

SAKA RESIDENCE

FILE #: DRB24-1052
FINAL SUBMITTAL
04/06/2025

4330 NAUTILUS DRIVE

MIAMI BEACH, FL 33140

CLIENT

JAMES SAKA & FANCY SAKA

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DRB REQUEST

1. VARIANCE OF REQUIREMENT TO PROVIDE 49.6% LANDSCAPE AREA OF THE FRONT YARD, IN LIEU OF THE 70% MINIMUM REQUIRED BY CODE (SECTION 12.2.3.b.1.(6))
2. WAIVER TO ALLOW SOLID SIDE PROPERTY WALLS UP TO 1 FEET ABOVE ADJUSTED GRADE, IN LIEU OF OPEN PICKETS AT THE TOP 3 FEET (SECTION 12.2.3.b.12.H.(1))
3. VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 12.2.3.a.12.N.V1)

NAUTILUS RESIDENCE
4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA, 33140

seal

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COVER

A-0.0

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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:			
5	Based Flood Elevation:	8.00' NGVD MIN.	Future Crown of Road :	5.96' NGVD
6	Adjusted grade (Flood+Grade/2):	6.48' NGVD	Zoning District:	RS-4
7	Future Adjusted grade ((FCOR+BFE +1)/2):	7.48' NGVD	Grade value (Sidewalk Elevation)	4.18' NGVD
8	Lot Area:	10,694 SF	Free board:	8.00' + 5.00' = 13.00' NGVD
9	Lot width:	84'-1"	Lot Depth:	120'-0"
10	Max Lot Coverage SF and %:	3,208 SF (30%)	Proposed Lot Coverage SF and %:	3,181 SF (29.9%)
11	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	0 SF
12	Front Yard Open Space SF and %:	1,220 SF (49.6%)	Rear Yard Open Space SF and %:	1,576 SF (82.5%)
13	Max Unit Size SF and %:	5,347 SF (50%)	Proposed Unit Size SF and %:	5,313 SF (49.7%)
	Proposed Understory Unit Size	235 SF	Proposed First Floor Unit Size (Inc. O.H. Areas):	3,068 SF
14	Proposed Second Floor Unit Size:	1,961 SF	Proposed Roof Unit Size:	49 SF
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):		475 SF (24.2%)
		Required	Existing	Proposed
17	Height:	28'-0" MAX.		28'-0"
18	Front First level Setback :	30'-0"		30'-4"
19	Front Second level Setback :	30'-0"		30'-4"
20	Side 1 Setback (NORTH):	10'-6 1/8"		10'-10"
21	Side 2 Setback (SOUTH) :	10'-6 1/8"		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	21'-0 1/4"		21'-4"
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:				

ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE 7
2	FIRM Map Number	12086C0309L
3	Base Flood Elevation (BFE):	+9.00' 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	

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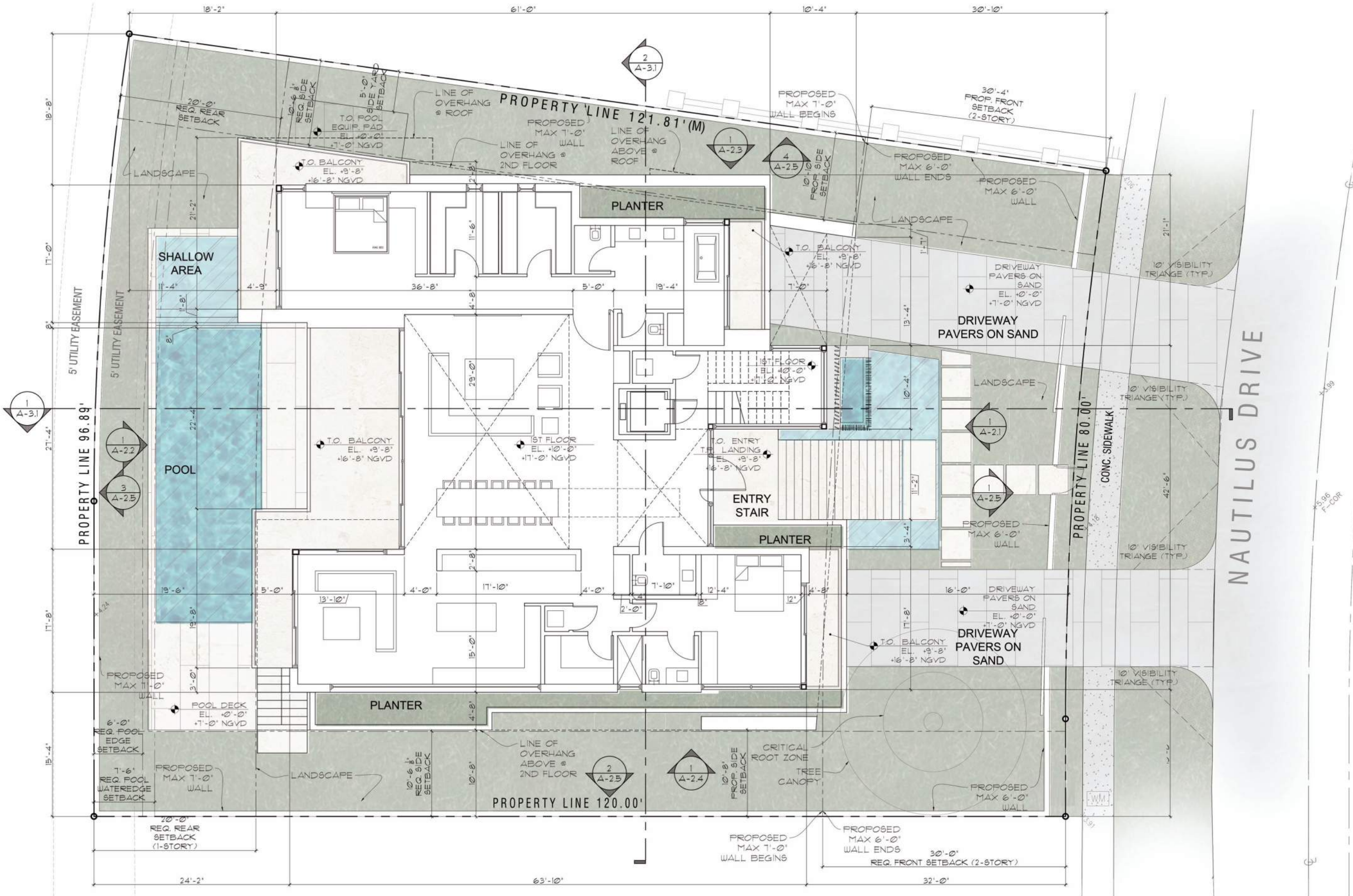
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SITE PLAN
SCALE: 3/16" = 1'-0"

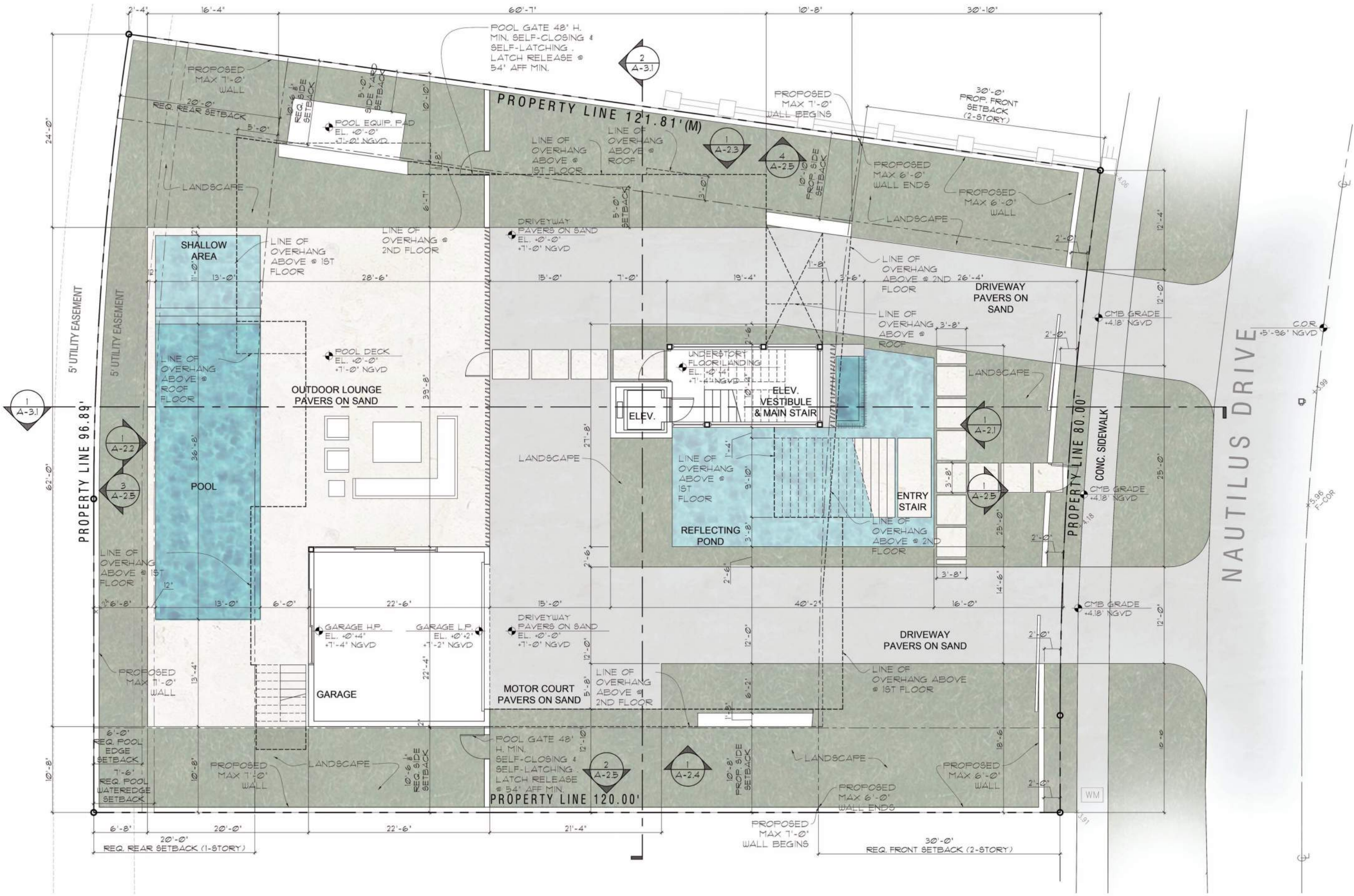
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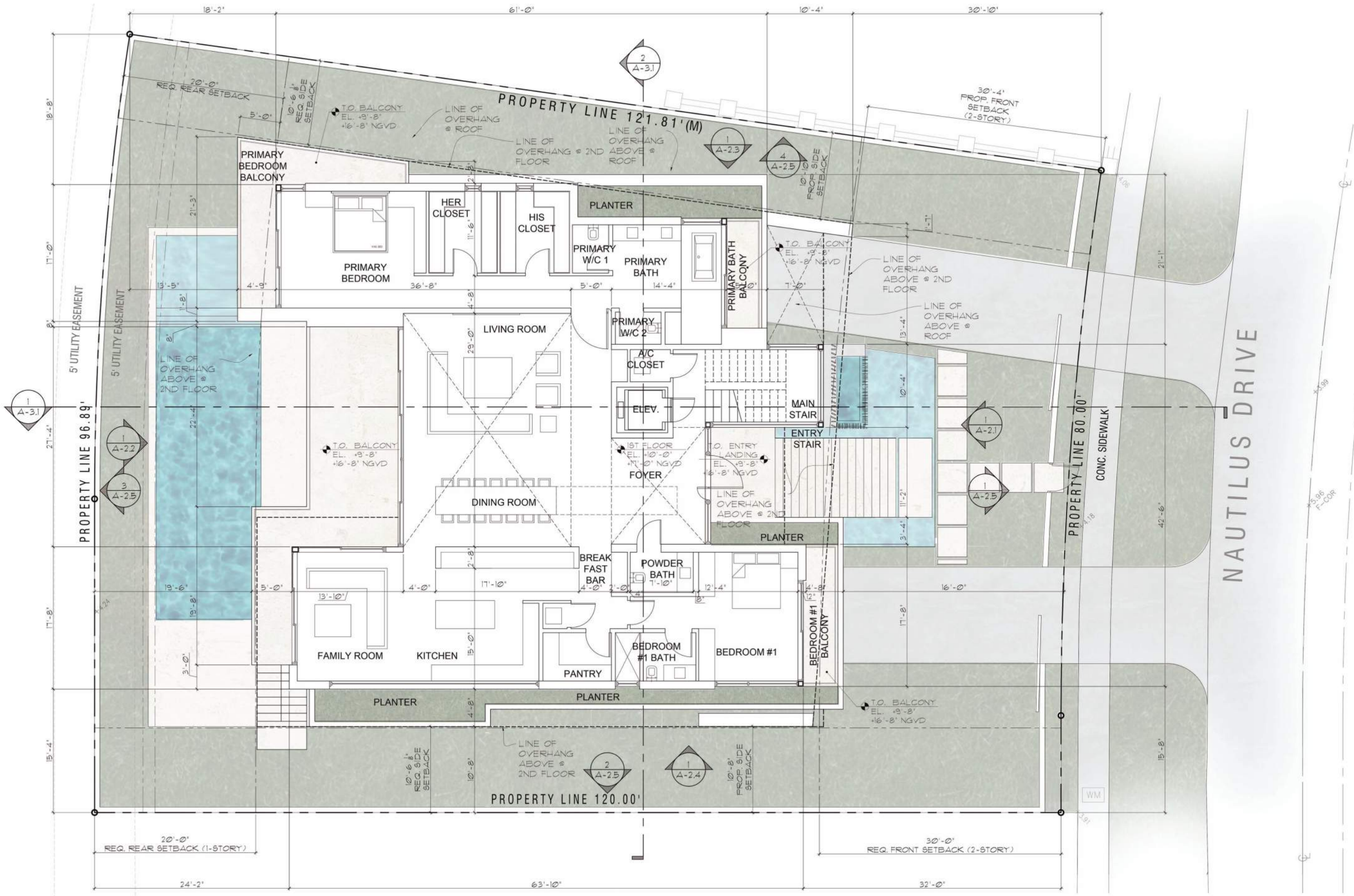
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UNDERSTORY FLOOR PLAN
 SCALE: 3/16" = 1'-0"

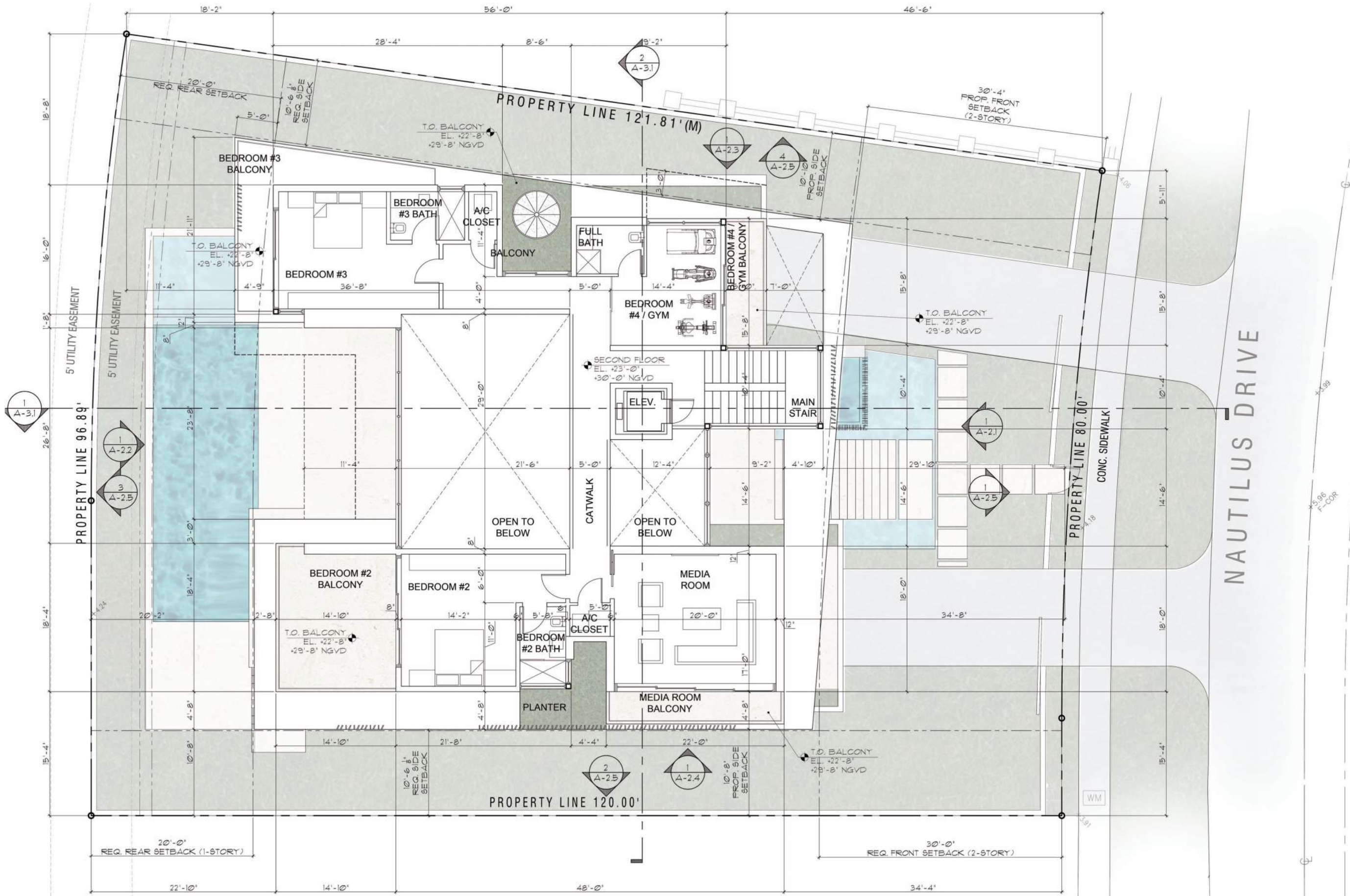


FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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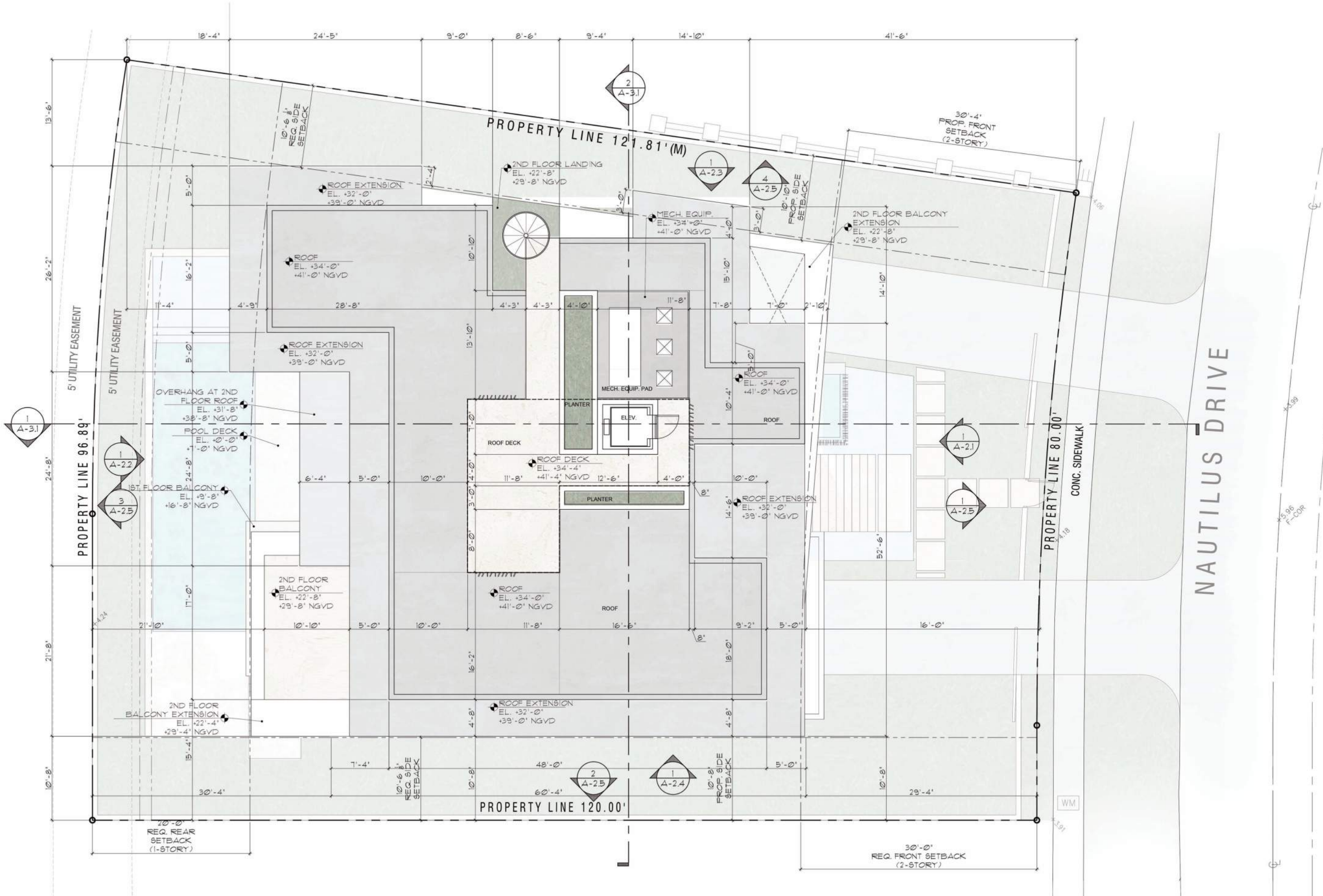
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SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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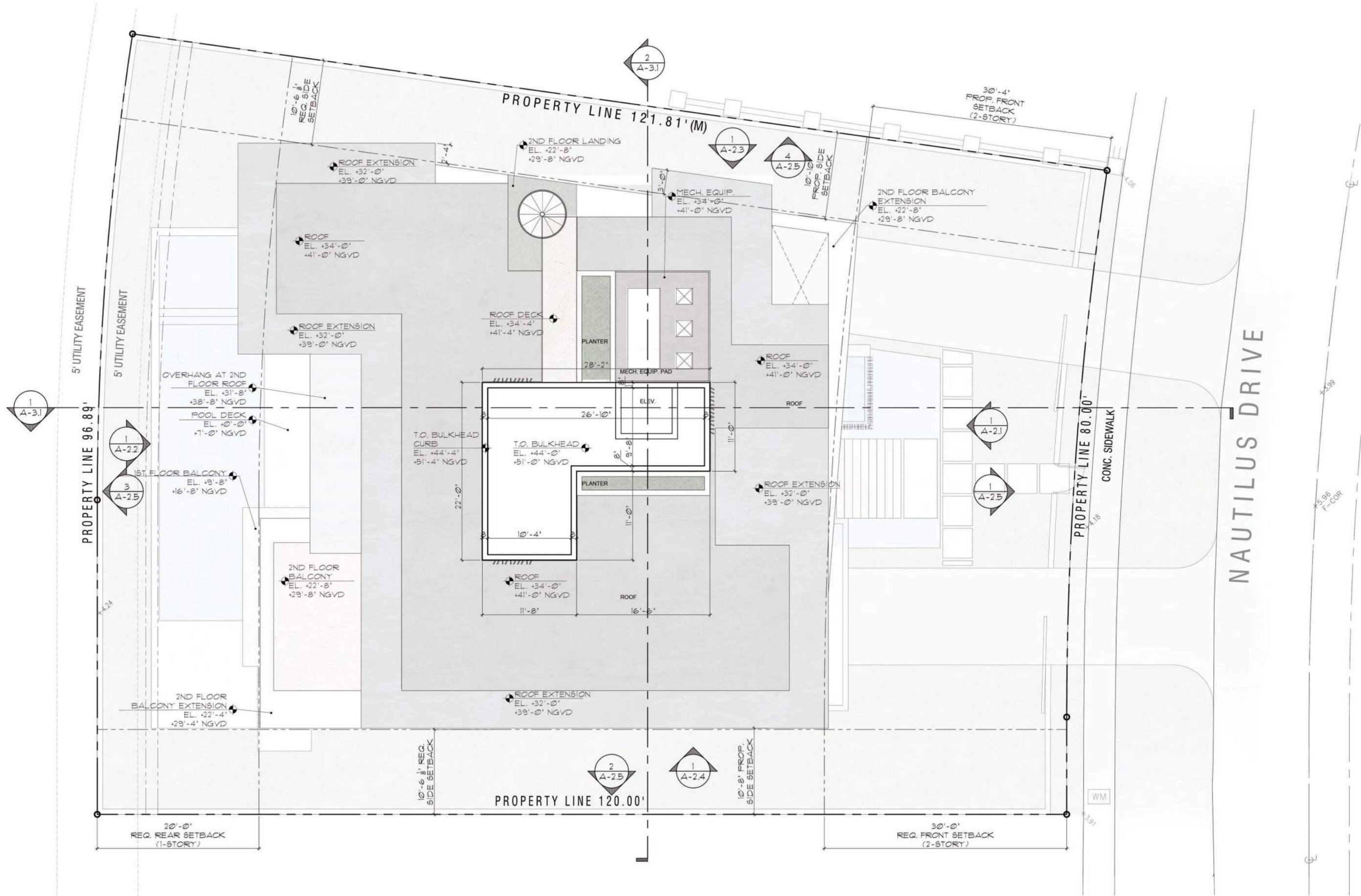
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ROOF PLAN
 SCALE: 3/16" = 1'-0"



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



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1 EAST FRONT RENDER
G-4.2 Scale: NTS



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1 WEST REAR RENDER
 G-4.3 Scale: NTS



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1 NORTH SIDE RENDER
G-4.4 Scale: NTS



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1 SOUTH SIDE RENDER
G-4.5 Scale: NTS



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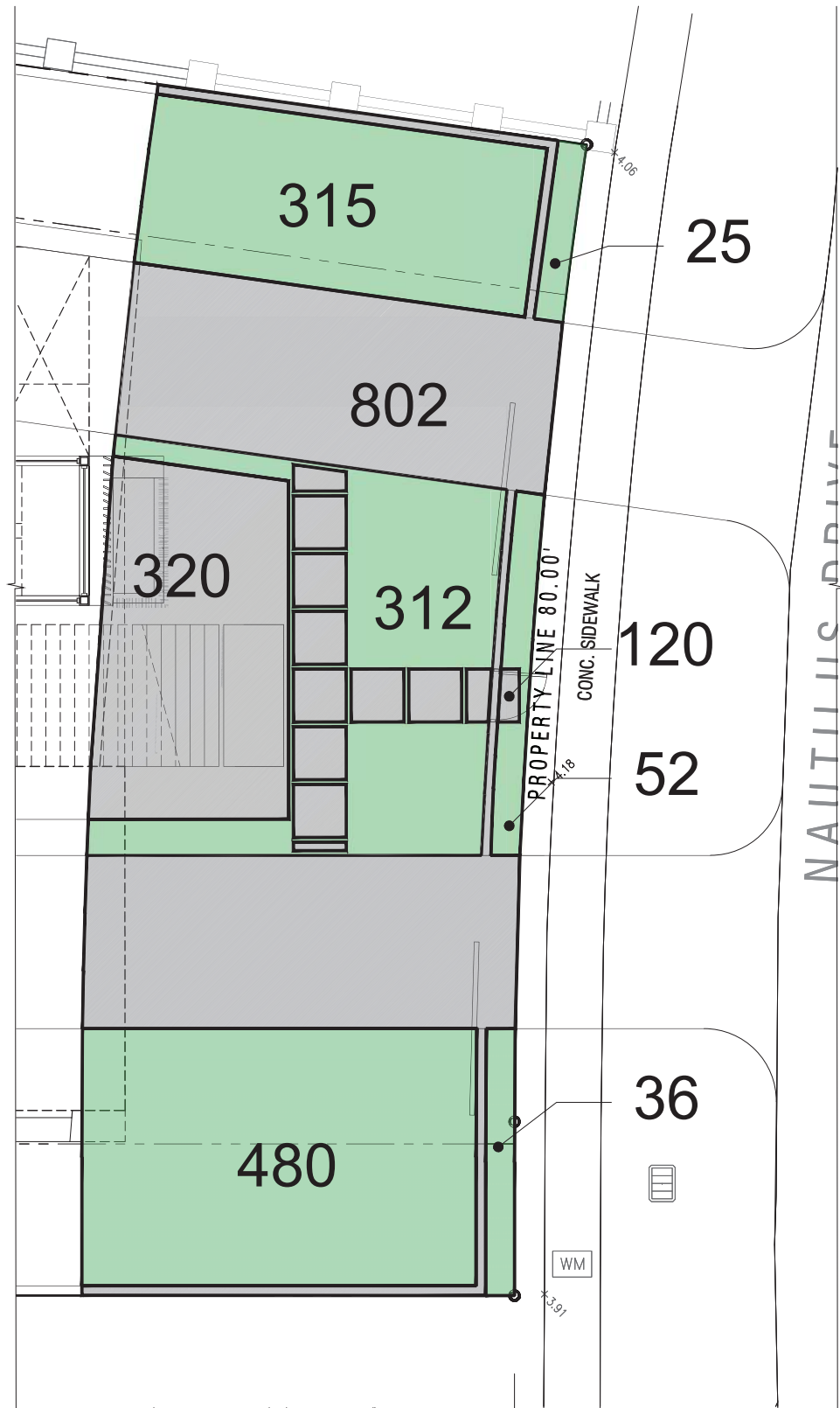
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1 FRONT ANGLE RENDER
G-4.6 Scale: NTS

FRONT ANGLE RENDER

G-4.6



FRONT YARD
 VARIANCE DIAGRAM
 Scale: 3/16" = 1'-0"
 A-0.9A

VARIANCE REQUEST -
 FRONT YARD

- VARIANCE TO REDUCE LANDSCAPE REQUIREMENT IN THE FRONT YARD FROM 10% TO 49.6% TO PROVIDE AN APPROPRIATE DRIVEWAY WIDTH WITHIN THE BOUNDARIES OF THE FRONT YARD, PER SECTION 142.105b.4.d.1, TO 57.2%

LANDSCAPE AREA IN
 REQUIRED YARD

FRONT YARD:	2,462 S.F. 100%
MINIMUM LANDSCAPE AREA:	1,123 S.F. 10%
PROPOSED LANDSCAPE AREA:	1,220 S.F. 49.6%

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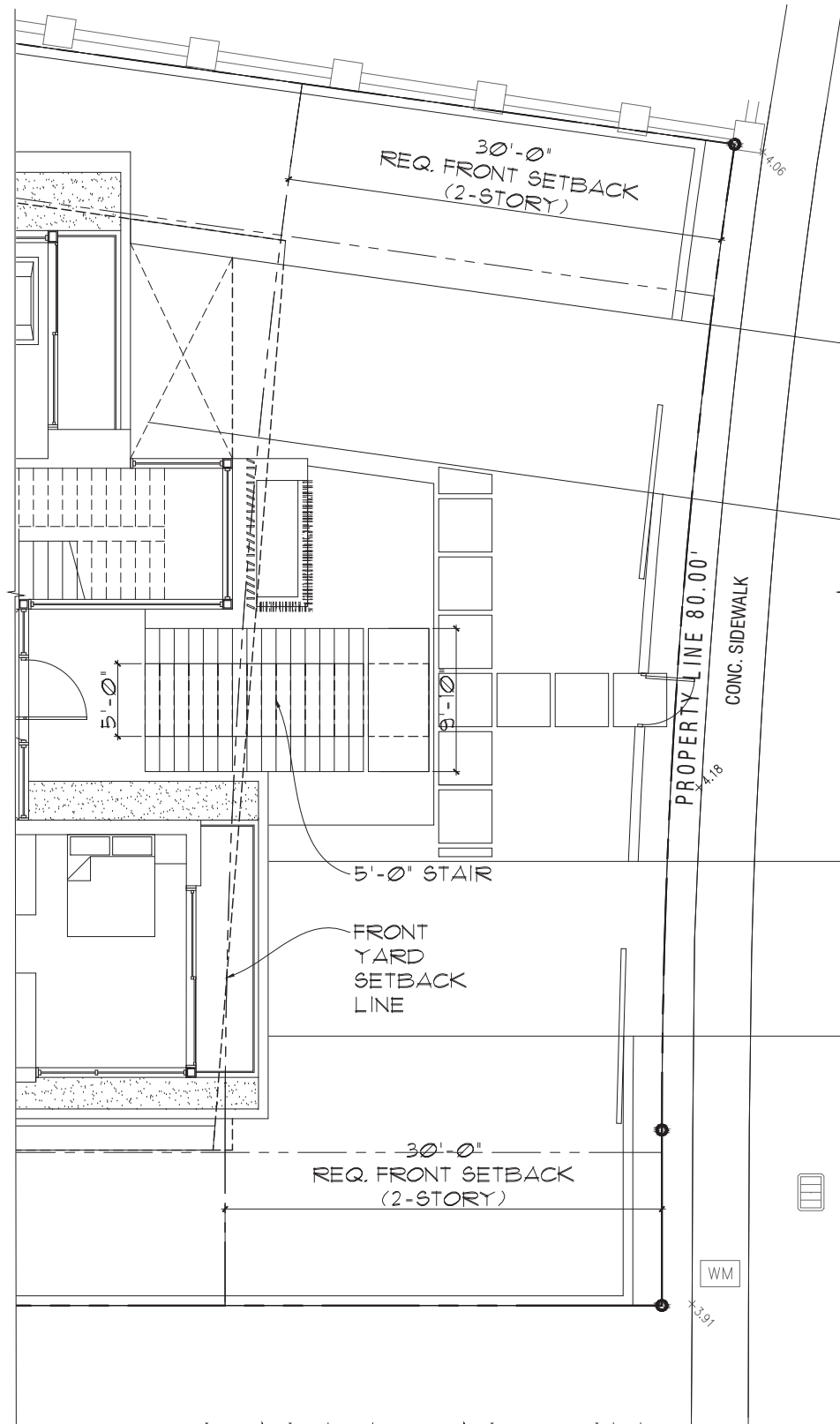
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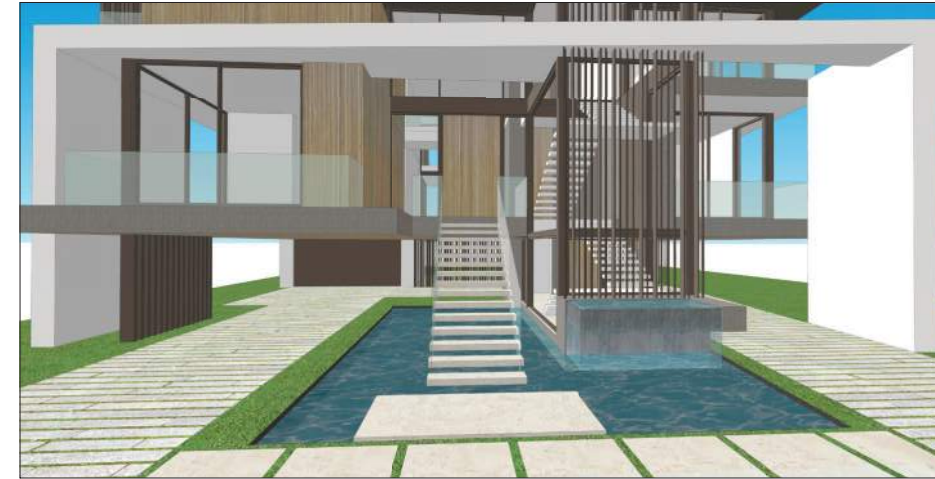
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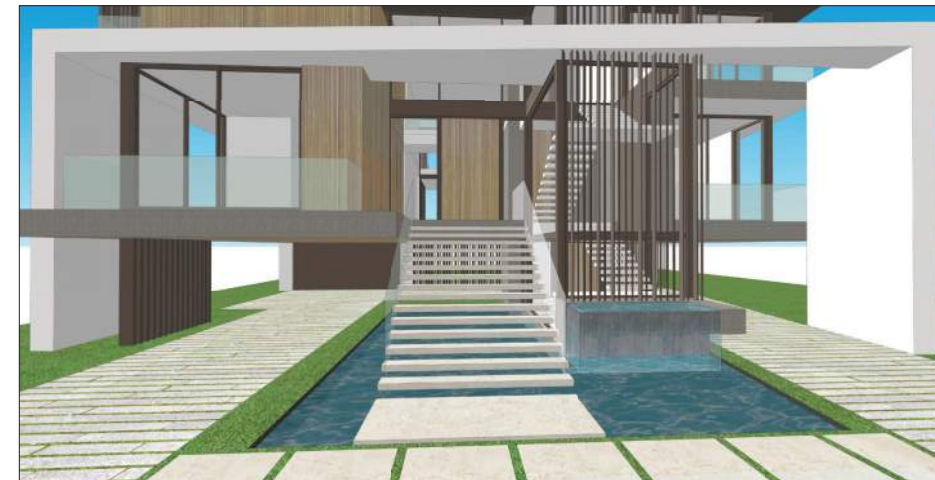
1 VARIANCE DIAGRAM ENTRY STAIR
 A-0.9B Scale: 3/16" = 1'-0"

VARIANCE REQUEST - ENTRY STAIRS

- VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 1.2.2.3.a.12.N.V1)



2 VIEW OF STAIR PER CODE
 A-0.9B Scale: NTS



3 VIEW OF STAIR WITH VARIANCE
 A-0.9B Scale: NTS

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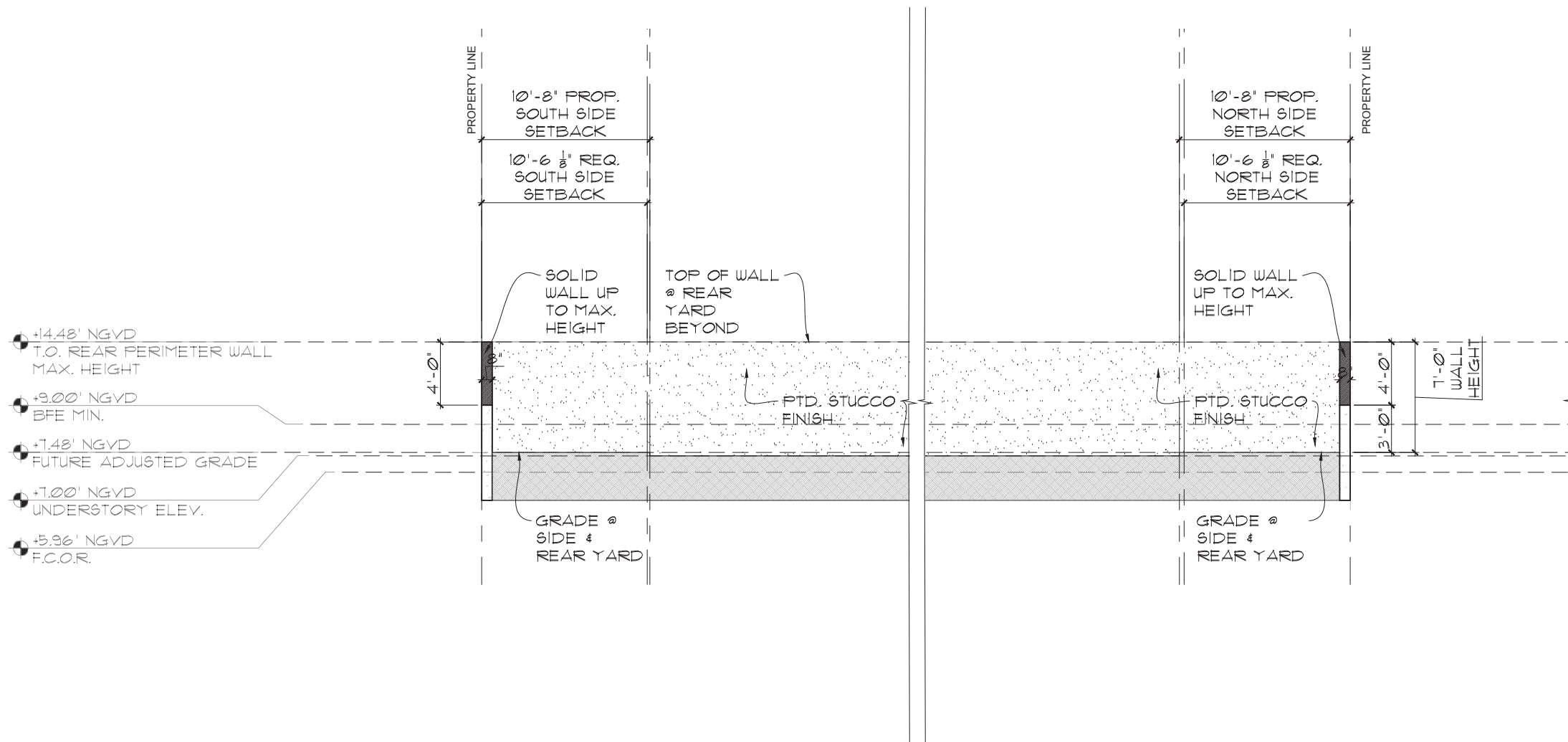
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WAIVER REQUEST - PROPERTY WALLS

- WAIVER TO ALLOW SOLID SIDE PROPERTY WALLS UP TO 7 FEET ABOVE ADJUSTED GRADE, IN LIEU OF OPEN PICKETS AT THE TOP 3 FEET.



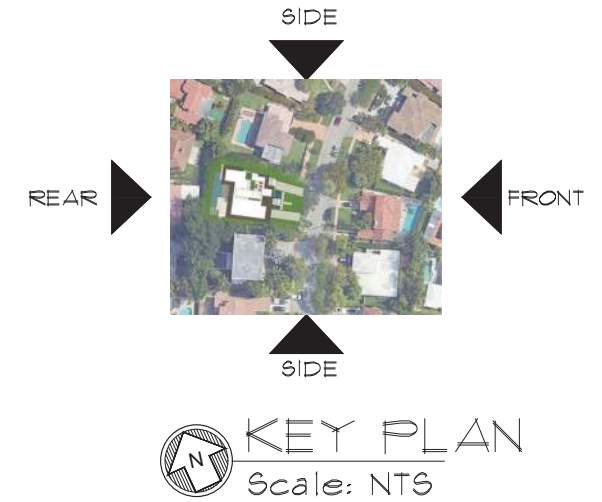
WAIVER DIAGRAM - PROPERTY
WALLS (REAR YARD, SIM.)

Scale: 1/4" = 1'-0"

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1 FRONT ELEVATION (EAST VIEW)
A-2.1 Scale: 1/4" = 1'-0"

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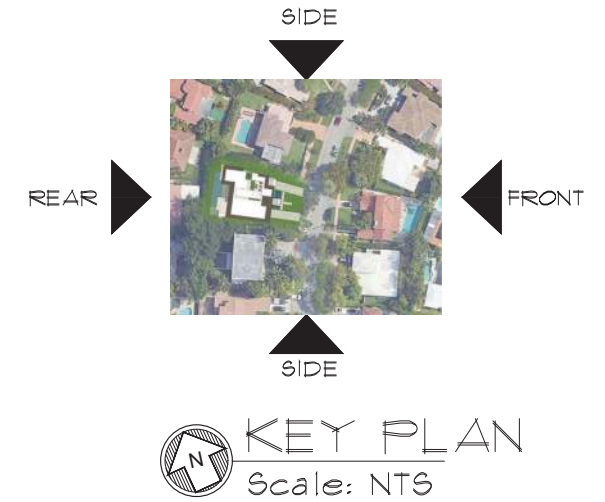
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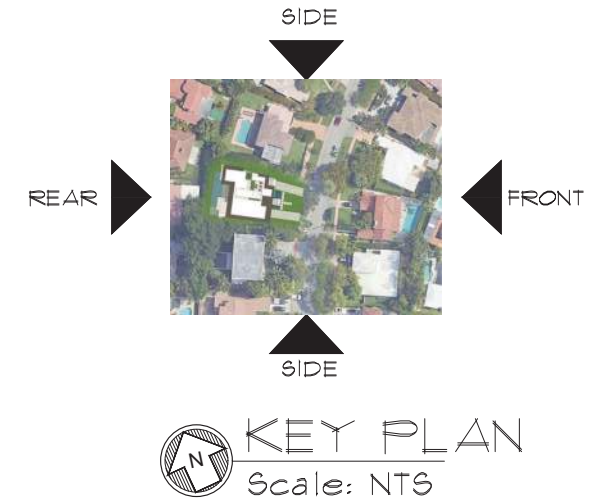
MATERIALS LEGEND



1 REAR ELEVATION (WEST VIEW)
A-22 Scale: 1/4" = 1'-0"

	1 - DARK BRONZE BRAKE METAL CLADDING, DOOR & WINDOW FRAMES, GATES, AND MISC. METALS.		4 - BASALT STONE CLADDING, OR SIMILAR
	2 - WHITE PTD. STUCCO		5 - WHITE OAK WOOD CLADDING, OR SIMILAR
	3 - CLEAR IMPACT RESISTANT GLASS		6 - LIMESTONE

MATERIALS LEGEND



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1 SIDE ELEVATION (NORTH VIEW)
A-2.3 Scale: 1/4" = 1'-0"

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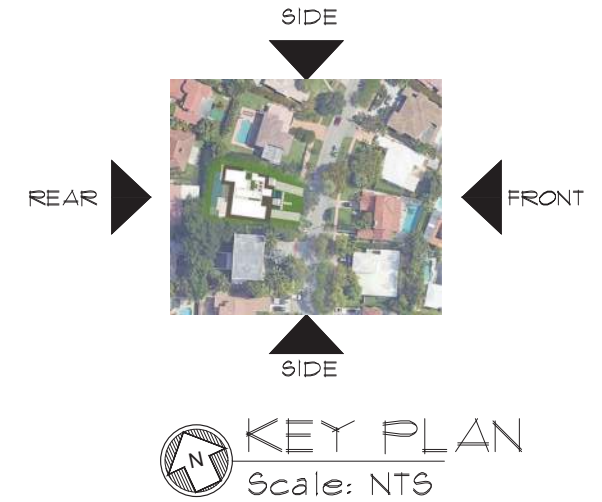
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COLORED ELEVATIONS A-2.3



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1 SIDE ELEVATION (SOUTH VIEW)
 A-2.4 Scale: 1/4" = 1'-0"

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1 SECTION A
A-3.1 Scale: 3/16" = 1'-0"



2 SECTION B
A-3.1 Scale: 3/16" = 1'-0"



1 NORTH EAST VIEW
G-4.1 Scale: NTS



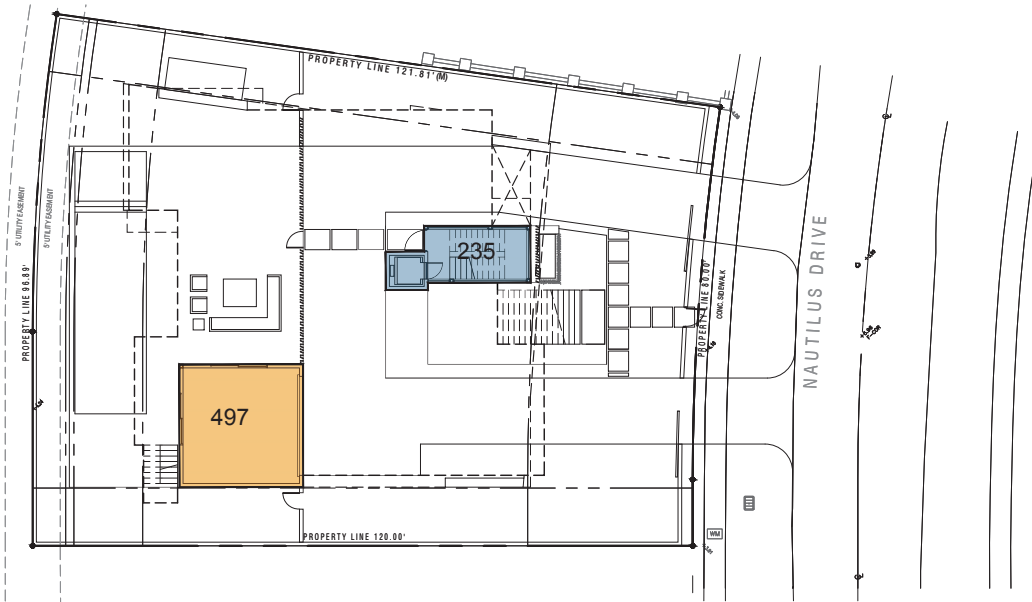
2 SOUTH EAST VIEW
G-4.1 Scale: NTS



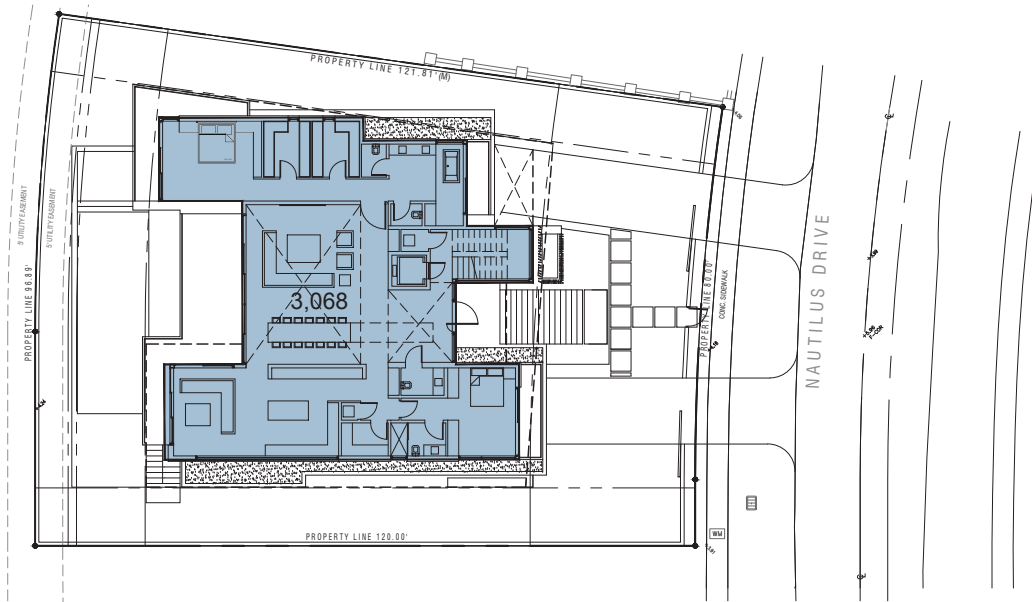
3 NORTH WEST VIEW
G-4.1 Scale: NTS



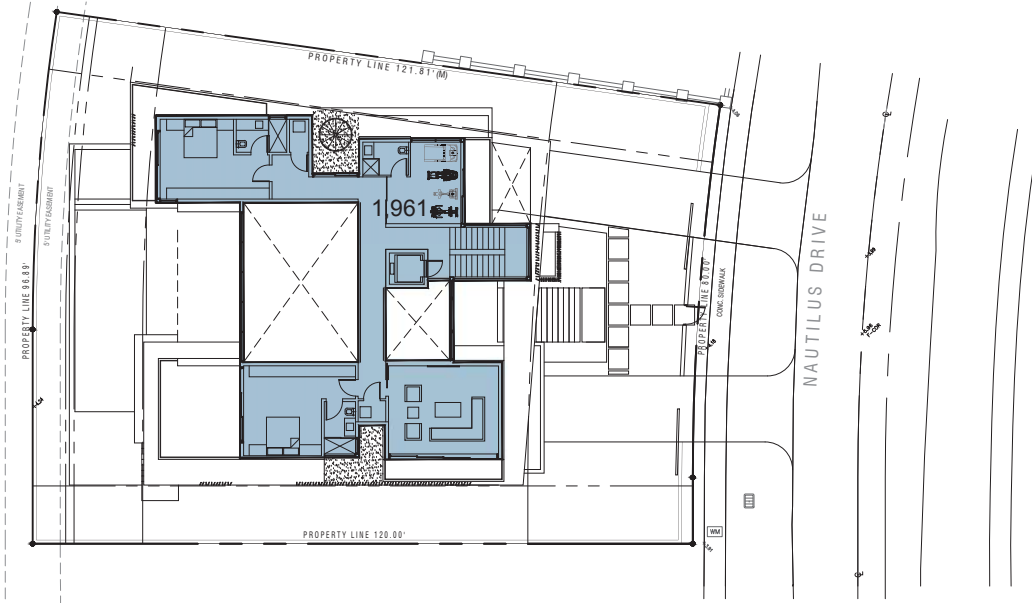
4 SOUTH WEST VIEW
G-4.1 Scale: NTS



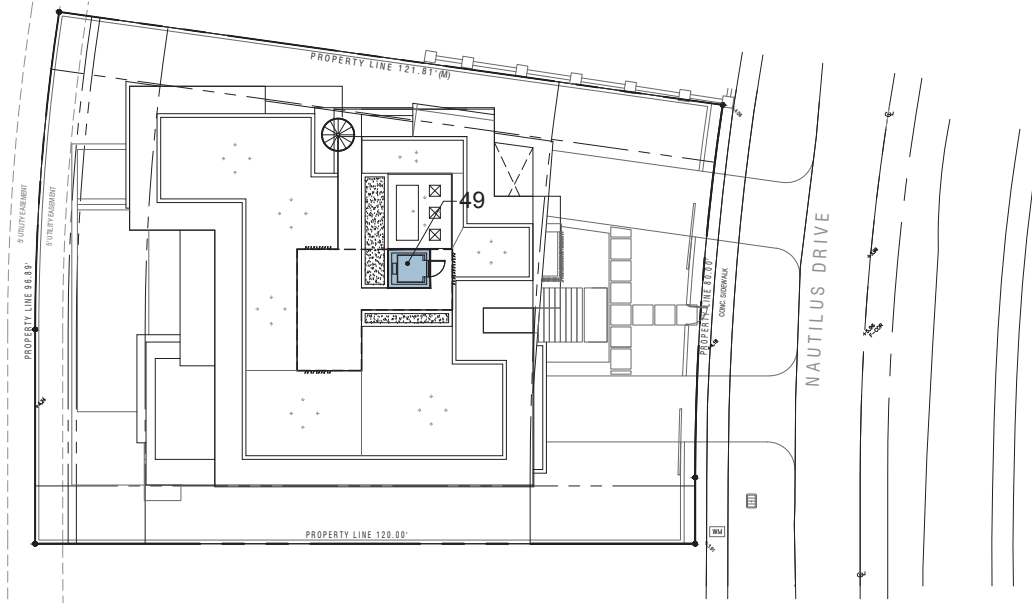
1 UNIT SIZE UNDER STORY
A-0.7A Scale: 1/16" = 1'-0" 



2 UNIT SIZE FIRST FLOOR
A-0.7A Scale: 1/16" = 1'-0" 



3 UNIT SIZE SECOND FLOOR
A-0.7A Scale: 1/16" = 1'-0" 

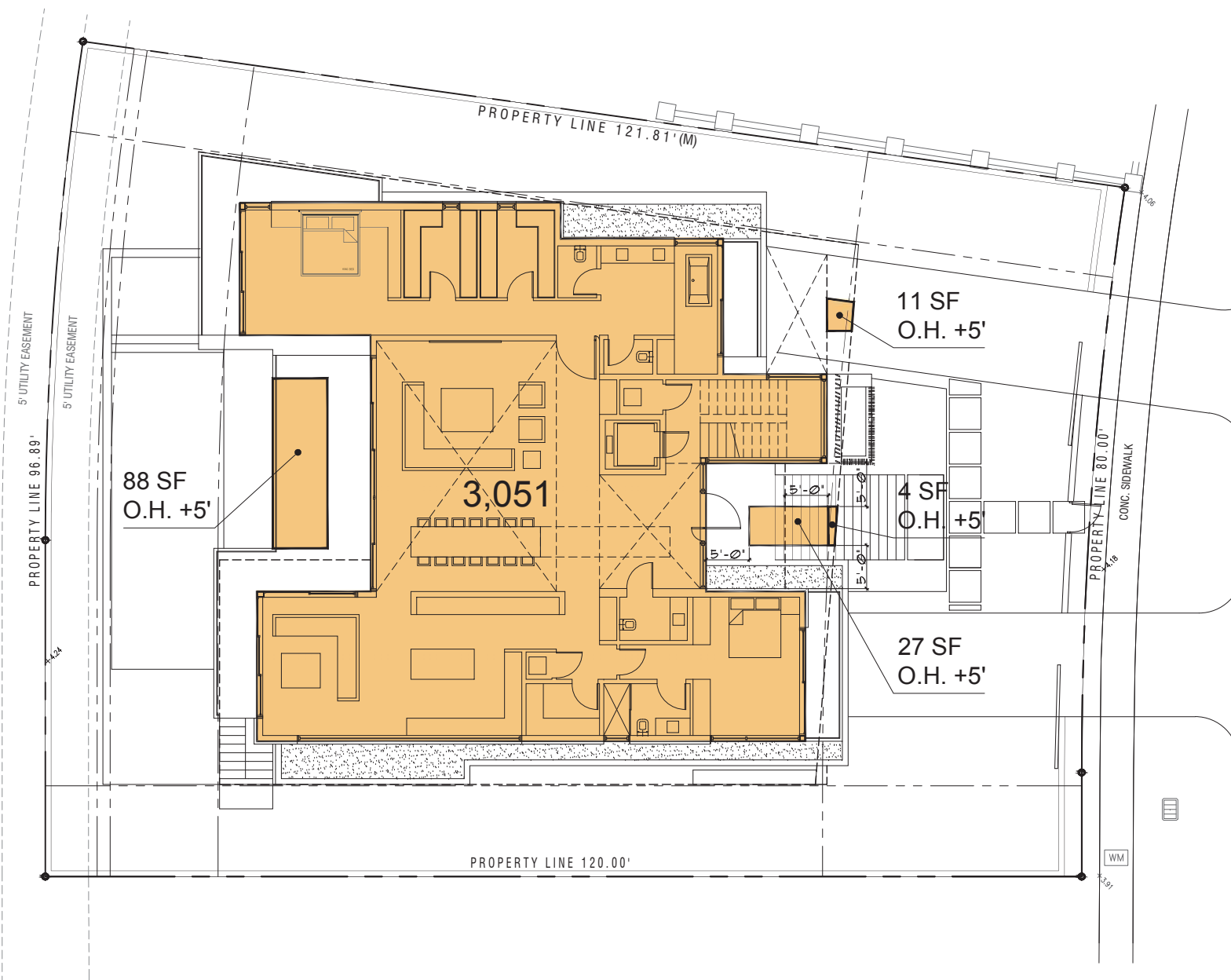


4 UNIT SIZE ROOF PLAN
A-0.7A Scale: 1/16" = 1'-0" 

UNIT SIZE :

LOT SIZE:	_____	10,694 S.F.
MAX UNIT SIZE:	_____	5,347 S.F. (50% MAX)
UNDERSTORY:	_____	235 S.F.
FIRST FLOOR:	_____	3,068 S.F.
SECOND FLOOR:	_____	1,961 S.F.
ROOF:	_____	49 S.F.
TOTAL PROPOSED:	_____	5,313 S.F. 49.7%

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1 LOT COVERAGE FIRST FLOOR PLAN Scale: 1/8" = 1'-0" [North Arrow]

2 REAR YARD Scale: 1/8" = 1'-0" [North Arrow]

3 FRONT YARD Scale: 1/8" = 1'-0" [North Arrow]

LOT COVERAGE :

LOT SIZE:	10,694 S.F.
MAX LOT COVERAGE:	3,184 S.F. (30% MAX)
FIRST FLOOR:	3,051 S.F.
OVERHANGS EXCEEDING 5':	130 S.F.
TOTAL LOT COVERAGE:	3,181 S.F. (29.9%)

REAR YARD CALCULATIONS :

REAR YARD:	1,910 S.F.(100%)
MINIMUM LANDSCAPE AREA:	1,337 S.F.(70%)
PROPOSED LANDSCAPE AREA:	1,576 S.F.(82.5%)

FRONT YARD CALCULATIONS:

FRONT YARD:	2,462 S.F.(100%)
MINIMUM LANDSCAPE AREA:	1,723 S.F.(70%)
PROPOSED LANDSCAPE AREA:	1,220 S.F.(49.6%)

*SEE REQUEST FOR VARIANCE ON A-0.9A

2ND FLOOR SETBACK :

2ND FLOOR FRONT ELEVATION AREA: 58'-8" (100%)

REQUIRED FRONT ELEVATION SETBACK MINIMUM AREA: 20'-6" S.F. (35% MIN.)

PROPOSED 2ND FLOOR FRONT ELEVATION SETBACK AREA: 28'-4" S.F. (48.3%)

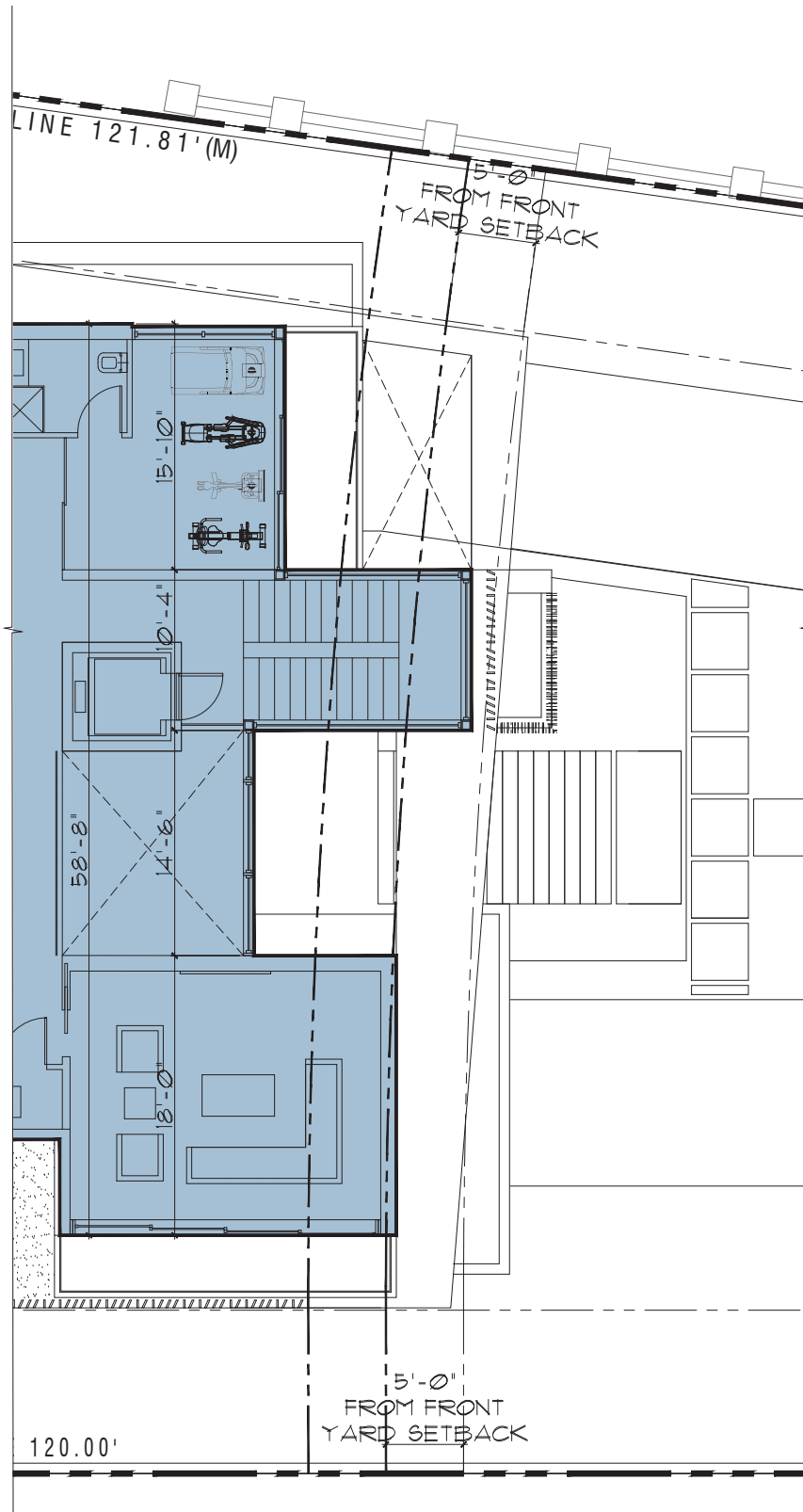


DIAGRAM - 2ND FLOOR FRONT ELEVATION SETBACK
 Scale: 3/16" = 1'-0"

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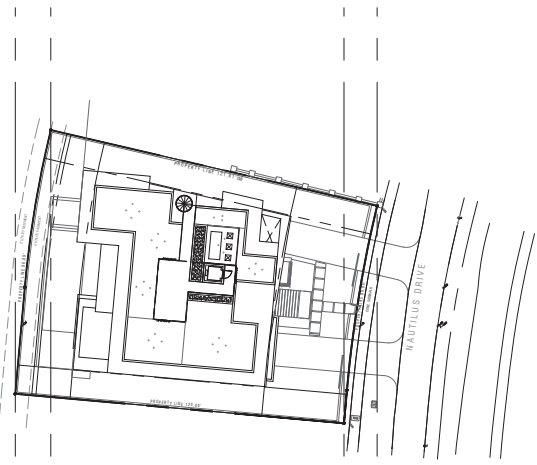
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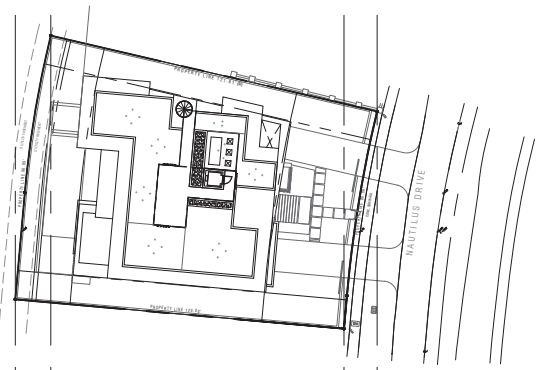
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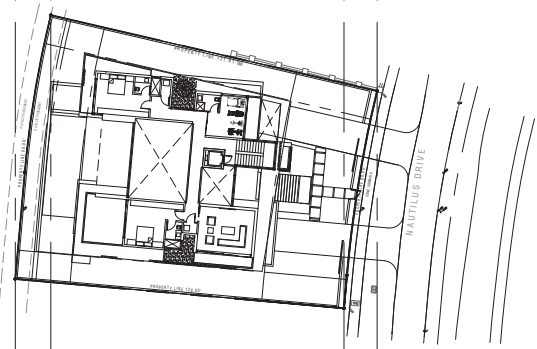
ROOF
PLAN



2ND
FLOOR
PLAN



1ST
FLOOR
PLAN



UNDERSTORY
PLAN

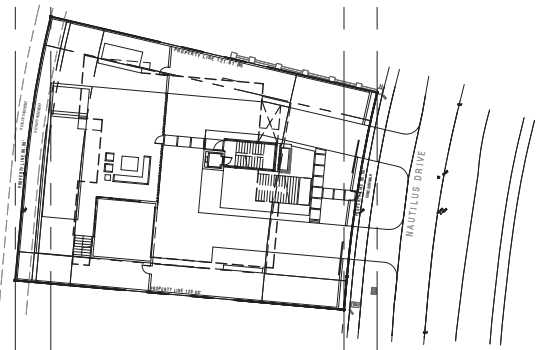
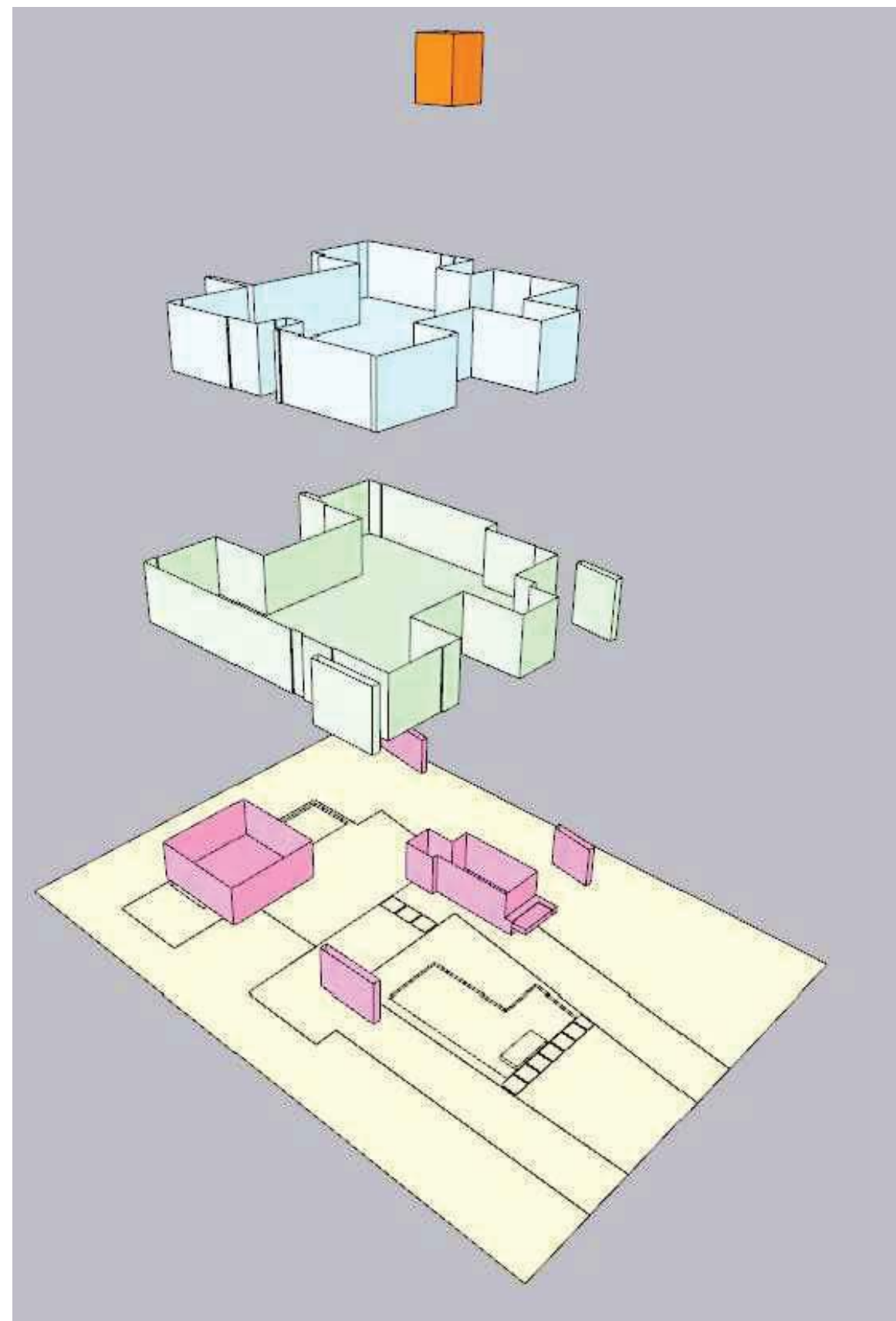


DIAGRAM - EXPLODED
AXONOMETRIC PLANS
Scale: 3/16" = 1'-0"



DIAGRAM - EXPLODED
AXONOMETRIC SPACE PLANS
Scale: 3/16" = 1'-0"



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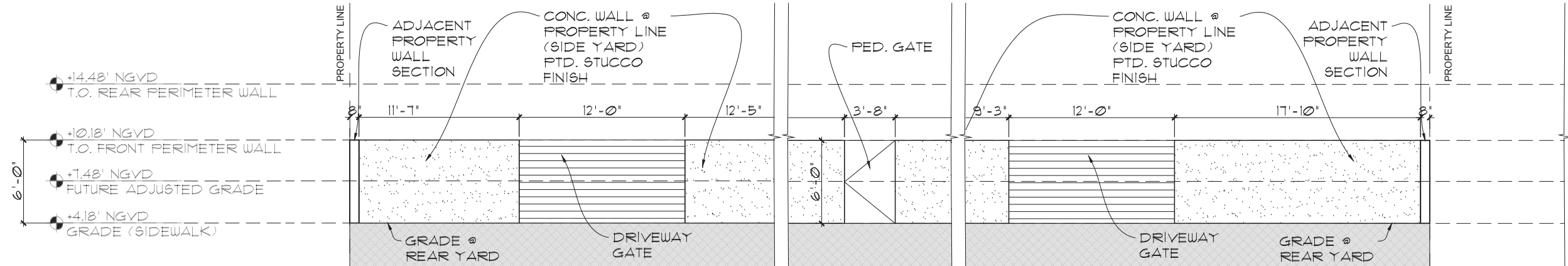
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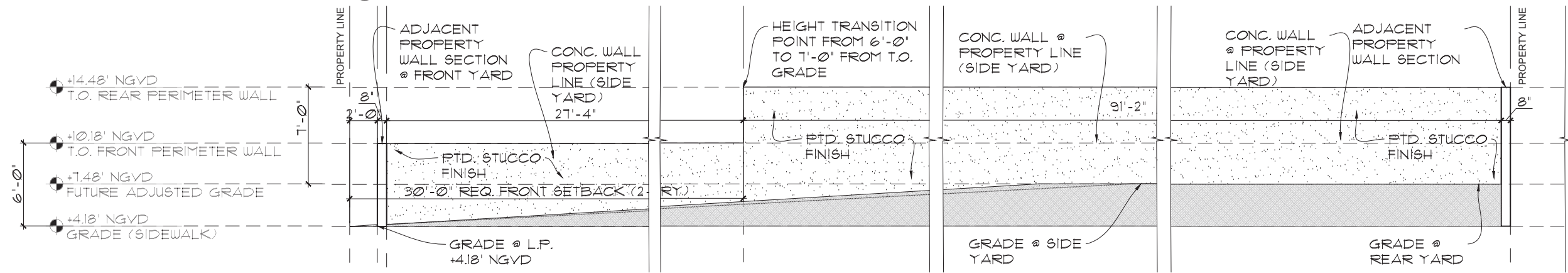
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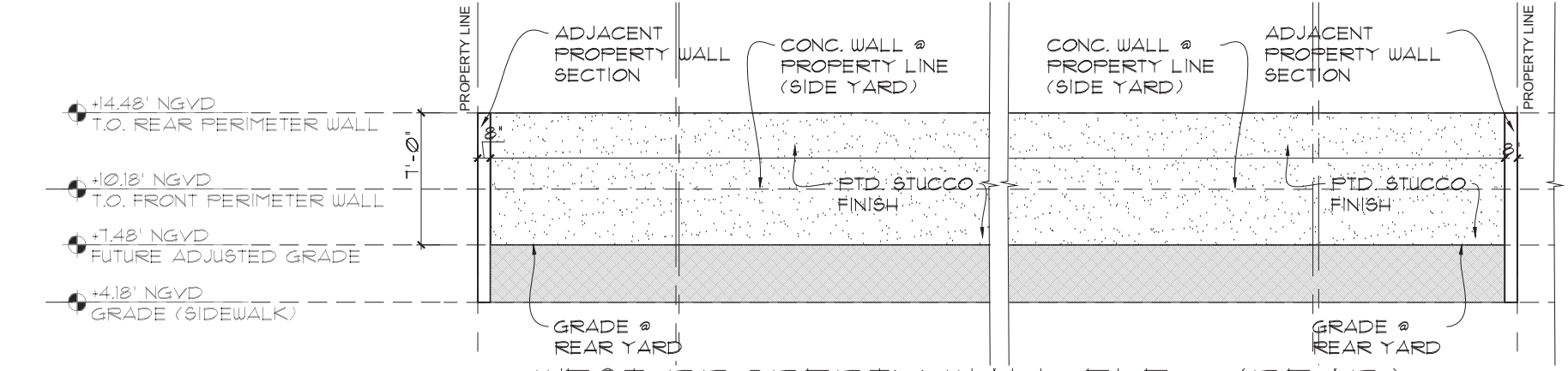
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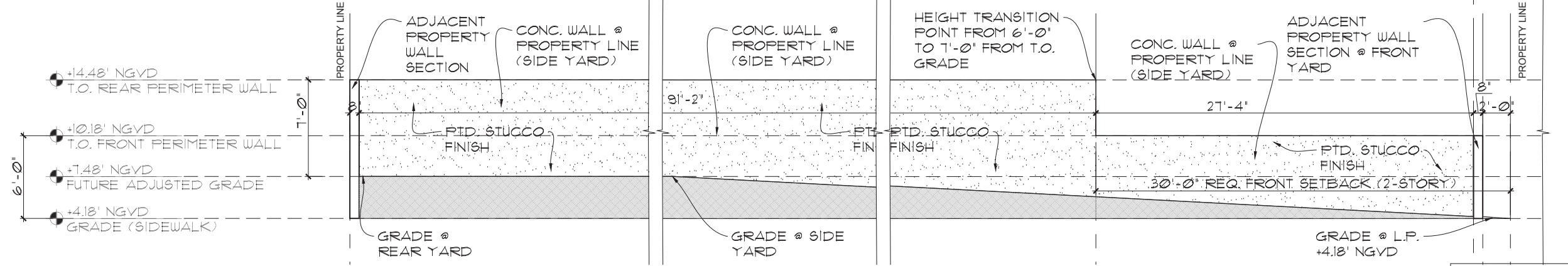
1 EAST PROPERTY WALL ELEV. (FRONT)
 Scale: 1/4" = 1'-0"



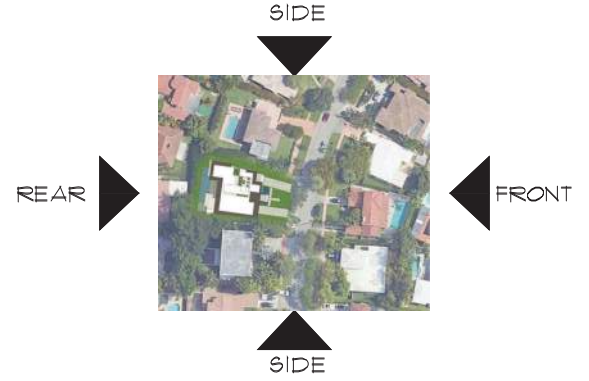
2 SOUTH PROPERTY WALL ELEV. (SIDE)
 Scale: 1/4" = 1'-0"



3 WEST PROPERTY WALL ELEV. (REAR)
 Scale: 1/4" = 1'-0"



4 NORTH PROPERTY WALL ELEV. (SIDE)
 Scale: 1/4" = 1'-0"



KEY PLAN
 Scale: NTS



1 AERIAL PLAN 1
A-03 Scale: NTS



2 AERIAL PLAN 2
A-03 Scale: NTS



3 SITE
A-03 Scale: NTS



4 PROPERTY #1
A-03 Scale: NTS



5 PROPERTY #2
A-03 Scale: NTS



6 PROPERTY #3
A-03 Scale: NTS



7 PROPERTY #4
A-03 Scale: NTS



8 PROPERTY #5
A-03 Scale: NTS

seal

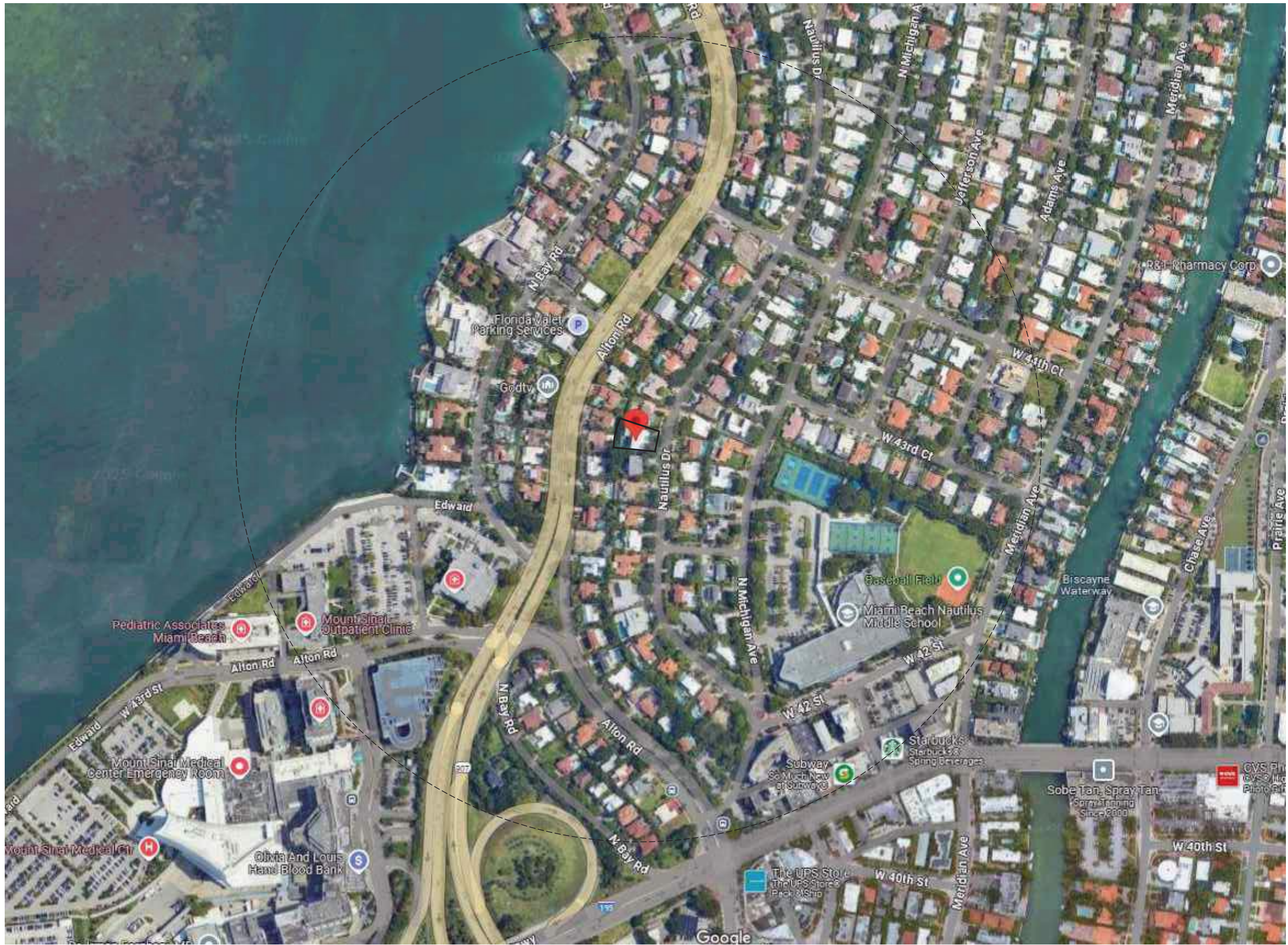
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2325

date:
03/09/2025

revised:

sheet no.



seal

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 AA26003009

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2325

date:
 03/09/2025

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CONTEXT LOCATION MAP
 Scale: NTS



1 CONTEXT ANALYSIS PLAN
 A-0.4B Scale: NTS



2 CONTEXT ANALYSIS ELEVATION
 A-0.4B Scale: NTS

seal

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4310
NAUTILUS
DRIVE

4316
NAUTILUS
DRIVE

4322
NAUTILUS
DRIVE

4330
NAUTILUS
DRIVE
(SITE)

4340
NAUTILUS
DRIVE

4350
NAUTILUS
DRIVE

4370
NAUTILUS
DRIVE



4301
NAUTILUS
DRIVE

4321
NAUTILUS
DRIVE

4331
NAUTILUS
DRIVE

4333
NAUTILUS
DRIVE
(SITE)

4341
NAUTILUS
DRIVE

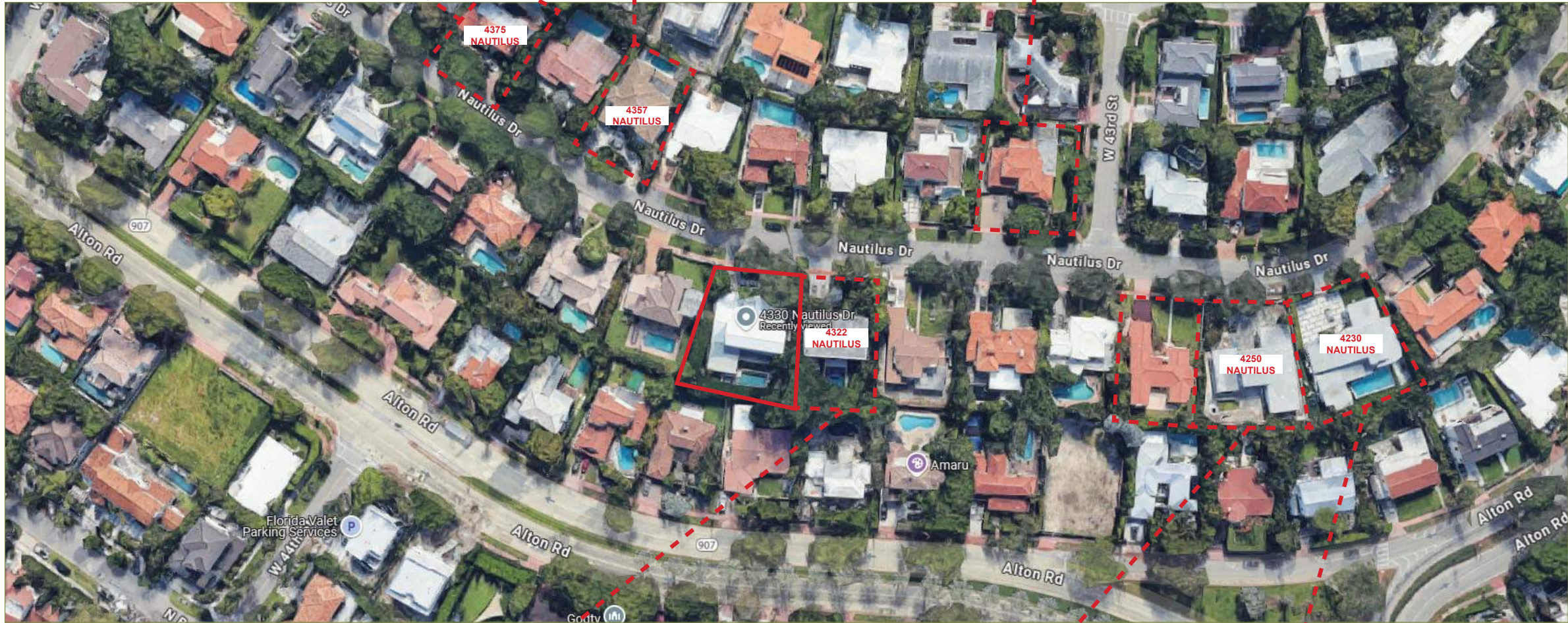
4351
NAUTILUS
DRIVE

4363
NAUTILUS
DRIVE



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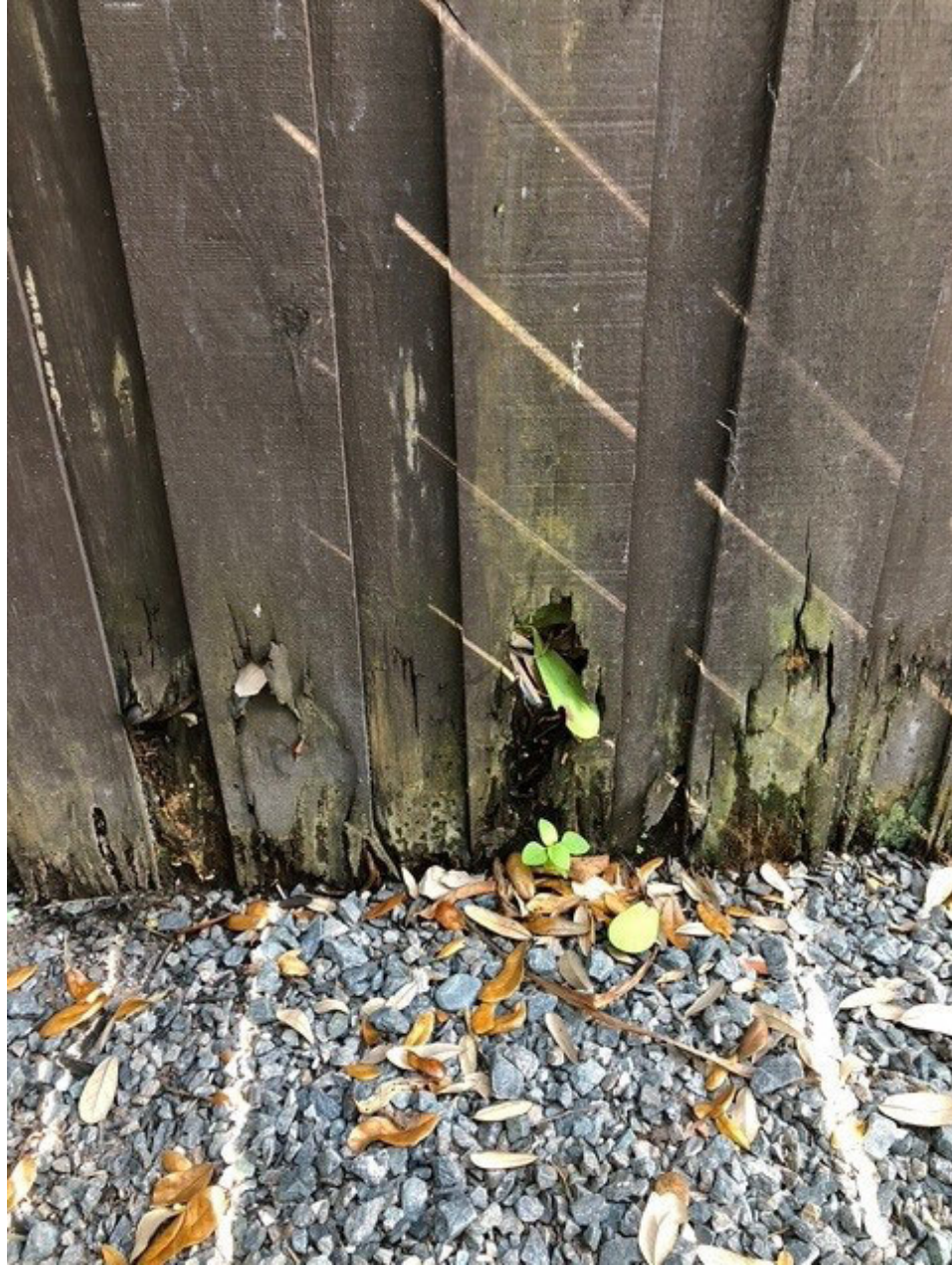
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NAUTILUS RESIDENCE
4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA, 33140

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date:
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