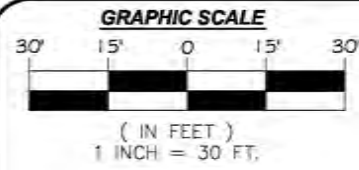


Submittal Graphic Symbols Definitions		FIRST SUBMITTAL: 07.12.2021 FINAL SUBMITTAL: 08.02.2021 REVISED FINAL SUBMITTAL: 12.06.2021							
NEW / REVISED									
RE-ISSUED WITHOUT REVISION									
PREVIOUSLY SUBMITTED									
INDEX OF DRAWINGS									
ARCHITECTURAL									
COVER	COVER SHEET / INDEX OF DRAWINGS								
EX0.1	BOUNDARY SURVEY								
EX0.2	EXISTING CONDITIONS								
EX0.3	CONTEXT LOCATION MAP								
EX0.4	CONTEXT ANALYSIS								
EX1.0	EXISTING LOT COVERAGE DIAGRAM								
EX1.1	EXISTING GROUND FLOOR UNIT SIZE DIAGRAM								
A1.0	SITE PLAN								
A1.1	ZONING DATA								
A1.2	LOT COVERAGE DIAGRAM								
A1.3	GROUND FLOOR UNIT SIZE DIAGRAM								
A1.4	SECOND FLOOR UNIT SIZE DIAGRAM								
A1.5	AXONOMETRIC DIAGRAM								
A1.6	FRONT YARD OPEN SPACE DIAGRAM								
A1.7	REAR YARD OPEN SPACE DIAGRAM								
A1.8	GRADING PLAN								
A1.9	VARIANCE DIAGRAM								
A2.0	GROUND FLOOR PLAN								
A2.1	SECOND FLOOR PLAN								
A2.2	ROOF PLAN								
A3.0	ELEVATIONS								
A3.1	ELEVATIONS								
A3.2	YARD SECTIONS								
A3.3	MATERIALS BOARD								
A4.0	RENDERINGS								
A4.1	RENDERINGS								
A4.2	RENDERINGS								
A4.3	RENDERINGS								
A4.4	RENDERINGS								
A4.5	RENDERINGS								
A4.6	RENDERINGS								
A4.7	RENDERINGS								
A4.8	RENDERINGS								
A4.9	RENDERINGS								
LANDSCAPE									
L1.0	LANDSCAPE PLAN								
L1.1	LANDSCAPE LEGENDS								
L1.2	PLANTING DETAILS & NOTES								
TD1.0	TREE DISPOSITION PLAN								
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)

LANDMARK
SURVEYING & ASSOCIATES, INC.

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

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

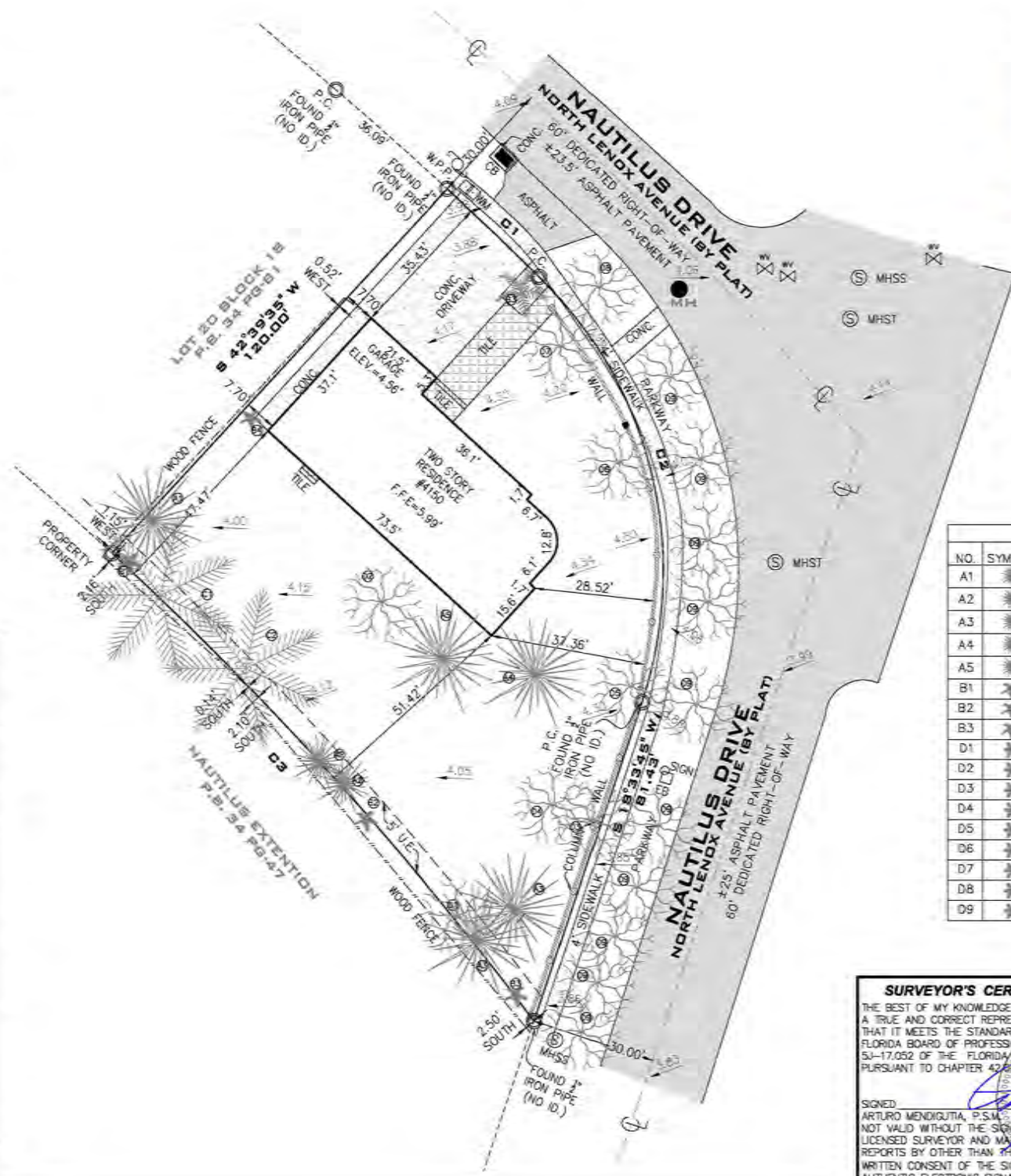
4150 NAUTILUS DRIVE,
MIAMI BEACH, FLORIDA 33140-2820

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 (SJ-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
 $\Delta=01^{\circ}50'10''$
 $T=15.42'$
 $L=30.83'$
 $R=962.07'$

C2
 $\Delta=64^{\circ}01'38''$
 $T=62.52'$
 $L=111.75'$
 $R=100.00'$

C3
 $\Delta=10^{\circ}24'22''$
 $T=76.68'$
 $L=152.94'$
 $R=842.07'$

TREE CHART				
NO.	SYMBOLS	COMMON NAME	HEIGHT IN FEET	SPREAD 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 SJ-17.050 THROUGH SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42B2, FLORIDA STATUTE.

SIGNED:
ARTURO MENDIGUTIA, P.S.L.C. 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. ADDITIONAL OR COPIES 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 RAISED ELECTRONIC SEAL.

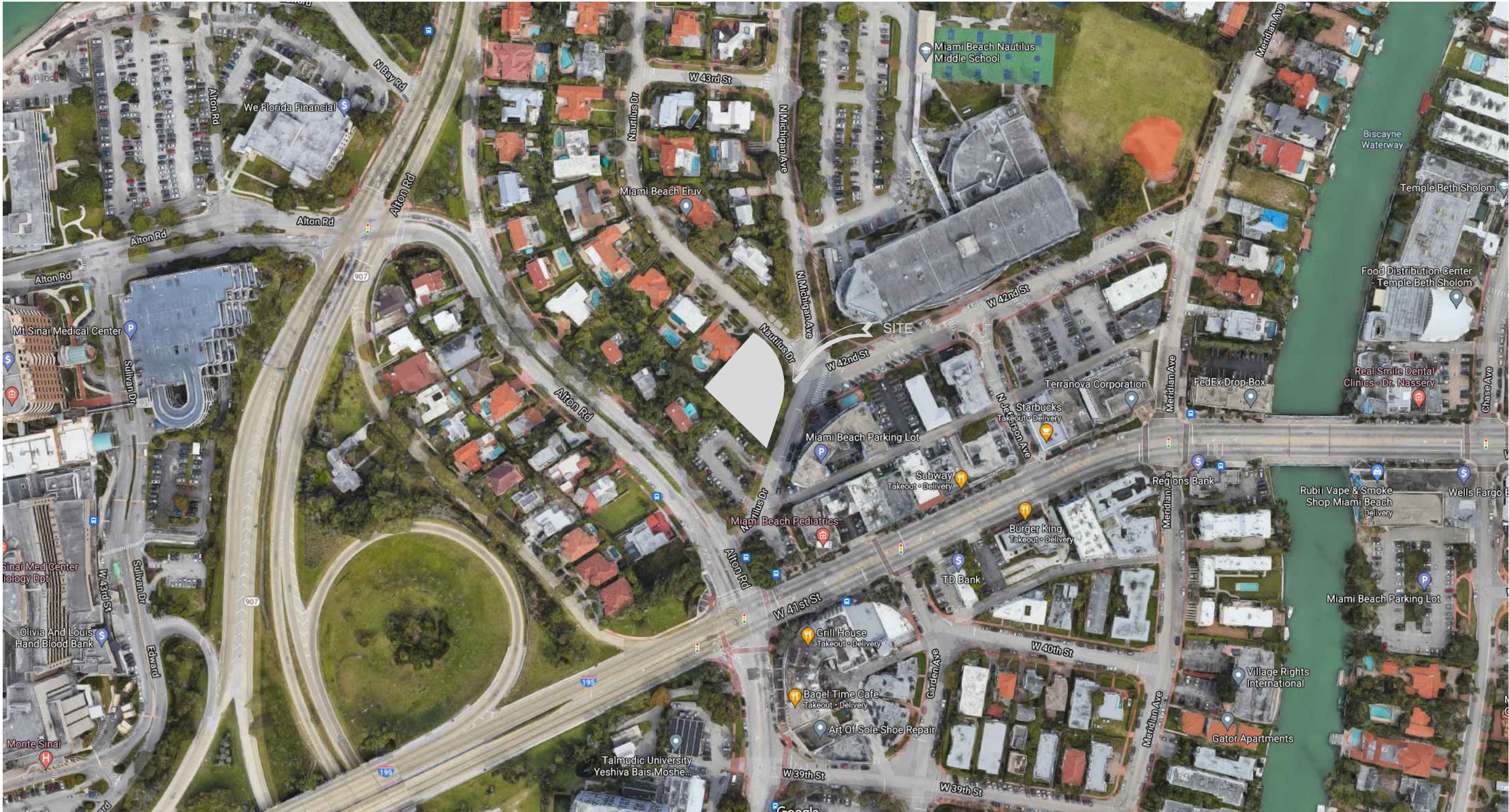
- ABBREVIATIONS AND LEGEND:**
- A/C - DENOTES AIR CONDITIONING UNIT
 - B.B. - DENOTES BASIS OF BEARINGS
 - ASPH. - DENOTES ASPHALT
 - P. - DENOTES PROPERTY LINE
 - B.M. - DENOTES BENCH MARK
 - C.B.S. - DENOTES CONCRETE BLOCK STUCCO
 - CONC. - DENOTES CONCRETE
 - L.P. - DENOTES LIGHT POLE
 - CB - DENOTES CATCH BASIN
 - CL - DENOTES CENTERLINE
 - M.L. - 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
 - W.P. - 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
 - o- - DENOTES FOUND IRON PIPE (NO ID.)
 - o- - DENOTES FOUND NAIL AND DISC
 - o- - DENOTES ASPHALT PAVEMENT
 - X.XX - DENOTES ELEVATIONS
 - - - - - DENOTES BRICK
 - - - - - DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORDED 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

CONTEXT LOCATION MAP
EX0.3

PINHASOV RESIDENCE
4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
12.06.2021

DRB21-0700
DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 2021



13944 SW 8 STREET
SUITE 206
MIAMI, FL. 33184
T: 305.904.5117 F: 1.888.276.4095
WWW.V3ARCHITECTURALGROUP.COM



JOSE A. VIDAL
AR94535

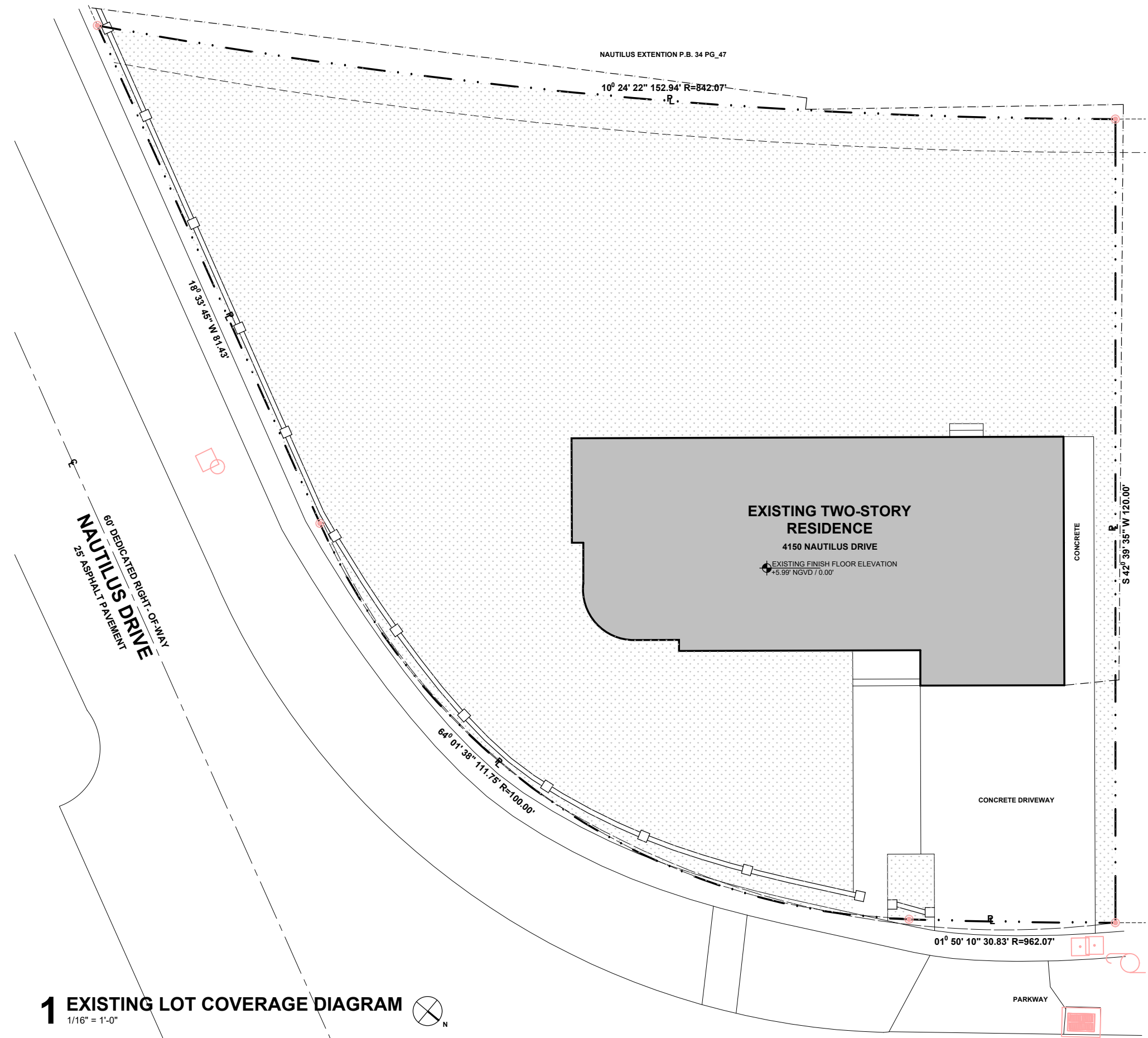
CONTEXT ANALYSIS
EX0.4

PINHASOV RESIDENCE
4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
12.06.2021

DRB21-0700
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LEGEND:	
	PROPERTY LINE
	REQUIRED SETBACKS
	LOT COVERAGE
	GREEN AREA

LOT COVERAGE DATA:	
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
12.06.2021

DRB21-0700
DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 2021

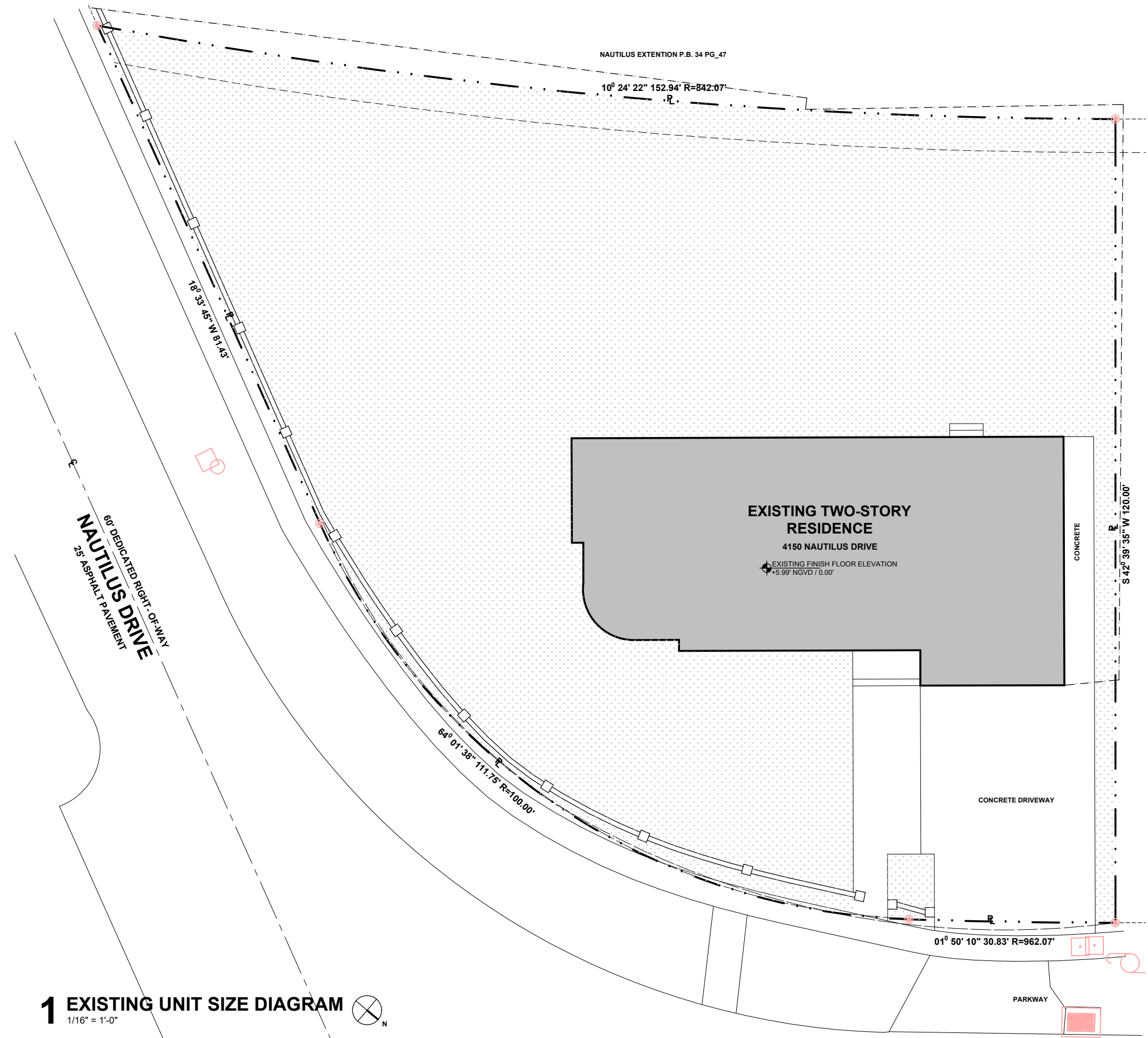
60' DEDICATED RIGHT- OF-WAY
NAUTILUS DRIVE
23.5' ASPHALT PAVEMENT

JOSE A. VIDAL
AR94535

**EXISTING LOT COVERAGE DIAGRAM
EX1.0**



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LEGEND:	
	PROPERTY LINE
	REQUIRED SETBACKS
	LOT COVERAGE
	GREEN AREA

UNIT SIZE DATA:	
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
12.06.2021

DRB21-0700
DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 2021

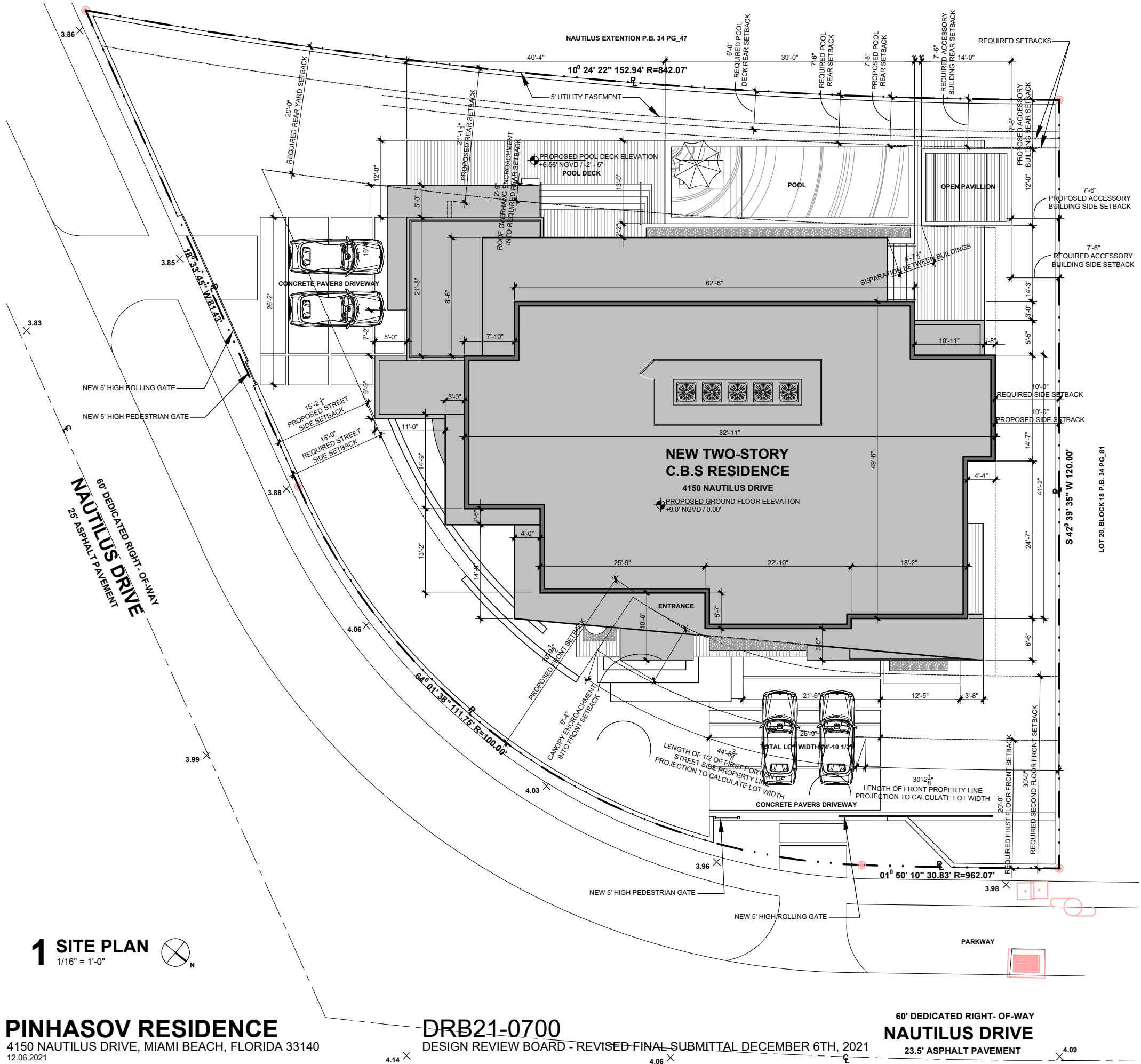
60' DEDICATED RIGHT- OF-WAY
NAUTILUS DRIVE
23.5' ASPHALT PAVEMENT



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**EXISTING UNIT SIZE DIAGRAM
EX1.1**

JOSE A. VIDAL
AR94535



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
12.06.2021

DRB21-0700
DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 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 %:	4,142.3 Sq. Ft (29.2%)
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 %:	6,514.5 Sq. Ft (45.9%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,878.8 Sq. Ft (27.4%)
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 (69.1% of First Floor Unit
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately	N/A
17	Height:	Required 24.0'	Existing N/A	Proposed 24.0'
18	Setbacks:			
19	Front First level:	20.0'	35.43'	30.8'
20	Front Second level:	30.0'	35.43'	30.8'
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

CONCRETE PAVERS DRIVEWAY

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:

LOT SIZE:	14,181.0 SF
MAXIMUM LOT COVERAGE:	4,254.3 SF (30%)
PROPOSED LOT COVERAGE:	4,142.3 SF (29.2%)

1 LOT COVERAGE DIAGRAM

1/16" = 1'-0"



PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
12.06.2021

DRB21-0700

DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 2021

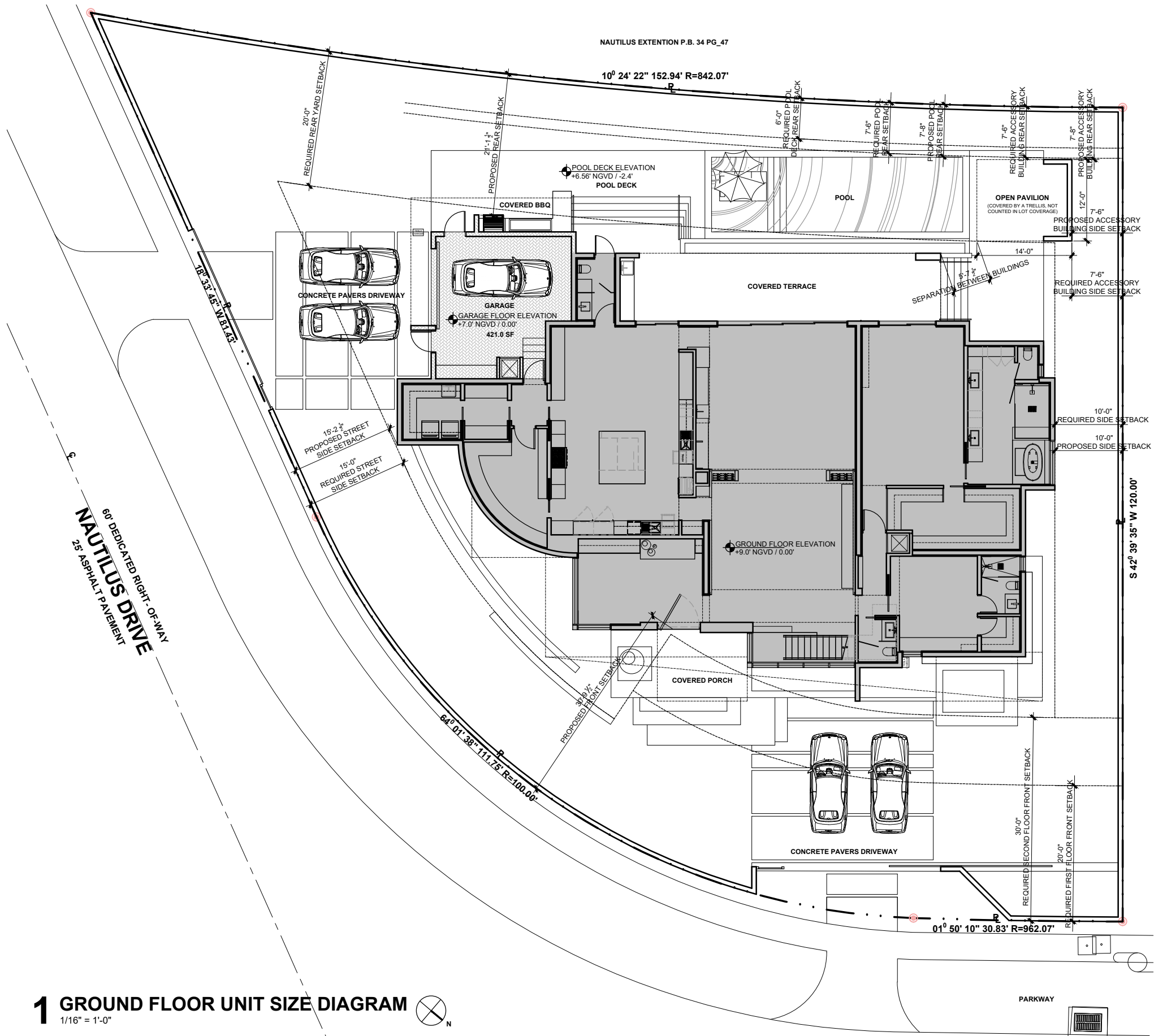
LOT COVERAGE DIAGRAM A1.2

JOSE A. VIDAL
AR94535



ARCHITECTURAL GROUP

13944 SW 8 STREET
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MIAMI, FL. 33184
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LEGEND:

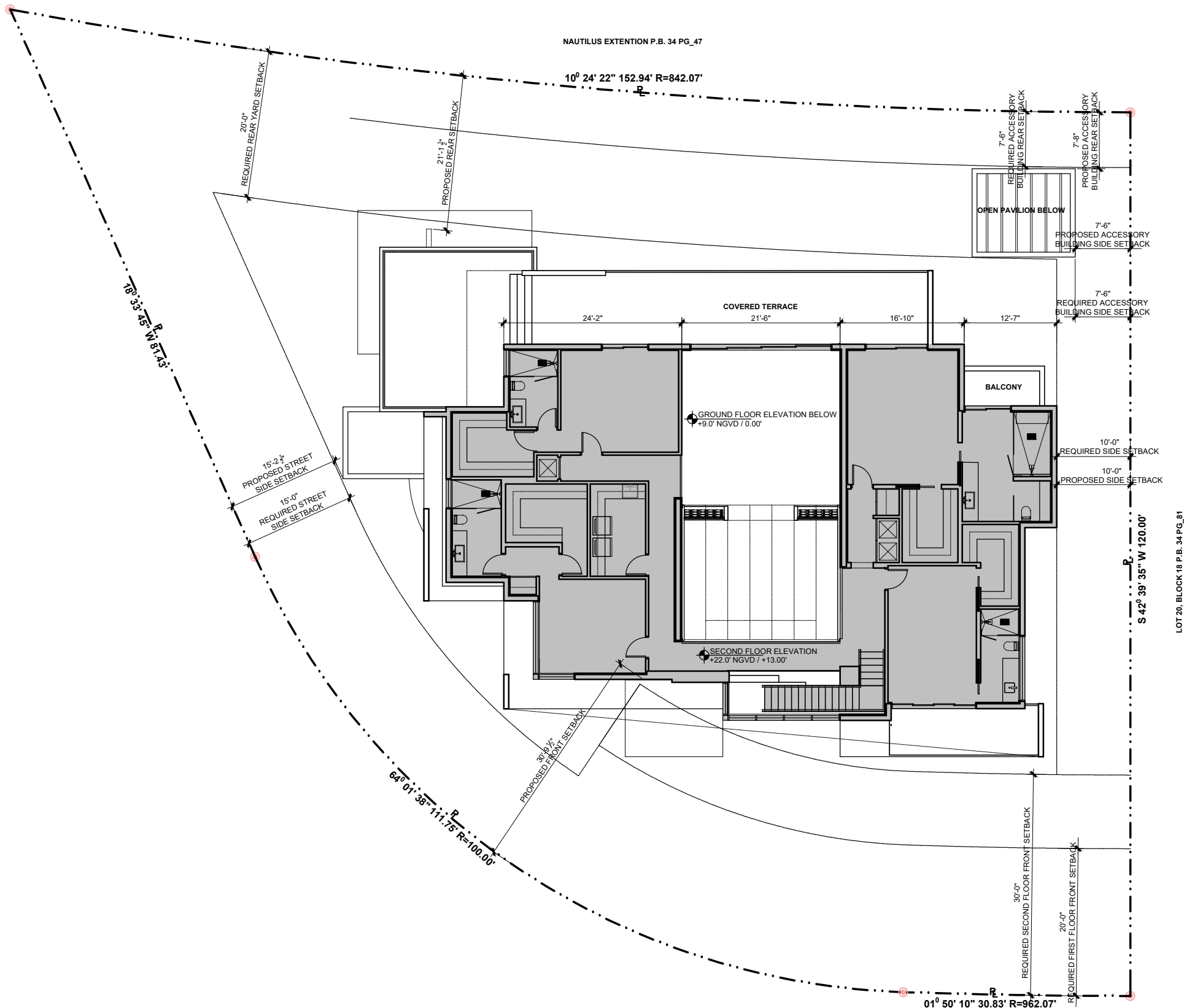
- PROPERTY LINE
- REQUIRED SETBACKS
- UNIT SIZE
- GARAGE (IF AREA LESS THAN 500 SF DOES NOT COUNT IN UNIT SIZE)
- GREEN AREA

UNIT SIZE DATA:

GROUND FLOOR UNIT SIZE:	3,878.8 SF (27.4%)
SECOND FLOOR UNIT SIZE:	2,690.8 SF (69.1% OF FIRST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
LOT SIZE:	14,181.0 SF
MAXIMUM UNIT SIZE ALLOWED:	7,090.5 SF (50.0%)
PROPOSED UNIT SIZE:	6,514.5 SF (45.9%)

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





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

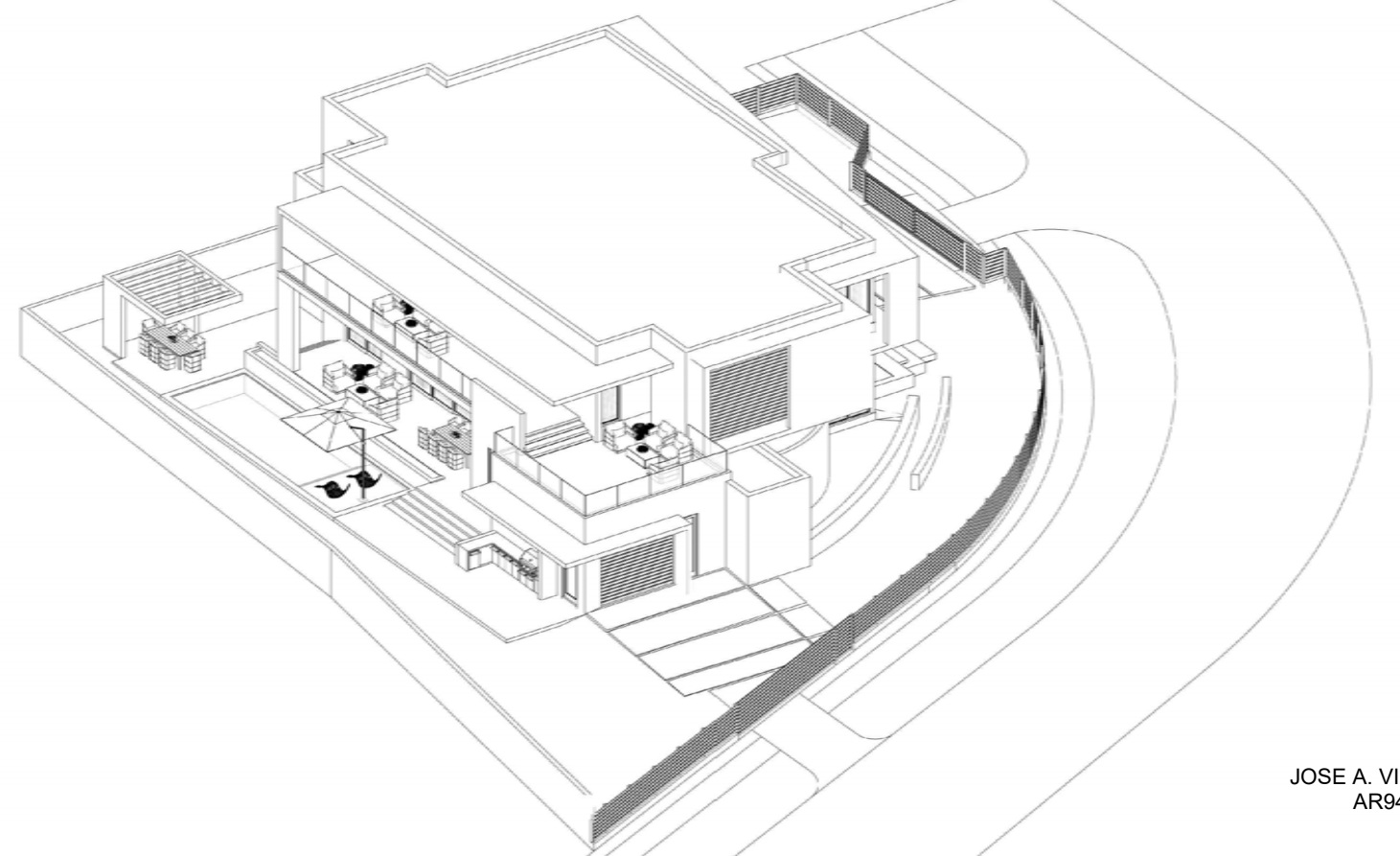
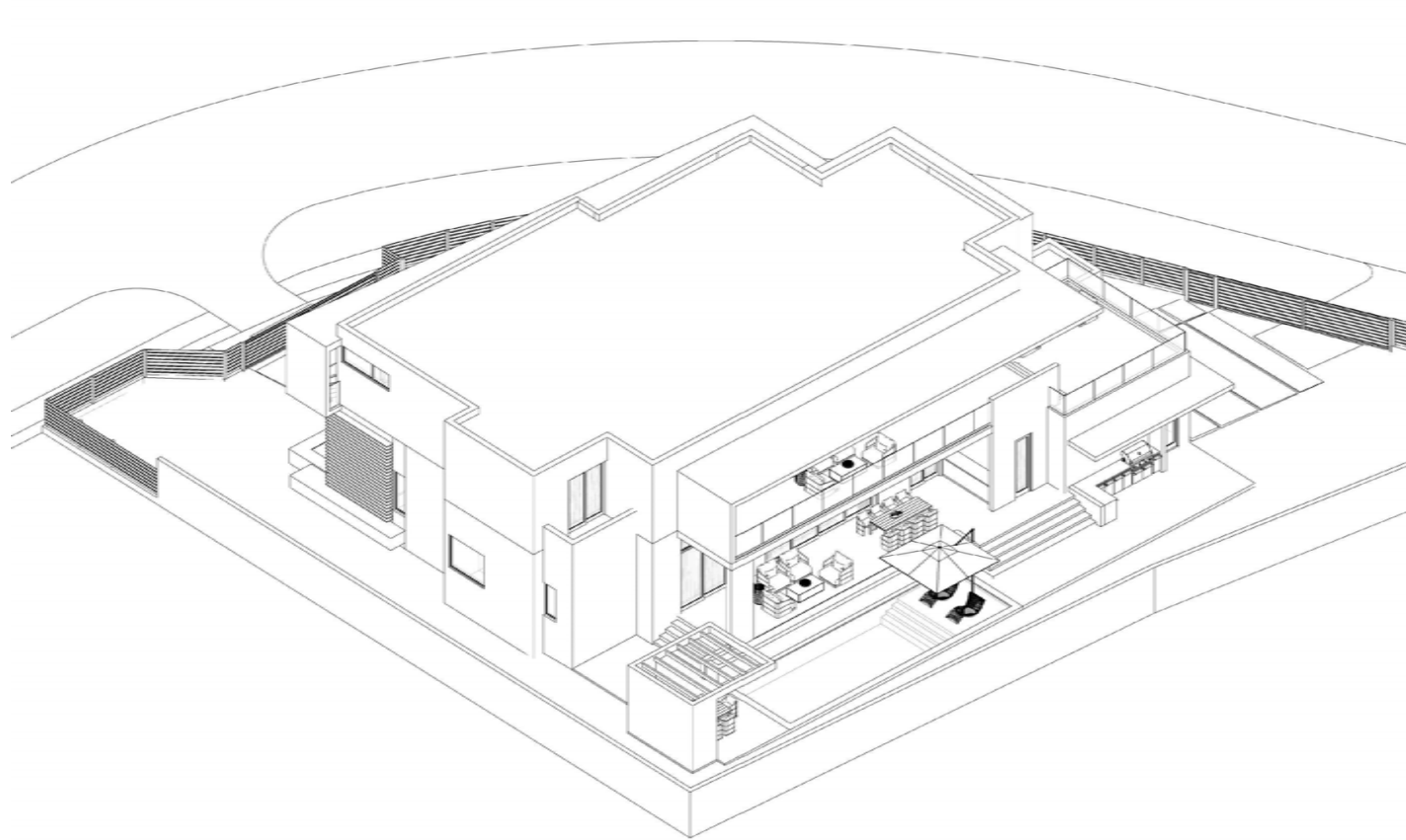
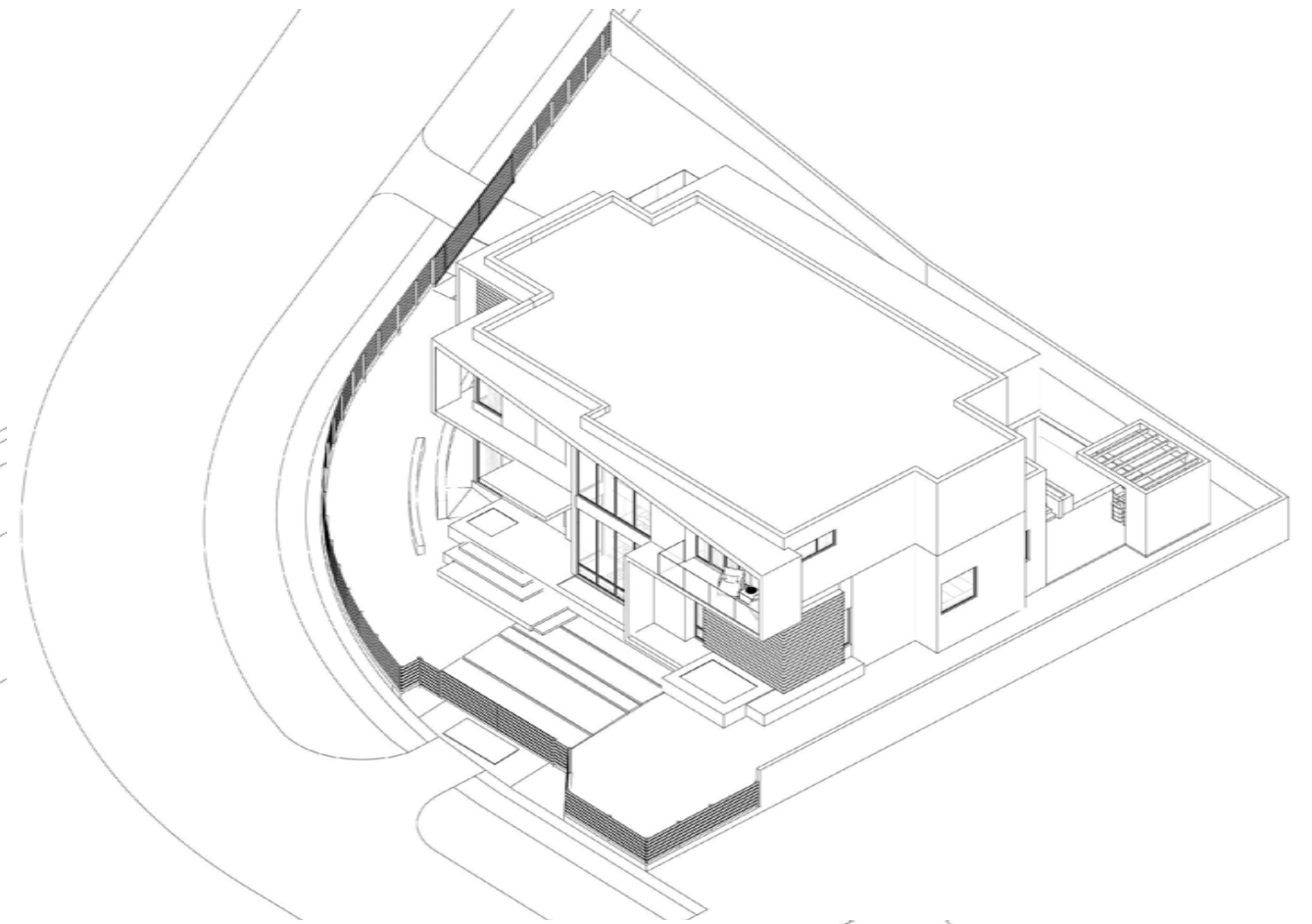
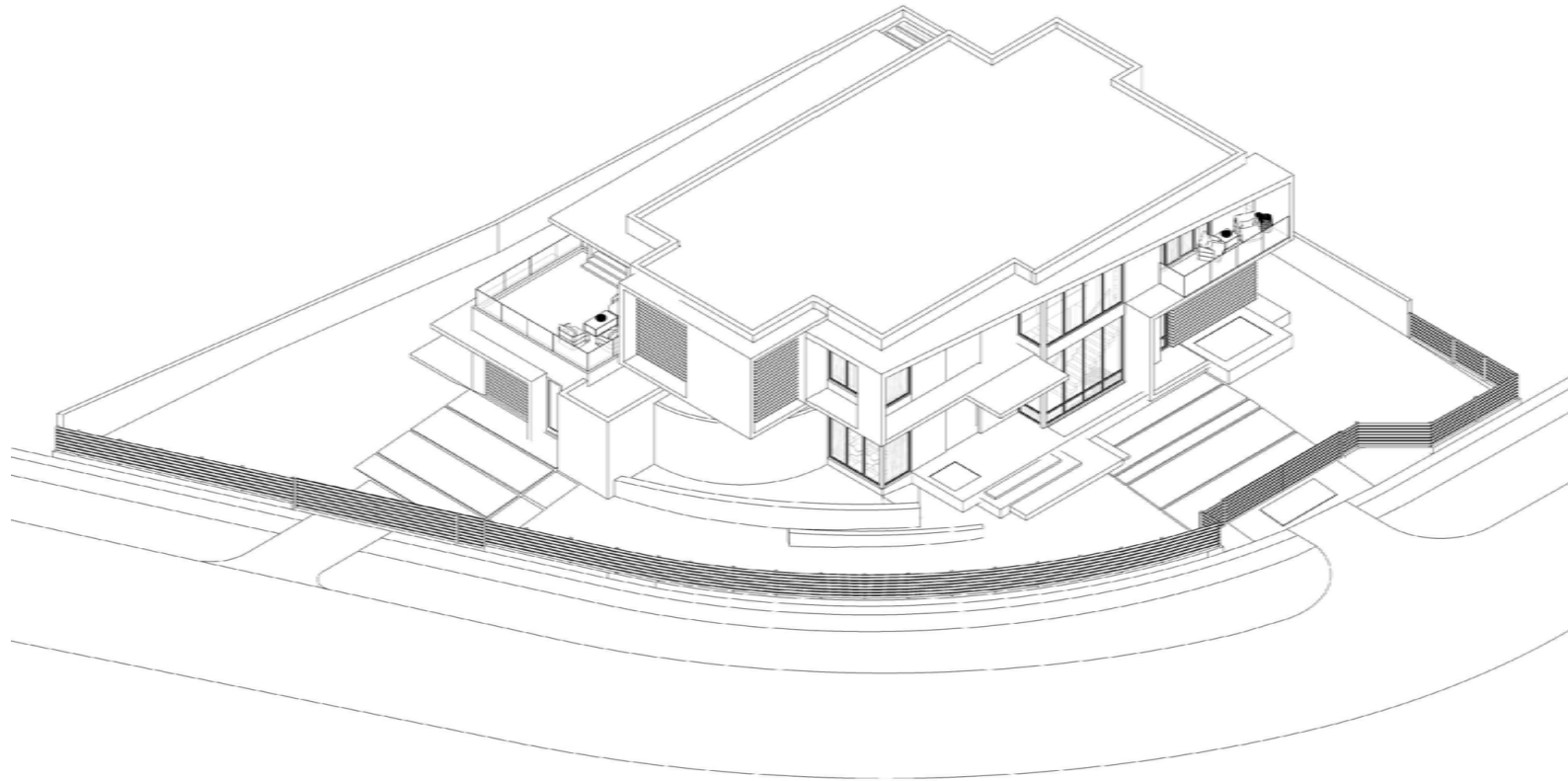
UNIT SIZE DATA:	
GROUND FLOOR UNIT SIZE:	3,878.8 SF (27.4%)
SECOND FLOOR UNIT SIZE:	2,690.8 SF (69.1% OF FIRST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
LOT SIZE:	14,181.0 SF
MAXIMUM UNIT SIZE ALLOWED:	7,090.5 SF (50.0%)
PROPOSED UNIT SIZE:	6,514.5 SF (45.9%)

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



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SECOND FLOOR UNIT SIZE DIAGRAM
A1.4



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AXONOMETRIC DIAGRAMS A1.5

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"



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12.06.2021

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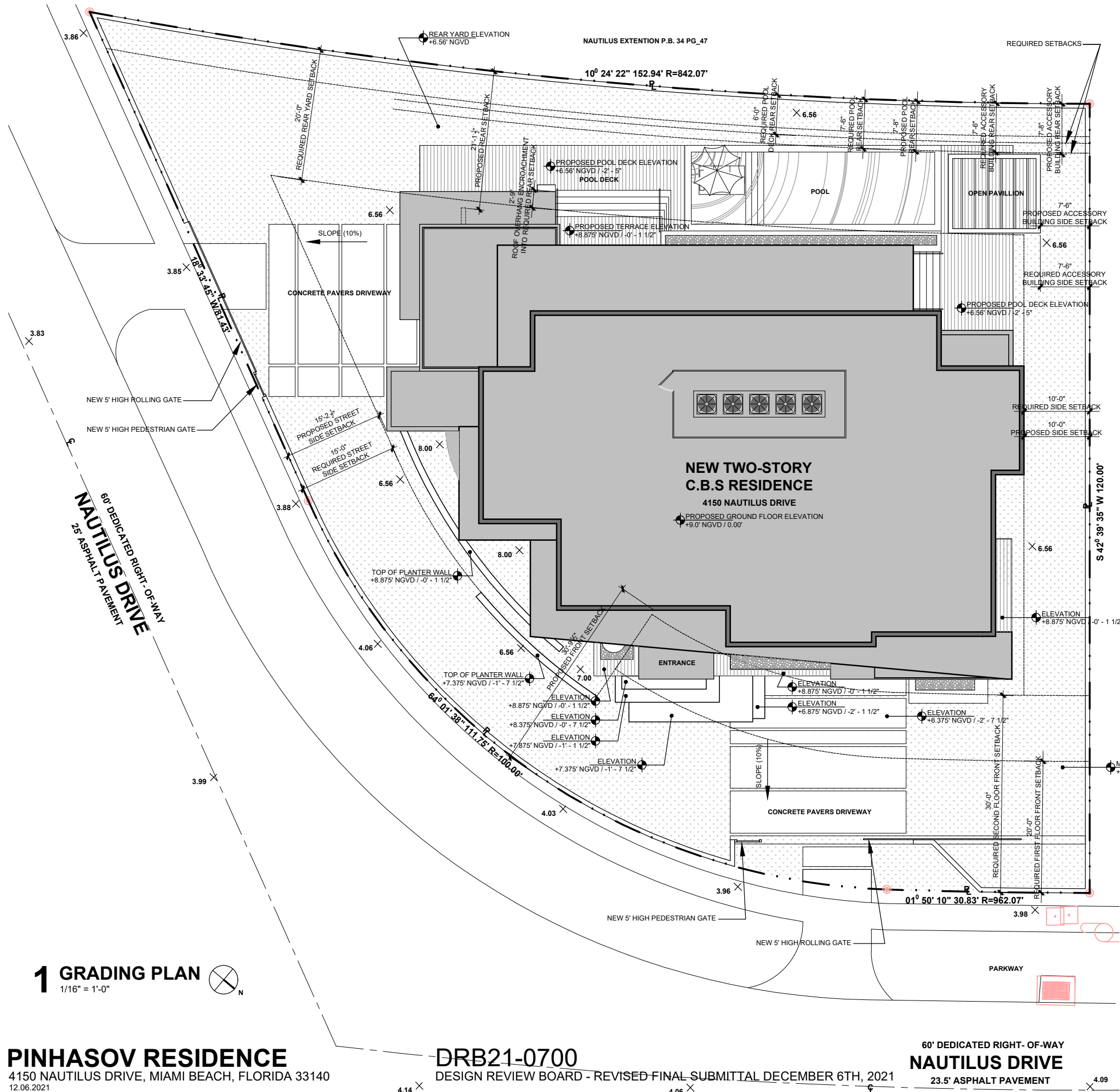
60' DEDICATED RIGHT- OF-WAY
NAUTILUS DRIVE
23.5' ASPHALT PAVEMENT



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REAR YARD OPEN SPACE DIAGRAM A1.7



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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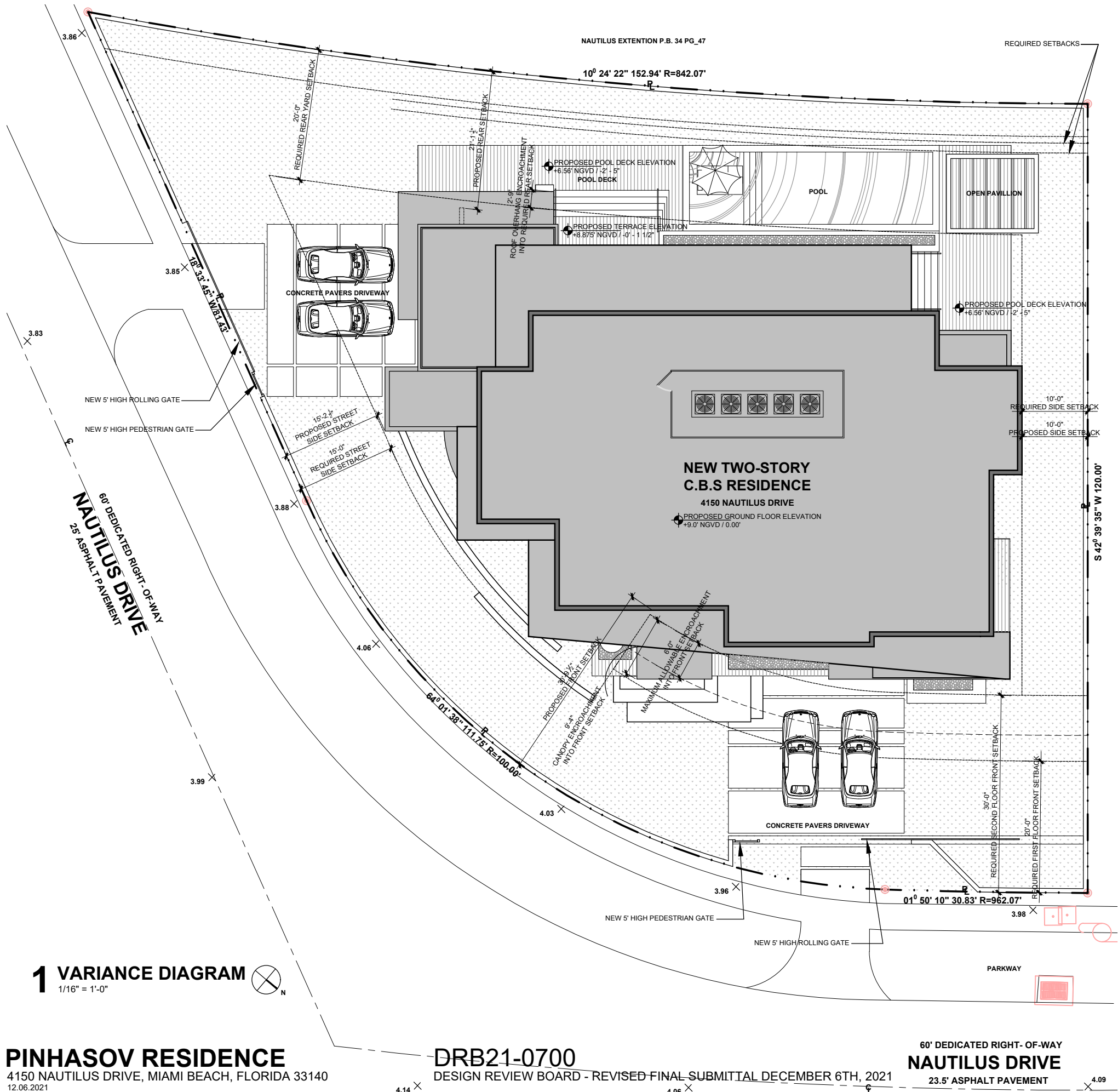
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NAUTILUS DRIVE
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GRADING PLAN
A1.8



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VARIANCE	
REQUIRED FRONT 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 REQUIRED FRONT SETBACK:	9'-4" (ENTRANCE CANOPY)
THIS VARIANCE IS REQUESTED TO INCREASE THE ENTRANCE CANOPY ENCROACHMENT INTO THE REQUIRED FRONT SETBACK FROM 6'-0" TO 9'-4"	

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VARIANCE DIAGRAM A1.9



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NAUTILUS EXTENSION P.B. 34 PG. 47

10° 24' 22" 152.94' R=842.07'

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACKS

1 GROUND FLOOR PLAN

1/16" = 1'-0"



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



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GROUND FLOOR PLAN A2.0

10° 24' 22" 152.94' R=842.07'

18° 33' 45" 16.743'

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

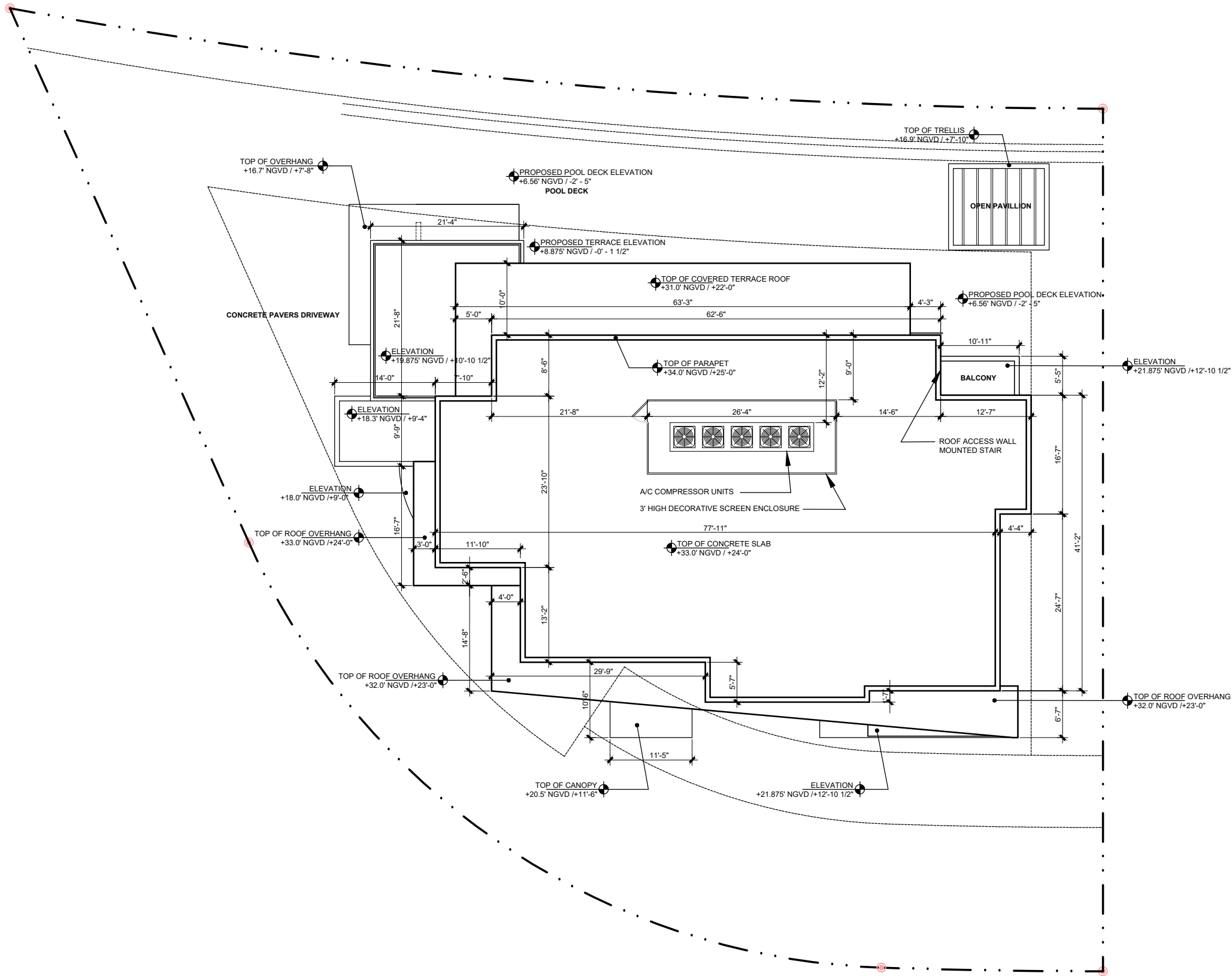
LEGEND:

- 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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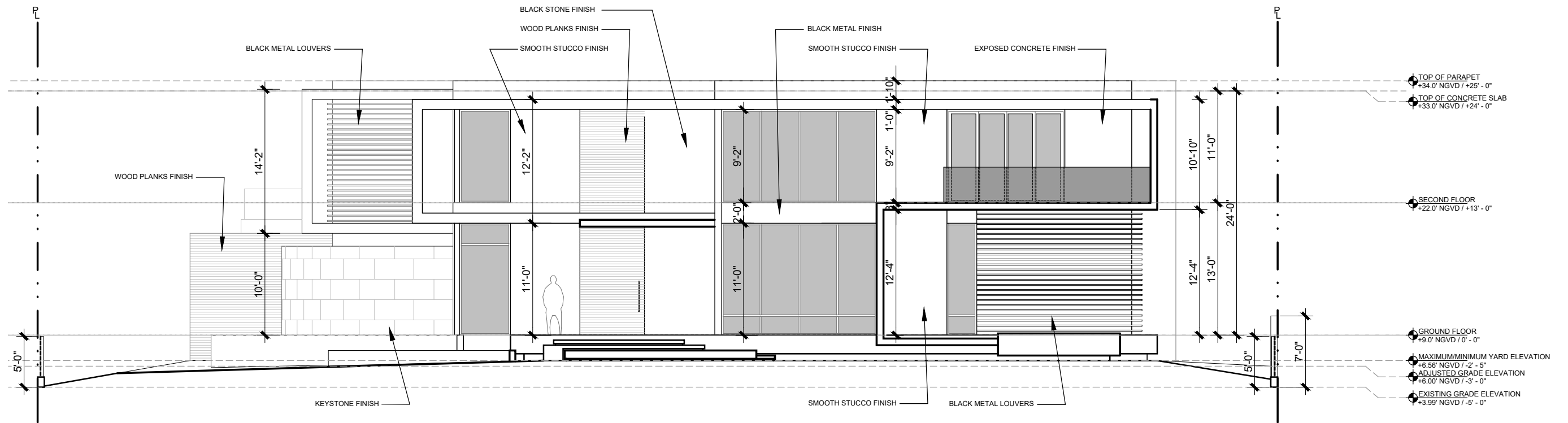
ROOF PLAN
A2.2

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12.06.2021

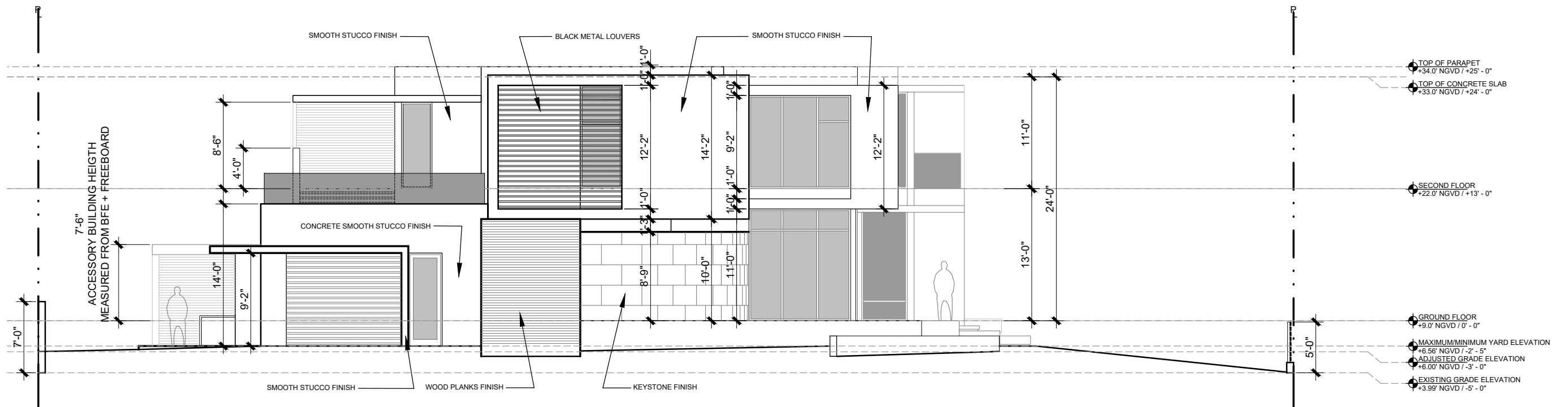
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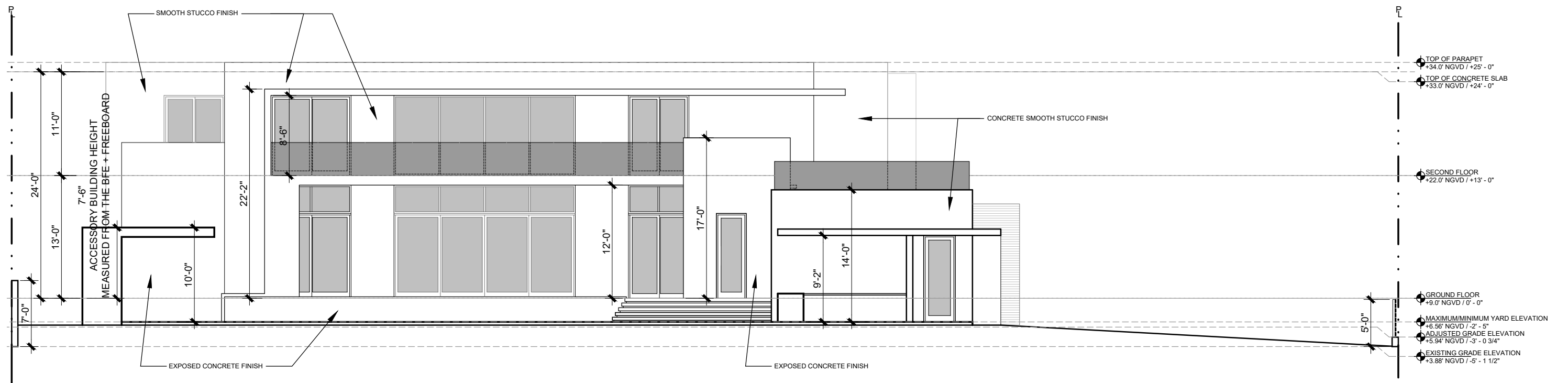
1 NORTHEAST ELEVATION
3/32" = 1'-0"



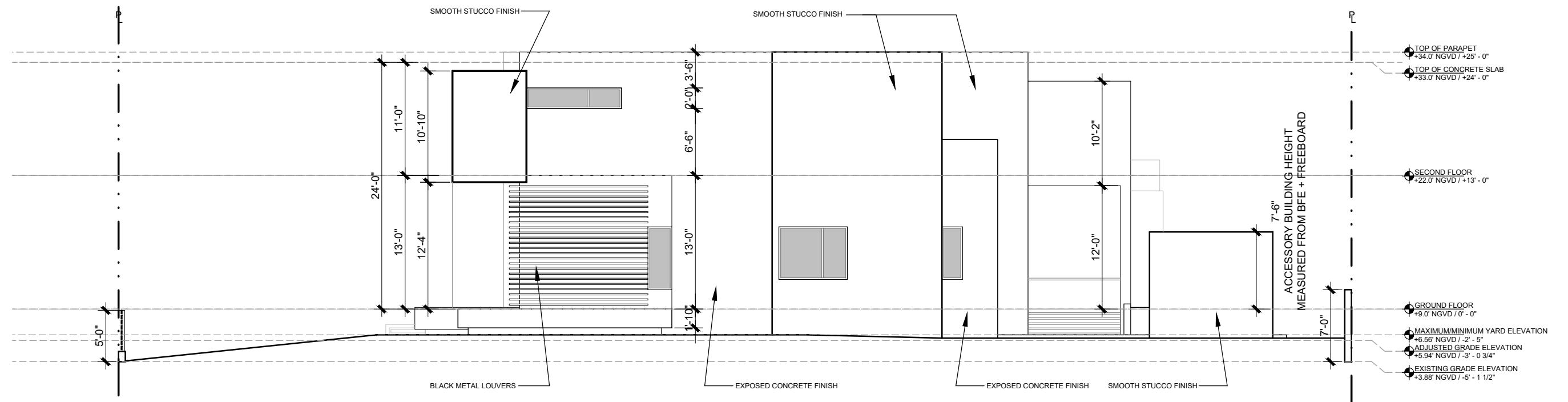
2 SOUTHEAST ELEVATION
3/32" = 1'-0"

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**ELEVATIONS
A3.0**



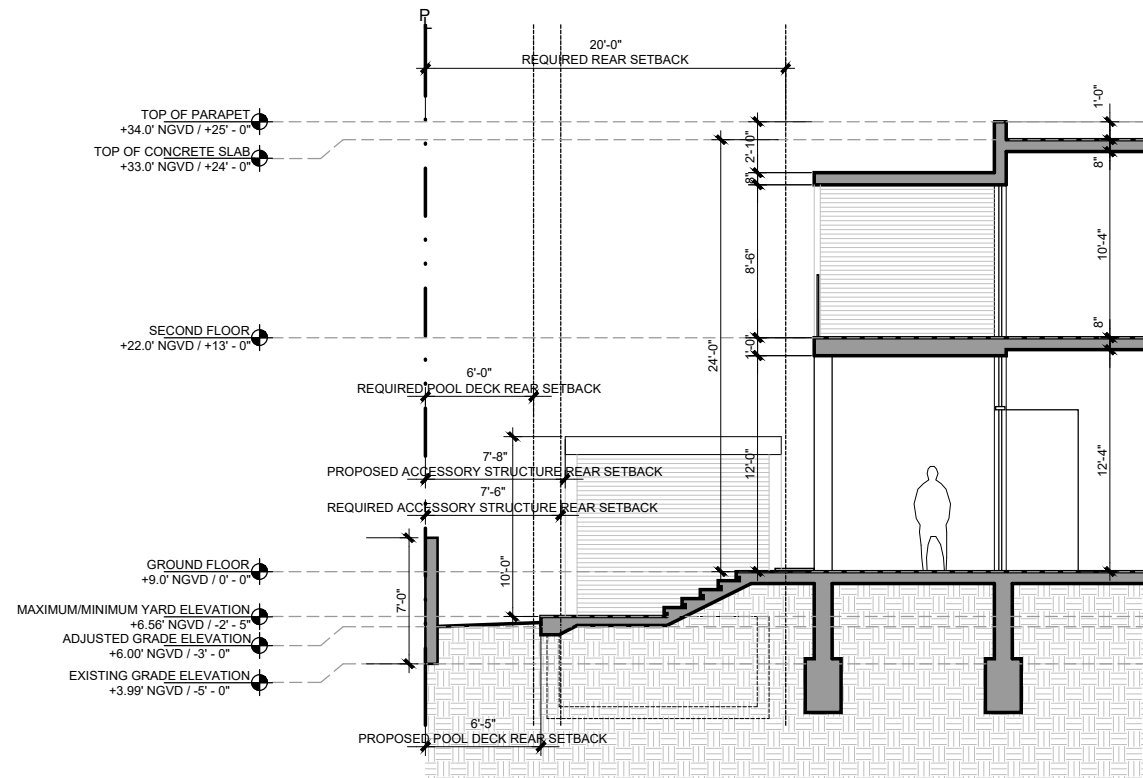
1 NORTHEAST ELEVATION
3/32" = 1'-0"



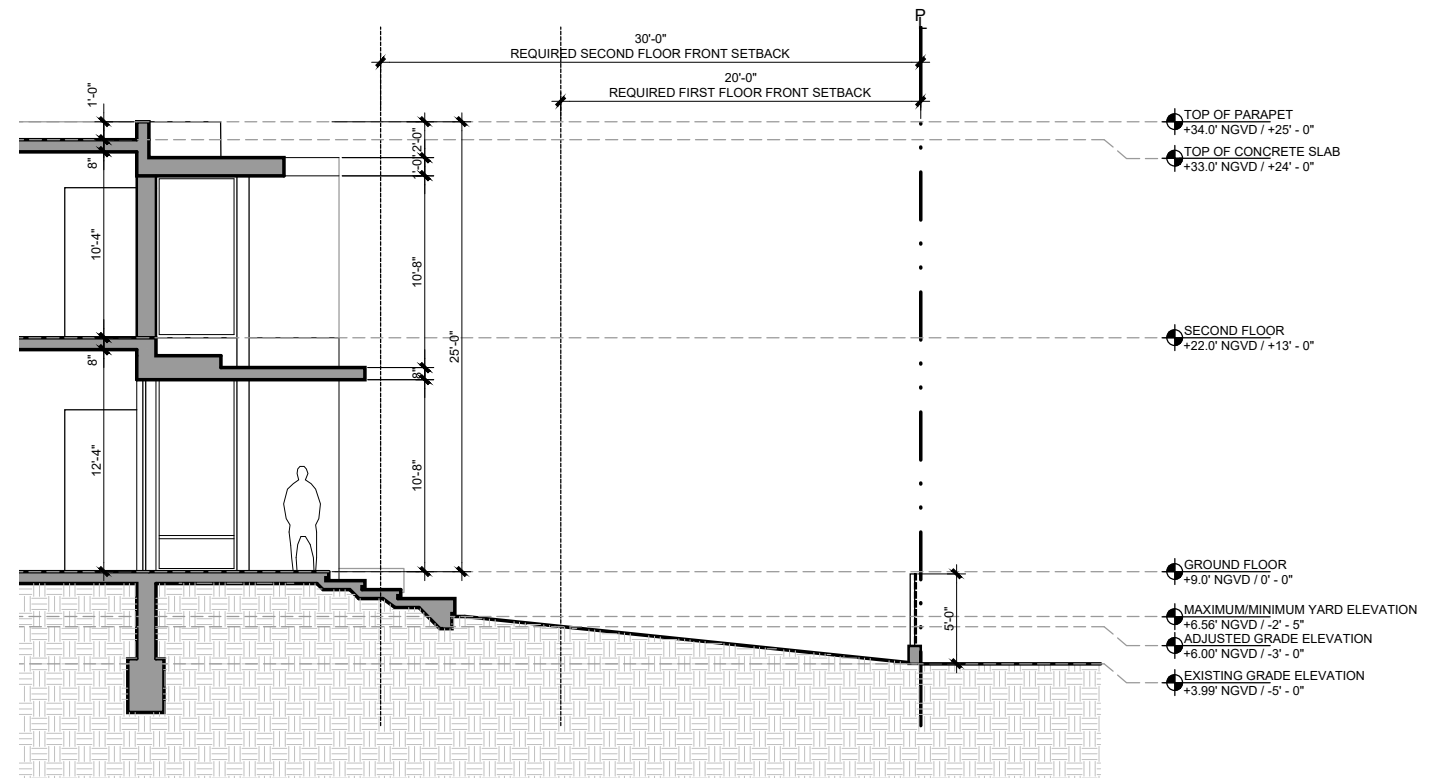
2 SOUTHEAST ELEVATION
3/32" = 1'-0"

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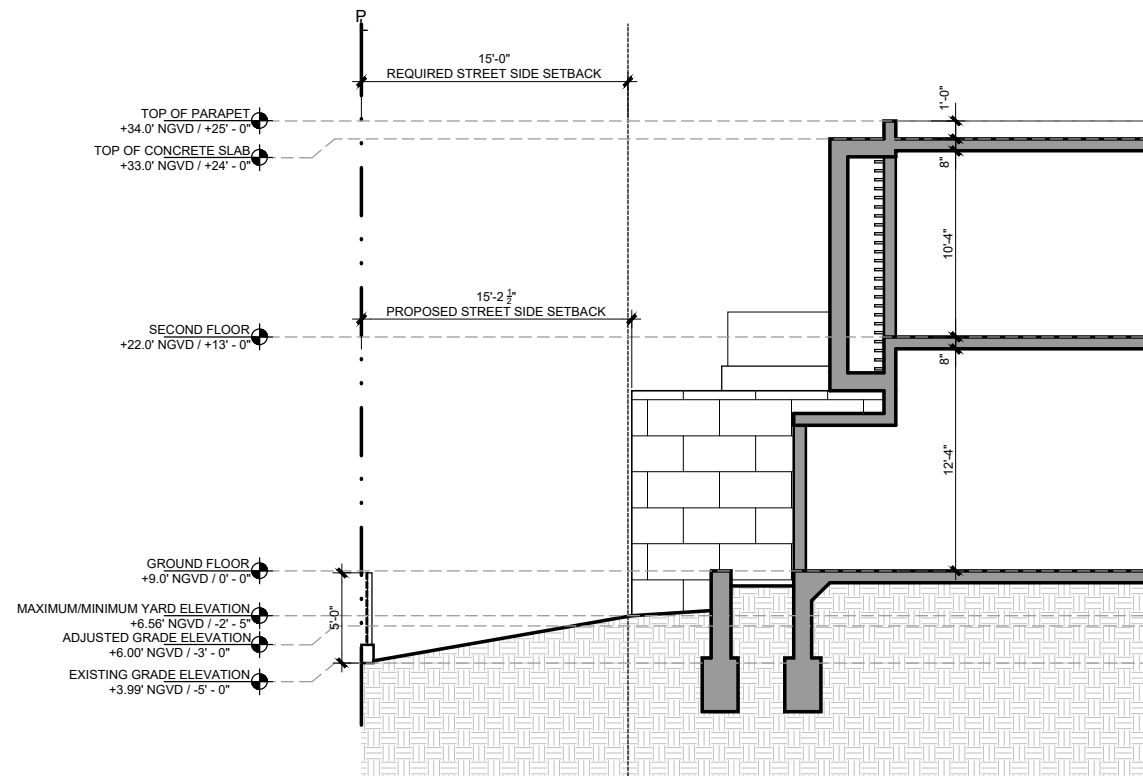
ELEVATIONS A3.1



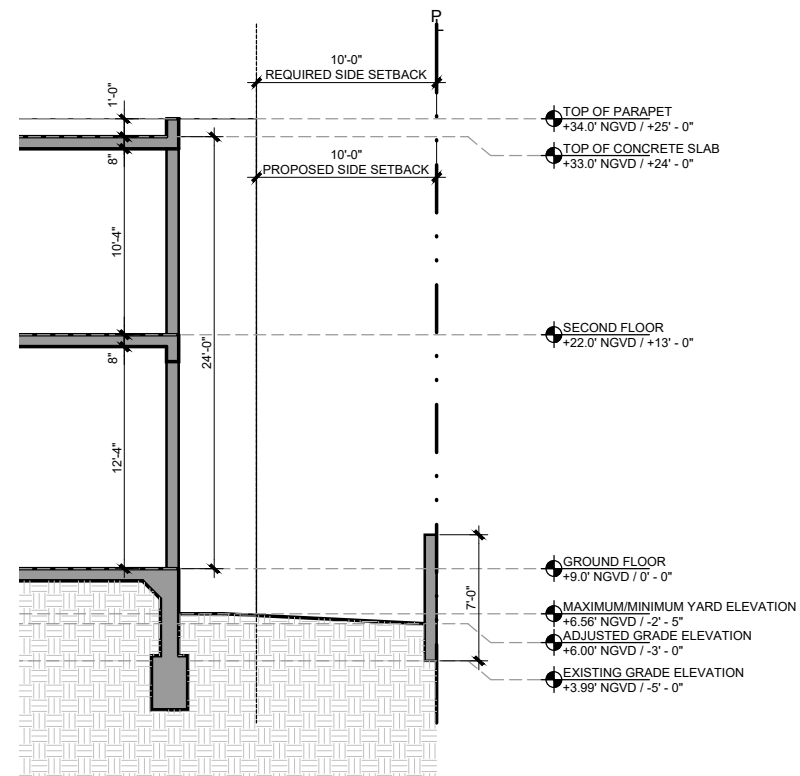
1 REAR YARD SECTION
3/32" = 1'-0"



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



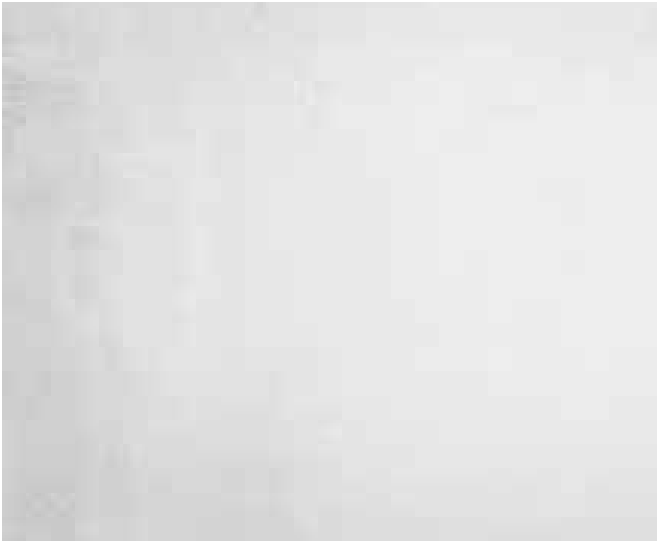
3 STREET SIDE YARD SECTION
3/32" = 1'-0"



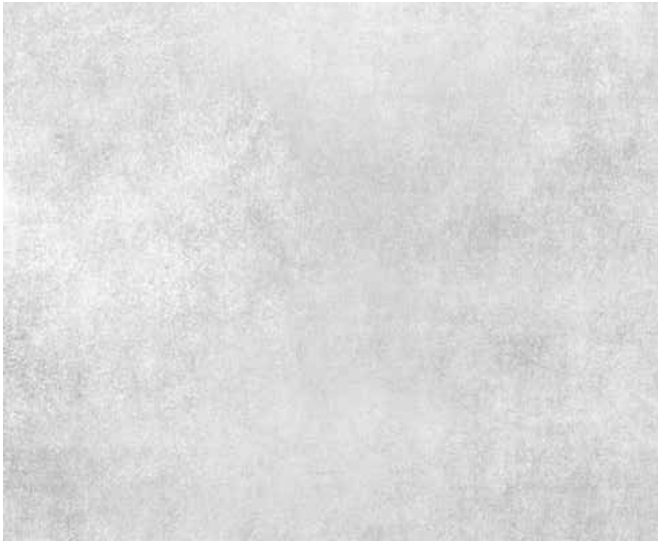
4 SIDE YARD SECTION
3/32" = 1'-0"

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YARD SECTIONS
A3.2



P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



C-01 CONCRETE SMOOTH STUCCO FINISH



C-02 EXPOSED CONCRETE FINISH



SM-01 KEYSTONE 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

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RENDERINGS
A4.7

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RENDERINGS
A4.8

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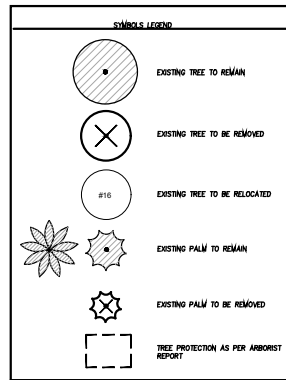
RENDERINGS
A4.9

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- NOTES:
1. INFORMATION ON EXISTING VEGETATION IS BASED ON ARBORIST REPORT.
 2. REFER TO SHEET TD-1.1 FOR TREE DISPOSITION LEGEND AND MITIGATION INFORMATION.

1 TREE DISPOSITION PLAN

1/16" = 1'-0"

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4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
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60' DEDICATED RIGHT-OF-WAY
NAUTILUS DRIVE
23.5' ASPHALT PAVEMENT



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LANDSCAPE ARCHITECT

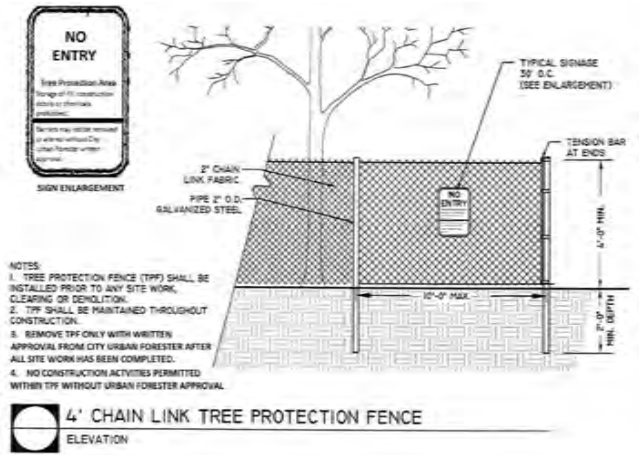


HAROLD R. HOYTE
LAR 6666869

TREE DISPOSITION PLAN TD-1.0

TREE DISPOSITION LEGEND										
	Scientific name	Common name	DBH	Ht/Ct	Canopy	Condition	Mitigation			TPZ
							Disposition	Trees (DBH)	Palms (ea.)	
1	Bursera simaruba	Gumbo limbo	18"	30'	20'	Moderate	To Remain			12'
2	Bursera simaruba	Gumbo limbo	16"	30'	25'	Moderate	To Remain			12'
3	Bursera simaruba	Gumbo limbo	12"	30'	20'	Moderate	To Remain			12'
4	Bursera simaruba	Gumbo limbo	22"	30'	18'	Moderate	To Remove	22		
5	Bursera simaruba	Gumbo limbo	23"	30'	20'	Moderate	To Remain			15'
6	Bursera simaruba	Gumbo limbo	17"	35'	22'	Moderate	To Remain			12'
7	Bursera simaruba	Gumbo limbo	20"	35'	32'	Moderate	To Remain			15'
8	Bursera simaruba	Gumbo limbo	16"	35'	28'	Moderate	To Remain			12'
9	Bursera simaruba	Gumbo limbo	11"	30'	22'	Moderate	To Remain			12'
10	Bursera simaruba	Gumbo limbo	12"	30'	32'	Moderate	To Remain			12'
11	Caesalpinia granadillo	Bridalveil tree	7"	18'	24'	Moderate	To Remove	7		
12	Roystonea regia	Royal palm	20"	50'	0	Dead	To Remove		n/a	
13	Ficus benjamina	Weeping fig	55"	40'	35'	Poor	To Remove	n/a		
14	Lagerstroemia speciosa	Queen's crepe myrtle	15"	35'	35'	Good	To Relocate			15'
15	Ficus benjamina	Weeping fig	13"	40'	35'	Poor	To Remove	n/a		
16	Bursera simaruba	Gumbo limbo	35"	35'	42'	Moderate	To Relocate			18'
17	Ficus benjamina	Weeping fig	34"	35'	38'	Poor	To Remove	n/a		
18	Quercus virginiana	Live oak	12"	40'	22'	Moderate	To Relocate			12'
19	Quercus virginiana	Live oak	25"	75'	48'	Good	To Remove	25		
20	Bursera simaruba	Gumbo limbo	20"	50'	50'	Good	To Relocate			18'
21	Sabal palmetto	Sabal palm	14"	7'	18'	Good	To Remove		1	
22	Bauhinia purpurea	Hong Kong orchid	23"	35'	36'	Poor	To Remove	23		
23	Bauhinia purpurea	Hong Kong orchid	11"	30'	28'	Poor	To Remove	11		
24	Roystonea regia	Royal palm	20"	40'	34'	Good	To Remain			5'
25	Adonidia merrillii x 2 tks	Christmas palm	11"	20'	18'	Good	To Remove		1	
26	Coccoloba uvifera	Seagrape	21"	50'	38'	Moderate	To Remain			15'
27	Adenanthera pavonia	Red Sandalwood	12"	30'	28'	Invasive	To Remove	n/a		
28	Sabal palmetto	Sabal palm	14"	25'	18'	Good	To Remain			4'
29	Ficus benjamina	Weeping fig	21"	40'	30'	Poor	To Remove	n/a		
30	Terminalia catappa	Tropical almond	10"	35'	38'	Poor	To Remove	10		
31	Delonix regia	Royal poinciana	56"	70'	50'	Moderate	To Remove	56		
32	Adenanthera pavonia	Red Sandalwood	12"	24'	28'	Invasive	To Remove	n/a		
33	Delonix regia	Royal poinciana	21"	55'	50'	Moderate	To Remove	21		
34	Sabal palmetto	Sabal palm	14"	17'	18'	Good	To Remain			4'
35	Quercus virginiana	Live oak	24"	50'	45'	Moderate	To Remain			20'
36	Bauhinia purpurea	Hong Kong orchid	8"	18'	24'	Poor	To Remove	8		
37	Sabal palmetto	Sabal palm	10"	20'	14'	Good	To Remain			
TOTAL DBH REMOVED								183		
TOTAL PALMS REMOVED									2	

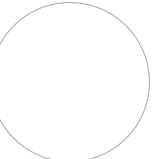
Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)	OR	Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)	OR	Contribution to Tree Trust Fund
2"—3"	1	or	0	or	\$1,000.00
4"—6"	2	or	1	or	\$2,000.00
7"—12"	4	or	2	or	\$4,000.00
13"—18"	6	or	3	or	\$6,000.00
19"—24"	8	or	4	or	\$8,000.00
25"—30"	10	or	5	or	\$10,000.00
31"—36"	12	or	6	or	\$12,000.00
37"—42"	14	or	7	or	\$14,000.00
43"—48"	16	or	8	or	\$16,000.00
49"—60"	20	or	10	or	\$20,000.00



LANDSCAPE ARCHITECT

JEREZ
CONSULTING
HRTF CONSULTING
HAROLD HOYTE
2222 DISCOVERY CIRCLE
WEST
DEERFIELD BEACH, FL
33442
954.882.4757
LANDSCAPE SUB-CONSULTANT

Jerez Design Group, Inc.
JEREZ DESIGN GROUP
JESSICA JEREZ
9135 FONT. BLVD., #4
MIAMI, FL 33172
305.457.0791



HAROLD R. HOYTE
LAR 6666869

TREE DISPOSITION LEGEND

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TREE DISPOSITION LEGEND
TD-1.1



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NEW LOCATION FOR
RELOCATED LIVE OAK
TREE #18

CLG
10

LAS
1
MYF
3

NEW LOCATION FOR
RELOCATED LIVE OAK
TREE #18

PSN
55

CLG
55

BUS
1

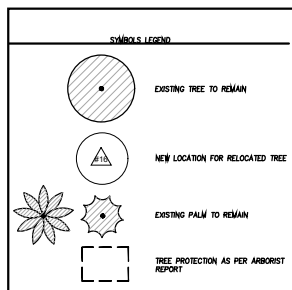
CACY
4

SAC
15

CHH
15

COE
6

COS
2



2 LANDSCAPE PLAN

1/16" = 1'-0"

- NOTES:
- REFER TO SHEET L-1.1 FOR ZONING LEGEND, PLANT LIST AND MITIGATION CALCULATIONS.
 - REFER TO SHEET L-1.2 FOR PLANTING DETAILS AND NOTES.

PINHASOV RESIDENCE

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NAUTILUS EXTENSION P.B. 34 PG_47

10° 24' 22" 152.94' R=842.07'

NO NEW PLANTING
AND IRRIGATION
WILL BE ADDED
WITHIN EASEMENT

ALR
8

THR3
3

CLG
16

COE
6

CLG
69

CACY
3

PSN
7

CHH
12

SAC
12

ZAP
42

BUS
2

NEW LOCATION FOR
RELOCATED GUMBO LIMBO
TREES #16 + #20

LANDSCAPE ARCHITECT



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LAR 6666869

LANDSCAPE PLAN L-1.0



13944 SW 8 STREET
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CITY OF MIAMI BEACH					
LANDSCAPE LEGEND					
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS					
Zoning District <u>RS-4</u> Lot Area <u>14,181 SF</u> Acres <u>.33</u>					
OPEN SPACE			REQUIRED/ ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>14,181</u> SF x <u>50</u> % = <u>7,091 SF</u>			7,091 SF	3,344 SF (Front + rear	
B. Square feet of parking lot open space required as indicated on site plan:					
Number of parking spaces _____ x 10 s.f. parking space =			N/A	N/A	
C. Total square feet of landscaped open space required: A+B=				3,344 SF (Front + rear yards only)	
			7,091 SF		
LAWN AREA CALCULATION					
A. Square feet of landscaped open space required			4,133 SF	5,926 SF	
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>3,344</u> SF			1,672 SF	1,665 SF	
TREES					
A. Number of trees required per lot, less existing number of trees meeting minimum requirements= <u>(5)</u> trees x lot - <u>(6)</u> number of existing trees=			5	6 (all existing)	
A1. As per 126-6.c, Table A <u>2</u> trees at front yard, <u>3</u> trees in back yard					
A2. Per every 1,000 SF over 6,000 SF property, another tree will be added			9	15	
B. % Natives required: Number of trees provided x 30% =			4	19	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=			7	19	
D. Street Trees (maximum average spacing of 20' o.c.) <u>224'</u> linear feet along street divided by 20' =			12	12	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ LF along street divided by 20' =			N/A	N/A	
TOTAL TREES			26	33	
SHRUBS					
A. Number of shrubs required: Sum of lot and street trees required x 12=			312	316	
B. % Native shrubs required: x 50%=			156	158	
LARGE SHRUBS OR SMALL TREES					
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=			32	32	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=			16	16	

MITIGATION INFORMATION FOR: 183" DBH - TREES AND REMOVAL OF 2 PALMS		
A. 183" DBH =		
(61) 2" DBH X 12' HT. TREES OR (32) 4" x 16' HT. TREES		
B. 2 PALMS =		
(2) 2" DBH X 12' HT. TREES		
TOTAL REQUIRED: (63) 2" DBH TREES		
MITIGATION PROVIDED:		
(13) TREES AT 4" DBH X 16' HT.		
(2) TREES AT 2" DBH X 16' HT.		
(9) SMALL NATIVE TREES AT 1.5" DBH X 10' HT.		
NOTES:		
THE BALANCE OF (26) TREES AT 2" DBH WILL BE PAID TOWARDS THE CITY TREE FUND.		

PLANT LIST						
Label	Quantity	Scientific Name	Common Name	Specifications	Native	Salt Tolerance
Trees/Palms						
COE	12	Conocarpus erectus	Green Buttonwood	16' Ht., 7' sp., 4" dbh, Florida #1, Standard	Yes	High
COS	2	Cordia sebestena	Orange Geiger	12' Ht., 12' sp., 2" dbh, Florida #1, Standard	Yes	High
LAS	1	Lagerstroemia speciosa	Queen Crape Myrtle	16' Ht., 7' sp., 4" dbh, Florida #1, Standard		Moderate
THR3	3	Veitchia montgomeryana	Montgomery Palm, Triple	16' HT., 8' CT., 6" dbh, Florida #1, Standard		Moderate
Street Trees						
BUS	3	Bursera simaruba	Gumbo Limbo	12' Ht., 25' sp., 2" dbh, Florida #1	Yes	Moderate
Small Trees/Large Shrubs						
CACY	7	Capparis cynophallophora	Jamaican Caper	6' ht. x 4' sp., at time of planting, FLA #1	Yes	Moderate
CLG	16	Clusia guttifera	Small Leaf Clusia	6' ht. x 4' sp., at time of planting, FLA #1		High
GYL	6	Gymnanthes lucida	Crabwood	10' ht. x 2' sp., at time of planting, FLA #1, Standard	Yes	High
MYF	3	Myrcianthes fragrans	Simpson's Stopper	10' ht. x 2' sp., at time of planting, FLA #1, Standard	Yes	High
	32					
Shrubs						
ALR	8	Alocasia Regal Shields	Elephant's ear	full, 3 gal, 30" o.c., 30" ht. at time of planting		Low
CLG	150	Clusia guttifera	Small Leaf Clusia	30 " o.c., 36" ht. at time of planting		High
PSN	62	Psychotria nervosa	Wild Coffee	full, 3 Gal., 24 " o.c., 24" ht. at time of planting	Yes	Low
CHH	27	Chrysobalanus icaco 'Horizontal'	Cocoplum Horizontalis	full, 3 Gal., 24 " o.c., 24" ht. at time of planting	Yes	High
SAC	27	Salvia coccinea	Purple Tropical Sage	full, 3 gal, 18" o.c., 12" ht. at time of planting	Yes	Moderate
ZAP	42	Zamia pumila	Coontie	full, 3 gal, 18" o.c., 12" ht. at time of planting	Yes	Moderate
	316	TOTAL				
Sod						
	As shown	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'	solid sod		
	845.27 SF	Artificial turf				

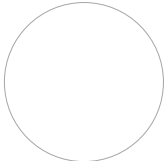
LANDSCAPE ARCHITECT



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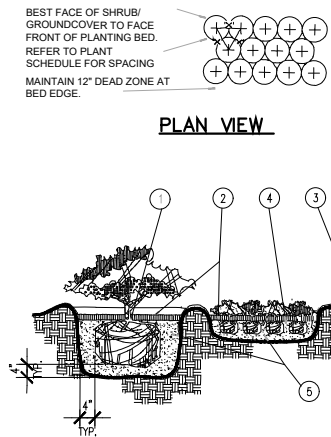


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LANDSCAPE LEGENDS
L-1.1

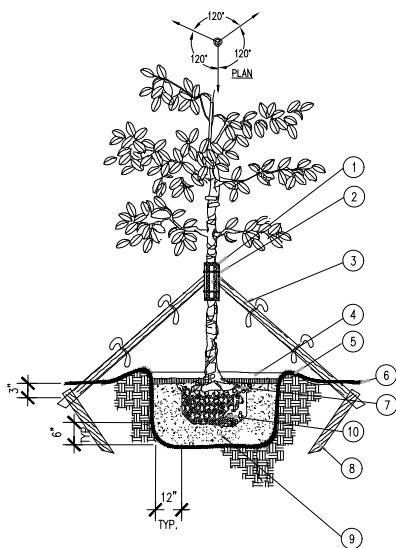


PLAN VIEW

- NOTES:
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL, MOUNDING UP TO THE TOP OF ROOTBALL.
 2. 3" MINIMUM OF MULCH.
 3. FINISHED GRADE
 4. PREPARED PLANTING SOIL.
 5. SCARIFY ROOTBALL SIDES AND BOTTOM.

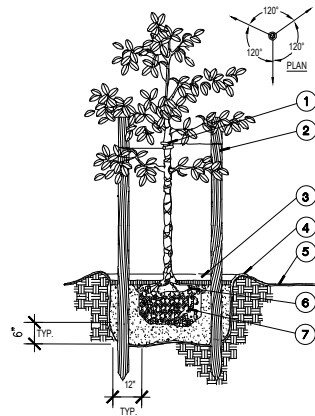
SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.



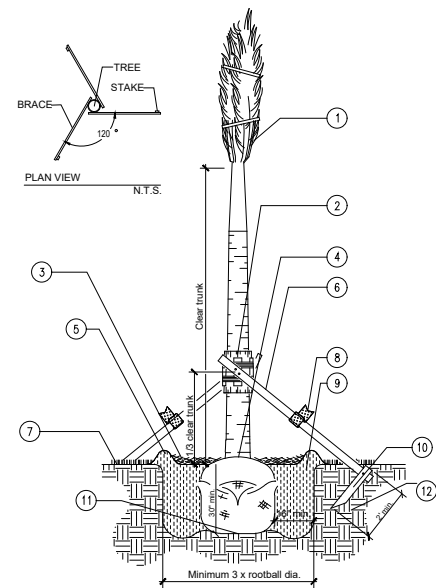
LARGE TREE PLANTING DETAIL

N.T.S.



SMALL TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

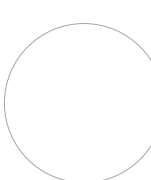
LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (3rd Ed., 1975) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
2. All shrubs, and groundcovers shall be guaranteed for 90 days from date of final acceptance. All trees and palms shall be guaranteed for six months from date of final acceptance.
3. Planting soil (with the exception for Palms) shall be weed-free, and consist of 60% clean, coarse, sharp, Lake Wales Silica Sand (alternate: Ortona or FDOT #3 coarse silica sand) and 30% Everglades muck mixed with 10% Canadian Peat.
4. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
5. Landscape Contractor shall locate and verify all underground utilities prior to digging.
6. All trees and palms, and standard shrub material to be staked in a good workmanlike manner. No nail staking permitted.
7. All trees, shrubs and groundcovers shall be fertilized at installation with: Five (5) of FEC 3-24-0-#1308 as manufactured by Atlantic-Florida East Coast Fertilizer Company, Homestead, Florida or equal, and two (2) pounds FEC 15-8-8 #2500 or equal per cubic yard of planting soil.
8. All palms shall be fertilized at installation with Atlantic East Coast Fertilizer "Palm Special" or approved equal.
9. Cover all planting beds with a minimum of 3" layer of shredded Pine, Eucalyptus or Florimuch (100% shredded Melaleuca). Do not use Bald Cypress mulch.
10. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
11. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
12. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which Miami Dade County determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to Miami Dade County.
13. General Contractor shall submit photos to Landscape Architect and/or Owner for approval for all plant material 7 gallons or larger unless otherwise specified.
14. Loss or damage of branches 1" width or greater due to transport and installation are the responsibility of the GC and grounds for immediate rejection by Landscape Architect and/or Owner.

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PLANTING DETAILS & NOTES L-1.2

PINHASOV RESIDENCE

4150 NAUTILUS DRIVE, MIAMI BEACH, FLORIDA 33140
12.06.2021

DRB21-0700

DESIGN REVIEW BOARD - REVISED FINAL SUBMITTAL DECEMBER 6TH, 2021



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