

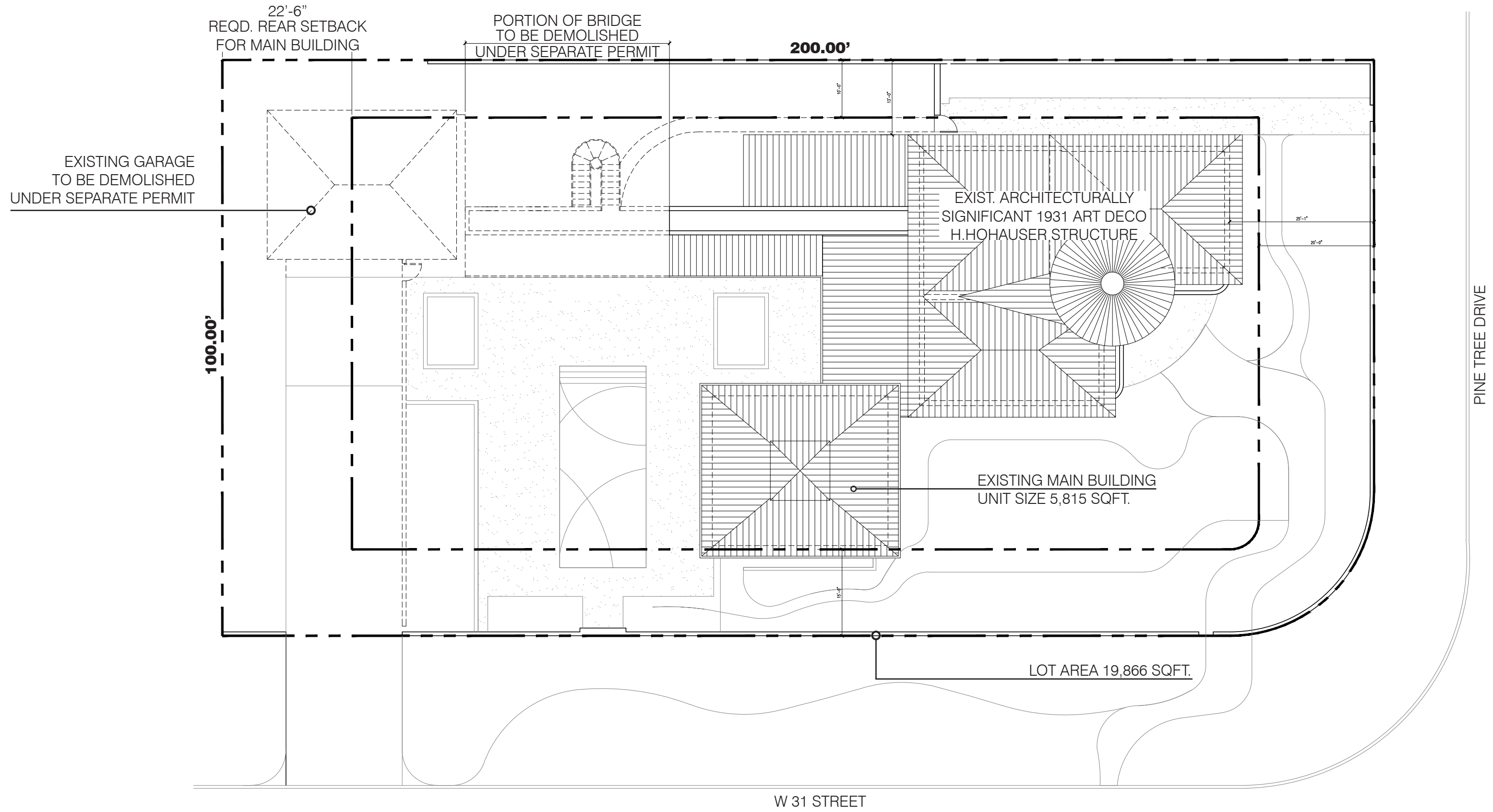


JULY 05 2022

**DRB22-0834**

# 3100 PINE TREE DRIVE

DNA  
DESIGN  
& ARCHI  
TECTURE



EXISTING SITE PLAN



W 31 STREET

PINE TREE DRIVE



EXISTING AERIAL VIEW

3105 SHERIDAN AVE.



3100 PINE TREE DRIVE  
PROJECT SITE



PINE TREE DRIVE



NORTH VIEW OF W 31ST STREET

PINE TREE DRIVE

3014 PINE TREE DR

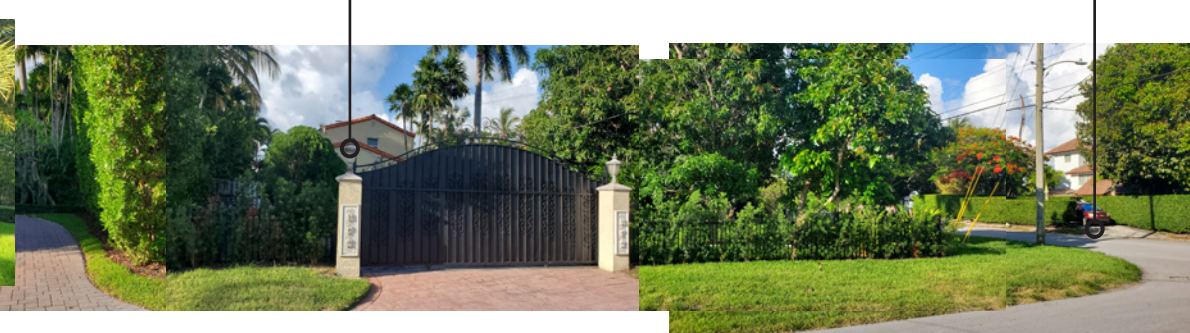


335 W 31 STREET



SHERIDAN AVE

3031 SHERIDAN AVE



SOUTH VIEW OF W 31ST STREET

W 31 STREET

3100 PINE TREE DRIVE  
PROJECT SITE

3120 PINE TREE DR



WEST VIEW OF PINE TREE DRIVE - FACING FRONT OF PROPERTY



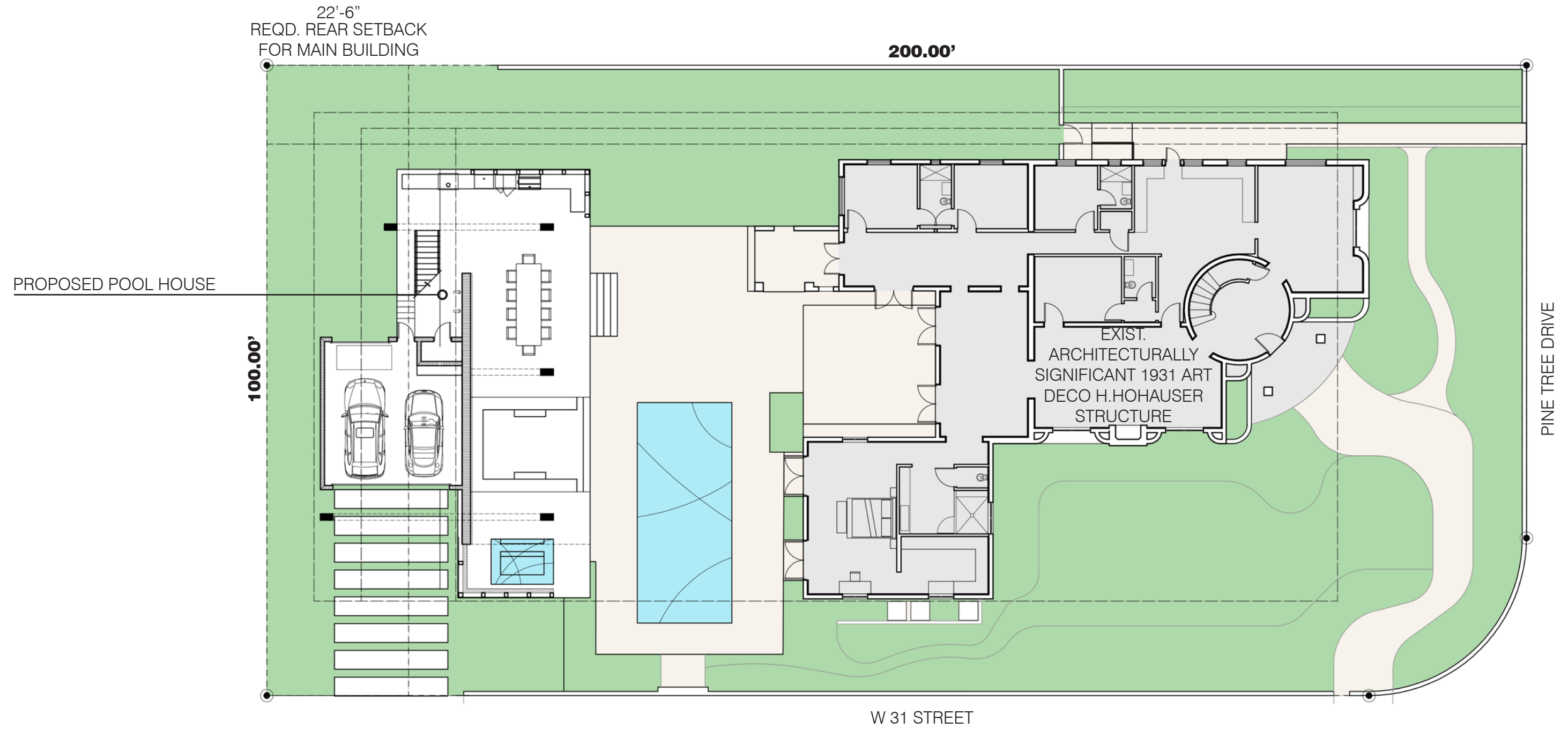




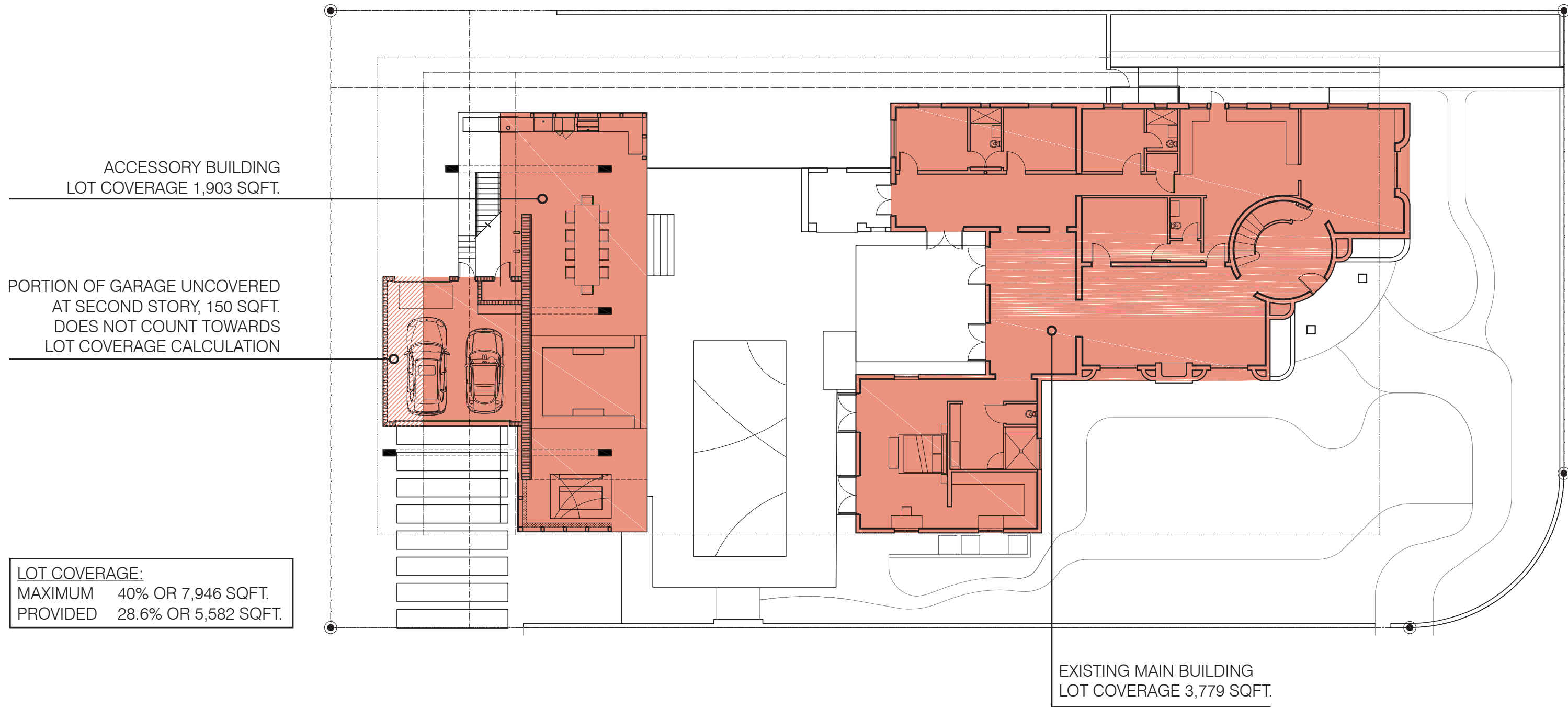




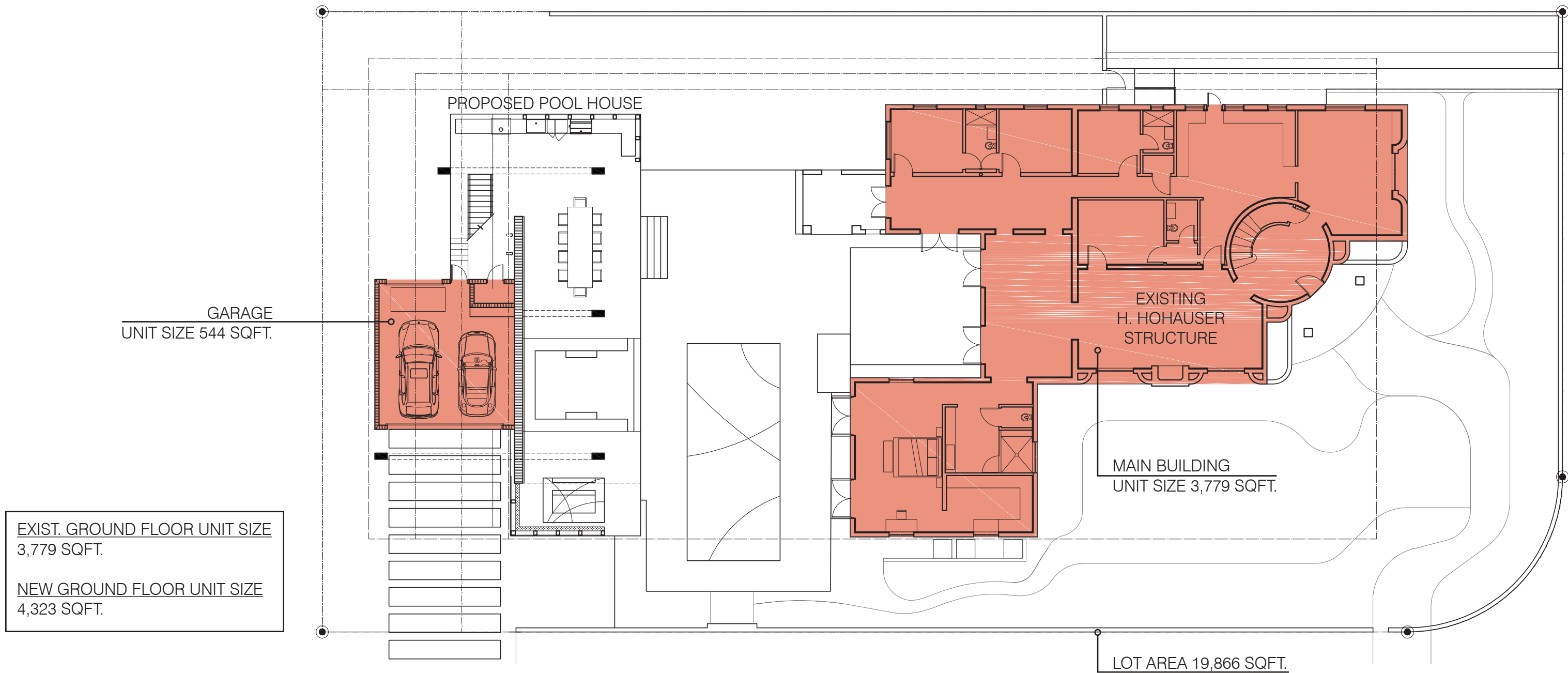




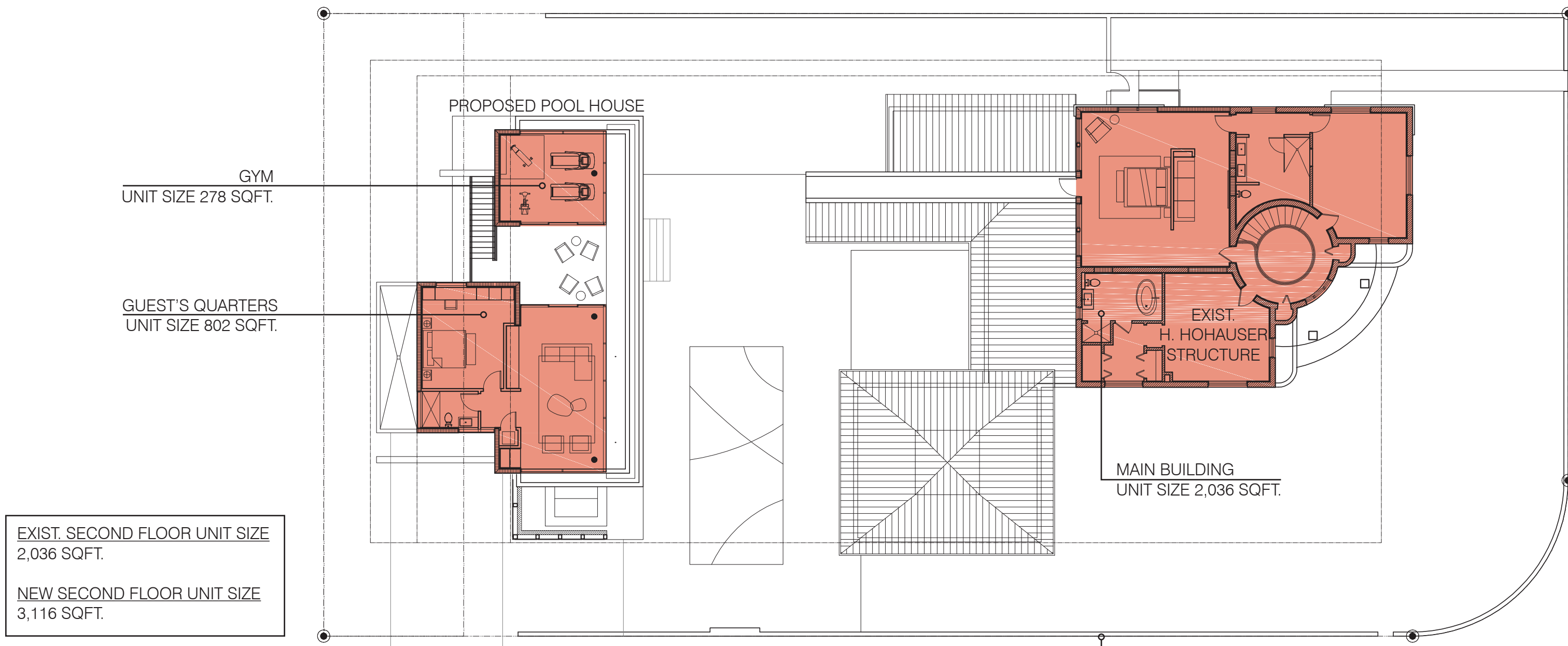
PROPOSED SITE PLAN



LOT COVERAGE DIAGRAM



GROUND FLOOR UNIT SIZE DIAGRAM



EXIST. SECOND FLOOR UNIT SIZE  
2,036 SQFT.

NEW SECOND FLOOR UNIT SIZE  
3,116 SQFT.

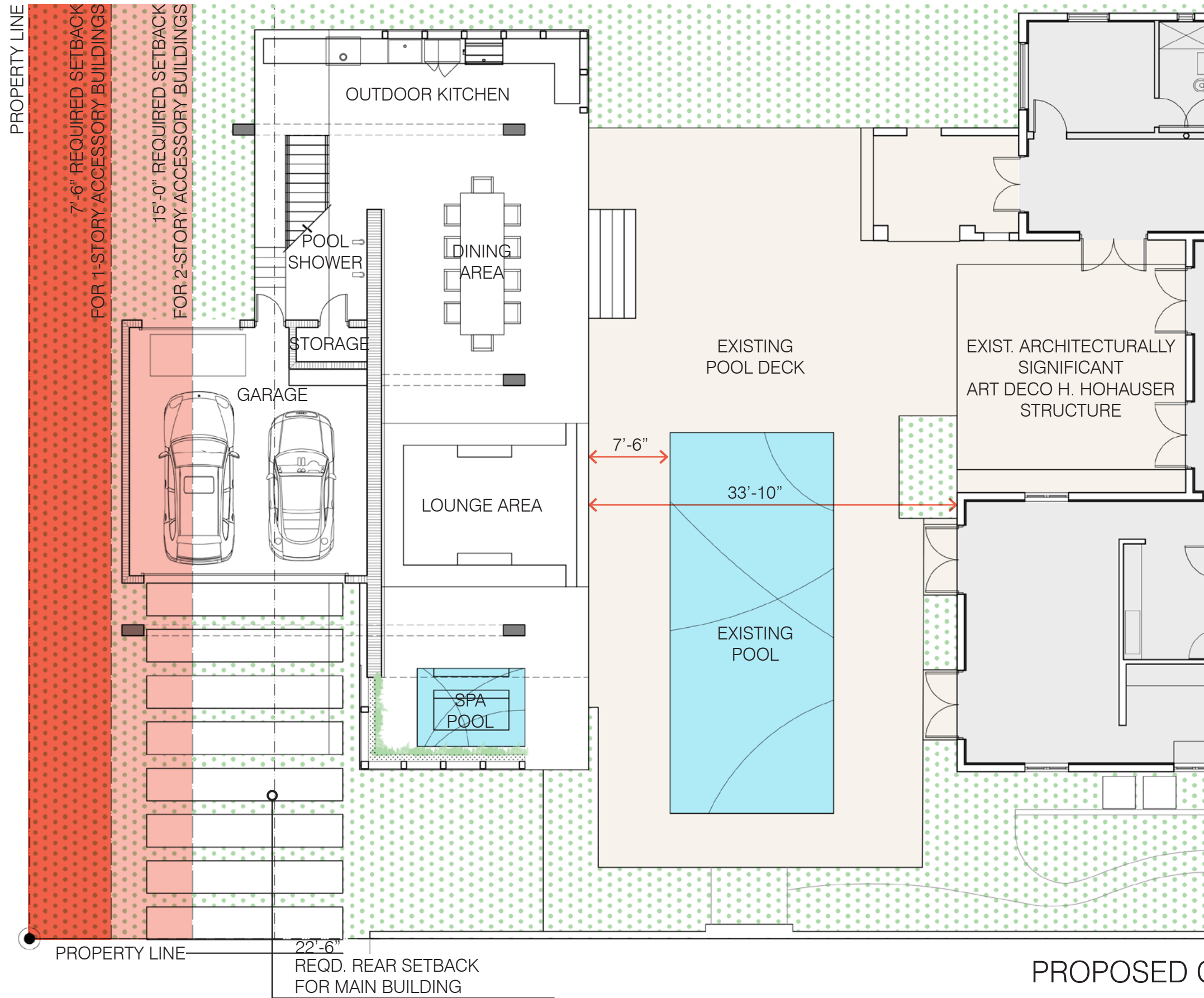
MAIN BUILDING UNIT SIZE TOTAL  
5,815 SQFT.

ACCESSORY BUILDING UNIT SIZE TOTAL  
1,624 SQFT.

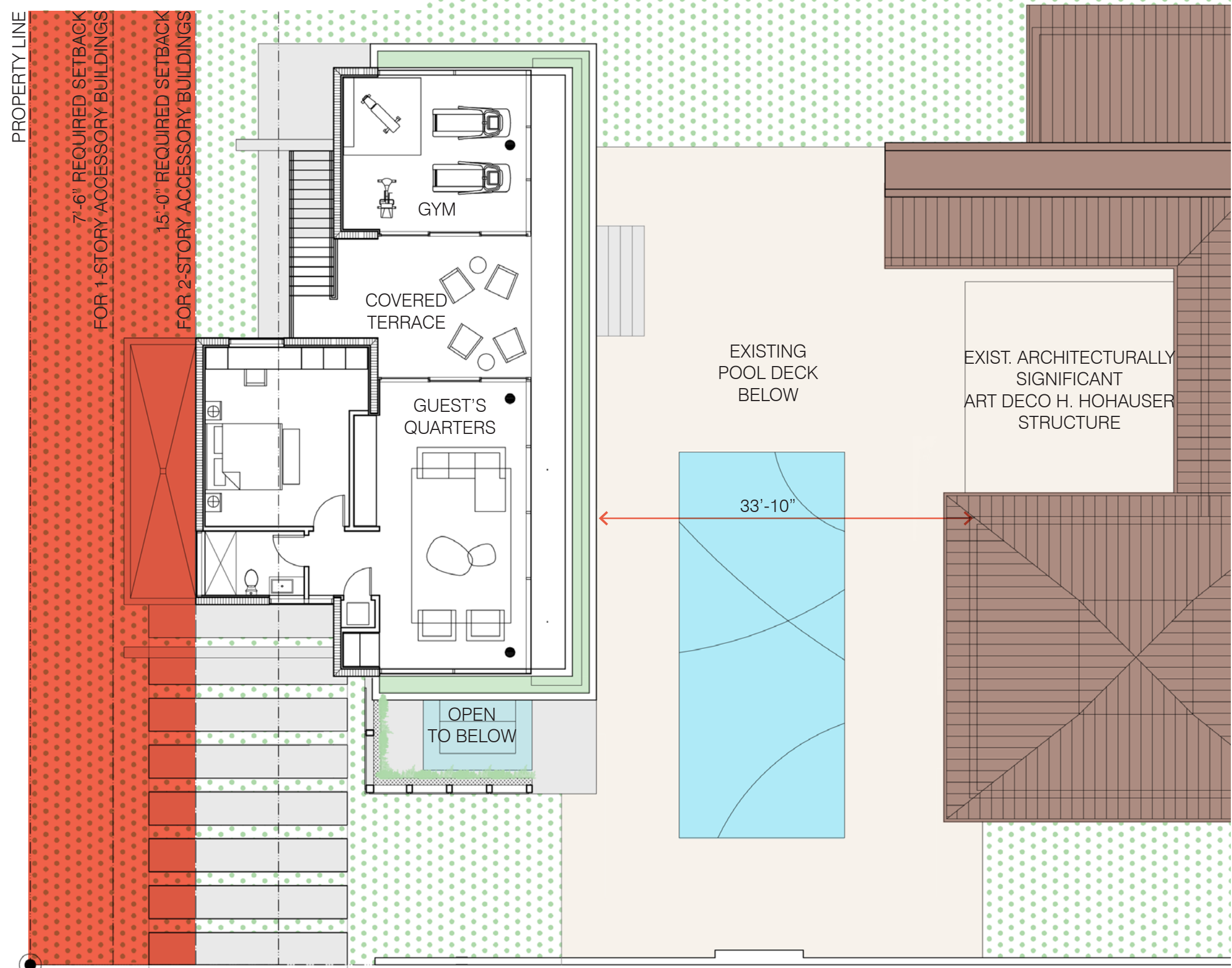
UNIT SIZE TOTAL  
MAXIMUM 60% OR 11,920 SQFT.  
PROVIDED 37.4% OR 7,439 SQFT.

LOT AREA 19,866 SQFT.

SECOND FLOOR UNIT SIZE DIAGRAM



PROPOSED GROUND FLOOR PLAN

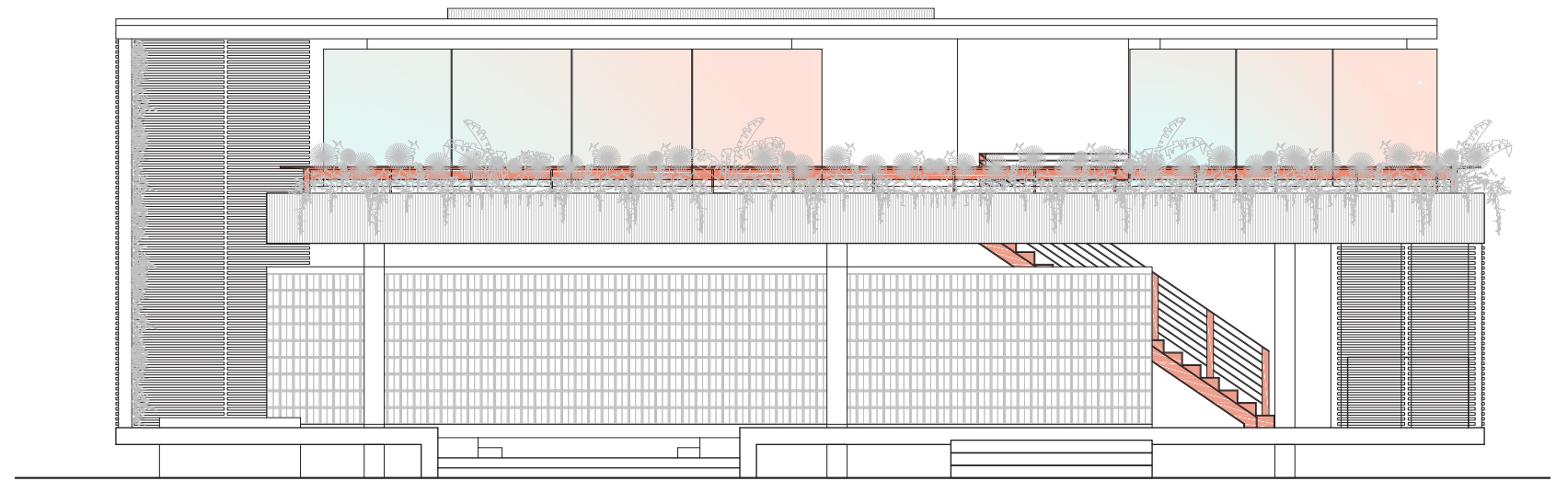


PROPOSED SECOND FLOOR PLAN

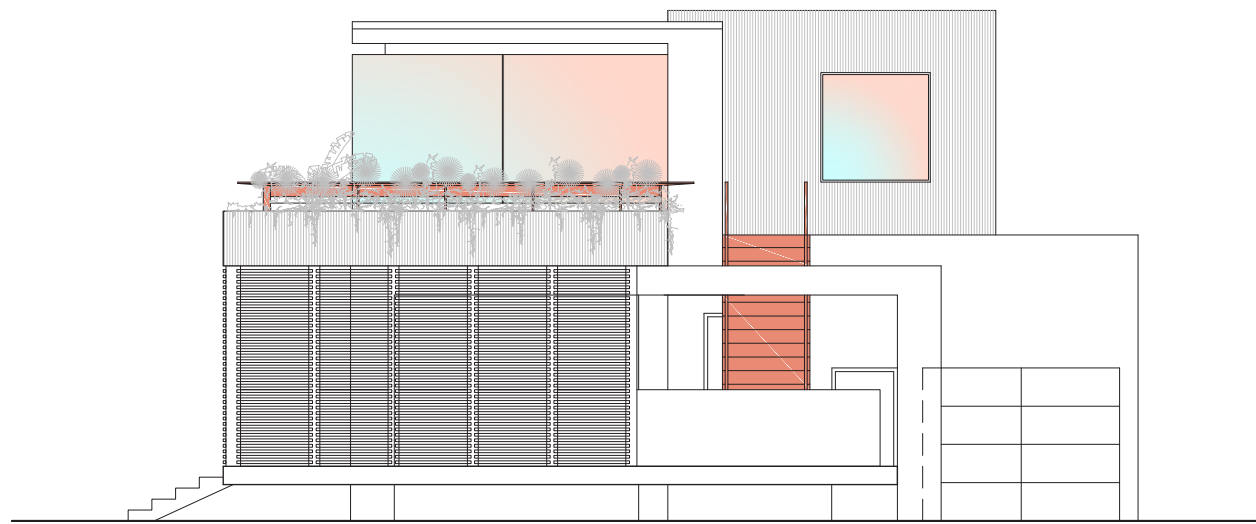




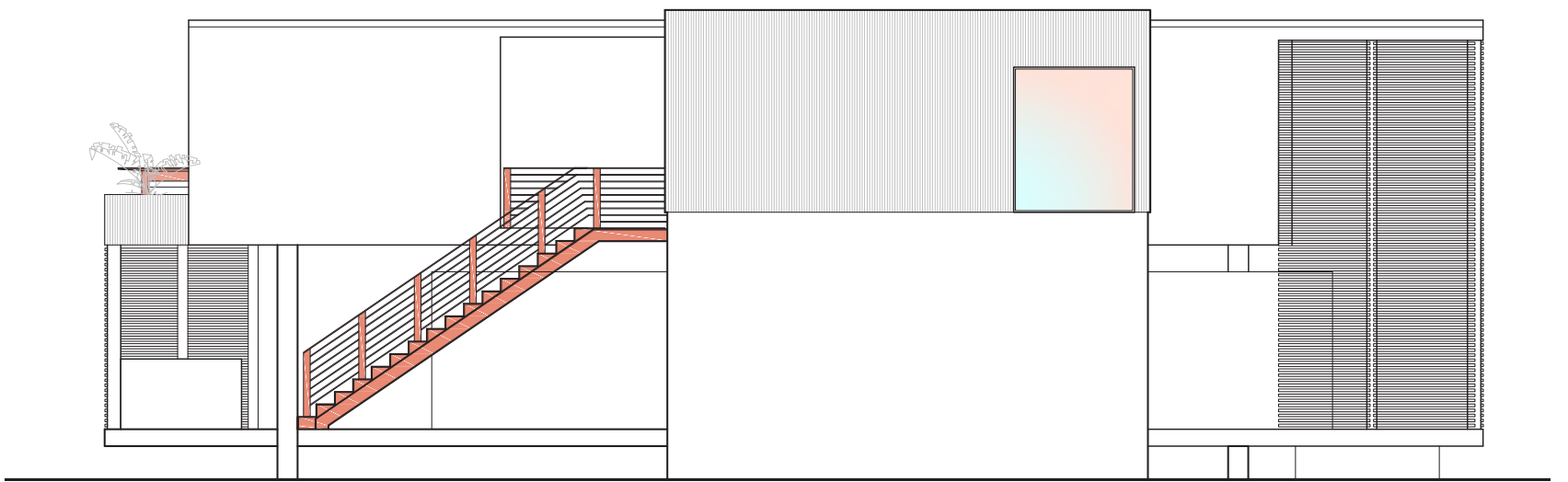
SOUTH ELEVATION - VIEW FROM W 31 STREET



WEST ELEVATION - VIEW FROM EXISTING HOUSE



NORTH ELEVATION - VIEW FROM REAR



EAST ELEVATION - VIEW FROM REAR



**WHITE RAKED PLASTER**

**DICHROIC GLASS**

**"MAMEY" COLORED  
POWDER COATED METAL**

**CASCADE WATER FEATURE**

**VERTICAL GARDEN**

**BUILT-IN PERIMETER  
PLANTER**

**"BLEACHED ASH"  
COMPOSITE WOOD TRELLIS**

**"BLEACHED ASH"  
COMPOSITE WOOD TRELLIS**

**BREEZEBLOCKS,  
OFF-WHITE FINISH**

**WHITE POWDER  
COATED METAL**

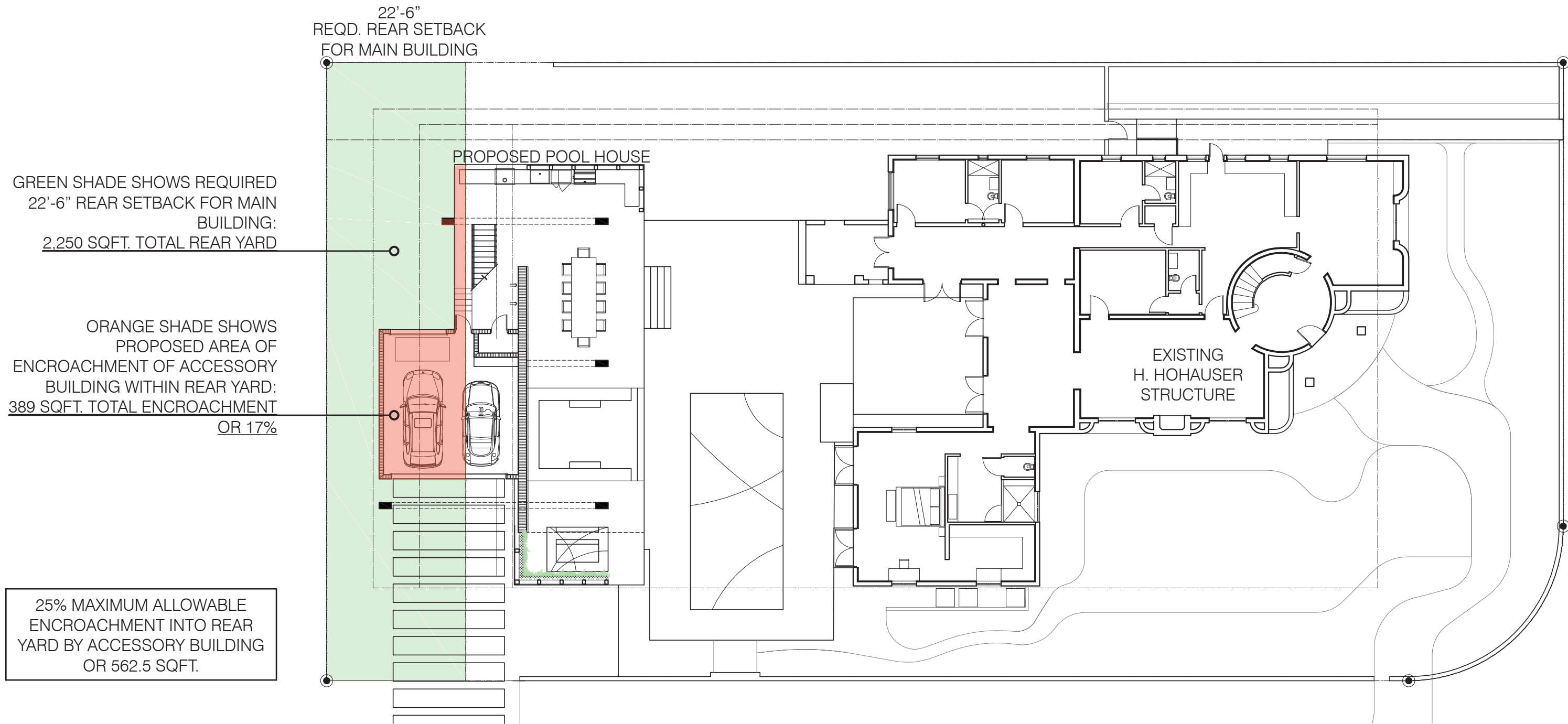
**WHITE PLASTER**

**EXPOSED CONCRETE**





VIEW OF PROPOSED POOL HOUSE ADDITION FROM REAR ELEVATION THAT FACES NEIGHBORING PROPERTY



ACCESSORY BUILDING ENCROACHMENT DIAGRAM

22'-6"  
REQD. REAR SETBACK  
FOR MAIN BUILDING

EXISTING GARAGE

GREEN SHADE SHOWS EXISTING  
SODDED/LANDSCAPED PERVIOUS  
OPEN AREA AT REAR YARD:  
1,121 SQFT. OR 50%

EXISTING DRIVEWAY

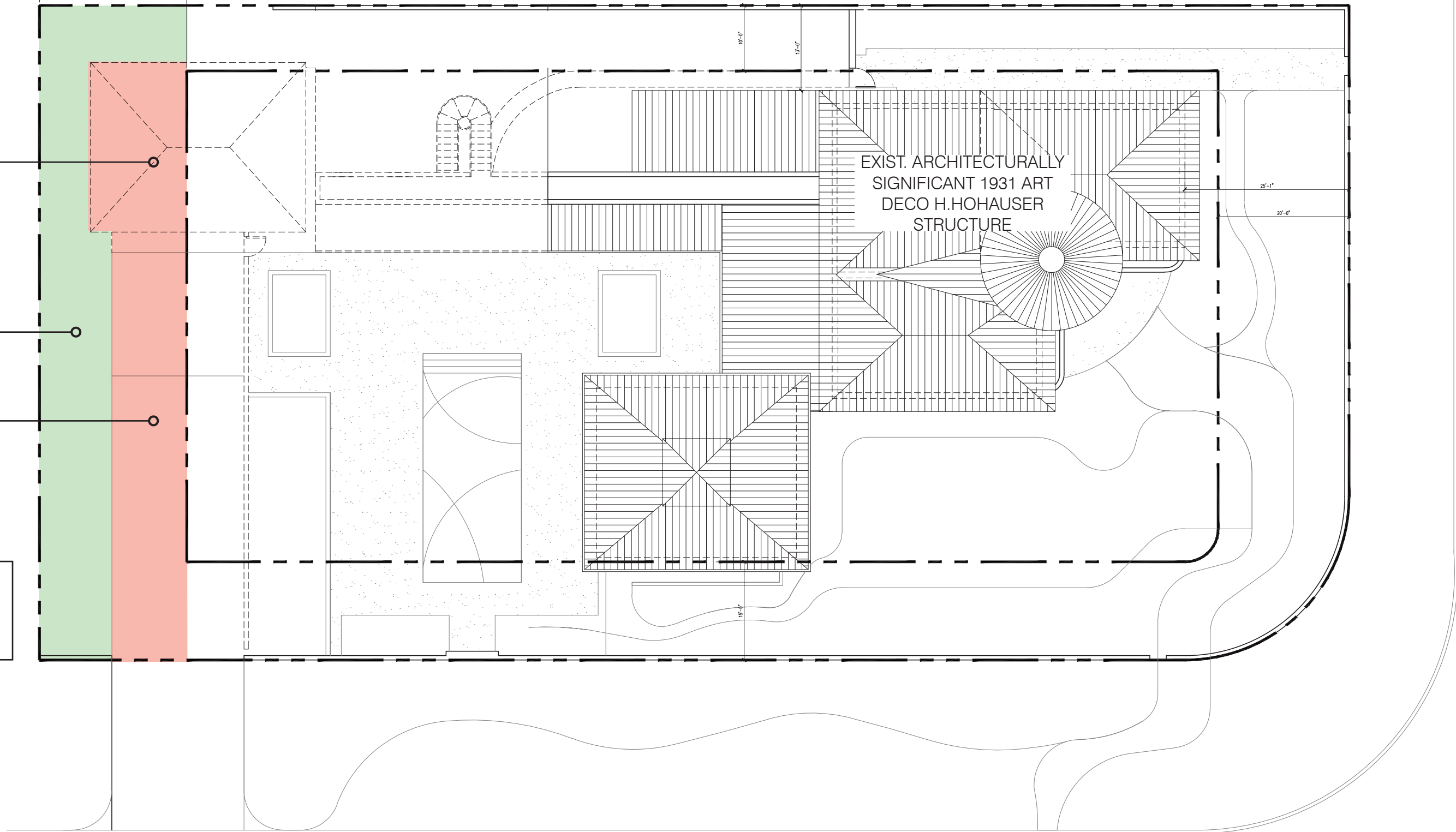
70% MINIMUM REQUIRED REAR  
YARD SODDED/LANDSCAPED  
PERVIOUS OPEN SPACE  
OR 1,575 SQFT.

EXIST. ARCHITECTURALLY  
SIGNIFICANT 1931 ART  
DECO H.HOHAUSER  
STRUCTURE

PINE TREE DRIVE

W 31 STREET

EXISTING PERVIOUS OPEN AREA DIAGRAM



22'-6"  
REQD. REAR SETBACK  
FOR MAIN BUILDING

PROPOSED POOL HOUSE

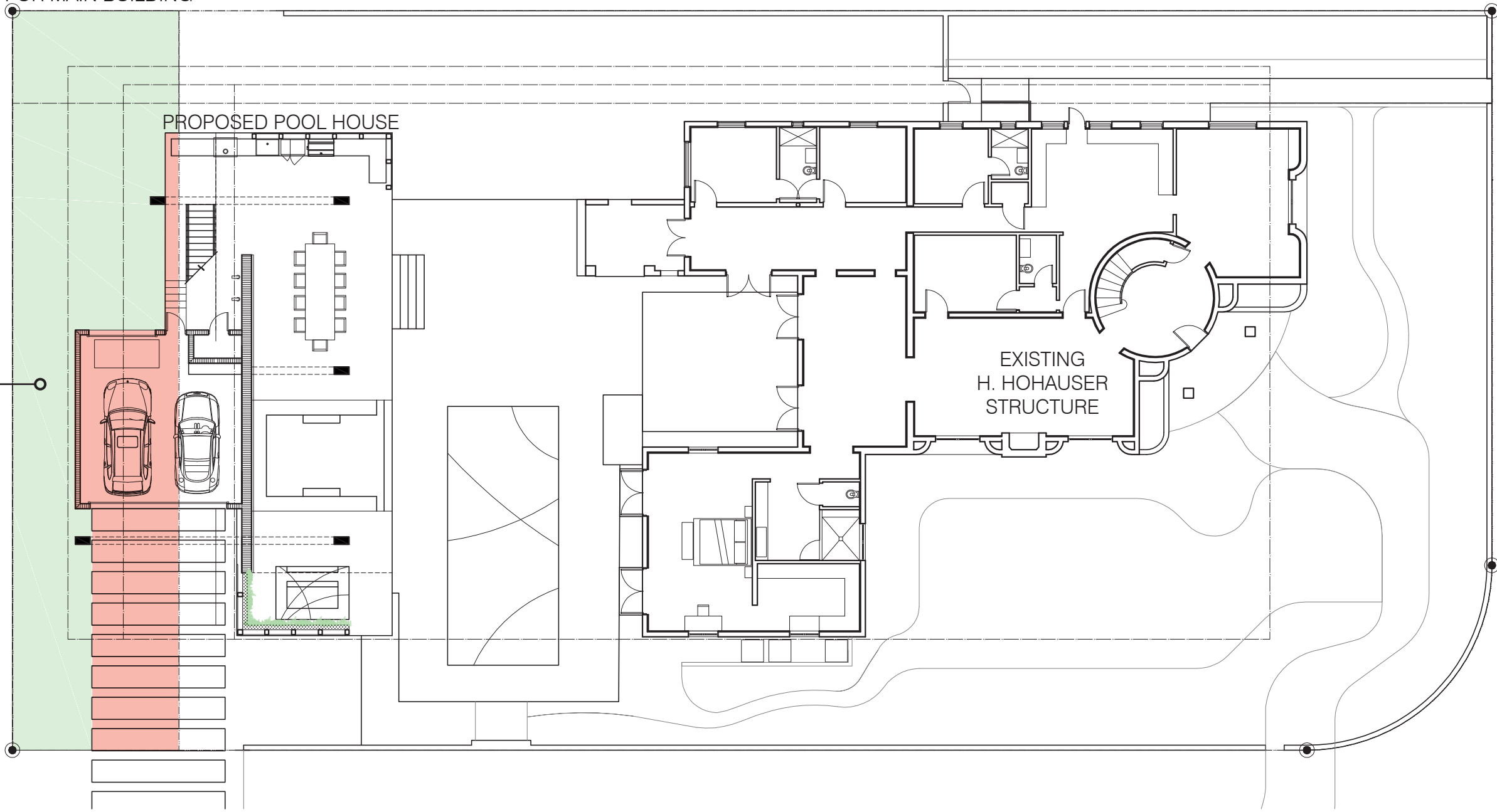
EXISTING  
H. HOHAUSER  
STRUCTURE

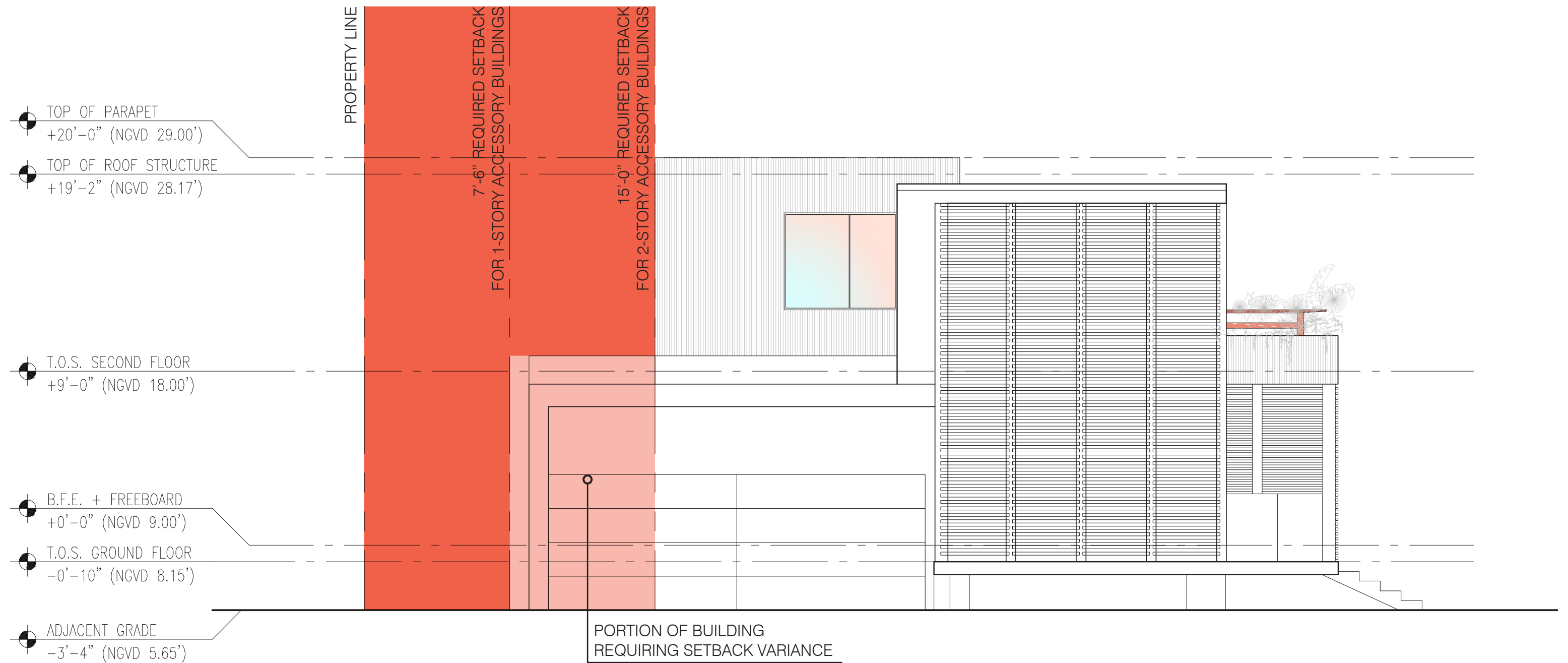
GREEN SHADE SHOWS PROPOSED  
SODDED/LANDSCAPED PERVIOUS  
OPEN AREA AT REAR YARD:  
1,477 SQFT. OR 65.6%

70% MINIMUM REQUIRED REAR  
YARD SODDED/LANDSCAPED  
PERVIOUS OPEN SPACE  
OR 1,575 SQFT.

PERVIOUS SPACE VARIANCE  
OF 98 SQFT.

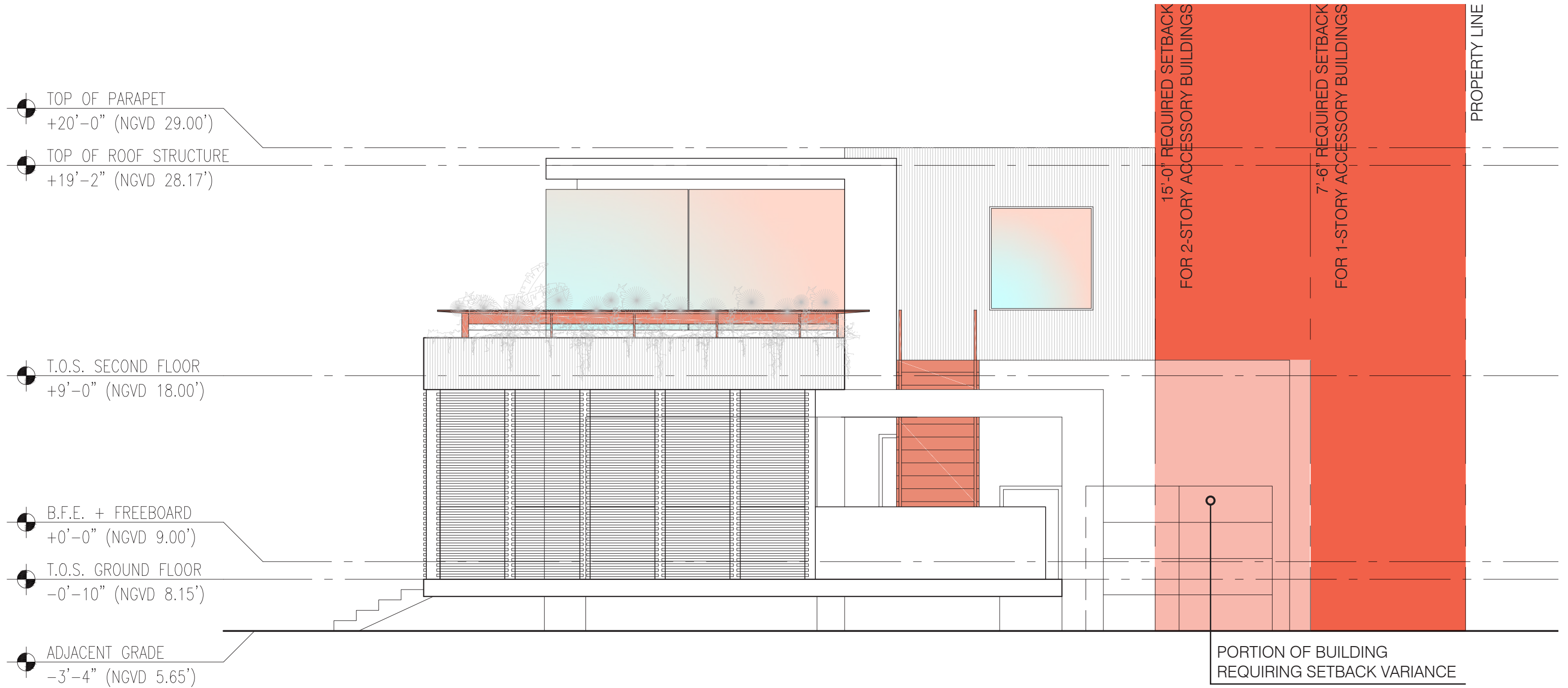
PROPOSED PERVIOUS OPEN AREA DIAGRAM



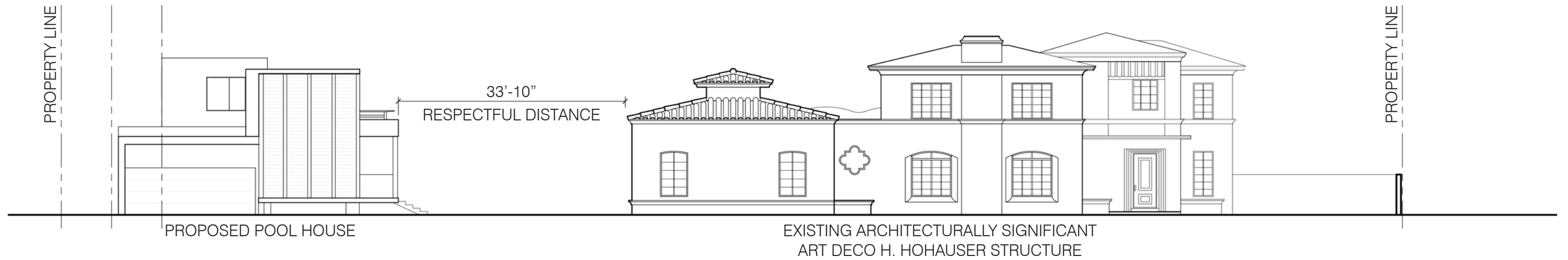


SOUTH ELEVATION - SETBACK VARIANCE DIAGRAM





NORTH ELEVATION - SETBACK VARIANCE DIAGRAM





VIEW OF PROPERTY FROM W 31 STREET,  
LANDSCAPING REMOVED FOR VISUALIZATION PURPOSES



VIEW OF PROPERTY FROM W 31 STREET  
WITH EXISTING TO REMAIN PERIMETER LANDSCAPING (LANDSCAPING SHOWN AT 50% OPACITY)



VIEW OF PROPERTY FROM W 31 STREET  
WITH EXISTING TO REMAIN PERIMETER LANDSCAPING