

FINAL SUBMITTAL - 08/02/2021 DRB21-0699 REQUEST FOR DRB APPROVAL FOR:

228 W. DILIDO DR. MIAMI BEACH, FLORIDA 33139

(786) 584-7857

CODY@TAPLUSD.COM

OWNER: 228 W. DILIDO VG, LLC 228 W. DILIDO DRIVE MIAMI BEACH, FL 33139

ARCHITECT OF RECORD: THAMANN ARCHITECTURE + DESIGN 1853 SW 24TH TER. MIAMI, FL 33145

DESIGN ARCHITECT:

109 HATFIELD STREET **GARDENS, CAPE TOWN 8001** +27 (0)21 468 4400 INFO@SAOTA.COM

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

2964 AVIATION AVENUE MIAMI, FL 33133 (305) 858-6777 RAYMOND@RAYMONDJUNGLES.COM

SCOPE OF WORK:

REQUEST FOR DRB APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY CONCRETE & CBS SINGLE-FAMILY RESIDENCE WITH UNDERSTORY. PROPERTY TO INCLUDE ADDITIONAL SITE IMPROVEMENTS INCLUDING DRIVEWAY, POOL, COVERED PATIOS, AND LANDSCAPING.

REQUESTS:

1. UNDERSTORY

2. WAIVER #1: HEIGHT

3. WAIVER #2: SIDE ELEVATION

PROJECT INFORMATION COMMISSION NO.

2030

PROJECT

DILIDO ISLAND RESIDENCE

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

ARCHITECT OF RECORD

TH / M / N N

A: 1853 SW 24TH TER.

MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857

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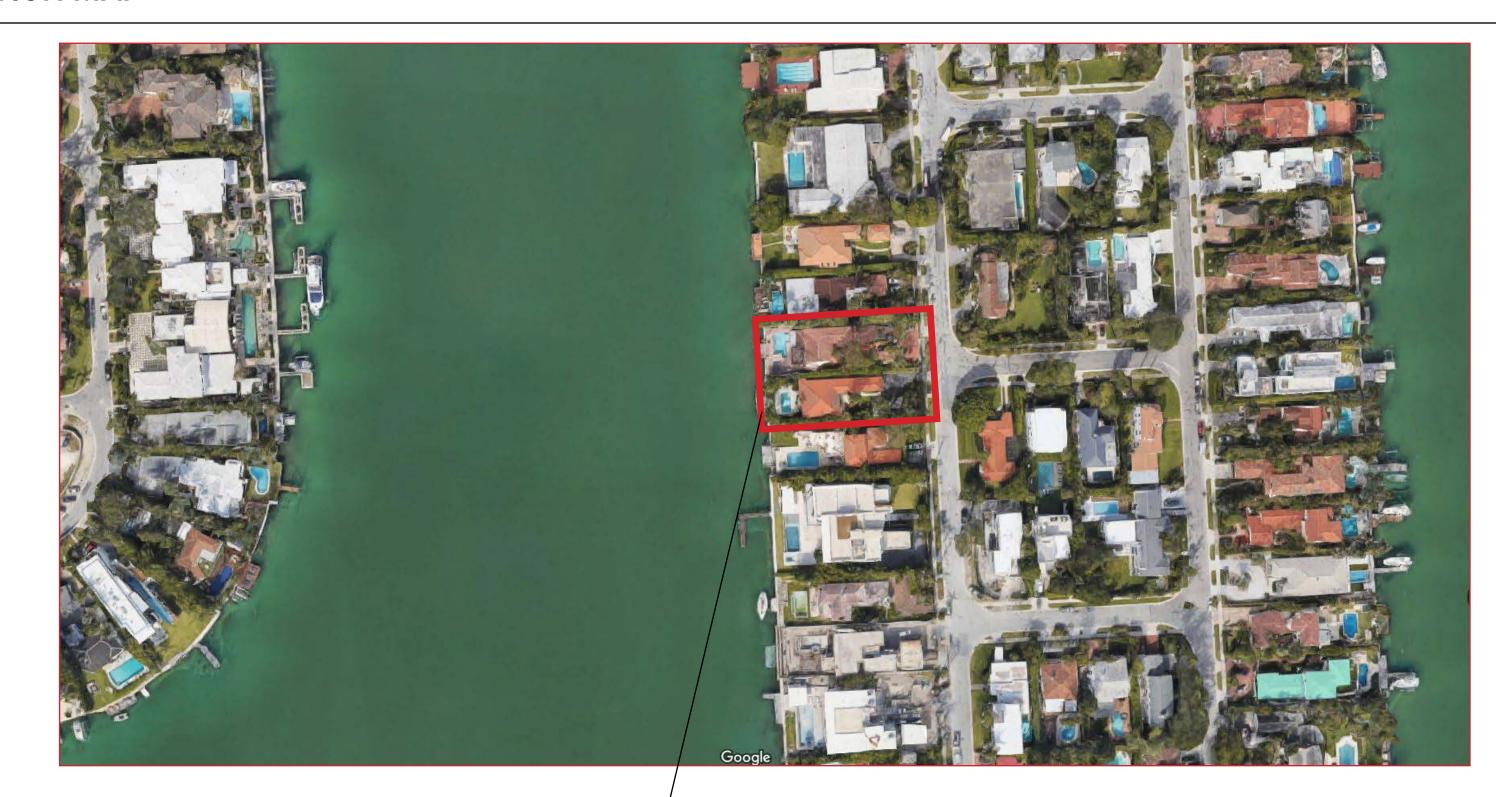
DATE 08/02/2021

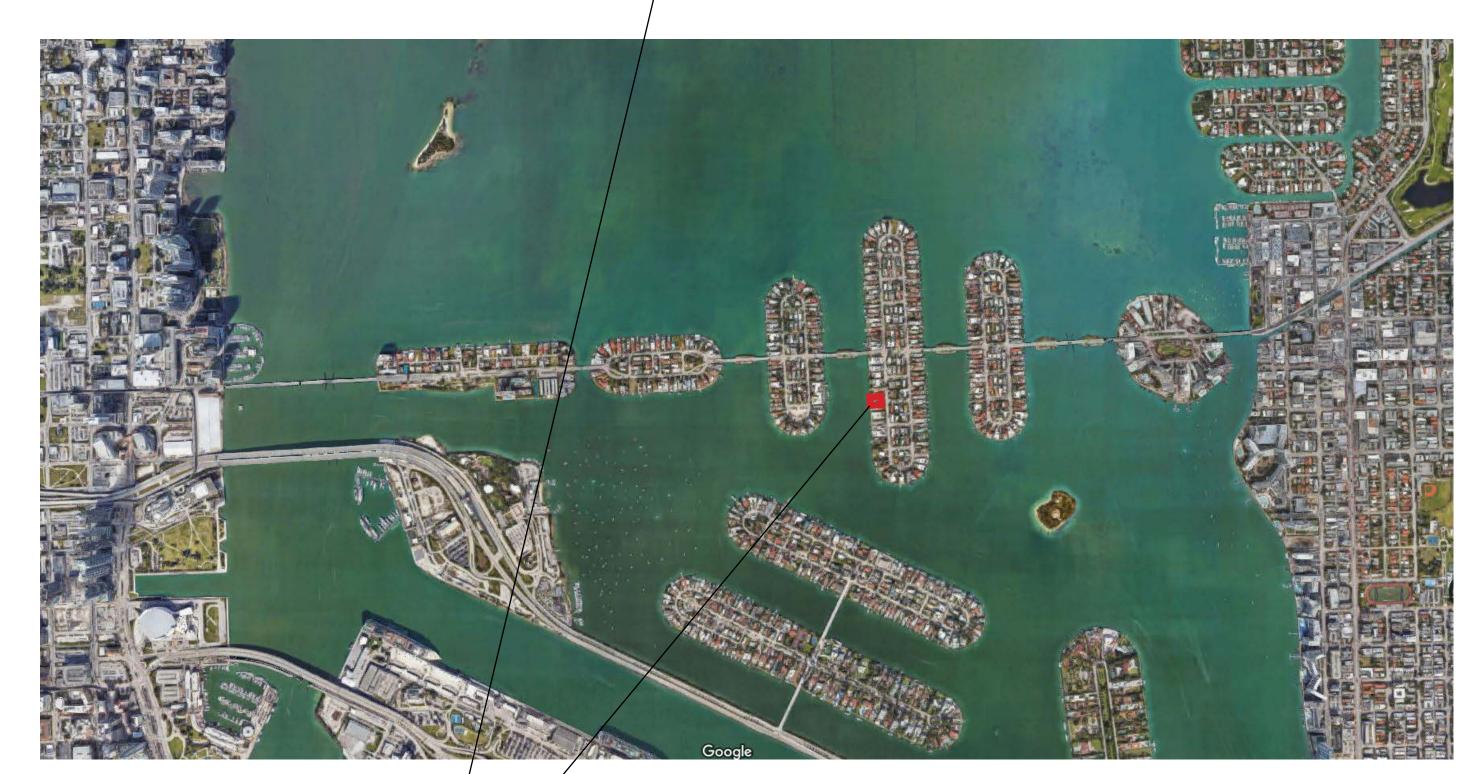
DRB FINAL SUBMITTAL

COVER

A-000

LOCATION MAP





228 WEST DILIDO DRIVE

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PROJECT DATA

PROPERTY ADDRESS:

FOLIO NUMBERS:

02-3232-011-0190

02-3232-011-0200

LEGAL DESCRIPTION:

228 & 302 WEST DILIDO DRIVE LOT 10, IN BLOCK 2, OF DI LIDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT MIAMI BEACH, FL 33139 BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA TOGETHER WITH: AN EIGHT (8) FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINES OF LOTS 9 AND 10, IN BLOCK 2, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, AS

> RECORDED IN PLAT BOOK 8, AT PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 9 AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 10, IN BLOCK 2.

LOT 11, BLOCK 2, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH: AN 8-FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF SAID LOT 11, BLOCK 2, DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF,

11, IN BLOCK 2 EXTENDED WESTERLY.

RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT PROJECT INFORMATION COMMISSION NO.

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PROJECT DILIDO ISLAND RESIDENCE

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REVISION

SEAL



DATE

08/02/2021 DRB FINAL SUBMITTAL

SHEET

A-010

INDEX

LOT - 8

BLOCK - 10

P.C. F.I.P. 1/2"

F.I.R. 1/2

NO CAP

LOT - 12

BLOCK - 2

NO ID

LIMIT OF PLAT

(N.A.P.)

W.M. 5' CONC. SWK

LOT - 11

BLOCK - 2

\ DOCK

ELEV.

=3.85'

+€.B.W.

NO CAP

0/S 2.9'E

COMMON N

VACANT LOT

LAND AREA = ± 21960 SQ. FT

OR ± 0.50 ACRES

C.B.W.



LOT - I

BLOCK - 9

PROVISIONAL

BLOCK -2

22' ASPHALT

BLOCK - 2

F.N.D. SEAWALL

LIMITS OF 8' STRIP

CONTIGUOUS PORTION

LIMIT OF PLAT

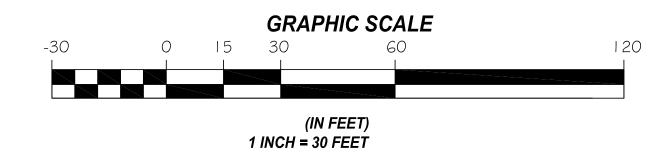
120.00'

BISCAYNE BAY

2' VALLEY GUTTER

55' TOTAL RIGHT-OF-WAY

TOPOGRAPHIC SURVEY



ADDITIONAL SURVEYOR'S

REFERS TO NATIONAL

DATUM 1929 (NGVD29)

REFERS TO NORTH

DATUM 1988 (NAVD88)

→ AMERICAN VERTICAL

CONVERSION NOTE:

NAVD(88) + 1.55' = NGVD (29)

(BLUE) × ' GEODETIC VERTICAL

LEGAL DESCRIPTION:

Folio: 02-3232-011-0190

Lot 10, in Block 2, of DI LIDO, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida

Together with:

An eight (8) foot strip of land contiguous to the Westerly boundary lines of Lots 9 and 10, in Block 2, of DI LIDO ISLAND, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida, lying between the Westerly extension of the Northerly line of Lot 9 and the Westerly extension of the Northerly line of Lot 10, in Block 2

Folio: 02-3232-011-0200

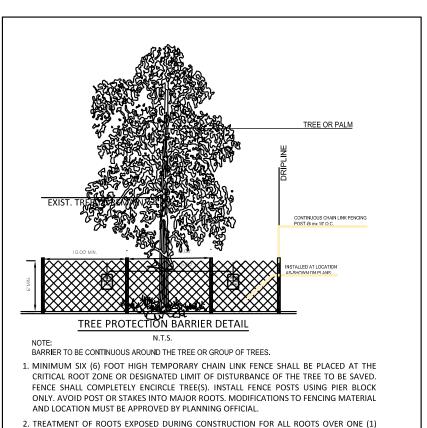
Lot 11, Block 2, of DI LIDO ISLAND, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.

Together with:

An 8-foot strip of land contiguous to the Westerly boundary line of said Lot 11, Block 2, D1 LIDO ISLAND, according to the Plat thereof, recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, lying between the Northerly and Southerly boundary lines of said Lot 11, in Block 2 extended Westerly.

TREE TABLE					
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)	
	TREE	1.25	20	20	
2	PALM	0.80	25	15	

SURVEYOR'S NOTE: AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS 3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT

BE MOVED OR REMOVED UNLESS APPROVED BT THE CITY PLANNING OFFICIAL. WORK

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE

WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE

-X - X - X - X0 0 0 $\times 0.00$ = EXISTING ELEVATIONS

<u>END</u>
= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/
= EXISTING ELEVATIONS

DRAWN BY:	LK
FIELD DATE:	06/25/2021
SURVEY NO:	21-002295
SHEET:	1 OF 1

LB#7806

LOCATION SKETCH

PROPERTY ADDRESS: **ABBREVIATIONS**

228-302 W DI LIDO DRIVE = ARC. C = AIR CONDITIONER PAD MIAMI BEACH, FLORIDA 33139 = ANCHOR EASEMEN = ALUMINUM SHED

H. = ASPHALT = BLOCK CORNER

B.C.R. = BROWARD COUNTY RECORDS

C.B.S. = CONCRETE BLOCK STRUCTURE

C.L.F. = GRAIN LINK FERVE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH

D.M.E. = DRAINAGE MAINTENANCE EASEMENT DRIVE = DRIVEWAY

EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD

F.F.E. = FINISHED FLOOR ELEVATION F.N.D. = FOUND NAIL & DISK

F.N. = FOUND NAIL H. = HIGH OR (HEIGHT) IN.&EG. = INGRESS AND EGRESS EASEMENT

I.C.V. = IRRIGATION CONTROL VALVE

L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION

(M) = MEASURED DISTANCE

L.M.E. = LAKE MAINTENANCE EASEMENT

M.B. = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS

NGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE

P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE

M.E. = MAINTENANCE EASEMENT M.H. = MANHOLE N.A.P. = NOT A PART OF

H or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK

P.C. = POINT OF CURVATURE P.O.T. = POINT OF TANGENCY

P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB

R.R. = RAIL ROAD

R/W = RIGHT-OF-WAY

SEC. = SECTION STY. = STORY

SWK. = SIDEWALK S.I.P. = SET IRON PIPE

S.V. = SEWER VALVE

= TANGENT

= TELEPHONE BOOTH T.B.M. = TEMPORARY BENCHMARK

TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE

= MONUMENT LIN = CENTER LINE = DELTA

UTIL. = UTILITY
U.E. = UTILITY EASEMENT U.P. = UTILITY POLE W.M. = WATER METER W.F. = WOOD FENCE W.P. = WOOD PORCH

W.R. = WOOD ROOF

T.U.E. = TECHNOLOGY UTILITY EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE

RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE

P.L.S. = PROFESSIONAL LAND SURVEYOR

P.R.M. = PERMANENT REFERENCE MONUMENT

O.V.H. = OVERHANG PVMT. = PAVEMENT

PL. = PLANTER

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM

B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE

CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH

CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE

C.S. = CONCRETE SLAB

ELEV. = ELEVATION

ENCR. = ENCROACHMENT F.H. = FIRE HYDRANT

F.I.P. = FOUND IRON PIPE F.I.R. = FOUND IRON ROD

C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT

BLDG. = BUILDING B.M. = BENCH MARK

CERTIFICATION

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.

• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. • THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. • EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED

• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. • LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

• BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE;

THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES. • EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE. • THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION. • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR

• FENCE OWNERSHIP NOT DETERMINED.

• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: BASE FLOOD ELEVATION: 9FT. COMMUNITY:

DATE OF FIRM: THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN

THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7806. 4.ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM

OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-172 .LOCATOR NO.3245 SW @ VENETIAN CSWY -18' SOUTH OF C/L& SAN MARINO ISLAND -EAST BRIDGE; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929

SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA

ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES. Date: 2021.07.28 10:24:13 -04'00' Adobe Acrobat version: 2021.005.20058 06/25/2021

JOHN IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

Digitally signed by JOHN A Date: 2021.07.28 10:24:48 Adobe Acrobat version: 2021.005.20058

PROJECT INFORMATION COMMISSION NO. 2030

PROJECT

DILIDO ISLAND RESIDENCE

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

ARCHITECT OF RECORD

TH / M / N N

A: 1853 SW 24TH TER.

MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857

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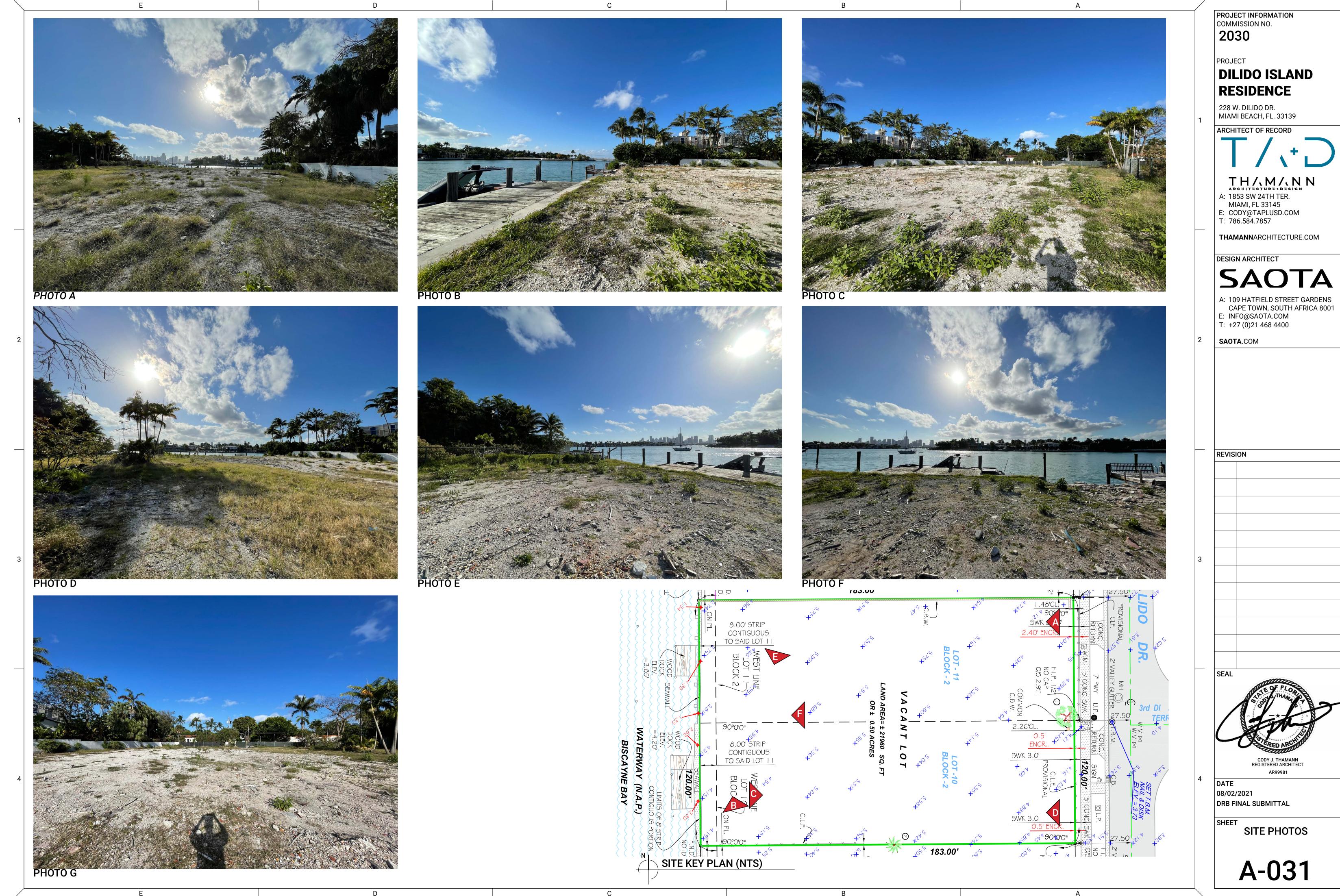
REVISION



REGISTERED ARCHITECT

DATE 08/02/2021 DRB FINAL SUBMITTAL

SURVEY

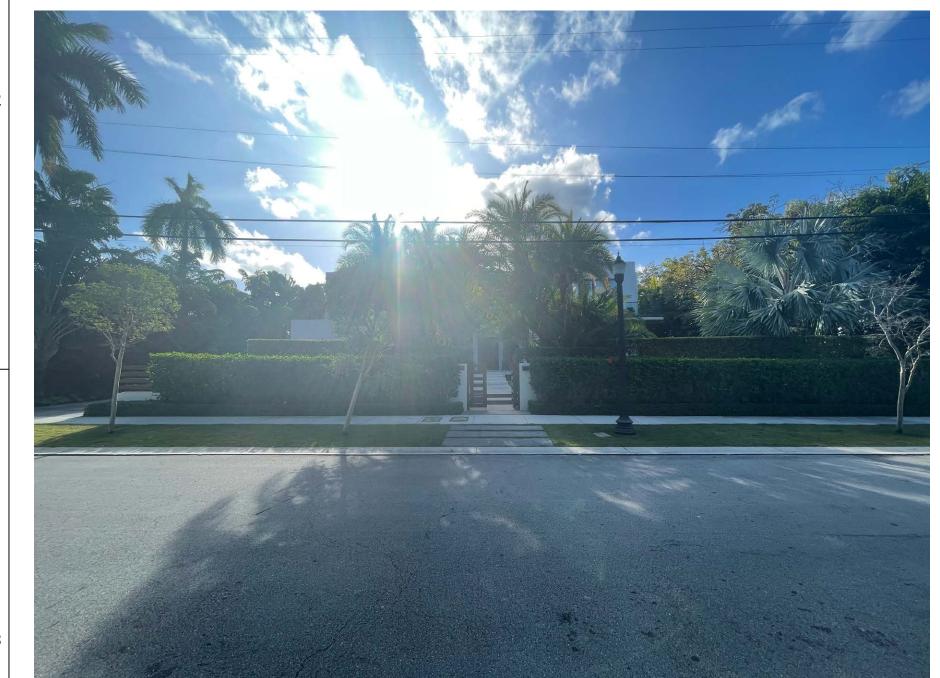




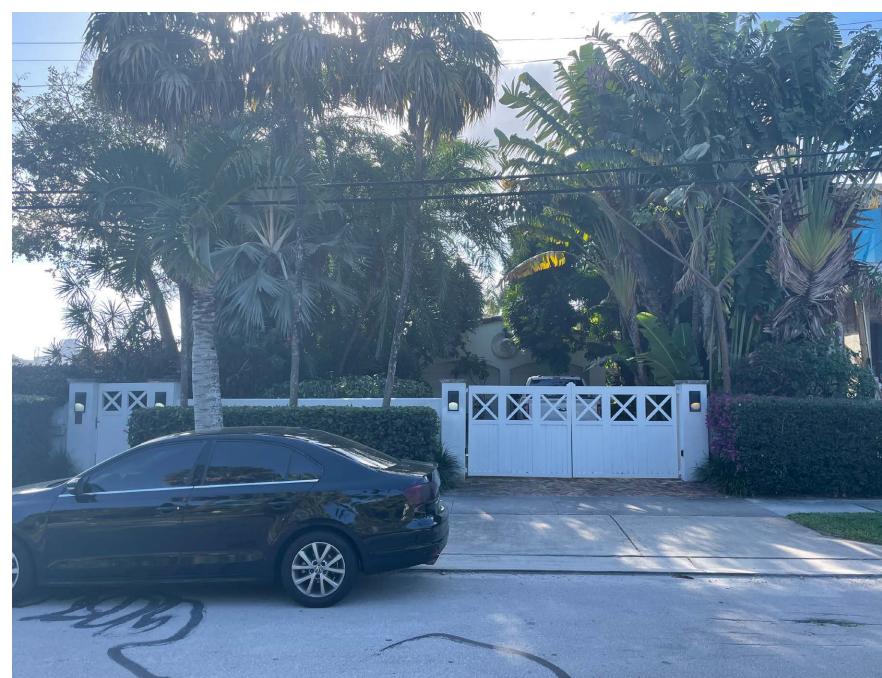




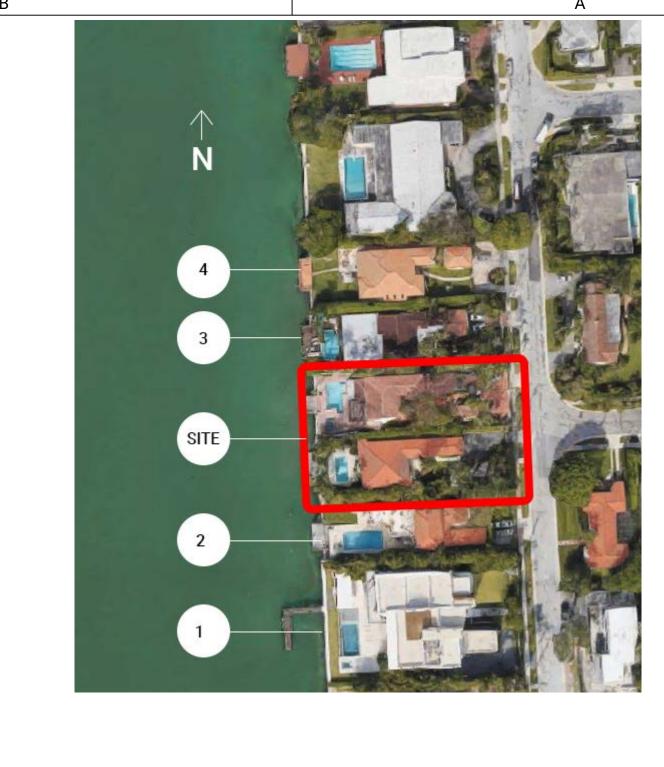
SITE - 228 WEST DILIDO DRIVE



RESIDENCE 1



RESIDENCE 3

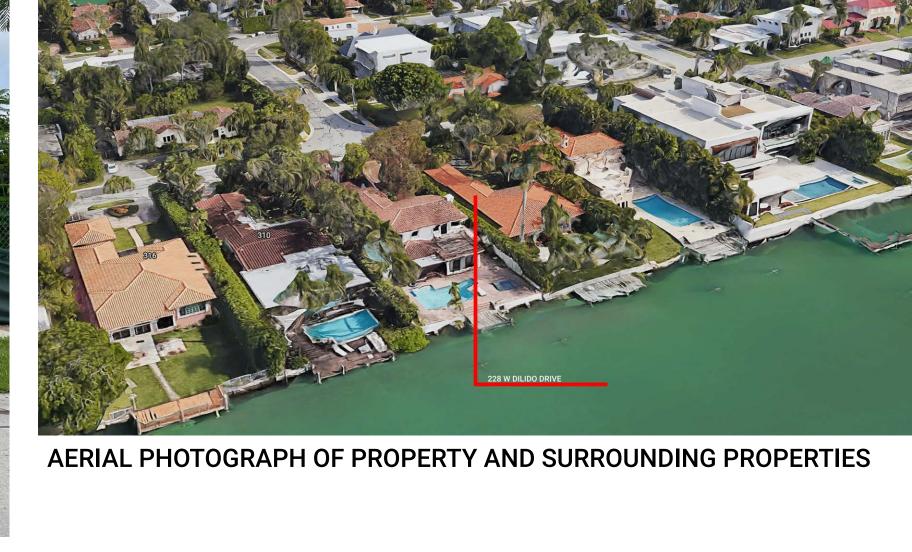


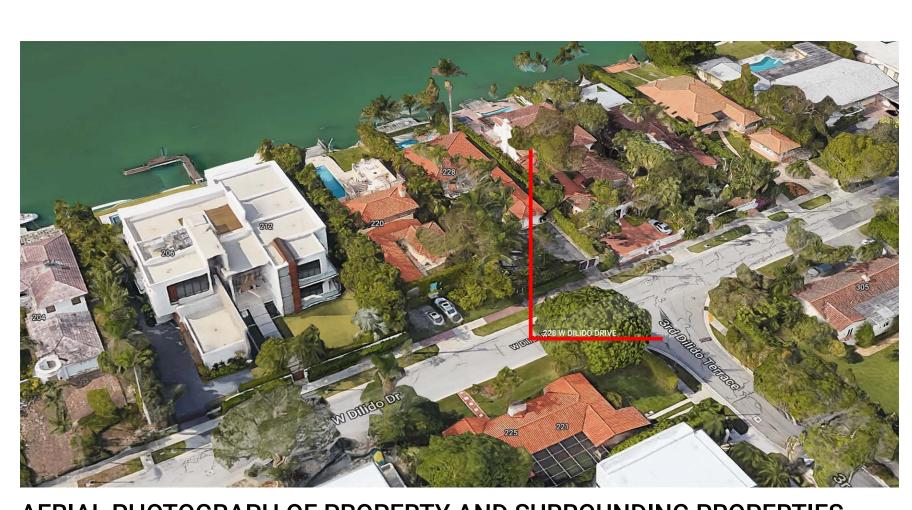


RESIDENCE 2



RESIDENCE 4





AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES

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SURROUNDING **PROPERTIES**

A-032



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



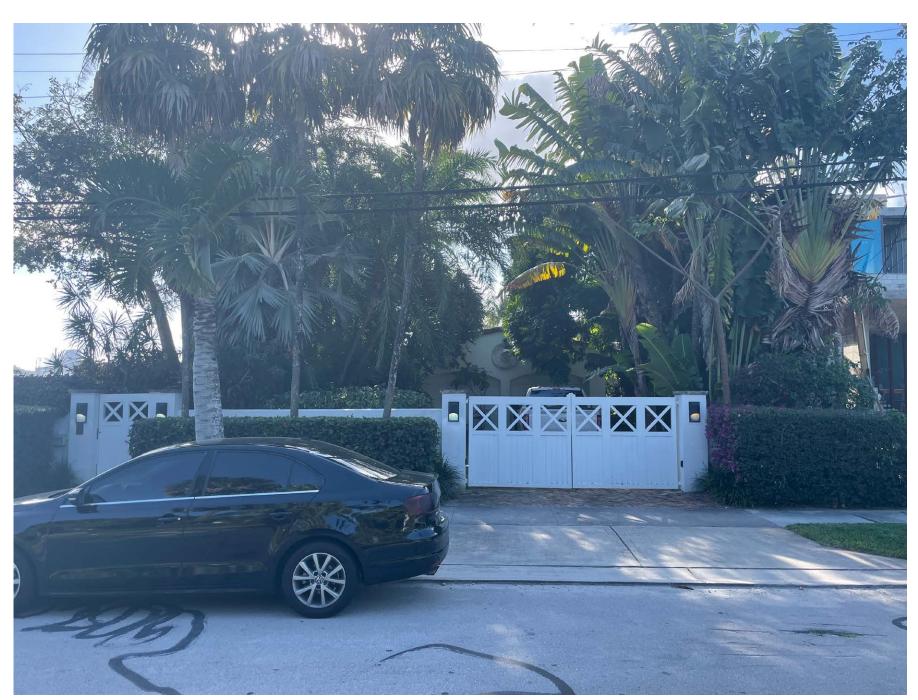
AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY - 228 WEST DILIDO DRIVE



RESIDENCE 3

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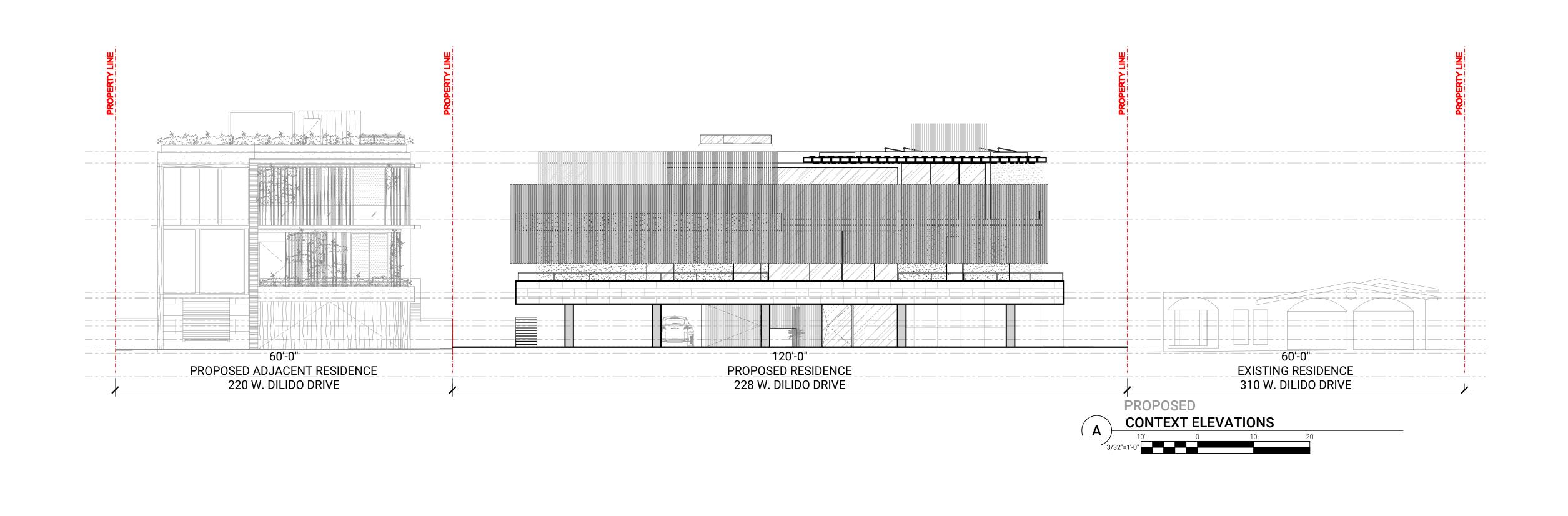
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EXISTING CONTEXT ANALYSIS

A-033



PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT



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REVISION

SEAL



CODY J. THAMANI REGISTERED ARCHITI AR99981

DATE 08/02/2021

08/02/2021 DRB FINAL SUBMITTAL

PROPOSED CONTEXT
ANALYSIS

A - 034



EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

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SHEET
PROPOSED CONTEXT **ANALYSIS**