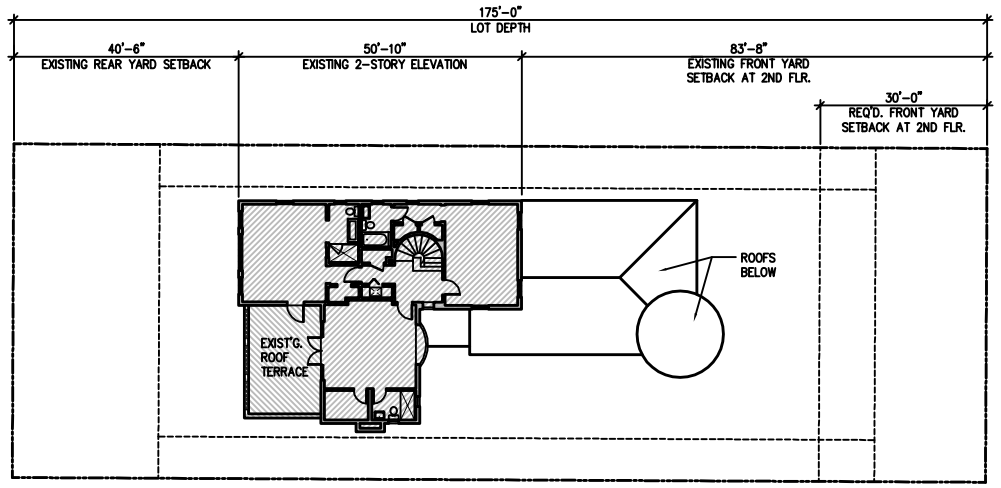
ITEM #	ZONING INFORMATION			
1	ADDRESS:	204 W. DILIDO DRIVE, MIAMI BEACH FL 33139		
2	FOLIO NUMBER(S):	02-3232-011-0150		
3	BOARD AND FILE NUMBERS:	N/A		
4	YEAR BUILT:	1939	ZONING DISTRICT:	RS-3 (SINGLE FAMILY RESIDENTIAL)
5	BASE FLOOD ELEVATION:	9.00'	GRADE (N.G.V.D.):	6.50'
6	ADJUSTED GRADE [((B.F.E.+1.0')+GRADE)/2]:	8.25'	FREE BOARD:	?
7	LOT AREA:	10,500 S.F.		
8	LOT WIDTH:	60'	LOT DEPTH:	175'
9	MAX. LOT COVERAGE SF AND %:	4,200 S.F. (40%)	PROPOSED LOT COVERAGE SF AND %:	2,752 S.F. (26.2%)
10	EXISTING LOT COVERAGE SF AND %:	2,628 S.F. (25%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	500 S.F. (GARAGE)
11	FRONT YARD OPEN SPACE SF AND %:	800 S.F. (66.7%)	REAR YARD OPEN SPACE SF AND %:	1,332 S.F. (84.6%)
12	MAX. UNIT SIZE SF AND %:	6,300 S.F. (60%)	PROPOSED UNIT SIZE SF AND %:	4,825 S.F. (46%)
13	EXISTING FIRST FLOOR UNIT SIZE:	2,174 S.F.	PROPOSED FIRST FLOOR UNIT SIZE:	2,752 S.F.
14	EXISTING SECOND FLOOR UNIT SIZE:	1,364 S.F.	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %:	2,073 S.F. (75.3% OF 1ST FLR.)
15				
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	394 S.F. (14.3% OF FLR. BELOW)

		REQUIRED:	EXISTING:	PROPOSED:	DEFICIENCIES:
17	HEIGHT: *	27'-0" MAX. ALLOWABLE	23'-5"	23'-5"	
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0" MIN.	49'-8"	20'-0"	
20	FRONT SECOND LEVEL:	30'-0" MIN.	83'-8"	52'-2"	
21	SIDE 1:	7'-6" MIN.	8'-6"	8'-6"	
22	SIDE 2 OR (FACING STREET):	7'-6" MIN.	9'-8"	7'-6"	
23	REAR:	26'-3" MIN. (15% LOT DEPTH)	40'-6"	35'-6"	
	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR	N/A	N/A	N/A	
	(FACING STREET):	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-0" MIN. (25% LOT WIDTH)	18'-2" (30.3% LOT WIDTH)	16'-0" (26.7% LOT WIDTH)	

27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO	NO	
28	DESIGNATED AS AN INDIVIDUAL SINGLE FAMILY RESIDENCE SITE?	NO	NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES	YES	

* MEASUREMENT OF HEIGHT:

HEIGHTS GIVEN ARE MEASURED FROM "ADJUSTED GRADE" TO THE MID-POINT OF NEW / EXISTING ROOF SLOPES.
"ADJUSTED GRADE" = [(GRADE AT MID-POINT OF FRONT PROPERTY LINE) + (BASE FLOOD ELEVATION + 12 INCHES)] / 2
= [(6.75') + (9.00' + 12 INCHES)] / 2 = 8.375'

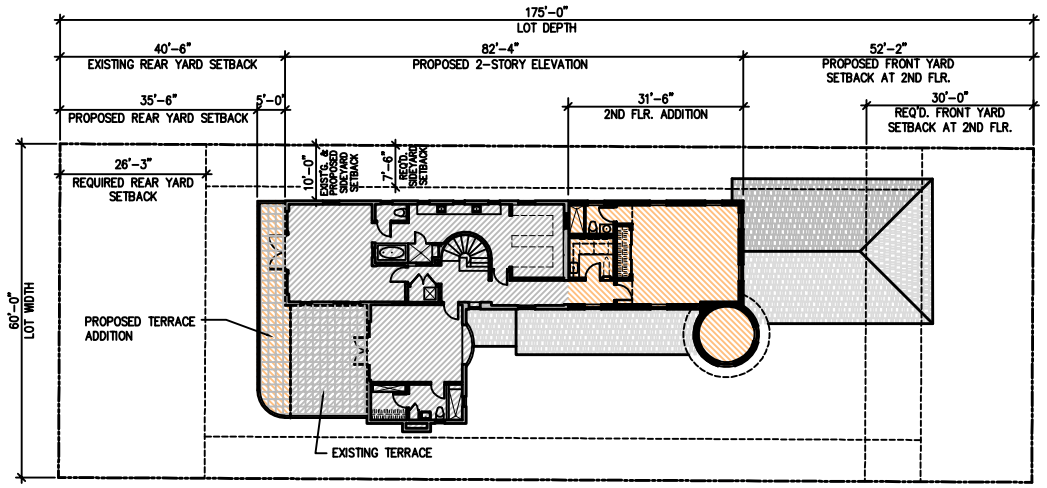


TOTAL 2ND FLR. G.H.A.: 1,356 S.F.
EXISTING ROOF TERRACE AREA: 278 S.F.

3 EXISTING 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

GRAPIC LEGEND:

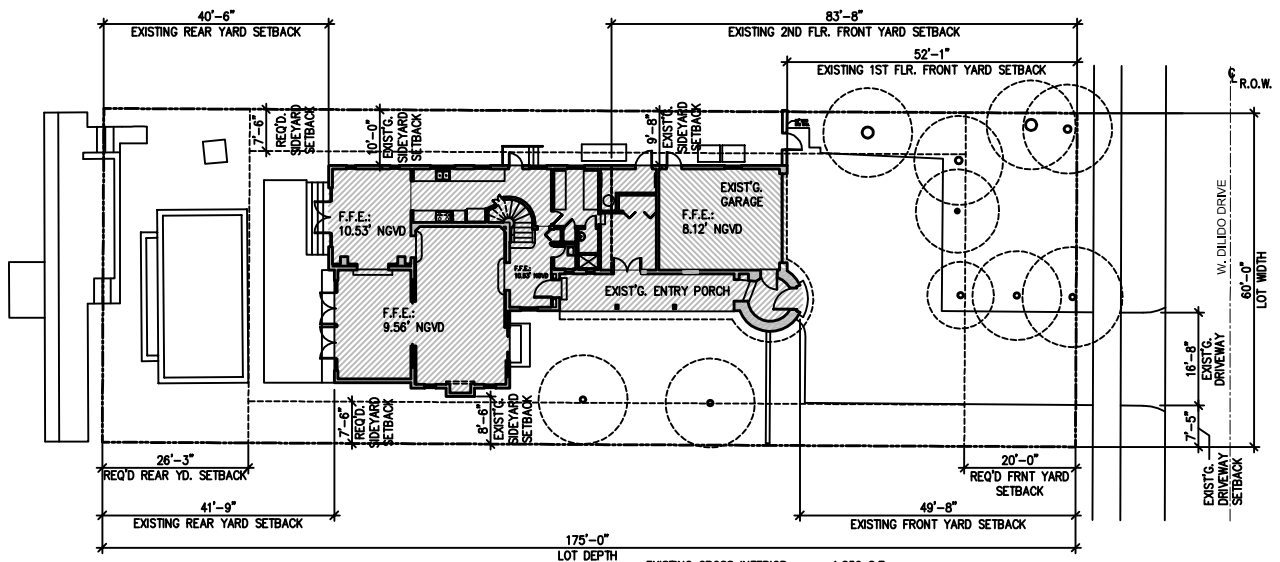
- EXISTING AREA
- PROPOSED ADDITIONAL AREA
- FRONT & REAR YARD OPEN SPACE
- POOL (INCLUDED IN IN REAR YARD OPEN SPACE)



GROSS ENCLOSED AREAS: (MEASURED TO EXTERIOR FACES OF EXTERIOR WALLS)	
EXISTING 2ND FLR.:	1,356 S.F.
PROPOSED 2ND FLR. ADDITION:	717 S.F.
TOTAL PROPOSED 2ND FLR.:	2,073 S.F.

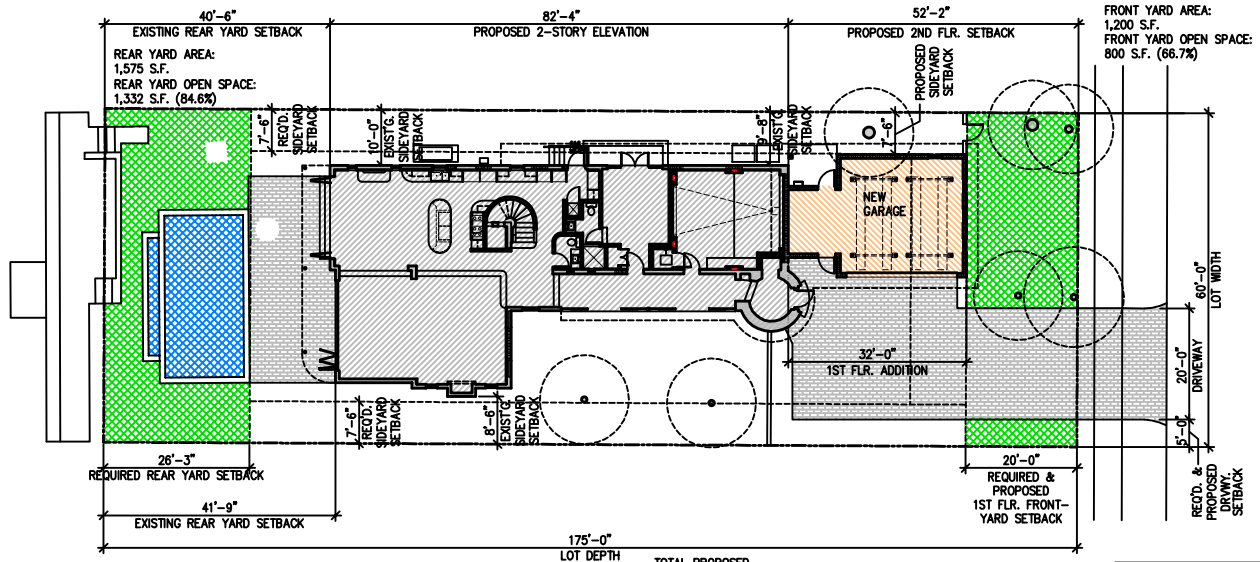
OUTDOOR TERRACE AREAS:	
EXISTING TERRACE:	278 S.F.
PROPOSED EXPANSION:	210 S.F.
TOTAL PROPOSED TERRACE:	488 S.F.

4 PROPOSED 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



EXISTING GROSS INTERIOR:	1,856 S.F.
EXISTING ENTRY PORCH:	318 S.F.
TOTAL EXIST'G. 1ST FLR. G.H.A.:	2,174 S.F.
EXISTING GARAGE:	454 S.F.
EXISTING LOT COVERAGE: (GROSS INTERIOR + ENTRY PORCH + GARAGE)	2,628 S.F.

1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



TOTAL PROPOSED 1ST FLR. G.H.A.: (INCLUDES ENCLOSED ENTRY PORCH)	2,627 S.F.
NEW GARAGE:	625 S.F.
PROPOSED LOT COVERAGE: 2,752 S.F. (TOTAL 1ST FLR. G.H.A. + NEW GARAGE, LESS 500 S.F.)	

GROSS ENCLOSED AREAS: (MEASURED TO EXTERIOR FACES OF EXTERIOR WALLS)	
EXISTING 1ST FLR.:	2,627 S.F.
PROPOSED GARAGE ADDITION:	625 S.F.
TOTAL PROPOSED 1ST FLR.:	3,252 S.F.

2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

MOSSCROP ASSOCIATES
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CERTS. OF AUTH.: AA26001057 & AA26001058

REV.:	DATE:	DESCRIPTION:

RJAA MOSSCROP, REGISTERED ARCHITECT FLORIDA LICENSE NO.: AR92744

PROJECT NAME & ADDRESS:

SALLOUM RESIDENCE

204 W. DILIDO DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

ZONING DIAGRAMS & TABULATION

SHEET NO.: A-01

SCALE:	1/8" = 1'-0"
DATE:	01-05-17
ISSUE:	D.R.B. FINAL SUBMITTAL
JOB NO.:	204-01