

REQUEST FOR DRB APPROVAL FOR:
320 WEST DILIDO DR, MIAMI BEACH , FLORIDA 33138
LOT SPLIT (LOT 14 / 15)



CLIENT

320 AQUA LLC

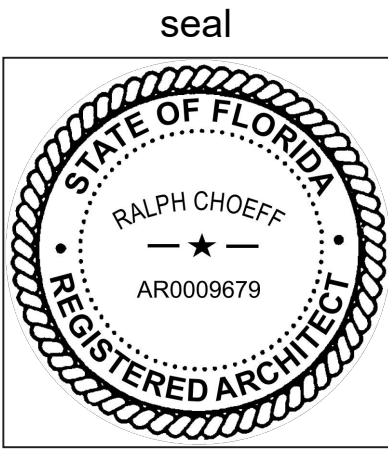
ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

SCOPE OF WORK

1. REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
320 WEST DILIDO DR, MIAMI BEACH, FLORIDA 33138
LOT 14 & 15.

- WAIVERS-
- HEIGHT VARIANCE AT 1'-3"
 - SOUTH SIDE YARD ENCROACHMENT

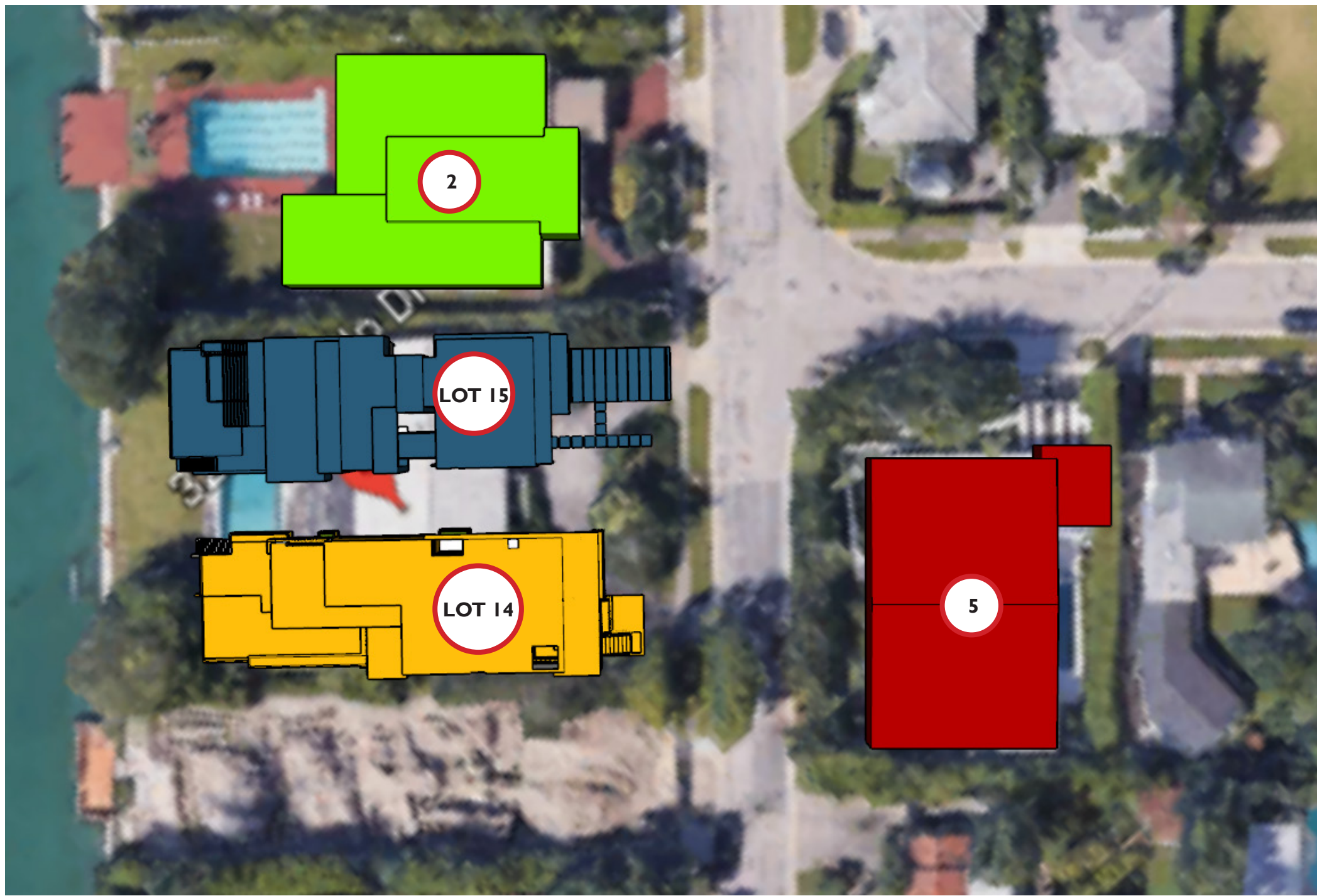


Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2206-2207

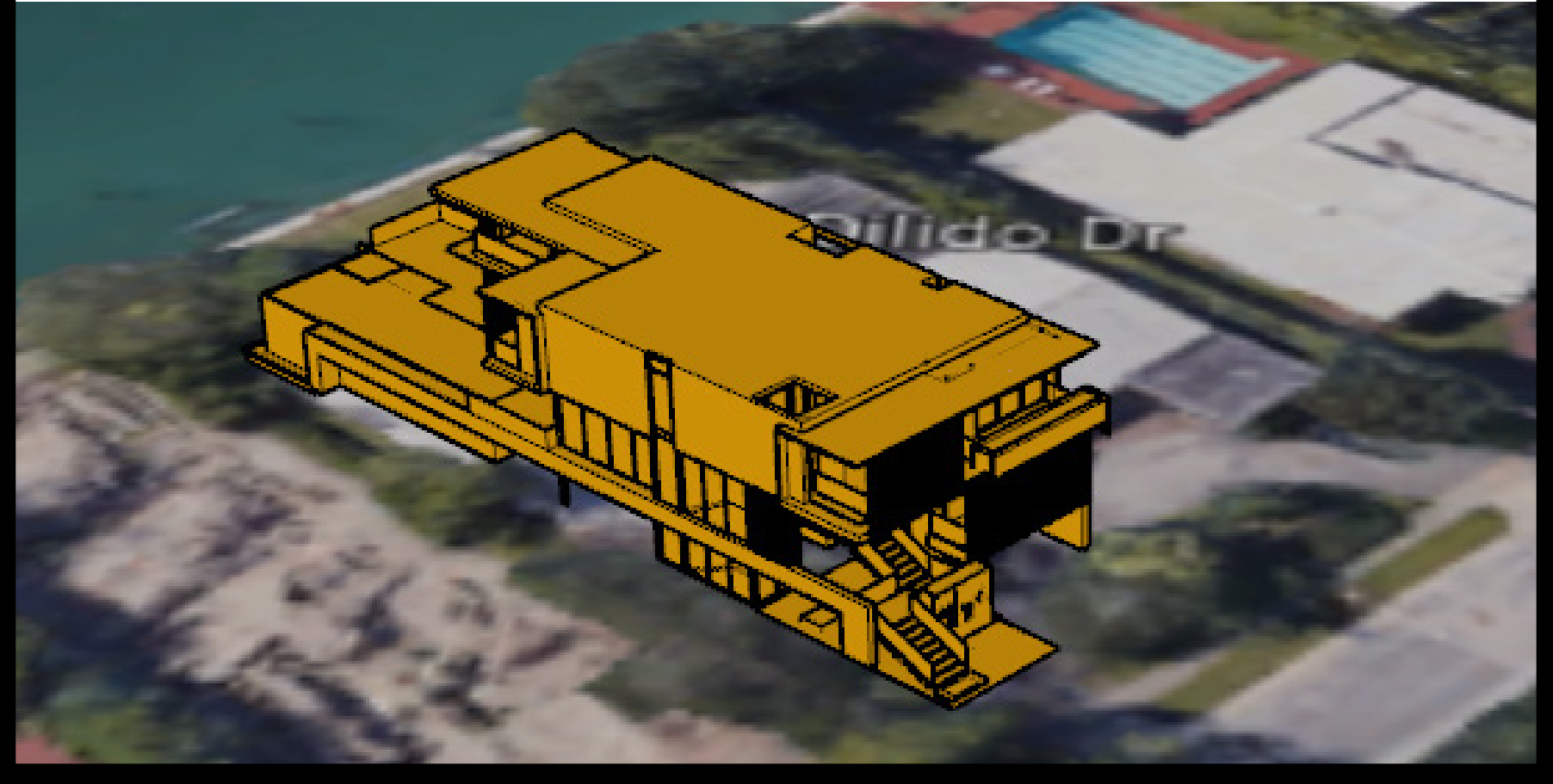
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03/28/2022

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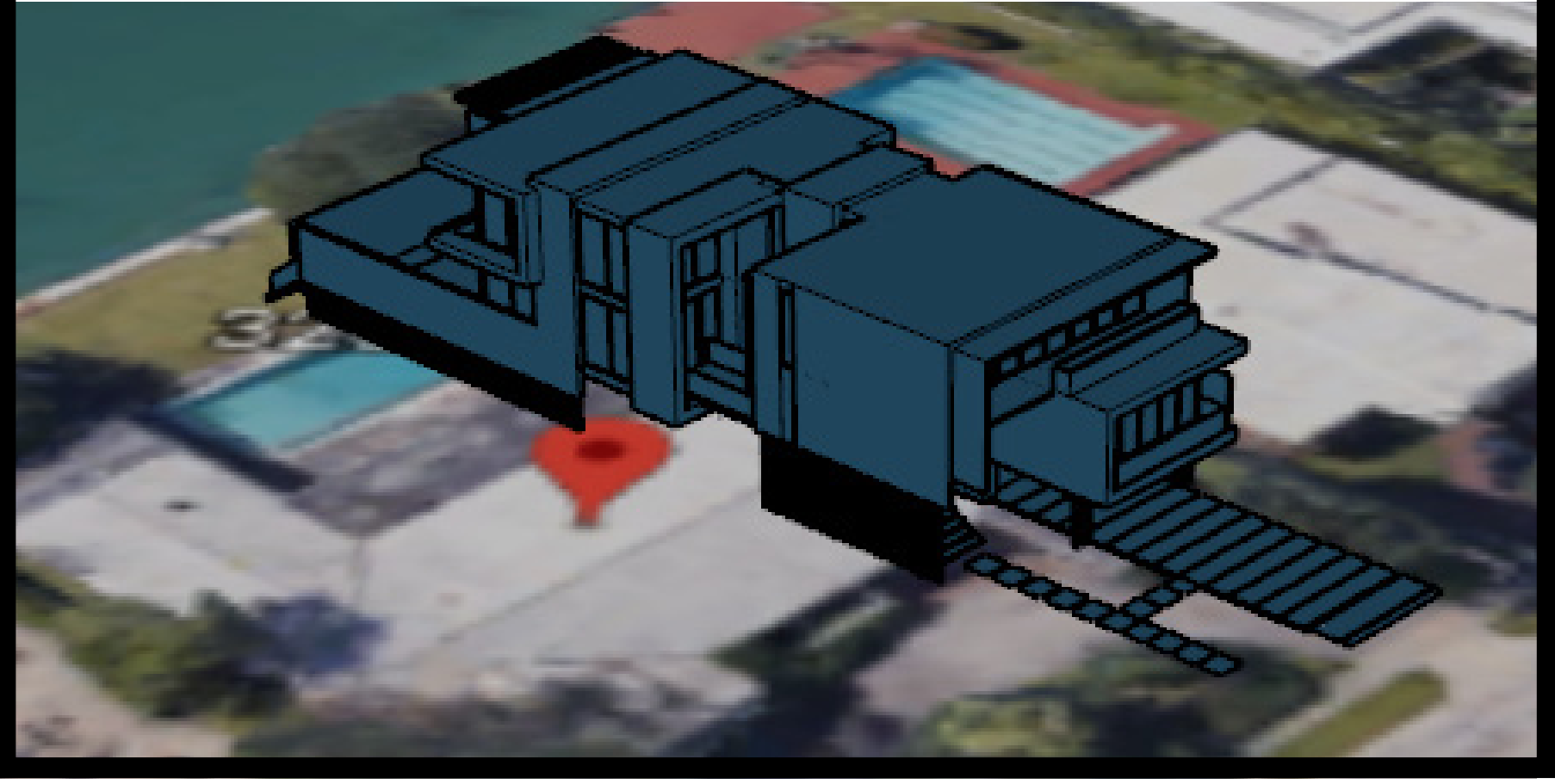
PROPOSED RESIDENCE (LOT 14)
320 WEST DILDIO DR, MIAMI BEACH, FL 33139

LOT SIZE: _____ 10,980 SQ.FT.
UNIT SIZE: _____ 5,482 SQ.FT.
LIVING AREA: _____ 49%



PROPOSED RESIDENCE (LOT 15)
320 WEST DILDIO DR, MIAMI BEACH, FL 33139

LOT SIZE: _____ 10,980 SQ.FT.
UNIT SIZE: _____ 5,487 SQ.FT.
LIVING AREA: _____ 49%



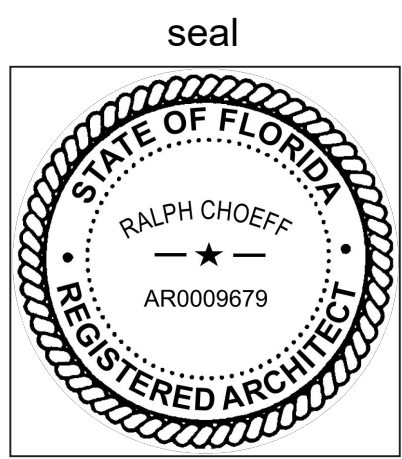
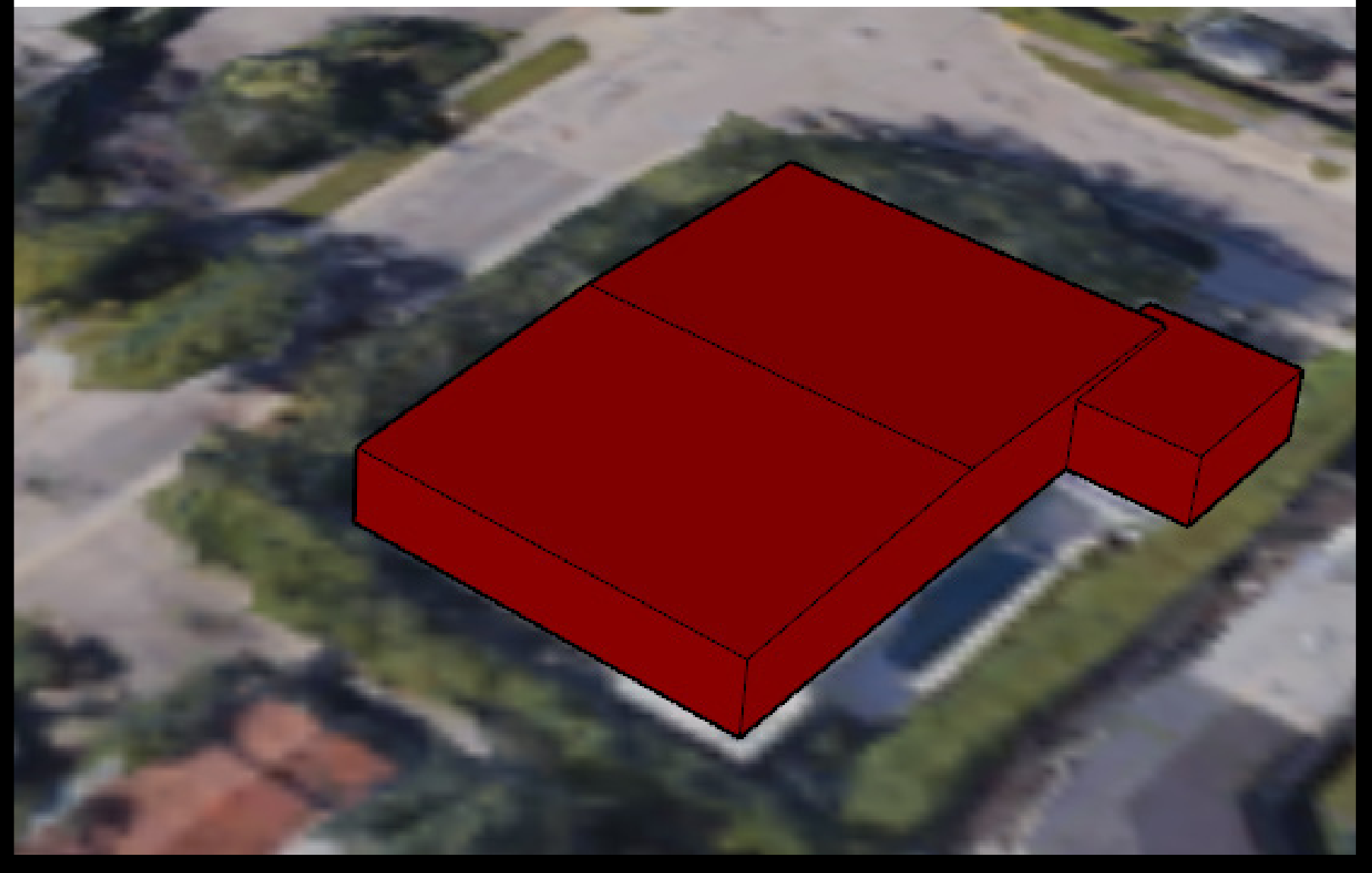
PROPOSED RESIDENCE (LOT 14)
404 WEST DILDIO DR, MIAMI BEACH, FL 33139

LOT SIZE: _____ 15,750 SQ.FT.
UNIT SIZE: _____ 4,754 SQ.FT.
LIVING AREA: _____ 30.18%



PROPOSED RESIDENCE (LOT 14)
404 WEST DILDIO DR, MIAMI BEACH, FL 33139

LOT SIZE: _____ 11,250 SQ.FT.
UNIT SIZE: _____ 4,903 SQ.FT.
LIVING AREA: _____ 43.58%



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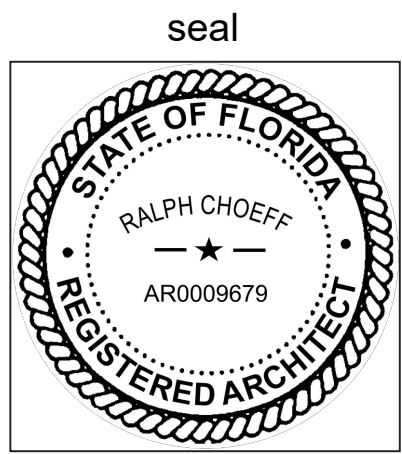
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Table 1 - FLOODPLAIN MANAGEMENT DATA		
ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE +9.00' NGVD
2	FIRM Map Number	
3	Classification of Structure:	
4	Building Use:	Single-Family Residence
5	Base Flood Elevation (BFE):	+9.00' NGVD
6	Proposed Design Flood Elevation (DFE):	+15.25' NGVD
7	Crown of Road Elevation:	+4.04' NGVD
8	Lowest Elevation of Equipment Servicing the Building:	+15.25' NGVD
9	Lowest Adjacent Grade:	+3.85' NGVD
10	Highest Adjacent Grade:	
11	Lowest Floor TOS Elevation:	+5.25' NGVD
12	Lowest Habitable Space TOS Elevation:	+15.25' NGVD
13	Adjusted grade (Flood+Grade/2):	+ 6.44' NGVD

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	320 West Dilido Dr, Miami Beach, Fl 33139 Lot 14			
2	Folio number(s):	0232320110230			
3	Board and file numbers :				
4	Year built:	1959	Zoning District:	RS-3	
5	Based Flood Elevation:	90.00' (Zone AE90)	Grade value:	3.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.44' NGVD	Free board:	9.00' + 5.00' = 14'.00	
7	Lot Area:	10,980 SF			
8	Lot width:	60.00'	Lot Depth:	183'-0"	
9	Max Lot Coverage SF and %:	3,294 SF (30%)	Proposed Lot Coverage SF and %:	2,931 SF (27%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	752 SF (62%)	Rear Yard Open Space SF and %:	1,001 SF (65.9%)	
12	Max Unit Size SF and %:	5,490 SF (50%)	Proposed Unit Size SF and %:	5,482 SF (49.9%)	
13	Proposed Understory Unit Size	286 SF	Proposed First Floor Unit Size (Inc. Roof Areas):	2,702 SF	
			Proposed Second Floor Unit Size:	2,417 SF	
14			Proposed First Floor Unit Size (volumetric) :		
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		38'-5"	
19	Front Second level Setback :	30'-0"		38'-9"	
20	Side 1 Setback :	7'-6"		7'-6"	
21	Side 2 Setback :	7'-6"		7'-6"	
22	Rear Setback :	27'-6"		59'-6"	
23	Accessory Structure Side 1 Setback:				
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear				
26	Sum of Side yard				
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:					



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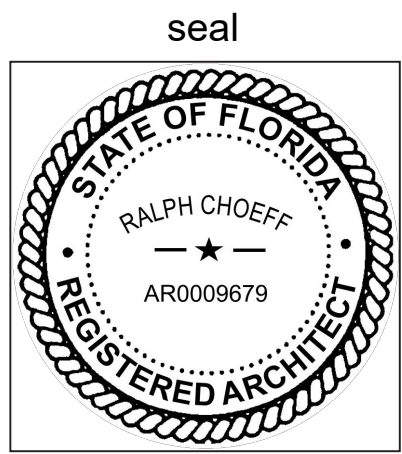
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320 AQUA LLC RESIDENCE
320 WEST DILIDO DR.
MIAMI BEACH, FLORIDA 33138

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.cflarchitects.com
(t) 305.434.8338
(f) 305.892.5292

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3	Classification of Structure:	
4	Building Use:	Single-Family Residence
5	Base Flood Elevation (BFE):	+9.00' NGVD
6	Proposed Design Flood Elevation (DFE):	+15.25' NGVD
7	Crown of Road Elevation:	+4.04' NGVD
8	Lowest Elevation of Equipment Servicing the Building:	+15.25' NGVD
9	Lowest Adjacent Grade:	+3.85' NGVD
10	Highest Adjacent Grade:	
11	Lowest Floor TOS Elevation:	+5.25' NGVD
12	Lowest Habitable Space TOS Elevation:	+15.25' NGVD
13	Adjusted grade (Flood+Grade/2):	+ 6.44' NGVD

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	320 West Dilido Dr, Miami Beach, Fl 33139 Lot 15			
2	Folio number(s):	0232320110230			
3	Board and file numbers :				
4	Year built:	1959	Zoning District:	RS-3	
5	Based Flood Elevation:	90.00' (Zone AE90)	Grade value:	3.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.44' NGVD	Free board:	9.00' + 5.00' = 14.00'	
7	Lot Area:	10,980 SF			
8	Lot width:	60.00'	Lot Depth:	183'-0"	
9	Max Lot Coverage SF and %:	3,294 SF (30%)	Proposed Lot Coverage SF and %:	2,9185.5 SF (26.6%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	667 SF (57%)	Rear Yard Open Space SF and %:	865 SF (75.2%)	
12	Max Unit Size SF and %:	5,490 SF (50%)	Proposed Unit Size SF and %:	5,487 SF (49.9%)	
13	Proposed Understory Unit Size	269 SF	Proposed First Floor Unit Size (Inc. Roof Areas):	2,610.5 SF	
			Proposed Second Floor Unit Size:	2,550.5 SF	
14			Proposed First Floor Unit Size (volumetric) :		
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		34'-10"	
19	Front Second level Setback :	30'-0"		44'-3"	
20	Side 1 Setback :	7'-6"		7'-6"	
21	Side 2 Setback :	7'-6"		7'-6"	
22	Rear Setback :	27'-6"		54'-5"	
23	Accessory Structure Side 1 Setback:				
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear				
26	Sum of Side yard				
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:					



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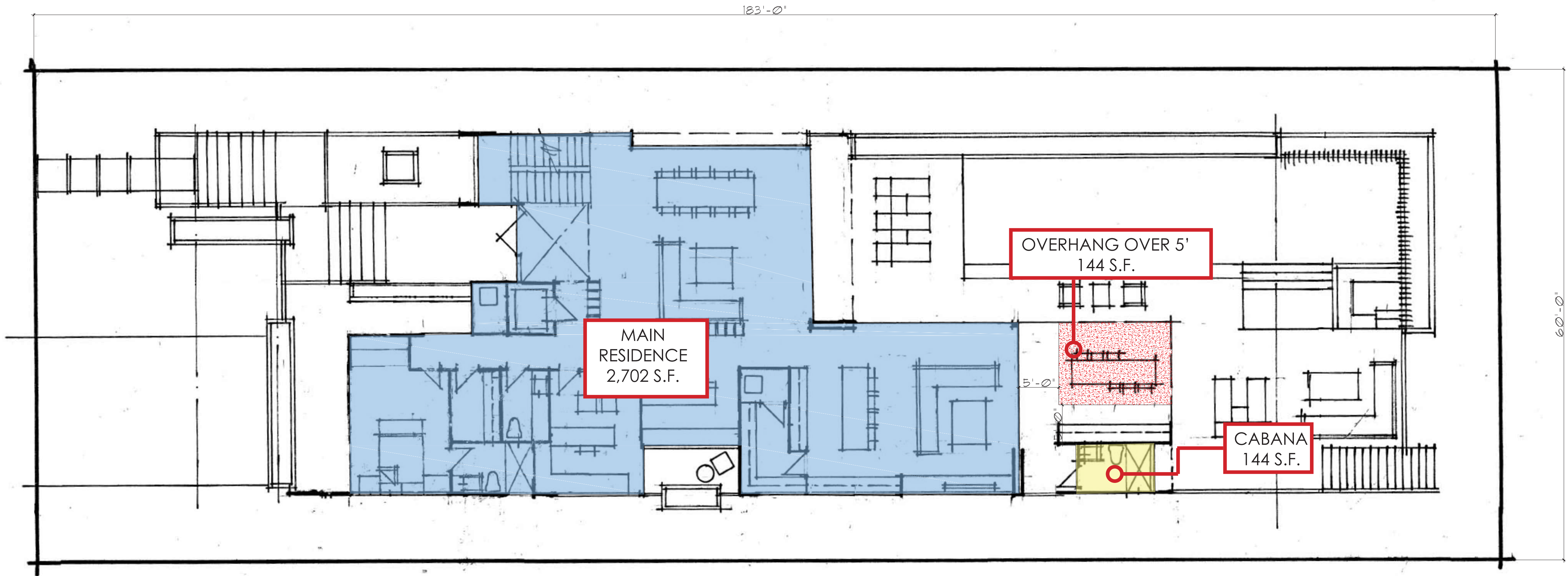
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LOT COVERAGE:		
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LOT SIZE:		10,980 S.F.
MAX SIZE, 30%:		3294 S.F.
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MAIN RESIDENCE		2,702 S.F.
OVER HANG BEYOND 5'-0"		144 S.F.
CABANA		85 S.F.
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TOTAL		2,931 S.F. (27%)

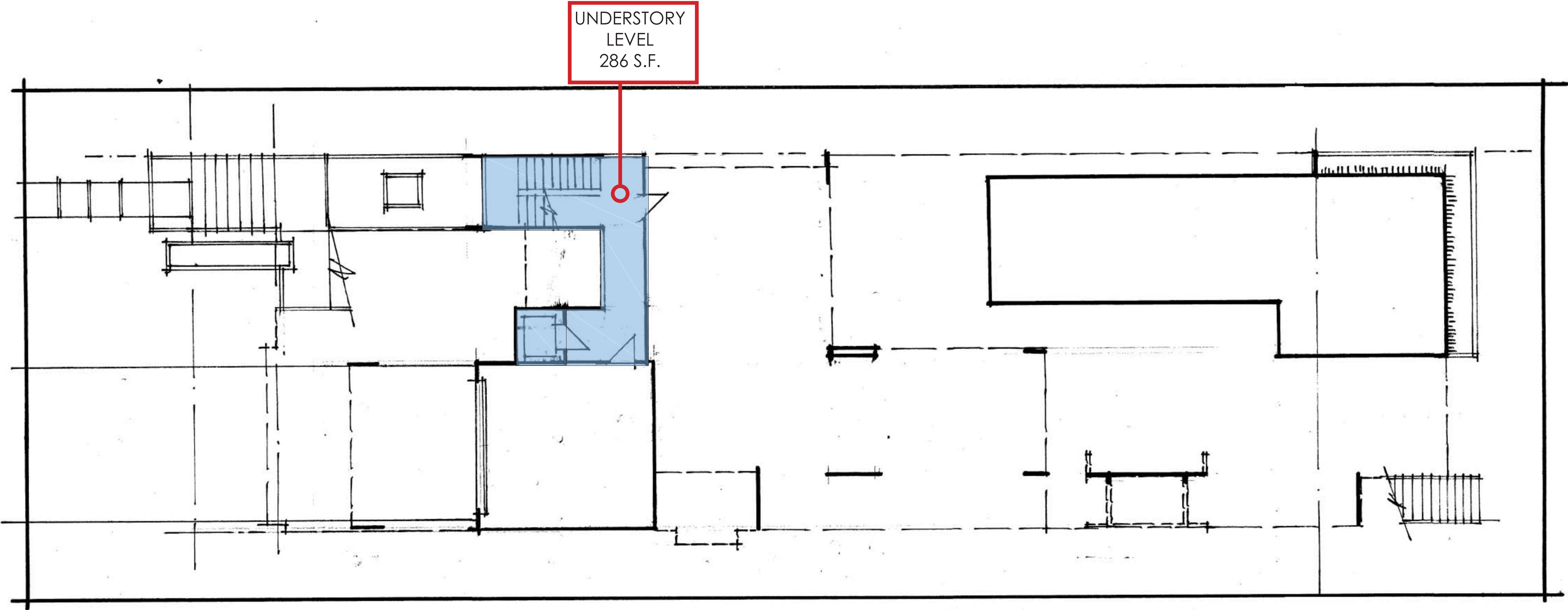


1 LOT COVERAGE DIAGRAM
Scale: 1/8" = 1'-0"

LOT 14 - LOT COVERAGE

UNIT SIZE:

LOT SIZE:	10,980 S.F.
MAX UNIT SIZE, 50%:	5,490 S.F.
FIRST FLOOR	2,702 S.F.
SECOND FLOOR	2,417 S.F.
UNDERSTORY	286 S.F.
CABANA	85 S.F.
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TOTAL UNIT SIZE	5,482 S.F. (49.9%)



1 UNIT SIZE DIAGRAM, UNDERSTORY LEVEL
Scale: 1/8" = 1'-0"

LOT 14 - UNIT SIZE