

EROSION CONTROL
10' DUNE OVERLAY
SETBACK

BULKHEAD

10' SETBACK

50' SETBACK

20% PEDESTAL
SETBACK

COASTAL
CONSTRUCTION
CONTROL LINE

EXISTING FONTAINEBLEAU
LA COTE

8% SIDE SETBACK
(SECTION 7.2.6.3)

85.98'
(8% OF LOT WIDTH)
NEW BATHROOM
BUILDING

PROPOSED SLIDE ZONE

EXISTING FONTAINEBLEAU

TOWER

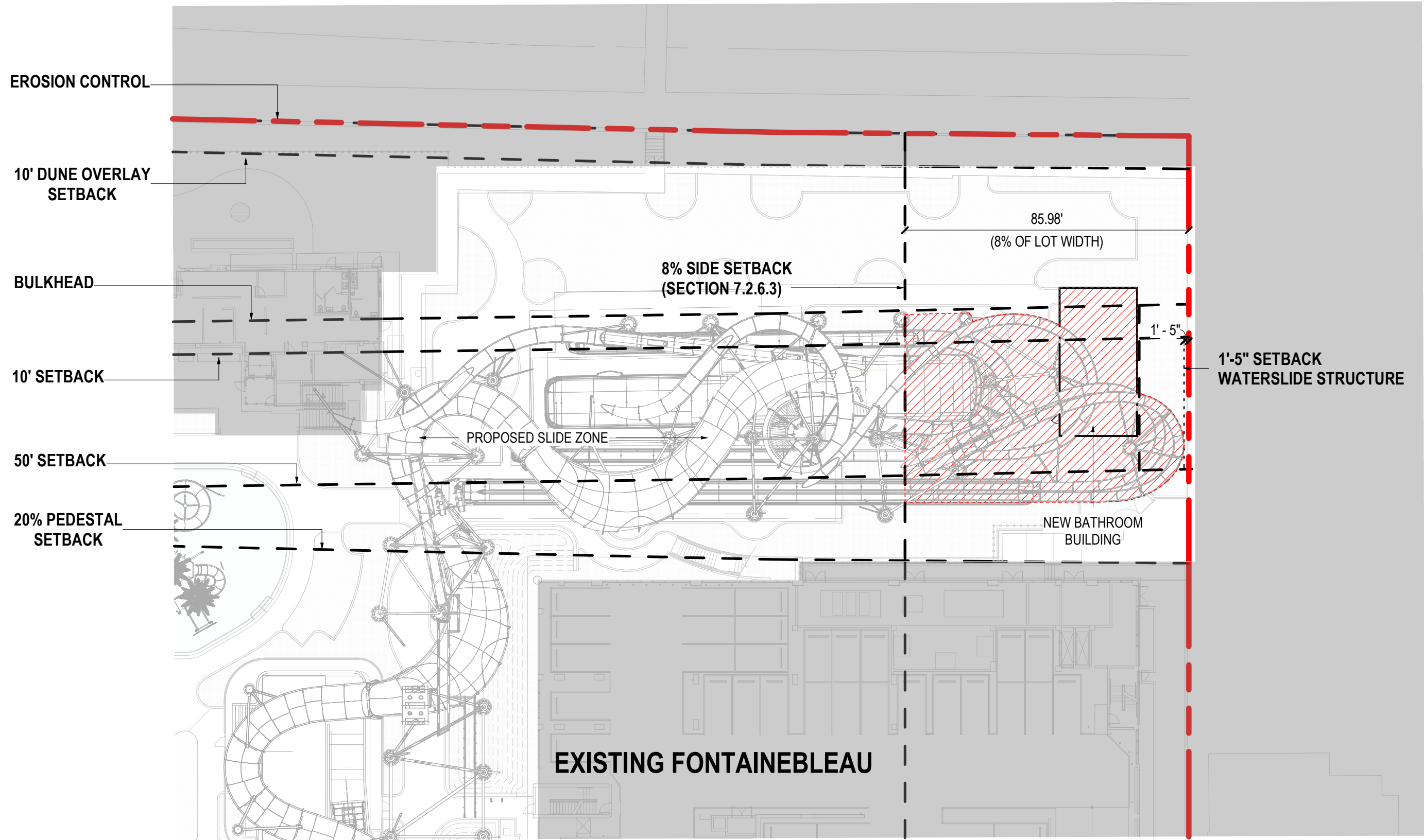
PROPERTY LINE


ENCROACHMENT

01 VARIANCE - REAR PEDESTAL 20% SETBACK
SCALE: 1" = 30'-0"

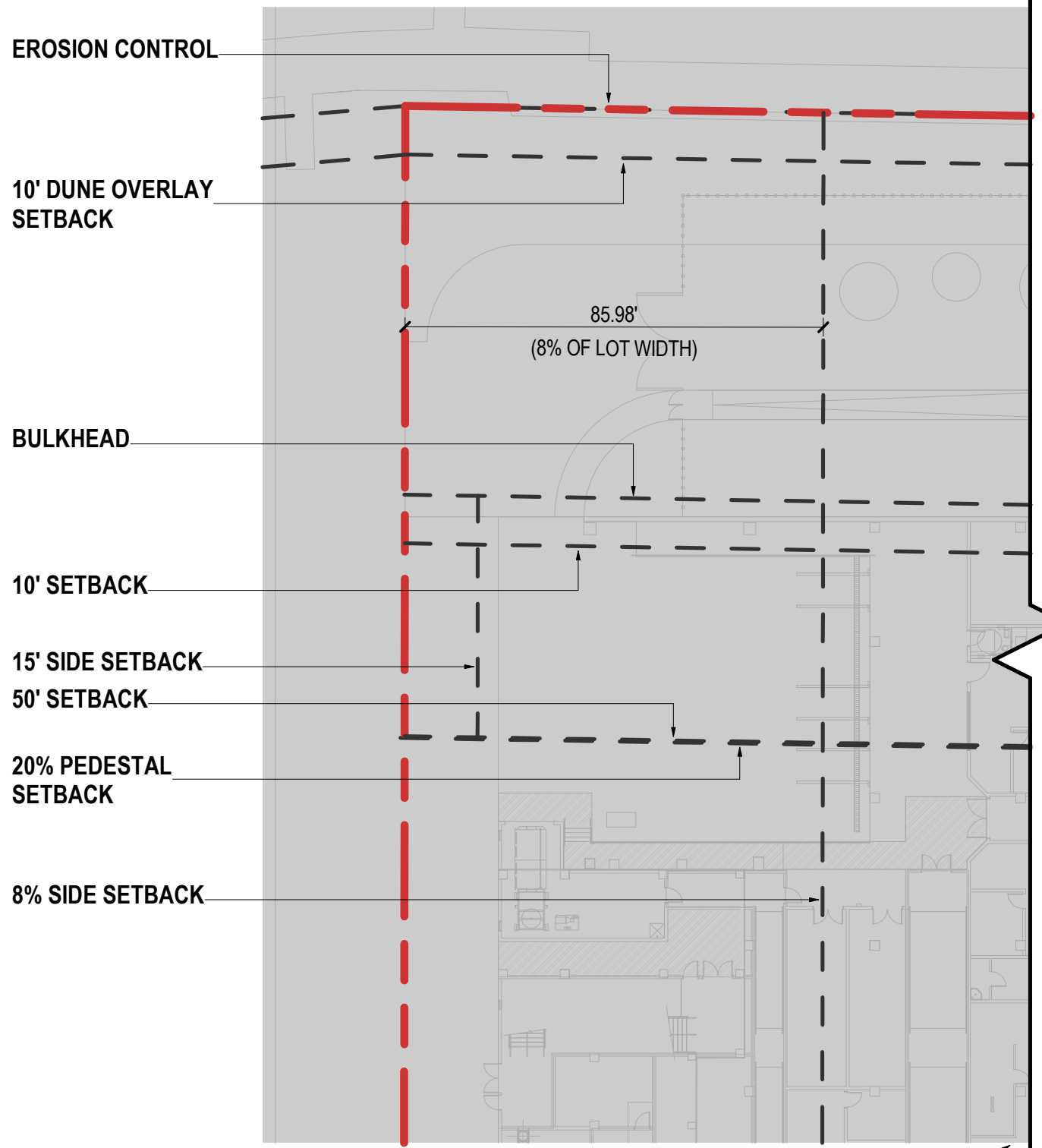
REFERENCE SECTION 7.3.6.3(a)

VARIANCE #9 DIAGRAM - RM-3 REAR PEDESTAL 20% SETBACK

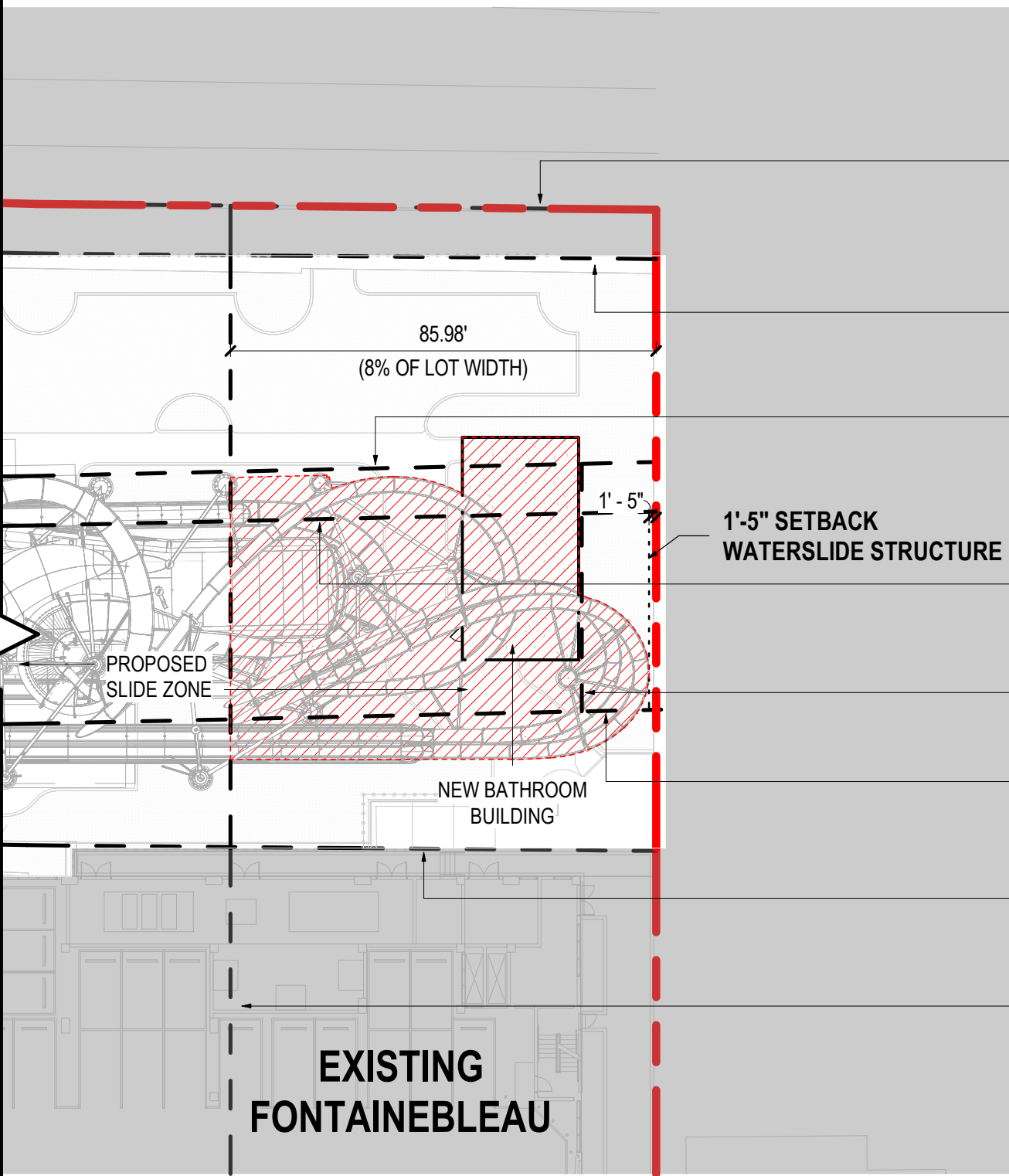


- - - - - PROPERTY LINE
 ENCROACHMENT

01 VARIANCE - 8% SIDE SETBACK ENCROACHMENT
 SCALE: 1" = 30'-0"



REAR LOT LINE LENGTH: 1,074.73'

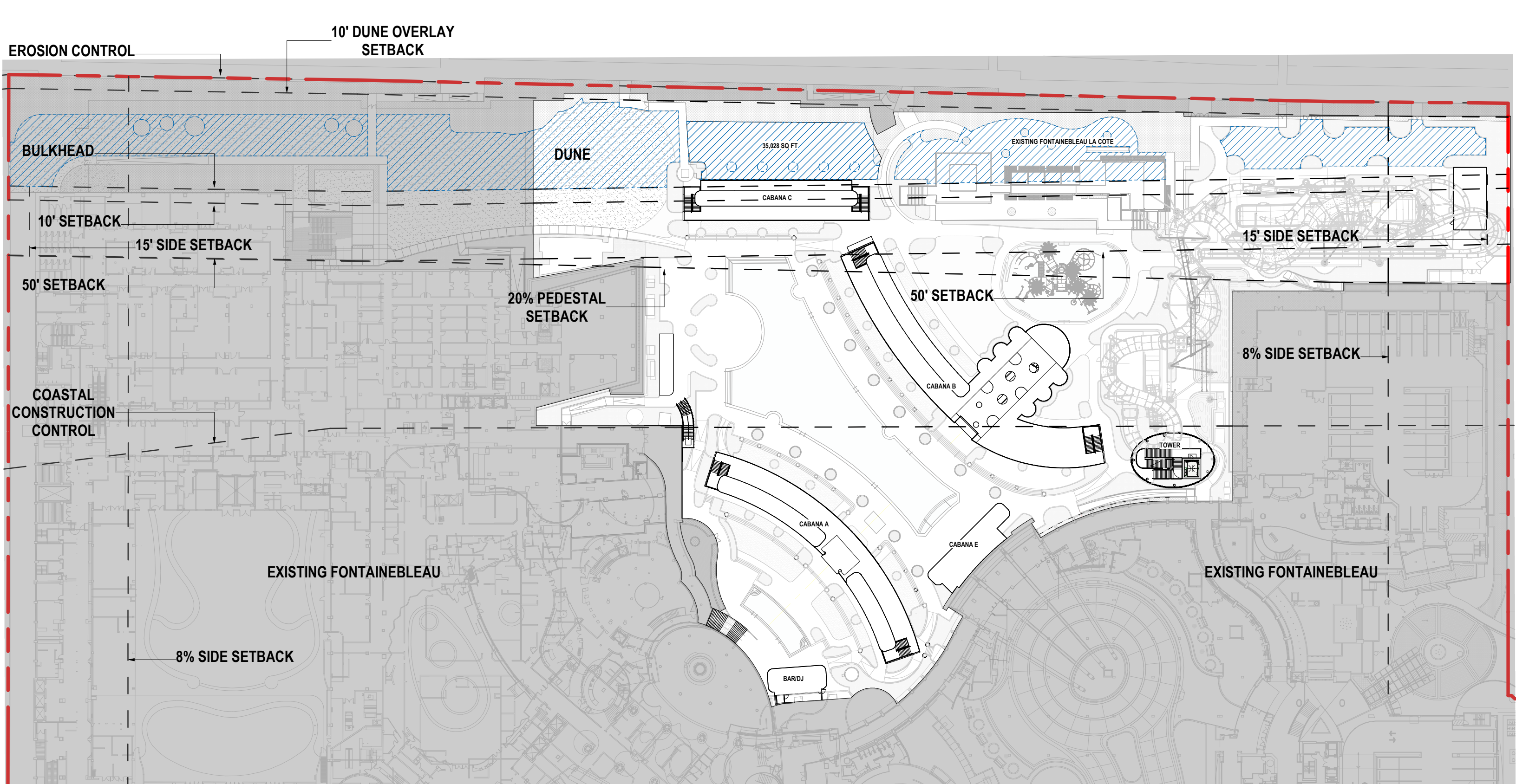


REAR LOT LINE LENGTH: 1,074.73'
 16% OF REAR LOT LINE LENGTH:
 171.96'
 85.98' + 85.98' = 171.96' (16%)

NOT IN SCOPE

--- PROPERTY LINE
 [Hatched Box] ENCROACHMENT

01 COMPLIANCE - SIDE YARDS EQUAL 16% TOTAL LOT WIDTH
 SCALE: 1" = 30'-0"



--- PROPERTY LINE
 [Blue Hatched Box] SYNTHETIC GRASS

DUNE OVERLAY, TOTAL AREA: 73,537 SF
 DUNE OVERLAY SYNTHETIC GRASS COVERAGE MAX: 50% (36,768 SF)
 DUNE OVERLAY SYNTHETIC GRASS PROPOSED COVERAGE: 47.6% (35,028 SF)

01 COMPLIANCE - SYNTHETIC GRASS COVERAGE
 SCALE: 1/64" = 1'-0"



REFERENCE SECTION 7.3.1.1(c)(7)
COMPLIANCE DIAGRAM - DUNE OVERLAY SYNTHETIC GRASS COVERAGE