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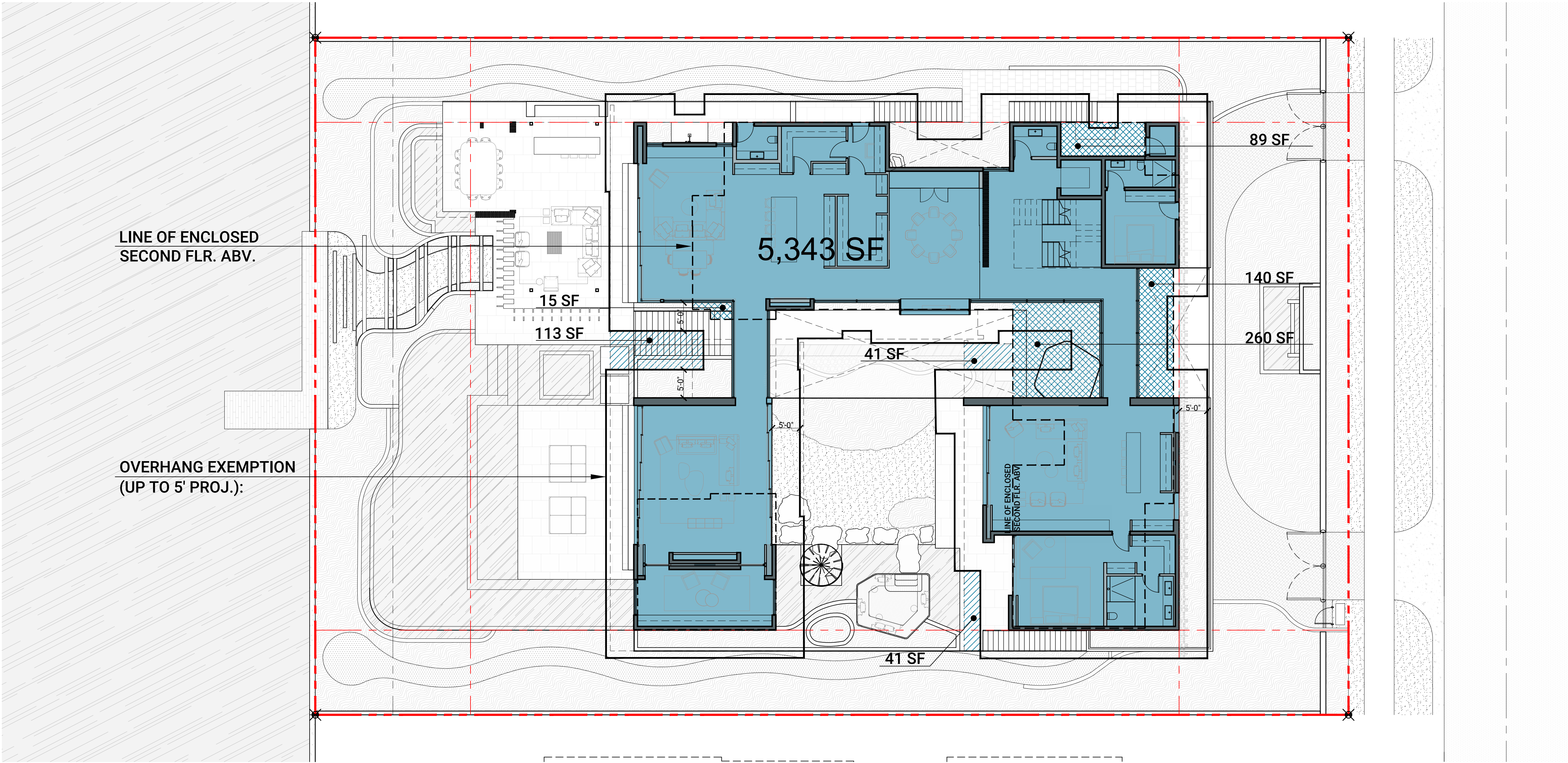
E




D

C

B

A



LOT COVERAGE:			
LOT SIZE:		21,960 SF (100%)	
MAX. ALLOWABLE LOT COVERAGE:		6,588 SF (30%)	
	FIRST FLOOR TOTAL COVERED AREA:	5,343 SF	
	SECOND FLOOR ENCLOSED ABOVE:	504 SF	
	OVERHANG EXCEEDING 5'-0"	195 SF	
LOT COVERAGE:		6,042 SF (27.5%)	



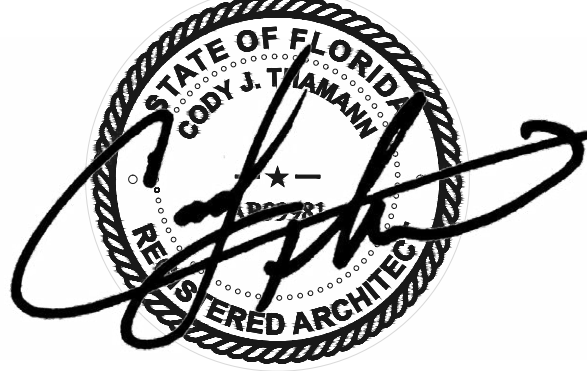
PROJECT INFORMATION
COMMISSION NO.
2030

PROJECT
**DILIDO ISLAND
RESIDENCE**
228 W. DILIDO DR.
MIAMI BEACH, FL. 33139

ARCHITECT OF RECORD
T/A+D
THAMANN
ARCHITECTURE+DESIGN
A: 1853 SW 24TH TER.
MIAMI, FL 33145
E: CODY@TAPLUSD.COM
T: 786.584.7857
THAMANNARCHITECTURE.COM

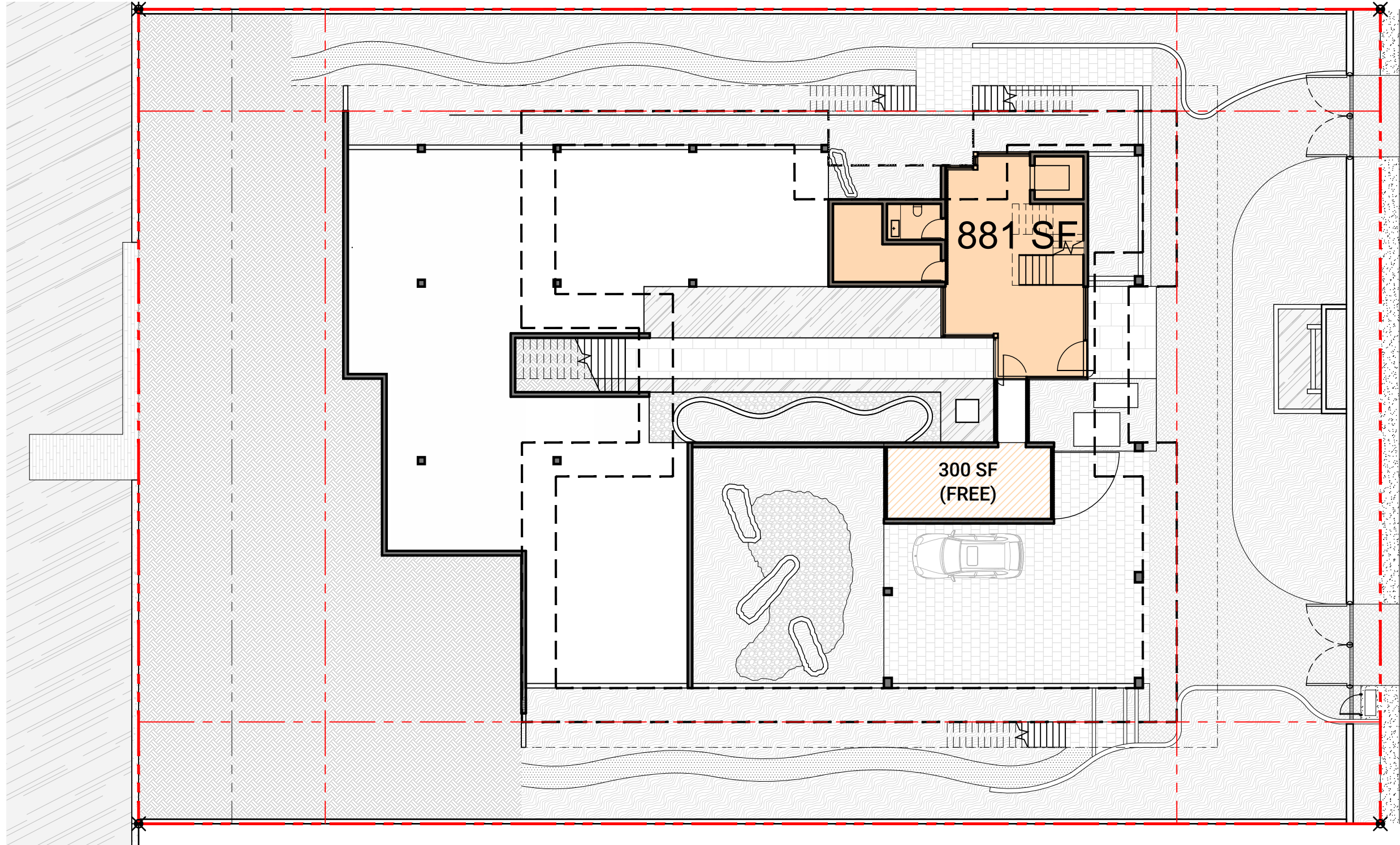
DESIGN ARCHITECT
SAOTA
A: 109 HATFIELD STREET GARDENS
CAPE TOWN, SOUTH AFRICA 8001
E: INFO@SAOTA.COM
T: +27 (0)21 468 4400
SAOTA.COM

REVISION

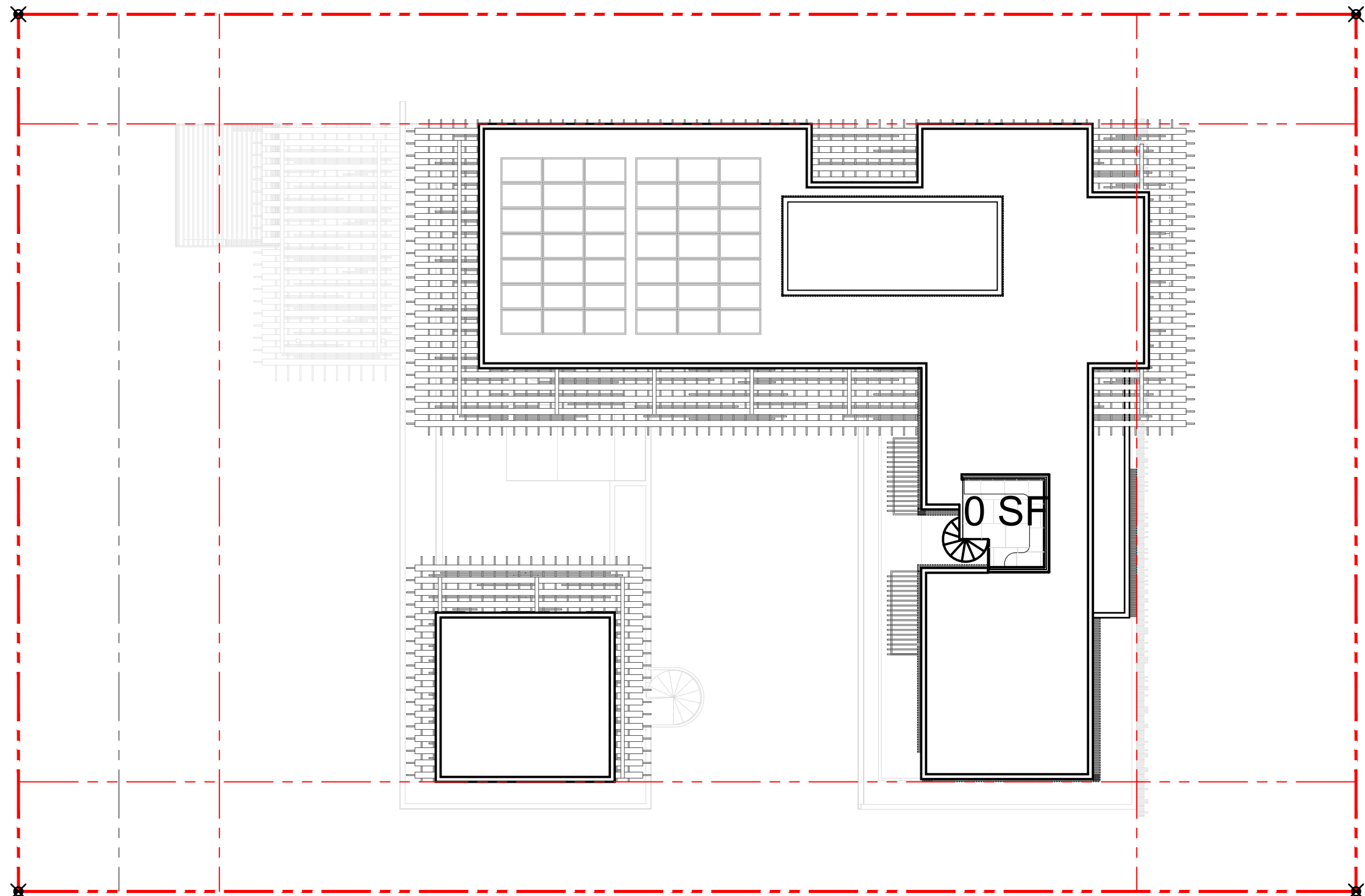
SEAL

CODY J. THAMANN
REGISTERED ARCHITECT
AR99981

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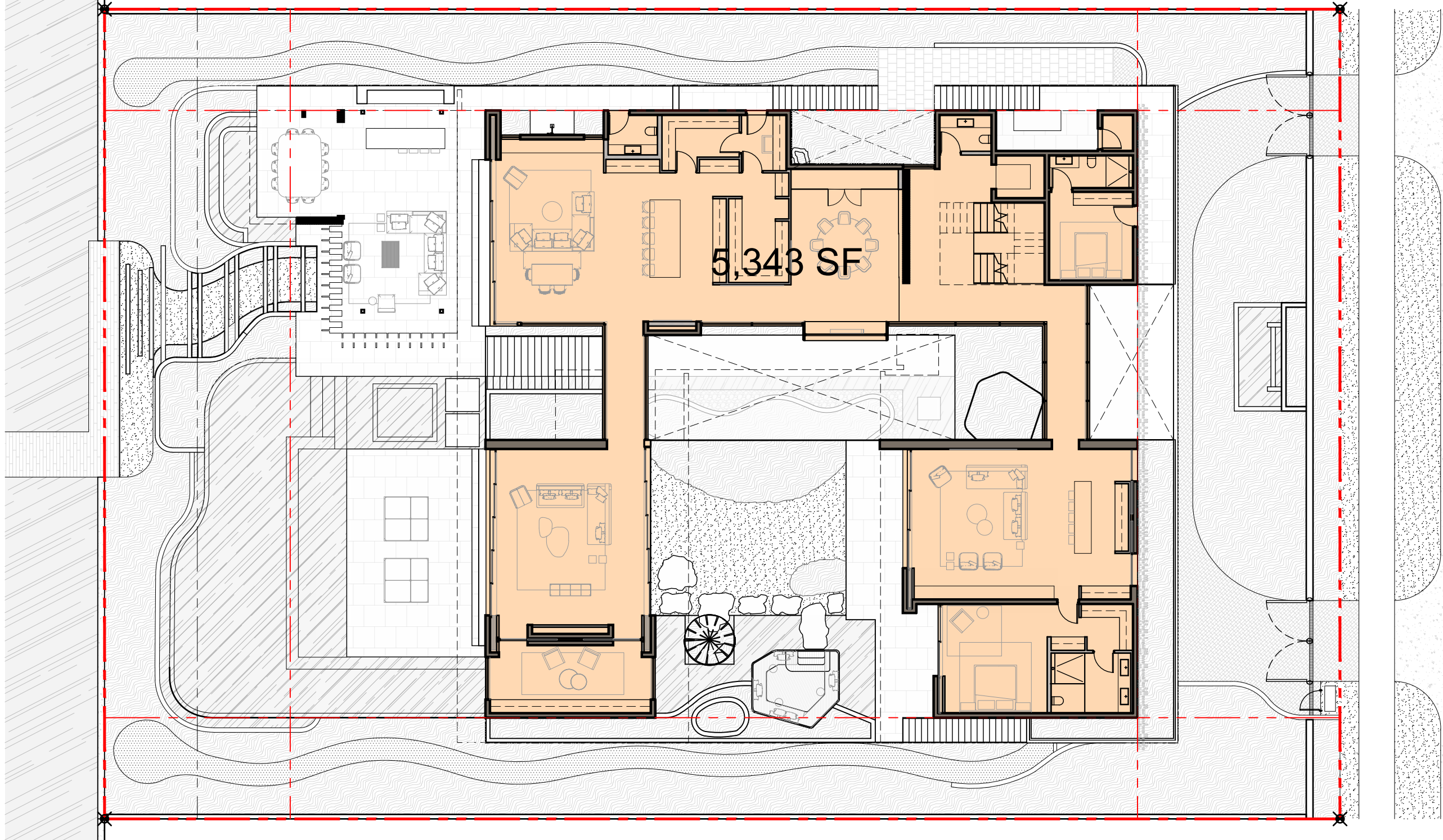
SHEET
**LOT COVERAGE
DIAGRAM
A-040**



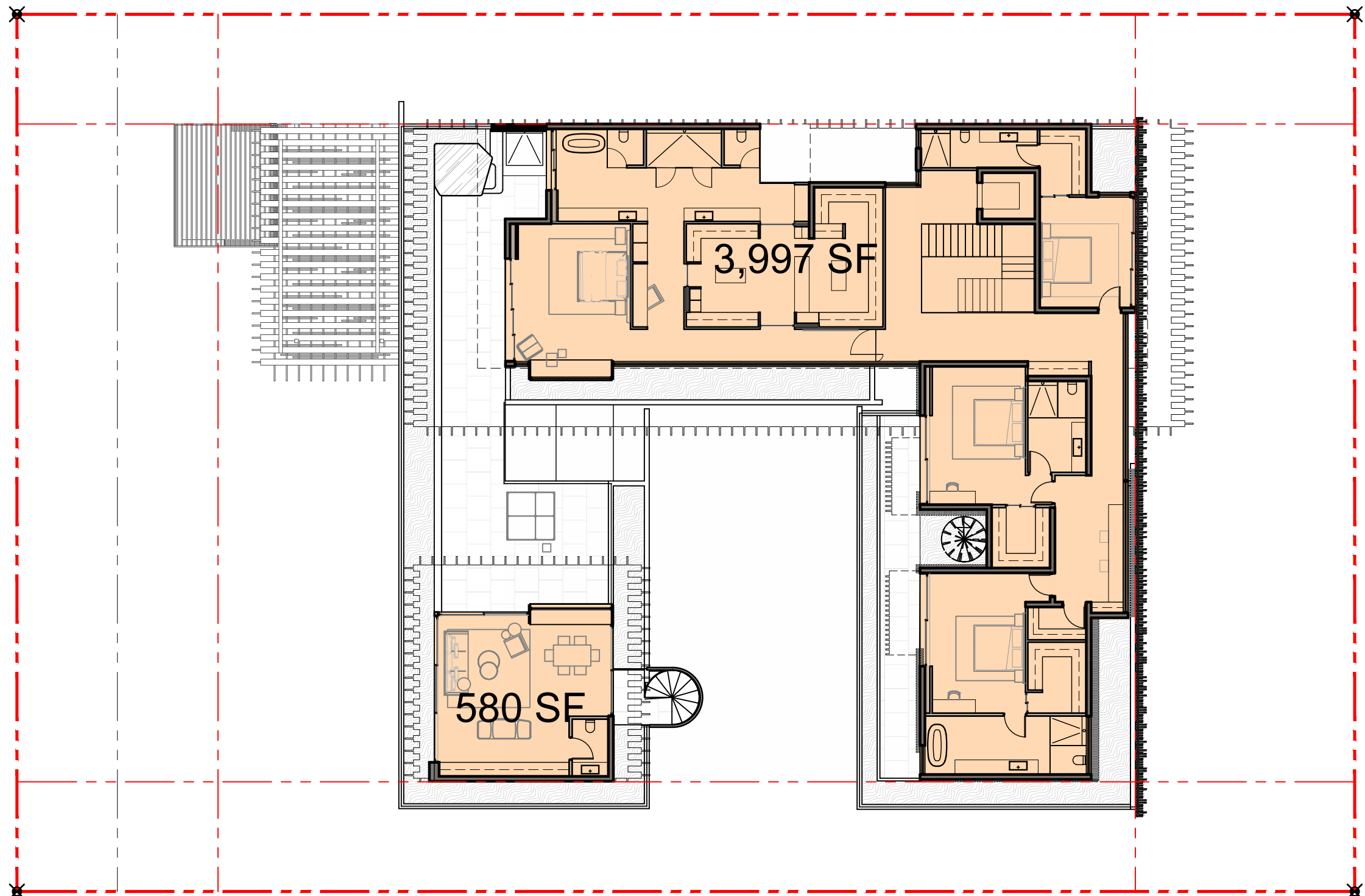
UNIT SIZE
UNDERSTORY



UNIT SIZE
ROOF



UNIT SIZE
FIRST FLOOR



UNIT SIZE
SECOND FLOOR

UNIT SIZE:	
LOT SIZE:	21,960 SF (100%)
MAX ALLOWABLE UNIT SIZE:	10,980 SF (50%)
UNDERSTORY:	881 SF
INTERIOR AREA/ACCESS:	881 SF
GARAGE & STORAGE:	300 SF (600 SF FREE)
FIRST FLOOR:	5,343 SF
SECOND FLOOR:	4,577 SF
ROOF:	0 SF
TOTAL:	10,801 SF (49.2%)

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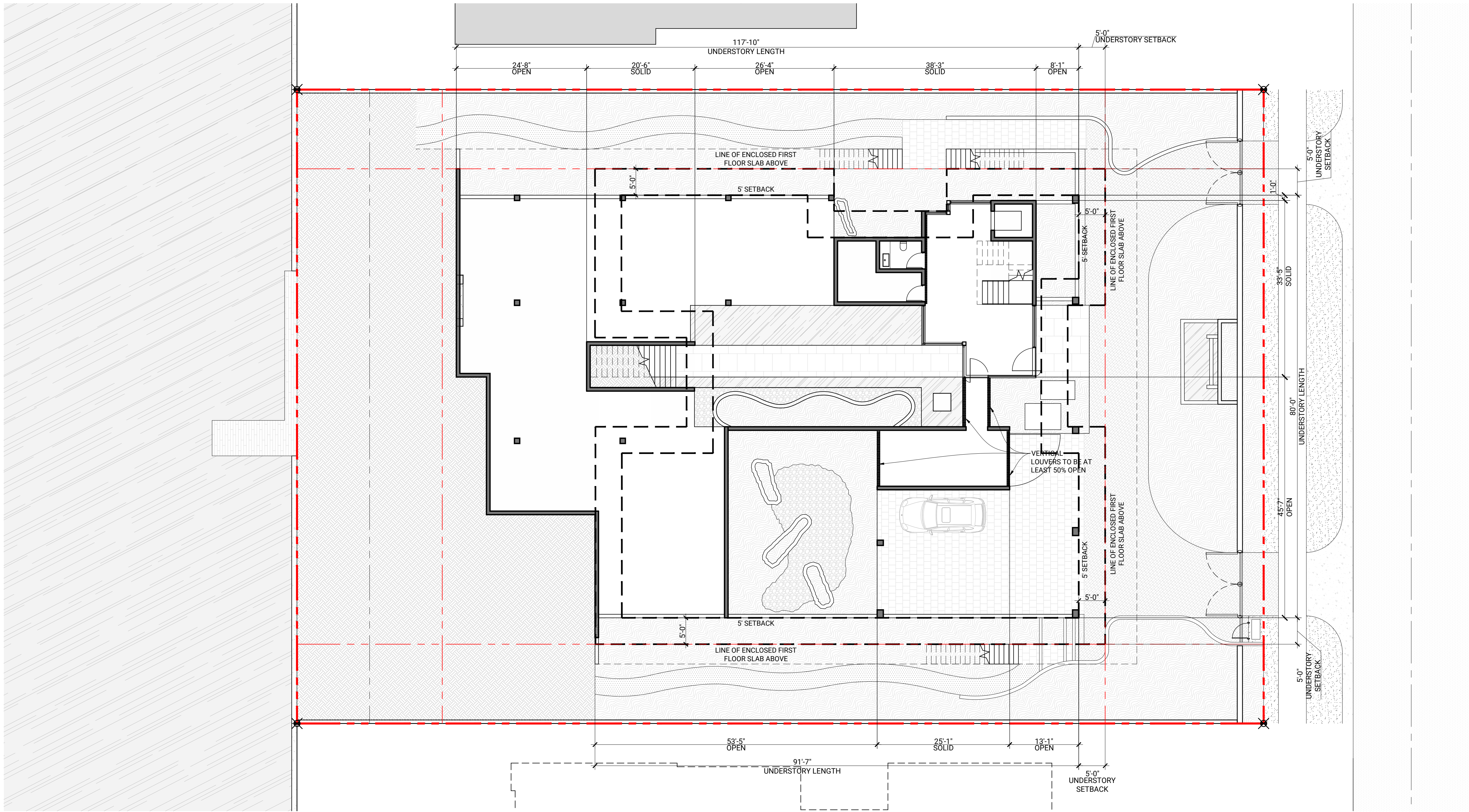
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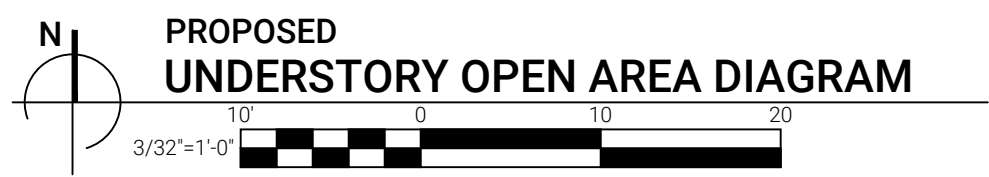
SHEET
UNIT SIZE DIAGRAMS
A-041

NORTH UNDERSTORY ELEVATION:	
LENGTH:	117'-10" (100%)
OPEN REQUIREMENT:	58'-11" (50%)
PROPOSED OPEN AREA:	59'-1" (50.1%)

EAST UNDERSTORY ELEVATION:	
LENGTH:	80'-0" (100%)
OPEN REQUIREMENT:	40'-0" (50%)
PROPOSED OPEN AREA:	46'-7" (58.2%)



SOUTH UNDERSTORY ELEVATION:	
LENGTH:	91'-7" (100%)
OPEN REQUIREMENT:	45'-9½" (50%)
PROPOSED OPEN AREA:	66'-6" (72.6%)



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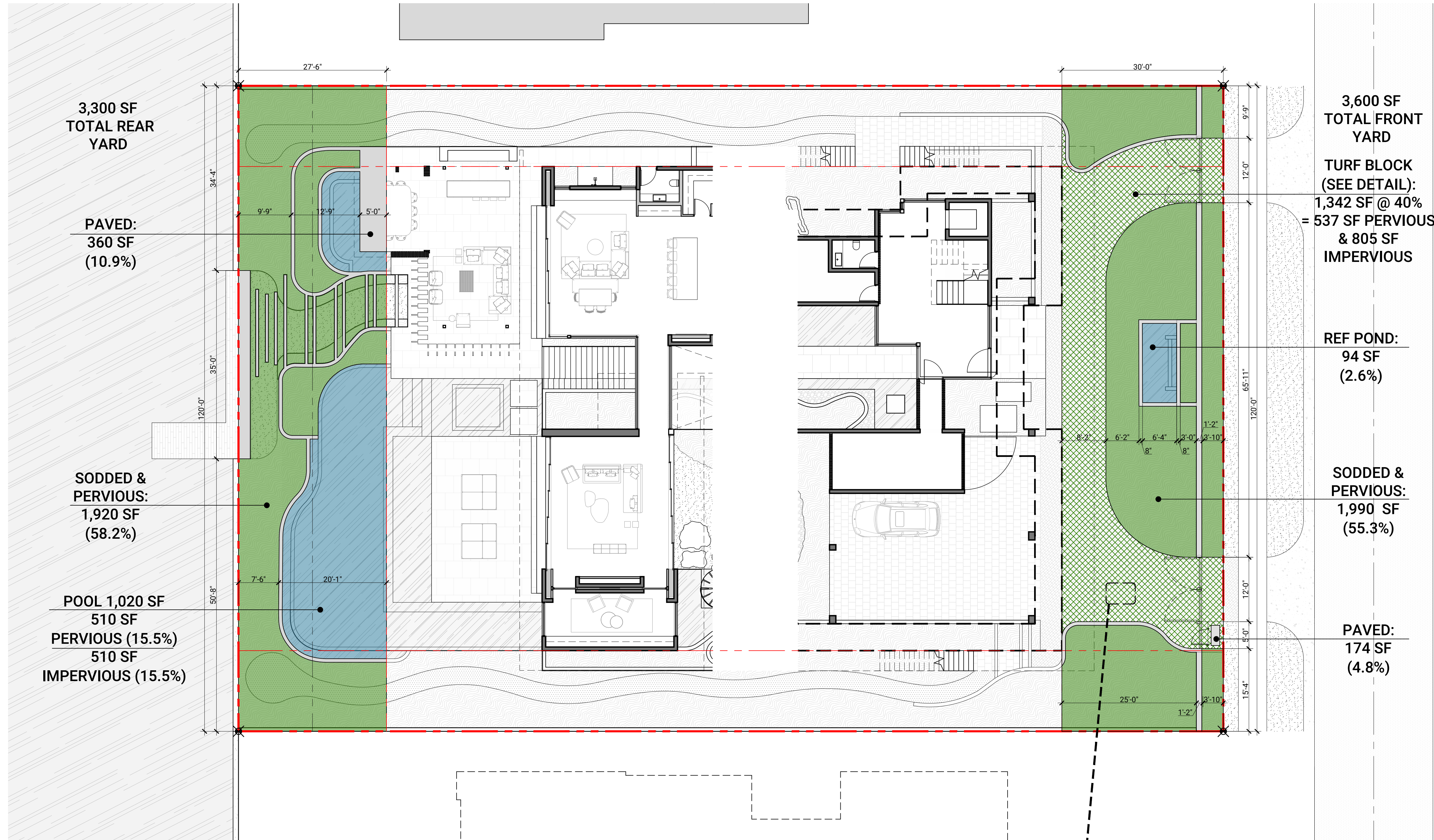
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SHEET
**UNDERSTORY OPEN
AREA DIAGRAM
A-042a**



3,300 SF
TOTAL REAR
YARD

PAVED:
360 SF
(10.9%)

SODDED &
PERVIOUS:
1,920 SF
(58.2%)

POOL 1,020 SF
510 SF
PERVIOUS (15.5%)
510 SF
IMPERVIOUS (15.5%)

3,600 SF
TOTAL FRONT
YARD

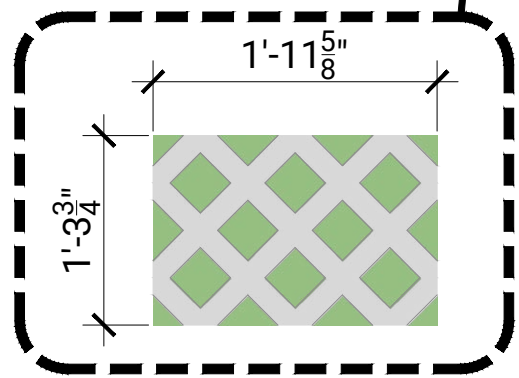
TURF BLOCK
(SEE DETAIL):
1,342 SF @ 40%
= 537 SF PERVIOUS
& 805 SF
IMPERVIOUS

REF POND:
94 SF
(2.6%)

SODDED &
PERVIOUS:
1,990 SF
(55.3%)

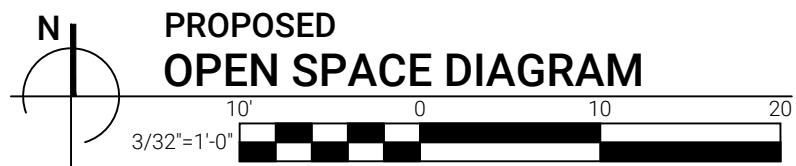
PAVED:
174 SF
(4.8%)

REAR YARD:	
TOTAL REAR YARD:	3,300 SF (100%)
REQUIRED PERVIOUS AREA:	2,310 SF (70%)
PAVED:	360 SF (10.9%)
SODDED & PERVIOUS:	1,920 SF (58.2%)
POOL (AT 50%):	510 SF (15.5%)
IMPERVIOUS POOL:	510 SF (15.5%)
TOTAL PERVIOUS AREA:	2,430 SF (73.6%)



SF PER UNIT:
IMPERVIOUS: 2.60 SF (100%)
PERVIOUS: 1.54 SF (60%)
PERVIOUS: 1.06 SF (40%)

FRONT YARD:	
TOTAL FRONT YARD:	3,600 SF (100%)
REQUIRED PERVIOUS AREA:	2,520 SF (70%)
PAVED:	979 SF (27.2%)
SODDED & PERVIOUS:	2,527 SF (70.2%)
REFLECTING POND:	94 SF (2.6%)
TOTAL PERVIOUS AREA:	2,621 SF (72.8%)



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SHEET

OPEN SPACE DIAGRAMS

A-043



ROOF TERRACE:	
ENCLOSED AREA BELOW:	3,997 SF (100%)
MAX. ALLOWABLE ROOF TERRACE AREA:	999 SF (25%)
ROOF TERRACE AREA:	146 SF (3.7%)

A-044

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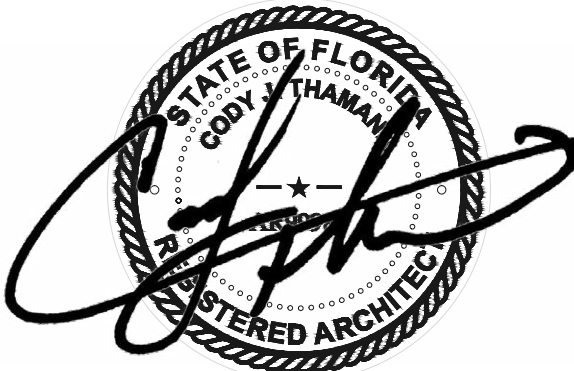
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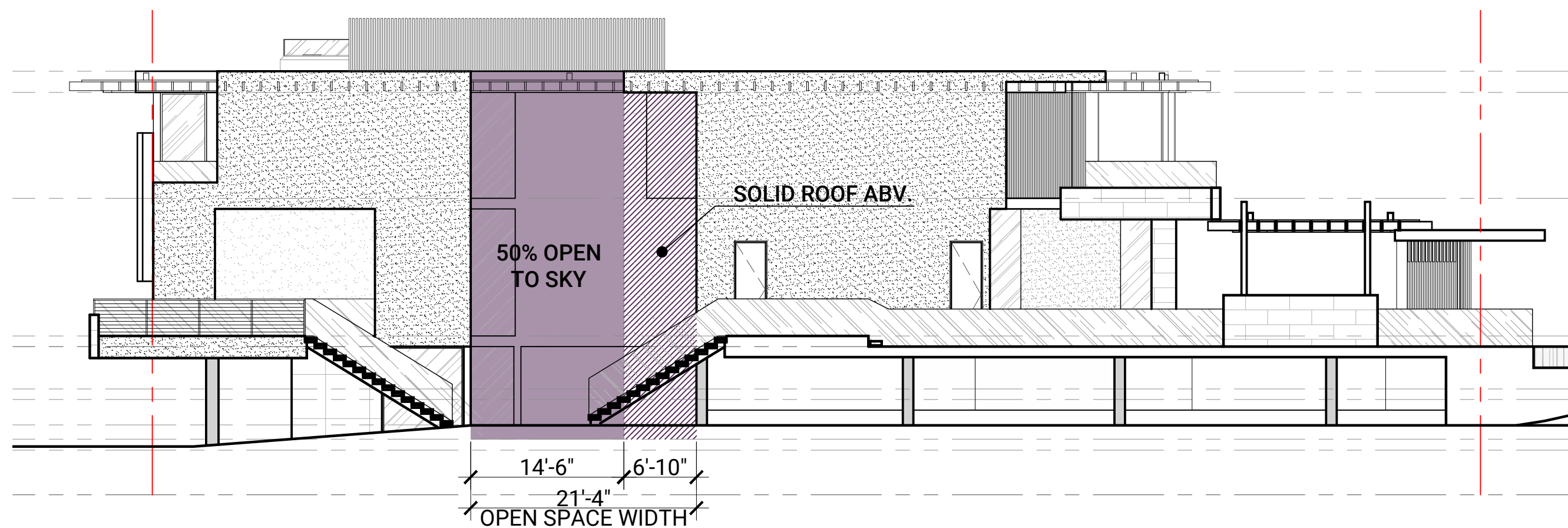
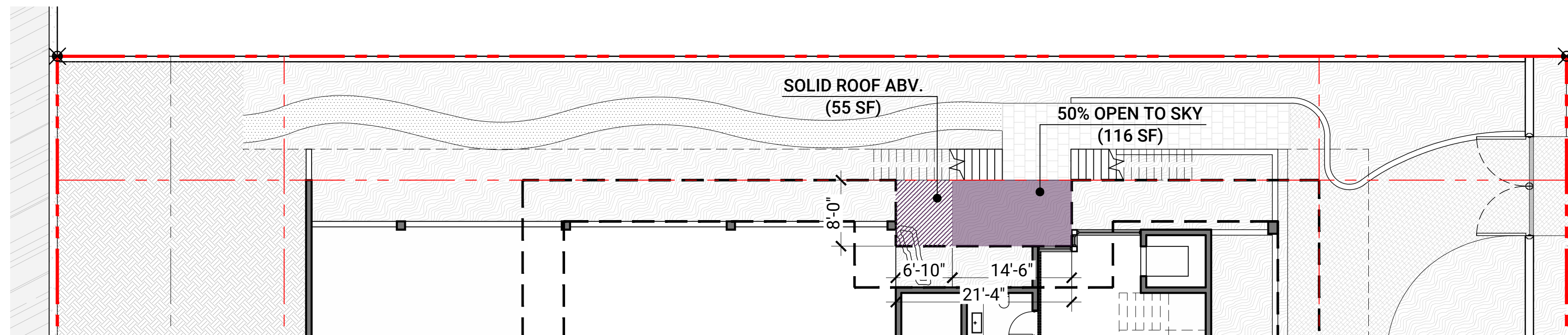
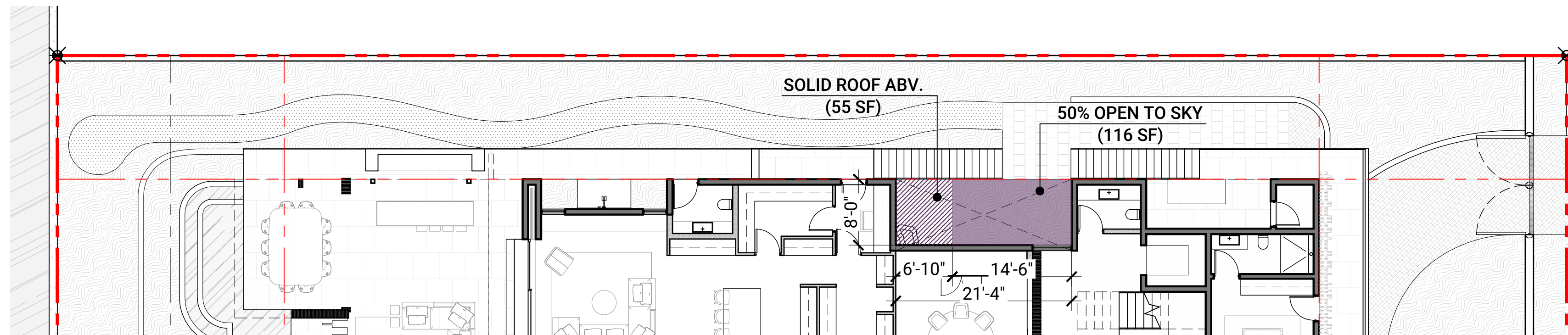
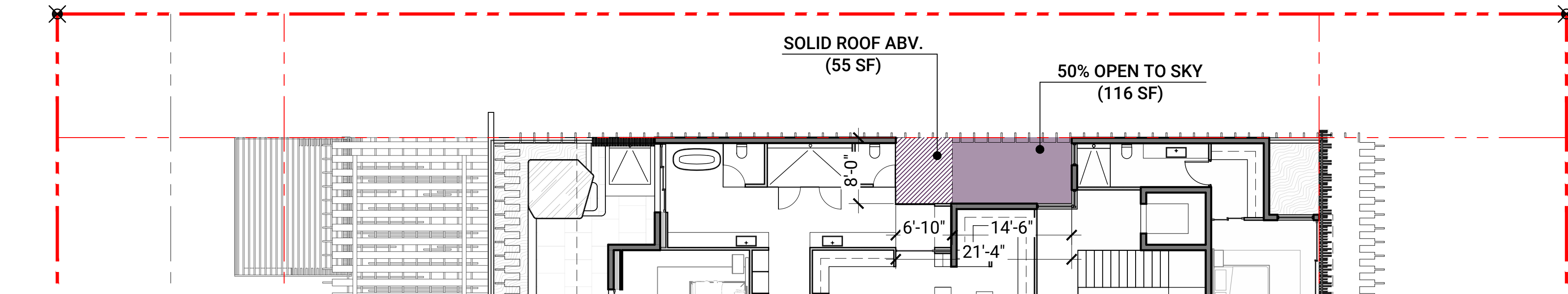
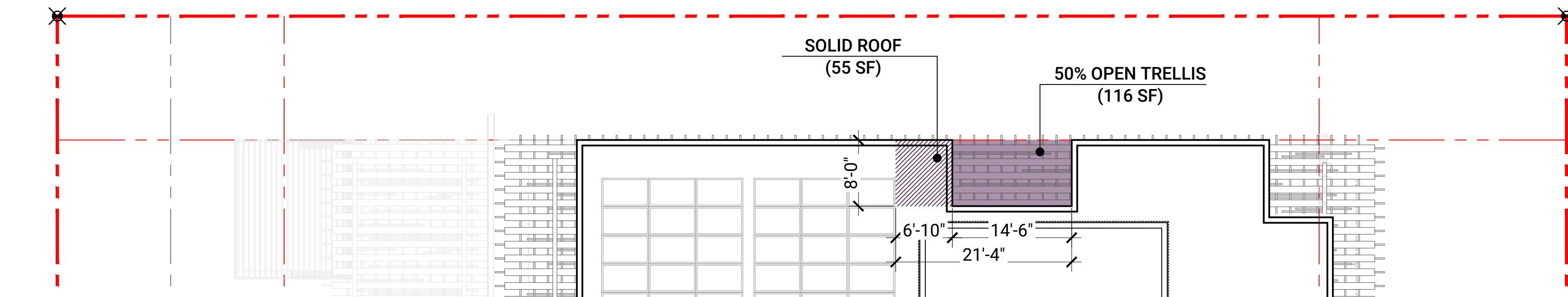
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SHEET

**SIDE YARD OPEN SPACE
WAIVER DIAGRAM**

A-045



SIDE YARD OPEN SPACE WAIVER REQUEST

REQUIRED OPEN SPACE: 219 SF (1% OF LOT SIZE)
PROVIDED OPEN SPACE: 171 SF (.08% OF LOT SIZE)

*OPEN SPACE DOES NOT MEET THE REQUIREMENT
OF OPEN TO SKY FROM GRADE.


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	228 W. DILIDO DR.		
2	Folio number(s):	02-3232-011-0190 & 02-3232-011-0200		
3	Board and file numbers :	Design Review Board: DRB21-0699		
4	Year built:	VACANT LAND	Zoning District:	RS-3
5	Based Flood Elevation:	AE 9.00	Grade value in NGVD:	4.21' NGVD
6	Adjusted grade (Flood+Grade/2):	6.61' NGVD	Free board Minimum Required: Proposed (project benchmark):	+1' (+10' NGVD) +5' (+14' NGVD)
7	Lot Area:	21,960 SF		
8	Lot width:	120'	Lot Depth:	183'
9	Max Lot Coverage SF and %:	6,588 SF (30%)	Proposed Lot Coverage SF and %:	6,042 SF (27.5%)
10	Existing Lot Coverage SF and %:	VACANT LAND	Lot coverage deducted (garage-storage) SF:	n/a
11	Front Yard Open Space SF and %:	2,621 SF (72.8%)	Rear Yard Open Space SF and %:	2,430 SF (73.6%)
12	Max Unit Size SF and %:	10,980 (50%)	Proposed Unit Size SF and %:	10,801 SF (49.2%)
13	Existing First Floor Unit Size:	VACANT LAND	Proposed First Floor Unit Size (INC. CABANA AND O.H.)	5,343 SF
			Proposed Second Floor Unit Size:	4,577 SF
14			Proposed First Floor Unit Size (Volumetric):	_____
15			Proposed Second Floor volumetric Unit Size SF and %	_____

		Required	Existing	Proposed	Deficiencies
18	Height:	24'		26'-0"	WAIVER REQUEST
	Setback:				
19	Front Understory level:	30'-0"		35'-0"	
20	Front First & Second level:	30'-0"		30'-0"	
21	Side 1:	15'-0"		15'-0"	
22	Side 2 or (facing street):	15'-0"		15'-0"	
23	Rear:	27'-6"		28'-6"	
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear:	13'-9"		N/A	
26	Sum of Side yard :	30'-0"		30'-0"	
27	Located within a Local Historic District?			Yes or <u>(no)</u>	
28	Designated Historic SingleFam Residence?			Yes or <u>(no)</u>	
29	Determined to be Architecturally Significant?			Yes or <u>(no)</u>	
ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 9	6	Flood Design Class:	Class 2
2	FIRM Map Number	12086C0316L	7	Building Use:	Single-Family Residence
3	Base Flood Elevation (BFE):	9.00' NGVD	8	Lowest Elevation of Equipment:	10.00' NGVD
4	Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level)	10.00' NGVD	9	Lowest Adjacent Grade	5.26' NGVD
	Proposed Top of Next Higher Floor: (Next highest Habitable Level)	15.00' NGVD	10	Highest Adjacent Grade	15.00' NGVD
	Proposed Main House First Flr. Elevation:	15.00' NGVD			
5	Crown of Road Elevation:	3.94' NGVD			

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SHEET

ZONING DATA SHEET
A-046