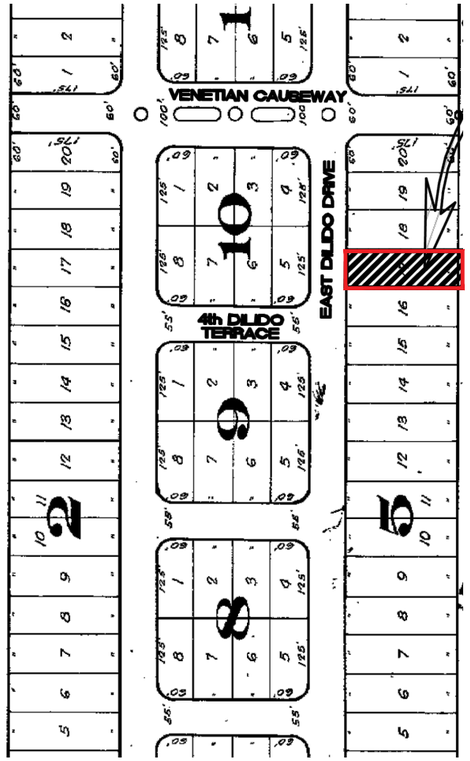


LOCATION PLAN

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			

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P 305 576 8063

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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=Praxis Architecture, Inc., email=jsanchez@praxisarch.com
Date: 2024.05.22 19:07:58 -04'00'

ADDRESS & OWNER

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

REVISION & DATE

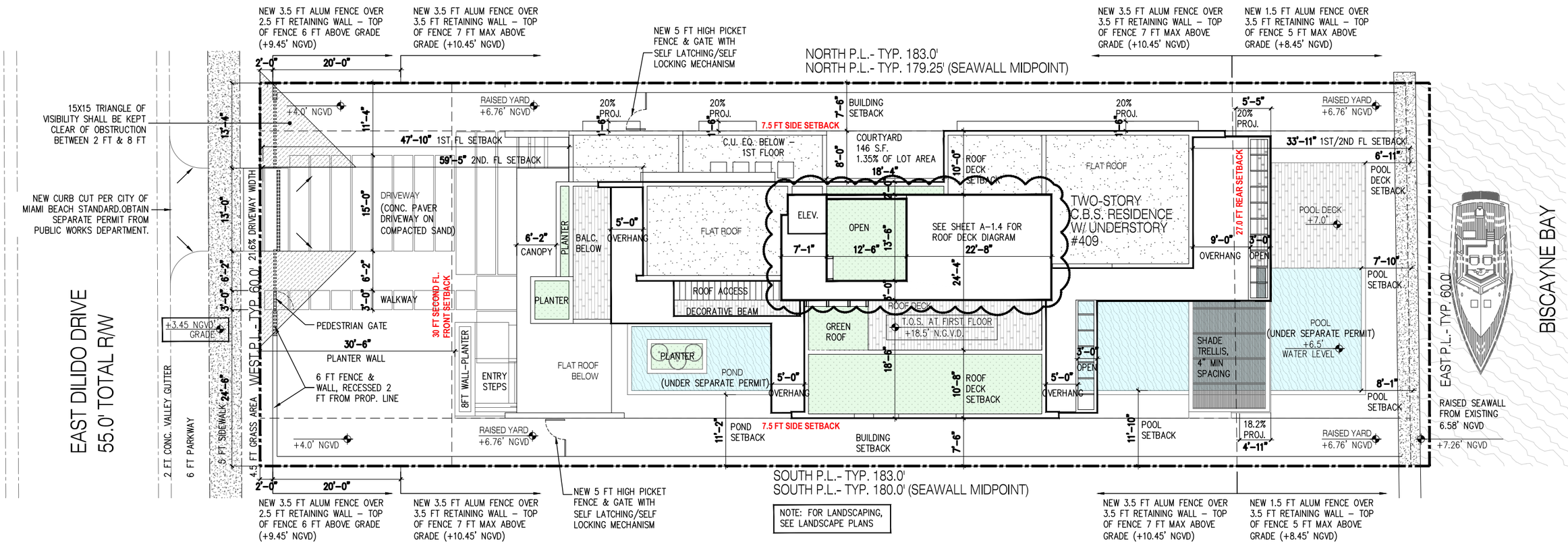
DRAWING TITLE

ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-1.0



1 SITE PLAN

1/16"=1'-0"

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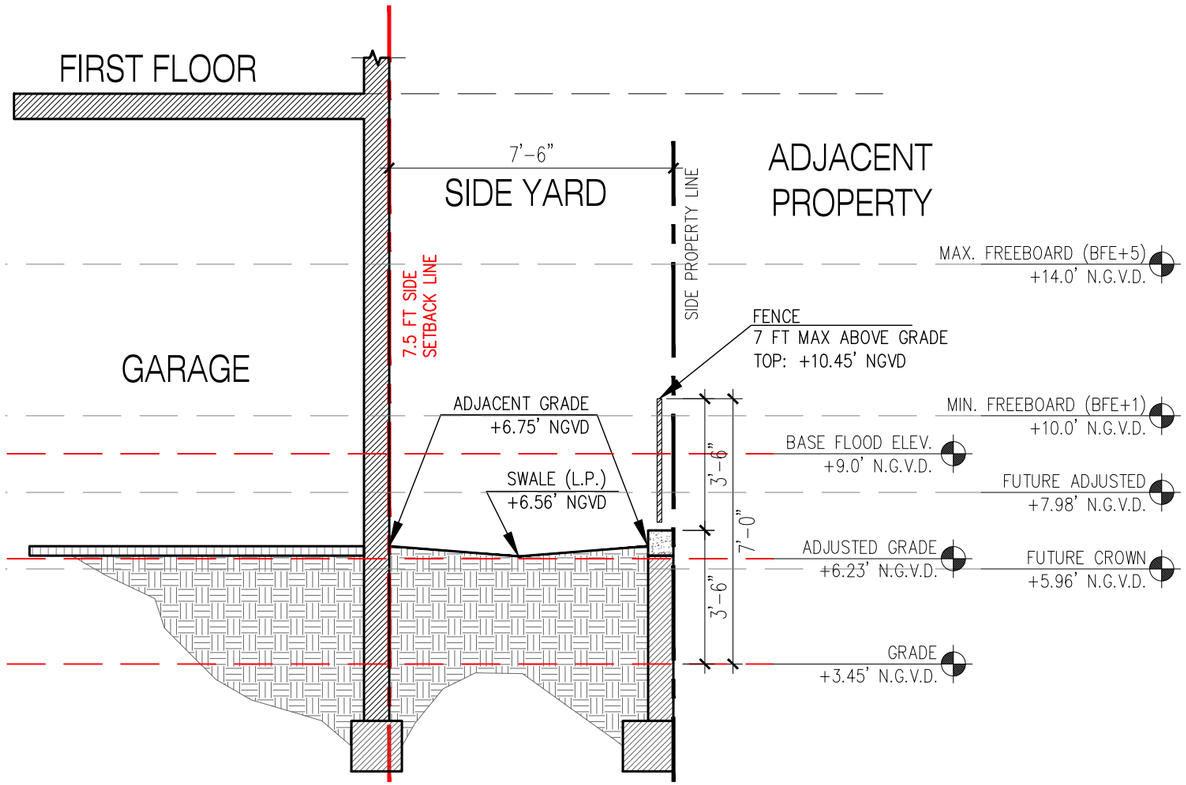
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SITE PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

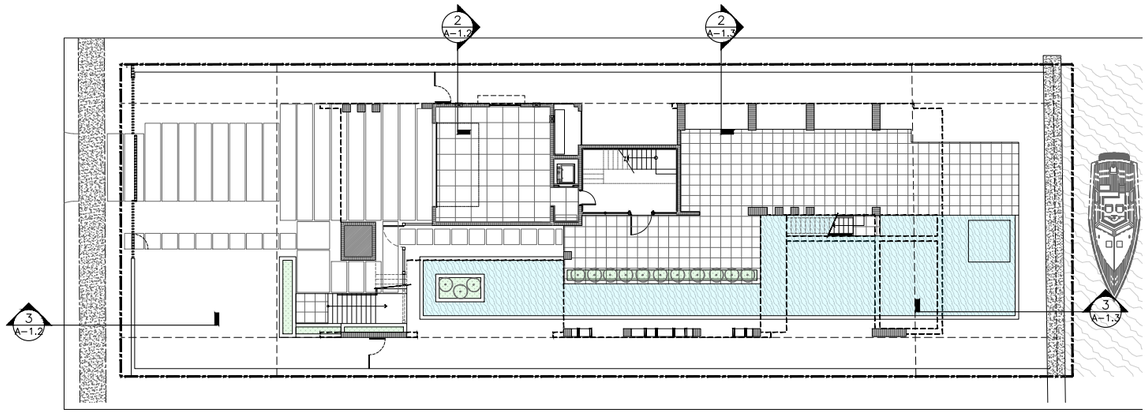
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A-1.1



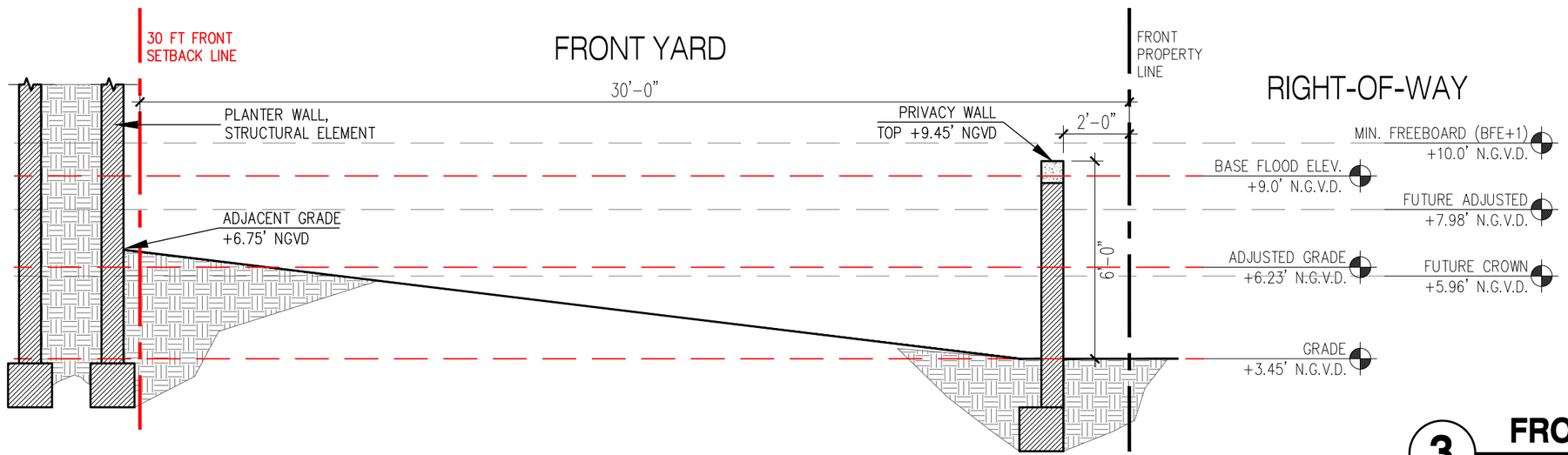
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 FRONT YARD SECTION

1/4" = 1'-0"

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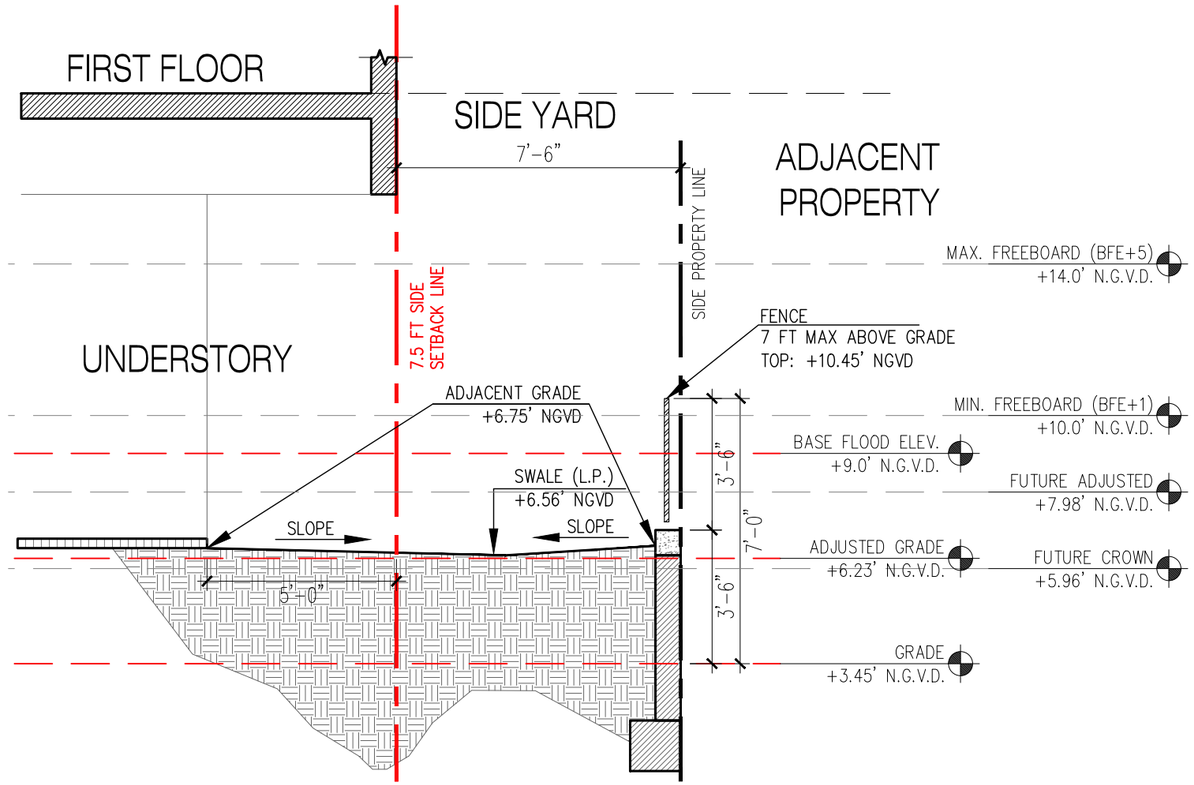
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 09-11-2023

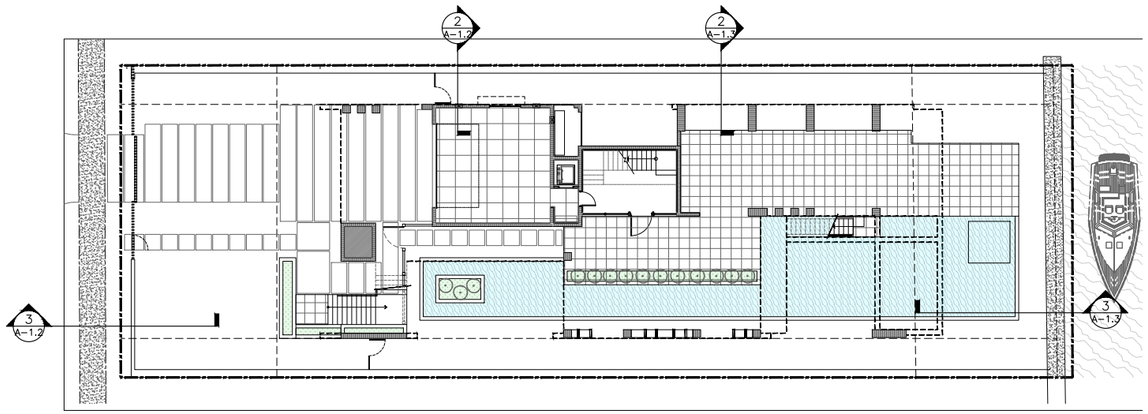
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A-1.2



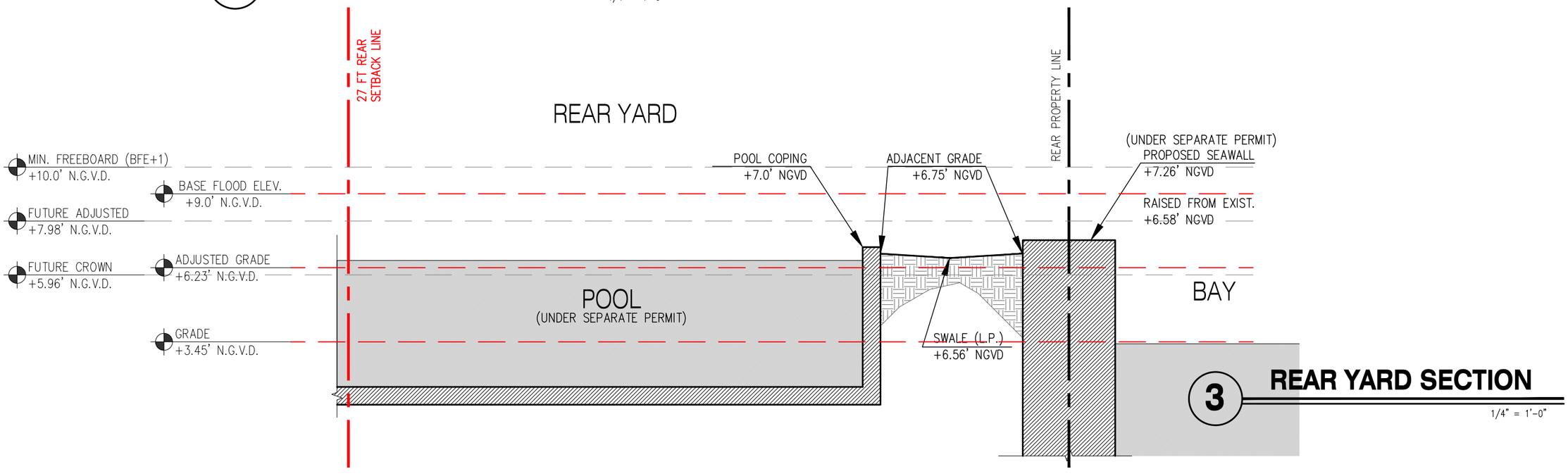
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 REAR YARD SECTION

1/4" = 1'-0"

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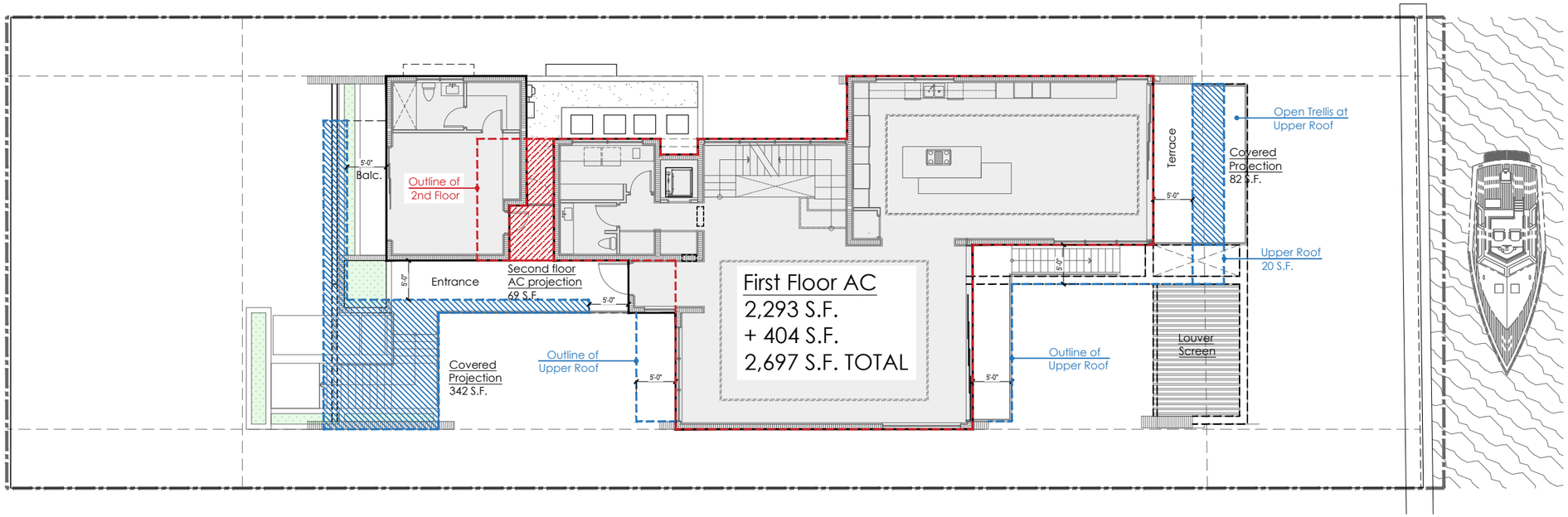
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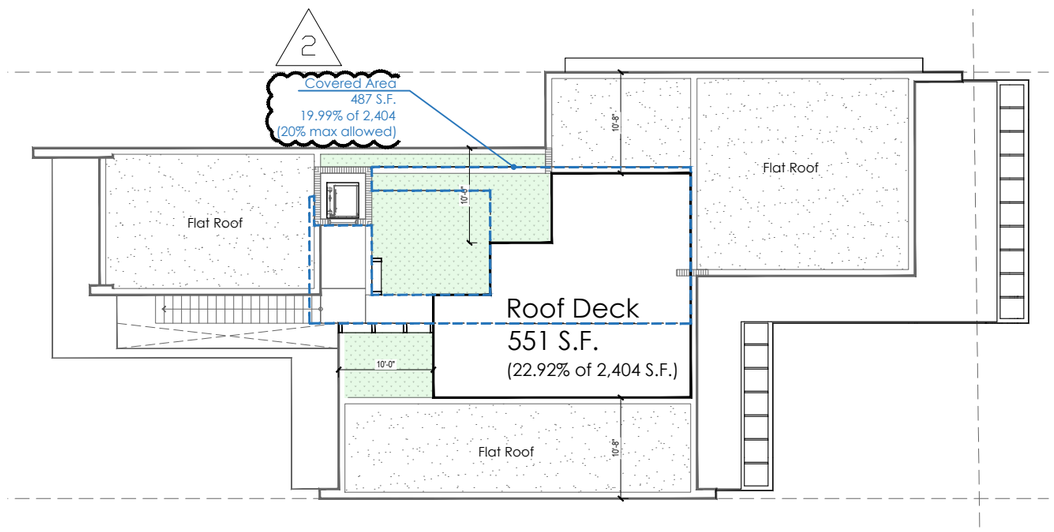
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A-1.3



1 LOT COVERAGE

1/16" = 1'-0"



1 ROOF DECK CALCULATION

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%

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

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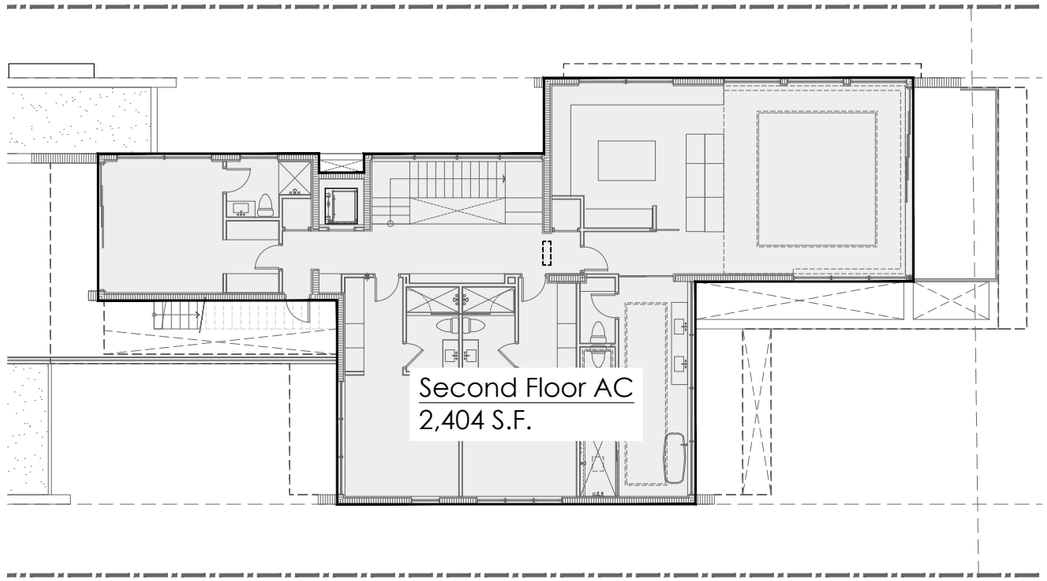
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DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
DATE: 09-11-2023

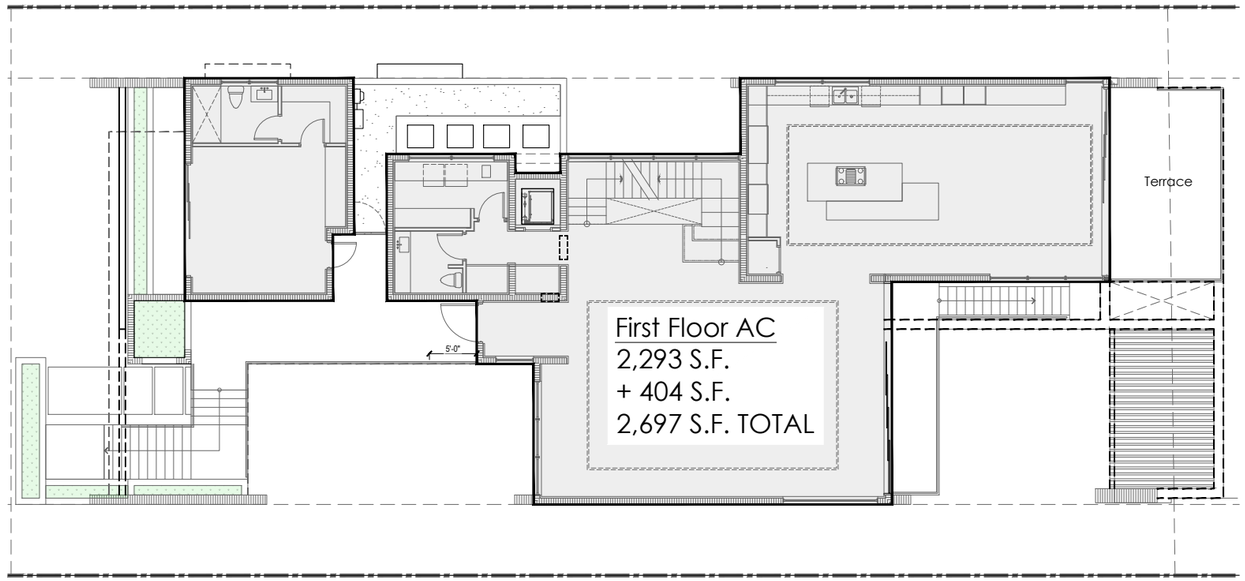
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3 SECOND FLOOR UNIT SIZE

1/16" = 1'–0"



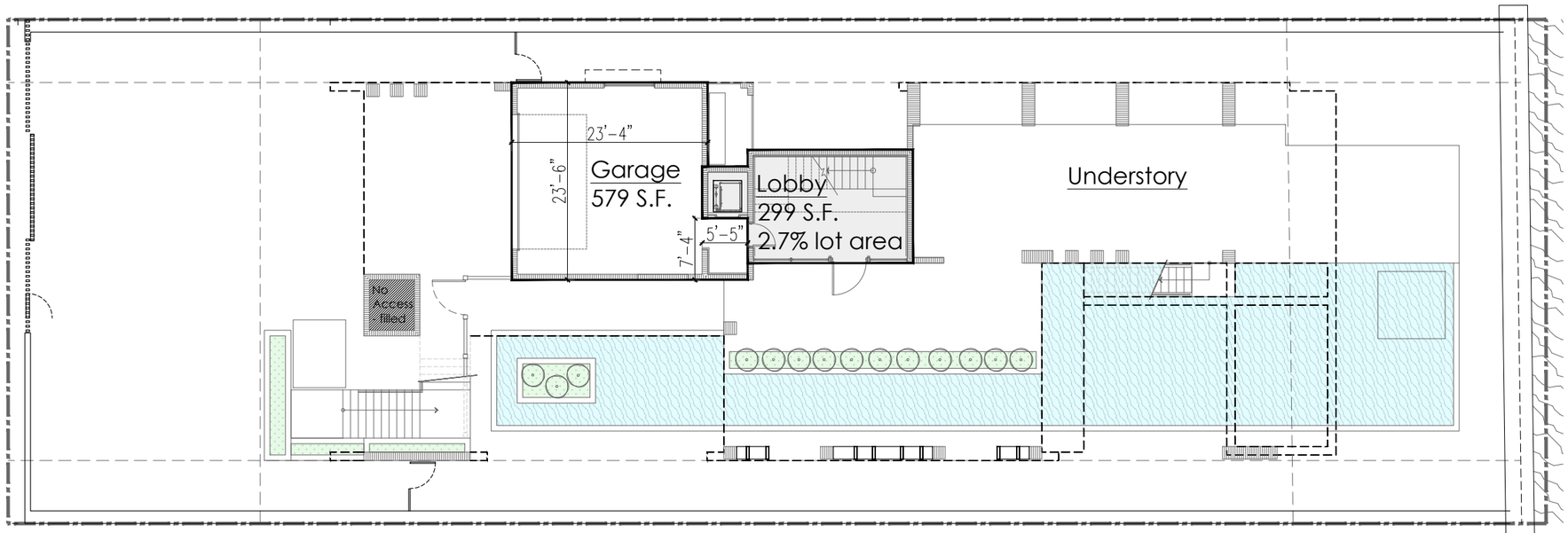
2 FIRST FLOOR UNIT SIZE

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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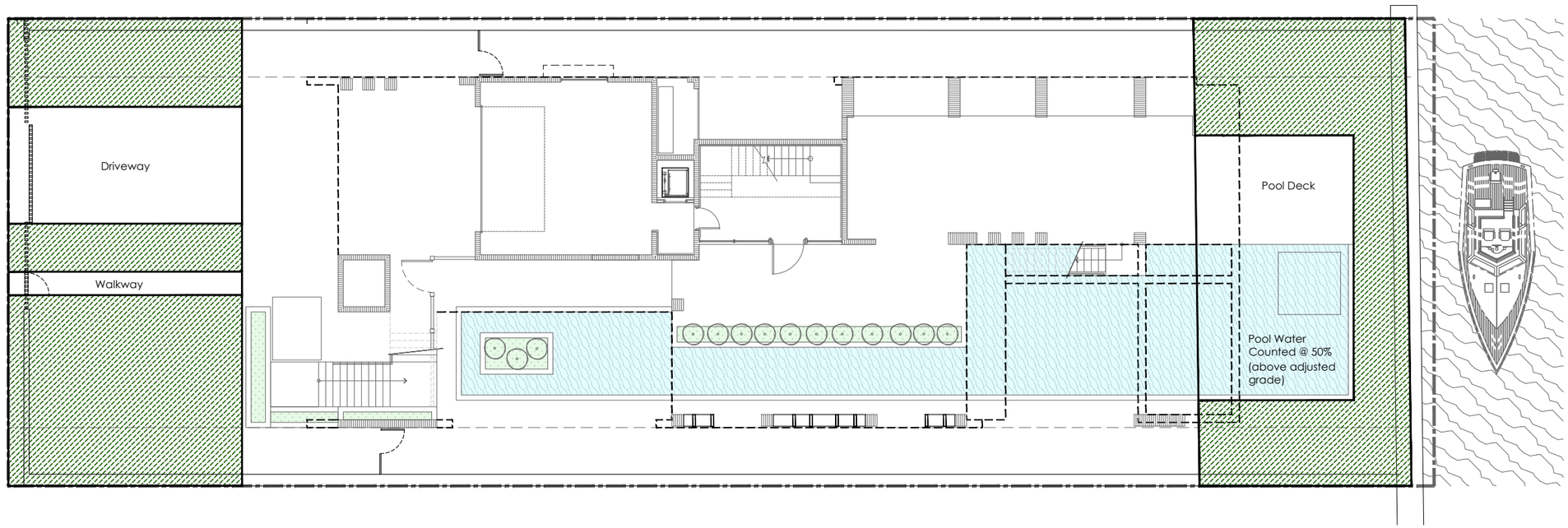
DRAWING TITLE

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%

OPEN SPACE

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

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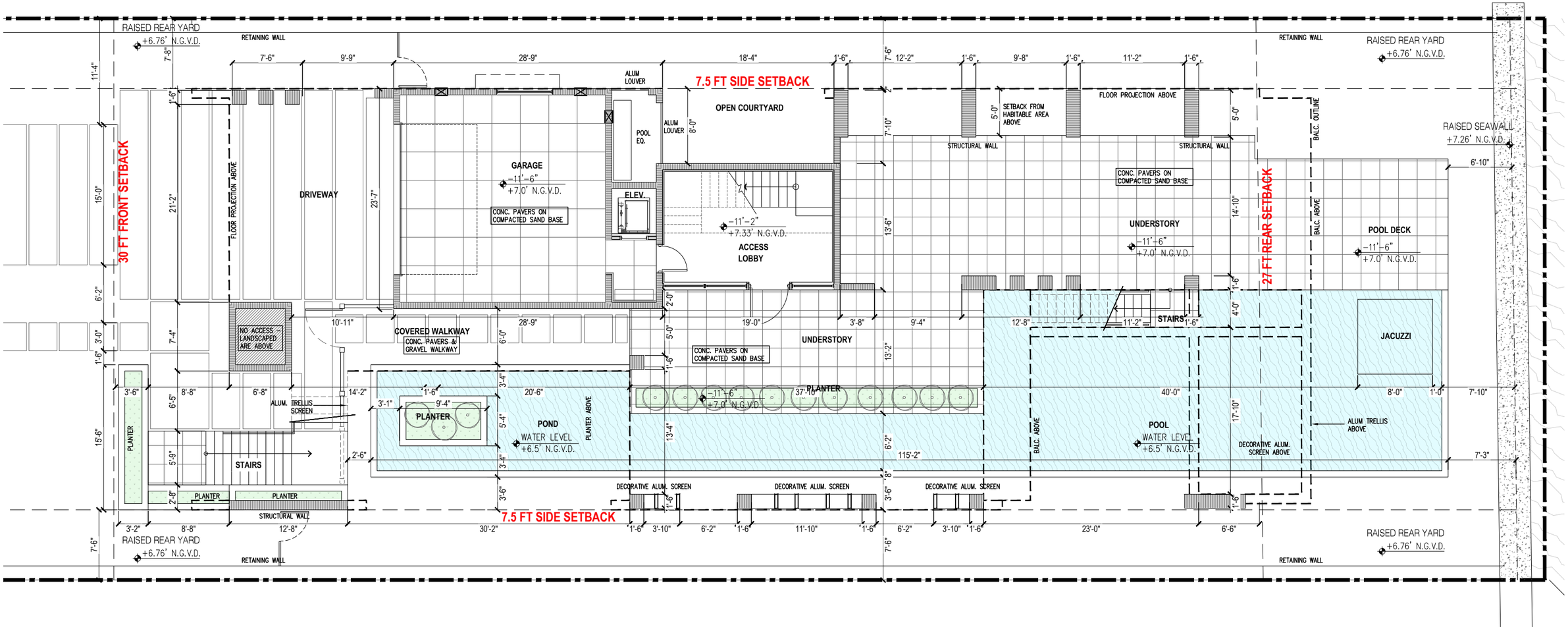
OPEN SPACE DIAGRAM

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

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1 UNDERSTORY PLAN

3/32"=1'-0"

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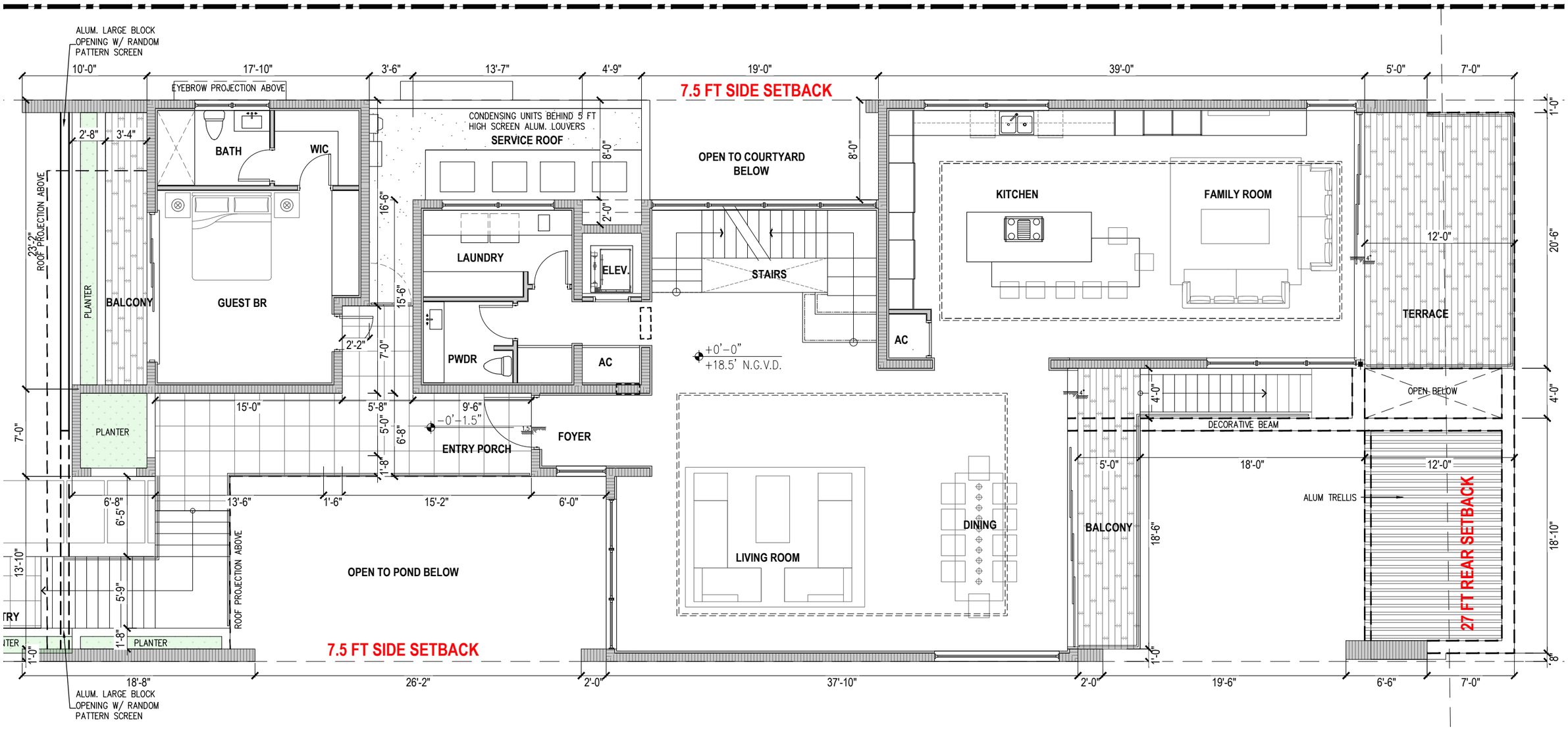
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

1/8"=1'-0"

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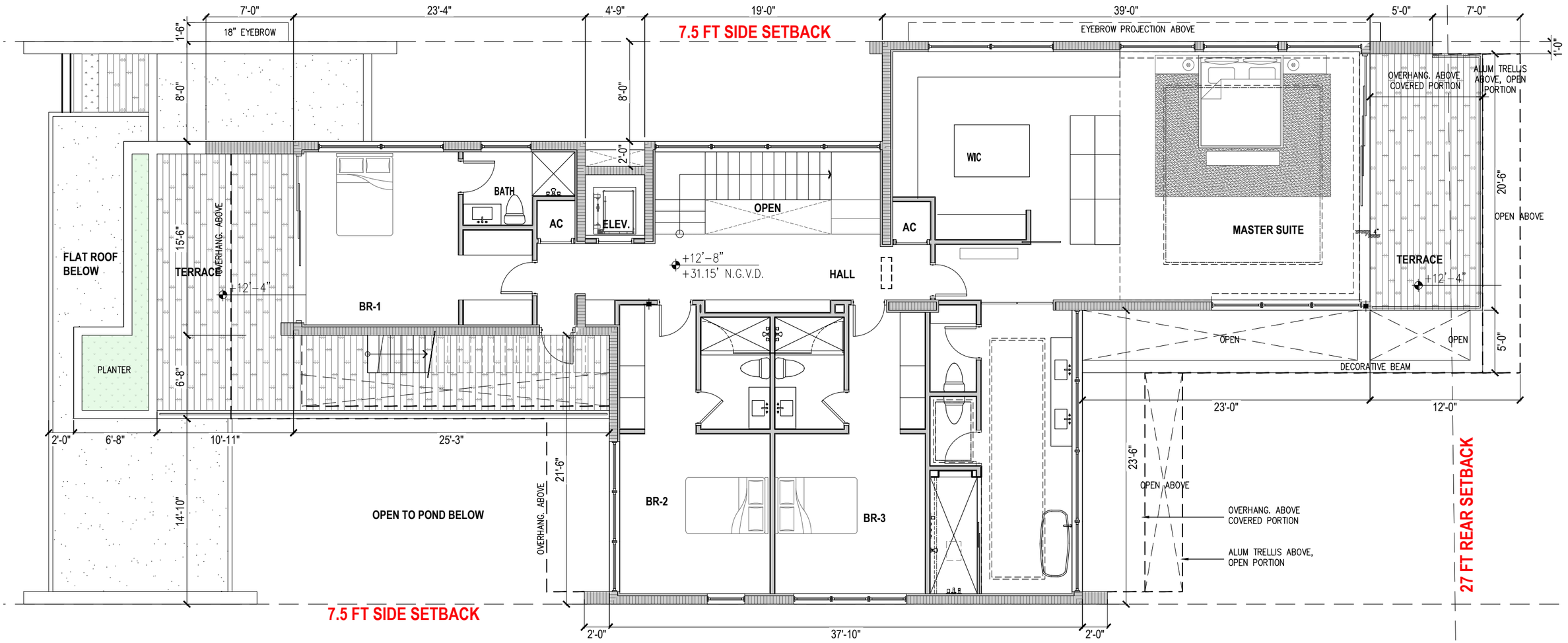
DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-2.2



1 SECOND FLOOR PLAN

1/8"=1'-0"

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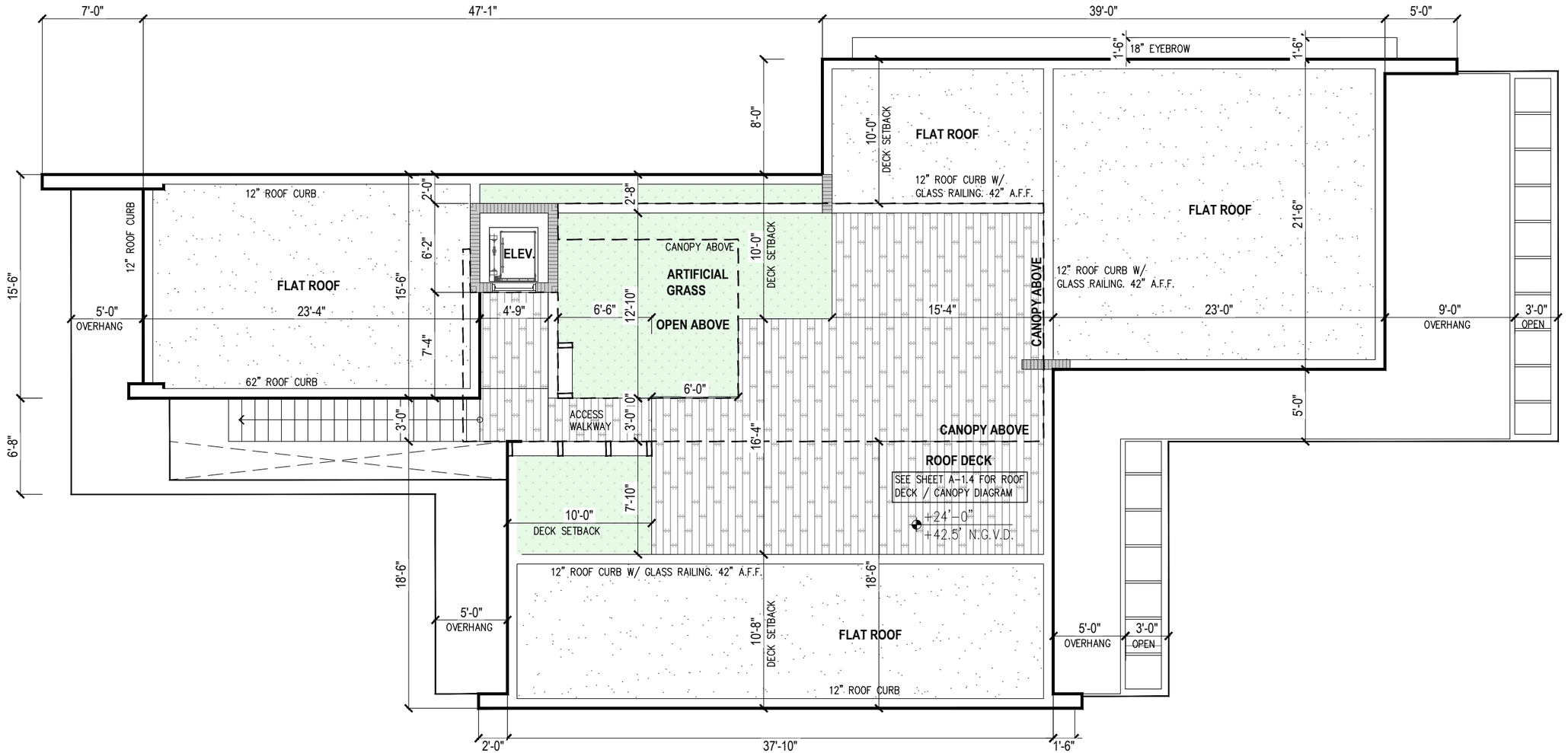
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SECOND FLOOR PLAN

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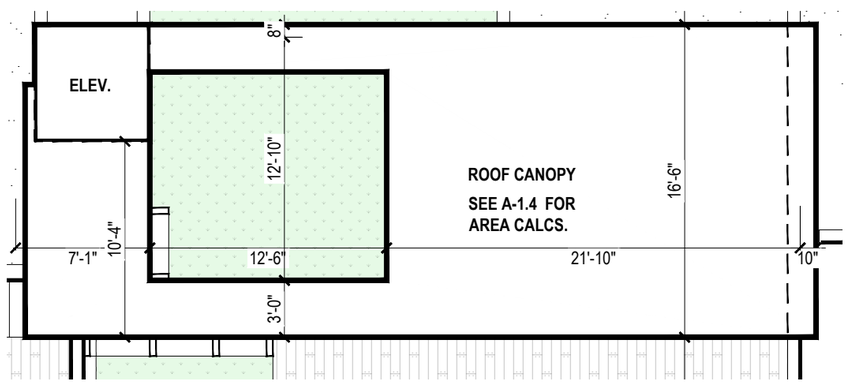
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1 ROOF PLAN

1/8"=1'-0"



2 COVERED ROOF/CANOPY

1/8"=1'-0"

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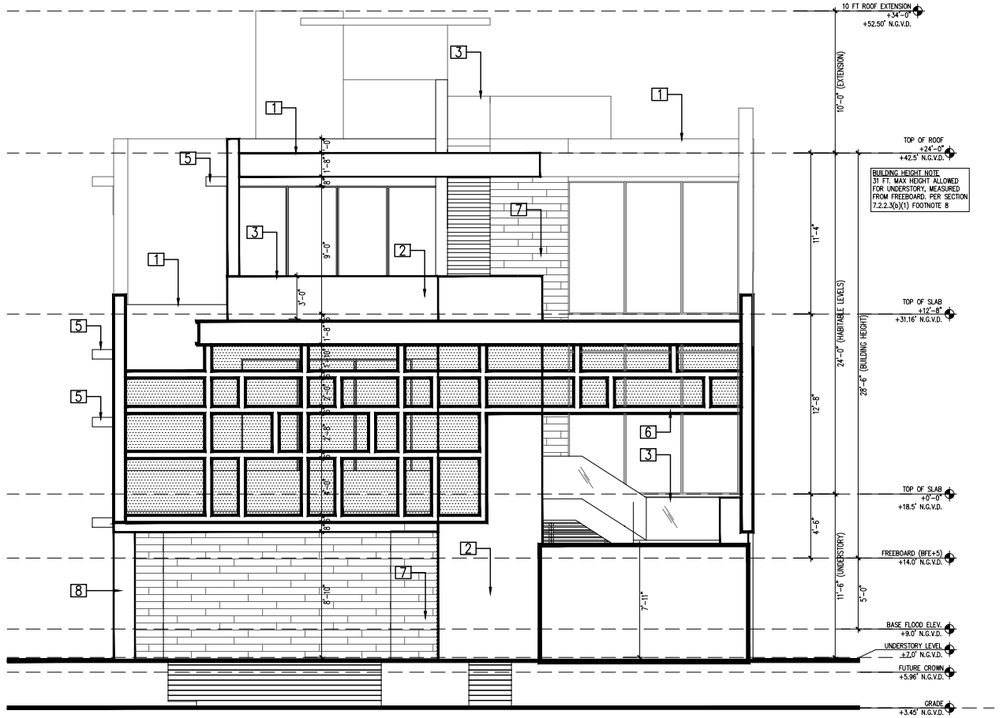
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ROOF PLAN

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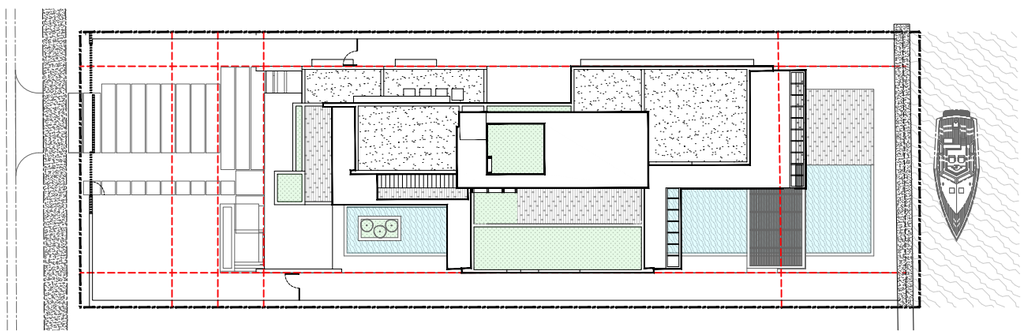
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1 WEST ELEVATION (FRONT)

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
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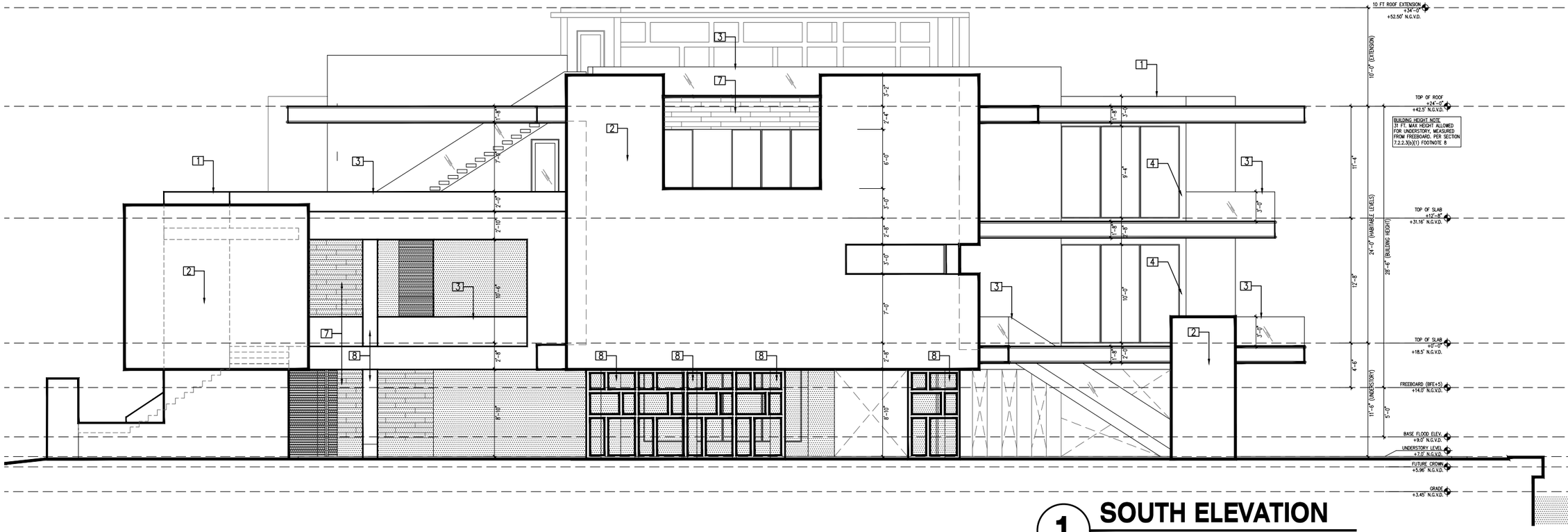
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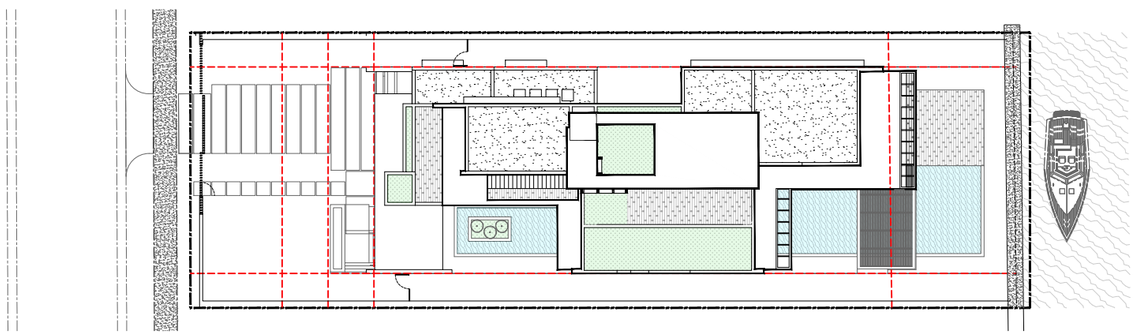
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A-3.1



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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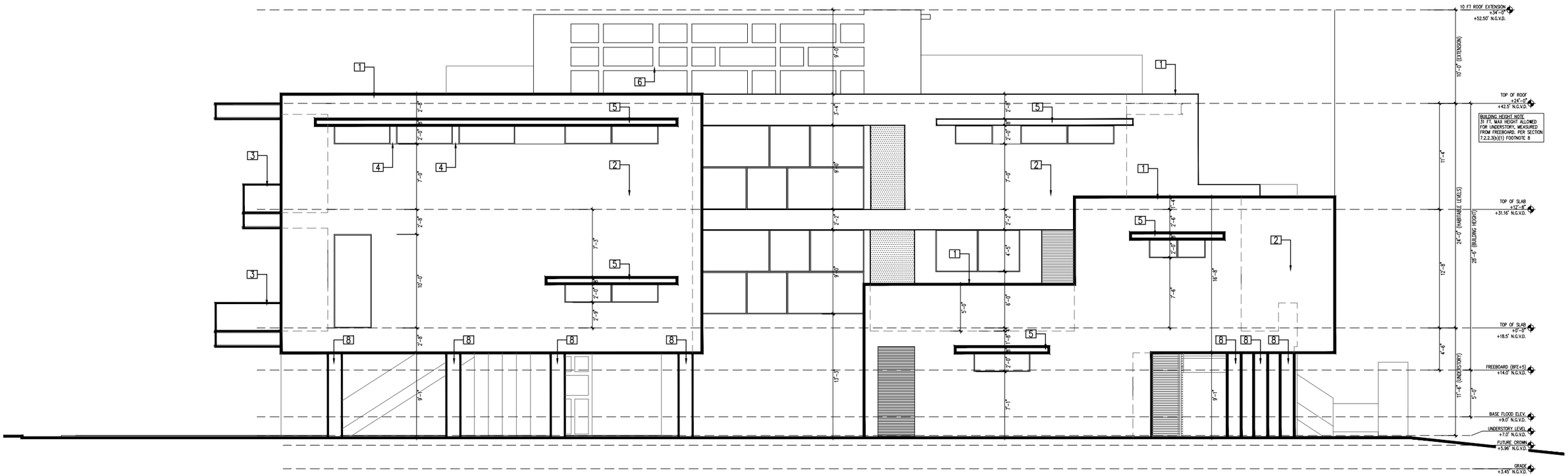
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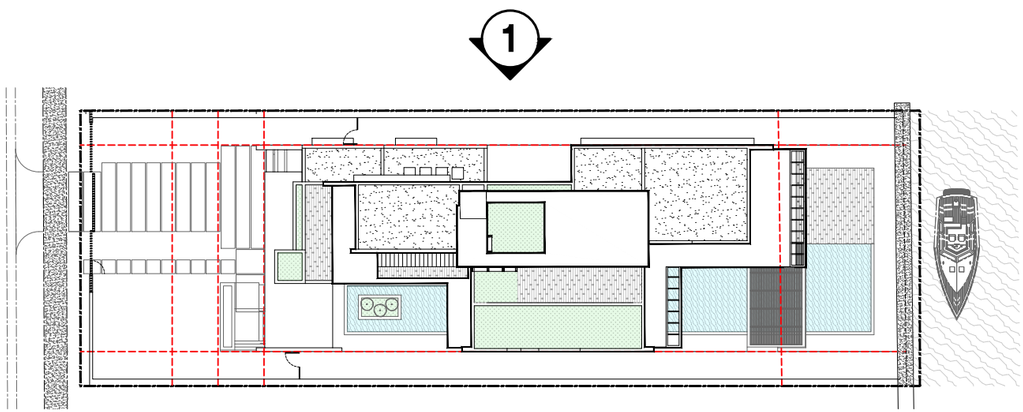
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1 NORTH ELEVATION (SIDE)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

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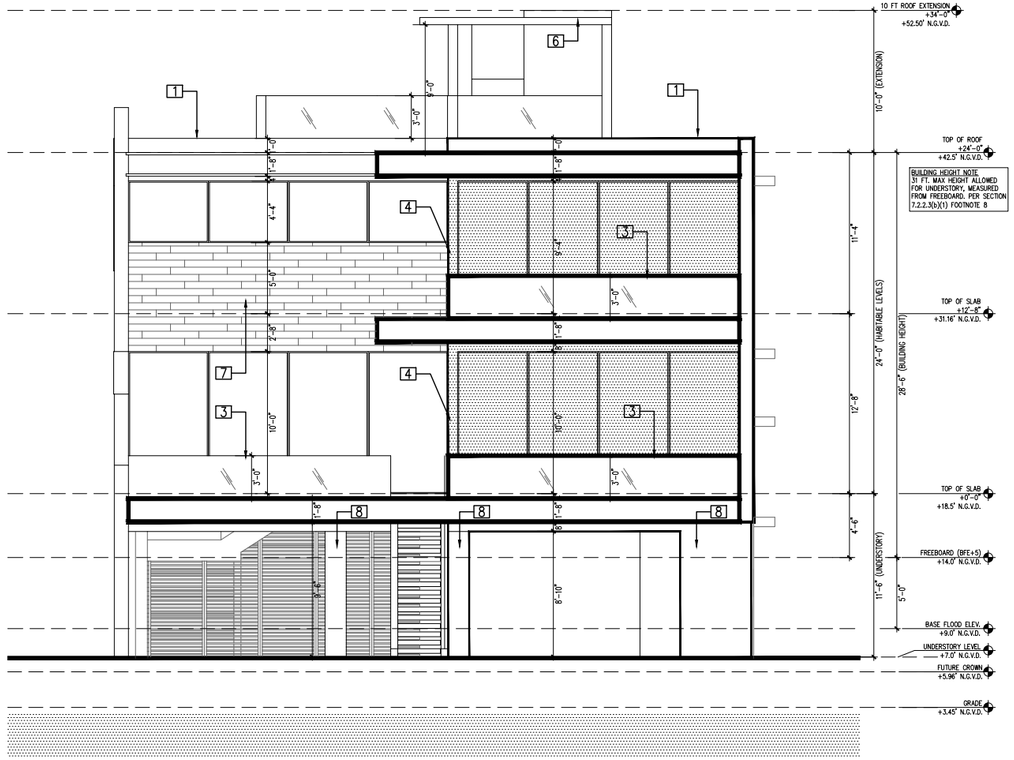
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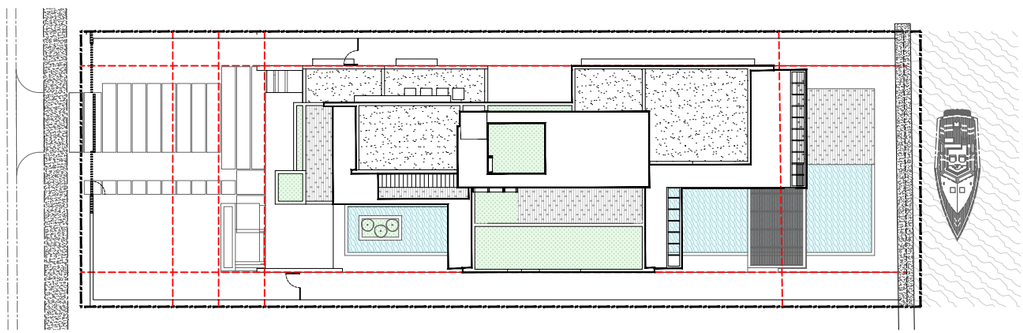
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1 REAR ELEVATION (EAST)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

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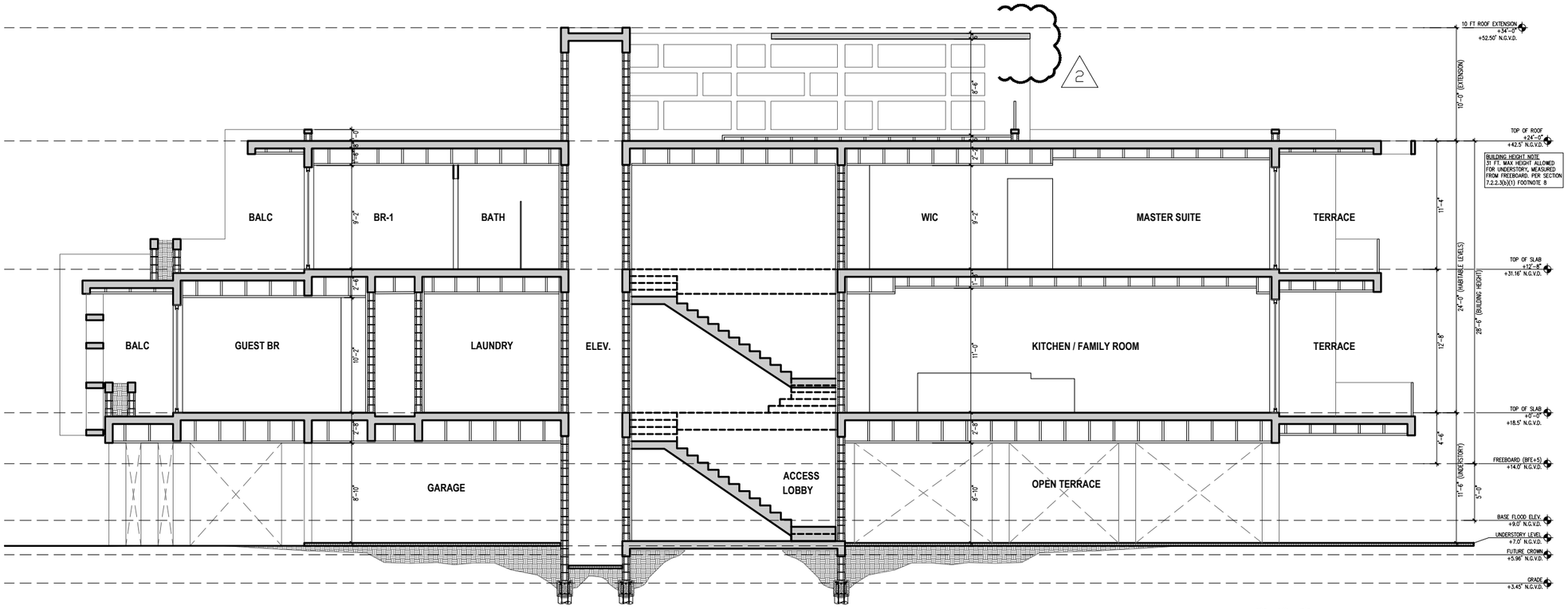
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REAR ELEVATION (EAST)

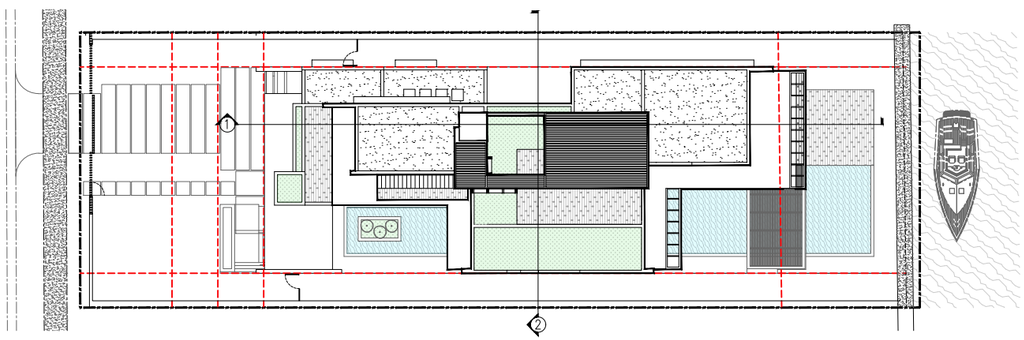
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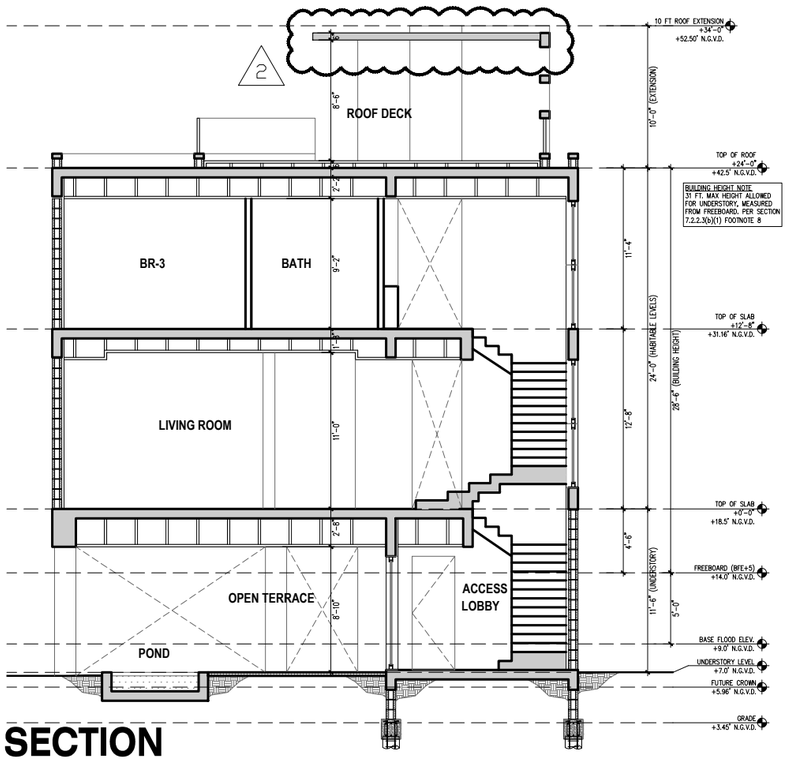
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

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2 SECTION

3/32"=1'-0"

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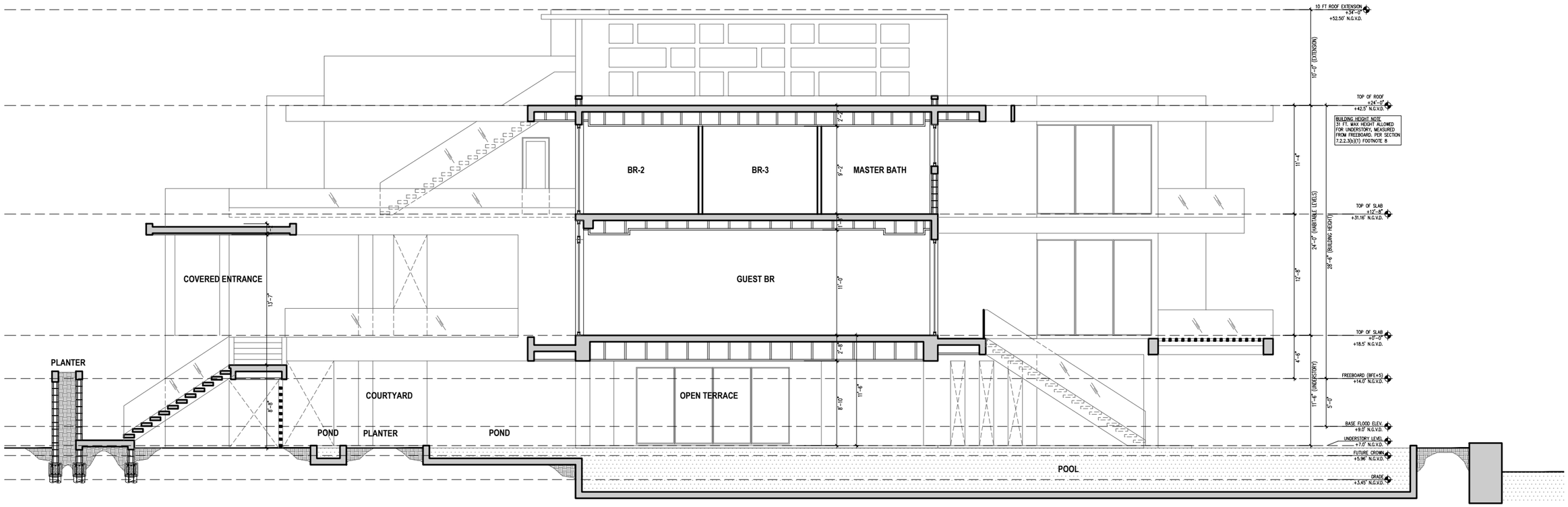
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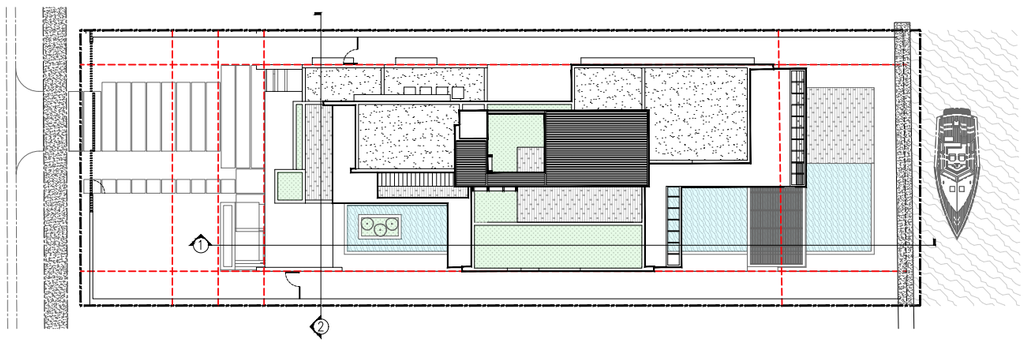
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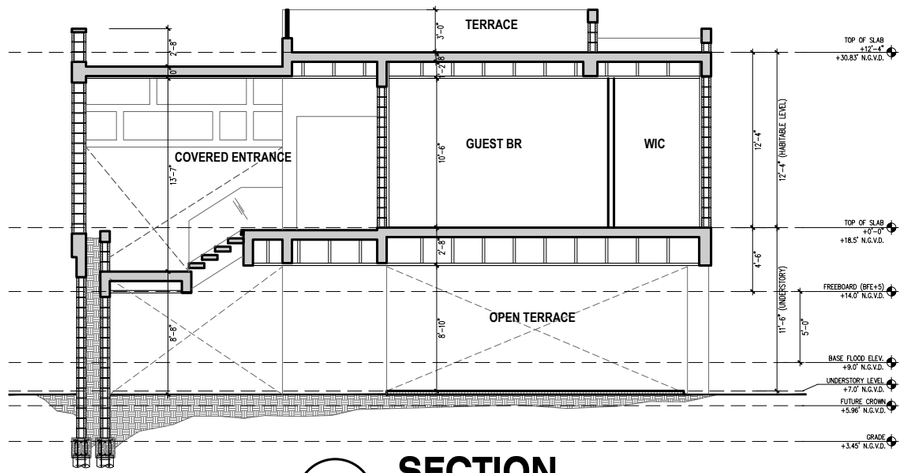
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3/32"=1'-0"



ELEVATION KEYPLAN

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2 SECTION

3/32"=1'-0"

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