415 E DILIDO RESIDENCE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 07.18.2022

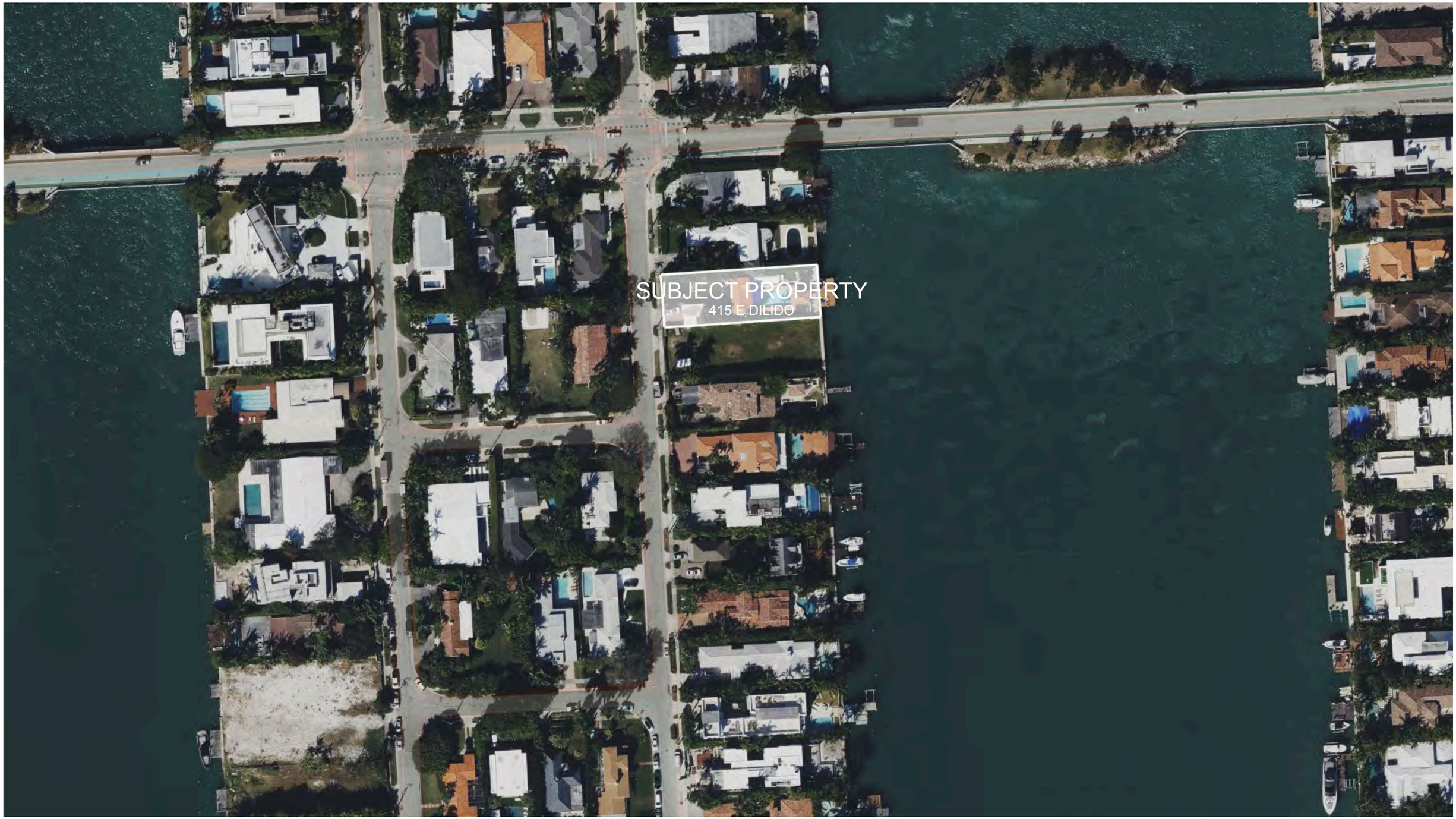
DRB22-0820

SEPTEMBER 6TH 2022 DESIGN REVIEW BOARD

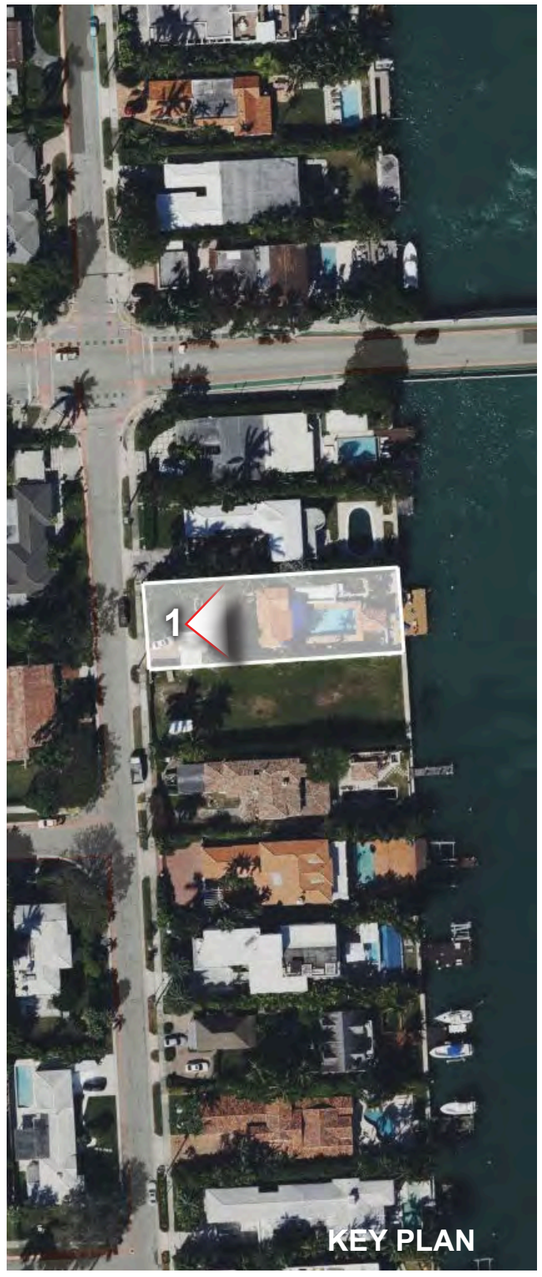
DOMO
ARCHITECTURE + DESIGN

LOCATION PLAN

NEIGHBORHOOD ANALYSIS - KEY PLAN



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



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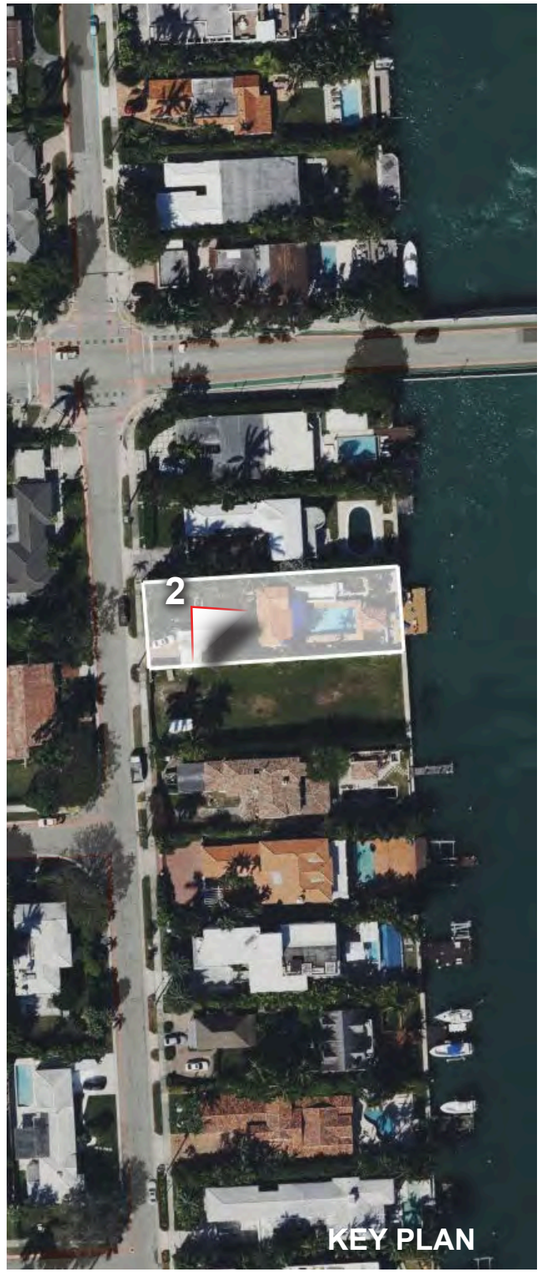
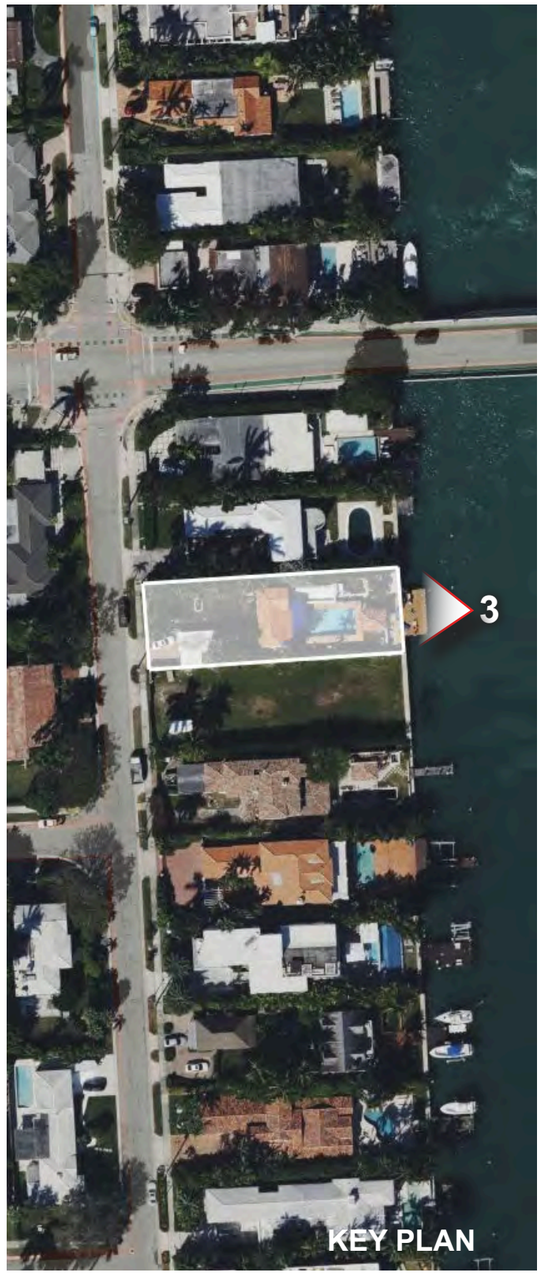
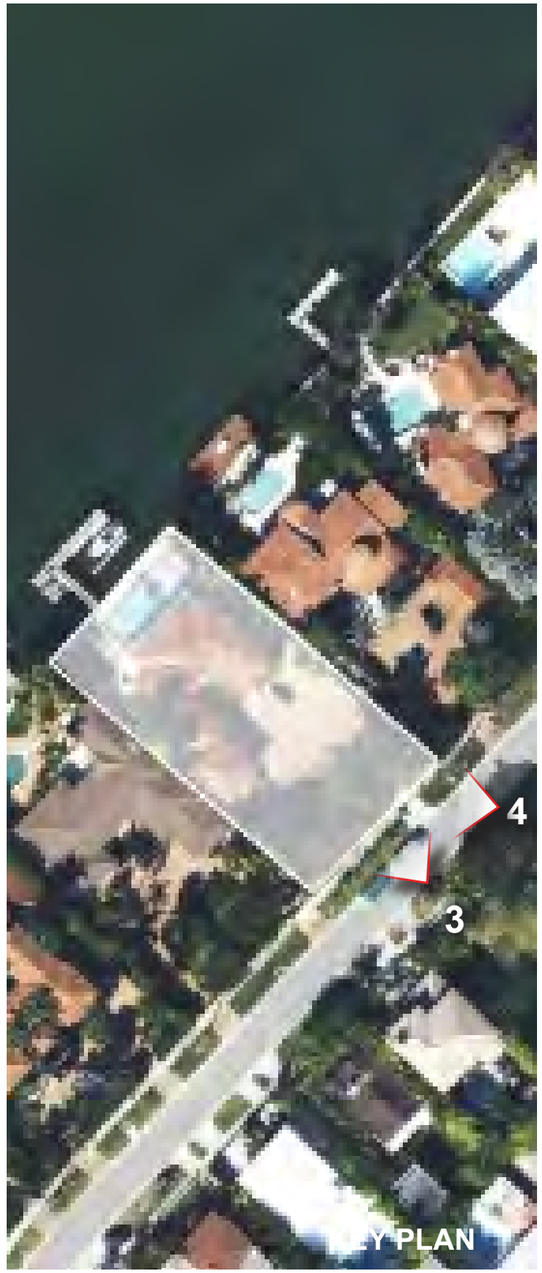


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETSCAPE



CRESTA C
IBIZA, BALEARIC ISLANDS, SPAIN

DOMO
architecture + design

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DOMO
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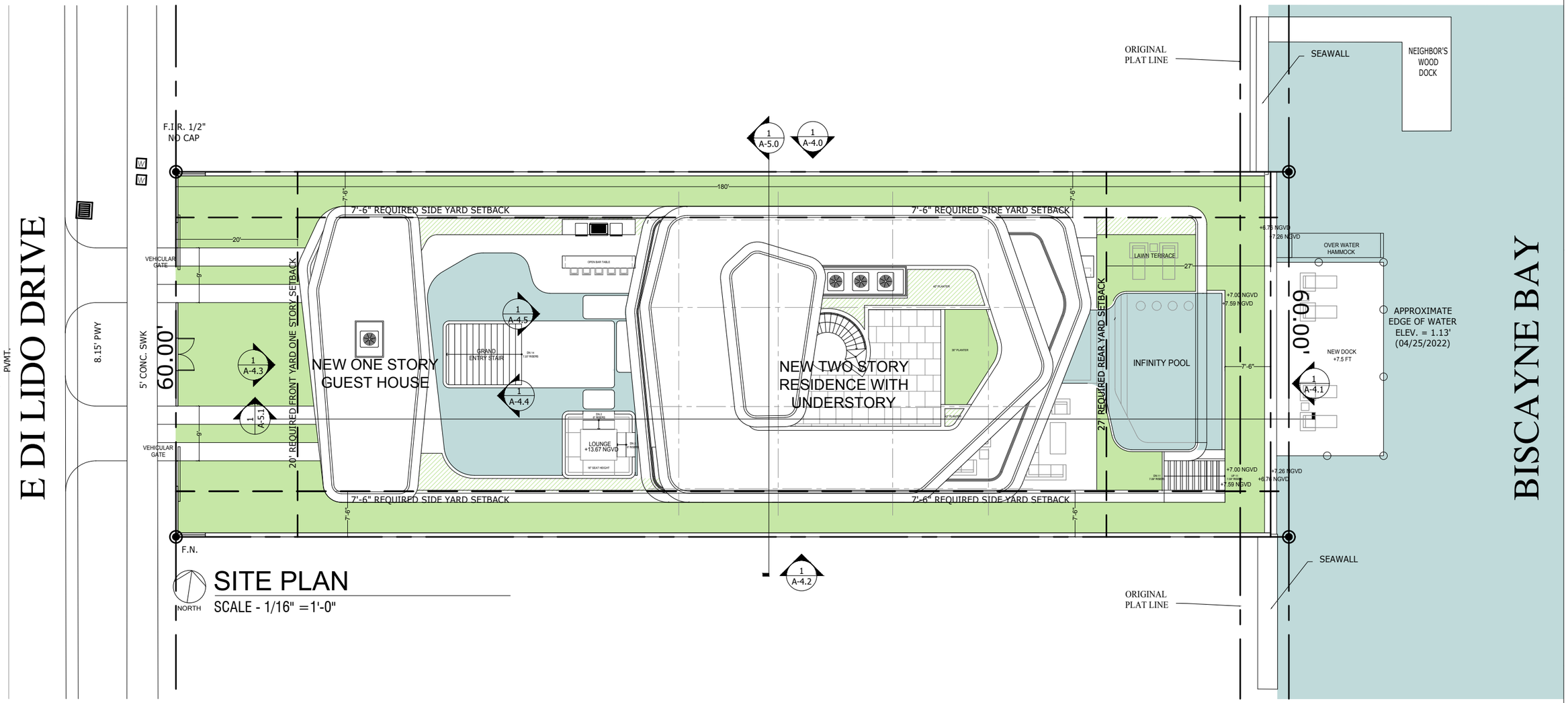
PROPOSED BUILDING - SITE PLAN



SITE PLAN

SCALE - 1/16" =1'-0"

415 E DILIDO DRIVE MIAMI BEACH, FLORIDA
JULY 18, 2022

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

RENDERING- FRONT STREETSCAPE

RENDERING- ELEVATED COURTYARD

RENDERING- REAR WATERFRONT

MATERIAL PALETTE

PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR

PS2
LIME PAINTED STUCCO FINISH

ST1
CORALSTONE CLADDING-
SELECT WHITE

WD1
EXTERIOR ALUMINUM CLADDING-
POWDERCOATED PTF FINISH

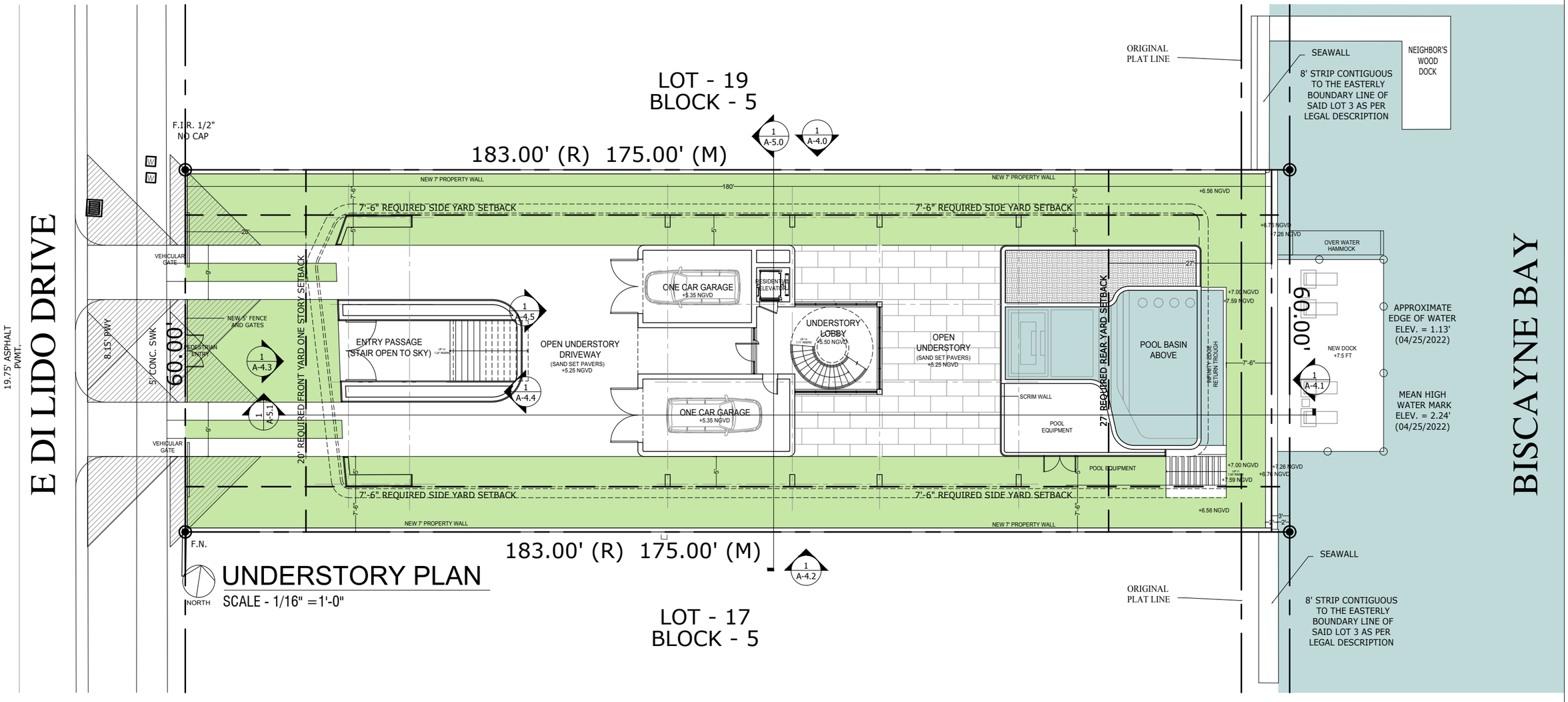
GL1
IMPACT GLAZING-
CLEAR

MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- PAINTED FINISH

WD1- SCREEN/SCRIM
EXTERIOR ALUMINUM SCREEN-
POWDERCOATED PTF FINISH, 50% OPEN

WD2
EXTERIOR ALUMINUM CLADDING-
POWDERCOATED PTF FINISH

PROPOSED BUILDING - UNDERSTORY PLAN



UNDERSTORY PLAN

SCALE - 1/16" =1'-0"

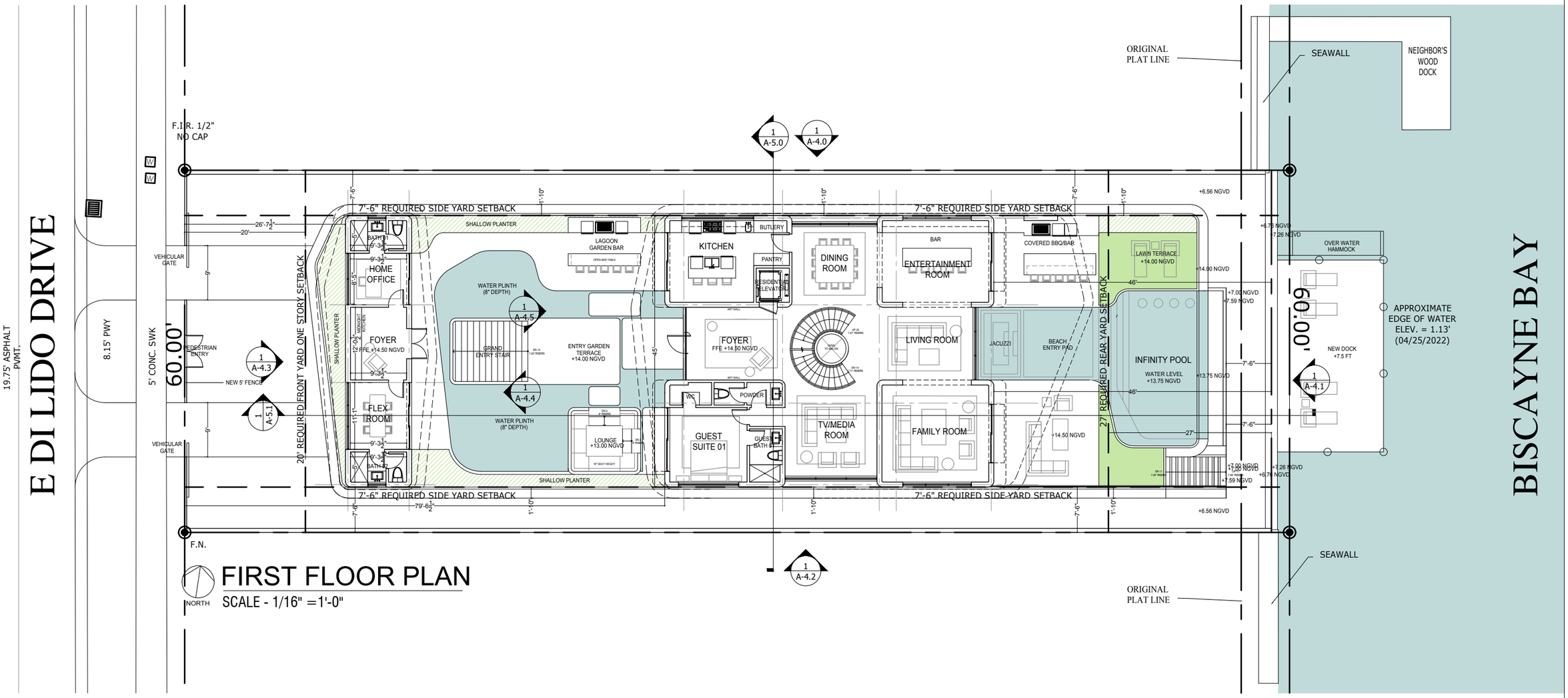
NORTH

415 E DILIDO DRIVE MIAMI BEACH, FLORIDA
JULY 18, 2022

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-1.1

PROPOSED BUILDING - FIRST FLOOR PLAN



FIRST FLOOR PLAN

SCALE - 1/16" =1'-0"

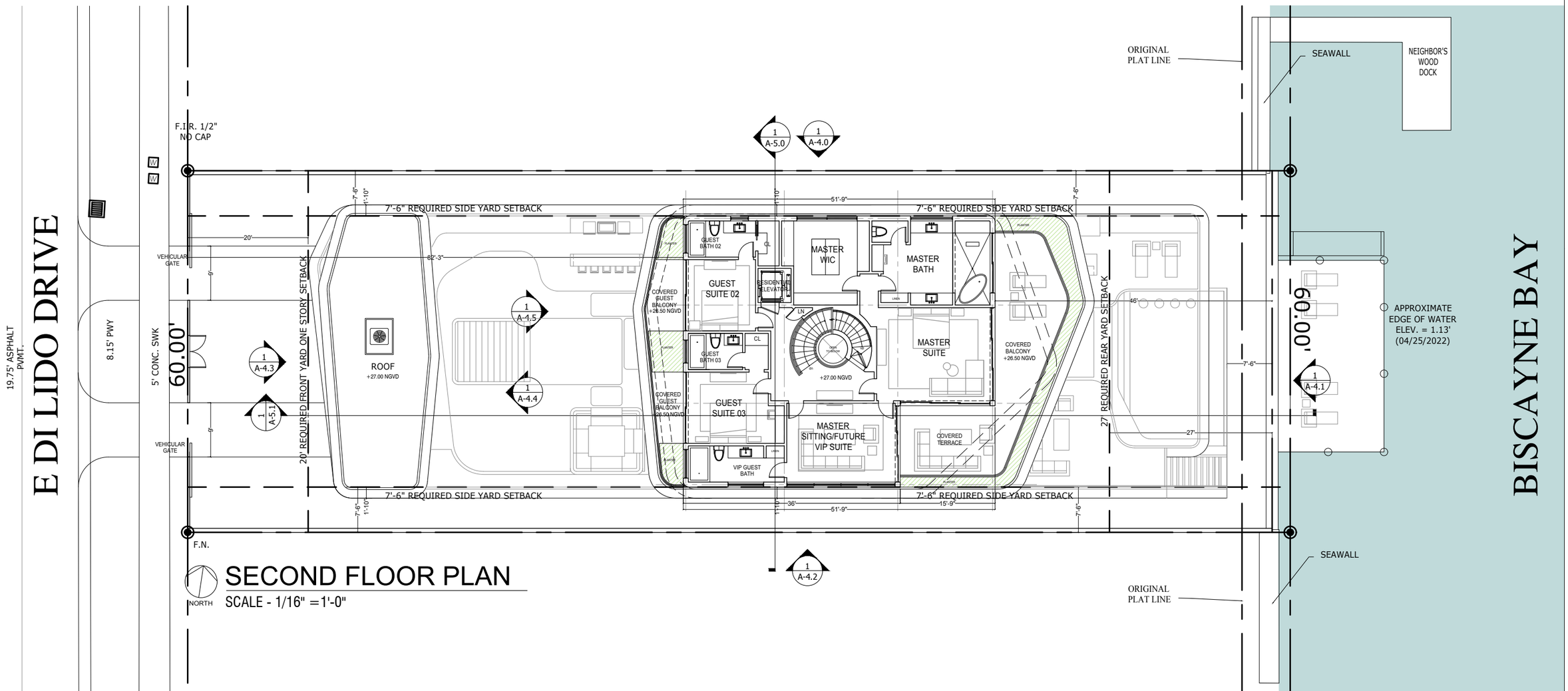
NORTH

415 E DILIDO DRIVE MIAMI BEACH, FLORIDA
JULY 18, 2022

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-1.2

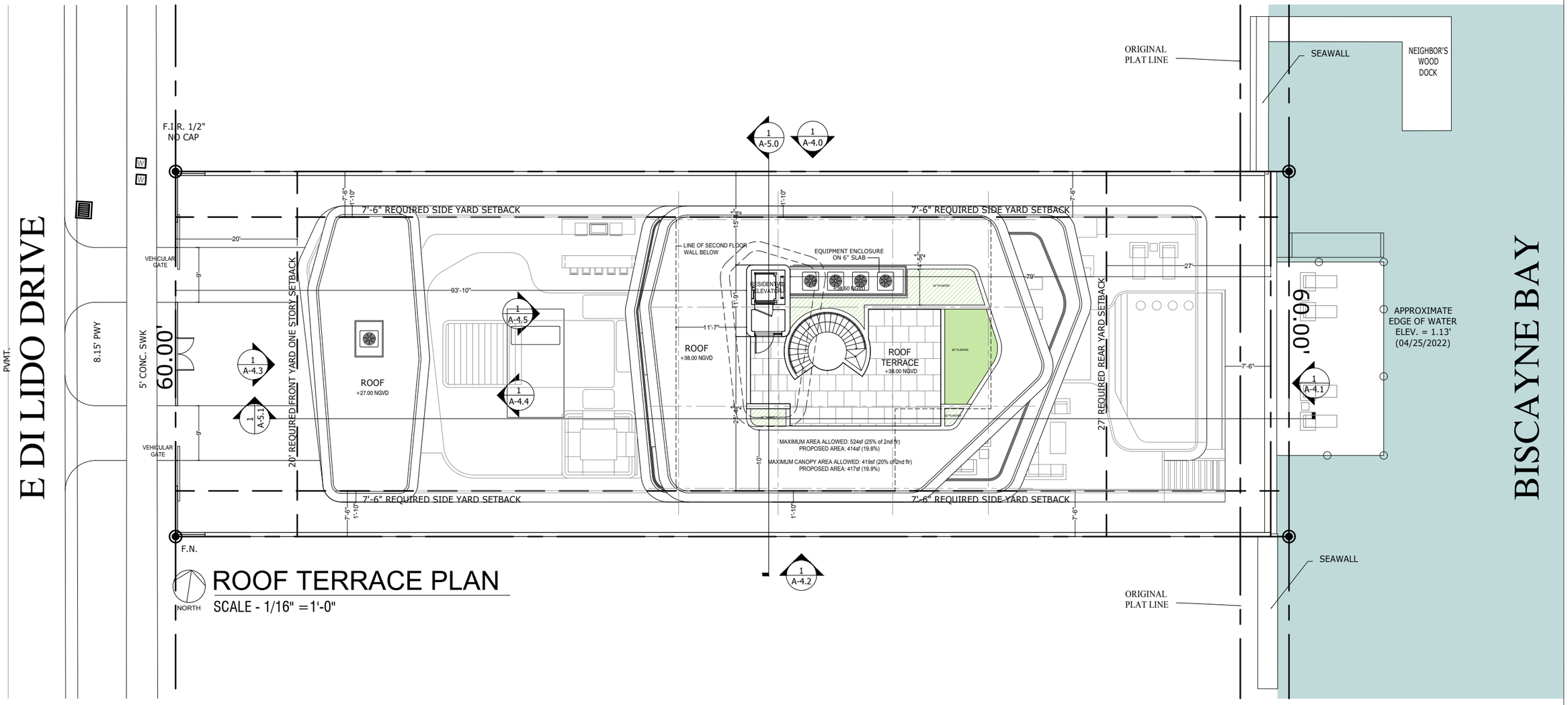
PROPOSED BUILDING - SECOND FLOOR PLAN



SECOND FLOOR PLAN

SCALE - 1/16" =1'-0"

PROPOSED BUILDING - ROOF TERRACE PLAN

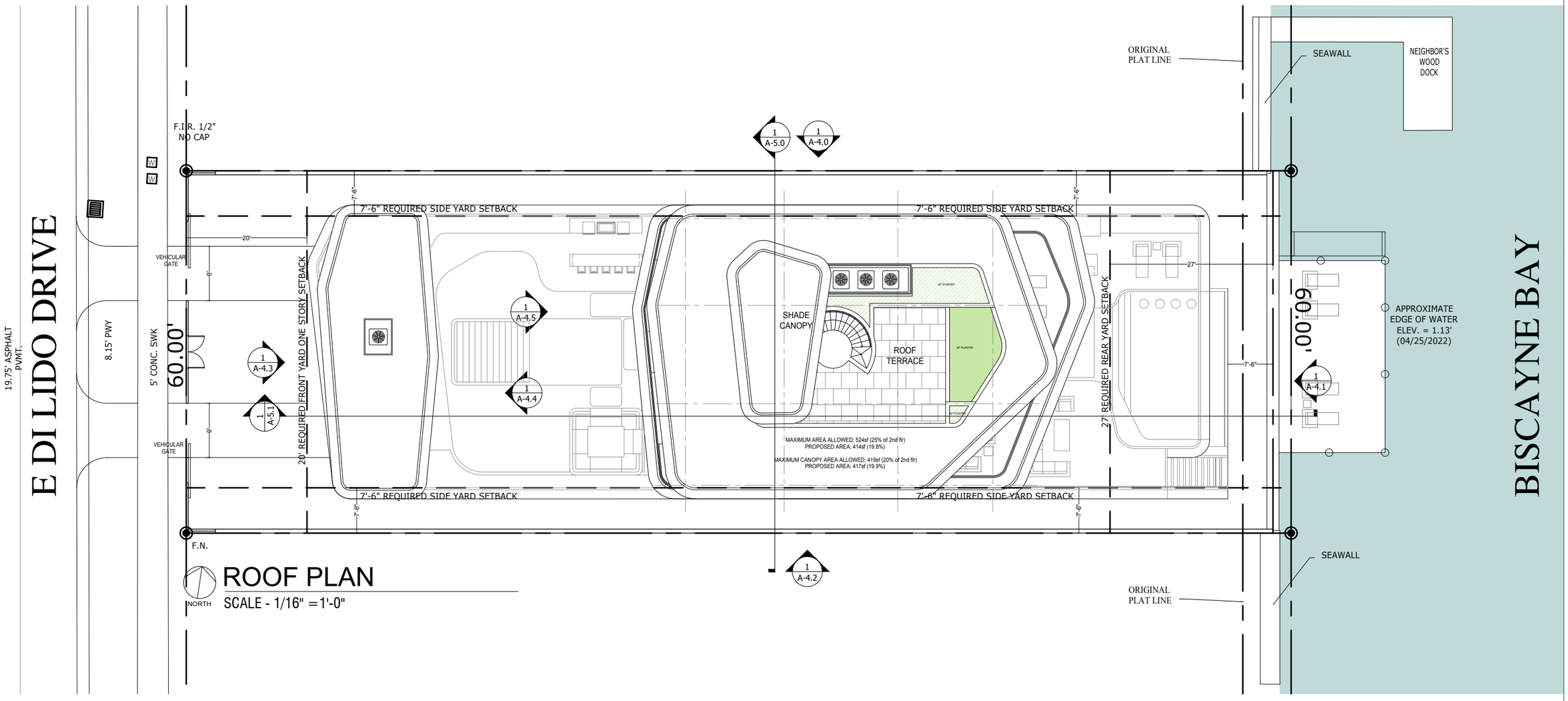


ROOF TERRACE PLAN

SCALE - 1/16" =1'-0"

NORTH

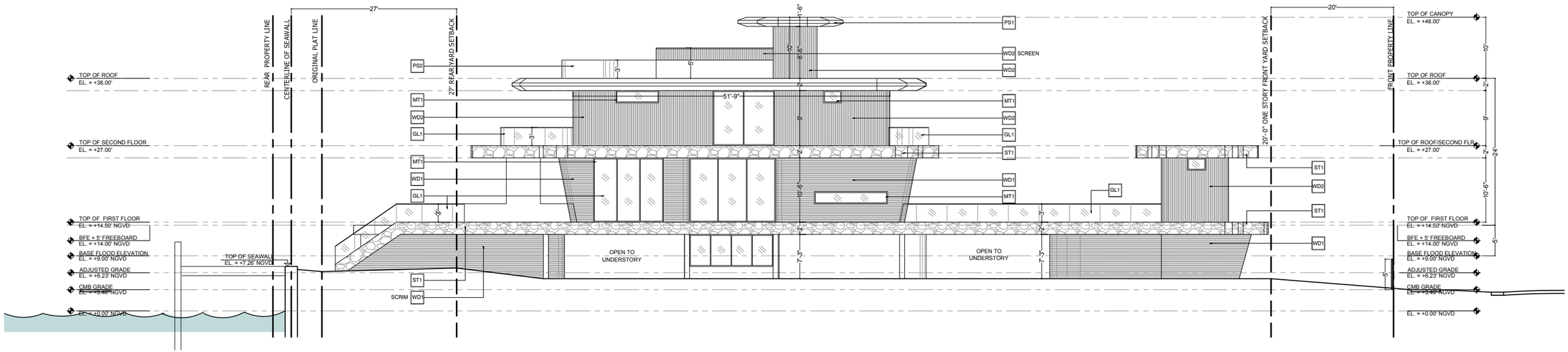
PROPOSED BUILDING - ROOF PLAN



ROOF PLAN

SCALE - 1/16" =1'-0"

ELEVATIONS - RESIDENCE NORTH



1 NORTH ELEVATION
SCALE - 1/16" = 1'-0"

PS1
PLASTER LIME STUCCO FINISH- THERMOCROMEX OR SIMILAR

PS2
LIME PAINTED STUCCO FINISH

ST1
CORALSTONE CLADDING- SELECT WHITE

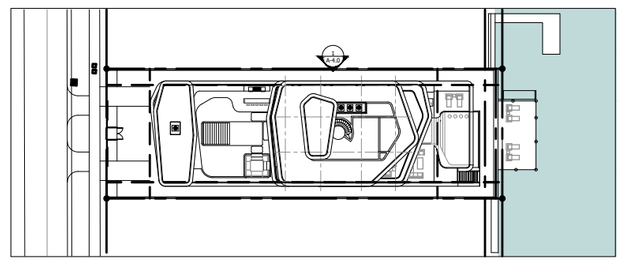
WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH

GL1
IMPACT GLAZING- CLEAR

MT1
ALUMINUM MULLIONS AND COLUMN COVERS- PAINTED FINISH

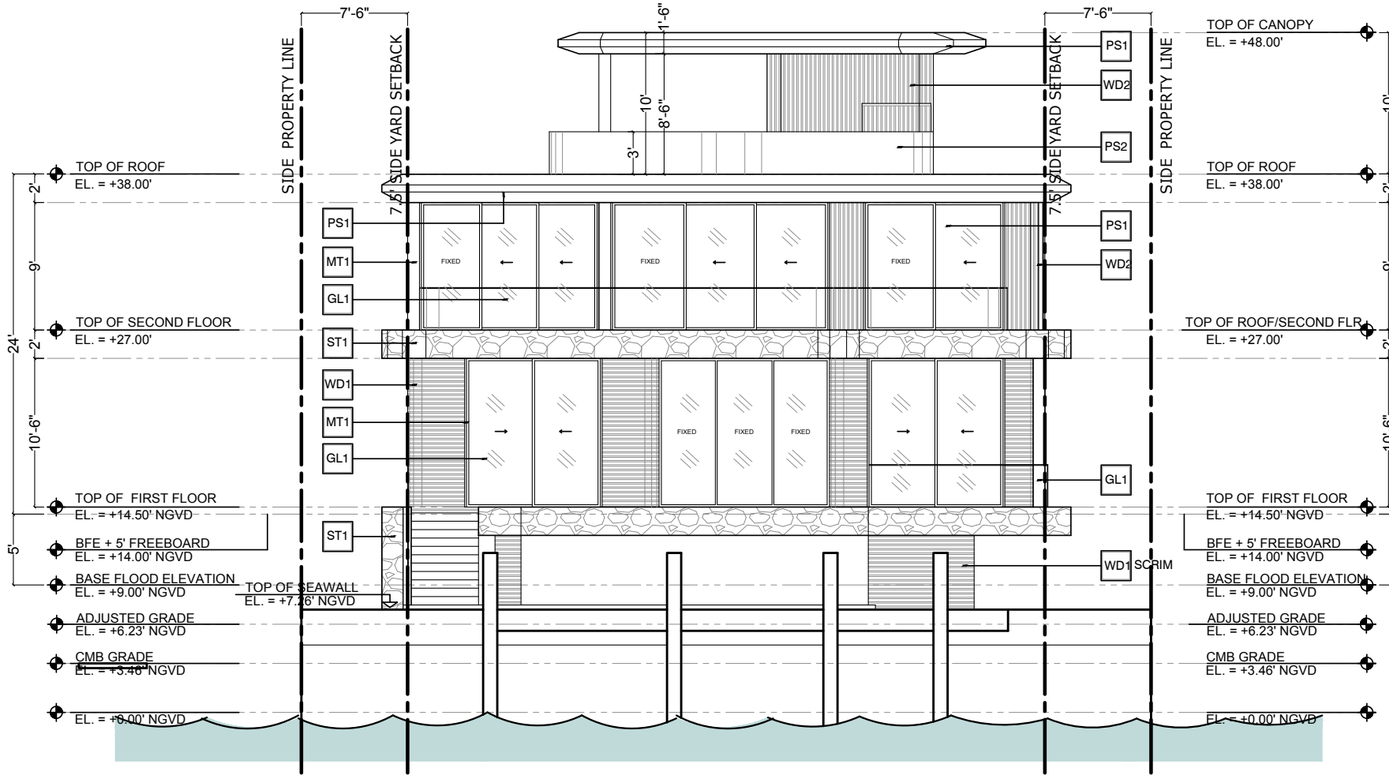
WD1- SCREEN/SCRIM
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN

WD2
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



KEY PLAN

ELEVATIONS - RESIDENCE EAST



1 EAST ELEVATION

SCALE - 1/16" =1'-0"

PS1
PLASTER LIME STUCCO FINISH- THERMOCROMEX OR SIMILAR

PS2
LIME PAINTED STUCCO FINISH

ST1
CORALSTONE CLADDING- SELECT WHITE

WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH

GL1
IMPACT GLAZING- CLEAR

MT1
ALUMINUM MULLIONS AND COLUMN COVERS- PAINTED FINISH

WD1- SCREEN/SCRIM
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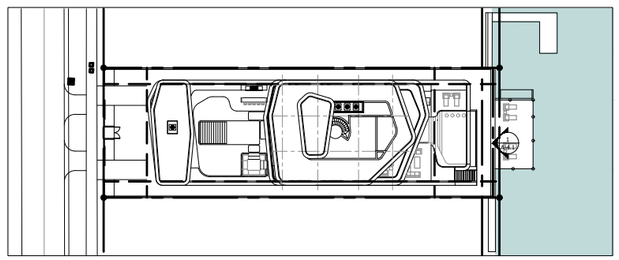
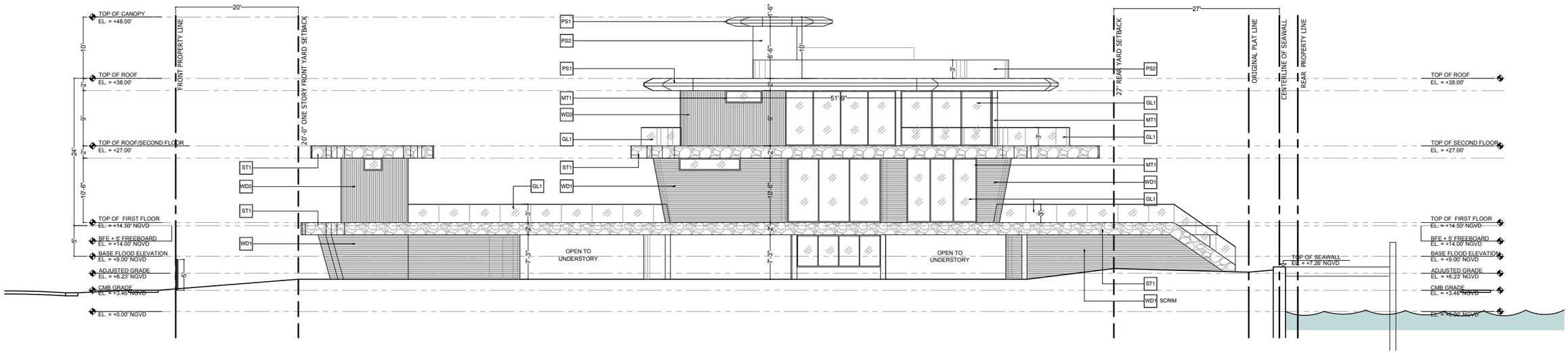
WD2
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



KEY PLAN

ELEVATIONS - RESIDENCE SOUTH



1 SOUTH ELEVATION
SCALE - 1/16" = 1'-0"

PS1
PLASTER LIME STUCCO FINISH- THERMOCROMEX OR SIMILAR

PS2
LIME PAINTED STUCCO FINISH

ST1
CORALSTONE CLADDING- SELECT WHITE

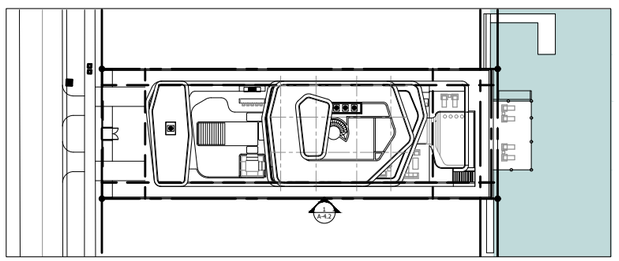
WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH

GL1
IMPACT GLAZING- CLEAR

MT1
ALUMINUM MULLIONS AND COLUMN COVERS- PAINTED FINISH

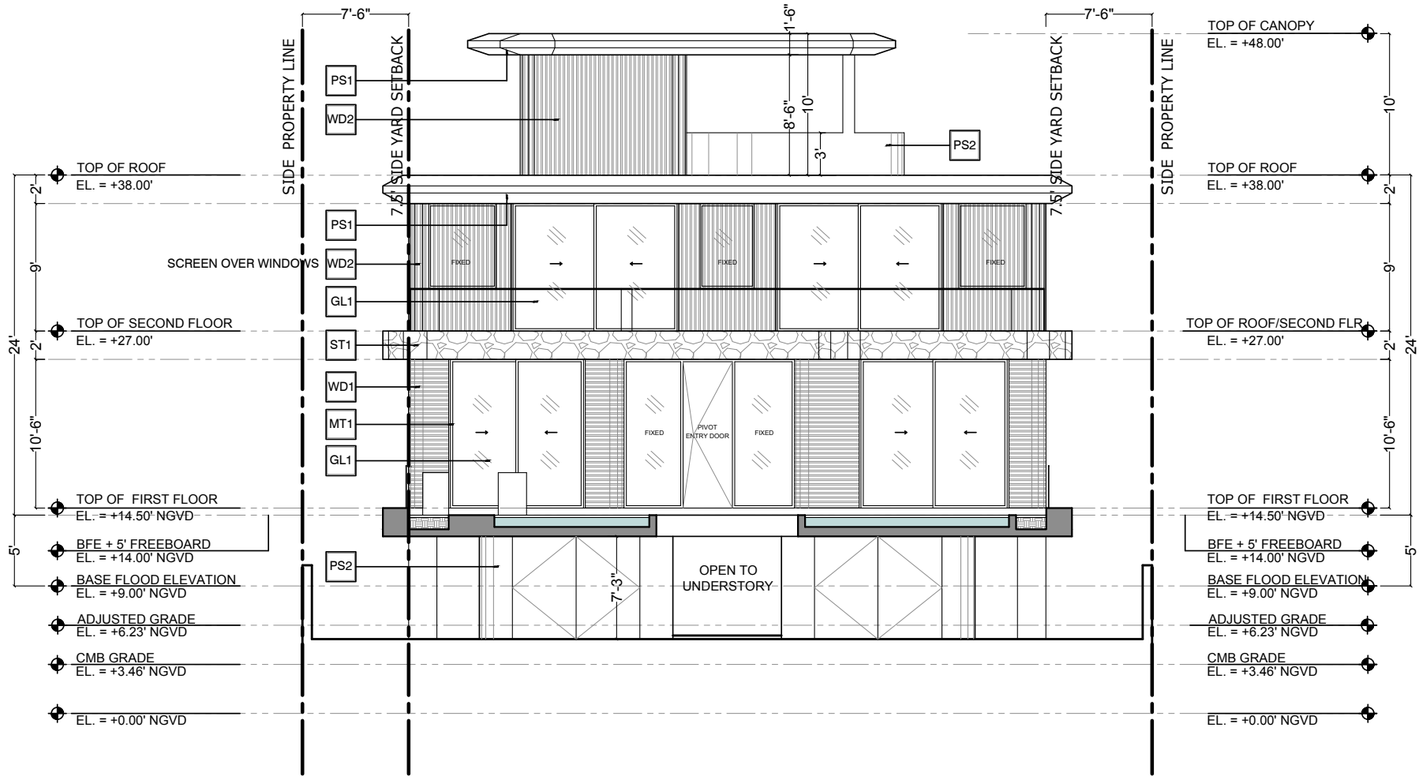
WD1- SCREEN/SCRIM
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN

WD2
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



KEY PLAN

ELEVATIONS - RESIDENCE WEST



1 WEST ELEVATION - RESIDENCE

SCALE - 1/16" =1'-0"

PS1
PLASTER LIME STUCCO FINISH- THERMOCROMEX OR SIMILAR

PS2
LIME PAINTED STUCCO FINISH

ST1
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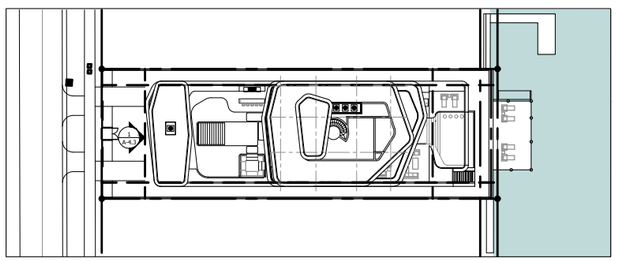
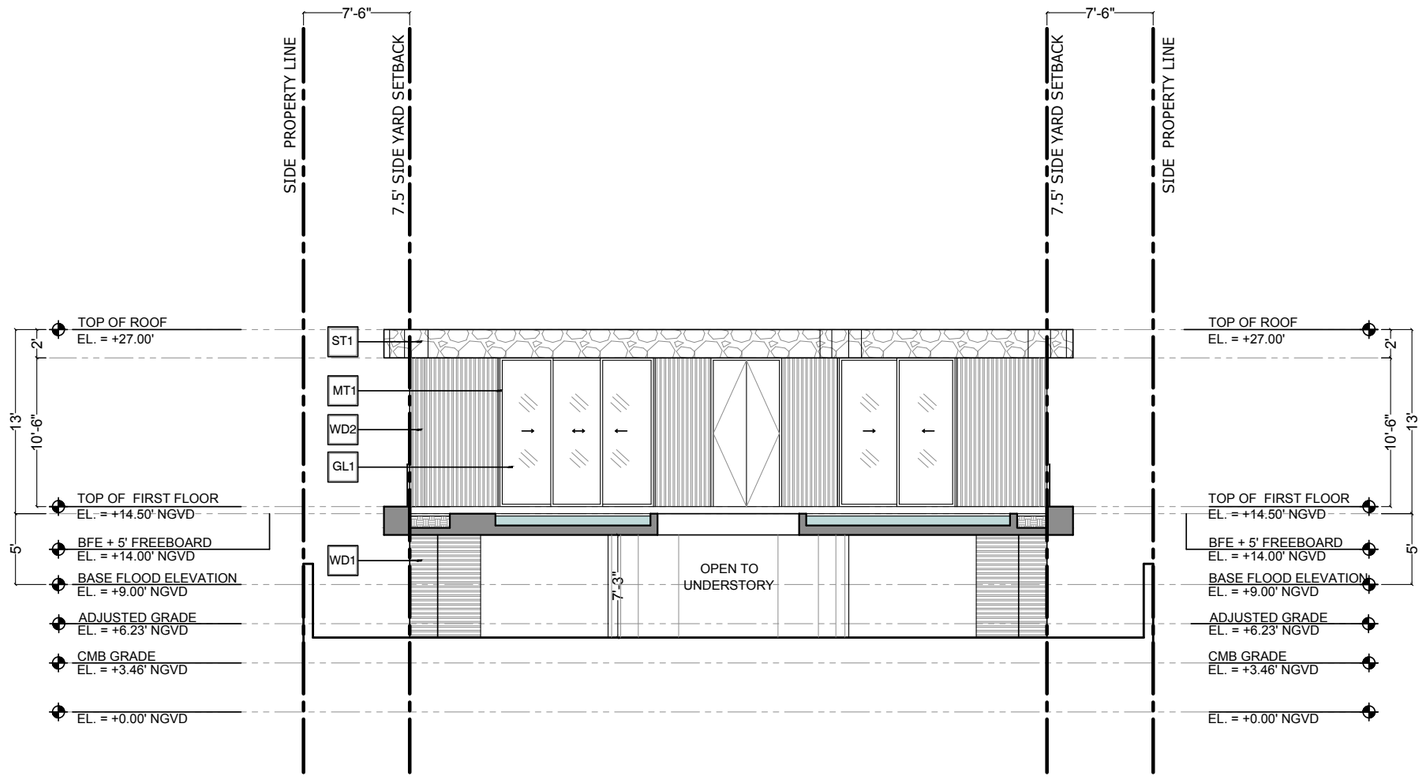


KEY PLAN

ELEVATIONS - GUEST HOUSE EAST



1 EAST ELEVATION - GUEST HOUSE

SCALE - 1/16" =1'-0"

PS1
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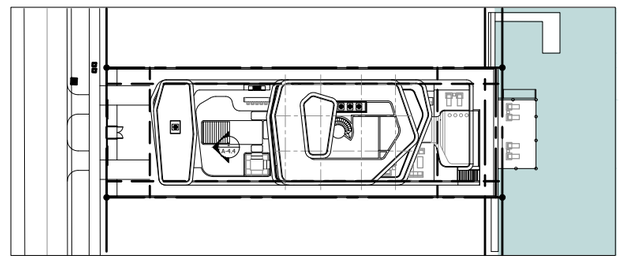
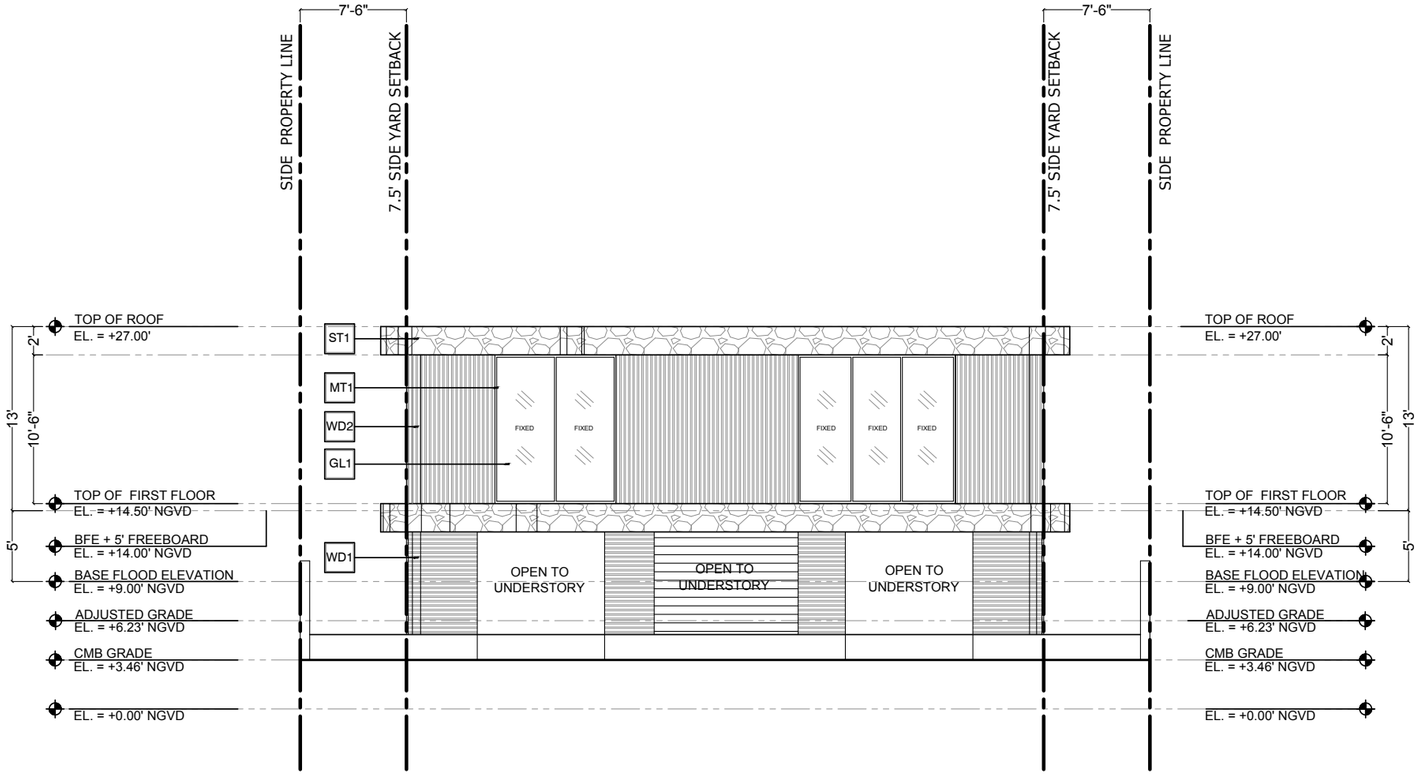


KEY PLAN

ELEVATIONS - GUEST HOUSE WEST



1 WEST ELEVATION - GUEST HOUSE

SCALE - 1/16" =1'-0"

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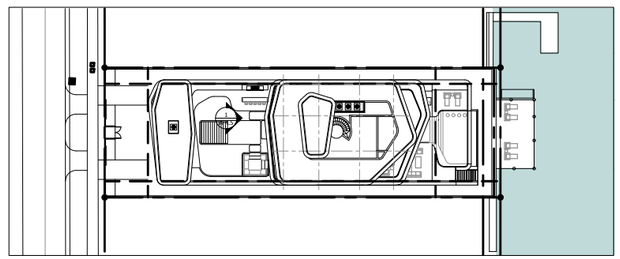
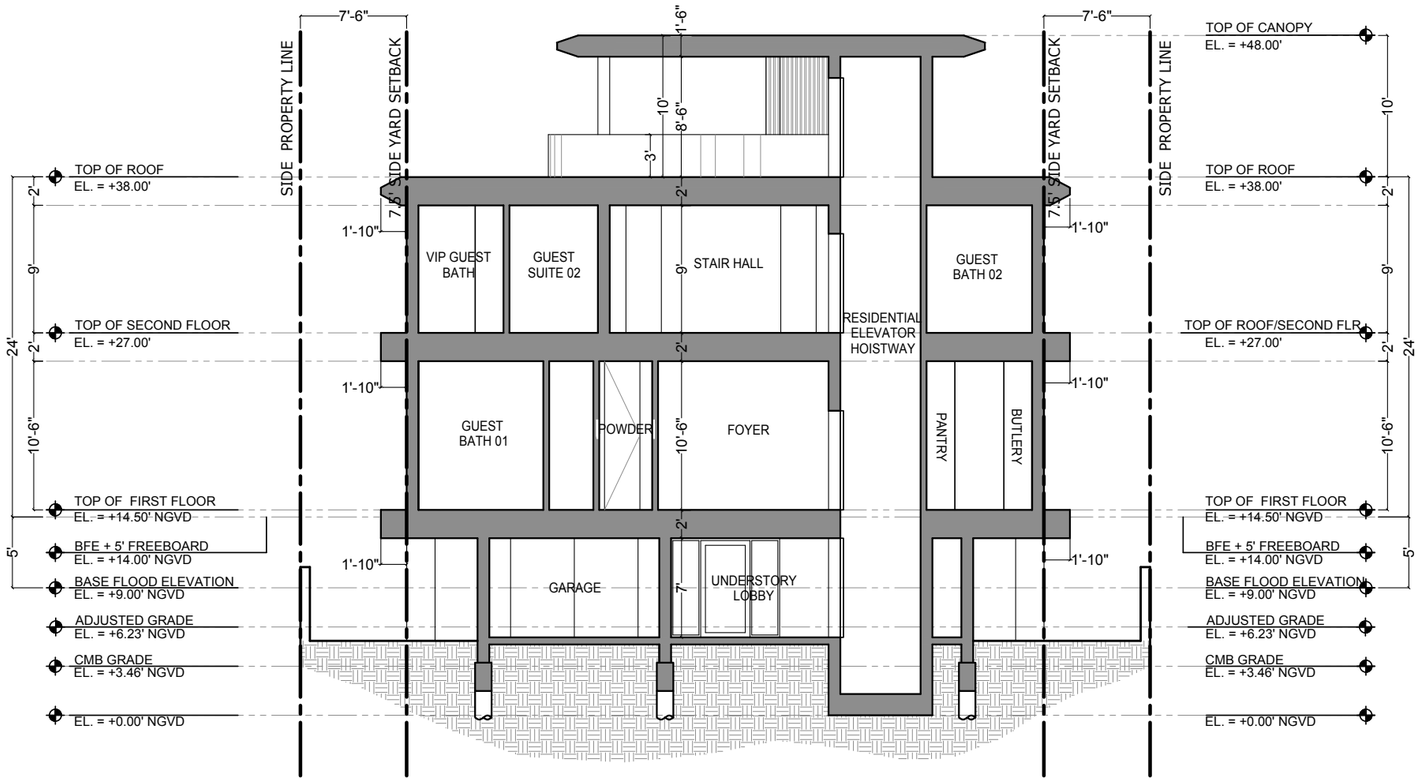


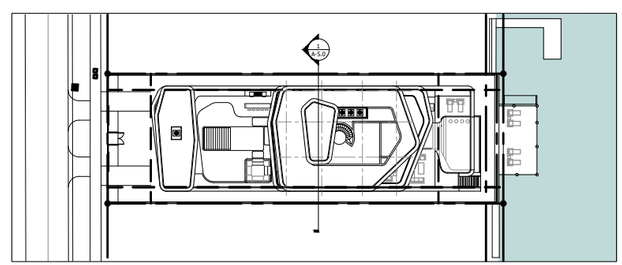
KEY PLAN

SECTIONS - TRANSVERSE



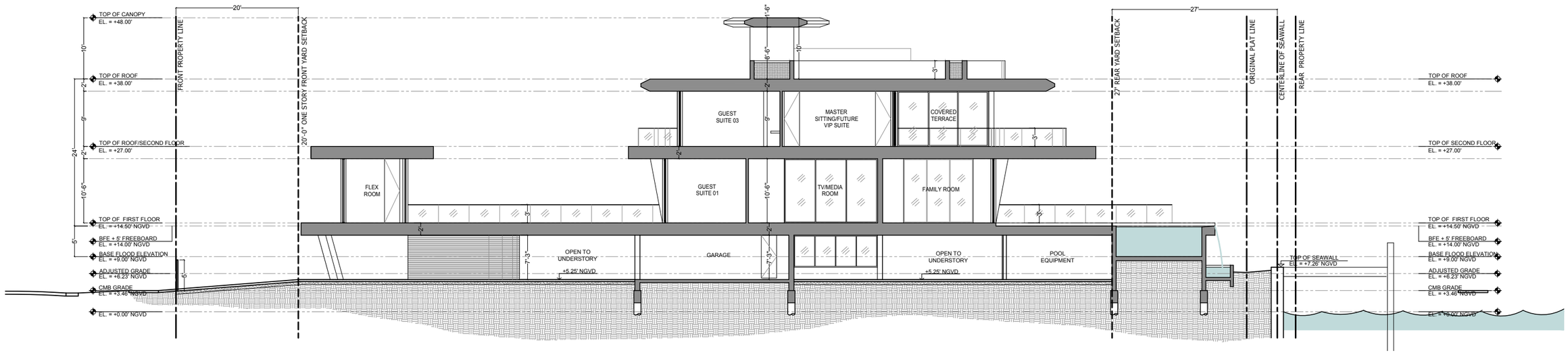
1 TRANSVERSE SECTION

SCALE - 1/16" =1'-0"

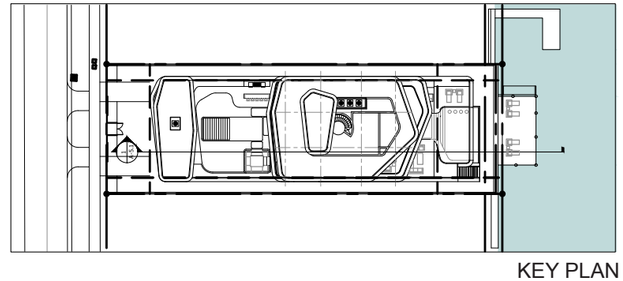


KEY PLAN

SECTIONS - LONGITUDINAL

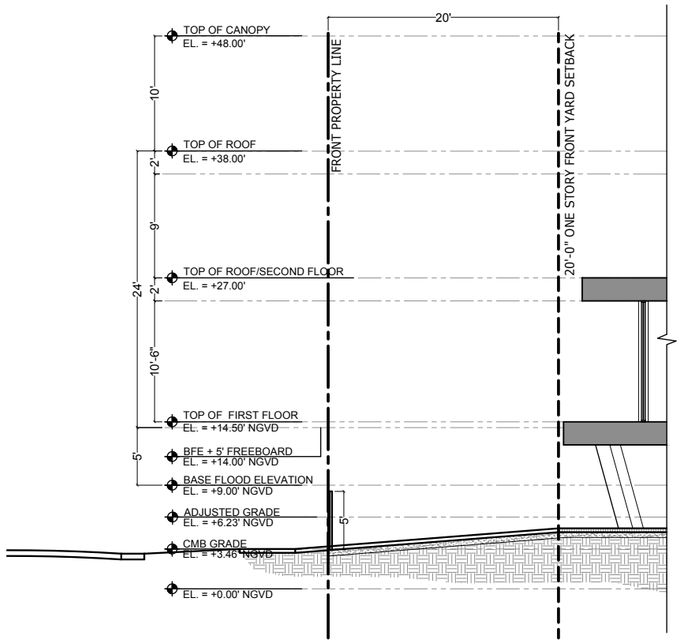


1 LONGITUDINAL SECTION
SCALE - 1/16" = 1'-0"

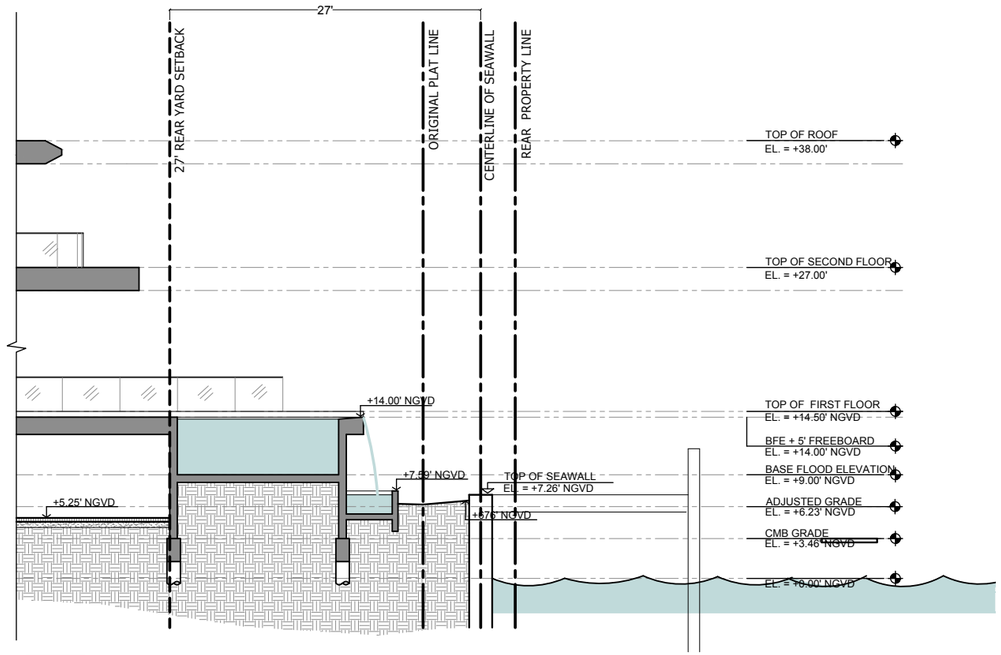


KEY PLAN

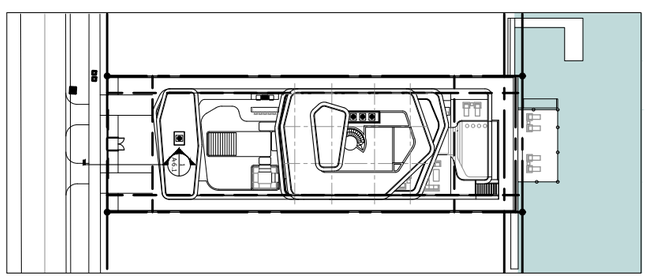
YARD SECTIONS - FRONT AND REAR

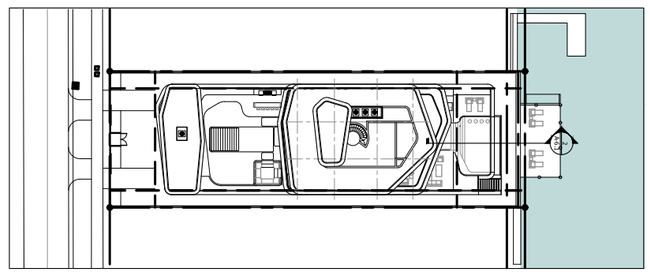


1 FRONT YARD SECTION
SCALE - 1/16" = 1'-0"

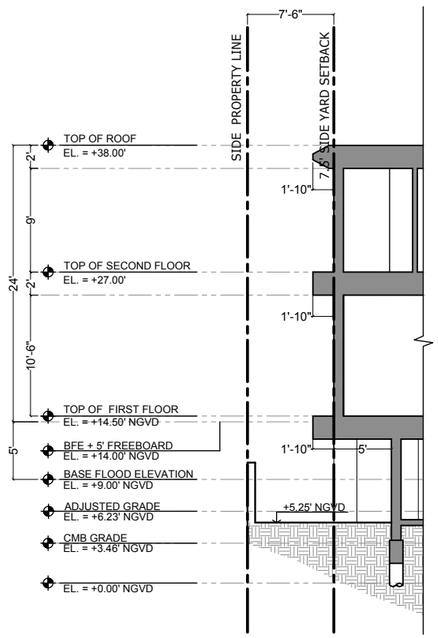


1 REAR YARD SECTION
SCALE - 1/16" = 1'-0"

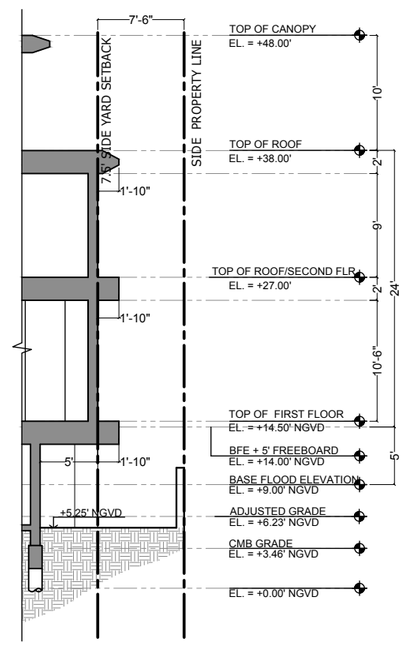




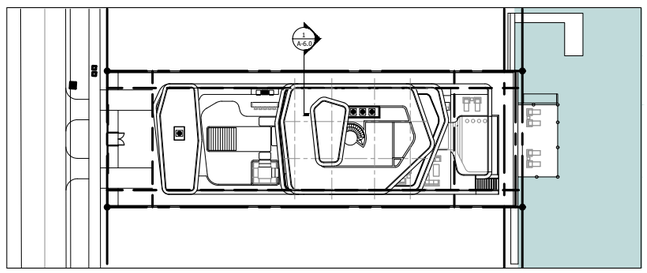
YARD SECTIONS - SIDES

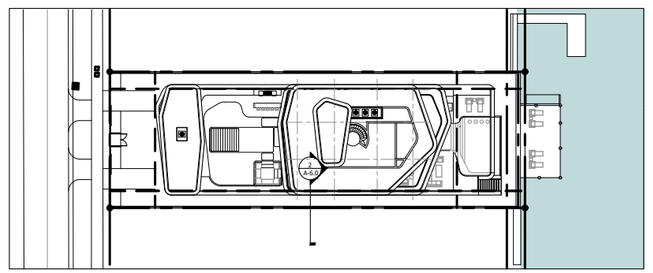


1 NORTH SIDE YARD SECTION
SCALE - 1/16" =1'-0"



2 SOUTH SIDE YARD SECTION
SCALE - 1/16" =1'-0"





ZONING DATA SHEET

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

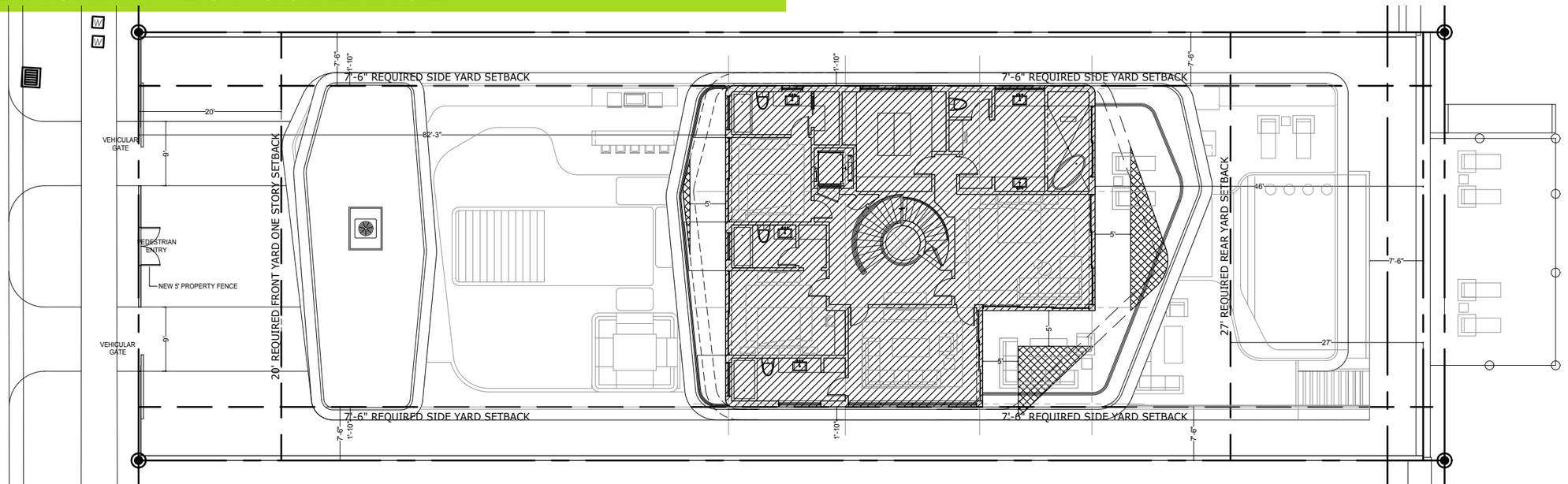
ITEM #	Zoning Information				
1	Address:	415 E DILIDO DRIVE, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3232-011-0960			
3	Board and file numbers :	DRB22-0820			
4	Year built:	1933- 1989	Zoning District:		RS-3
5	Based Flood Elevation:	+9'-0" NGVD	Grade value in NGVD:		3.46' NGVD
6	Adjusted grade (Flood+Grade/2):	6.023' NGVD	Free board:		+5
7	Lot Area:	10,800sf			
8	Lot width:	60.00'	Lot Depth:		180.00'
9	Max Lot Coverage SF and %:	3,240sf (30%)	Proposed Lot Coverage SF and %:		3,228sf (29.9%)
10	Existing Lot Coverage SF and %:	TBD	Lot coverage deducted (garage-storage) SF:		N/A
11	Front Yard Open Space SF and %:	840SF (70%)	Rear Yard Open Space SF and %:		1,162SF(71.8%)
12	Max Unit Size SF and %:	5,400sf (50%)	Proposed Unit Size SF and %:		5,400sf (50%)
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:		2,826sf
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		N/A
15		TBD	Proposed Second Floor Unit Size SF and % :		2,097sf
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		414sf (19.8%)
		Required		**Proposed**	**Deficiencies**
17	**Height:**	**24'-0"**		**24'-0"**	N/A
18	**Setbacks:**				
19	Front First level:	20'-0"		26'-7.5"	N/A
20	Front Second level:	30'-0"		82'-3"	N/A
21	Side 1:	7'-6" (10% LOT DEPTH)		7'-6"	N/A
22	Side 2 or (facing street):	7'-6"		7'-6"	
23	Rear:	27'-0"		46'-0"	N/A
	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 :	15'		15'-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		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

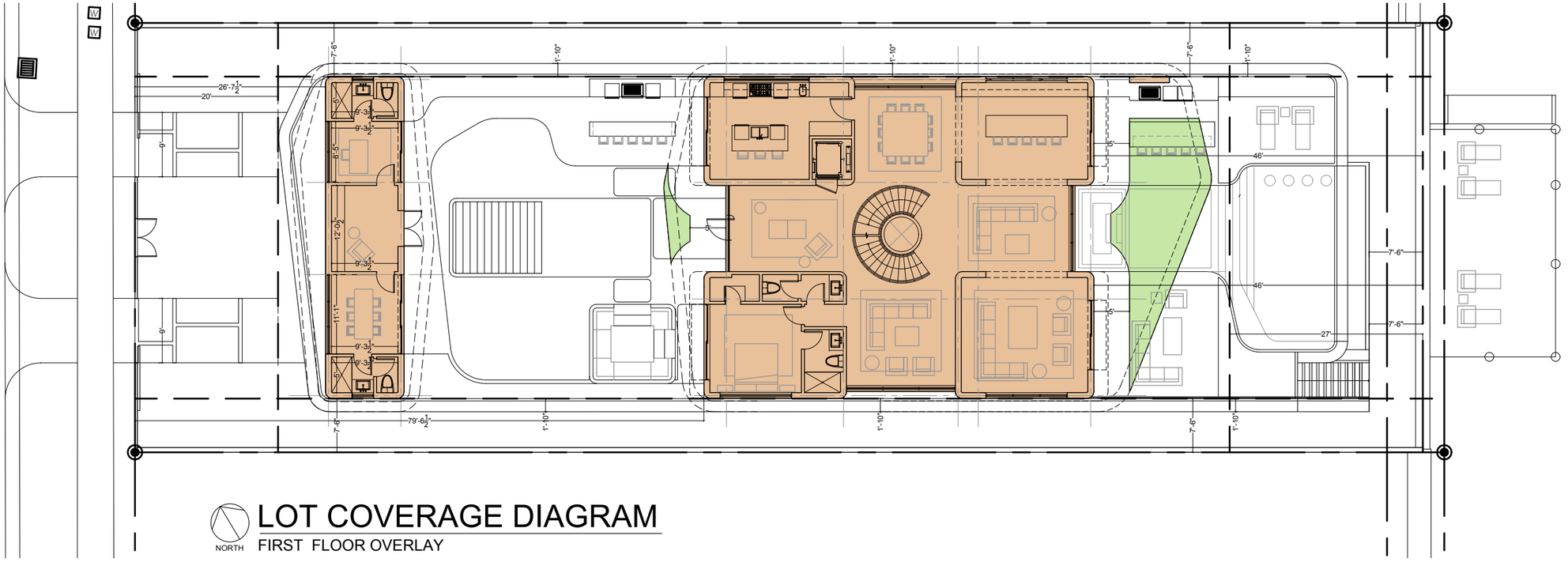
ZONING DIAGRAM - LOT COVERAGE



NORTH

LOT COVERAGE DIAGRAM

SECOND FLOOR OVERLAY



NORTH

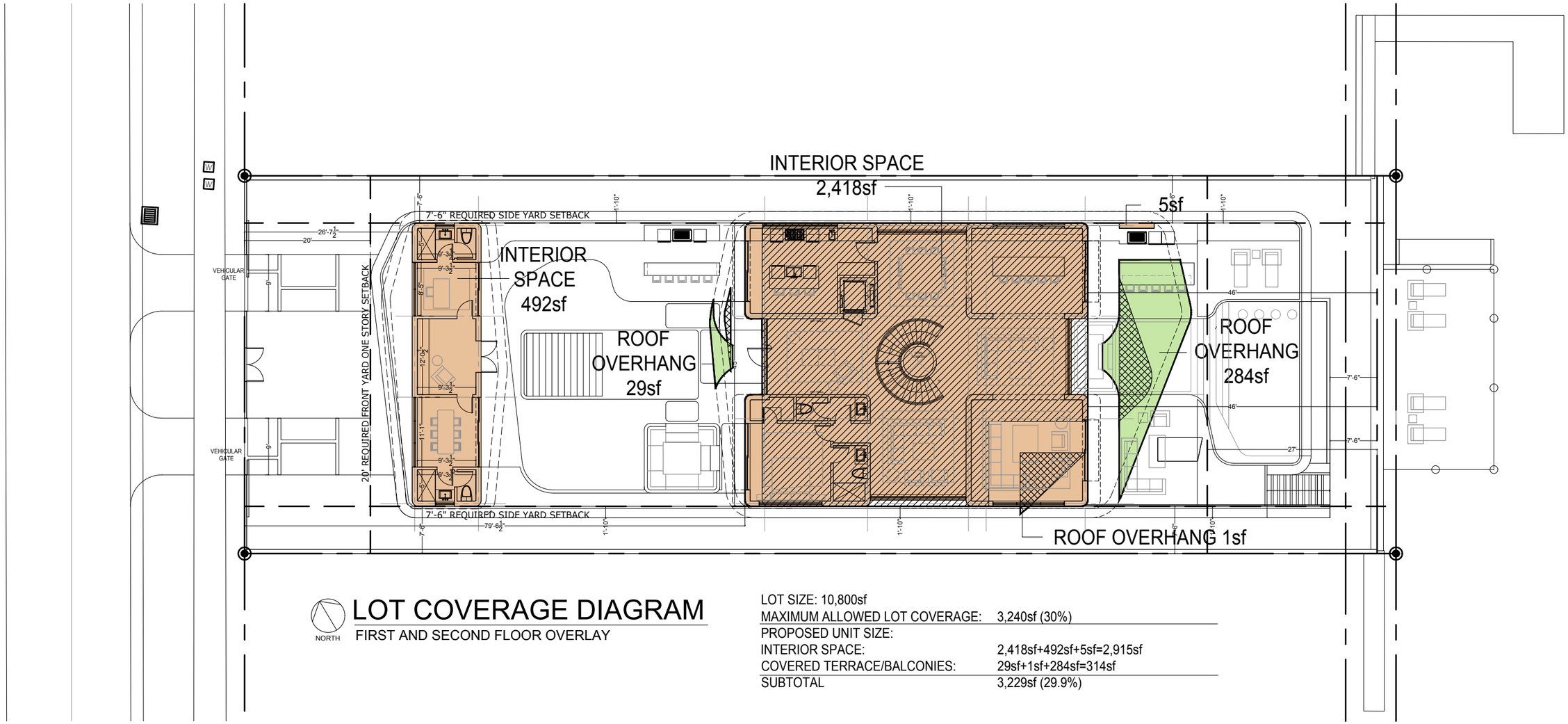
LOT COVERAGE DIAGRAM

FIRST FLOOR OVERLAY

415 E DILIDO DRIVE MIAMI BEACH, FLORIDA
JULY 18, 2022

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

ZONING DIAGRAM - LOT COVERAGE



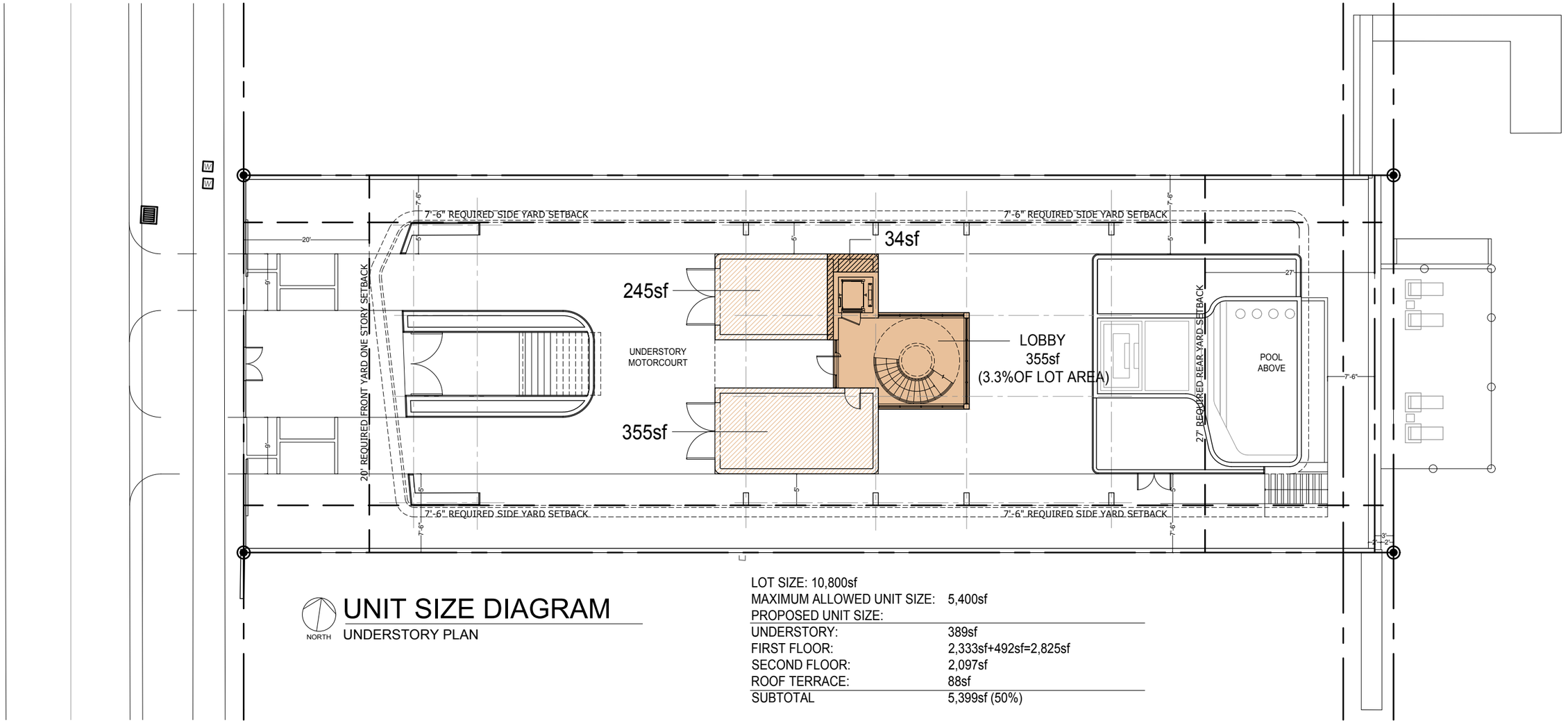
LOT COVERAGE DIAGRAM

NORTH

FIRST AND SECOND FLOOR OVERLAY

LOT SIZE: 10,800sf	
MAXIMUM ALLOWED LOT COVERAGE:	3,240sf (30%)
PROPOSED UNIT SIZE:	
INTERIOR SPACE:	2,418sf+492sf+5sf=2,915sf
COVERED TERRACE/BALCONIES:	29sf+1sf+284sf=314sf
SUBTOTAL	3,229sf (29.9%)

ZONING DIAGRAM - UNIT SIZE UNDERSTORY

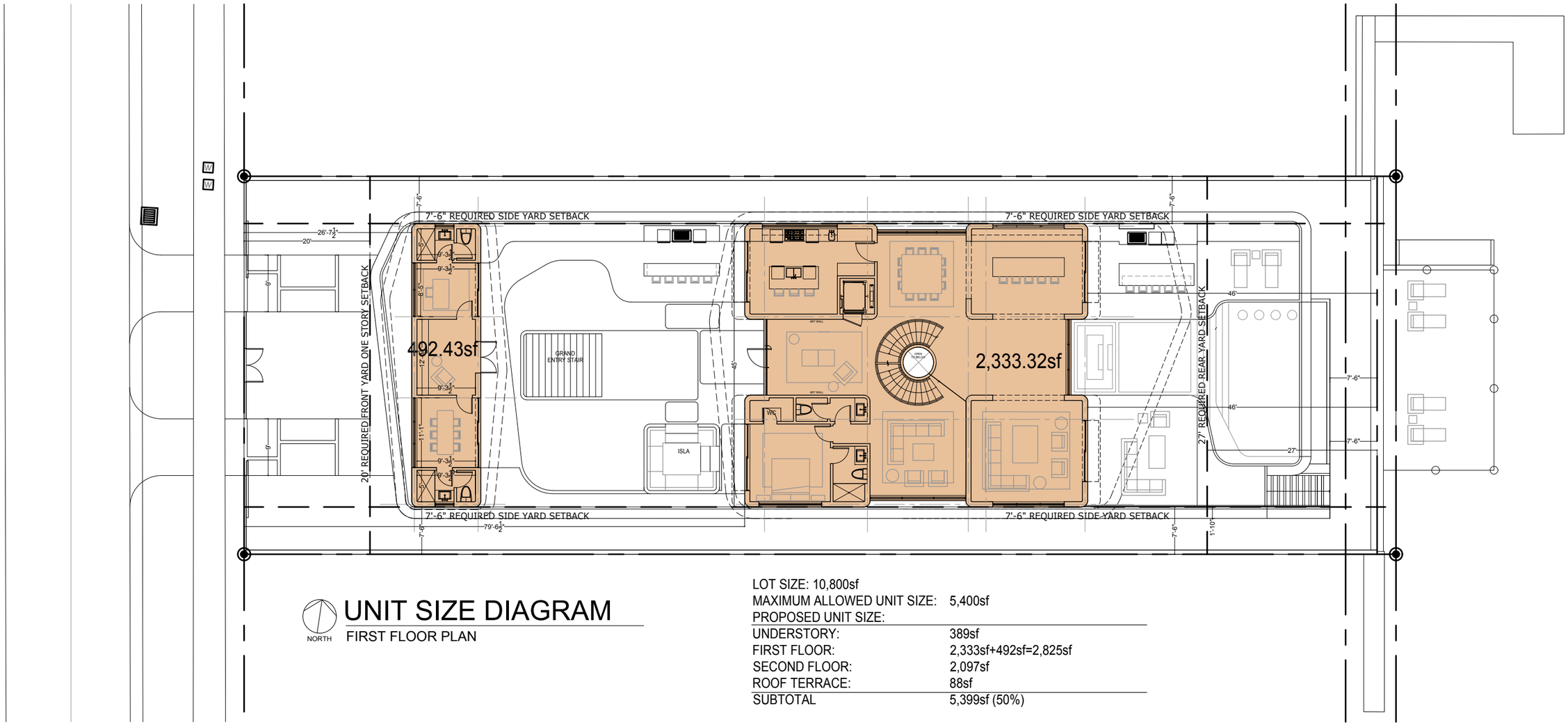


UNIT SIZE DIAGRAM

UNDERSTORY PLAN

LOT SIZE: 10,800sf	
MAXIMUM ALLOWED UNIT SIZE:	5,400sf
PROPOSED UNIT SIZE:	
UNDERSTORY:	389sf
FIRST FLOOR:	2,333sf+492sf=2,825sf
SECOND FLOOR:	2,097sf
ROOF TERRACE:	88sf
SUBTOTAL	5,399sf (50%)

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR



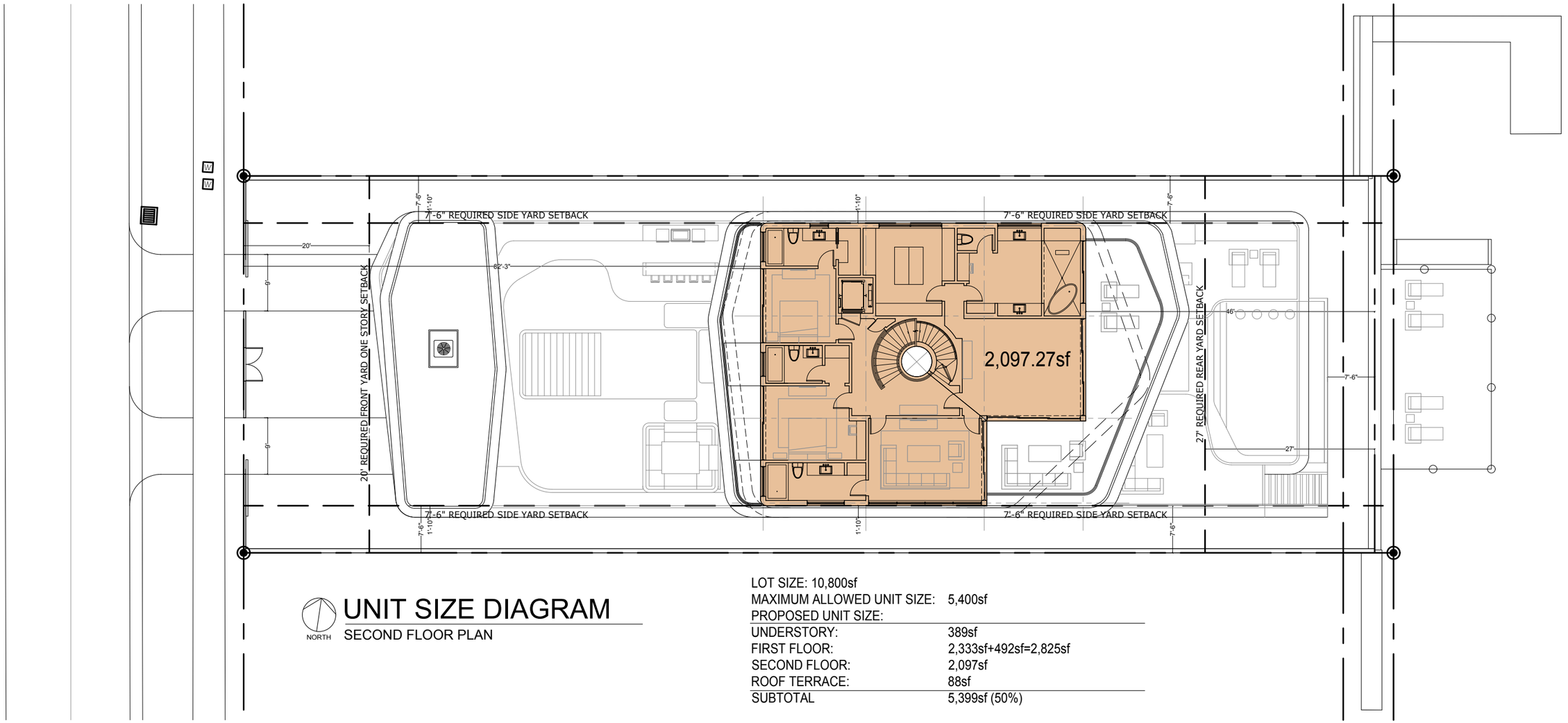
UNIT SIZE DIAGRAM

FIRST FLOOR PLAN

NORTH

LOT SIZE: 10,800sf	
MAXIMUM ALLOWED UNIT SIZE:	5,400sf
PROPOSED UNIT SIZE:	
UNDERSTORY:	389sf
FIRST FLOOR:	2,333sf+492sf=2,825sf
SECOND FLOOR:	2,097sf
ROOF TERRACE:	88sf
SUBTOTAL	5,399sf (50%)

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



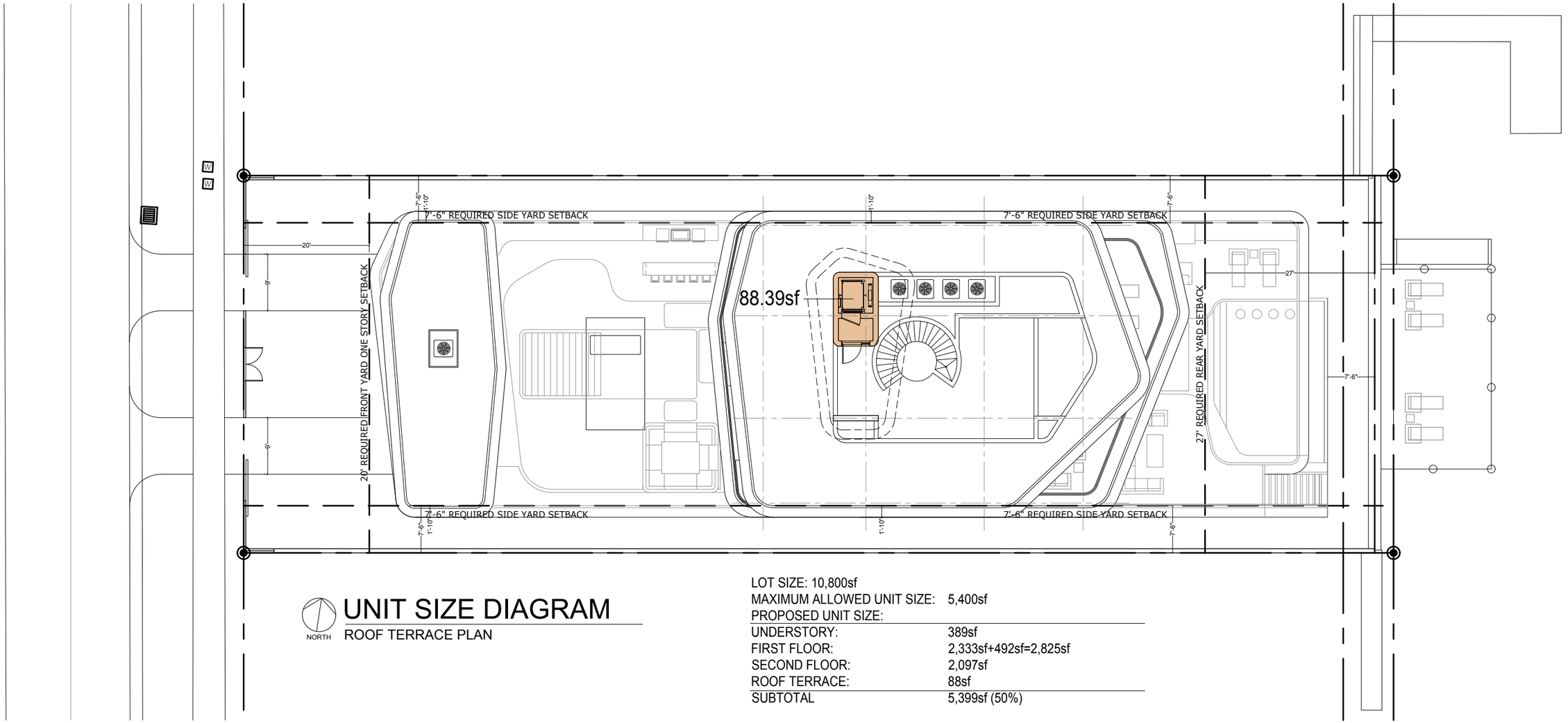
UNIT SIZE DIAGRAM

SECOND FLOOR PLAN

NORTH

LOT SIZE: 10,800sf	
MAXIMUM ALLOWED UNIT SIZE:	5,400sf
PROPOSED UNIT SIZE:	
UNDERSTORY:	389sf
FIRST FLOOR:	2,333sf+492sf=2,825sf
SECOND FLOOR:	2,097sf
ROOF TERRACE:	88sf
SUBTOTAL	5,399sf (50%)

ZONING DIAGRAM - UNIT SIZE ROOF TERRACE



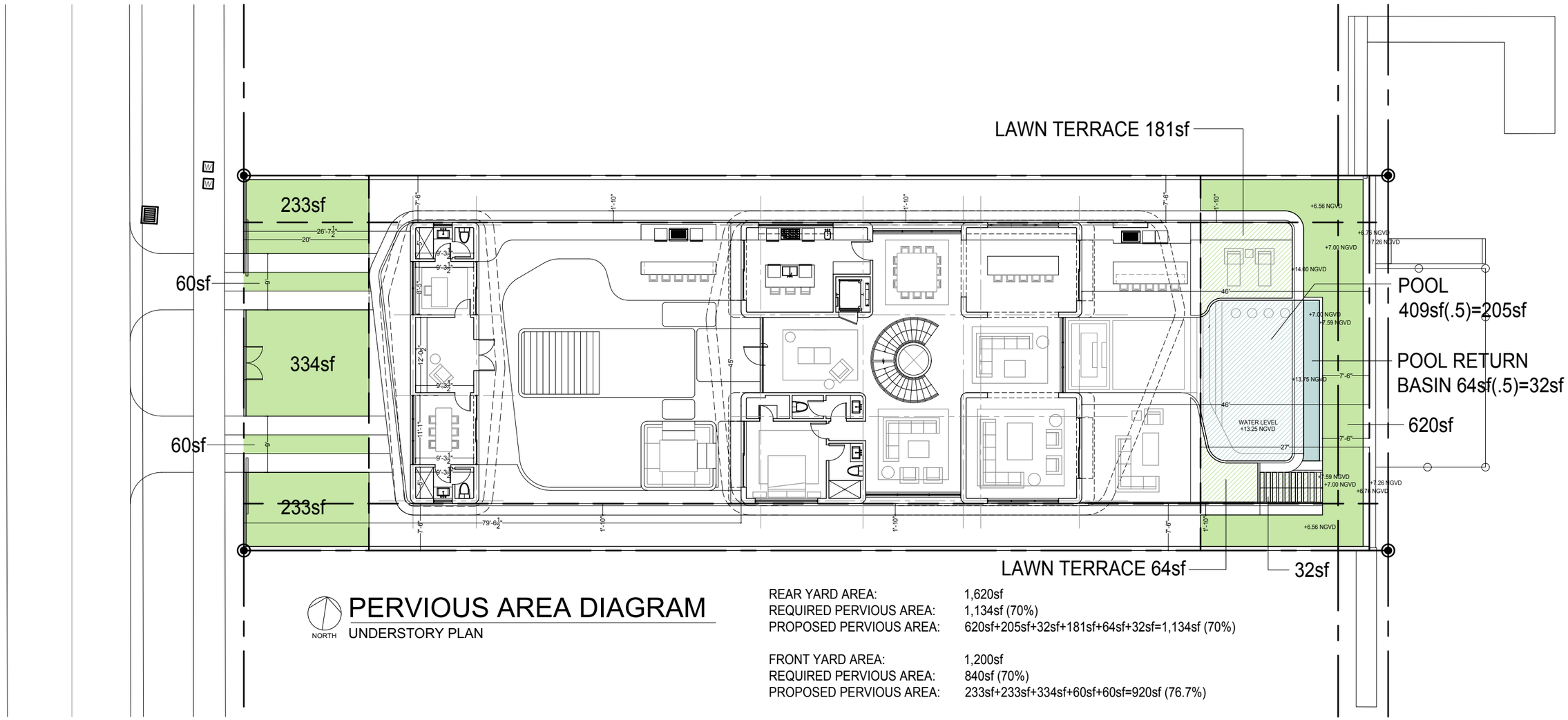
UNIT SIZE DIAGRAM

ROOF TERRACE PLAN

NORTH

LOT SIZE: 10,800sf	
MAXIMUM ALLOWED UNIT SIZE:	5,400sf
PROPOSED UNIT SIZE:	
UNDERSTORY:	389sf
FIRST FLOOR:	2,333sf+492sf=2,825sf
SECOND FLOOR:	2,097sf
ROOF TERRACE:	88sf
SUBTOTAL	5,399sf (50%)

ZONING DIAGRAM - PERVIOUS AREA



PERVIOUS AREA DIAGRAM

NORTH

UNDERSTORY PLAN

REAR YARD AREA:	1,620sf
REQUIRED PERVIOUS AREA:	1,134sf (70%)
PROPOSED PERVIOUS AREA:	620sf+205sf+32sf+181sf+64sf+32sf=1,134sf (70%)
FRONT YARD AREA:	1,200sf
REQUIRED PERVIOUS AREA:	840sf (70%)
PROPOSED PERVIOUS AREA:	233sf+233sf+334sf+60sf+60sf=920sf (76.7%)