

REQUEST FOR DRB APPROVAL FOR:
802 W DILIDO RESIDENCE

DRB FIRST SUBMITTAL
SEPTEMBER 30, 2016

802 W. DILIDO DRIVE

MIAMI BEACH, FLORIDA



802 W. DILIDO DR.
MIAMI BEACH, FL. 33139

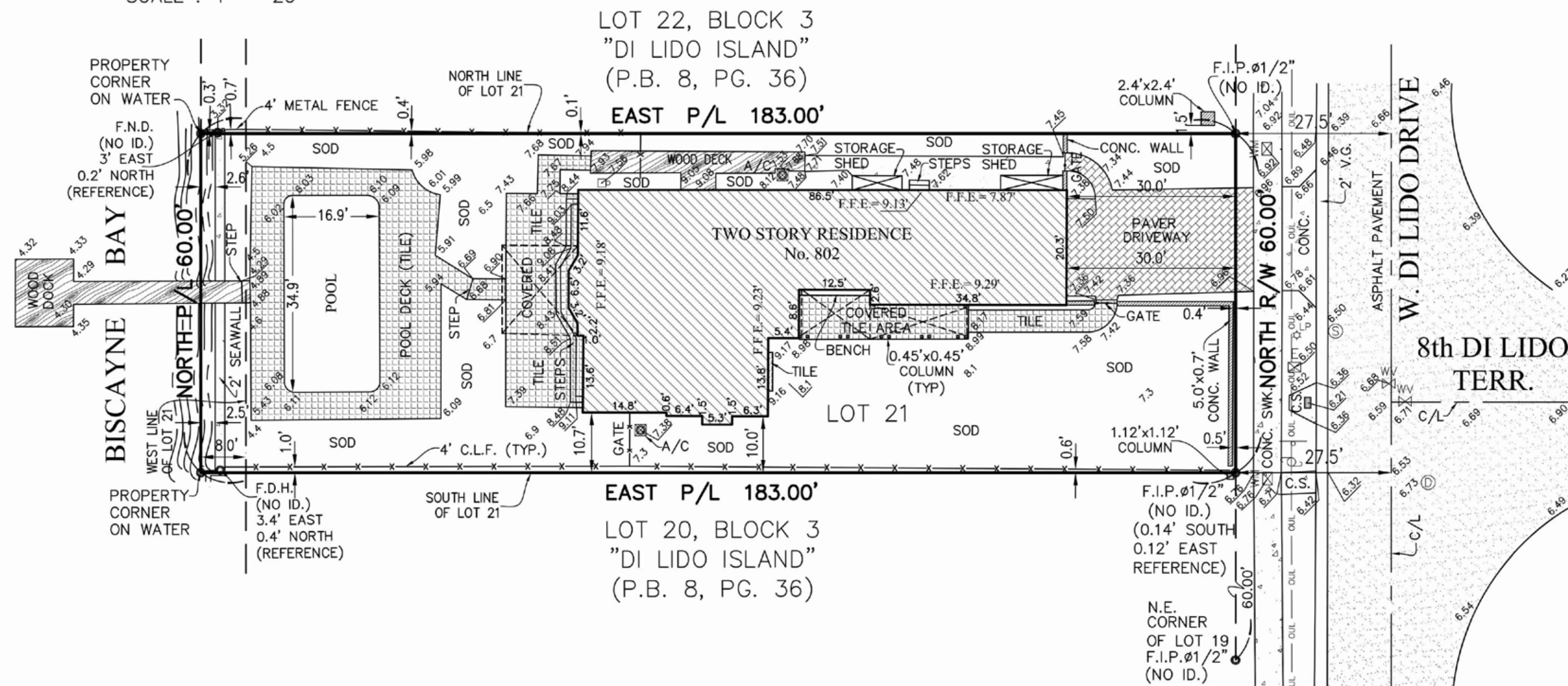
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A-0.5ex	AREA CALCULATION UNIT SIZE (EXISTING)
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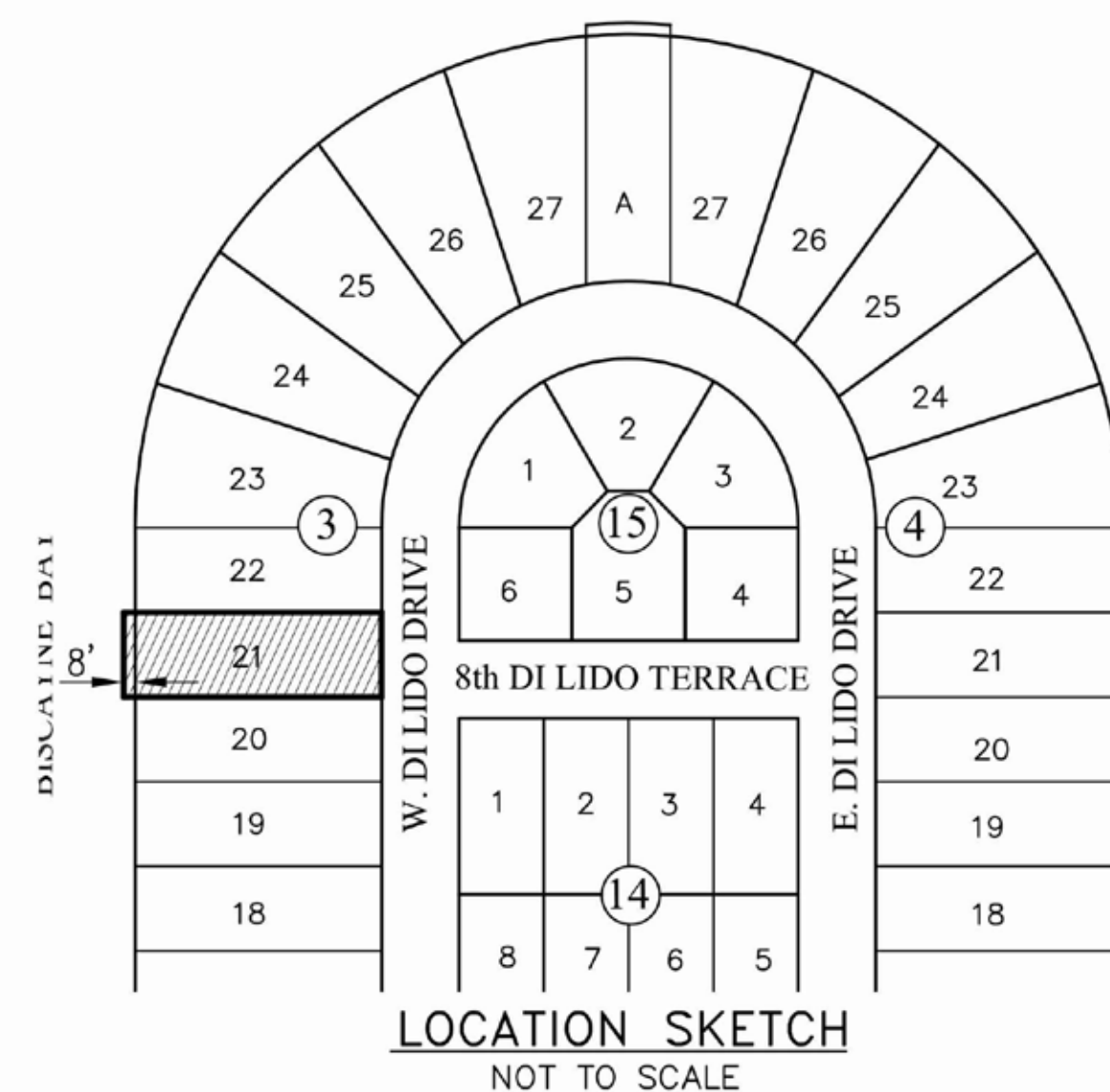
LANDSCAPE	
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A graphic scale bar is shown below the assumed level diagram. The scale bar is divided into four equal segments, each representing 10 feet. The segments are black, white, black, and white from left to right. Below the scale bar, the text "GRAPHIC SCALE" is written in a bold, serif font. Below that, the text "SCALE : 1" = 20'" is written in a smaller, serif font.



A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
CH	Chord Distance
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
D.C.	Depressed Curb
E.T.P.	Electric Transformer Pad
E.O.W.	Edge of Water
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plate Book
P.C.P.	Permanent Control Point
PC	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
V.G.	Valley Gutter
W.F.	Wood Fence
U.E.	Utility Easement
P/S	Parking Spaces
(TYP.)	Typical
R	Recorded

	Diameter		Parking Meter
	Back Flow Preventer		Unknown Manhole
	Concrete Light Pole		Sewer Valve
	Metal Light Pole		Mail Box
	Guy Wire		Spot Elevation
	Utility Power Pole		Temporary Benchmark
	Fire Hydrant		Diameter-Height-Spread
	Water Meter		Right-of-Way Lines
	Electric Box		Property Corner
	Telephone Box		Traffic Sign
	Sewer Manhole		Catch Basin
	Overhead Utility Lines		Drainage Manhole
	Light Pole		Wood Fence
	Gas Meter		Metal Fence
	Gas Valve		Irrigation Control Valve
	Water Valve		C.B.S. Wall
	Water Manhole		Clean Out
	Telephone Manhole		Guard Pole
	Monitoring Well		Water Pump
	Chain Link Fence		Air Conditioner
	Grease Manhole		Drain
	Valve (Unknown)		Cable Television



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.



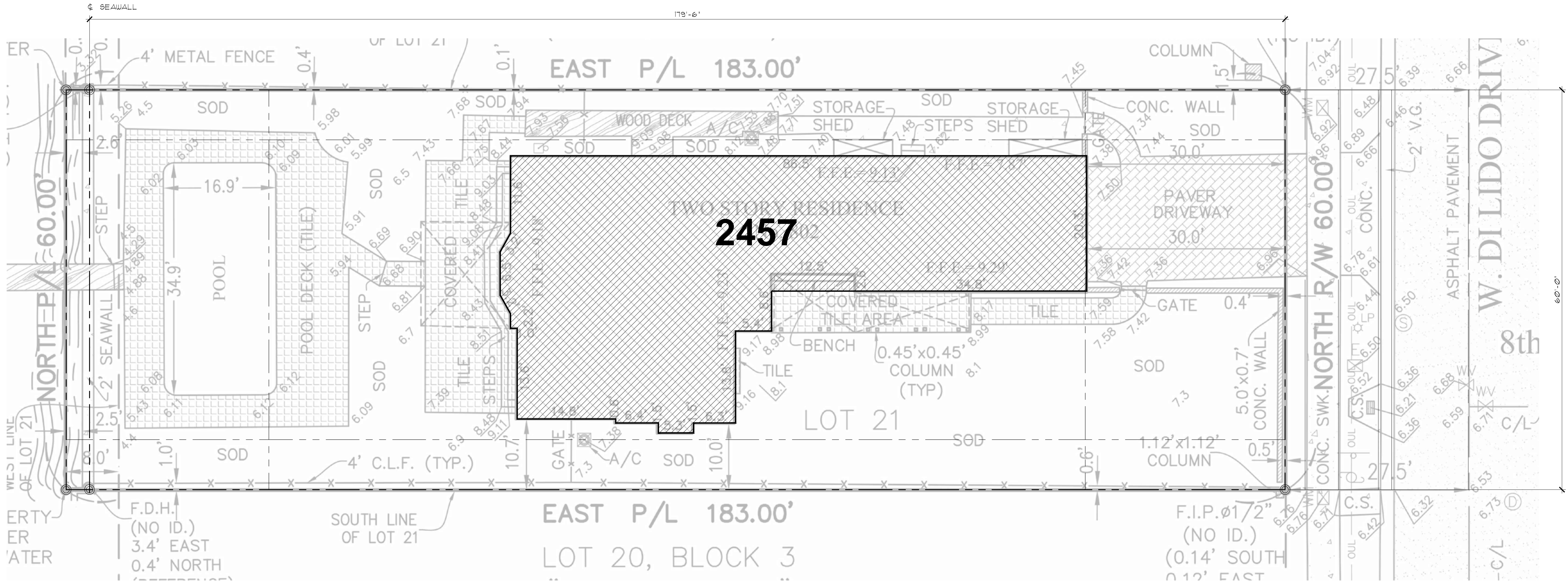
J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
802 WEST DILDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
420 DEVELOPMENT & DESIGN, INC.

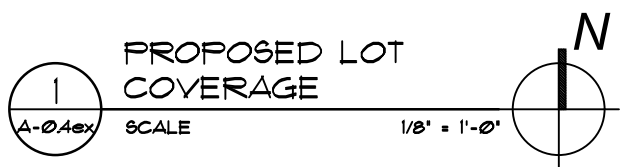
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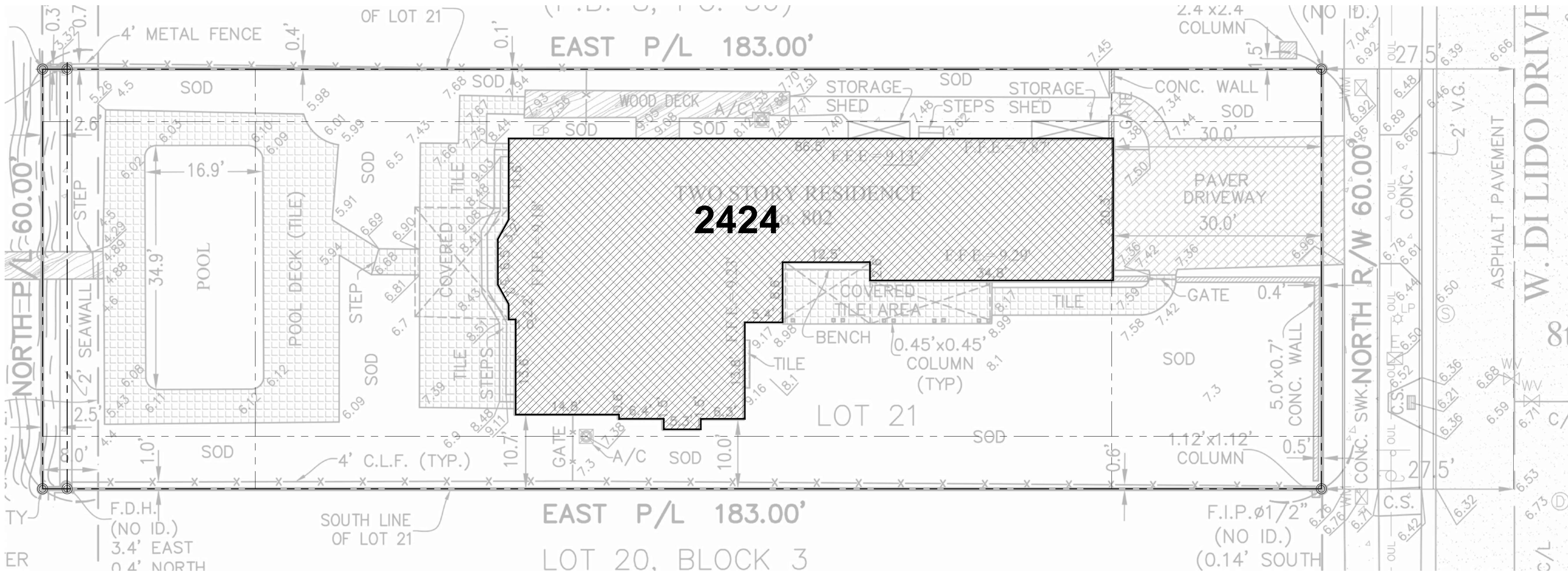
Field Book: ON FILE

SURVEY PLAN
SCALE: NTS



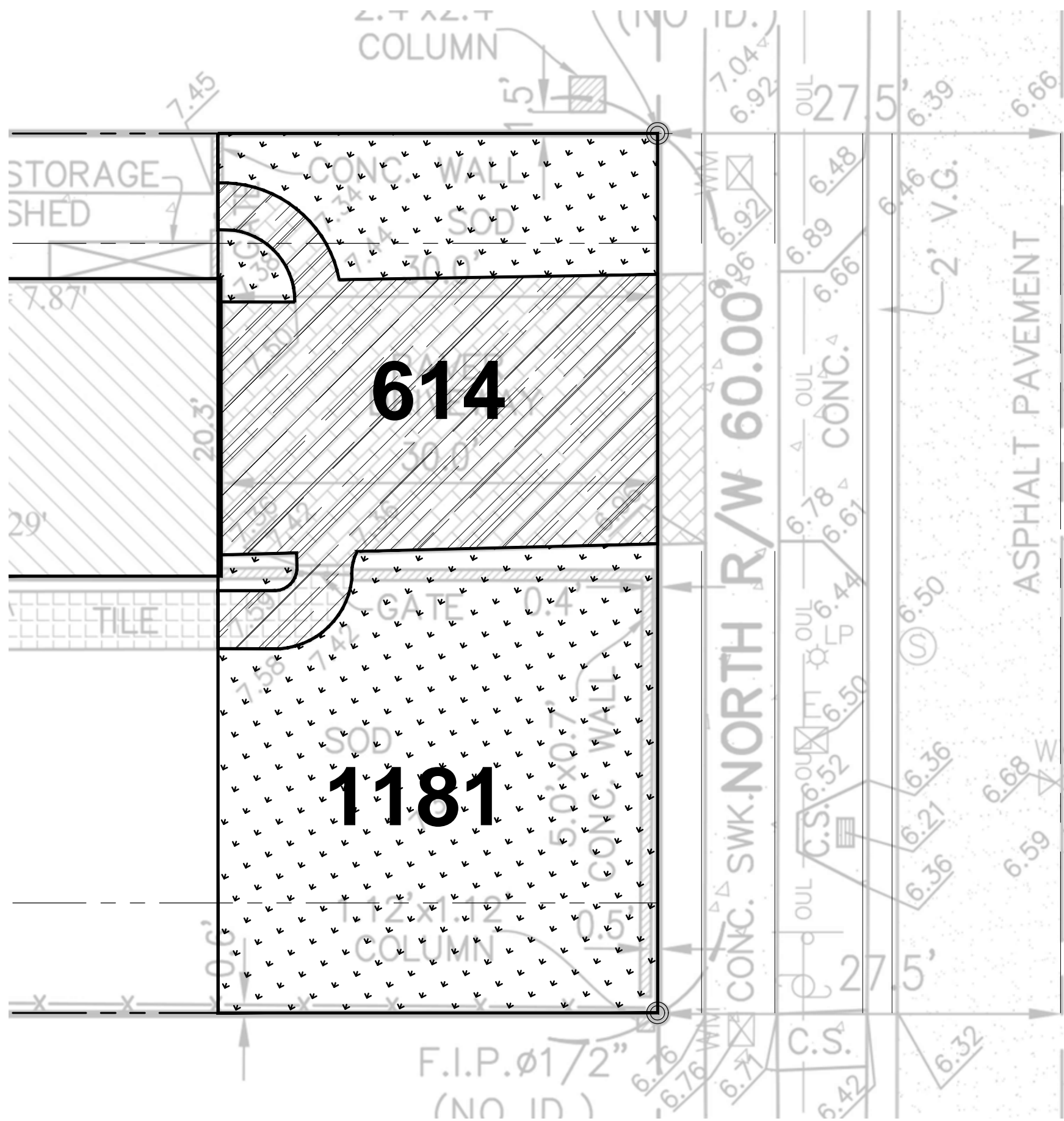
SITE DATA	
EXISTING LOT SIZE:	10,170 S.F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,457 S.F.
TOTAL BLDG. LOT COVERAGE:	2,457 SQ. FT. (22.8%)





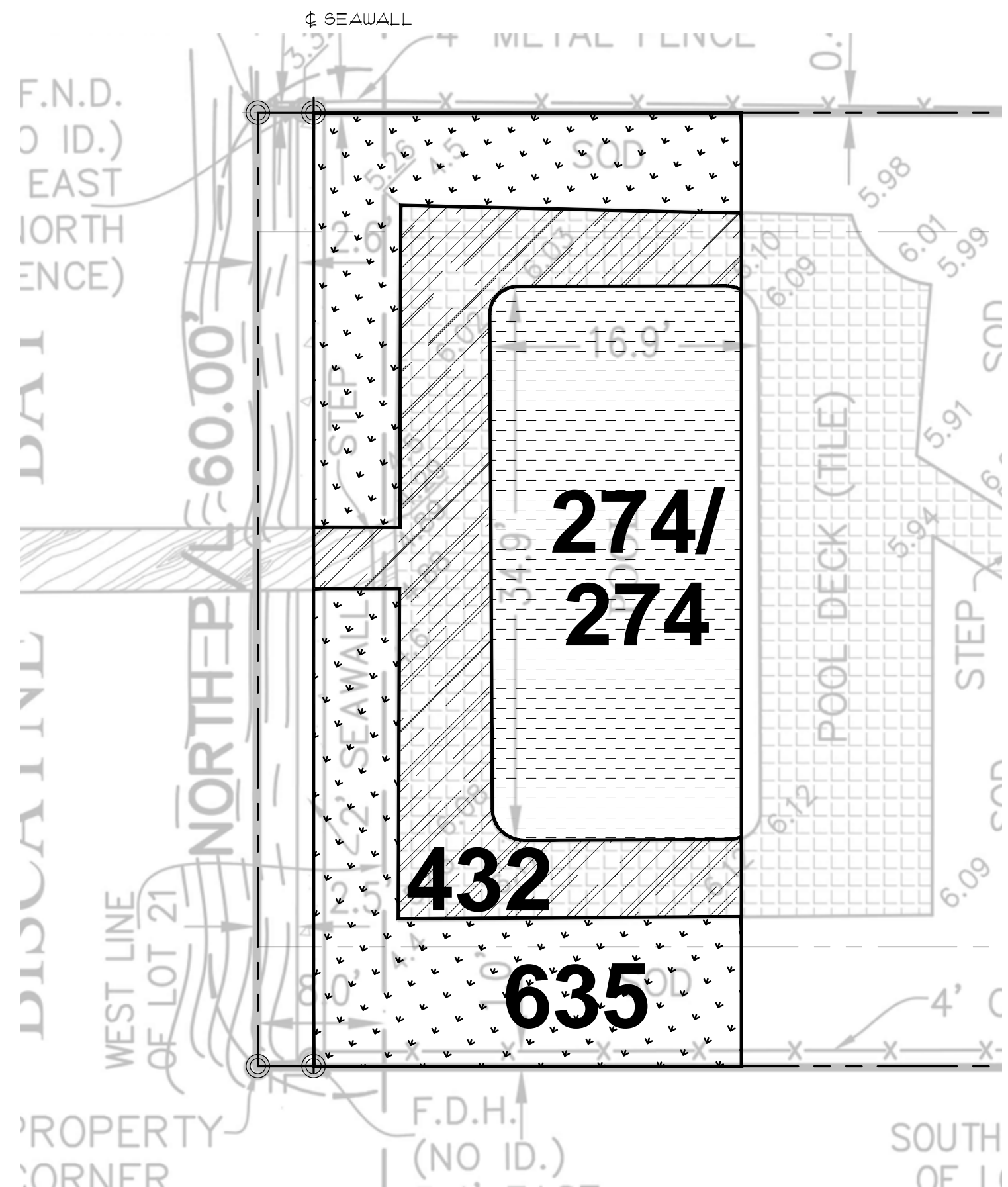
BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	2,424 S. F.
SECOND FLOOR (AC)	0 S. F.
TOTAL (AC):	2,424 S. F.
TOTAL (NON AC):	
	2,424 S.F.
TOTAL UNIT SIZE (AC + NON AC):	2,424 SQ. FT. (22.5%)





1 FRONT SETBACK AREA CALCULATION
SCALE 1/8" = 1'-0"

FRONT SETBACK CALCULATIONS		
AREA:	1,800 S. F.	100%
IMPERVIOUS AREA:	614 S. F.	
LANDSCAPE AREA:	1,181 S. F.	65.6%



2 REAR SETBACK AREA CALCULATION
SCALE 1/8" = 1'-0"

REAR SETBACK CALCULATIONS		
AREA:	1,616 S. F.	100%
IMPERVIOUS AREA:	106 S. F.	
LANDSCAPE AREA:	909 S. F.	56.25%



Residence ①



Residence ②



Subject Property [802 W. Dilido]



Residence ③



Residence ④

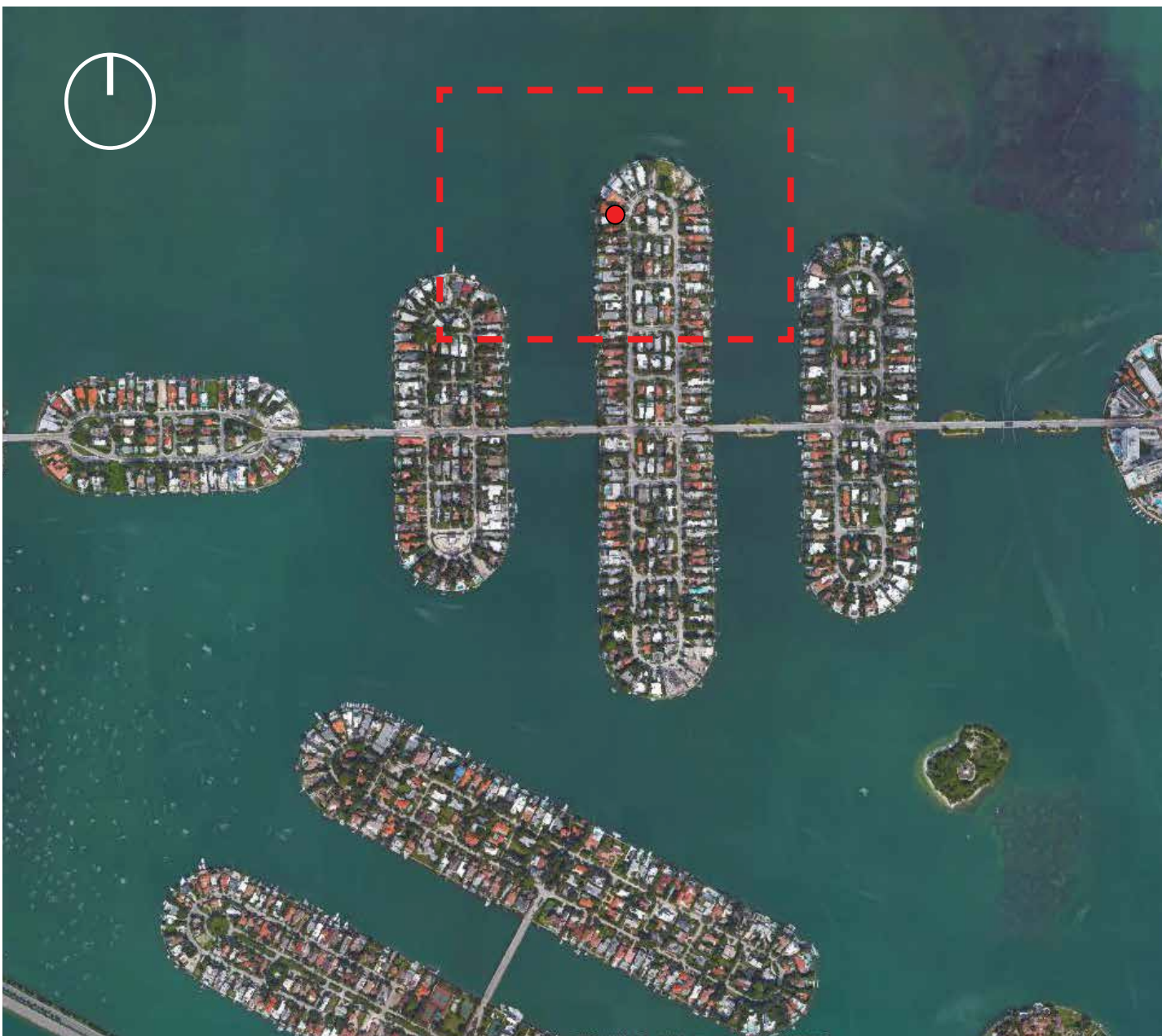


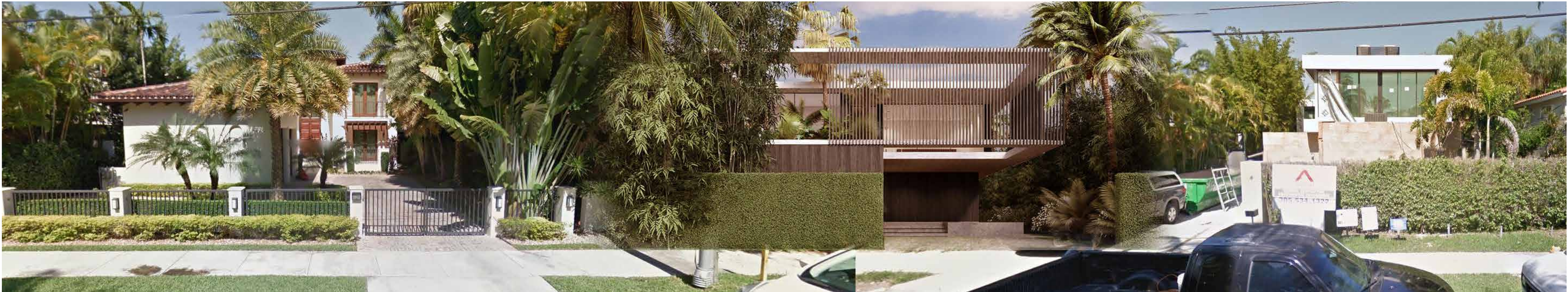
Residence ⑤



Residence ⑥

Aerial Photographs

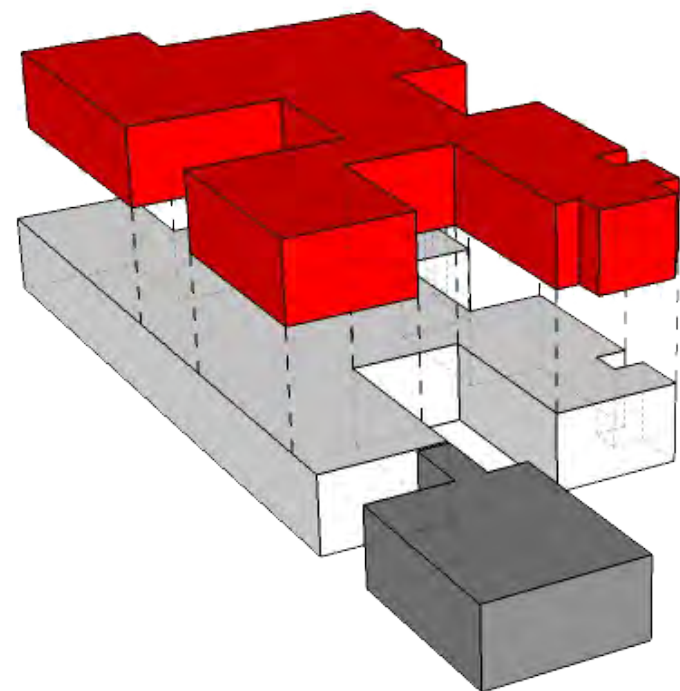




Front Context

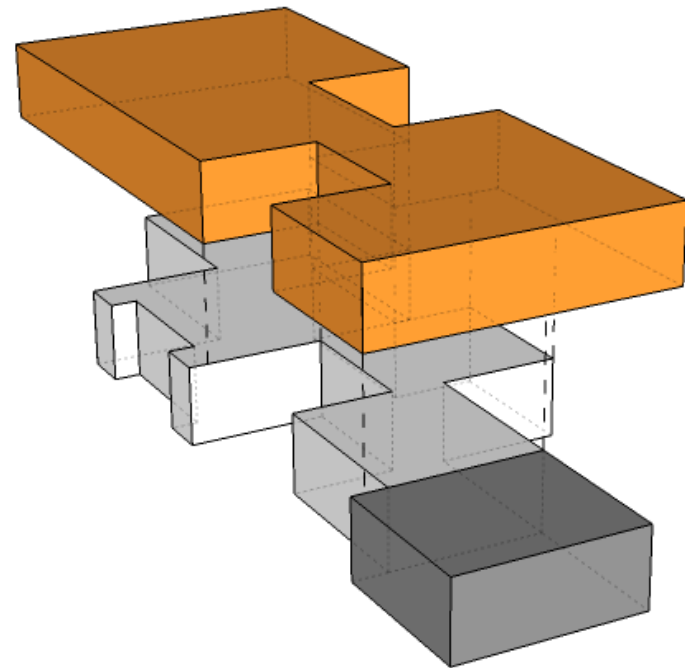
726 W. Dilido Dr.

Adjacent Property
 Approx. Lot Coverage: 34.5%
 Approx. 2nd to 1st Ratio: 71.5%



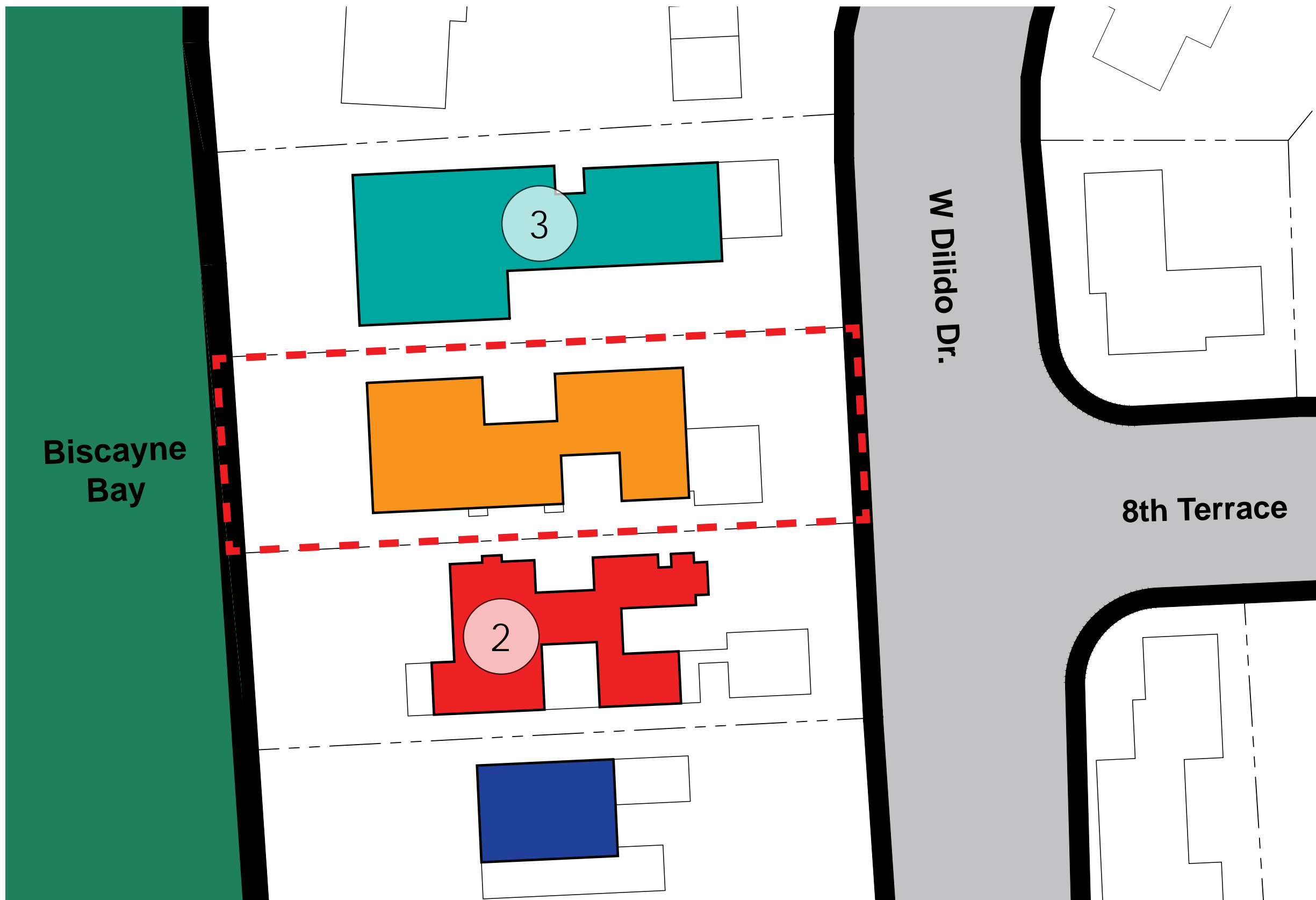
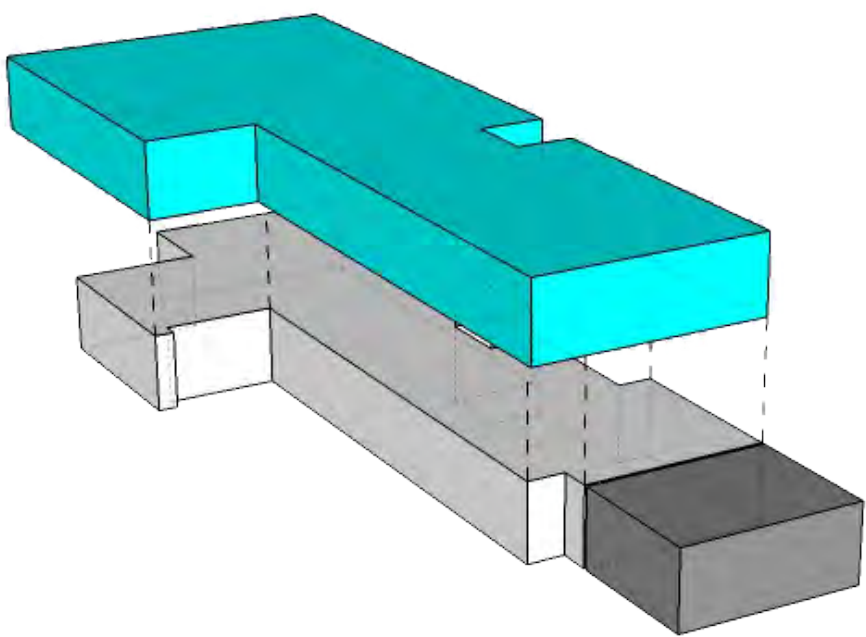
802 W. Dilido Dr.

Proposed Property
 Lot Coverage: 27.8%
 2nd to 1st Ratio: 105.1%



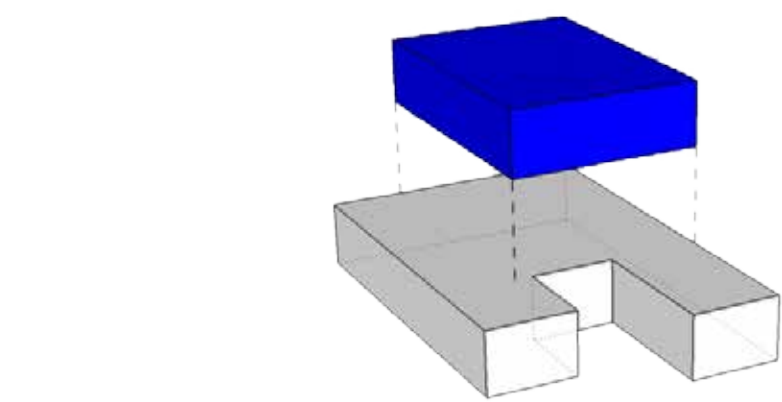
808 W. Dilido Dr.

Adjacent Property
 Approx. Lot Coverage: 28.2%
 Approx. First-Second Ratio: 114.39%

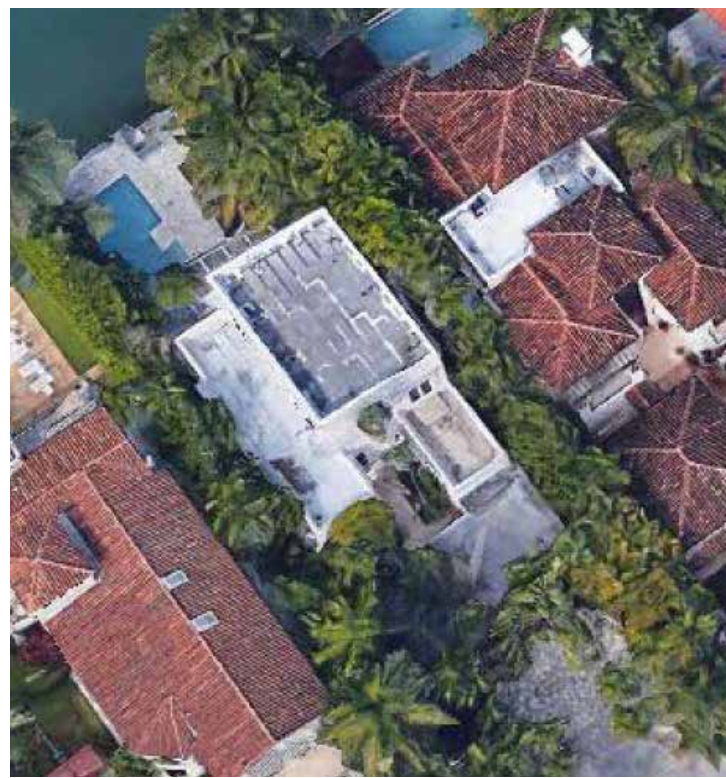




Residence ①



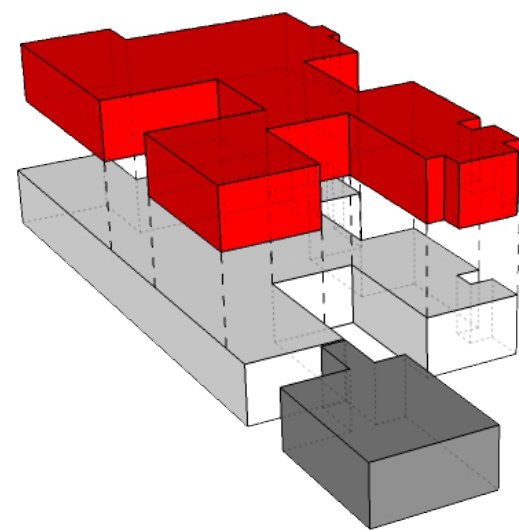
55%
Massing Diagram



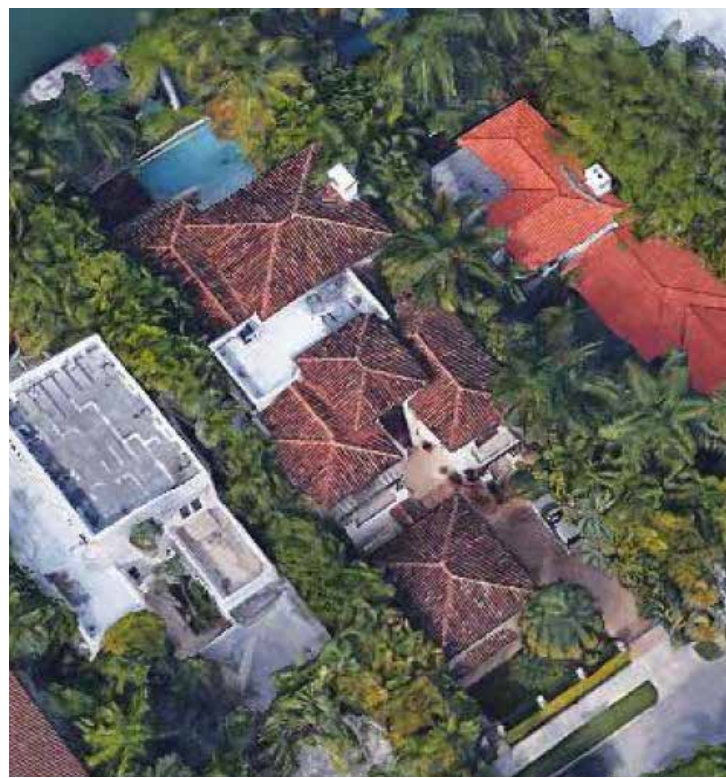
Aerial View



Residence ②



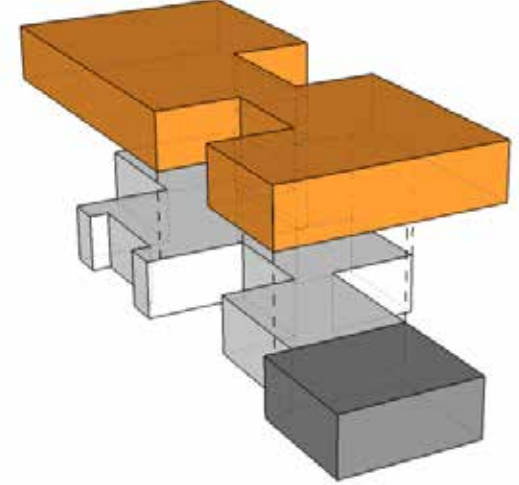
71.5%
Massing Diagram



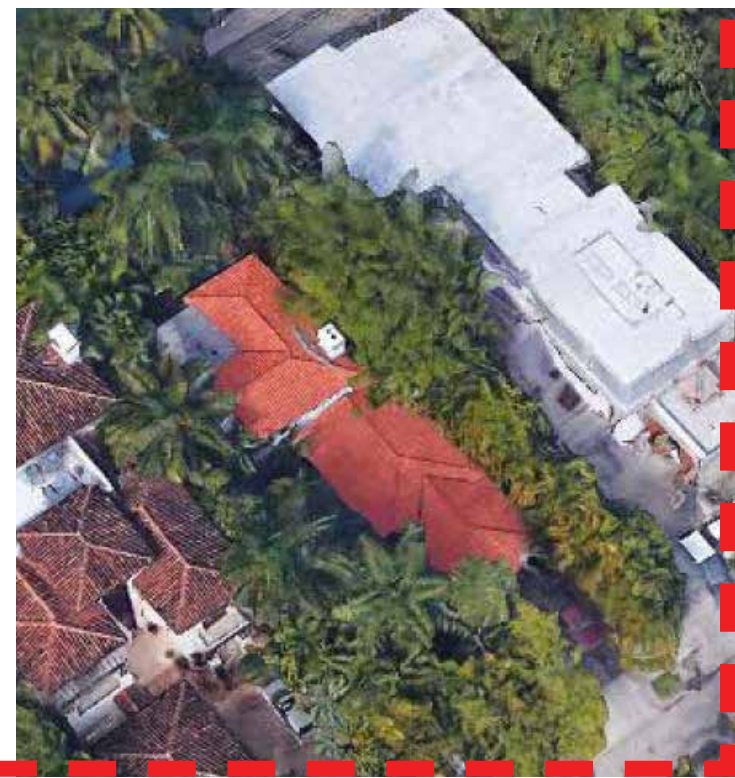
Aerial View



Proposed Residence



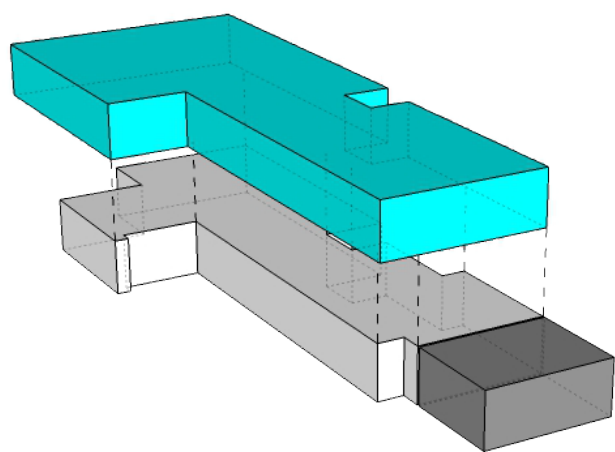
105.1%
Massing Diagram



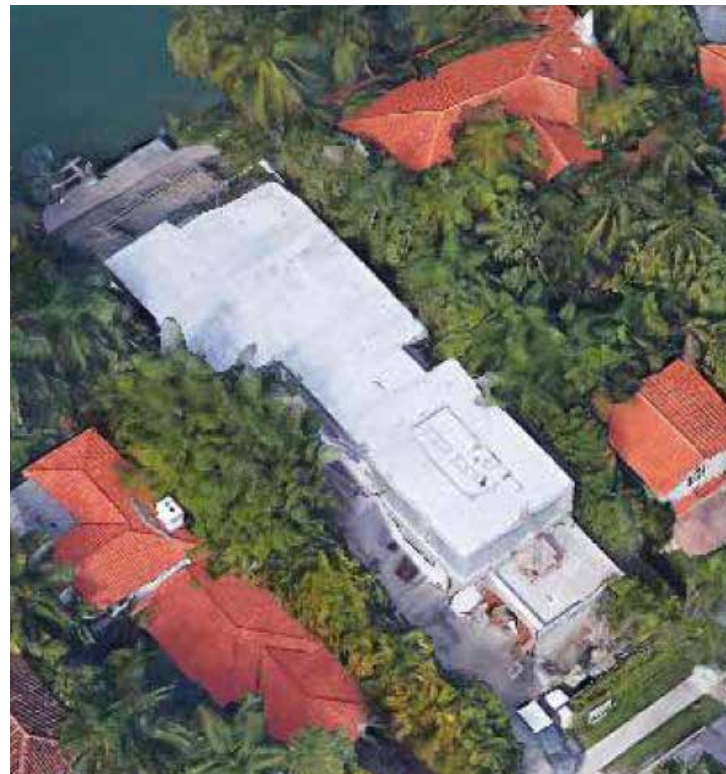
Aerial View



Residence ③



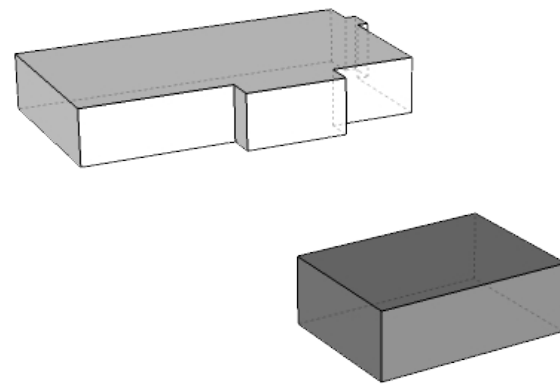
114.3%
Massing Diagram



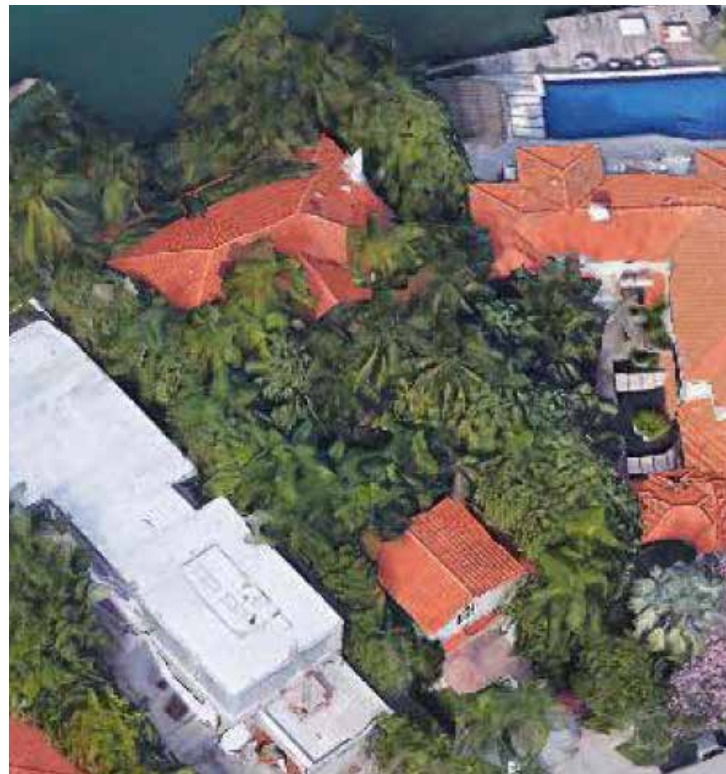
Aerial View



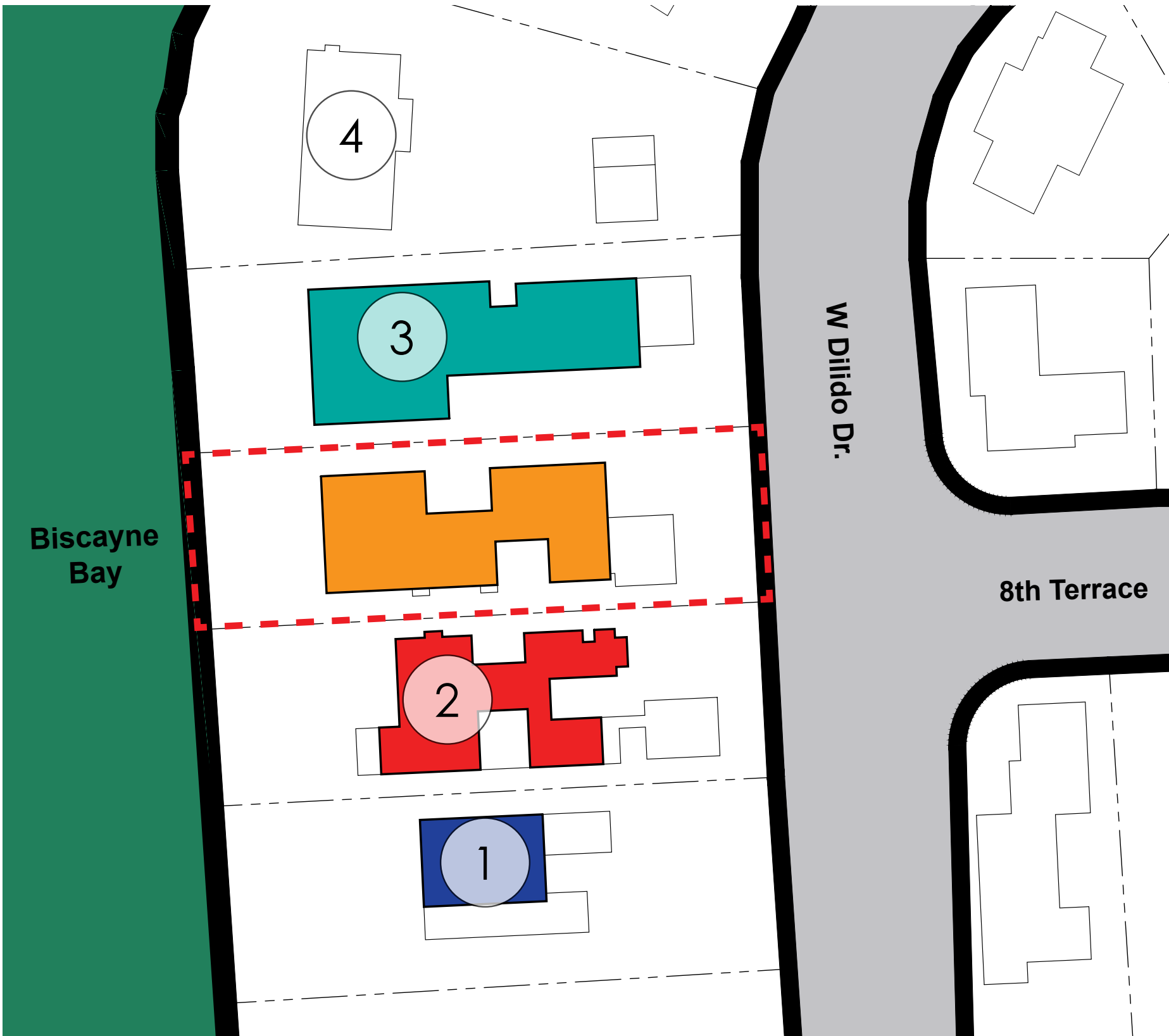
Residence ④



0%
Massing Diagram



Aerial View



Location Map



01



02



03



04



05



06

of
802 WEST DI LIDO DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139

