

DI LIDO DRIVE RESIDENCE

409 E. DI LIDO DRIVE. MIAMI BEACH, FLORIDA. 33139
NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1005 / 06-04-2024



ARCHITECTURAL PRESENTATION

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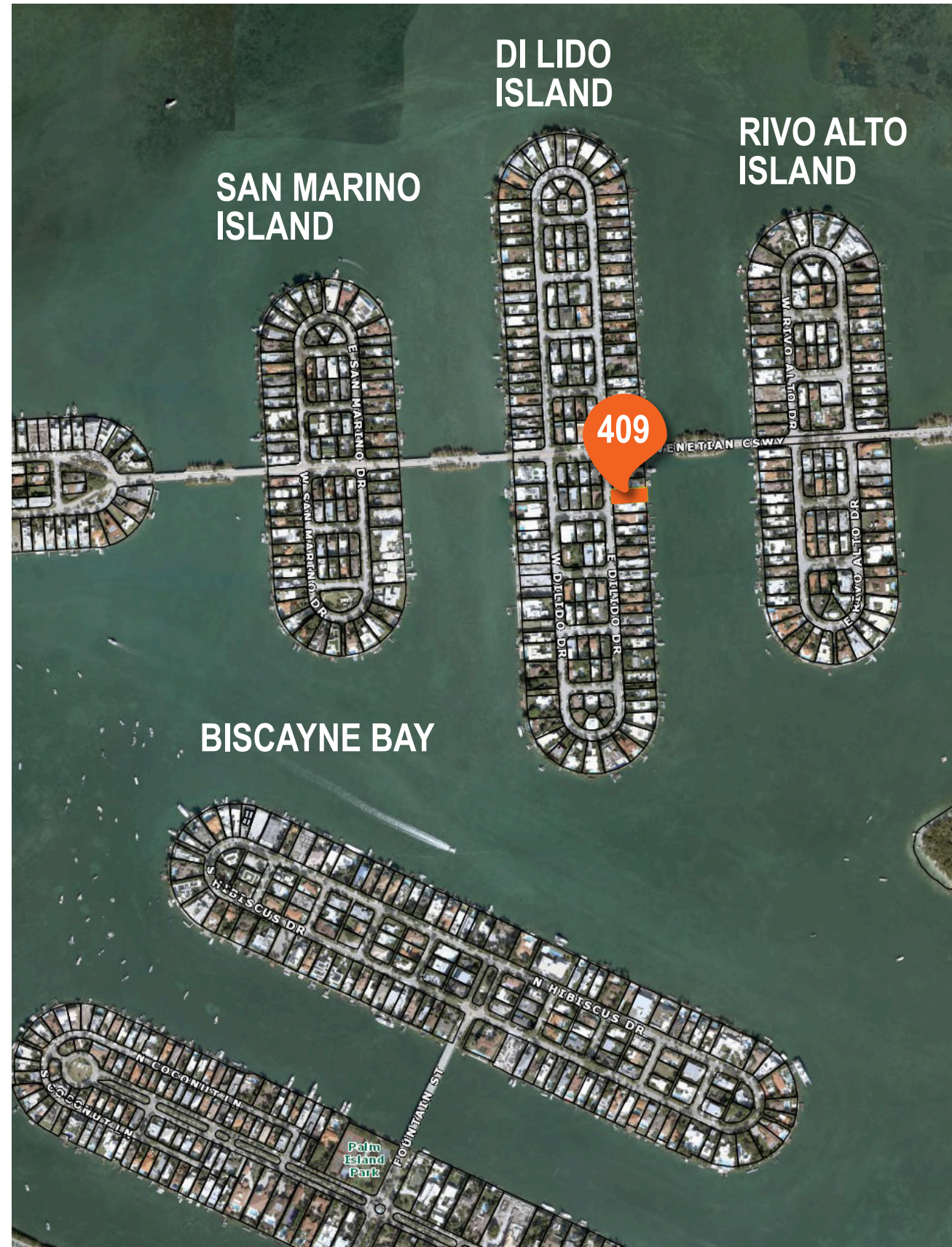
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



ADDRESS & OWNER

NEW RESIDENCE
409 E. DILIDO DRIVE
MIAMI BEACH, FL. 33139
OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE

NEIGHBORHOOD
AERIAL VIEW

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.1



1 425 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



2 421 E. DI LIDO DRIVE
NEW TWO-STORY RESIDENCE



3 415 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



4 409 E. DI LIDO DRIVE
VACANT LOT



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REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN

DATE: 09-11-2023

SHEET NUMBER

A-0.2



5 403 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



6 327 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



7 321 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



8 315 E. DI LIDO DRIVE
EXISTING TWO-STORY RESIDENCE



ADDRESS & OWNER

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REVISION & DATE

DRAWING TITLE

**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN

DATE: 09-11-2023

SHEET NUMBER

A-0.3



9 310 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



10 322 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



11 400 E. DI LIDO DRIVE
EXISTING ONE-STORY RESIDENCE



12 424 E. DI LIDO DRIVE
NEW ONE-STORY RESIDENCE



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SURROUNDING
PROPERTIES

SCALE: AS SHOWN
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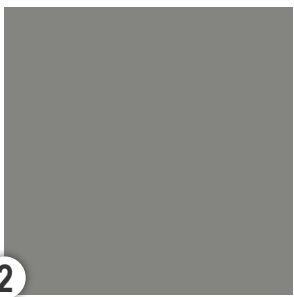
A-0.4




3D VIEW - FRONT

MATERIAL BOARD

- 

1 PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)
- 

2 PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)
- 

3 WOOD SIDING
(VERTICAL)
- 

4 CLEAR GLASS W/
BRONZE FRAMES



ADDRESS & OWNER

NEW RESIDENCE
409 E. DILIDO DRIVE
MIAMI BEACH, FL. 33139
OWNER: 409 DI LIDO LLC.

REVISION & DATE

NO.	DESCRIPTION	DATE

DRAWING TITLE

**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.5



3D VIEW - FRONT

MATERIAL BOARD

1		<p>PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)</p>
2		<p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)</p>
3		<p>WOOD SIDING (VERTICAL)</p>
4		<p>CLEAR GLASS W/ BRONZE FRAMES</p>



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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 09-11-2023

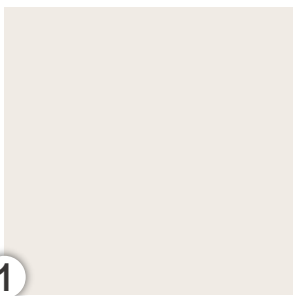
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3D VIEW - REAR

MATERIAL BOARD

- 

1 PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)
- 

2 PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)
- 

3 WOOD SIDING
(VERTICAL)
- 

4 CLEAR GLASS W/
BRONZE FRAMES



ADDRESS & OWNER

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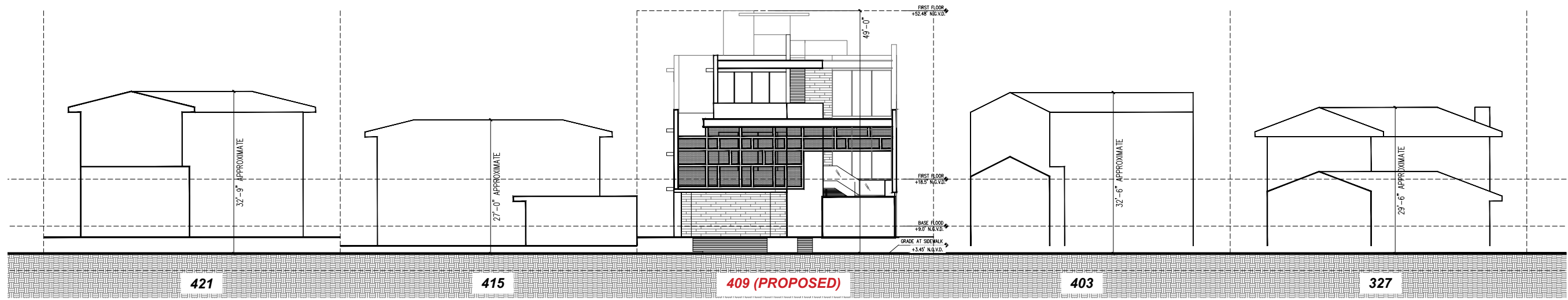
DRAWING TITLE

**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.7



E DILIDO DRIVE

1 CONTEXTUAL ELEVATIONS N.T.S.

JOSE L. SANCHEZ
 AIA, LEED AP
 278 NW 37TH ST.
 MIAMI, FL. 33127
 P 305 576 8063
 FL. LIC: AR 0016966
 FL. LIC: AA 26000837



ADDRESS & OWNER

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REVISION & DATE

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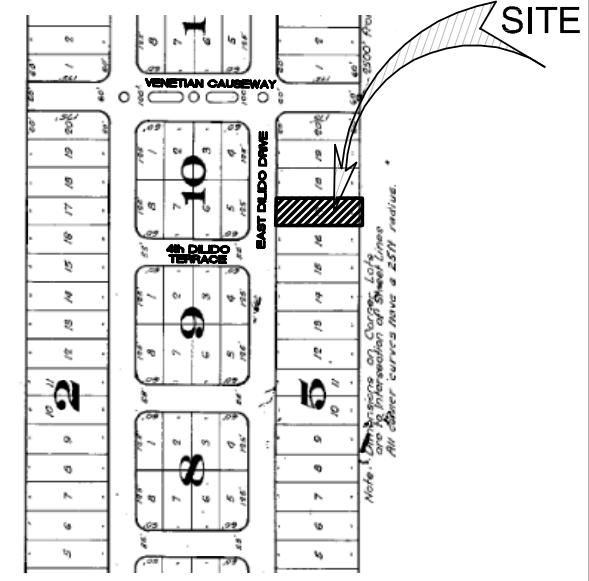
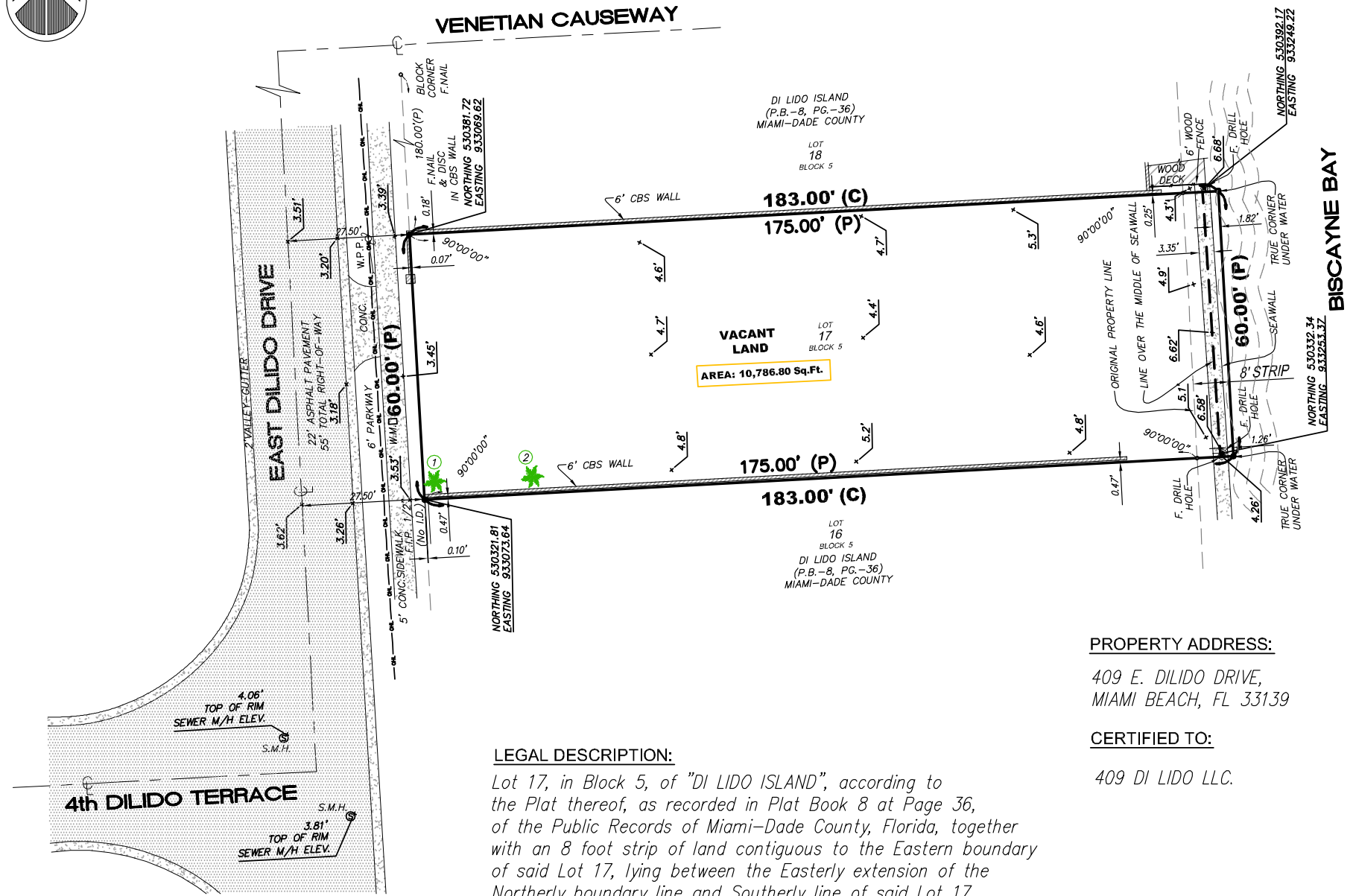
CONTEXTUAL ELEVATIONS

SCALE: AS SHOWN
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SHEET NUMBER

A-0.9

SKETCH OF BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
C		Calculated
C.B.S.		Concrete Block Structure
CL	---	Center Line
Elev.	x	Elevation
F.F. ELEV.		Finished Floor Elevation
F		Found
F.I.P.		Found Iron Pipe
M		Measured
P		Plat
W.P.P		Wood Power Pole
W.Fence		Wood Fence
W.M.		Water Meter
S.M.H.		Overhead Line
ON PL		Sewer Man Hole
Sq.Ft.		On Property Line
		Square Feet

LEGAL DESCRIPTION:

Lot 17, in Block 5, of "DI LIDO ISLAND", according to the Plat thereof, as recorded in Plat Book 8 at Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 foot strip of land contiguous to the Eastern boundary of said Lot 17, lying between the Easterly extension of the Northerly boundary line and Southerly line of said Lot 17. FOLIO: 02-3232-011-0950

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
- Elevations are based on the National Geodetic Vertical Datum (N.G.V.D.) 1929.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Zoning and Setbacks are not verified by this survey.
- Benchmark : D-170-R Elevation= 7.80' N.G.V.D. 1929
- The Area of 10,786.80 SQ.-FT. corresponds to the line over the middle of the seawall.

PROPERTY ADDRESS:

409 E. DILIDO DRIVE,
MIAMI BEACH, FL 33139

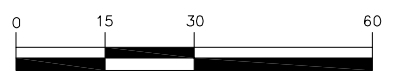
CERTIFIED TO:

409 DI LIDO LLC.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL
Date of filed work: 09-15-2023



(IN FEET)
1 inch = 30 ft.

Address: 13801 SW 10th Terrace
Miami, FL 33184
Phone: (305) 345-9083

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

EXISTING TREES					
No	COMMON NAME	SCIENTIFIC NAME	DBH	OH	SP
1	ROYAL PALM	ROYSTONIA REGIA	1.8'	30'	24'
2	COCONUT PALM	COCOS NUCIFERA	2.0'	20'	32'
DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread					

Lopez PSM
ENGINEERS - SURVEYORS
PLANNERS - DESIGNERS
email:lopezefrain@hotmail.com
305-345-9083

DATE OF FIRM : 09-11-2009	SCALE : 1"=30'	JOB No. 20-1118
PANEL NUMBER : 0316	BASE FLOOD ELEVATION : 9'	REVISED : E.L.
COMMUNITY NUMBER : 120651	FIRM ZONE : AE	DATE : 09-15-2023
SUFFIX : L	DRAWN BY : M.M.	
SHEET 1	OF 1	

praxis.
architecture . design
PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP
278 NW 37TH ST.
MIAMI, FL 33127
P 305 576 8063
FL LIC: AR 0016966
FL LIC: AA 26000837

STATE OF FLORIDA
REGISTERED ARCHITECT
AR 10990

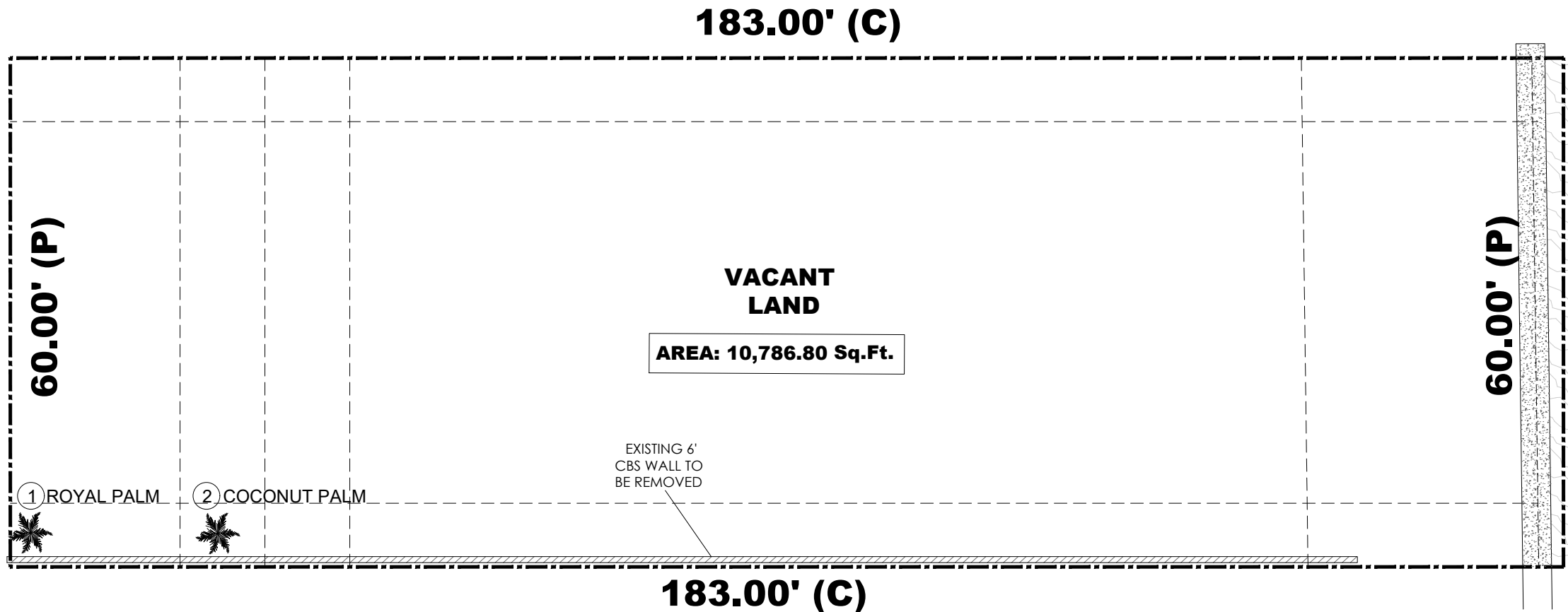
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SURVEY

SCALE: AS SHOWN
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A-0.10



183.00' (C)

60.00' (P)

60.00' (P)

**VACANT
LAND**

AREA: 10,786.80 Sq.Ft.

EXISTING 6'
CBS WALL TO
BE REMOVED

1 ROYAL PALM 2 COCONUT PALM

183.00' (C)

1 DEMOLITION PLAN
1/16" = 1'-0"

SCOPE OF WORK

1. SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
2. CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
4. CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
5. CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
7. MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
8. CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
9. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
10. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.



ADDRESS & OWNER

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OWNER: 409 DI LIDO LLC.**

REVISION & DATE

DRAWING TITLE

**DEMOLITION
PLAN**

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-0.11