

# NEW RESIDENCE - REQUEST FOR PLANING BOARD APPROVAL

LOT SPLIT - LOT 14/15

320 W DILIDO DR - MIAMI BEACH

MIAMI BEACH, FL 33140

CLIENT

320 AQUA LLC  
1680 MICHIGAN AVE STE 913  
MIAMI BEACH FL 33139

ARCHITECT OF RECORD

DOMO ARCHITECTURE + DESIGN  
420 LINCOLN RD, #506  
MIAMI BEACH, FL  
O:305-674-8031  
  
WWW.DOMODESIGNSTUDIO.COM

LANDSCAPING

TABORA + TABORA LANDSCAPE  
6200 SW 80TH ST,  
MIAMI BEACH, FL 33143  
O: 305.528.4001  
  
WWW.TABORALANDSCAPE.COM

SCOPE OF WORK

REQUEST FOR THE PLANNING BOARD APPROVAL TO SPLIT THE LOT AT 320 W DILIDO DR, ALONG THE OLD PLAT LINE

THESE HOUSES WILL REQUIRE DRB APPROVAL, WHERE WE WILL BE REQUESTING APPROVALS FOR TIME FOLLOWING WAIVERS, AS WELL AS DESIGN APPROVAL FOR BOTH HOUSES

WAIVER:  
REQUESTING 2'-0" HEIGHT WAIVER TO PROVIDE USABLE SPACES AT UNDERSTORY LEVEL FOR RS-3 PROPERTY THROUGH DRB REVIEW AND APPROVAL



|        |                                           |
|--------|-------------------------------------------|
| CS-0.0 | COVER SHEET                               |
| EX-1.0 | BUILDING CARD                             |
| EX-1.1 | SURVEY - LOT 14                           |
| EX-1.2 | SURVEY - LOT 15                           |
| EX-1.3 | TREE SURVEY                               |
| EX-2.0 | LOCATION PLAN                             |
| EX-2.1 | NEIGHBORHOOD ANALYSIS - KEY PLAN          |
| EX-2.2 | NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR |
| EX-2.3 | NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR |
| EX-2.4 | NEIGHBORHOOD ANALYSIS - CONTEXT           |
| EX-3.0 | EXISTING GROUND FLOOR PLAN/               |
| EX-3.1 | EXISTING NORTH / SOUTH ELEVATION          |
| EX-3.2 | EXISTING EAST / WEST ELEVATION            |
| A-0.0  | ZONING DATA SHEET - LOT 14                |
| A-0.1  | ZONING DATA SHEET - LOT 15                |
| A-1.0  | PROPOSED BUILDING - UNDERSTORY            |
| A-1.1  | PROPOSED BUILDING - FIRST FLOOR PLAN      |
| A-1.2  | PROPOSED BUILDING - SECOND FLOOR PLAN     |
| A-1.3  | PROPOSED BUILDING - ROOF PLAN             |
| A-2.0  | ZONING DIAGRAM - LOT COVERAGE             |
| A-2.1  | ZONING DIAGRAM - UNIT SIZE UNDERSTORY     |
| A-2.2  | ZONING DIAGRAM - UNIT SIZE FIRST FLOOR    |
| A-2.3  | ZONING DIAGRAM - UNIT SIZE SECOND FLOOR   |
| A-2.4  | ZONING DIAGRAM - OPEN SPACE               |
| A-2.5  | ZONING DIAGRAM - AXONOMETRIC              |
| A-3.0  | ELEVATIONS - NORTH                        |
| A-3.1  | ELEVATIONS - SOUTH                        |
| A-3.2  | ELEVATIONS - EAST                         |
| A-3.3  | ELEVATIONS - WEST                         |
| A-4.0  | RENDERING - FRONT FACADE                  |
| A-4.1  | RENDERING - REAR FACADE                   |

DOMO

ARCHITECTURE + DESIGN

CONSULTANTS:

PROJECT:

320 W DILIDO DR,  
MIAMI BEACH, FL 33140

FOLIO:

02-3232-011-0230

DATE:

9/26/22

PROJECT NO

REVISION

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

DATE:

DRAFTED BY:

SCALE:

COVER SHEET

CS-0.0

DRAWN BY:

F.S

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

| ITEM # | Project Information                                                                                                               |                          |                                   |                  |              |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|------------------|--------------|
| 1      | Address:                                                                                                                          | 320 W DILIDO DR - LOT 14 |                                   |                  |              |
| 2      | Folio number(s):                                                                                                                  | 02-3232-011-0230         |                                   |                  |              |
| 3      | Board and file number(s) :                                                                                                        | PB22-0504                |                                   |                  |              |
| 4      | Year built: 1959                                                                                                                  | Zoning District:         | RS-3                              |                  |              |
| 5      | Located within a Local Historic District (Yes or No):                                                                             |                          |                                   |                  |              |
| 6      | Individual Historic Single Family Residence Site (Yes or No):                                                                     |                          |                                   |                  |              |
| 7      | Home determined Architecturally Significant by CMB (Yes or No):                                                                   |                          |                                   |                  |              |
| 8      | Base Flood Elevation:                                                                                                             | 9.00' NGVD               | Grade value in NGVD:              | 3.85' NGVD       |              |
| 9      | Adjusted grade (Flood+Grade/2):                                                                                                   | 6.50' NGVD               | Free board:                       | +5               |              |
| 10     | 30" above grade:                                                                                                                  |                          | Lot Area:                         | 10,980sf         |              |
| 11     | Lot width:                                                                                                                        | 60'-0"                   | Lot Depth:                        | 183'-0"          |              |
| 12     | Max Lot Coverage SF and %:                                                                                                        | 3,294sf (30%)            | Proposed Lot Coverage SF and %:   | 3,239sf (29.99%) |              |
| 13     | Existing Lot Coverage SF and %:                                                                                                   | TBD                      | Net Lot coverage (garage-storage) | N/A              |              |
| 14     | Front Yard Open Space SF and %:                                                                                                   | 1,200sf (70%)            | Rear Yard Open Space SF and %:    | 1,233sf (75.20%) |              |
| 15     | Max Unit Size SF and %:                                                                                                           | 5,490sf (50%)            | Proposed Unit Size SF and %:      | 5,489sf (49.99%) |              |
| 16     | Existing First Floor Unit Size:                                                                                                   | TBD                      | Proposed First Floor Unit Size:   | 2,920sf          |              |
| 17     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                             | N/A                      |                                   |                  |              |
| 18     | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).                           |                          | Yes or No:                        |                  |              |
|        | ZONING INFORMATION / CALCULATION                                                                                                  | Required                 | Existing                          | Proposed         | Deficiencies |
| 19     | Height measured from B.F.E. plus freeboard                                                                                        | 24'-0"                   | N/A                               | 26'-0"           | 2'-0"        |
| 20     | Front Setbacks:                                                                                                                   |                          | N/A                               |                  | N/A          |
|        | Front First level:                                                                                                                | 20'-0"                   | N/A                               | 20'-10"          | N/A          |
|        | Front second level:                                                                                                               | 30'-0"                   | N/A                               | 63'-7"           | N/A          |
| 21     | Front second level if lot coverage is 25% or greater:                                                                             |                          | N/A                               |                  | N/A          |
|        | a) At least 35% of the front façade shall be setback 5' from the minimum required setback.                                        |                          | N/A                               |                  | N/A          |
|        | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback. |                          | N/A                               |                  | N/A          |
| 22     | Sum of side yard :                                                                                                                | 15'-0"                   | N/A                               | 15'-0"           | N/A          |
| 23     | Side 1:                                                                                                                           | 7'-6"                    | N/A                               | 7'-6"            | N/A          |
| 24     | Side 2 or (facing street):                                                                                                        | 7'-6"                    | N/A                               | 7'-6"            | N/A          |
| 25     | Rear:                                                                                                                             | 27'-4"                   | N/A                               | 40'-9"           | N/A          |
| 26     | Accessory Structure Side 1:                                                                                                       | N/A                      | N/A                               | N/A              | N/A          |
| 27     | Accessory Structure Side 2 or (facing street) :                                                                                   | N/A                      | N/A                               | N/A              | N/A          |
| 28     | Accessory Structure Rear:                                                                                                         | N/A                      | N/A                               | N/A              | N/A          |
| 30     | Additional data or information that may be applicable to the project shall be provided in the following fields.                   |                          |                                   |                  |              |

Notes: Indicate N/A if not applicable.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

| ITEM # | Project Information                                                                                                               |                          |                                   |                  |              |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|------------------|--------------|
| 1      | Address:                                                                                                                          | 320 W DILIDO DR - LOT 15 |                                   |                  |              |
| 2      | Folio number(s):                                                                                                                  | 02-3232-011-0230         |                                   |                  |              |
| 3      | Board and file number(s) :                                                                                                        | PB22-0504                |                                   |                  |              |
| 4      | Year built: 1959                                                                                                                  | Zoning District:         | RS-3                              |                  |              |
| 5      | Located within a Local Historic District (Yes or No):                                                                             |                          |                                   |                  |              |
| 6      | Individual Historic Single Family Residence Site (Yes or No):                                                                     |                          |                                   |                  |              |
| 7      | Home determined Architecturally Significant by CMB (Yes or No):                                                                   |                          |                                   |                  |              |
| 8      | Base Flood Elevation:                                                                                                             | 9.00' NGVD               | Grade value in NGVD:              | 3.85' NGVD       |              |
| 9      | Adjusted grade (Flood+Grade/2):                                                                                                   | 6.50' NGVD               | Free board:                       | +5               |              |
| 10     | 30" above grade:                                                                                                                  |                          | Lot Area:                         | 10,980sf         |              |
| 11     | Lot width:                                                                                                                        | 60'-0"                   | Lot Depth:                        | 183'-0"          |              |
| 12     | Max Lot Coverage SF and %:                                                                                                        | 3,294sf (30%)            | Proposed Lot Coverage SF and %:   | 3,293sf (29.99%) |              |
| 13     | Existing Lot Coverage SF and %:                                                                                                   | TBD                      | Net Lot coverage (garage-storage) | N/A              |              |
| 14     | Front Yard Open Space SF and %:                                                                                                   | 1,200sf (70%)            | Rear Yard Open Space SF and %:    | 1,192sf (72.69%) |              |
| 15     | Max Unit Size SF and %:                                                                                                           | 5,490sf (50%)            | Proposed Unit Size SF and %:      | 5,489sf (49.99%) |              |
| 16     | Existing First Floor Unit Size:                                                                                                   | TBD                      | Proposed First Floor Unit Size:   | 2,866sf          |              |
| 17     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                             | N/A                      |                                   |                  |              |
| 18     | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).                           |                          | Yes or No:                        |                  |              |
|        | ZONING INFORMATION / CALCULATION                                                                                                  | Required                 | Existing                          | Proposed         | Deficiencies |
| 19     | Height measured from B.F.E. plus freeboard                                                                                        | 24'-0"                   | N/A                               | 26'-0"           | 2'-0"        |
|        | Front Setbacks:                                                                                                                   |                          | N/A                               |                  | N/A          |
| 20     | Front First level:                                                                                                                | 20'-0"                   | N/A                               | 20'-1"           | N/A          |
|        | Front second level:                                                                                                               | 30'-0"                   | N/A                               | 58'-11"          | N/A          |
|        | Front second level if lot coverage is 25% or greater:                                                                             |                          | N/A                               |                  | N/A          |
| 21     | a) At least 35% of the front façade shall be setback 5' from the minimum required setback.                                        |                          | N/A                               |                  | N/A          |
|        | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback. |                          | N/A                               |                  | N/A          |
| 22     | Sum of side yard :                                                                                                                | 15'-0"                   | N/A                               | 15'-0"           | N/A          |
| 23     | Side 1:                                                                                                                           | 7'-6"                    | N/A                               | 7'-6"            | N/A          |
| 24     | Side 2 or (facing street):                                                                                                        | 7'-6"                    | N/A                               | 7'-6"            | N/A          |
| 25     | Rear:                                                                                                                             | 27'-4"                   | N/A                               | 46'-3"           | N/A          |
| 26     | Accessory Structure Side 1:                                                                                                       | N/A                      | N/A                               | N/A              | N/A          |
| 27     | Accessory Structure Side 2 or (facing street) :                                                                                   | N/A                      | N/A                               | N/A              | N/A          |
| 28     | Accessory Structure Rear:                                                                                                         | N/A                      | N/A                               | N/A              | N/A          |
| 30     | Additional data or information that may be applicable to the project shall be provided in the following fields.                   |                          |                                   |                  |              |

Notes: Indicate N/A if not applicable.

DOMO  
ARCHITECTURE + DESIGN

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140  
  
FOLIO:  
02-3232-011-0230  
  
DATE: 9/26/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

ZONING DATA SHEET -  
LOT 15

A-0.1

DRAWN BY: F.S

Spot Survey - TIF

Owner Irving Cypen

Lot 14,15 Block 2

General Contractor King Kossoff Construction Corp.

Architect R. J. Schneider

Zoning Regulations: Use RS

Building Size: Front 95 Depth 101

Certificate of Occupancy No. #3723 March 2, 1960

Type of Construction CBS III

PLUMBING Contractor City Plumbing Co. # 41176

Water Closets 7

Lavatories 7

Bath Tubs 4

Showers 1

Urinals

Sinks 1

Dish Washing Machine 1

Laundry Trays 1

Laundry Washing Machines

Drinking Fountainswater service 1

Floor Drains

Grease Traps

Safe Wastes

AIR CONDITIONING Contractor #50423 Airko Air Cond: 2-5 HP pkg air conditioners- \$3000 - 2/9/59 OK 8/1/60 Flaag

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor Burns & Jaeger #53016

OUTLETS

HEATERS

FIXTURES

Permit No. 53026

Address 320 W. Dillido Drive

Bond No. 6564

Engineer 3232-11-0230

Lot Size 120 x 180

Height 12

Stories 1

Use RESIDENCE: 4 Brms, 4 Baths, Maids Room & Bath, Den and Powder Room (Total of 6 Brms, 4 Baths)

Date Dec. 3, 1958

Sewer Connection 2

Temporary Water Closet 1

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK 2/26/59 Rothman

FINAL APPROVAL OK 4/30/59 Rothman

GAS Contractor

Gas Ranges

Gas Water Heaters 2

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

Date 2/20/59 (Burns & Jaeger Inc. 12/10/58)

Temporary Service #53093 (1) O.J. Fidler 12/12/58

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions

Service 1

Violations

By Newbold

Date 5-20-59

5/21/59 JMC

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

#58069 Vic Polk Pools Inc. : 20' x 40' concrete pool.....\$4,200...December 10, 1958

Building Permits: #76190 Dick Turpin Refr.: Replace 2 - 5 ton a.c. units - \$3,000 - 4/26/66 OK Flaag 5/5/66

#02609-Owner-Repairs-\$1000-2-27-73

#23039 11/10/82 Capital Roof - reroof 90 sqs \$17,000.

#23555 3/11/83 Sal. Gonzalez - interior and exterior painting \$1,900.

#91508 5/2/85 D.E. Harrell Const - room addition to house, spa & sauna 300 gal \$15,500.

#26951 5/30/85 Capital Roofing - reroof 6 sqs use driveway only \$1,000.

#M07371 6/12/85 InterCool Inc - central heating, 11 ton air cond central

#M07646 9/27/85 J & T Air Cond - 1-2 hp air cond wind

Plumbing Permits:

Electrical Permits:

#3509 Dixie Elec: 1 switch outlet, 1 light outlet, 1 fixture, 1 motor (1HP)- April 10, 1959

#63662 Dick Williams Electric Serv: 3 motors, 0-1 hp; 2 motors, 2-5 hp - 7/13/66

#69139 Manuel de J Perea - 15 switch outlets - 12 light outlets - 52 receptacles - 1 range outlets

1 refrigerator outlets 10/4/71

#80262 6/3/85 Allied Elect - 4 switch, 6 light outlets, 2 recept, 1 motor 0-1 hp, 2 motor 1-3 hp, 1-8 kw strip heater

6 fixtures, above is hot tub & sauna

CONSULTANTS:

PROJECT:  
320 W DILLIDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE:  
PROJECT NO 9/26/22

REVISION

DATE:  
DRAFTED BY:  
SCALE:

BUILDING CARD



Robert M Moehring  
2022.09.26 09:52:32  
-04'00'

EX-1.0

DRAWN BY:

F.S

SKETCH OF SURVEY

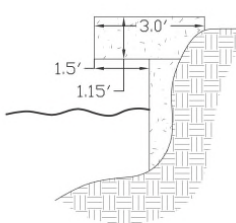


LEGEND:

- CENTER LINE
- WATER METER
- WOOD POWER POLE
- FIRE HYDRANT
- MAN HOLE
- LAMP
- AIR CONDITIONER
- POOL PUMP
- SPOT ELEVATION

0.0(29)  
0.0(88)

SEAWALL DETAIL  
NOT TO SCALE



GUNTER GROUP, INC.  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

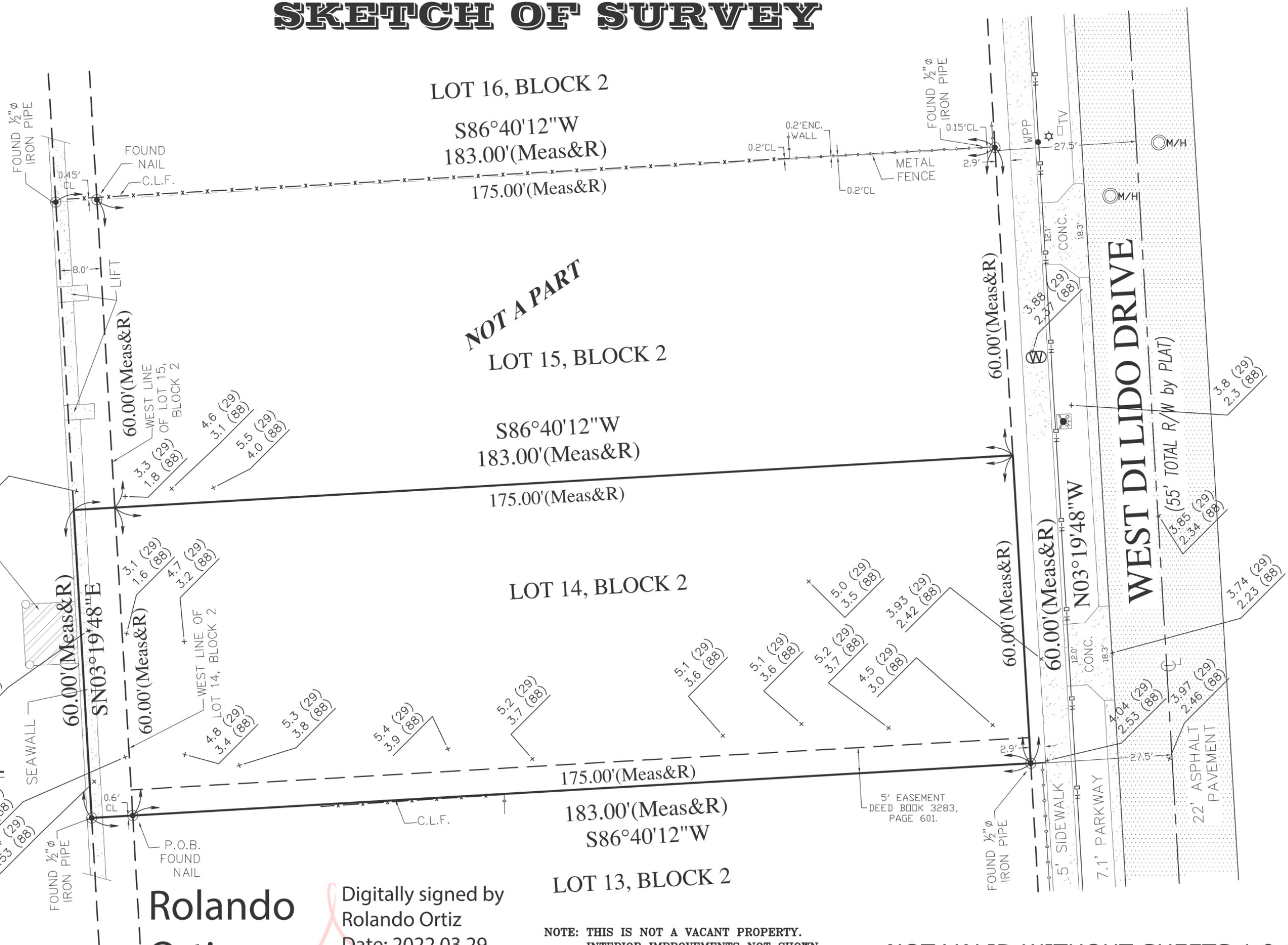
Rolando Ortiz  
Digitally signed by Rolando Ortiz  
Date: 2022.03.29 17:52:20 -04'00'

NOTE: THIS IS NOT A VACANT PROPERTY.  
INTERIOR IMPROVEMENTS NOT SHOWN.  
NOTE: TOTAL NET AREA 10,980 SQUARE FEET.

NOT VALID WITHOUT SHEETS 1 & 3 OF 3  
(SHEET 1 OF 3 CONTAINS LOCATION MAP AND SURVEY NOTES)

320 West Dilido Drive,  
Miami Beach, Florida 33139.

|                     |                        |                        |                                   |                  |                  |
|---------------------|------------------------|------------------------|-----------------------------------|------------------|------------------|
| DATE:<br>01-11-2021 | JOB No.:<br>21-32264-A | SKETCH No.:<br>29822-A | REVISIONS:<br>UP-DATE: 03-18-2022 | SCALE:<br>1"=20' | SHEET:<br>2 OF 3 |
|---------------------|------------------------|------------------------|-----------------------------------|------------------|------------------|



|                                                       |
|-------------------------------------------------------|
| CONSULTANTS:                                          |
| PROJECT:<br>320 W DILIDO DR,<br>MIAMI BEACH, FL 33140 |
| FOLIO:<br>02-3232-011-0230                            |
| DATE:<br>PROJECT NO                                   |
| 9/26/22                                               |
| REVISION                                              |
| DATE:                                                 |
| DRAFTED BY:                                           |
| SCALE:                                                |

SURVEY - LOT 14

Robert M Moehring  
2022.09.26 09:52:59  
-04'00'

EX-1.1

SKETCH OF SURVEY



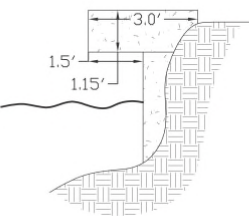
LEGEND:

- CENTER LINE
- WATER METER
- WOOD POWER POLE
- FIRE HYDRANT
- MAN HOLE
- LAMP
- AIR CONDITIONER
- POOL PUMP
- SPOT ELEVATION

0.0(29)  
0.0(88)

SEAWALL DETAIL

NOT TO SCALE



GUNTER GROUP, INC.  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

Rolando  
Ortiz

Digitally signed by  
Rolando Ortiz  
Date: 2022.03.29  
22:53:09 -04'00'

NOTE: THIS IS NOT A VACANT PROPERTY.  
INTERIOR IMPROVEMENTS NOT SHOWN.  
NOTE: TOTAL NET AREA 10,980 SQUARE FEET.

NOT VALID WITHOUT SHEETS 1 & 3 OF 3  
(SHEET 1 OF 3 CONTAINS LOCATION MAP AND SURVEY NOTES)

320 West Dilido Drive,  
Miami Beach, Florida 33139.

DATE:  
01-11-2021

JOB No.:  
21-32264-B

SKETCH No.:  
29822-B

REVISIONS:  
UP-DATE: 03-18-2022

SCALE:  
1"=20'

SHEET:  
2 OF 3

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE:  
PROJECT NO 9/21/22

REVISION

DATE:  
DRAFTED BY:  
SCALE:

SURVEY - LOT 15



Robert M Moehring  
2022.09.26 09:54:58  
-04'00'

EX-1.2

DRAWN BY:

F.S

[illegible]

**GUNTER GROUP, INC.**  
**LAND SURVEYING - LAND PLANNING**  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
 9350 S.W. 22nd TERRACE  
 MIAMI, FLORIDA 33165  
 (305) 220-0073

SHEET:  
2 OF 3

PROJECT:  
20 W DILIDO DR,  
MIAMI BEACH, FL 33140

OLIO:  
2-3232-011-0230

|            |         |
|------------|---------|
| DATE:      | 9/26/22 |
| PROJECT NO |         |

REVISION

DATE: \_\_\_\_\_  
DRAFTED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

## TREE SURVEY



Robert M Moehring  
2022.09.26 09:55:33  
04'00'

## EX-1.3

DRAWN BY: F.S



320 W. DILIDO DR.  
MIAMI BEACH, FL 33139



 **Location Map**  
Scale: NTS

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140  
DATE: 9/21/22  
PROJECT NO

| REVISION |  |
|----------|--|
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |

DATE:  
DRAFTED BY:  
SCALE:

LOCATION PLAN

  
Robert M Moehring  
2022.09.26 09:56:00  
-04'00'

**EX-2.0**  
DRAWN BY: F.S



CONSULTANTS:

PROJECT:  
320 W OILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE: 9/26/22  
PROJECT NO

REVISION

DATE:

DRAFTED BY:

SCALE:

NEIGHBORHOOD ANALYSIS -  
EXTERIOR



Robert M Moehring  
2022.09.26 09:56:27  
-04'00'

EX-2.1

DRAWN BY:

F.S



CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE: 9/26/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

NEIGHBORHOOD ANALYSIS -  
INTERIOR



Robert M Moehring  
2022.09.26 09:57:00  
-04'00'

EX-2.2

DRAWN BY:

F.S



SITE



RESIDENCE 2



RESIDENCE 4



RESIDENCE 6



RESIDENCE 1



RESIDENCE 3



RESIDENCE 5



RESIDENCE 7

CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO:

REVISION

DATE:

DRAFTED BY:

SCALE:

NEIGHBORHOOD ANALYSIS -  
CONTEXT

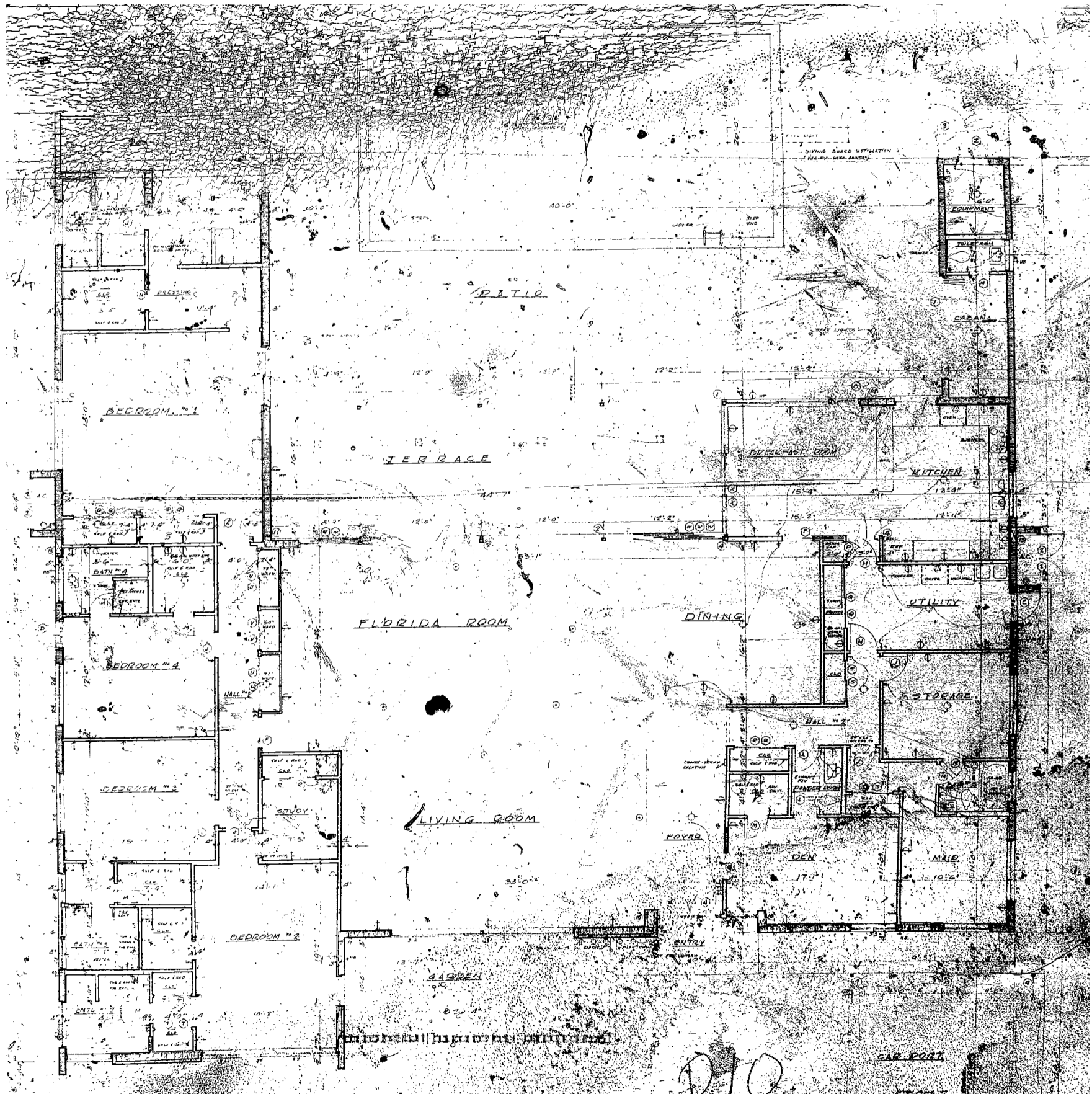


Robert M Moehring  
2022.09.26 09:57:24  
-04'00'

EX-2.3

DRAWN BY:

F.S



EXISTING GROUND FLOOR PLAN

CONSULTANTS:

PROJECT:  
320 W OILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE: 9/26/22  
PROJECT NO

| REVISION |  |
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DATE:

DRAFTED BY:

SCALE:

EXISTING GROUND FLOOR  
PLAN

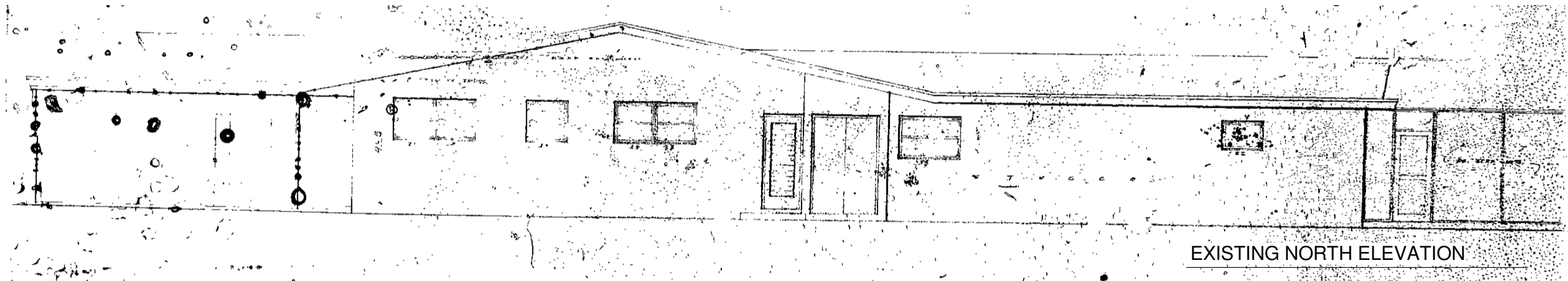


Robert M Moehring  
2022.09.26 09:57:54  
-04'00'

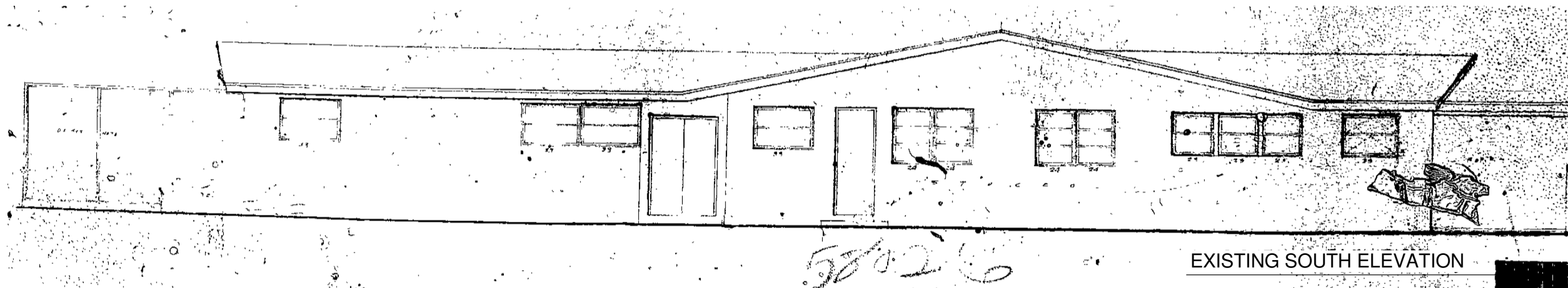
EX-3.0

DRAWN BY:

F.S



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE:  
PROJECT NO

9/26/22

REVISION

DATE:  
DRAFTED BY:  
SCALE:

EXISTING NORTH/ SOUTH  
ELEVATION

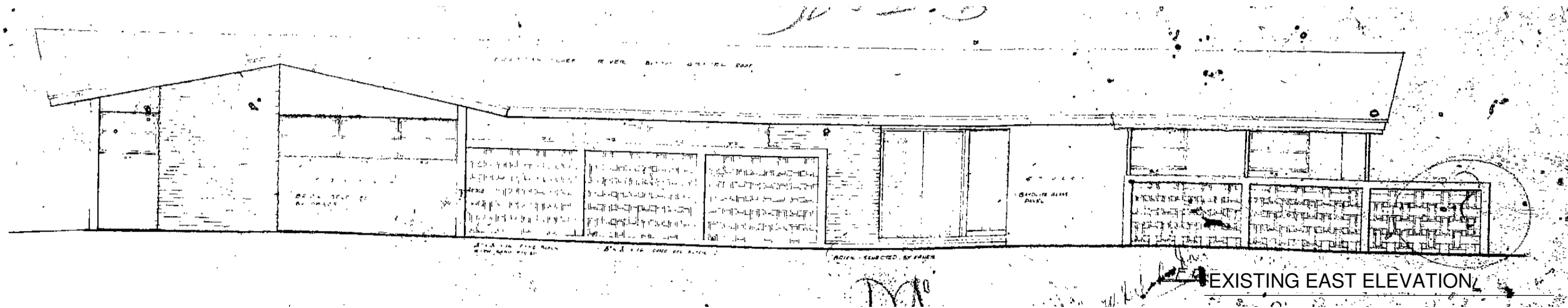


Robert M Moehring  
2022.09.26  
09:58:19 -04'00'

EX-3.1

DRAWN BY:

F.S



CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE:  
PROJECT NO

| REVISION |  |
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DATE:  
DRAFTED BY:  
SCALE:

EXISTING EAST/ WEST  
ELEVATION



Robert M Moehring  
2022.09.26  
09:58:46 -04'00'

EX-3.2

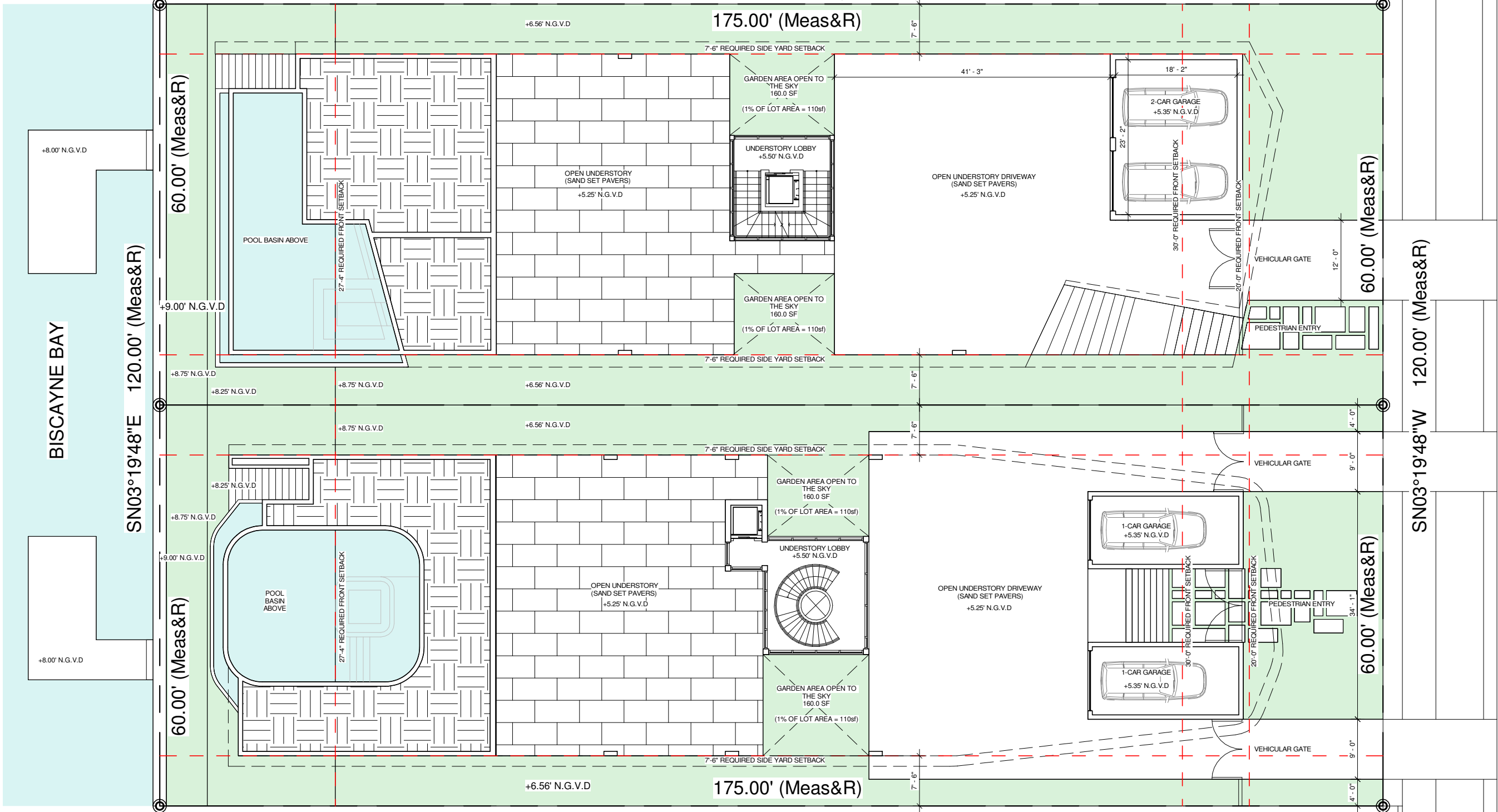
DRAWN BY: F.S

LOT 16, BLOCK 2  
S86°40'12"W 183.00' (Meas&R)

175.00' (Meas&R)

S86°40'12"W 183.00' (Meas&R)  
LOT 13, BLOCK 2

175.00' (Meas&R)



BISCAYNE BAY

WEST DILIDO DR

① UNDERSTORY  
1/16" = 1'-0"

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

PROPOSED UNDERSTORY

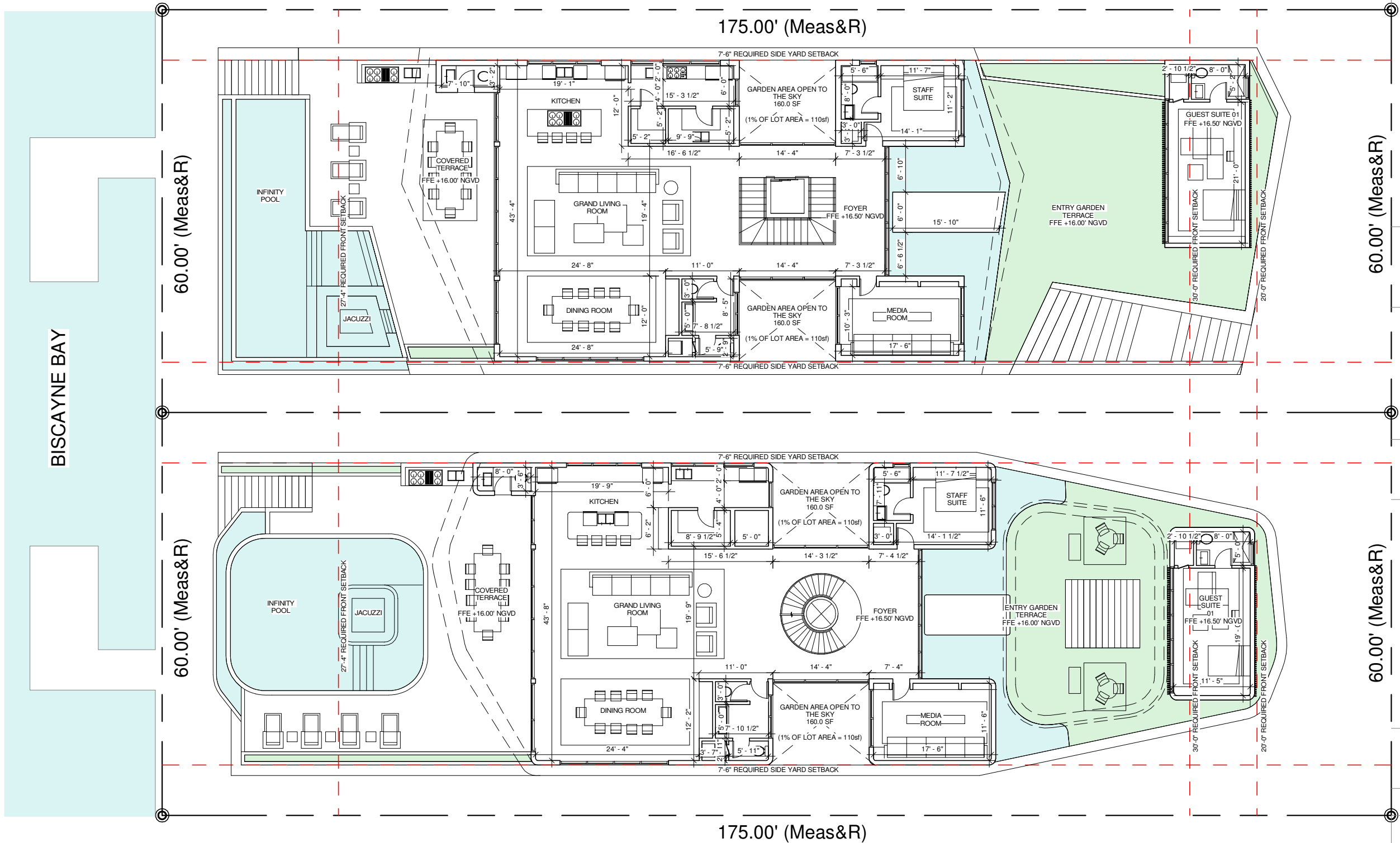


Robert M Moehring  
2022.09.26 10:00:49  
-04'00'

A-1.0

DRAWN BY:

F.S



1 TOP OF FIRST FLOOR  
1/16" = 1'-0"

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

PROPOSED FIRST FLOOR



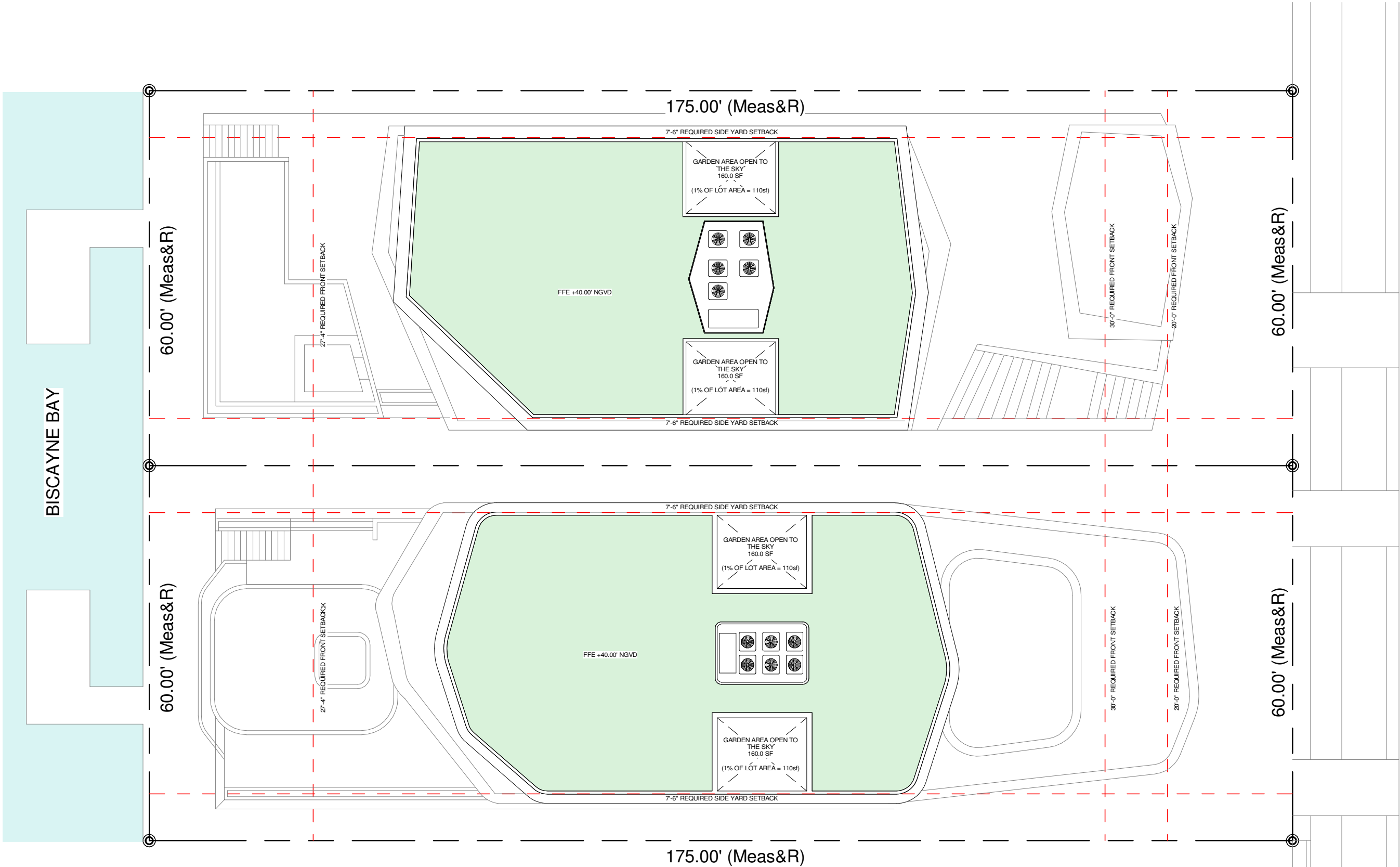
Robert M Moehring  
2022.09.26 10:01:29  
-04'00'

A-1.1

DRAWN BY:

F.S





1 TOP OF ROOF  
1/16" = 1'-0"

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

PROPOSED ROOF PLAN



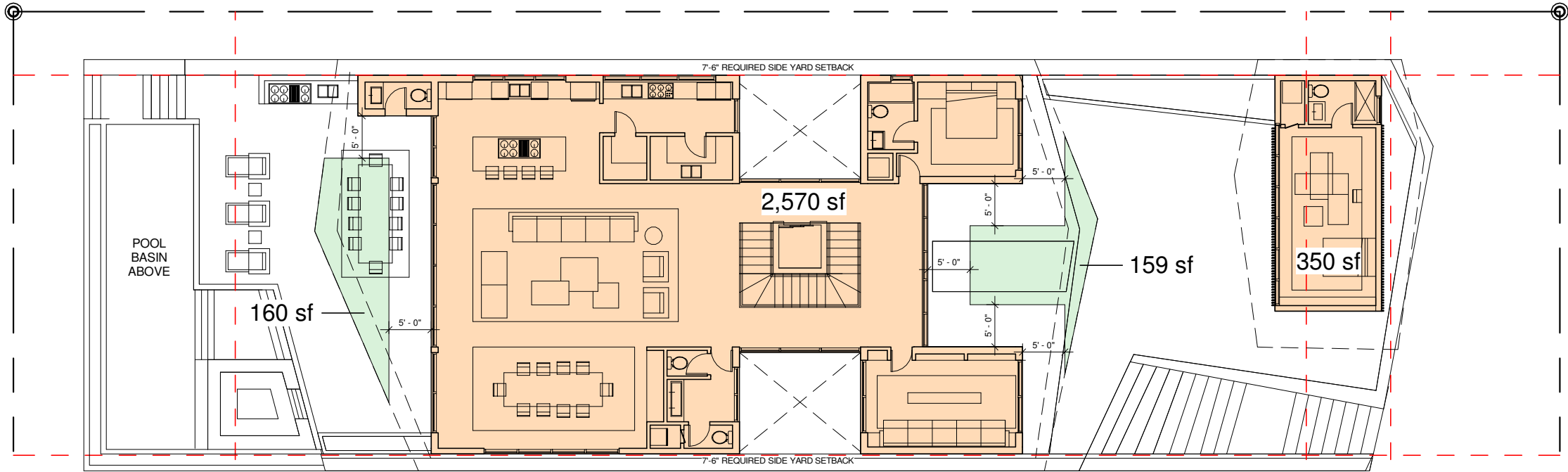
Robert M Moehring  
2022.09.26 10:02:31  
-04'00'

A-1.3

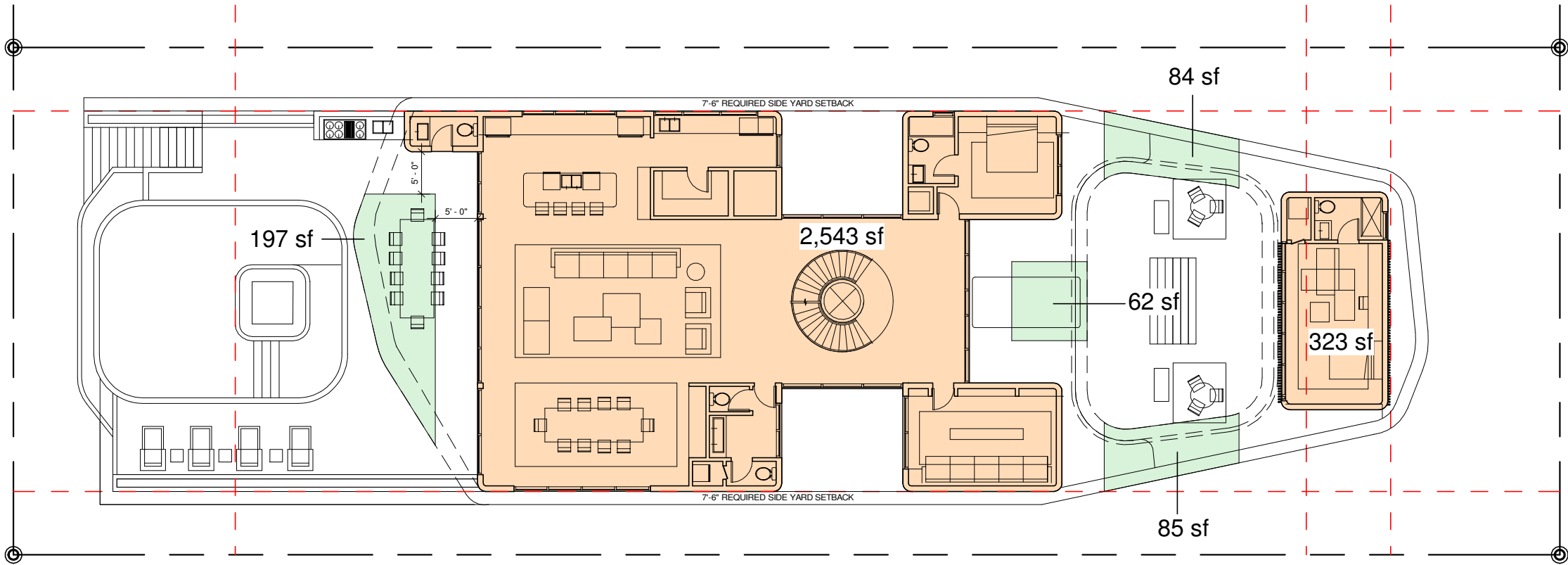
DRAWN BY:

F.S

LOT SIZE: 10,980sf  
MAXIMUM ALLOWED LOT COVERAGE: 3,294sf (30.0%)  
PROPOSED LOT COVERAGE: 2,570+350+160+159 = 3,239sf (29.49%)



LOT SIZE: 10,980sf  
MAXIMUM ALLOWED LOT COVERAGE: 3,294sf (30.0%)  
PROPOSED LOT COVERAGE: 2,543+323+197+85+84+62 = 3,293sf (29.74%)



1 LOT COVERAGE  
1/16" = 1'-0"

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

| REVISION |  |
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DATE:  
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SCALE:

PROPOSED ROOF PLAN



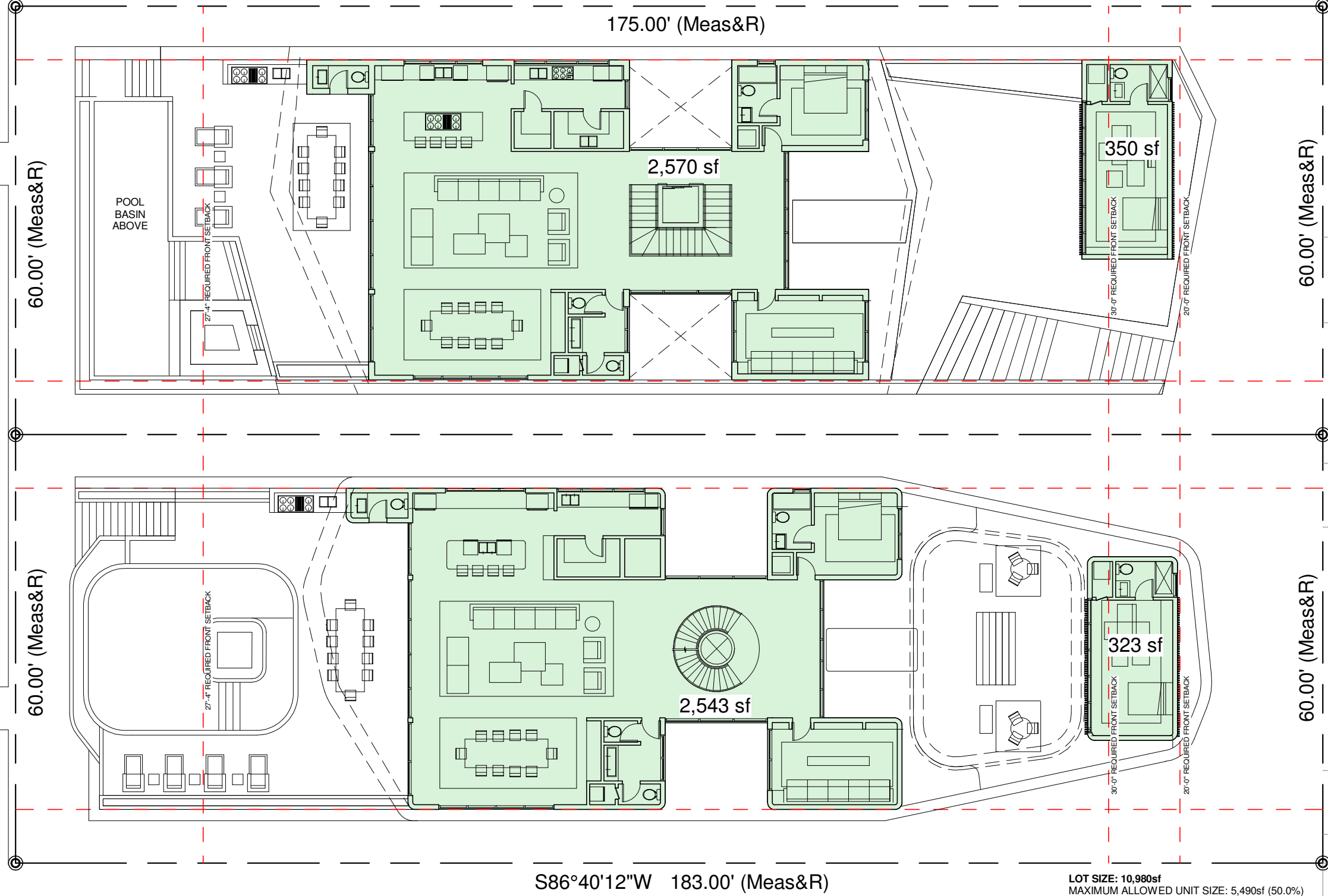
Robert M Moehring  
2022.09.26 10:03:09  
-04'00'

A-2.0

DRAWN BY: F.S



1 FIRST FLOOR - UNIT SIZE  
1/16" = 1'-0"



LOT SIZE: 10,980sf  
MAXIMUM ALLOWED UNIT SIZE: 5,490sf (50.0%)

**PROPOSED UNIT SIZE:**  
UNDERSTORY: 246sf  
FIRST FLOOR: 2,570sf+350sf  
SECOND FLOOR: 2,323sf  
TOTAL: 5,489sf (49.99%)

LOT SIZE: 10,980sf  
MAXIMUM ALLOWED UNIT SIZE: 5,490sf (50.0%)

**PROPOSED UNIT SIZE:**  
UNDERSTORY: 343sf  
FIRST FLOOR: 2,543sf+323sf  
SECOND FLOOR: 2,280sf  
TOTAL: 5,489sf (49.99%)

BISCAYNE BAY

WEST DILIDO DR

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:  
DRAFTED BY:  
SCALE:

ZONING DIAGRAM - UNIT SIZE  
FIRST FLOOR



Robert M Moehring  
2022.09.26 10:05:15  
-04'00'

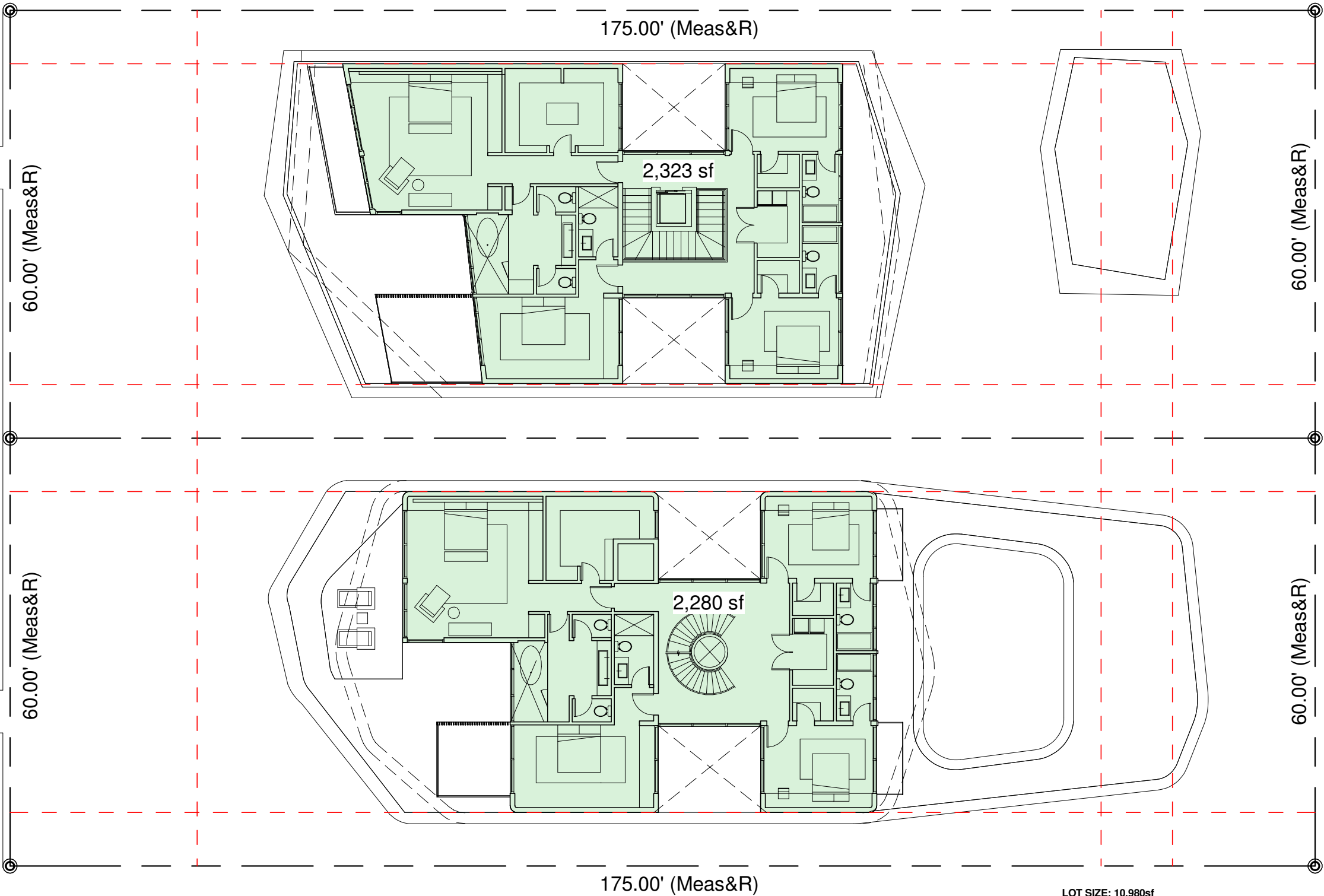
A-2.2

DRAWN BY: F.S

LOT SIZE: 10,980sf  
MAXIMUM ALLOWED UNIT SIZE: 5,490sf (50.0%)

**PROPOSED UNIT SIZE:**  
UNDERSTORY: 246sf  
FIRST FLOOR: 2,570sf+350sf  
SECOND FLOOR: 2,323sf

TOTAL: 5,489sf (49.99%)



1 SECOND FLOOR - UNIT SIZE  
1/16" = 1'-0"

LOT SIZE: 10,980sf  
MAXIMUM ALLOWED UNIT SIZE: 5,490sf (50.0%)

**PROPOSED UNIT SIZE:**  
UNDERSTORY: 343sf  
FIRST FLOOR: 2,543sf+323sf  
SECOND FLOOR: 2,280sf

TOTAL: 5,489sf (49.99%)

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

| REVISION |  |
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DATE:  
DRAFTED BY:  
SCALE:

ZONING DIAGRAM - UNIT SIZE  
SECOND FLOOR

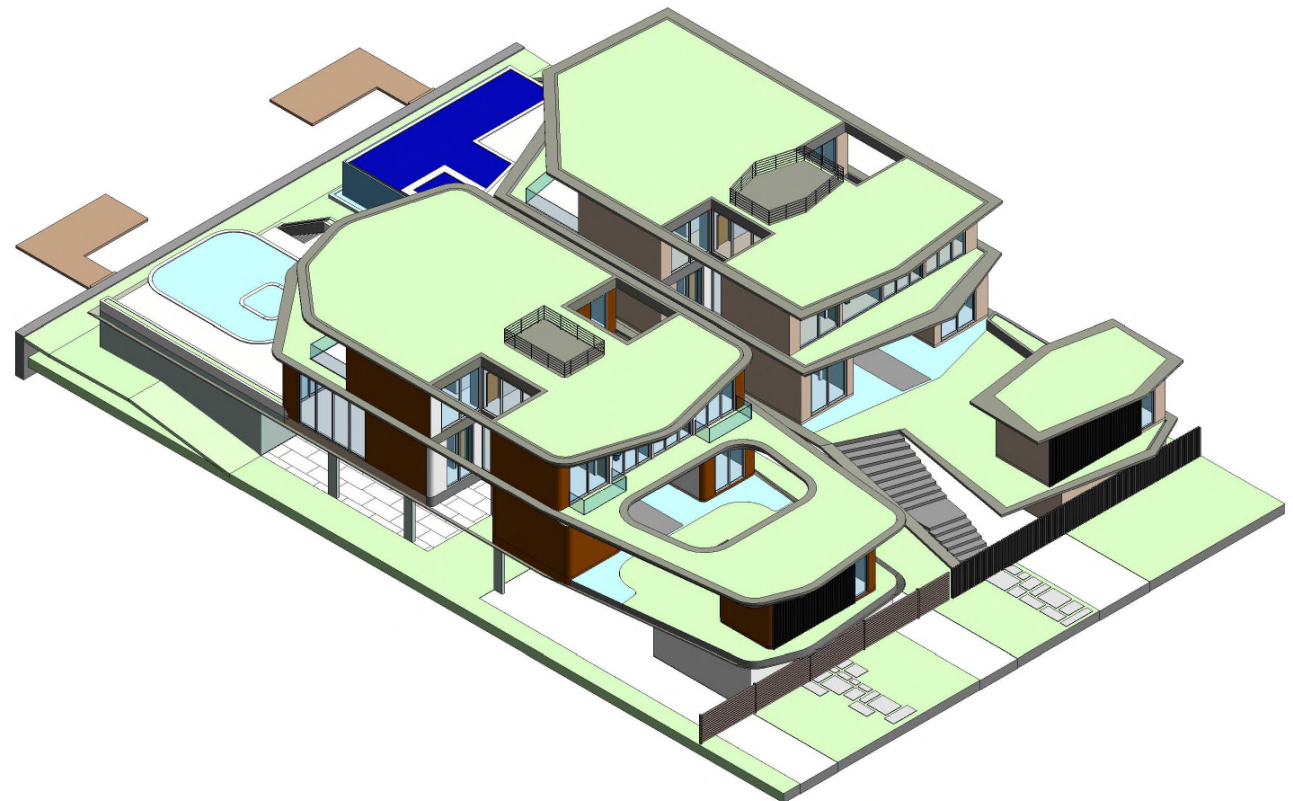
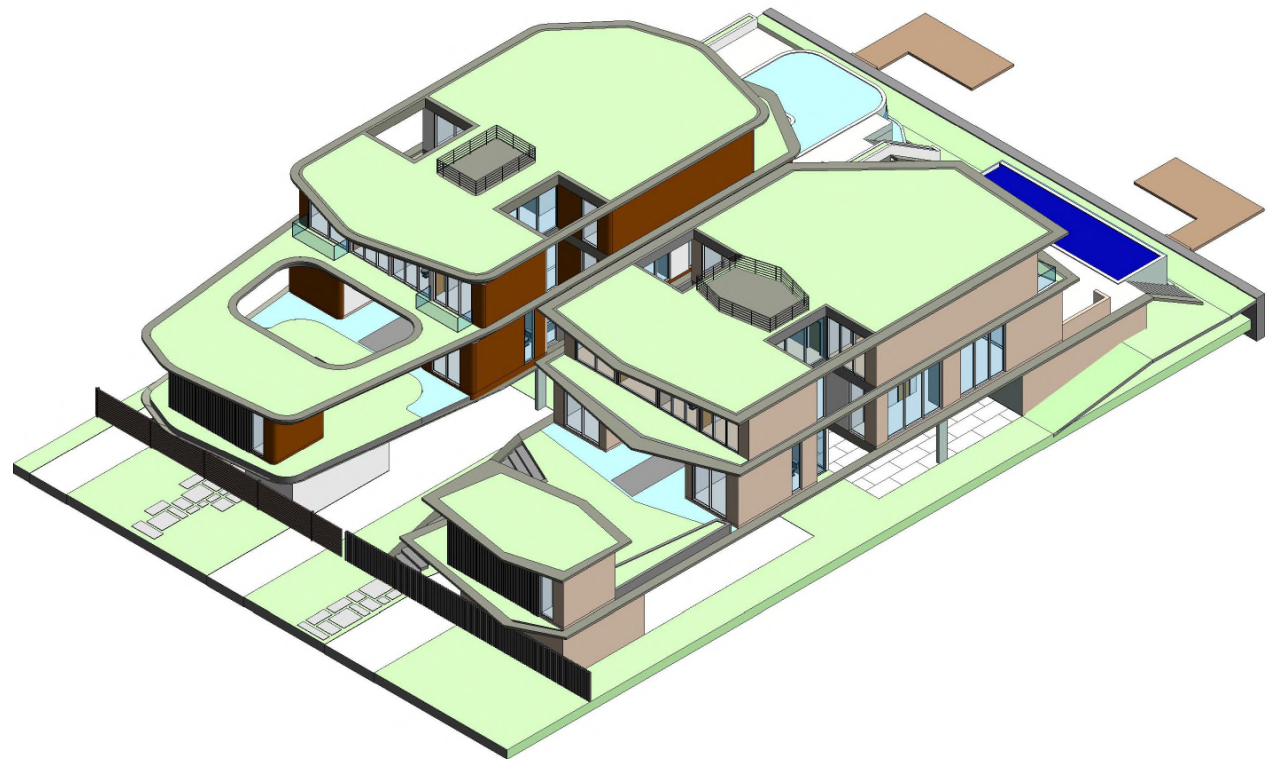
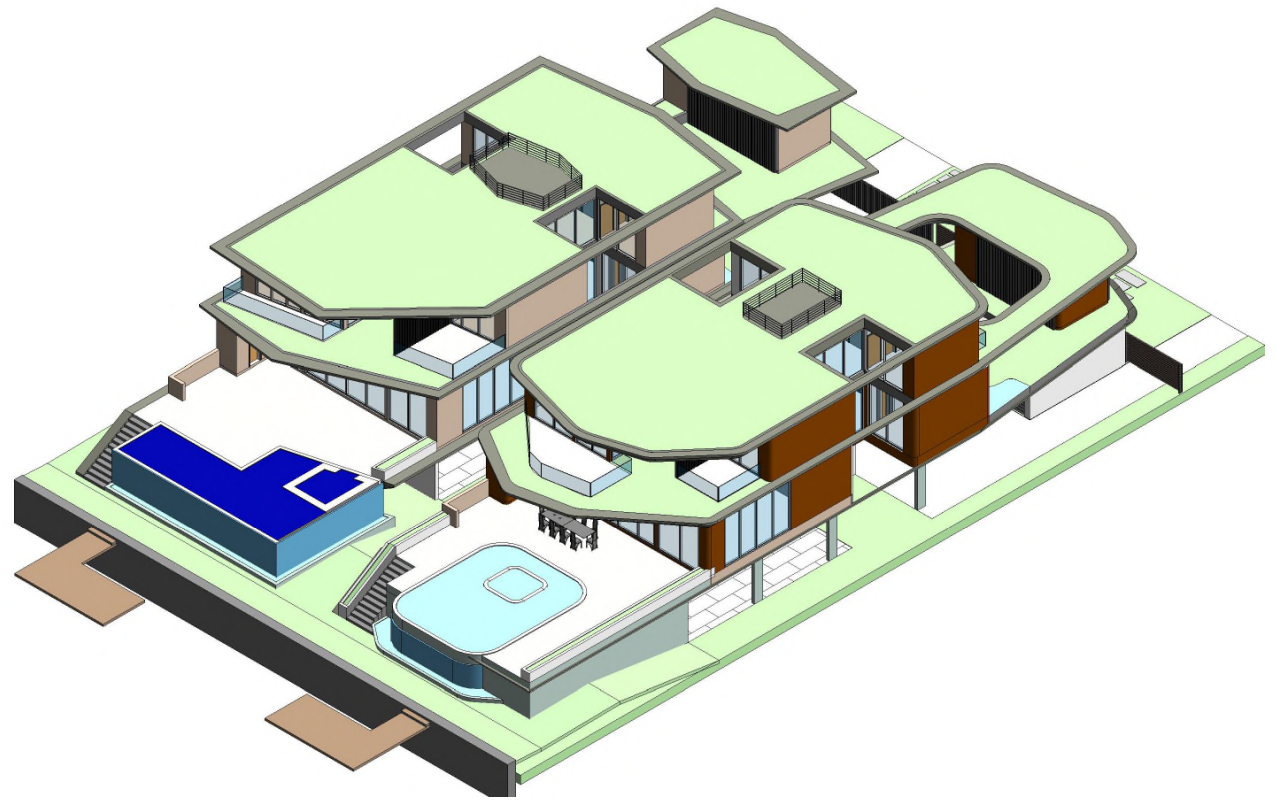
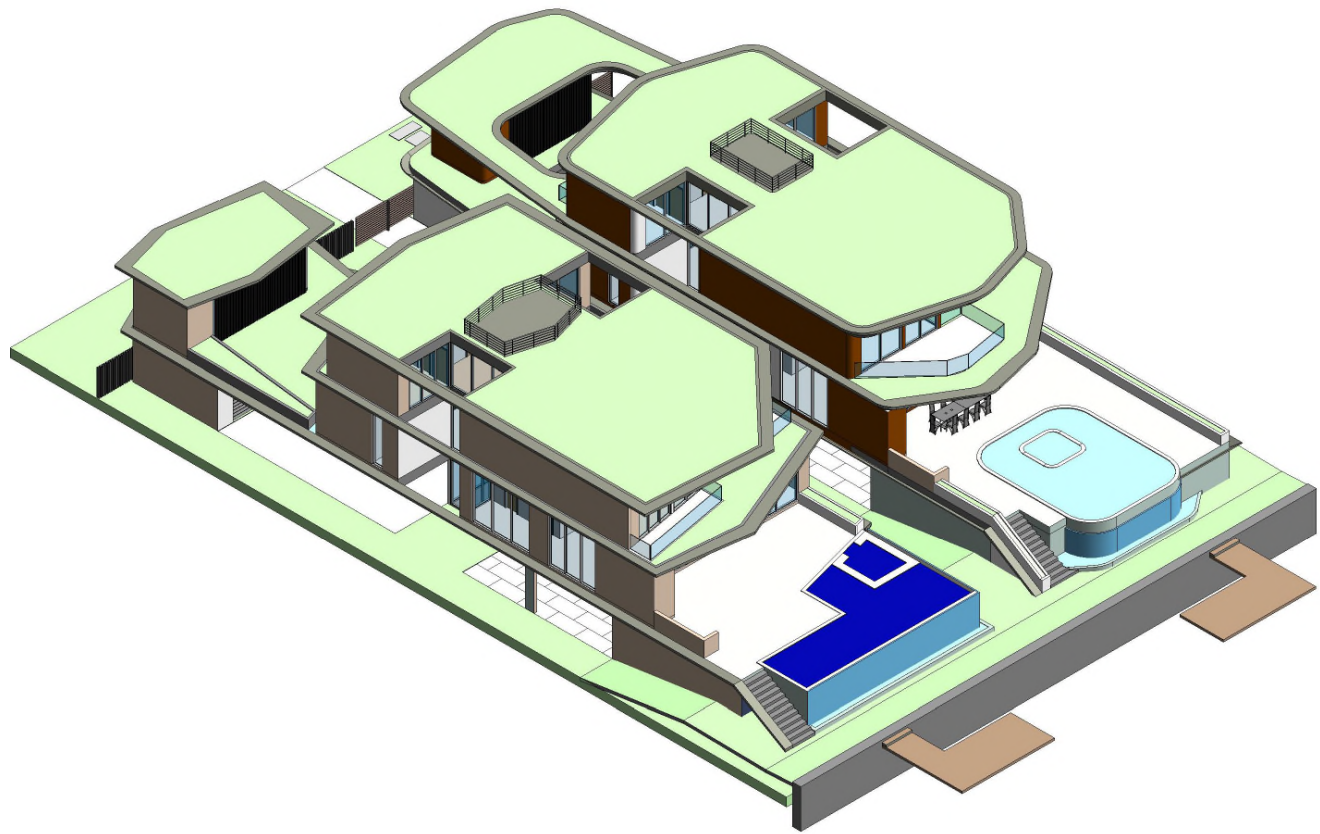


Robert M Moehring  
2022.09.26 10:05:50  
-04'00'

A-2.3

DRAWN BY: F.S





CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE:  
PROJECT NO

9/26/22

REVISION

DATE:  
DRAFTED BY:  
SCALE:

ZONING DIAGRAM -  
AXONOMETRIC

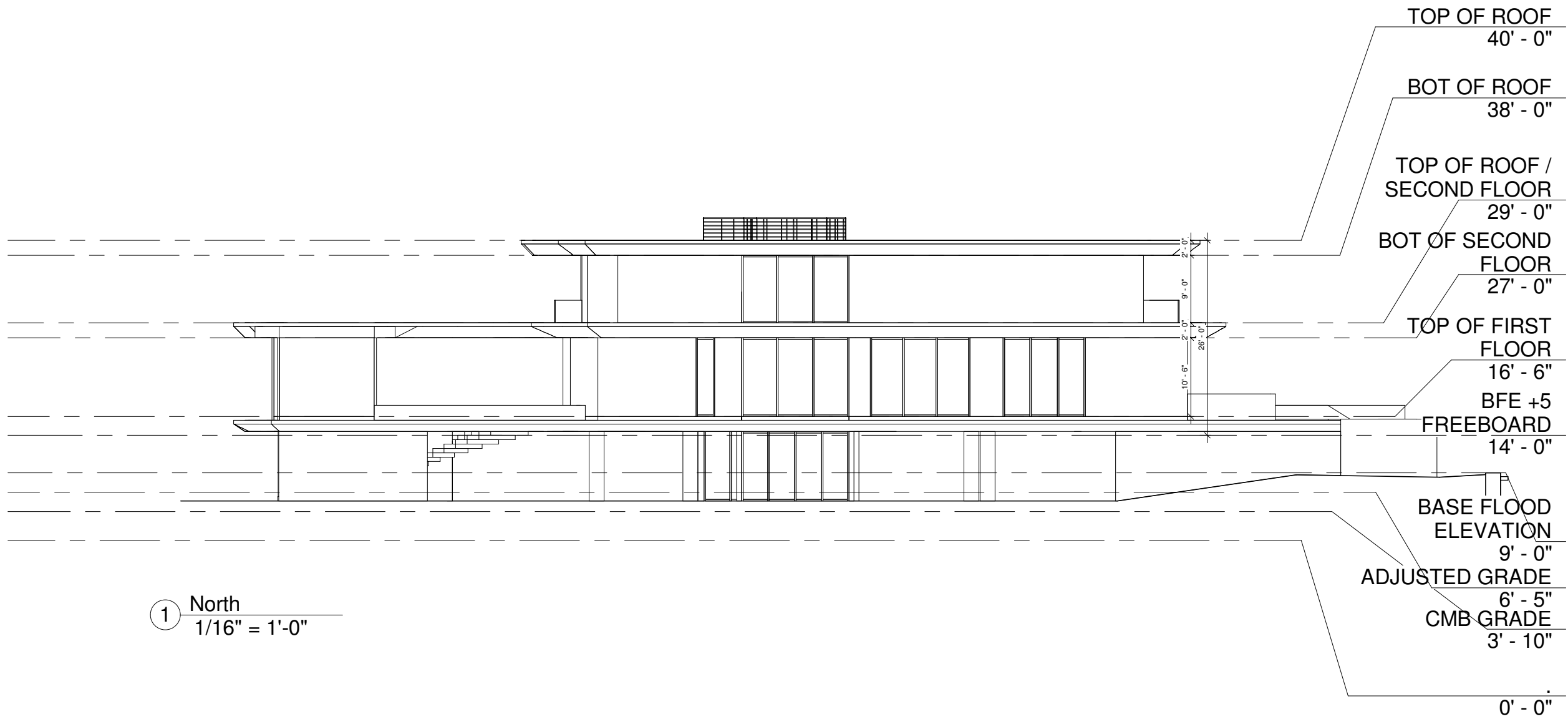


Robert M Moehring  
2022.09.26  
10:07:06 -04'00'

A-2.5

DRAWN BY:

F.S



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

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

| REVISION |  |
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DATE:  
DRAFTED BY:  
SCALE:

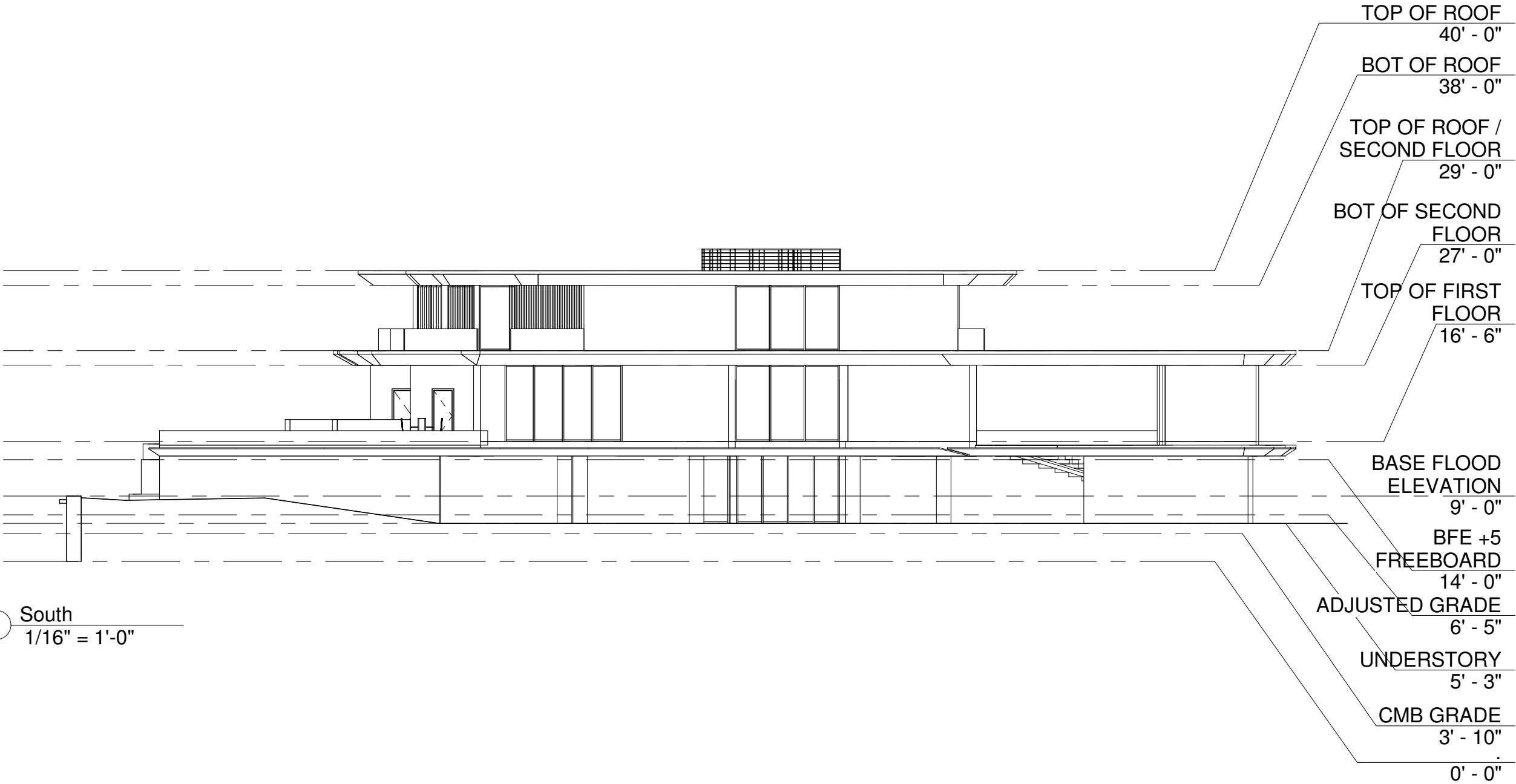
NORTH ELEVATION



Robert M Moehring  
2022.09.26 10:07:42  
-04'00'

A-3.0

DRAWN BY: F.S



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

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:

DRAFTED BY:

SCALE:

SOUTH ELEVATION

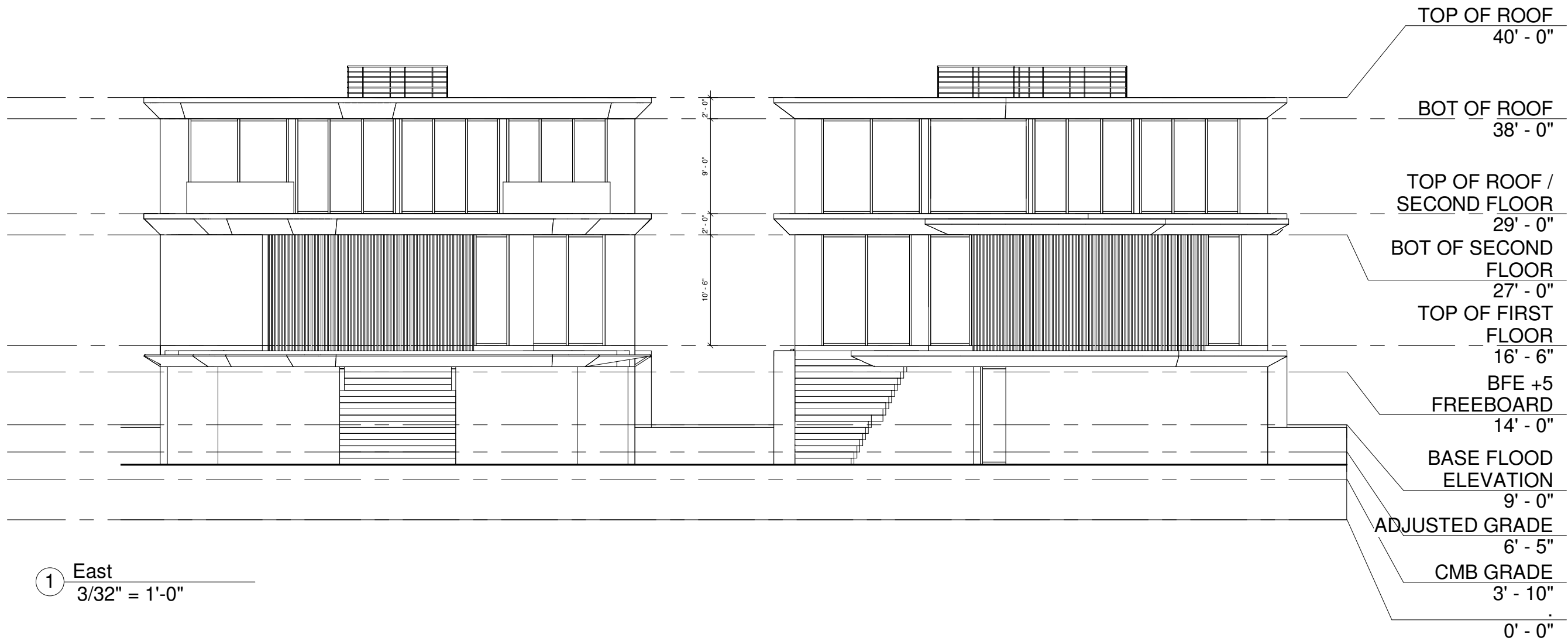


Robert M Moehring  
2022.09.26 10:08:28  
-04'00'

A-3.1

DRAWN BY:

F.S



1 East  
3/32" = 1'-0"

CONSULTANTS:

PROJECT:  
320 W DILIDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO

REVISION

DATE:

DRAFTED BY:

SCALE:

EAST ELEVATION



Robert M Moehring  
2022.09.26 10:09:05  
-04'00'

A-3.2

DRAWN BY:

F.S



CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

DATE: 9/21/22  
PROJECT NO:

REVISION

DATE:

DRAFTED BY:

SCALE:

WEST ELEVATION



Robert M Moehring  
2022.09.26 10:09:39  
-04'00'

A-3.3

DRAWN BY:

F.S





CONSULTANTS:

PROJECT:  
320 W DILDO DR,  
MIAMI BEACH, FL 33140

FOLIO:  
02-3232-011-0230

DATE: 9/26/22  
PROJECT NO

| REVISION |  |
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DATE:  
DRAFTED BY:  
SCALE:

RENDERING - REAR FACADE



Robert M Moehring  
2022.09.26 10:11:22  
-04'00'

A-4.1

DRAWN BY: F.S