

WEST DILIDO RESIDENCE

450 W DILIDO DRIVE
MIAMI BEACH, FL 33139

DRB20-0527
FINAL SUBMITTAL - 04-6-2020

SCOPE OF WORK

- DEMOLITION OF AN EXISTING PRE-1942 STRUCTURE
- NEW 2-STORY SINGLE FAMILY RESIDENCE



450 W DILIDO, MIAMI BEACH, FLORIDA

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KOBI KARP ARCHITECTURE
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Rev.	Date	Rev.	Date

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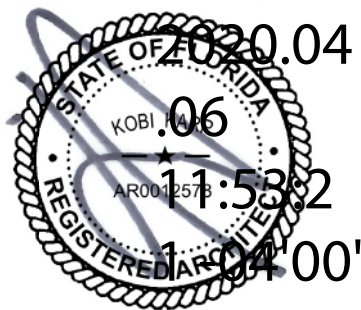
Owner:
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COVER PAGE

Date	03-16-2020	Sheet No.
Scale		A0.00
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	450 W DILIDO DRIVE, MIAMI BEACH, FL 33139			
2	FOLIO NUMBER(S):	02-3232-011-0330			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1940	ZONING DISTRICT:	RS-3 (SINGLE-FAMILY)	
5	BASE FLOOD ELEVATION:	9'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A	
6	GRADE:	6'-8" NGVD	FREE BOARD:	+2'-0" N.G.V.D.	
7	LOT AREA:	10,980 SF	HEIGHT OF GROUND FLOOR:	+11'-0" N.G.V.D.	
8	LOT WIDTH:	60'-0"	LOT DEPTH:	183'-0"	
9	MAX LOT COVERAGE SF AND %:	3,294 SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:	2,733 SF (24.89%)	
10	EXISTING LOT COVERAGE SF:	+/- 2,955 SF	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	-500 SF FACTORED IN CALC.	
11	FRONT YARD OPEN SPACE SF AND %:	805 SF (67.08%)	REAR YARD OPEN SPACE SF AND %:	1,150 SF (70.00%)	
12	MAX UNIT SIZE SF AND %:	5,490 SF (50.00%)	PROPOSED UNIT SIZE SF AND %:	5,425 SF (49.56%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	+/- 2,955 SF	PROPOSED FIRST FLOOR UNIT SIZE:	2,733 SF	
14	EXISTING SECOND FLOOR UNIT SIZE:	+/- 1,152 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE:	N/A	
15		+/- 0 SF	PROPOSED SECOND FLOOR UNIT SIZE:	2,574 SF	
16	EXISTING UNIT SIZE (PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEB SITE)	+/- 3,978 SF	PROPOSED ROOF FLOOR AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		118 SF
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24'- FLAT ROOFS	N/A	28'-0"	WAIVER #2: +4'-0"
		27'- SLOPED ROOFS	N/A	N/A	NONE
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0"	38'-2"	30'-3"	NONE
20	FRONT SECOND LEVEL:	30'-0"	38'-2"	30'-3"	NONE
21	SIDE 1: NORTH	7'-6"	0'-0"	7'-6 "	NONE
22	SIDE 2: SOUTH	7'-6"	0'-0"	7'-6"	NONE
23	REAR:	27'-6" (15%)	45'-3"	47'-8 "	NONE
	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	NONE
26	SUM OF SIDE YARD:	15'-0" (25%)	N/A	17'-2½ " (28.68%)	NONE
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?		YES		
NOTES: IF NOT APPLICABLE WRITE N/A					

[illegible][illegible]

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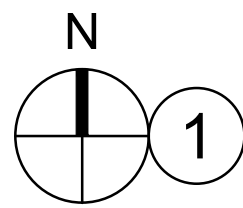
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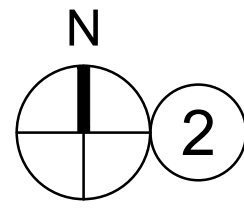
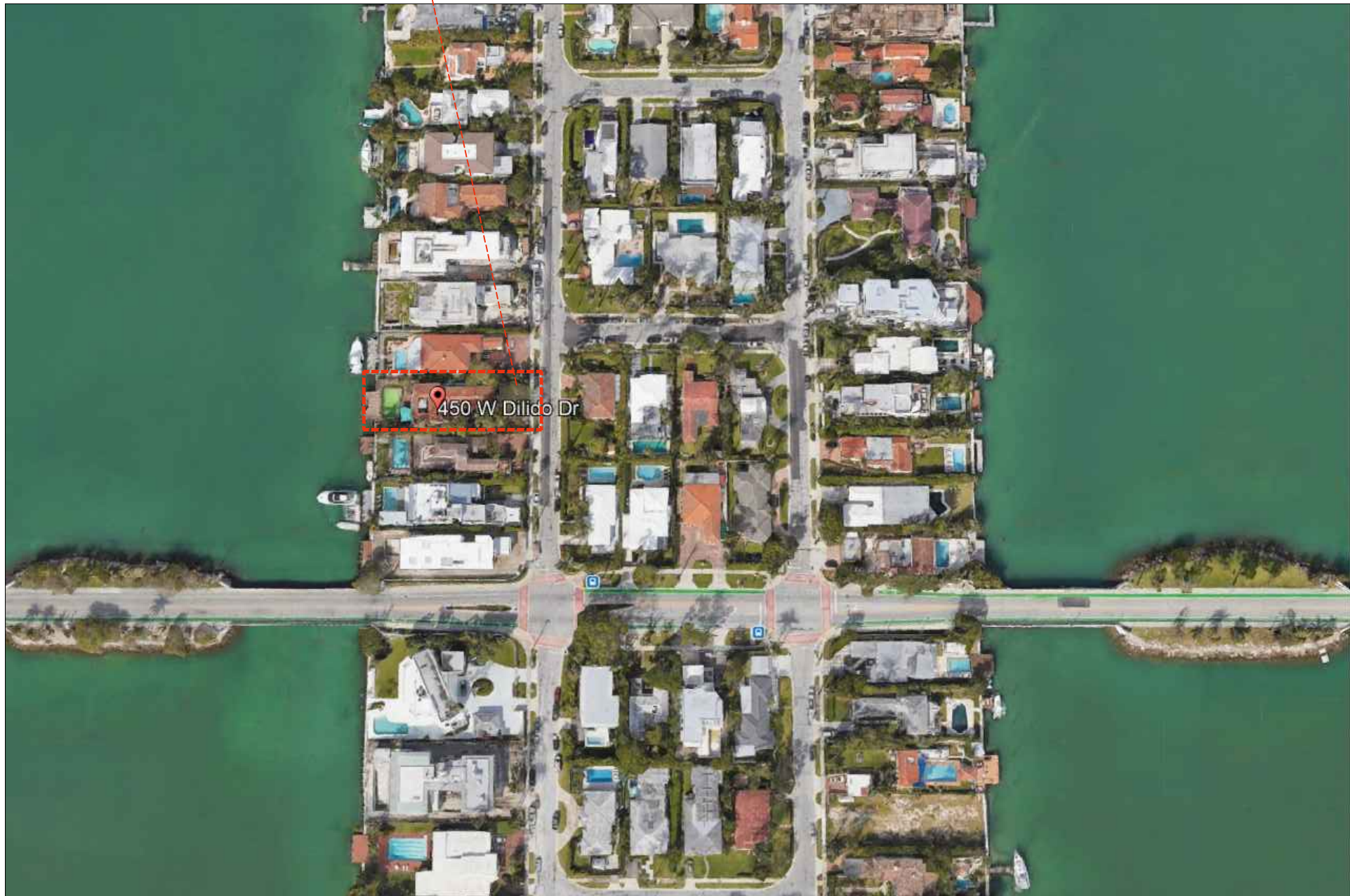
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LOCATION MAP - DILIDO ISLAND

Scale: None

450 W DILIDO



LOCATION MAP - DILIDO ISLAND

Scale: None

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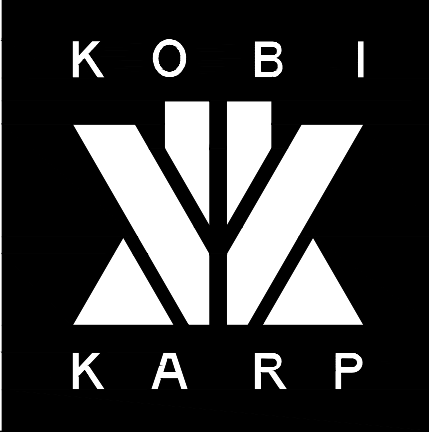
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LOCATION MAP

Date	03-16-2020	Sheet No.
Scale		A0.02
Project	2004	

IMAGES ON SHEET A0.04-CONTEXT
C1 - W DILIDO DRIVE (LOOKING SOUTH)
C2 - W DILIDO (LOOKING NORTH)
C3 - 5TH TERRACE (LOOKING WEST)

IMAGES ON SHEET A0.05-NEARBY PROPERTY
N1 - 444 W DILIDO DRIVE
N2 - 460 W DILIDO DRIVE

IMAGES ON SHEET A0.06-EXISTING PROPERTY
E1 - 450 W DILIDO DRIVE (FRONT)
E2 - 450 W DILIDO DRIVE (REAR)
E3 - 450 W DILIDO DRIVE (NW SIDE)
E4 - 450 W DILIDO DRIVE (SW SIDE)
E5 - 450 W DILIDO DRIVE (SE SIDE)

VENETIAN WAY



PLAN
NORTH
IMAGE KEY PLAN
N.T.S.

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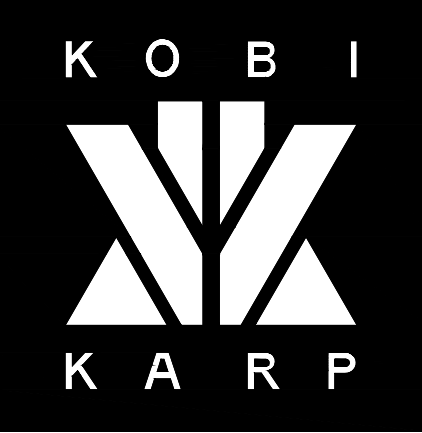


IMAGE KEY PLAN

Date	03-16-2020	Sheet No.
Scale		A0.03
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C1 - W DILIDO DRIVE (LOOKING SOUTH)
N.T.S.



C4 - W DILIDO DRIVE (LOOKING NORTH)
N.T.S.



C3 - 5TH TERRACE (LOOKING WEST)
N.T.S.

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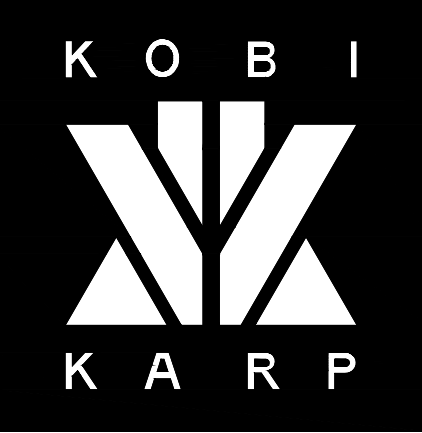
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CONTEXT IMAGES

Date	03-16-2020	Sheet No.
Scale		A0.04
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N1 - 444 W DILIDO DRIVE
N.T.S.



N2 - 460 W DILIDO DRIVE
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NEIGHBORING IMAGES

Date	03-16-2020	Sheet No.
Scale		A0.05
Project	2004	



E1 - FRONT ELEVATION
N.T.S.



E2 - REAR ELEVATION
N.T.S.



E3 - SIDE ELEVATION (NW)
N.T.S.



E4 - SIDE ELEVATION (SW)
N.T.S.



E4 - SIDE ELEVATION (SE)
N.T.S.

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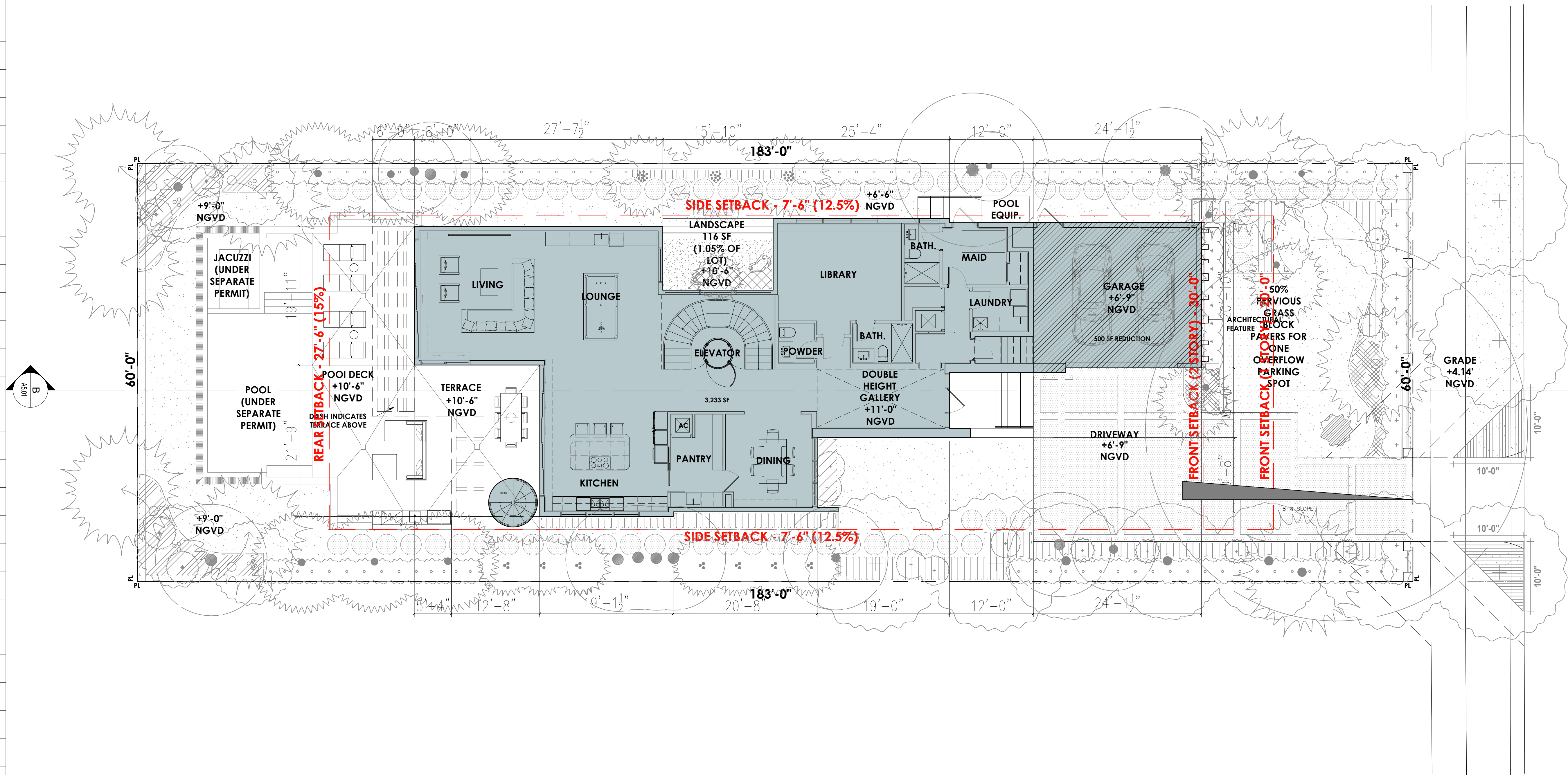
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EXISTING IMAGES

Date	03-16-2020	Sheet No.
Scale		A0.06
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N
1
ZONING DIAGRAM - LOT COVERAGE
Scale: 1/8" = 1'-0"

LOT AREA		10,980 S.F.
MAX LOT COVERAGE ALLOWED		3,294 S.F. (30.0%)
PROPOSED LOT COVERAGE		
PROPOSED MAIN RESIDENCE	3,233 S.F.	
GARAGE REDUCTION	-500 S.F.	
TOTAL		2,733 S.F. (24.89%)

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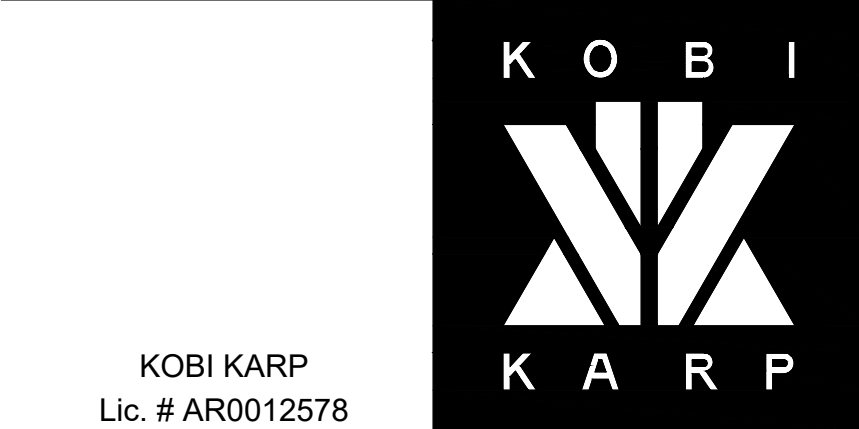
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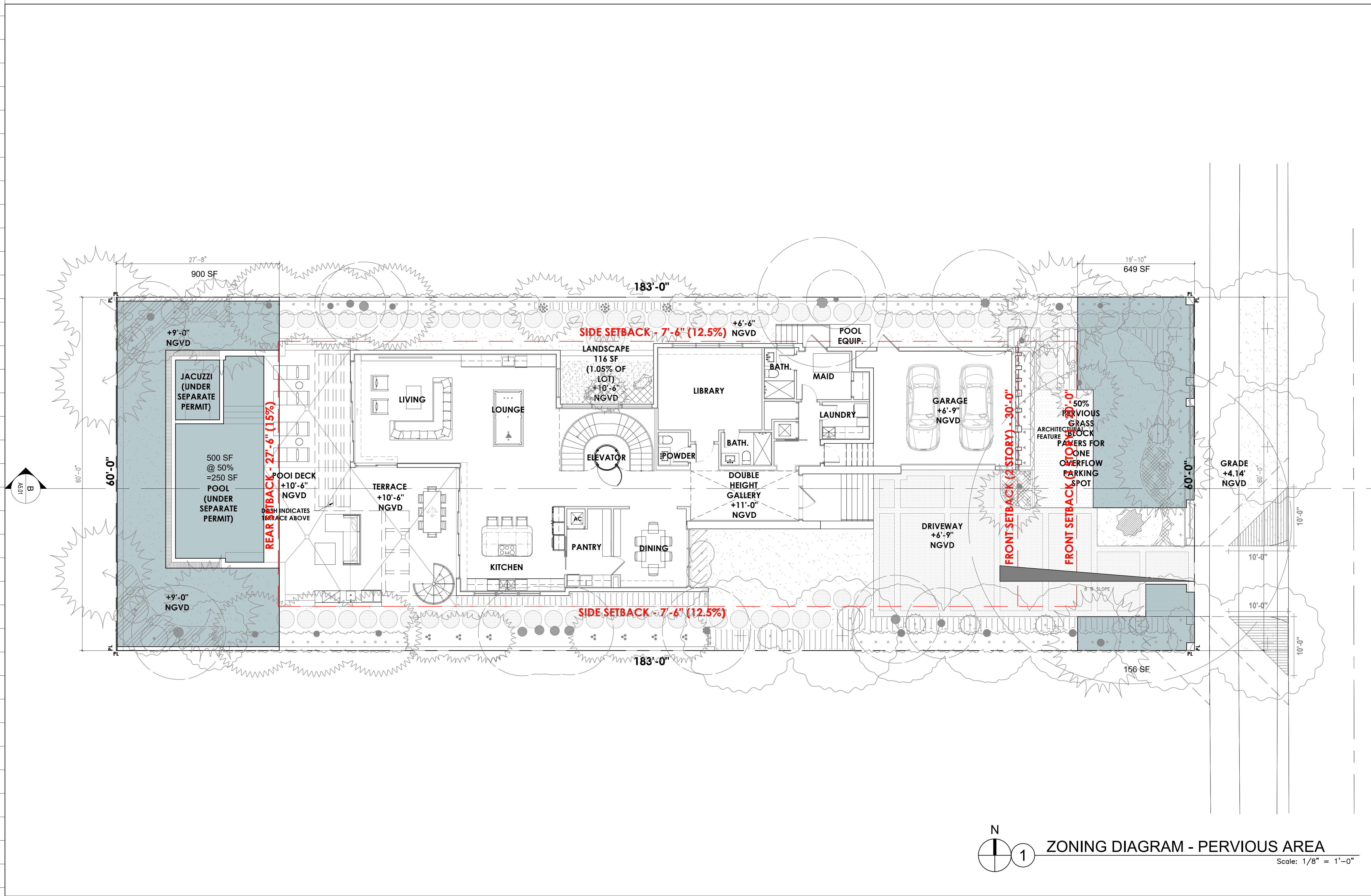
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ZONING DIAGRAMS

LOT COVERAGE

Date	03-16-2020	Sheet No.
Scale		A0.11
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N
1
ZONING DIAGRAM - PERVIOUS AREA
Scale: 1/8" = 1'-0"

TOTAL FRONT YARD AREA	1,200 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	600 S.F. (50.00%)
PROVIDED PERVIOUS OPEN SPACE	805 S.F. (67.08%)
TOTAL REAR YARD AREA	1,650 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	1,150 S.F. (70.00%)
PROVIDED PERVIOUS OPEN SPACE	1,150 S.F. (70.0%)

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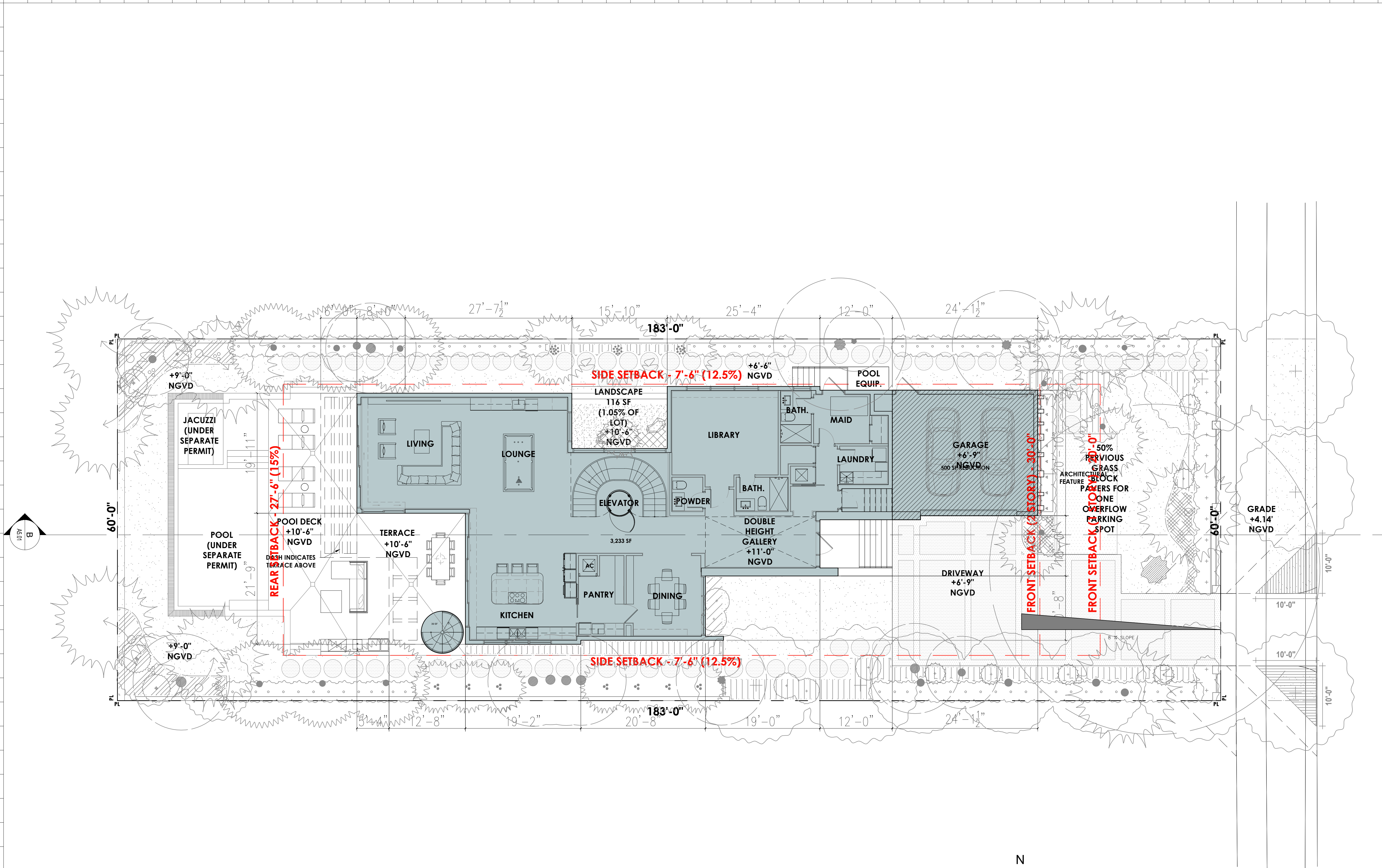
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ZONING DIAGRAMS
PERVIOUS AREAS

Date	03-16-2020	Sheet No.
Scale		A0.12
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N
1
ZONING DIAGRAM - UNIT SIZE LEVEL 1
Scale: 1/8" = 1'-0"

PROPOSED LEVEL 1 UNIT SIZE	
PROPOSED MAIN RESIDENCE	3,233 S.F.
GARAGE REDUCTION	-500 S.F.
TOTAL	2,733 S.F

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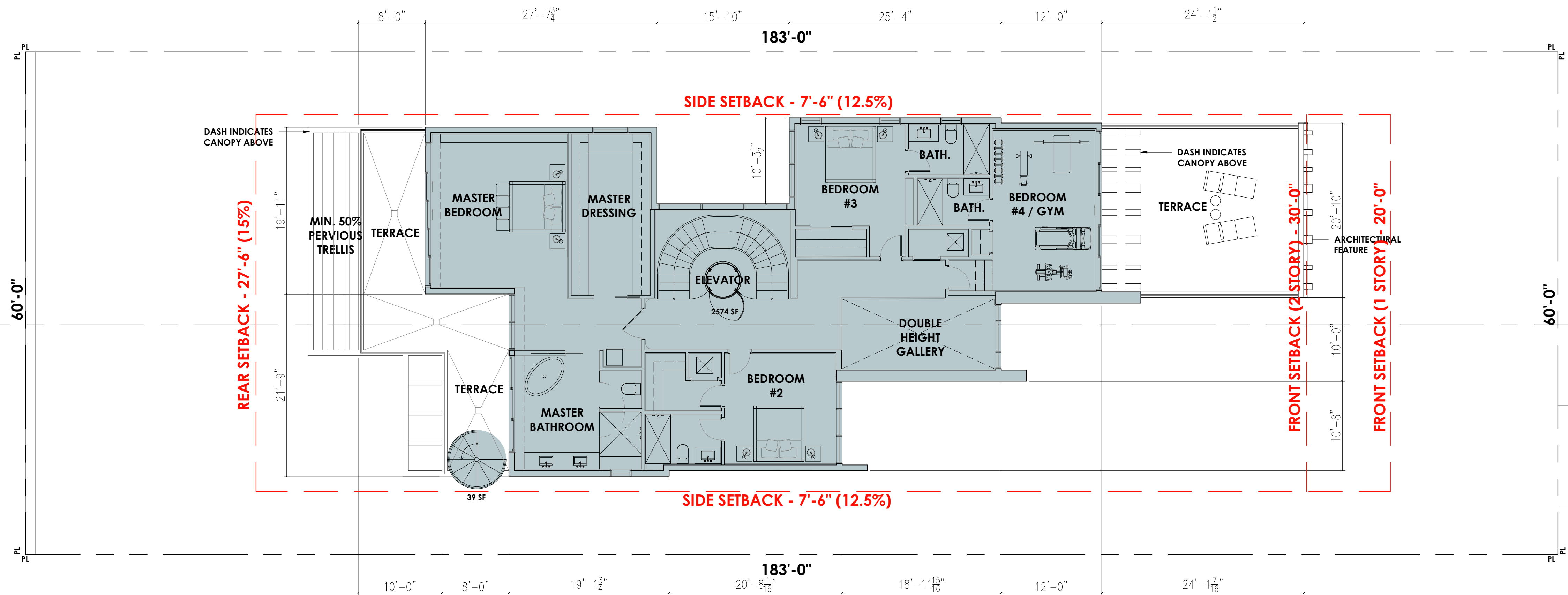
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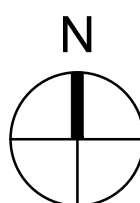
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ZONING DIAGRAMS
UNIT SIZE

Date	03-16-2020	Sheet No.
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 **ZONING DIAGRAM - UNIT SIZE LEVEL 2**
Scale: 1/8" = 1'-0"

PROPOSED LEVEL 2 UNIT SIZE	
PROPOSED MAIN RESIDENCE	2,574 S.F.
TOTAL	2,574 S.F.

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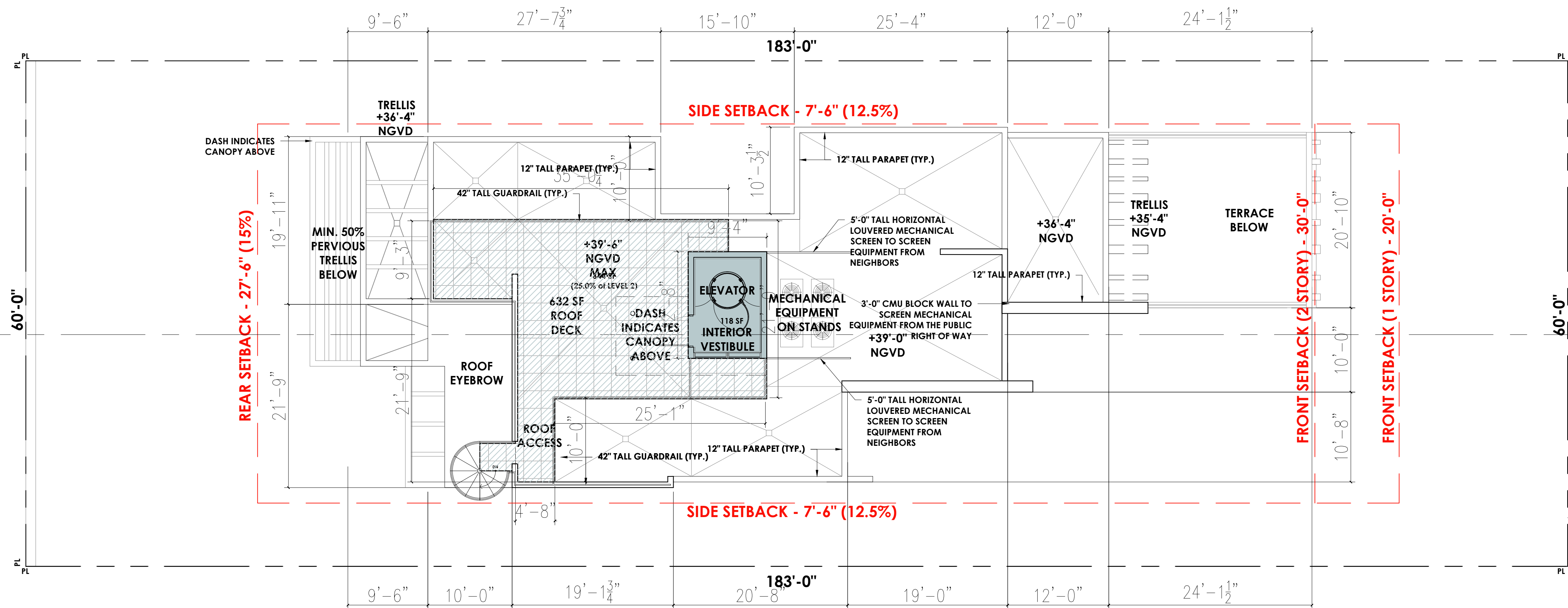
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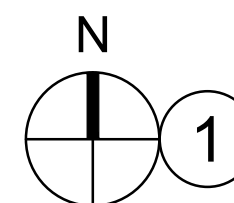
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ZONING DIAGRAMS
UNIT SIZE

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2545 SF = 25% OR
636 SF



ZONING DIAGRAM - UNIT SIZE LEVEL 3 ROOF

Scale: 1/8" = 1'-0"

PROPOSED LEVEL 3 ROOF UNIT SIZE	
PROPOSED MAIN RESIDENCE	118 S.F.
TOTAL	118 S.F

LOT AREA	10,980 S.F.
MAX UNIT SIZE ALLOWED	5,490 S.F. (50.00%)
PROPOSED LEVEL 1 UNIT SIZE	2,733 S.F.
PROPOSED LEVEL 2 UNIT SIZE	2,574 S.F.
PROPOSED LEVEL 3 UNIT SIZE	118 S.F.
TOTAL	5,425 S.F (49.56 %)

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ZONING DIAGRAMS

UNIT SIZE

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PROPERTY CONDITIONS	
WATERFRONT LOT	YES
CORNER PROPERTY	NO
SIDEWALK	YES
SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY	5.81' N.G.V.D.
CROWN OF ROAD AT CENTER OF PROPERTY	N/A
FLOOD ELEVATION	9.00' N.G.V.D.
MIN. FREEBOARD	+1.00' N.G.V.D.
FREE BOARD PROVIDED	+2.00' N.G.V.D.
DESIGN FLOOD ELEVATION	10.00' N.G.V.D.

REAR YARD CONDITIONS	
DEFAULT MAX. REAR YARD ELEVATION	11.00' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	N/A
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO

REAR YARD _____
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 11.00' N.G.V.D. [PER SEC. 142-105 (B)(8)]

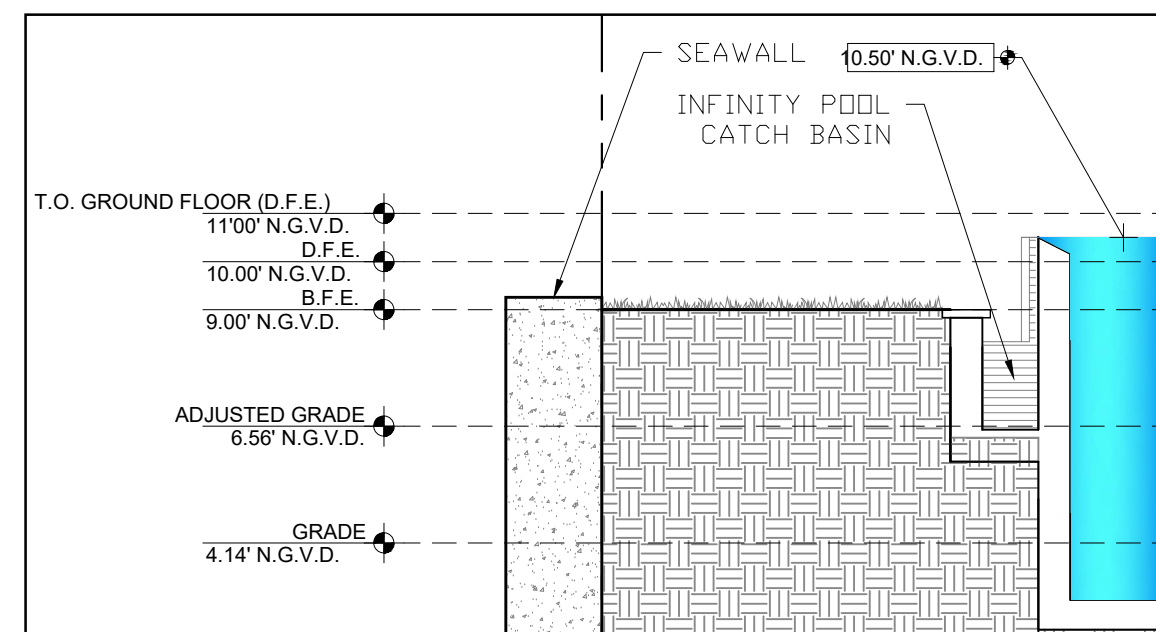
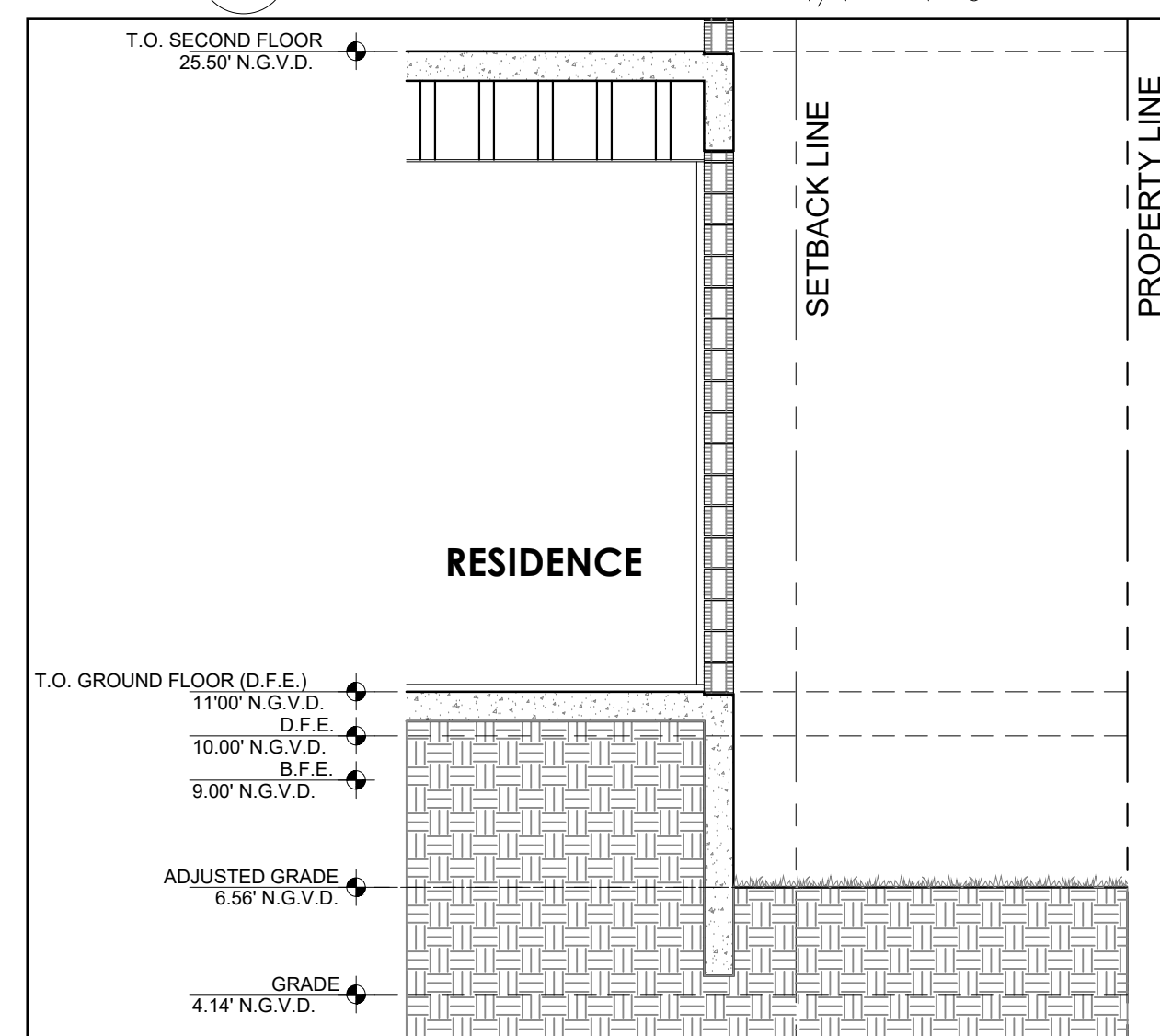
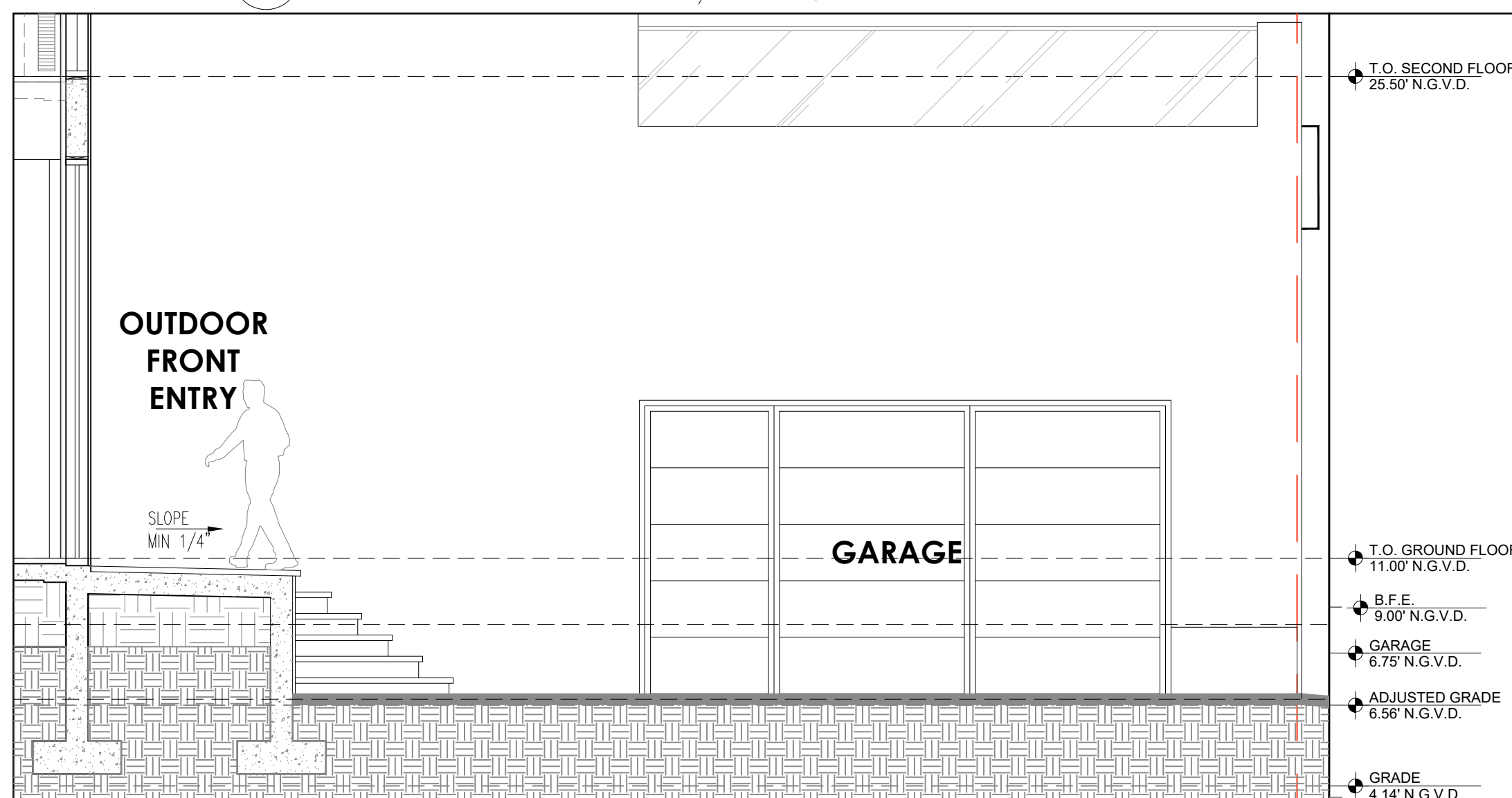
FRONT YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 8.31' N.G.V.D. [PER SEC. 142-105 (B)(8)]

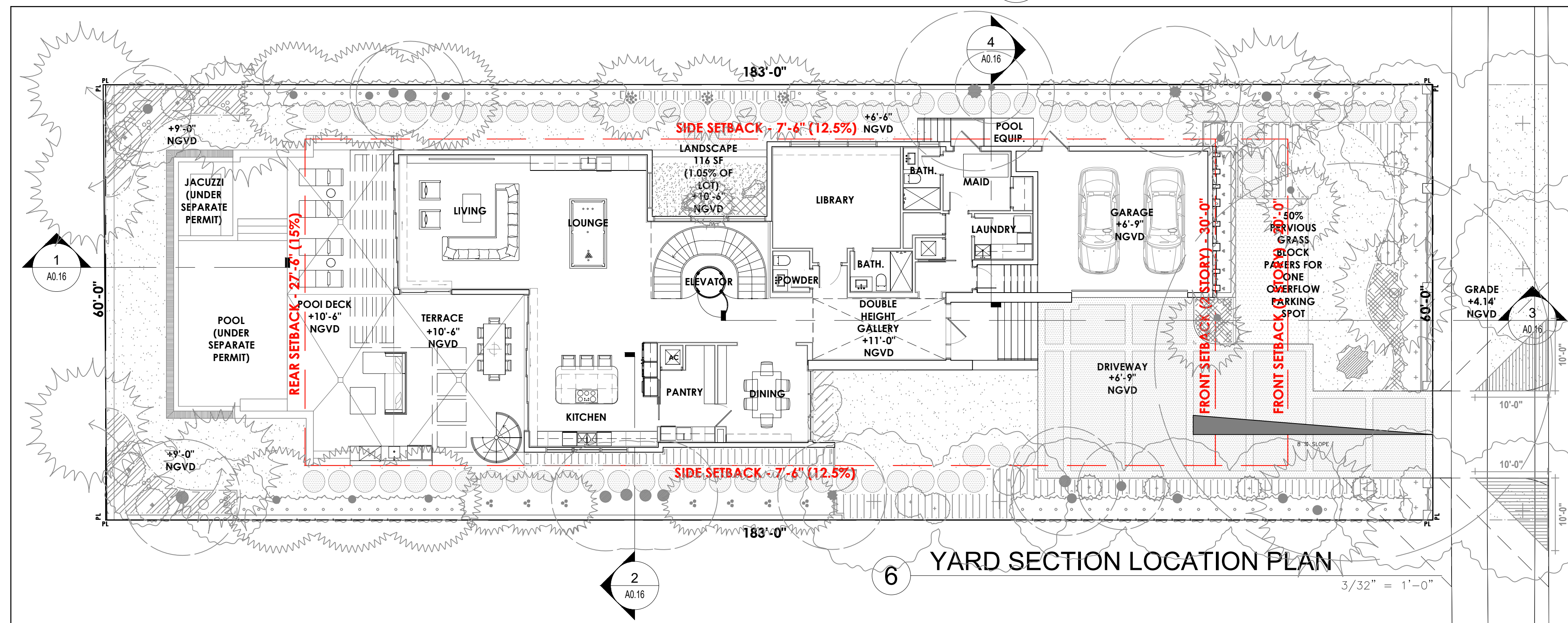
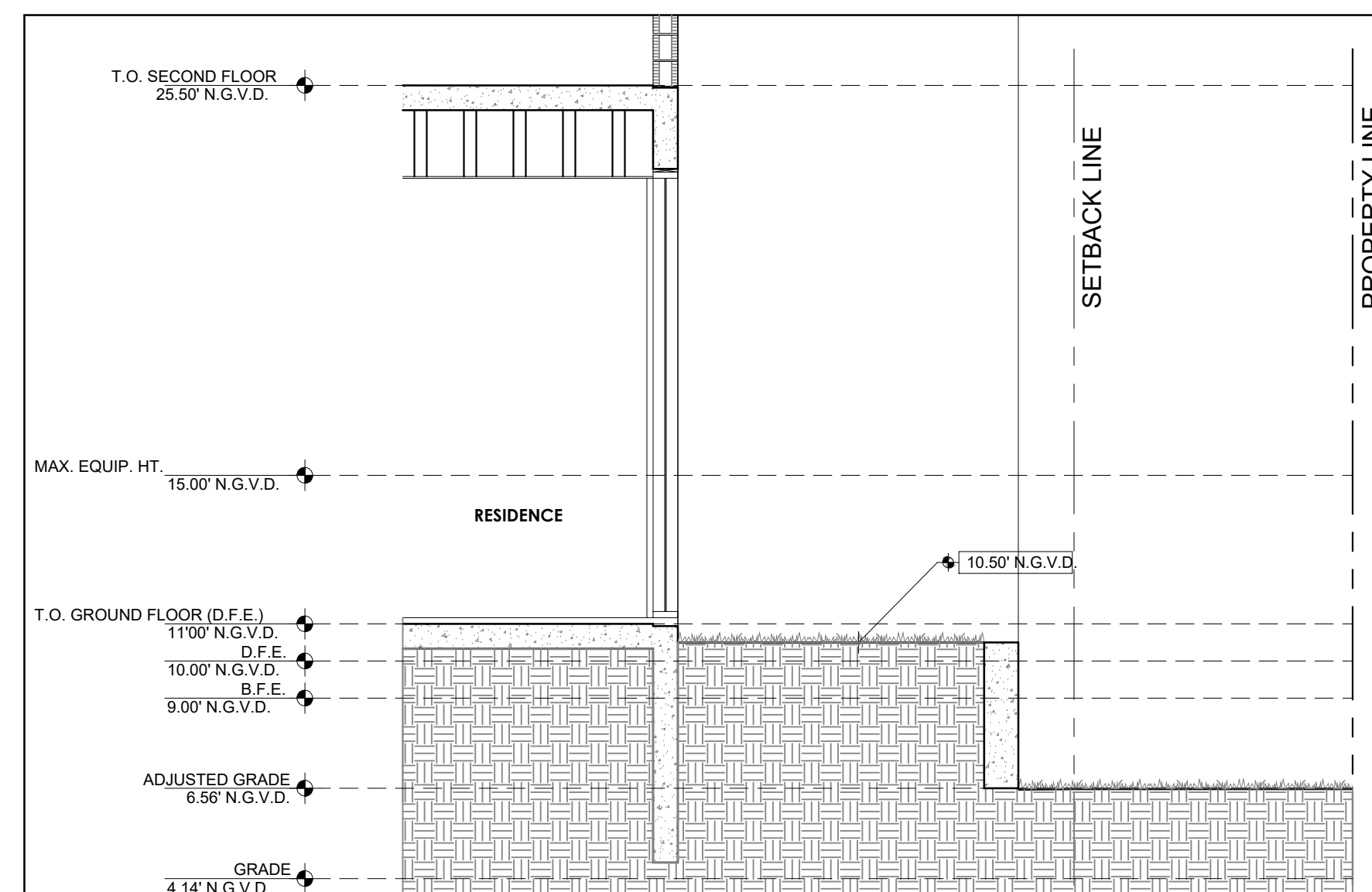
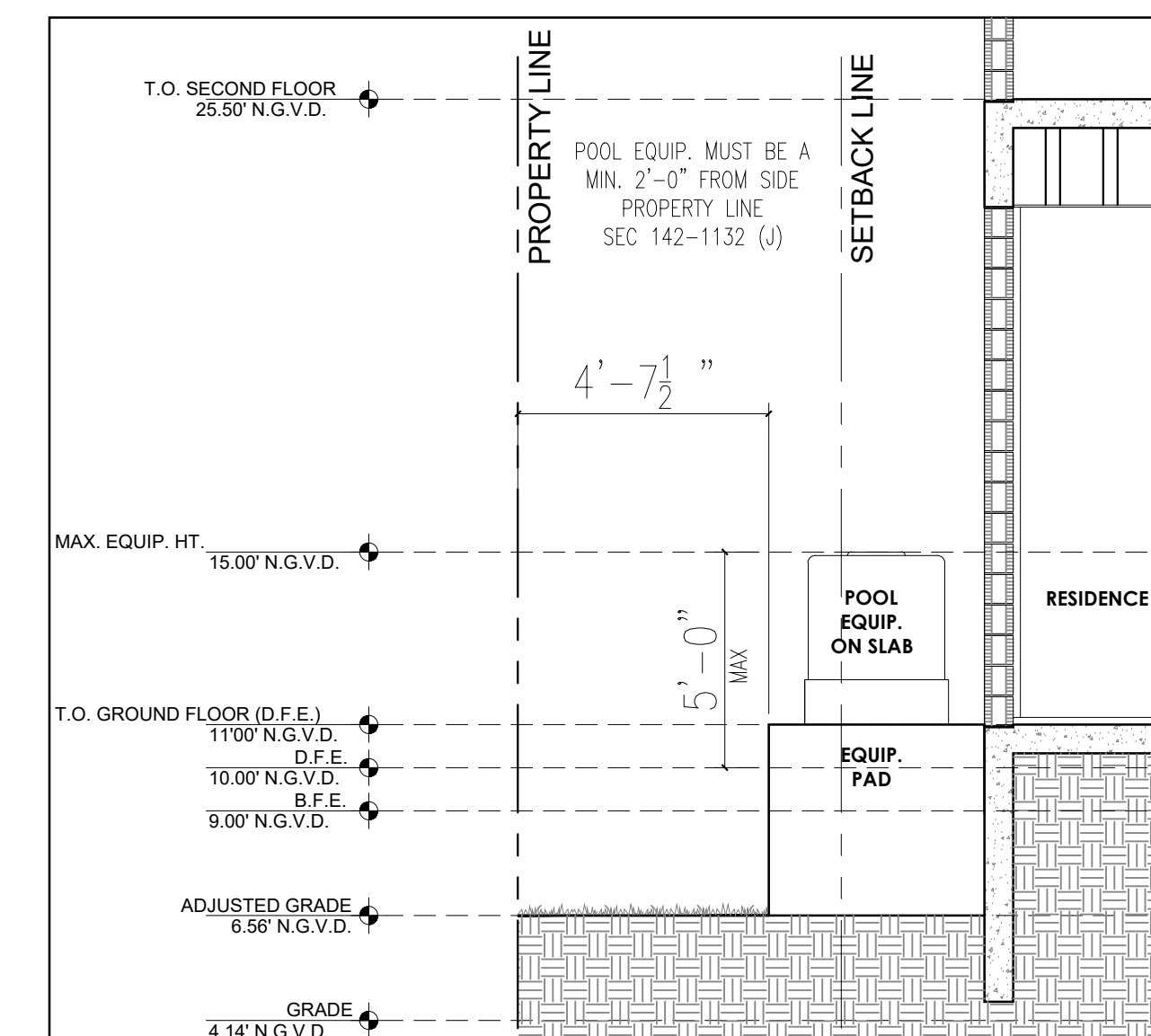


- SIDE YARD
MIN. ELEV. = 6.56' N.G.V.D. [PER SEC. 142-105 (B)(8)]
MAX. ELEV. = 8.31' N.G.V.D. [PER SEC. 142-105 (B)(8)]

CALCULATION OF YARD ELEVATIONS

N.T.S.


$$1/4'' = 1'-0'$$

$$1/4'' = 1'-0''$$


$$1/4'' = 1'-0''$$

$$3/32'' = 1'-0''$$

$$1/4'' = 1'-0''$$


1/4" = 1'-0"

[illegible]

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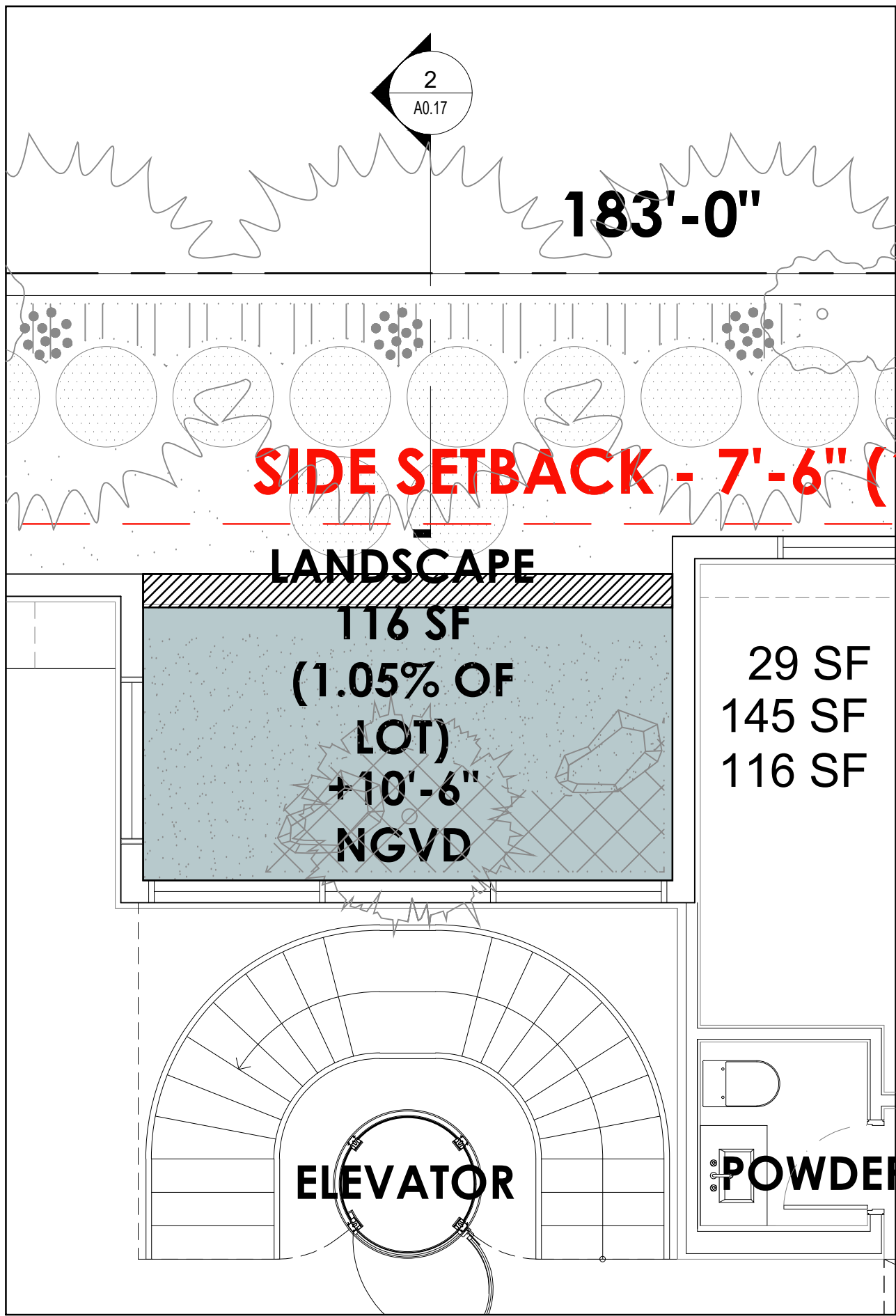
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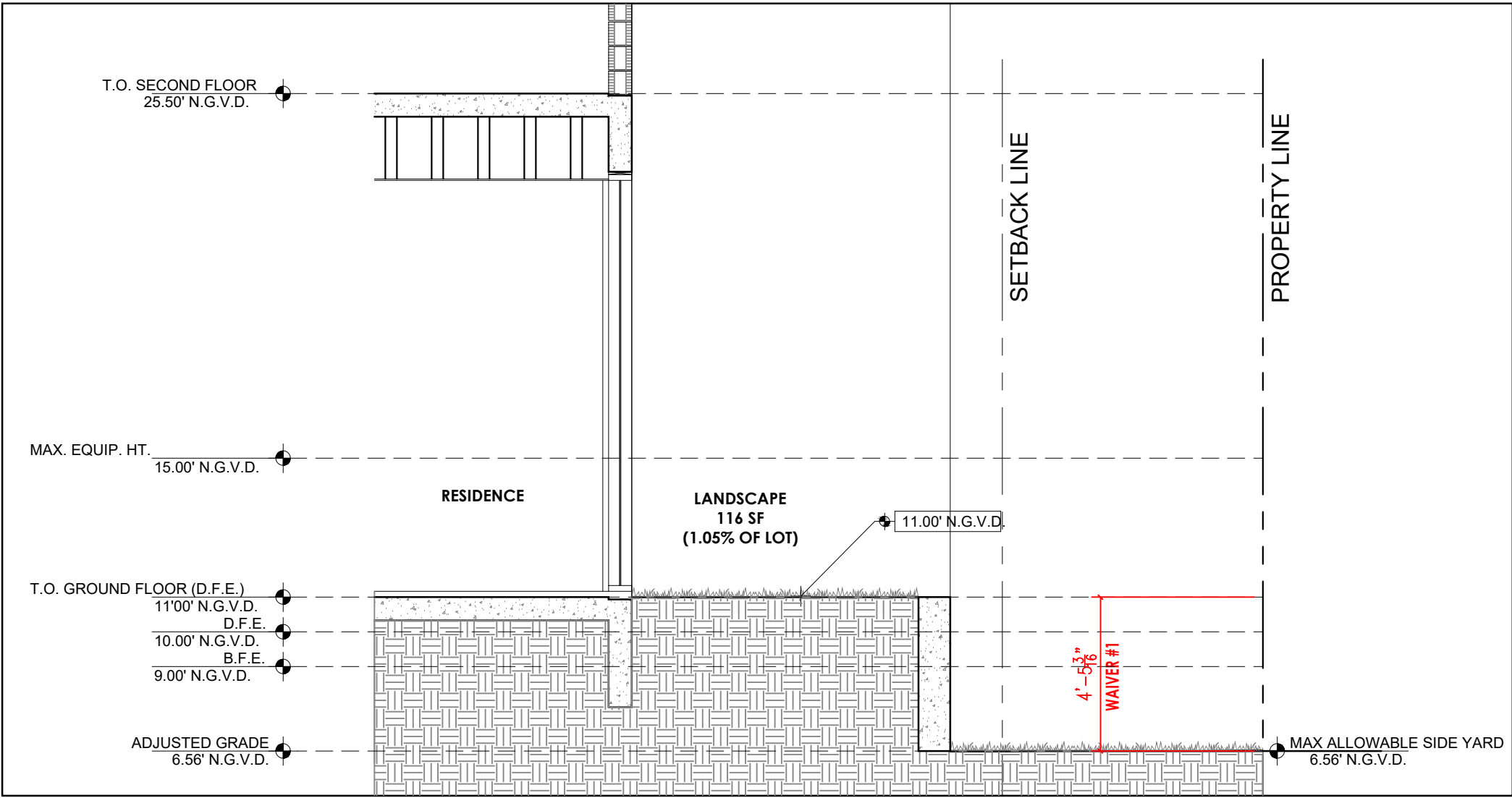
YARD ELEVATIONS



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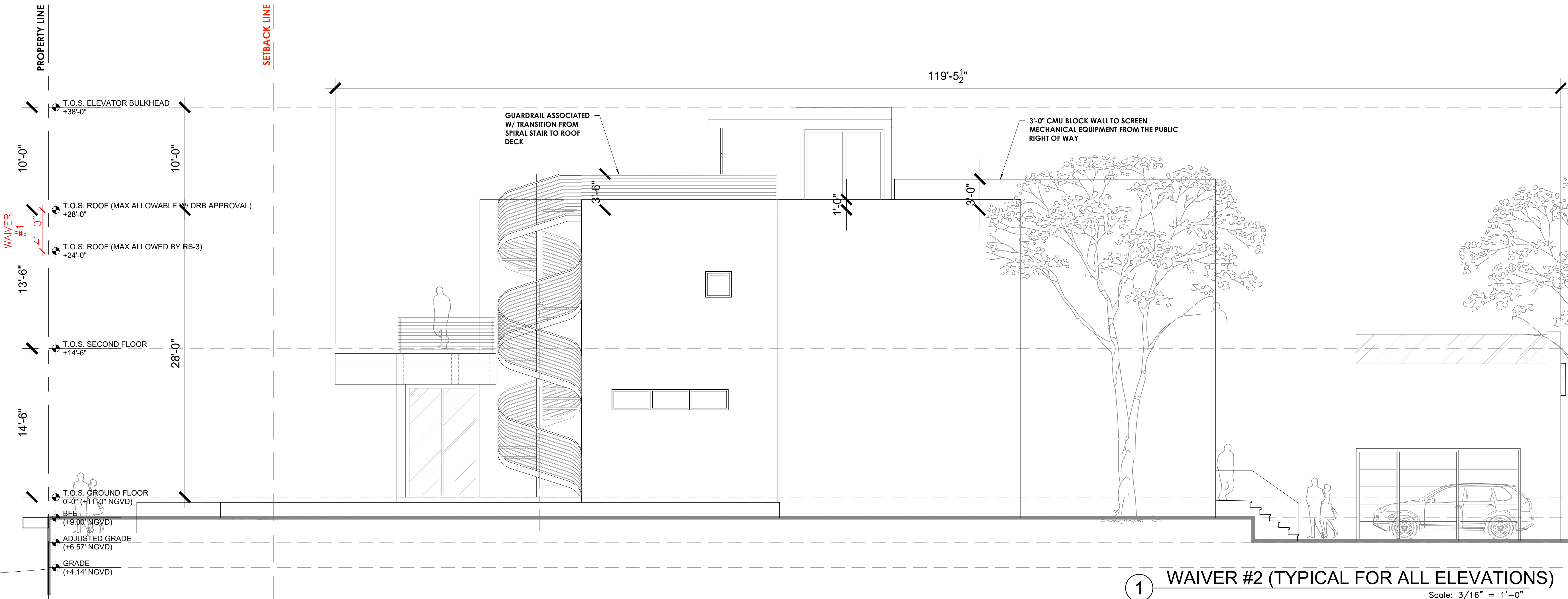


TOTAL COURTYARD AREA	145 S.F.
MIN. REQUIRED GREEN SPACE	108 S.F. (75.00%)
PROVIDED GREEN SPACE	116 S.F.



1 WAIVER #1 - LOCATION PLAN
3/32" = 1'-0"

2 WAIVER #1 SECTION
1/4" = 1'-0"



1 WAIVER #2 (TYPICAL FOR ALL ELEVATIONS)
Scale: 3/16" = 1'-0"

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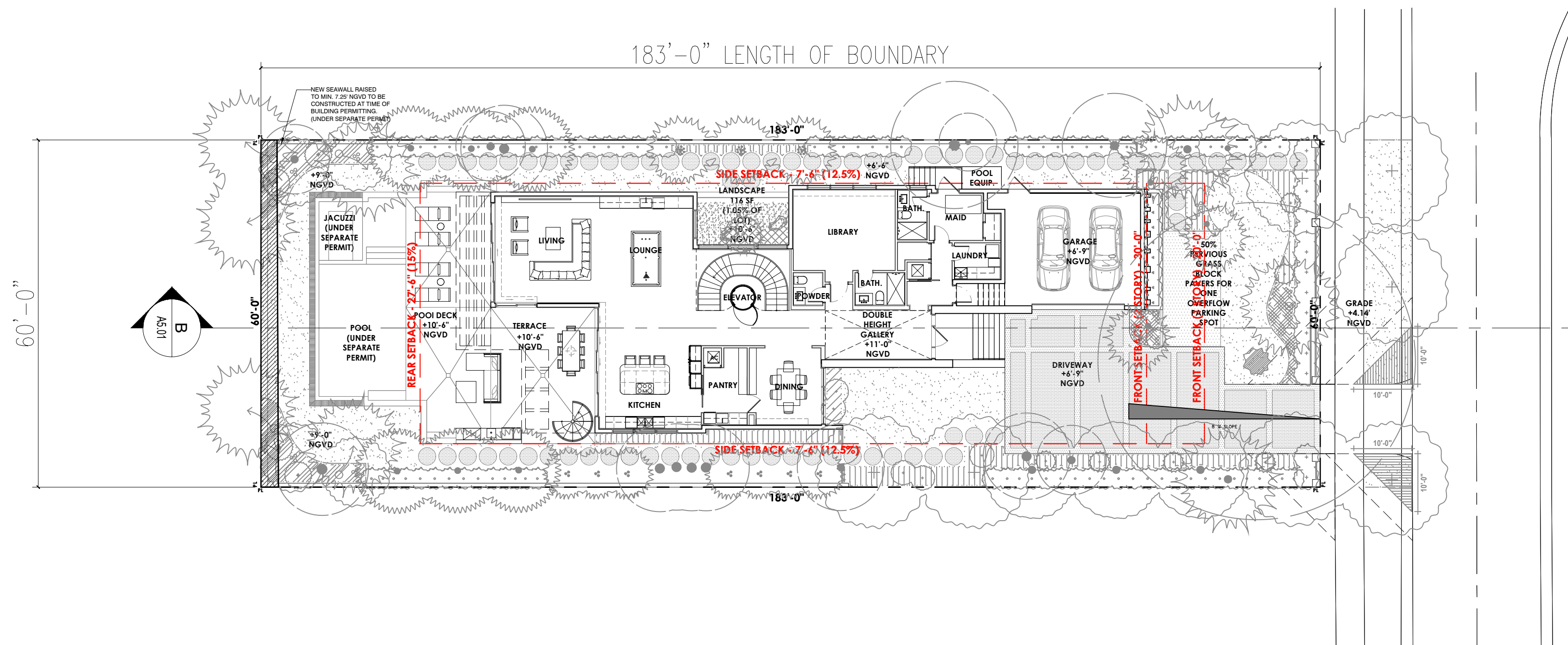
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WAIVER DIAGRAMS

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1 LOT CENTERLINE DIAGRAM
Scale: 1/16" = 1'-0"

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ZONING DIAGRAMS
LOT CENTERLINE

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NE AXO

Date	03-16-2020	Sheet No.
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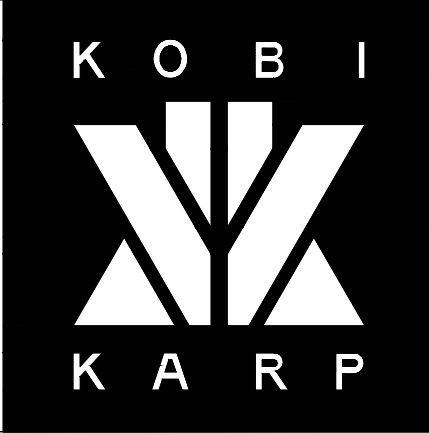
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NW AXO

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