBING & BOILER
- PER PERMIT #B0400039 (2014): INSTALLED 7 ALUM. PANEL SHUTTERS, 5 IMPACT WINDOWS, 3 IMPACT SLIDING GLASS DOORS, 1 IMPACT SWING DOOR AND 1 ACCORDION (9 OPENINGS)
- PER PERMIT #RFR1900905 (2019): RE-ROOF OF TILE & FLAT ROOFS

MODIFICATION HISTORY LEGEND

MODIFIED AREA PER #[UNKNOWN] (1929) SHOWN IN GREEN

MODIFIED AREA PER #88966 (1975) SHOWN IN BLUE

MODIFIED AREA PER #[UNKNOWN] (1976) SHOWN IN RED

MODIFIED AREA PER #B0303409 (2003) SHOWN IN YELLOW

MODIFIED AREA PER #B0402754 (2004) SHOWN IN CYAN

MODIFIED AREA #B0400039 (2014) SHOWN IN MAGENTA

MODIFIED AREA (DATE UNKNOWN) SHOWN IN GRAY

SETBACK DATA

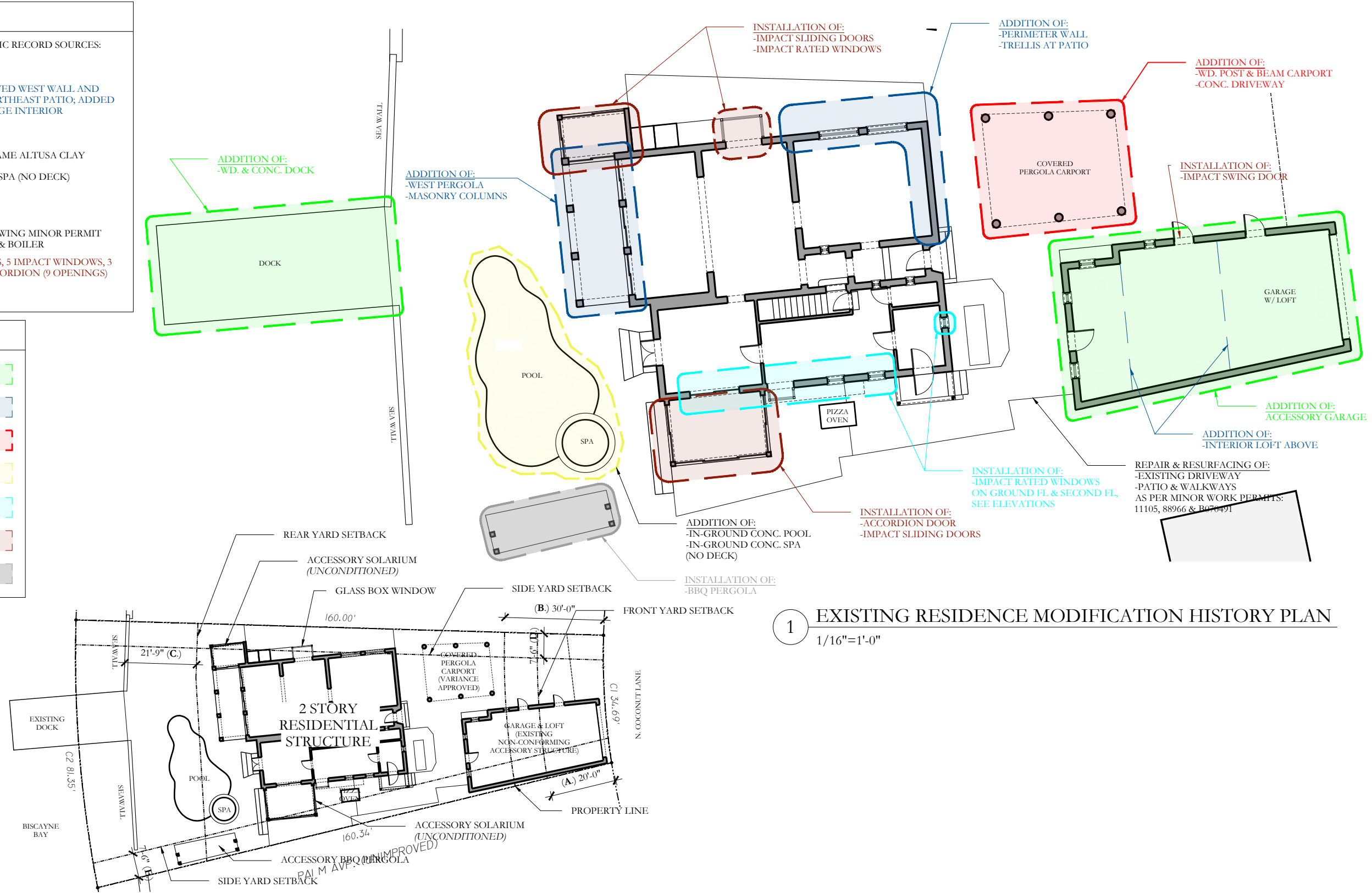
LOT WIDTH = (A+B)/2  
58'-4" = (38'-11" + 77'-9")/2  
LOT DEPTH = 145'-0" [LAND]

MAIN STRUCTURE:  
MINIMUM REQUIRED SETBACKS:  
FRONT (1 STORY STRUCTURE) = 20'-0" (A.)  
FRONT (2 STORY STRUCTURE) = 30'-0" (B.)

REAR = 21'-9" (C.)  
15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM

SIDE (NORTH) = 7'-6" (D.)

SIDE (SOUTH) = 7'-6" (E.)  
SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)



2

EXISTING SITE & RESIDENCE KEY PLAN

1/32"=1'-0"

1

EXISTING RESIDENCE MODIFICATION HISTORY PLAN

1/16"=1'-0"

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NEW YORK ~ PALM BEACH

0' 5' 10' 20' 40'

NORTH

STATE OF FLORIDA

SEAL OF THE ARCHITECT

ARCHITECT

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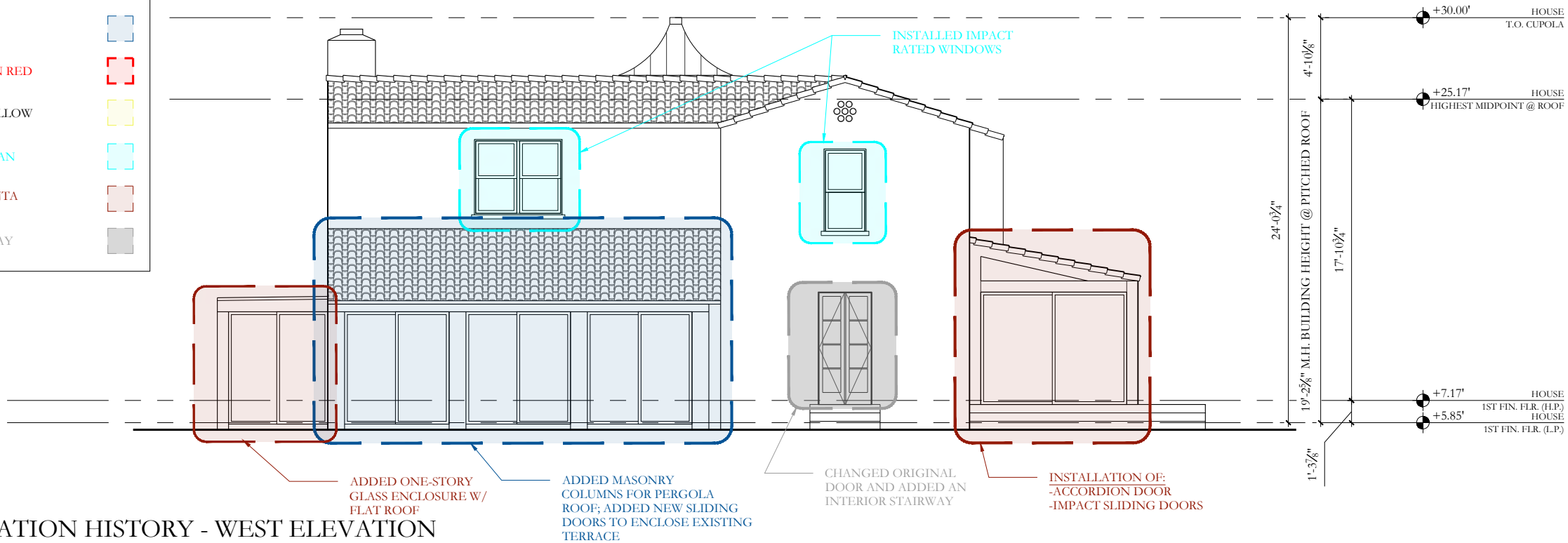
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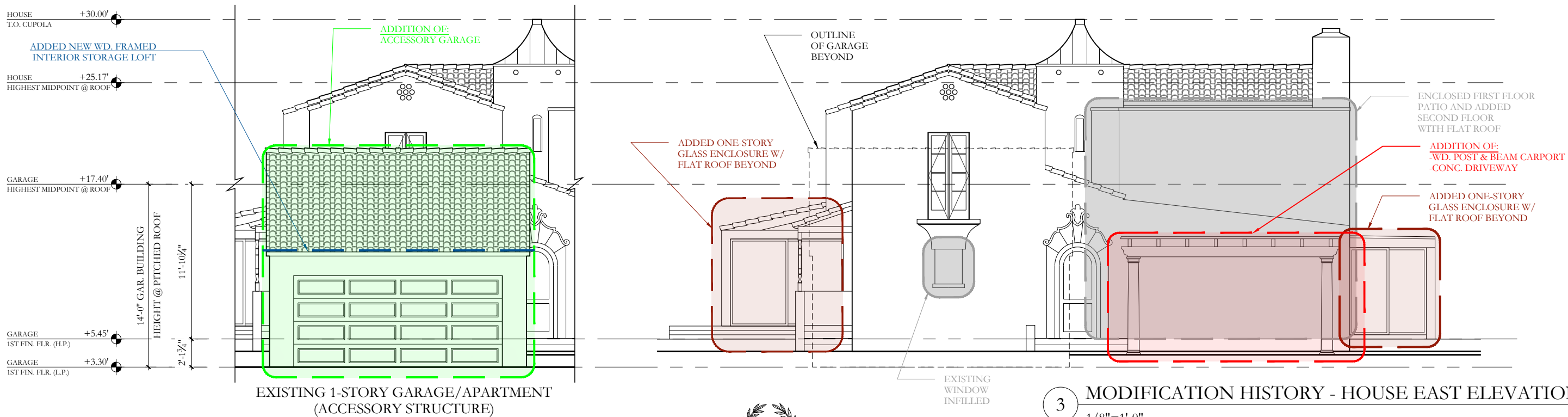


MODIFICATION HISTORY LEGEND	
MODIFIED AREA PER #[UNKNOWN] (1929) SHOWN IN GREEN	
MODIFIED AREA PER #88966 (1975) SHOWN IN BLUE	
MODIFIED AREA PER #[UNKNOWN] (1976) SHOWN IN RED	
MODIFIED AREA PER #B0303409 (2003) SHOWN IN YELLOW	
MODIFIED AREA PER #B0402754 (2004) SHOWN IN CYAN	
MODIFIED AREA #B0400039 (2014) SHOWN IN MAGENTA	
MODIFIED AREA (DATE UNKNOWN) SHOWN IN GRAY	

NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



1 MODIFICATION HISTORY - WEST ELEVATION  
1/8"=1'-0"



2 MODIFICATION HISTORY - GARAGE EAST ELEVATION  
1/8"=1'-0"

3 MODIFICATION HISTORY - HOUSE EAST ELEVATION  
1/8"=1'-0"



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NEW YORK ~ PALM BEACH

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







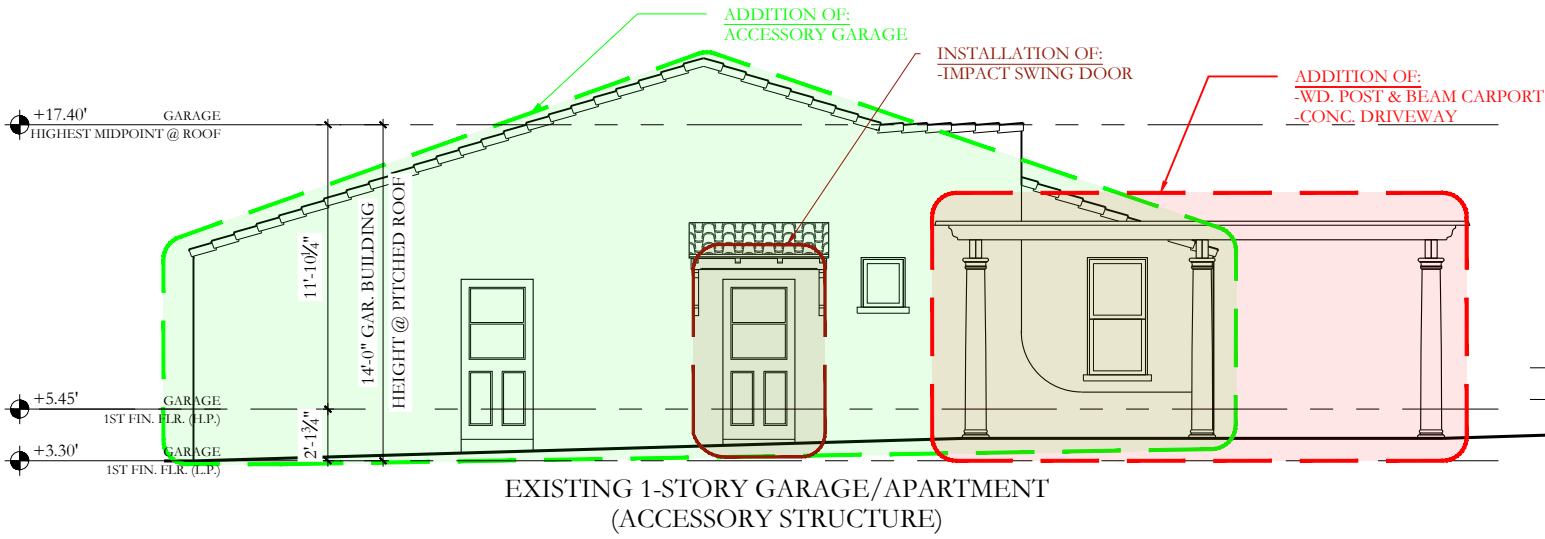
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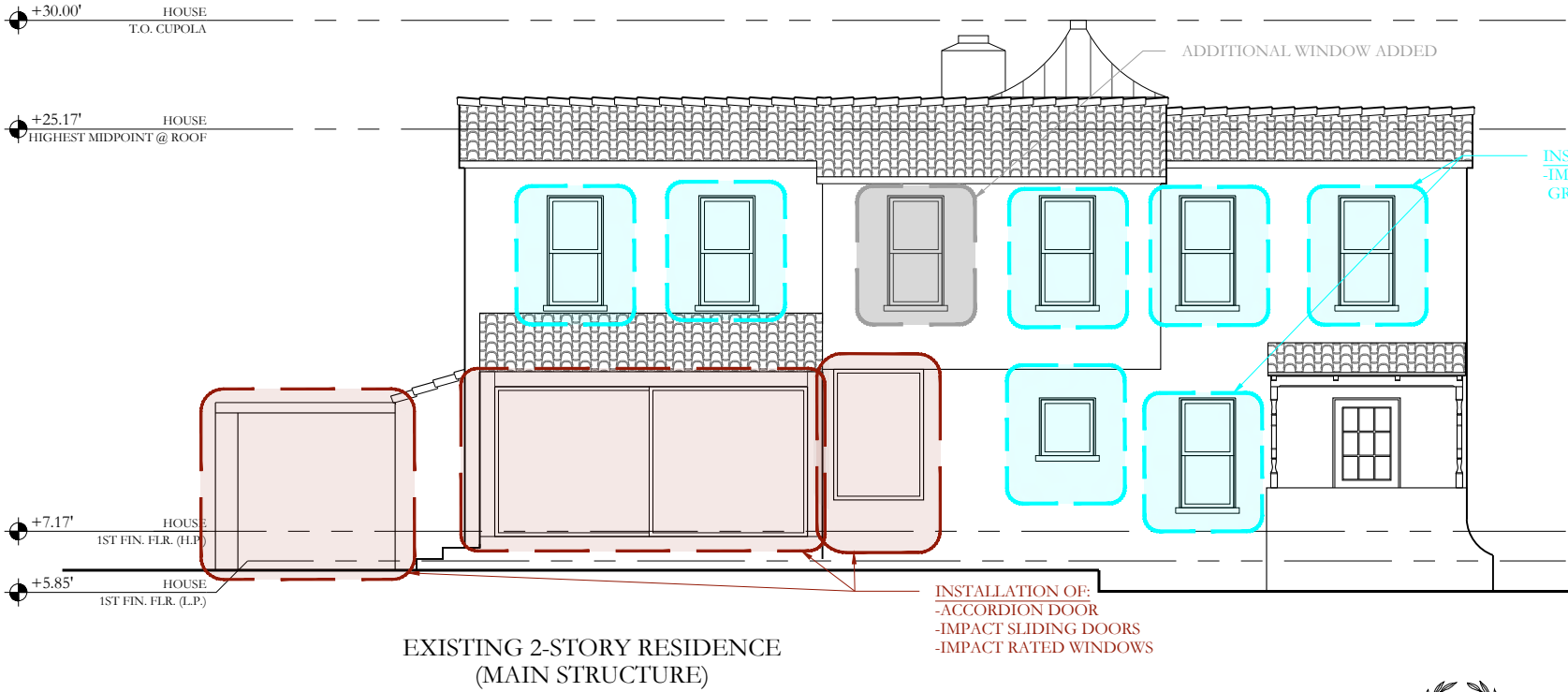
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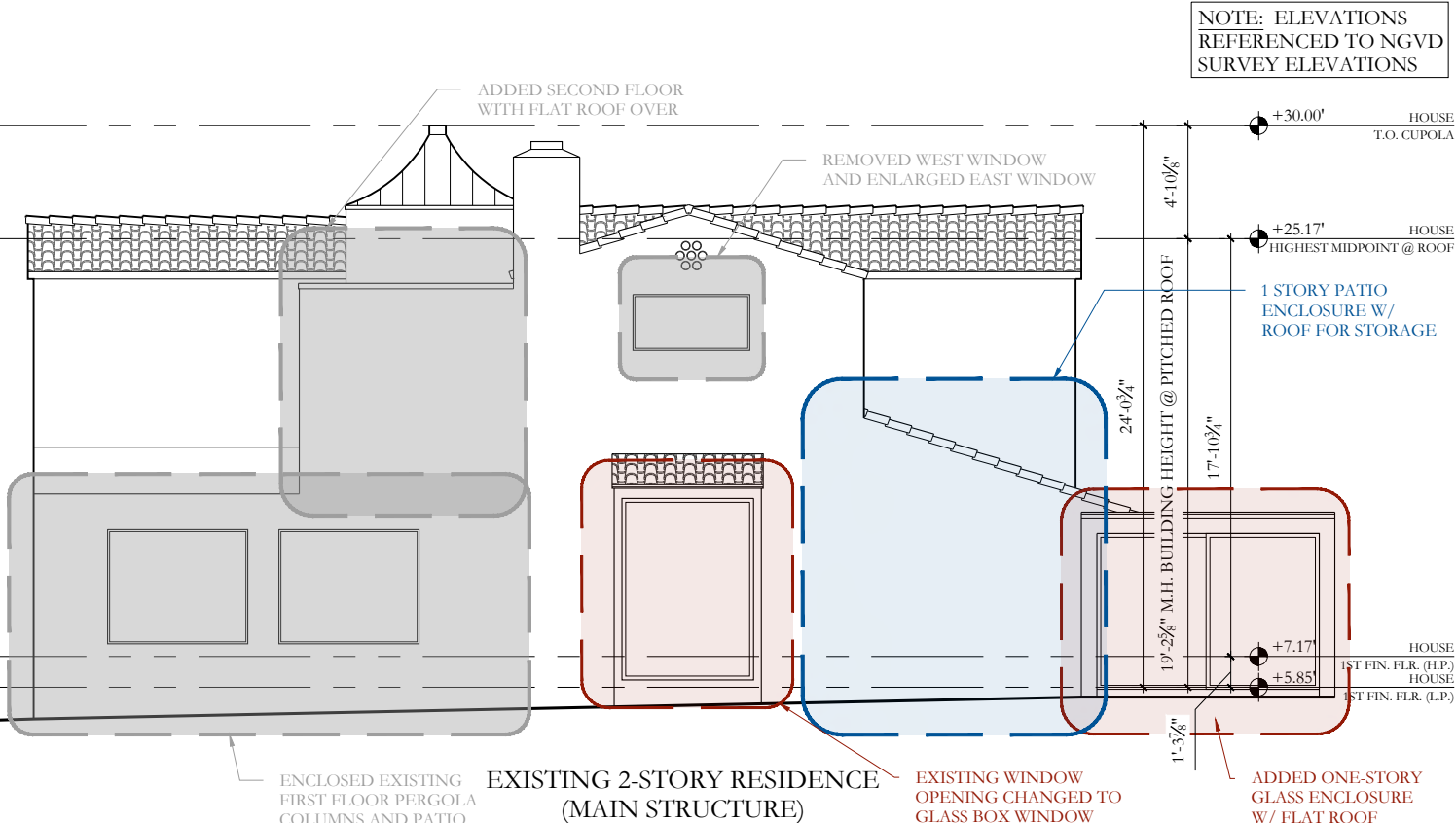
MODIFICATION HISTORY LEGEND			
MODIFIED AREA PER #[UNKNOWN] (1929) SHOWN IN GREEN		MODIFIED AREA PER #B0402754 (2004) SHOWN IN CYAN	
MODIFIED AREA PER #88966 (1975) SHOWN IN BLUE		MODIFIED AREA #B0400039 (2014) SHOWN IN MAGENTA	
MODIFIED AREA PER #[UNKNOWN] (1976) SHOWN IN RED		MODIFIED AREA (DATE UNKNOWN) SHOWN IN GRAY	
MODIFIED AREA PER #B0303409 (2003) SHOWN IN YELLOW			



1  
MODIFICATION HISTORY - NORTH ELEVATION  
1/8"=1'-0"



2  
MODIFICATION HISTORY - SOUTH ELEVATION  
1/8"=1'-0"

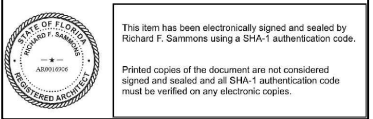


NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



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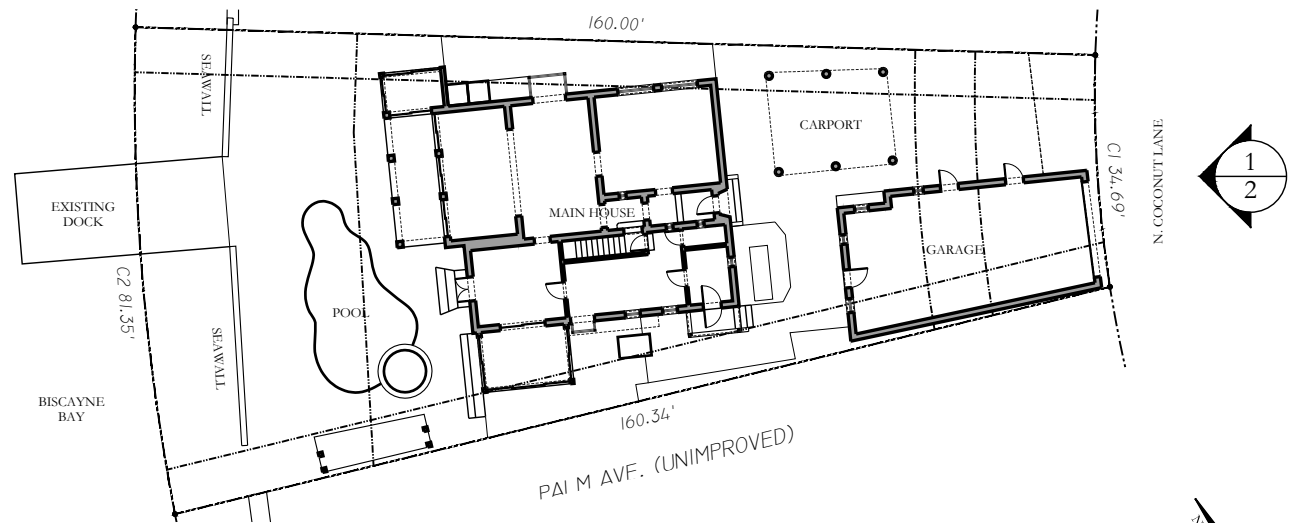




1 FRONT VIEW (1929 - 1975 ) PRIOR TO CAR PORT & GATE  
1/32"=1'-0"



2 FRONT VIEW (PRESENT DAY) AFTER CAR PORT & GATE  
1/32"=1'-0"



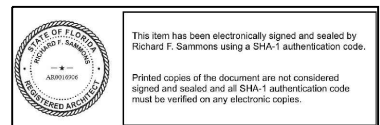
3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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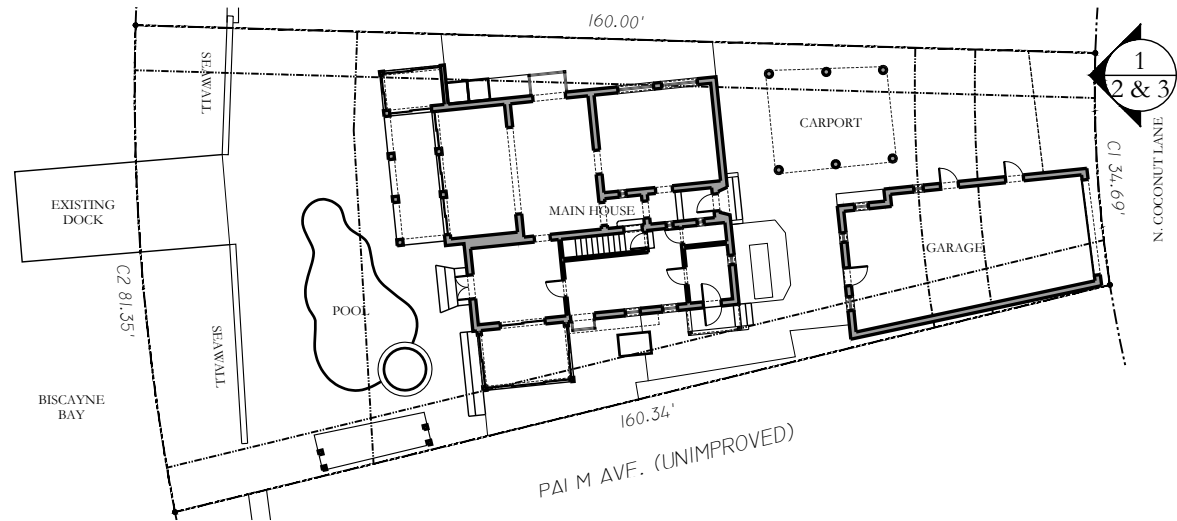
1 FRONT VIEW (1929 - 1975 ) PRIOR TO CAR PORT & GATE  
NTS



2 FRONT VIEW (1975 - 2000s) AFTER CAR PORT  
NTS



3 FRONT VIEW (PRESENT DAY) AFTER REPAVING  
NTS

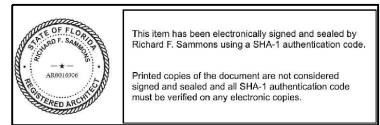


4 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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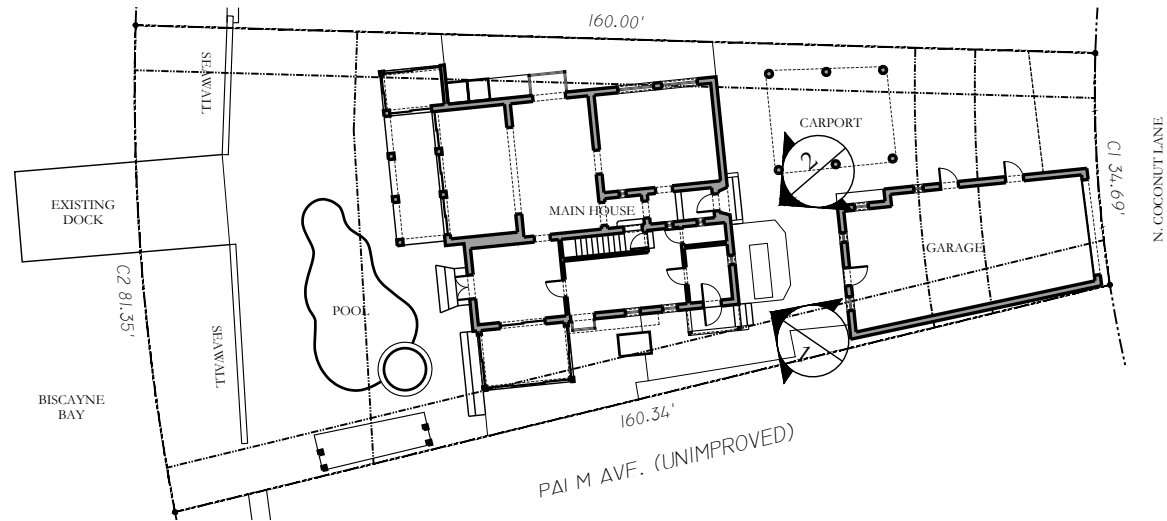




1 SIDE VIEW (1929 - 1975 ) PRIOR TO WINDOW REPLACEMENTS  
NTS



2 SIDE VIEW (PRESENT DAY) AFTER WINDOW REPLACEMENTS & AWNINGS ADDED  
NTS



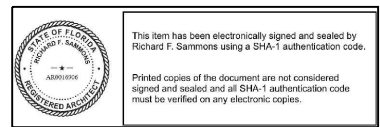
3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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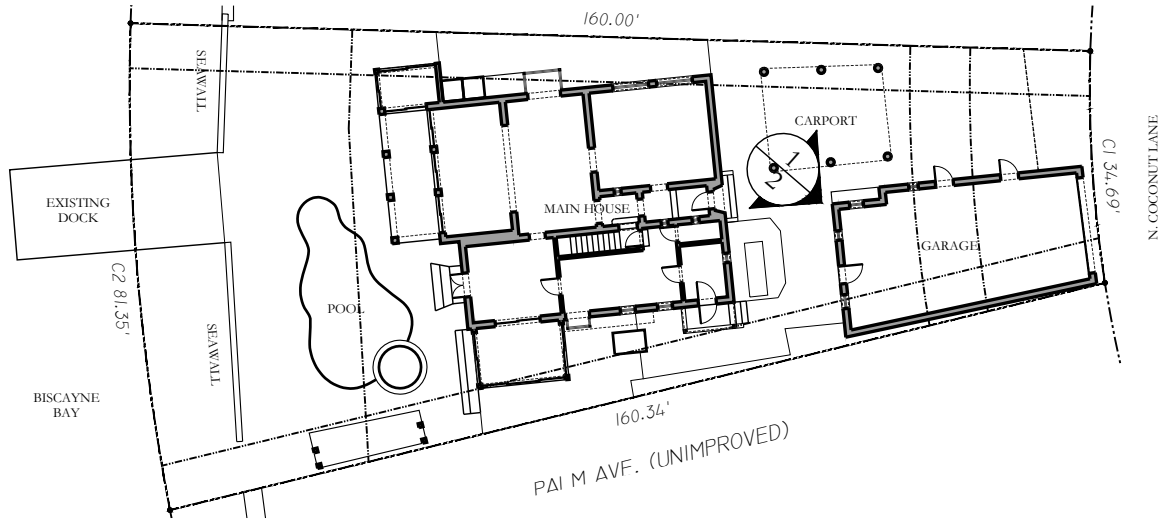




1 REAR VIEW - GARAGE/APT (1929 - 1975 ) PRIOR TO CAR PORT  
NTS



2 REAR VIEW - GARAGE/APT (PRESENT ) AFTER CAR PORT & WINDOW REPLACEMENTS  
NTS



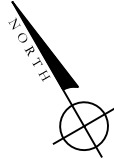
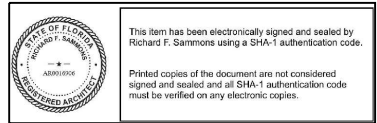
3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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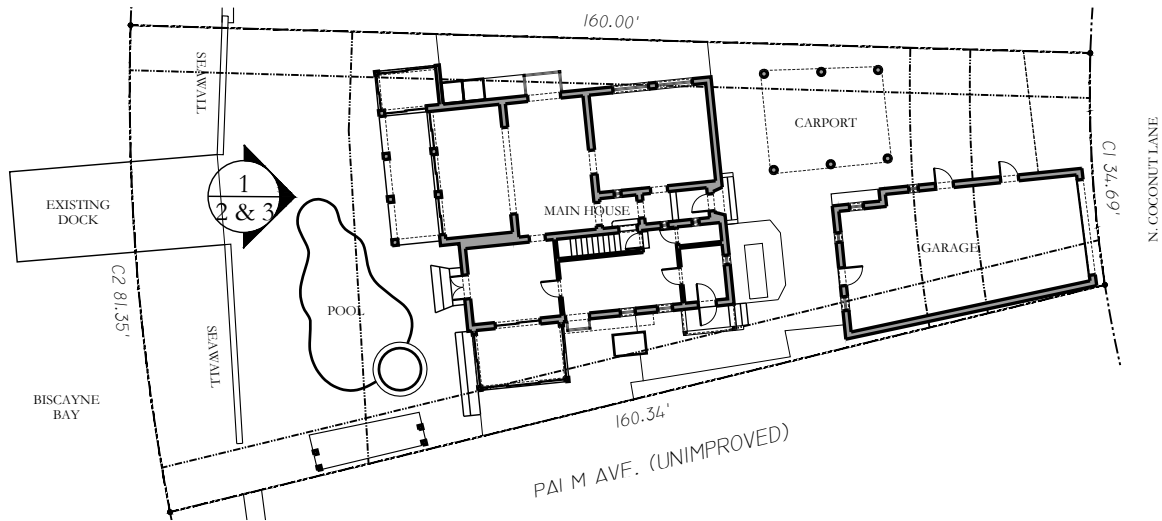
1 REAR VIEW (1929 - 1975 ) PRIOR TO TRELLIS  
NTS



2 REAR VIEW (1975 - 2000s) AFTER TRELLIS  
NTS



3 REAR VIEW (2000s - PRESENT) AFTER POOL & WINDOW REPLACEMENTS  
NTS

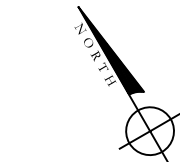
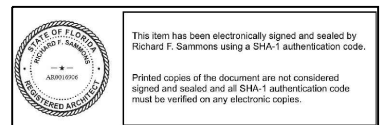


4 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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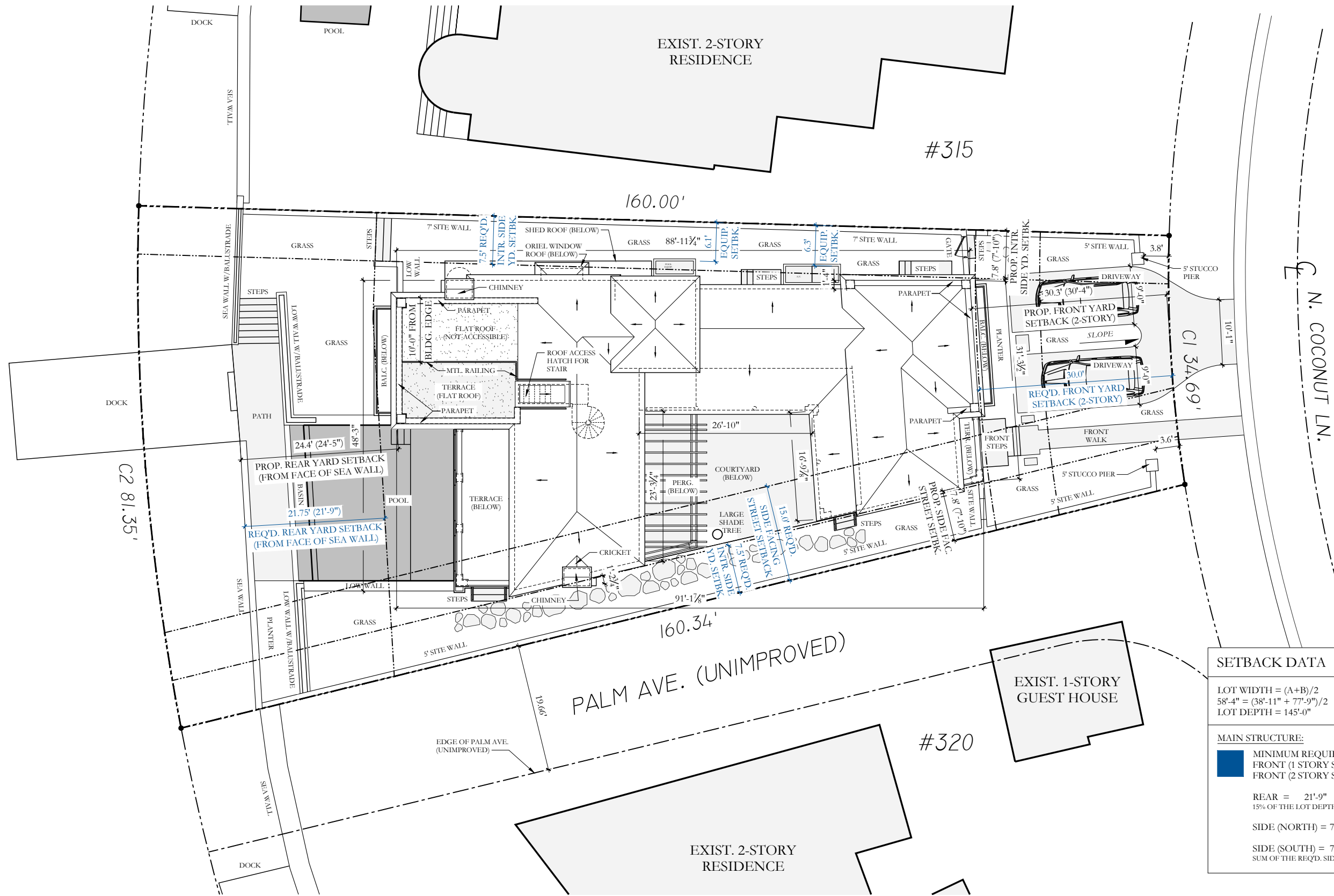
A-127

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BISCAYNE BAY WATERWAY (N.A.P.)

NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



SETBACK DATA	
LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 77'-9")/2 LOT DEPTH = 145'-0"	
MAIN STRUCTURE:	
<div></div>	MINIMUM REQUIRED SETBACKS: FRONT (1 STORY STRUCTURE) = 20'-0" FRONT (2 STORY STRUCTURE) = 30'-0"
	REAR = 21'-9" 15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM
	SIDE (NORTH) = 7'-6"
	SIDE (SOUTH) = 7'-6" SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)

1 PROPOSED SITE PLAN W/ROOF PLAN  
1/16"=1'-0"



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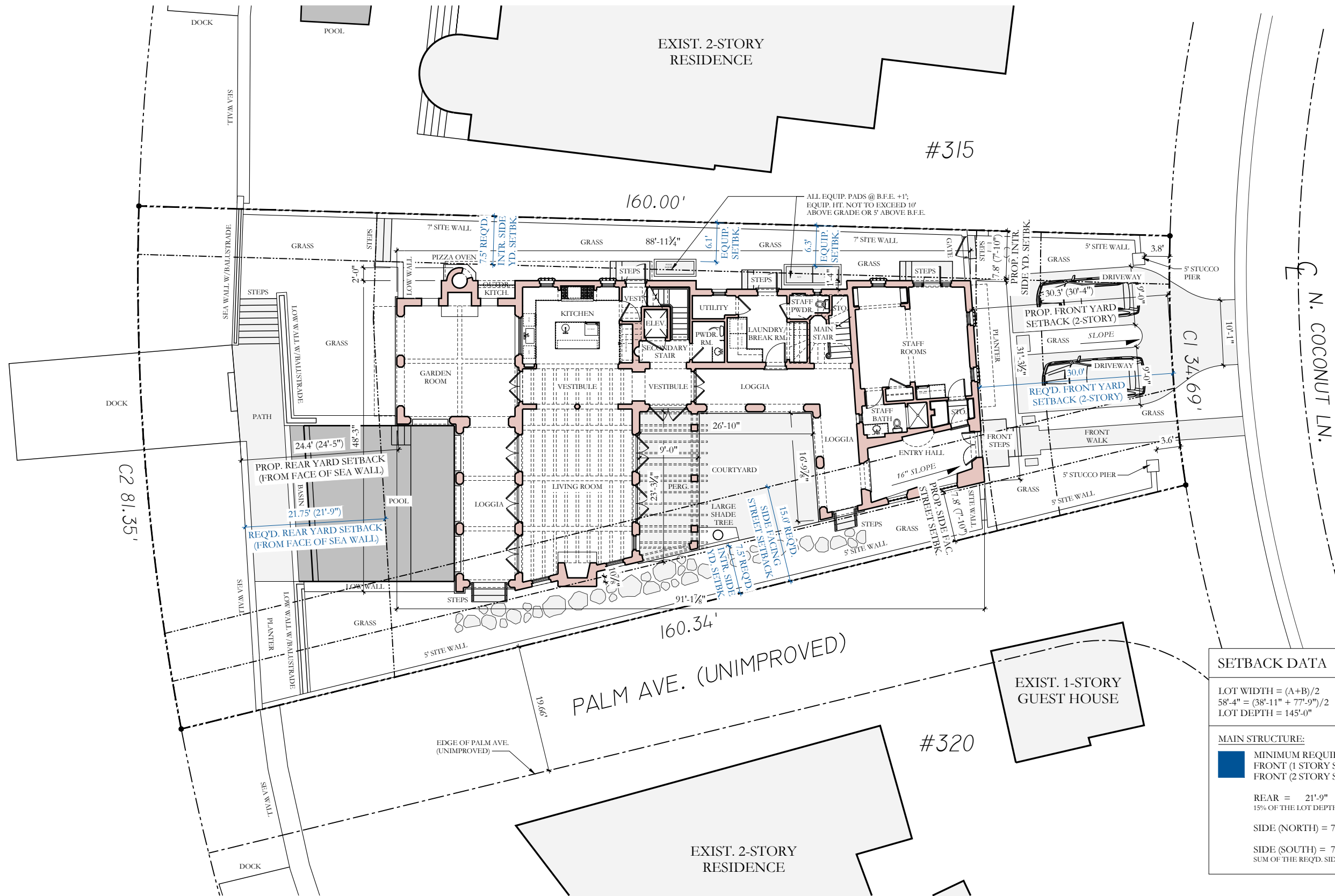
A-200

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BISCAYNE BAY WATERWAY (N.A.P.)

NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



SETBACK DATA

LOT WIDTH = (A+B)/2  
58'-4" = (38'-11" + 77'-9")/2  
LOT DEPTH = 145'-0"

MAIN STRUCTURE:

MINIMUM REQUIRED SETBACKS:  
FRONT (1 STORY STRUCTURE) = 20'-0"  
FRONT (2 STORY STRUCTURE) = 30'-0"  
  
REAR = 21'-9"  
15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM  
  
SIDE (NORTH) = 7'-6"  
  
SIDE (SOUTH) = 7'-6"  
SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)

1 PROPOSED SITE PLAN W/FIRST FLOOR PLAN  
1/16"=1'-0"

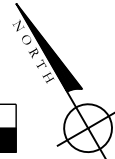


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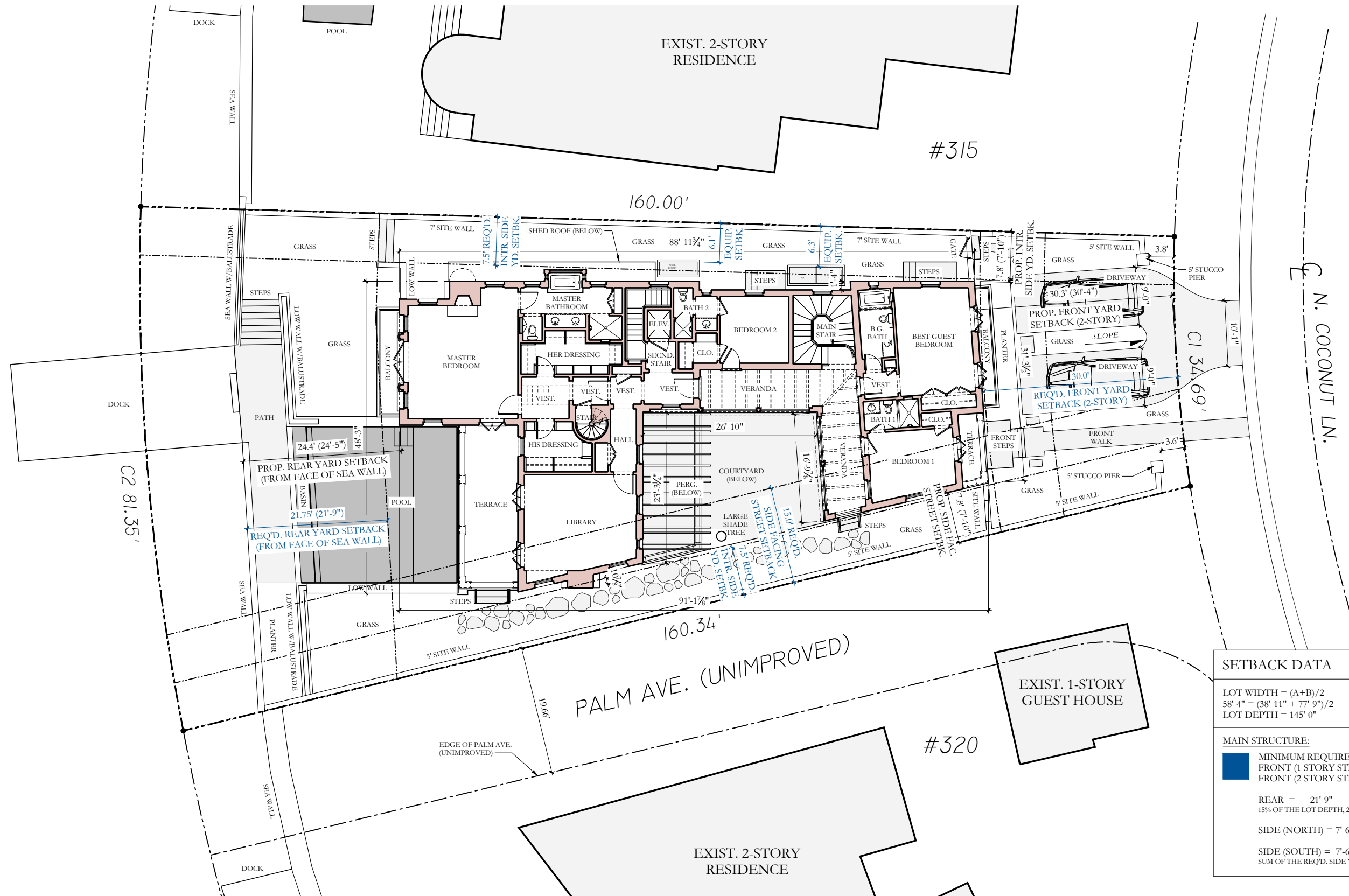



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**NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS**



SETBACK DATA	
LOT WIDTH = $(A+B)/2$ $58'-4" = (38'-11" + 77'-9")/2$ LOT DEPTH = $145'-0"$	
MAIN STRUCTURE:	
	MINIMUM REQUIRED SETBACKS: FRONT (1 STORY STRUCTURE) = 20'-0" FRONT (2 STORY STRUCTURE) = 30'-0"
REAR = 21'-9" 15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM	
SIDE (NORTH) = 7'-6"	
SIDE (SOUTH) = 7'-6" SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)	

1 PROPOSED SITE PLAN W/SECOND FLOOR PLAN  
1/16"=1'-0"



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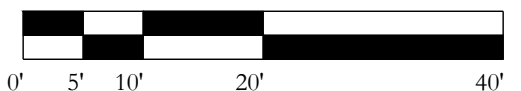
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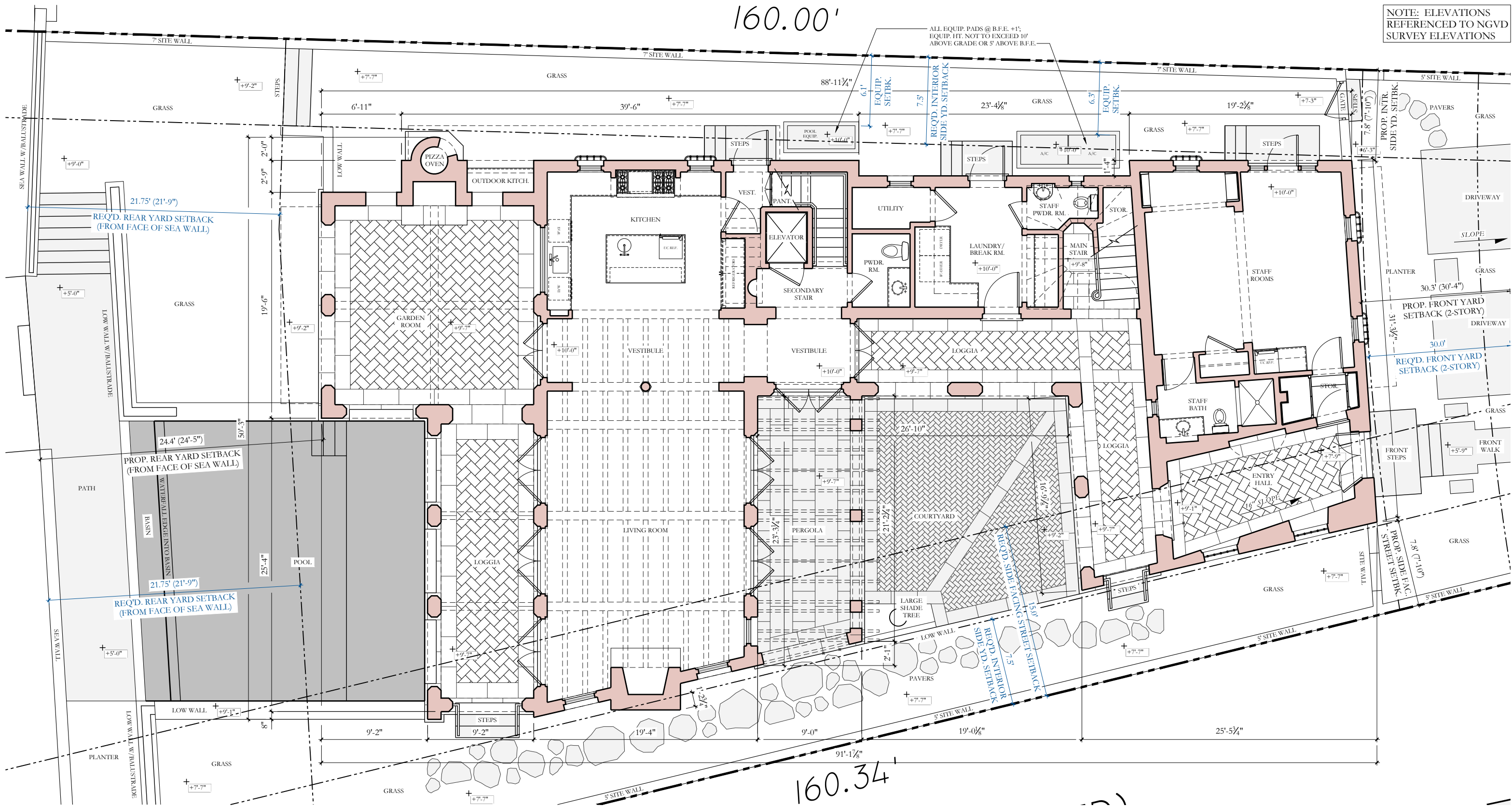
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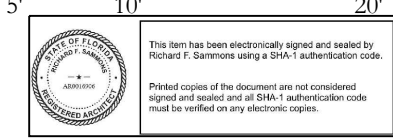
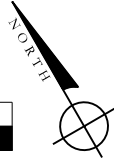
NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



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1 PROPOSED FIRST FLOOR PLAN  
1/8"=1'-0"



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A-210



160.00'



A-211



160.00'



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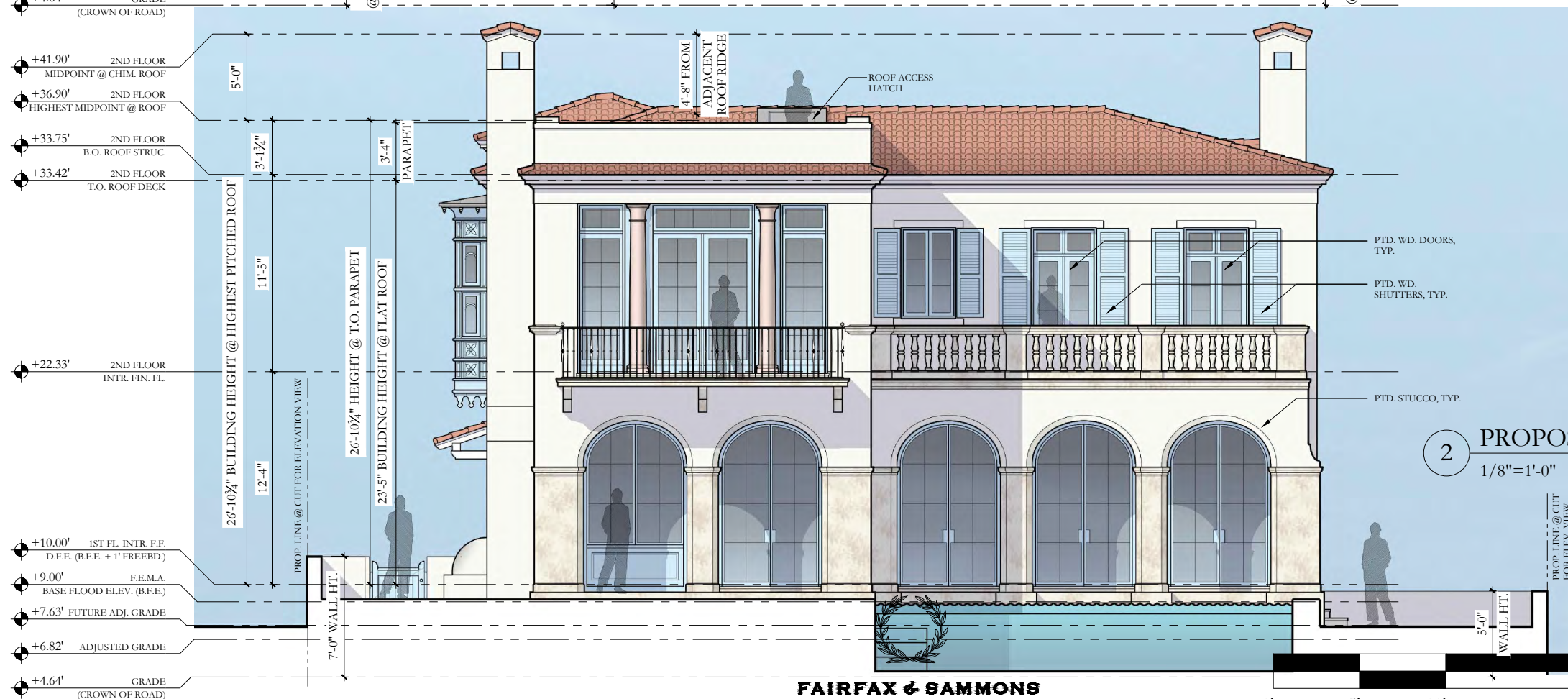
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1 PROPOSED EAST (STREET) ELEVATION  
1/8"=1'-0"



2 PROPOSED WEST (WATER) ELEVATION  
1/8"=1'-0"

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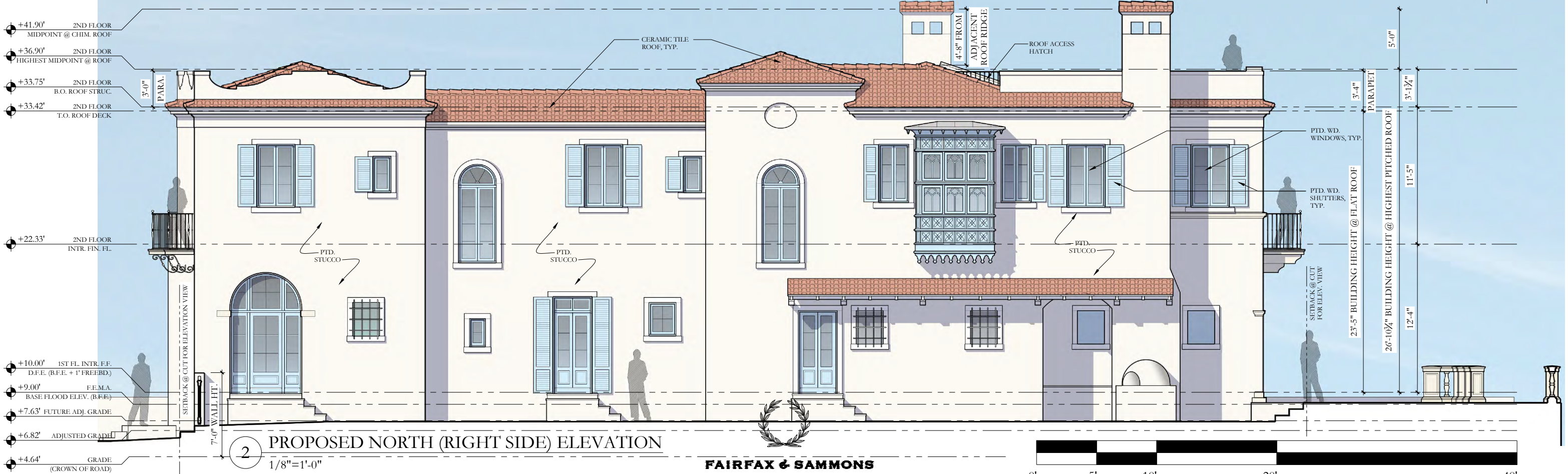
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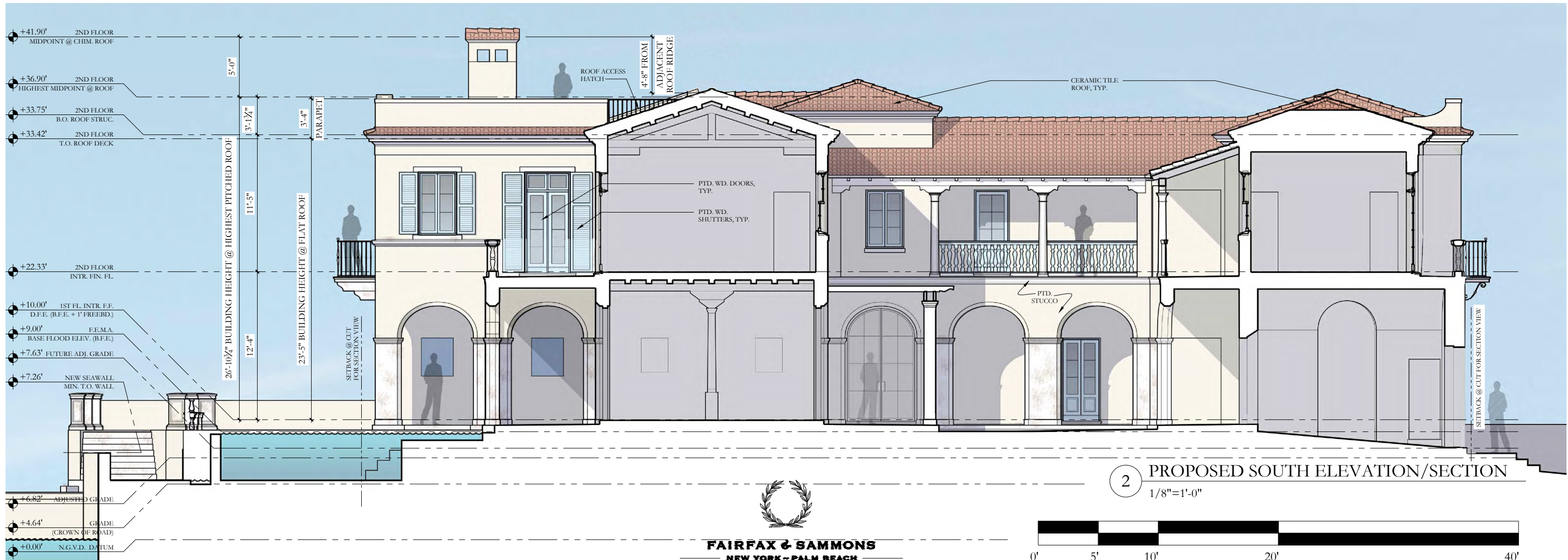
A-301



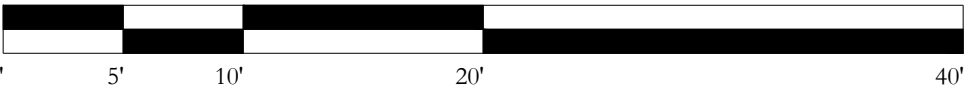
NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



1 PROPOSED SOUTH SITE SECTION  
1/16"=1'-0"



2 PROPOSED SOUTH ELEVATION/SECTION  
1/8"=1'-0"



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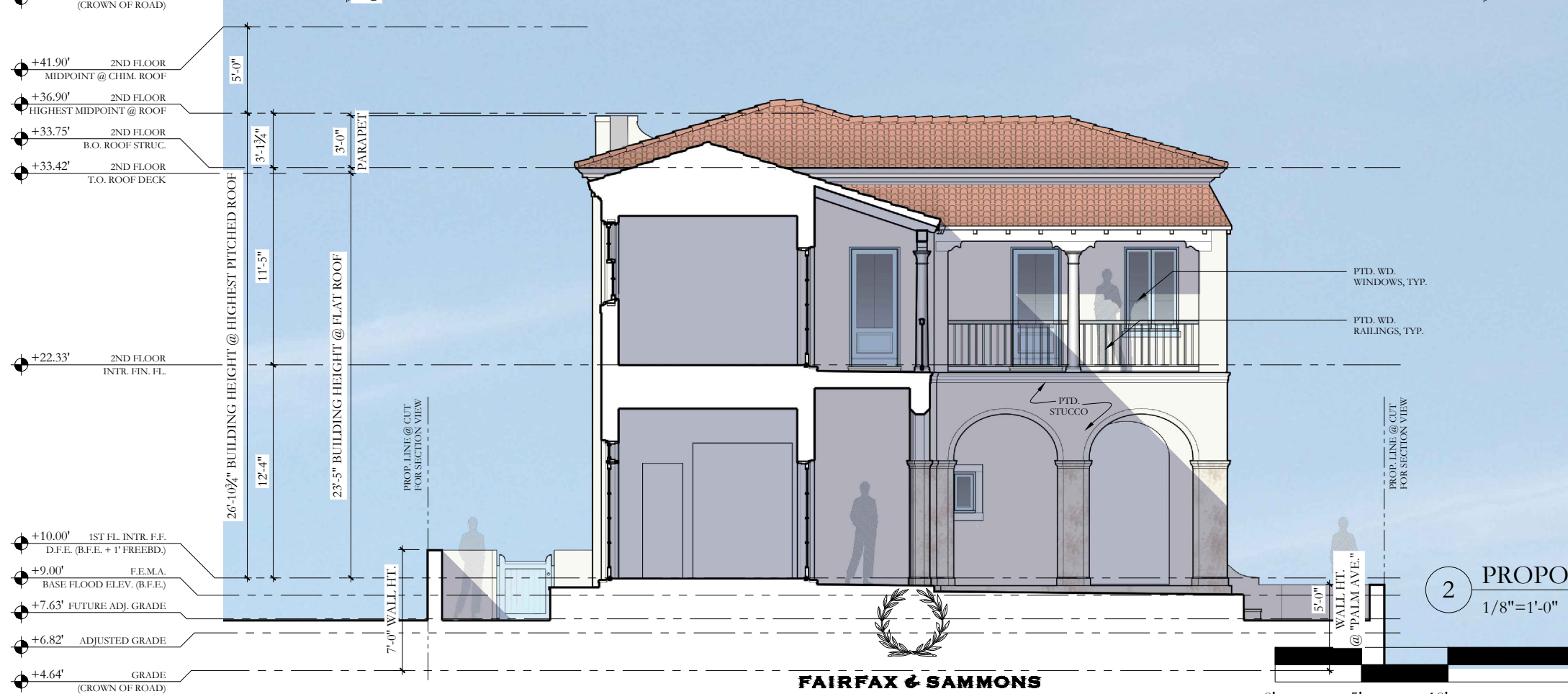


NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



1 PROPOSED EAST ELEVATION/SECTION

1/8"=1'-0"



2 PROPOSED WEST ELEVATION/SECTION

1/8"=1'-0"

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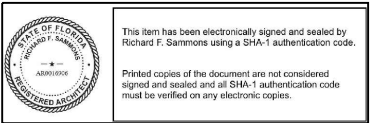
1 3D RENDERING - VIEW FROM EAST (STREET)



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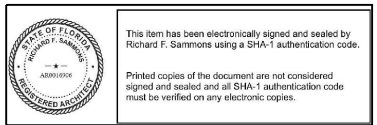


1 3D RENDERING - VIEW FROM EAST (STREET)



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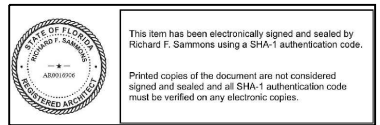
1 3D RENDERING - AERIAL VIEW FROM SOUTHEAST



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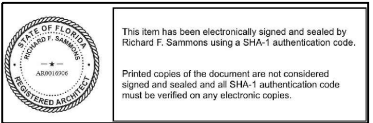
1 3D RENDERING - ENLARGED AERIAL VIEW FROM S.E.



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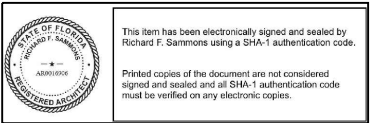
1 3D RENDERING - GROUND LEVEL VIEW FROM SOUTH



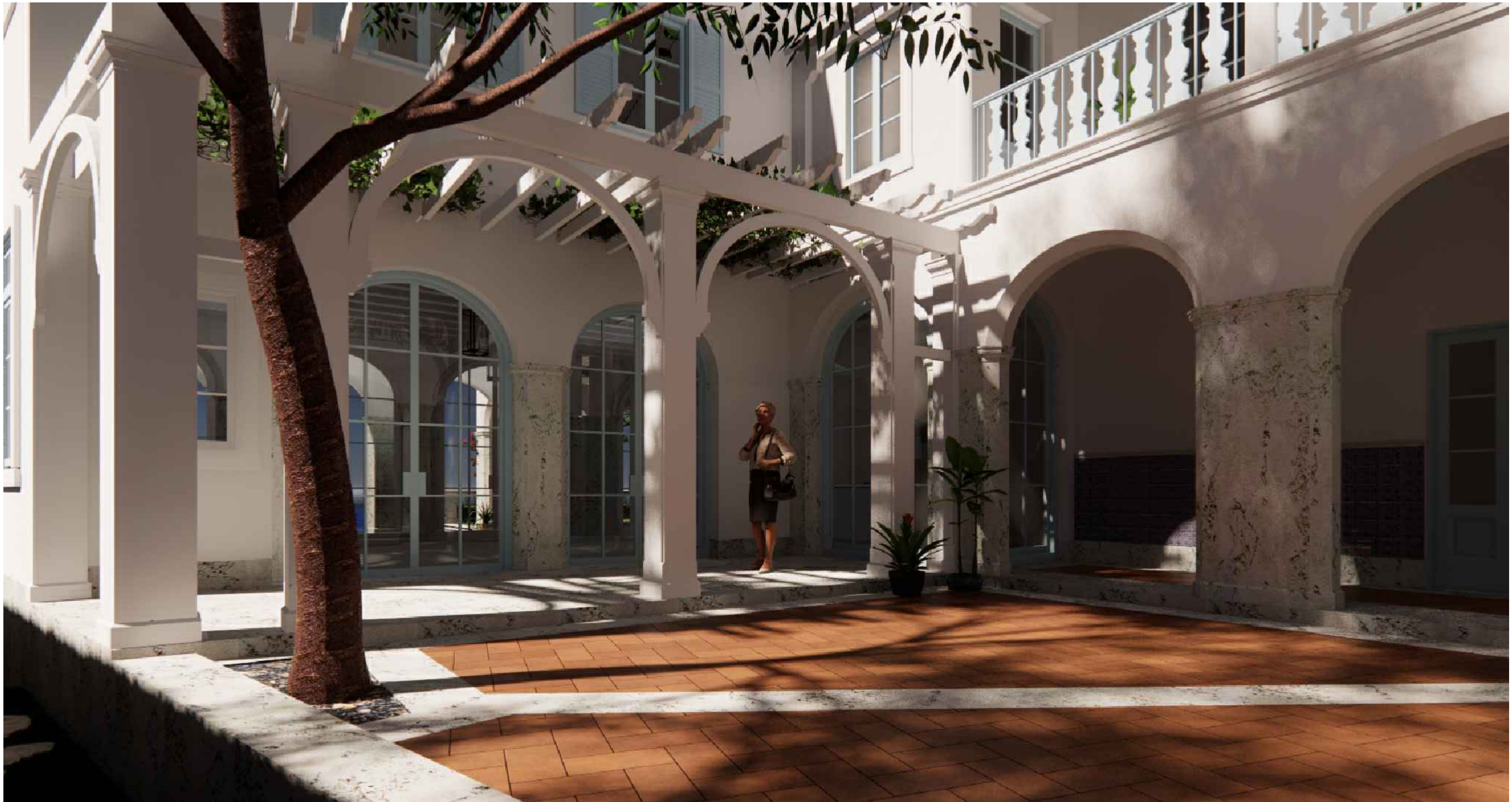
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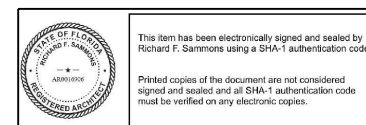
1 3D RENDERING - GROUND LVL. CTYD. VIEW FROM S.E.



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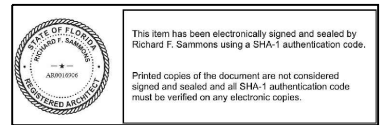
1 3D RENDERING - AERIAL VIEW FROM SOUTHWEST



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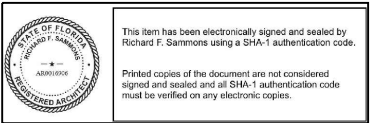
1 3D RENDERING - VIEW FROM WEST



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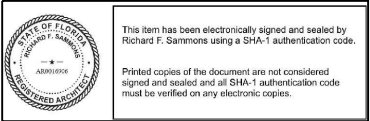
1 3D RENDERING - VIEW FROM WEST



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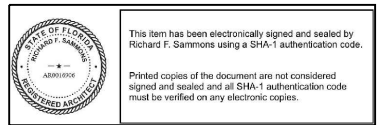
1 3D RENDERING - AERIAL VIEW FROM WEST



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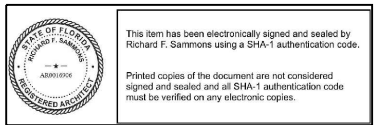
1 3D RENDERING - AERIAL VIEW FROM NORTH



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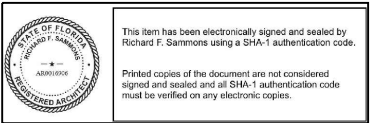
1 3D RENDERING - VIEW FROM NORTHEAST



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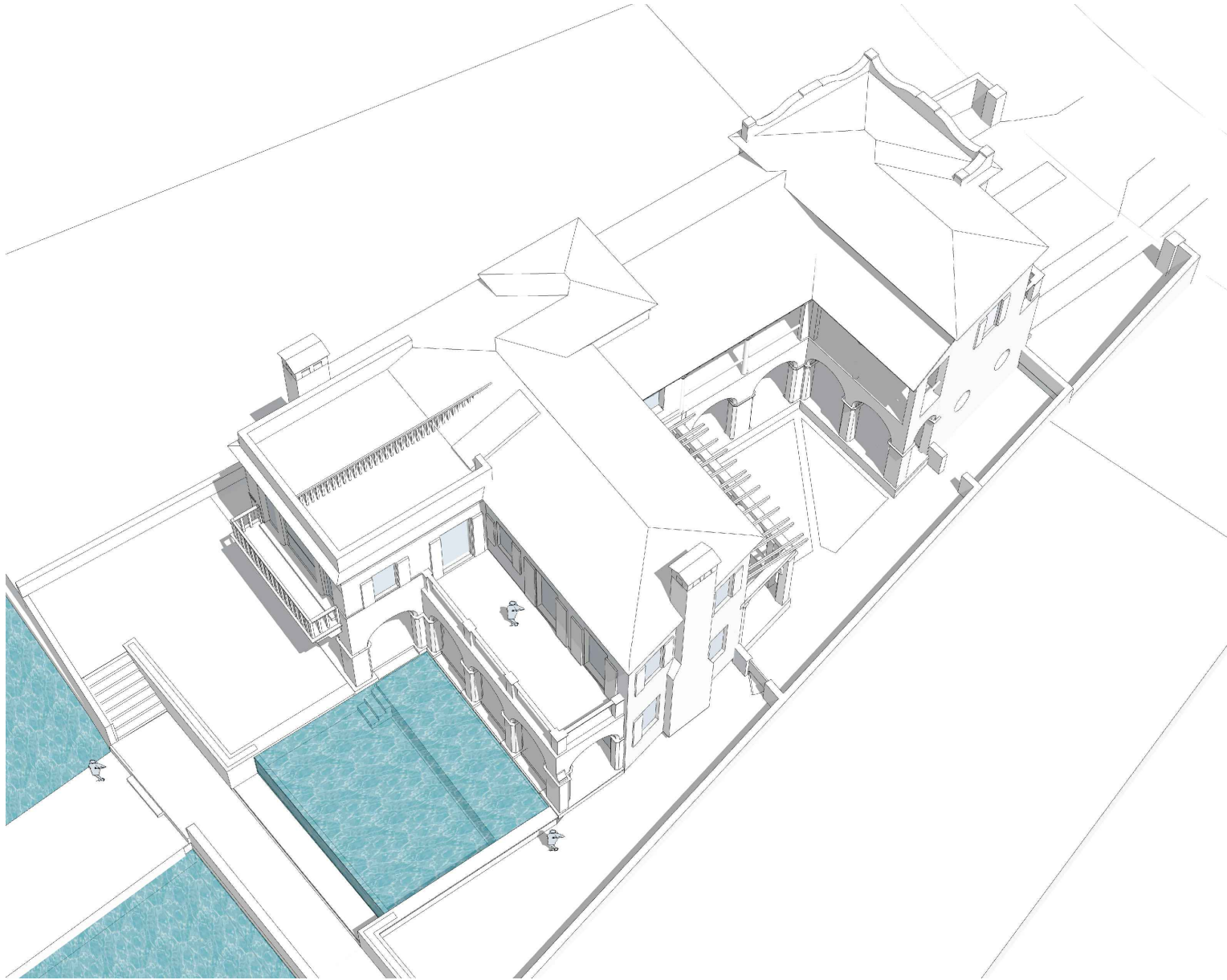
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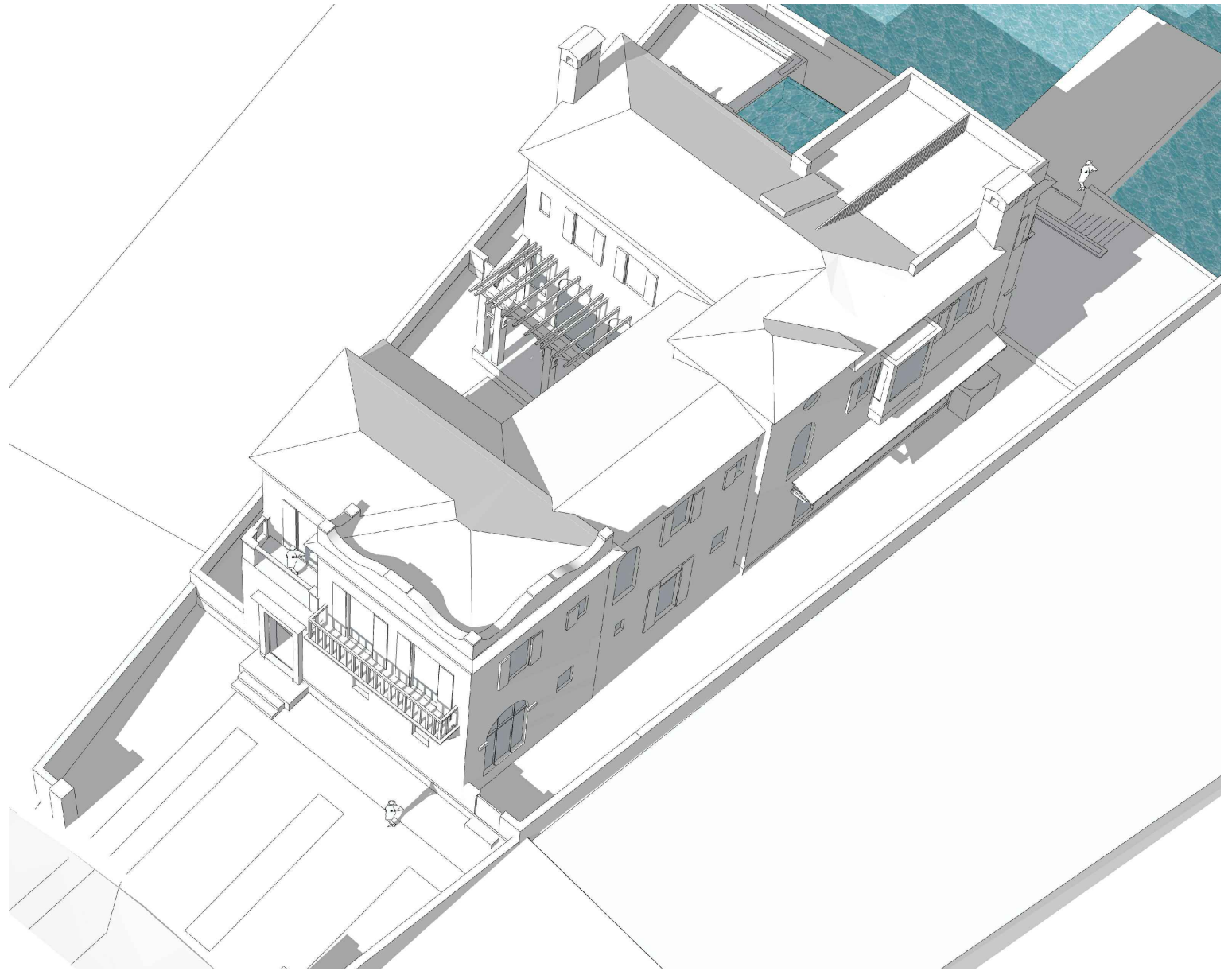


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1 MASSING AXONOMETRIC - VIEW FROM SOUTHWEST



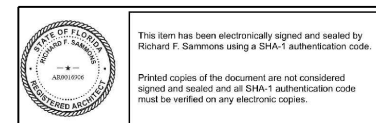
1 MASSING AXONOMETRIC - VIEW FROM NORTHEAST



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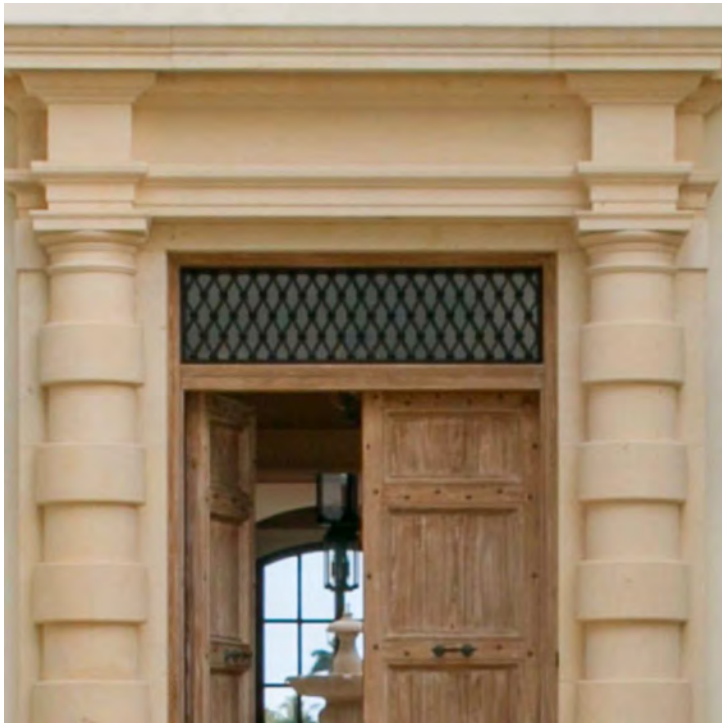
PAINTED STUCCO WALLS & DETAILS (WHITE)



CLAY BARREL TILE ROOF



PAINTED WINDOWS, DOORS, & SHUTTERS (LIGHT BLUE)



STONE SURROUNDS & DETAILS;  
LIMED WOOD & METAL GRILLE FRONT DOOR



COQUINA PAVERS



BRICK PAVERS



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