

SCOPE OF WORK:
REQUEST FOR DRB APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY CONCRETE & CBS SINGLE - FAMILY RESIDENCE. PROPERTY TO INCLUDE ADDITIONAL SITE IMPROVEMENTS INCLUDING DRIVEWAY, POOL, COVERED PATIOS, AND LANDSCAPING.

REQUESTS:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

DRB FINAL SUBMITTAL - 07/13/2025
DRB25-1112
REQUEST FOR DRB APPROVAL FOR:

50 W. DILIDO DR. MIAMI BEACH, FL 33139

OWNER:
KC PROPERTY HOLDINGS LAND TRUST
50 W. DILIDO DR.
MIAMI BEACH, FL 33139

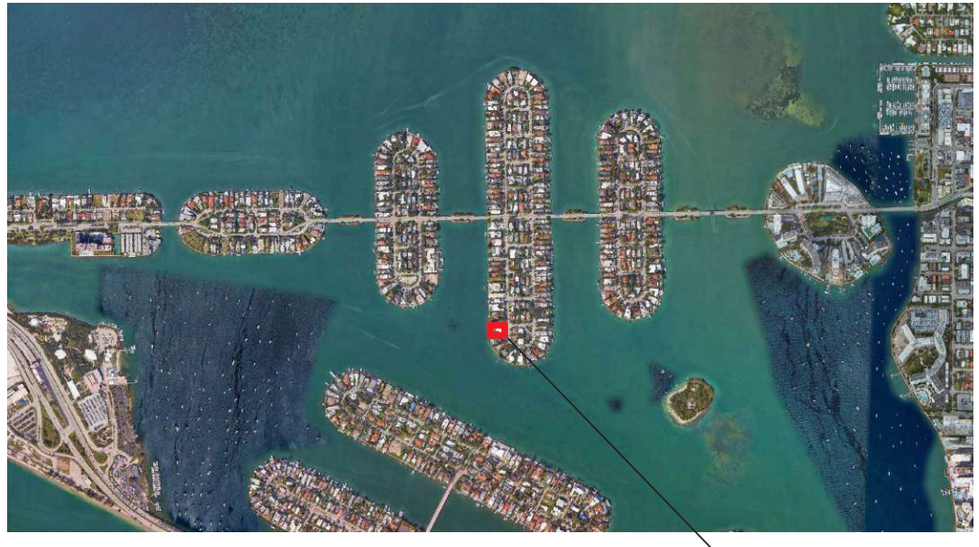
ARCHITECT:
THAMANN ARCHITECTURE + DESIGN
1853 SW 24TH TER.
MIAMI, FL 33145
(786) 584-7857

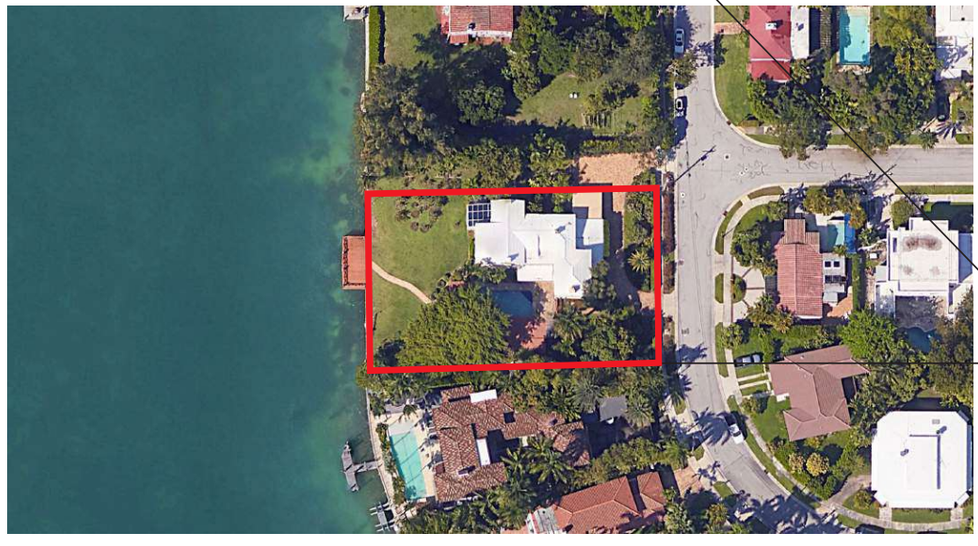
LANDSCAPE ARCHITECT:
CLAD LANDSCAPE ARCHITECTURE & DESIGN
8020 NE 4TH AVE. STUDIO 113
MIAMI, FL 33138
(786) 536-6076

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Cody Thamann
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A-530	PROPOSED RENDERINGS
A-540	PROPOSED RENDERINGS
A-550	PROPOSED RENDERINGS
A-560	PROPOSED RENDERINGS
A-570	PROPOSED RENDERINGS
A-580	PROPOSED RENDERINGS
A-610	PROPOSED AXONOMETRICS
A-620	PROPOSED AXONOMETRICS
A-700	MATERIAL PALETTE

50 WEST DILIDO DR. MIAMI BEACH, FL 33139

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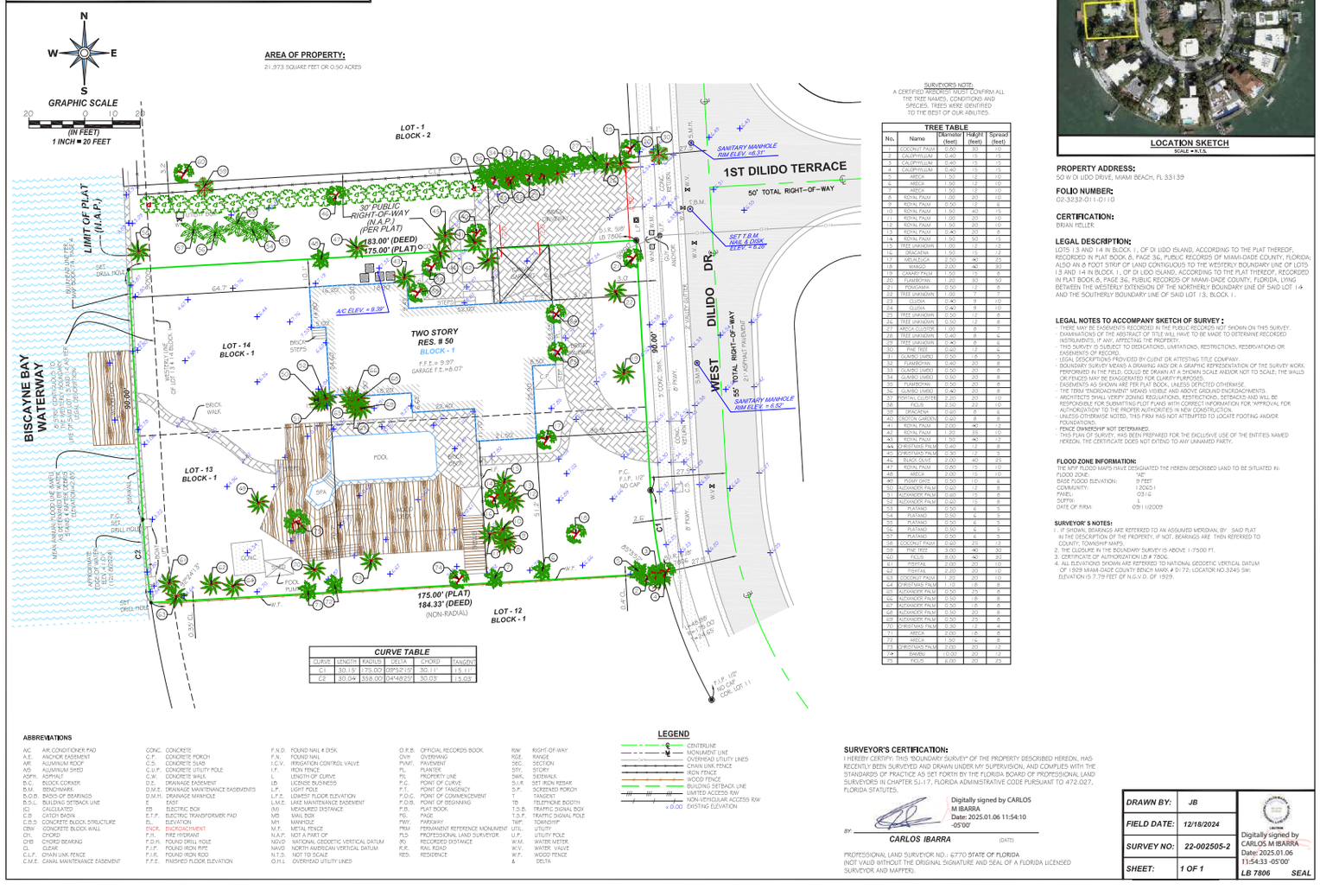
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JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE, SUITE 3025, MIAMI, FLORIDA 33126, PH: (305) 262-0400, FAX: (305) 262-0401
3725 DEL PRADO BLVD. S., SUITE 823, CAPE CORAL, FL 33904, PH: (239) 540-2660, FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	30.15'	175.00'	09°52'15"	30.11'	15.11'
C2	30.04'	356.00'	04°48'25"	30.03'	15.08'

SURVEYORS NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	COCONUT PALM	0.90	30	10
2	CALOPHYLLUM	0.40	15	10
3	CALOPHYLLUM	0.40	15	10
4	CALOPHYLLUM	0.40	15	10
5	ARECA	1.50	12	10
6	ARECA	1.50	12	10
7	ARECA	1.50	12	10
8	ROYAL PALM	1.00	20	10
9	ROYAL PALM	0.50	12	8
10	ROYAL PALM	1.50	40	15
11	ROYAL PALM	1.00	30	10
12	ROYAL PALM	1.50	30	10
13	ROYAL PALM	0.90	20	8
14	ROYAL PALM	1.00	30	10
15	TREE UNKNOWN	1.00	15	12
16	DRACAENA	1.50	15	8
17	METALSIDEA	2.50	40	25
18	MANGO	2.00	40	30
19	CANARY PALM	1.50	15	15
20	FLAMBOYAN	1.20	30	50
21	PONCIANA	0.50	12	8
22	TREE UNKNOWN	1.00	7	10
23	CUDIA	0.40	9	10
24	CUDIA	0.40	9	10
25	TREE UNKNOWN	0.50	12	8
26	TREE UNKNOWN	0.50	12	8
27	ARECA CLUSTER	1.00	8	5
28	TREE UNKNOWN	0.40	8	5
29	TREE UNKNOWN	0.40	8	5
30	PINE TREE	0.60	12	8
31	GUMBO LIMBO	0.50	16	5
32	FLAMBOYAN	0.40	20	8
33	GUMBO LIMBO	0.50	20	8
34	GUMBO LIMBO	0.50	20	8
35	FLAMBOYAN	0.50	20	8
36	GUMBO LIMBO	0.40	20	8
37	ORTHO CLUSTER	2.00	20	10
38	FICUS	2.50	22	10
39	DRACAENA	0.80	8	8
40	BOTTON GARDEN	0.60	8	8
41	ROYAL PALM	2.00	40	12
42	ROYAL PALM	1.00	15	10
43	ROYAL PALM	1.50	40	12
44	CHRISTMAS PALM	0.40	12	8
45	CHRISTMAS PALM	0.50	12	8
46	BLACK OLIVE	2.00	40	20
47	ROYAL PALM	0.80	15	10
48	ARECA	2.00	15	10
49	PLANT DATE	0.50	10	8
50	ALEXANDER PALM	0.60	12	8
51	ALEXANDER PALM	0.60	12	8
52	ALEXANDER PALM	0.60	13	8
53	PLATANO	0.50	6	5
54	PLATANO	0.50	6	5
55	PLATANO	0.50	6	5
56	PLATANO	0.50	6	5
57	PLATANO	0.50	6	5
58	PINE TREE	3.00	40	30
59	FICUS	8.00	40	30
60	FISHTAIL	2.00	20	10
61	FISHTAIL	2.20	20	10
62	COCONUT PALM	1.20	20	10
63	CHRISTMAS PALM	1.10	18	8
64	ALEXANDER PALM	0.50	25	8
65	ALEXANDER PALM	0.50	18	8
66	ALEXANDER PALM	0.50	18	8
67	ALEXANDER PALM	0.50	20	8
68	ALEXANDER PALM	0.50	25	8
69	CHRISTMAS PALM	0.30	7	4
70	CHRISTMAS PALM	0.30	7	4
71	ARECA	2.00	15	8
72	ARECA	1.50	15	8
73	CHRISTMAS PALM	2.00	20	12
74	BANYAN	10.00	30	30
75	FICUS	8.00	20	25

LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:
50 W DI LIDO DRIVE, MIAMI BEACH, FL 33139

FOLIO NUMBER:
02-3232-011-0110

CERTIFICATION:
BRIAN HELLER

LEGAL DESCRIPTION:
LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 14 AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, BLOCK 1.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	9 FEET
COMMUNITY:	120013
PANEL:	0316
SUFFIX:	L
DATE OF FIRM:	09/11/2009

SURVEYOR'S NOTES:
1. IF BROWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D172; LOCATOR NO.3245 SW; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929.

ABBREVIATIONS

A/C	AIR CONDITIONER PAD	CONC.	CONCRETE	F.N.D.	FOUND NAIL & DISK	O.R.B.	OFFICIAL RECORDS BOOK
A.E.	ANCHOR EASEMENT	C.P.	CONCRETE PORCH	F.N.	FOUND NAIL	OVH	OVERHANG
ALM.	ALUMINUM ROOF	C.S.	CONCRETE SLAB	I.C.V.	IRRIGATION CONTROL VALVE	PVMT.	PAVEMENT
ALS	ALUMINUM SHED	C.U.P.	CONCRETE UTILITY POLE	I.R.	IRON FENCE	PL.	PLANTER
ASPH.	ASPHALT	C.W.	CONCRETE WALK	L	LENGTH OF CURVE	PU.	PROPERTY LINE
B.C.	BLOCK CORNER	D.E.	DRAINAGE EASEMENT	LB	LICENSE BUSINESS	P.C.	POINT OF CURVE
B.M.	BENCHMARK	D.M.E.	DRAINAGE MAINTENANCE EASEMENTS	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY
B.O.B.	BASIS OF BEARINGS	D.M.H.	DRAINAGE MANHOLE	L.F.E.	LOWEST FLOOR ELEVATION	P.C.C.	POINT OF COMMENCEMENT
B.S.L.	BUILDING SETBACK LINE	E	EAST	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.B.	POINT OF BEGINNING
C	CALCULATED	EB	ELECTRIC BOX	(M)	MEASURED DISTANCE	P.B.	PLAT BOOK
C.B.	CATCH BASIN	E.T.P.	ELECTRIC TRANSFORMER PAD	MB	MAIL BOX	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	EL.	ELEVATION	MH	MANHOLE	PKWY.	PARKWAY
CBW	CONCRETE BLOCK WALL	ENCR.	ENCROACHMENT	M.F.	METAL FENCE	PRM	PERMANENT REFERENCE MONUMENT
CH.	CHORD	F.H.	FIRE HYDRANT	N.A.P.	NOT A PART OF	PLS	PROFESSIONAL LAND SURVEYOR
CHB	CHORD BEARING	F.D.H.	FOUND DRILL HOLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(R)	RECORDED DISTANCE
CL	CLEAR	F.I.P.	FOUND IRON PIPE	NAVD	NORTH AMERICAN VERTICAL DATUM	R.R.	RAIL ROAD
C.L.F.	CHAIN LINK FENCE	F.I.R.	FOUND IRON ROD	N.T.S.	NOT TO SCALE	RES.	RESIDENCE
C.M.E.	CANAL MAINTENANCE EASEMENT	F.F.E.	FINISHED FLOOR ELEVATION	O.H.U.	OVERHEAD UTILITY LINES		

R/W	RIGHT-OF-WAY	Δ	DELTA
RGE.	RANGE		
SEC.	SECTION		
STY.	STORY		
SWK.	SIDEWALK		
S.I.R.	SET IRON REBAR		
S.P.	SCREENED PORCH		
T	TANGENT		
TB	TELEPHONE BOOTH		
T.S.B.	TRAFFIC SIGNAL BOX		
T.S.P.	TRAFFIC SIGNAL POLE		
TWP.	TOWNSHIP		
UTIL.	UTILITY		
U.P.	UTILITY POLE		
W.M.	WATER METER		
W.V.	WATER VALVE		
W.F.	WOOD FENCE		

LEGEND
- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: Digitally signed by CARLOS M IBARRA Date: 2025.01.06 11:54:10 -05'00'
CARLOS IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

DRAWN BY:	JB
FIELD DATE:	12/18/2024
SURVEY NO:	22-002505-2
SHEET:	1 OF 1

Digitally signed by CARLOS M IBARRA Date: 2025.01.06 11:54:33 -05'00'
LB 7806 SEAL

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Cody Thamann 2025.07.13 15:16:51-04'00'

SCALE: NTS

SURVEY
SHEET NO. A-030



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H



KEY PLAN (NTS)

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VACANT PROPERTY IMAGES

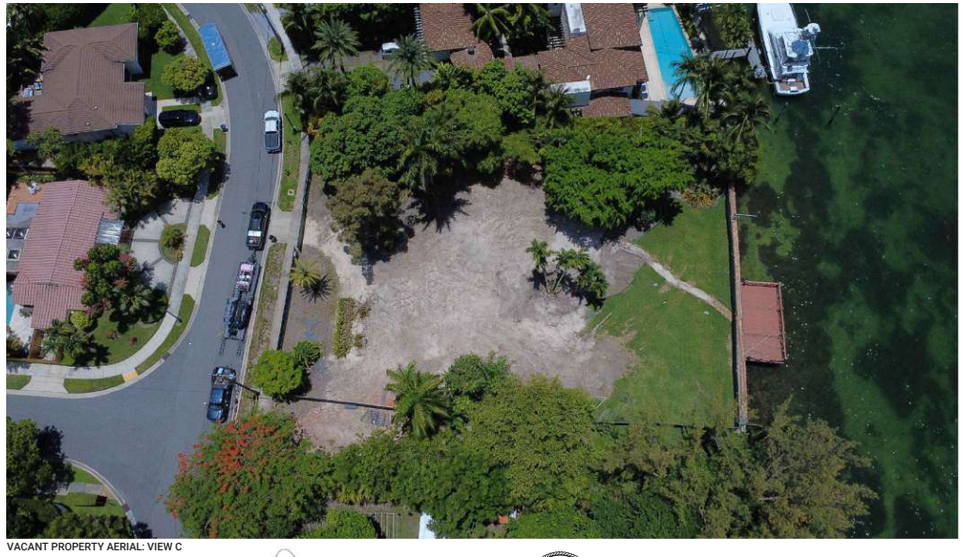
SHEET NO. A-031



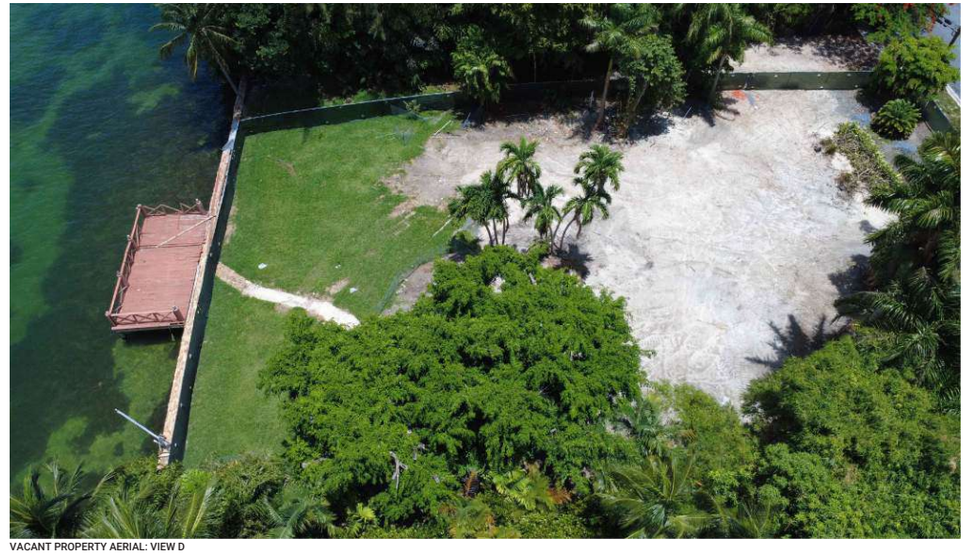
VACANT PROPERTY AERIAL: VIEW A



VACANT PROPERTY AERIAL: VIEW B



VACANT PROPERTY AERIAL: VIEW C



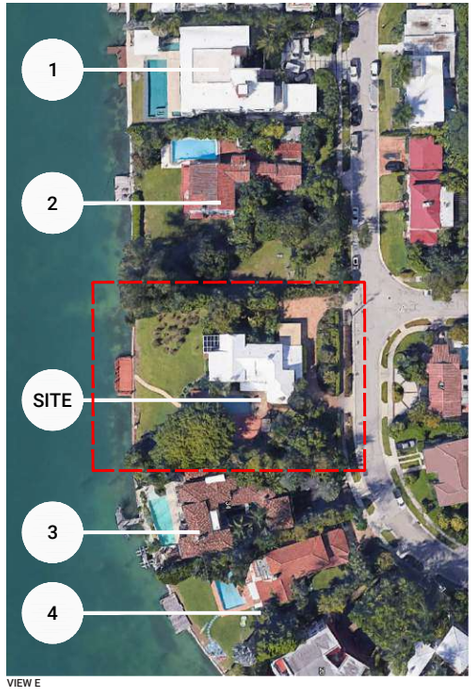
VACANT PROPERTY AERIAL: VIEW D

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VACANT PROPERTY AERIAL IMAGES
SHEET NO. A-032



VIEW E


RESIDENCE 3


RESIDENCE 4


SITE - 50 W DILIDO DR. MIAMI BEACH, FL. 33139


RESIDENCE 1


RESIDENCE 2



FRONT AERIAL



REAR AERIAL

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EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

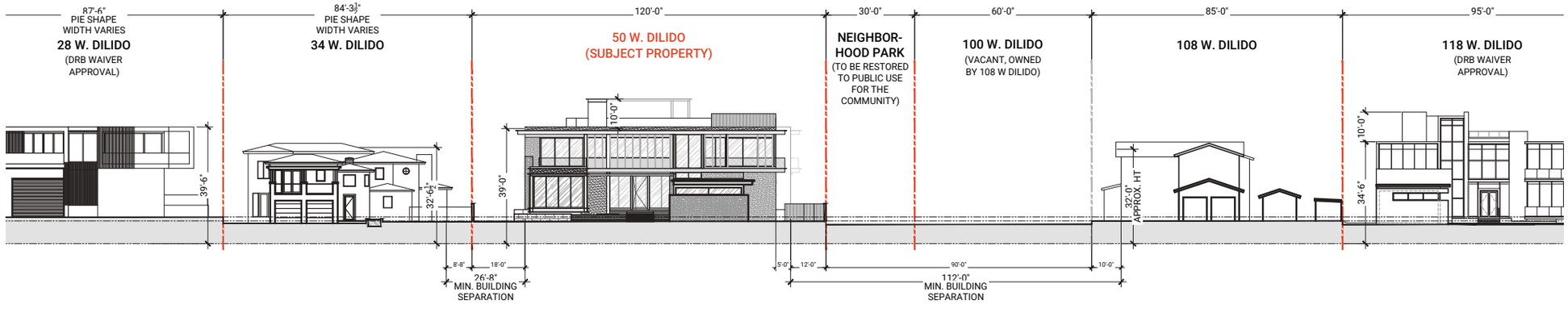


PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

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FRONT
CONTEXT ELEVATION
SCALE: 1/32"=1'-0"

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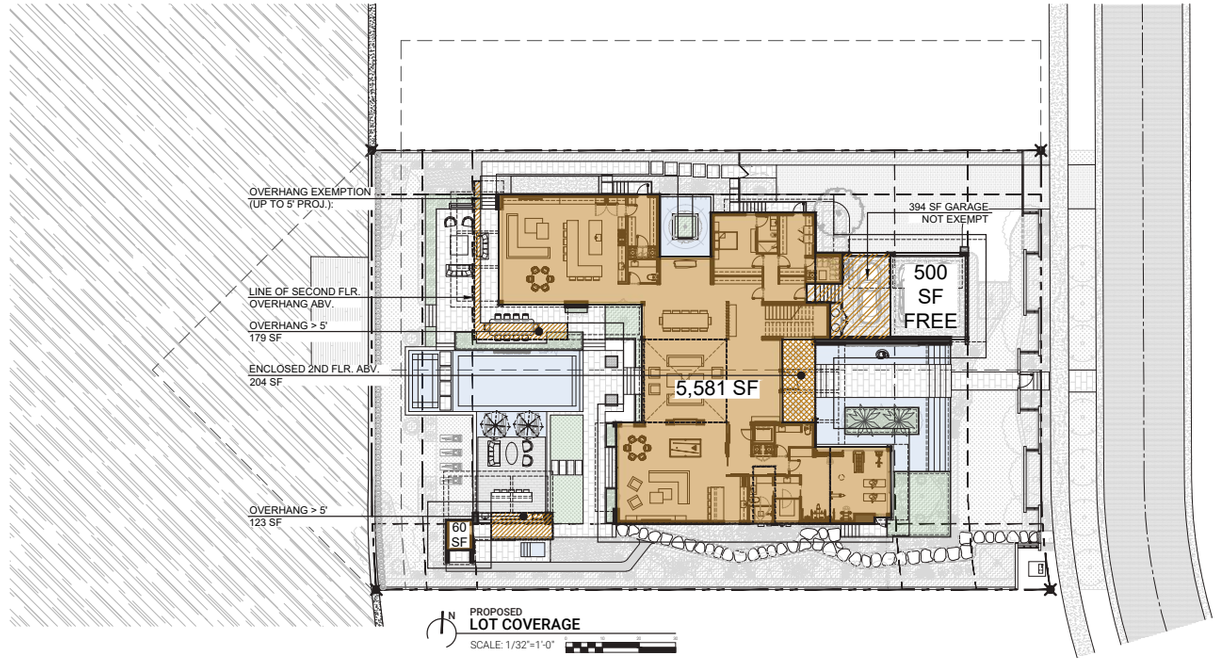
PROPOSED CONTEXT ELEVATION
SHEET NO. A-035

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	50 W DILIDO DR. MIAMI BEACH, FL 33139 Legal Decription: LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 14 AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, BLOCK 1.		
2	Folio number(s):	02-3232-011-0110		
3	Board and file numbers :	Design Review Board: DRB25-1112		
4	Year built:	N/A	Zoning District:	RS-3
5	Base Flood Elevation:	AE : 9.00	Grade value in NGVD:	6.52' NGVD (SIDEWALK)
6	Adjusted grade (Flood+Grade/2):	8.26' NGVD	Free board Minimum Required: Proposed (project benchmark):	 +1' (+10' NGVD) +3' (+12' NGVD)
7	Lot Area:	21,973 SF		
8	Lot width:	120'	Lot Depth:	183' (N) / 184.33' (S) = 183.66'
9	Max Lot Coverage SF and %:	6,592 SF (30%)	Proposed Lot Coverage SF and %:	6,541 SF (29.8%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,858 SF (77.3%)	Rear Yard Open Space SF and %:	2,465 SF (74.4%)
12	Max Unit Size SF and %:	10,986 (50%)	Proposed Unit Size SF and %:	10,913 SF (49.7%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size	6,035 SF
			Proposed Second Floor Unit Size:	4,787 SF
14			Proposed First Floor Unit Size (Volumetric):	_____
15			Proposed Second Floor volumetric Unit Size SF and %	_____

		Required	Existing	Proposed	Deficiencies
17	**Height:**	24'	N/A	27'-0"	*WAIVER REQUEST*
18	**Setback:**		N/A		
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	40'-0"		57'-0"	
21	Side 1 (North):	30'-0" (COMB) 12' (MIN)		12'-0"	
22	Side 2 (South):	30'-0" (COMB) 12' (MIN)		18'-0"	
23	Rear:	27'-7"		34'-1"	
24	Accessory Structure Side 1:	7'-6"		7'-6"	
	Accessory Structure Side 2:	7'-6"		N/A	
25	Accessory Structure Rear:	13'-9 1/2"		19'-7"	
26	Sum of Side yard :	30'-0" (25% LOT WIDTH)		30'-0"	
27	Located within a Local Historic District?		Yes or (no)		
28	Designated Historic SingleFam Residence?		Yes or (no)		
29	Determined to be Architecturally Significant?		Yes or (no)		

ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 9	6	Flood Design Class:	Class 2
2	FIRM Map Number	12086C0316L	7	Building Use:	SINGLE-FAMILY RESIDENCE
3	Base Flood Elevation (BFE):	9.00' NGVD	8	Lowest Elevation of Equipment:	10.00' NGVD (BFE+1)
4	Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level) Proposed Top of Next Higher Floor: (Next highest Habitable Level) Proposed Main House First Flr. Elevation:	12.00' NGVD 26.00' NGVD 12.00' NGVD	9	Lowest Adjacent Grade	8.00' NGVD
			10	Highest Adjacent Grade	10.00' NGVD
5	Crown of Road Elevation:	6.58' NGVD			



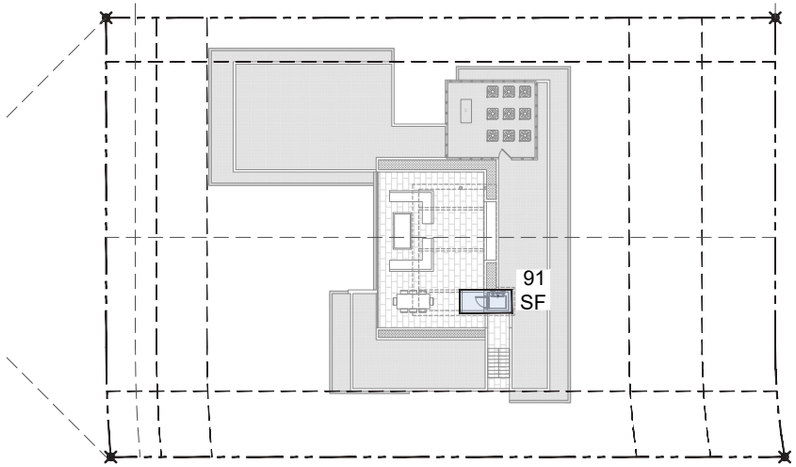
LOT COVERAGE:		
	LOT SIZE:	21,973 SF (100%)
	MAX. ALLOWABLE LOT COVERAGE:	6,592 SF (30%)
	GARAGE:	394 SF (500 SF FREE)
	FIRST FLOOR A/C AREA:	5,641 SF
	SECOND FLOOR ENCLOSED ABOVE:	204 SF
	OVERHANG EXCEEDING 5'-0"	302 SF
	LOT COVERAGE:	**6,541 SF (29.8%)**

THAMANN ARCHITECTURE+DESIGN

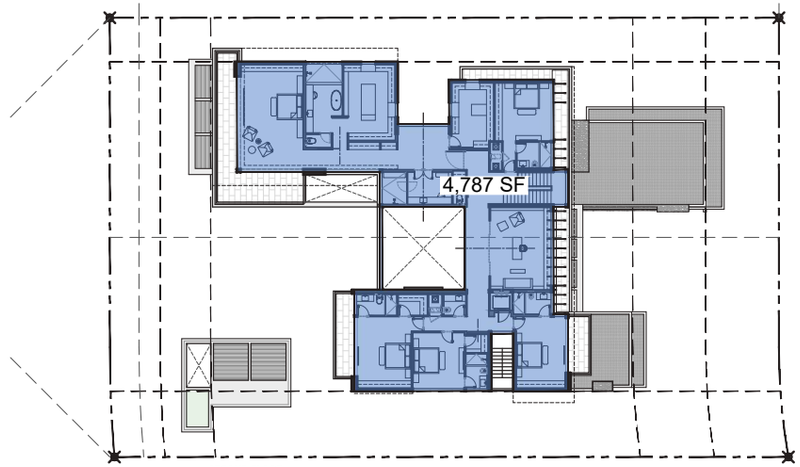
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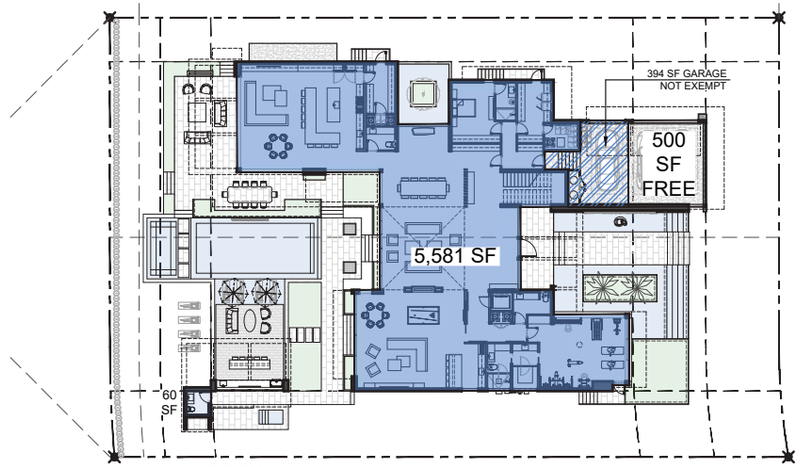
STATE OF FLORIDA REGISTERED ARCHITECT



ROOF PLAN
UNIT SIZE
SCALE: 1/32"=1'-0"



SECOND FLOOR
UNIT SIZE
SCALE: 1/32"=1'-0"



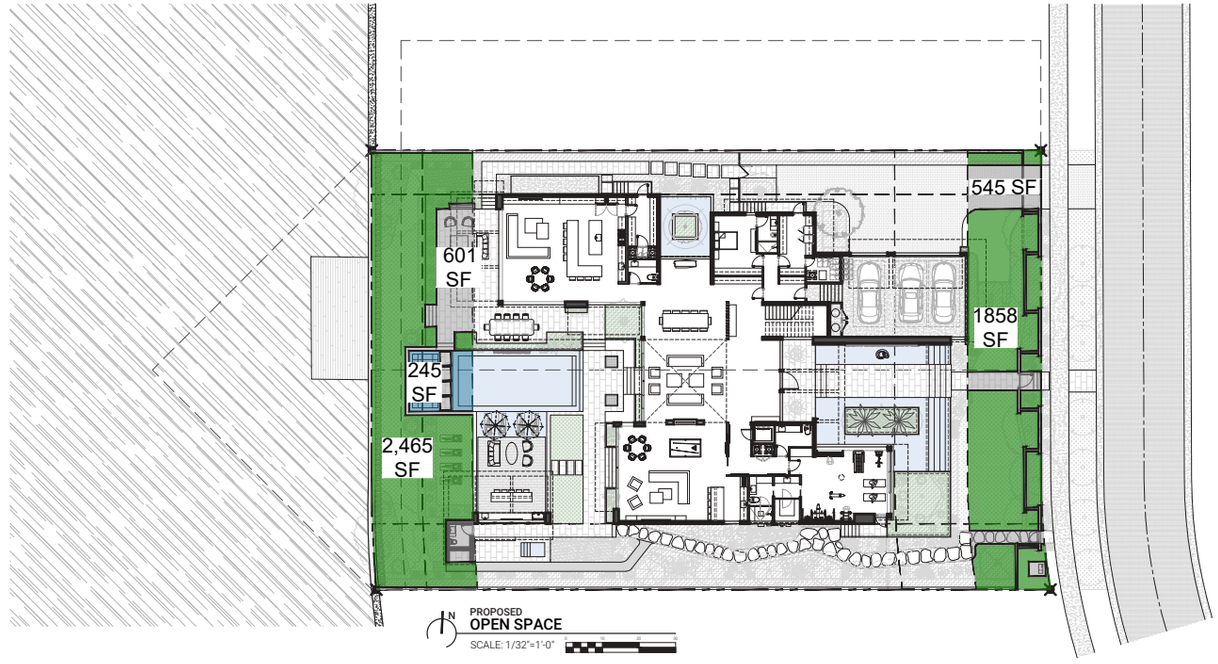
FIRST FLOOR
UNIT SIZE
SCALE: 1/32"=1'-0"

UNIT SIZE:		
	LOT SIZE:	21,973 SF (100%)
	MAX ALLOWABLE UNIT SIZE:	10,986 SF (50%)
	GARAGE:	394 SF (500 SF FREE)
	FIRST FLOOR:	5,641 SF
	SECOND FLOOR:	4,787 SF
	ROOF:	91 SF
	TOTAL:	**10,913 SF (49.7%)**

THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
2025.07.13
15:17:00-04'00'



REAR YARD:	
TOTAL REAR YARD:	3,311 SF (100%)
REQUIRED PERVIOUS AREA:	2,318 SF (70%)
PAVED:	601 SF
SODDED & PERVIOUS:	2,465 SF
POOL (IMPERVIOUS):	245 SF
TOTAL PERVIOUS AREA:	**2,465 SF (74.4%)**

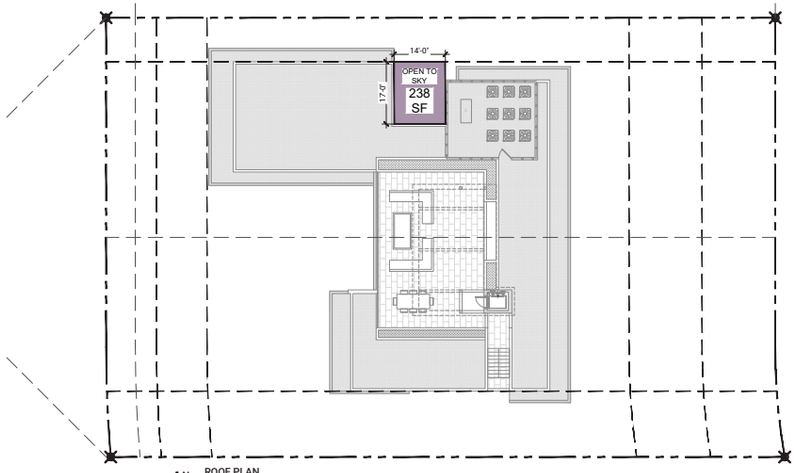
FRONT YARD:	
TOTAL REAR YARD:	2,403 SF (100%)
REQUIRED PERVIOUS AREA:	1,202 SF (50%)
PAVED:	545 SF
SODDED & PERVIOUS:	1,858 SF
WATER FEAT. (IMPERVIOUS)	0 SF
TOTAL PERVIOUS AREA:	**1,858 SF (77.3%)**

THAMANN ARCHITECTURE+DESIGN

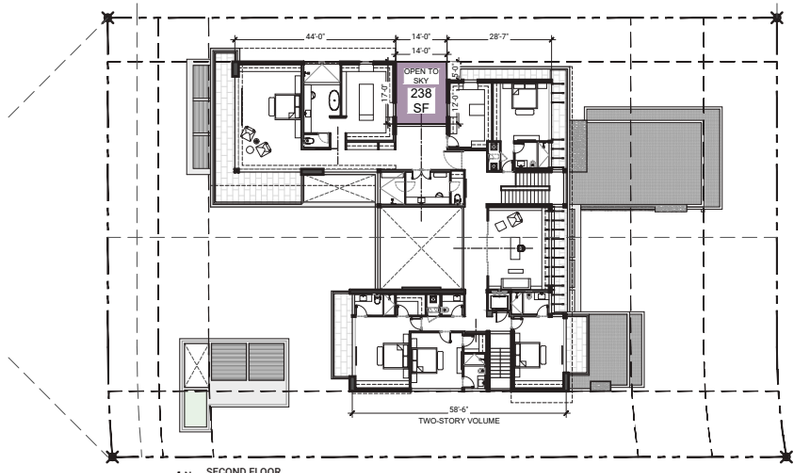
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YARD OPEN SPACE CALCULATIONS
SHEET NO. A-043



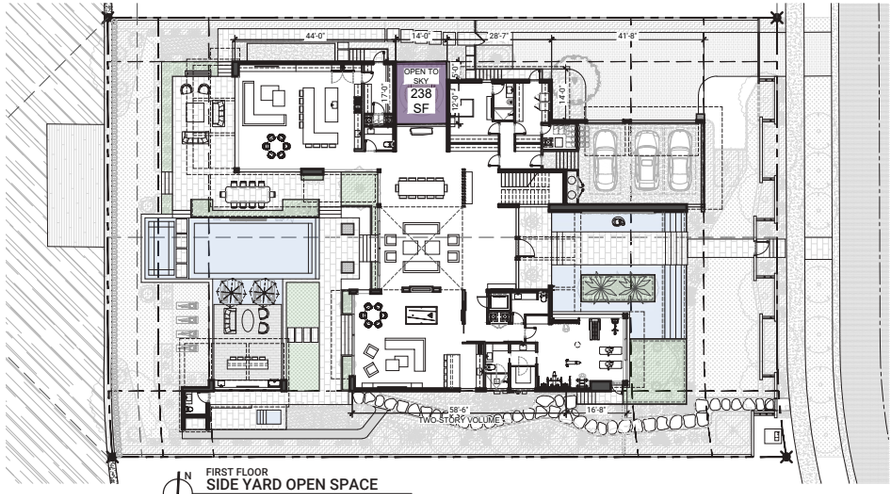
ROOF PLAN
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"



SECOND FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"



SIDE ELEVATION (NORTH)
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"



FIRST FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

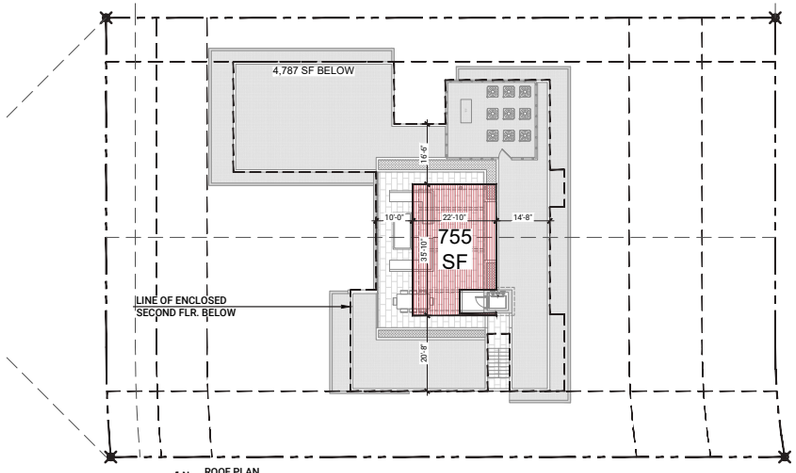
SIDE YARD OPEN SPACE:		
	LOT SIZE:	21,973 SF (100%)
	REQUIRED OPEN SPACE:	219.7 SF (1%)
	PROVIDED OPEN SPACE:	238 SF (1.1%)

THAMANN ARCHITECTURE+DESIGN

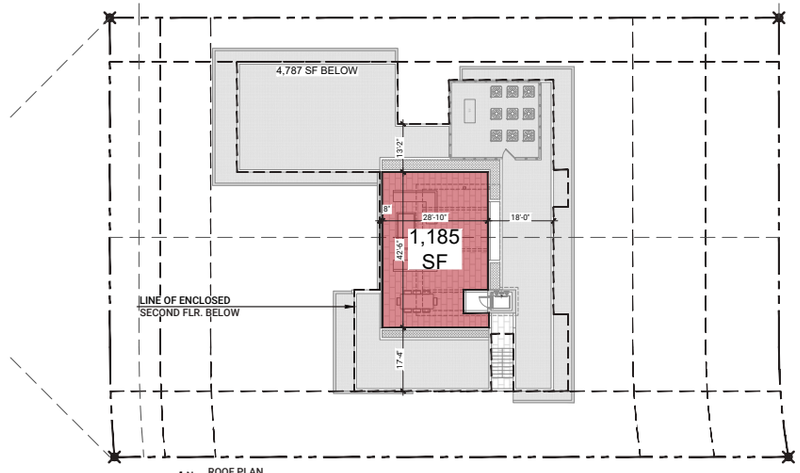
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Cody Thamann
2025.07.13
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TWO-STORY OPEN SPACE CALCULATIONS
SHEET NO. A-044



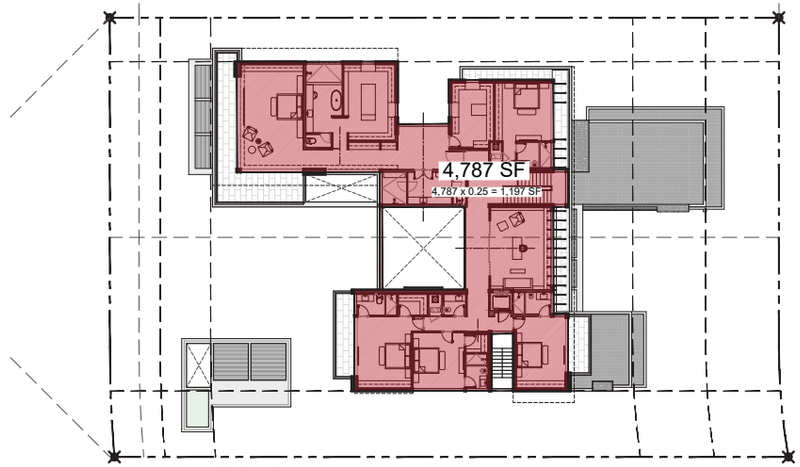
ROOF PLAN
ROOF TRELLIS CALCULATION
SCALE: 1/32"=1'-0"



ROOF PLAN
ROOF DECK CALCULATION
SCALE: 1/32"=1'-0"

ROOF TERRACE:		
	ENCLOSED AREA BELOW:	4,787 SF (100%)
	MAX. ALLOWABLE ROOF TERRACE AREA:	1,197 SF (25%)
	ROOF TERRACE AREA:	**1,185 SF (24.8%)**

ROOF TRELLIS:		
	ENCLOSED AREA BELOW:	4,787 SF (100%)
	MAX. ALLOWABLE ROOF TRELLIS AREA: 50% OPEN TO SKY MINIMUM	957 SF (20%)
	ROOF TERRACE AREA:	**755 SF (15.8%)**

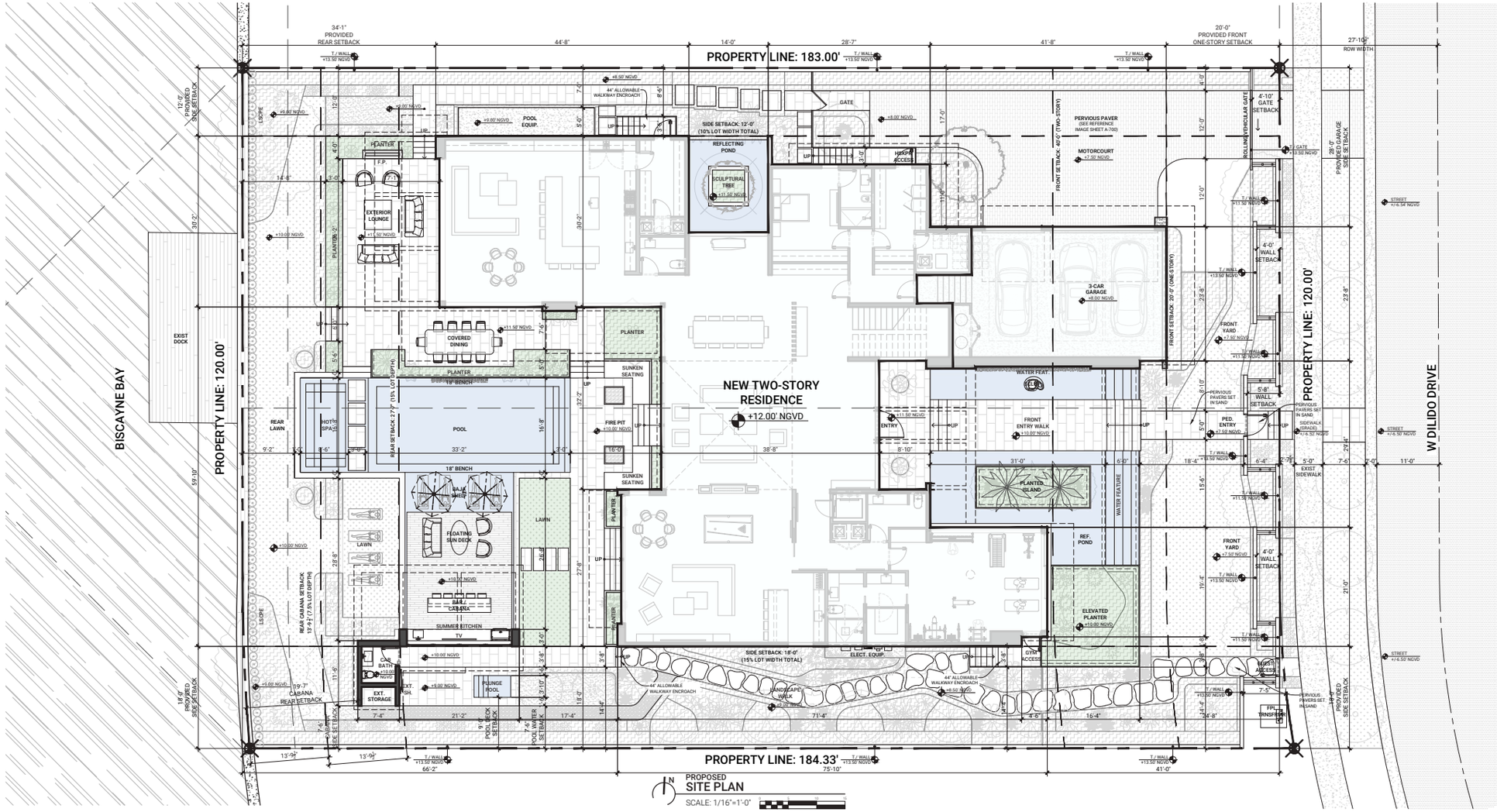


SECOND FLOOR
ROOF DECK CALCULATION
SCALE: 1/32"=1'-0"

THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
2025.07.13
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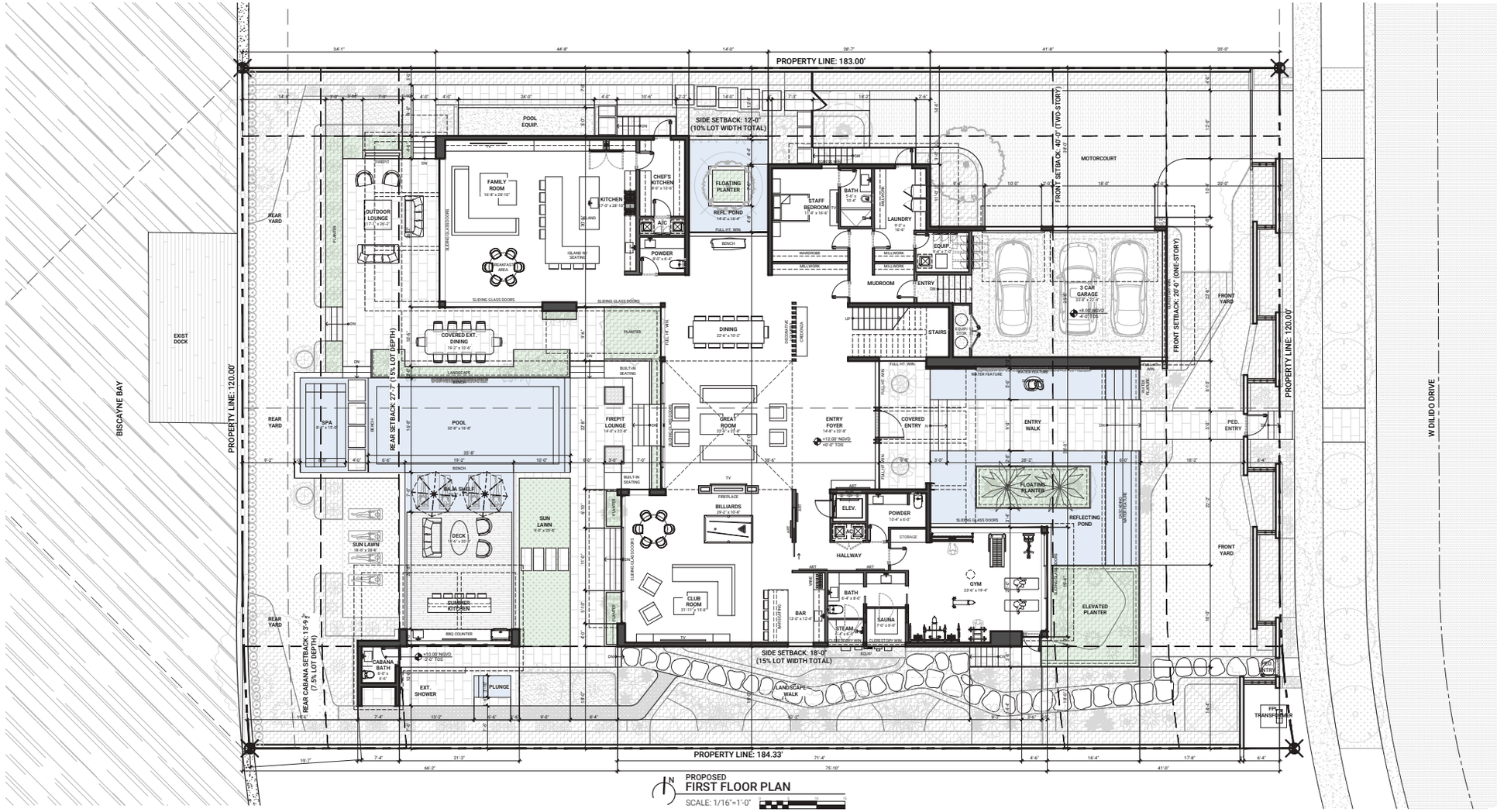
PROPOSED
SITE PLAN
SCALE: 1/16"=1'-0"

THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
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SITE PLAN
SHEET NO. A-050



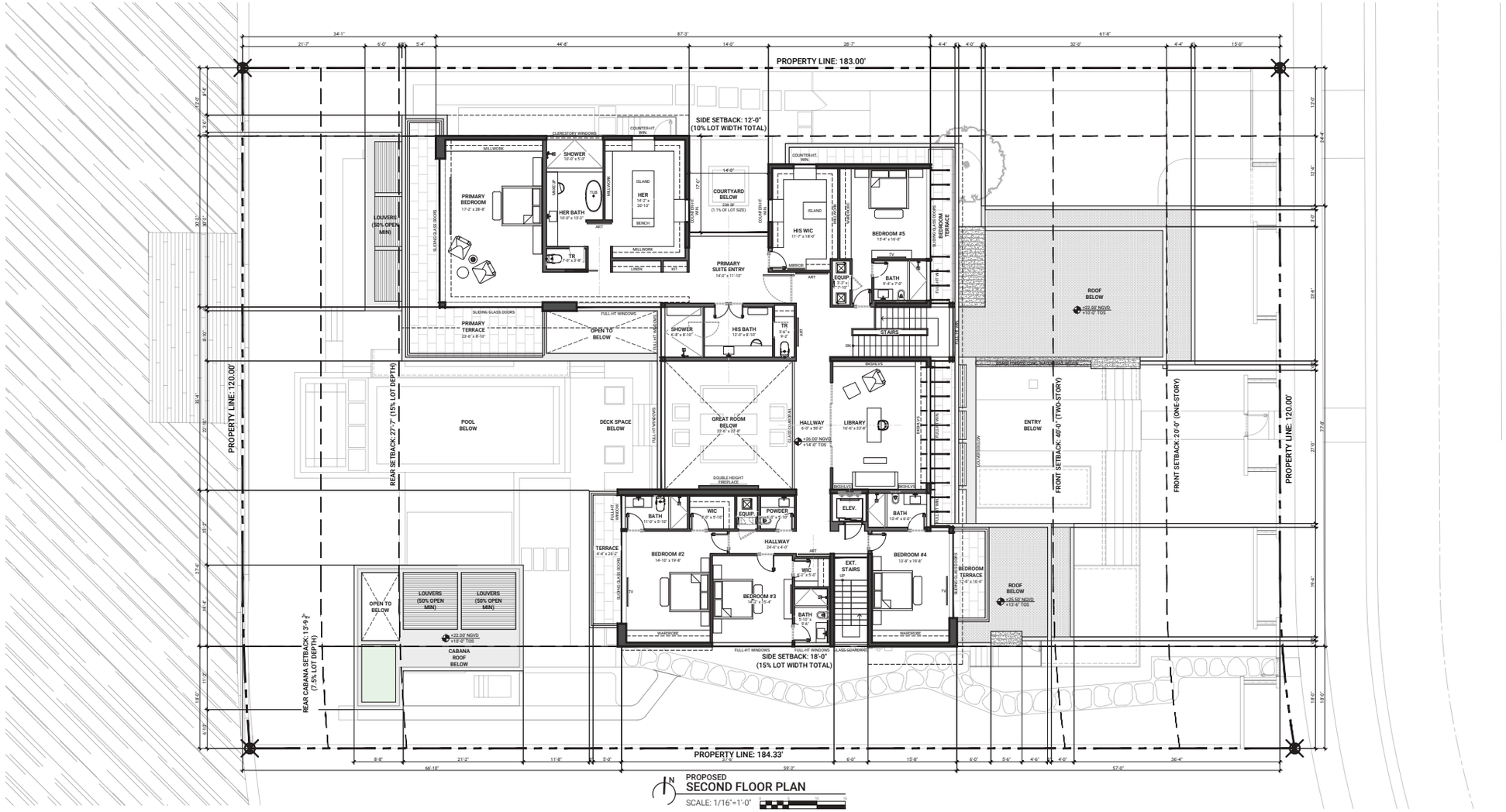
PROPOSED
FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
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STATE OF FLORIDA
REGISTERED ARCHITECT

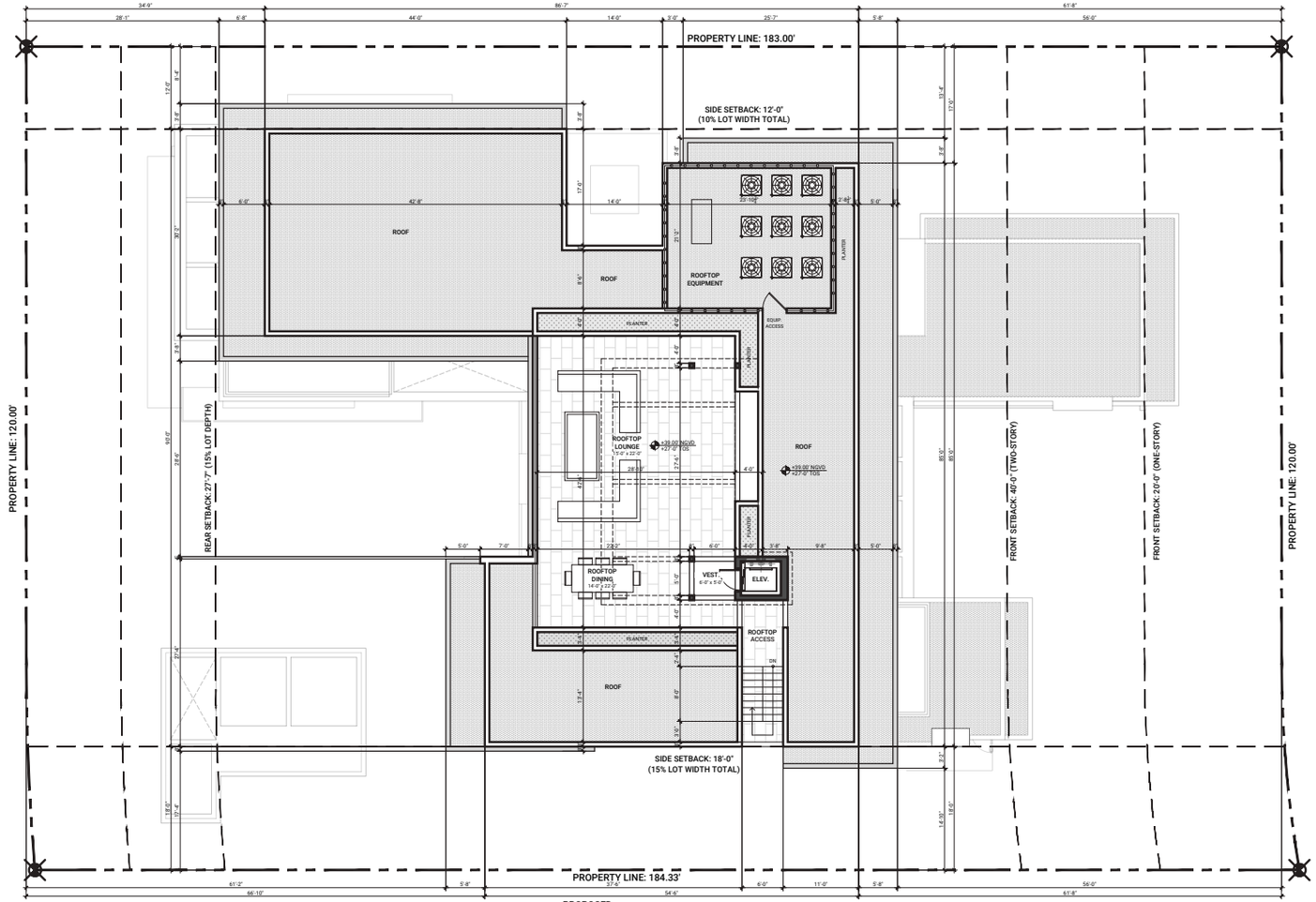


THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
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SECOND FLOOR PLAN
SHEET NO. A-120

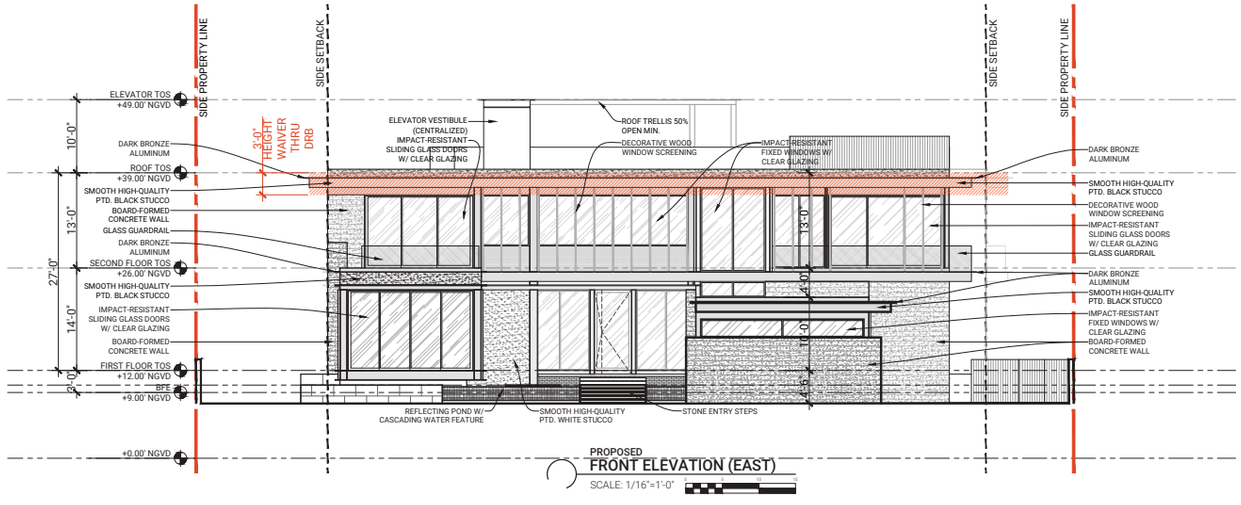


PROPOSED
ROOF PLAN
SCALE: 1/16"=1'-0"

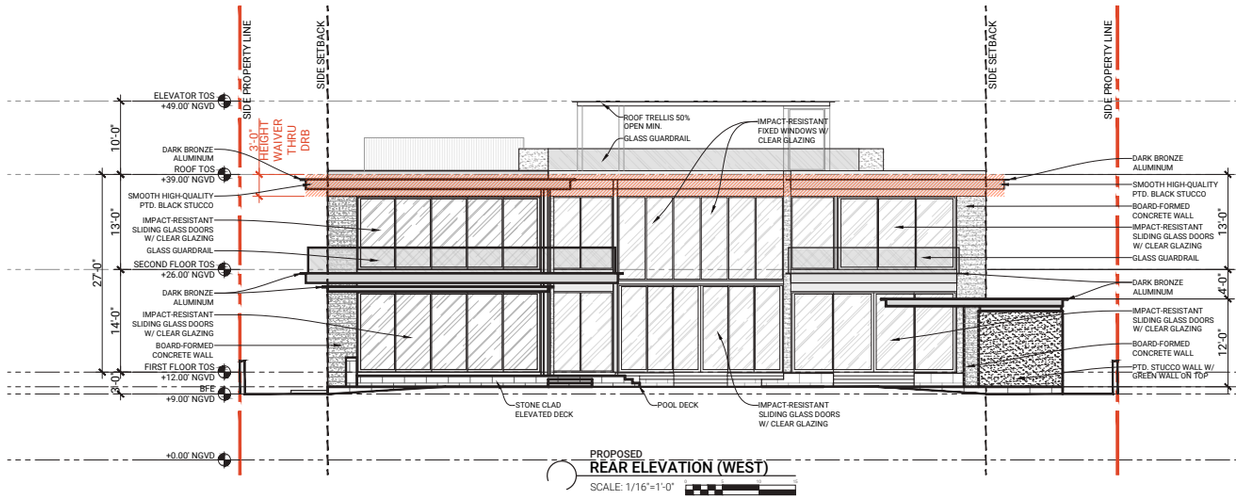
THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
2025.07.13
15:17:07-04'00'



PROPOSED
FRONT ELEVATION (EAST)
SCALE: 1/16"=1'-0"



PROPOSED
REAR ELEVATION (WEST)
SCALE: 1/16"=1'-0"

MATERIAL LEGEND

01
SMOOTH HIGH-QUALITY PAINTED WHITE STUCCO

02
BOARD-FORMED CONCRETE

03
TRAVERTINE CLADDING

04
BLACK ALUM. BRAKE METAL

05
WOOD ACCENTS (COVET_KURI MASAME)

06
CLEAR LOW-E GLAZING

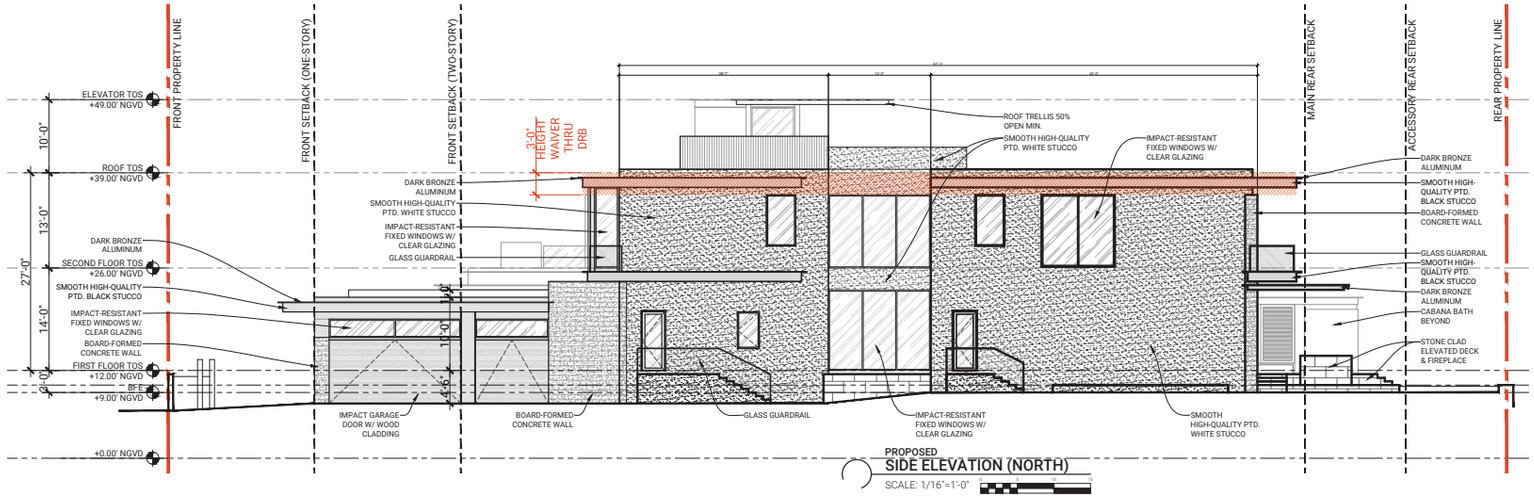
07
IPE WOOD CLADDING

08
SMOOTH HIGH-QUALITY PAINTED BLACK STUCCO

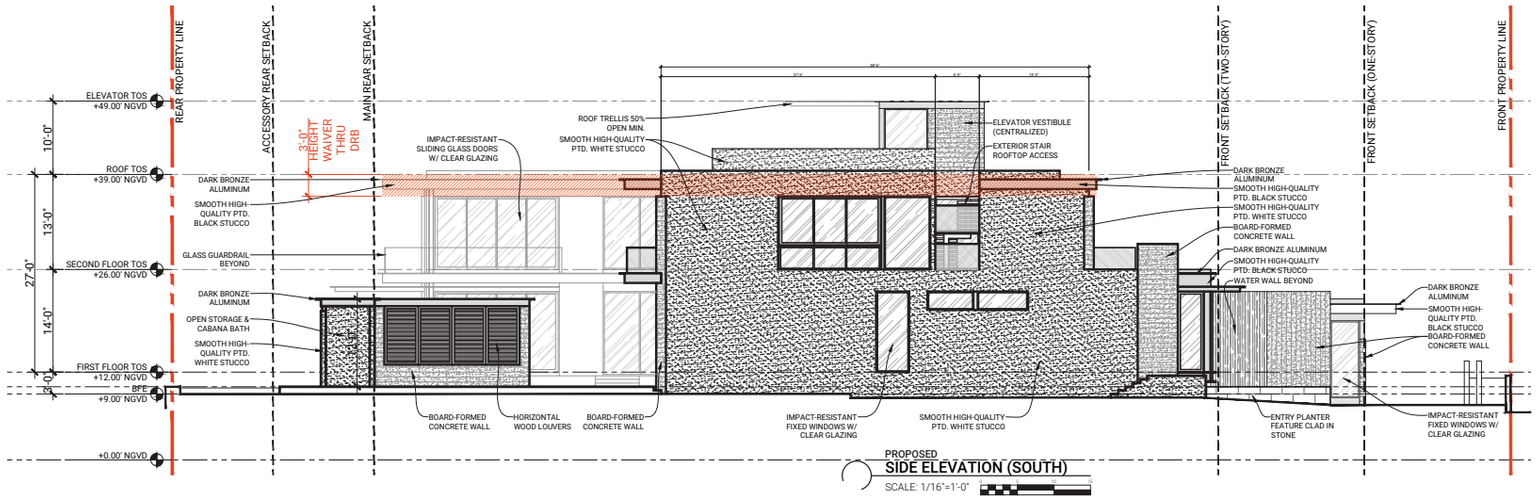
WAIVER REQUEST:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

THAMANN ARCHITECTURE+DESIGN
CLAD

Cody Thamann
2025.07.13
15:17:08-04'00'



PROPOSED
SIDE ELEVATION (NORTH)
SCALE: 1/16"=1'-0"



PROPOSED
SIDE ELEVATION (SOUTH)
SCALE: 1/16"=1'-0"

MATERIAL LEGEND

01 **SMOOTH HIGH-QUALITY PAINTED WHITE STUCCO**

02 BOARD-FORMED CONCRETE

03 TRAVERTINE CLADDING

04 **BLACK ALUM. BRAKE METAL**

05 **WOOD ACCENTS (COVET_KURI MASAME)**

06 **CLEAR LOW-E GLAZING**

07 **IPE WOOD CLADDING**

08 SMOOTH HIGH-QUALITY PAINTED BLACK STUCCO

WAIVER REQUEST:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

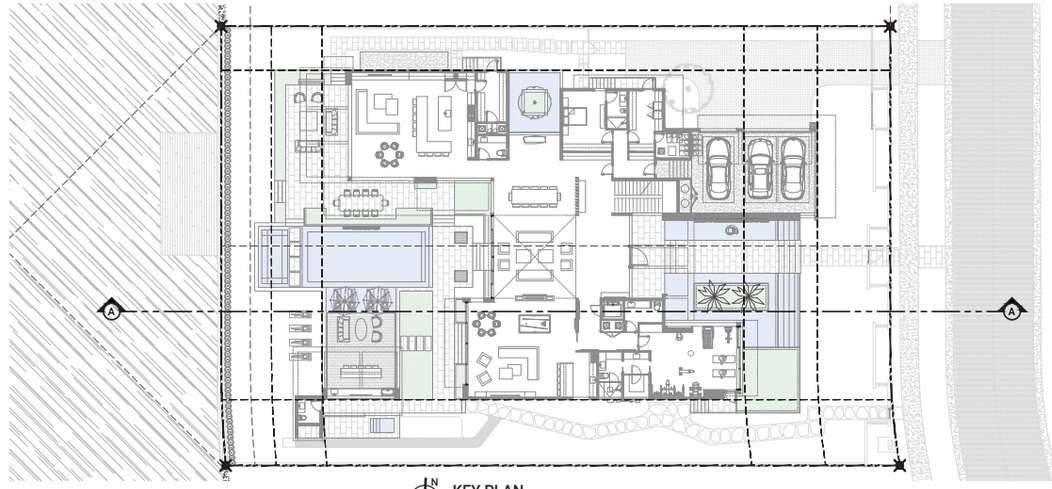
THAMANN ARCHITECTURE+DESIGN

CLAD

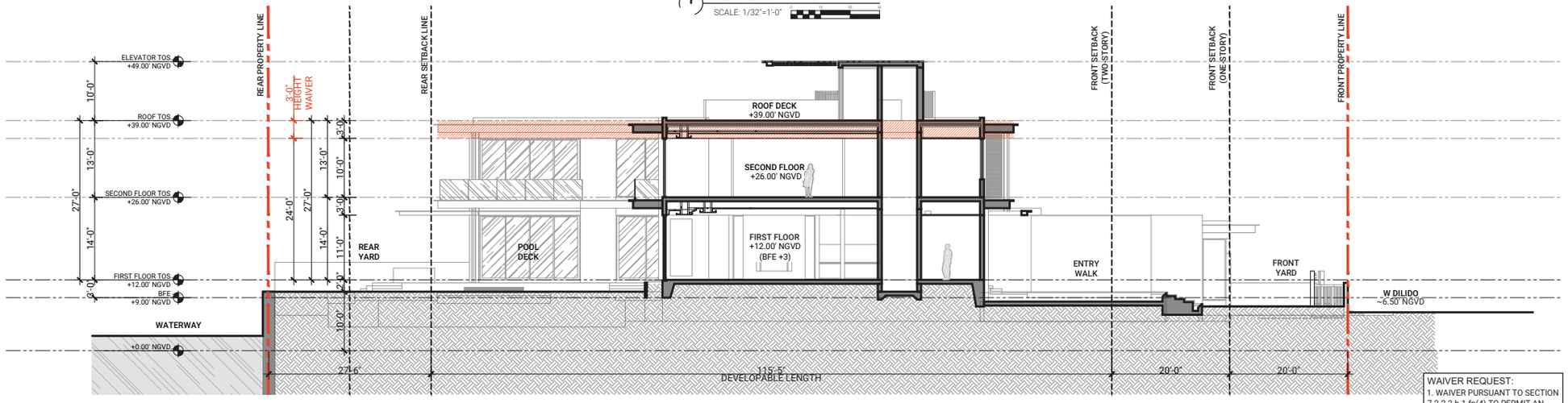
Cody Thamann
2025.07.13
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STATE OF FLORIDA REGISTERED ARCHITECT

SIDE ELEVATIONS
SHEET NO. A-220



N **KEY PLAN**
SCALE: 1/32"=1'-0"



A PROPOSED
SITE SECTION
SCALE: 1/16"=1'-0"

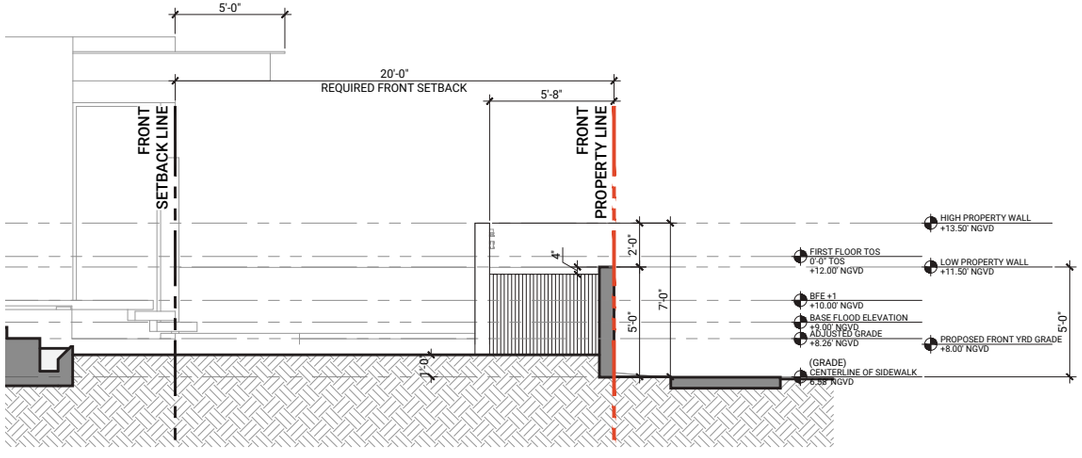
WAIVER REQUEST:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

THAMANN ARCHITECTURE+DESIGN

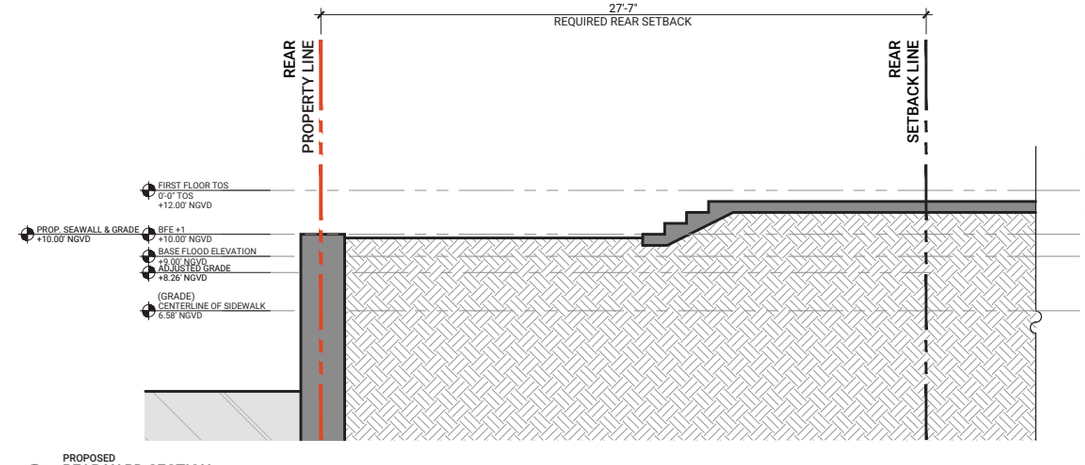
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Cody Thamann
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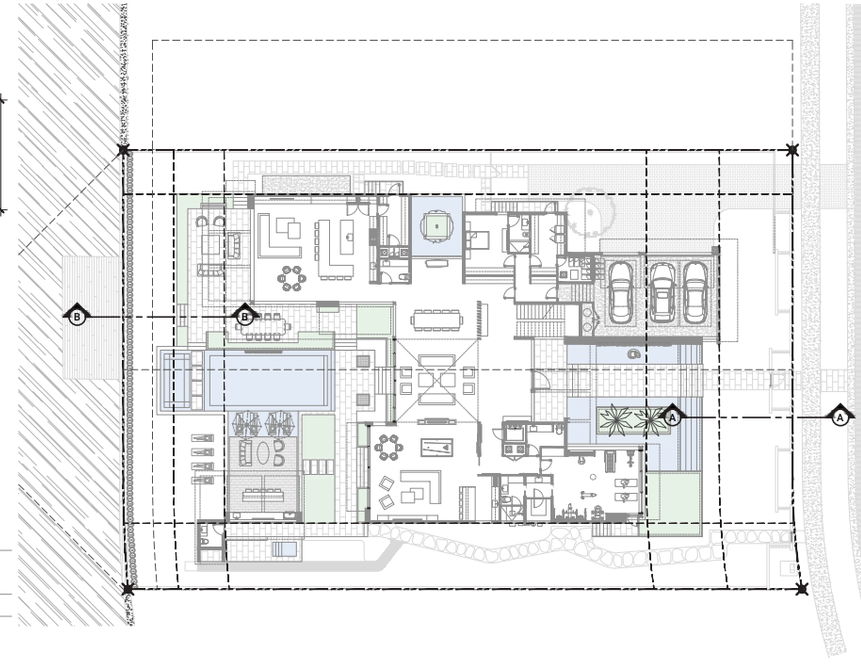
SITE/BUILDING SECTION
SHEET NO. A-300



A PROPOSED
FRONT YARD SECTION
SCALE: 3/16"=1'-0"



B PROPOSED
REAR YARD SECTION
SCALE: 3/16"=1'-0"



N **KEY PLAN**
SCALE: 1/32"=1'-0"

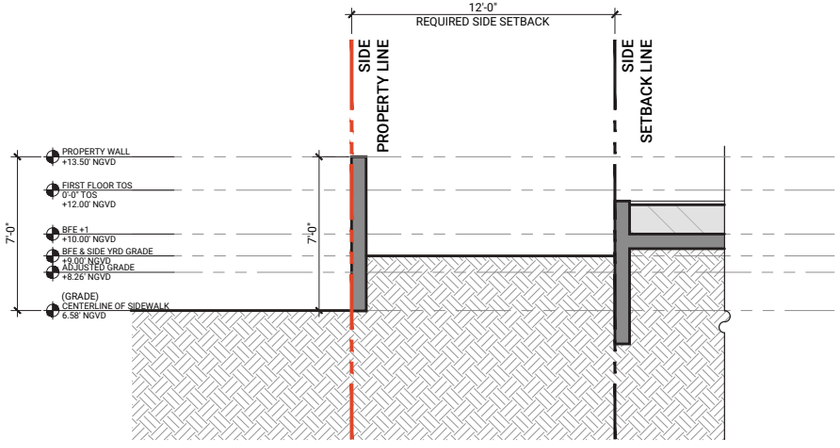
THAMANN ARCHITECTURE+DESIGN

CLAD

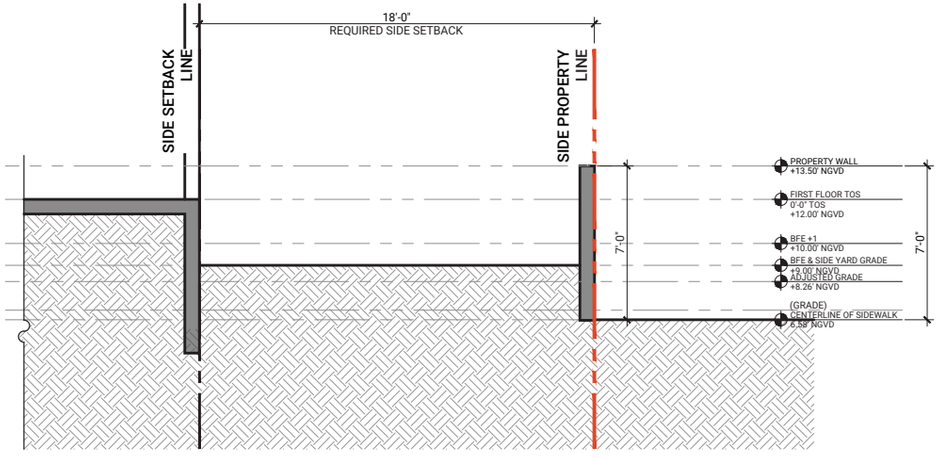
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STATE OF FLORIDA REGISTERED ARCHITECT

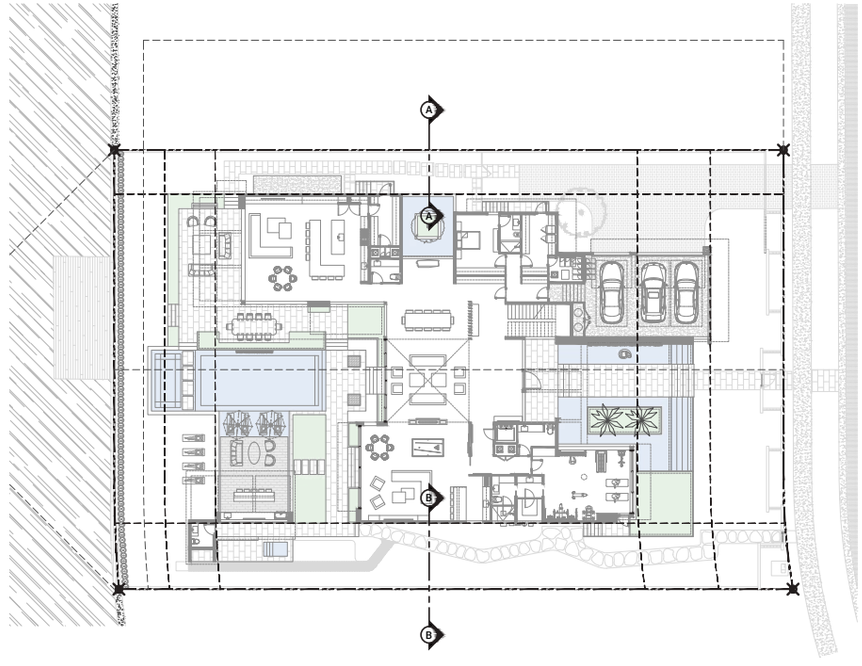
FRONT & REAR YARD SECTIONS
SHEET NO. A-410



A PROPOSED
SIDE YARD SECTION (NORTH)
SCALE: 3/16"=1'-0"



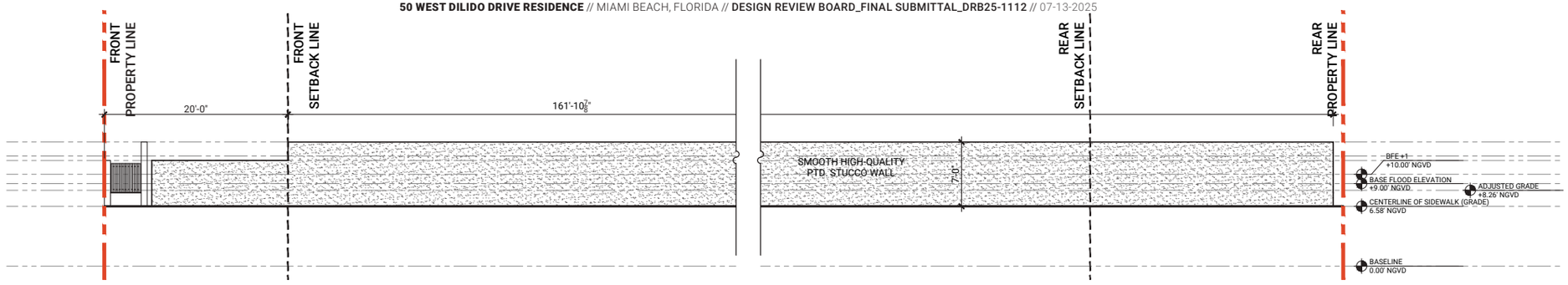
B PROPOSED
SIDE YARD SECTION (SOUTH)
SCALE: 3/16"=1'-0"



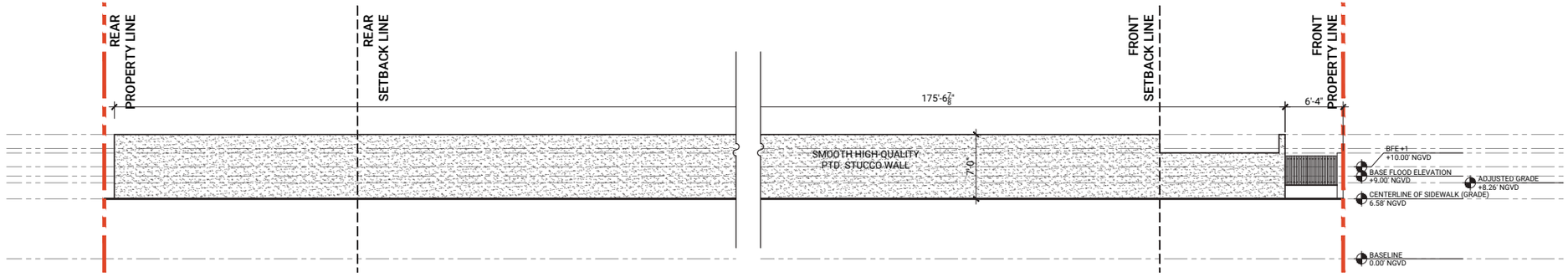
N **KEY PLAN**
SCALE: 1/32"=1'-0"

THAMANN ARCHITECTURE+DESIGN CLAD

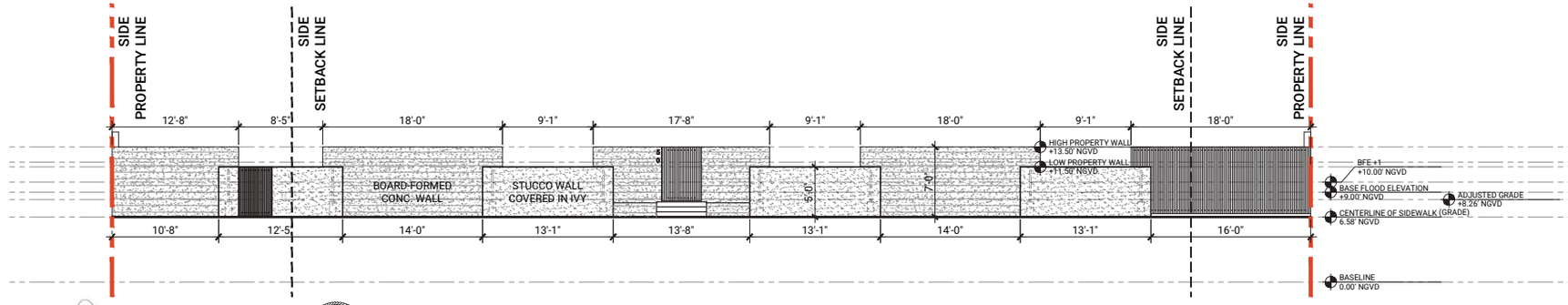
Cody Thamann
2025.07.13
15:17:13-04'00'



C PROPOSED
SIDE PROP. WALL (NORTH)
SCALE: 3/32"=1'-0"



B PROPOSED
SIDE PROP. WALL (SOUTH)
SCALE: 3/32"=1'-0"



A PROPOSED
FRONT PROP. WALL (EAST)
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE+DESIGN

CLAD

Cody Thamann
2025.07.13
15:17:14-04'00'

PROPERTY WALL ELEVATIONS
SHEET NO. A-430