

FINAL SUBMITTAL

FINAL SUBMITTAL DEADLINE DATE: 02/9/2017

SCOPE OF WORK

- DEMOLITION AND CONSTRUCTION OF NEW SINGLE FAMILY, TWO STORY RESIDENCE
- REQUESTING MODIFICATION TO PREVIOUSLY APPROVED DESIGN REVIEW BOARD SUBMITTAL, FILE #23125, FOR REVISED EXTERIOR FINISHES AND REVISED EXTERIOR FRONT GATE

REVISED DRAWING NOTE

DRAWINGS WITH THE "PREVIOUSLY APPROVED" LABEL ARE APPROVED UNDER THE DESIGN REVIEW BOARD SUBMITTAL, FILE #23125.
SEE ELEVATIONS A3.00, 3.01, 3.02, A3.03, AND 3D MODEL IMAGES ON A9.00, A9.01, A9.02

REVISIONS

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DI LIDO RESIDENCE
609 E DI LIDO DRIVE
MIAMI BEACH, FL 33139

2017

R+O STUDIO, LLC
Studio of modern architecture
3901 SW 74 STREET, SUITE 208
MIAMI, FL 33143 TEL 305.741.4220
LICENSE NO. A42602095

140505-DI LIDO RESIDENCE

609 E DI LIDO DRIVE, MIAMI BEACH, FL 33139

OMAR J. MORENO RA, RID
ARCHITECT

FL LICENSEE: No. AR 93971
ISSUE DATE: 02:09:2017

NEW RESIDENCE

R+O
STUDIO



SUBJECT PROPERTY

LOCATION PLAN

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



ZONING DATA

PROJECT ADDRESS:
609 E DI LIDO DRIVE, MIAMI BEACH, FL 33139

SCOPE OF WORK

-DEMOLITION AND CONSTRUCTION OF NEW SINGLE FAMILY, TWO STORY RESIDENCE
-REQUEST MODIFICATION TO PREVIOUSLY APPROVED DESIGN REVIEW BOARD SUBMITTAL, FILE #23125, FORE REVISED EXTERIOR FINISH MATERIALS, REVISED GATE ELEVATION AND INCREASED EXTERIOR GLAZING

SITE DATA

NET LOT AREA:	10,800 SQ. FT. (10,500 SQ. FT. SEE LOT AREA NOTE)
BUILDING USE:	RESIDENTIAL SINGLE FAMILY
EXISTING UNIT SIZE	2,907 SQ. FT.
PROPOSED UNIT SIZE	5,266 SQ. FT. (SEE UNIT SIZE CALCULATIONS)
EXISTING MAIN HOUSE FINISH FLOOR ELEVATION	8.0' N.G.V.D.
PROPOSED MAIN HOUSE FINISH FLOOR ELEVATION	10.0' N.G.V.D.
BASE FLOOD ELEVATION	ZONE AE 9

LOT AREA NOTE

THE SURVEY MEASURES 180' EAST/WEST AND 60' NORTH/SOUTH FOR A TOTAL OF 10,800 SQUARE FEET HOWEVER. THE PROPERTY MIAMI DADE PROPERTY APPRAISER STIPULATES THAT THE LOT SIZE IS 10,500 SQUARE FEET. WE USED 10,500 SQUARE FEET AS OUR LOT SIZE IN THE CALCULATIONS FOR LOT COVERAGE.

LOT COVERAGE + UNIT SIZE

ITEM	LOT SIZE	FACTOR	ALLOWED	PROPOSED	NOTES
LOT COVERAGE	10,500	30%	3,150 SqFt	3,144 SqFt *	* PROPOSED SQUARE FOOTAGES INCLUDE 500 SqFt CREDIT FOR GARAGE SEE CALCULATION BELOW
UNIT SIZE	10,500	50%	5,250 SqFt	5,250 SqFt *	

PER FLOOR UNIT SIZE CALCULATION

FLOOR	SqFt	CREDIT *	CALCULATED SqFt	NOTES
GROUND	3,179	500 SqFt	2,679 SqFt	* "CREDIT" REFERS TO THE 500 SqFt ALLOWANCE FOR ENCLOSED PARKING BASED ON SEC. 142-105 (5) D.
SECOND	2,571	NA	2,571 SqFt	

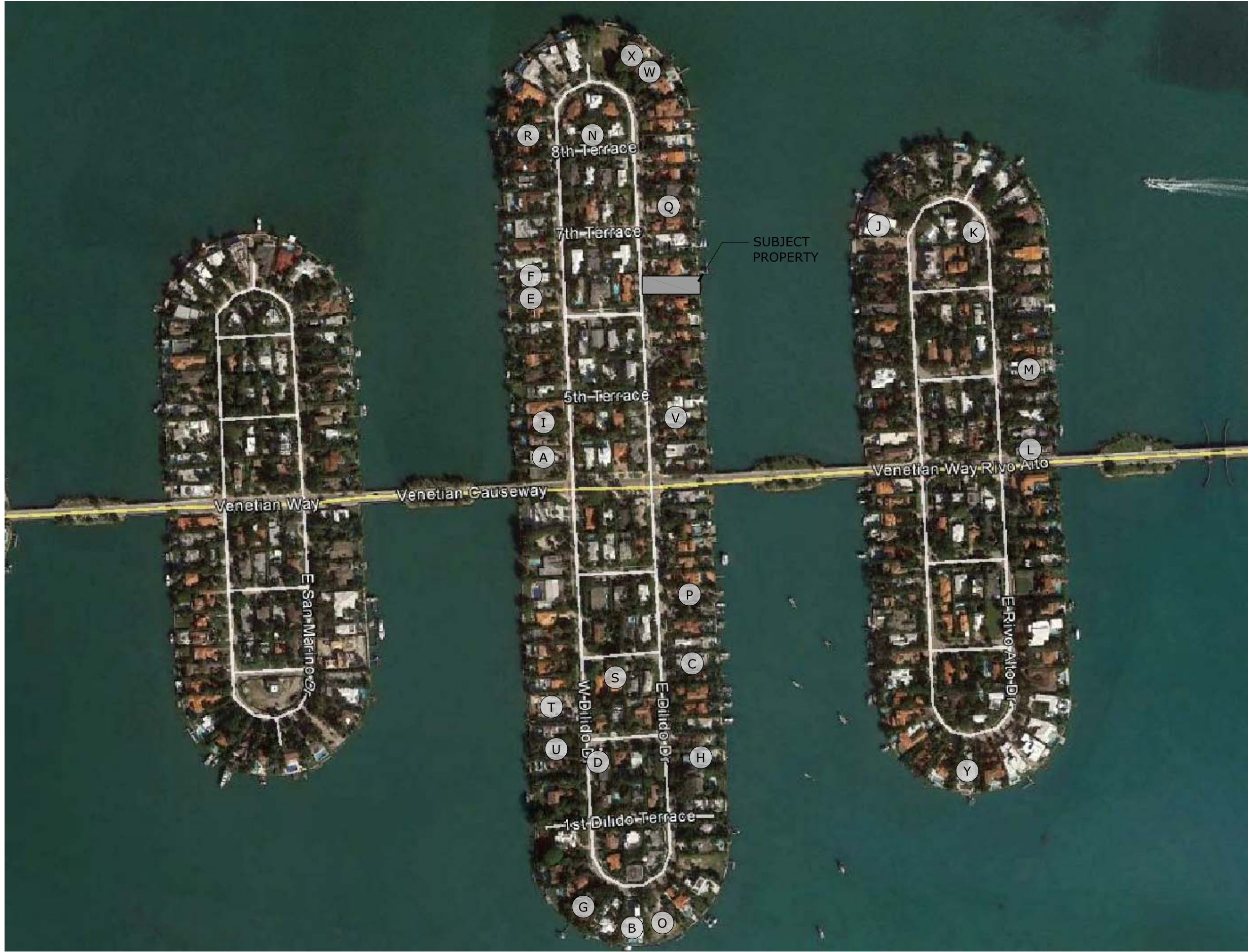
SETBACKS

ITEM	ALLOWED	PROVIDED	NOTES
PRINCIPAL BUILDING - FRONT	20'-0"	20'-0"	
PRINCIPAL BUILDING - REAR	26'-11"	26'-11"	
PRINCIPAL BUILDING - SIDE	7'-6"	7'-6"	
ACCESSORY USE- FRONT	N/A	N/A	
ACCESSORY USE- REAR	N/A	N/A	
ACCESSORY USE- INTERIOR SIDE	N/A	N/A	

LEGAL DESCRIPTION

LOT 12, BLOCK 4, OF SUBDIVISION PLAT OF DI LIDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

REVISIONS		R+O STUDIO, LLC REGISTERED PROFESSIONAL ARCHITECT MIAMI, FL 33143 TEL 305.741.4220 LICENSE NO. A24002095	OMAR J. MORENO RA, RID ARCHITECT
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2017		DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139	FL LICENSE: No. AR 93971 ISSUE DATE: 02:09:2017
R+O STUDIO		140505- DI LIDO RESIDENCE	A1.00 SITE DATA



DIRECTIONAL PLAN
SCALE: NTS

REVISIONS		R+O STUDIO, LLC 8501 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ2002095	OMAR J. MORENO RA, RID ARCHITECT
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2017	DI LIDO RESIDENCE	FL LICENSE: No. AR 93971	
	609 E DI LIDO DR MIAMI BEACH, FL 33139	ISSUE DATE: 02:09:2017	
R+O STUDIO		EX-IM4.0	
140505- DI LIDO RESIDENCE		CONTEXT STUDY MAP	



A 440 W DI LIDO DIRVE



B 1 E DI LIDO DRIVE



C 227 E DI LIDO DRIVE



D 123 W DI LIDO DRIVE



E 608 W DI LIDO DRIVE



F 610 W DI LIDO DRIVE



G 20 W DI LIDO DRIVE



H 115 DI LIDO TERRACE



I 450 W DI LIDO DRIVE

NOTE:
SEE SHEET EX-**IM4.0** FOR LOCATION MAP

REVISIONS		R+O STUDIO, LLC studio + modern architecture 3901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ0200095	OMAR J. MORENO RA, RID ARCHITECT
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2017	DI LIDO RESIDENCE	FL LICENSE: No, AR 93971	
	609 E DI LIDO DR	ISSUE DATE: 02:09:2017	
	MIAMI BEACH, FL 33139		
R+O STUDIO		EX-IM4.1 CONTEXT STUDY MAP	
140505- DI LIDO RESIDENCE			



J 420 W RIVO ALTO DRIVE



K 412 E RIVO ALTO DRIVE



L 235 E RIVO ALTO DRIVE



M 303 E RIVO ALTO DRIVE



N 109 8 DI LIDO TERRACE



O 11 E DI LIDO DRIVE
UNDER CONSTRUCTION



P 321 E DI LIDO DRIVE



Q 709 E DI LIDO DRIVE



R 808 W DI LIDO DRIVE

NOTE:

SEE SHEET EX-**IM4.0** FOR LOCATION MAP

REVISIONS	R+O STUDIO, LLC 8501 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ020005	OMAR J. MORENO RA, RID ARCHITECT
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R+O STUDIO		EX-IM4.2 CONTEXT STUDY MAP
140505- DI LIDO RESIDENCE		



S 114 3RD DI LIDO TERRACE



T 212 W DI LIDO DRIVE



U 122 W DI LIDO DRIVE
UNDER CONSTRUCTION



U1 122 DI LIDO
PROPOSED RENDERING



V 451 E DI LIDO DRIVE



W 825 E DI LIDO DRIVE
UNDER CONSTRUCTION



X 835 E DI LIDO DRIVE
UNDER CONSTRUCTION



X1 835 E DI LIDO DRIVE
PROPOSED RENDERING



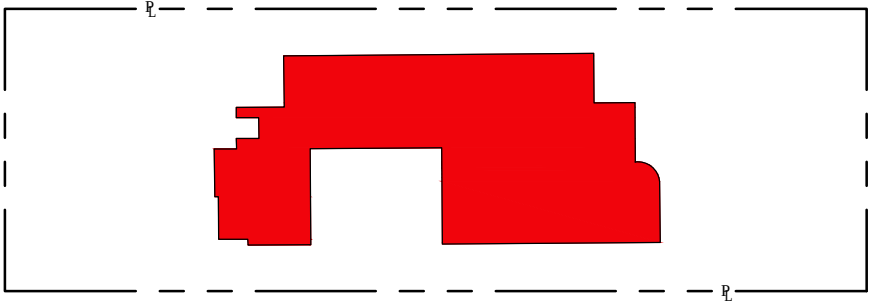
Y 8 W RIVO ALTO DRIVE
UNDER CONSTRUCTION



Y1 8 W RIVO ALTO DRIVE
PROPOSED RENDERING

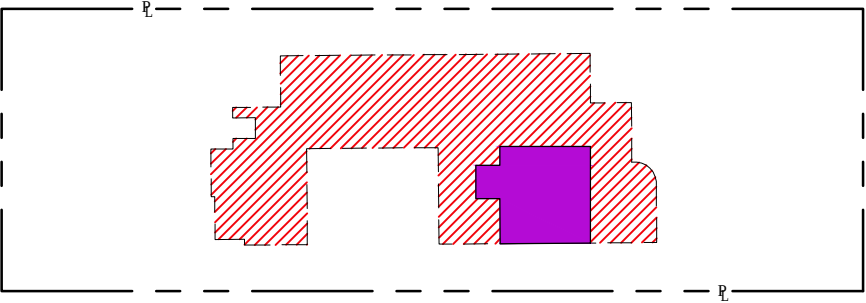
NOTE:
SEE SHEET EX-**IM4.0** FOR LOCATION MAP

REVISIONS		R+O STUDIO, LLC 8501 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ260205	OMAR J. MORENO RA, RID ARCHITECT
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DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139		FL LICENSE: No, AR 93971	ISSUE DATE: 02:09:2017
R+O STUDIO		EX-IM4.3 CONTEXT STUDY MAP	
140505- DI LIDO RESIDENCE			



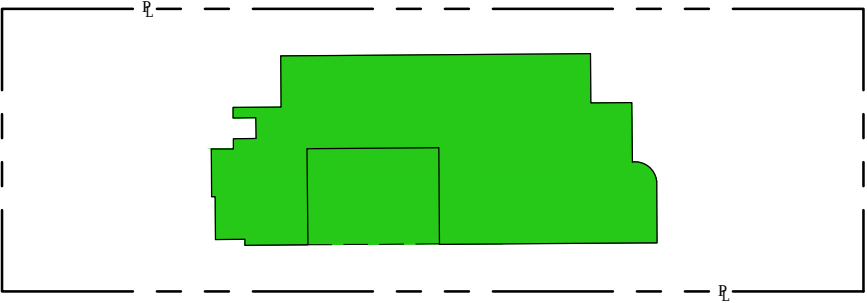
EXISTING GROUND FLOOR UNIT SIZE

SCALE: N.T.S. 2,775 SQ. FT.



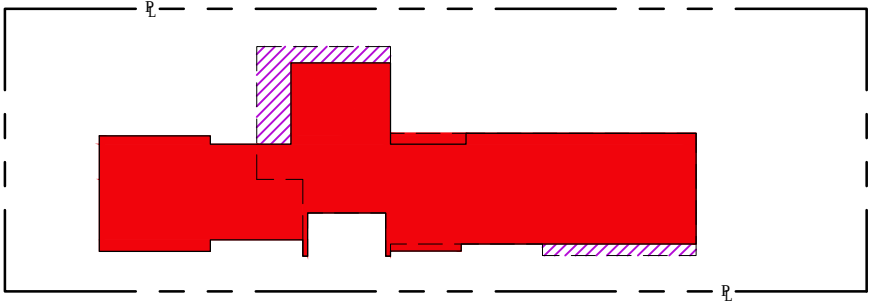
EXISTING SECOND FLOOR UNIT SIZE

SCALE: N.T.S. 431 SQ. FT.



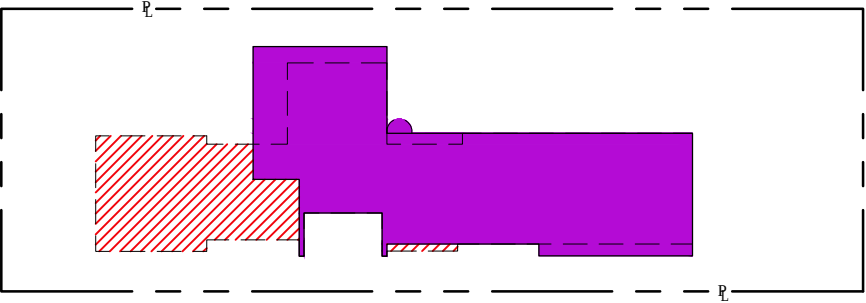
EXISTING LOT COVERAGE

SCALE: N.T.S. 3,347 SQ. FT.



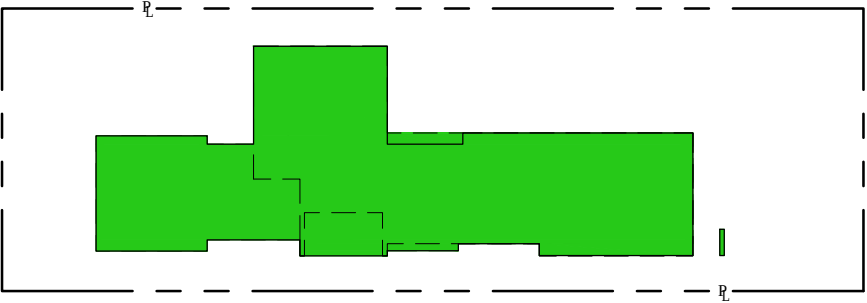
PREVIOUSLY APPROVED GROUND FLOOR UNIT SIZE

SCALE: N.T.S. 3,179 SQ. FT.



PREVIOUSLY APPROVED SECOND FLOOR UNIT SIZE

SCALE: N.T.S. 2,571 SQ. FT.

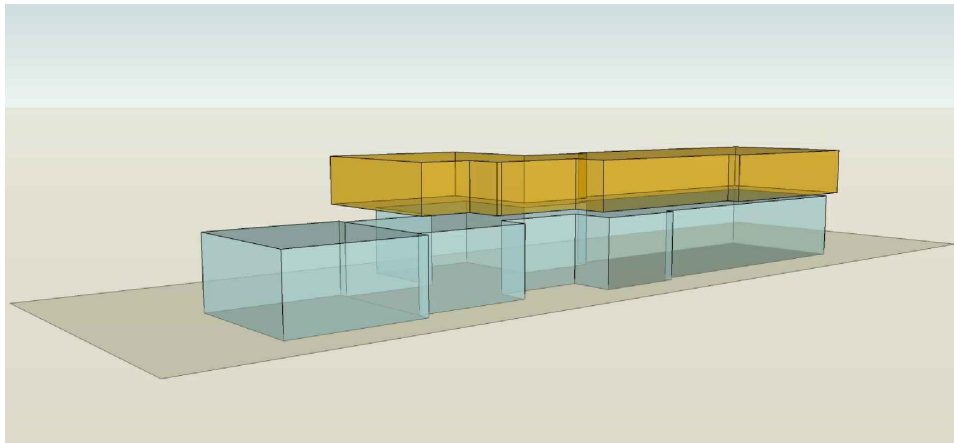


PREVIOUSLY APPROVED LOT COVERAGE

SCALE: N.T.S. 3,144 SQ. FT.

VOLUMETRIC LEGEND		
	GROUND FLOOR	3,179 SQ.FT.
	SECOND FLOOR	2,571 SQ.FT.
THE SECOND FLOOR VOLUME IS 80% OF THE GROUND FLOOR VOLUME. (2,571 SQ.FT./3,179 SQ.FT.) X 100 = 80%		

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



AXONOMETRIC VOLUME STUDY

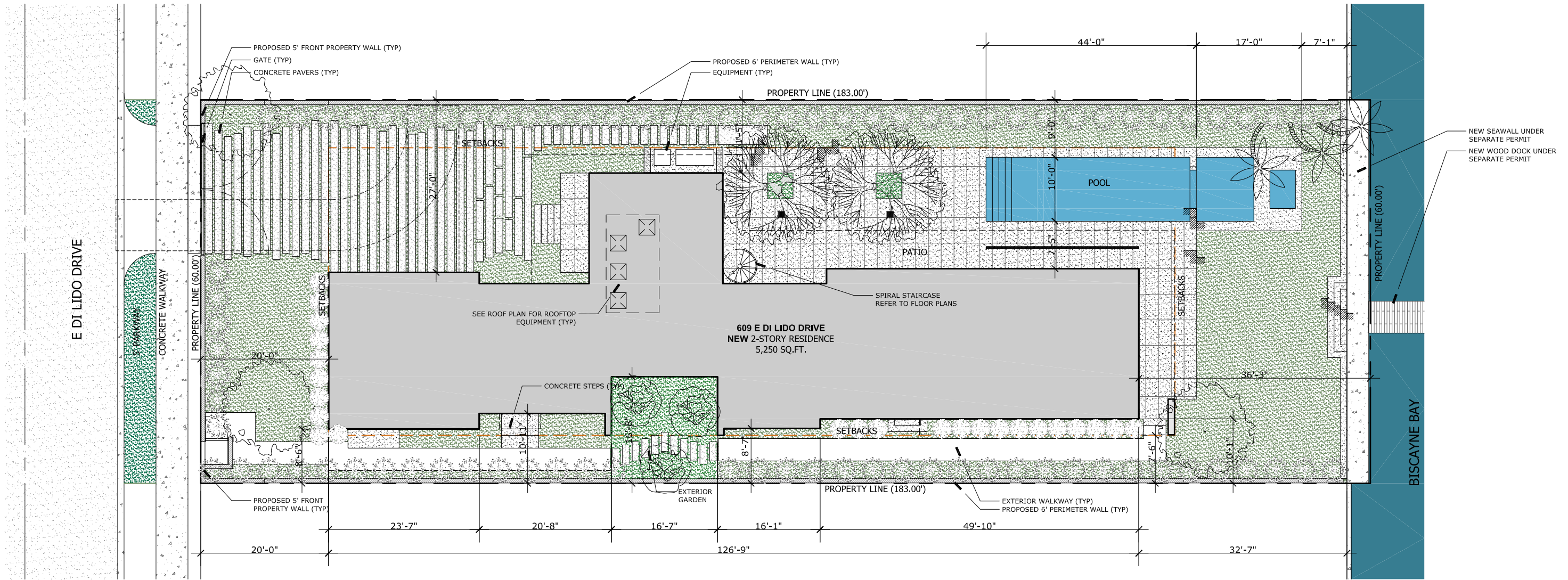
SCALE: N.T.S.



AXONOMETRIC VOLUME STUDY

SCALE: N.T.S.

REVISIONS		R+O STUDIO, LLC 609 E DI LIDO DR MIAMI, FL 33143 TEL: 305.741.4220 LICENSE NO. A24200005	OMAR J. MORENO RA, RID ARCHITECT
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2017	DI LIDO RESIDENCE	FL LICENSE: No. AR 93871	A1.01 FAR DIAGRAMS
609 E DI LIDO DR MIAMI BEACH, FL 33139		ISSUE DATE: 02:09:2017	
R+O STUDIO			
140505- DI LIDO RESIDENCE			

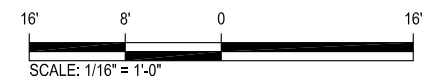
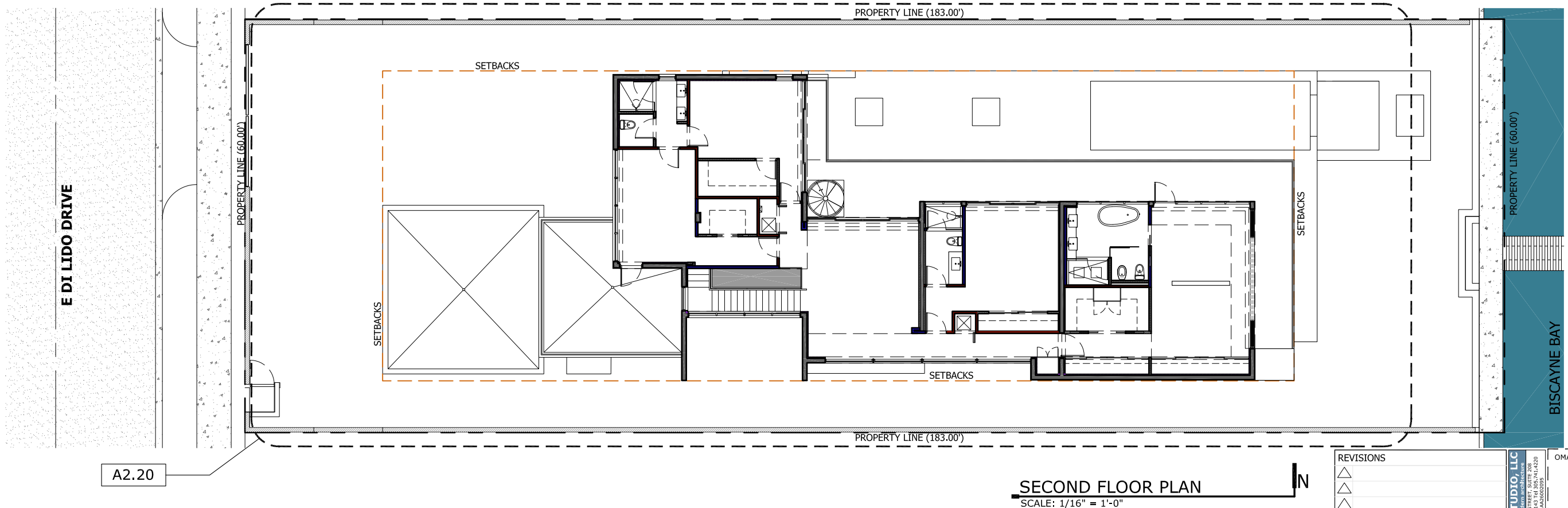
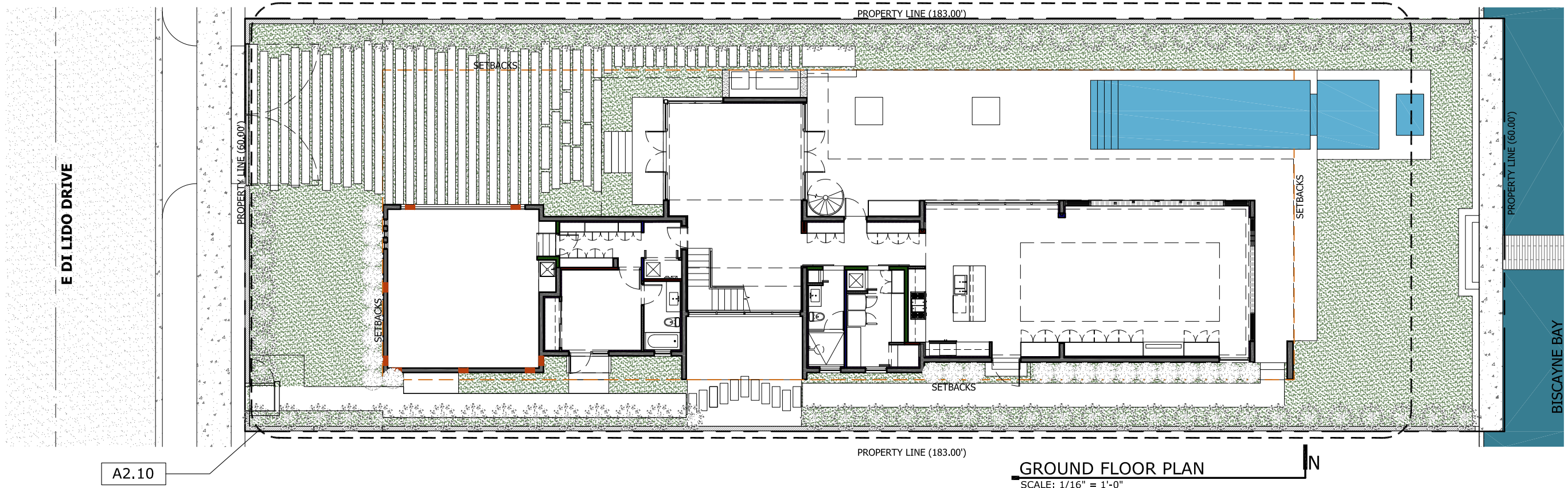


SITE PLAN
SCALE: 1/16" = 1'-0"

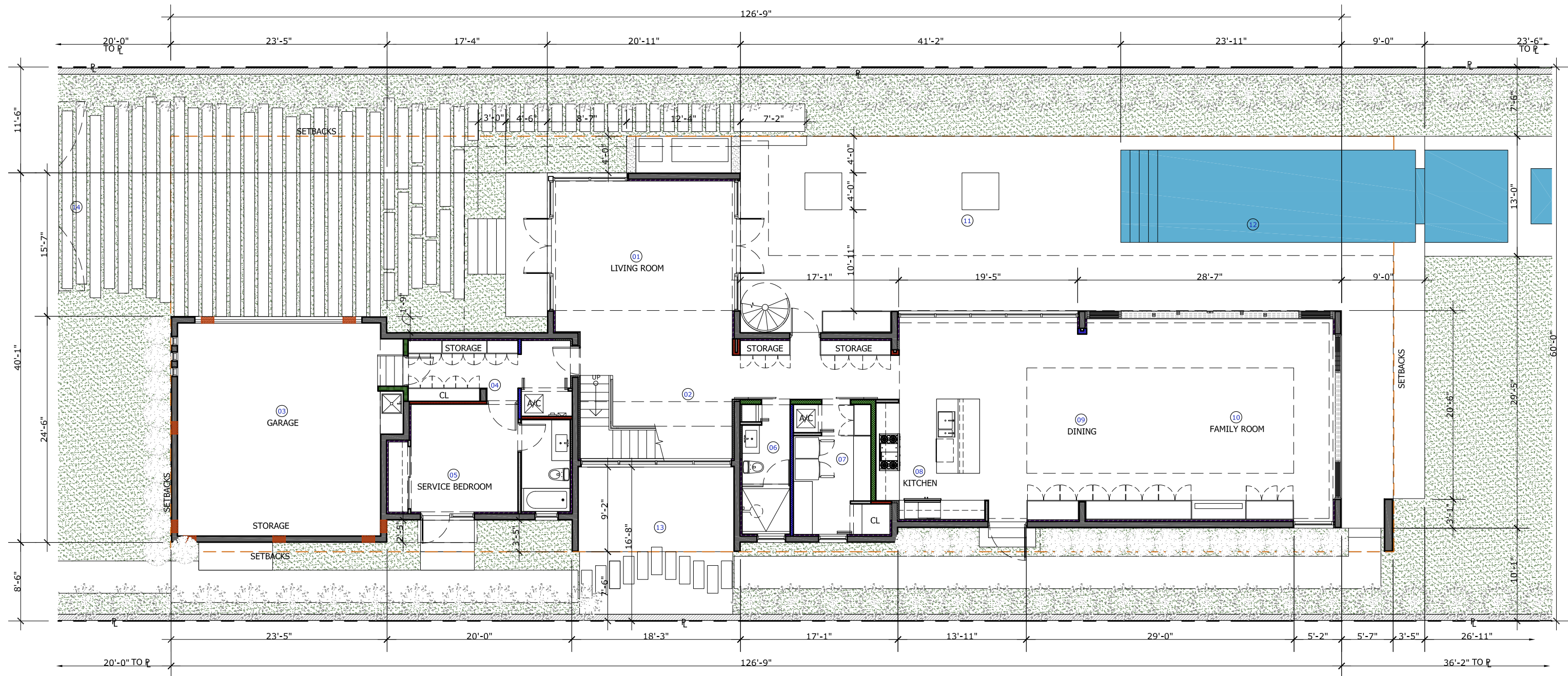


NOTE
SEE L1.00 FOR PROPOSED LANDSCAPE INCLUDING
PROPOSED VEGETATION AND TREE TYPES

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2017	DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139	FL LICENSE: No. AR 93971	ISSUE DATE: 02:09:2017
R+O STUDIO		A1.10 PROPOSED SITE PLAN	
140505- DI LIDO RESIDENCE			



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	609 E DI LIDO DR MIAMI BEACH, FL 33139	ISSUE DATE:	02:09:2017
R+O STUDIO		A2.00	
140505- DI LIDO RESIDENCE		PROPOSED FLOOR PLANS	

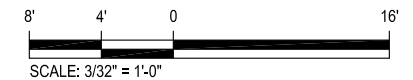


GROUND FLOOR PLAN

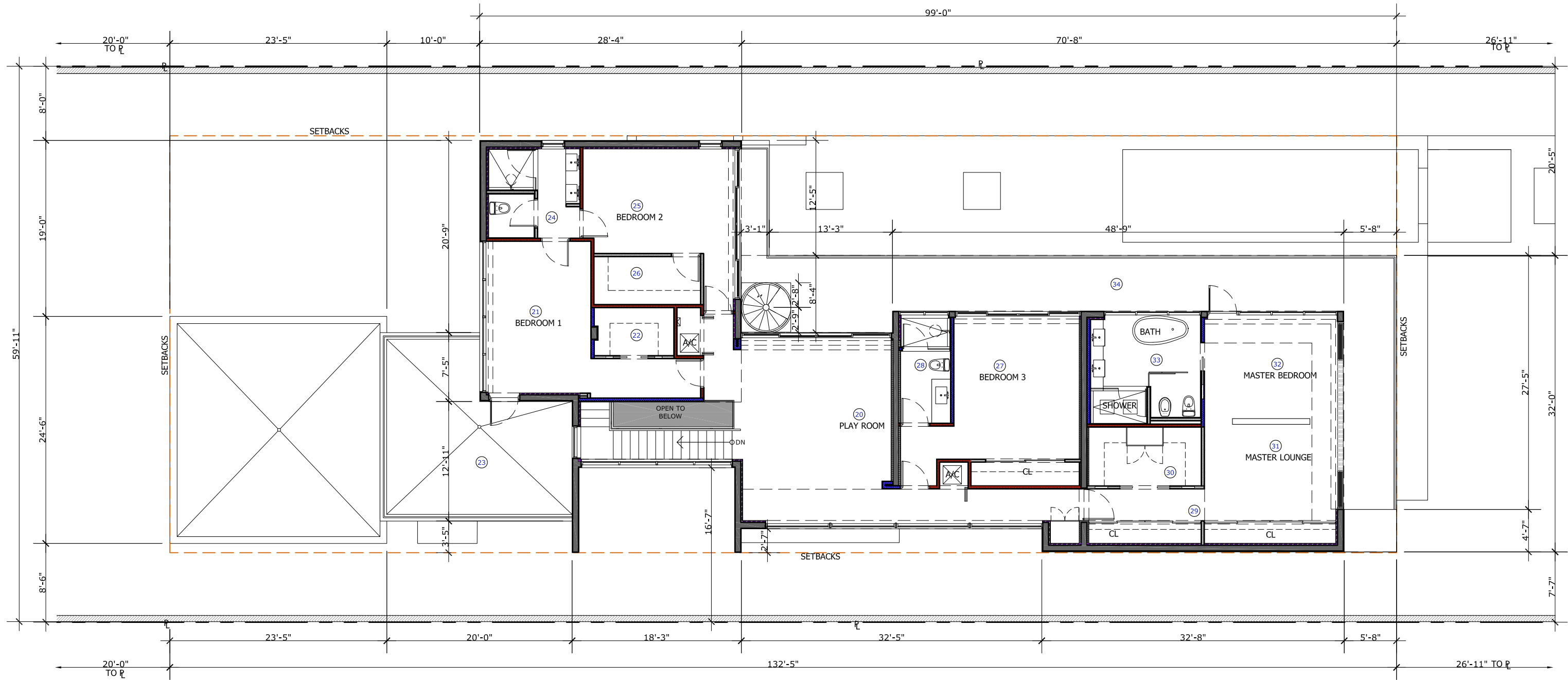
SCALE: 3/32" = 1'-0"

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	3,179 SQ.FT.	
ADJUSTED UNIT SIZE	2,679 SQ.FT. (-500 FOR GARAGE)	25.00 %



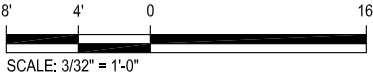
REVISIONS △ △ △ △ △	R+O STUDIO, LLC <i>a studio of modern architecture</i> 5501 SW 14 STREET, SUITE 208 MIAMI BEACH, FL 33139 LICENSE NO. A23002935	OMAR J. MORENO RA, RID ARCHITECT
2017 DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139	FL LICENSE# _____ No. AR 93971	ISSUE DATE: 02:09:2017
R+O STUDIO 	A2.10 GROUND FLOOR PLAN	140505- DI LIDO RESIDENCE



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	N/A

SQUARE FOOT CALCULATIONS	
TOTAL UNIT SIZE- SECOND FLOOR	2,571 SQ.FT.

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



REVISIONS

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2017

DI LIDO RESIDENCE

609 E DI LIDO DR
MIAMI BEACH, FL 33139

R+O
STUDIO

140505- DI LIDO RESIDENCE

R+O STUDIO, LLC

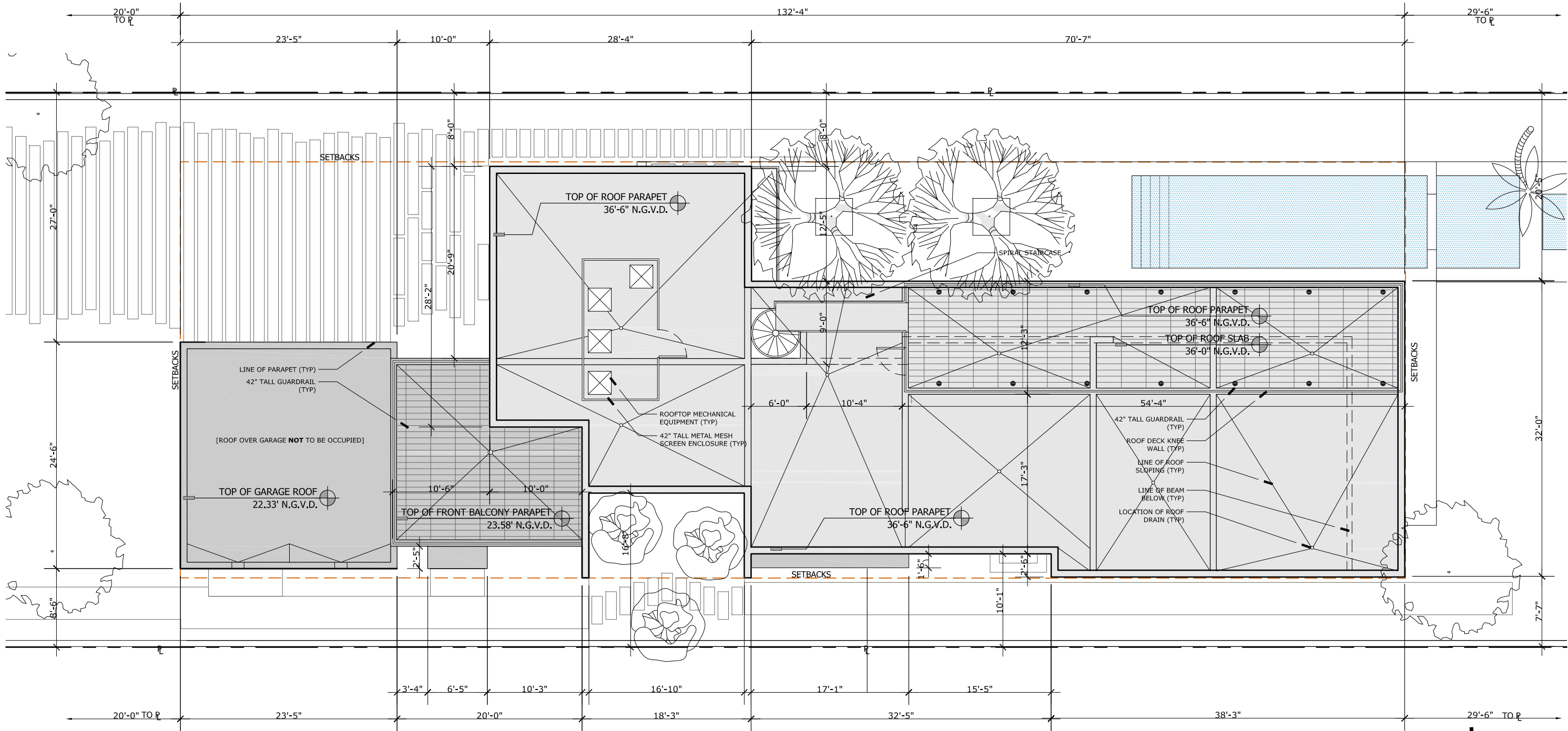
8901 SW 74 STREET, SUITE 208
MIAMI, FL 33143 Tel: 305.741.4226
LICENSE NO. JAZ2600095

OMAR J. MORENO RA, RID
ARCHITECT

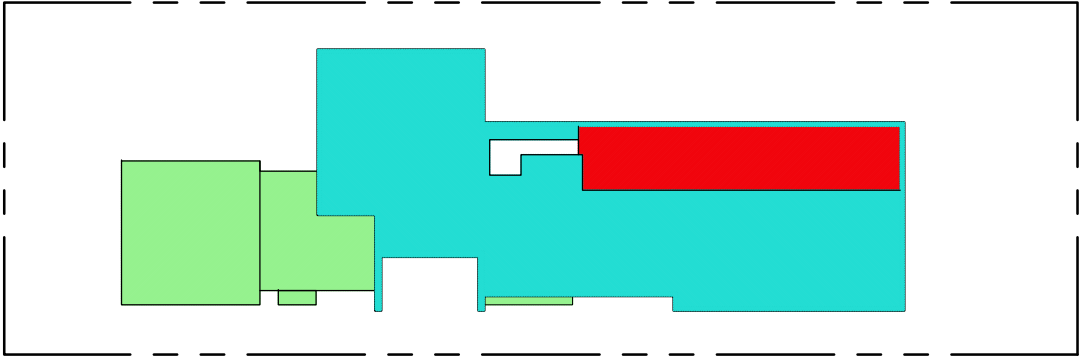
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ISSUE DATE: 02:09:2017

A2.20
SECOND FLOOR PLAN

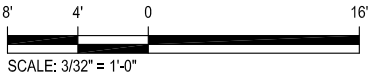


ENLARGED ROOF PLAN
SCALE: 3/32" = 1'-0"



01 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%	



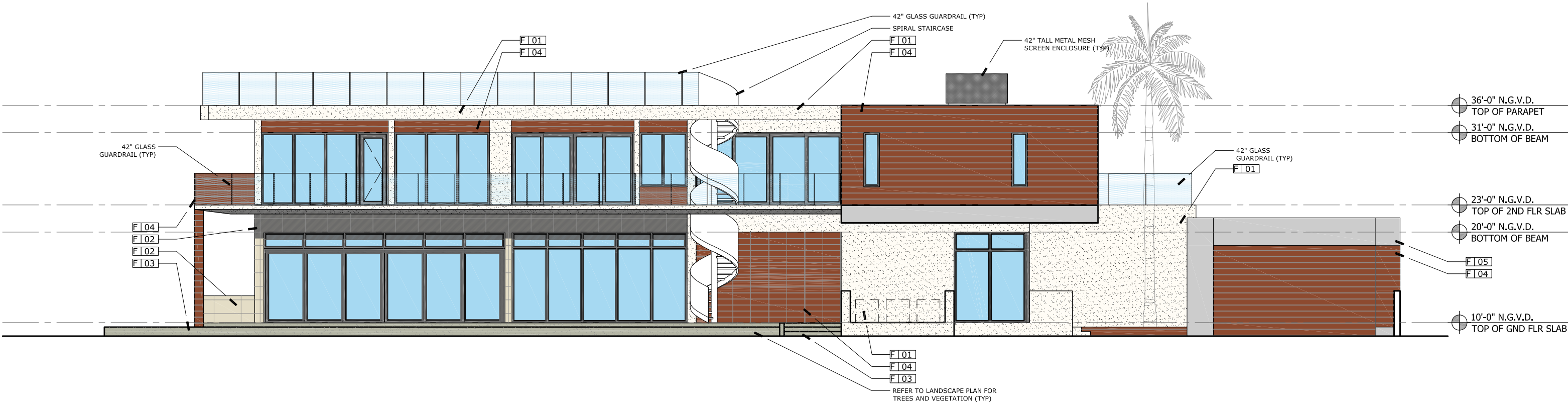
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R+O STUDIO, LLC Rafael O. Moreno RA, RID Architect MIAMI, FL 33143 TEL 305.741.4220 LICENSE NO. A24002095	DI LIDO RESIDENCE 609 E DI LIDO DR MIAMI BEACH, FL 33139
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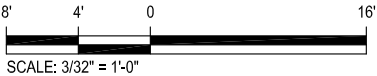
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OMAR J. MORENO RA, RID ARCHITECT	FL LICENSE: No. AR 93971
ISSUE DATE:	02:09:2017
A2.30 ROOF PLAN	

PREVIOUSLY APPROVED DRB #23125



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



FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTOR
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

REVISIONS

2015

DI LIDO RESIDENCE

609 E DI LIDO DR
MIAMI BEACH, FL 33139

R+O
STUDIO

140505- DI LIDO RESIDENCE

R+O STUDIO, LLC

8901 SW 74 STREET, SUITE 208
MIAMI, FL 33143 Tel: 305.741.4226
LICENSE NO. JA26202095

OMAR J. MORENO RA, RID
ARCHITECT

FL LICENSE: No. AR 93971

ISSUE DATE: 08:17:2015

A3.00
ELEVATIONS