

DILIDO RESIDENCE

424 EAST DILIDO DRIVE. MIAMI BEACH, FLORIDA 33139
C.M.B. DESIGN REVIEW BOARD FINAL SUBMITTAL
DECEMBER 6TH, 2021



SCOPE OF WORK

NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY
RESIDENCE WITH UNDERSTORY

SHEET INDEX

- | | |
|---------------------------------------|---------------------------------------|
| • SD0.1 CONTEXT MAP | • SD1.3 PROPOSED ROOF PLAN |
| • SD0.2 SITE PHOTOS | • SD2.0 PROPOSED WEST ELEVATION |
| • SD0.3 CONTEXT PHOTOS | • SD2.1 PROPOSED SOUTH ELEVATION |
| • SD0.4 CONTEXT PHOTOS | • SD2.2 PROPOSED NORTH ELEVATION |
| • SD0.5 PANORAMIC PHOTOS | • SD2.3 PROPOSED EAST ELEVATION |
| • SD0.6 SITE SURVEY | • SD2.4 PROPOSED MATERIALS + FINISHES |
| • Z0.1 SITE PLAN | • SD2.5 PROPOSED MATERIALS + FINISHES |
| • Z0.2 ZONING DATA TABLE + OPEN SPACE | • SD3.0 PROPOSED RENDERING |
| • CALCULATION | • SD3.1 PROPOSED RENDERING |
| • Z0.3 UNIT SIZE + LOT COVERAGE | • SD3.2 PROPOSED RENDERING |
| • CALCULATIONS | • SD3.3 PROPOSED RENDERING |
| • Z0.4 NORTH-SOUTH BUILDING SECTION | • SD3.4 PROPOSED RENDERING |
| • Z0.5 EAST-WEST BUILDING SECTION | • SD3.5 PROPOSED RENDERING |
| • Z0.6 YARD SECTIONS | • SD3.6 PROPOSED RENDERING |
| • SD0.7 PROPOSED SITE PLAN | • SD3.7 PROPOSED RENDERING |
| • SD1.0 PROPOSED UNDERSTORY PLAN | • SD3.8 PROPOSED RENDERING |
| • SD1.1 PROPOSED FIRST FLOOR PLAN | • SD4.0 PROPOSED AXONOMETRIC |
| • SD1.2 PROPOSED SECOND FLOOR PLAN | |

PROJECT TEAM

ARCHITECT

ANDSTUDIO
ARCHITECTURE + DESIGN

3735 SW 8TH STREET, SUITE 201
CORAL GABLES, FL 33134
WWW.ANDSTUDIO.DESIGN
FIRM LICENSE # AA26003820
FL. LICENSE # AR98269

INTERIOR DESIGNER



6301 BISCAYNE BLVD, SUITE 103
MIAMI, FL 33138
WWW.BEAINTERIORSDESIGN.COM

LANDSCAPE ARCHITECT

**CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE**

7080 NE 69TH STREET, SUITE 200
MIAMI FL 33138
WWW.CHRISTOPHERCAWLEY.COM
FIRM LICENSE # LC26000460
FL. LICENSE # LA6666786



1

CONTEXT MAP
SCALE: N.T.S.

SD 0.1

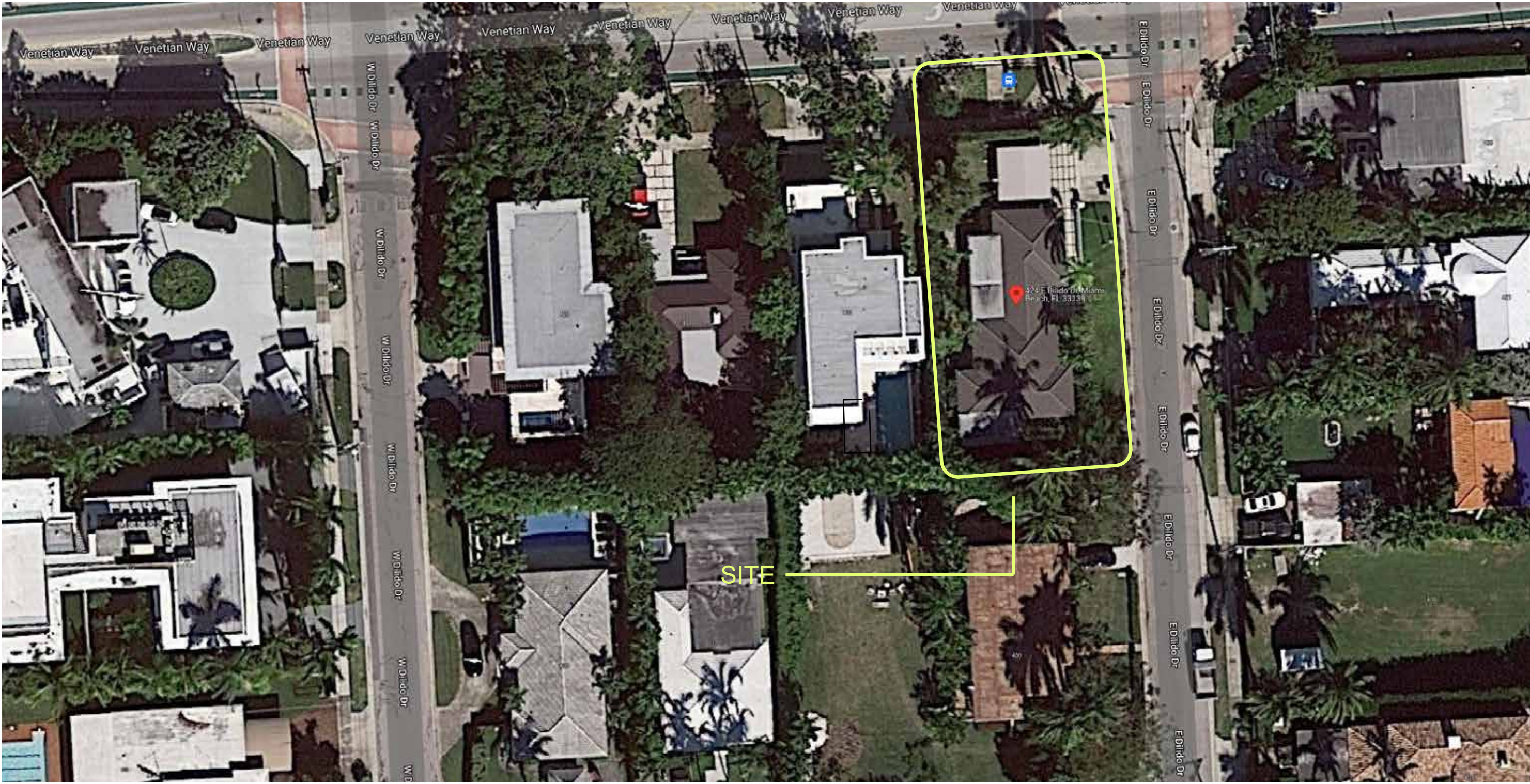
12.06.2021

DILIDO RESIDENCE

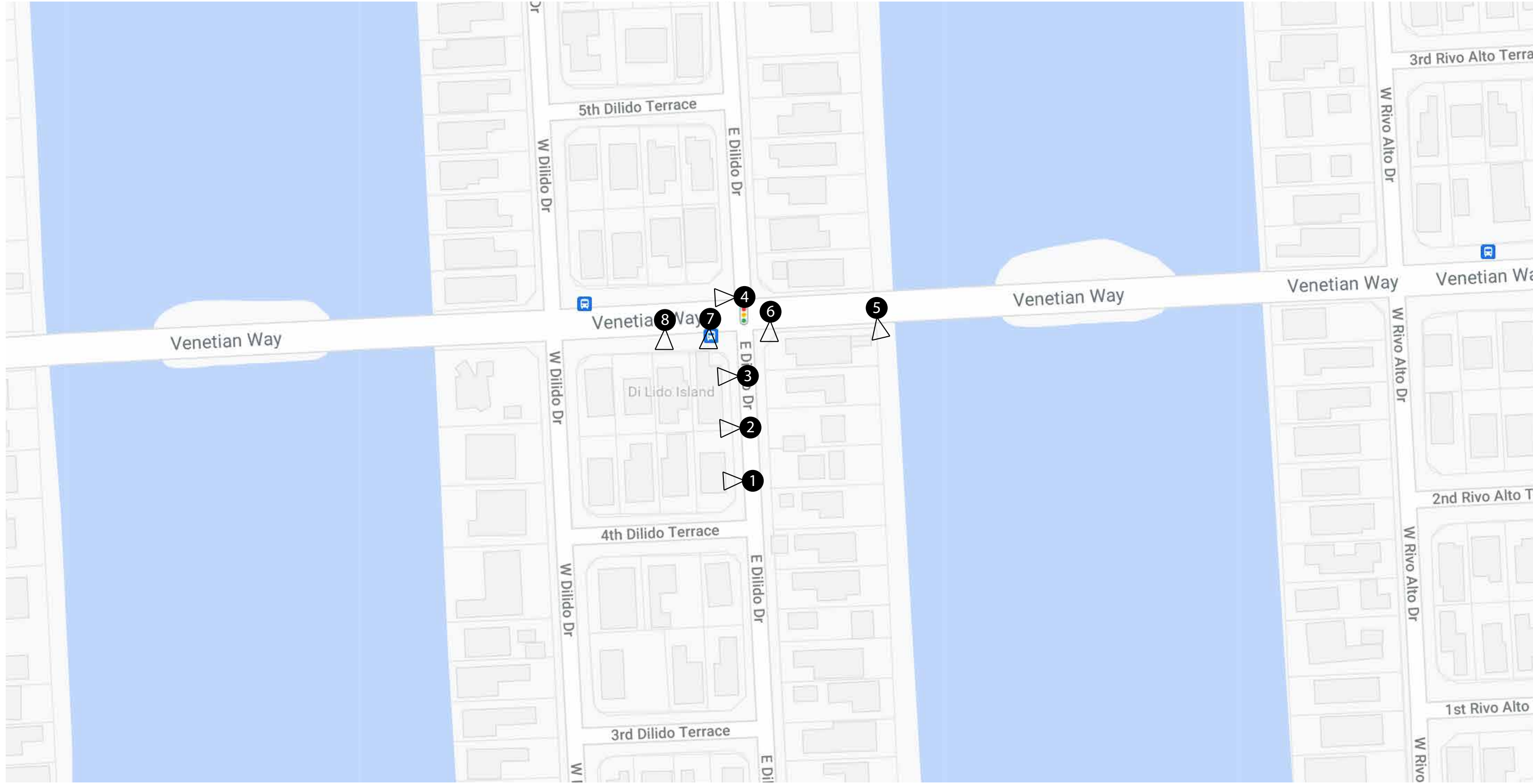
ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

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AERIAL VIEW
SCALE: N.T.S



KEY MAP
SCALE: N.T.S



SITE CONTEXT IMAGE
SCALE: N.T.S



SITE CONTEXT IMAGE
SCALE: N.T.S



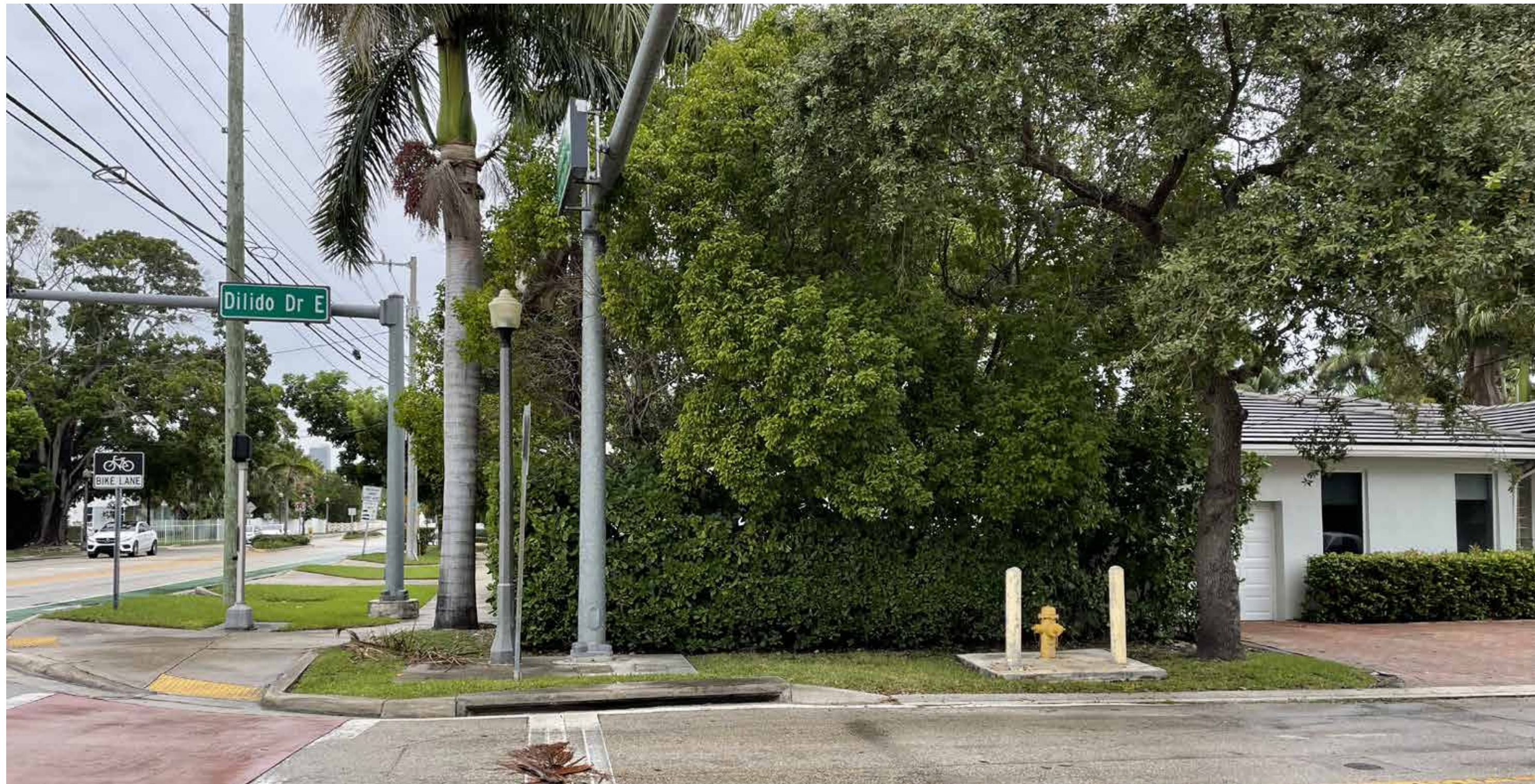
1 DILIDO CONTEXT
SCALE: N.T.S



2 DILIDO CONTEXT
SCALE: N.T.S



3 DILIDO CONTEXT
SCALE: N.T.S



4 DILIDO CONTEXT
SCALE: N.T.S

SD 0.3 DILIDO RESIDENCE

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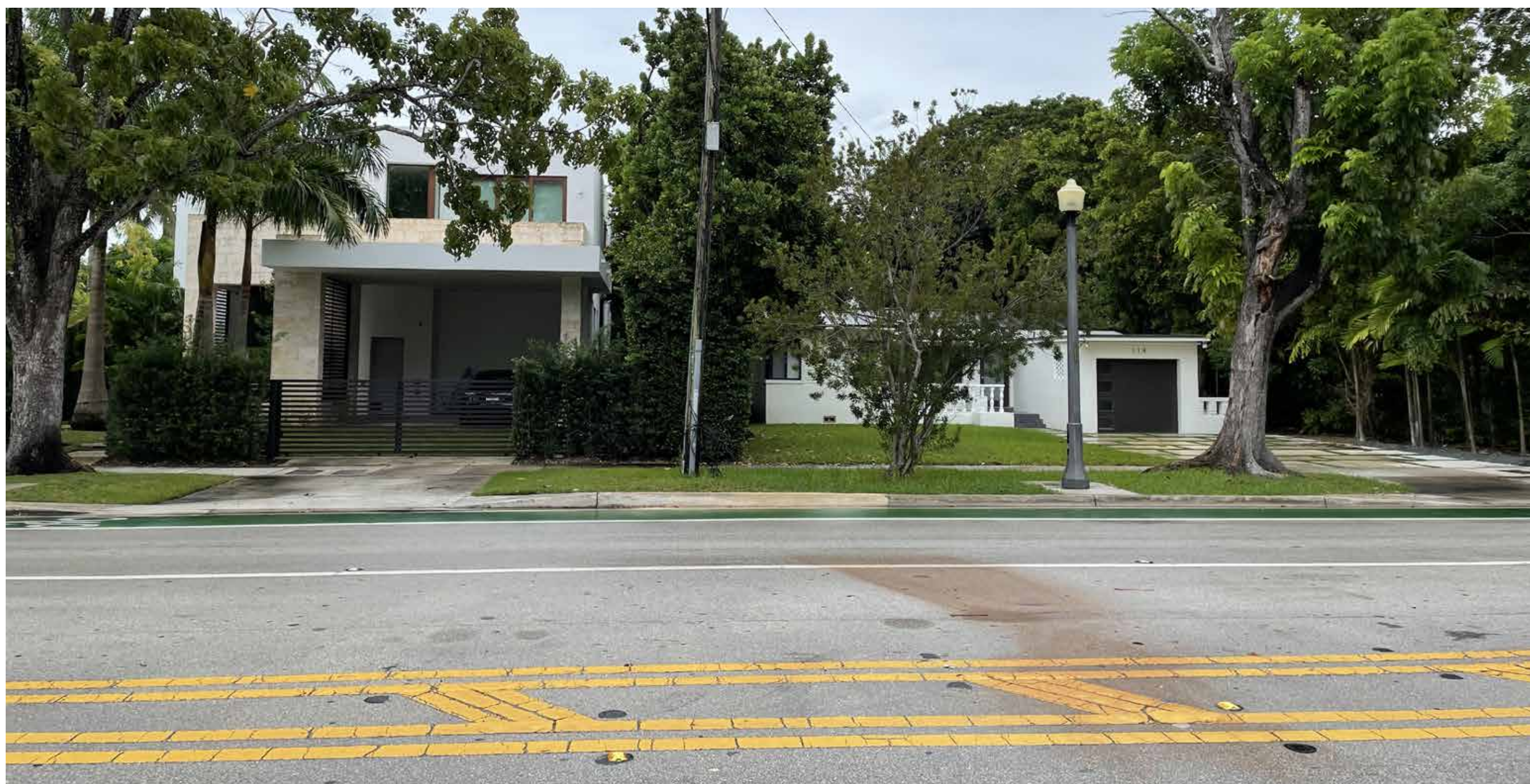
5 VENETIAN CONTEXT
SCALE: N.T.S



6 VENETIAN CONTEXT
SCALE: N.T.S



7 VENETIAN CONTEXT
SCALE: N.T.S



8 VENETIAN CONTEXT
SCALE: N.T.S

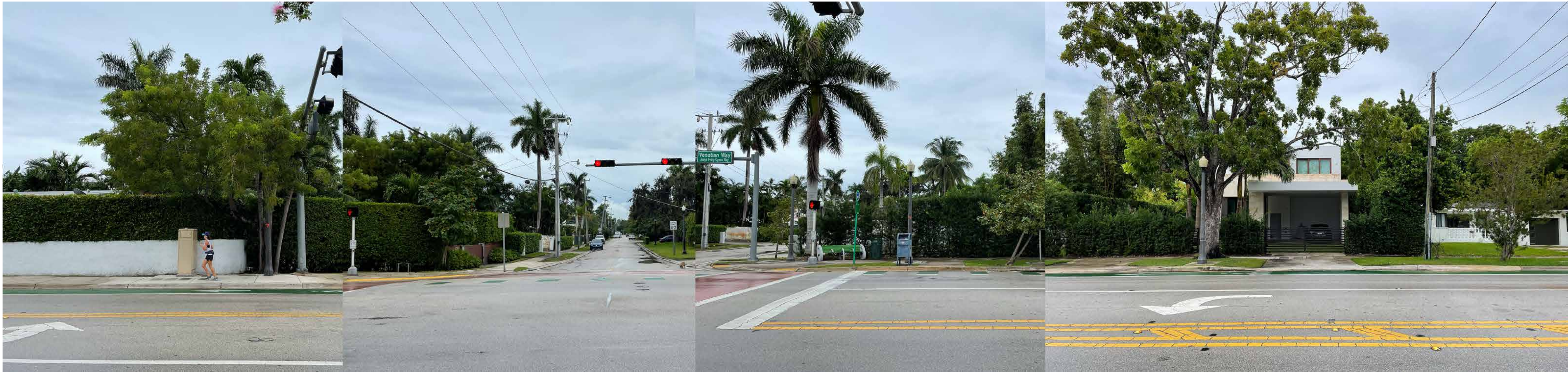
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VENETIAN PANORAMA
SCALE: N.T.S



DILIDO PANORAMA
SCALE: N.T.S

SD 0.5

12.06.2021

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MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

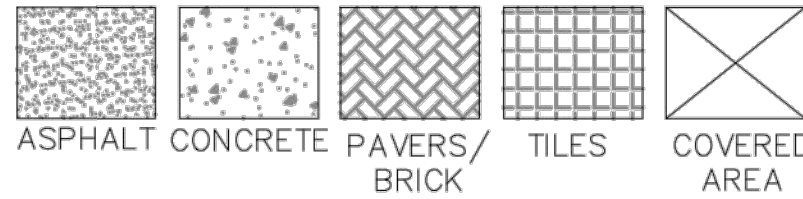
LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

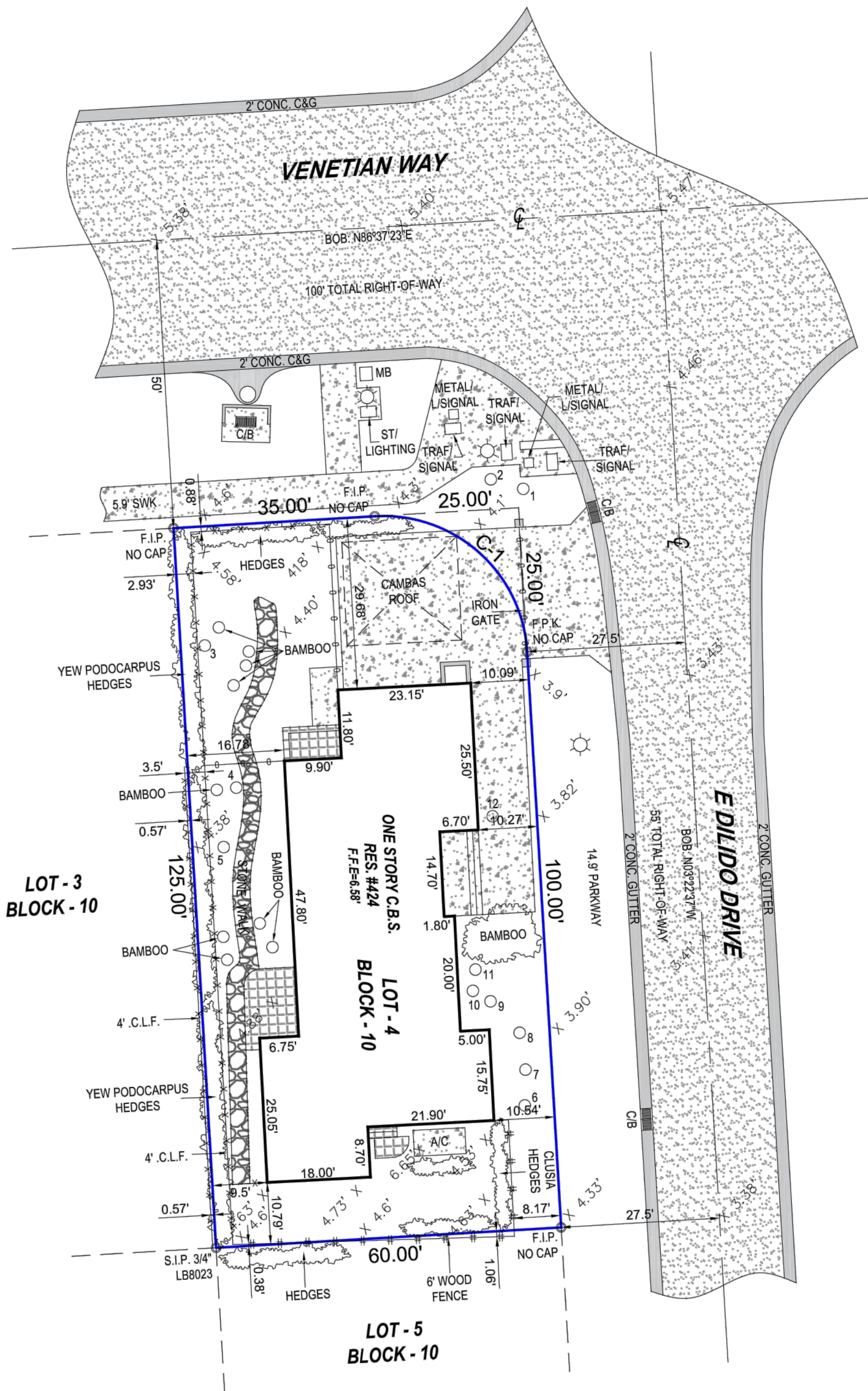
SYMBOLS:

[Symbol] = TELEPHONE RISER
[Symbol] = CABLE TV RISER
[Symbol] = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
CL = CENTER LINE
[Symbol] = WATER VALVE
[Symbol] = CURB INLET
[Symbol] = FIRE HYDRANT
[Symbol] = LIGHT POLE
[Symbol] = CATCH BASIN
[Symbol] = UTILITY POLE
[Symbol] = DRAINAGE MANHOLE
[Symbol] = SEWER MANHOLE
[Symbol] = METAL FENCE
[Symbol] = WOOD FENCE
[Symbol] = CHAIN LINK FENCE
[Symbol] = EASEMENT
[Symbol] = BOUNDARY LINE
[Symbol] = OVERHEAD UTILITY LINE



TREE TABLE:

NO	COMMON NAME	DBH(Ø)	HEIGHT	CANOPY
1	GEIGER TREE	3"	10'	5'
2	ROYAL PALM	20"	30'	20'
3	PINK TRUMPET TREE	16"	30'	20'
4	PYGM DATE PALM	10"(2)	10'	8'
5	UMBRELLA TREE	14"	14'	2'
6	PYGM DATE PALM	5"	12'	10'
7	PYGM DATE PALM	5"	12'	10'
8	PYGM DATE PALM	5"	12'	10'
9	SOLITAIRE PALM	4"	26'	10'
10	SOLITAIRE PALM	3"	24'	10'
11	SOLITAIRE PALM	4"	22'	10'
12	ROYAL PLAM	16"	25'	12'

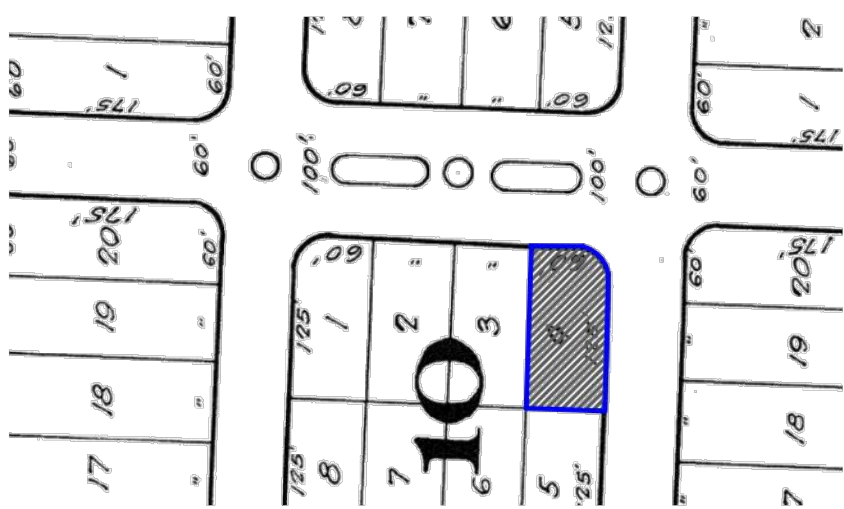


CURVE DETAILS:

C-1
R = 25'
AL = 39.27'
CL = 35.36'
CB = S 48°22'37" E
Δ = 90°00'00"

LOCATION MAP:

NOT TO SCALE



PROPERTY ADDRESS:

424 E DILIDO DRIVE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 4, BLOCK 10, 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.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD ELEVATION 9.
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0316 SUFFIX L

SURVEYOR'S NOTES:

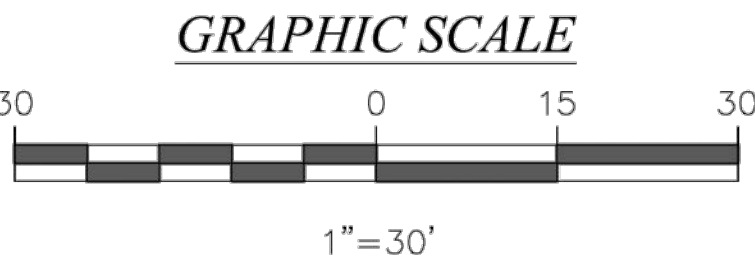
- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF E DILIDO DRIVE BEARS N03°22'37"W.

BENCHMARK INFORMATION:

NAME: D-171
ELEV(NGVD29): 7.71
LOCATION1: VENETIAN CSWY --- 19' NORTH OF C/L
LOCATION2: DI LIDO ISLAND ---- WEST BRIDGE
DESCRIPTION1: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT NE CORNER OF BRIDGE.

CERTIFIED TO:

THOMAS R. KENNEDY



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA L.C. # 6945

DATE OF ORIGINAL FIELD WORK: 05/17/2021
JOB#: 21086935
DRAWN BY: ADRIEL
CAD FILE: KENNEDY
SHEET 1 OF 1

1

SITE SURVEY
SCALE: N.T.S.

SD0.6 DILIDO RESIDENCE

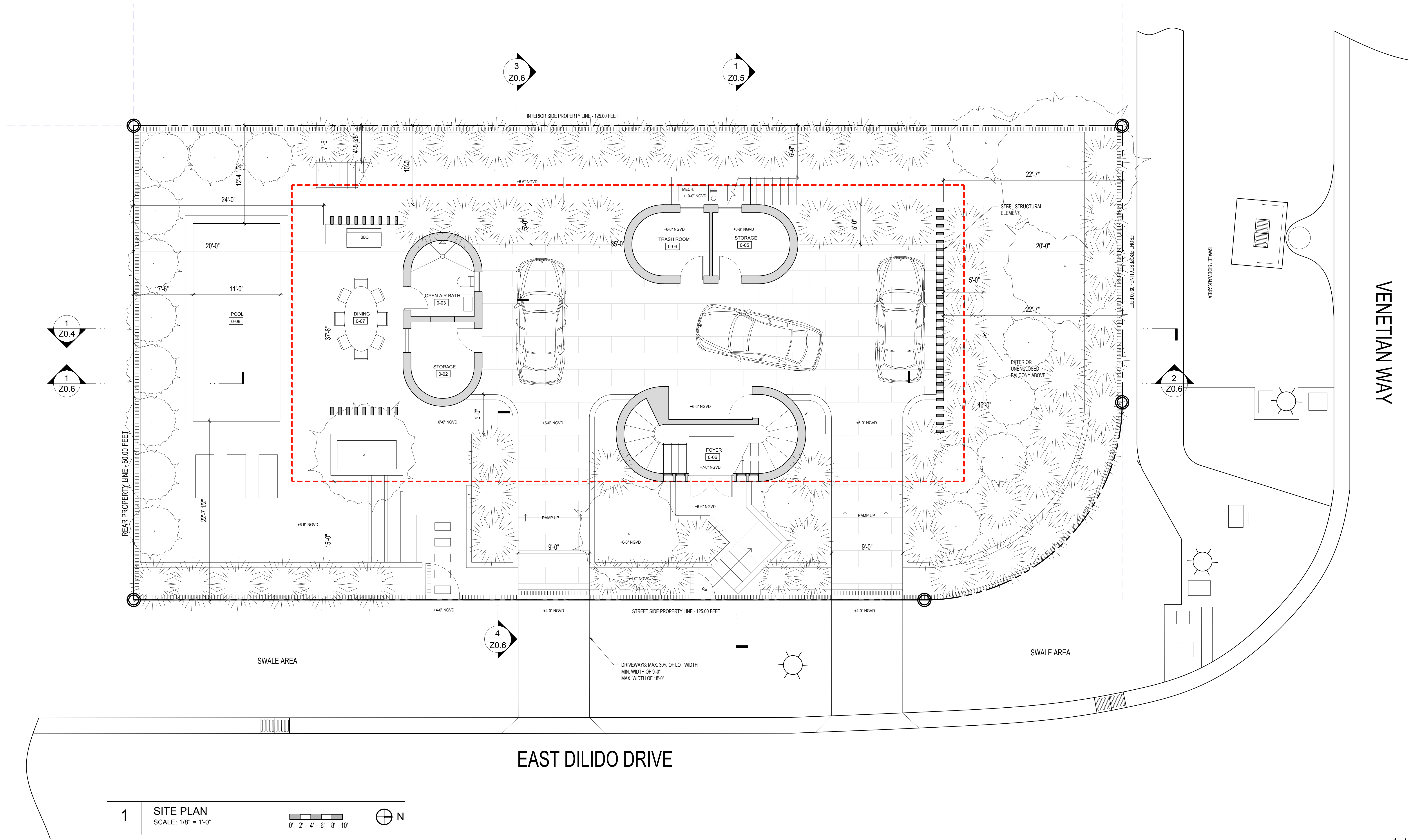
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Z0.1 DILIDO RESIDENCE

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MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	424 EAST DI LIDO DRIVE		
2	Folio number(s):	02-3232-011-1290		
3	Board and file numbers :	DRB21-0755		
4	Existing Year built:	1944	Zoning District:	RS-4
5	Based Flood Elevation:	9' - 0"	Grade value in NGVD:	4' - 0"
6	Adjusted grade (Flood+Grade/2):	6' - 6"	Free board:	5' - 0"
7	Lot Area:	7,366 SF		
8	Lot width:	60' - 0"	Lot Depth:	125' - 0"
9	Max Lot Coverage SF and %:	2,209.8 SF (30%)	Proposed Lot Coverage SF and %:	2,209.8 SF (30%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage)	N/A
11	Front Yard Open Space SF and %:	1,938 SF (70%)	Rear Yard Open Space SF and %:	686.5 SF (76%)
12	Max Unit Size SF and %:	3,683 SF (50%)	Proposed Unit Size SF and %:	3,542 SF (48%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,079 SF (28%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor Unit Size SF and %:	1,249.5 (17%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
16			Proposed Roof Covered Strutures SF and % (Note: Maximum is 20% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0"	-
18	Setbacks:				
19	Front First level:	20'-0"	N/A	22' - 7"	-
20	Front Second level:	40' - 0"	N/A	40' - 0"	-
21	Side 1:	7' - 6"	N/A	10' - 0"	-
22	Side 2 or (facing street):	15' - 0"	N/A	15' - 0"	-
23	Rear:	20' - 0"	N/A	24' - 10 3/4"	-
24	Accessory Structure Side 1:	N/A	N/A	N/A	-
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	-
25	Accessory Structure Rear:	N/A	N/A	N/A	-
26	Sum of Side yard :	22' - 6 "	N/A	25' - 0"	-
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	
30	Front Second Level Setbacks If lot coverage exceeds 25%:				
31	Front Façade - Min. 35% add'l 5 feet:	13' - 1 5/8"	N/A	13' - 1 5/8"	
32	Side Stree Front - Min. 50% add'l 5 feet:	32' - 6"	N/A	36' - 1"	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

1 ZONING DATA TABLE

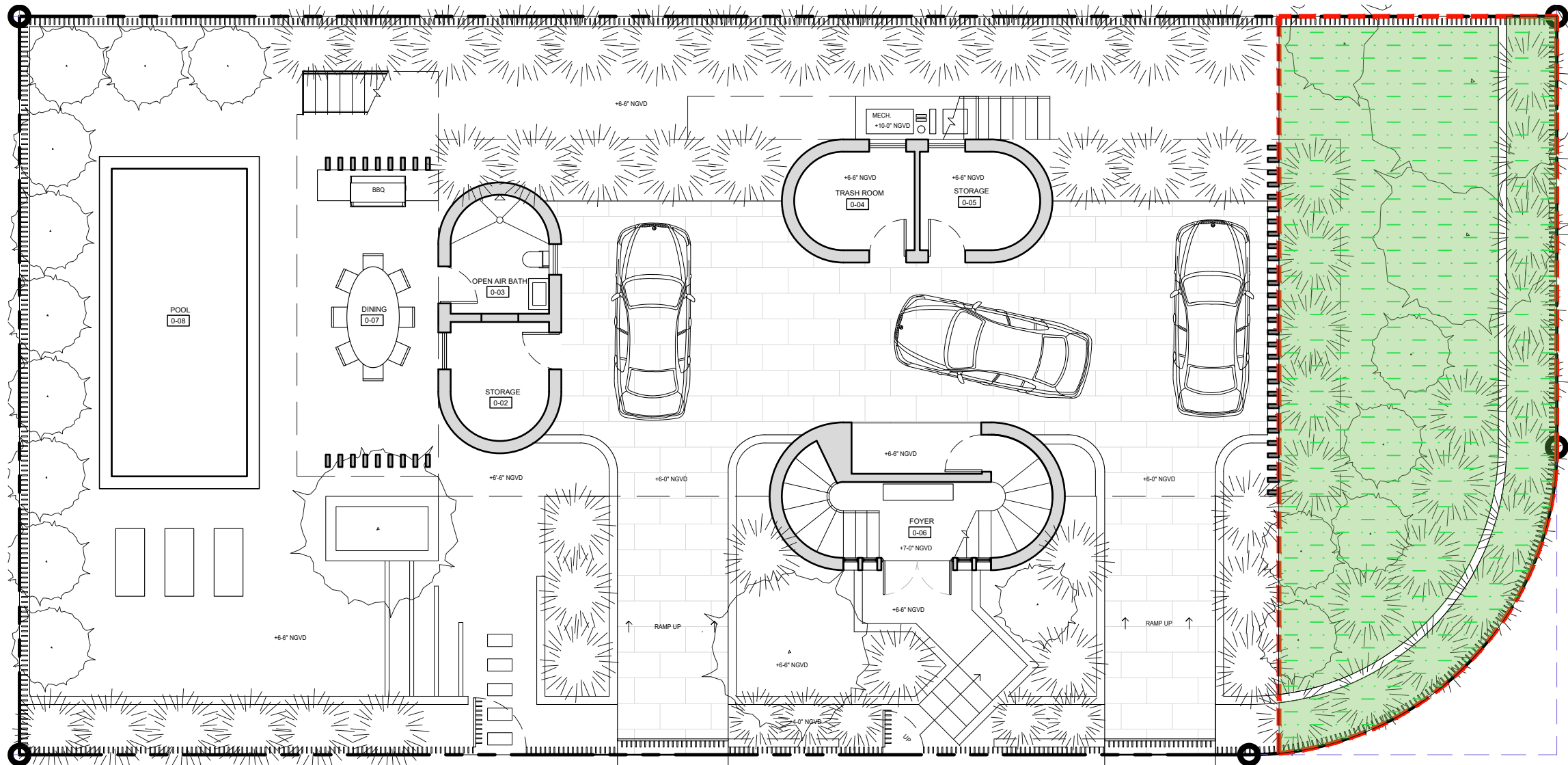
SCALE: N.T.S.

Z0.2

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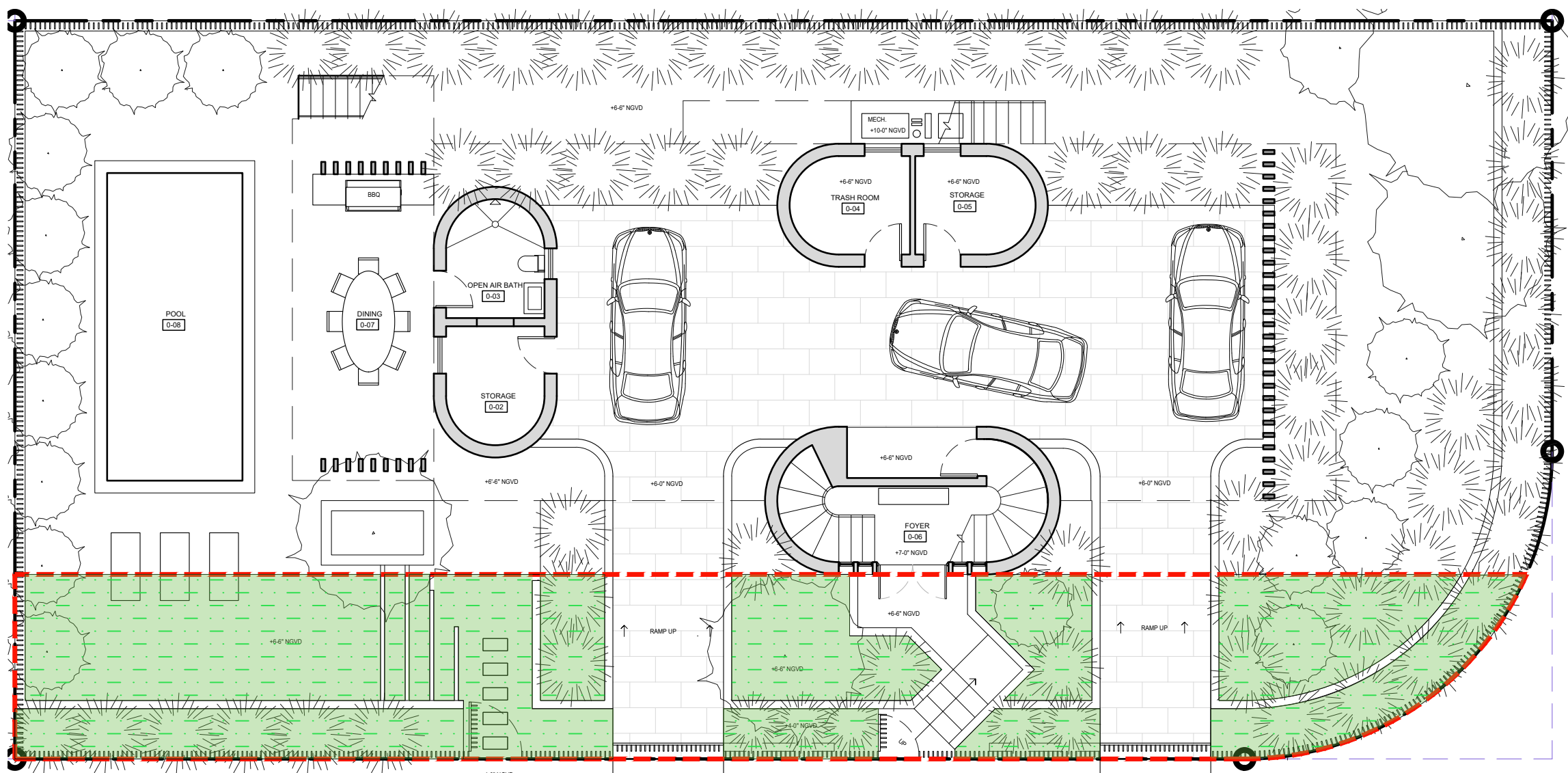


FRONT YARD TOTAL = 1,220 SF
MIN. LANDSCAPED OPEN SPACE = 854 SF (70%)

PROVIDED LANDSCAPE AREA = 1,163 SF (95%)

2 LANDSCAPED OPEN SPACE (FRONT YARD)

SCALE: 3/32" = 1'-0"

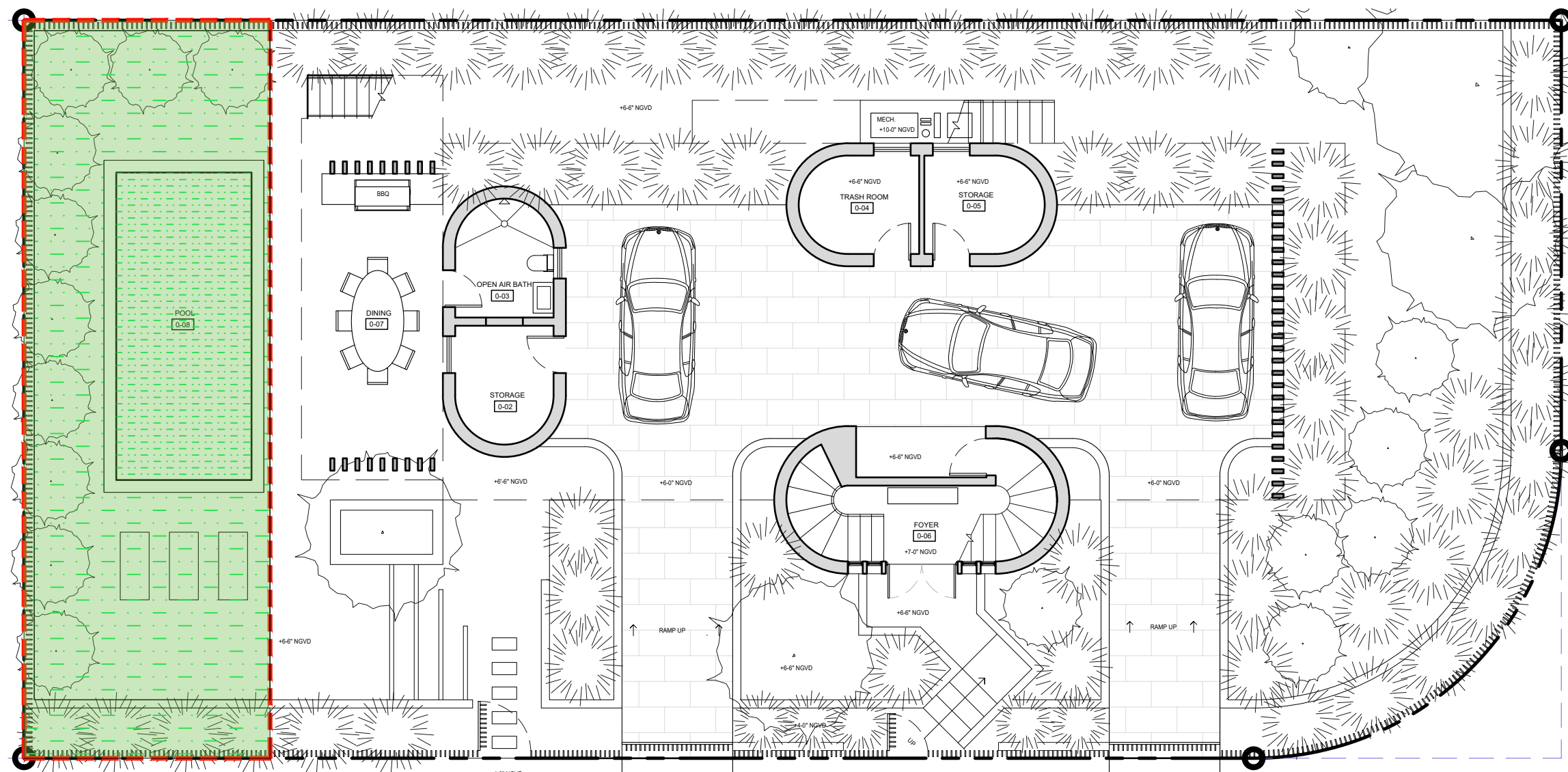


SIDE YARD (STREET) TOTAL = 1,747 SF
MIN. LANDSCAPED OPEN SPACE = 1,223 SF (70%)

PROVIDED LANDSCAPE AREA = 1,226 SF (70.2%)

3 LANDSCAPED OPEN SPACE (SIDE YARD - STREET)

SCALE: 3/32" = 1'-0"



SIDE YARD (STREET) TOTAL = 1,747 SF
MIN. LANDSCAPED OPEN SPACE = 1,223 SF (70%)

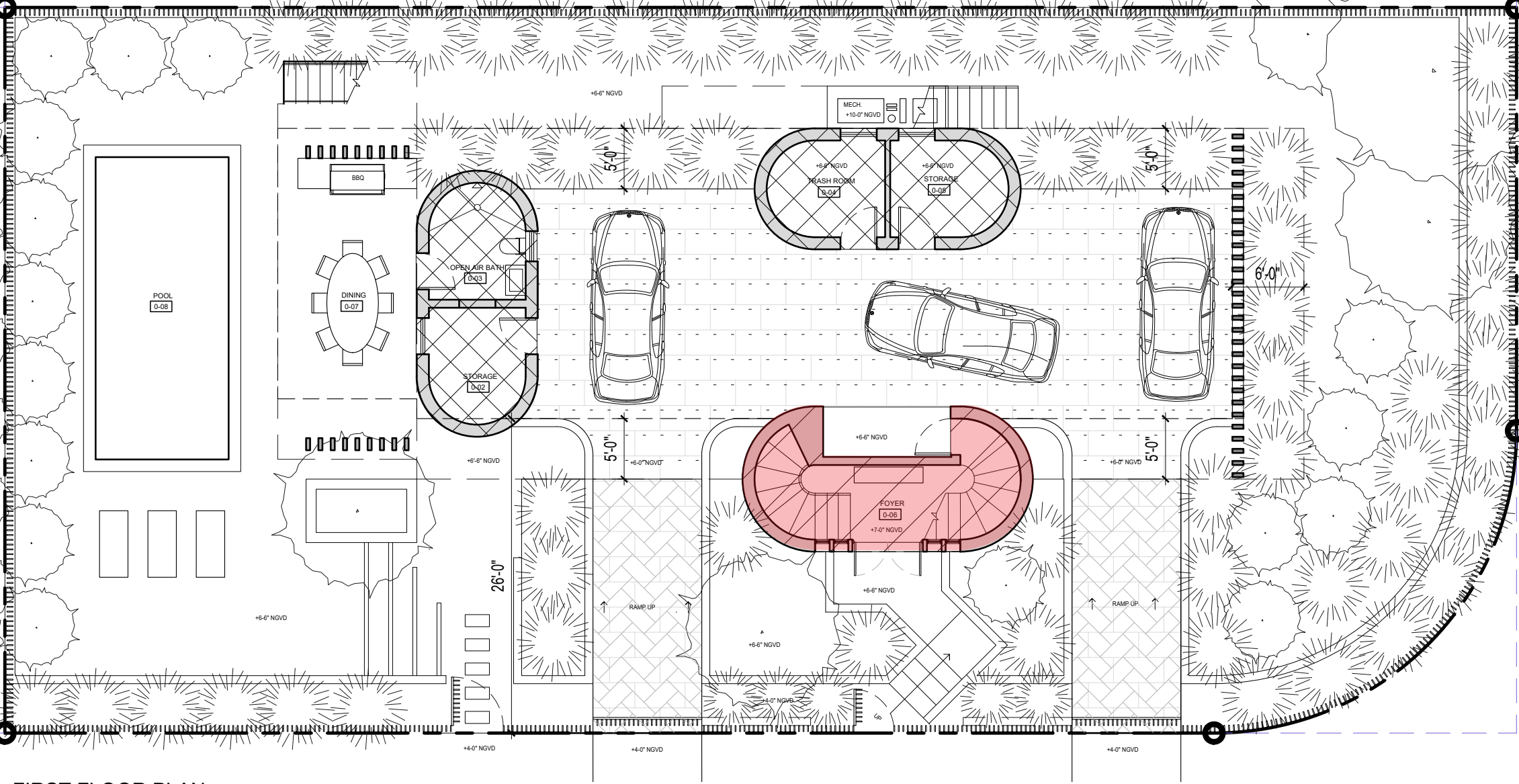
PROVIDED LANDSCAPE AREA = 1,226 SF (70.2%)

4 LANDSCAPED OPEN SPACE (REAR YARD)

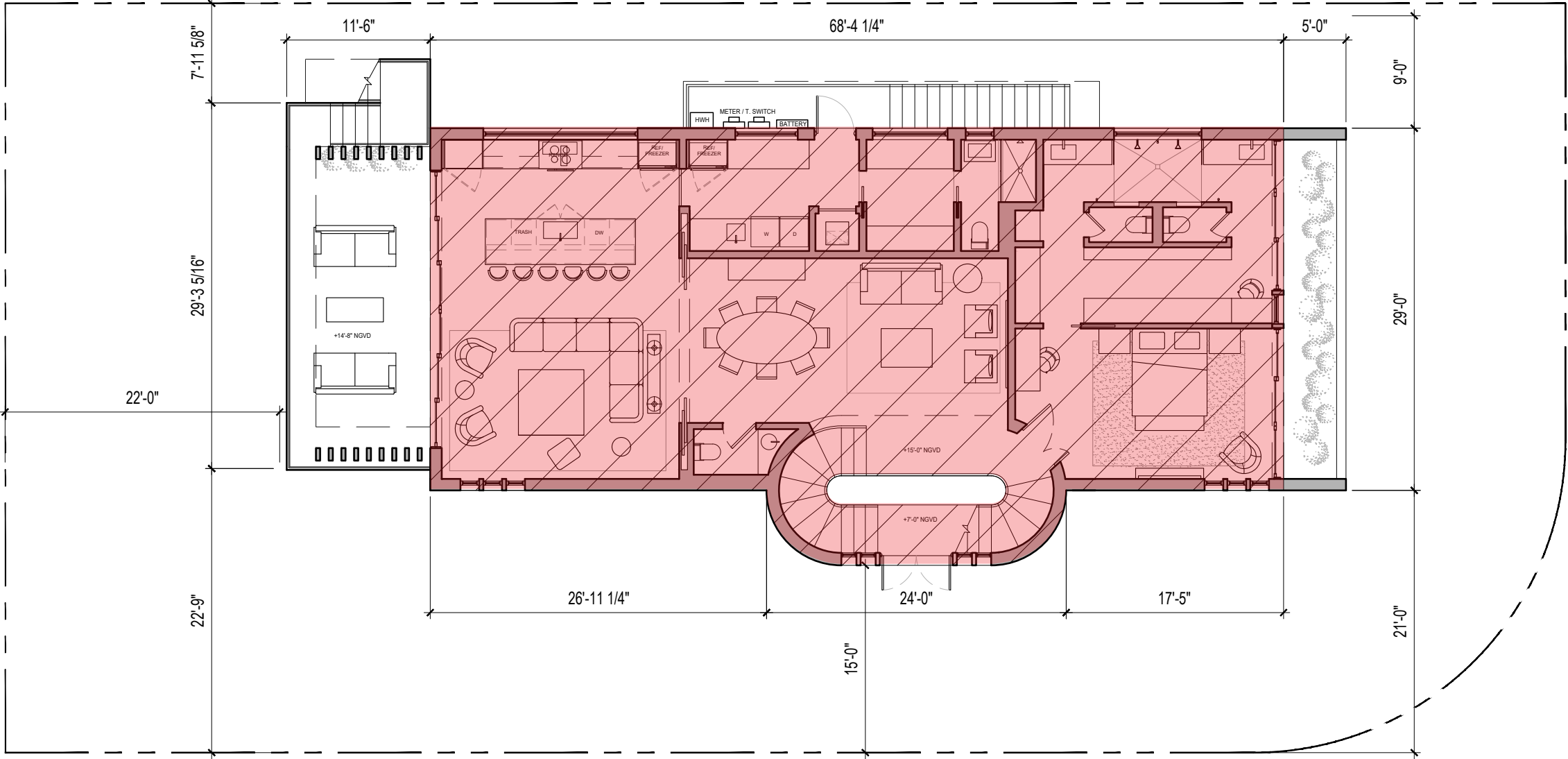
SCALE: 3/32" = 1'-0"

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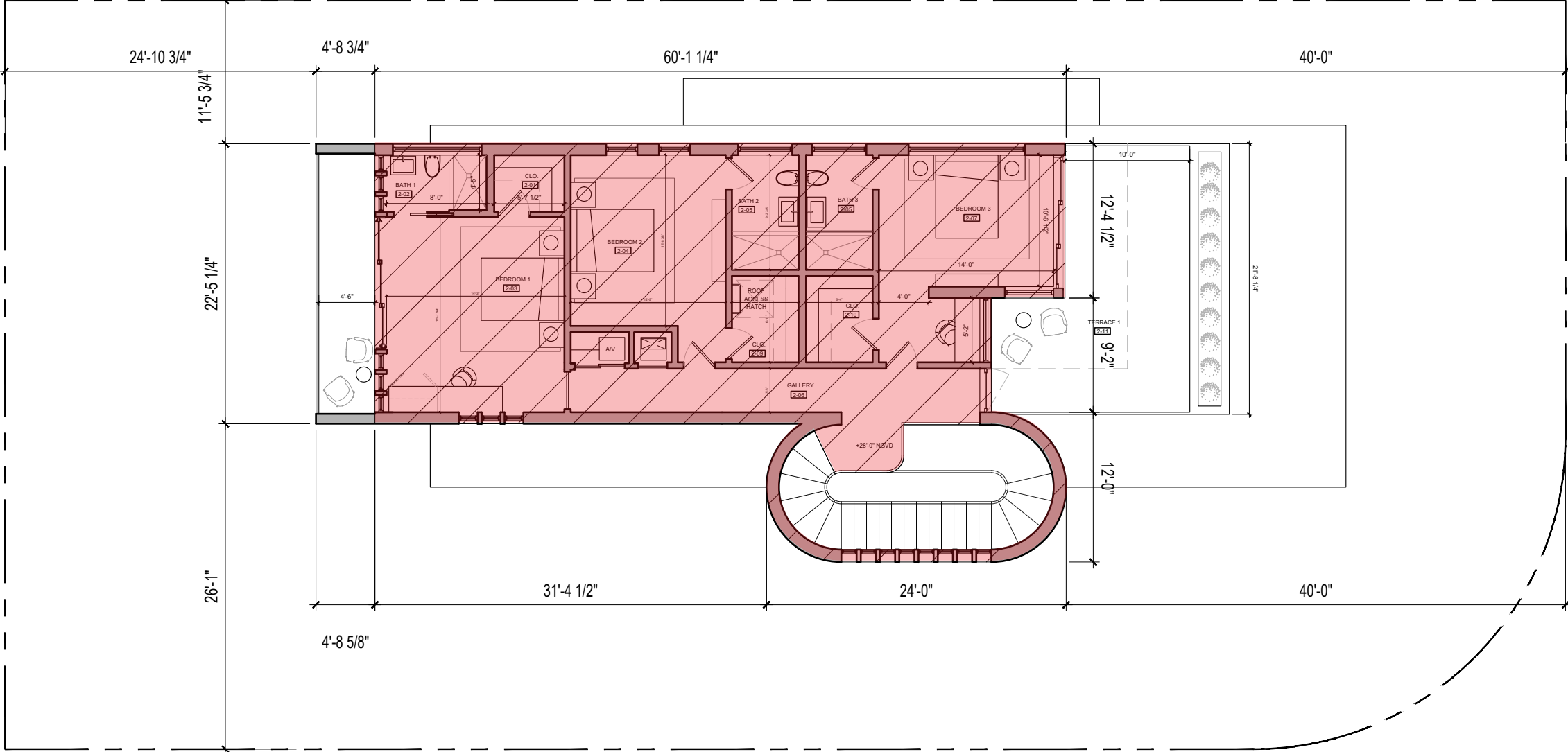
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1

UNIT SIZE
SCALE: 3/32" = 1'-0"



Z0.3

12.06.2021

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UNIT SIZE CALCULATIONS:

LOT SIZE: 7,366
MAX UNIT SIZE: 3,683 (50%)

UNDERSTORY: 213.25 SF
FIRST FLOOR: 2,079 SF
SECOND FLOOR: 1,249.5 SF

TOTAL UNIT SIZE: 3,542 SF (48%)

EXEMPTED FROM UNIT SIZE:

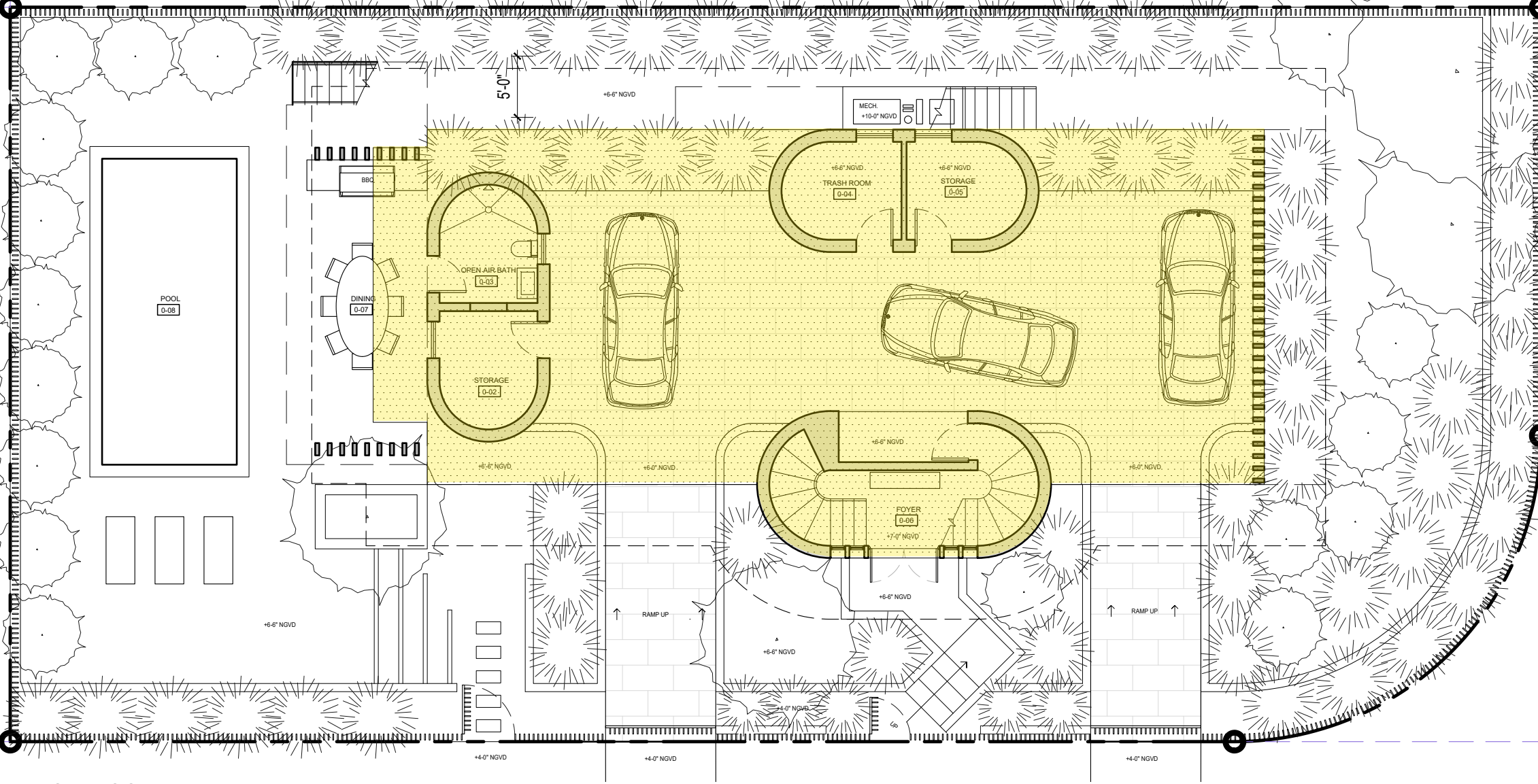
UNDERSTORY STORAGE. 396 SF
UNDESTORY PARKING: 1,076 SF
DRIVEWAY : 378 SF

LOT COVERAGE CALCULATIONS:

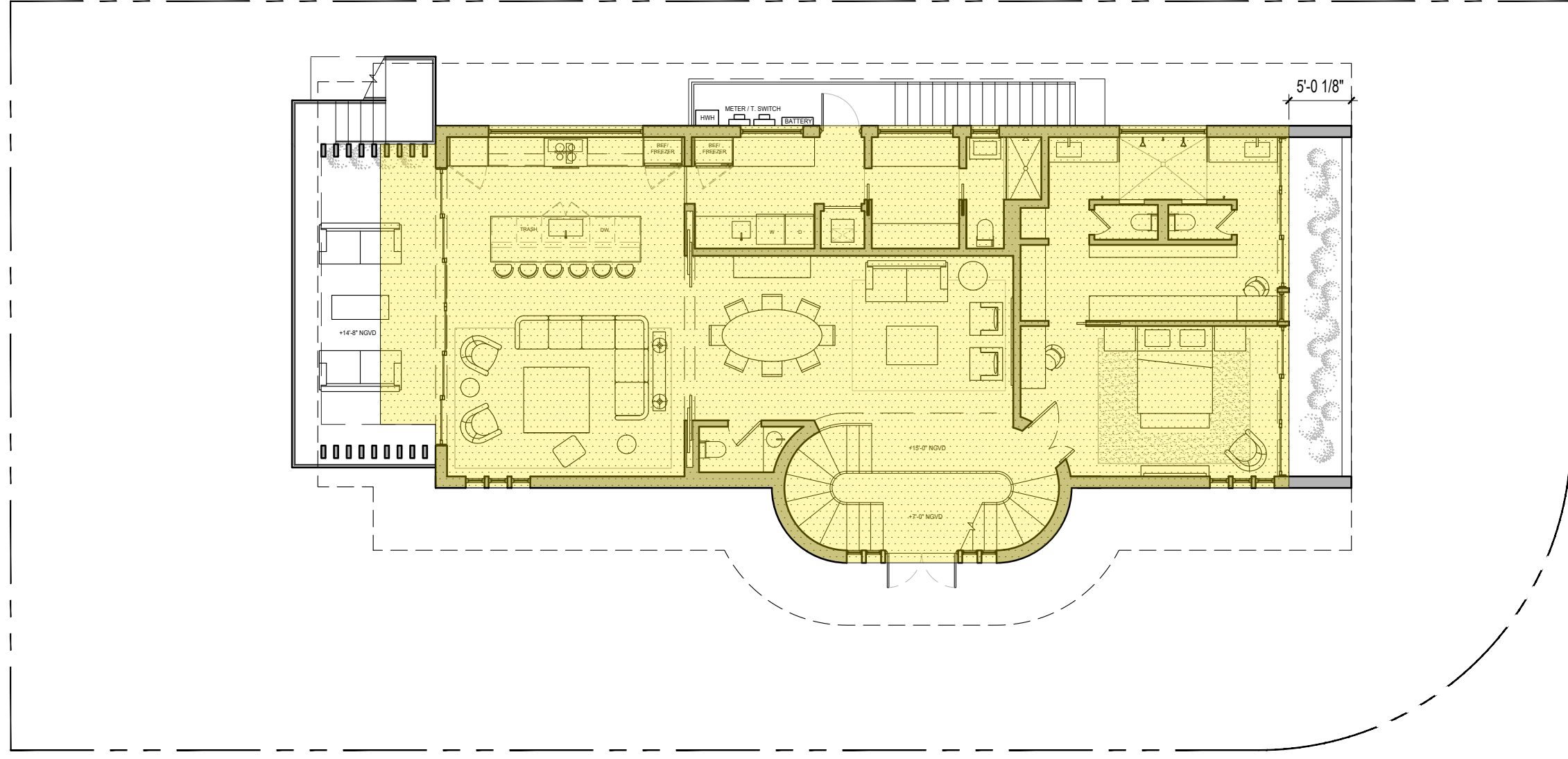
LOT SIZE: 7,366 SF
MAX. LOT COVERAGE: 2,209.8 SF (30%)

AREA BELOW ENCLOSED SPACE
TOTAL: 2,209.8 SF (30%)

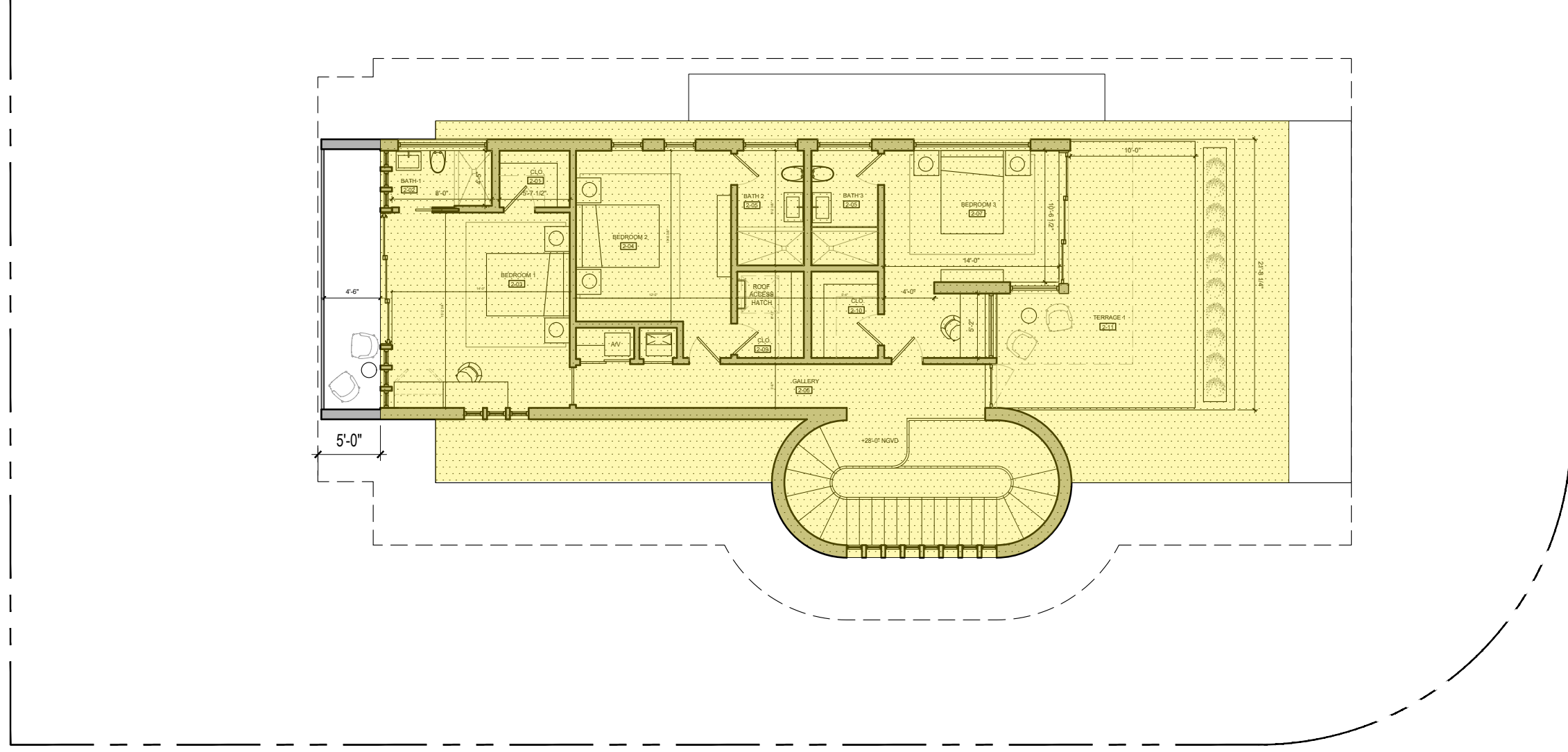
GROUND FLOOR PLAN



FIRST FLOOR PLAN



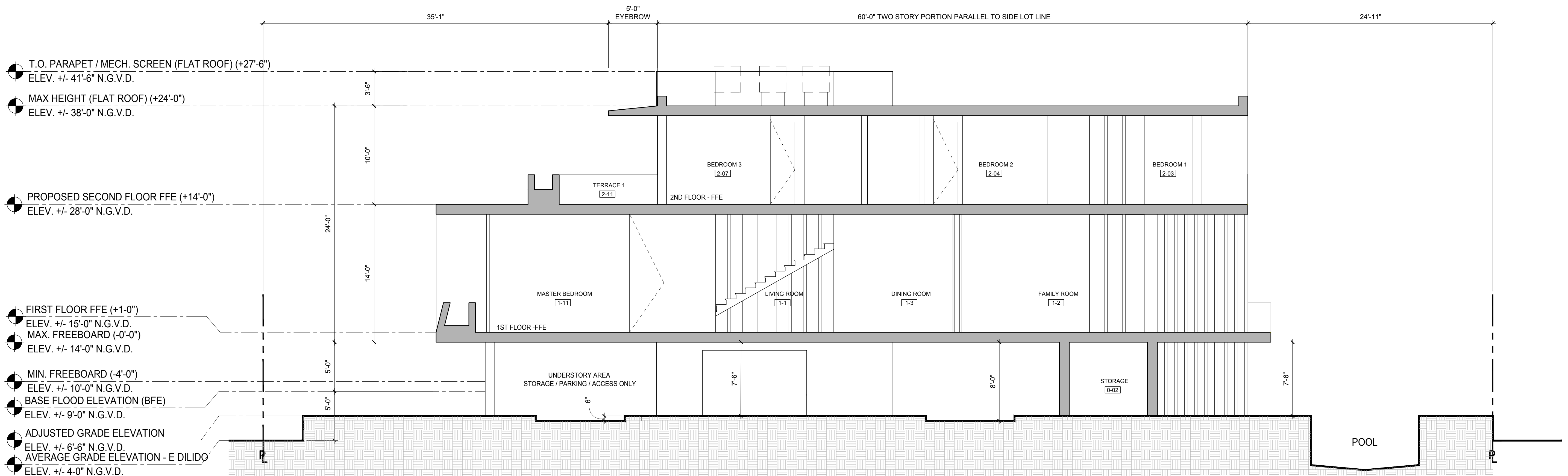
SECOND FLOOR PLAN



2

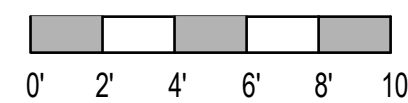
LOT COVERAGE
SCALE: 3/32" = 1'-0"





1

NORTH-SOUTH BUILDING SECTION
SCALE: 3/16" = 1'-0"



Z0.4

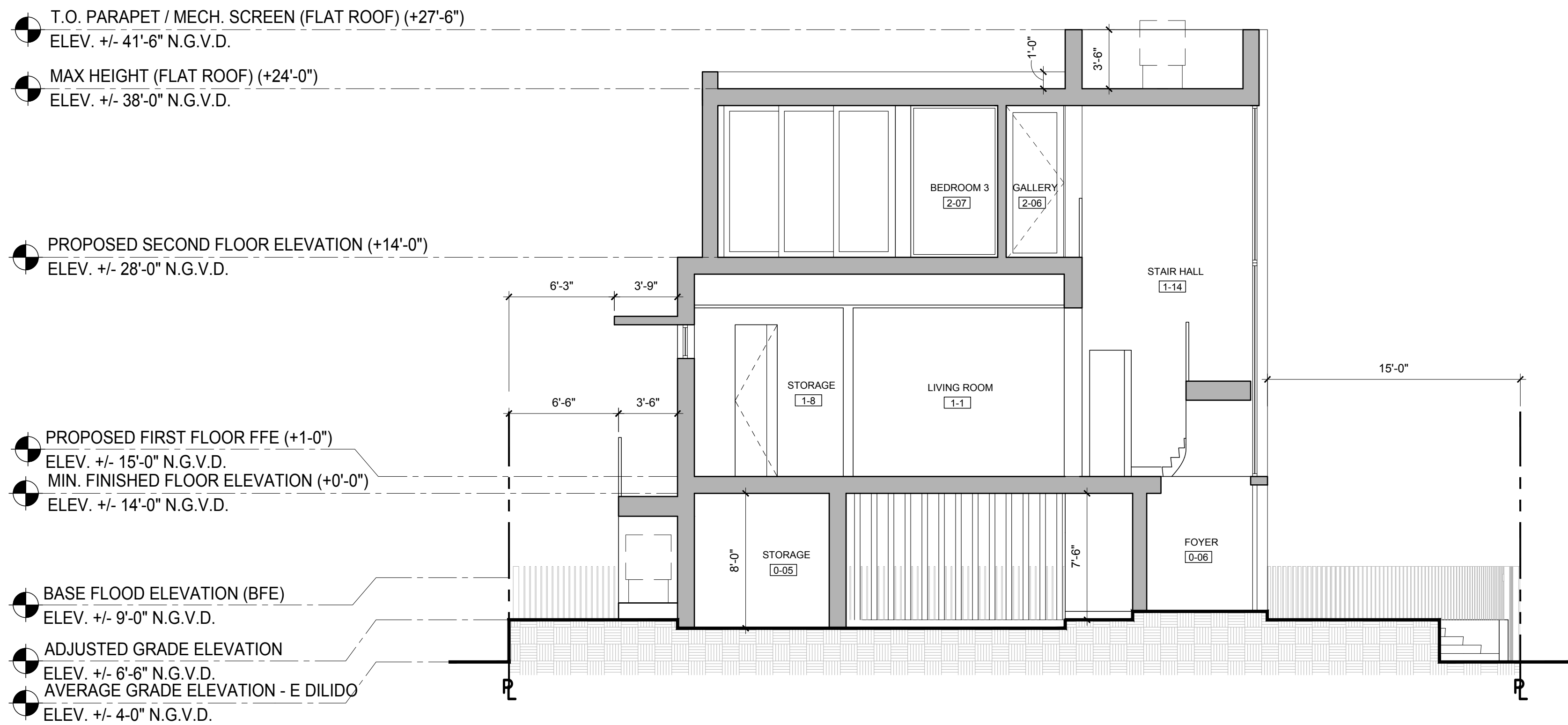
DILIDO RESIDENCE

12.06.2021

ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

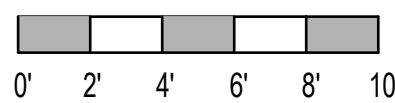
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1

EAST-WEST BUILDING SECTION
SCALE: 3/16" = 1'-0"



Z0.5

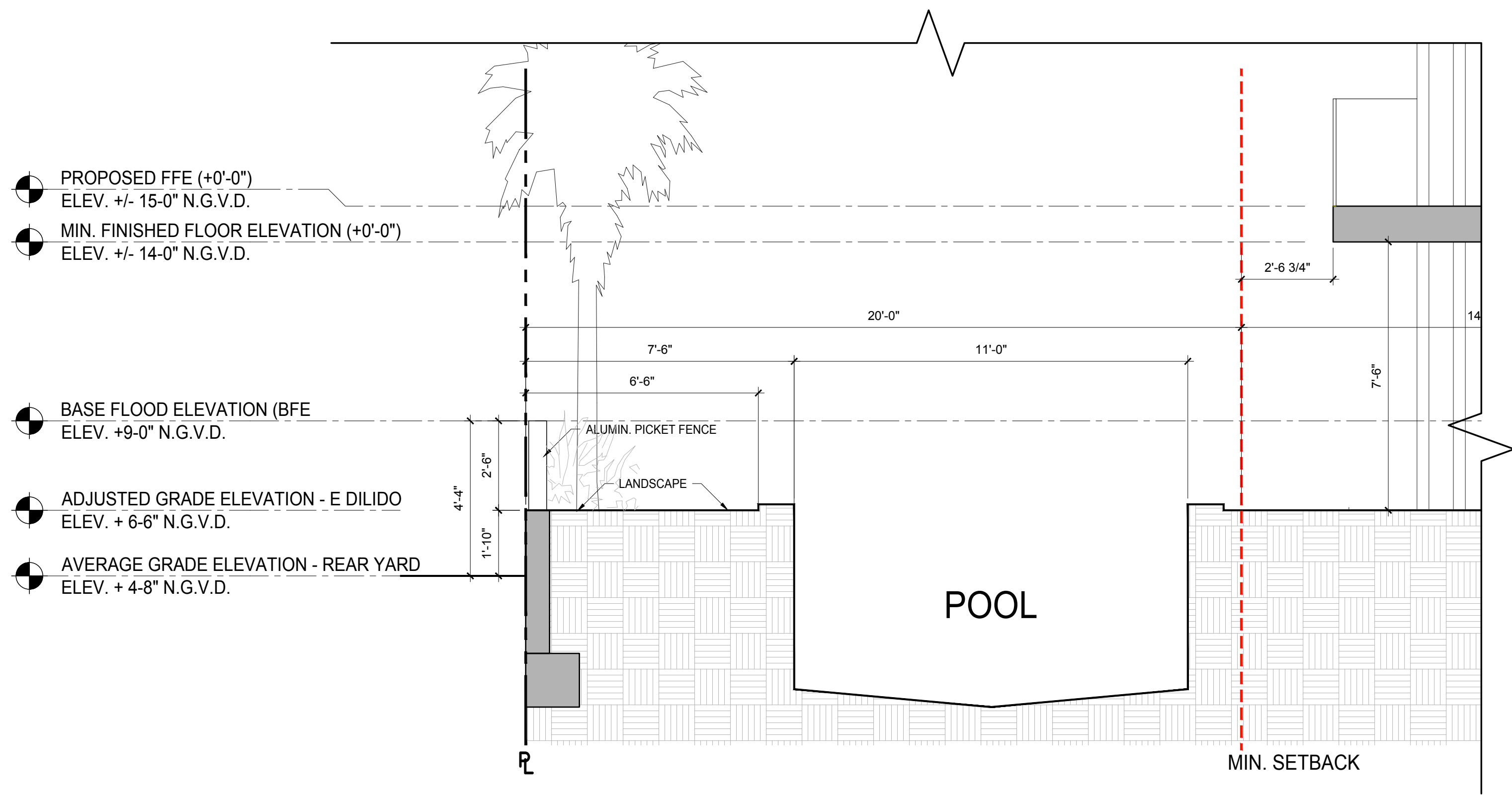
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12.06.2021

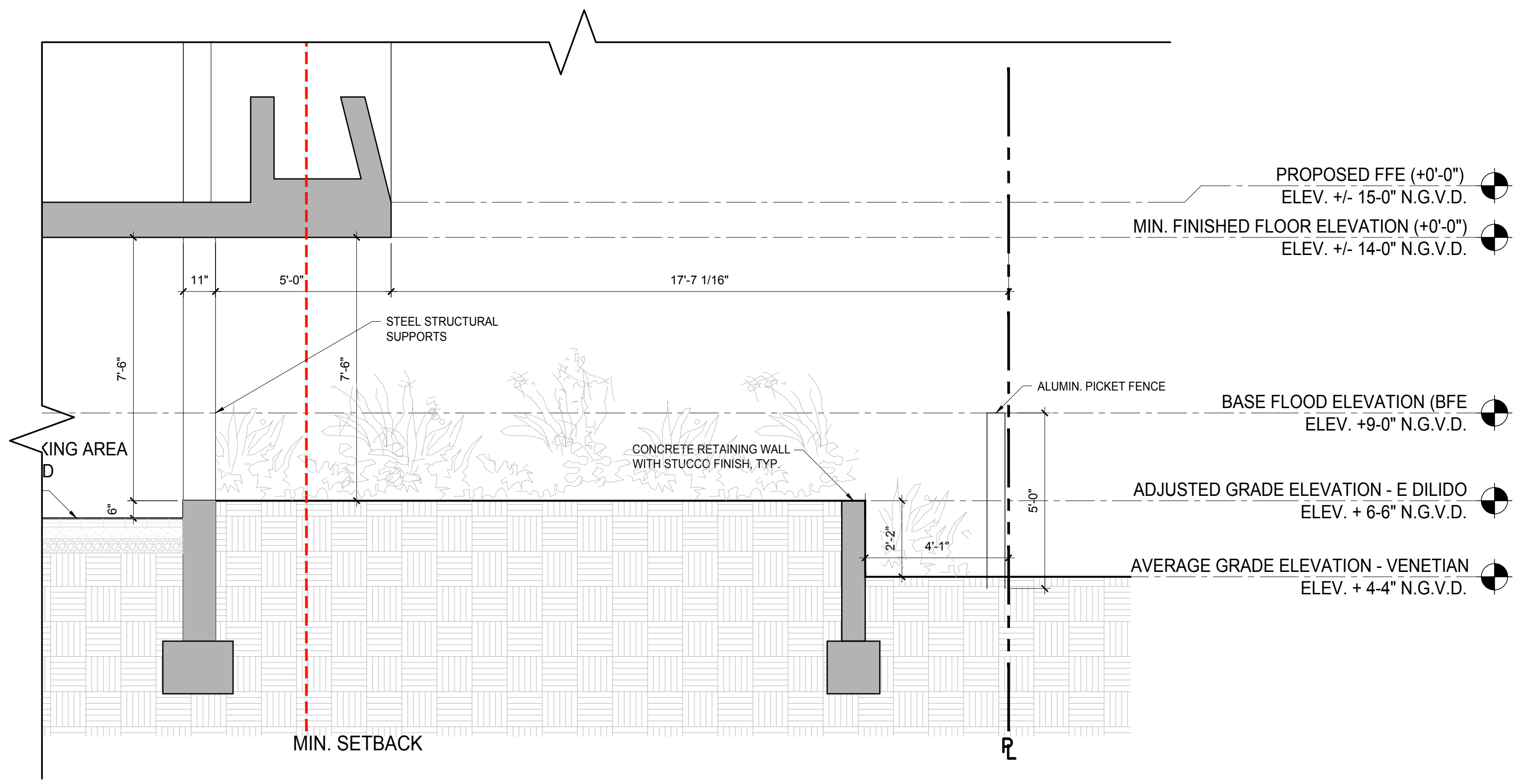
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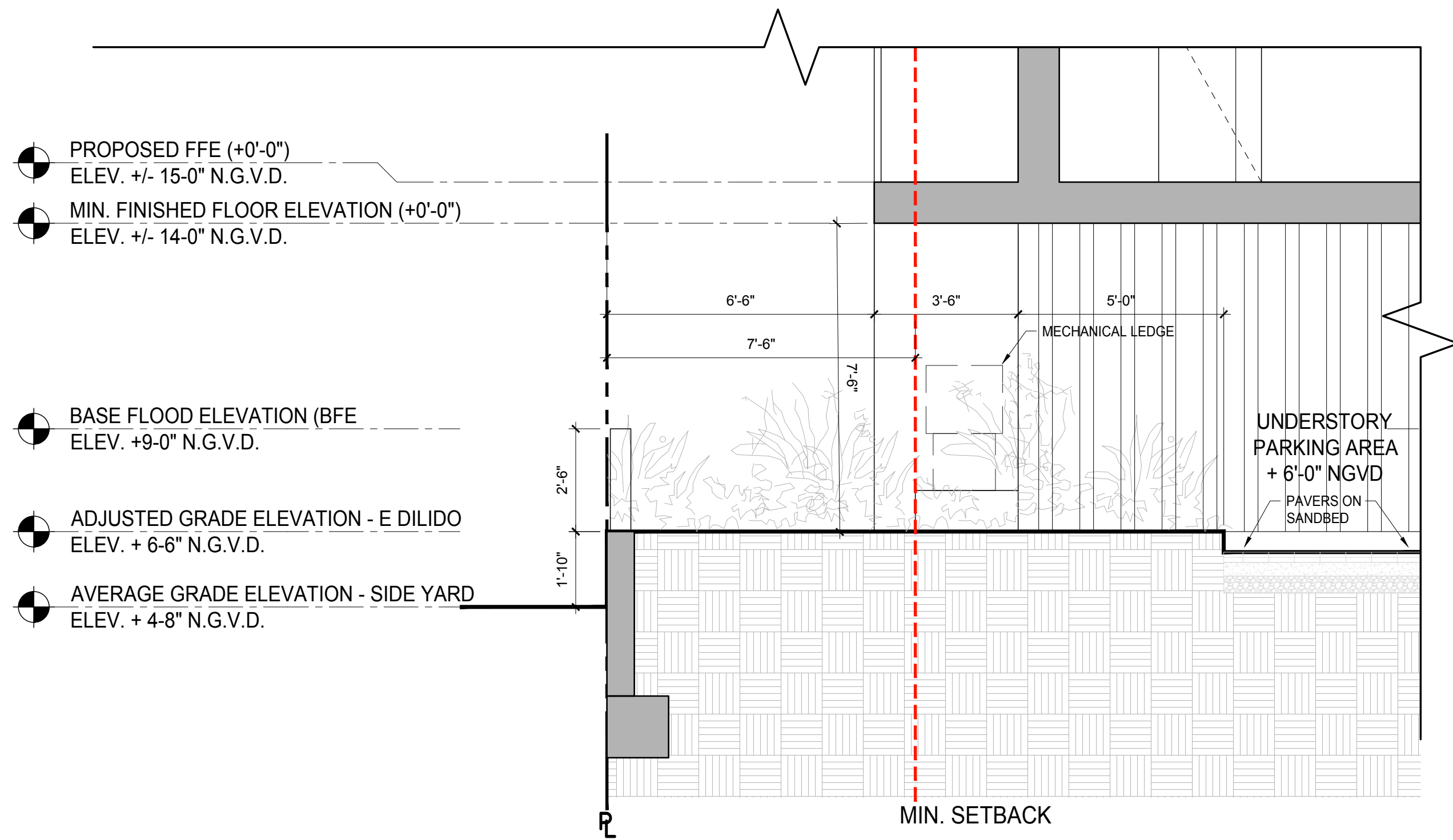
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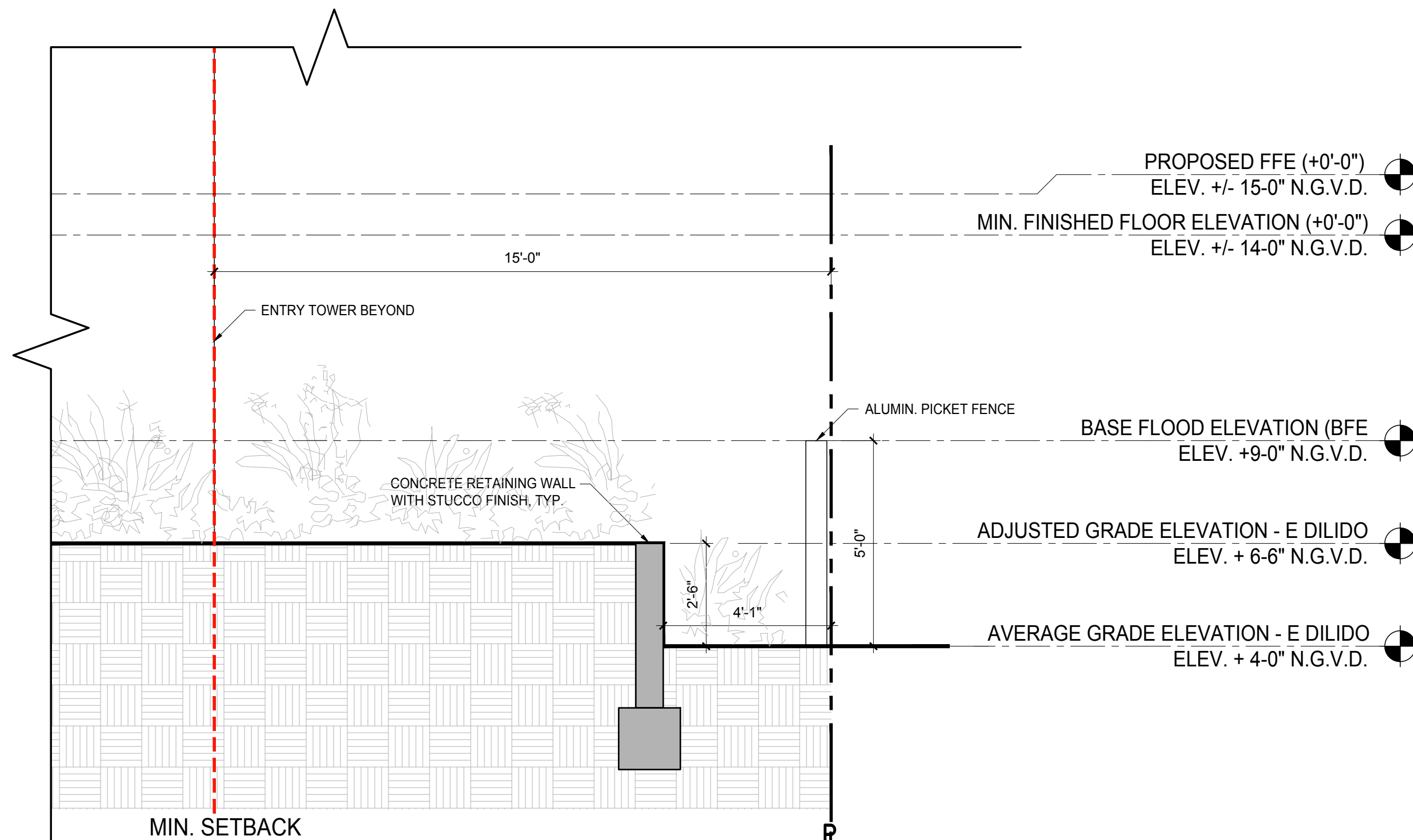
1 SOUTH YARD SECTION (REAR YARD)
SCALE: 3/8" = 1'-0"



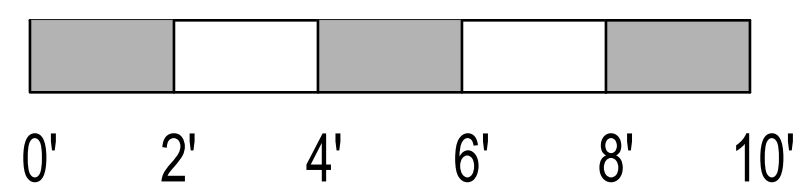
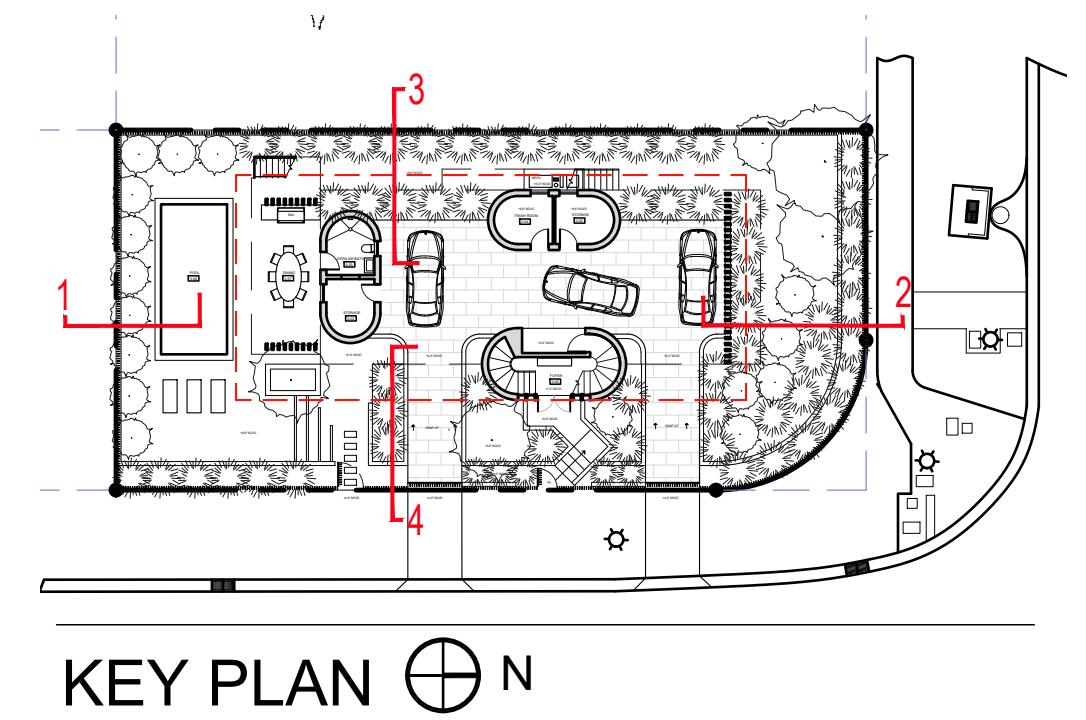
2 NORTH YARD SECTION (FRONT YARD)
SCALE: 3/8" = 1'-0"



3 WEST YARD SECTION (SIDE YARD)
SCALE: 3/8" = 1'-0"



4 EAST YARD SECTION (SIDE YARD - STREET FACING)
SCALE: 3/8" = 1'-0"



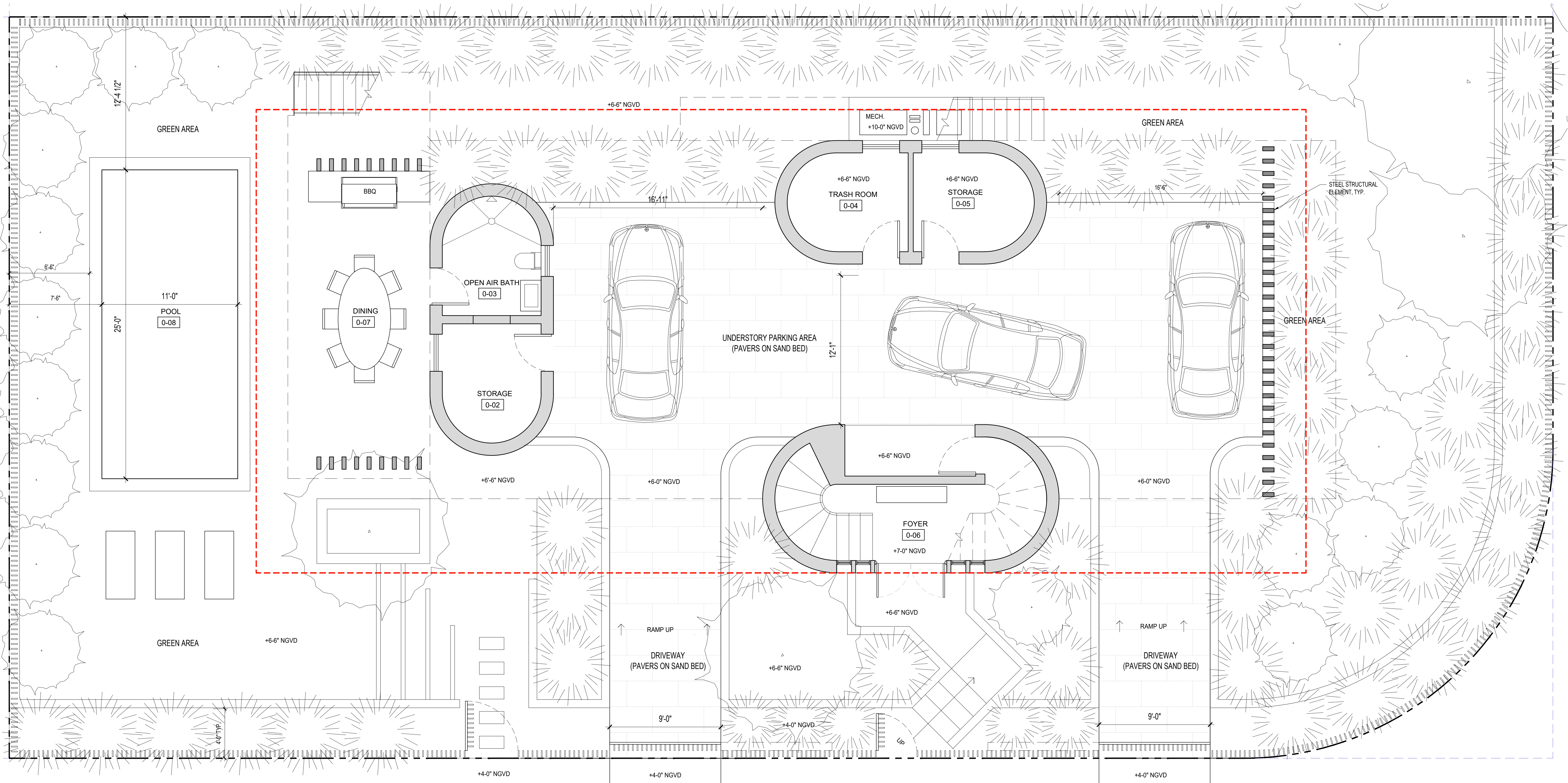
Z0.6 DILIDO RESIDENCE

12.06.2021

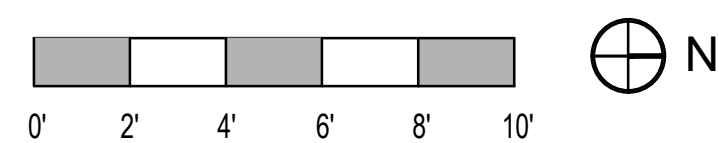
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1 PROPOSED UNDERSTORY PLAN
SCALE: 1/4" = 1'-0"



SD1.0

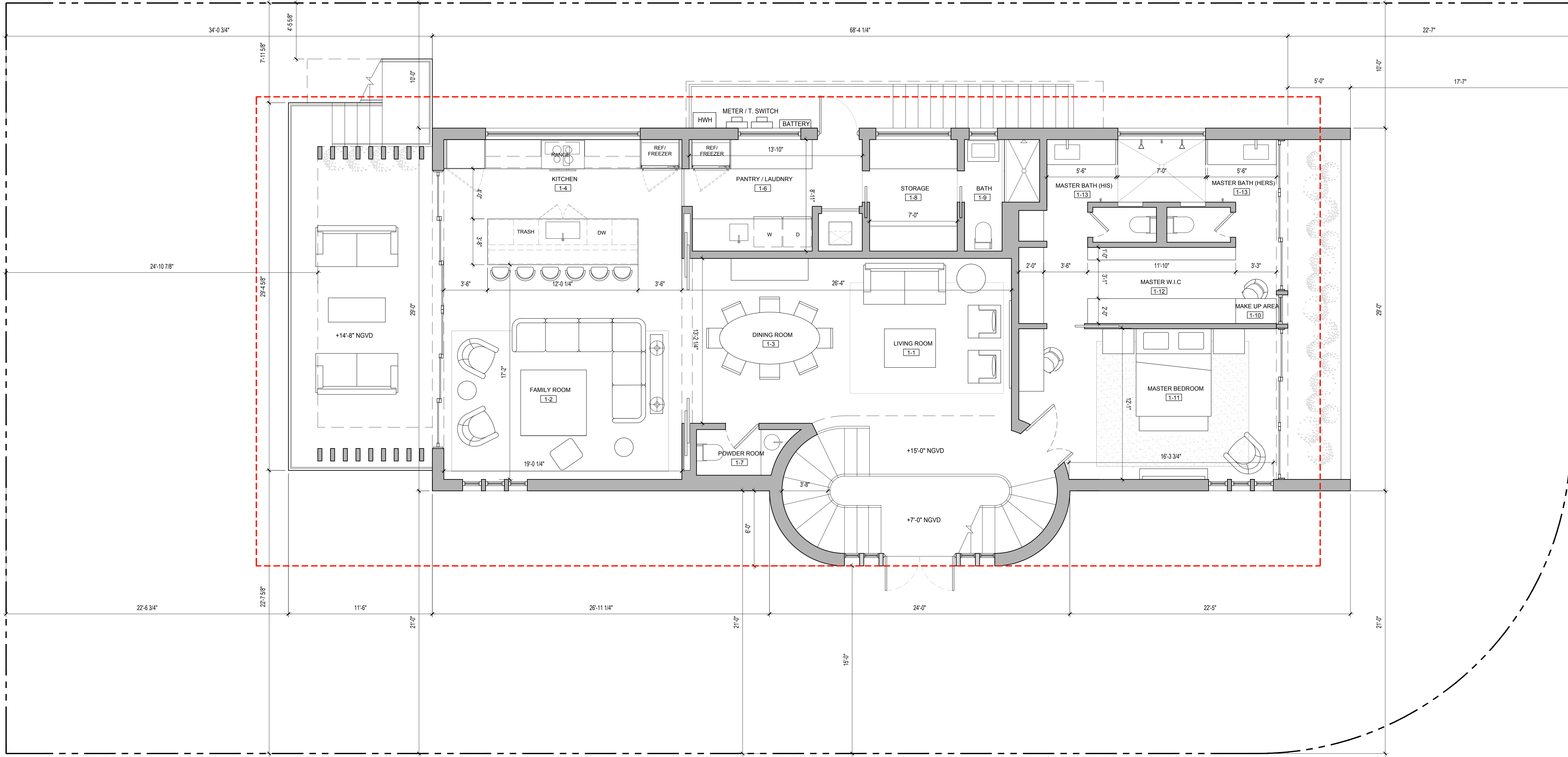
11.15.2021

DILIDO RESIDENCE

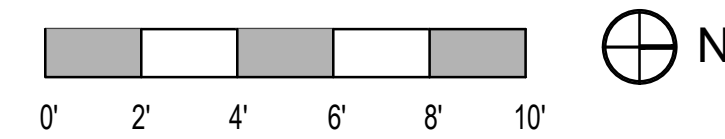
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1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SD1.1 DILIDO RESIDENCE

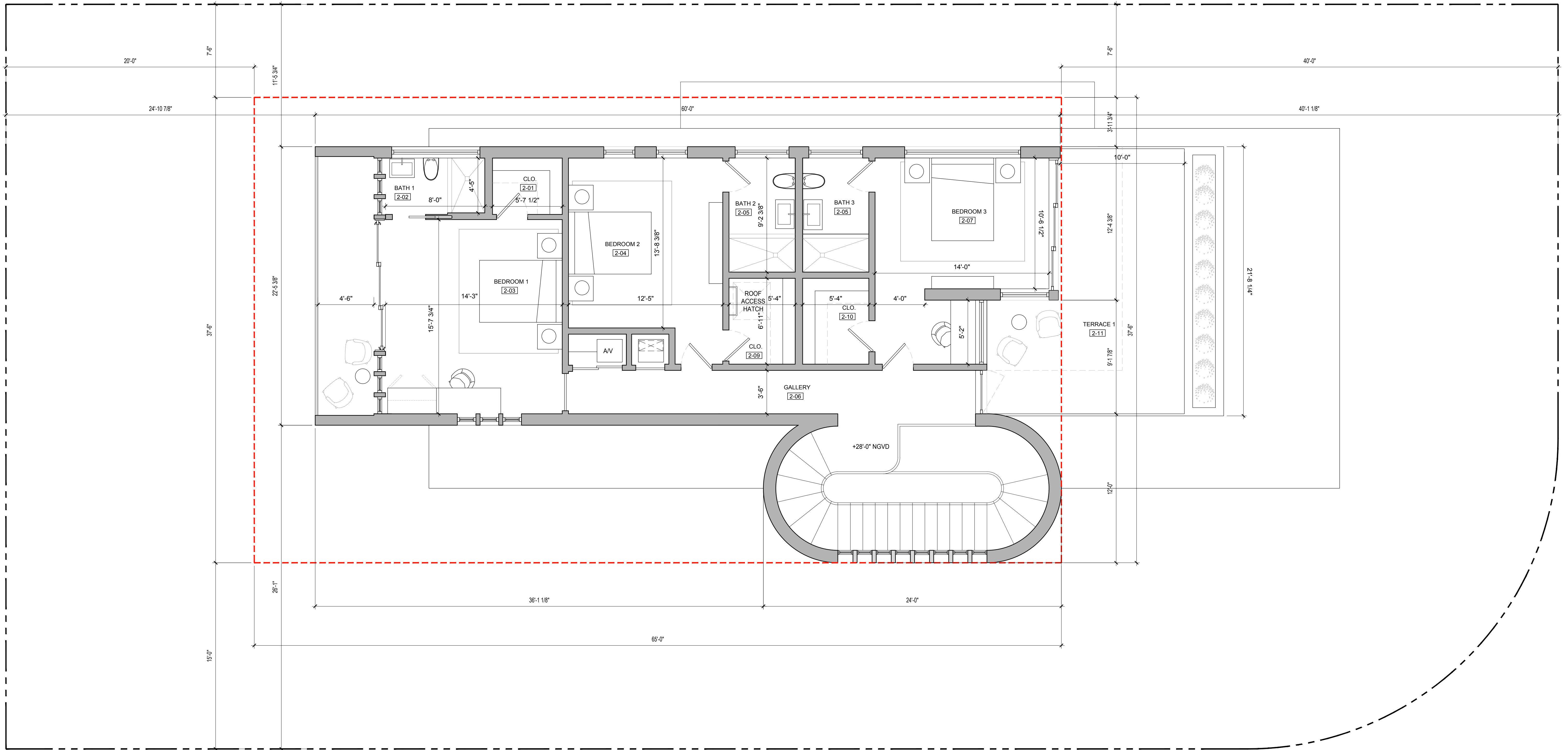
12.06.2021

ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

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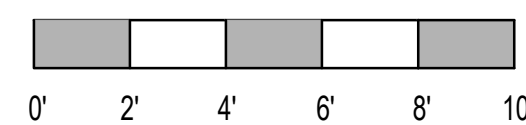
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1

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



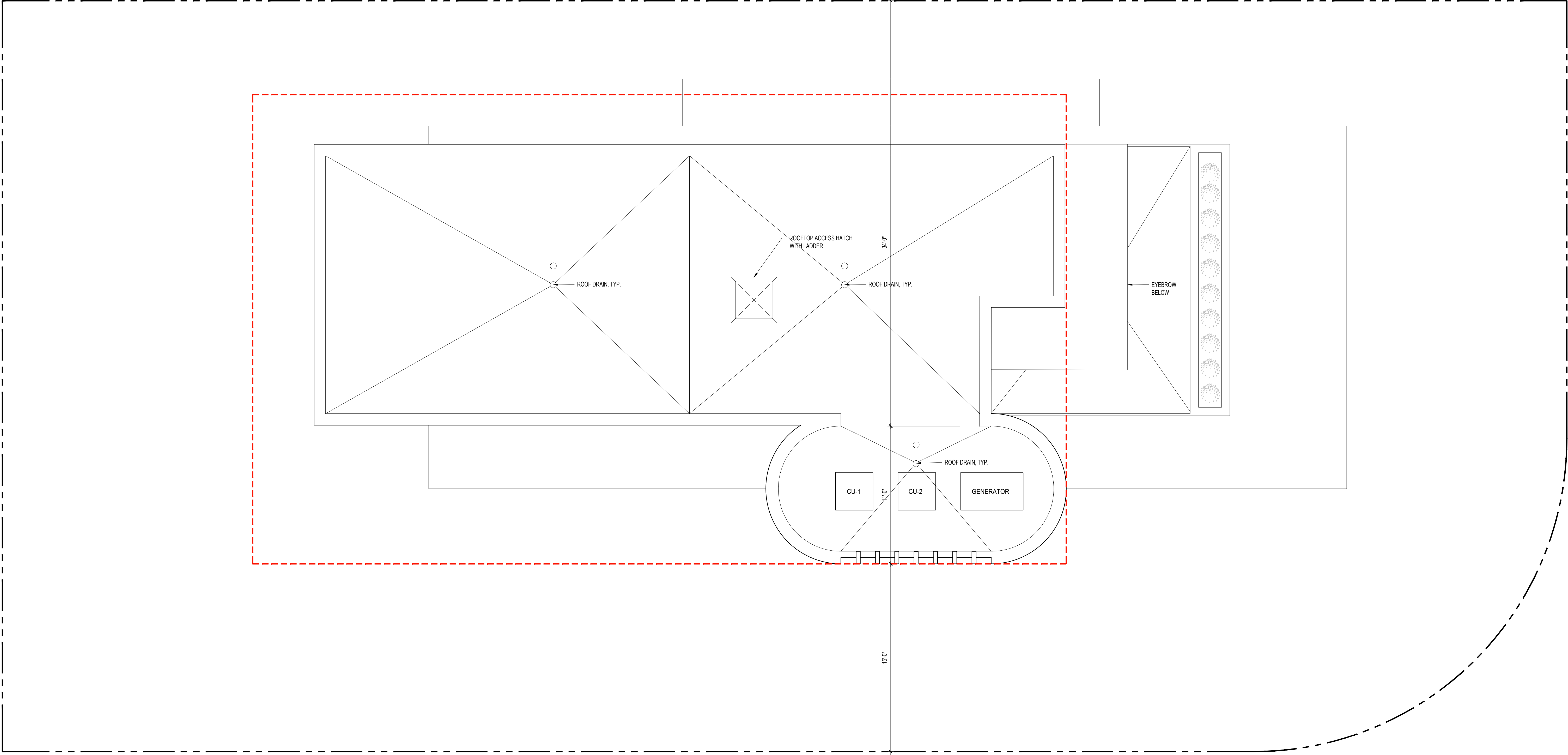
SD1.2 DILIDO RESIDENCE

12.06.2021

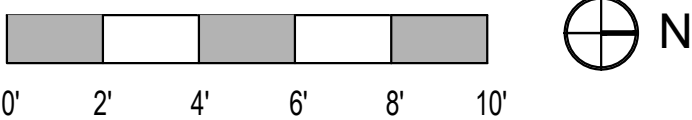
ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

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1 | PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



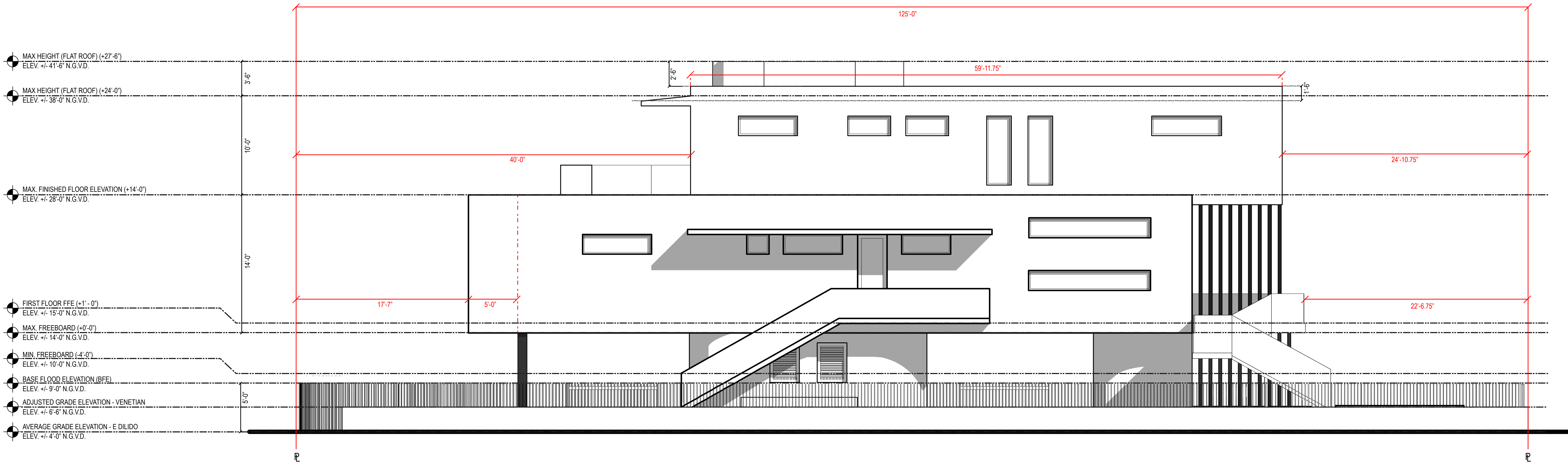
SD1.3 DILIDO RESIDENCE

12.06.2021 ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

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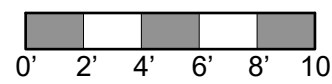
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1

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



SD 2.0

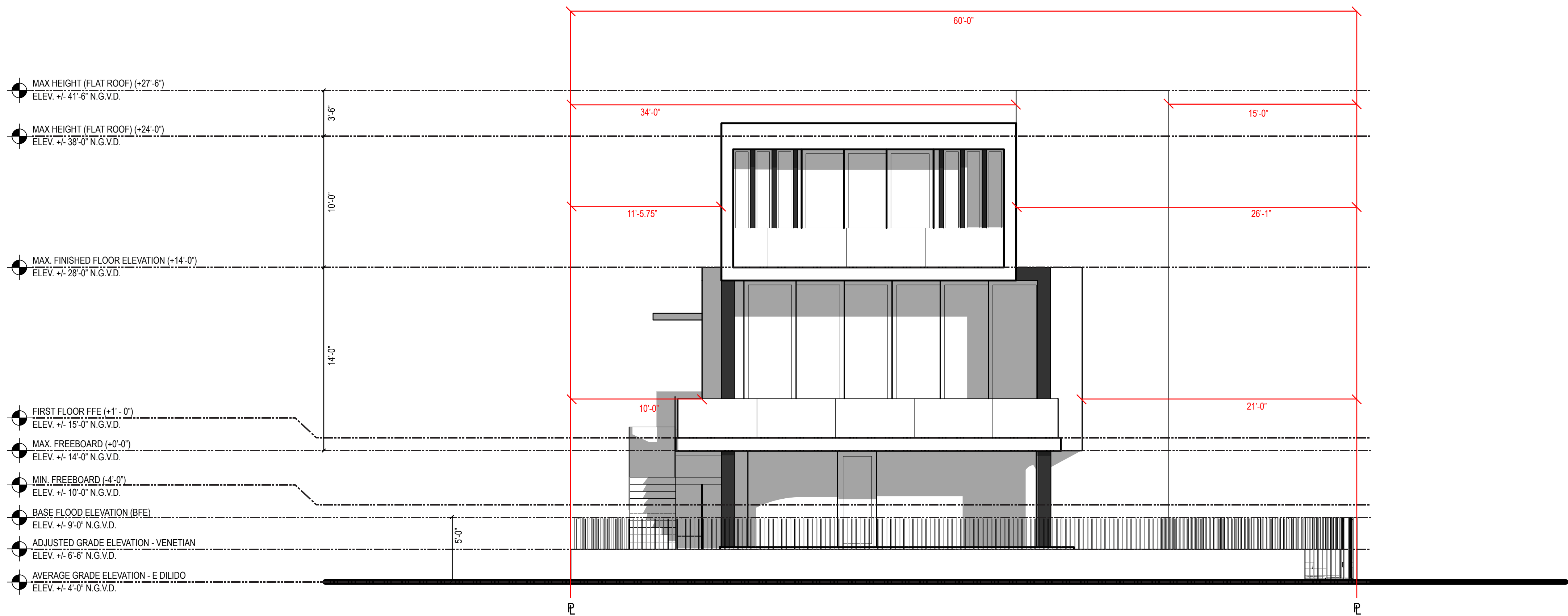
12.06.2021

DILIDO RESIDENCE

ADDRESS: 424 EAST DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

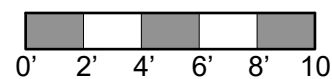
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1

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SD 2.1

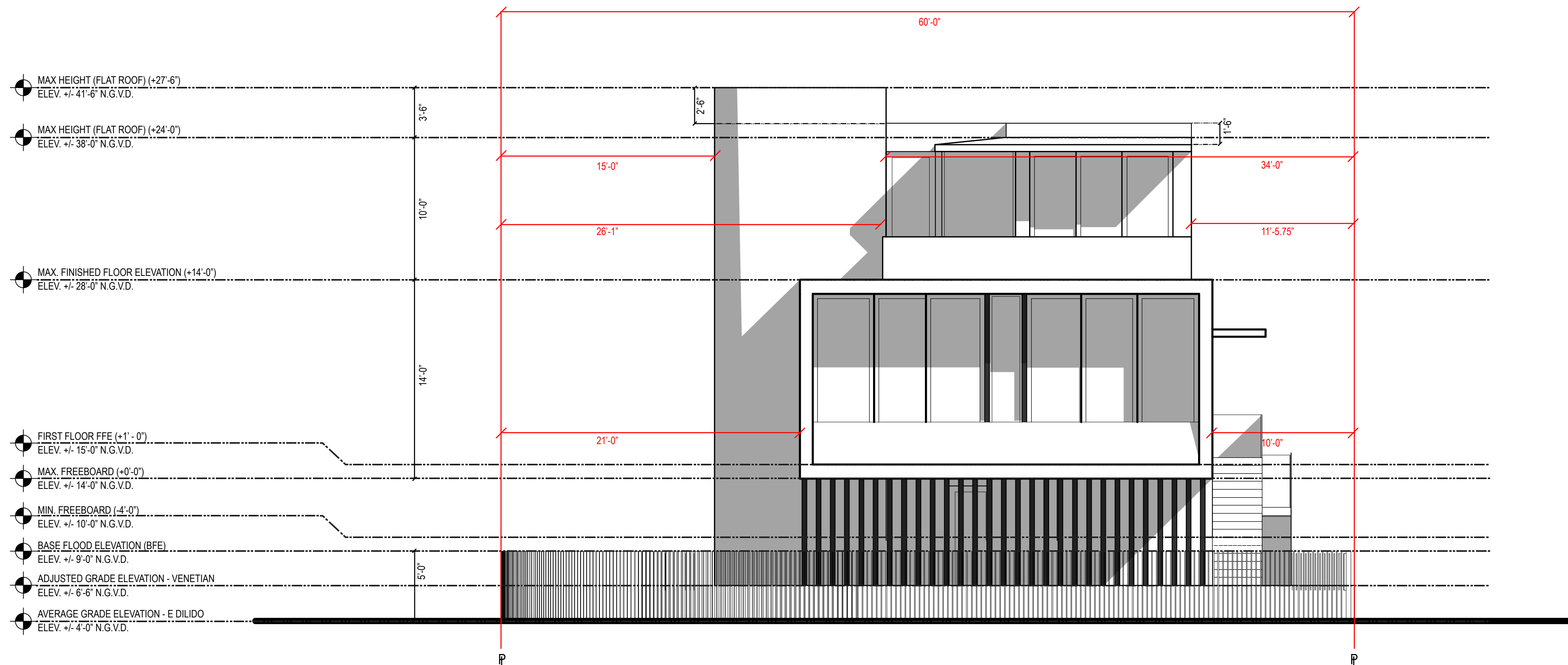
DILIDO RESIDENCE

12.06.2021

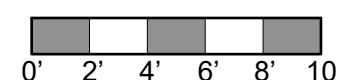
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



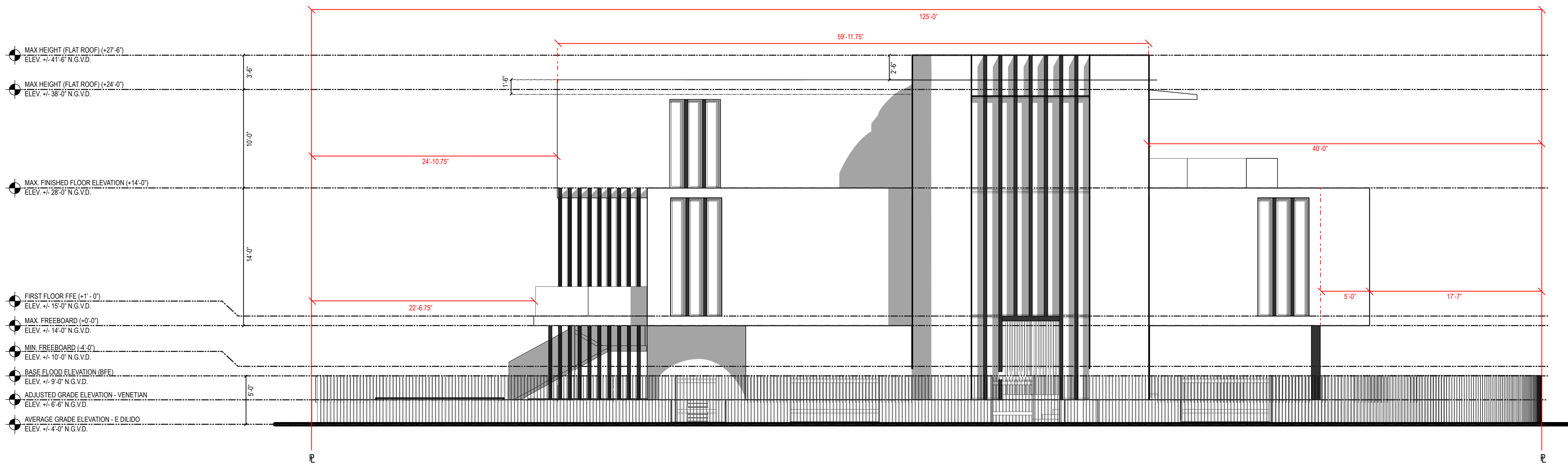
SD 2.2 DILIDO RESIDENCE

12.06.2021

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1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

SD 2.3 DILIDO RESIDENCE

12.06.2021

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EXTERIOR- FACADE



MATERIALS PROPOSED



PORCELAIN PAVER



WHITE CEMENT



BLACK STEEL



ARGOS BLACK STONE



ATLAS WHITE
BOOST WHITE SLAB



1

PROPOSED MATERIALS + FINISHES
SCALE: N.T.S.

SD 2.4

DILIDO RESIDENCE

12.06.2021

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EXTERIOR- FACADE



WHITE STUCCO

BLACK STEEL

COLUMNS IN BLACK

PLANTERS IN WHITE

LIGHT GRAY CERAMIC TILE

1 PROPOSED MATERIALS + FINISHES
SCALE: N.T.S.



SD 2.5 DILIDO RESIDENCE

12.06.2021

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SD3.0

DILIDO RESIDENCE

12.06.2021

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SD3.1 DILIDO RESIDENCE

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SD3.4 DILIDO RESIDENCE

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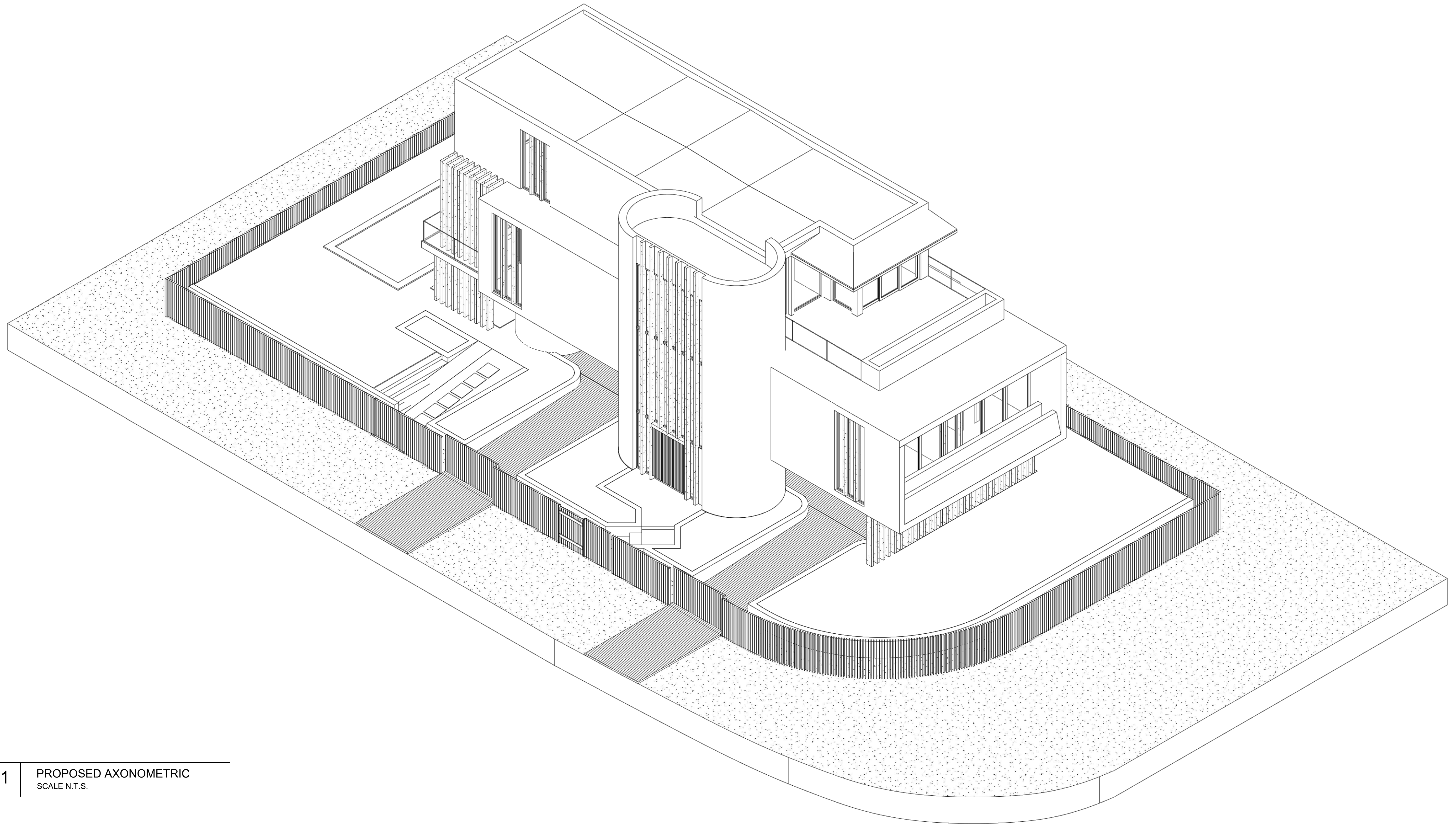
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