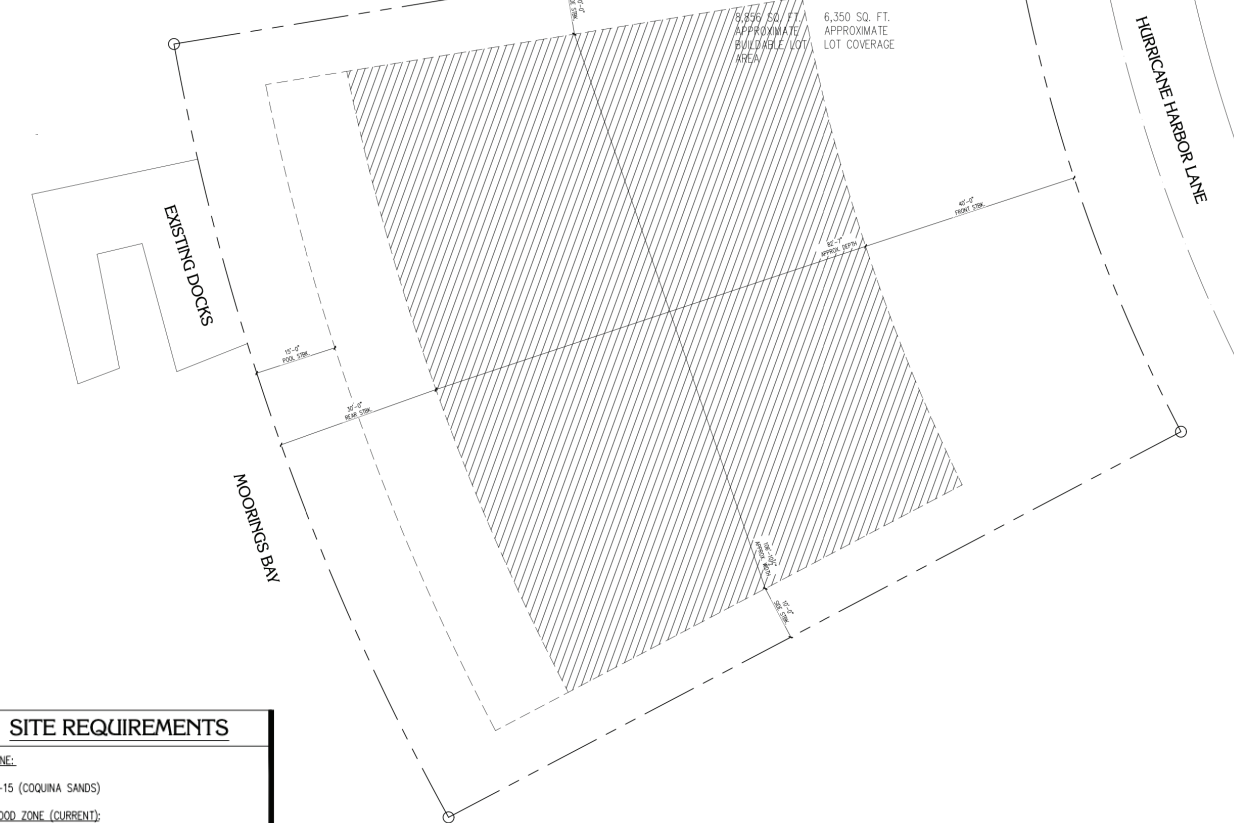




ZONE:
R1-15 (COQUINA SANDS)

FLOOD_ZONE (CURRENT):
AE-10
BASE FLOOD ELEVATION 10.00' N.A.V.D. (VERIFY N.A.V.D.)
DESIGN FLOOD ELEVATION +1.00' = 11.00' N.A.V.D.

MAX BUILDING HEIGHT: 30'-0"

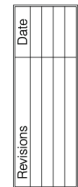
MEASURED FROM THE GREATER OF:
F.E.M.A. HABITABLE FLOOR
15' ABOVE CROWN OF ROAD
AVERAGE NATURAL GRADE
15' ABOVE STATE D.E.P. REQUIREMENT

MINIMUM LOT WIDTH: 100'-0"
CURRENT LOT WIDTH: 117'-0"

SETBACKS:

FRONT: 40'-0"
REDUCED FRONT: 35'-0"
REAR: 30'-0"
SIDE: 10'-0"
POOL/GARAGE (ALLEY): 15'-0"

- | LOT COVERAGE CALCULATIONS - CITY OF NAPLES | | |
|---|---|-----------------------------|
| LOT SIZES INCREMENTS OR PORTION
(INCREMENT IN SQUARE FEET) | MAXIMUM BUILDING AREA
(PERCENTAGE OF LOT AREA) | LOT SIZE IN
SQUARE FEET= |
| LOT SIZE | | 19,166 |
| FIRST 5,000 | 48 | 2,400 |
| NEXT 5,000 | 35 | 1,750 |
| REMAINING 9,166 | 24 | 2,200 |
| | | |
| TOTAL LOT COVERAGE ALLOWED PER CODE= | | 6,350 |



COQUINA SANDS 1795 HURRICANE HARBOR LANE
NAPLES, FLORIDA
CITY OF NAPLES

FLORIDA

STOFFT COONEY
ARCHITECTS
distinctive inspirational architecture

distinctive inspirational architecture

Scale:	AS NOTED	
Job No.	--	
Date:	01.16.26	H.G.R.
Sheets:	- of -	



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COQUINA SANDS - NAPLES

DETAILS

LOT SIZE	.44 Acres
LOT FRONTAGE	100 sq ft
LOT LEFT	155 sq ft
LOT BACK	150 sq ft
LOT RIGHT	155 sq ft

Framed by long, southwest-facing water views, this Coquina Sands waterfront residence enjoys a tranquil setting along the quiet enclave of Hurricane Harbor Lane. Boasting approximately 150 feet of water frontage and sunsets year-round, the property is set on just under half an acre and offers an exceptional sense of space and privacy, with expansive water vistas as a stunning daily backdrop.

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