

REQUEST FOR DRB APPROVAL FOR:
802 W DILIDO RESIDENCE

DRB SUBMITTAL (SUPPLEMENTAL)
SEPTEMBER 30, 2016

802 W. DILIDO DRIVE

MIAMI BEACH, FLORIDA



CLIENT

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

ARCHITECT

CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE

NIELSEN LANDSCAPE ARCHITECTS, LLC
1016 CLARE AVENUE, BUILDING 5
WEST PALM BEACH, FL 33401
(561) 402-9414

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 802 W. DILIDO DR. MIAMI BEACH, FL.

WAIVERS:

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

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

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	
LCVR	COVER
L001	LANDSCAPE NOTES
L100	TREE DISPOSITION
L300	MATERIAL PLAN
L400	GRADING NOTES
L500	LAYOUT NOTES
L700	PLANTING SCHEDULE
L701	PLANTING PLANS
L702	PLANTING PLANS
L703	PLANTING DETAILS
L800	IRRIGATION PLAN
L801	IRRIGATION DETAILS
L900	LIGHTING SCHEDULE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

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

comm.
no.
1614

date:
8/11/2016

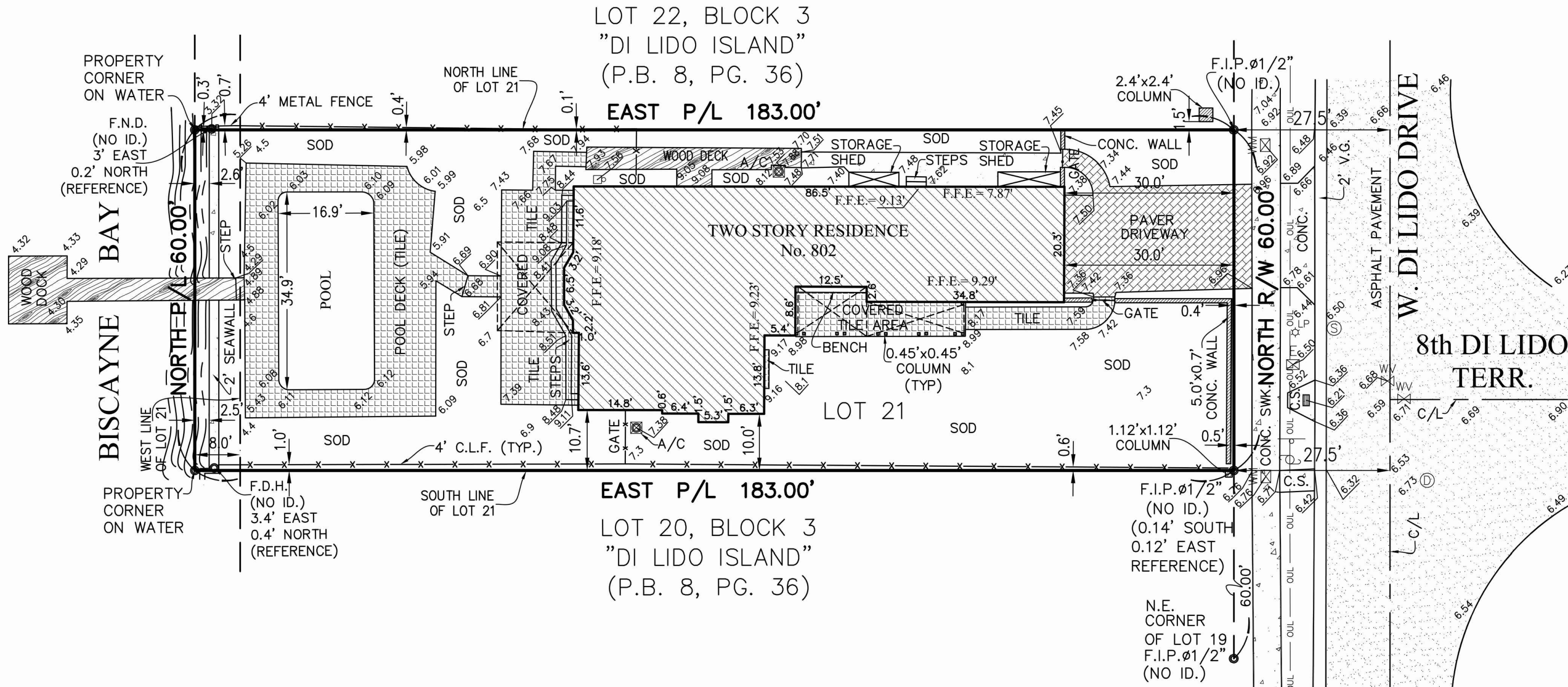
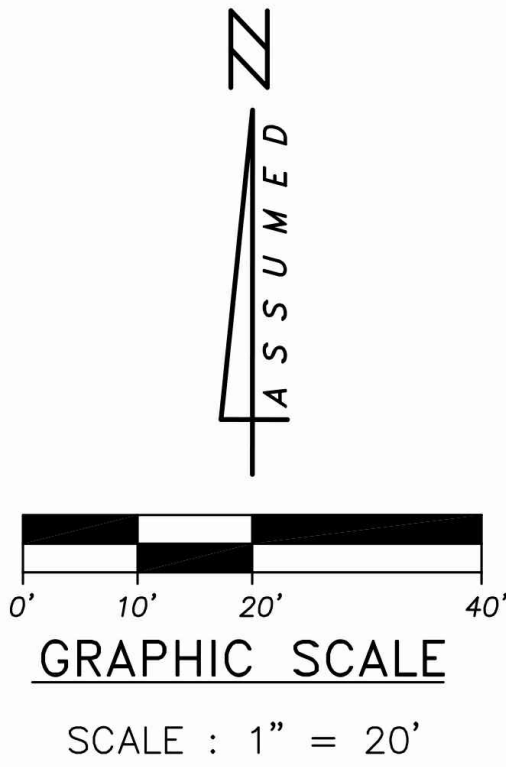
revised:

sheet no.

seal
Raphael Levy
registered architect
AR0094779

A-0.1

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



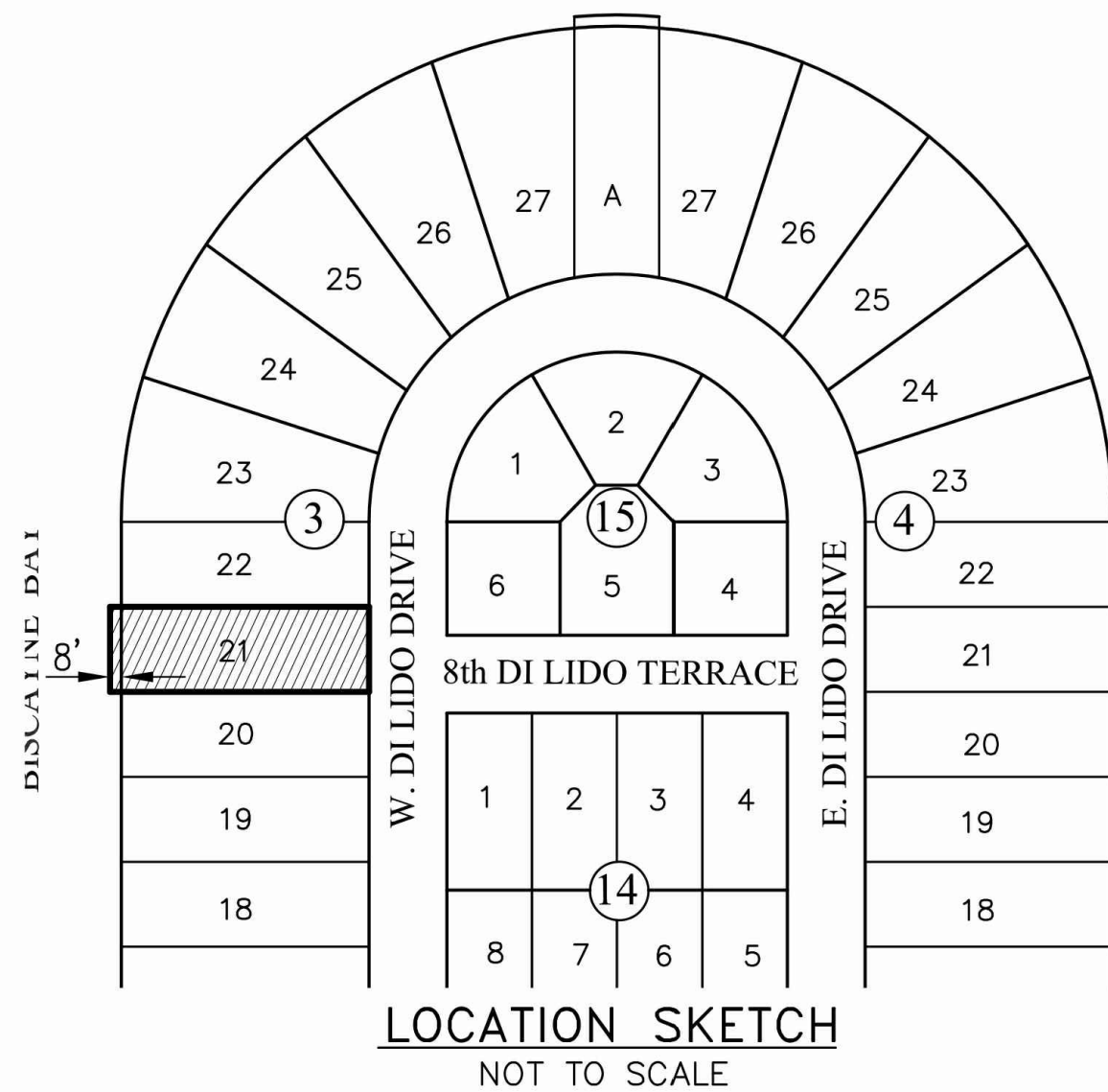
ABBREVIATIONS

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.D.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. Plat Book
P.C.P. Permanent Control Point
PG. 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
S.W. 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

LEGEND

Ø Diameter
Back Flow Preventer
Concrete Light Pole
Metal Light Pole
Guy Wire
Utility Power Pole
Fire Hydrant
Water Meter
Electric Box
Telephone Box
Sewer Manhole
Overhead Utility Lines
Light Pole
Gas Meter
Gas Valve
Water Valve
Water Manhole
Telephone Manhole
Monitoring Well
Chain Link Fence
Grease Manhole
Valve (Unknown)

Parking Meter
Unknown Manhole
Sewer Valve
Mail Box
Spot Elevation
Temporary Benchmark
Right-of-Way Lines
Property Corner
Traffic Sign
Catch Basin
Drainage Manhole
Wood Fence
Metal Fence
Irrigation Control Valve
C.B.S. Wall
Clean Out
Guard Pole
Water Pump
Air Conditioner
Drain
Cable Television



SURVEYOR'S NOTES:

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

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 monumented.

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: 09-11-2009. 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:

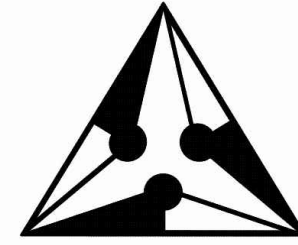
I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida 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
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

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

REVISIONS	BY

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

SURVEY PLAN
SCALE: NT5

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33139
www.choefflevy.com
(t) 305.434.8338
(f) 305.892.5292

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

comm.
no.
1614

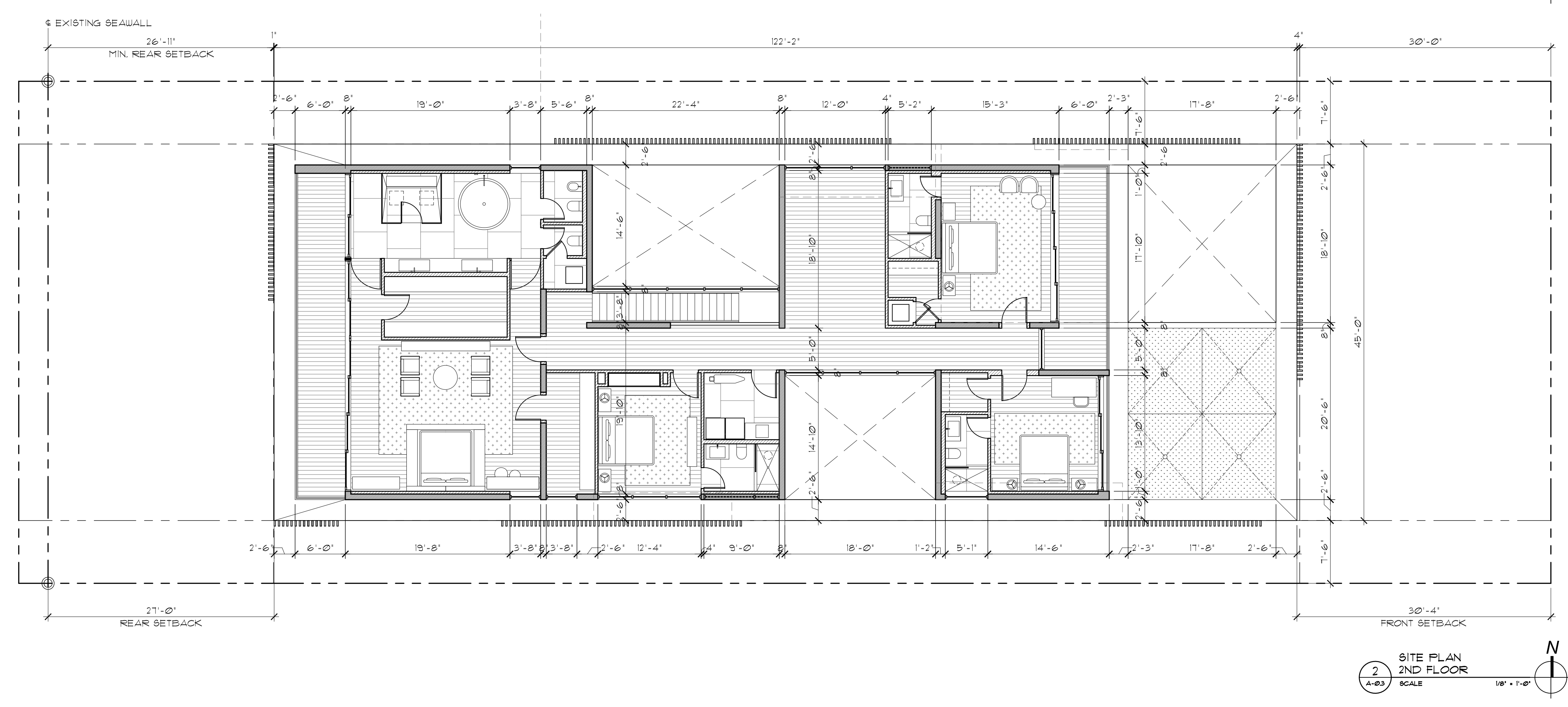
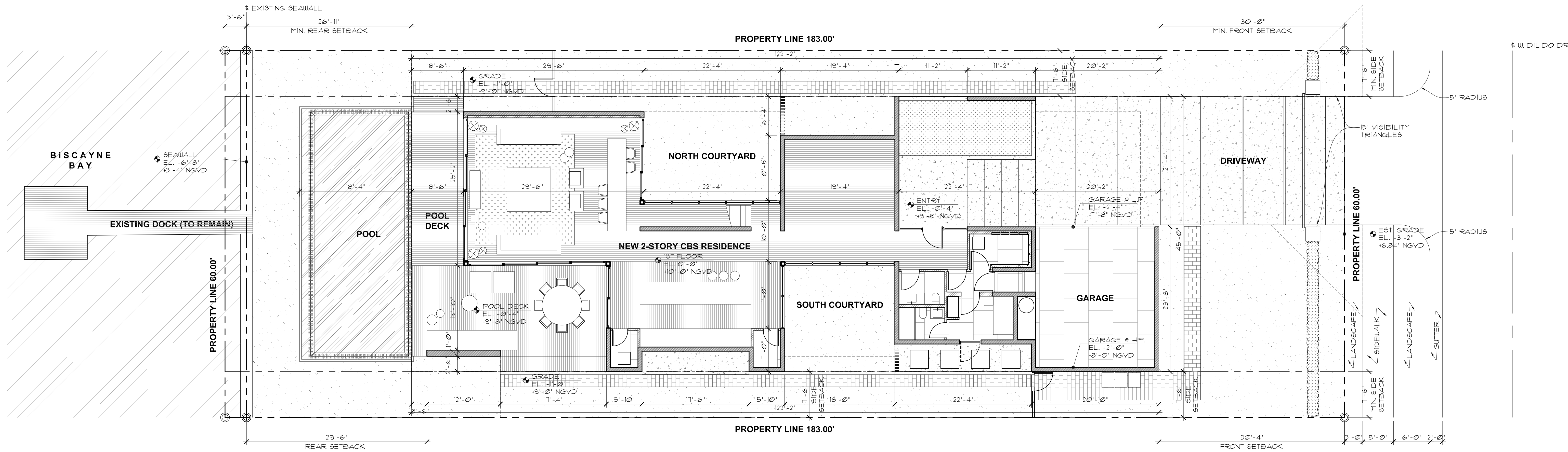
date:
8/11/2016

revised:

sheet no.

A-0.2

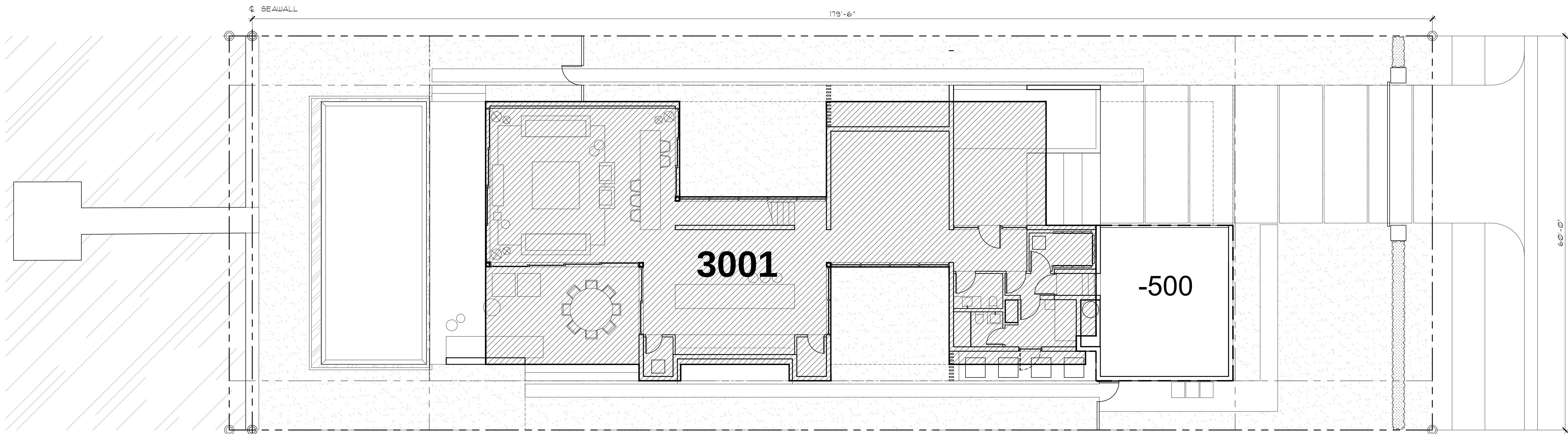
seal
Raphael Levy
registered architect
AR0094779



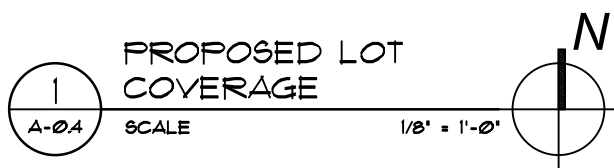
**SITE PLAN
FIRST FLOOR**
SCALE 1/8" = 1'-0"

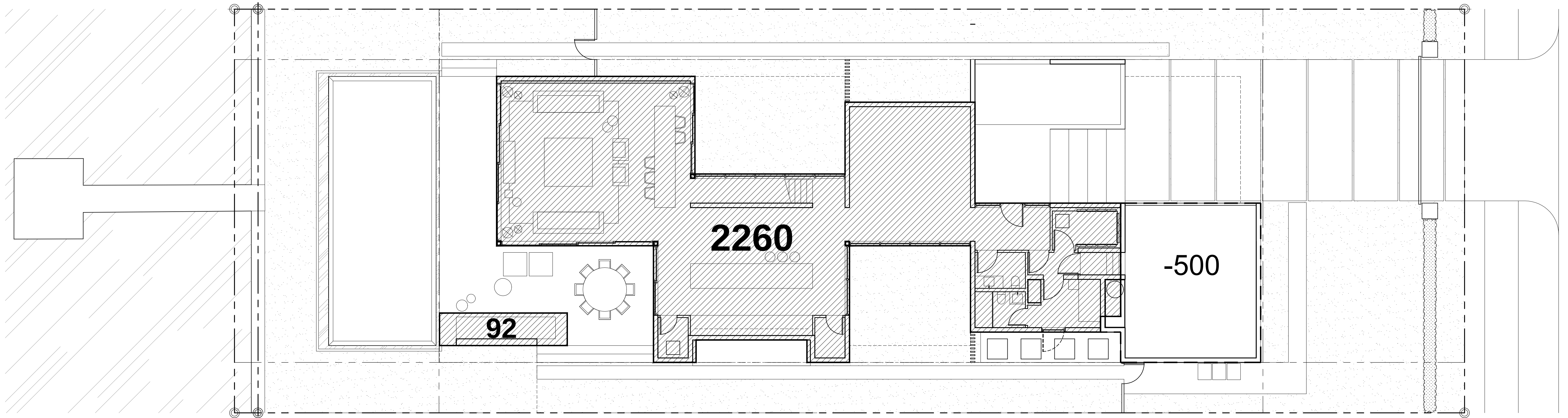
**SITE PLAN
2ND FLOOR**
SCALE 1/8" = 1'-0"

BUILDING DATA		
MAIN HOUSE:		
FIRST FLOOR (AC)	2260 S. F.	
SECOND FLOOR (AC)	2303 S. F.	
TOTAL (AC)	5163 S. F.	
GARAGE (NON A/C): 500 SF.	0 S. F.	
BALCONIES + OVER-HANGS	101 S. F.	
TOTAL (NON AC)	101 SF.	
TOTAL UNIT SIZE (AC + NON AC)	5264 SQ. FT.	(48.3%)
FLOOR RATIO PERCENTAGE		
MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	2760 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	2303 S. F.	
TOTAL:	105.1%	
SITE DATA		
EXISTING LOT SIZE:	10,110 S. F.	(100%)
BLDG. LOT COVERAGE:		
MAIN HOUSE	3,001 S. F.	
TOTAL BLDG. LOT COVERAGE:	3,001 SQ. FT.	(27.8%)
FRONT SETBACK CALCULATIONS		
AREA:	1200 S. F.	100%
IMPERVIOUS AREA:	420 S. F.	
LANDSCAPE AREA:	180 S. F.	65.0%
REAR SETBACK CALCULATIONS		
AREA:	1620 S. F.	100%
IMPERVIOUS AREA:	400 S. F.	
LANDSCAPE AREA:	1212 S. F.	74.8%
ZONING DATA		
CLASSIFICATION:	RS-3	
FLOOD ZONE:	AE-3	
MIN. FLOOD ELEVATION: (BFE + 1')	+10.00' NGVD	+10.00' NGVD
E8T. GRADE	+6.84' NGVD	+6.84' NGVD
ADJUSTED GRADE	+7.92' NGVD	+7.92' NGVD
MAX. LOT COVERAGE:	3,231 SQ. FT. (30%)	3,001 SQ. FT. (27.8%)
MAX. UNIT SIZE:	5,385 SQ. FT. (50%)	5,264 SQ. FT. (48.3%)
MAIN HOUSE		
MAX. BUILDING HEIGHT:	24'-0"	22'-0"
FRONT SETBACK:	20'-0"	30'-0"
FRONT SETBACK (2nd FLR):	30'-0"	55'-2"
REAR SETBACK:	26'-11"	21'-0"
SIDE SETBACKS:	15'-0" (MIN.)	15'-0" (1'-6"/1'-6")



SITE DATA	
EXISTING LOT SIZE:	10,110 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	3,001 S. F.
TOTAL BLDG. LOT COVERAGE:	3,001 SQ. FT. (27.8%)

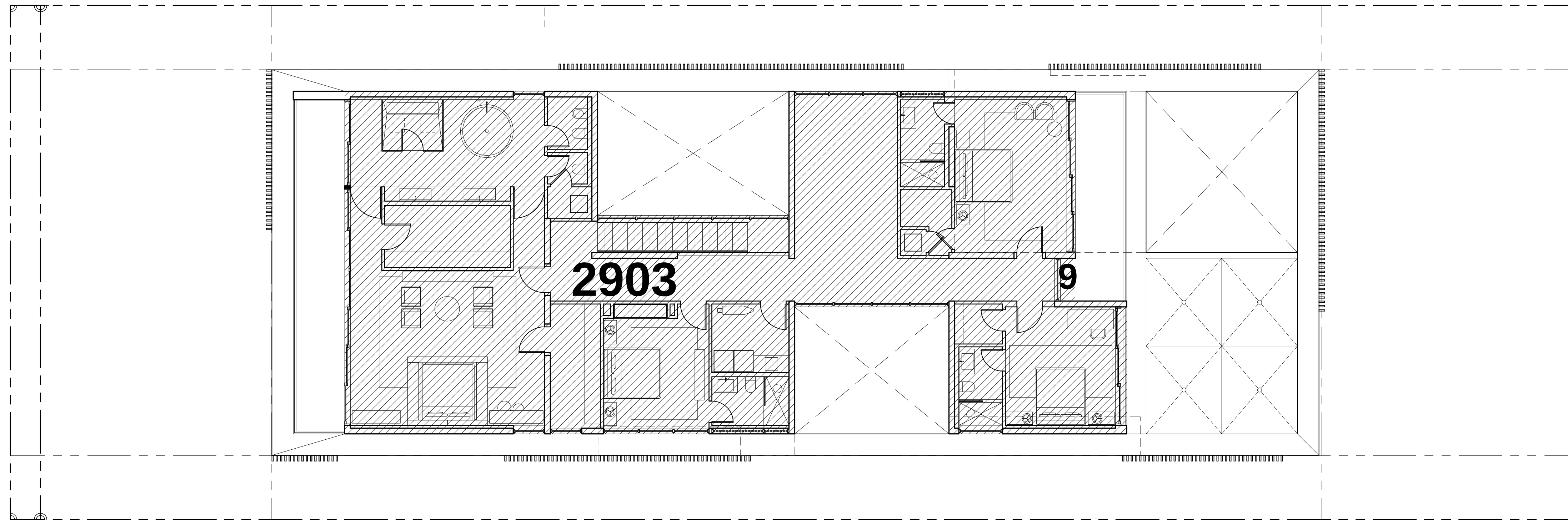




1
A-0.5
SCALE 1/8" = 1'-0"

PROPOSED FIRST FLOOR UNIT SIZE

N



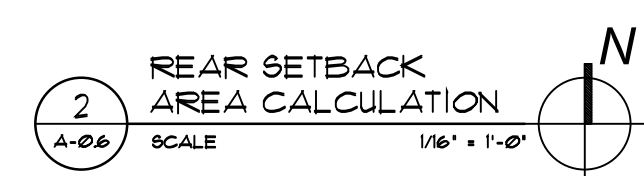
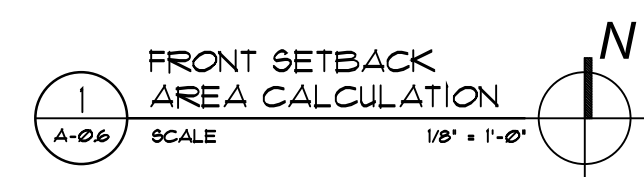
2
A-0.5
SCALE 1/8" = 1'-0"

PROPOSED SECOND FLOOR UNIT SIZE

N

BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	2,260 S. F.
SECOND FLOOR (AC)	2,903 S. F.
TOTAL (AC):	5,163. F.
GARAGE (NON A/C): 500 SF.	0 S. F.
BALCONIES & OVERHANGS	101 S. F.
TOTAL (NON AC):	101 SF.
TOTAL UNIT SIZE (AC + NON AC):	5,264 SQ. FT. (48.9%)

FLOOR RATIO PERCENTAGE	
MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,760 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC)	2,903 S. F.
TOTAL:	105.1%





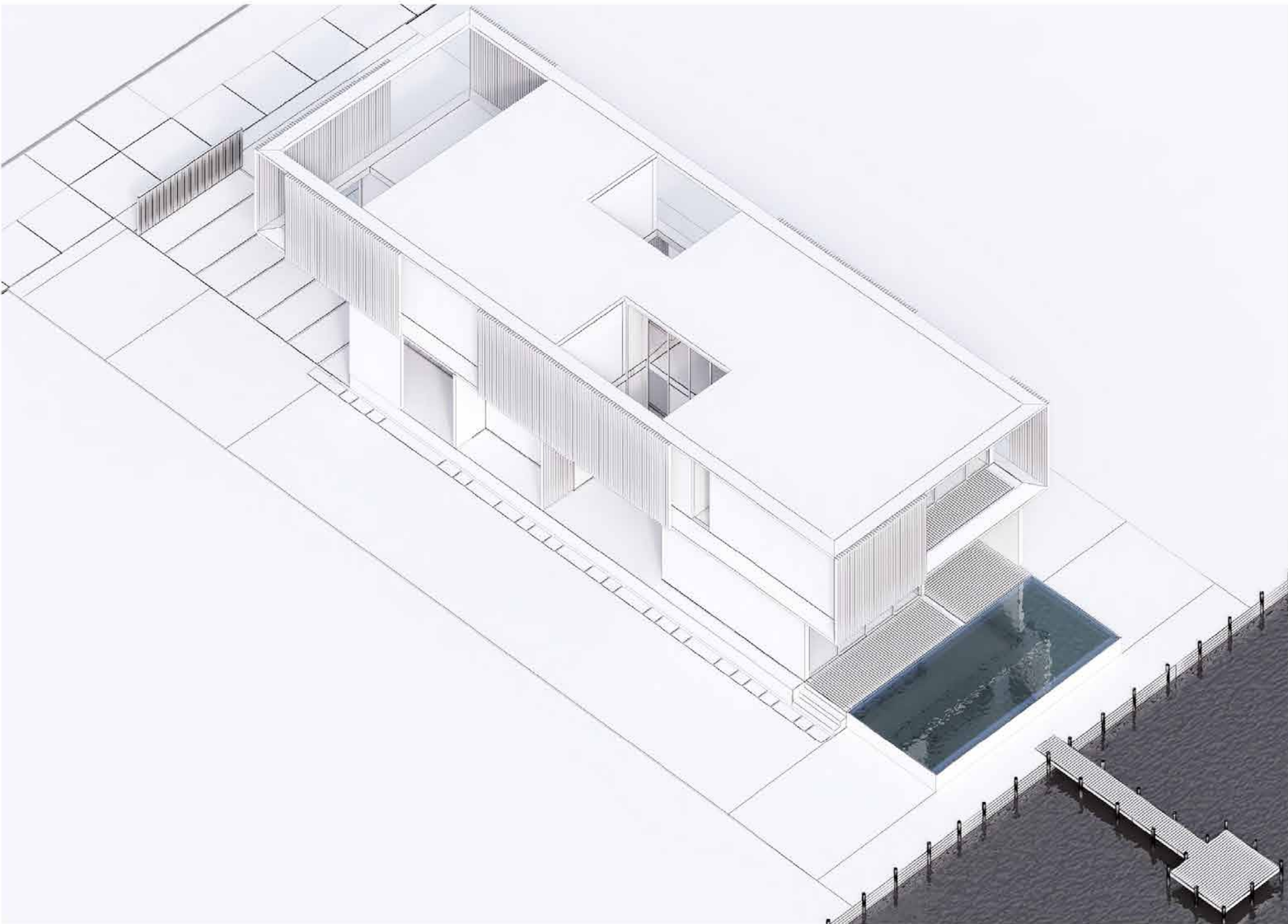
Front View



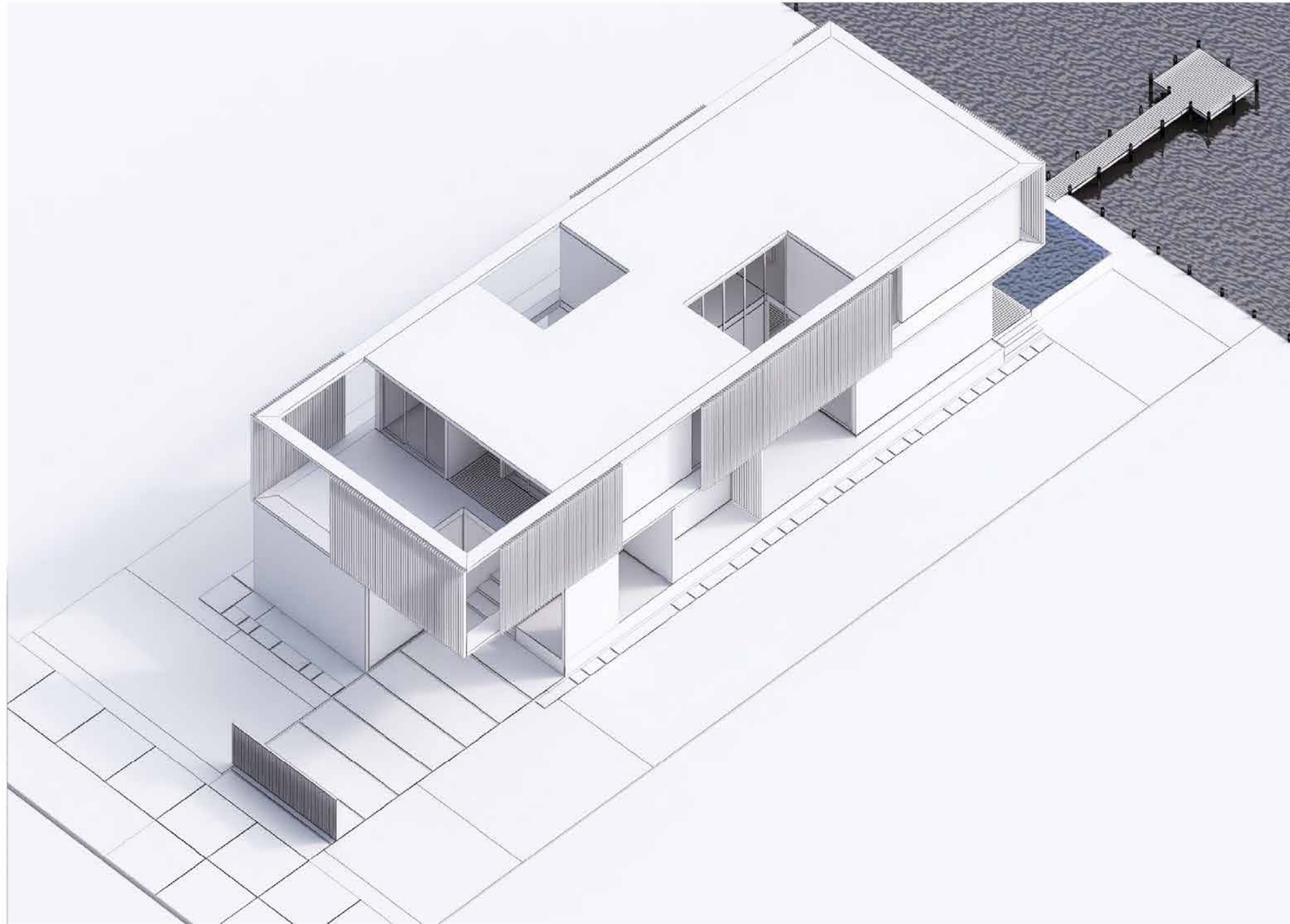
Rear View



Southwest View



Northwest View



Northeast View



Southeast View



Residence ①



Residence ②



Subject Property [802 W. Dilido]



Residence ③



Residence ④



Residence ⑤



Residence ⑥

Aerial Photographs

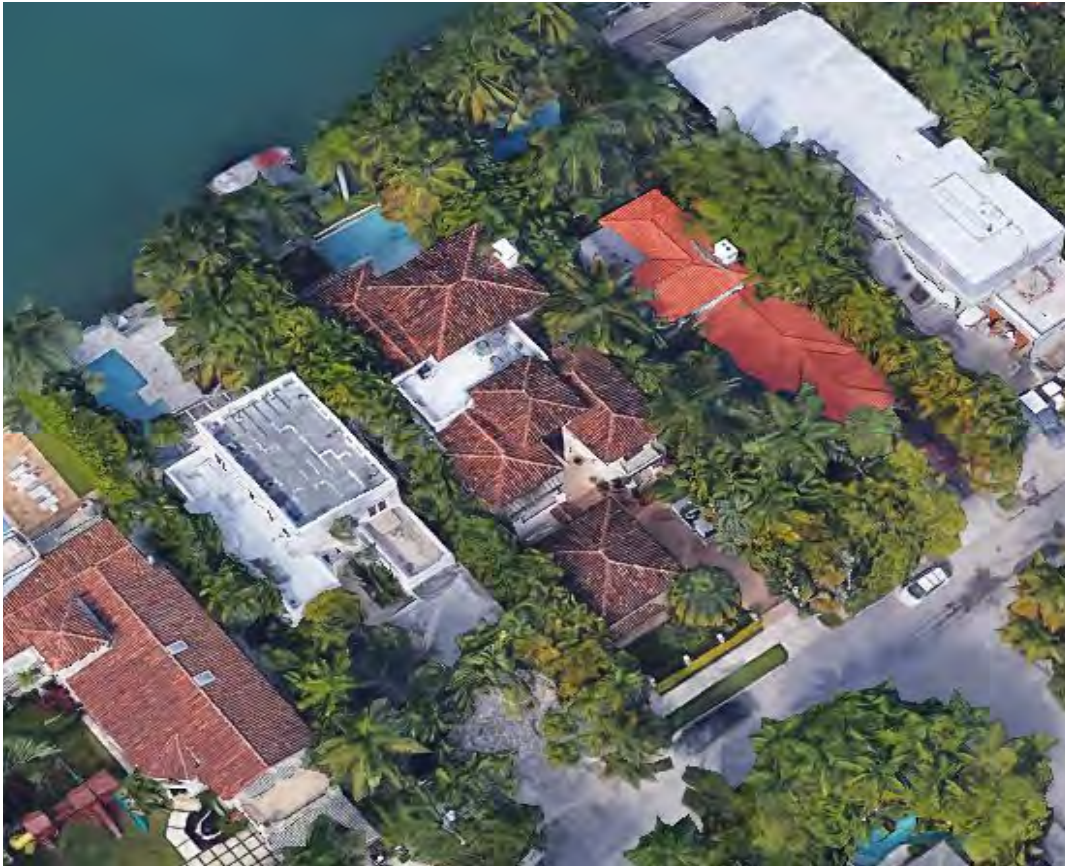
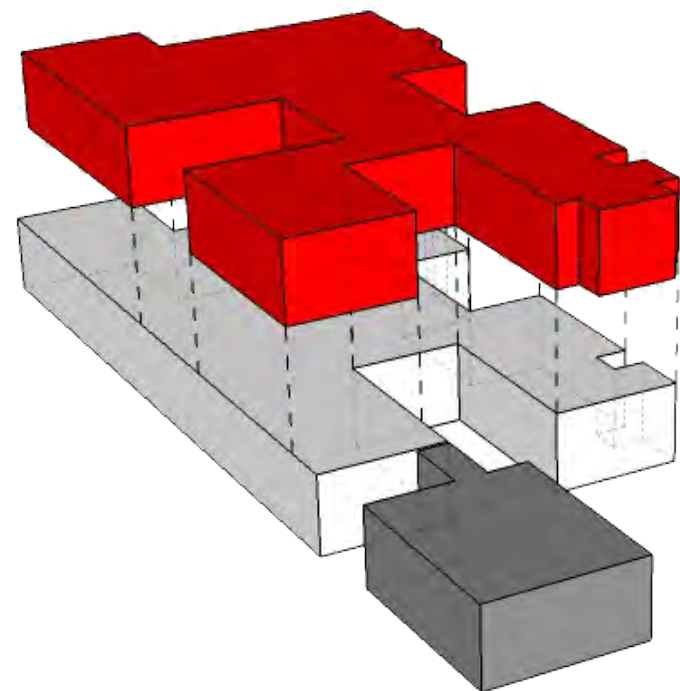




Front Context

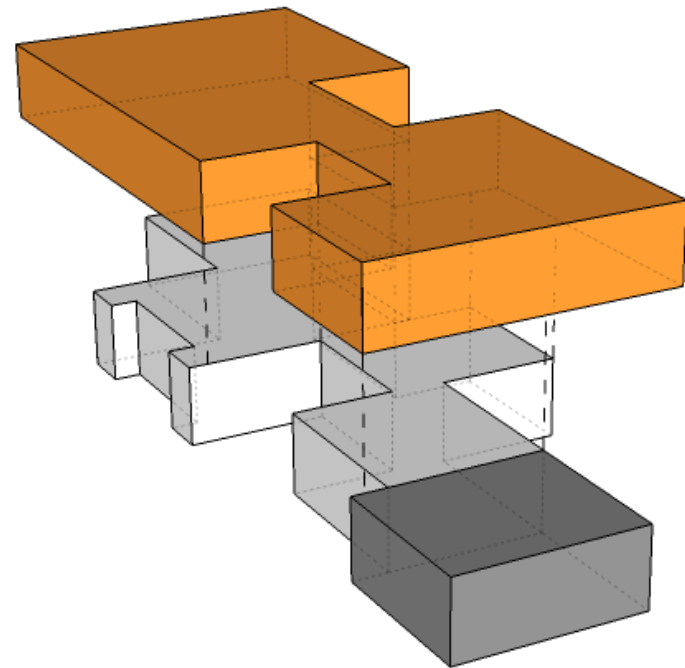
726 W. Dilido Dr.

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



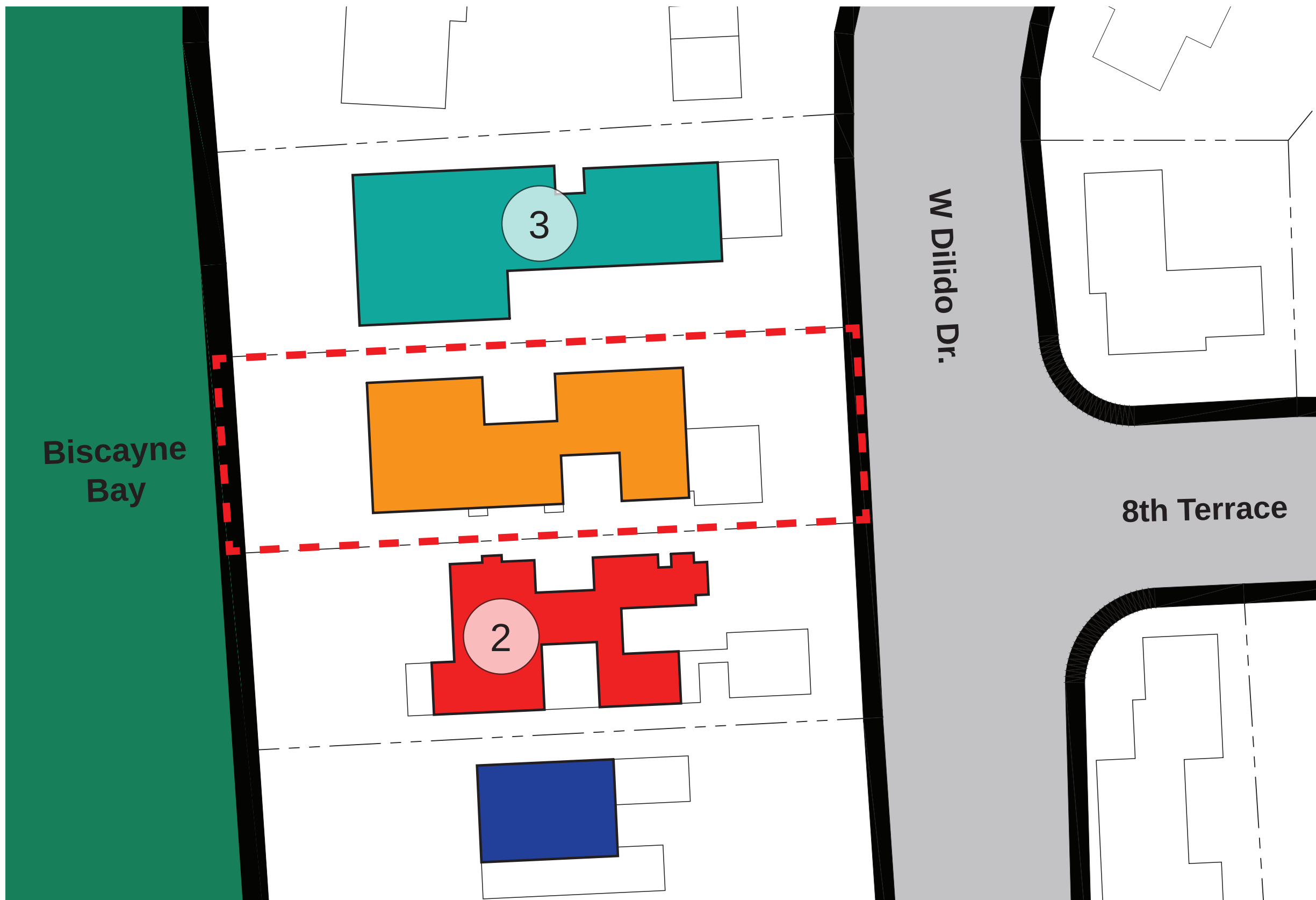
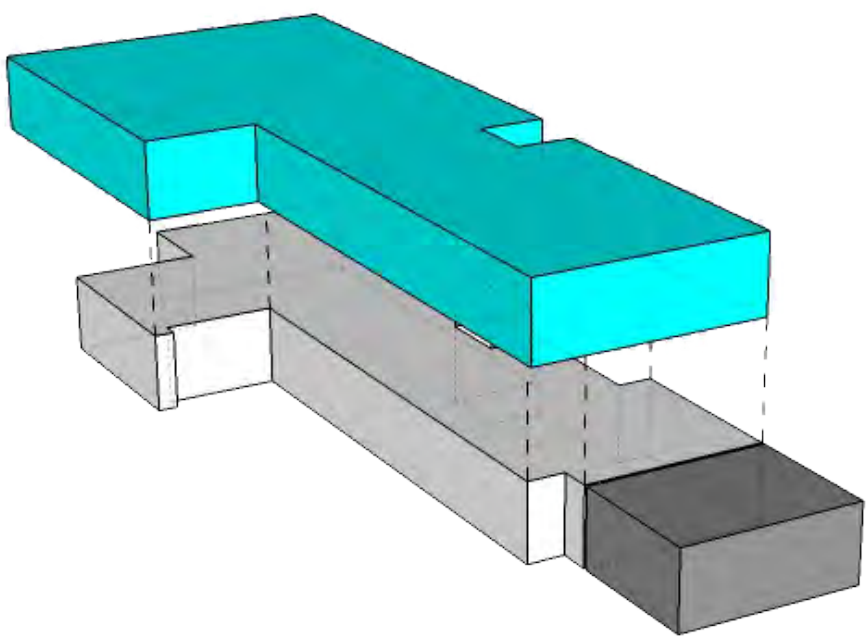
802 W. Dilido Dr.

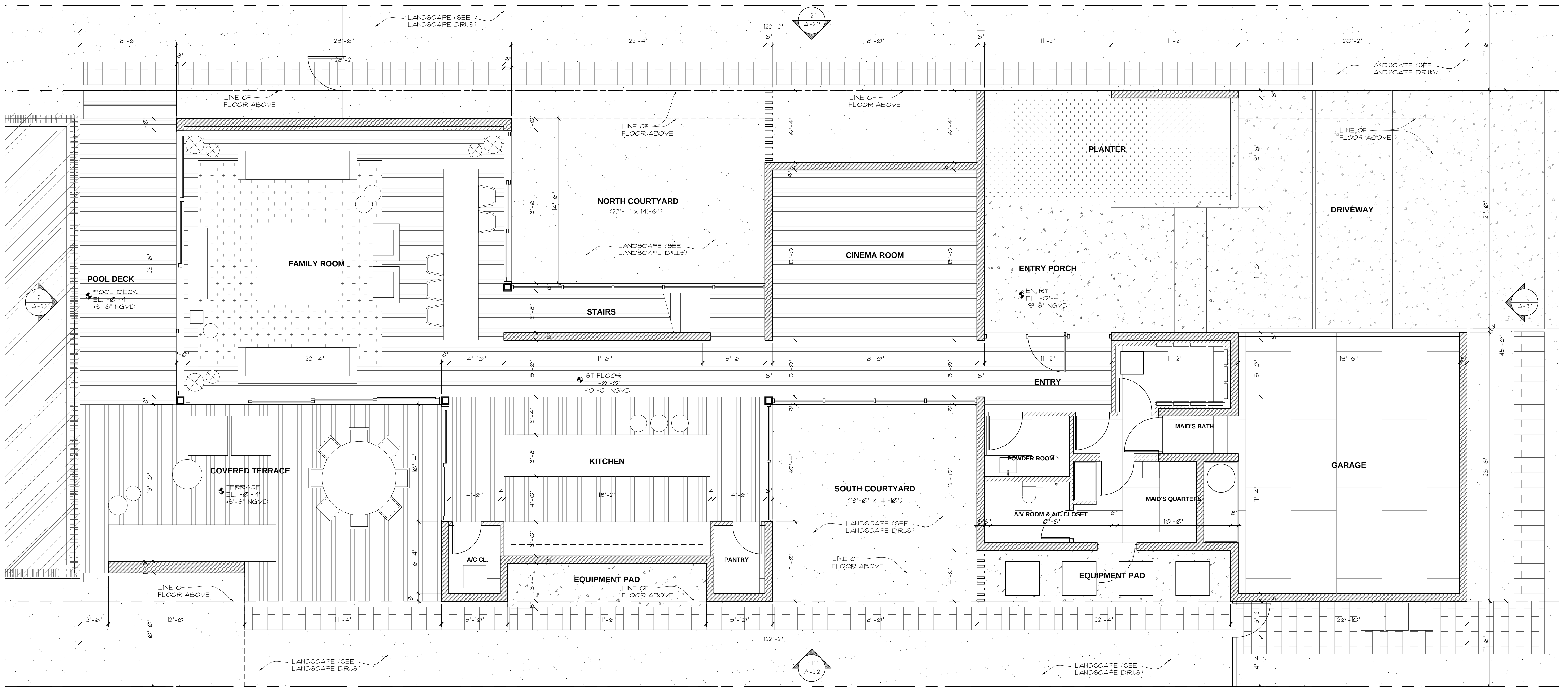
Proposed Property
 Lot Coverage: 27.8%
 2nd to 1st Ratio: 105.1%



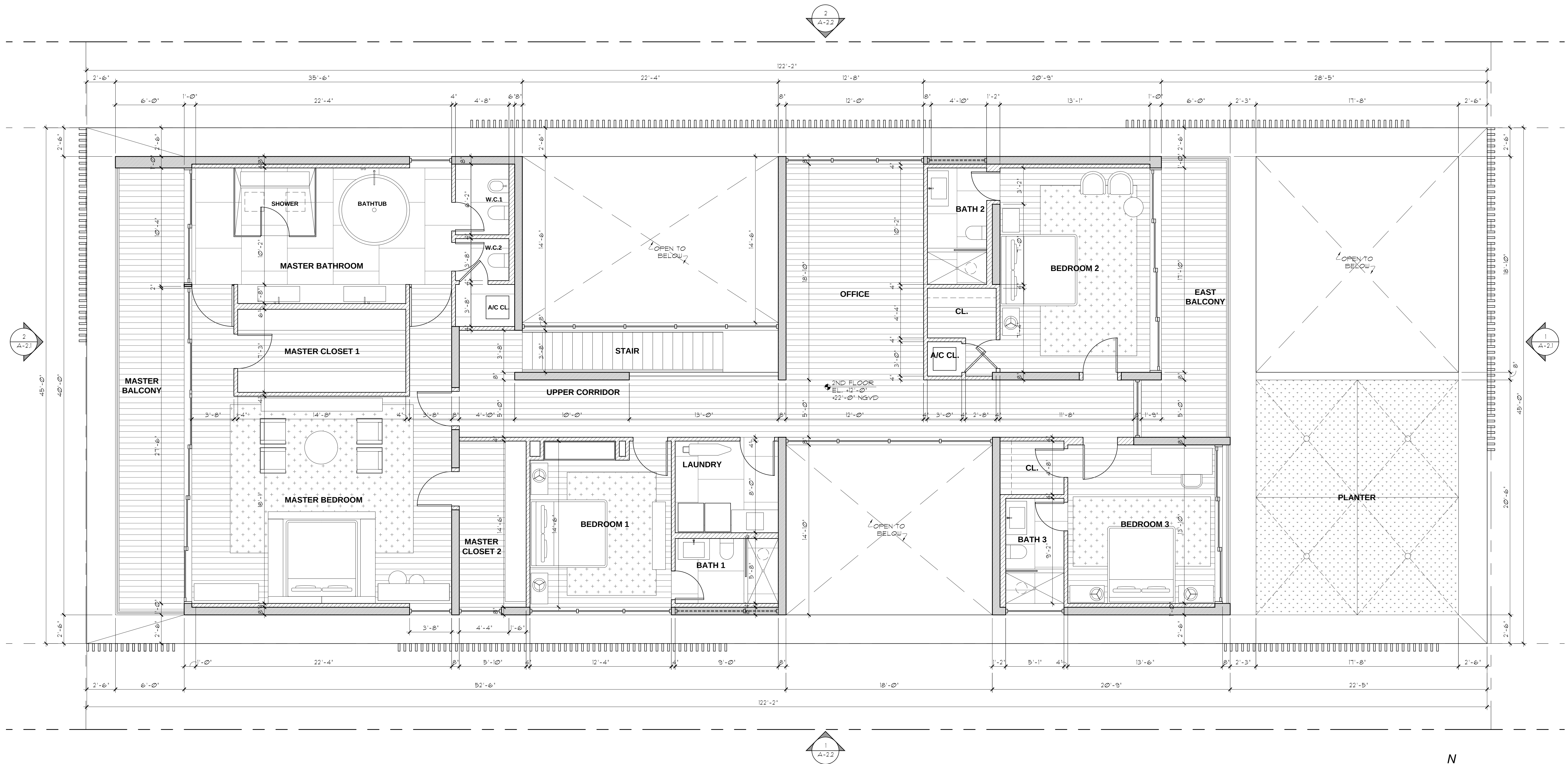
808 W. Dilido Dr.

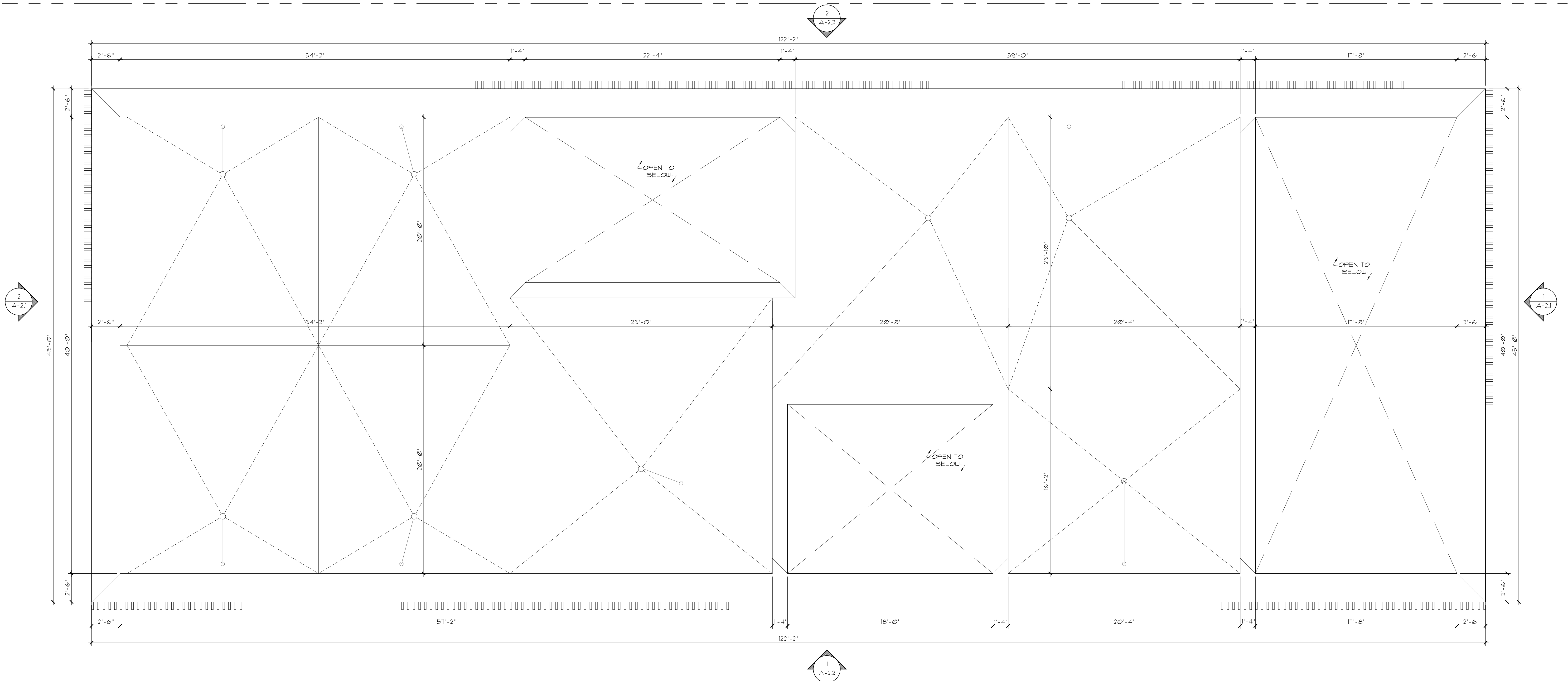
Adjacent Property
 Approx. Lot Coverage: 28.2%
 Approx. First-Second Ratio: 114.39%





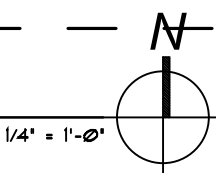
1 1st Floor Plan
A-1.1
SCALE 1/4" = 1'-0"





1
A-1.3

ROOF PLAN
SCALE



CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

www.choefflevy.com

(t) 305.434.8338
(f) 305.892.5292

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

comm.
no.
1614

date:
8/11/2016

revised:

sheet no.

A-1.3

seal
Raphael Levy
registered architect
AR0094779

