

REQUEST FOR DRB APPROVAL FOR:
FRANCOIS RESIDENCE

△ DRB FINAL SUBMITTAL NOV. AGENDA
NOVEMBER 06, 2018

316 WEST DILIDO

MIAMI BEACH, FLORIDA



CLIENT
OLIVIER FRANCOIS
316 W DILIDO DRIVE
MIAMI BEACH, FL, 33139

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
ALL LANDSCAPE DATA INC.
9131 NW 41 ST, SUITE 919
MIAMI, FL 33178
305.303.1059
LC 6667045

△

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 316 WEST DILIDO DR. MIAMI BEACH, FL.

VARIANCES:

1. 2ND FLOOR BALCONY PLANTER ENCROACHES INTO
NORTH SIDE YARD.

2. 2ND FLOOR BALCONY PLANTER ENCROACHES INTO
SOUTH SIDE YARD.

WAIVERS:

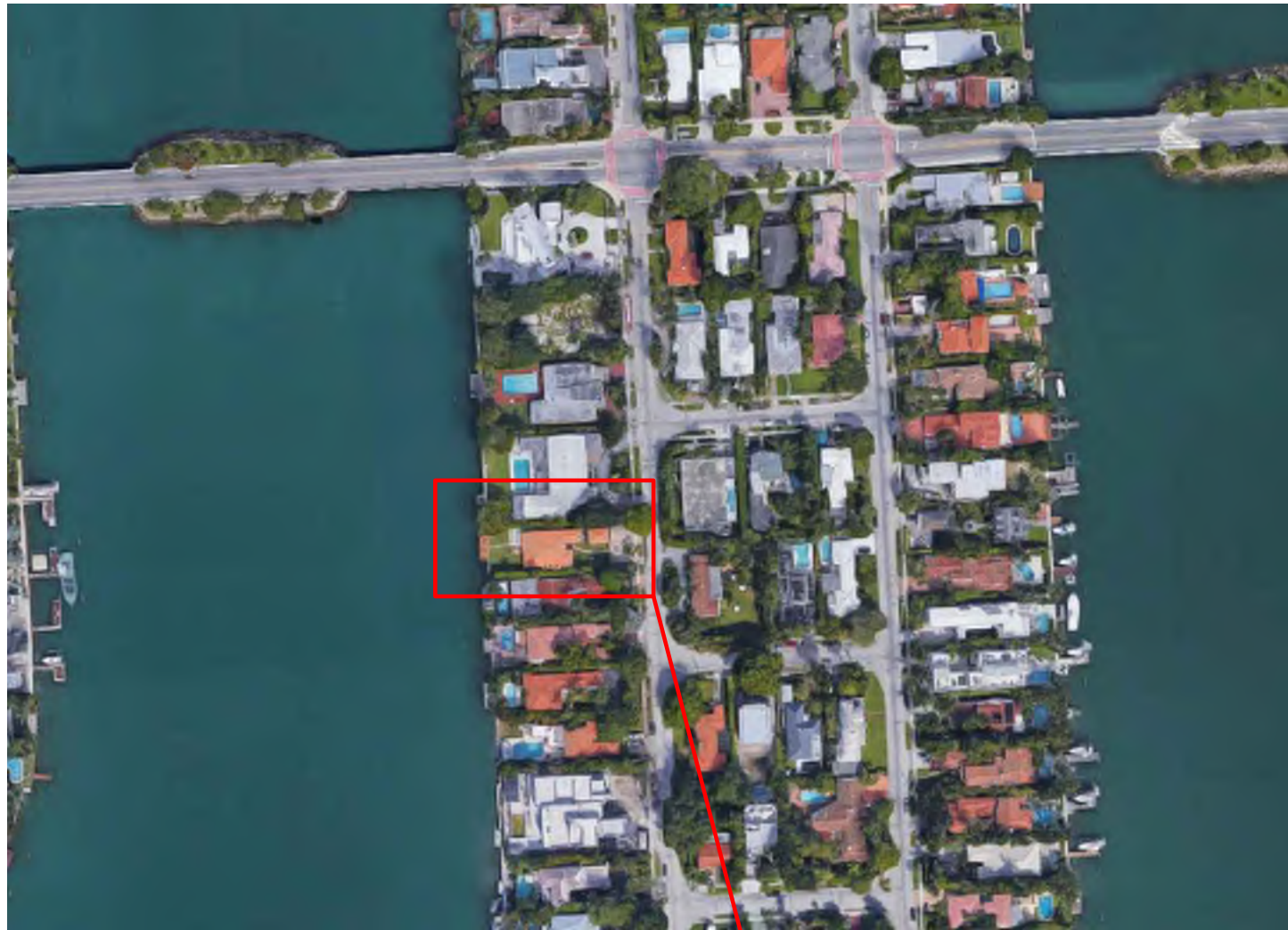
1. REQUEST FOR WAIVER TO EXCEED THE 10%
SECOND TO FIRST FLOOR RATIO.

2. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD.

REQUEST FOR DRB APPROVAL FOR:
FRANCOIS RESIDENCE

316 WEST DILIDO DRIVE

MIAMI BEACH, FLORIDA



316 WEST DILIDO DR.
SCALE: N.T.S.

DRB FINAL SUBMITTAL NOV. AGENDA
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DILIDO RESIDENCE
316 WEST DILIDO DR.
MIAMI BEACH, FLORIDA 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
1825

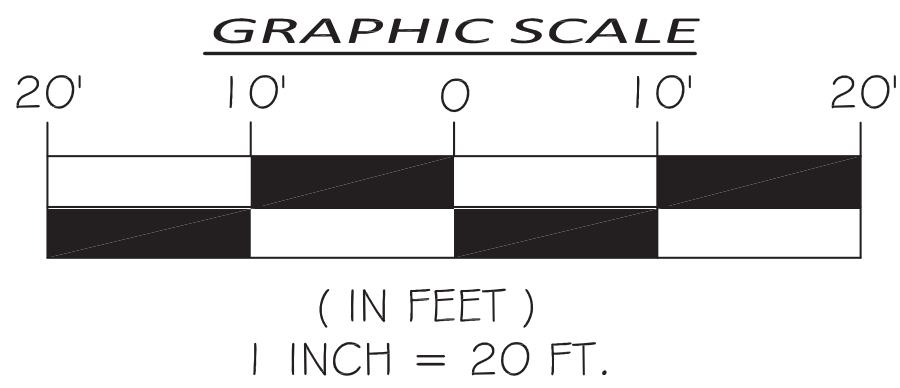
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revised:

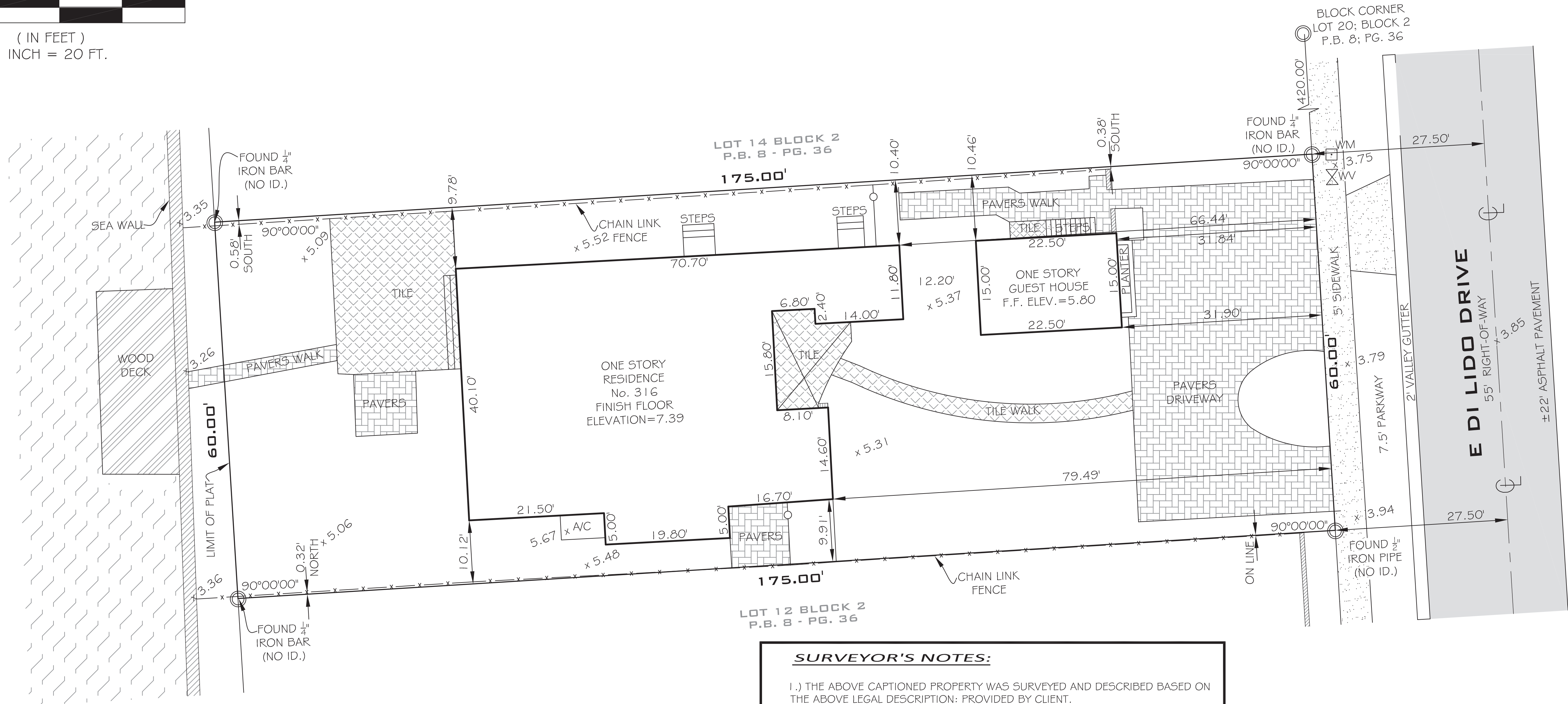
09-07-18
DRB Comments

sheet no.

A-0.1



MAP OF BOUNDARY SURVEY



LOCATION MAP

SECTION 33, TOWNSHIP 53 SOUTH, RANGE 41 EAST
LYING AND BEING IN MIAMI DADE COUNTY FLORIDA
(NOT TO SCALE)



PROPERTY ADDRESS:

ID NO. 02-3232-011-0220

316 W DI LIDO DR

MIAMI BEACH, FL 33139

AREA OF PROPERTY: 10,500 SQUARE FEET AND/OR
0.241 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

- OLIVER FRANCOIS

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "DI LIDO ISLAND" RECORDED IN PLAT BOOK 8, AT PAGE 36.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

LEGAL DESCRIPTION:

LOT 13, BLOCK 2, 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. AND AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF SAID LOT 13 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.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED: FOR THE FIRM
ARTURO MENDIGUETA, S.M., S.R.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT
VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL.



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-LANDMARKSURVEYING@HOTMAIL.COM

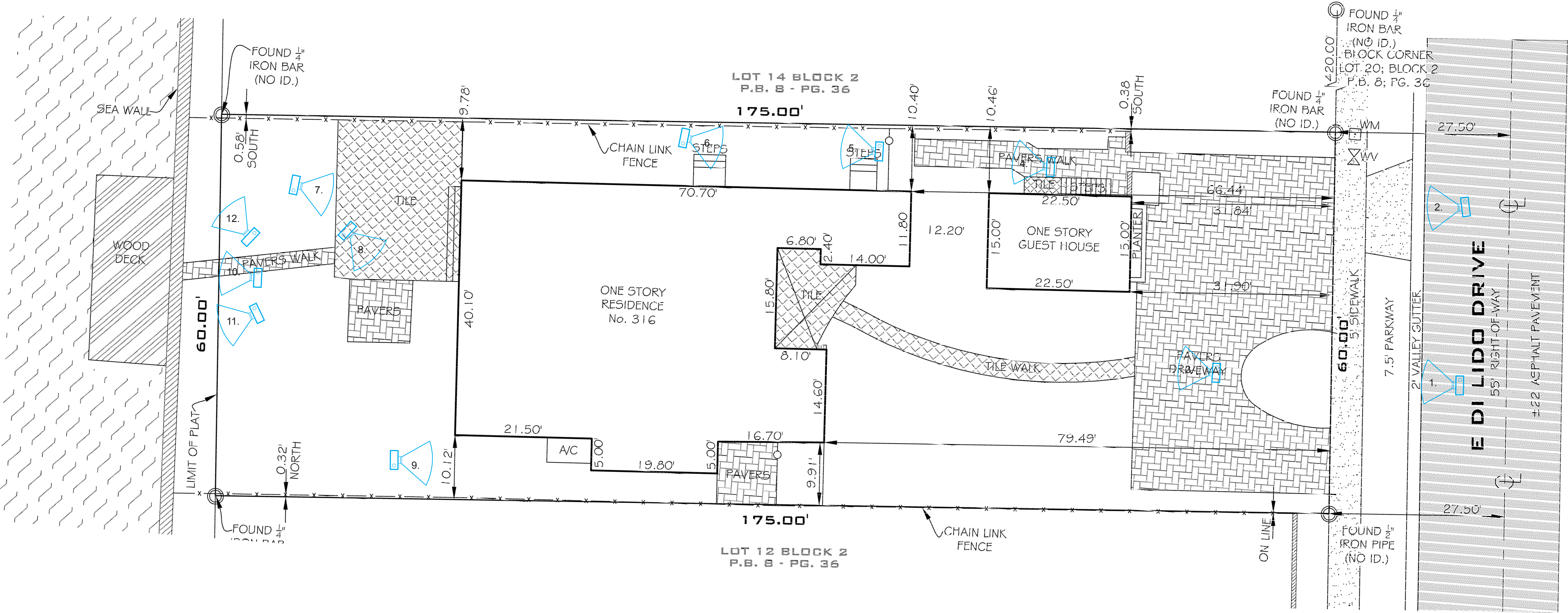
ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
APPR.	=DENOTES APPROXIMATE
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C.L.	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE # MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
--	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE	
ELEVATION:		8.0 FEET	
COMMUNITY:		120651	
PANEL:		12086C0317	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		05-03-2018	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY		SCALE
05-07-2018	EG		1"=20'
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
09-07-2018		UPDATE / ELEVATION	
JOB No.			
1804-301			





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 12





SUBJECT PROPERTY 1 (316 W. DILIDO DR)



RESIDENCE 2



RESIDENCE 3



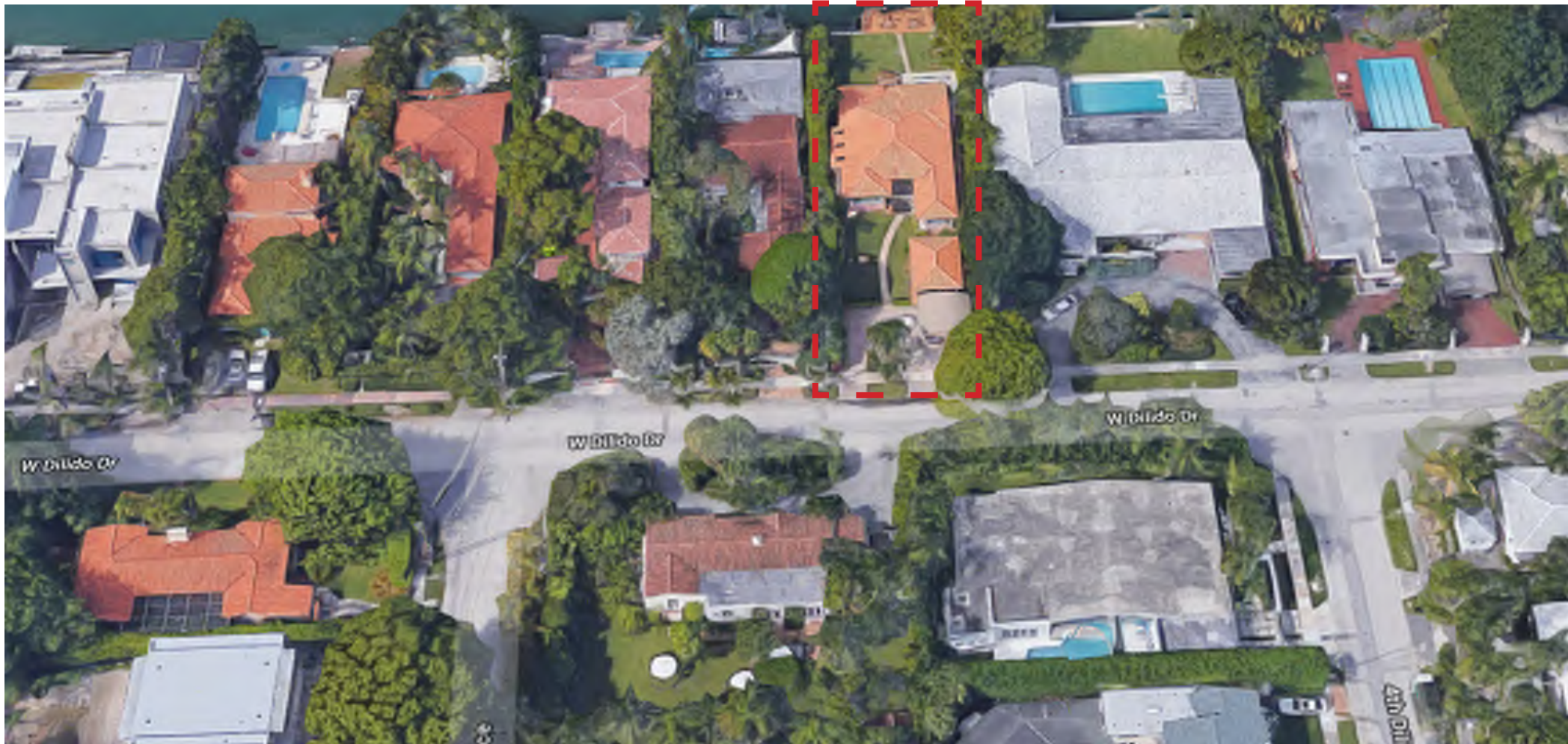
RESIDENCE 4



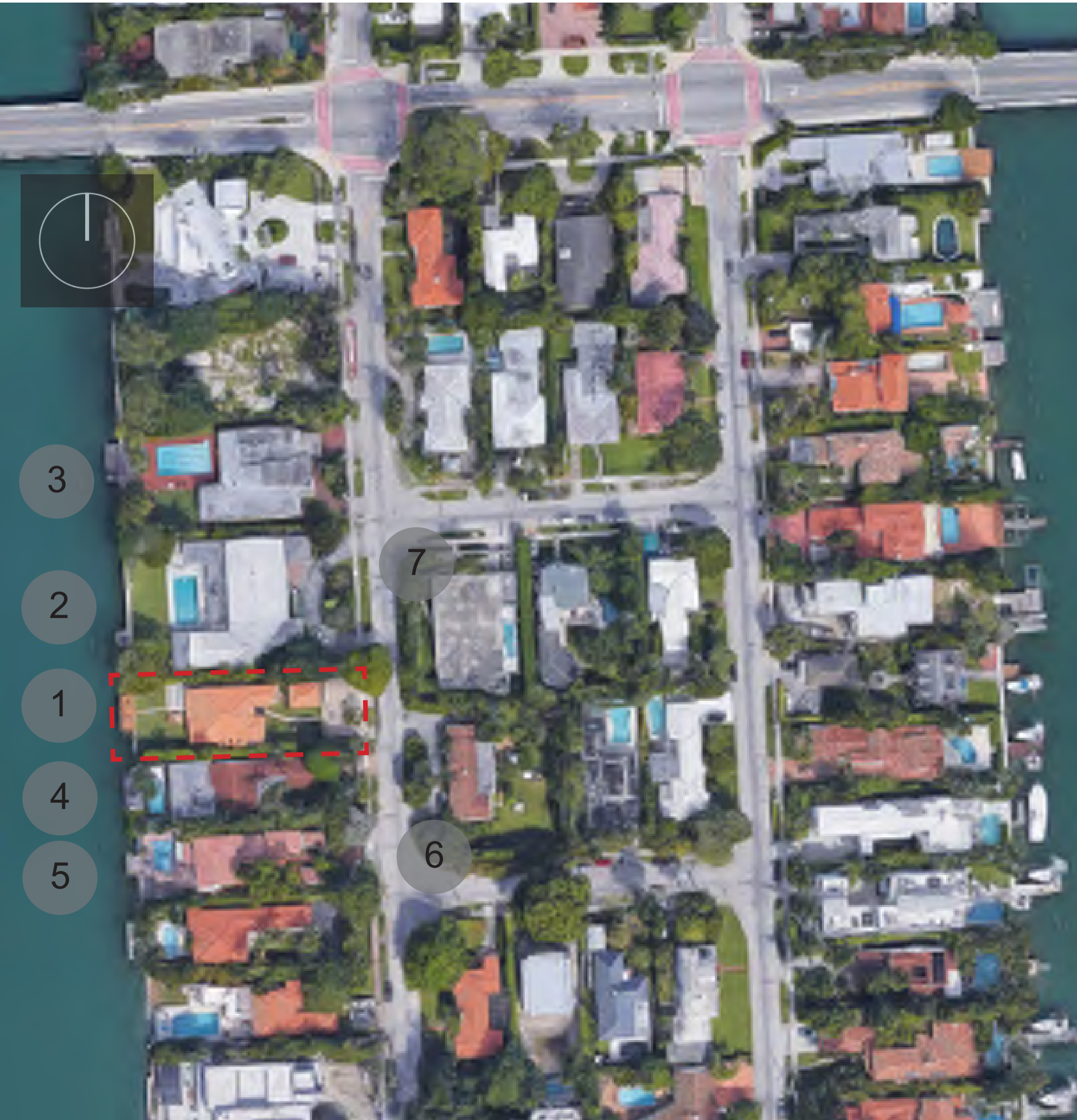
RESIDENCE 5



RESIDENCE 6



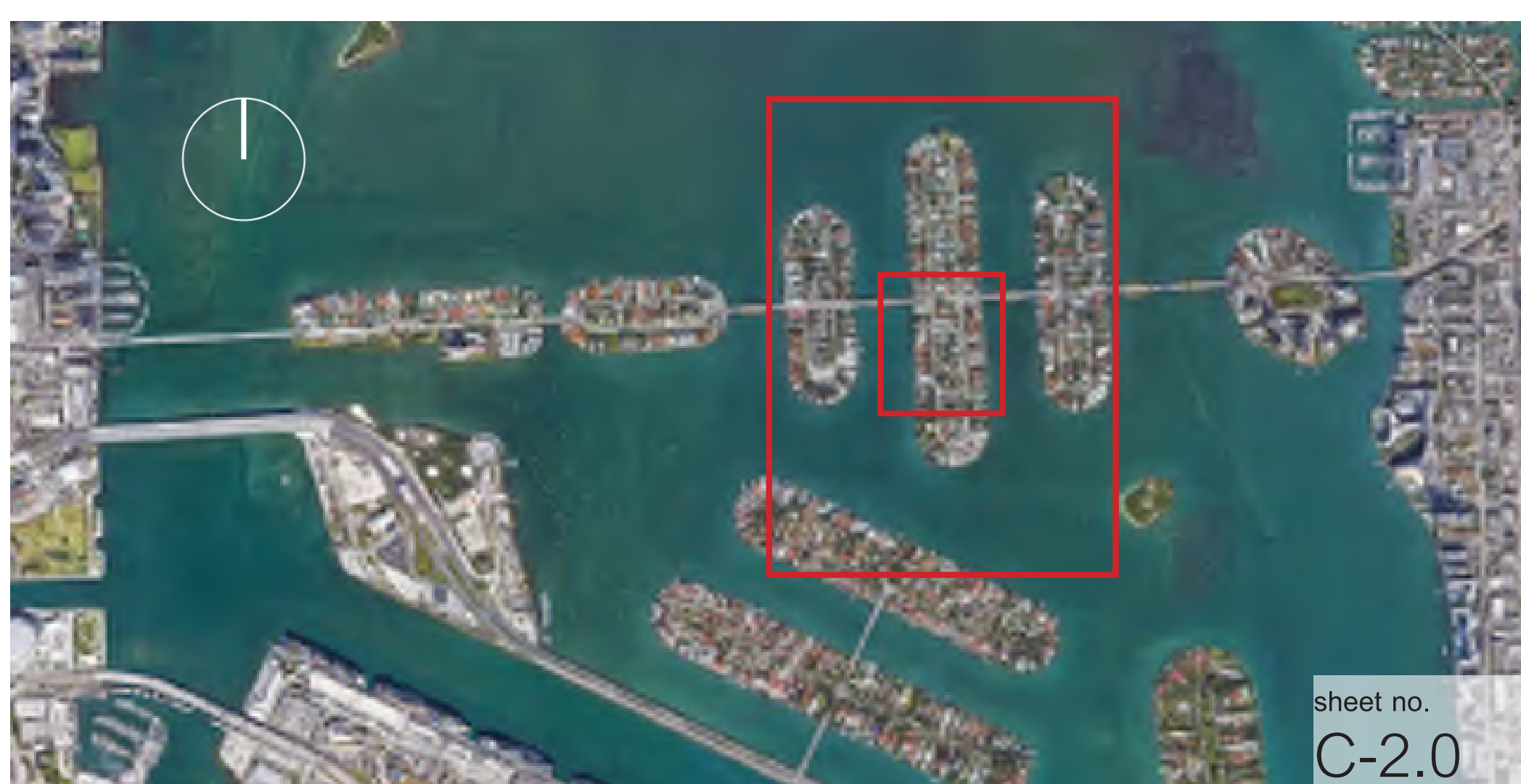
AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES





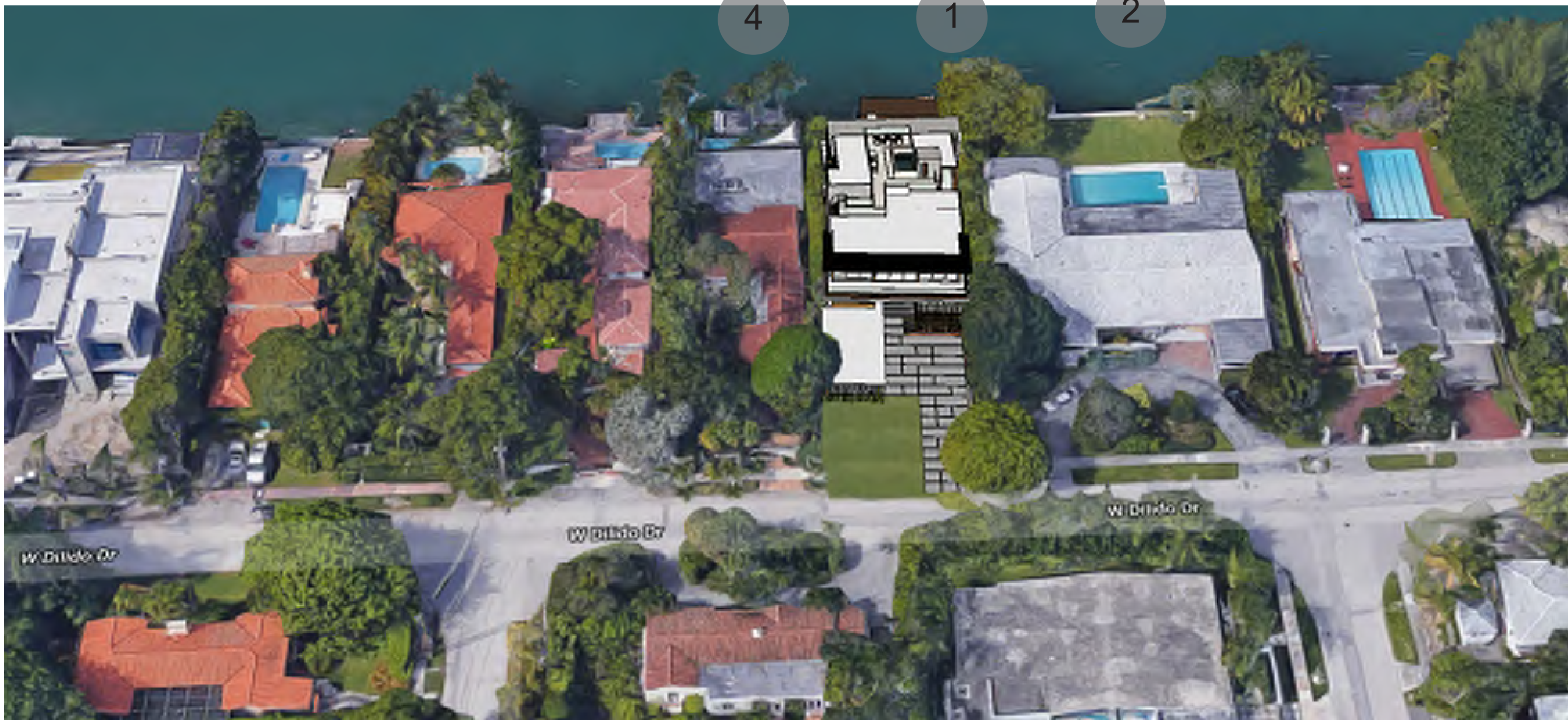
SUBJECT PROPERTY 1 (316 W. DILIDO DR)



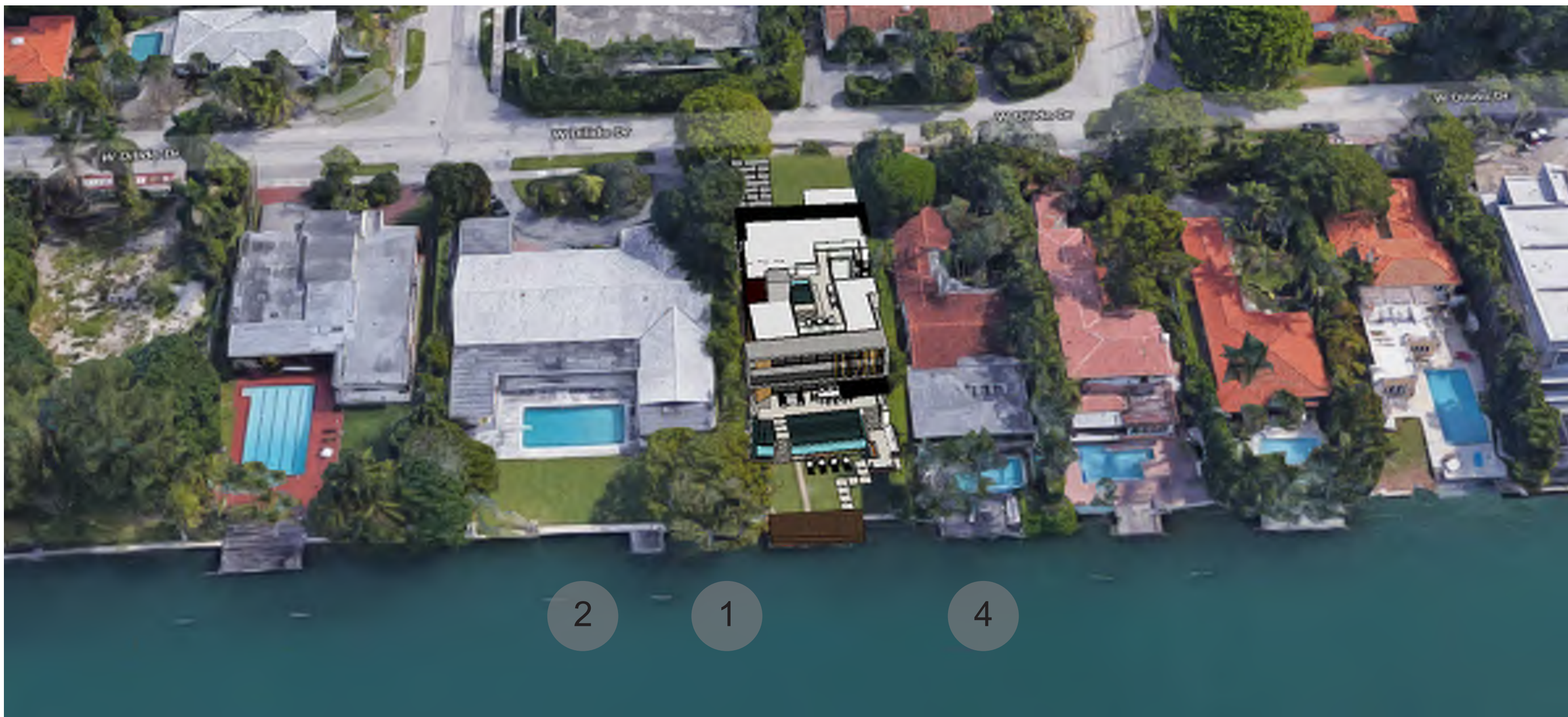
RESIDENCE 2



RESIDENCE 3

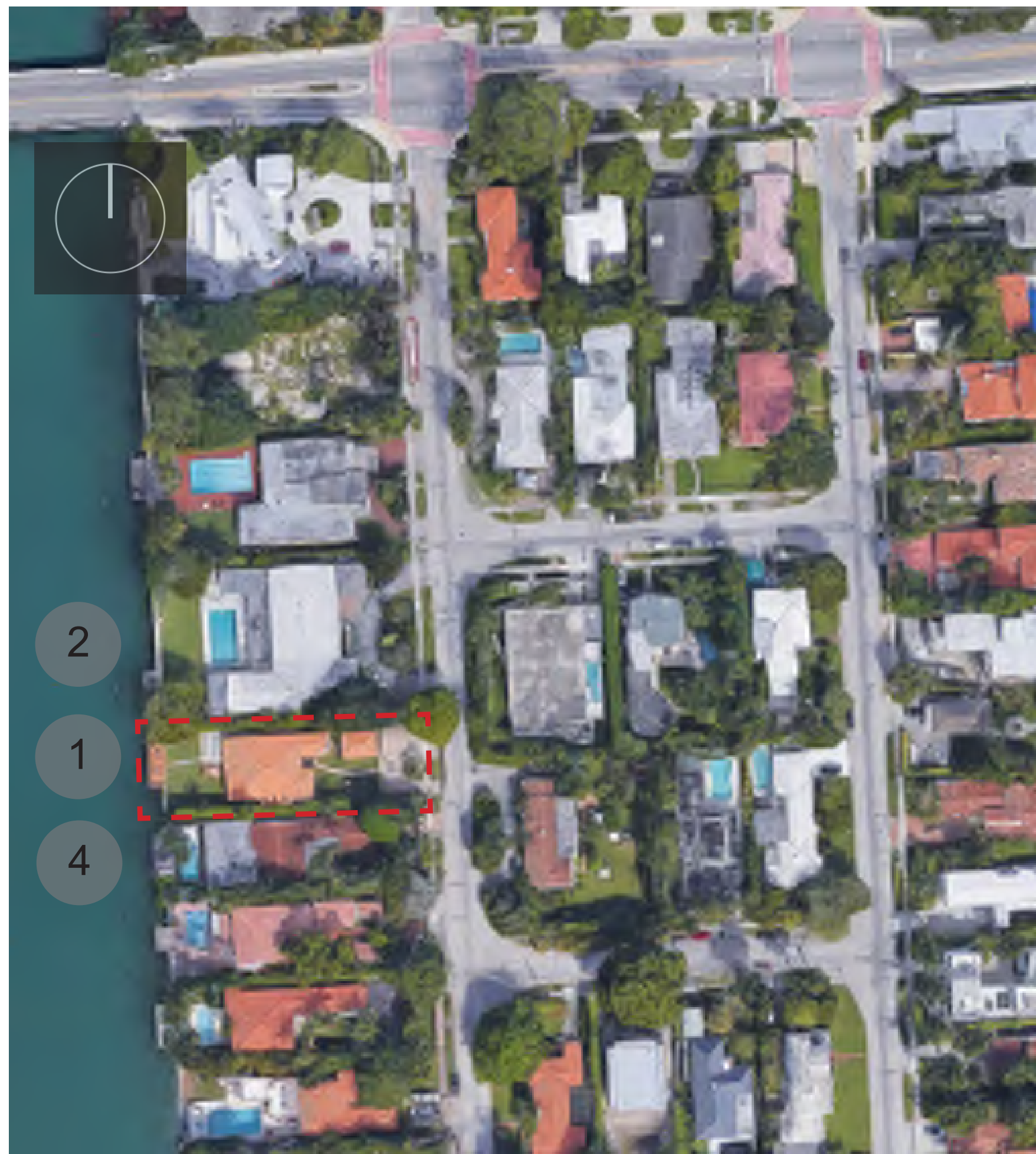


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED

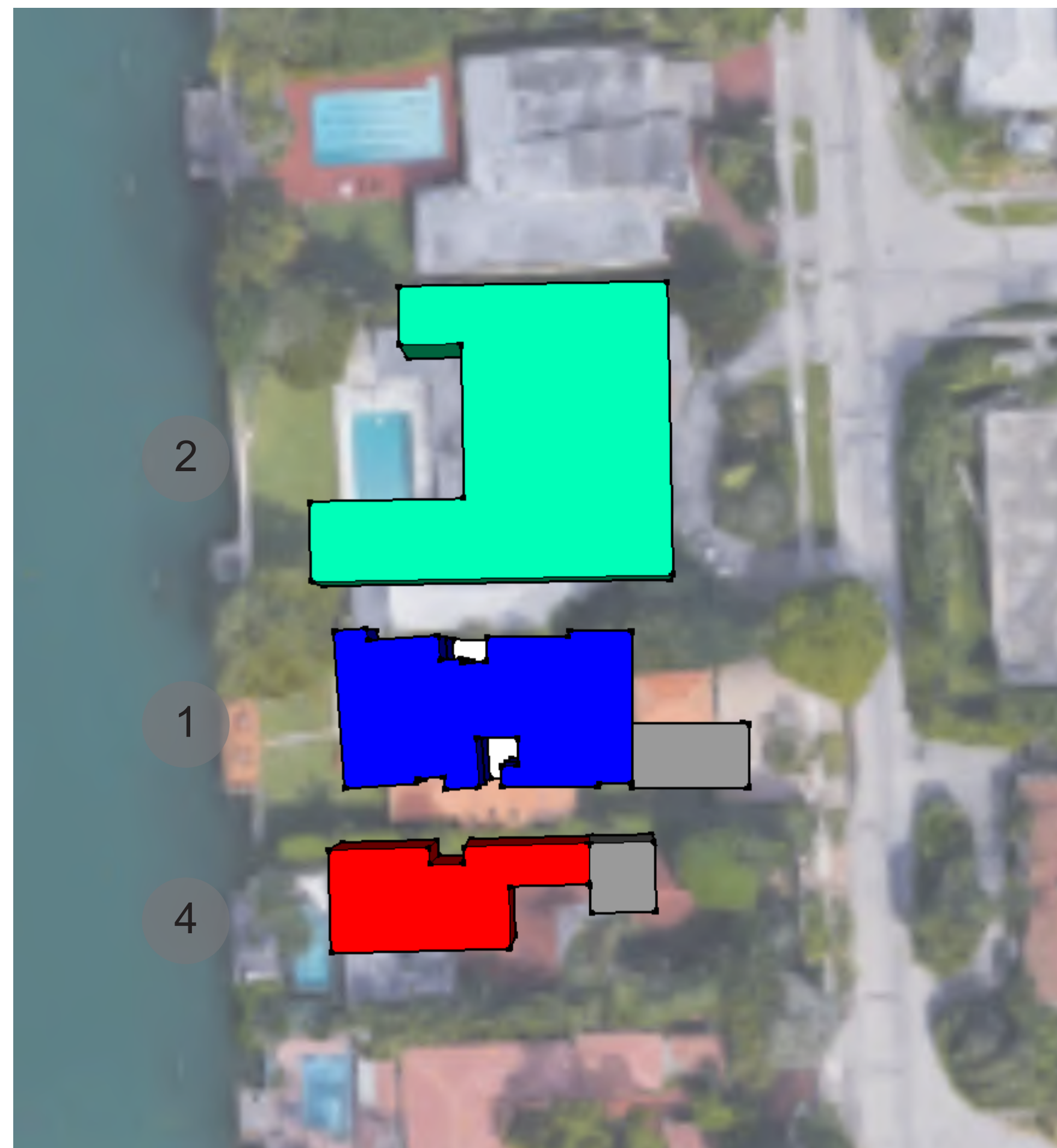


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





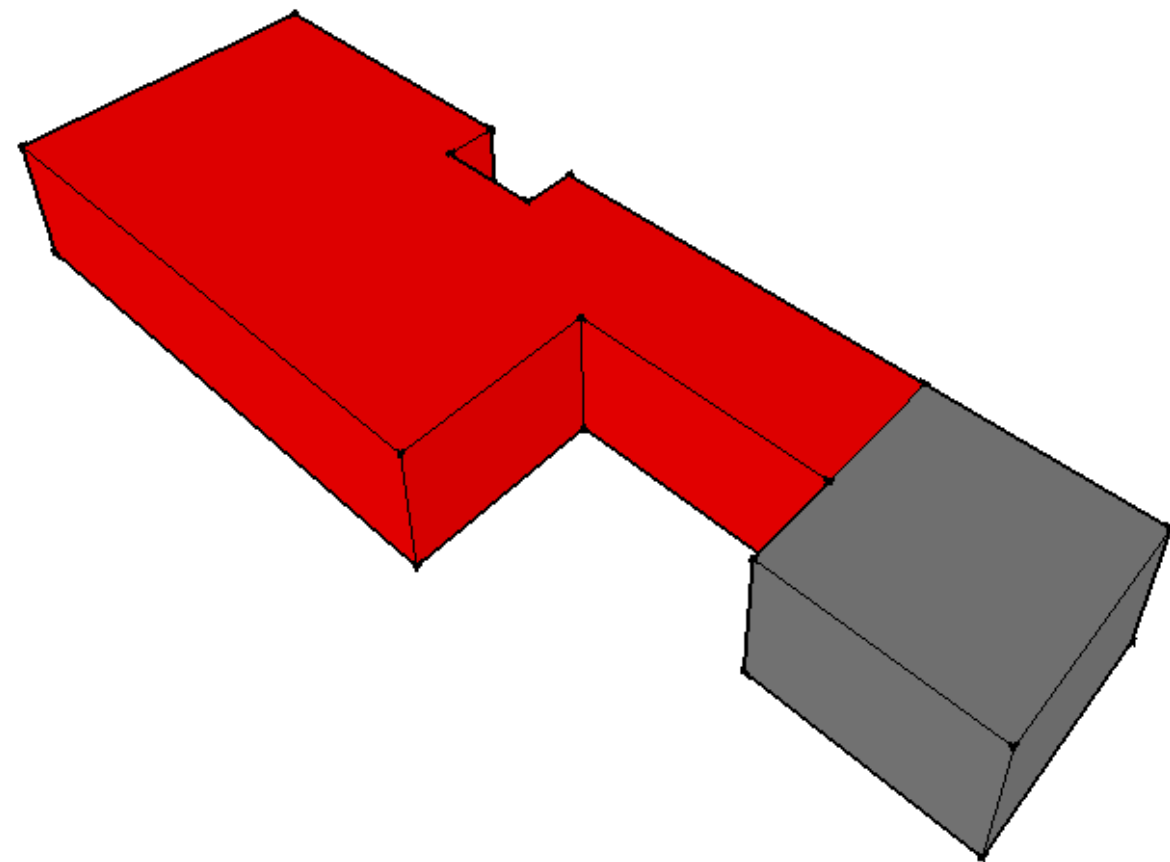
LOCATION MAP



MASSING STUDIES

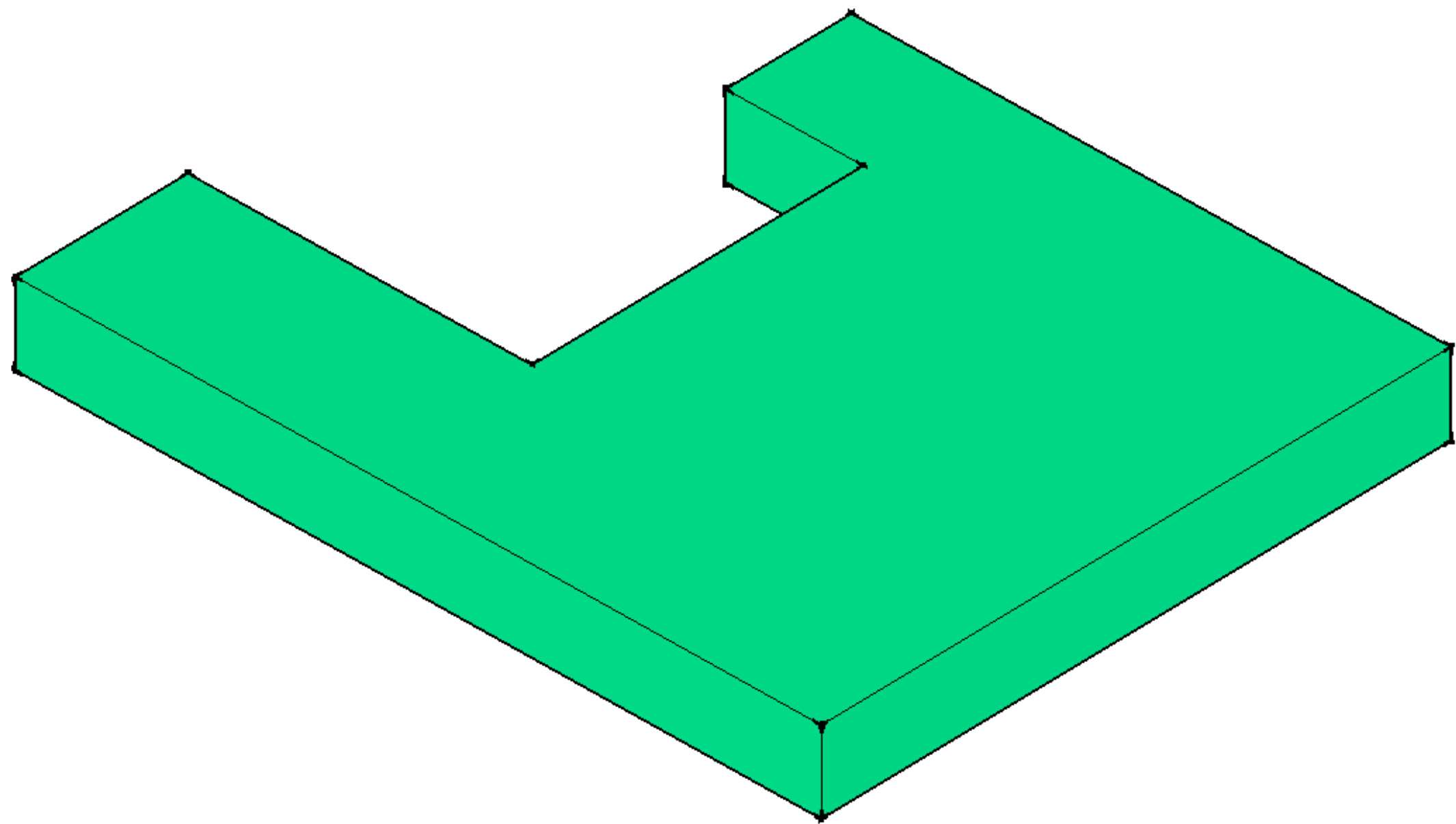
RESIDENCE 4

ADJACENT PROPERTY - 320 WEST DILIDO DR.
 LOT SIZE: 10,500 SQ. FT.
 APPROXIMATE LOT COVERAGE: 21 %
 FIRST-SECOND FLOOR RATIO: N/A



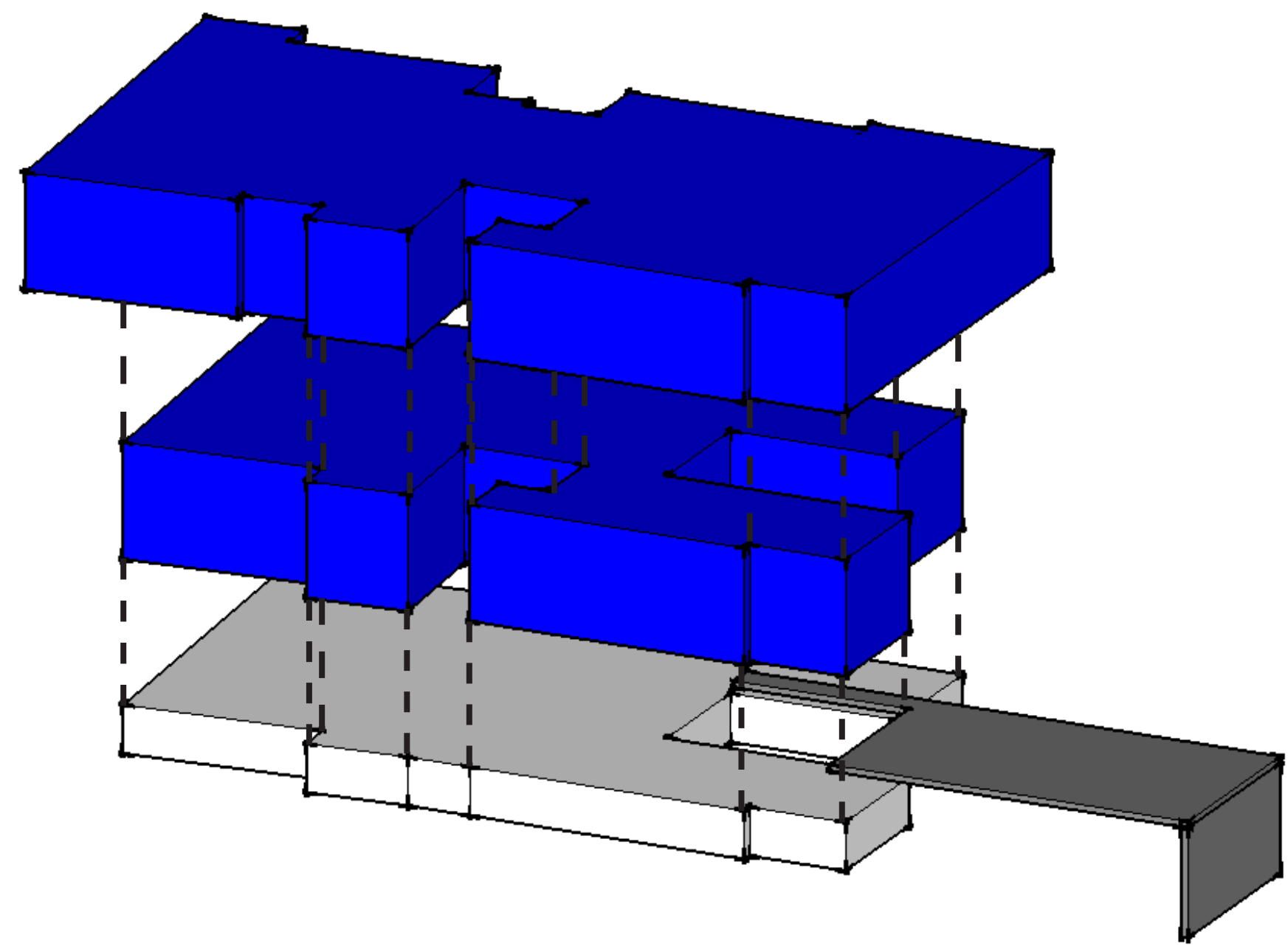
RESIDENCE 2

ADJACENT PROPERTY: 320 WEST DILIDO DR.
 LOT SIZE: 21,000 SQ. FT.
 APPROXIMATE LOT COVERAGE: 38%
 FIRST-SECOND FLOOR RATIO: N/A



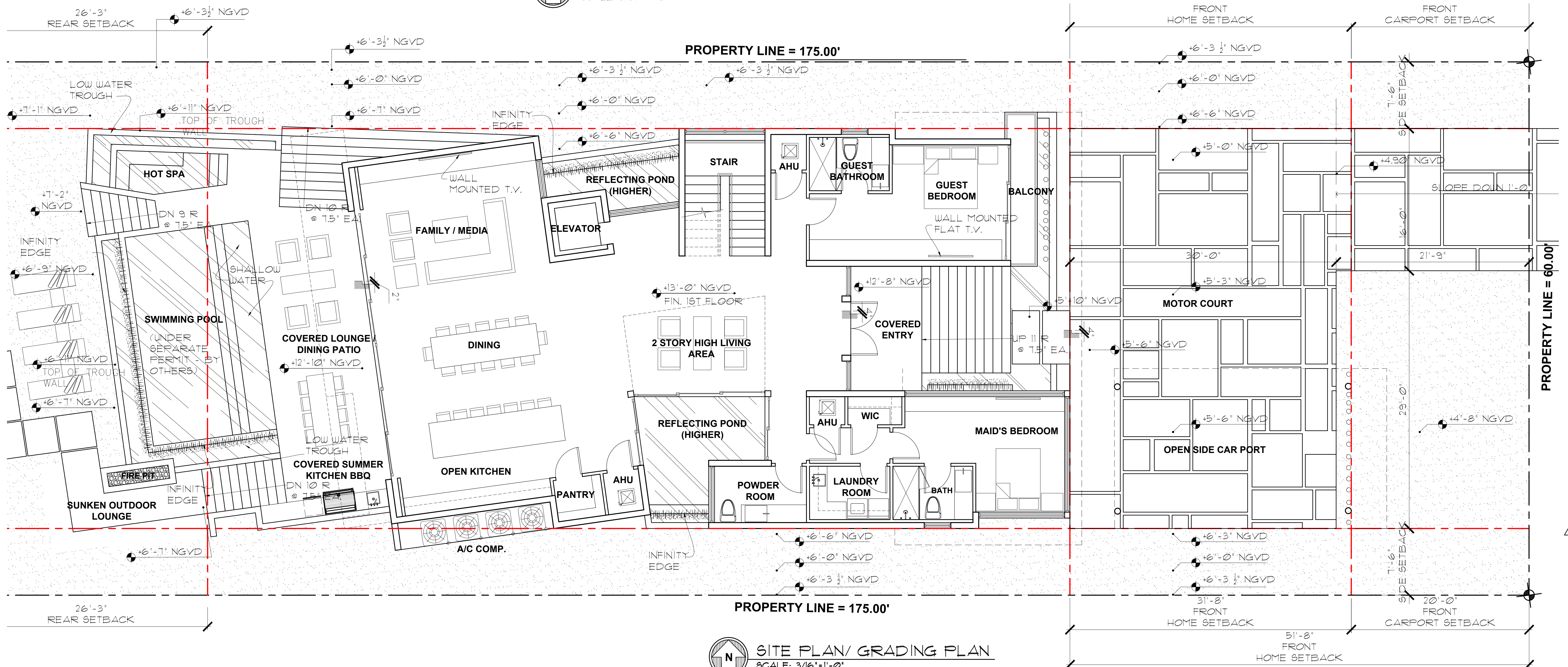
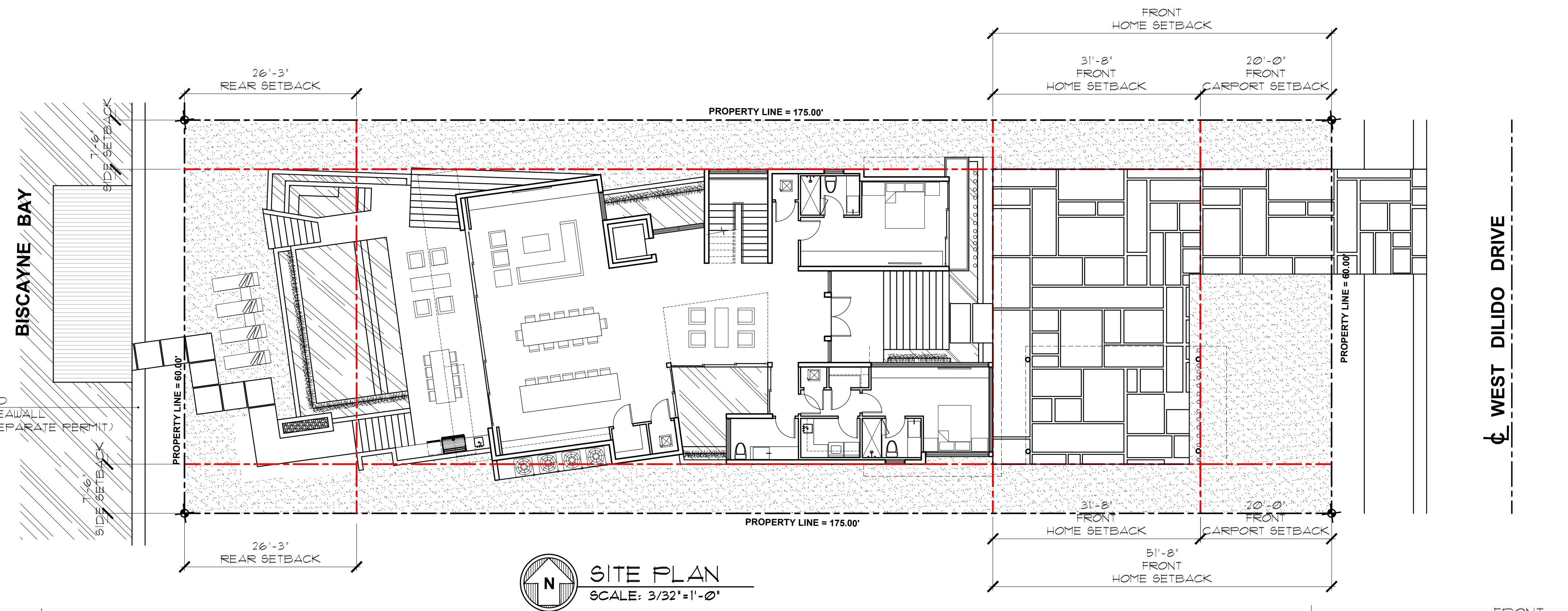
PROPOSED RESIDENCE 1

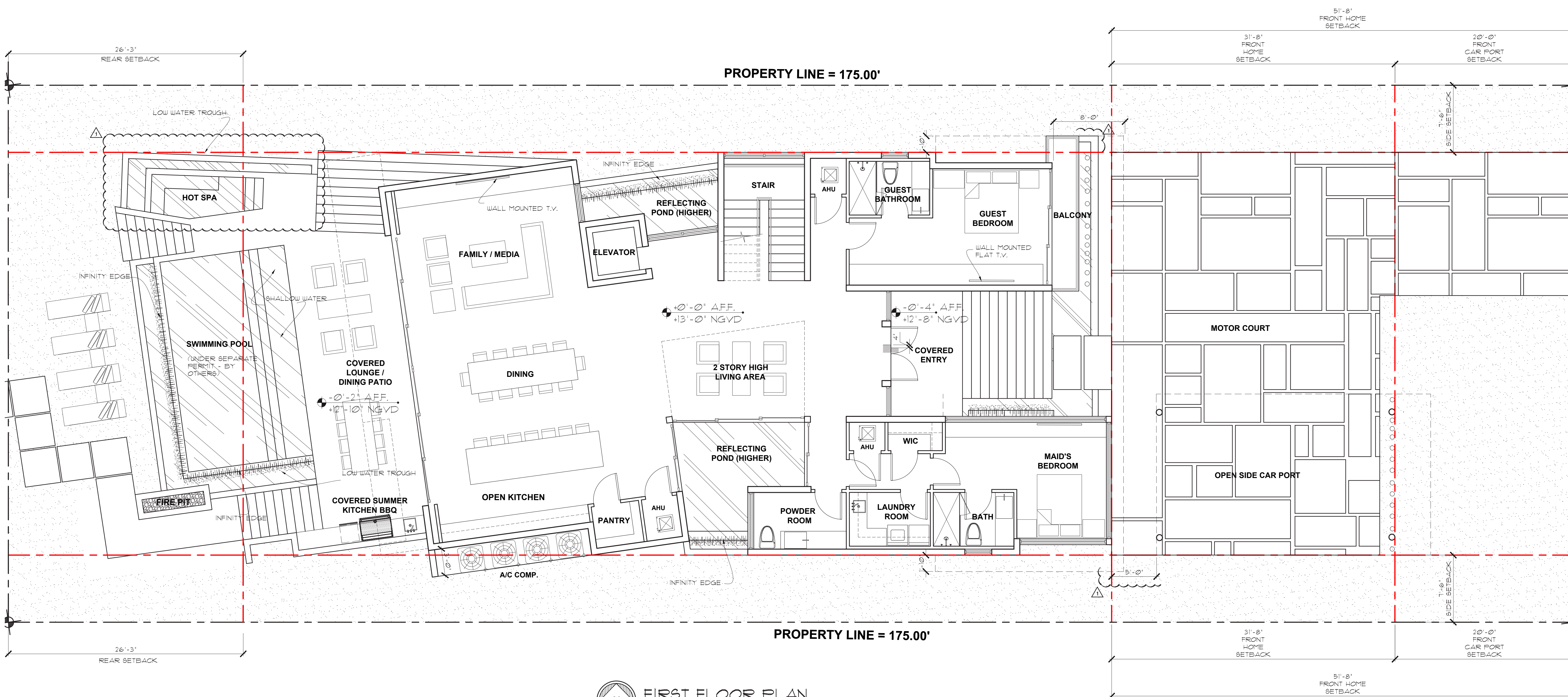
316 WEST DILIDO DR.
 LOT SIZE: 10,500 SQ. FT.
 LOT COVERAGE: 28.2%
 FIRST-SECOND FLOOR RATIO: 94%

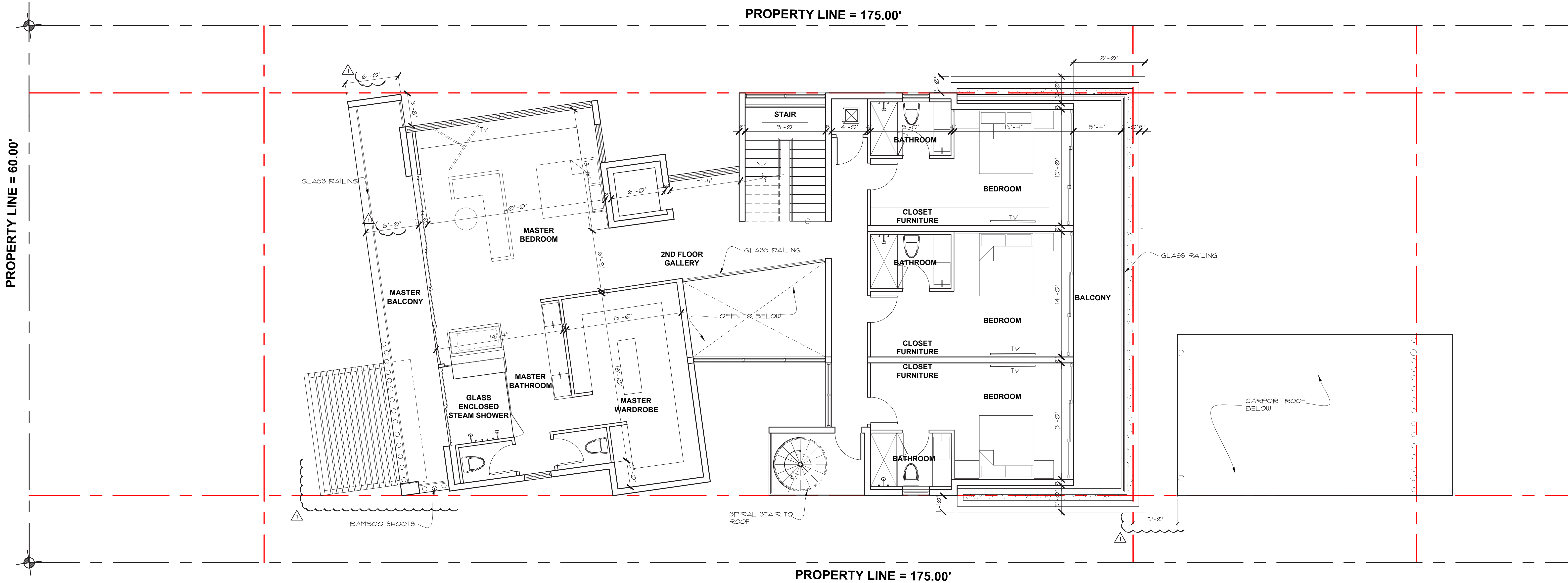


ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:		
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	316 W Dilido Dr Miami Beach, FL 33139 Legal Description: DI LIDO ISLAND PB 8-36 LOT 13 & 8FT STRIP CONTIG TO SAME ON BAY BLK 2 LOT SIZE 60.000 X 175 CF 75R-103838			
2	Folio number(s):	02-3232-011-0220			
3	Board and file numbers :				
4	Year built:	1951	Zoning District:	RS-3	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	3.79' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.90' NGVD	Free board:	+5 (13' N.G.V.D.)	
7	Lot Area:	10,500 SF			
8	Lot width:	60'	Lot Depth:	175'	
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %:	2,951 SF (28.1%)	
10	Existing Lot Coverage SF and %:	2784 SF (26.5%)	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	880 SF (73.4%)	Rear Yard Open Space SF and %:	1,124 SF (71.4%)	
12	Max Unit Size SF and %:	5,255 (50%)	Proposed Unit Size SF and %:	5,254 SF (50%)	
13	Existing First Floor Unit Size:	2,784 SF	Proposed First Floor Unit Size:	2,604 SF	
			Proposed First Floor Unit Size (Volumetric):	2,811 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,385 SF (75.42) WAIVER REQUESTED	
15			Proposed Second Floor Unit Size:	2,385 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28')		24'-0"	
18	Setbacks:				
19	Front First level:	30'-0"		51'-8"	
20	Front Second level:	30'-0"		51'-8"	
21	Side 1:	7'-6"		7'-6"	
22	Side 2 or (facing street):	7'-6"		7'-6"	
23	Rear:	26'-3"		26'-3"	
	Accessory Structure Side 1:			N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:			N/A	
26	Sum of Side yard :	15'-0"		15'-0"	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		
Notes:					







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

DILIDO RESIDENCE
316 WEST DILIDO DR.
MIAMI BEACH, FLORIDA 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

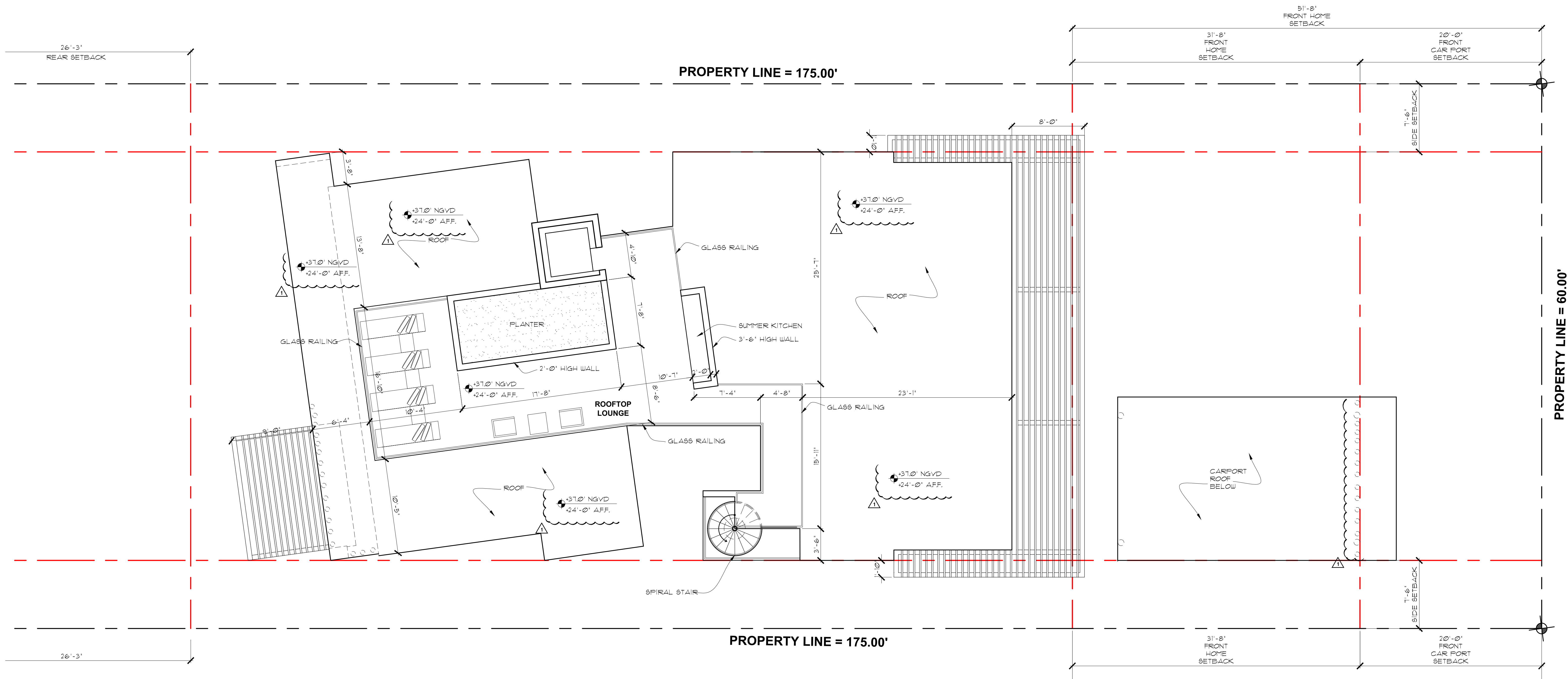
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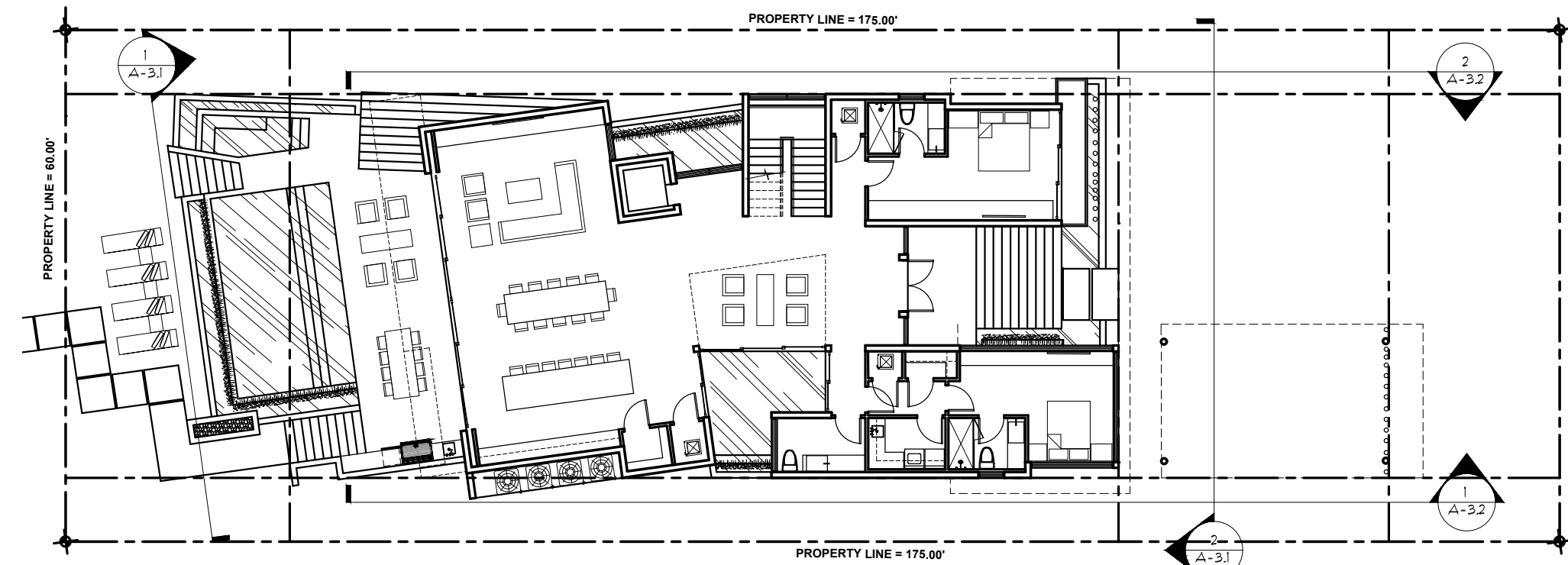
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09-07-18
DRB Comments

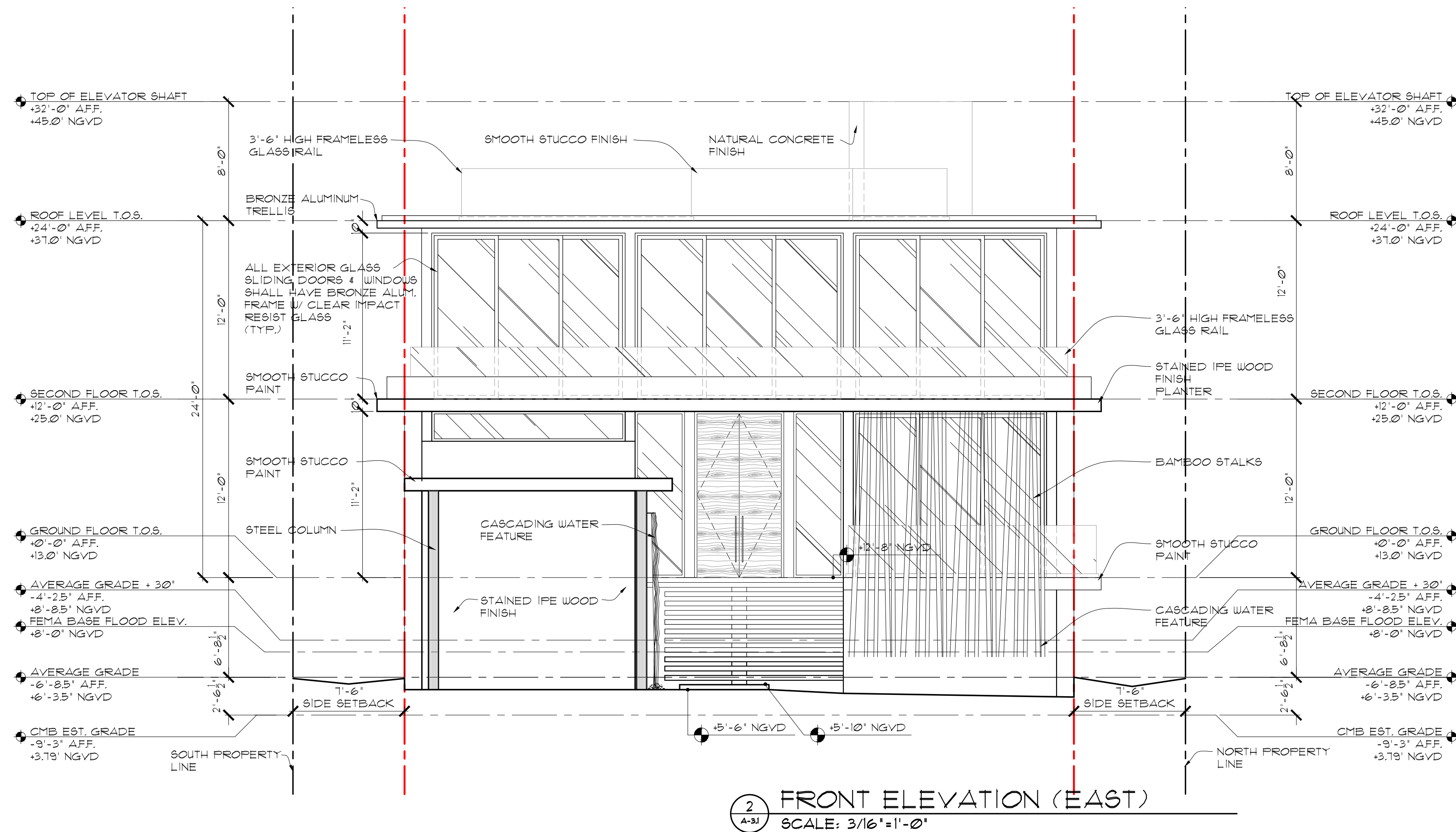
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KEY LOCATION MAP
SCALE: N.T.S.



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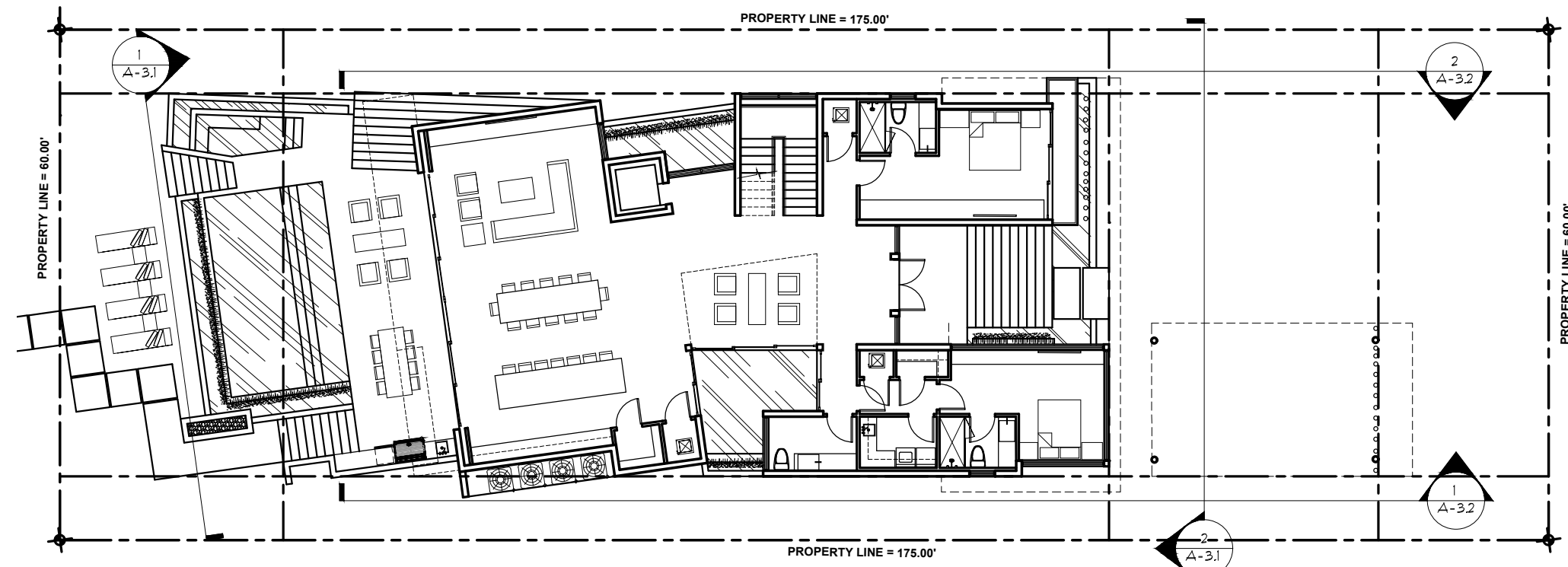
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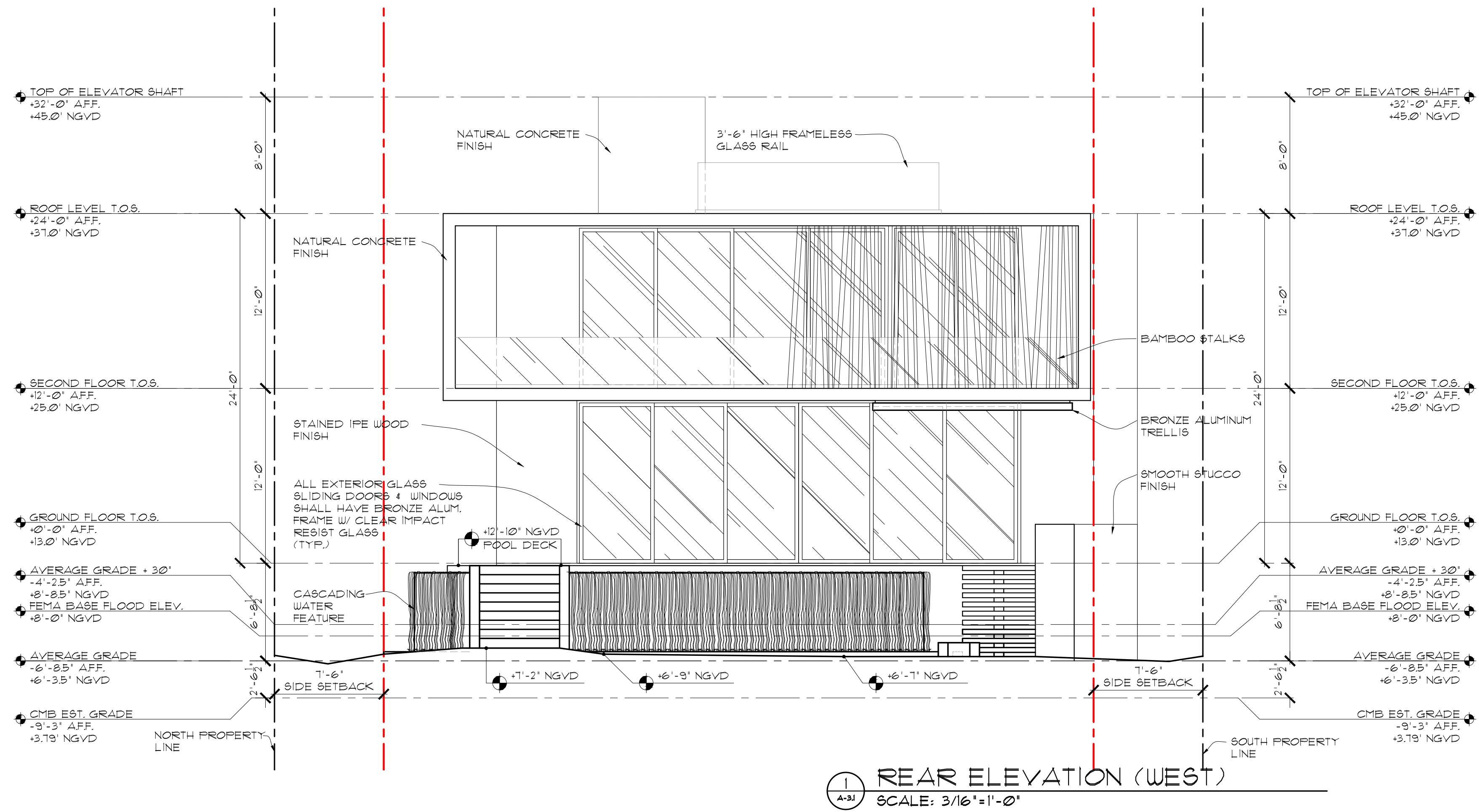
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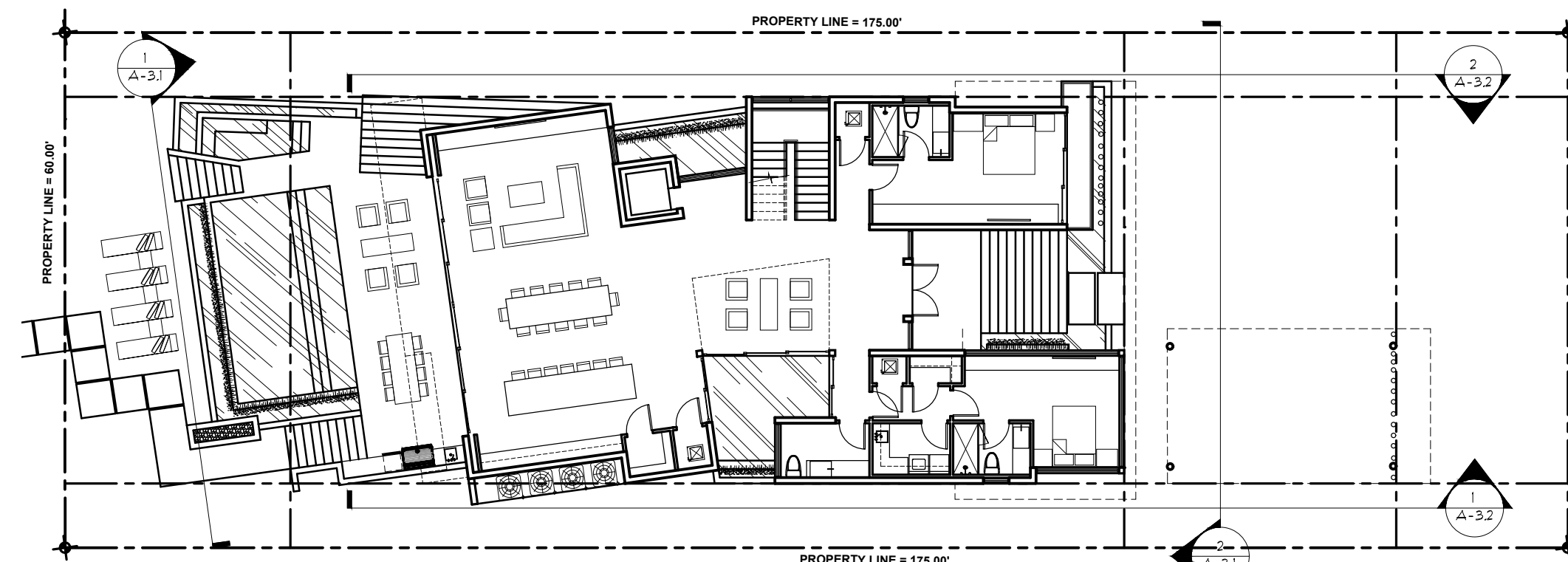
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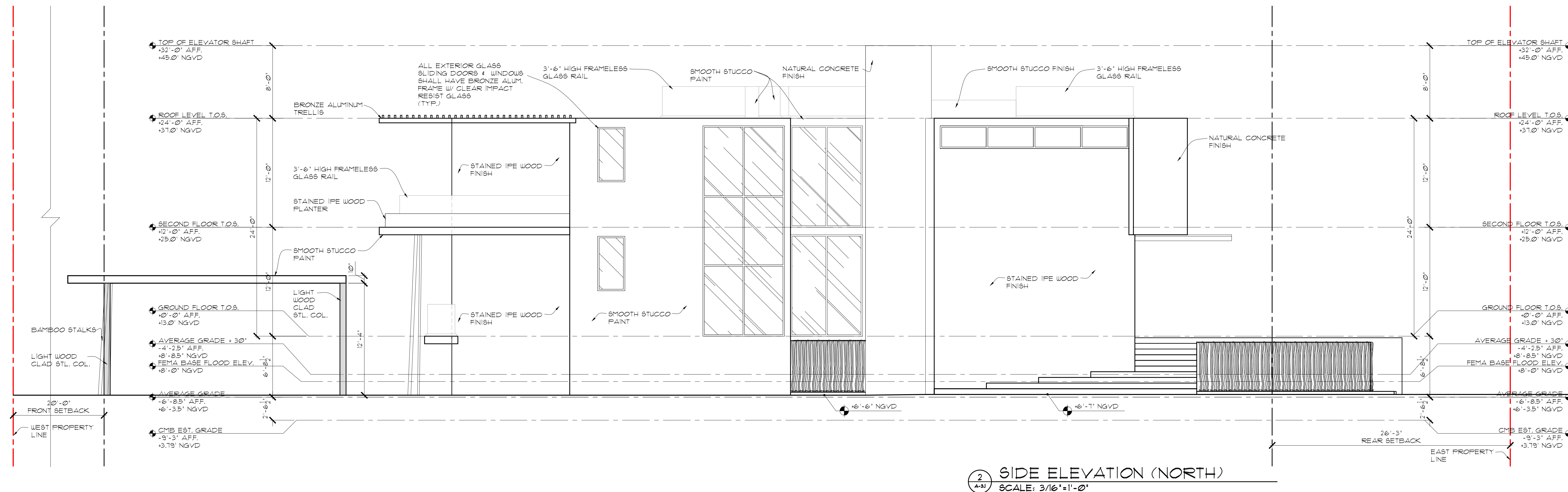
KEY LOCATION MAP
SCALE: N.T.S.



REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



KEY LOCATION MAP
SCALE: N.T.S.



2 SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



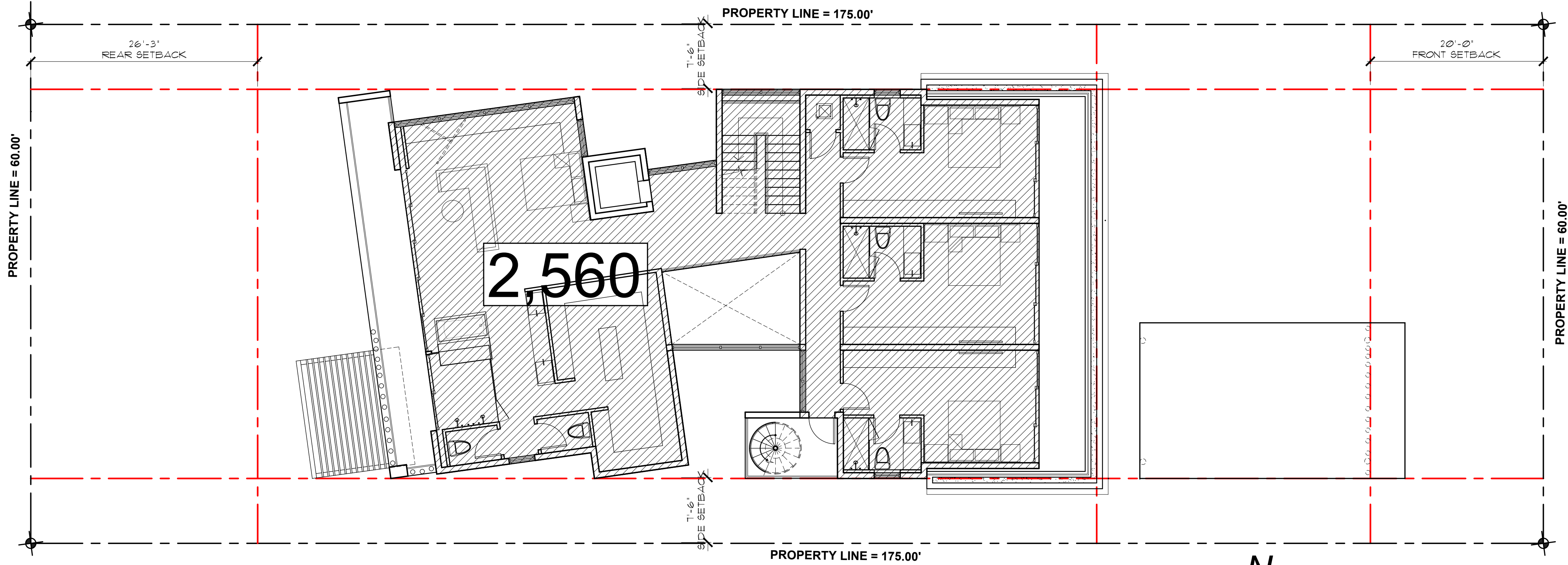
LEFT SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

UNIT SIZE :

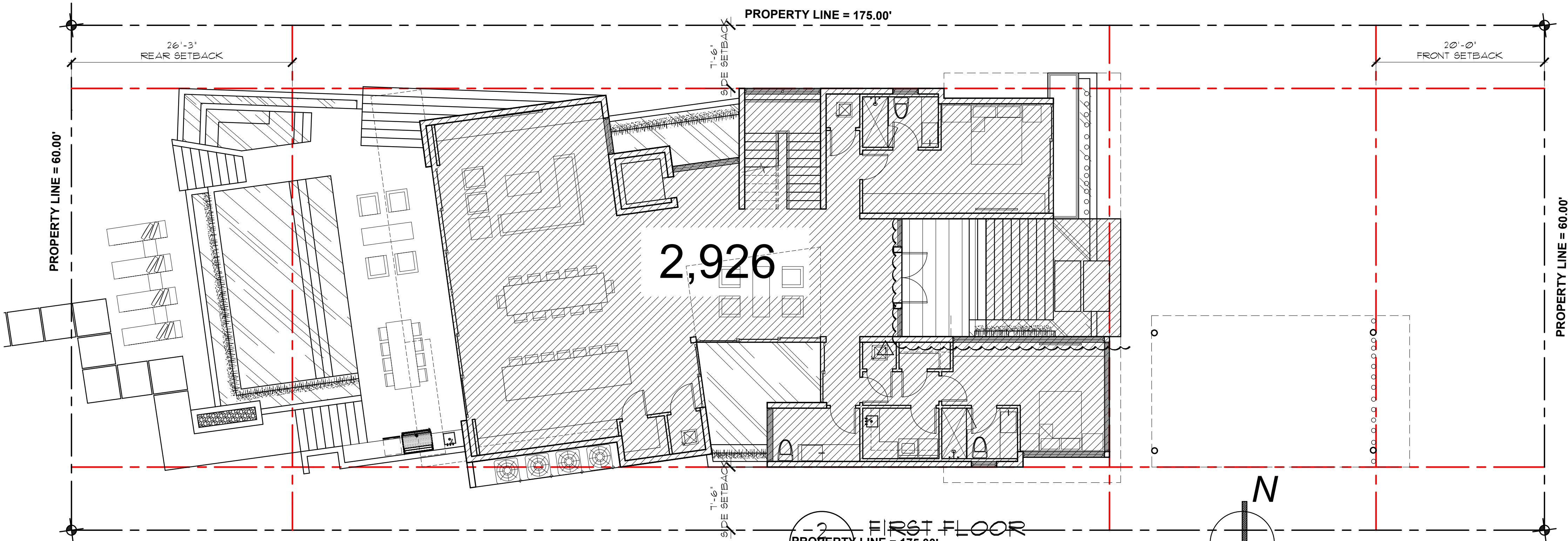
LOT SIZE: 10,500 S.F.

FIRST FLOOR 2,926 S.F.
SECOND FLOOR 2,560 S.F.
ROOF LEVEL (SEE SHEET A-5.3) 699 S.F.
TOTAL 6,185 S.F.

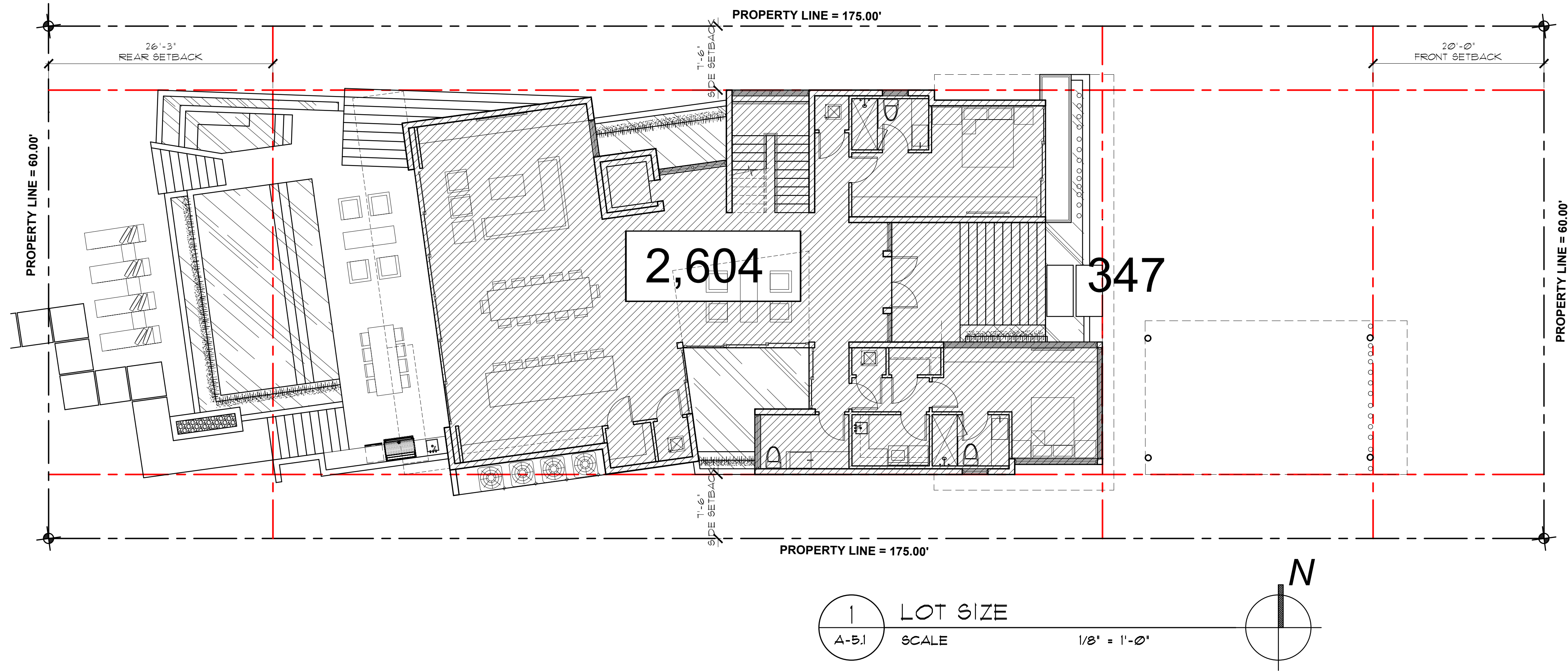
UNIT / LOT SIZE (58.9%)



1 SECOND FLOOR
A-5.0 SCALE 1/8" = 1'-0"



2 FIRST FLOOR
A-5.0 SCALE 1/8" = 1'-0"



LOT SIZE :

LOT COVERED (FOOTPRINT) : 2,951 SQ. FT. (28.1 %)

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08/20/2018

revised:
09-07-18
DRB Comments

sheet no.

A-5.1

SECOND / FIRST FLOOR RATIO :

LOT SIZE: 10,500 S.F.

FIRST FLOOR 2,706 S.F.
SECOND FLOOR 2,560 S.F.

SECOND FLOOR IS (94.6 %)



DILIDO RESIDENCE
316 WEST DILIDO DR.
MIAMI BEACH, FLORIDA 33139

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seal

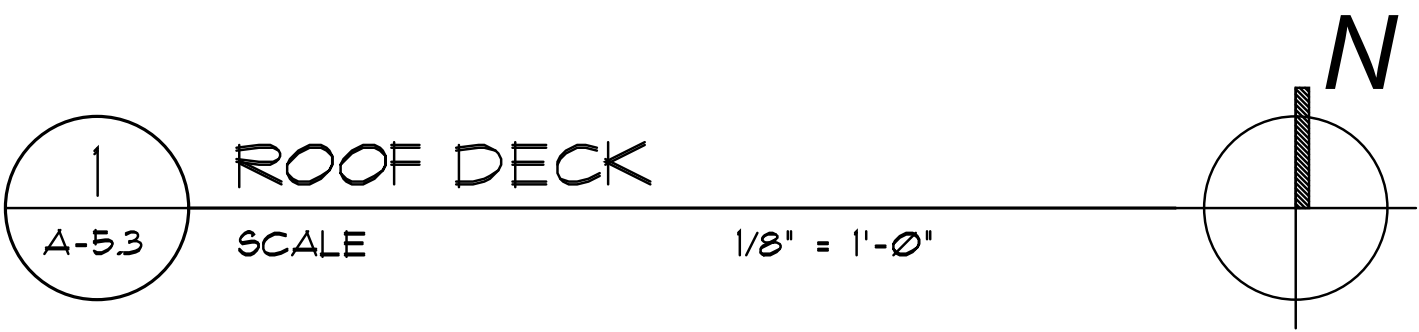
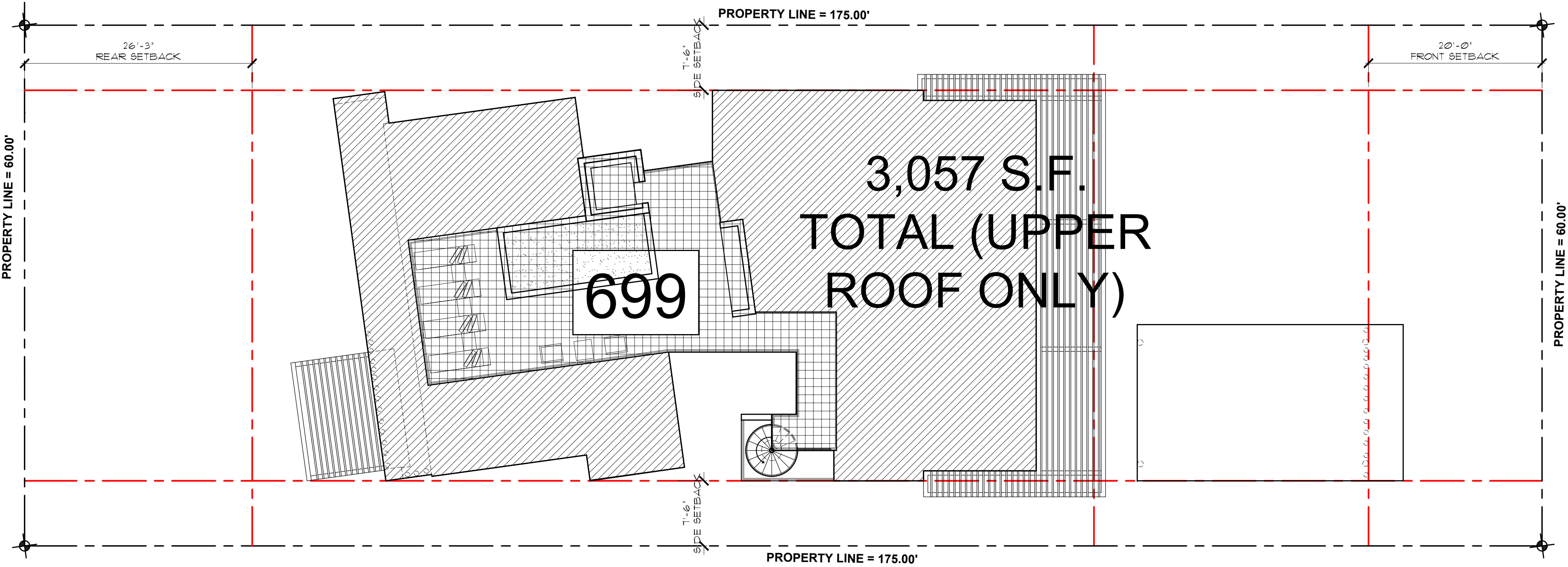
Ralph Choeff
registered architect
AR0009679
AA26003009
comm no.
1825
date:
08/20/2018
revised:
09-07-18
DRB Comments

sheet no.
A-5.2

ROOFING LOUNGE AREA

UPPER LEVEL ROOF. _____ 3,057 S.F.
(TAKEN TO OUTSIDE EDGE OF A/C SPACE BELOW)

ROOF DECK AREA : 699 S.F. (22.9 %)



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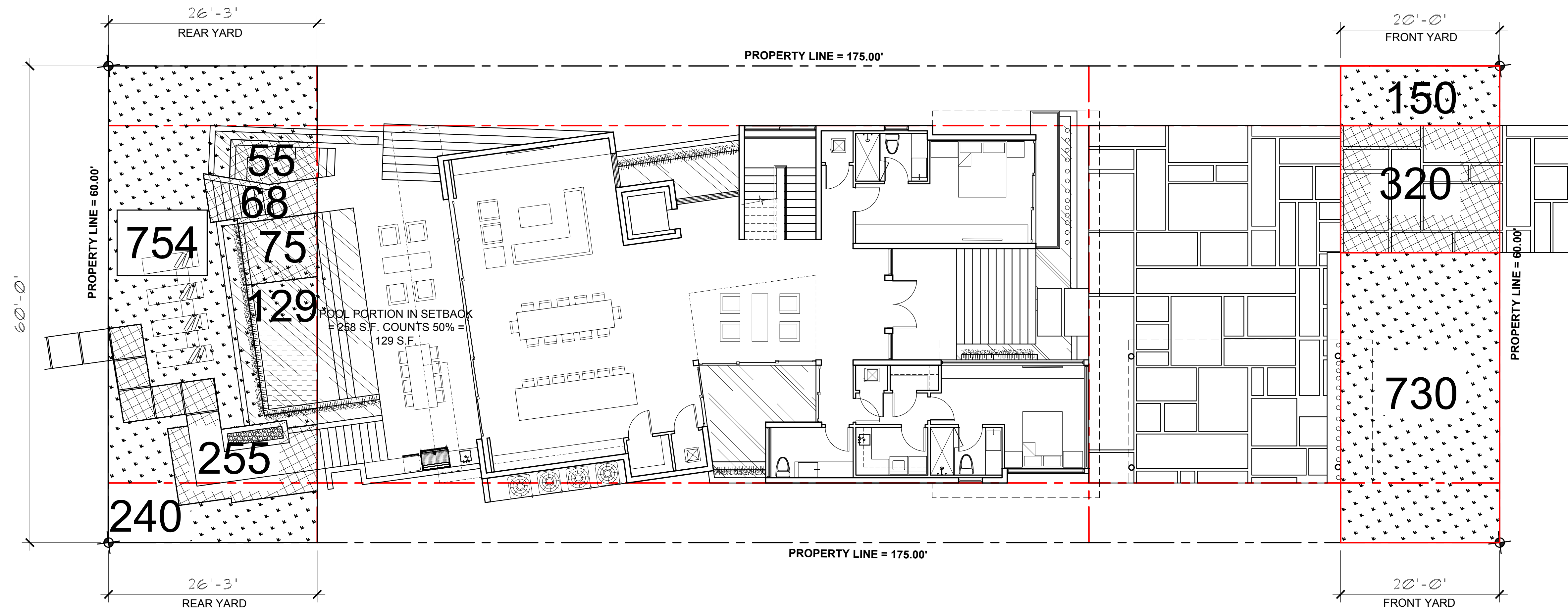
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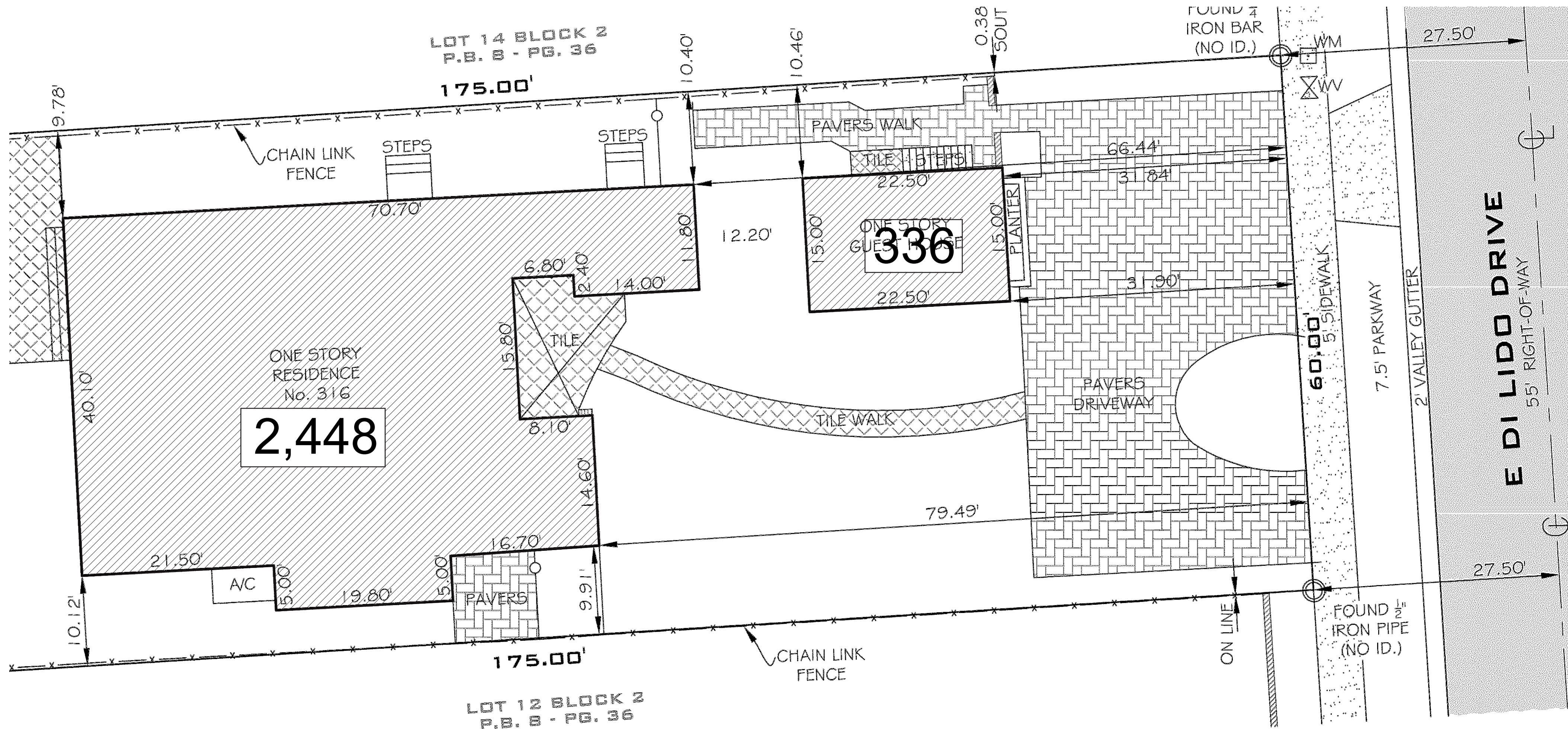
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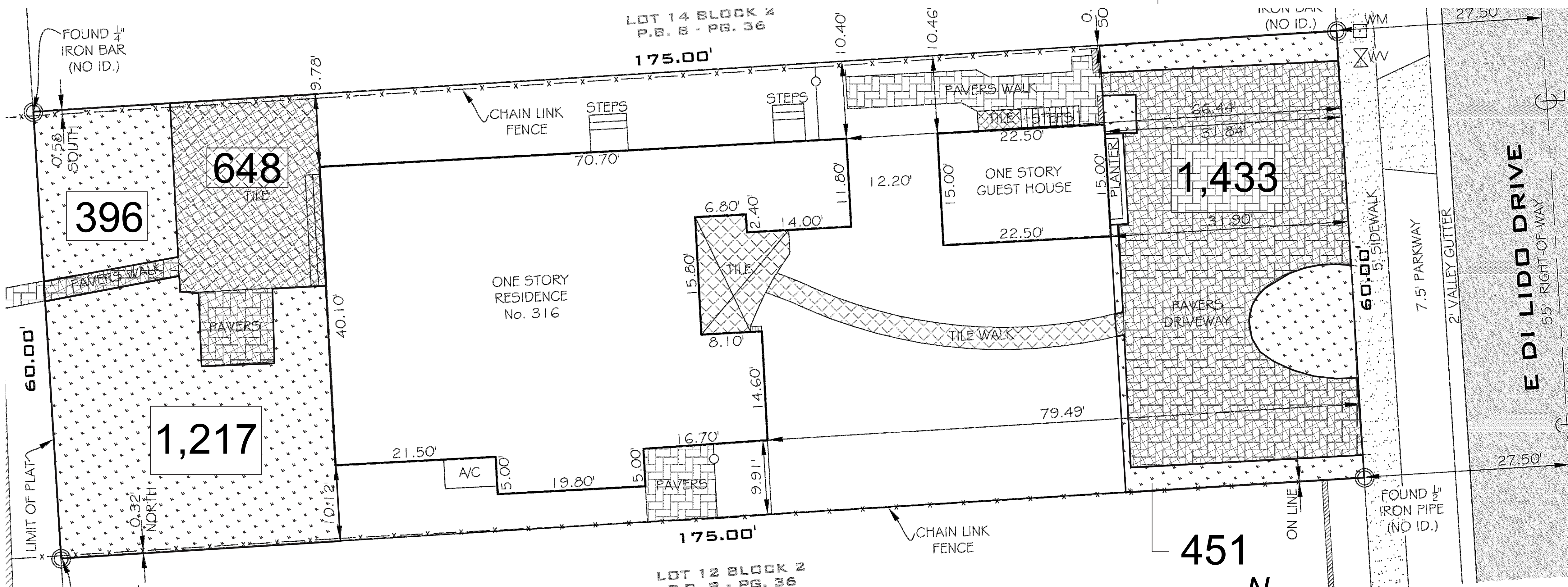
A-5.3



A-5.4



1
A-5.5
SCALE
N.T.S.



2
A-5.5
SCALE
1/8" = 1'-0"

EXISTING FRONT YARD CALCULATIONS

AREA:	1,884 S. F.	100%
IMPERVIOUS AREA:	1433 S. F.	76.1 %
PERVIOUS AREA:	451 S. F.	23.9%

EXISTING REAR YARD CALCULATIONS

AREA:	2,261 S. F.	100 %
IMPERVIOUS AREA:	648 S. F.	28.7 %
PERVIOUS AREA:	1,613 S. F.	71.3 %

EXISTING UNIT SIZE :

LOT SIZE:	10,500 S.F.
FIRST FLOOR	2,784 S.F.
SECOND FLOOR	N/A
TOTAL	2,784 S.F.
UNIT / LOT SIZE	N/A

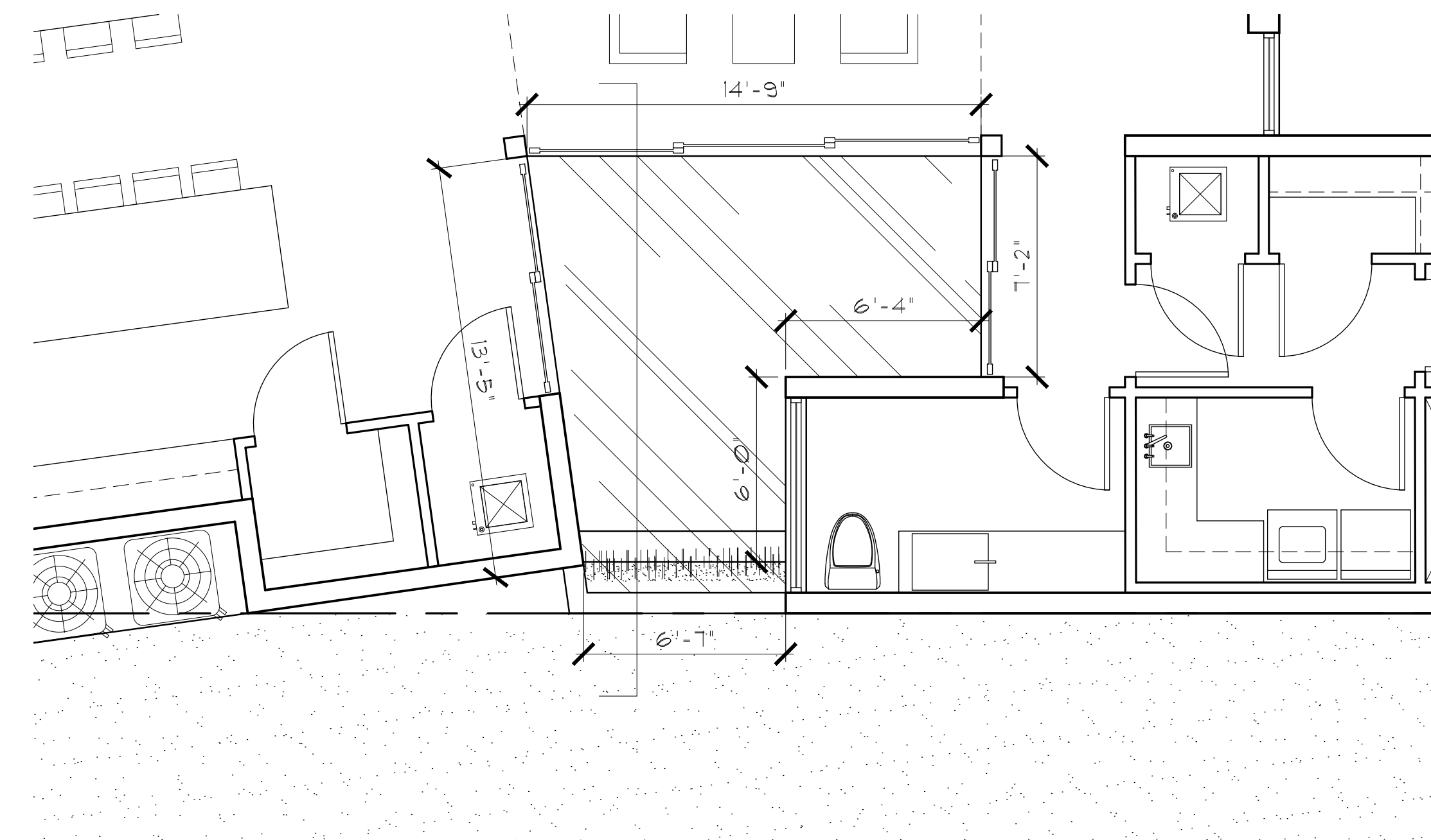
EXISTING SECOND / FIRST FLOOR RATIO :

LOT SIZE:	10,500 S.F.
FIRST FLOOR	2,784 S.F.
SECOND FLOOR	N/A
SECOND FLOOR IS	N/A

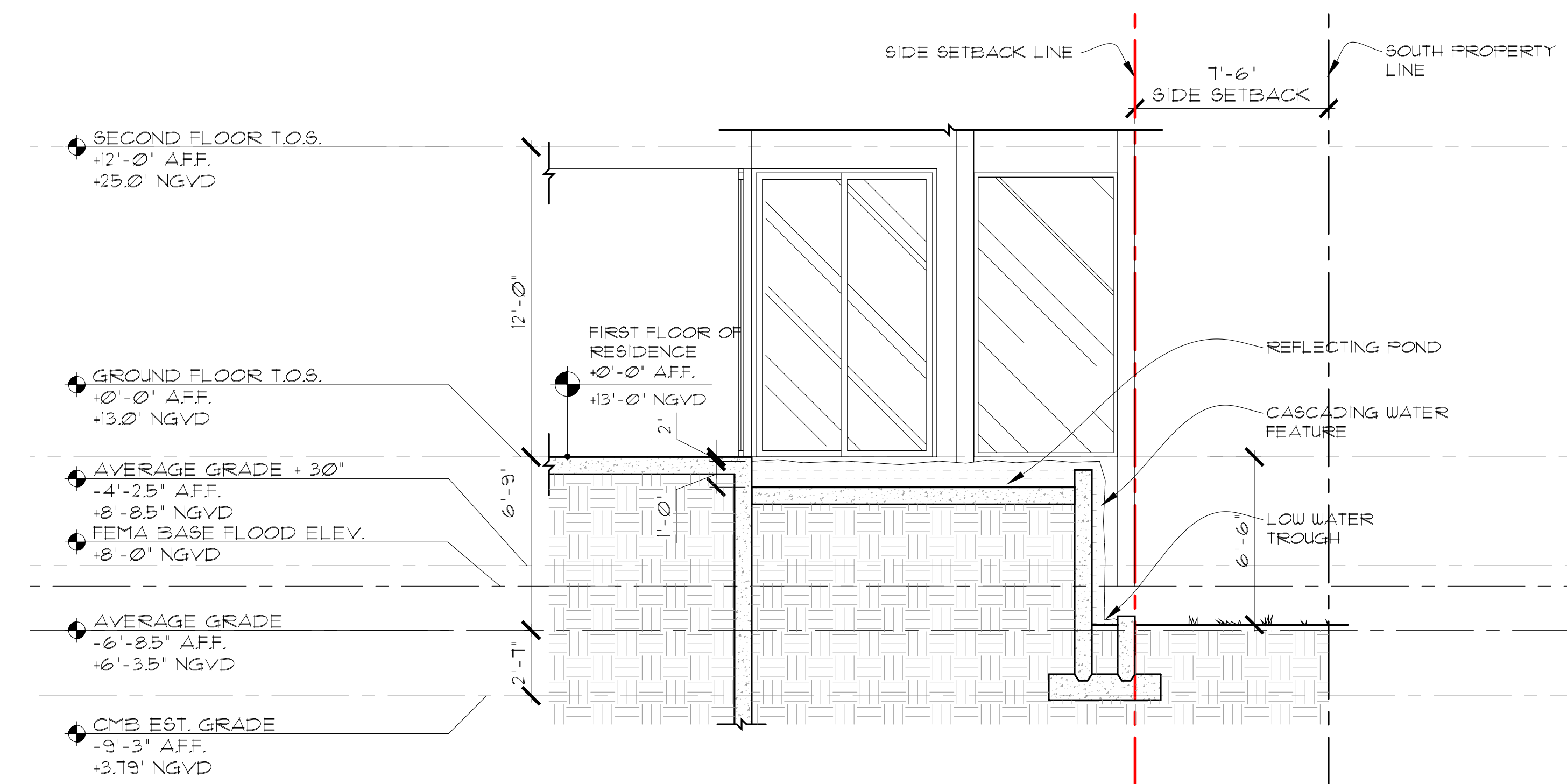
LEGEND

- IMPERVIOUS AREA
- PERVIOUS / LANDSCAPE AREA

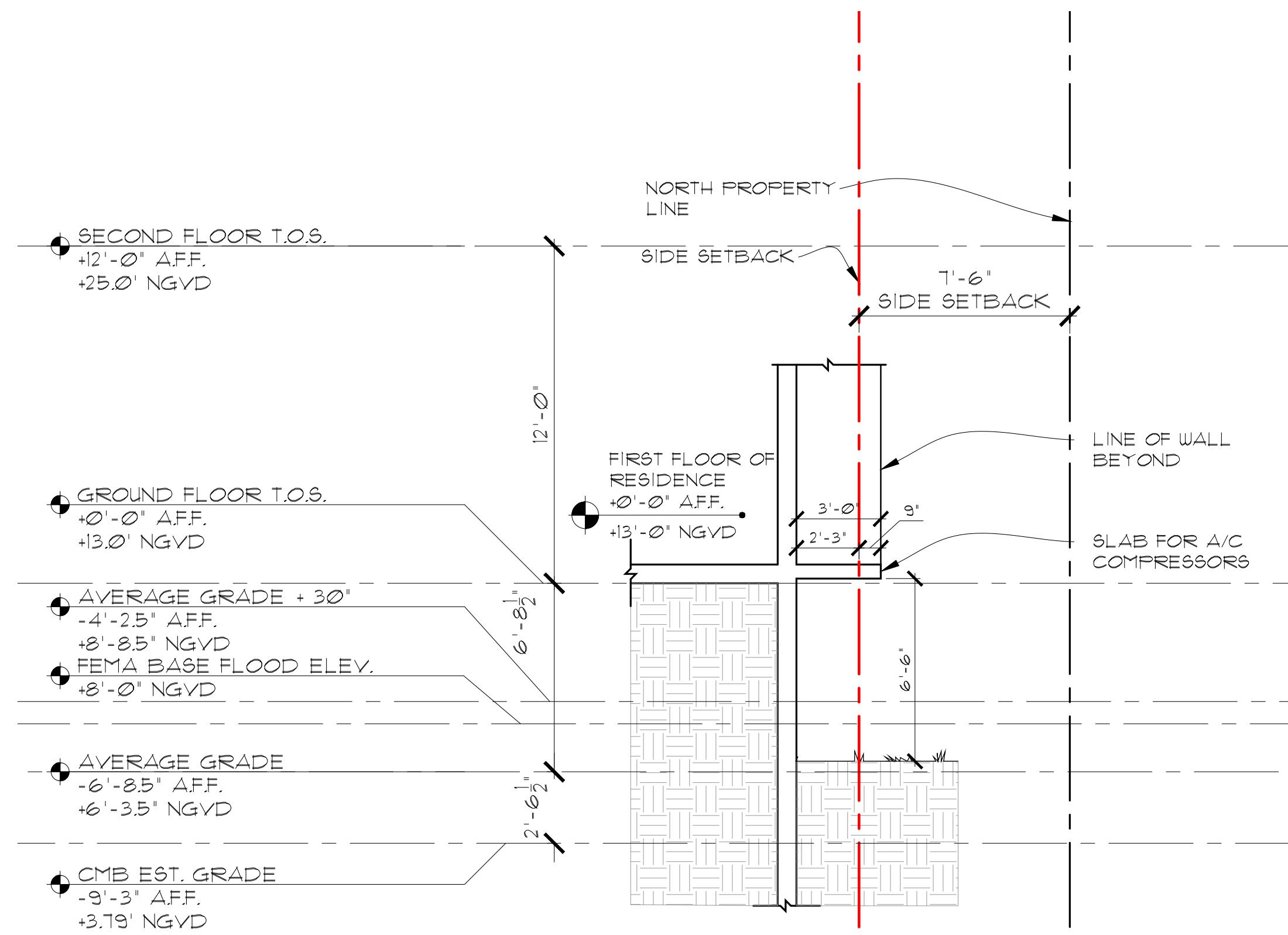
SOUTH ELEVATION - OPEN SPACE DIAGRAMS



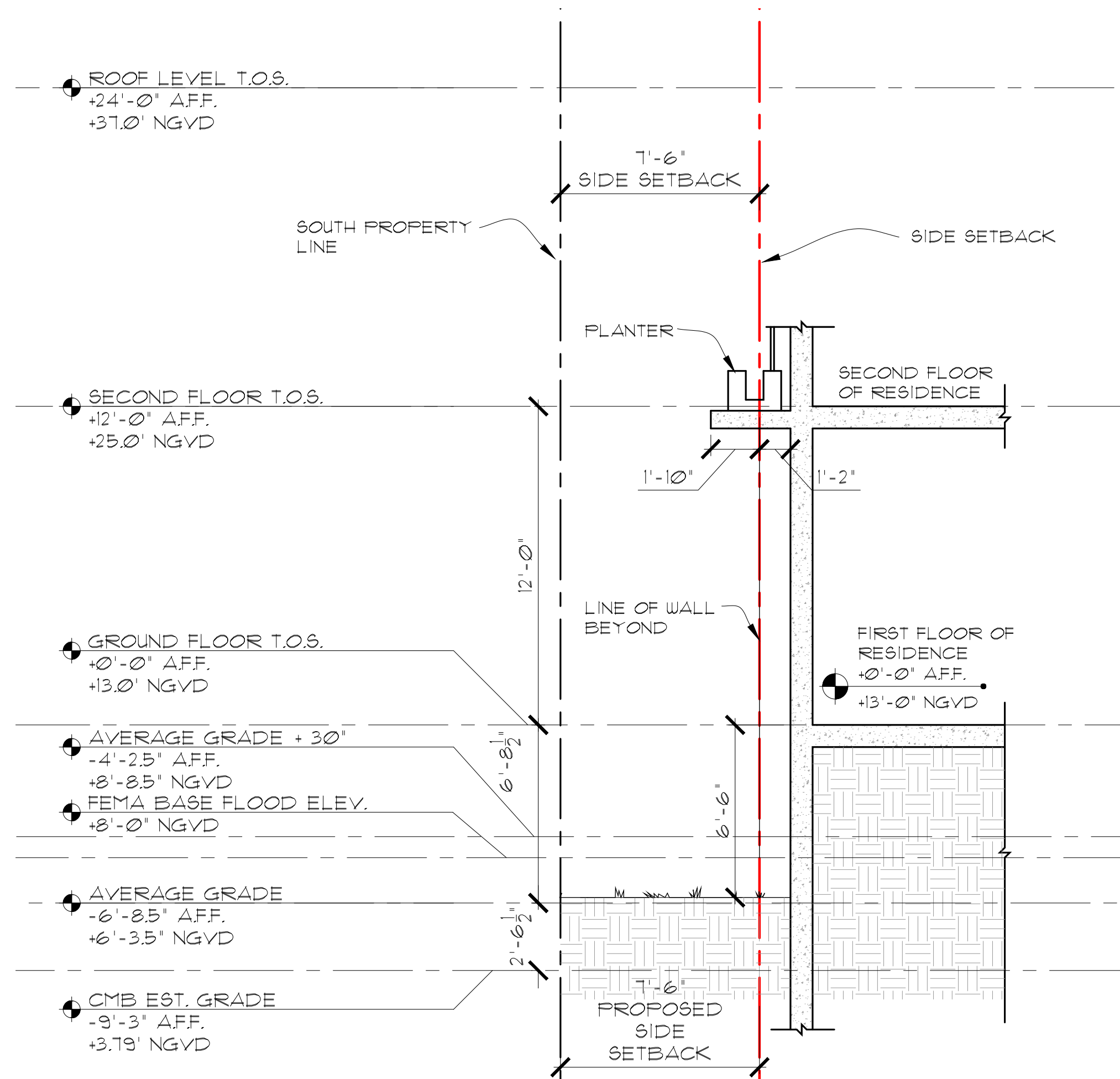
 SOUTH ELEVATION - FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



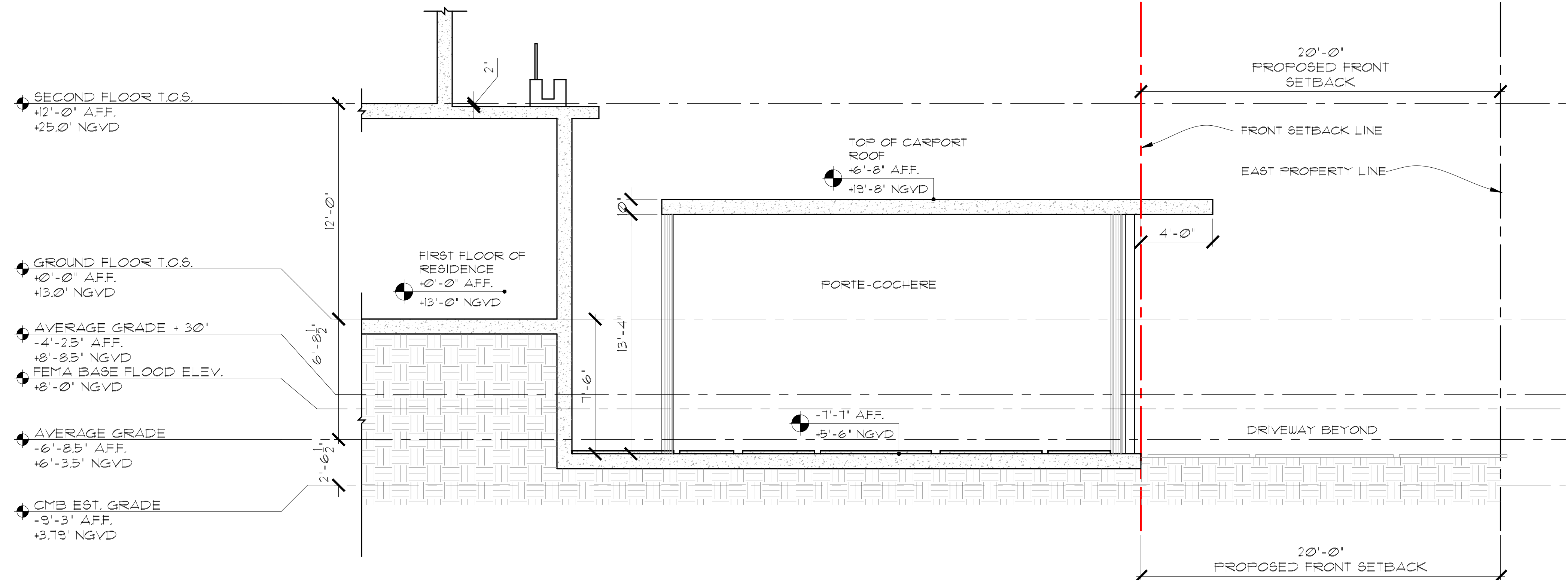
PARTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"



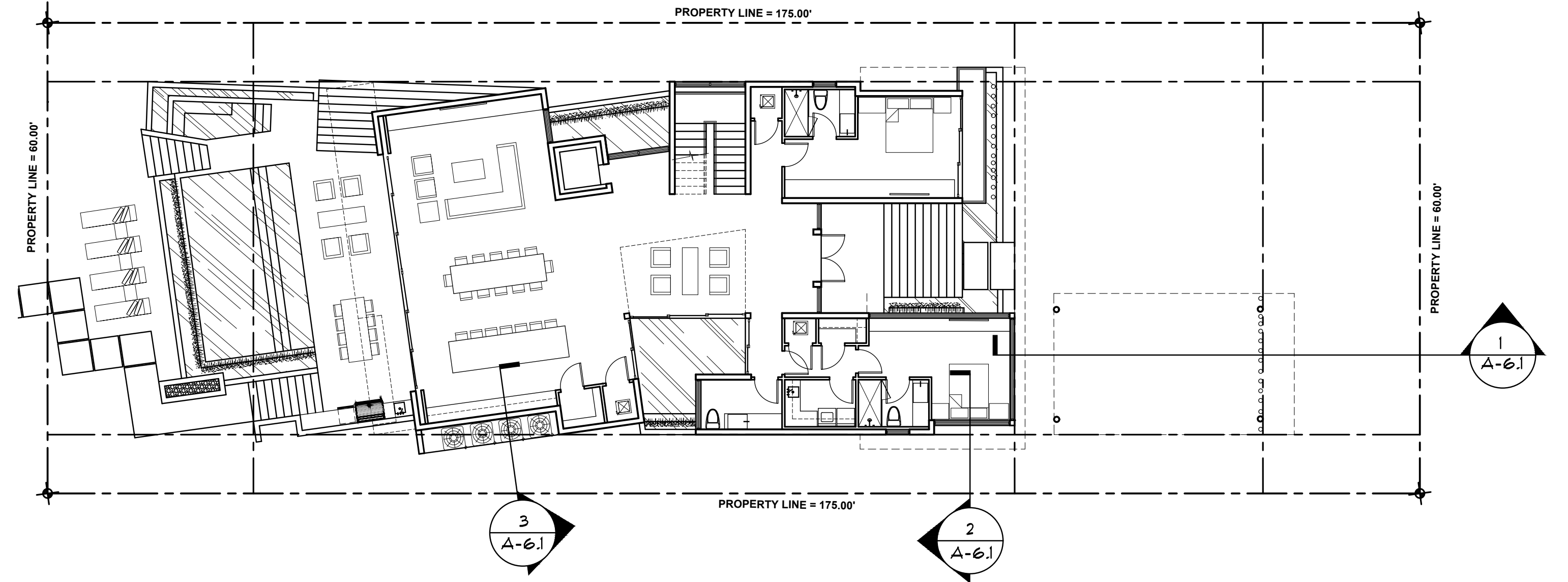
3 PROPOSED MECH. SLAB DIAGRAM
A-6.1 SCALE 1/4" = 1'-0"

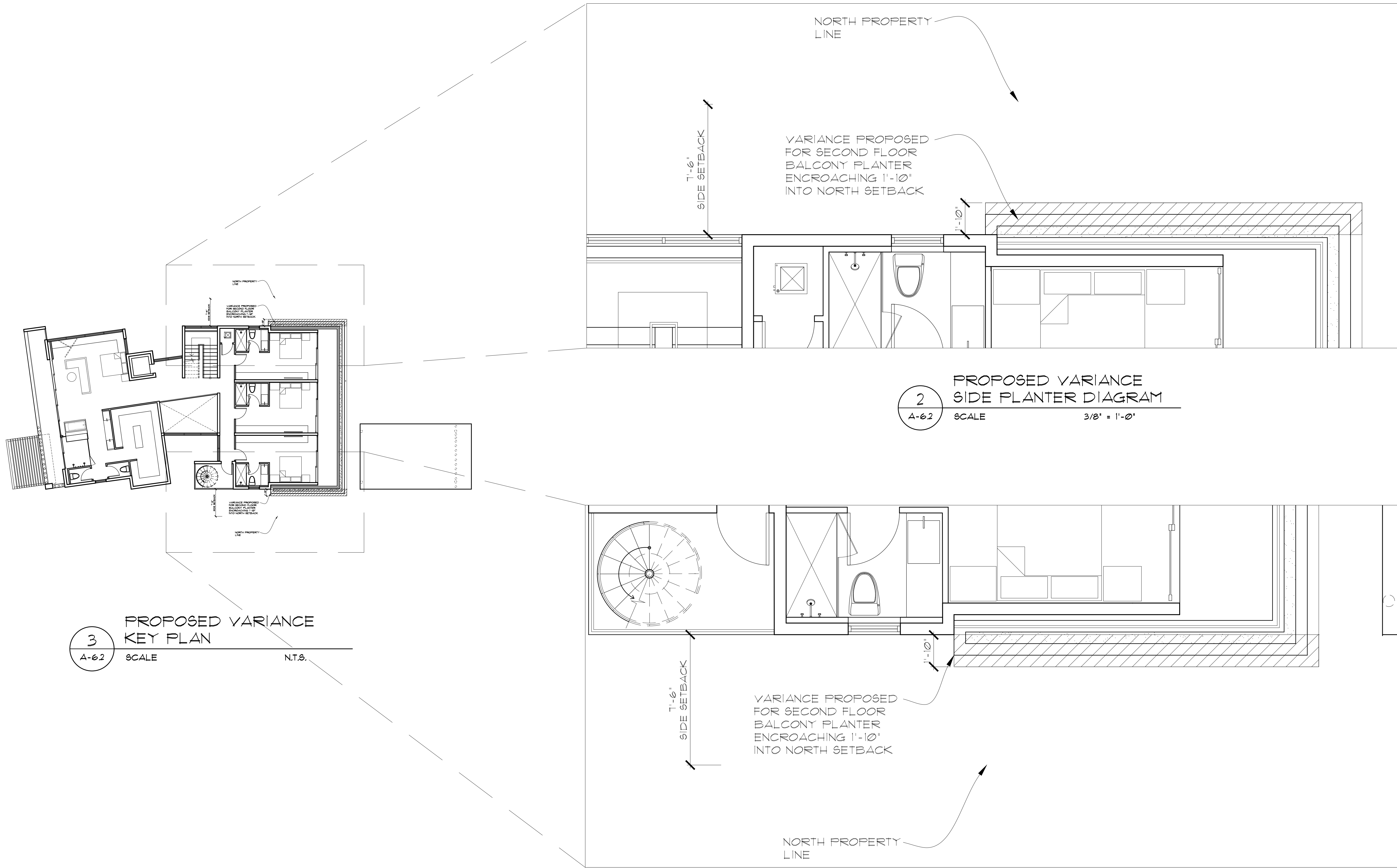


2 PROPOSED SIDE PLANTER DIAGRAM
A-6.1 SCALE 1/4" = 1'-0"



1 PROPOSED CARPORT DIAGRAM
A-6.1 SCALE 1/4" = 1'-0"





3
A-6.2
PROPOSED VARIANCE
KEY PLAN
SCALE N.T.S.

2
A-6.2
PROPOSED VARIANCE
SIDE PLANTER DIAGRAM
SCALE 3/8" = 1'-0"

1
A-6.2
PROPOSED VARIANCE
SIDE PLANTER DIAGRAM
SCALE 3/8" = 1'-0"



CARPORT - AWNING OPTION
SCALE: N.T.S.



CARPORT - FLAT ROOF OPTION
SCALE: 3/16"=1'-0"



NORTHWEST BIRD'S EYE VIEW



NORTHEAST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW



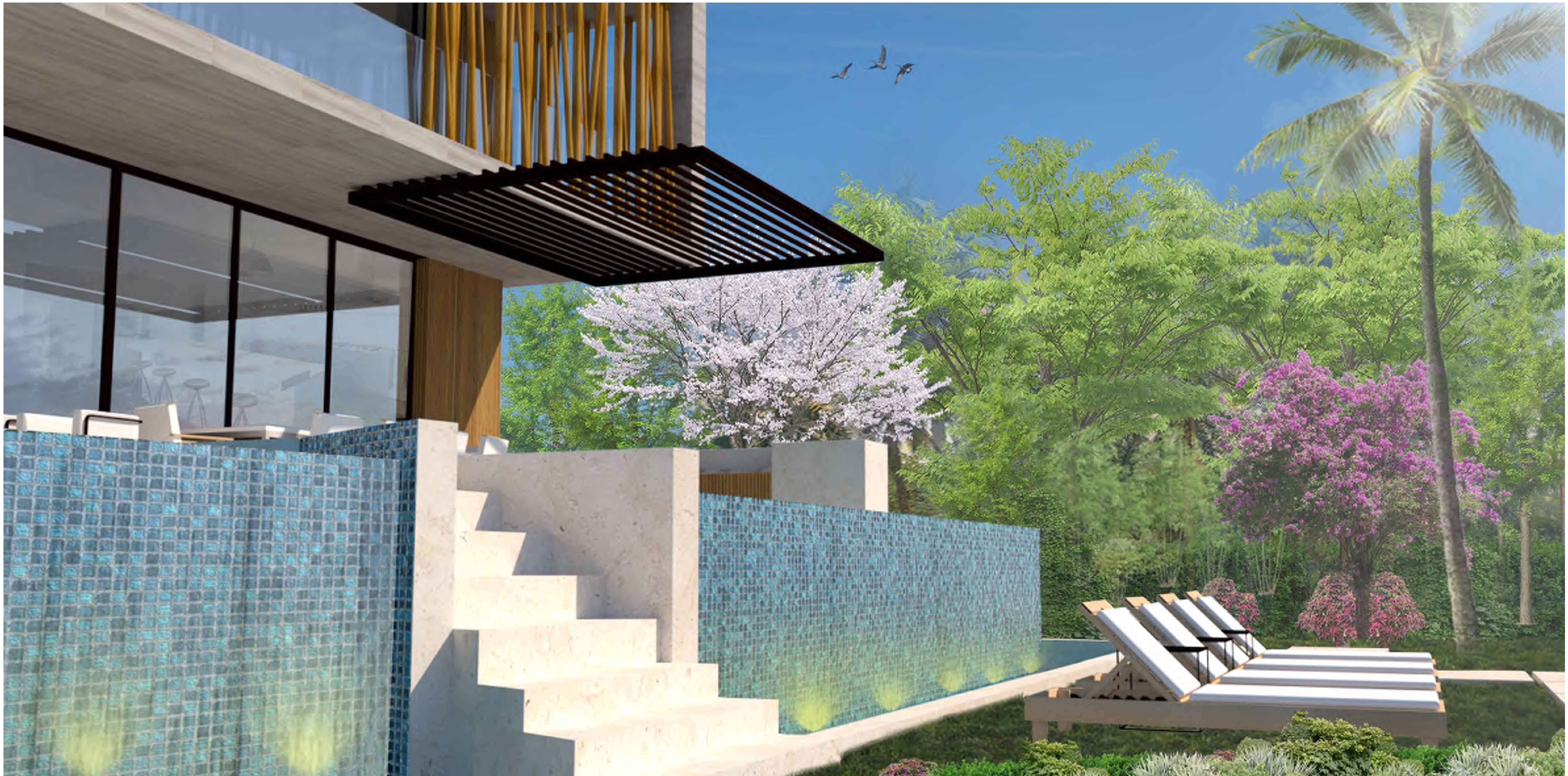
SOUTHEAST BIRD'S EYE VIEW



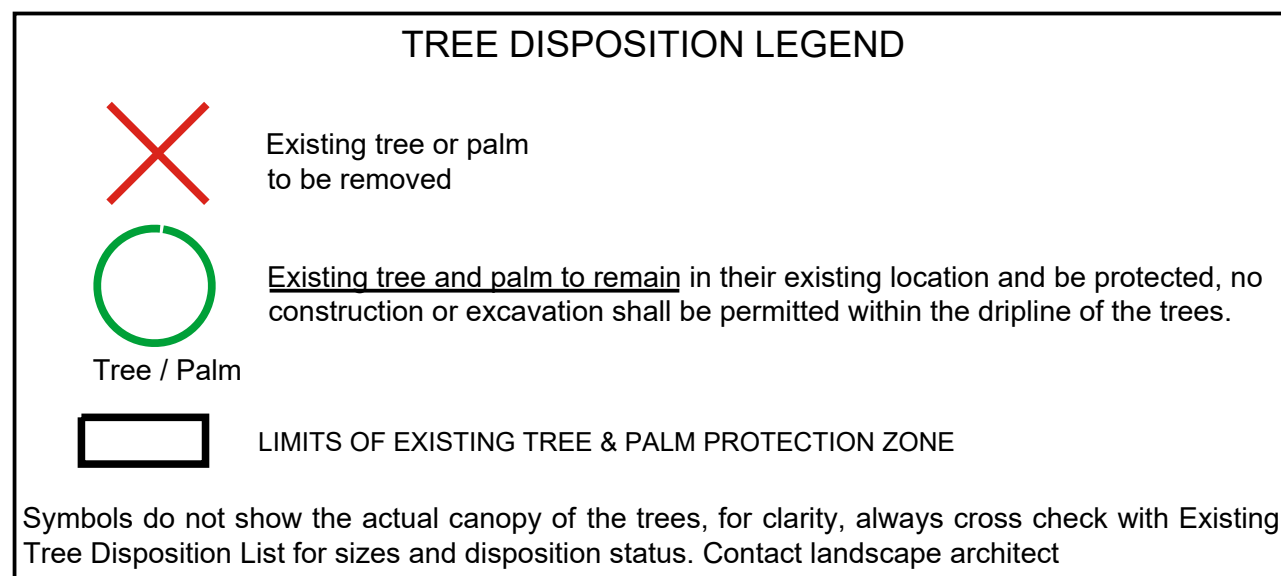
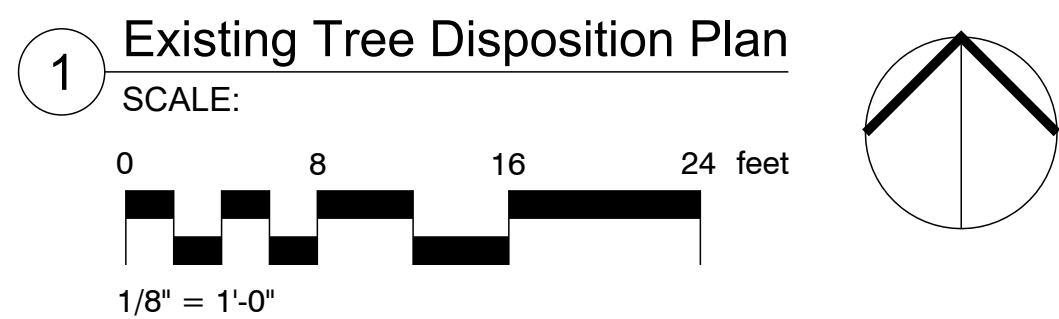
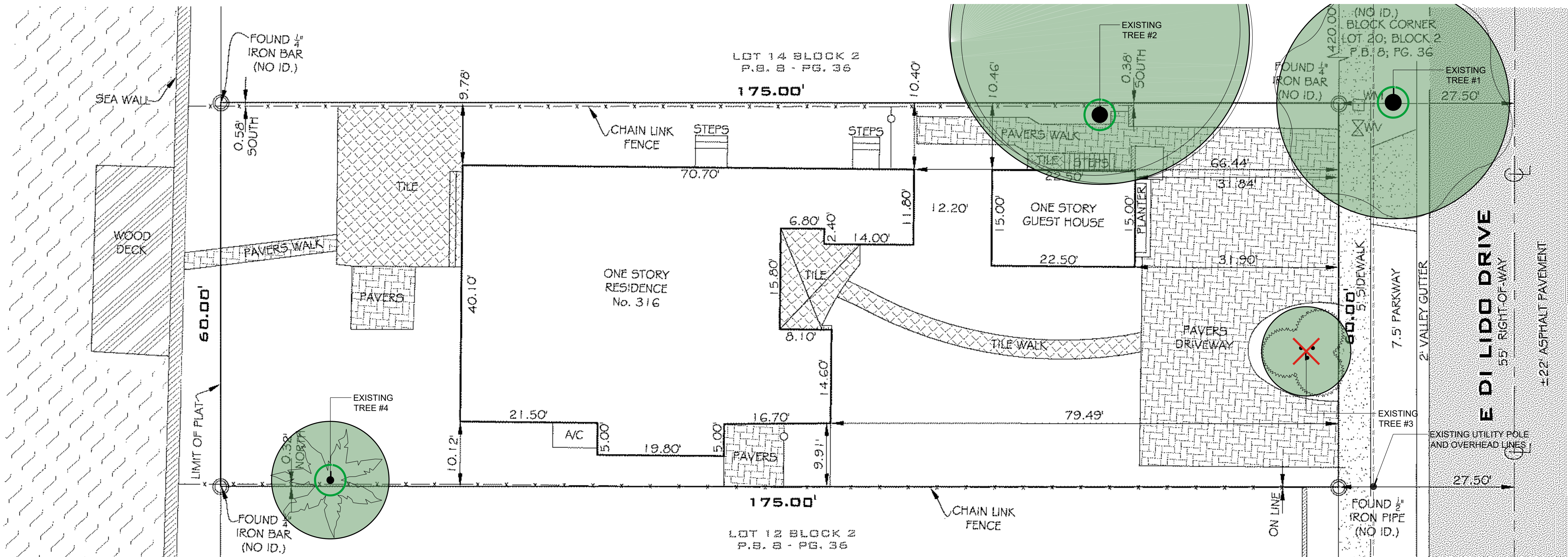
FRONT (EAST) RENDERING



REAR (WEST) RENDERING



REAR (WEST) RENDERING



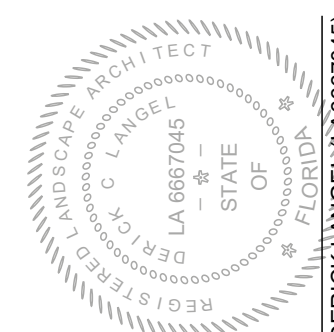
- Before beginning work in the ROW, the General Contractor, Landscape Contractor, City Urban Forester and or Planning Department Staff is required to meet at the site with the Landscape Architect to review all work procedures, access routes, storage areas, and tree and palm protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. The trimming shall be as per the ANSI A-300 Standards. The City Urban Forester shall be consulted.
- The General Contractor shall erect fences to protect trees or palms to be preserved as per Tree Protection Detail and Tree Disposition Plan. Fences define a specific protection zone for each tree or to be protected. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect and City Urban Forester.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree or palm protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
- No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree or palm protection zone (fenced area).
- Additional tree pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel. Any corrective pruning required shall be performed by an ISA certified Arborist or ASCA Consulting Arborist and the City Urban Forester shall be consulted.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect as soon as possible for evaluation so that appropriate treatments can be applied. Should any trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with Miami Dade County Code, ANSI A-300 Pruning Standards and or an issued ERM Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA certified Arborist or ASCA Consulting Arborist and the City Urban Forester shall be consulted.
- The General Contractor shall notify the Landscape Architect, and City Urban Forester of any grading, construction, demolition, or other work that is expected to encounter tree or palm roots.
- All trees to remain on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree or palm protection zone 2-3 gallons of water per inch of trunk caliper.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree and palm protection zone.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment. All tree and root pruning activities shall be performed by an ISA Certified Arborist and or an ASCA Consulting Arborist in accordance with ANSI A-300 standards and industry accepted good horticultural practices.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

2 Tree & Palm Protection Notes
SCALE: N.T.S

EXISTING TREE DISPOSITION LIST										
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH (IN)	TREE CANOPY (SQ.FT)	PALM CANOPY (SQ.FT)	CONDITION	DISPOSITION	COMMENTS
1	Bucida buceras	Black Olive	25	35	33			Fair	Remain	
2	Delonix regia	Royal Poinciana	35	45	36			Fair	Remain	
3	Veitchia merrillii	Christmas Palm	35	20	1		314	Fair	Remove	
4	Roystonea regia	Royal Palm	32	18	20			Fair	Remain	
TOTAL PROPOSED CANOPY LOSS (in square feet)						0	314	314		7/22/2018

MIAMI BEACH TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
314 Proposed Canopy Loss (see Existing Tree Disposition List)				
REQUIRED CANOPY MITIGATION				314
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
1	Category 1 Trees	12' OAH	300	300
10	Category 2 Trees	10' OAH	150	1,500
0	Category 3 Trees	8' OAH	100	0
5	Category 4 Palms	6' OAH	50	250
PROVIDED CANOPY MITIGATION				2,050

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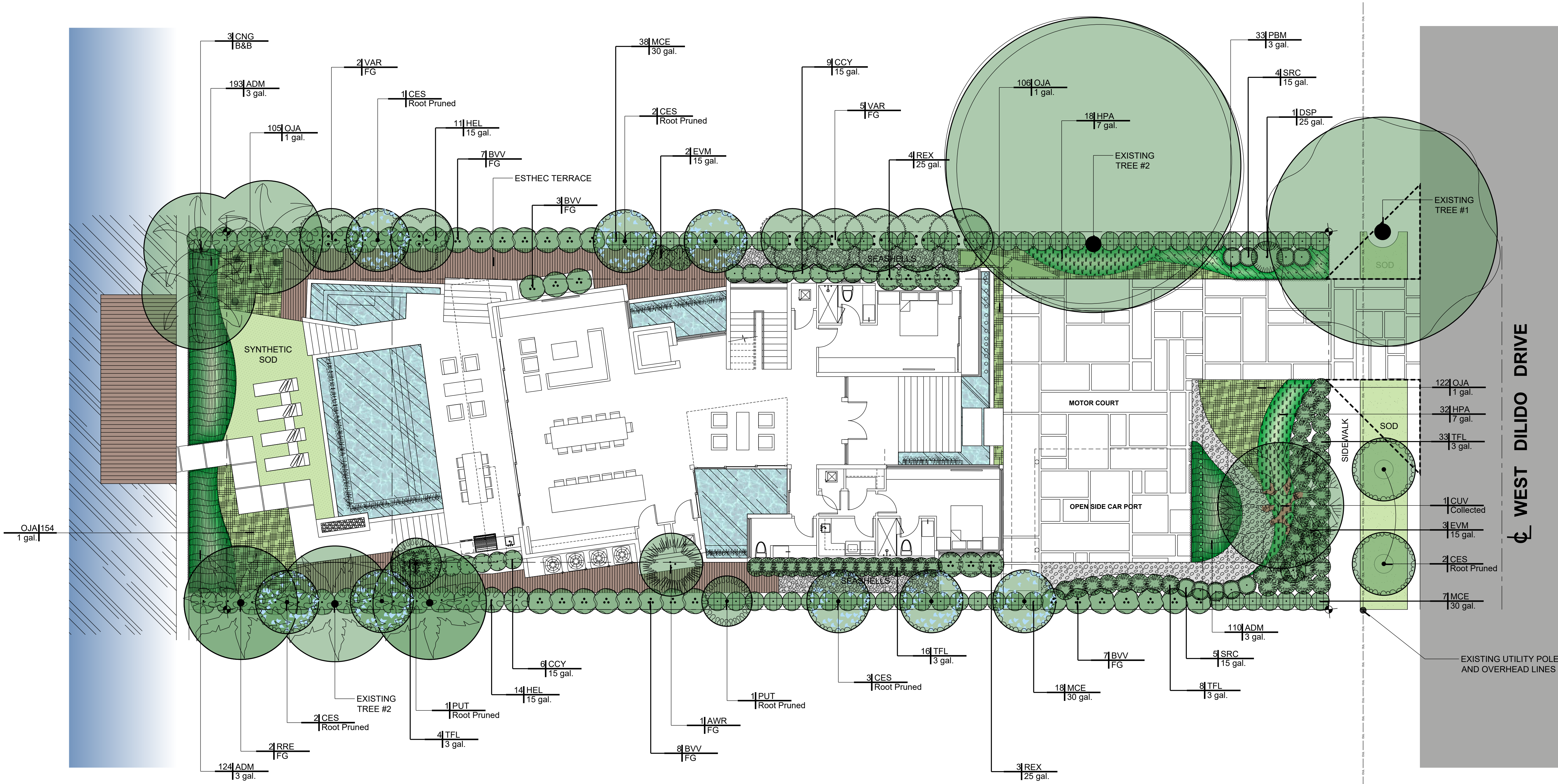
comm no.
1825

date:
08/20/2018

revised:

sheet no.

L-100



1 Ground floor Landscape Plan
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

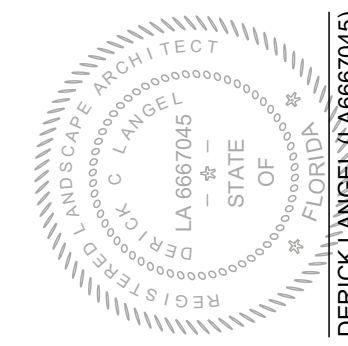
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CUV	1	Coccoloba uvifera	Sea Grape	Collected	8"	24' OA	10'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Multi - Specimen
CES	10	Conocarpus erectus 'sericeus'	Silver Buttonwood	Root Pruned	4"-6"	16' OA	10'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Specimen
PUT	2	Pandanus utilis	Screw Pine	Root Pruned	8"	18'-20' OA	8'	Single - Specimen
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
AWR	1	Acoelorrhapha wrightii	Paurotis Palm	FG		16' OA	10'	Curved, Jamaican Certified
CNG	3	Cocos nucifera 'Green Malayan'	Coconut Palm	B&B	10"	14'-16' GW	18'	Double - Miami-Dade Landscape Manual
RRE	2	Roystonea regia	Royal Palm	FG	18"	26'-28' OA	18'	
VAR	7	Veitchia arcinea	Montgomery Palm	FG	5" each	14'-18' Staggered	10'	

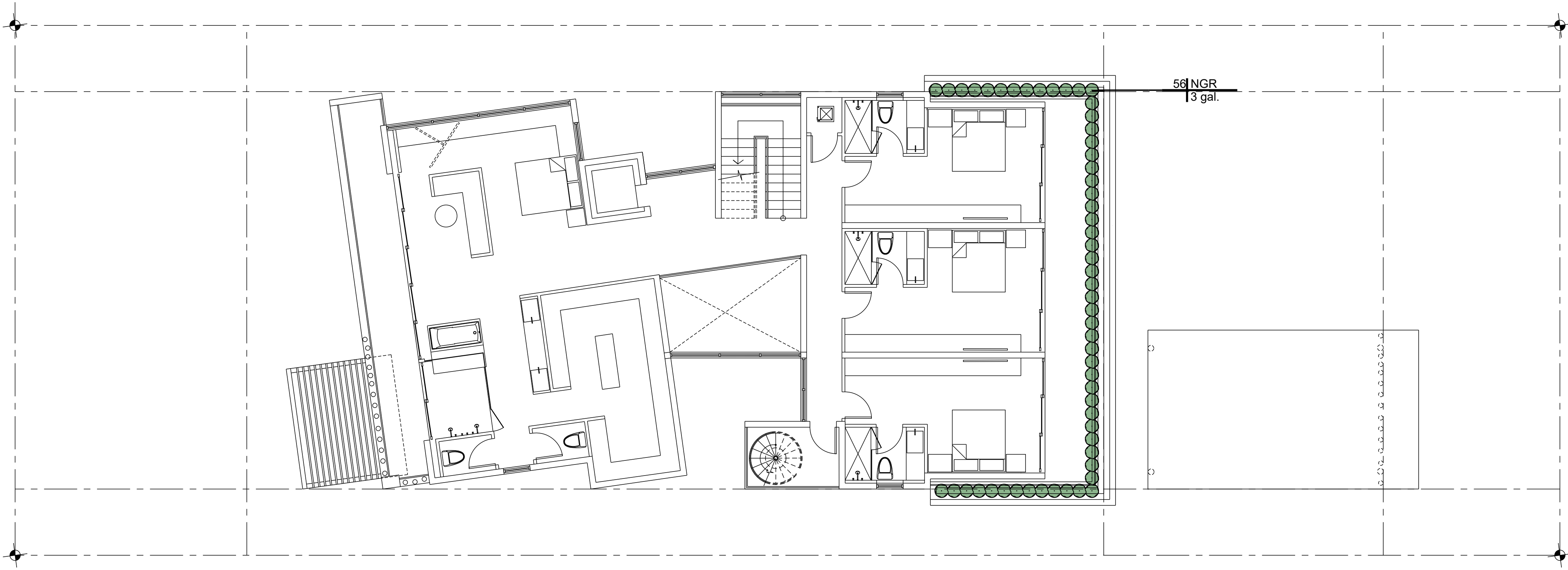
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
CCY	15	Capparis cynophallophora	Jamaica Caper	15 gal.	3'-4' OA	2.5'	Florida Native - Drought Tolerant - Bush
DSP	1	Dioon spinulosum	Cycad	25 gal.	5' OA	5'	
EVM	5	Ensete ventricosum 'Maurelii'	Red Banana	15 gal.	5' OA	4'	
NGR	56	Neomarica gracilis	Walking Iris	3 gal.	2.5' OA	1.5'	
SRC	9	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal.	3'	3'	
TFL	61	Tripsacum floridanum	Florida Gamiagrass	3 gal.	2'	2'	
LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
BVV	25	Bambusa vulgaris 'Vittata'	Giant Golden Bamboo	FG	18'-20'	4'	
HEL	25	Heliconia	False Bird of Paradise	15 gal.	8'-10'	5'	
MCE	63	Myrica cerifera	Wax Myrtle	30 gal.	6' OA	4'	
REX	7	Rhapis excelsa	Lady Palm	25 gal.	6' - 8' OA	4'	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
ADM	427	Asparagus densiflorus 'Myers'	Myers Asparagus	3 gal.	1.5'	1.5'	SPACING 12" o.c.
HPA	50	Heliconia psittacorum 'Andromeda'	Andromeda Heliconia	7 gal.	5'-6' OA	2'	24" o.c.
PBM	33	Philodendron burle-marxii		3 gal.	1.5 OA	1.5'	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
OJA	487	Ophiopogon japonicus	Mondo Grass	1 gal.	6"	12"	SPACING 12" o.c.

REMARKS
Florida Native - Drought Tolerant
Florida Native - Miami-Dade Landscape Manual Drought Tolerant
Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Low Branched

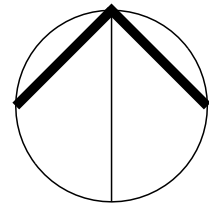
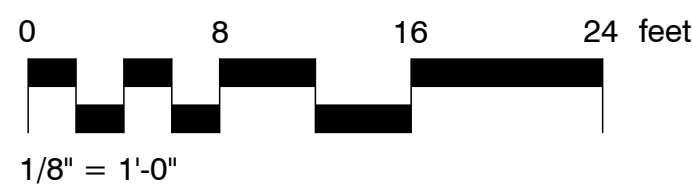
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1 Second Floor Landscape Plan

SCALE:



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 10,500 SF Acres 0.24

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 10,500 s.f. x 25 % = 2,625 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces N/A x 10 s.f. parking space = N/A
- C. Total square feet of landscaped open space required: A+B= 2,625 SF

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required: 2,625 SF 3,798 SF
- B. Maximum lawn area (sod) permitted= 50 % x 3,798 s.f. = 1,899 SF 352 SF (Artificial sod)
- C. Artificial and/or natural sod may not exceed 50% of the minimum required landscape area within the rear required yard. (746 s.f. / 2 =) 373 SF 352 SF (Artificial sod)

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5+5 trees x N/A net lot acres - number of existing trees= 10 10

- B. % Natives required: Number of trees provided x 30% = 3 9
- C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= 5 9

- D. Street Trees (maximum average spacing of 20' o.c.)
N/A linear feet along street divided by 20' = N/A N/A

- E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):
60' linear feet along street divided by 20' = 3 3

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12= 156 209
- B. % Native shrubs required: Number of shrubs provided x 50%= 105 141

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 16 118
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 59 61

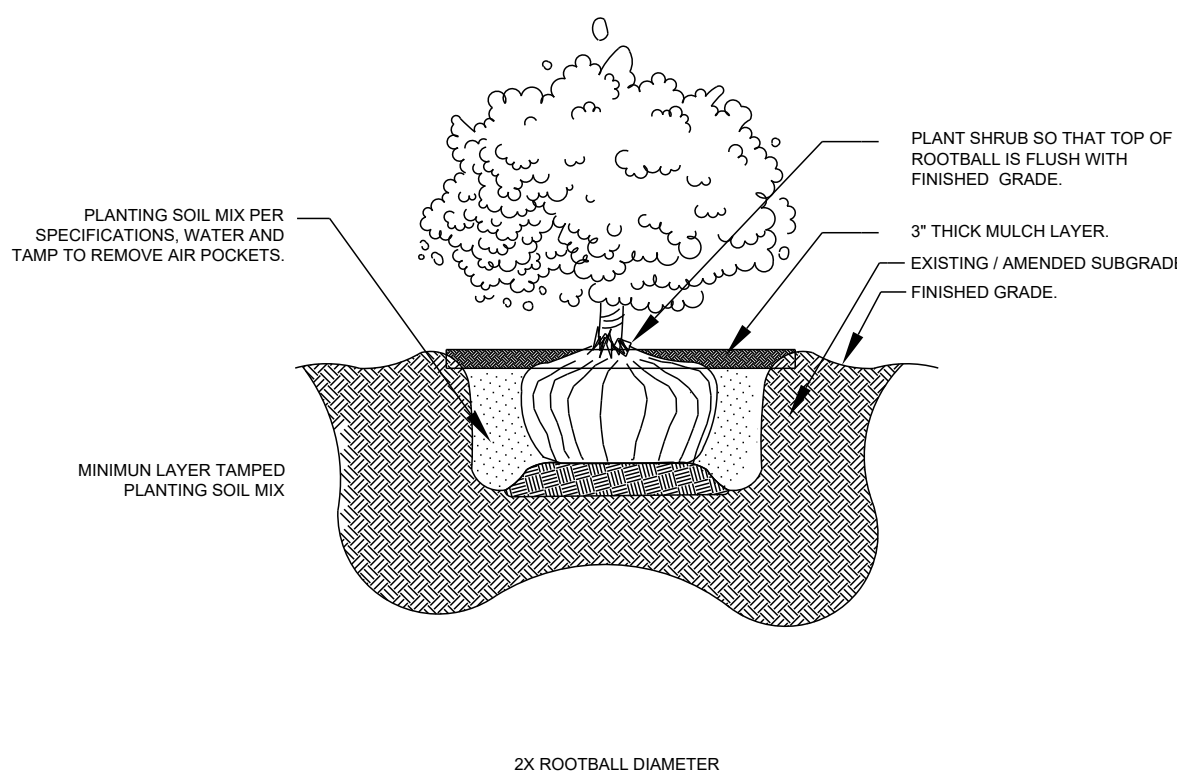
2 Landscape Legend

SCALE: N.T.S.

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- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No dump piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

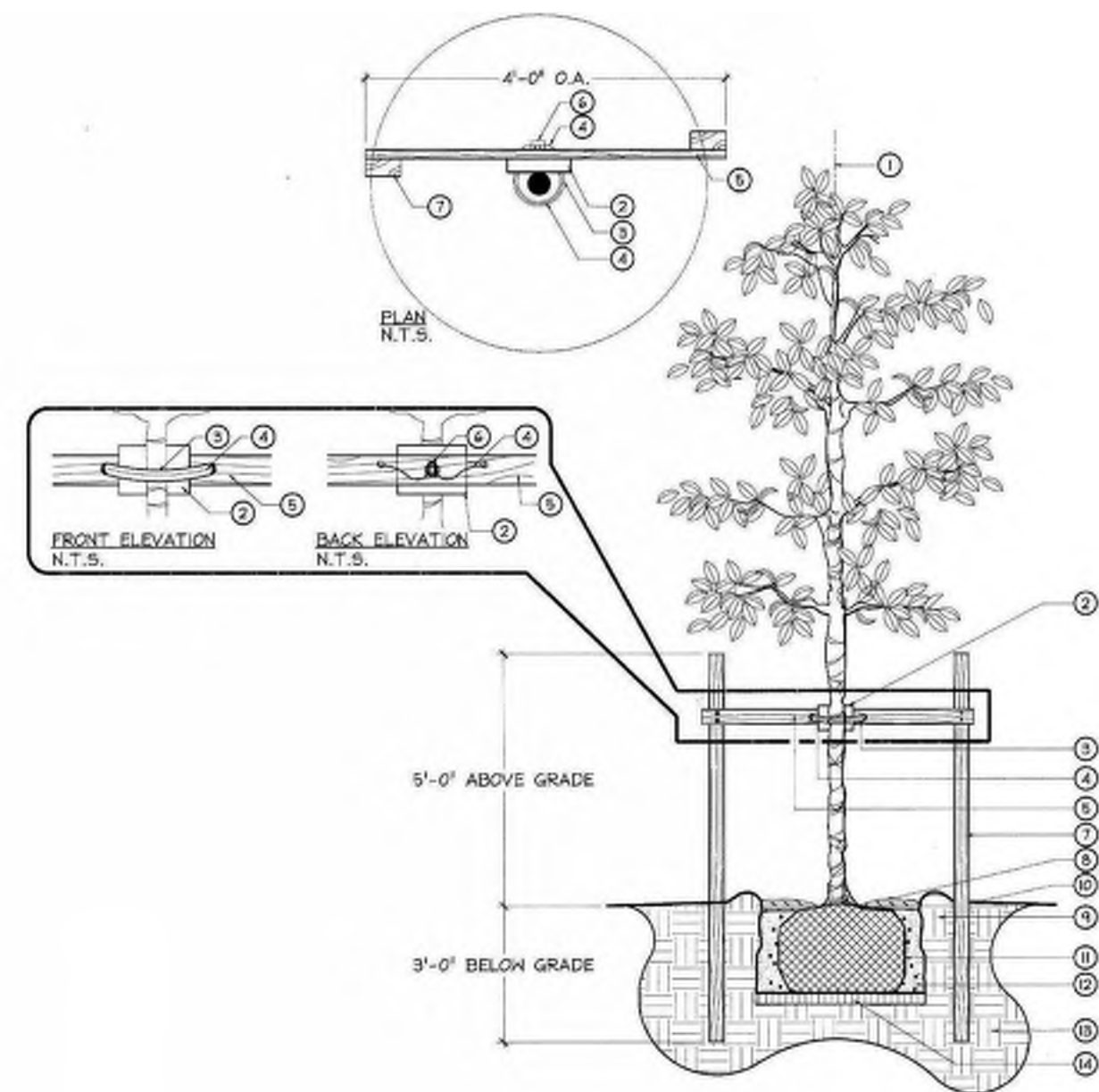
3 General Planting Notes

SCALE: N.T.S.



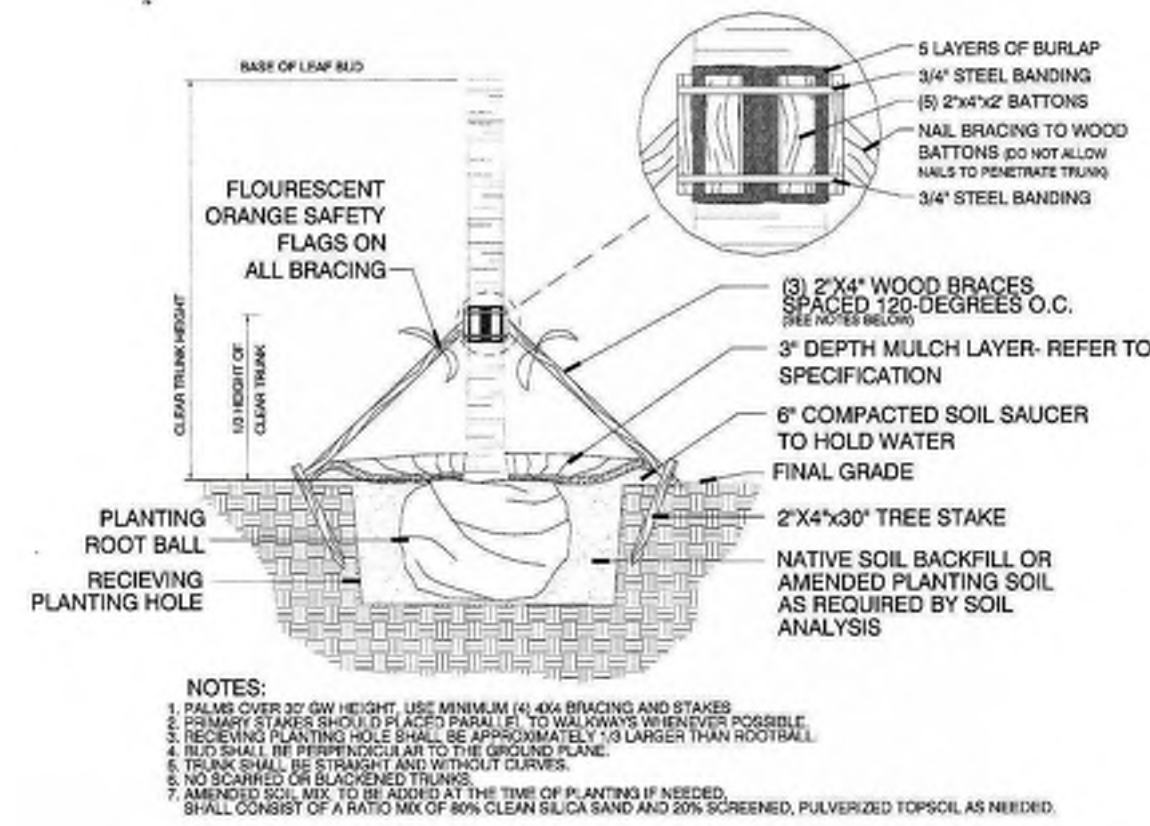
5 Shrubs Planting Detail

SCALE: N.T.S.



4 Tree Planting Detail

SCALE: N.T.S.



City of Miami Beach
Typical Palm Planting Detail
N.T.S.

6 Palm Planting Detail

SCALE: N.T.S.

KEY

- SET TREE PLUMS IN PLANTING PIT.
- PROTECT TREE TRUNK WITH 1 NOMACO® STYROFOAM PADDING GUARD, 4\"/>
- AMAZON HOUSE AND RUEDER® 1\"/>
- 10 GAUGE GALVANIZED WIRE WIRE PRODUCT 9, OR APPROVED EQUAL.
- 1 2\"/>
- 1 1\"/>
- 2 2\"/>
- 1\"/>
- 4\"/>
- ROOT FLARE 1\"/>
- BAG OR CONTAINERIZED ROOTBALL REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
- BACKFILL TOP SOIL TYP. OF AREA. BACKFILL SHALL BE APPLIED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
- UNDISTURBED SUBGRADE.
- COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

NOTES

- CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
- NO MULCH WITHIN 4\"/>

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AR0009679
AA26003009

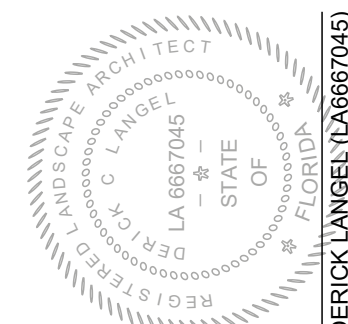
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