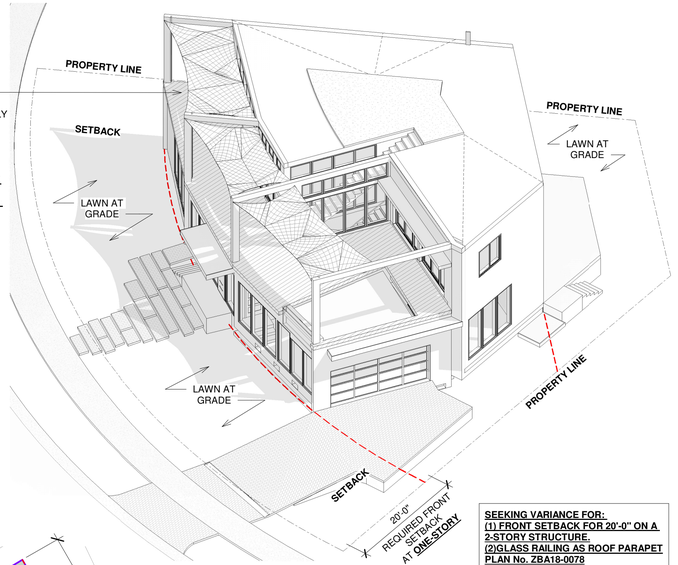
AREA BREAKDOWN:

A/C AREAS:	
1st FLOOR:	1893 SF
2nd FLOOR:	1488 SF
GARAGE:	497 SF
2nd FLOOR OPEN DECK:	941 SF
ROOF TERRACE:	157 SF
TOTAL:	**4976 SF**

LOT COVERAGE:

LOT AREA:	7020 SF	
BUILDING (LOT COVERAGE):	1,893 SF;	27%
DRIVEWAY (LOT COVERAGE):	560 SF ;	08%
OPEN SPACE:	3,799 SF;	54%
MAXIMUM LOT COVERAGE ALLOWED:	2,106 SF ;	30%
PROPOSED LOT COVERAGE:	1,893 SF;	27%



TWO-STORY STRUCTURE(S) PROVIDED TO COMPLY WITH 10'-0" ADDITIONAL REQUIRED FRON YARD SETBACK

SECOND FLOOR NOT TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME

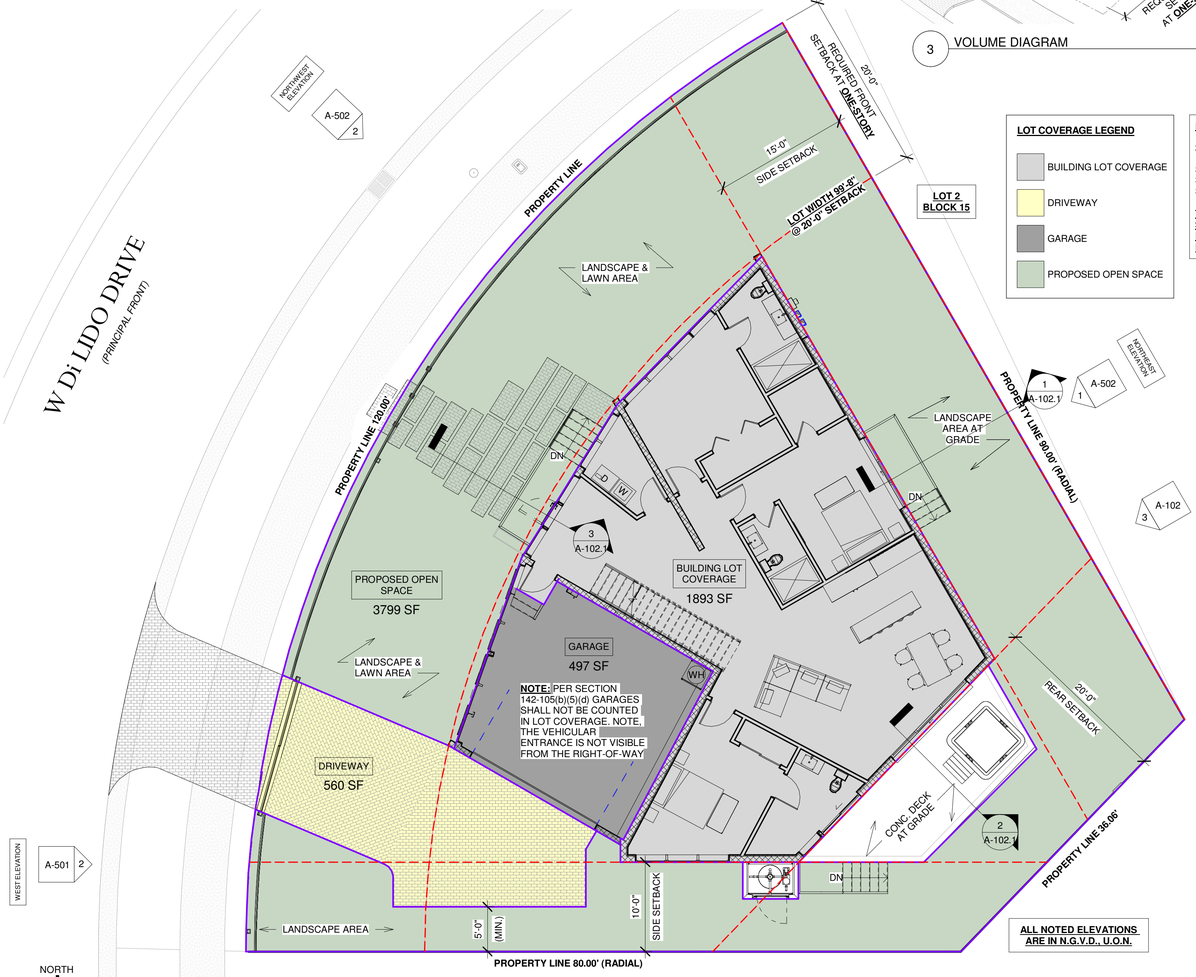
A-102 / 1

SEEKING VARIANCE FOR:
(1) FRONT SETBACK FOR 20'-0" ON A 2-STORY STRUCTURE.
(2)GLASS RAILING AS ROOF PARAPET
PLAN No. ZBA18-0078

3 VOLUME DIAGRAM

0' 8' 16' 32'

PLEASE SEE:
'EROSION AND SEDIMENT CONTROL GENERAL NOTES' ON SHEET A-802, PER MIAMI BEACH PUBLIC WORKS MANUAL, PAGE SES 14.
PLEASE NOTE, SEDIMENT AND EROISION CONTROLS MUST BE INSTALLED BEFORE IN-WATER WORK OR SOIL DISTURBING ACTIVITIES CAN COMMENCE.



LOT COVERAGE LEGEND

- BUILDING LOT COVERAGE
- DRIVEWAY
- GARAGE
- PROPOSED OPEN SPACE

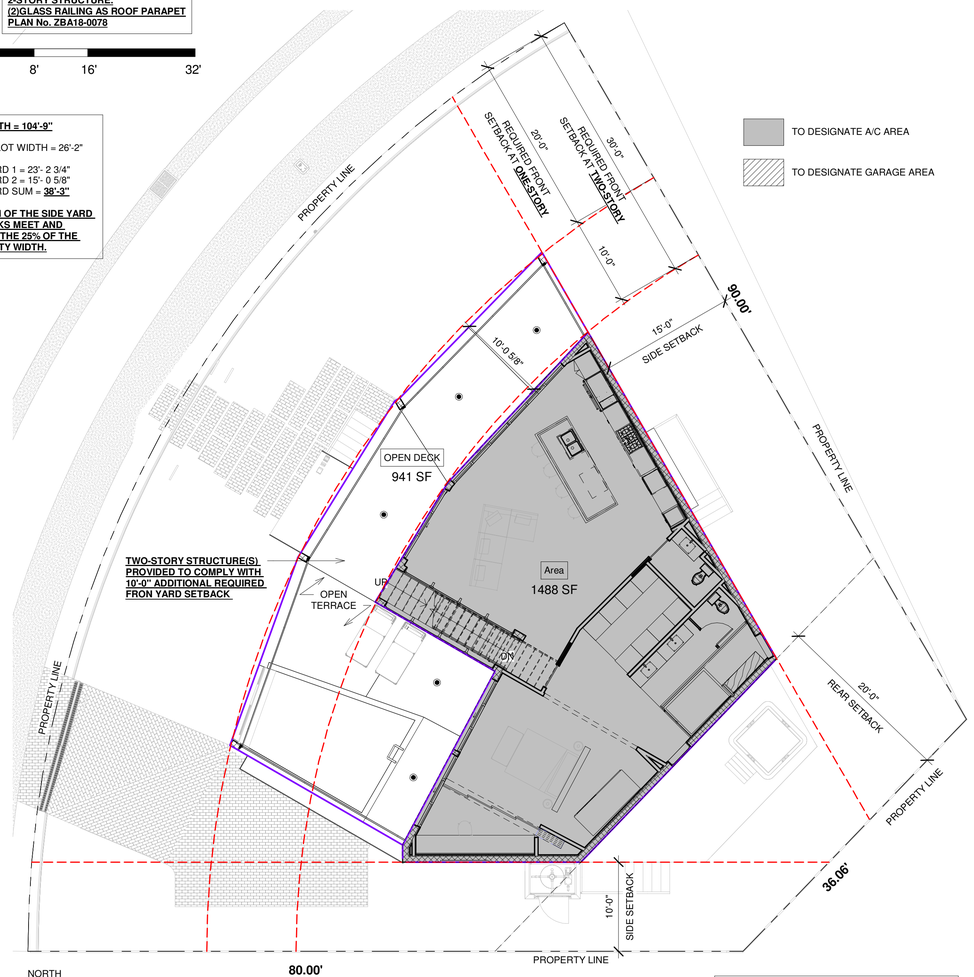
LOT WIDTH = 104'-9"

25% OF LOT WIDTH = 26'-2"

SIDE YARD 1 = 23'- 2 3/4"
SIDE YARD 2 = 15'- 0 5/8"
SIDE YARD SUM = **38'-3"**

THE SUM OF THE SIDE YARD SETBACKS MEET AND EXCEED THE 25% OF THE PROPERTY WIDTH.

1 1ST FLOOR PLAN - LOT COVERAGE
1/8" = 1'-0"
0' 4' 8' 16'



TO DESIGNATE A/C AREA

TO DESIGNATE GARAGE AREA

2 2ND FLOOR PLAN - LOT COVERAGE
1/8" = 1'-0"
0' 4' 8' 16'

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPNENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE LOCATED AT OR ABOVE:

DESIGN FLOOD ELEVATION, D.F.E. (+10.00' NGVD)

ALL NOTED ELEVATIONS ARE IN N.G.V.D., U.O.N.

4981 SW 74 CT
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SEAL

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Di Lido Residence

815 West Di Lido Drive
Miami Beach, FL 33139

SIMON NICHOLLS
815 West Di Lido Drive
Miami Beach, FL 33139

PERMIT SET

REVISIONS

No.	Description	Date
A	BLDG.DEPT.COMMENTS	03.05.2018
B	BLDG.DEPT.COMMENTS	04.19.2018
C	BLDG.DEPT.COMMENTS	07.03.2018

ZONING DATA & AREA PLANS

SHEET TITLE

DATE 10.04.2017
DRAWN BY A.V.
REVIEWED BY C.J.B.

PROJECT NUMBER 1733

SHEET A-101