

SUNSET ISLAND RESIDENCE

DRB VARIANCE - SUBMITTAL
NOVEMBER 12, 2019

1717 N VIEW DRIVE

MIAMI BEACH, FLORIDA

COVER
PAGE

ARCHITECT

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STRUCTURE

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HIALEAH, FL 33016
(305) 512-5860

MEP

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13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL

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GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
954-986-9899
F-954-986-6655

LANDSCAPE

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
780 NE 69TH STREET, SUITE 1106
MIAMI, FL 33138
(305) 979-1585

SUNSET ISLAND RESIDENCE

1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1626

date:
12/23/2016

revised:

sheet no.

A-0.0

PROPERTY INFORMATION:
LEGAL DESCRIPTION:
LOT 10, BLOCK 14, 3rd REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1717 NORTH VIEW DRIVE
MIAMI BEACH, FL, 33140

FOLIO NUMBER:
02-3228-001-0510

PROJECT DATA:
SCOPE OF WORK:
NEW TWO-STORY, CBS, SINGLE-FAMILY RESIDENCE

OCCUPANCY TYPE:
RS-2

CONSTRUCTION TYPE:
TYPE VB

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:
RECONSTRUCT THE SWALE/SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG NORTH BAY ROAD.

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 9-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF N. WILSON DR. AND E. 3RD CT. ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAINAGE NOTE:
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE:
AS PER SECTION R4409.135, TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED (IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED).

ELEVATION NOTE:
ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE AT MINIMUM DESIGN FLOOD ELEVATION +11'-0" NGVD (3 FT. ABOVE BFE).
- ALL CONSTRUCTION & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (+11'-0" NGVD) ARE TO BE FLOOD RESISTANT.

FLOOD MATERIAL NOTE:
ALL OUTDOOR MATERIALS & CABINETS & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (+0' NGVD + 3 FT.) TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS PER FEMA TECHNICAL BULLETIN-2 GUIDELINES.

SURVEYOR NOTE:
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SWIMMING POOL SAFETY BARRIER NOTE:
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A SAFETY BARRIER COMPLYING WITH FBC 2014, R4101.1 OR A POOL COVER COMPLYING WITH ASTM F1346.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2014 RESIDENTIAL.

FLOOD VENT CALCULATIONS:
TOTAL GARAGE AREA = 945 SQ. FT.
FLOOD VENT REQUIRED = 945 SQ. INCHES

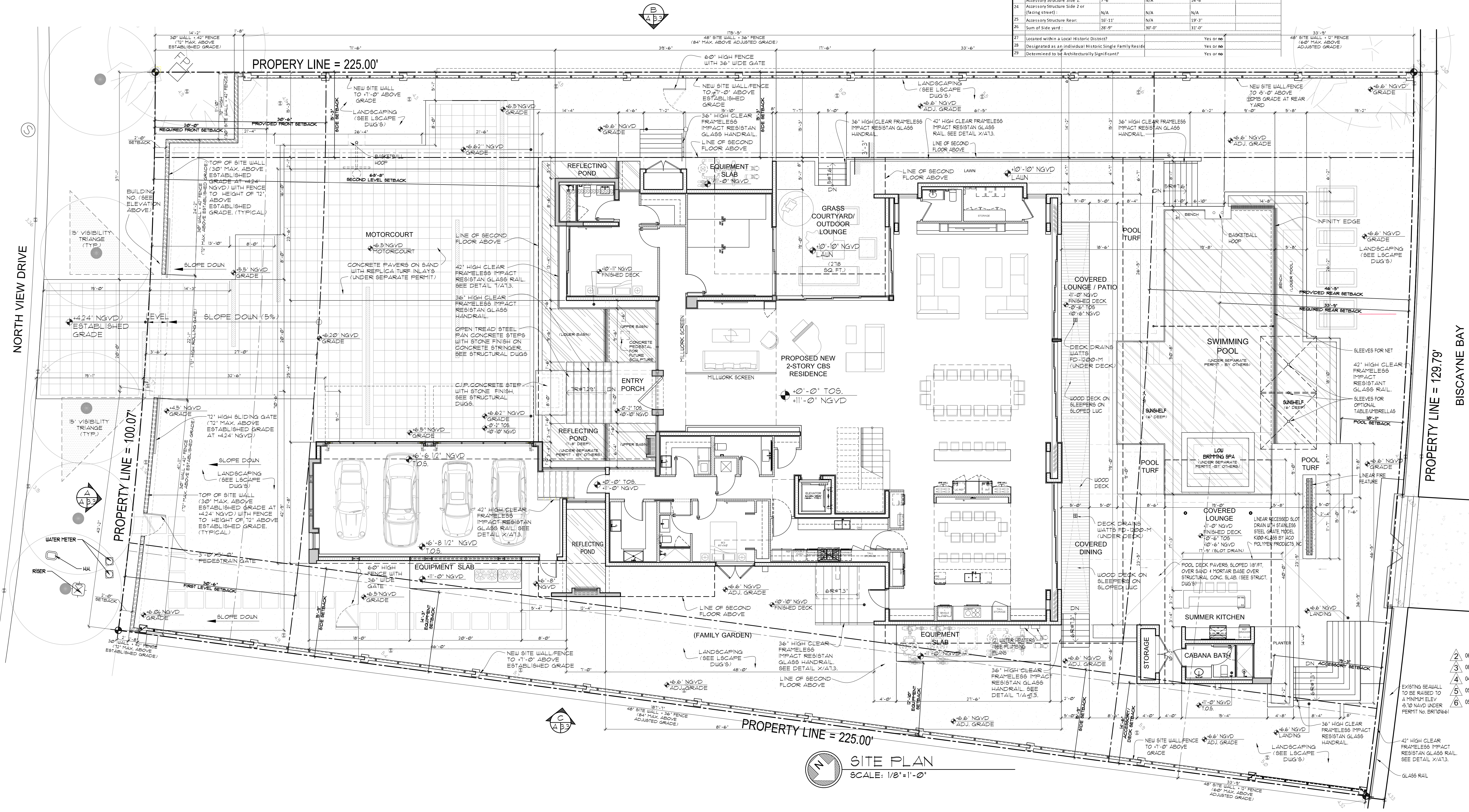
ENGINEERED FLOOD VENTS @ BLOCK WALL
SHIRT VENTS = 200 SQ. INCHES EA
200 SQ. IN. x 5 VENTS = 1000 SQ. INCHES

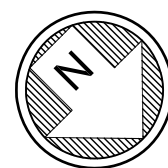
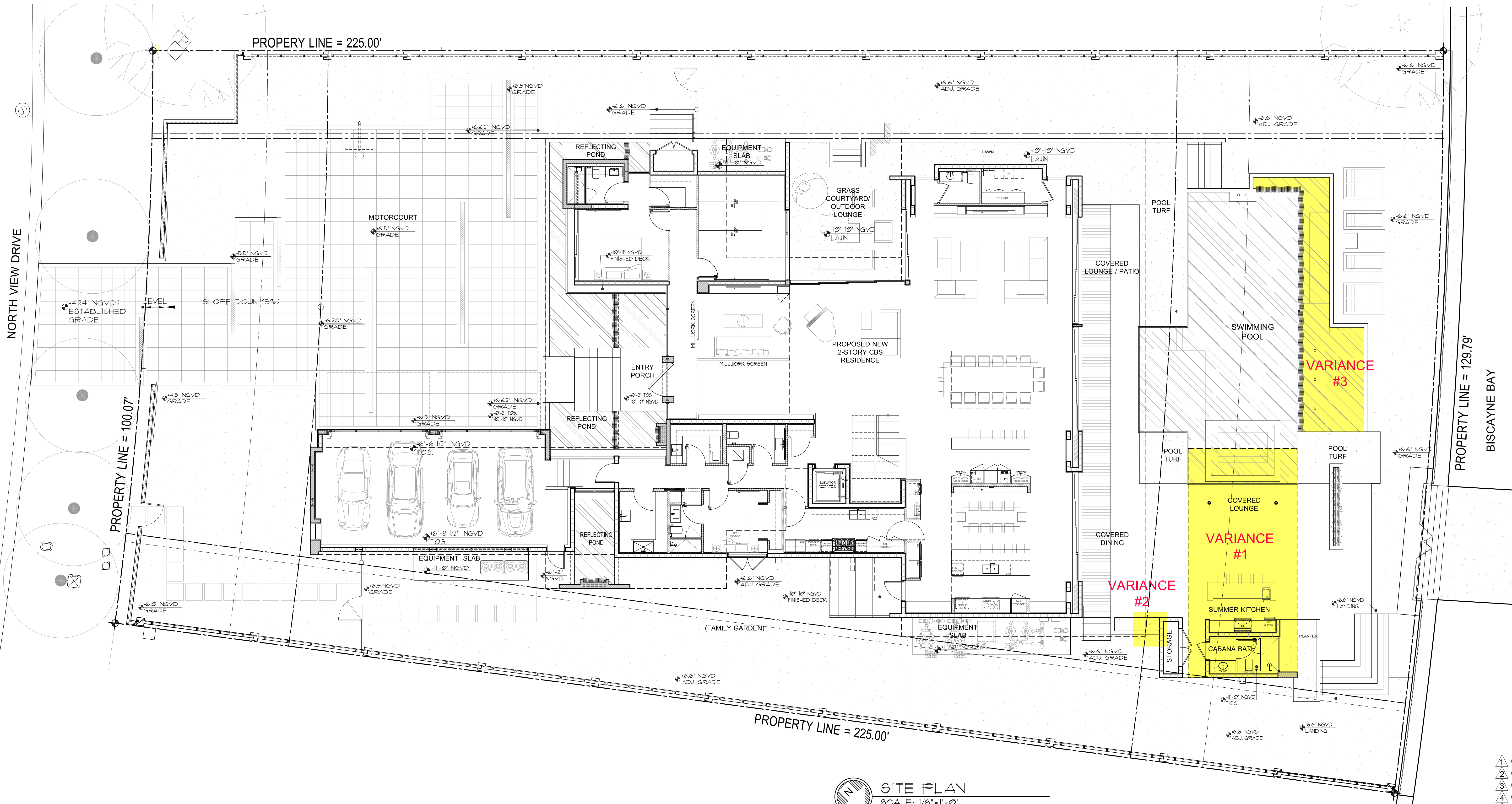
CALCULATIONS ARE BASED ON 'SHIRT VENT' MODEL (340-510, CERTIFICATION: FL15022-R2)

FLOOD VENTS SHALL COMPLY WITH FBCR SECT.3122.2 SPECIFICALLY SUB SECTIONS 2) THRU 2.6

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET									
1	Address:	1717 North View Drive, Miami Beach, FL 33140							
2	Folio number(s):	02-3228-001-0510							
3	Board and file numbers:	DRB #16-0088							
4	Year built:	1955	Zoning District:	RS-2					
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.24' NGVD					
6	Adjusted grade (Floor)+9 Grade:	6.67' NGVD	Free board:	3 FT.					
7	Lot area:	26,978 SF	Lot Depth:	225'-0"					
8	Lot width:	114'-11"	Proposed Lot Coverage SF and %:	225'-0"					
9	Max Lot Coverage SF and %:	8,093 SF (30%)	Proposed Lot Coverage SF and %:	7,123 SF (26.4%)					
10	Existing Lot Coverage SF and %:	4,973 SF (18.5%)	Lot coverage deducted (garage-storage) SF:	500 SF					
11	Front Yard Open Space SF and %:	3,207 SF (86%)	Rear Yard Open Space SF and %:	3,277 SF (76.1%)					
12	Max Unit Size SF and %:	13,489 SF (50%)	Proposed Unit Size SF and %:	13,211 SF (49.0%)					
13	Existing First Floor Unit Size:	4,423 SF	Proposed First Floor Unit Size:	5,418 SF					
14			Proposed First Floor Unit Size (Volume):	6,363 SF					
15			Proposed Second Floor Unit Size (Volume):	6,159 SF (96.8.0%)					
16			Proposed Second Floor Unit Size SF and %:	6,159 SF (100.0%)					
17	Height:	28'-4"	Existing:	15'-0"	Proposed:	28'-0"	Deficiencies:		
18	Setbacks:								
19	Front First level:	20'-0"	78'-2"	33'-5"					
20	Front Second level:	30'-0"	130'-4"	68'-8"			<50% DEV. WIDTH		
21	Side 1:	14'-4"	10'-2"	15'-3"					
22	Side 2:	14'-5"	5'-0"	15'-9"					
23	Rear:	35'-9"	38'-0"	47'-5"					
24	Accessory Structure Side 1 or (facing street):	7'-6"	N/A	14'-0"					
25	Accessory Structure Rear:	16'-11"	N/A	19'-3"					
26	Sum of Side yard:	28'-5"	30'-0"	31'-0"					
27	Located within a Local Historic District?			Yes or no					
28	Designated as an individual Historic Single Family Residence?			Yes or no					
29	Determined to be Architecturally Significant?			Yes or no					

ITEM: New Construction Floodplain Management Data			
1	Flood Zone:	AE +5	
2	FIRM Map Number:	12060C0317L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	11.00' NGVD	
5	Crown of Road Elevation:	5.25' NGVD (3.70 NAVD)	
6	Classification of Structure:	Category II	
7	Building Use:	Residential, Single-Family Residence, & Garage	
8	Lowest Elev. of Equip	11.00' NGVD	
9	Lowest Adjacent Grade	6.20' NGVD	
10	Highest Adjacent Grade	6.62' NGVD	





SITE PLAN
SCALE: 1/8"=1'-0"

SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

seal
Ralph Choeff
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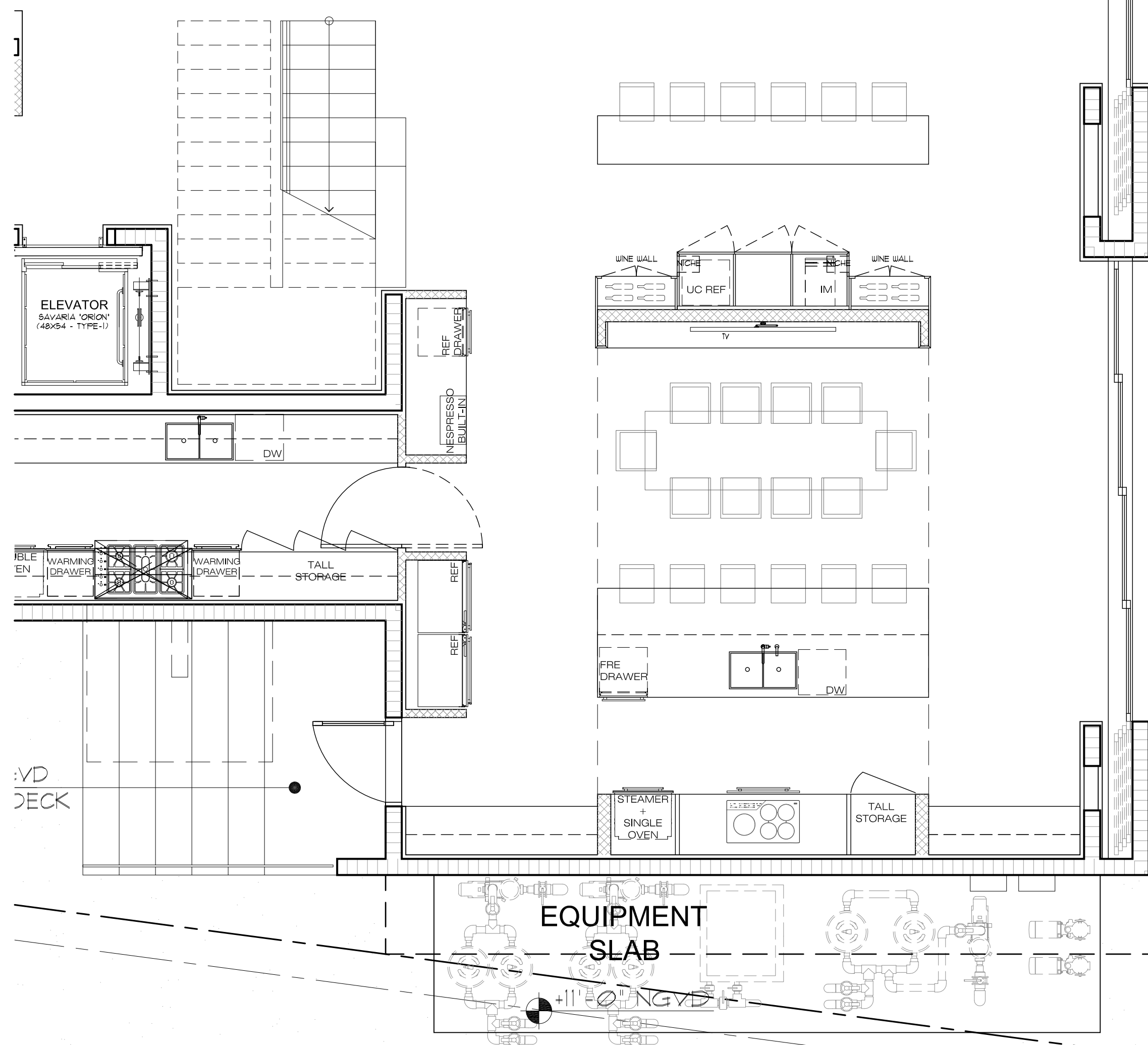
- revised:
- 1 03-28-2016 / B.D. COMMENTS
 - 2 06-20-2017 / B.D. COMMENTS
 - 3 08-07-2017 / DERM COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 5 05-01-2018 / BD COMMENTS
 - 6 05-16-2018 / BD COMMENTS
 - 7 03-05-2019 / SITE WALL/FENCE CLARIFICATION
 - 8 09-09-2019 / VARIANCE REQUEST

sheet no.

A-0.3a
CURRENT
APPROVED


 $+ \emptyset' - \emptyset''$ TOS.

 $+ ||' - \emptyset''$ NGVD



+6.6' NGVD
ADJ. GRADE

COVERED
DINING

VARIANCE

#2

POOL
TURF

SWIMMING
POOL

VARIANCE

- #3

SUNSHELF



+6.6' NGVD
GRADE

POOL
TURF

POOL TURF



+6.6' NGVD
GRADE

LOW
BRIMMING SPA

COVERED
LOUNGE

+11'-0" NGVD
FINISHED DECK
-0'-6" TOS
+10'-6" NGVD

VARIANCE

#1

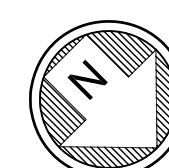
SUMMER KITCHEN

CABANA BATH

 +6.6' NGVD
LANDING

PLANTER

+11'-0" NGVD
T.O.S.



SITE PLAN
SCALE: 1/4"=1'-0"

BISCAYNE BAY

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|---|---|
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| 4 | 04-20-2018 / DFE UPDATE + |
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| 7 | 03-05-2019 / SITE WALL/FENCE
CLARIFICATION |
| 8 | 09-09-2019 / VARIANCE REQUEST |

sheet no.

A-0.3b
CURRENT
APPROVED

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	1717 North View Drive, Miami Beach, FL. 33140		
2	Folio number(s):	02-3228-001-0510		
3	Board and file numbers :	DRB #16-0083		
4	Year built:	1955	Zoning District:	RS-2
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.24' NGVD
6	Adjusted grade (Flood(+9)+Grade/2)	6.62' NGVD	Free board:	3 FT.
7	Lot Area:	26,978 SF		
8	Lot width:	114'-11"	Lot Depth:	225'-0"
9	Max Lot Coverage SF and %:	8,093 SF (30%)	Proposed Lot Coverage SF and %:	7,123 SF (26.4%)
10	Existing Lot Coverage SF and %:	4,971 SF (18.4%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	3,207 SF (86%)	Rear Yard Open Space SF and %:	2,872 SF (66.7%) VARIANCE REQUESTED
12	Max Unit Size SF and %:	13,489 SF (50%)	Proposed Unit Size SF and %:	13,211 SF (49.0%)
13	Existing First Floor Unit Size:	4,423 SF	Proposed First Floor Unit Size:	5,418 SF
			Proposed First Floor Unit Size (Volumetric):	6,363 SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB	6,159 SF (96.8.6%)
15			Proposed Second Floor Unit Size SF and % :	6,159 SF (100.0%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,397 SF (22.7%)

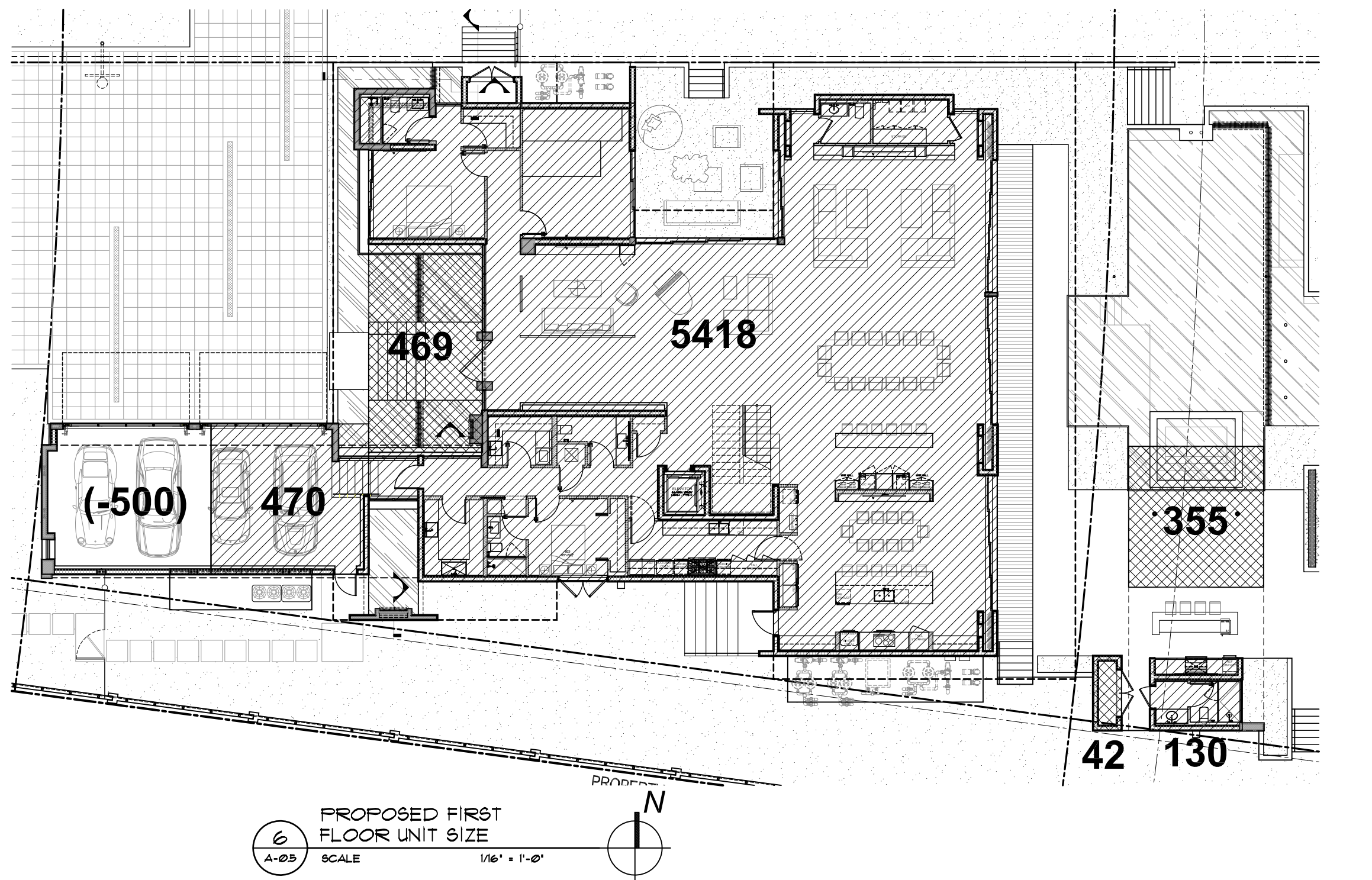
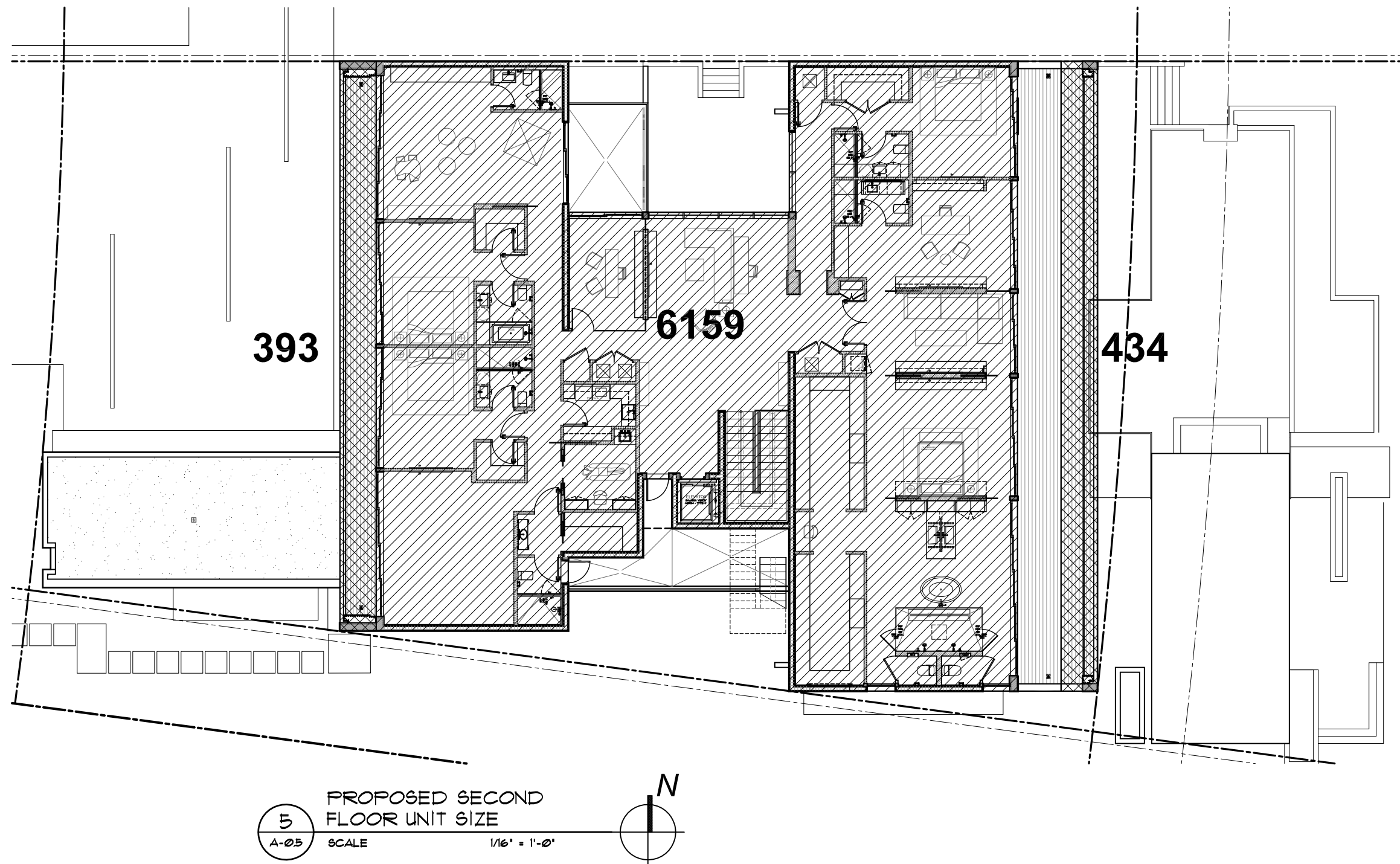
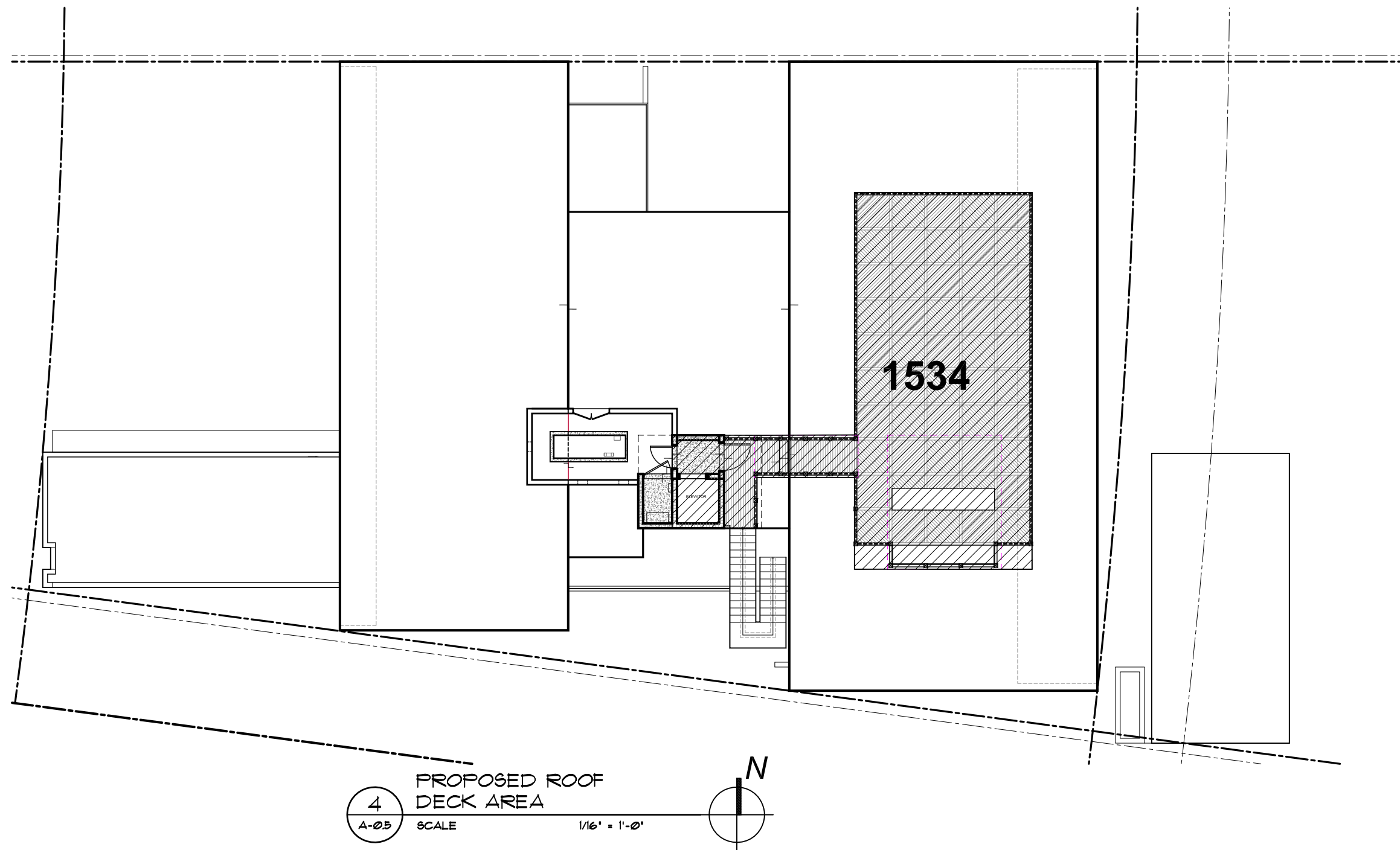
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	15'-0"	28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	78'-2"	33'-5"	
20	Front Second level:	30'-0"	130'-4"	68'-8"	<50% DEV. WIDTH
21	Side 1:	14'-4"	10'-2"	15'-3'	
22	Side 2 :	14'-5"	5'-0"	15'-9"	
23	Rear:	33'-9"	38'-0"	47'-5"	
	Accessory Structure Side 1:	7'-6"	N/A	14'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	16'-11'	N/A	19'-3"	
25a	Accessory Height	12'-0"	NA	15'-0"	VARIANCE REQUESTED
25b	Accessory Setback from Main House	5'-0"	NA	2'-6"	VARIANCE REQUESTED
26	Sum of Side yard :	28'-9"	30'-0"	31'-0"	
27	Located within a Local Historic District?	Yes or no			
28	Designated as an individual Historic Single Family Residence?	Yes or no			
29	Determined to be Architecturally Significant?	Yes or no			

ITEM	New Construction Floodplain Management Data	
1	Flood Zone:	AE +8
2	FIRM Map Number	12086C0317L
3	Base Flood Elevation (BFE):	8.00' NGVD
4	Proposed Flood Design Elevation:	11.00' NGVD
5	Crown of Road Elevation:	5.26 NGVD (3.70 NAVD)
6	Classification of Structure:	Category II
7	Building Use:	Residential, Single-Family Residence, & Garage
8	Lowest Elev. of Equip	11.00' NGVD
9	Lowest Adjacent Grade	6.20' NGVD
10	Highest Adjacent Grade	6.62' NGVD

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03-05-2019 / SITE WALL/FENCE CLARIFICATION
09-09-2019 / VARIANCE REQUEST
sheet no.
A-0.3c
VARIANCES
REQUEST



BUILDING DATA (UNIT SIZE)		
MAIN HOUSE:		
FIRST FLOOR (AC)	5,418 S. F.	
SECOND FLOOR (AC)	6,159 S. F.	
TOTAL (AC):		
GARAGE (NON A/C) (945-500)	445 S. F.	
CABANA	130 S. F.	
BALCONIES & OVERHANGS	1,564 S. F.	
ROOF ELEVATOR + VESTIBULE	92 S. F.	
TOTAL (NON AC):		
	42 SF.	
TOTAL UNIT SIZE (AC + NON AC):		
	13,389 SQ. FT.	(49.6%)

FLOOR RATIO PERCENTAGE		
MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	6,363 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	6,159 S. F.	
TOTAL:		
	96.8%	

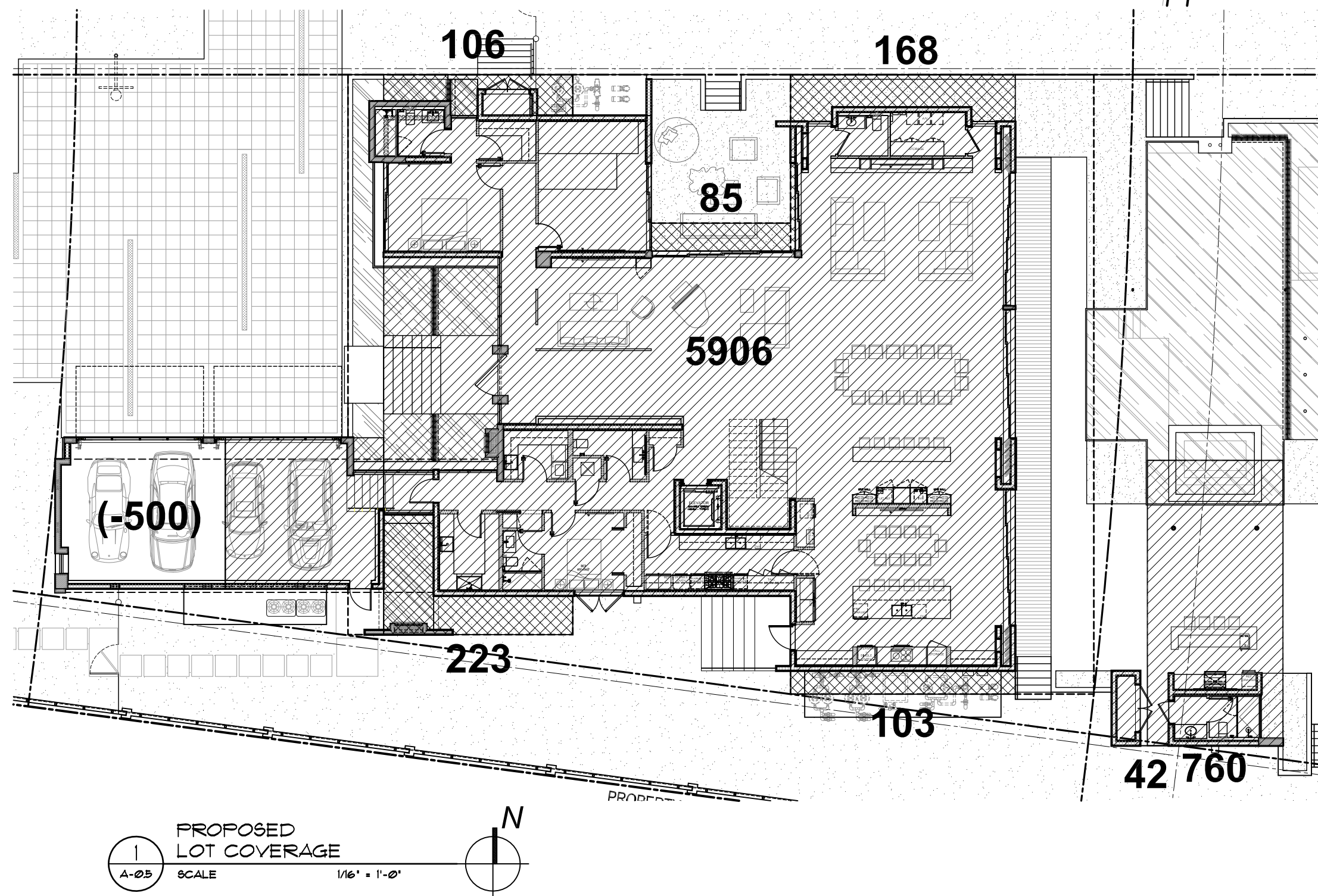
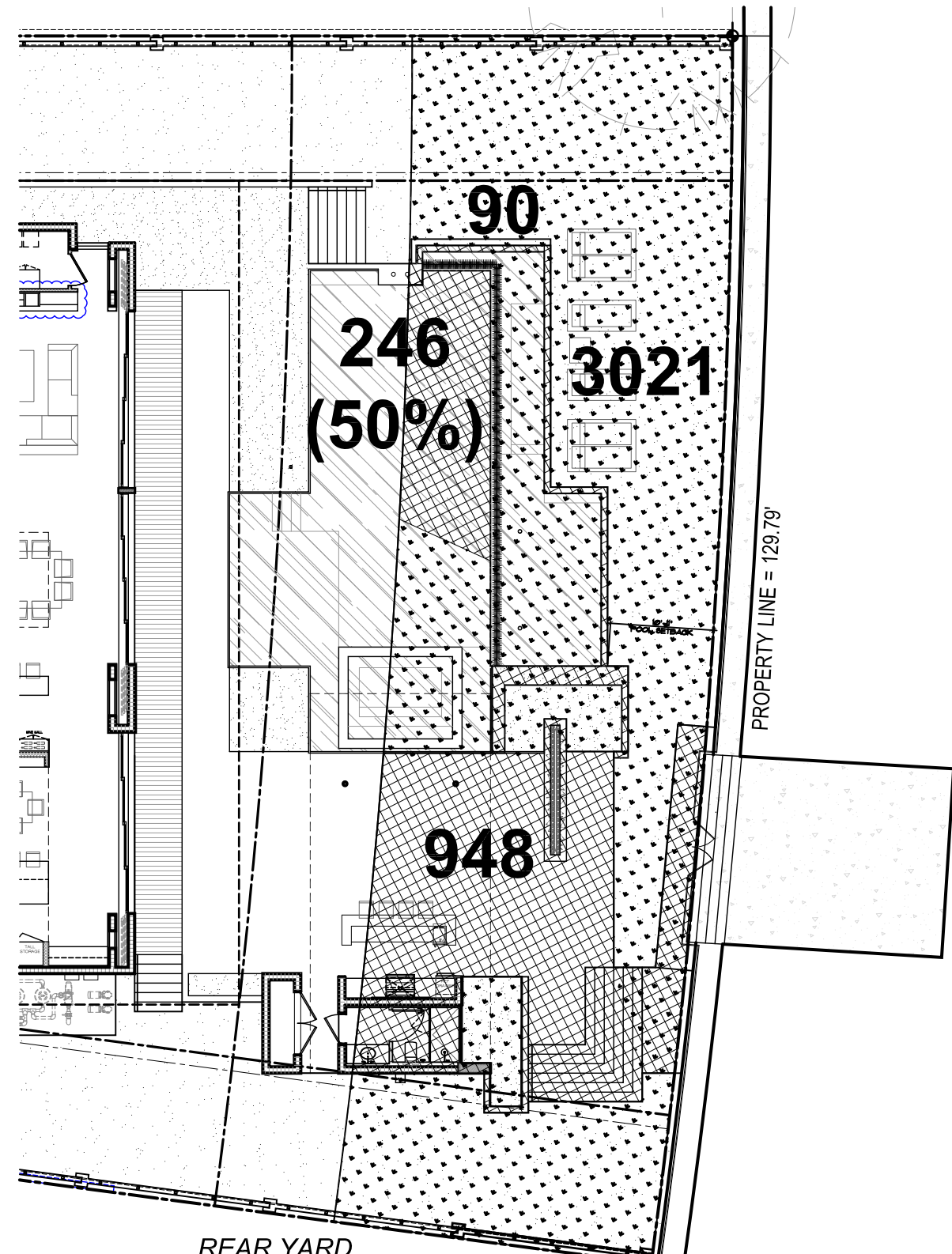
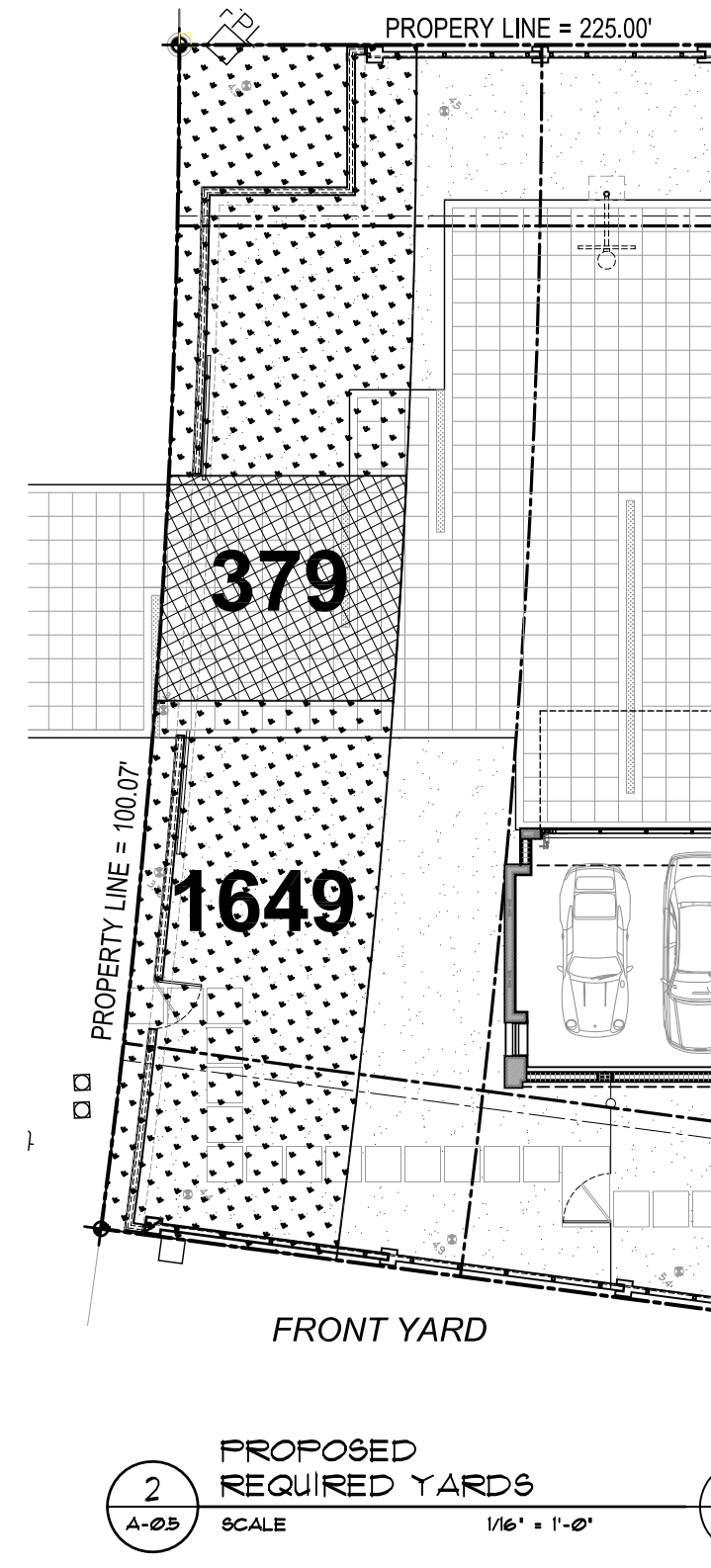
ROOF DECK CALCULATIONS		
TOTAL SECOND FLOOR AREA	6,159 S. F.	100%
TOTAL ROOF AREA	1,534 S. F.	24.9%

SITE DATA (LOT COVERAGE)		
EXISTING LOT SIZE:		
	26,978 S. F.	(100%)
BLDG. LOT COVERAGE:		
MAIN HOUSE + GARAGE	6,351 S. F.	
CABANA + STORAGE	202 S. F.	
OVERHANGS	600 S. F.	
TOTAL BLDG. LOT COVERAGE:		
	7,153 SQ. FT.	(28.7%)

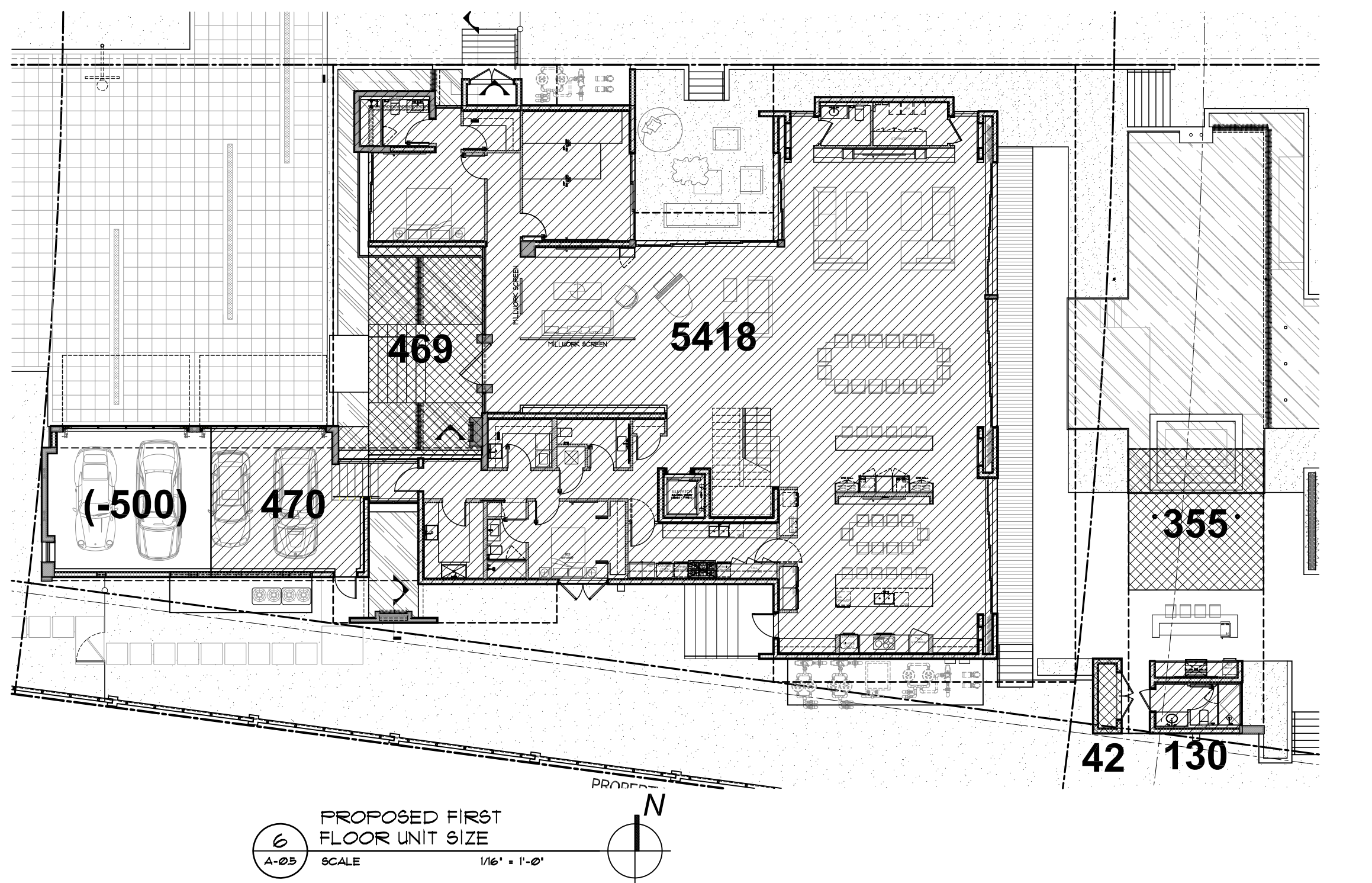
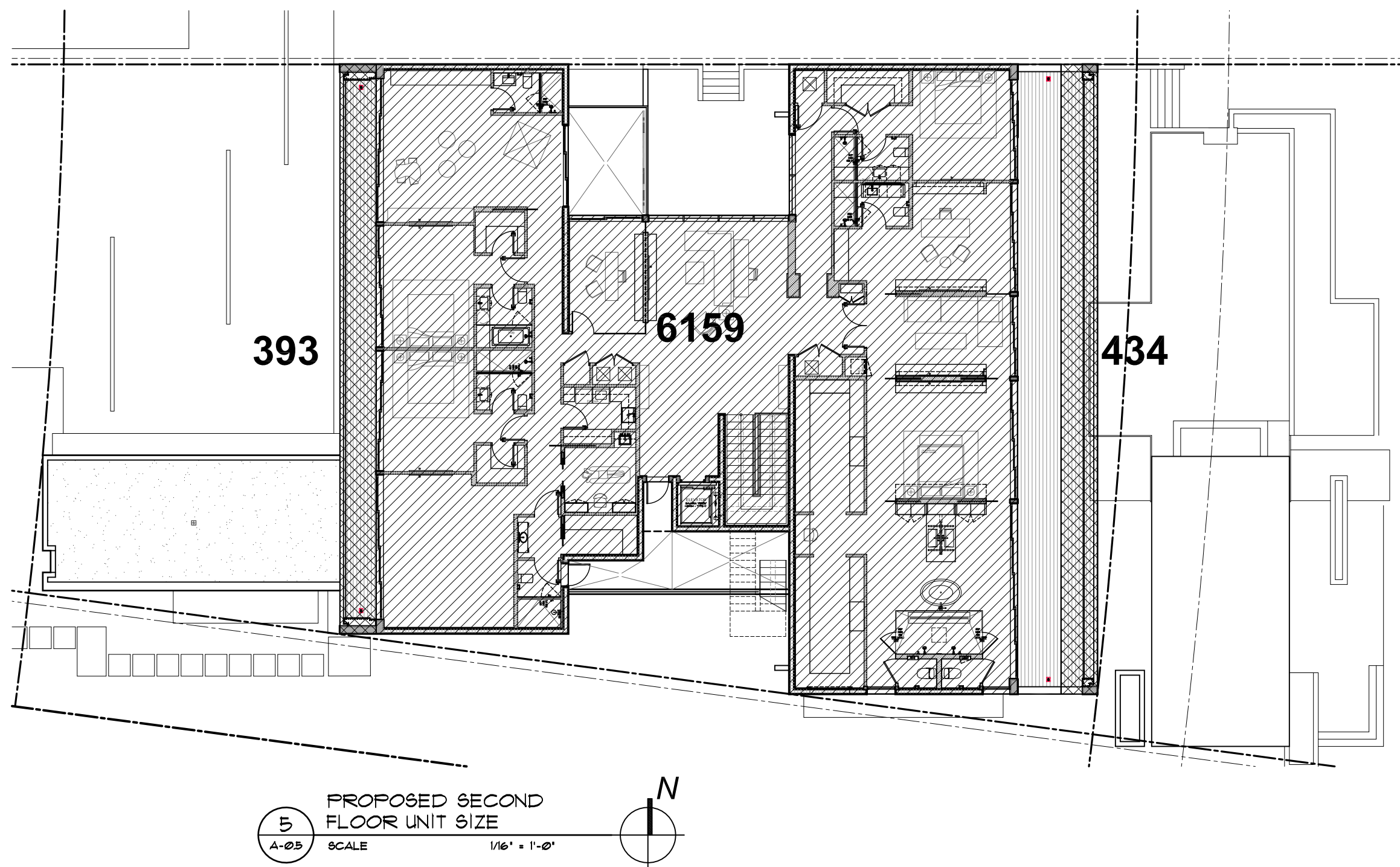
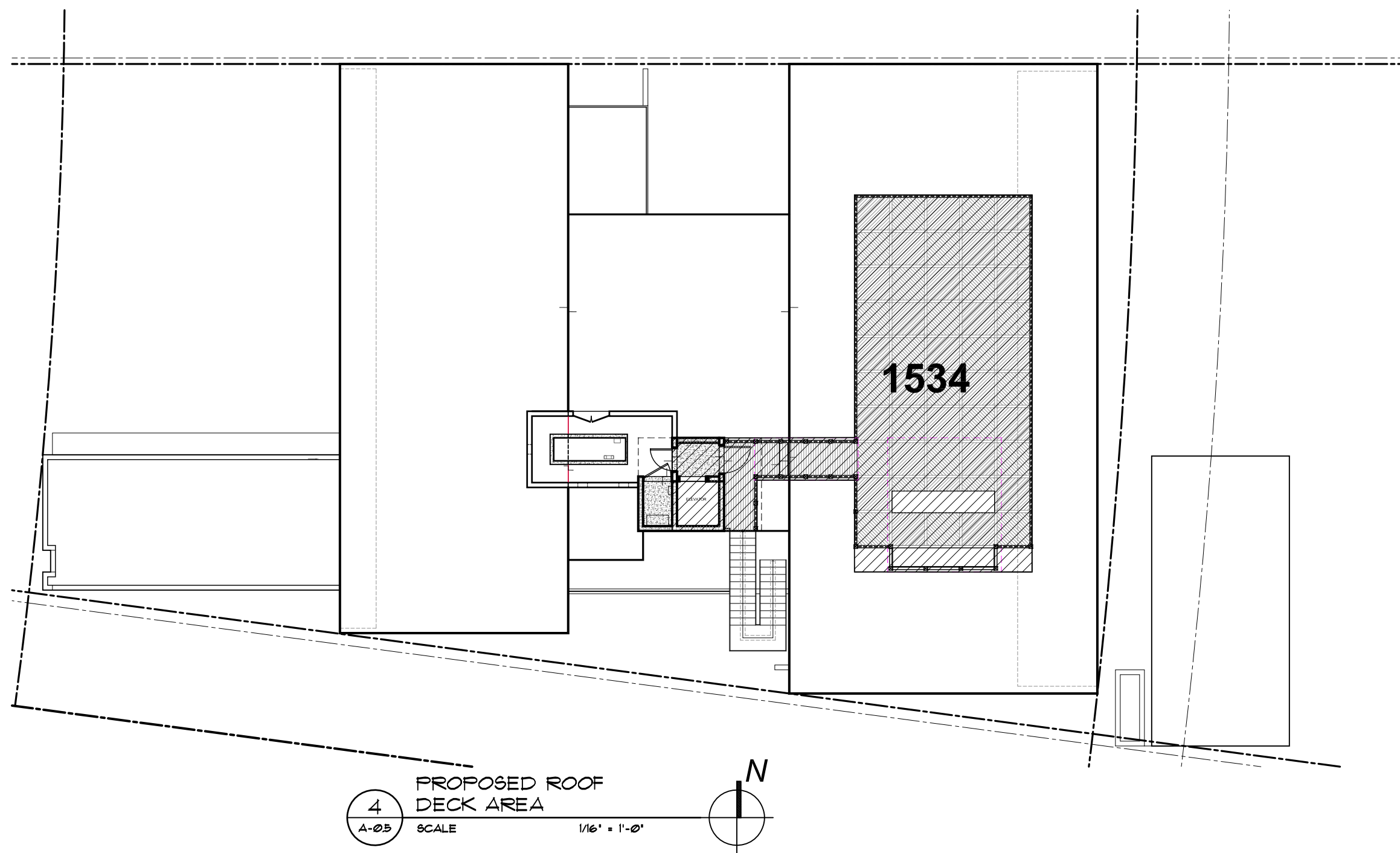
FRONT SETBACK CALCULATIONS		
AREA:	2,028 S. F.	100%
IMPERVIOUS AREA:	379 S. F.	
LANDSCAPE AREA:	1,649 S. F.	81.4%

REAR SETBACK CALCULATIONS		
AREA:	4,305 S. F.	100%
IMPERVIOUS AREA:	1,284 S. F.	
LANDSCAPE AREA:	3,021 S. F.	70.2%

ZONING DATA		
CLASSIFICATION:	RS-2	REQUIRED / ALLOWED
FLOOD ZONE:	AE	PROVIDED
MIN. FLOOD ELEVATION: +8.00' NGVD (+1 FT)		
EST. GRADE	+4.24' NGVD	+11.00 NGVD
ADJUSTED GRADE	+6.12' NGVD	+6.12' NGVD
MAX. LOT COVERAGE:		
	8,093 SQ. FT. (30%)	7,153 SQ. FT. (28.7%)
MAX. UNIT SIZE:		
	13,489 SQ. FT. (50%)	13,389 SQ. FT. (49.6%)
MAIN HOUSE		
MAX. BUILDING HEIGHT:		
	28'-0"	28'-0"
FRONT SETBACK:		
	20'-0"	30'-5"
FRONT SETBACK (2nd FLR):		
	30'-0"	67'-7"
REAR SETBACK:		
	33'-9"	69'-1"
SIDE SETBACKS:		
	28'-9" (MIN.)	31'-0" (15'-3"/15'-9")



- 1 03-28-2017 / B.D. COMMENTS
- 2 05-10-2017 / B.D. COMMENTS
- 3 06-01-2017 / B.D. COMMENTS
- 4 04-20-2018 / DFE UPDATE +
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BUILDING DATA (UNIT SIZE)		
MAIN HOUSE:		
FIRST FLOOR (AC)	5,418 S. F.	
SECOND FLOOR (AC)	6,159 S. F.	
TOTAL (AC):		
11,577 S. F.		
GARAGE (NON A/C) (945-500)		
CABANA	445 S. F.	
BALCONIES & OVERHANGS	130 S. F.	
ROOF ELEVATOR + VESTIBULE	1,564 S. F.	
	92 S. F.	
TOTAL (NON AC):		
42 SF.		
TOTAL UNIT SIZE (AC + NON AC):		
13,389 SQ. FT. (49.6%)		

FLOOR RATIO PERCENTAGE		
MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	6,363 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	6,159 S. F.	
TOTAL:		
96.8%		

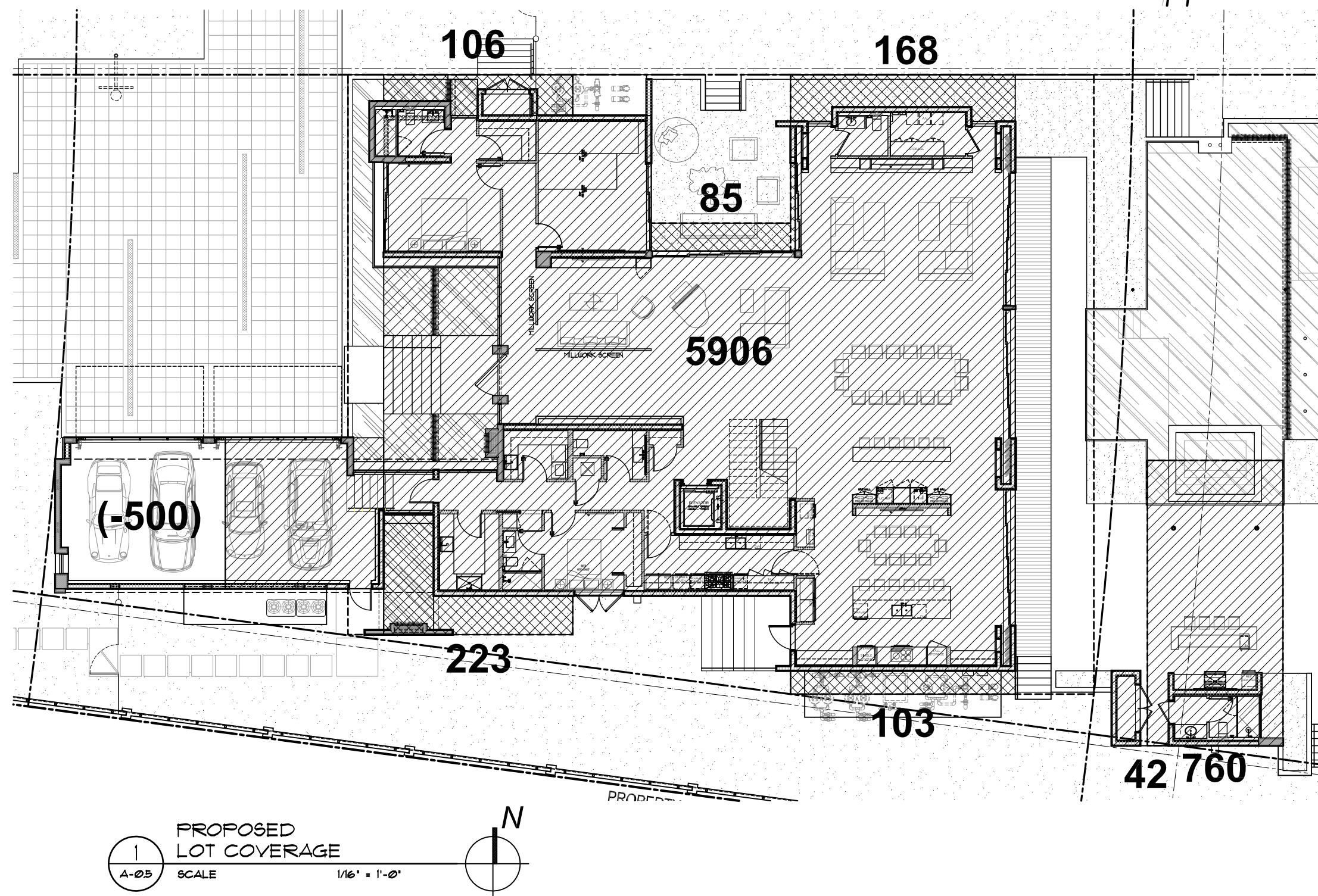
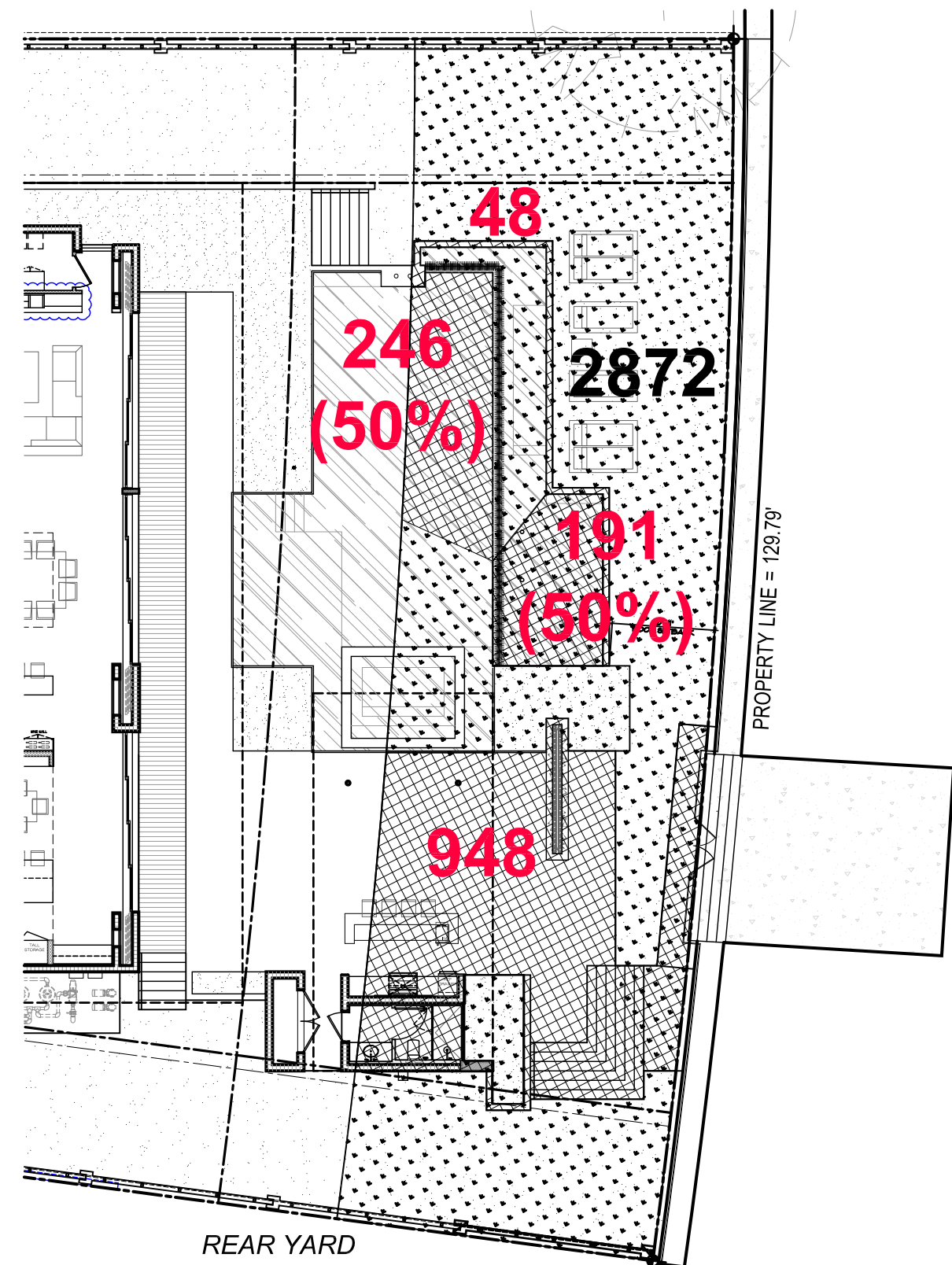
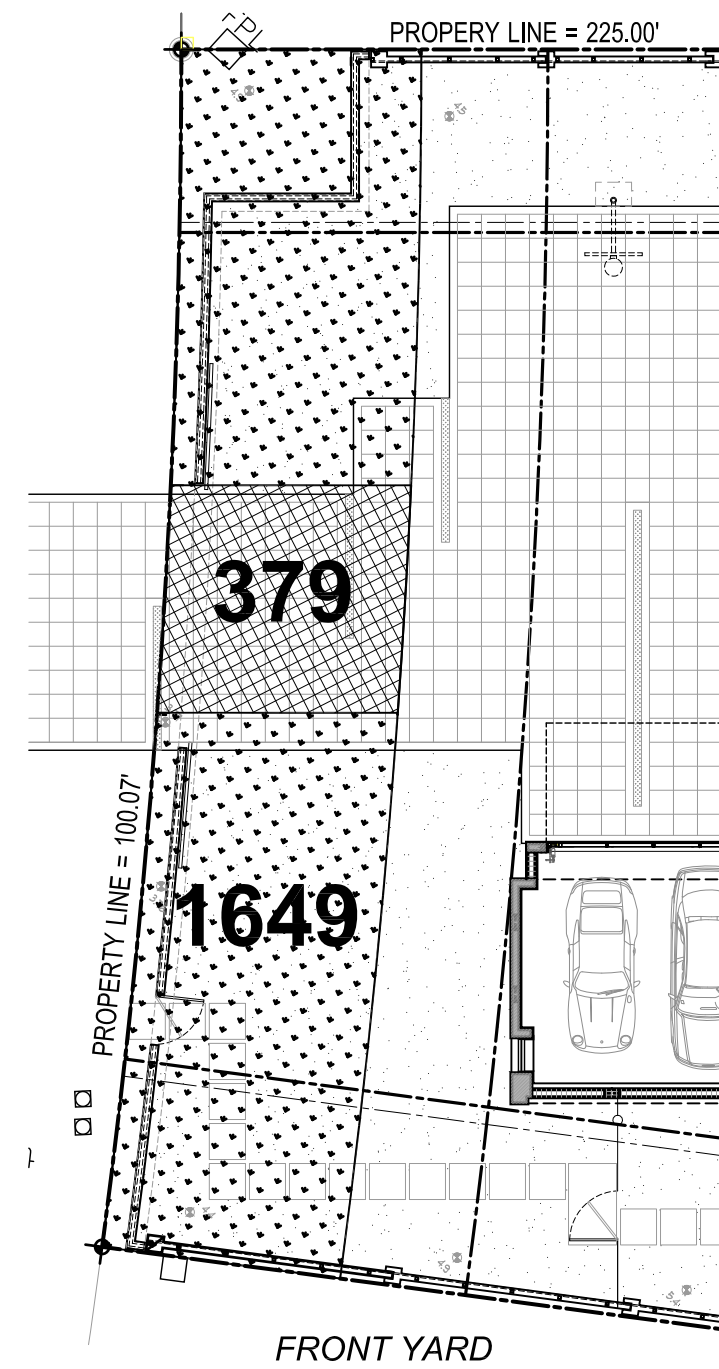
ROOF DECK CALCULATIONS		
TOTAL SECOND FLOOR AREA	6,159 S. F.	100%
TOTAL ROOF AREA	1,534 S. F.	24.9%

SITE DATA (LOT COVERAGE)		
EXISTING LOT SIZE:		
26,978 S. F. (100%)		
BLDG. LOT COVERAGE:		
MAIN HOUSE + GARAGE		
6,351 S. F.		
CABANA + STORAGE		
202 S. F.		
OVERHANGS		
600 S. F.		
TOTAL BLDG. LOT COVERAGE:		
7,153 SQ. FT. (28.7%)		

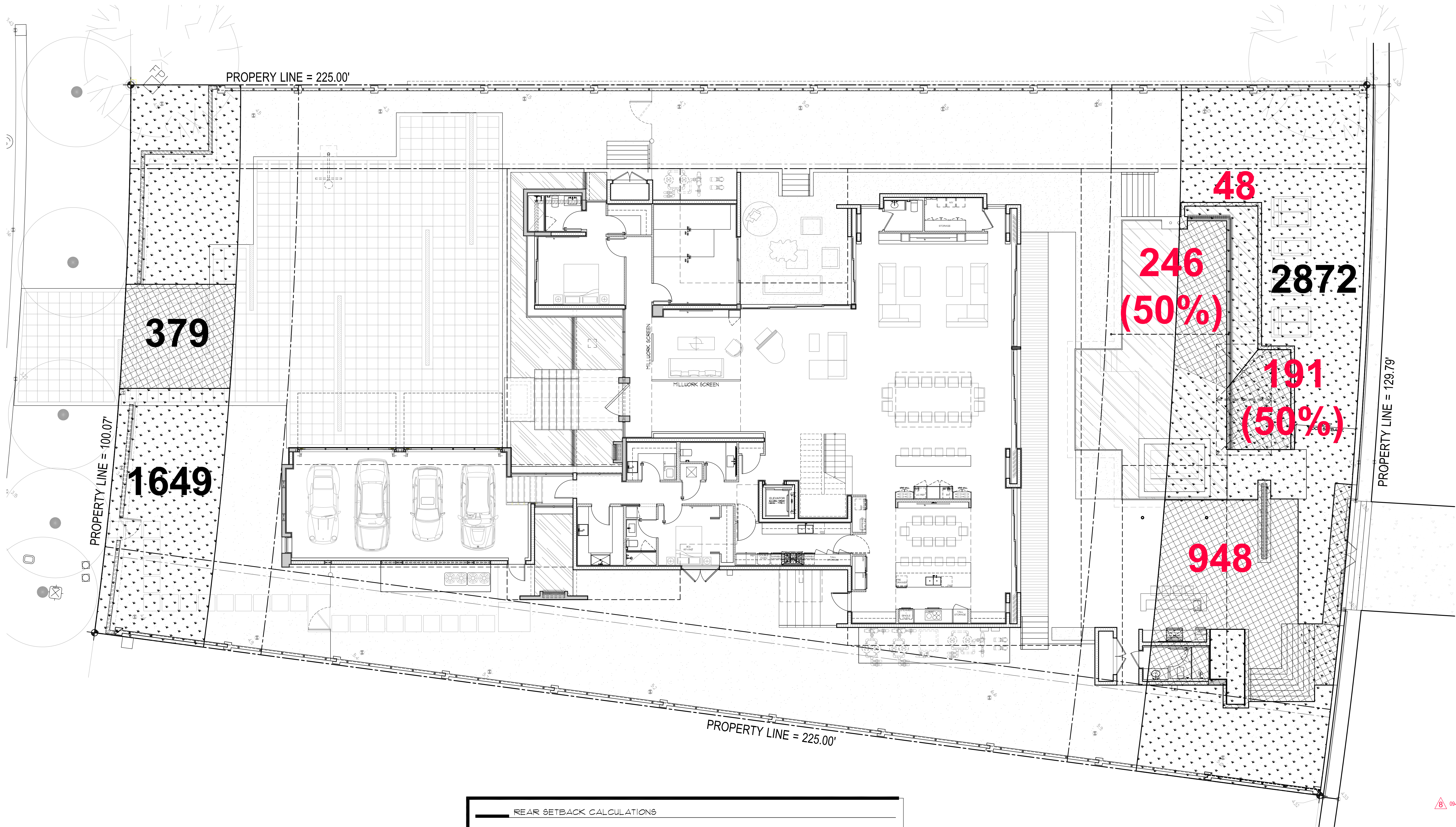
FRONT SETBACK CALCULATIONS		
AREA:	2,028 S. F.	100%
IMPERVIOUS AREA:	319 S. F.	
LANDSCAPE AREA:	1,649 S. F.	81.4%

REAR SETBACK CALCULATIONS (VARIANCE REQUEST)		
AREA:	4,305 S. F.	100%
IMPERVIOUS AREA:	1,433 S. F.	33.3%
LANDSCAPE AREA:	2,872 S. F.	66.7%

ZONING DATA		
REQUIRED / ALLOWED	PROVIDED	
CLASSIFICATION:	RS-2	
FLOOD ZONE:	AE	
MIN. FLOOD ELEVATION:	+8.00' NGVD (+1 FT)	+11.00 NGVD
EST. GRADE	+4.24' NGVD	+4.24' NGVD
ADJUSTED GRADE	+6.12' NGVD	+6.12' NGVD
MAX. LOT COVERAGE:	8,093 SQ. FT. (30%)	7,153 SQ. FT. (28.7%)
MAX. UNIT SIZE:	13,489 SQ. FT. (50%)	13,389 SQ. FT. (49.6%)
MAIN HOUSE		
MAX. BUILDING HEIGHT:	28'-0"	28'-0"
FRONT SETBACK:	20'-0"	30'-5"
FRONT SETBACK (2nd FLR):	30'-0"	67'-7"
REAR SETBACK:	33'-9"	69'-1"
SIDE SETBACKS:	28'-9" (MIN.)	31'-0" (15'-3"/15'-9")



- 03-28-2017 / B.D. COMMENTS
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- 09-09-2019 / VARIANCE REQUEST



REAR SETBACK CALCULATIONS			
TOTAL AREA:	4,305 S. F.	100%	
LANDSCAPE AREA REQUIRED:	3,014 S. F.	100%	
LANDSCAPE AREA PROPOSED:	2,812 S. F.	66.7%	(VARIANCE REQUESTED)
IMPERVIOUS AREA:	1,433 S. F.	33.3%	



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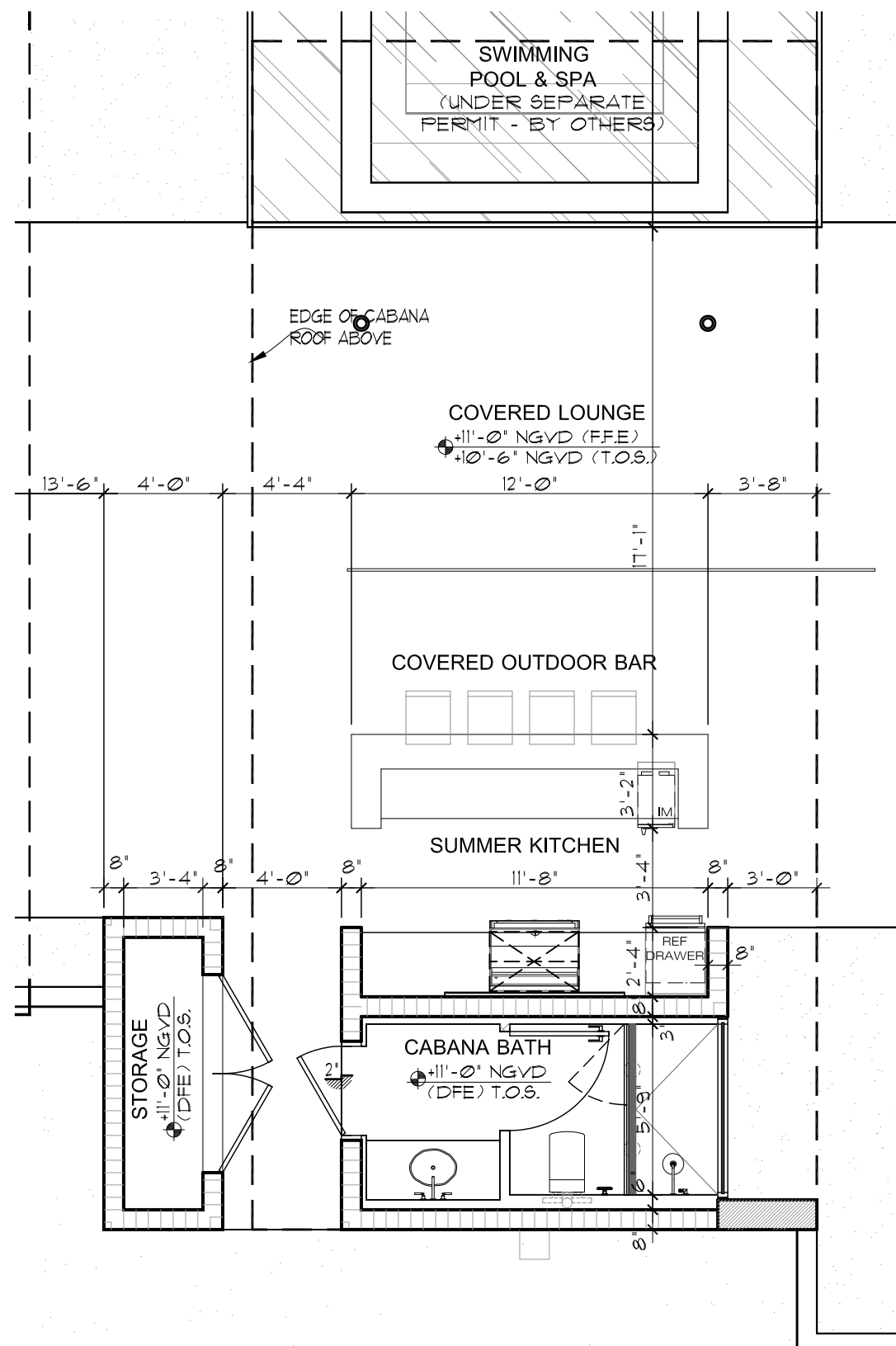
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12/23/2016

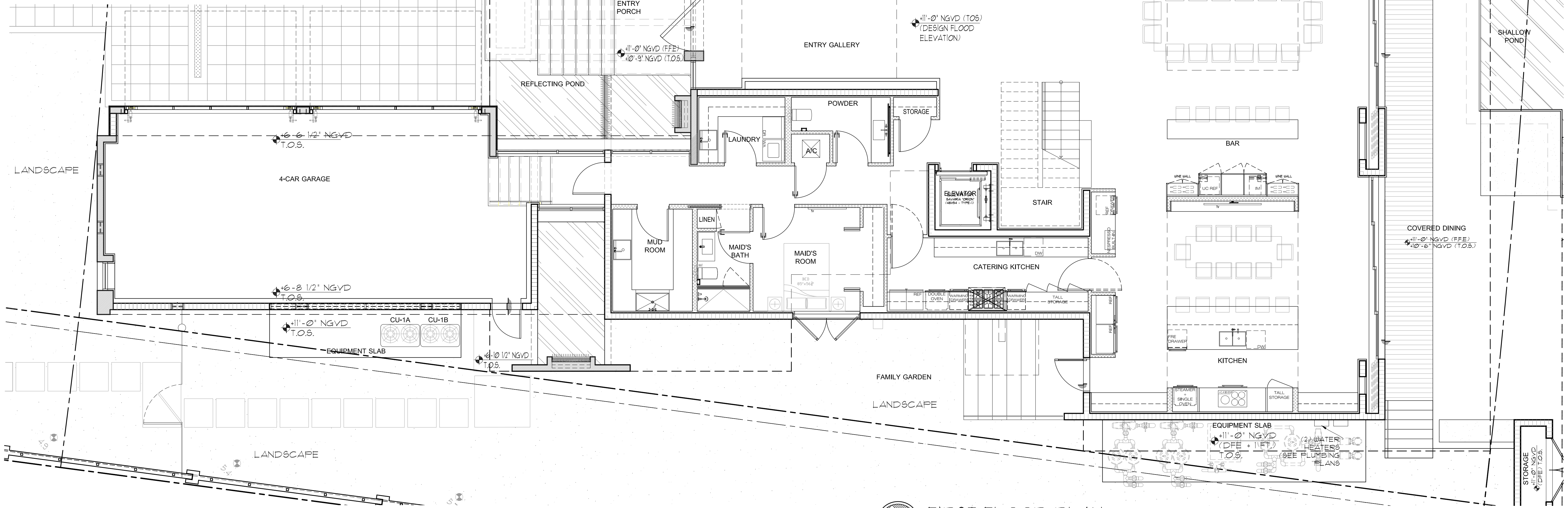
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A-0.5b
VARIANCE #2
REQUEST

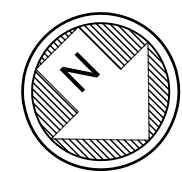
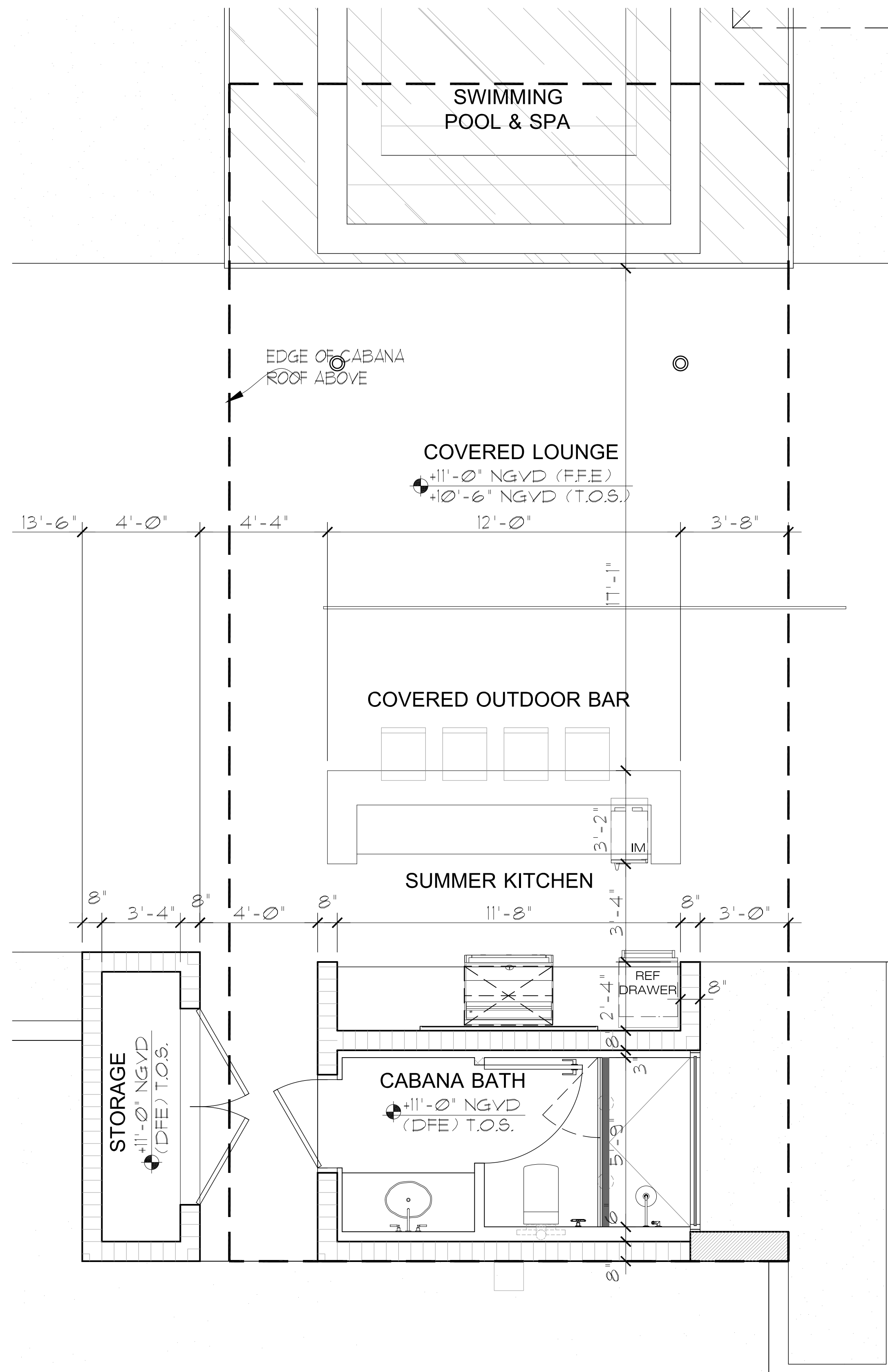


CABANA FLOOR PLAN
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

- 1 03-28-2016 / B.D. COMMENTS
 - 2 05-10-2017 / B.D. COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 7 05-25-2018 / BD COMMENTS
 - 8 10-10-2018 / ID UPDATE
 - 9 09-09-2019 / VARIANCE REQUEST
- sheet no.



CABANA FLOOR PLAN
SCALE: 3/8"=1'-0"

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1626

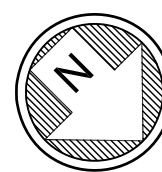
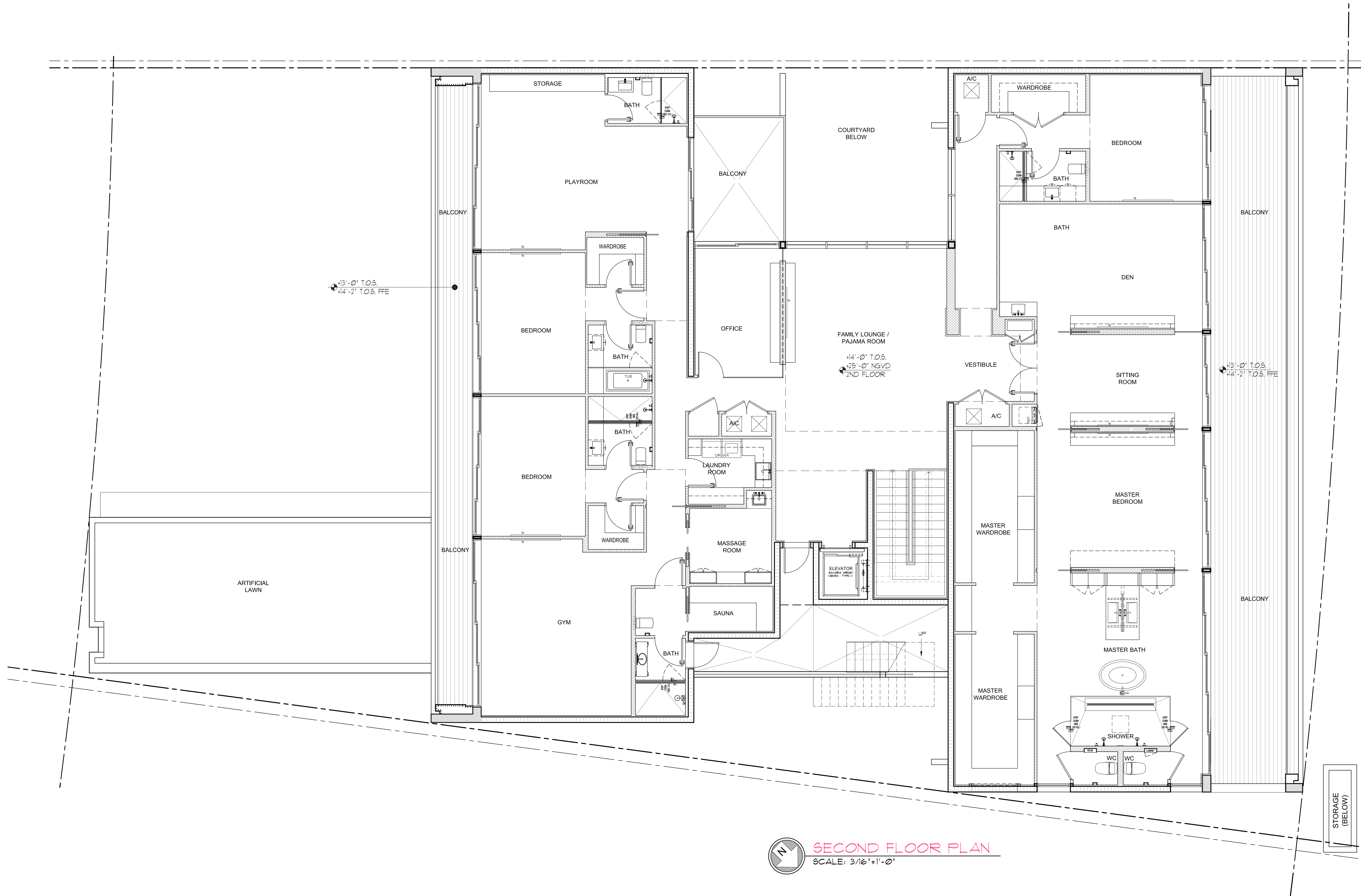
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12/23/2016

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- 1 03-28-2016 / B.D. COMMENTS
- 2 05-10-2017 / B.D. COMMENTS
- 4 04-20-2018 / DFE UPDATE +
- 7 05-25-2018 / BD COMMENTS
- 8 10-10-2018 / ID UPDATE
- 9 09-09-2019 / VARIANCE REQUEST

sheet no.

A-1.1a
CURRENT
PROPOSED & APPROVED



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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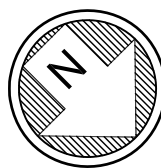
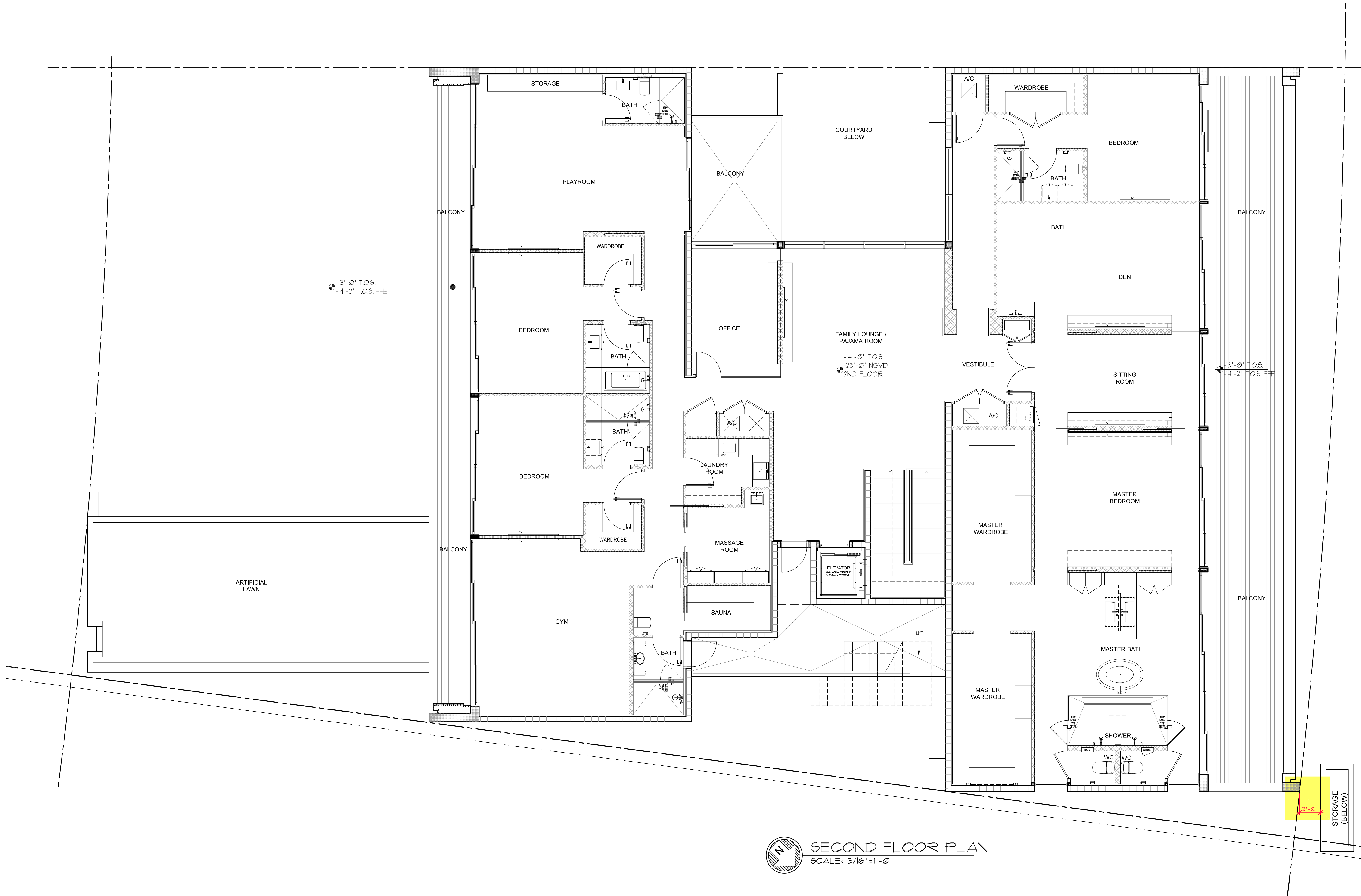
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12/23/2016

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- 03-28-2017 / B.D. COMMENTS
- 05-10-2017 / B.D. COMMENTS
- 04-20-2016 / DFE UPDATE +
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- 10-10-2016 / ID UPDATE
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A-1.2
CURRENT
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SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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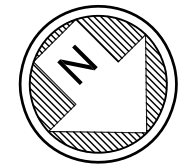
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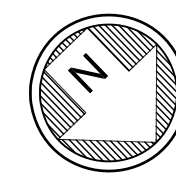
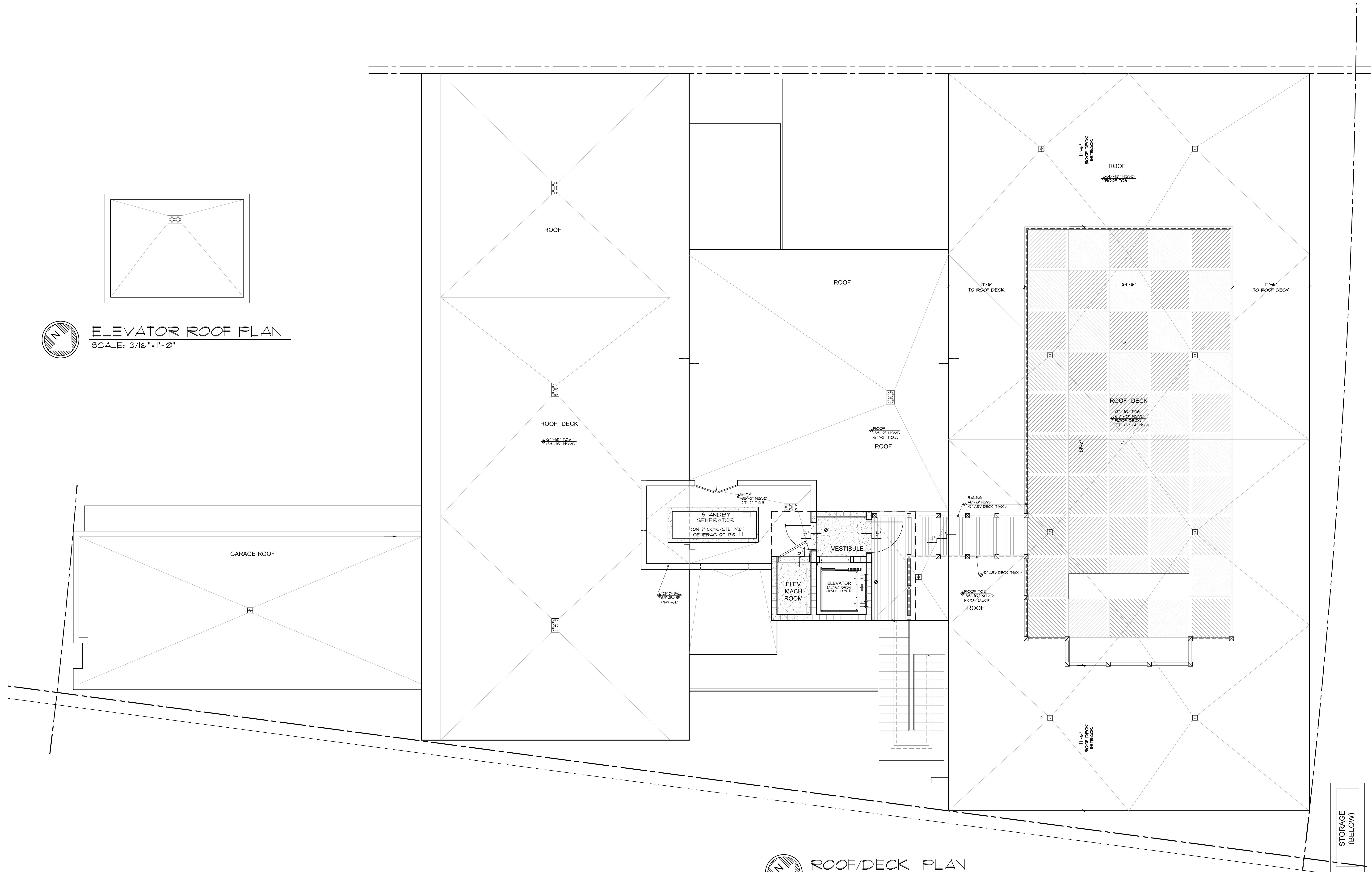
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- 2 05-10-2017 / B.D. COMMENTS
- 4 04-20-2016 / DFE UPDATE +
- 5 05-01-2018 / BD COMMENTS
- 8 10-10-2016 / ID UPDATE
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A-1.2a
VARIANCE #3
REQUEST



ELEVATOR ROOF PLAN
SCALE: 3/16"=1'-0"



ROOF/DECK PLAN
SCALE: 3/16"=1'-0"

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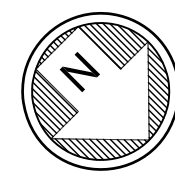
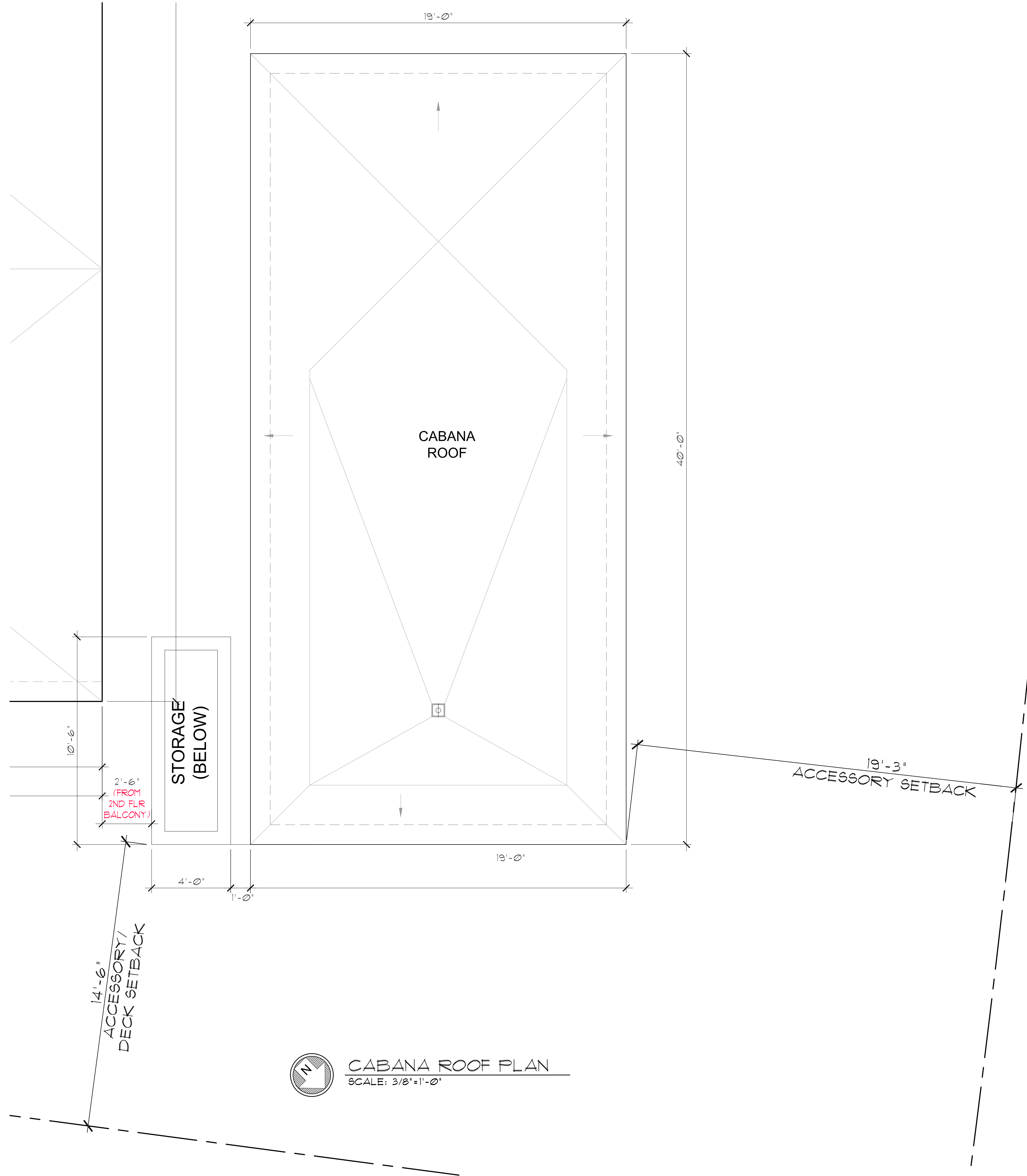
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- 2 05-10-2017 / B.D. COMMENTS
- 3 06-01-2017 / B.D. COMMENTS
- 4 04-20-2018 / DFE UPDATE +
- 5 05-01-2018 / BD COMMENTS
- 6 06-20-2019 / ROOF UPDATE
- 7 09-09-2019 / VARIANCE REQUEST

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A-1.3
CURRENT
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CABANA ROOF PLAN
SCALE: 3/8"=1'-0"

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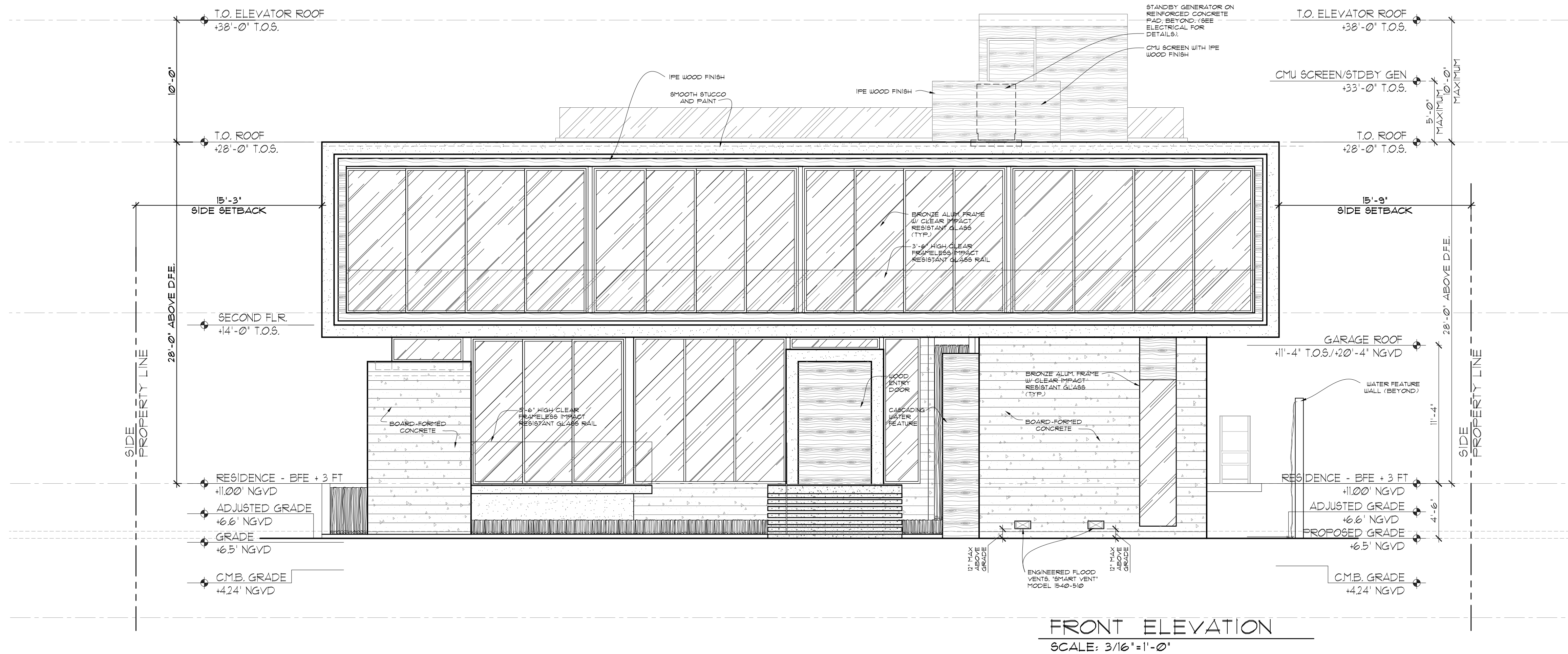
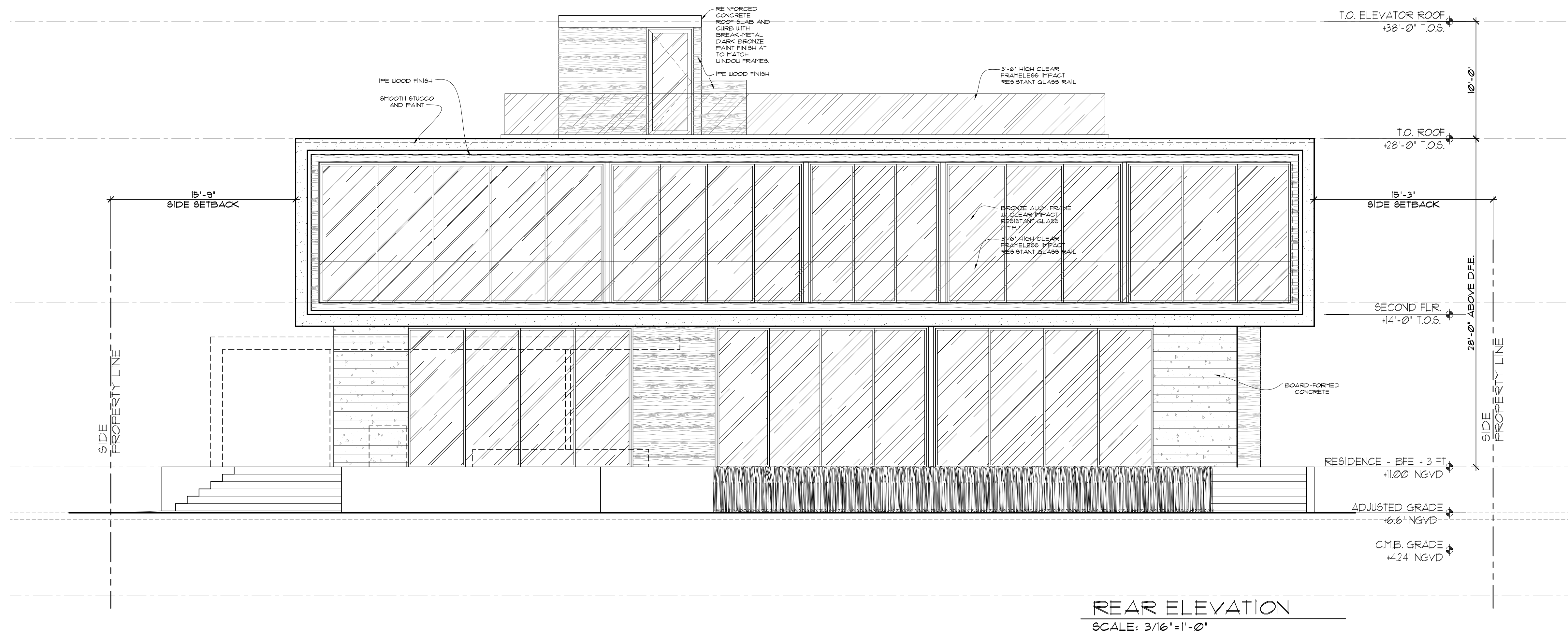
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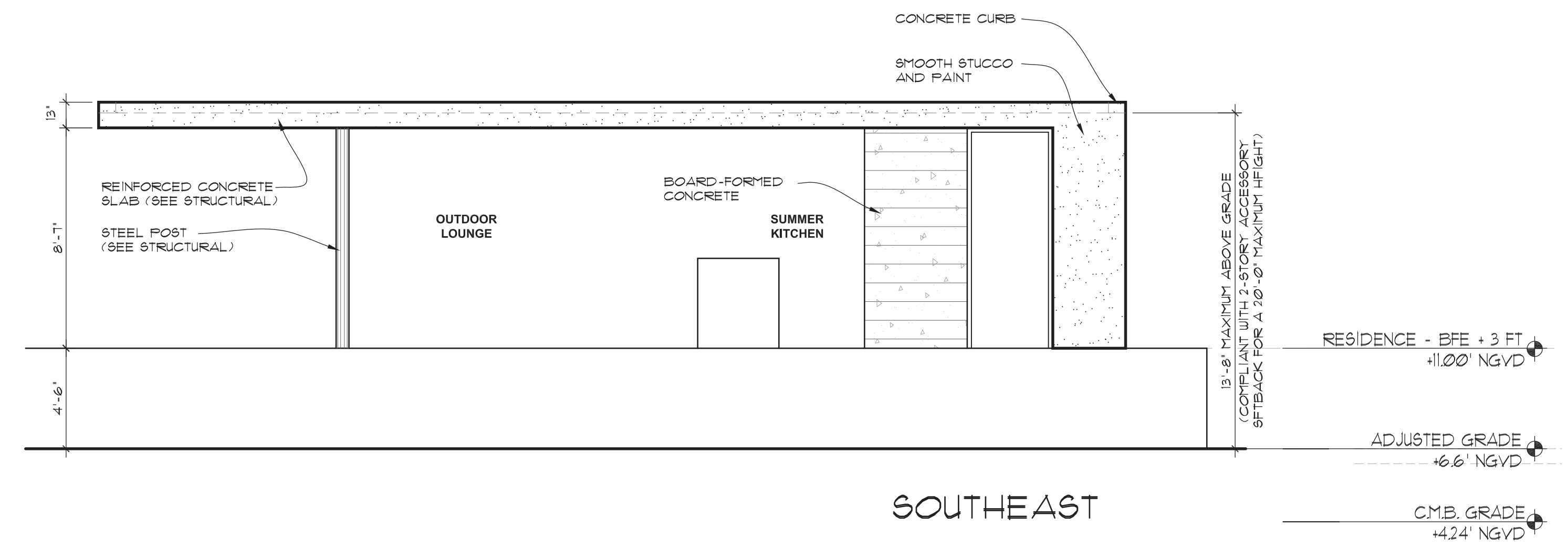
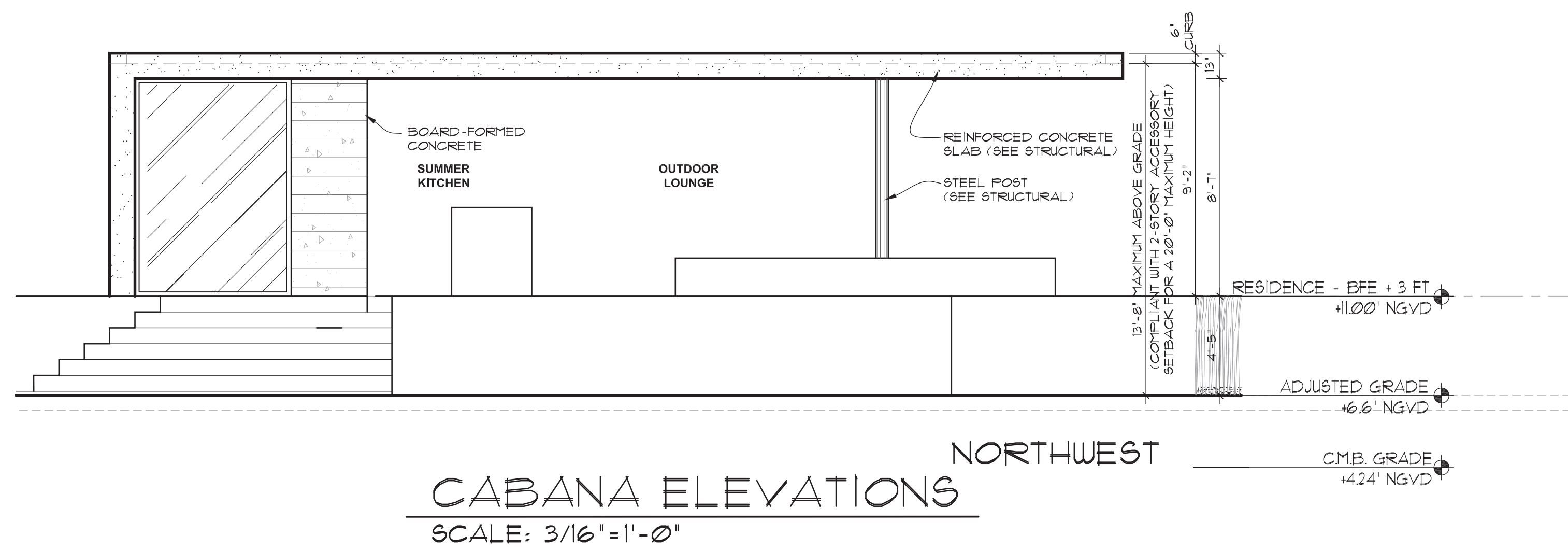
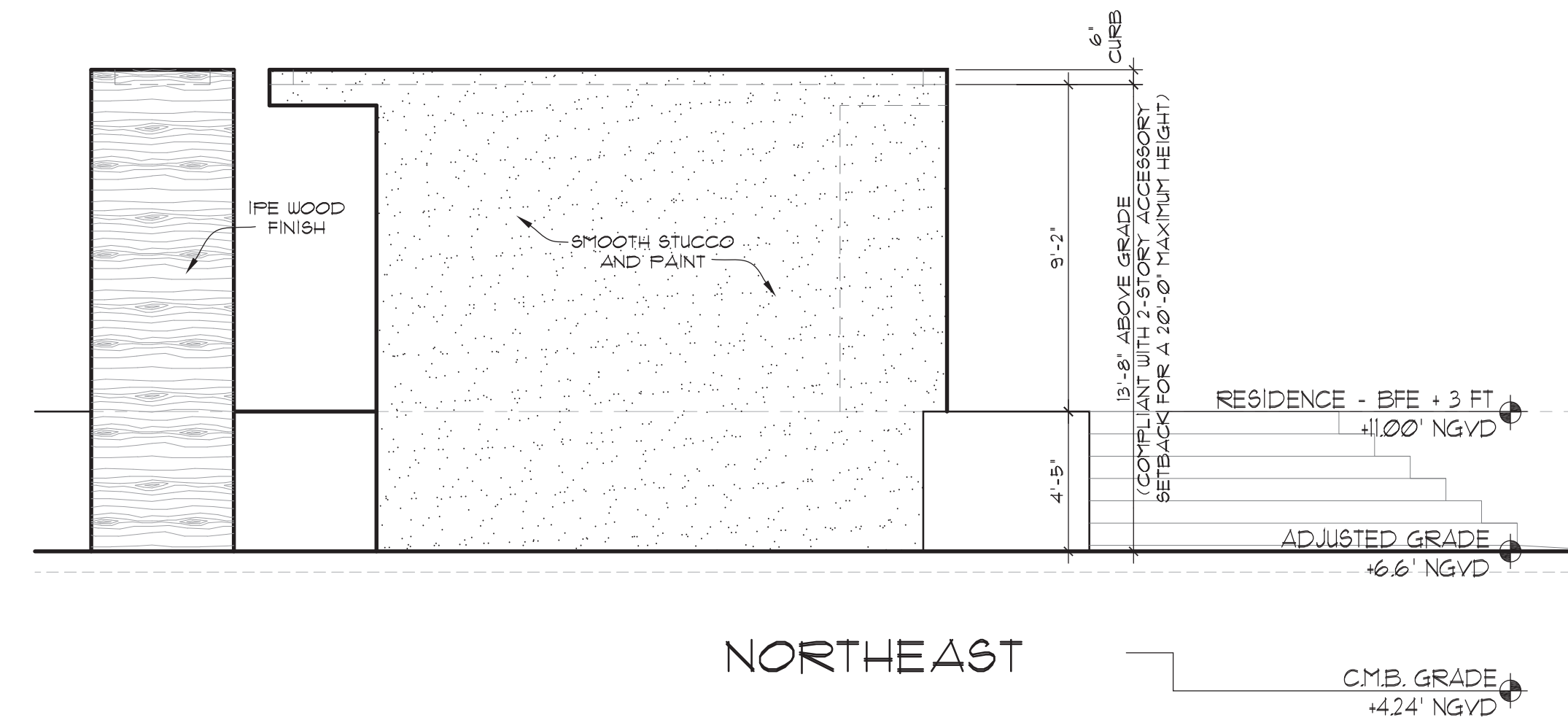
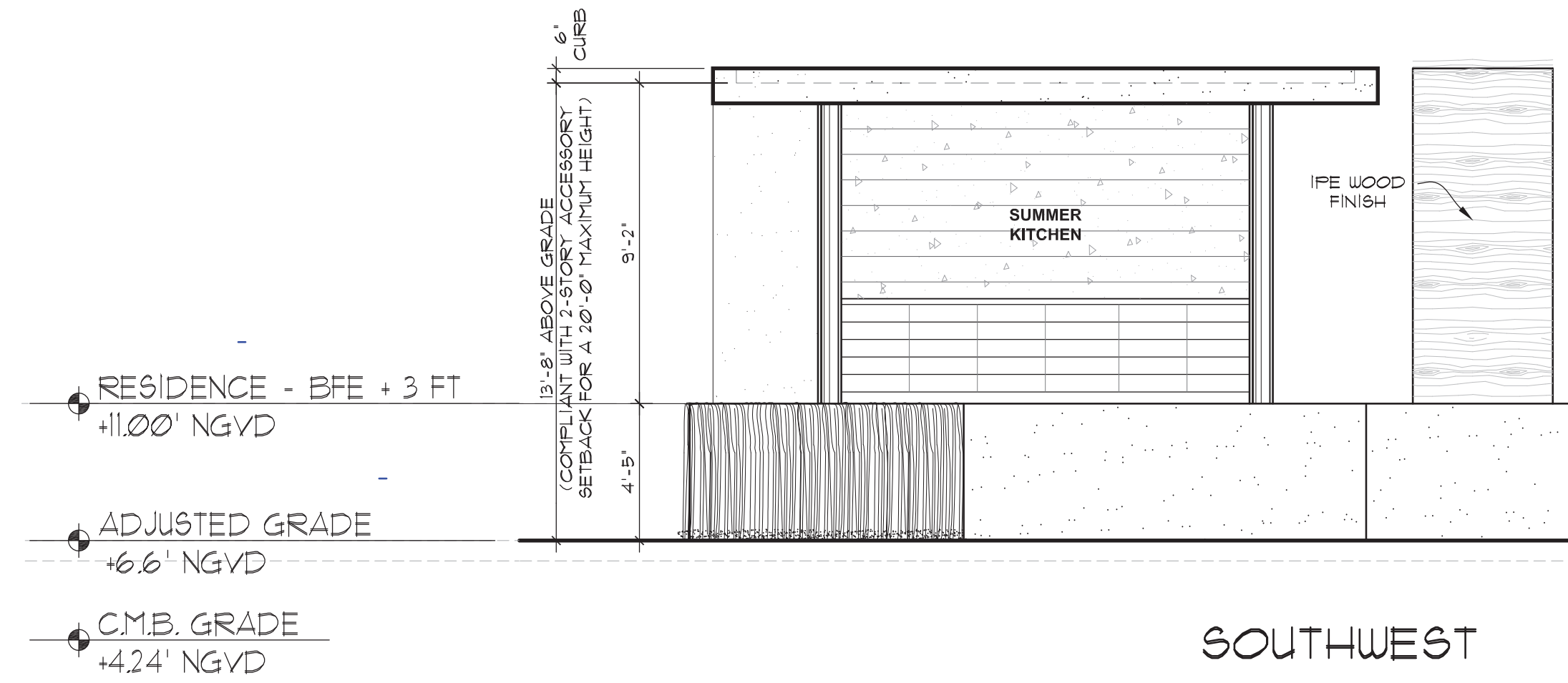
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- 1 03-28-2017 / B.D. COMMENTS
 - 2 05-10-2017 / B.D. COMMENTS
 - 3 06-01-2017 / B.D. COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 5 05-01-2018 / BD COMMENTS
 - 6 06-20-2019 / ROOF UPDATE
 - 7 09-09-2019 / VARIANCE REQUEST

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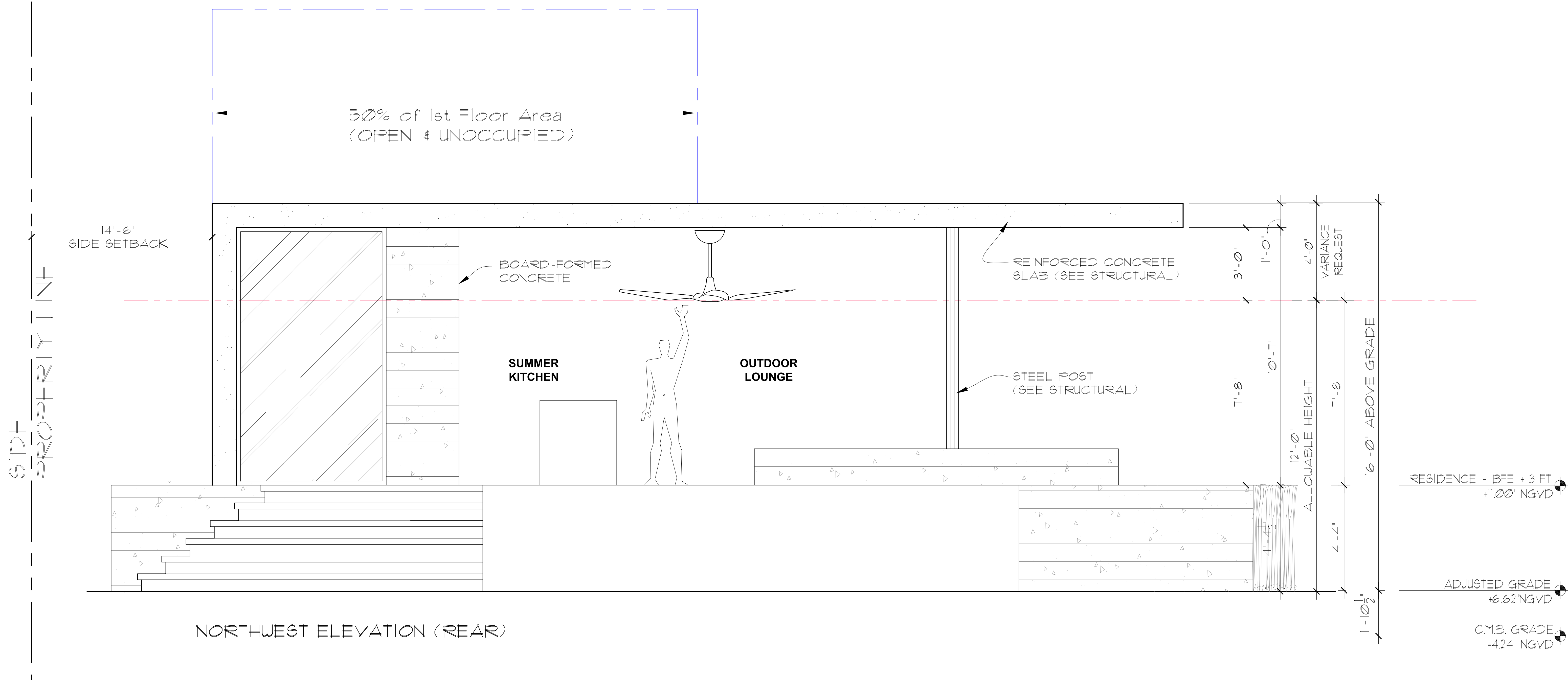
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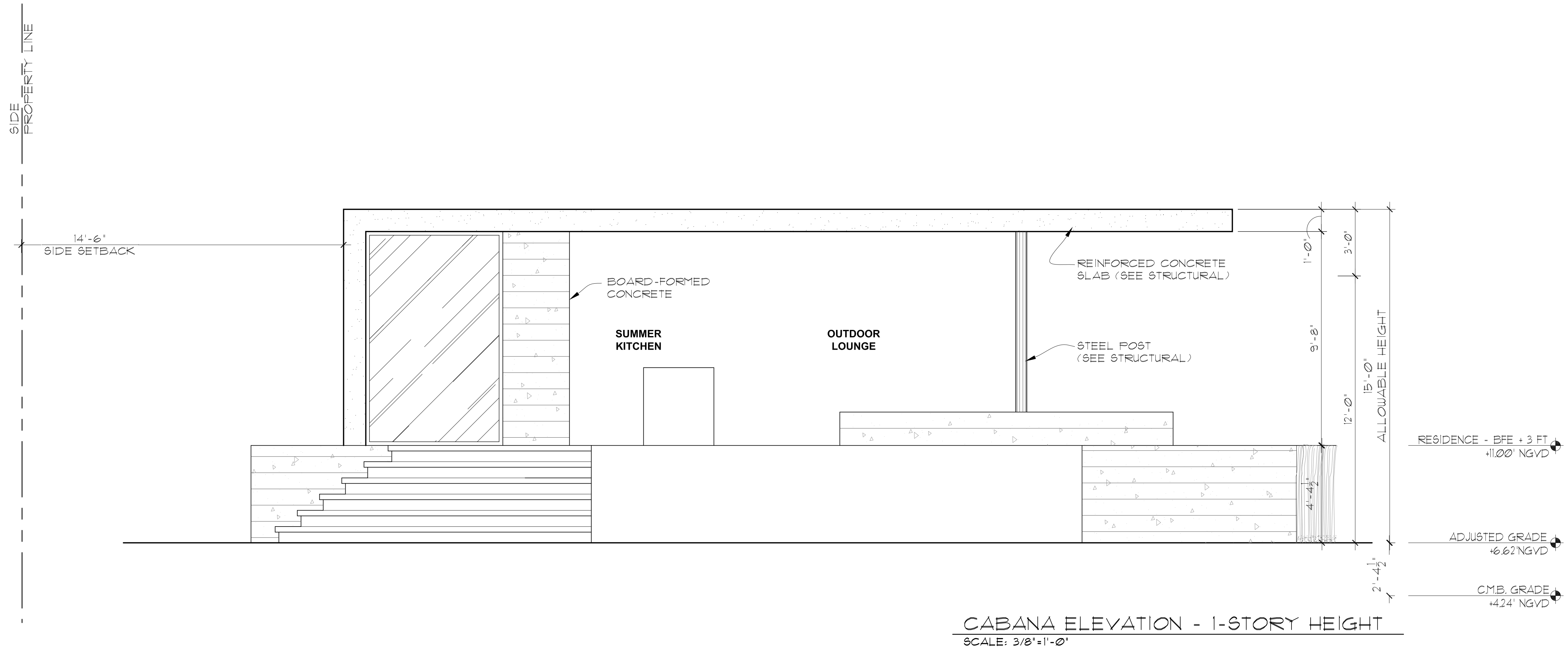
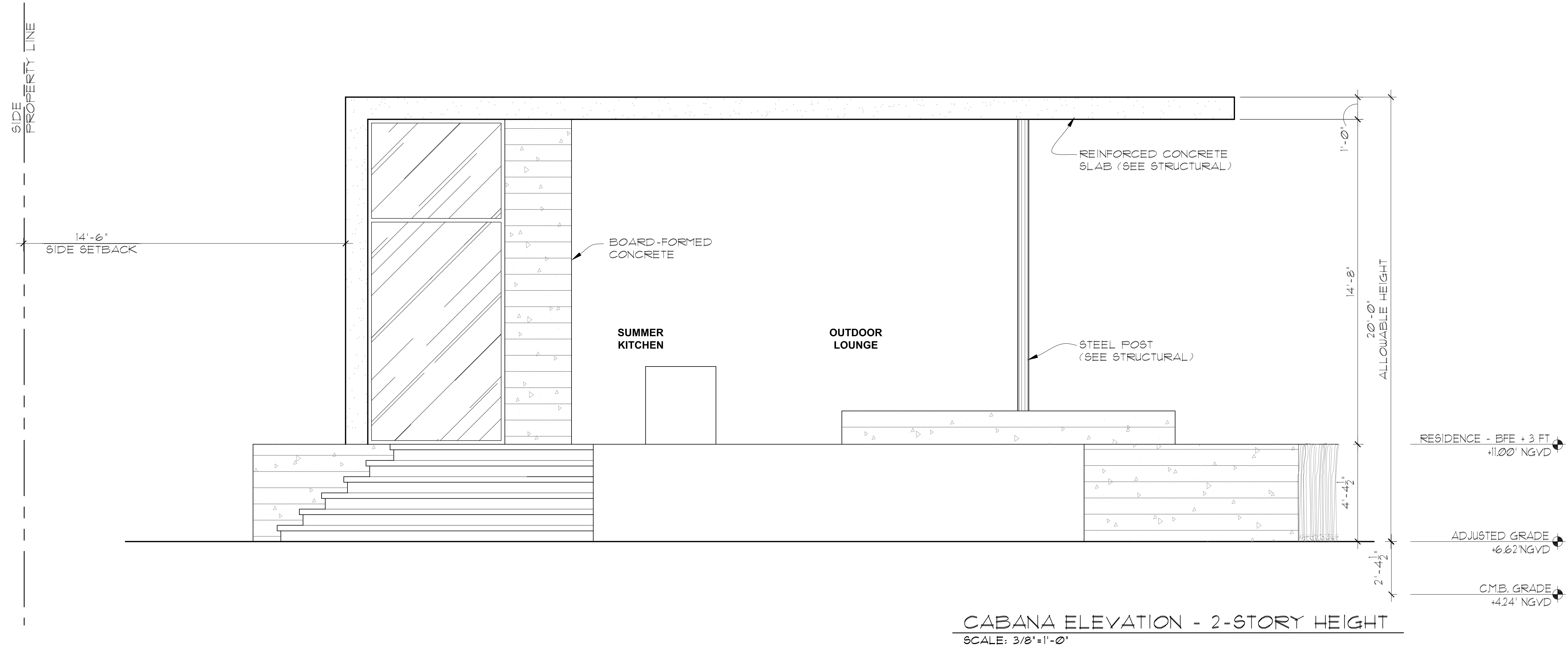


- 03-28-2016 / B.D. COMMENTS
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- 05-01-2018 / BD COMMENTS
- 05-16-2018 / BD COMMENTS
- 09-09-2019 / VARIANCE REQUEST







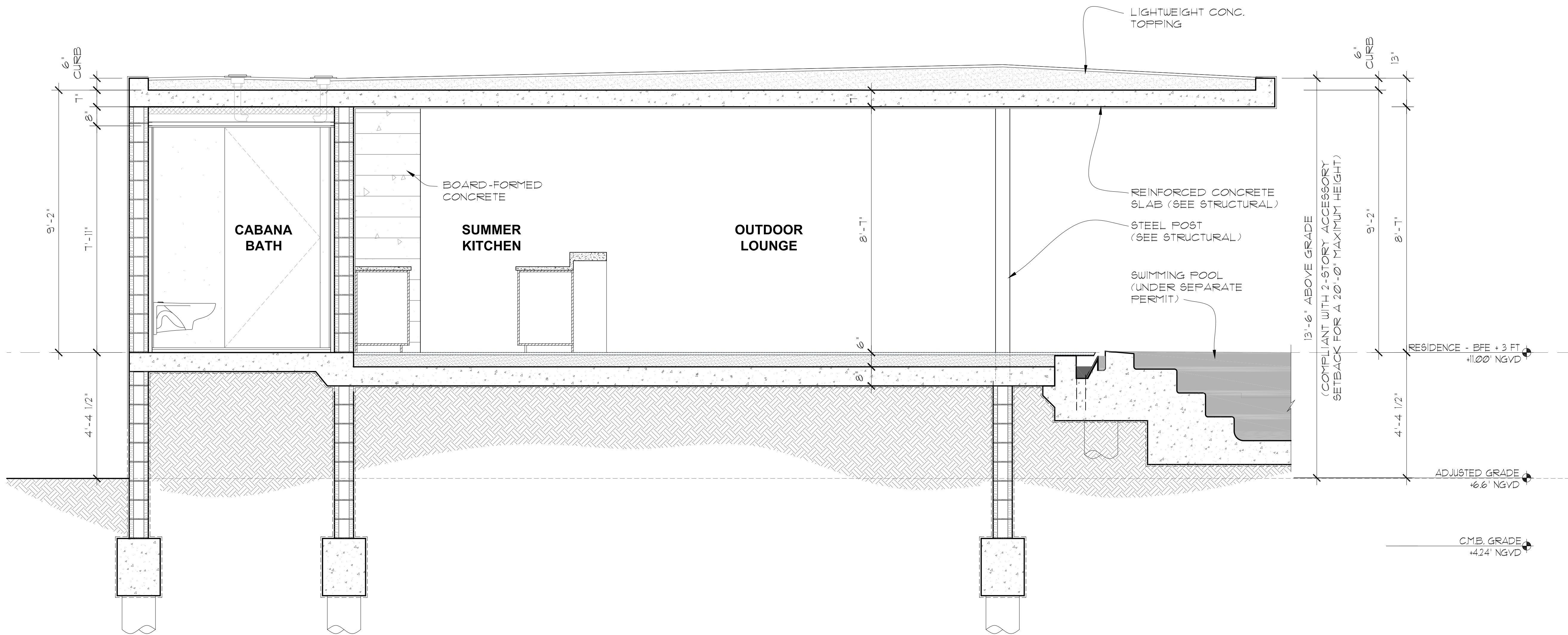




CABANA HEIGHT DIAGRAM ELEVATION
SCALE: NTS



CABANA HEIGHT ISOMETRIC
SCALE: 1/2"=1'-0"



SECTION H-H
SCALE: 1/2"=1'-0"

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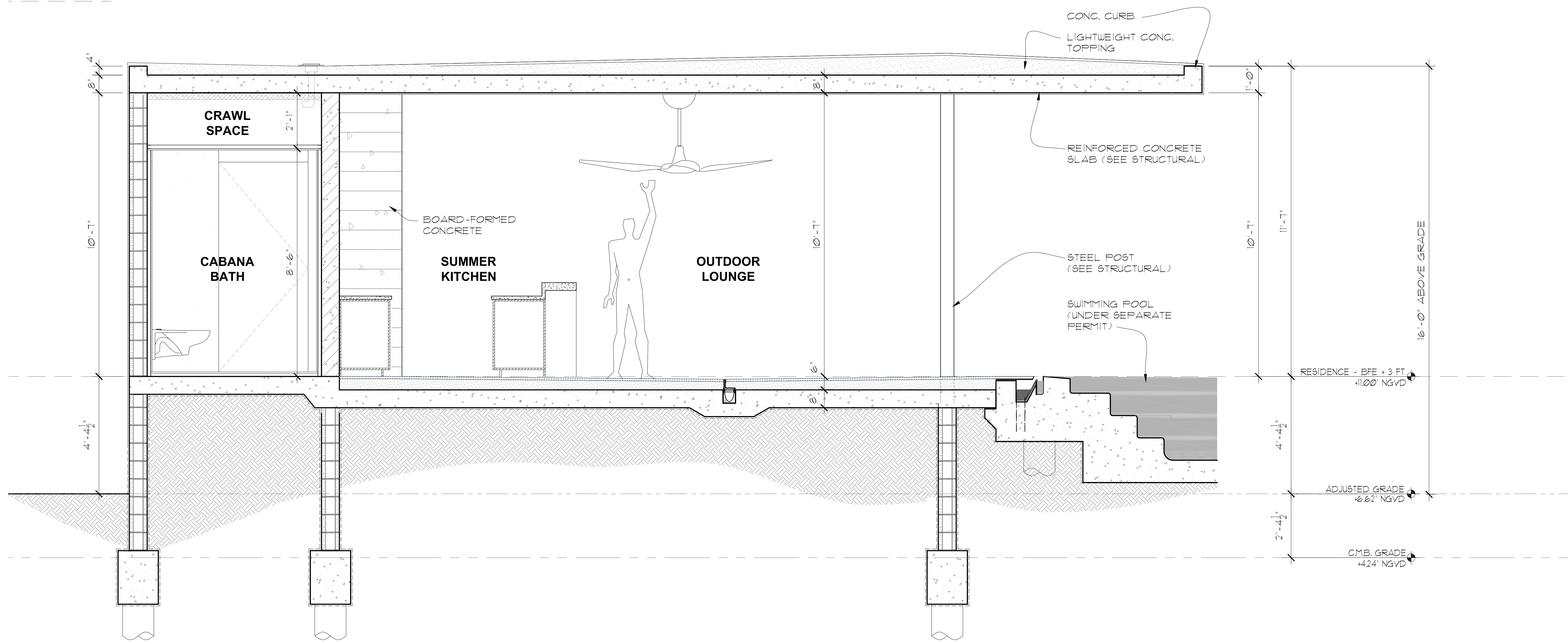
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- 4 04-20-2018 / DFE UPDATE +
- 5 05-01-2018 / BD COMMENTS
- 6 05-01-2018 / BD COMMENTS

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A-4.3
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SECTION H-H
SCALE: 1/2"=1'-0"



FRONT RENDERING

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REAR RENDERING

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FRONT VIEW



STREET VIEW



EAST SIDE YARD VIEW



WEST SIDE YARD VIEW



REAR DECK VIEW

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VIEW TO STORAGE



VIEW TO STORAGE



VIEW TO CABANA FROM SIDE YARD



PANORAMIC POOL & POOL DECK VIEW



VIEW POOL & POOL DECK



REAR AERIAL VIEW

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PROPOSED CABANA VIEW 1

SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
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PROPOSED CABANA VIEW 2

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PROPOSED CABANA VIEW 3

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A-7.3