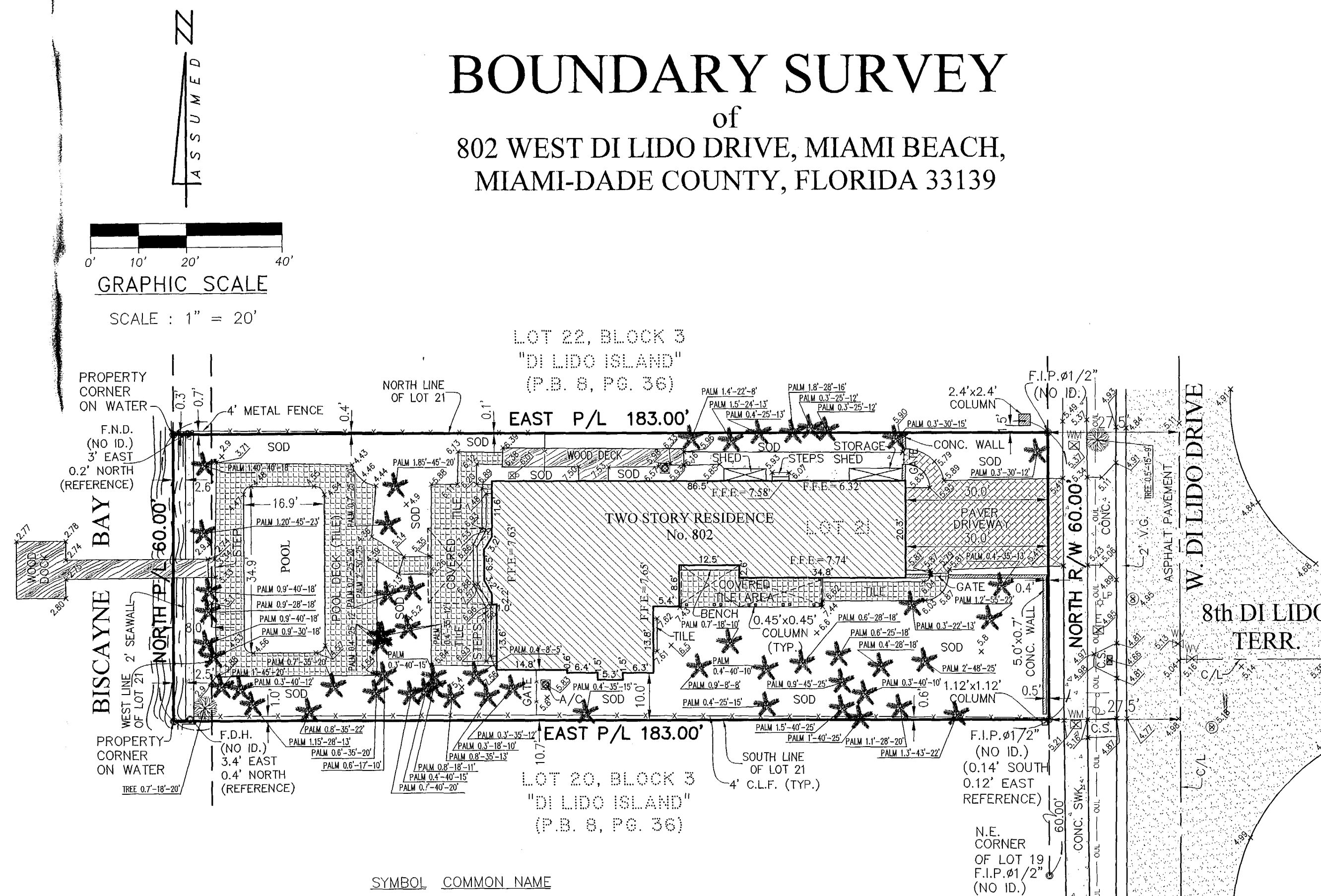


BOUNDARY SURVEY
of
802 WEST DI LIDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139



<u>SYMBOL</u>	<u>COMMON NAME</u>
---------------	--------------------

 Tree (Species unknown)

 Palm Tree

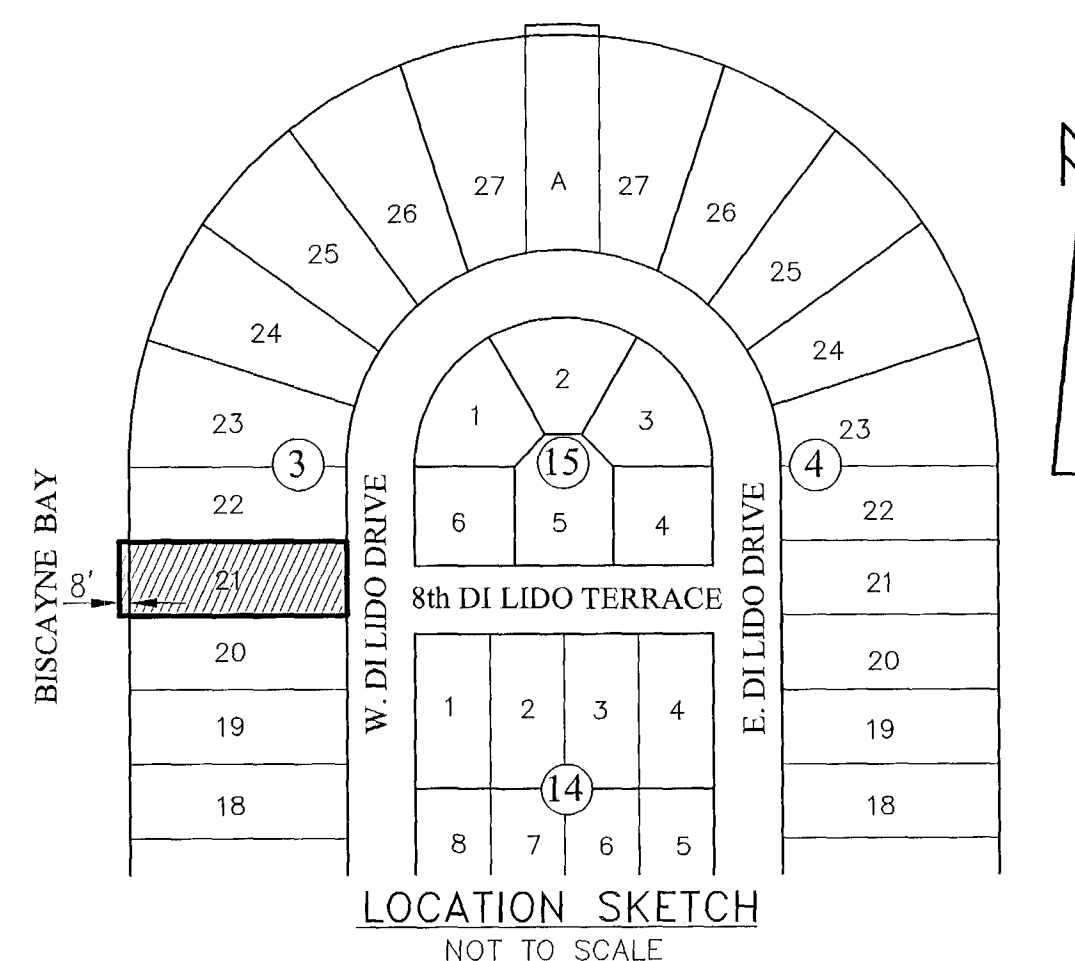
* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS

A.	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
CH	Chord Distance
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
D.W.Y.	Driveway
D.C.	Depressed Curb
E.T.P.	Electric Transformer Pad
E.O.W.	Edge of Water
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
I.W.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
V.G.	Valley Gutter
W.F.	Wood Fence
U.E.	Utility Easement
P/S	Parking Spaces
(TYP.)	Typical
R	Recorded

LEGEND

	Diameter		Parking Meter
	Back Flow Preventer		Unknown Manhole
	Concrete Light Pole		Sewer Valve
	Metal Light Pole		Mail Box
	Guy Wire		Spot Elevation
	Utility Power Pole		Temporary Benchmark
	Fire Hydrant		Diameter-Height-Spread
	Water Meter		Right-of-Way Lines
	Electric Box		Property Corner
	Telephone Box		Traffic Sign
	Sewer Manhole		Catch Basin
	Overhead Utility Lines		Drainage Manhole
	Light Pole		Wood Fence
	Gas Meter		Metal Fence
	Gas Valve		Irrigation Control Valve
	Water Valve		C.B.S. Wall
	Water Manhole		Clean Out
	Telephone Manhole		Guard Pole
	Monitoring Well		Water Pump
	Chain Link Fence		Air Conditioner
	Grease Manhole		Drain
	Valve (Unknown)		Cable Television



SURVEYOR'S NOTES:

1. Field Survey was completed on: May 13th, 2016.

2. LEGAL DESCRIPTION:

Lot 21, Block 3, of DILDO ISLAND SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, and also an eight (8) foot strip of land continuous to the Westerly boundary line of Lot 21, Block 3, of DILDO ISLAND SUBDIVISION, as recorded in the Plat thereof, Plat Book 8, Page 36, lying between the Westerly extension of the Northerly boundary line and the southerly boundary line of said Lot 21, Block 3, together with all common law and statutory riparian rights, including water privileges adjacent and belonging thereto.

Containing 10,980 Square feet or 0.25 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of North along the East line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.=9 feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date: 09—11—2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

Elevations are referred to the North American Vertical Datum, 1988 (NAVD88).

Benchmark used: Miami-Dade Benchmark: D-171, Elevation=7.71' (N.G.V.D.29)
Location: Venetian Causeway & Di Lido Island.

The US Army Corps of Engineers program Corpcon v6.0.1 based on the Vertcon 2.0 model (1994) was used to convert the orthometric height between NGVD29 and NAVD88. The local conversion from NGVD29 to NAVD88 is (-) 1.55 feet.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

The above Legal Description provided by client. Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

CERTIFY TO:

- 802 W Dilido LLC, a Florida limited liability company.
- Sunstate Bank, ISAOA, ATIMA
- Old Republic National Title Insurance Company
- GrayRobinson, P.A.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY

of
802 WEST DI LIDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139

for
420 DEVELOPMENT & DESIGN, INC.

REVISIONS	BY
ELEVATIONS CHANGED TO MAY/D88 (11-17-2016)	J.S., A.A.
Project:	16-0156
Job:	16-0247-I
Date:	05-13-2016
Drawn:	G.P., J.S., A.A.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET I OF 1	

A graphic scale is shown at the bottom, with markings for 0', 10', 20', and 40'. Above the scale, a vertical line is labeled "ASSUMED" and has a height "ZZ" indicated by a horizontal line segment.



 Tree (Species unknown)

 Palm Tree

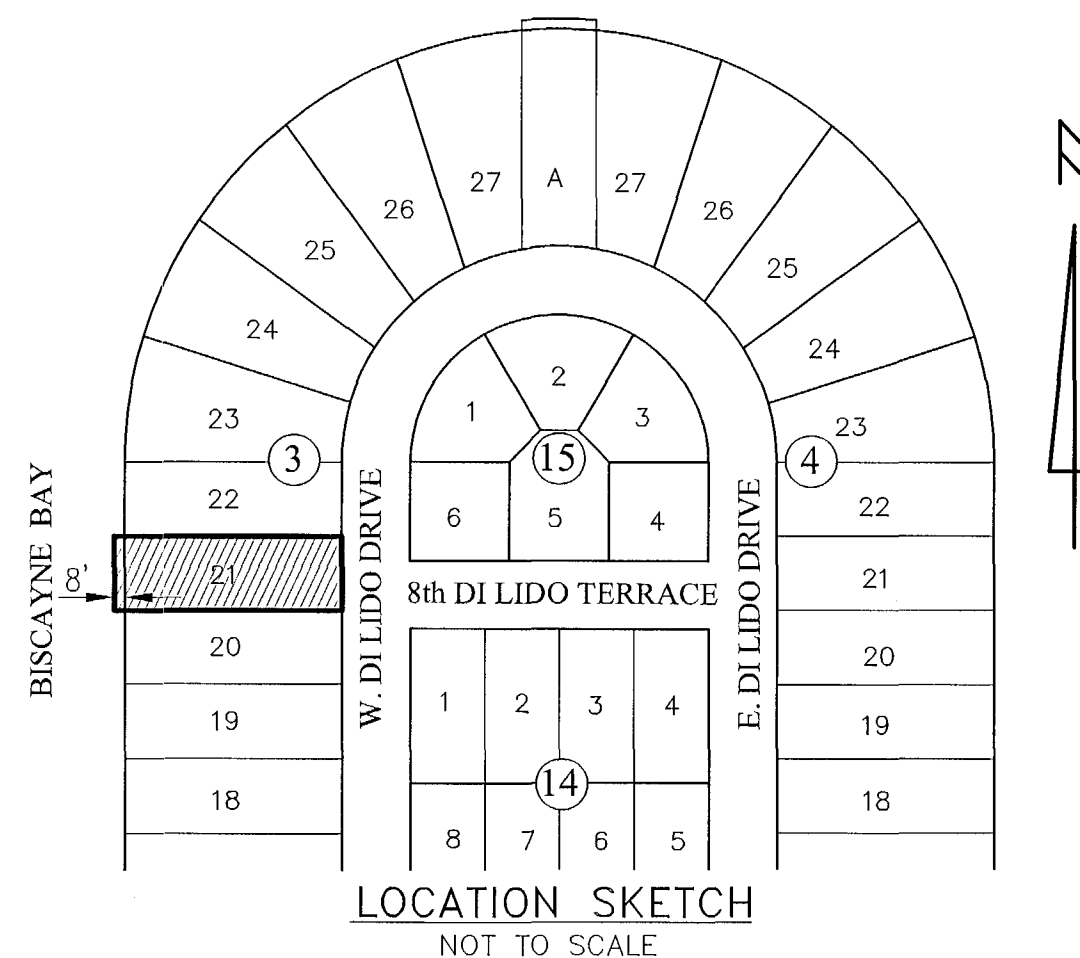
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The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmark used:

Miami-Dade Benchmark: D-171, Elevation=7.71'
Location: Venetian Causeway & Di Lido Island.

4. ACCURACY:

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5. LIMITATIONS:

The above Legal Description provided by client.

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- GrayRobinson, P.A.

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J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
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REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
8302 WEST DILIDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
420 DEVELOPMENT & DESIGN, INC.

[illegible]

Project:	16-0156
Job:	16-0247
Date:	05-13-2016
Drawn:	G.P., J.S., A.A.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 1	

BR1701139

802 W DILIDO RESIDENCE

802 W. DILIDO DRIVE

MIAMI BEACH, FLORIDA



CLIENT
802 W DILIDO LLC
802 W DILIDO DR.
MIAMI BEACH, FL, 33139

ARCHITECT
CHOFFEY LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BLVD. STE. 303
HOLLYWOOD, FL 33021
(954) 361-0371

LANDSCAPE ARCHITECT
NIELSEN LANDSCAPE ARCHITECTS, LLC
1016 CLARE AVENUE, BUILDING 5
WEST PALM BEACH, FL 33401
(561) 402-9414

STRUCTURAL ENGINEER
OPTIMUS STRUCTURAL DESIGN
1050 NW 146th STREET, SUITE 305
MIAMI LAKES, FL 33016
(305) 512-5860

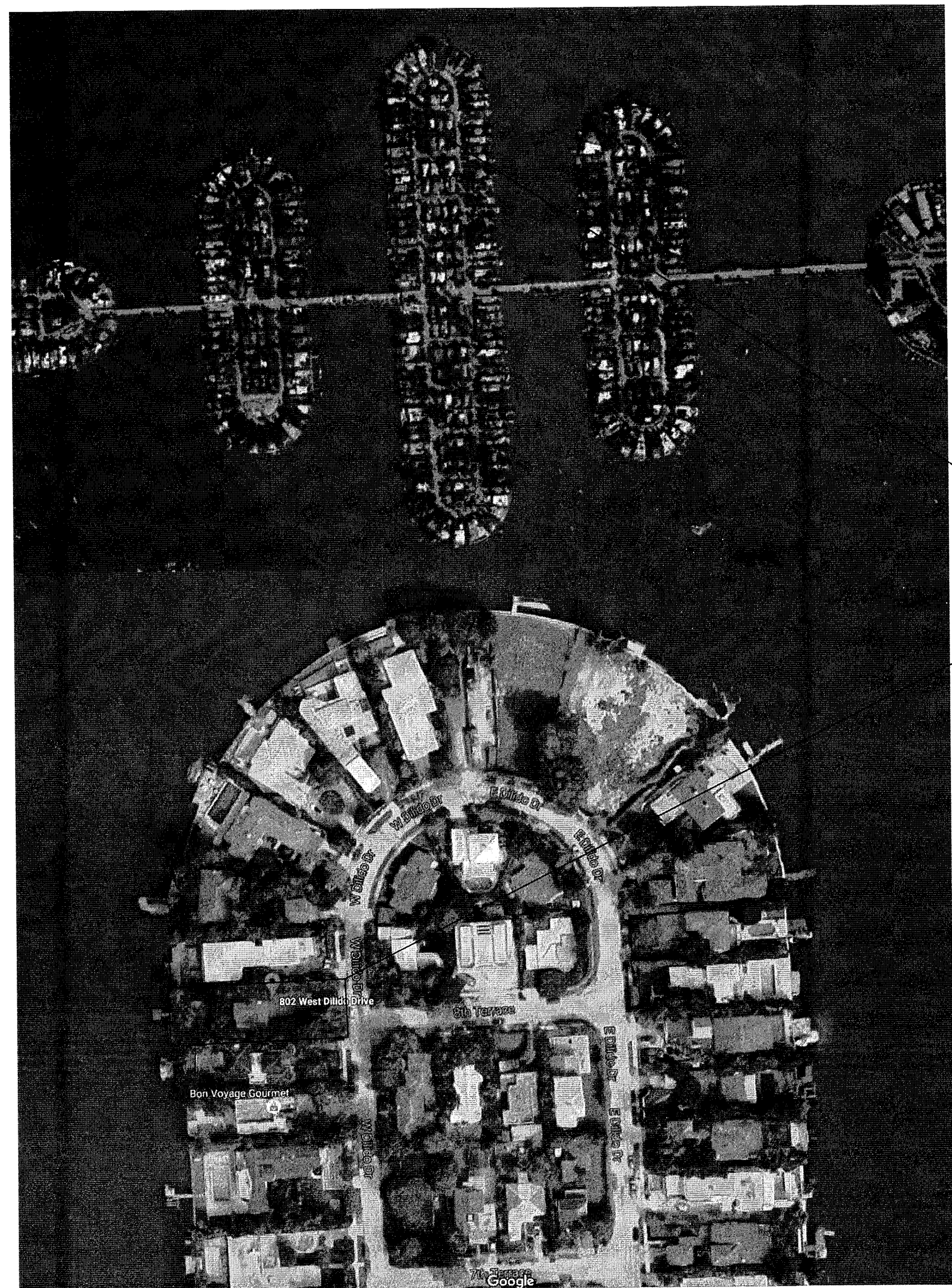
MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
(786) 132-6810



802 W DILIDO RESIDENCE

802 W. DILIDO DRIVE

MIAMI BEACH, FLORIDA



802 W. DILIDO DR.
MIAMI BEACH, FL. 33139

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A-F.O.	D.R.B. FINAL ORDER
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A-03	SITE PLAN
A-04	AREA CALCULATIONS

CIVIL

C-1	PAVING, GRADING, AND DRAINAGE PLAN
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LANDSCAPING

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L200	RELOCATION PLAN
L300	GROUND MATERIAL PLAN
L400	GROUND GRADING PLAN
L500	GROUND DRIVEWAY PLAN
L600	DETAILS
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L701	PLANT SCHEDULE
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P-1.3	WATER/GAS: FIRST FLOOR & SECOND FLOOR PLAN
P-1.4	PLUMBING NOTES
P-2.0	PLUMBING DETAILS

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

www.choefflevy.com

(t) 305.434.8338
(f) 305.892.5292

802 W DILIDO RESIDENCE

802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

comm.
no.

1614

date:

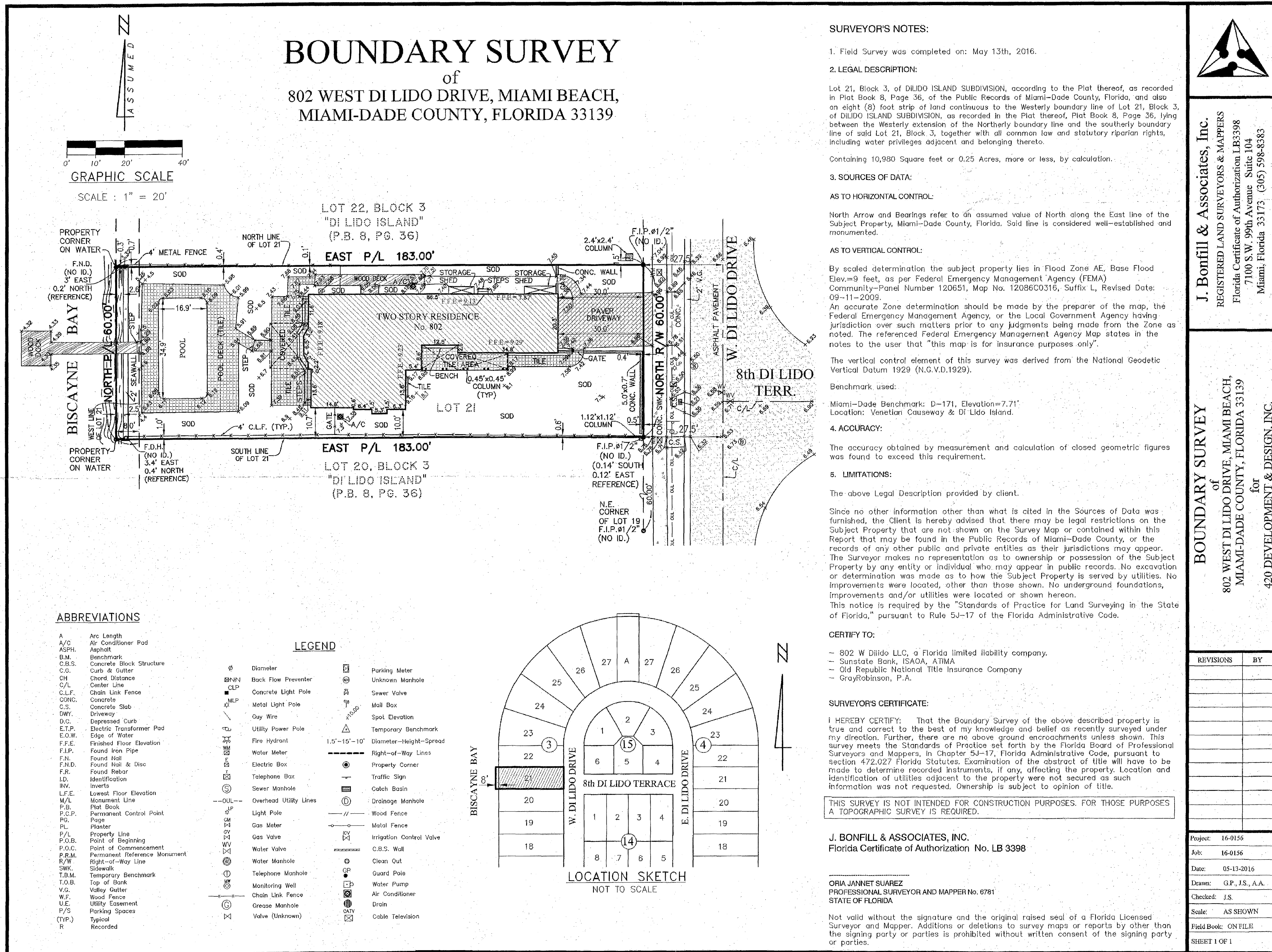
8/11/2016

revised:



sheet no.

A-0.1



FLOOD RESISTANT CONSTRUCTION NOTES:

- BUILDING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FBC R-322.
- CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION II.
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.

PUBLIC WORKS NOTES:

- ANY WORK OR IMPROVEMENT TO / FROM RIGHT-OF-WAY REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL.

FINISH FLOOR NOTE

FINISH FLOOR ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BUILDING DATA

MAIN HOUSE:		
FIRST FLOOR (AC)	2,232 S. F.	
SECOND FLOOR (AC)	2,903 S. F.	
TOTAL (AC)	5,135 S. F.	
GARAGE (NON AC)	500 S. F.	
BALCONIES & OVERHANGS	101 S. F.	
TOTAL (NON AC)	101 S. F.	
TOTAL UNIT SIZE (AC + NON AC)	5,264 S. F.	(48.9%)

FLOOR RATIO PERCENTAGE

MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	2,756 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	2,903 S. F.	
TOTAL:	1053%	

SITE DATA

EXISTING LOT SIZE:	10,110 S. F.	(100%)
BLDG. LOT COVERAGE:	2,383 S. F.	
TOTAL BLDG. LOT COVERAGE:	3,001 S. F.	(27.8%)

FRONT SETBACK CALCULATIONS

AREA:	1200 S. F.	100%
IMPERVIOUS AREA:	538 S. F.	
LANDSCAPE AREA:	602 S. F.	50.2%

REAR SETBACK CALCULATIONS

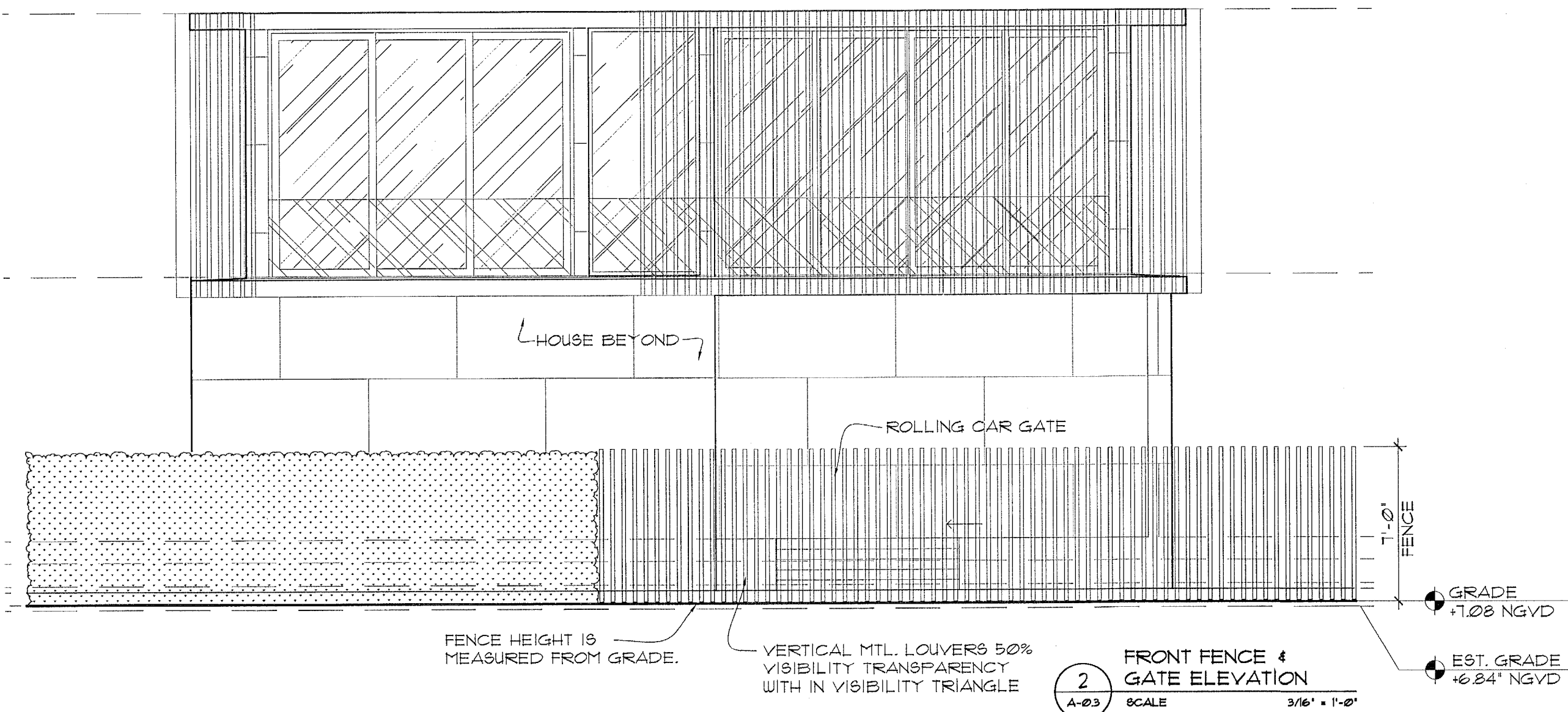
AREA:	1620 S. F.	100%
IMPERVIOUS AREA:	408 S. F.	
LANDSCAPE AREA:	1212 S. F.	74.8%

ZONING DATA

CLASSIFICATION:	RS-3	
FLOOD ZONE:	AE-9	
MIN. FLOOD ELEVATION: (BFE + 1')	+10.00' NGVD	+10.00' NGVD
EST. GRADE	+6.84' NGVD	+6.84' NGVD
ADJUSTED GRADE	+7.92' NGVD	+7.92' NGVD
MAX. LOT COVERAGE:	3231 S. F.	3,001 S. F. (27.8%)
MAX. UNIT SIZE:	5,385 S. F.	5,264 S. F. (48.9%)

MAIN HOUSE

MAX. BUILDING HEIGHT:	24'-0"	22'-0"
FRONT SETBACK:	20'-0"	30'-0"
FRONT SETBACK (2nd FLR):	30'-0"	55'-2"
REAR SETBACK:	26'-11"	27'-0"
SIDE SETBACKS:	15'-0" (MIN.)	15'-0" (7'-6"/7'-6")



SURVEYOR NOTE

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SWIMMING POOL SAFETY BARRIER NOTE

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A SAFETY BARRIER COMPLYING WITH FBC 2014, R410.11 OR A POOL COVER COMPLYING WITH ASTM F 1346.

TERMITE PROTECTION NOTE

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITE TREATMENT OR OTHER APPROVED METHOD OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

BUILDING ADDRESS NOTE

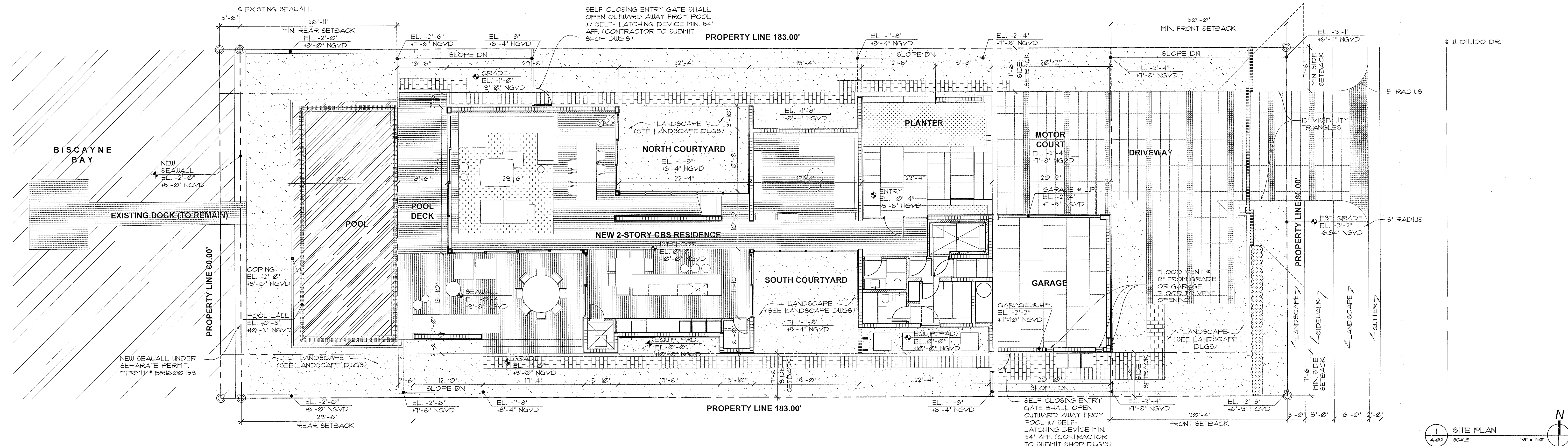
PROVIDE ADDRESS NUMBERS FOR NEW BUILDINGS, VISIBLE AND LEGIBLE FROM STREET. (FBC R 319)

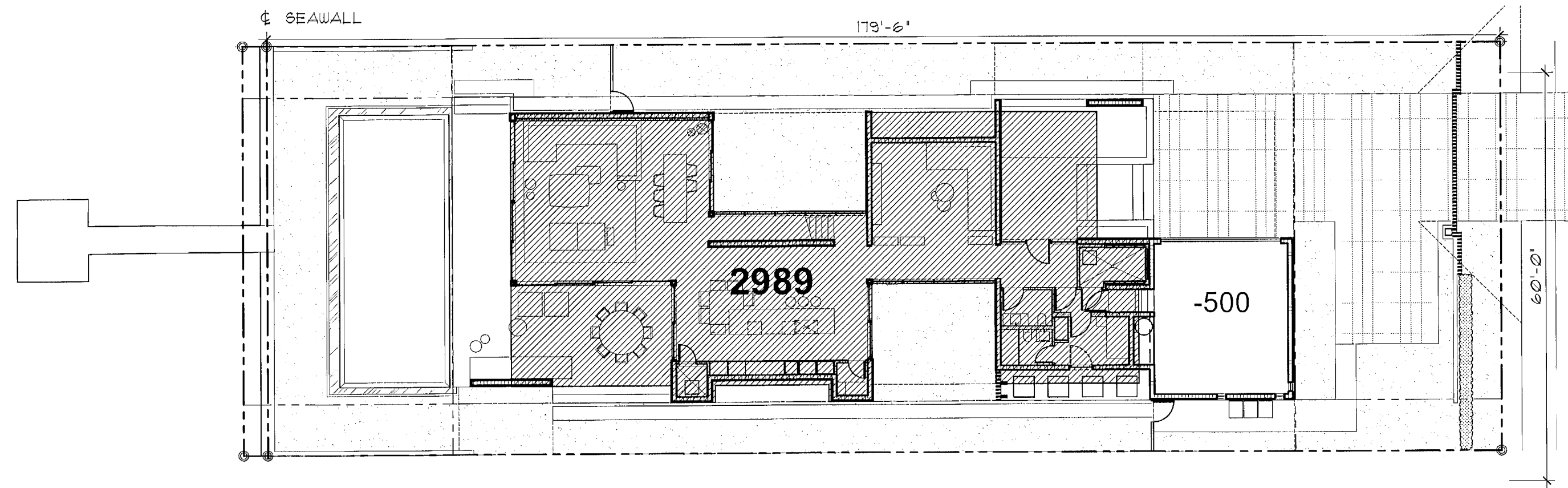
FLOOD MANAGEMENT INFORMATION

LOWEST GRADE ELEVATION (ADJACENT TO BUILDING):	+7'-6" NGVD
HIGHEST GRADE ELEVATION (ADJACENT TO BUILDING):	+8'-4" NGVD
LOWEST EQUIPMENT ELEVATION (SERVICING THE BUILDING):	+10'-0" NGVD
FIRM MAP NUMBER:	12086C0316L

FLOOD VENT CALCULATIONS

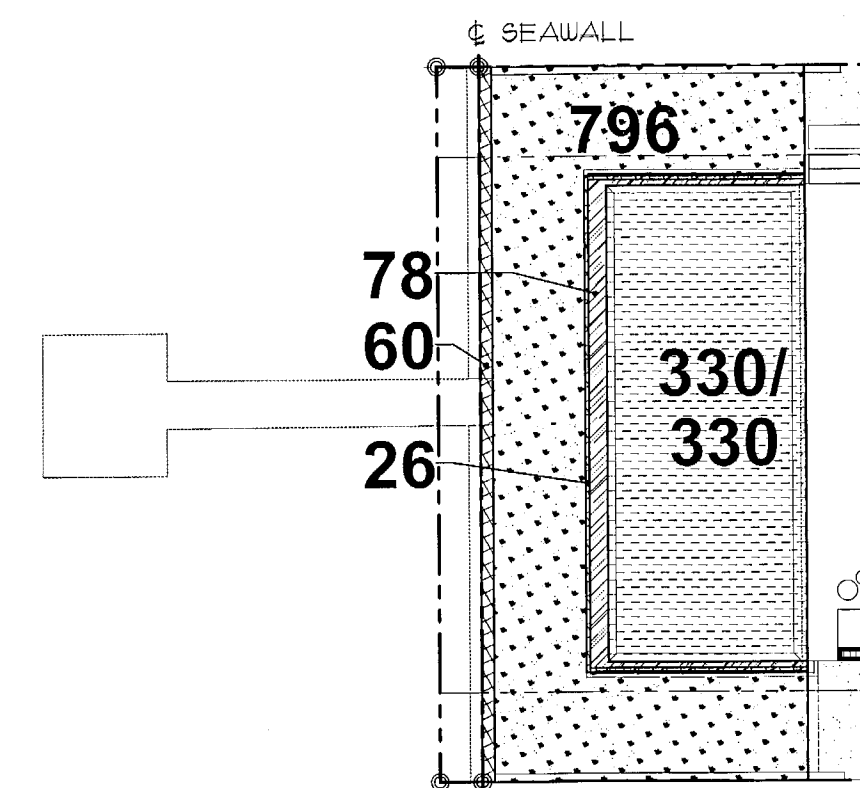
TOTAL GARAGE AREA = 500 S. F. FT.
FLOOD VENT REQUIRED = 500 S. F. INCHES
ENGINEERED FLOOD VENTS @ BLOCK WALL
'SMART VENTS' = 200 S. F. INCHES EA.
200 S. F. IN. x 3 VENTS = 600 S. F. INCHES
CALCULATIONS ARE BASED ON 'SMART VENT' MODEL B540-510, CERTIFICATION: FL 50221-R2





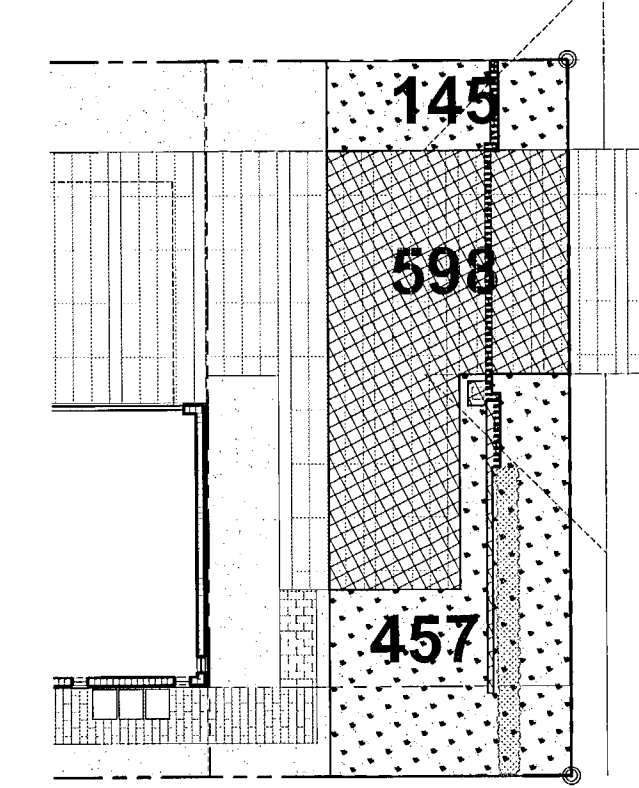
1
A-0.3
SCALE 1/16" = 1'-0"

SITE DATA	
EXISTING LOT SIZE:	10,110 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,989 S. F.
TOTAL BLDG. LOT COVERAGE:	2,989 SQ. FT. (21.3%)



4
A-0.3
SCALE 1/16" = 1'-0"

REAR SETBACK CALCULATIONS		
AREA:	1,620 S. F.	100%
IMPERVIOUS AREA:	408 S. F.	
LANDSCAPE AREA:	1,212 S. F.	74.8%



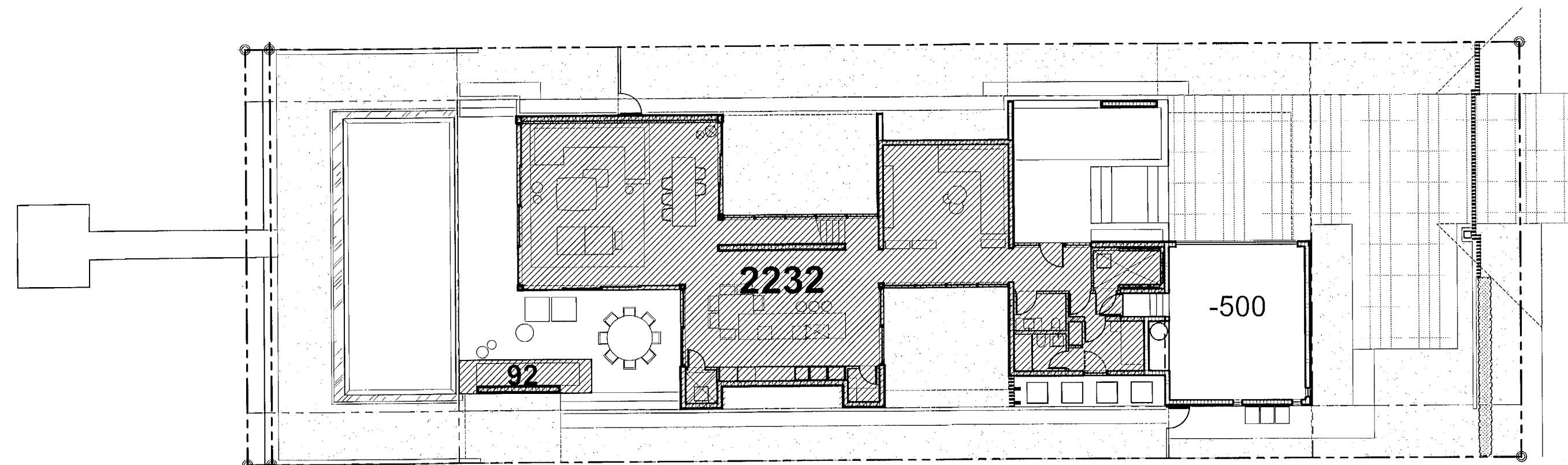
5
A-0.3
SCALE 1/16" = 1'-0"

FRONT SETBACK CALCULATIONS		
AREA:	1,200 S. F.	100%
IMPERVIOUS AREA:	598 S. F.	
LANDSCAPE AREA:	602 S. F.	50.2%

LEGEND

IMPERVIOUS AREA

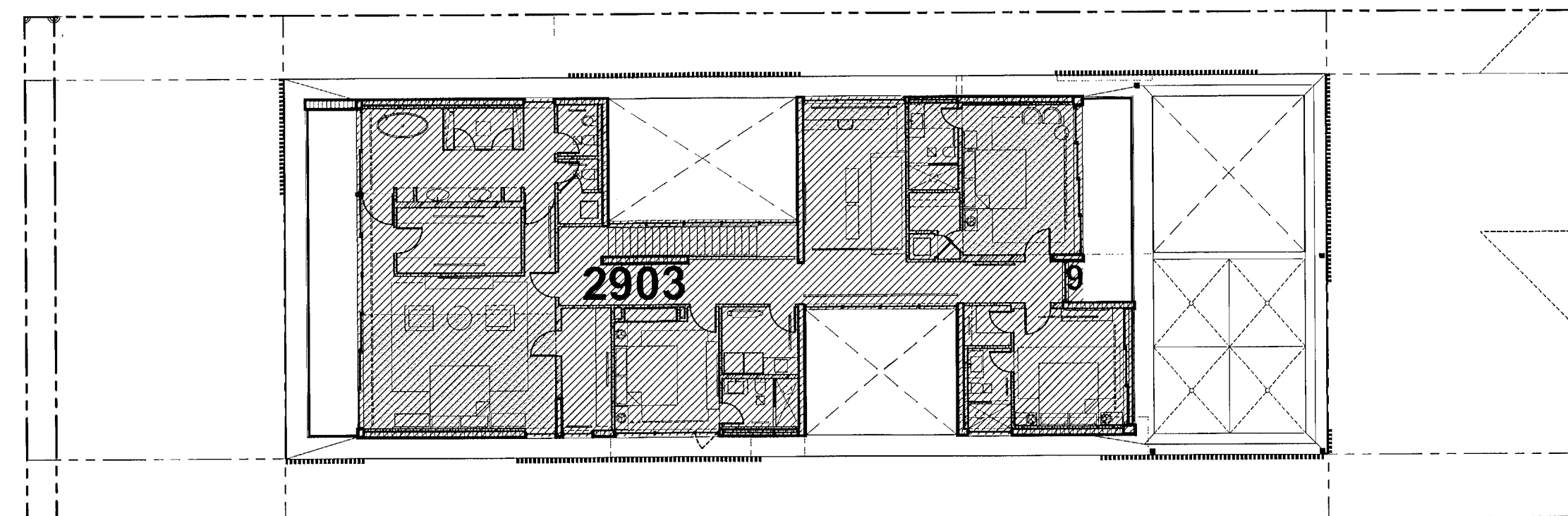
PERVIOUS / LANDSCAPE AREA



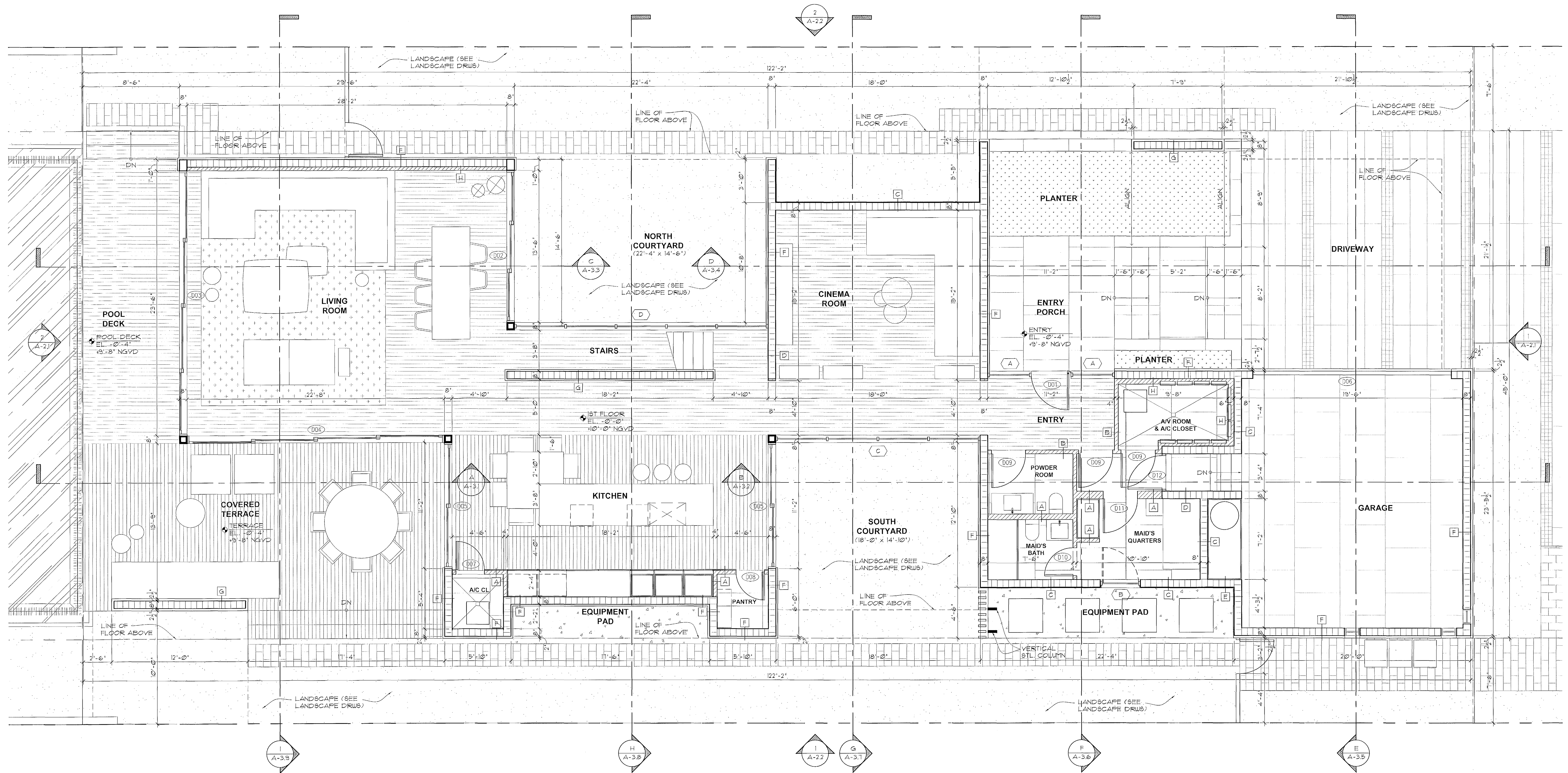
2
A-0.3
SCALE 1/16" = 1'-0"

BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	2,232 S. F.
SECOND FLOOR (AC)	2,903 S. F.
TOTAL (AC):	5,135 S. F.
GARAGE (NON A/C) 500 S.F.	0 S. F.
BALCONIES + OVERHANGS	101 S. F.
TOTAL (NON AC):	101 S.F.
TOTAL UNIT SIZE (AC + NON AC):	5,236 SQ. FT. (48.3%)

FLOOR RATIO PERCENTAGE	
MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,756 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC)	2,903 S. F.
TOTAL:	105.3%



3
A-0.3
SCALE 1/16" = 1'-0"



LEGEND	
	CONC. BLOCK WALL
	NEW PARTITION
	NEW CAST CONC. COLUMN / WALL

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2014 RESIDENTIAL
ALL PLANS AND CALCULATIONS HAVE BEEN
PREPARED IN COMPLIANCE WITH F.B.C. 2014
RESIDENTIAL

WALL TYPE NOTE
SEE A-6.2 FOR TYPICAL WALL SECTIONS

1 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

CHOFFLEVY FISCHEMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

www.chofflevy.com

(t) 305.434.8338
(f) 305.892.5292

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

comm.
no.
1614

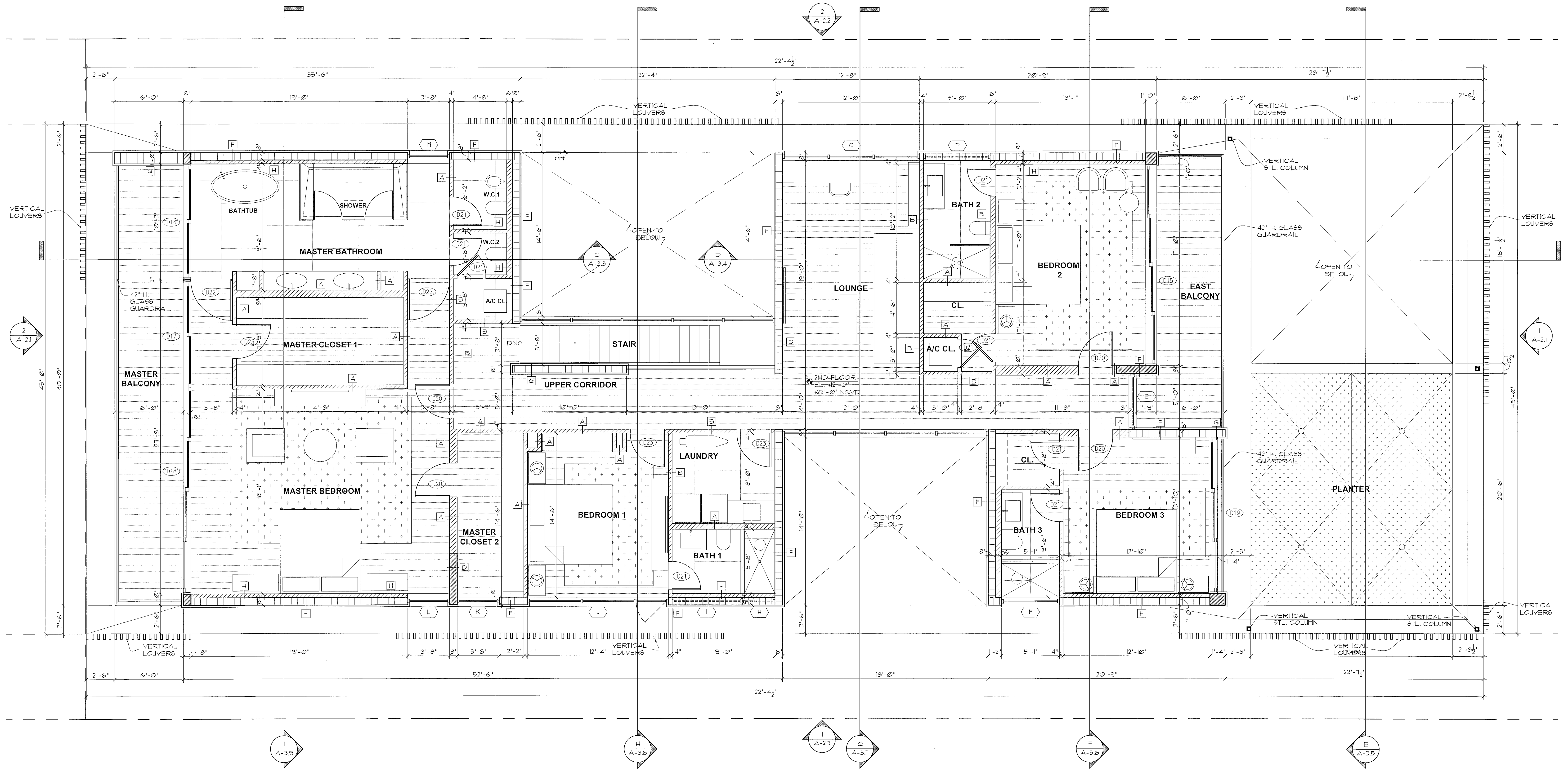
date:
8/11/2016

revised:

sheet no.



A-1.1



LEGEND	
	CONC. BLOCK WALL
	NEW PARTITION
	NEW CAST CONC. COLUMN / WALL

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2014 RESIDENTIAL
ALL PLANS AND CALCULATIONS HAVE BEEN
PREPARED IN COMPLIANCE WITH F.B.C. 2014
RESIDENTIAL

WALL TYPE NOTE
SEE A-6.2 FOR TYPICAL WALL SECTIONS

2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

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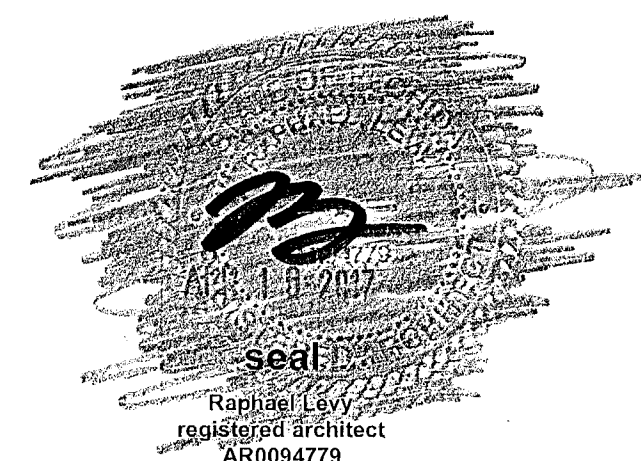
comm.
no.
1614

date:
8/11/2016

revised:

sheet no.

A-1.2



[illegible]

RCP LEGEND:

- | | | | |
|--|---------------------------------------|--|---|
| | RECESSED LIGHT FIXTURE | | IN-GROUND LIGHT FIXTURE |
| | VAPOR PROOF RECESSED LIGHT FIXTURE | | RECESSED STEP LIGHT FIXTURE |
| | RECESSED LIGHT FIXTURE EXTERIOR GRADE | | 8' LONG FLUORESCENT LIGHT FIXTURE |
| | LOW VOLTAGE | | EXHAUST FAN |
| | JUNCTION BOX | | UNDER CABINET LIGHTING |
| | SMOKE DETECTORS | | POOL LIGHTS |
| | INTERIOR WALL SCONCE | | HALOGEN FLOOD LIGHTS (TYP. WHERE SHOWN) |
| | EXTERIOR WALL SCONCE | | CEILING MOUNTED OUTLET |
| | | | A/C DIFFUSER |

CEILING HEIGHTS NOTE:

CEILING HEIGHTS GIVEN ARE FROM TOP OF SLAB TO BOTTOM OF CEILING FRAMING MEMBER. DIMENSIONS SHOWN DO NOT ACCOUNT FOR FLOOR & CLG. FINISHES.

CEILING HEIGHTS LEGEND:

- | | |
|--|-----------------------------------|
| | 9'-8" AFF. |
| | 10'-8" AFF. |
| | SEE DRAWING'S FOR CEILING HEIGHTS |

LIGHTING NOTE:

REFER TO ELECTRICAL DRAWINGS & LIGHTING PLANS BY INTERIOR DESIGNER FOR ADDITIONAL LIGHTS INCLUDING STEP LIGHTS, UPLIGHTS, POOL LIGHTS, POOL LIGHTS & LANDSCAPING LIGHTS.

DROPPED CEILING NOTE:

3" G.W.B. TYPE 'X' ON 1 1/2" X 1 1/2" METAL FRAMING @ 16" O.C. COORDINATE WITH LIGHT FIXTURES & A/C EQUIPMENT PRIOR TO CEILING CONSTRUCTION.

RECEPTACLE NOTE:

ALL RECEPTACLES SHALL BE DECORA WHITE - COVER PLATES TO BE SCREWLESS TYPE.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2014 RESIDENTIAL.

CEILING HEIGHTS NOTE:

CEILING HEIGHTS GIVEN ARE FROM TOP OF CONCRETE SLAB TO BOTTOM OF FRAMING MEMBER.

SWITCH NOTE:

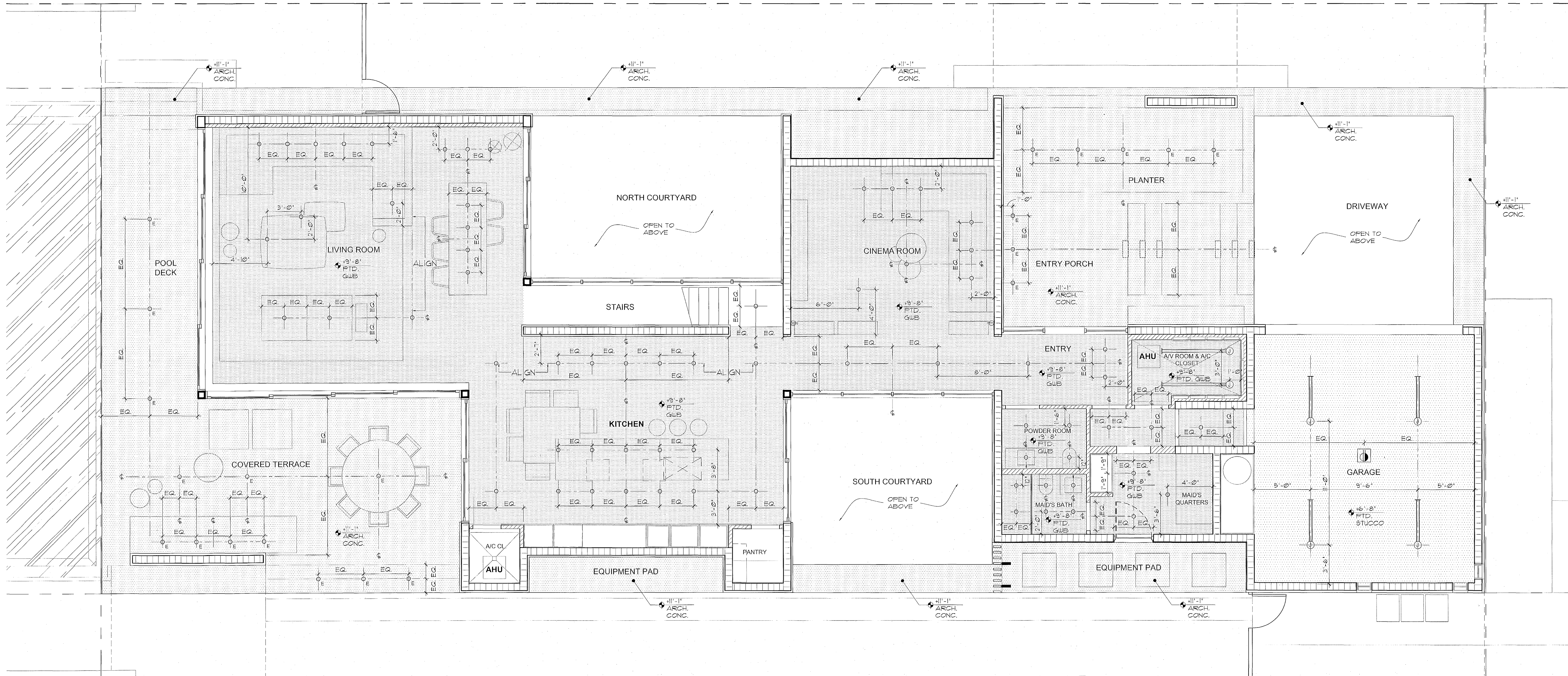
ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE.

CONCRETE NOTE:

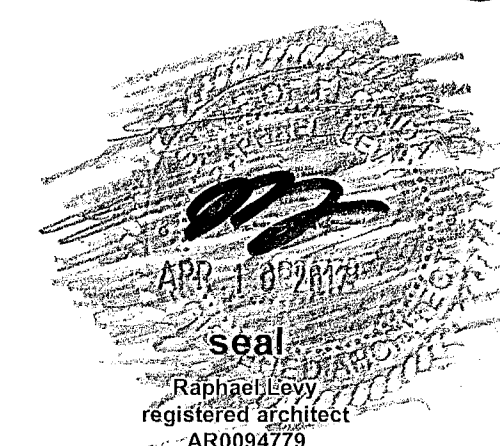
ALL FIXTURES & WIRING TO BE EMBEDDED IN CONCRETE SLABS MUST BE COORDINATED w/STRUCTURAL PRIOR TO CONSTRUCTION - COORDINATE WITH ELECTRICAL & LOW VOLTAGE CONSULTANT DRAWINGS

NOTE:

A- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NO GREATER THAN 200.
B- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF GREATER THAN 450.



1 1st FLOOR REFLECTED
CEILING PLAN
SCALE 1/4" = 1'-0"



RCP LEGEND:

	RECESSED LIGHT FIXTURE		IN-GROUND LIGHT FIXTURE EXTERIOR GRADE
	VAPOR PROOF RECESSED LIGHT FIXTURE		RECESSED STEP LIGHT FIXTURE EXTERIOR GRADE
	RECESSED LIGHT FIXTURE EXTERIOR GRADE		FLUORESCENT LIGHT FIXTURE
	LOW VOLTAGE		EXHAUST FAN
	JUNCTION BOX		UNDER CABINET LIGHTING
	SMOKE DETECTORS		POOL LIGHTS
	INTERIOR WALL SCONCE		HALOGEN FLOOD LIGHTS (TYP. WHERE SHOWN)
	EXTERIOR WALL SCONCE		CEILING MOUNTED OUTLET
			A/C DIFFUSER

CEILING HEIGHTS NOTE:
CEILING HEIGHTS GIVEN ARE FROM TOP OF SLAB TO BOTTOM OF CEILING FRAMING MEMBER. DIMENSIONS SHOWN DO NOT ACCOUNT FOR FLOOR & CLG. FINISHES.

CEILING HEIGHTS LEGEND:

9'-6" AFF.

11'-3" AFF.

SEE DRAWING'S FOR CEILING HEIGHTS

LIGHTING NOTE:
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RECEPTACLE NOTE:
ALL RECEPTACLES SHALL BE DECORA WHITE - COVER PLATES TO BE SCREWLESS TYPE.

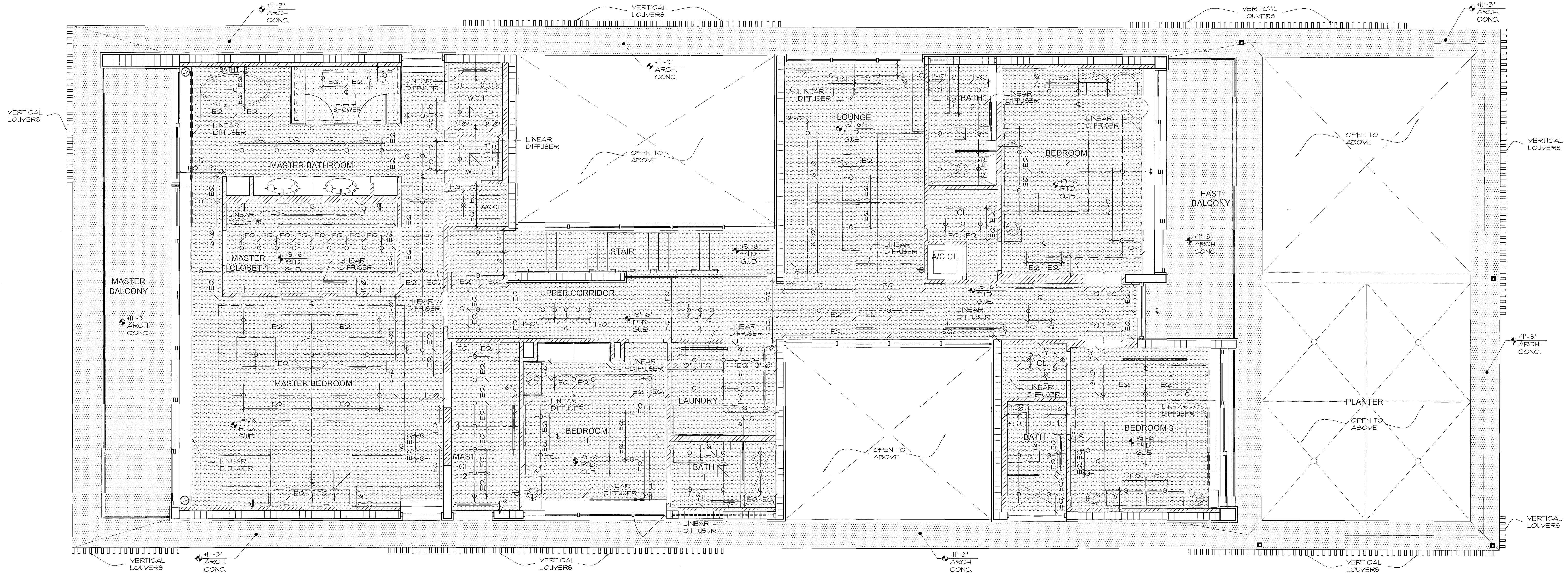
APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL

CEILING HEIGHTS NOTE:
CEILING HEIGHTS GIVEN ARE FROM TOP OF CONCRETE SLAB TO BOTTOM OF FRAMING MEMBER.

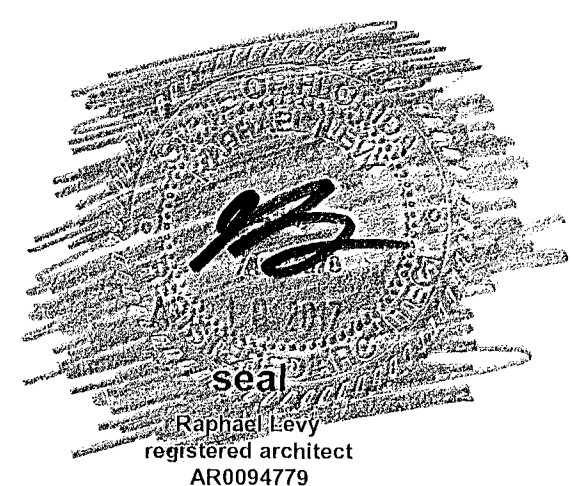
SWITCH NOTE:
ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE

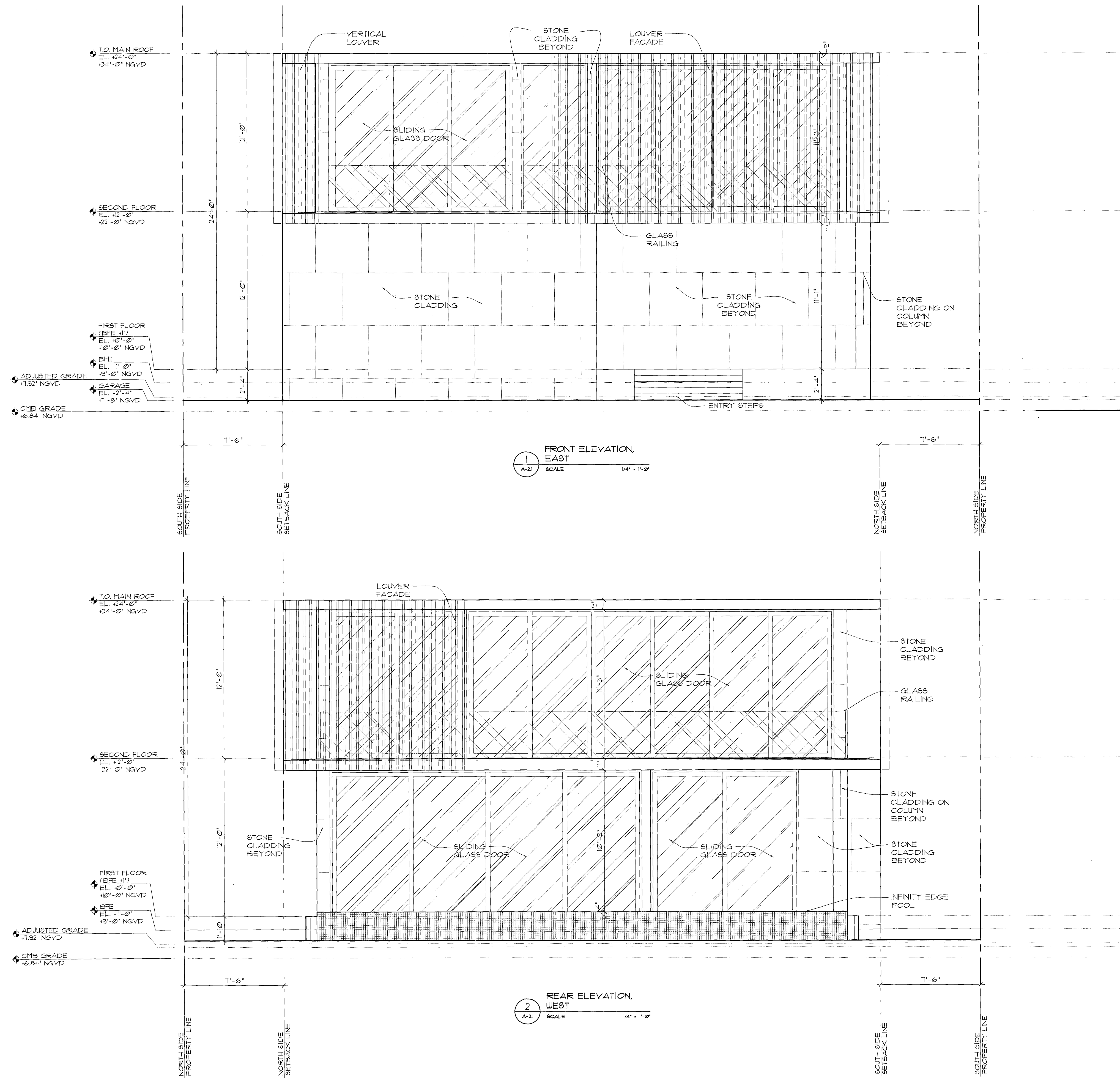
CONCRETE NOTE:
ALL FIXTURES & WIRING TO BE EMBEDDED IN CONCRETE SLABS MUST BE COORDINATED W/STRUCTURAL PRIOR TO CONSTRUCTION - COORDINATE WITH ELECTRICAL & LOW VOLTAGE CONSULTANT DRAWINGS

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B.- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF GREATER THAN 450.



2ND FLOOR REFLECTED
CEILING PLAN
SCALE 1/4" = 1'-0"





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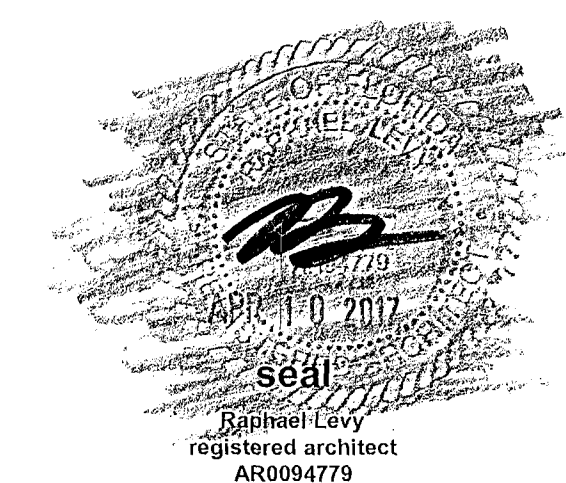
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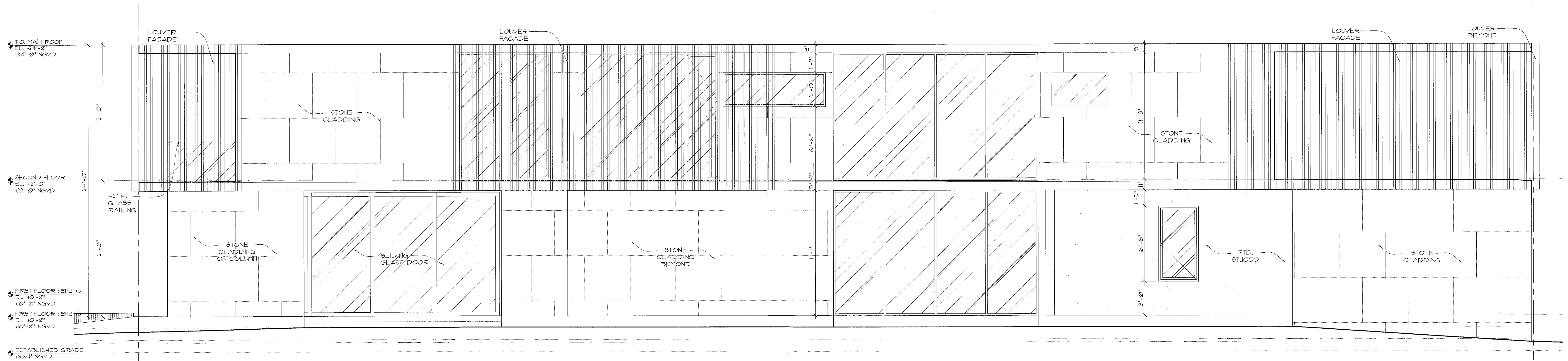
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8/11/2016

revised:

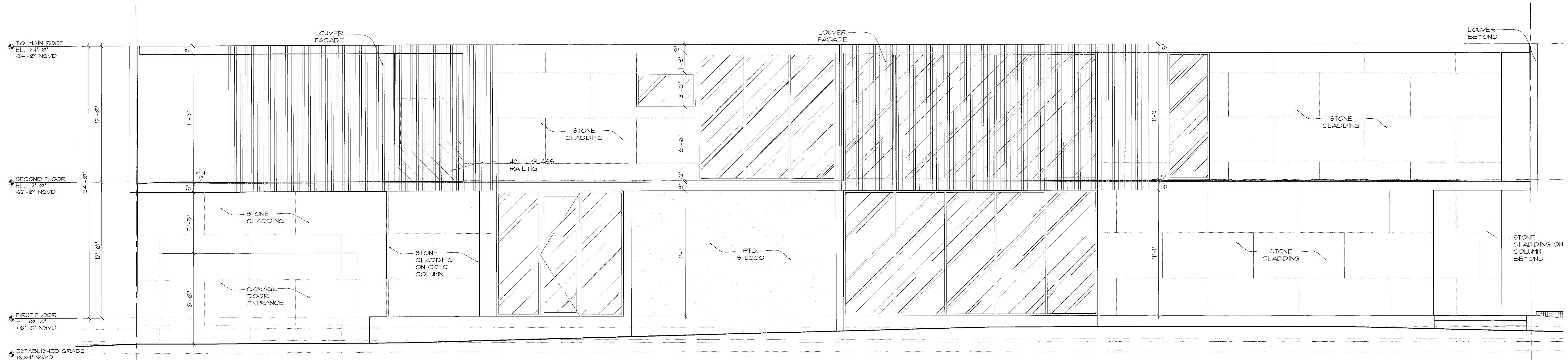
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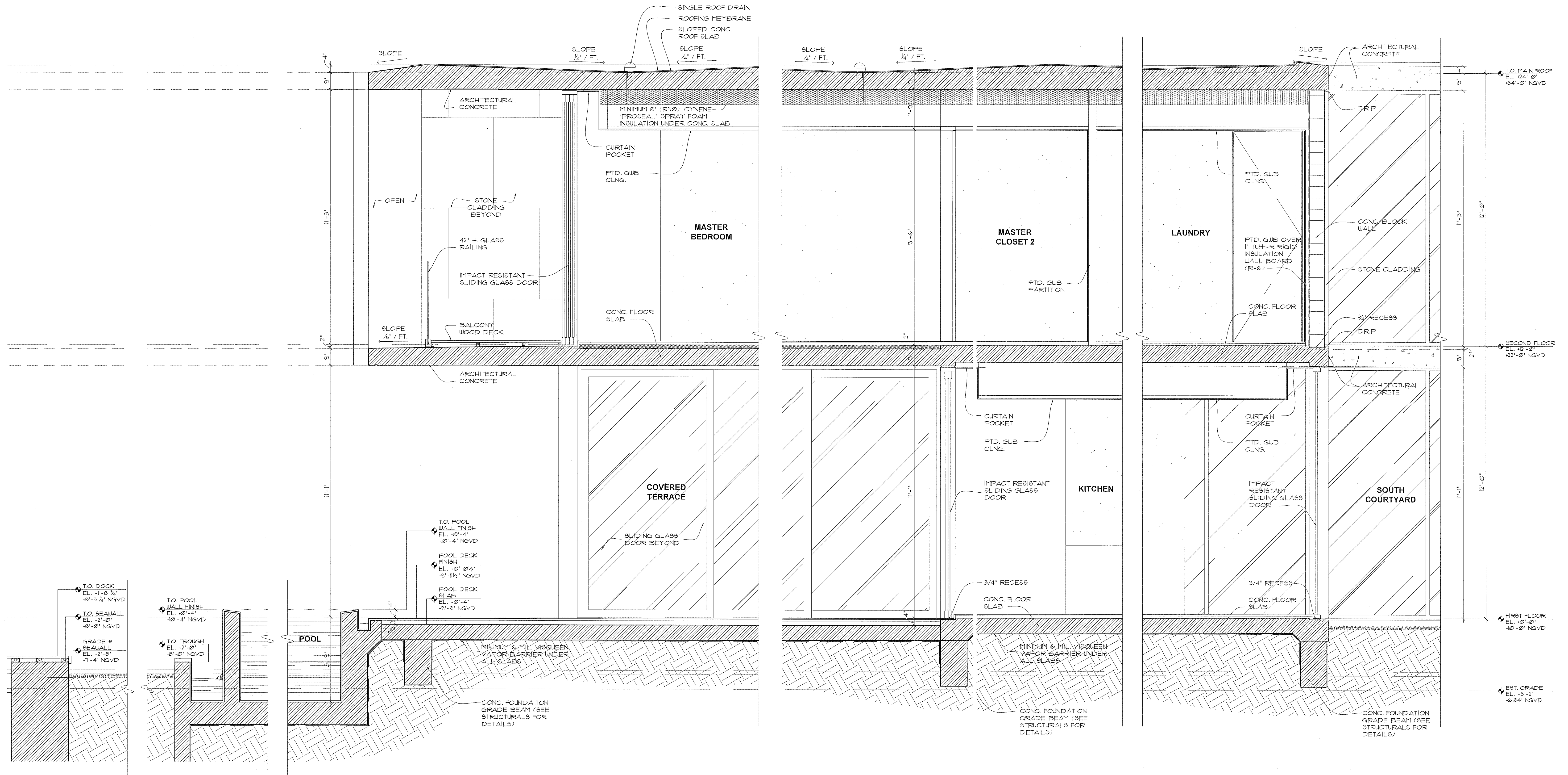


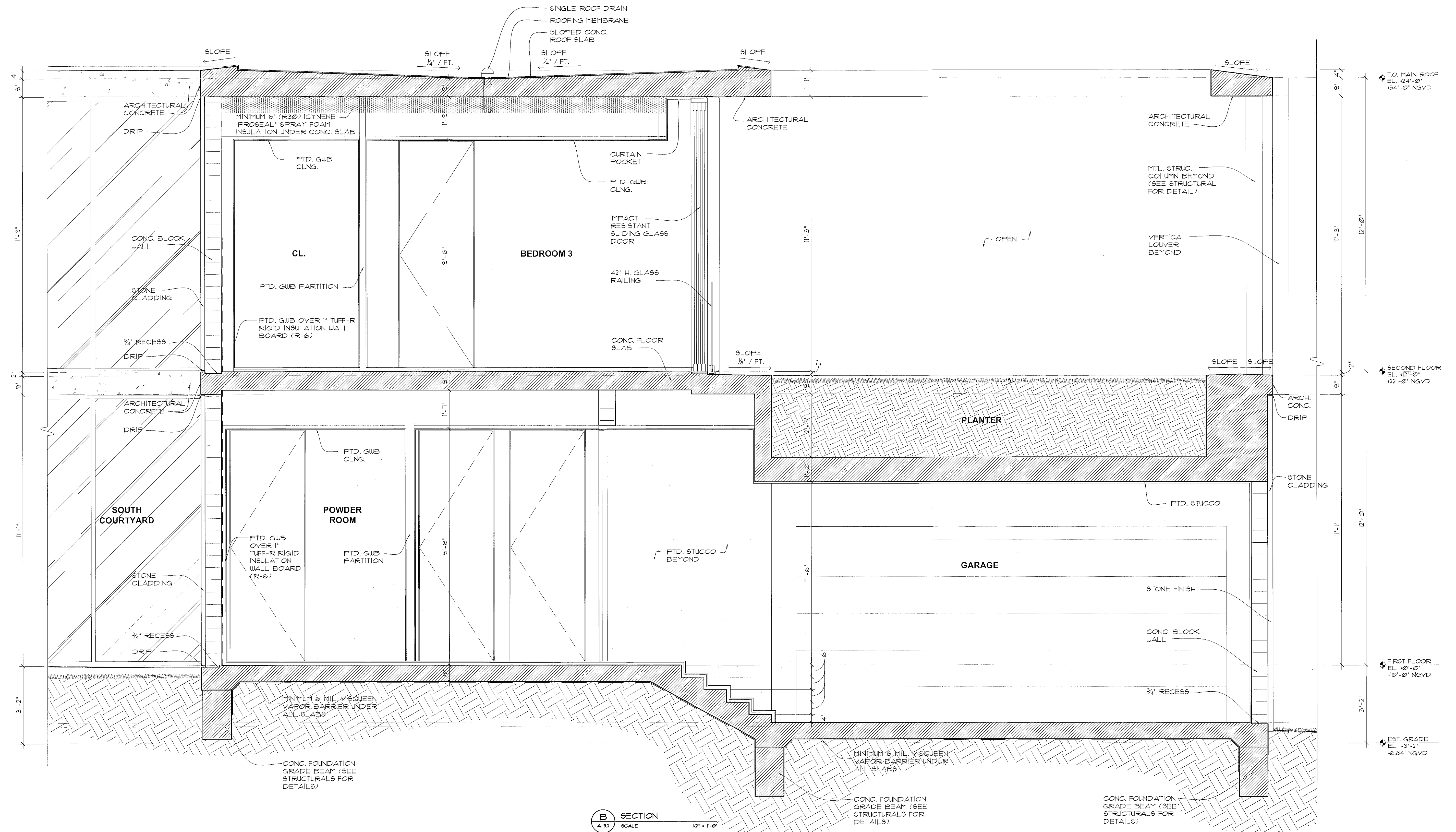


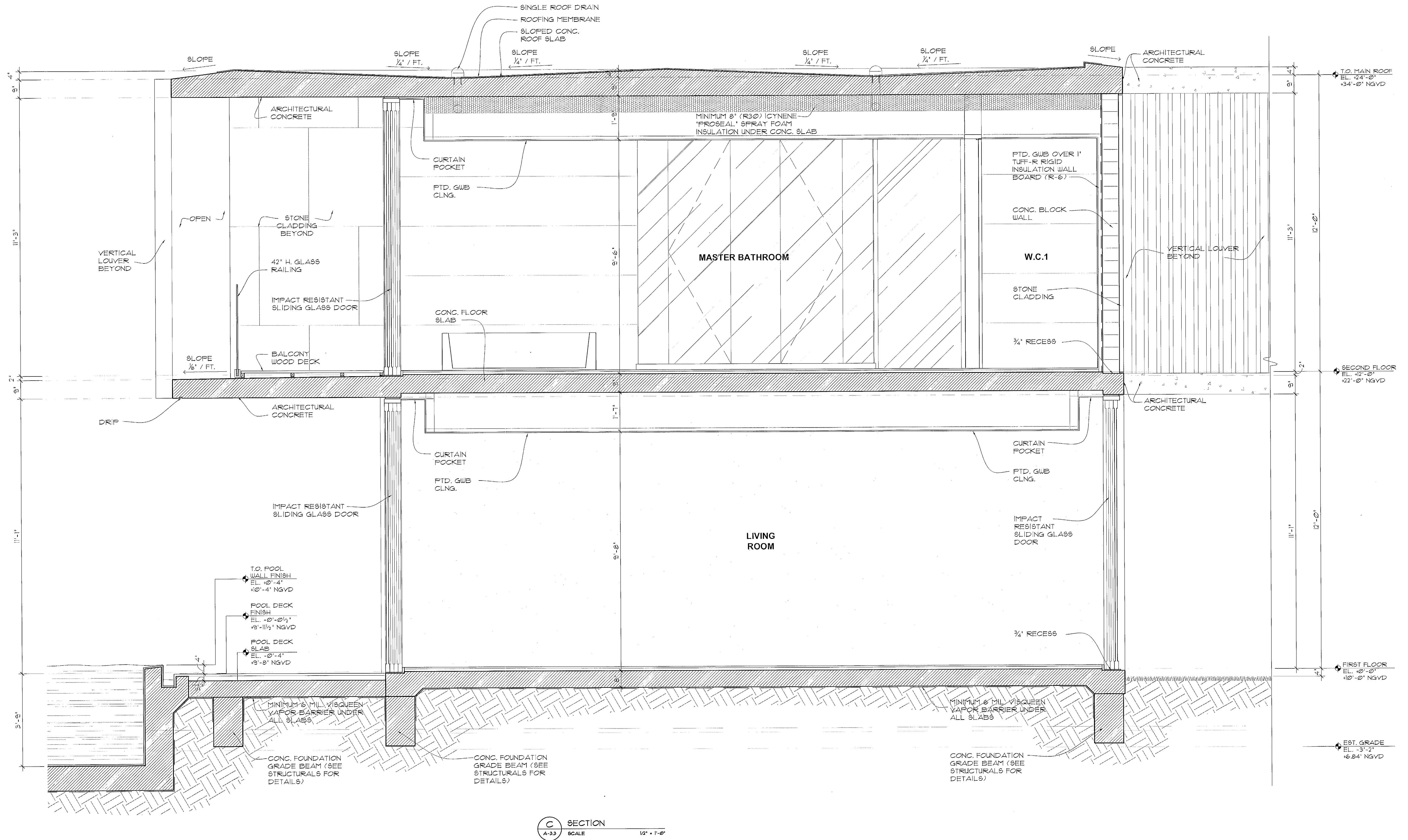
1
A-22
SIDE ELEVATION,
SOUTH
SCALE 1/4" = 1'-0"

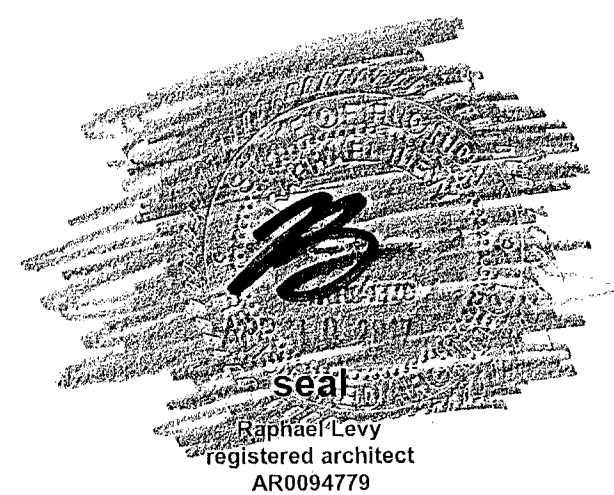
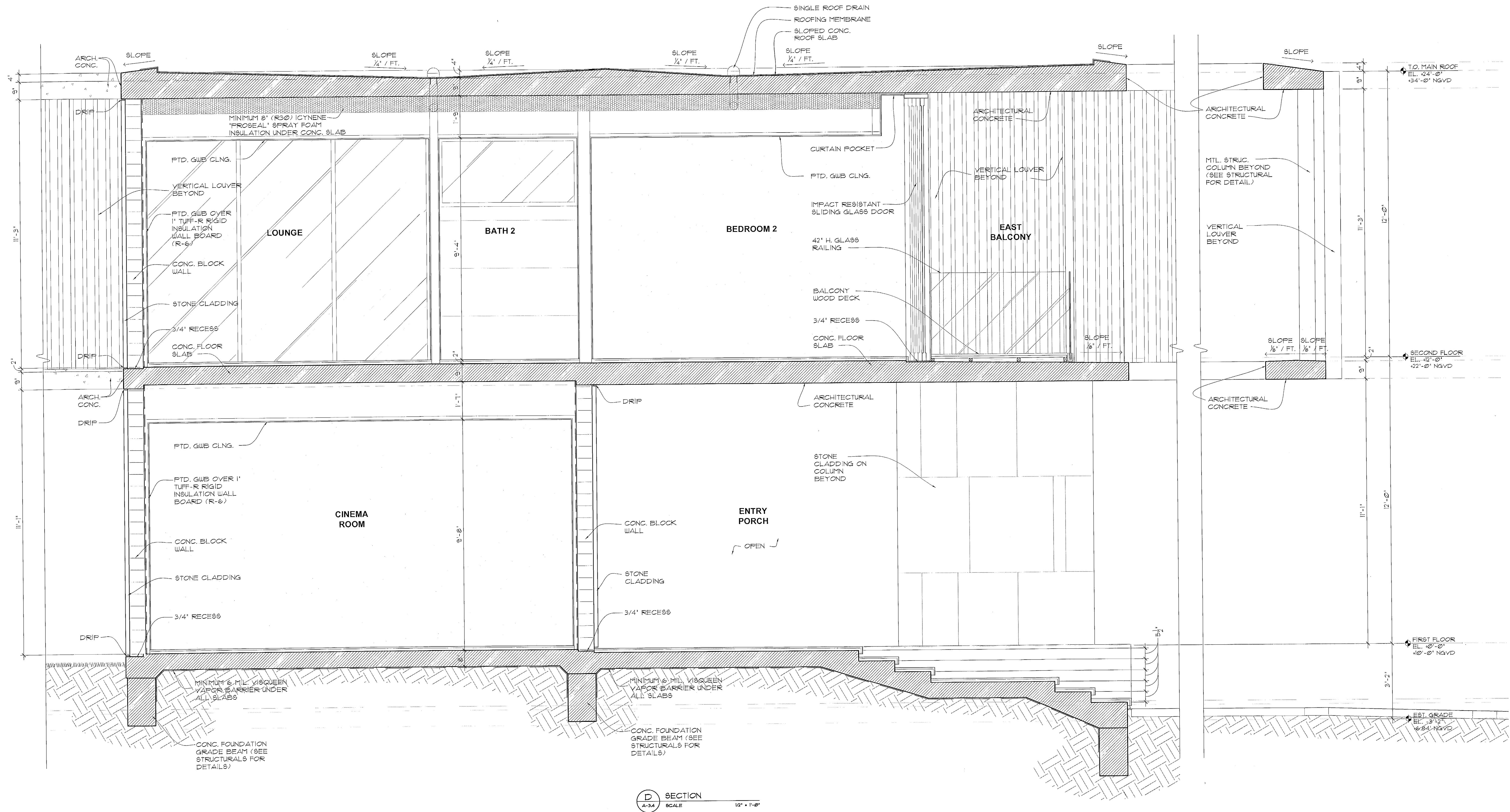


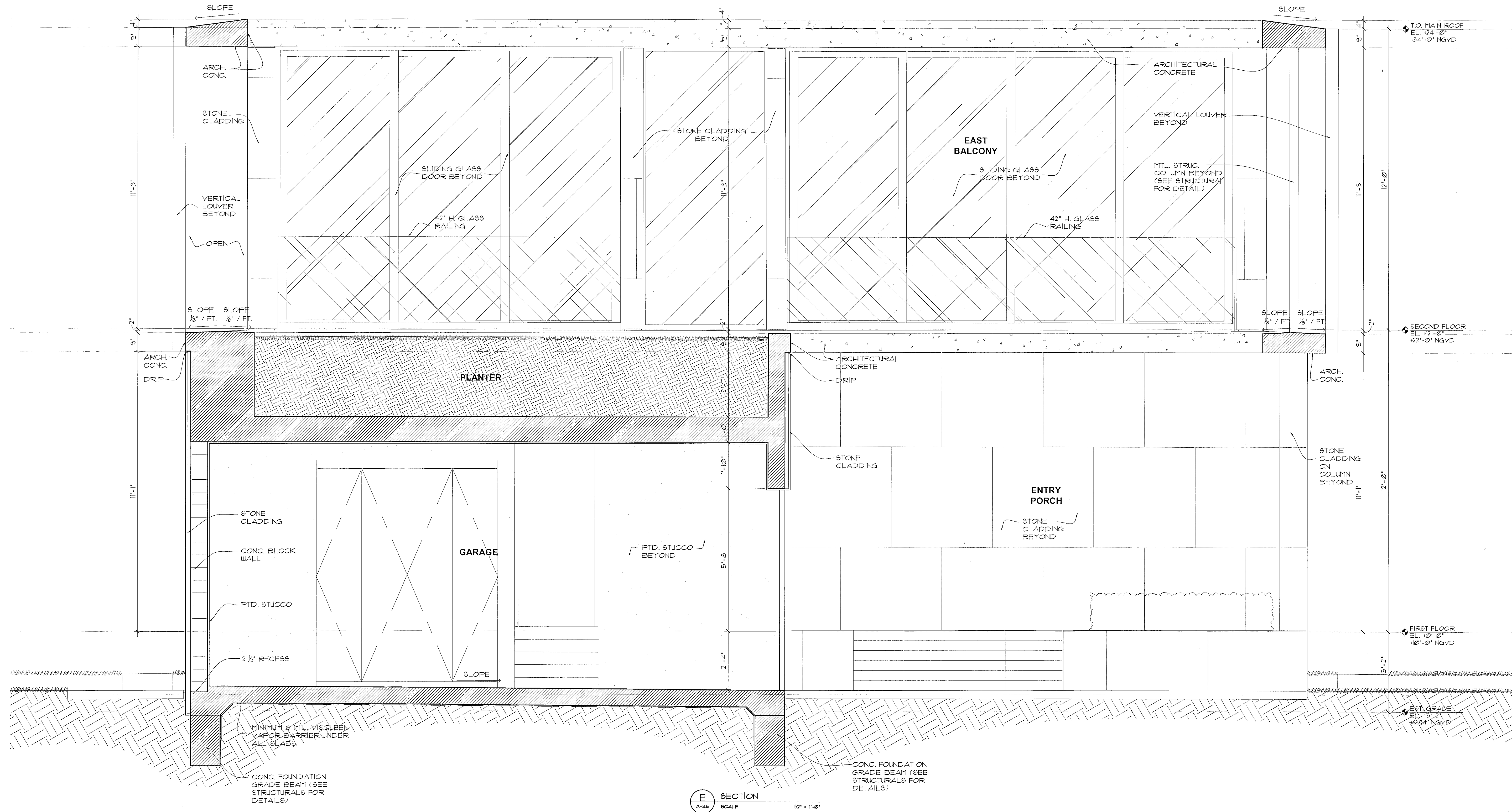
2
A-22
SIDE ELEVATION,
NORTH
SCALE 1/4" = 1'-0"

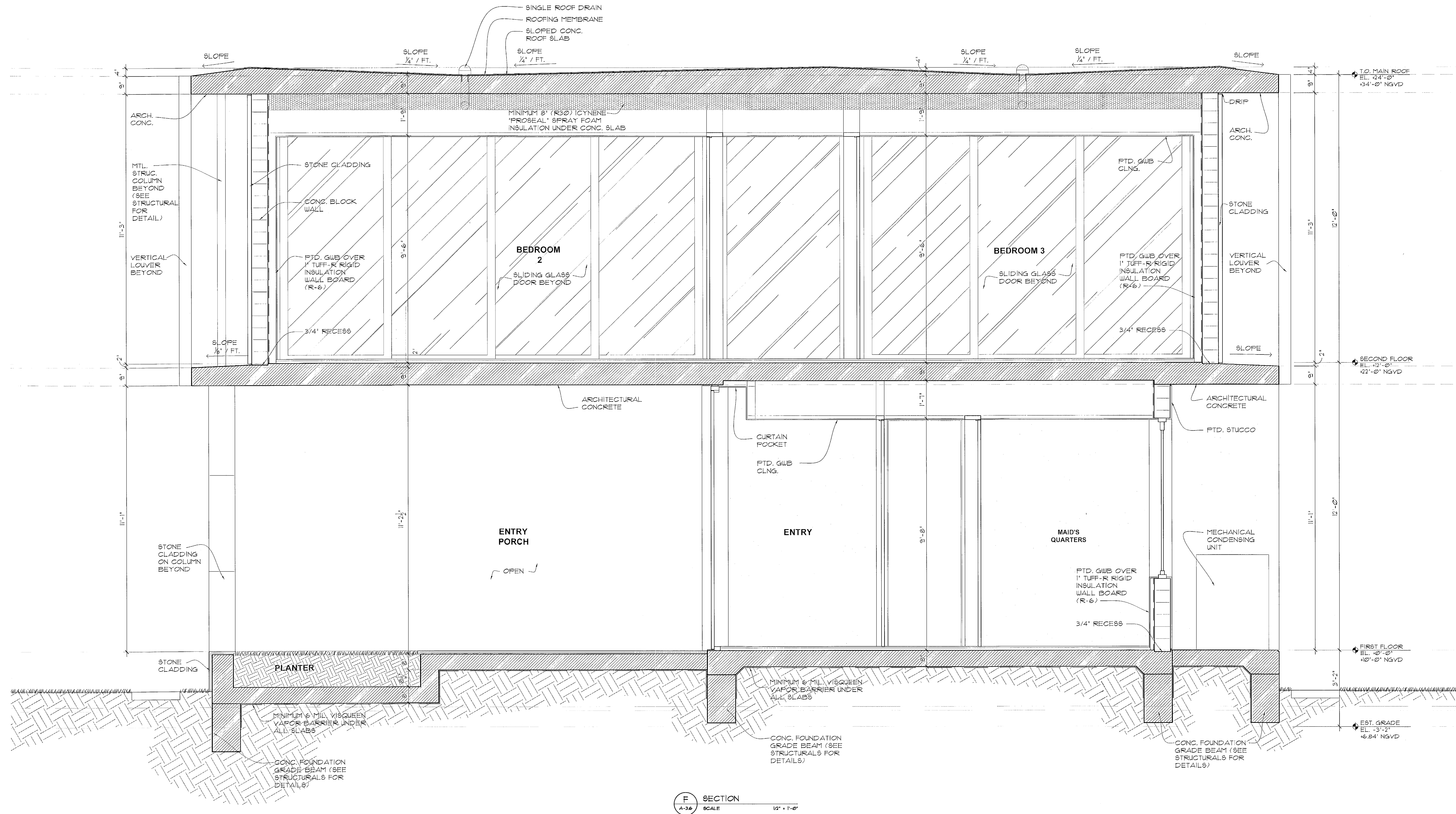






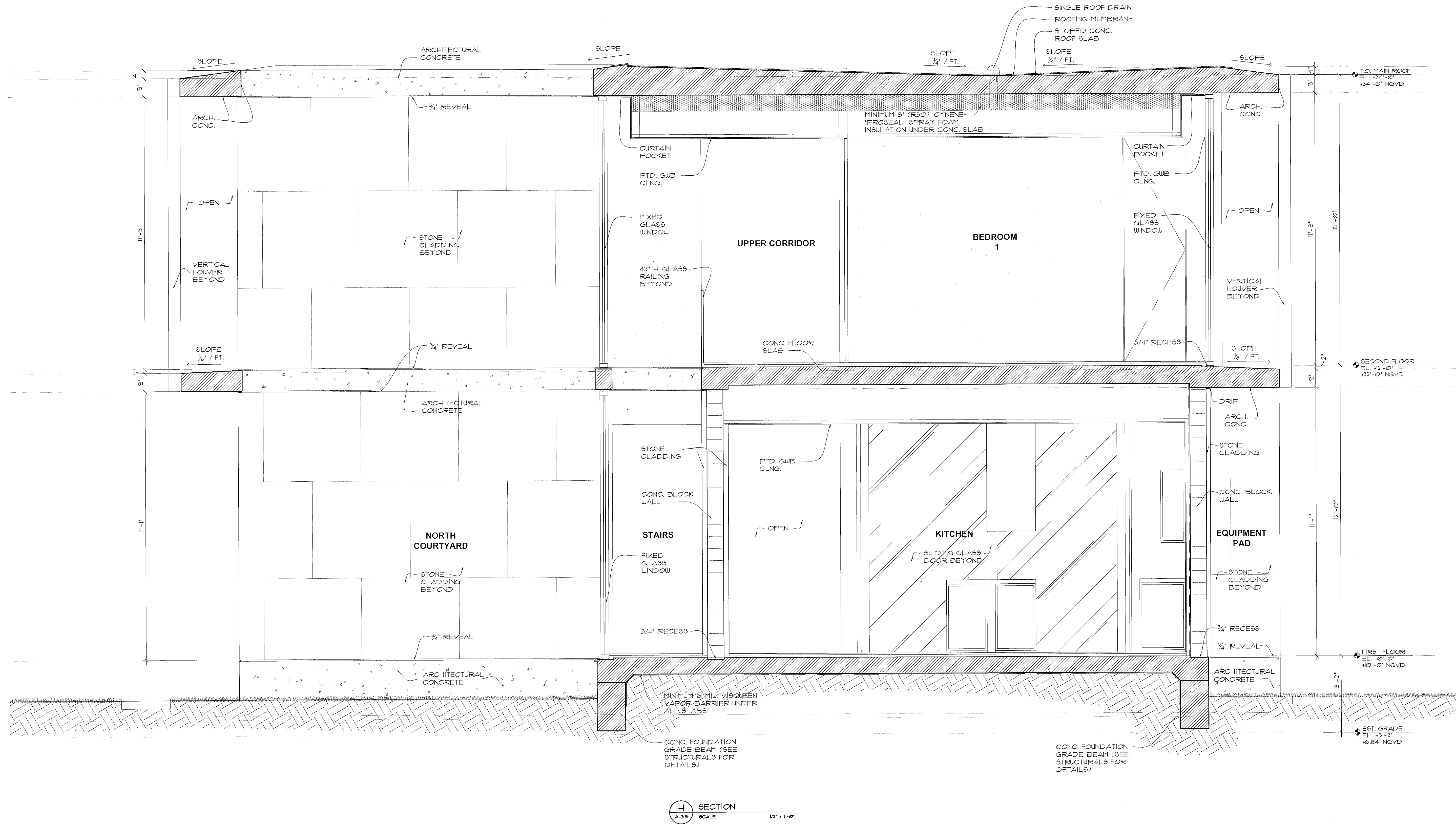


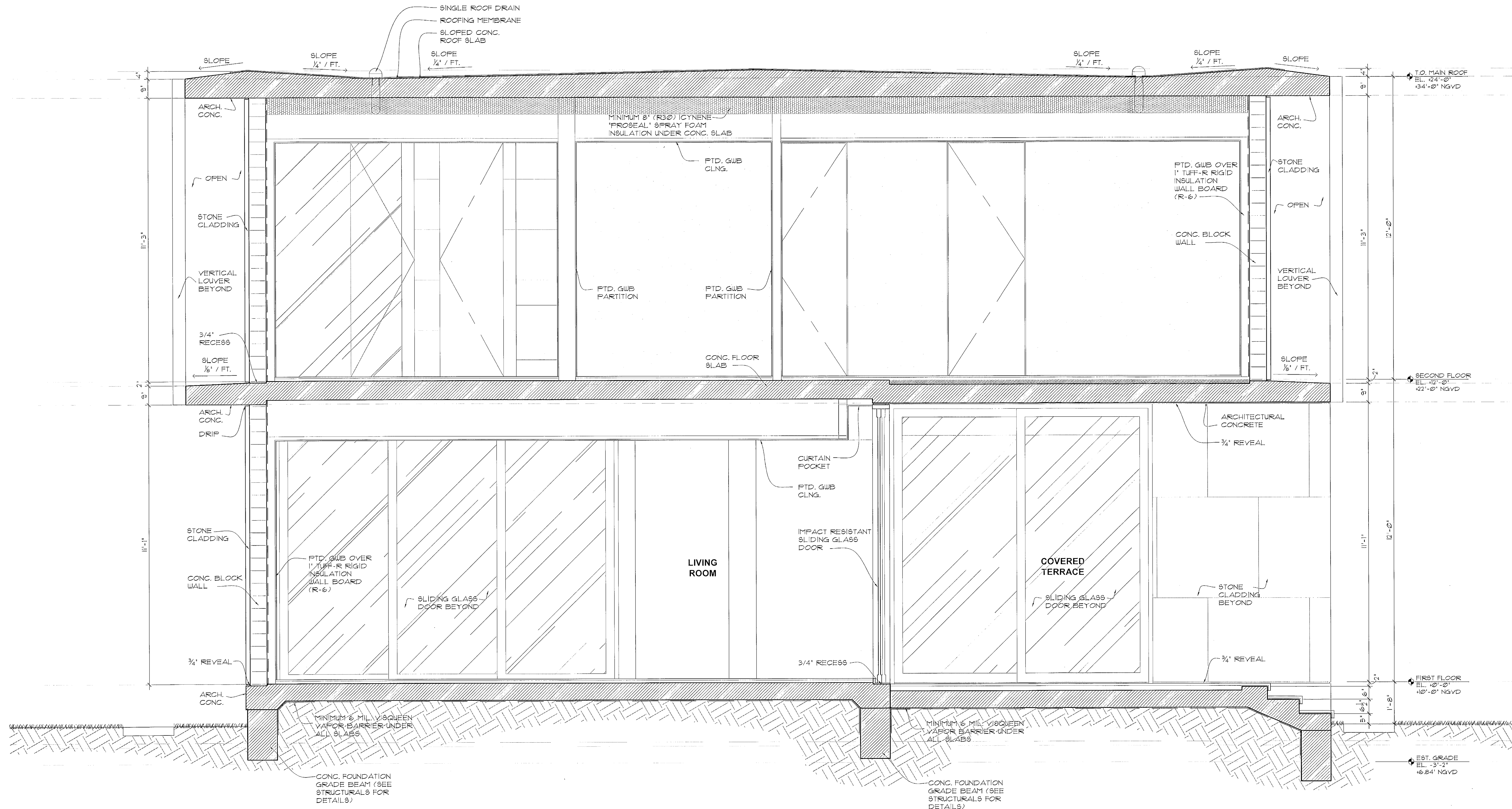




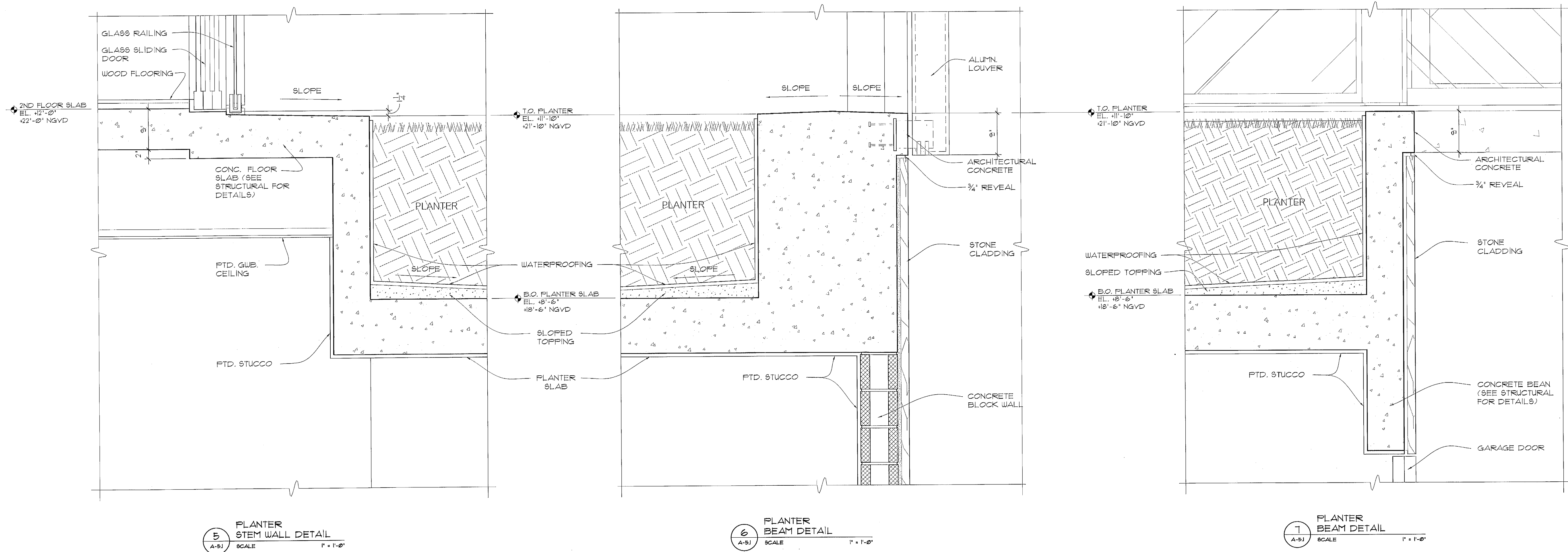
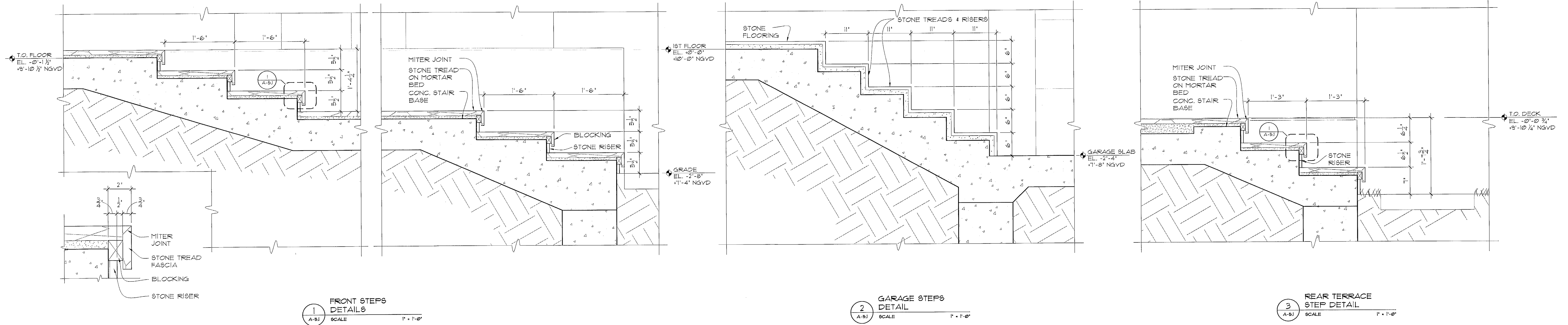
F SECTION
A-3.6 SCALE 1/2" = 1'-0"

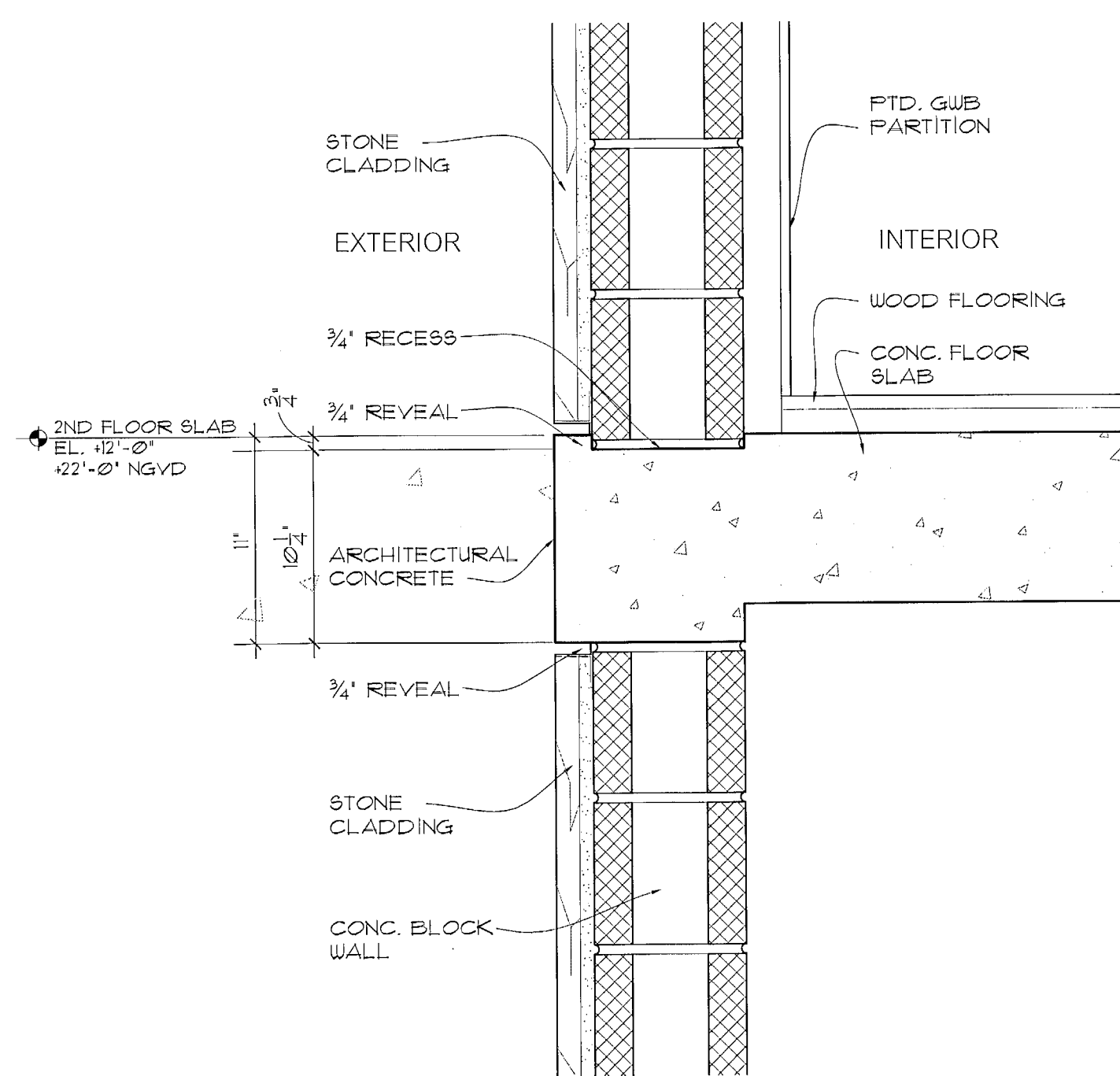




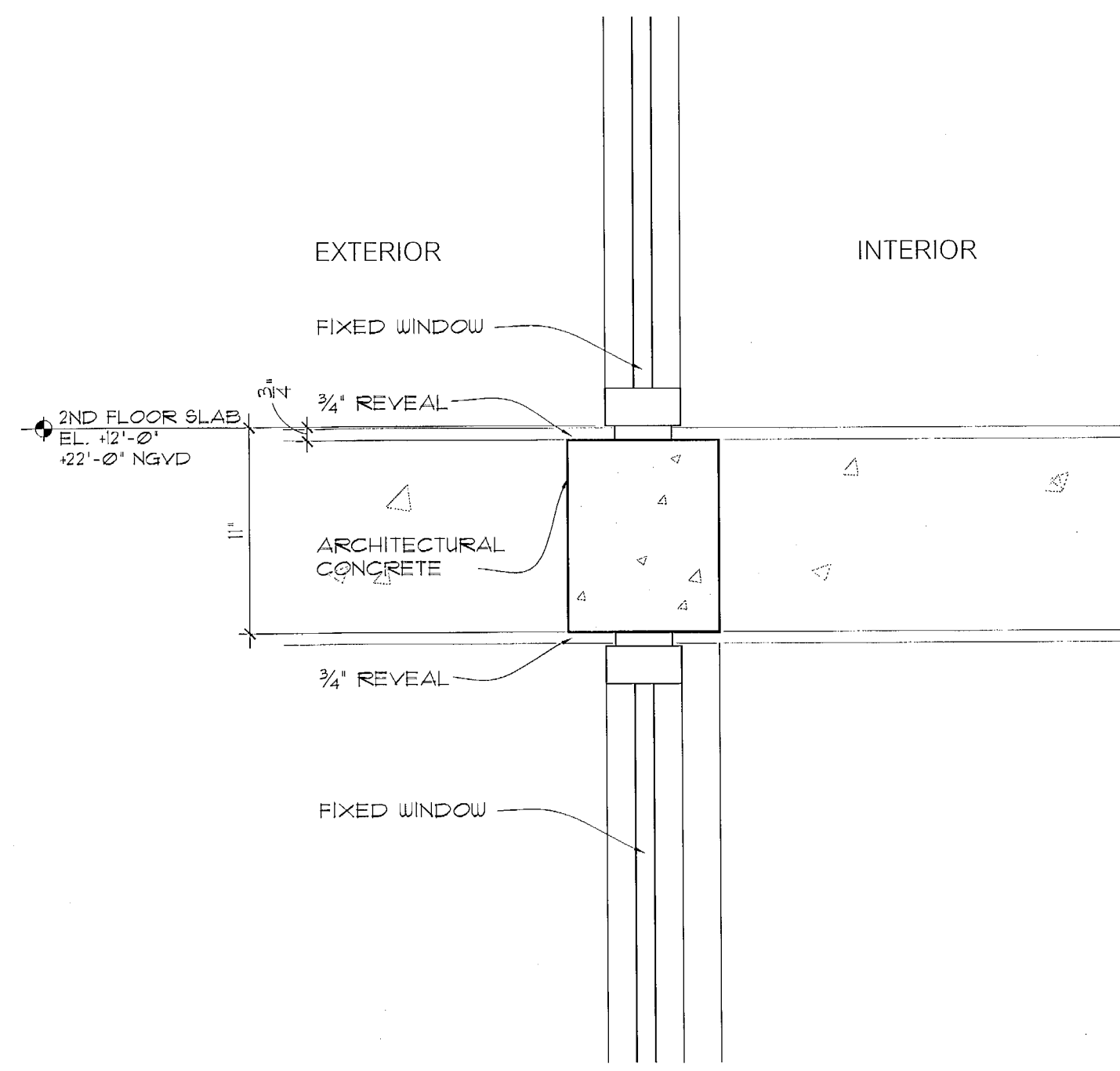


SECTION
A-3.9
SCALE 1/2" = 1'-0"

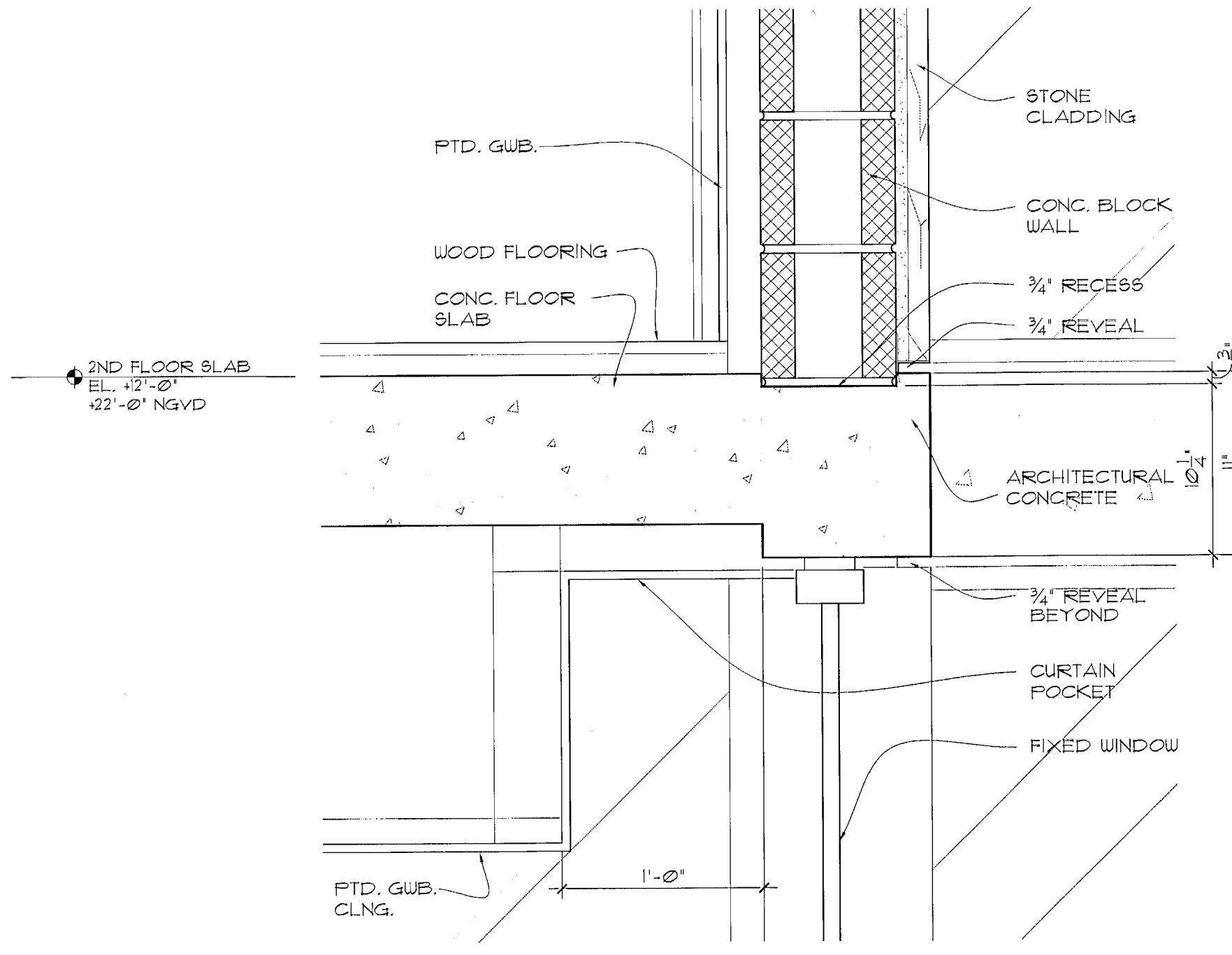




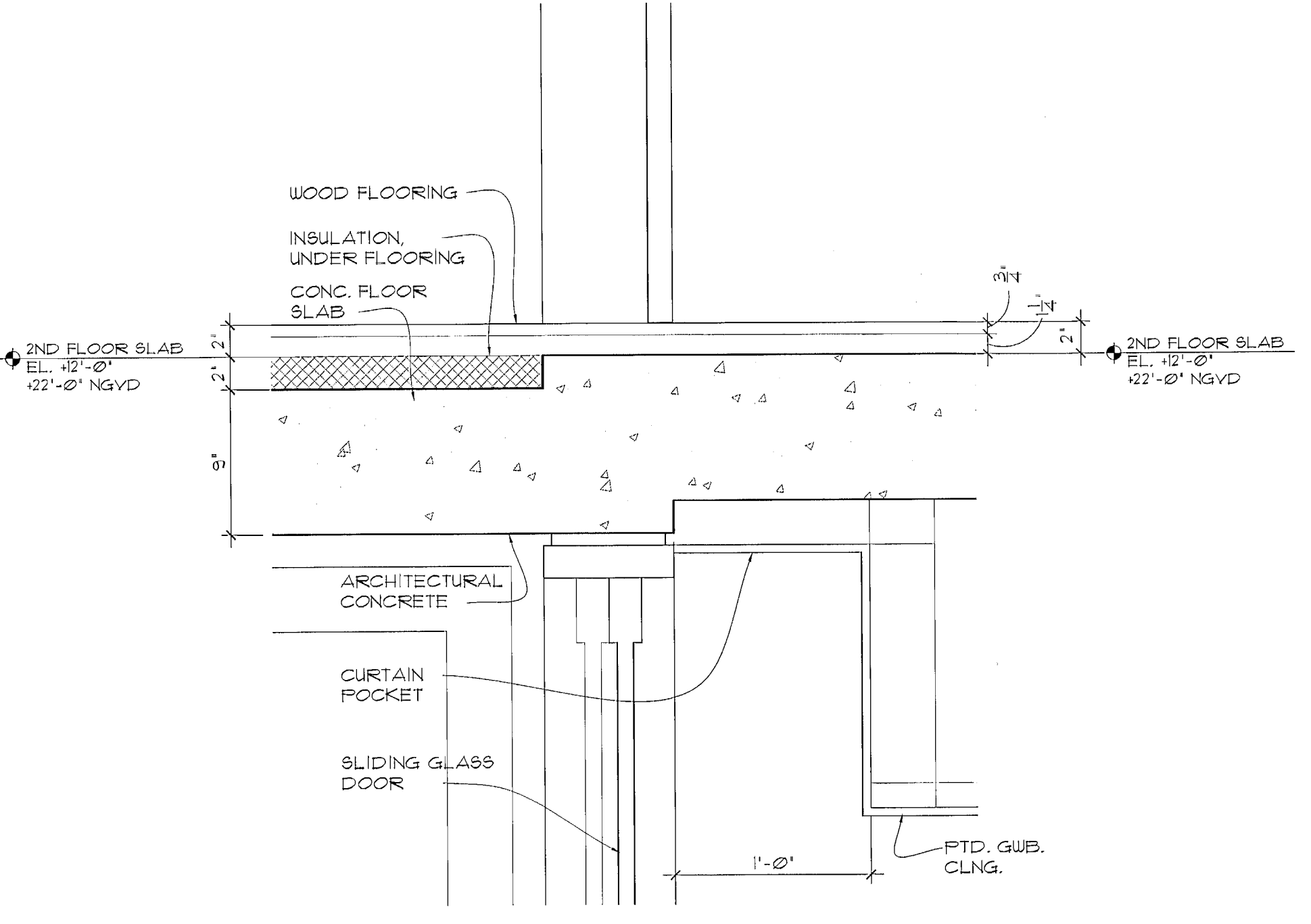
1
A-52
SCALE
1 1/2" = 1'-0"



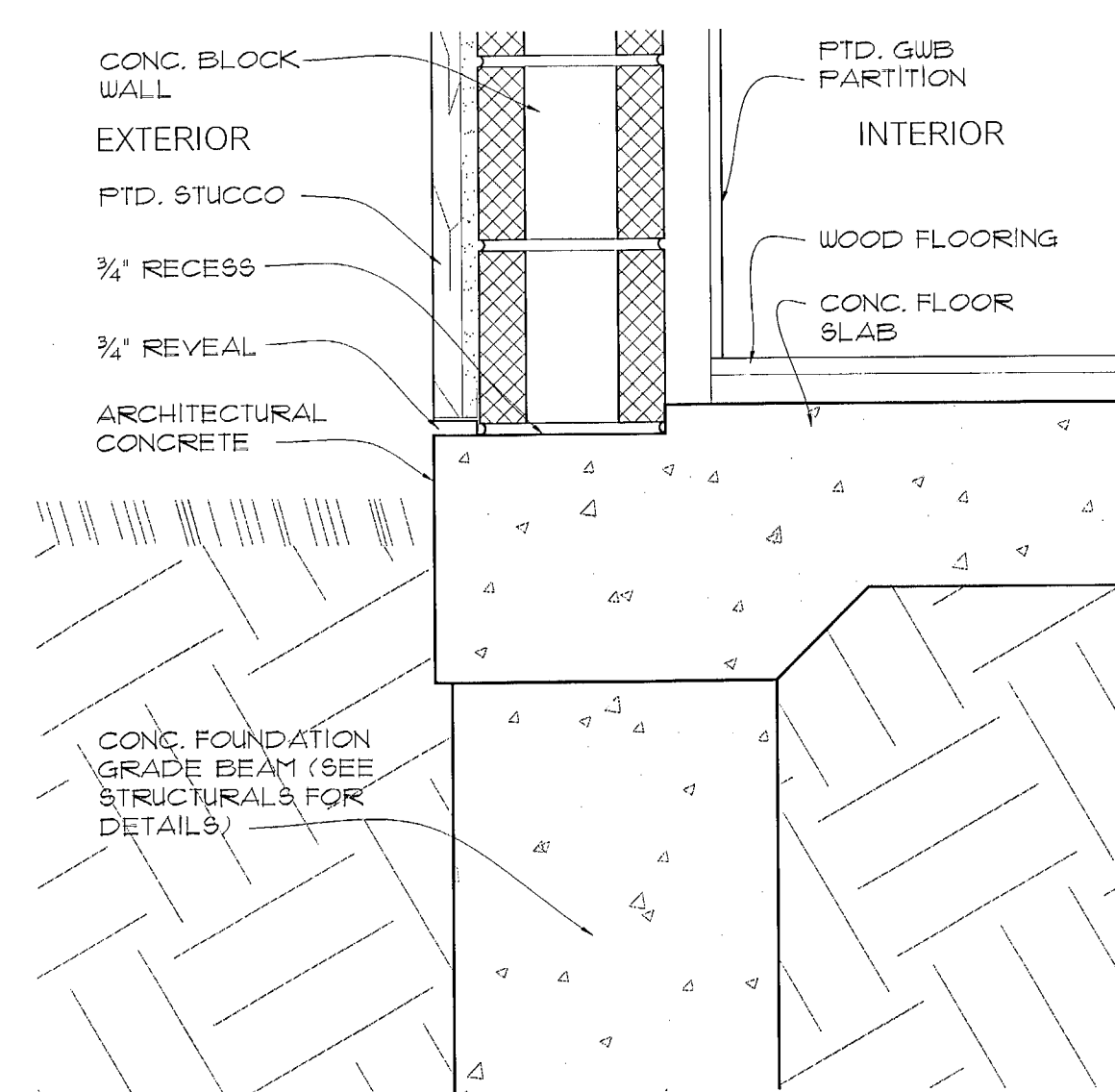
2
A-52
SCALE
1 1/2" = 1'-0"



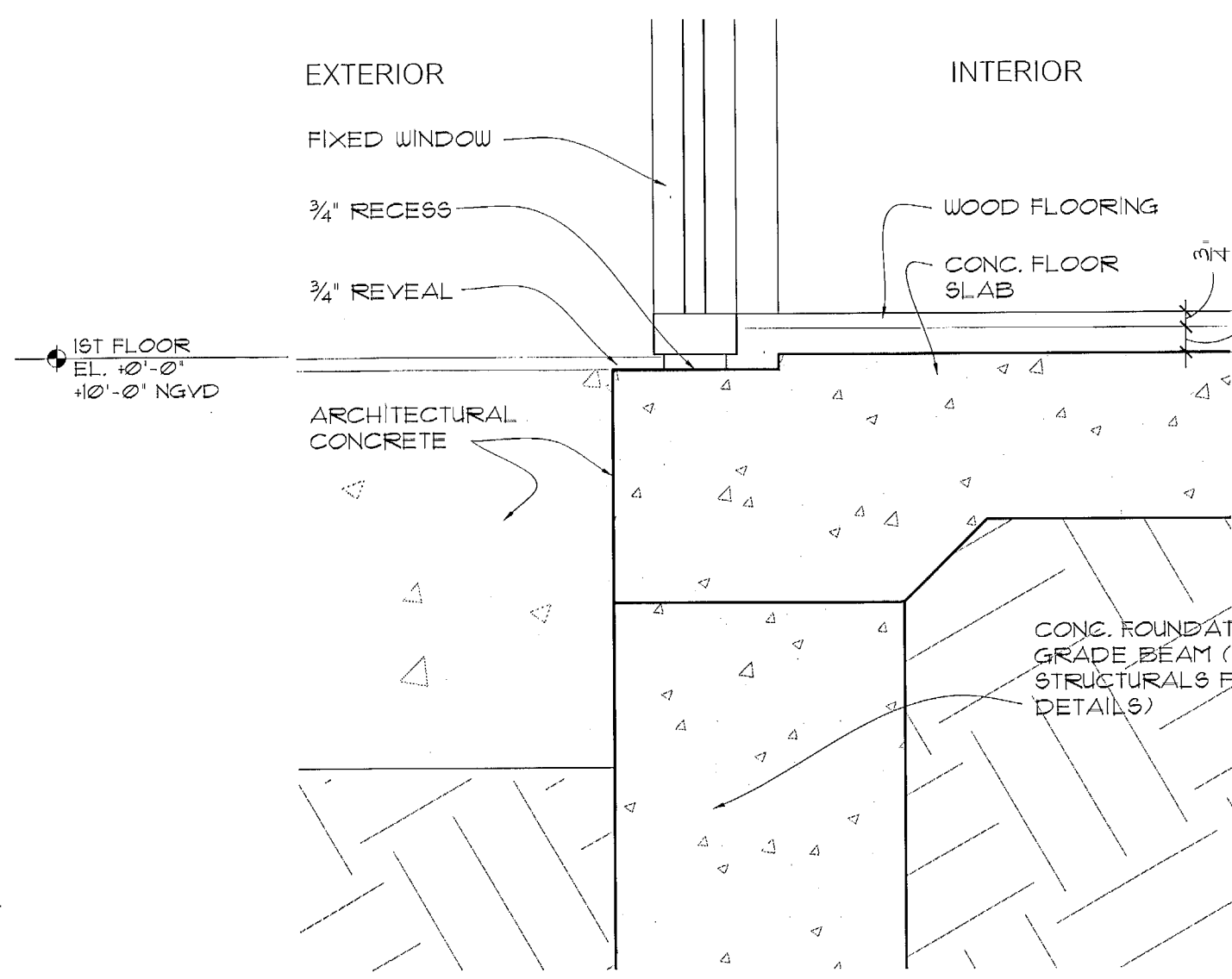
3
A-52
SCALE
1 1/2" = 1'-0"



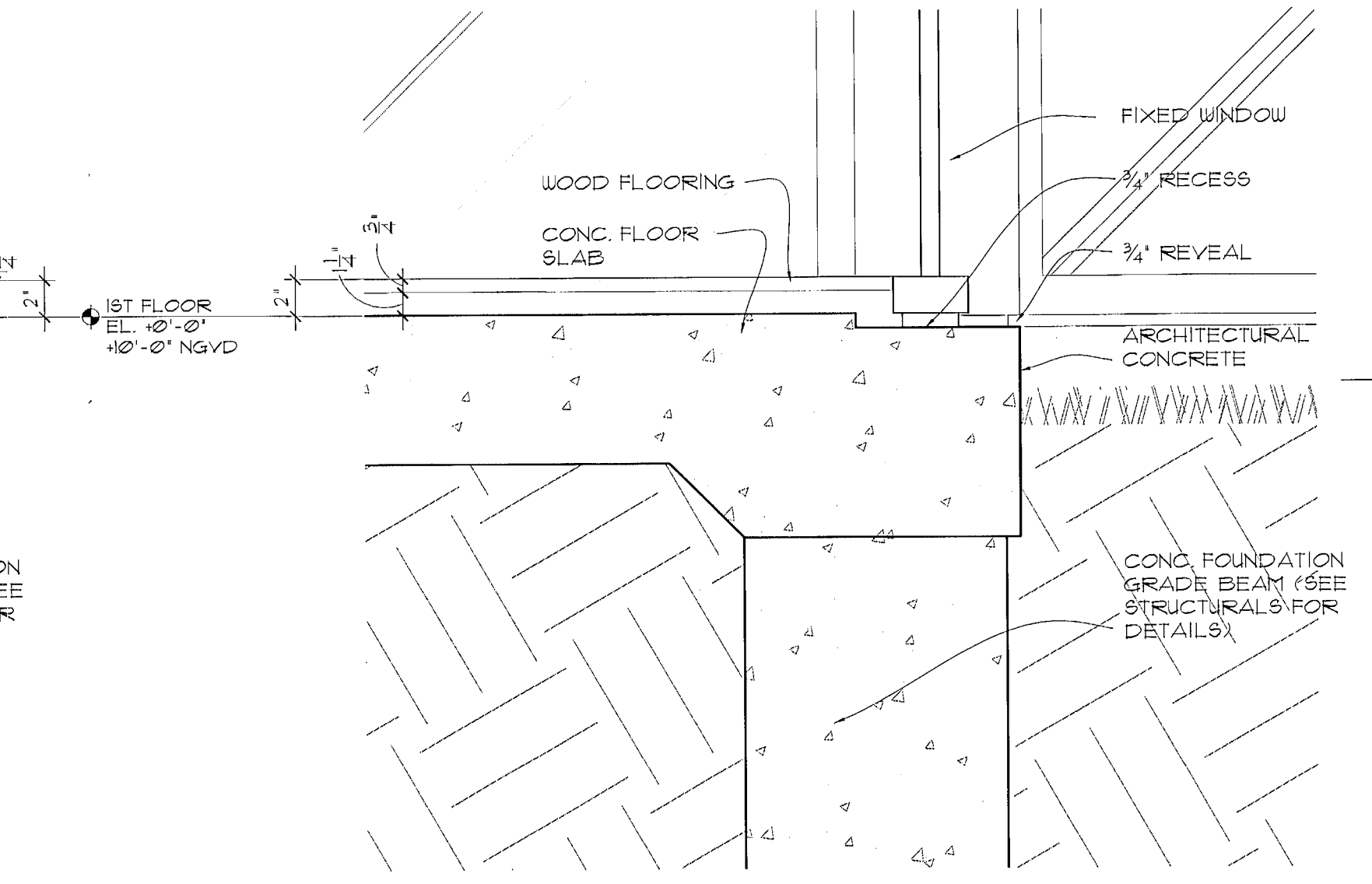
4
A-52
SCALE
1 1/2" = 1'-0"



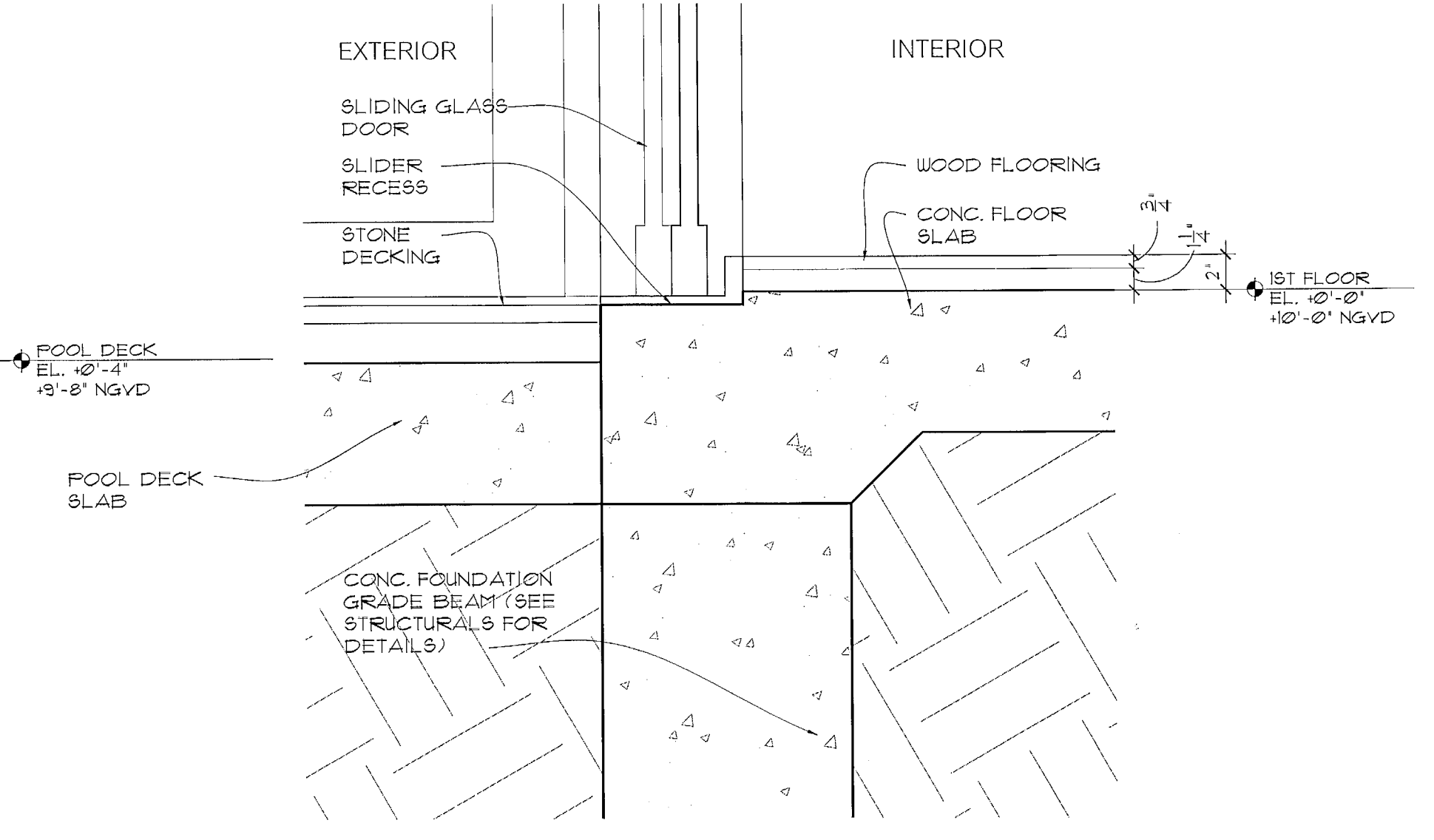
5
A-52
SCALE
1 1/2" = 1'-0"



6
A-52
SCALE
1 1/2" = 1'-0"



7
A-52
SCALE
1 1/2" = 1'-0"

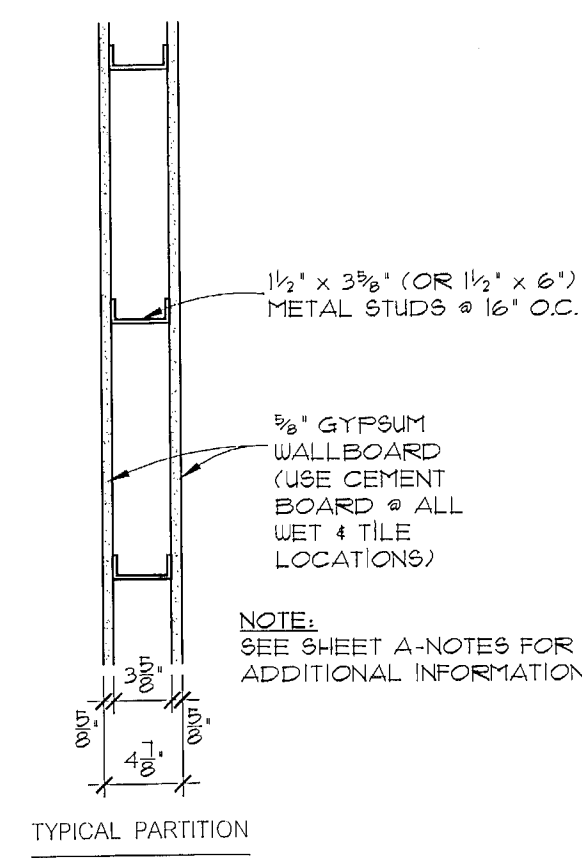


8
A-52
SCALE
1 1/2" = 1'-0"

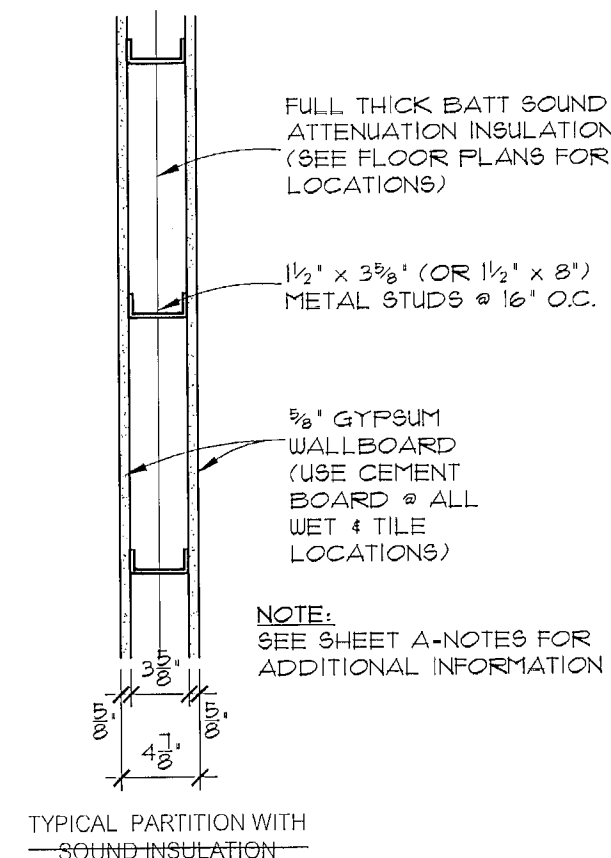
FIRST EDITION

Diagram showing the vertical arrangement of the building, with the Second Floor below the First Floor.

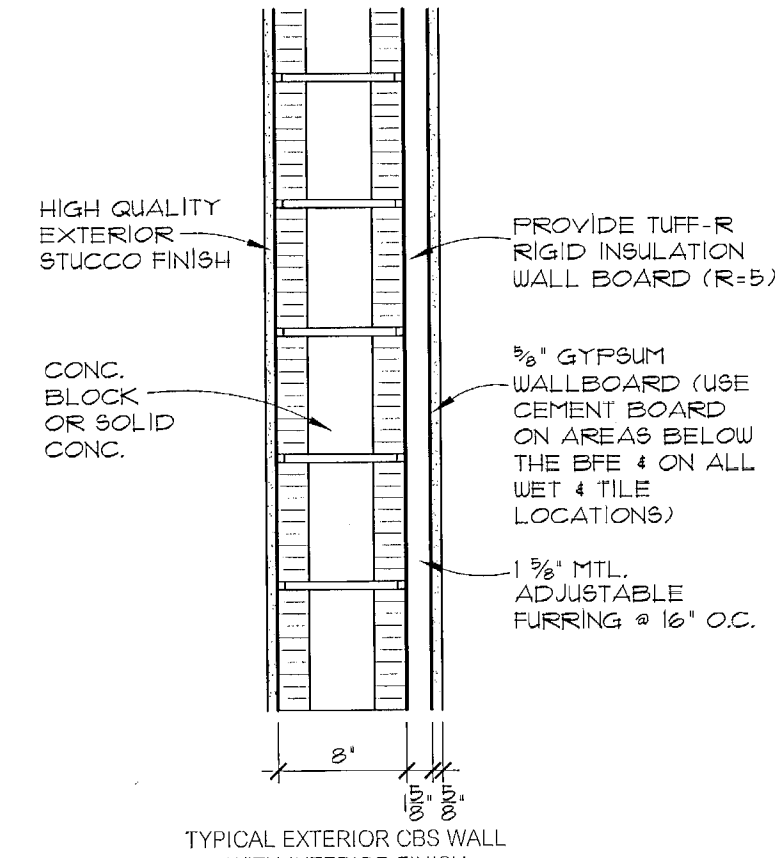
Raphael Levy
registered architect
AR0094779



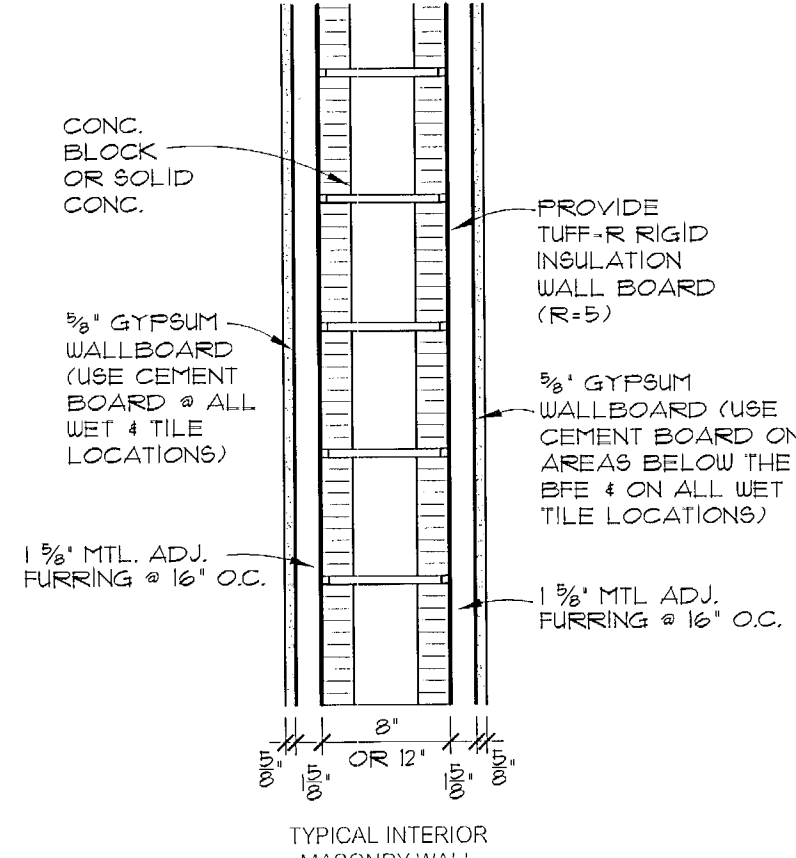
A PARTITION DETAIL
SCALE: 1" = 1'-0"



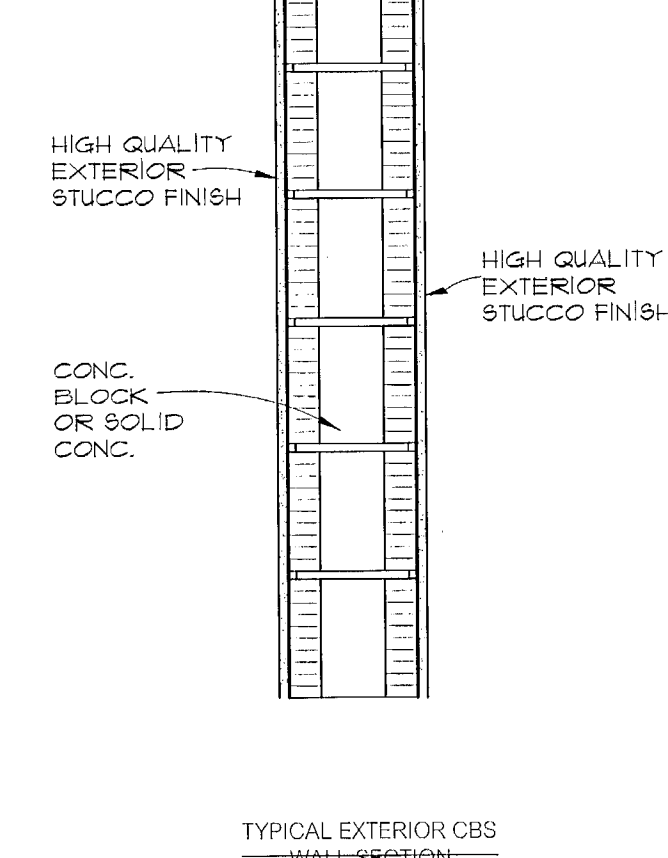
B PARTITION DETAIL
SCALE: 1" = 1'-0"



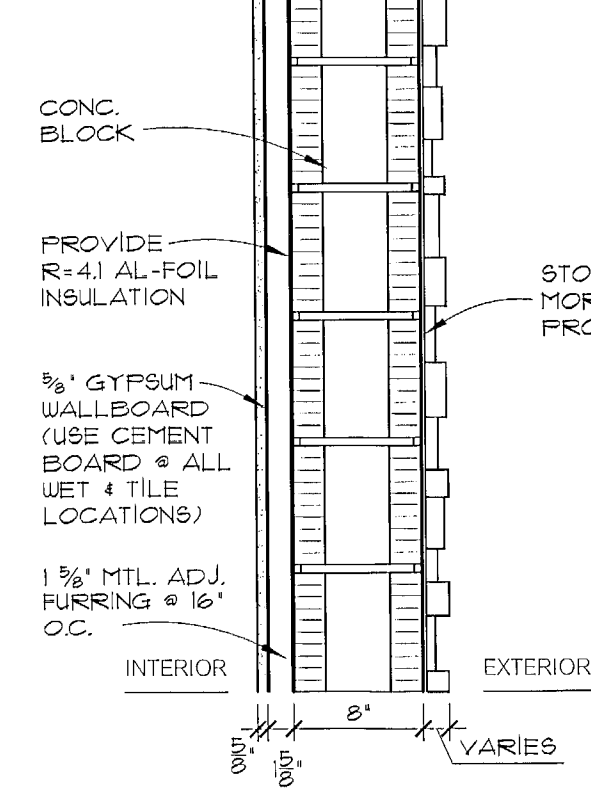
C BLOCK WALL
DETAIL
SCALE: 1" = 1'-0"



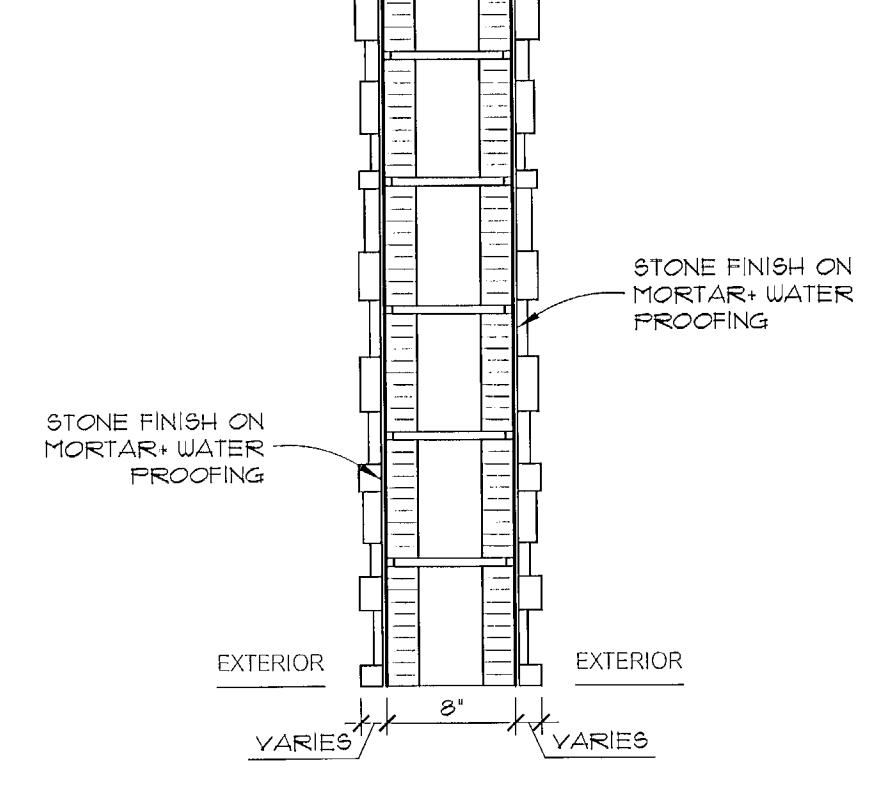
D BLOCK WALL
DETAIL
SCALE: 1" = 1'-0"



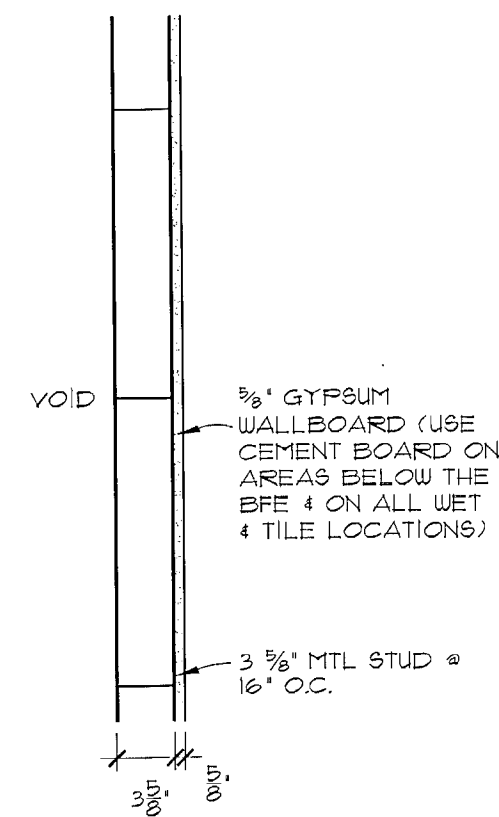
E BLOCK WALL
DETAIL
SCALE: 1" = 1'-0"



F STONE FINISH ON
BLOCK WALL DETAIL
SCALE: 1" = 1'-0"



G STONE FINISH ON
BLOCK WALL DETAIL
SCALE: 1" = 1'-0"



H PARTITION DETAIL
(WET LOCATIONS)
SCALE: 1" = 1'-0"

CFN: 20160710768 BOOK 30340 PAGE 3611
DATE: 12/12/2016 12:59:24 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

CFN: 20160710768 BOOK 30340 PAGE 3612
Page 2 of 7
DRB16-0073—802 West Dilido Drive
December 9, 2016

CFN: 20160710768 BOOK 30340 PAGE 3613
Page 3 of 7
DRB16-0073—802 West Dilido Drive
December 9, 2016

CFN: 20160710768 BOOK 30340 PAGE 3614
Page 4 of 7
DRB16-0073—802 West Dilido Drive
December 9, 2016

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 6, 2016
FILE NO: DRB16-0073

PROPERTY: 802 West Dilido Drive
APPLICANT: 802 W Dilido LLC
LEGAL: Lot 21, Block 3, of "Dilido Island Subdivision", According to the Plat Thereof, as Recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.
IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 6, 7, 9, and 12 in Section 118-251 of the Miami Beach Code.
- The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:

- Revised elevation, site plan, and floor plan drawings for the proposed new home at 802 West Dilido Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - The 70% limitation for the second floor volume shall be waived as proposed.
 - The side open space requirement shall be waived as proposed.

- The stone cladding proposed along the facades of the residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. The color and texture to match what is depicted in the submitted renderings and elevations.
 - The final design and details of the "lower facade" cladding proposed along the facades of the residence shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. The color to match what is depicted in the submitted renderings and elevations.
 - Any fence or gate at the front of the property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The final Design details and color selection of the coral stone cladding finish shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be allocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- Existing trees to be retained on site shall be protected from all types of construction disturbance. Root jacking, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- The amount of paving within the required front yard shall not be greater than 50% of the required front yard.
- The architect shall relocate all sidewalk walkways to be as close as possible to the proposed residence in order to substantially increase the amount of potential planting landscape area within the side yards, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

- Right-of-way areas shall also be incorporated as part of the irrigation system.
- The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
 - The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.

- During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an eight foot (8'-0") high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the

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December 9, 2016

contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

- A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "San Marino Island Residence", as prepared by Choeff Levy Fischman P.A. dated 10/14/2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate

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DRB16-0073—802 West Dilido Drive
December 9, 2016

handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void; unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

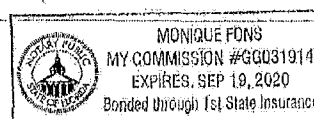
Dated this 9th day of December, 2016

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

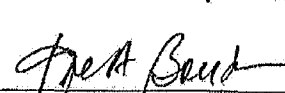
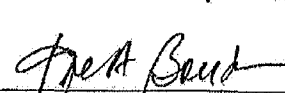
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)SS

The foregoing instrument was acknowledged before me this 9th day of December, 2016 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC
Miami-Dade County, Florida

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Page 7 of 7
DRB16-0073—802 West Dilido Drive
December 9, 2016

My commission expires: 9/19/2022
Approved As To Form:  (12/9/16)
City Attorney's Office: 
Filed with the Clerk of the Design Review Board on 12/9/16 (12/9/16)

F:\PLANS\DRB\DRB16\12-06-2016\DEC 16 Final Order\DRB16-0073 802 W Dilido 1 DEC16.FO.docx

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802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

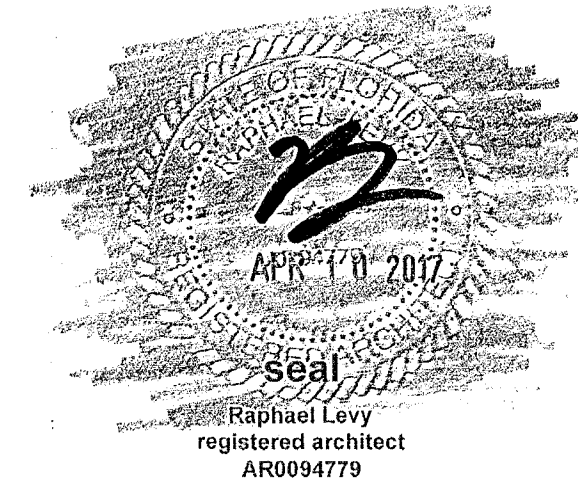
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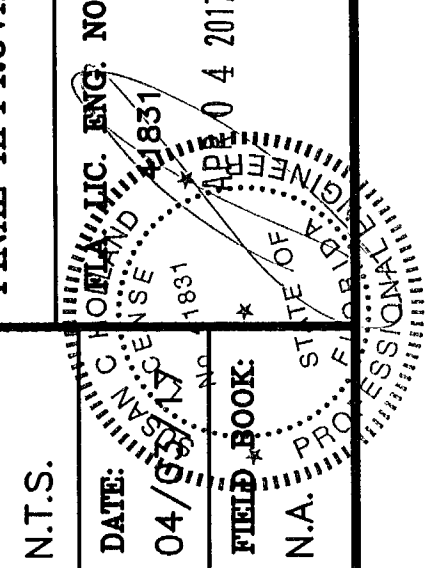
date:
8/11/2016

revised:

sheet no.

A-F.O.





FINAL APPROVAL

SCALE: N.T.S.

DRAWN BY: AA

DESIGNED BY: SCH

CHECKED BY: SCH

DATE: 04/09/2017

PROJECT NO. 17-04

PROJECT NAME: 802 W DILDO RESIDENCE

PROJECT ADDRESS: 802 WEST DILDO DRIVE

PROJECT CITY: Miami Beach, FL

PROJECT ZIP: 33139

PROJECT PHONE: (305) 367-3071

PROJECT FAX: (305) 367-3072

PROJECT EMAIL: susan@holland-engineering.com

PROJECT WEBSITE: www.holland-engineering.com

PROJECT NOTES: SEE NOTES

PROJECT DATE: 04/09/2017

PROJECT STATUS: IN PROGRESS

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FOOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SEDIMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE APPLICABLE STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



APPROVED: [Signature] DATE: [Blank] SITE EARTHWORK DETAILS NO. 2
EROSION AND SEDIMENT CONTROL GENERAL NOTE

WS14

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REMOVED ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT COORDINATES DUE TO UNDESIRABLE CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DRAINLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE DRAINLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FOOTNOT 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRUNG-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND FILL WITH A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.



APPROVED: [Signature] DATE: [Blank] SITE EARTHWORK DETAILS NO. 3
EROSION AND SEDIMENT CONTROL NOTES

WS15a

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RIMS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED DAILY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER BECOME OR BECOME INSPECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OR THE TRAP. SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.



APPROVED: [Signature] DATE: [Blank] SITE EARTHWORK DETAILS NO. 3
EROSION AND SEDIMENT CONTROL NOTES

WS15b

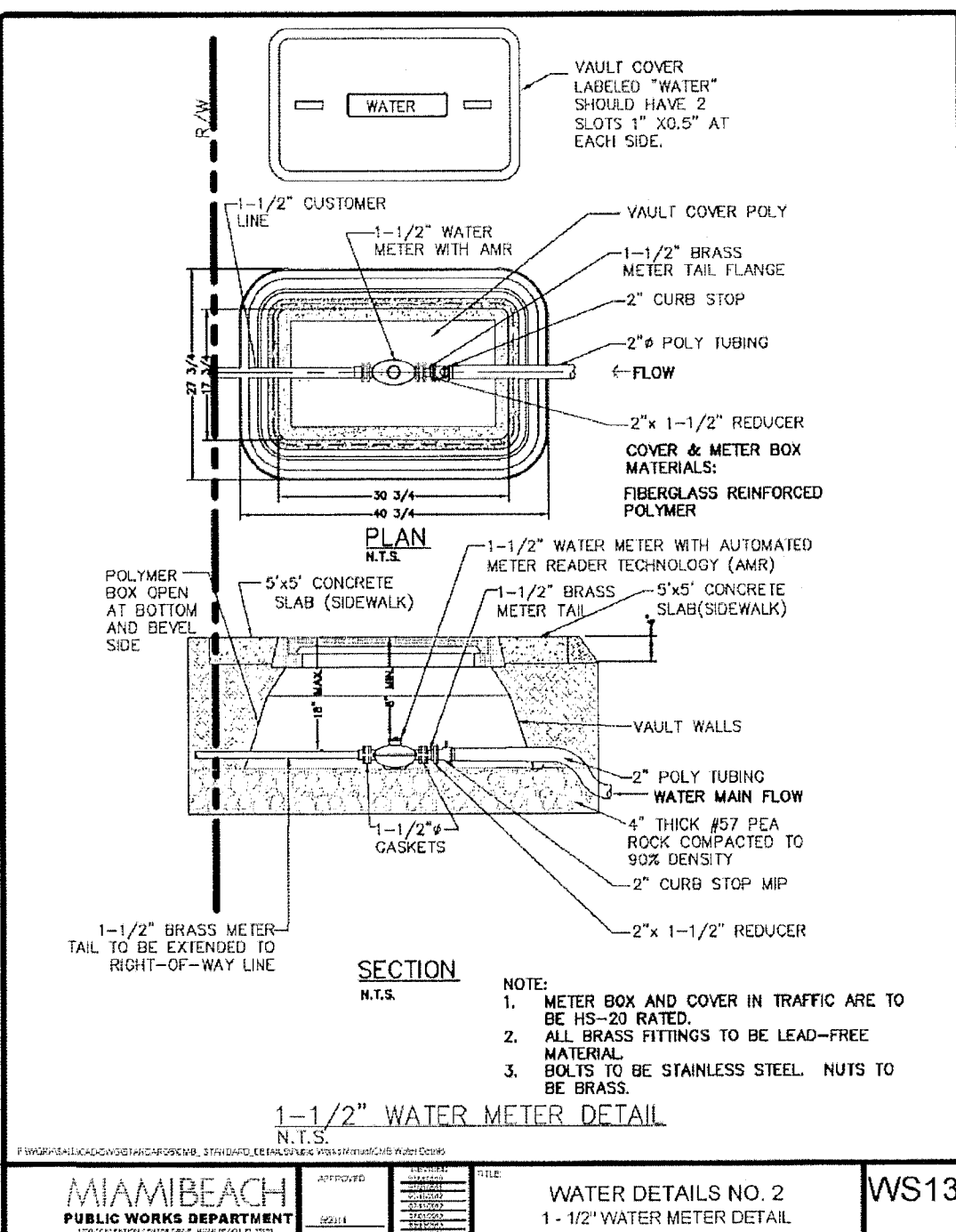
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOIL SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO INSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DRAINAGE ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DRAINAGE PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSERVATIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SIFT, SEEDING, HYDRAULIC AND GRASSING. ALL CUT SLOPES 3:1 OR STEEPER TO RECEIVE STABLED SOIL 90%.
30. ALL DRAINAGE, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THE PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY CRITERIA AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND BARTHOLOMEW SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND KEPT OUT OF THE WAY OF THE RECEPTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER QUALITY IN ACCORDANCE WITH CHAPTER 62-90, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBIDITY FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANTLE INFILTRATION.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

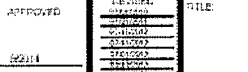


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EROSION AND SEDIMENT CONTROL NOTES

WS15c

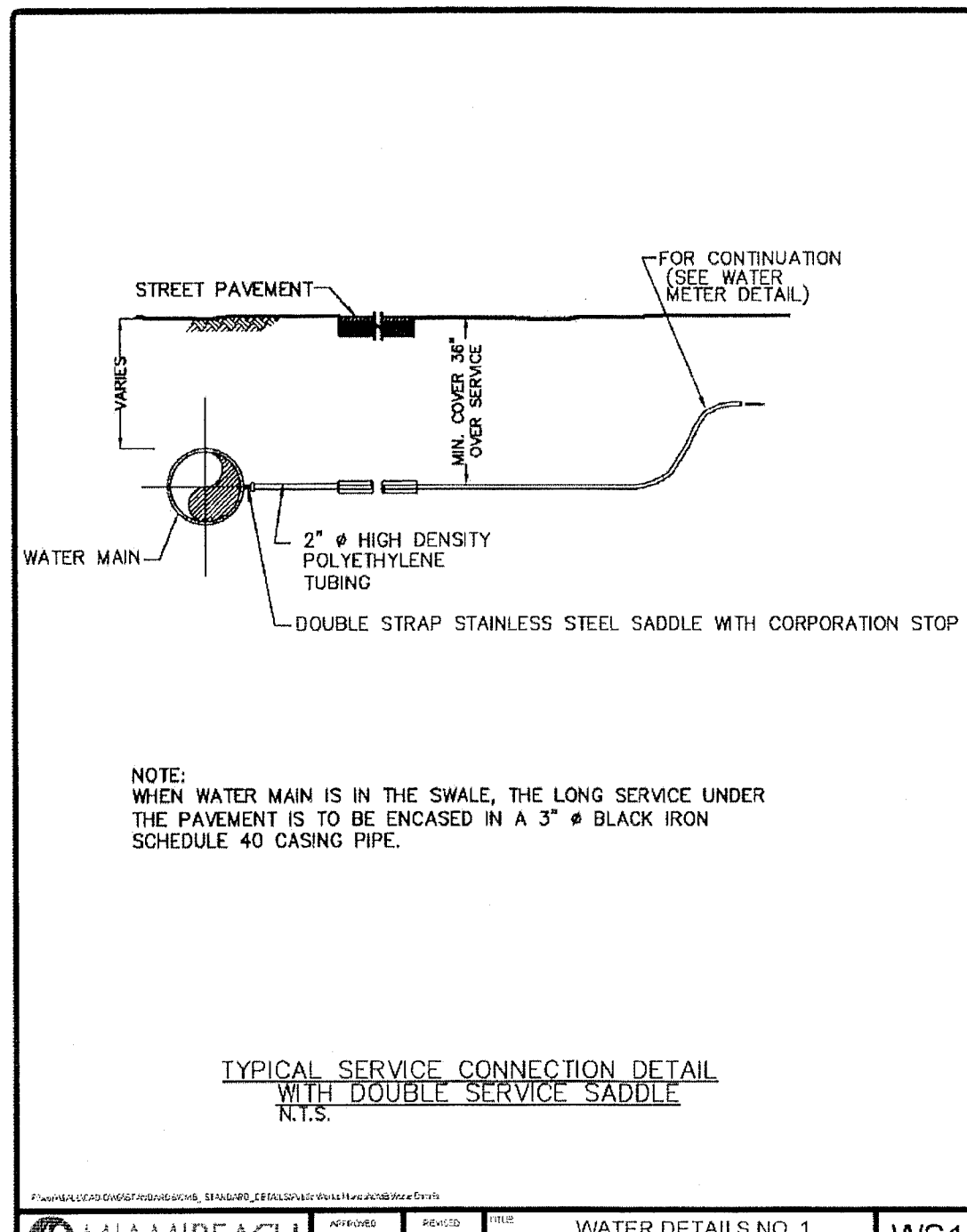


WATER DETAILS NO. 2
1-1/2" WATER METER DETAIL

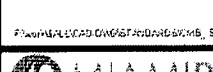


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1-1/2" WATER METER DETAIL

WS13

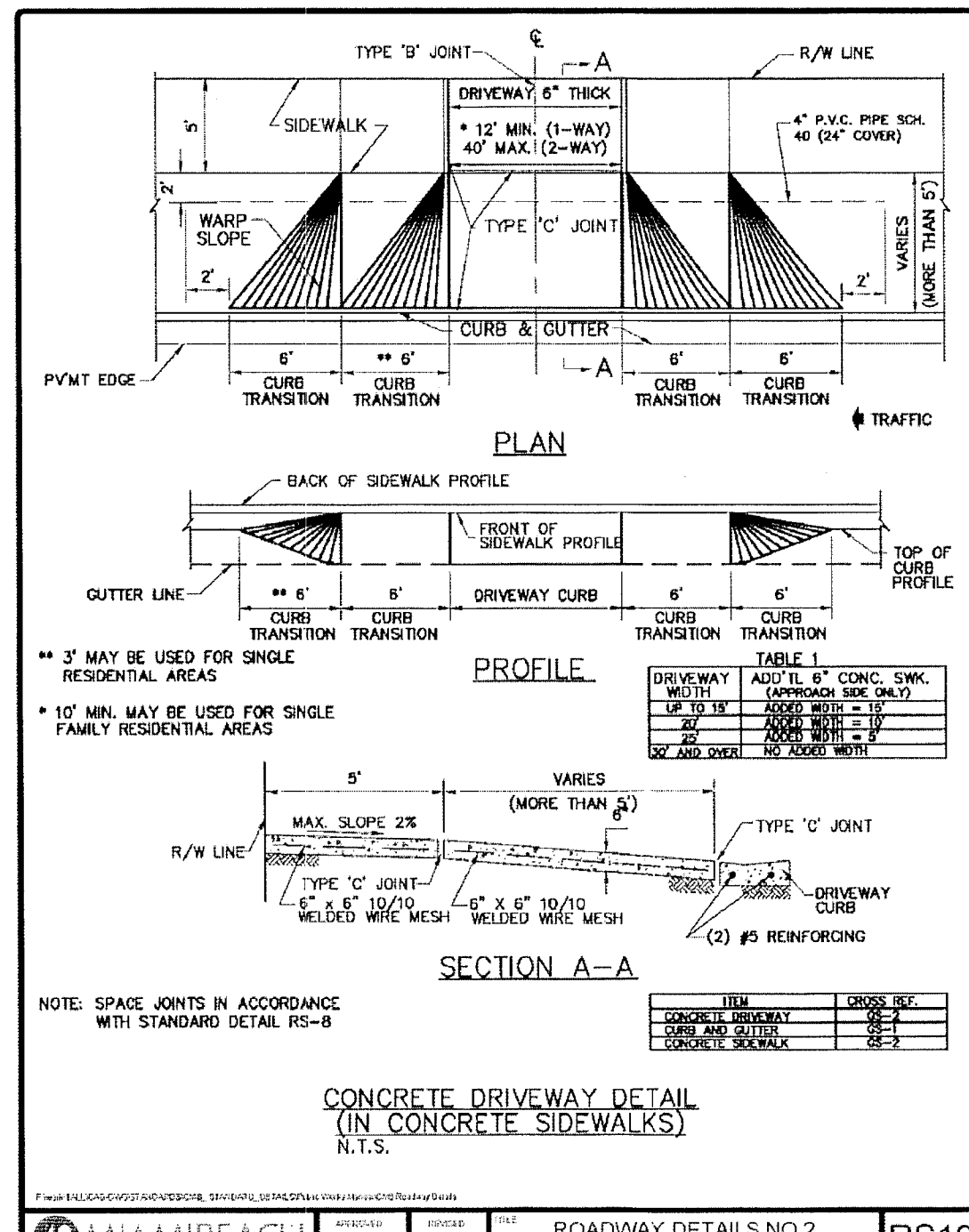


WATER DETAILS NO. 1
TYPICAL SERVICE CONNECTION DETAIL WITH DOUBLE SERVICE SADDLE

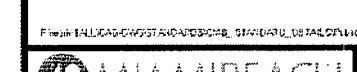


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TYPICAL SERVICE CONNECTION DETAIL WITH DOUBLE SERVICE SADDLE

WS1

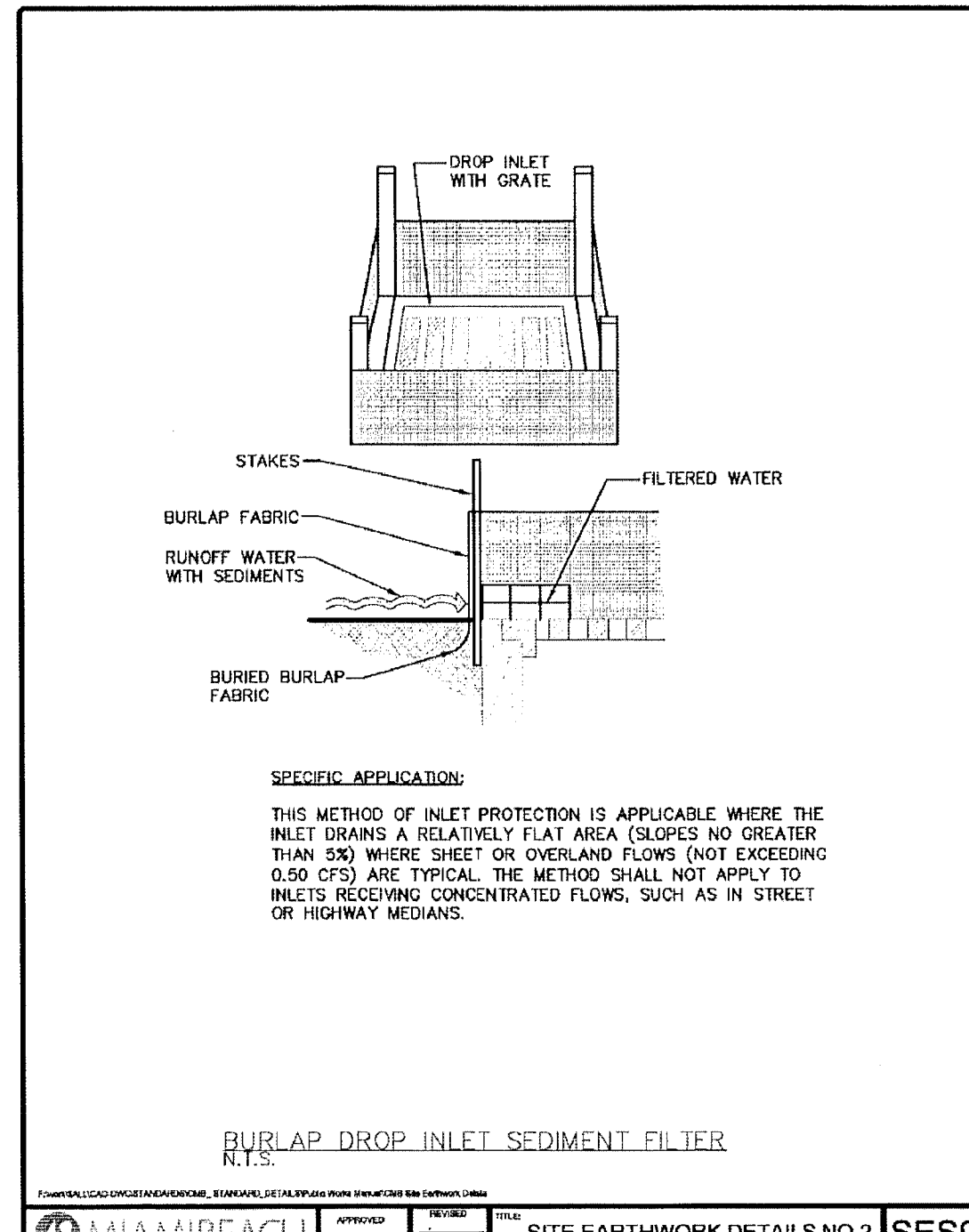


ROADWAY DETAILS NO. 2
CONCRETE DRIVEWAY DETAIL (IN CONCRETE SIDEWALKS)

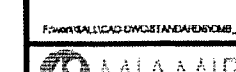


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CONCRETE DRIVEWAY DETAIL (IN CONCRETE SIDEWALKS)

RS19

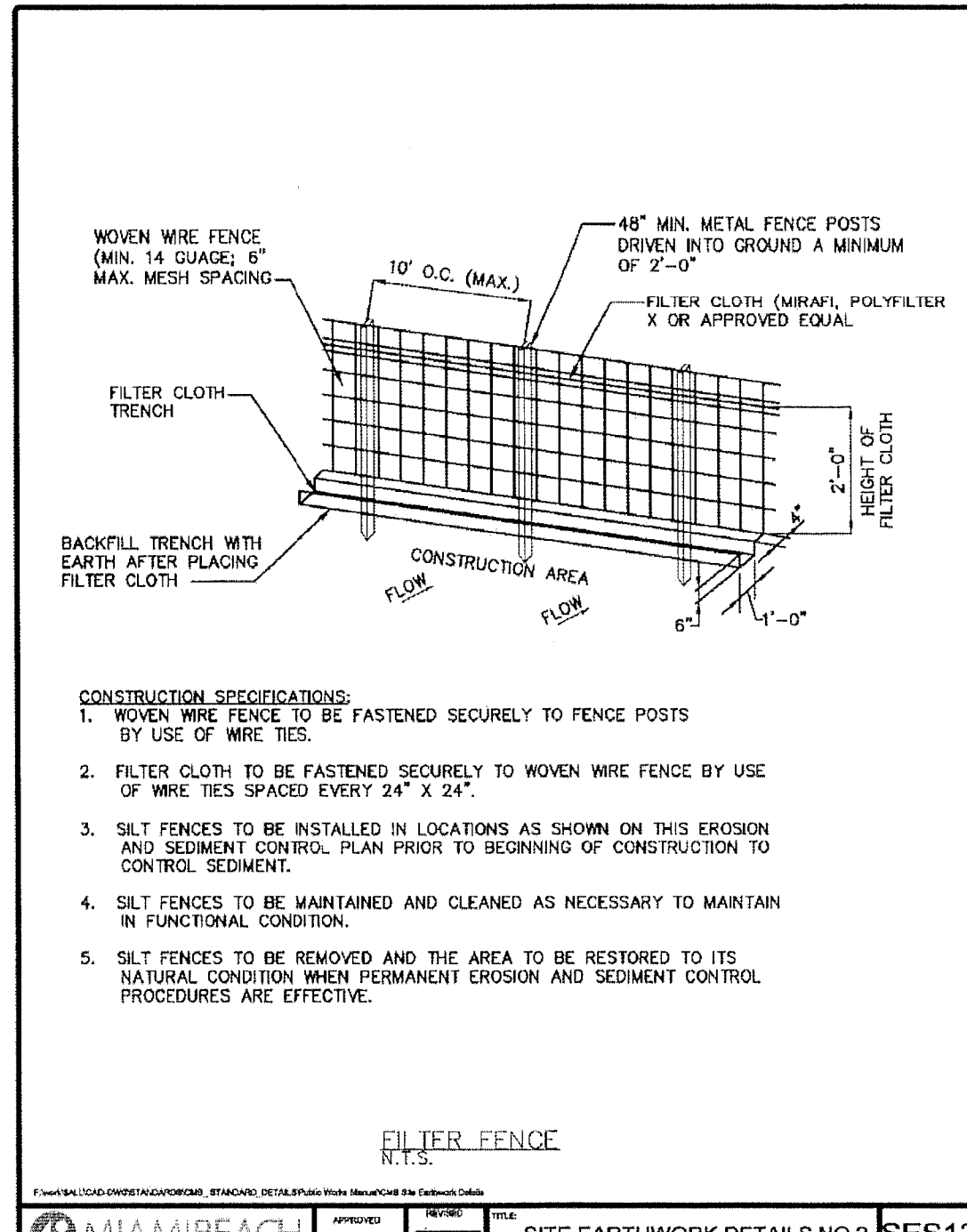


SITE EARTHWORK DETAILS NO. 2
BURLAP DROP INLET SEDIMENT FILTER

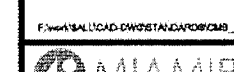


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BURLAP DROP INLET SEDIMENT FILTER

SES9

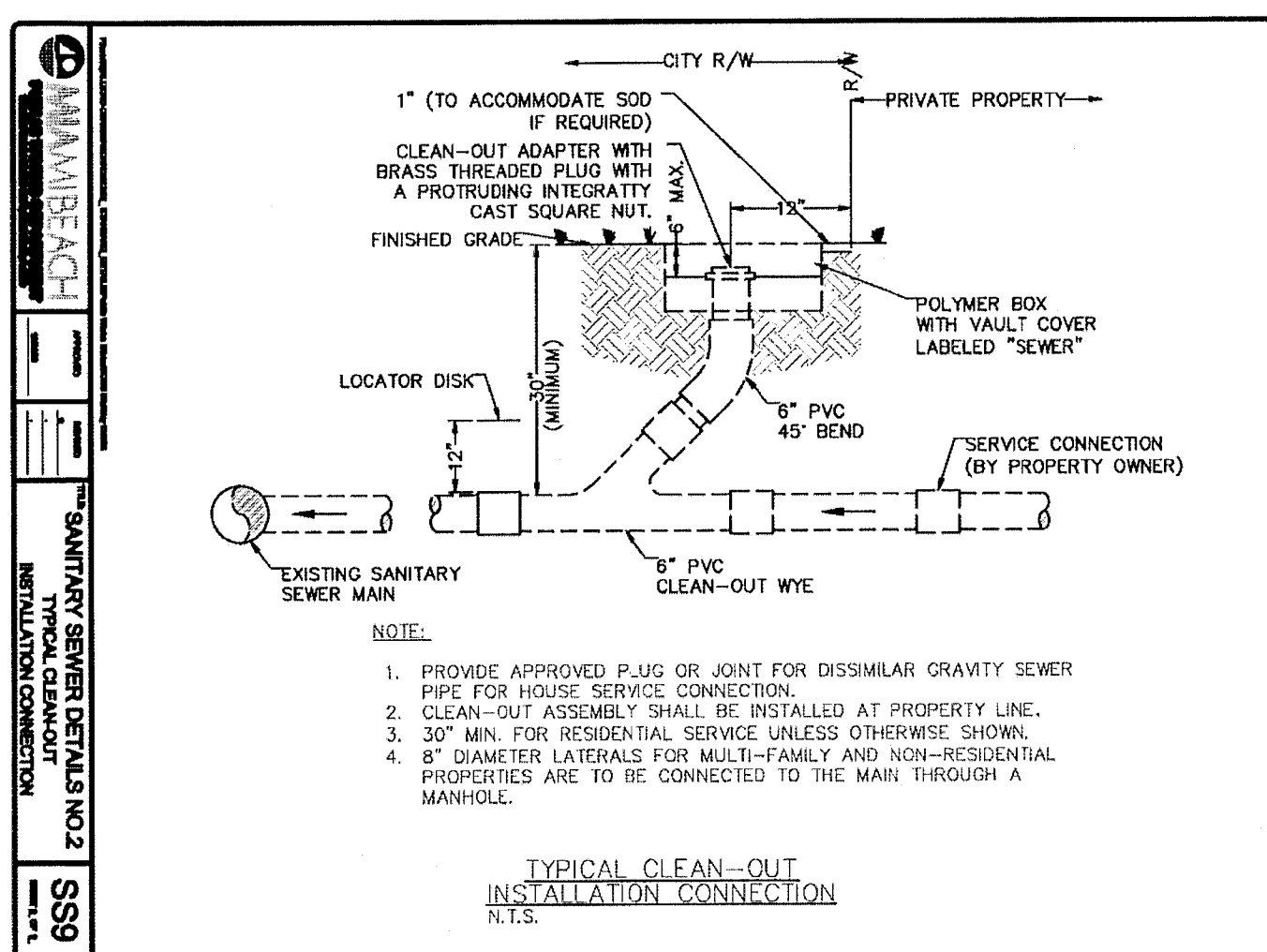


SITE EARTHWORK DETAILS NO. 2
FILTER FENCE



APPROVED: [Signature] DATE: [Blank] SITE EARTHWORK DETAILS NO. 2
FILTER FENCE

SES13

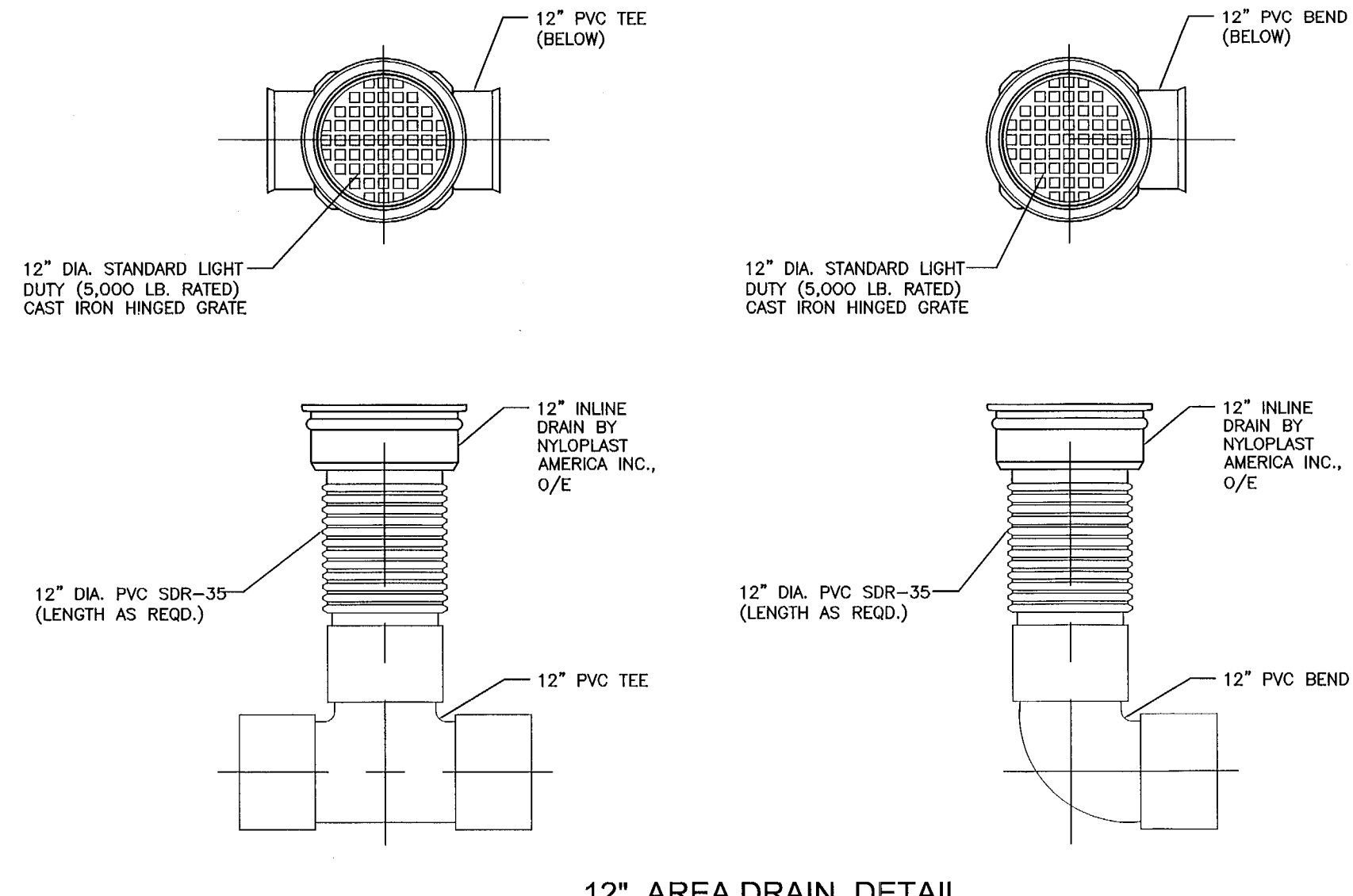


12" AREA DRAIN DETAIL
N.T.S.



APPROVED: [Signature] DATE: [Blank] 12" AREA DRAIN DETAIL

NTS



12" AREA DRAIN DETAIL
N.T.S.

NTS

CIVIL DETAILS & NOTES
FOR
802 W DILDO RESIDENCE
802 WEST DILDO DRIVE
Miami Beach, FL 33139

NO. OF SHEETS: 2

SHEET NO.: C-2

CAD FILE NO. 17-04

CIVIL DETAILS & NOTES

SCALE: N.T.S.