

LOT 5 - LOT COVERAGE

1.0 LOT AREA	12,075 ft2		
2.0 COVERAGE CALCULATION	MAX	PROPOSED	DEFICIENCIES
	ft2	ft2	
	3,622 ft2	3,522 ft2	
	30%	29.2%	

LOT 4 - LOT COVERAGE

1.0 LOT AREA	13,125 ft2		
2.0 COVERAGE CALCULATION	MAX	EXISTING	DEFICIENCIES
	ft2	ft2	
	3,182 ft2	2,610 ft2	
	25%	19.9%	

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Design Architect:



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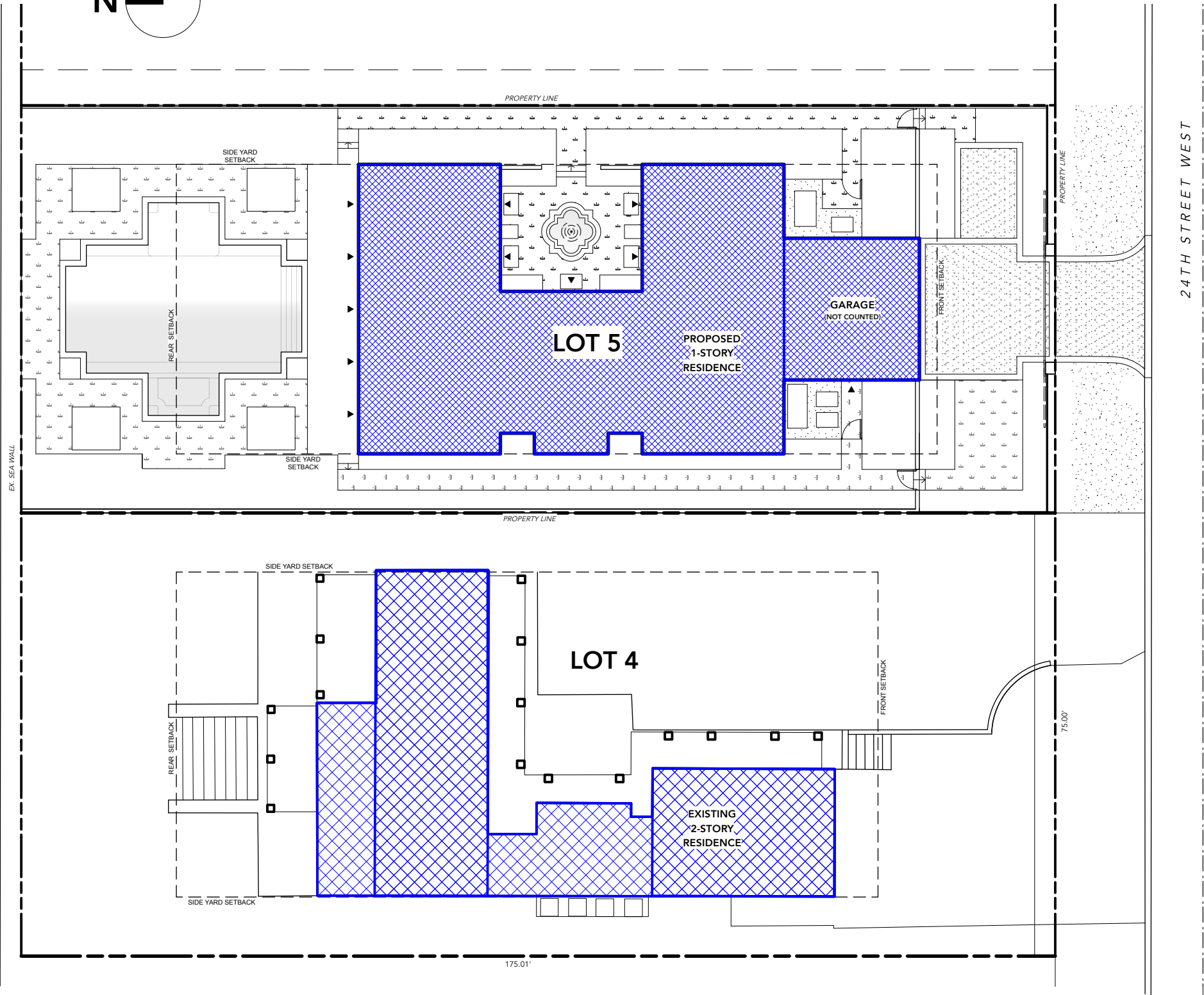
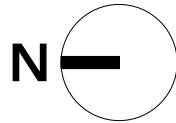
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COVERAGE CALCULATION

Date	MAR 2025	Sheet No.
Scale		A-1.2
Project	25001C	



LOT 5 - UNIT SIZE

1.0 LOT AREA	12,075 ft2		
2.0 UNIT SIZE CALCULATION	MAX	PROPOSED	DEFICIENCIES
	ft2	ft2	
	6,038 ft2	3,522 ft2	
	50%	29.2%	

LOT 4 - UNIT SIZE

1.0 LOT AREA	13,125 ft2		
2.0 COVERAGE CALCULATION	MAX	EXISTING	DEFICIENCIES
	ft2	ft2	
	6,562 ft2	4,136 ft2	
	50%	31.5%	

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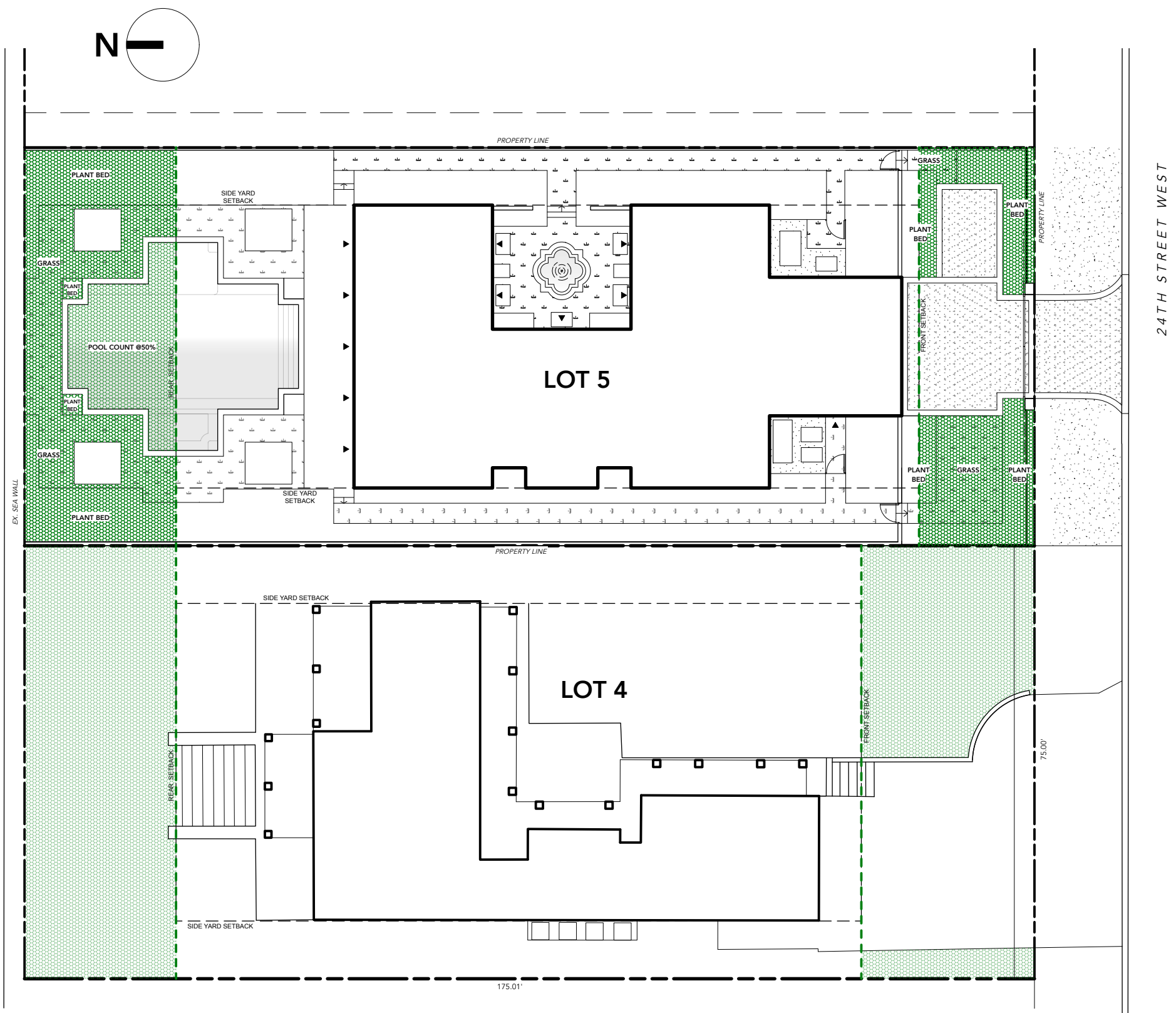
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UNIT SIZE CALCULATION

Date	MAR 2025	Sheet No.	A-1.3
Scale			
Project	25001C		



LOT 5 - PERVIOUS SURFACE			
1.0 FRONT YARD AREA	1,380 ft2		
2.0 FRONT YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENCIS
	ft2	ft2	
	690 ft2	740 ft2	
	50%	53.6%	
3.0 REAR YARD AREA	1,811 ft2		
4.0 REAR YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENCIS
	ft2	ft2	
	1,268 ft2	1,357.6 ft2	
	70%	75%	

LOT 4 - PERVIOUS SURFACE			
1.0 FRONT YARD AREA	2,250 ft2		
2.0 FRONT YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENCIS
	ft2	ft2	
	1,125 ft2	1,153 ft2	
	50%	51.2%	
3.0 REAR YARD AREA	1,969 ft2		
4.0 REAR YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENCIS
	ft2	ft2	
	1,378 ft2	1,963 ft2	
	70%	99.7%	

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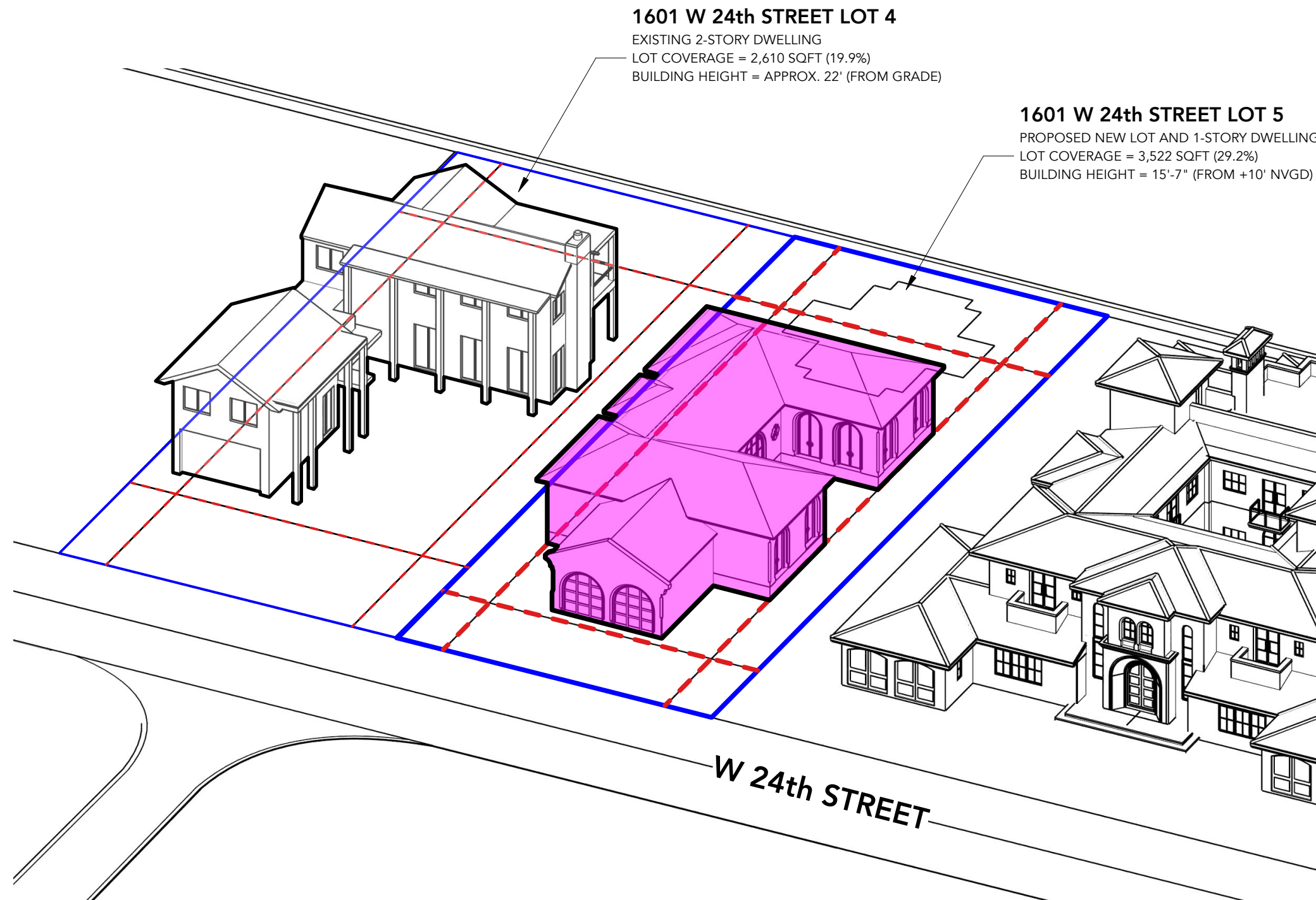
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PERVIOUS SURFACE CALCULATION

Date	MAR 2025	Sheet No.	
Scale			A-1.4
Project	25001C		



1601 W 24th STREET LOT 4

EXISTING 2-STORY DWELLING
LOT COVERAGE = 2,610 SQFT (19.9%)
BUILDING HEIGHT = APPROX. 22' (FROM GRADE)

1601 W 24th STREET LOT 5

PROPOSED NEW LOT AND 1-STORY DWELLING
LOT COVERAGE = 3,522 SQFT (29.2%)
BUILDING HEIGHT = 15'-7" (FROM +10' NAVD)

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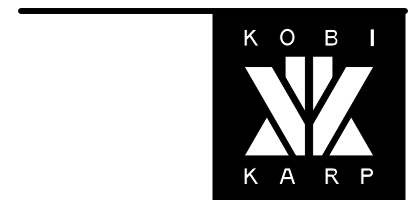


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3D MASSING

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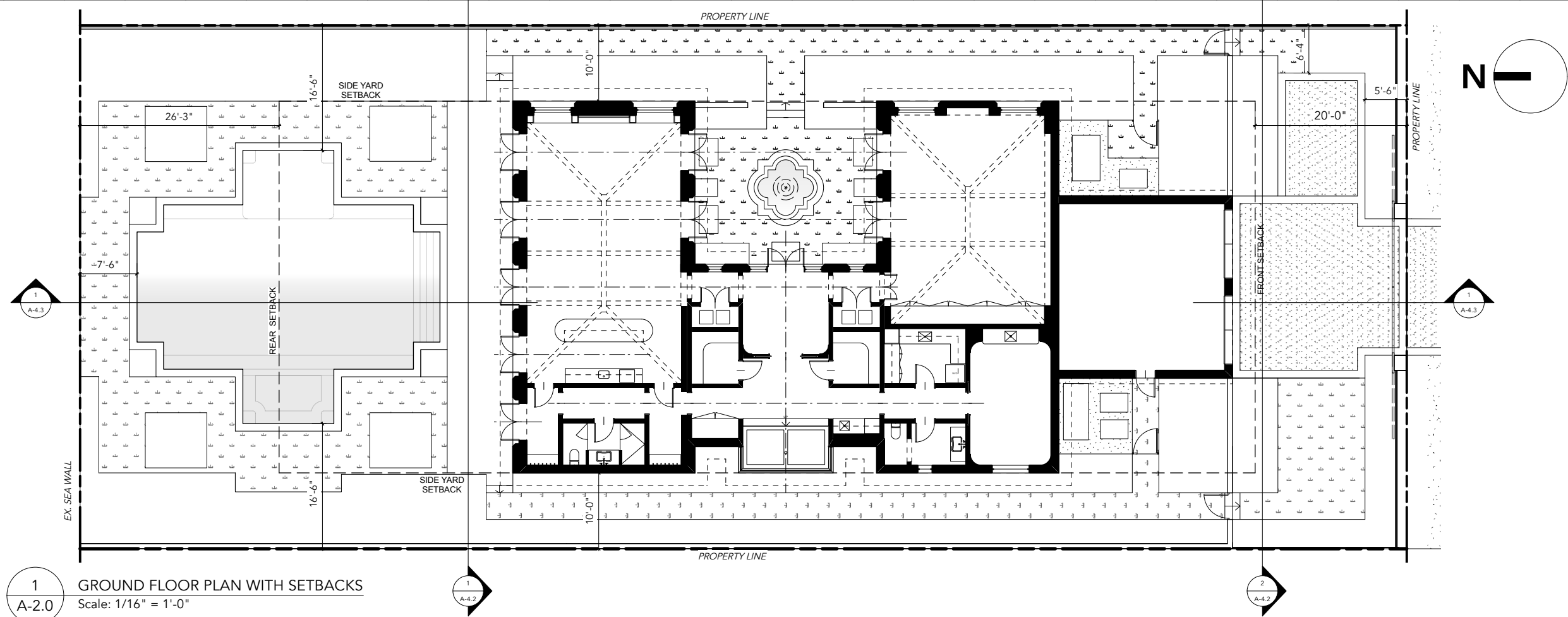
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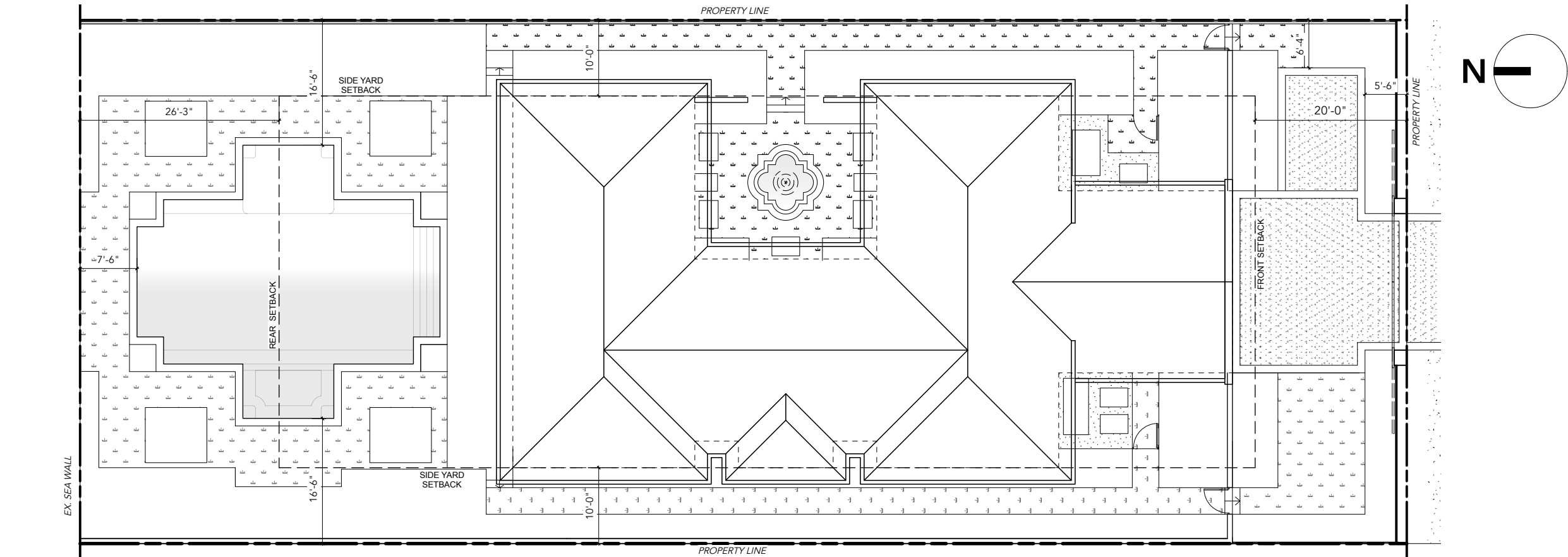
3D MASSING - AERIAL VIEWS

Date	MAR 2025	Sheet No.	A-1.6
Scale			
Project	25001C		



1
A-2.0

GROUND FLOOR PLAN WITH SETBACKS
Scale: 1/16" = 1'-0"



2
A-2.0

ROOF PLAN WITH SETBACKS
Scale: 1/16" = 1'-0"

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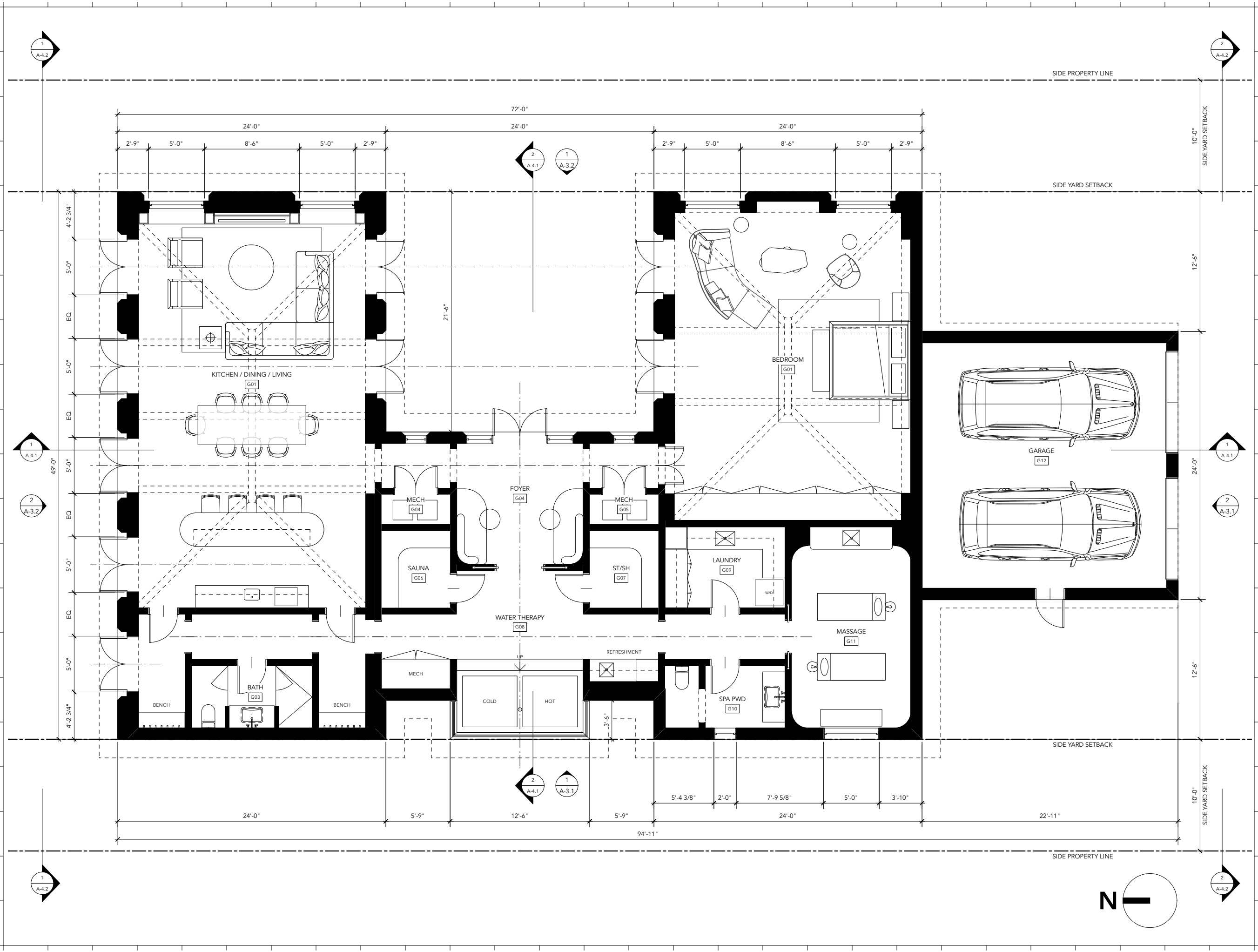
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PLANS WITH SETBACKS

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Scale	1/16" = 1'-0" @ 11" x 17"	A-2.0
Project	25001C	



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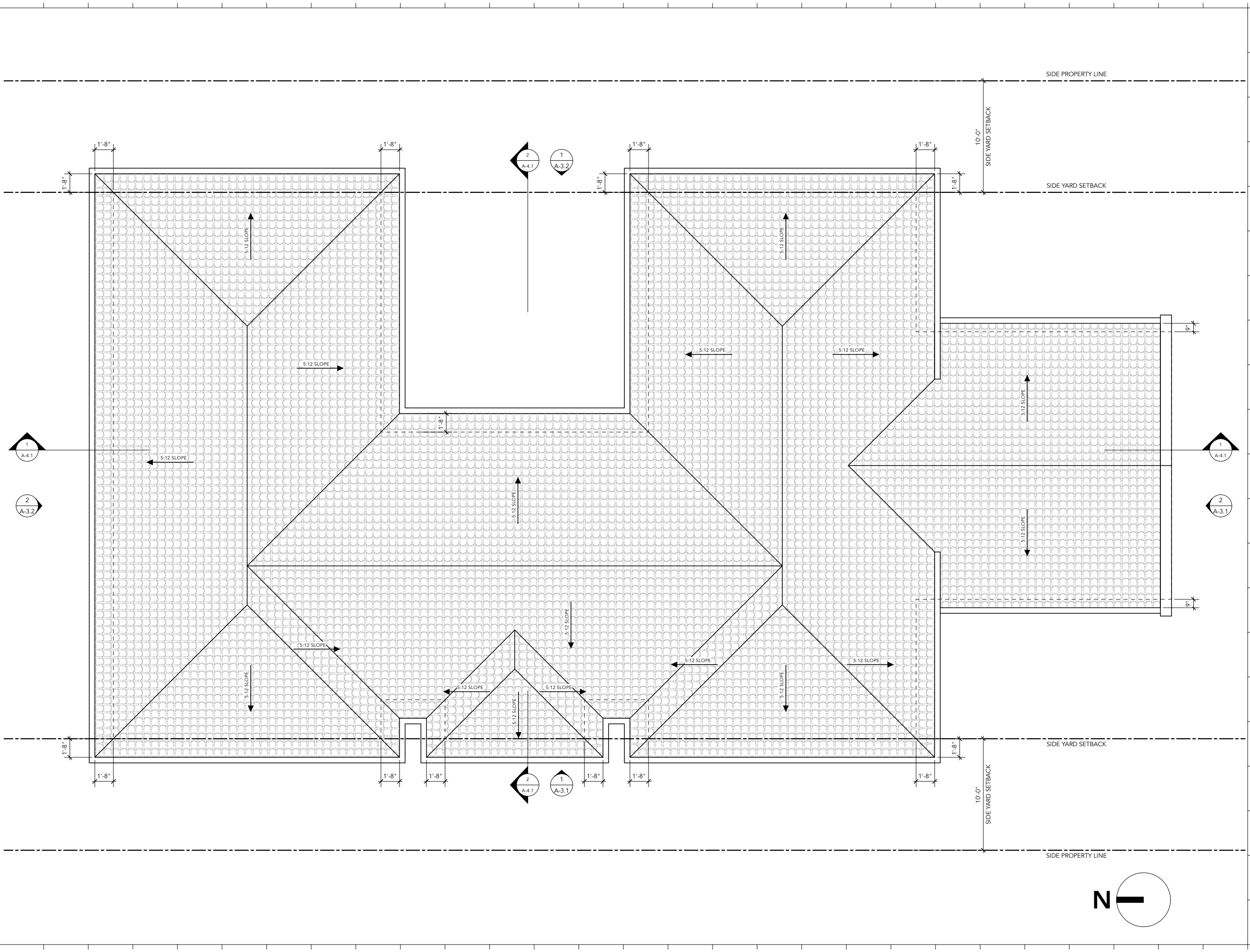
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GROUND FLOOR PLAN

Date	MAR 2025	Sheet No.	A-2.1
Scale	1/8" = 1'-0" @ 11" x 17"		
Project	25001C		



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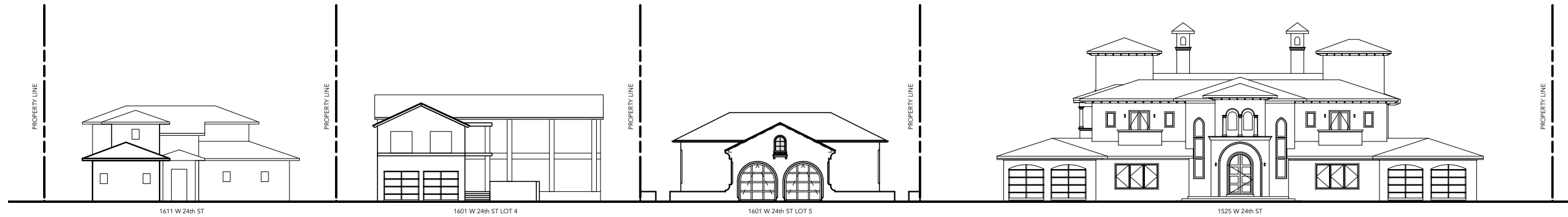
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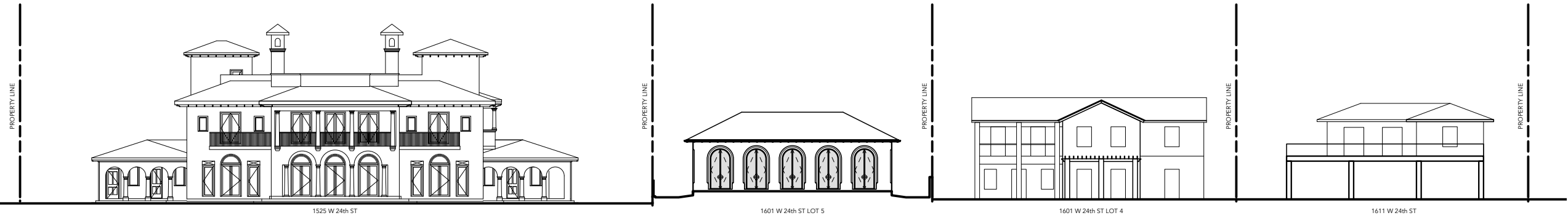


ROOF PLAN

Date	MAR 2025	Sheet No.	A-2.2
Scale	1/8" = 1'-0" @ 11" x 17"		
Project	25001C		



1 SOUTH CONTEXT ELEVATION
A-3.0 Scale: 1:300



2 NORTH CONTEXT ELEVATION
A-3.0 Scale: 1:300

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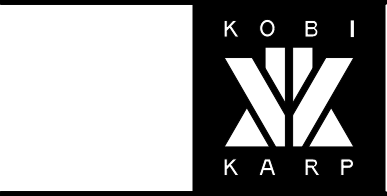
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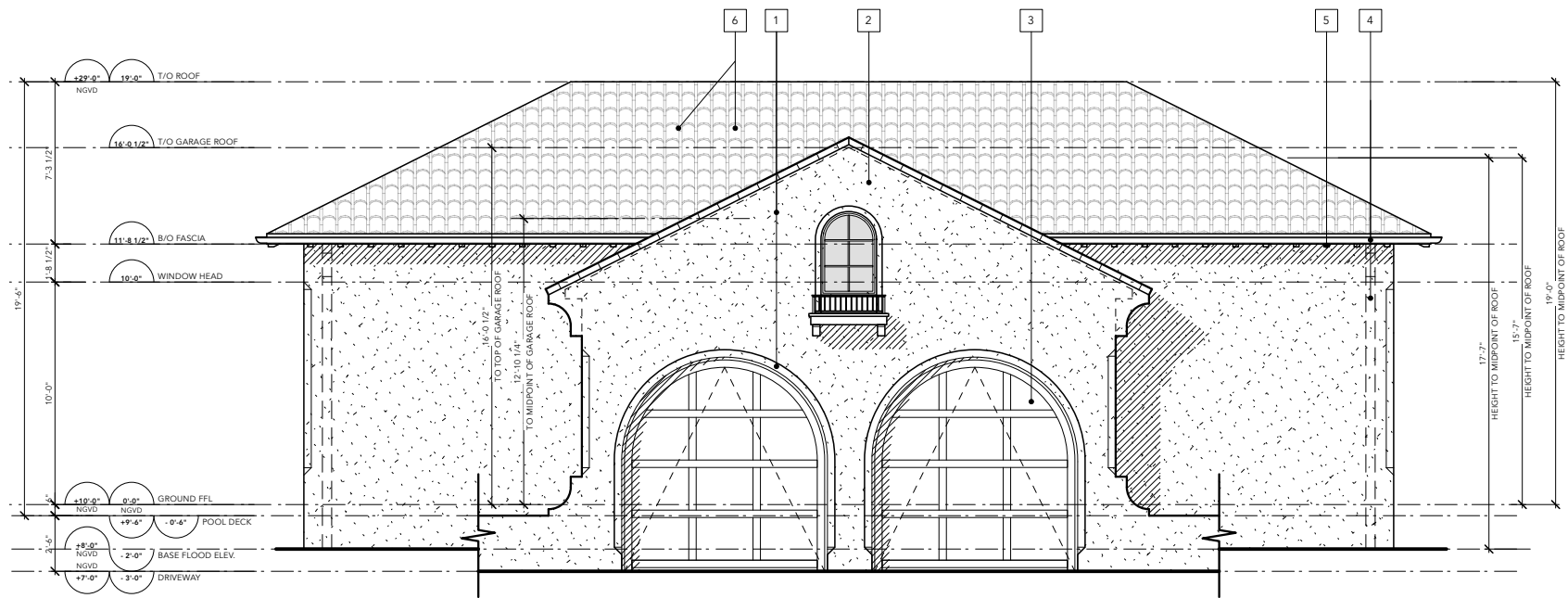


CONTEXT ELEVATIONS

Date	MAR 2025	Sheet No.
Scale	1:300 @ 11" x 17"	A-3.0
Project	25001C	



1 WEST ELEVATION
A-3.1 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
A-3.1 Scale: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 SMOOTH LIGHT BEIGE STUCCO FINISH ON WALLS AND RECESSES AROUND OPENINGS
- 2 DARK IMPACT RATED STEEL WINDOWS AND DOORS WITH LIGHT GREY TINT
- 3 MEDIUM BROWN IMPACT RATED OVERHEAD DOOR
- 4 PREFINISHED MEDIUM BROWN RAINWATER LEADER/GUTTER
- 5 MEDIUM BROWN EXPOSED RAFTER TAILS IN WOOD
- 6 HURRICANE RATED TERRACOTTA ROOF



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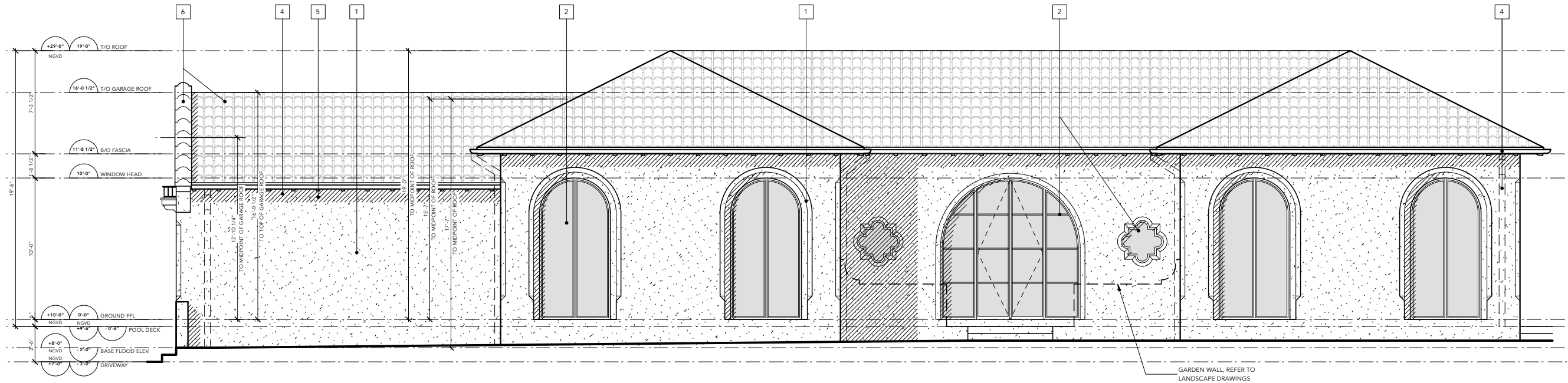
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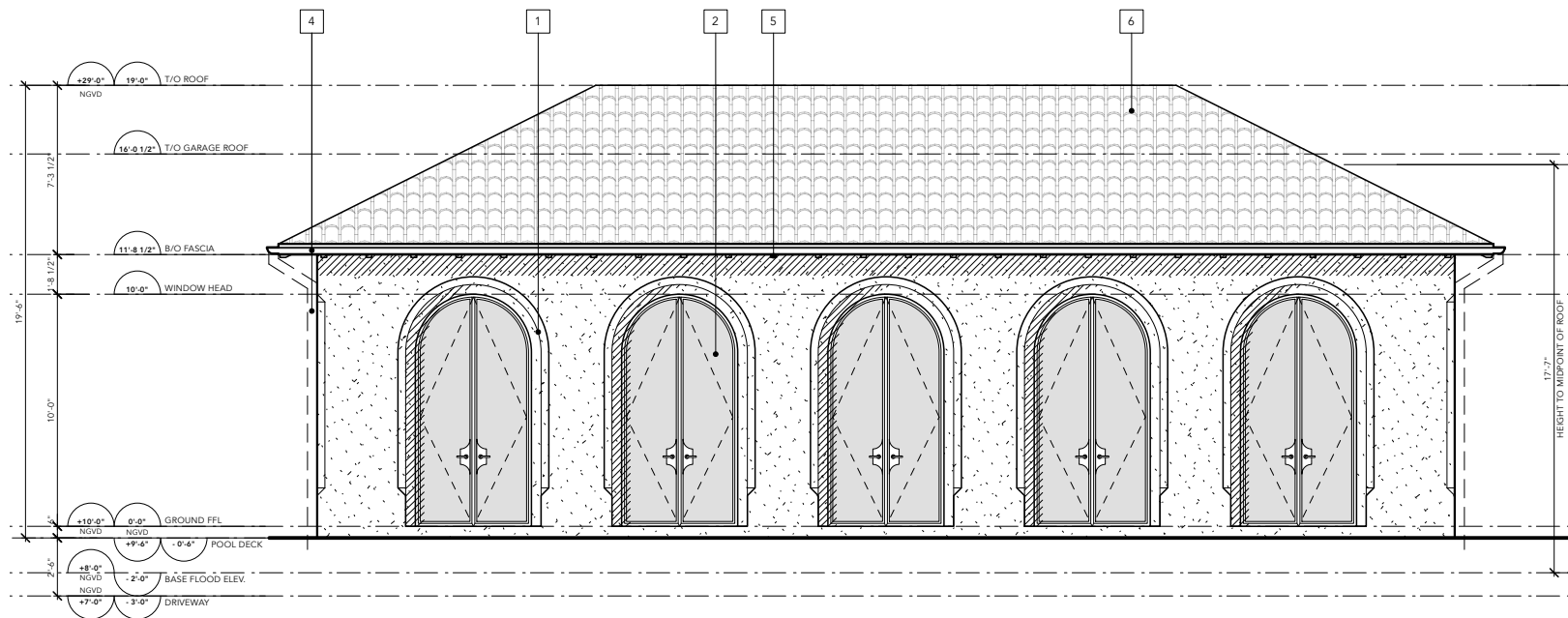


BUILDING ELEVATIONS

Date	MAR 2025	Sheet No.
Scale	1/8" = 1'-0" @ 11" x 17"	A-3.1
Project	25001C	



1 EAST ELEVATION
A-3.2 Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
A-3.2 Scale: 1/4" = 1'-0"

MATERIAL LEGEND

- 1 SMOOTH LIGHT BEIGE STUCCO FINISH ON WALLS AND RECESSES AROUND OPENINGS
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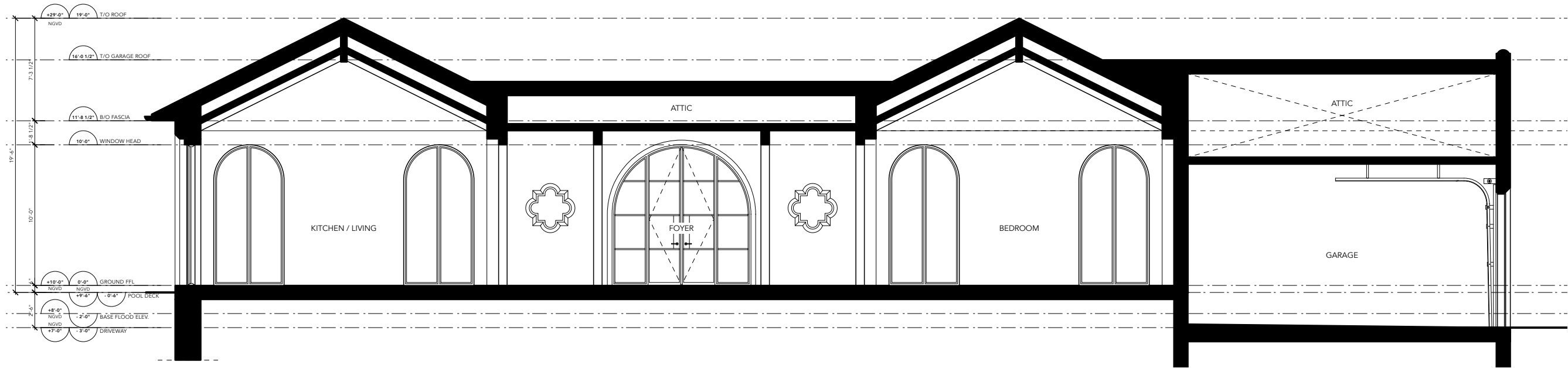
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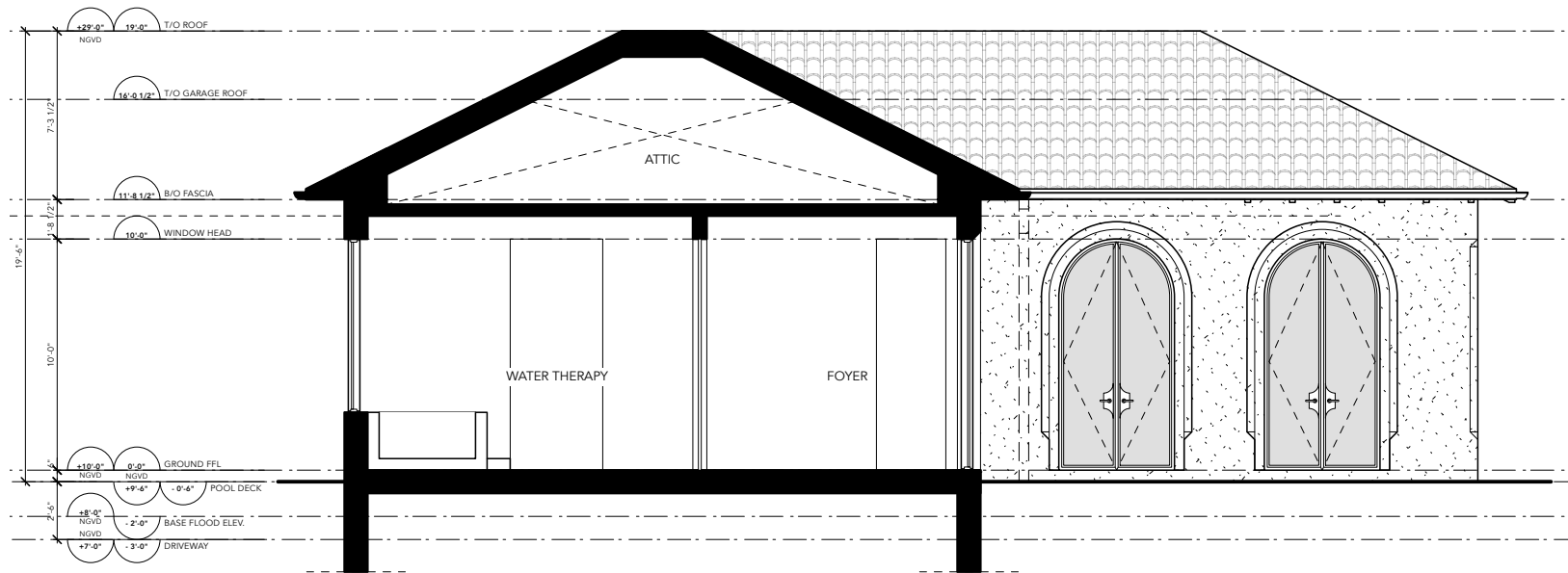


BUILDING ELEVATIONS

Date	MAR 2025	Sheet No.
Scale	1/8" = 1'-0" @ 11" x 17"	A-3.2
Project	25001C	



1 WEST ELEVATION
A-4.1 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
A-4.1 Scale: 1/8" = 1'-0"

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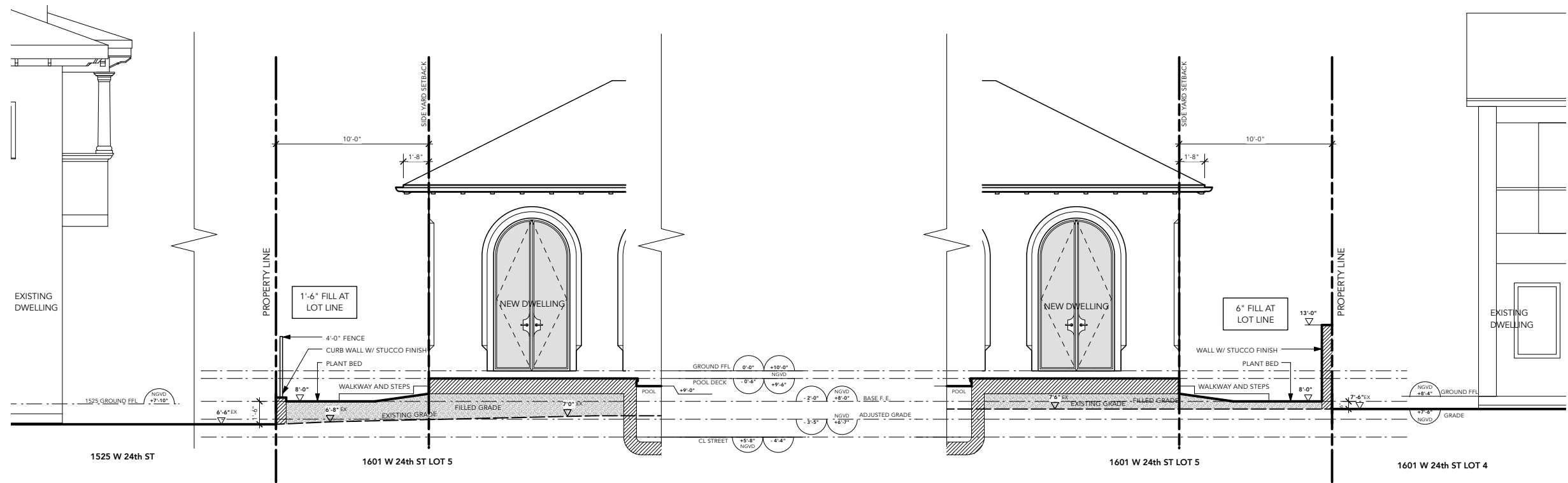
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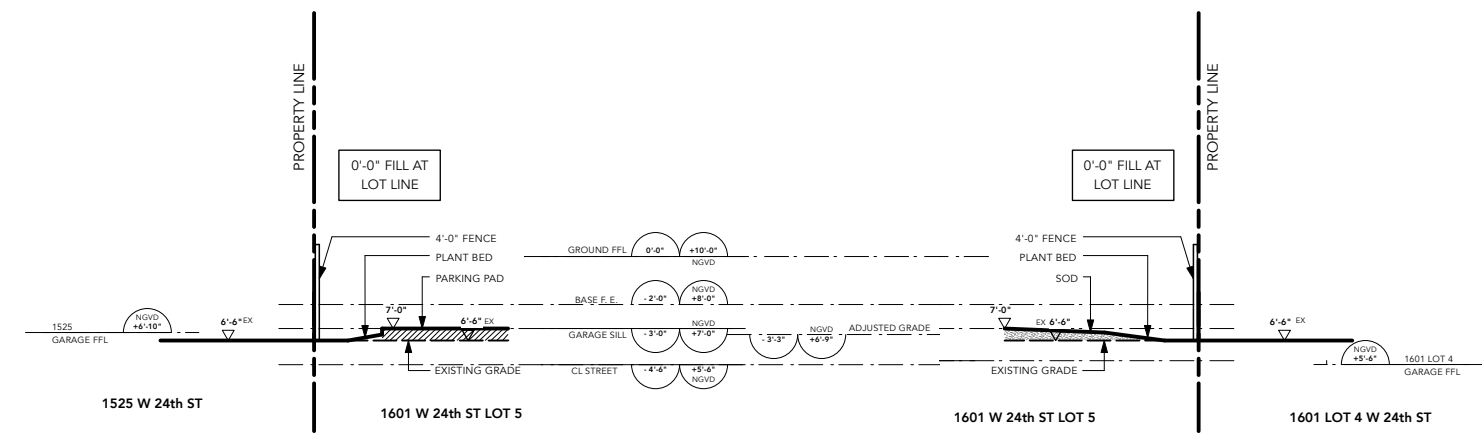


BUILDING SECTIONS

Date	MAR 2025	Sheet No.
Scale	1/8" = 1'-0" @ 11" x 17"	A-4.1
Project	25001C	



1
A-4.2 SIDE YARD SECTIONS - REAR CANAL YARD LOOKING SOUTH
Scale: 1/8" = 1'-0"



2
A-4.2 SIDE YARD SECTIONS - FRONT STREET YARD LOOKING SOUTH
Scale: 1/8" = 1'-0"

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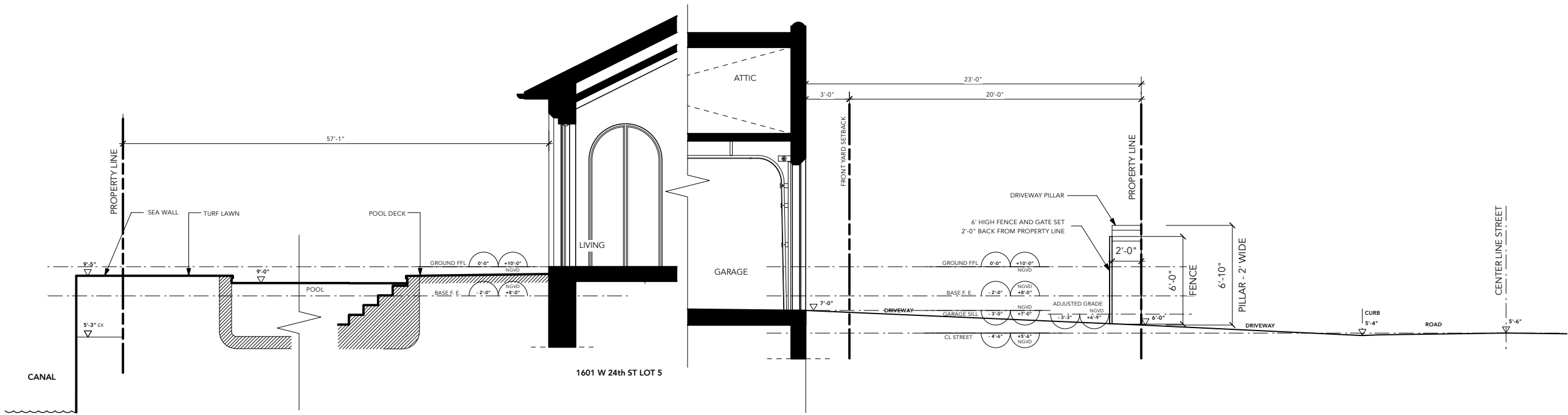
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YARD SECTIONS

Date	APR 2025	Sheet No.	A-4.2
Scale	1/8" = 1'-0" @ 11" x 17"		
Project	25001C		



1 FRONT TO REAR YARD SECTION
A-4.3 Scale: 1/8" = 1'-0"

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