

ORIGINAL

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

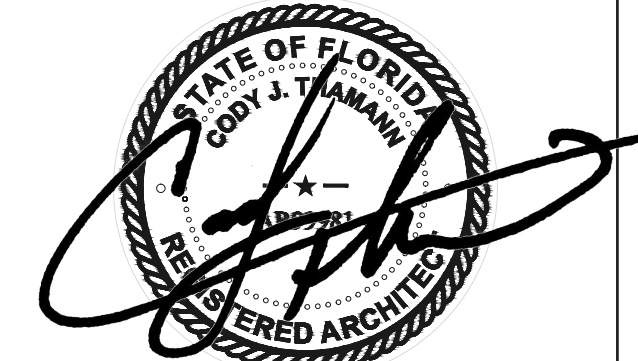
A: 109 HATFIELD STREET GARDENS
CAPE TOWN, SOUTH AFRICA 8001

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REVISION

SEAL



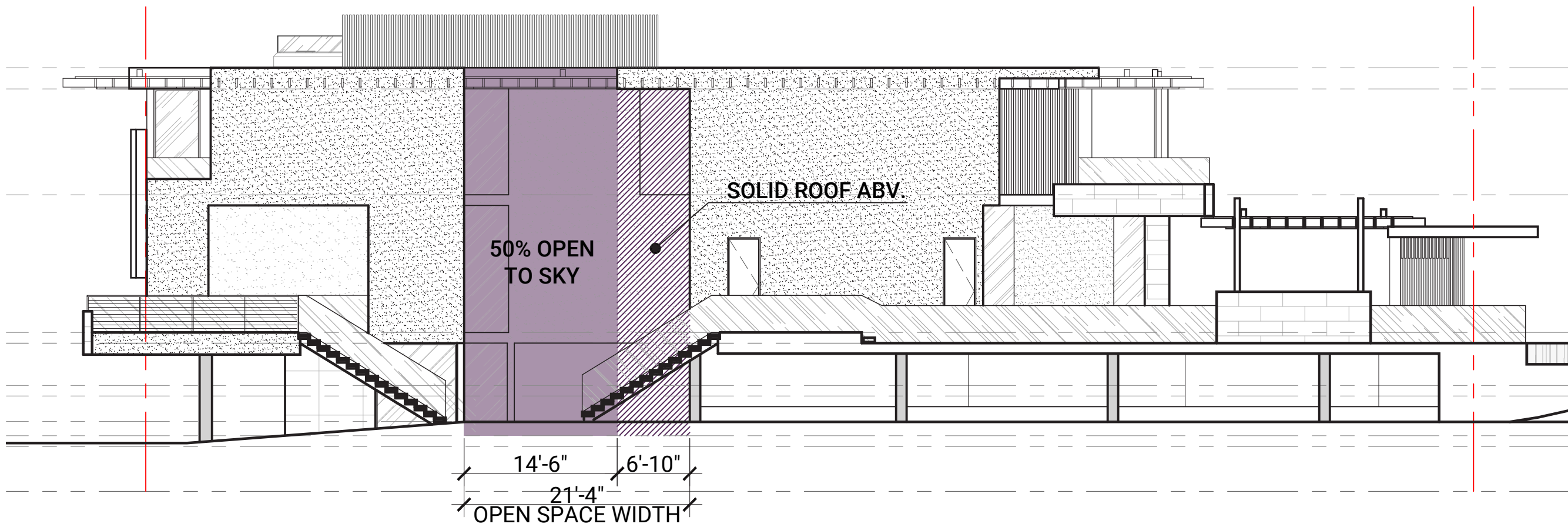
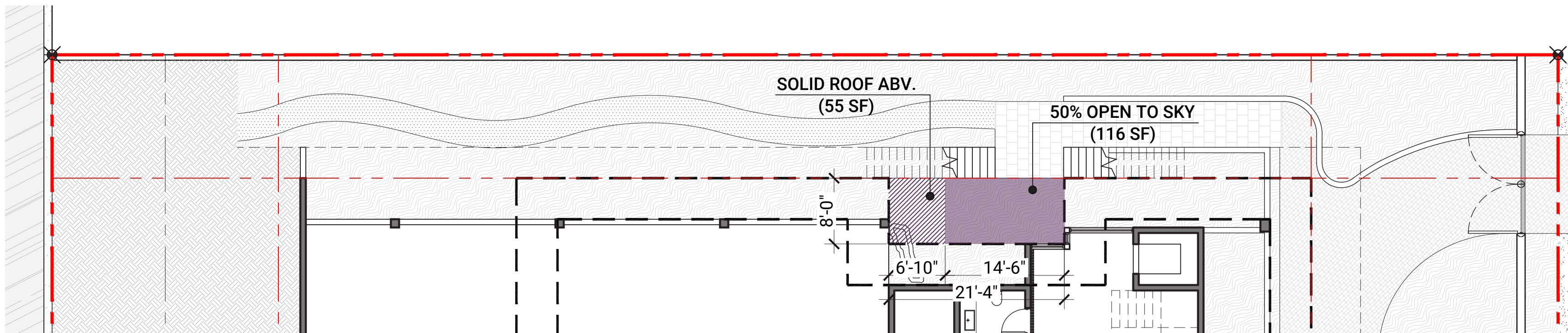
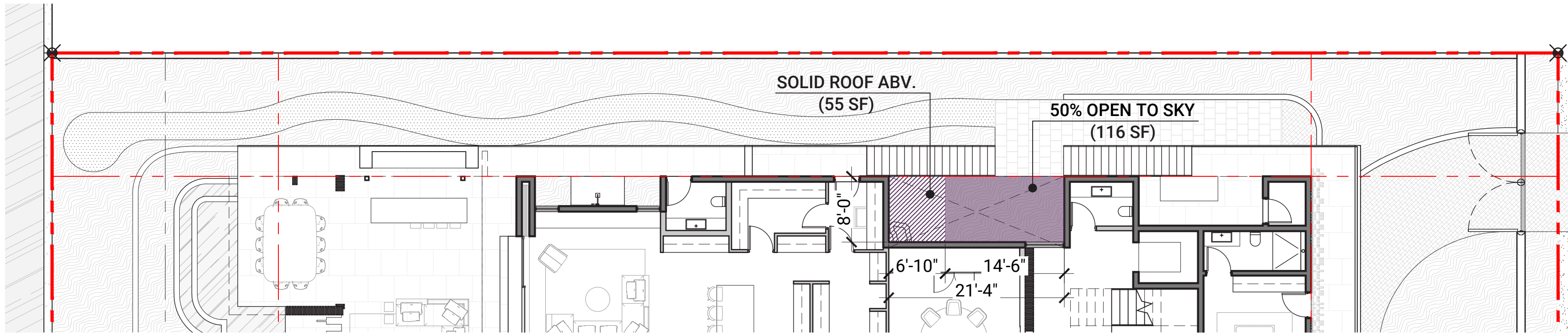
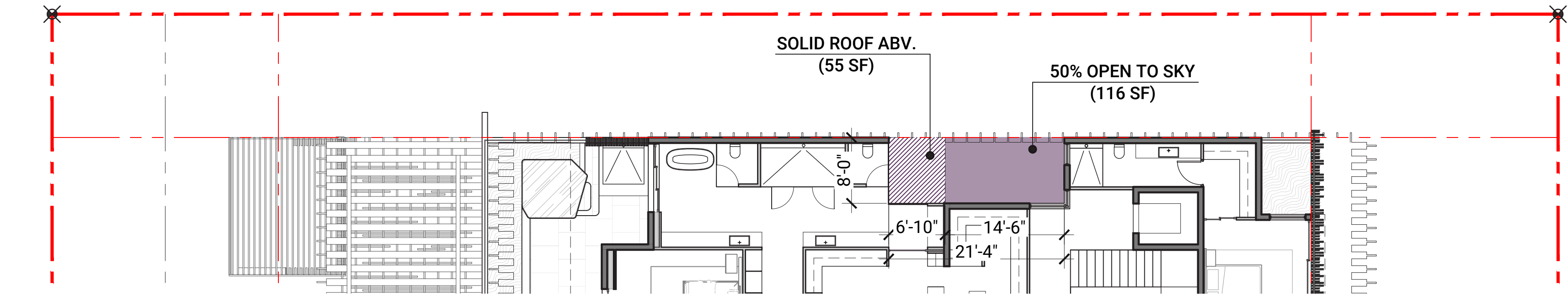
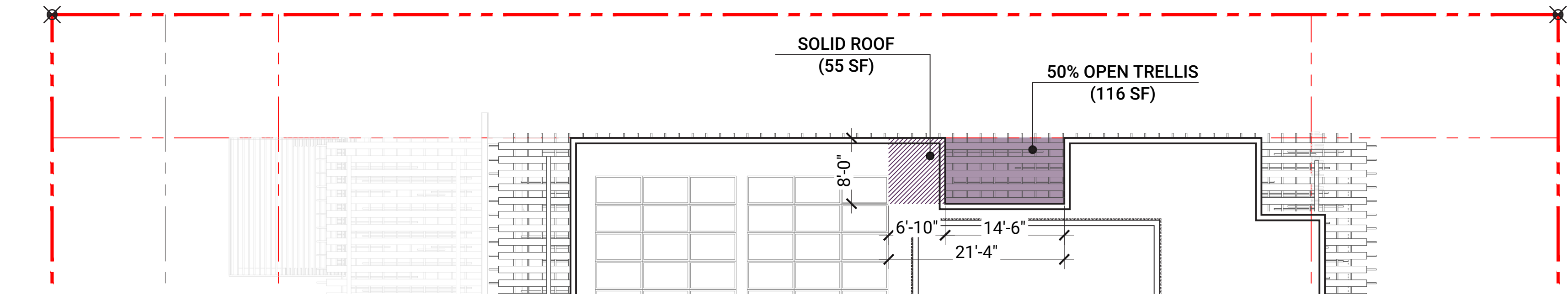
CODY J. THAMANN
REGISTERED ARCHITECT
AR99981

DATE
08/02/2021
DRB FINAL SUBMITTAL

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.	

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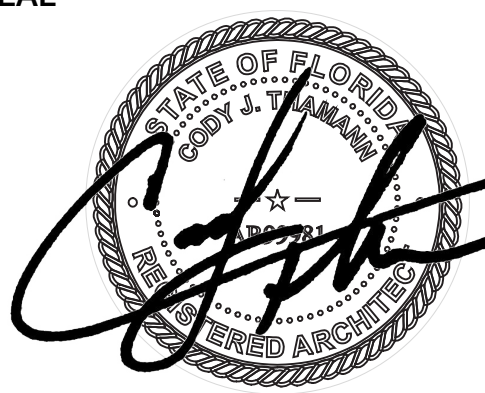
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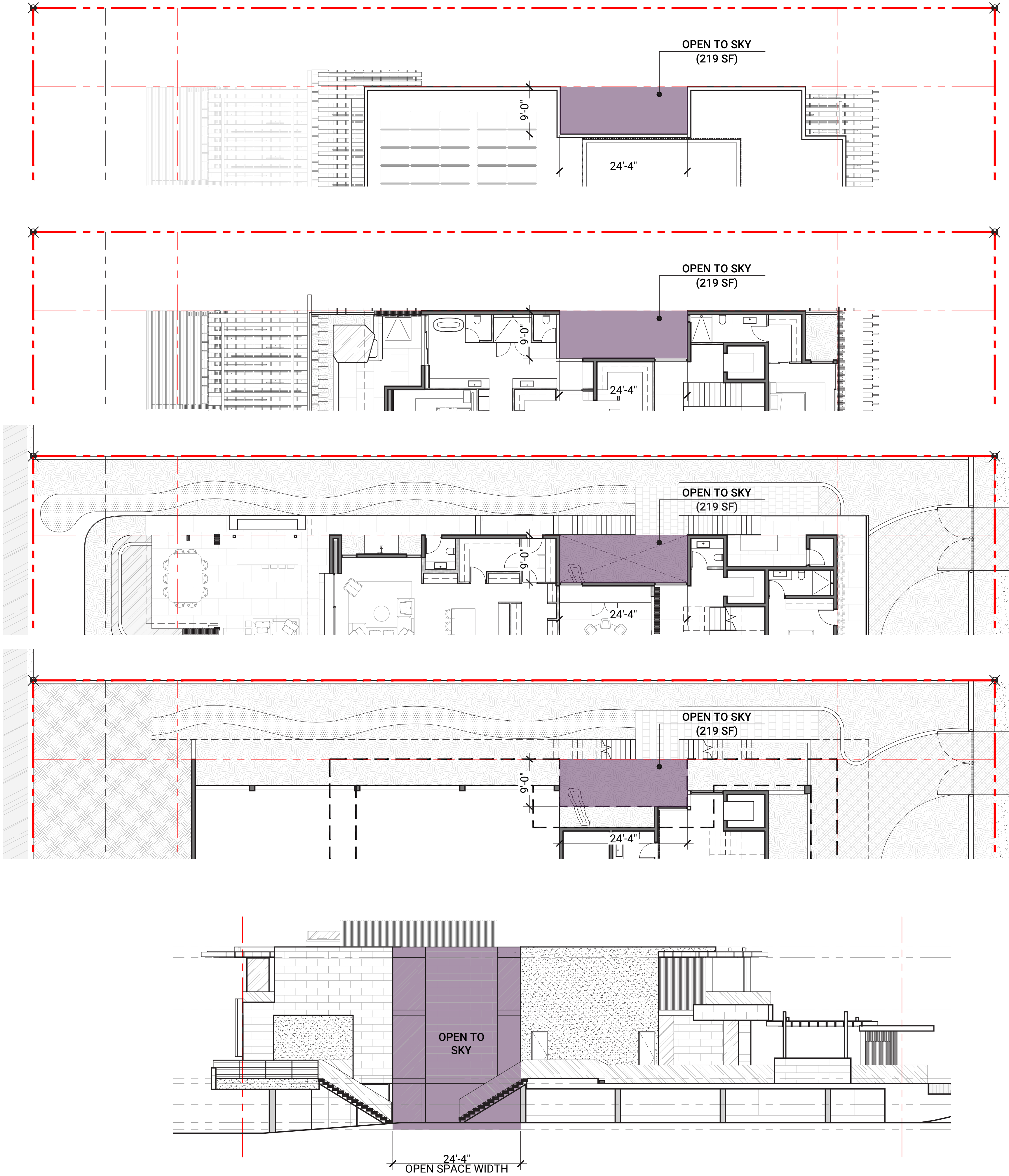
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REVISION

SEAL

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11/08/2021
REVISED DRB FINAL SUBMISSION

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



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

SIDE YARD OPEN SPACE	
REQUIRED OPEN SPACE:	219 SF (1% OF LOT SIZE)
PROVIDED OPEN SPACE:	219 SF (1% OF LOT SIZE)

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 %:	6,036 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 %:	2,609 SF (72.5%)	Rear Yard Open Space SF and %:	2,413 SF (73.1%)
12	Max Unit Size SF and %:	10,980 (50%)	Proposed Unit Size SF and %:	10,821 SF (49.3%)
13	Existing First Floor Unit Size:	VACANT LAND	Proposed First Floor Unit Size (INC. CABANA AND O.H.)	5,369 SF
			Proposed Second Floor Unit Size:	4,558 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			

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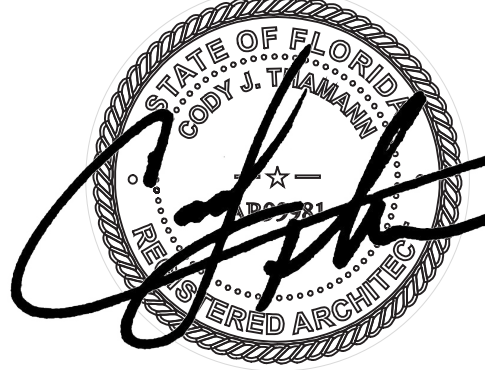
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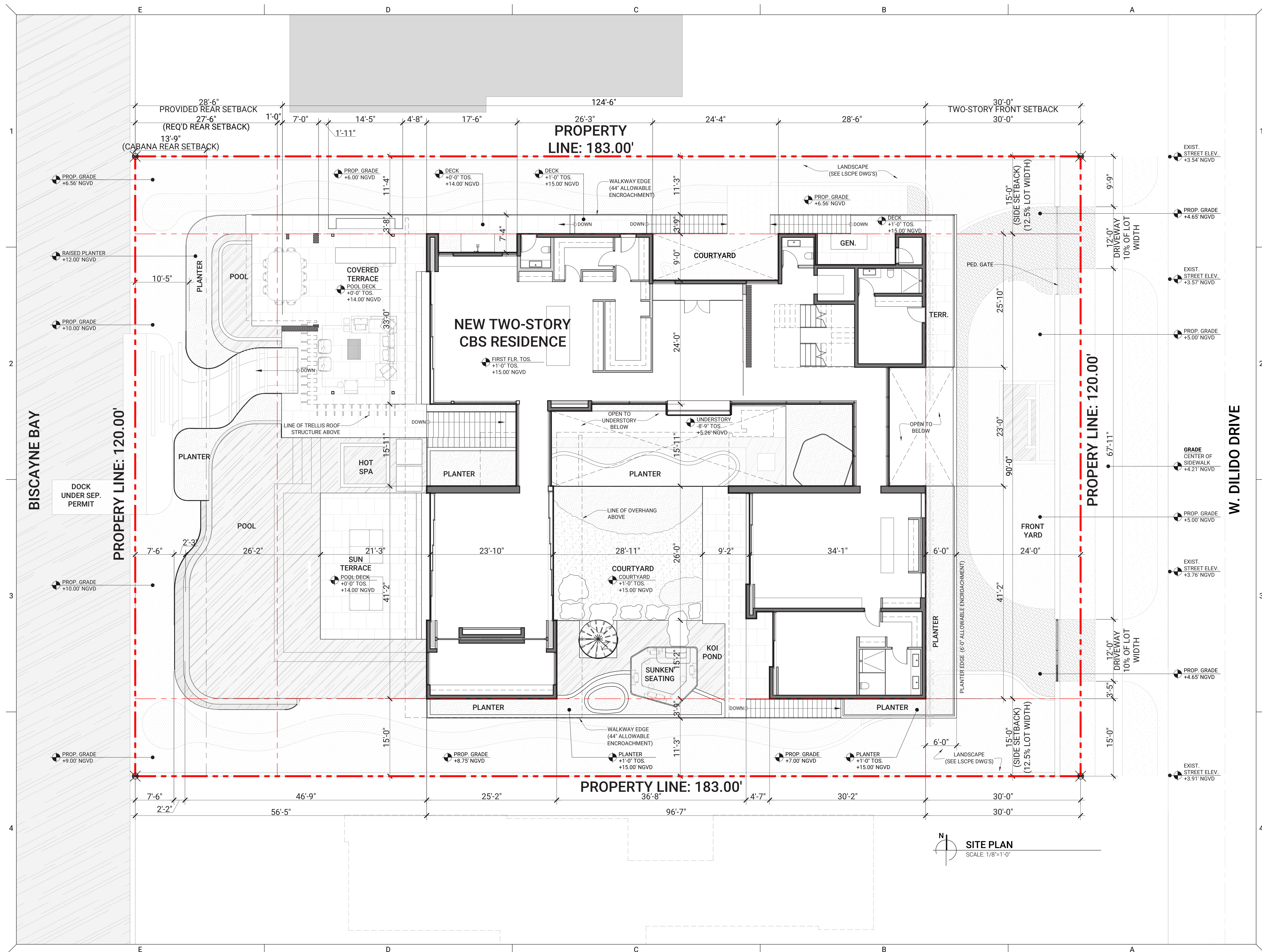
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SHEET

ZONING DATA SHEET
A-046



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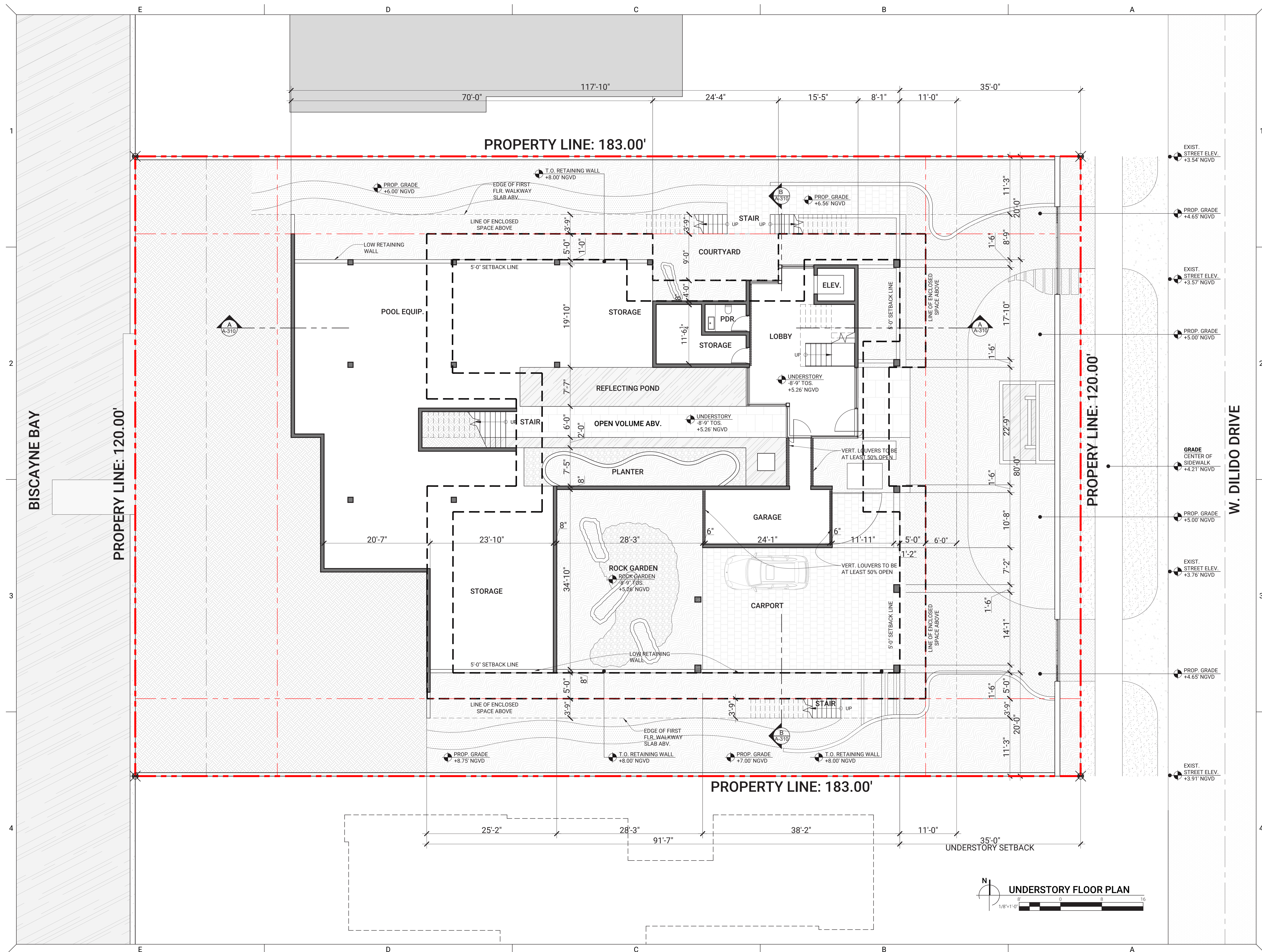


DATE
11/08/2021
REVISED DRB FINAL SUBMISSION

SHEET

SITE PLAN

A-050



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SHEET

UNDERSTORY PLAN

A-100