DI LIDO DRIVE RESIDENCE

409 E. DI LIDO DRIVE. MIAMI BEACH, FLORIDA. 33139

NEW TWO-STORY RESIDENCE WITH UNDERSTORY



FINAL SUBMITTAL

DRB24-1005 / 03-03-2024

ARCHITECTURAL PRESENTATION

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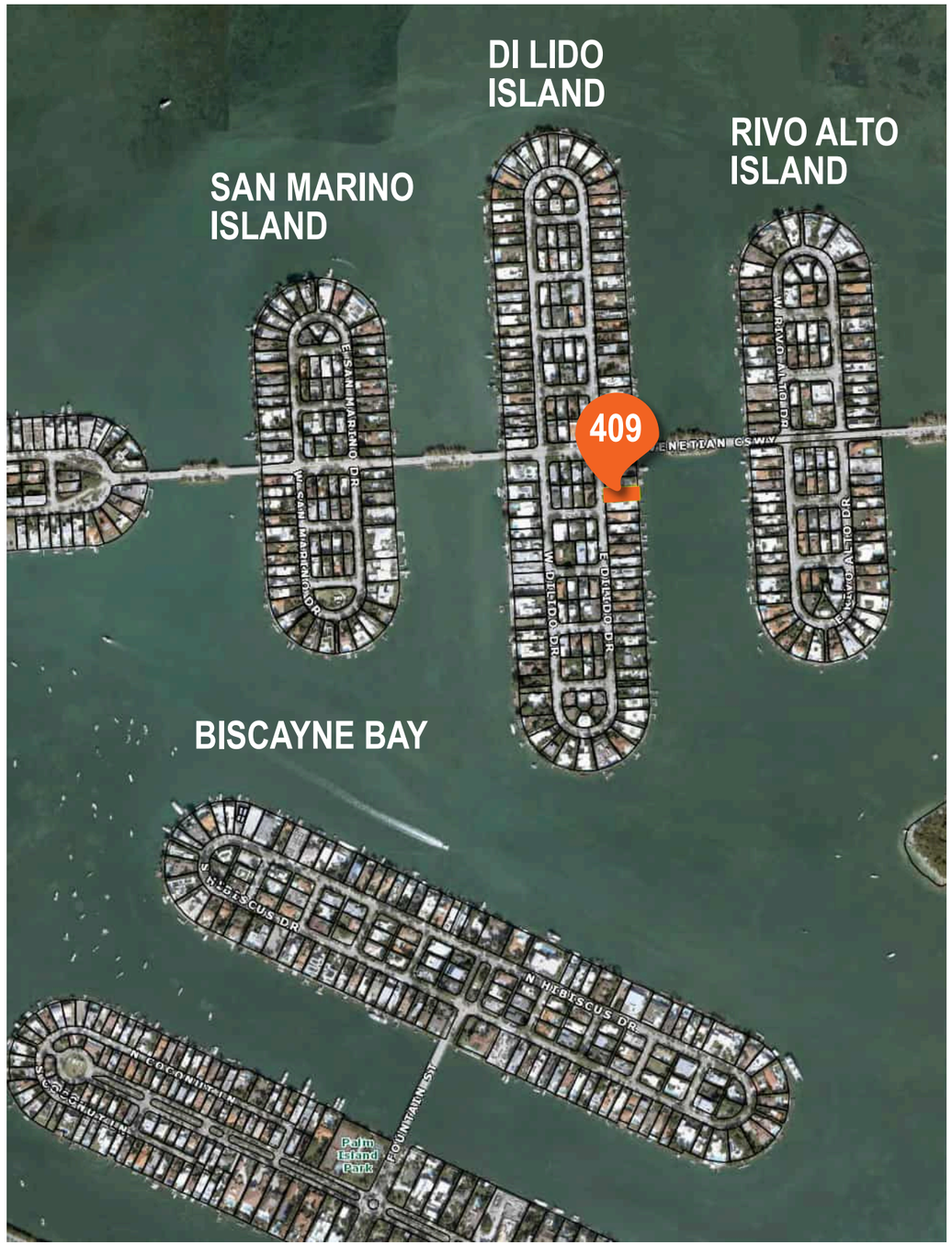
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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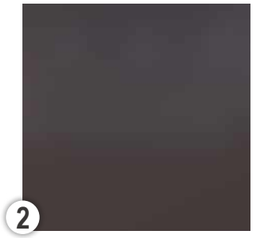


3D VIEW - FRONT

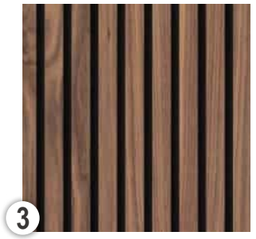
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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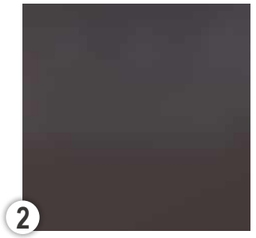


3D VIEW - REAR

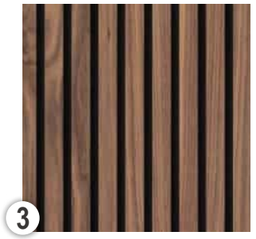
MATERIAL BOARD


1

PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)


2

PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)


3

WOOD SIDING
(VERTICAL)


4

CLEAR GLASS W/
BRONZE FRAMES

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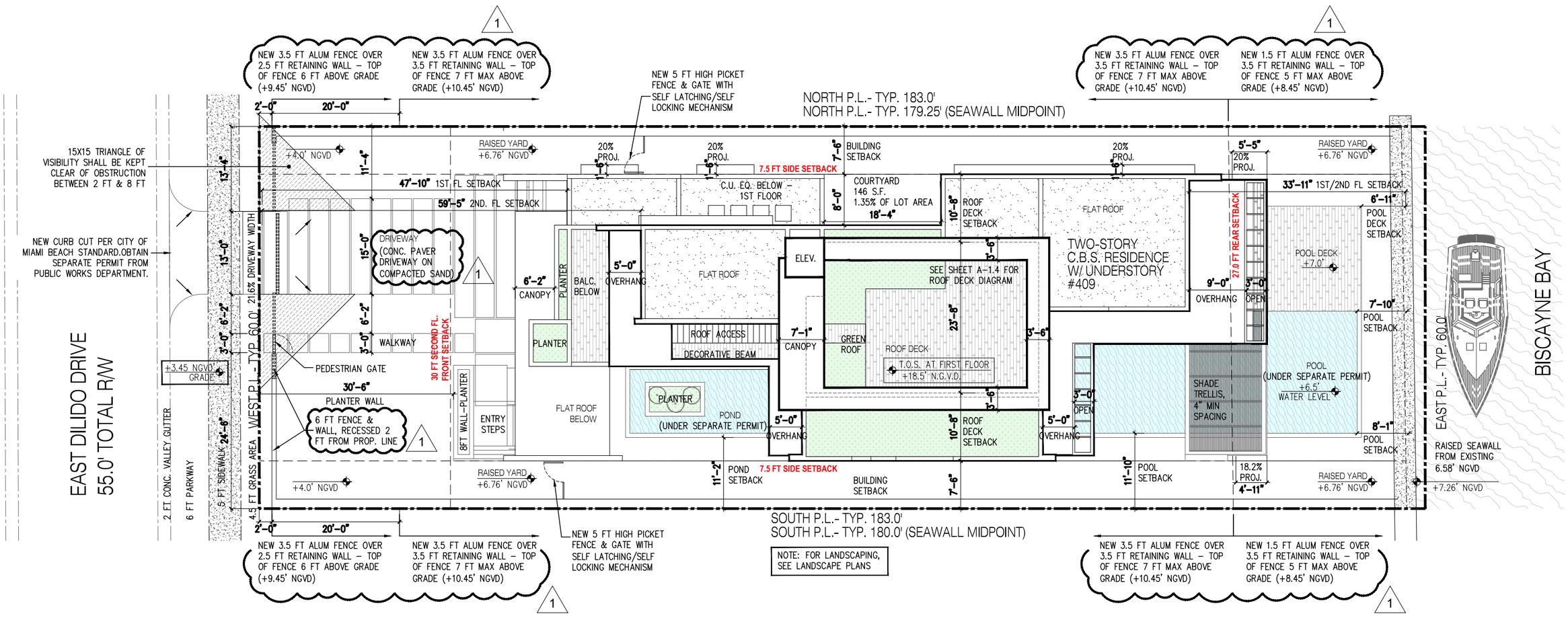
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1 SITE PLAN

1/16"=1'-0"

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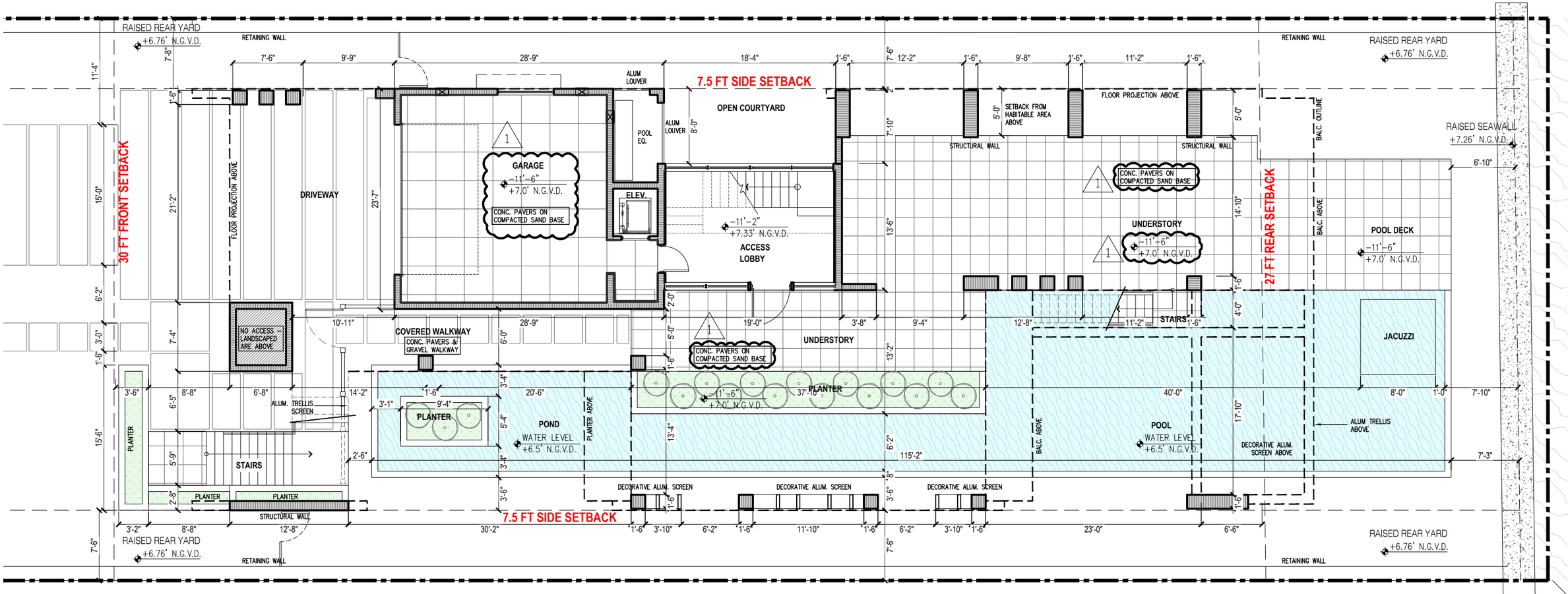
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1 UNDERSTORY PLAN

3/32"=1'-0"

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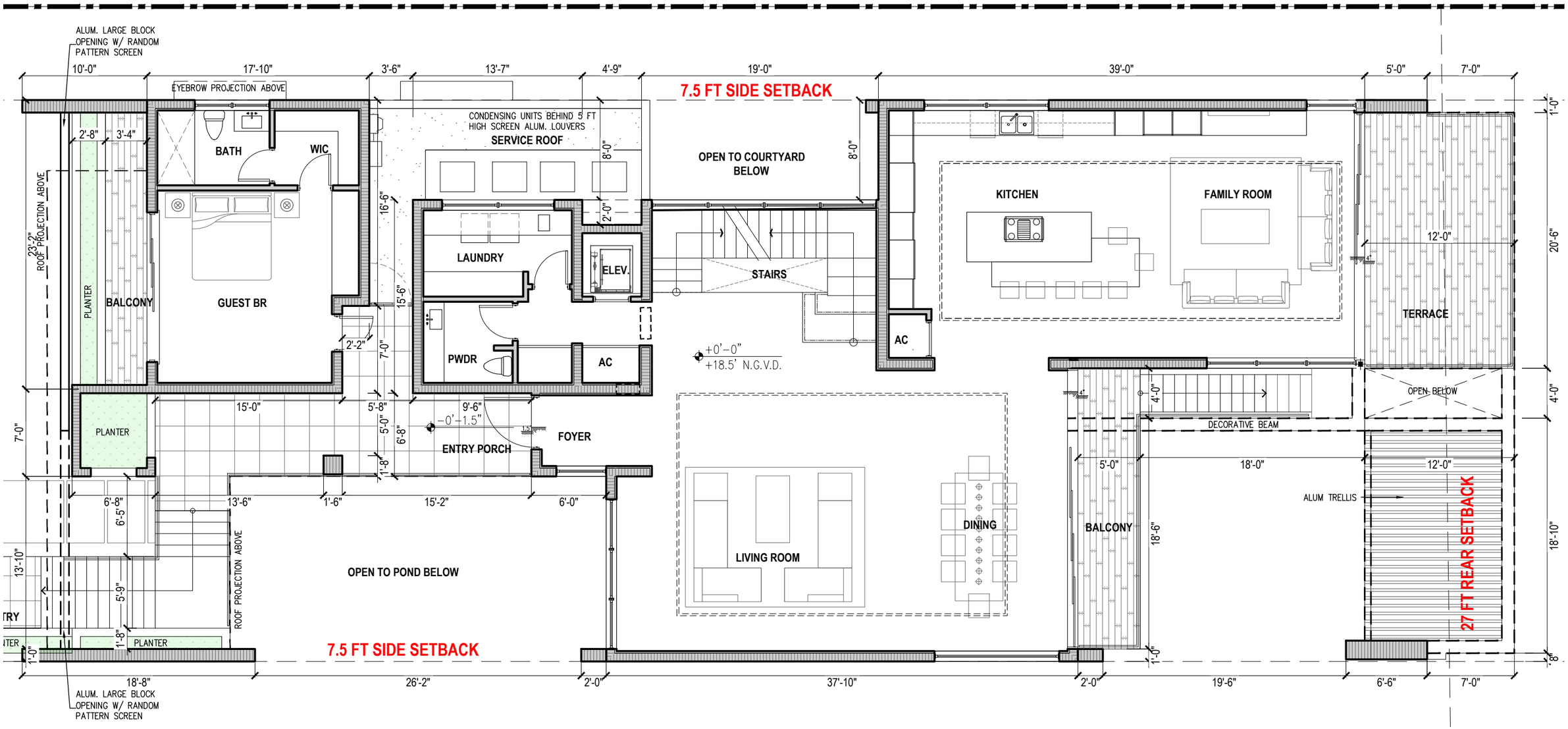
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UNDERSTORY PLAN

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1 FIRST FLOOR PLAN

1/8"=1'-0"

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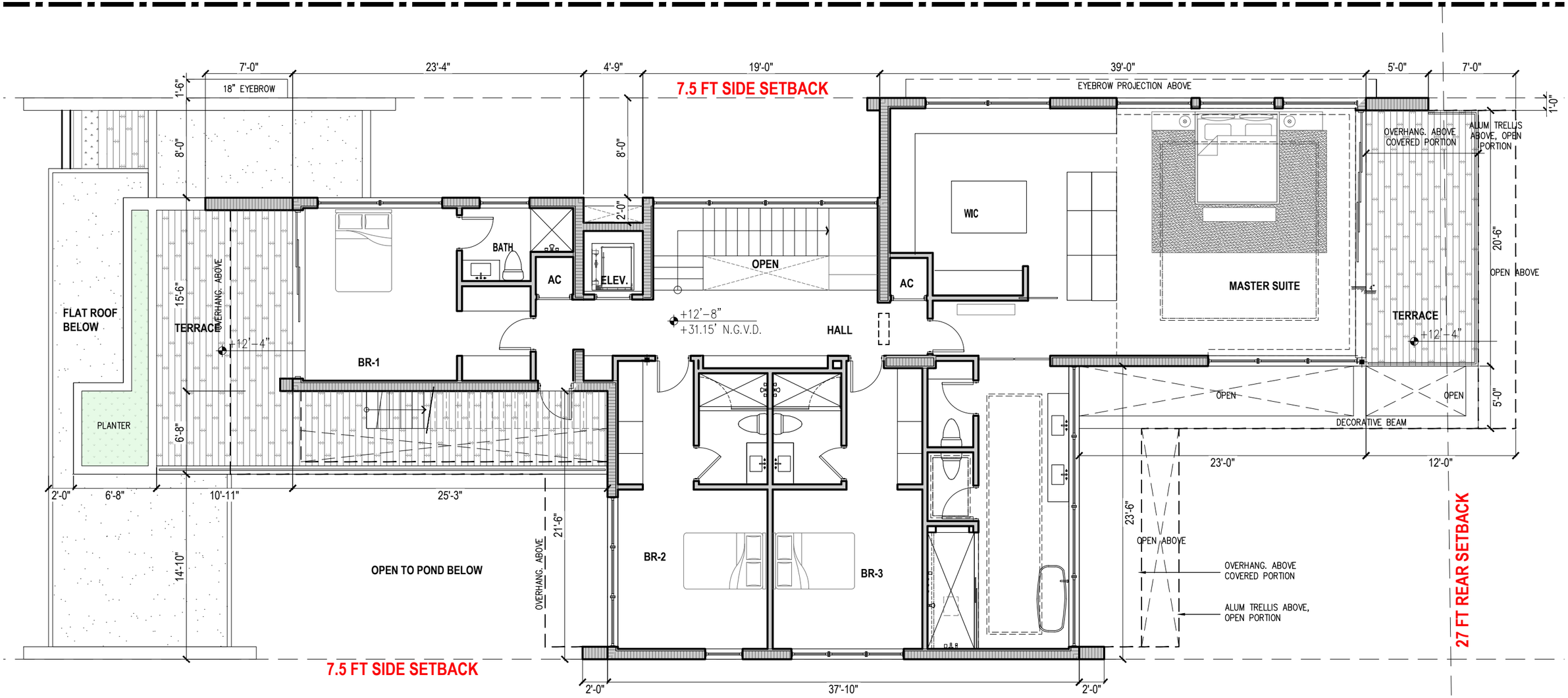
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SECOND FLOOR PLAN

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1 SECOND FLOOR PLAN

1/8"=1'-0"

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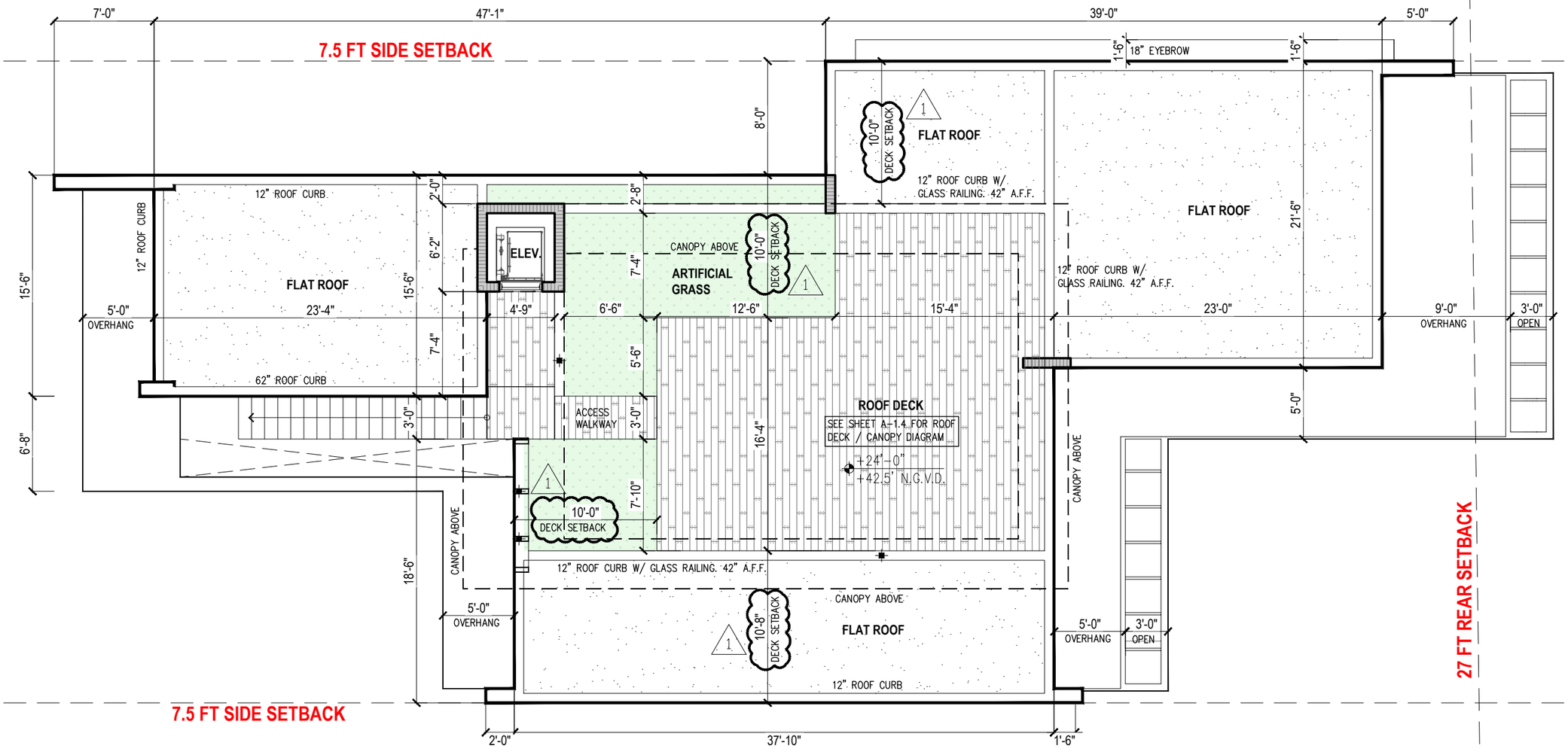
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1 ROOF PLAN

1/8"=1'-0"

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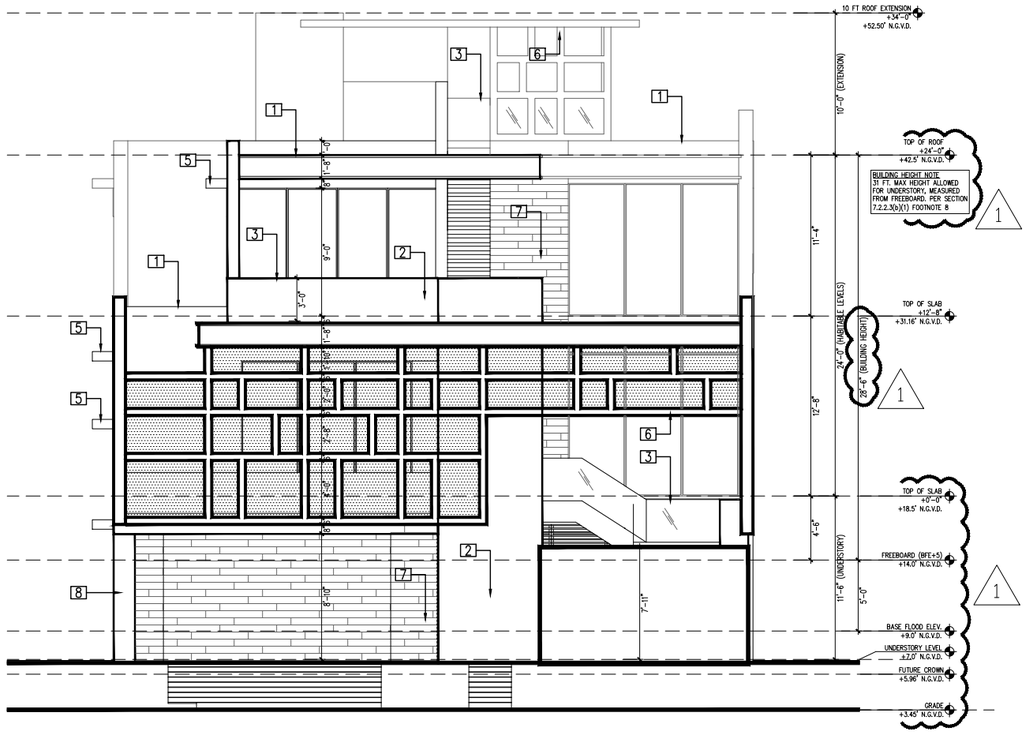
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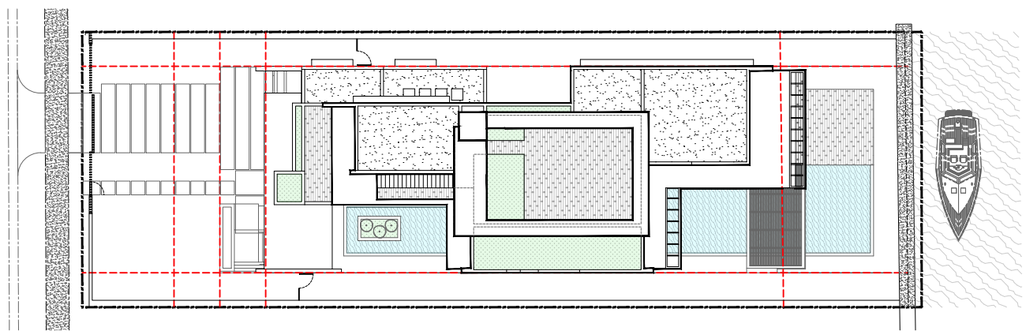
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1 WEST ELEVATION (FRONT)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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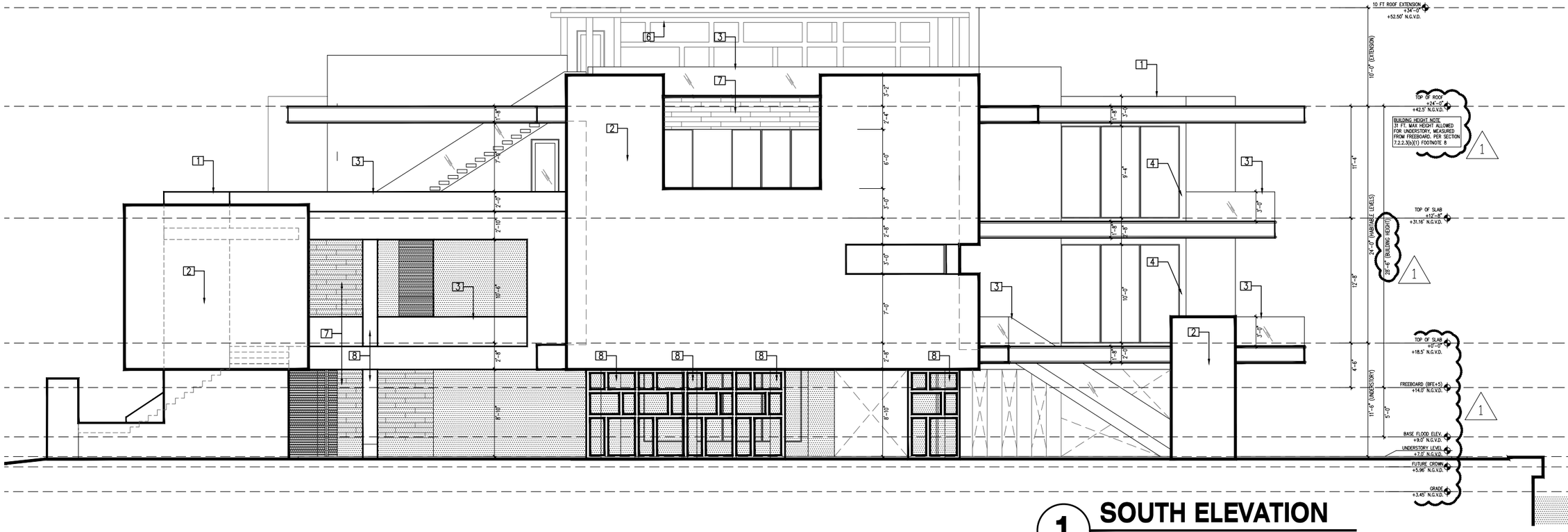
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WEST ELEVATION (FRONT)

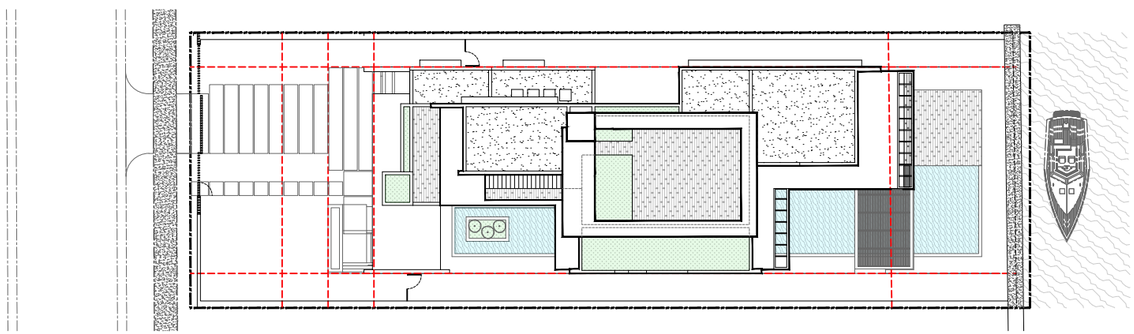
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1 SOUTH ELEVATION (SIDE)

3/32"=1'-0"



1 ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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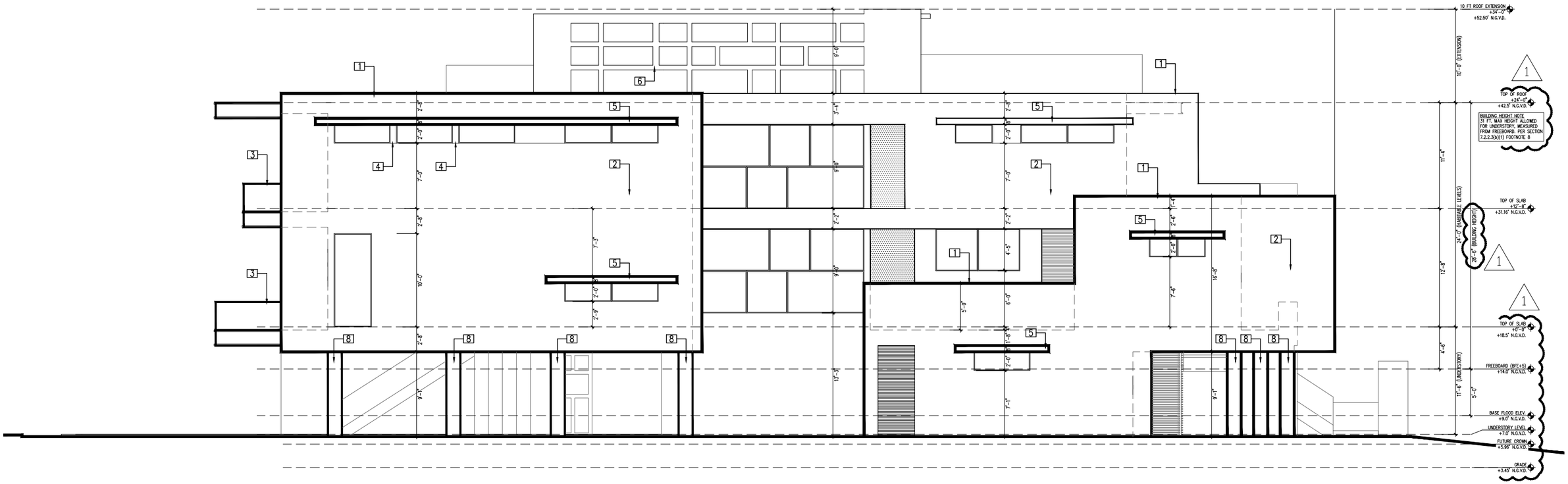
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MIAMI BEACH, FL. 33139
OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (SIDE)

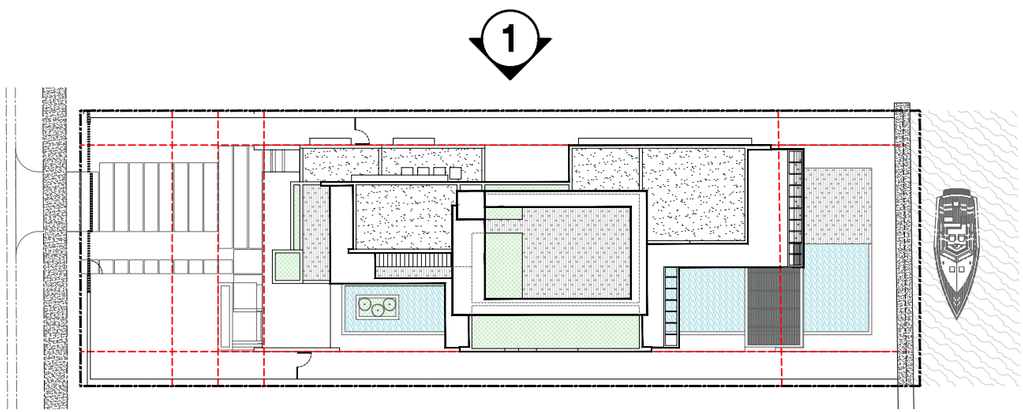
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1 NORTH ELEVATION (SIDE)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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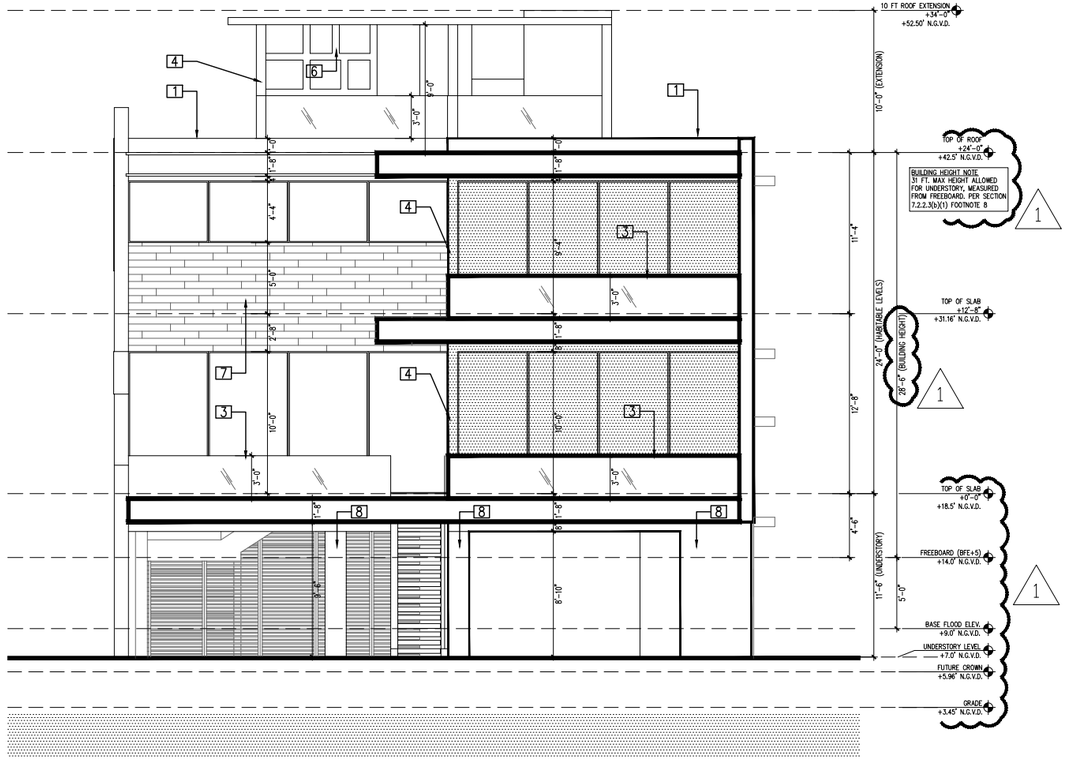
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DRAWING TITLE
NORTH ELEVATION (SIDE)

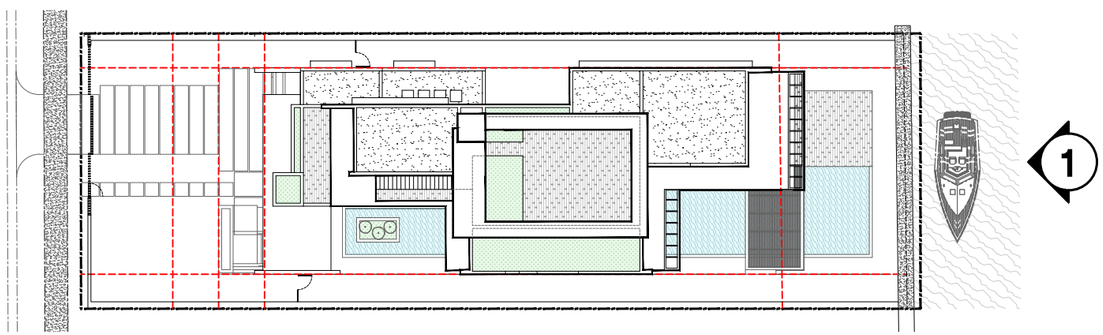
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DATE: 09-11-2023

SHEET NUMBER
A-3.3



1 REAR ELEVATION (EAST)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
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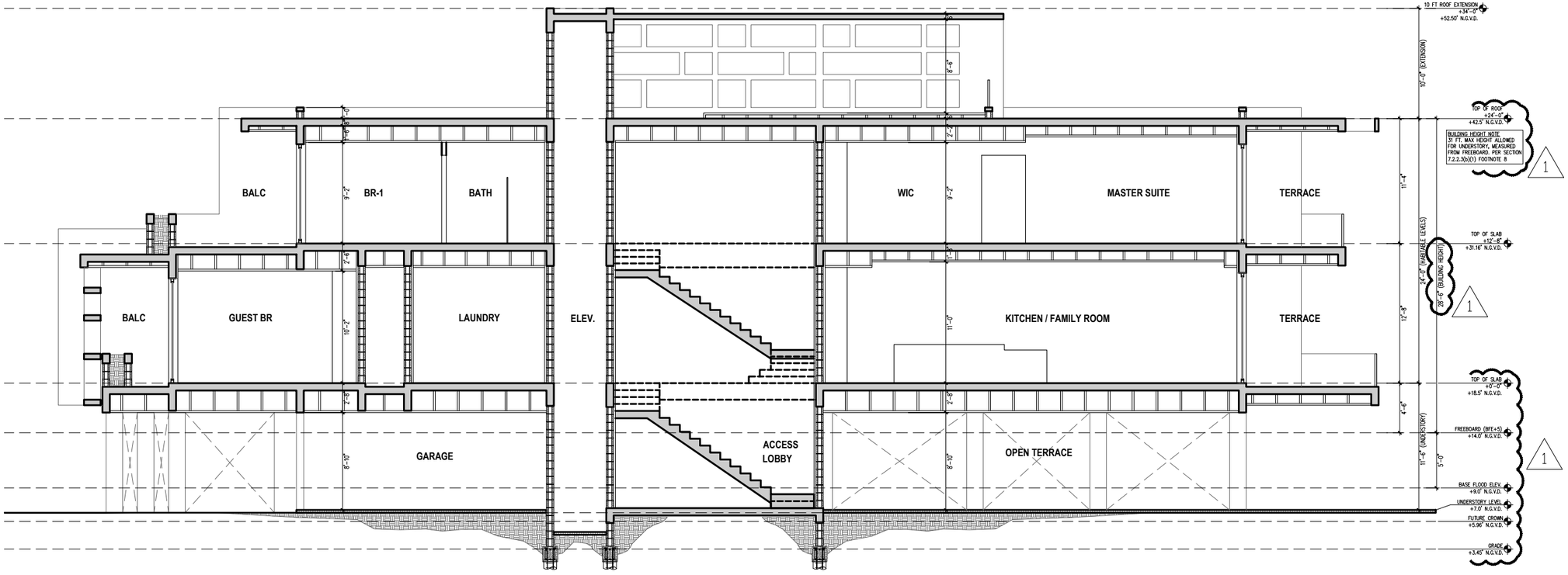
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DRAWING TITLE
REAR ELEVATION (EAST)

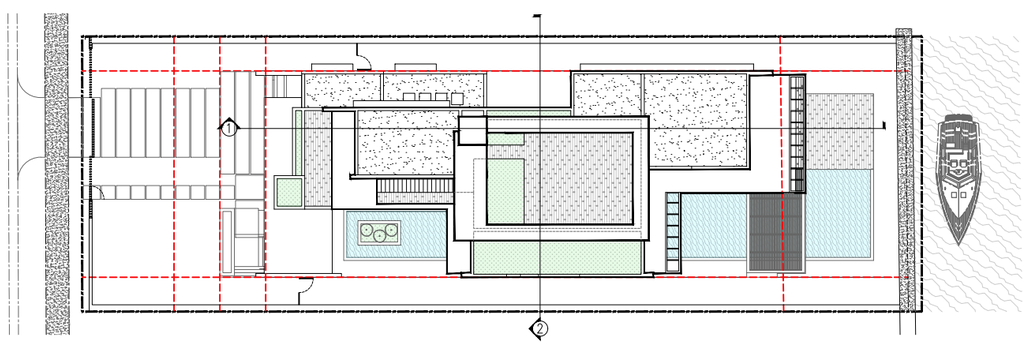
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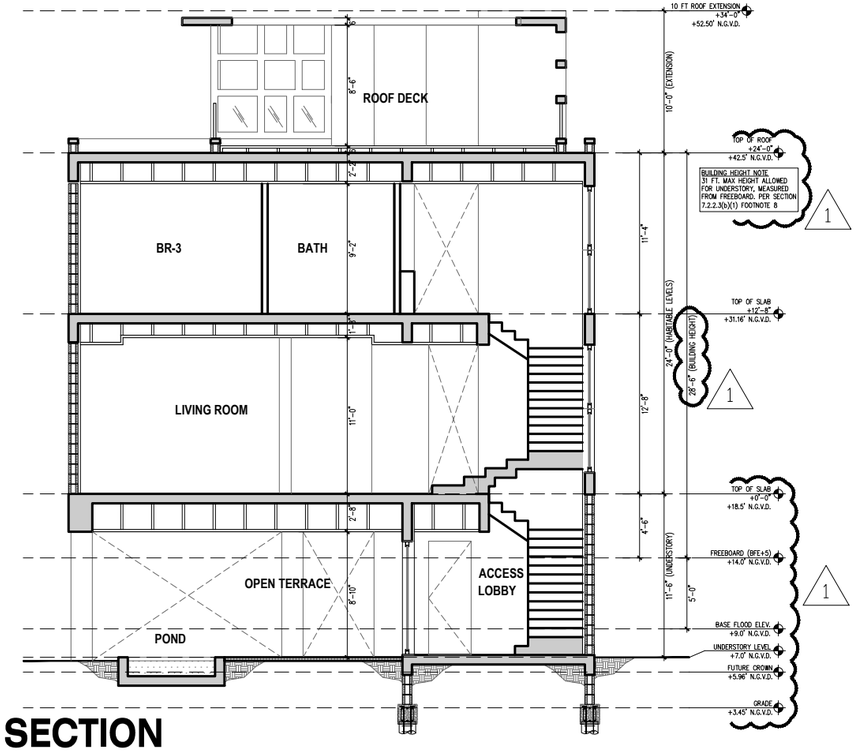
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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DI LIDO DRIVE RESIDENCE

409 E. DI LIDO DRIVE. MIAMI BEACH, FLORIDA. 33139

NEW TWO-STORY RESIDENCE WITH UNDERSTORY



FINAL SUBMITTAL

DRB24-1005 / 03-03-2024

ARCHITECTURAL PRESENTATION

A-0.0 | COVER SHEET / INDEX OF DRAWINGS
A-0.1 | NEIGHBORHOOD AERIAL VIEWS
A-0.2 | SURROUNDING PROPERTIES
A-0.3 | SURROUNDING PROPERTIES
A-0.4 | SURROUNDING PROPERTIES
A-0.5 | 3D VIEW - FRONT & MATERIALS
A-0.6 | 3D VIEW - SIDE & MATERIALS
A-0.7 | 3D VIEW - REAR & MATERIALS
A-0.8 | 3D PERSPECTIVE VIEWS
A-0.9 | CONTEXTUAL ELEVATIONS
A-0.10 | SURVEY
A-0.11 | DEMOLITION PLAN

ARCHITECTURAL PLANS

A-1.0 | ZONING DATA
A-1.1 | SITE PLAN
A-1.2 | YARD SECTIONS
A-1.3 | YARD SECTIONS
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A-2.1 | UNDERSTORY PLAN
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A-2.4 | ROOF PLAN
A-3.1 | WEST ELEVATION (FRONT)
A-3.2 | NORTH ELEVATION (SIDE)
A-3.3 | SOUTH ELEVATION (SIDE)
A-3.4 | EAST ELEVATION (REAR)
A-4.1 | SECTIONS
A-4.2 | SECTIONS

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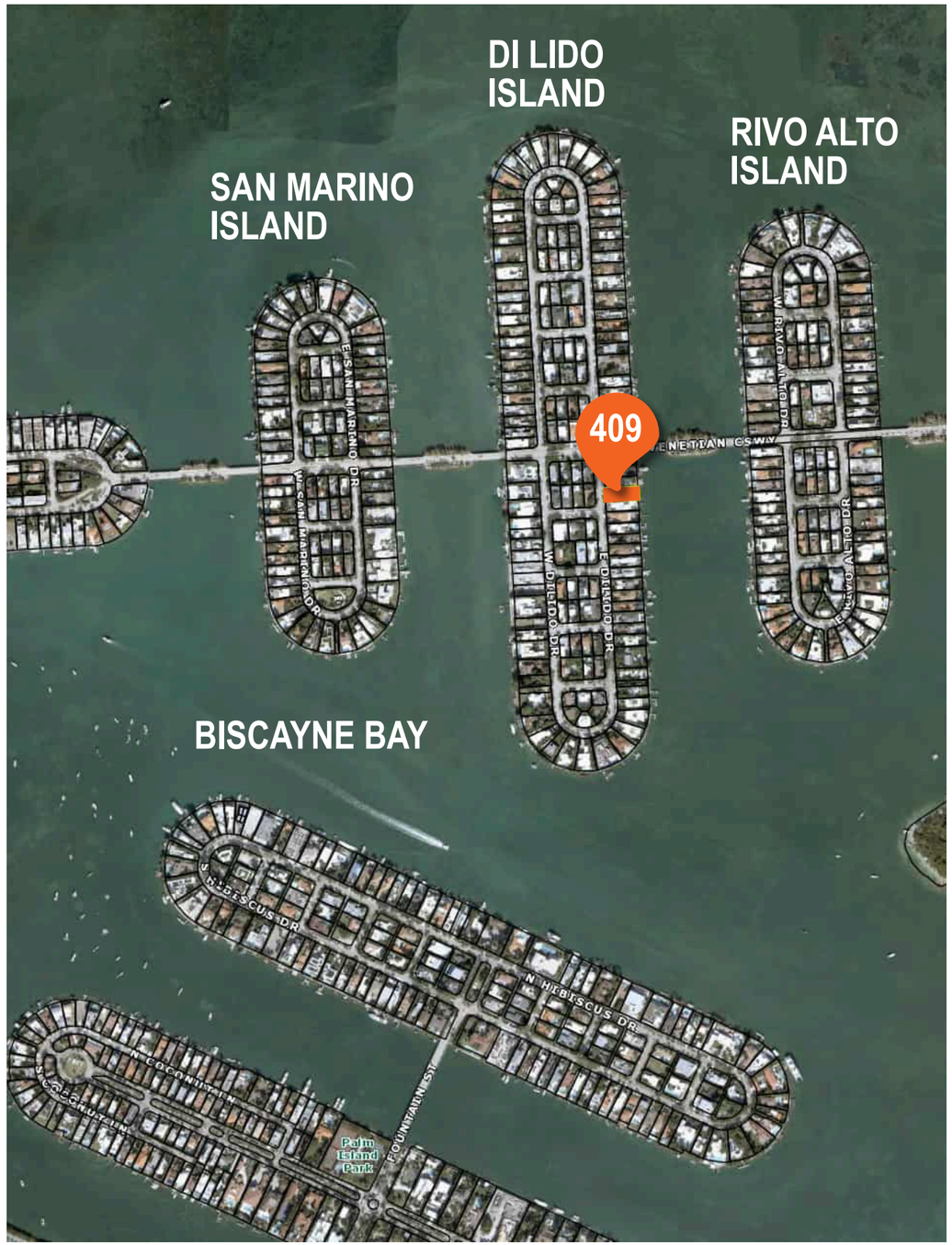
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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NEIGHBORHOOD AERIAL VIEW

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1 425 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



2 421 E. DI LIDO DRIVE
NEW TWO-STORY RESIDENCE



3 415 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



4 409 E. DI LIDO DRIVE
VACANT LOT

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5 403 E. DI LIDO DRIVE
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6 327 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



7 321 E. DI LIDO DRIVE
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8 315 E. DI LIDO DRIVE
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10 322 E. DI LIDO DRIVE
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12 424 E. DI LIDO DRIVE
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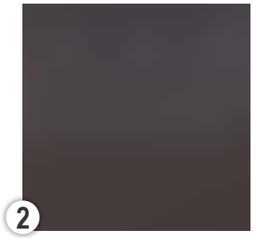


3D VIEW - FRONT

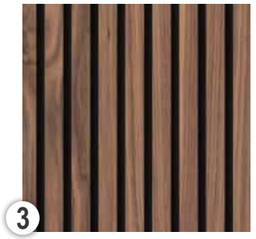
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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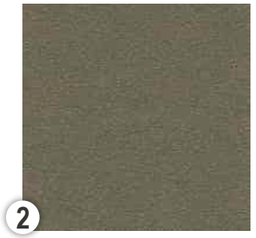


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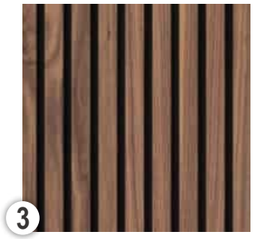
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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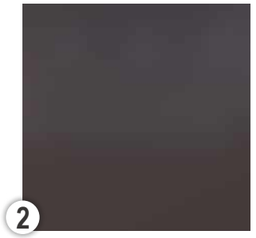


3D VIEW - REAR

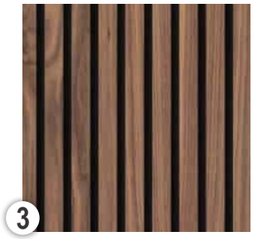
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837

ADDRESS & OWNER

NEW RESIDENCE
409 E. DILIDO DRIVE
MIAMI BEACH, FL. 33139
OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE

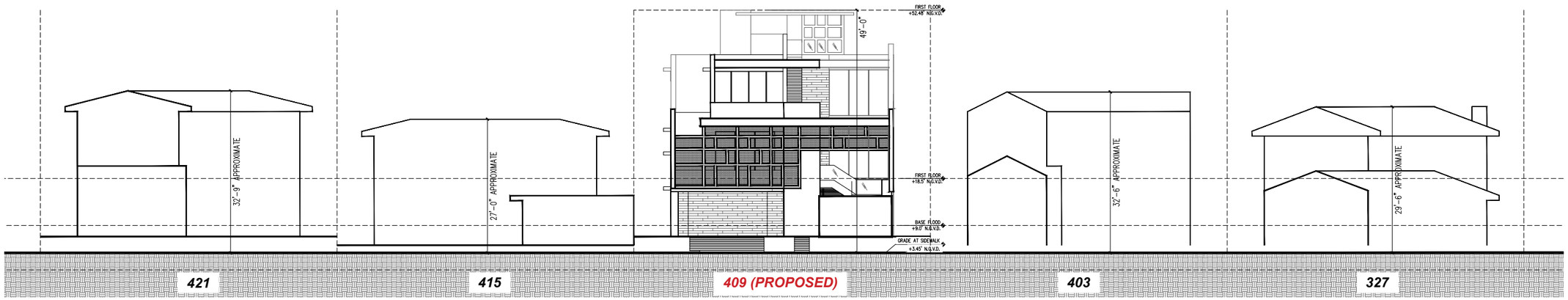
3D VIEW &
MATERIALS

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

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E DILIDO DRIVE

1 CONTEXTUAL ELEVATIONS

N.T.S.

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STATE OF FLORIDA — JOSE L. SANCHEZ — AR 16966 — REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L Sanchez
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Date: 2024.05.01 17:01:23 -04'00'

ADDRESS & OWNER

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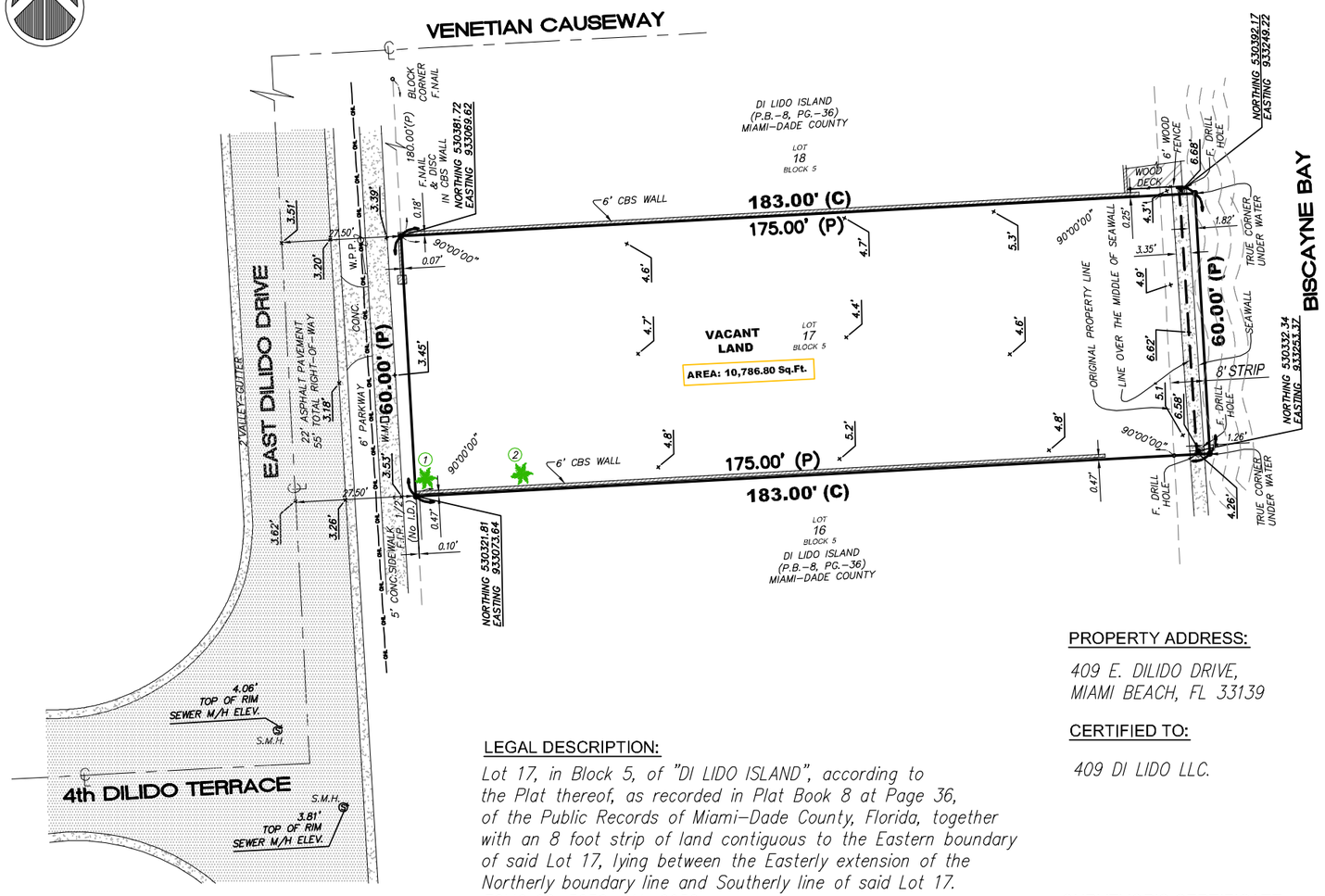
CONTEXTUAL ELEVATIONS

SCALE: AS SHOWN
DATE: 09-11-2023

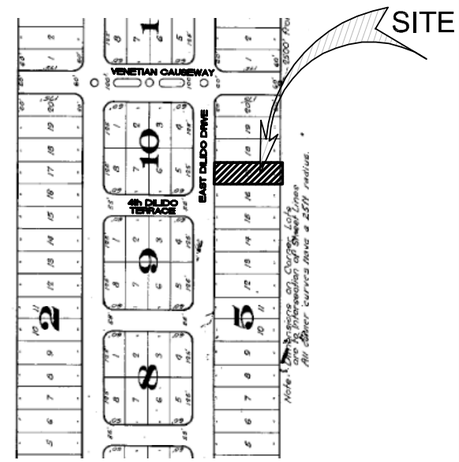
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SKETCH OF BOUNDARY SURVEY



L E G E N D		
ABREVIATION	SYMBOL	DEFINITION
C		Calculated
C.B.S.		Concrete Block Structure
℄	℄	Center Line
Elev.	×	Elevation
F.F. ELEV.		Finished Floor Elevation
F		Found
F.I.P.		Found Iron Pipe
M		Measured
P		Plat
W.P.P		Wood Power Pole
W.Fence		Wood Fence
W.M.		Water Meter
	OHL	Overhead Line
S.M.H.	Ⓢ	Sewer Man Hole
ON PL		On Property Line
Sq.Ft.		Square Feet



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

409 E. DILIDO DRIVE,
MIAMI BEACH, FL 33139

CERTIFIED TO:

409 DI LIDO LLC.

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 (4.5 feet from ground) OH=Overall Height SP=Spread

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

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) All bearings and distances shown heron are recorded and measured unless otherwise shown.
3) The lands shown heron were not abstracted for easements or same, if any may not be shown on this section.
4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
5) Elevations are based on the National Geodetic Vertical Datum (N.G.V.D.) 1929.
6) Fence ties are to be the center line of the fence.
7) Wall ties are to face of the wall.
8) Ownership subject to opinion of the Title.
9) Underground utilities are not depicted hereon.
10) Zoning and Setbacks are not verified by this survey.
11) Benchmark : D-170-R Elevation= 7.80' N.G.V.D. 1929
12) The Area of 10,786.80 SQ.-FT. corresponds to the line over the middle of the seawall.

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: 09-15-2023

0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

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

Lopez PSM
ENGINEERS - SURVEYORS
PLANNERS - DESIGNS
email.lopezefrain@hotmail.com
305-345-9083

DATE OF FIRM : 09-11-2009
SCALE : 1"=30'
JOB No. 20-1118
PANEL NUMBER : 0316
BASE FLOOD ELEVATION : 9'
REVISED : E.L.
COMMUNITY NUMBER : 120651
FIRM ZONE : AE
DATE :09-15-2023
SUFFIX : L
DRAWN BY : M.M.

SHEET 1 OF 1

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FL. LIC: AA 26000837

STATE OF FLORIDA JOSE L. SANCHEZ AR 16966 REGISTERED ARCHITECT

Jose L Sanchez
Digitally signed by Jose L Sanchez
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Date: 2024.05.01 17:01:23 -04'00'

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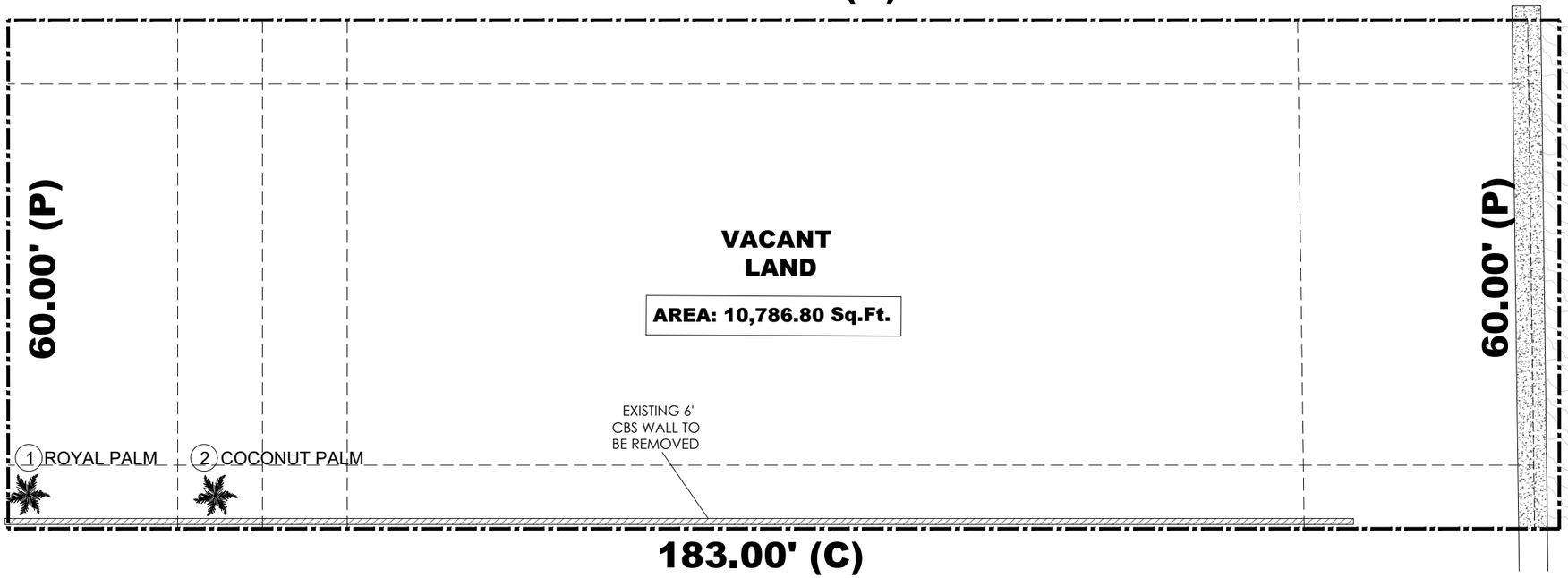
SURVEY

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1 DEMOLITION PLAN

1/16" = 1'-0"

SCOPE OF WORK

1. SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
2. CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
4. CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
5. CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
7. MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
8. CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
9. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
10. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

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FL. LIC: AA 26000837

STATE OF FLORIDA · JOSE L. SANCHEZ · AR 16966 · REGISTERED ARCHITECT

Jose L Sanchez

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Date: 2024.05.01 17:01:23 -04'00'

ADDRESS & OWNER

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409 E. DILIDO DRIVE
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OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE

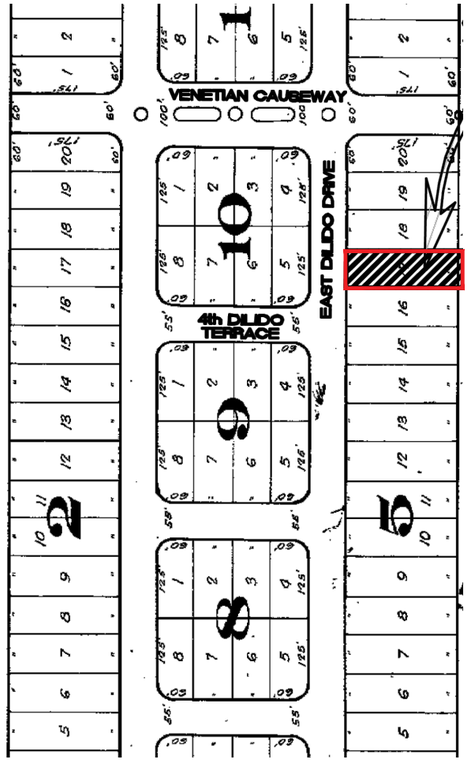
DEMOLITION PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

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LOCATION PLAN

NOT TO SCALE

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE WITH UNDERSTORY ON VACANT LOT.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023, 8TH EDITION – RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

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.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION			
1	ADDRESS:	409 E. DI LIDO DRIVE		
2	FOLIO NUMBER(S):	02-3232-011-0950		
3	BOARD AND FILE NUMBERS:	DRB24-1005		
4	YEAR BUILT:	VACANT LOT	ZONING DISTRICT:	RS-3
5	BASED FLOOD ELEVATION:	+9.0' NGVD	GRADE VALUE IN N.G.V.D:	+3.45' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.23' NGVD	FREE BOARD:	+14.0' NGVD (+5')
7	LOT AREA:	10,786.80 S.F.		
8	LOT WIDTH:	60'-0"	LOT DEPTH:	180'-0" (SEAWALL MID)
9	MAX. LOT COVERAGE SF AND %:	3,236 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,210 SF (29.76%)
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	579 SF
11	FRONT YARD OPEN SPACE SF AND %:	1,260 SF (70%)	REAR YARD OPEN SPACE SF AND %:	1,146 SF (70.31%)
12	MAX. UNIT SIZE SF AND %:	5,393 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,392 SF (49.99%)
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:	2,697 SF (25.0%)
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):	N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,404 SF (22.28%)
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	551 SF (22.92%)
16A			GROSS AREA:	TBD

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY		28'-6"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20 FT.	N/A	47'-10"	
20	FRONT SECOND LEVEL:	40 FT.	N/A	59'-5"	
21	SIDE 1 – EAST:	7'-6"		7'-6"	
22	SIDE 2 – WEST:	7'-6"		7'-6"	
23	REAR:	27'-0"		33'-11"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

1

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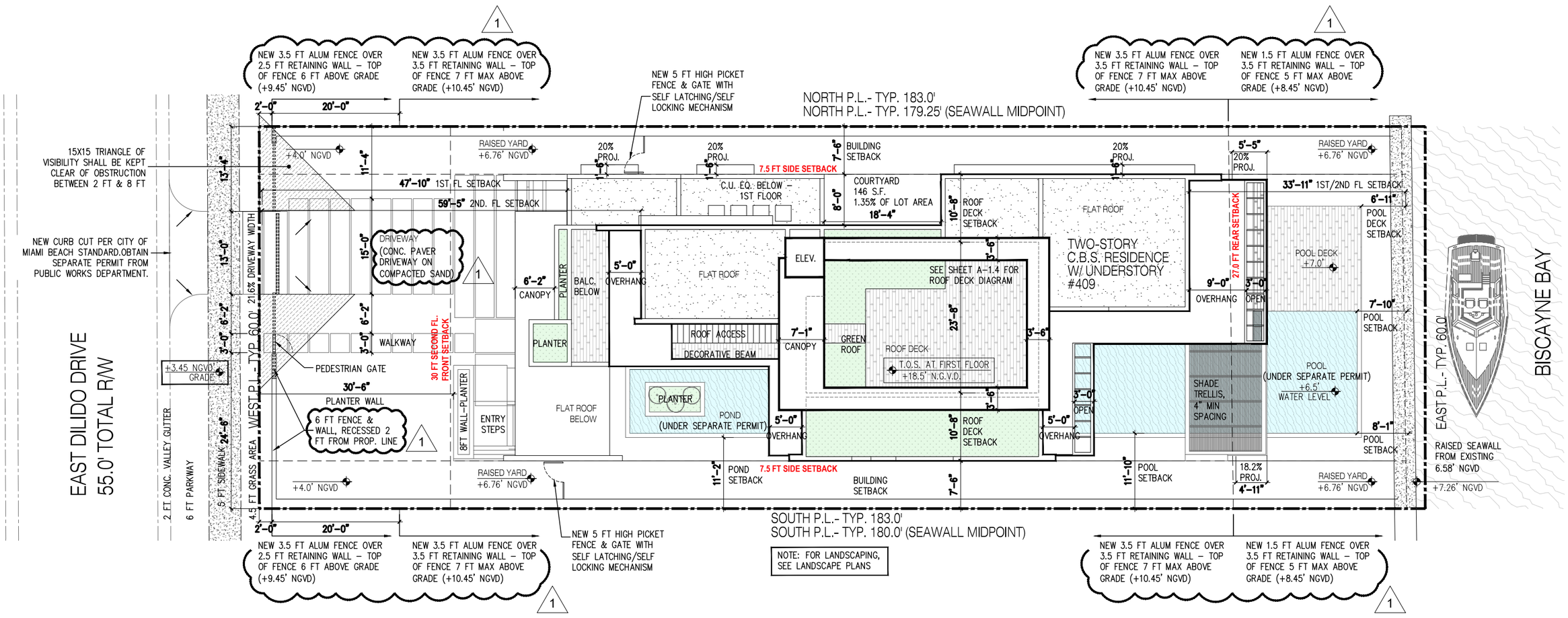
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DRAWING TITLE
ZONING DATA / LOCATION PLAN

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1 SITE PLAN

1/16"=1'-0"

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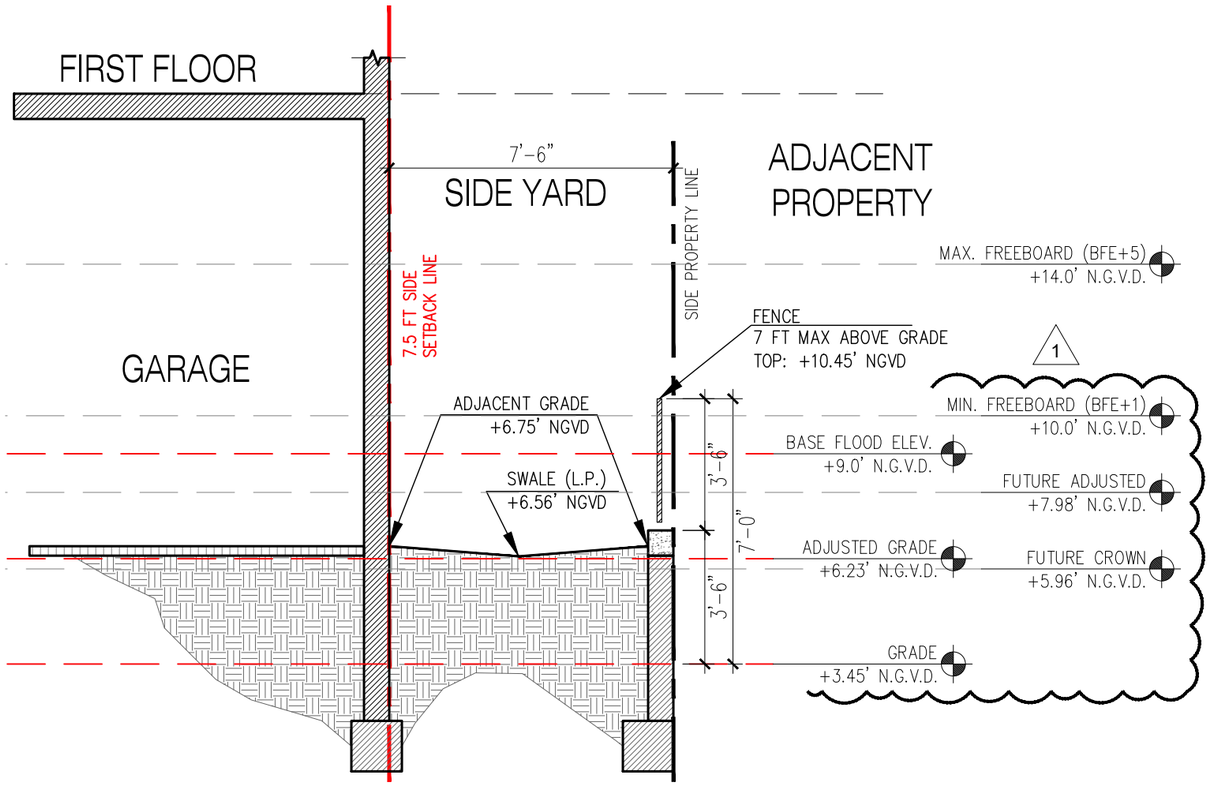
SITE PLAN

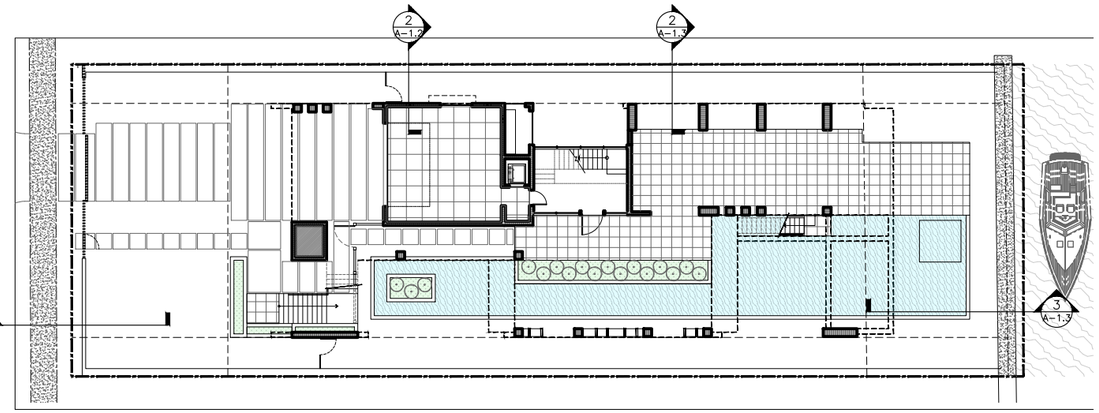
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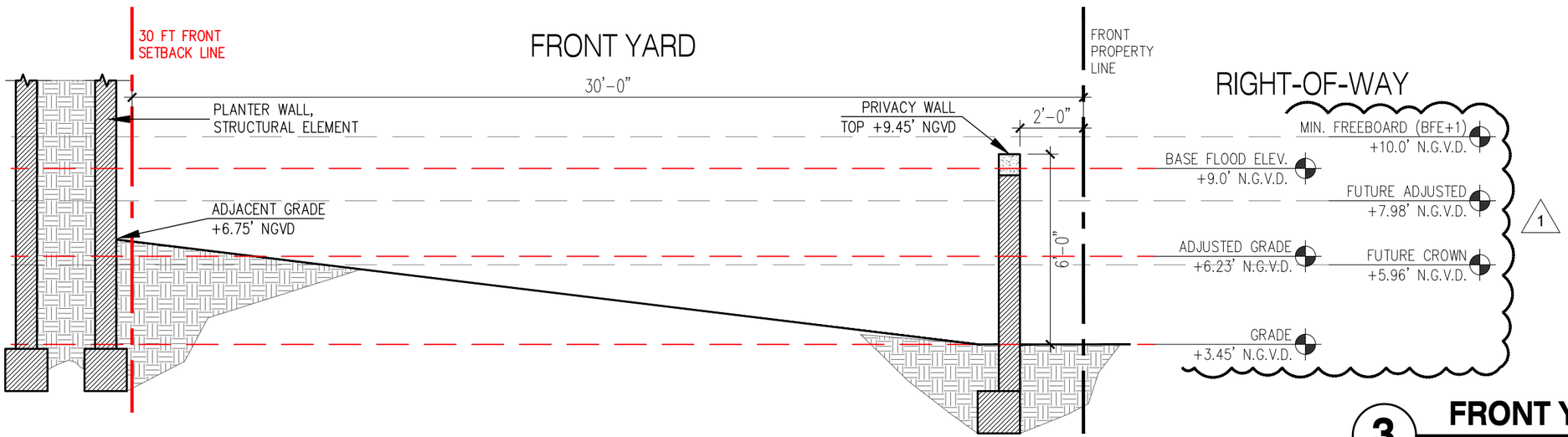


1 YARD SECTION KEYPLAN

NOT TO SCALE

2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



3 FRONT YARD SECTION

1/4" = 1'-0"

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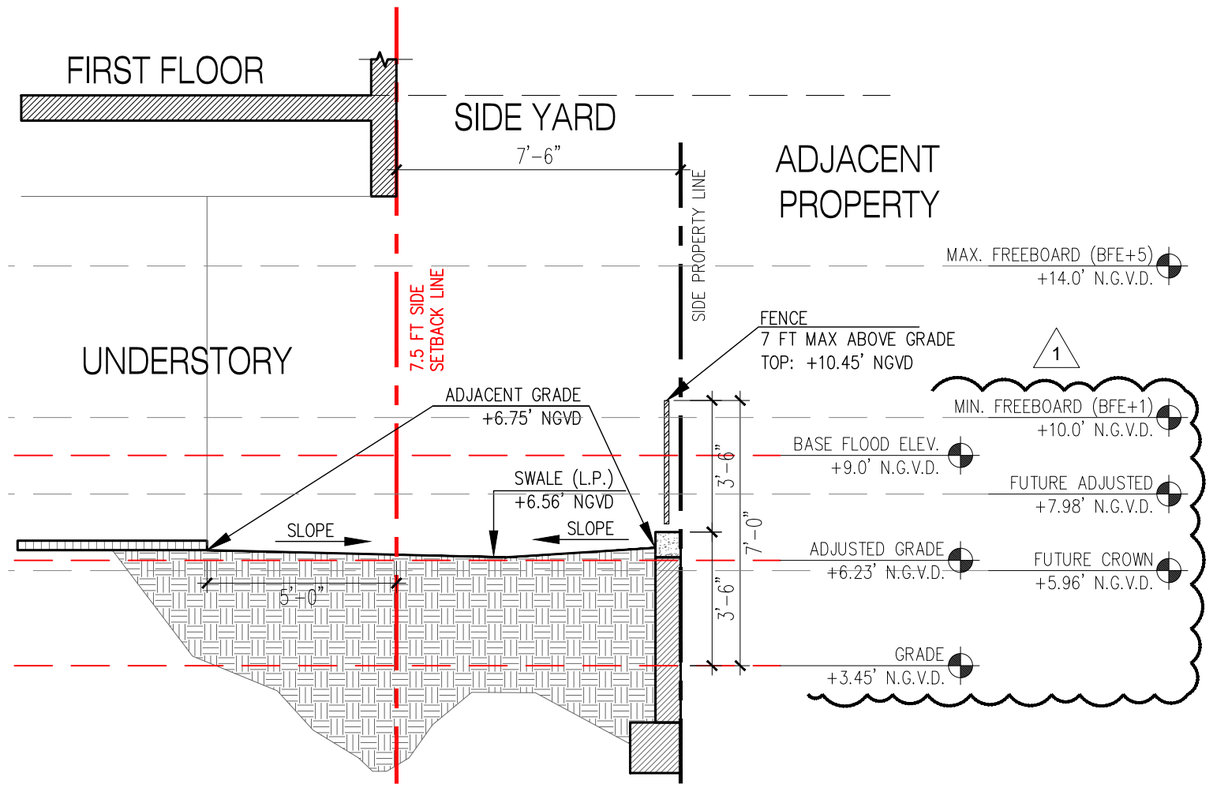
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YARD SECTIONS

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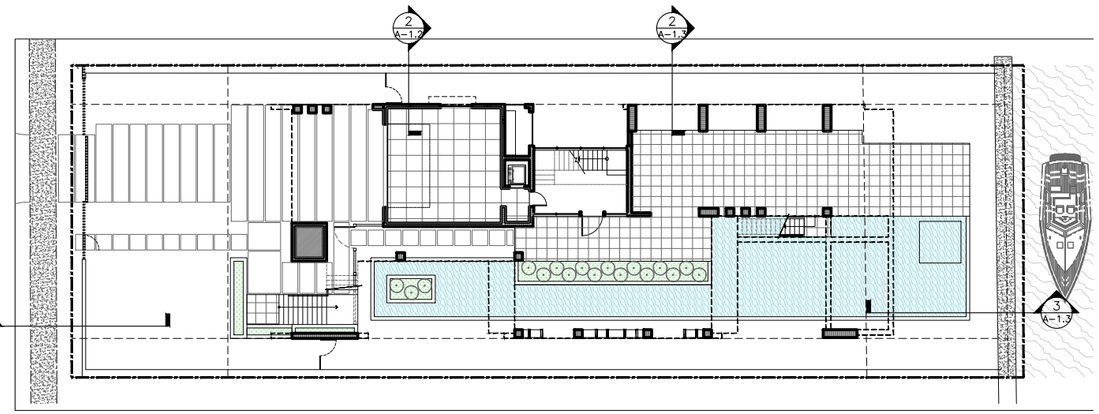
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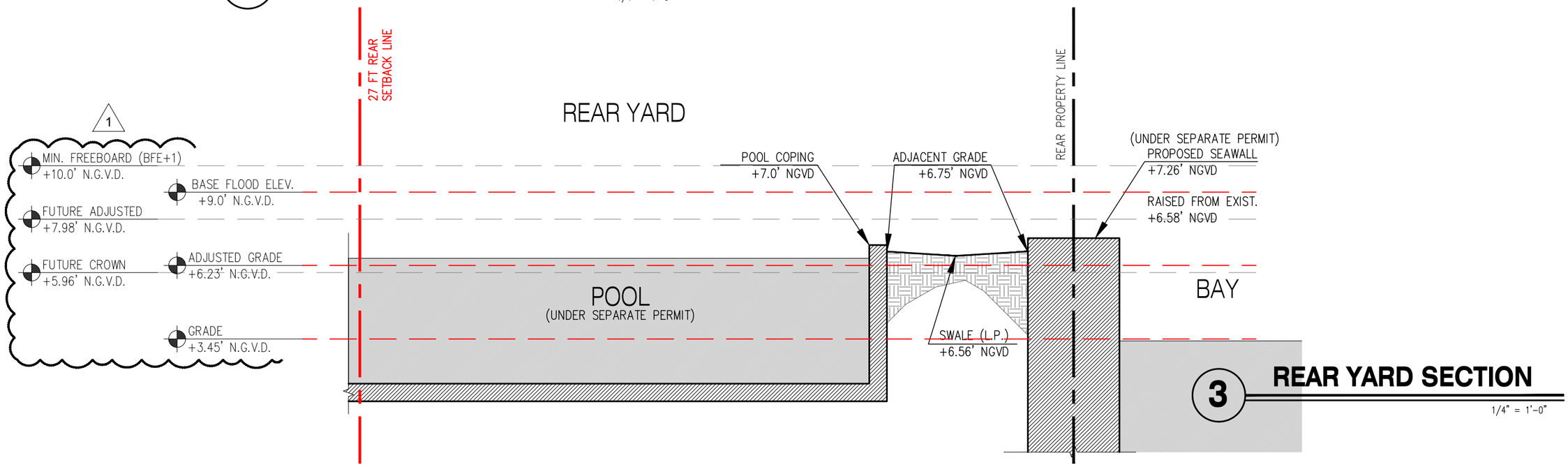
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 REAR YARD SECTION

1/4" = 1'-0"

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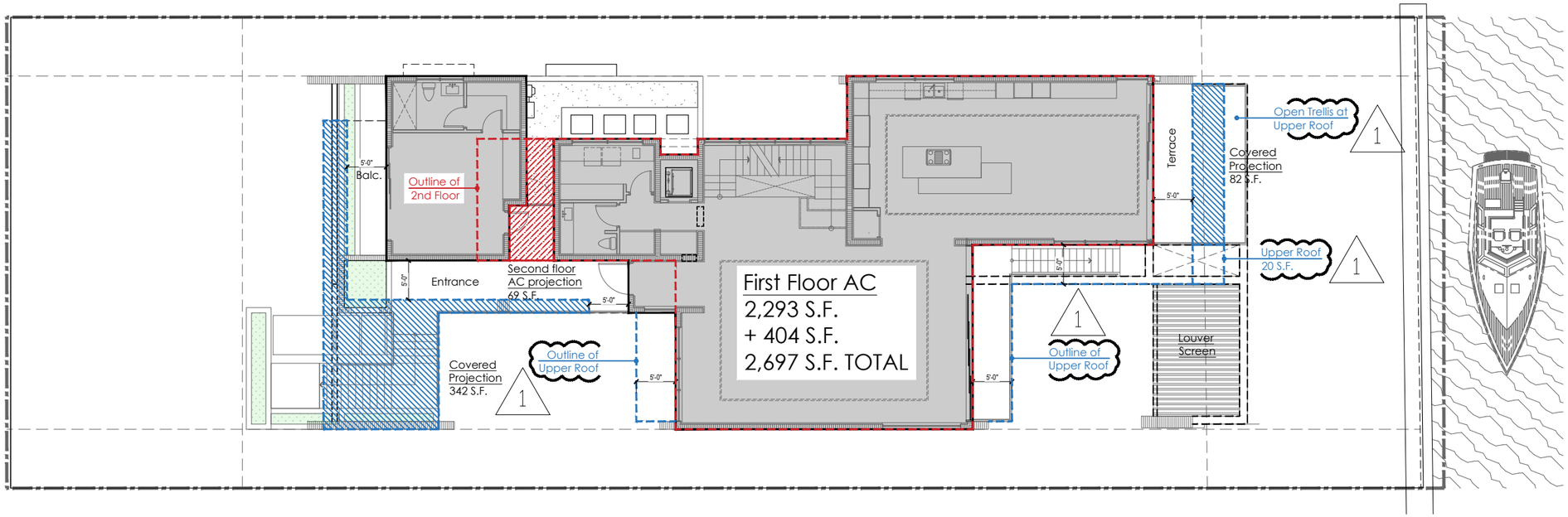
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-1.3



1 LOT COVERAGE

1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	10,786 S.F.
MAX ALLOWED (30%)	3,236 S.F.
FIRST FL. AC	2,293 S.F.
FIRST FL. AC - GUEST	404 S.F.
SECOND FL. AC PROJECTION	69 S.F.
COVERED PROJECTIONS 342+82+20	444 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	3,210 S.F.
	29.76%

1

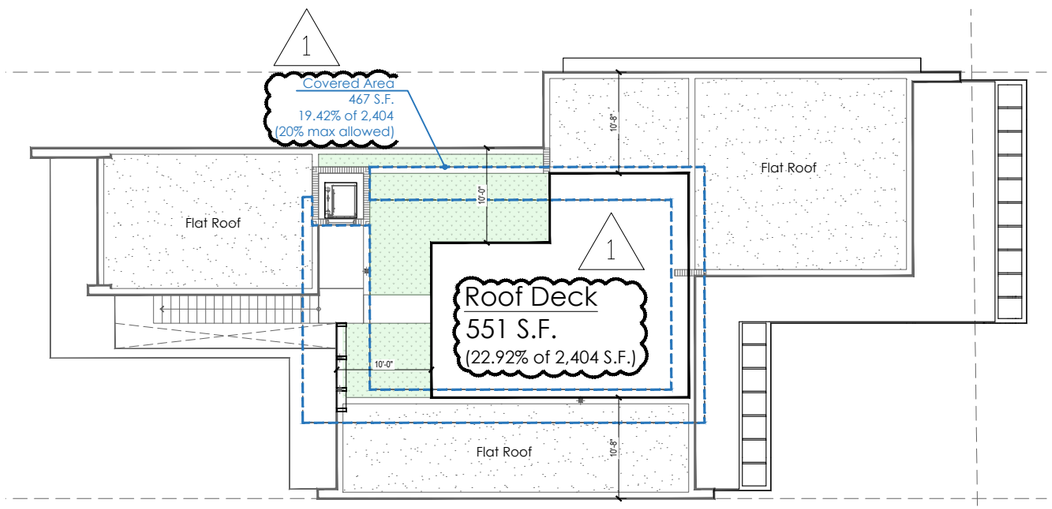
FIRST FL. AREA COUNTED COVERAGE

SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE

COVERED AREA PROJECTING MORE THAN 5 FT FROM EXTERIOR WALL

PROJECTION OF UPPER FLOOR/ROOF ABOVE

1



1 ROOF DECK CALCULATION

1/16" = 1'-0"

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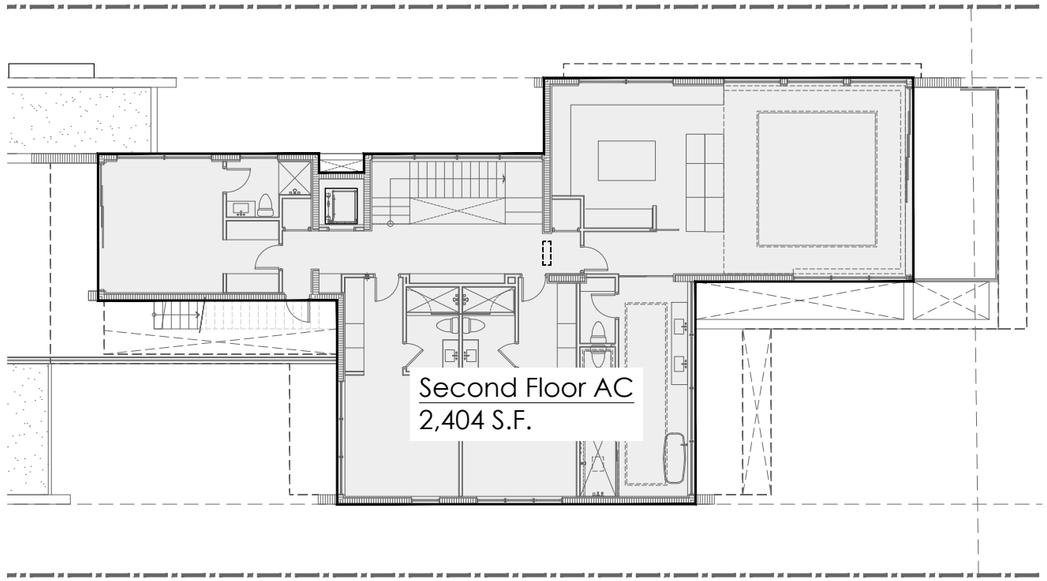
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DRAWING TITLE
LOT COVERAGE DIAGRAM

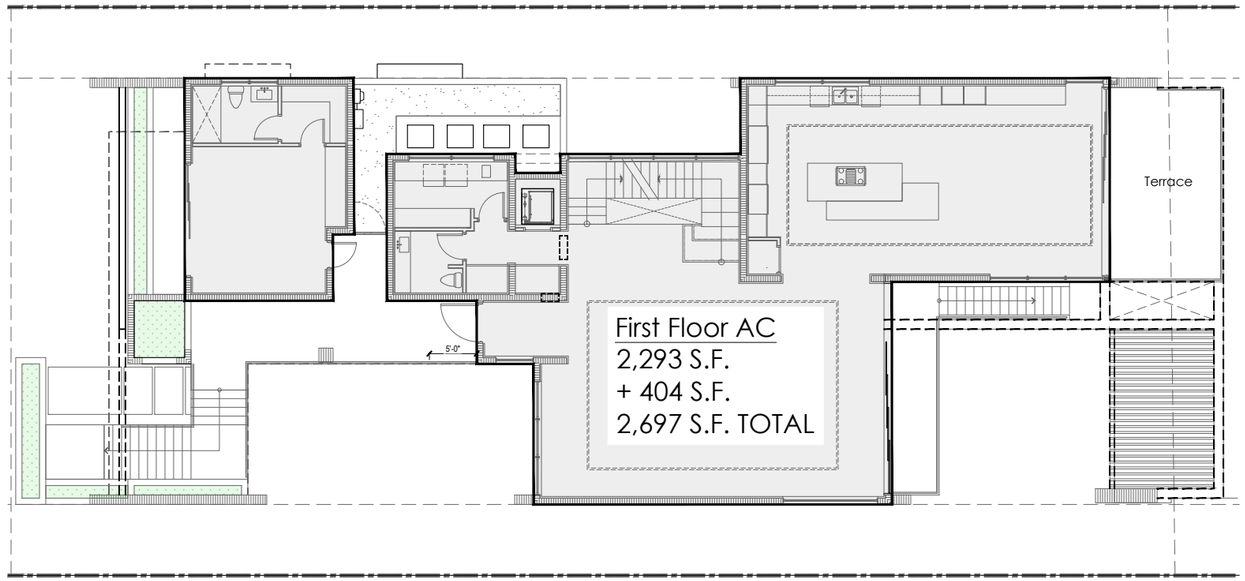
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SHEET NUMBER
A-1.4



3 SECOND FLOOR UNIT SIZE

1/16" = 1'–0"



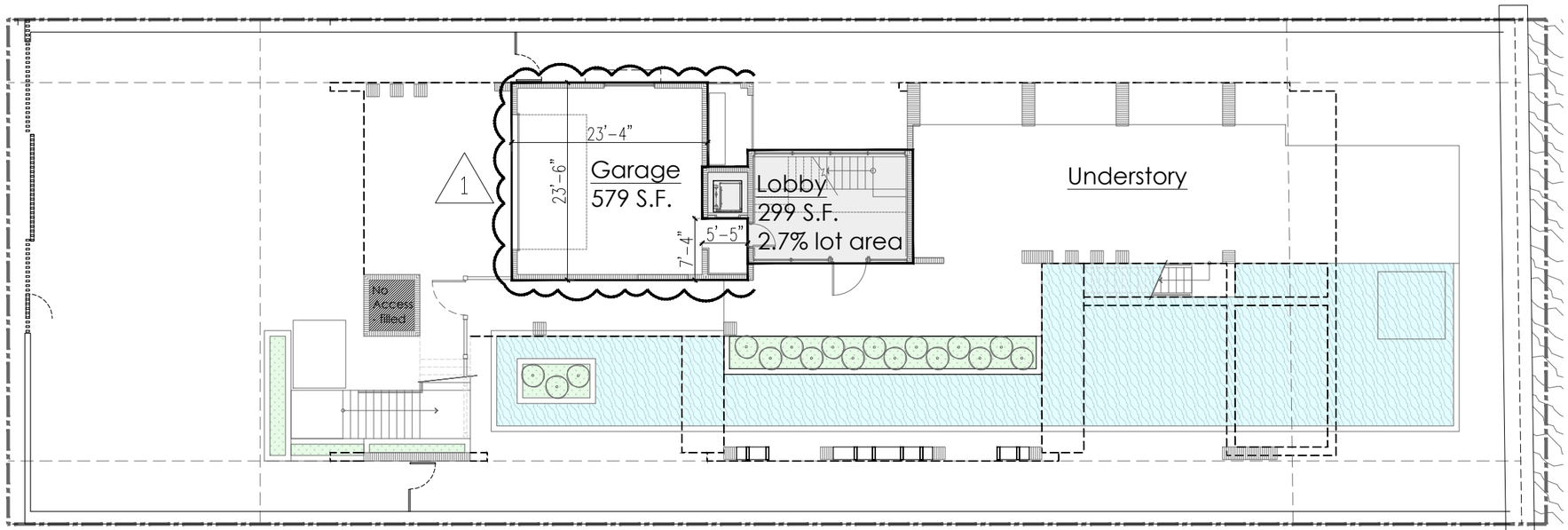
2 FIRST FLOOR UNIT SIZE

1/16" = 1'–0"

UNIT SIZE CALCULATION	
LOT AREA	10,786 S.F.
MAX ALLOWED (50%)	5,393 S.F.
UNDERSTORY LOBBY	291 S.F.
FIRST FL. AC	2,293 S.F.
FIRST FL. AC - GUEST	404 S.F.
SECOND FL. AC	2,404 S.F.
TOTAL UNIT SIZE	5,392 S.F.
	49.99%

AREA COUNTED IN UNIT SIZE

GARAGE AREA EXCLUDED, UNDER 600 S.F.



1 UNDERSTORY UNIT SIZE

1/16" = 1'–0"

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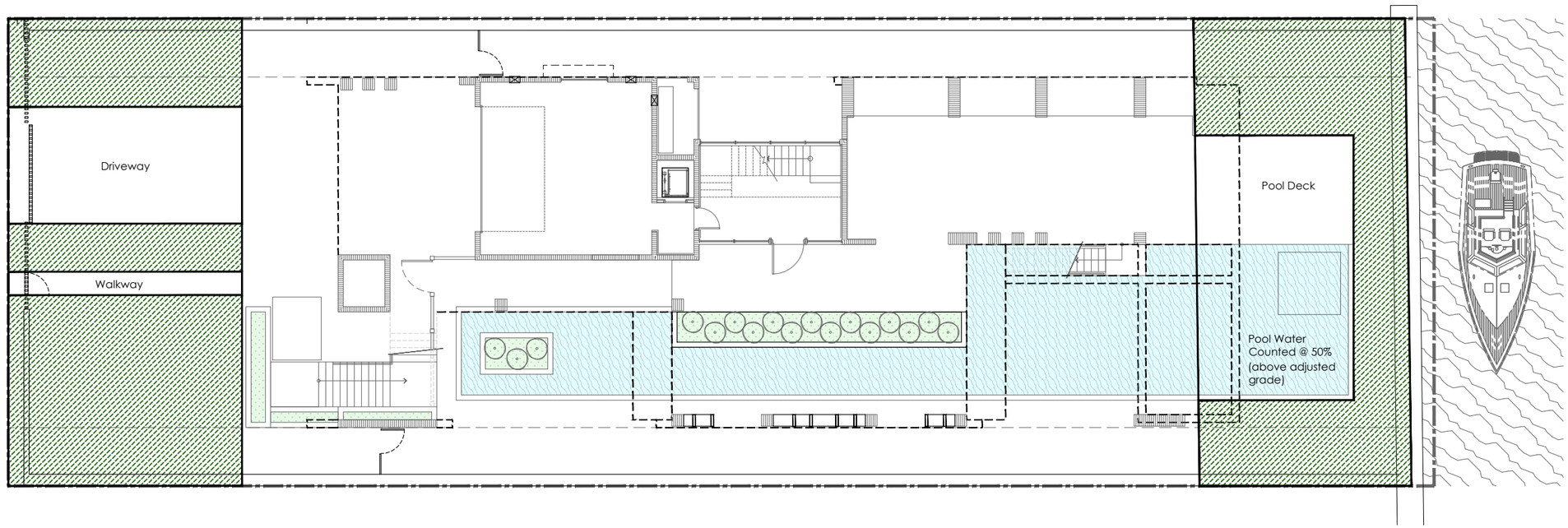
DRAWING TITLE

UNIT SIZE DIAGRAM

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-1.5



1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,800 S.F.
DRIVEWAY	- 450 S.F.
WALKWAY	- 90 S.F.
MINIMUM OPEN SPACE (70%)	1,260 S.F.
OPEN SPACE PROVIDED	1,260 S.F.
	70.00%

OPEN SPACE

REAR YARD OPEN SPACE	
REAR YARD AREA	1,630 S.F.
POOL DECK	- 284 S.F.
POOL (408 S.F. @ 50%)	- 200 S.F.
MINIMUM OPEN SPACE (70%)	1,141 S.F.
OPEN SPACE PROVIDED	1,146 S.F.
	70.31%

1

OPEN SPACE

POOL WATER COUNTED @ 50%
ADJUSTED GRADE: 6.23' NGVD

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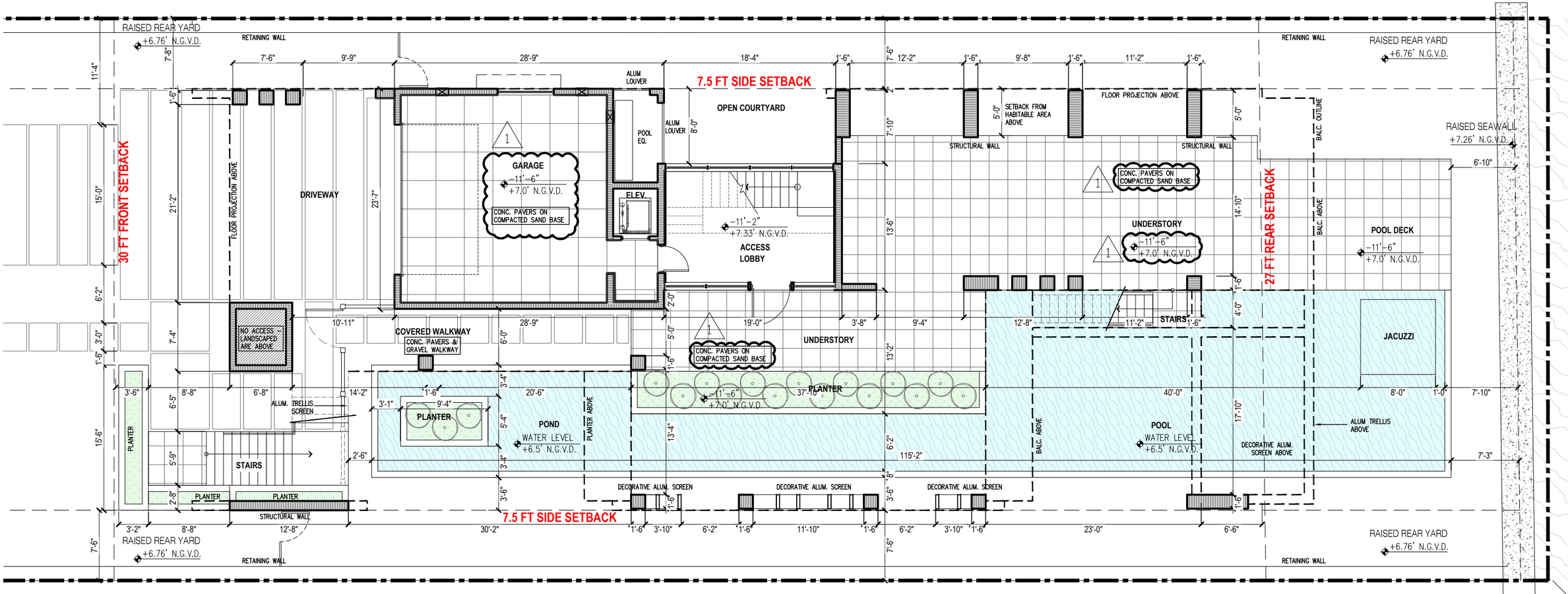
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OPEN SPACE DIAGRAM

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1 UNDERSTORY PLAN

3/32"=1'-0"

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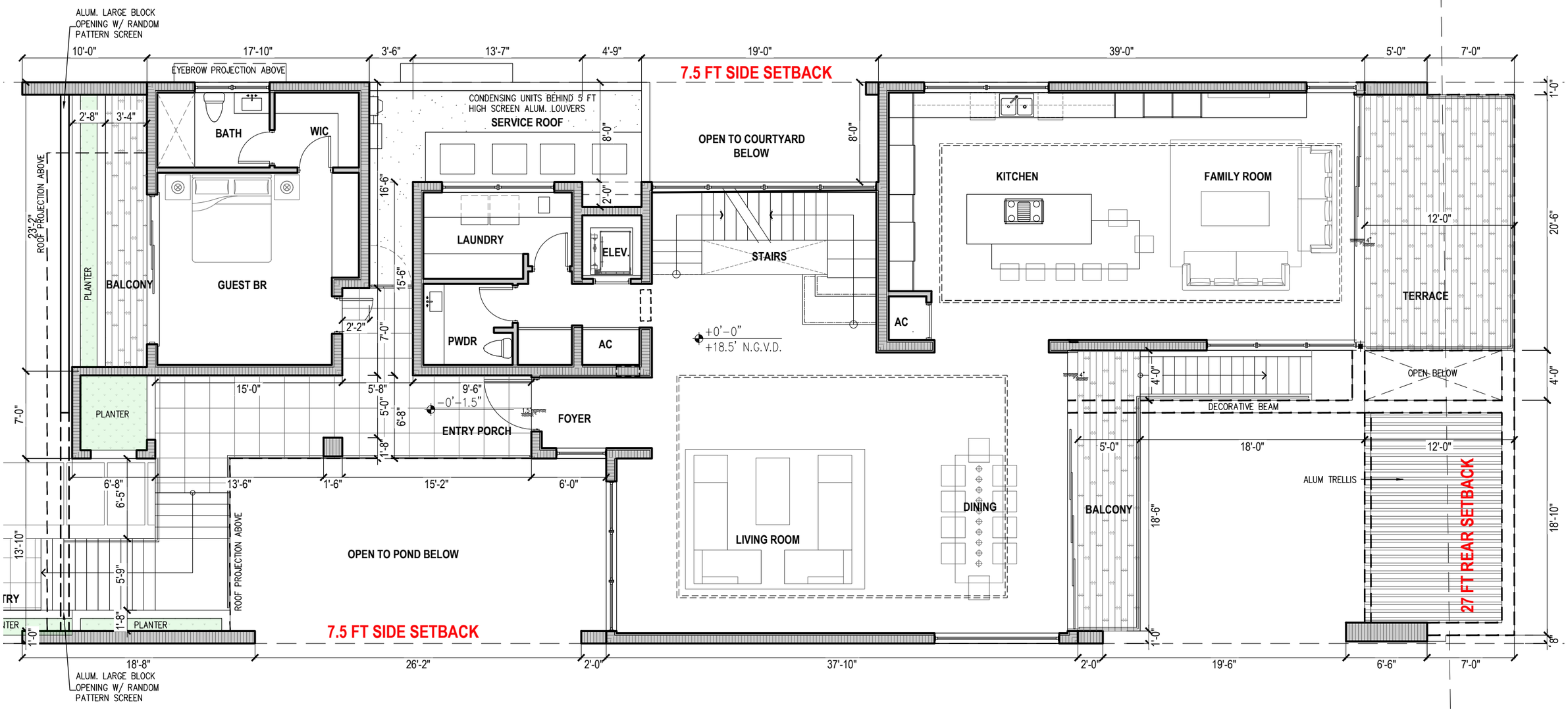
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UNDERSTORY PLAN

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1 FIRST FLOOR PLAN

1/8"=1'-0"

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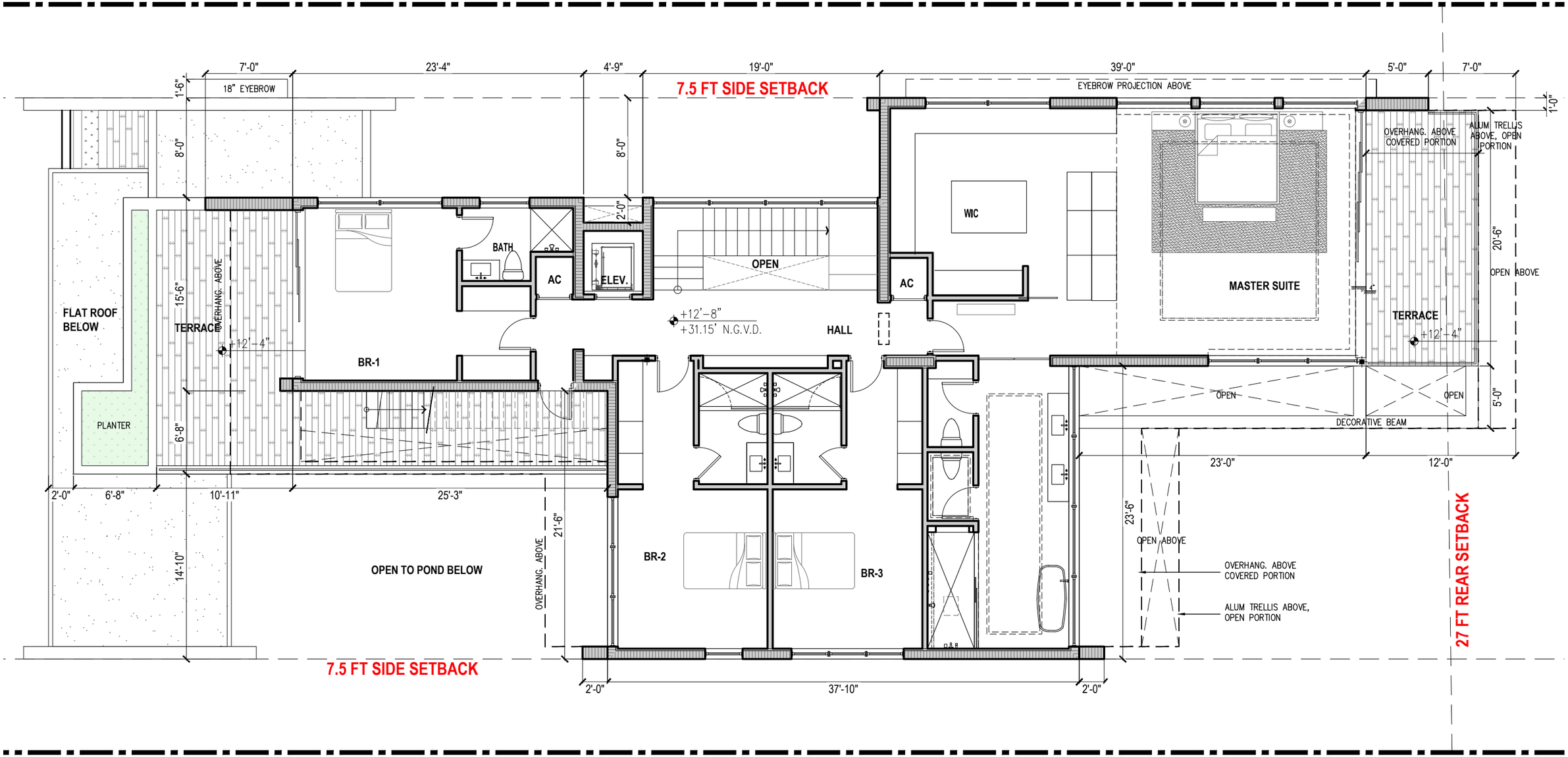
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SECOND FLOOR PLAN

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183'-0"

1 SECOND FLOOR PLAN

1/8"=1'-0"

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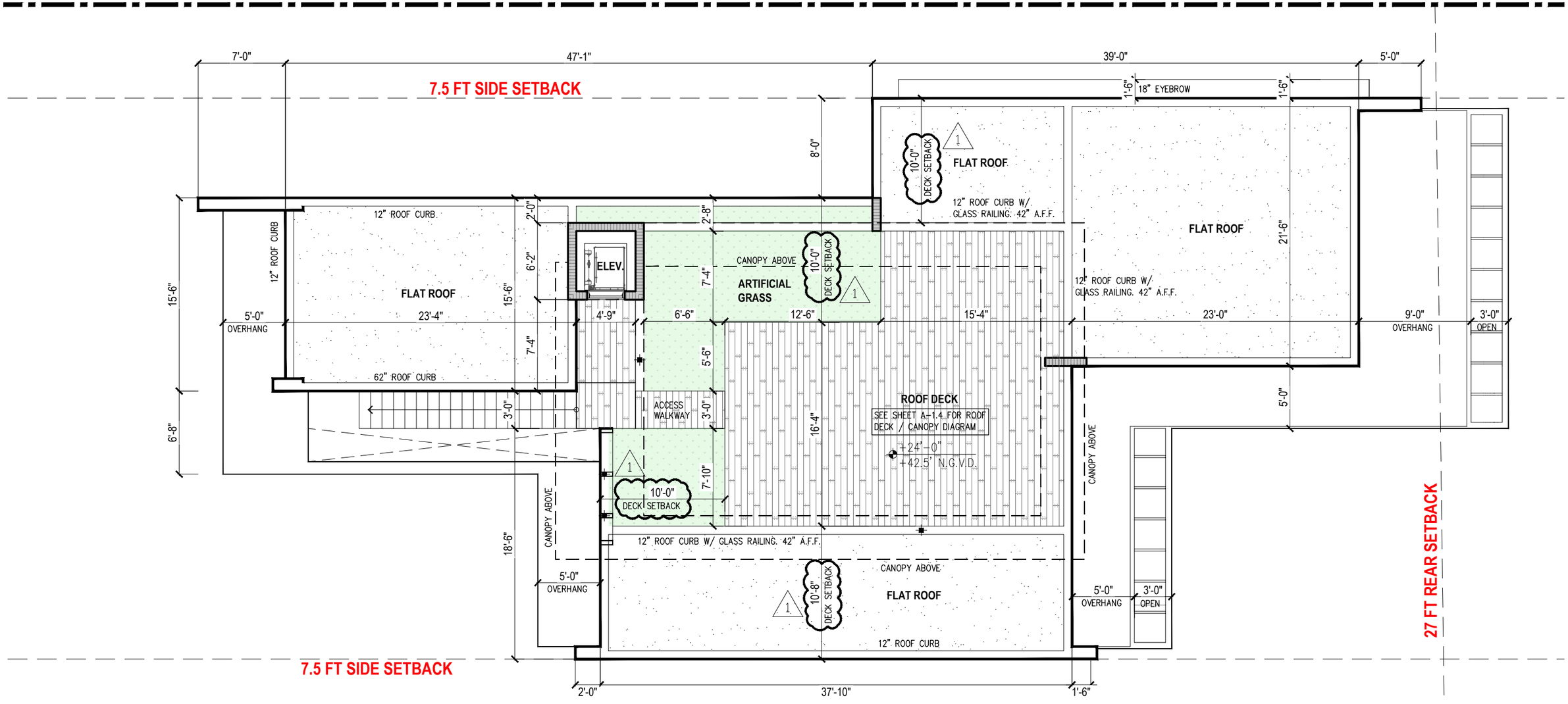
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SECOND FLOOR PLAN

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1 ROOF PLAN

1/8"=1'-0"

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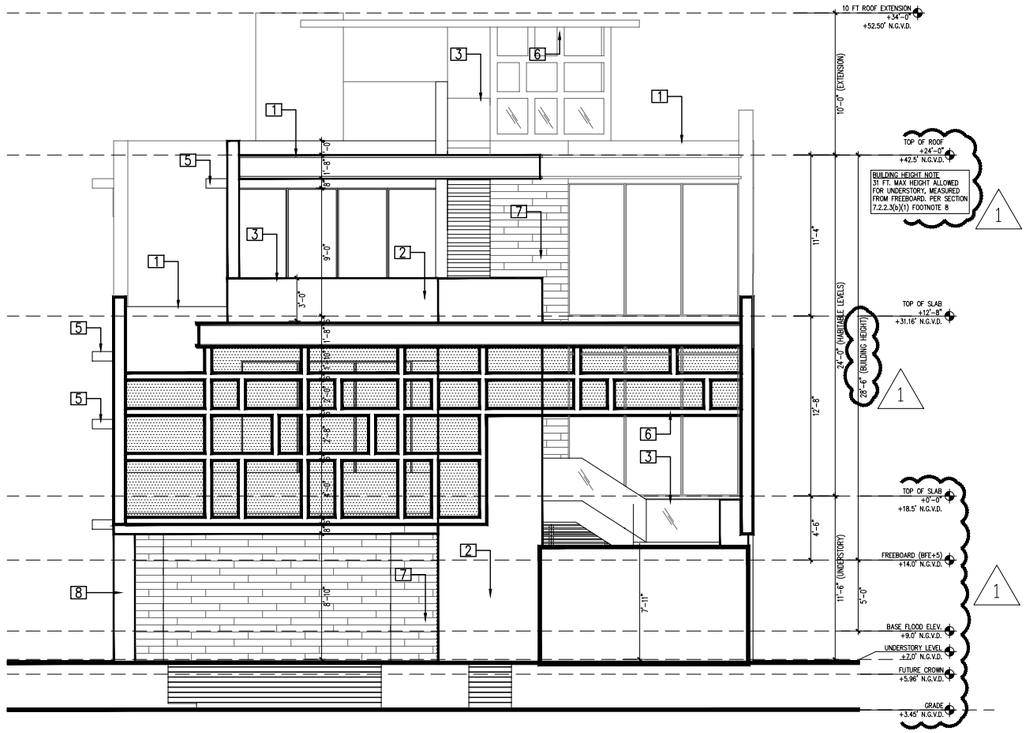
ROOF PLAN

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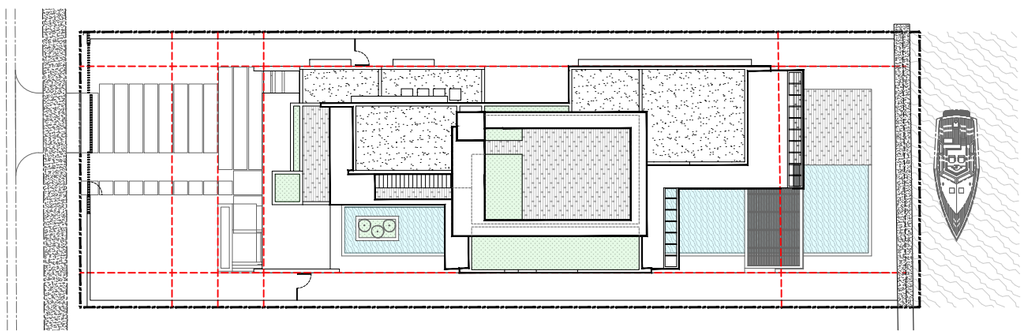
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1 WEST ELEVATION (FRONT)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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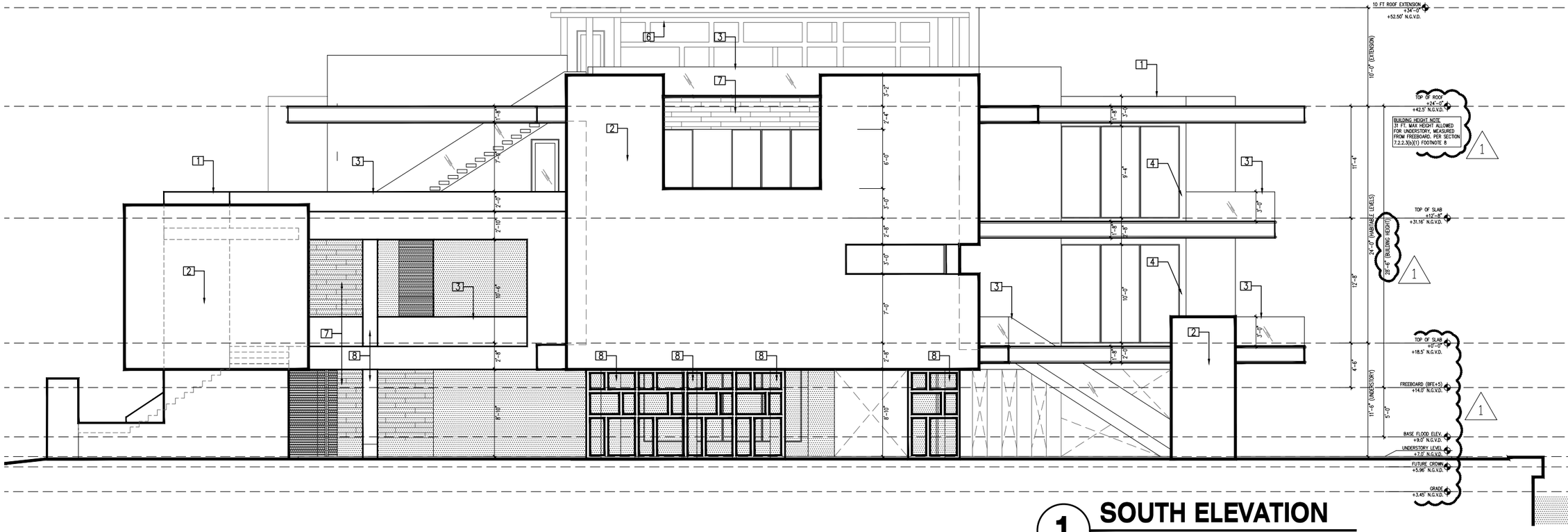
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WEST ELEVATION (FRONT)

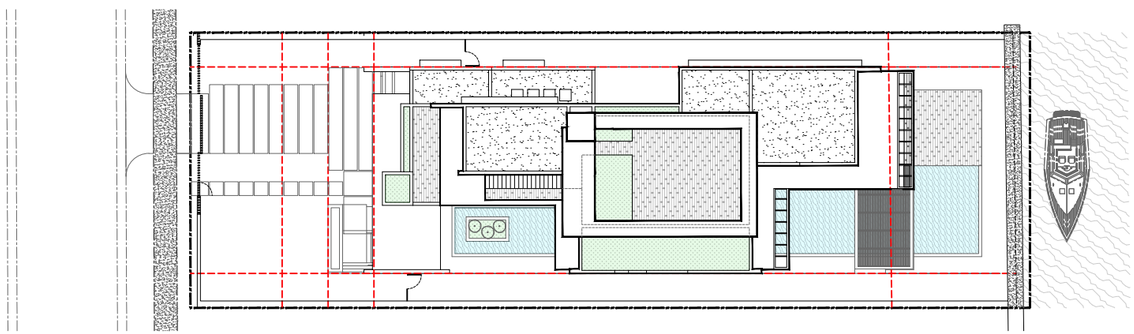
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1 SOUTH ELEVATION (SIDE)

3/32"=1'-0"



1 ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
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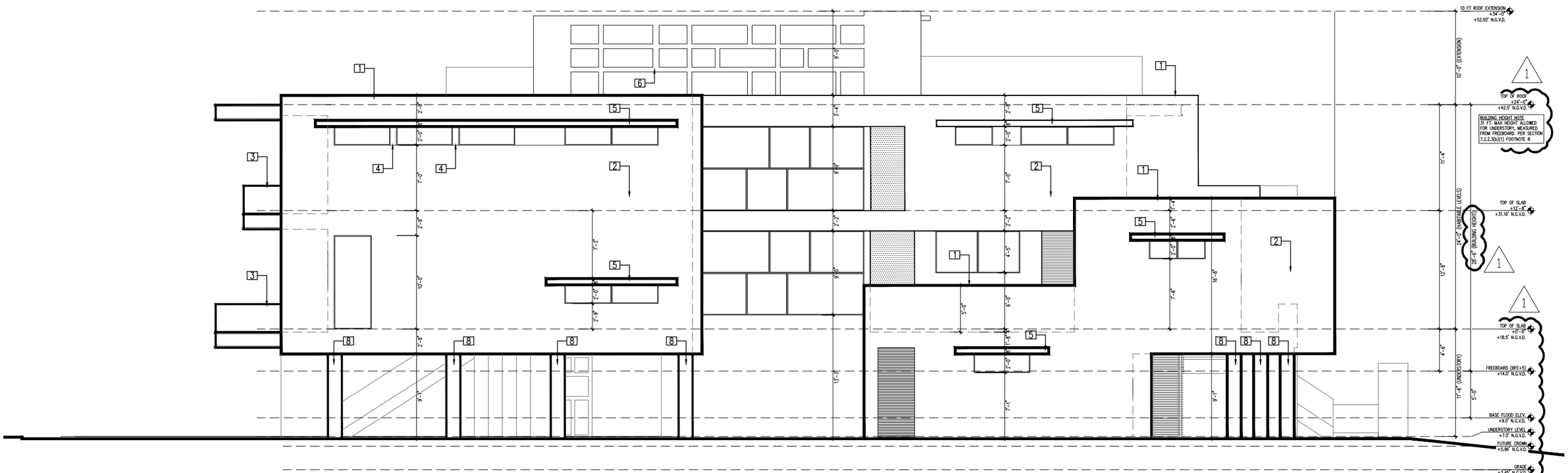
NEW RESIDENCE
409 E. DILIDO DRIVE
MIAMI BEACH, FL. 33139
OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (SIDE)

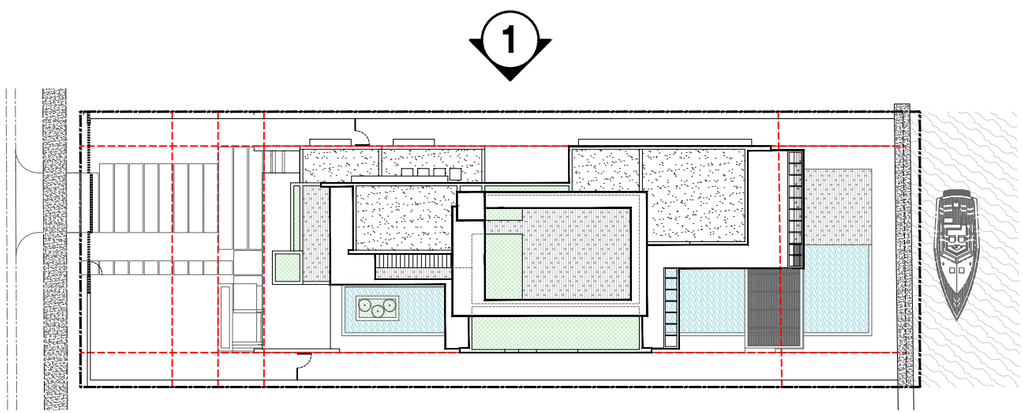
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DATE: 09-11-2023

SHEET NUMBER
A-3.2



1 NORTH ELEVATION (SIDE)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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ADDRESS & OWNER

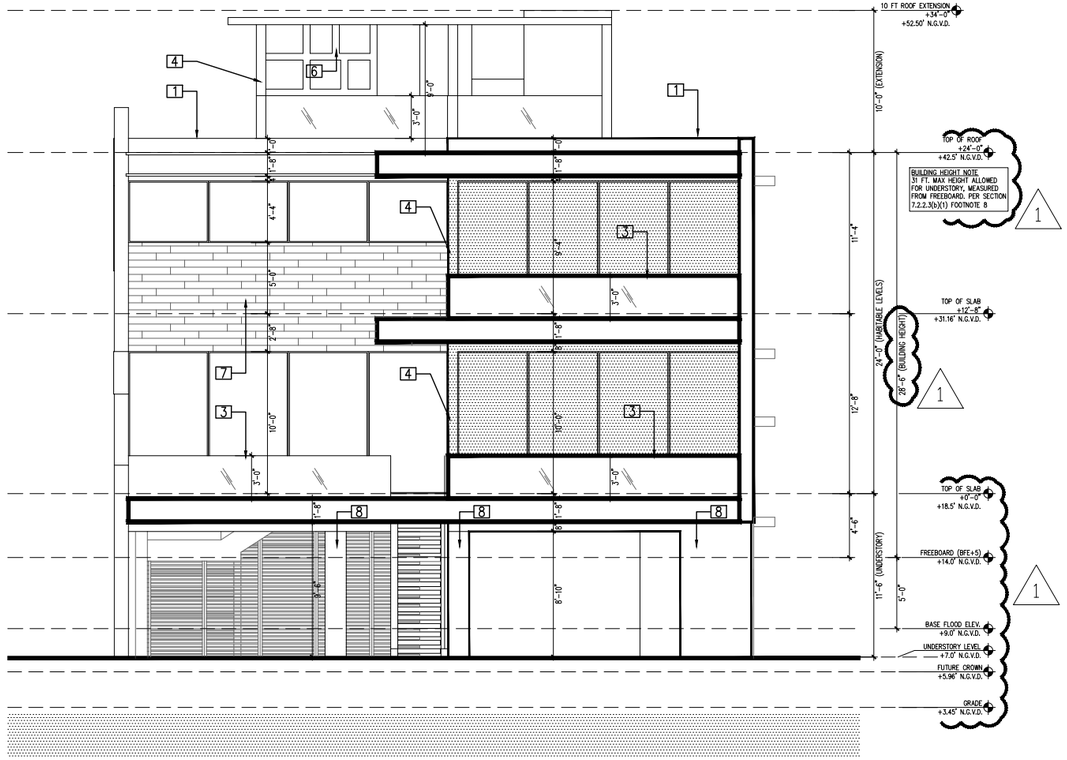
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DRAWING TITLE
NORTH ELEVATION (SIDE)

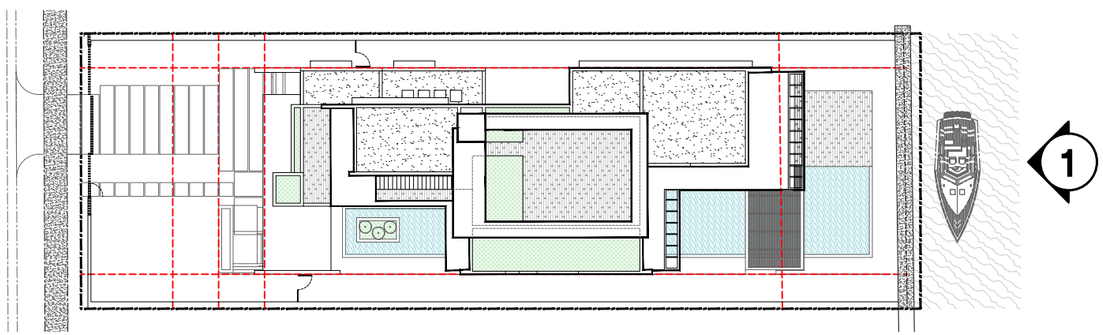
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DATE: 09-11-2023

SHEET NUMBER
A-3.3



1 REAR ELEVATION (EAST)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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ADDRESS & OWNER

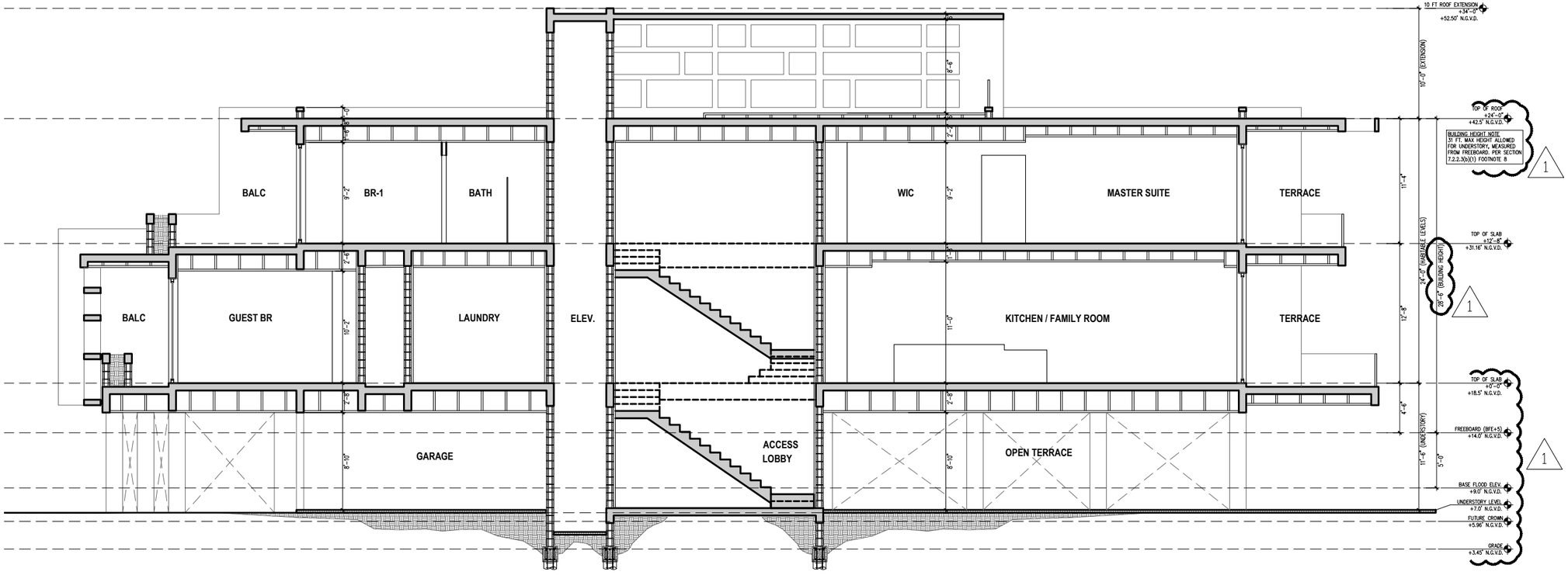
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DRAWING TITLE
REAR ELEVATION (EAST)

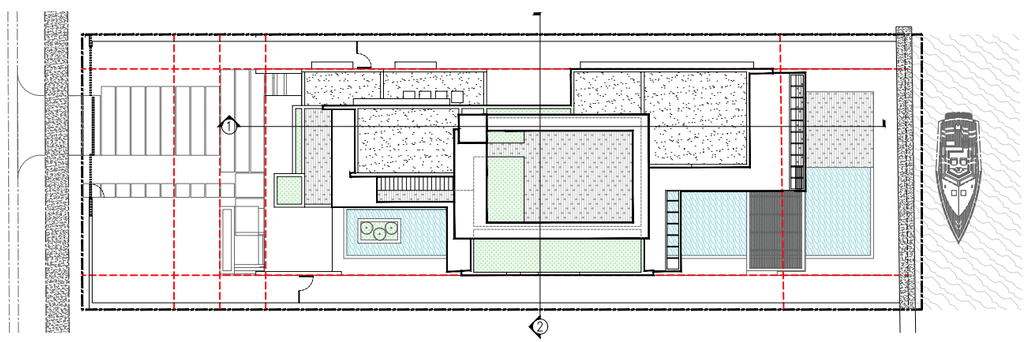
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SHEET NUMBER
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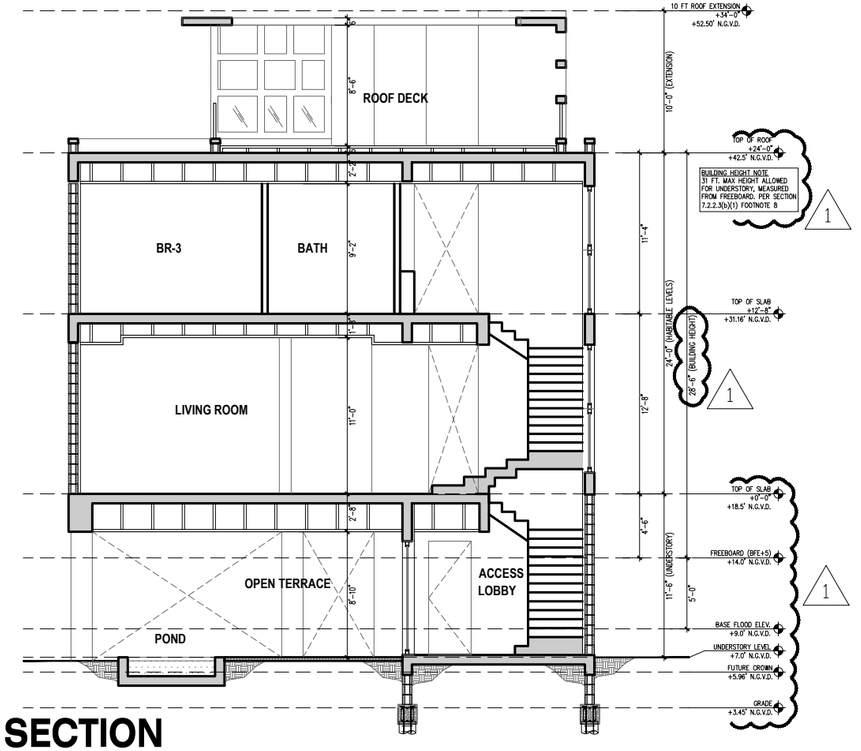
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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OWNER: 409 DI LIDO LLC.

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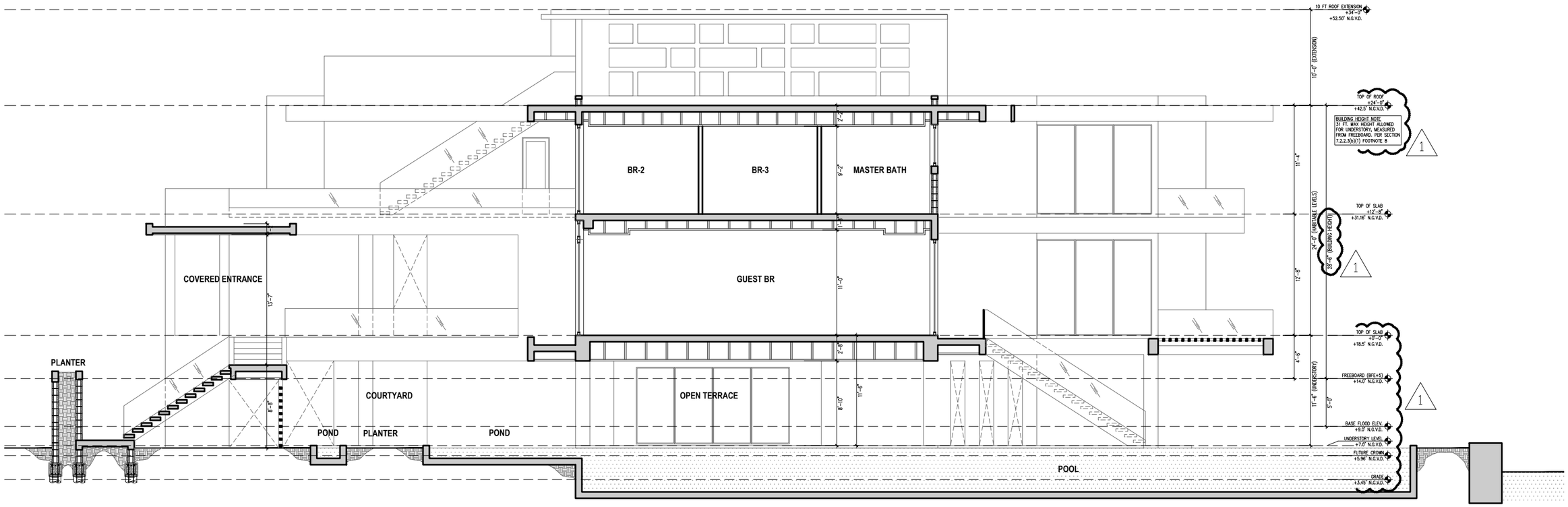
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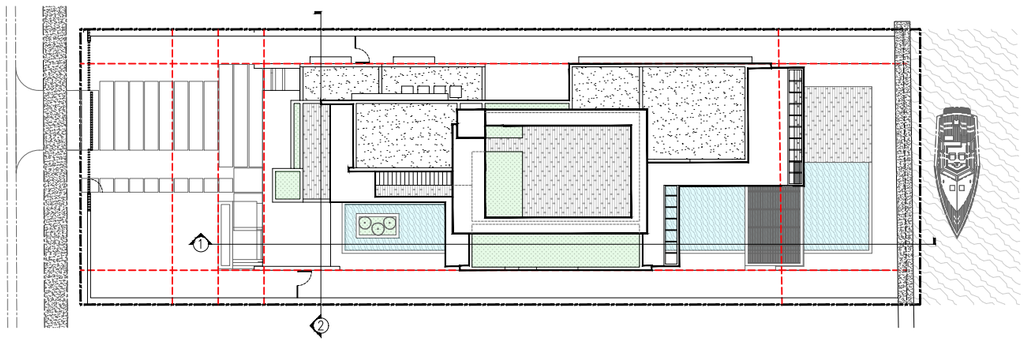
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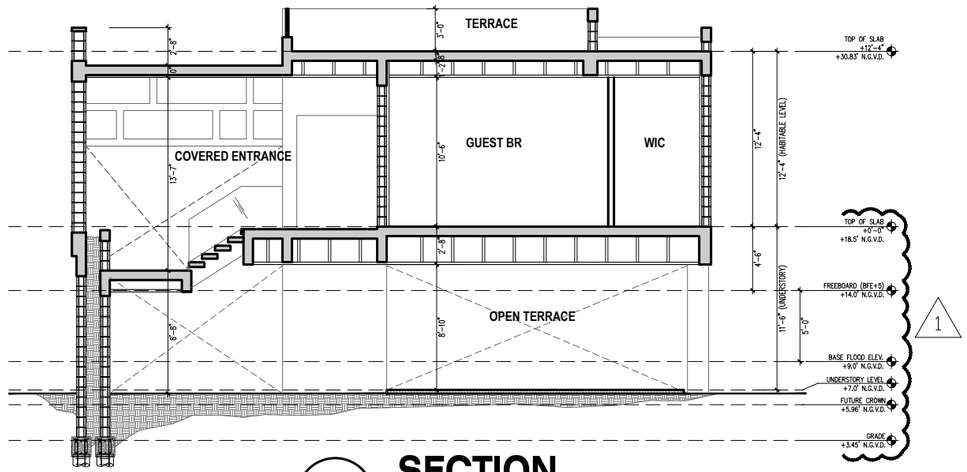
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

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