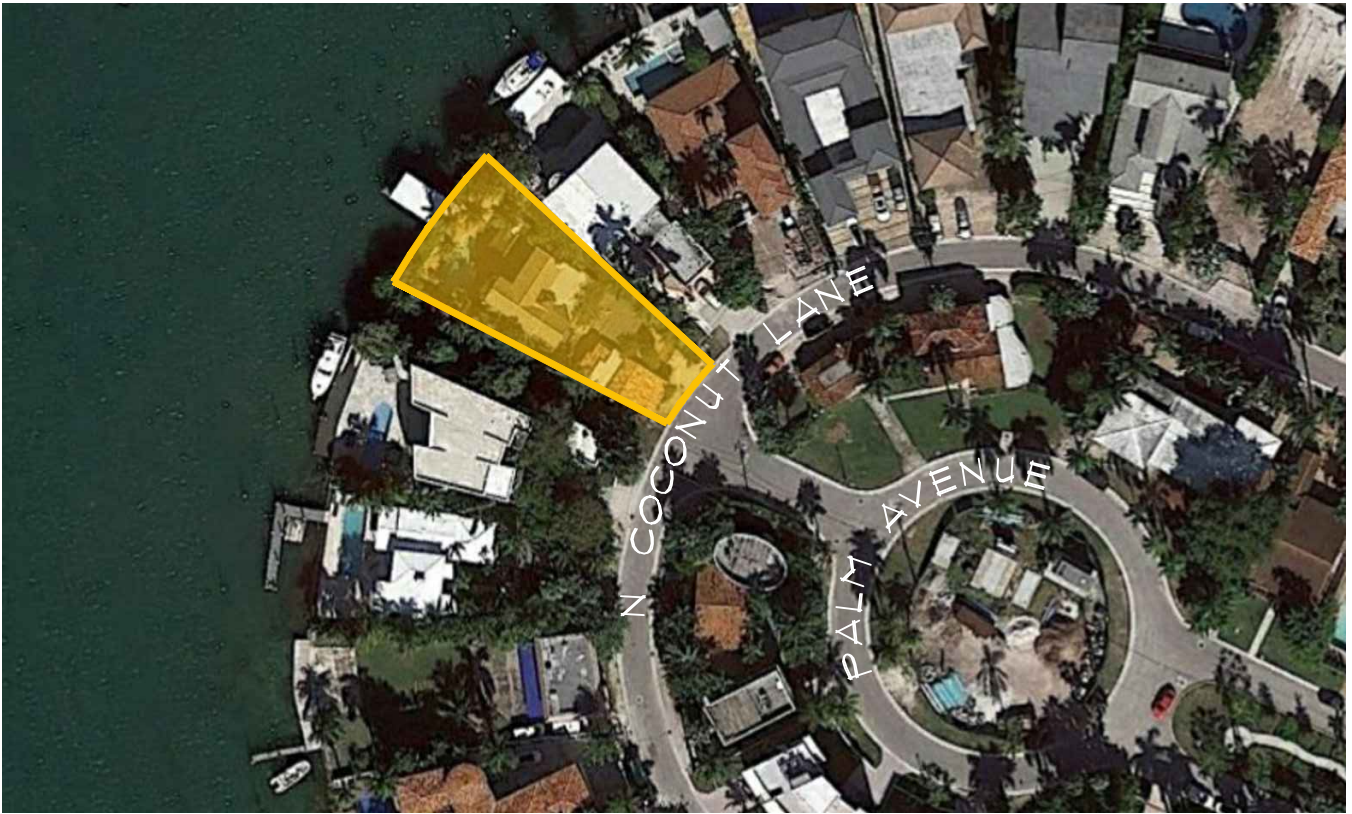
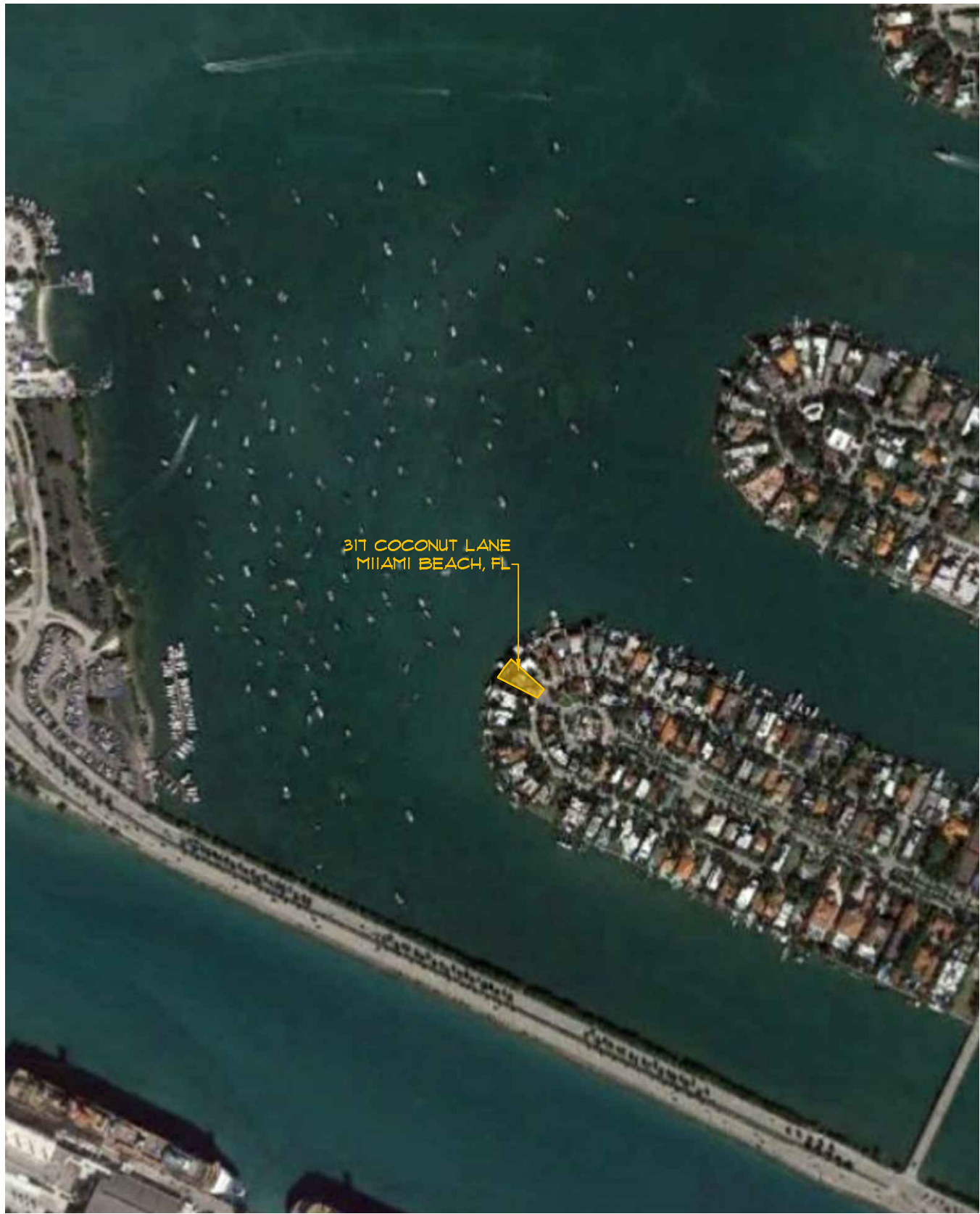


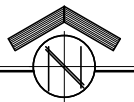
Nov 08, 2021 - 10:58pm



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NEW YORK ~ PALM BEACH

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

SITE LOCATION



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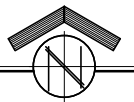
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CONTEXT LOCATION PLAN



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A-004





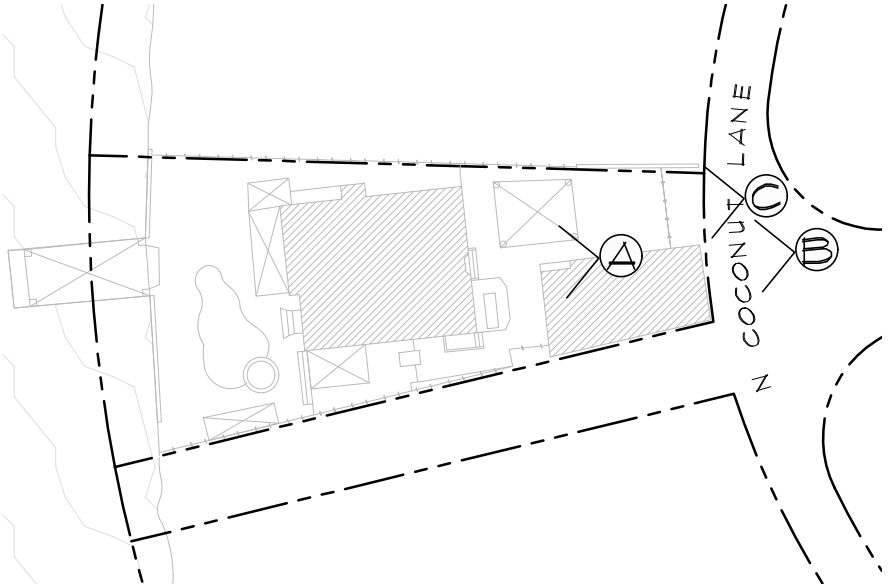
(C) FRONT - BIRD'S EYE VIEW



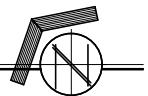
(B) STREET FRONT



(C) EXISTING MAIN GATE



STREET VIEW



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(A) EXISTING BUILDING - GARAGE FRONT



(B) EXISTING BUILDING - GARAGE NORTHEAST



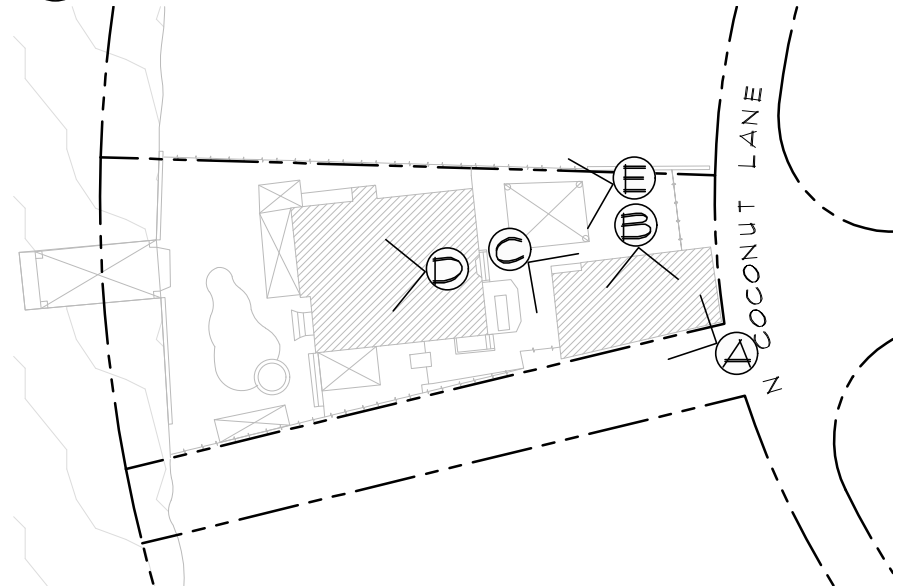
(C) EXISTING BUILDING - GARAGE REAR



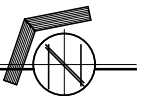
(D) EXISTING BUILDING - MAIN FRONT



(E) EXISTING BUILDING - GAZEBO



EXISTING BUILDING



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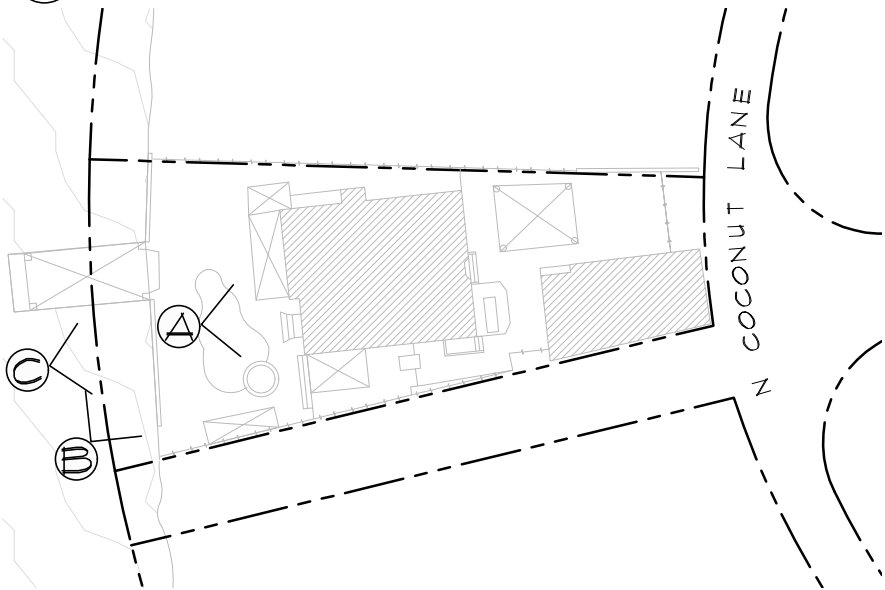
(C) WATERFRONT - BIRD'S EYE VIEW



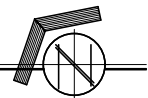
(A) EXISTING BUILDING - REAR



(A) EXISTING BUILDING - REAR



EXISTING BUILDING



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A-007





(A) EXISTING BUILDING - NORTHEAST



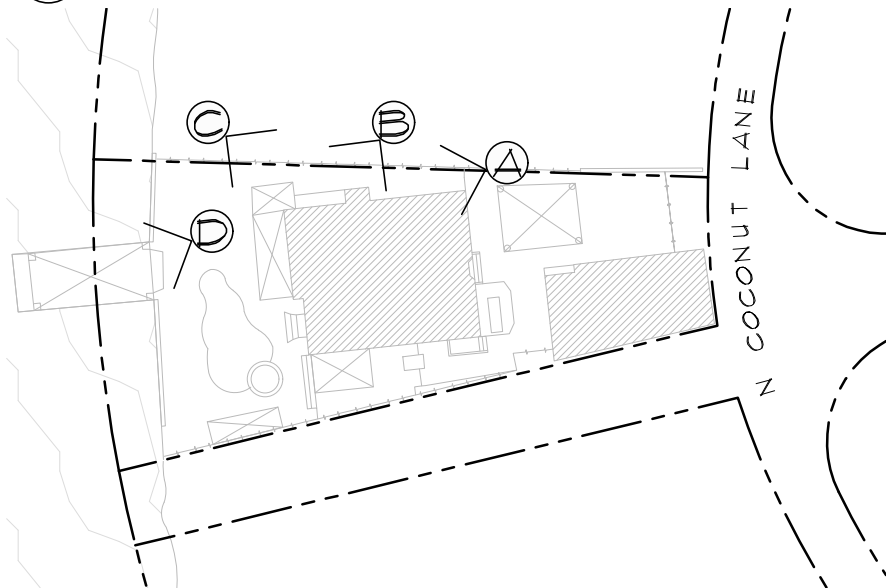
(B) EXISTING BUILDING - NORTHEAST



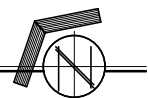
(C) EXISTING BUILDING - NORTHEAST



(D) EXISTING BUILDING - DOCK



EXISTING BUILDING



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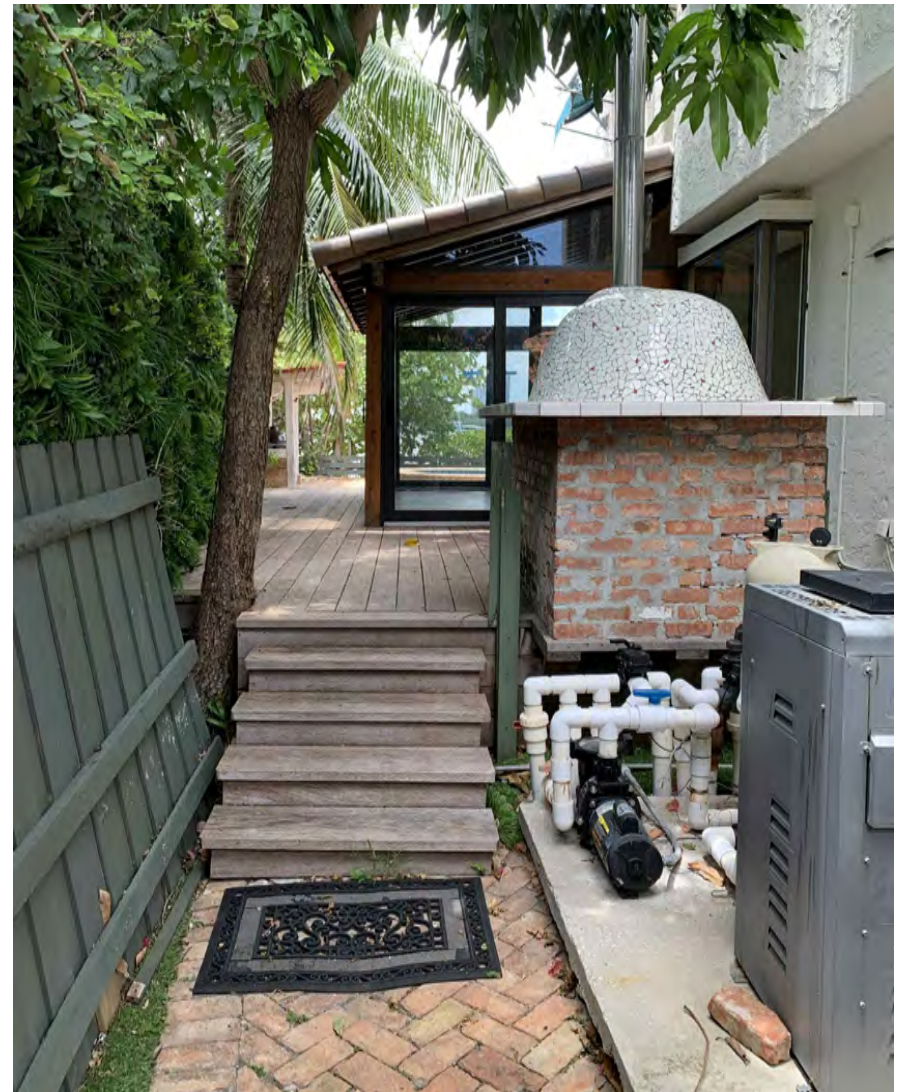
Nov 08, 2021 - 10:53pm



(A) EXISTING BUILDING - SOUTHWEST



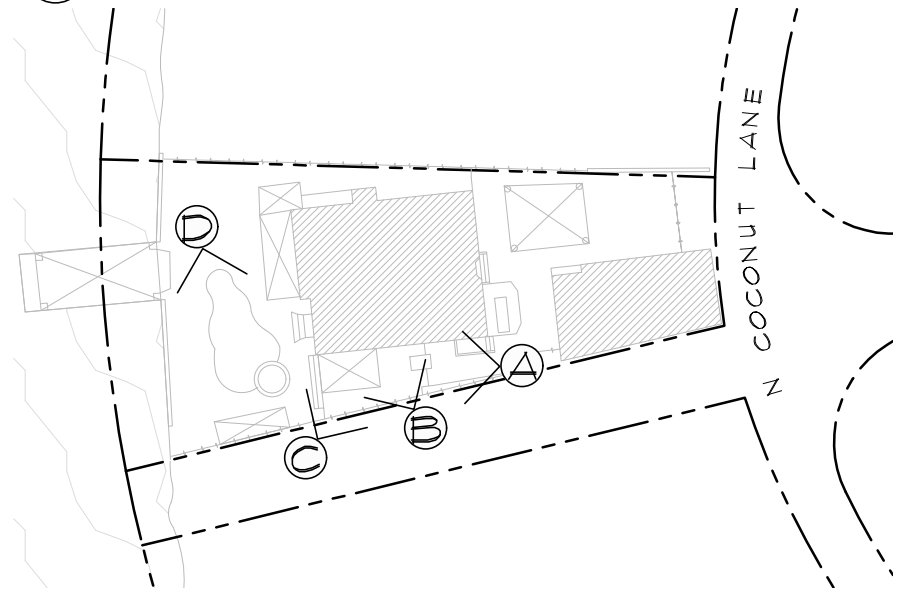
(B) EXISTING BUILDING - SOUTHWEST



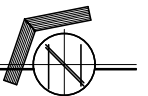
(C) EXISTING BUILDING - SOUTHWEST



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



EXISTING BUILDING



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A-009





① NEIGHBOR RESIDENCE



⑥ SITE EXISTING OWNER RESIDENCE



② NEIGHBOR RESIDENCE



③ NEIGHBOR RESIDENCE



④ NEIGHBOR RESIDENCE



⑤ NEIGHBOR RESIDENCE



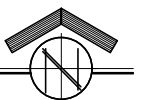
⑥ NEIGHBOR RESIDENCE



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NEIGHBORING CONTEXT

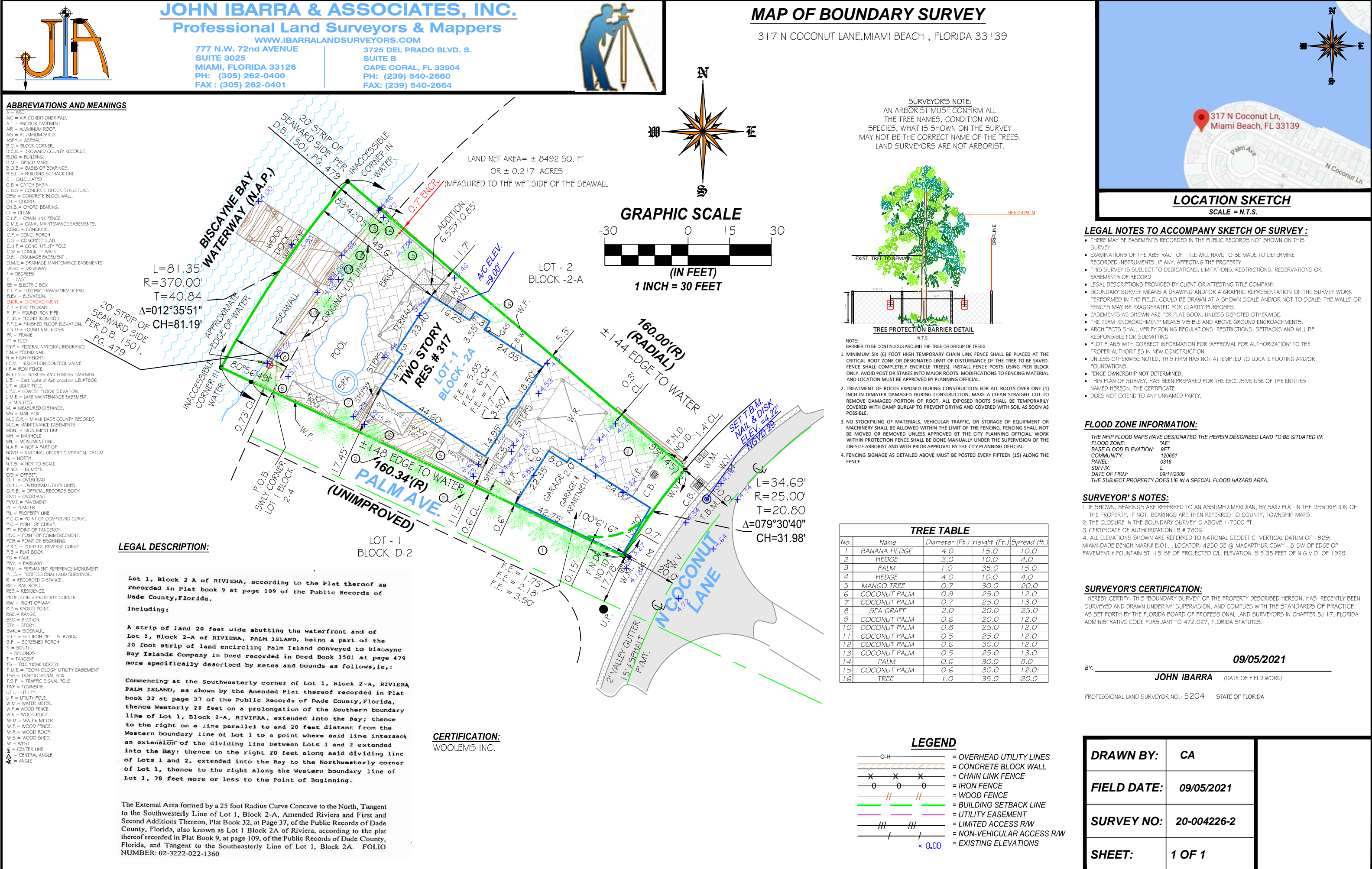


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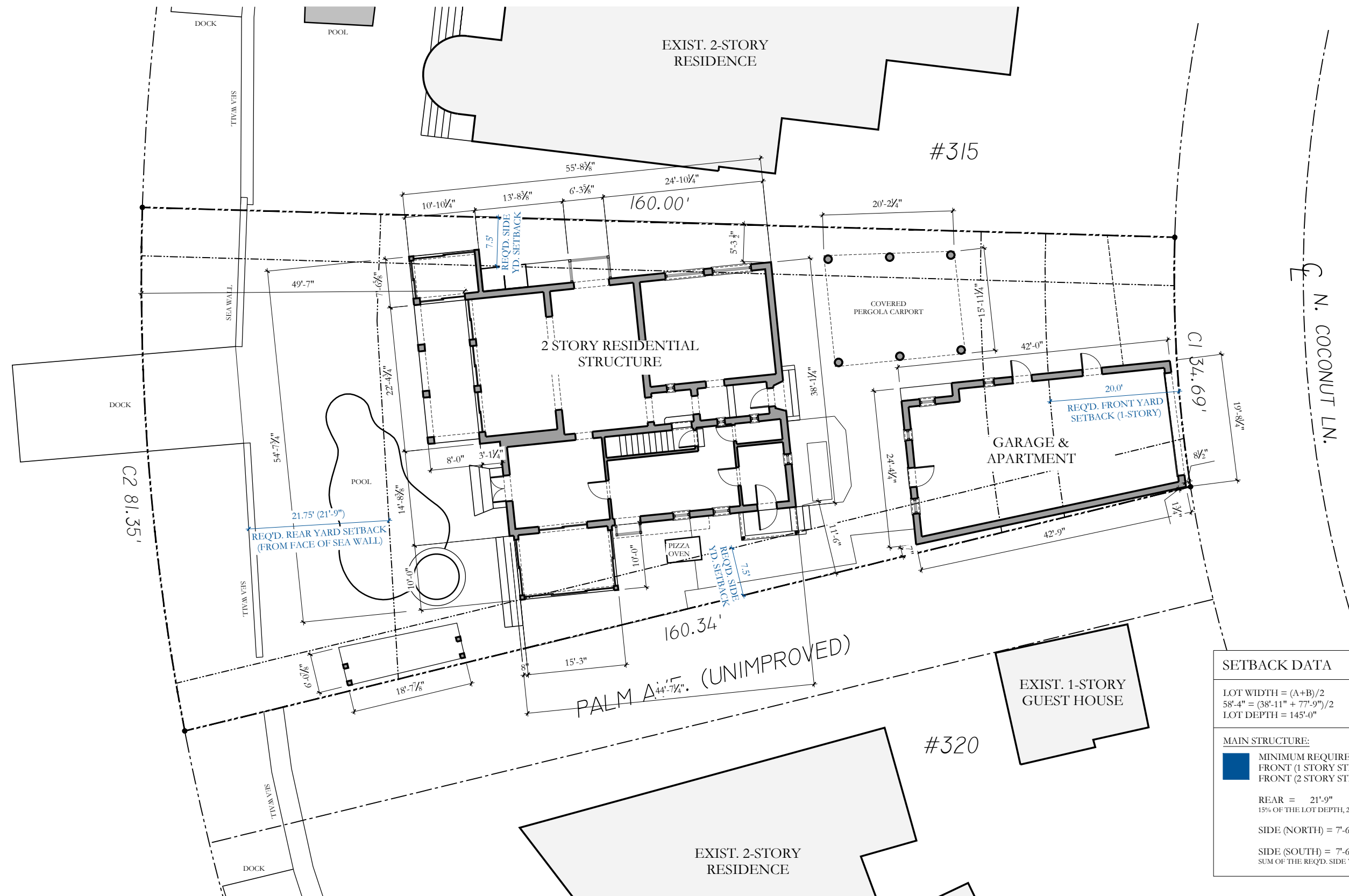
A-010








**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>	
	<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>

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



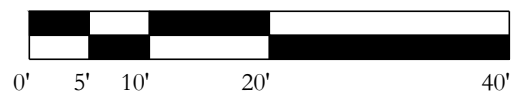
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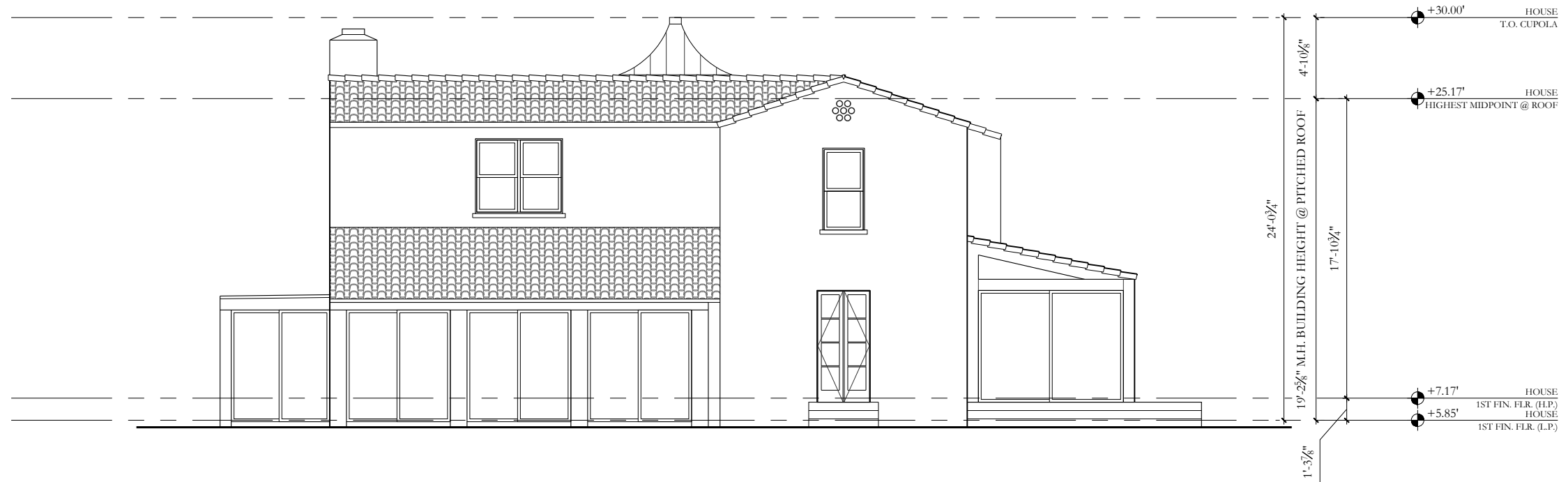
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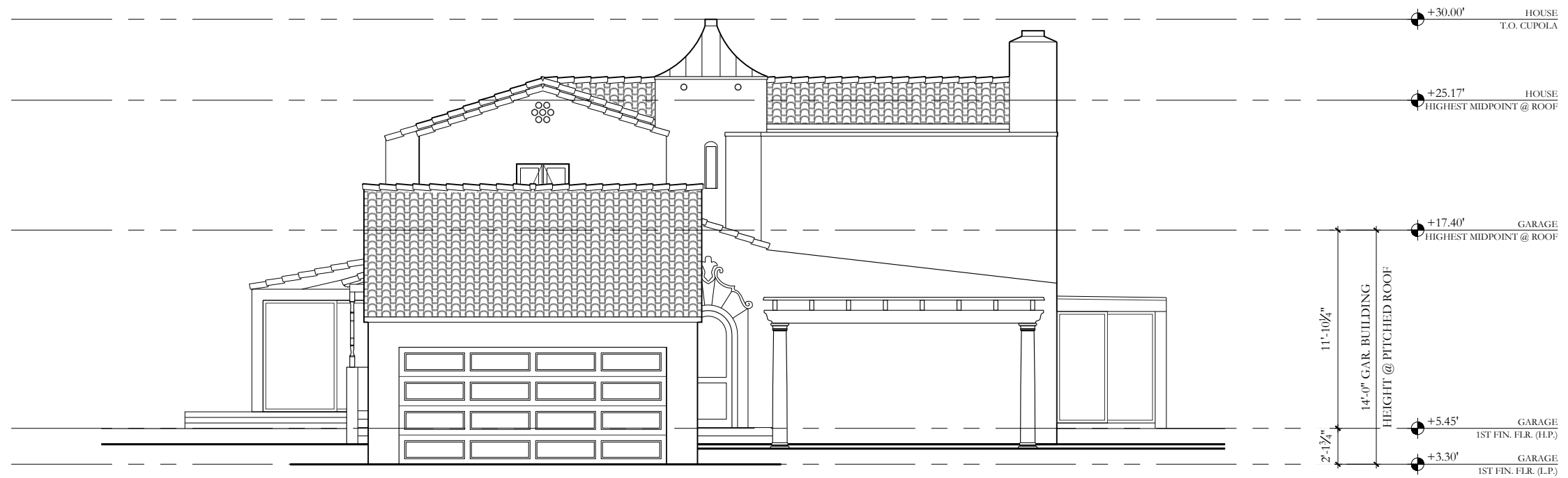




NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



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

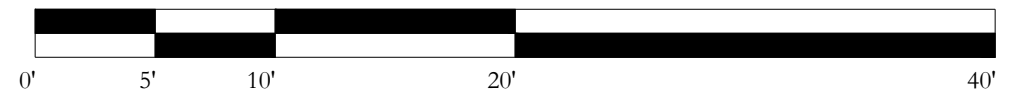


2 EXISTING/DEMO FRONT ELEVATION (EAST)  
1/8"=1'-0"



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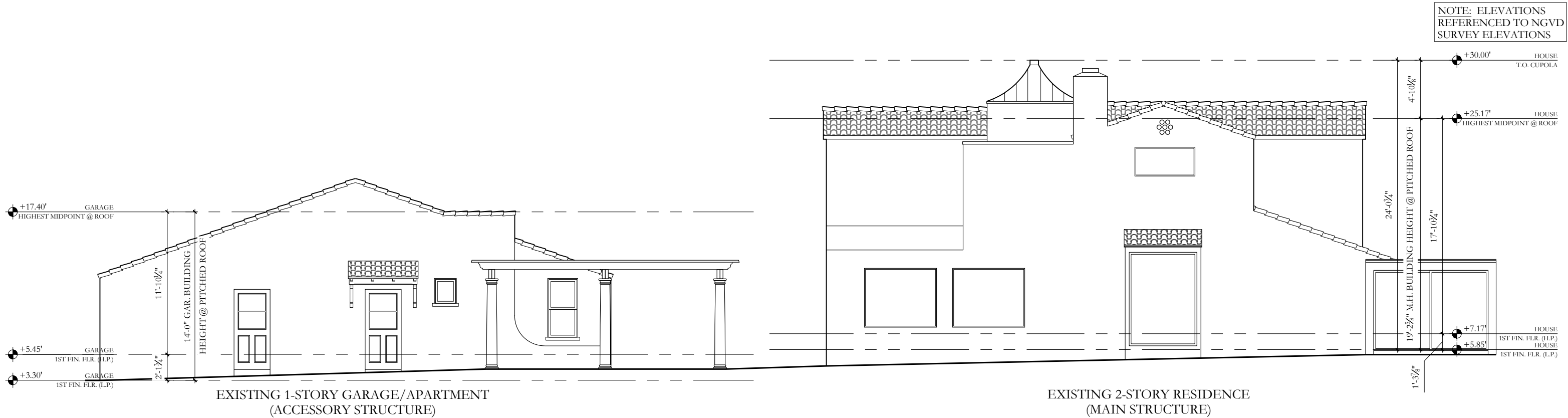
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A-110





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

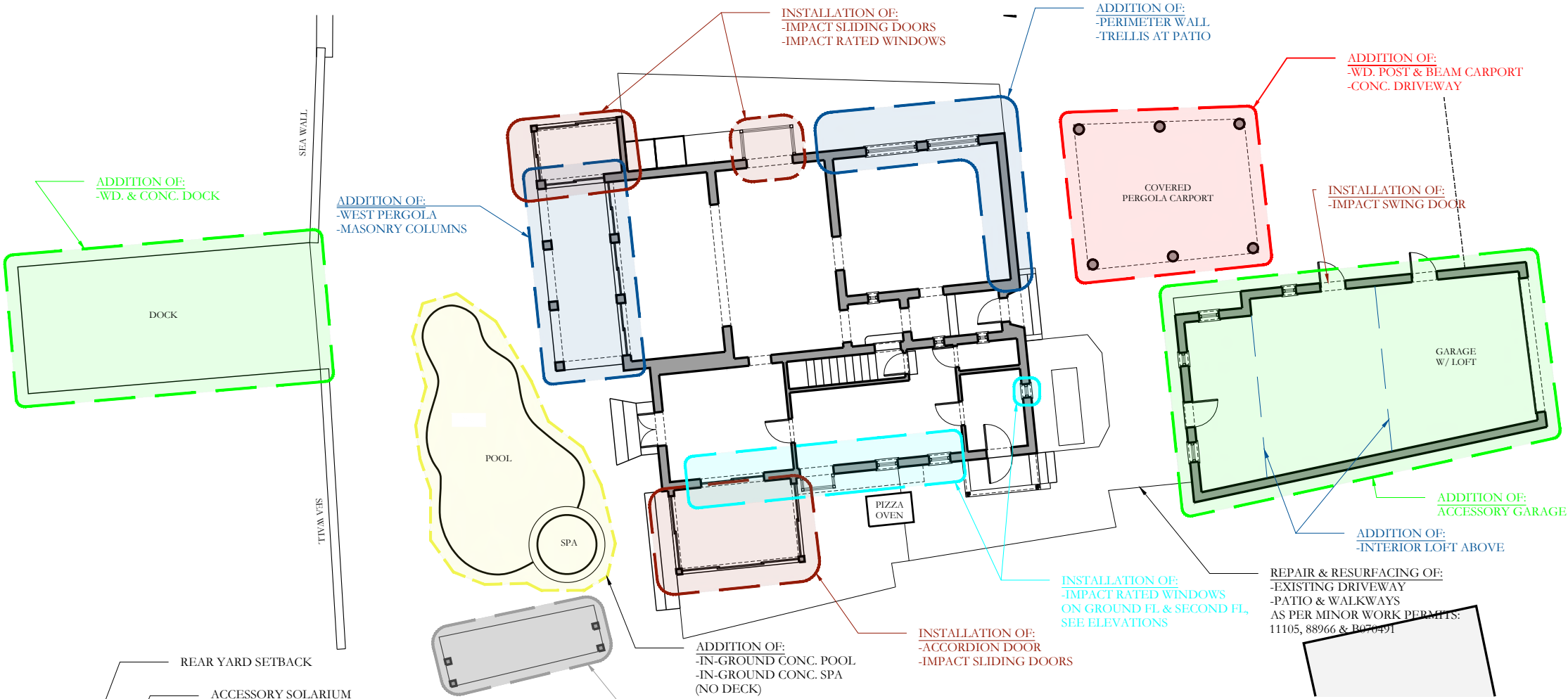
LOT WIDTH = (A+B)/2  
58'-4" = (38'-11" + 77'-9")/2  
LOT DEPTH = 145'-0" [LAND]

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.)

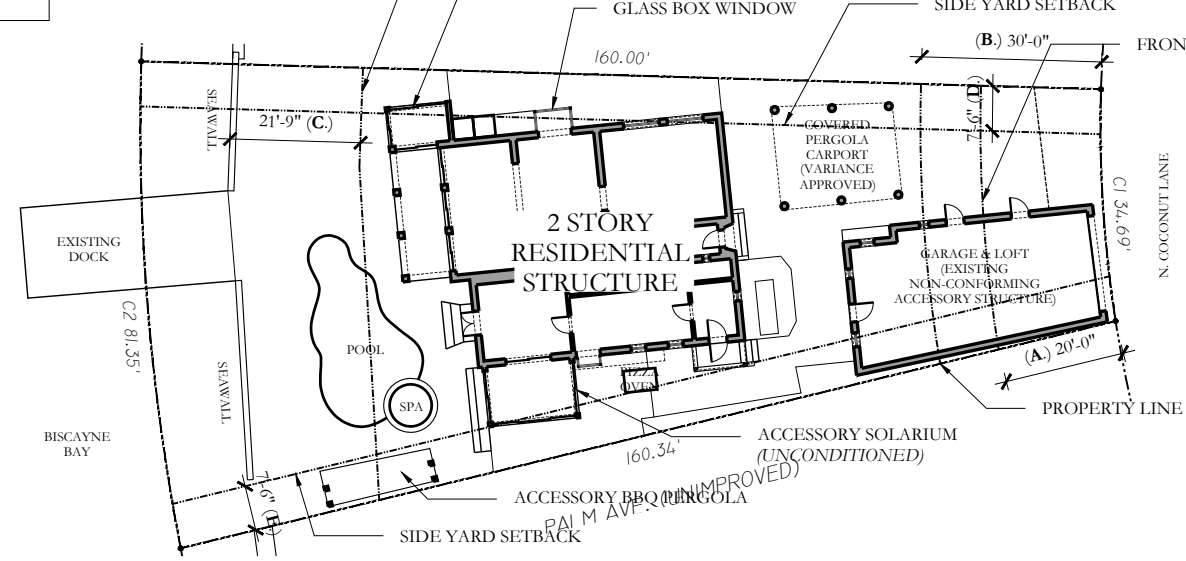
SIDE (SOUTH) = 7'-6" (E.)  
SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)



1

EXISTING RESIDENCE MODIFICATION HISTORY PLAN

1/16"=1'-0"



2

EXISTING SITE & RESIDENCE KEY PLAN

1/32"=1'-0"

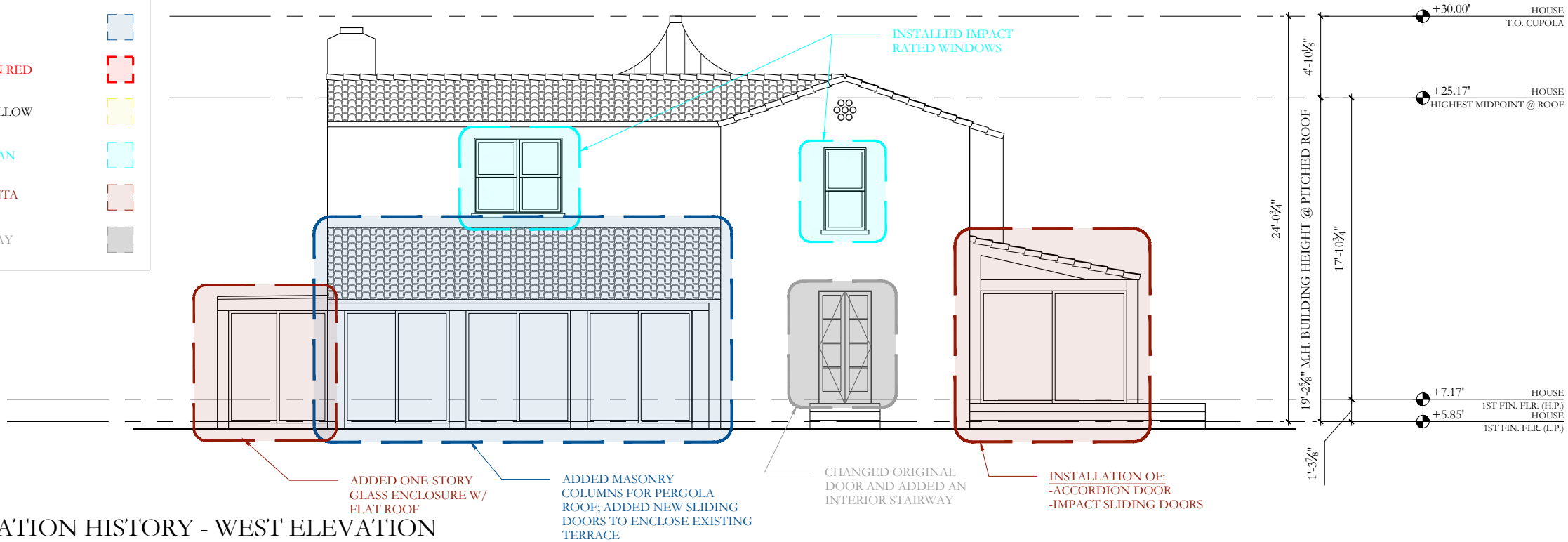
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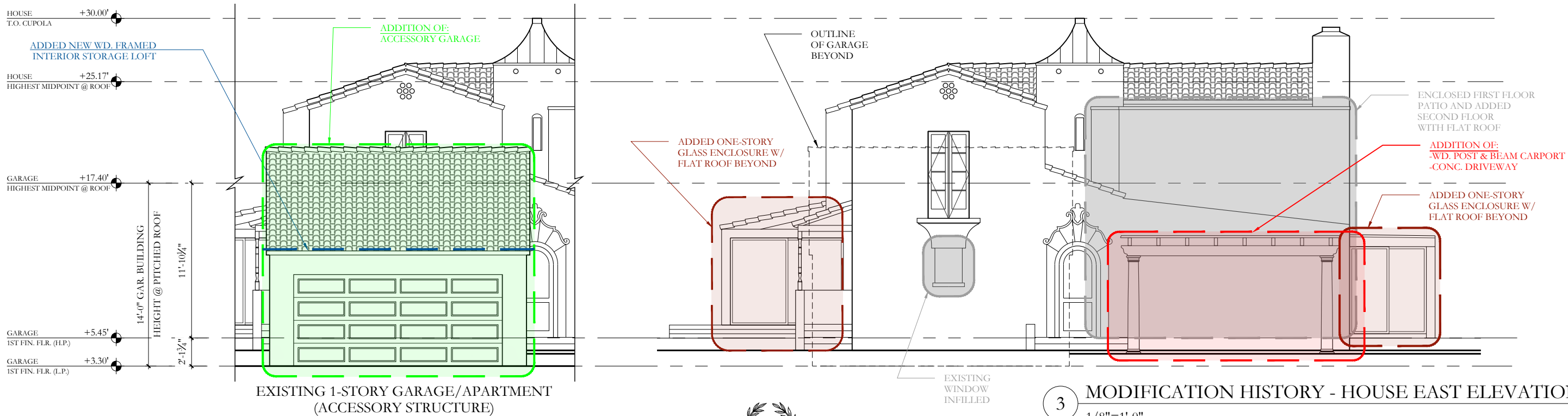


MODIFICATION HISTORY LEGEND	
MODIFIED AREA PER #[UNKNOWN] (1929) SHOWN IN GREEN	
MODIFIED AREA PER #88966 (1975) SHOWN IN BLUE	
MODIFIED AREA PER #[UNKNOWN] (1976) SHOWN IN RED	
MODIFIED AREA PER #B0303409 (2003) SHOWN IN YELLOW	
MODIFIED AREA PER #B0402754 (2004) SHOWN IN CYAN	
MODIFIED AREA #B0400039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







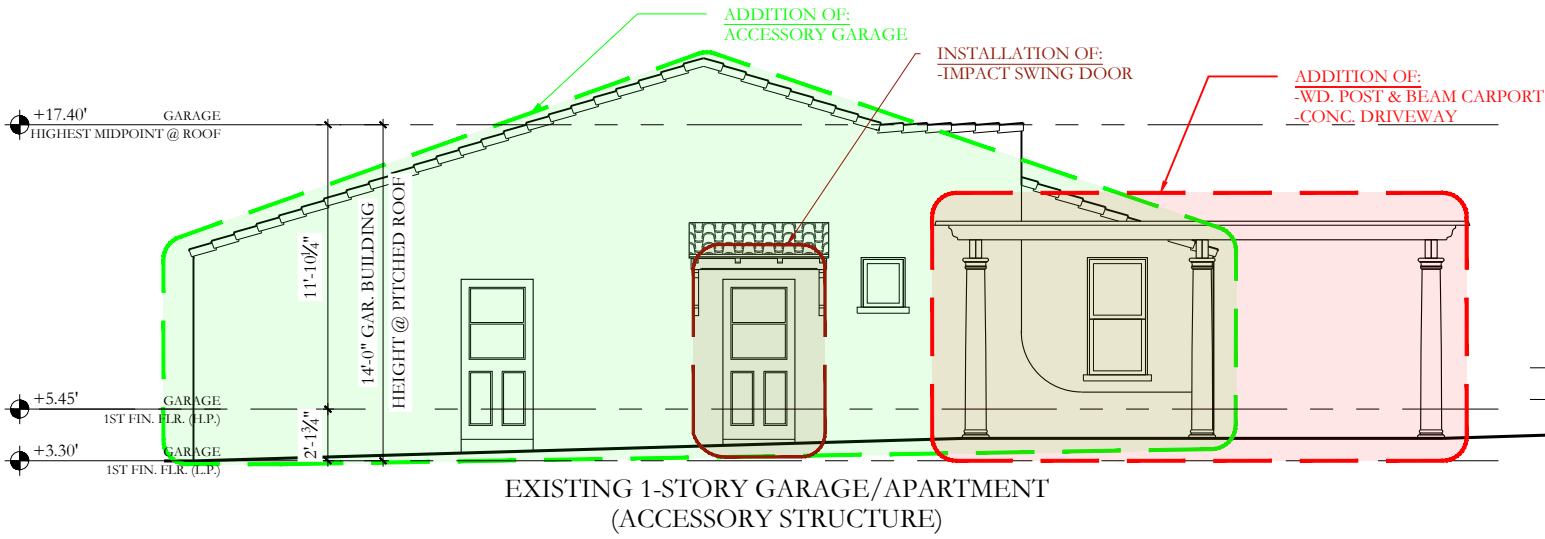
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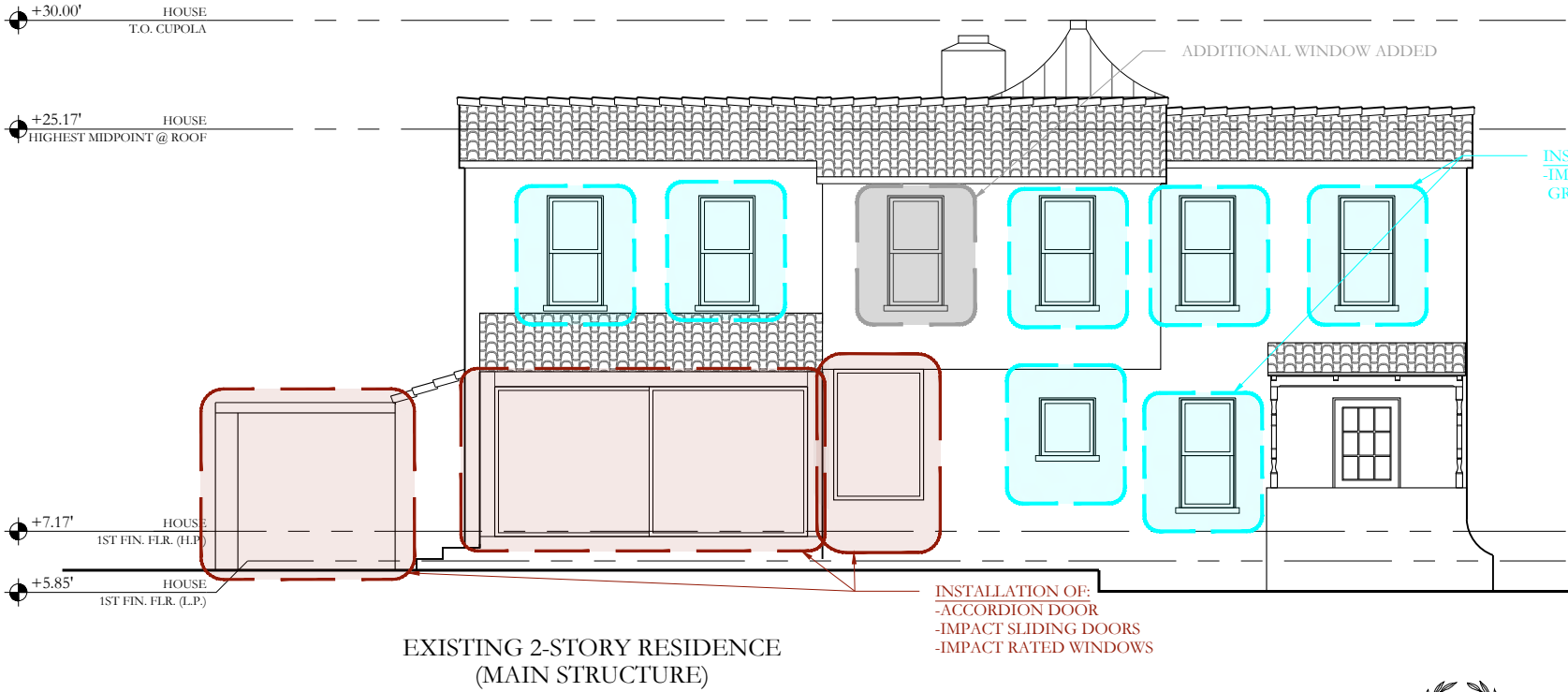
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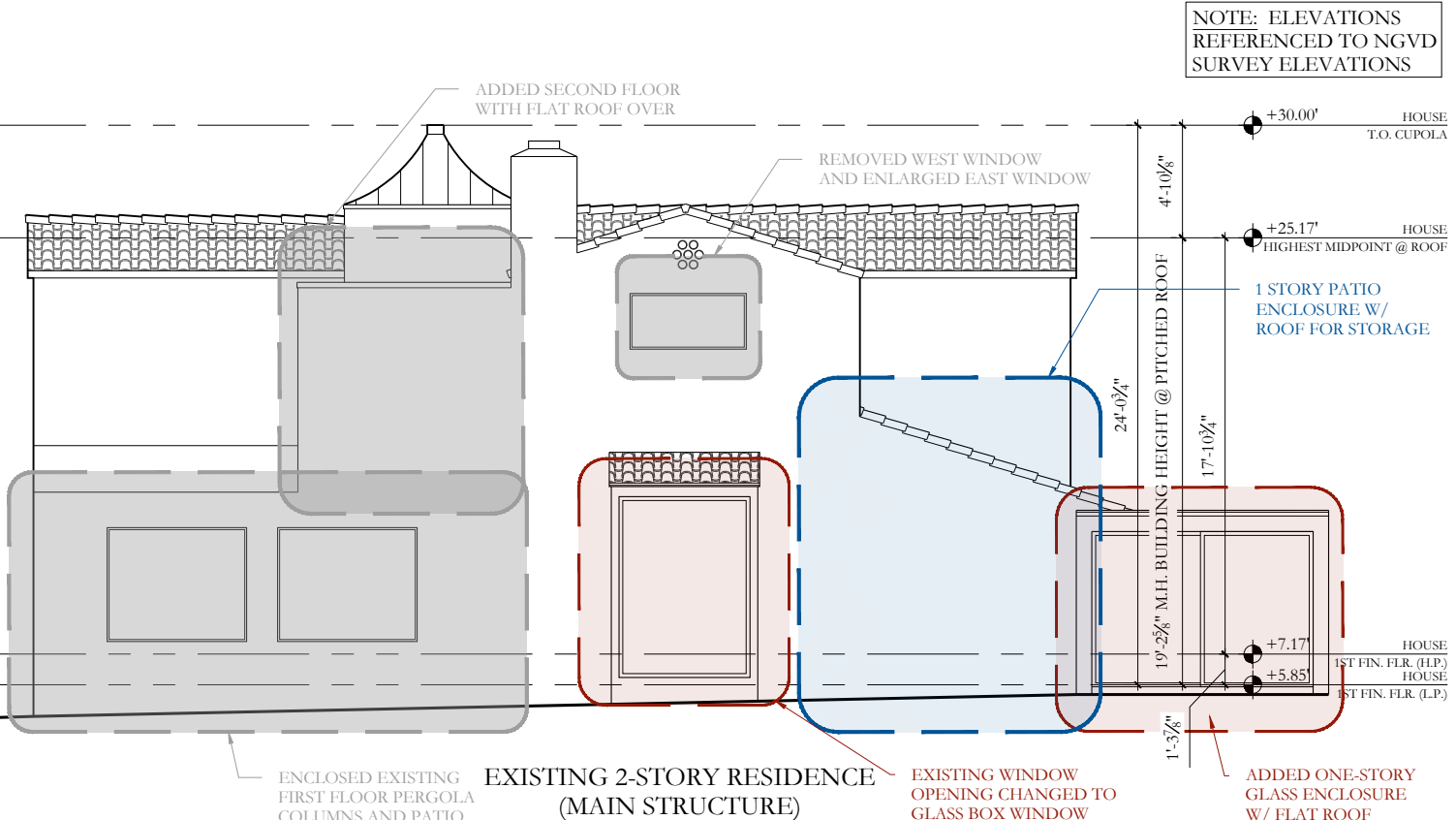
MODIFICATION HISTORY LEGEND			
MODIFIED AREA PER #[UNKNOWN] (1929) SHOWN IN GREEN		MODIFIED AREA PER #B0402754 (2004) SHOWN IN CYAN	
MODIFIED AREA PER #88966 (1975) SHOWN IN BLUE		MODIFIED AREA #B0400039 (2014) SHOWN IN MAGENTA	
MODIFIED AREA PER #[UNKNOWN] (1976) SHOWN IN RED		MODIFIED AREA (DATE UNKNOWN)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

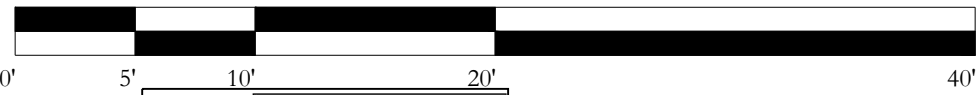


NOTE: ELEVATIONS REFERENCED TO NGVD SURVEY ELEVATIONS



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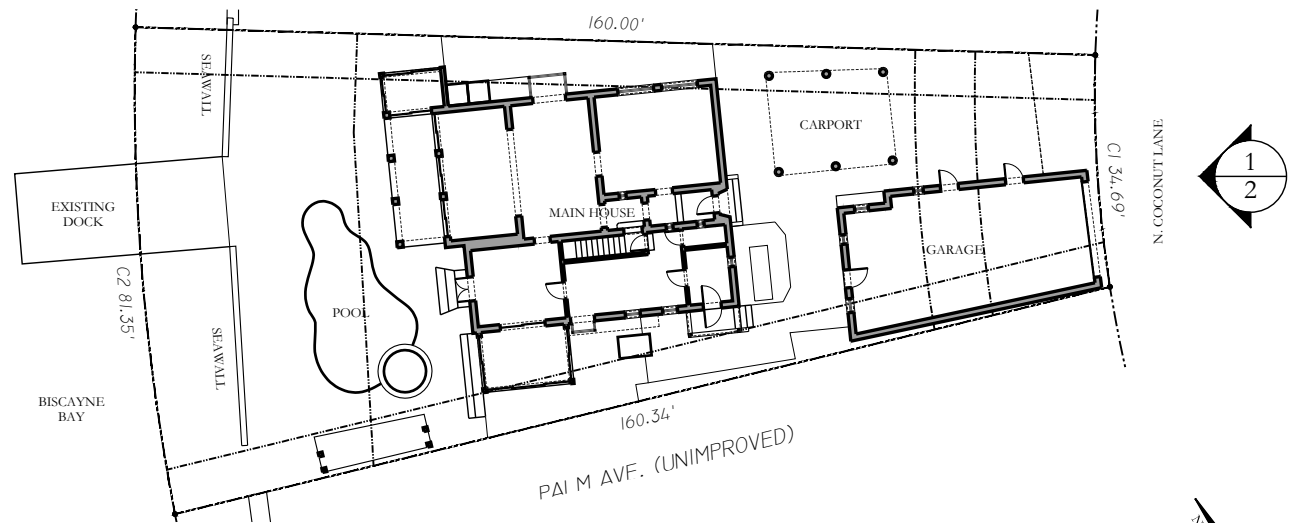




1 FRONT VIEW (1929 - 1975 ) PRIOR TO CAR PORT & GATE  
1/32"=1'-0"



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

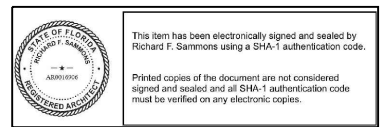


3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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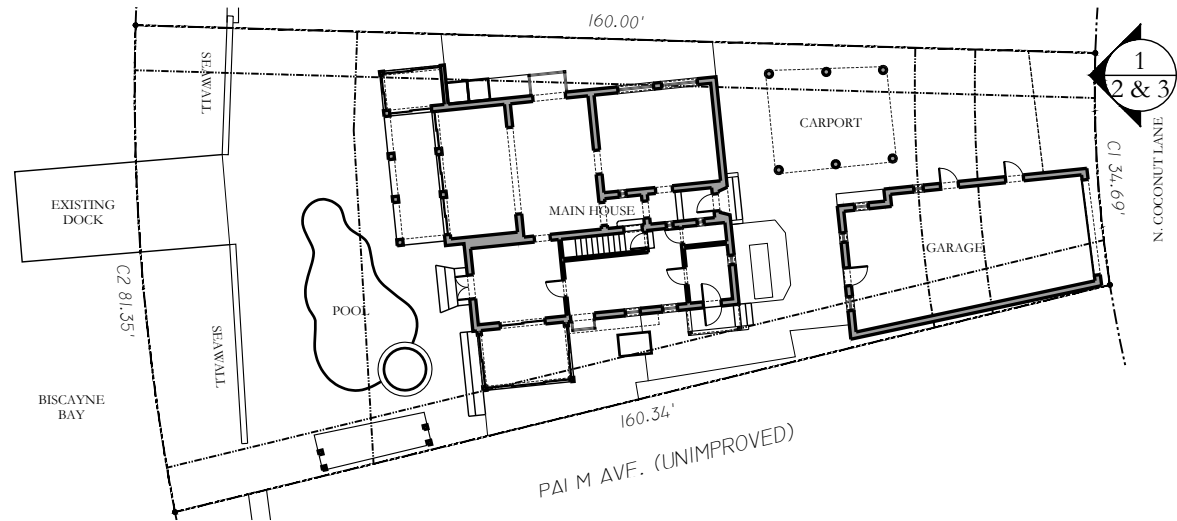
1 FRONT VIEW (1929 - 1975 ) PRIOR TO CAR PORT & GATE  
NTS



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



3 FRONT VIEW (PRESENT DAY) AFTER REPAVING  
NTS

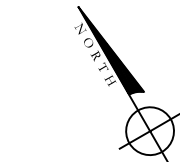
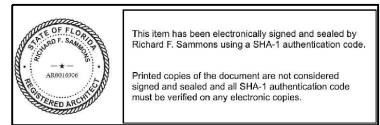


4 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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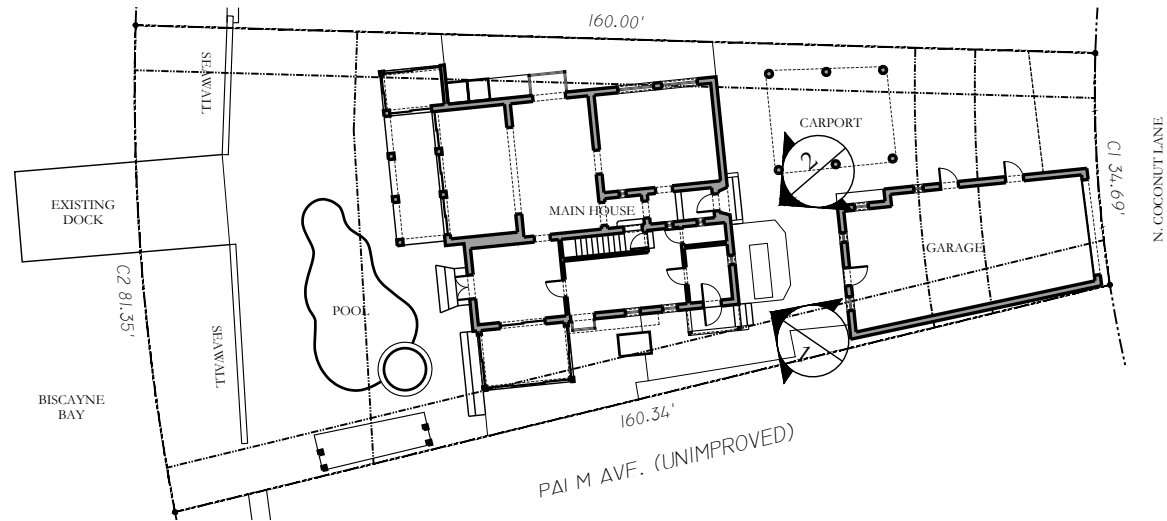




1 SIDE VIEW (1929 - 1975 ) PRIOR TO WINDOW REPLACEMENTS  
NTS



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



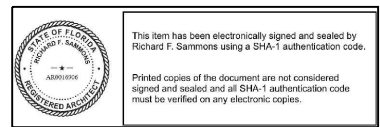
3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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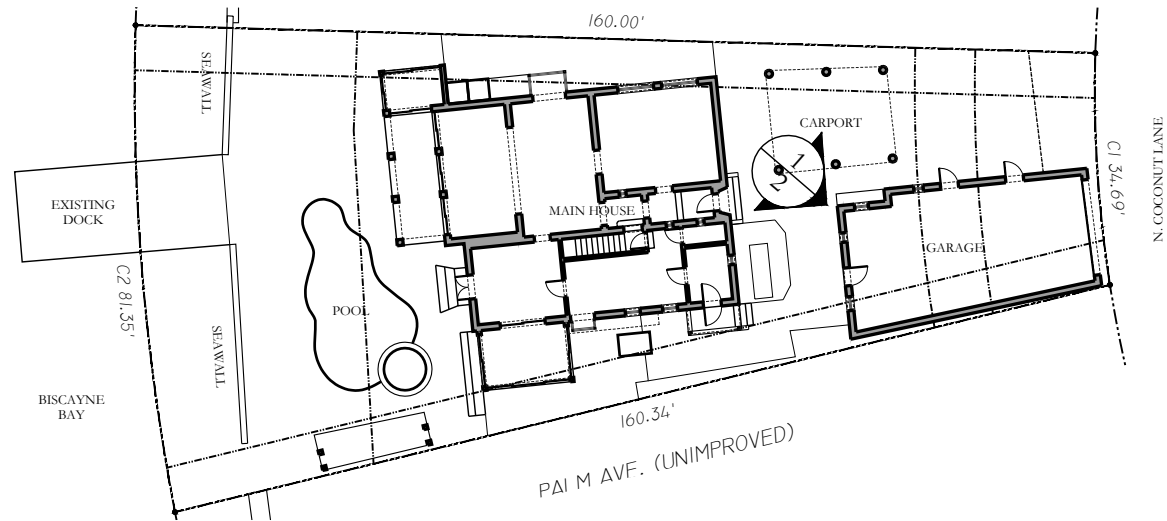




1 REAR VIEW - GARAGE/APT (1929 - 1975 ) PRIOR TO CAR PORT  
NTS



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

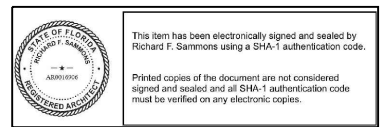


3 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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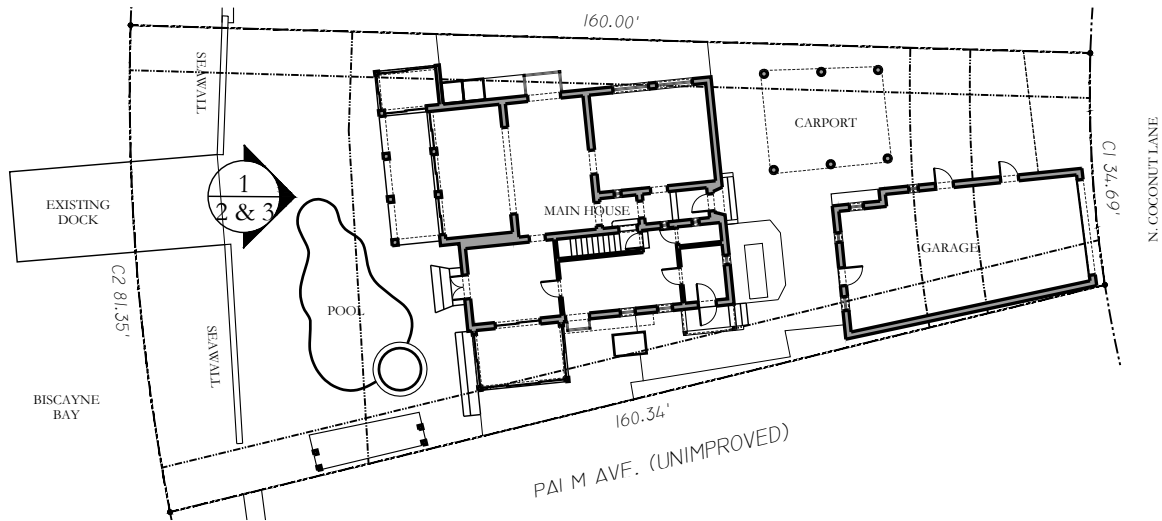
1 REAR VIEW (1929 - 1975 ) PRIOR TO TRELLIS  
NTS



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



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

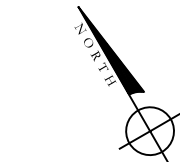
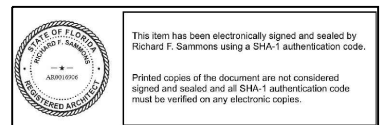


4 EXISTING SITE & RESIDENCE KEY PLAN  
1/32"=1'-0"



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