

SAKA RESIDENCE

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

4330 NAUTILUS DRIVE

MIAMI BEACH, FL 33140

CLIENT  
JAMES SAKA & FANCY SAKA

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LANDSCAPE ARCHITECT  
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MIAMI FL, 33138  
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- DRB REQUEST
- VARIANCE OF REQUIREMENT TO PROVIDE 49.6% LANDSCAPE AREA OF THE FRONT YARD, IN LIEU OF THE 10% MINIMUM REQUIRED BY CODE (SECTION 122.3b.1(6))
  - WAIVER TO ALLOW SOLID SIDE PROPERTY WALLS UP TO 1 FEET ABOVE ADJUSTED GRADE, IN LIEU OF OPEN PICKETS AT THE TOP 3 FEET (SECTION 122.3b.12.H.(1))
  - VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 122.3.a.12.N.V)

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NAUTILUS RESIDENCE  
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seal

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registered architect  
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comm no.  
2325  
date:  
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INDEX

A-0.1

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 <sup>1</sup> / <sub>8</sub> "		10'-10"	
21	Side 2 Setback (SOUTH) :	10'-6 <sup>1</sup> / <sub>8</sub> "		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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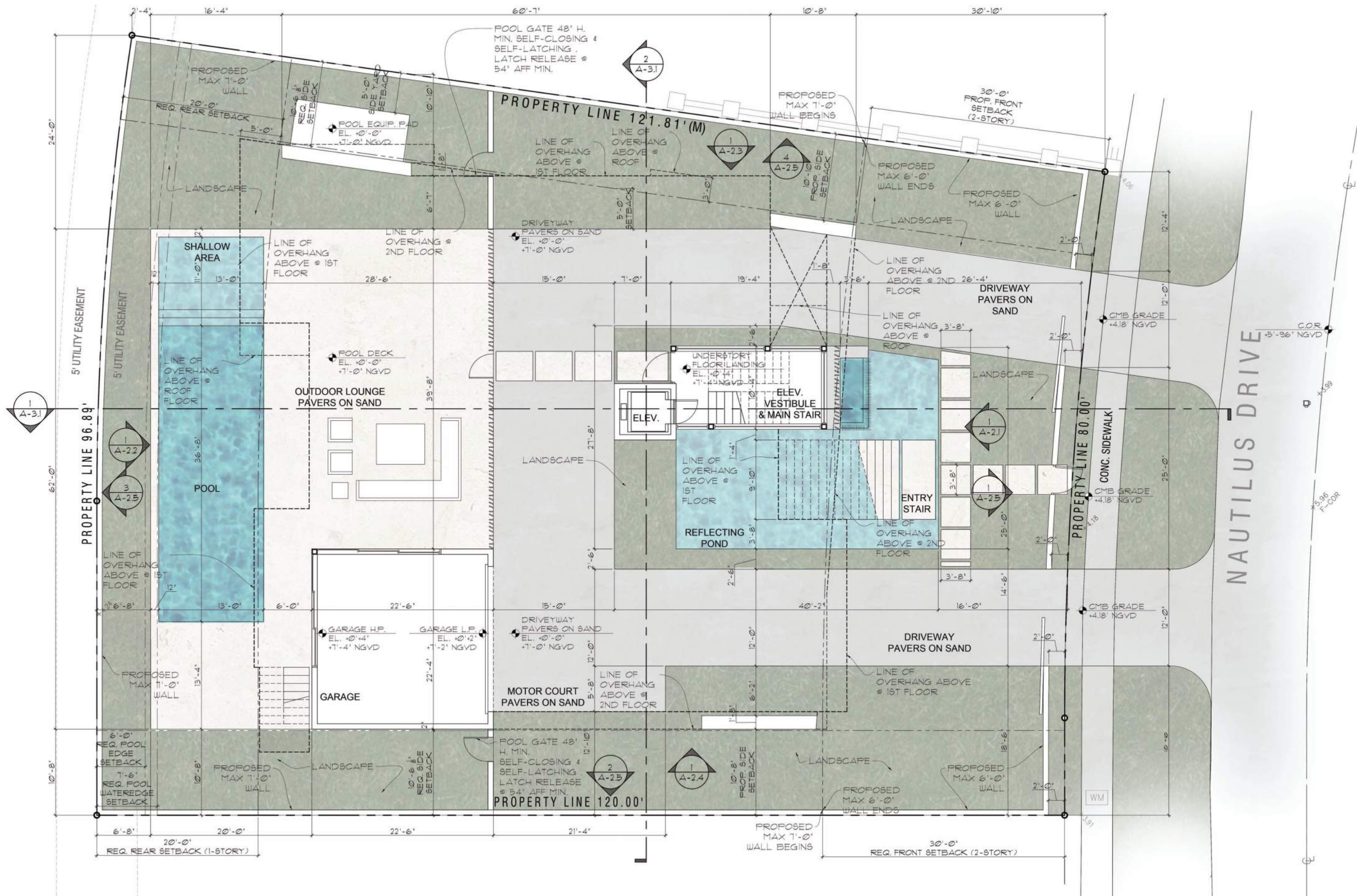
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UNDERSTORY FLOOR PLAN  
SCALE: 3/16"=1'-0"

UNDERSTORY FLOOR PLAN

A-1.0

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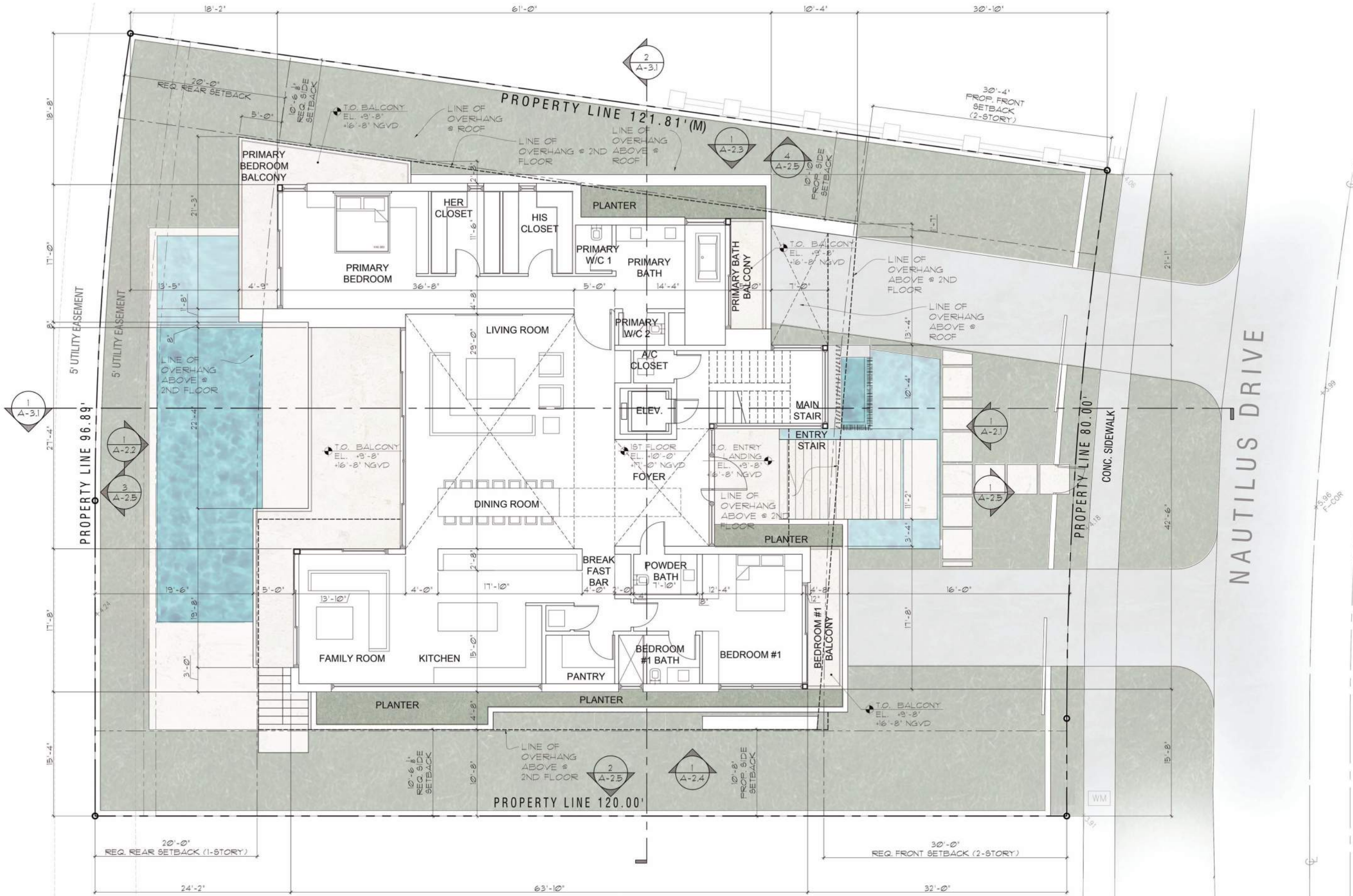
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FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN

A-1.1

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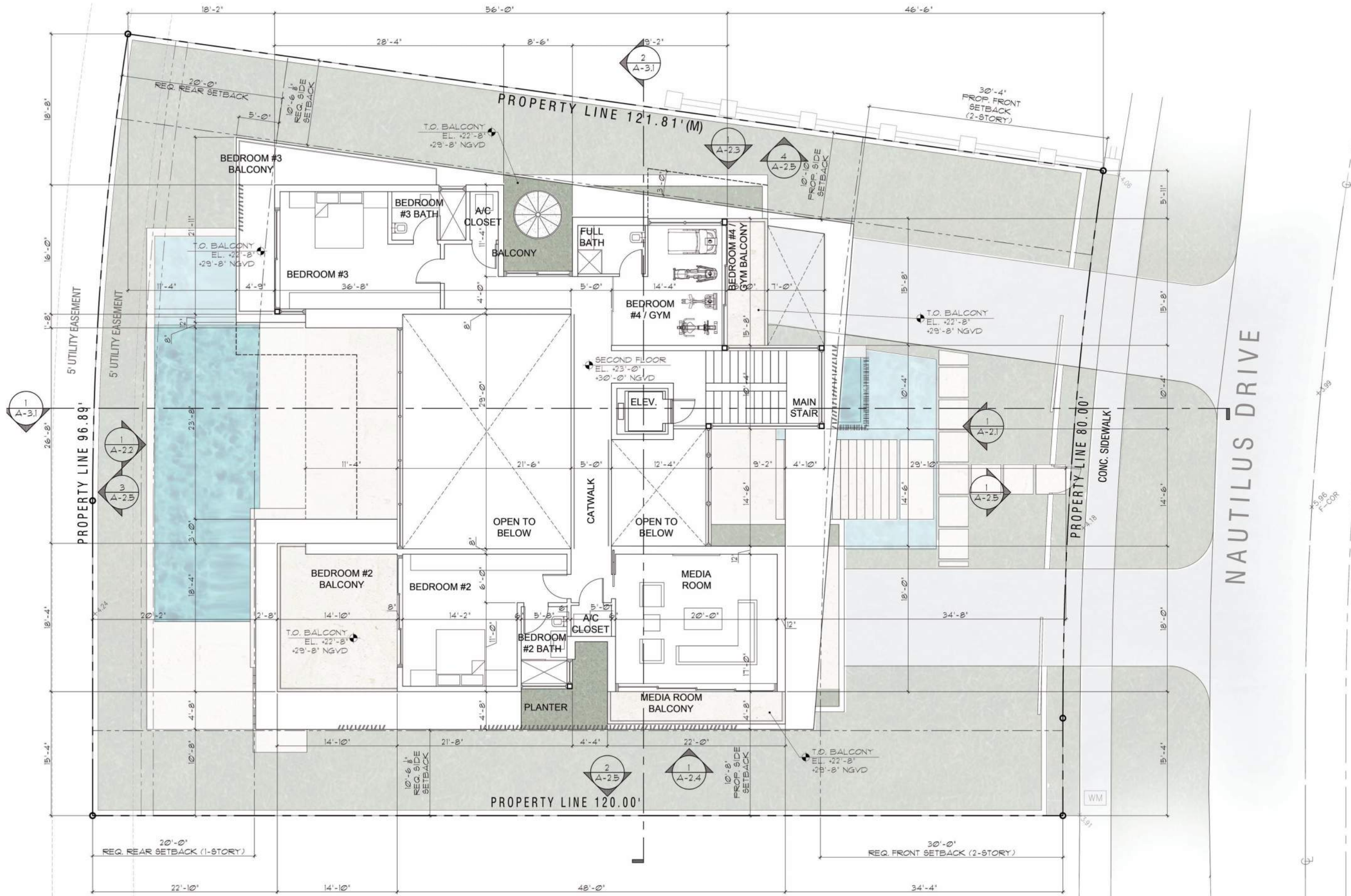
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## SECOND FLOOR PLAN

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

SECOND FLOOR PLAN

A-1.2

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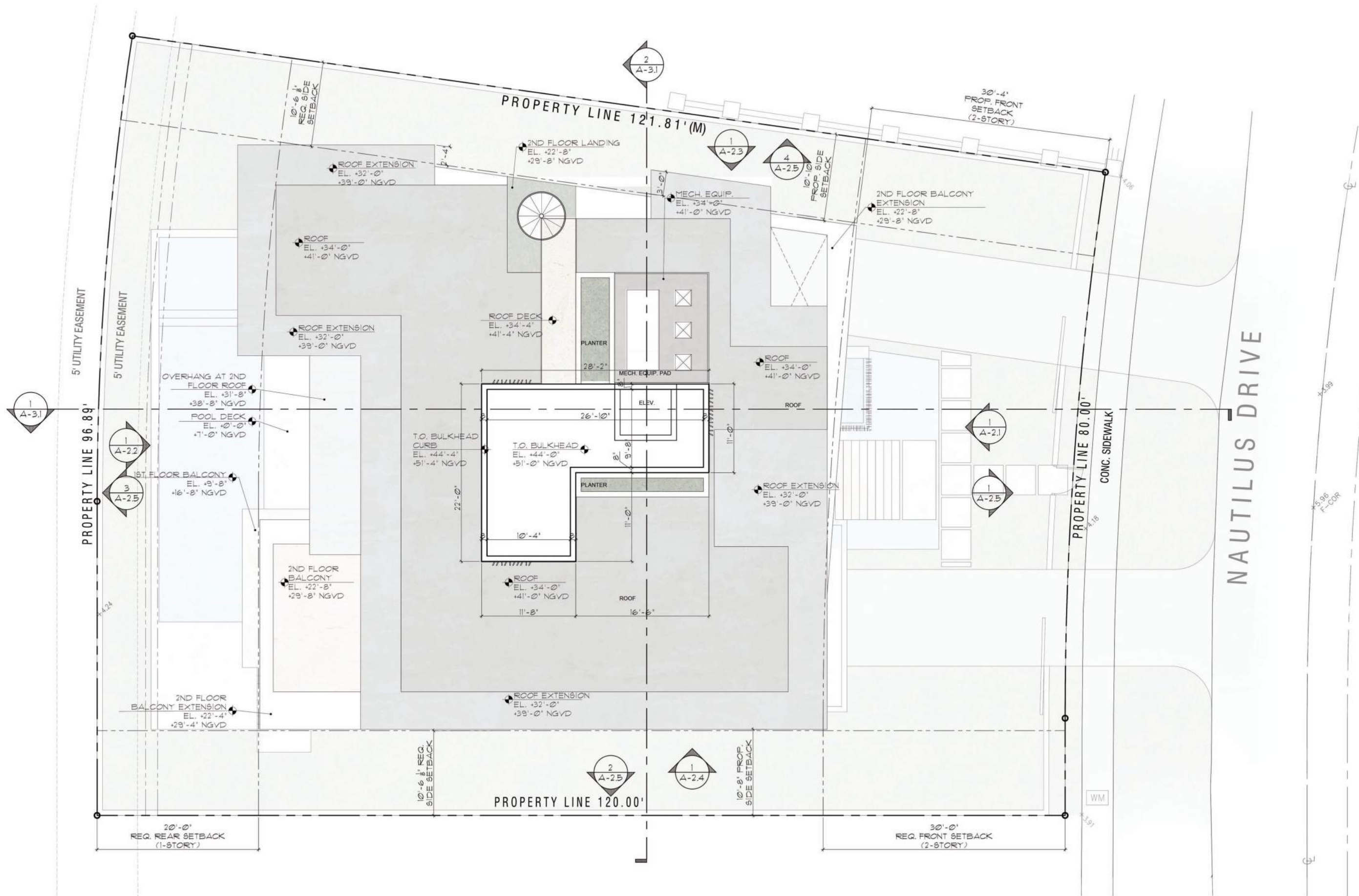
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 **BULKHEAD PLAN**  
SCALE: 3/16"=1'-0"





1 EAST FRONT RENDER  
G-4.2  
Scale: NTS









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1 NORTH SIDE RENDER  
G-4.4 Scale: NTS

NORTH SIDE RENDER	G-4.4
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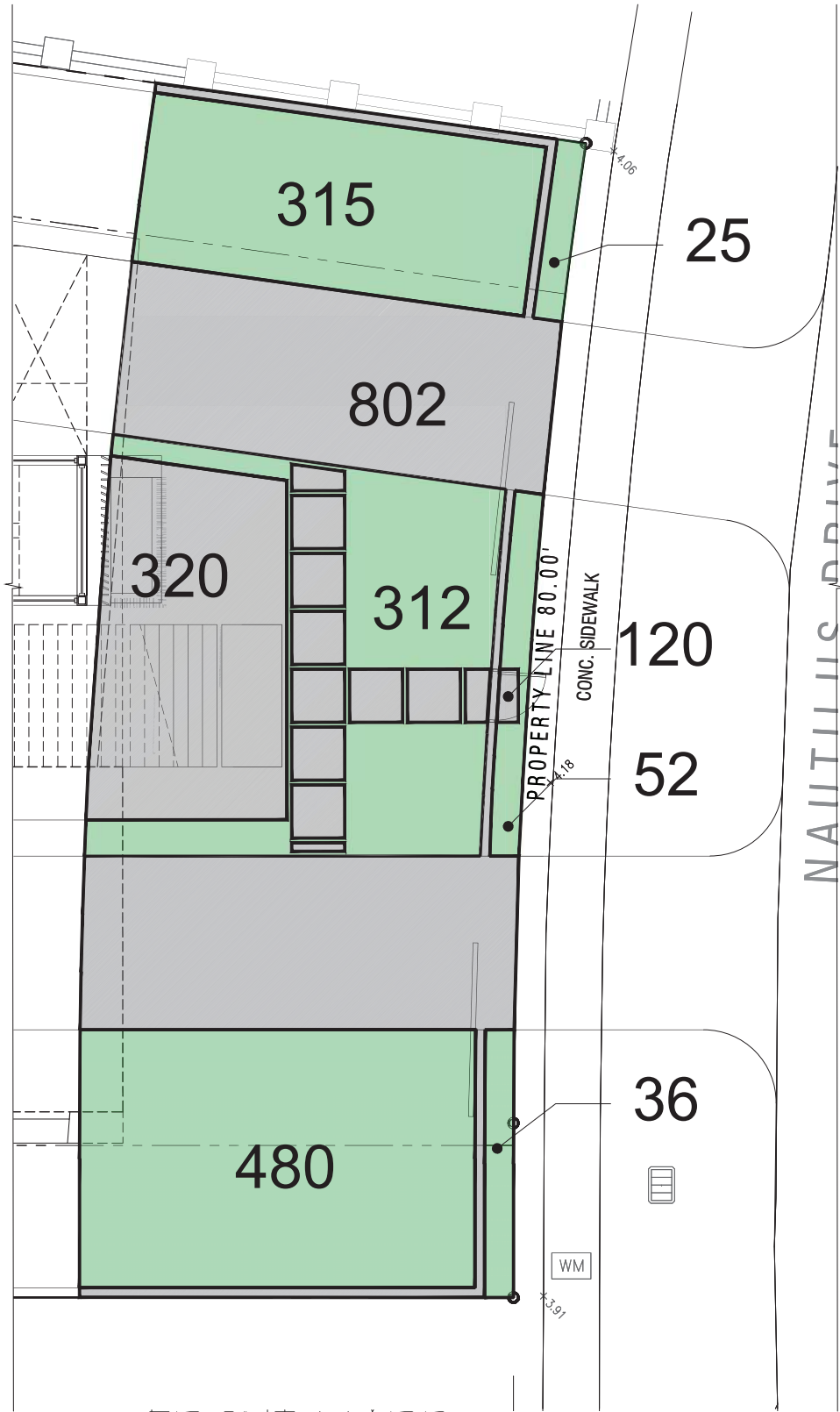
1 SOUTH SIDE RENDER  
G-4.5 Scale: NTS





1 FRONT ANGLE RENDER  
G-4.6 Scale: NTS





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

VARIANCE REQUEST -  
FRONT YARD

- VARIANCE TO REDUCE LANDSCAPE  
REQUIREMENT IN THE FRONT YARD FROM 10%  
TO 49.6% TO PROVIDE AN APPROPRIATE  
DRIVEWAY WIDTH WITHIN THE BOUNDARIES OF  
THE FRONT YARD, PER SECTION 142.105b.4.d.1, TO  
51.2%

LANDSCAPE AREA IN  
REQUIRED YARD

FRONT YARD:	2,462 S.F. 100%
MINIMUM LANDSCAPE AREA:	1,123 S.F. 10%
PROPOSED LANDSCAPE AREA:	1,220 S.F. 49.6%

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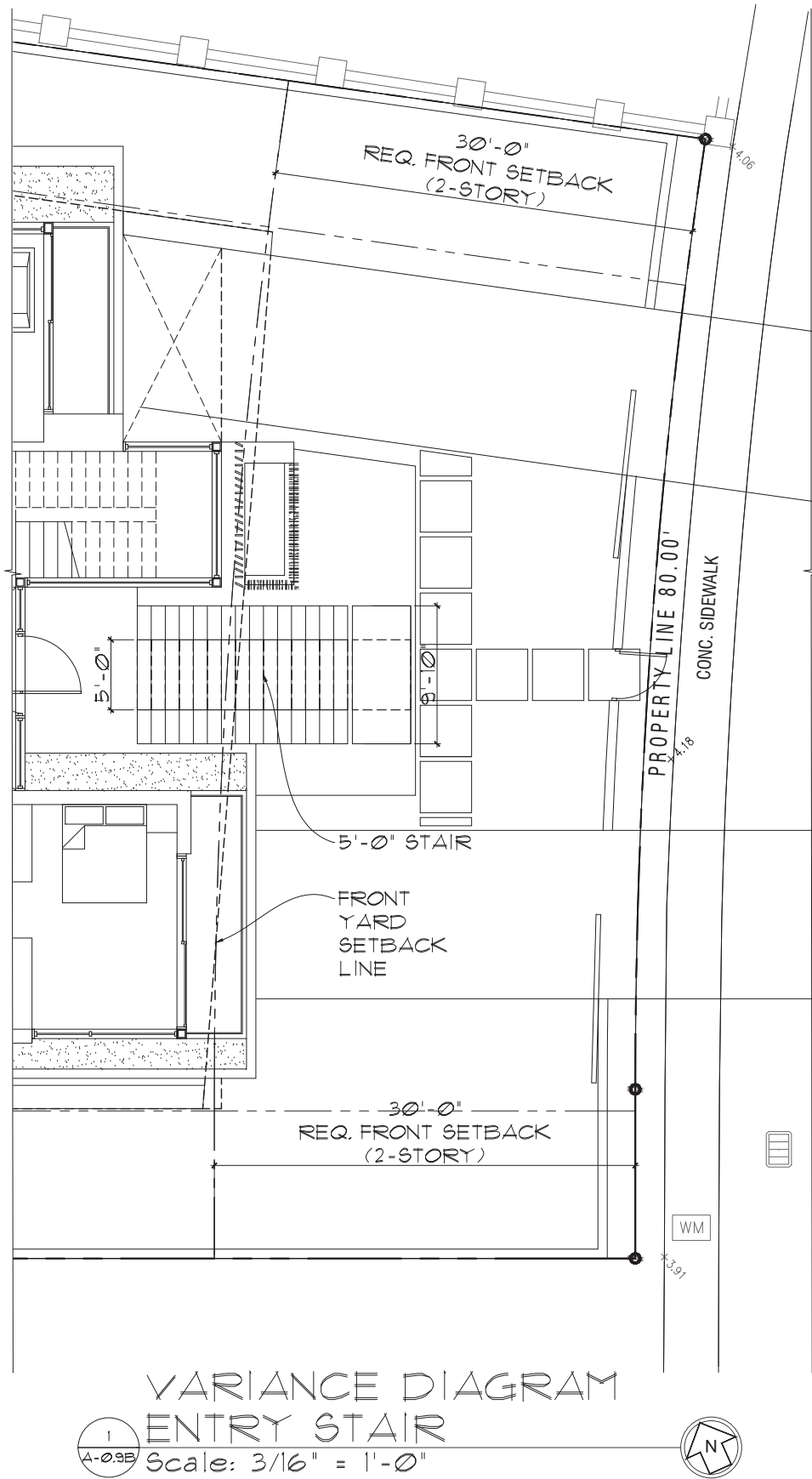
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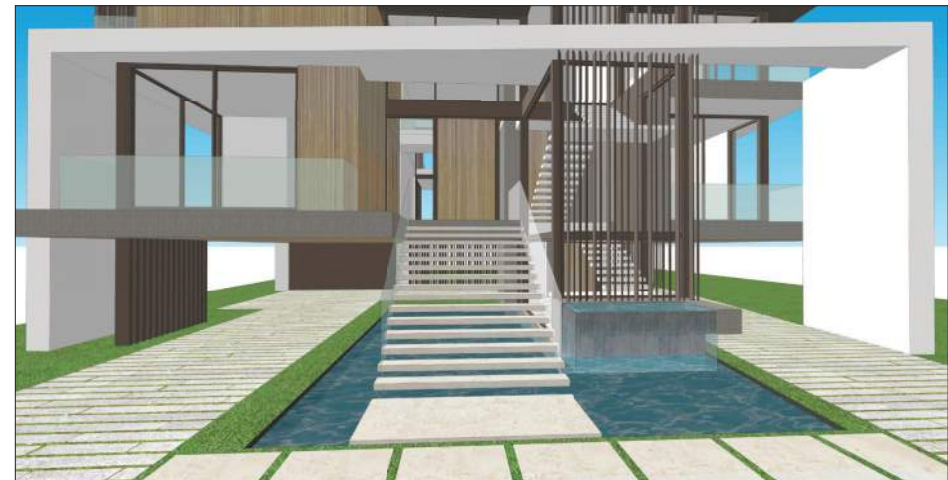
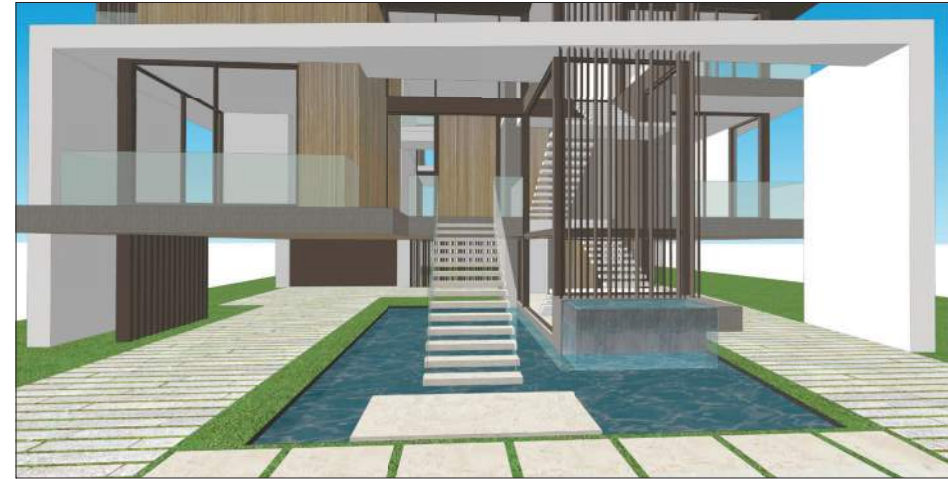
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## VARIANCE REQUEST - ENTRY STAIRS

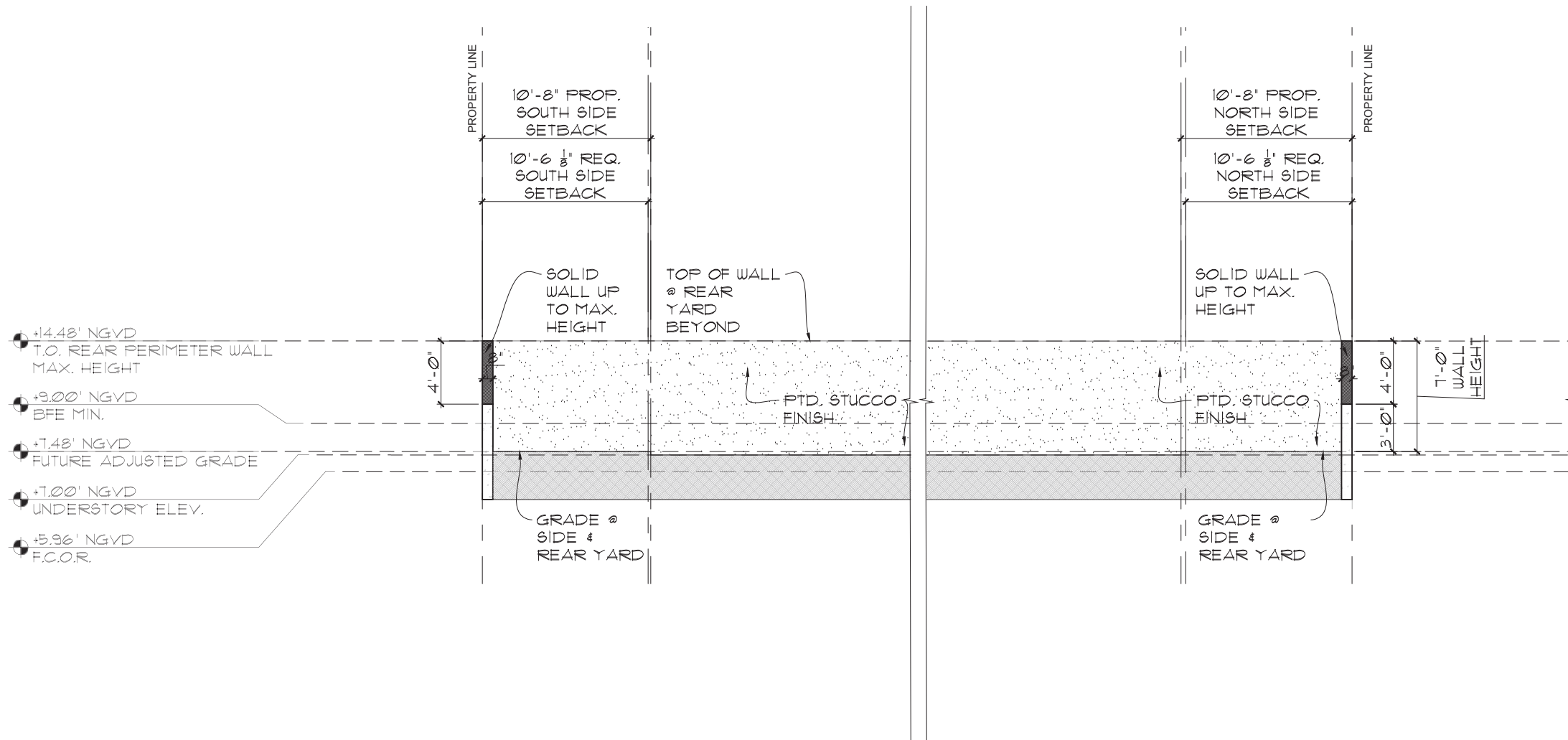
- VARIANCE OF REQUIREMENT TO PROVIDE STAIRS IN FRONT SETBACK MAXIMUM OF 5'-0" IN WIDTH TO 9'-10" (SECTION 12.2.2.3.a.12.N.VI)





## 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.)

Scale: 1/4" = 1'-0"

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WAIVER DIAGRAM PROPERTY WALLS

A-0.9C





1 - DARK BRONZE BRAKE  
METAL CLADDING, DOOR &  
WINDOW FRAMES, GATES, AND  
MISC. METALS.

2 - WHITE PTD. STUCCO



3 - CLEAR IMPACT  
RESISTANT GLASS



4 - BASALT STONE  
CLADDING, OR SIMILAR



5 - WHITE OAK WOOD  
CLADDING, OR SIMILAR



6 - LIMESTONE

## MATERIALS LEGEND



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## COLORED ELEVATIONS

A-2.1



FRONT ELEVATION (EAST VIEW)

Scale:  $1/4" = 1'-0"$





1 - DARK BRONZE BRAKE METAL CLADDING, DOOR & WINDOW FRAMES, GATES, AND MISC. METALS.



2 - WHITE PTD. STUCCO



3 - CLEAR IMPACT RESISTANT GLASS



4 - BASALT STONE CLADDING, OR SIMILAR

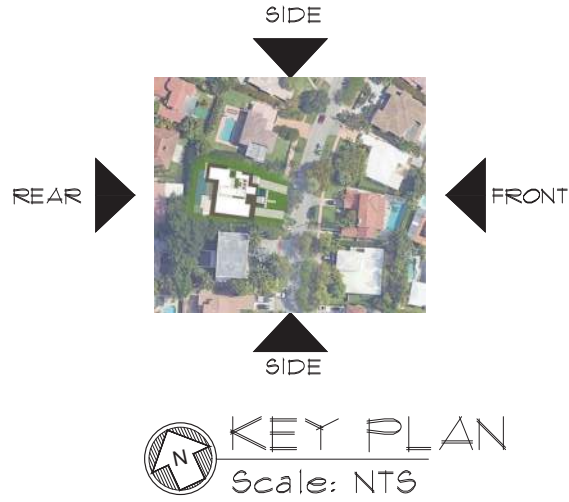


5 - WHITE OAK WOOD CLADDING, OR SIMILAR



6 - LIMESTONE

MATERIALS LEGEND



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1 REAR ELEVATION (WEST VIEW)  
A-22 Scale: 1/4" = 1'-0"

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1 - DARK BRONZE BRAKE METAL CLADDING, DOOR & WINDOW FRAMES, GATES, AND MISC. METALS.



2 - WHITE PTD. STUCCO



3 - CLEAR IMPACT RESISTANT GLASS



4 - BASALT STONE CLADDING, OR SIMILAR

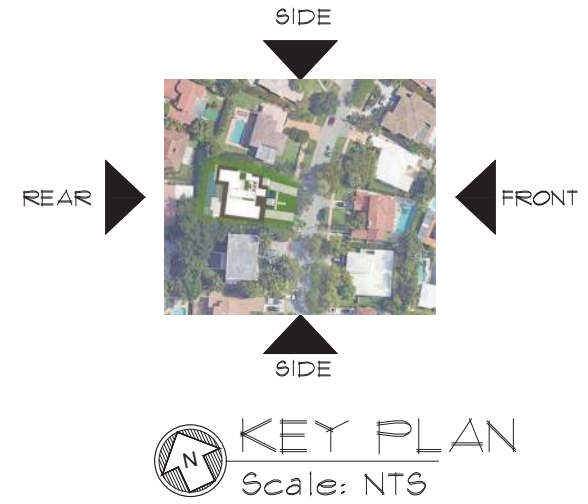


5 - WHITE OAK WOOD CLADDING, OR SIMILAR



6 - LIMESTONE

# MATERIALS LEGEND



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1  
A-2.3  
SIDE ELEVATION (NORTH VIEW)  
Scale: 1/4" = 1'-0"

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1 - DARK BRONZE BRAKE METAL CLADDING, DOOR & WINDOW FRAMES, GATES, AND MISC. METALS.



2 - WHITE PTD. STUCCO



3 - CLEAR IMPACT RESISTANT GLASS



4 - BASALT STONE CLADDING, OR SIMILAR

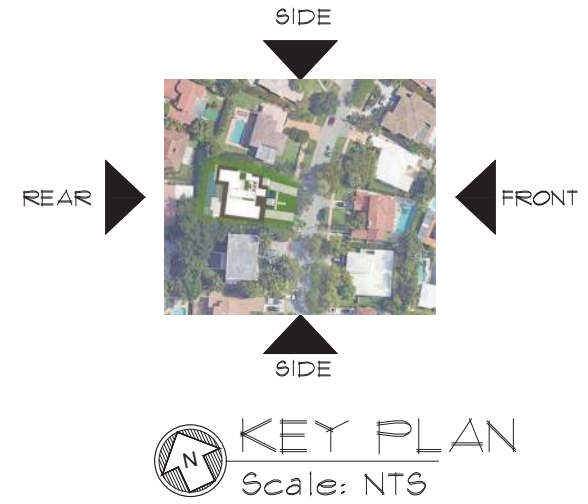


5 - WHITE OAK WOOD CLADDING, OR SIMILAR



6 - LIMESTONE

# MATERIALS LEGEND



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1 SIDE ELEVATION (SOUTH VIEW)  
A-2.4 Scale: 1/4" = 1'-0"

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1 SECTION A  
A-3.1 Scale: 3/16" = 1'-0"



2 SECTION B  
A-3.1 Scale: 3/16" = 1'-0"





1 NORTH EAST VIEW  
Scale: NTS



2 SOUTH EAST VIEW  
Scale: NTS

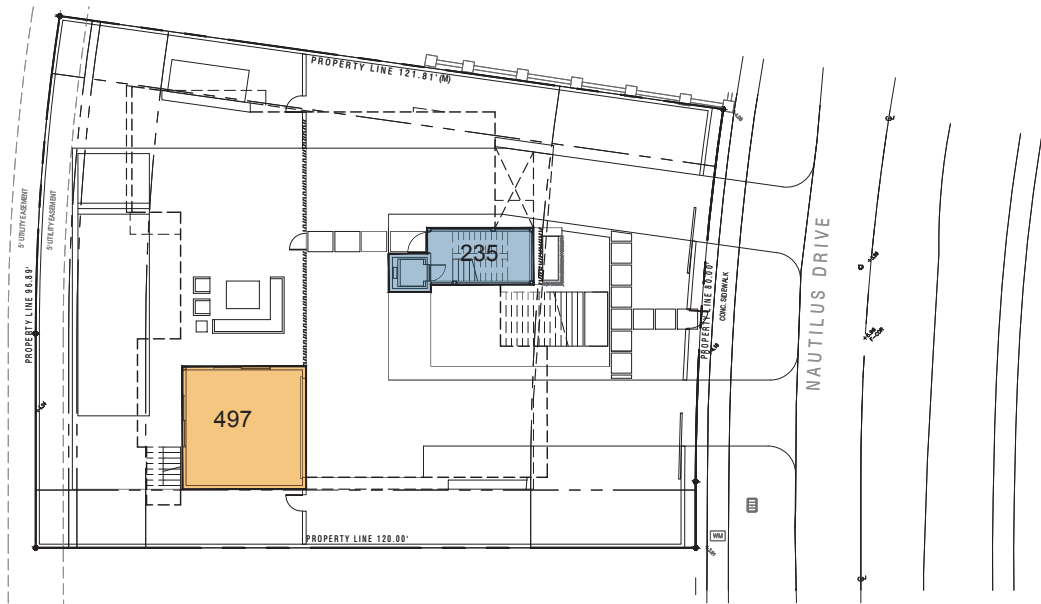


3 NORTH WEST VIEW  
Scale: NTS

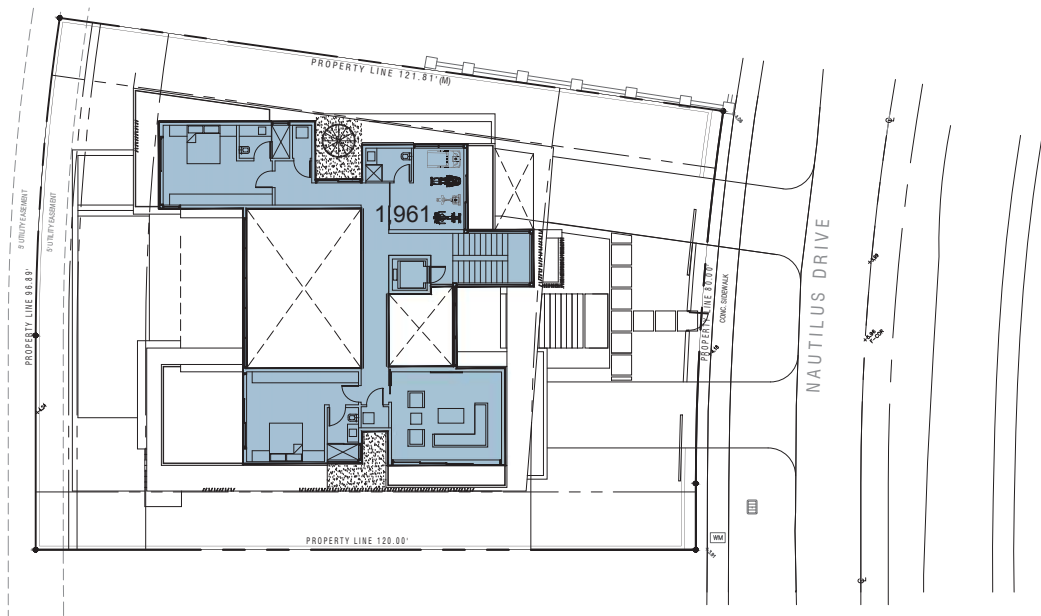


4 SOUTH WEST VIEW  
Scale: NTS

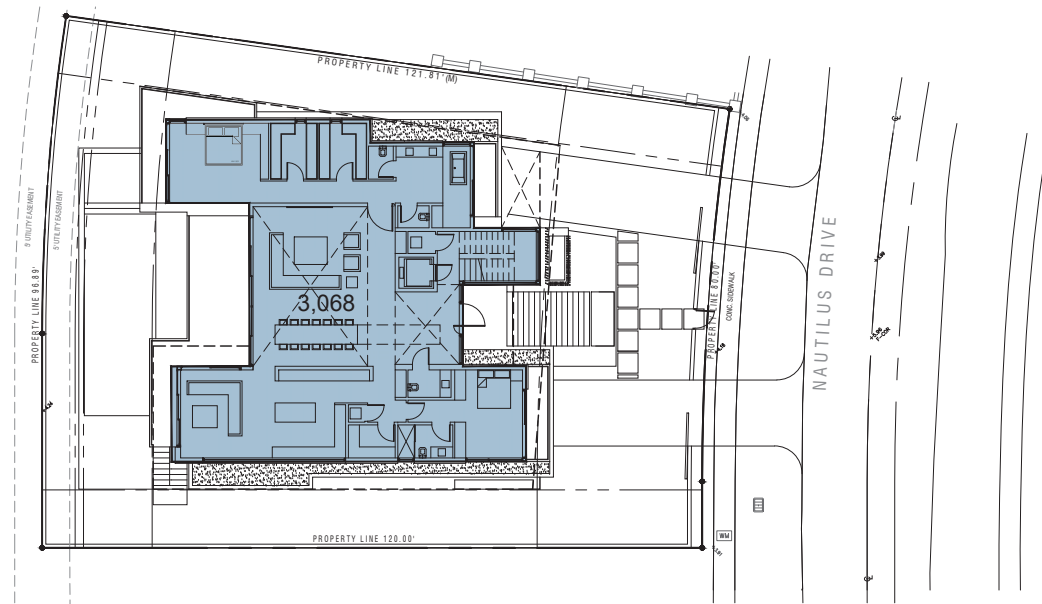




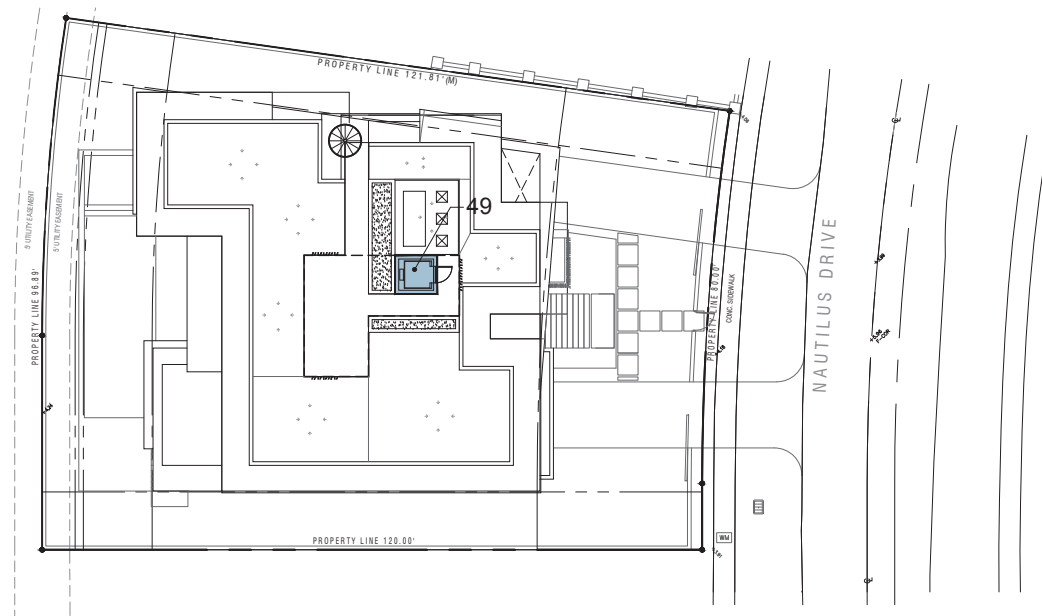
1 UNIT SIZE UNDER STORY  
A-0.7A Scale: 1/16" = 1'-0"



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



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

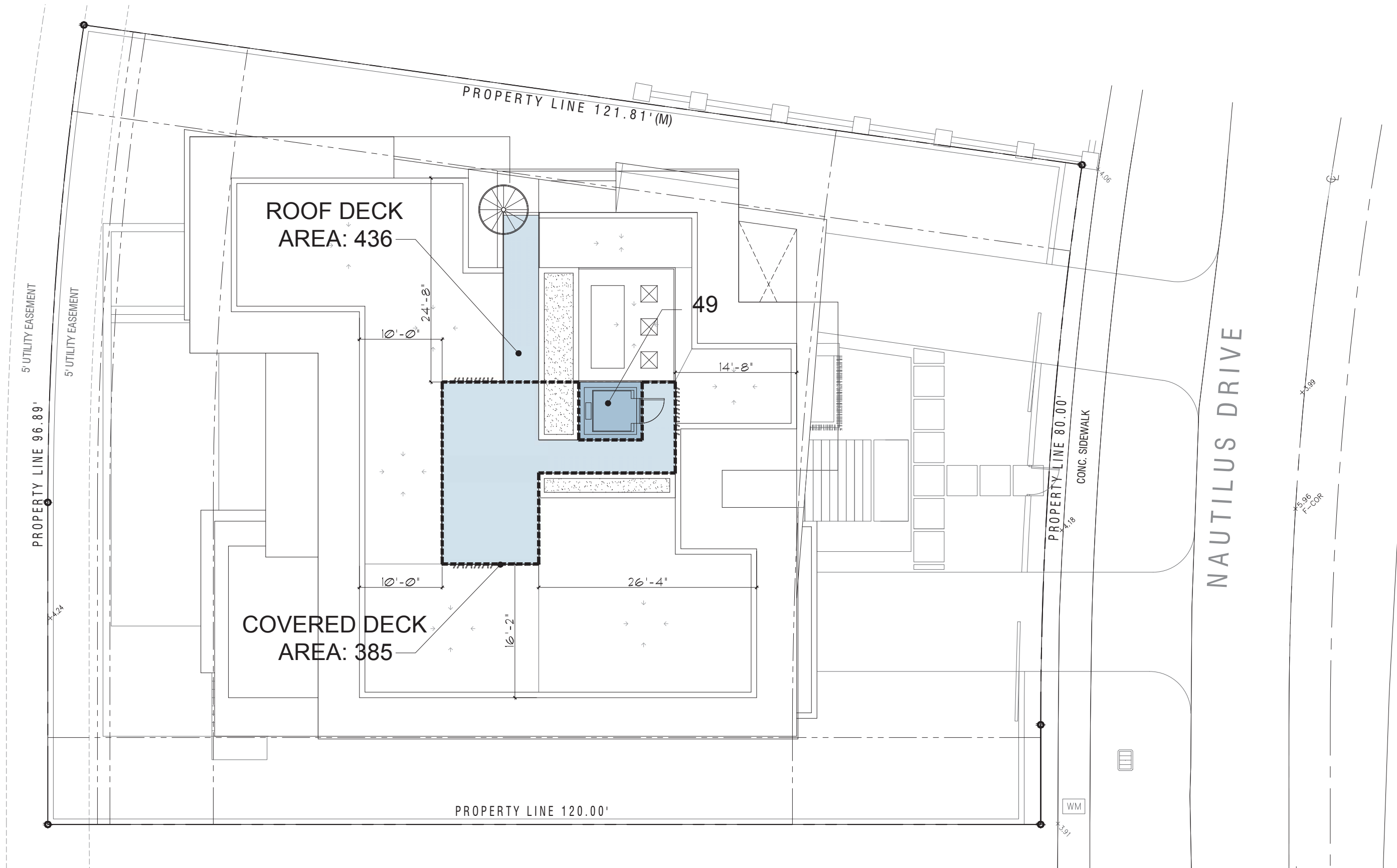


4 UNIT SIZE ROOF PLAN  
A-0.7A Scale: 1/16" = 1'-0"

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%





ROOF DECK :

2ND FLOOR AREA: — 1,961 S.F.  
(100%)

MAX ROOF DECK: — 491 S.F.  
(25%)

DECK SIZE: — 475 S.F.  
(24.2%)

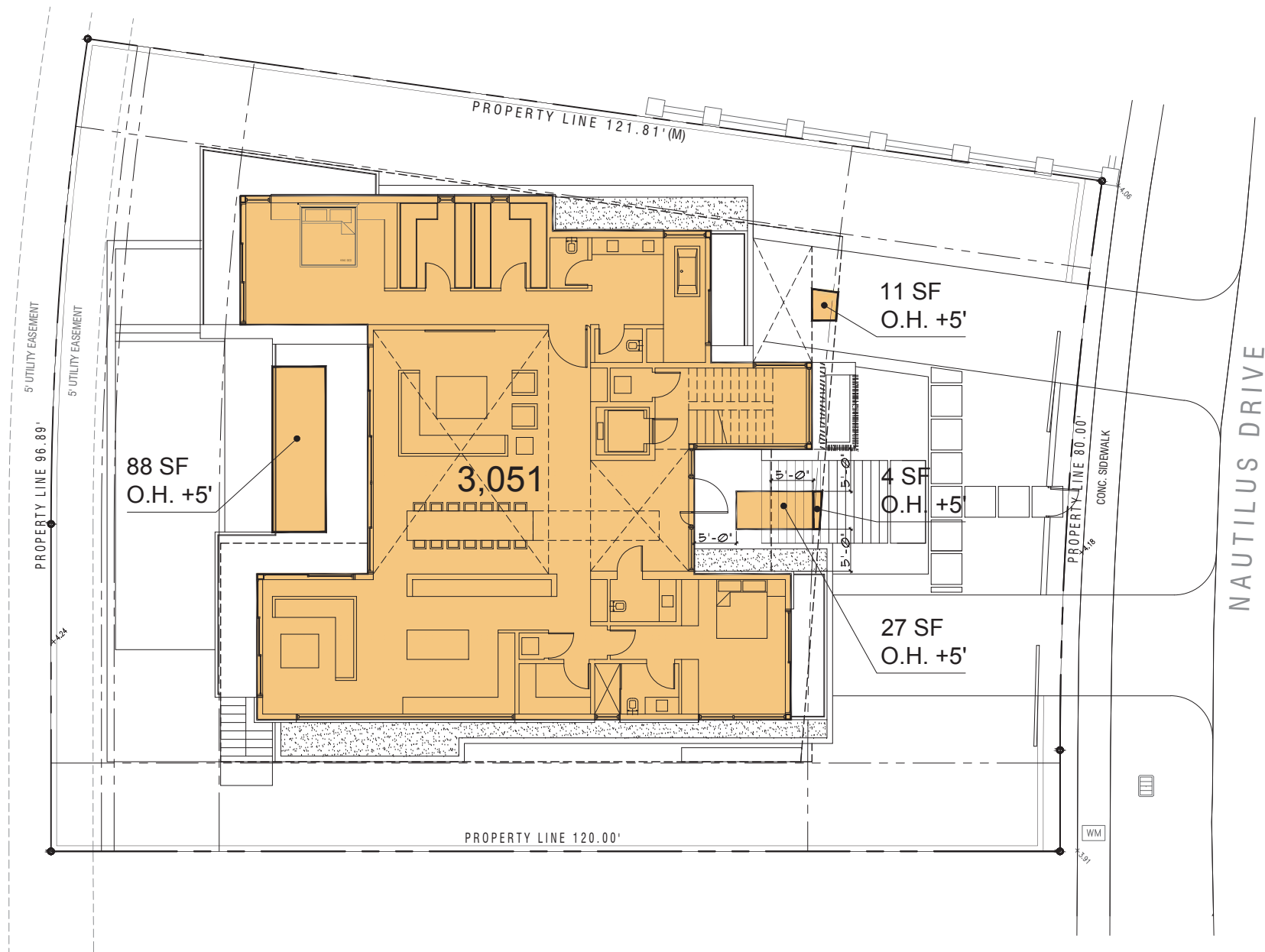
COVERED ROOF DECK :

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%)





NAUTILUS DRIVE



1 LOT COVERGE  
FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

2 REAR YARD  
Scale: 1/8" = 1'-0"

3 FRONT YARD  
Scale: 1/8" = 1'-0"

### LOT COVERGE :

LOT SIZE: 10,634 S.F.  
MAX LOT COVERGE: 3,184 S.F.  
(30% MAX)

FIRST FLOOR:  
OVERHANGS EXCEEDING 5': 3,051 S.F.  
130 S.F.

TOTAL LOT COVERGE: 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

LOT COVERGE & YARD PERMEABILITY

A-0.8A

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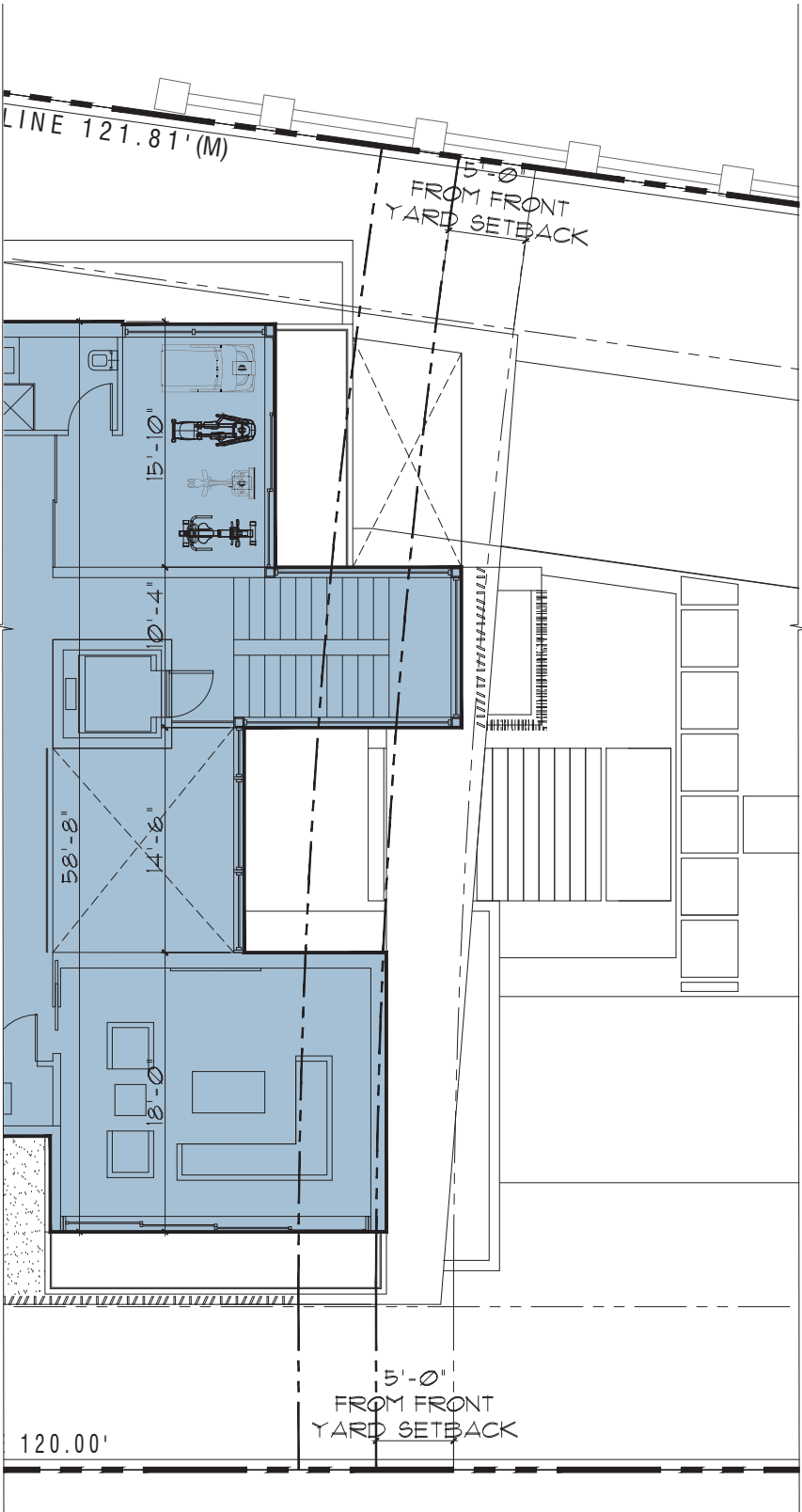
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2ND FLOOR SETBACK :

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%)



1  
A-0.8B

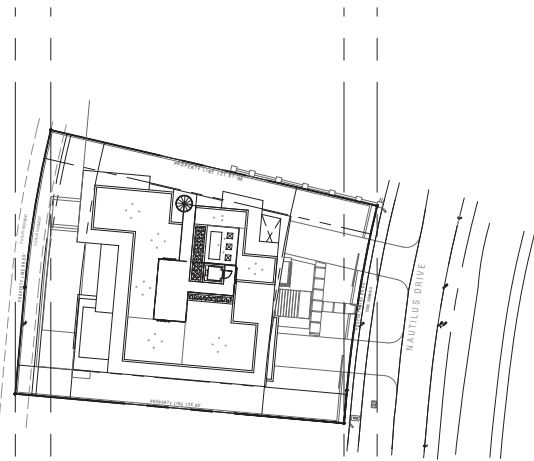
DIAGRAM - 2ND FLOOR  
FRONT ELEVATION SETBACK

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

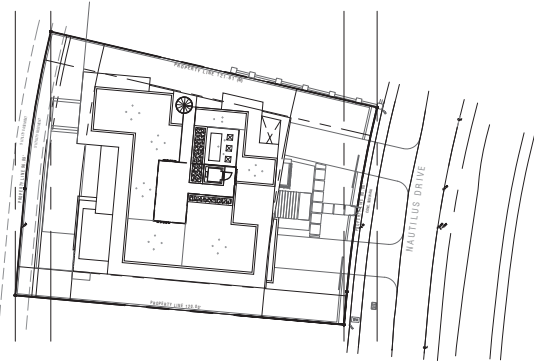
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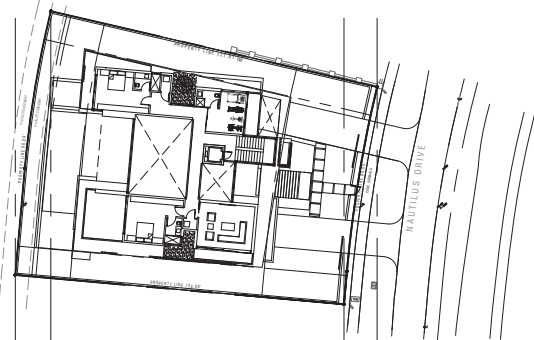
ROOF  
PLAN



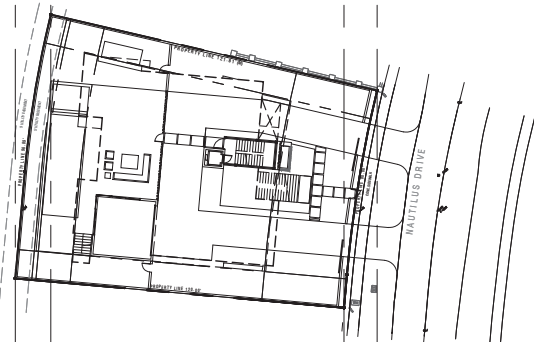
2ND  
FLOOR  
PLAN



1ST  
FLOOR  
PLAN



UNDERSTORY  
PLAN

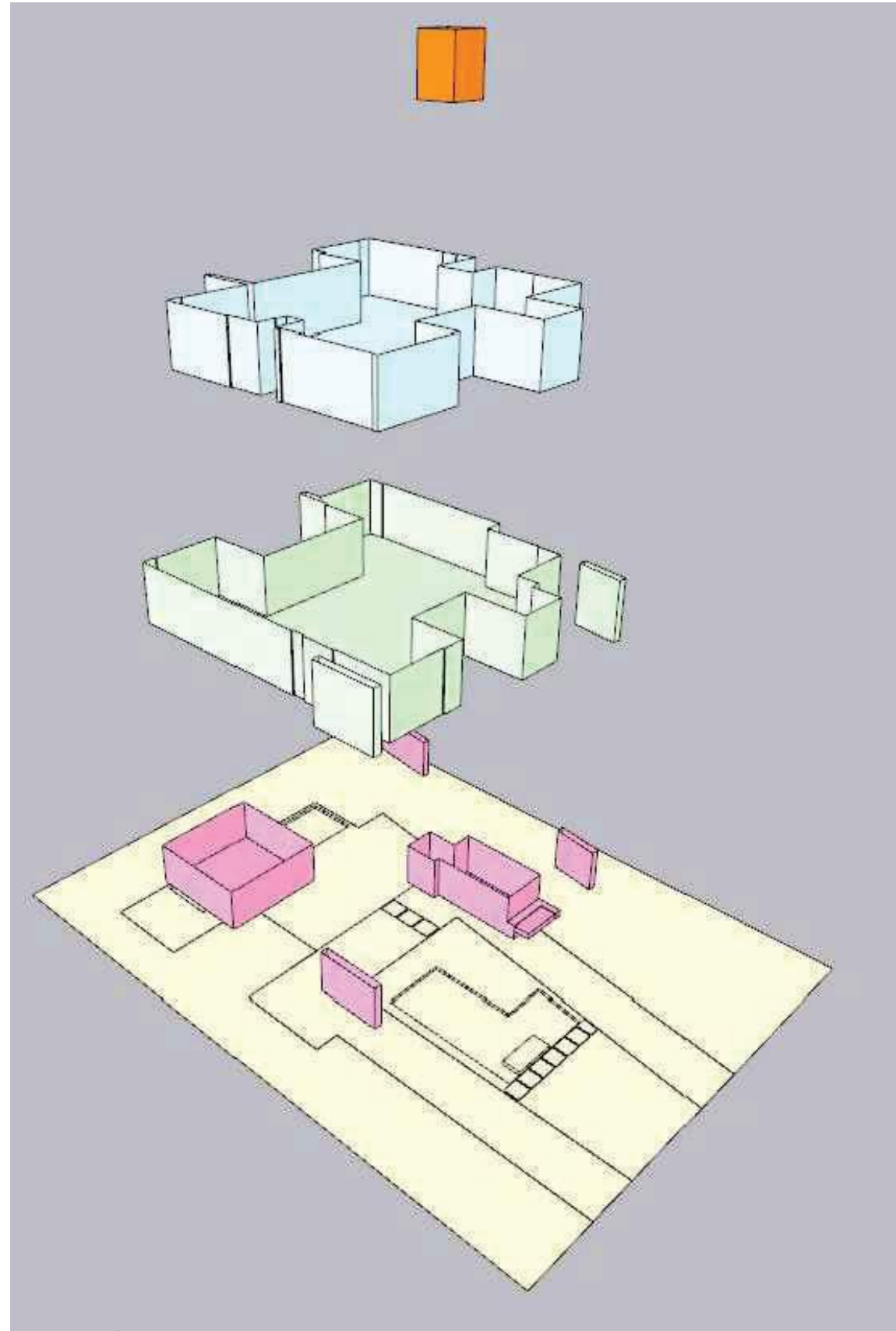


1  
A-0.8C  
DIAGRAM - EXPLODED  
AXONOMETRIC PLANS  
Scale: 3/16" = 1'-0"

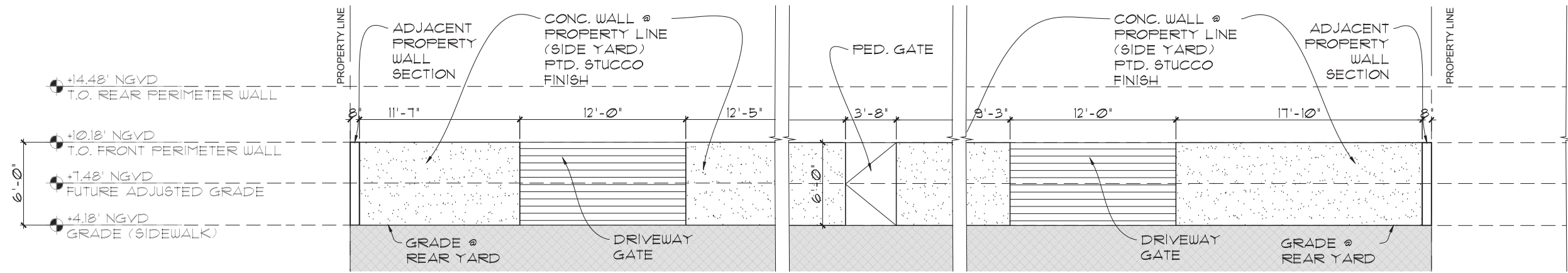


2  
A-0.8C

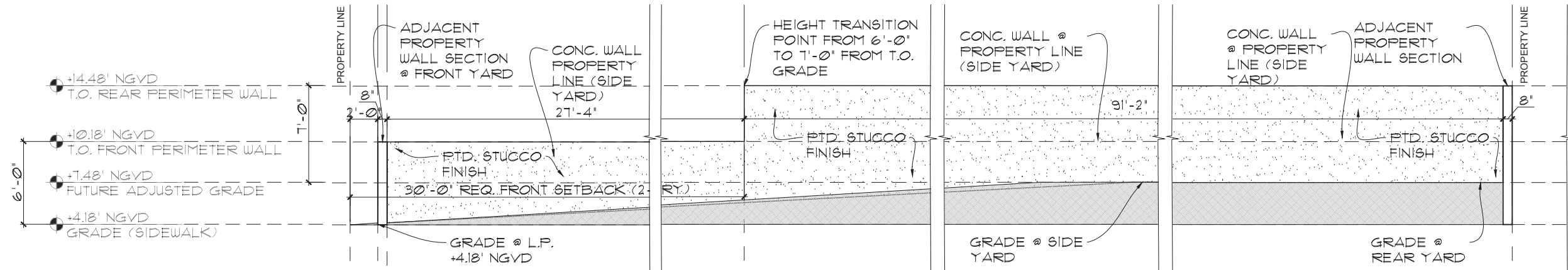
DIAGRAM - EXPLODED  
AXONOMETRIC SPACE PLANS  
Scale: 3/16" = 1'-0"



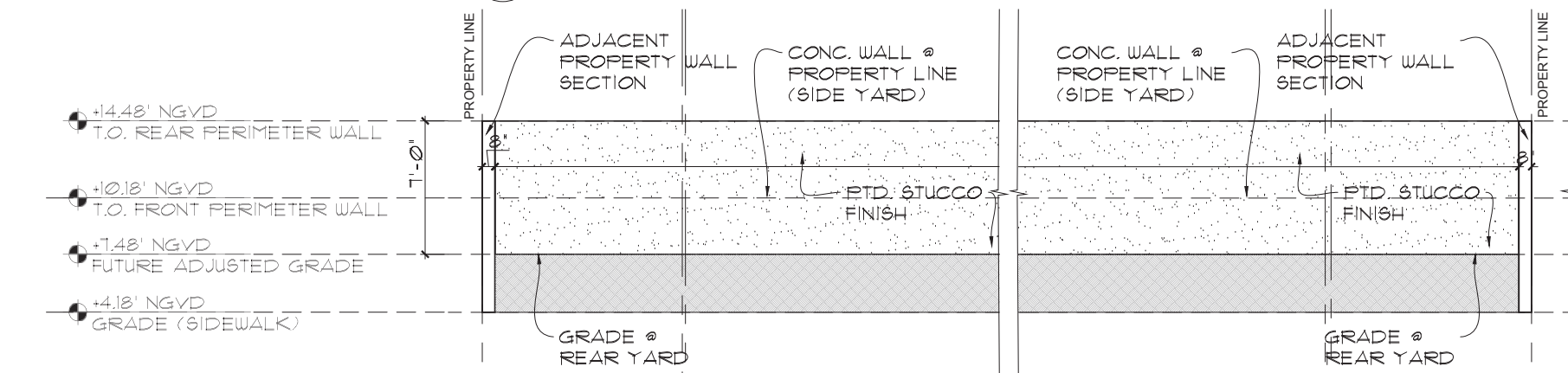




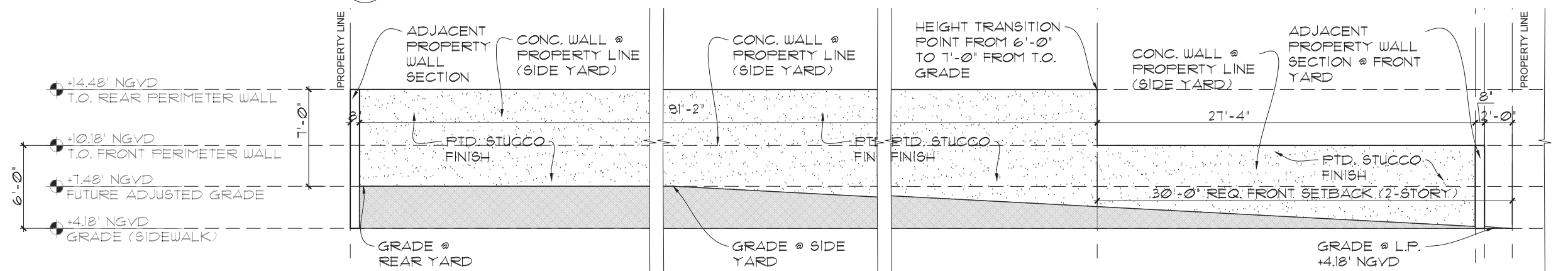
1 EAST PROPERTY WALL ELEV. (FRONT)  
Scale: 1/4" = 1'-0"



2 SOUTH PROPERTY WALL ELEV. (SIDE)  
Scale: 1/4" = 1'-0"



3 WEST PROPERTY WALL ELEV. (REAR)  
Scale: 1/4" = 1'-0"



4 NORTH PROPERTY WALL ELEV. (SIDE)  
Scale: 1/4" = 1'-0"



KEY PLAN  
Scale: NTS









1 AERIAL PLAN 1  
A-03 Scale: NTS



2 AERIAL PLAN 2  
A-03 Scale: NTS



3 SITE  
A-03 Scale: NTS



4 PROPERTY #1  
A-03 Scale: NTS



5 PROPERTY #2  
A-03 Scale: NTS



6 PROPERTY #3  
A-03 Scale: NTS



7 PROPERTY #4  
A-03 Scale: NTS



8 PROPERTY #5  
A-03 Scale: NTS





1 CONTEXT LOCATION MAP  
A-0.4A Scale: NTS

NAUTILUS RESIDENCE  
4330 NAUTILUS DRIVE  
MIAMI BEACH, FLORIDA, 33140

seal

Ralph Choelf  
registered architect  
AR0009679  
AA26003009

comm no.  
2325

date:  
03/09/2025

revised:

sheet no.





1 CONTEXT ANALYSIS PLAN  
A-0.4B Scale: NTS



2 CONTEXT ANALYSIS ELEVATION  
A-0.4B Scale: NTS

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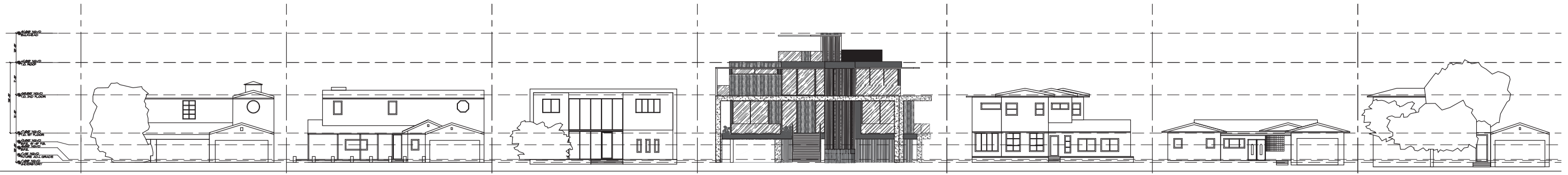
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CONTEXT ANALYSIS

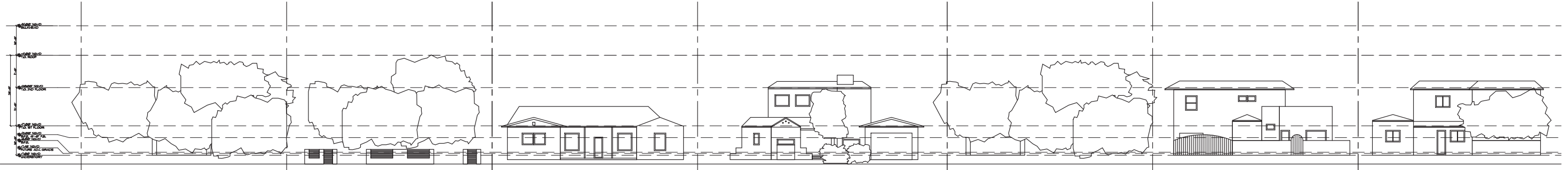
A-0.4B

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4310 NAUTILUS DRIVE      4316 NAUTILUS DRIVE      4322 NAUTILUS DRIVE      4330 NAUTILUS DRIVE (SITE)      4340 NAUTILUS DRIVE      4350 NAUTILUS DRIVE      4370 NAUTILUS DRIVE



4301 NAUTILUS DRIVE      4321 NAUTILUS DRIVE      4331 NAUTILUS DRIVE      4333 NAUTILUS DRIVE (SITE)      4347 NAUTILUS DRIVE      4357 NAUTILUS DRIVE      4363 NAUTILUS DRIVE

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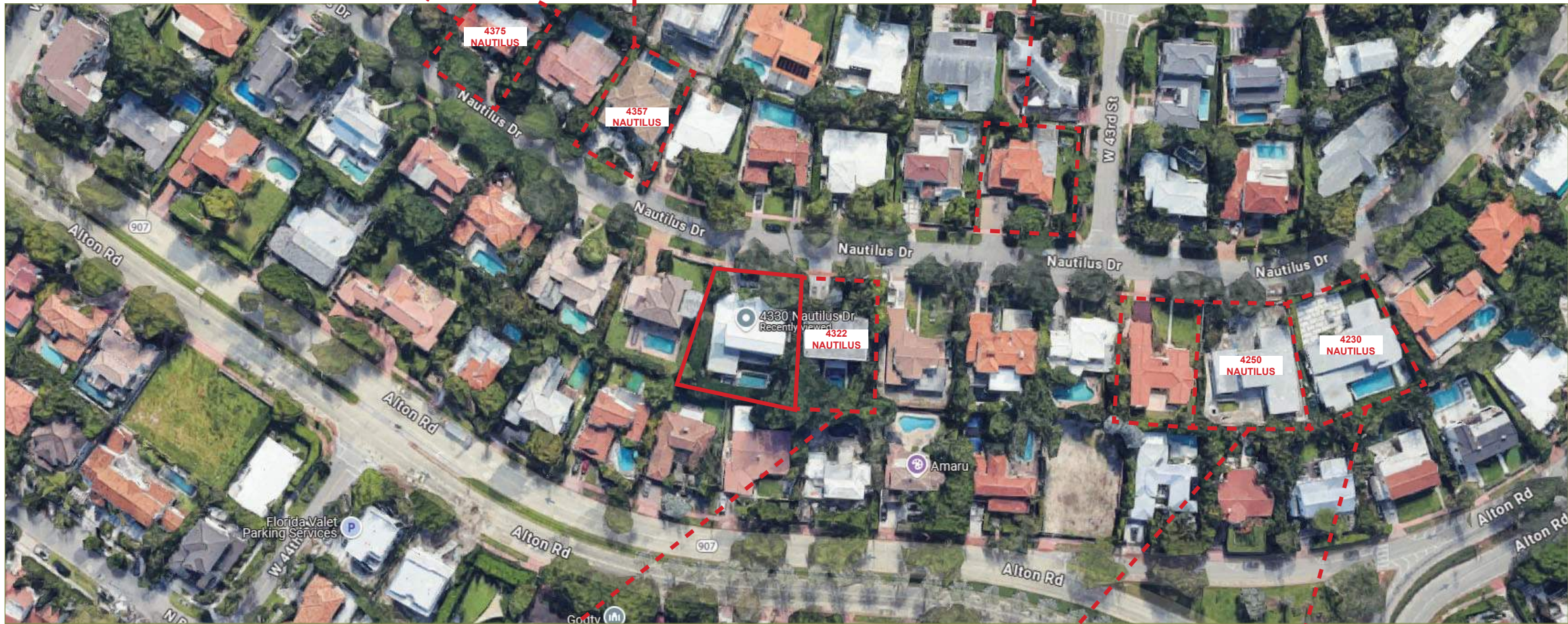


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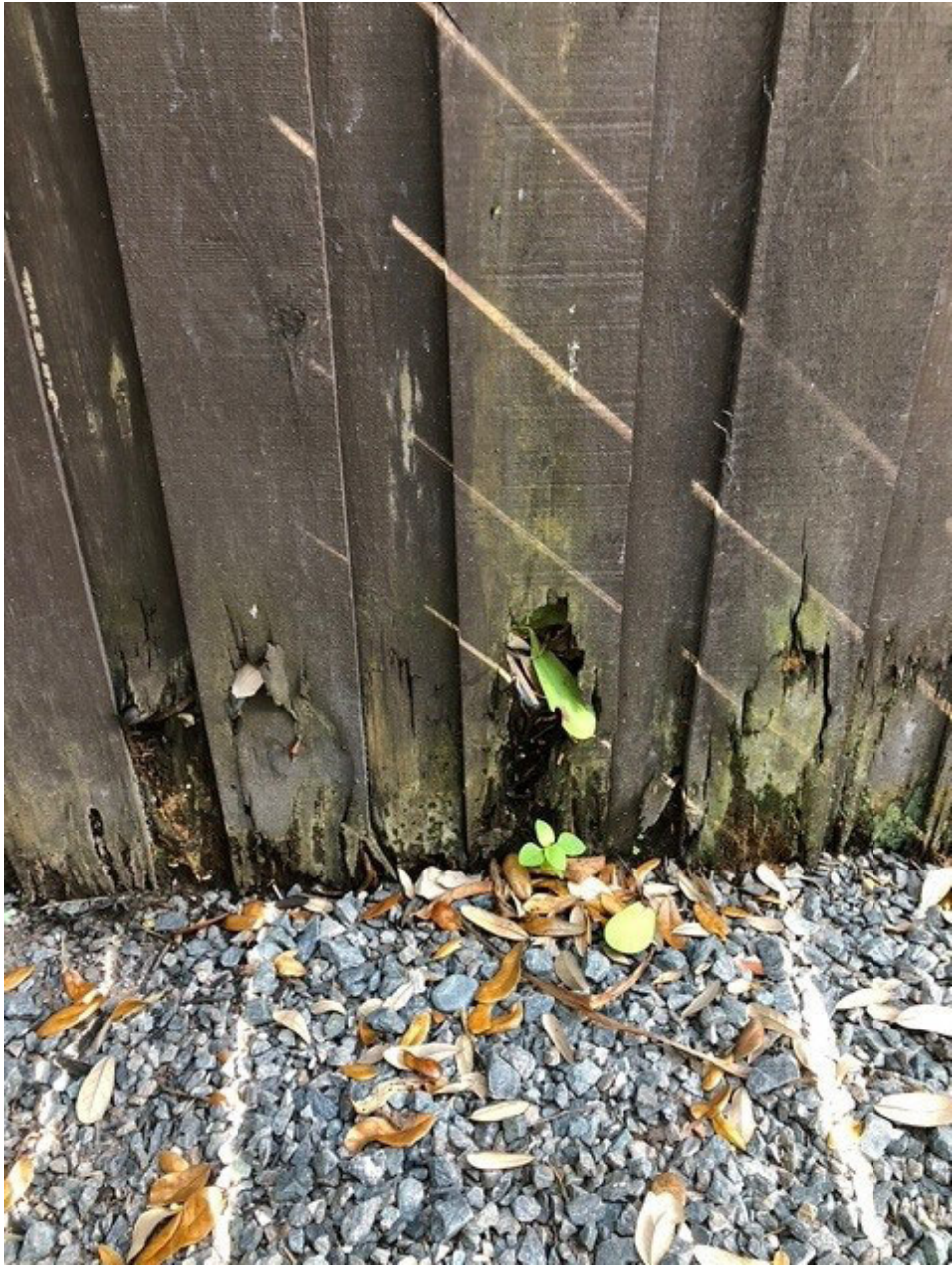
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08/08/2024

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