REQUEST FOR DRB APPROVAL FOR:
SAKA RESIDENCE

FILE# DRB23-0998
FINAL SUBMITTAL

4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA 33140

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CLIENT

JAMES & FANCY SAKA

ARCHITECT

CHOEFF LEVY FISCHMAN
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DRB REQUEST

1. APPROVAL OF UNDERSTORY (SECTION 142-105.b.4.d)
2. WAIVER OF COURTYARD REQUIREMENT FOR 2-STORY SIDE ELEVATIONS EXCEEDING 60 FEET, ON THE NORTH SIDE (SECTION 142-106.a.2.d)
3. VARIANCE TO ALLOW 62% OF THE FRONT YARD TO BE LANDSCAPED, IN LIEU OF THE 70% MINIMUM REQUIRED BY CODE (SECTION 142-105.b.4.d.7)
4. SOLID SIDE PROPERTY WALLS TO MAXIMUM HEIGHT

SAKA RESIDENCE
4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA, 33140

seal

Raphael Levy
2024.03.08
16:44:31-05'00'

STATE OF FLORIDA
RAPHAEL LEVY
AR94779
REGISTERED ARCHITECT

Raphael Levy
Registered Architect
AR0094779
AA26003009

comm no.
2325

date:
11/28/2023

revised:

sheet no.

A-0.0

REQUEST FOR DRB APPROVAL FOR:

SAKA RESIDENCE

[redacted]

4330 NAUTILUS ROAD,
MIAMI BEACH, FLORIDA 33140

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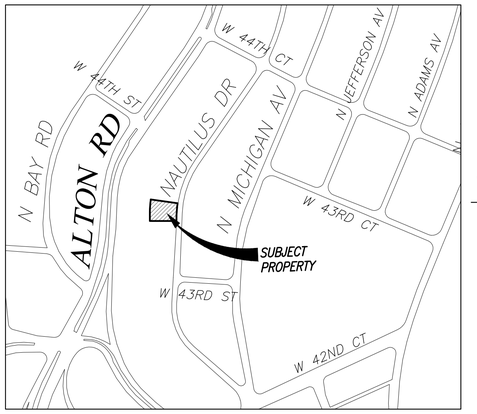
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
COMMUNICATION PULL BOX
CB CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
ELECTRIC BOX (ABOVE GROUND)
ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
BO GUARD POST, BOLLARD
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
Str STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D. denotes CHORD LENGTH or CHORD DISTANCE
CH.B. denotes CHORD BEARING
T denotes TANGENT DISTANCE
P.C.P. denotes PERMANENT CONTROL POINT
P.R.M. denotes PERMANENT REFERENCE MONUMENT
P.B. denotes PLAT BOOK
PG. denotes PAGE
P.O.C. denotes POINT OF COMMENCEMENT
P.O.B. denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
O.R.B. denotes OFFICIAL RECORDS BOOK
P.C. denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAIN LINK FENCE
W.F. denotes WROUGHT FENCE
W.F. denotes WOOD FENCE
F.F.E. denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
C.I.P. denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL. denotes PLANTER
(C) denotes CALCULATE DISTANCE
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

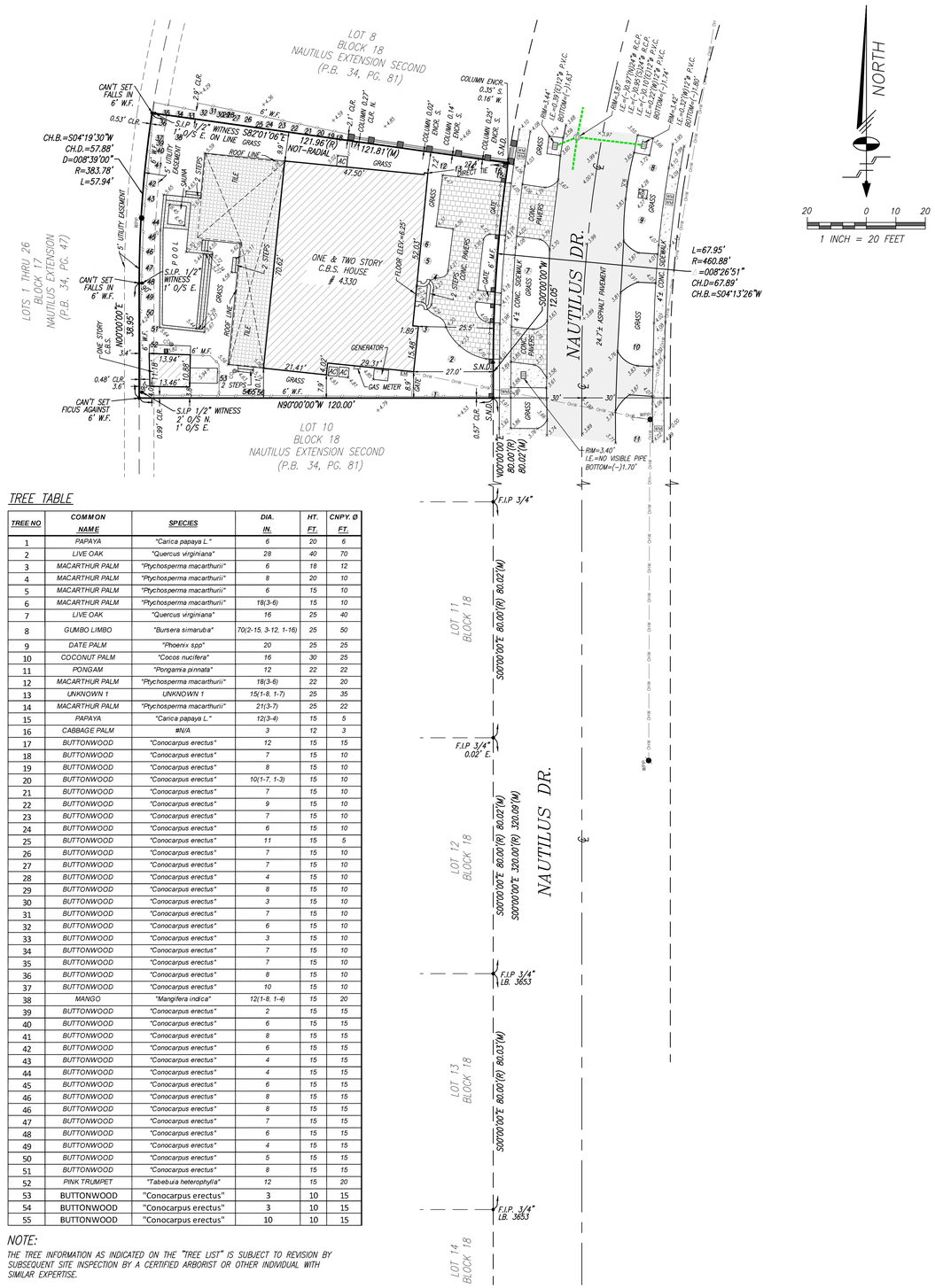
BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
ETL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — VEGETATION LINE
WM — WATER
LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 22-53S-42E, MIAMI BEACH, DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION

LOT 9, BLOCK 18, "NAUTILUS EXTENSION SECOND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI BEACH, DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N00°00'00"E ALONG THE WEST RIGHT-OF-WAY LINE OF NAUTILUS DR. FRONTING AND SOUTH OF THE SUBJECT PARCEL.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS: = 10,694 ± SQ. FT. (0.245 ± ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 7), PER FLOOD INSURANCE RATE MAP NO. 12086C0309L, COMMUNITY NO. 120651, PANEL NO. 0309, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
    a. MIAMI-DADE BENCHMARK D-157-R, LOCATOR. 3223 S.W.. LOC1: 44th ST---35' SOUTH OF CENTERLINE, LOC2: ALTON RD--- ON CENTERLINE, PK NAIL AND BRASS WASHER IN CONCRETE BULLNOSE OF INTERSECTION, ELEVATION = 4.93' N.G.V.D 29.
    b. MIAMI-DADE BENCHMARK D-179, LOCATOR. 3255 S.W. LOCATED @ VENETIAN CSWY --- SOUTH OF C/L AND BISCAYNE ISLAND --- WEST END OF ISLAND, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SE CORNER OF BRIDGE, ELEVATION =8.10' N.G.V.D 29.

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PAPAYA	"Carica papaya L."	6	20	6
2	LIVE OAK	"Quercus virginiana"	28	40	70
3	MACARTHUR PALM	"Ptychosperma macarthurii"	6	18	12
4	MACARTHUR PALM	"Ptychosperma macarthurii"	8	20	10
5	MACARTHUR PALM	"Ptychosperma macarthurii"	6	15	10
6	MACARTHUR PALM	"Ptychosperma macarthurii"	18(3-6)	15	10
7	LIVE OAK	"Quercus virginiana"	16	25	40
8	GUMBO LIMBO	"Bursera simaruba"	70(2-15, 3-12, 1-16)	25	50
9	DATE PALM	"Phoenix spp"	20	25	25
10	COCONUT PALM	"Cocos nucifera"	16	30	25
11	PONGAM	"Pongamia pinnata"	12	22	22
12	MACARTHUR PALM	"Ptychosperma macarthurii"	18(3-6)	22	20
13	UNKNOWN 1	UNKNOWN 1	15(1-8, 1-7)	25	35
14	MACARTHUR PALM	"Ptychosperma macarthurii"	21(3-7)	25	22
15	PAPAYA	"Carica papaya L."	12(3-4)	15	5
16	CABBAGE PALM	#N/A	3	12	3
17	BUTTONWOOD	"Conocarpus erectus"	12	15	15
18	BUTTONWOOD	"Conocarpus erectus"	7	15	10
19	BUTTONWOOD	"Conocarpus erectus"	8	15	10
20	BUTTONWOOD	"Conocarpus erectus"	10(1-7, 1-3)	15	10
21	BUTTONWOOD	"Conocarpus erectus"	7	15	10
22	BUTTONWOOD	"Conocarpus erectus"	9	15	10
23	BUTTONWOOD	"Conocarpus erectus"	7	15	10
24	BUTTONWOOD	"Conocarpus erectus"	6	15	10
25	BUTTONWOOD	"Conocarpus erectus"	11	15	5
26	BUTTONWOOD	"Conocarpus erectus"	7	15	10
27	BUTTONWOOD	"Conocarpus erectus"	7	15	10
28	BUTTONWOOD	"Conocarpus erectus"	4	15	10
29	BUTTONWOOD	"Conocarpus erectus"	8	15	10
30	BUTTONWOOD	"Conocarpus erectus"	3	15	10
31	BUTTONWOOD	"Conocarpus erectus"	7	15	10
32	BUTTONWOOD	"Conocarpus erectus"	6	15	10
33	BUTTONWOOD	"Conocarpus erectus"	3	15	10
34	BUTTONWOOD	"Conocarpus erectus"	7	15	10
35	BUTTONWOOD	"Conocarpus erectus"	7	15	10
36	BUTTONWOOD	"Conocarpus erectus"	8	15	10
37	BUTTONWOOD	"Conocarpus erectus"	10	15	10
38	MANGO	"Mangifera indica"	12(1-8, 1-4)	15	20
39	BUTTONWOOD	"Conocarpus erectus"	2	15	15
40	BUTTONWOOD	"Conocarpus erectus"	6	15	15
41	BUTTONWOOD	"Conocarpus erectus"	8	15	15
42	BUTTONWOOD	"Conocarpus erectus"	6	15	15
43	BUTTONWOOD	"Conocarpus erectus"	4	15	15
44	BUTTONWOOD	"Conocarpus erectus"	4	15	15
45	BUTTONWOOD	"Conocarpus erectus"	6	15	15
46	BUTTONWOOD	"Conocarpus erectus"	8	15	15
46	BUTTONWOOD	"Conocarpus erectus"	8	15	15
47	BUTTONWOOD	"Conocarpus erectus"	7	15	15
48	BUTTONWOOD	"Conocarpus erectus"	6	15	15
49	BUTTONWOOD	"Conocarpus erectus"	4	15	15
50	BUTTONWOOD	"Conocarpus erectus"	5	15	15
51	BUTTONWOOD	"Conocarpus erectus"	8	15	15
52	PINK TRUMPET	"Tabebuia heterophylla"	12	15	20
53	BUTTONWOOD	"Conocarpus erectus"	3	10	15
54	BUTTONWOOD	"Conocarpus erectus"	3	10	15
55	BUTTONWOOD	"Conocarpus erectus"	10	10	15

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 435-3388

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is A "Boundary Survey."

Drawn By: L.E.C.	Survey Date: 08-17-2023	Checked By: M.S.J.	Date: 08-25-2023
Order No: 216774	F.B. No: 2308 Pg.64	Scale: AS SHOWN	
File No: AJ-6285		Sheet 1 of 1 Sheet(s)	

BOUNDARY SURVEY

4330 NAUTILUS DR.

Section 22, Township 53 South, Range 42 East, Miami Beach, Dade County, Florida.

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

K:\225342\NAUTILS EXTENSION SECOND (34-81)\SURVEY\DWG\LOT 9 BLOCK 18.DWG

FILE NO. AJ-6285

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K:\225342\NAUTILIS EXTENSION SECOND (34-81)\SURVEY\DWG\LOT 9 BLOCK 18.dwg, 10/20/2023 5:04:52 PM, DWG To PDF.pc3

AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #1

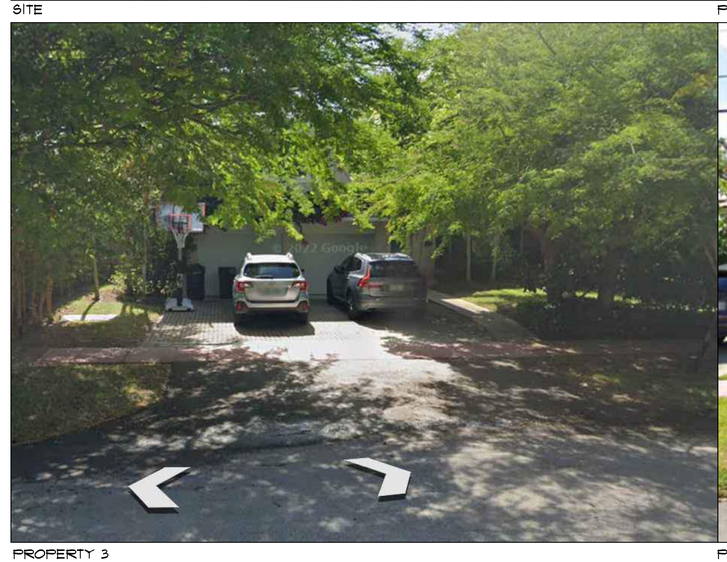
AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #2

AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #3

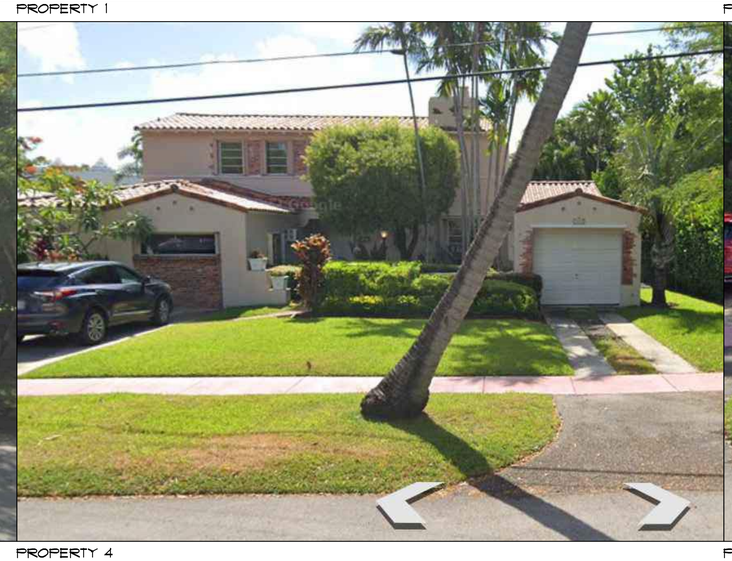
SITE

PROPERTY 1

PROPERTY 2



PROPERTY 3



PROPERTY 4

PROPERTY 5

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AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE

SURROUNDING CONTEXT ELEVATIONS

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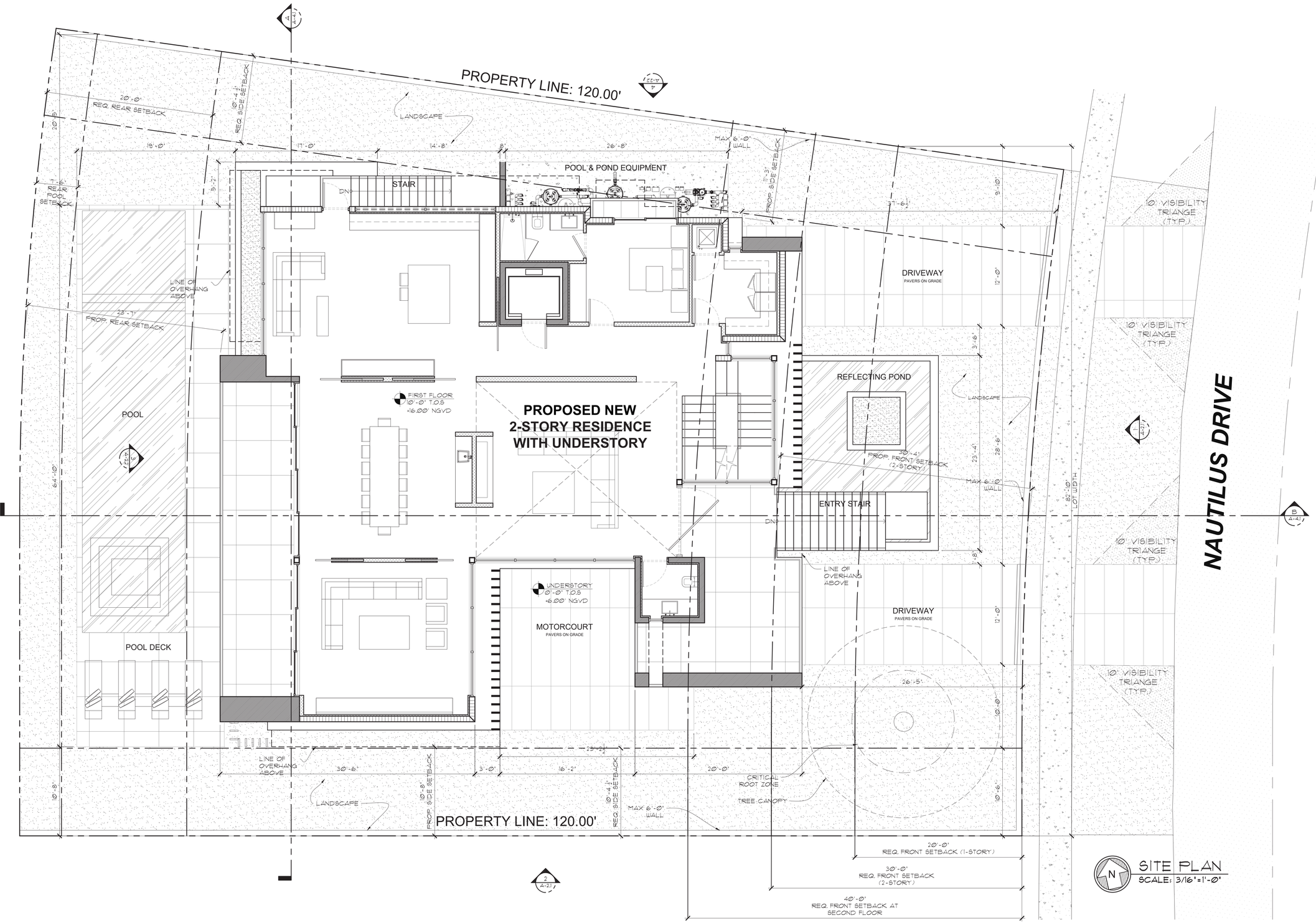

SITE PLAN
SCALE: 3/16"=1'-0"

DRIVEWAY WIDTHS

LOT WIDTH:	82'-10"
DRIVEWAY WIDTH MAX	24'-10" (30% MAX)
DRIVEWAY WIDTH PROPOSED	24'-0" (29%)

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ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 7	
2	FIRM Map Number	12086C0309L	
3	Base Flood Elevation (BFE):	+8.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:	+5.96' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4330 NAUTILUS DRIVE MIAMI BEACH, FL. 33140 LEGAL DESCRIPTION: NAUTILUS EXT 2ND PB 34-81 LOT 9 BLK 18 LOT SIZE 88.450 X 120 OR 18512-2885 03 1999 1			
2	Folio number(s):	02-3222-007-0090			
3	Board and file numbers :				
4	Year built:		Zoning District:		RS-R
5	Based Flood Elevation:	8.00' Min. Per Miami Beach	Grade value (Future C.O.R. per Public Works)		5.96' NGVD
6	Adjusted grade (Flood+Grade/2):	7.48' NGVD	Free board:		8.00' + 8.00' = 16.00' NGVD
7	Lot Area:	10,614 SF			
8	Lot width:	82'-10"	Lot Depth:		120'-0"
9	Max Lot Coverage SF and %:	3,184 SF (30%)	Proposed Lot Coverage SF and %:		3,145 SF (29%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		540 SF
11	Front Yard Open Space SF and %:	1,041 SF (64%)	Rear Yard Open Space SF and %:		1,575 SF (84%)
12	Max Unit Size SF and %:	5,307 SF (50%)	Proposed Unit Size SF and %:		5,305 SF (49%)
13	Proposed Understory Unit Size	270 SF	Proposed First Floor Unit Size (Inc. O.H. Areas):		2,670 SF
	Proposed Second Floor Unit Size:	2,304 SF	Proposed Roof Unit Size:		61 SF
14			Proposed First Floor Unit Size (volumetric) :		N/A
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)		N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		555 SF (24%)
		Required	**Existing**	**Proposed**	**Notes**
17	**Height:**	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		30'-4"	
19	Front Second level Setback :	30'-0"		30'-4"	
20	North Side Setback :	10'-4 1/4"		11'-3"	
21	South Side Setback :	10'-4 1/4"		10'-8"	
22	Rear Setback :	20'-0"		23'-7"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard	20'-8 1/2"		21'-11"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					

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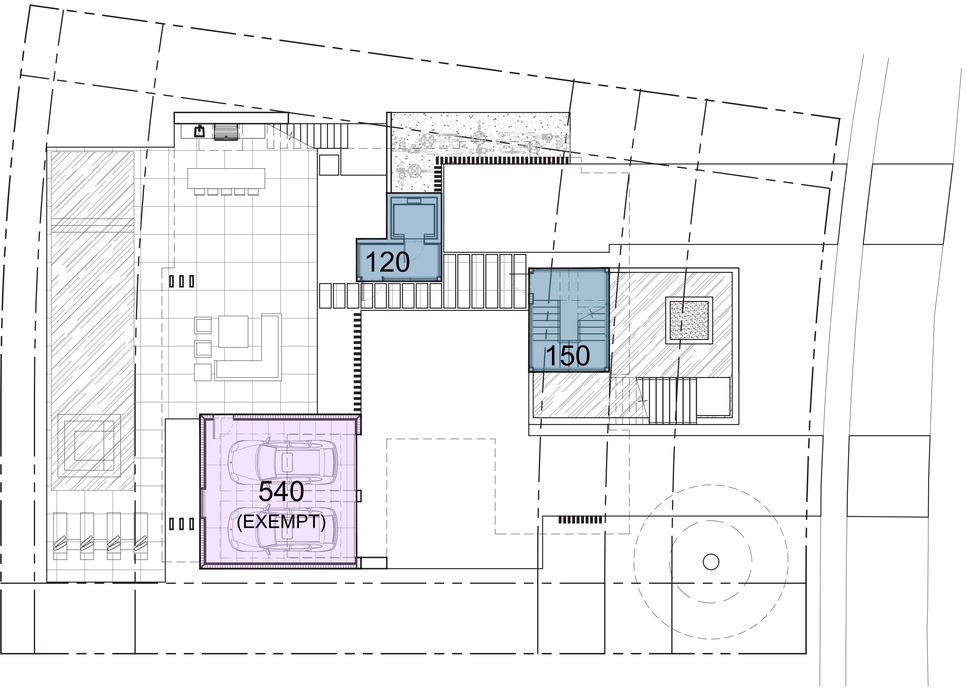
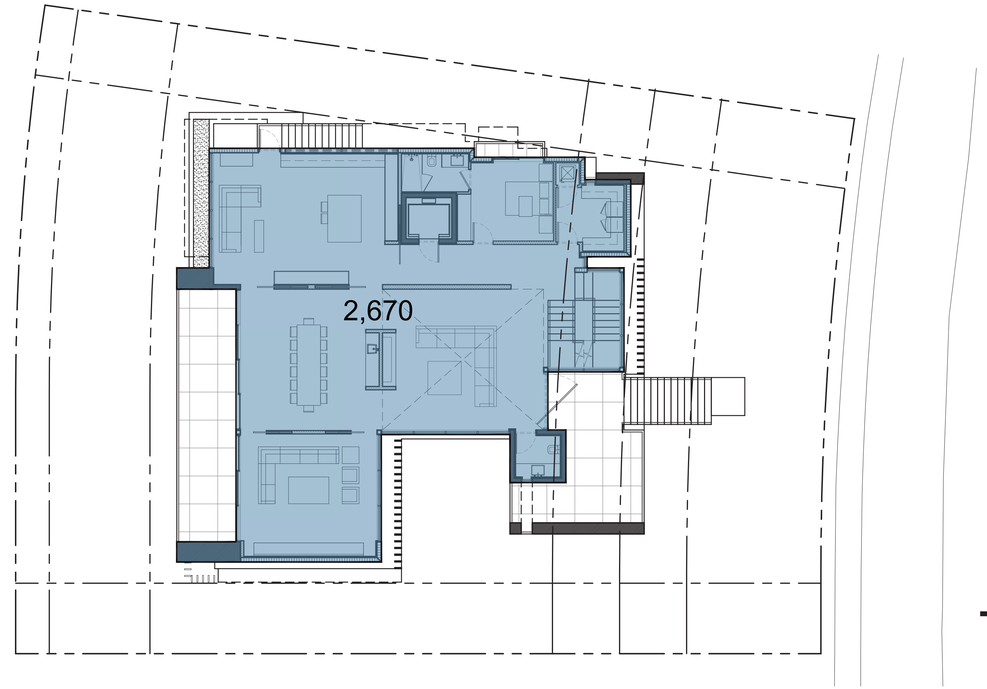
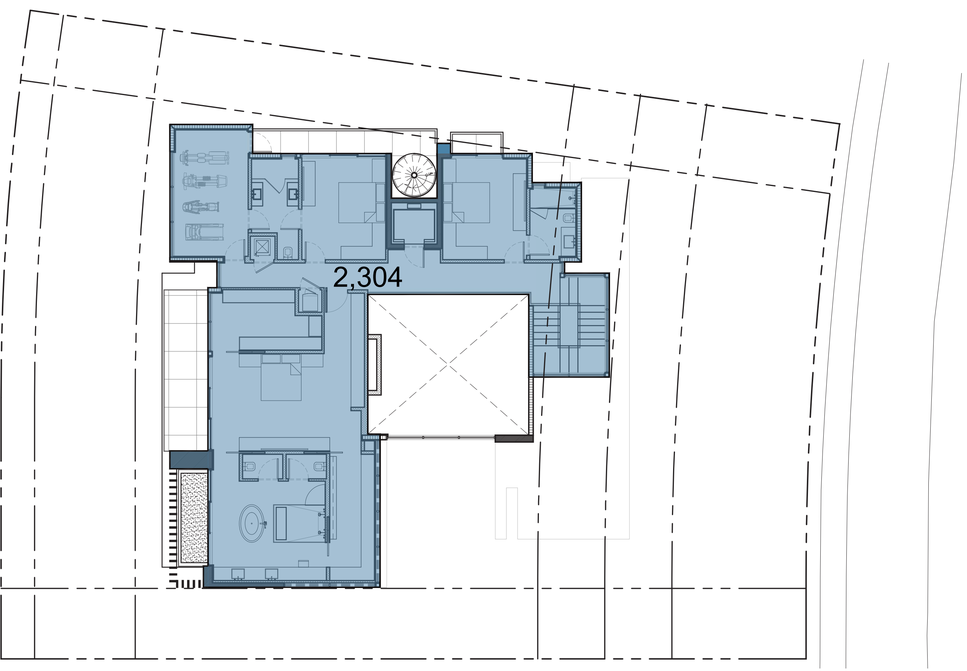
A-0.6



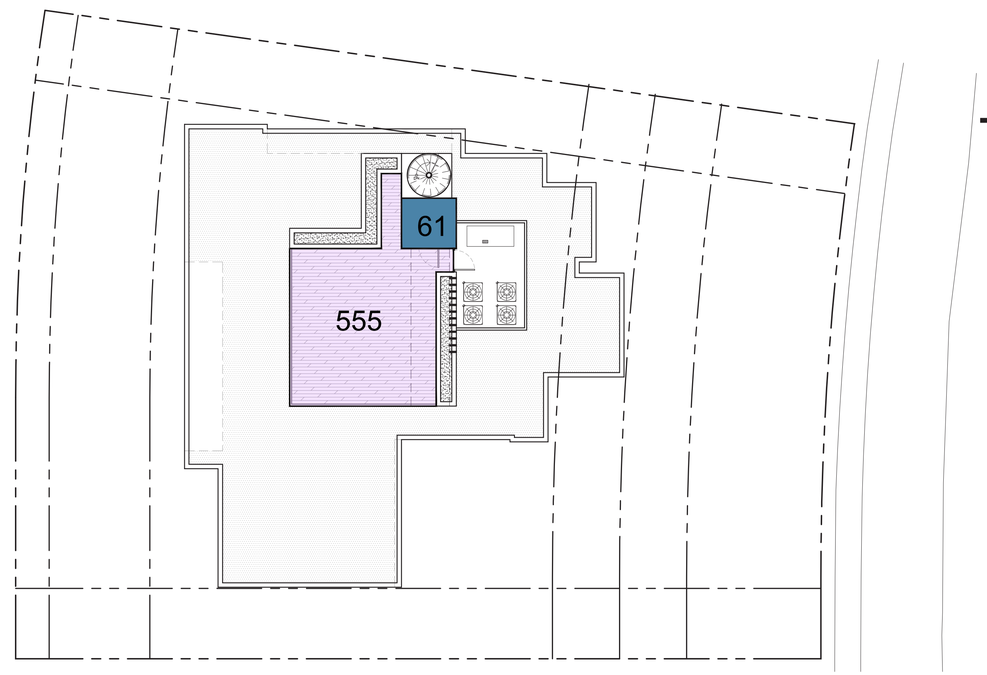
1 A-0.5 UNDERSTORY UNIT SIZE DIAGRAM
SCALE 3/32" = 1'-0"



2 A-0.5 FIRST FLOOR UNIT SIZE DIAGRAM
SCALE 3/32" = 1'-0"



3 A-0.5 SECOND FLOOR UNIT SIZE DIAGRAM
SCALE 3/32" = 1'-0"



4 A-0.5 ROOF DECK DIAGRAM
SCALE 3/32" = 1'-0"

UNIT SIZE :

LOT SIZE:	10,614 S.F.
MAX UNIT SIZE:	3,307 S.F. (50% MAX)
UNDERSTORY	270 S.F.
FIRST FLOOR	2,670 S.F.
SECOND FLOOR	2,304 S.F.
ROOF	61 S.F.
TOTAL PROPOSED	5,305 S.F. 49%

ROOF DECK :

MAX ROOF DECK:	576 S.F. (25%)
DECK SIZE:	555 S.F. (24%)

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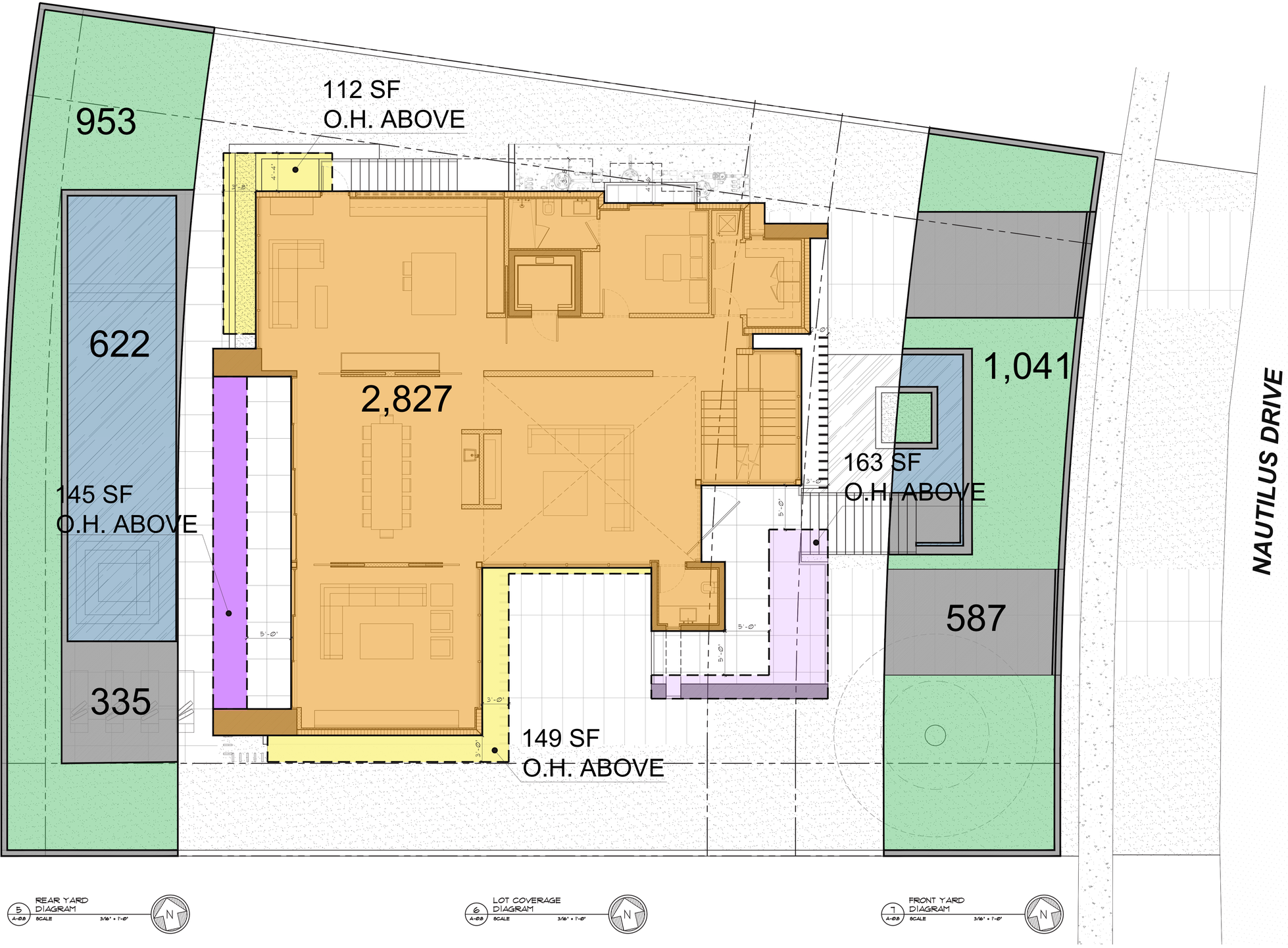

5 A-0.8 REAR YARD DIAGRAM SCALE 3/16" = 1'-0"

6 A-0.8 LOT COVERAGE DIAGRAM SCALE 3/16" = 1'-0"

7 A-0.8 FRONT YARD DIAGRAM SCALE 3/16" = 1'-0"

LOT COVERAGE:

LOT SIZE:	10,614 S.F.
MAX LOT COVERAGE:	3,184 S.F. (30% MAX)
FIRST FLOOR:	2,827 S.F.
OVERHANGING SECOND FLOOR:	261 S.F.
OVERHANGS EXCEEDING 5':	318 S.F.
TOTAL LOT COVERAGE:	3,145 S.F. (29%)

FRONT YARD CALCULATIONS

FRONT YARD:	1,628 S.F.	100%
MINIMUM LANDSCAPE AREA:	1,139 S.F.	70%
PROPOSED LANDSCAPE AREA:	1,041 S.F.	64%

*VARIANCE IS REQUESTED TO ALLOW THE REQUIRED LANDSCAPE AREA IN THE FRONT YARD TO BE REDUCED. SEE SHEET A-0.9 FOR DIAGRAM

REAR YARD CALCULATIONS

REAR YARD:	1,910 S.F.	100%
MINIMUM LANDSCAPE AREA:	1,337 S.F.	70%
PROPOSED LANDSCAPE AREA:	1,575 S.F.	82%

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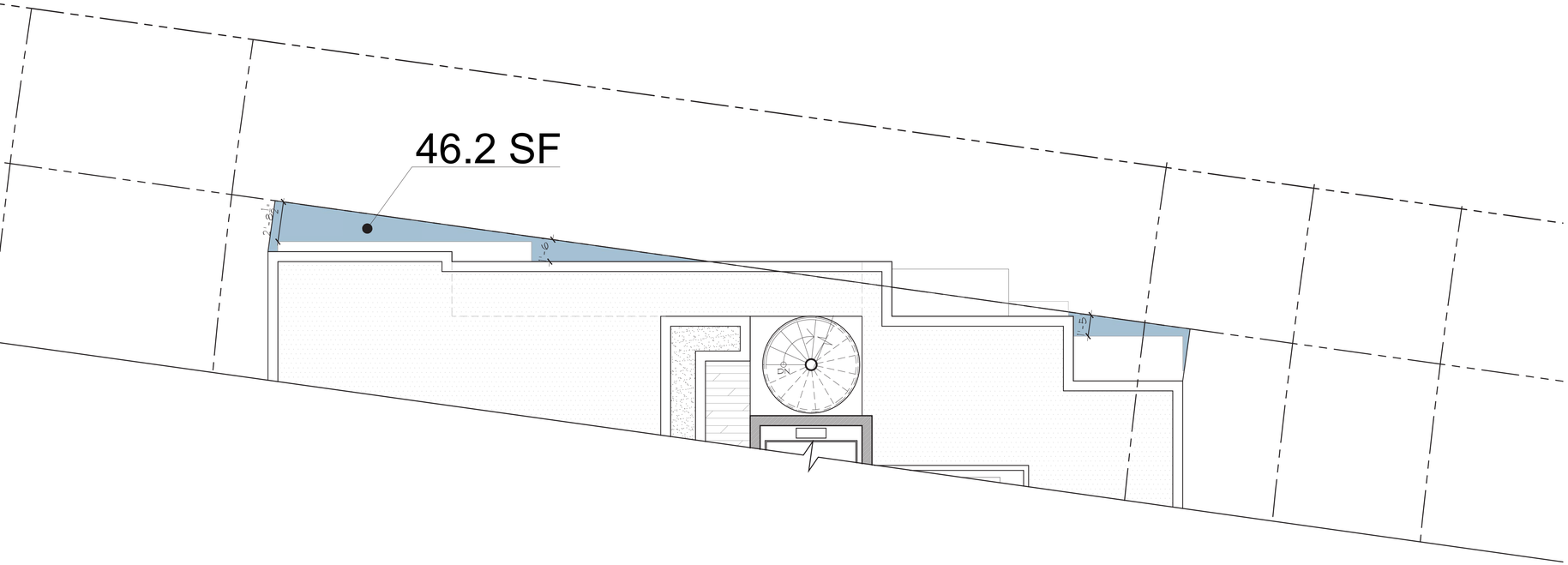

8 A-0.8 COURTYARD WAIVER DIAGRAM
SCALE 3/8" = 1'-0"

WAIVER REQUEST

- WAIVER OF COURTYARD REQUIREMENT FOR 2-STORY SIDE ELEVATIONS EXCEEDING 60 FEET, ON THE NORTH SIDE (SECTION 142-106.a.2.d)

COURTYARD CALCULATIONS

LOT AREA:	10,614 S. F. (1% MIN.)
AREA OPEN TO SKY:	46.2 S. F. (.4% LOT AREA)

9 A-0.8 FRONT YARD VARIANCE DIAGRAM
SCALE 1/8" = 1'-0"

VARIANCE REQUEST

- VARIANCE TO ALLOW 62% OF THE FRONT YARD TO BE LANDSCAPED, IN LIEU OF THE 70% MINIMUM REQUIRED BY CODE (SECTION 142-105.b.4.d.7)

LANDSCAPE AREA IN REQUIRED YARDS

FRONT YARD:	1,628 SF. 100%
MINIMUM LANDSCAPE AREA:	1,139 SF. 70%
PROPOSED LANDSCAPE AREA:	1,041 SF. 64%

*VARIANCE IS REQUESTED TO ALLOW THE REQUIRED LANDSCAPE AREA IN THE FRONT YARD TO BE REDUCED FROM 70% MINIMUM REQUIRED TO 64%, PER SECTION 142-105.b.4.d.7

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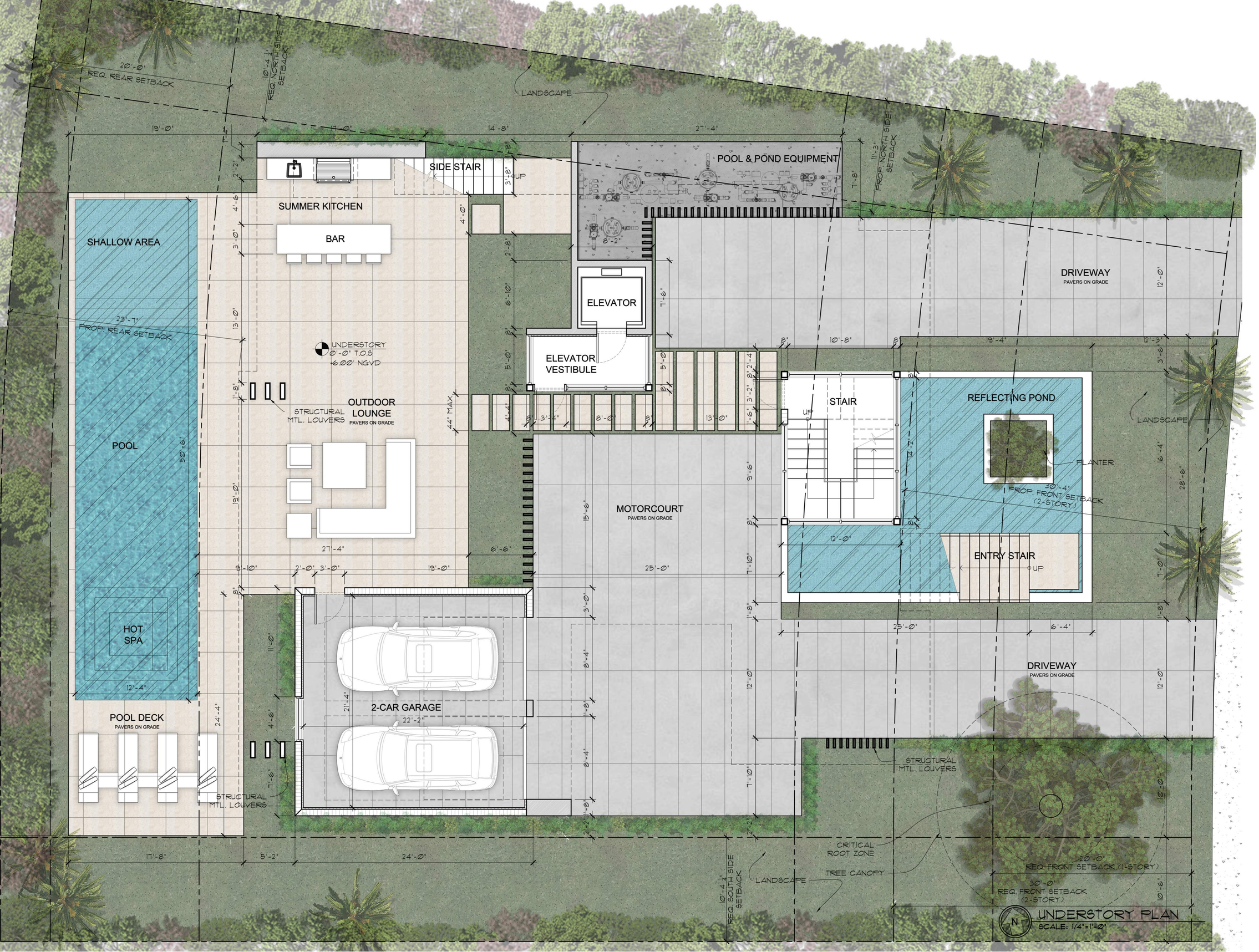

UNDERSTORY PLAN
SCALE: 1/4"=1'-0"

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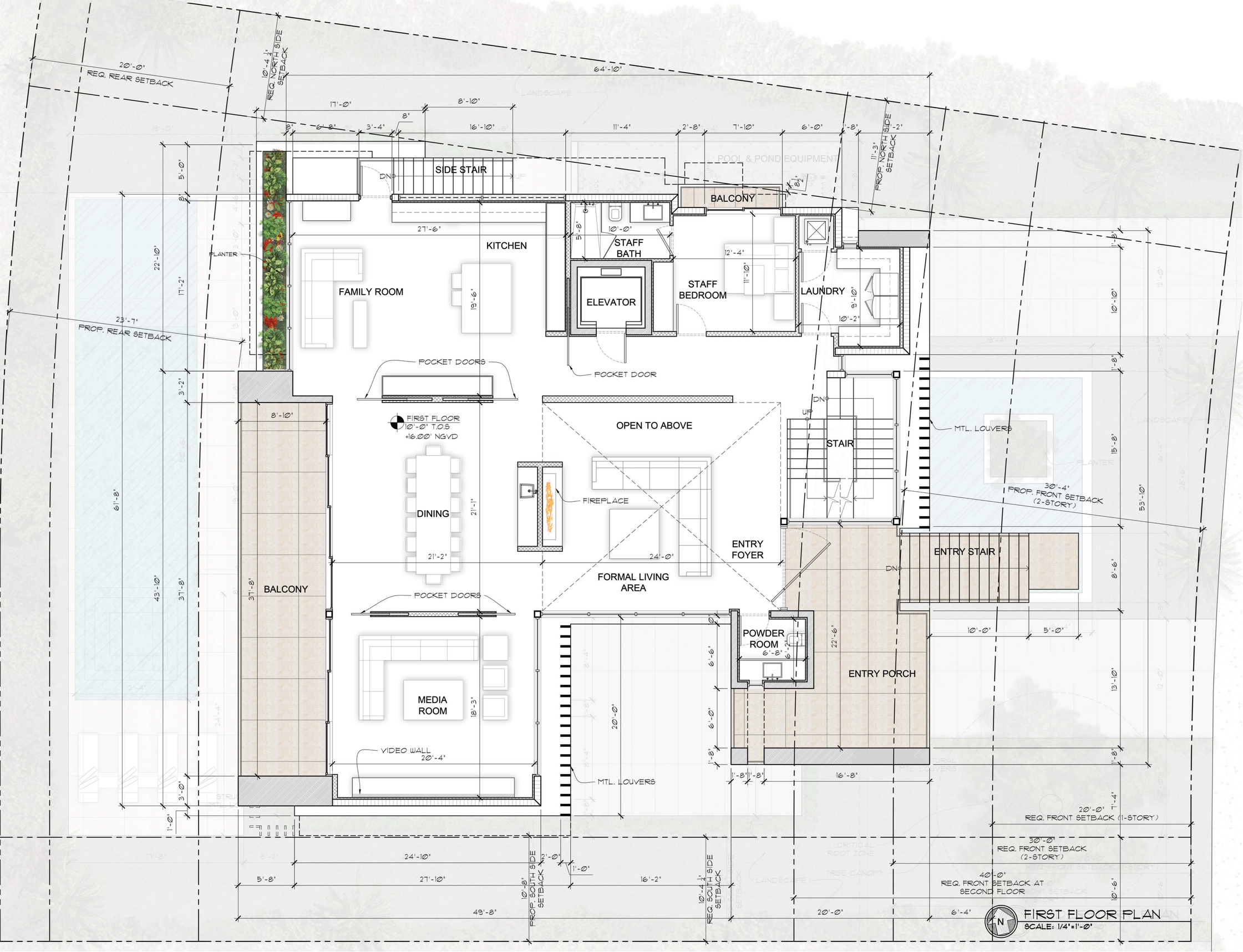

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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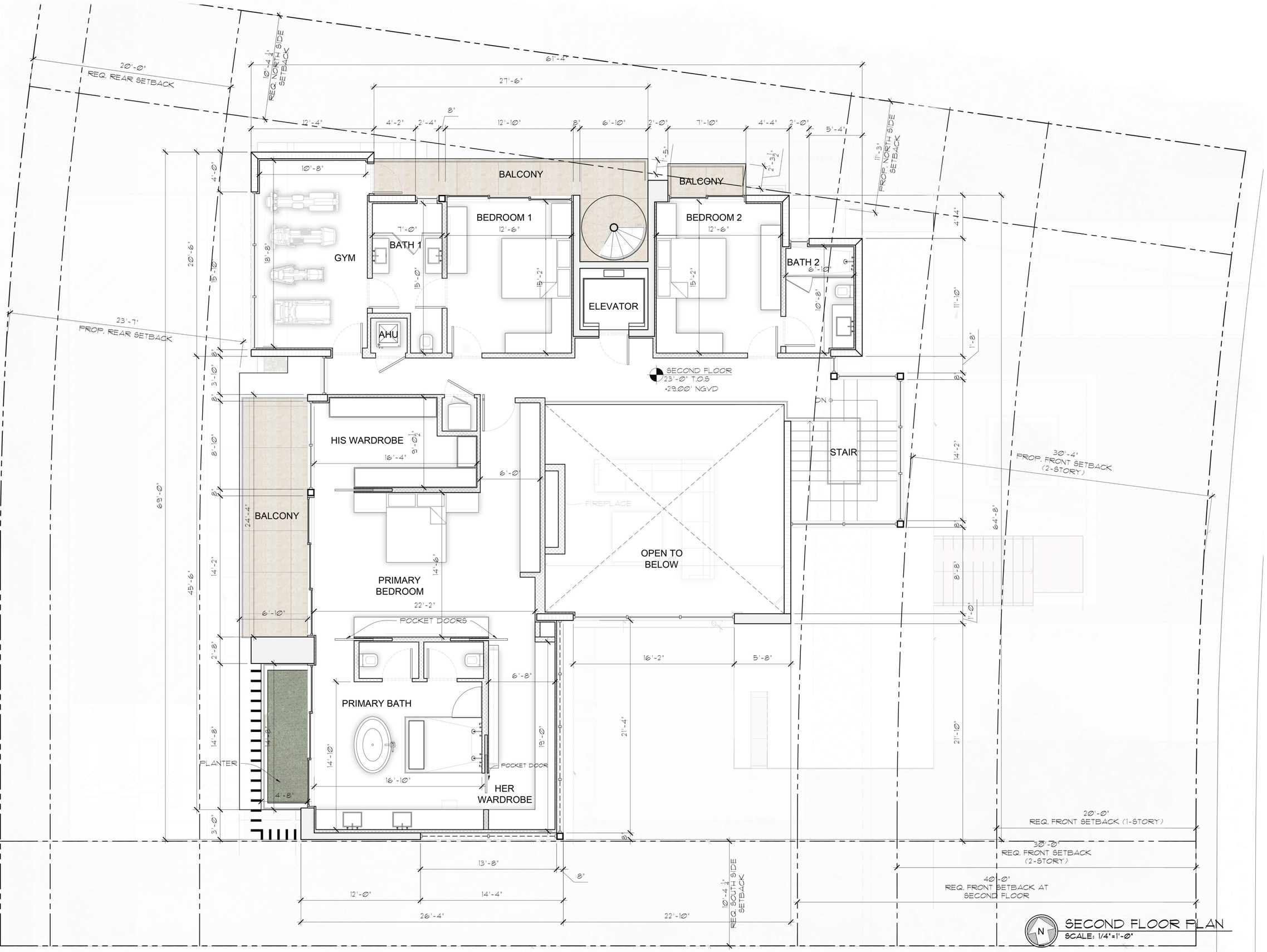

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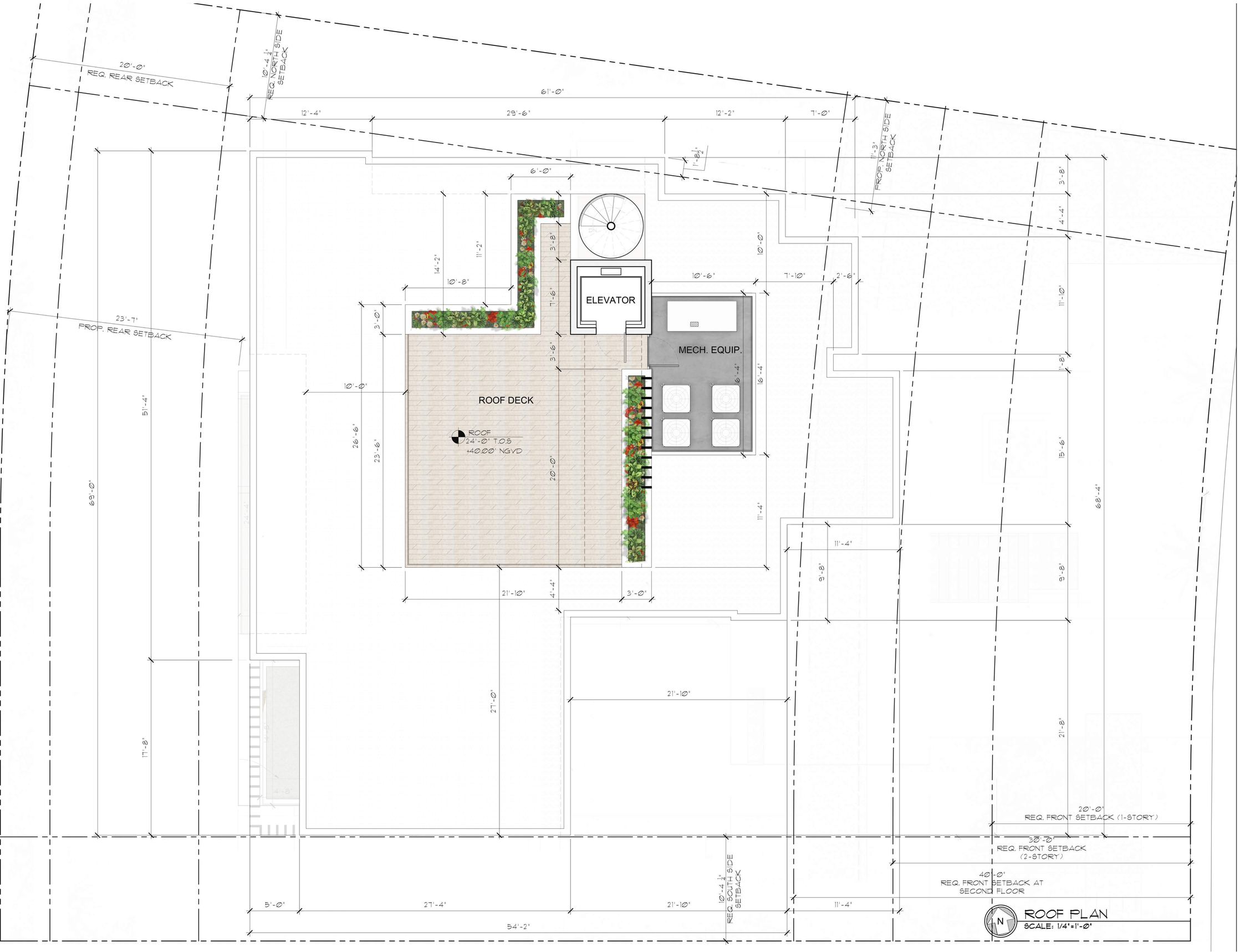

ROOF PLAN
SCALE: 1/4"=1'-0"

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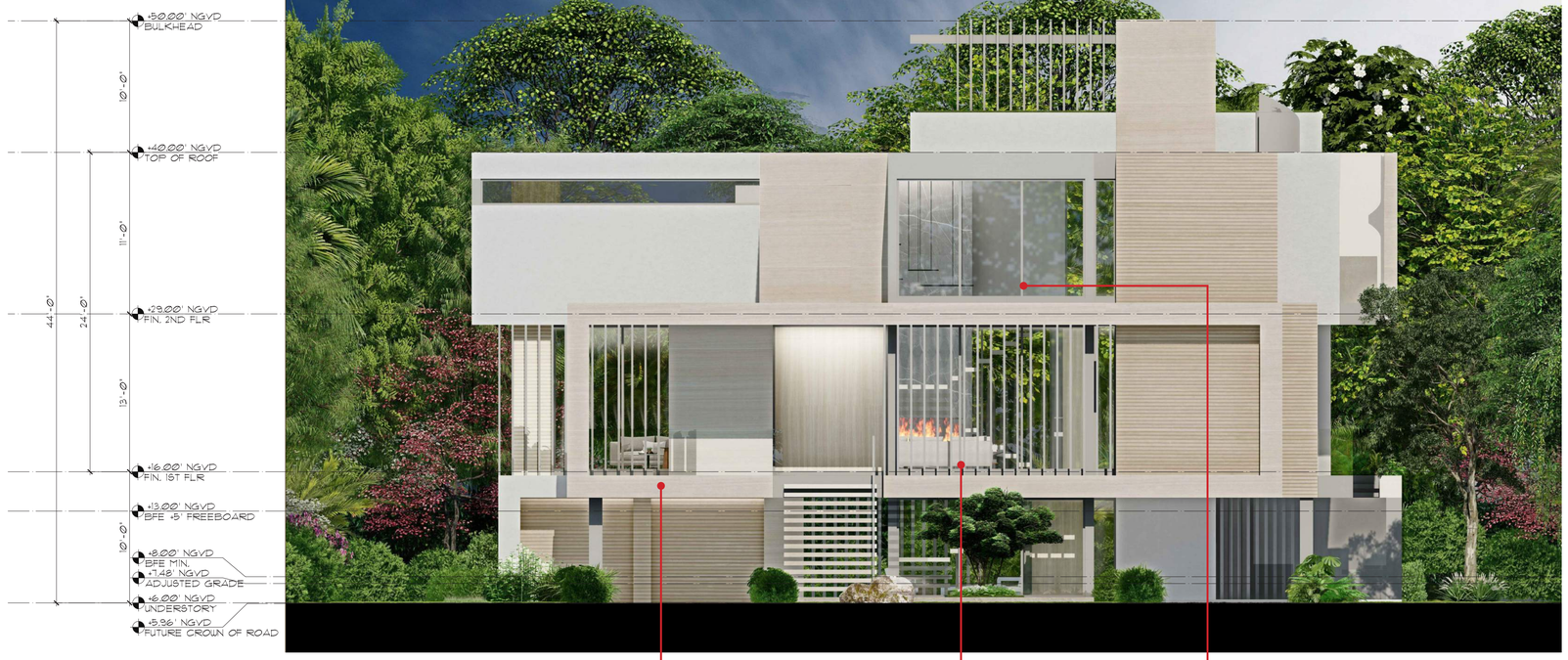
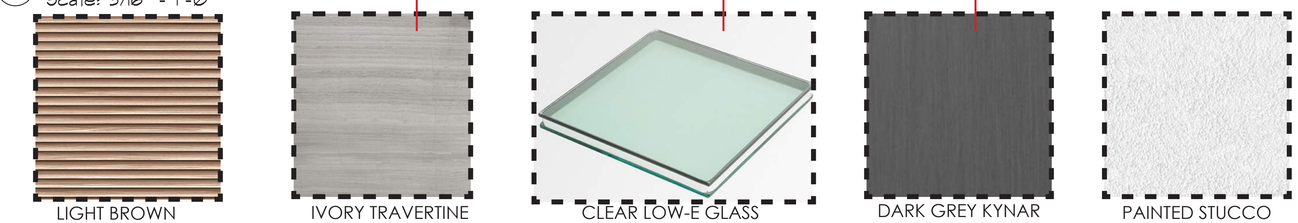
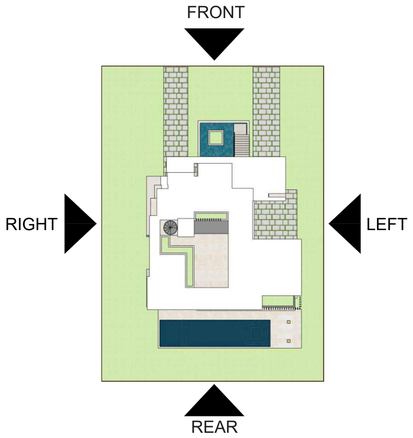


1 FRONT (EAST) ELEVATION
Scale: 3/16" - 1'-0"



LIGHT BROWN SYNTHETIC WOOD | IVORY TRAVERTINE | CLEAR LOW-E GLASS | DARK GREY KYNAR PAINTED METAL | PAINTED STUCCO

2 LEFT (SOUTH) ELEVATION
Scale: 3/16" - 1'-0"



N KEY PLAN
Scale: NTS

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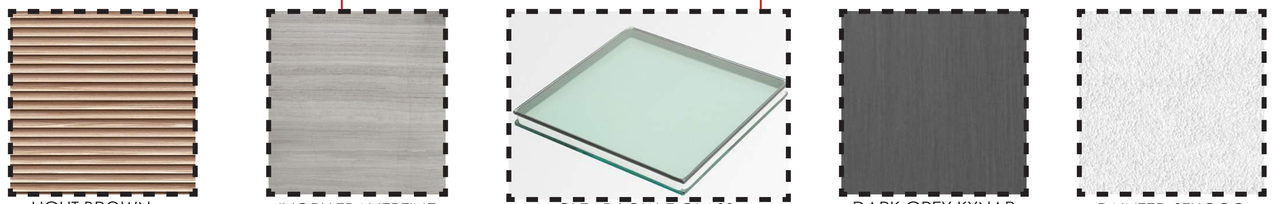
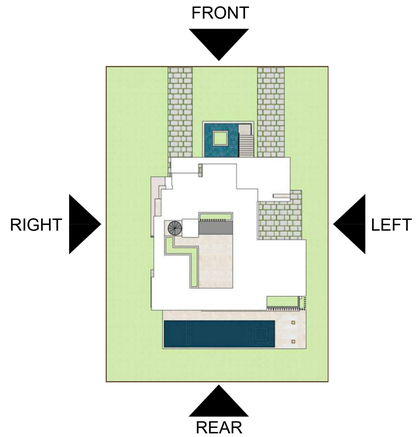
3 REAR (WEST) ELEVATION
Scale: 3/16" - 1'-0"



4 RIGHT (NORTH) ELEVATION
Scale: 3/16" - 1'-0"



KEY PLAN
Scale: NTS

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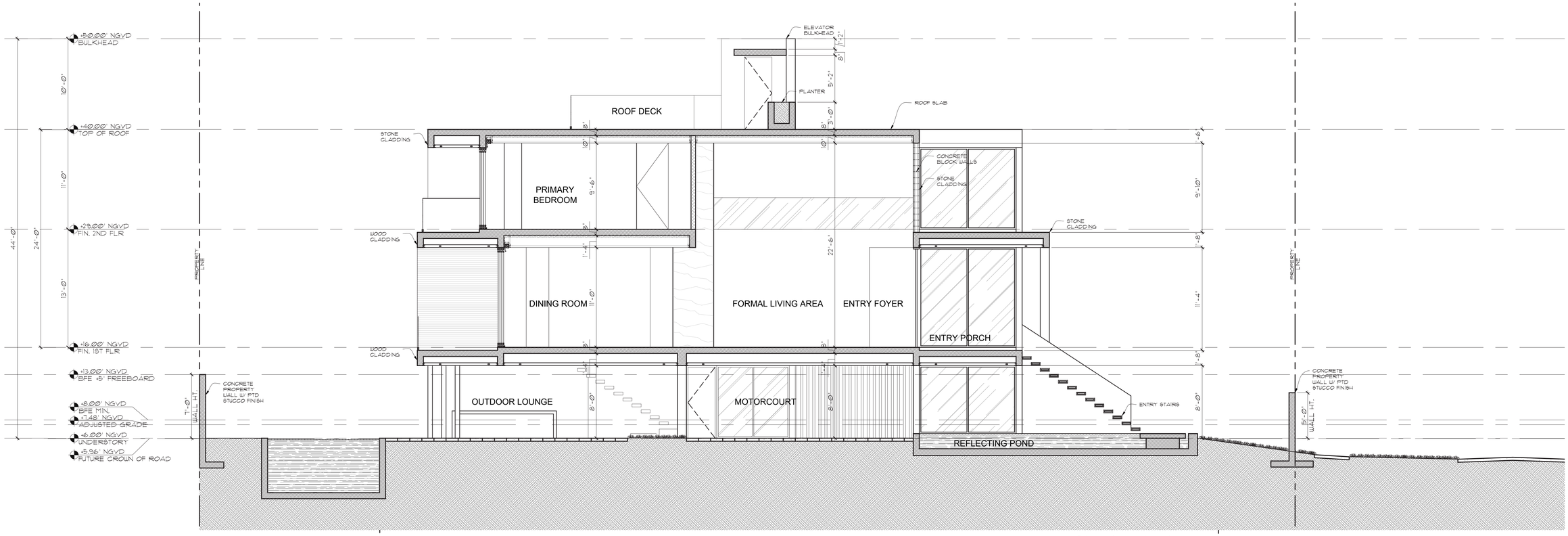
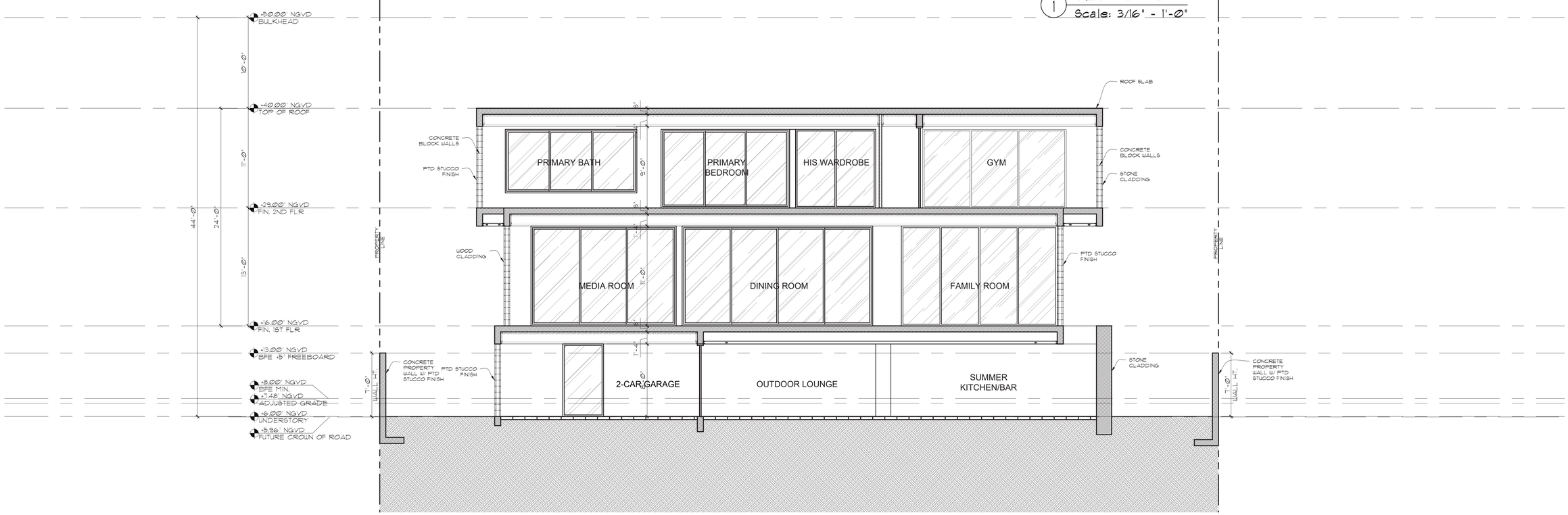


1 SECTION 01
Scale: 3/16" - 1'-0"



2 SECTION 02
Scale: 3/16" - 1'-0"

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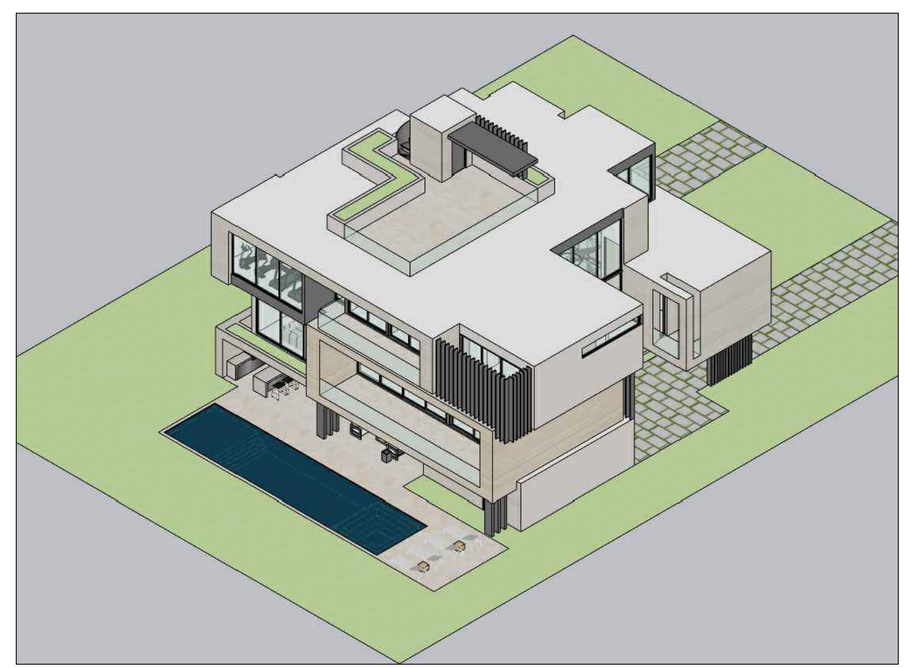

AXONOMETRICS

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FRONT RENDERING 01

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FRONT RENDERING 02

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REAR RENDERING 01

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REAR RENDERING 03

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SIDE RENDERING 01

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SIDE RENDERING 02

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