

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

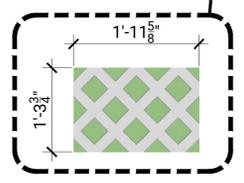
TURF BLOCK
(SEE DETAIL):
1,342 SF @ 40%
= 537 SF PERVIOUS
& 805 SF
IMPERVIOUS

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%)



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

DATE
08/02/2021
DRB FINAL SUBMITTAL

SHEET

OPEN SPACE DIAGRAMS

A-043

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

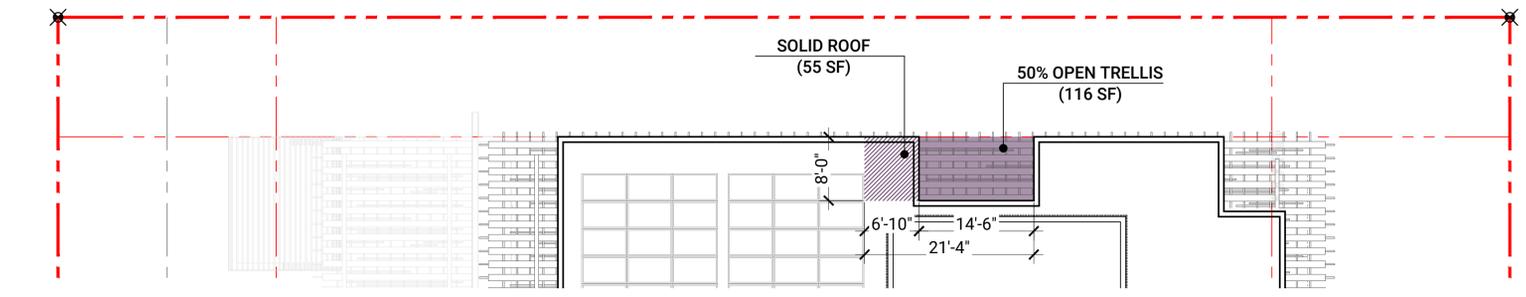
REVISION

SEAL

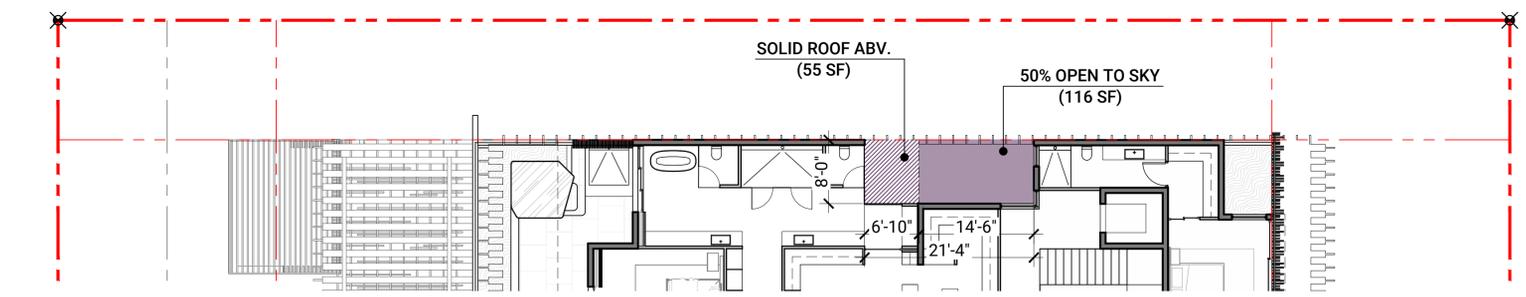


DATE
08/02/2021
DRB FINAL SUBMITTAL

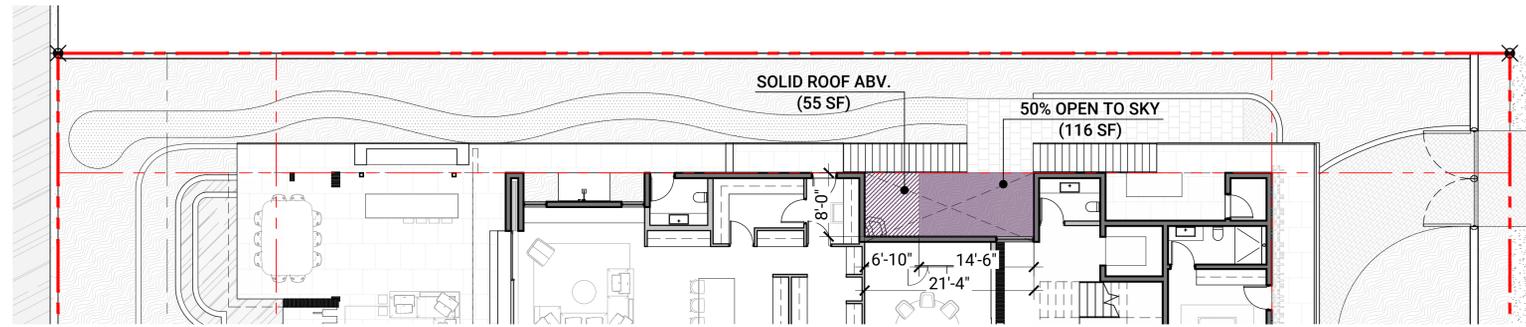
SHEET
**SIDE YARD OPEN SPACE
WAIVER DIAGRAM
A-045**



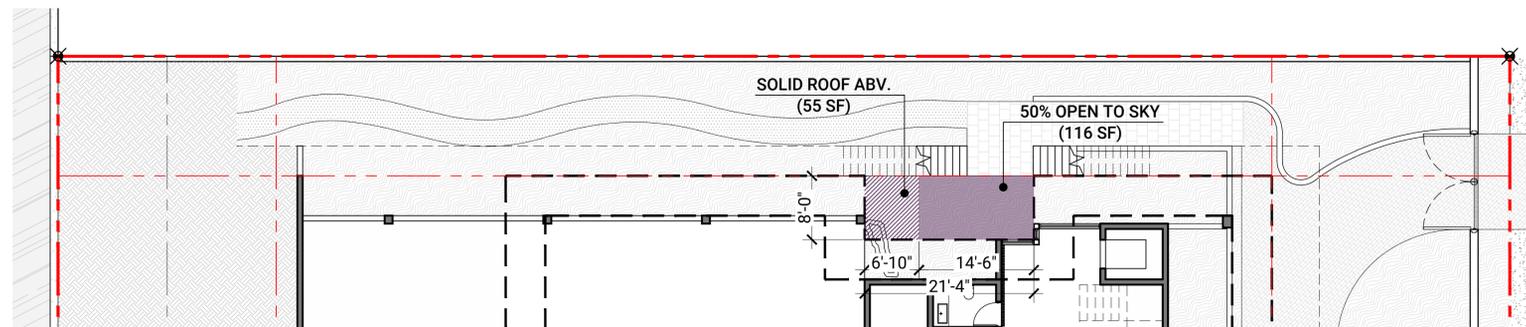
ROOF PLAN
3/32"=1'-0"



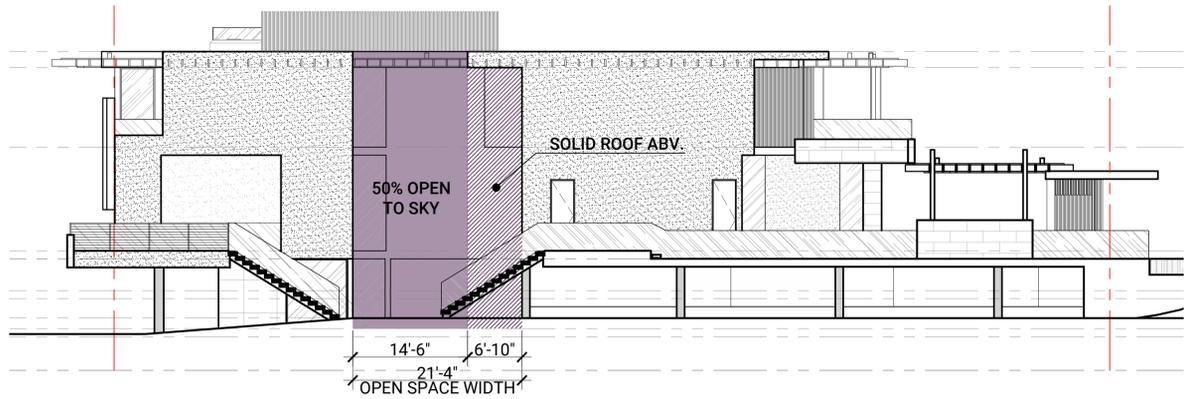
SECOND FLR. PLAN
3/32"=1'-0"



FIRST FLR. PLAN
3/32"=1'-0"



UNDERSTORY PLAN
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"

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.	

E

D

C

B

A

1

2

3

4

E

D

C

B

A

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	+1' (+10' NGVD)
7	Lot Area:	21,960 SF	Minimum Required: Proposed (project benchmark):	+5' (+14' NGVD)
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 (no)	
28	Designated Historic SingleFam Residence?		Yes or (no)	
29	Determined to be Architecturally Significant?		Yes or (no)	

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			

PROJECT INFORMATION
COMMISSION NO.
2030

PROJECT
**DILIDO ISLAND
RESIDENCE**

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

ARCHITECT OF RECORD



THAMANN
ARCHITECTURE + DESIGN
A: 1853 SW 24TH TER.
MIAMI, FL 33145
E: CODY@TAPLUSD.COM
T: 786.584.7857

THAMANNARCHITECTURE.COM

DESIGN ARCHITECT



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

DATE
08/02/2021
DRB FINAL SUBMITTAL

SHEET

ZONING DATA SHEET

A-046