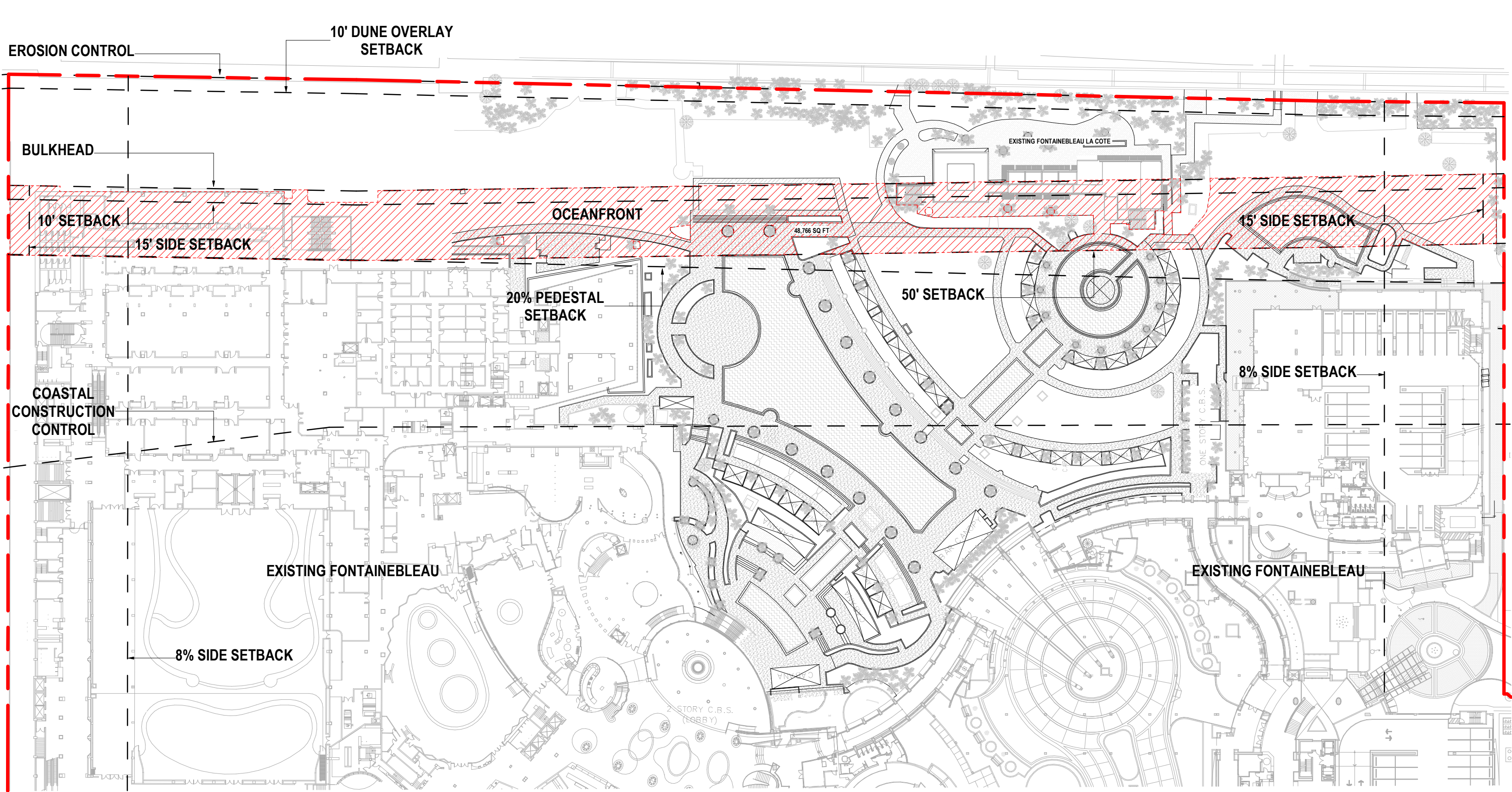


- - - PROPERTY LINE
 DUNE ENCROACHMENT

DUNE OVERLAY, TOTAL AREA: 73,537 SF
DUNE OVERLAY MIN OPEN SPACE: 80% (58,829 SF)
EXISTING DUNE OVERLAY ENCROACHMENT: 60.7% (44,639 SF)
EXISTING DUNE OVERLAY OPEN SPACE: 39.3% (28,898 SF)

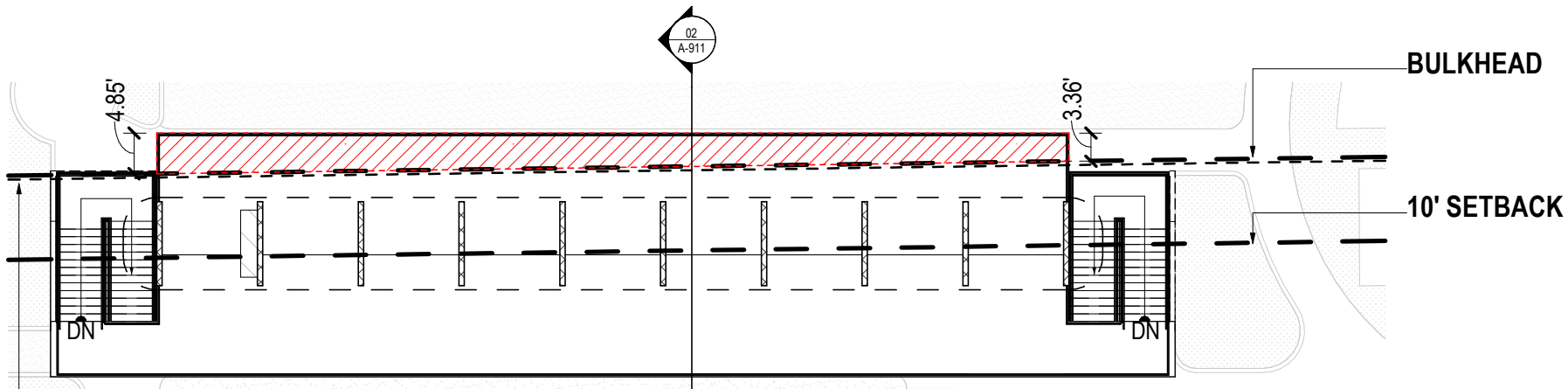
01 EXISTING DUNE PRESERVATION ENCROACHMENT
 SCALE: 1/64" = 1'-0"



--- PROPERTY LINE
 [Hatched Box] OCEANFRONT ENCROACHMENT

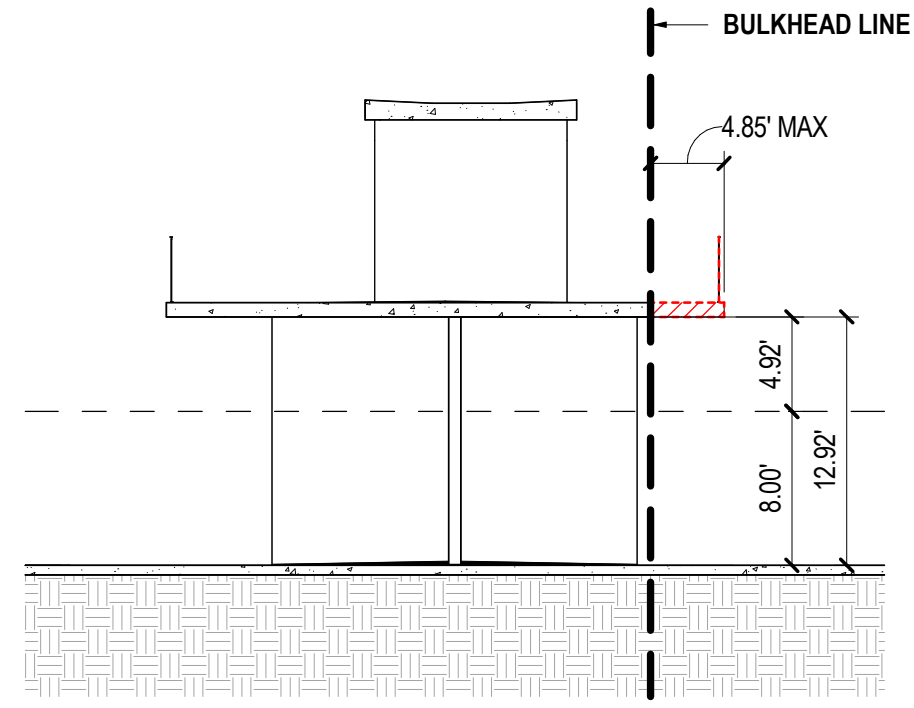
OCEANFRONT OVERLAY, TOTAL AREA: 53,707 SF
 OCEANFRONT OVERLAY MIN OPEN SPACE: 50% (26,854 SF)
 EXISTING OCEANFRONT OVERLAY ENCROACHMENT: 90.8% (48,766 SF)
 EXISTING OCEANFRONT OVERLAY OPEN SPACE: 9.2% (4,941 SF)

01 EXISTING OCEANFRONT OVERLAY ENCROACHMENT
 SCALE: 1/64" = 1'-0"



0.00' SETBACK
CABANA STRUCTURE

01 FLOOR PLAN - CABANA C LEVEL 02.
SCALE: 1" = 20'-0"



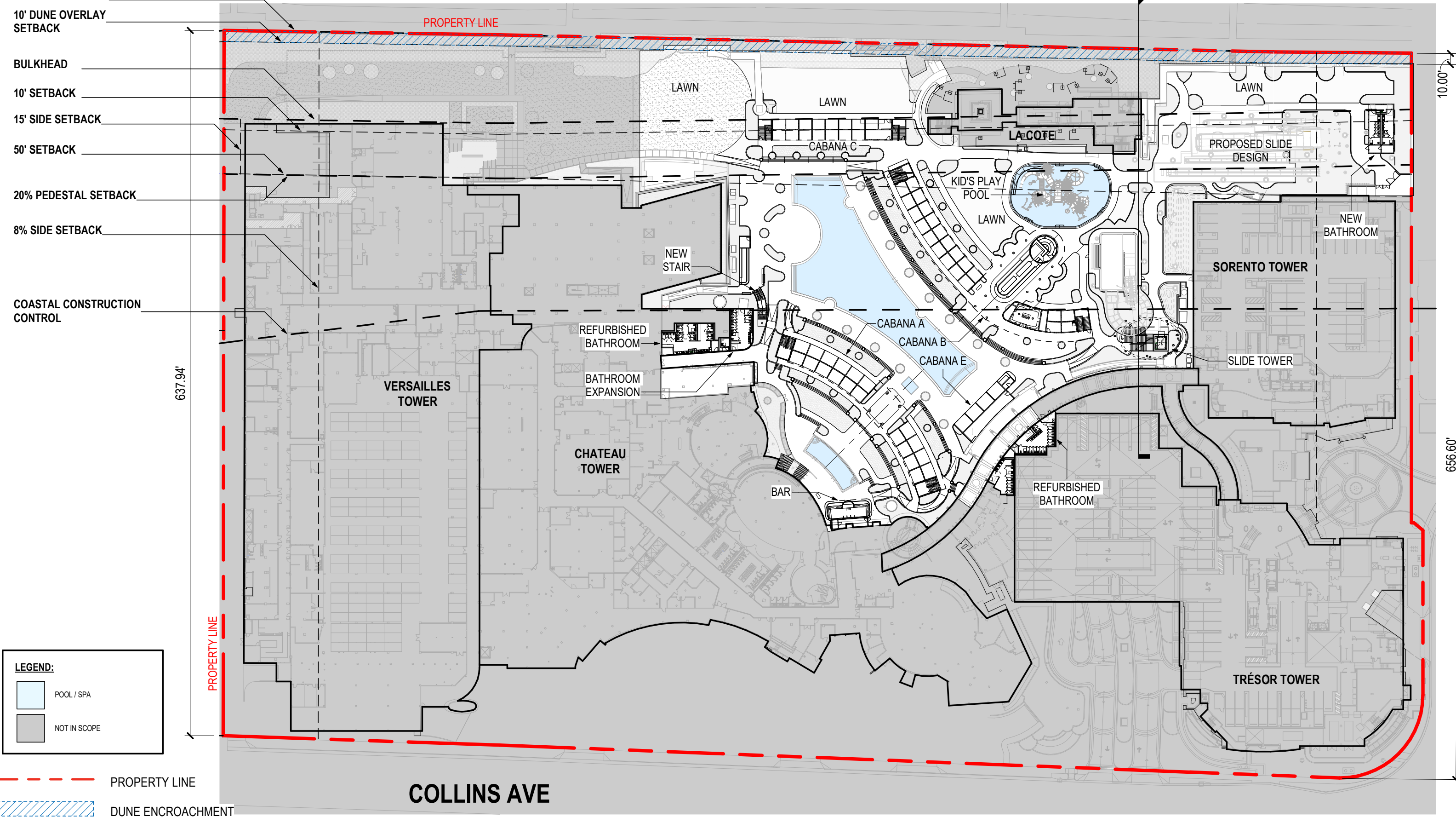
02 CABANA C - SECTION DIAGRAM
SCALE: 1" = 10'-0"

- PROPERTY LINE
- ▨ ENCROACHMENT

REAR LOT LINE LENGTH: 1,074.73'

01
A-701

- EROSION CONTROL
- 10' DUNE OVERLAY SETBACK
- BULKHEAD
- 10' SETBACK
- 15' SIDE SETBACK
- 50' SETBACK
- 20% PEDESTAL SETBACK
- 8% SIDE SETBACK
- COASTAL CONSTRUCTION CONTROL



LEGEND:

- POOL / SPA
- NOT IN SCOPE

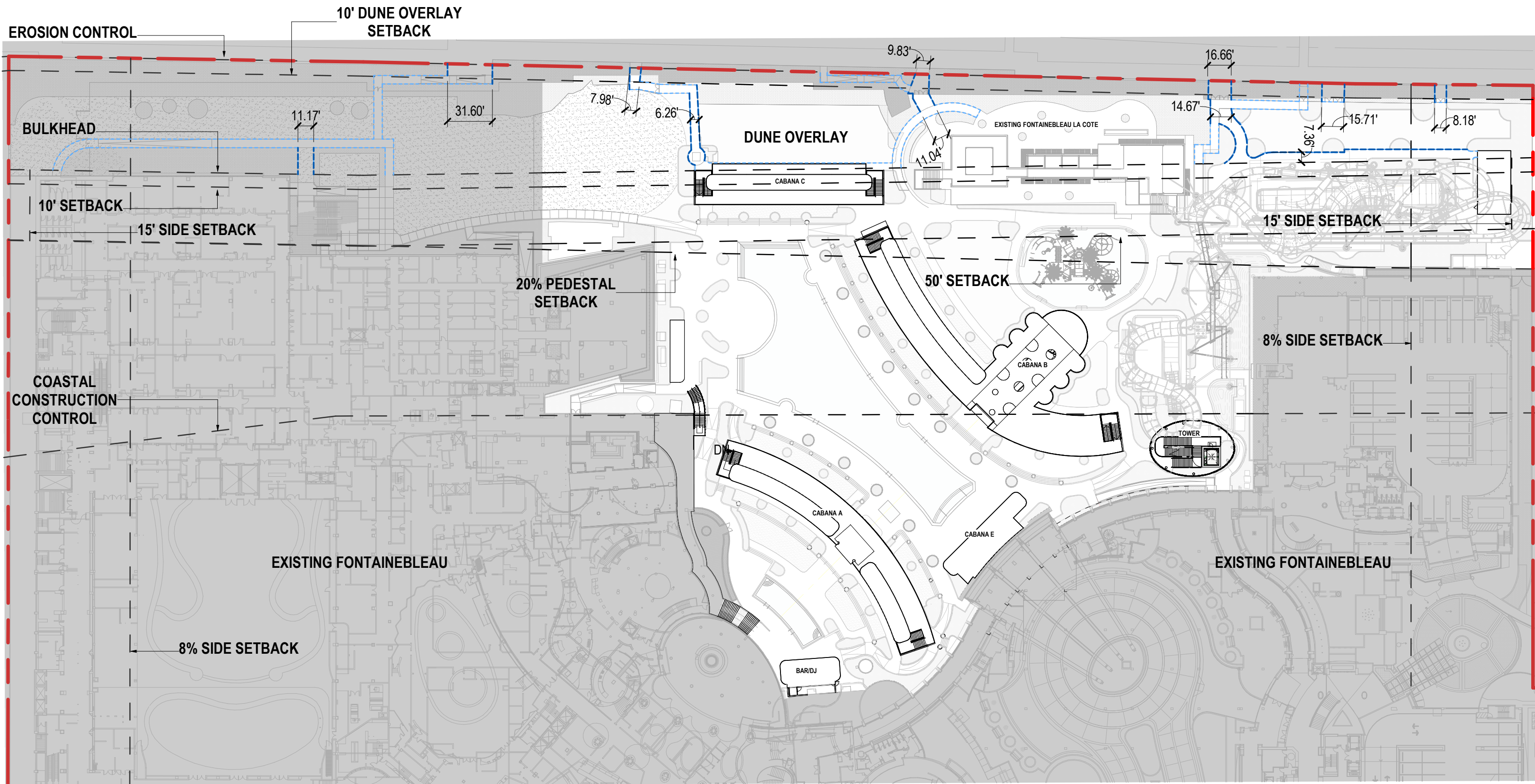
- PROPERTY LINE
- DUNE ENCROACHMENT

01 COMPLIANCE - EROSION CONTROL 10' SETBACK
SCALE: 1" = 80'-0"



Digitally signed by Jorge A Pemas
DN: CN=Jorge A Pemas,
o=Qualifiers-2014100200001962564EF, ou=Jorge A Pemas,
ou=ARTHUR GENSLER JR. AND ASSOCIATES, INC., c=US
Date: 2025.09.05 15:49:52-0400

REFERENCE SECTION 7.3.1.1(c)(2)
VARIANCE #2 DIAGRAM - EROSION CONTROL 10' SETBACK



- - - - - PROPERTY LINE
- - - - - WALKWAYS ON DUNE OVERLAY
- - - - - WALKWAYS OVER 6.00' WIDE

NOTE: EXISTING WALKWAY MATERIAL IS NOT FULLY MADE OF WOOD

01 VARIANCE - WALKWAYS ON DUNE OVERLAY
SCALE: 1/64" = 1'-0"