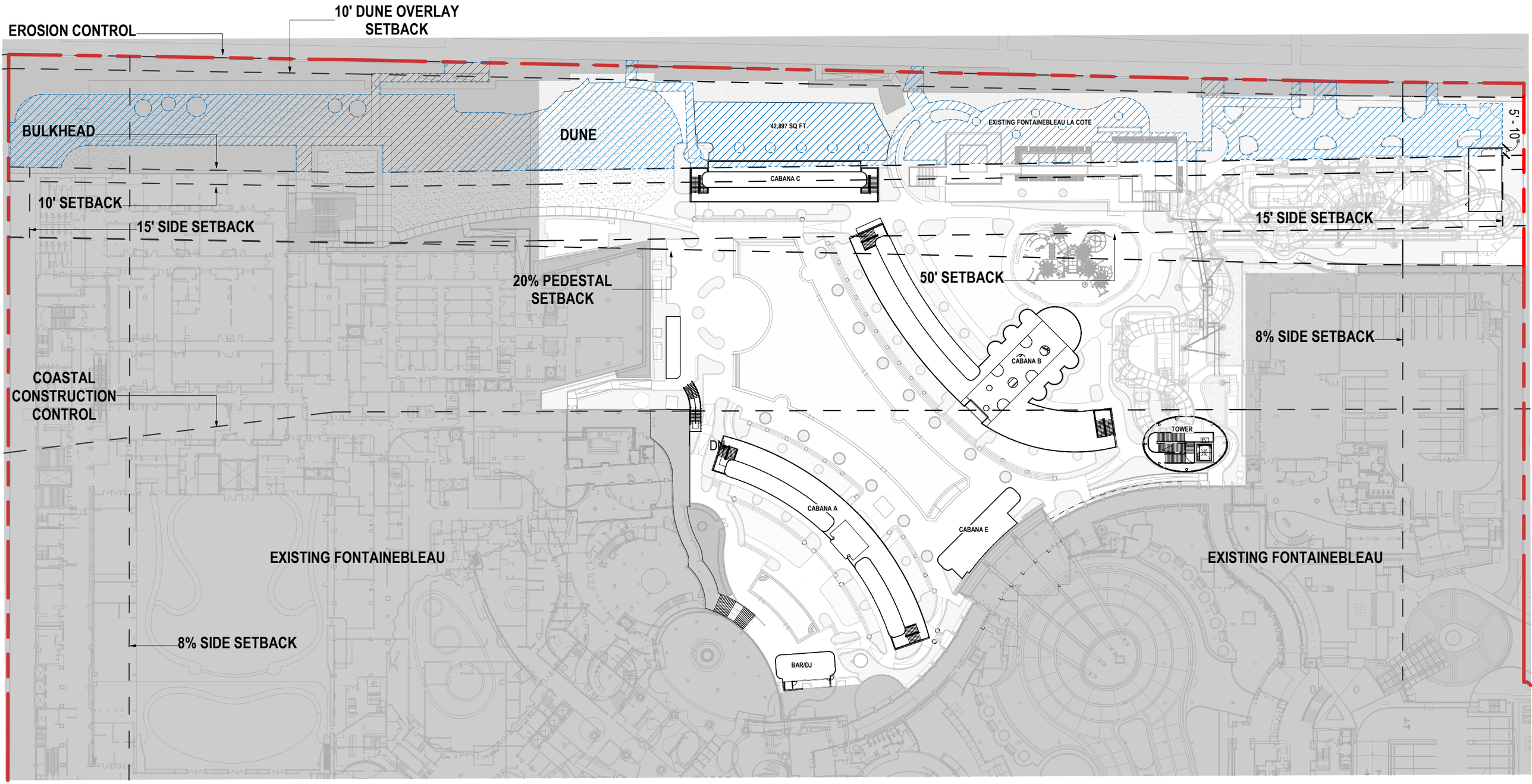


PROPERTY LINE

DUNE ENCROACHMENT

DUNE OVERLAY, TOTAL AREA: 73,537 SF
DUNE OVERLAY MIN OPEN SPACE: 80% (58,829 SF)
PROPOSED DUNE OVERLAY ENCROACHMENT: 58.3% (42,897 SF)
PROPOSED DUNE OVERLAY OPEN SPACE: 47.7% (30,640 SF)

01 PROPOSED DUNE OVERLAY ENCROACHMENT
SCALE: 1/64" = 1'-0"

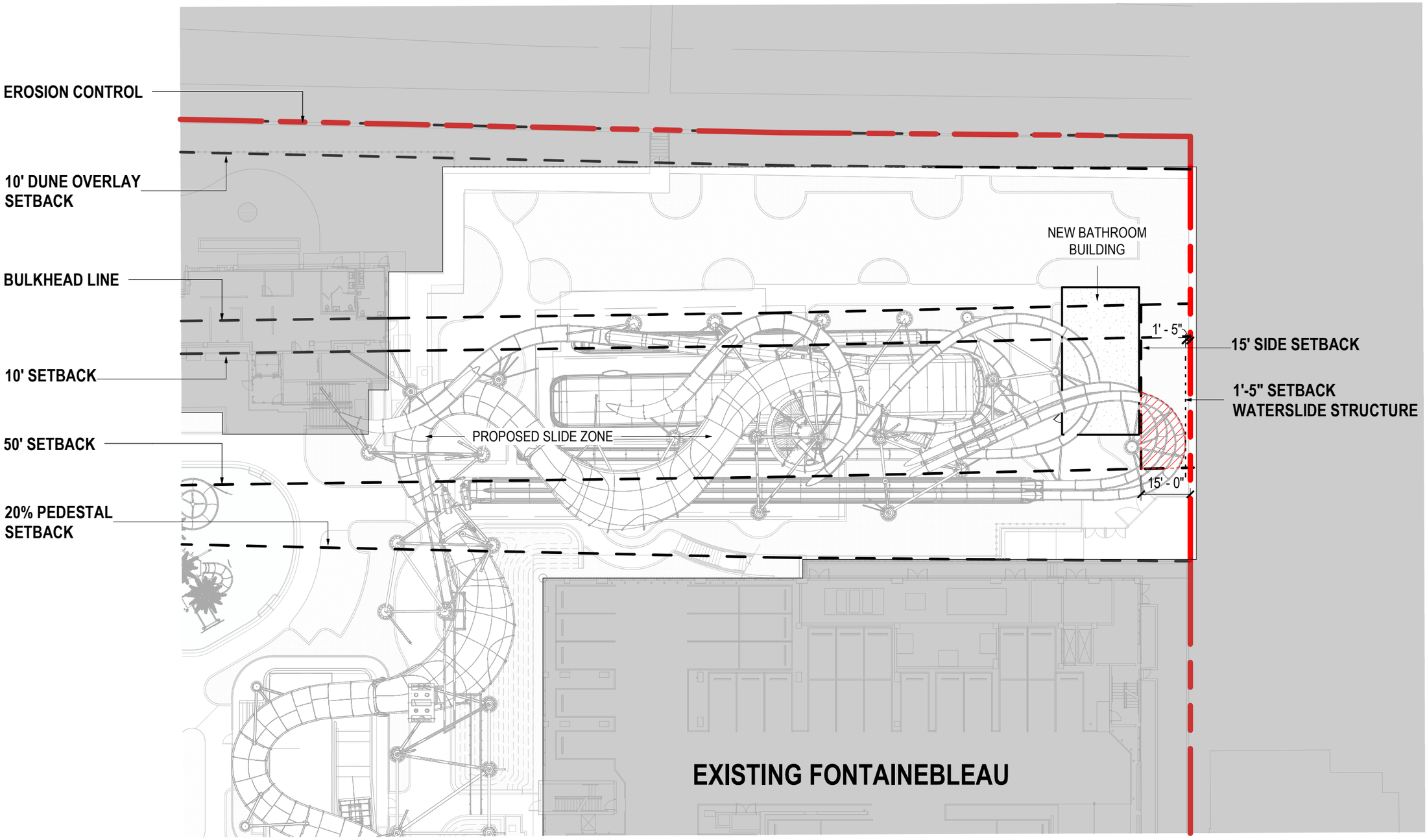
Gensler

STATE OF FLORIDA — JORGE A. PERNAS — AR0092904 — REGISTERED ARCHITECT

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DN: CN=Jorge A Pernas, ...

REFERENCE SECTION 7.3.1.1(d)(1)

VARIANCE #4 DIAGRAM - PROPOSED DUNE PERSERVATION OPEN SPACE



01 VARIANCE - 15' SIDE SETBACK ENCROACHMENT
SCALE: 1" = 30'-0"

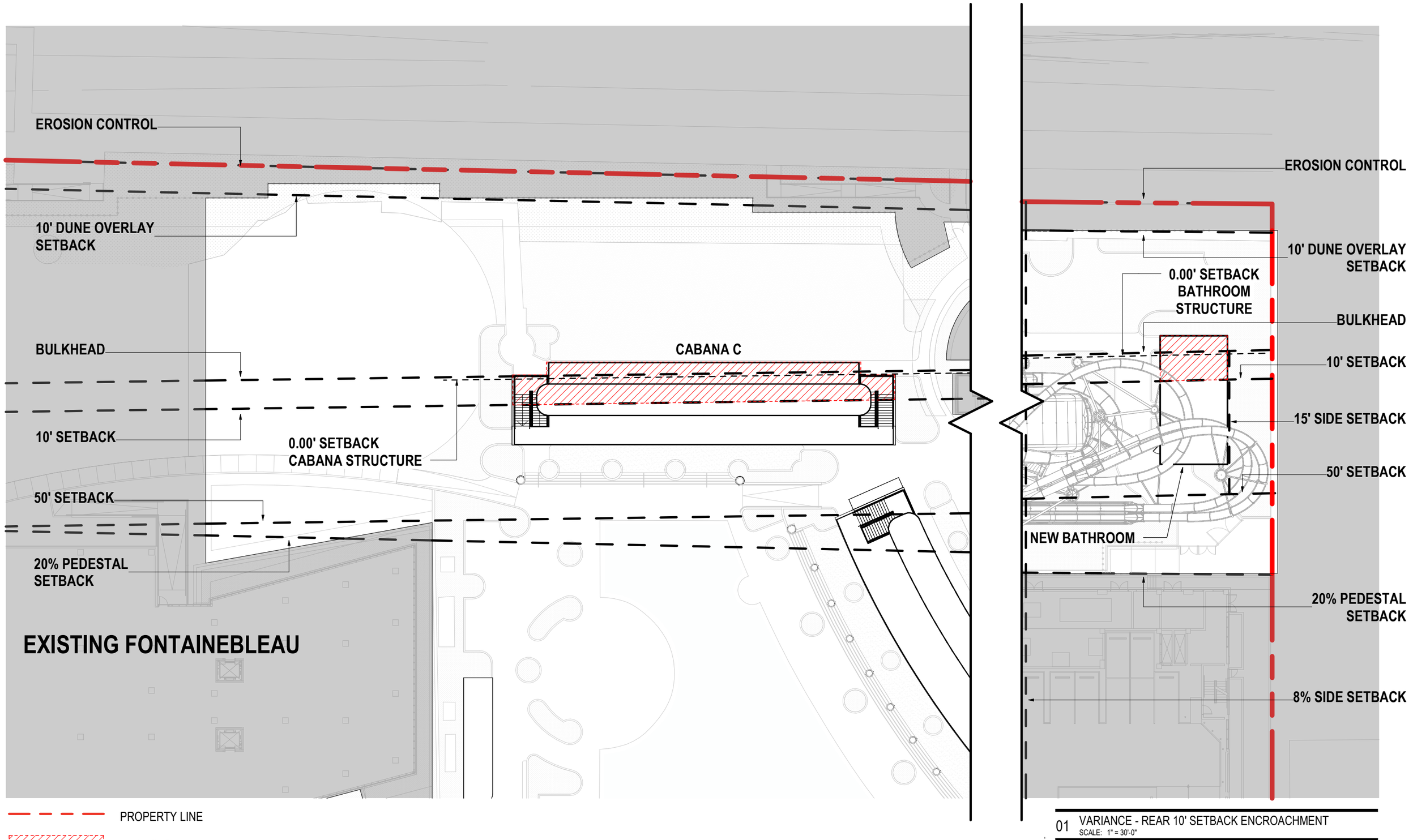
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dnQualifier=A01410D000001959d1ed0004561
O=M. ARTAL ARCHITECTURE, INC.
INC... C=US
Date: 2025.09.05 ...

REFERENCE SECTION 7.3.1.2(b)(3)

VARIANCE #5 DIAGRAM - OCEANFRONT OVERLAY 15' SIDE SETBACK



01 VARIANCE - REAR 10' SETBACK ENCROACHMENT
SCALE: 1" = 30'-0"

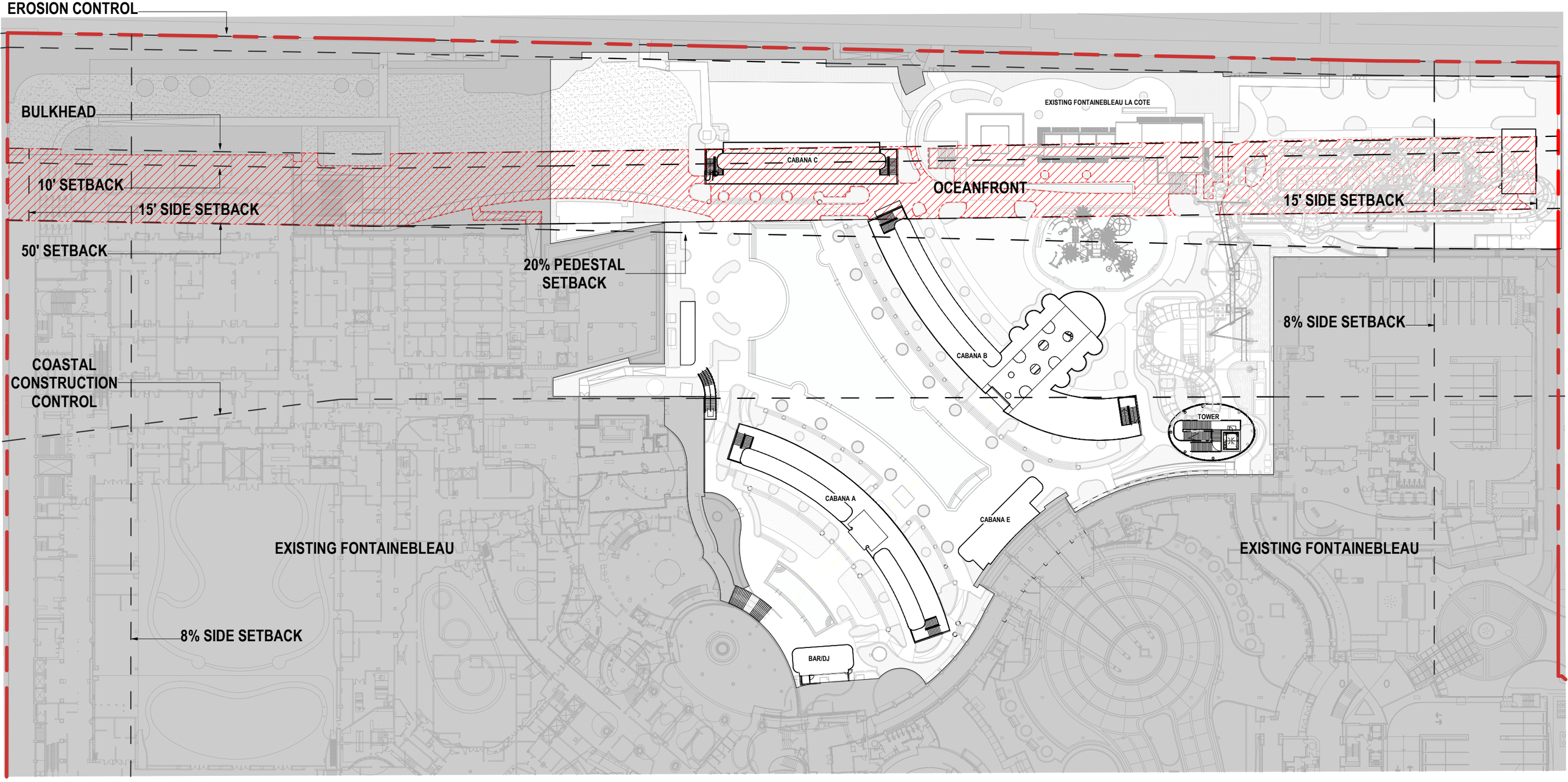
Gensler

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DN: CN=Jorge A Pernas, ...
O=M. ARTHUR GENSLER JR & ASSOCIATES, INC., C=US
Date: 2025.09.05 15:50:54-04'00'

REFERENCE SECTION 7.3.1.2(b)(3)

VARIANCE #6 DIAGRAM - OCEANFRONT OVERLAY 10' SETBACK



PROPERTY LINE

OCEANFRONT ENCROACHMENT

OCEANFRONT OVERLAY, TOTAL AREA: 53,707 SF
OCEANFRONT OVERLAY MIN OPEN SPACE: 50% (26,854 SF)
PROPOSED OCEANFRONT OVERLAY ENCROACHMENT: 96.3% (51,708 SF)
PROPOSED OCEANFRONT OVERLAY OPEN SPACE: 3.7% (1,999 SF)

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

REFERENCE SECTION 7.3.1.2(b)(7)

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VARIANCE #7 DIAGRAM - PROPOSED OCEANFRONT OVERLAY OPEN SPACE

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 | **A-917**

EROSION CONTROL

10' DUNE OVERLAY SETBACK

BULKHEAD

10' SETBACK

15' SIDE SETBACK

50' SETBACK

20% PEDESTAL SETBACK

8% SIDE SETBACK

COASTAL CONSTRUCTION CONTROL

637.94'

REAR LOT LINE LENGTH: 1,074.73'

179.05' EXIST. BLDG.

PROPERTY LINE

133.91' CABANA C

434.82' LA COTE, WATERSLIDES, & NEW BATHROOM

LAWN

LAWN

CABANA C

LA COTE

LAWN

NEW BATHROOM

PROPOSED SLIDE DESIGN

KID'S PLAY POOL

LAWN

15' SIDE SETBACK

SORENTO TOWER

NEW STAIR

CABANA A

CABANA B

CABANA E

8% SIDE SETBACK

SLIDE TOWER

VERSAILLES TOWER

CHATEAU TOWER

BAR

656.60'

PROPERTY LINE

TRÉSOR TOWER

COLLINS AVE

REAR LOT LINE LENGTH: 1,074.73'

50% MINIMUM OPEN REQUIREMENT: 537.36'

PROPOSED VIEW CORRIDOR ENCLOSED: 747.78'

PROPOSED VIEW CORRIDOR OPEN: 326.95' (30.42%)

LEGEND:

POOL / SPA

NOT IN SCOPE

01 VARIANCE - 50% VIEW CORRIDOR
SCALE: 1" = 80'-0"

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Date: 2025.09.05 15:50:56-04'00'

REFERENCE SECTION 7.3.1.2(b)(8)

VARIANCE #8 DIAGRAM - 50% VIEW CORRIDOR