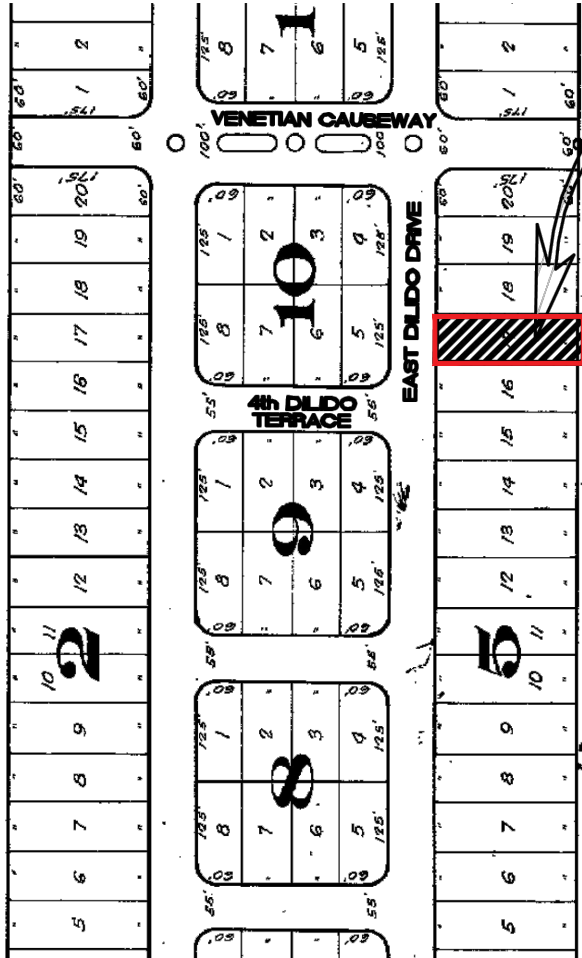




LOCATION PLAN

NOT TO SCALE



SCOPE OF WORK

– NEW SINGLE FAMILY RESIDENCE WITH UNDERSTORY ON VACANT LOT.

APPLICABLE CODES

– FLORIDA BUILDING CODE 2023, 8TH EDITION – RESIDENTIAL
– CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

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.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION					
1	ADDRESS:	409 E. DI LIDO DRIVE				
2	FOLIO NUMBER(S):	02-3232-011-0950				
3	BOARD AND FILE NUMBERS:	DRB24-1005				
4	YEAR BUILT:	VACANT LOT	ZONING DISTRICT:		RS-3	
5	BASED FLOOD ELEVATION:	+9.0' NGVD	GRADE VALUE IN N.G.V.D:		+3.45' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.23' NGVD	FREE BOARD:		+14.0' NGVD (+5')	
7	LOT AREA:	10,786.80 S.F.				
8	LOT WIDTH:	60'-0"	LOT DEPTH:		180'-0" (SEAWALL MID)	
9	MAX. LOT COVERAGE SF AND %:	3,236 SF (30%)	PROPOSED LOT COVERAGE SF AND %:		3,210 SF (29.76%)	
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		579 SF	
11	FRONT YARD OPEN SPACE SF AND %:	1,260 SF (70%)	REAR YARD OPEN SPACE SF AND %:		1,146 SF (70.31%)	
12	MAX. UNIT SIZE SF AND %:	5,393 SF (50%)	PROPOSED UNIT SIZE SF AND %:		5,392 SF (49.99%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:		2,697 SF (25.0%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):		N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:		2,404 SF (22.28%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		551 SF (22.92%)	
16A			GROSS AREA:		TBD	
			REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY			28'-6"	SEE ELEVATION SHEETS
18	SETBACKS:					
19	FRONT FIRST LEVEL:	20 FT.		N/A	47'-10"	
20	FRONT SECOND LEVEL:	40 FT.		N/A	59'-5"	
21	SIDE 1 - EAST:	7'-6"			7'-6"	
22	SIDE 2 - WEST:	7'-6"			7'-6"	
23	REAR:	27'-0"			33'-11"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A		N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A		N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A		N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?		NO			
29	DETERMINE TO BE ARCHITECTURALLY SIGNIFICANT?		NO			

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.05 13:02:57 -0500

ADDRESS & OWNER

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

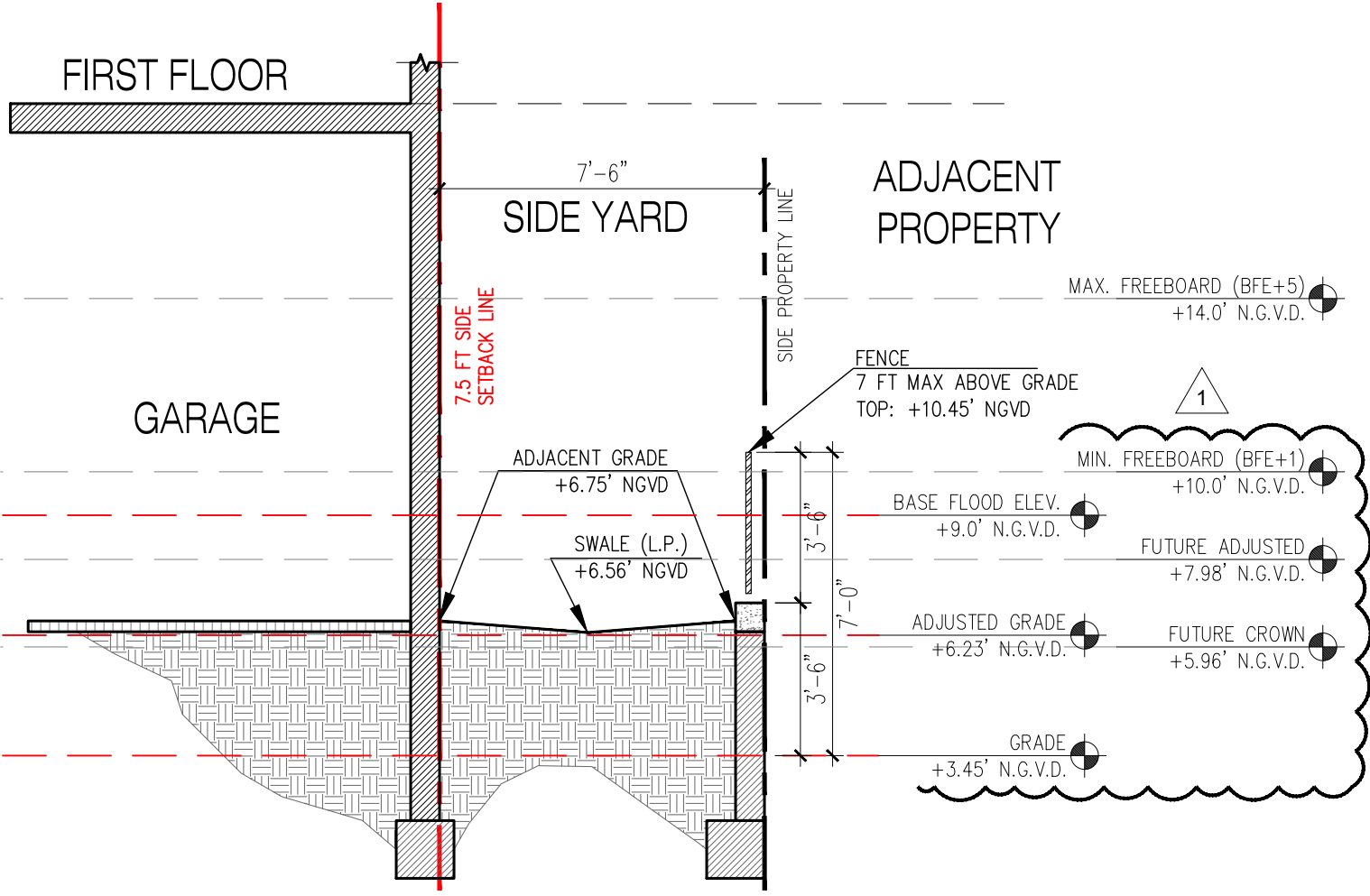
REVISION & DATE

DRAWING TITLE
ZONING DATA
/ LOCATION
PLAN

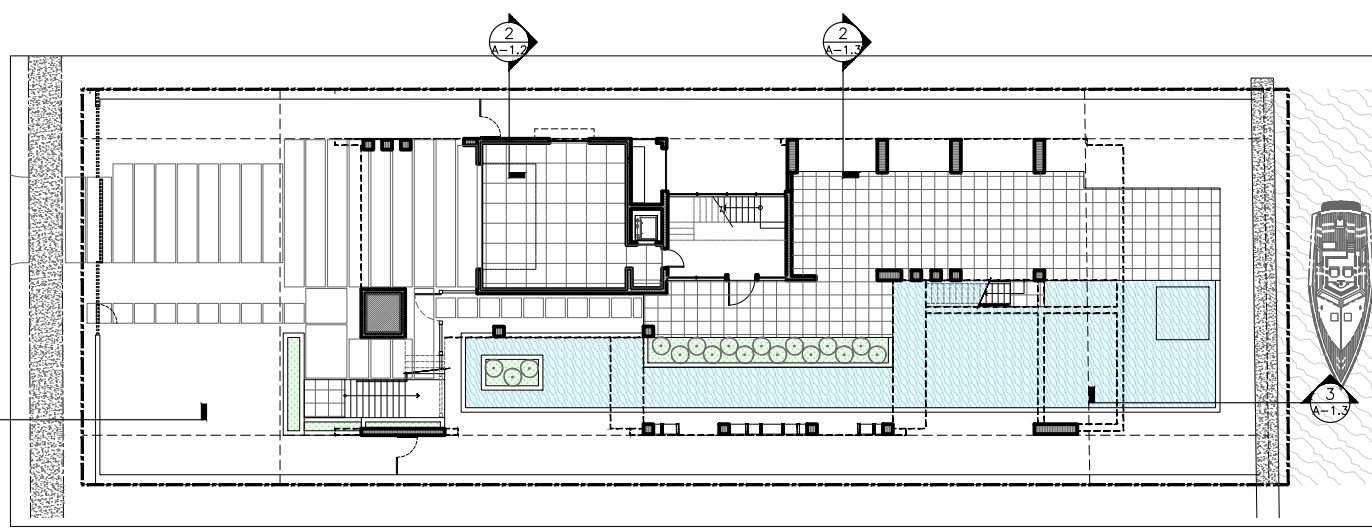
SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

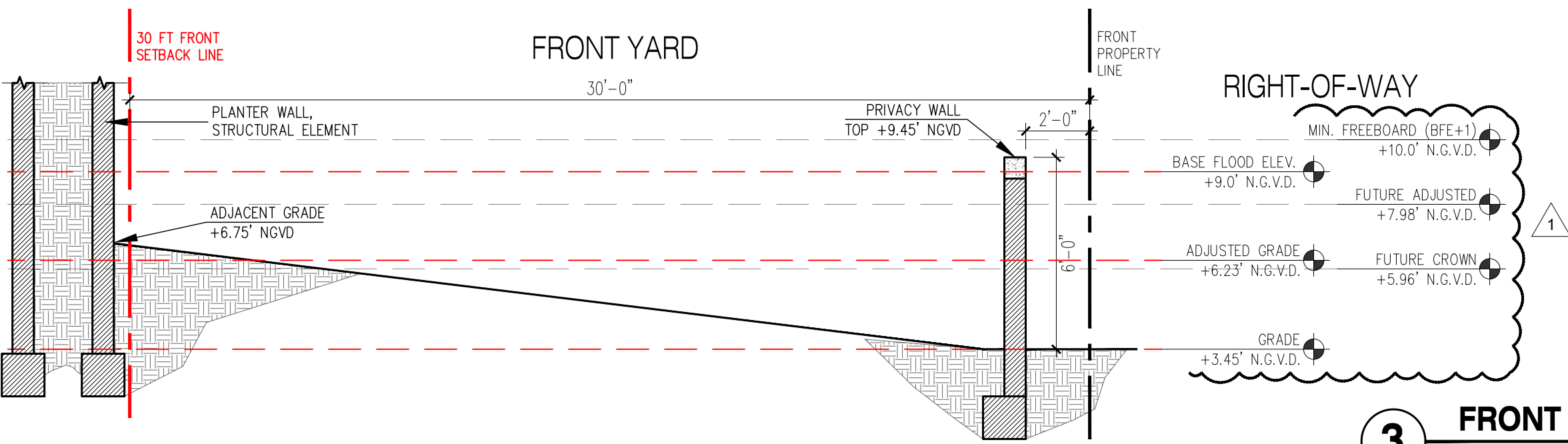
A-1.0



2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



1 YARD SECTION KEYPLAN
NOT TO SCALE



3 FRONT YARD SECTION
1/4" = 1'-0"

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 10000

Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.11 13:02:57 -0500

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

YARD
SECTIONS

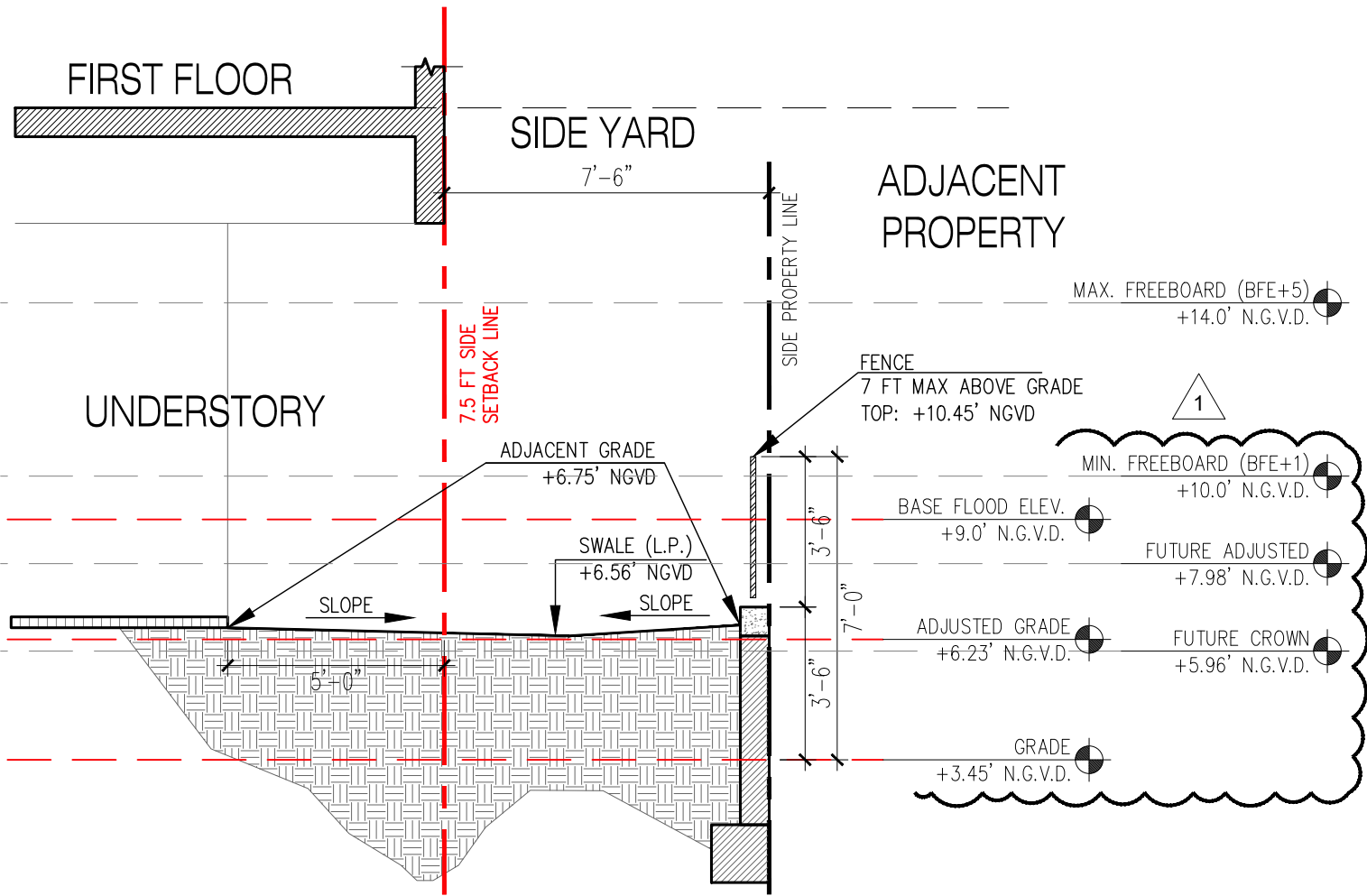
SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

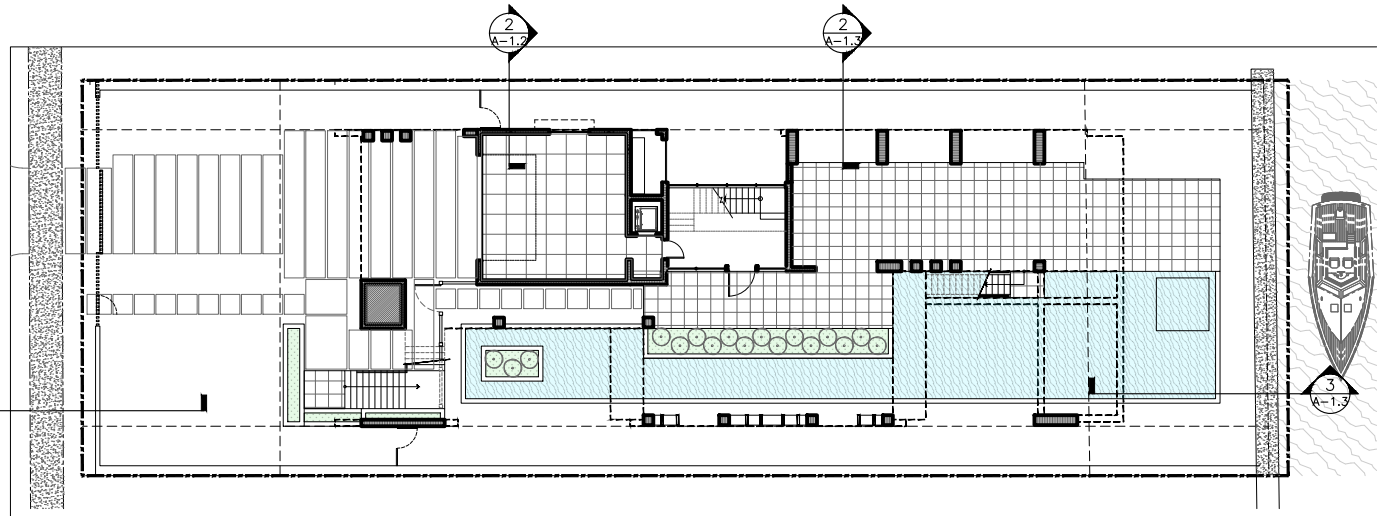
A-1.2

COPYRIGHT © 2023. ALL RIGHTS RESERVED.

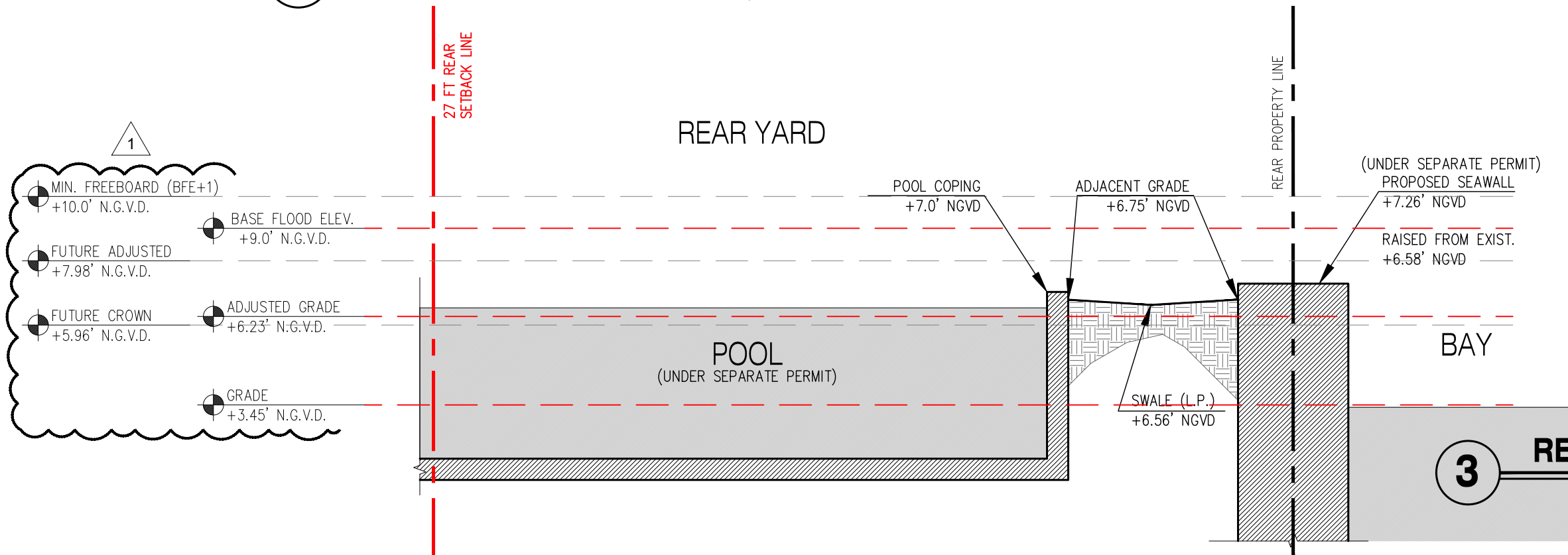
THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



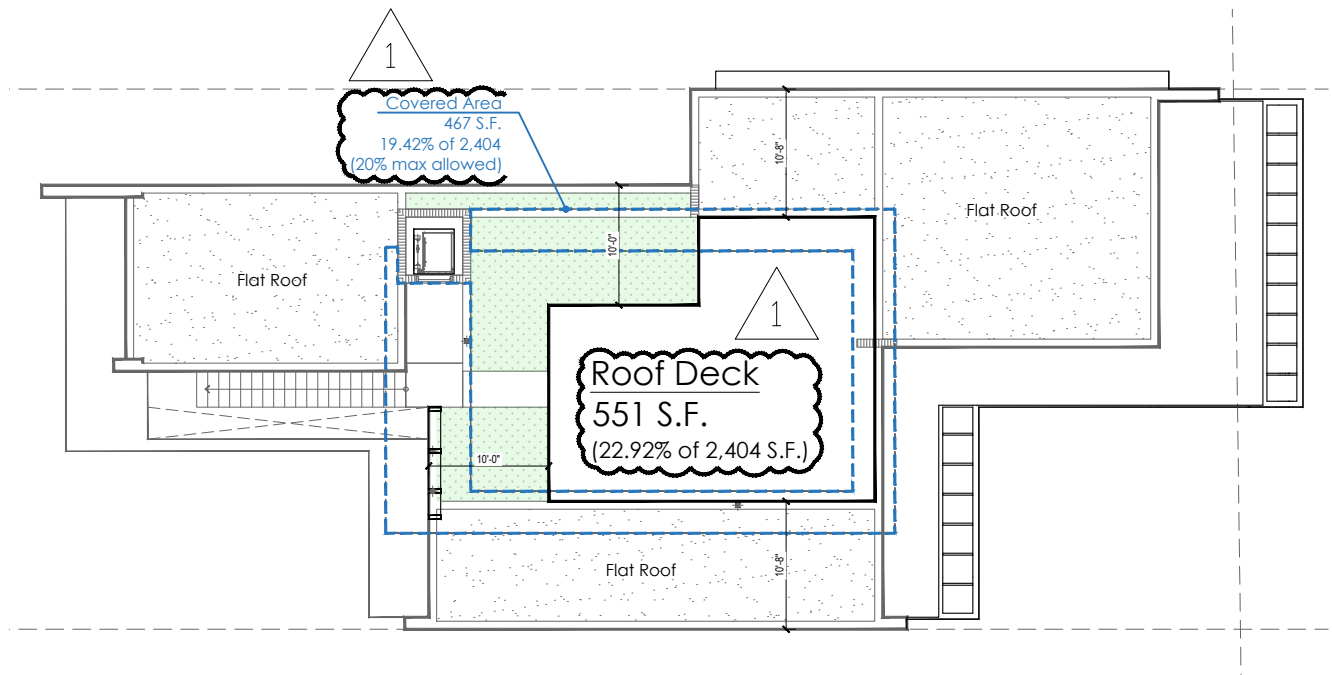
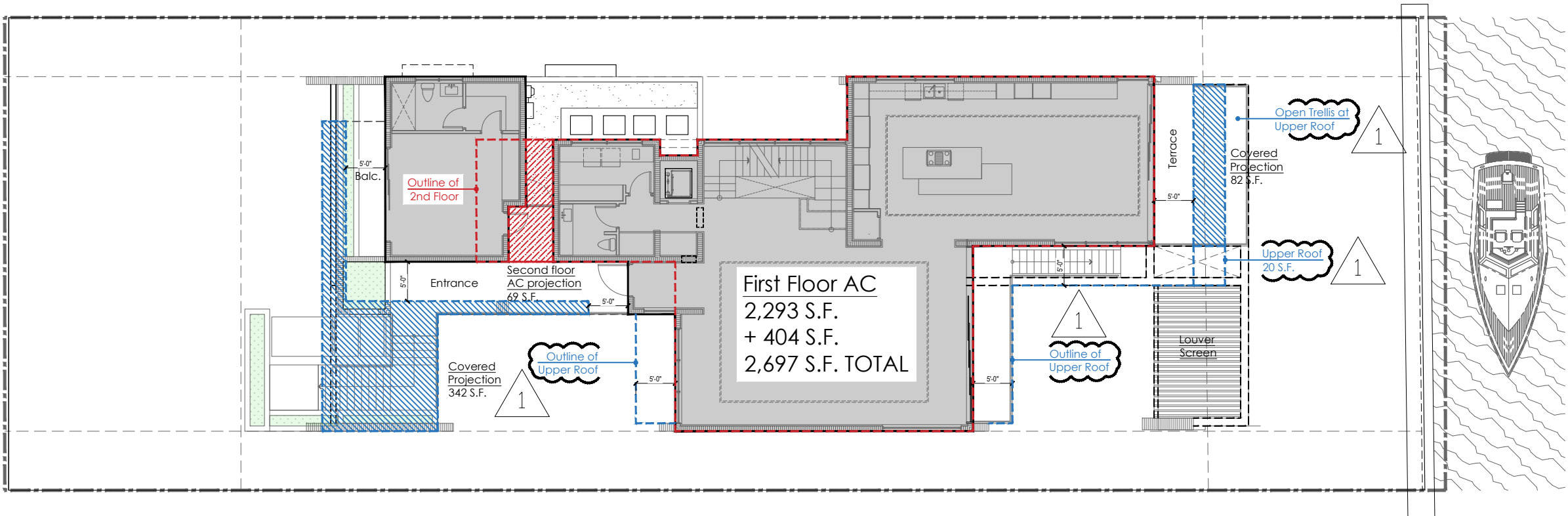
2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



1 YARD SECTION KEYPLAN
NOT TO SCALE



3 REAR YARD SECTION
1/4" = 1'-0"



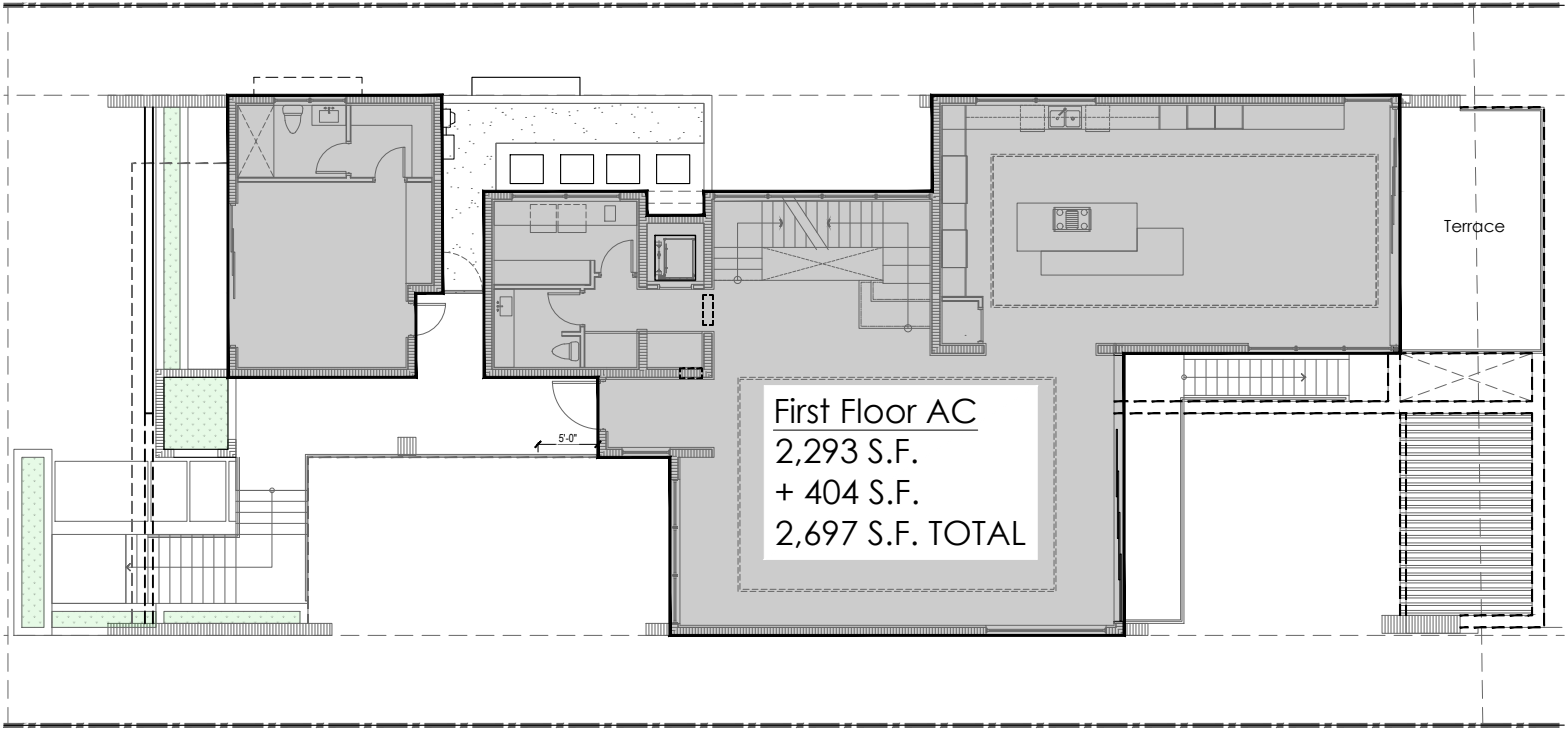
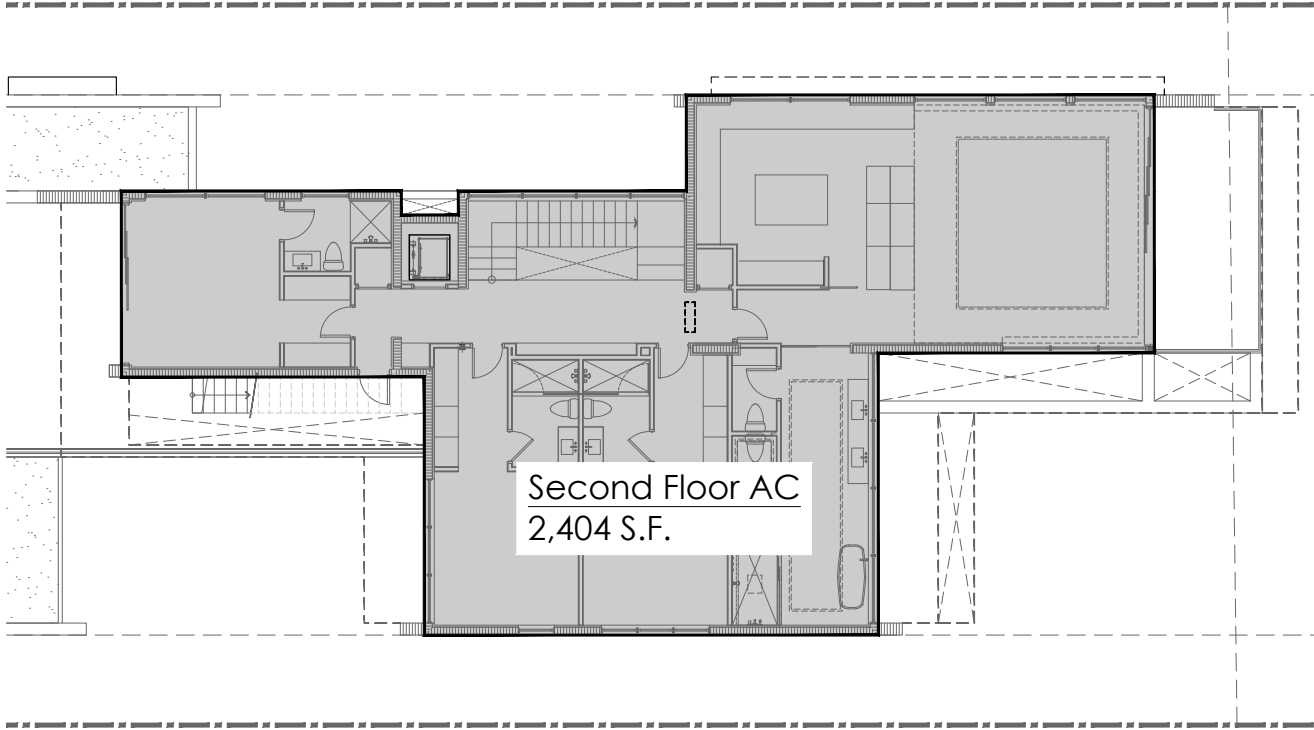
1 LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	10,786 S.F.
MAX ALLOWED (30%)	3,236 S.F.
FIRST FL. AC	2,293 S.F.
FIRST FL. AC - GUEST	404 S.F.
SECOND FL. AC PROJECTION	69 S.F.
COVERED PROJECTIONS 342+82+20	444 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	3,210 S.F.
	29.76%

- FIRST FL. AREA
COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION
COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE
THAN 5 FT FROM EXTERIOR WALL
- PROJECTION OF UPPER FLOOR/ROOF
ABOVE

1 ROOF DECK CALCULATION
1/16" = 1'-0"



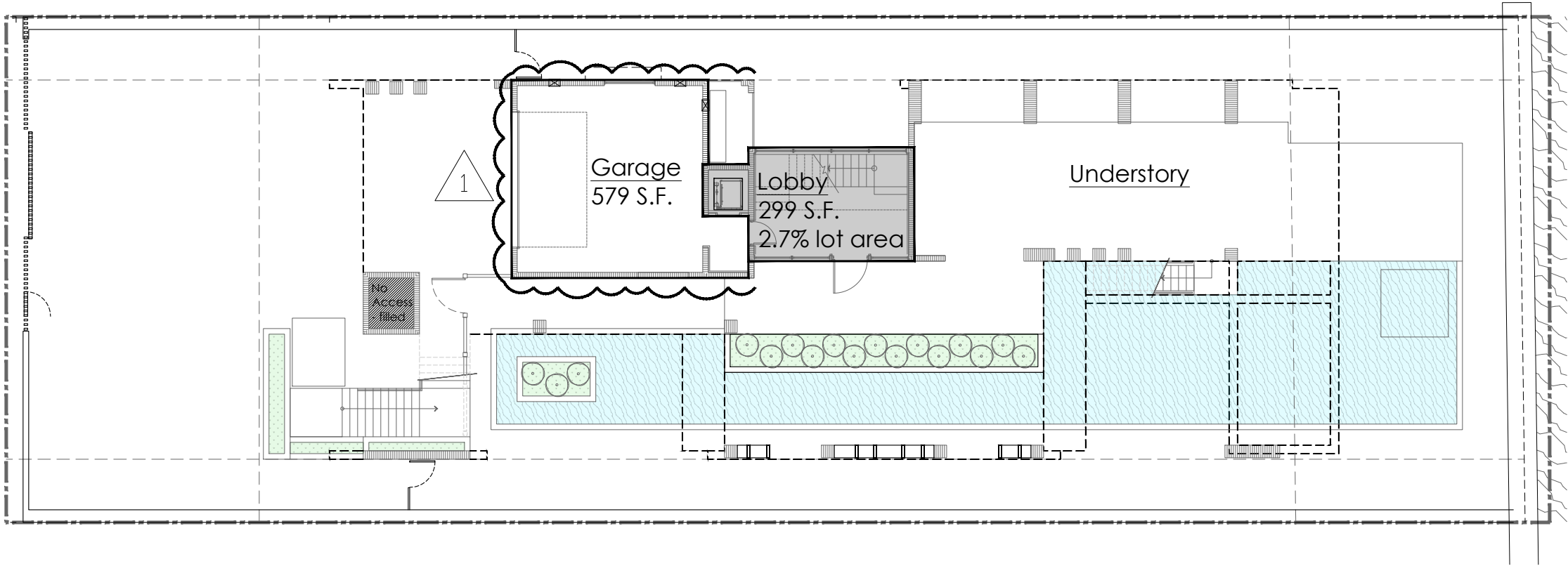


3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0" 

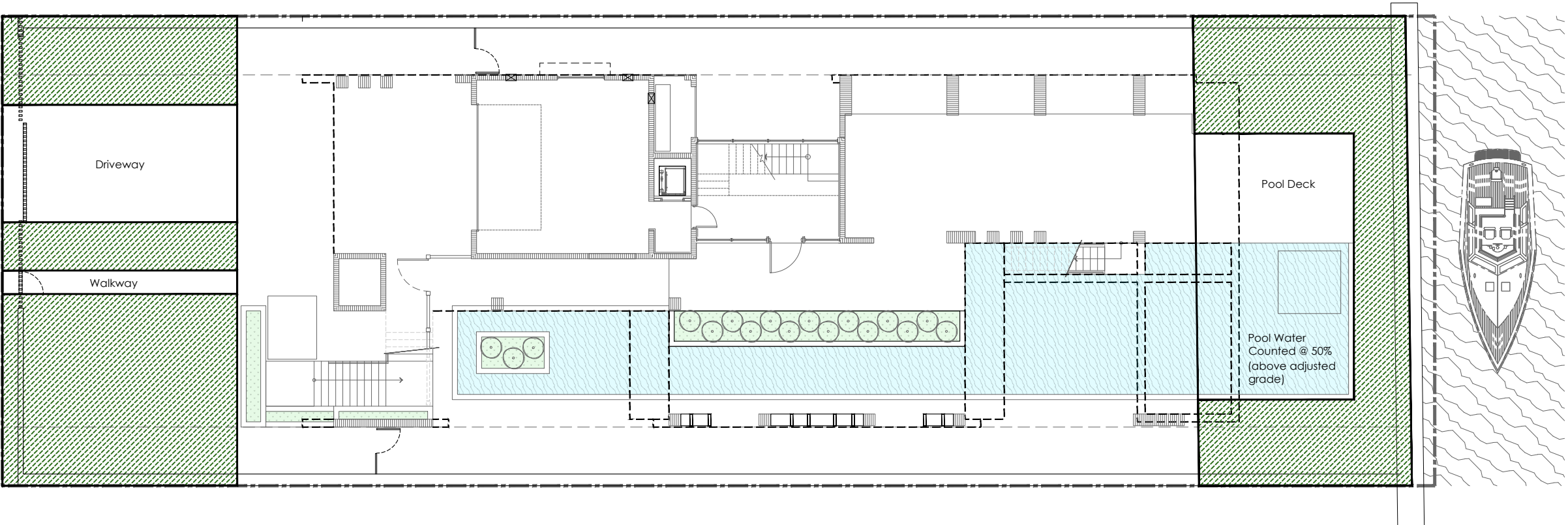
2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0" 

UNIT SIZE CALCULATION	
LOT AREA	10,786 S.F.
MAX ALLOWED (50%)	5,393 S.F.
UNDERSTORY LOBBY	291 S.F.
FIRST FL. AC	2,293 S.F.
FIRST FL. AC - GUEST	404 S.F.
SECOND FL. AC	2,404 S.F.
TOTAL UNIT SIZE	5,392 S.F.
	49.99%

-  AREA COUNTED IN UNIT SIZE
-  GARAGE AREA EXCLUDED, UNDER 600 S.F.



1 UNDERSTORY UNIT SIZE
1/16" = 1'-0" 



1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

↑

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,800 S.F.
DRIVEWAY	- 450 S.F.
WALKWAY	- 90 S.F.
MINIMUM OPEN SPACE (70%)	1,260 S.F.
OPEN SPACE PROVIDED	1,260 S.F.
	70.00%

OPEN SPACE

REAR YARD OPEN SPACE	
REAR YARD AREA	1,630 S.F.
POOL DECK	- 284 S.F.
POOL (408 S.F. @ 50%)	- 200 S.F.
MINIMUM OPEN SPACE (70%)	1,141 S.F.
OPEN SPACE PROVIDED	1,146 S.F.
	70.31%

OPEN SPACE

POOL WATER COUNTED @ 50%
ADJUSTED GRADE: 6.23' NGVD

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.05 13:02:57 -0500

ADDRESS & OWNER

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

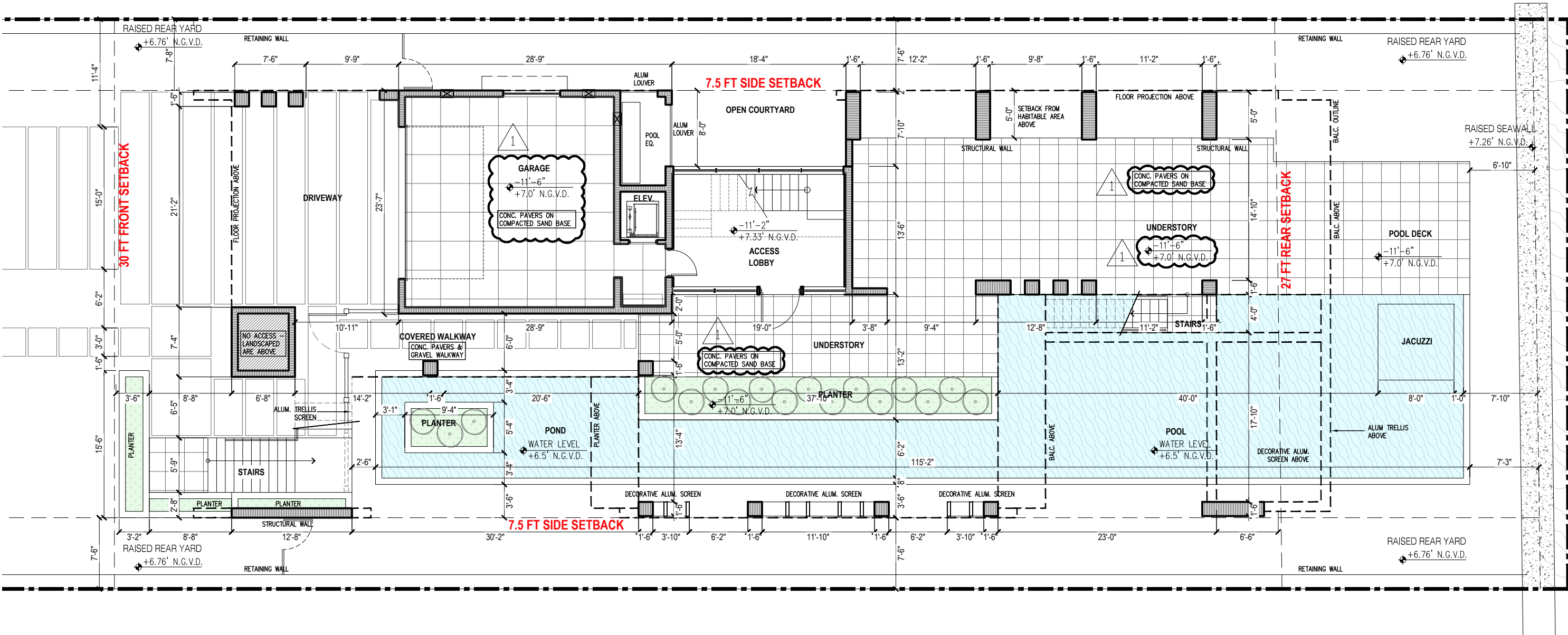
REVISION & DATE

DRAWING TITLE
OPEN SPACE
DIAGRAM

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-1.6



1

UNDERSTORY PLAN

3/32"=1'-0"



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, c=US,
ou=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com,
serial=2024.09.03.13.02:57-49:09

ADDRESS & OWNER

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

REVISION & DATE

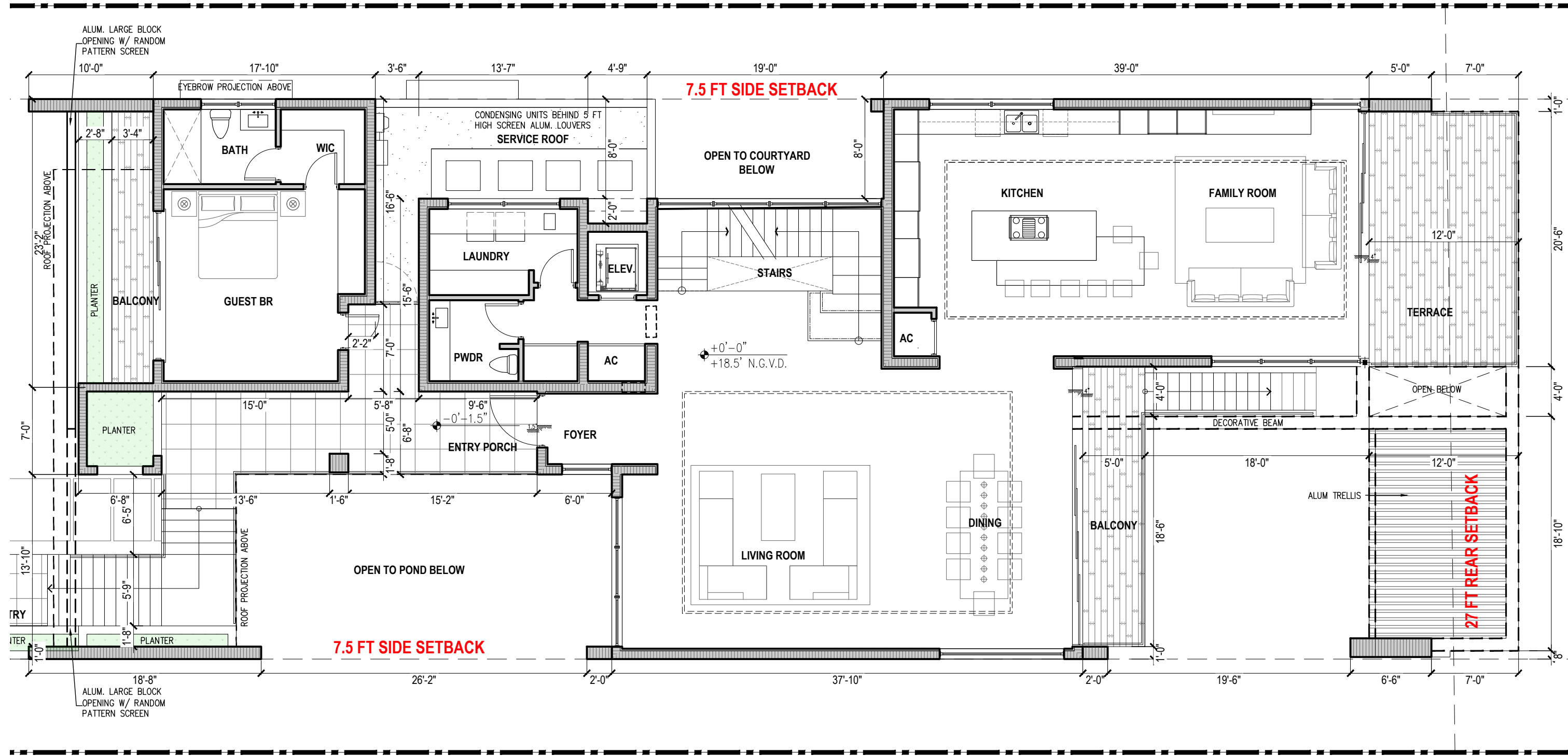
DRAWING TITLE

UNDERSTORY
PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-2.1



1

FIRST FLOOR PLAN

1/8"=1'-0"



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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.11 13:02:57 -0500

ADDRESS & OWNER

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

REVISION & DATE

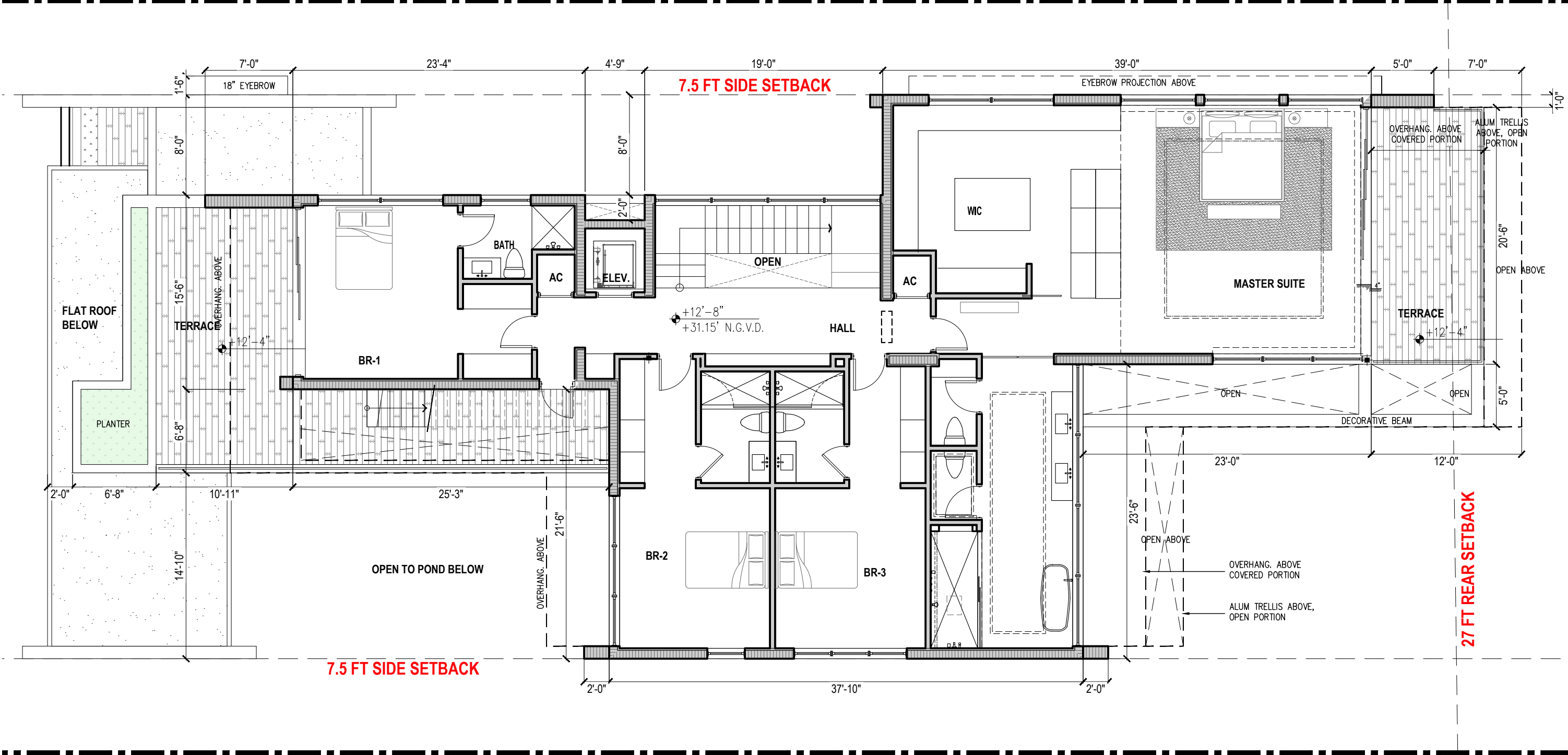
DRAWING TITLE

SECOND
FLOOR PLAN

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-2.2



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 10000

Jose L. Sanchez

Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=PRAXIS ARCHITECTURE, INC., email=jlsanchez@praxisarch.com, c=US
Date: 2024.03.05 13:02:57 -0500

ADDRESS & OWNER

NEW RESIDENCE

409 E. DILIDO DRIVE

MIAMI BEACH, FL. 33139

OWNER: 409 DI LIDO LLC.

REVISION & DATE

DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN

DATE: 09-11-2023

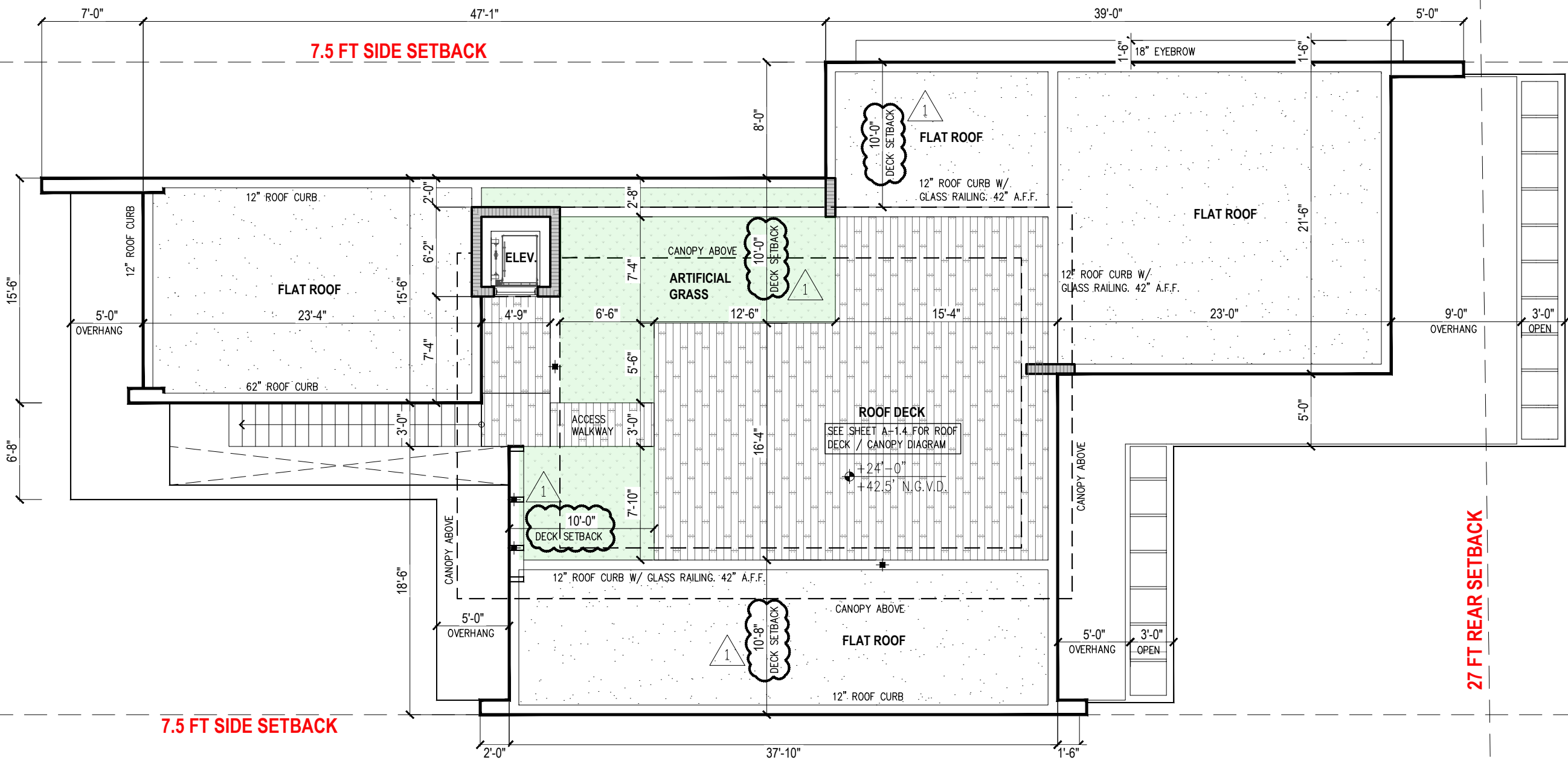
SHEET NUMBER

A-2.3

1

SECOND FLOOR PLAN

1/8"=1'-0"

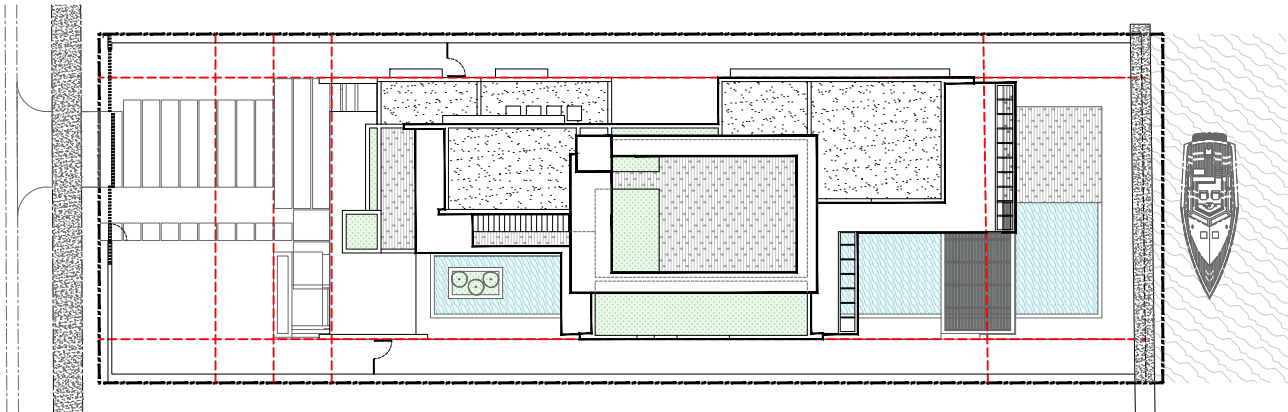


1 **ROOF PLAN**

1/8"=1'-0"

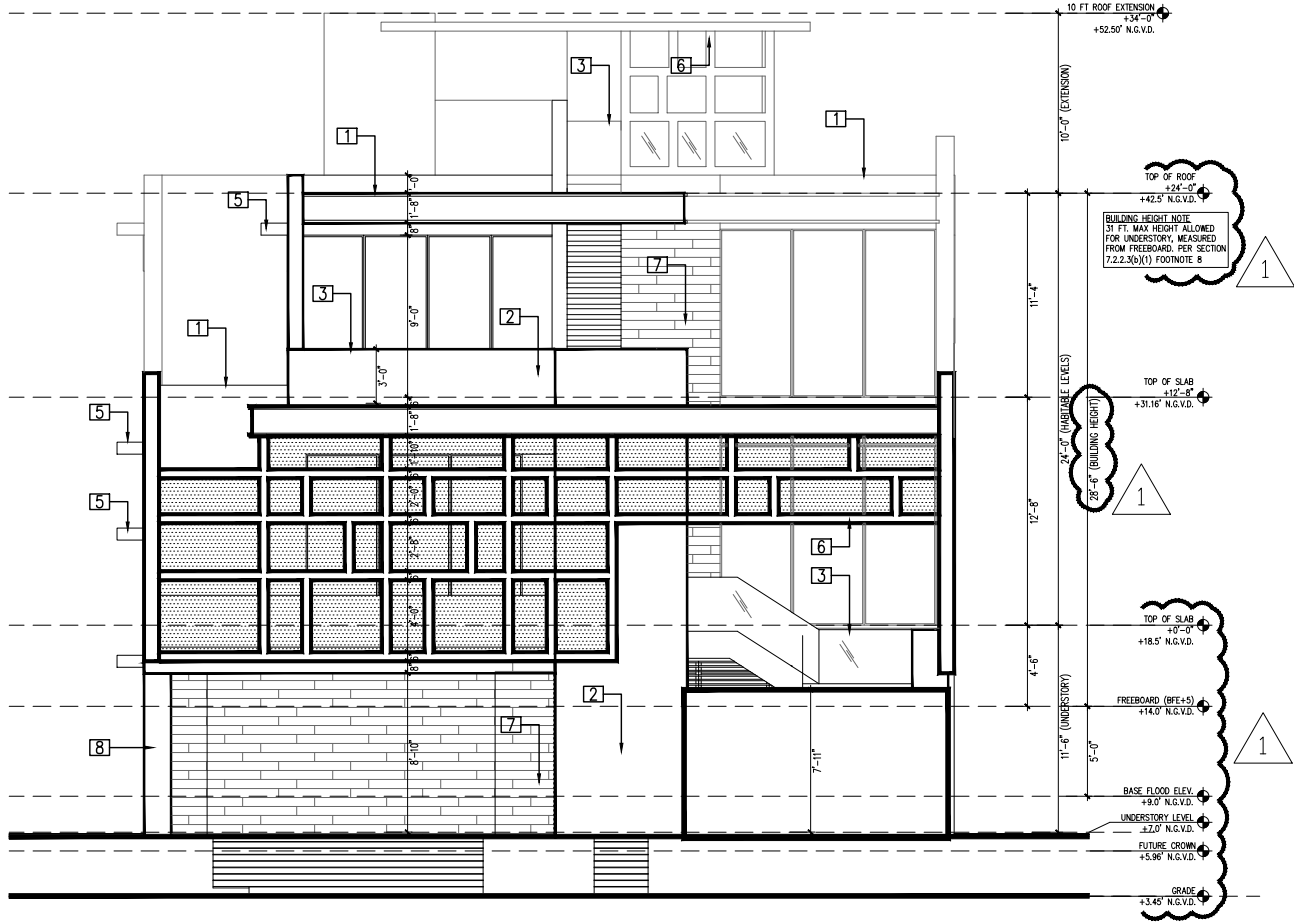


1



ELEVATION KEYPLAN

NOT TO SCALE



1 WEST ELEVATION (FRONT)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.05 13:02:57 -0500

ADDRESS & OWNER

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

REVISION & DATE

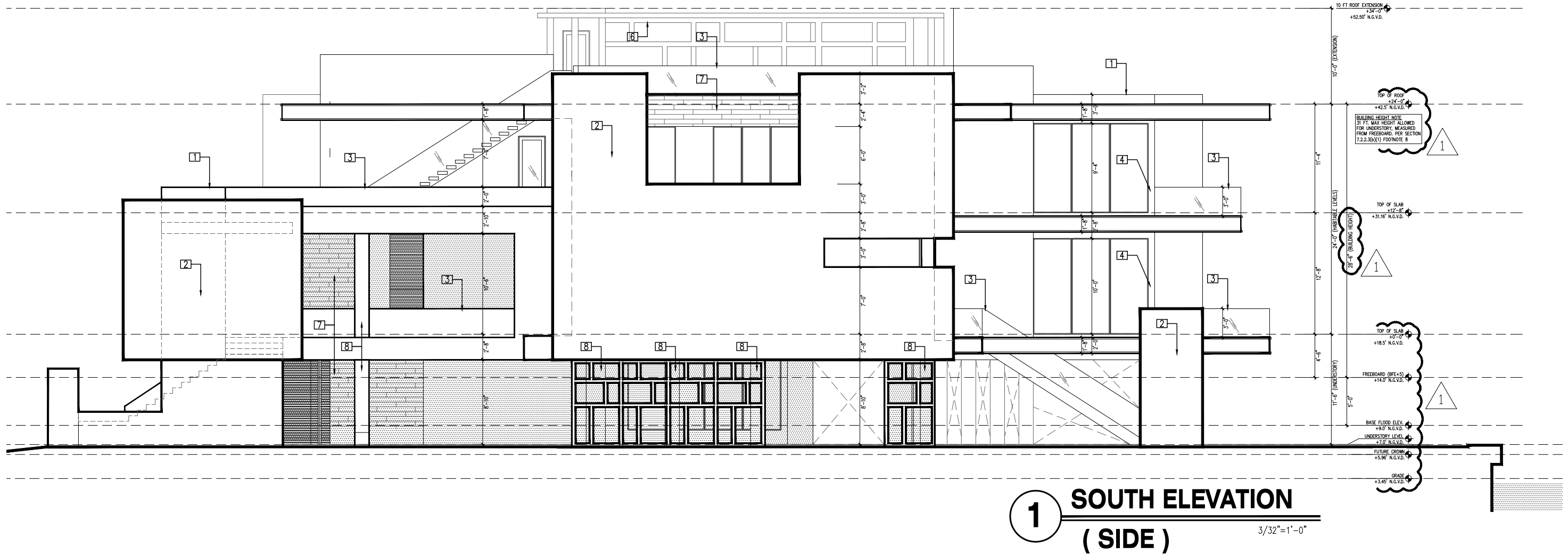
DRAWING TITLE

**WEST
ELEVATION
(FRONT)**

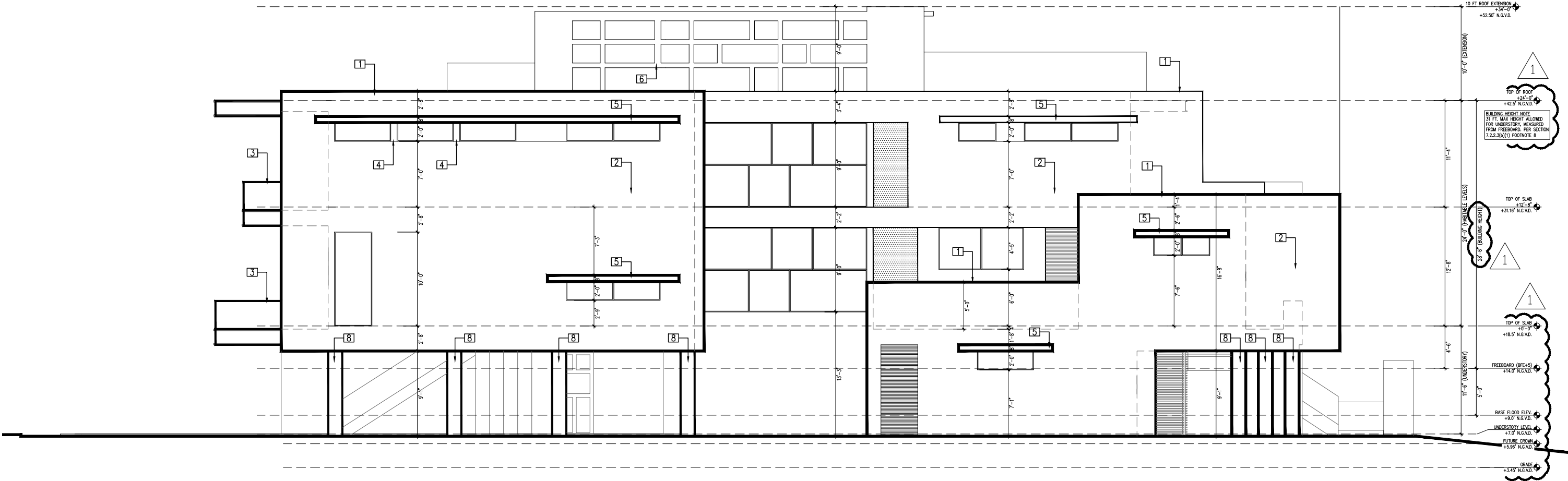
SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-3.1

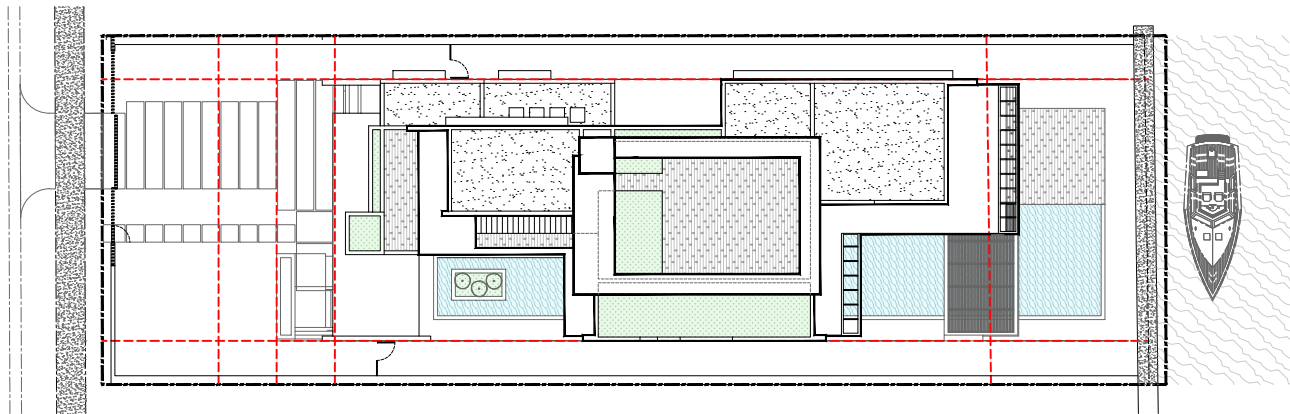


- ## ELEVATIONS KEYNOTES / SPECIFICATIONS
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR).
PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP
EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
 3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
 4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY
WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
 5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
 6. ALUM. LOUVER
 7. WOOD/SIMULATED WOOD CLADDING
 8. CONCRETE COLUMN.



1 NORTH ELEVATION (SIDE)

3/32"=1'-0"



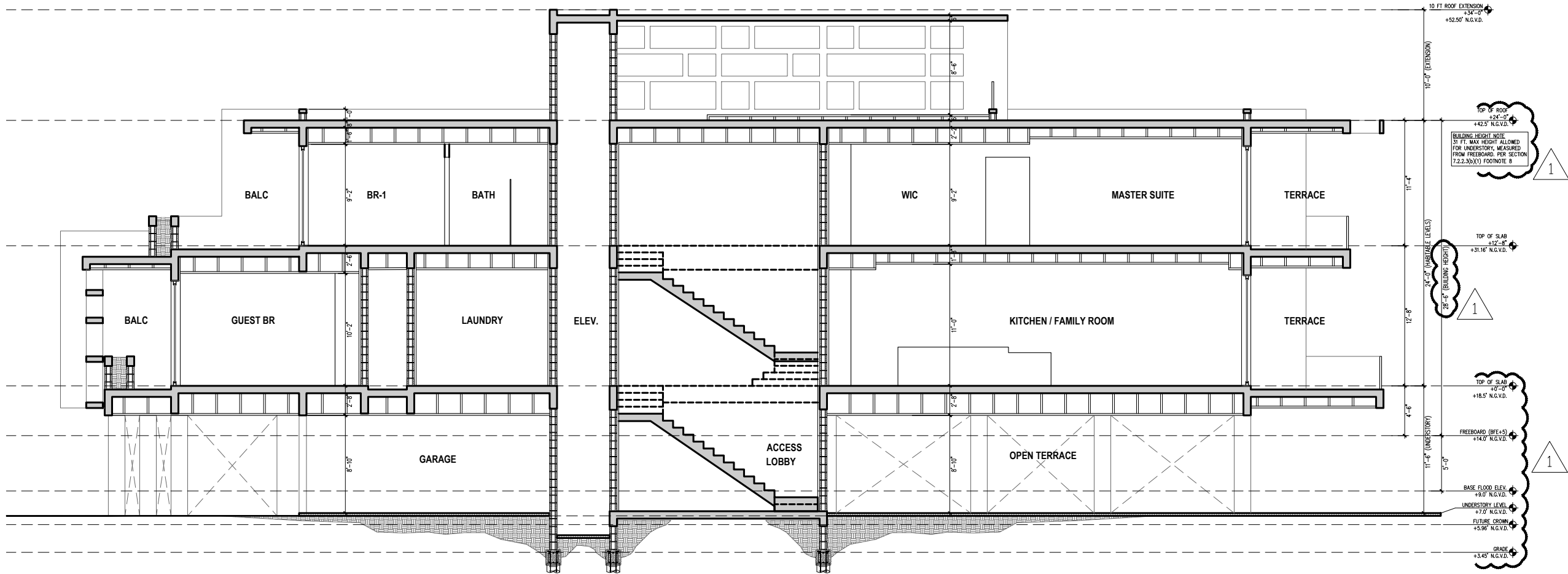
ELEVATION KEYPLAN

NOT TO SCALE

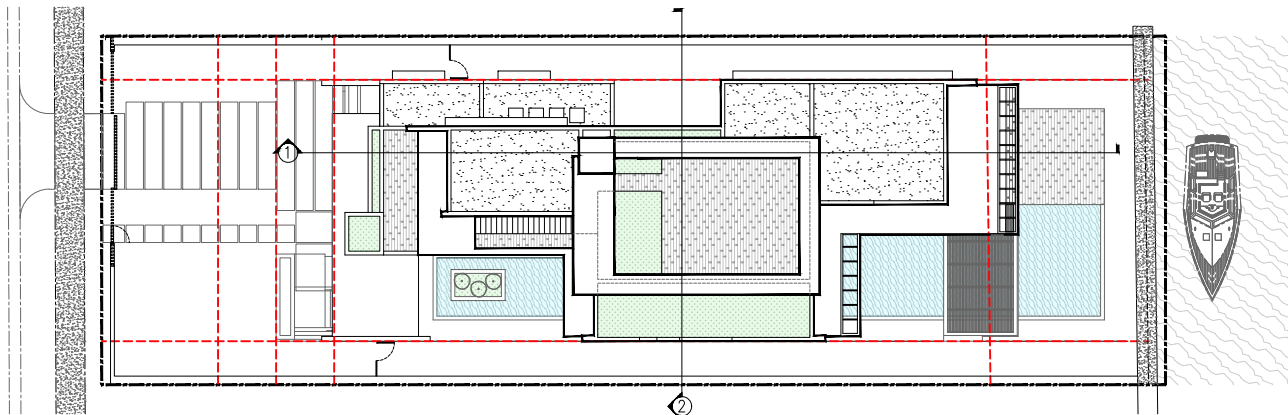
ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.



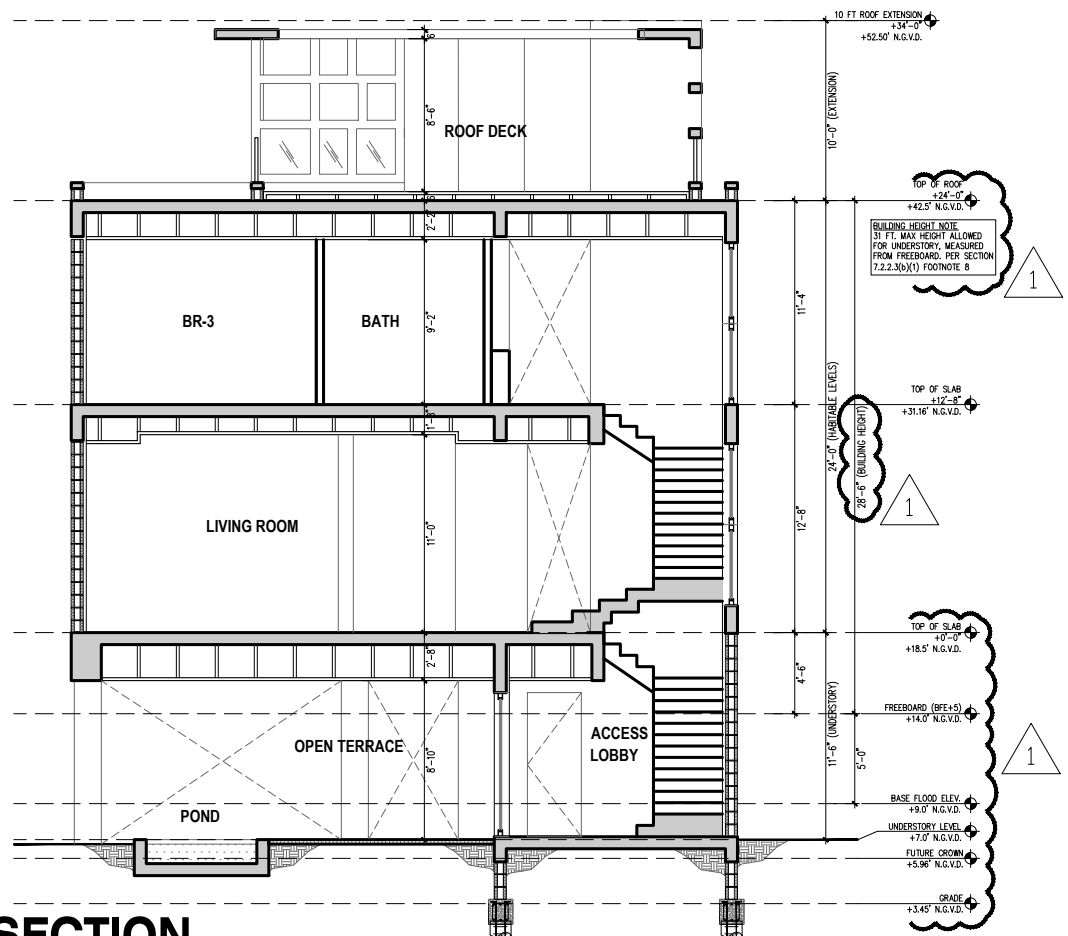


1 SECTION
3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION
3/32"=1'-0"

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.05 13:02:57 -0500

ADDRESS & OWNER

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

REVISION & DATE

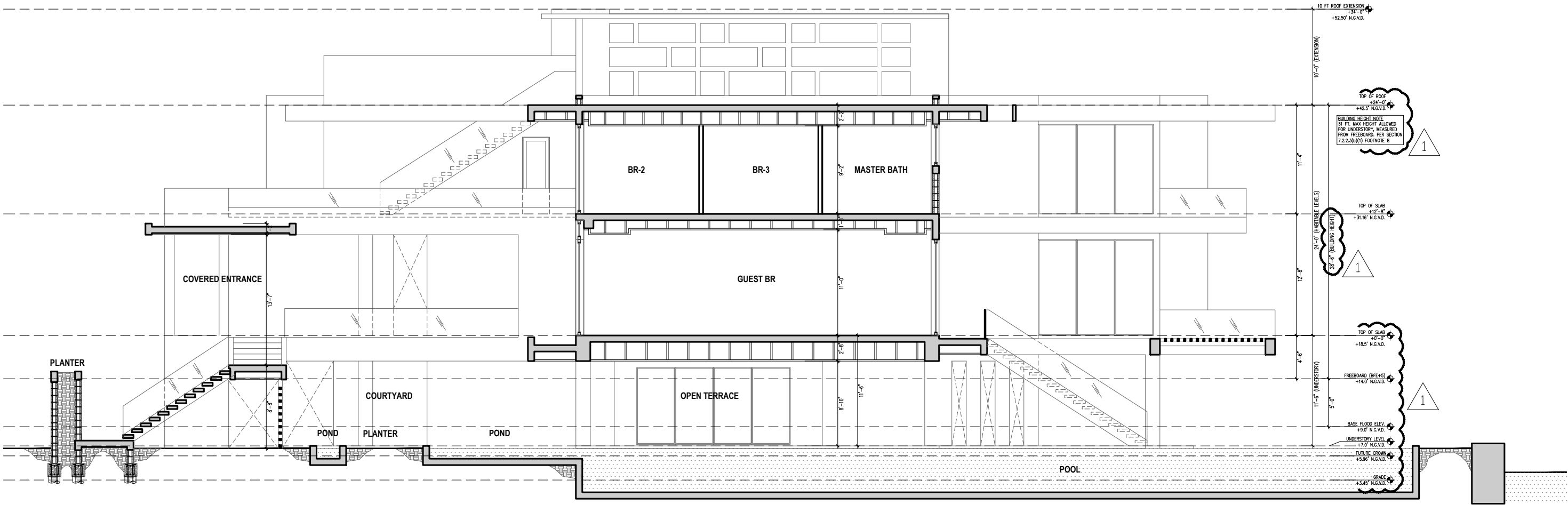
DRAWING TITLE

SECTIONS

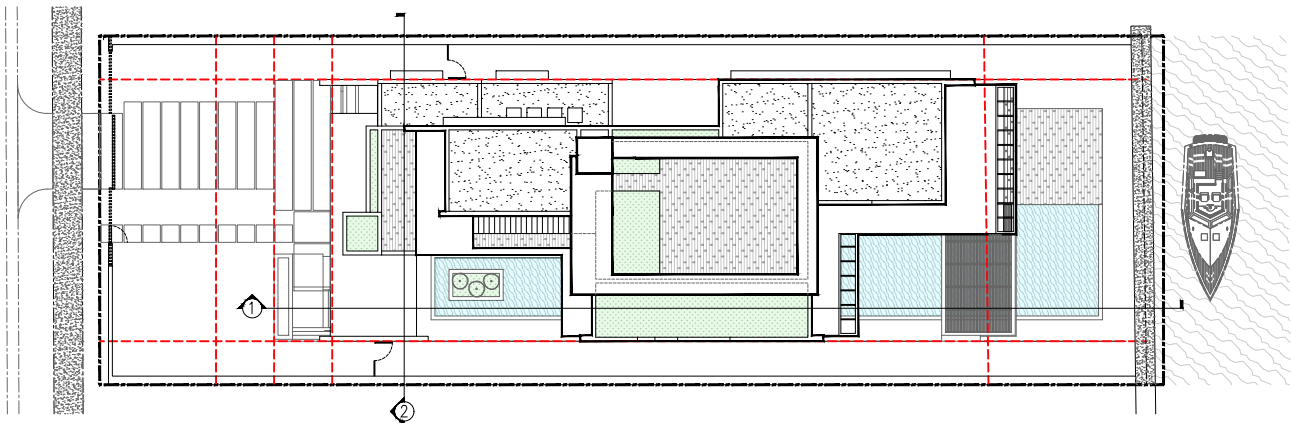
SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-4.1

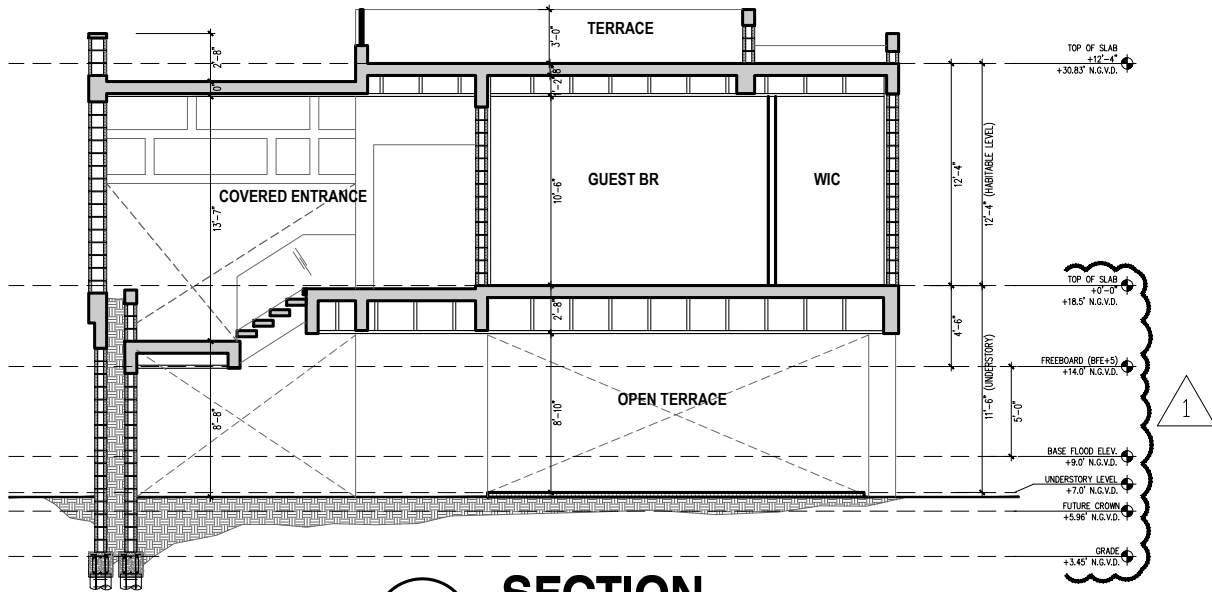


1 SECTION
3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION
3/32"=1'-0"

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US
Date: 2024.09.05 13:02:57 -0500

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SECTIONS

SCALE: AS SHOWN
DATE: 09-11-2023

SHEET NUMBER

A-4.2