



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

THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles

# Neighbor Outreach & Support

## DRB21-0699 - 228 W Dilido Drive



<u>No.</u>	<u>Property Address</u>	<u>Owner</u>	<u>Status</u>
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	No response.
7	321 W Dilido Dr	MICHAEL SHAWN CAMILLE ROYER	No response.
8	316 W Dilido Dr	OLIVIER FRANCOIS	Construction site.
9	320 W Dilido Dr	320 Aqua LLC	For rent.
Additional	108 W Dilido Dr	HAVA RYWLIN	Supports Design.
	123 W Dilido Dr	DINA GOLDENTAYER	Supports Design.
	35 W Dilido Dr & 11 E Dilido Drive	Robert Zangrillo	Supports Design.

- **BRIEF DESIGN OVERVIEW**
- **ITEMS ADDRESSED FOLLOWING PREVIOUS DRB PRESENTATION:**
  - **NORTH ELEVATION FINISHES & SIDE YARD OPEN SPACE**
  - **FRONT ELEVATION SCREEN**
  - **LANDSCAPING ALONG FRONT PROPERTY WALL & PEDESTRIAN GATE**
  - **HEIGHT WAIVER**





228 & 302 WEST DILIDO DRIVE, MIAMI BEACH

11 EAST DILIDO DRIVE, MIAMI BEACH



# SITE PHOTOS



PHOTO A



PHOTO B



PHOTO C

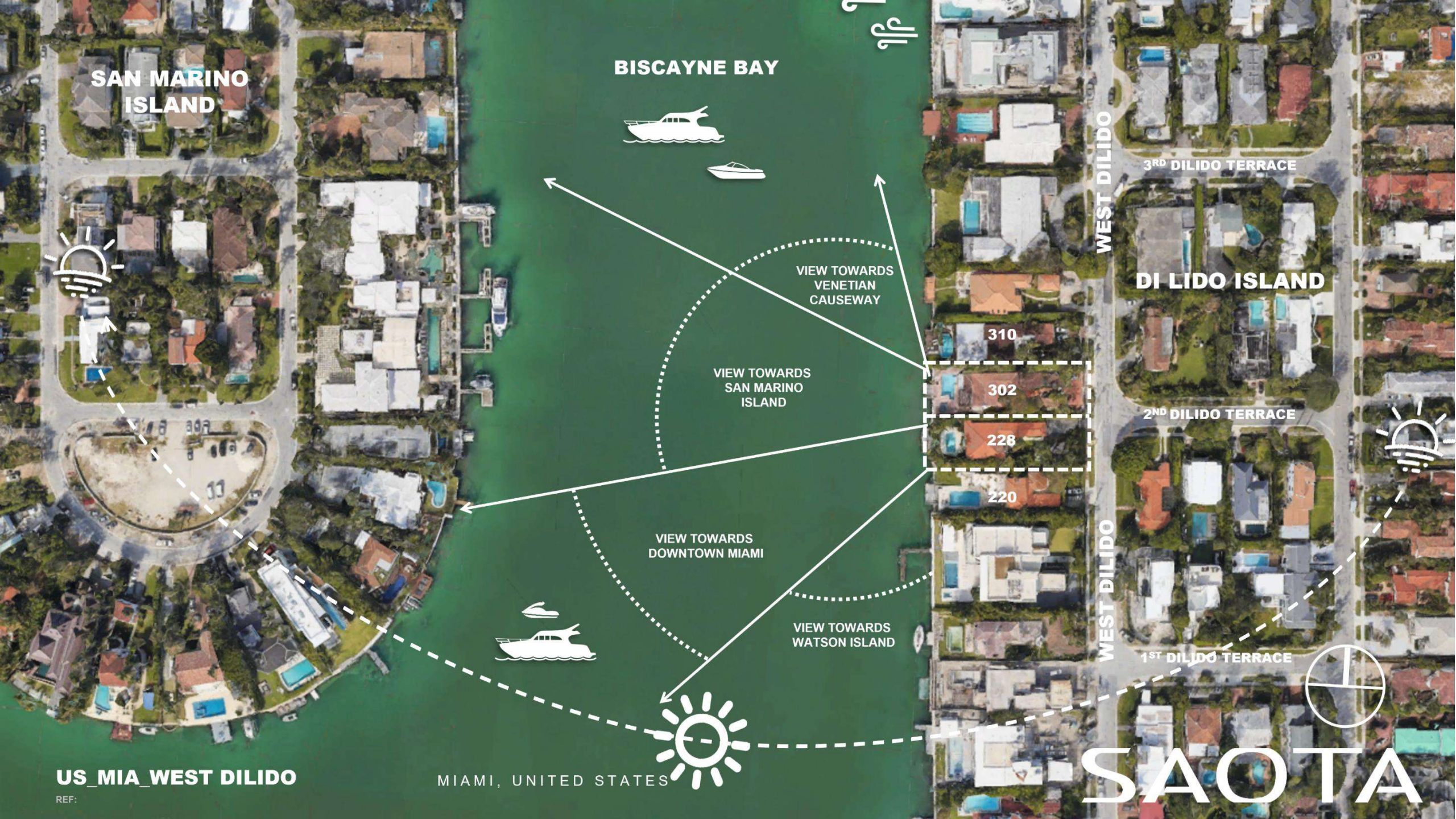


PHOTO D



SITE KEY PLAN (NTS)





**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

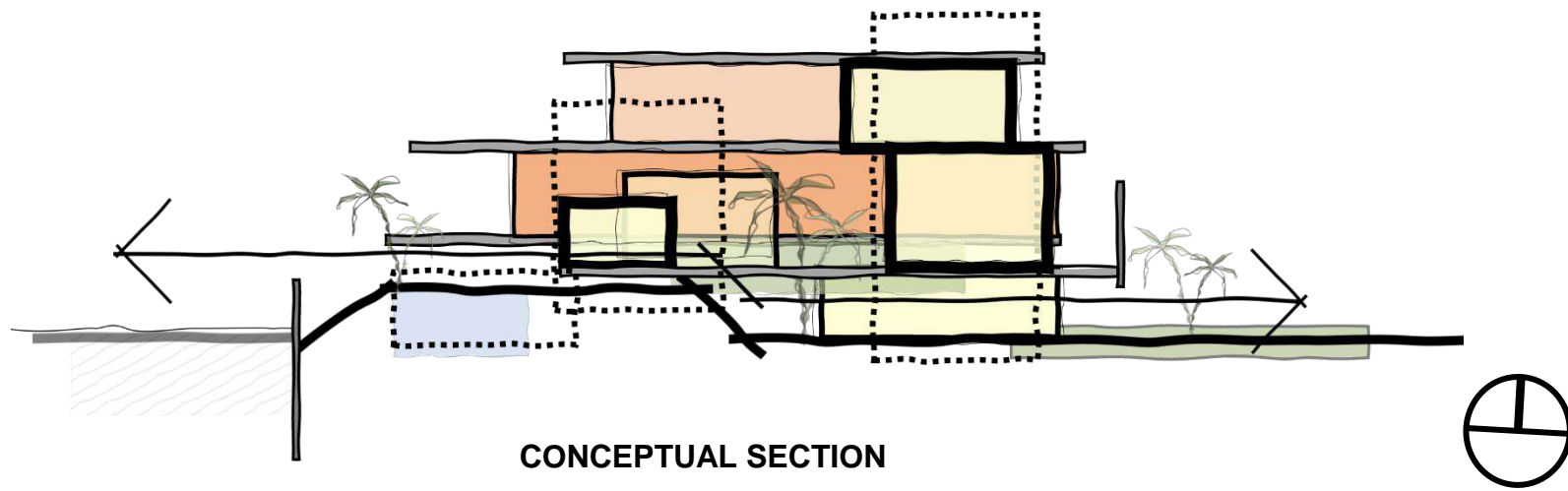
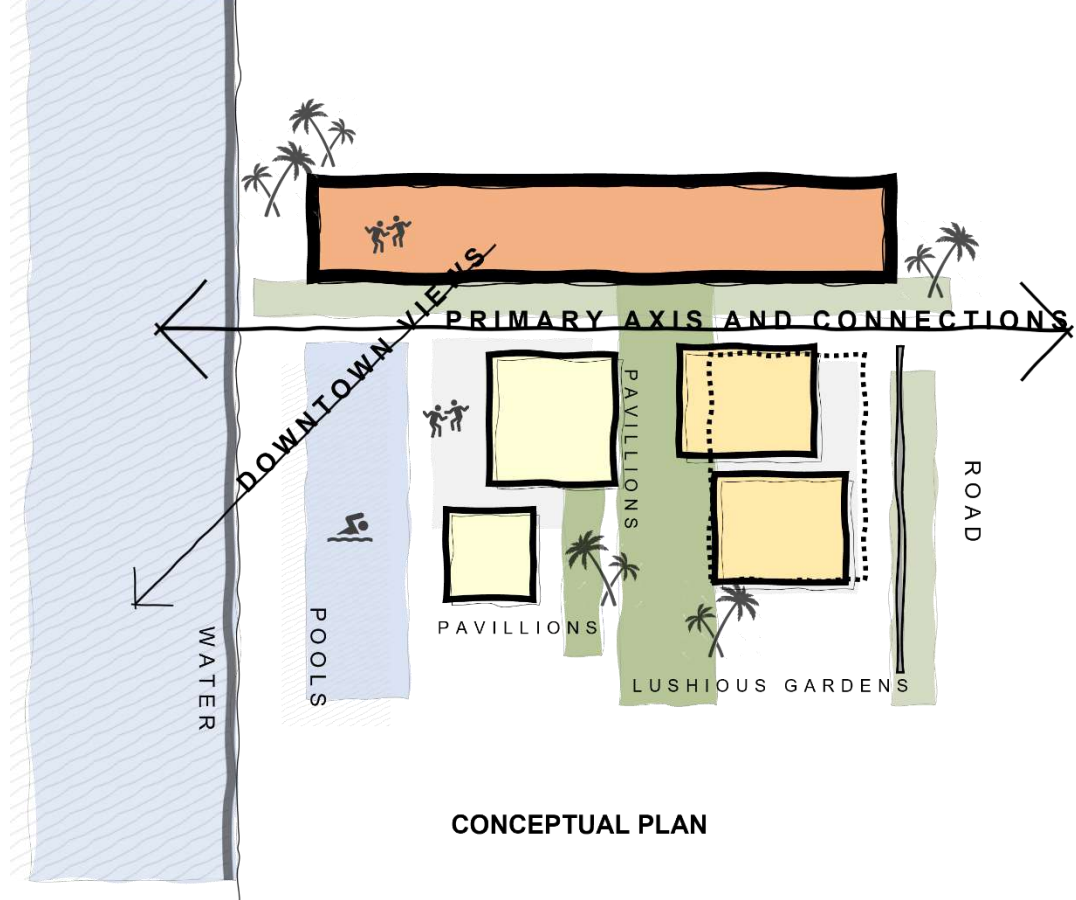
**US\_MIA\_WEST DILIDO**

REF:

MIAMI, UNITED STATES

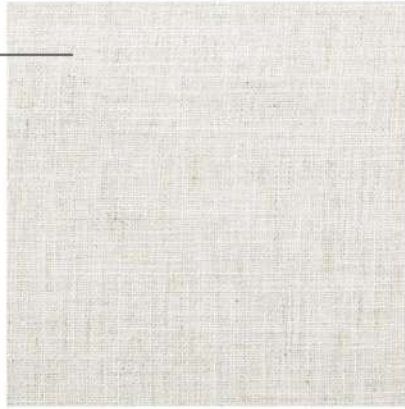
**SAOTA**







SHEER TEXTILE



DARK STONE



WOOD



VEGETATION

GRAY STONE



CORAL STONE



### MATERIALITY

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







**ORIGINAL**  
**STREET**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**REVISED**  
**STREET**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**REVISED**

**STREET (GHOSTED PLANTING)**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



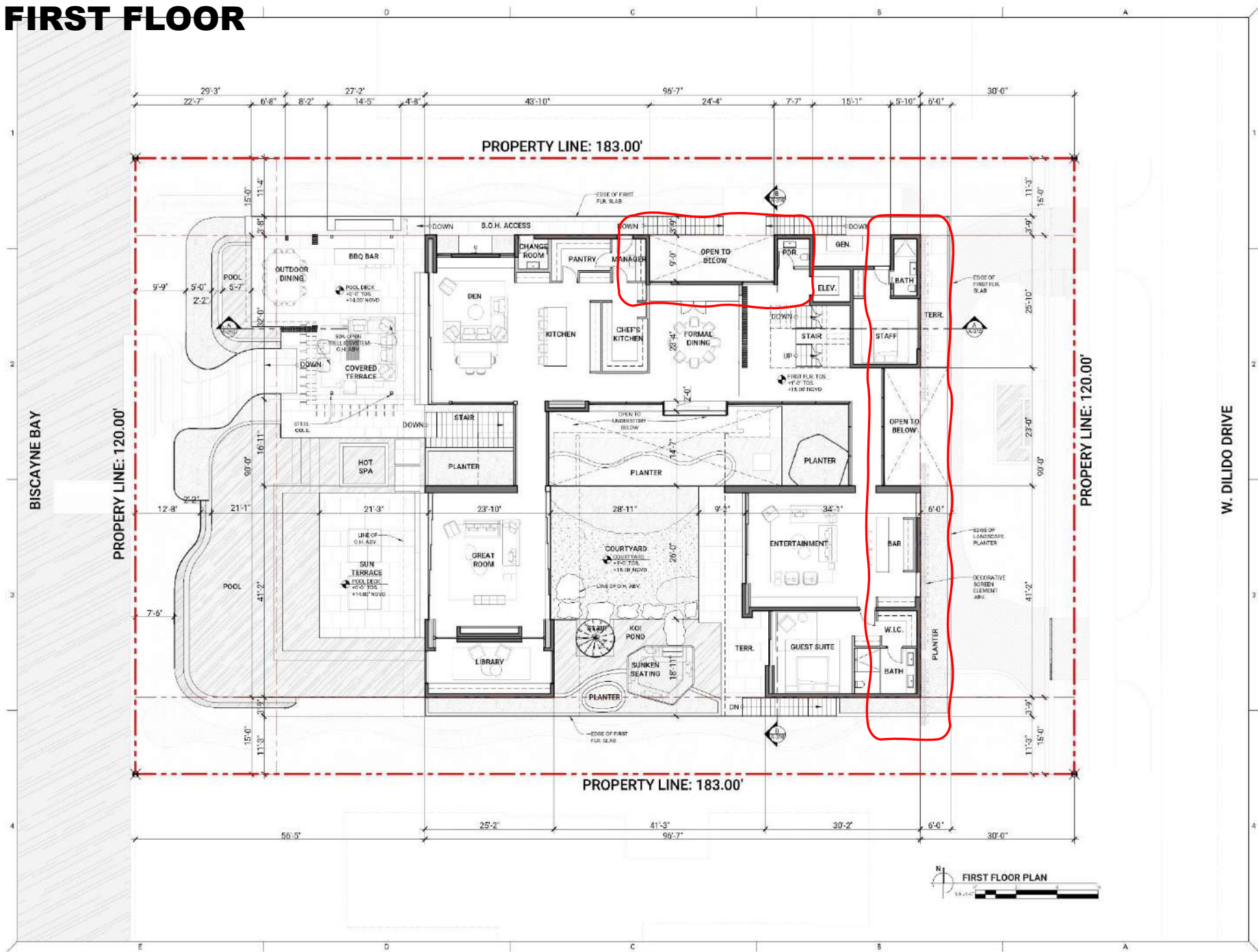
**UNDERSTORY FLOOR PLAN**

The plan shows a building footprint within a property boundary. Key features include:

- Property Lines:** 120.00' (left), 183.00' (top and bottom), 120.00' (right).
- Setbacks:** 15'-0" (front), 5'-0" (side), 10'-0" (rear).
- Building Features:** Pool, Pool Equip., Storage, Reflecting Pond, Open Volume Abv., Planter, Rock Garden, Garage, Carport, Stair, Elevator, Lobby, Porch, and various rooms.
- Landscaping:** Rock Garden, Planter, and various trees and shrubs.
- Dimensions:** Numerous dimensions are provided for setbacks, room sizes, and overall building dimensions.
- Orientation:** North arrow pointing towards the top right.
- Scale:** 1/8" = 1'-0".

UNDERSTORY PLAN  
**A-100**

REVISED FIRST FLOOR




PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T+A+D**  
**THAMANN**  
ARCHITECTS PLLC  
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)21 458 4400  
SAOTA.COM

REVISION

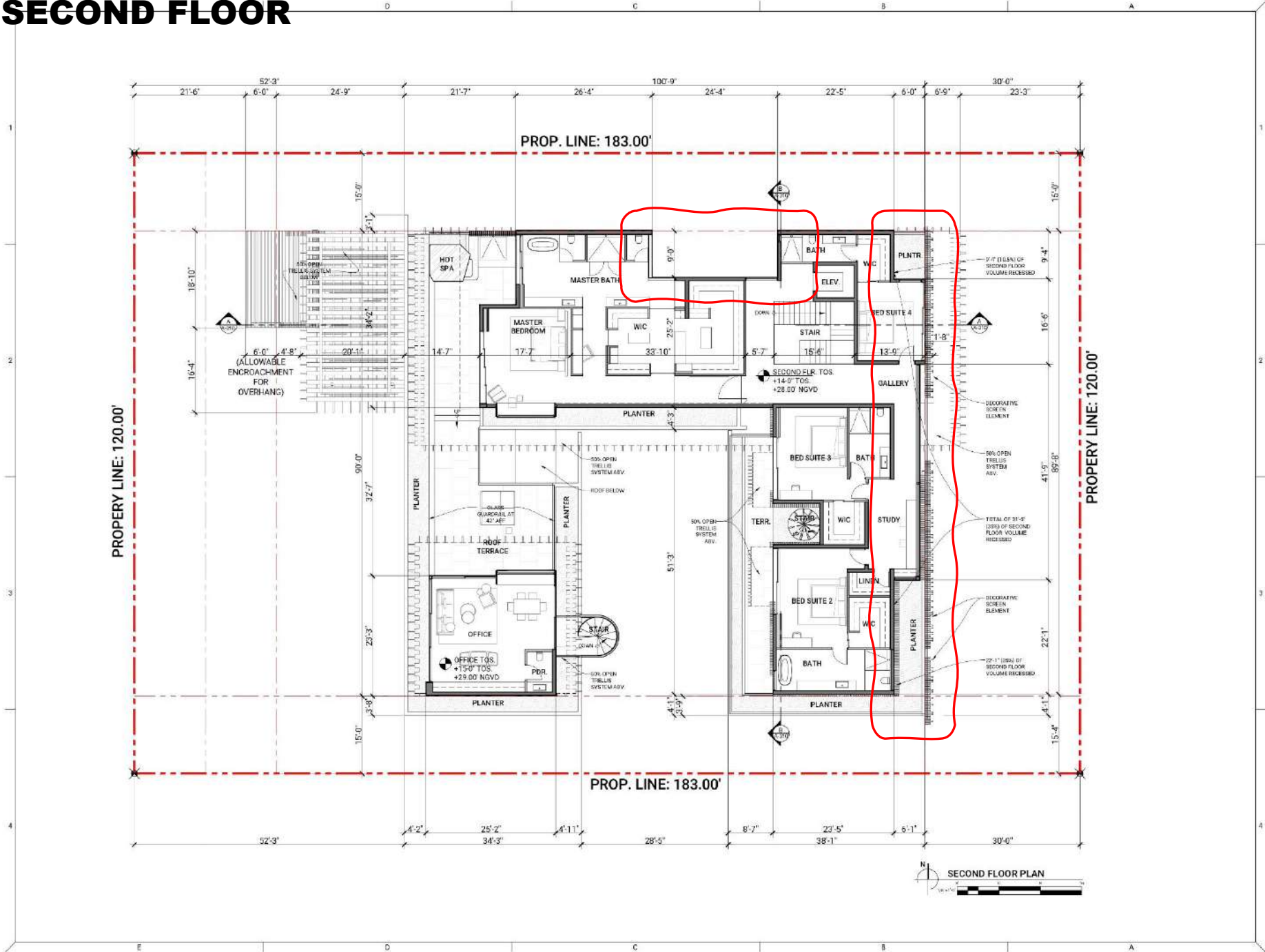
SEAL  
  
CODY J. THAMANN  
REGISTERED PROFESSIONAL ENGINEER  
AB9991

DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
SHEET

FIRST FLOOR PLAN  
**A-110**



REVISED SECOND FLOOR



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T/A+D**  
**THAMANN**  
ARCHITECTS  
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  
NO. 129991

DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
SHEET

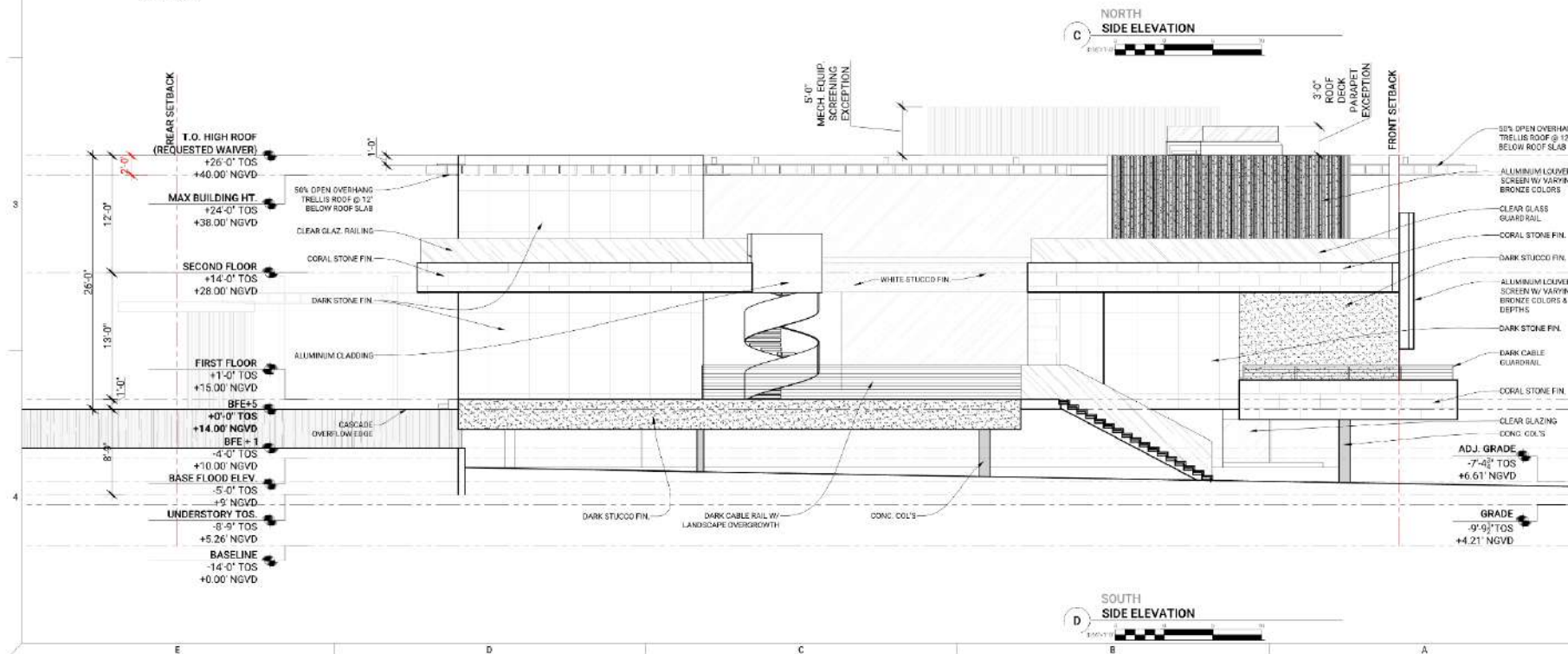
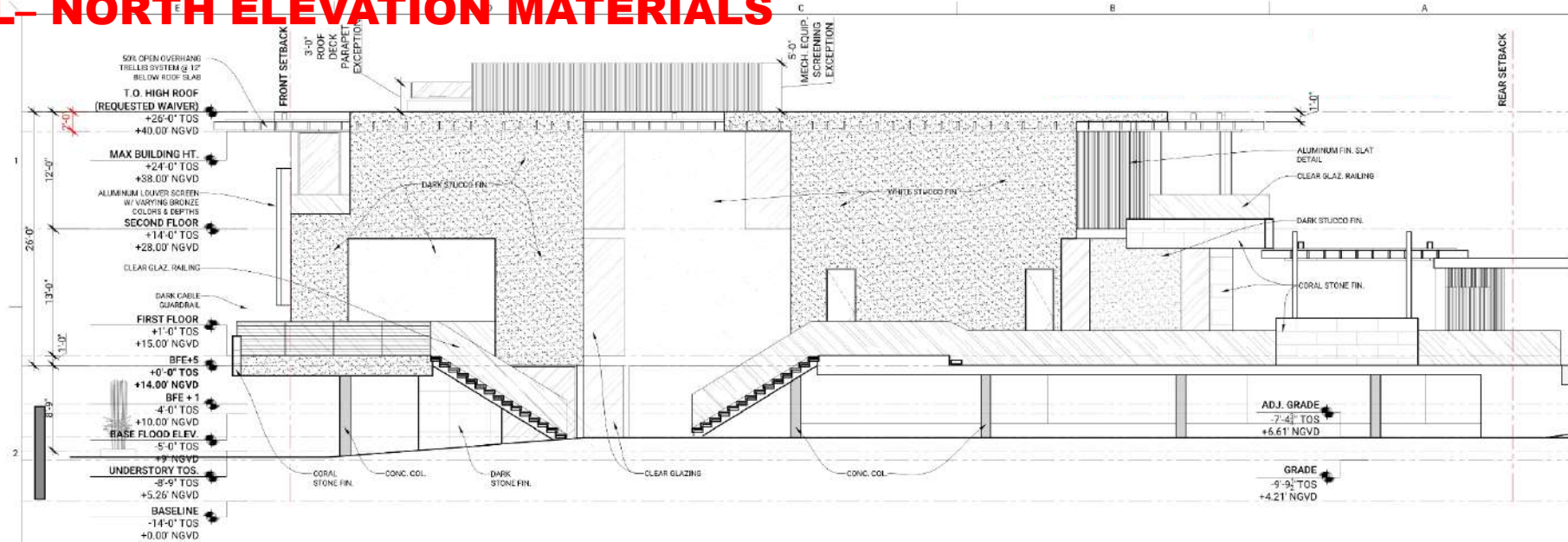
SECOND FLOOR PLAN  
**A-120**



[illegible]

ROOF PLAN  
**A-130**

## ORIGINAL- NORTH ELEVATION MATERIALS



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**THAMANN**

A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CDDY@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](mailto:INFO@SAOTA.COM)  
T: +27 (0)21 468 4400

SAOTA.COM

REVISION

SEAL

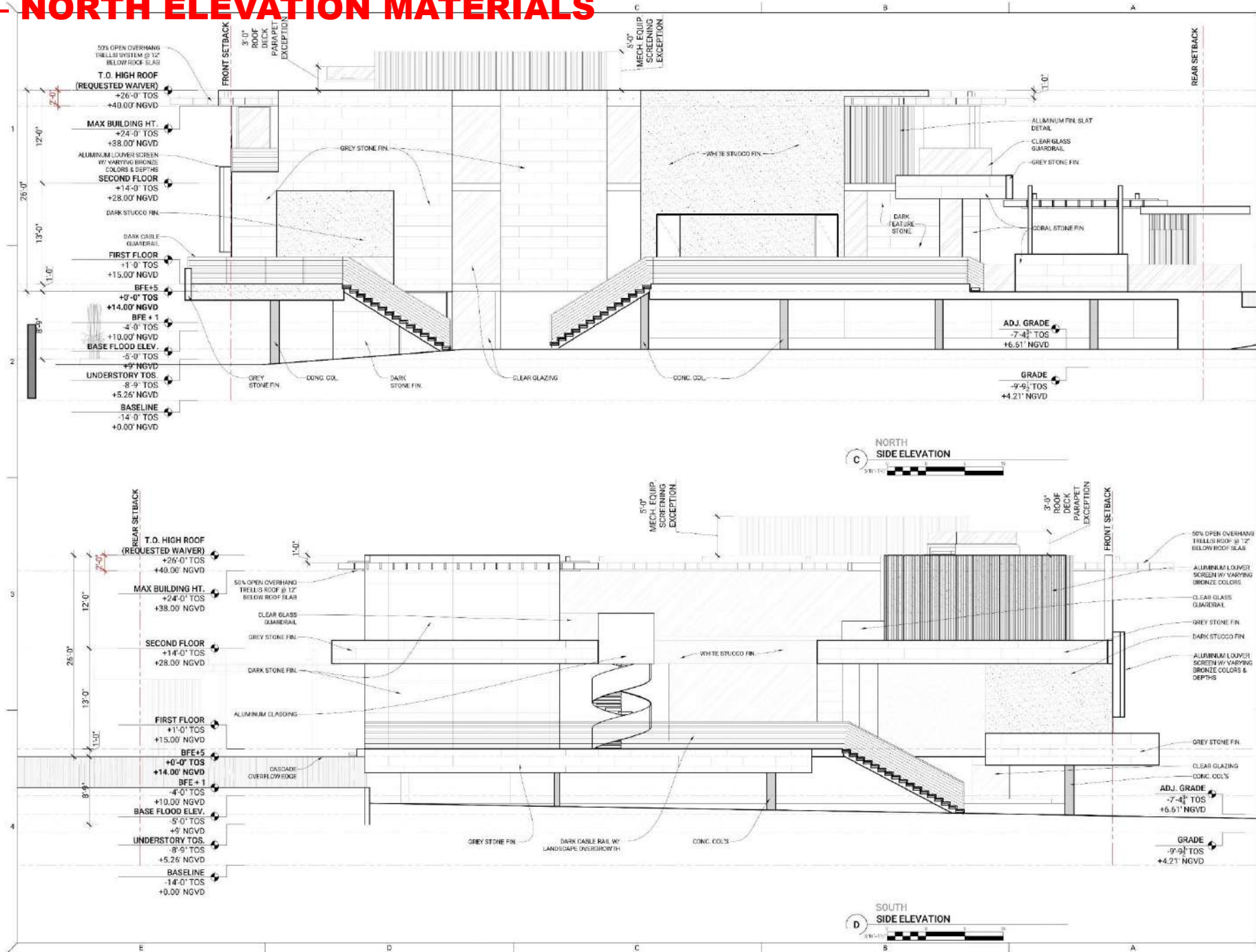
ODDY J. THAMMANN  
REGISTERED ARCHITECT  
AP0081

DATE	08/02/2021
DRB FINAL SUBMITTAL	

SHEET

ELEVATIONS  
**A-220**

REVISED- NORTH ELEVATION MATERIALS



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T/A+D**  
THAMANN  
ARCHITECT PLLC  
A: 1855 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)21 466 4400  
SAOTA.COM

REVISION

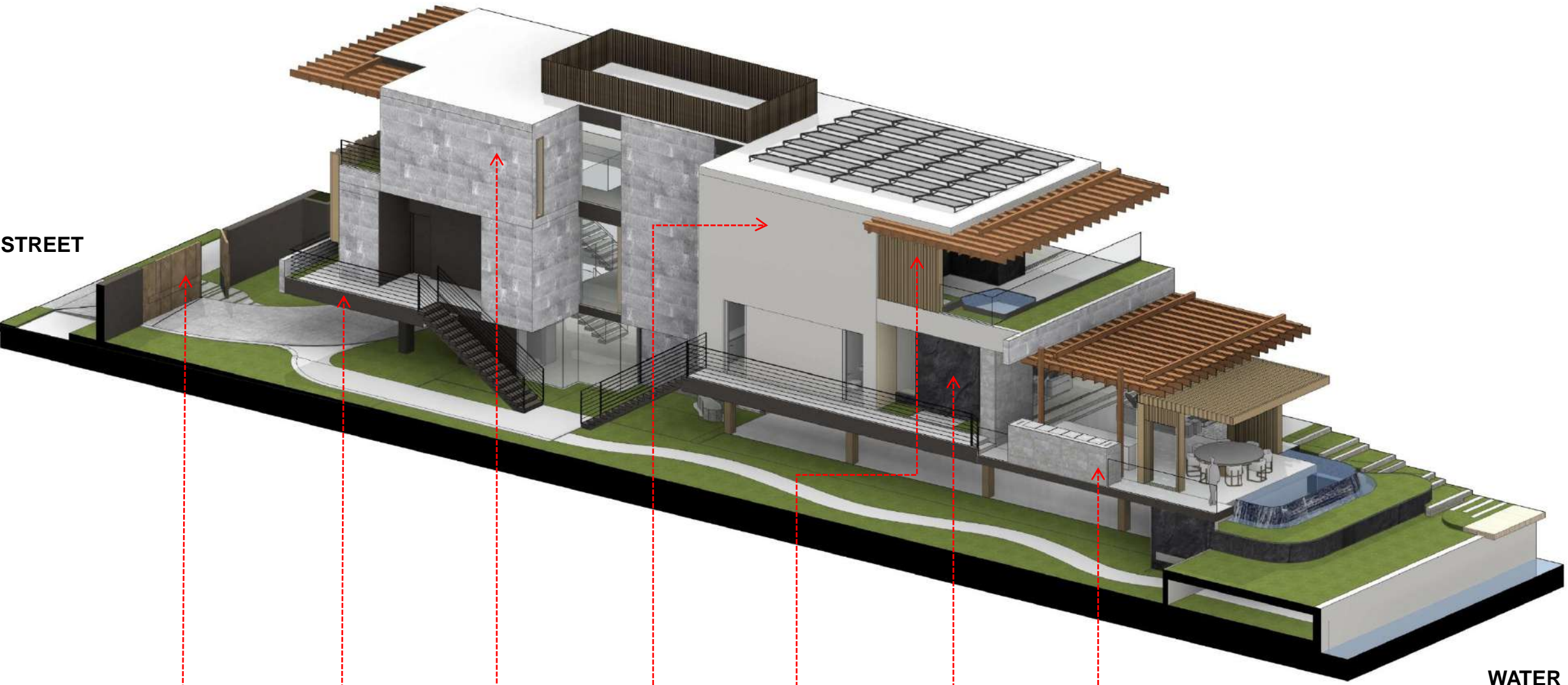
SEAL

DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
SHEET

ELEVATIONS  
**A-220**

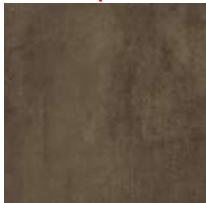


# NORTH ELEVATION - MATERIALS



STREET

WATER



METAL BRONZE



DARK STUCCO



GREY STONE



WHITE STUCCO



METAL BRONZE



DARK STONE



CORAL STONE



# NORTH ELEVATION



4 NORTH ELEVATION



ORIGINAL (WAIVER REQUEST) – 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 (.68% 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 HATHFIELD 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**



# NORTH ELEVATION

The figure displays five architectural drawings for a building project, each featuring a purple-shaded 'OPEN TO SKY' area of 219 SF. The drawings are arranged vertically and include dimensions and a scale bar.

- ROOF PLAN:** Shows the roof layout with a 9'-0" wide section and a 24'-4" wide section. The 'OPEN TO SKY' area is 219 SF.
- SECOND FLR. PLAN:** Shows the second floor layout with a 9'-0" wide section and a 24'-4" wide section. The 'OPEN TO SKY' area is 219 SF.
- FIRST FLR. PLAN:** Shows the first floor layout with a 9'-0" wide section and a 24'-4" wide section. The 'OPEN TO SKY' area is 219 SF.
- UNDERSTORY PLAN:** Shows the understory layout with a 9'-0" wide section and a 24'-4" wide section. The 'OPEN TO SKY' area is 219 SF.
- NORTH ELEVATION:** Shows the north elevation of the building with a 24'-4" wide section. The 'OPEN TO SKY' area is 219 SF.

Each drawing includes a scale bar indicating 0 to 30 feet.

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

**A-045**

**ORIGINAL**

**WEST FRONT ELEVATION**

**EAST FRONT ELEVATION**

**WEST FRONT ELEVATION ELEVATIONS:**

- 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 +11'-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
- UNDERSTORY TOS. -8'-9" TOS +5.26' NGVD
- BASELINE -14'-0" TOS +0.00' NGVD

**EAST FRONT ELEVATION ELEVATIONS:**

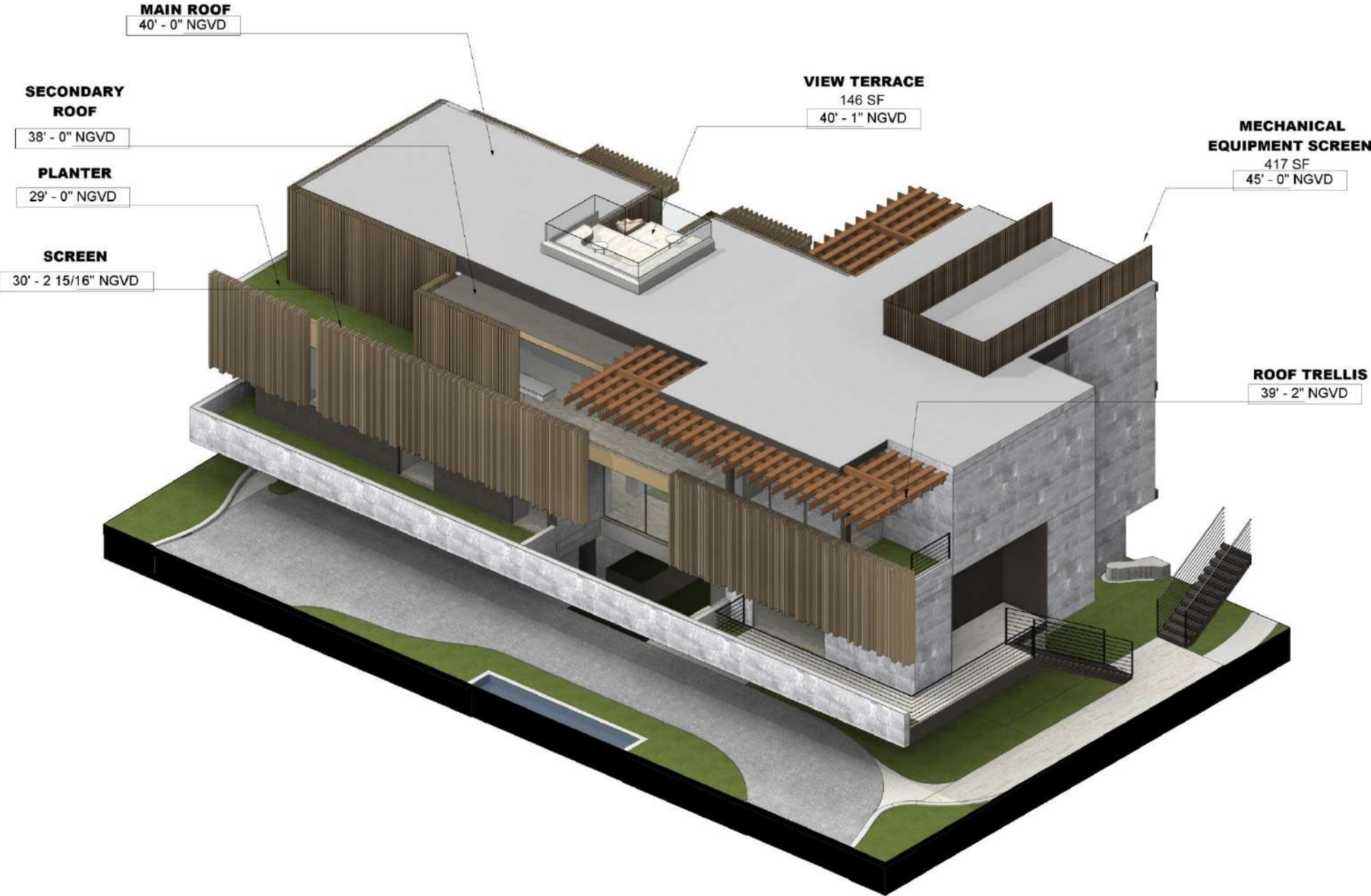
- T.O. HIGH ROOF (REQUESTED WAIVER) +26'-0" TOS +40.00' NGVD
- MAX BUILDING HT. +24'-0" TOS +38.00' NGVD
- SECOND FLOOR +14'-0" TOS +28.00' NGVD
- FIRST FLOOR +11'-0" TOS +15.00' NGVD
- BFE+5 +0'-0" TOS +14.00' NGVD
- BFE +1 -4'-0" TOS +10.00' NGVD
- BASE FLOOD ELEV. -5'-0" TOS +9' NGVD
- UNDERSTORY TOS. -8'-9" TOS +5.26' NGVD
- BASELINE -14'-0" TOS +0.00' NGVD

SHEET  
ELEVATIONS  
**A-210**





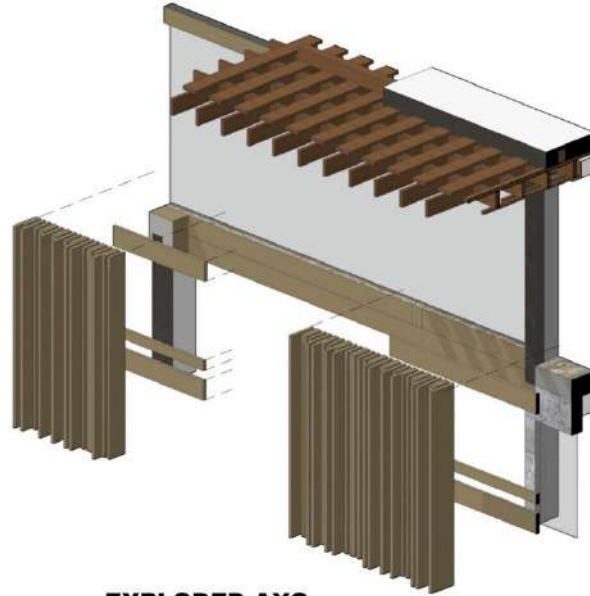
# FRONT SCREEN AXO



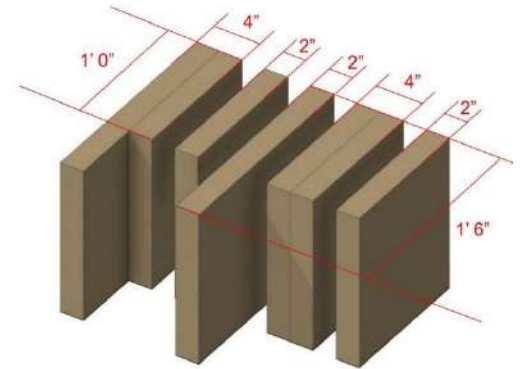




**AXO DEMONSTRATING FRONT  
SCREEN**



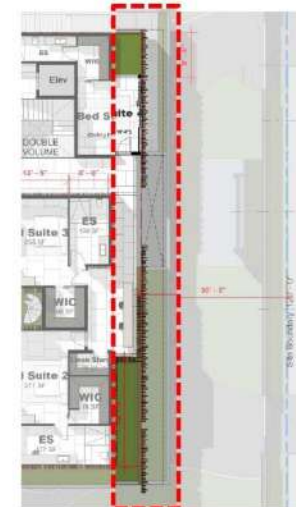
**EXPLODED AXO**



**PLACEMENT DIMENSIONS**



**ELEVATION**



**AREA OF FOCUS**

PLACEMENT ORDER									
A	B	B	A	B	A	B	B	A	B
2	1	2	1						



**REVISED**

**STREET (GHOSTED PLANTING)**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**REVISED**  
**STREET**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**REVISED**

**STREET (GHOSTED PLANTING)**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**REVISED**  
**STREET**



THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



ORIGINAL EAST ELEVATION

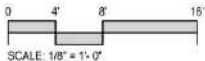


1 EAST ELEVATION  
Scale: 1/8" = 1'- 0"

REVISED EAST ELEVATION

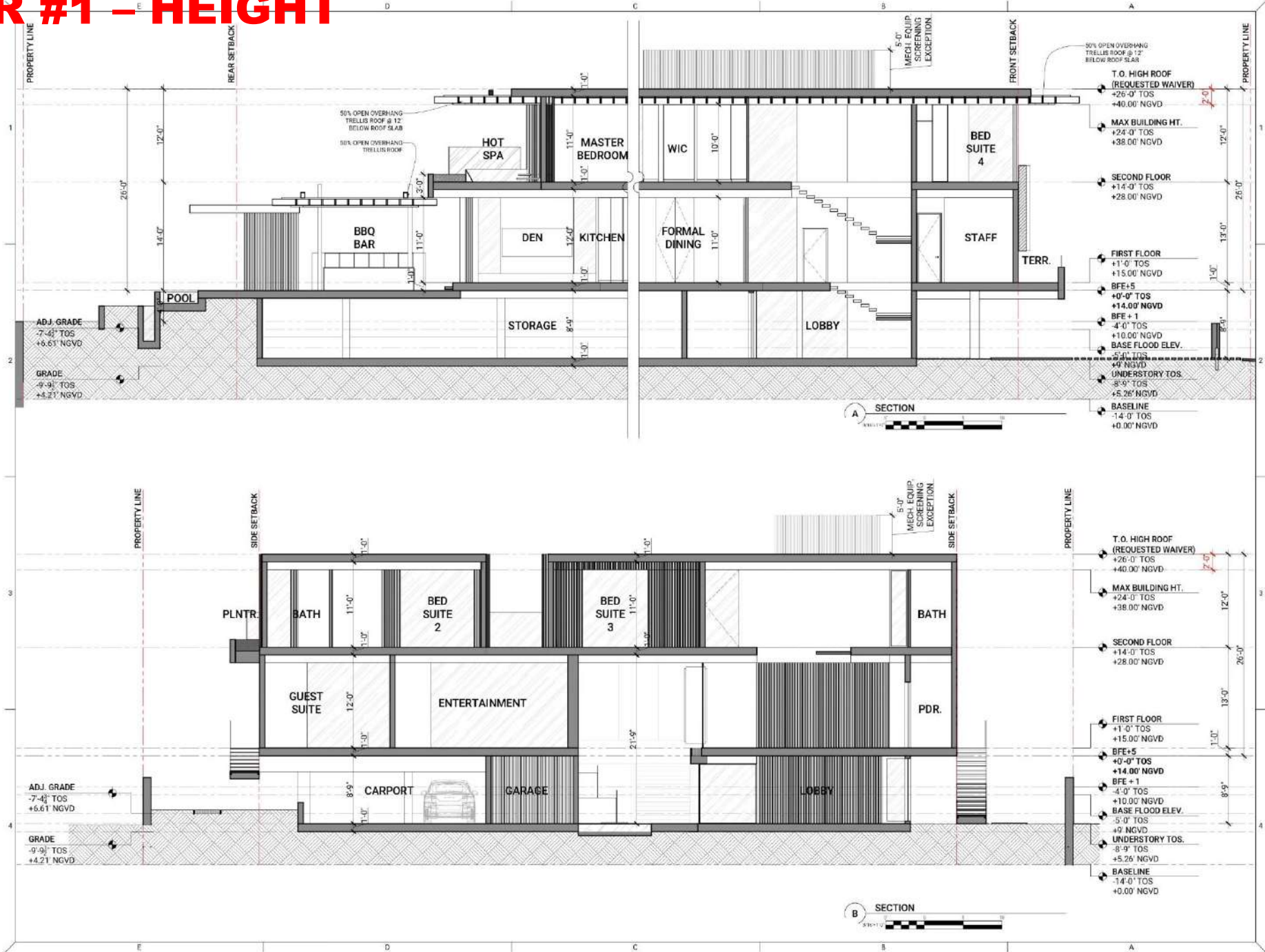


1 EAST ELEVATION  
Scale: 1/8" = 1'- 0"





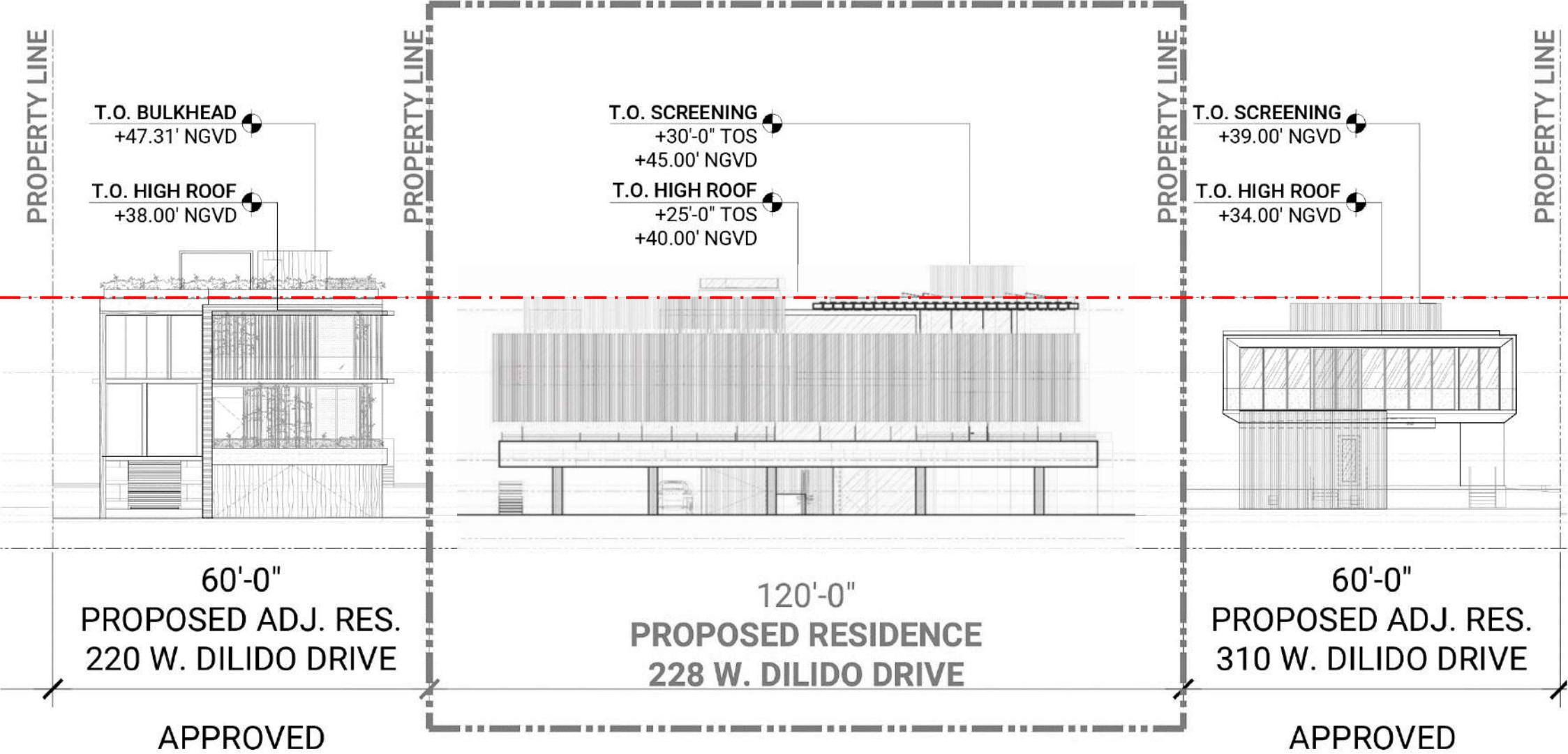
WAIVER #1 - HEIGHT



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> ARCHITECTS A: 1653 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)21 458 4400 SAOTA.COM	
REVISION	
SEAL	
DATE 12/17/2021 DIGITAL HEARING PRESENTATION REVISED SUBMISSION SHEET	
SECTIONS <b>A-310</b>	

# WAIVER #1 – HEIGHT

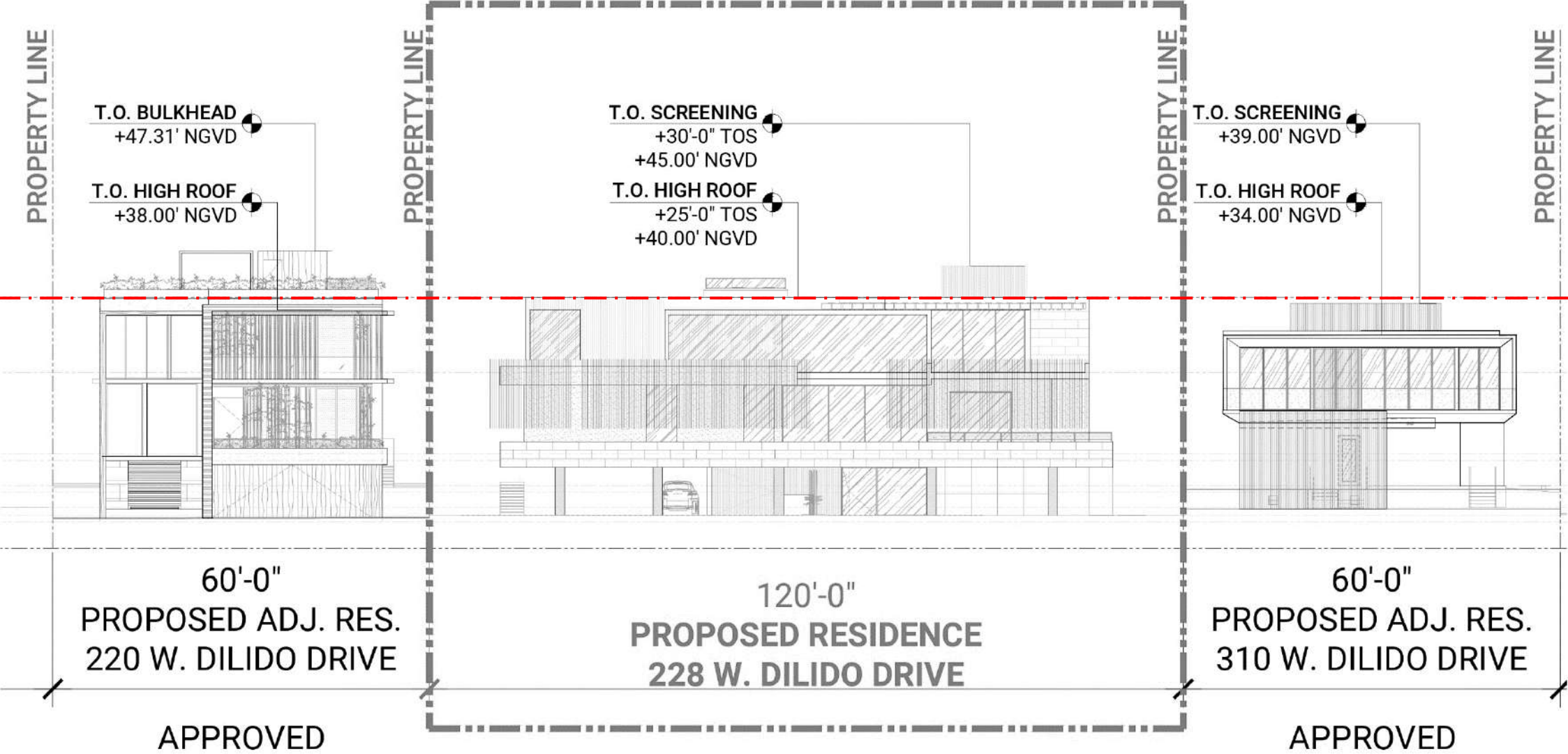
## ORIGINAL STREET ELEVATION





# WAIVER #1 – HEIGHT

## REVISED STREET ELEVATION



# WAIVER #1 – HEIGHT

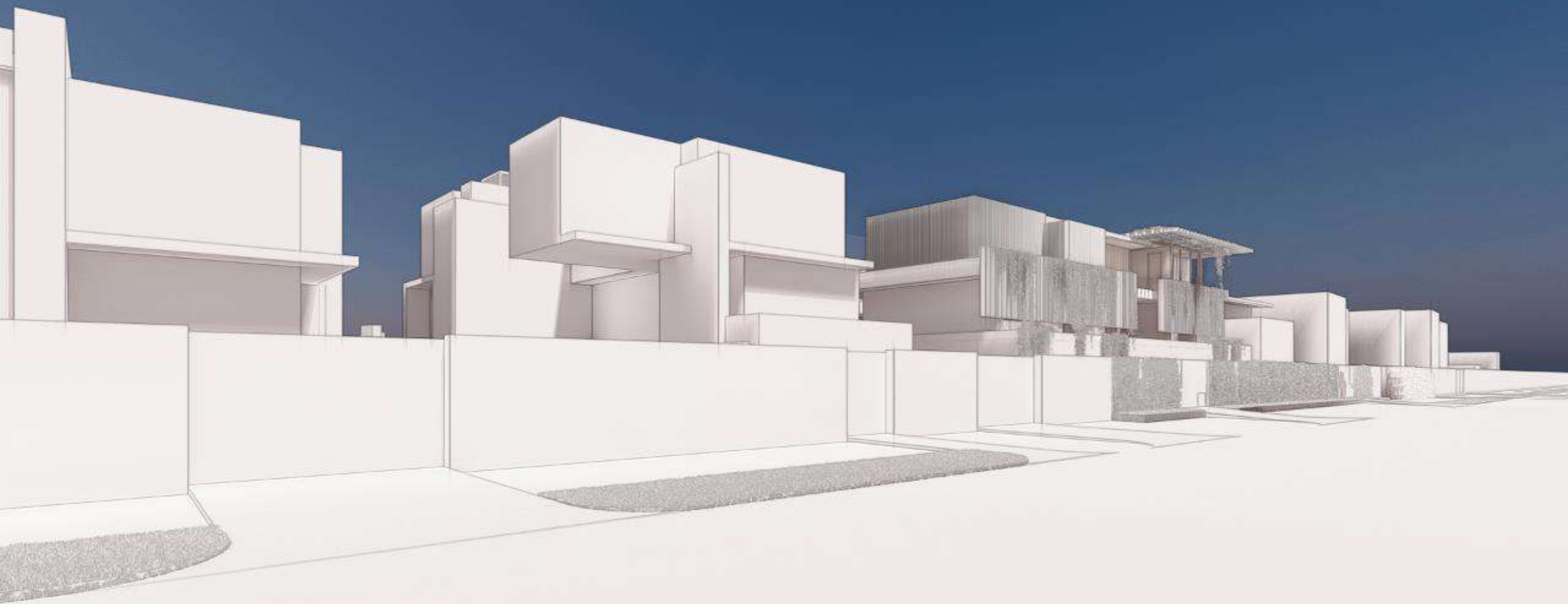
## REVISED STREET ELEVATION





# NEIGHBORHOOD BUILDING HEIGHT

## STREETSCAPE





**NEIGHBORHOOD BUILDING HEIGHT**  
**STREETSCAPE**





# NEIGHBORHOOD BUILDING HEIGHT

## STREETSCAPE





**NEIGHBORHOOD BUILDING HEIGHT**  
**STREETSCAPE**







THAMANN  
ARCHITECTURE+DESIGN

SAOTA jungles



**NEIGHBORHOOD BUILDING HEIGHT**  
**STREETSCAPE**













## 9



## 8

## A-000

## ARCHITECTURE

LANDSCAPE

**LEGAL DESCRIPTION:**

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, 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.

## REVISION

SEAL

CODY J. THOMANN  
REGISTERED ARCHITECT  
JANUARY

DATE  
11/08/2021  
REVISED DRB FINAL SUBMITTAL

SHEET INDEX

**A-010**



# 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  <b>THAMANN</b> A: 1853 SW 24TH TER. MIAMI, FL 33145 E: DDDY@TAPUSD.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  COREY J. MANCOSKE REGISTERED ARCHITECT 12518
DATE 10/20/2021 DRB DIGITAL HEARING PRESENTATION
SHEET <b>NEIGHBOR OUTREACH</b> <b>A-020</b>









PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E




PHOTO F



PHOTO G



PROJECT INFORMATION	
COMMISSION NO.	
2030	
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: 786.384.7857	
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	
200001	
DATE	
11/08/2021	
REVISED DRB FINAL SUBMITTAL	
SHEET	
SITE PHOTOS	
A-031	





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.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

**TAPLUS**  
**THAMANN**

A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CODY@TAPLUS.COM  
T: 786.384.7857

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  
20000151

DATE  
11/08/2021  
REVISED DRB FINAL SUBMITTAL

SHEET  
**SURROUNDING  
PROPERTIES**

**A-032**





AERIAL PHOTOGRAPH - REAR OF RESIDENCE



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY - 228 WEST DILIDO DRIVE



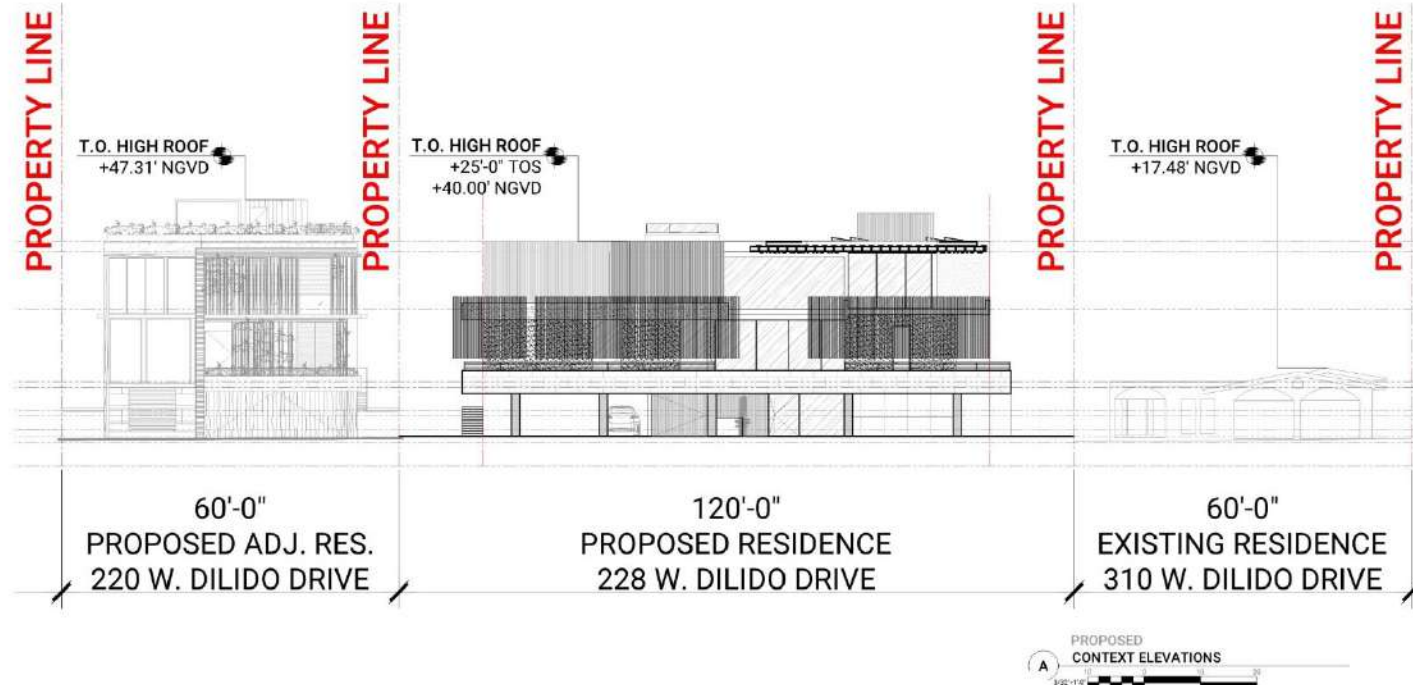
RESIDENCE 3

PROJECT INFORMATION	
COMMISSION NO.	
2030	
PROJECT	
DILIDO ISLAND	
RESIDENCE	
228 W. DILIDO DR.	
MIAMI BEACH, FL 33139	
ARCHITECT OF RECORD	
T+D	
THAMANN	
A: 1853 SW 24TH TER.	
MIAMI, FL 33145	
E: CODY@TAPLUSD.COM	
T: 786.384.7857	
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	
28090151	
DATE	
11/08/2021	
REVISED DRB FINAL SUBMITTAL	
SHEET	
EXISTING CONTEXT	
ANALYSIS	
A-033	





PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

**TAPLUS**  
**THAMANN**

A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CODY@TAPLUS.COM  
T: 786.384.7857

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  
28060151

DATE  
11/08/2021  
REVISED DRB FINAL SUBMITTAL

SHEET  
**PROPOSED CONTEXT  
ANALYSIS**

**A-034**





EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

LANDSCAPE OPACITY REDUCED TO SHOW ARCHITECTURAL INTENT.

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](mailto:INFO@SAOTA.COM)  
T: +27 (0)21 468 4400

SAOTA.COM

REVISION

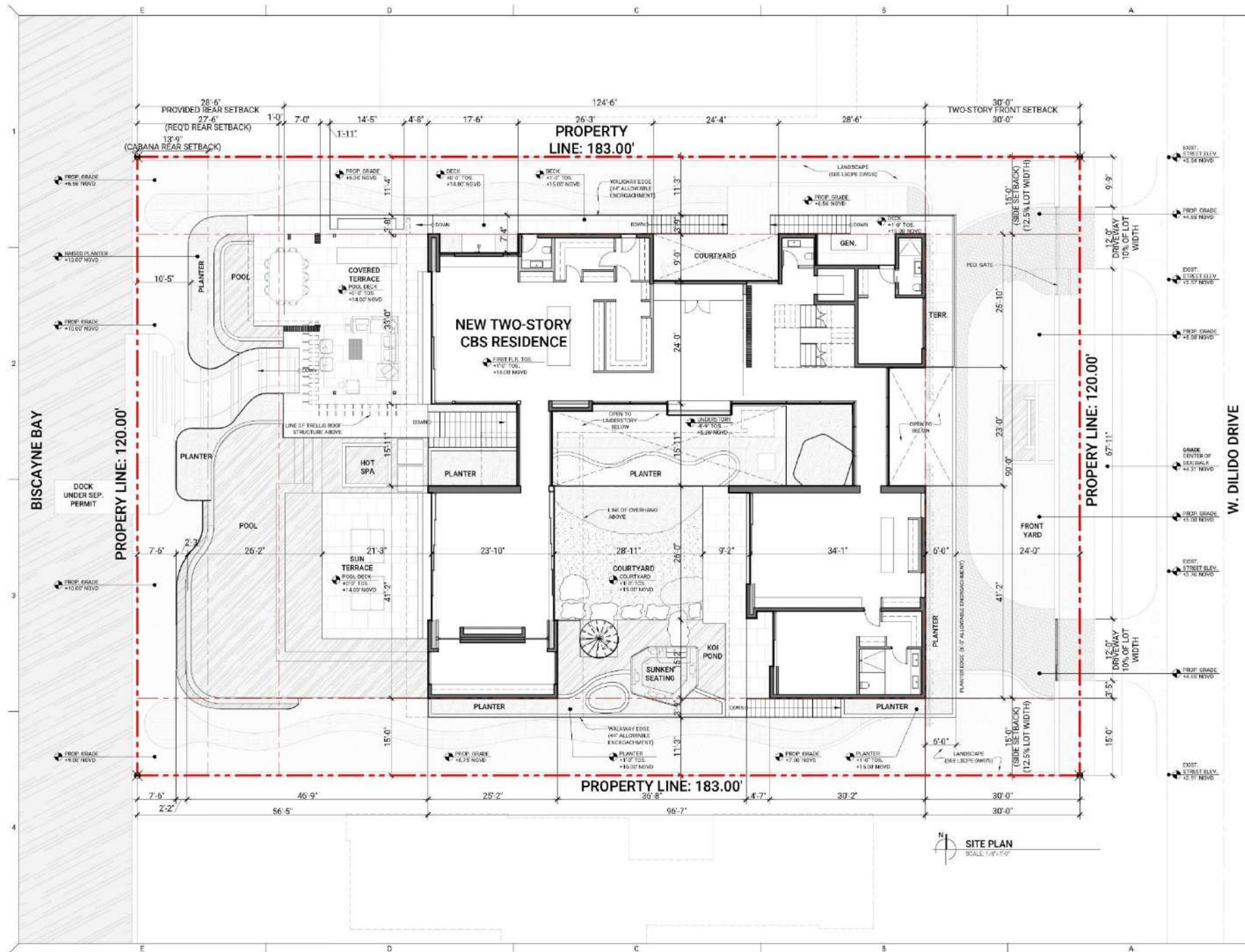
SEAL	
------	--

CODY J. THAMMANN  
REGISTERED ARCHITECT  
JANUARY

DATE  
11/08/2021  
REVISED DRB FINAL SUBMITTAL

SHEET  
**PROPOSED CONTEXT  
ANALYSIS**

**A-036**



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T+D**  
THAMANN  
A: 1653 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)21 458 4400  
SAOTA.COM

REVISION

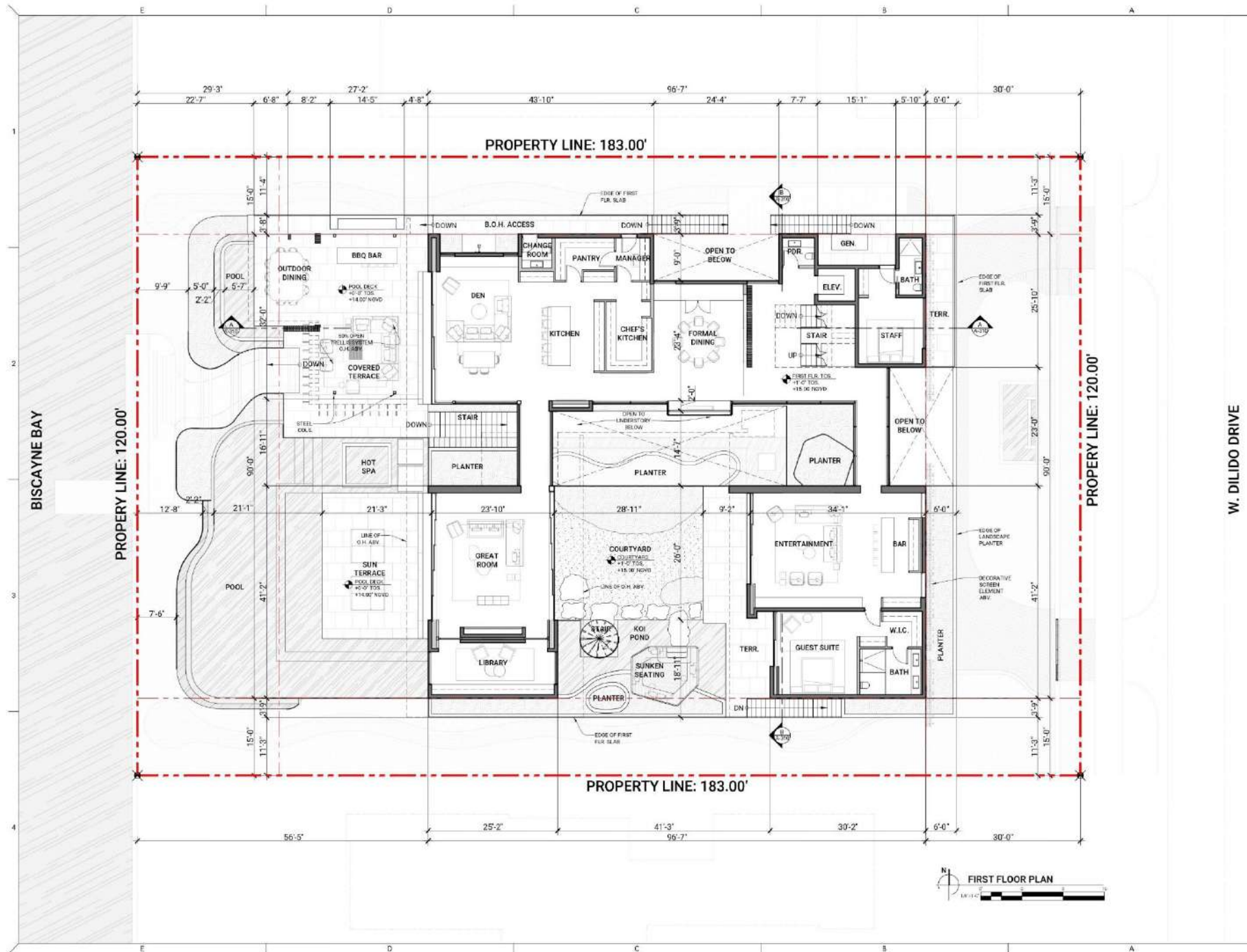
SEAL  
  
CODY J. THAMANN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12222  
STATE OF FLORIDA

DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
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**  
ARCHITECTS PLLC  
A: 1653 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)21 458 4400  
SAOTA.COM

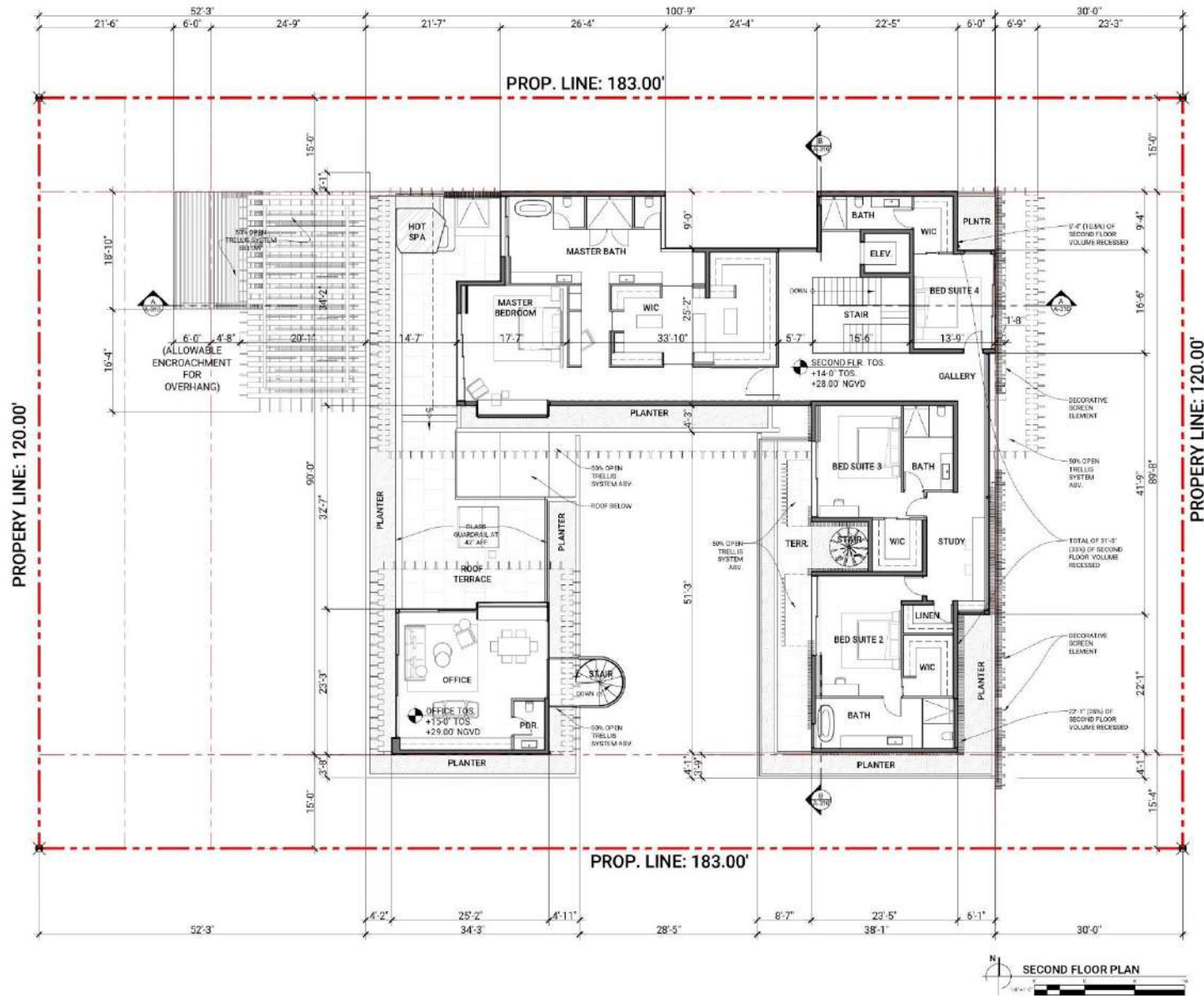
REVISION

SEAL

DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
SHEET

FIRST FLOOR PLAN  
**A-110**





PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

**T+A+D**  
**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)21 458 4400

SAOTA.COM

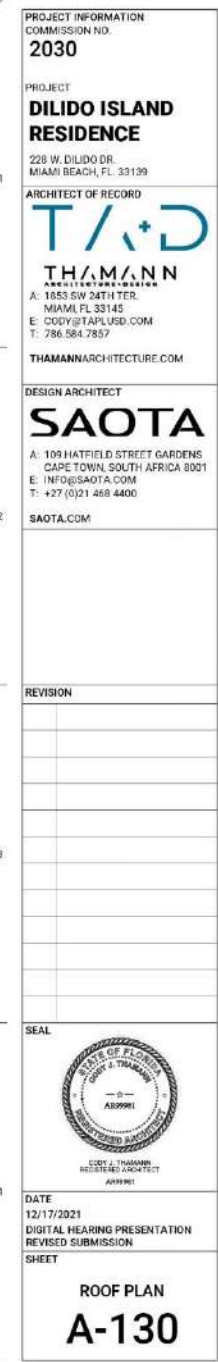
REVISION

SEAL



DATE  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION  
SHEET

SECOND FLOOR PLAN  
**A-120**



ROOF PLAN  
**A-130**



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**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

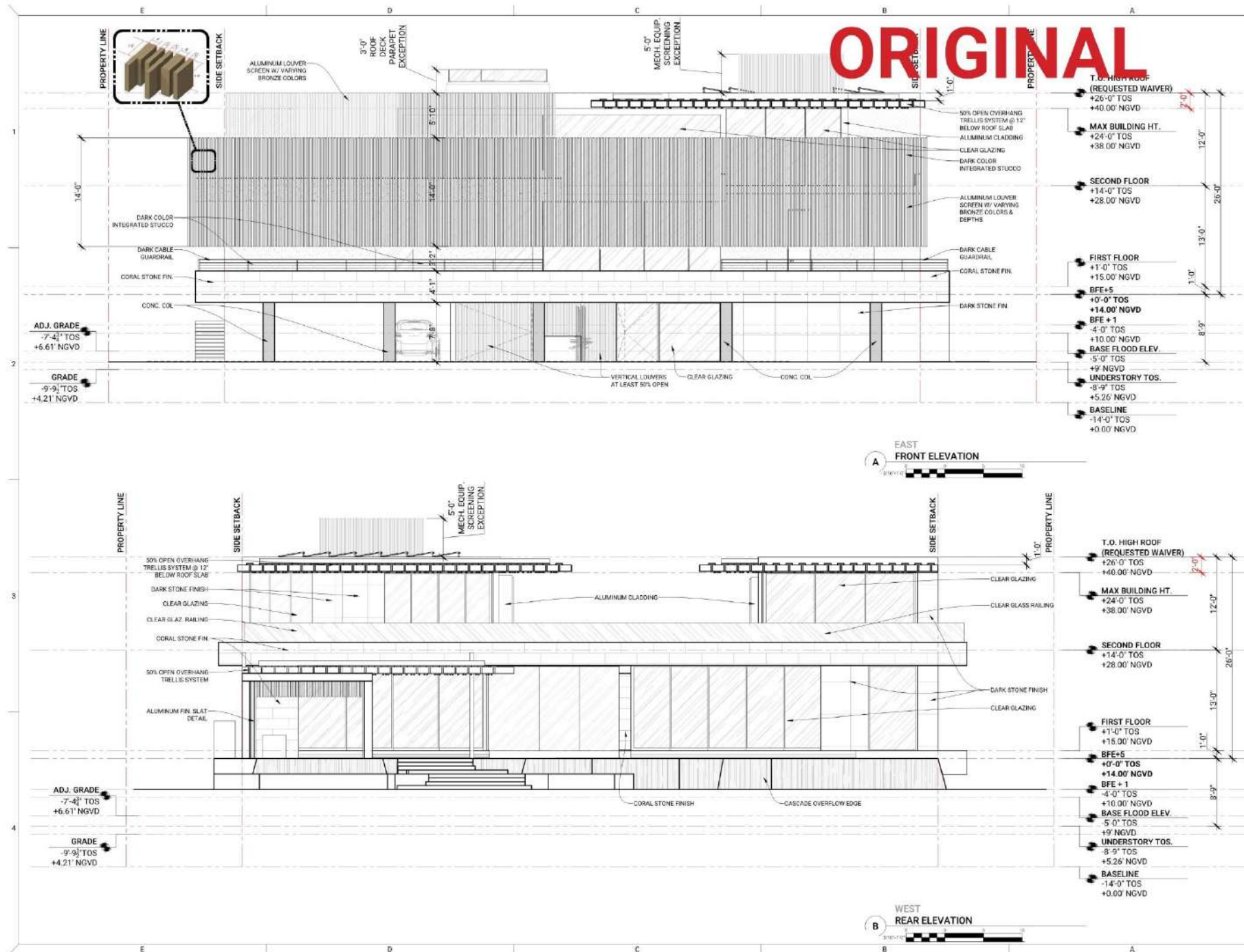
REVISION

SEAL

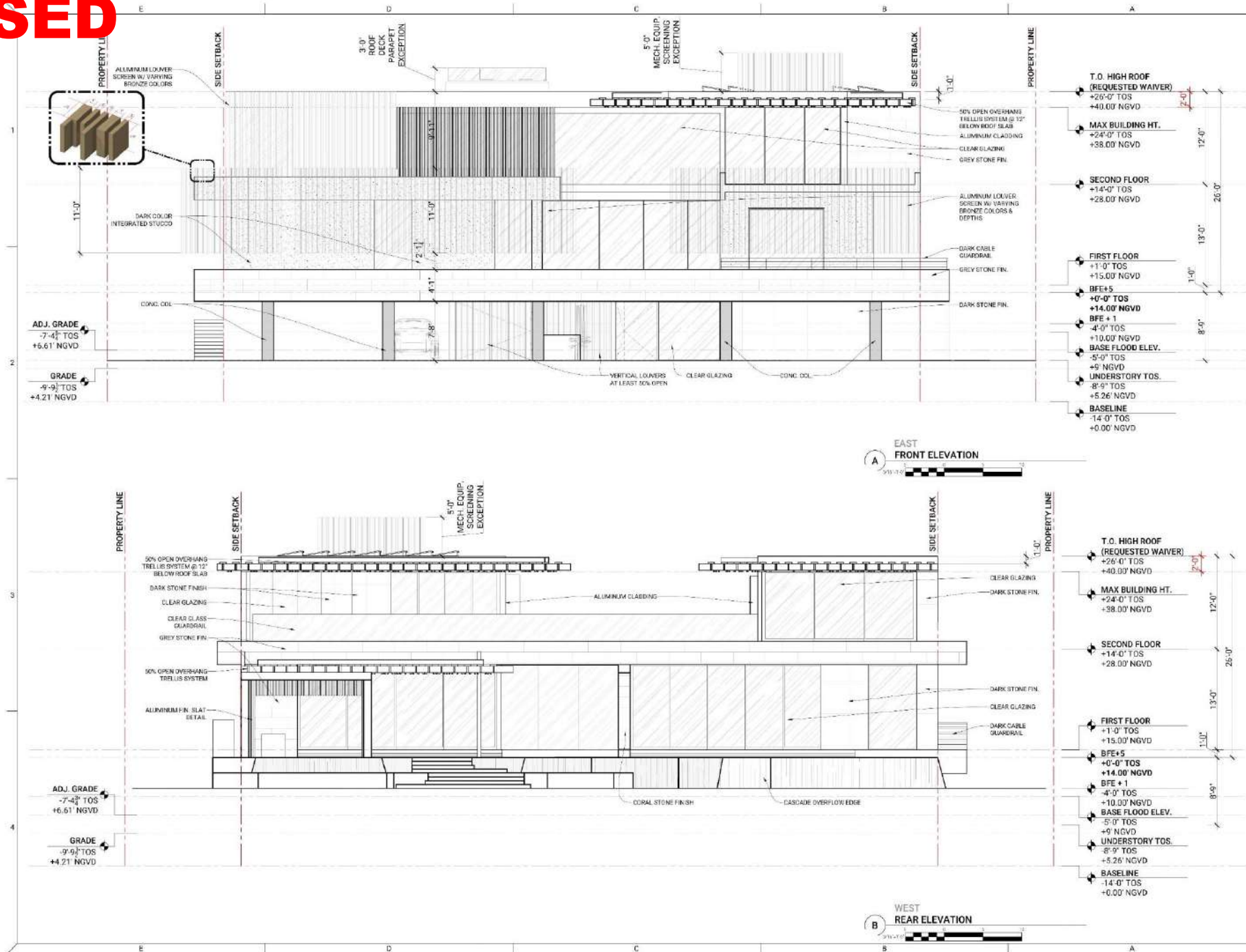
COOY J. THAMMANN  
REGISTERED ARCHITECT  
ADP3381

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

SHEET  
ELEVATIONS  
**A-210**



# REVISED



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**T/A+D**  
**THAMMANN**  
ARCHITECTURE+DESIGN  
A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CDDY@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  
12/17/2021  
DIGITAL HEARING PRESENTATION  
REVISED SUBMISSION

SHEET

ELEVATIONS  
**A-210**



# 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**

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

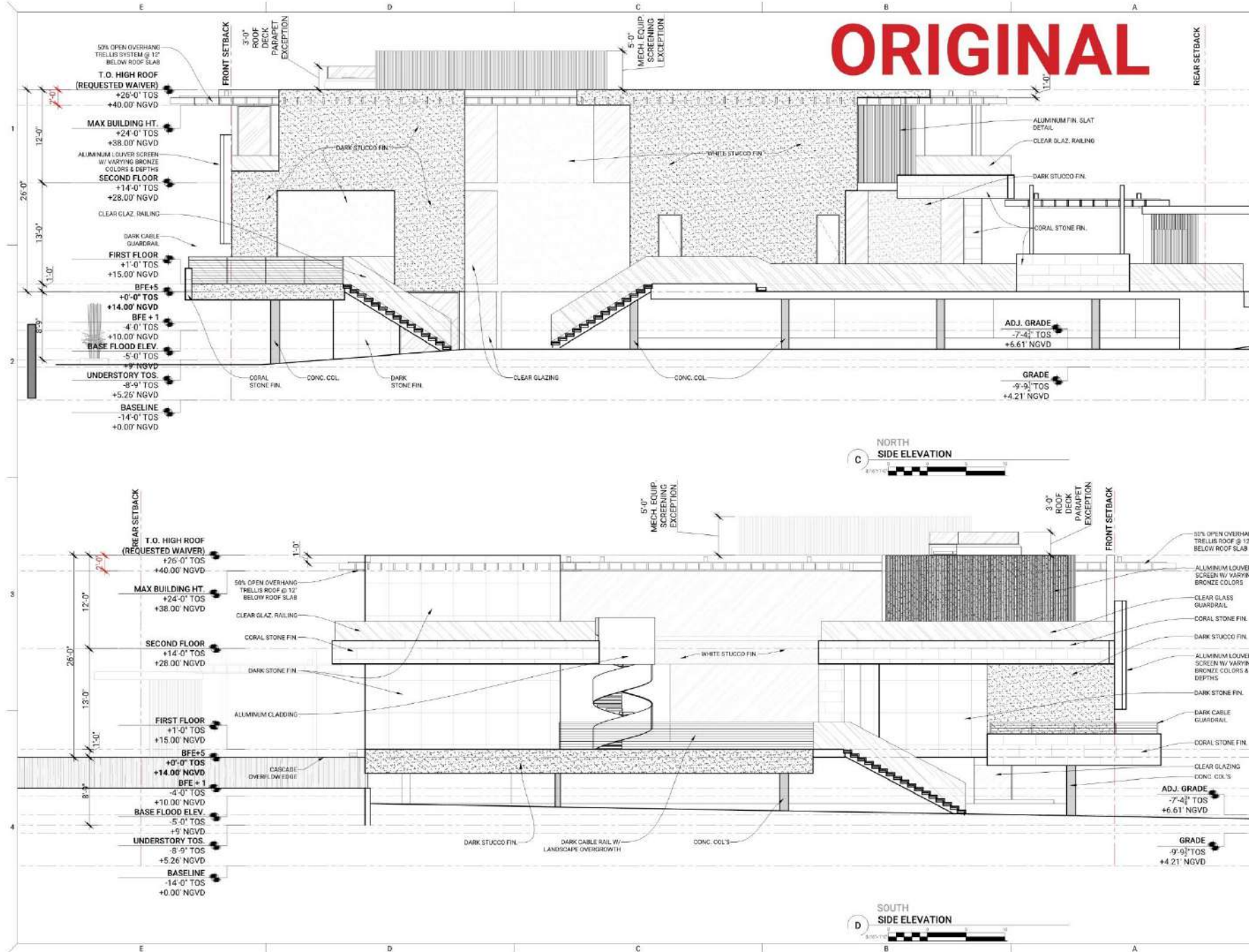
SEAL

CODY J. THAMANN  
REGISTERED ARCHITECT  
J000961

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

SHEET

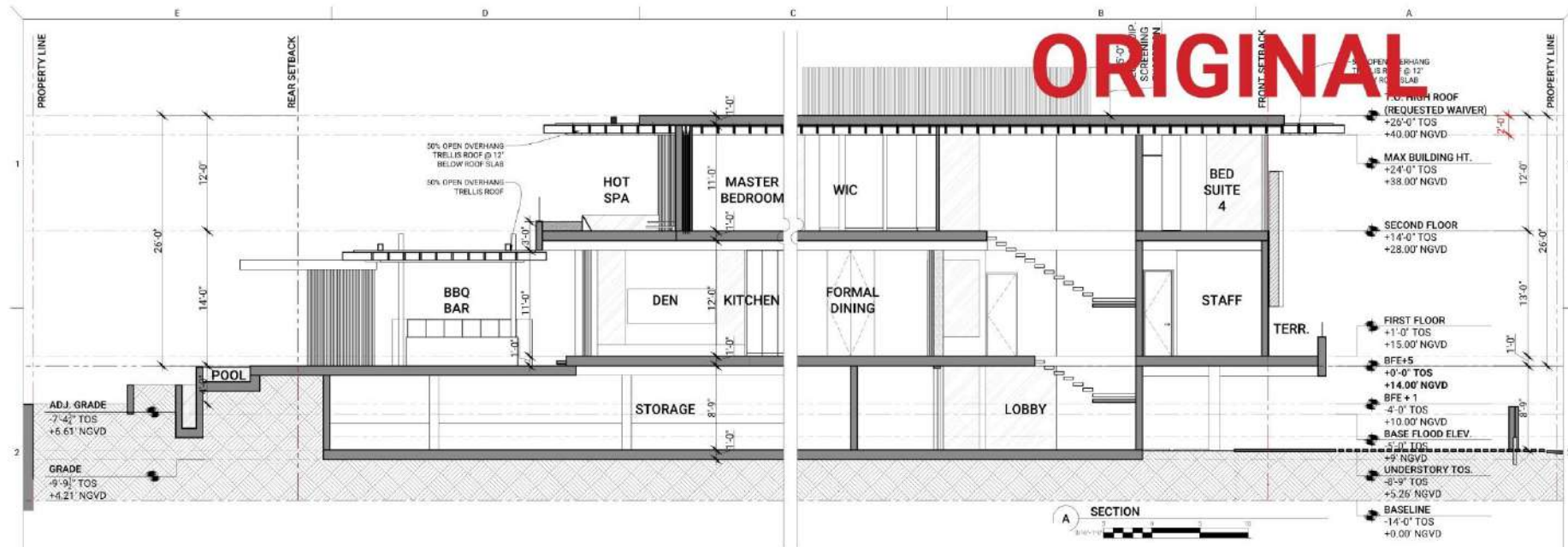
ELEVATIONS  
**A-220**



[illegible]

ELEVATIONS  
**A-220**





PROJECT INFORMATION	
COMMISSION NO.	2030
PROJECT	DILIDO ISLAND RESIDENCE
228 W. DILIDO DR.	MIAMI BEACH, FL 33139
ARCHITECT OF RECORD	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 AP00961	
DATE	08/02/2021
DRB FINAL SUBMITTAL	
SHEET	
SECTIONS	
A-310	

**SECTION A**

PROPERTY LINE

REAR SETBACK

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

HOT SPA

MASTER BEDROOM

WIC

10'-0"

BED SUITE 4

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  
+11'-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

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

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

POOL

BBQ BAR

DEN

KITCHEN

FORMAL DINING

STAFF

TERR.

LOBBY

STORAGE

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

GRADE  
-9'-0" TOS  
+4.21' NGVD

SECTION A

SECTION A

**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.

5'-0"  
MECH. EQUIP.  
SCREENING  
EXCEPTION

SIDE SETBACK

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  
+11'-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

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

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

CARPORT

GARAGE

LOBBY

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

GRADE  
-9'-0" TOS  
+4.21' NGVD

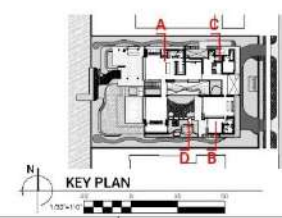
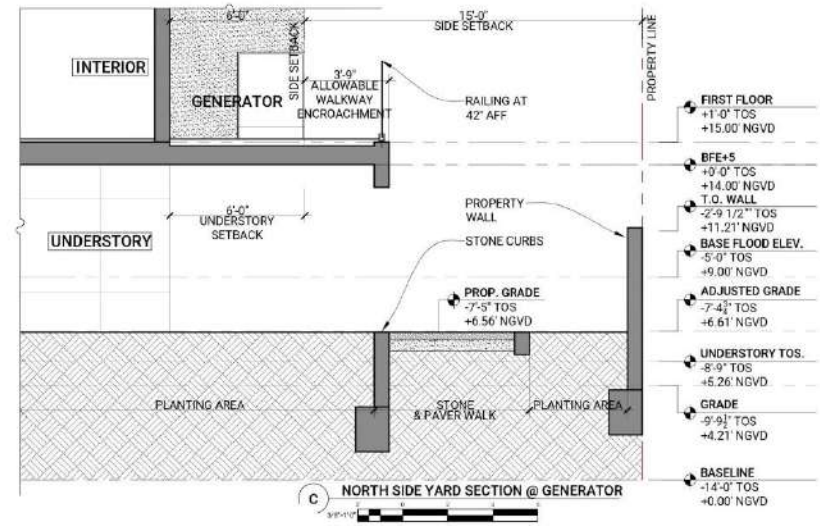
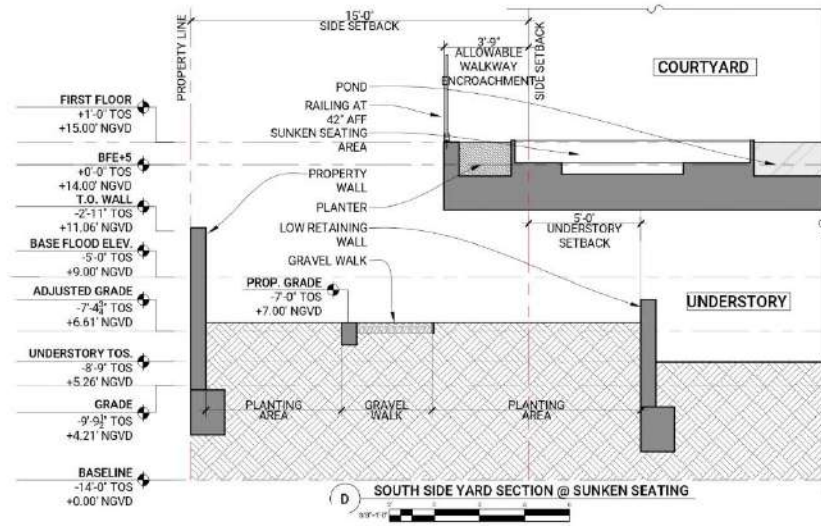
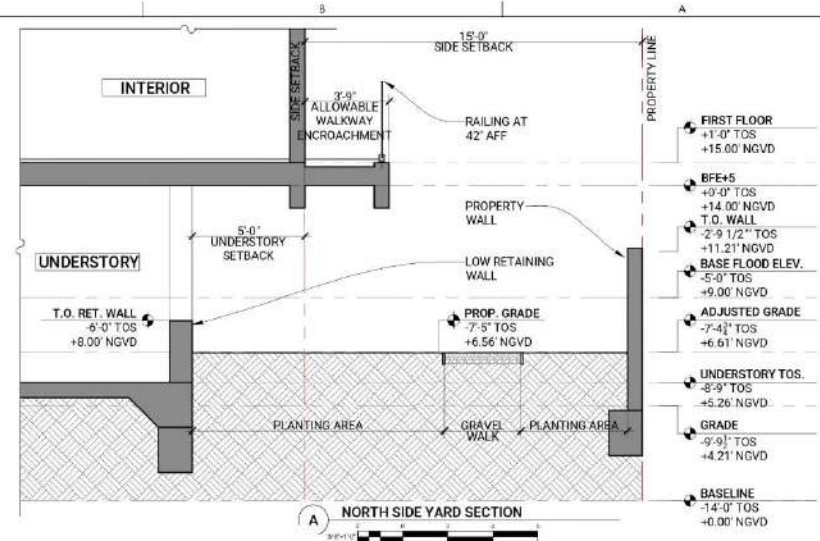
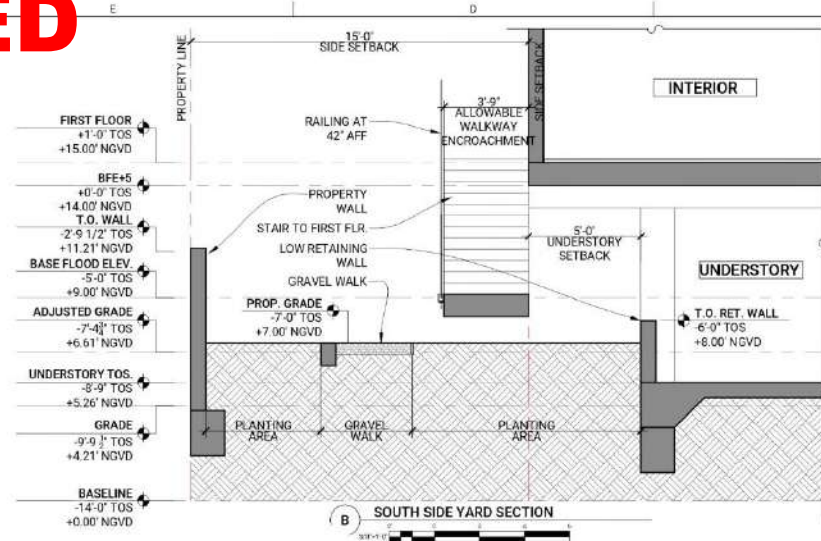
SECTION B

SECTION B

SECTIONS  
**A-310**



REVISED



**PROJECT INFORMATION**  
COMMISSION NO. 2030

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

**ARCHITECT OF RECORD**  
**T+D**  
**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)21 458 4400  
SAOTA.COM

REVISION

**SEAL**

**DATE**  
12/17/2021  
**DIGITAL HEARING PRESENTATION**  
**REVISED SUBMISSION**  
**SHEET**

**YARD SECTIONS**  
**A-340**





ROOF



SECOND FLOOR



FIRST FLOOR



UNDERSTORY

PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

**TAPL**  
**THAMANN**

A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CODY@TAPLUSD.COM  
T: 786.384.7857

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  
20000151

DATE  
11/08/2021  
REVISED DRG FINAL SUBMISSION

SHEET  
**3D AXONOMETRICS -  
SOUTHWEST**

**A-510a**





ROOF



SECOND FLOOR



FIRST FLOOR



UNDERSTORY

PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

228 W. DILIDO DR.  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD

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

A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CODY@TAPLUSD.COM  
T: 786.384.7857

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  
2000015

DATE  
11/08/2021  
REVISED DRG FINAL SUBMISSION

SHEET  
3D AXONOMETRICS -  
NORTHEAST

**A-510b**





RENDERING 3 - POOL & REAR YARD



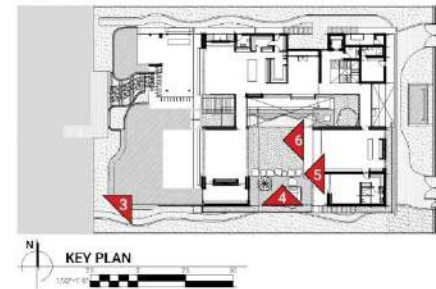
RENDERING 5 - COURTYARD



RENDERING 4 - COURTYARD

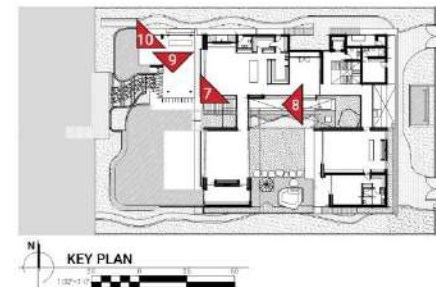
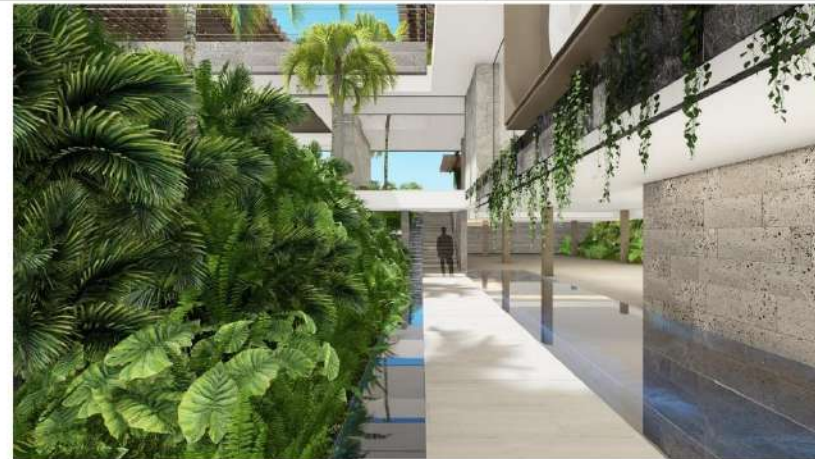


RENDERING 6 - SECOND FLOOR TERRACE



PROJECT INFORMATION	
COMMISSION NO.	
2030	
PROJECT	
<b>DILIDO ISLAND RESIDENCE</b>	
228 W. DILIDO DR.	
MIAMI BEACH, FL 33139	
ARCHITECT OF RECORD	
<b>T+A+D</b>	
<b>THAMANN</b>	
A: 1853 SW 24TH TER.	
MIAMI, FL 33145	
E: CODY@TAPLUSD.COM	
T: 786.384.7857	
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 28090151	
DATE	
11/08/2021	
REVISED DRG FINAL SUBMISSION	
SHEET	
RENDERINGS	
<b>A-540</b>	





PROJECT INFORMATION  
COMMISSION NO.  
**2030**

PROJECT  
**DILIDO ISLAND  
RESIDENCE**

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

ARCHITECT OF RECORD

**T/ΔD**  
**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](mailto:INFO@SAOTA.COM)  
T: +27 (0)21 468 4400

SAOTA.COM

REVISION

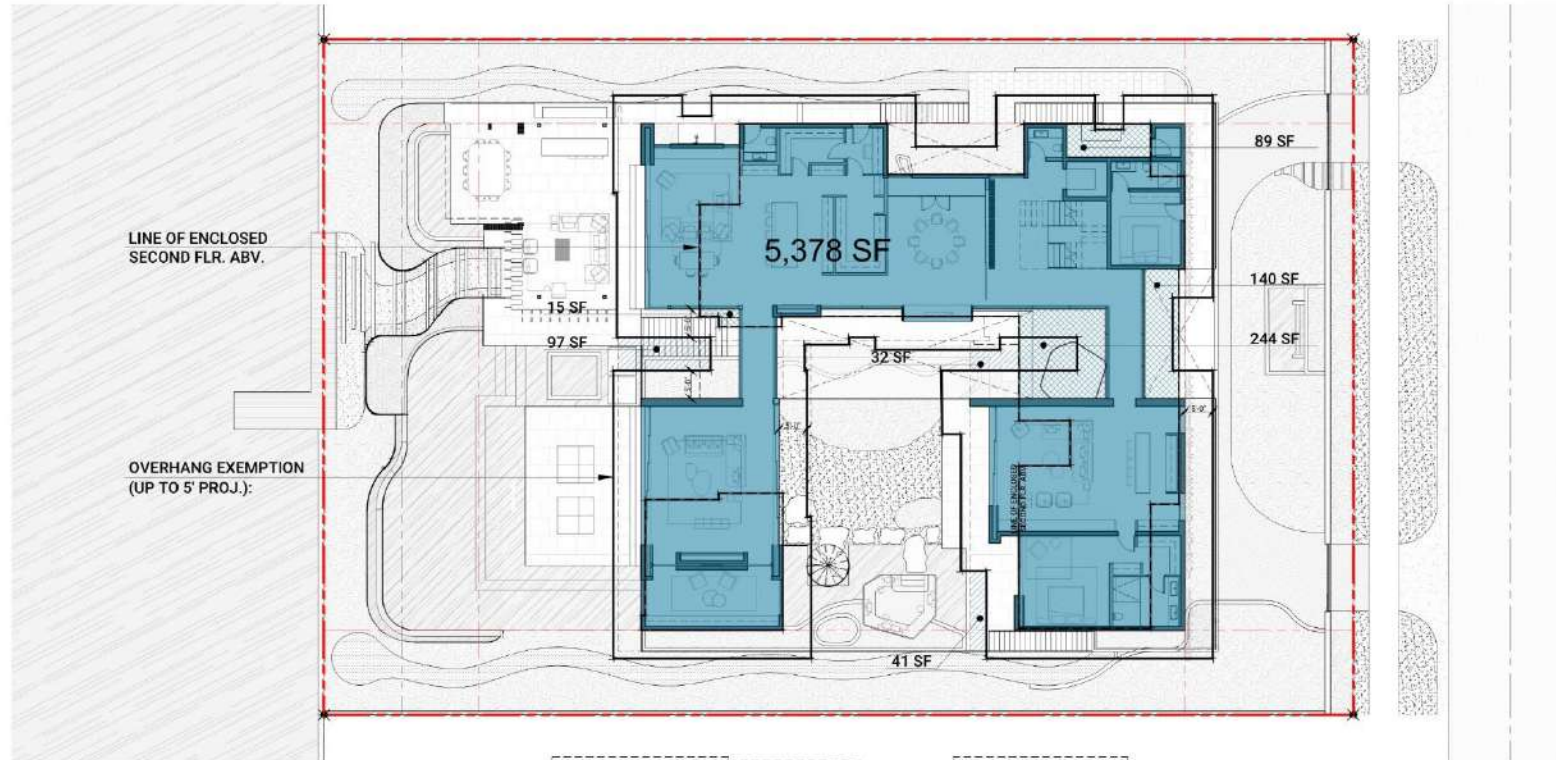
SEAL	
------	--

CODY J. THOMANN  
REGISTERED ARCHITECT  
2804021

DATE  
11/08/2021  
REVISED DRB FINAL SUBMISSION

SHEET **RENDERINGS**

**A-550**



LOT COVERAGE:	
LOT SIZE:	21,960 SF (100%)
MAX. ALLOWABLE LOT COVERAGE:	6,588 SF (30%)
FIRST FLOOR TOTAL COVERED AREA:	5,378 SF
SECOND FLOOR ENCLOSED ABOVE:	488 SF
OVERHANG EXCEEDING 5'-0"	170 SF
LOT COVERAGE:	6,036 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**  
A: 1853 SW 24TH TER  
MIAMI, FL 33145  
E: CDDY@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)21 465 4400

SAOTA.COM

REVISION

SEAL

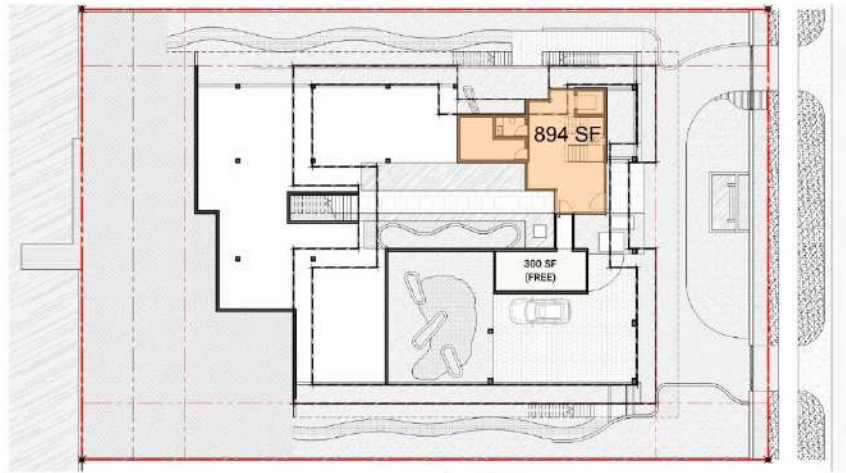
COBY J. THAMANN  
REGISTERED ARCHITECT  
(A19991)

DATE  
11/08/2021  
REVISED DRB FINAL SUBMISSION

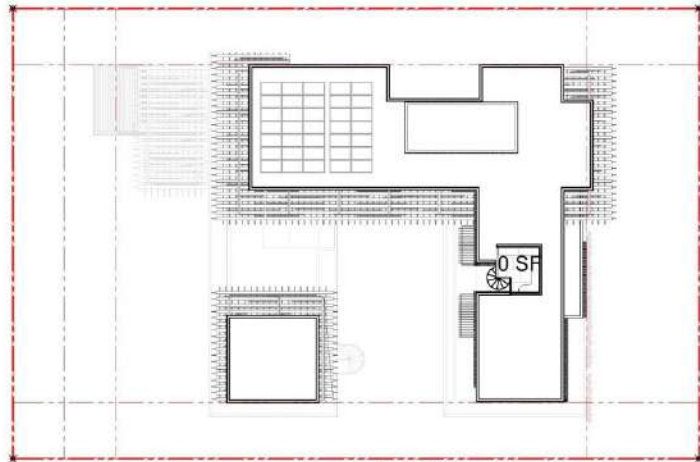
SHEET

LOT COVERAGE  
DIAGRAM  
**A-040**





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:	894 SF
INTERIOR AREA/ACCESS:	894 SF
GARAGE & STORAGE:	300 SF (600 SF FREE)
FIRST FLOOR:	5,369 SF
SECOND FLOOR:	4,558 SF
ROOF:	0 SF
TOTAL:	10,821 SF (49.3%)

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: CDDY@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)21 465 4400

SAOTA.COM

REVISION

SEAL

CDDY J. THAMANN  
REGISTERED ARCHITECT  
(FL 000981)

DATE  
11/08/2021  
REVISED DRB FINAL SUBMISSION

SHEET

UNIT SIZE DIAGRAMS  
**A-041**









3,300 SF  
TOTAL REAR  
YARD

PAVED:  
308 SF  
(9.3%)

SODDED &  
PERVIOUS:  
1,887 SF  
(57.2%)

POOL 1,053 SF  
526.5 SF  
PERVIOUS (15.9%)  
526.5 SF  
IMPERVIOUS (15.9%)

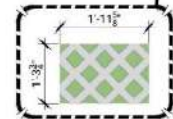
3,600 SF  
TOTAL FRONT  
YARD

TURF BLOCK  
(SEE DETAIL):  
1,342 SF @ 40%  
= 544 SF PERVIOUS  
& 815 SF  
IMPERVIOUS

REF POND:  
94 SF  
(2.6%)

SODDED &  
PERVIOUS:  
1,971 SF  
(54.8%)

REAR YARD:	
TOTAL REAR YARD:	3,300 SF (100%)
REQUIRED PERVIOUS AREA:	2,310 SF (70%)
PAVED:	308 SF (9.3%)
SODDED & PERVIOUS:	1,887 SF (57.2%)
POOL (AT 50%):	526.5 SF (15.9%)
IMPERVIOUS POOL:	526.5 SF (15.9%)
TOTAL PERVIOUS AREA:	2,413.5 SF (73.1%)



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:	815 SF (22.6%)
SODDED & PERVIOUS:	2,515 SF (69.9%)
REFLECTING POND:	94 SF (2.6%)
TOTAL PERVIOUS AREA:	2,609 SF (72.5%)



PROJECT INFORMATION  
COMMISSION NO.  
**2030**

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

ARCHITECT OF RECORD  
**T/HAMANN**  
A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: CODY@TAPLUSD.COM  
T: 786.564.7857  
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

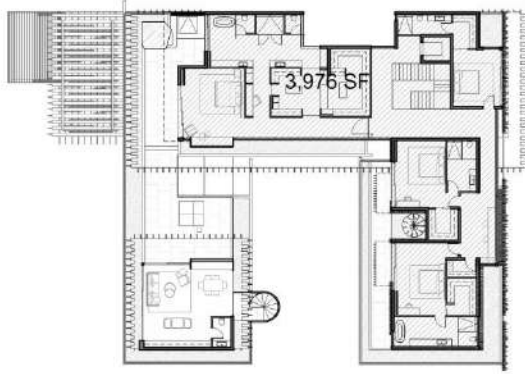
SEAL

CODY J. THAMANN  
REGISTERED ARCHITECT  
ARCHITECT

DATE  
11/08/2021  
REVISED DRB FINAL SUBMISSION

SHEET  
**OPEN SPACE DIAGRAMS  
A-043**





ENCLOSED, IMMEDIATELY BELOW  
SECOND FLOOR

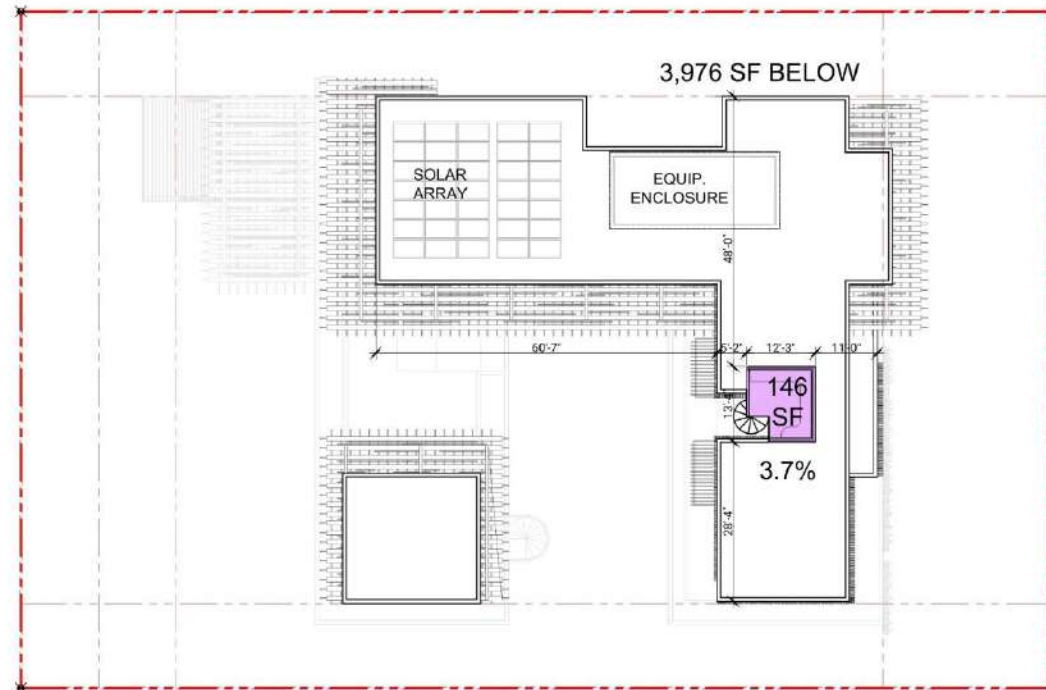


DIAGRAM  
ROOF TERRACE

ROOF TERRACE:	
ENCLOSED AREA BELOW:	3,976 SF (100%)
MAX. ALLOWABLE ROOF TERRACE AREA:	994 SF (25%)
ROOF TERRACE AREA:	146 SF (3.7%)

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: 786.564.7857  
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

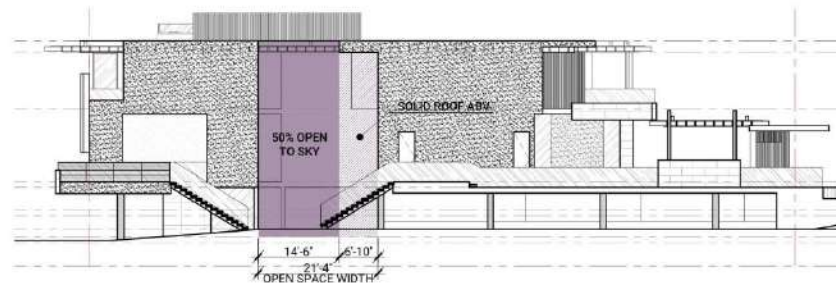
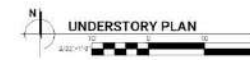
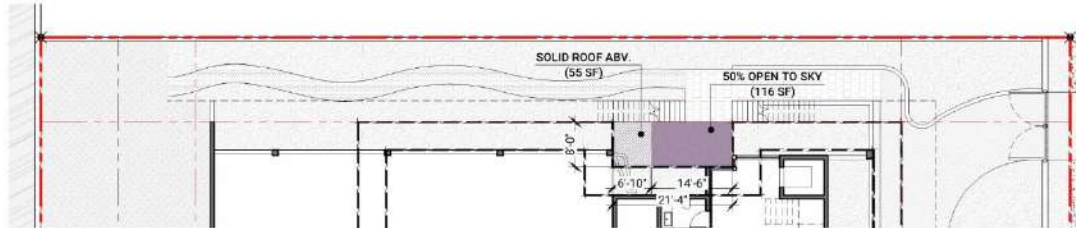
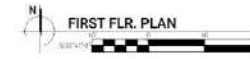
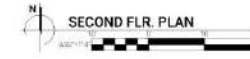
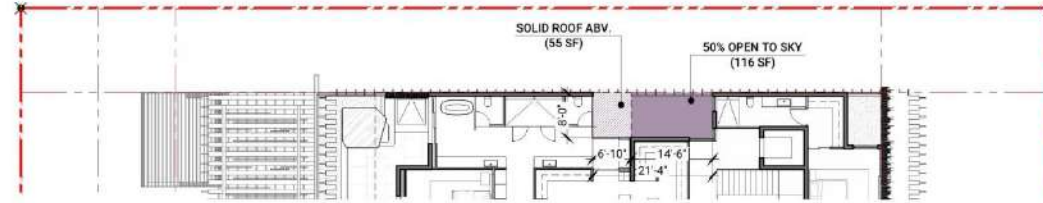
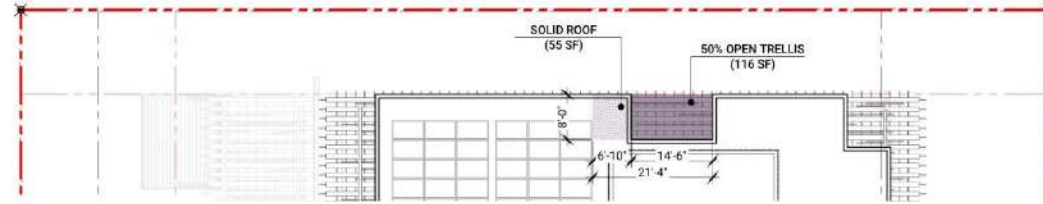
CODY J. THAMANN  
REGISTERED ARCHITECT  
ARCHITECT

DATE  
11/09/2021  
REVISED DRB FINAL SUBMISSION

SHEET

ROOF TERRACE DIAGRAM  
**A-044**

# ORIGINAL



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: CDDY@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)21 465 4400

SAOTA.COM

REVISION

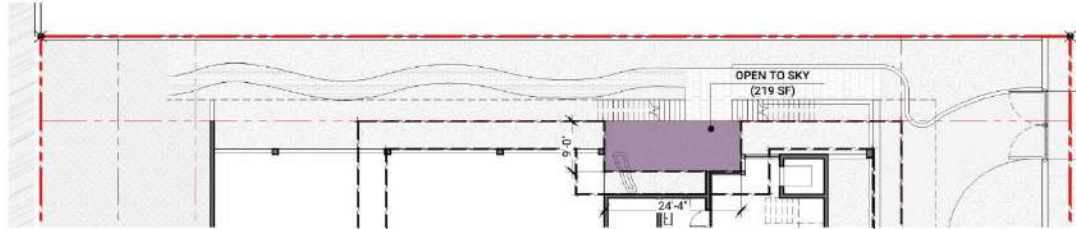
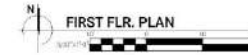
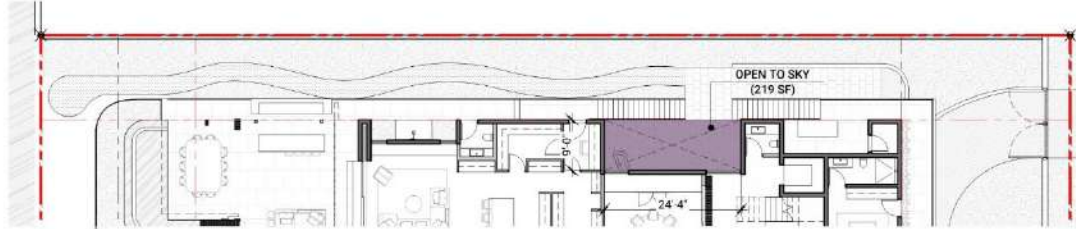
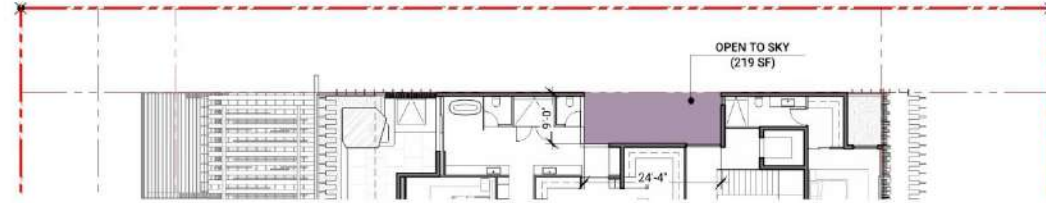
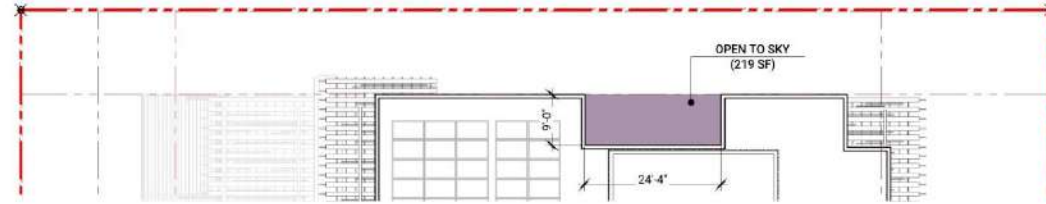
SEAL

DATE  
08/02/2021  
DRB FINAL SUBMITTAL

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



# REVISED



## SIDE YARD OPEN SPACE

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

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: CDDY@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)21 465 4400

SAOTA.COM

REVISION

SEAL

DATE  
11/08/2021  
REVISED DRB FINAL SUBMISSION

SHEET  
**SIDE YARD OPEN SPACE  
WAIVER DIAGRAM**

**A-045**

## An aerial photograph of a residential neighborhood. A red rectangle highlights a specific property located in the middle of the frame. The property is a large, light-colored house with a prominent roof. Surrounding it are other houses of various colors and sizes, some with swimming pools. The area is bordered by a body of water on the left and a road on the right. The word "Google" is visible in the bottom right corner of the image.

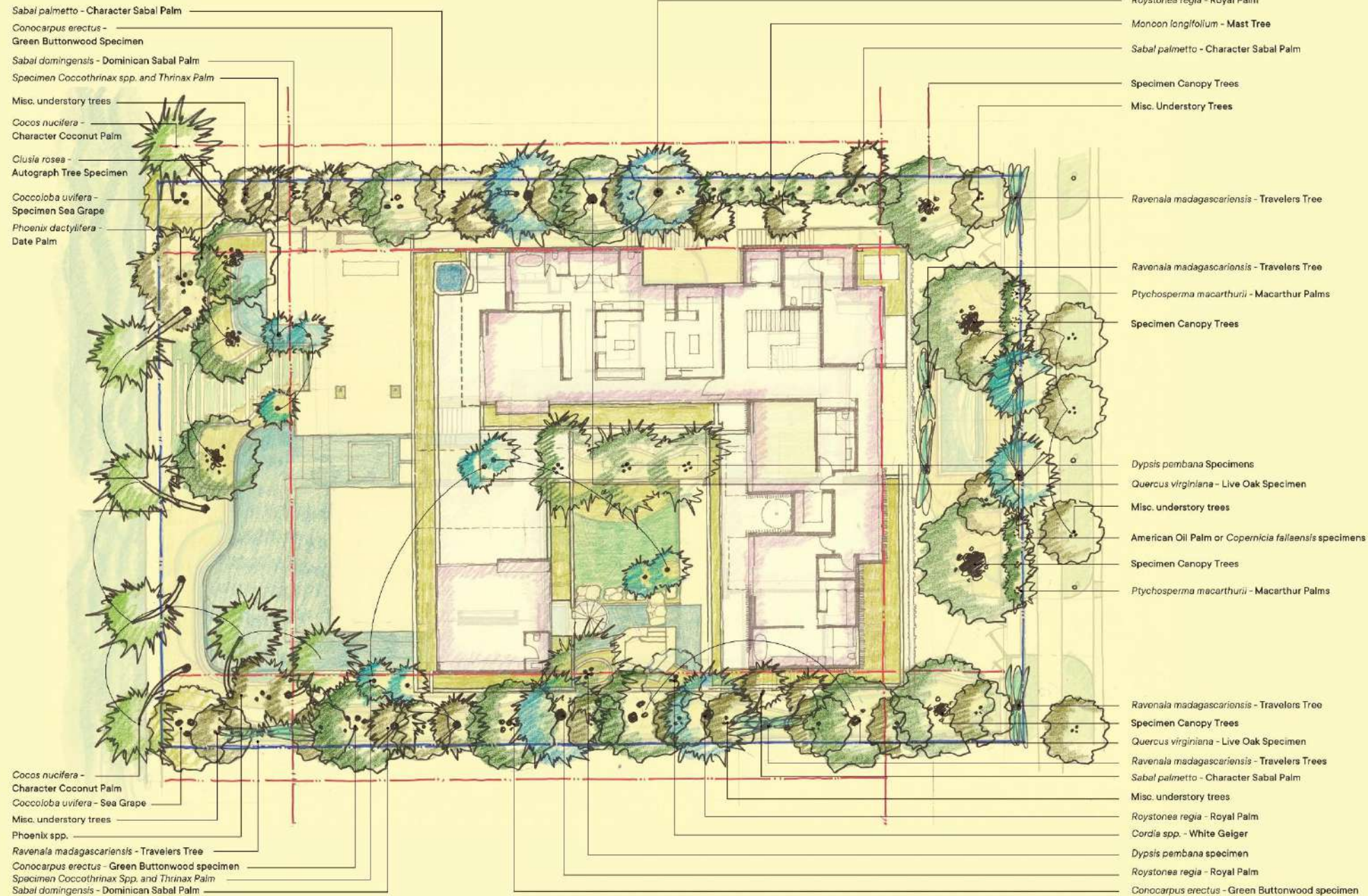


**A-010**



**LANDSCAPE**

# CANOPY PLAN







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



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

DILIDO ISLAND RESIDENCE  
228+302 W. Dilido Drive  
Miami Beach, FL 33139

[illegible]

SEA



SHEET TITLE:

ELEVATIONS

100

DIB FINAL SUBMITTAL  
 Given By: C8

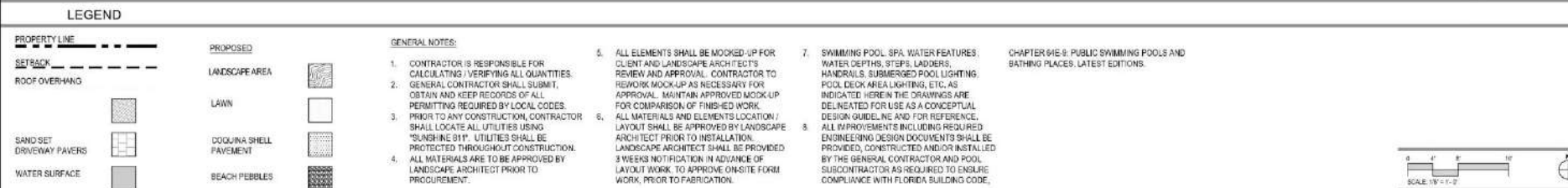
Checked By: GCH  
Date: 06-02-2021

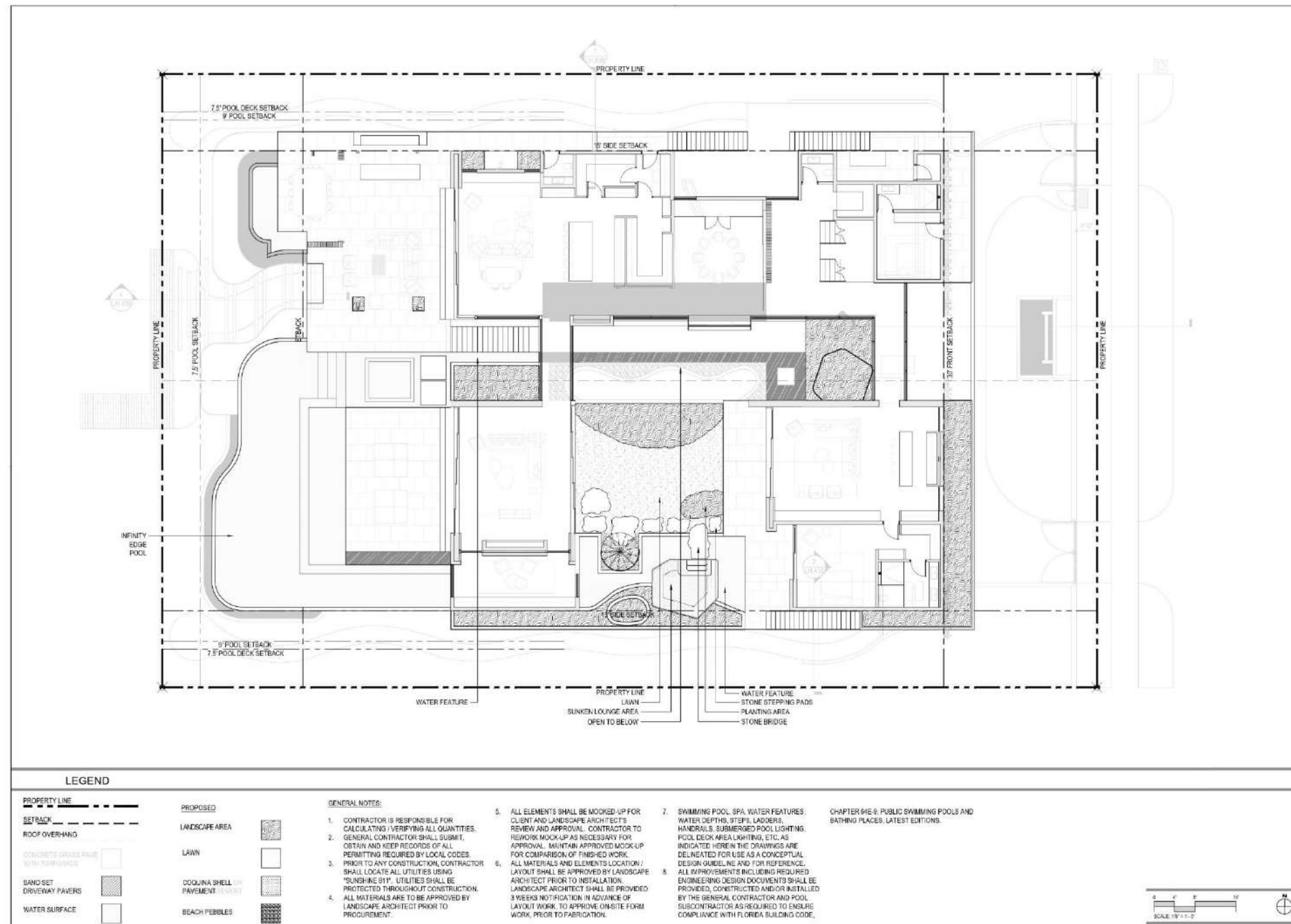
SHEET NUMBER:

LH.400

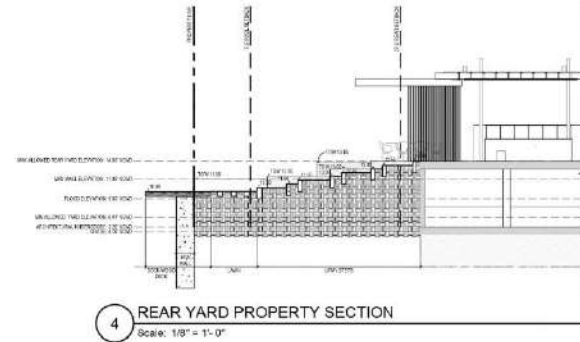
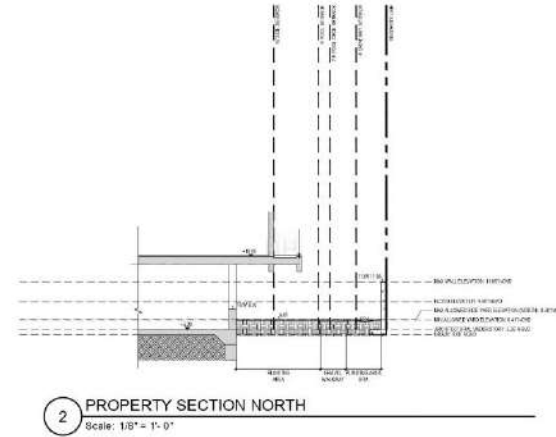


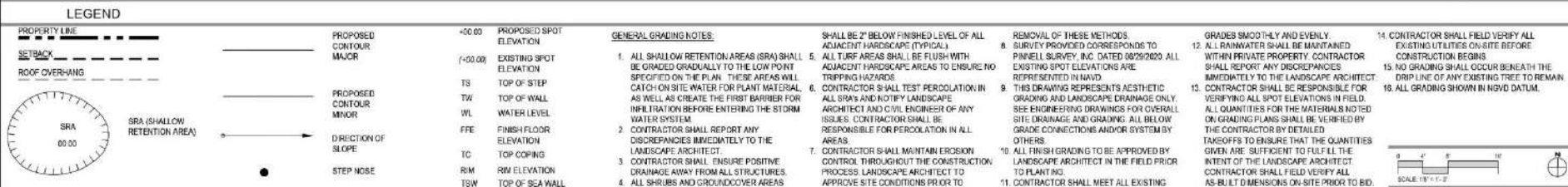




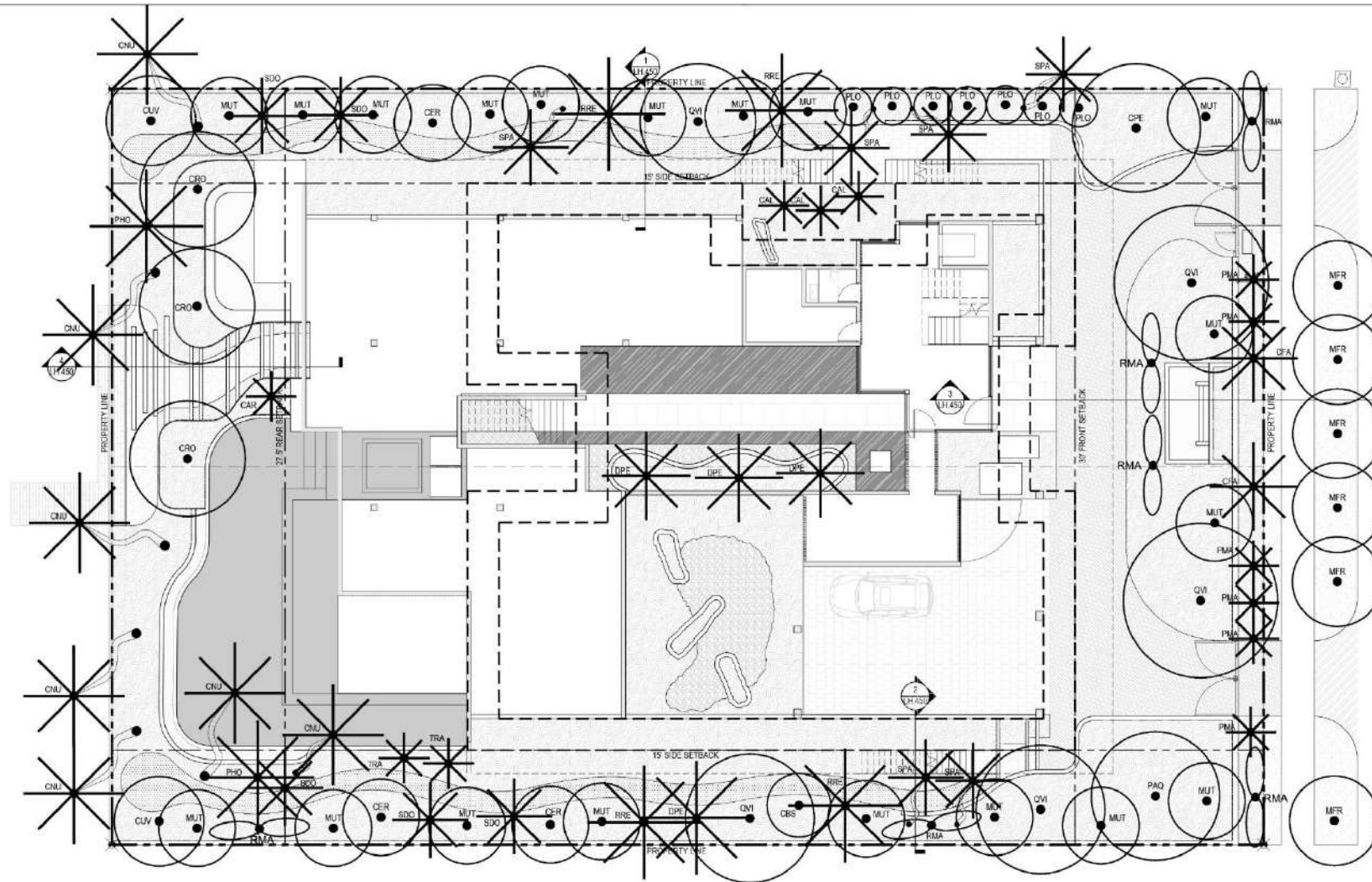




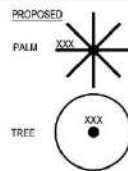








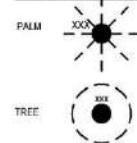
PROPERTY LINE \_\_\_\_\_  
SETBACK \_\_\_\_\_  
ROOF OVERHANG \_\_\_\_\_



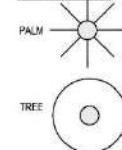
### CHARACTER PALM



RELOCATED FROM ON-SITE



EXISTING TO REMAIN



GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
3. REFER TO SHEET LP 300 FOR PLANTING SCHEDULE.
4. THE CRITICAL ROOT ZONE (CRZ) IS EQUAL TO A CIRCLE WITH 8" OF RADIUS PER 1" OF DBH OF THE TREE TRUNK.

[illegible]

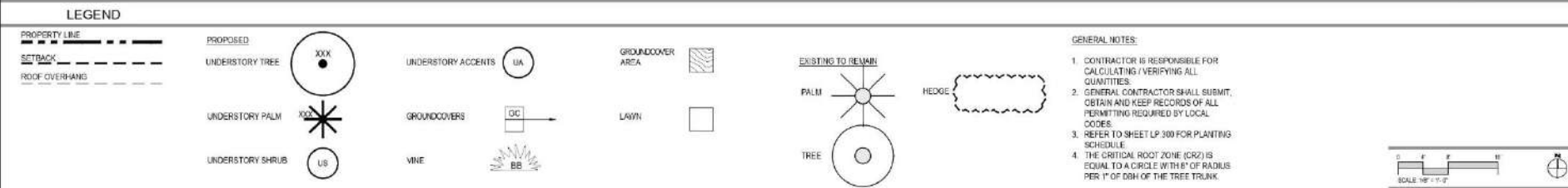
SHEET TITLE:  
CANOPY PLAN  
CAD

DRE FINAL SUBMITTAL  
Drawn By: LBJ  
Checked By: GCH  
Date: 08-03-2001

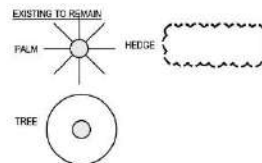
SHEET NUMBER:

**LP.101**

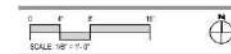








1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
3. REFER TO SHEET LP.300 FOR PLANTING SCHEDULE.
4. THE CRITICAL ROOT ZONE (CRZ) IS EQUAL TO A CIRCLE WITH IF OF RADIUS PER (1") OF DBH OF THE TREE TRUNK.





UNDERSTORY SHRUBS

VINE

TREE | ○

1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING /VERIFYING ALL QUANTITIES.
2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
3. REFER TO SHEET LP.300 FOR PLANTING SCHEDULE.
4. THE CRITICAL ROOT ZONE (CRZ) IS EQUAL TO A CIRCLE WITH 8" OF RADIUS PER 1" OF DBH OF THE TREE TRUNK.

