



# WEST DILIDO

ESTATE

DRB FINAL SUBMITTAL - 07/13/2025  
DRB25-1112  
REQUEST FOR DRB APPROVAL FOR:  
**50 W. DILIDO DR. MIAMI BEACH, FL 33139**

**SCOPE OF WORK:**  
REQUEST FOR DRB APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY CONCRETE & CBS SINGLE - FAMILY RESIDENCE. PROPERTY TO INCLUDE ADDITIONAL SITE IMPROVEMENTS INCLUDING DRIVEWAY, POOL, COVERED PATIOS, AND LANDSCAPING.

**REQUESTS:**  
1. WAIVER PURSUANT TO SECTION 7.2.2.3 b 1. fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

**OWNER:**  
KC PROPERTY HOLDINGS LAND TRUST  
50 W. DILIDO DR.  
MIAMI BEACH, FL 33139

**ARCHITECT:**  
THAMANN ARCHITECTURE + DESIGN  
1853 SW 24TH TER.  
MIAMI, FL 33145  
(786) 584-7857

**LANDSCAPE ARCHITECT:**  
CLAD LANDSCAPE ARCHITECTURE & DESIGN  
8020 NE 4TH AVE. STUDIO 113  
MIAMI, FL 33138  
(786) 536-6076

THAMANN CLAD  
ARCHITECTURE+DESIGN

Cody Thamann  
2025.07.13  
15:16:49-04'00"





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50 WEST DILIDO DR. MIAMI BEACH, FL 33139

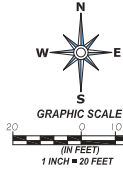


**JOHN IBARRA & ASSOC., INC.**  
 Professional Land Surveyors & Mappers  
 777 N.W. 72nd Avenue, Suite 1000, Miami, Florida 33126  
 Phone: (305) 252-0400, Fax: (305) 252-0401

**MAP OF BOUNDARY SURVEY**



**AREA OF PROPERTY:**  
21,973 SQUARE FEET OR 0.50 ACRES



**SURVEYOR'S NOTE:**  
A CERTIFIED RECORDY PARTY CONFIRMS ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITY.

No.	Name	Species	Height (feet)	Spread (feet)
1	COQUILLO	COQUILLO	12	10
2	COQUILLO	COQUILLO	12	10
3	COQUILLO	COQUILLO	12	10
4	COQUILLO	COQUILLO	12	10
5	COQUILLO	COQUILLO	12	10
6	COQUILLO	COQUILLO	12	10
7	COQUILLO	COQUILLO	12	10
8	COQUILLO	COQUILLO	12	10
9	COQUILLO	COQUILLO	12	10
10	COQUILLO	COQUILLO	12	10
11	COQUILLO	COQUILLO	12	10
12	COQUILLO	COQUILLO	12	10
13	COQUILLO	COQUILLO	12	10
14	COQUILLO	COQUILLO	12	10
15	COQUILLO	COQUILLO	12	10
16	COQUILLO	COQUILLO	12	10
17	COQUILLO	COQUILLO	12	10
18	COQUILLO	COQUILLO	12	10
19	COQUILLO	COQUILLO	12	10
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26	COQUILLO	COQUILLO	12	10
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36	COQUILLO	COQUILLO	12	10
37	COQUILLO	COQUILLO	12	10
38	COQUILLO	COQUILLO	12	10
39	COQUILLO	COQUILLO	12	10
40	COQUILLO	COQUILLO	12	10
41	COQUILLO	COQUILLO	12	10
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43	COQUILLO	COQUILLO	12	10
44	COQUILLO	COQUILLO	12	10
45	COQUILLO	COQUILLO	12	10
46	COQUILLO	COQUILLO	12	10
47	COQUILLO	COQUILLO	12	10
48	COQUILLO	COQUILLO	12	10
49	COQUILLO	COQUILLO	12	10
50	COQUILLO	COQUILLO	12	10

CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	30.15	175.00	89.125	59.125	175.00
C2	30.04	184.37	84.482	55.033	175.00

**ABBREVIATIONS**

AC ANCHOR CENTER PAD	C.O.C. CONCRETE	F.O.D. FOUND HALL DSK	O.R.S. OFFICIAL RECORDS BOOK	R.W. RIGHT-OF-WAY
A.E. ANCHOR EASEMENT	C.P. CONCRETE FORDH	F.N. FOUND HALL	O.V. OVERLAY	R.G. RANGE
A.S. ALUMINUM SHED	C.S. CONCRETE SHAW	F.P. FOUND PAVEMENT	P.A. PARKWAY	R.S. RAILROAD
B. BLOCK CORNER	C.U.P. CONCRETE UTILITY POLE	I.F. IRON FENCE	P.L. PLANTER	S.D. SECTION
B.M. BENCHMARK	D. DRAINAGE EASEMENT	L. LICENSE SIGNPOST	P.L. PROPERTY LINE	S.H. SIDEWALK
B.O.D. BOUNDARY OF DEEDS	D.M.H. DRAINAGE MANHOLE	L.F. LIGHT POLE	P.C. POINT OF CURVE	S.I.R. SET IRON REBAR
B.S. BUILDING SETBACK LINE	D.S.E. DRAINAGE MAINTENANCE EASEMENT	L.F. LIGHT POLE	P.F. POINT OF FANGENCY	S.F. SCREENED FORDH
C. CURB	D.M.H. DRAINAGE MANHOLE	L.F. LIGHT POLE	P.O.C. POINT OF COMMENCEMENT	T. TANGENT
C.B. CONCRETE BLOCK STRUCTURE	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.O.S. POINT OF BEGINNING	T.S.P. TRAFFIC SIGNAL POST
C.C. CONCRETE CURB	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.D. CONCRETE DRIVE	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.E. CONCRETE EASEMENT	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.F. CONCRETE FORDH	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.G. CONCRETE GROUND	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.H. CONCRETE HALL	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.I. CONCRETE INTERIOR	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.L. CONCRETE LANE	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.M. CONCRETE MAINTENANCE	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST
C.M.E. CANAL MAINTENANCE EASEMENT	D.S. DRAINAGE SIGNPOST	L.F. LIGHT POLE	P.P. PLAT BOOK	T.S.P. TRAFFIC SIGNAL POST

**LEGEND**

- Centerline
- Monument Line
- Overlaid Utility Lines
- Chain Link Fence
- Iron Fence
- Wood Fence
- Building Setback Line
- Unlimited Access Road
- Non-Vehicular Access Road
- Existing Easement



**PROPERTY ADDRESS:**  
50 W DILIDO DRIVE, MIAMI BEACH, FL 33139

**FOLIO NUMBER:**  
02-23-11-1-1

**CERTIFICATION:**  
FROM PLAT

**LEGAL DESCRIPTION:**  
LOTS 13 AND 14 IN BLOCK 1, OF DILIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK #, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO AND 9 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERN BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF DILIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK #, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 14 AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, BLOCK 1.

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**  
 1. THE MAP FLOOD ZONE INFORMATION IS BASED ON THE FLOOD ZONE MAPS ON THIS SURVEY. DIMENSIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
 2. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS MADE.  
 3. BOUNDARY SURVEY MEANS A SURVEY AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK. DIMENSIONS OF THE PLOTS SHOULD BE SHOWN IN DIMENSIONS STATE-WIDE NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.  
 4. EASEMENTS IN THIS FIELD SHOULD BE SHOWN IN DIMENSIONS STATE-WIDE NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.  
 5. THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
 6. ENCROACHMENTS SHALL VERIFY DIMENSIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR APPROPRIATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
 7. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
 8. FENCE DIMENSIONS NOT DETERMINED.  
 9. THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
 THE MFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
 FLOOD ZONE: 1B  
 BASE FLOOD ELEVATION: 9 FEET  
 COMMUNITY: 1 (FIRM)  
 PANEL: 0314  
 SURVEY DATE OF FIRM: 02/11/2009

**SURVEYOR'S NOTES:**  
 1. IF SPINAL BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN BY SAID PLAT # IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.  
 2. THE ELEVATION IN THE BOUNDARY SURVEY IS ABOVE 1750.00 FT.  
 3. CERTIFICATE OF AUTHORIZATION NO. 7500.  
 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODESIC VERTICAL DATUM OF 1989 MIAMI-DADE COUNTY BENCH MARK # D172; LOCATOR NO. 3245-SM; ELEVATION IS 7.70 FEET OF M.S.L. OF 1989.

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA  
 Date: 2025.01.06 11:54:10 -0500

BY: **CARLOS IBARRA** (S) (S)

PROFESSIONAL LAND SURVEYOR NO. 6770 STATE OF FLORIDA  
 (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING)

<b>DRAWN BY:</b>	JB	
<b>FIELD DATE:</b>	12/18/2024	
<b>SURVEY NO.:</b>	22-002505-2	
<b>SHEET:</b>	1 OF 1	

Digitally signed by CARLOS M IBARRA  
 Date: 2025.01.06 11:54:33 -0500  
 LB 7806 SEAL



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G

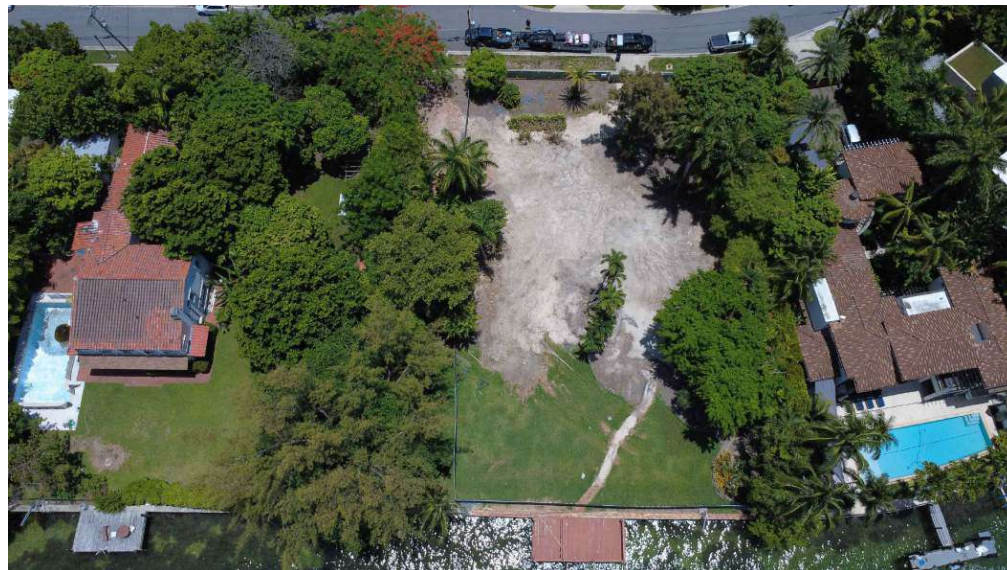


VIEW H

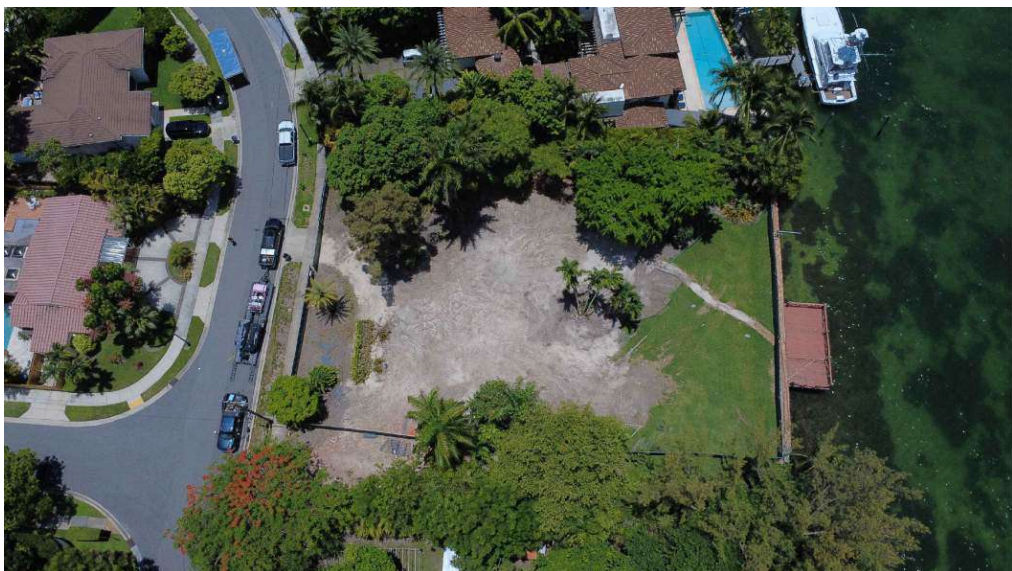




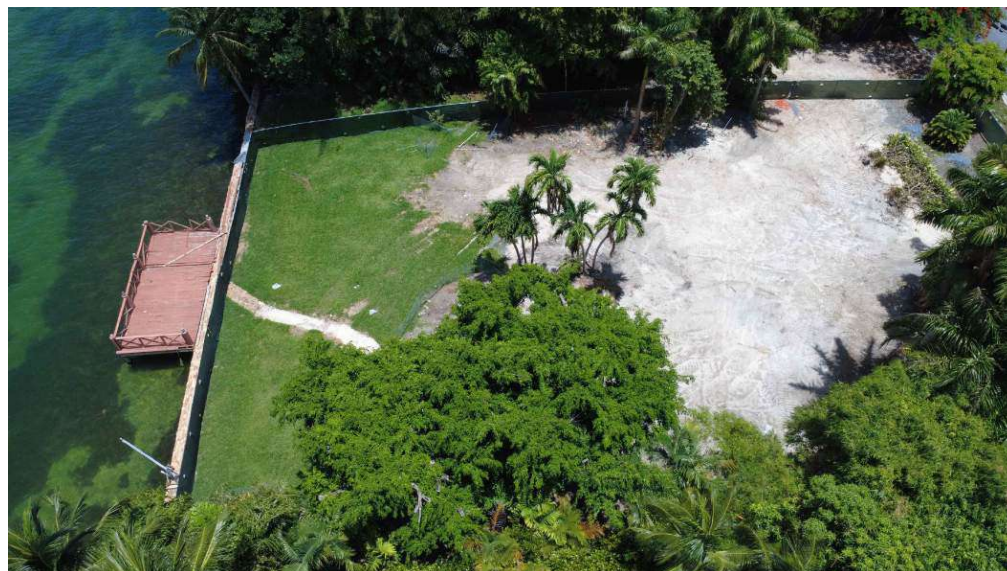
VACANT PROPERTY AERIAL: VIEW A



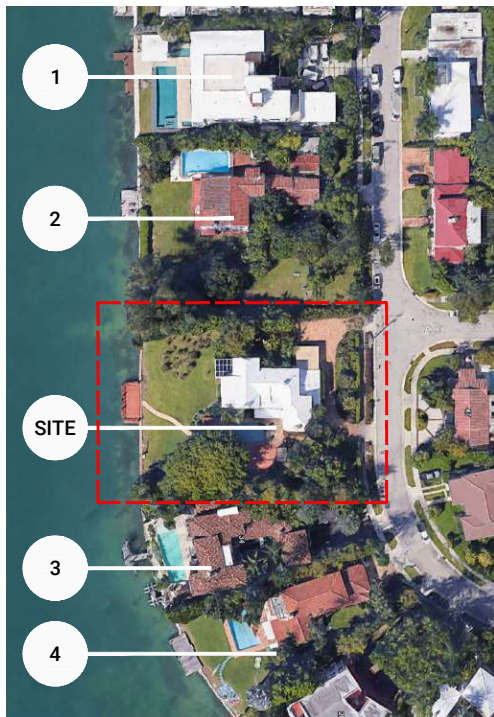
VACANT PROPERTY AERIAL: VIEW B



VACANT PROPERTY AERIAL: VIEW C



VACANT PROPERTY AERIAL: VIEW D



VIEW E



RESIDENCE 3



RESIDENCE 4



SITE - 50 W DILIDO DR. MIAMI BEACH, FL. 33139



RESIDENCE 1



RESIDENCE 2



FRONT AERIAL



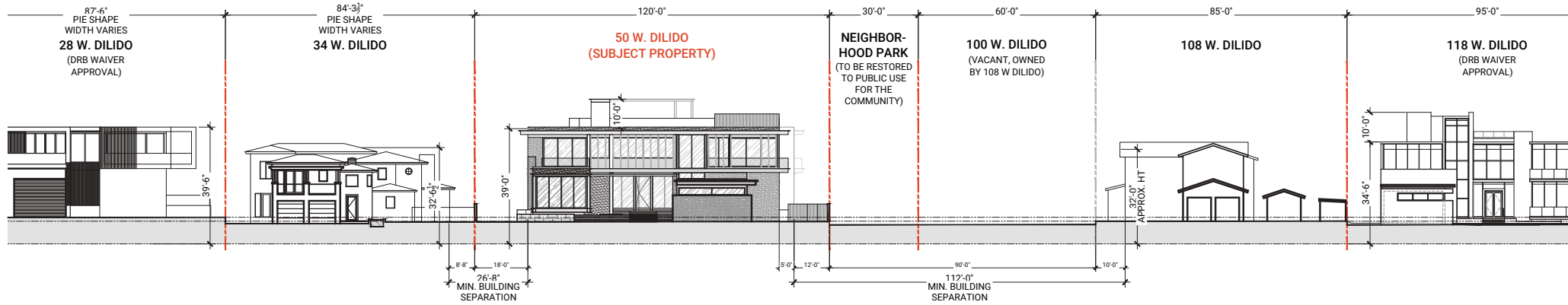
REAR AERIAL



EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

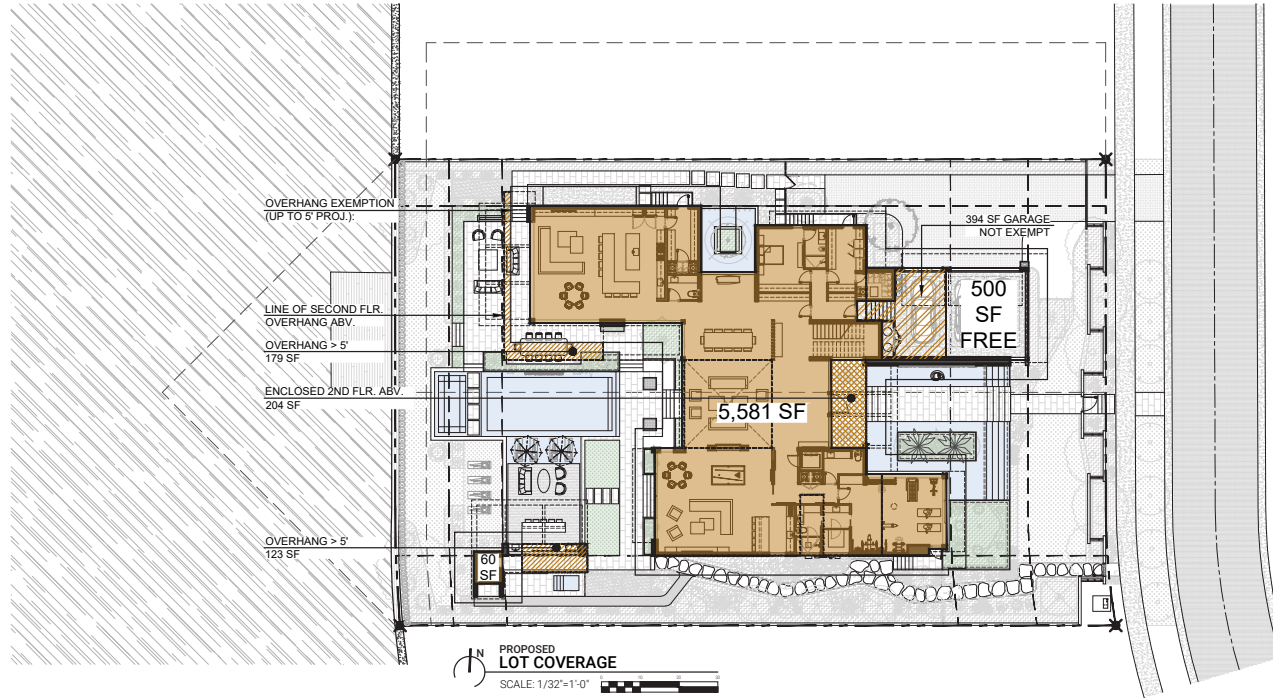






FRONT  
CONTEXT ELEVATION  
SCALE: 1/32"=1'-0"

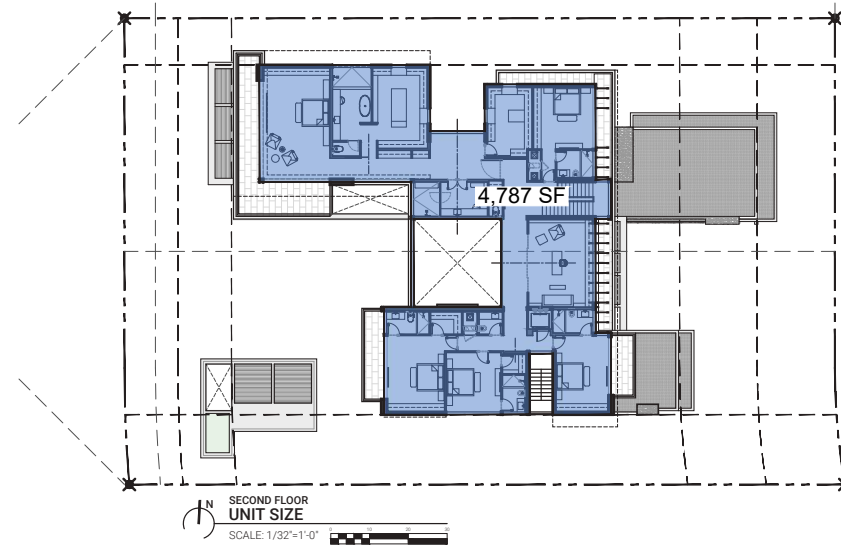
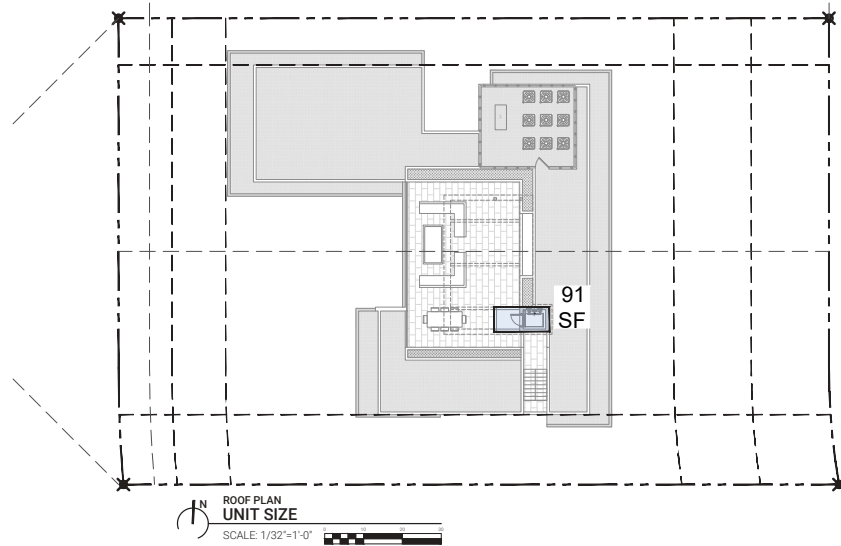
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET			
ITEM #	Zoning Information		
1	Address:	50 W DILIDO DR. MIAMI BEACH, FL 33139	
		Legal Description: LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 14 AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, BLOCK 1.	
2	Folio number(s):	02-3232-011-0110	
3	Board and file numbers :	Design Review Board: DRB25-1112	
4	Year built:	N/A	Zoning District: RS-3
5	Base Flood Elevation:	AE : 9.00	Grade value in NGVD: 6.52' NGVD (SIDEWALK)
6	Adjusted grade (Flood+Grade/2):	8.26' NGVD	Free board
7	Lot Area:	21,973 SF	Minimum Required: Proposed (project benchmark): +1' (+10' NGVD) +3' (+12' NGVD)
8	Lot width:	120'	Lot Depth: 183' (N) / 184.33' (S) = 183.66'
9	Max Lot Coverage SF and %:	6,592 SF (30%)	Proposed Lot Coverage SF and %: 6,541 SF (29.8%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 500 SF
11	Front Yard Open Space SF and %:	1,858 SF (7.3%)	Rear Yard Open Space SF and %: 2,465 SF (74.4%)
12	Max Unit Size SF and %:	10,986 (50%)	Proposed Unit Size SF and %: 10,913 SF (49.7%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 6,035 SF
14			Proposed Second Floor Unit Size: 4,787 SF
15			Proposed First Floor Unit Size (Volumetric): _____
			Proposed Second Floor volumetric Unit Size SF and %: _____

	Required	Existing	Proposed	Deficiencies
17	Height: 24'	N/A	27'-0"	WAIVER REQUEST
18	Setback:	N/A		
19	Front First level:	20'-0"	20'-0"	
20	Front Second level:	40'-0"	57'-0"	
21	Side 1 (North):	30'-0" (COMB) 12' (MIN)	12'-0"	
22	Side 2 (South):	30'-0" (COMB) 12' (MIN)	18'-0"	
23	Rear:	27'-7"	34'-1"	
24	Accessory Structure Side 1:	7'-6"	7'-6"	
	Accessory Structure Side 2:	7'-6"	N/A	
25	Accessory Structure Rear:	13'-9 1/4"	19'-7"	
26	Sum of Side yard :	30'-0" (25% LOT WIDTH)	30'-0"	
27	Located within a Local Historic District?		Yes or <u>no</u>	
28	Designated Historic SingleFam Residence?		Yes or <u>no</u>	
29	Determined to be Architecturally Significant?		Yes or <u>no</u>	

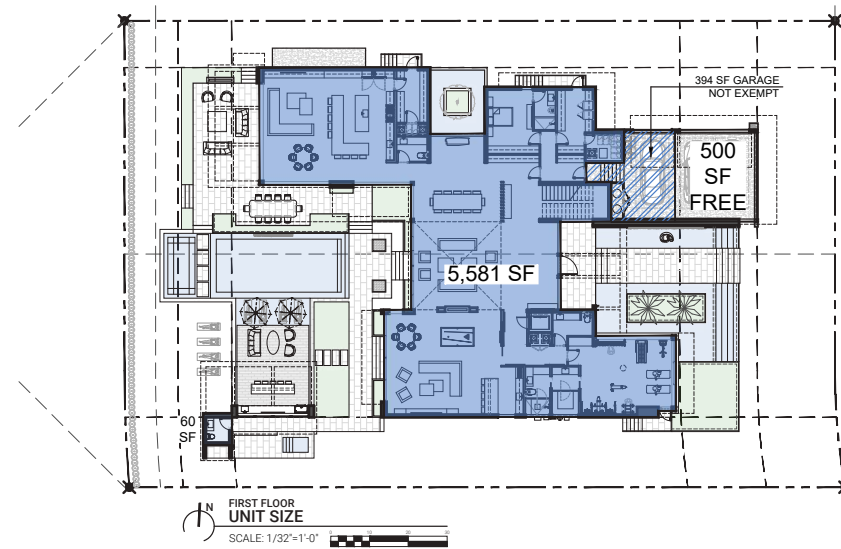
ITEM #	New Construction Floodplain Management Data			
1	Flood Zone:	AE 9	6	Flood Design Class: Class 2
2	FIRM Map Number	12086C0316L	7	Building Use: SINGLE-FAMILY RESIDENCE
3	Base Flood Elevation (BFE):	9.00' NGVD	8	Lowest Elevation of Equipment: 10.00' NGVD (BFE+1)
4	Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level)	12.00' NGVD	9	Lowest Adjacent Grade: 8.00' NGVD
	Proposed Top of Next Higher Floor: (Next highest Habitable Level)	26.00' NGVD	10	Highest Adjacent Grade: 10.00' NGVD
	Proposed Main House First Flr. Elevation:	12.00' NGVD		
5	Crown of Road Elevation:	6.58' NGVD		

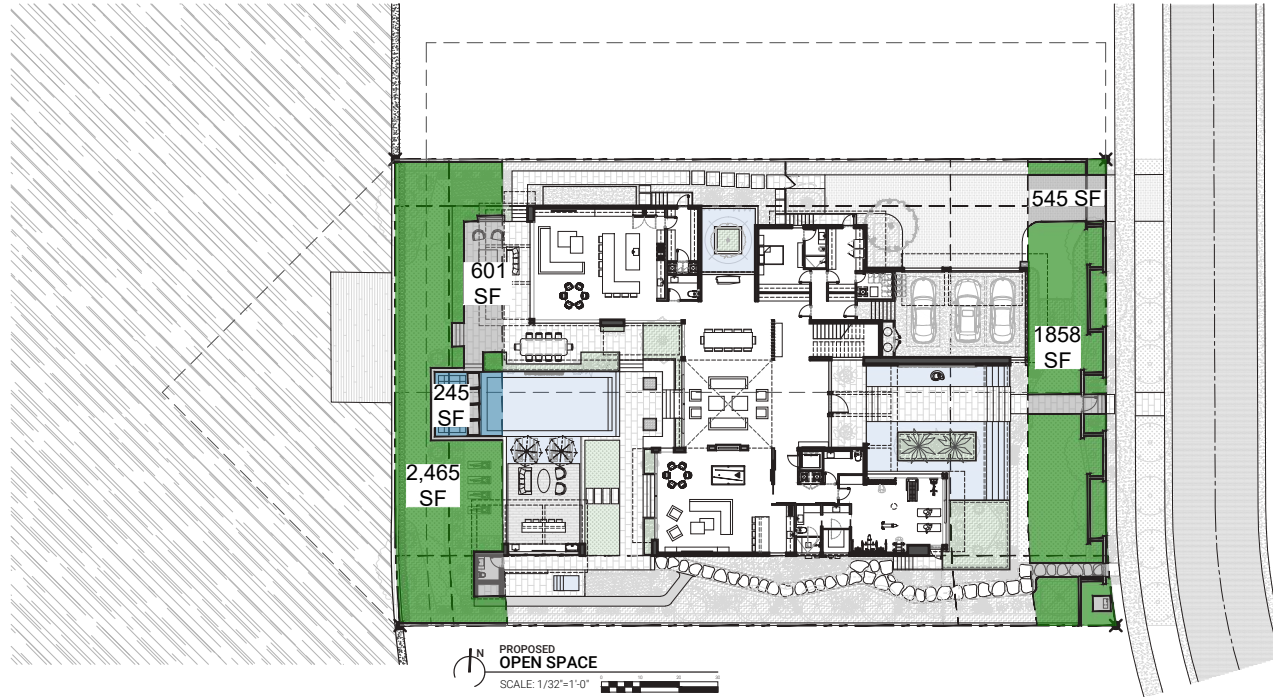


LOT COVERAGE:	
LOT SIZE:	21,973 SF (100%)
MAX. ALLOWABLE LOT COVERAGE:	6,592 SF (30%)
 GARAGE:	394 SF (500 SF FREE)
 FIRST FLOOR A/C AREA:	5,641 SF
 SECOND FLOOR ENCLOSED ABOVE:	204 SF
 OVERHANG EXCEEDING 5'-0"	302 SF
<b>LOT COVERAGE:</b>	<b>6,541 SF (29.8%)</b>



UNIT SIZE:	
LOT SIZE:	21,973 SF (100%)
MAX ALLOWABLE UNIT SIZE:	10,986 SF (50%)
GARAGE:	394 SF (500 SF FREE)
FIRST FLOOR:	5,641 SF
SECOND FLOOR:	4,787 SF
ROOF:	91 SF
<b>TOTAL:</b>	<b>10,913 SF (49.7%)</b>

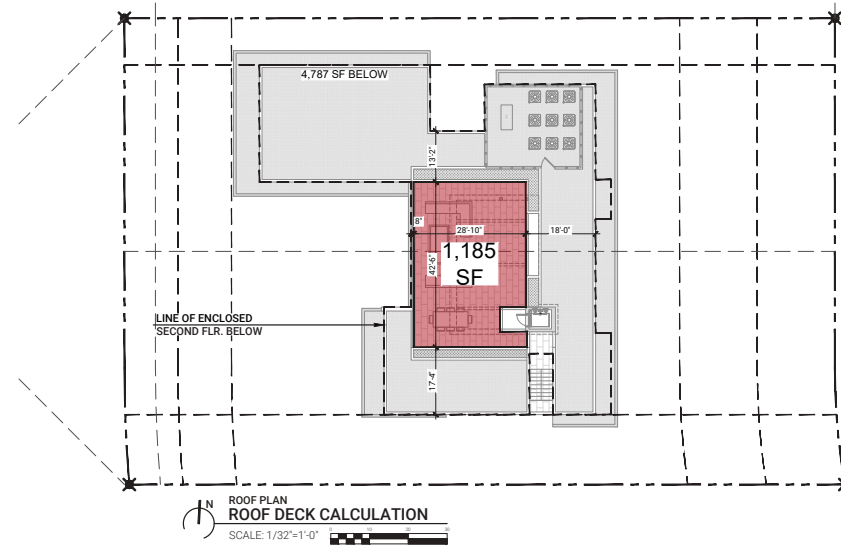
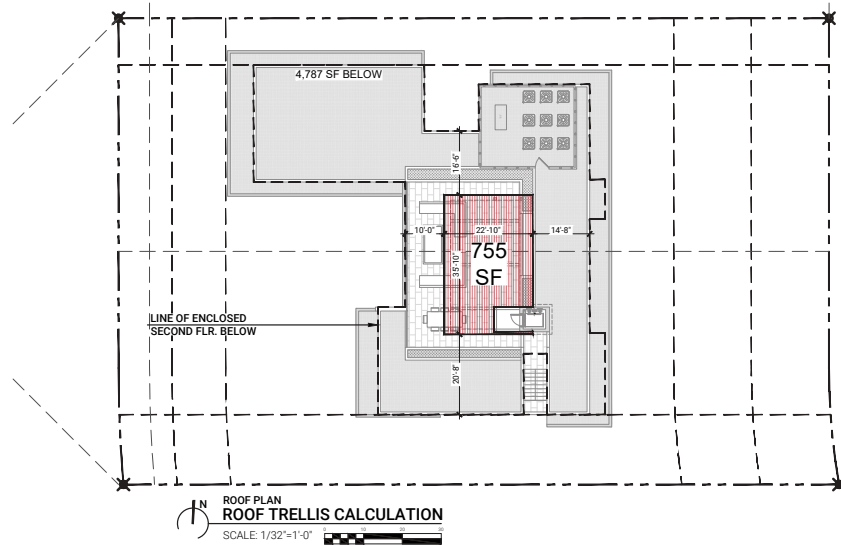








REAR YARD:	
TOTAL REAR YARD:	3,311 SF (100%)
REQUIRED PERVIOUS AREA:	2,318 SF (70%)
PAVED:	601 SF
SODDED & PERVIOUS:	2,465 SF
POOL (IMPERVIOUS):	245 SF
<b>TOTAL PERVIOUS AREA:</b>	<b>2,465 SF (74.4%)</b>

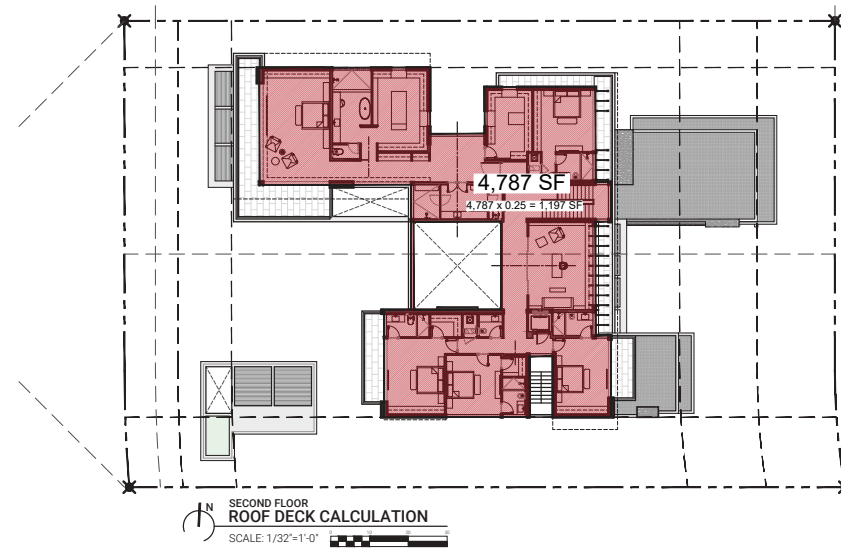
FRONT YARD:	
TOTAL REAR YARD:	2,403 SF (100%)
REQUIRED PERVIOUS AREA:	1,202 SF (50%)
PAVED:	545 SF
SODDED & PERVIOUS:	1,858 SF
WATER FEAT. (IMPERVIOUS)	0 SF
<b>TOTAL PERVIOUS AREA:</b>	<b>1,858 SF (77.3%)</b>

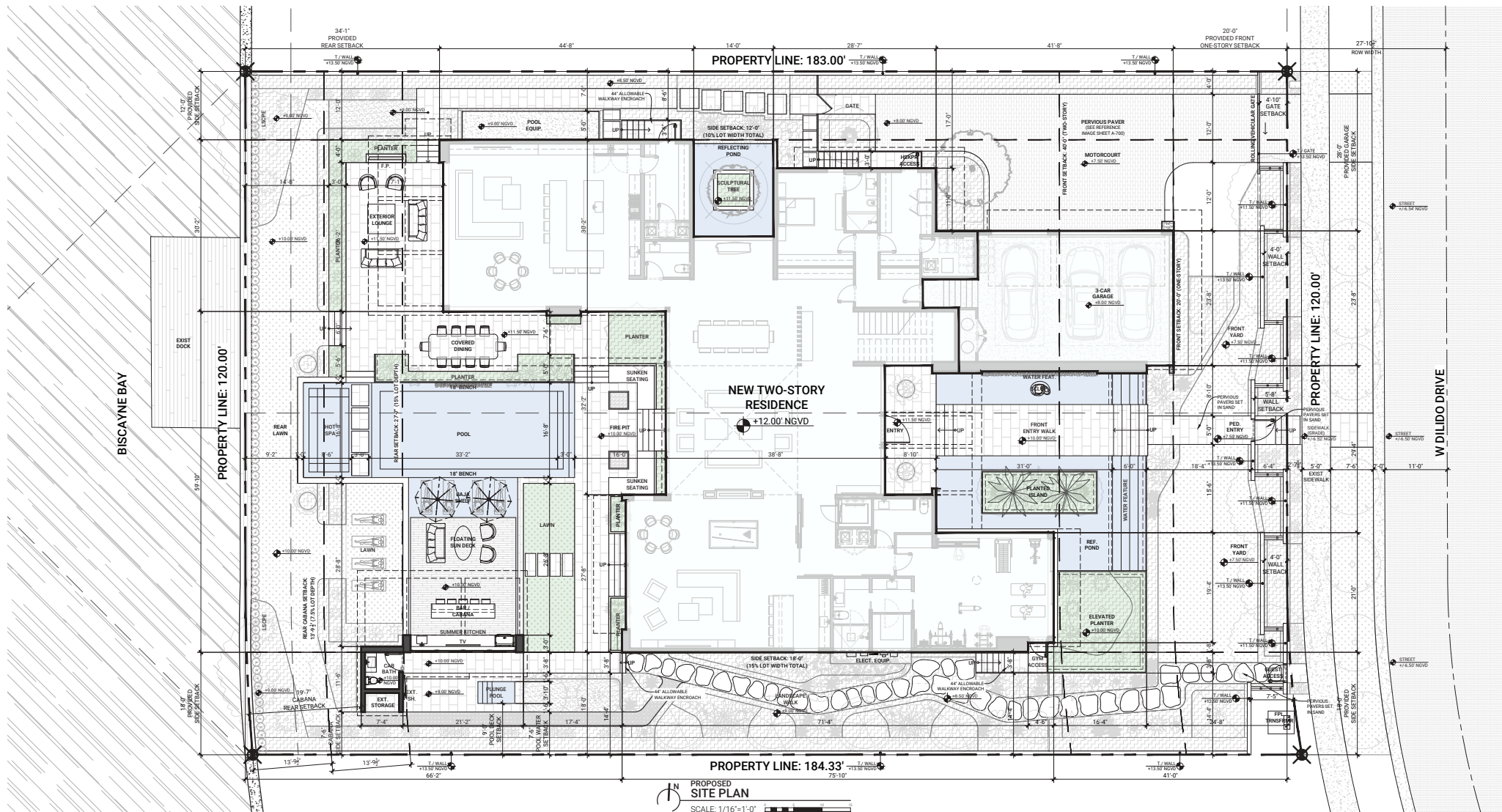




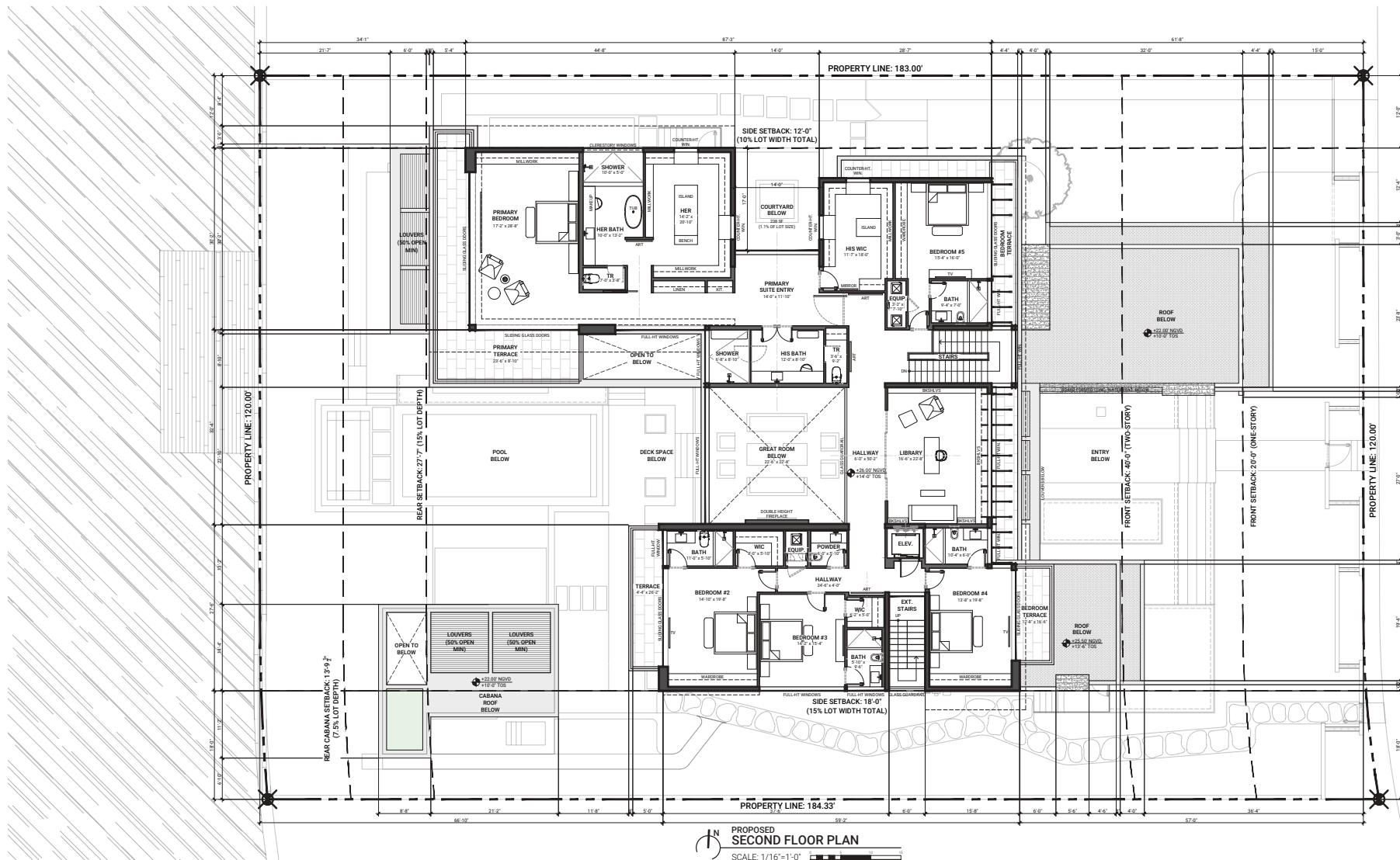
ROOF TERRACE:	
 ENCLOSED AREA BELOW:	4,787 SF (100%)
MAX. ALLOWABLE ROOF TERRACE AREA:	1,197 SF (25%)
 ROOF TERRACE AREA:	1,185 SF (24.8%)

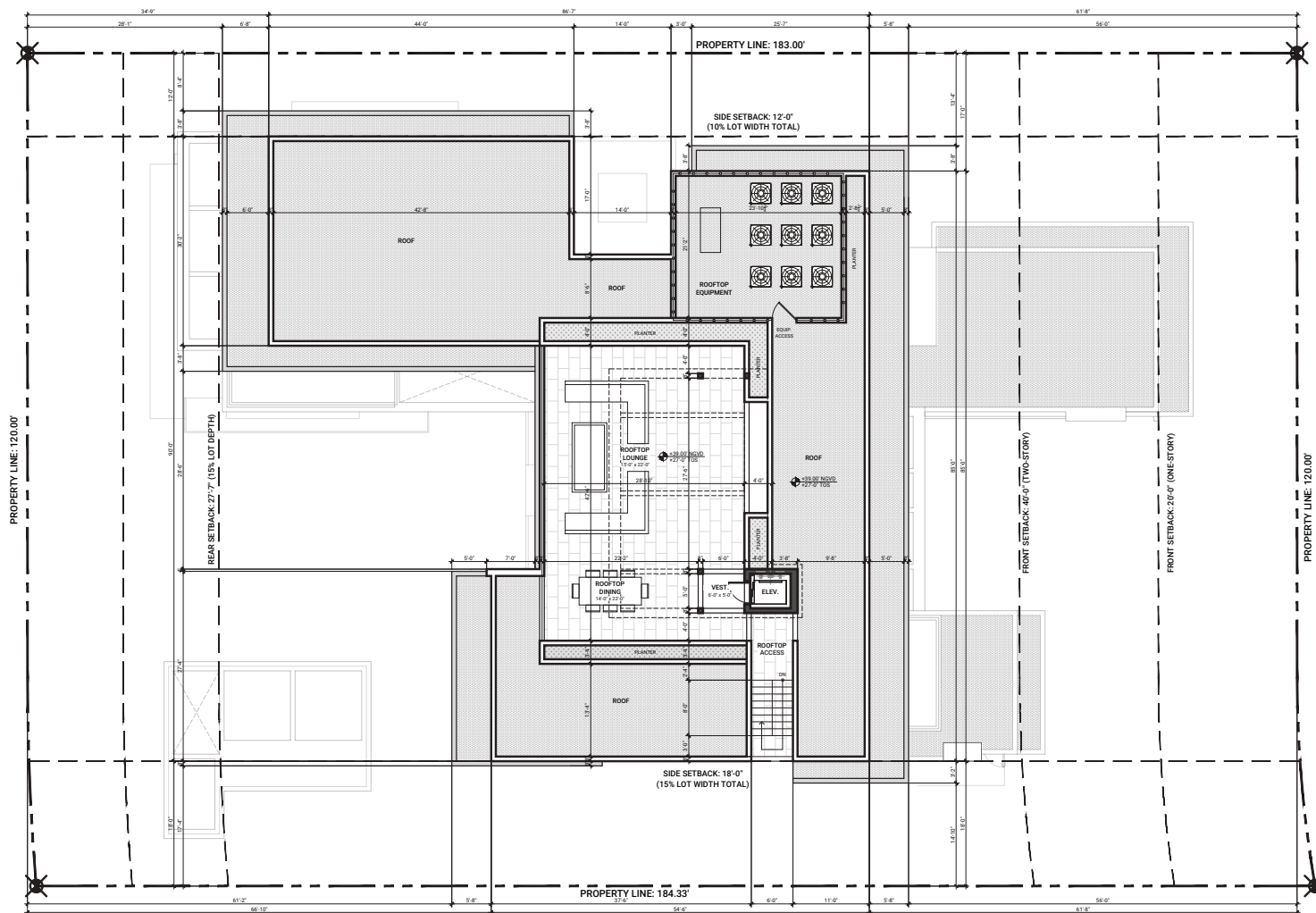
ROOF TRELLIS:	
 ENCLOSED AREA BELOW:	4,787 SF (100%)
MAX. ALLOWABLE ROOF TRELLIS AREA: 50% OPEN TO SKY MINIMUM	957 SF (20%)
 ROOF TERRACE AREA:	755 SF (15.8%)



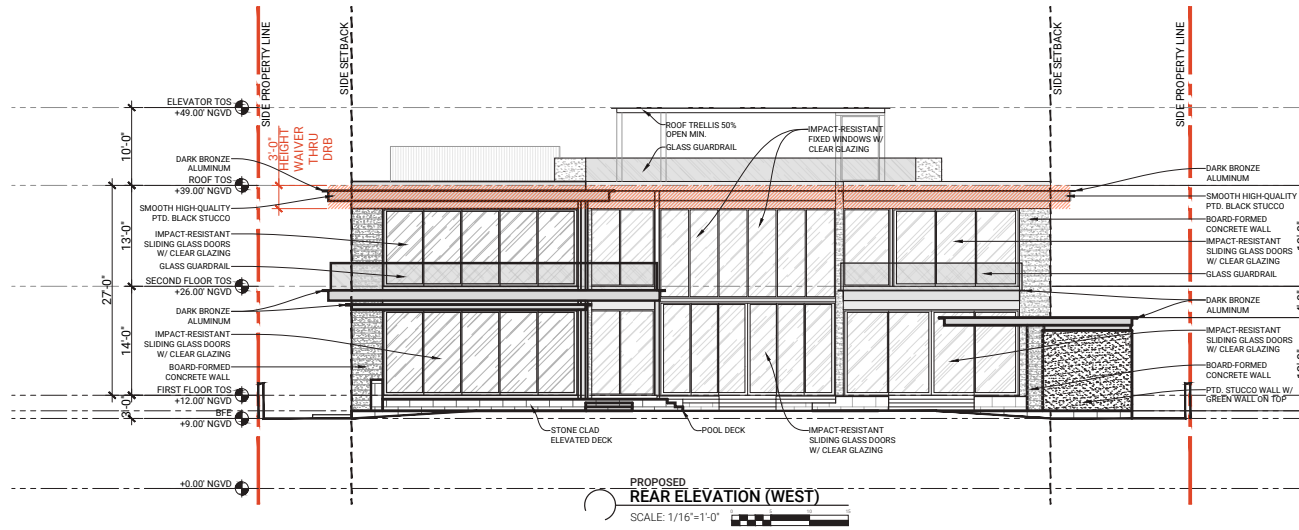
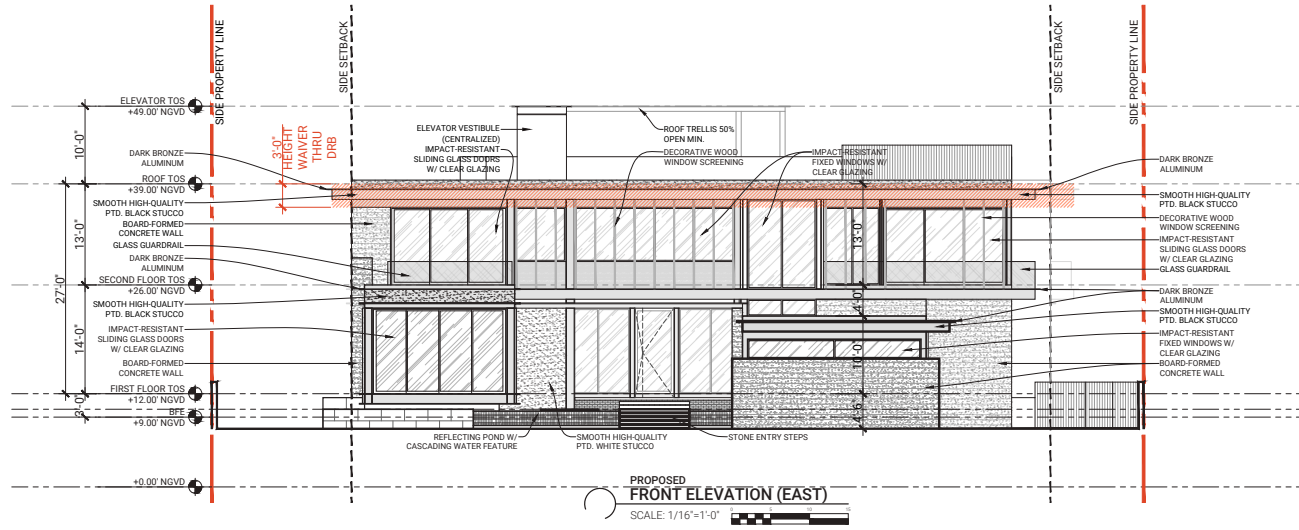








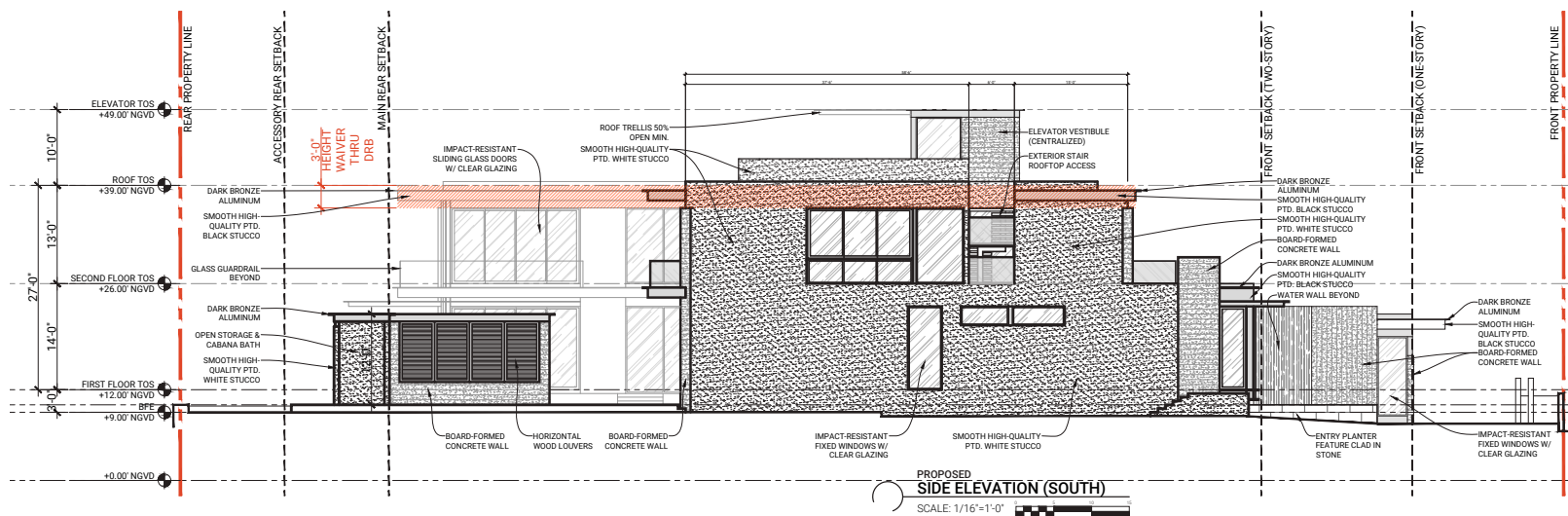
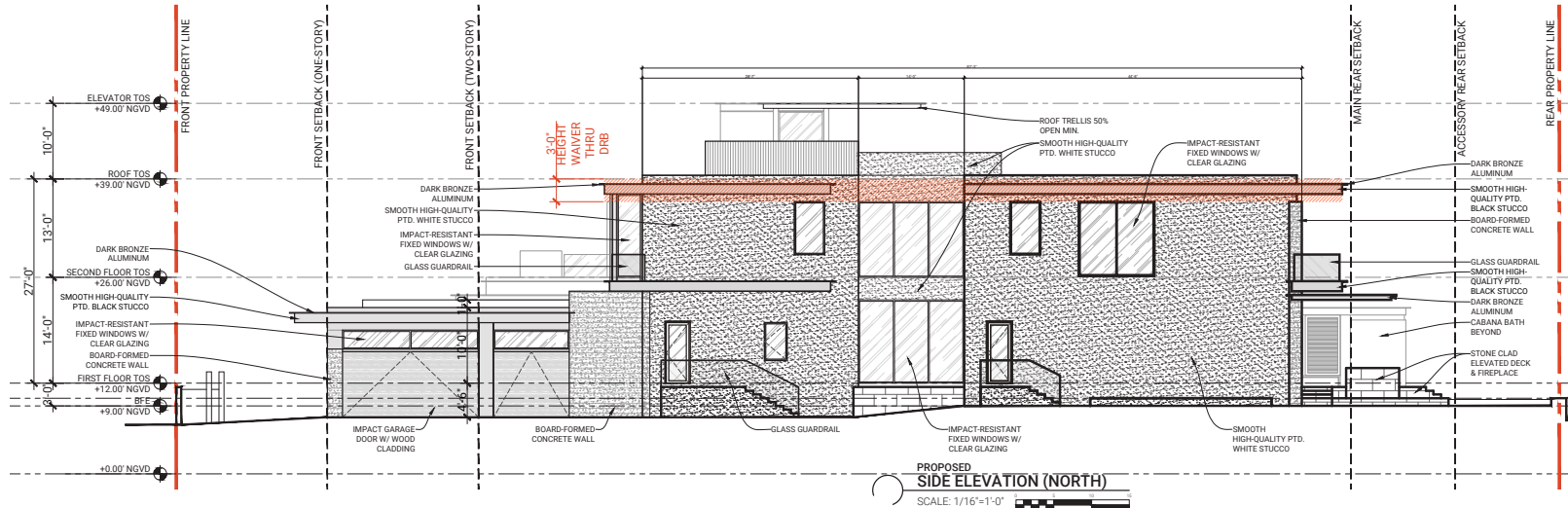
PROPOSED  
ROOF PLAN  
SCALE: 1/16"=1'-0"



**MATERIAL LEGEND**

- 01 SMOOTH HIGH-QUALITY PAINTED WHITE STUCCO
- 02 BOARD-FORMED CONCRETE
- 03 TRAVERTINE CLADDING
- 04 BLACK ALUM. BRAKE METAL
- 05 WOOD ACCENTS (COVET\_KURI MASAME)
- 06 CLEAR LOW-E GLAZING
- 07 IPE WOOD CLADDING
- 08 SMOOTH HIGH-QUALITY PAINTED BLACK STUCCO

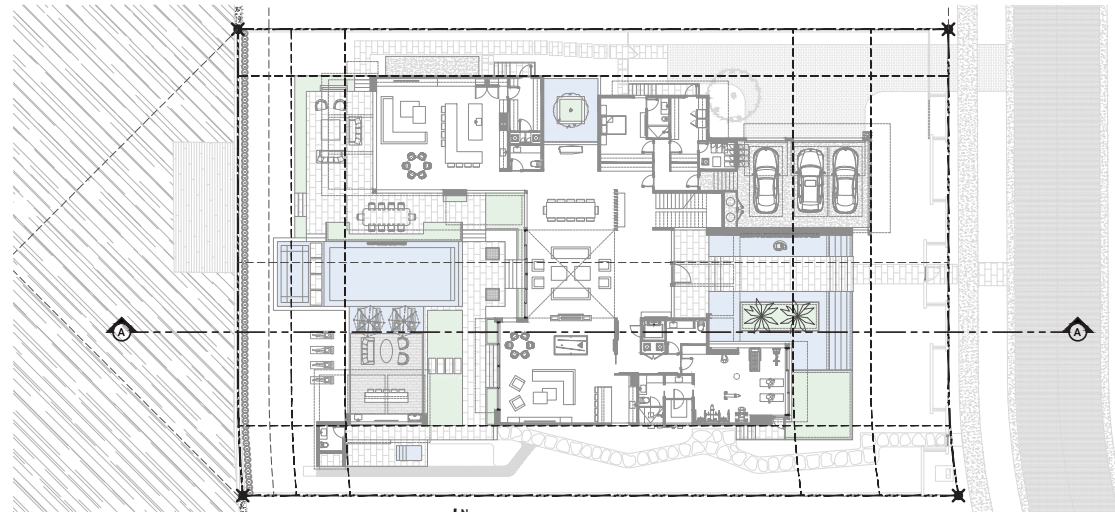
**WAIVER REQUEST:**  
 1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME



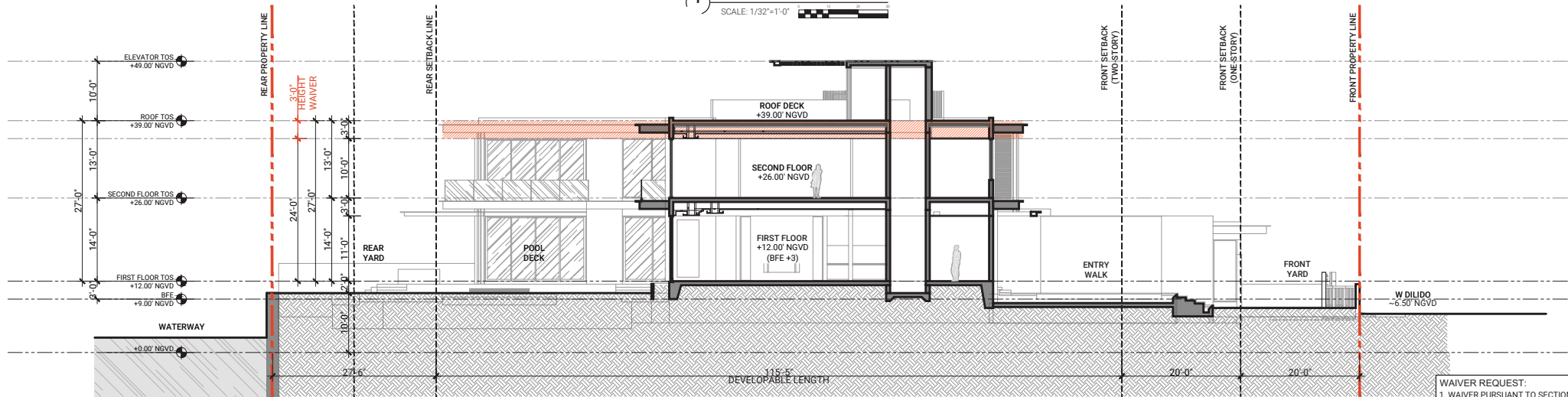
**MATERIAL LEGEND**

- 01 SMOOTH HIGH-QUALITY PAINTED WHITE STUCCO
- 02 BOARD-FORMED CONCRETE
- 03 TRAVERTINE CLADDING
- 04 BLACK ALUM. BRAKE METAL
- 05 WOOD ACCENTS (COVET\_KURI MASAME)
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- 08 SMOOTH HIGH-QUALITY PAINTED BLACK STUCCO

**WAIVER REQUEST:**  
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

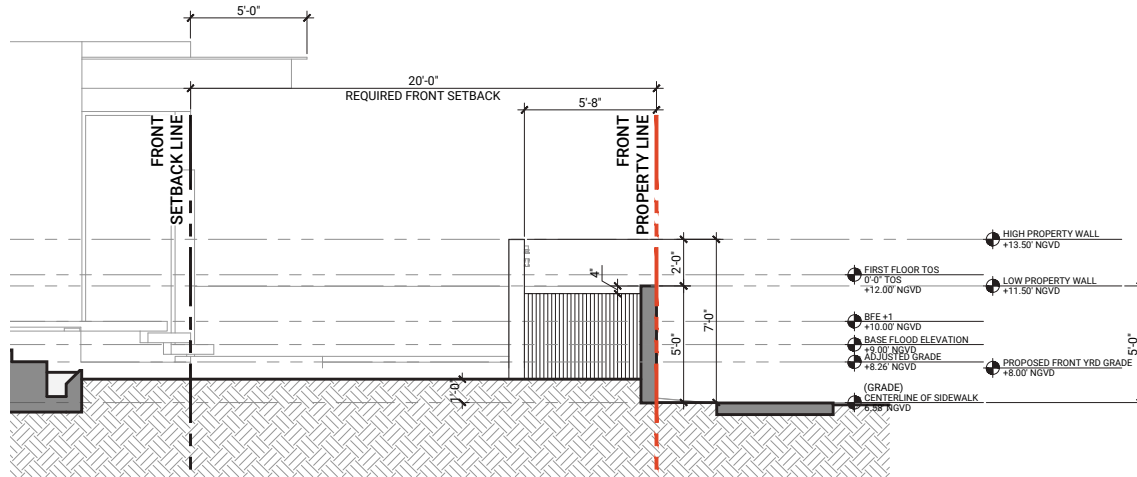


**KEY PLAN**  
SCALE: 1/32"=1'-0"

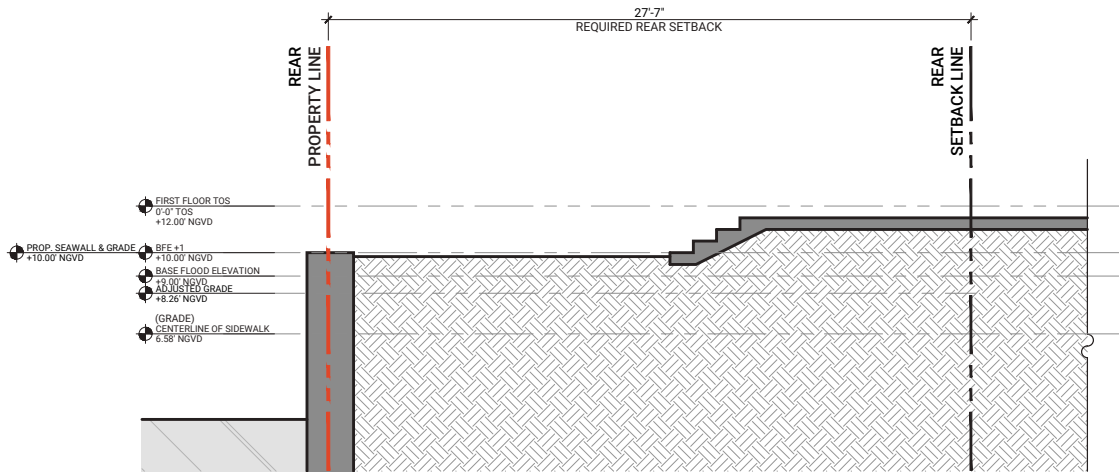


**PROPOSED SITE SECTION**  
SCALE: 1/16"=1'-0"

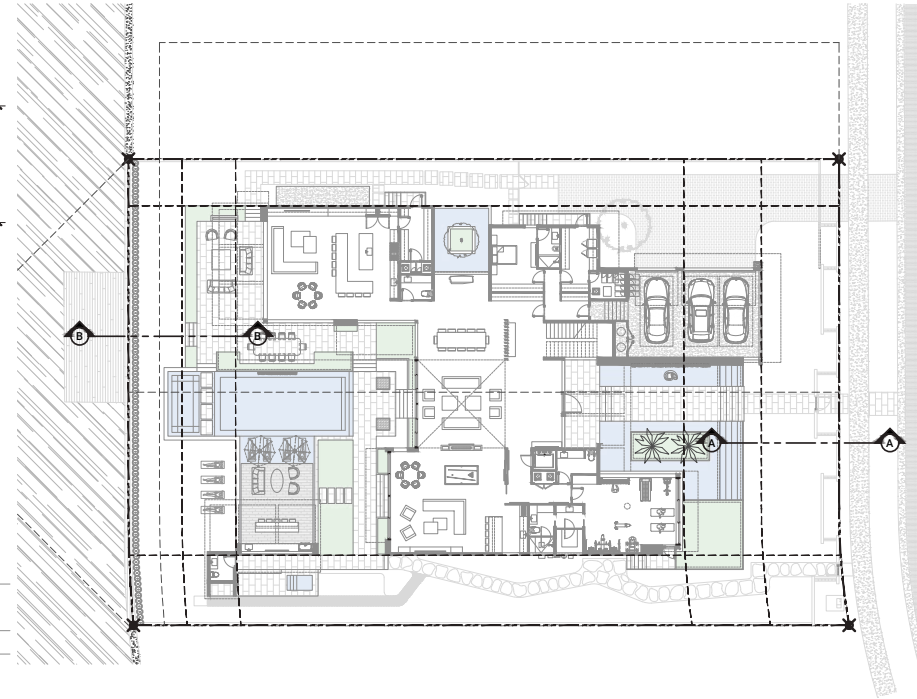
WAIVER REQUEST:  
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

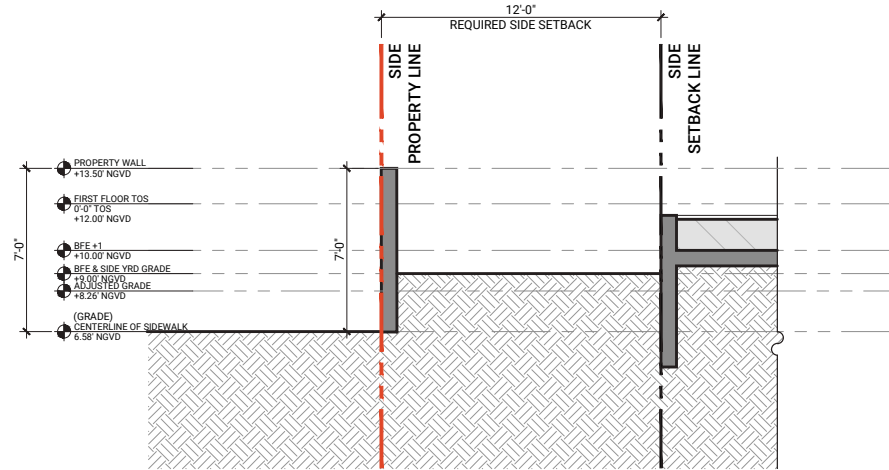


**(A) PROPOSED FRONT YARD SECTION**  
SCALE: 3/16"=1'-0"

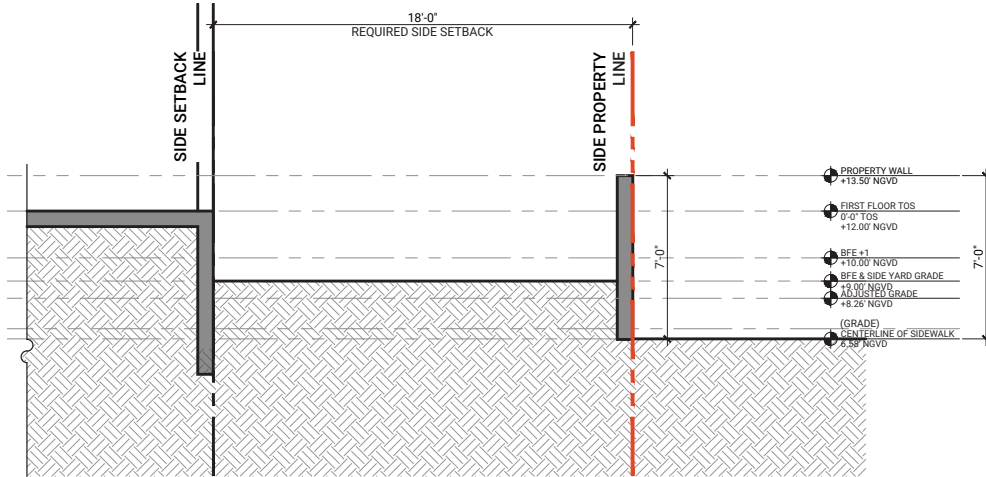


**(B) PROPOSED REAR YARD SECTION**  
SCALE: 3/16"=1'-0"

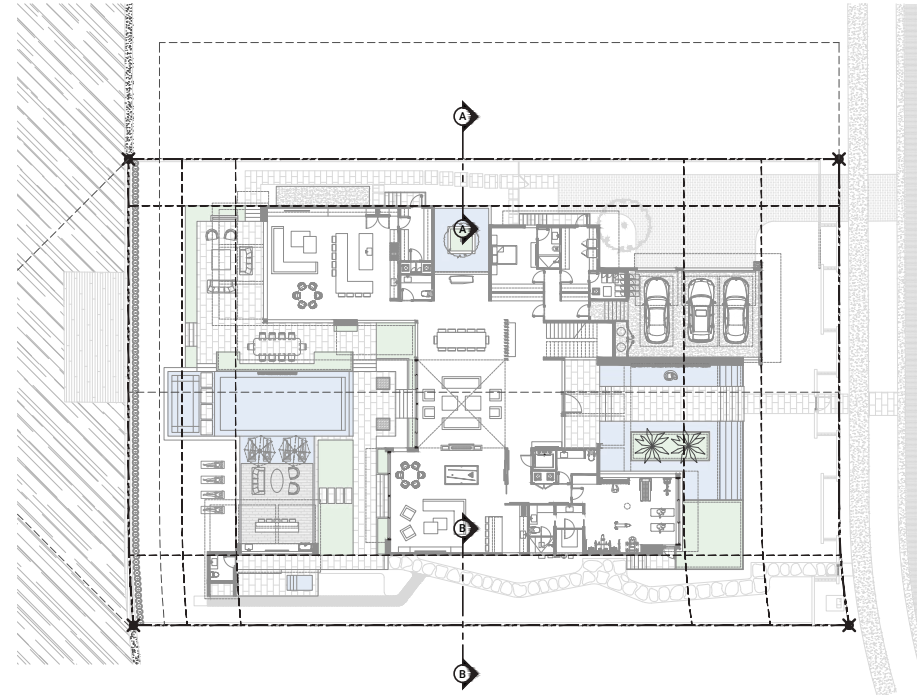




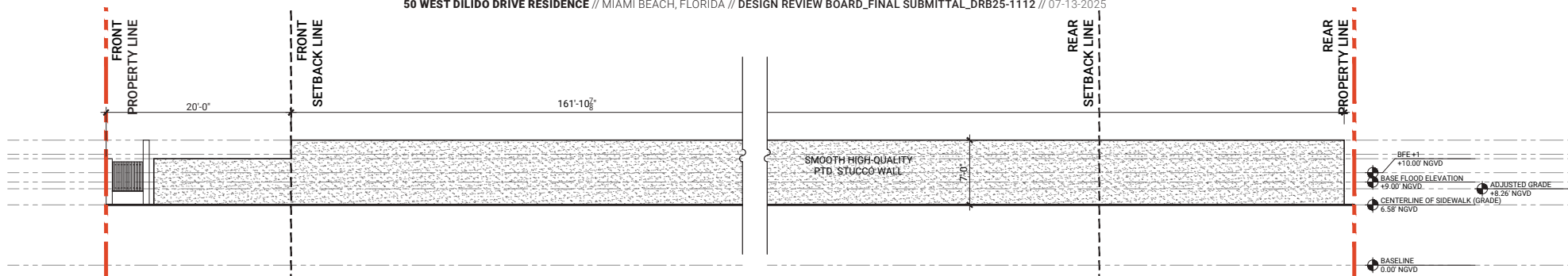
**(A) PROPOSED SIDE YARD SECTION (NORTH)**  
SCALE: 3/16"=1'-0"



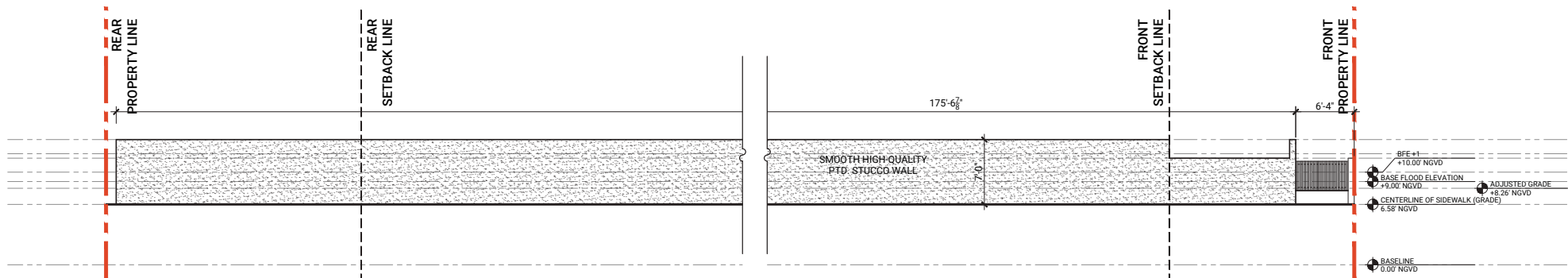
**(B) PROPOSED SIDE YARD SECTION (SOUTH)**  
SCALE: 3/16"=1'-0"



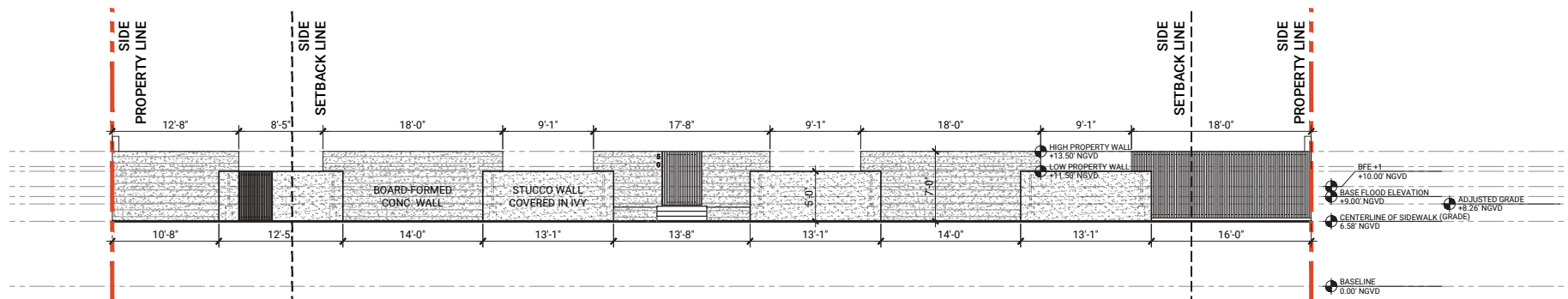
**KEY PLAN**  
SCALE: 1/32"=1'-0"



(C) PROPOSED SIDE PROP. WALL (NORTH)  
SCALE: 3/32"=1'-0"



(B) PROPOSED SIDE PROP. WALL (SOUTH)  
SCALE: 3/32"=1'-0"



(A) PROPOSED FRONT PROP. WALL (EAST)  
SCALE: 3/32"=1'-0"