PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH
FINAL SUBMITTAL - AUGUST 2ND, 2021

DRB21-0700

Submittal Graphic Symbols Definitions

NEW / REVISED	■
RE-ISSUED WITHOUT REVISION	╳
PREVIOUSLY SUBMITTED	▨

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PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	PINHASOV RESIDENCE
LOCATION:	4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
PROPOSED USE:	RESIDENCE
PROJECT SUMMARY:	NEW TWO STORY RESIDENCE
CODE ENFORCEMENT JURISDICTION:	7TH EDITION (2020) OF THE FLORIDA BUILDING CODE FLORIDA BUILDING CODE, ACCESSIBILITY, 7TH EDITION (2020) 2021 NFPA 101 7TH EDITION OF THE FFPC (2020) CITY OF MIAMI BEACH ZONING CODE
ZONING:	RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
FOLIO NUMBER:	02-3222-007-0210
LEGAL DESCRIPTION:	LOT 21, BLOCK 18, "NAUTILUS EXTENSION SECOND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
OWNER:	GAVRIEL PINHASOV

JOSE A. VIDAL
AR94535

V3 ARCHITECTURAL GROUP
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SUITE 206
MIAMI, FL. 33184
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MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

30' 15' 0 15' 30'

(IN FEET)
1 INCH = 30 FT.

NORTH

LEGAL DESCRIPTION:

LOT 21, BLOCK 18, "NAUTILUS EXTENSION SECOND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3222-007-0210

4150 NAUTILUS DRIVE,
MIAMI BEACH, FLORIDA 33140-2820

AREA OF PROPERTY: 13,577 SQUARE FEET AND/OR 0.312 ACRES MORE OR LESS.

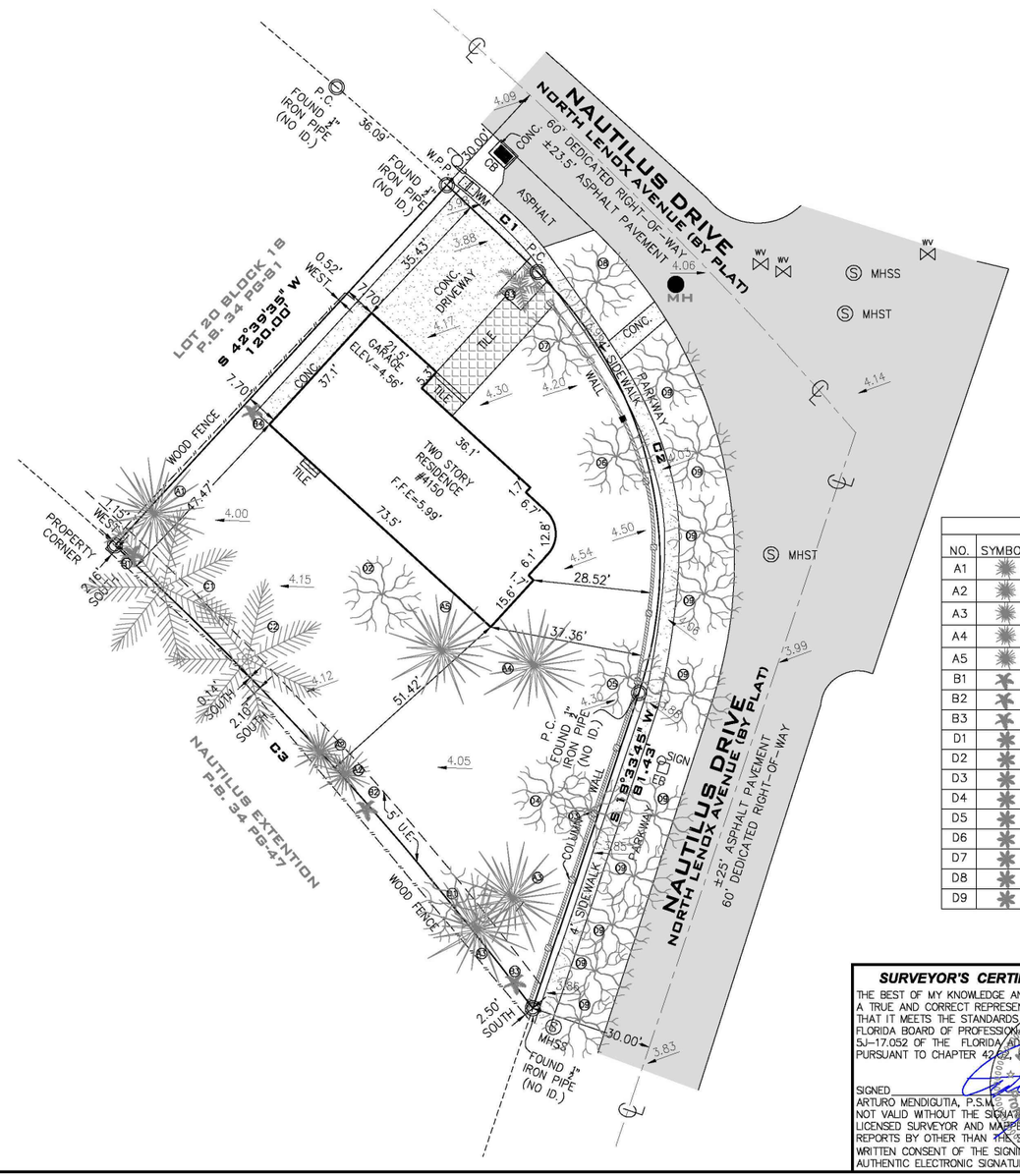
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DAVID ROMERO FISCHMANN

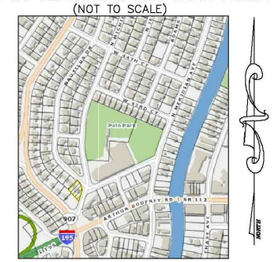
SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "NAUTILUS EXTENSION SECOND" RECORDED IN PLAT BOOK 34, AT PAGE 81.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



LOCATION MAP

SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



C1
Δ=01°50'10"
T=15.42'
L=30.83'
R=962.07'

C2
Δ=64°01'38"
T=62.52'
L=111.75'
R=100.00'

C3
Δ=10°24'22"
T=76.68'
L=152.94'
R=842.07'

TREE CHART					
NO.	SYMBOLS	COMMON NAME	HEIGHT IN FEET	SPREAD IN FEET	DBH IN FEET
A1		OAK	35	30	2
A2		OAK (2)	25	15	2
A3		OAK	20	15	1
A4		OAK	25	20	1
A5		OAK	25	25	2
B1		PALM	20	5	1
B2		PALM	20	5	1
B3		PALM	40	10	2
D1		UNKNOW	25	20	2
D2		UNKNOW	30	35	2.5
D3		UNKNOW	25	25	1.5
D4		UNKNOW	25	25	1.8
D5		UNKNOW	25	20	1
D6		UNKNOW	20	20	1
D7		UNKNOW	20	20	2
D8		UNKNOW	40	45	5
D9		UNKNOW (10)	40	45	5

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
ℙ	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—//—	=DENOTES WOOD FENCE
—x—	=DENOTES CHAIN LINK FENCE
—o—	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE
ELEVATION:	7.0
COMMUNITY:	120651
PANEL:	12086C0309L
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	05-14-2021
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
05-14-2021	J.FEE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
N/A	N/A

JOB No.
2105.0027

JOSE A. VIDAL
AR94535

BOUNDARY SURVEY
EX0.1

PINHASOV RESIDENCE
4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
08.02.2021

DRB21-0700
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EXISTING CONDITIONS
EX0.2

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CONTEXT LOCATION MAP
EX0.3

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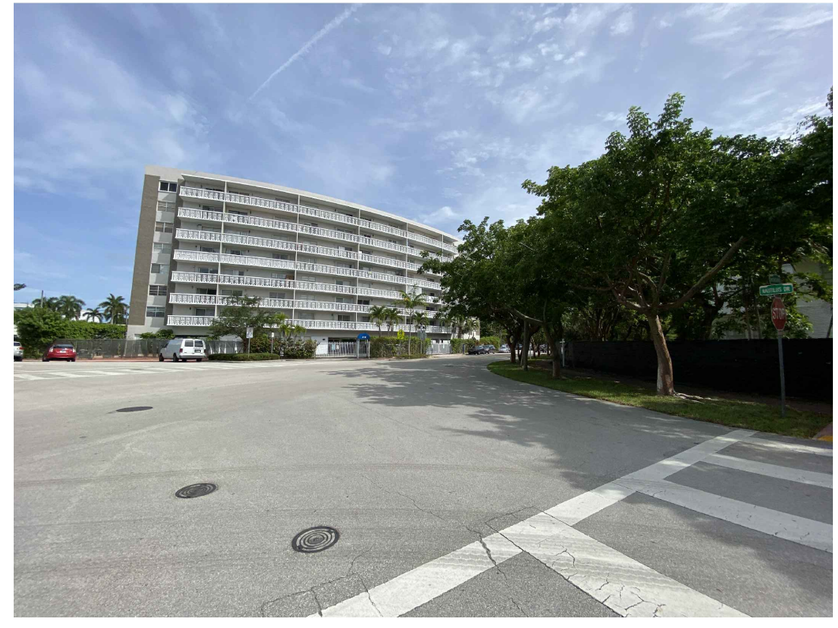

JOSE A. VIDAL
AR94535

CONTEXT ANALYSIS
EX0.4

PINHASOV RESIDENCE
4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
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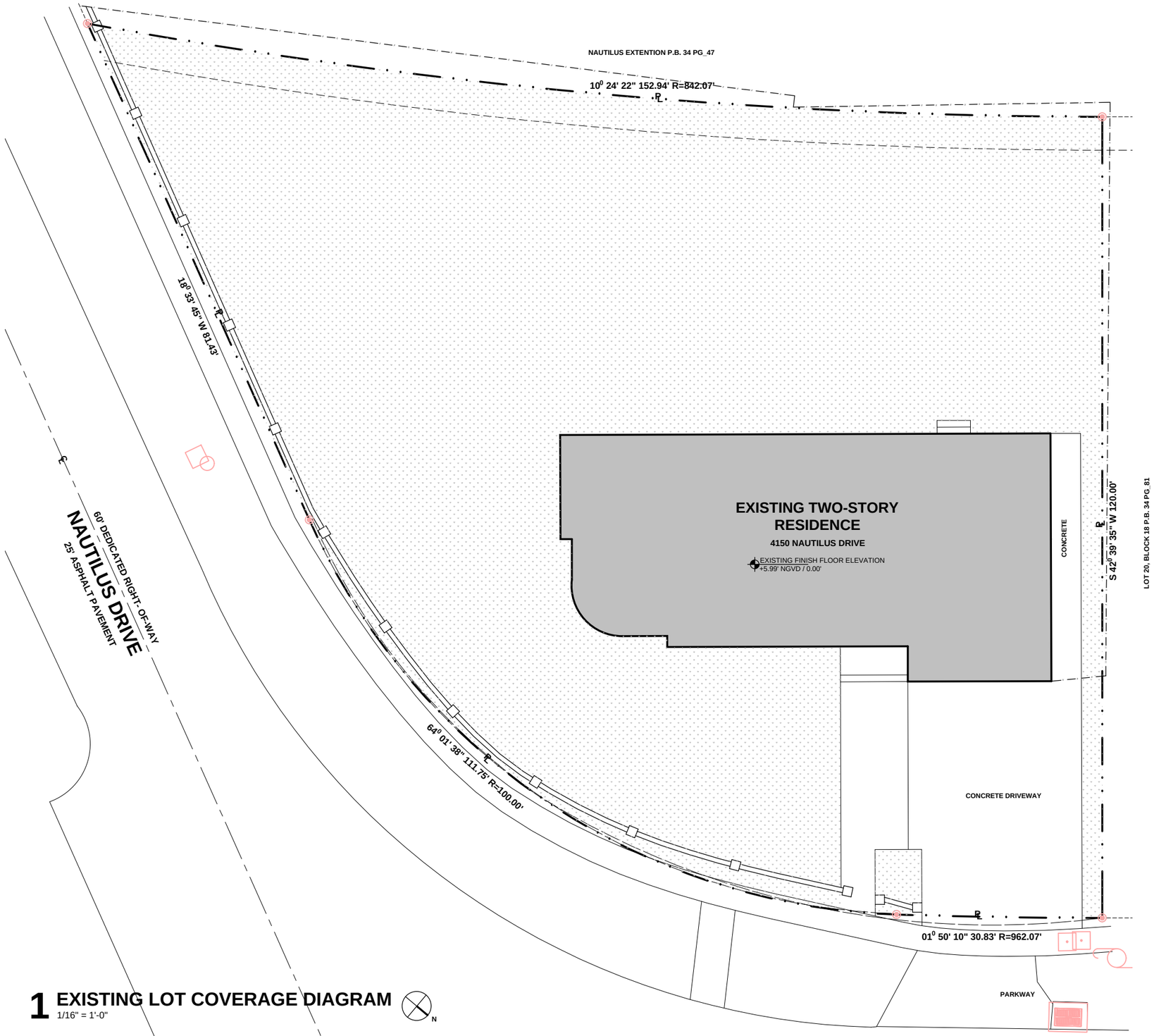

1 EXISTING LOT COVERAGE DIAGRAM

1/16" = 1'-0"

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- LOT COVERAGE
- GREEN AREA

LOT COVERAGE DATA:

EXISTING LOT SIZE:	14,181.0 SF
EXISTING LOT COVERAGE:	2,388.3 SF (16.8%)

JOSE A. VIDAL
AR94535

EXISTING LOT COVERAGE DIAGRAM
EX1.0

PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
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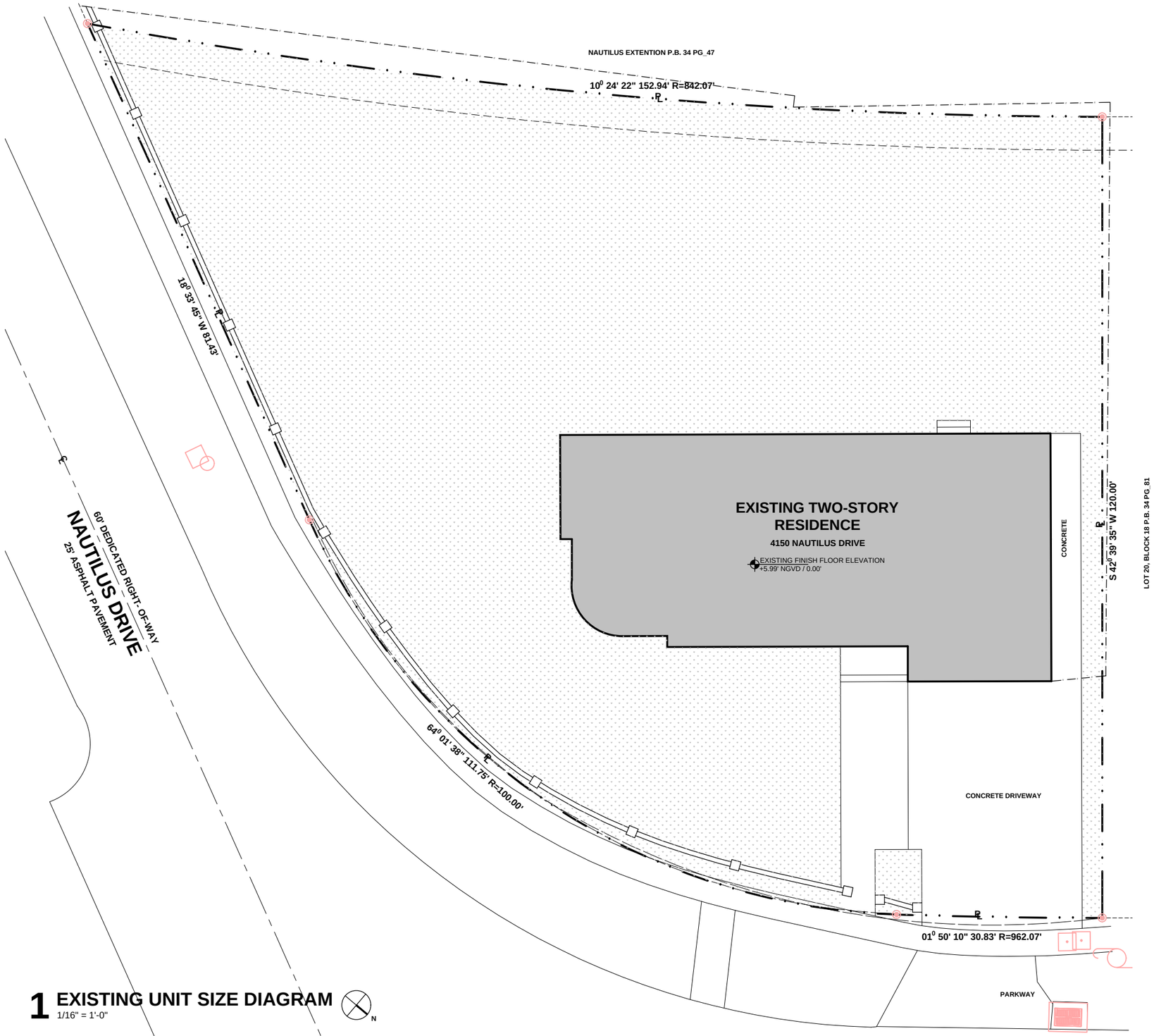

1 EXISTING UNIT SIZE DIAGRAM

1/16" = 1'-0"

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- LOT COVERAGE
- GREEN AREA

UNIT SIZE DATA:

EXISTING LOT SIZE:	14,181.0 SF
EXISTING UNIT SIZE:	
GROUND FLOOR	2,388.3 SF
SECOND FLOOR	2,388.3 SF
TOTAL	4,776.6 SF (33.7%)

JOSE A. VIDAL
AR94535

EXISTING UNIT SIZE DIAGRAM
EX1.1

PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
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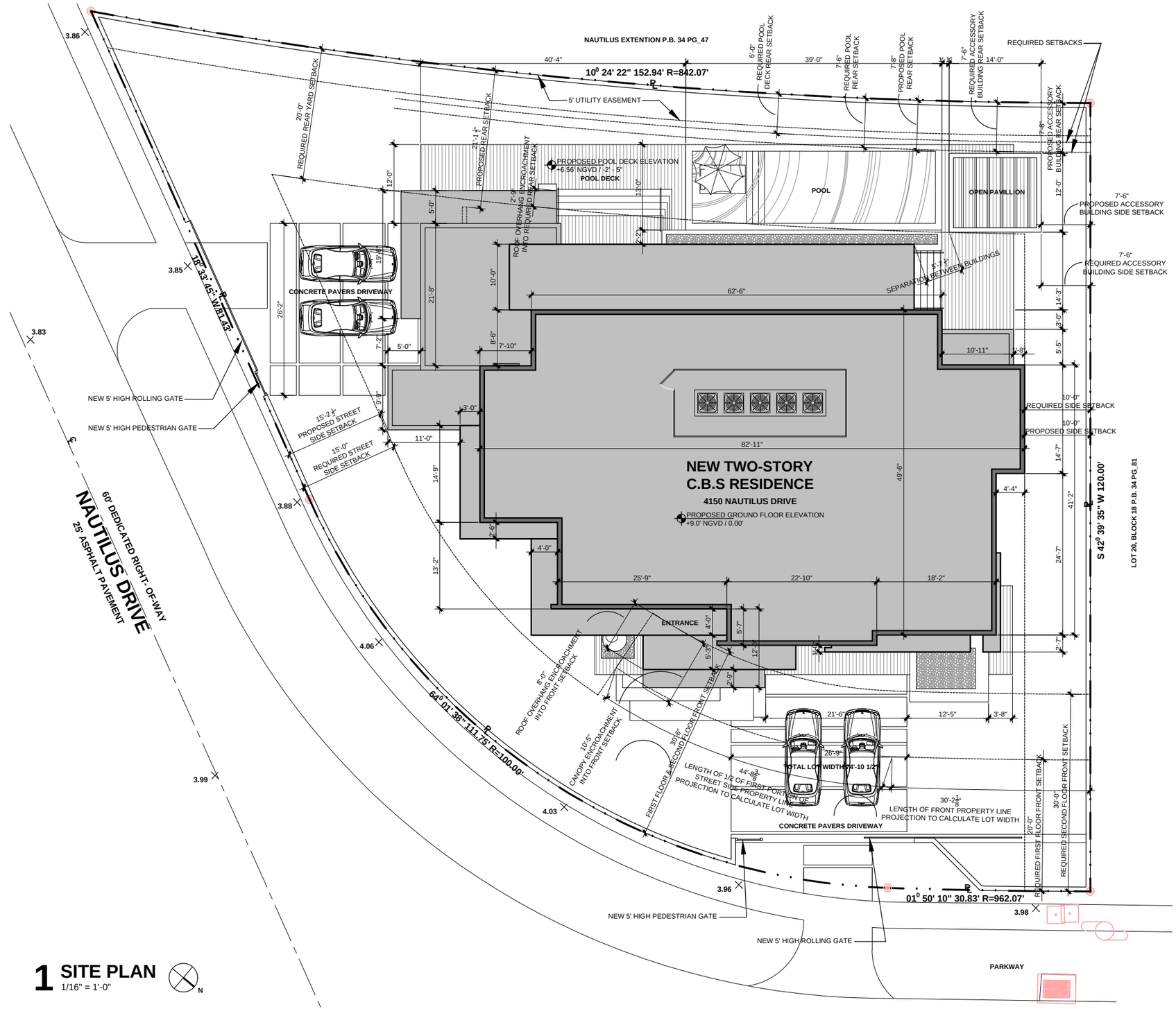

FLOOD LEGEND:

- FLOOD ZONE: "AE"
- ADDRESS: 4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
- LOT: 21 BLOCK: 18
- PLAT BOOK: 34 PAGE: 81
  OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- HIGHEST CROWN OF ROAD ELEVATION: 4.14 FT. N.G.V.D.
- SIDEWALK ELEVATION: 3.88 FT. N.G.V.D.
- HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY PREPARED BY:
  ARTURO MENDIGUTIA PLS LIC. # 5844
  SURVEYORS NAME
- LOWEST FLOOR ELEVATION: EXISTING: 5.99' PROPOSED: 9.00'
- GARAGE FLOOR ELEVATION: EXISTING: 4.56' PROPOSED: 7.00'
- ADJACENT GRADE ELEVATION: EXISTING: SEE SURVEY
- ALL EQUIPMENT AND MACHINERIES AND UTILITIES SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+8.0' N.G.V.D.)
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS.FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY:_____P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
- 0'-0"= 9.0' N.G.V.D.

1 SITE PLAN
1/16" = 1'-0"

JOSE A. VIDAL
AR94535

SITE PLAN
A1.0

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140		
2	Folio number(s):	02-3222-007-0210		
3	Board and file numbers :			
4	Year built:	1940	Zoning District:	RS 4 - SINGLE FAMILY RESIDENTIAL
5	Based Flood Elevation:	7.0' FEMA / 8.0' CMB	Grade value in NGVD:	3.99'
6	Adjusted grade (Flood+Grade/2):	6.0'	Free board:	1.0'
7	Lot Area:	14,181.0 Sq. Ft		
8	Lot width:	74.9'	Lot Depth:	120.0'
9	Max Lot Coverage SF and %:	4,254.3 Sq. Ft (30%)	Proposed Lot Coverage SF and %:	4,109.7 Sq. Ft (29.0%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage)	421.0 Sq. Ft
11	Front Yard Open Space SF and %:	1,464.6 Sq. Ft (62.8%)	Rear Yard Open Space SF and %:	2,085.3 Sq. Ft (70.5%)
12	Max Unit Size SF and %:	7,090.5 Sq. Ft (50%)	Proposed Unit Size SF and %:	6,542.3 Sq. Ft (46.1%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,851.5 Sq. Ft (27.2%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home	N/A
15			Proposed Second Floor Unit Size SF and	2,690.8 Sq. Ft (69.9% of First Floor Unit
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately	N/A

		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24.0'**	**N/A**	**24.0'**	
18	**Setbacks:**				
19	Front First level:	20.0'	35.43'	30.5'	
20	Front Second level:	30.0'	35.43'	30.5'	
21	Side 1:	10.0'	7.7'	10.0'	
22	Side 2 or (facing street):	15.0'	28.52'	15.2'	
23	Rear:	20.0'	47.47'	21.1'	
	Accessory Structure Side 1:	7.5'	N/A	7.5'	
24	Accessory Structure Side 2 or (facing street) :	15.0'	N/A	115.5'	
25	Accessory Structure Rear:	7.5'	N/A	7.7'	
26	Sum of Side yard :	25.0'	36.22'	25.2'	

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence	NO
29	Determined to be Architecturally Significant?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

JOSE A. VIDAL
AR94535

ZONING DATA
A1.1

PINHASOV RESIDENCE
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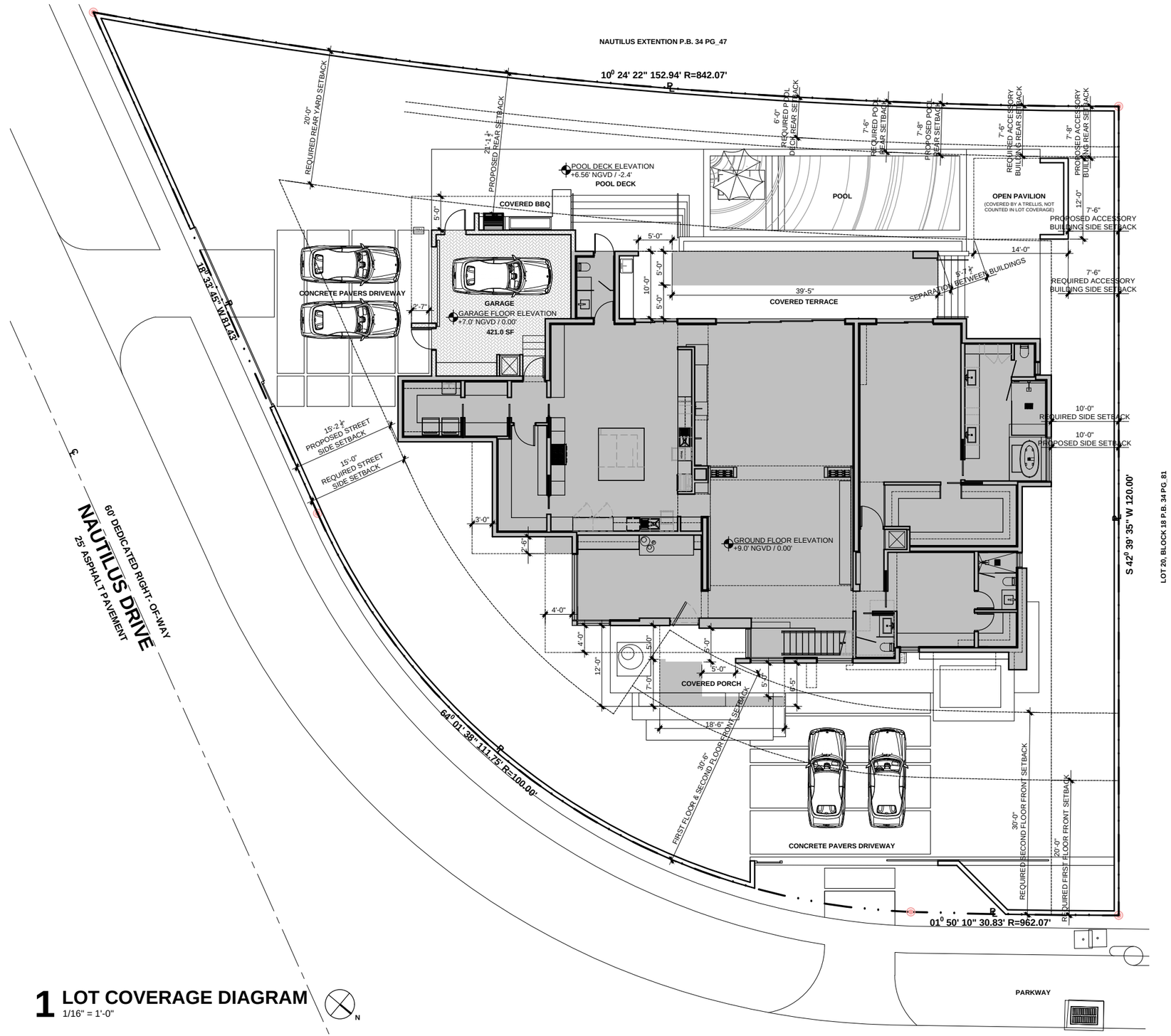

1 LOT COVERAGE DIAGRAM

1/16" = 1'-0"

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- LOT COVERAGE
- GARAGE (IF AREA LESS THAN 500 SF DOES NOT COUNT IN LOT COVERAGE)
- GREEN AREA

LOT COVERAGE DATA:

EXISTING LOT SIZE:	14,181.0 SF
PROPOSED LOT COVERAGE:	4,109.7 SF (29.0%)

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LOT COVERAGE DIAGRAM
A1.2

PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
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DESIGN REVIEW BOARD - ~~FINAL SUBMITTAL~~ AUGUST 2ND, 2021

60' DEDICATED RIGHT- OF-WAY
NAUTILUS DRIVE
23.5' ASPHALT PAVEMENT

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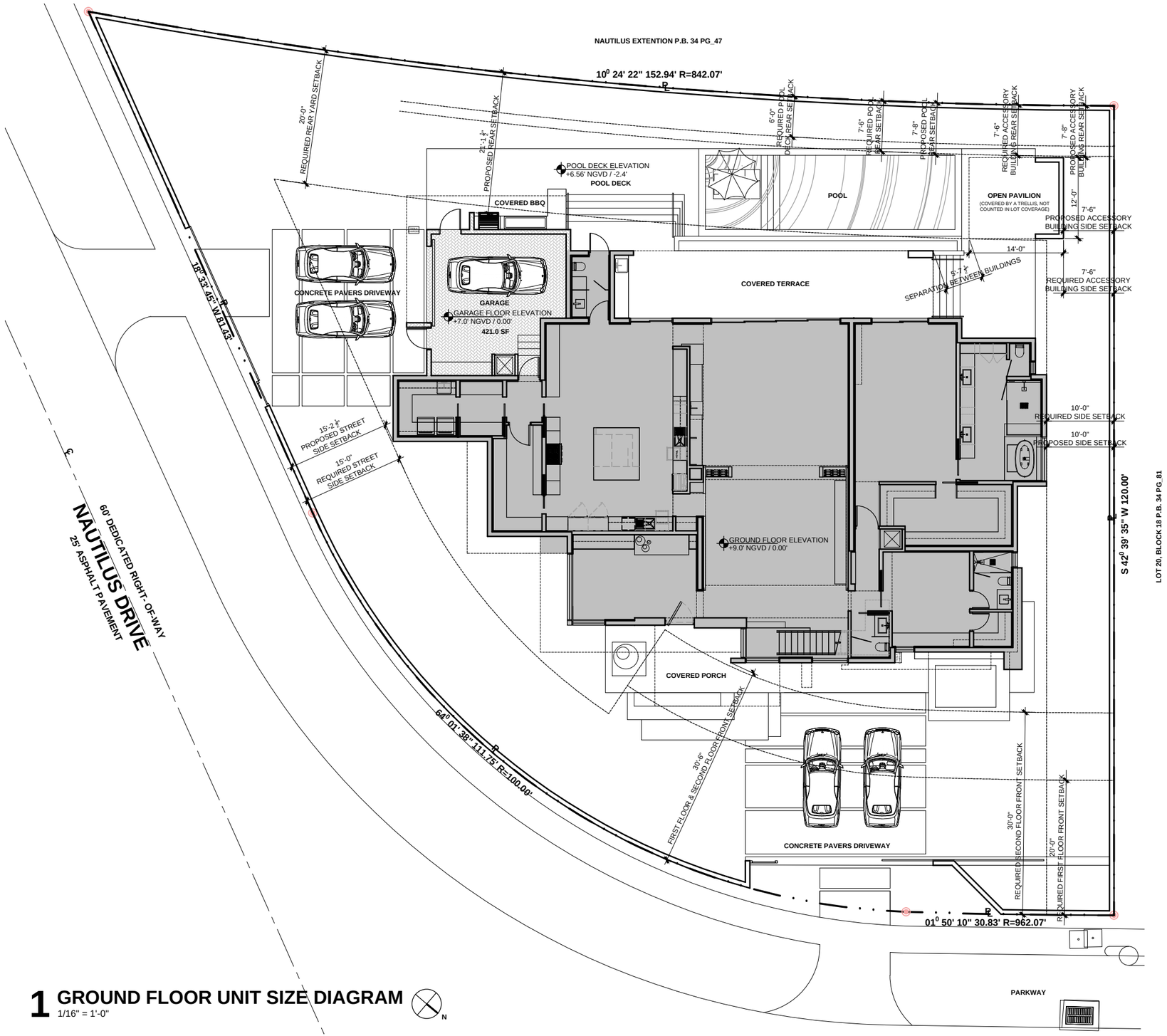

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- UNIT SIZE
- GARAGE (IF AREA LESS THAN 500 SF DOES NOT COUNT IN UNIT SIZE)
- GREEN AREA

UNIT SIZE DATA:

GROUND FLOOR UNIT SIZE:	3,851.5 SF (27.2%)
SECOND FLOOR UNIT SIZE:	2,690.8 SF (69.9% OF FIRST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAXIMUM UNIT SIZE ALLOWED:	7,090.5 SF (50.0%)
PROPOSED UNIT SIZE:	6,542.3 SF (46.1%)

1 GROUND FLOOR UNIT SIZE DIAGRAM
1/16" = 1'-0"

N

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GROUND FLOOR UNIT SIZE DIAGRAM
A1.3

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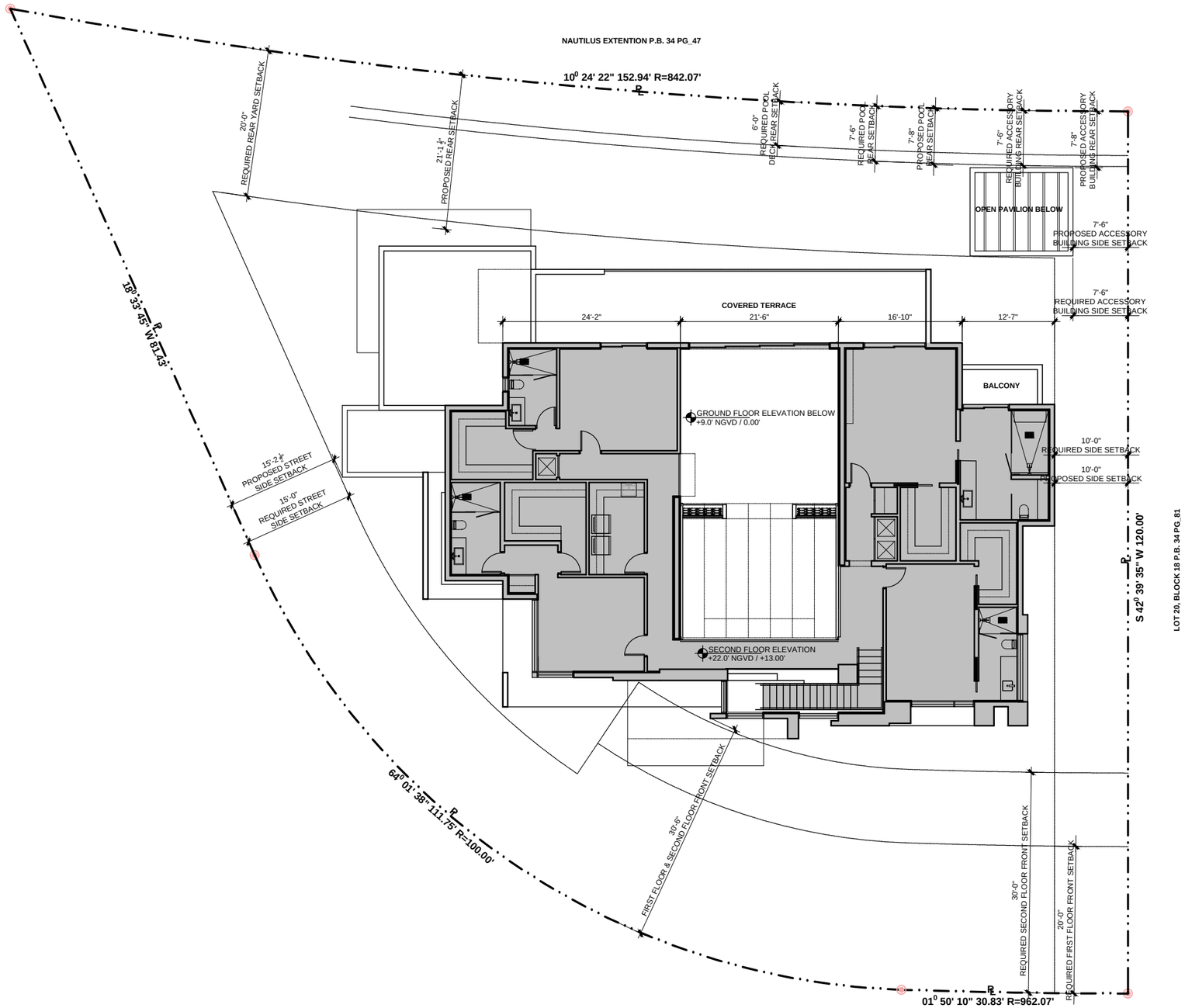

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- UNIT SIZE
- GARAGE (IF AREA LESS THAN 500 SF DOES NOT COUNT IN UNIT SIZE)
- GREEN AREA

UNIT SIZE DATA:

GROUND FLOOR UNIT SIZE:	3,851.5 SF (27.2%)
SECOND FLOOR UNIT SIZE:	2,690.8 SF (69.9% OF FIRST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAXIMUM UNIT SIZE ALLOWED:	7,090.5 SF (50.0%)
PROPOSED UNIT SIZE:	6,542.3 SF (46.1%)

1 **SECOND FLOOR UNIT SIZE DIAGRAM**
1/16" = 1'-0"

N

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SECOND FLOOR UNIT SIZE DIAGRAM
A1.4

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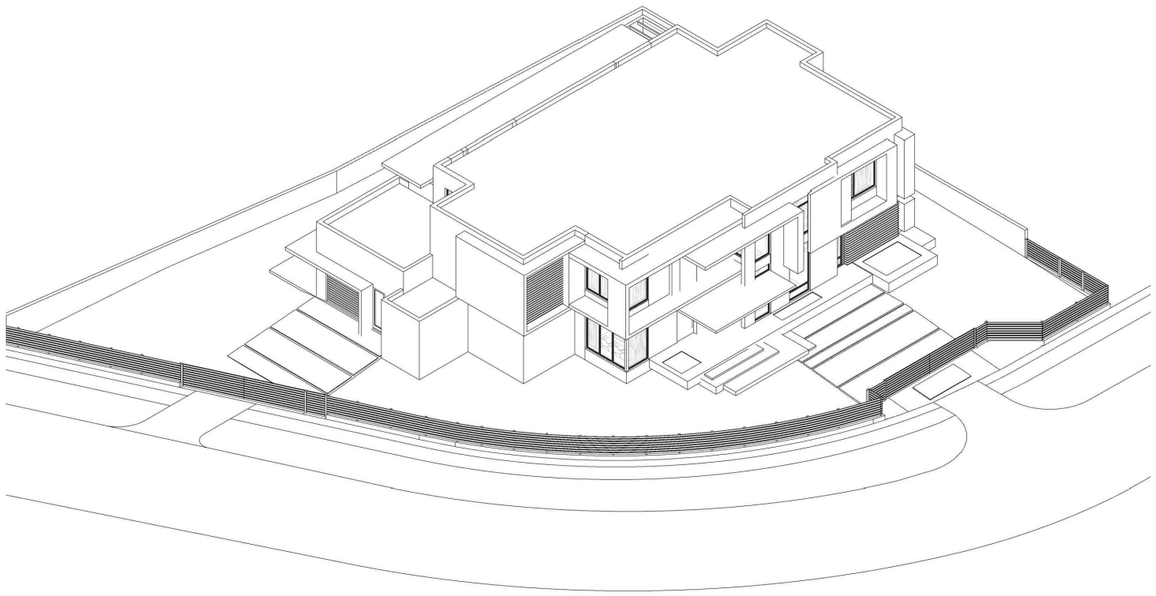

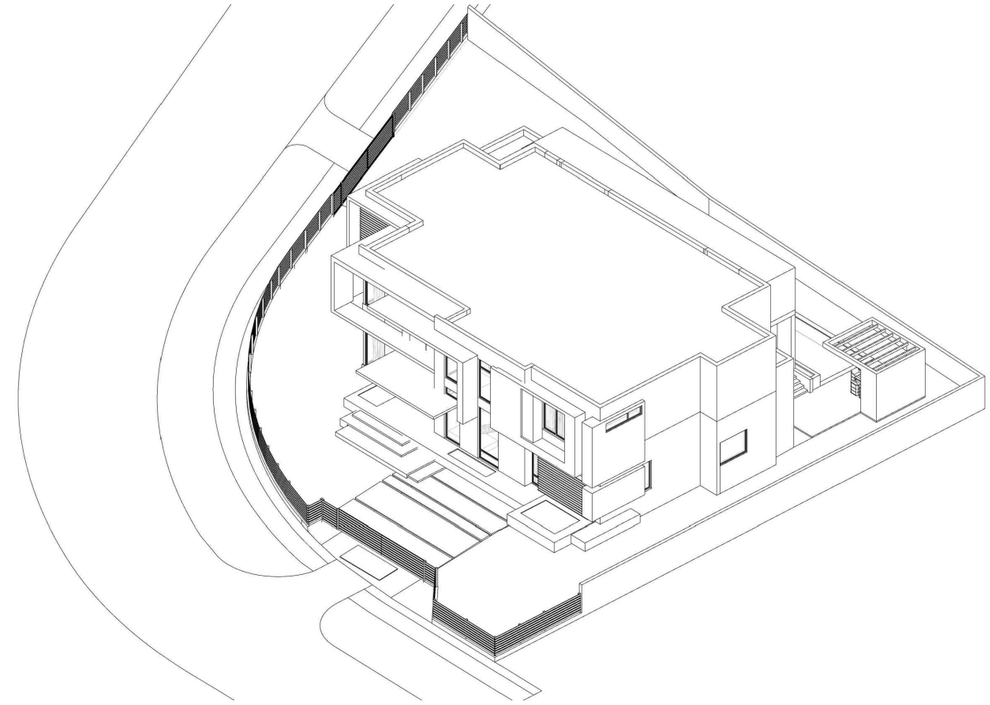

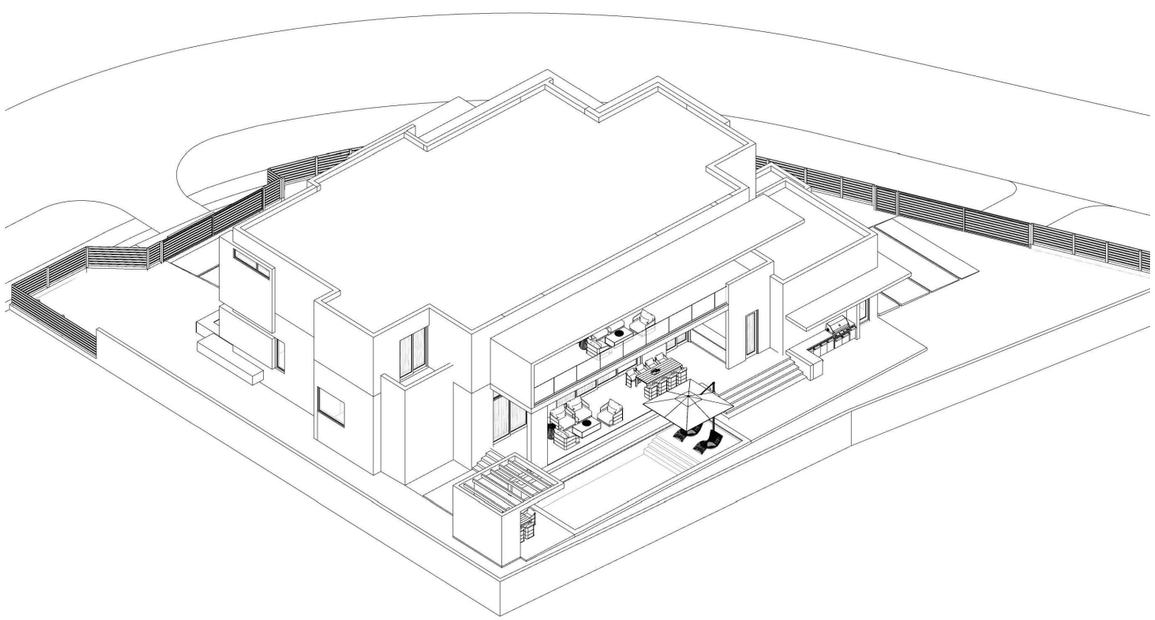

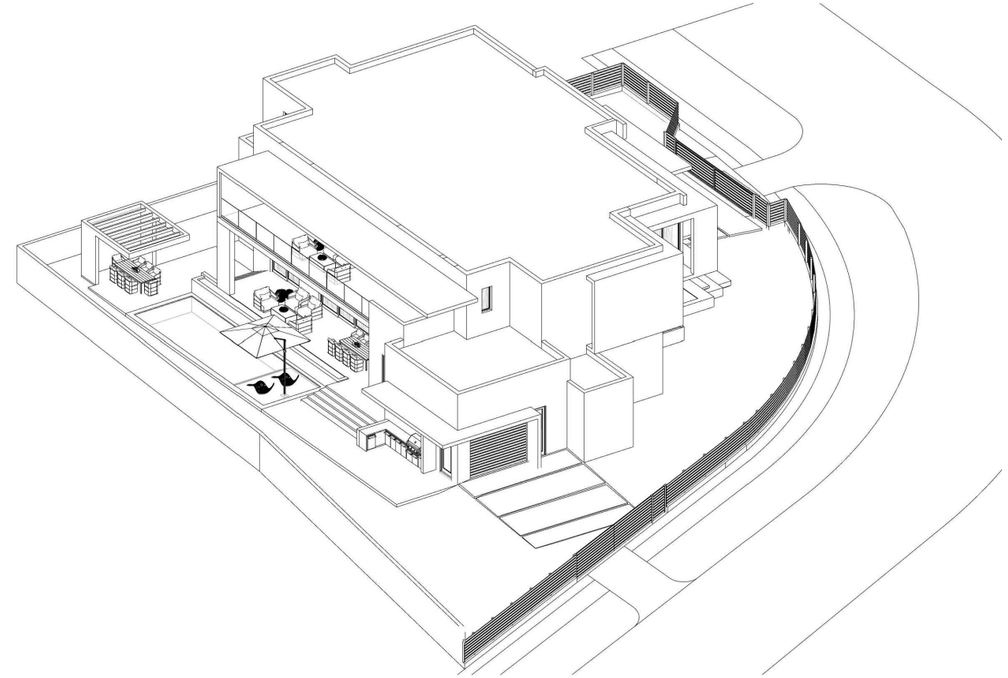

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AXONOMETRIC DIAGRAMS
A1.5

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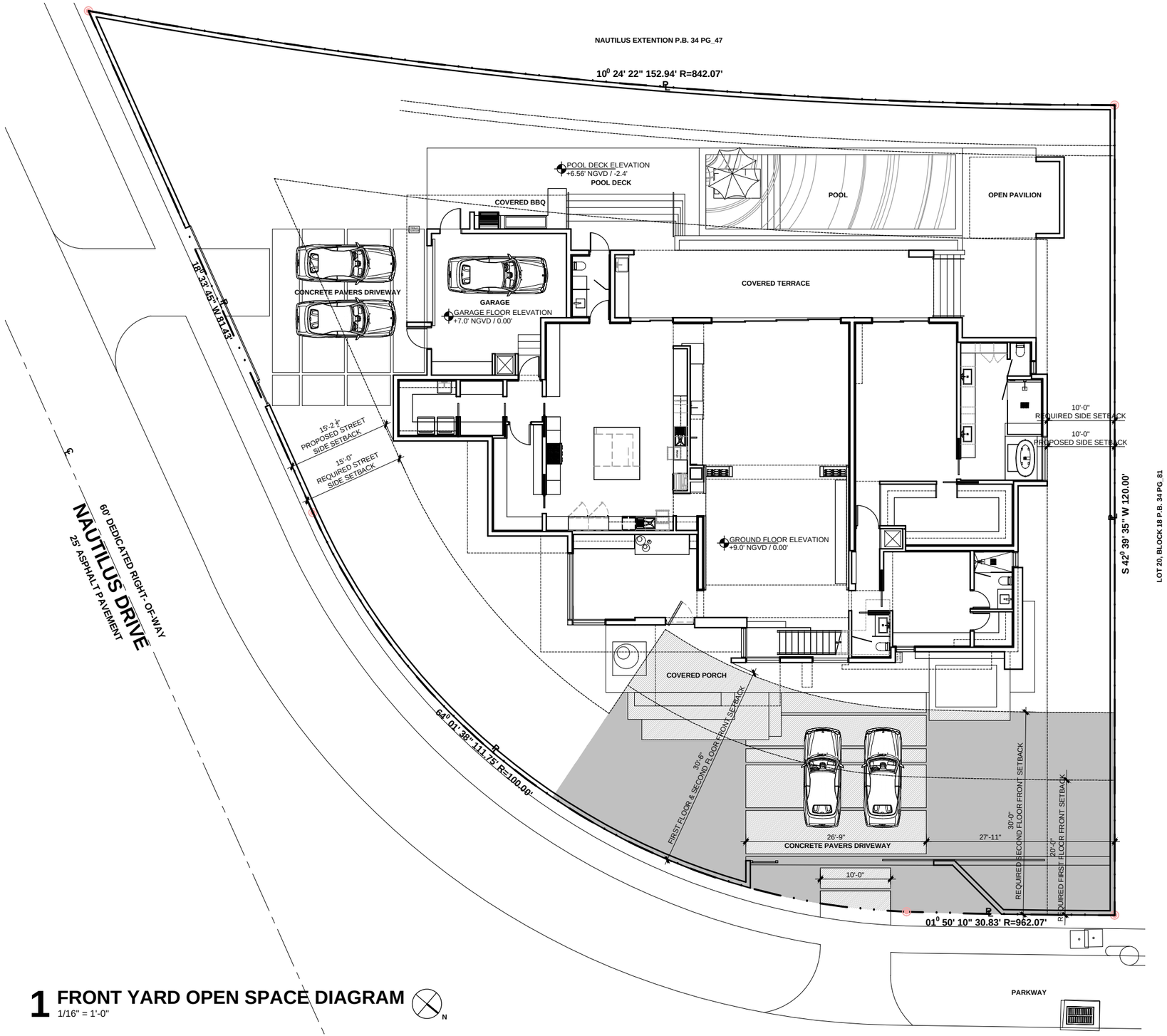

1 FRONT YARD OPEN SPACE DIAGRAM

1/16" = 1'-0"

LEGEND:

———	PROPERTY LINE
- - - - -	REQUIRED SETBACKS
	PERVIOUS AREA PROVIDED WITHIN REQUIRED FRONT YARD
	TOTAL AREA OF REQUIRED FRONT YARD

FRONT YARD CALCULATION:

FRONT SETBACK REQUIRED:	30'-0"
FRONT SETBACK PROVIDED:	30'-6"
FRONT YARD AREA:	2,332.4 SF
MINIMUM 50% OF REQUIRED FRONT YARD SHALL BE PERVIOUS:	1,166.2 SF (50.0%)
YARD PERVIOUS AREA PROVIDED: (WITHIN THE REQUIRED FRONT YARD)	1,464.6 SF (62.8%)

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FRONT YARD OPEN SPACE DIAGRAM
A1.6

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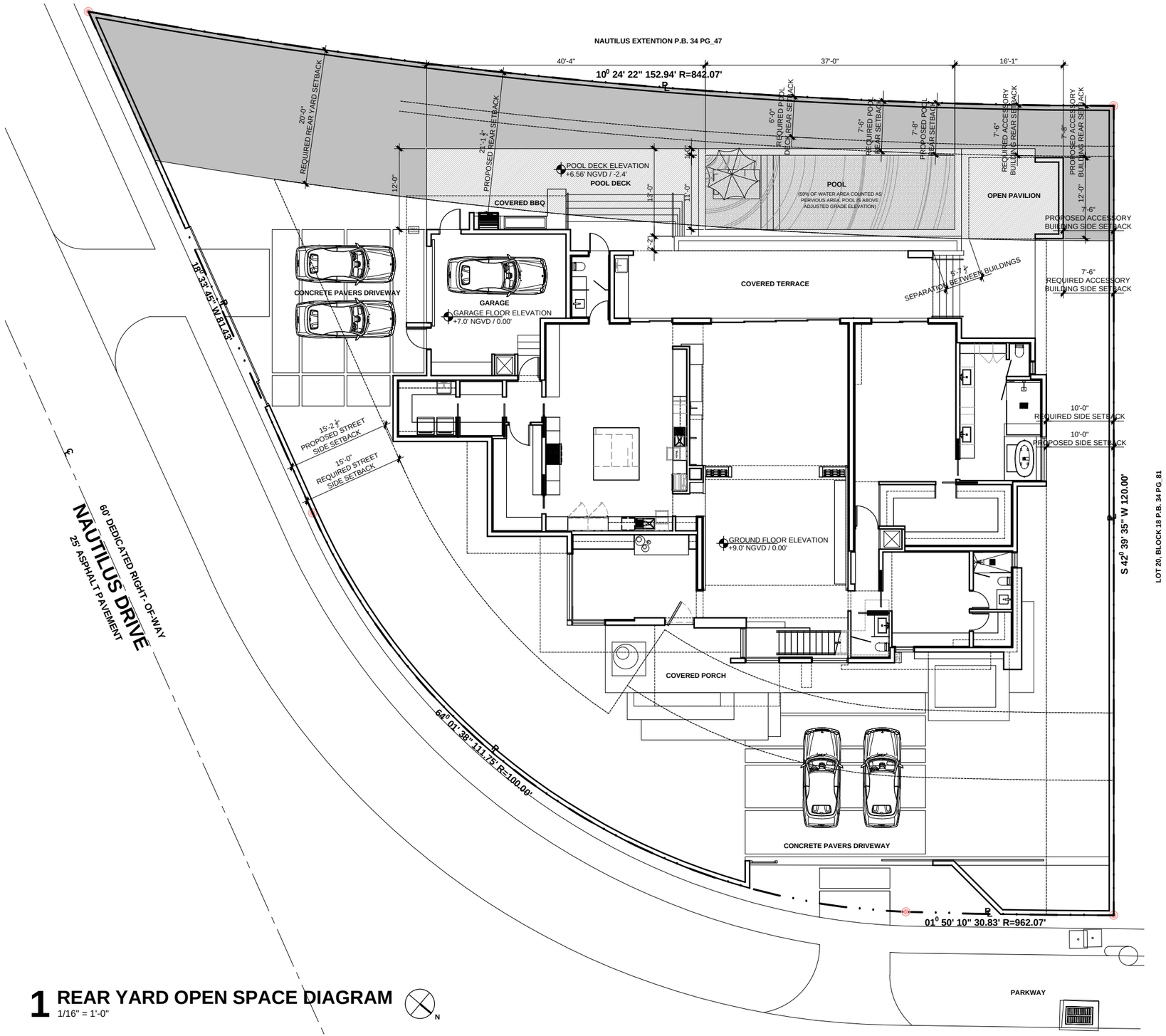

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS
- PERVIOUS AREA PROVIDED WITHIN REQUIRED FRONT YARD
- POOL WATER AREA (50% COUNTED IN PERVIOUS AREA)
- TOTAL AREA OF REQUIRED REAR YARD

REAR YARD CALCULATION:

REAR SETBACK REQUIRED:	20'-0"
REAR SETBACK PROVIDED:	21'-1 ½"
REAR YARD AREA:	2,958.0 SF
MINIMUM 70% OF REQUIRED REAR YARD SHALL BE PERVIOUS:	2,070.6 SF (70.0%)
YARD PERVIOUS AREA PROVIDED: (WITHIN THE REQUIRED REAR YARD)	2,085.3 SF (70.5%)

1 **REAR YARD OPEN SPACE DIAGRAM**
1/16" = 1'-0"

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REAR YARD OPEN SPACE DIAGRAM
A1.7

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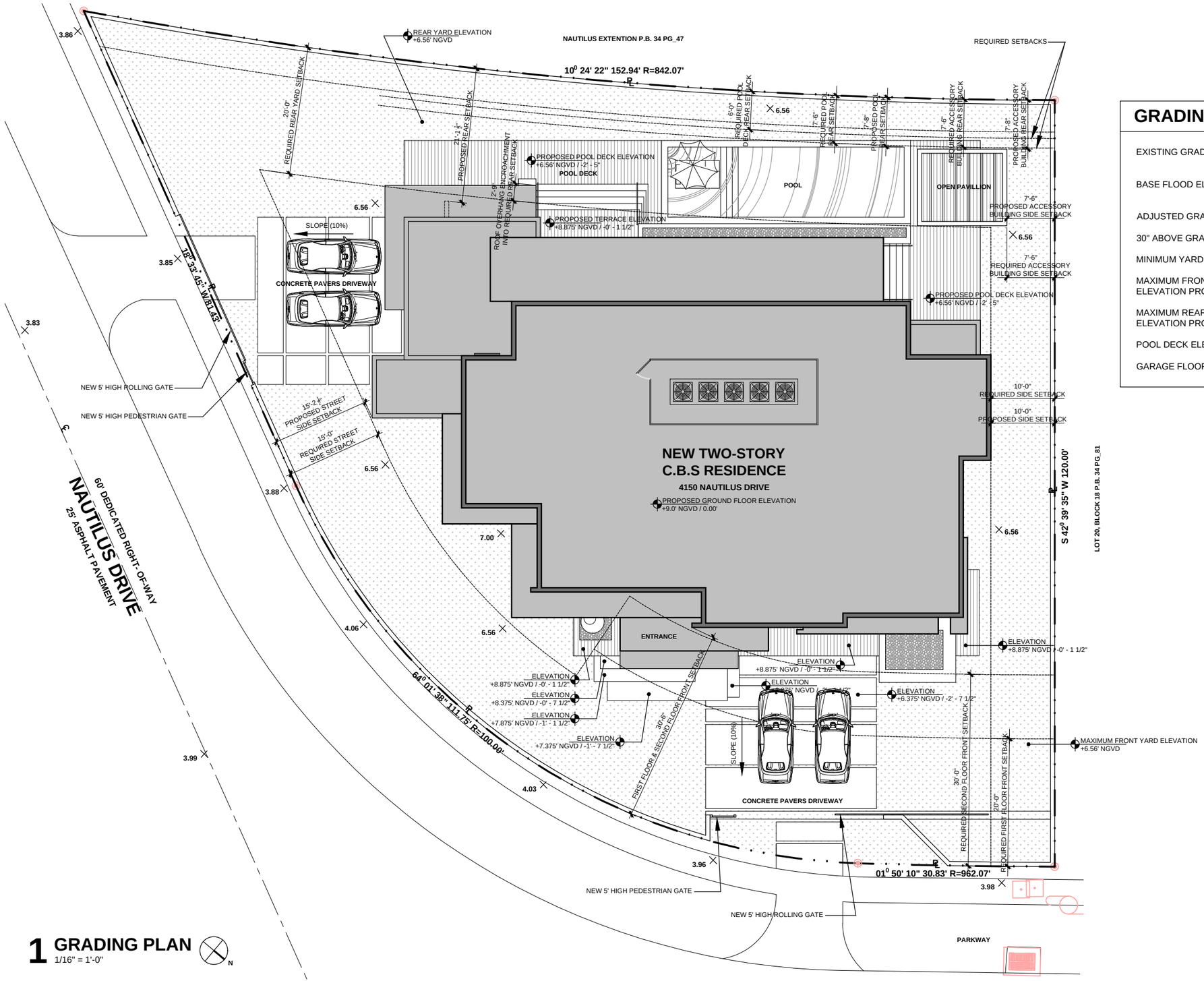

GRADING ELEVATION

EXISTING GRADE ELEVATION:	3.99' NGVD (SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY
BASE FLOOD ELEVATION:	8.0' NGVD + 1.0' NGVD (FREEBOARD) = 9.0' (GROUND FINISH FLOOR)
ADJUSTED GRADE:	6.00' NGVD
30" ABOVE GRADE:	6.49' NGVD
MINIMUM YARD ELEVATION:	6.56' NGVD
MAXIMUM FRONT YARD ELEVATION PROVIDED:	6.56' NGVD
MAXIMUM REAR YARD ELEVATION PROVIDED:	6.56' NGVD
POOL DECK ELEVATION:	6.56' NGVD (ABOVE ADJUSTED GRADE)
GARAGE FLOOR ELEVATION:	7.00' NGVD

1 GRADING PLAN
1/16" = 1'-0"

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GRADING PLAN
A1.8

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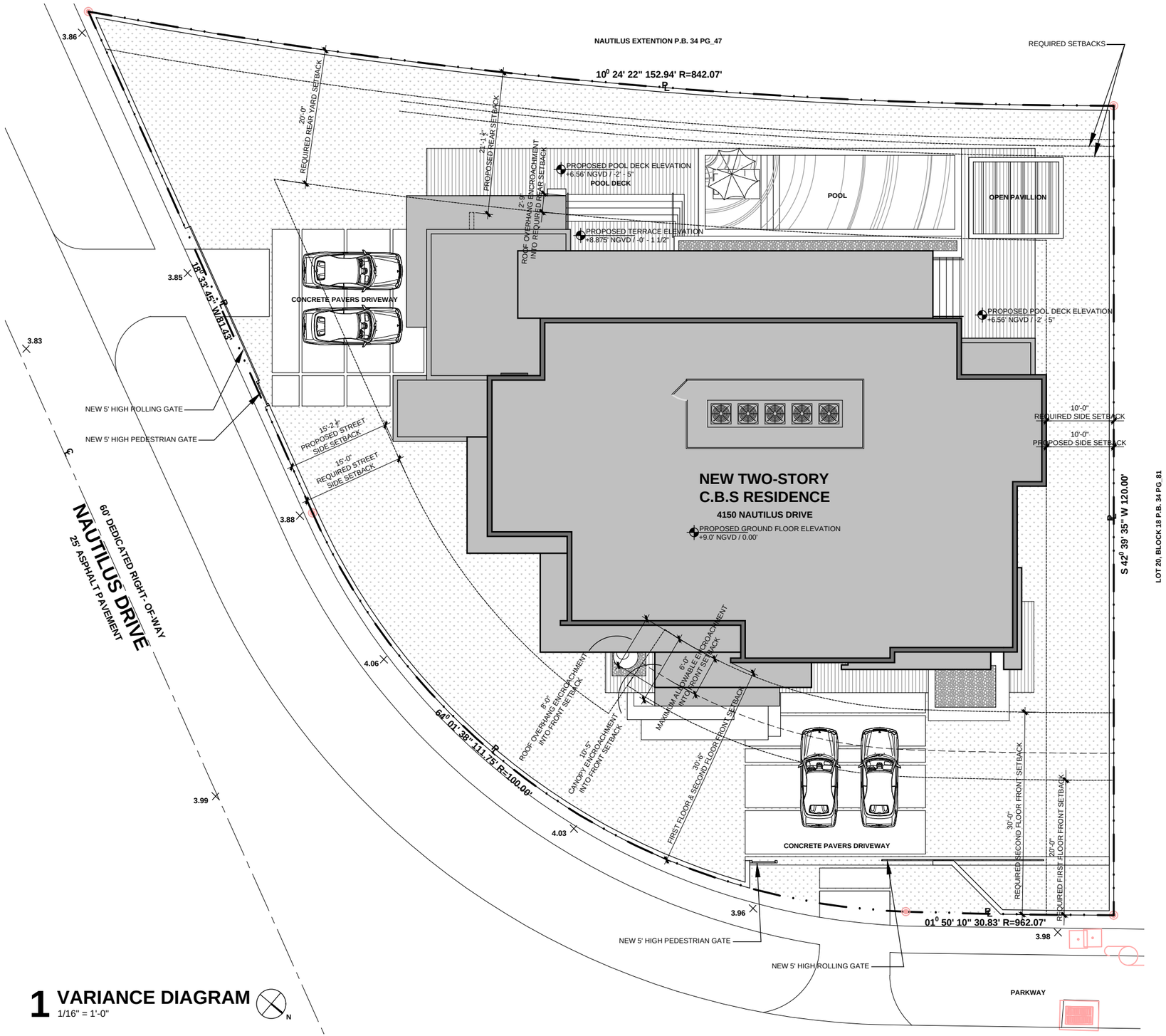

VARIANCE

REQUIRED SECOND FLOOR SETBACK:	30'-0"
ALLOWABLE ROOF OVERHANG AND CANOPY ENCROACHMENTS INTO THE REQUIRED FRONT YARD SETBACK:	6'-0" (25% OF REQUIRED SETBACK OR 6'-0" MAXIMUM)
PROPOSED OVERHANG ENCROACHMENT INTO SECOND FLOOR REQUIRED FRONT SETBACK:	8'-0" (ROOF OVERHANG) 10'-5" (CANOPY)

THIS VARIANCE IS REQUESTED TO INCREASE THE ROOF OVERHANG AND CANOPY ENCROACHMENT INTO THE REQUIRED SECOND FLOOR FRONT SETBACK FROM 6'-0" TO 8'-0" (ROOF OVERHANG) AND FROM 6'-0" TO 10'-5" (CANOPY)

1 VARIANCE DIAGRAM
1/16" = 1'-0"

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VARIANCE DIAGRAM
A1.9

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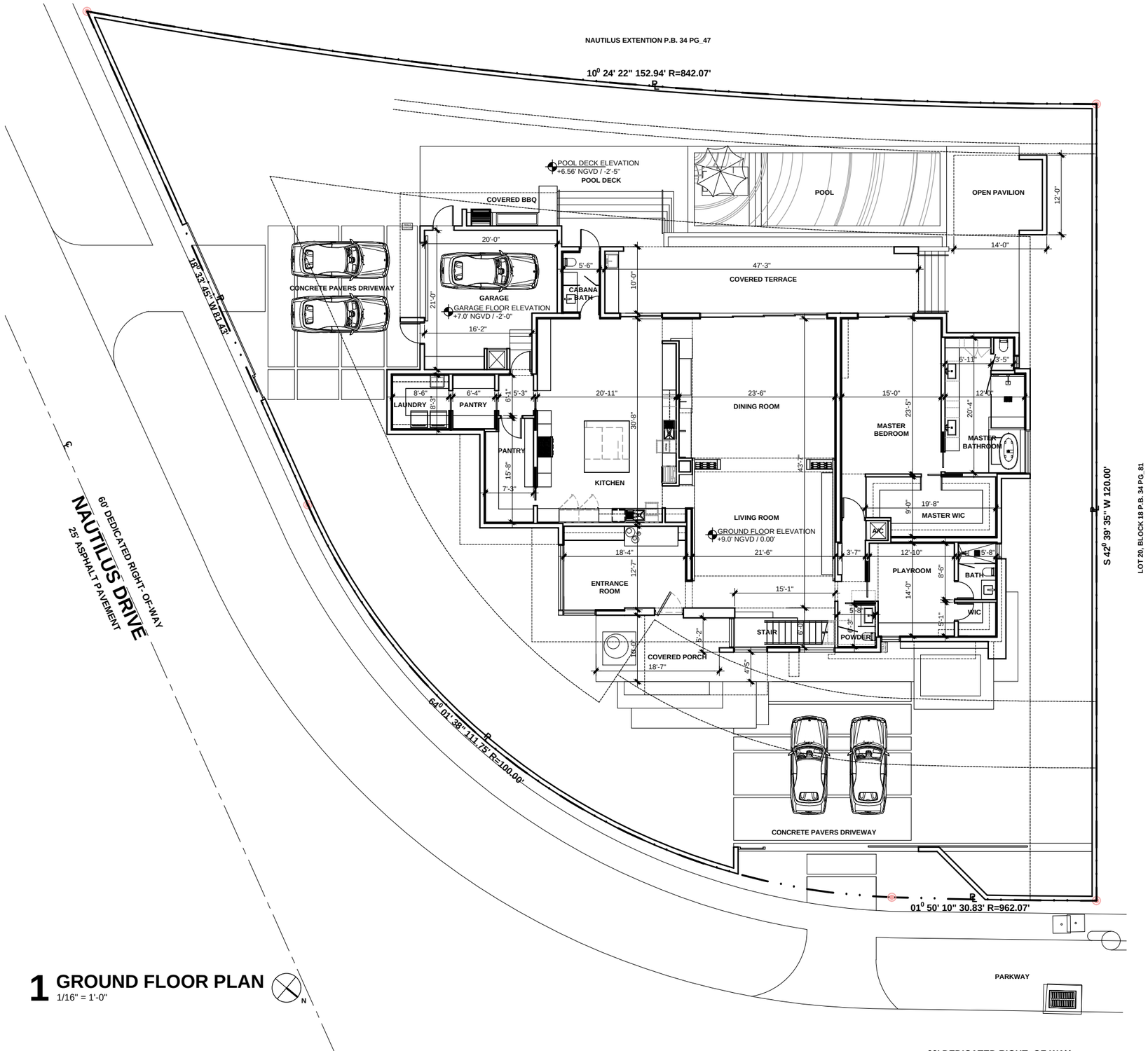

LEGEND:

———	PROPERTY LINE
- - - - -	REQUIRED SETBACKS

1 GROUND FLOOR PLAN
1/16" = 1'-0"

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GROUND FLOOR PLAN
A2.0

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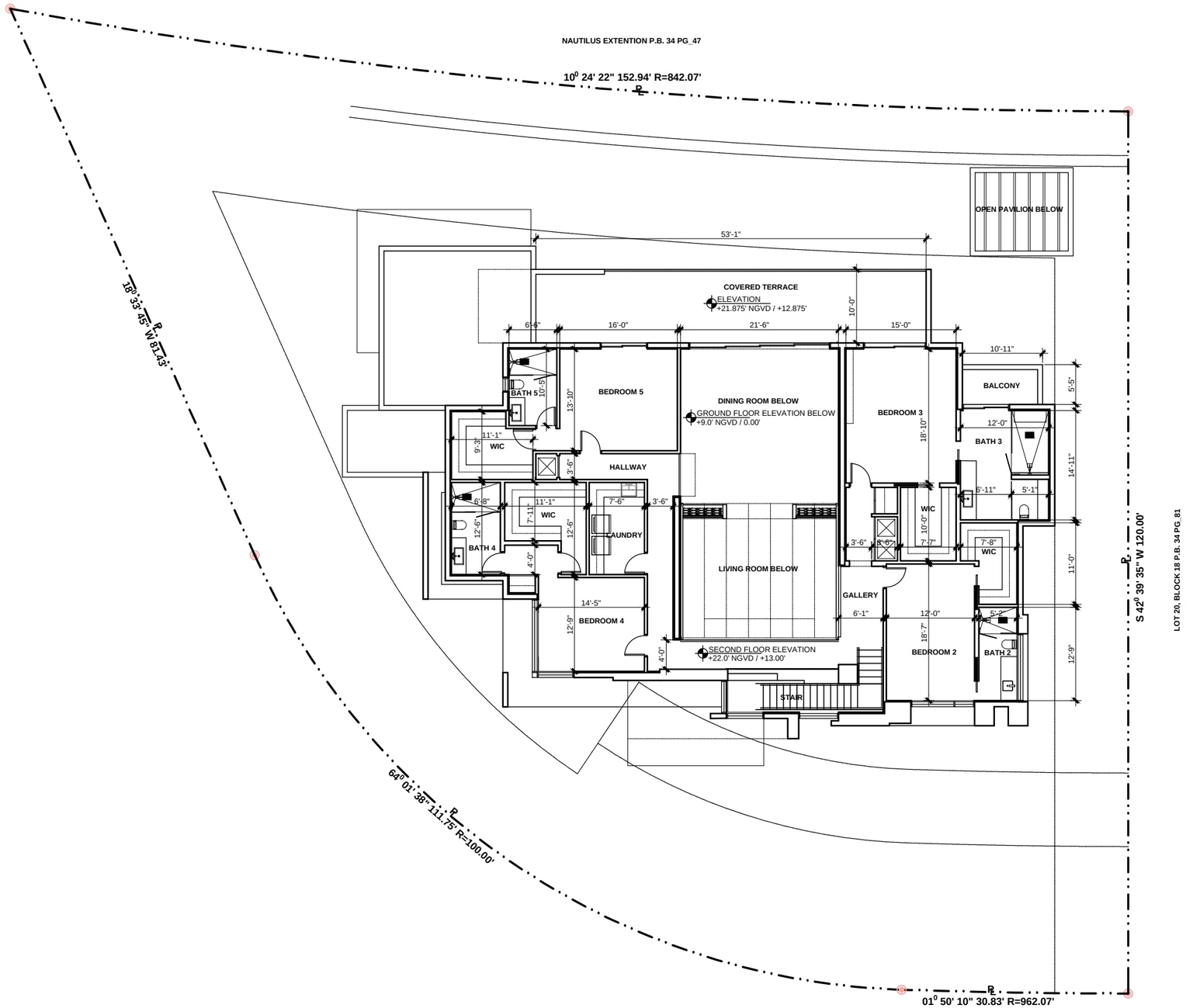

LEGEND:

———	PROPERTY LINE
———	REQUIRED SETBACKS

1 SECOND FLOOR PLAN
1/16" = 1'-0"

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SECOND FLOOR PLAN
A2.1

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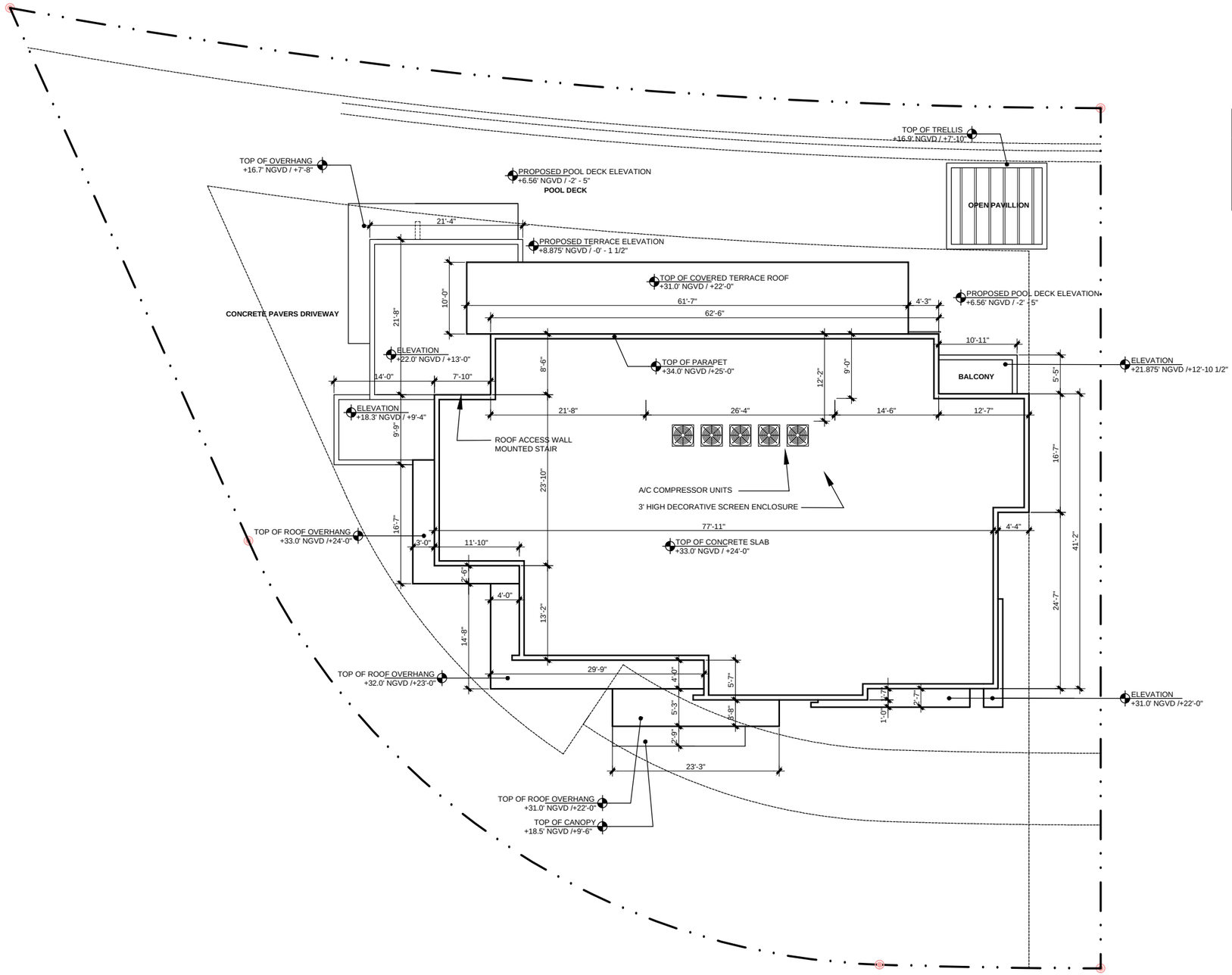

LEGEND:

———	PROPERTY LINE
- - - -	REQUIRED SETBACKS

1 ROOF PLAN
1/16" = 1'-0"

N

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ROOF PLAN
A2.2

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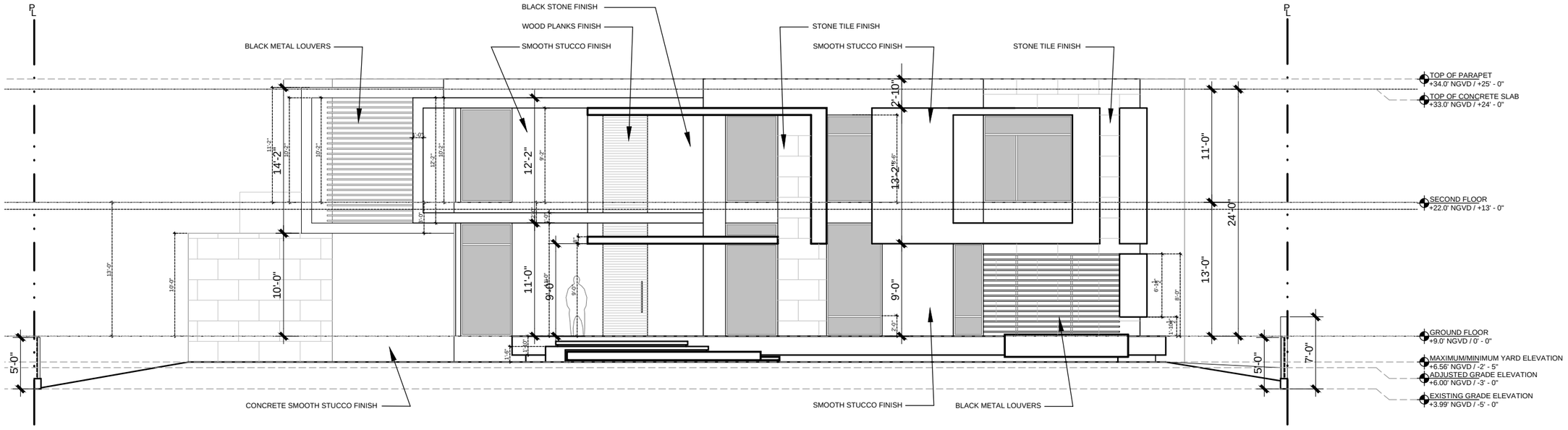
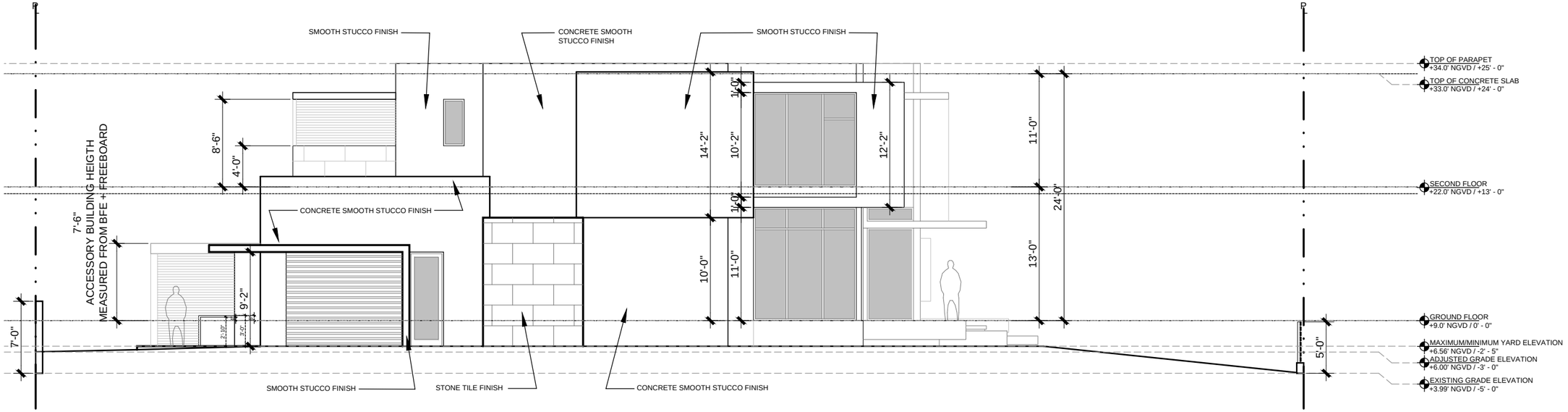


1 NORTHEAST ELEVATION

3/32" = 1'-0"



2 SOUTHEAST ELEVATION

3/32" = 1'-0"

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ELEVATIONS
A3.0

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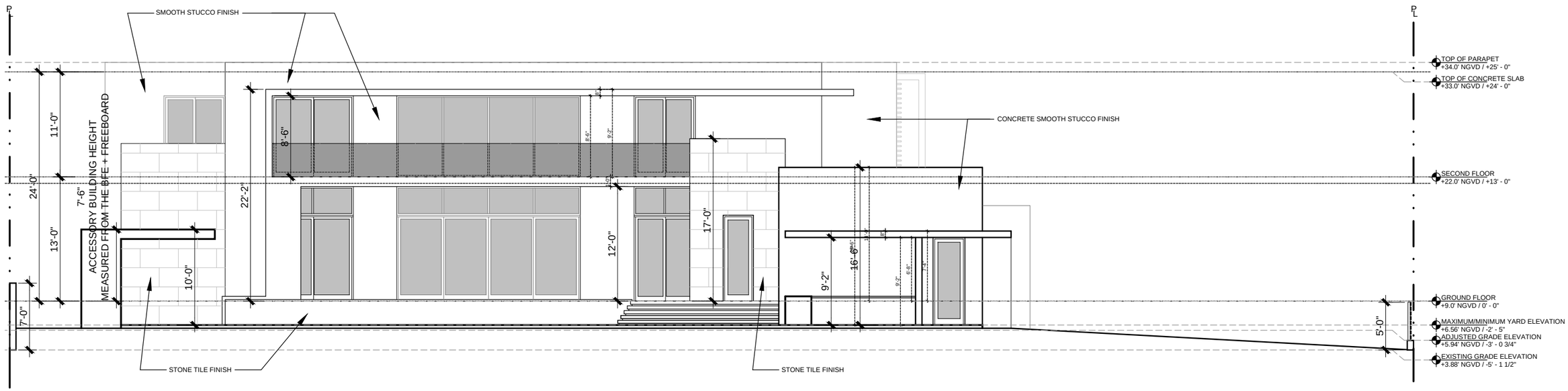
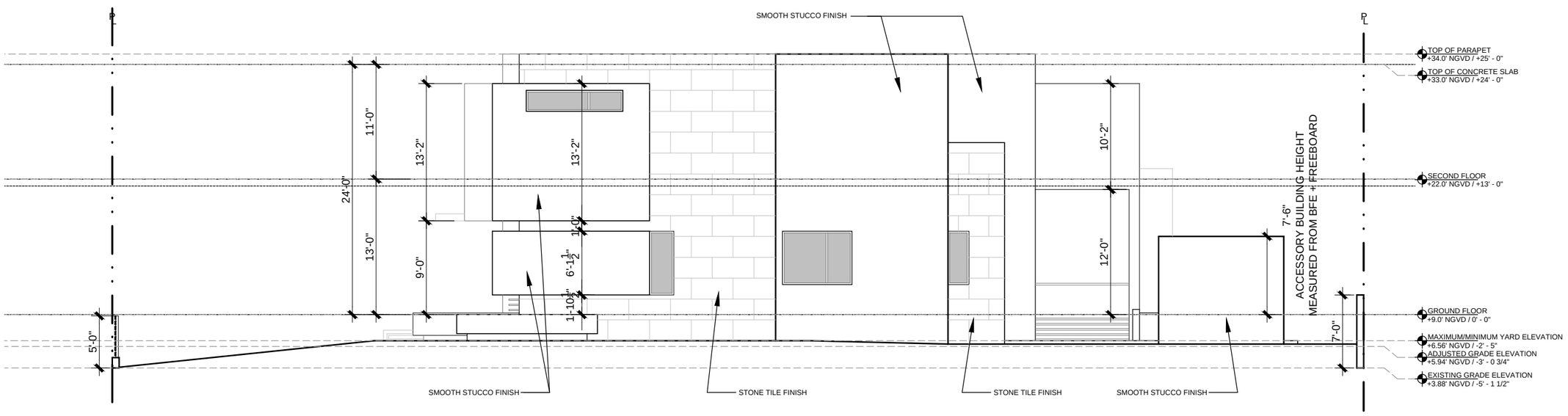


1 NORTHEAST ELEVATION

3/32" = 1'-0"



2 SOUTHEAST ELEVATION

3/32" = 1'-0"

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ELEVATIONS
A3.1

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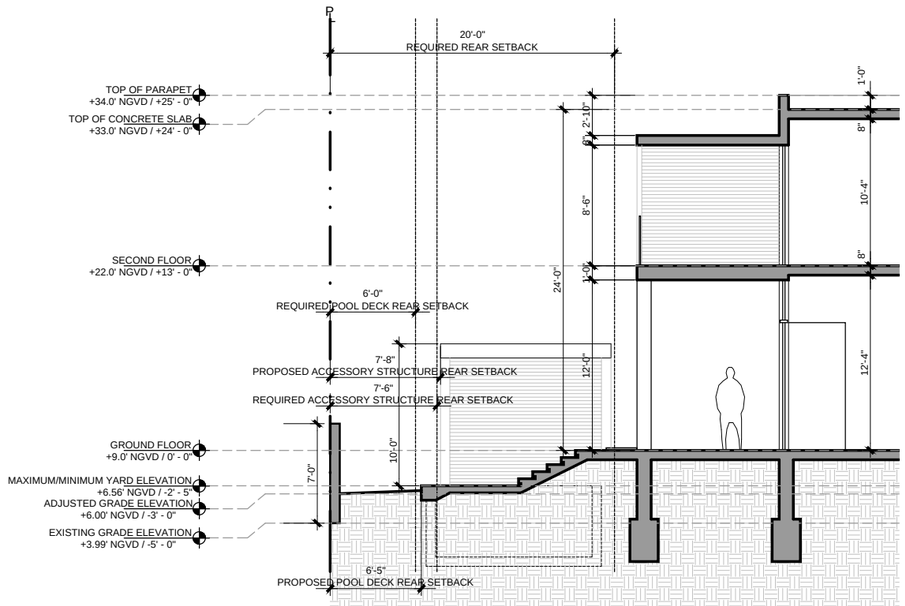
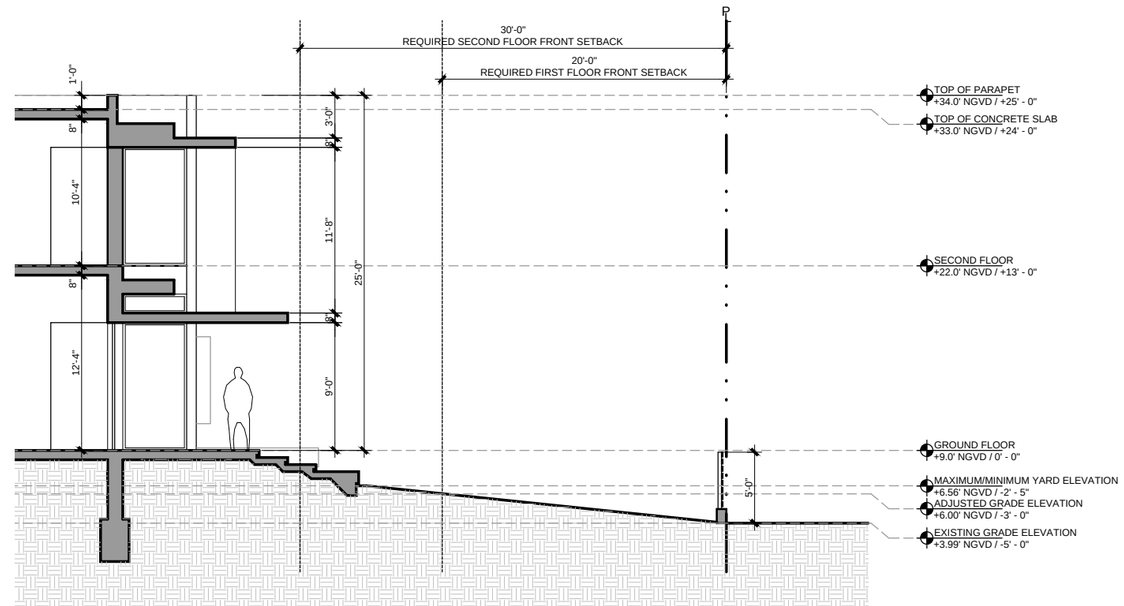
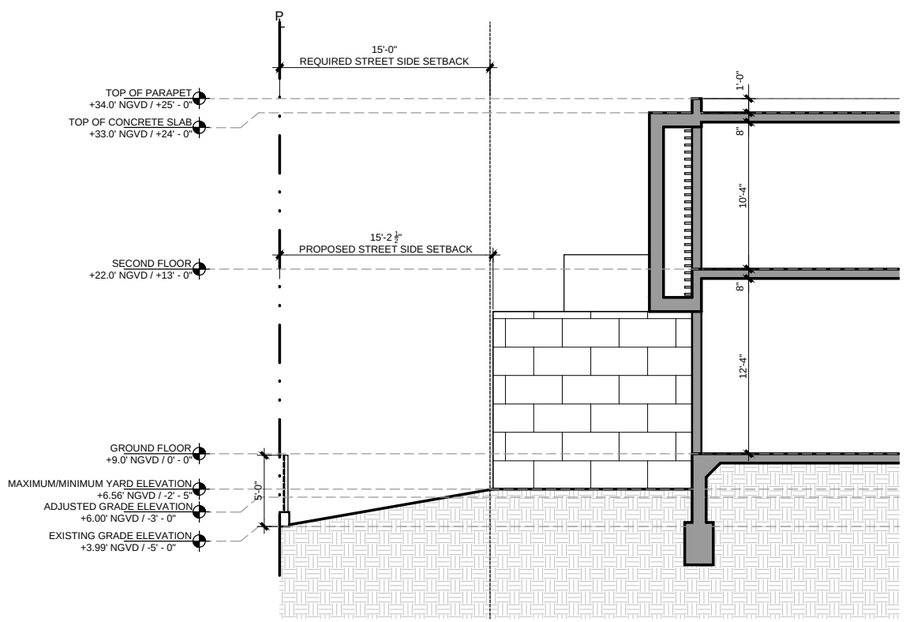


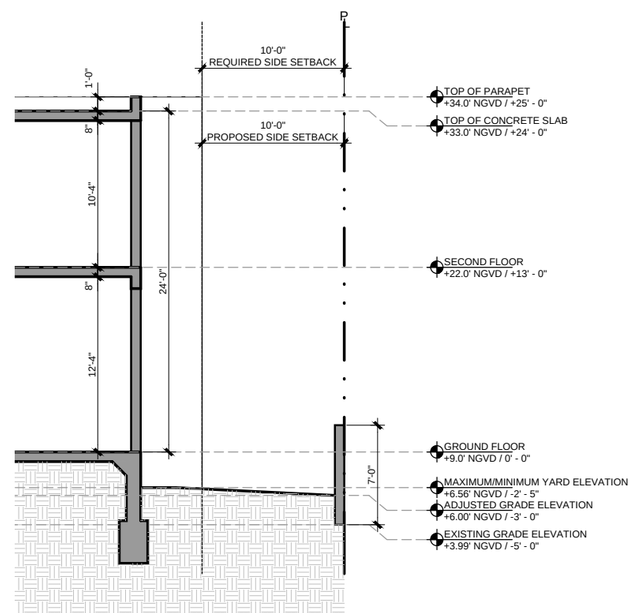
1 REAR YARD SECTION
3/32" = 1'-0"



2 FRONT YARD SECTION
3/32" = 1'-0"



3 STREET SIDE YARD SECTION
3/32" = 1'-0"



4 SIDE YARD SECTION
3/32" = 1'-0"

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YARD SECTIONS
A3.2

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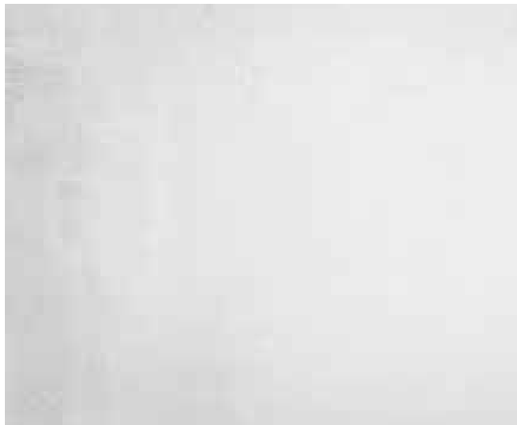
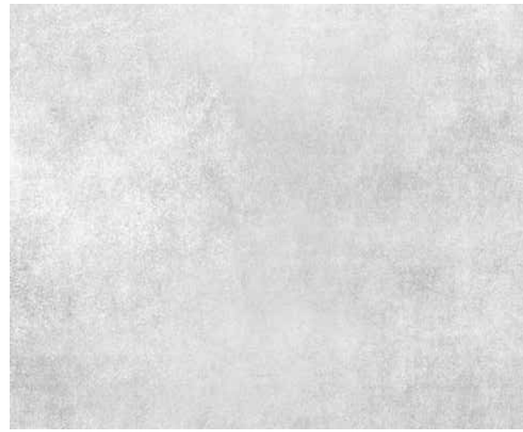


P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



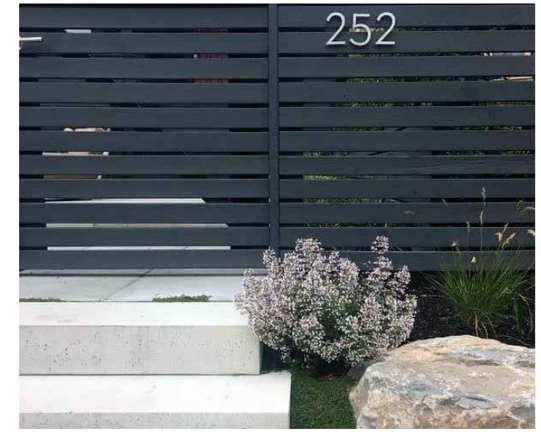
C-01 CONCRETE SMOOTH STUCCO FINISH

SM-01 EXTERIOR STONE TILE FINISH

SM-02 EXTERIOR BLACK STONE FINISH

WD-01 WOOD CLADDING FINISH

M-01 METAL & GLASS DOORS AND WINDOWS REFERENCE



M-02 METAL FENCE REFERENCE

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MATERIALS AND REFERENCE BOARD
A3.3

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RENDERINGS
A4.0

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RENDERINGS
A4.1

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RENDERINGS
A4.2

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