

PRIVATE RESIDENCE

FINAL DRB SUBMITTAL
NOVEMBER AGENDA 2022

409 E. DILIDO DRIVE

MIAMI BEACH, FLORIDA

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, Suite 201
Miami, Florida 33138
(305) 434-8338
(305) 892-5292
www.choefflevy.com



CLIENT
FREDERIC Puren
FREDPuren@gmail.com

ARCHITECT
CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE
CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
180 NE 69TH STREET, SUITE 1106
MIAMI, FL 33138
(305) 979-1585

SCOPE OF WORK

- REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT 409 E. DILIDO DR. MIAMI BEACH, FL.
- REQUEST FOR ACCESSIBLE ROOF DECK USE REQUIRES APPROVAL AS PREVIOUS FINAL ORDER CONDITION.
- REQUEST FOR REDUCTION OF THE SIDE COURTYARD AREA - NORTH ELEVATION.

MIAMI BEACH RESIDENCE
409 E. DILIDO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
comm no.
1745
date:
04/29/2016
revised:

sheet no.
A-0.0

DESIGN REVIEW BOARD FINAL ORDER (RECORDED)

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: January 15, 2016

FILE NO.: 23226

PROPERTY: 409 East DiLido Drive

APPLICANTS: 409 E Dilido Dr LLC

LEGAL: Lot 17 and an 8'-0" strip of land contiguous to same on Bay, Block 5 of DI LIDO ISLAND, according to Plat thereof, recorded in Plat Book 8, at Page 36, Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single-family home, to replace an existing pre-1942 architecturally significant two-story single family home.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter.

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning

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landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- k. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

- A. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an 8'-0" high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

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Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2-3, 5-7, and 12 in Section 118-251 of the Miami Beach Code.

- C. The project would be consistent with the criteria and requirements of Section 118-251 if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 409 E Dilido Drive shall be submitted, at a minimum, such drawings shall incorporate the following:

- a. The maximum height of the proposed residence shall not exceed 25'-0" to the top of the main roofline when measured from BFE for the two-story portion of the home, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- b. The 70% limitation for the second floor volume shall be waived as proposed.
- c. The interior side open space requirement shall be waived as proposed.
- d. If an accessible active roof deck is proposed in the future, Design Review Board review and approval would be required.
- e. The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

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- F. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

- H. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Miami Beach Residence," as prepared by Choeff Levy Fischman P.A. signed, sealed and dated November 13, 2015, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of

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- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

- e. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

- f. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

- h. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

- i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with

the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 22 day of January, 2016

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of January, 2016, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07-26-2017

Approved As To Form:
City Attorney's Office: 

Filed with the Clerk of the Design Review Board on  1-22-16

F:\PLANS\DRB\23226\01-05-2016 (rescheduled 01-15-16)\JAN16 Final Order\DRB 23226 409 E Dilido Dr.JAN16.FD.docx

MIAMI BEACH RESIDENCE

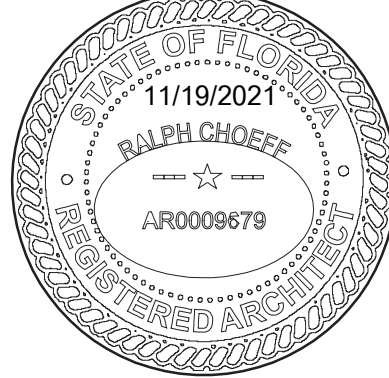
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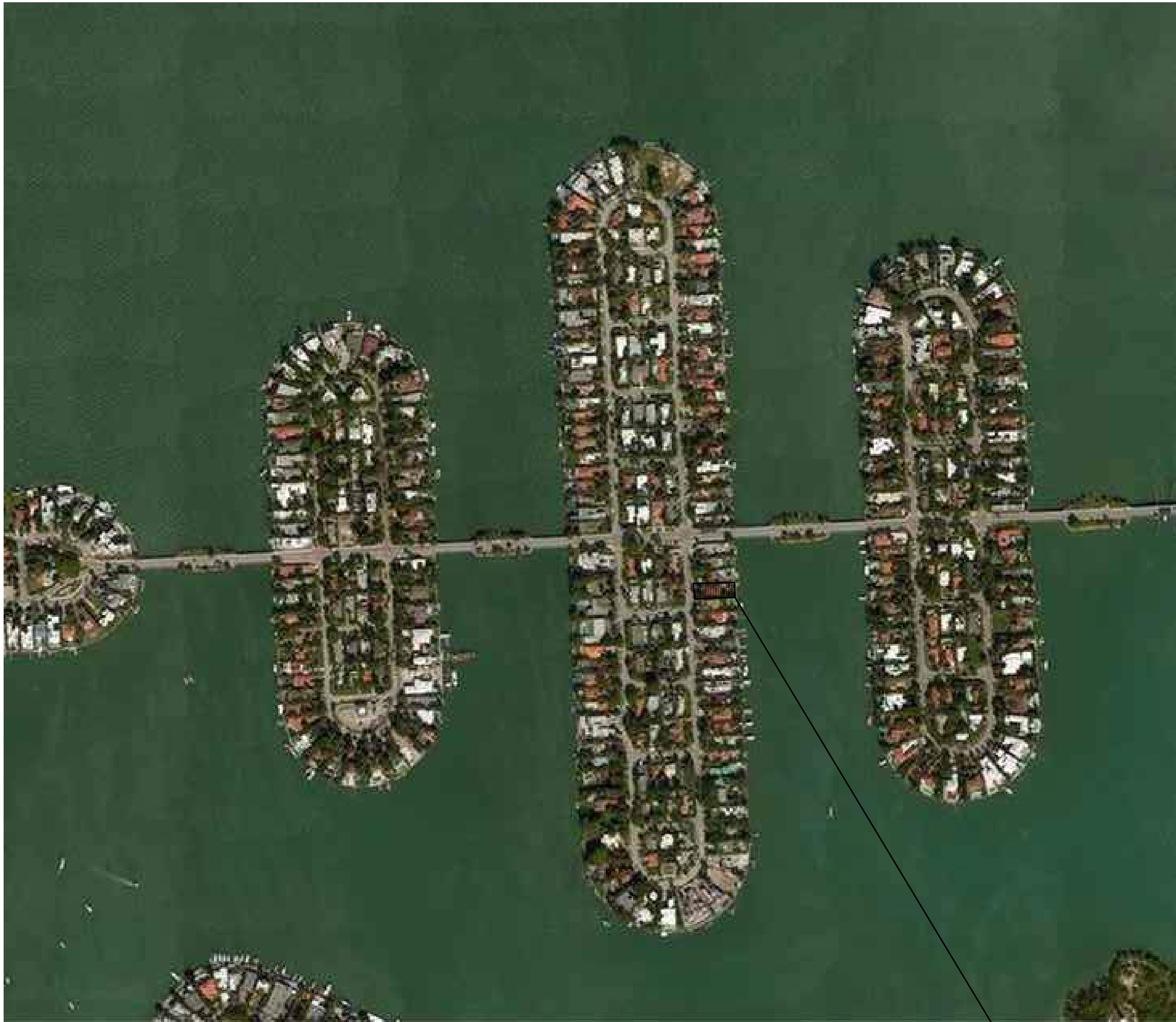
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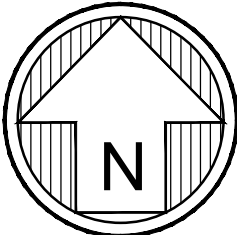
PRIVATE RESIDENCE

409 E. DILIDO DRIVE

MIAMI BEACH, FLORIDA



409 E. DILIDO DR.
MIAMI BEACH, FL 33139



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sheet no.

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Residence ①



Residence ②



Subject Property [409 E Dilido Dr.]



Residence ③



Residence ④



Residence ⑤

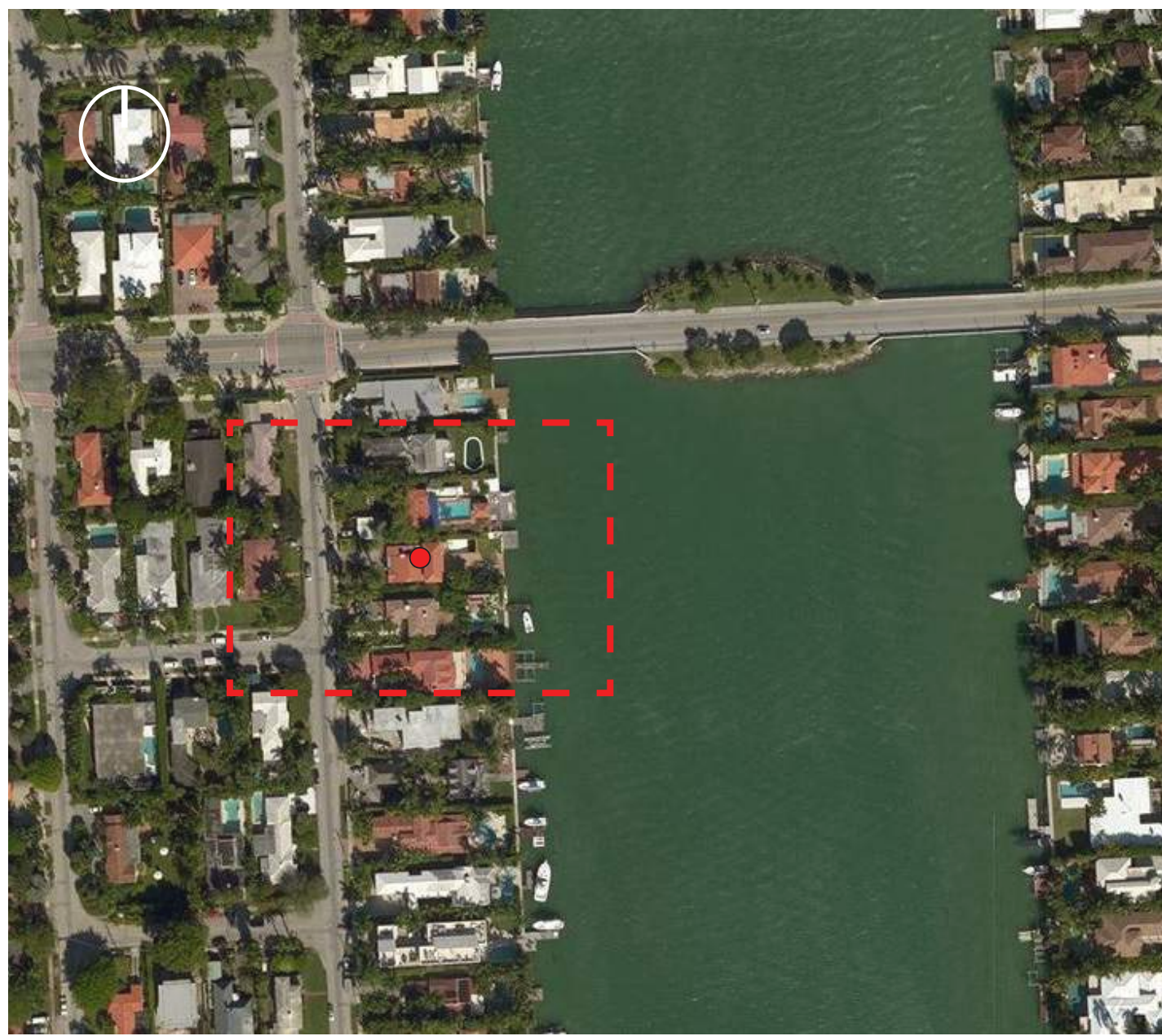


Residence ⑥



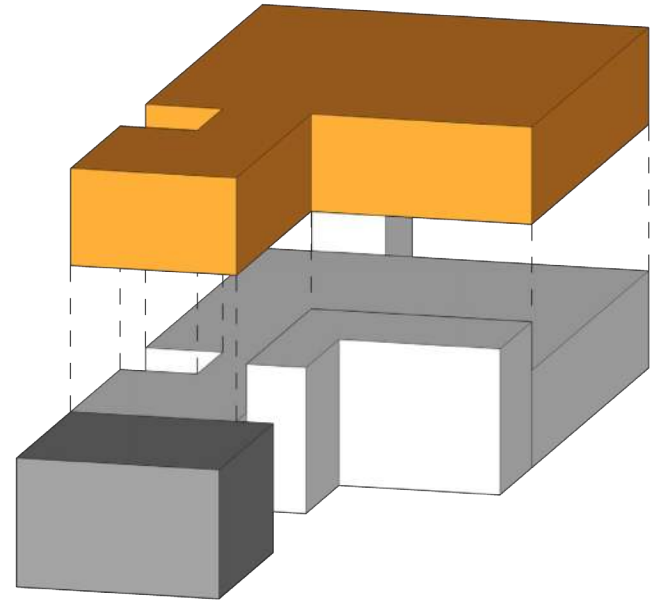
Residence ⑦

Aerial Photographs

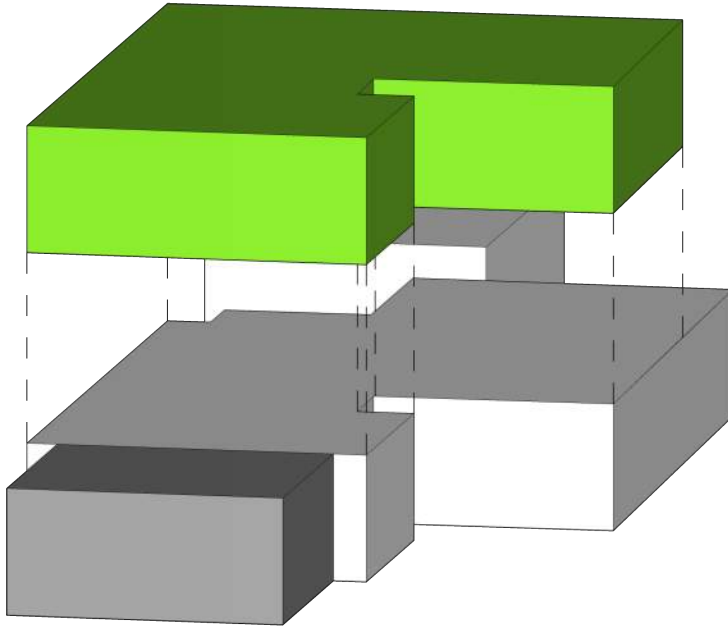




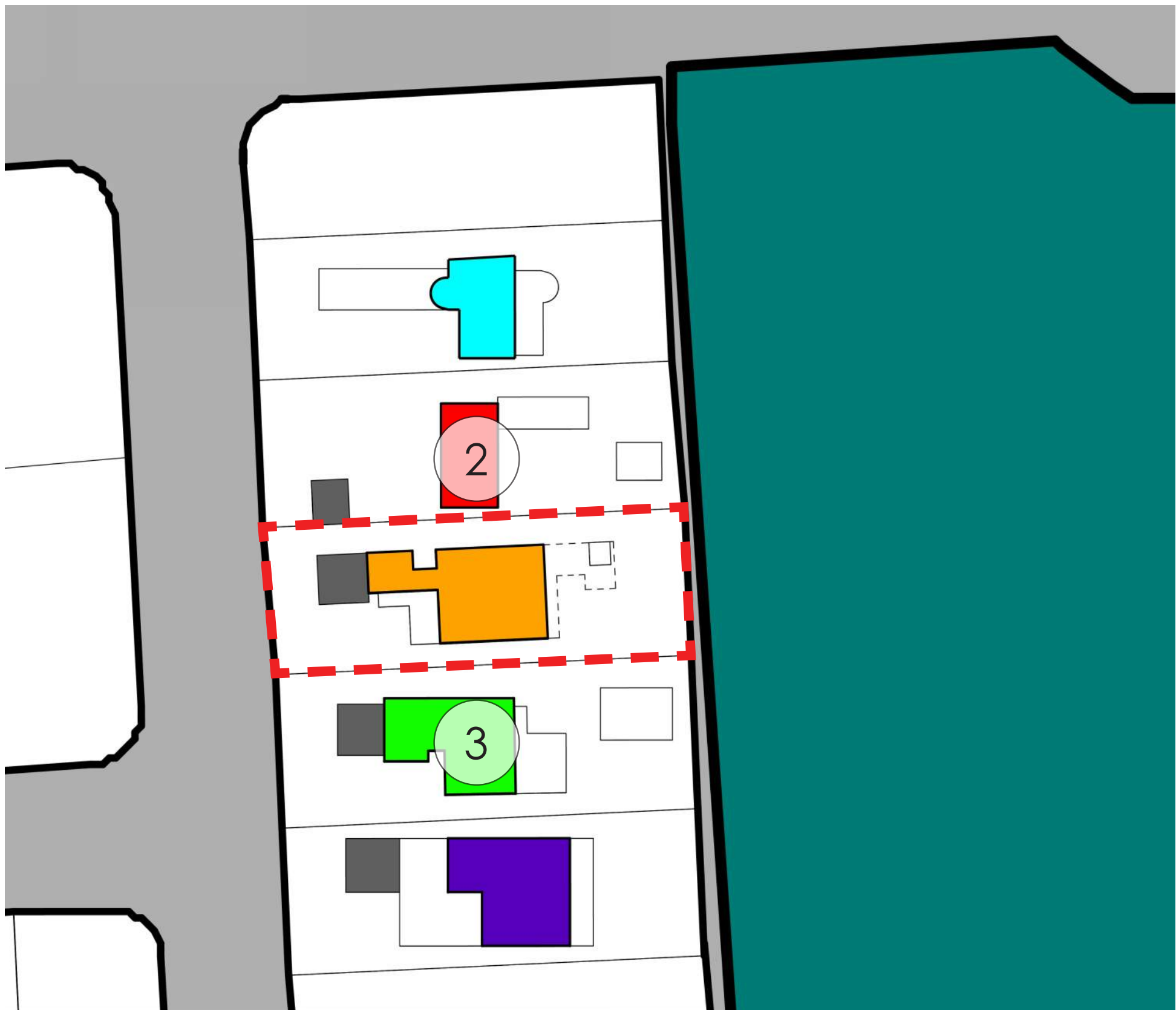
415 E. Dilido Dr.
Adjacent Property
Approx. Lot Coverage: 21%
Approx. First-Second Ratio: 67%



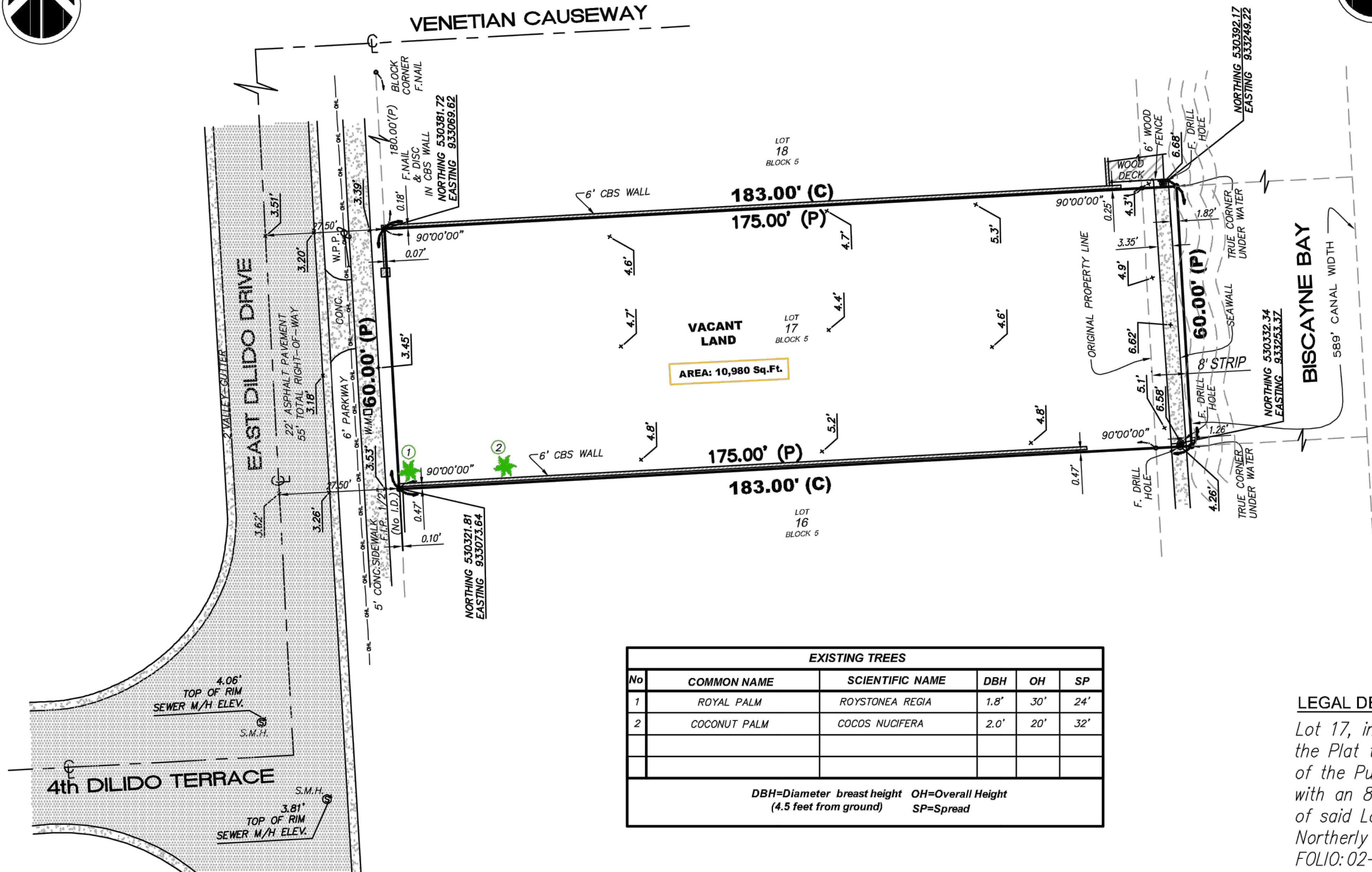
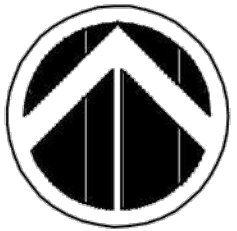
409 E. Dilido Dr.
REFER TO CALCS AND ZONING DATA FOR ALL
CALCULATIONS



403 E. Dilido Dr.
Adjacent Property
Approx. Lot Coverage: 35%
Approx. First-Second Ratio: 64%



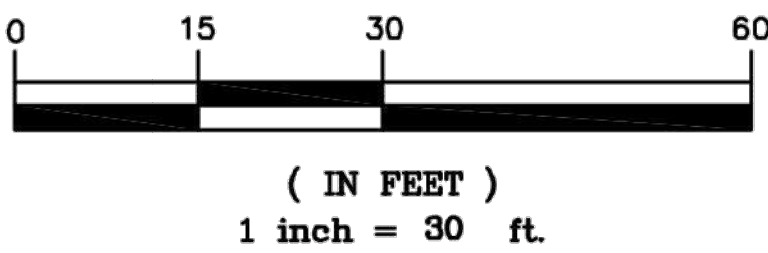
SKETCH OF BOUNDARY SURVEY



EXISTING TREES					
No	COMMON NAME	SCIENTIFIC NAME	DBH	OH	SP
1	ROYAL PALM	ROYSTONEA REGIA	1.8'	30'	24'
2	COCONUT PALM	COCOS NUCIFERA	2.0'	20'	32'
DBH=Diameter breast height OH=Overall Height (4.5 feet from ground) SP=Spread					

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- All bearings and distances shown heron are recorded and measured unless otherwise shown.
- The lands shown heron were not abstracted for easements or same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
- Elevations are based on the National Geodetic Vertical Datum 1929.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Zoning and Setbacks are not verified by this survey.
- Benchmark : D-170-R Elevation= 7.80' NGVD 1929
- The Canal width was obtained on site using Global Positioning System (GPS)

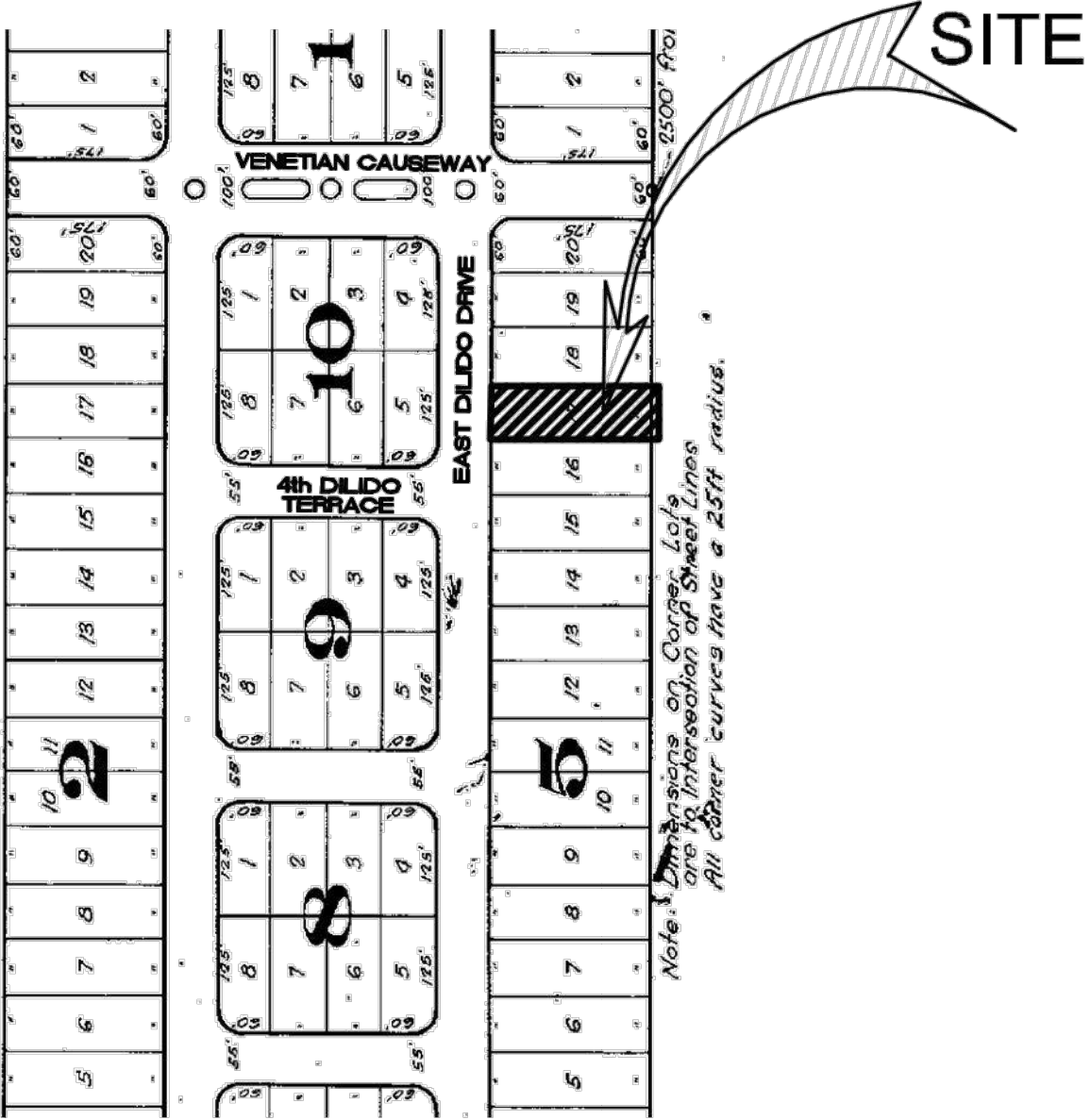


SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL
Date of filed work: 07-06-2022

Address:13801 SW 10th Terrace
Miami, FL 33184
Phone: (305) 345-9083



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

409 E. DILIDO DRIVE,
MIAMI BEACH, FL 33139

CERTIFIED TO:

409 DI LIDO LLC.

LEGAL DESCRIPTION:

Lot 17, in Block 5, of "DI LIDO ISLAND", according to the Plat thereof, as recorded in Plat Book 8 at Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 foot strip of land contiguous to the Eastern boundary of said Lot 17, lying between the Easterly extension of the Northerly boundary line and Southerly line of said Lot 17. FOLIO: 02-3232-011-0950

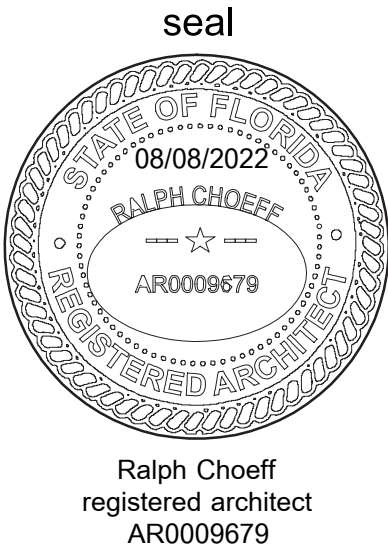


EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

Elopez PSM
ENGINEERS - SURVEYORS
PLANNERS - DESIGNERS
email:lopeze@frain@hotmail.com
305-345-9083

SHEET 1				DATE OF FIRM : 09-11-2009	
COMMUNITY NUMBER : 120651		PANEL NUMBER : 0316			
SUFFIX : L	FIRM ZONE : AE	BASE FLOOD ELEVATION : 9'		SCALE : 1"=30'	
DRAWN BY : M.M.	DATE : 07-07-2022		REVISED : E.L.		JOB No. 20-1118
OF 1					

MIAMI BEACH RESIDENCE
409 E DILIDO DR.
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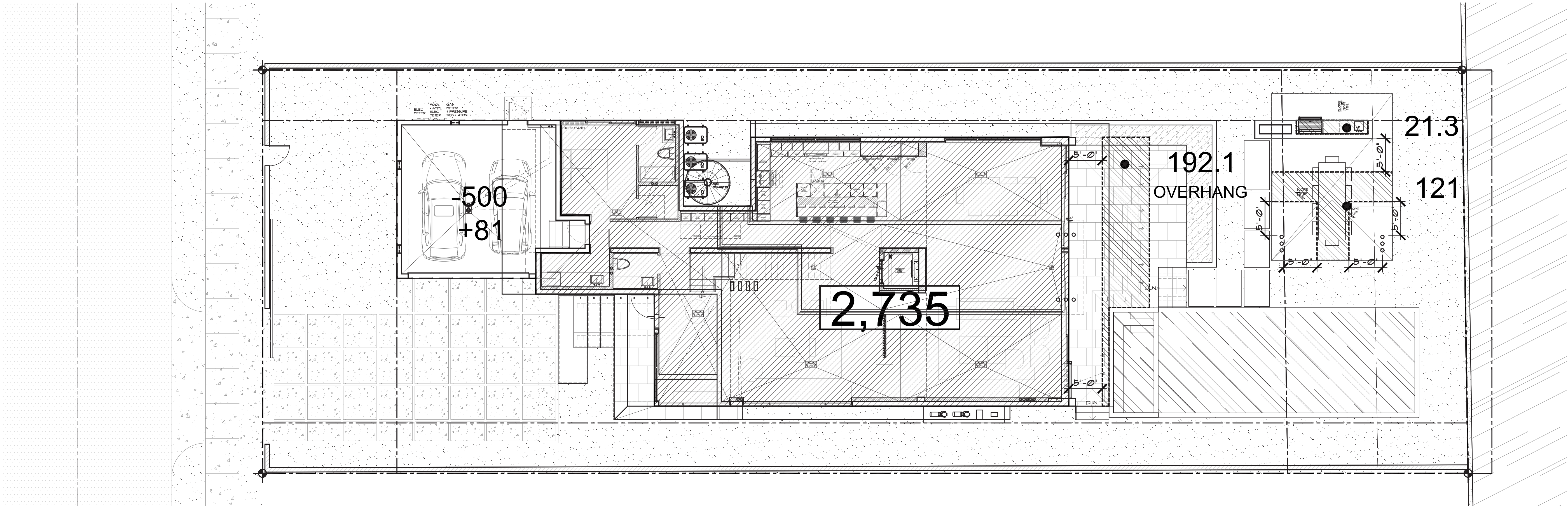
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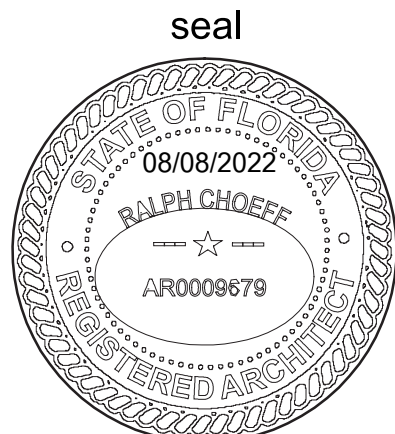
SITE DATA (LOT COVERAGE)

EXISTING LOT SIZE:	10,739 S. FT. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	2,735 SQ. FT.
GARAGE (581-500)	81 SQ. FT.
TERRACE PROJECTION	192.1 SQ. FT.
CABANA	142.3 SQ. FT.
TOTAL BLDG. LOT COVERAGE:	3,150.4 SQ. FT. (29.3%)



3 LOT COVERAGE
DIAGRAM
SCALE SCALE = 1/8" = 1'-0"

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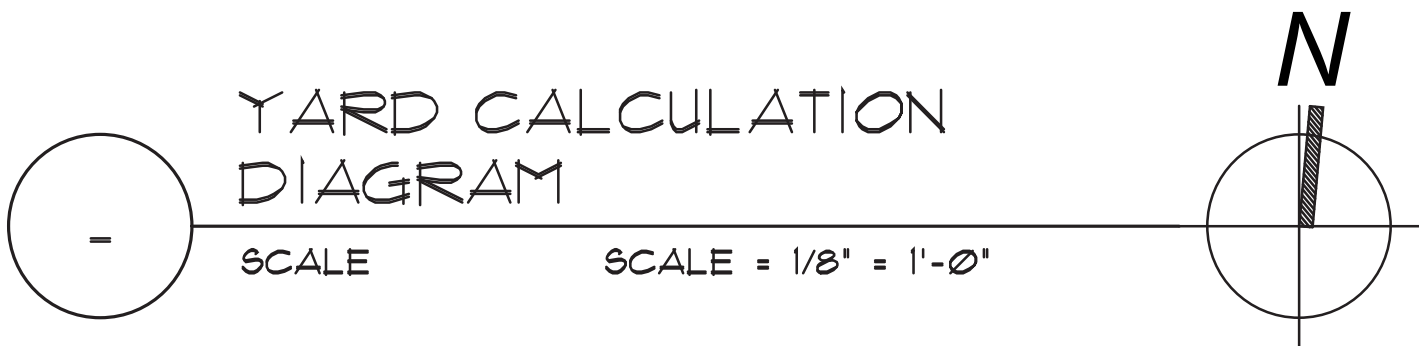
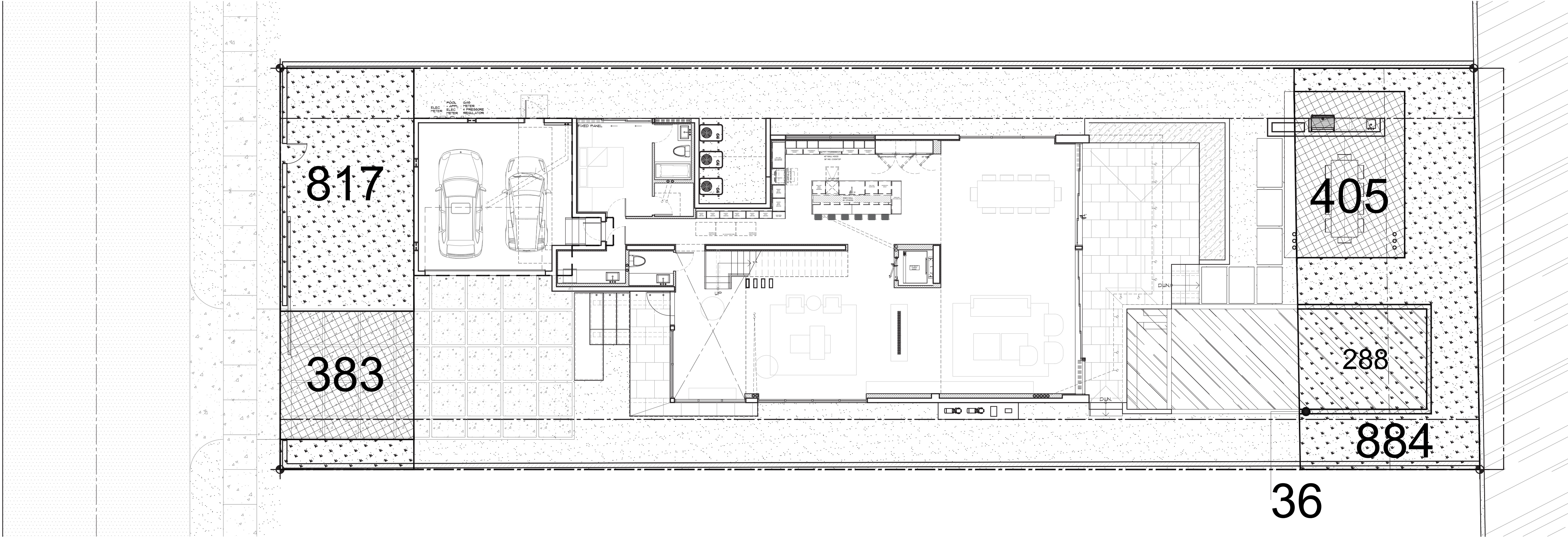
FRONT SETBACK CALCULATIONS

AREA:	±1,200 S. F.	100%
IMPERVIOUS AREA:	383 S. F.	31.9%
LANDSCAPE AREA:	817 S. F.	68.1% (50% MIN.)

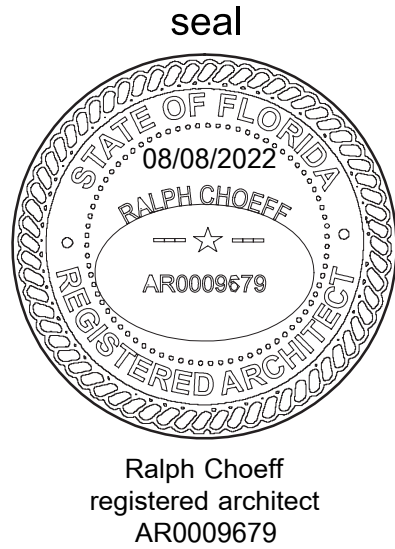
REAR SETBACK CALCULATIONS

AREA:	1,613 S. F.	100%
IMPERVIOUS AREA:	441 S. F.	27.3%
LANDSCAPE & POOL:	1,172 S. F.	72.7% (70% MIN.)

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ROOFING LOUNGE AREA:

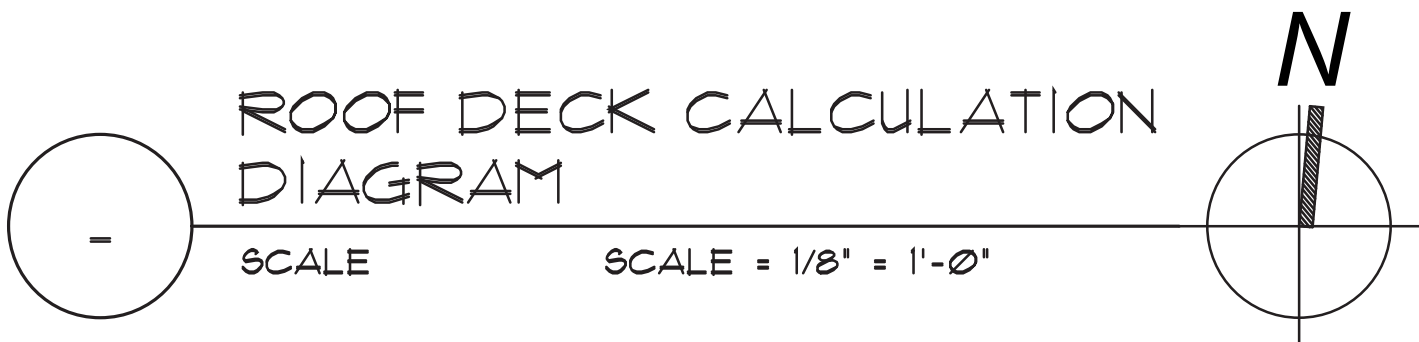
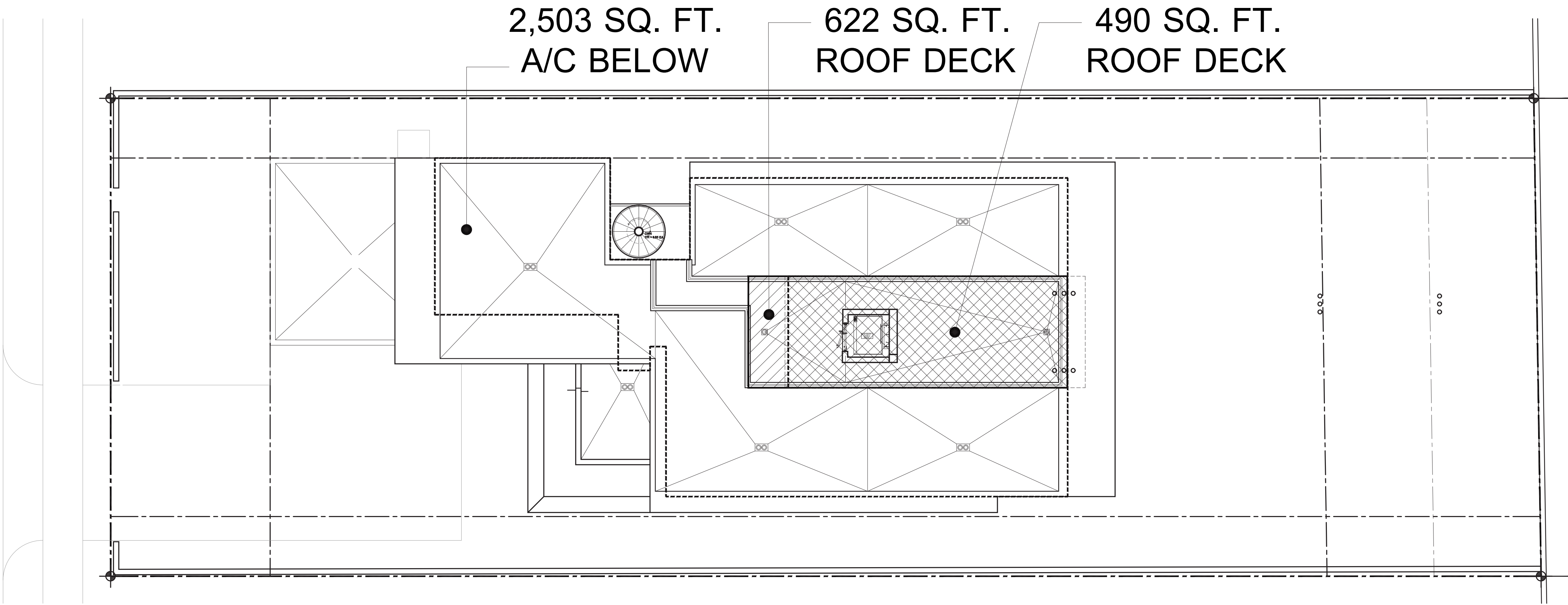
UPPER LEVEL ROOF:
(SECOND FLOOR A/C AREA) 2,503 SQ. FT.

ROOF DECK AREA: 622 SQ. FT.
(24.8%)
(25% MAX)

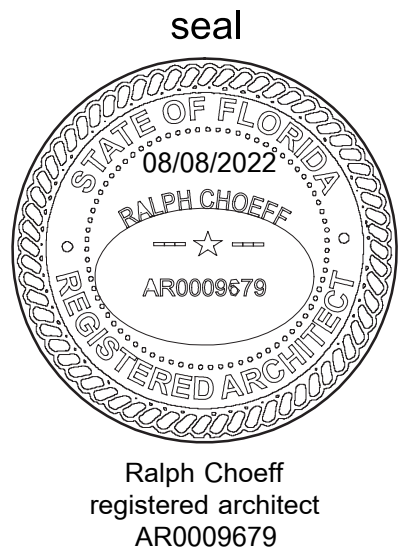
ROOFTOP COVERED AREA:

UPPER LEVEL ROOF:
(SECOND FLOOR A/C AREA) 2,503 SQ. FT.

ROOF DECK COVERED AREA: 490 SQ. FT.
(19.5%)
(20% MAX)



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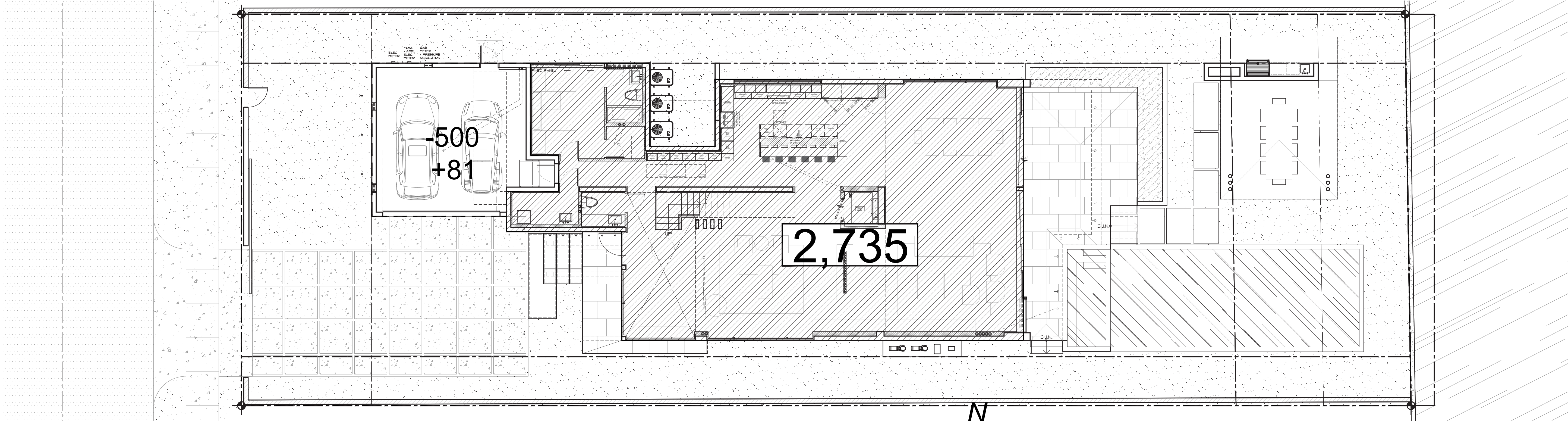
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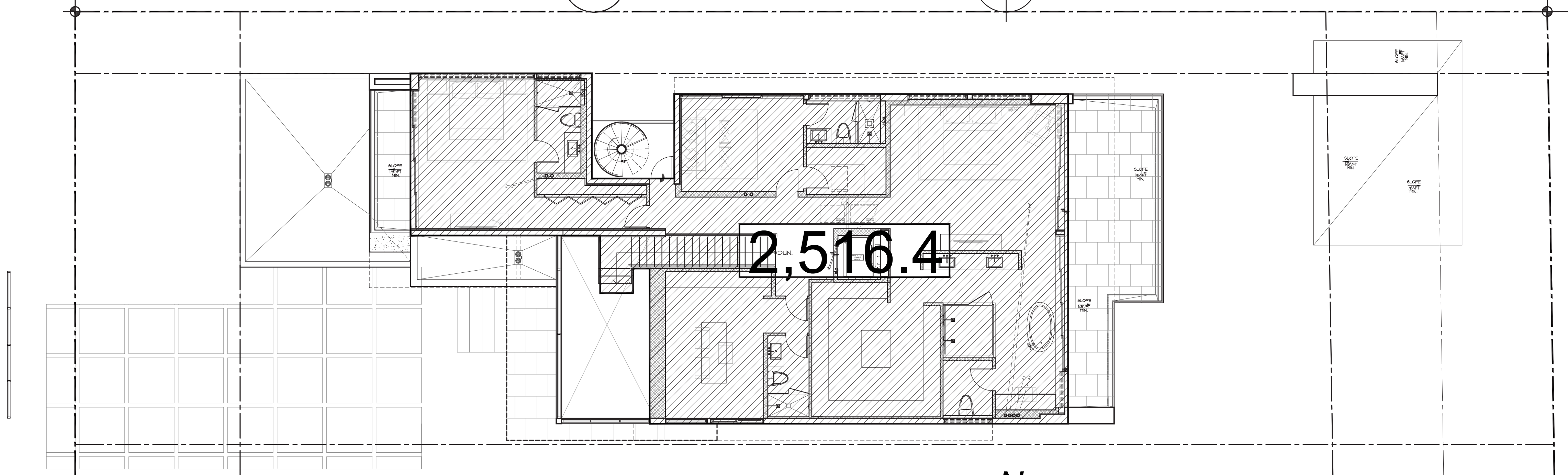
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(f) 305.692.5292

BUILDING DATA (UNIT SIZE)

EXISTING LOT SIZE:	10,739 S. FT. (100%)
BLDG. UNIT SIZE:	
MAIN HOUSE	2,735 SQ. FT.
GARAGE (581-500)	81 SQ. FT.
SECOND FLOOR A/C:	2,516.4 SQ. FT.
TOTAL BLDG. UNIT SIZE:	5,332.4 SQ. FT. (49.6%)



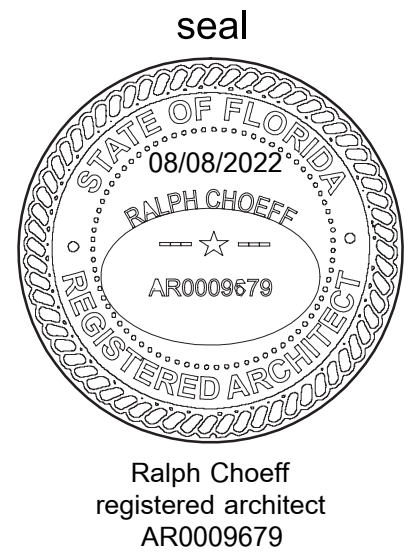
UNIT SIZE
FIRST FLOOR
SCALE = 1/8" = 1'-0"



UNIT SIZE
SECOND FLOOR
SCALE = 1/8" = 1'-0"

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

MIAMI BEACH RESIDENCE
409 E DILDO DR.
MIAMI BEACH, FL 33139

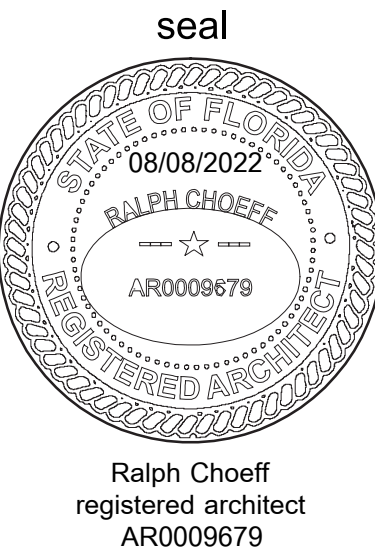


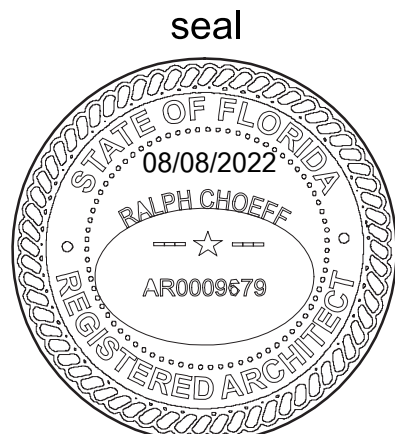
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sheet no.
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ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE +9
2	FIRM Map Number	12086C0316L
3	Base Flood Elevation (BFE):	9.00' NGVD
4	Proposed Flood Design Elevation:	9.00' NGVD
5	Crown of Road Elevation:	3.69' NGVD
6	Classification of Structure:	Category II
7	Building Use:	Residential, Single-Family Residence, Garage, & Cabana
8	Lowest Elev. of Equip	9.00' NGVD
9	Lowest Adjacent Grade	6.00' NGVD
10	Highest Adjacent Grade	6.50' NGVD

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET						
ITEM #	Zoning Information					
1	Address:		409 E Dildo Dr, Miami Beach, FL. 33139			
2	Folio number(s):		02-3232-011-0950			
3	Board and file numbers :		DRB #23226			
4	Year built:		1932	Zoning District:	RS-3	
5	Based Flood Elevation:		9.00' NGVD	Grade value in NGVD:	3.42' NGVD	
6	Adjusted grade (Flood+Grade/2):		6.21' NGVD	Free board:		
7	Lot Area:		10,739 SF			
8	Lot width:		60.0'	Lot Depth:	178'-6" (AVG)	
9	Max Lot Coverage SF and %:		3,222 SF (30%)	Proposed Lot Coverage SF and %:	2,899 SF (27%)	
10	Existing Lot Coverage SF and %:		2,250 SF (21%)	Lot coverage deducted (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:		817 SF (68.1%)	Rear Yard Open Space SF and %:	1,402 SF (87.0%)	
12	Max Unit Size SF and %:		5,370 SF (50%)	Proposed Unit Size SF and %:	5,375 SF (50.0%)	
13	Existing First Floor Unit Size:		2,195 SF	Proposed First Floor Unit Size:	2,911 SF	
				Proposed First Floor Unit Size (Volumetric):	3,399 SF	
14				Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,722 SF (80.1%)	
15				Proposed Second Floor Unit Size SF:	2,464 SF	
16				Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	600 SF (23.8%)	
			Required	Existing	Proposed	Deficiencies
17	Height:		24'-0"	15'-0"	25'-0"	Request Waiver
18	Setbacks:					
19	Front First level:		20'-0"	52.0'	20'-0"	
20	Front Second level:		30'-0"	N/A	35'-8"	
21	Side 1:		7'-6"	9.6'	7'-6"	
22	Side 2 or (facing street):		7'-6"	11.0'	10'-0"	
23	Rear:		26'-10"	68.0'	58'-0"	
	Accessory Structure Side 1:		7'-6"	N/A	10'-0"	
24	Accessory Structure Side 2 or (facing street) :					
25	Accessory Structure Rear:		13'-5"	N/A	27'-2"	
26	Sum of Side yard :		15'-0"	20.6'	17'-6"	
27	Located within a Local Historic District?			Yes or no		
28	Designated as an individual Historic Single Family Residence Site?			Yes or no		
29	Determined to be Architecturally Significant?			Yes or no		





Ralph Choeff
registered architect
AR0009679

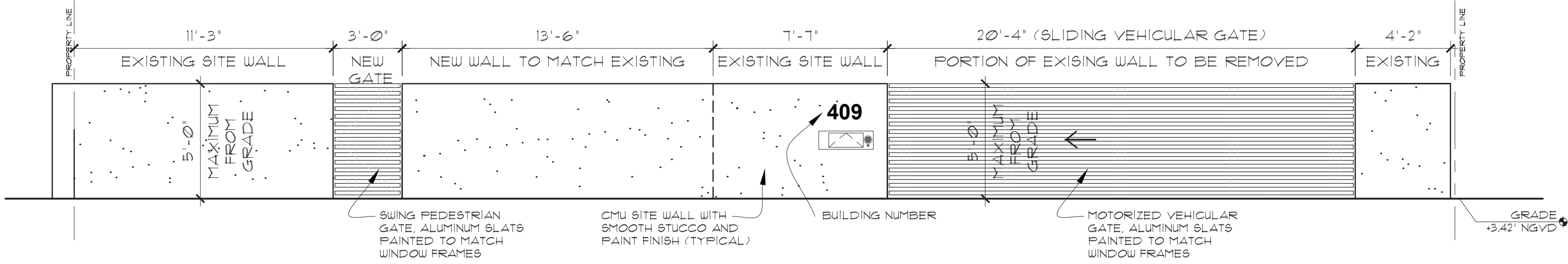
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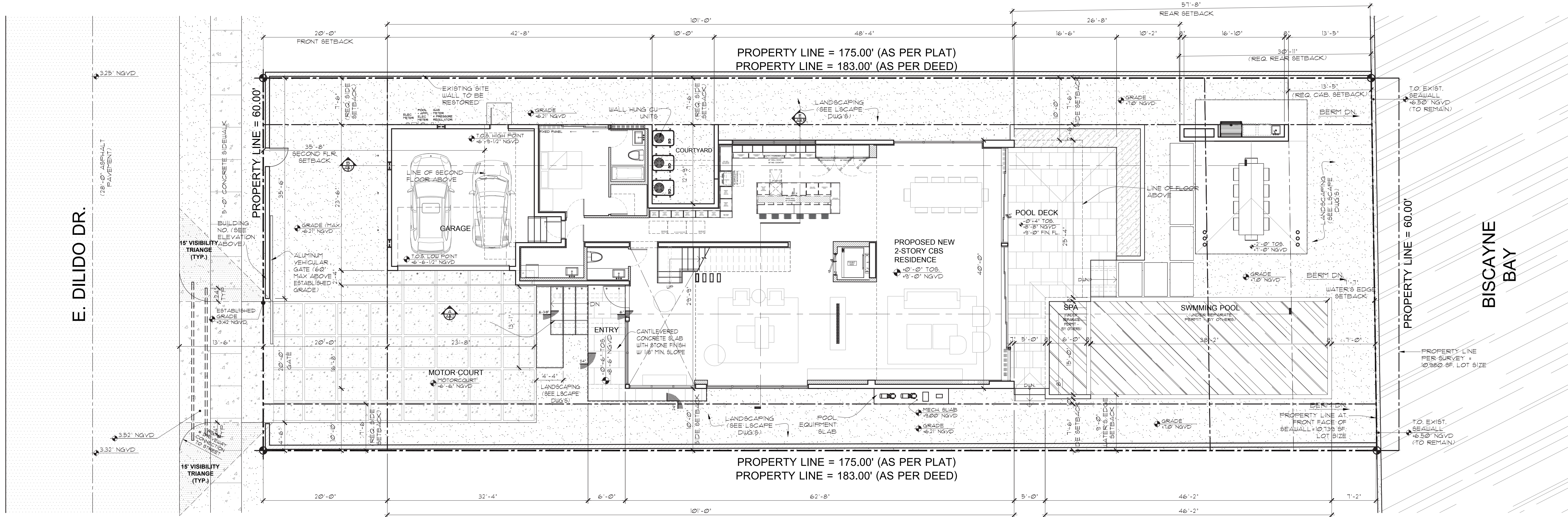
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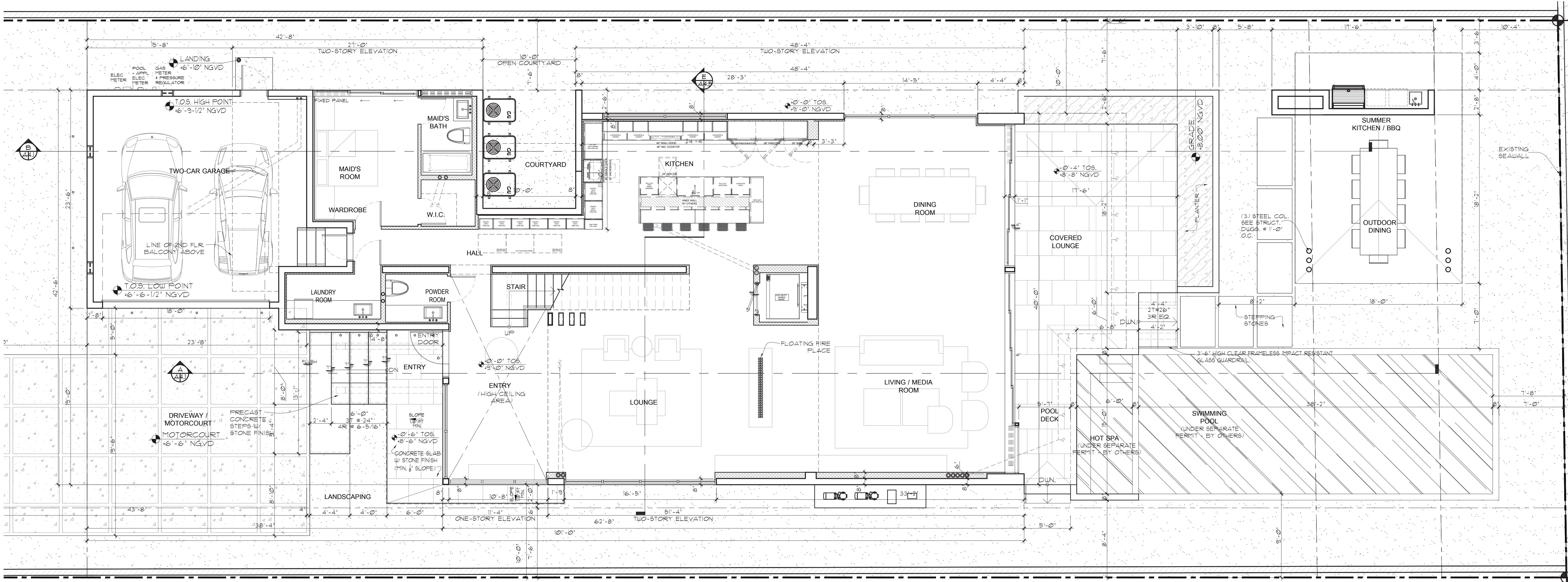
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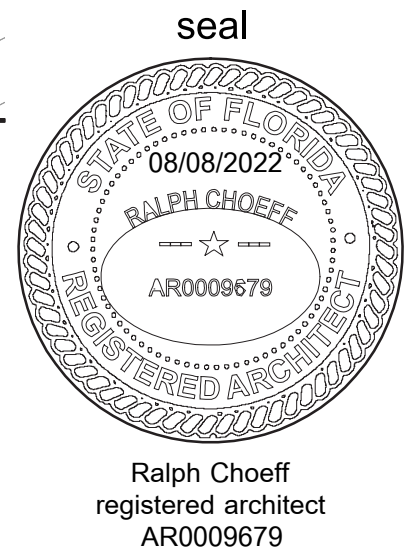
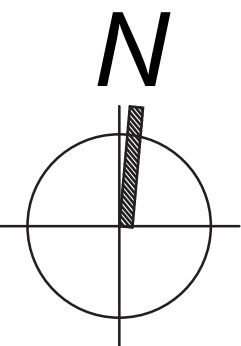
2 FRONT ENTRY GATE
SCALE SCALE = 1/4" = 1'-0"
N



1 SITE PLAN
SCALE SCALE = 1/8" = 1'-0"
N

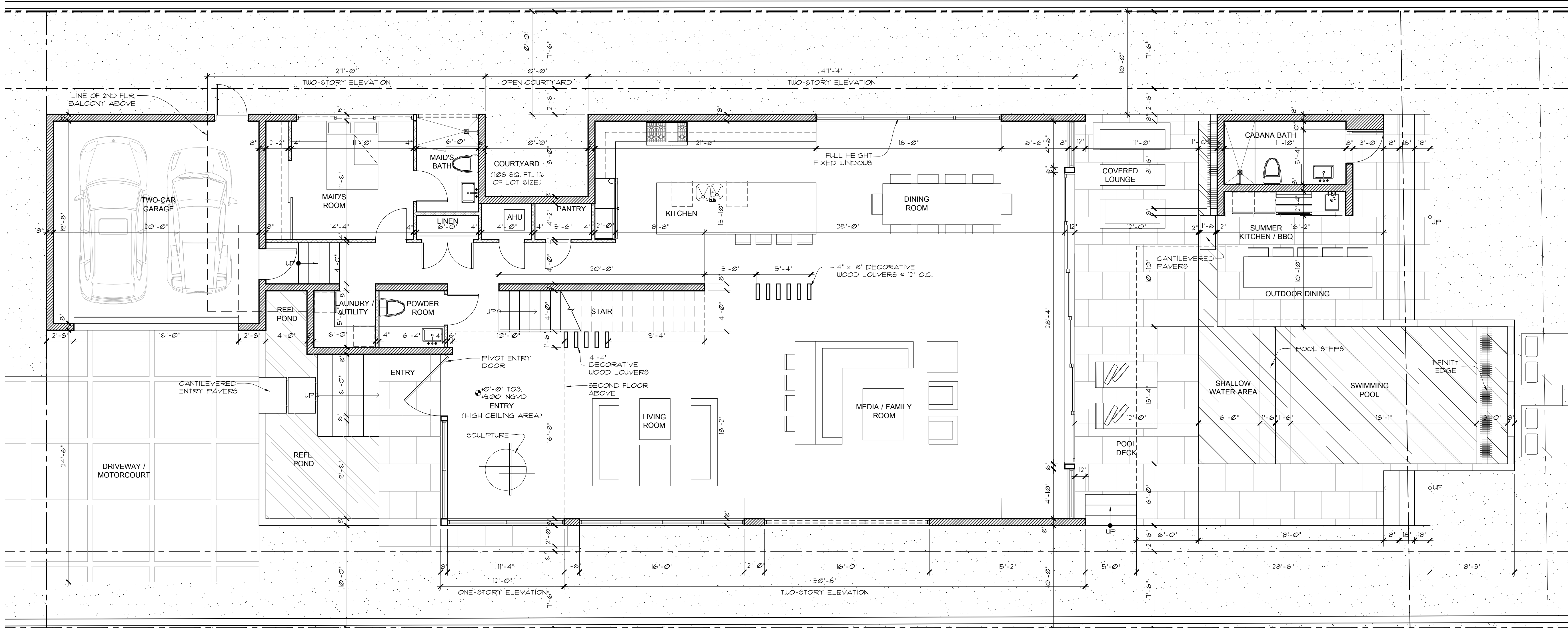


1 FIRST FLOOR PLAN
SCALE SCALE = 3/16" = 1'-0"



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FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

seal



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registered architect
AR0009679

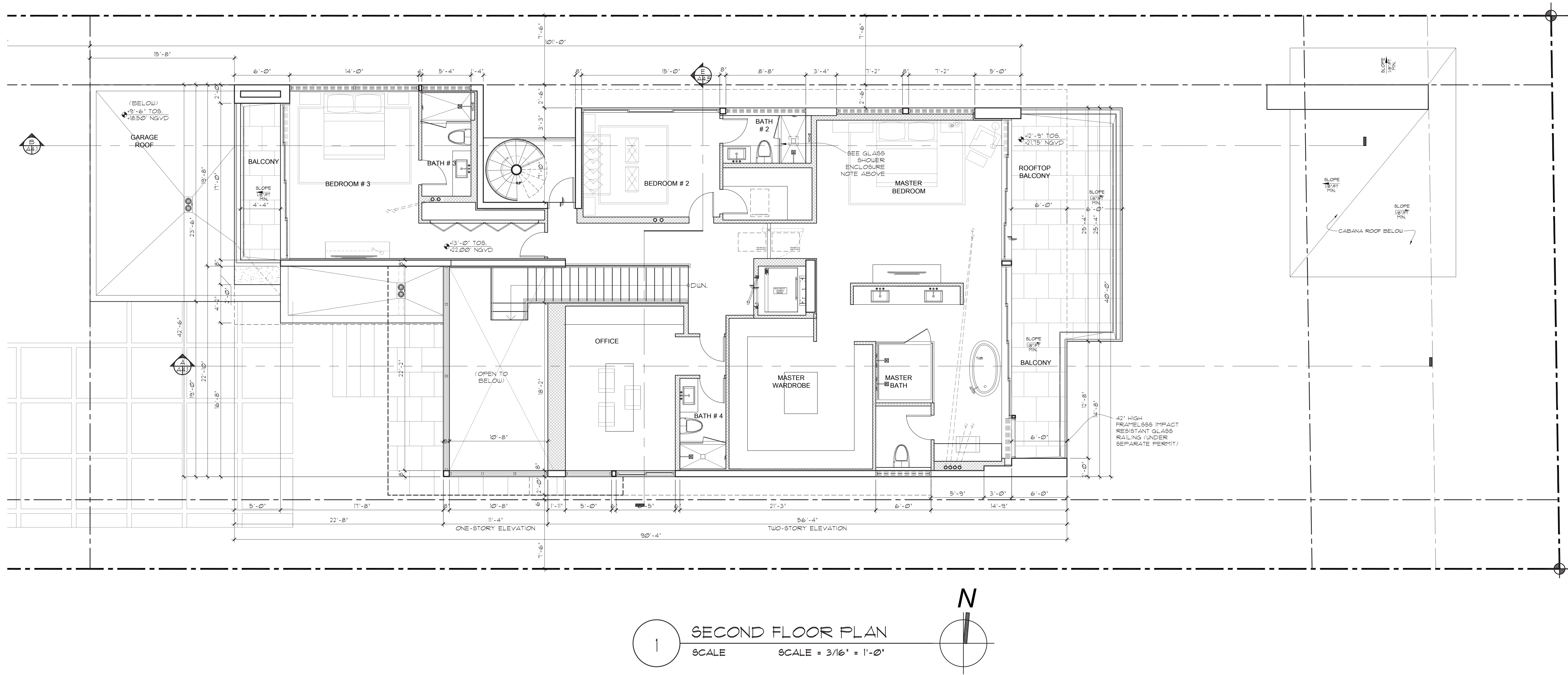
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MIAMI BEACH RESIDENCE
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MIAMI BEACH, FL 33139

seal

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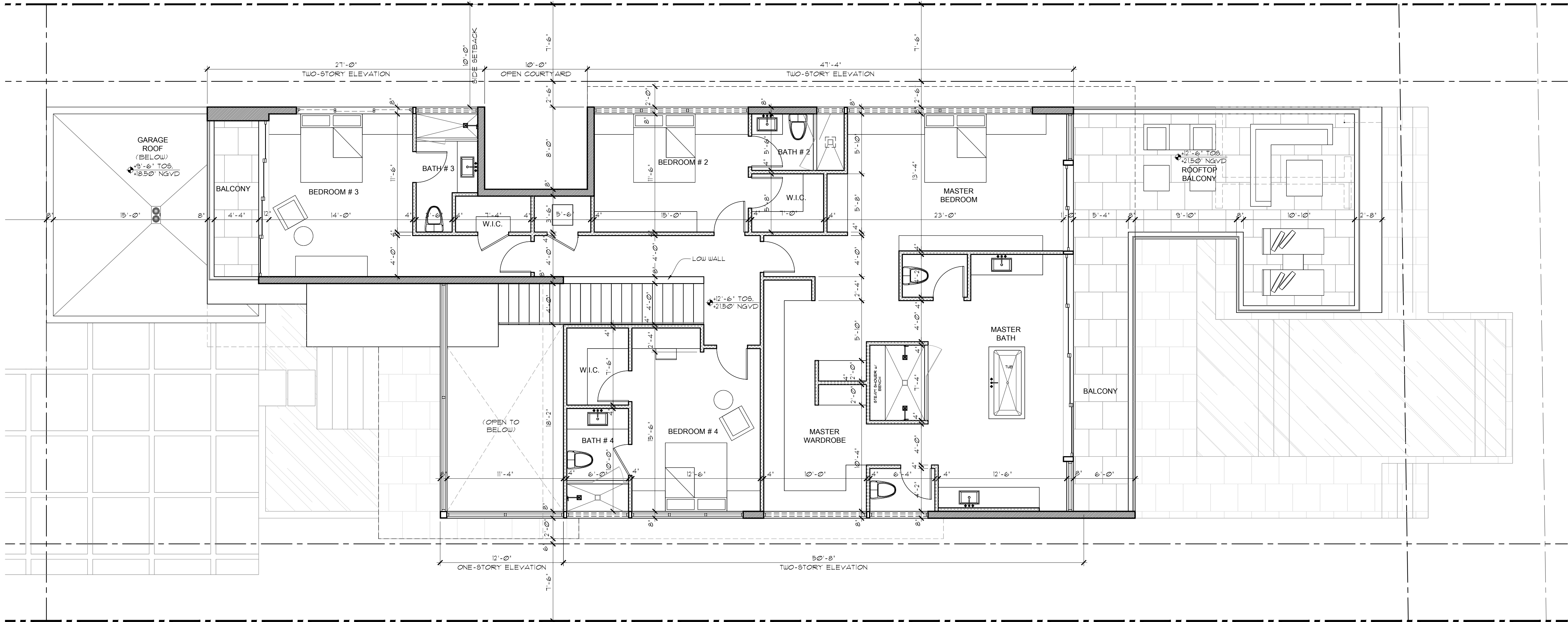
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11/13/2015

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SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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MIAMI BEACH, FL 33139

seal

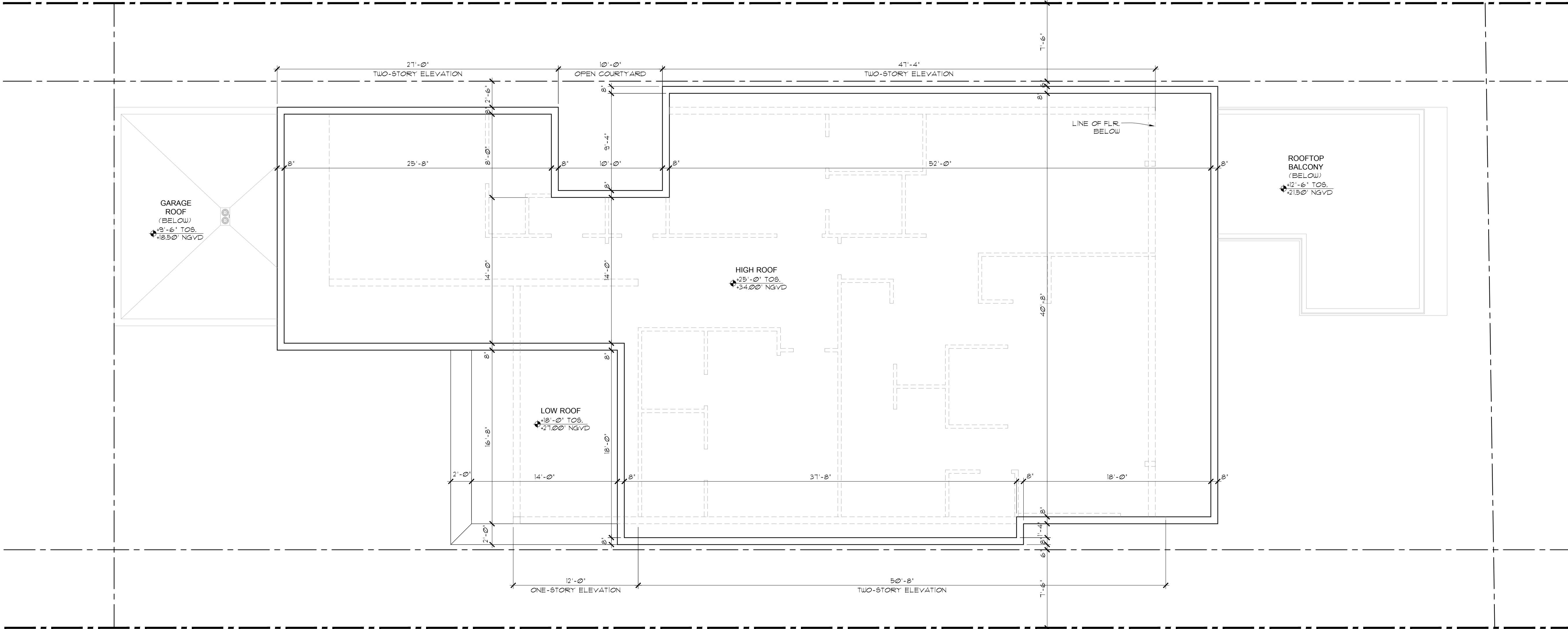
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registered architect
AR0009679

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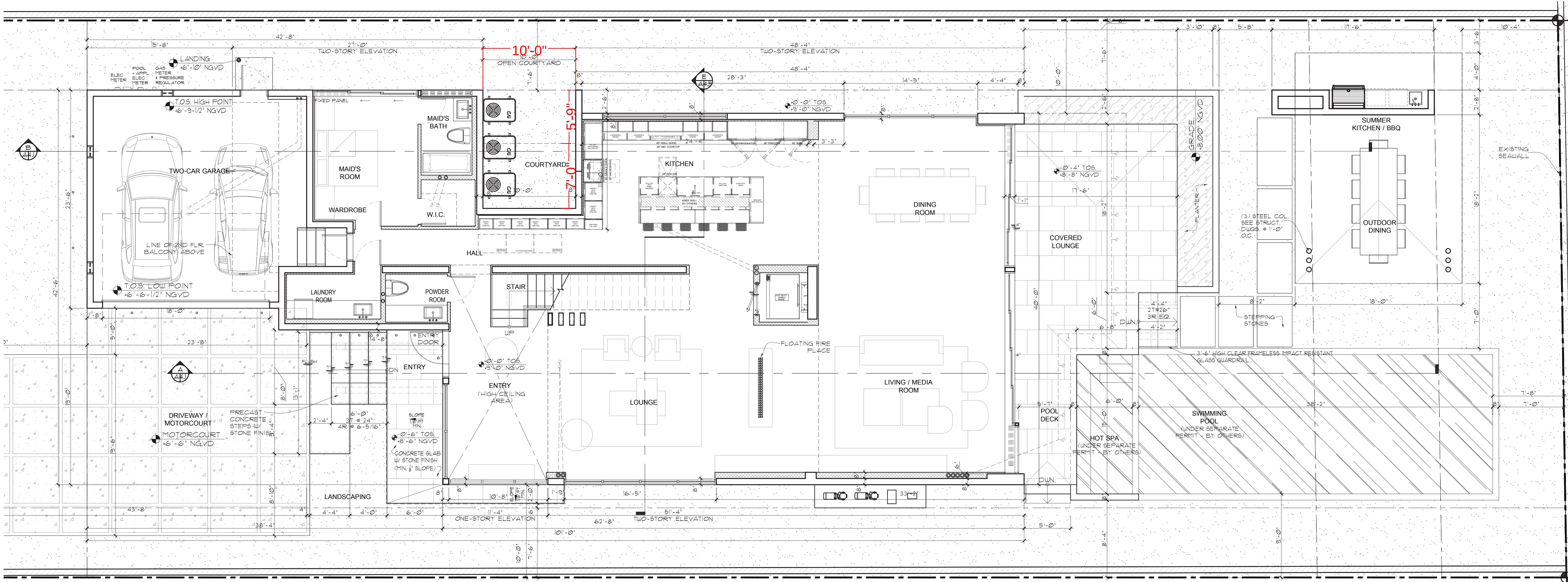
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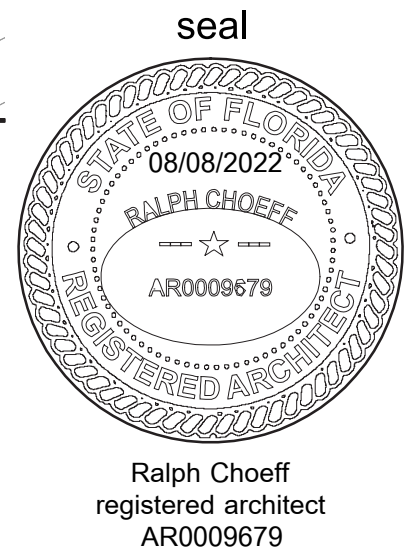
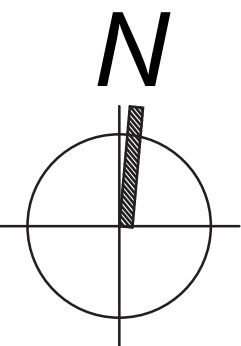
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ROOF PLAN
SCALE: 3/16" = 1'-0"



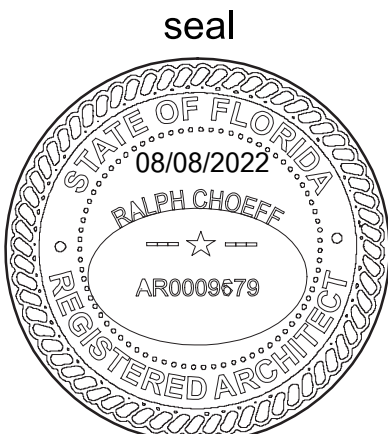
1 FIRST FLOOR PLAN
SCALE SCALE = 3/16" = 1'-0"



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date:
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revised:

NORTH COURTYARD WAIVER
DIAGRAM

sheet no.
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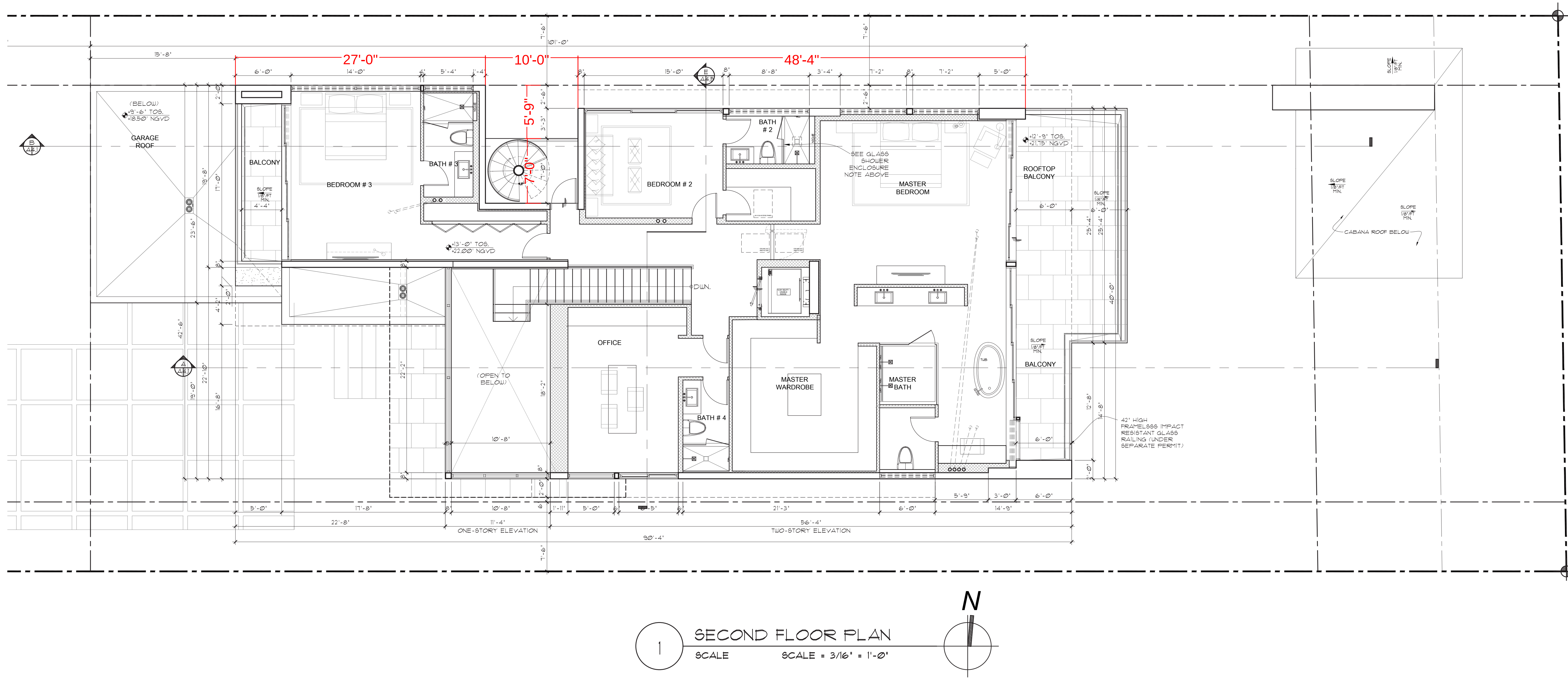
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NORTH COURTYARD WAIVER
DIAGRAM