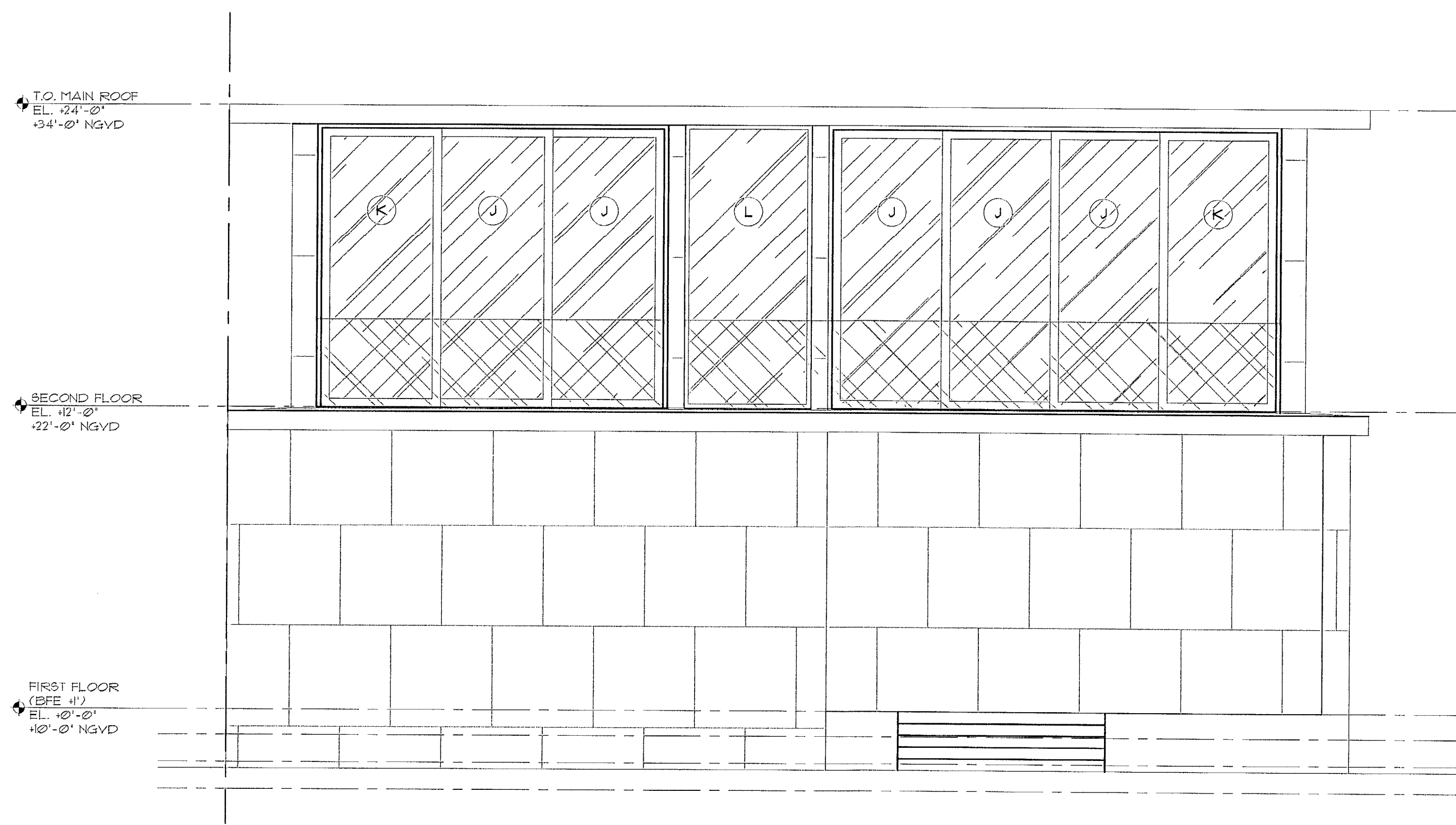


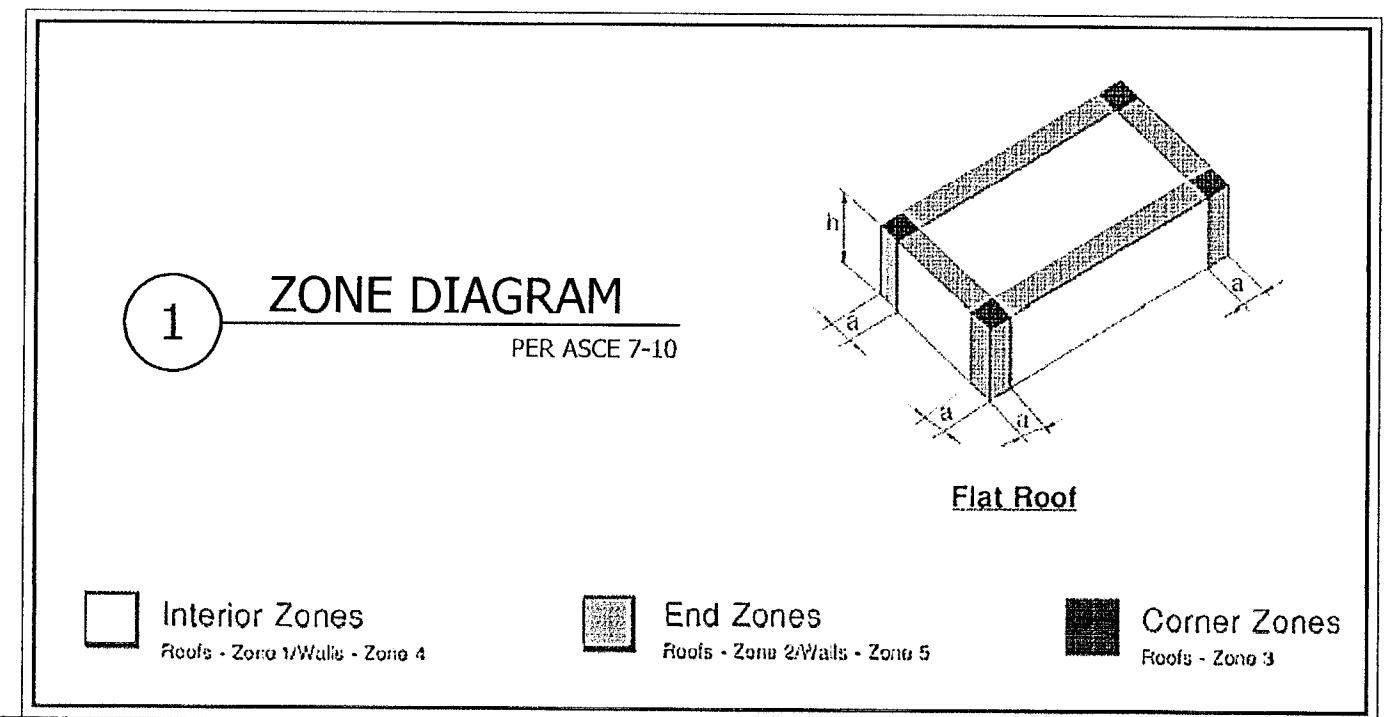
STRUCTURAL ELEVATION OF $\pm 0'-0" = +10.0'$ N.G.V.



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

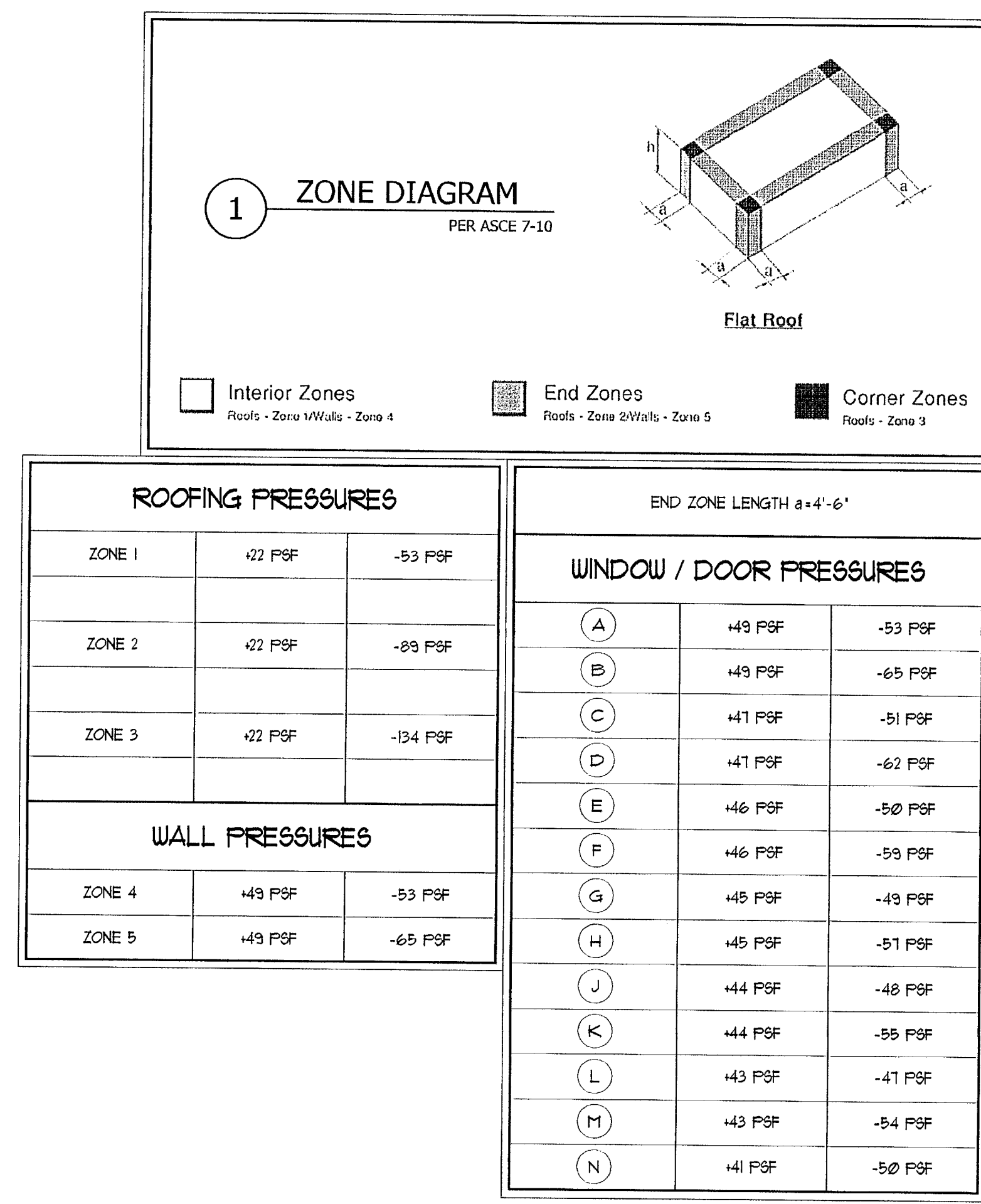
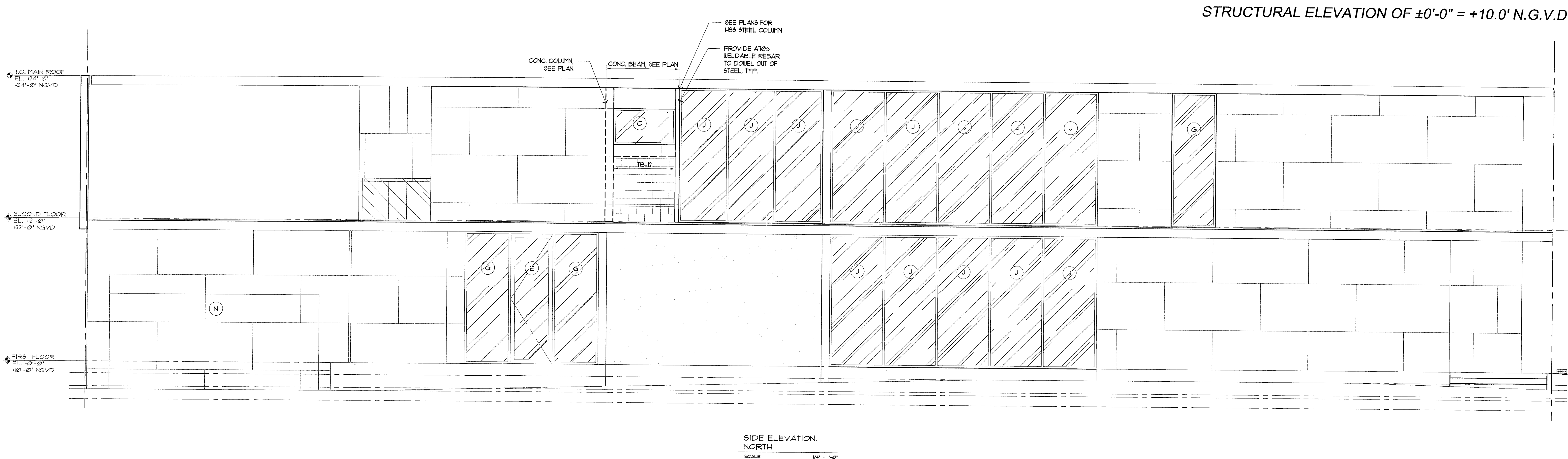


FRONT ELEVATION,
EAST
SCALE 1/4" = 1'-0"



ROOFING PRESSURES		
ZONE 1	+22 PSF	-53 PSF
ZONE 2	+22 PSF	-29 PSF
ZONE 3	+22 PSF	-134 PSF
WALL PRESSURES		
ZONE 4	+49 PSF	-53 PSF
ZONE 5	+49 PSF	-65 PSF

WINDOW / DOOR PRESSURES		
END ZONE LENGTH a=4'-6"		
A	+49 PSF	-53 PSF
B	+49 PSF	-65 PSF
C	+41 PSF	-51 PSF
D	+41 PSF	-62 PSF
E	+46 PSF	-50 PSF
F	+46 PSF	-53 PSF
G	+45 PSF	-49 PSF
H	+45 PSF	-51 PSF
I	+44 PSF	-48 PSF
J	+44 PSF	-55 PSF
K	+44 PSF	-47 PSF
L	+43 PSF	-54 PSF
M	+43 PSF	-50 PSF
N	+41 PSF	-50 PSF



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

seal

comm no.
1614

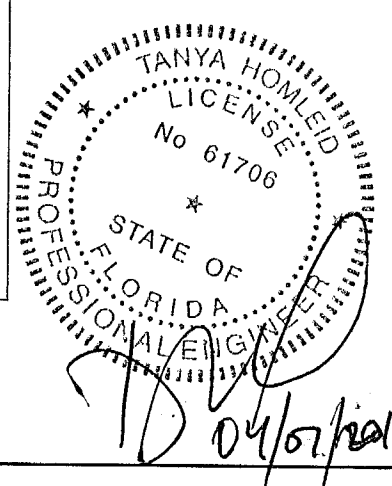
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04/07/17

revised:

sheet no.
S-810

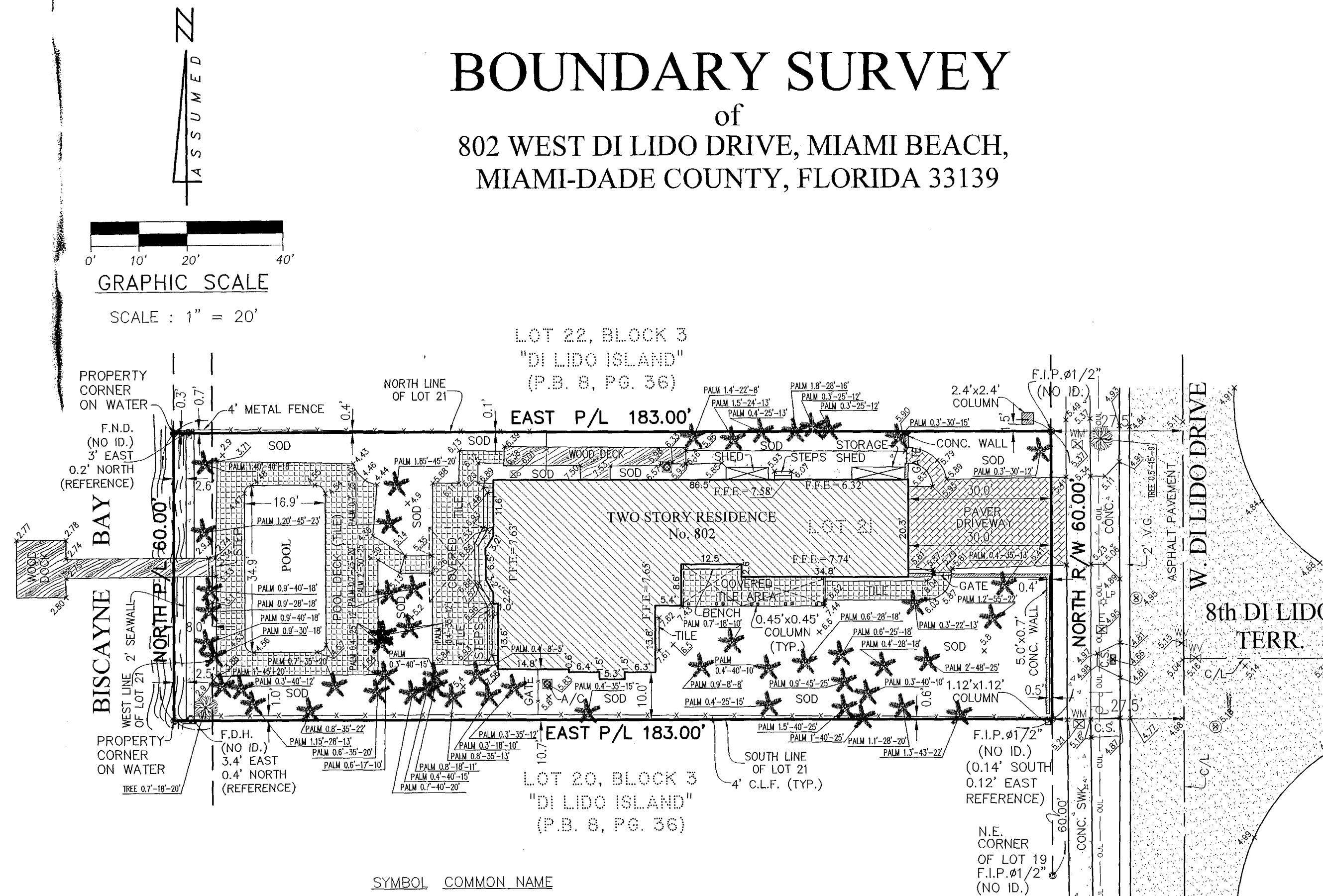
STRUCTURAL DESIGN LLC

OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel: 305.512.5860
Fax: 305.512.5861
E-mail: optimussd@bellsouth.net



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

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

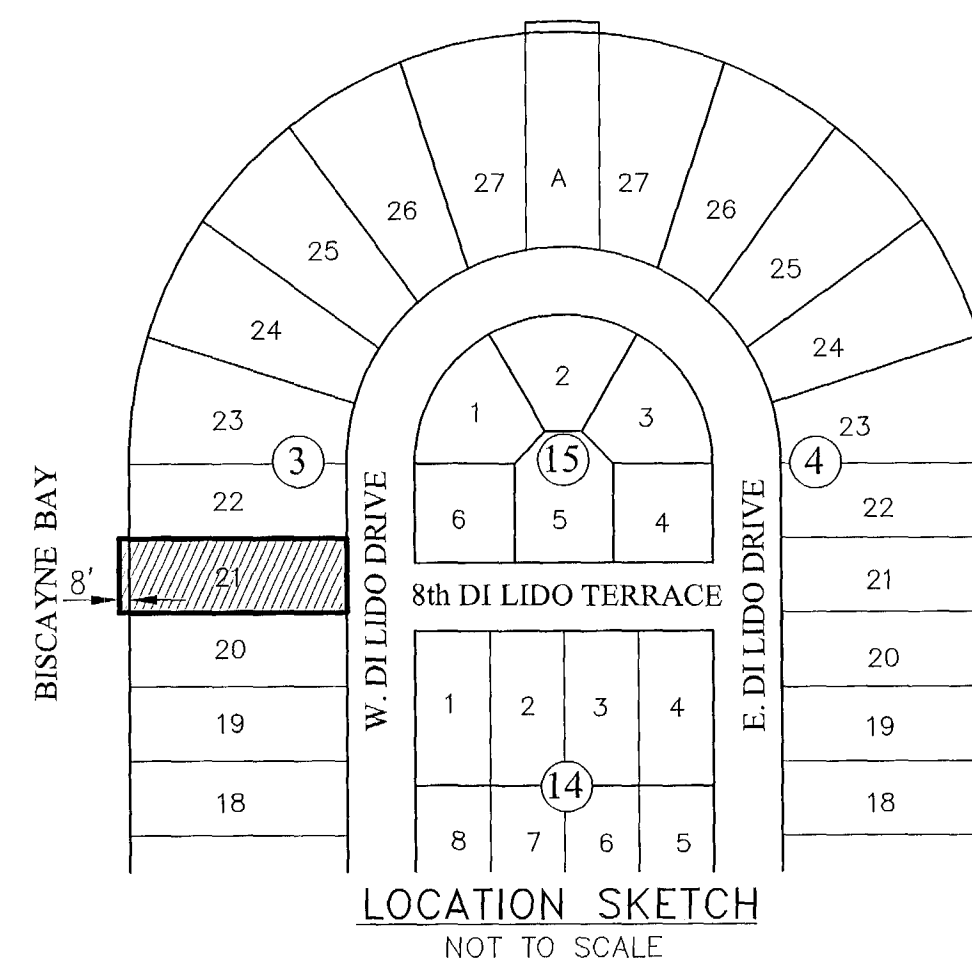
* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

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
DWY.	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
INV.	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



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

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

2. LEGAL DESCRIPTION:

Lot 21, Block 3, of DIDO ISLAND SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 88, 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 88, 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 Corpscon 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.

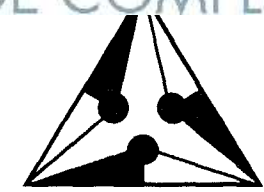
SURVEYOR'S CERTIFICATE:

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

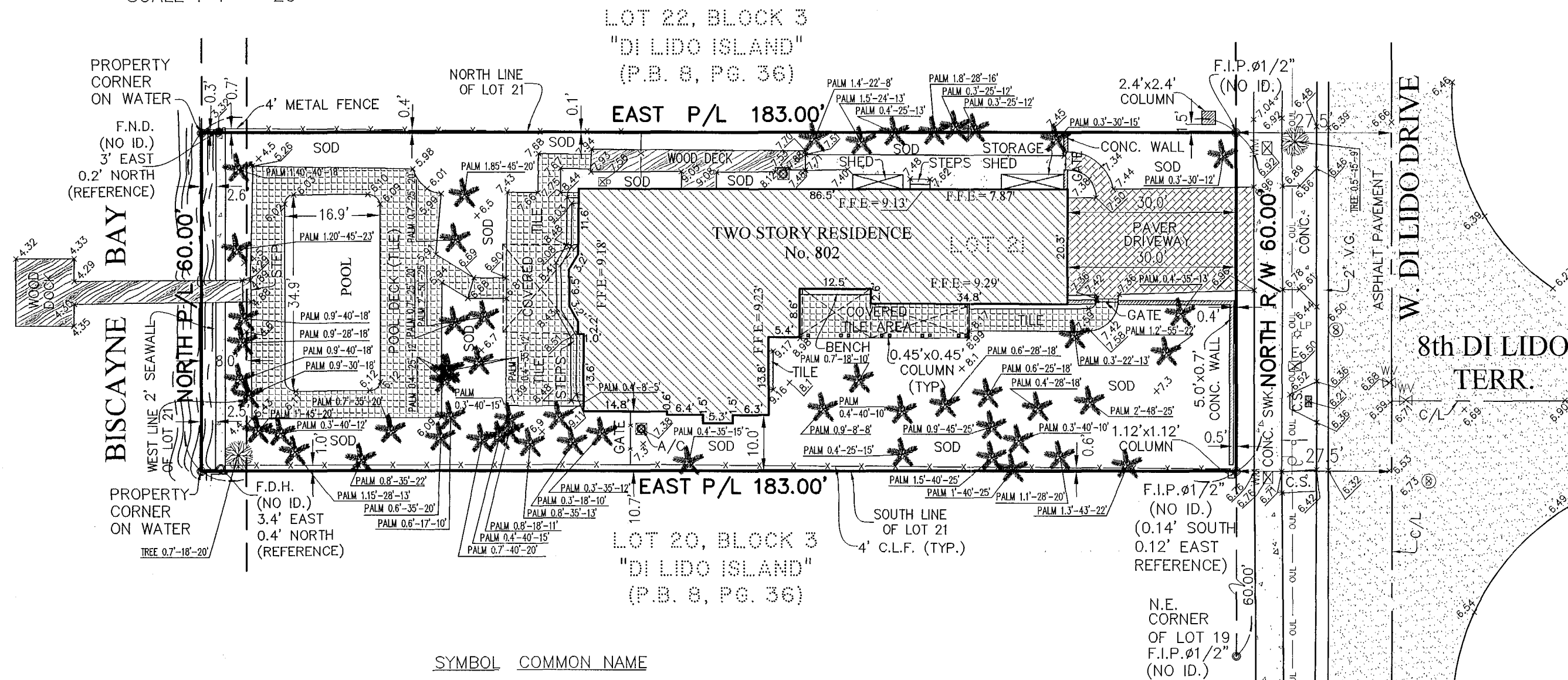
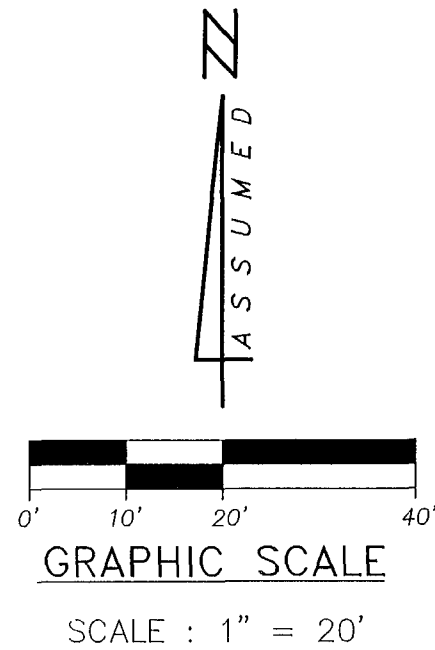
of
302 WEST DI LIDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139

for
420 DEVELOPMENT & DESIGN, INC.

[illegible]

BOUNDARY SURVEY

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



SYMBOL COMMON NAME

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.

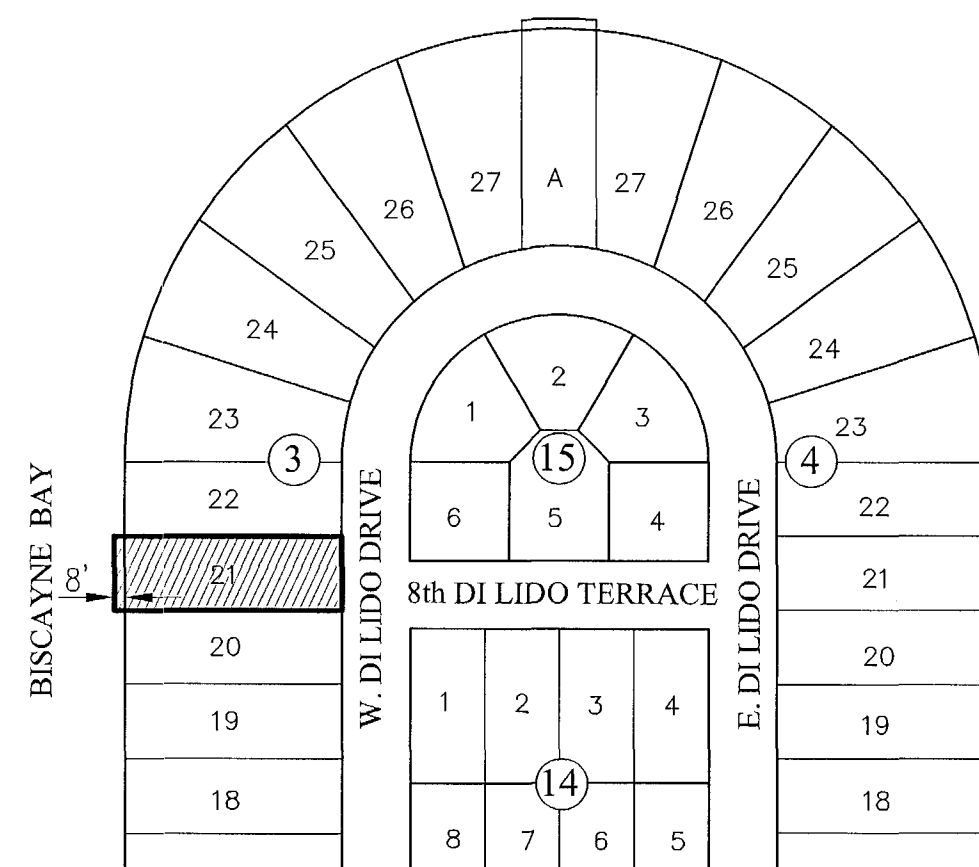
ABBREVIATIONS

A Arc Length
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
INV. 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

Ø Diameter
BNN Back Flow Preventer
CLP Concrete Light Pole
MLP Metal Light Pole
Guy Wire
Utility Power Pole
Fire Hydrant
Water Meter
Electric Box
Telephone Box
Sewer Manhole
Overhead Utility Lines
Light Pole
Gas Meter
Gas Valve
Water Valve
Water Manhole
Telephone Manhole
Monitoring Well
Chain Link Fence
Grease Manhole
Valve (Unknown)

⊙ Parking Meter
⊙ Unknown Manhole
⊙ Sewer Valve
⊙ Mail Box
⊙ Spot Elevation
⊙ Temporary Benchmark
1.5'-15'-10' Right-of-Way Lines
⊙ Property Corner
⊙ Traffic Sign
⊙ Catch Basin
⊙ Drainage Manhole
⊙ Wood Fence
⊙ Metal Fence
⊙ Irrigation Control Valve
⊙ C.B.S. Wall
⊙ Clean Out
⊙ Guard Pole
⊙ Water Pump
⊙ Air Conditioner
⊙ Drain
⊙ Cable Television



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

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

2. LEGAL DESCRIPTION:

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, and also an eight (8) foot strip of land continuous to the Westerly boundary line of Lot 21, Block 3, of DILIDO 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".

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:

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
- Gray/Robinson, 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
ADDITIONAL TREES ONLY (08-29-2016)	J.S., C.B.

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

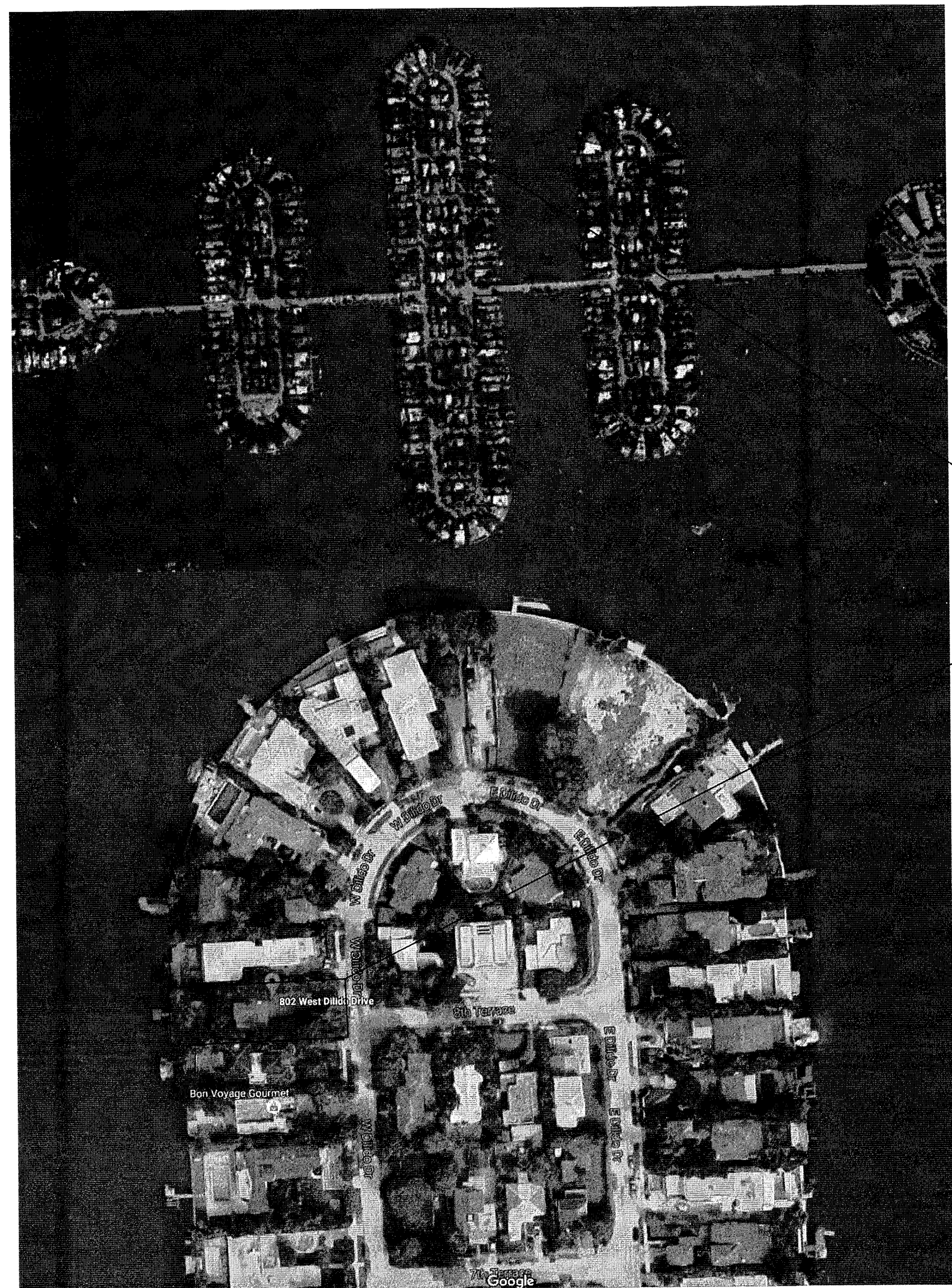
MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
(786) 132-6810



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
A-INDEX	INDEX OF DRAWINGS
A-NOTES	GENERAL NOTES
A-02	SURVEY
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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L100	TREE DISPOSITION
L200	RELOCATION PLAN
L300	GROUND MATERIAL PLAN
L400	GROUND GRADING PLAN
L500	GROUND DRIVEWAY PLAN
L600	DETAILS
L700	NOTES & SCHEDULE
L701	PLANT SCHEDULE
L702	SECOND LEVEL PLAN
L703	PLANTING DETAIL
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L801	IRRIGATION DETAIL
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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:

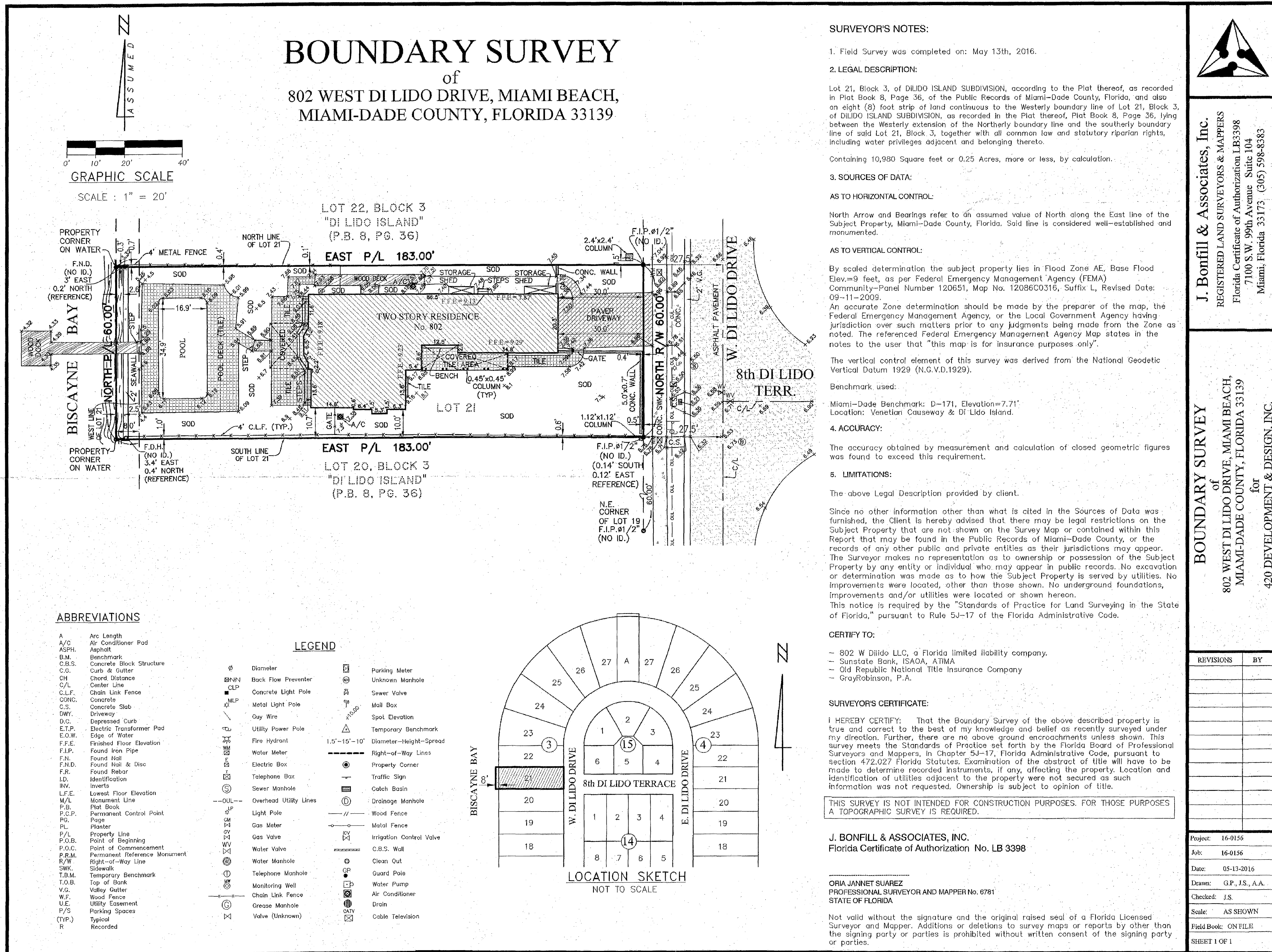
8/11/2016

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.Q. FT. (48.9%)	

FLOOR RATIO PERCENTAGE

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

SITE DATA

EXISTING LOT SIZE:	10,110 S. F. (100%)	
BLDG. LOT COVERAGE:	2,989 S. F.	
TOTAL BLDG. LOT COVERAGE:	3,001 S.Q. FT. (27.8%)	

FRONT SETBACK CALCULATIONS

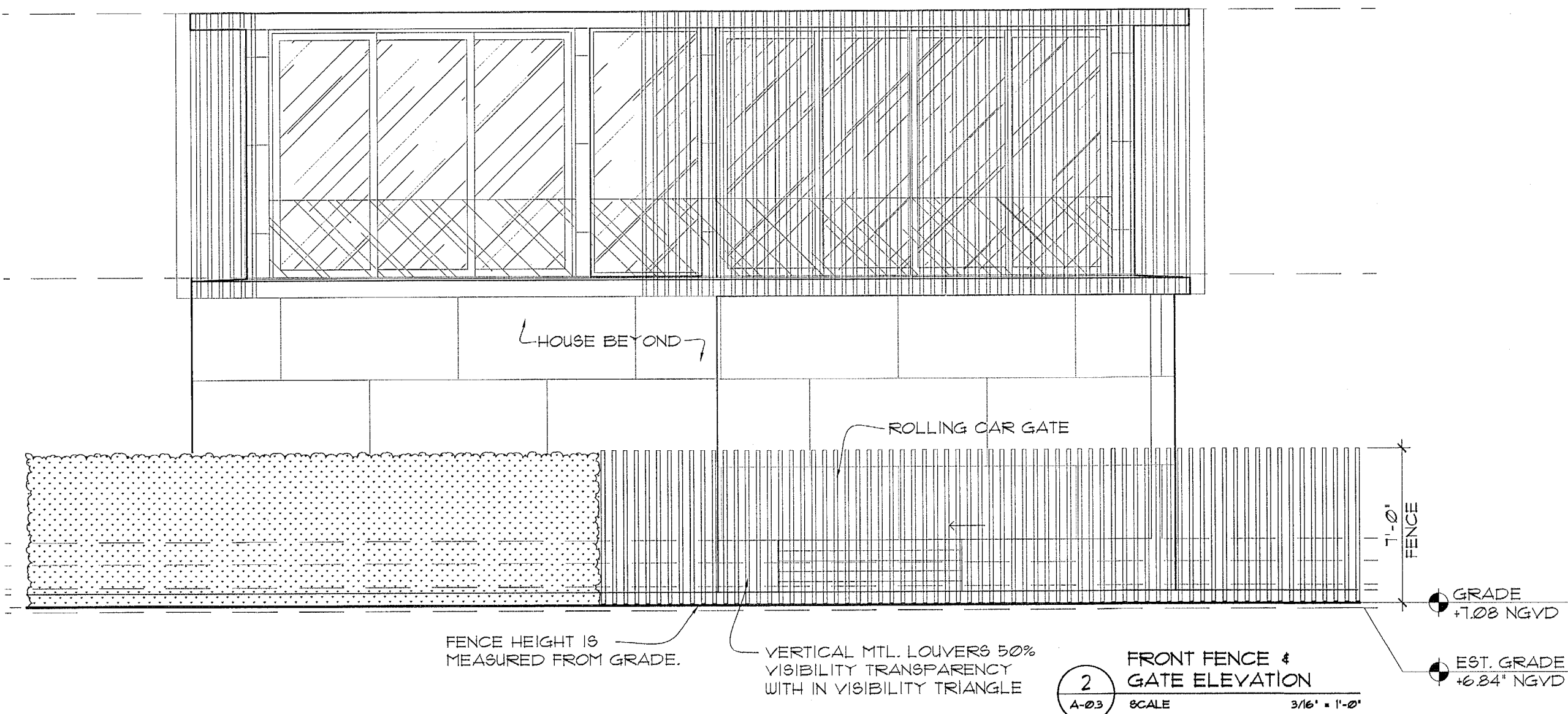
AREA:	1200 S. F.	100%
IMPERVIOUS AREA:	598 S. F.	
LANDSCAPE AREA:	602 S. F.	50.2%

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	REQUIRE / ALLOW
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:	3,231 S.Q. FT. (30%)	3,001 S.Q. FT. (27.8%)
MAX. UNIT SIZE:	5,385 S.Q. FT. (50%)	5,264 S.Q. FT. (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 TERMITICIDES OR OTHER APPROVED METHODS 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

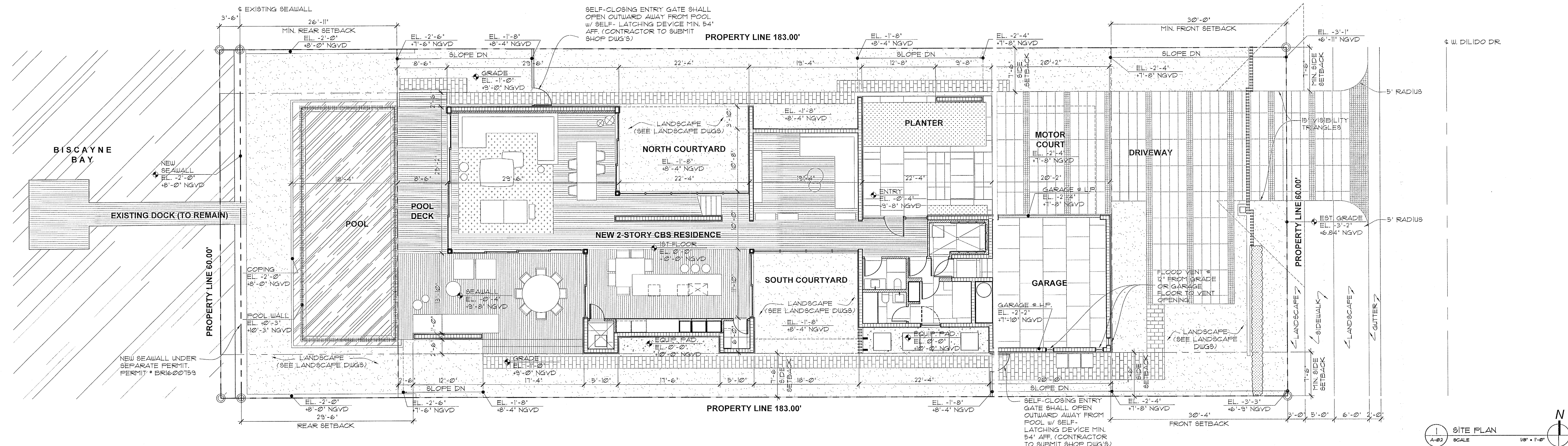
PROVIDE ADDRESS NUMBERS FOR NEW BUILDINGS, VISIBLE AND LEGIBLE FROM STREET. (FBC R 319)

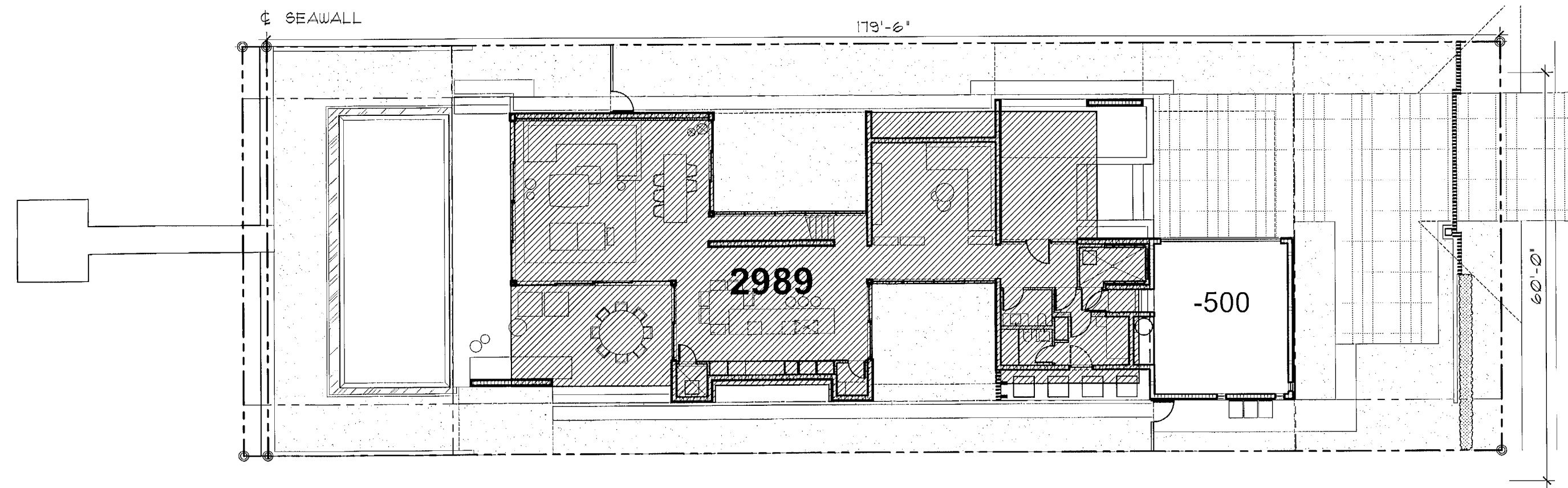
FLOOD MANAGEMENT INFORMATION

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

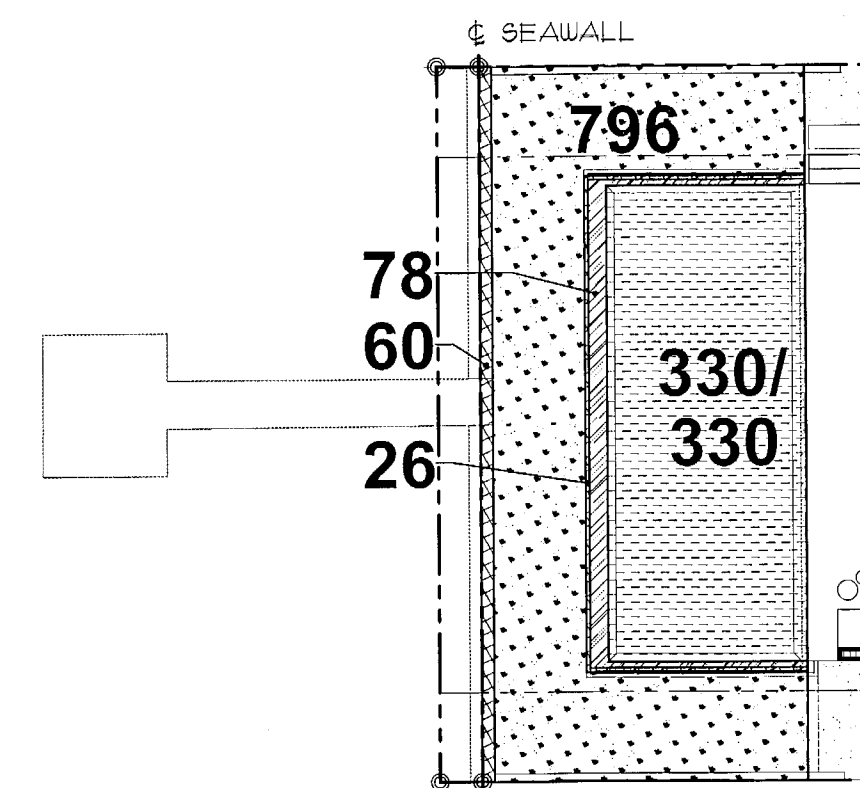
TOTAL GARAGE AREA = 500 S.Q. FT.
FLOOD VENT REQUIRED = 500 S.Q. INCHES
ENGINEERED FLOOD VENTS @ BLOCK WALL
'SMART VENTS' = 200 S.Q. INCHES EA.
200 S.Q. IN. x 3 VENTS = 600 S.Q. INCHES
CALCULATIONS ARE BASED ON 'SMART VENT' MODEL B540-510, CERTIFICATION: FL 50221-R2





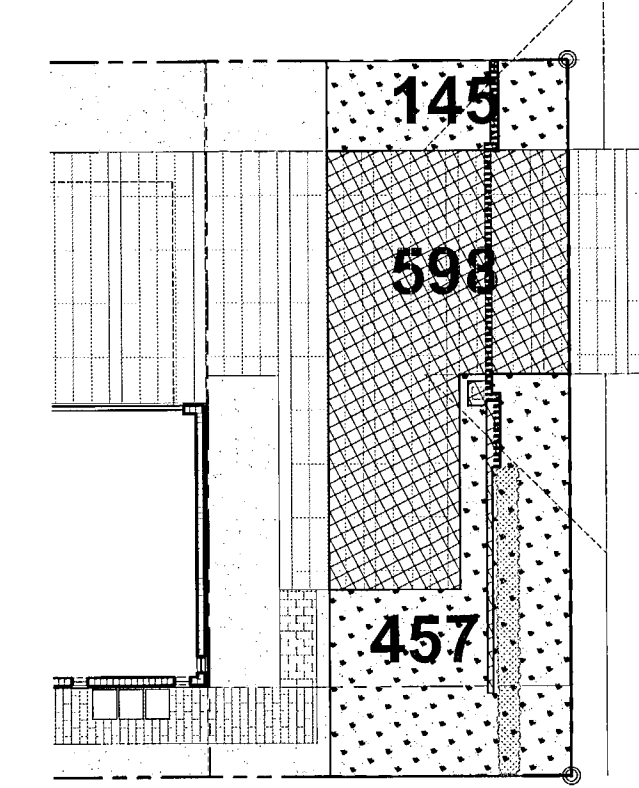
1
A-0.3
SCALE 1/16" = 1'-0"

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"

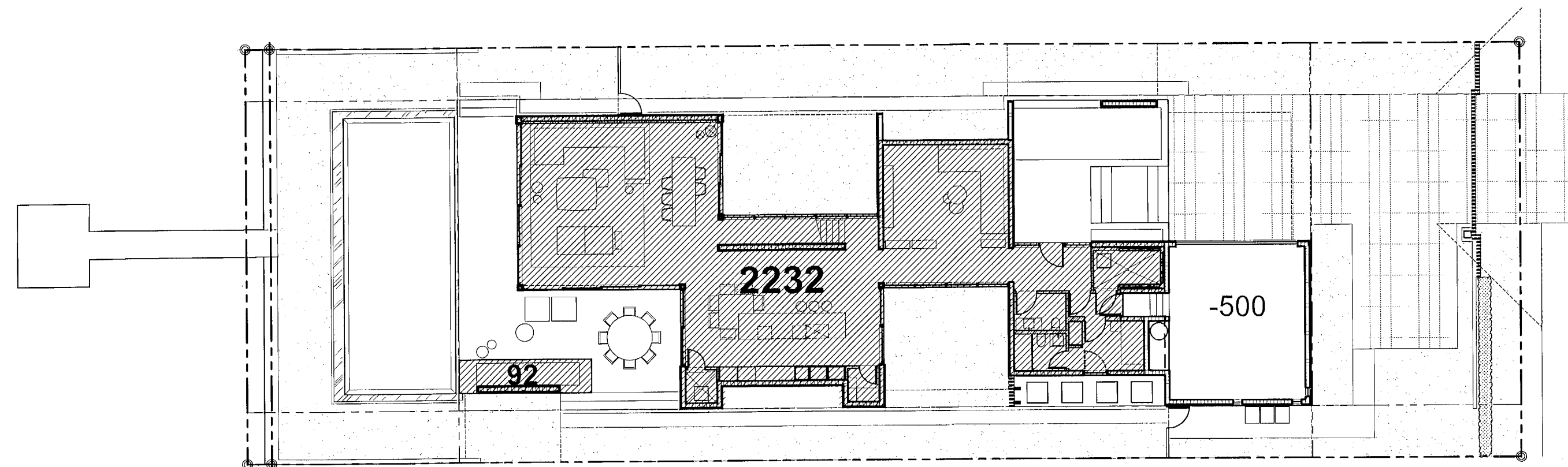
REAR SETBACK CALCULATIONS		
AREA:	1,620 S. F.	100%
IMPERVIOUS AREA:	408 S. F.	
LANDSCAPE AREA:	1,212 S. F.	74.8%



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%

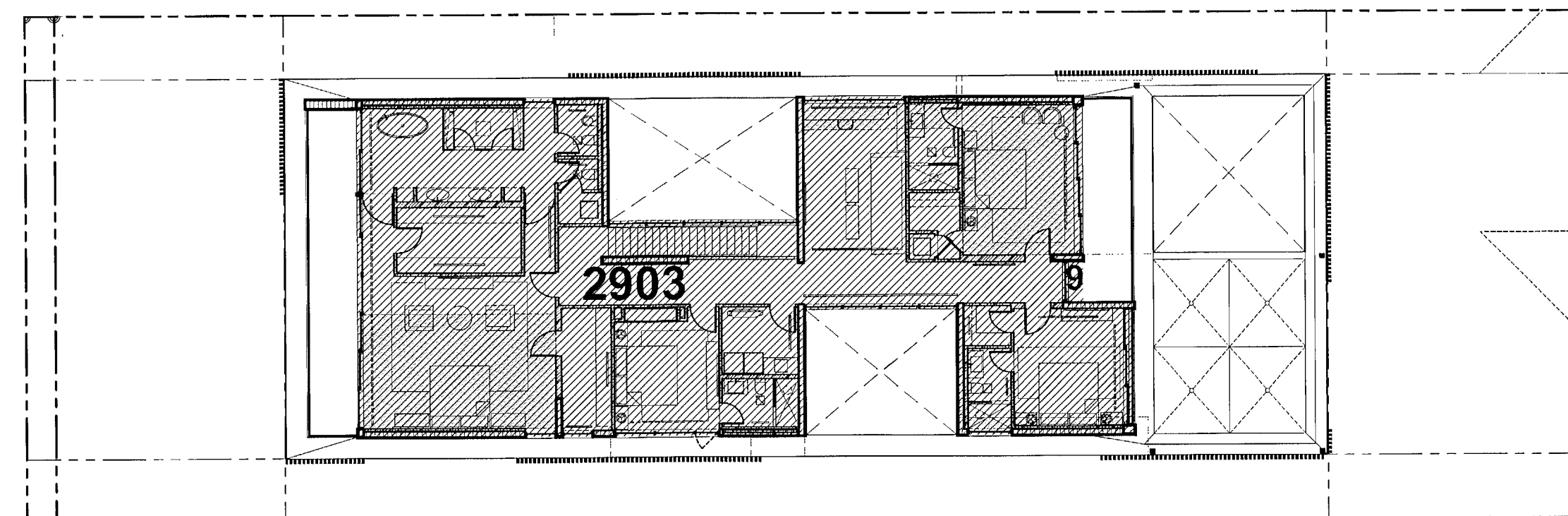
LEGEND	
	IMPERVIOUS AREA
	PERVIOUS / LANDSCAPE AREA



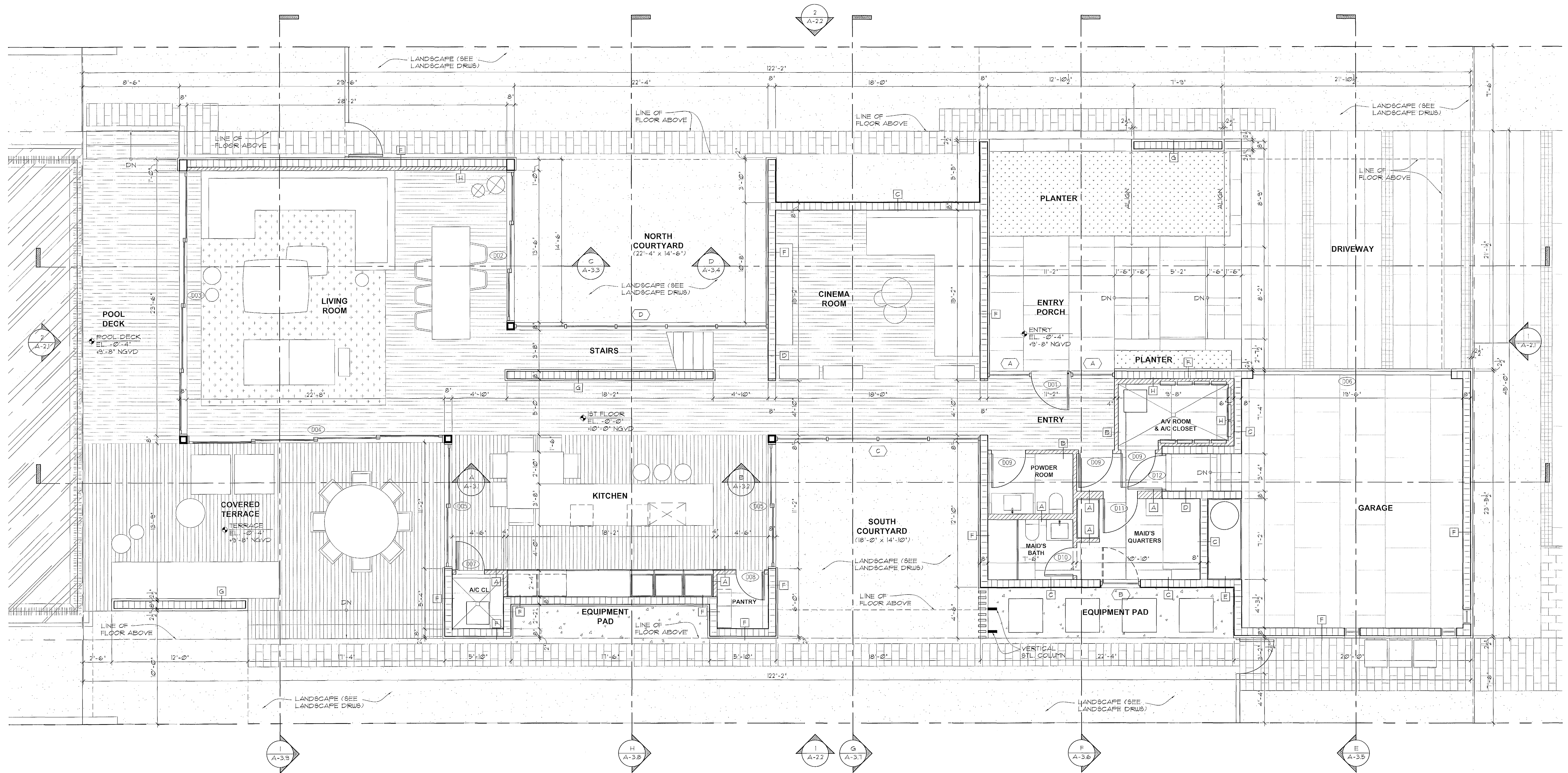
2
A-0.3
SCALE 1/16" = 1'-0"

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.	
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

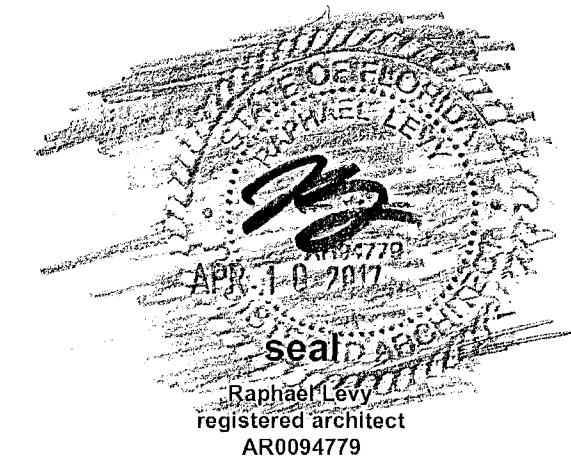
(t) 305.434.8338
(f) 305.892.5292

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

comm.
no.
1614

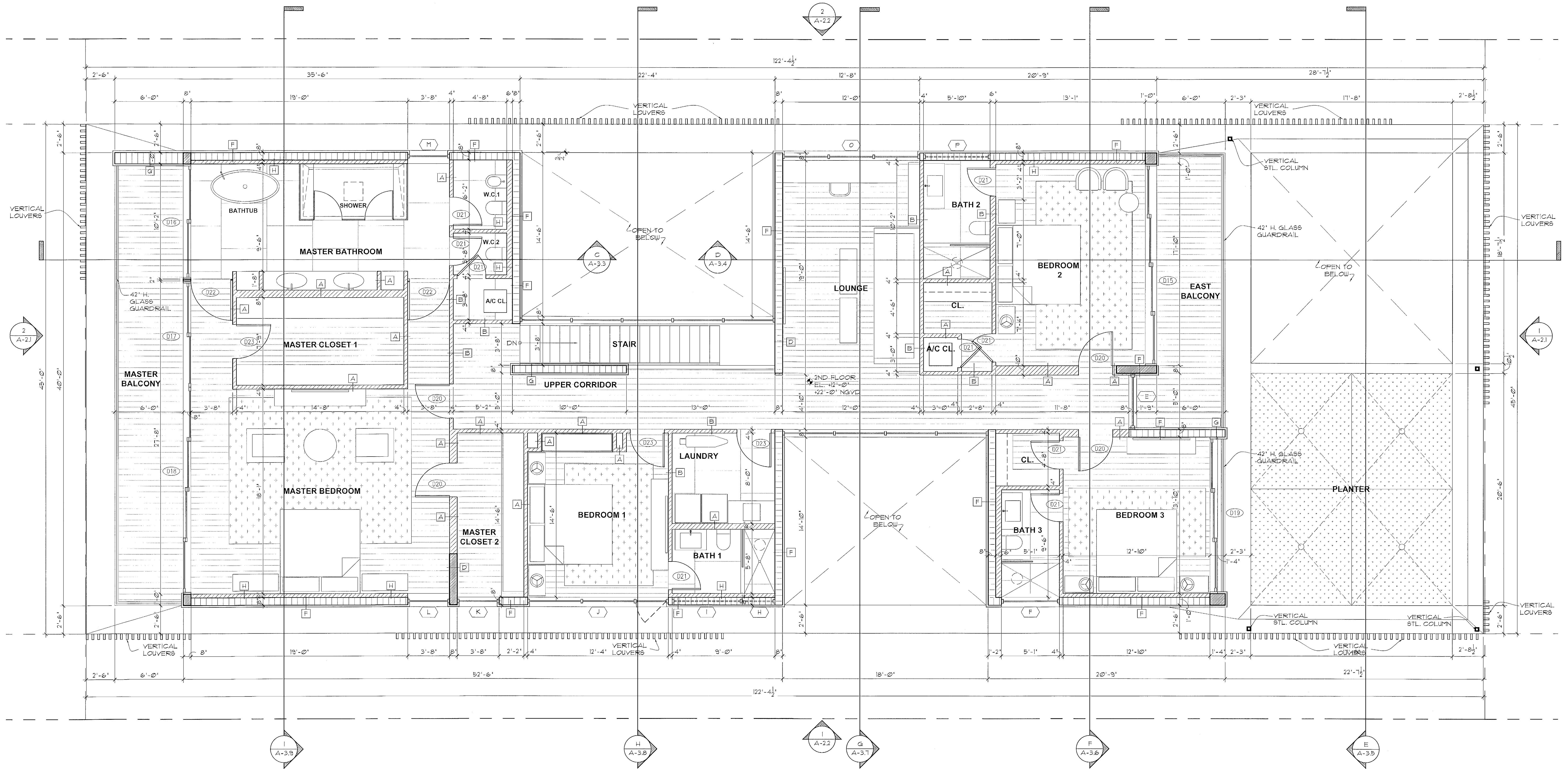
date:
8/11/2016

revised:



sheet no.

A-1.1

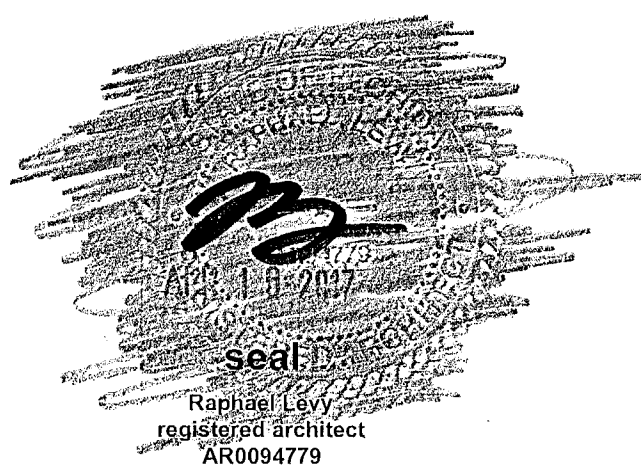


LEGEND	
	CONC. BLOCK WALL
	NEW PARTITION
	NEW CAST CONC. COLUMN / WALL

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

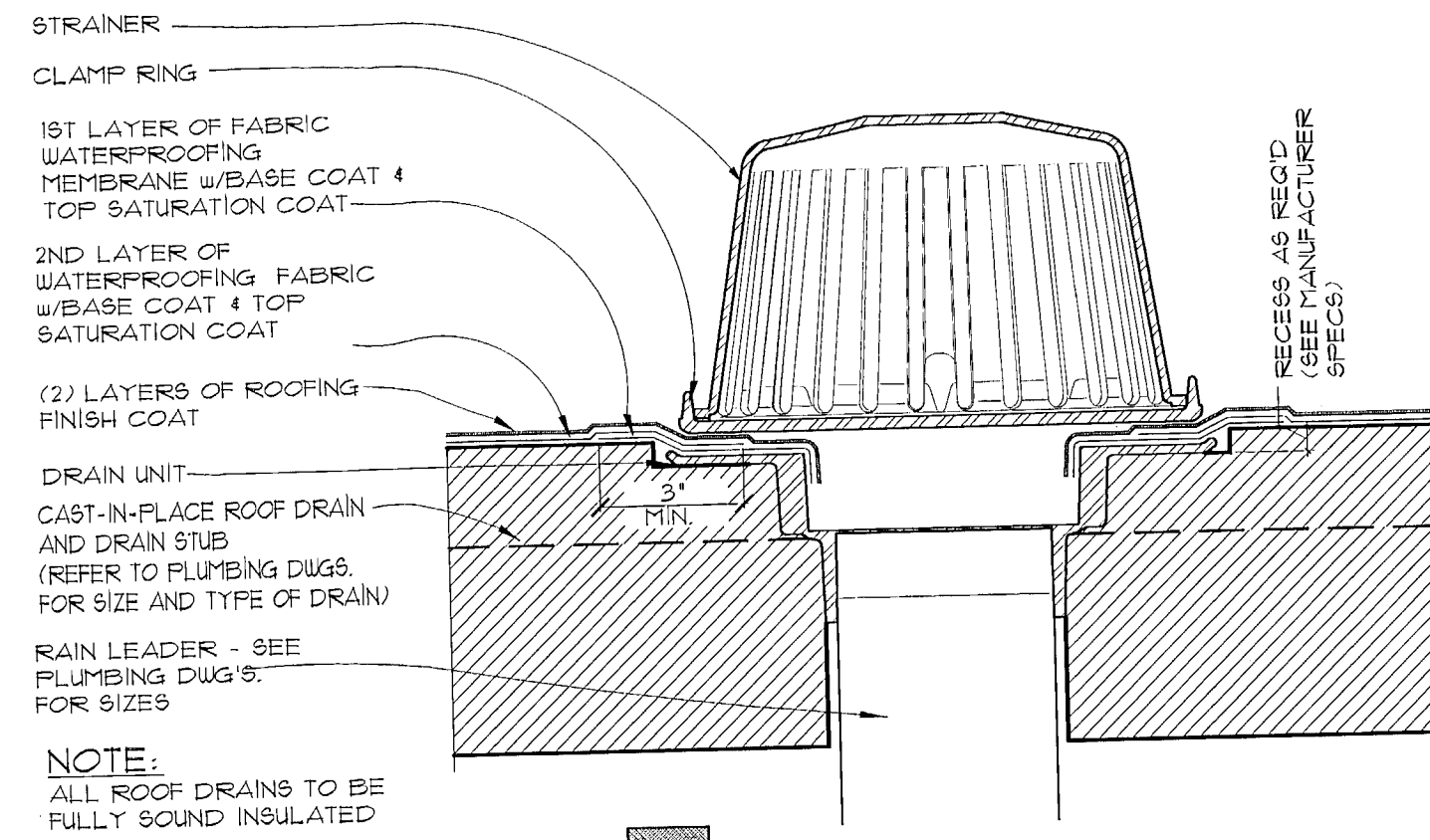
2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



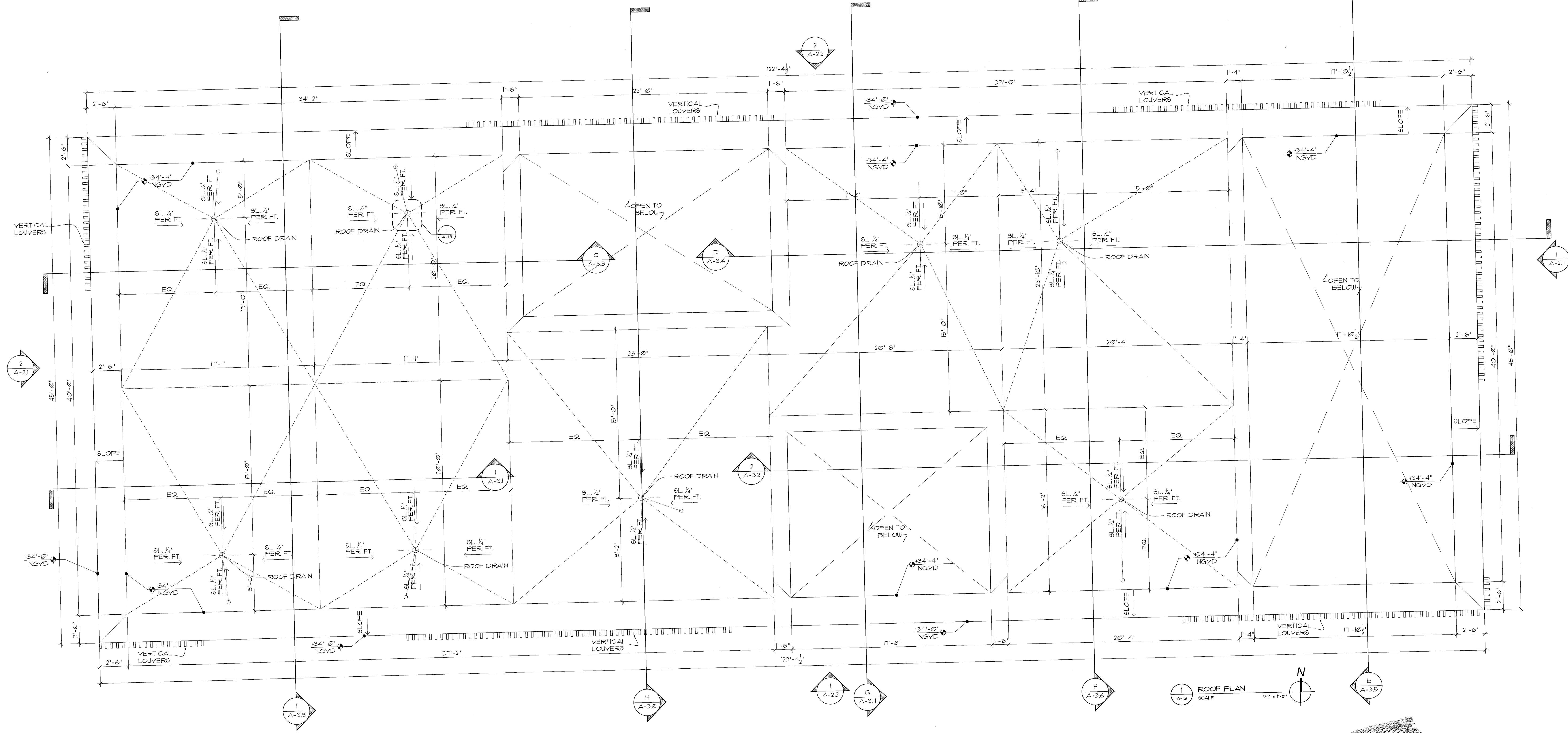
ROOF NOTE:
1. ALL ROOFING TO BE UNDER SEPARATE PERMIT.
2. CONTRACTOR SUBSTITUTIONS TO SPECIFICATIONS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL.

ROOF DRAIN NOTE:
ALL ROOF DRAINS TO BE FULLY SOUND INSULATED.
DESIGN RAINFALL RATE: TABLE 1106.1 IN THE FBC 2014 (PLUMBING)

ROOF SLOPE NOTE:
ROOF SLOPES SHOWN ARE MINIMUM ALLOWABLE ROOF SLOPES. ROOF SLAB MIN. 8" SEE STRUCTURAL DWGS. PROVIDE SECONDARY TOPPING TO CREATE ROOF SLOPES 1/4" MIN. PER FOOT AND 4" OVERFLOW RIDGE LINES.



1 ROOF DRAIN DETAIL
SCALE 3" = 1'-0"



1 ROOF PLAN
SCALE 1/4" = 1'-0"

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802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

comm.
no.
1614

date:
8/11/2016

revised:

sheet no.

A-1.3



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 F.B.C. 2014 RESIDENTIAL.

CEILING HEIGHTS NOTE:

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

SWITCH NOTE:

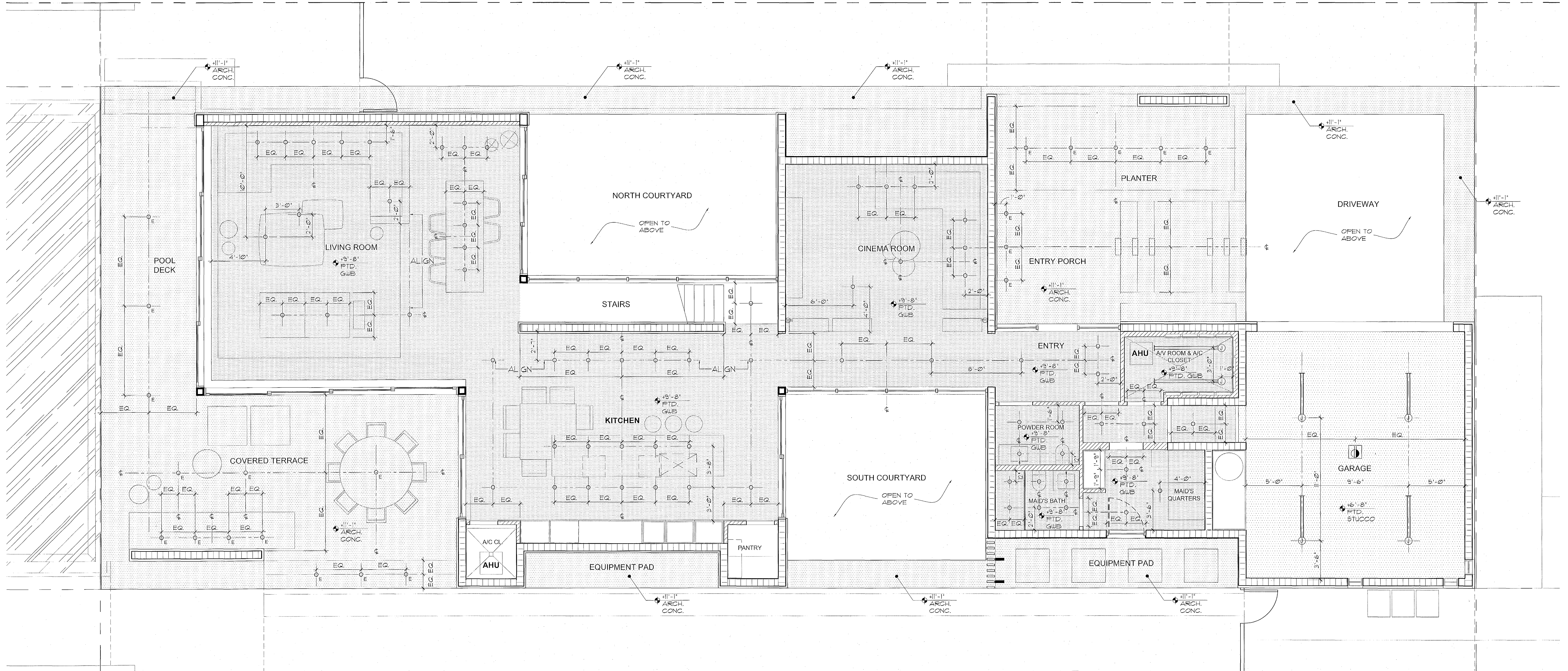
ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE.

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

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:

REFER TO ELECTRICAL DRAWINGS & LIGHTING PLANS BY INTERIOR DESIGNER FOR ADDITIONAL LIGHTS INCLUDING STEP LIGHTS, UPLIGHTS, FLOOD 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 F.B.C. 2014 RESIDENTIAL

CEILING HEIGHTS NOTE:

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

SWITCH NOTE:

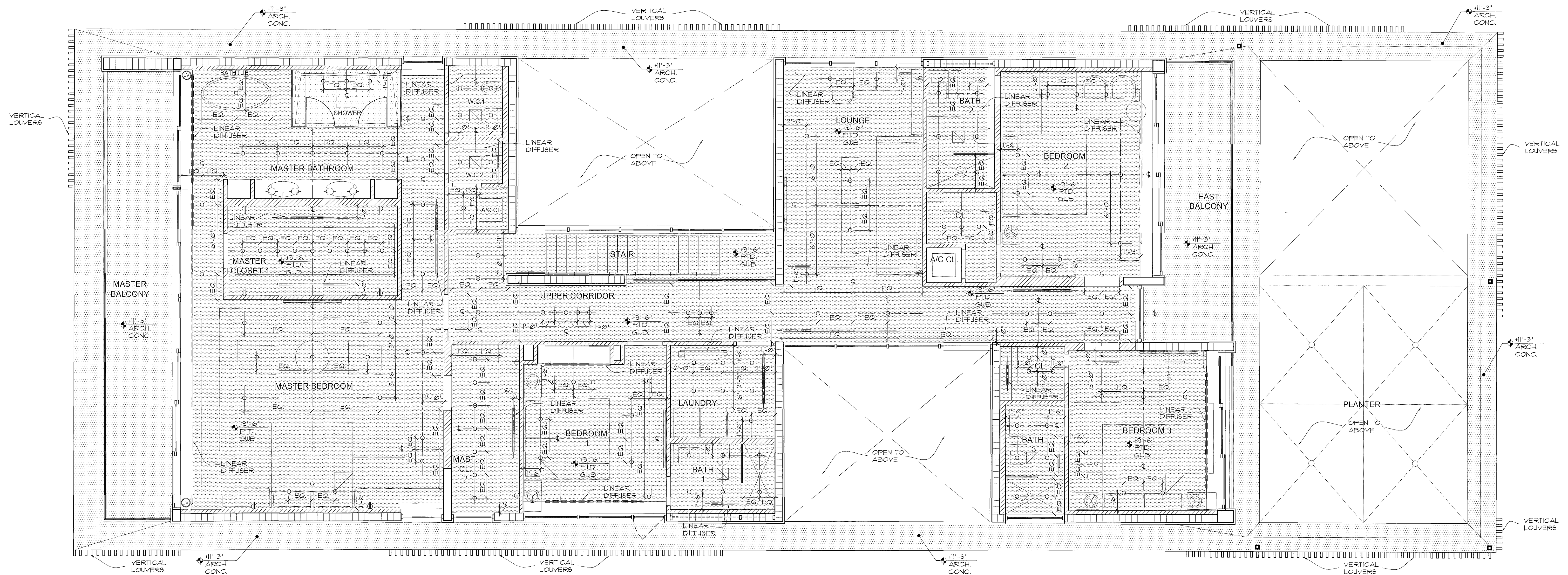
ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE

CONCRETE NOTE:

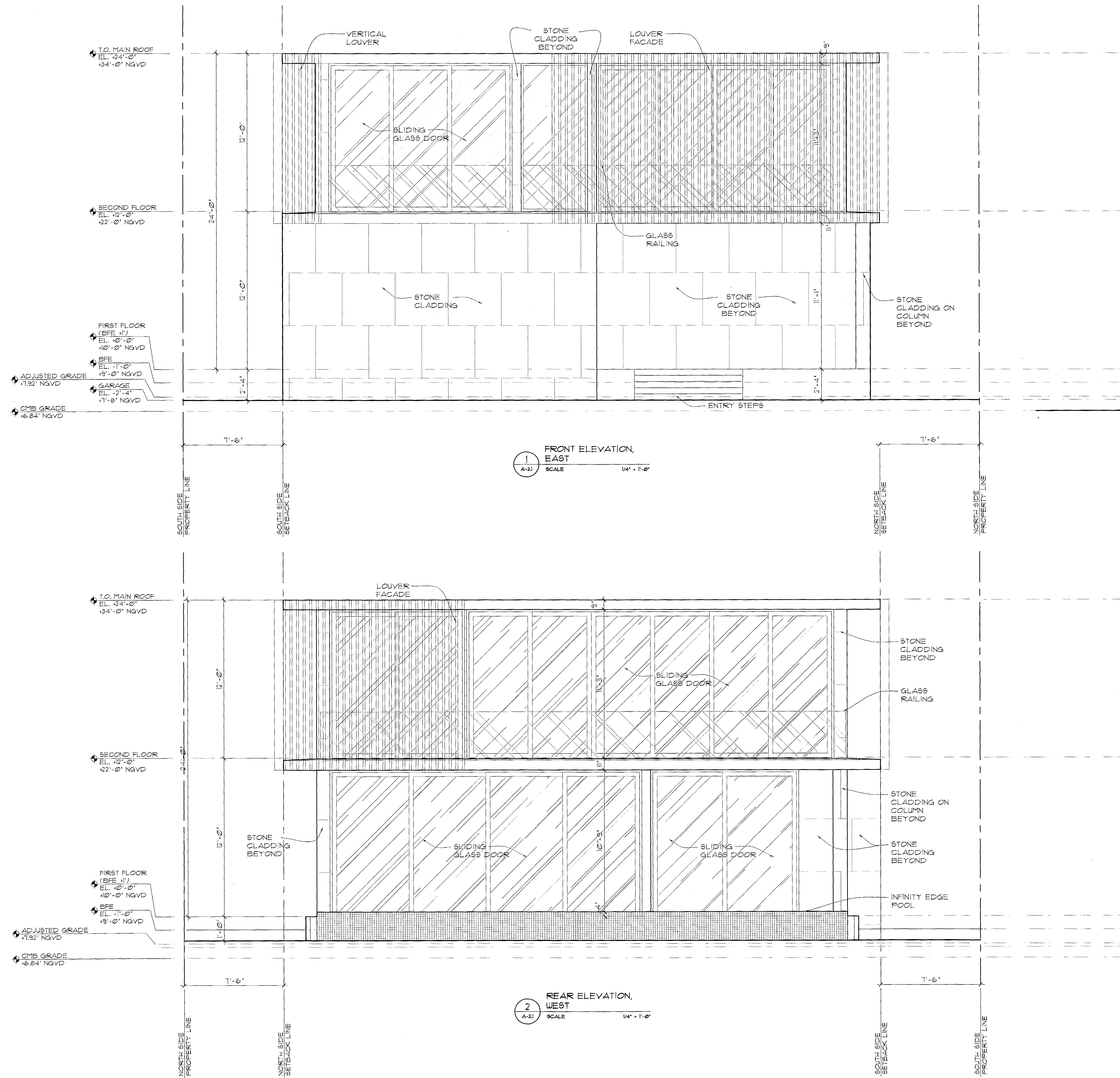
ALL FIXTURES & WIRING TO BE EMBEDDED IN CONCRETE SLABS MUST BE COORDINATED W/STRUCTURAL PRIOR TO CONSTRUCTION - COORDINATE WITH ELECTRICAL & LOW VOLTAGE CONSULTANT DRAWINGS

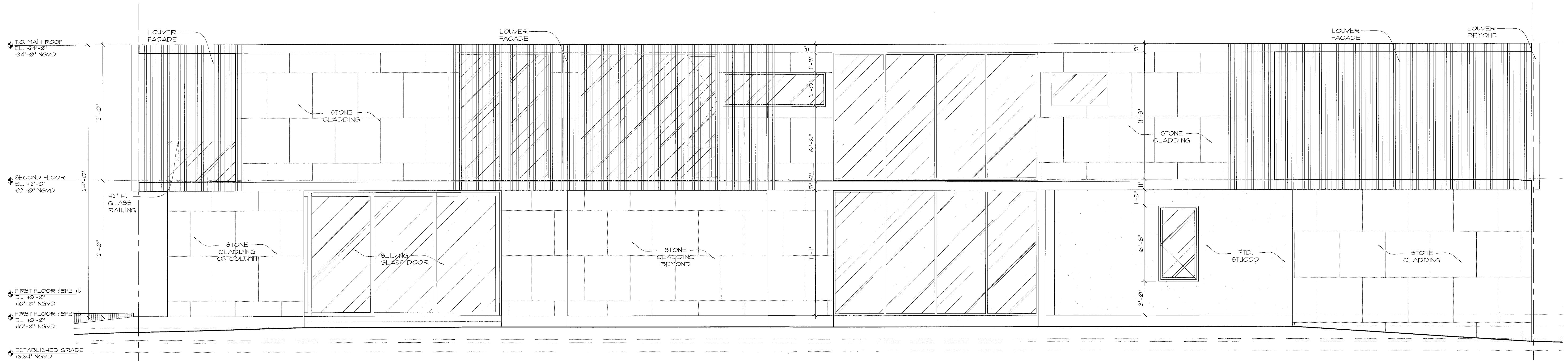
NOTE:

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.

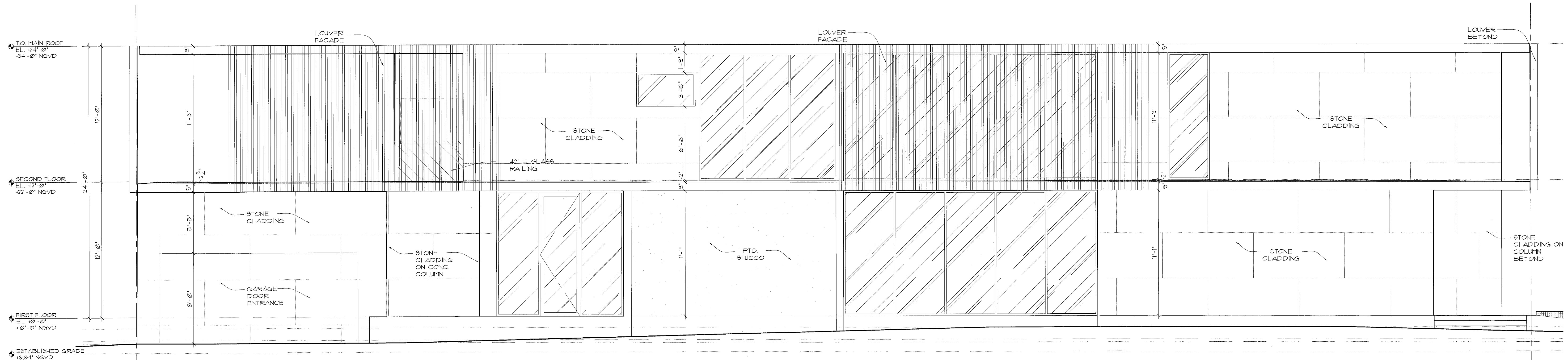


2ND FLOOR REFLECTED
CEILING PLAN
SCALE 1/4" = 1'-0"





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



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

