

REQUEST FOR DRB APPROVAL FOR:

VIRTUS LLC
4430 NAUTILUS DR

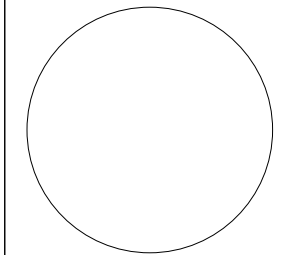
DRB FINAL OCTOBER SUBMISSION
8/3/2018
DRB18-0293

BALLI-TRAUTMAN
ARCHITECTS

ARCHITECTURE - INTERIORS - CONSTRUCTION

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC
AA26002968
GIORGIO LUIGI BALLI
DAVID SCOTT TRAUTMAN
AR13951
AR15045



VIRTUS LLC
NEW RESIDENCE
4430 NAUTILUS DR
MIAMI BEACH, FL

ISSUE DATE:
7/30/2018

SHEET TITLE

DRB

SHEET NUMBER

A-0.0



PROJECT TEAM

ARCHITECT:
BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101
CORAL GABLES, FLORIDA 33143
305-669-5160

SCOPE OF WORK

NEW TWO STORY
SINGLE FAMILY RESIDENCE

-SEEKING WAIVER FOR FIRST TO
SECOND FLOOR RATIO : 73%



Balli-Trautman Architects
1533 Sunset Drive Suite 101
Coral Gables, FL 33143

June 27, 2018

City of Miami Beach
1700 Convention Center Drive
Planning Department, Second Floor
Miami Beach, Florida 33139

Re: Architect’s Letter of Intent
4430 Nautilus Drive Miami Beach, FL.

Dear Members of the Design Review Board,

We are proposing to construct a new two story single family residence in the Modern style of architecture. The property size is 9,191.5square feet. The proposed new residence as per the calculation standard of the City of Miami Beach is at 5,485 square feet under roof, which translates to a unit size of 4,584 square feet which is 49.8% of the lot size. This meets the DRB maximum allowed required for unit size.

The lot coverage is proposed at 2,624 square feet, which is 28.5%, this also meets the DRB maximum allowed requirement for lot coverage. The front and rear yard pervious area requirements have been met at 65.3% for the front and 75.6% for the rear.

The property is located in an AE-7 flood zone, however the City of Miami Beach requires a BFE of 8.00’ NGVD for all lots, using the freeboard a minimum elevation of 9.00’ NGVD is required for all habitable spaces. We are utilizing this elevation to protect against flooding issues which are occurring in the area. The crown of road adjacent to the property is 4.49’ NGVD, the adjacent sidewalk is at 4.20’ NGVD and we intend on sloping the property up to an adjusted grade of 6.60’ NGVD.

The only waiver we are requesting is that of the second to first floor ratio. We are allowed a 70% ratio without asking for a waiver; above 70%, a waiver must be requested and approved. In this case our ratio is 73%. We believe the design is restricted by the size of the lot, which is on the smaller size for the RS-4 zoning district. The large setbacks of the corner lot restrict our buildable area further, requiring us to balance the square footage more to the second floor. Taking these restrictions into consideration we believe this warrants the waiver.

I ask for your support and vote in favor of the design and variance described in this letter of intent so that we may proceed with this project. We ask that the board approve our application, please contact our office with any questions.

Sincerely,

David Trautman, Principal
Balli-Trautman Architects LLC

(t) 305 669-5160



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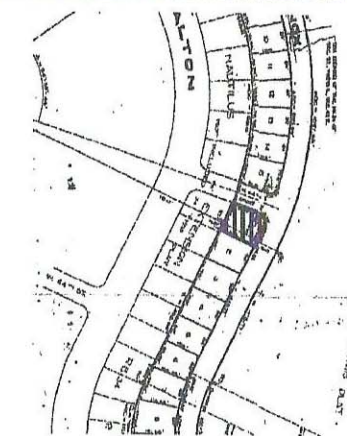
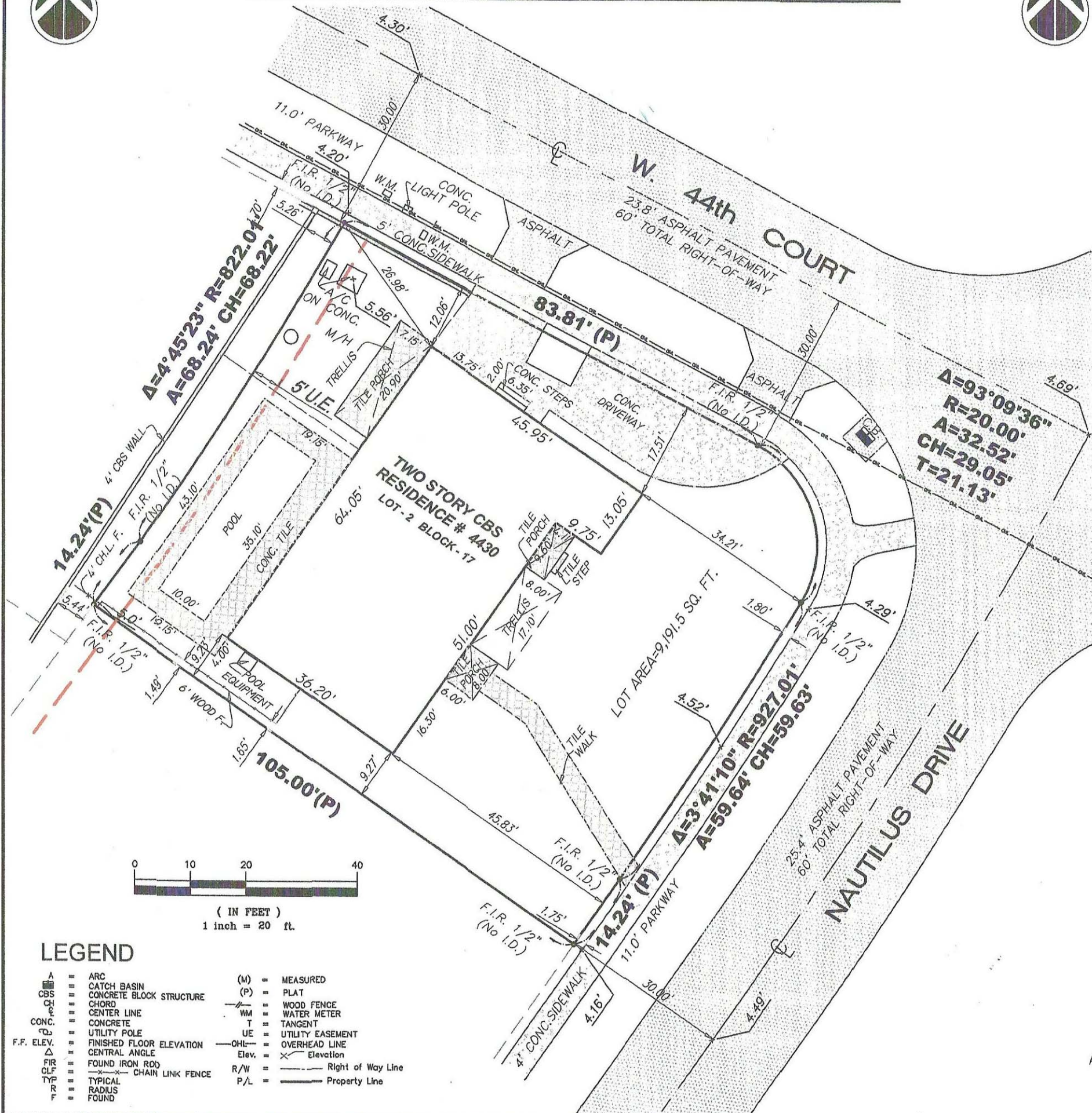
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SHEET TITLE
LETTER OF INTENT

SHEET NUMBER
A-0.1

SKETCH OF BOUNDARY SURVEY



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lot 1, in Block 18, of "NAUTILUS EXTENSION, SECOND ADDITION", according to the Plat thereof as recorded in Plat Book 34 at Page 81 of the Public Records of Miami-Dade County, Florida.
FOLIO: 02-3222-007-0010

CERTIFIED TO:

VIRTUS DEVELOPMENTS LLC.

PROPERTY ADDRESS:

4430 Nautilus Drive,
Miami Beach, FL 33140

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark :D-157-R, Elevation=4.92' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 06-06-2018

Address: 13801 SW 10th Terrace
Miami, FL 33184

Phone: (305) 345-9083

Fax: (305) 820-3558

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

Lopez RSMI
ENGINEERS - SURVEYORS
PLANNERS - DESIGNERS
email:lopeze@rsmi.com
305-345-9083

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0309

COMMUNITY NUMBER: 120651

SCALE: 1"=20'

BASE FLOOD ELEVATION: 7'

FIRM ZONE: AE

SUFFIX: L

JOB No. 18-1059

REVISED: E.L.

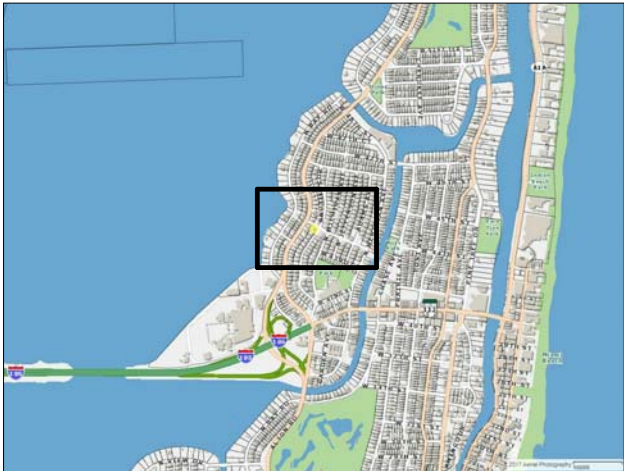
DATE: 06-07-2018

M.M.

DRAWN BY:

SHEET 1

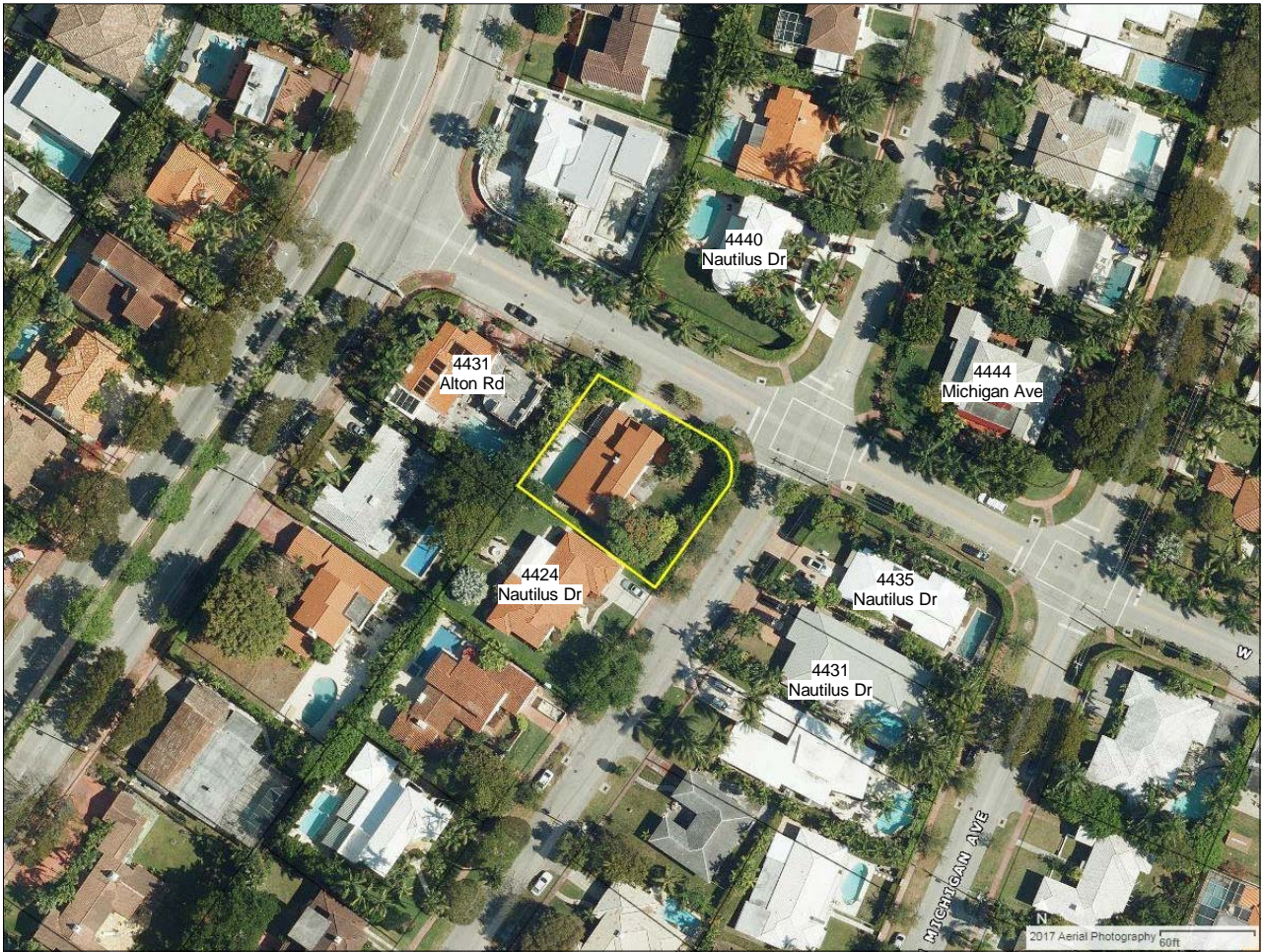
OF 1



4435 Nautilus Dr



4431 Nautilus Dr



4424 Nautilus Dr



4440 Nautilus Dr



SUBJECT PROPERTY



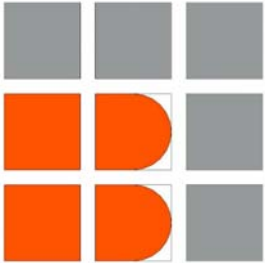
SUBJECT PROPERTY



4431 Alton Rd



4444 Michigan Ave



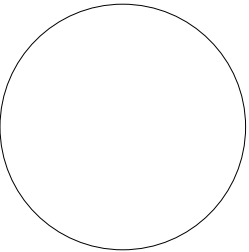
BALLI-TRAUTMAN
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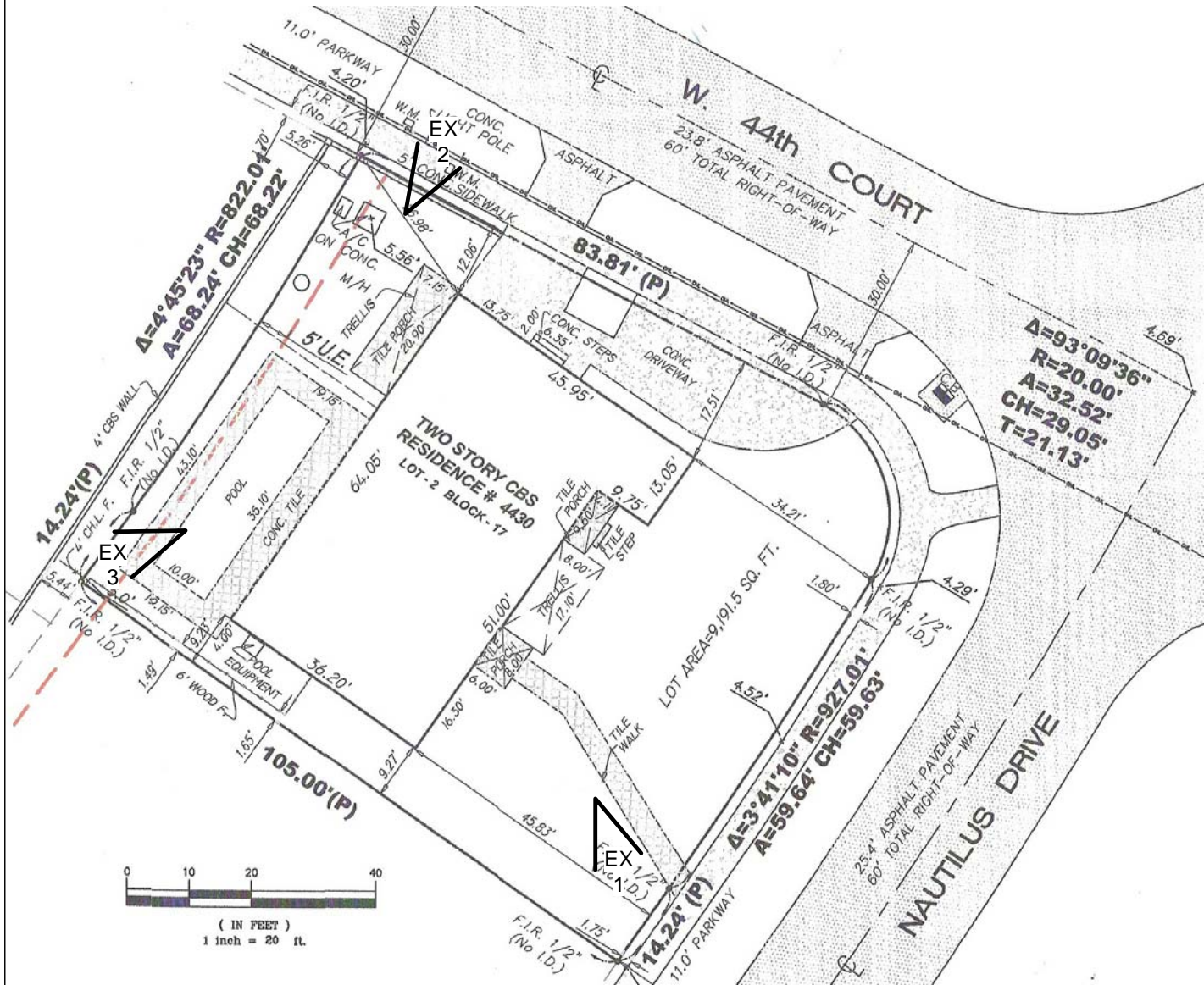
ISSUE DATE:
7/30/2018

SHEET TITLE

CONTEXT
PLAN

SHEET NUMBER

A-0.3



EXTERIOR VIEW 1



EXTERIOR VIEW 2



EXTERIOR VIEW 3



INTERIOR VIEW 1



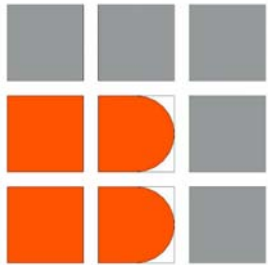
INTERIOR VIEW 2



INTERIOR VIEW 3



INTERIOR VIEW 4

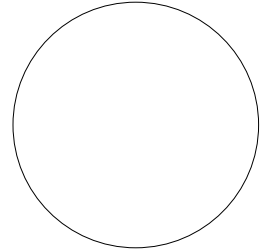


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SHEET TITLE

SITE
PHOTOS

SHEET NUMBER

A-0.4

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

#	Zoning Information			
1	Address:	4430 Nautilus Dr Lot 1, in Block 18, of "NAUTILUS EXTENSION, SECOND ADDTION" , according to the Plat thereof as recorded in Plat Book 34 at Page 81 of the Public Records of Miami-Dade County, Florida.		
2	Folio number(s):	02-3222-007-0010		
3	Board and file numbers :	DRB18-0293		
4	Year built:	1936	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.52' NGVD
6	Adjusted grade (Flood+Grade/2):	6.26' NGVD	Free board:	9.00' NGVD
7	Lot Area:	9,191.5 SF		
8	Lot width:	87.63'	Lot Depth:	104'
9	Max Lot Coverage SF and %:	30% = 2,757.45 SF	Proposed Lot Coverage SF and %:	28.5% = 2,624 SF
10	Existing Lot Coverage SF and %:	26.6% = 2,445 SF	Lot coverage deducted (garage-storage) SF:	28.5% = 2,624 SF
11	Front Yard Open Space SF and %:	65.3% = 1,766 SF	Rear Yard Open Space SF and %:	75.6% = 1,260 SF
12	Max Unit Size SF and %:	50% = 4,595.75 SF	Proposed Unit Size SF and %:	49.8% = 4,584 SF
13	Existing Approx. First Floor Unit Size:	~ 2,445 SF	Proposed First Floor Unit Size:	2,607 SF
14	Existing Approx. Second Floor Unit Size:	~ 950 SF	Proposed Second Floor Unit Size SF :	1,909 SF
15		Proposed First to Second Floor Volumetric Unit Size Ratio:		73.0% WAIVER REQUESTED
16			Proposed Roof Deck Area SF and %:	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT (from FFE)	N/A	24 FT	
18	Setbacks:				
19	Front First level:	20 FT	34.21 FT	30 FT	
20	Front Second level:	30 FT	N/A	30 FT	
21	Side 1:	10 ft (or 10%)	9.23 FT	10 FT	
22	Side 2 or (facing street):	15 FT (or 10%)	12.06 FT	15 FT 6 IN	
23	Rear:	20 FT (or 15%)	22.97 FT	20 FT 2 IN	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	25% = 21.9 FT	21.29 FT = 24.3%	25 FT 6 IN = 29.1%	
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:
N/A



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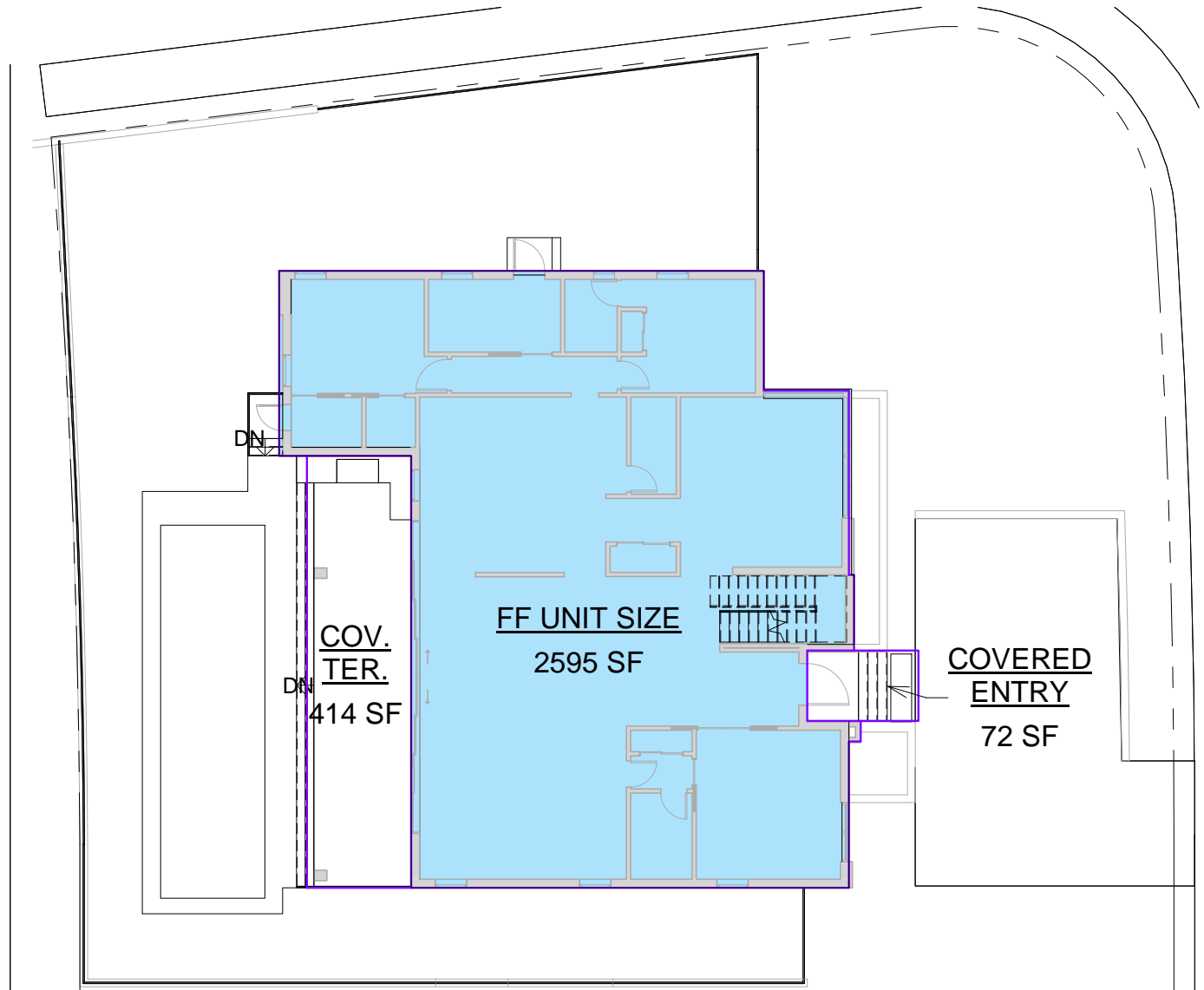
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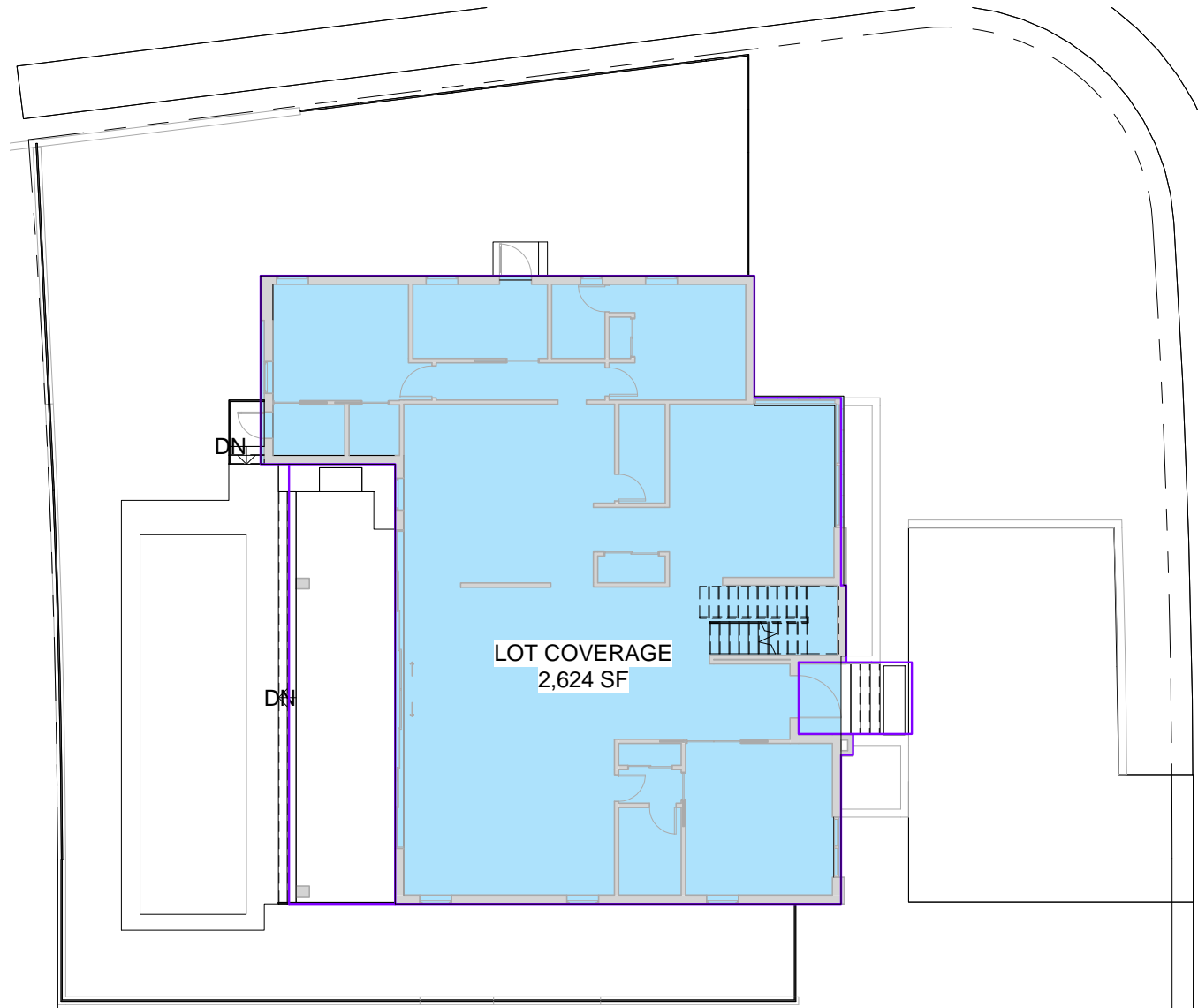
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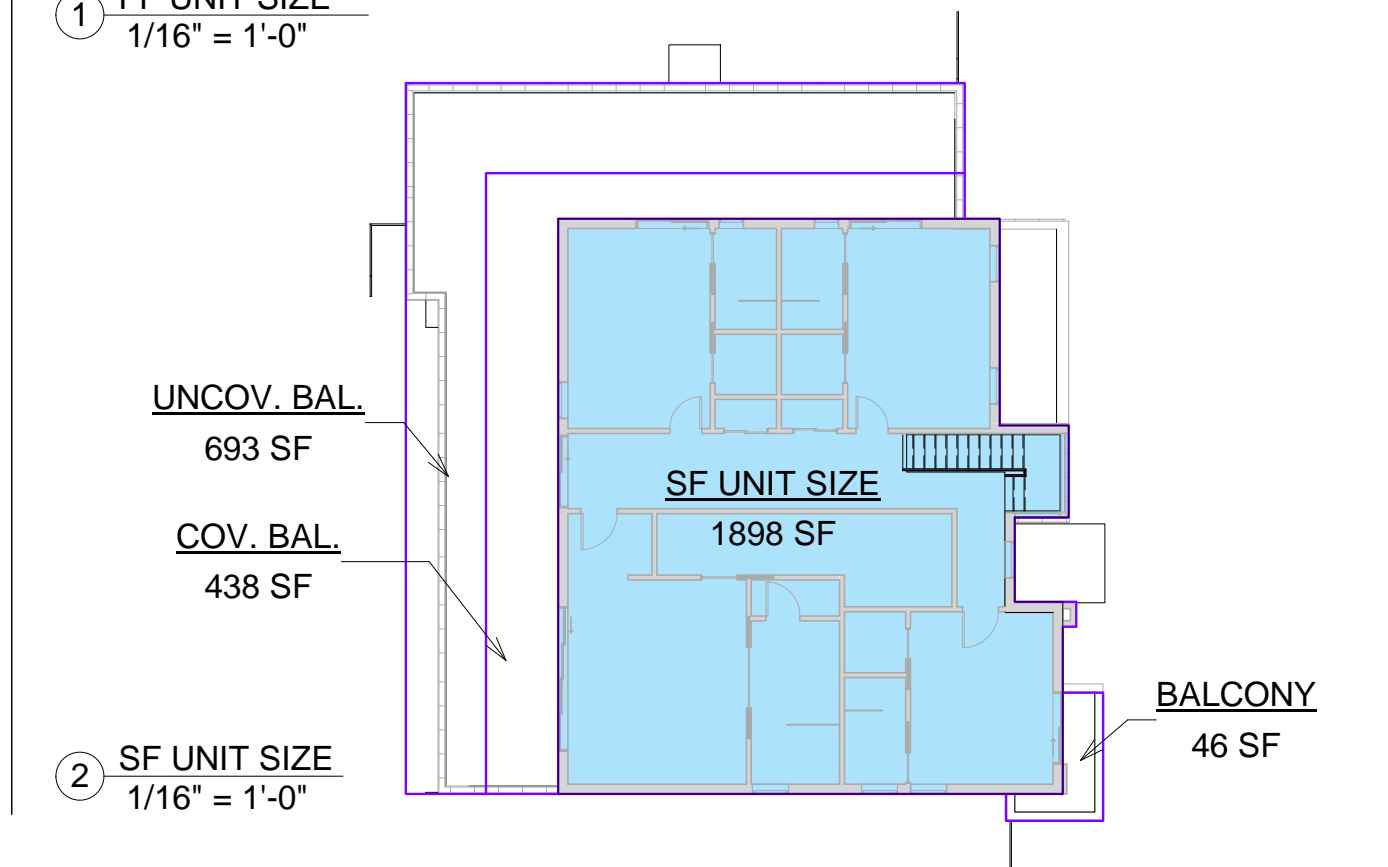
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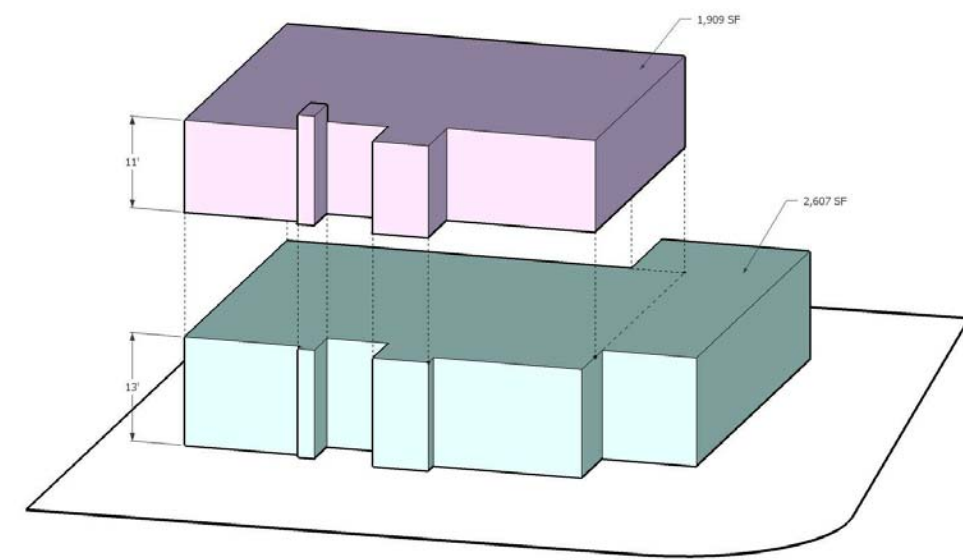
① FF UNIT SIZE
1/16" = 1'-0"



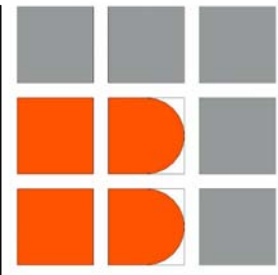
③ LOT COVERAGE
1/16" = 1'-0" **2,624 SF / 9,191.5 SF = 28.5%**



② SF UNIT SIZE
1/16" = 1'-0"



VOLUMETRIC UNIT SIZE
FIRST FLOOR: 2,595 SF
SECOND FLOOR: 1,898 SF
FF/SF = 73%



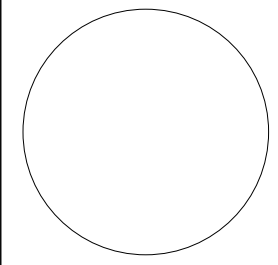
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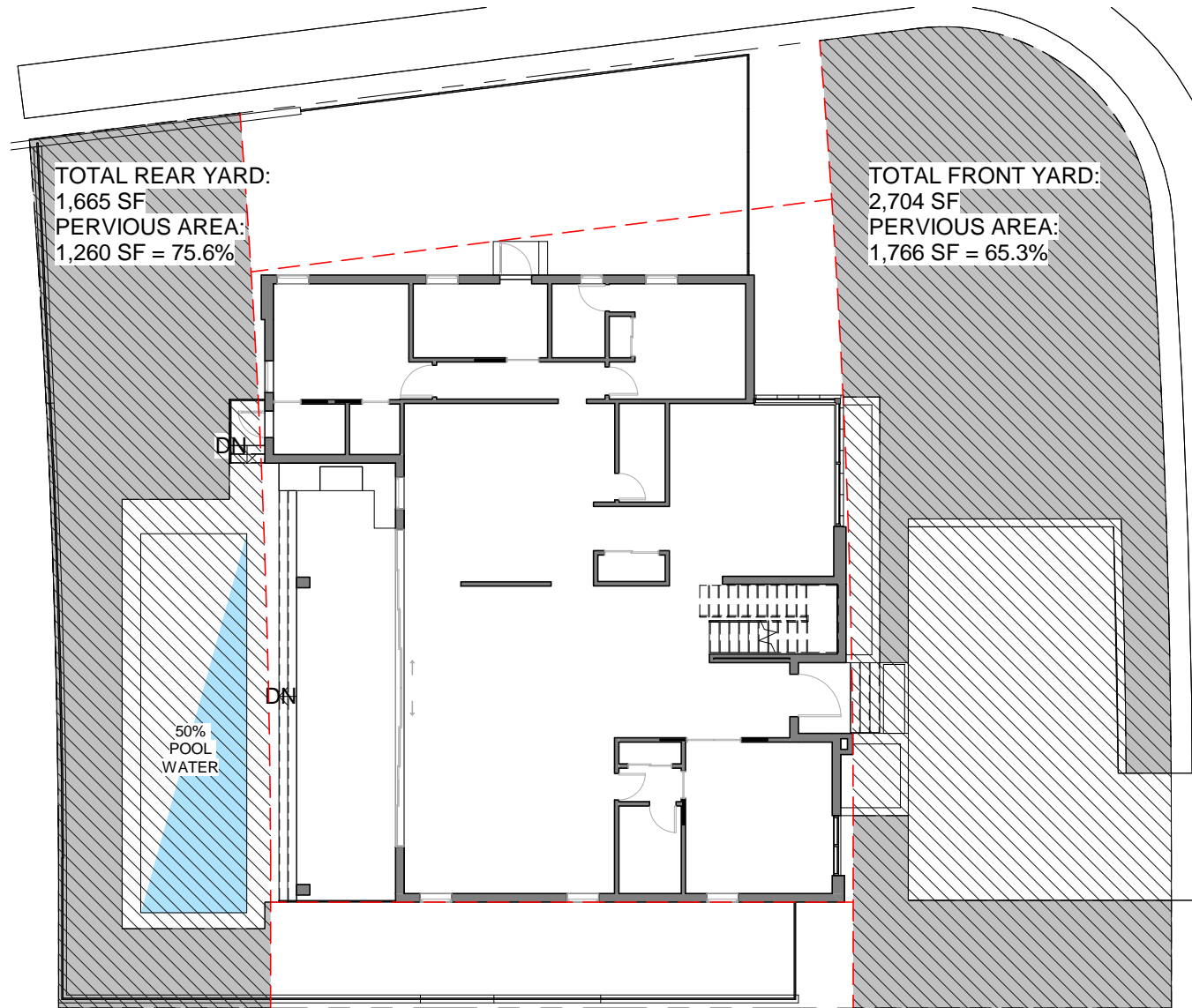
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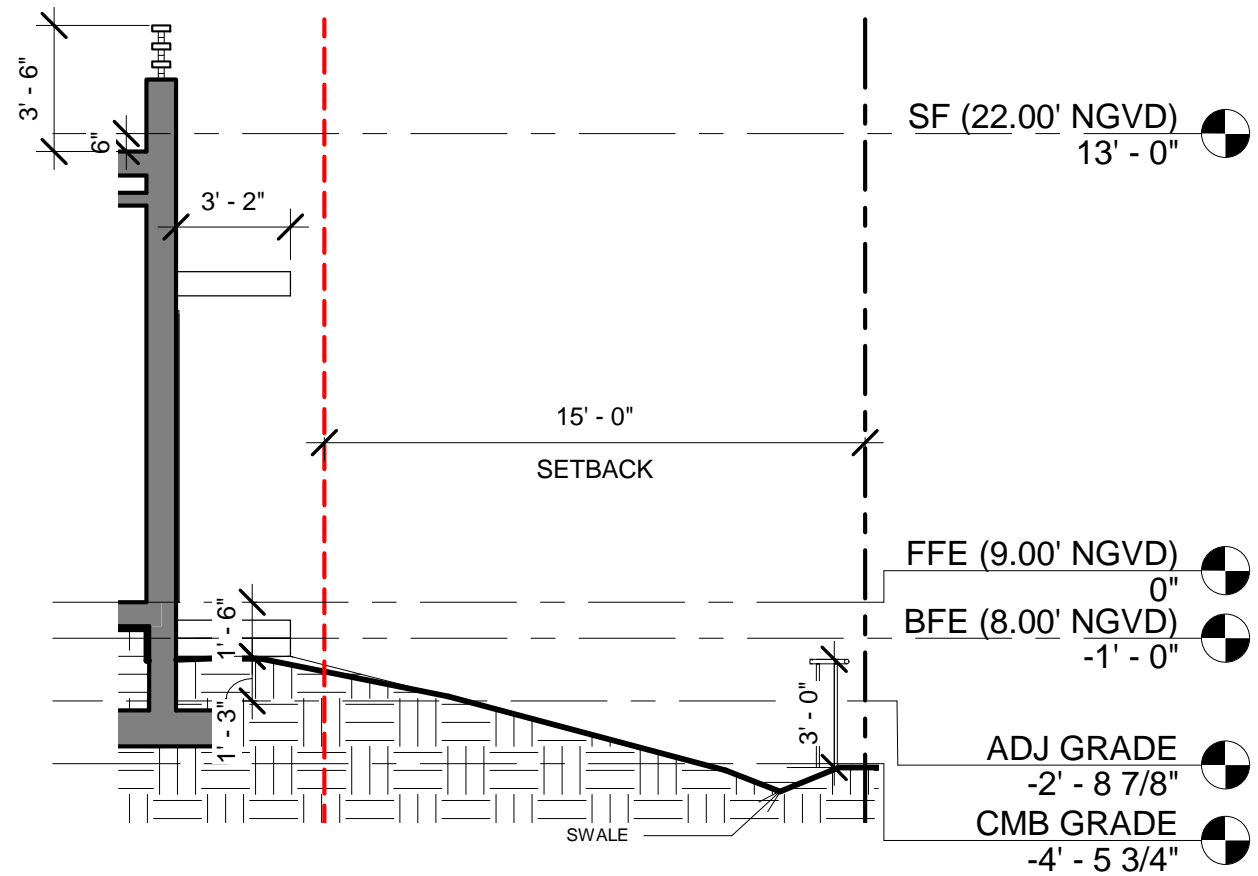
**ZONING
DIAGRAMS**

SHEET NUMBER

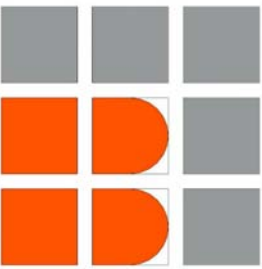
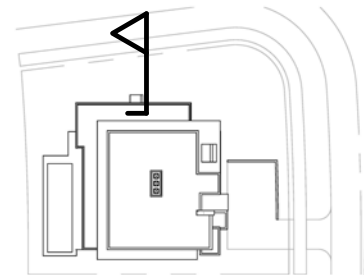
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① YARD AREAS
1/16" = 1'-0"



② STREET SIDE YARD SECTION
3/16" = 1'-0"



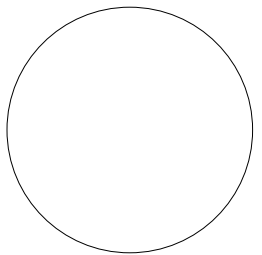
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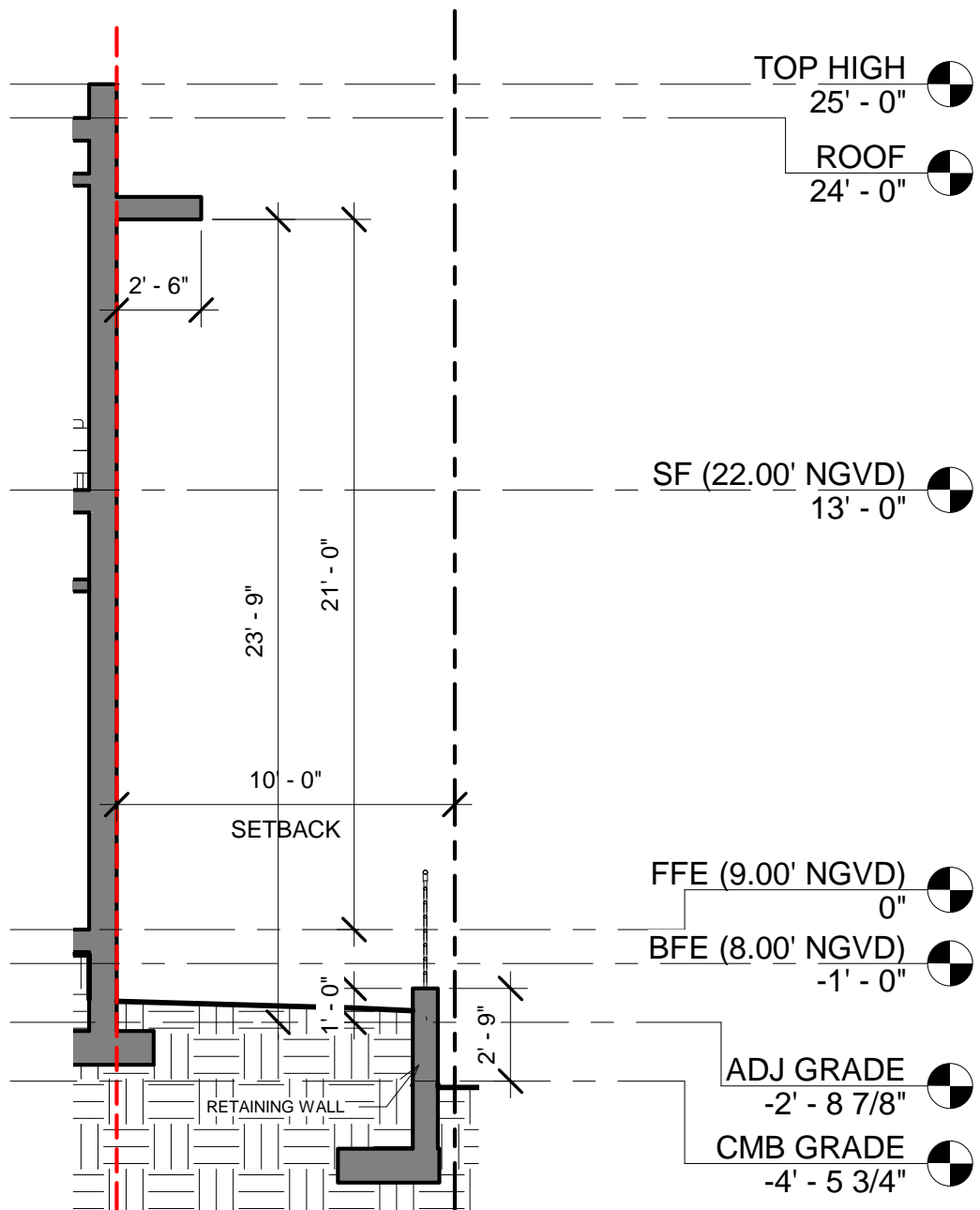
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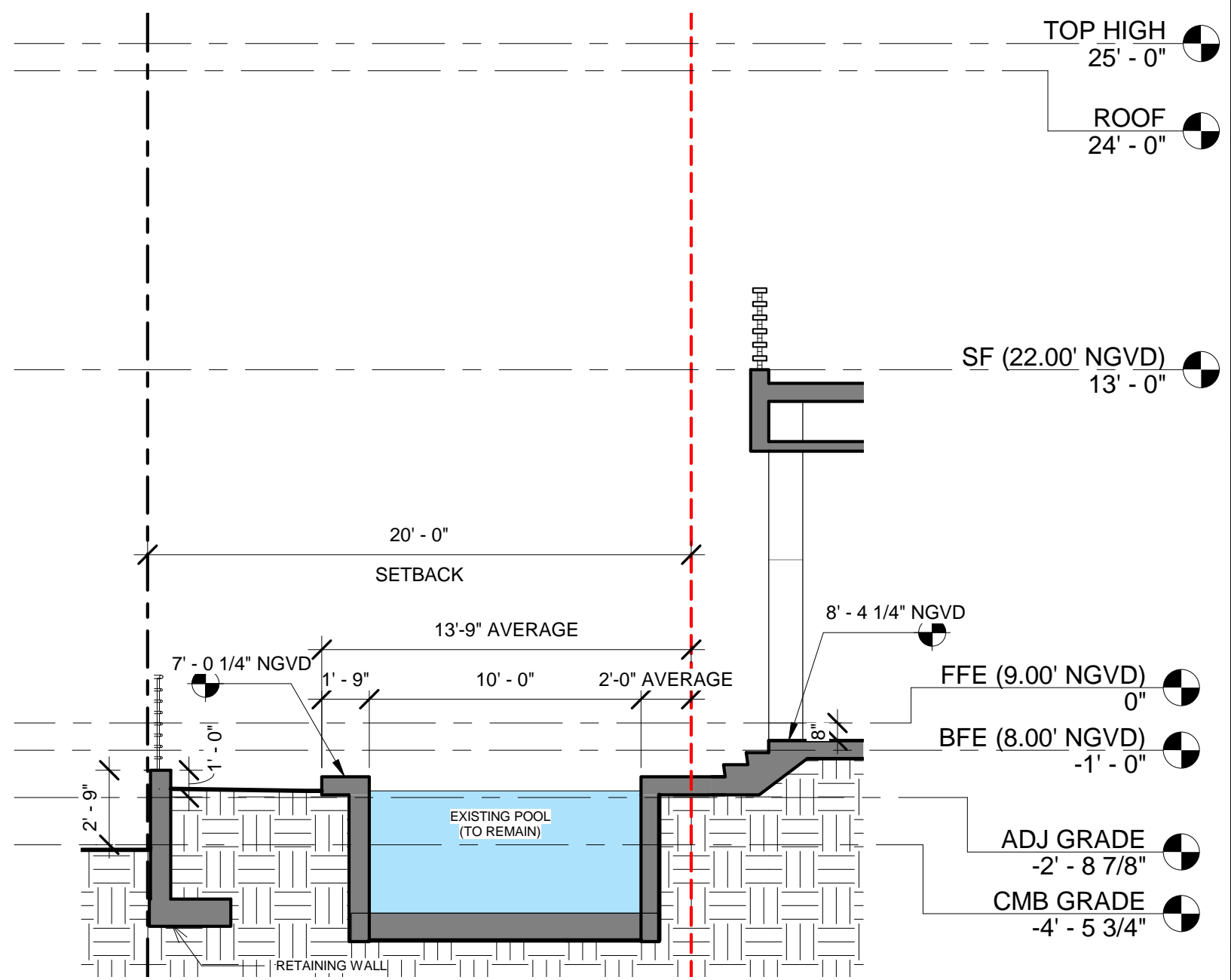
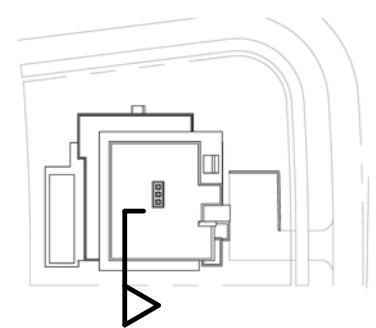
YARD
SECTIONS

SHEET NUMBER

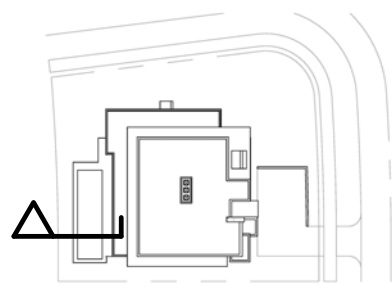
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1 INTERIOR SIDE YARD SECTION
3/16" = 1'-0"



2 REAR YARD SECTION
3/16" = 1'-0"



BALLI-TRAUTMAN ARCHITECTS
ARCHITECTURE - INTERIORS - CONSTRUCTION

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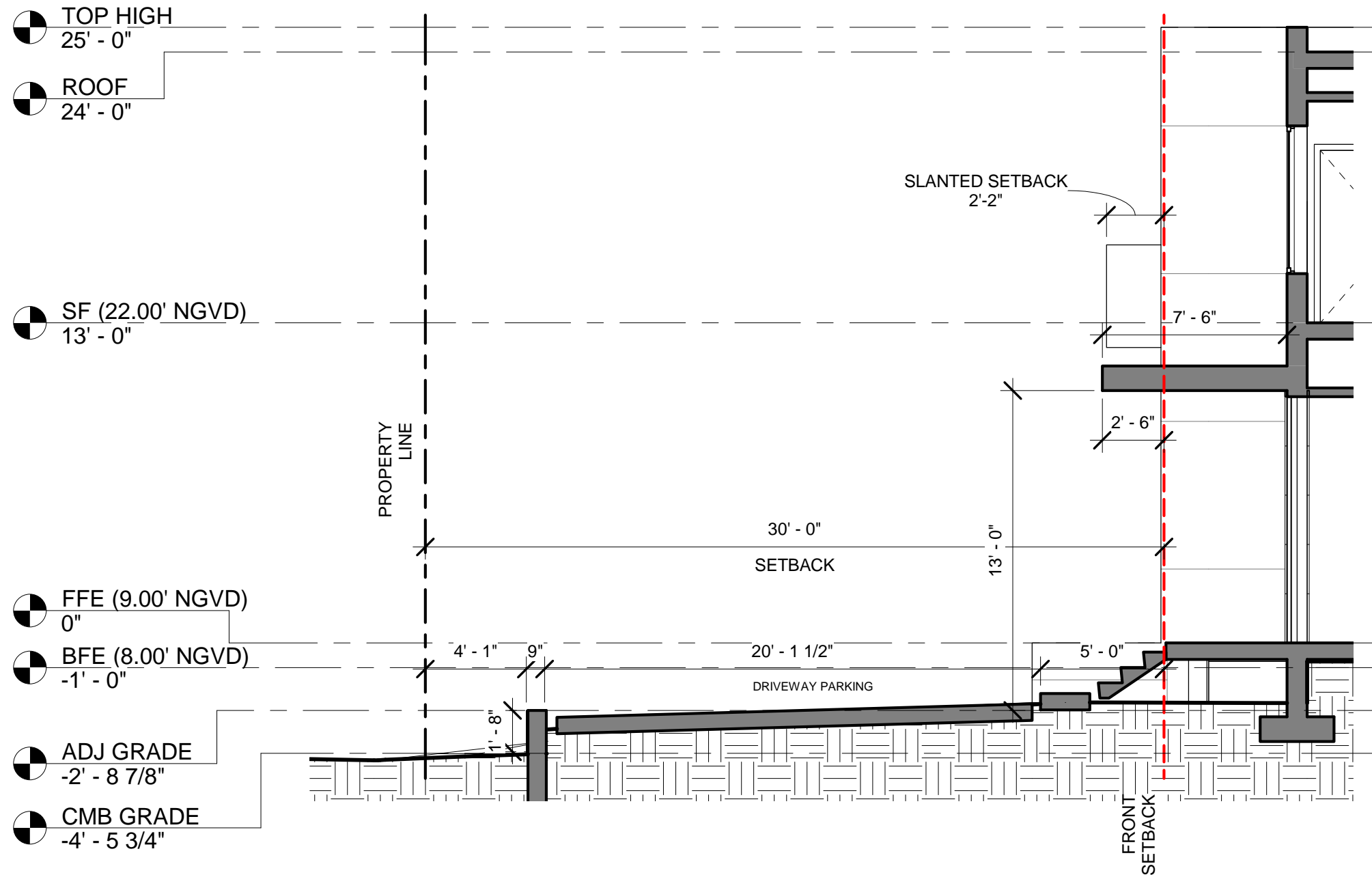
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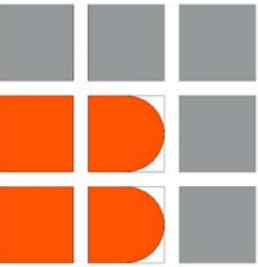
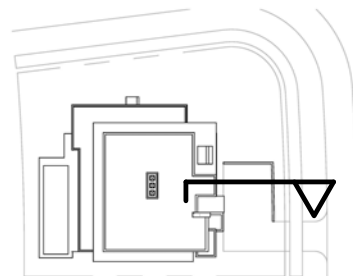
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SHEET TITLE
YARD SECTION

SHEET NUMBER
A-1.2B



1 FRONT YARD SECTION
3/16" = 1'-0"

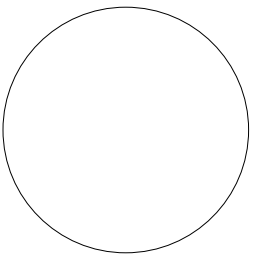


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SHEET TITLE

YARD
SECTIONS

SHEET NUMBER

A-1.2C

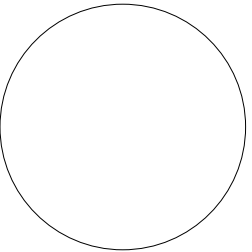


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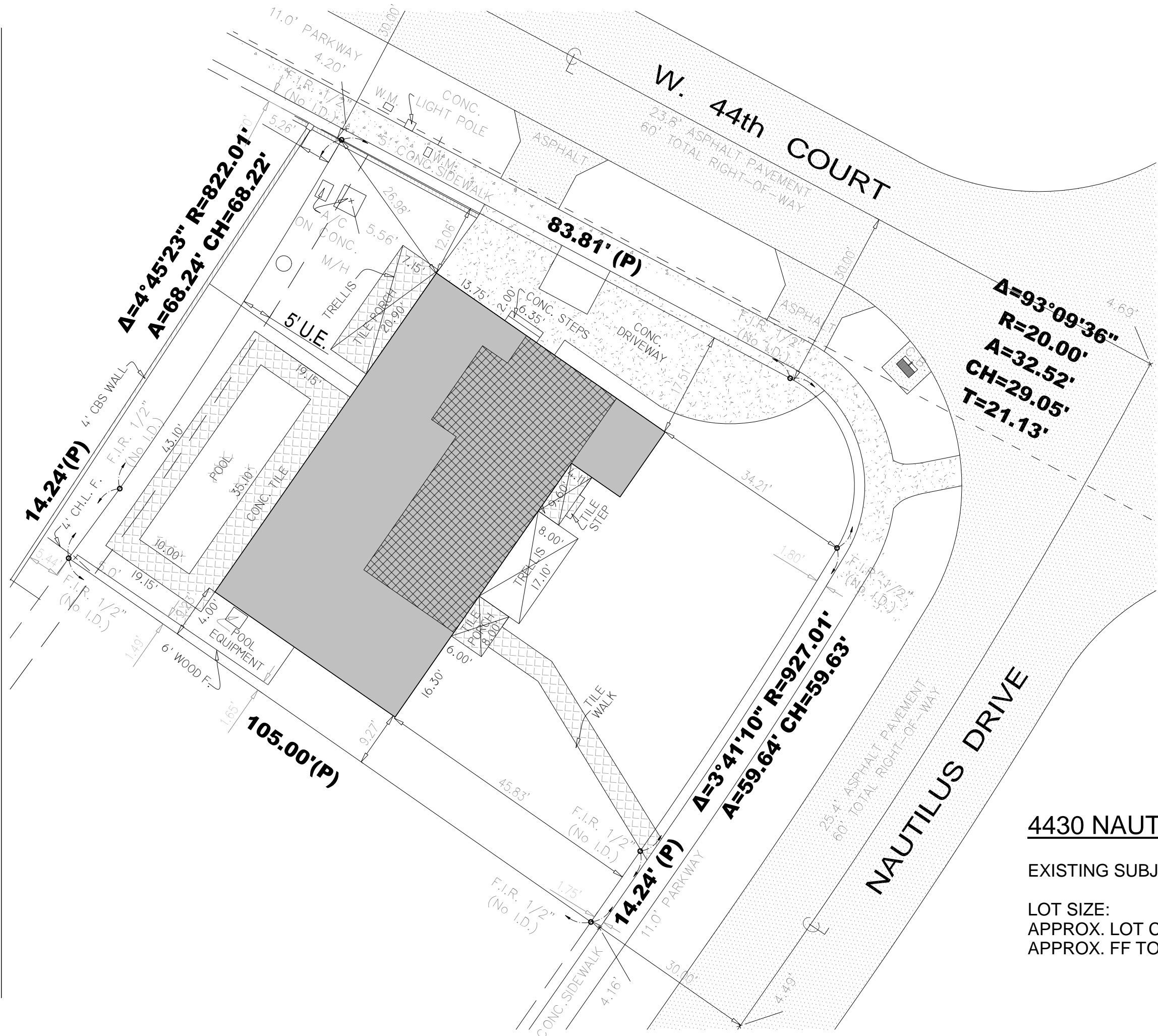
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SHEET TITLE

EXISTING ZONING

SHEET NUMBER

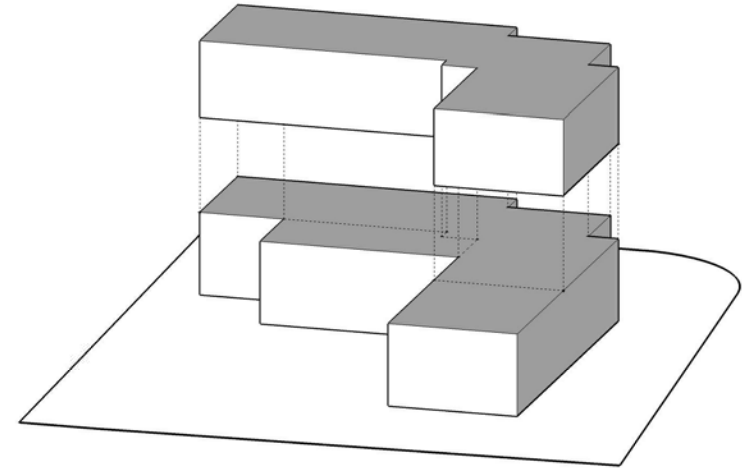
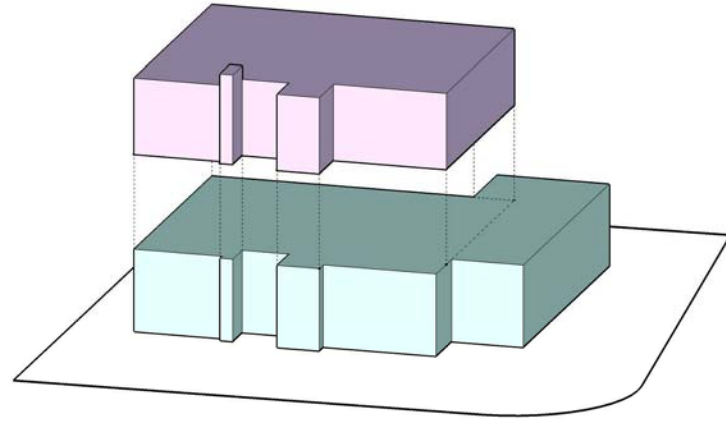
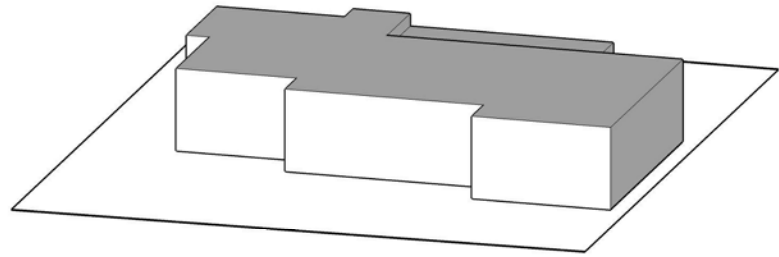
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4430 NAUTILUS DR

EXISTING SUBJECT PROPERTY

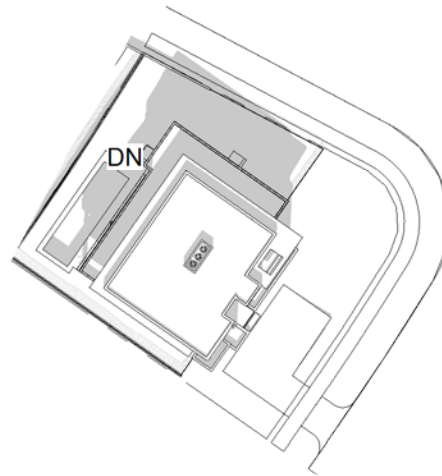
LOT SIZE: 9,191.5 SF
APPROX. LOT COVERAGE: 26.8%
APPROX. FF TO SF RATIO: 38.8%



4424 NAUTILUS DR

ADJACENT PROPERTY

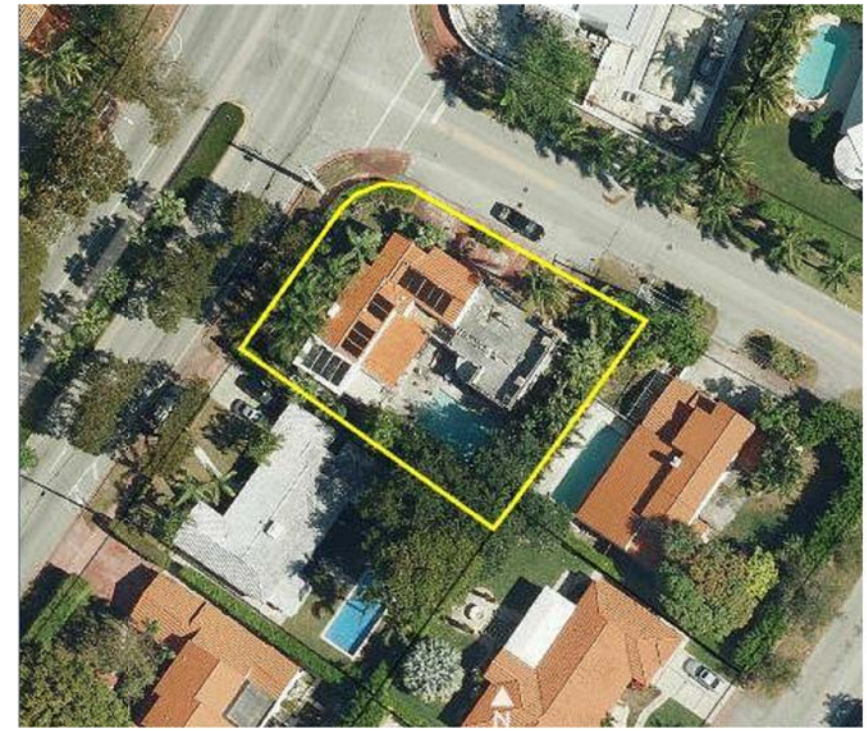
LOT SIZE: 9,450 SF
APPROX. LOT COVERAGE: 29%
APPROX. FF TO SF RATIO: N/A



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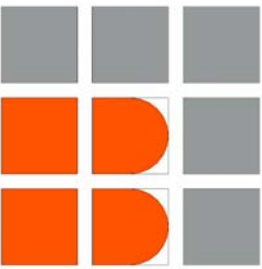
LOT SIZE: 9,191.5 SF
APPROX. LOT COVERAGE: 29.8%
APPROX. FF TO SF RATIO: 73%



4431 ALTON RD

ADJACENT PROPERTY

LOT SIZE: 10,868 SF
APPROX. LOT COVERAGE: 24%
APPROX. FF TO SF RATIO: 66%

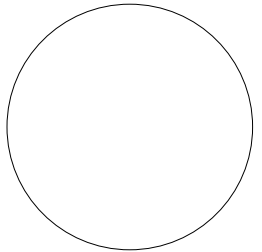


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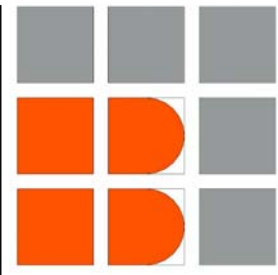
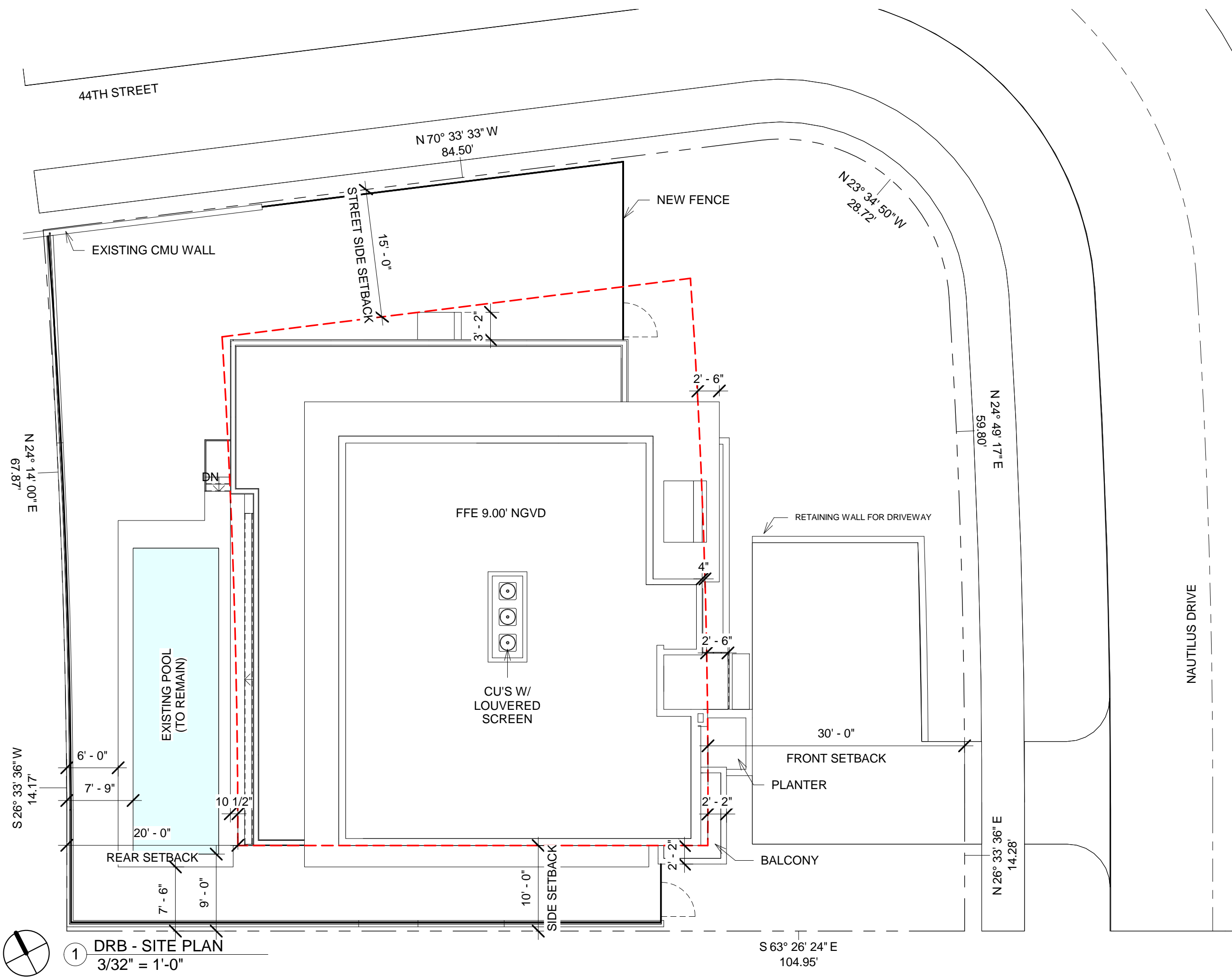
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SHEET TITLE

**CONTEXT
STUDY**

SHEET NUMBER

A-1.4

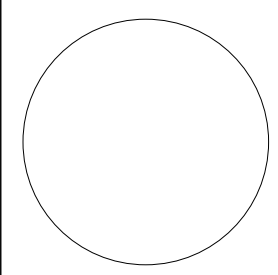


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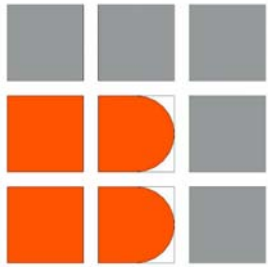
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SHEET TITLE

SITE PLAN

SHEET NUMBER

A-2.0

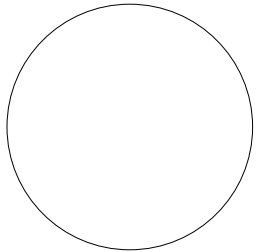


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GIORGIO LUIGI BALLI AR13951
DAVID SCOTT TRAUTMAN AR15045



VIRTUS LLC
NEW RESIDENCE
4430 NAUTILUS DR
MIAMI BEACH, FL

ISSUE DATE:
7/30/2018

SHEET TITLE

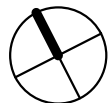
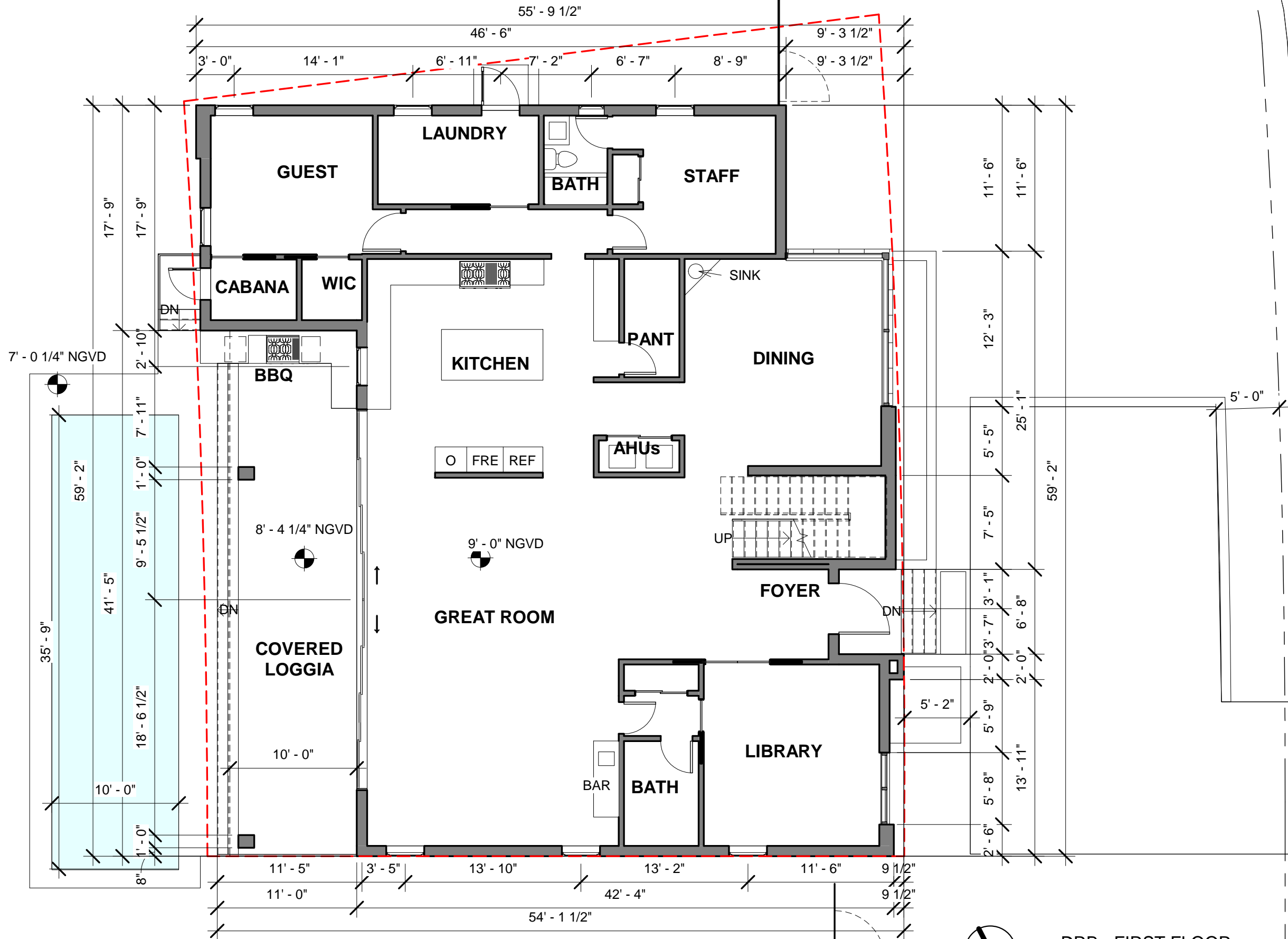
FIRST
FLOOR

SHEET NUMBER

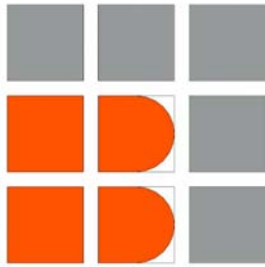
A-2.1

EXISTING CMU WALL

NEW FENCE



1 DRB - FIRST FLOOR
1/8" = 1'-0"

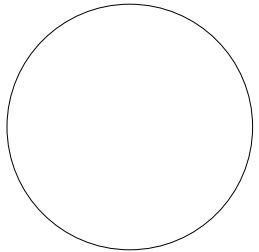


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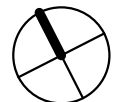
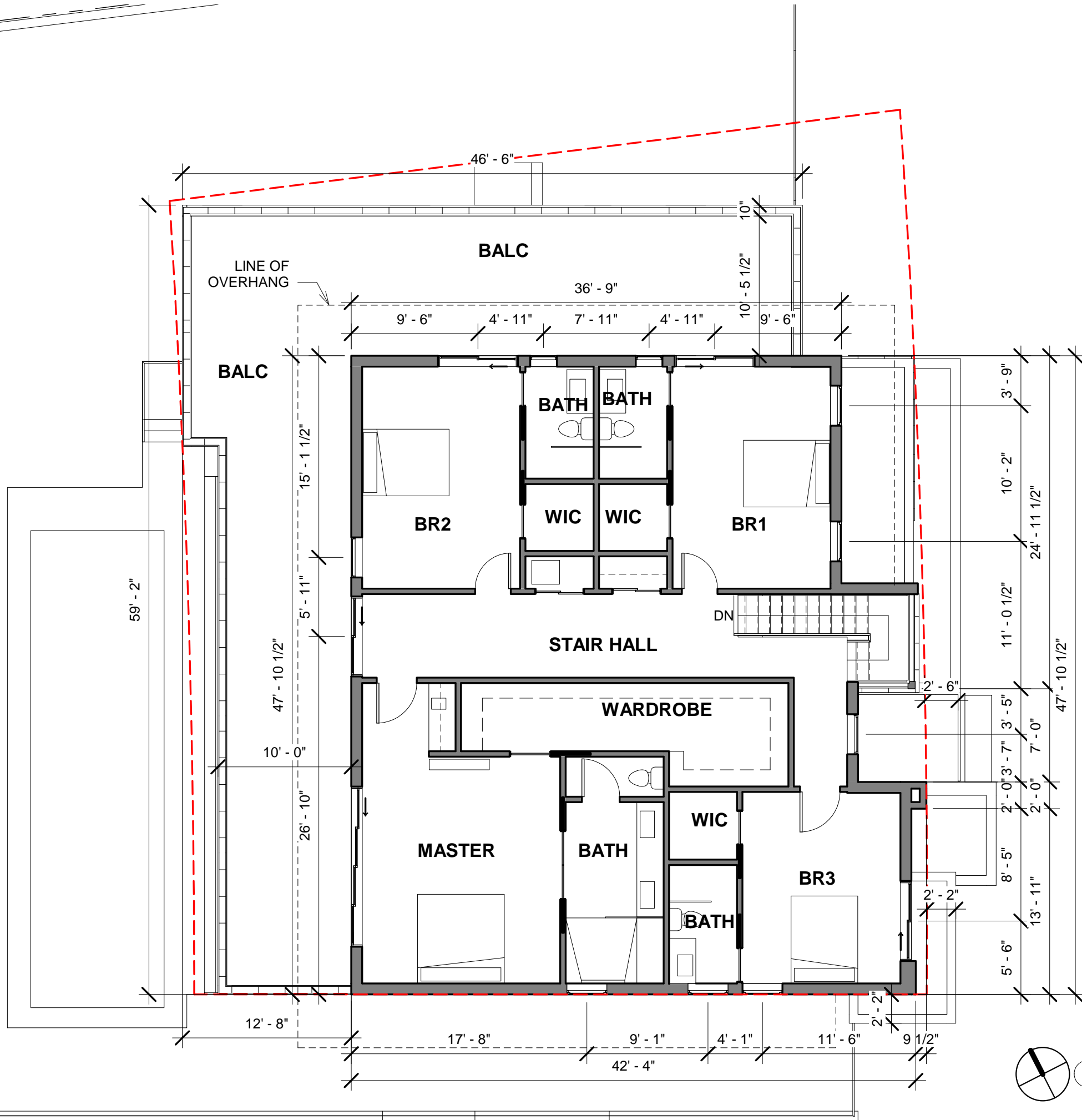
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SHEET TITLE

**SECOND
FLOOR**

SHEET NUMBER

A-2.2



1 DRB - SECOND FLOOR
1/8" = 1'-0"

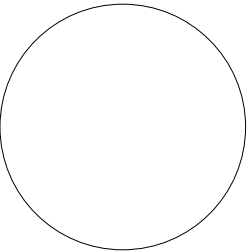


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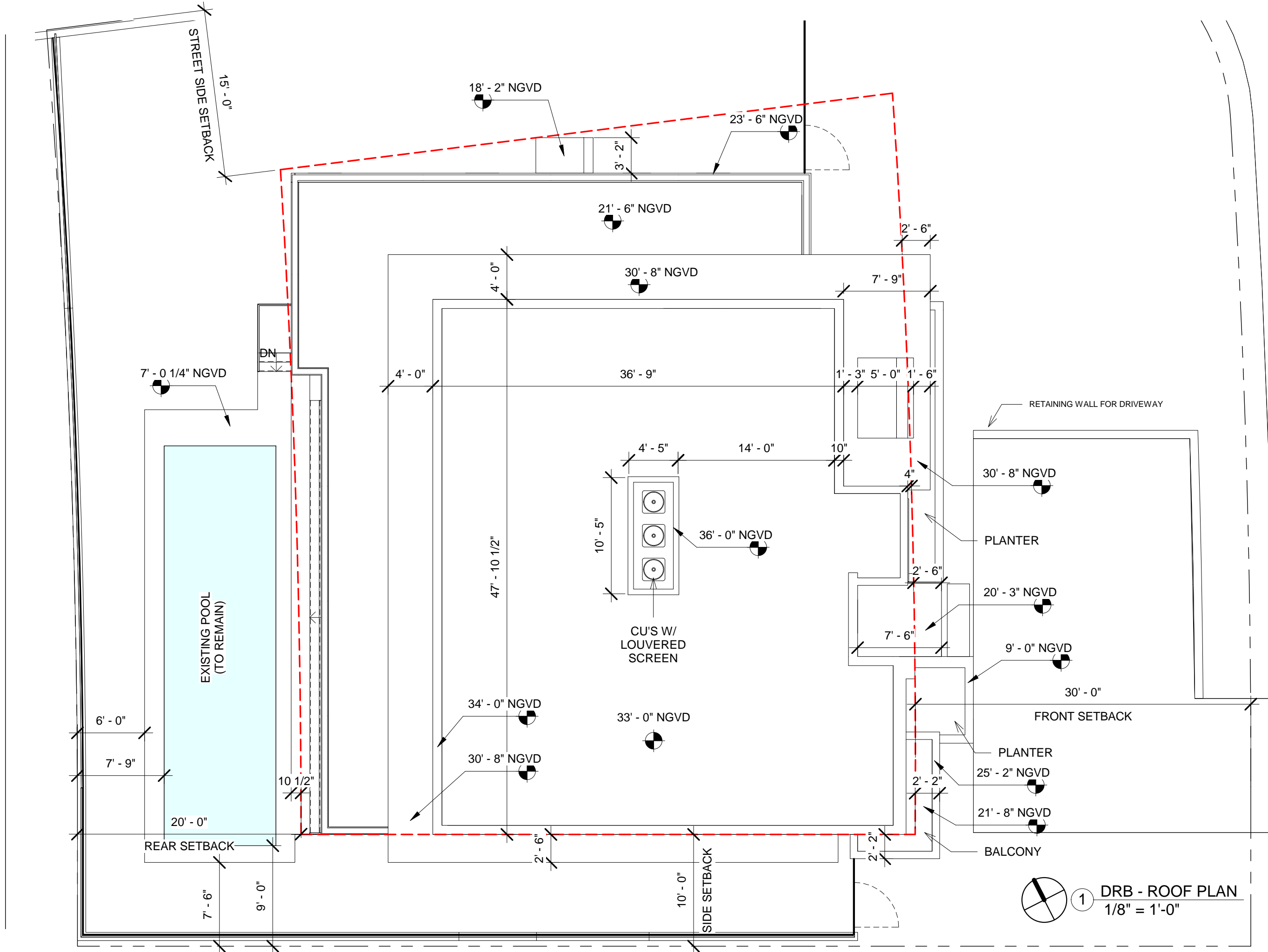
7/30/2018

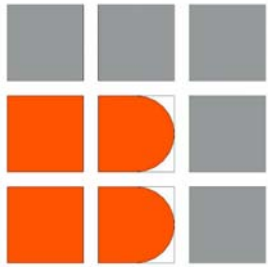
SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-2.3





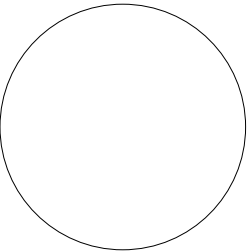
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SHEET TITLE

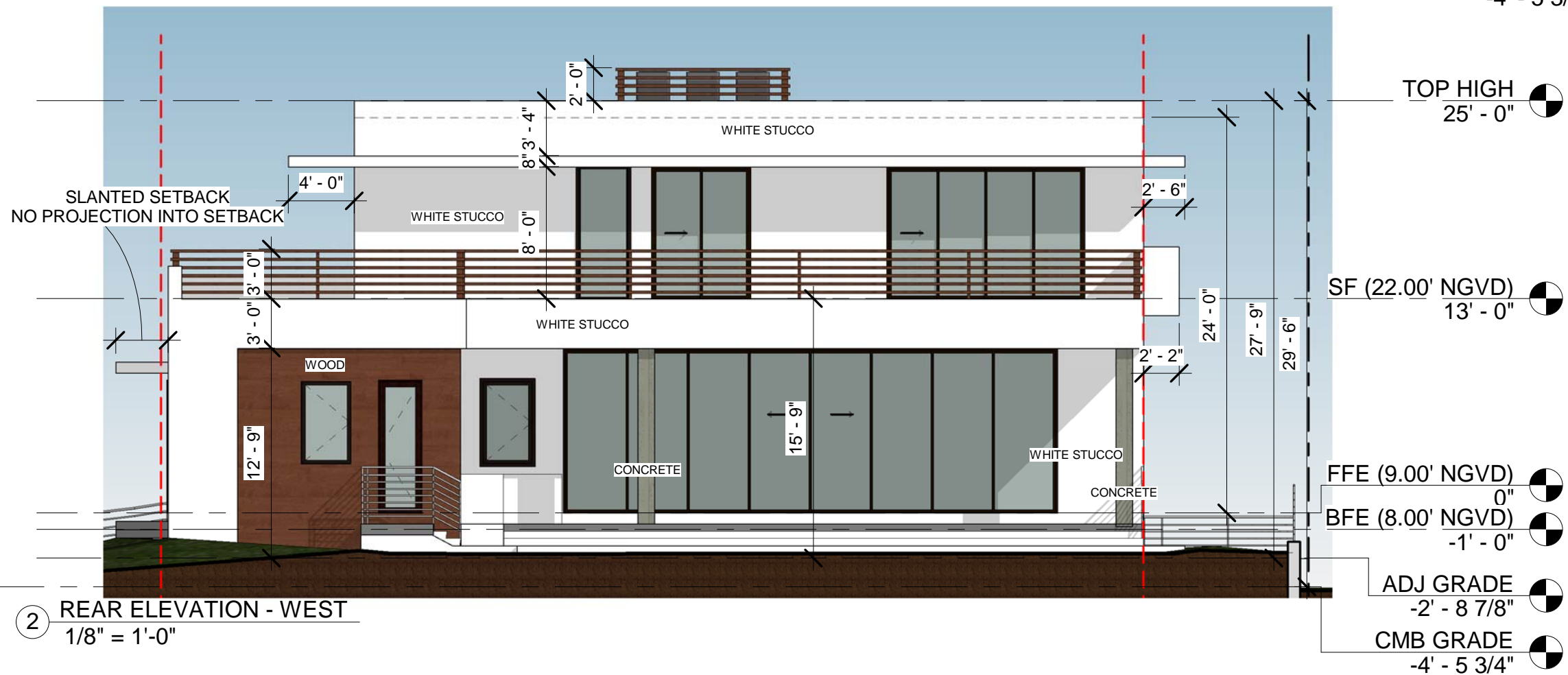
**E/W
ELEVS.**

SHEET NUMBER

A-3.0



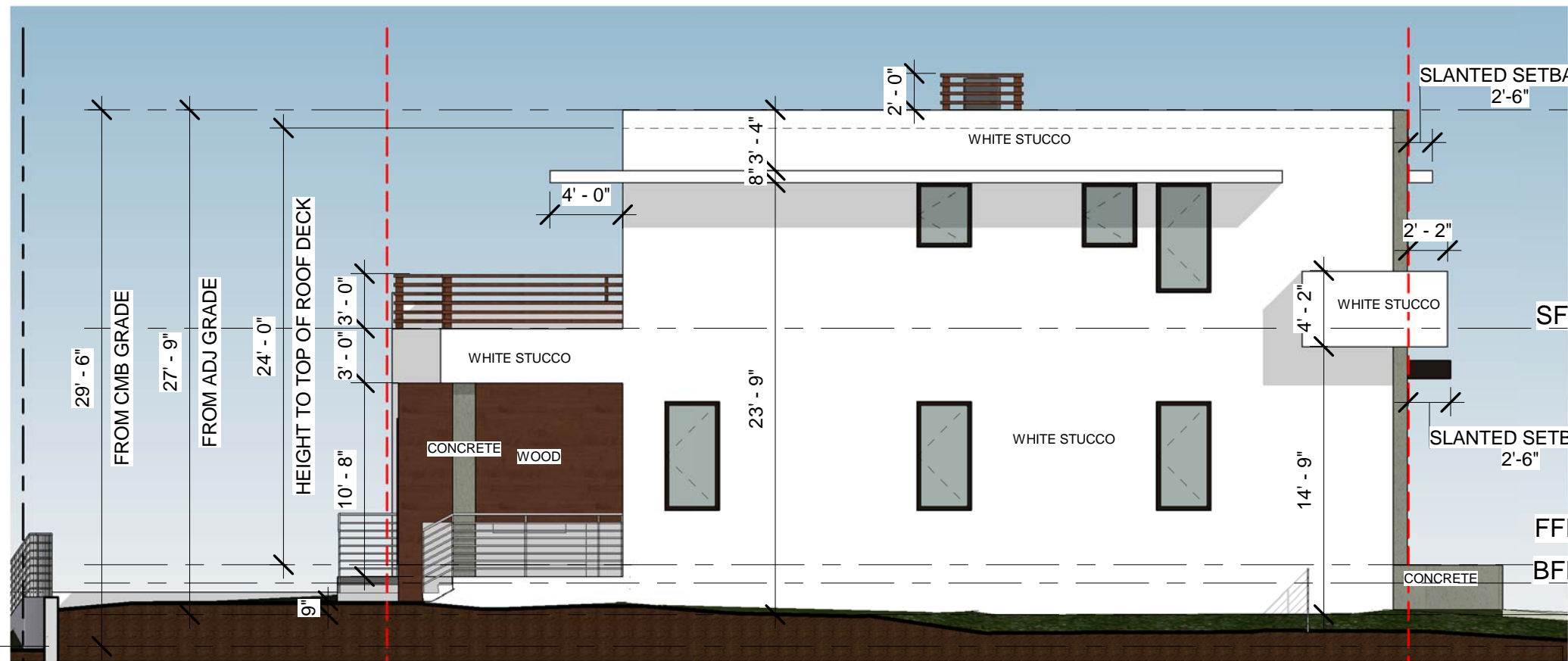
1 FRONT ELEVATION - EAST
1/8" = 1'-0"



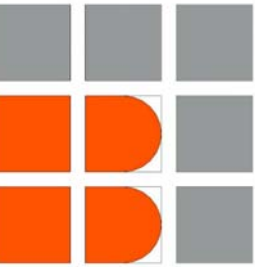
2 REAR ELEVATION - WEST
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

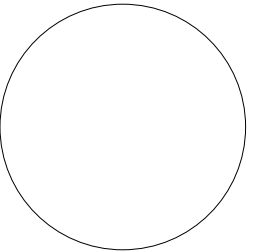


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SHEET TITLE

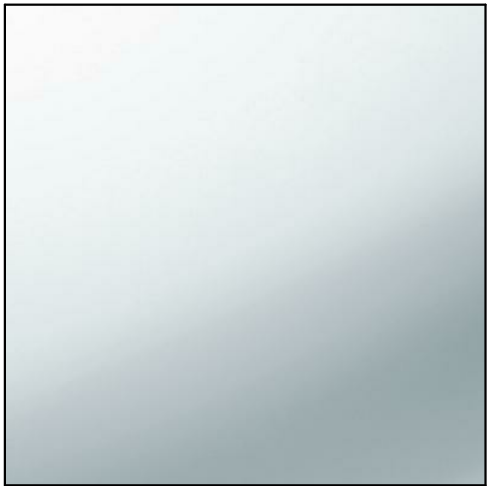
N/S
ELEVS.

SHEET NUMBER

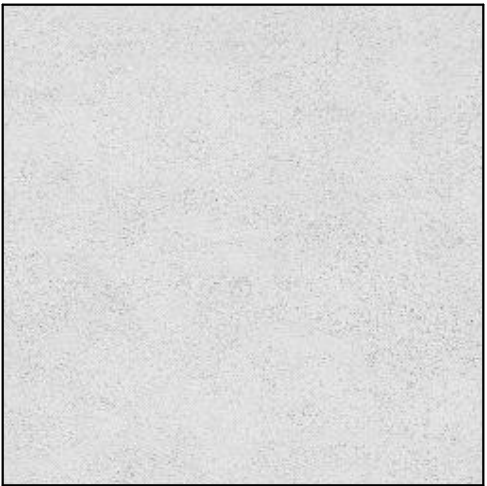
A-3.1



CONCRETE



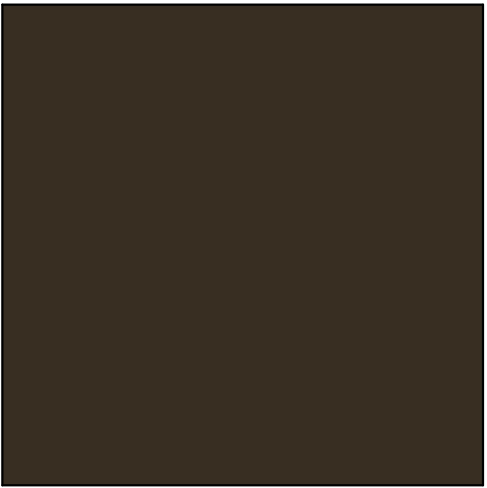
GLASS



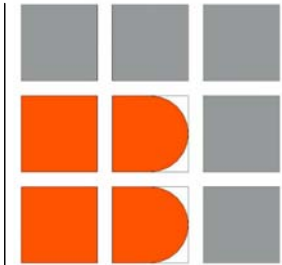
SMOOTH STUCCO
WHITE



WOOD



DARK BRONZE:
WINDOW FRAMES,
LOUVERS AND RAILINGS



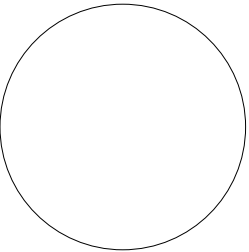
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SHEET TITLE

MATERIAL
PALETTE

SHEET NUMBER

A-3.2



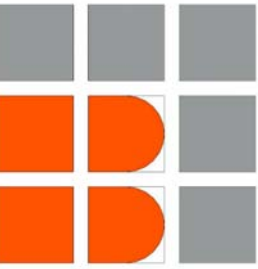
1 AXO 1

2 AXO 2



3 AXO 3

4 AXO 4

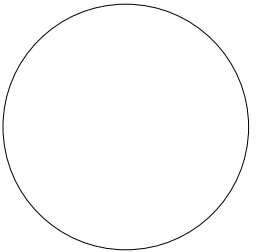


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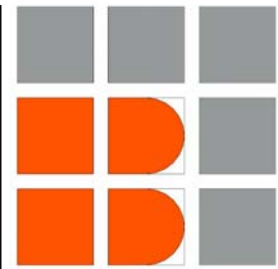
7/30/2018

SHEET TITLE

AXON.S

SHEET NUMBER

A-3.3

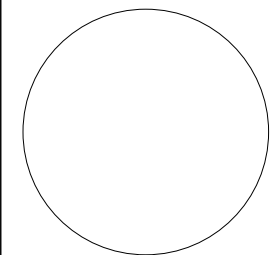


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SHEET TITLE

CONTEXT
RENDERING

SHEET NUMBER

A-3.4