



**228 & 302 WEST DILIDO DRIVE, MIAMI BEACH**

THAMANN  
ARCHITECTURE+DESIGN

SAOTA

jungles

# Neighbor Outreach & Support

## 228 W Dilido Drive

### DRB21-0699



No.	Property Address	Owner	Status
1	310 W Dilido Dr	310 W DILIDO LLC MACLEAN, JOSEPH (Manager)	Supports Design.
2	220 W Dilido Dr	MAESTRIA REAL ESTATE INC C/O GIANESE-PITMAN P.A	Discussed with owner.
3	212 W Dilido Dr	212 WEST DILIDO DRIVE LLC	Supports Design.
4	204 W Dilido Dr	204 WEST DILIDO DRIVE LLC C/O TARCH TAW	Supports Design.
5	221 W Dilido Dr	HOLLY S WALLACK	Discussed with owner.
6.	305 W Dilido Dr	JOCELYN HIDER	Knocked on door. Not home.
7	321 W Dilido Dr	MICHAEL SHAWN CAMILLE ROYER	Knocked on door. Not home.
8	316 W Dilido Dr	OLIVIER FRANCOIS	Construction site.
9	320 W Dilido Dr	320 Aqua LLC	Rental property.
Additional	108 W Dilido Dr	HAVA RYWLIN	Supports Design.
	123 W Dilido Dr	DINA GOLDENTAYER	Supports Design.





228 & 302 WEST DILIDO DRIVE, MIAMI BEACH

11 EAST DILIDO DRIVE, MIAMI BEACH





PHOTO A



PHOTO B



PHOTO C



PHOTO D



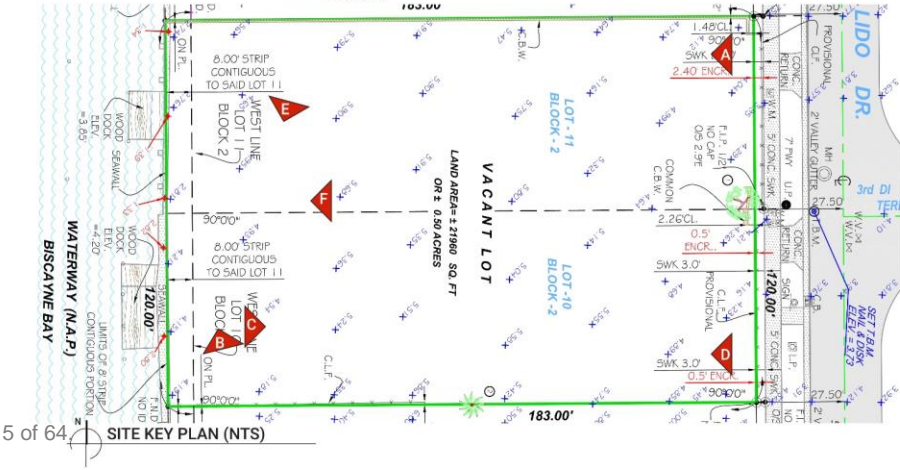
PHOTO E



PHOTO F



PHOTO G







SITE - 228 WEST DILIDO DRIVE



RESIDENCE 1



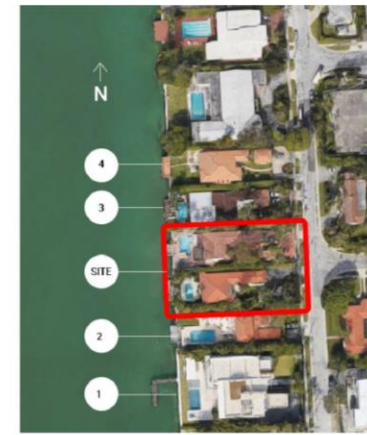
RESIDENCE 3



RESIDENCE 2



RESIDENCE 4



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES





AERIAL PHOTOGRAPH - REAR OF RESIDENCE



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



RESIDENCE 2

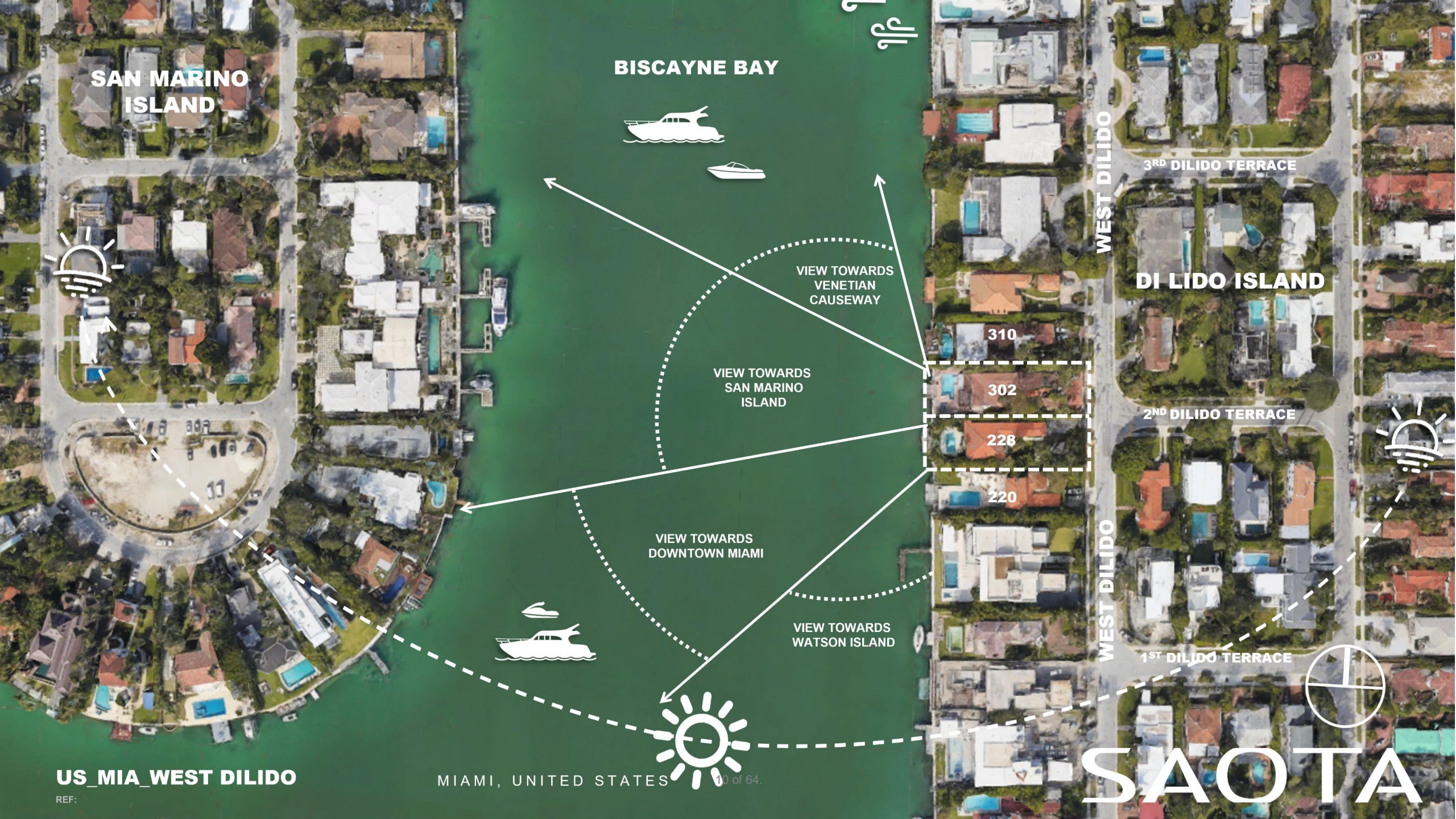


SUBJECT PROPERTY - 228 WEST DILIDO DRIVE



RESIDENCE 3





SAN MARINO  
ISLAND

BISCAYNE BAY

WEST DILIDO

3RD DILIDO TERRACE

DI LIDO ISLAND

2ND DILIDO TERRACE

WEST DILIDO

1ST DILIDO TERRACE

VIEW TOWARDS  
VENETIAN  
CAUSEWAY

VIEW TOWARDS  
SAN MARINO  
ISLAND

VIEW TOWARDS  
DOWNTOWN MIAMI

VIEW TOWARDS  
WATSON ISLAND

310

302

228

220

US\_MIA\_WEST DILIDO

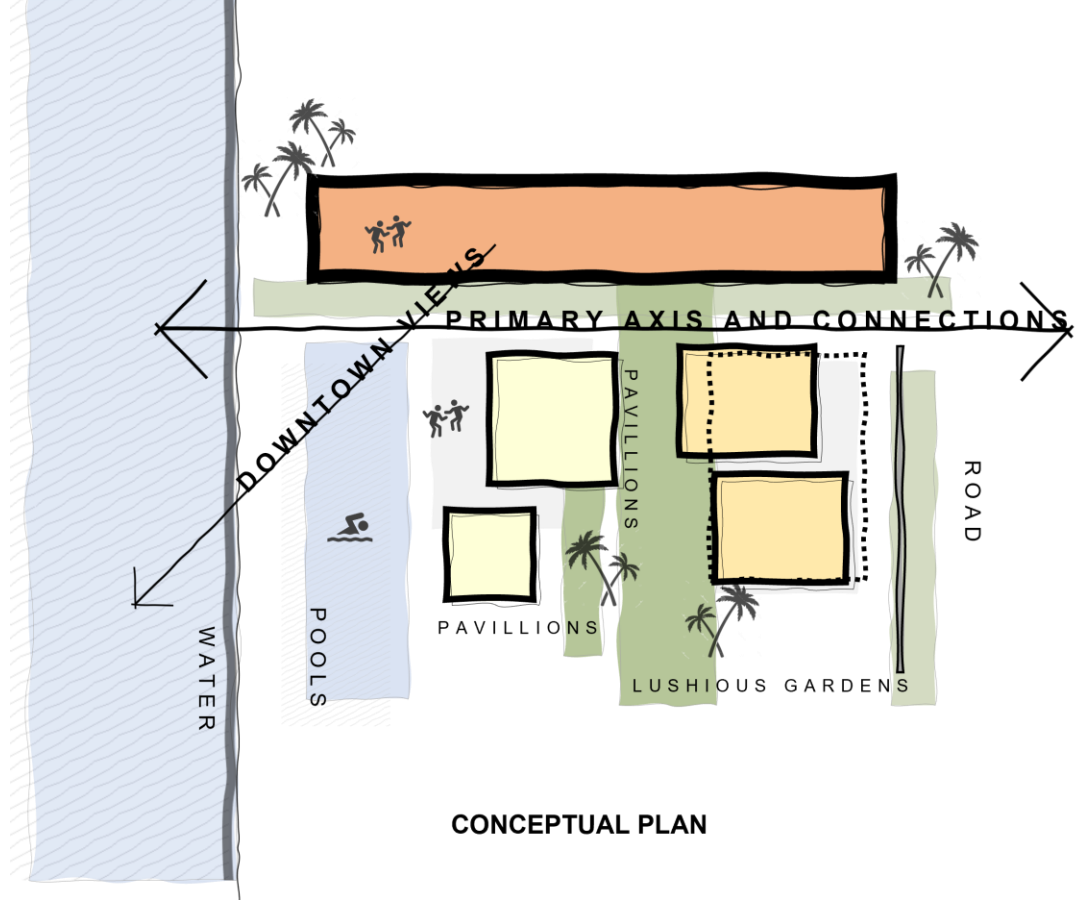
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MIAMI, UNITED STATES

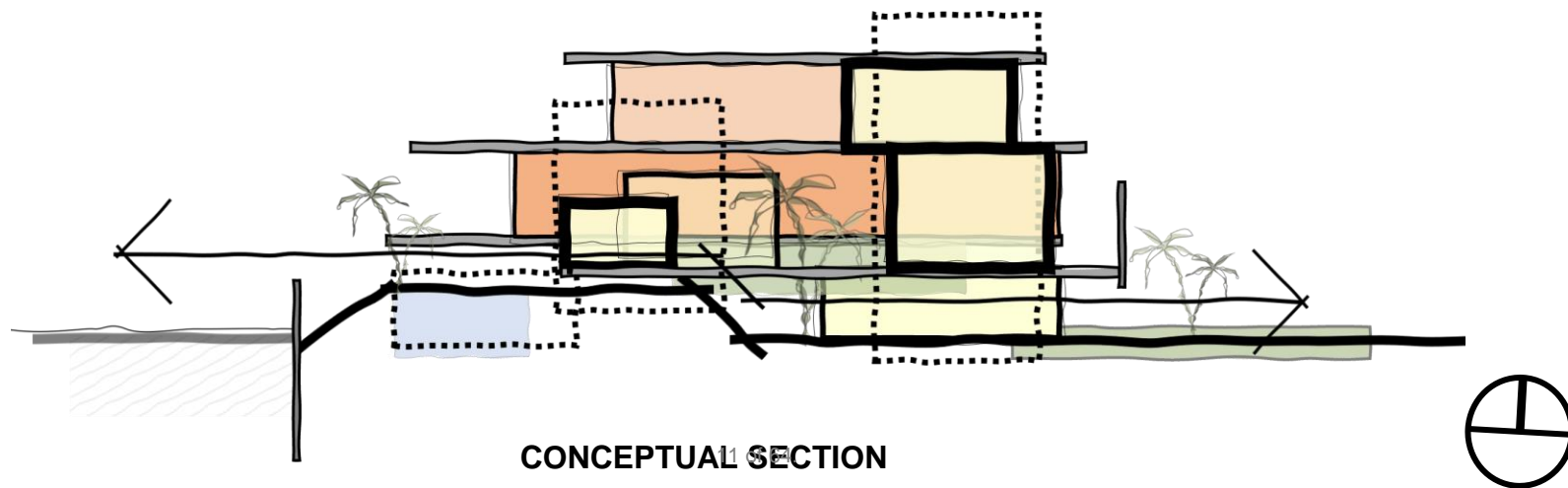
10 of 64.

SAOTA





CONCEPTUAL PLAN



CONCEPTUAL SECTION

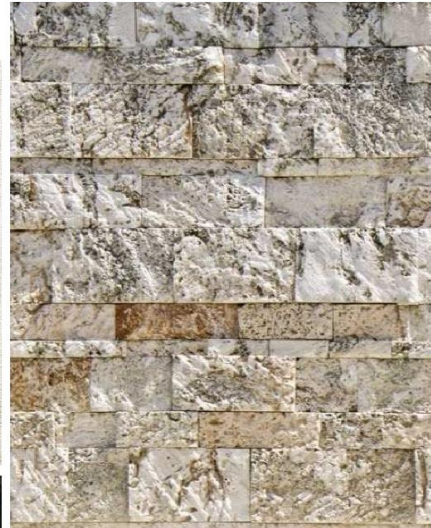
SHEER TEXTILE



DARK STONE



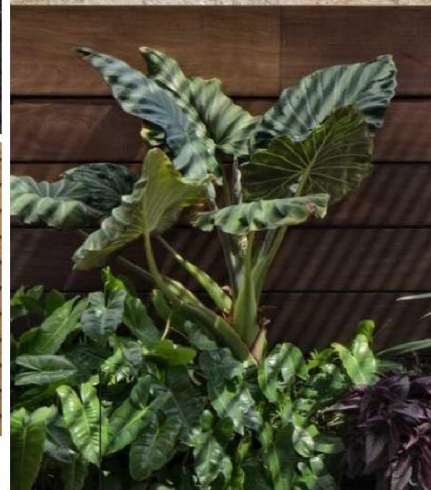
WOOD



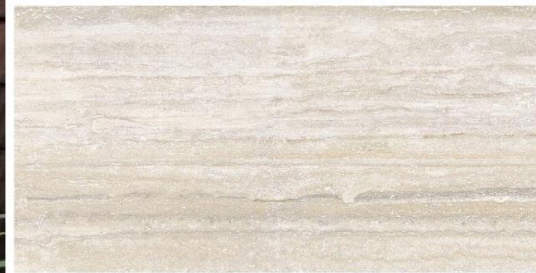
GRAY STONE



CORAL STONE



12 of 64  
VEGETATION

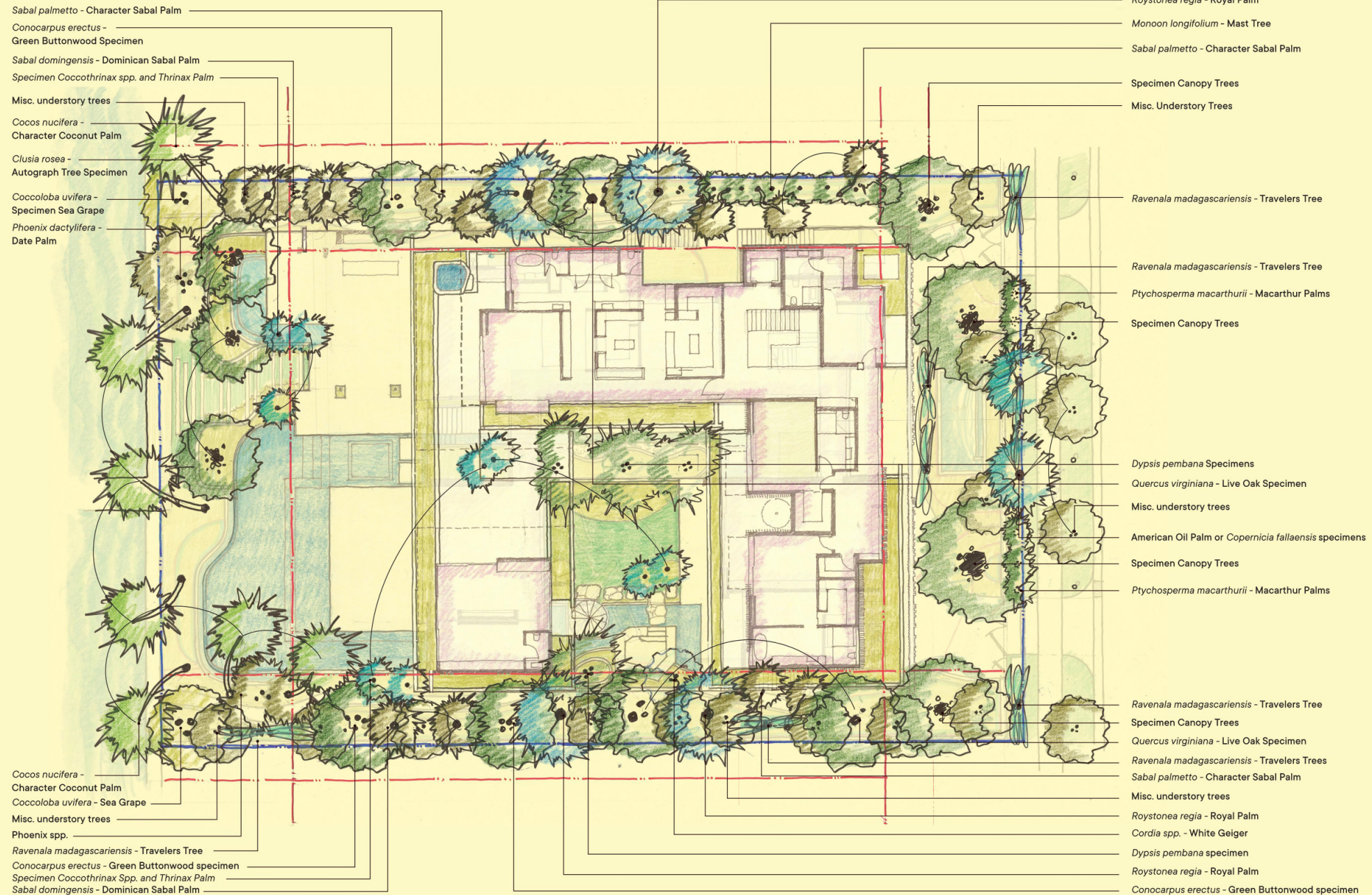


## MATERIALITY

Architecture draped in warm materials,  
soft textures and exciting colours.



# CANOPY PLAN





T.O. HIGH ROOF  
(REQUESTED WAIVER)  
+29'-0" TOS  
+40.00' NGVD  
MAX BUILDING HT.  
+29'-0" TOS  
+38.00' NGVD  
  
SECOND FLOOR  
+14'-0" TOS  
+28.00' NGVD  
  
FIRST FLOOR  
+1'-0" TOS  
+15.00' NGVD  
  
BFE+5  
+0'-0" TOS  
+14.00' NGVD  
  
BFE +1  
-4'-0" TOS  
+10.00' NGVD  
BASE FLOOD ELEV.  
-5'-0" TOS  
+9' NGVD  
ADJ. GRADE  
+8.61' NGVD  
GRADE  
+4.21' NGVD  
BASELINE  
-14'-0" TOS  
+0.00' NGVD



MAX WALL ELEVATION: 11.21' NGVD  
FLOOD ELEVATION: 9.00' NGVD  
MAX ALLOWED FRONT YARD ELEVATION: 7.73' NGVD  
MIN ALLOWED YARD ELEVATION: 5.56' NGVD  
ARCHITECTURAL UNDERSTORY: 5.26' NGVD  
GRADE: 4.21' NGVD

1 EAST ELEVATION  
Scale: 1/8" = 1'-0"

T.O. HIGH ROOF  
(REQUESTED WAIVER)  
+29'-0" TOS  
+40.00' NGVD  
MAX BUILDING HT.  
+29'-0" TOS  
+38.00' NGVD  
  
SECOND FLOOR  
+14'-0" TOS  
+28.00' NGVD  
  
FIRST FLOOR  
+1'-0" TOS  
+15.00' NGVD  
  
BFE+5  
+0'-0" TOS  
+14.00' NGVD  
  
BFE +1  
-4'-0" TOS  
+10.00' NGVD  
BASE FLOOD ELEV.  
-5'-0" TOS  
+9' NGVD  
BASELINE  
-14'-0" TOS  
+0.00' NGVD



MAX ALLOWED REAR YARD ELEVATION: 14.00' NGVD  
MAX WALL ELEVATION: 11.21' NGVD  
FLOOD ELEVATION: 9.00' NGVD  
MIN ALLOWED YARD ELEVATION: 5.56' NGVD  
GRADE: 4.21' NGVD

2 WEST ELEVATION  
Scale: 1/8" = 1'-0"





3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION  
Scale: 1/8" = 1'-0"





EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

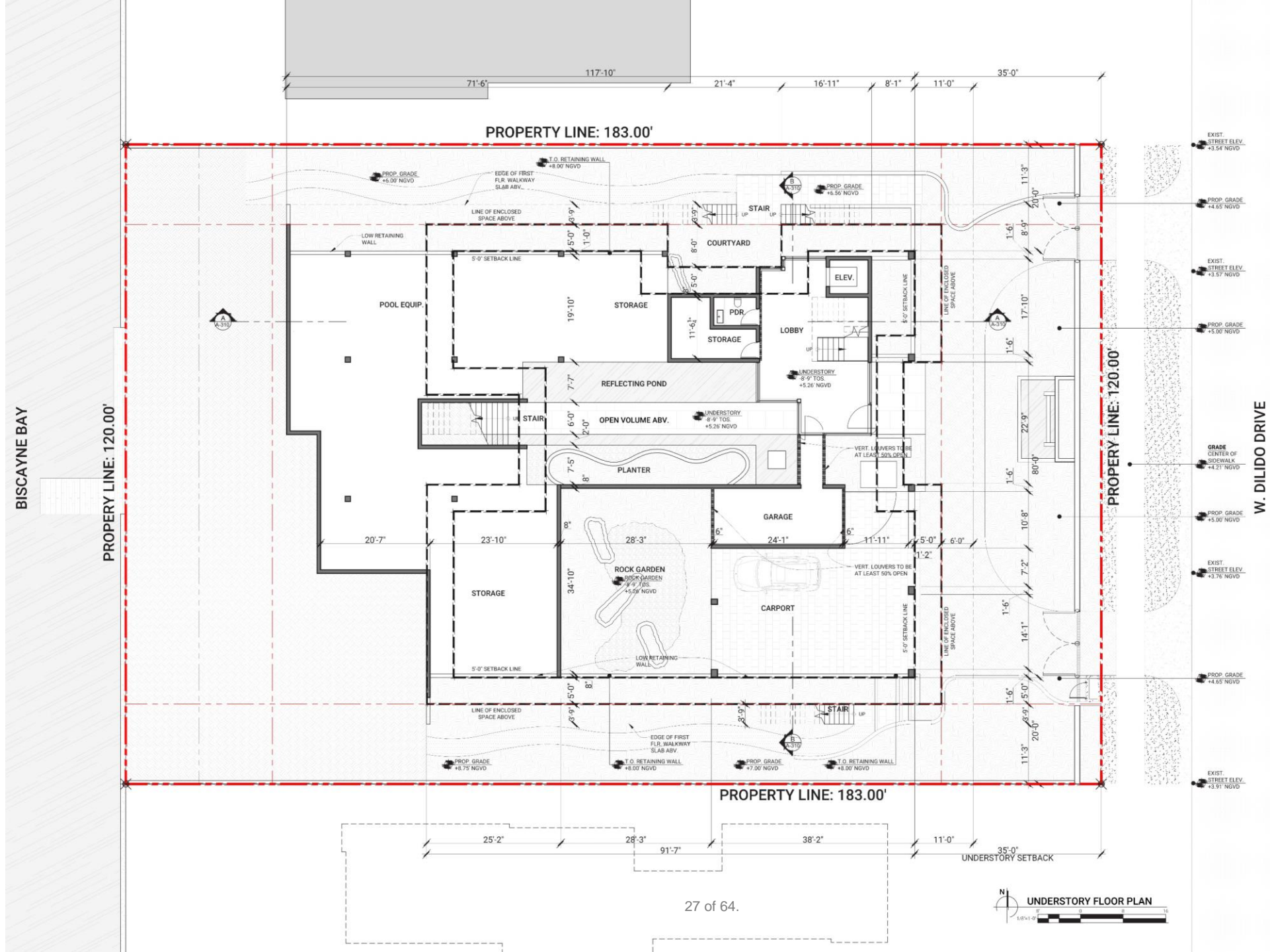








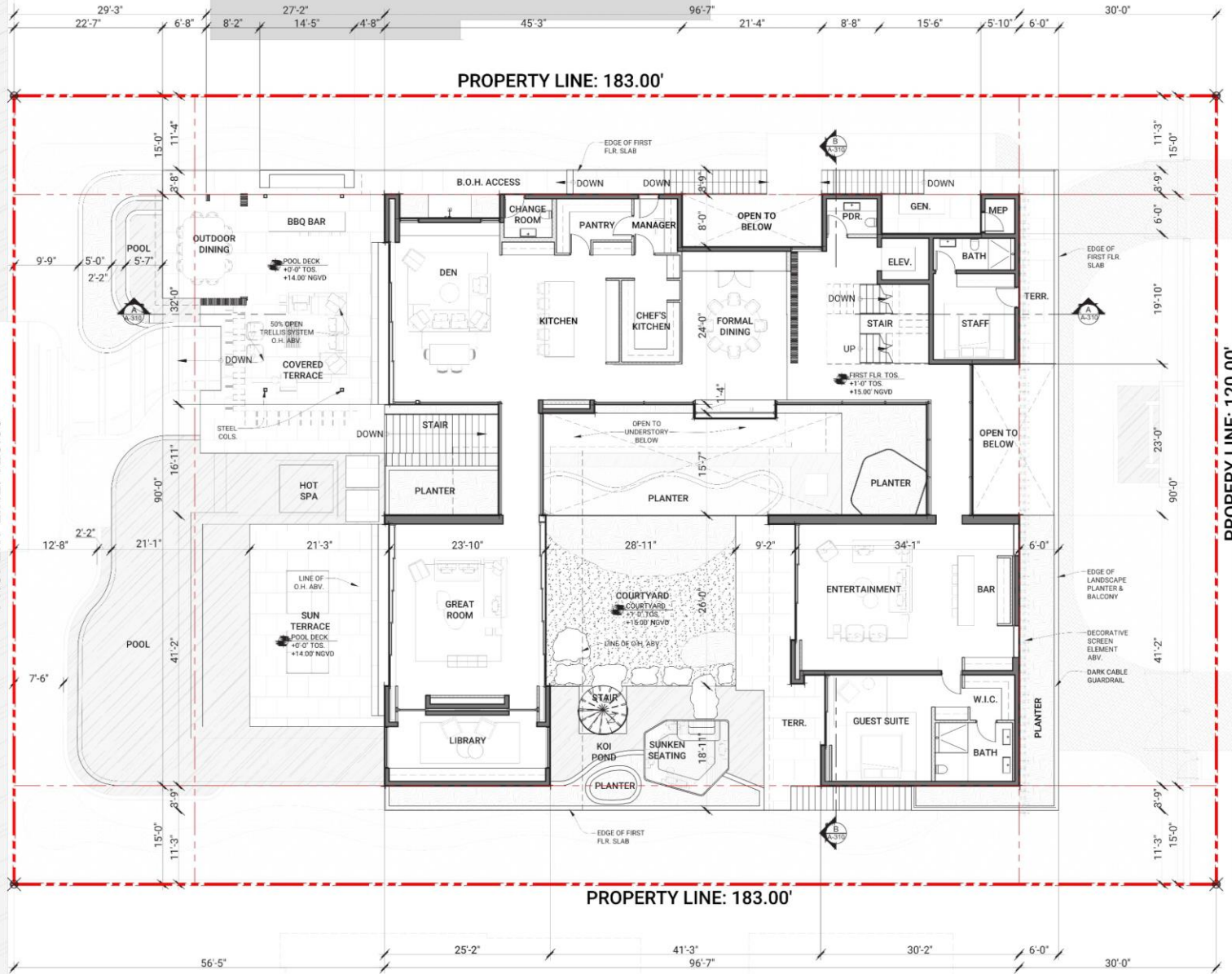






BISCAYNE BAY

PROPERTY LINE: 120.00'



PROPERTY LINE: 120.00'

W. DILDO DRIVE

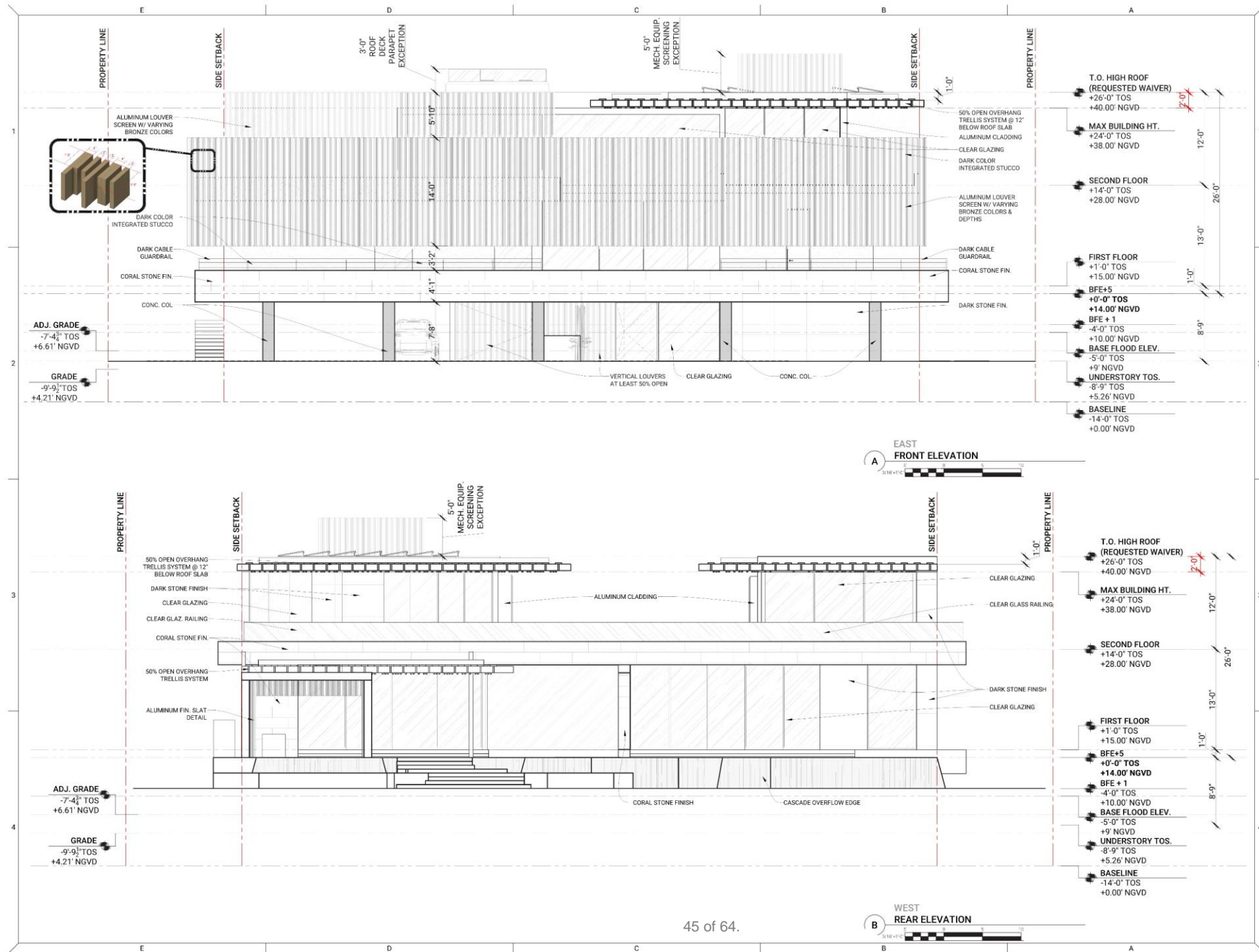












PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

**T+A+D**  
**THAMANN**

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

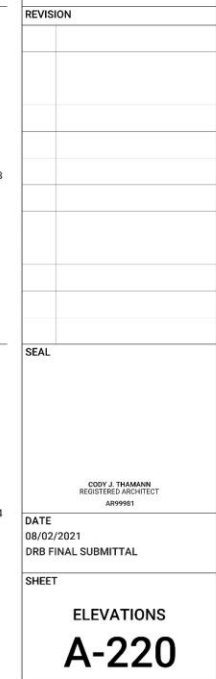
SEAL

CODY J. THAMANN  
REGISTERED ARCHITECT  
A009961

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

SHEET  
**ELEVATIONS  
A-210**























**WAIVERS**



**K #1 - HEIGHT**

**SECTION A**

PROPERTY LINE

REAR SETBACK

50% OPEN OVERHANG TRELLIS ROOF @ 12' BELOW ROOF SLAB

HOT SPA

MASTER BEDROOM

WIC

BED SUITE 4

BBQ BAR

DEN

KITCHEN

FORMAL DINING

STAFF

TERR.

POOL

STORAGE

LOBBY

ADJ. GRADE -7'-4" TOS +6.61' NGVD

GRADE -9'-9" TOS +4.21' NGVD

5.0' MECH. EQUIP. SCREENING EXCEPTION

FRONT SETBACK

50% OPEN OVERHANG TRELLIS ROOF @ 12' BELOW ROOF SLAB

T.O. HIGH ROOF (REQUESTED WAIVER) +26'-0" TOS +40.00' NGVD

MAX BUILDING HT. +24'-0" TOS +38.00' NGVD

SECOND FLOOR +14'-0" TOS +28.00' NGVD

FIRST FLOOR +1'-0" TOS +15.00' NGVD

BFE+5 +0'-0" TOS +14.00' NGVD

BFE +1 -4'-0" TOS +10.00' NGVD

BASE FLOOD ELEV. +9' NGVD

UNDERSTORY TOS. -8'-9" TOS +5.26' NGVD

BASELINE -14'-0" TOS +0.00' NGVD

**SECTION B**

PROPERTY LINE

SIDE SETBACK

50% OPEN OVERHANG TRELLIS ROOF @ 12' BELOW ROOF SLAB

PLNTR.

BATH

BED SUITE 2

BED SUITE 3

BATH

GUEST SUITE

ENTERTAINMENT

PDR.

CARPORT

GARAGE

LOBBY

ADJ. GRADE -7'-4" TOS +6.61' NGVD

GRADE -9'-9" TOS +4.21' NGVD

5.0' MECH. EQUIP. SCREENING EXCEPTION

SIDE SETBACK

50% OPEN OVERHANG TRELLIS ROOF @ 12' BELOW ROOF SLAB

T.O. HIGH ROOF (REQUESTED WAIVER) +26'-0" TOS +40.00' NGVD

MAX BUILDING HT. +24'-0" TOS +38.00' NGVD

SECOND FLOOR +14'-0" TOS +28.00' NGVD

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BFE+5 +0'-0" TOS +14.00' NGVD

BFE +1 -4'-0" TOS +10.00' NGVD

BASE FLOOD ELEV. +9' NGVD

UNDERSTORY TOS. -8'-9" TOS +5.26' NGVD

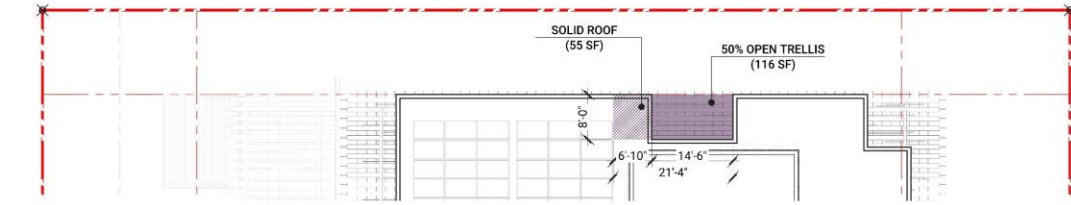
BASELINE -14'-0" TOS +0.00' NGVD

24 of 64.

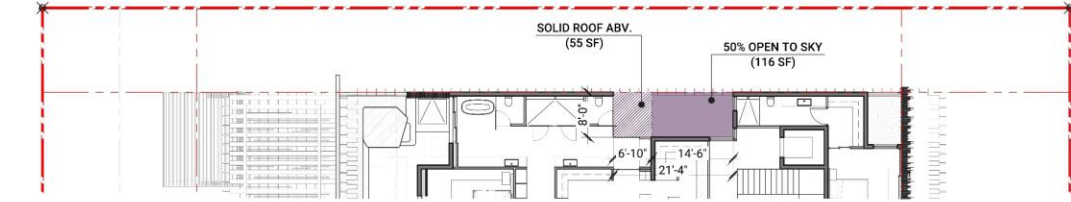
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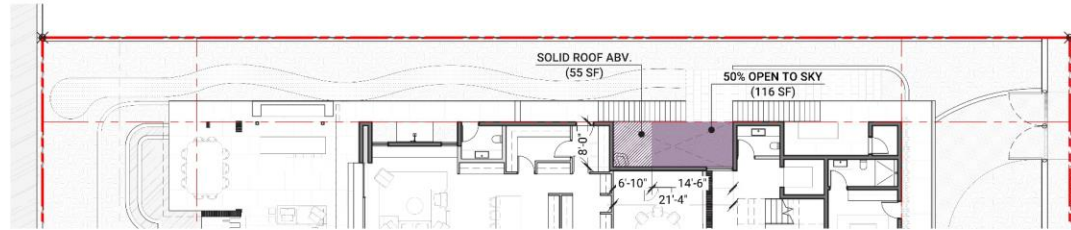
# WAIVER #2 – NORTH ELEVATION



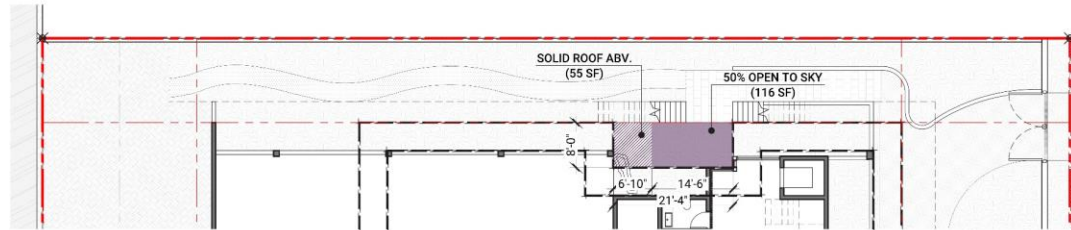
ROOF PLAN



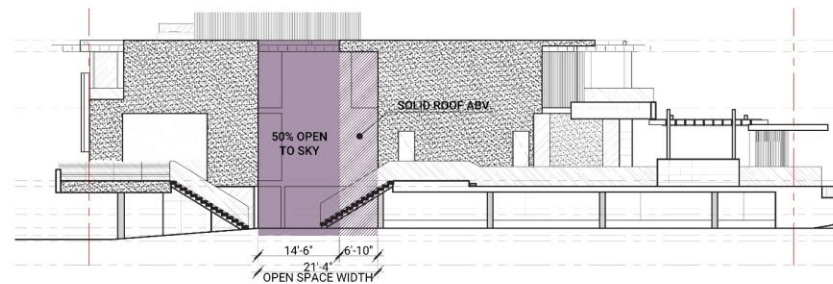
SECOND FLR. PLAN



FIRST FLR. PLAN



UNDERSTORY PLAN



NORTH ELEVATION

## 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.

PROJECT INFORMATION  
COMMISSION NO.  
2030

## PROJECT DILIDO ISLAND RESIDENCE

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

ARCHITECT OF RECORD

**T/A+D**  
**THAMANN**

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  
AR09981

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

SHEET

SIDE YARD OPEN SPACE  
WAIVER DIAGRAM

**A-045**





















DIGITAL HEARING PRESENTATION - 10/20/2021  
DRB21-0699  
REQUEST FOR DRB APPROVAL FOR:  
**228 W. DILIDO DR. MIAMI BEACH, FLORIDA 33139**

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

**ARCHITECT OF RECORD:**  
THAMANN ARCHITECTURE + DESIGN  
1853 SW 24TH TER.  
MIAMI, FL 33145  
(786) 584-7857  
CODY@TAPLUSD.COM

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

**LANDSCAPE ARCHITECT:**  
RAYMOND JUNGLES  
2364 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  
**T/A+D  
THAMANN**  
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  
AR99951

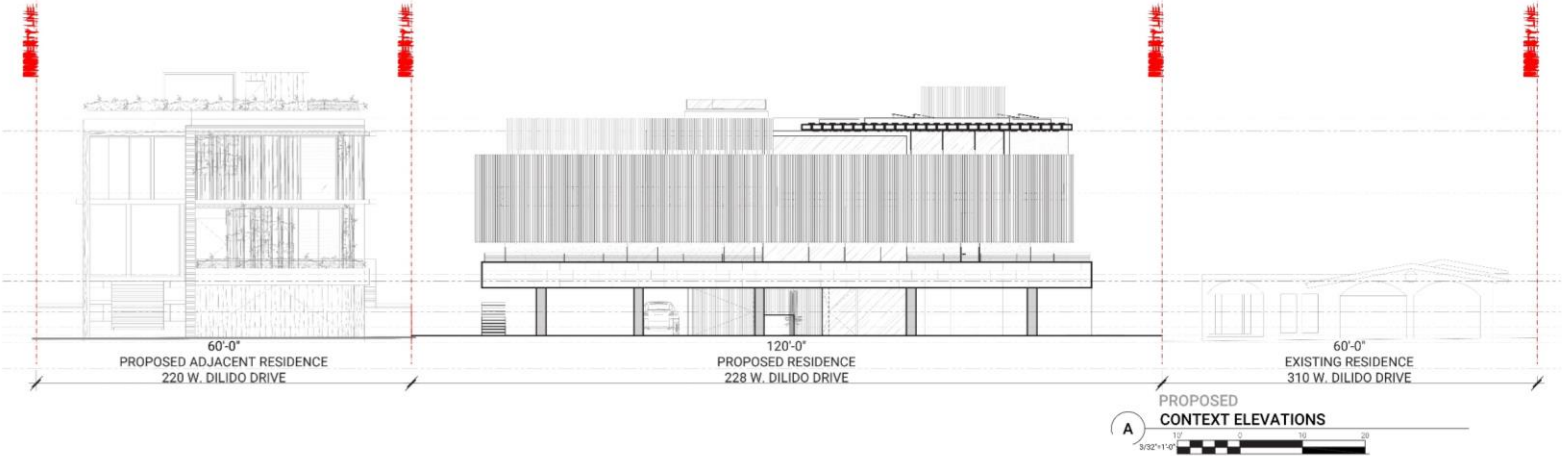
DATE  
10/20/2021  
DRB DIGITAL HEARING PRESENTATION

SHEET  
COVER  
**A-000**








PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT





# NEIGHBOR OUTREACH

PROJECT INFORMATION COMMISSION NO. <b>2030</b>	
PROJECT <b>DILIDO ISLAND RESIDENCE</b> 228 W. DILIDO DR. MIAMI BEACH, FL. 33139	
ARCHITECT OF RECORD  A: 1853 SW 24TH TER. MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857 <b>THAMANNARCHITECTURE.COM</b>	
DESIGN ARCHITECT  A: 109 HATFIELD STREET GARDENS CAPE TOWN, SOUTH AFRICA 8001 E: INFO@SAOTA.COM T: +27 (0)21 468 4400 <b>SAOTA.COM</b>	
REVISION	
SEAL  CODY J. THAMMANN REGISTERED ARCHITECT AR99993	
DATE 10/20/2021 DRB DIGITAL HEARING PRESENTATION	
SHEET <b>NEIGHBOR OUTREACH</b> <b>A-020</b>	









SITE - 228 WEST DILIDO DRIVE



RESIDENCE 1



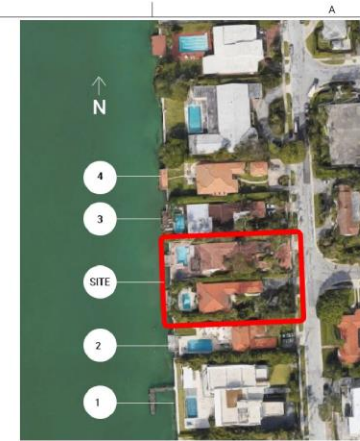
RESIDENCE 3



RESIDENCE 2



RESIDENCE 4



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES

PROJECT INFORMATION COMMISSION NO. <b>2030</b>	
PROJECT <b>DILIDO ISLAND RESIDENCE</b> 228 W. DILIDO DR. MIAMI BEACH, FL. 33139	
ARCHITECT OF RECORD <b>T/+.D</b> <b>THAMANN</b> A: 1853 SW 24TH TER. MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857 THAMANNARCHITECTURE.COM	
DESIGN ARCHITECT <b>SAOTA</b> 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 APR99951	
DATE 10/20/2021 DRB DIGITAL HEARING PRESENTATION	
SHEET SURROUNDING PROPERTIES <b>A-032</b>	









AERIAL PHOTOGRAPH - REAR OF RESIDENCE



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY - 228 WEST DILIDO DRIVE



RESIDENCE 3

PROJECT INFORMATION COMMISSION NO. <b>2030</b>	
PROJECT <b>DILIDO ISLAND RESIDENCE</b> 228 W. DILIDO DR. MIAMI BEACH, FL. 33139	
ARCHITECT OF RECORD <b>T/+.D</b> <b>THAMANN</b> A: 1853 SW 24TH TER. MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857 <b>THAMANNARCHITECTURE.COM</b>	
DESIGN ARCHITECT <b>SAOTA</b> A: 109 HATFIELD STREET GARDENS CAPE TOWN, SOUTH AFRICA 8001 E: INFO@SAOTA.COM T: +27 (0)21 468 4400 <b>SAOTA.COM</b>	
REVISION	
SEAL	
CODY J. THAMANN REGISTERED ARCHITECT AR099951	
DATE 10/20/2021 DRB DIGITAL HEARING PRESENTATION	
SHEET EXISTING CONTEXT ANALYSIS <b>A-033</b>	









EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**T/H/D**  
**THAMANN**

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

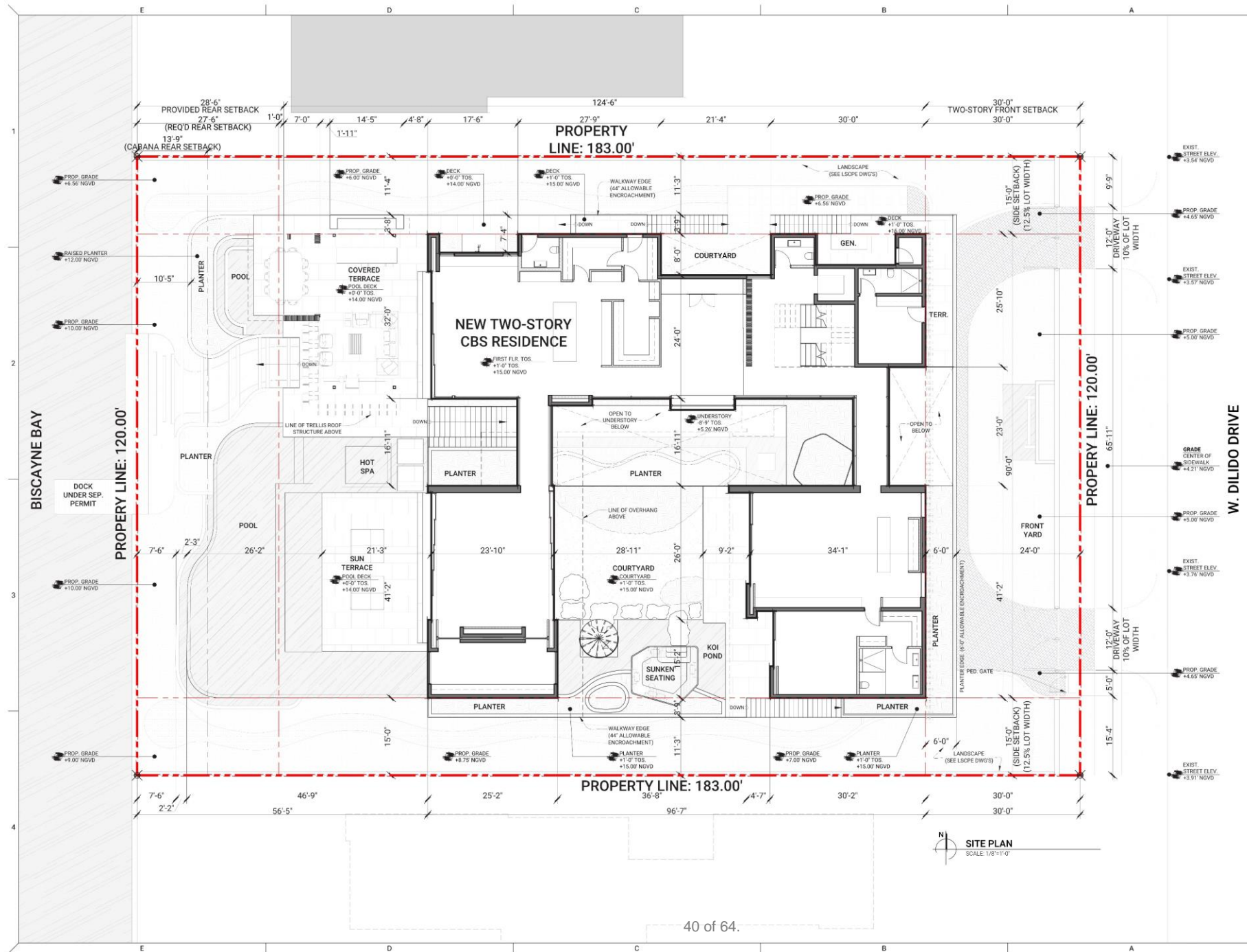
DATE	10/20/2021
DRB DIGITAL HEARING PRESENTATION	

SHEET

**PROPOSED CONTEXT  
ANALYSIS**

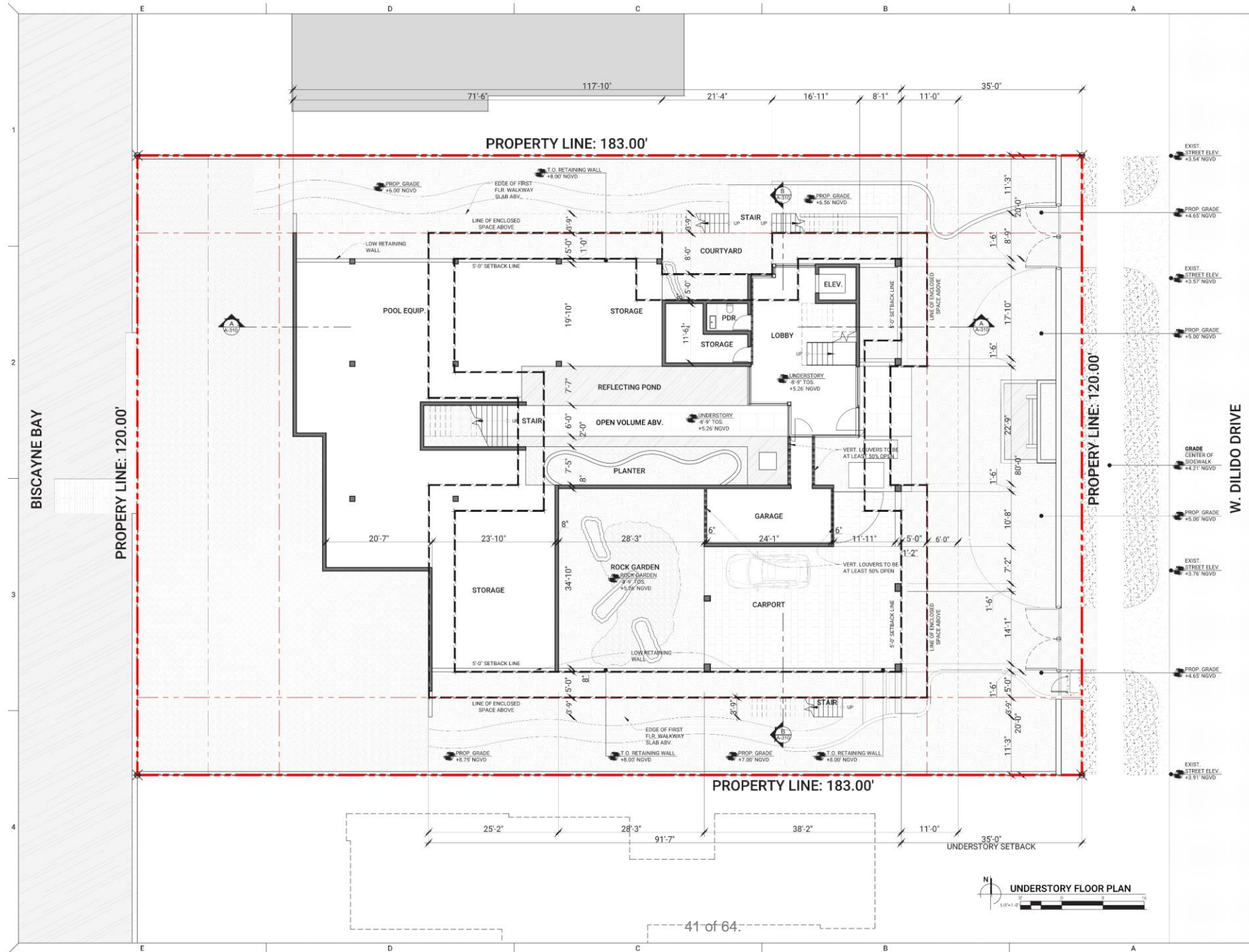
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PROJECT INFORMATION	
COMMISSION NO.	
2030	
PROJECT	
DILIDO ISLAND	
RESIDENCE	
228 W. DILIDO DR.	
MIAMI BEACH, FL. 33139	
ARCHITECT OF RECORD	
T+A+D	
THAMANN	
A: 1853 SW 24TH TER.	
MIAMI, FL 33145	
E: CODY@TAPLUS.COM	
T: 786.584.7857	
THAMANNARCHITECTURE.COM	
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	
A009961	
DATE	
08/02/2021	
DRB FINAL SUBMITTAL	
SHEET	
SITE PLAN	
A-050	





PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T+A+D  
THAMANN**  
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

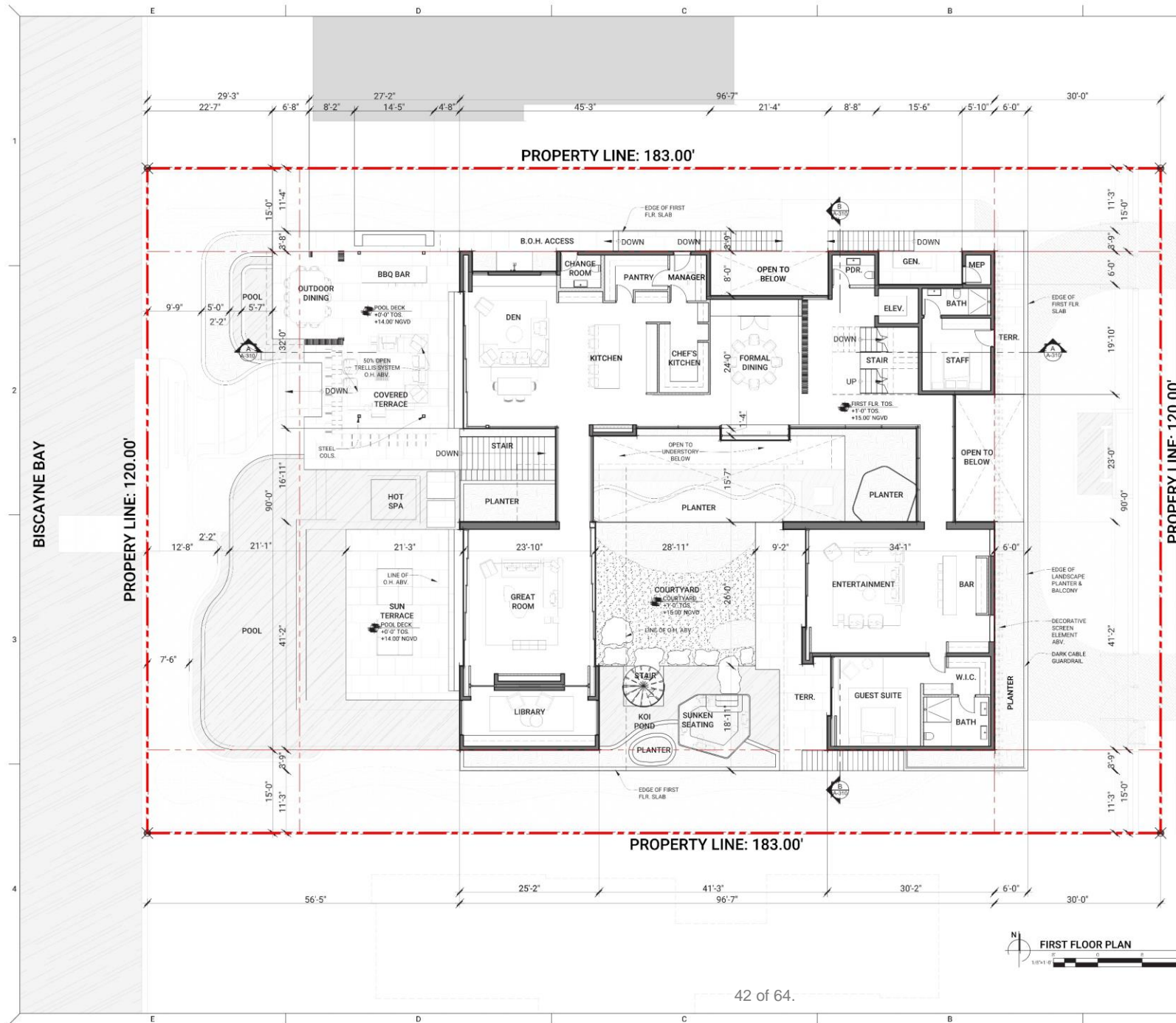
SEAL

CODY J. THAMANN  
REGISTERED ARCHITECT  
AD99951

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

SHEET  
**UNDERSTORY PLAN  
A-100**





PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**THAMANN**  
ARCHITECTS

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)21 450 4400

SAOTA.COM

REVISION
----------

SEAL

CODY J. THAMANN  
REGISTERED ARCHITECT  
AR09981

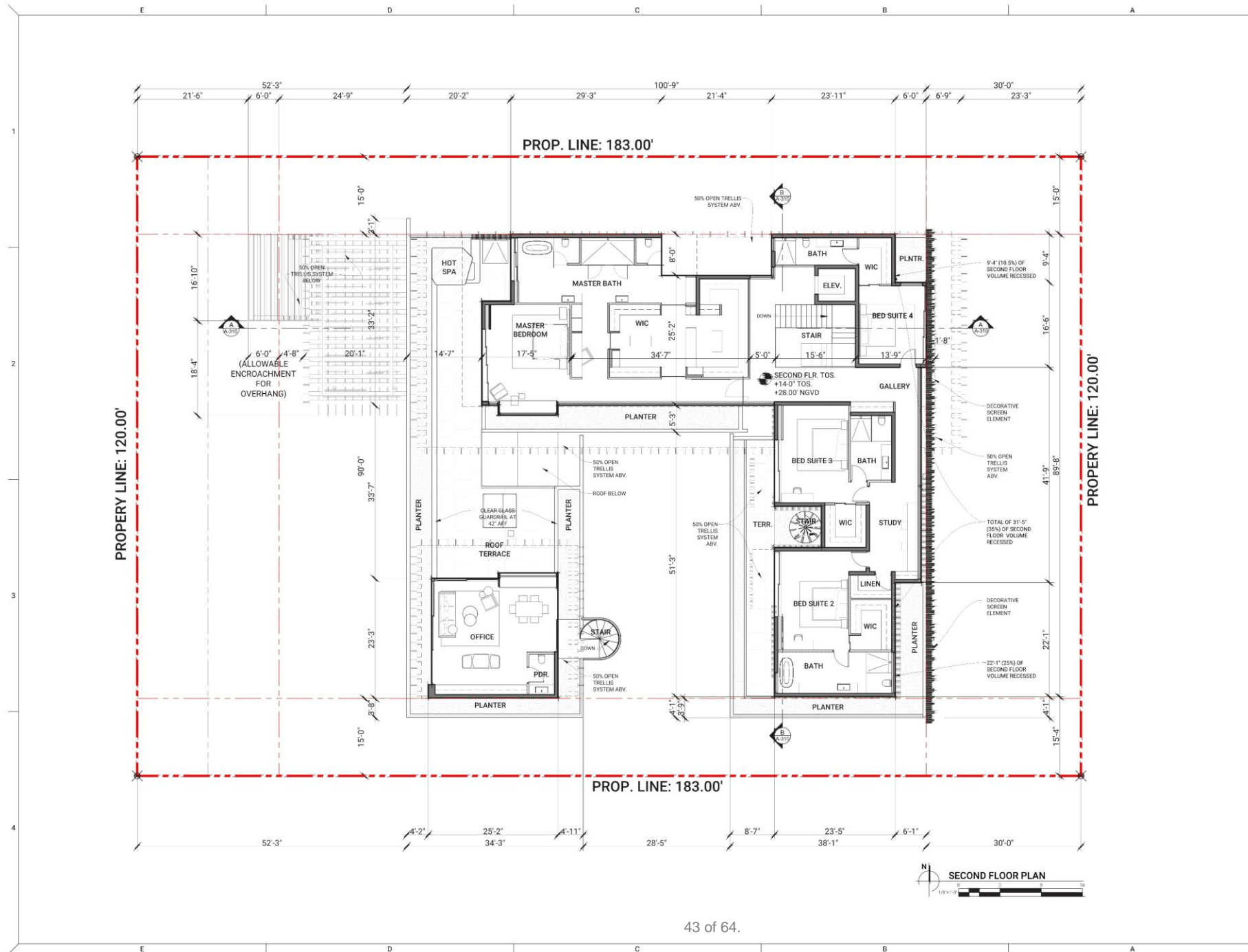
DATE	08/02/2021
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SHEET

### FIRST FLOOR PLAN

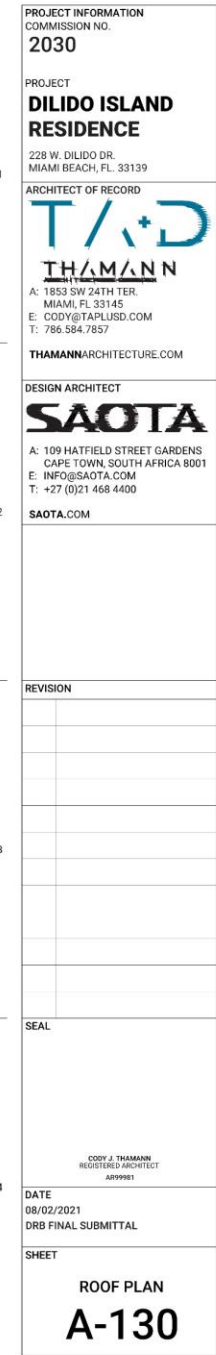
**A-110**



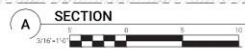


1	PROJECT INFORMATION COMMISSION NO. <b>2030</b>	
	PROJECT <b>DILIDO ISLAND RESIDENCE</b> 228 W. DILIDO DR. MIAMI BEACH, FL. 33139	
	ARCHITECT OF RECORD <b>T/A+D THAMANN</b> A: 1853 SW 24TH TER. MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857 THAMANNARCHITECTURE.COM	
	DESIGN ARCHITECT <b>SAOTA</b> A: 109 HATFIELD STREET GARDENS CAPE TOWN, SOUTH AFRICA 8001 E: INFO@SAOTA.COM T: +27 (0)21 468 4400 SAOTA.COM	
2	REVISION	
3		
4	SEAL	
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	DATE 08/02/2021 DRB FINAL SUBMITTAL	
	SHEET <b>SECOND FLOOR PLAN A-120</b>	



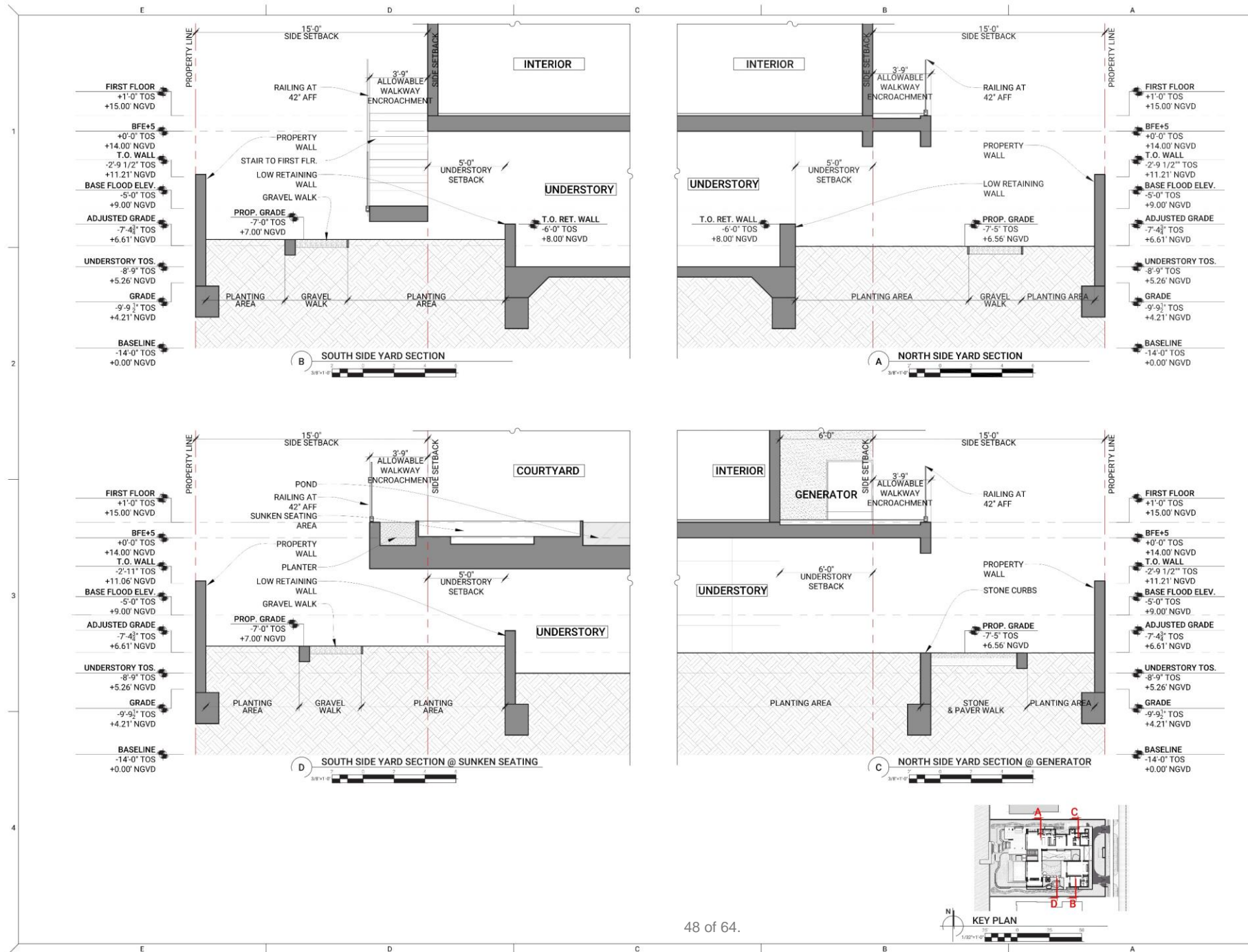






SECTIONS  
A-310





PROJECT INFORMATION	
COMMISSION NO.	
2030	
PROJECT	
DILIDO ISLAND RESIDENCE	
228 W. DILIDO DR.	
MIAMI BEACH, FL. 33139	
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REGISTERED ARCHITECT	
A009951	
DATE	
08/02/2021	
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SHEET	
YARD SECTIONS	
A-340	





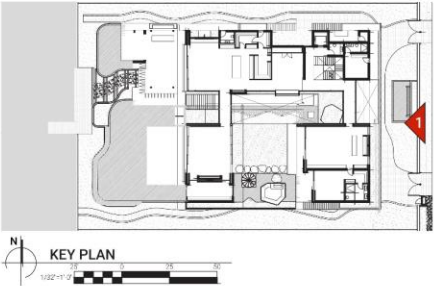








FRONT RENDERING 1



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**2030**

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AR099951

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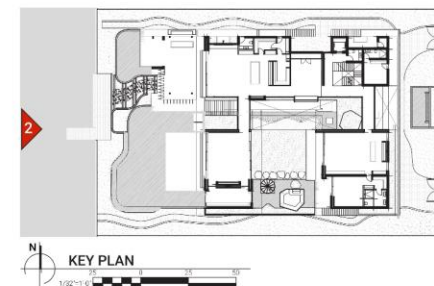
SHEET  
RENDERINGS

**A-520**





## REAR RENDERING 2



52 of 64.

PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
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AR99981

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SHEET	RENDERINGS
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**A-530**





RENDERING 3 - POOL & REAR YARD



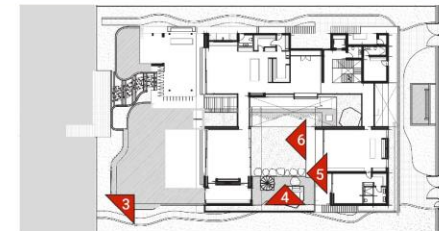
RENDERING 5 - COURTYARD



RENDERING 4 - COURTYARD



RENDERING 6 - SECOND FLOOR TERRACE



PROJECT INFORMATION COMMISSION NO. <b>2030</b>	
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ARCHITECT OF RECORD <b>T/+.D</b> <b>THAMANN</b>	
A: 1853 SW 24TH TER. MIAMI, FL 33145 E: CODY@TAPLUSD.COM T: 786.584.7857	
THAMANNARCHITECTURE.COM	
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SHEET RENDERINGS	
<b>A-540</b>	





PROJECT INFORMATION  
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**THAMANN**  
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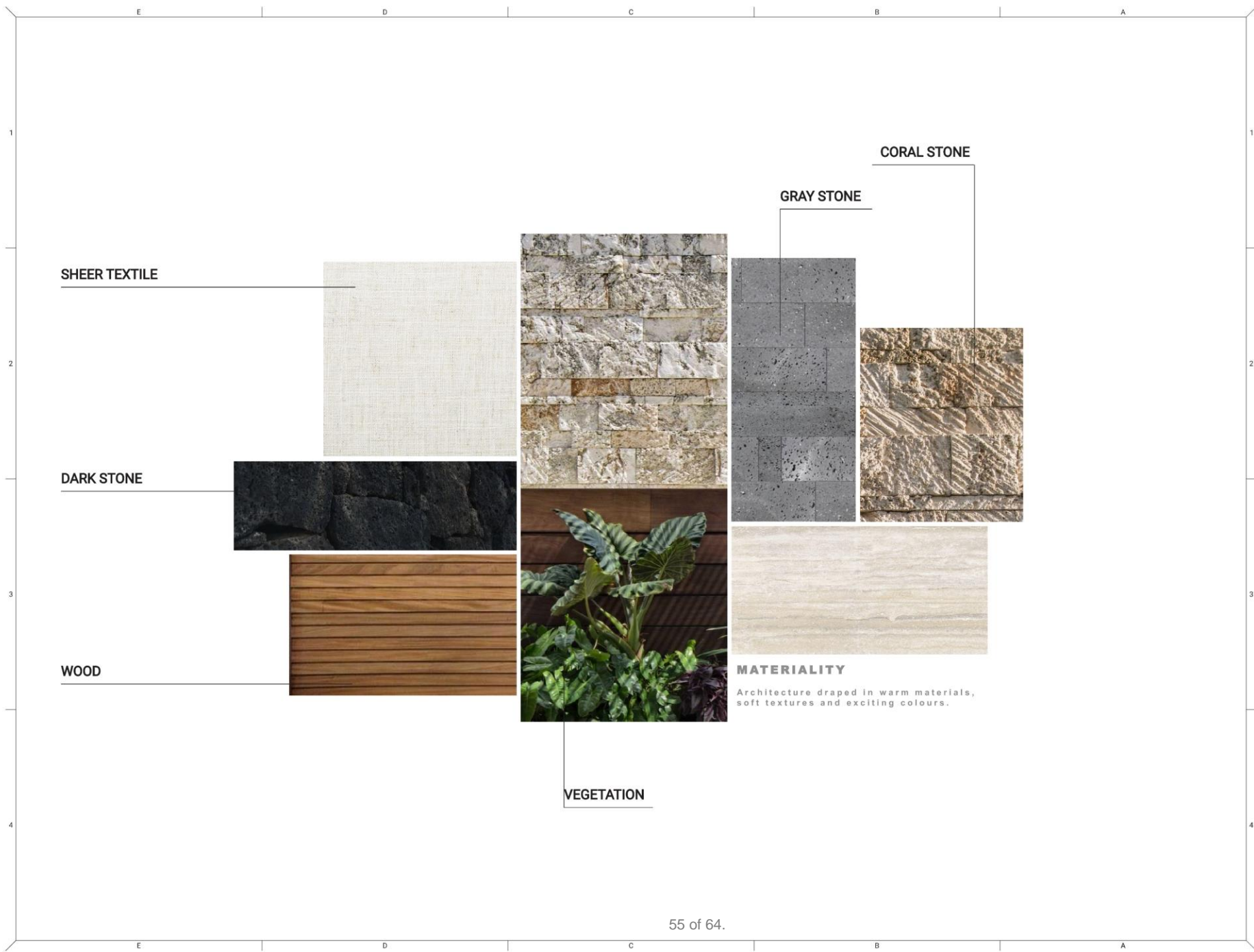
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SHEET

RENDERINGS

## A-550





SHEER TEXTILE

DARK STONE

WOOD

CORAL STONE

GRAY STONE

VEGETATION

**MATERIALITY**

Architecture draped in warm materials, soft textures and exciting colours.


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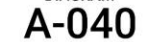
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SHEET  
**MATERIALS SHEET**  
**A-560**

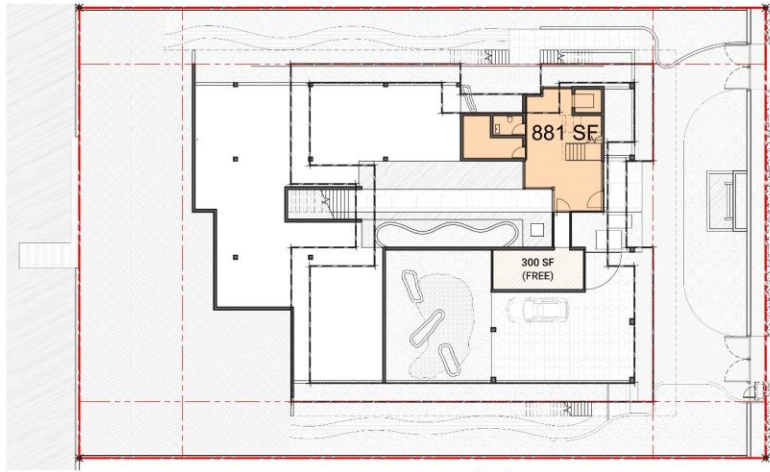




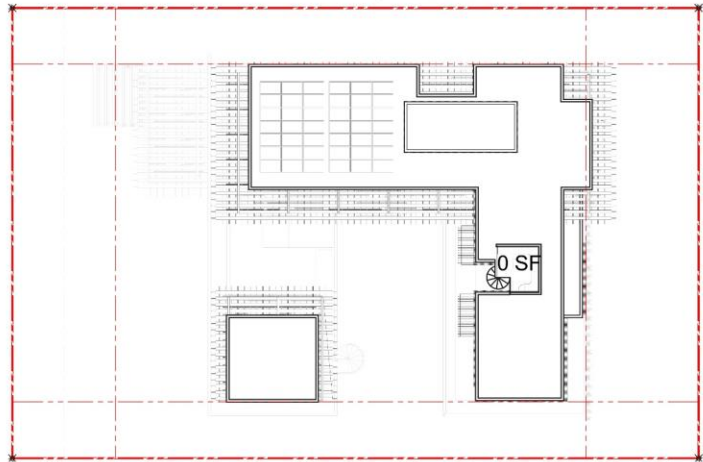
56 of 64.







N  
UNIT SIZE  
UNDERSTORY  
1/8"=1'-0"



N  
UNIT SIZE  
ROOF  
1/8"=1'-0"



N  
UNIT SIZE  
FIRST FLOOR  
1/8"=1'-0"



N  
UNIT SIZE  
SECOND FLOOR  
1/8"=1'-0"

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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DATE  
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UNIT SIZE DIAGRAMS  
**A-041**



# NORTH UNDERSTORY ELEVATION:

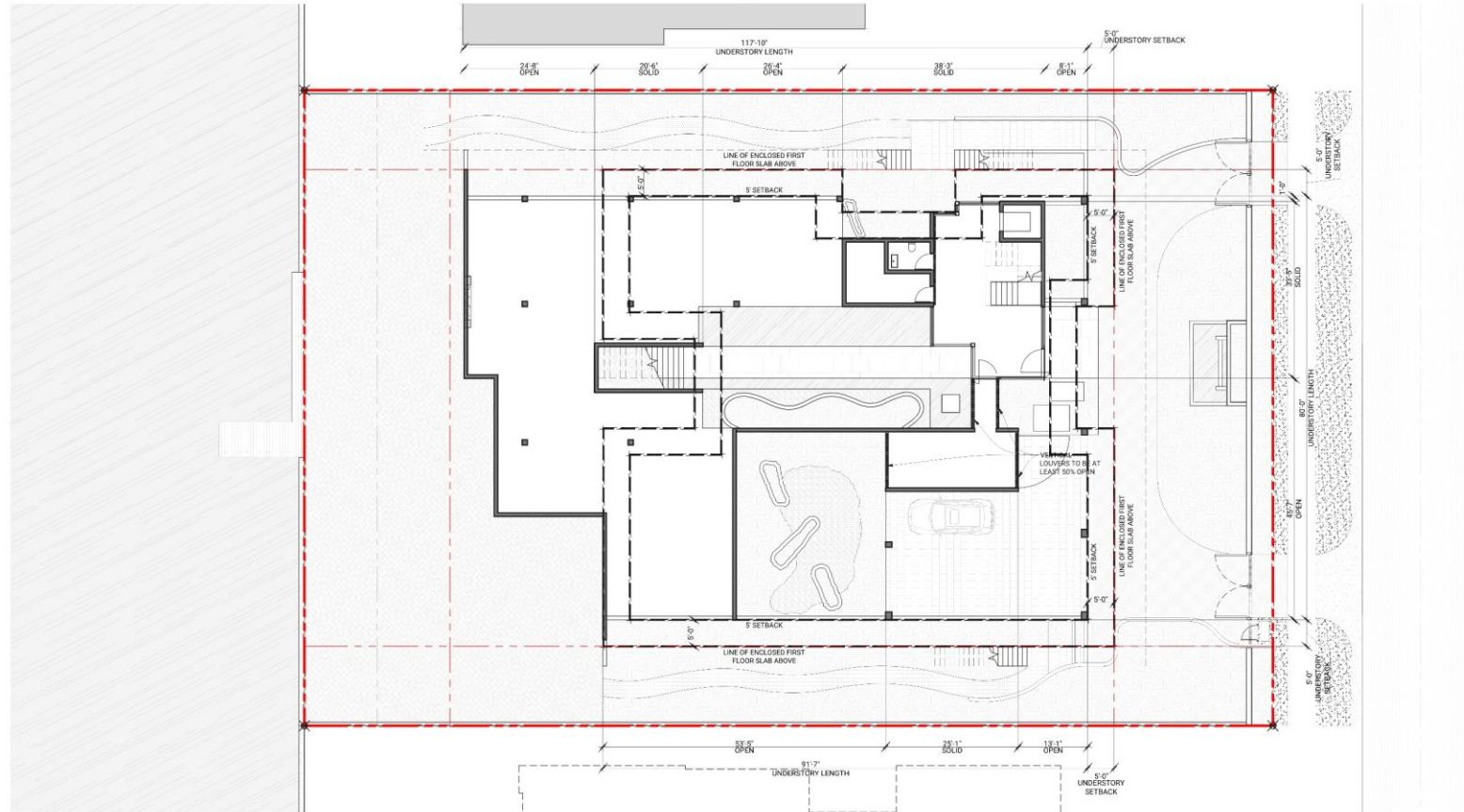
LENGTH:	117'-10" (100%)
OPEN REQUIREMENT:	58'-11" (50%)
PROPOSED OPEN AREA:	59'-1" (50.1%)

# 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'-9" (50%)
PROPOSED OPEN AREA:	66'-6" (72.6%)



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





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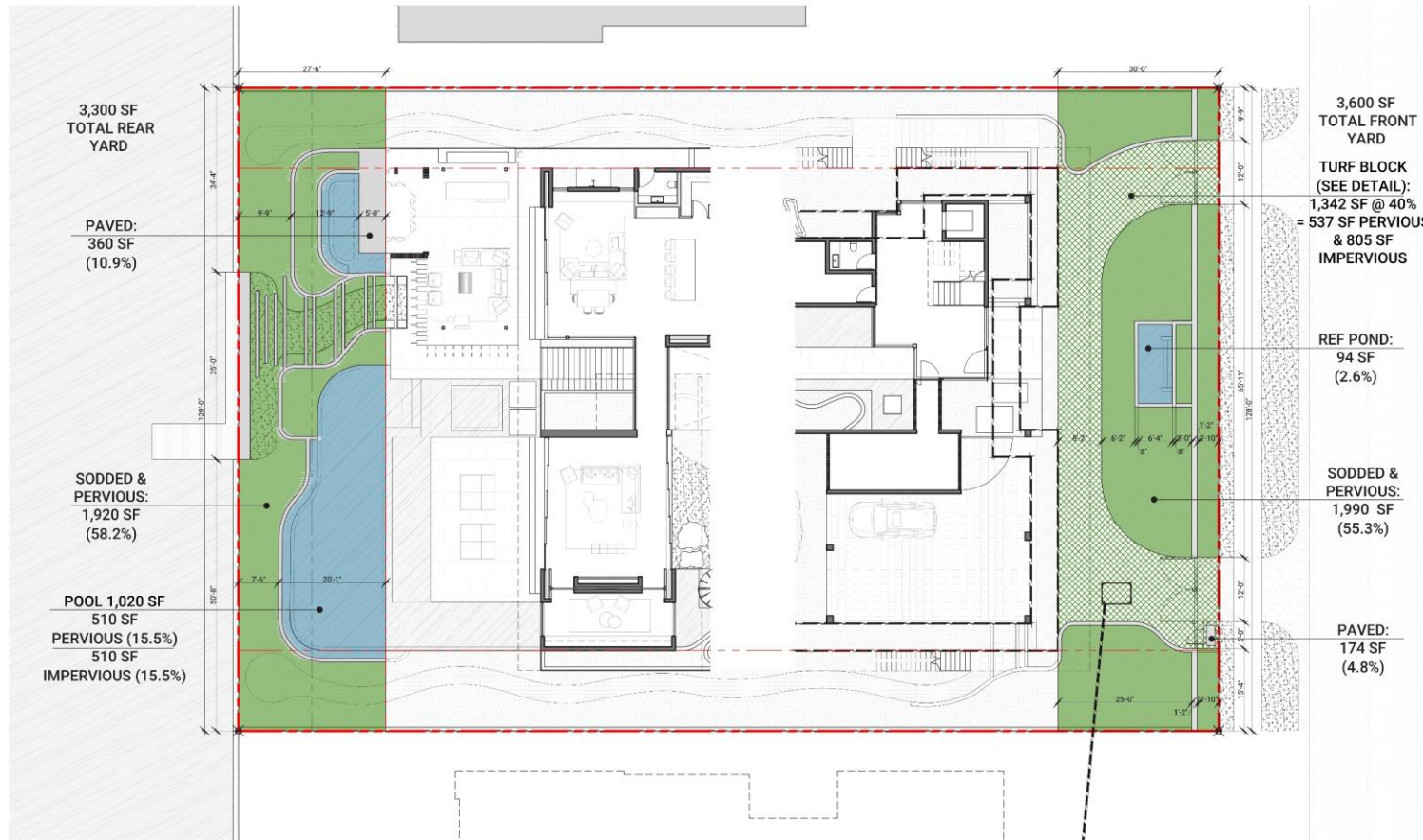
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A009961

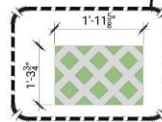
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08/02/2021  
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**SHEET**  
**UNDERSTORY OPEN AREA ELEVATION DIAGRAM**  
**A-042b**





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%)
<b>TOTAL PERVIOUS AREA:</b>	<b>2,430 SF (73.6%)</b>



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%)
<b>TOTAL PERVIOUS AREA:</b>	<b>2,621 SF (72.8%)</b>



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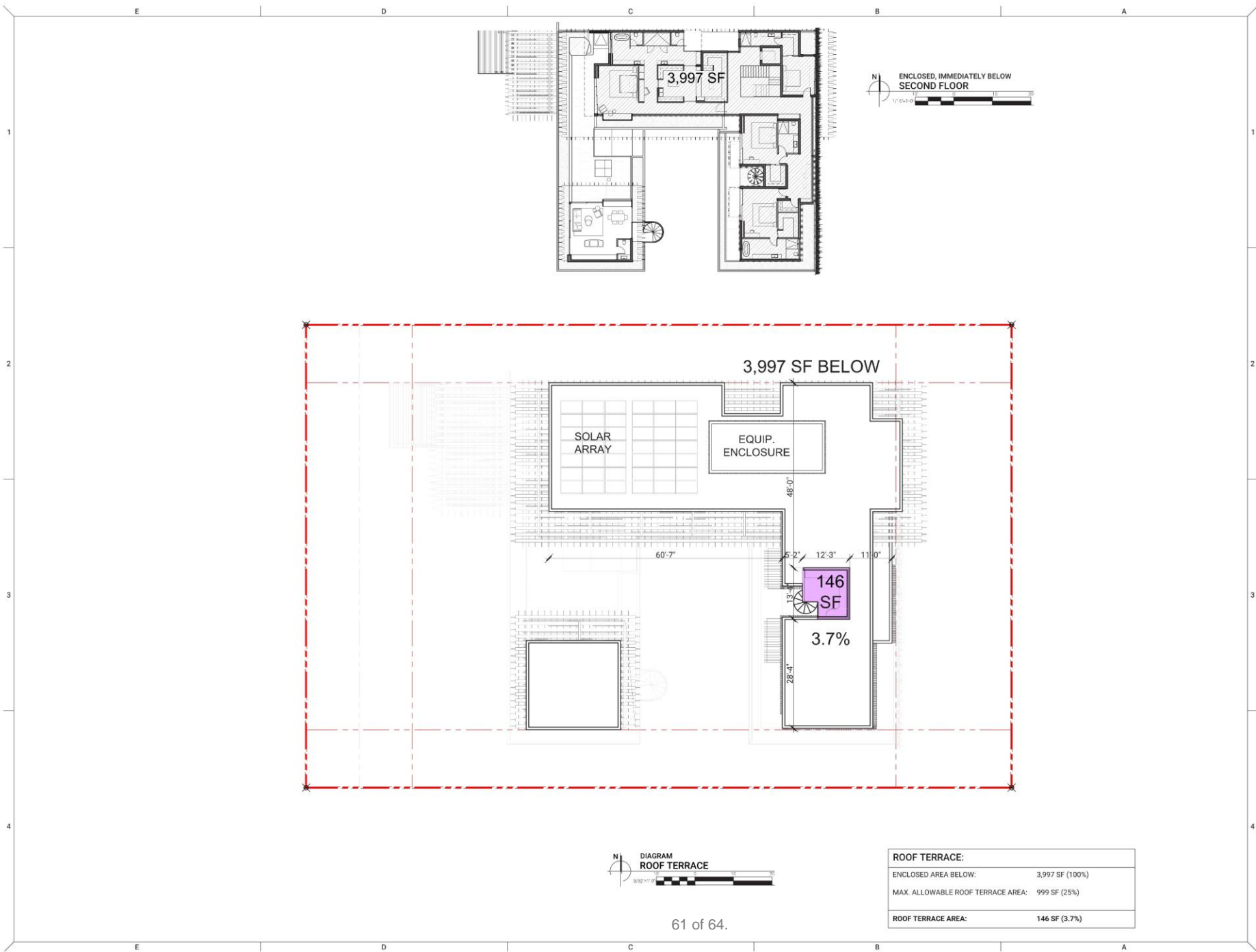
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OPEN SPACE DIAGRAMS

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%)

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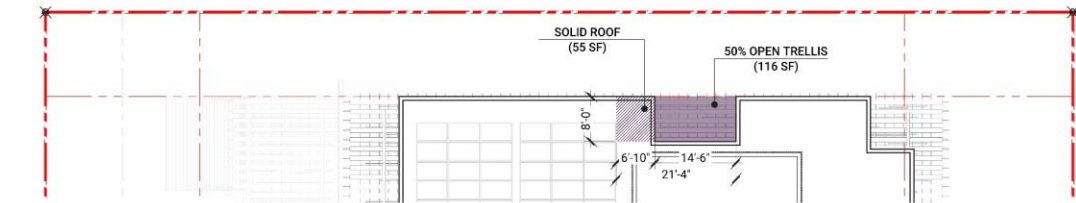
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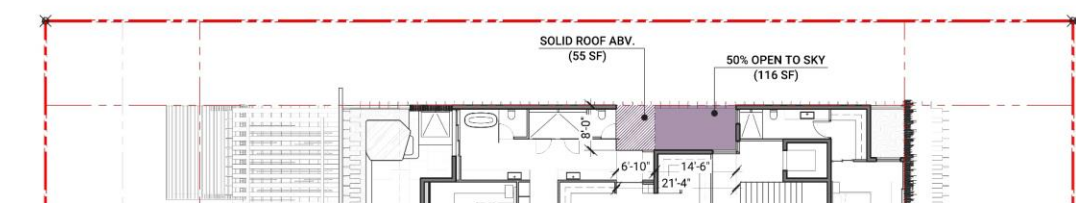
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ROOF TERRACE DIAGRAM  
**A-044**

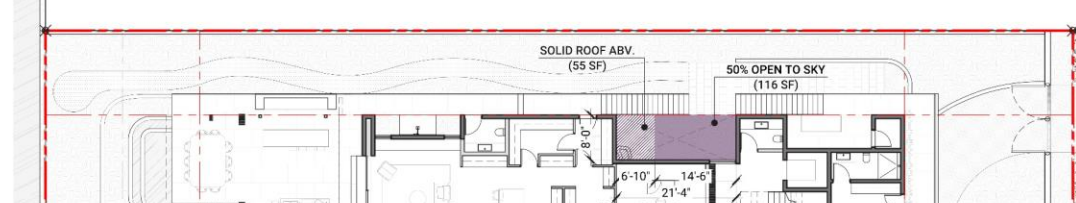




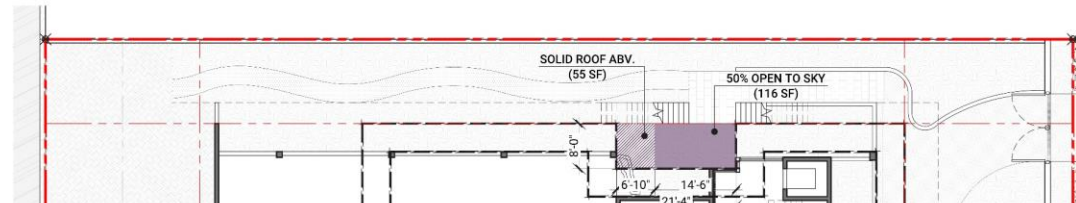
**ROOF PLAN**  
3/32" = 1'-0"



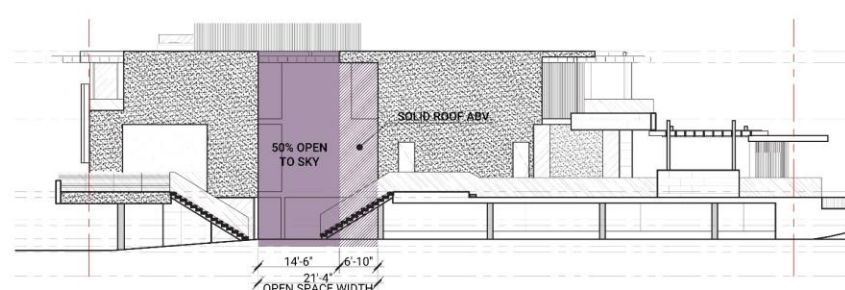
**SECOND FLR. PLAN**  
3/32" = 1'-0"



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



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



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

SIDE YARD OPEN SPACE <b>WAIVER REQUEST</b>	
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.	

PROJECT INFORMATION

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SIDE YARD OPEN SPACE

WAIVER DIAGRAM

A-045



		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 Single/Fam Residence?			Yes or (no)	
29	Determined to be Architecturally Significant?			Yes or (no)	
<b>ITEM # New Construction Floodplain Management Data</b>					
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: (Nearest 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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DATE 08/02/2021 DRB FINAL SUBMITTAL
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## 1



## E

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**A-010**