



Existing Property - View from upper level roof terrace toward the Caretakers' Cottage. Visible is the existing exterior stair connecting the Main House with the Caretakers' Cottage.



Existing Property - View from rear courtyard of the northeast elevation of the Main House. Visible on the right of the photo is the existing exterior stair connecting the Main House with the Caretakers' Cottage.

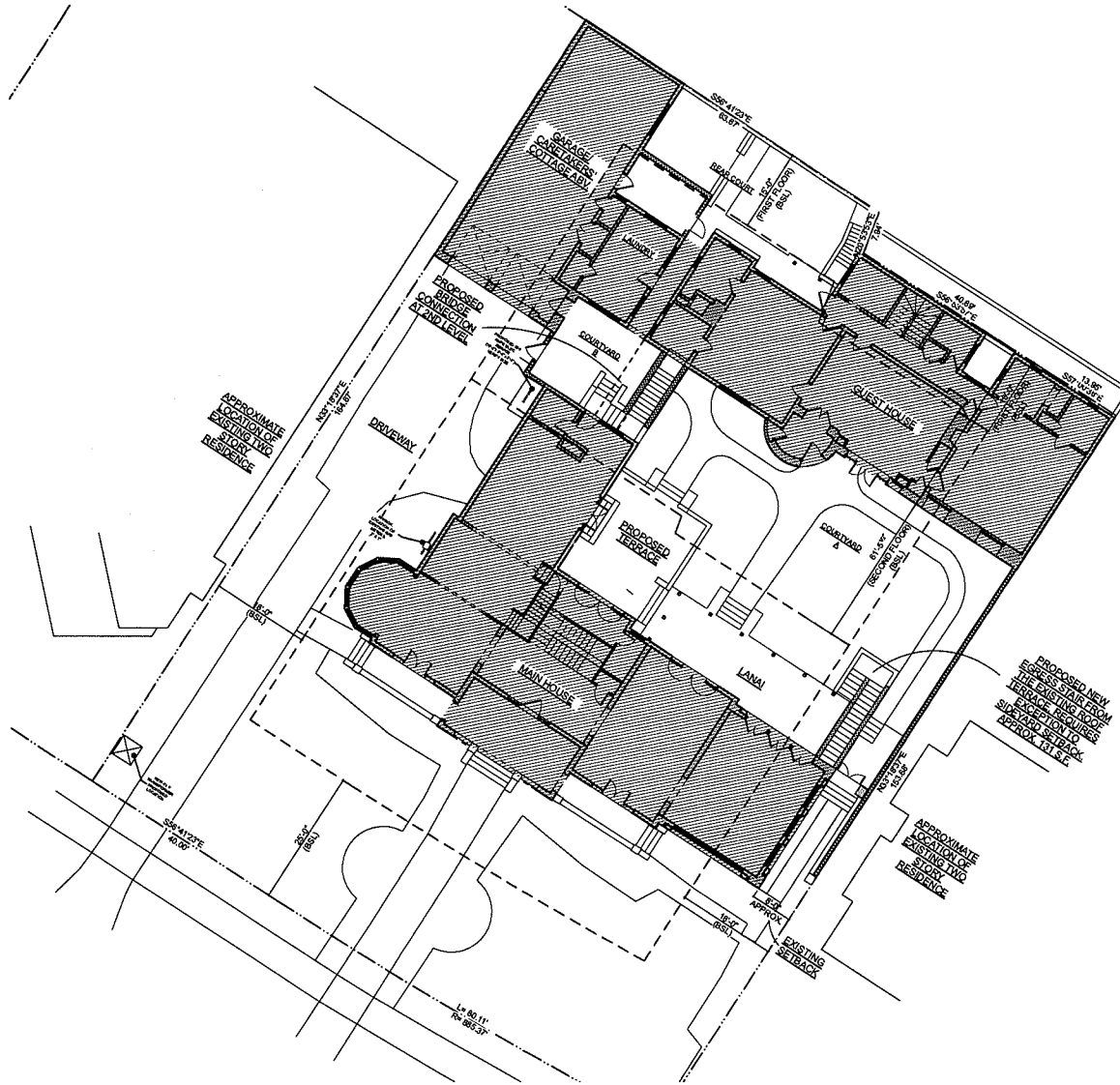
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March 16, 2011

1043 Ocean Boulevard



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PROJECT DATA - Proposed Site Plan

EXISTING DATA
 Address: 1043 Ocean Blvd
 APN: 537-540-14
 ZONING: Historic Resource Designation
 in Residential Zone
 LOT AREA: 19,261 sf

PROPOSED BUILDING AREA

MAIN HOUSE:	6,502 sf
GUEST HOUSE:	5,354 sf
TOTAL:	11,856 sf
FAR:	.616

PROPOSED LOT COVERAGE

FOOTPRINT (all structures):	8,658sf
LOT AREA:	19,261 sf
ACTUAL LOT COVERAGE:	.450

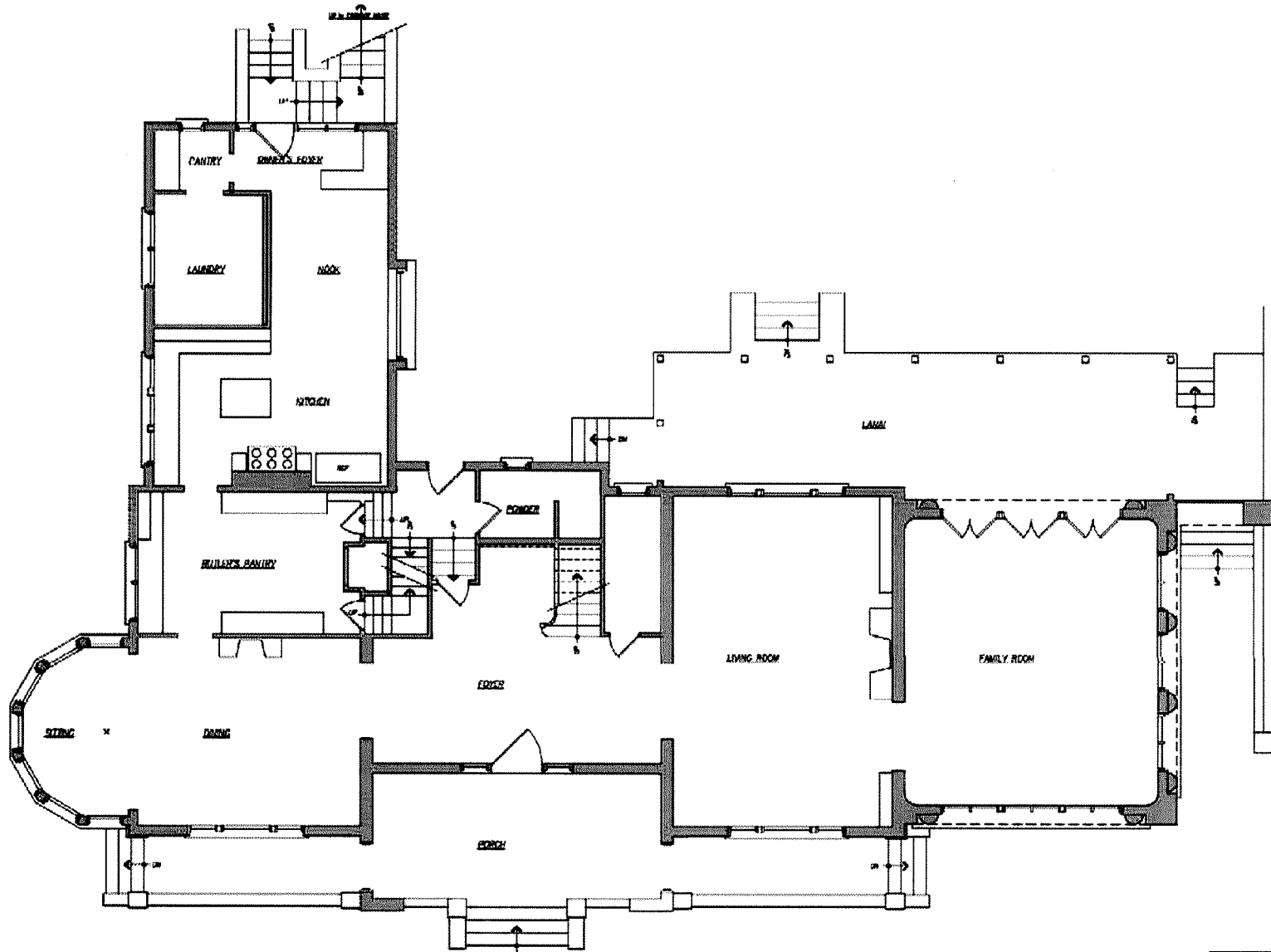
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Proposed Site Plan

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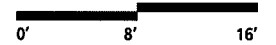


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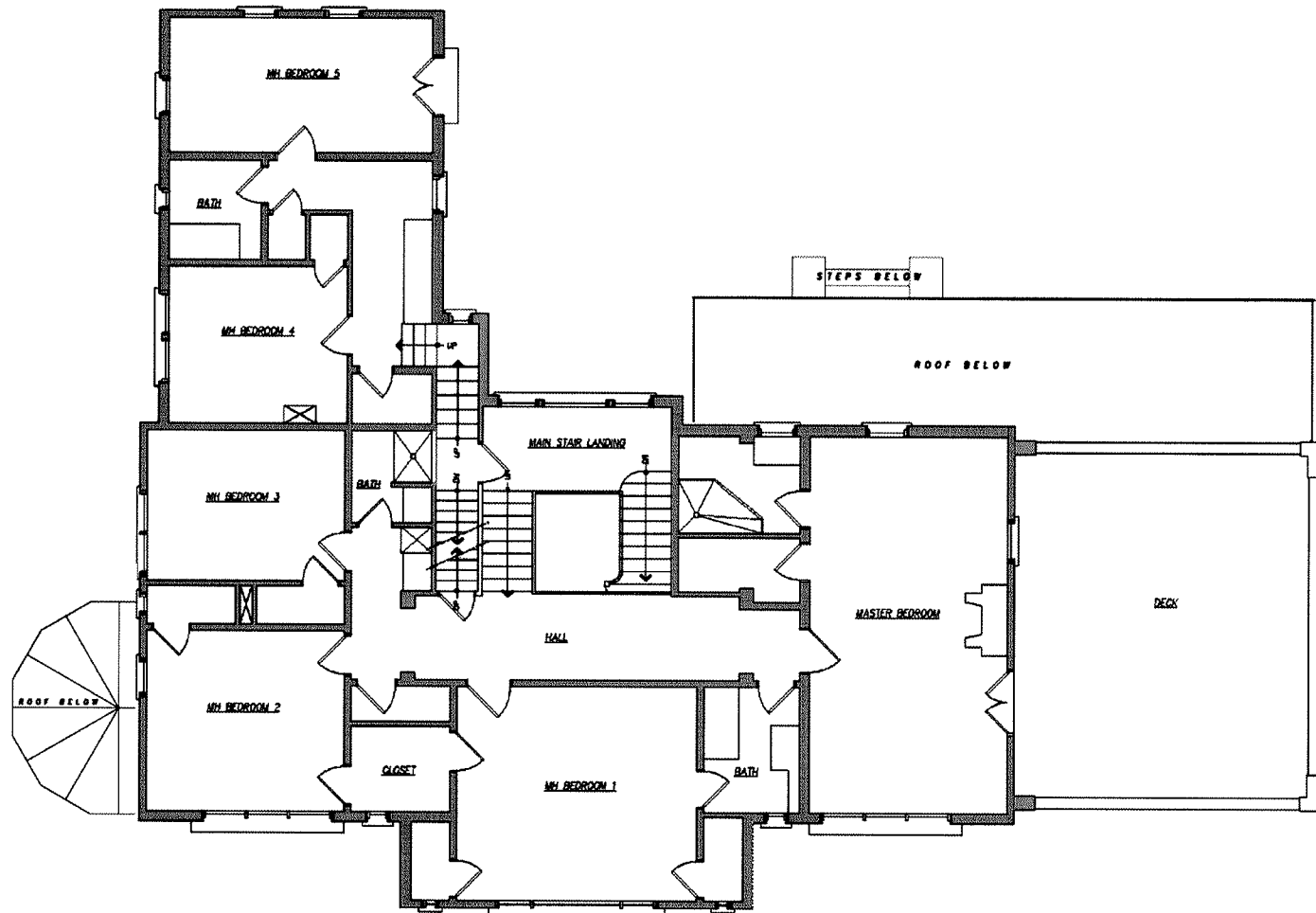
Existing Floor Plan • Main House - Main Level



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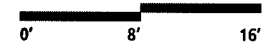


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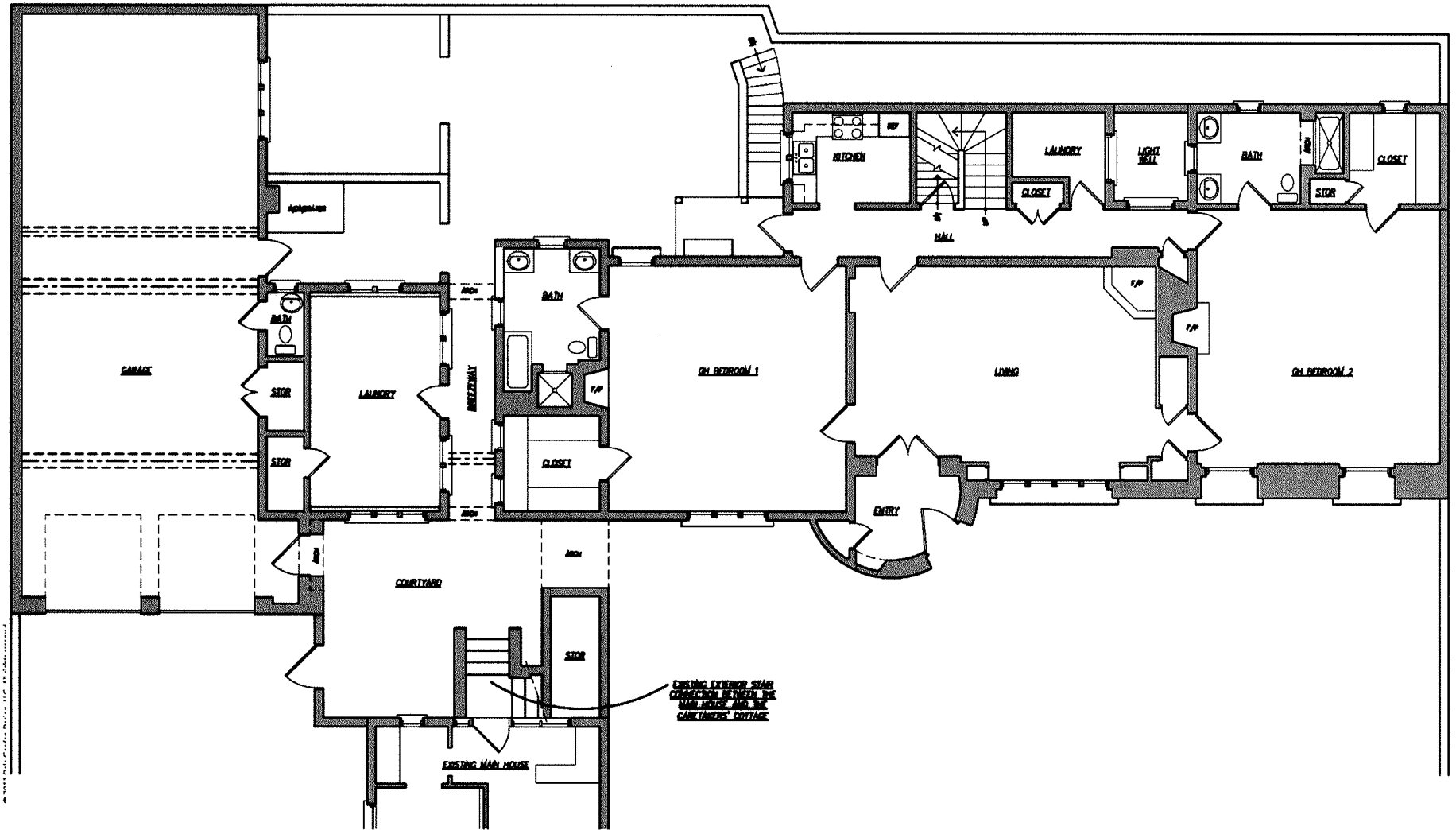
Existing Floor Plan • Main House - Second Level



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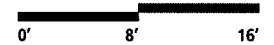


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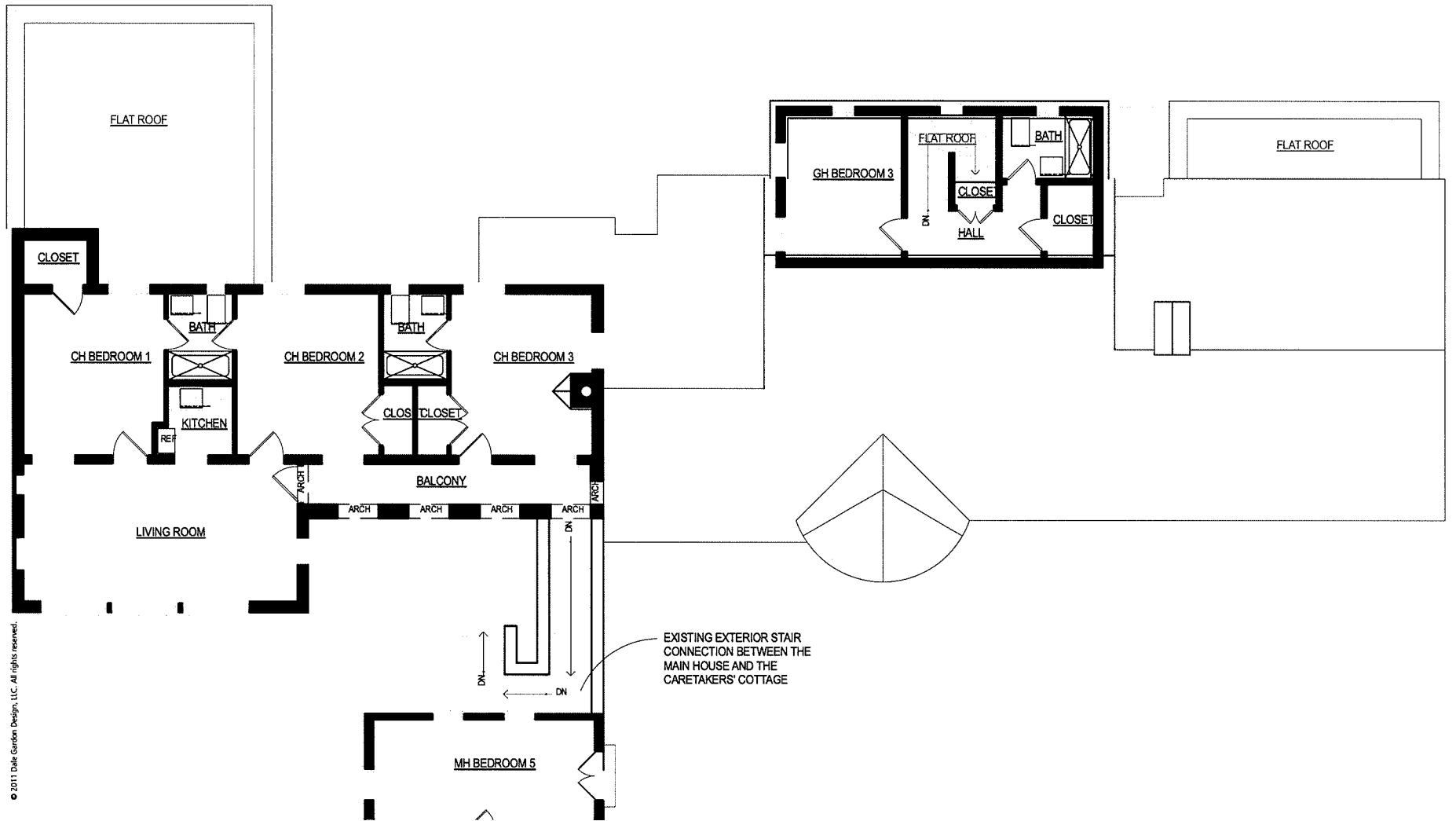
Existing Floor Plan • Caretakers' & Guest House - Main Level



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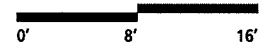


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Existing Floor Plan - Caretakers' & Guest House - Upper Level

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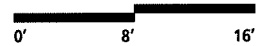


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Existing Elevation • Main House & Caretakers' Cottage - Northwest Elevation

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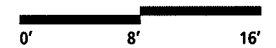
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Existing Elevation • Main House - Northeast Elevation

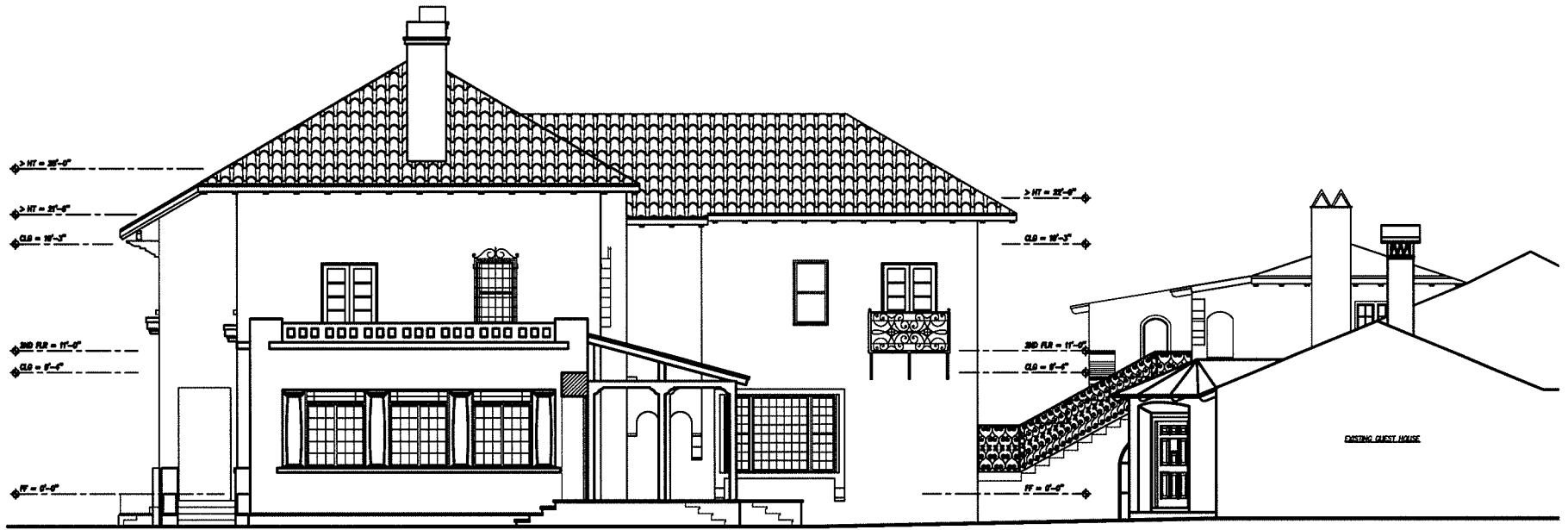


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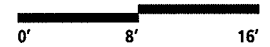
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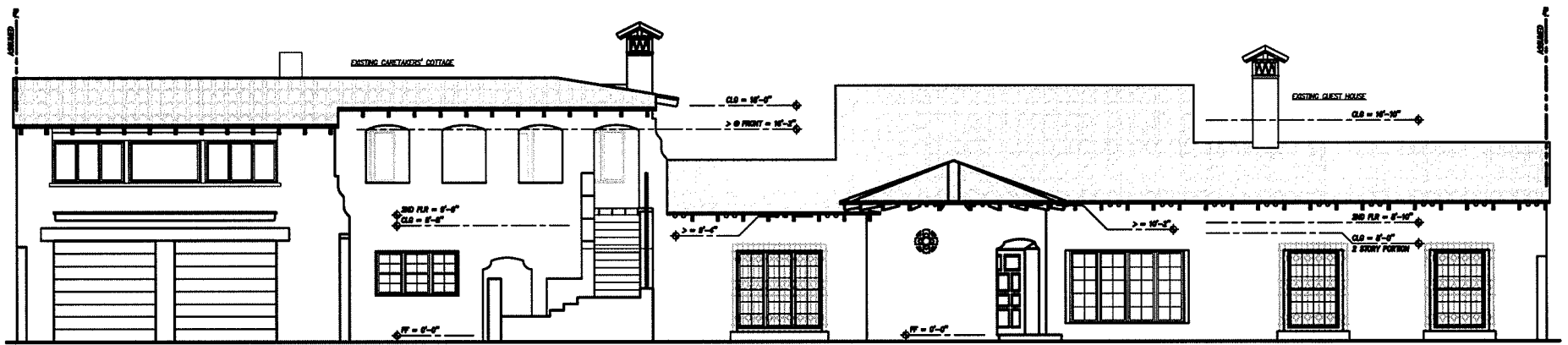
Existing Elevation • Main House & Caretakers' Cottage - Southeast Elevation



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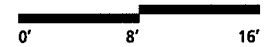
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Existing Elevation • Caretakers' Cottage & Guest House - Southwest Elevation



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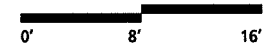
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Existing Elevation • Caretakers' Cottage & Guest House - Northeast Elevation

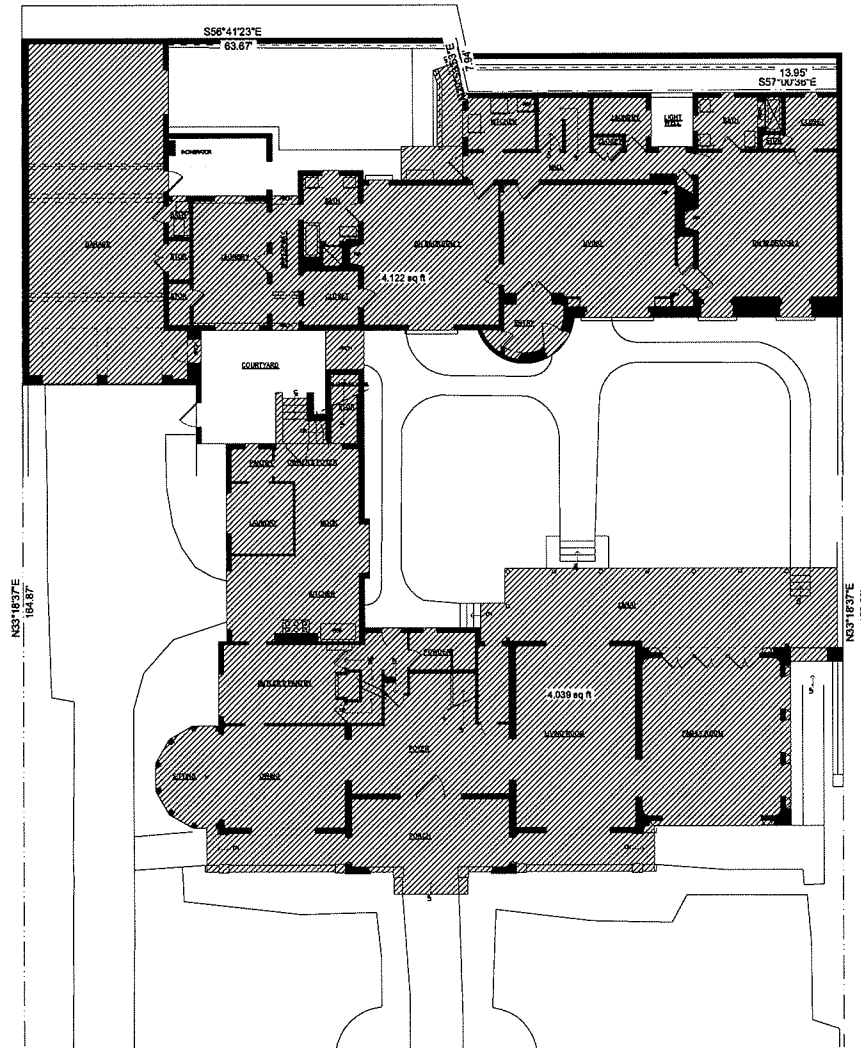


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Lot Coverage Diagram - Existing Plan
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