

PREVIOUSLY APPROVED DRB #23125

DRAWING NOTE

ATTACHED ARE PREVIOUSLY APPROVED FLOOR PLANS AND ELEVATIONS FOR REFERENCE

REVISIONS

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DI LIDO RESIDENCE

609 E DI LIDO DRIVE

MIAMI BEACH, FL 33139

2015

R+O STUDIO, LLC

studio of modern architecture

5901 SW 74 STREET, SUITE 208

MIAMI, FL 33143 TEL 305.741.4220

LICENSE NO. AA6000295

140505-DI LIDO RESIDENCE

609 E DI LIDO DRIVE, MIAMI BEACH, FL 33139

OMAR J. MORENO RA, RID

ARCHITECT

FL LICENSE: No. AR 93971

ISSUE DATE: 08.17.2015

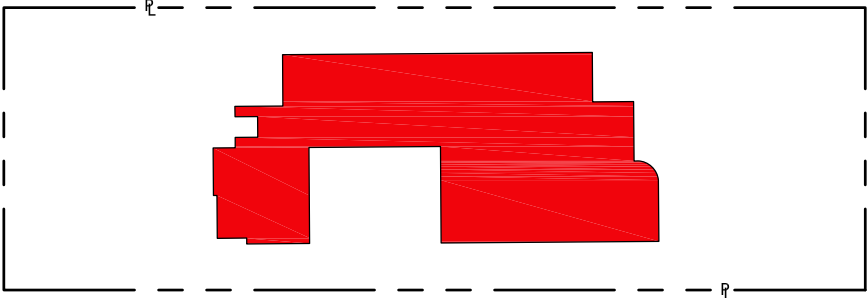
NEW RESIDENCE



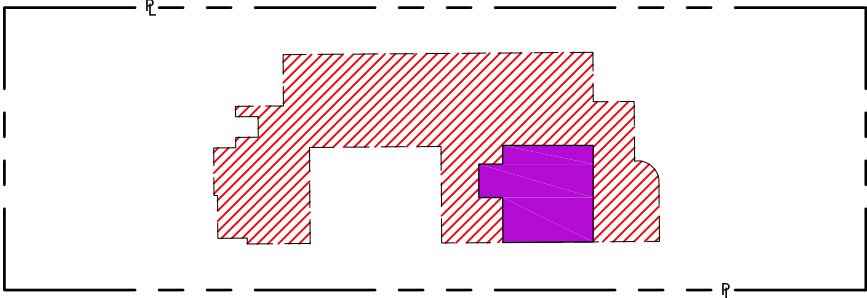
R+O

STUDIO

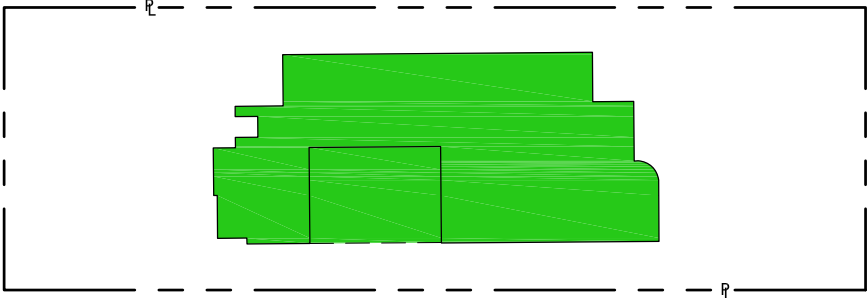
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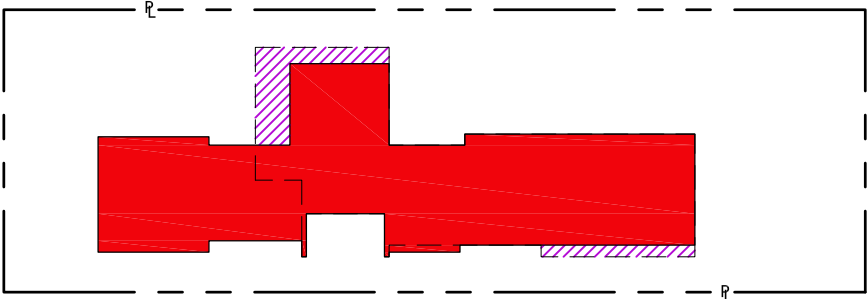
EXISTING GROUND FLOOR UNIT SIZE
SCALE: N.T.S. 2,775 SQ. FT.



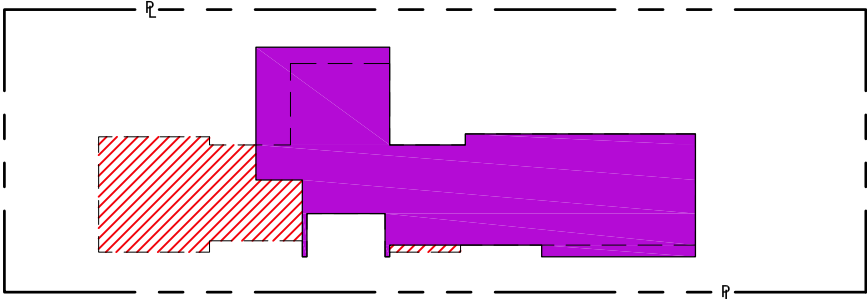
EXISTING SECOND FLOOR UNIT SIZE
SCALE: N.T.S. 431 SQ. FT.



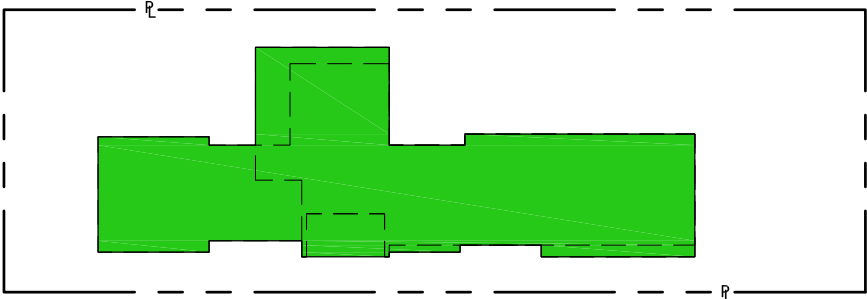
EXISTING LOT COVERAGE
SCALE: N.T.S. 3,347 SQ. FT.



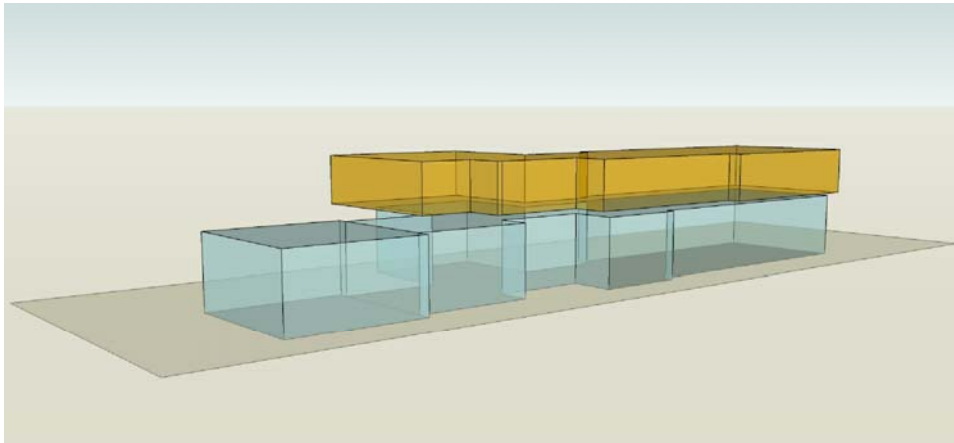
PREVIOUSLY APPROVED GROUND FLOOR UNIT SIZE
SCALE: N.T.S. 3,148 SQ. FT.



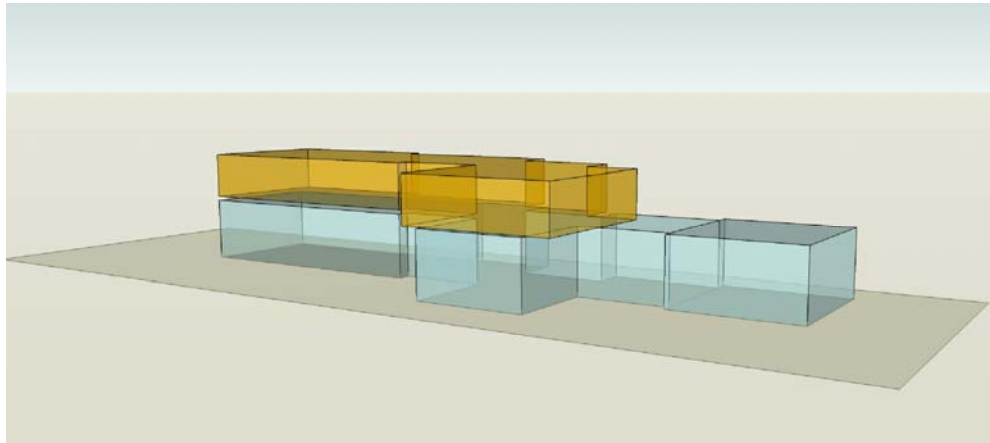
PREVIOUSLY APPROVED SECOND FLOOR UNIT SIZE
SCALE: N.T.S. 2,527 SQ. FT.



PREVIOUSLY APPROVED LOT COVERAGE
SCALE: N.T.S. 3,107 SQ. FT.



PREVIOUSLY APPROVED AXONOMETRIC VOLUME STUDY
SCALE: N.T.S.



PREVIOUSLY APPROVED AXONOMETRIC VOLUME STUDY
SCALE: N.T.S.

VOLUMETRIC LEGEND		
	GROUND FLOOR	3,148 SQ.FT.
	SECOND FLOOR	2,527 SQ.FT.
THE SECOND FLOOR VOLUME IS 80% OF THE GROUND FLOOR VOLUME. (2,527 SQ.FT./3,148 SQ.FT.) X 100 = 80%		

LOT COVERAGE LEGEND	
	GROUND FLOOR UNIT
	GROUND FLOOR UNIT BELOW
	SECOND FLOOR UNIT
	SECOND FLOOR UNIT ABOVE
	LOT COVERAGE

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A1.01
FAR DIAGRAMS

R+O STUDIO, LLC

8901 SW 74 STREET, SUITE 208
MIAMI, FL 33143 TEL 305.741.4226
LICENSE NO. JAZ2000095

OMAR J. MORENO RA, RID
ARCHITECT

**609 E DI LIDO DRIVE
NEW 2-STORY RESIDENCE
5,175 SQ.FT.**

Key Features and Dimensions:

- Pool:** 11'-0" x 44'-0"
- Patio:** 6'-5" x 17'-0"
- Setbacks:** 27'-0" (front), 11'-0" (side), 16'-1" (rear)
- Property Line:** 183.00' (rear), 60.00' (side)
- Exterior Garden:** 20'-0" x 23'-7"
- Concrete Slab (TYP):** 20'-0" x 23'-7"
- Concrete Pavers (TYP):** 20'-0" x 23'-7"
- Gate (TYP):** 20'-0" x 23'-7"
- Proposed 5' Perimeter Wall (TYP):** 20'-0" x 23'-7"
- Spiral Staircase:** Refer to floor plans
- Exterior Walkway (TYP):** 20'-0" x 23'-7"
- Proposed 5' Perimeter Wall (TYP):** 20'-0" x 23'-7"
- Existing Retaining Wall:** 20'-0" x 23'-7"
- Existing Seawall:** 20'-0" x 23'-7"
- Existing Wood Dock:** 20'-0" x 23'-7"
- Grass Lawn Steps:** 20'-0" x 23'-7"

In

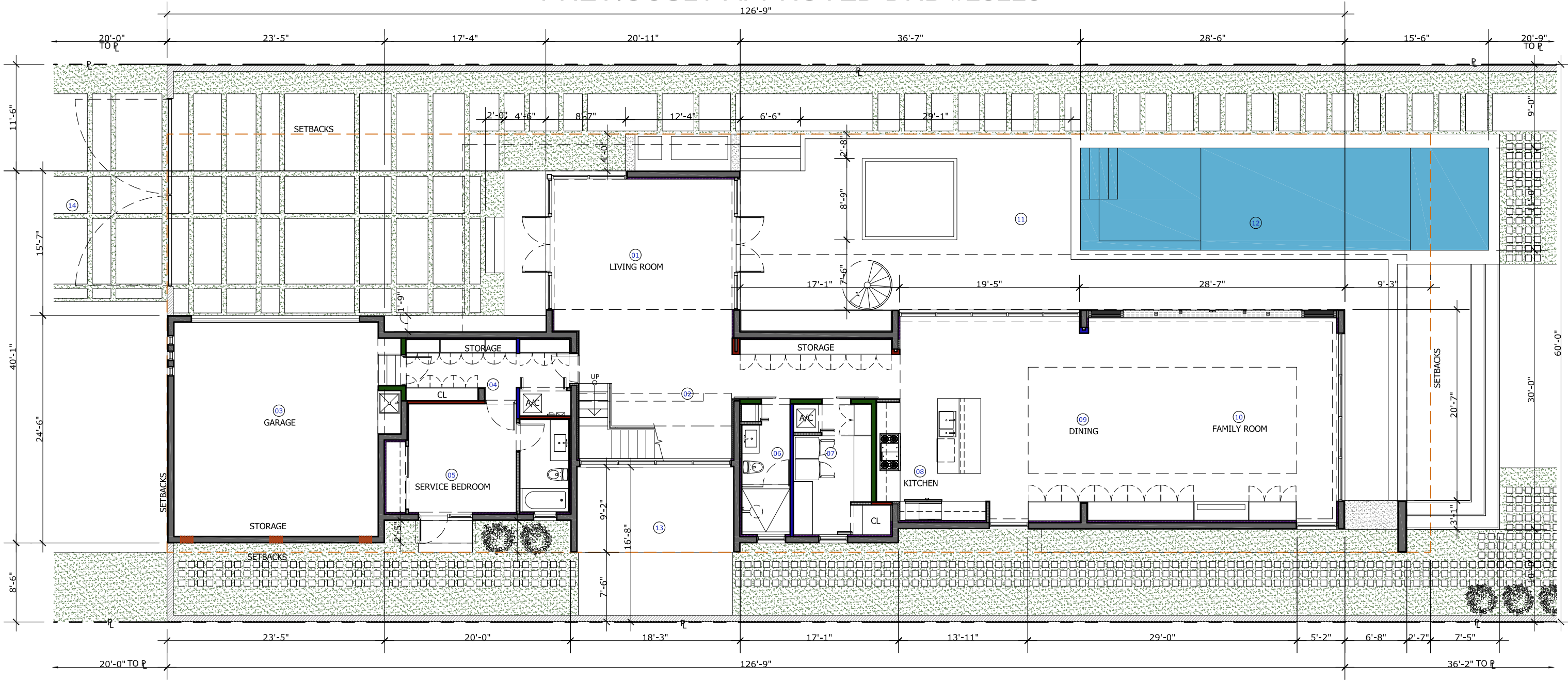
16' 8' 0 16'

SCALE: 1/16" = 1'-0"

SEE L1.00 FOR PROPOSED LANDSCAPE INCLUDING
PROPOSED VEGETATION AND TREE TYPES

REVISIONS △ △ △ △	R+O STUDIO, LLC studio of modern architecture 5901 SW 74 STREET, SUITE 208 MIAMI BEACH, FL 33139 FL LICENSE NO. A420002095	OMAR J. MORENO RA, RID ARCHITECT FL LICENSE: No. AR 93971
	609 F DI LIDO DR MIAMI BEACH, FL 33139	ISSUE DATE: 08/17:2015
R+O STUDIO 140505- DI LIDO RESIDENCE		A1.10 PROPOSED SITE PLAN

PREVIOUSLY APPROVED DRB #23125



ROOM SCHEDULE			
No.	SPACE	SIZE	SQ.FT.
01	LIVING ROOM	19'-1" X 18'-9"	352
02	SITTING ROOM	13'-1" X 7'-7"	99
03	GARAGE	21'-7" X 22'-6"	506
04	SERVICE HALLWAY	16'-8" X 4'-10"	81
05	SERVICE BEDROOM	11'-3" X 11'-6"	201
06	GUEST/POOL BATH	5'-2" X 11'-8"	73
07	PANTRY/LAUNDRY ROOM	8'-5" X 14'-1"	119
08	KITCHEN	11'-7" X 21'-7"	230
09	DINING ROOM	16'-8" X 20'-10"	350
10	FAMILY ROOM	20'-7" X 20'-10"	430
11	PATIO	N/A	
12	POOL	43'-11" X 11'-0"	483
13	INTERIOR COURT YARD	N/A	
14	FRONT DRIVEWAY	N/A	

SQUARE FOOT CALCULATIONS		
TOTAL UNIT SIZE- GROUND FLOOR	3201 SQ.FT.	
ADJUSTED UNIT SIZE	2,648 SQ.FT. (-500 FOR GARAGE)	25.00 %

PREVIOUSLY APPROVED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS

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R+O STUDIO, LLC

8501 SW 74th STREET, SUITE 208
MIAMI, FL 33143 Tel: 305.741.4226
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OMAR J. MORENO RA, RID ARCHITECT

FL LICENSE: No. AR 93971

2015

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140505- DI LIDO RESIDENCE

A2.10

GROUND FLOOR PLAN

This architectural floor plan illustrates a two-story residential building with a total footprint of 100'-0" by 59'-11". The layout includes a front porch, a large living area with a fireplace, a dining area, a kitchen with a breakfast room, a master bedroom with a master lounge and master bathroom, a play room, and two additional bedrooms and a bathroom. The plan is annotated with numerous dimensions, setbacks, and room labels.

Room Labels and Dimensions:

- Front Porch:** 23'-5" wide
- Living Area:** 20'-0" wide, 12'-11" deep
- Dining Area:** 18'-3" wide
- Kitchen:** 32'-5" wide
- Breakfast Room:** 32'-8" wide
- Master Bedroom:** 32'-8" wide
- Master Lounge:** 31'-6" wide
- Master Bathroom:** 30'-0" wide
- Play Room:** 20'-0" wide
- Bedroom 1:** 21'-0" wide
- Bedroom 2:** 25'-0" wide
- Bathroom:** 24'-0" wide

Setbacks and Dimensions:

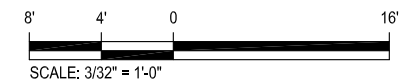
- Front Setbacks:** 20'-0" TO R, 23'-5", 10'-0", 28'-4", 71'-8", 29'-6" TO R
- Side Setbacks:** 8'-0", 19'-0", 24'-6", 8'-6", 20'-5", 27'-5", 32'-1", 4'-8", 7'-6"
- Back Setbacks:** 23'-5", 20'-0", 18'-3", 32'-5", 32'-8", 6'-8", 29'-6" TO R

Other Features:

- Stairs:** DOWN (16'-7" wide), UP (12'-11" wide)
- Windows:** 13'-8" x 12'-5", 2'-8" x 2'-8", 2'-4" x 2'-8", 2'-6" x 2'-6"
- Doors:** 2'-8" x 2'-8", 2'-4" x 2'-8", 2'-6" x 2'-6"
- Architectural Details:** Fireplaces, built-in shelving, and various wall treatments.

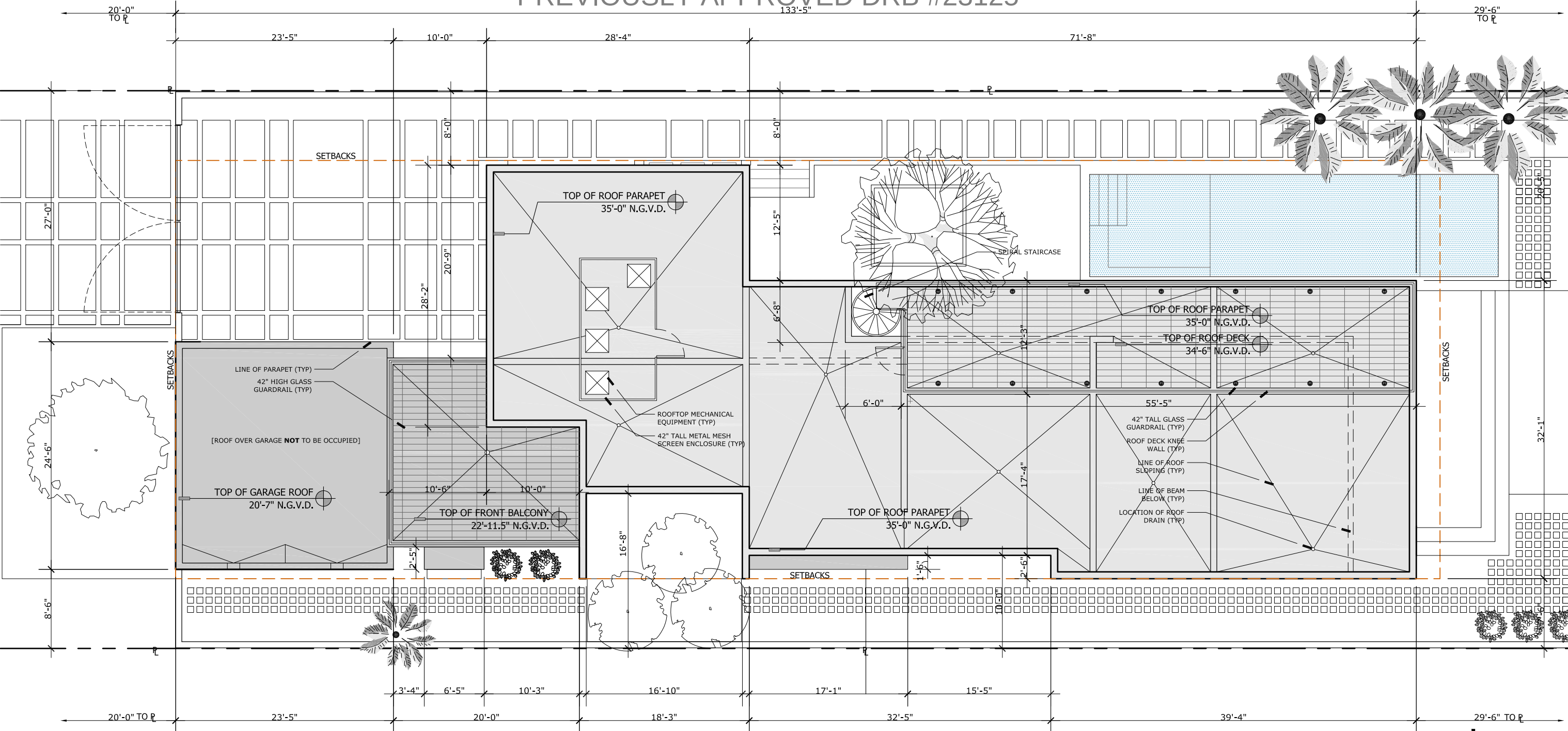
ROOM SCHEDULE				
No.	SPACE	SIZE	SQ.FT.	COMBINED
20	PLAY ROOM	16'-0" X 19'-10"	319	N/A
21	BEDROOM 1	10'-11" X 16'-3"	219	269 SQ.FT.
22	WALK-IN CLOSET 1	10'-10" X 5'-2"	50	
23	BALCONY 1	19'-0" X 19'-6"	300	N/A
24	JACK AND JILL BATHROOM	9'-7" X 9'-6"	89	N/A
25	BEDROOM 2	26'-8" X 11'-2"	212	268 SQ.FT.
26	WALK-IN CLOSET 2	11'-5" X 5'-1"	56	
27	BEDROOM 3	12'-6" X 16'-0"	266	321 SQ.FT.
28	BATHROOM 3	5'-4" X 10'-3"	55	
29	MASTER CLOSET WALL	30'-5" X 2'-0"	73	621 SQ.FT.
30	MASTER WALK-IN CLOSET	13'-7" X 5'-0"	68	
31	MASTER LOUNGE	14'-2" X 11'-10"	166	
32	MASTER BEDROOM	14'-2" X 10'-1"	144	
33	MASTER BATH	13'-1" X 12'-9"	170	
34	BALCONY 2	71'-11" X 12'-5"	590	

PREVIOUSLY APPROVED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

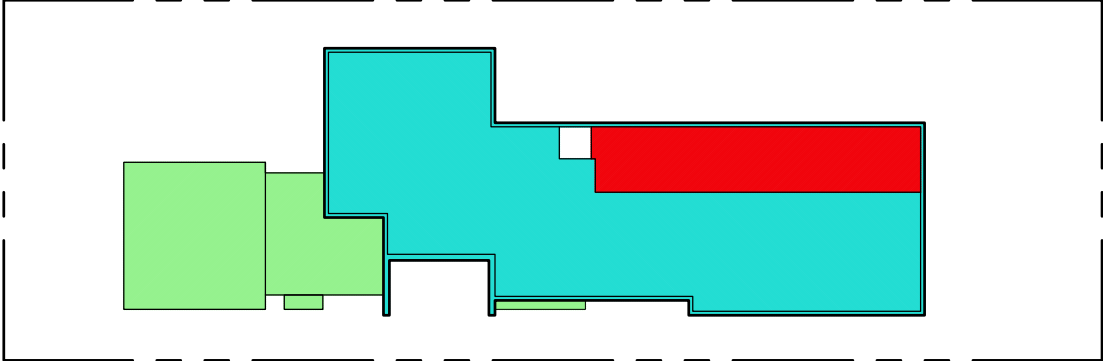


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2015	DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139	FL LICENSE# _____ No. AR 93971 ISSUE DATE: 08:17:2015
R+O STUDIO		A2.20 SECOND FLOOR PLAN
140505- DI LIDO RESIDENCE		

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ENLARGED ROOF PLAN
SCALE: 3/32" = 1'-0"

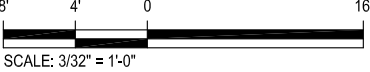


01 PREVIOUSLY APPROVED ROOF AREA DIAGRAM
SCALE: 1/32" = 1'-0"

ROOF AREA LEGEND

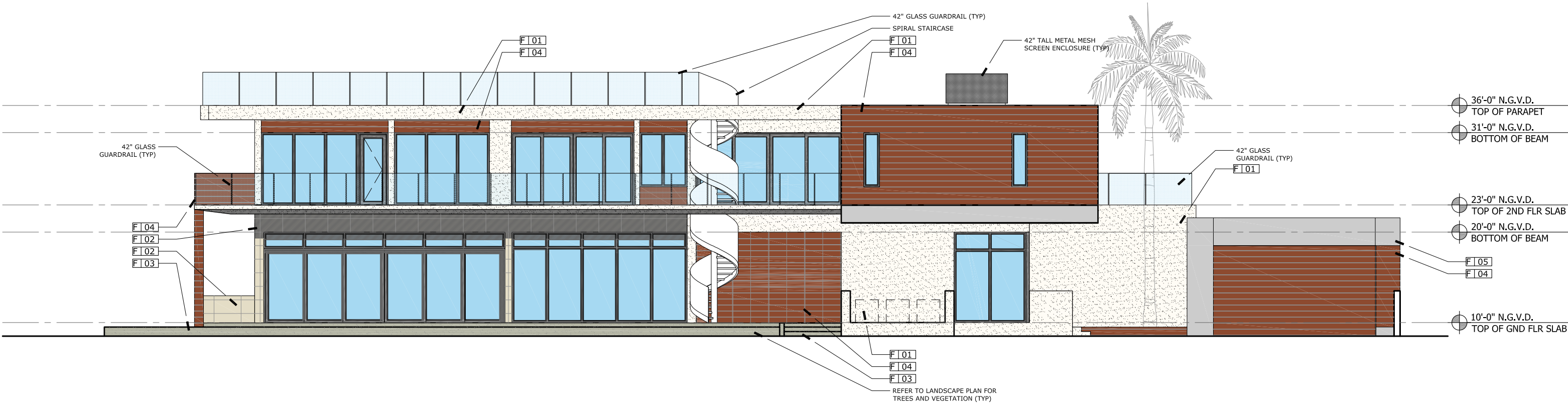
	GROUND FLOOR ROOF
	SECOND FLOOR ROOF
	ROOF DECK

THE ROOF DECK IS 24% OF THE SECOND FLOOR PLAN.
(594 SQ.FT./2,527 SQ.FT.) X 100 = 24%



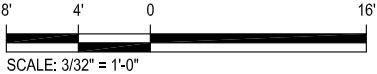
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140505- DI LIDO RESIDENCE		ROOF PLAN

PREVIOUSLY APPROVED DRB #23125



A NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTOR
F101	SMOOTH STUCCO	WHITE		
F102	PORCELAIN TILE	WHITE	SANDSTONE TEXTURED	ATLAS CONCORDE
F103	PORCELAIN TILE	PEARL	MARK MATTE	ATLAS CONCORDE
F104	PORCELAIN TILE	PALISSANDRO	ETIC	ATLAS CONCORDE
F105	PORCELAIN TILE	SAGE	ECORETE HONED	IRIS



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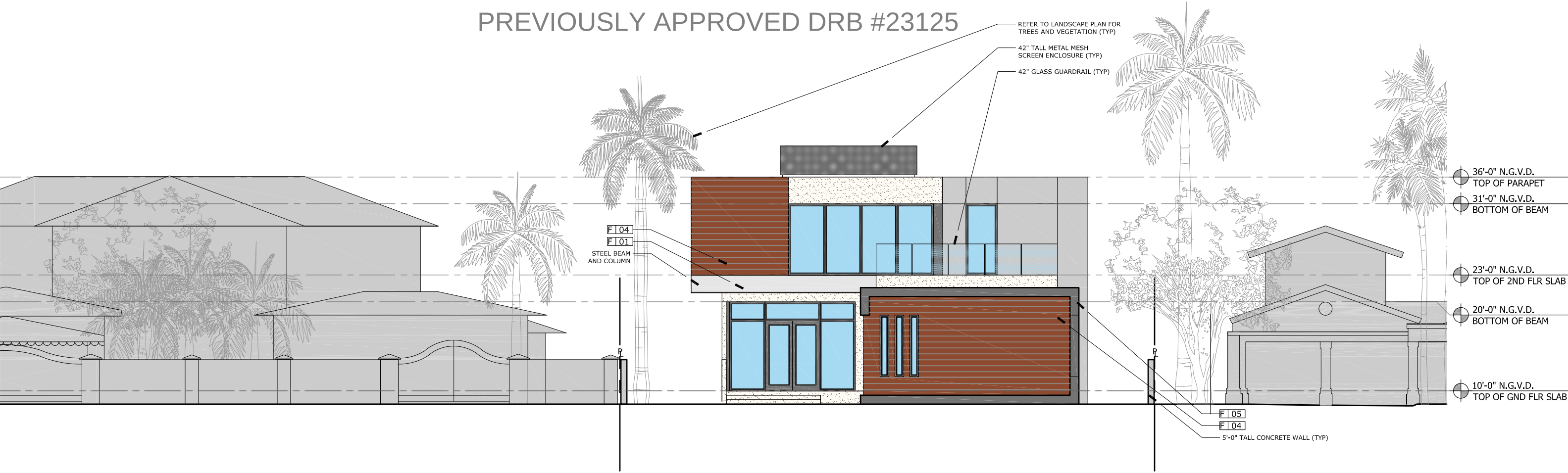
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A3.00
ELEVATIONS

PREVIOUSLY APPROVED DRB #23125



B EAST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTER
F 01	SMOOTH STUCCO	WHITE		
F 02	PORCELAIN TILE	WHITE	SANDSTONE TEXTURED	ATLAS CONCORDE
F 03	PORCELAIN TILE	PEARL	MARK MATTE	ATLAS CONCORDE
F 04	PORCELAIN TILE	PALISSANDRO	ETIC	ATLAS CONCORDE
F 05	PORCELAIN TILE	SAGE	ECORETE HONED	IRIS



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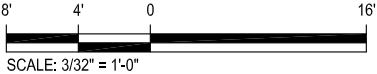
A3.01
ELEVATIONS

PREVIOUSLY APPROVED DRB #23125



C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTOR
F 01	SMOOTH STUCCO	WHITE		
F 02	PORCELAIN TILE	WHITE	SANDSTONE TEXTURED	ATLAS CONCORDE
F 03	PORCELAIN TILE	PEARL	MARK MATTE	ATLAS CONCORDE
F 04	PORCELAIN TILE	PALISSANDRO	ETIC	ATLAS CONCORDE
F 05	PORCELAIN TILE	SAGE	ECORETE HONED	IRIS



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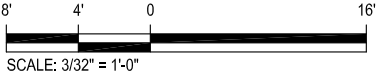
A3.02

ELEVATIONS

PREVIOUSLY APPROVED DRB #23125



D WEST ELEVATION
SCALE: 3/32" = 1'-0"



FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTER
F101	SMOOTH STUCCO	WHITE		
F102	PORCELAIN TILE	WHITE	SANDSTONE TEXTURED	ATLAS CONCORDE
F103	PORCELAIN TILE	PEARL	MARK MATTE	ATLAS CONCORDE
F104	PORCELAIN TILE	PALISSANDRO	ETIC	ATLAS CONCORDE
F105	PORCELAIN TILE	SAGE	ECORETE HONED	IRIS

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A3.03

ELEVATIONS