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

SAKA RESIDENCE

4330 NAUTILUS DRIVE

MIAMI BEACH, FL 33140

CLIENT
JAMES SAKA & FANCY SAKA

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, FL 33127
(305) 434-8338

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
7245 NE 4TH C, SUITE 104
MIAMI FL, 33138
(305) 979-1585

DRB REQUEST

1. VARIANCE OF REQUIREMENT TO PROVIDE 49.6% LANDSCAPE AREA OF THE FRONT YARD, IN LIEU OF THE 70% MINIMUM REQUIRED BY CODE (SECTION 7.2.2.3.b.1.(6))
2. WAIVER TO ALLOW SOLID SIDE PROPERTY WALLS UP TO 7 FEET ABOVE ADJUSTED GRADE, IN LIEU OF OPEN PICKETS AT THE TOP 3 FEET (SECTION 7.2.2.3.b.12.H.(1))
3. VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 7.2.2.3.a.12.N.v1)

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NAUTILUS RESIDENCE
4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA, 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2325

date:
03/09/2025

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sheet no.

COVER	A-0.0

SAKA RESIDENCE

FILE #: DRB24-1052
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4330 NAUTILUS DRIVE

MIAMI BEACH, FL 33140

LOCATION MAPS
SCALE: NTS

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sheet no.
A-0.2

PROPERTY SURVEY

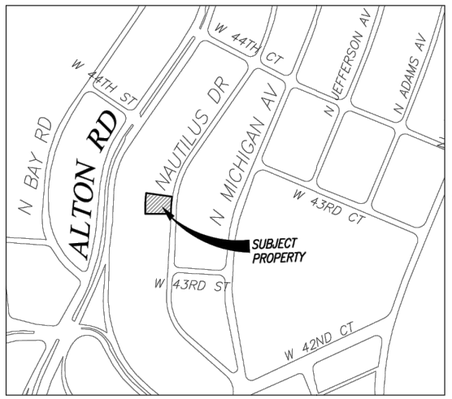
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
COMMUNICATION PULL BOX
CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
ELECTRIC BOX (ABOVE GROUND)
ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST, BOLLARD
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASINS
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D. denotes CHORD LENGTH or CHORD DISTANCE
CH.B. denotes CHORD BEARING
T denotes TANGENT DISTANCE
P.C.P. denotes PERMANENT CONTROL POINT
P.R.M. denotes PERMANENT REFERENCE MONUMENT
P.B. denotes PLAT BOOK
PG. denotes PAGE
P.O.C. denotes POINT OF COMMENCEMENT
P.O.B. denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
O.R.B. denotes OFFICIAL RECORDS BOOK
P.C. denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAIN-LINK FENCE
M.F. denotes METAL FENCE
W.F. denotes WOOD FENCE
F.F.E. denotes FINISH FLOOR ELEVATION
I.P.S. denotes IRON PIPE
S.I.R. denotes SET IRON PIPE & I.D.-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
C.I.P. denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL denotes PLANTER
(C) denotes CALCULATE DISTANCE
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — VEGETATION LINE
WM — WATER
/// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

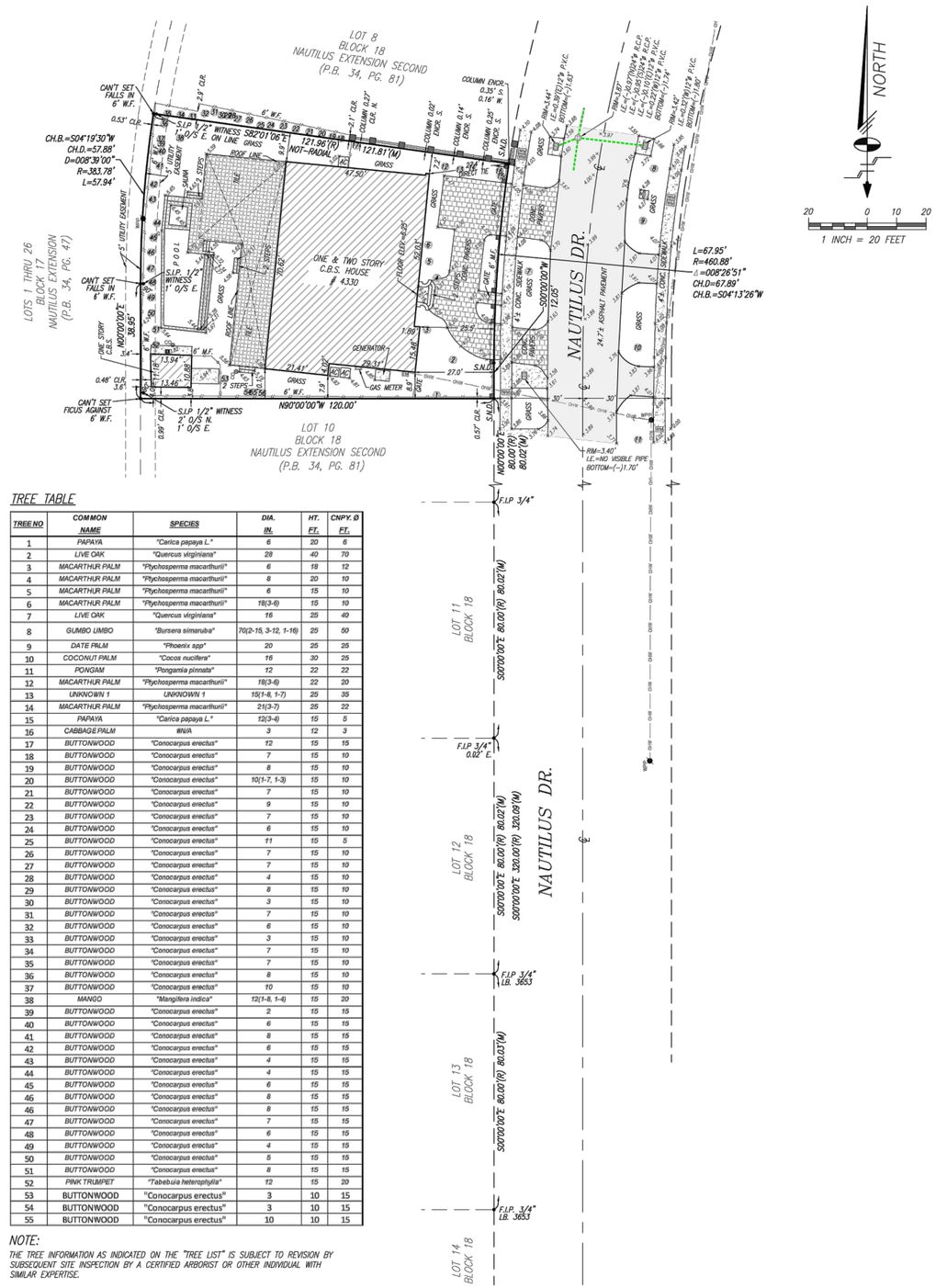
A PORTION OF SECTION 22-53S-42E, MIAMI BEACH, DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 9, BLOCK 18, "NAUTILUS EXTENSION SECOND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI BEACH, DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N00°00'00"E ALONG THE WEST RIGHT-OF-WAY LINE OF NAUTILUS DR. FRONTING AND SOUTH OF THE SUBJECT PARCEL.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS: = 10,694 ± SQ. FT. (0.245 ± ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 7), PER FLOOD INSURANCE RATE MAP NO. 12086C0309L, COMMUNITY NO. 120651, PANEL NO. 0309, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
    a. MIAMI-DADE BENCHMARK D-157-R, LOCATOR. 3223 S.W.. LOC1: 44th ST---35' SOUTH OF CENTERLINE, LOC2: ALTON RD--- ON CENTERLINE. PK NAIL AND BRASS WASHER IN CONCRETE BULLNOSE OF INTERSECTION, ELEVATION = 4.93' N.G.V.D. 29.
    b. MIAMI-DADE BENCHMARK D-179, LOCATOR. 3255 S.W. LOCATED @ VENETIAN CSWY --- SOUTH OF C/L AND BISCAYNE ISLAND --- WEST END OF ISLAND, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SE CORNER OF BRIDGE, ELEVATION =8.10' N.G.V.D. 29.



TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PAPAYA	"Carica papaya L."	6	20	6
2	LIVE OAK	"Quercus virginiana"	28	40	70
3	MACARTHUR PALM	"Ptychosperma macarthurii"	6	18	12
4	MACARTHUR PALM	"Ptychosperma macarthurii"	8	20	10
5	MACARTHUR PALM	"Ptychosperma macarthurii"	6	15	10
6	MACARTHUR PALM	"Ptychosperma macarthurii"	18(3-6)	15	10
7	LIVE OAK	"Quercus virginiana"	16	25	40
8	GUMBO LIMBO	"Bursera simaruba"	70(2-15, 3-12, 1-16)	25	50
9	DATE PALM	"Phoenix spp"	20	25	25
10	COCONUT PALM	"Cocos nucifera"	16	30	25
11	PONGAM	"Pongamia pinnata"	12	22	22
12	MACARTHUR PALM	"Ptychosperma macarthurii"	18(3-6)	22	20
13	UNKNOWN 1	UNKNOWN 1	15(1-8, 1-7)	25	35
14	MACARTHUR PALM	"Ptychosperma macarthurii"	21(3-7)	25	22
15	PAPAYA	"Carica papaya L."	12(3-6)	15	5
16	CABBAGE PALM	#N/A	3	12	3
17	BUTTONWOOD	"Conocarpus erectus"	12	15	15
18	BUTTONWOOD	"Conocarpus erectus"	7	15	10
19	BUTTONWOOD	"Conocarpus erectus"	8	15	10
20	BUTTONWOOD	"Conocarpus erectus"	10(1-7, 1-3)	15	10
21	BUTTONWOOD	"Conocarpus erectus"	7	15	10
22	BUTTONWOOD	"Conocarpus erectus"	9	15	10
23	BUTTONWOOD	"Conocarpus erectus"	7	15	10
24	BUTTONWOOD	"Conocarpus erectus"	6	15	10
25	BUTTONWOOD	"Conocarpus erectus"	11	15	5
26	BUTTONWOOD	"Conocarpus erectus"	7	15	10
27	BUTTONWOOD	"Conocarpus erectus"	7	15	10
28	BUTTONWOOD	"Conocarpus erectus"	4	15	10
29	BUTTONWOOD	"Conocarpus erectus"	8	15	10
30	BUTTONWOOD	"Conocarpus erectus"	3	15	10
31	BUTTONWOOD	"Conocarpus erectus"	7	15	10
32	BUTTONWOOD	"Conocarpus erectus"	6	15	10
33	BUTTONWOOD	"Conocarpus erectus"	3	15	10
34	BUTTONWOOD	"Conocarpus erectus"	7	15	10
35	BUTTONWOOD	"Conocarpus erectus"	7	15	10
36	BUTTONWOOD	"Conocarpus erectus"	8	15	10
37	BUTTONWOOD	"Conocarpus erectus"	10	15	10
38	MANGO	"Mangifera indica"	12(1-8, 1-4)	15	20
39	BUTTONWOOD	"Conocarpus erectus"	2	15	15
40	BUTTONWOOD	"Conocarpus erectus"	6	15	15
41	BUTTONWOOD	"Conocarpus erectus"	8	15	15
42	BUTTONWOOD	"Conocarpus erectus"	6	15	15
43	BUTTONWOOD	"Conocarpus erectus"	4	15	15
44	BUTTONWOOD	"Conocarpus erectus"	4	15	15
45	BUTTONWOOD	"Conocarpus erectus"	6	15	15
46	BUTTONWOOD	"Conocarpus erectus"	8	15	15
47	BUTTONWOOD	"Conocarpus erectus"	8	15	15
48	BUTTONWOOD	"Conocarpus erectus"	7	15	15
49	BUTTONWOOD	"Conocarpus erectus"	6	15	15
50	BUTTONWOOD	"Conocarpus erectus"	4	15	15
51	BUTTONWOOD	"Conocarpus erectus"	5	15	15
52	PINK TRUMPET	"Tabebuia heterophylla"	8	15	15
53	BUTTONWOOD	"Conocarpus erectus"	12	15	20
54	BUTTONWOOD	"Conocarpus erectus"	3	10	15
55	BUTTONWOOD	"Conocarpus erectus"	3	10	15
			10	10	15

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSED No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
6240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By:I.F.G. | Survey Date: 08-17-2021 | Checked By: M.S.J. | Date: 08-25-2021
Order No. 216774 | F.B. No.: 2308 Pg:64 | Scale: AS SHOWN
File No. AJ-6285 | Sheet 1 of 1 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is A "Boundary Survey."

BOUNDARY SURVEY
4330 NAUTILUS DR.
Section 22, Township 53 South, Range 42 East, Miami Beach, Dade County, Florida.

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

FILE NO. AJ-6285

K:\225342\NAUTILIS EXTENSION SECOND (34-81)\SURVEY\DWG\LOT 9 BLOCK 18.dwg, 9/20/2023 3:31:20 PM, DWG To PDF.pc3

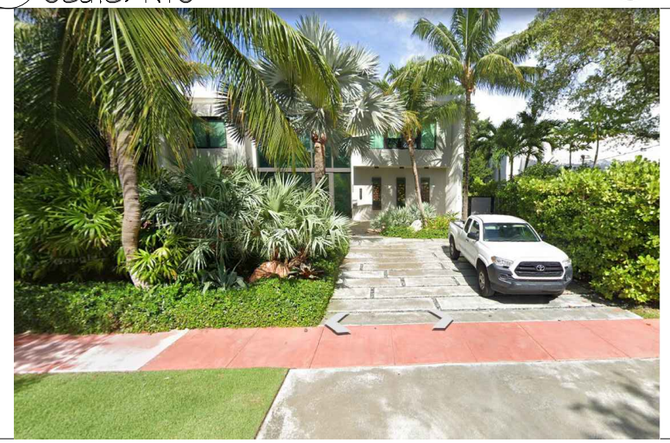
1 A-02 SURVEY
Scale: NTS

1 A-03 AERIAL PLAN 1
Scale: NTS

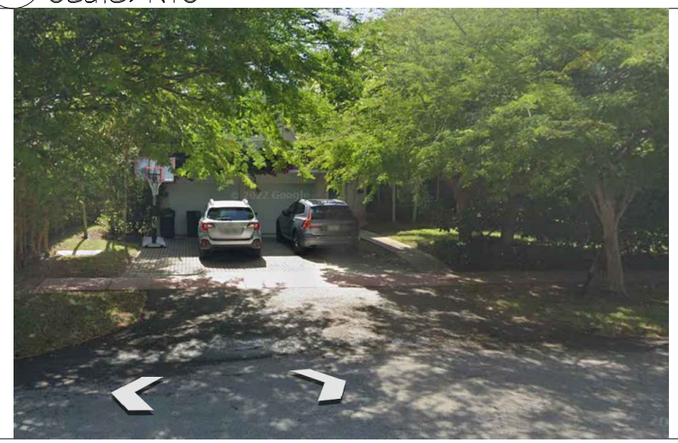
2 A-03 AERIAL PLAN 2
Scale: NTS

3 A-03 SITE
Scale: NTS

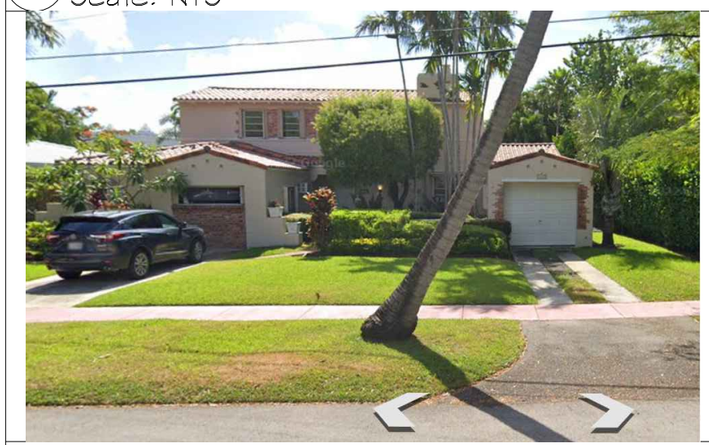
4 A-03 PROPERTY #1
Scale: NTS



5 A-03 PROPERTY #2
Scale: NTS



6 A-03 PROPERTY #3
Scale: NTS



7 A-03 PROPERTY #4
Scale: NTS

8 A-03 PROPERTY #5
Scale: NTS

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SURROUNDING PROPERTY PHOTOGRAPHS | A-0.3

1 A-0.4A CONTEXT LOCATION MAP
Scale: NTS

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CONTEXT LOCATION MAP	A-0.4A

1 A-0.4B CONTEXT ANALYSIS PLAN
Scale: NTS

2 A-0.4B CONTEXT ANALYSIS ELEVATION
Scale: NTS

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sheet no.

CONTEXT ANALYSIS	A-0.4B

4310
NAULTILUS
DRIVE

4316
NAULTILUS
DRIVE

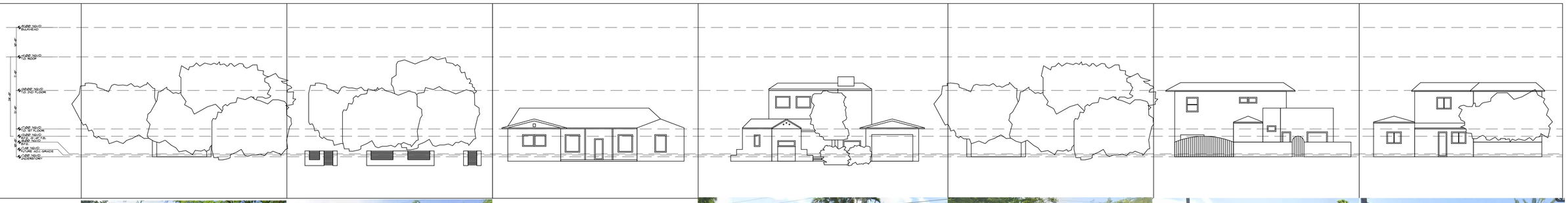
4322
NAULTILUS
DRIVE

4330
NAULTILUS
DRIVE
(SITE)

4340
NAULTILUS
DRIVE

4350
NAULTILUS
DRIVE

4370
NAULTILUS
DRIVE



4301
NAULTILUS
DRIVE

4321
NAULTILUS
DRIVE

4331
NAULTILUS
DRIVE

4333
NAULTILUS
DRIVE
(SITE)

4347
NAULTILUS
DRIVE

4357
NAULTILUS
DRIVE

4363
NAULTILUS
DRIVE

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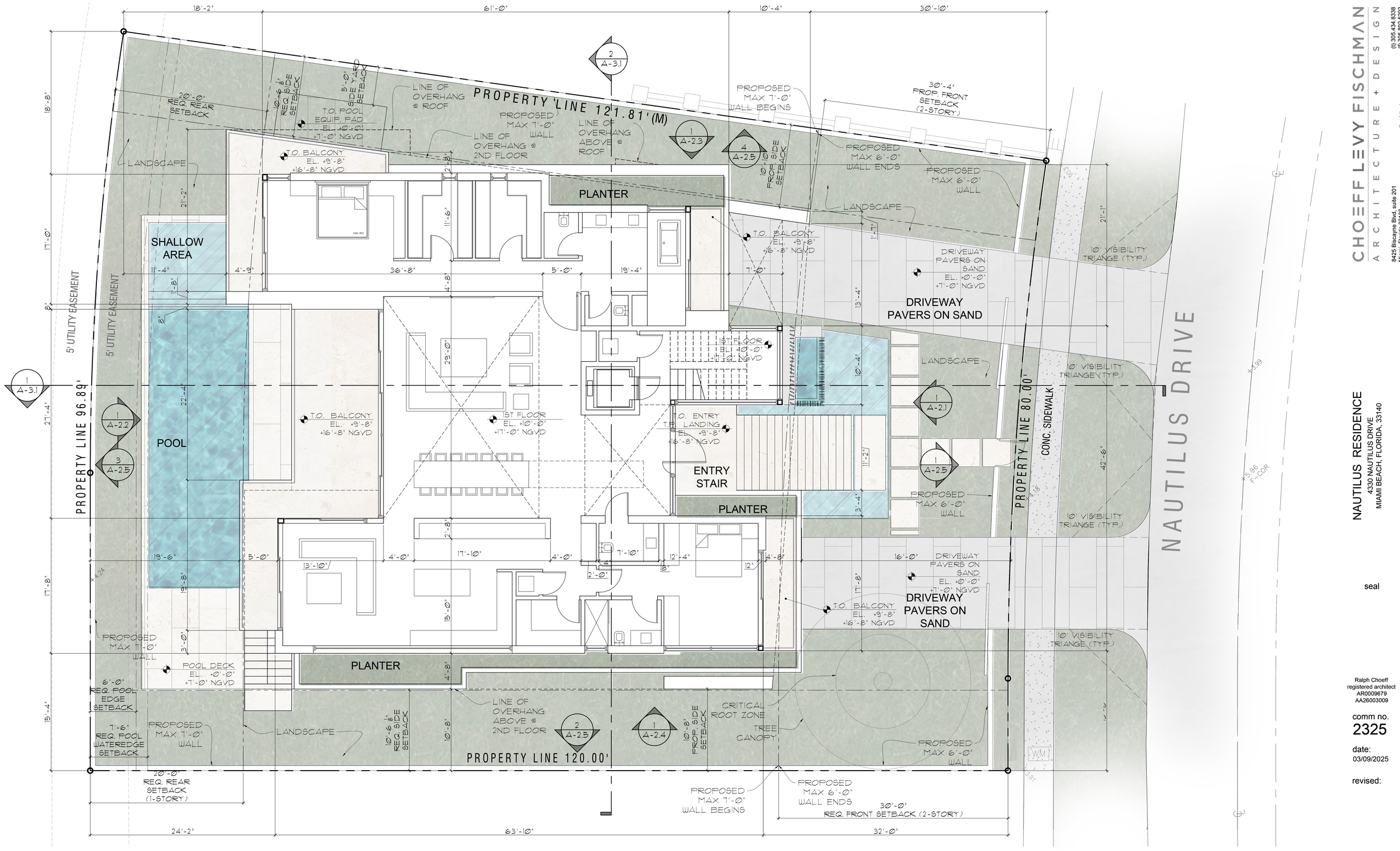
CONTEXT SURROUNDING PROPERTIES ELEVATIONS | A-0.4C



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

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NAUTILUS RESIDENCE
4330 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA, 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2325

date:
03/09/2025

revised:

sheet no.

SITE PLAN	A-0.5

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4330 NAUTILUS DRIVE MIAMI BEACH, FL. 33140 LEGAL DESCRIPTION: NAUTILUS EXT 2ND PB 34-81 LOT 9 BLK 18 LOT SIZE 88.450 X 120 OR 18512-2885 03 1999 1		
2	Folio number(s):	02-3222-007-0090		
3	Board and file numbers :			
4	Year built:			
5	Based Flood Elevation:	8.00' NGVD MIN.	Future Crown of Road :	5.96' NGVD
6	Adjusted grade (Flood+Grade/2):	6.48' NGVD	Zoning District:	RS-4
7	Future Adjusted grade ((FCOR+BFE +1)/2):	7.48' NGVD	Grade value (Sidewalk Elevation)	4.18' NGVD
8	Lot Area:	10,694 SF	Free board:	8.00' + 5.00' = 13.00' NGVD
9	Lot width:	84'-1"	Lot Depth:	120'-0"
10	Max Lot Coverage SF and %:	3,208 SF (30%)	Proposed Lot Coverage SF and %:	3,181 SF (29.9%)
11	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	0 SF
12	Front Yard Open Space SF and %:	1,220 SF (49.6%)	Rear Yard Open Space SF and %:	1,576 SF (82.5%)
13	Max Unit Size SF and %:	5,347 SF (50%)	Proposed Unit Size SF and %:	5,313 SF (49.7%)
	Proposed Understory Unit Size	235 SF	Proposed First Floor Unit Size (Inc. O.H. Areas):	3,068 SF
14	Proposed Second Floor Unit Size:	1,961 SF	Proposed Roof Unit Size:	49 SF
15		Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)		N/A
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		475 SF (24.2%)

		Required	Existing	Proposed	Notes
17	**Height:**	28'-0" MAX.		28'-0"	
18	Front First level Setback :	30'-0"		30'-4"	
19	Front Second level Setback :	30'-0"		30'-4"	
20	Side 1 Setback (NORTH):	10'-6 1/8"		10'-10"	
21	Side 2 Setback (SOUTH) :	10'-6 1/8"		10'-8"	
22	Rear Setback :	20'-0"		23'-7"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard	21'-0 1/4"		21'-4"	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	
Notes:					

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 7	
2	FIRM Map Number	12086C0309L	
3	Base Flood Elevation (BFE):	+9.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:	+5.96' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

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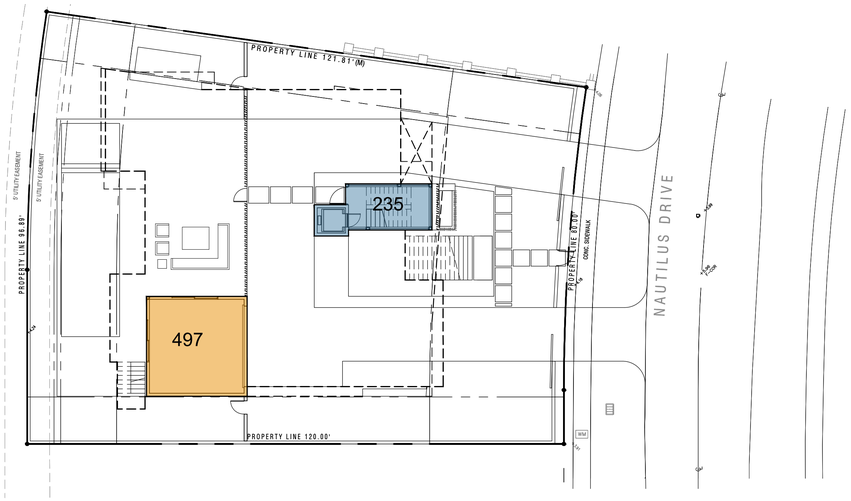
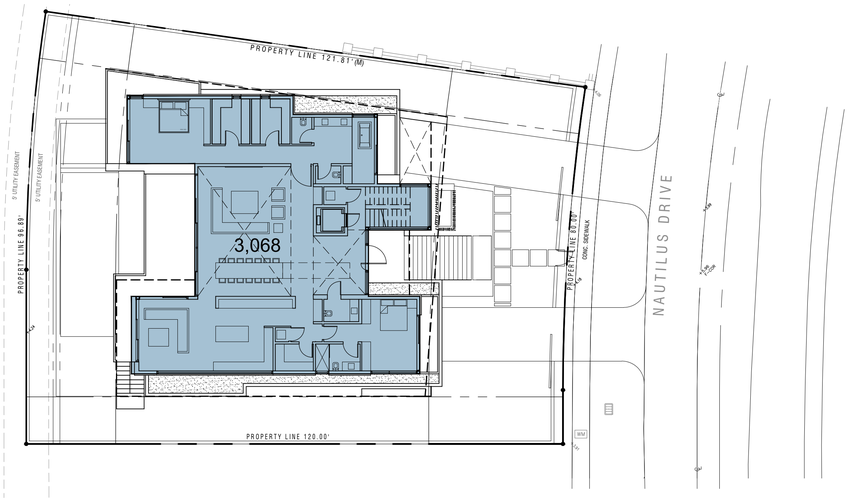
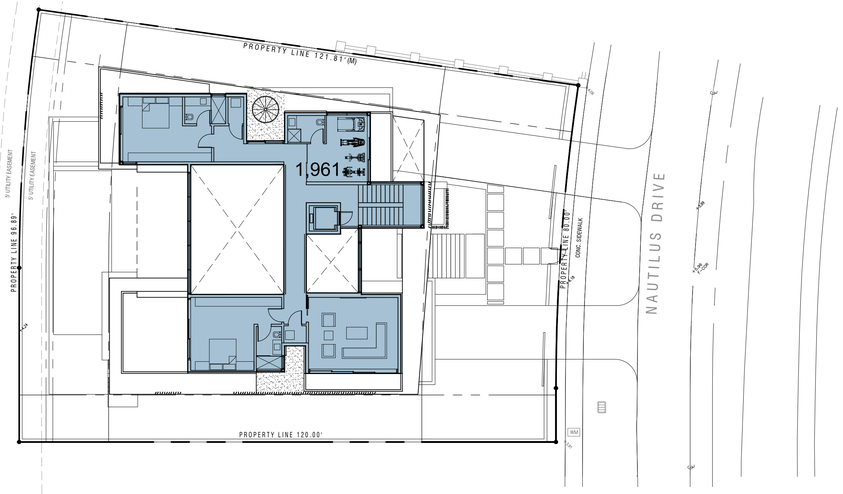
ZONING DATA SHEET | A-0.6



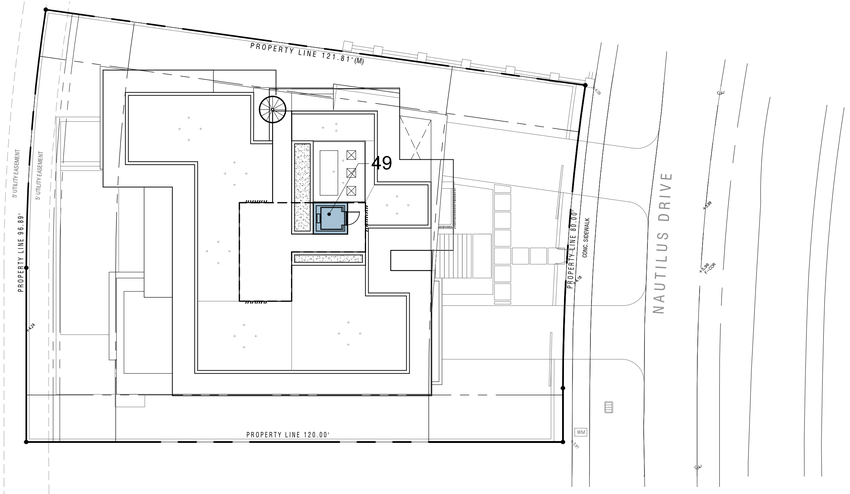
1 A-0.7A UNIT SIZE UNDER STORY
Scale: 1/16" = 1'-0"



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



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



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

UNIT SIZE :

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

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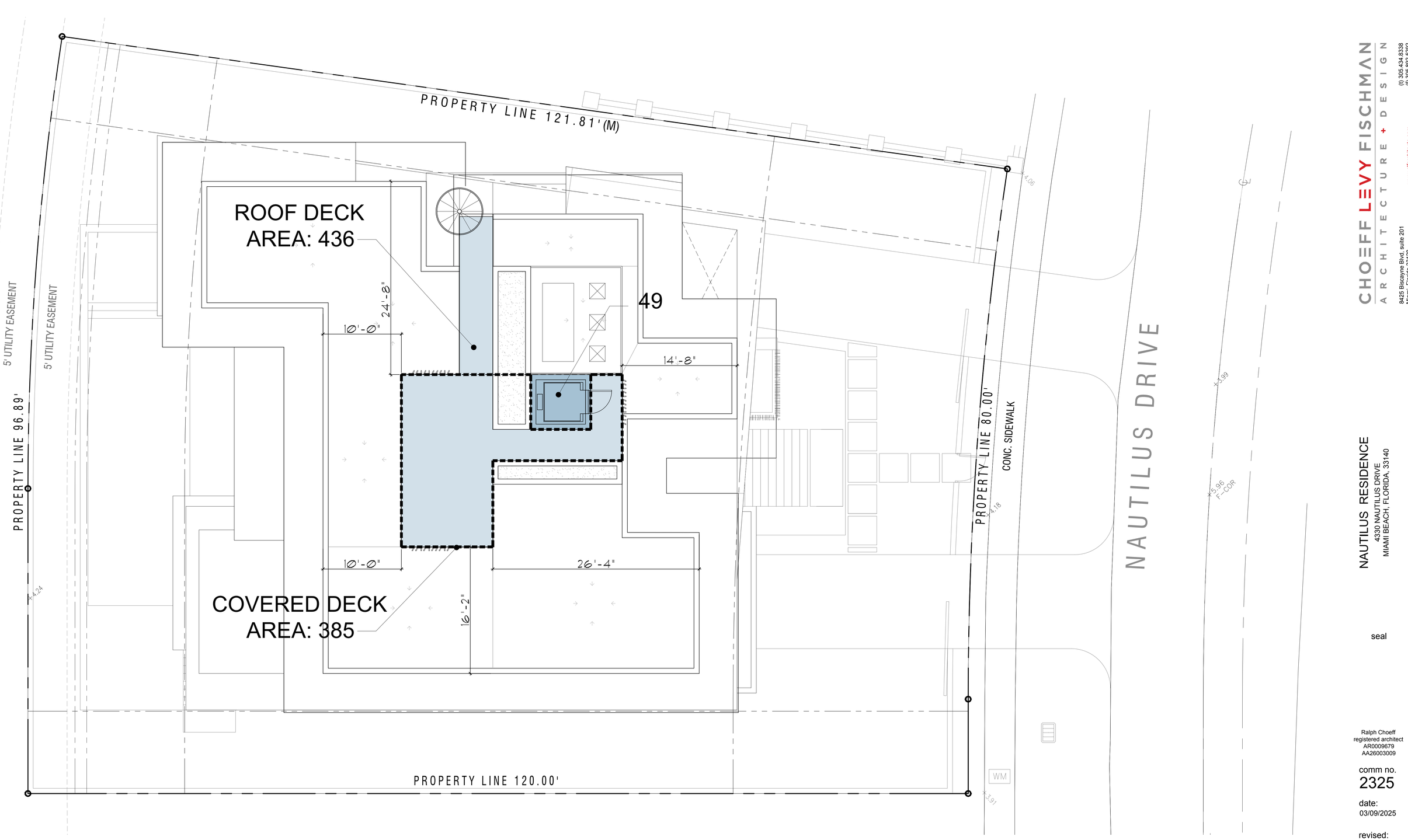
UNIT SIZE	A-0.7A



ROOF DECK :

2ND FLOOR AREA:	1,961 S.F.	(100%)
MAX ROOF DECK:	491 S.F.	(25%)
DECK SIZE:	475 S.F.	(24.2%)

COVERED ROOF DECK :

2ND FLOOR AREA:	1,961 S.F.	(100%)
MAX COVERED ROOF AREA:	392 S.F.	(20%)
PROPOSED COVERED ROOF AREA:	385 S.F.	(19.6%)

4 / A-0.7B ROOF DECK DIAGRAM

Scale: 3/16" = 1'-0"

N

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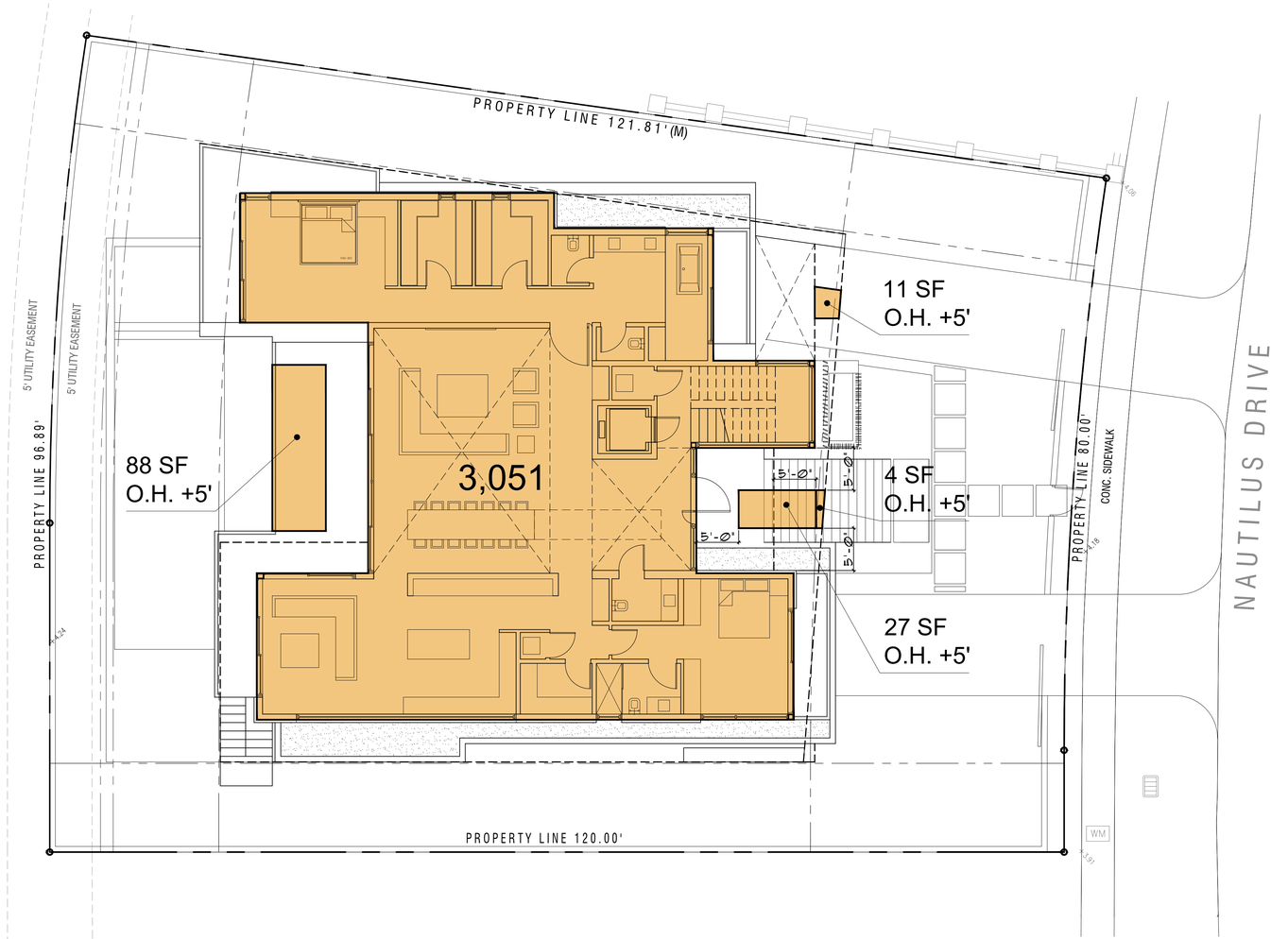
ROOF DECK DIAGRAM	A-0.7B



LOT COVERAGE FIRST FLOOR PLAN

1 A-08A — Scale: 1/8" = 1'-0"

REAR YARD

2 A-08A — Scale: 1/8" = 1'-0"

FRONT YARD

3 A-08A — Scale: 1/8" = 1'-0"

LOT COVERAGE :

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

REAR YARD CALCULATIONS :

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

FRONT YARD CALCULATIONS:

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

*SEE REQUEST FOR VARIANCE ON A-0.9A

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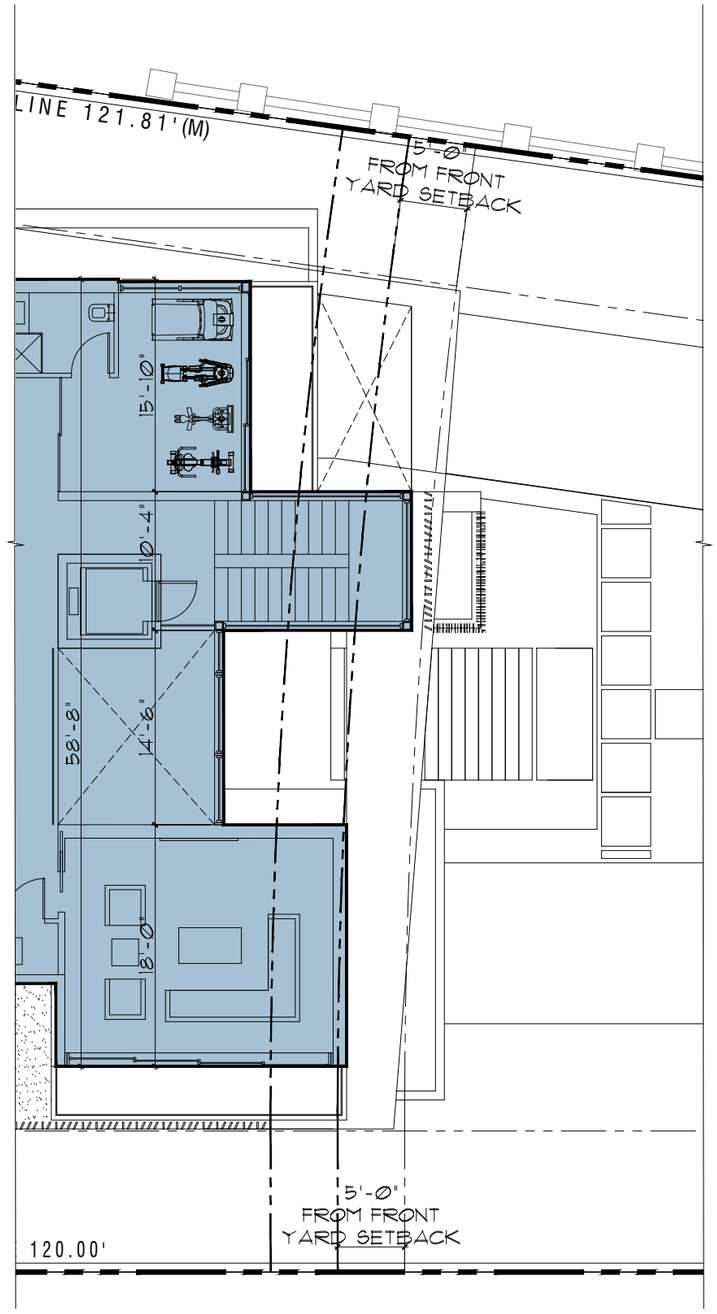
LOT COVERAGE & YARD PERMEABILITY | A-0.8A



2ND FLOOR SETBACK :

2ND FLOOR FRONT ELEVATION AREA:	58'-8"	(100%)
REQUIRED FRONT ELEVATION SETBACK MINIMUM AREA:	20'-6" S.F.	(35% MIN.)
PROPOSED 2ND FLOOR FRONT ELEVATION SETBACK AREA:	28'-4" S.F.	(48.3%)

DIAGRAM - 2ND FLOOR FRONT ELEVATION SETBACK

1 / A-0.8B

Scale: 3/16" = 1'-0"

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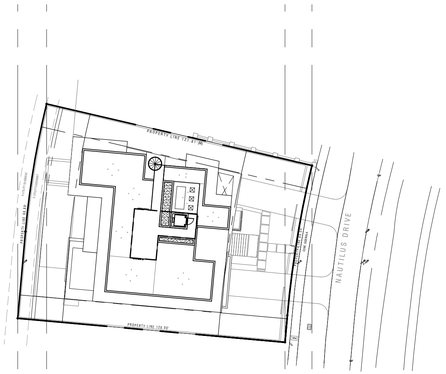
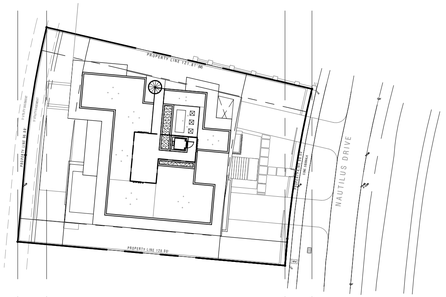
DIAGRAM - 2ND FLOOR FRONT ELEVATION	A-0.8B

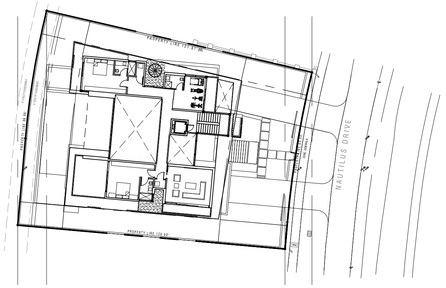
ROOF PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



UNDERSTORY PLAN

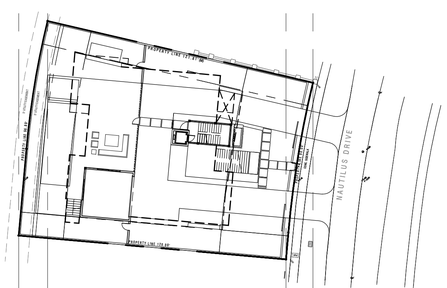


DIAGRAM - EXPLODED AXONOMETRIC PLANS

1 A-0.8C

Scale: 3/16" = 1'-0"

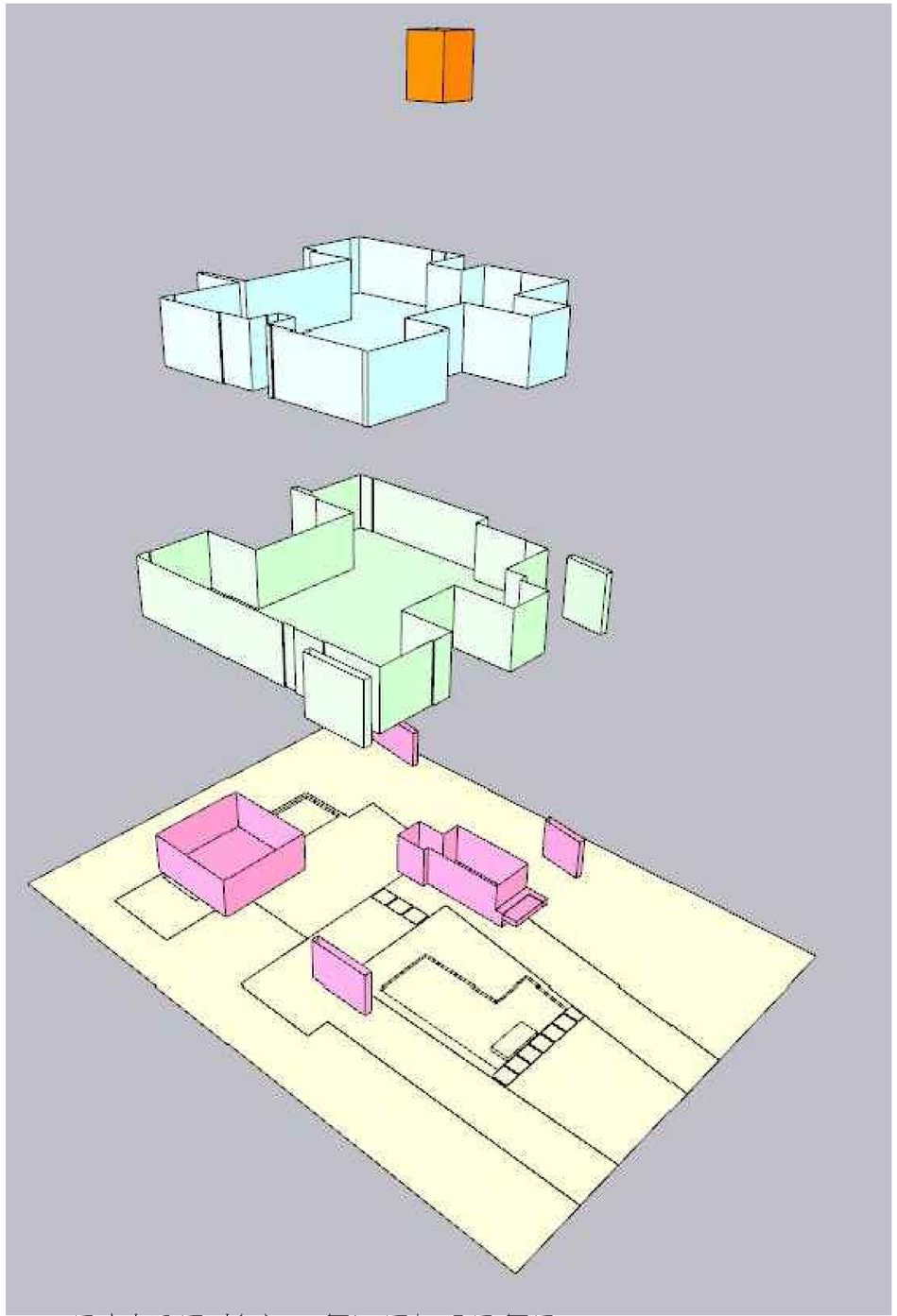


DIAGRAM - EXPLODED AXONOMETRIC SPACE PLANS

2 A-0.8C

Scale: 3/16" = 1'-0"

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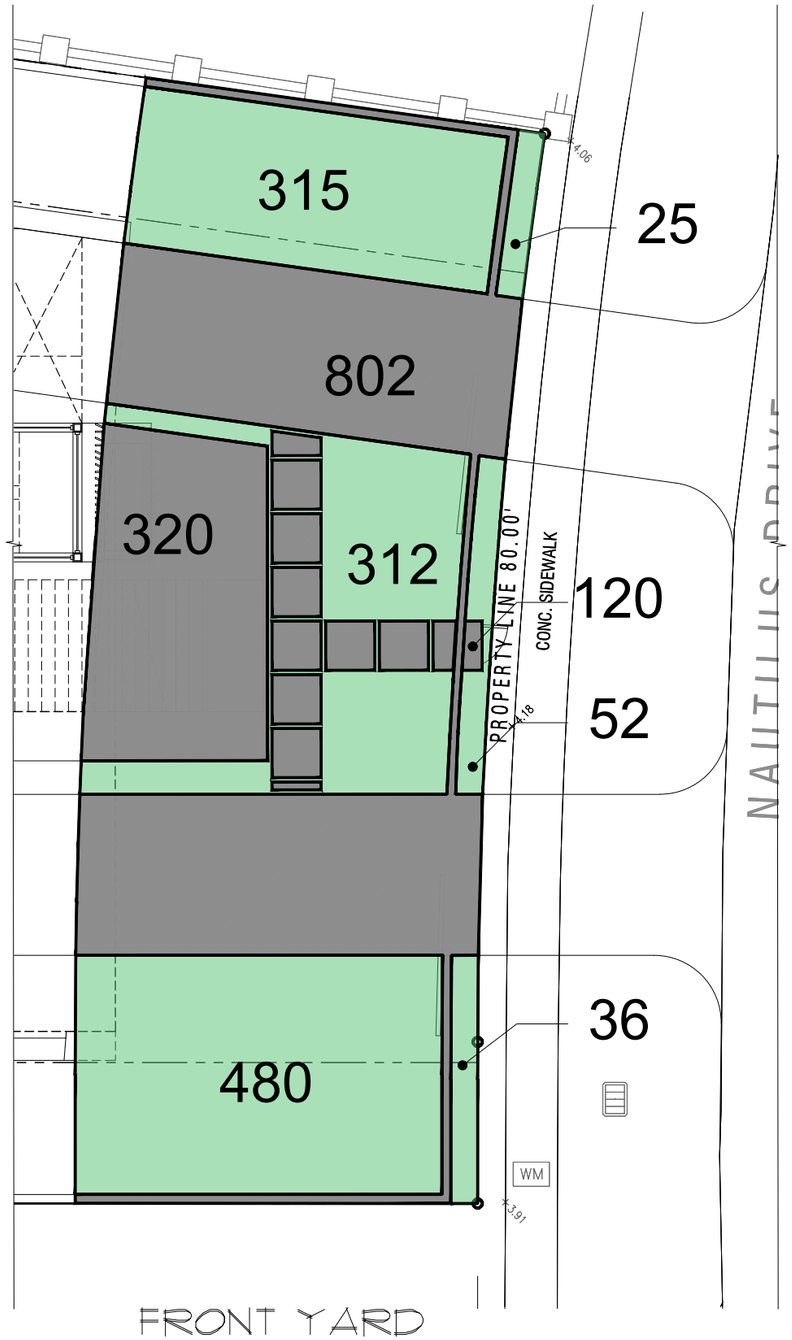
DIAGRAM - EXPLODED AXONOMETRIC PLANS	A-0.8C



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

VARIANCE REQUEST - FRONT YARD

- VARIANCE TO REDUCE LANDSCAPE REQUIREMENT IN THE FRONT YARD FROM 70% TO 49.6% TO PROVIDE AN APPROPRIATE DRIVEWAY WIDTH WITHIN THE BOUNDARIES OF THE FRONT YARD, PER SECTION 142.1056.4.d.1, TO 57.2%

LANDSCAPE AREA IN REQUIRED YARD

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

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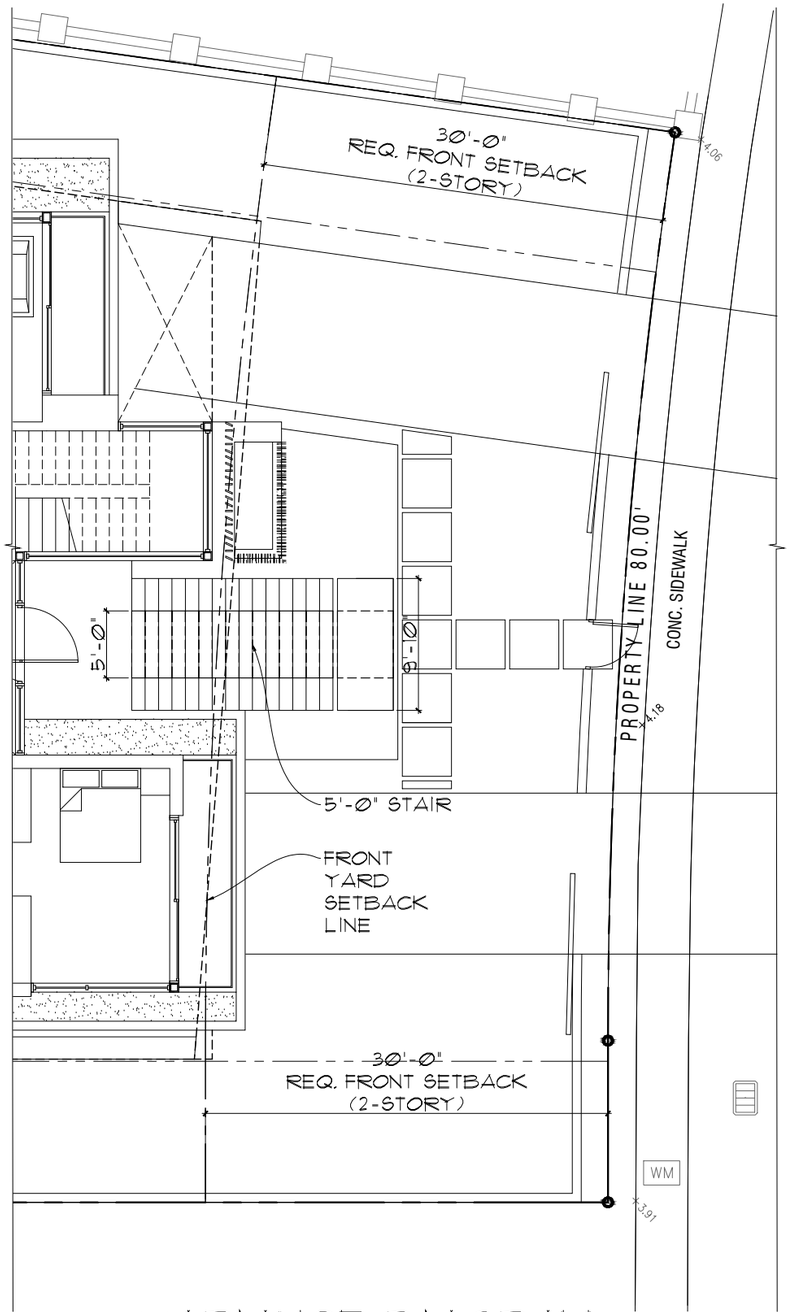
VARIANCE DIAGRAM - FRONT YARD	A-0.9A

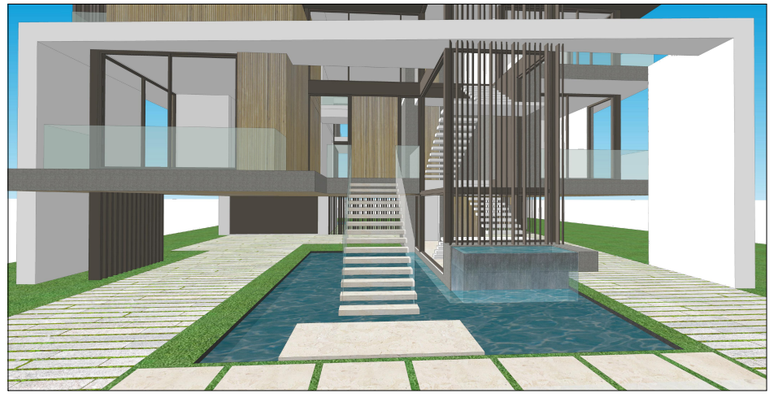


VARIANCE DIAGRAM
ENTRY STAIR

1 A-0.9B Scale: 3/16" = 1'-0"

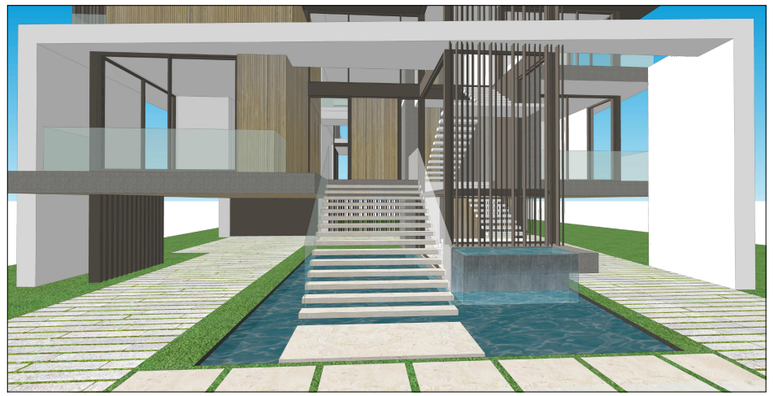
VARIANCE REQUEST - ENTRY STAIRS

- VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 7.2.2.3.a.12.N.vi)



VIEW OF STAIR PER CODE

2 A-0.9B Scale: NTS



VIEW OF STAIR WITH VARIANCE

3 A-0.9B Scale: NTS

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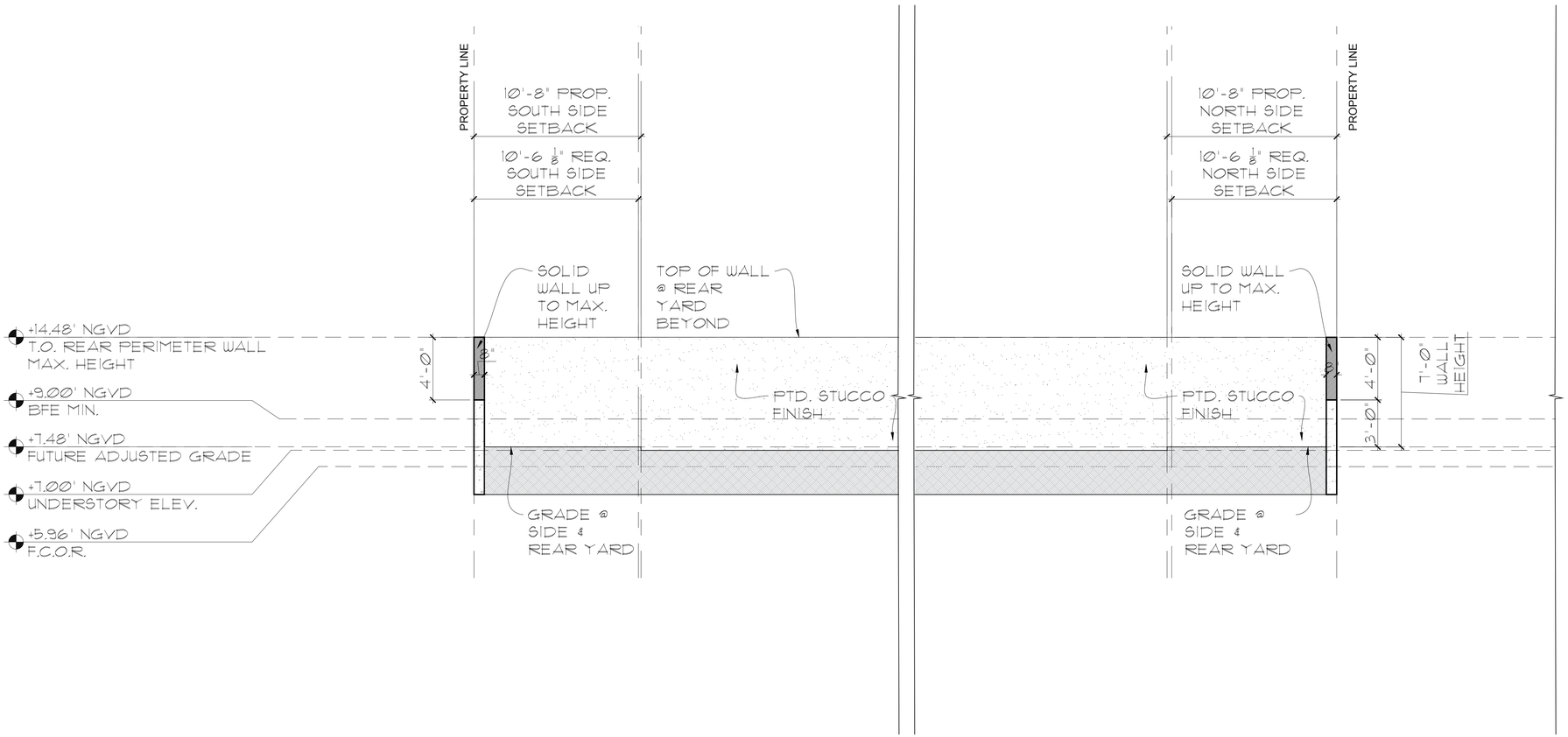
VARIANCE DIAGRAM - ENTRY STAIR	A-0.9B

WAIVER REQUEST - PROPERTY WALLS

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



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

1 / A-0.9C Scale: 1/4" = 1'-0"

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WAIVER DIAGRAM PROPERTY WALLS	A-0.9C