




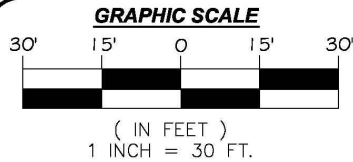
Submittal Graphic Symbols Definitions		FIRST SUBMITTAL: 07.12.2021 FINAL SUBMITTAL: 08.02.2021							
NEW / REVISED									
RE-ISSUED WITHOUT REVISION									
PREVIOUSLY SUBMITTED									
INDEX OF DRAWINGS									
ARCHITECTURAL									
COVER	COVER SHEET / INDEX OF DRAWINGS								
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EX0.2	EXISTING CONDITIONS								
EX0.3	CONTEXT LOCATION MAP								
EX0.4	CONTEXT ANALYSIS								
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L1.2	PLANTING DETAILS & NOTES								
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TD1.1	TREE DISPOSITION LEGEND								
IR.1.0	IRRIGATION PLAN								
IR.1.1	IRRIGATION DETAILS & NOTES								

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







# MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST

LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA

(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS

1435 S.W. 87th AVENUE, SUITE "20"

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
C	=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
P.C.	=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
△	=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:	12086C0309	
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		

## 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.

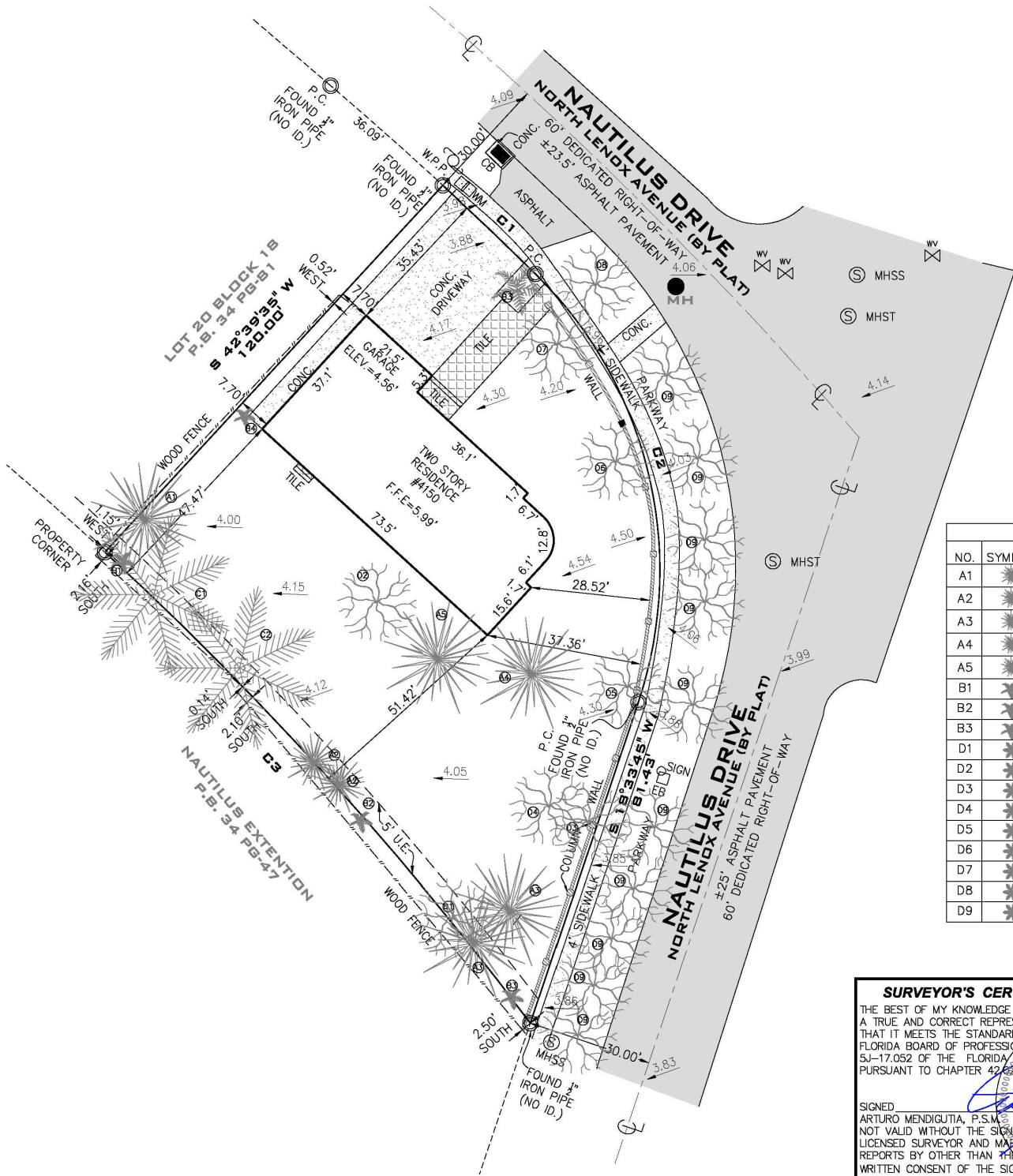
## CERTIFIED TO:

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.



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'

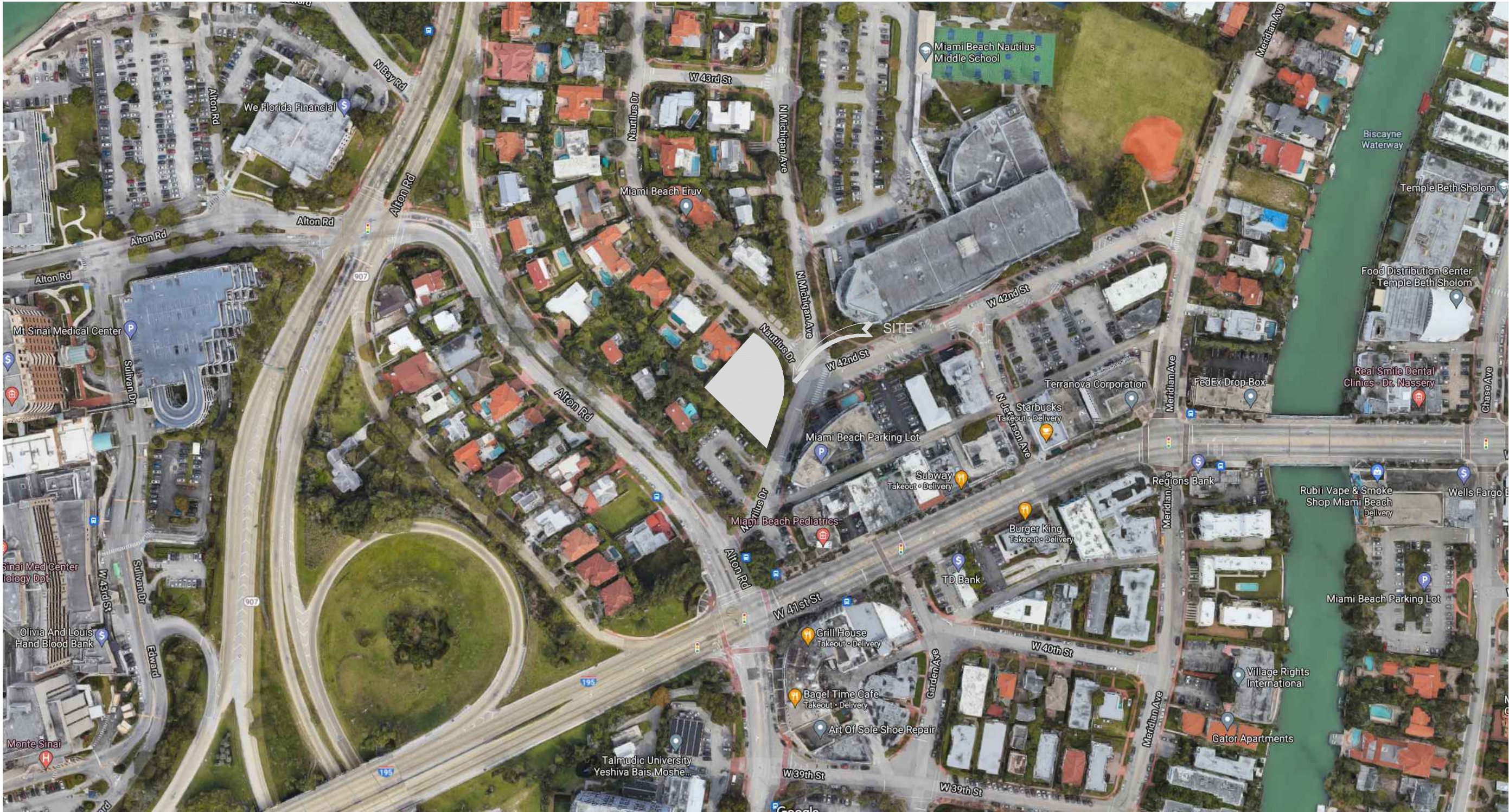
TREE CHART					
NO.	SYMBOLS	COMMON NAME	HEIGHT IN FEET	SPREAD IN FEET	DBH IN FEET
A1	☼	OAK	35	30	2
A2	☼	OAK (2)	25	15	2
A3	☼	OAK	20	15	1
A4	☼	OAK	25	20	1
A5	☼	OAK	25	25	2
B1	✱	PALM	20	5	1
B2	✱	PALM	20	5	1
B3	✱	PALM	40	10	2
D1	✱	UNKNOWN	25	20	2
D2	✱	UNKNOWN	30	35	2.5
D3	✱	UNKNOWN	25	25	1.5
D4	✱	UNKNOWN	25	25	1.8
D5	✱	UNKNOWN	25	20	1
D6	✱	UNKNOWN	20	20	1
D7	✱	UNKNOWN	20	20	2
D8	✱	UNKNOWN	40	45	5
D9	✱	UNKNOWN (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 4262, FLORIDA STATUTES.

SIGNED: *Arturo Mendigutia* FOR THE FIRM  
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA 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.





JOSE A. VIDAL  
AR94535

CONTEXT LOCATION MAP  
EX0.3

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

**DRB21-0700**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL AUGUST 2ND, 2021



13944 SW 8 Street  
SUITE 206  
MIAMI, FL. 33184  
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www.v3architecturalgroup.com





JOSE A. VIDAL  
AR94535

**CONTEXT ANALYSIS**  
**EX0.4**

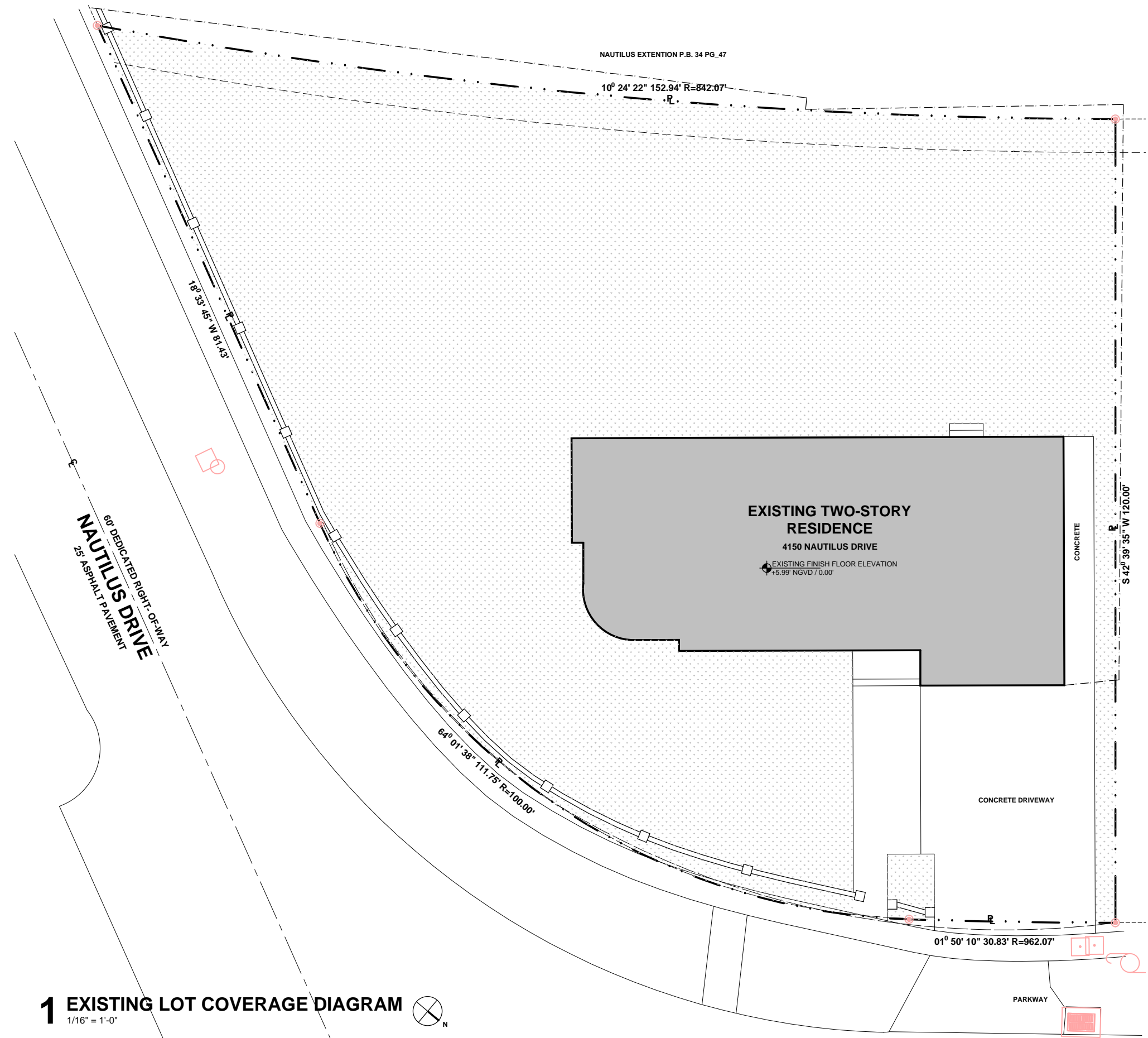
**PINHASOV RESIDENCE**  
4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140  
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LEGEND:	
	PROPERTY LINE
	REQUIRED SETBACKS
	LOT COVERAGE
	GREEN AREA

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

**1 EXISTING LOT COVERAGE DIAGRAM**  
1/16" = 1'-0"



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

**DRB21-0700**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL AUGUST 2ND, 2021

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

**EXISTING LOT COVERAGE DIAGRAM  
EX1.0**

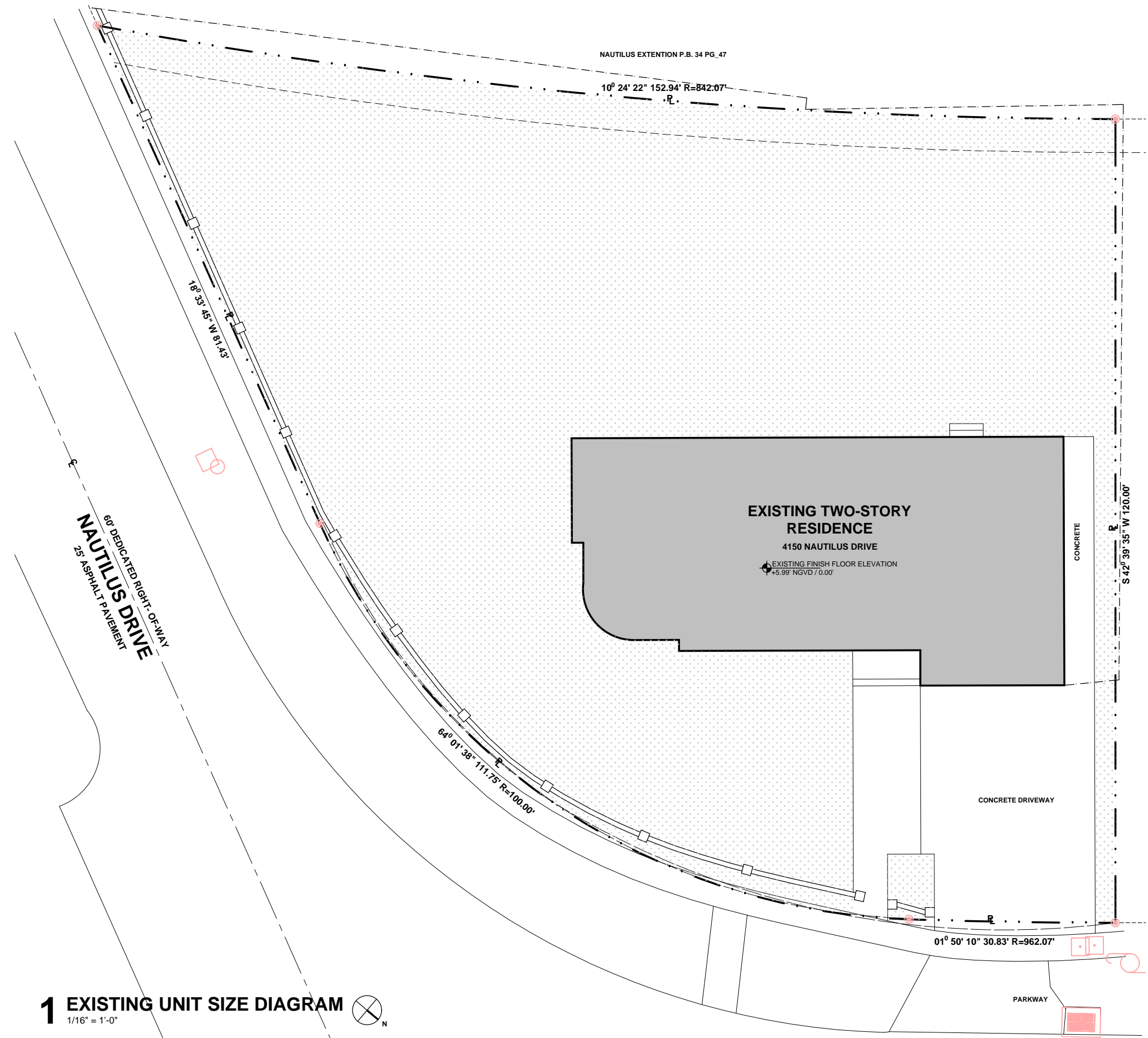


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JOSE A. VIDAL  
AR94535





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%)

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



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

**DRB21-0700**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL AUGUST 2ND, 2021

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

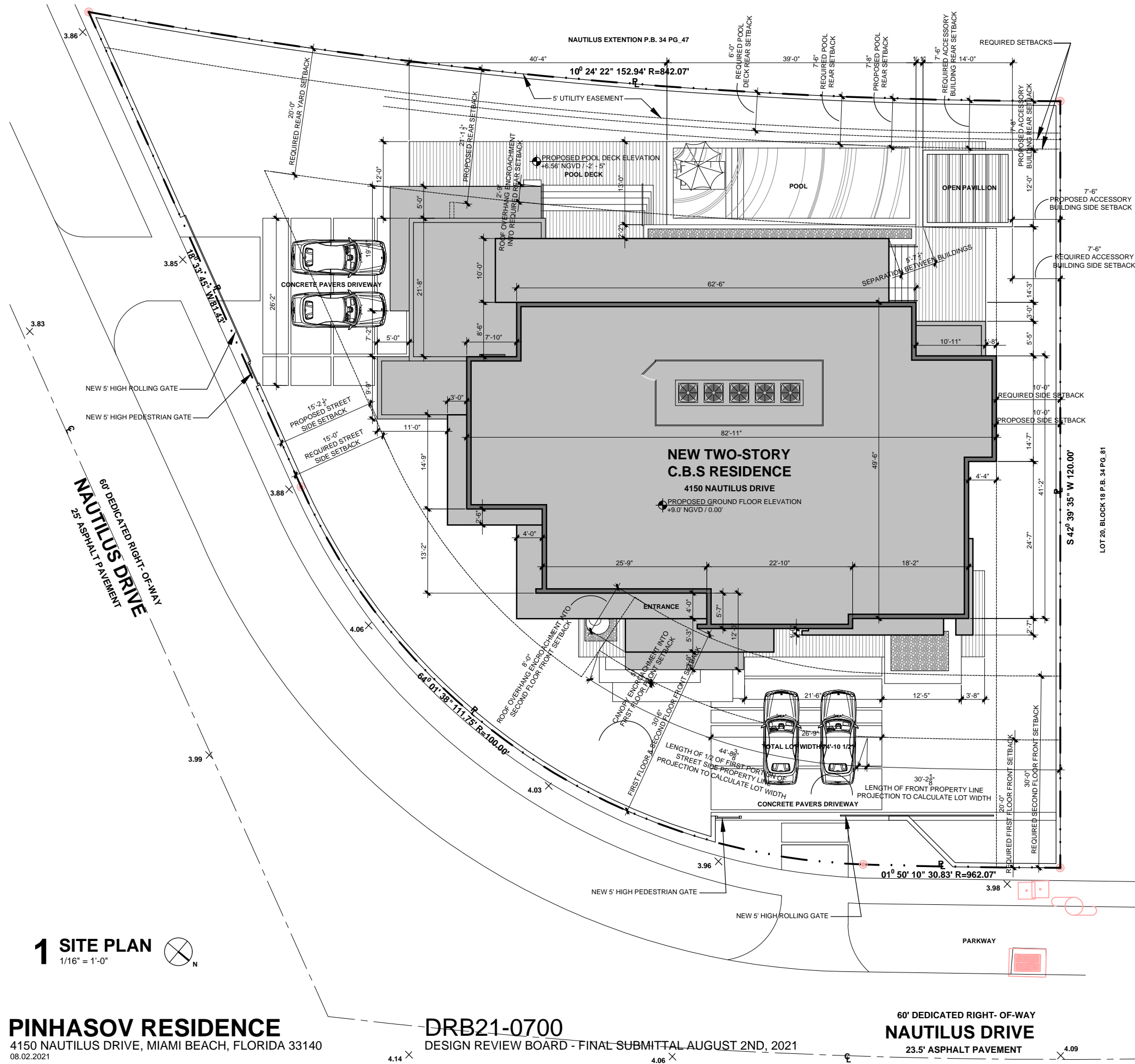


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AR94535

**EXISTING UNIT SIZE DIAGRAM**  
**EX1.1**





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"

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

**DRB21-0700**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL AUGUST 2ND, 2021

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



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JOSE A. VIDAL  
AR94535

**SITE PLAN**  
**A1.0**



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



10° 24' 22" 152.94' R=842.07'

POOL DECK ELEVATION  
+6.56' NGVD / -2.4'

GARAGE FLOOR ELEVATION  
+7.0' NGVD / 0.00'

GROUND FLOOR ELEVATION  
+9.0' NGVD / 0.00'

COVERED PORCH

FIRST FLOOR & SECOND FLOOR FRONT SETBACK

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

## 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%)

## 1 LOT COVERAGE DIAGRAM

1/16" = 1'-0"



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

**DRB21-0700**  
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JOSE A. VIDAL  
AR94535

## LOT COVERAGE DIAGRAM A1.2

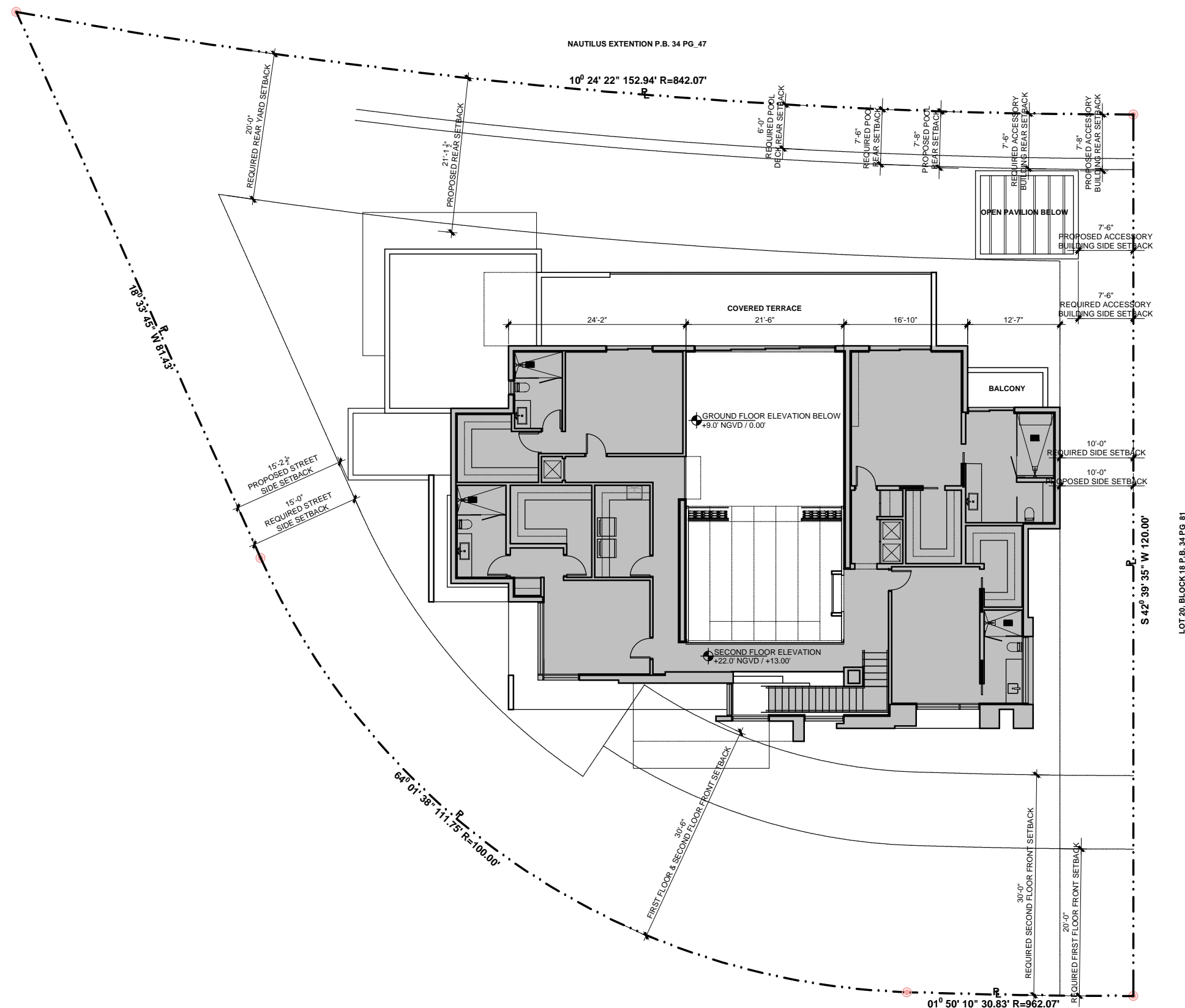


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LOT 20. BLOCK 18 P.B. 34 PG 81

**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

$$1/16'' = 1'-0'''$$

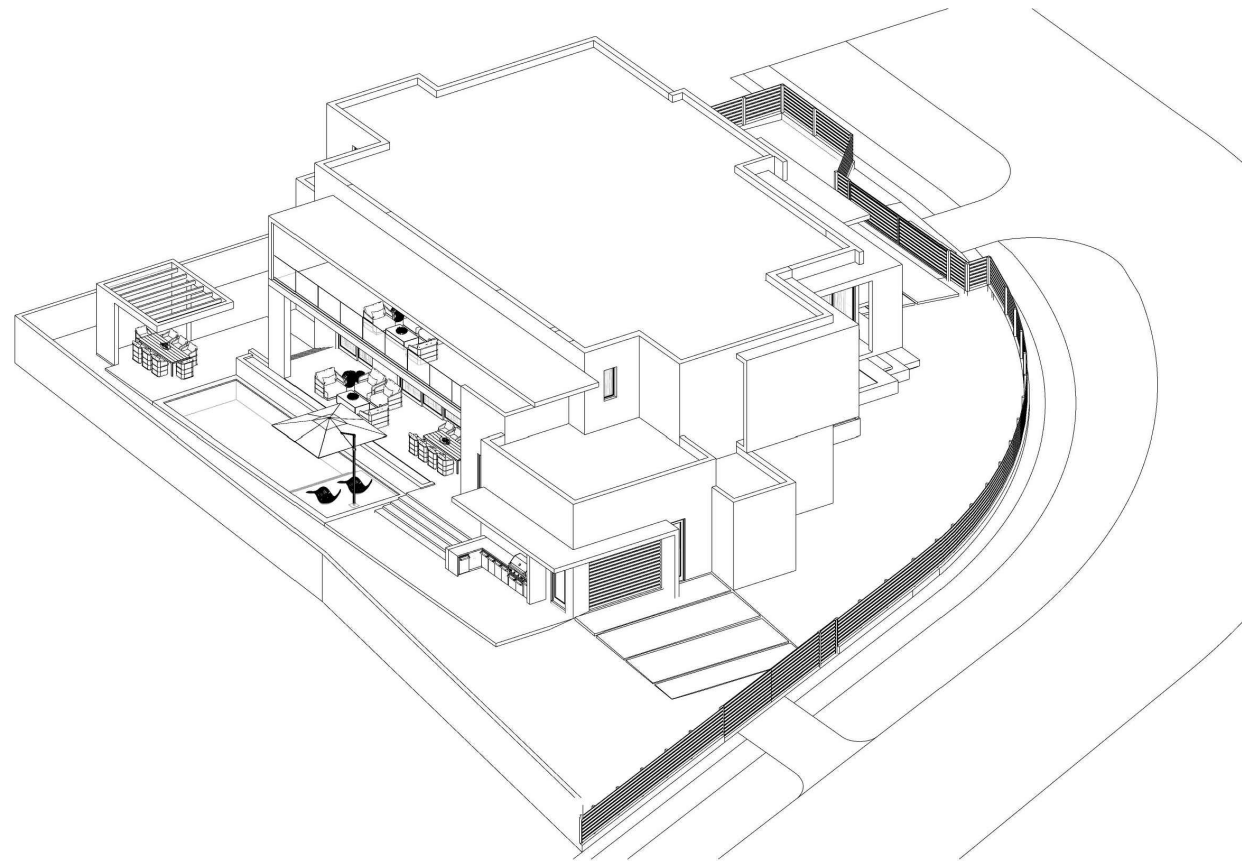
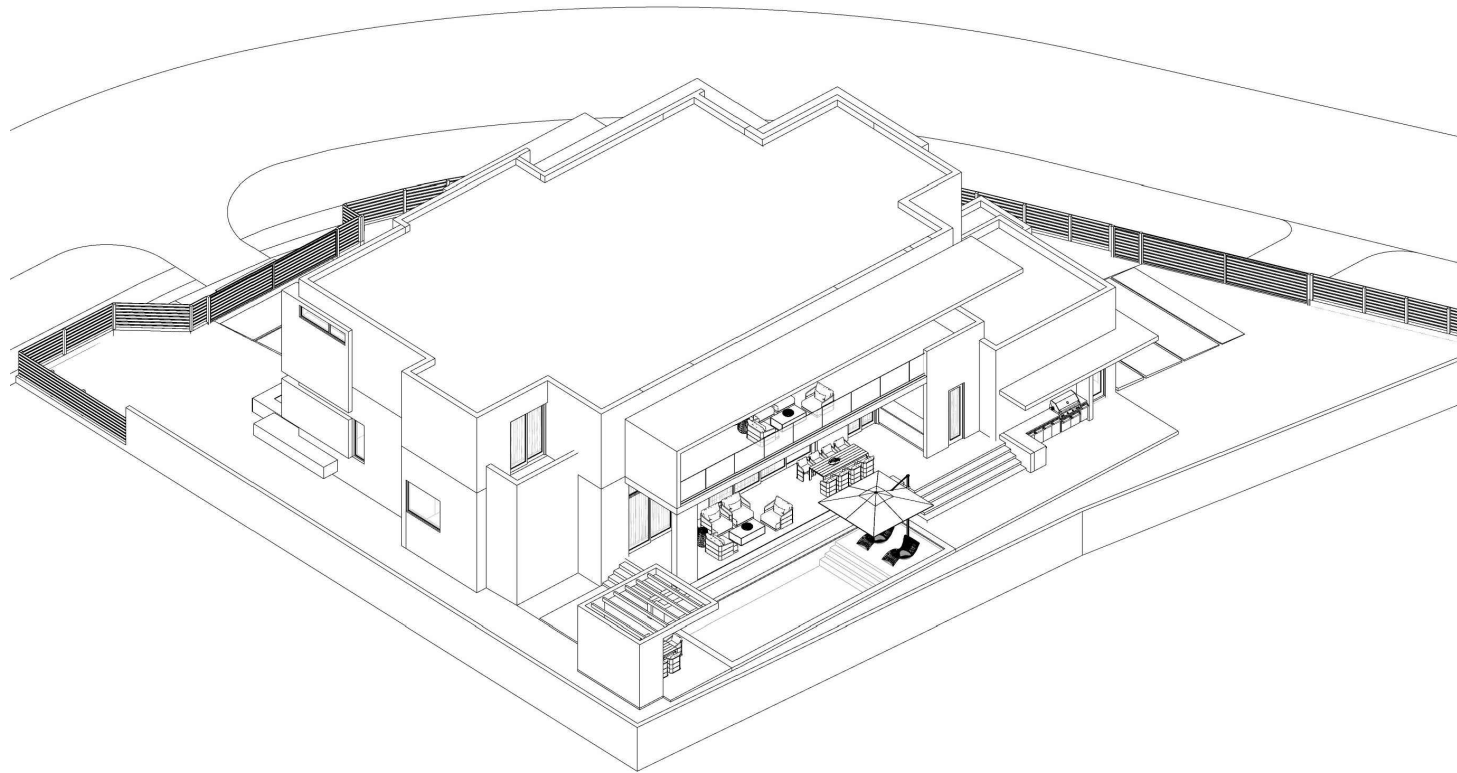
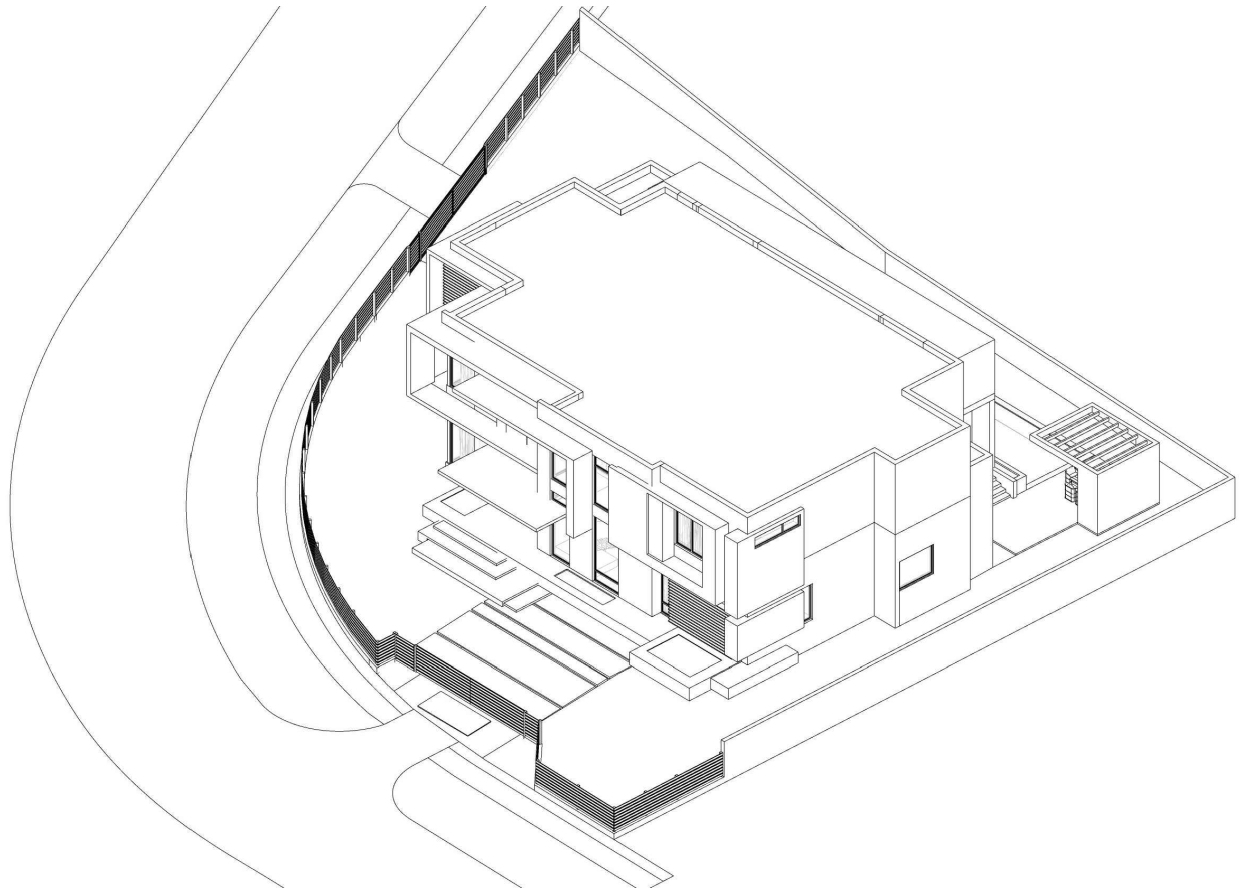
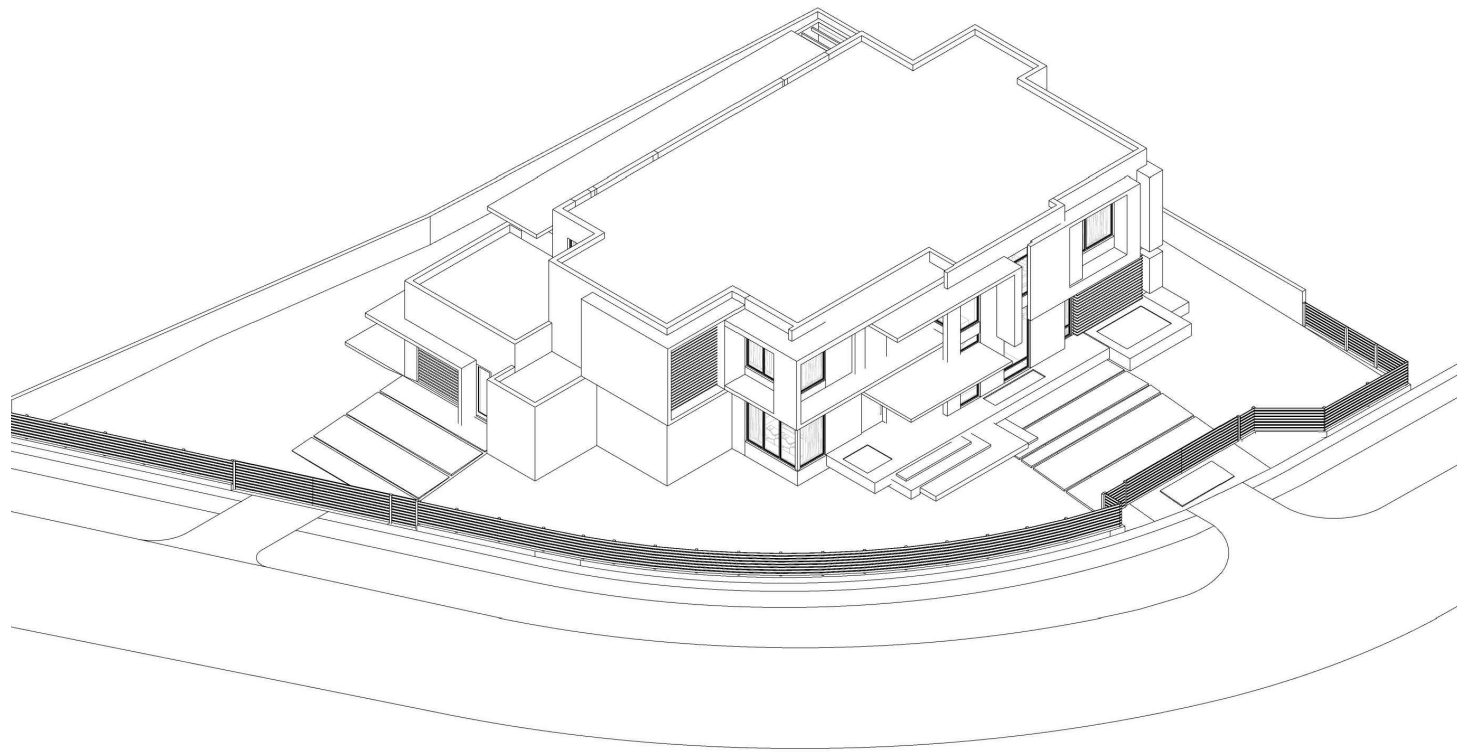

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## SECOND FLOOR UNIT SIZE DIAGRAM



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## AXONOMETRIC DIAGRAMS A1.5



10° 24' 22" 152.94' R=842.07'

### 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%)

## 1 FRONT YARD OPEN SPACE DIAGRAM

1/16" = 1'-0"



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08.02.2021

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

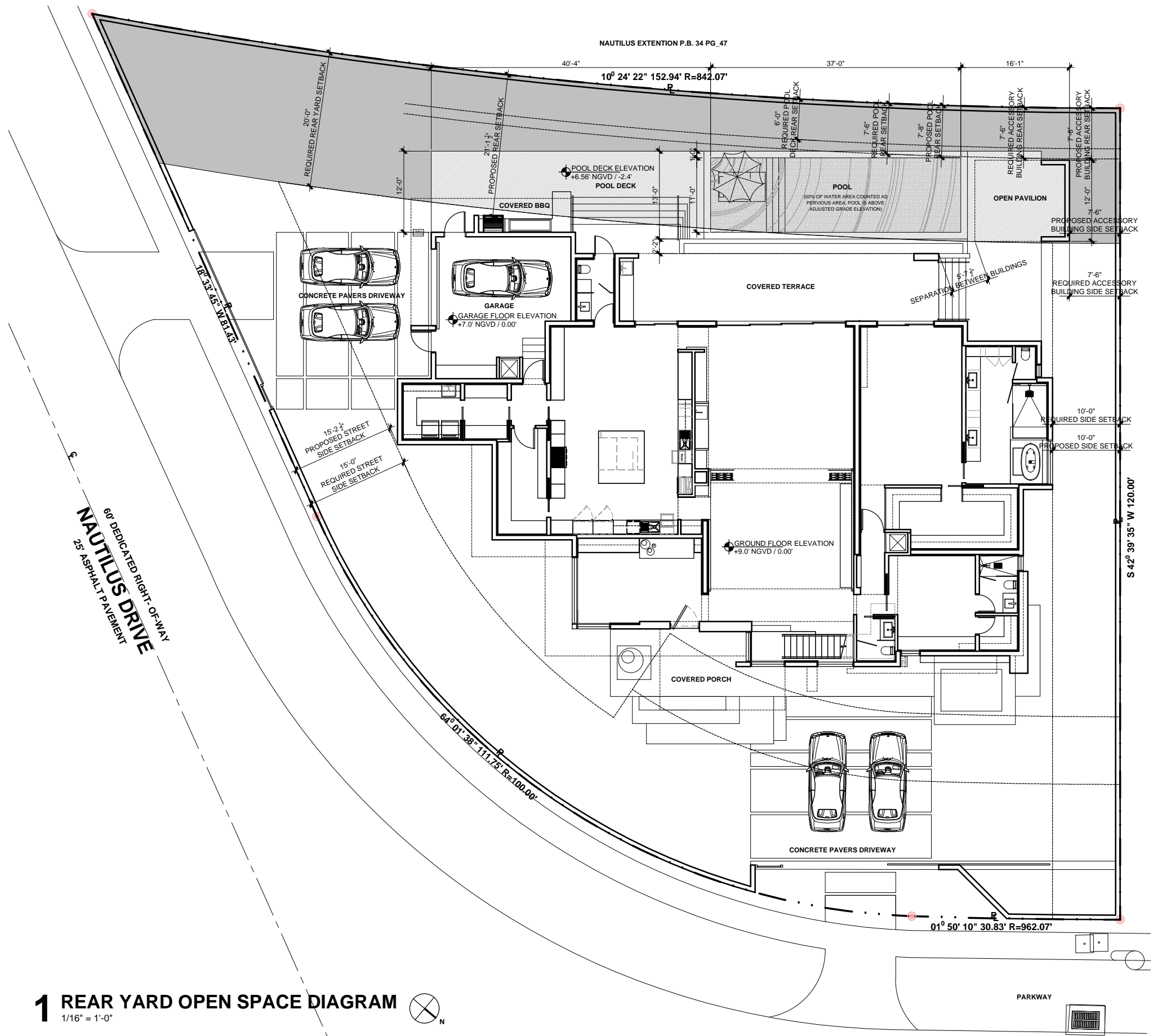
## FRONT YARD OPEN SPACE DIAGRAM A1.6



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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 1/2"
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%)

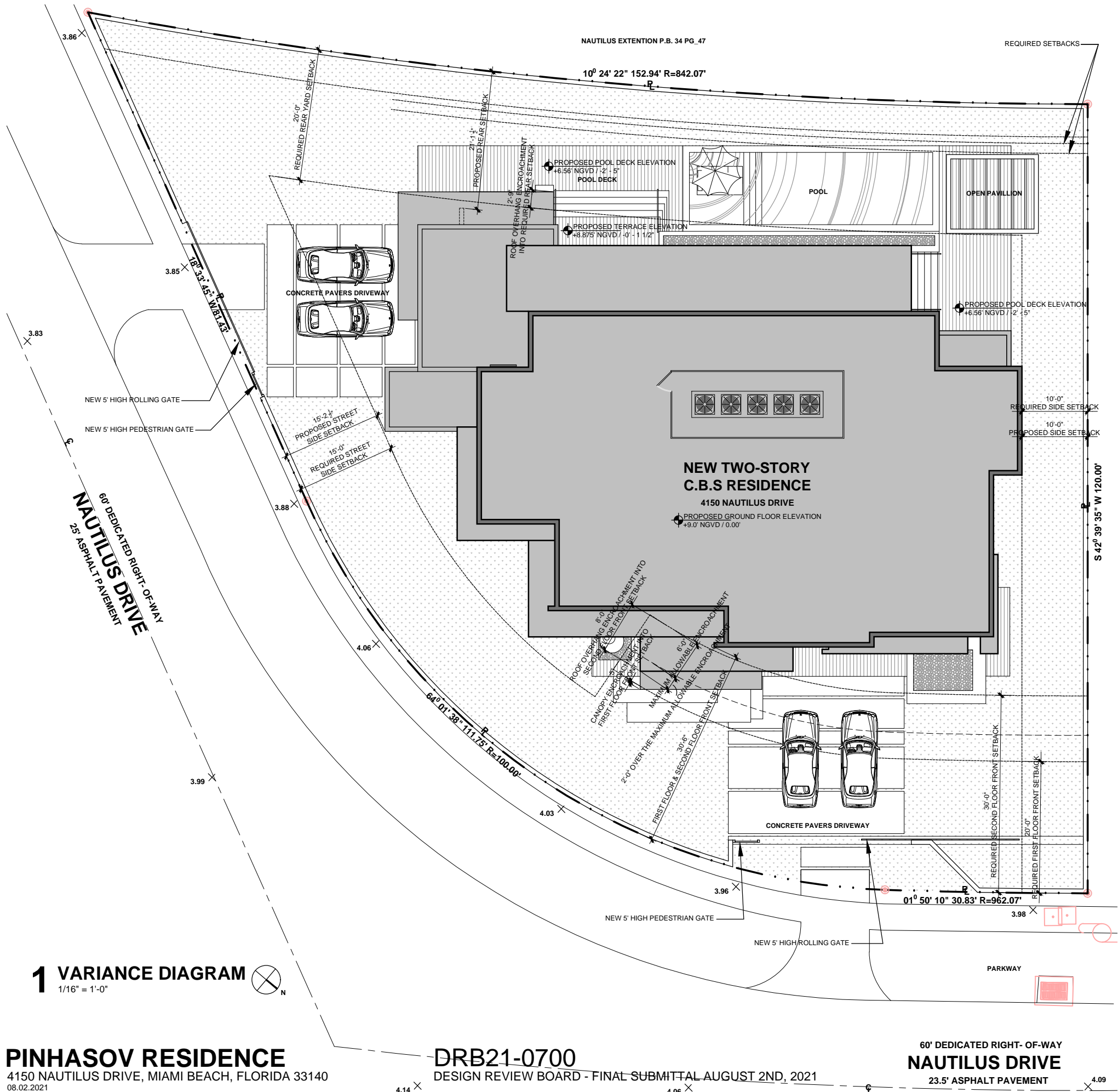
**1 REAR YARD OPEN SPACE DIAGRAM**  
1/16" = 1'-0"











VARIANCE	
REQUIRED SECOND FLOOR SETBACK:	30'-0"
ALLOWABLE ROOF OVERHANG 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"
THIS VARIANCE IS REQUESTED TO INCREASE THE ROOF OVERHANG ENCROACHMENT INTO THE REQUIRED SECOND FLOOR FRONT SETBACK FROM 6'-0" TO 8'-0"	

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

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**VARIANCE DIAGRAM**  
**A1.9**



NAUTILUS EXTENSION P.B. 34 PG. 47

10° 24' 22" 152.94' R=842.07'

### LEGEND:

- PROPERTY LINE
- - - REQUIRED SETBACKS

S 42° 39' 35" W 120.00'

LOT 20, BLOCK 18 P.B. 34 PG. 81

01° 50' 10" 30.83' R=962.07'

## 1 GROUND FLOOR PLAN

1/16" = 1'-0"



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## GROUND FLOOR PLAN A2.0



10° 24' 22" 152.94' R=842.07'

18° 33' 43" 158.13' R=874.3'

64° 01' 38" 111.75' R=100.00'

01° 50' 10" 30.83' R=962.07'

S 42° 39' 35" W 120.00'

LOT 20, BLOCK 18 P.B. 34 PG. 81

### LEGEND:

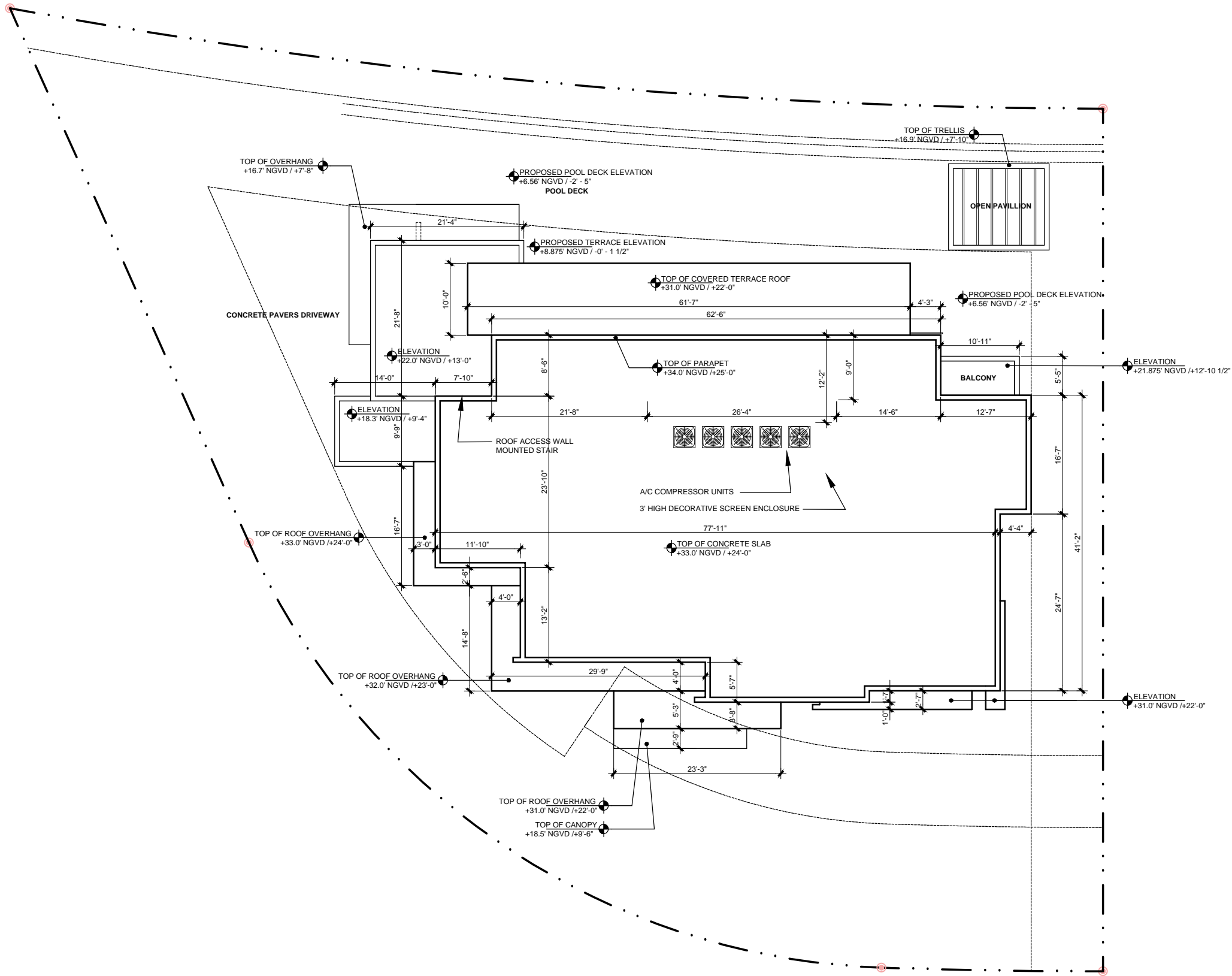
- PROPERTY LINE
- REQUIRED SETBACKS

## 1 SECOND FLOOR PLAN

1/16" = 1'-0"







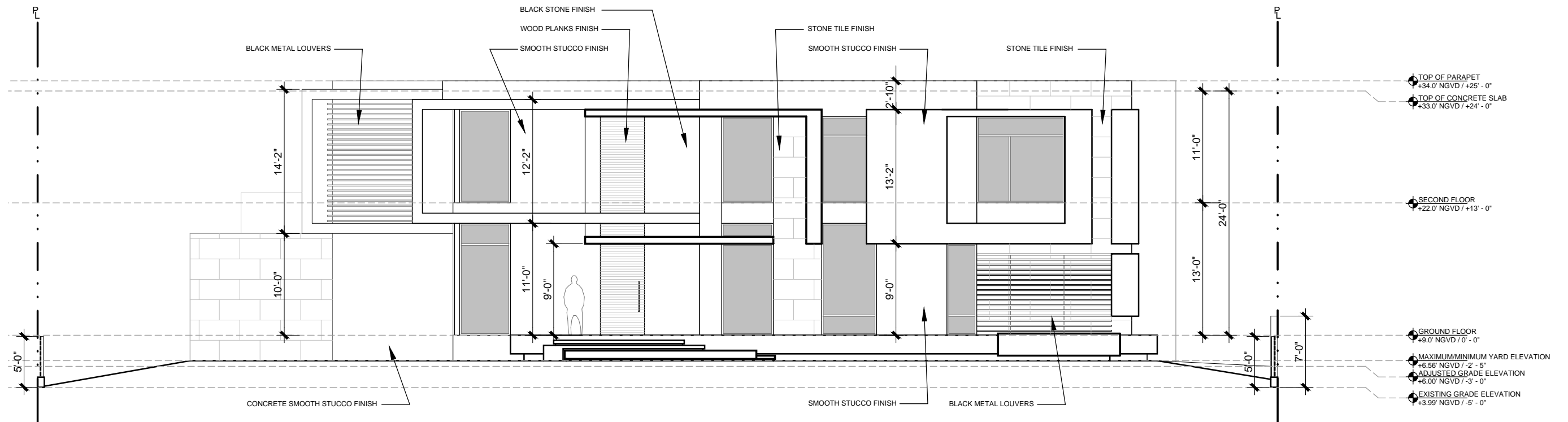
LEGEND:	
	PROPERTY LINE
	REQUIRED SETBACKS

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

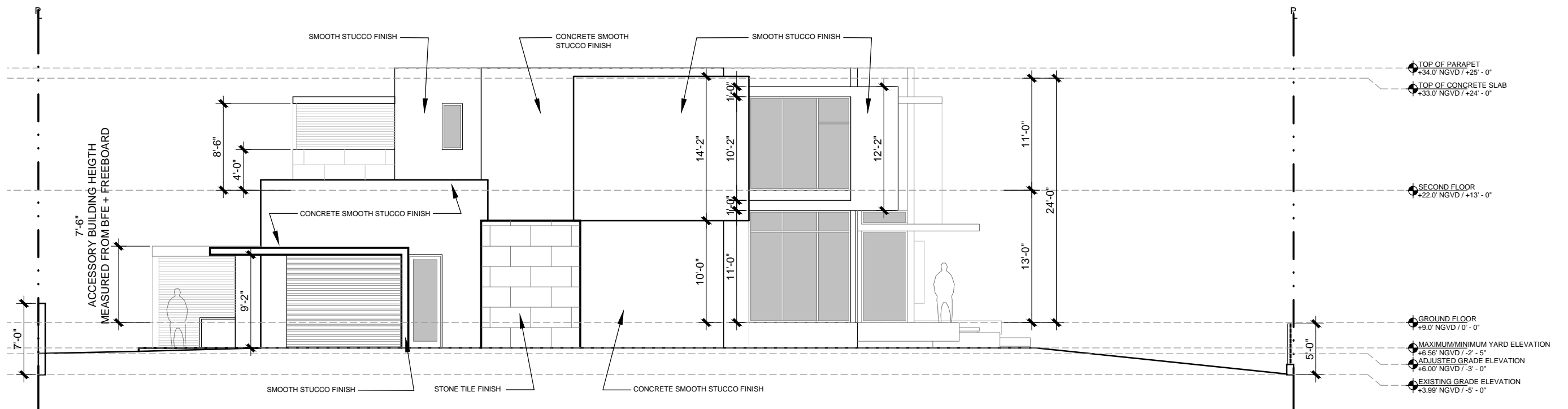


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ROOF PLAN  
A2.2



**1 NORTHEAST ELEVATION**  
3/32" = 1'-0"

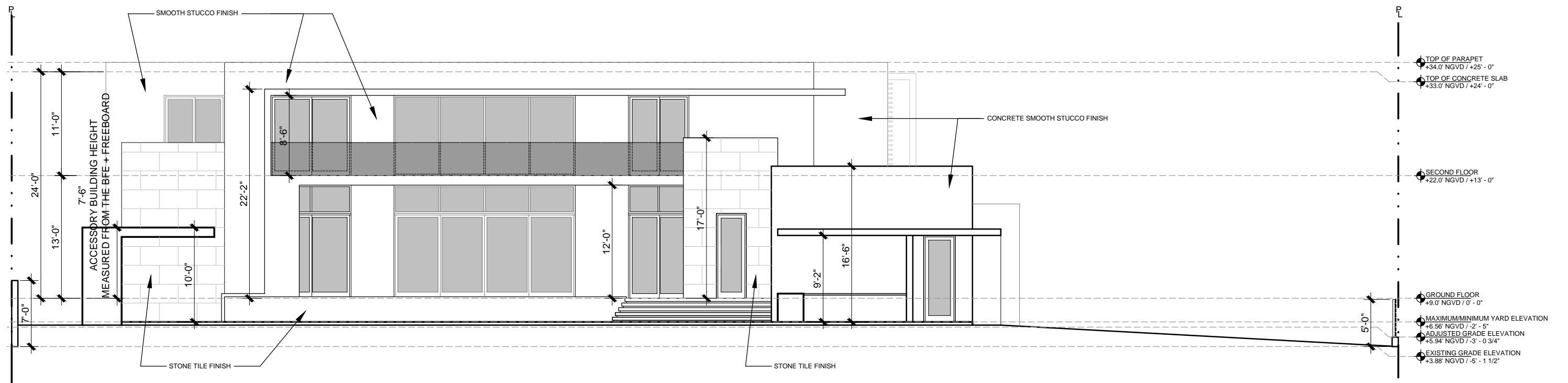


**2 SOUTHEAST ELEVATION**  
3/32" = 1'-0"

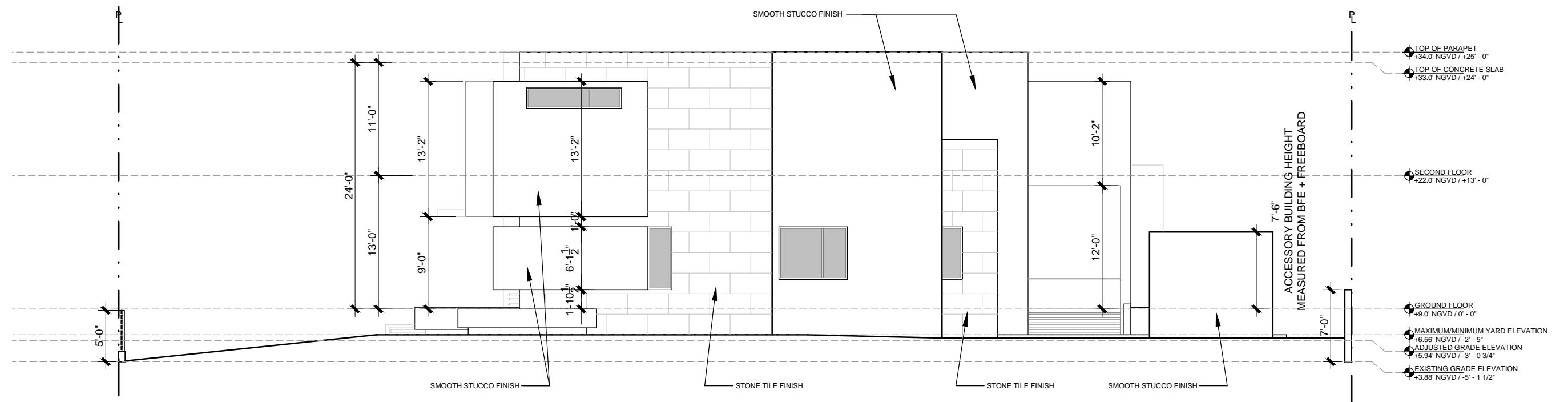
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## ELEVATIONS A3.0





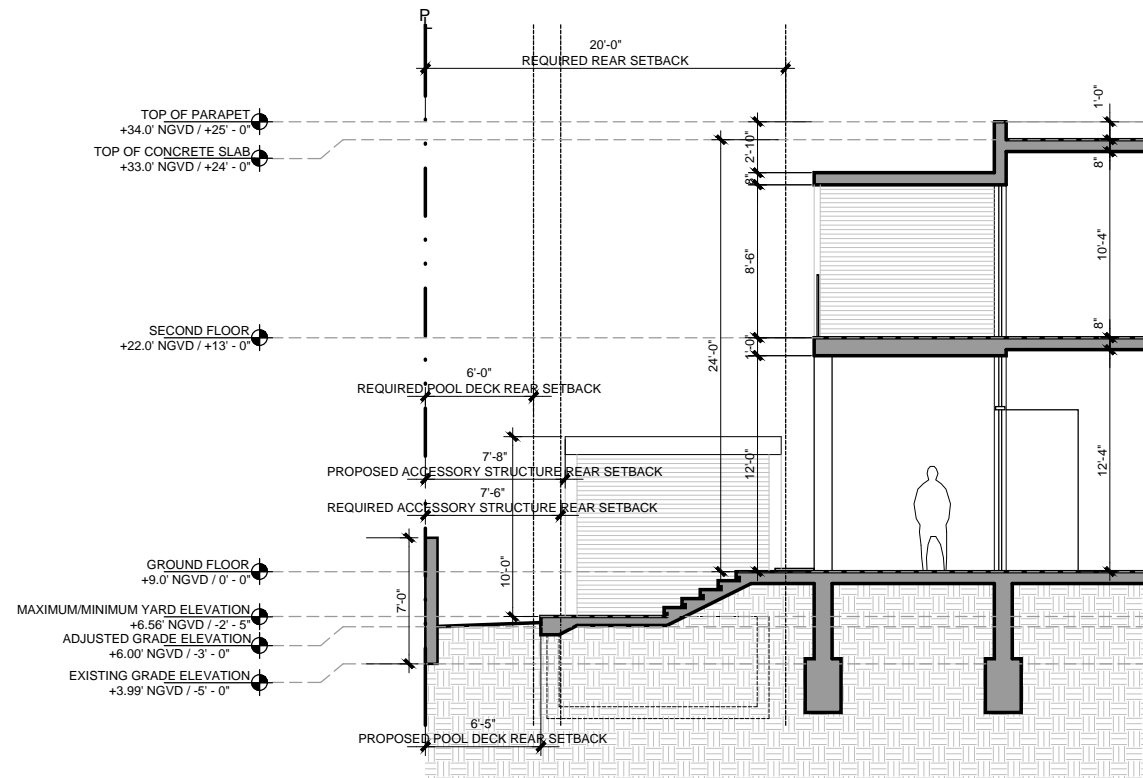
**1 NORTHEAST ELEVATION**  
3/32" = 1'-0"



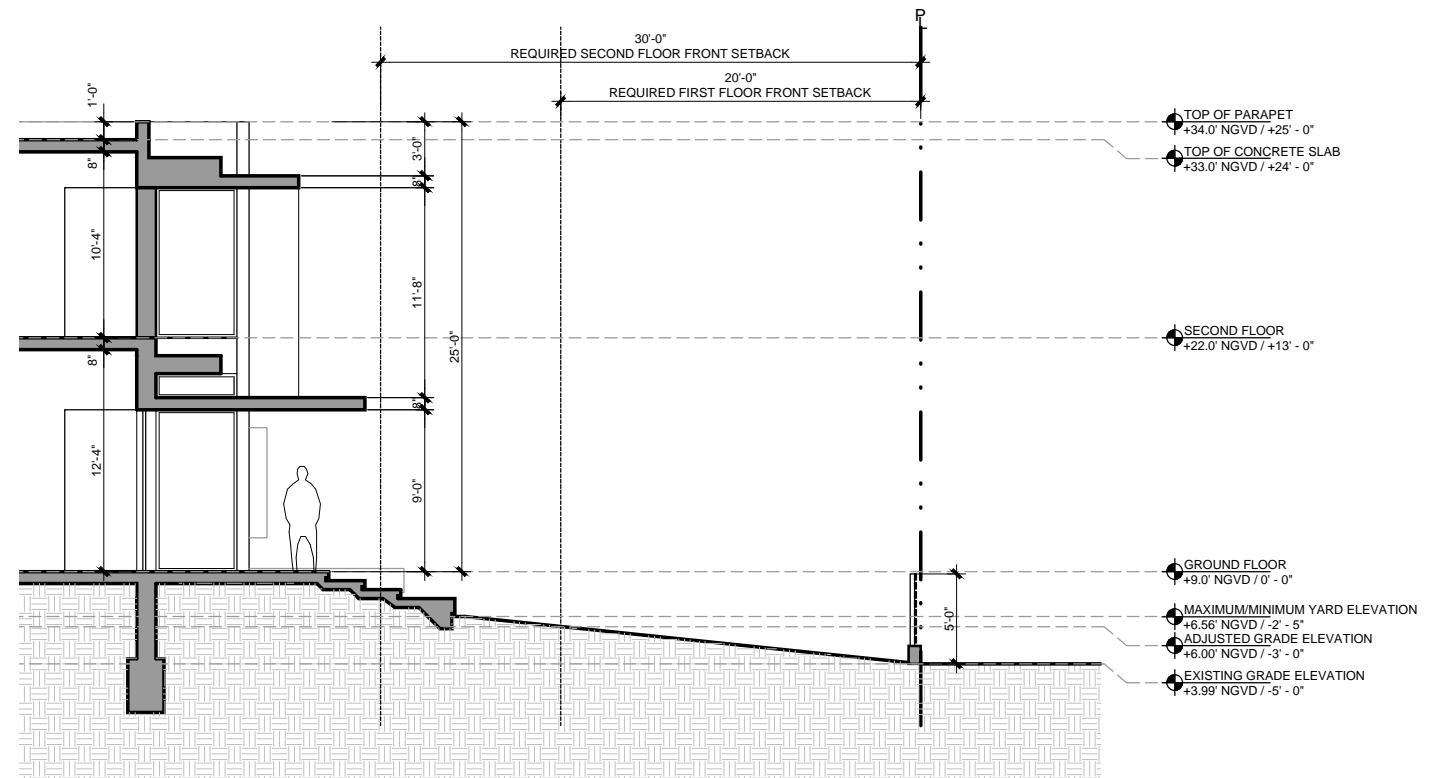
**2 SOUTHEAST ELEVATION**  
3/32" = 1'-0"

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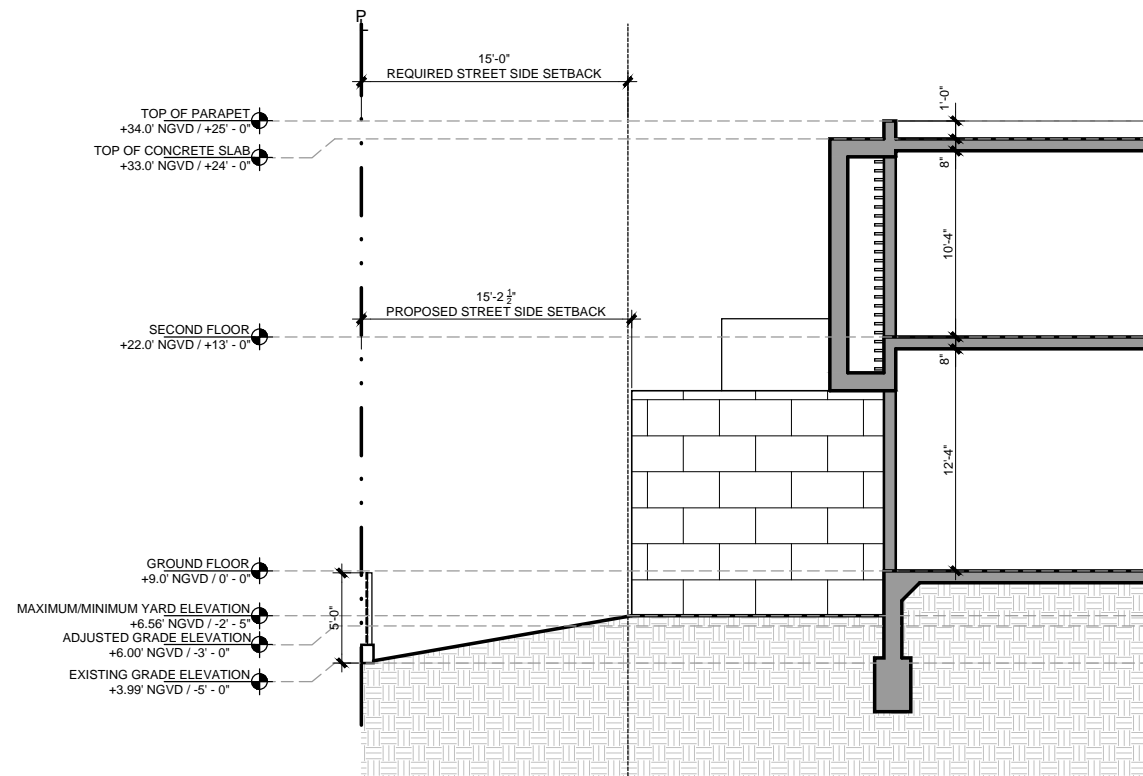
## ELEVATIONS A3.1



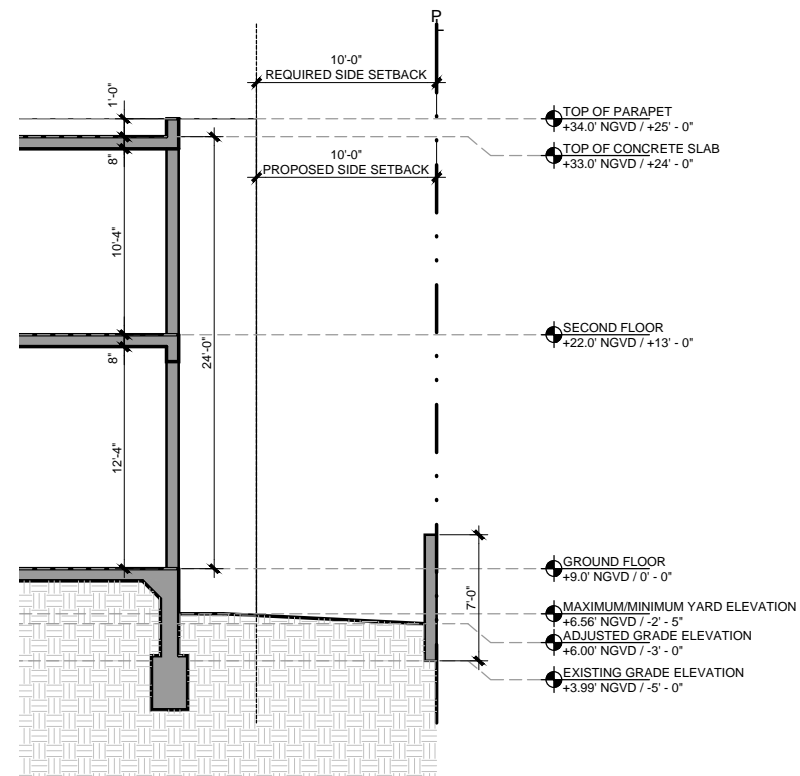
**1 REAR YARD SECTION**  
3/32" = 1'-0"



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



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

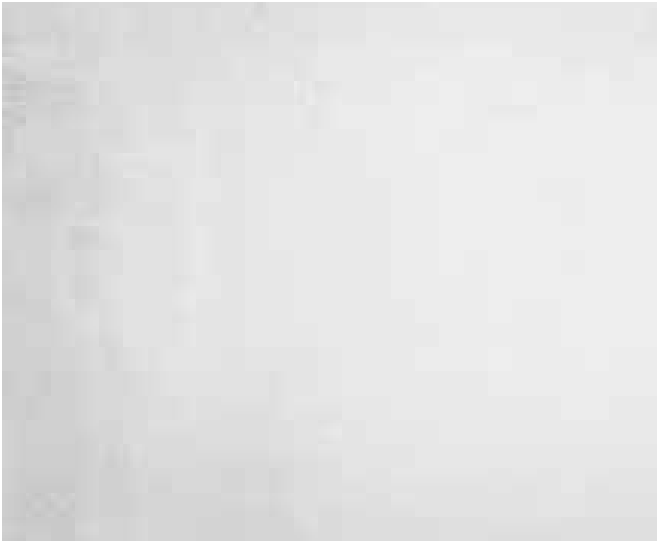


**4 SIDE YARD SECTION**  
3/32" = 1'-0"

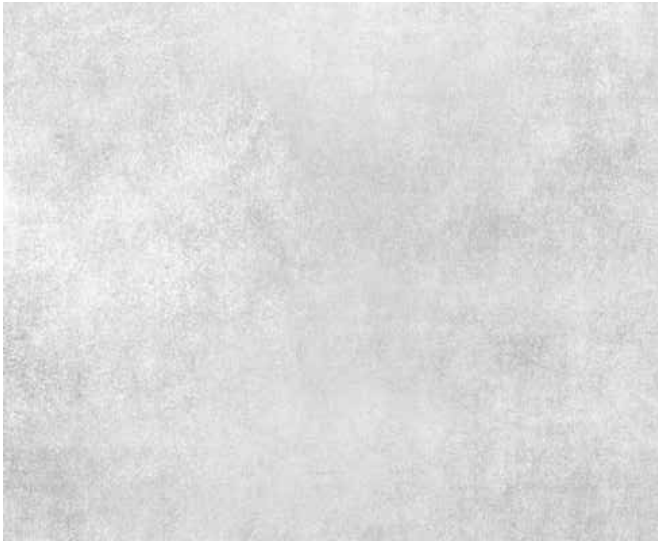
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**YARD SECTIONS**  
**A3.2**





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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**RENDERINGS**  
**A4.3**

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**RENDERINGS**  
**A4.4**

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**RENDERINGS**  
**A4.5**

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**RENDERINGS**  
**A4.6**