

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	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

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

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



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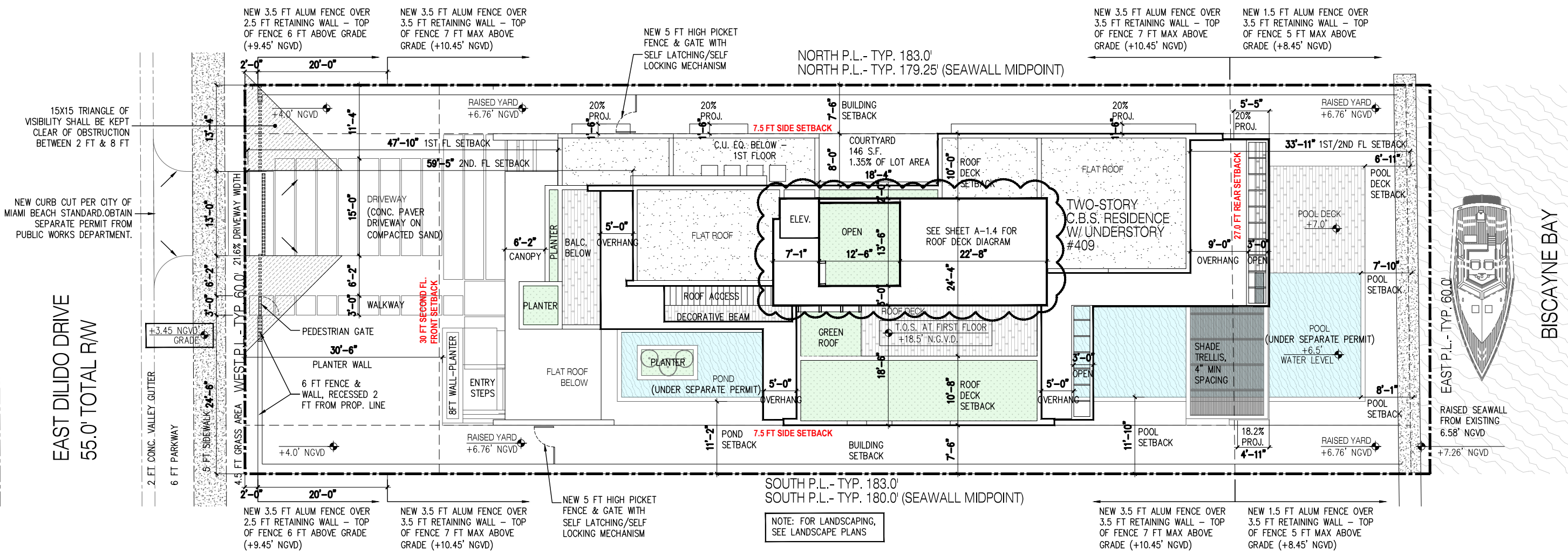
DRAWING TITLE

SITE PLAN

SCALE: AS SHOWN
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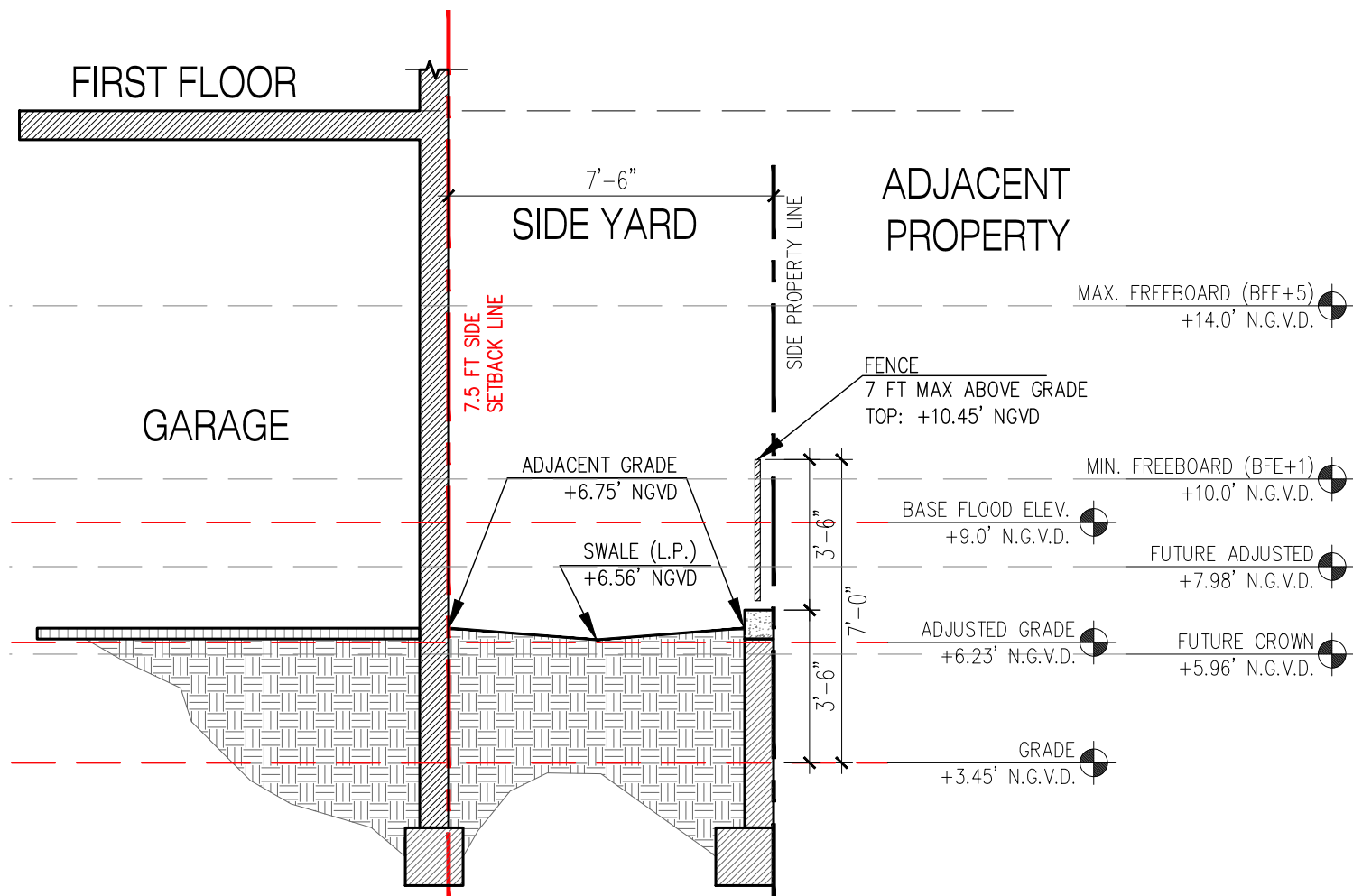


EAST DILIDO DRIVE
55.0' TOTAL RW

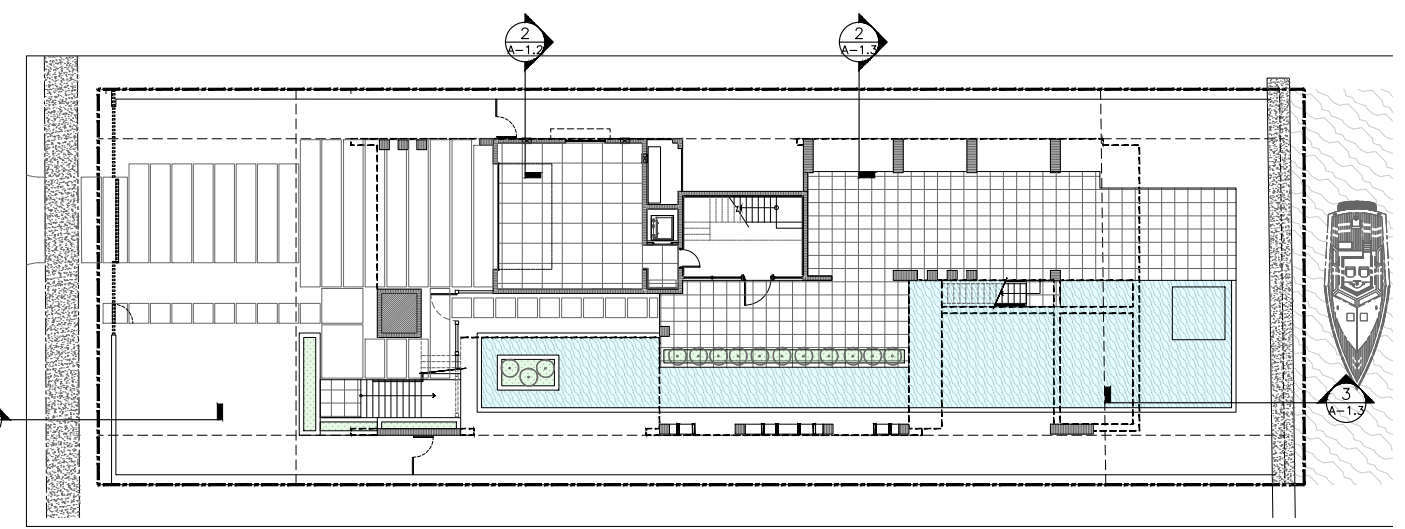
BISCAYNE BAY

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

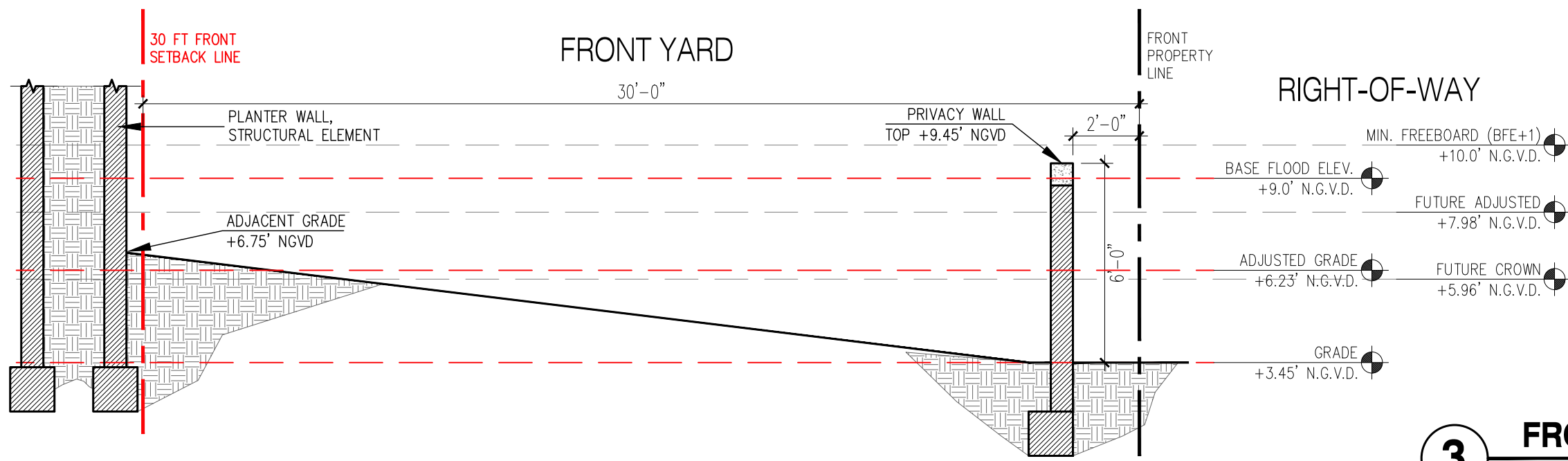
NOTE: FOR LANDSCAPING,
SEE LANDSCAPE PLANS



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



1 YARD SECTION KEYPLAN
NOT TO SCALE



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



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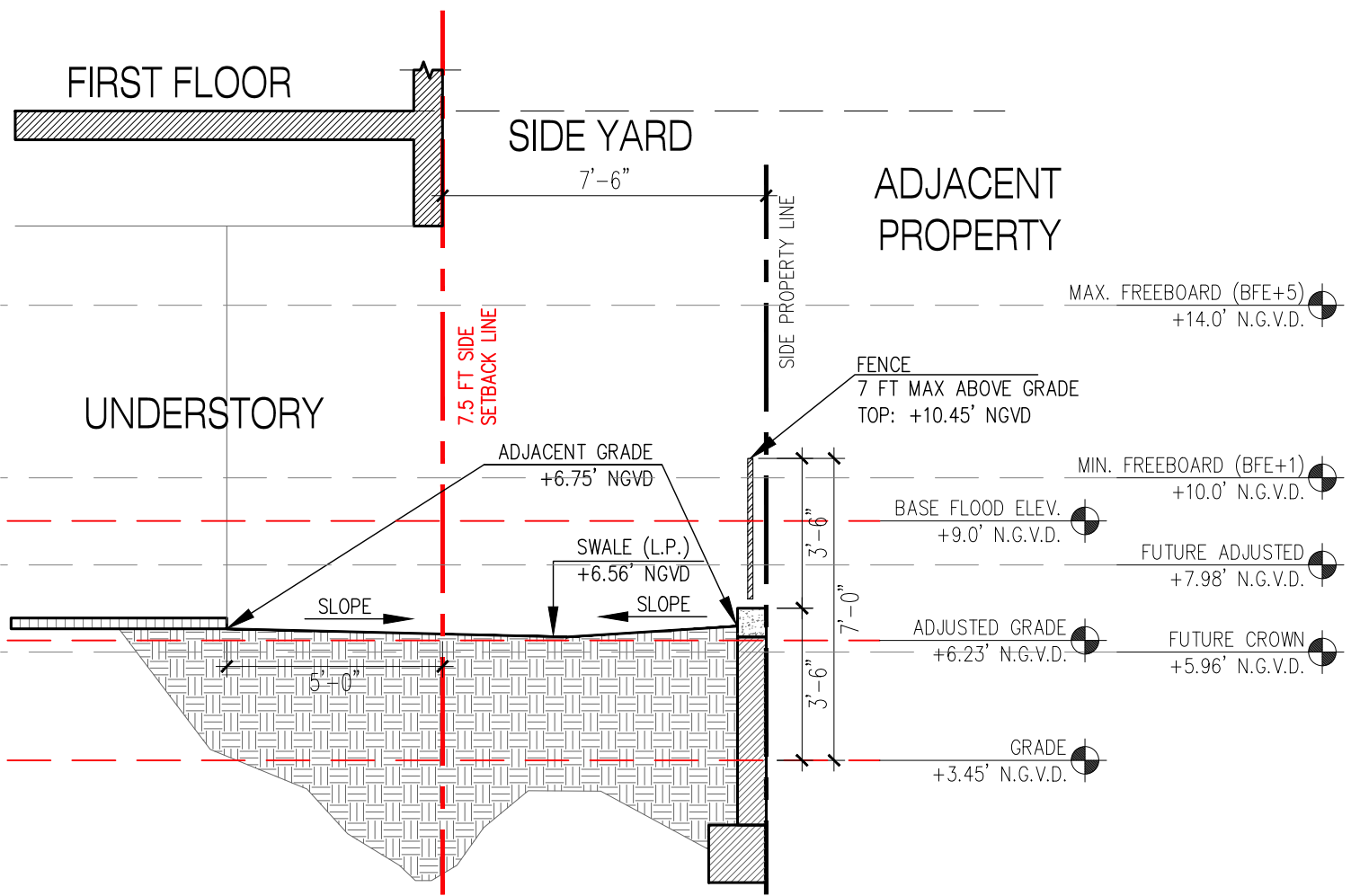
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YARD SECTIONS

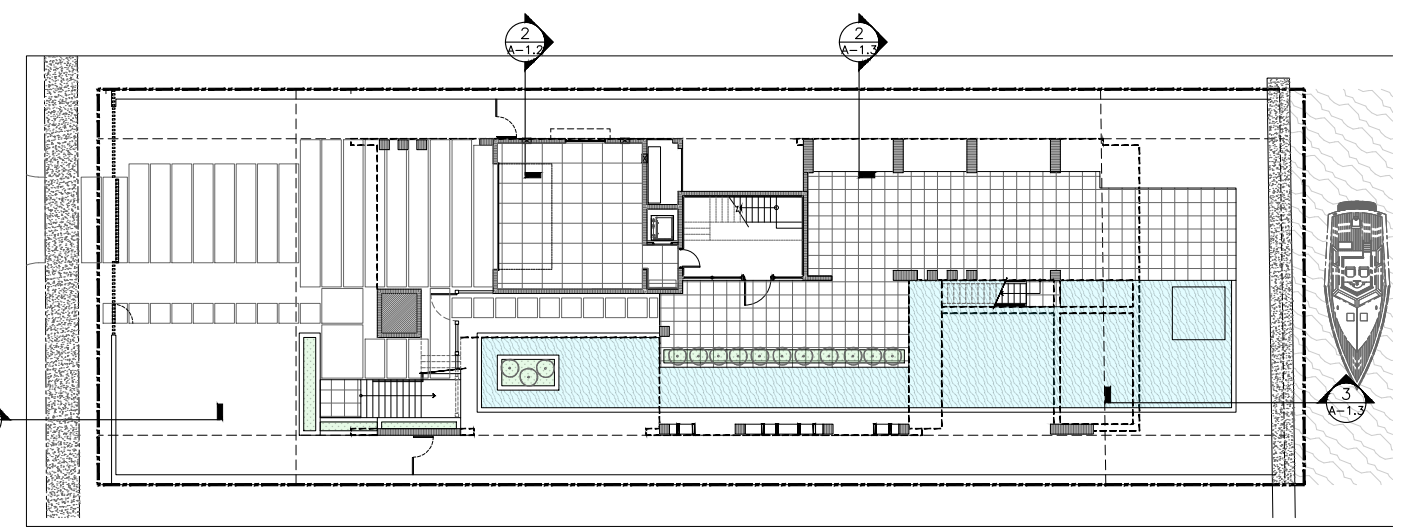
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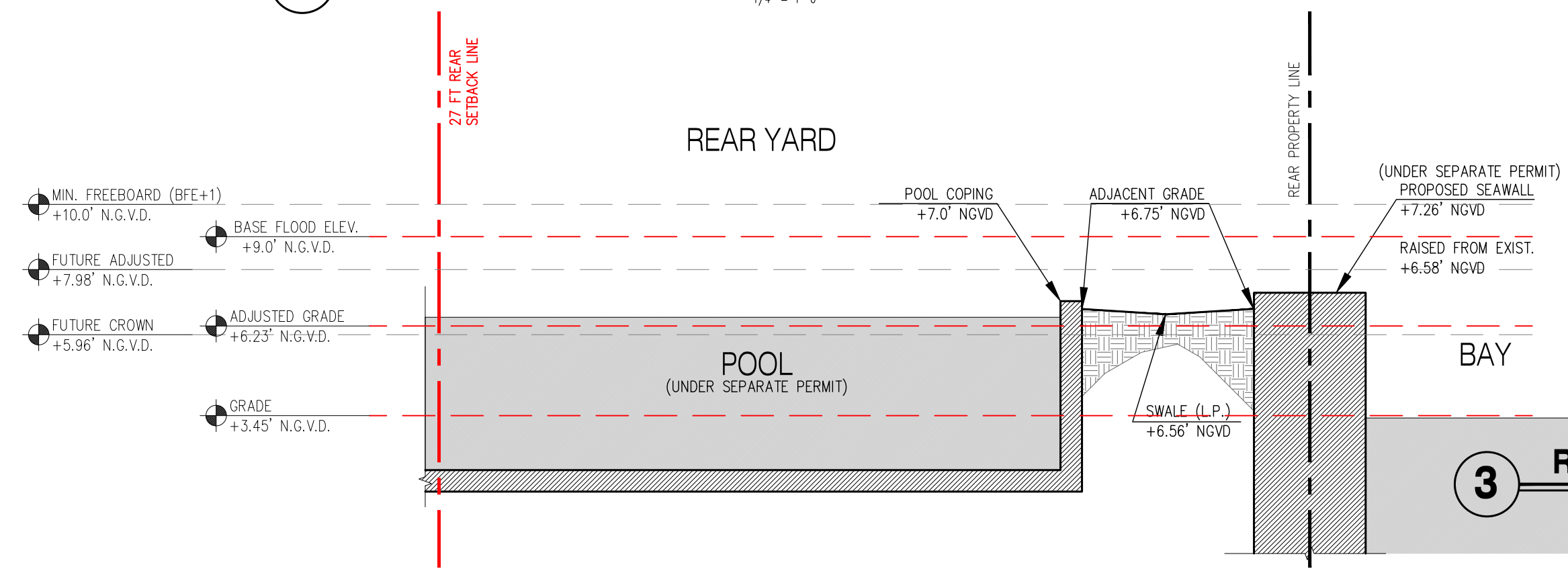
A-1.2



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



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3 REAR YARD SECTION
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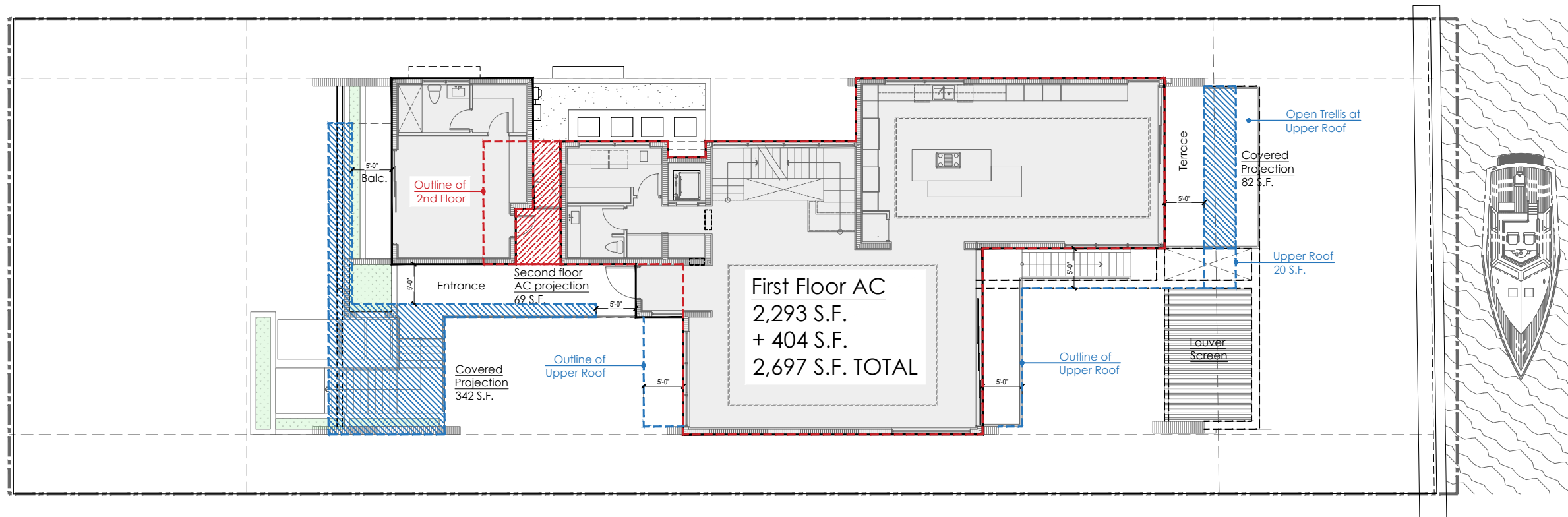
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YARD SECTIONS

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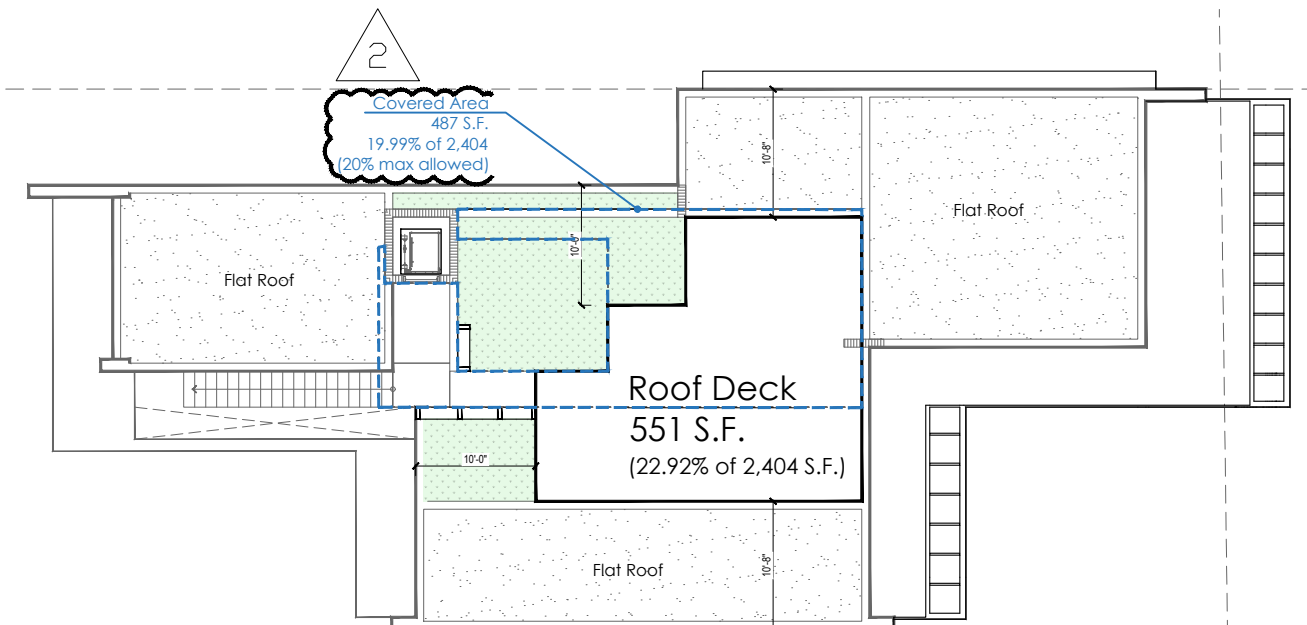


First Floor AC
2,293 S.F.
+ 404 S.F.
2,697 S.F. TOTAL

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

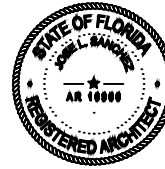
LOT COVERAGE CALCULATION	
LOT AREA	10,786 S.F.
MAX ALLOWED (30%)	3,236 S.F.
FIRST FL. AC	2,293 S.F.
FIRST FL. AC - GUEST	404 S.F.
SECOND FL. AC PROJECTION	69 S.F.
COVERED PROJECTIONS 342+82+20	444 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	3,210 S.F.
	29.76%

- 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"

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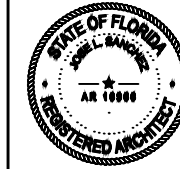
REVISION & DATE

DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
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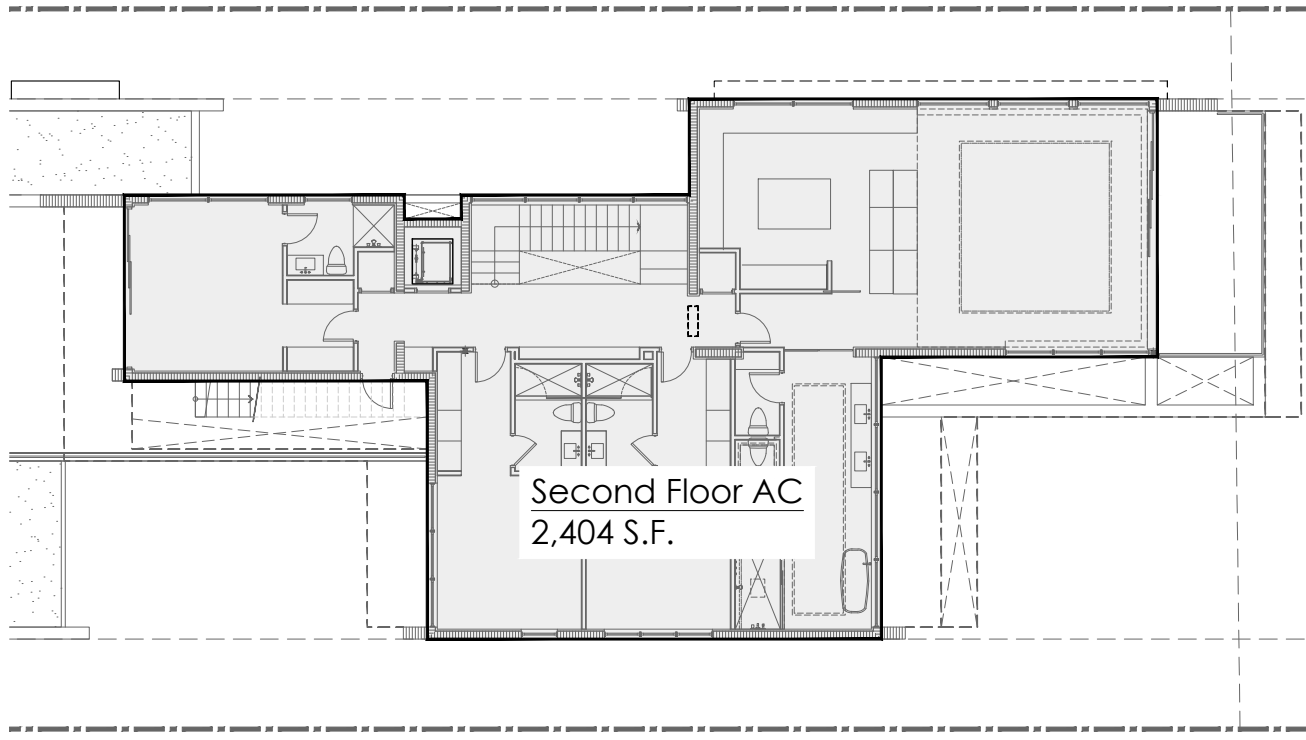
DRAWING TITLE

**UNIT SIZE
DIAGRAM**

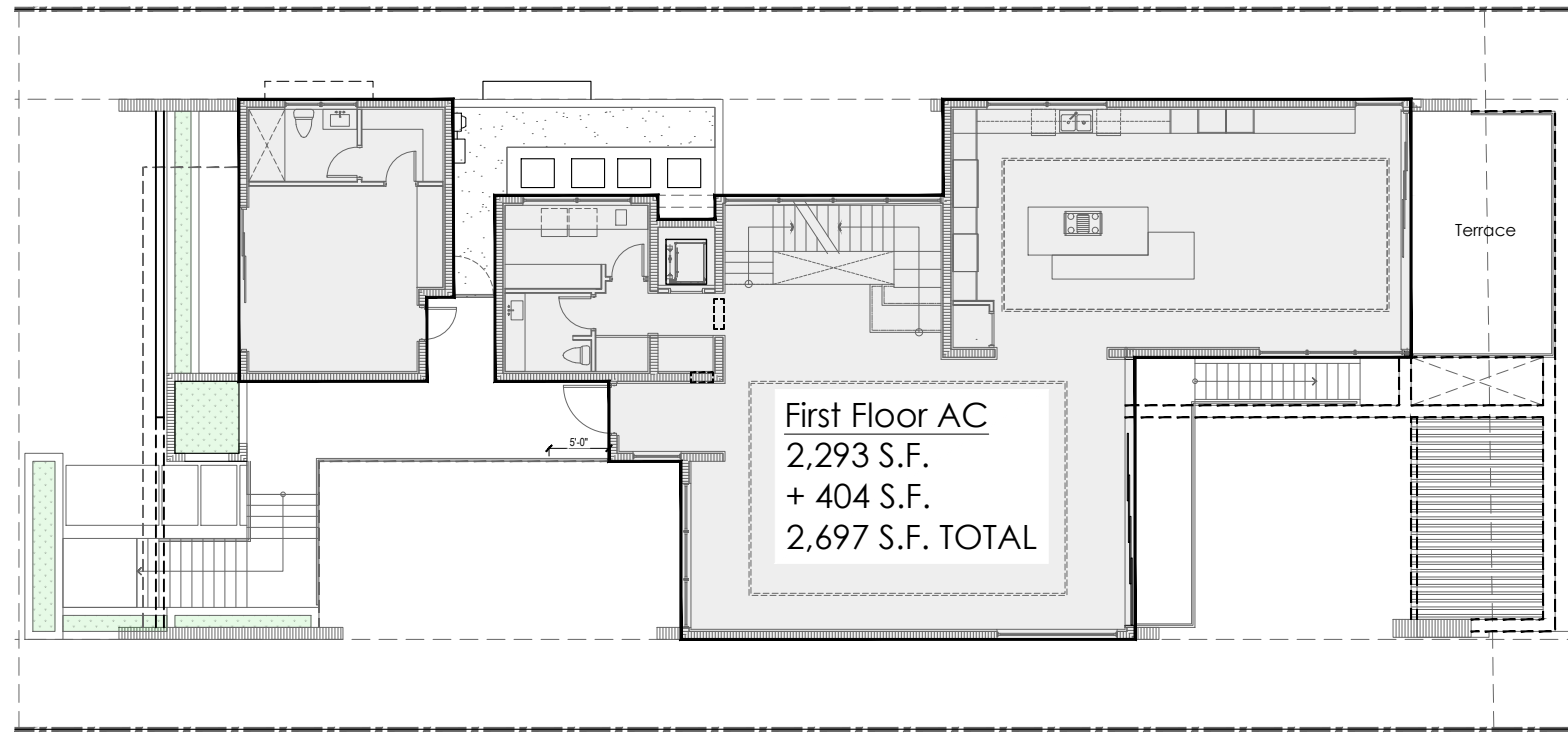
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A-1.5



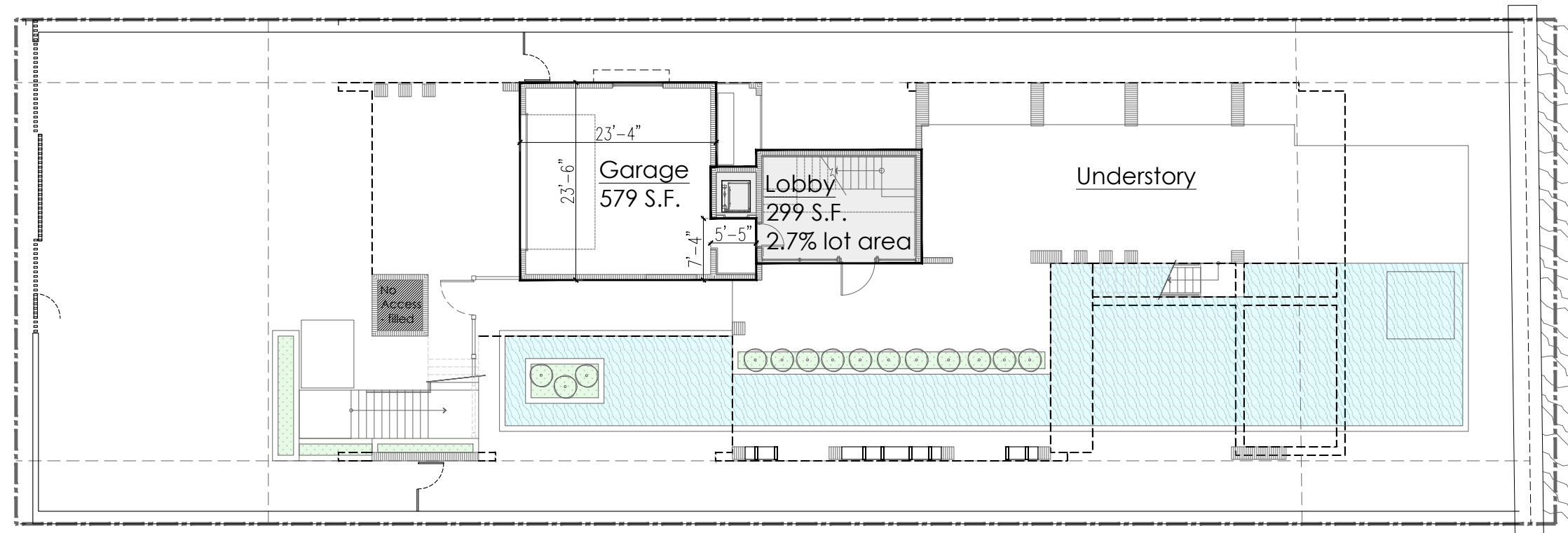
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



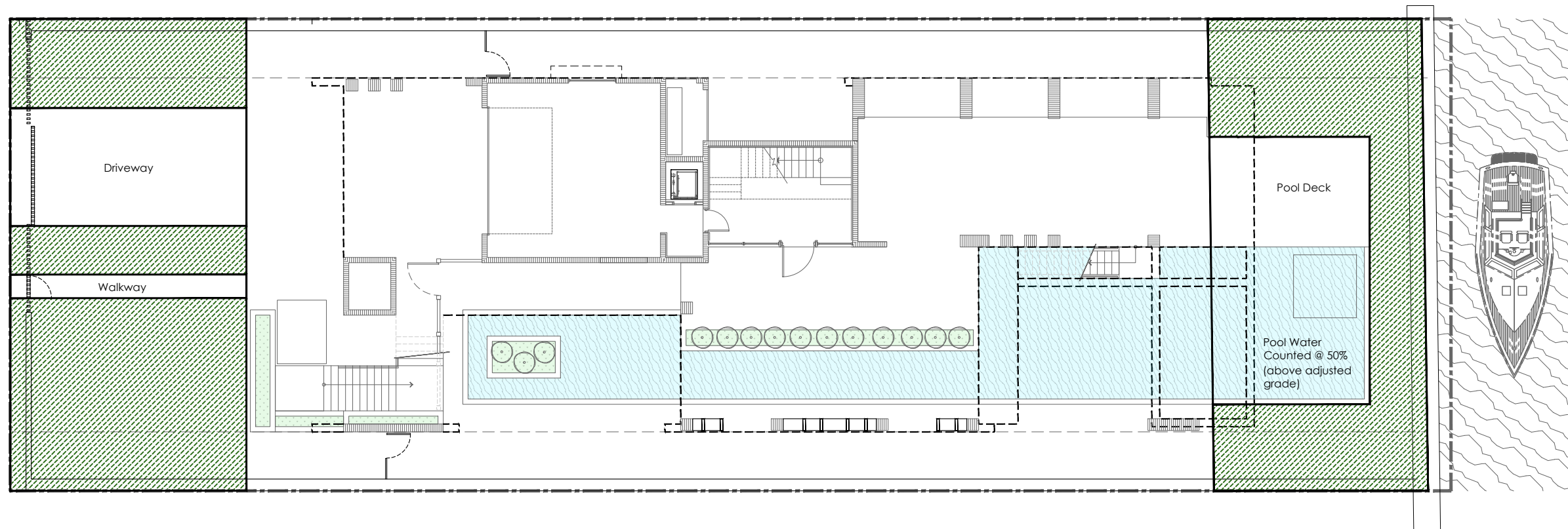
2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0"

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%

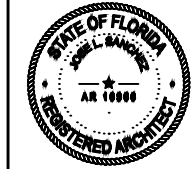
 OPEN SPACE

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

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OPEN SPACE
DIAGRAM

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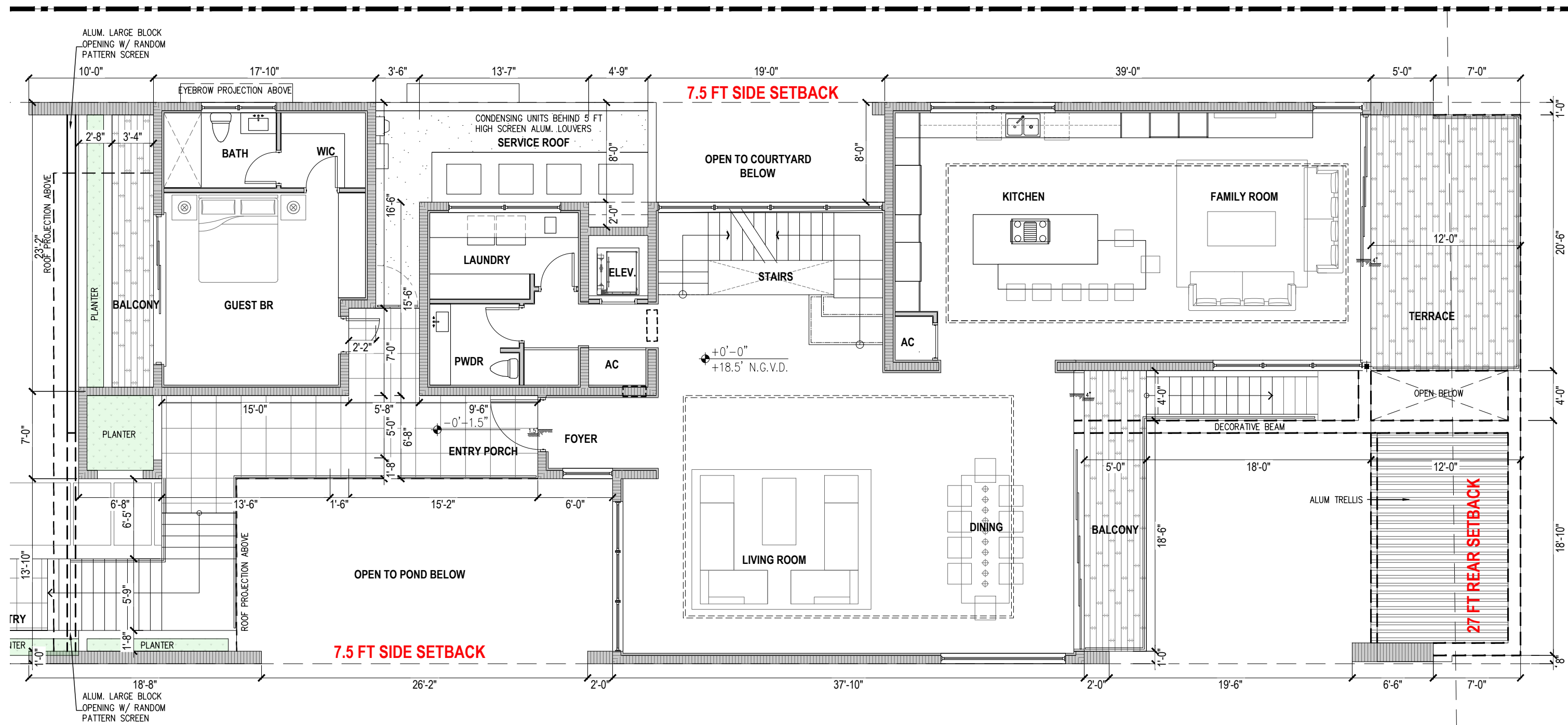
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SECOND FLOOR PLAN

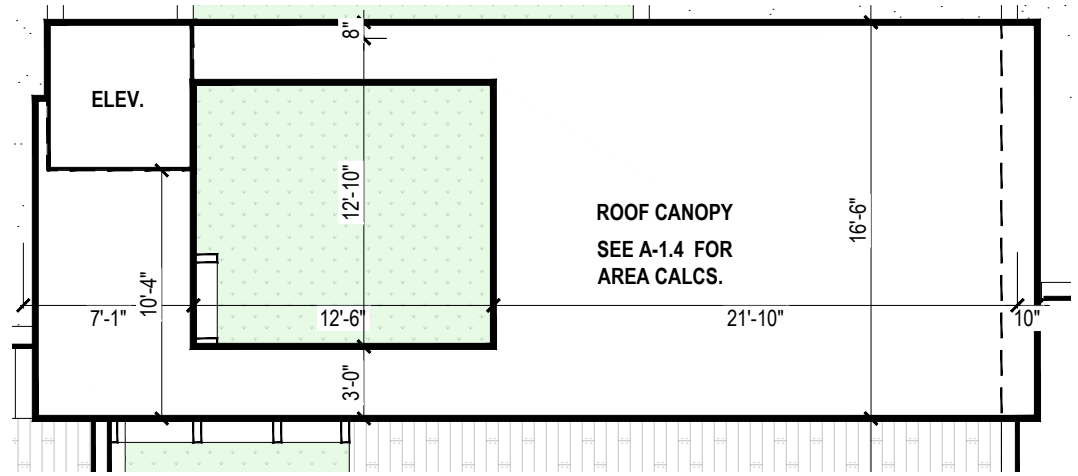
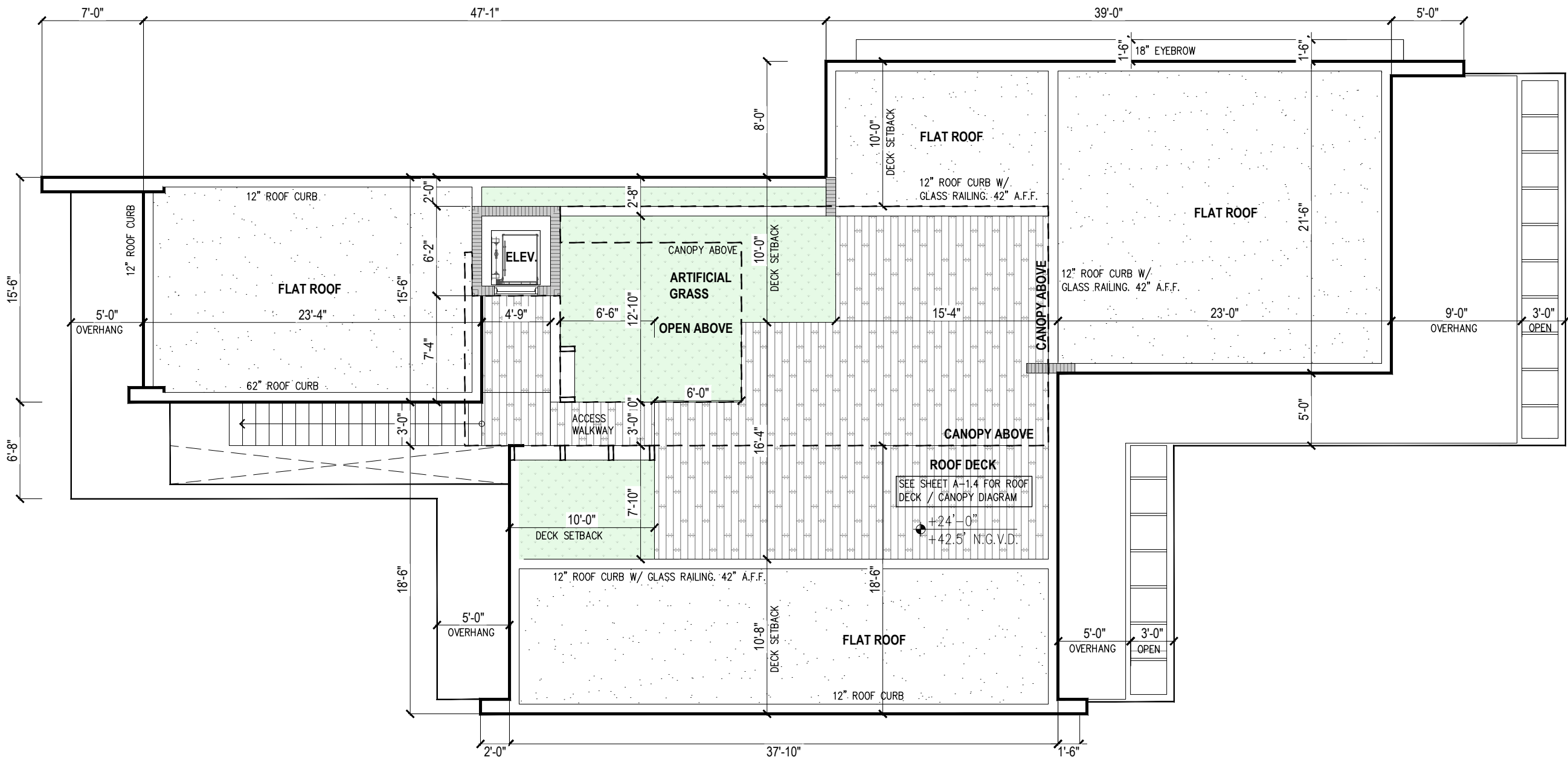
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A-2.2



1 **FIRST FLOOR PLAN**
1/8"=1'-0"



1 ROOF PLAN
 1/8"=1'-0"

2 COVERED ROOF/CANOPY
 1/8"=1'-0"



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NO.	DESCRIPTION	DATE

DRAWING TITLE

ROOF PLAN

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A-2.4



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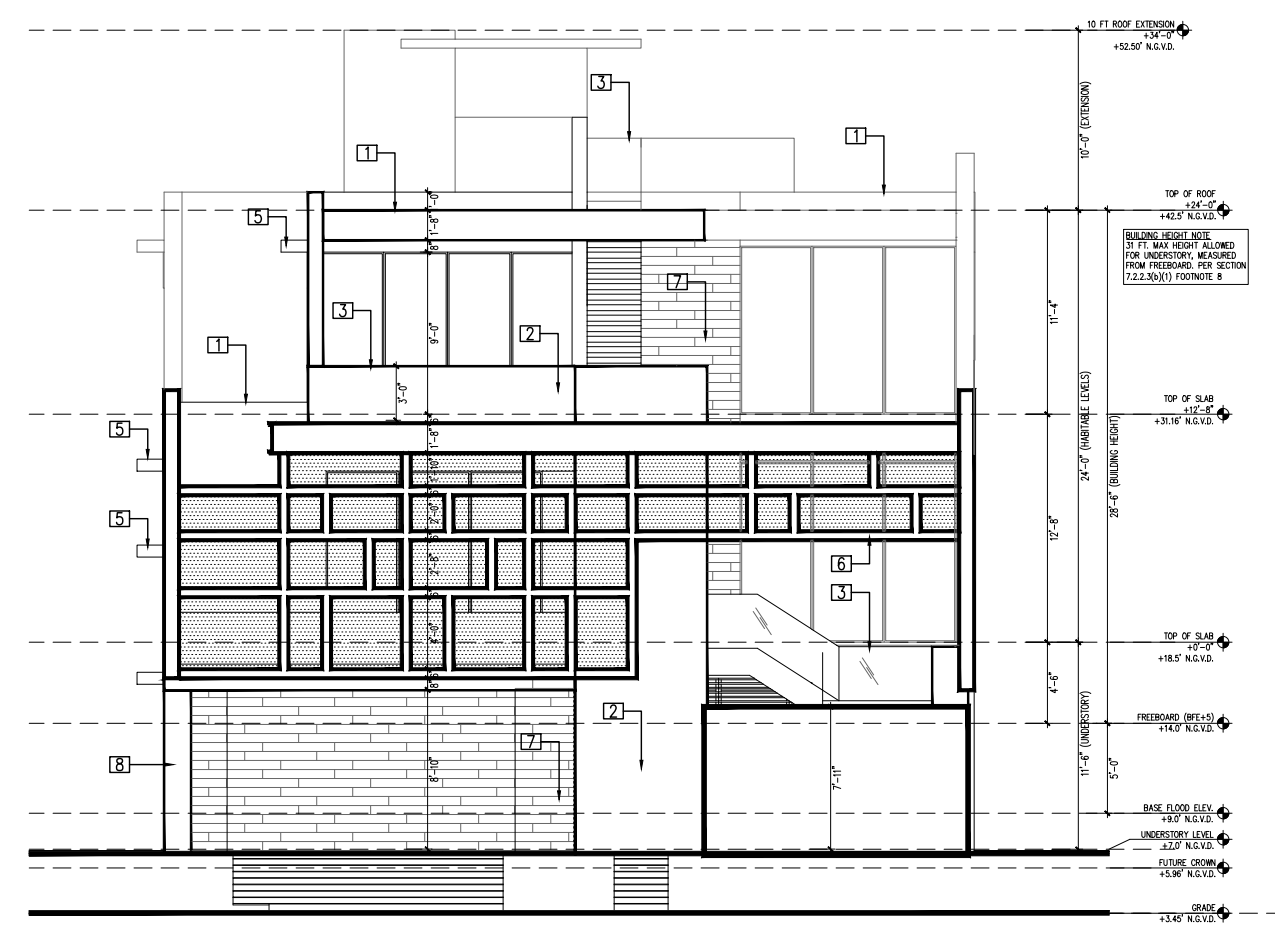
REVISION & DATE

DRAWING TITLE
WEST ELEVATION (FRONT)

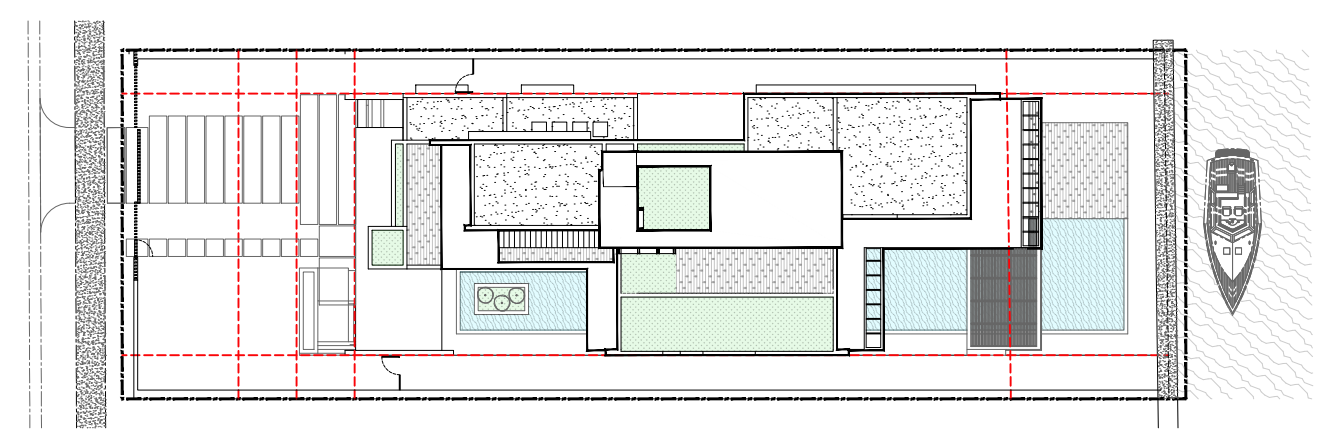
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1 WEST ELEVATION (FRONT)
3/32"=1'-0"



ELEVATION KEYPLAN

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- 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
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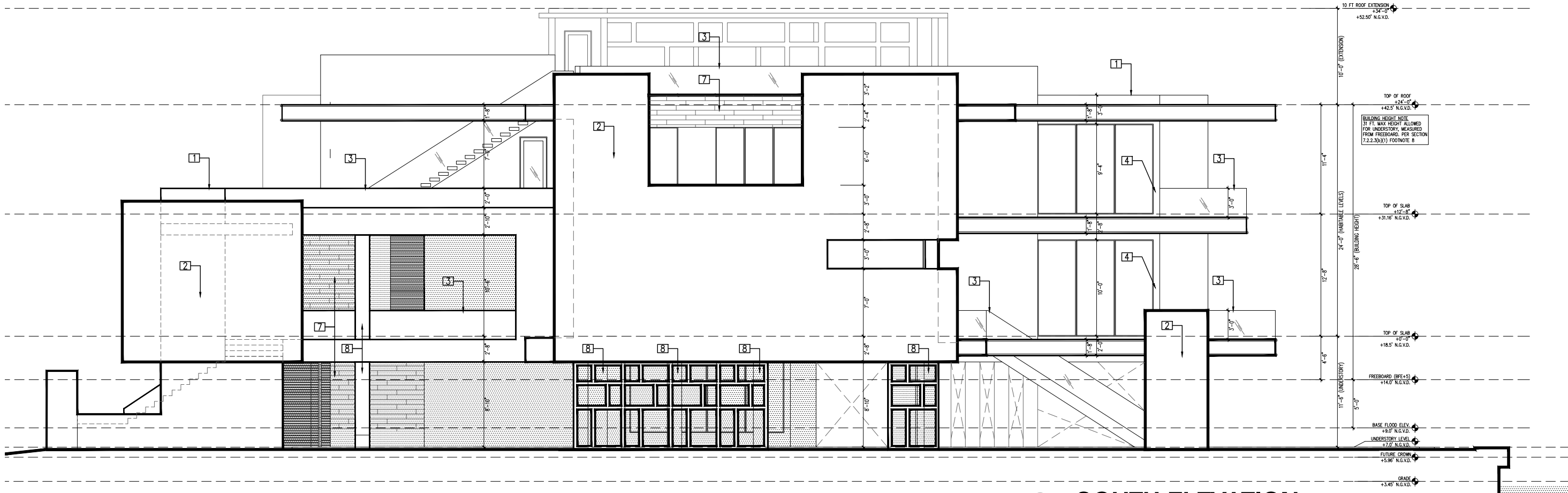
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DRAWING TITLE
SOUTH ELEVATION (SIDE)

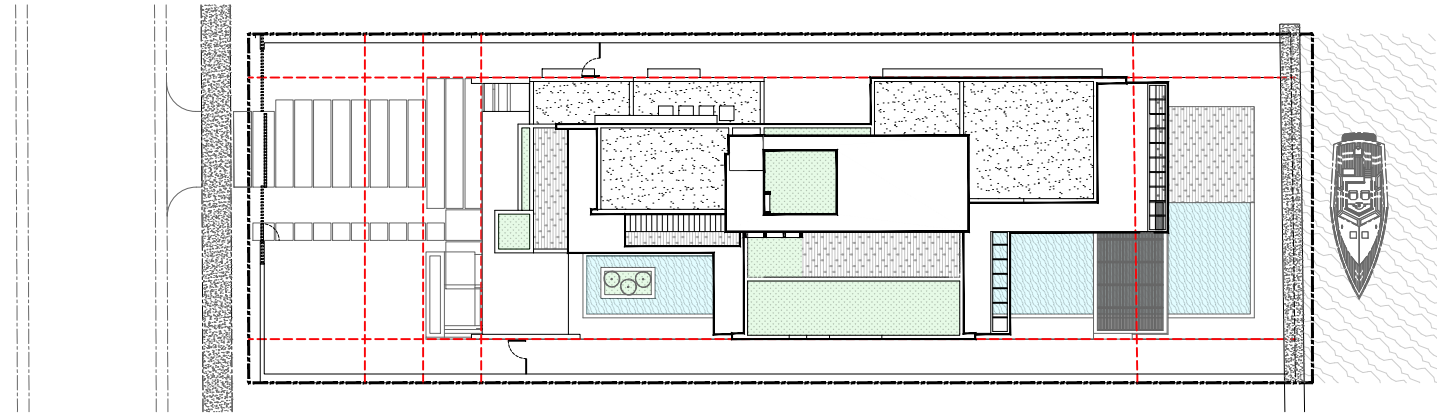
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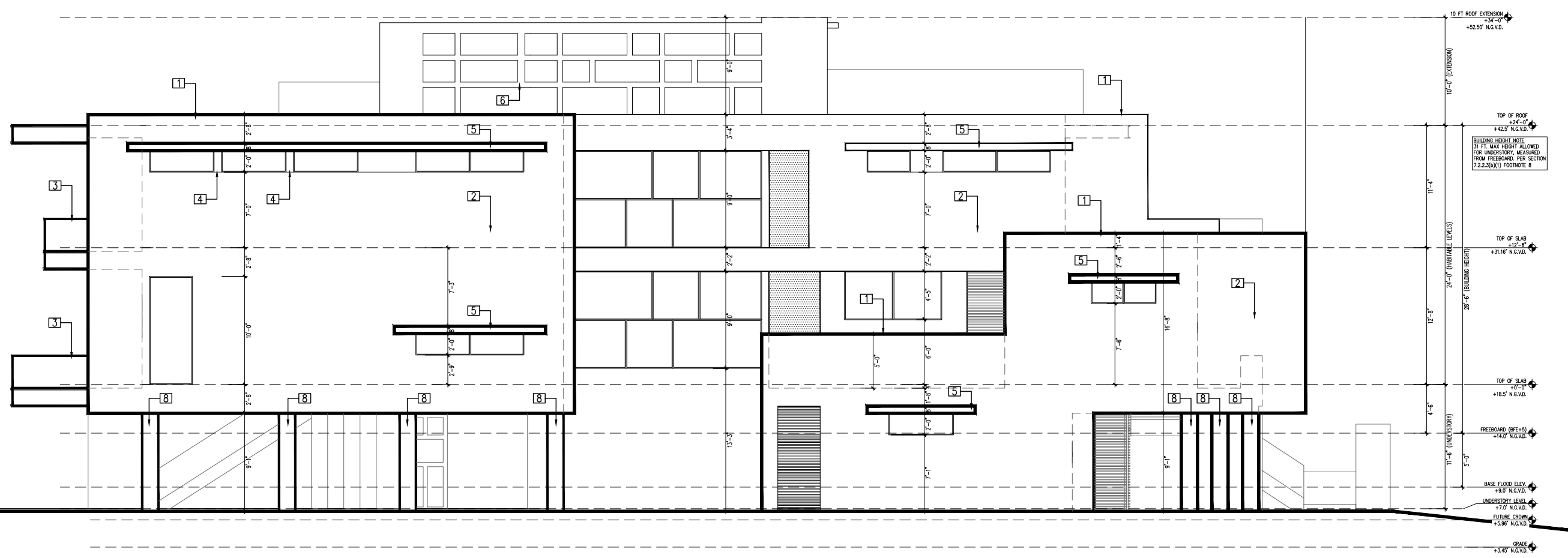


1 SOUTH ELEVATION (SIDE)
3/32"=1'-0"

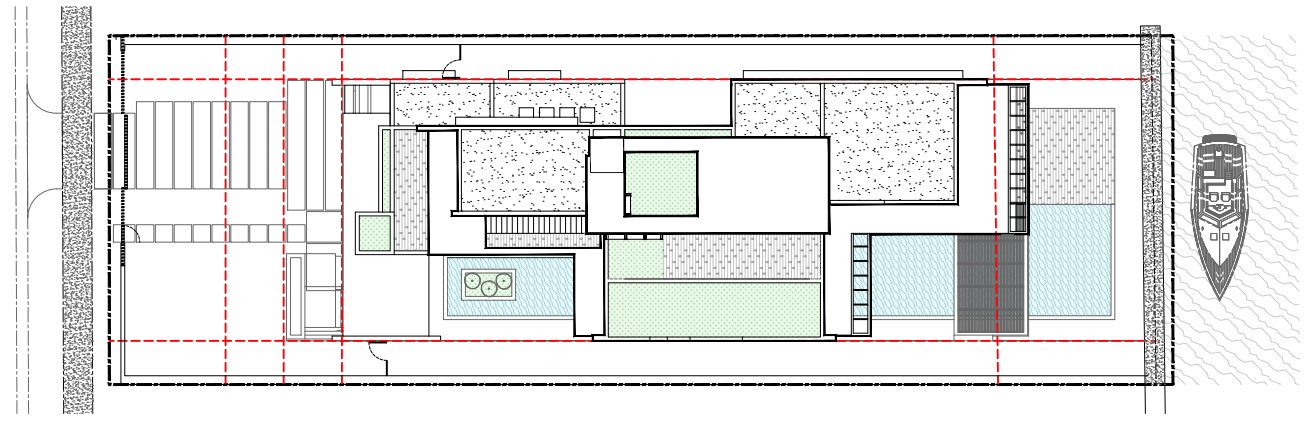


1 ELEVATION KEYPLAN
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1 NORTH ELEVATION (SIDE)
3/32"=1'-0"



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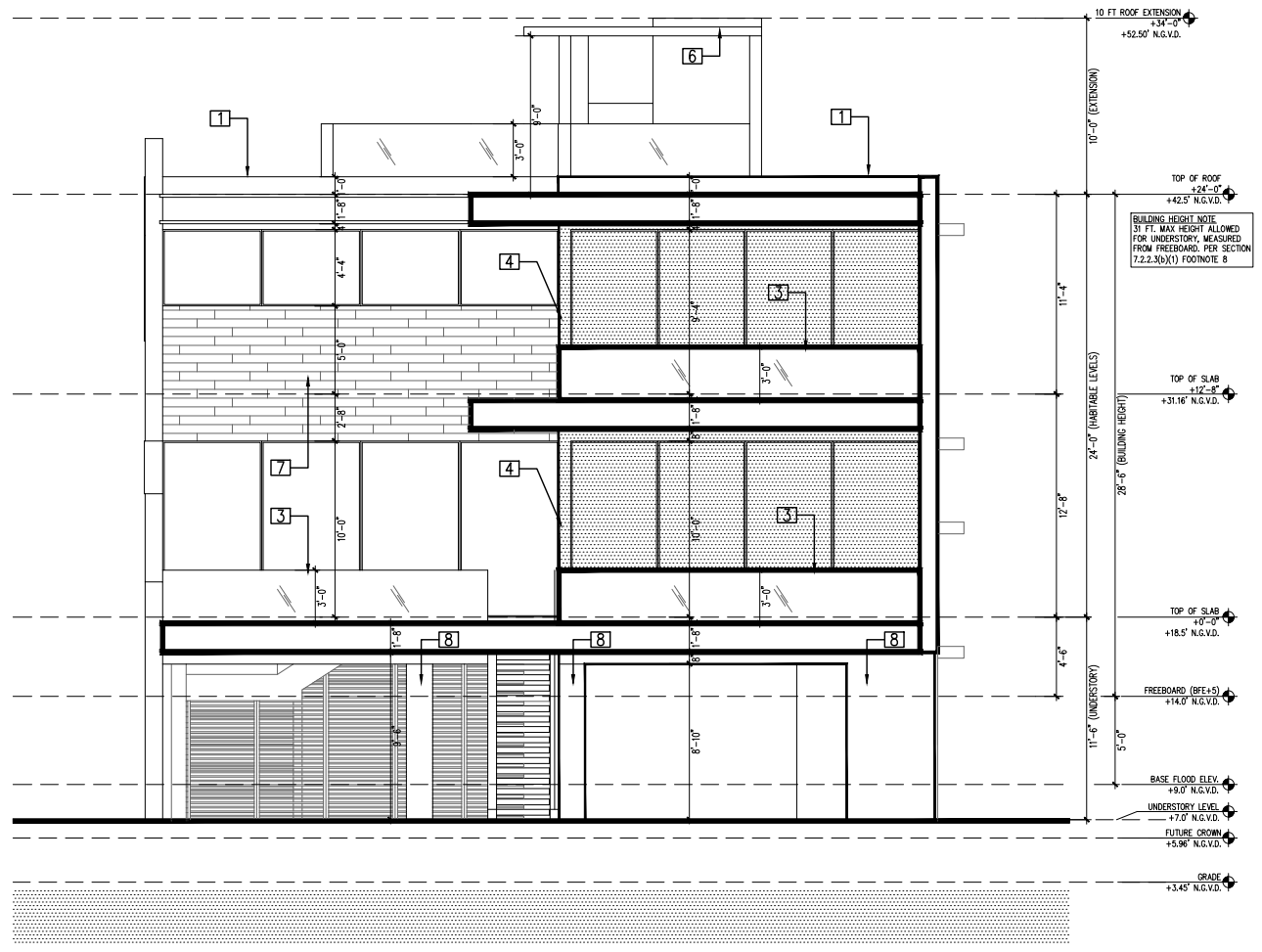
REVISION & DATE

DRAWING TITLE
REAR ELEVATION (EAST)

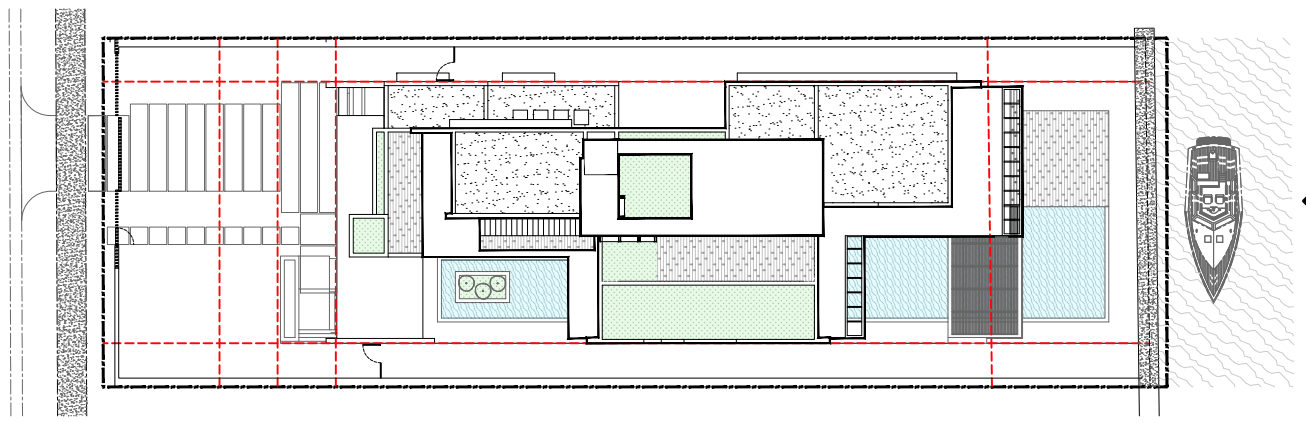
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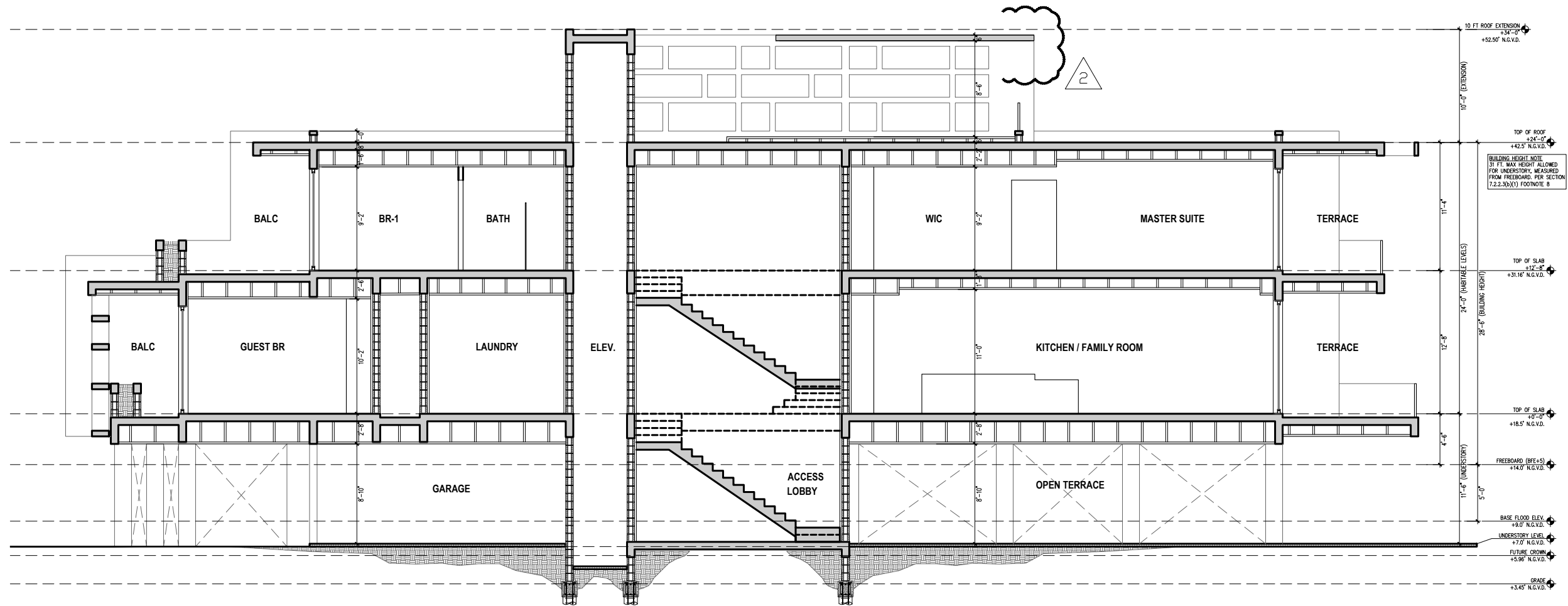
1 REAR ELEVATION (EAST)
3/32"=1'-0"



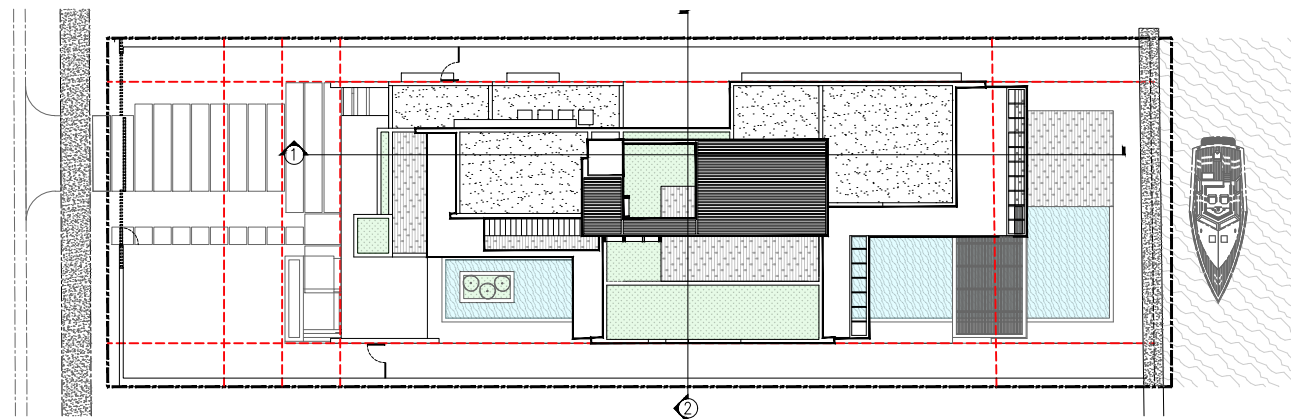
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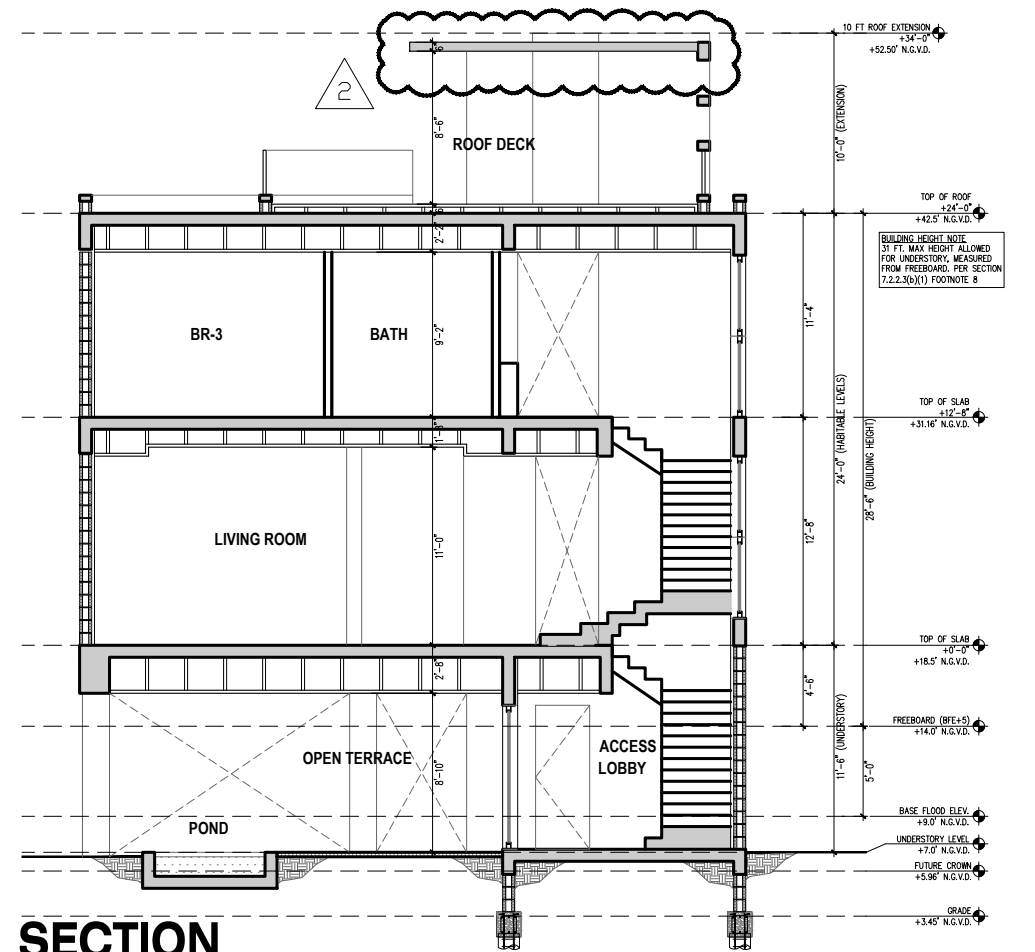


1 SECTION
 $3/32" = 1'-0"$



ELEVATION KEYPLAN

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

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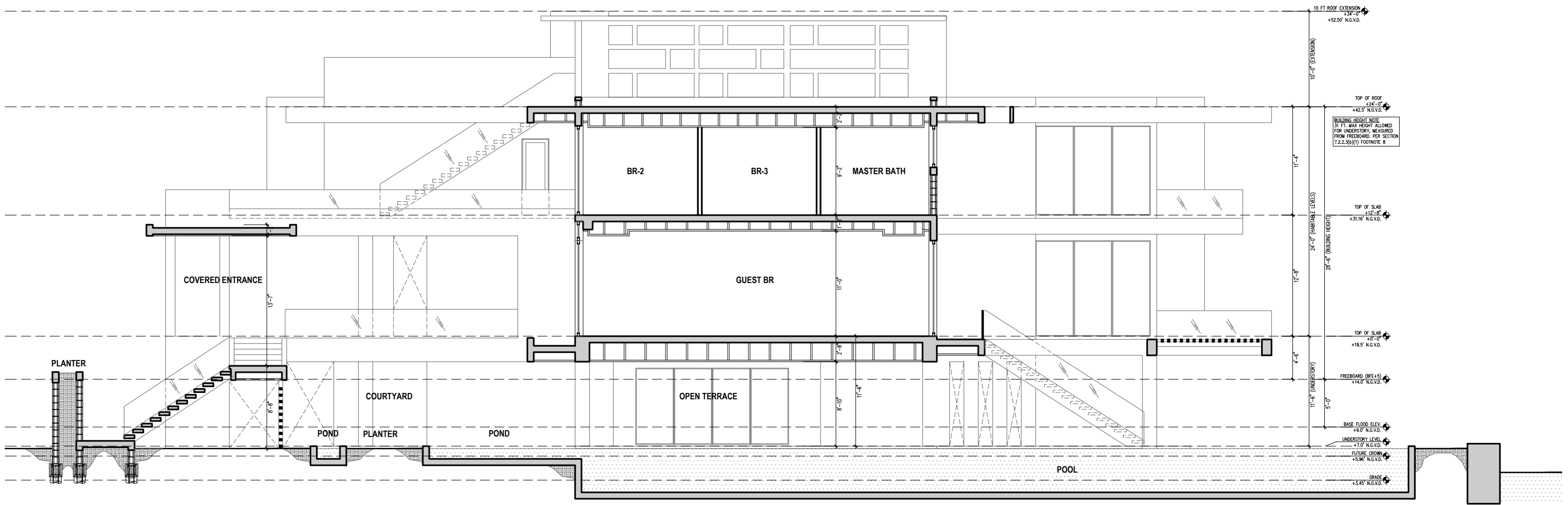
DRAWING TITLE

SECTIONS

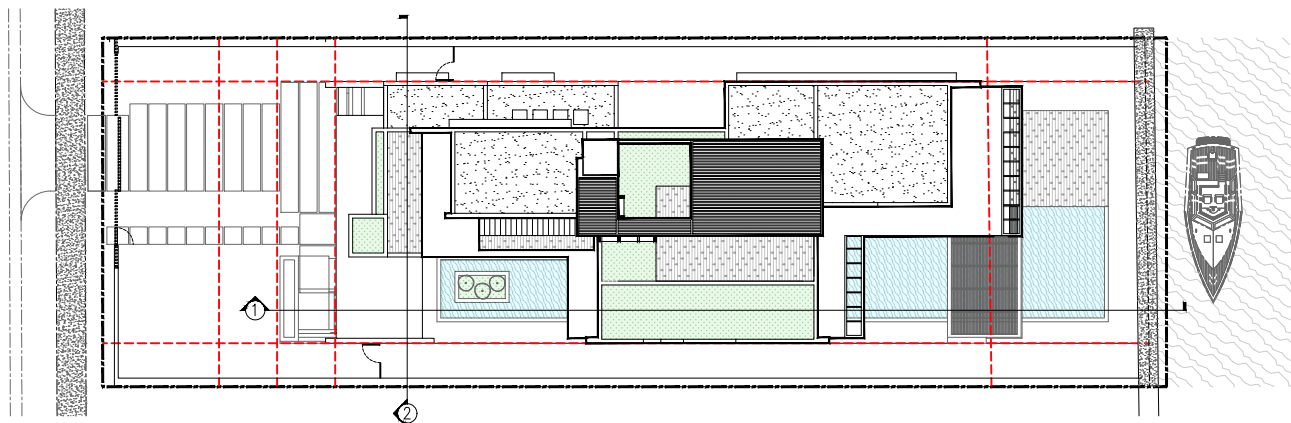
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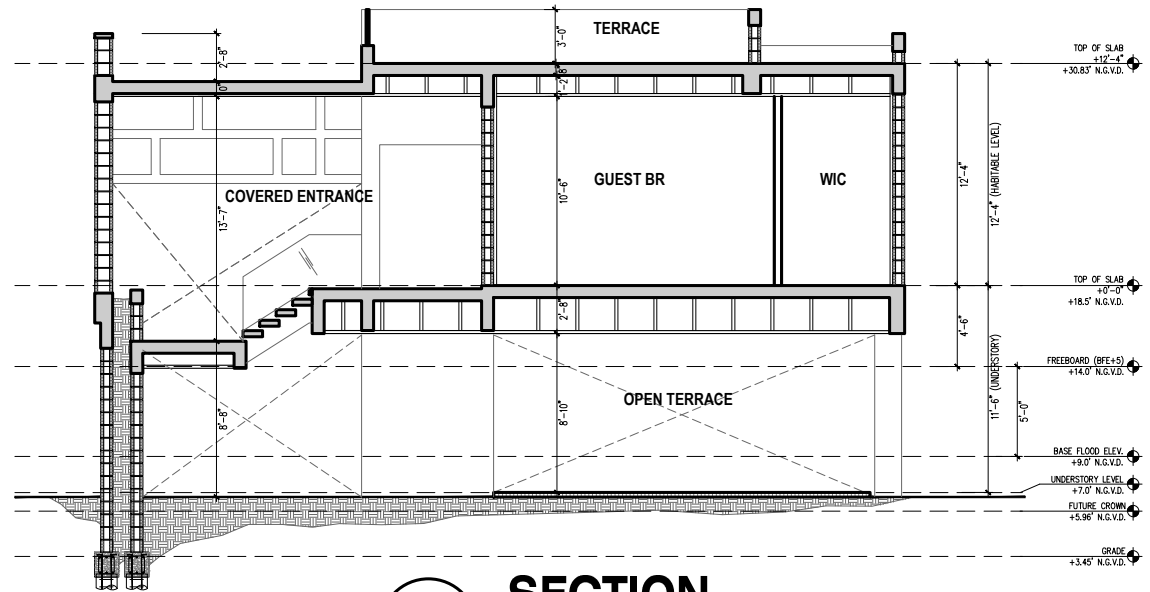
A-4.1



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



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



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SHEET NUMBER

A-4.2