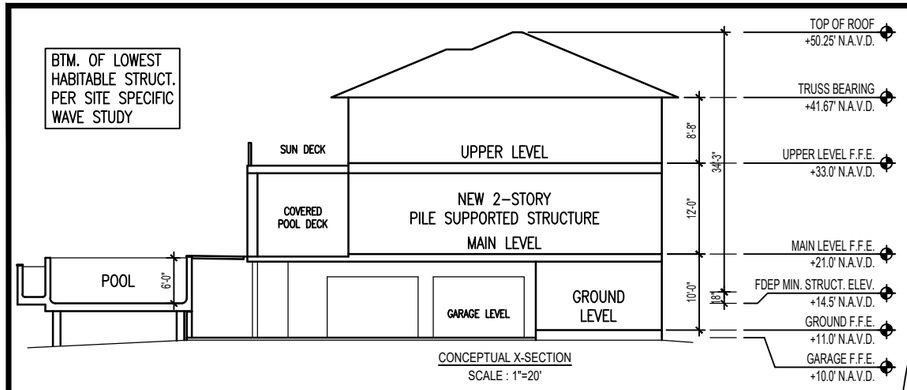
BTM. OF LOWEST HABITABLE STRUCT. PER SITE SPECIFIC WAVE STUDY



CONCEPTUAL X-SECTION
SCALE : 1"=20'

PROJECT DESCRIPTION:

CONSTRUCTION OF A 2-STORY PILE SUPPORTED RESIDENCE

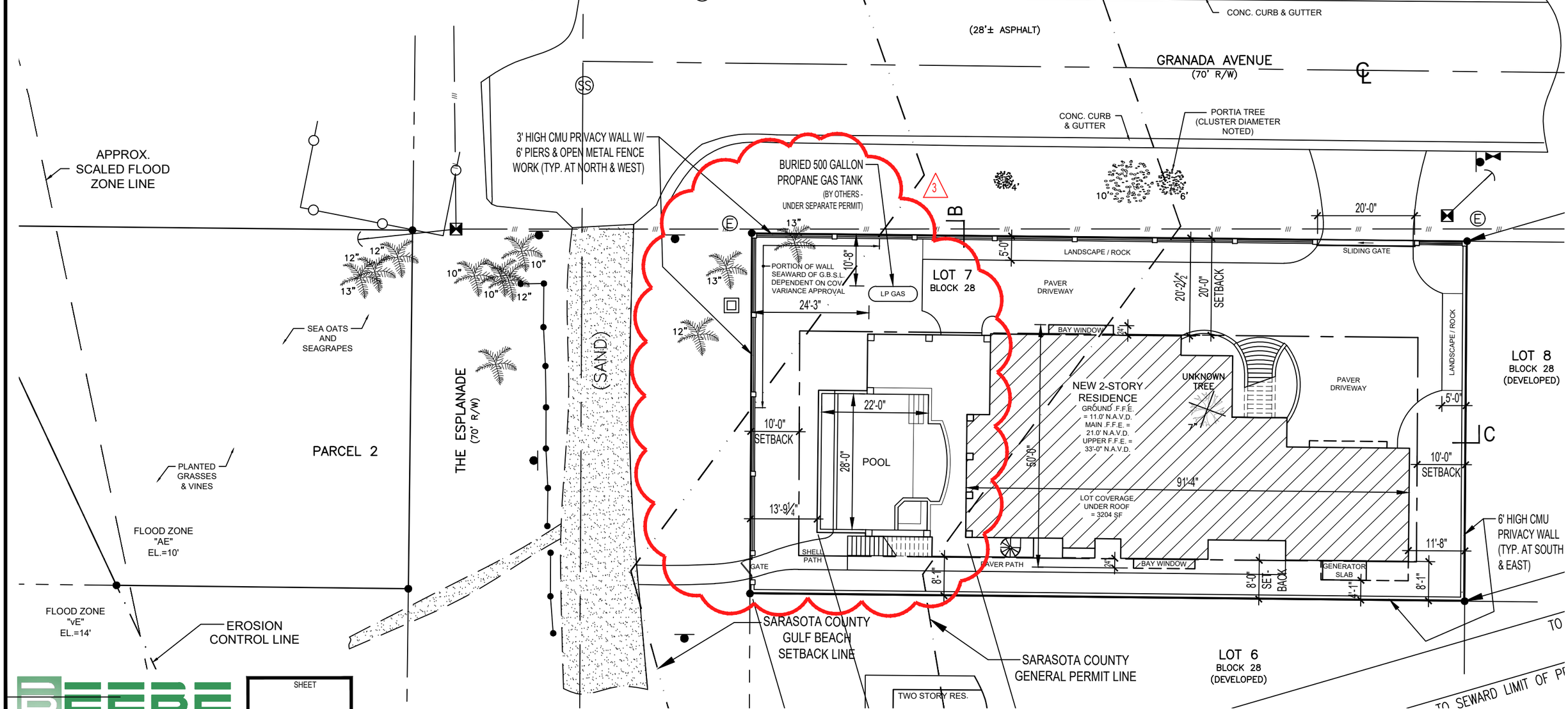
SITE INFORMATION:

1. ZONING		-	RSF-2
2. SETBACKS (MIN.) :	FRONT	-	20'
	SIDE	-	8' Combination 18'
	REAR	-	N/A
3. GROSS LOT SIZE :		-	24,321 SF
USABLE LOT SIZE :		-	10,956 SF
4. BUILDING HEIGHT IN STORIES :		-	2 STORY
5. BUILDING HEIGHT (MAX.) :		-	35'
6, ACTUAL BUILDING HEIGHT :		-	34'-3"
7. LOT COVERAGE (MAX) :		-	30 %
8. ACTUAL LOT COVERAGE : 3,209sf / 10,956sf		-	29.29 %
9. FLOOD ZONE :		-	AE-10'

PROJECT AREA CHART

AREA	SQ. FTG. NON A/C	SQ. FTG. A/C
GROUND LEVEL	-	792
GARAGES & STORAGE	2380	-
COVERED ENTRY	102	-
MAIN LEVEL	-	2409
COVERED ENTRY DECK	128	-
MAIN COVERED DECK	332	-
DECKS & BALCONIES	772	-
UPPER LEVEL	-	1665
DECKS & BALCONIES	402	-
TOTAL	**4,116**	**4,866**

NOTE: AIR CONDITIONED SQUARE FOOTAGE IS BASED ON AREA CALCULATED FROM INSIDE FACE OF DRYWALL AT EXTERIOR WALLS



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SHEET
CSP-1

201 THE ESPLANADE SOUTH, VENICE

DATE : 02.27.25 - REV.#3

CONCEPTUAL SITE PLAN

SCALE : 1"=20'

N