

SCOPE OF WORK

- Request waiver to exceed the 24’-0” height restriction, 28’-0” requested
- Request waiver to exceed 70% second to first floor ratio requirement. Ratio requested is 71%



ARCHITECT’S LETTER OF INTENT

The major driver behind this design is a dialogue with, and reinterpretation of, the built environment of modern Miami.

While concrete is generally the building material of choice in Miami because of its resilience, the material itself is rarely expressed. By contrast, the design calls for concrete to play a prominent role in the aesthetic of the project. We’ve particularly chosen a concrete with added white oxide in deference to the warm climate and to distinguish it from the more typical grey. This will retain texture and character from the construction process which creates depth and interest in the façade.

The accent materials, white steel and corten steel, respectively make reference to harbours and earth; a representation of Miami’s place as a major coastal city.

The request to waive the 70% floor area rule is made on the strength of the challenges created by the pie shaped lot and the desire to respect the side yard setbacks (by limiting the footprint of the building); while also providing our client the scale of house which he is entitled to by the Code of Ordnances. It should be noted that the request only exceeds code by 1%.

With respect to the requested height waiver, the code allows for an overall building height of 29FT above Base Flood Level (+5FT Freeboard, +24FT Building height). As an alternative we request the same overall height be allowed, but that we do so with a Freeboard of 1FT. This has no cost to the neighbourhood or neighbours versus the first approach, the benefits are as follows:

- 1. Character: A closer relationship between the house and the site and limits uninterrupted expanses of solid wall (the full extent of the building perimeter)
- 2. Safety: Limits the need for balustrades where stairs are impractical/limited by proximity to the side yard
- 3. Privacy: Reduces the potential for views from the house into the neighbour’s property from First Floor, and vice versa

It should also be noted that, should it be required at a later date for reasons of flooding, the First Floor level could be raised without demolishing the whole house or critically compromising internal volumes.

In terms of the form, the building is set back from the street boundary and starts as a single story height which then only becomes double story 60FT from the street, presenting an unimposing front façade. The rear façade consists predominantly of glass, to make maximum use of the views offered by the Venetian Islands.

The side facades are deliberately set well back from the boundary and articulated. This offers ample opportunity for privacy planting and ensures that the these façade are as unimposing as the front. Steel screens offer further privacy to the occupant and neighbours.

We believe that this design will be a valuable addition to the character of the Venetian Islands, while respecting the existing fabric.

FINAL DESIGN CONCEPT

DOCUMENT 1

- REFERENCES & 3D INFORMATION
- REFERENCE IMAGES
  - 3D RENDERS
  - LUMION 3D VIEWS
- DRAWINGS AND EXHIBITS
- PLANS
  - ELEVATIONS
  - SECTIONS
  - EXHIBITS

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	28 W Dilido Dr Miami Beach, Fl 33139		
2	Folio number(s):	02-3232-011-0091		
3	Board and file numbers :	DRB16-0084		
4	Year built:	1933	Zoning District:	RS-3
5	Based Flood Elevation:	10'-0"	Grade value in NGVD:	6'-3"
6	Adjusted grade (Flood+Grade/2):	8'-10"	Free board:	11'-0" (BFE +1'-0")
7	Lot Area:	14,225 SF		
8	Lot width:	77.73' (AVG)	Lot Depth:	183.66' (AVG)
9	Max Lot Coverage SF and %:	4,267.5 SF (30%)	Proposed Lot Coverage SF and %:	3,335 SF (23.4%)
10	Existing Lot Coverage SF and %:	2,498 SF (17.6%)	Lot coverage deducted (garage-storage) SF:	- 500 SF
11	Front Yard Open Space SF and %:	1,222 SF (76%)	Rear Yard Open Space SF and %:	1,795 SF (70%)
12	Max Unit Size SF and %:	7,112.5 SF (50%)	Proposed Unit Size SF and %:	7,102 SF (49.9%)
13	Existing First Floor Unit Size:	2,150 SF	Proposed First Floor Unit Size:	3,929 SF
14	Existing Second Floor Unit Size	1,075 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,167 SF (71.4%)
15			Proposed Second Floor Unit Size SF and % :	3,167 SF (71.4%)
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"	26'-0"	28'-0"	
18	Setbacks:				
19	Front First level:	30'-0"	19'-0"	30'-0"	
20	Front Second level:	30'-0"	35'-6"	30'-0"	
21	Side 1:	10'-0"	9'-6"	10'-0"	
22	Side 2 or (facing street):	10'-0"	19'-6"	10'-0"	
23	Rear:	27'-7"	67'-0"	31'-0"	
	Accessory Structure Side 1:	7'-6"	N/A	10'-0"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	13'-9"	N/A	13'-9"	
26	Sum of Side yard :	19'-6"	29'-0"	20'-0"	
27	Located within a Local Historic District?	Yes or <b><u>NO</u></b>			
28	Designated as an individual Historic Single Family Residence Site?	Yes or <b><u>NO</u></b>			
29	Determined to be Architecturally Significant?	Yes or <b><u>NO</u></b>			

















WHITE FAIRFACE CONCRETE



CORTEN STEEL



DARK TERRAZZO



WHITE STEEL





Residence 1



Residence 2



Subject Property ( 28 W Dilido Dr )



Residence 3



Residence 4



Residence 5



Residence 6



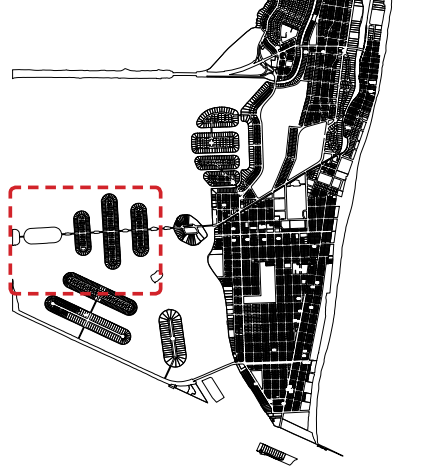
Residence 7



Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties





\*NEW WINDOW IN STREET SIDE FACADE



DESIGN REVISED SINCE RENDER, ADDED WINDOW AS REQUESTED

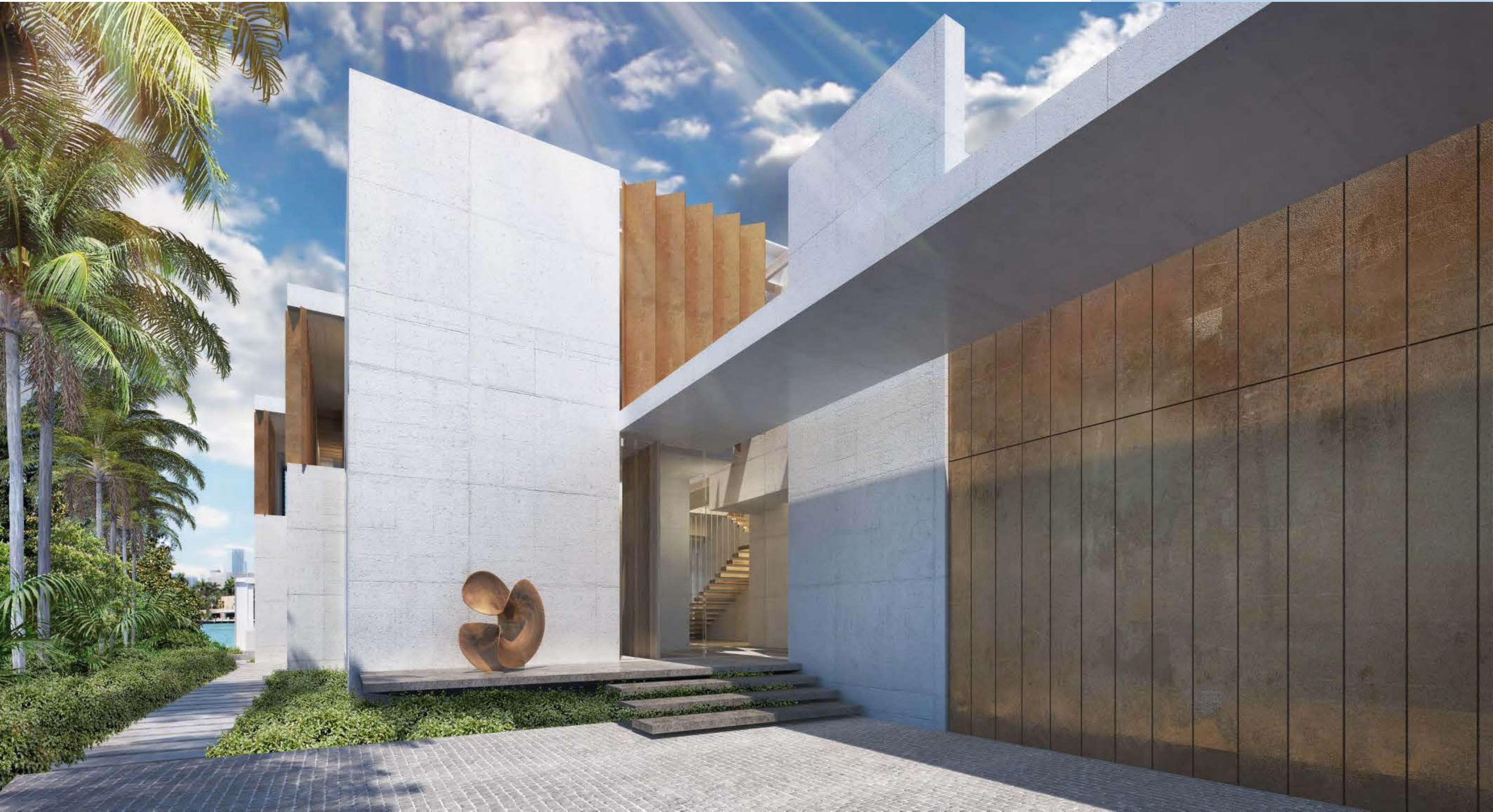
US\_MIA\_28W DILIDO MIAMI, USA

REF: US\_MIA\_28WDilido\_16541 Shane\WS02\_DC Design Concept\Admin\WS02\_2000\_DC Report to Client\2016\_10\_25 DRB Submission

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN

SAOTA<sub>8</sub>

















FRONT FAÇADE WITH ADDED FENESTRATION























FRONT SETBACK LANDSCAPE/IMPERVIOUS CALCULATIONS

	AREA	PERCENTAGE
AREA	1611 SF	100%
IMPERVIOUS AREA	389 SF	24%
LANDSCAPE AREA	1222 SF	76%

REAR SETBACK LANDSCAPE/IMPERVIOUS CALCULATIONS

	AREA	PERCENTAGE
AREA	2564 SF	100%
IMPERVIOUS AREA	769 SF	30%
LANDSCAPE AREA	1795 SF	70%

LOT COVERAGE

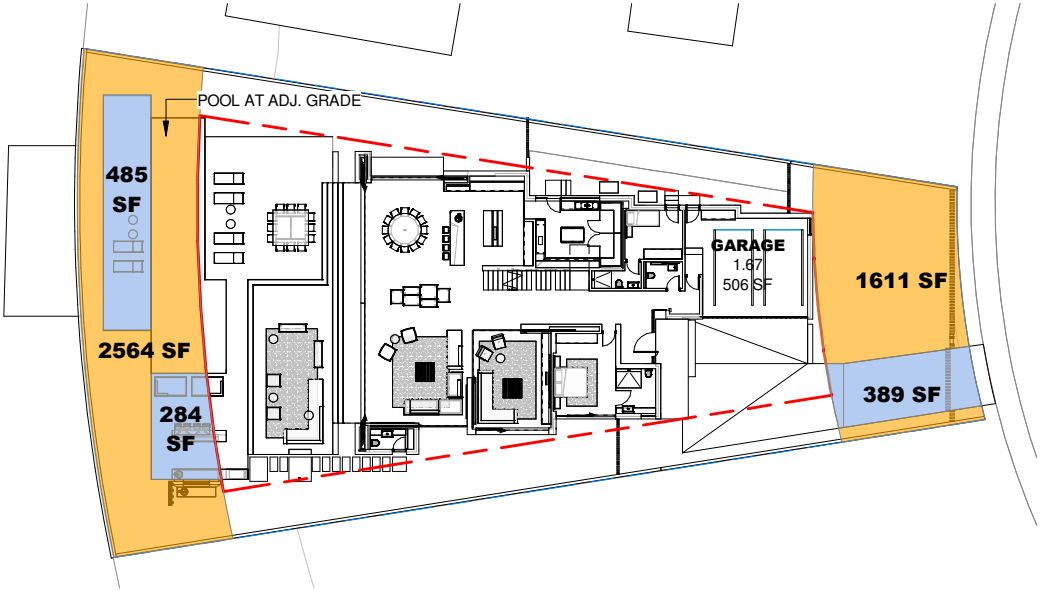
	AREA
EXISTING LOT SIZE	14225 SF
MAIN HOUSE	3929 SF
CABANA (211 SF, less than 2% of lot)	0 SF
GARAGE (506 SF minus 500 SF exemption)	6 SF
TOTAL COVERAGE	3335 SF (23%)

UNIT SIZE

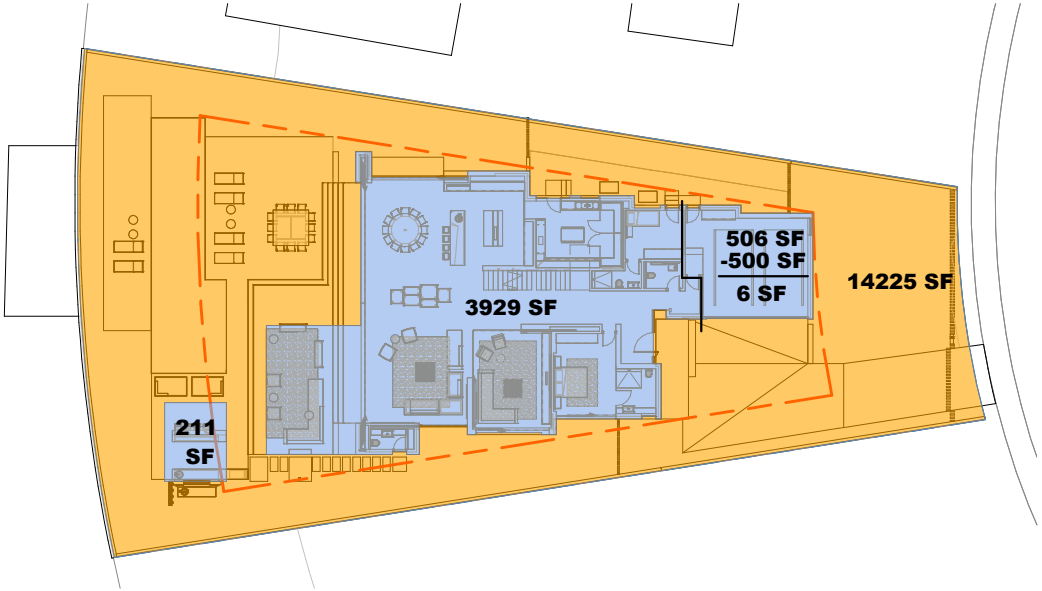
	AREA
MAIN HOUSE	14225 SF
FIRST FLOOR	3929 SF
SECOND FLOOR	3167 SF
TOTAL A/C	7106 SF
GARAGE (506 SF minus 500 SF exemption)	6 SF
CABANA (211 SF, less than 2% of lot)	0 SF
TOTAL	7102 SF (49.9%)

SECOND FLOOR PERCENTAGE

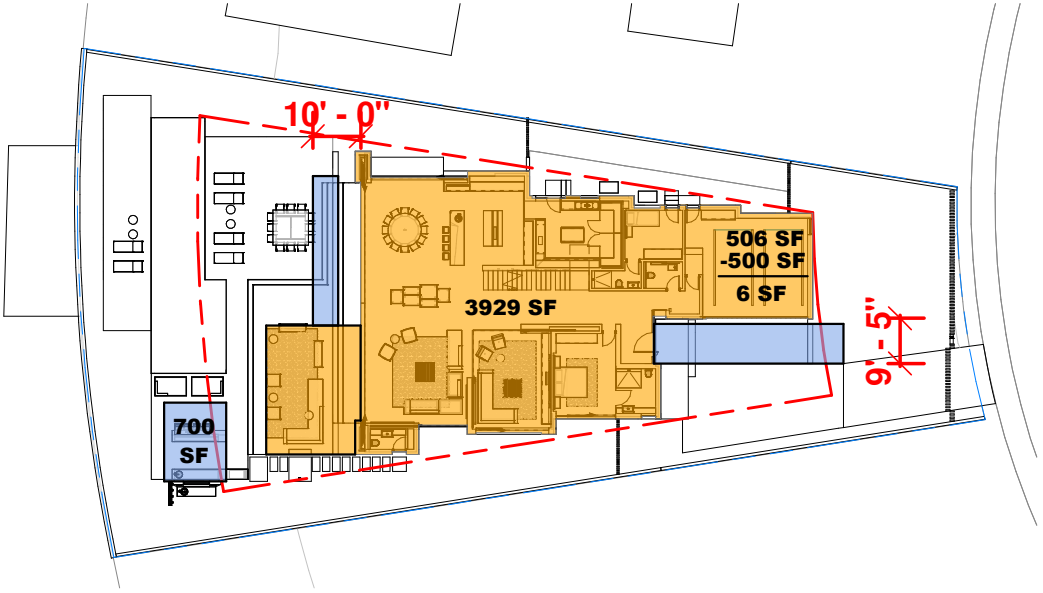
	AREA
MAIN HOUSE	
FIRST FLOOR A/C + GARAGE	4435 SF
SECOND FLOOR	3167 SF
SECOND FLOOR PERCENTAGE OF FIRST	71.4 %



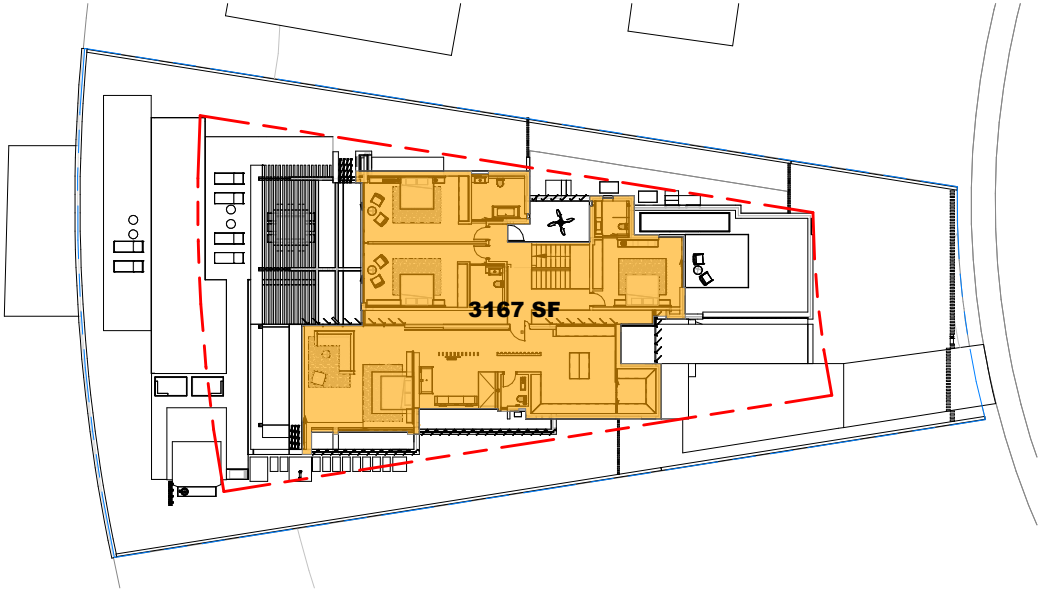
1 PERVIOUS LANDSCAPING  
1" = 40'-0"



2 COVERAGE PLAN  
1" = 40'-0"



3 FIRST FLOOR UNIT SIZE  
1" = 40'-0"

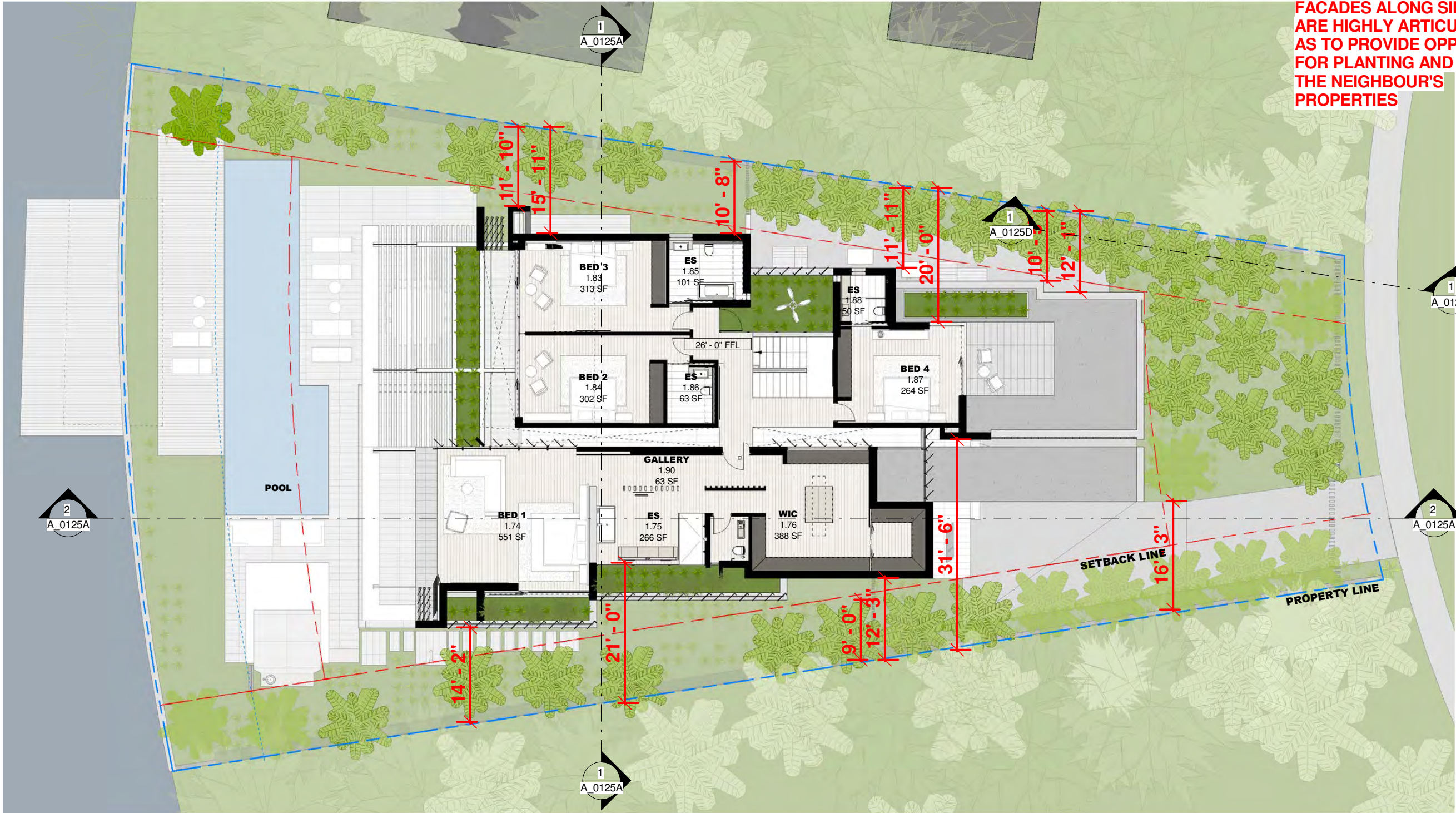


4 SECOND FLOOR UNIT SIZE  
1" = 40'-0"





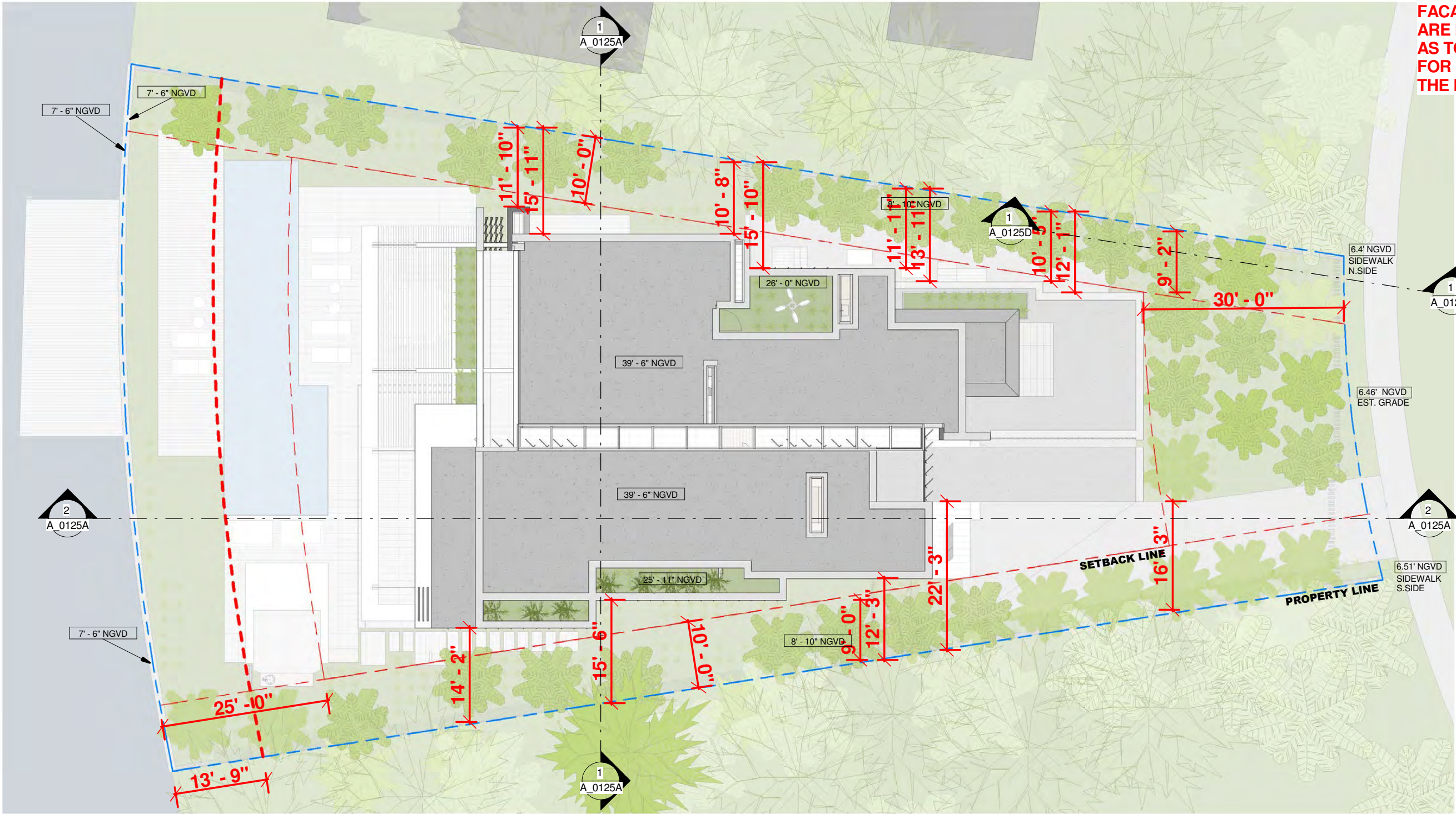




FACADES ALONG SIDEYARDS  
ARE HIGHLY ARTICULATED SO  
AS TO PROVIDE OPPORTUNITY  
FOR PLANTING AND RESPECT  
THE NEIGHBOUR'S  
PROPERTIES

1 SECOND FLOOR PLAN  
1/16" = 1'-0"





**1 ROOF PLAN**  
1/16" = 1'-0"





**1 SECTION (1FT FREEBOARD + 28FT HEIGHT)**  
1" = 10'-0"



**3 SECTION B-B DRB - CALLOUT**  
1/8" = 1'-0"

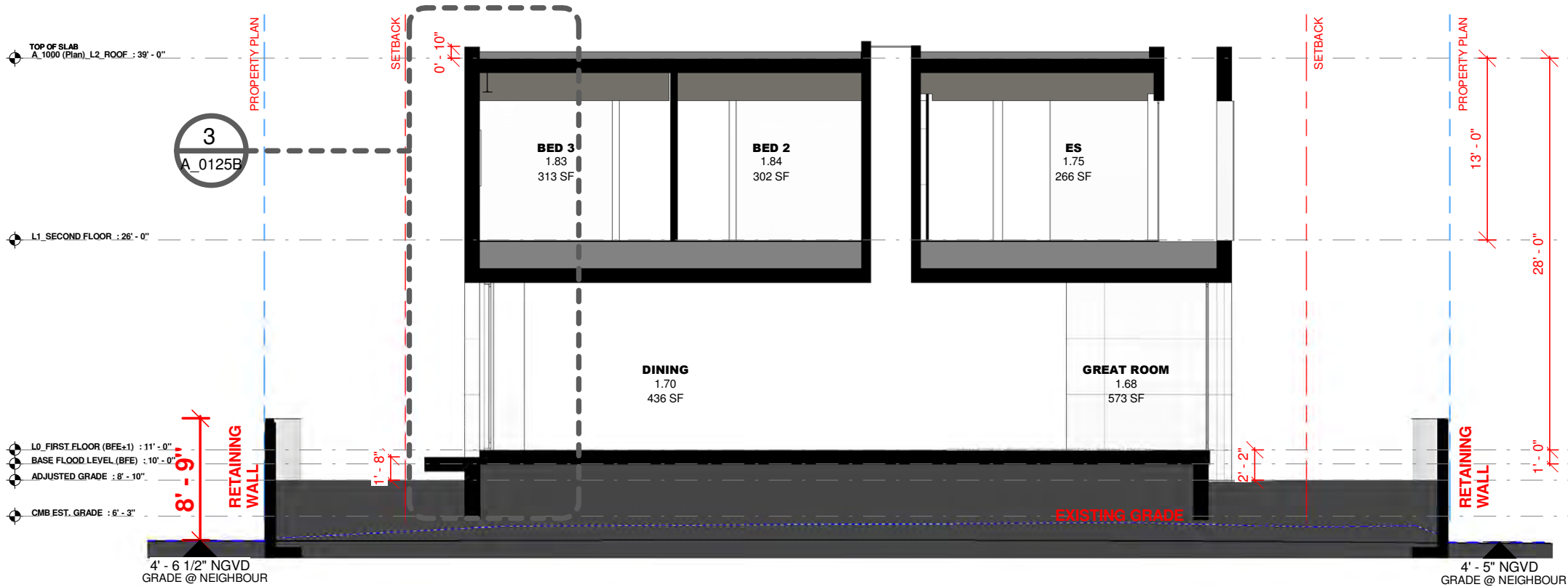


**2 SECTION A**  
1" = 10'-0"

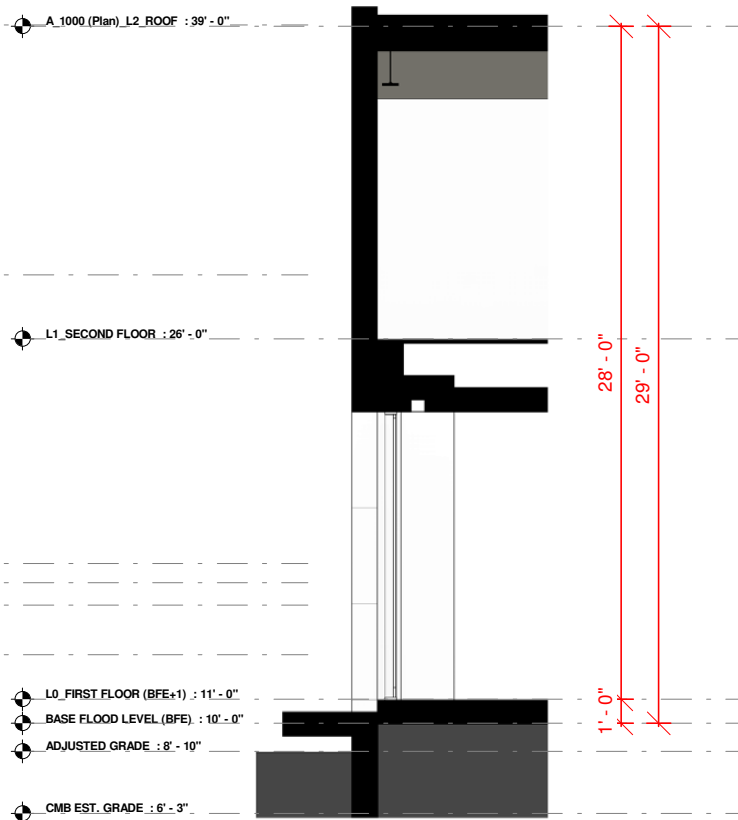


**3 SECTION B-B DRB - CALLOUT**  
1/8" = 1'-0"





1 SECTION (1FT FREEBOARD + 28FT HEIGHT)  
1" = 10'-0"

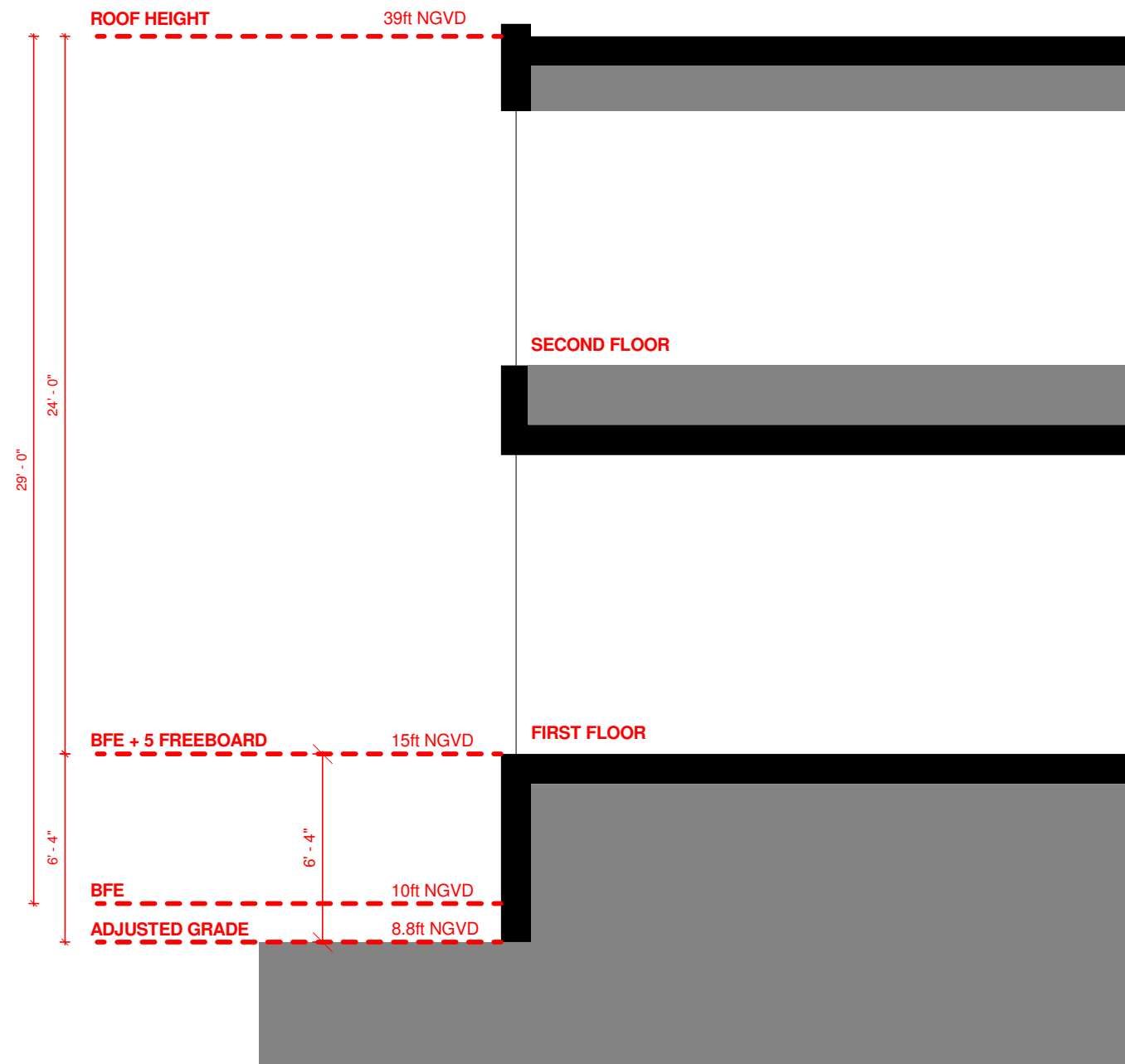


3 SECTION B-B DRB - CALLOUT  
1/8" = 1'-0"

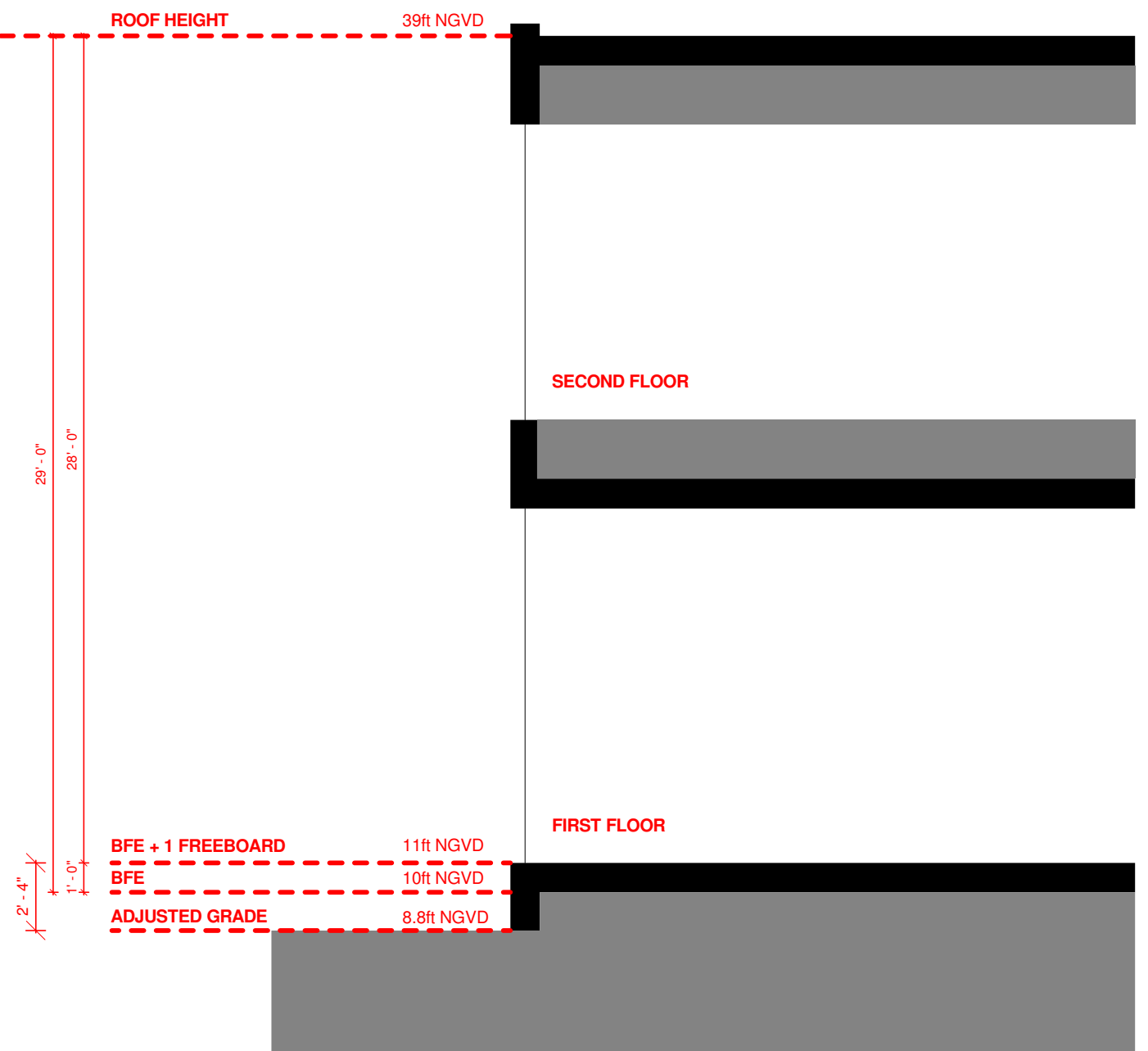


2 SECTION A  
1" = 10'-0"





1 SECTION (5FT FREEBOARD + 24FT HEIGHT)  
3/16" = 1'-0"

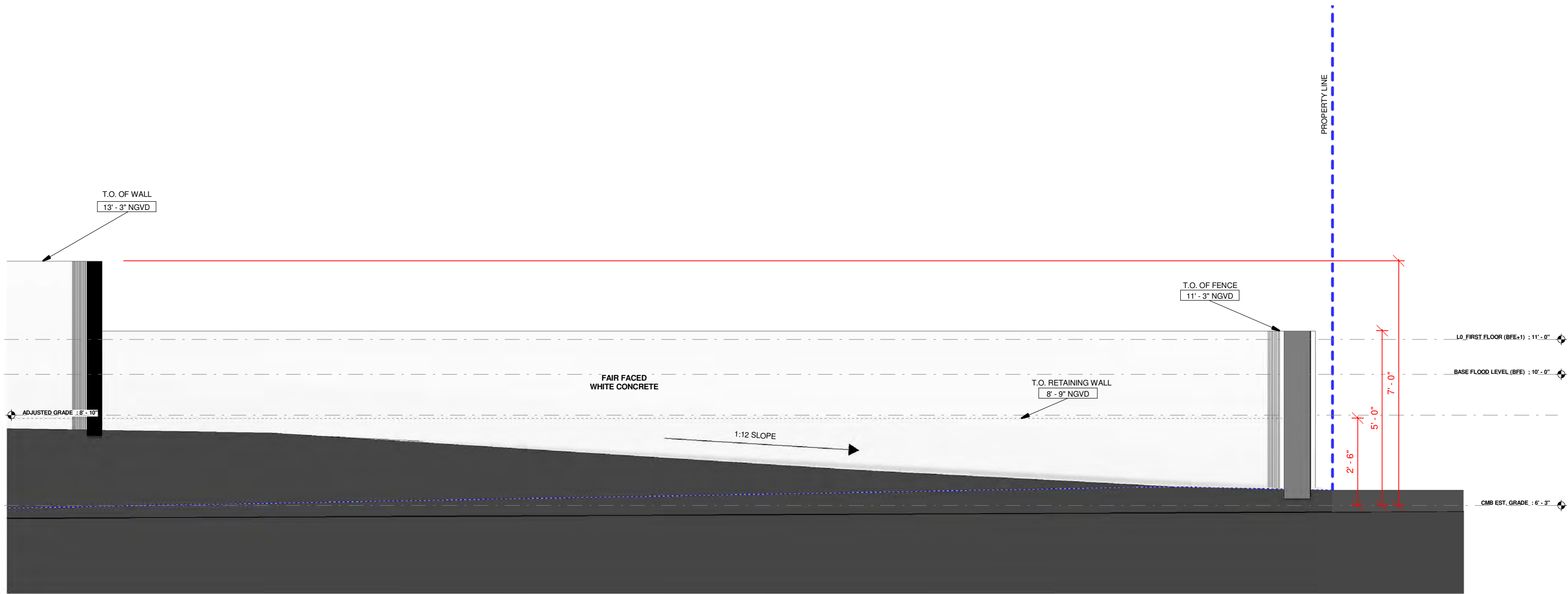


2 SECTION (1FT FREEBOARD + 28FT HEIGHT)  
3/16" = 1'-0"

PROJECTS ARE ENTITLED TO A MAX FREEBOARD OF 5FT AND A BUILDING HEIGHT OF 24FT. THIS PROJECT COMPLIES WITH THE RESULTING OVERALL HEIGHT DIMENSION.

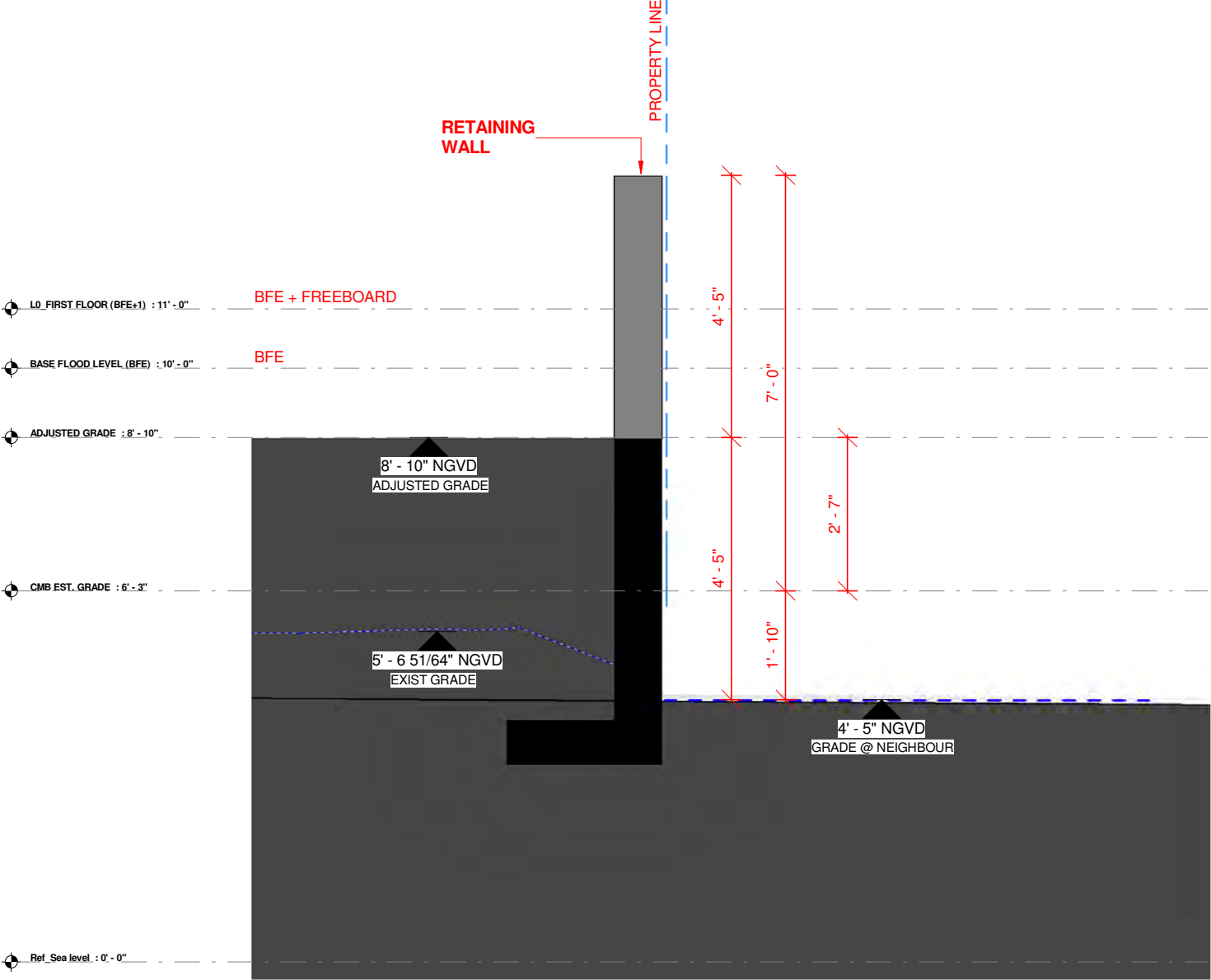
THE HEIGHT OF THE PROJECT IS FURTHER MITIGATED BY THE ARTICULATION OF THE SIDE FACADES WITH RESPECT TO THE IMPACT ON NEIGHBOURS





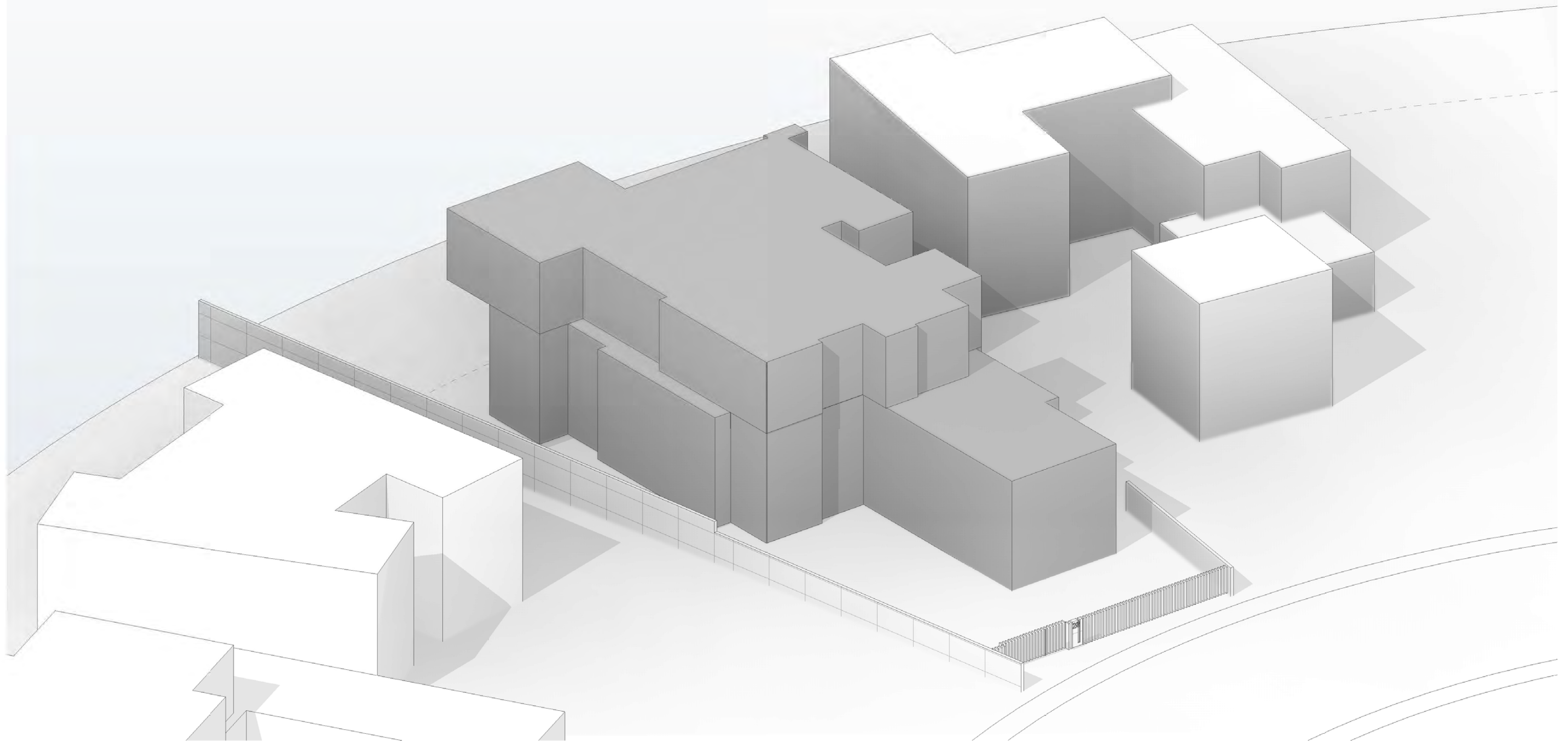
1 SECTION - BOUNDARY WALL  
3/8" = 1'-0"





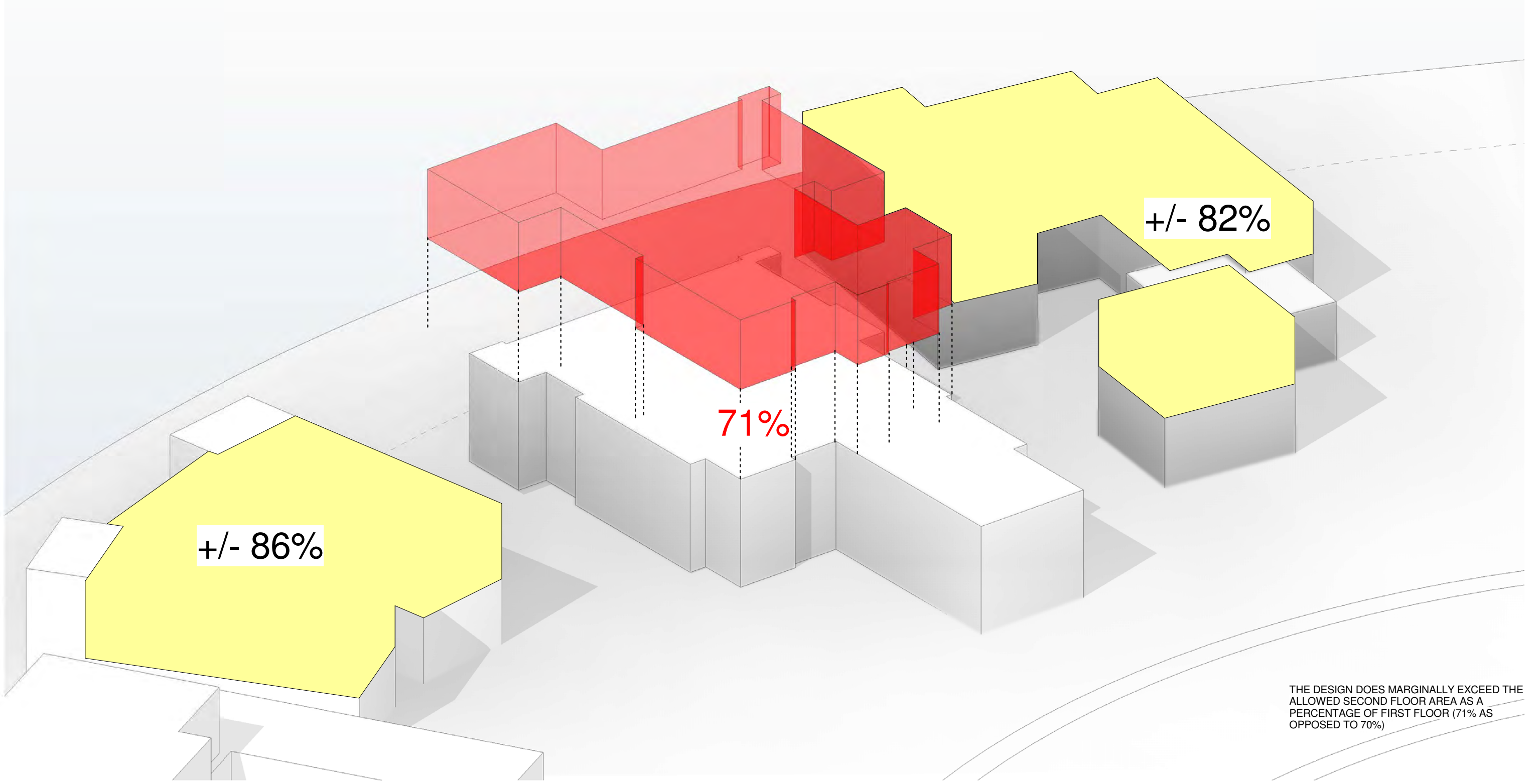
1 SECTION - RETAINING WALL  
3/8" = 1'-0"





**1** A\_9000 (AXO) Massing





THE DESIGN DOES marginally EXCEED THE ALLOWED SECOND FLOOR AREA AS A PERCENTAGE OF FIRST FLOOR (71% AS OPPOSED TO 70%)

1 MASSING STUDY





**1** AXO

**US\_MIA\_28W\_DILIDO** MIAMI, FLORIDA  
REF:

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

**SAOTA**



**FACADES ALONG SIDEYARDS  
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**2 SOUTH EAST AXO**

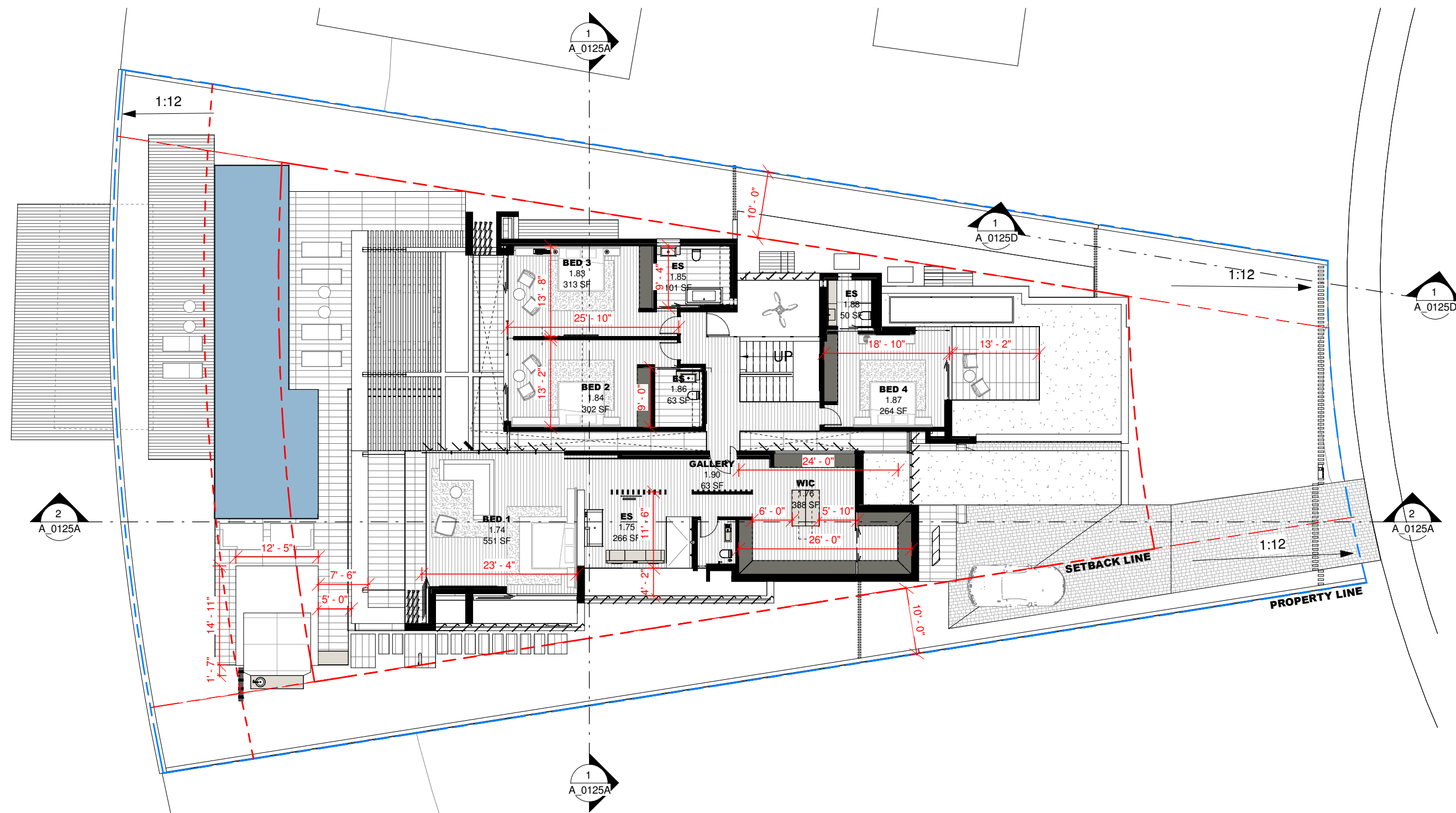


**1 NORTH WEST AXO**









1

SECOND FLOOR PLAN

1/16" = 1'-0"









1

**EAST ELEVATION**  
1" = 10'-0"



2

**SOUTH ELEVATION**  
1" = 10'-0"





**1 WEST ELEVATION**  
1" = 10'-0"



**2 NORTH ELEVATION**  
1" = 10'-0"

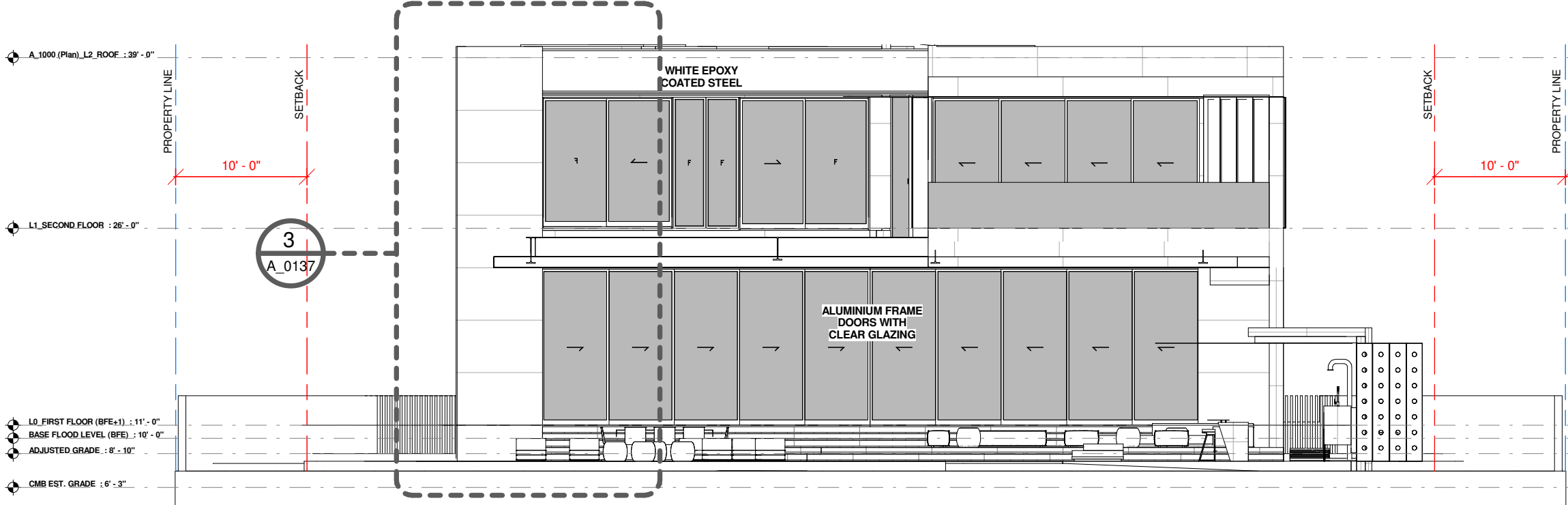
**US\_MIA\_28W\_DILIDO** MIAMI, FLORIDA

REF: US\_MIA\_28WDilido\_16541 Shane\WS02\_DC Design Concept\Admin\WS02\_2000\_DC Report to Client\2016\_10\_14\_RevisedFDC

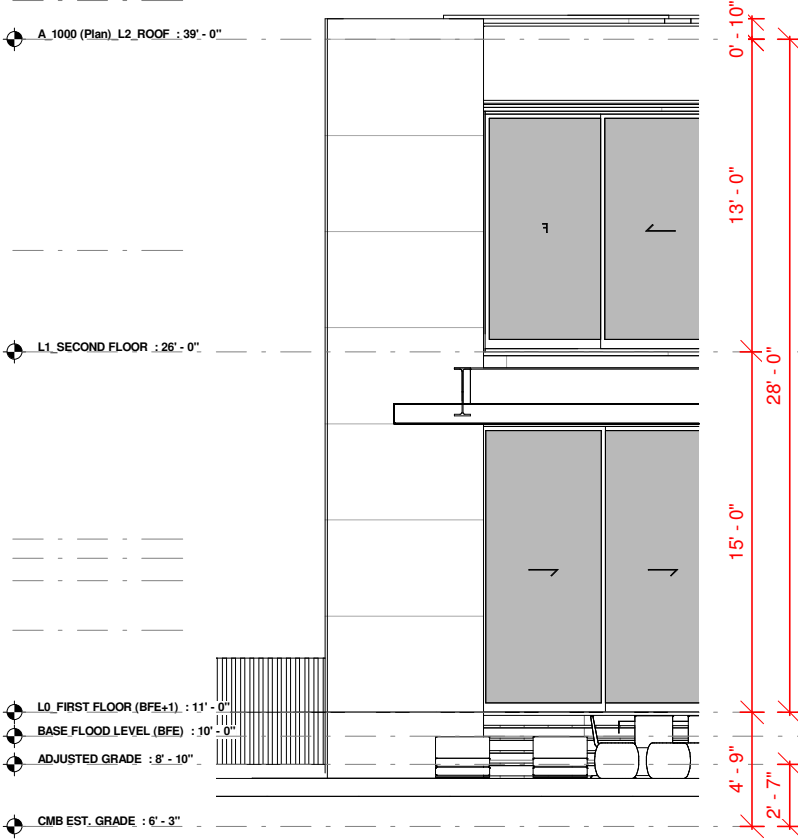
**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

**SAOTA**

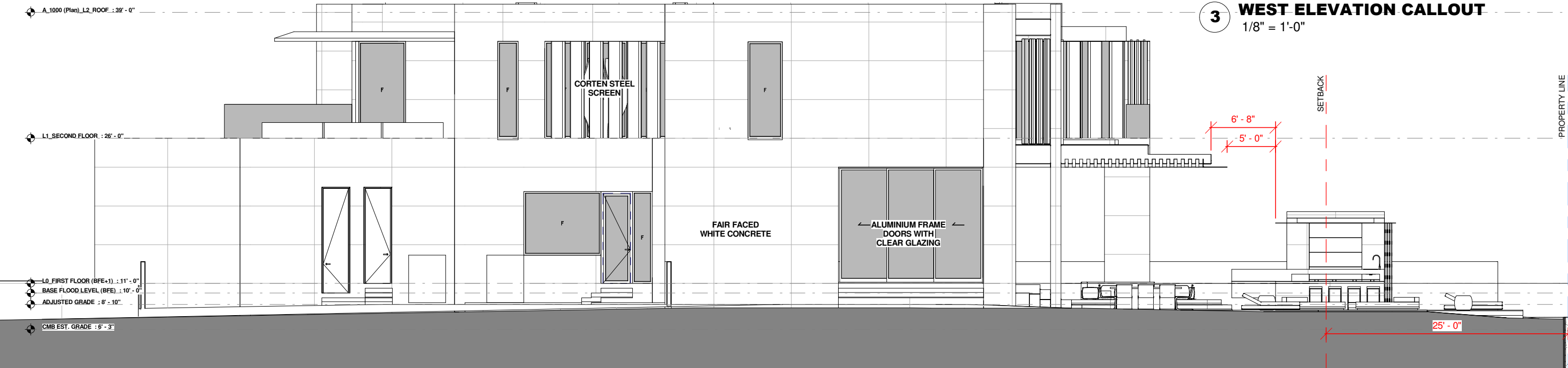




1 WEST ELEVATION  
1" = 10'-0"

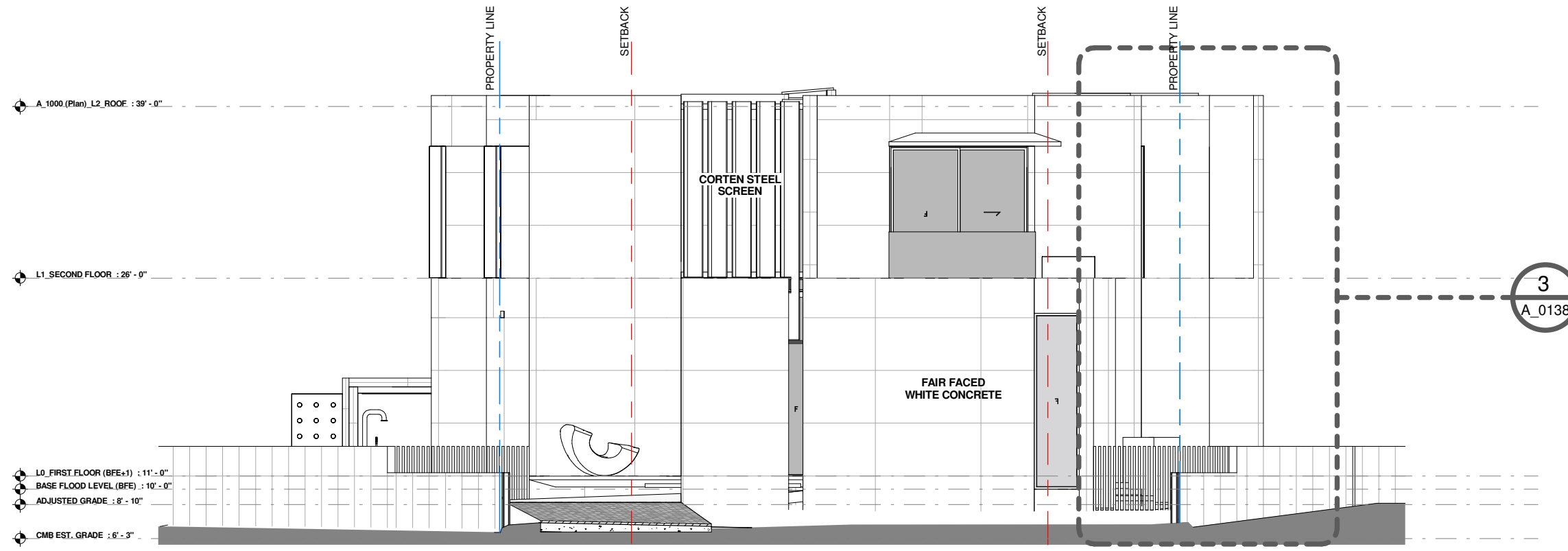


3 WEST ELEVATION CALLOUT  
1/8" = 1'-0"

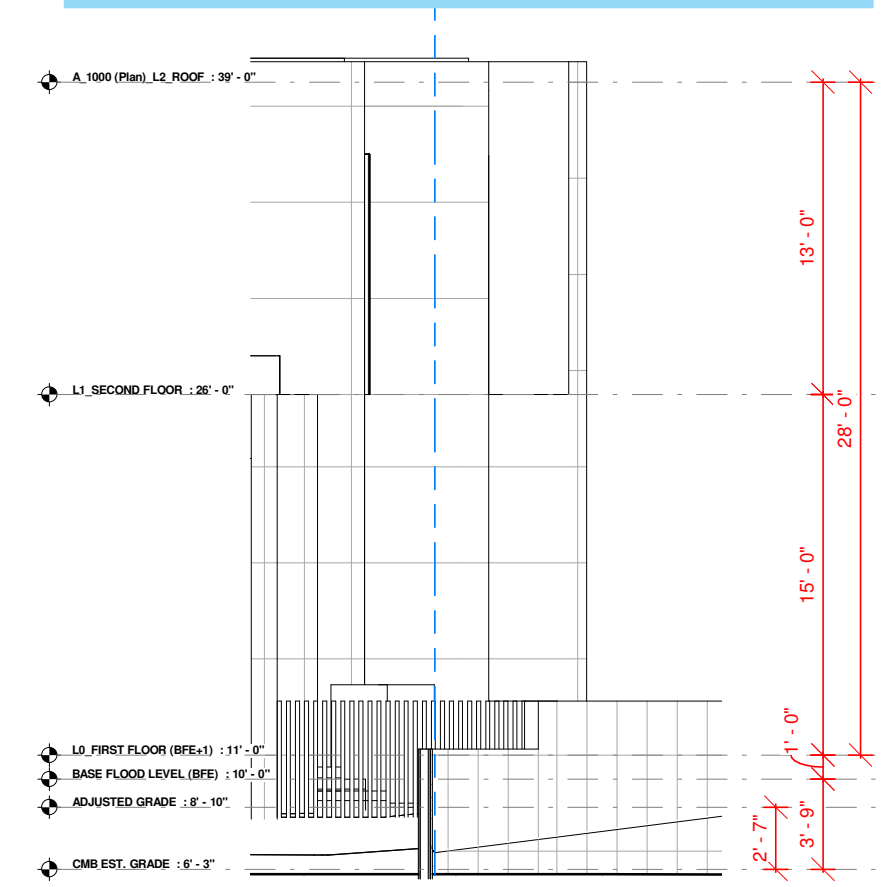


2 NORTH ELEVATION  
1" = 10'-0"

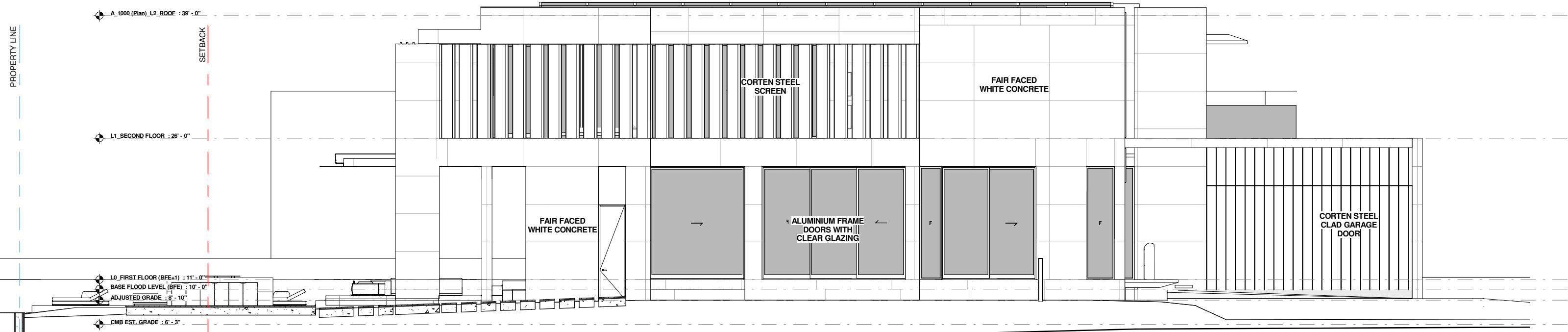




**1 EAST ELEVATION**  
1" = 10'-0"

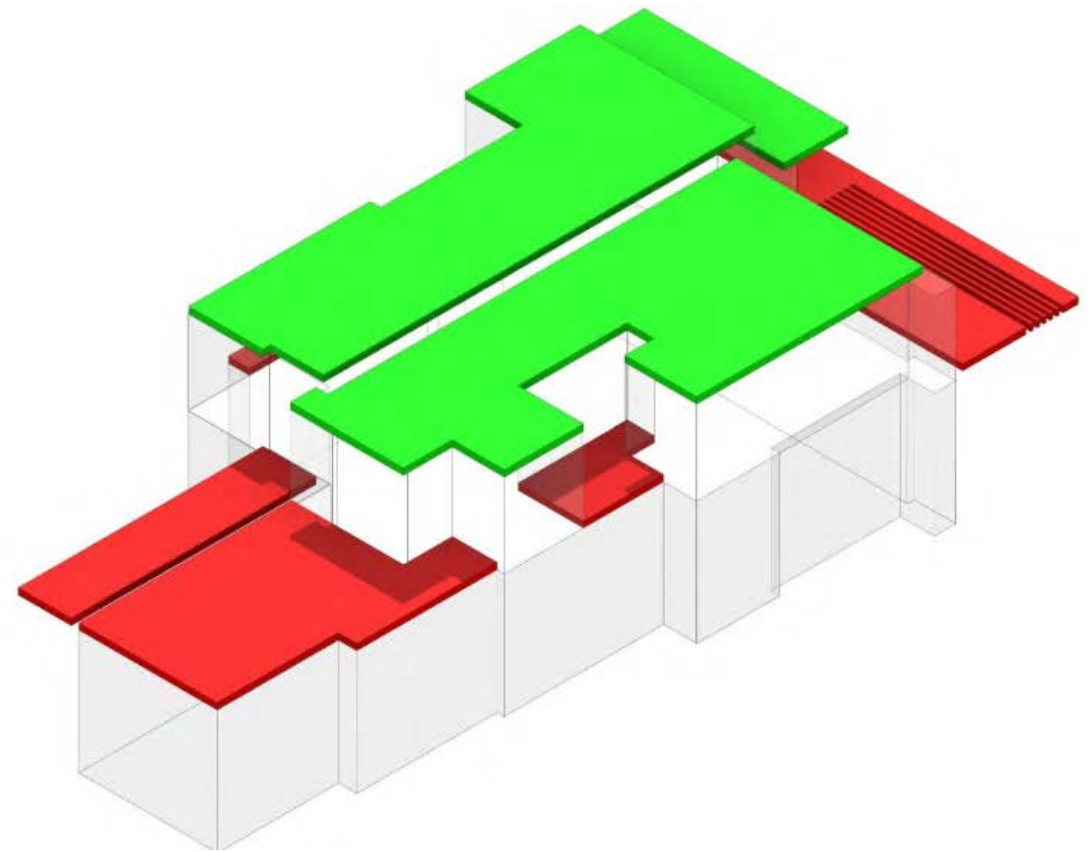
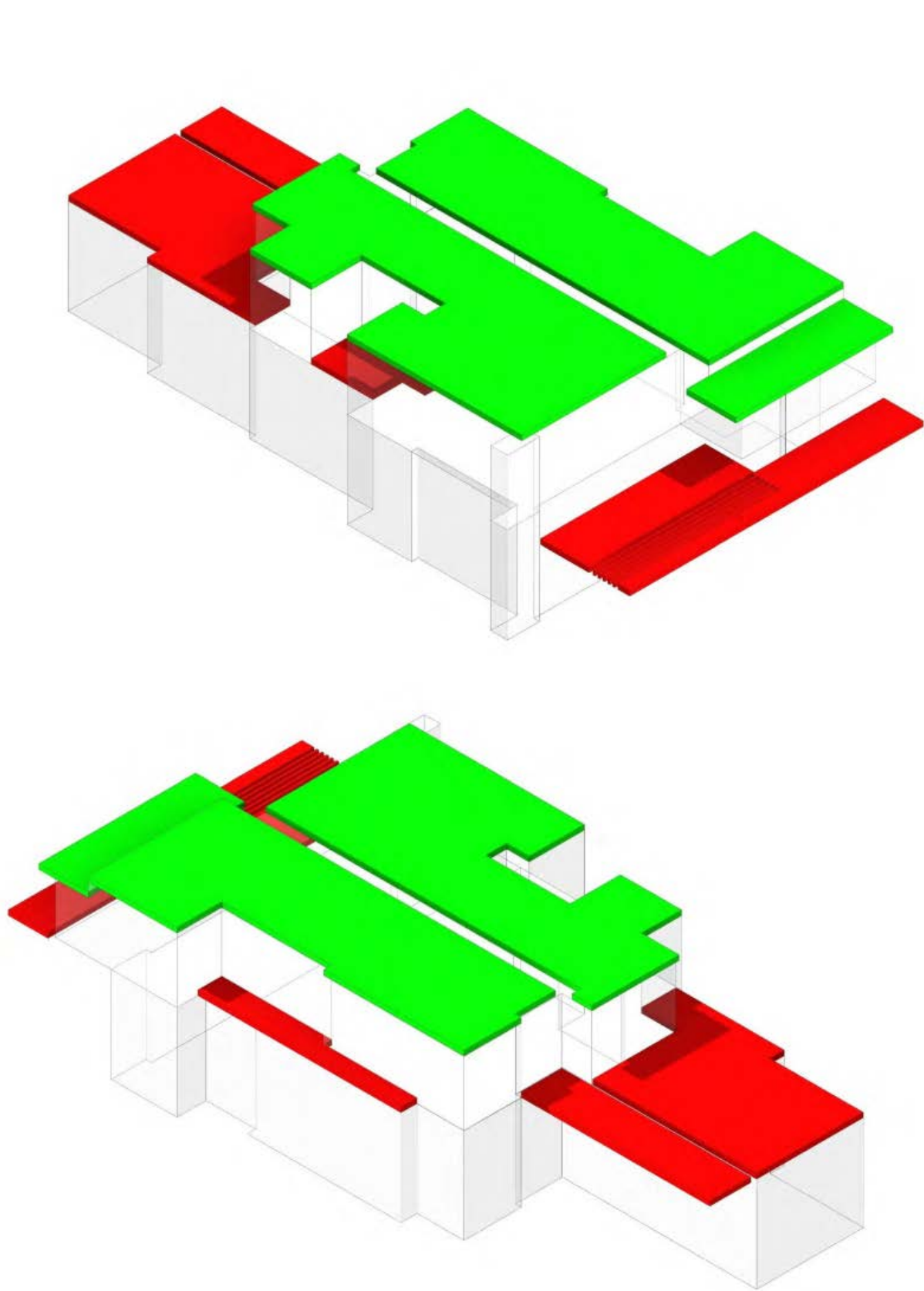


**3 EAST ELEVATION CALLOUT**  
1/8" = 1'-0"



**2 SOUTH ELEVATION**  
1" = 10'-0"





The dynamic roofscape provides layering to the architecture and avoids a monolithic appearance.