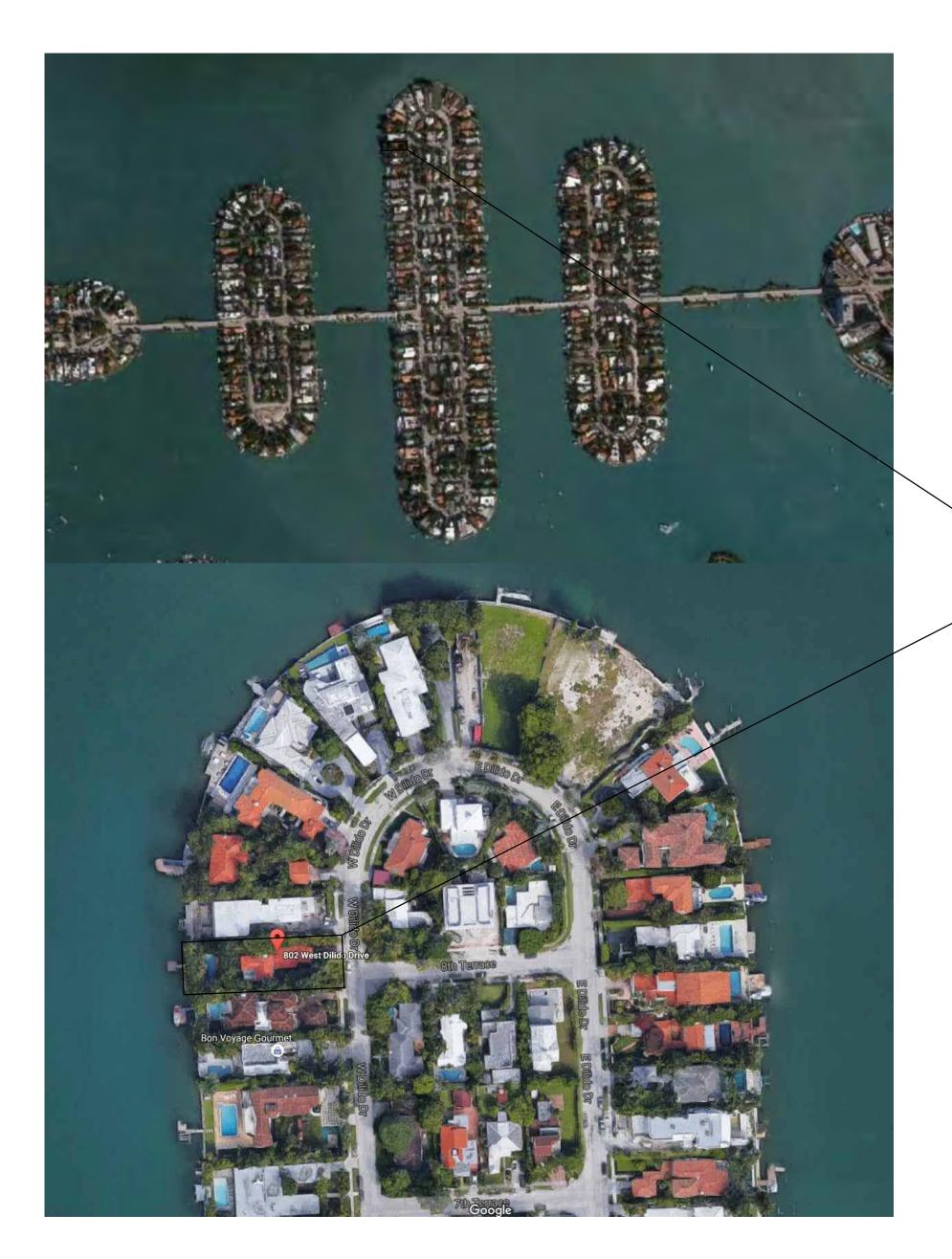
# REQUEST FOR DRB APPROVAL FOR: 802 W DILIDO RESIDENCE

# DRB FIRST SUBMITTAL SEPTEMBER 30, 2016

### 802 W. DILIDO DRIVE



(f) 305.892.5292

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

### MIAMI BEACH, FLORIDA

#### INDEX OF DRAWINGS

A-0.0 COVER SHEET / SCOPE OF WORK
A-0.1 INDEX OF DRAWINGS / LOCATION MAP
A-0.2 SURVEY
A-0.3 SITE PLAN
A-0.4 AREA CALCULATIONS LOT COVERAGE (PROPOSED)
A-0.5 AREA CALCULATION UNIT SIZE (PROPOSED)
A-0.6 AREA CALCULATION FRONT/ REAR SETBACK (PROPOSED)
A-0.4ex AREA CALCULATION LOT COVERAGE (EXISTING)
A-0.5ex AREA CALCULATION UNIT SIZE (EXISTING)
A-0.6ex AREA CALCULATIONS FRONT/ REAR SETBACK (EXISTING)

#### CONTEXT

C-1.1 FRONT RENDERING
C-1.2 REAR RENDERING
C-3.1 NEIGHBOR PHOTOGRAPHS
C-3.2 CONTEXT RENDERING & MASSING STUDIES
C-3.3 CONTEXT ANALYSIS & PHOTOS
C-4.1 EXISTING CONDITIONS PHOTOGRAPHS
C-4.2 EXISTING CONDITIONS PHOTOGRAPHS
C-4.3 EXISTING CONDITIONS PHOTOGRAPHS
C-4.4 EXISTING CONDITIONS PHOTO MAP

#### ARCHITECTURAL

A-1.1 GROUND FLOOR PLAN
A-1.2 SECOND FLOOR PLAN
A-1.3 ROOF PLAN
A-3.1 FRONT & REAR ELEVATION
A-3.2 SIDE ELEVATIONS

#### LANDSCAPE

COVER LANDSCAPE NOTES LØØ1 TREE DISPOSITION MATERIAL PLAN GRADING NOTES LAYOUT NOTES PLANTING SCHEDULE L7Ø1 PLANTING PLANS L7Ø2 PLANTING PLANS L7Ø3 PLANTING DETAILS IRRIGATION PLAN L8Ø1 IRRIGATION DETAILS LIGHTING SCHEDULE

CHOEFF LEVY FISCHMAN

A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd, suite 201 (t) 305.434.8338

www.choefflevy.com

Miami, Florida 33138

802 W DILIDO RESIDENCE 802 WEST DILIDO DR, MIAMI BEACH, FL 33139

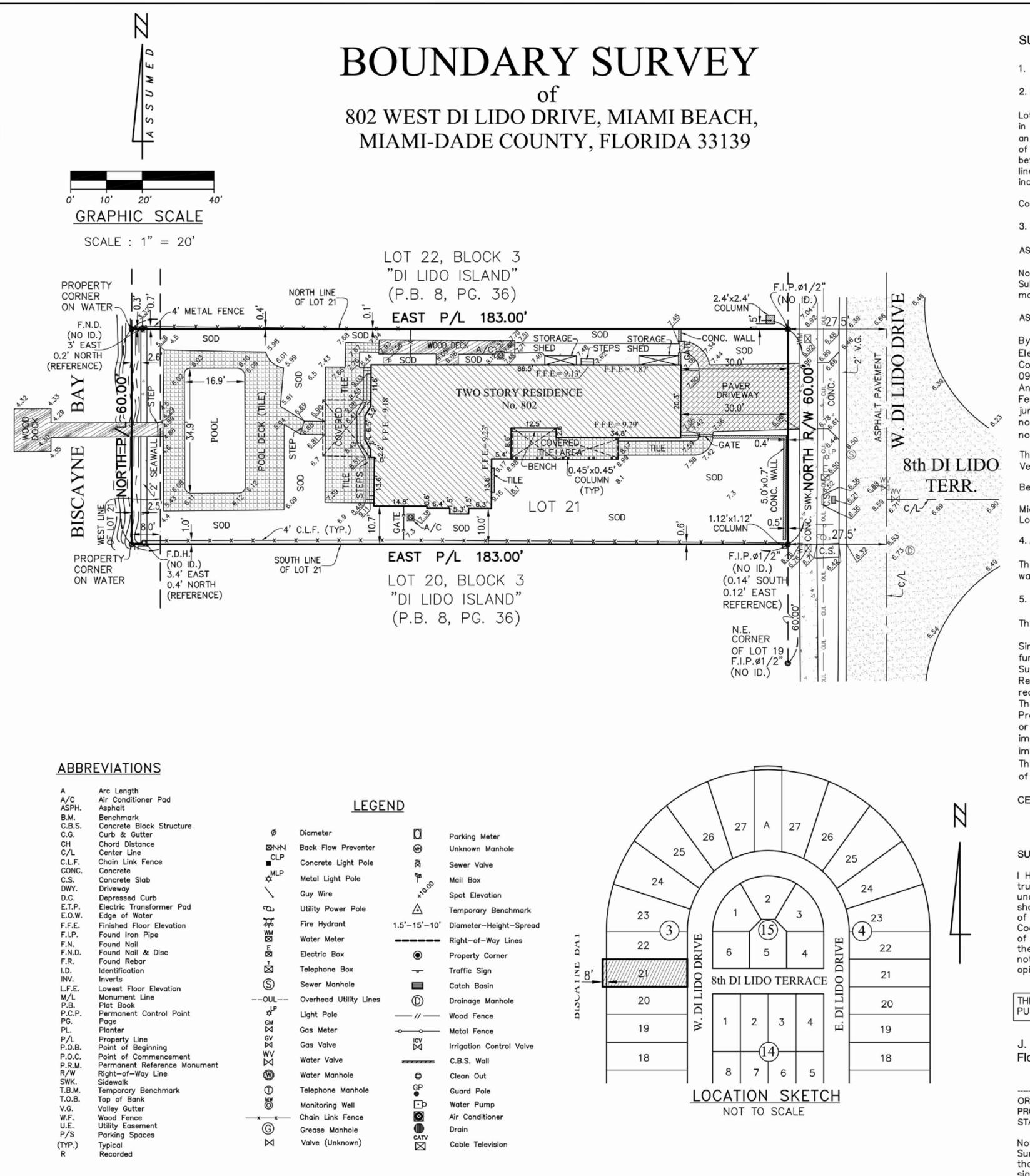
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sheet no.



SURVEYOR'S NOTES:

1. Field Survey was completed on: May 13th, 2016.

#### 2. LEGAL DESCRIPTION:

Lot 21, Block 3, of DiLIDO ISLAND SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, and also an eight (8) foot strip of land continuous to the Westerly boundary line of Lot 21, Block 3 of DiLIDO ISLAND SUBDIVISION, as recorded in the Plat thereof, Plat Book 8, Page 36, lying between the Westerly extension of the Northerly boundary line and the southerly boundary line of said Lot 21, Block 3, together with all common law and statutory riparian rights, including water privileges adjacent and belonging thereto.

Containing 10,980 Square feet or 0.25 Acres, more or less, by calculation.

#### 3. SOURCES OF DATA:

#### AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of North along the East line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and

#### AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.=9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date:

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

#### Benchmark used:

Miami-Dade Benchmark: D-171, Elevation=7.71' Location: Venetian Causeway & Di Lido Island.

#### 4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

#### 5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

#### CERTIFY TO:

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J—17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

#### J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization No. LB 3398

#### ORIA JANNET SUAREZ PROFESSIONAL SURVEYOR AND MAPPER No. 6781 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.



J. Bonfill & Associates, Inc.

REGISTERED LAND SURVEYORS & MAPPERS

'1" Certificate of Authorization LB3398

'1" Avenue Suite 104

of SST DI LIDO DRIVE, MIAMI BEACH AI-DADE COUNTY, FLORIDA 33139

oject: 16-0156 16-0156 05-13-2016 Drawn: G.P., J.S., A.A. Checked: J.S. Scale: AS SHOWN Field Book: ON FILE SHEET 1 OF 1

REVISIONS

BY

SURVEY PLAN SCALE: NTS

CHOEFF LEVY FISCHMAN ARCHITECTURE + DESIGN (t) 305.434.8338 8425 Biscayne Blvd, suite 201

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Miami. Florida 33138

**802 W DILIDO RESIDENCE** 802 WEST DILIDO DR,

**MIAMI BEACH, FL 33139** 

date: comm.

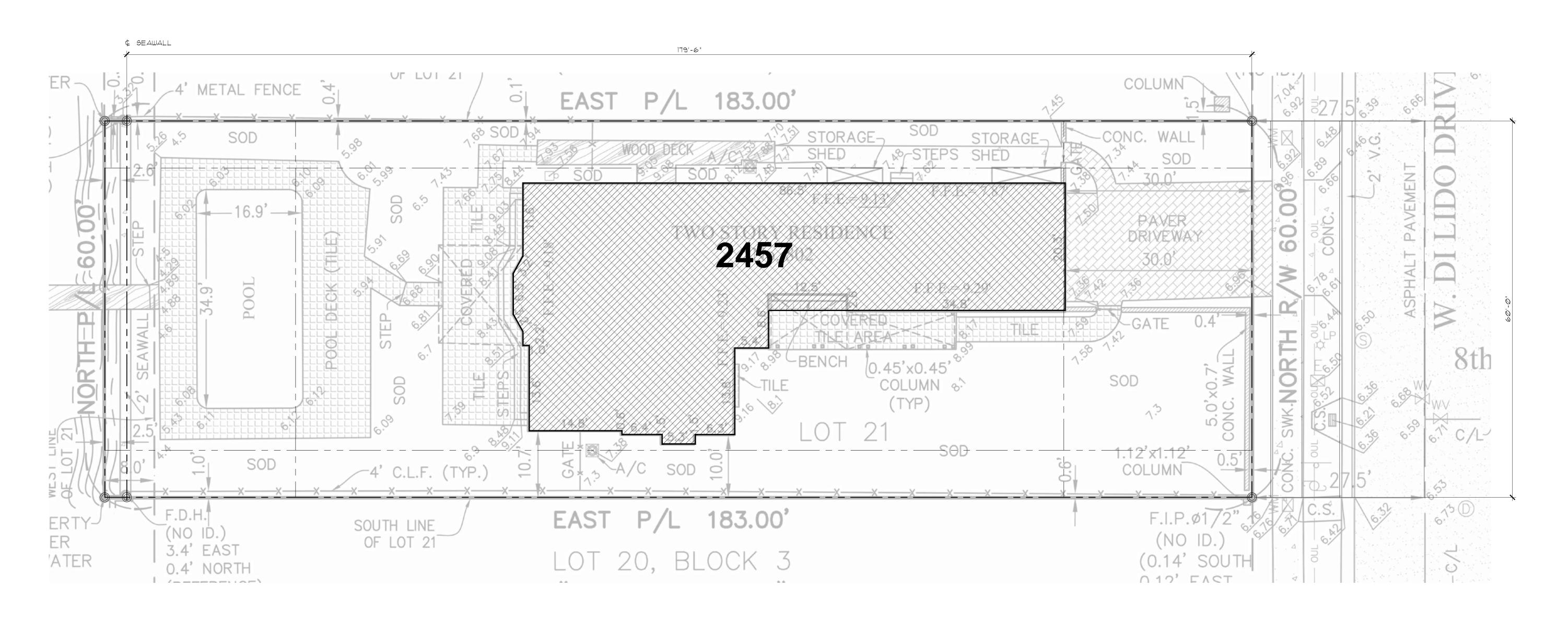
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sheet no.

Raphael Levy registered architect



\_SITE DATA 10,770 S. F. (100%) EXISTING LOT SIZE: BLDG. LOT COVERAGE: MAIN HOUSE 2,457 S. F. TOTAL BLDG. LOT COVERAGE: 2,457 SQ. FT. (22.8%)

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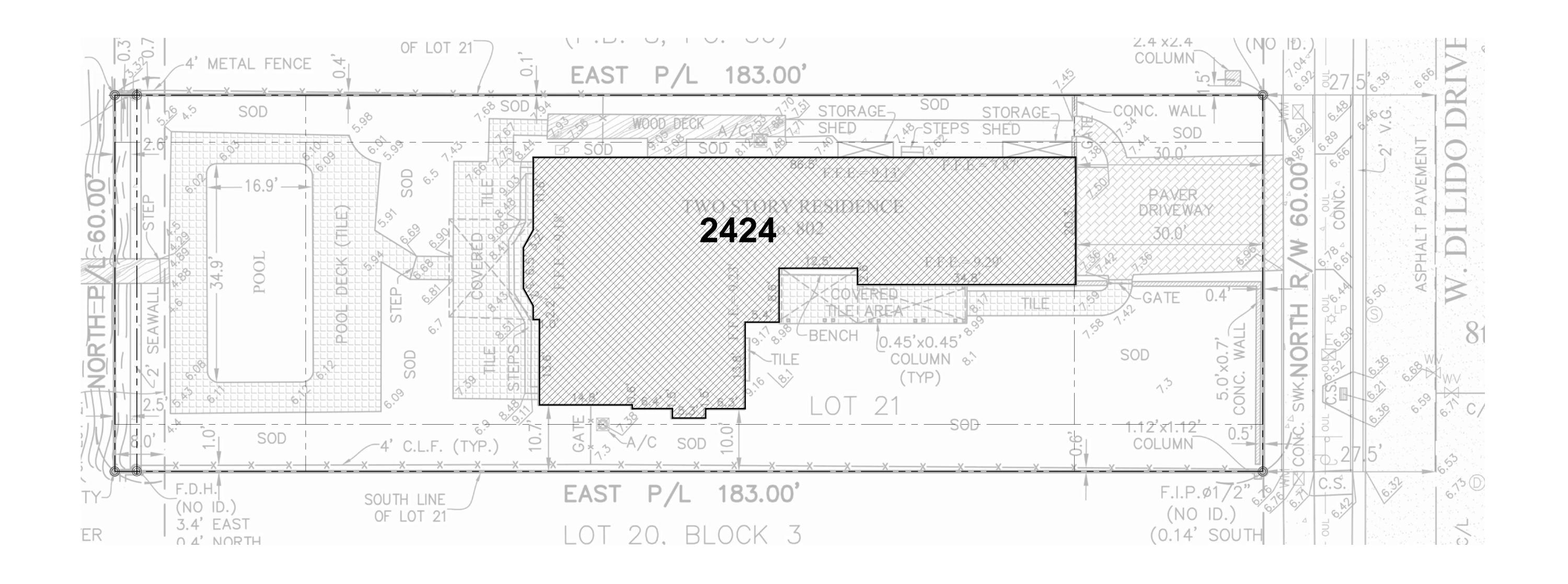


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revised:

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Raphael Levy registered architect



MAIN HOUSE:

FIRST FLOOR (AC)

SECOND FLOOR (AC)

TOTAL (AC):

2,424 S. F.

10TAL (NON AC):

2,424 S. F.

2,424 S. F.

2,424 S. F.

2,424 S. F.

(22.5%)



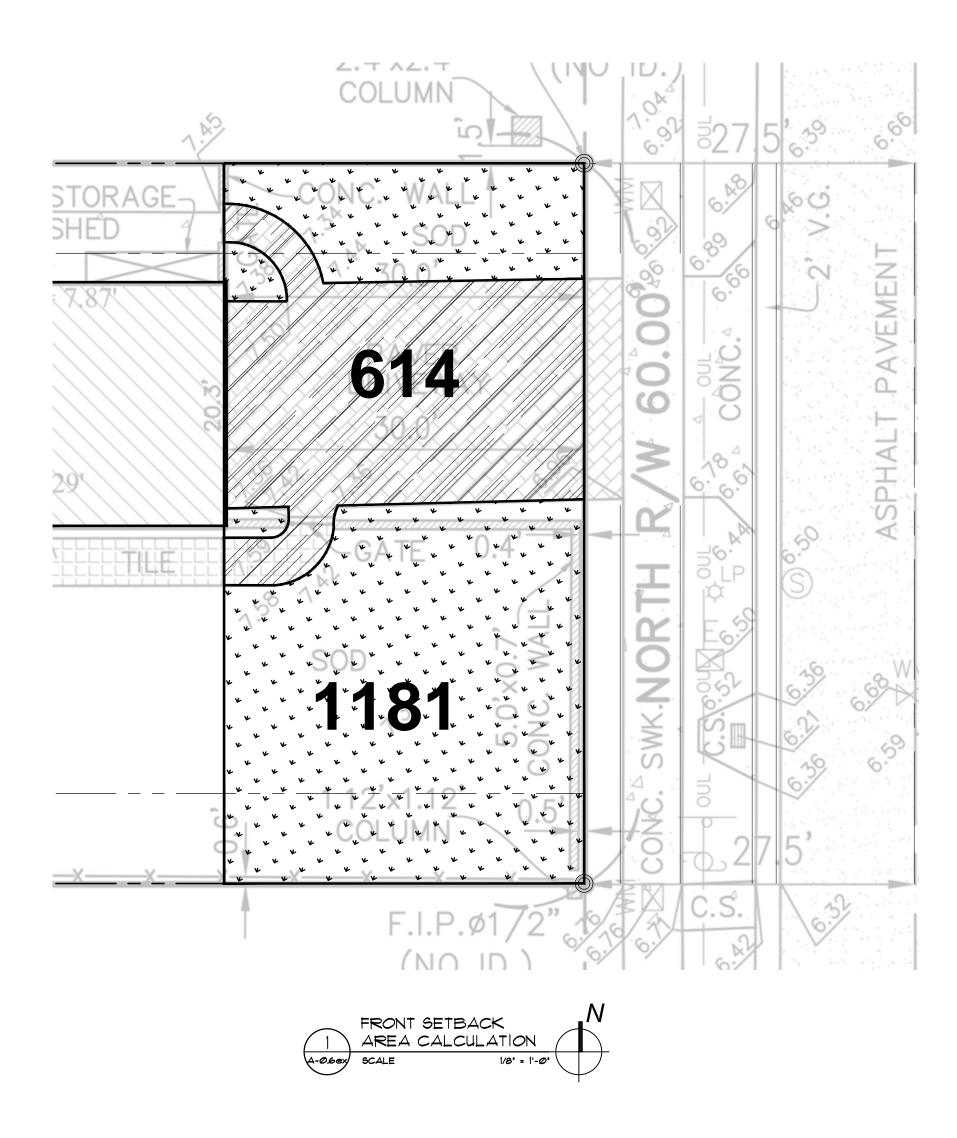


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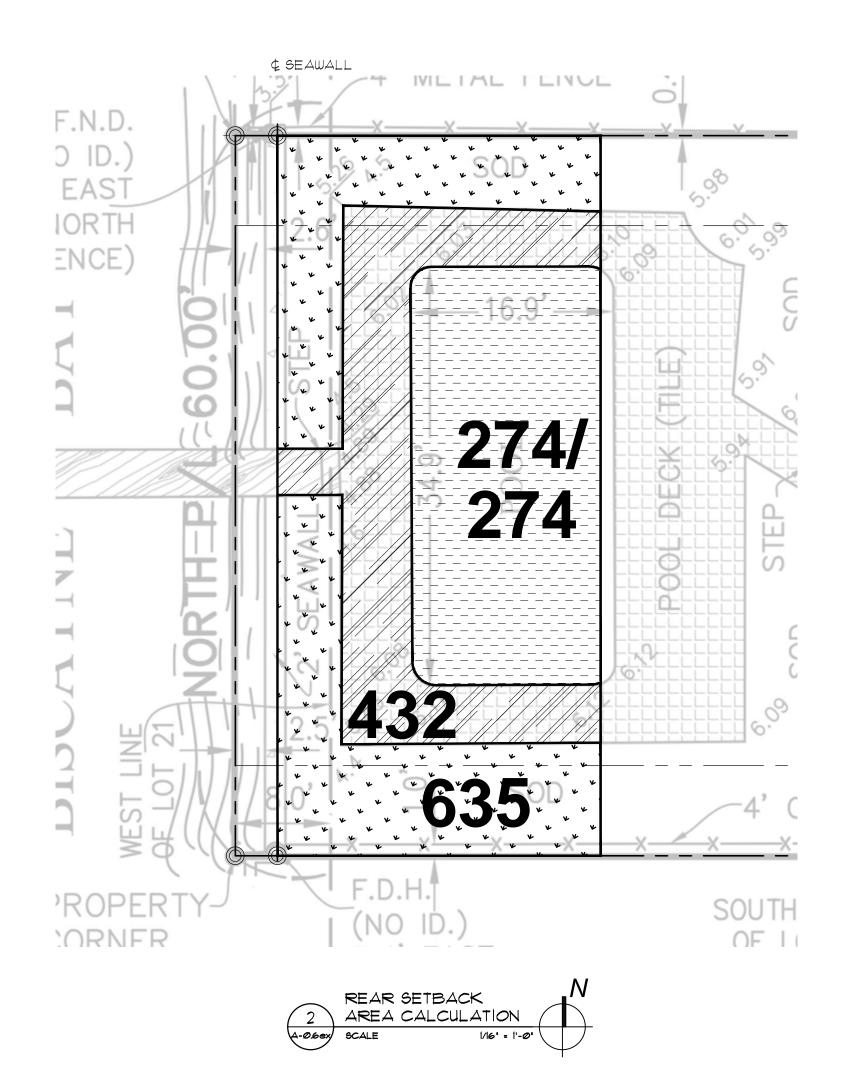
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FRONT SETBACK CALCULATIONS		
1,800 S. F.	100%	
614 S.F.		
1,181 S. F.	65.6%	
-	614 S. F.	



C	
<u> </u>	
1,616 S. F.	100%
706 S. F.	
9Ø9 S. F.	56.25%
	706 S. F.

CHOEFF LEVY FISCHMAN ARCHITECTURE + DESIGN (t) 305.434.8338 (f) 305.892.5292 8425 Biscayne Blvd, suite 201 Miami, Florida 33138

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Residence 1



Residence 3



Residence 6



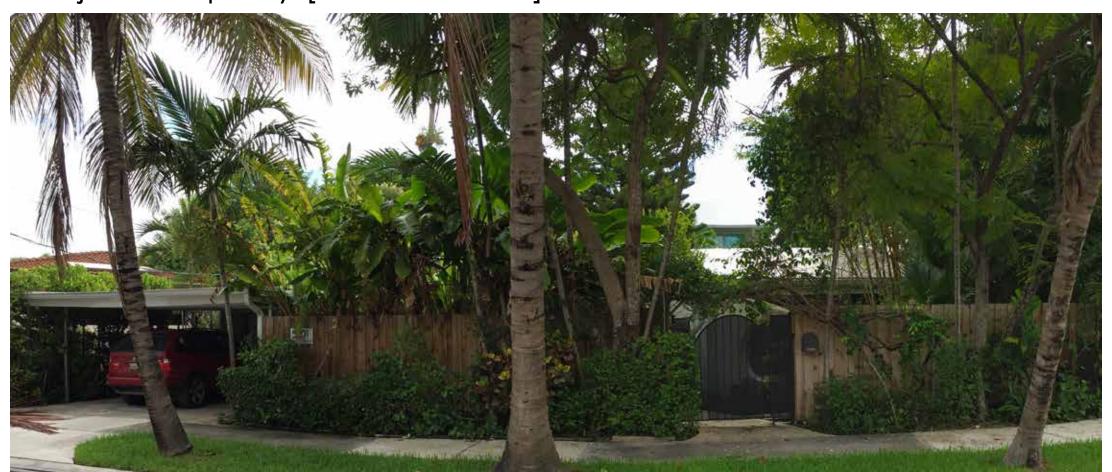
Residence (2)



Residence (4)



Subject Property [802 W. Dilido]



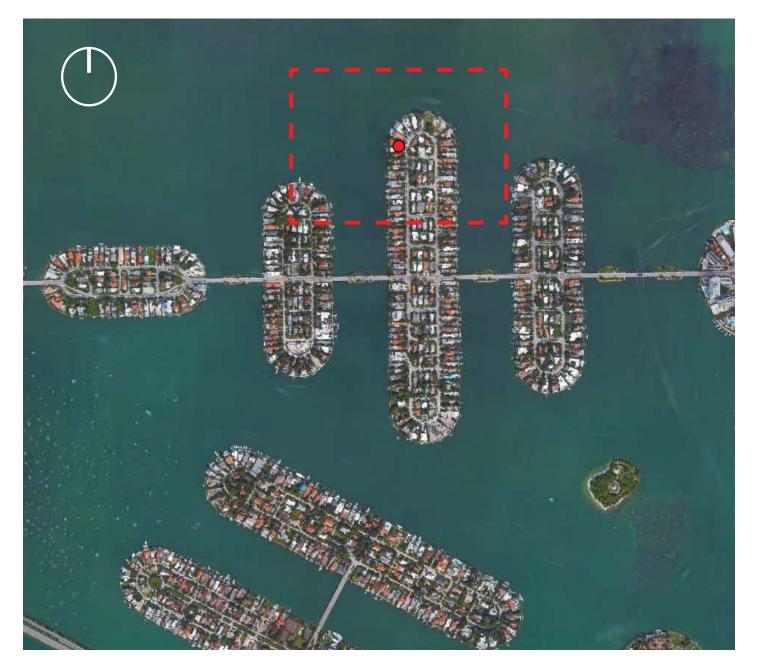
Residence 5

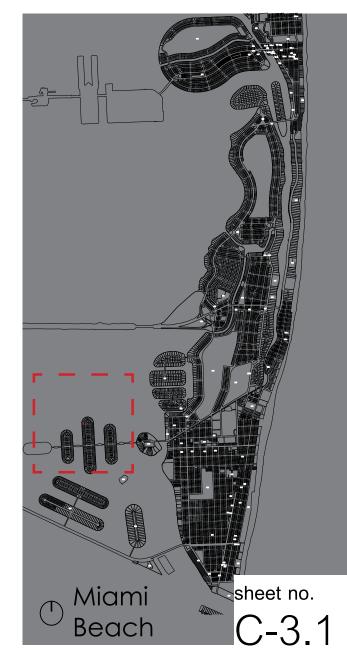


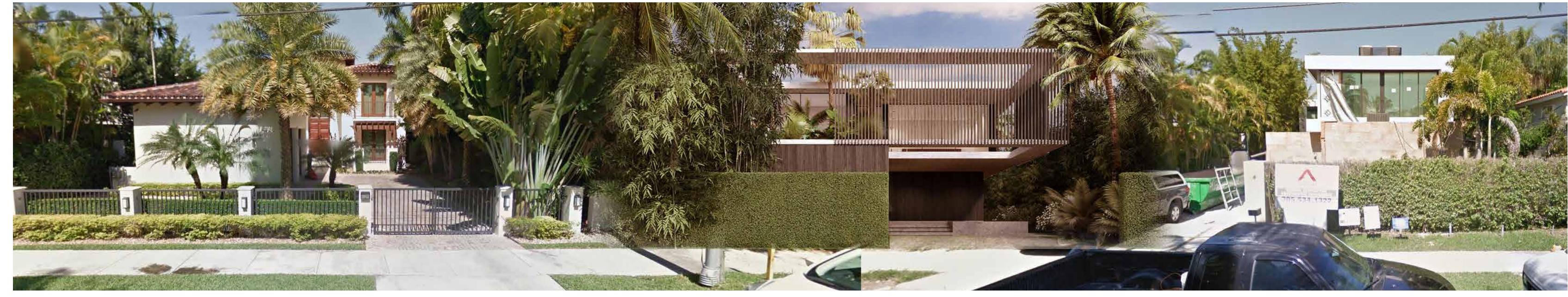




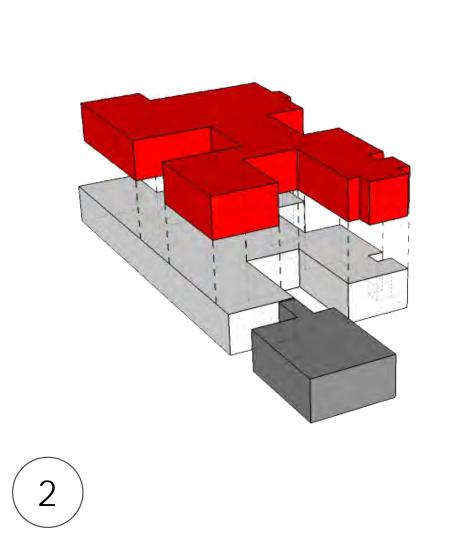




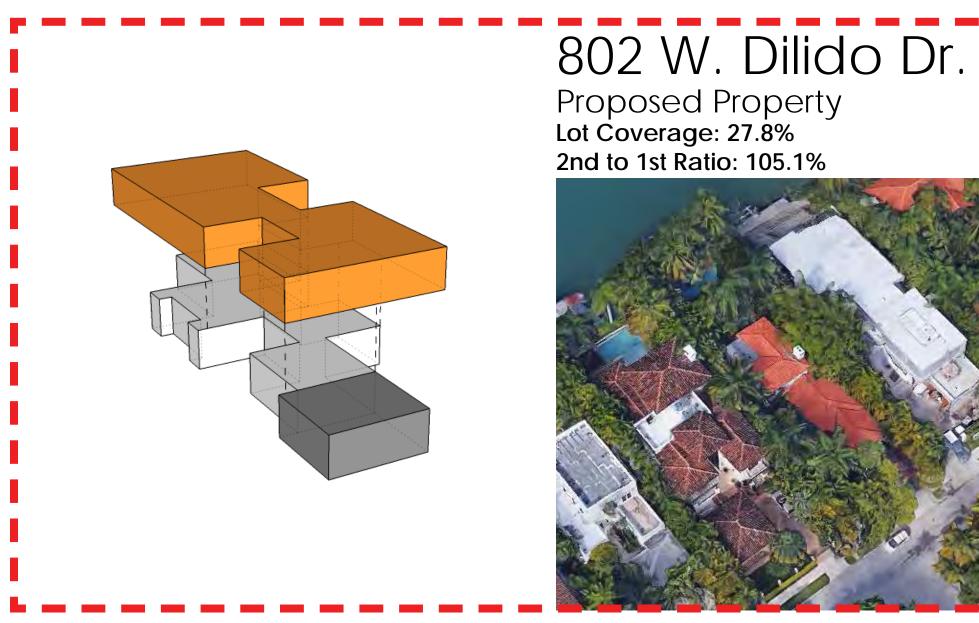


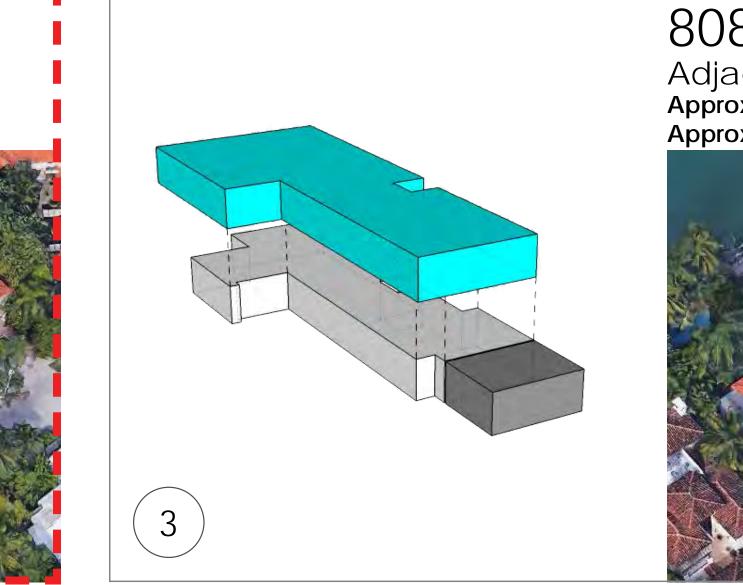


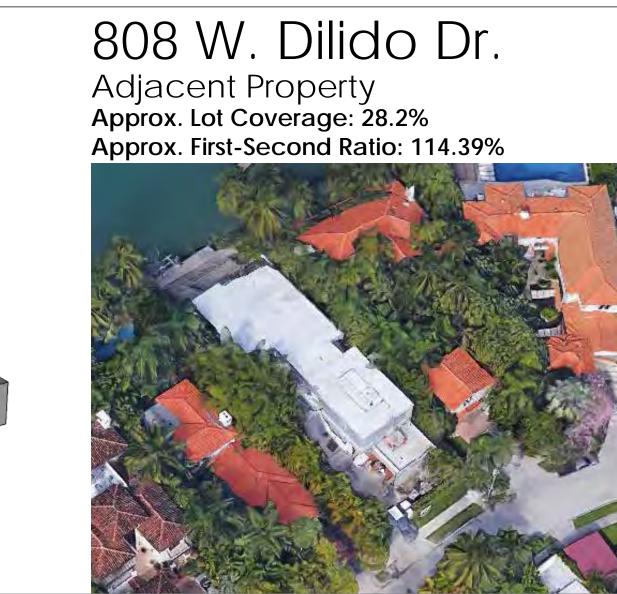
Front Context

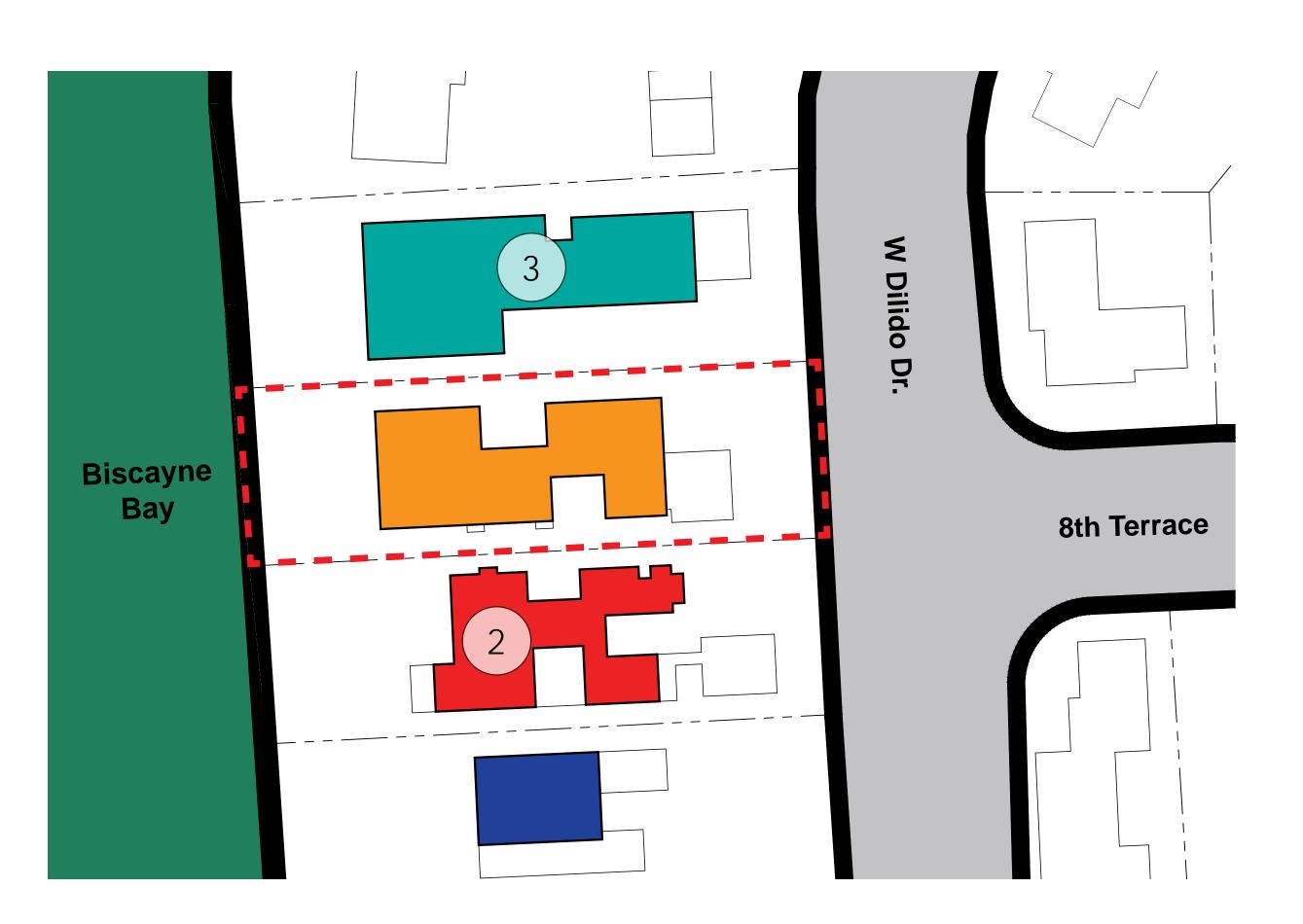


726 W. Dilido Dr.
Adjacent Property
Approx. Lot Coverage: 34.5%
Approx. 2nd to 1st Ratio: 71.5%









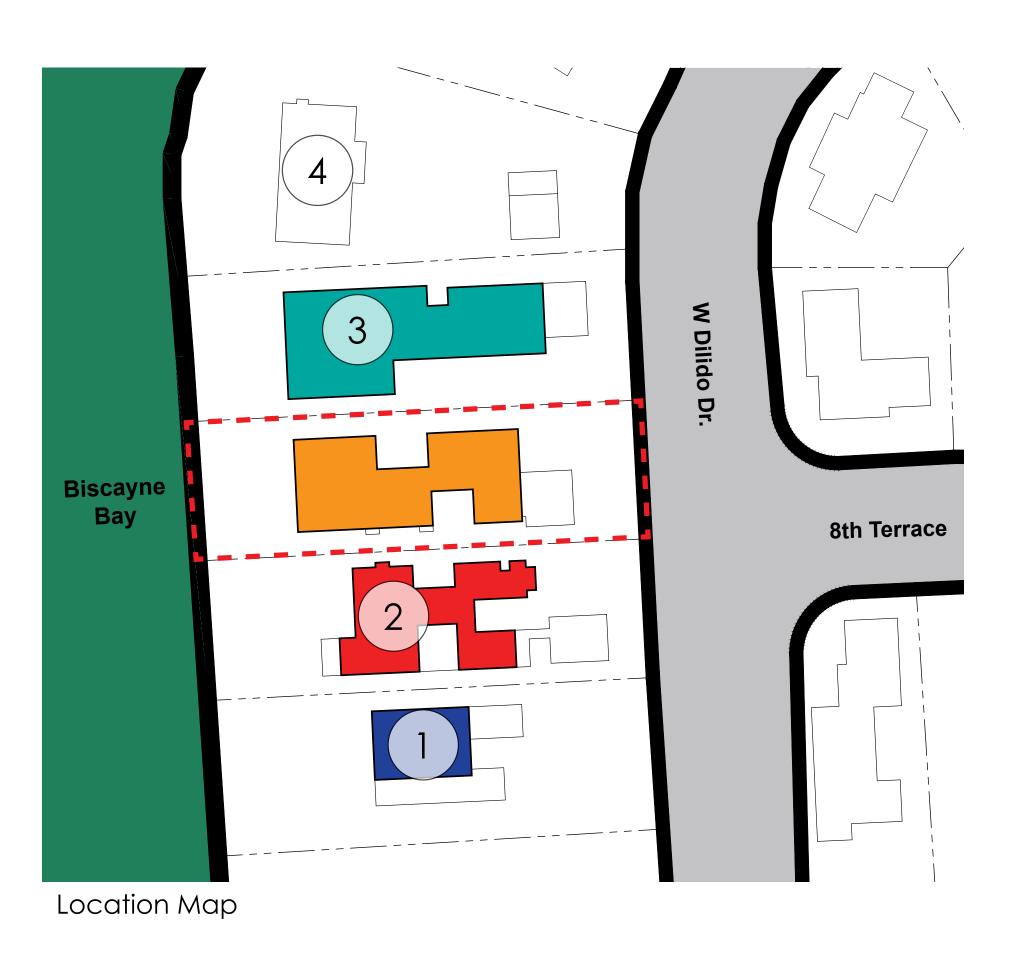


















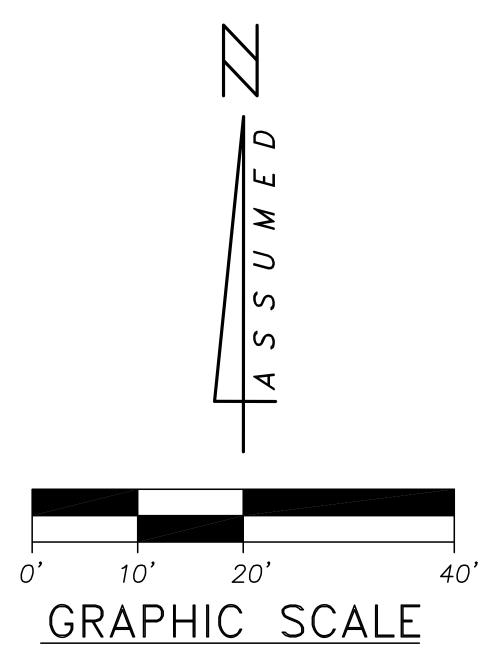


04





06



## BOUNDARY SURVEY

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

