DI LIDO DRIVE RESIDENCE

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

NEW TWO-STORY RESIDENCE WITH UNDERSTORY



FINAL SUBMITTAL

DRB24-1005 / 06-04-2024

ARCHITECTURAL PRESENTATION

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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
DN: cn=Jose L Sanchez, o=US, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com
Date: 2024.05.22 18:10:18 -04'00'

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

COVER SHEET / INDEX OF DRAWINGS

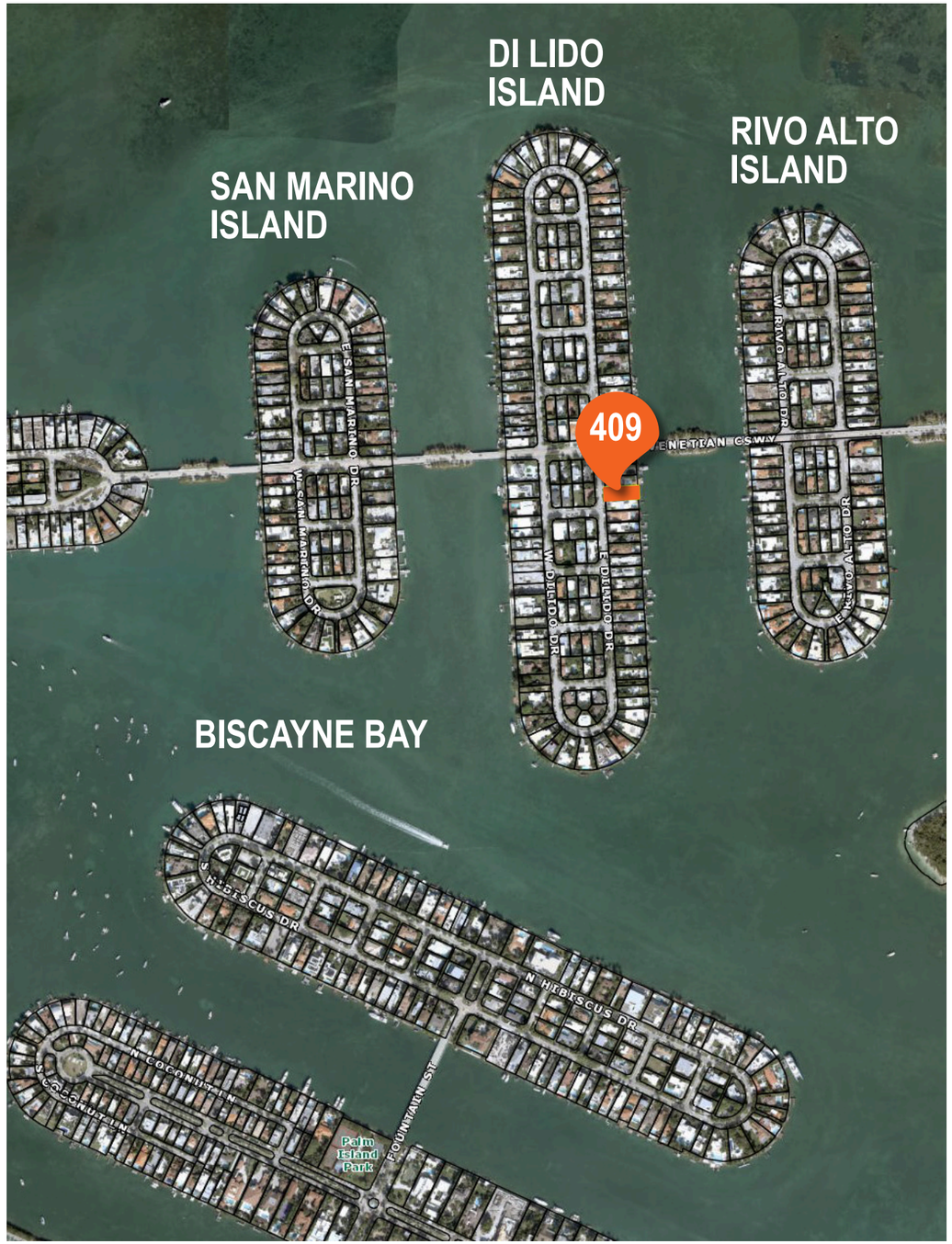
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DATE: 09-11-2023

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A-0.0



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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NEIGHBORHOOD AERIAL VIEW

SCALE: AS SHOWN
DATE: 09-11-2023

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A-0.1



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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SURROUNDING PROPERTIES

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



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



7 321 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



8 315 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE

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A-0.3



9 310 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



10 322 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



11 400 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



12 424 E. DI LIDO DRIVE
NEW ONE-STORY RESIDENCE

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SURROUNDING PROPERTIES

SCALE: AS SHOWN
DATE: 09-11-2023

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3D VIEW - FRONT

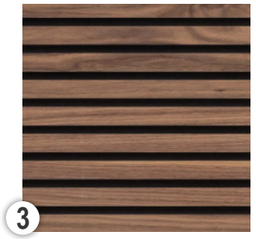
MATERIAL BOARD

1

PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)

2

PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



3

WOOD SIDING
(VERTICAL)



4

CLEAR GLASS W/
BRONZE FRAMES

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3D VIEW &
MATERIALS

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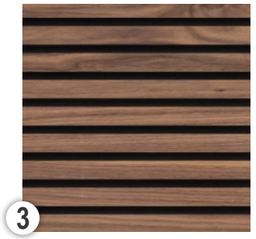
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

3D VIEW - FRONT

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SCALE: AS SHOWN
DATE: 09-11-2023

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3D VIEW - REAR

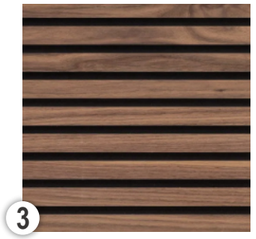
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WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE

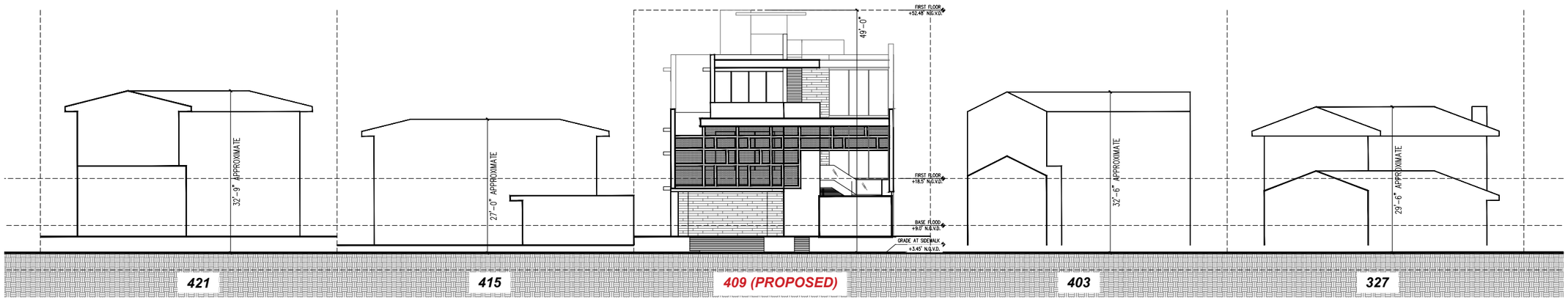
3D VIEW &
MATERIALS

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.7

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E DILIDO DRIVE

1 CONTEXTUAL ELEVATIONS

N.T.S.

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OWNER: 409 DI LIDO LLC.

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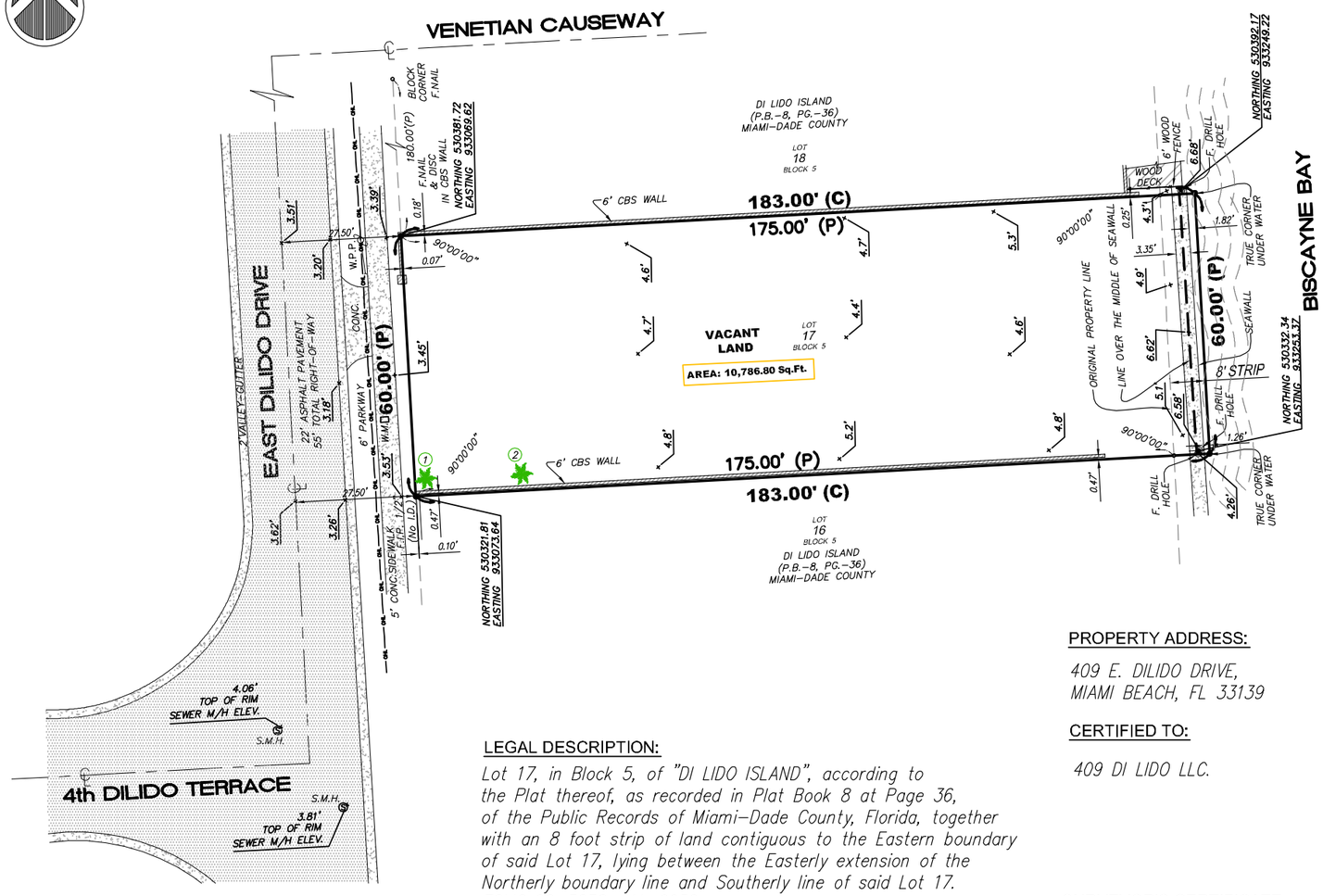
CONTEXTUAL ELEVATIONS

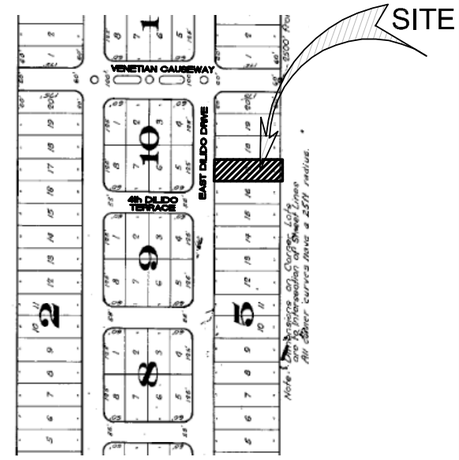
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SKETCH OF BOUNDARY SURVEY





LOCATION MAP
NOT TO SCALE

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

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
COMMUNITY NUMBER : 120651
PANEL NUMBER : 0316
SUFFIX : L
FIRM ZONE : AE
BASE FLOOD ELEVATION : 9'
DRAWN BY : M.M.
DATE :09-15-2023
REVISED : E.L.

SHEET 1 OF 1

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STATE OF FLORIDA JOSE L. SANCHEZ AR 16966 REGISTERED ARCHITECT

Jose L Sanchez
Digitally signed by Jose L Sanchez
DN: cn=Jose L Sanchez, o=N/A, ou=Praxis Architecture, Inc., email=jsanchez@praxisarch.com, c=US
Date: 2024.03.01 13:51:00 -05'00'

ADDRESS & OWNER

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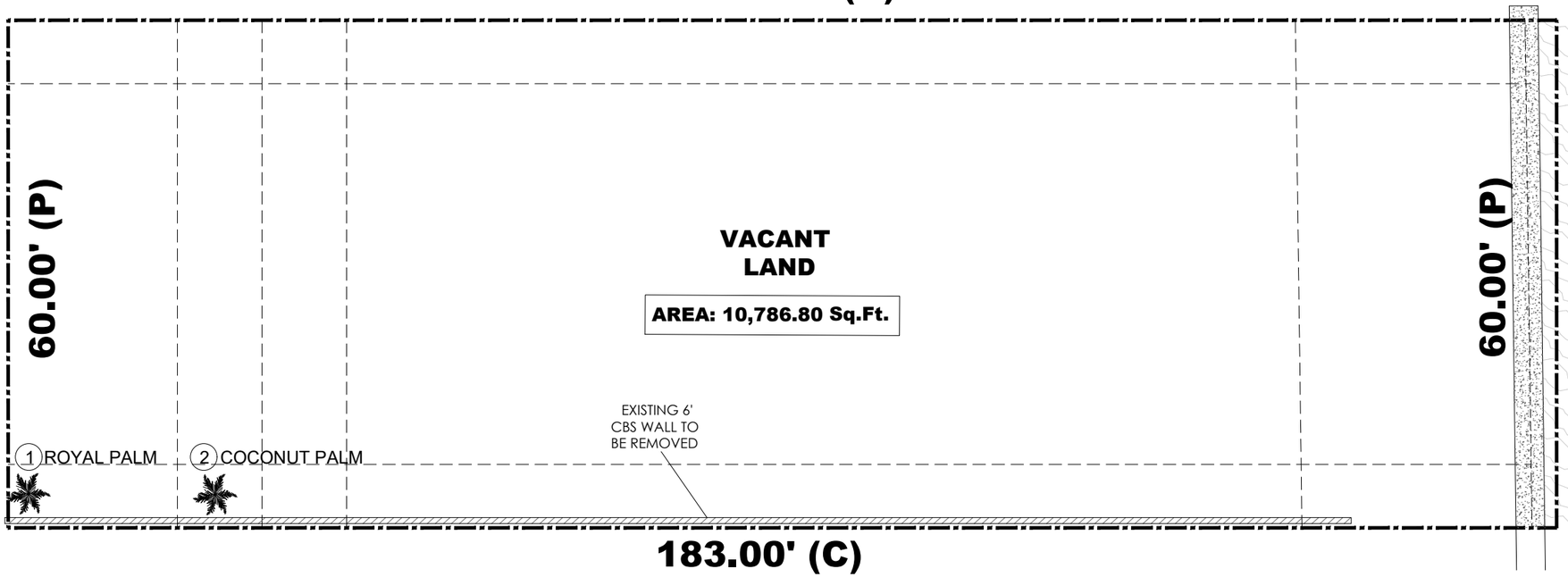
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DRAWING TITLE
SURVEY

SCALE: AS SHOWN
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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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STATE OF FLORIDA · JOSE L SANCHEZ · AR 16966 · REGISTERED ARCHITECT

Jose L Sanchez
Digitally signed by Jose L Sanchez
DN: cn=Jose L Sanchez, o=US, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com
Date: 2024.03.01 13:51:00 -05'00'

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.11

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