

# DRB25-1112

## 50 W DILIDO DRIVE



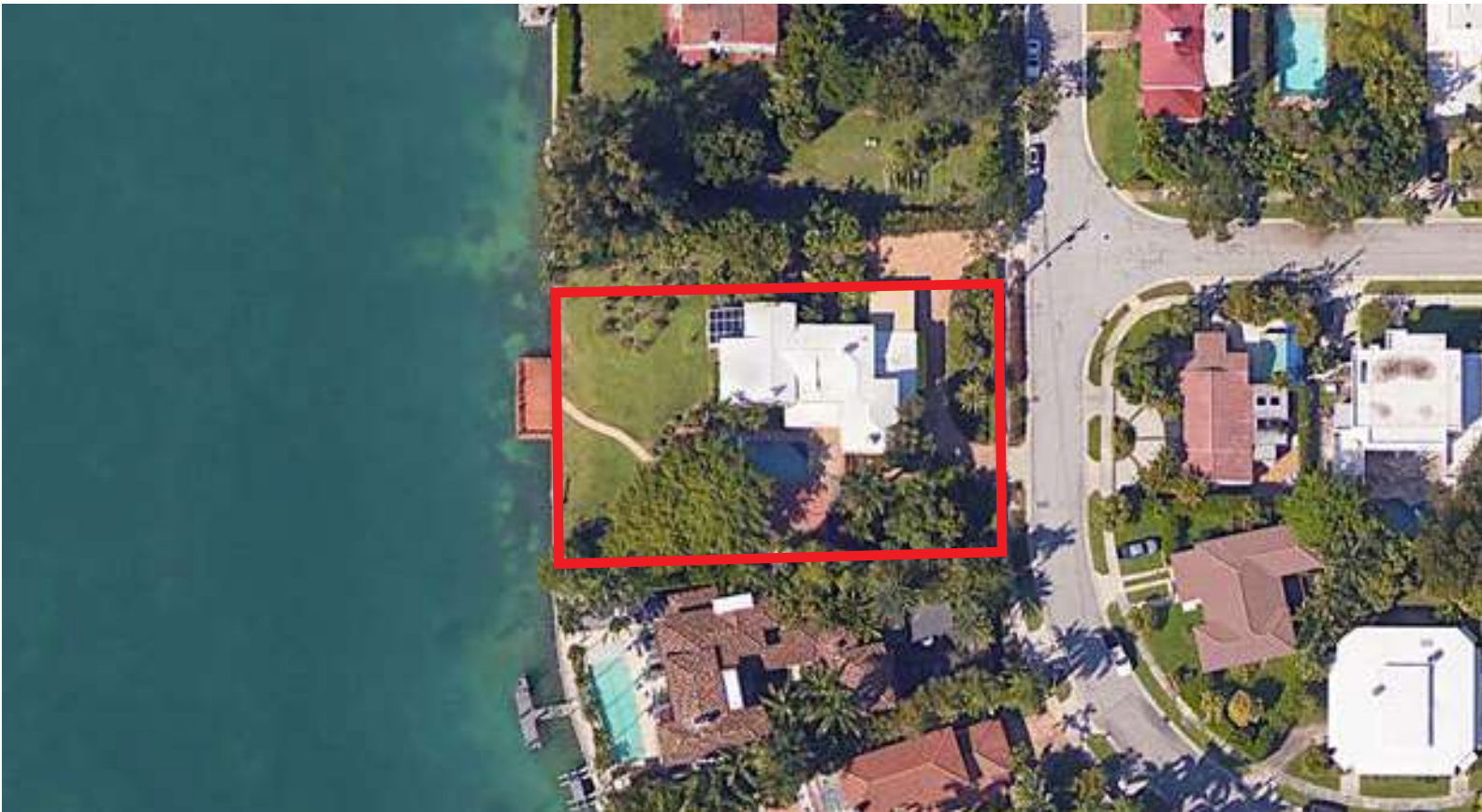
**PROJECT TEAM**

**THAMANN**  
ARCHITECTURE+DESIGN



**BART REINES**  
LUXURY HOMEBUILDER

**PROPERTY LOCATION**



**ZONING DISTRICT  
SINGLE FAMILY RS-3**



**STAFF  
RECOMMENDATION**

# MIAMI BEACH

PLANNING DEPARTMENT  
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: October 23, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: DRB25-1112  
**50 West Di Lido Drive**

An application has been filed requesting Design Review Approval for the new construction of a two-story residence, including one or more waivers, to replace an existing house.

**RECOMMENDATION:**  
Approval.

**PROBATIVE VALUE OF  
STAFF'S RECOMMENDATION**

**“[S]TAFF RECOMMENDATIONS FOR APPROVAL” CONSTITUTE COMPETENT SUBSTANTIAL EVIDENCE SUPPORTING A COMMISSION’S DECISION, AND COURTS MUST DEFER TO SUCH FINDINGS WHEN DETERMINING THE LEGALITY OF THAT DECISION.” SEE METRO. DADE CNTY. V. FULLER, 515 So. 2d 1312, 1313-14 (FLA. 3d DCA 1987)**

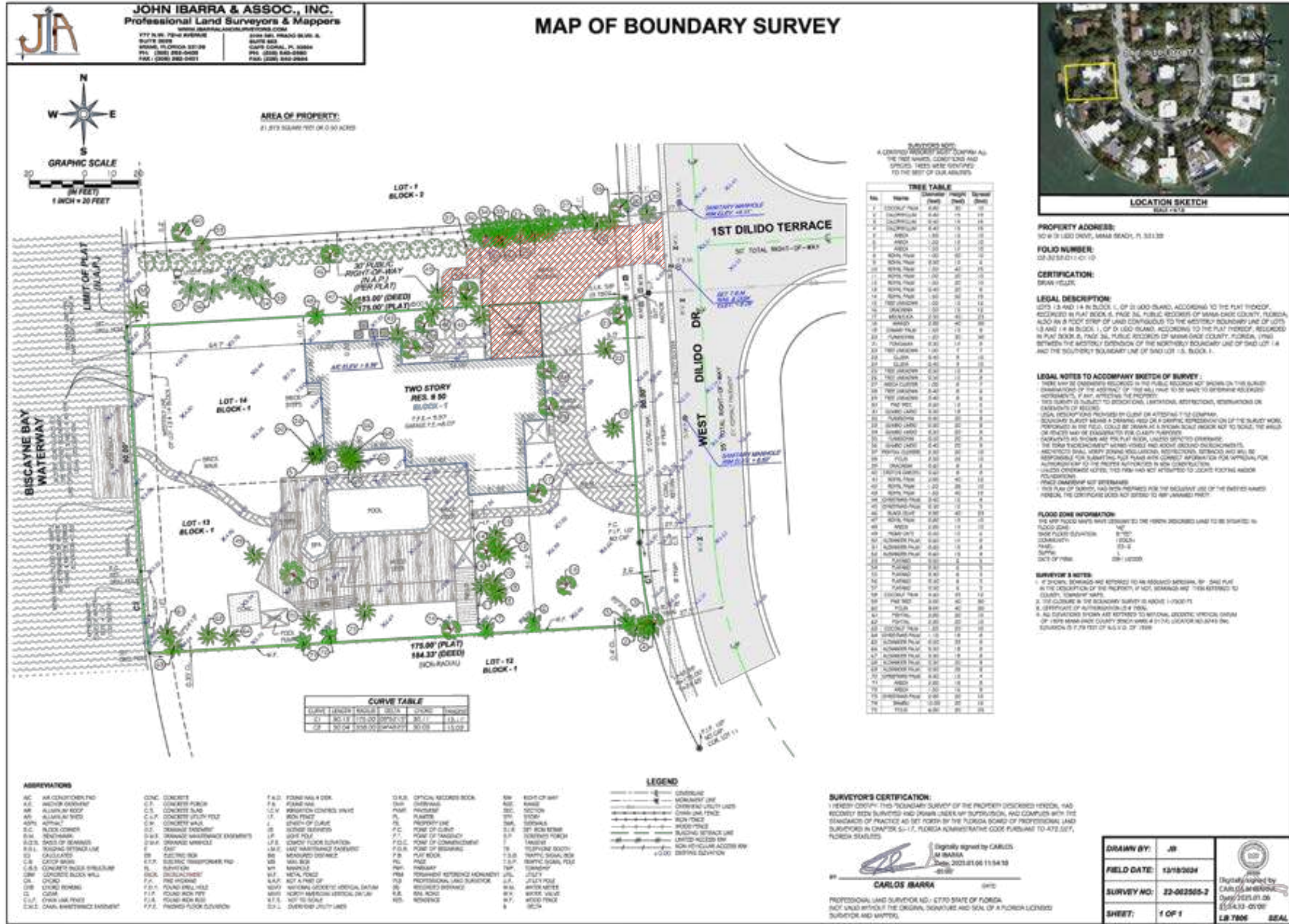
# WAIVER REQUESTS

Design Review Board approval for a new two-story single-family home at 50 W. Di Lido Drive. As part of the request, the Applicant also seeks approval of two waivers:

1. Waiver for additional height, under Section 7.2.2.3.b of the City of Miami Beach Resiliency Code.
2. Waiver for a solid wall, under Section 7.2.2.3.b.12.H of the City Resiliency Code

7.2.2.3.b.	Permitted Height	Proposed Height
	Twenty-four (24) feet for a flat roof in the RS-3 zoning district	An additional 3 feet, for a total of twenty-seven (27)
7.2.2.3.b.12.H	Permitted Height	Proposed Height
	Four (4) feet for a solid wall with remaining height being picketed	Seven (7) feet of solid wall

**STREET END CONDITION  
EXISTING SURVEY**



**PROPERTY ADDRESS:**  
50 W 1ST DILIDO DRIVE, MIAMI BEACH, FL 33139

**FOLIO NUMBER:**  
02-3038411-01-10

**CERTIFICATION:**  
DRAW VALUE

**LEGAL DESCRIPTION:**  
LOTS 13 AND 14 IN BLOCK 1, OF 1ST DILIDO BLVD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 36, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, ALSO AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERN BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF 1ST DILIDO BLVD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, (796) BETWEEN THE WESTERN 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 CHANGES RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. CHANGES BY THE APPLICANT OR THE APPLICANT'S REPRESENTATIVE OR BY THE APPLICANT'S ATTORNEY, IF ANY, AFFECTING THE PROPERTY, THIS SURVEY IS SUBJECT TO SUCH CHANGES, LEGAL NOTICES, RESTRICTIONS OR CHANGES OF RECORD.  
THIS SURVEY WAS PROVIDED BY CLIENT OR APPLICANT'S ATTORNEY.  
BOUNDARY SURVEY SHOWS A DRAWING REEF OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH MAY BE DRAWN AND DRAWN UP TO SCALE, THE AREA OR AREA MAY BE ENLARGED FOR CLARITY PURPOSES.  
TOLERANCES AS SHOWN ARE FOR PLAT BOOK, UNLESS SPECIFIC OTHERWISE.  
THE BOUNDARY SURVEY WORK AND ALL DATA SHOWN THEREON, INCLUDING ALL MEASUREMENTS, INSTRUMENTS, INSTRUMENTS, INSTRUMENTS AND ALL DATA, SHALL BE THE PROPERTY OF THE SURVEYOR AND SHALL BE KEPT IN HIS OFFICE FOR A PERIOD OF 10 YEARS FROM THE DATE OF THE SURVEY.  
THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE APPLICANT AND NO OTHER PARTY. THE CERTIFICATE DOES NOT EXTEND TO ANY OTHER PARTY.

**FLOOD HAZARD INFORMATION:**  
THE APPLICANT HAS REPRESENTED THE HAZARD ZONED LAND TO BE SHOWN IN THIS SURVEY.  
FLOOD ZONE: X-1  
FLOOD HAZARD: 1-100  
COMMUNITY: 1-100  
PAGE: 13-2  
DATE OF INFO: 08-1-2020

**SURVEYOR'S NOTES:**  
1. IF SHOWS, BOUNDARY SURVEY IS AN ASSUMED SURVEY, BY SAID PLAN.  
2. IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BOUNDARY SURVEY IS NOT EXTENDED TO EXISTING BOUNDARY SURVEY.  
3. THE CURVE AND THE BOUNDARY SURVEY IS MADE 1-100 FT.  
4. BOUNDARY SURVEY IS MADE 1-100 FT.  
5. ALL DIMENSIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC DATUM 83 (NAD 83) UNLESS OTHERWISE SPECIFIED.  
6. IF ANY DIMENSIONS SHOWN ARE NOT TO SCALE, THE DIMENSIONS SHOWN SHALL CONTROL OVER ALL OTHER DIMENSIONS.

**STREET END CONDITION  
EXISTING PHOTO**



**STREET END CONDITION  
NEW PHOTO**





**STREET END CONDITION**

**THE APPLICANT SEEKS TO IMPROVE THE STREET END FOR THE NEIGHBORHOOD AND HAS PROFFERED THE FOLLOWING LANGUAGE:**

***NO FENCE, GATE, OR WALL SHALL BE INSTALLED, CONSTRUCTED, OR MAINTAINED BY THE OWNER OR THEIR HEIRS OR ASSIGNEES WITHIN THE PLATTED STREET-END AREA IDENTIFIED BY FOLIO No. 02-3232-011-0121, ADJACENT TO THE PROPERTY.***

**NEIGHBOR OUTREACH & LETTERS OF SUPPORT**



SUBJECT PROPERTY

No.	Property Address	Owner
1.	122 W Di Lido Dr	KETH J BLUM TRS 122 W DILIDO LAND TRUST JULIE KIM, TRUSTEE John Burbank
2.	123 W Di Lido Dr	ILYA PANCHERNIKOV DINA GOLDENTAYER
3.	35 W Di Lido Dr	DILIDO PROPERTY 35 LLC Bob Zangrillo
4.	28 W Di Lido Dr	VIEW 28 LLC Fabrice Finkelstein
5.	16 W Di Lido Dr	Mark Tompkins
6.	11 E Di Lido Dr	ROBERT LAWRENCE ZANGRILLO
7.	409 E Di Lido Dr	409 DILIDO LLC Frederic Puren
8.	320 W Di Lido Dr	320 AQUA LLC Philippe Harari

# 50 W DILIDO DRIVE



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H



KEY PLAN (NTS)



VACANT PROPERTY AERIAL: VIEW A



VACANT PROPERTY AERIAL: VIEW B



VACANT PROPERTY AERIAL: VIEW C



VACANT PROPERTY AERIAL: VIEW D



VIEW E



RESIDENCE 3



RESIDENCE 4



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



RESIDENCE 1



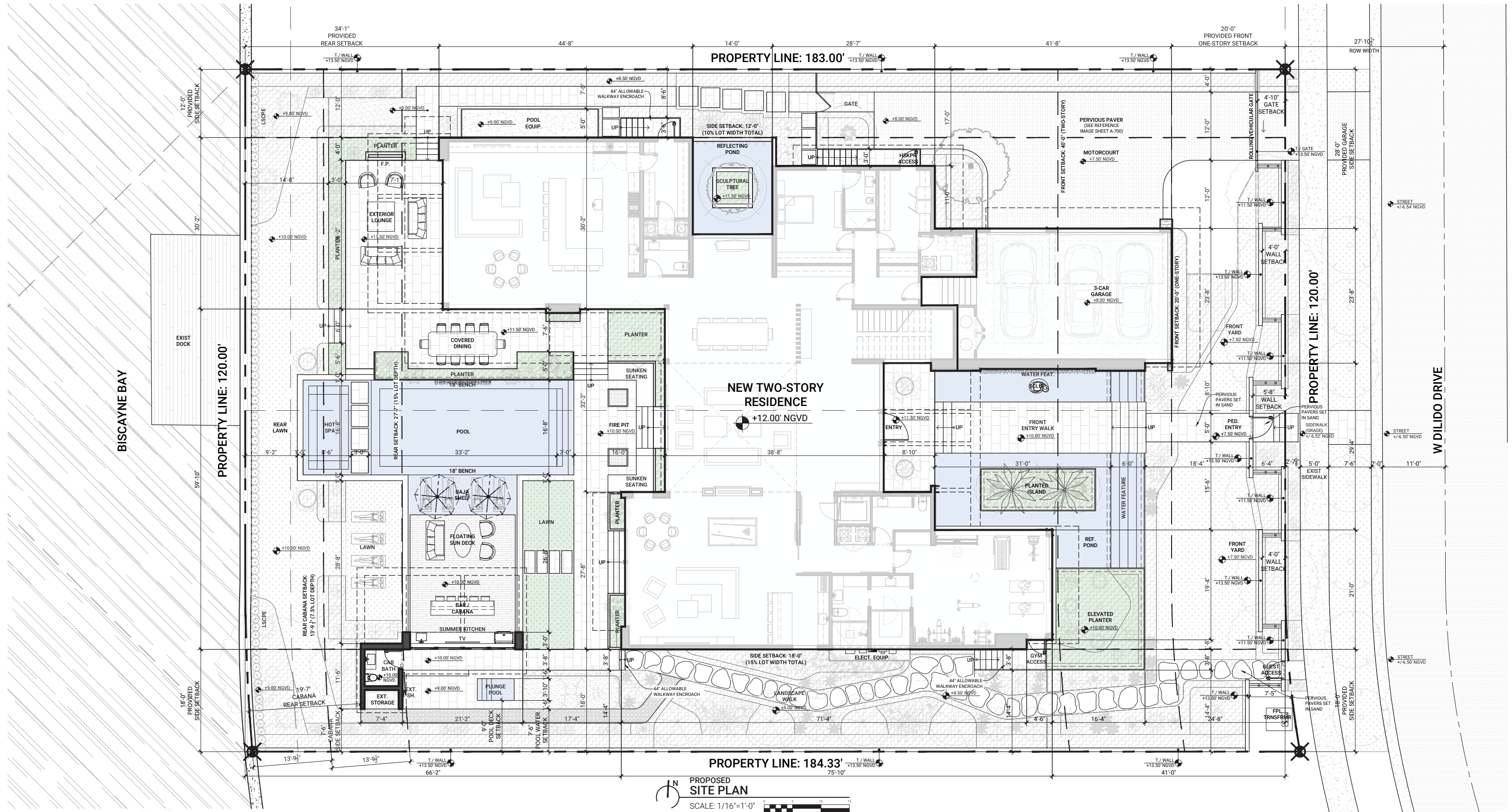
RESIDENCE 2



FRONT AERIAL

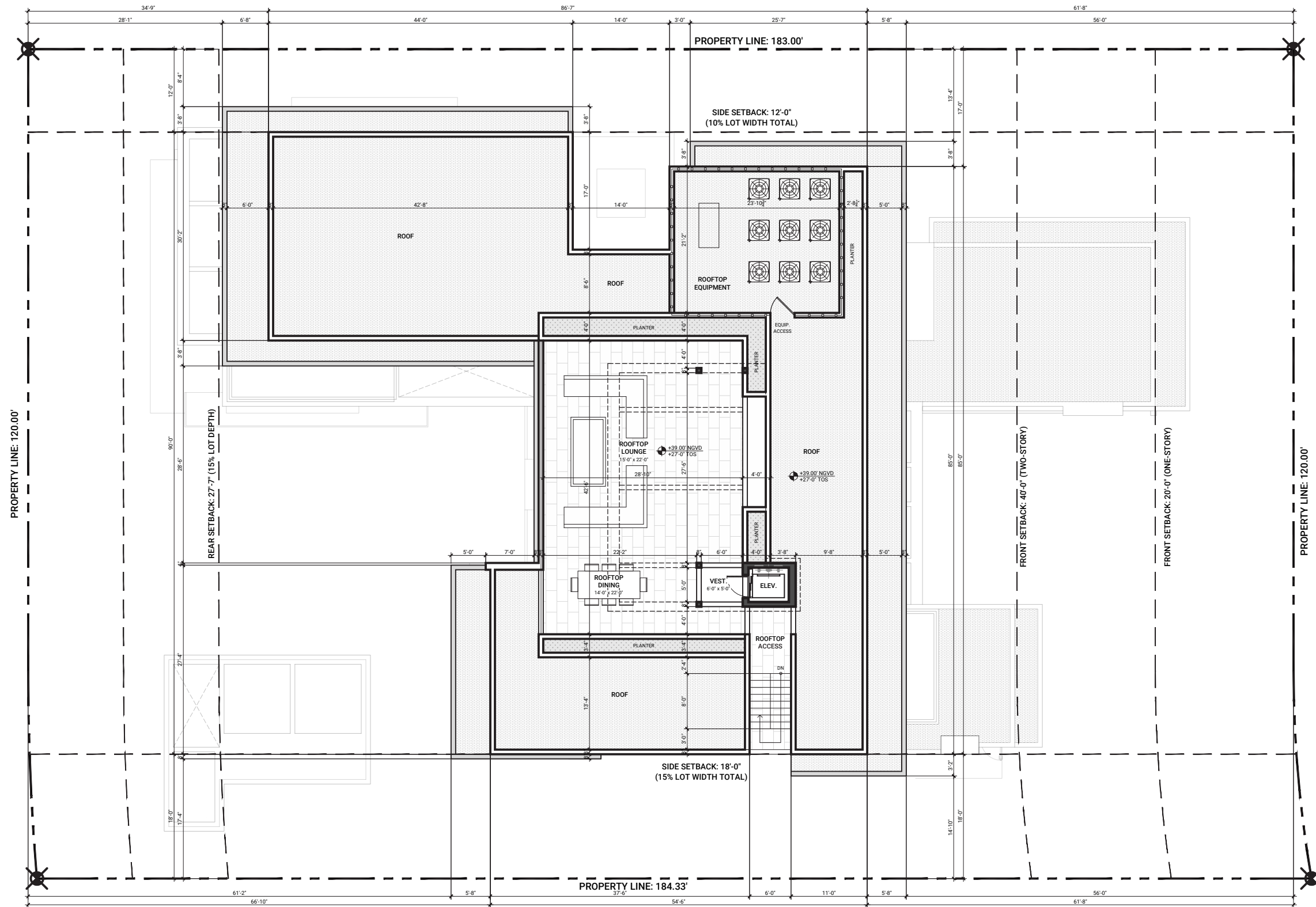


REAR AERIAL





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



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



FRONT OVERALL RENDERING  
FROM DILIDO DR. [STREET TREES HIDDEN]



01  
SMOOTH HIGH-QUALITY  
PAINTED WHITE STUCCO



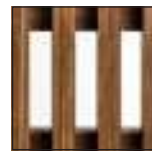
02  
BOARD-FORMED CONCRETE



03  
TRAVERTINE CLADDING



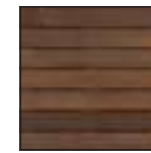
04  
BLACK ALUM. BRAKE METAL



05  
WOOD ACCENTS  
(COVET\_KURI MASAME)



06  
CLEAR LOW-E GLAZING



07  
IPE WOOD CLADDING



08  
SMOOTH HIGH-QUALITY  
PAINTED BLACK STUCCO



FRONT OVERALL \_ FROM DIDILO DR. [LOOKING NORTHWEST]



FRONT OVERALL \_ FROM DIDILO DR. [LOOKING SOUTHWEST]



FRONT ENTRY \_ LOOKING WEST TO ENTRY



FRONT YARD \_ LOOKING WEST TO ENTRY



REAR OVERALL  
FROM BISCAYNE BAY WATERWAY  
[LOOKING EAST]



01  
SMOOTH HIGH-QUALITY  
PAINTED WHITE STUCCO



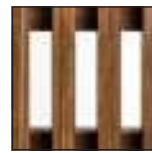
02  
BOARD-FORMED CONCRETE



03  
TRAVERTINE CLADDING



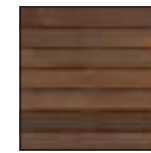
04  
BLACK ALUM. BRAKE METAL



05  
WOOD ACCENTS  
(COVET\_KURI MASAME)



06  
CLEAR LOW-E GLAZING



07  
IPE WOOD CLADDING



08  
SMOOTH HIGH-QUALITY  
PAINTED BLACK STUCCO



REAR OVERALL \_ FROM BISCAIYNE BAY WATERWAY [ LOOKING SOUTHEAST]



REAR OVERALL \_ FROM BISCAIYNE BAY WATERWAY [ LOOKING NORTHEAST]



REAR YARD \_ CENTER LAWN [LOOKING EAST]



REAR DECK \_ CENTRAL POOL DECK [LOOKING WEST]



IPE WOOD CLADDING (SOFFITS)

07



SMOOTH HIGH-QUALITY PAINTED WHITE STUCCO

01



BLACK ALUM. BRAKE METAL (WINDOWS / FASCIA)

04



RIVER ROCK



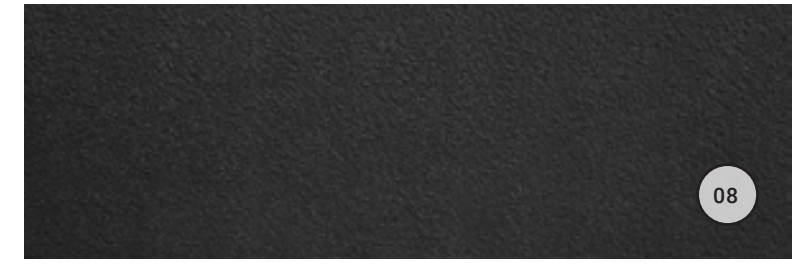
CLEAR LOW-E GLAZING

06



WOOD ACCENTS (FAUX WOOD ALUMINUM)

05



SMOOTH HIGH-QUALITY PAINTED BLACK STUCCO

08



LIGHT TRAVERTINE FLOORING

03



BOARD FORMED CONCRETE

02



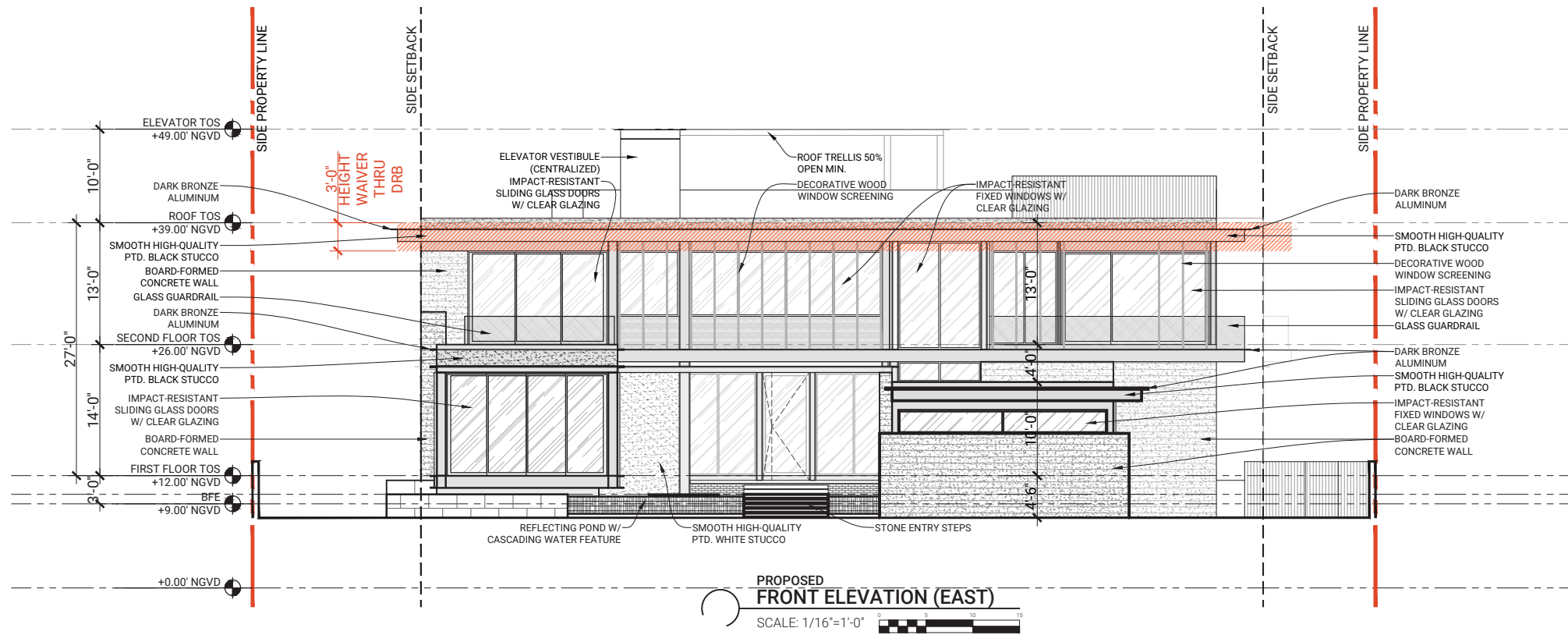
GREY TUSCAN DRIVEWAY PAVER



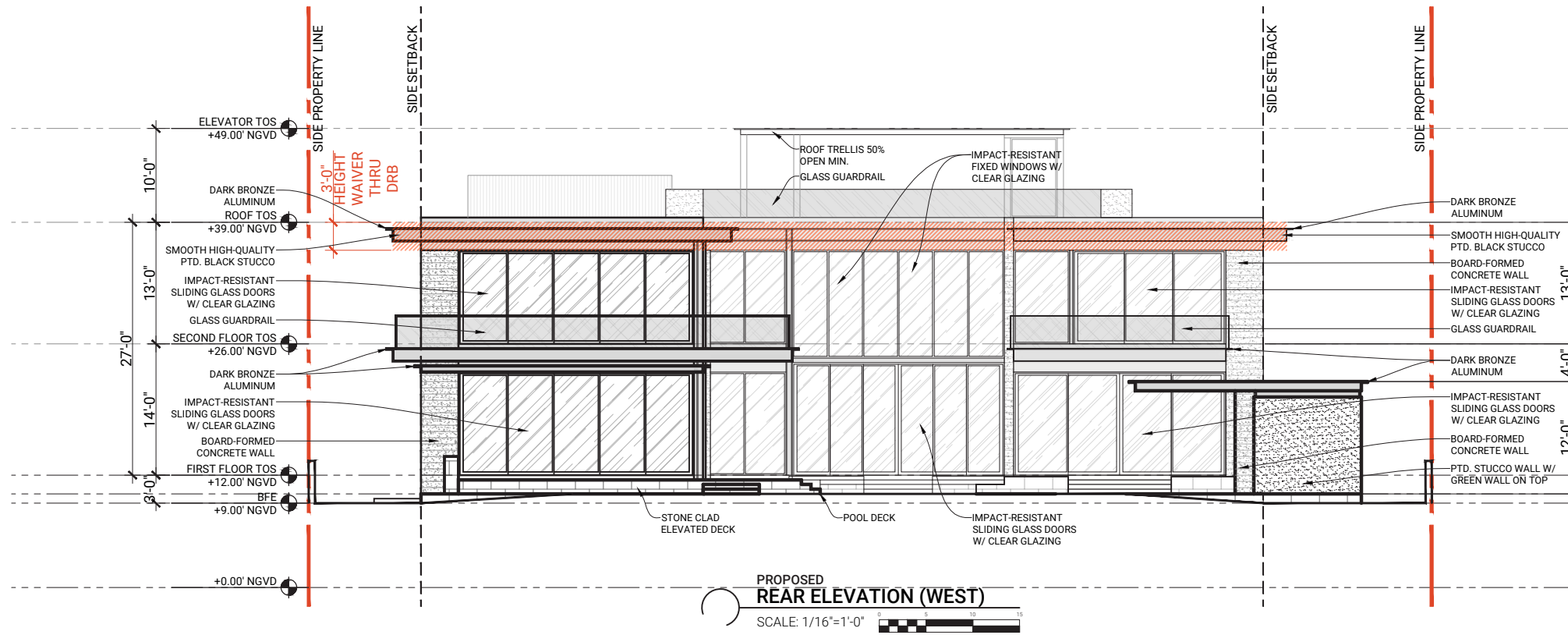
BLACK PEARL PEBBLE TEC POOL

BLACK PEARL PEBBLE TEC POOL

LIGHT OAK WOOD FINISH (INTERIOR FLOORING)



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

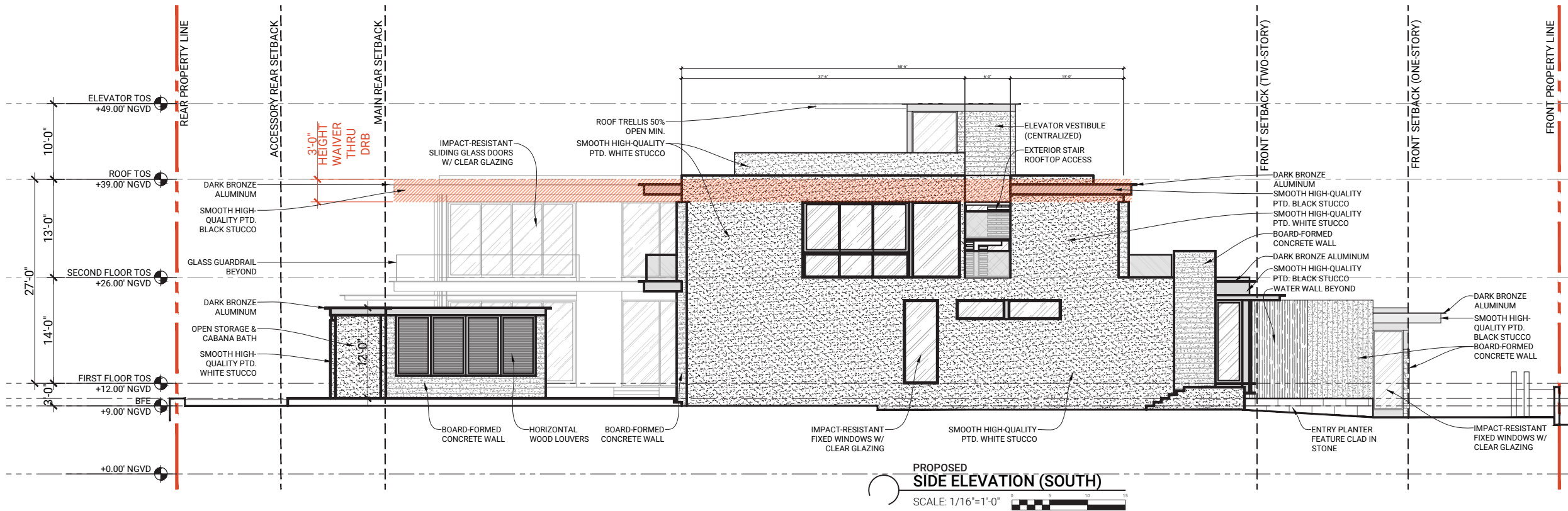
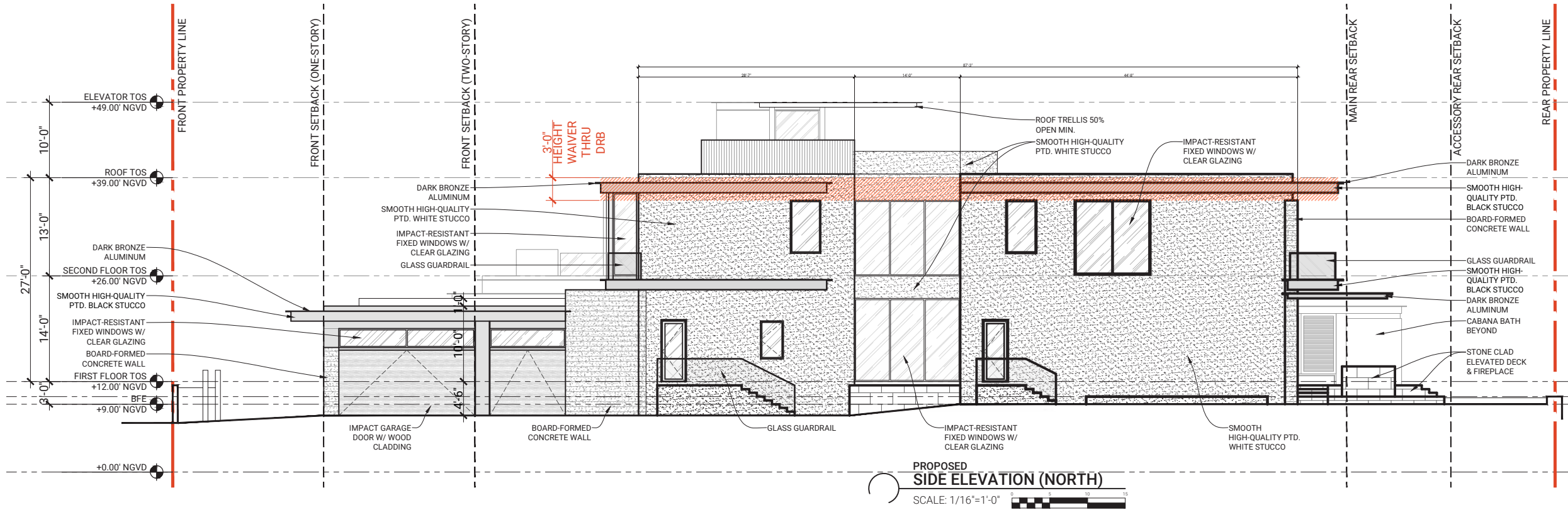


PROPOSED REAR ELEVATION (WEST)  
SCALE: 1/16"=1'-0"

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

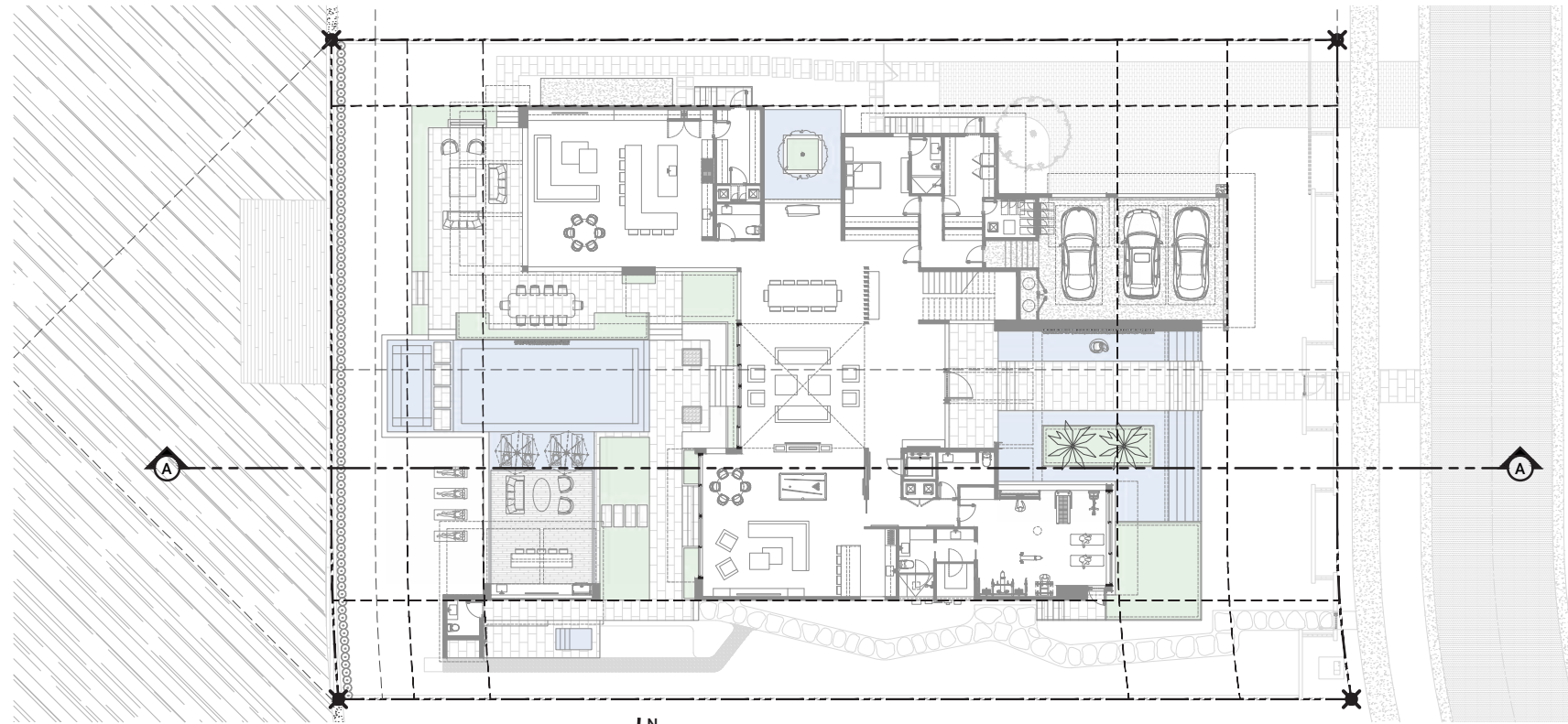


**MATERIAL LEGEND**

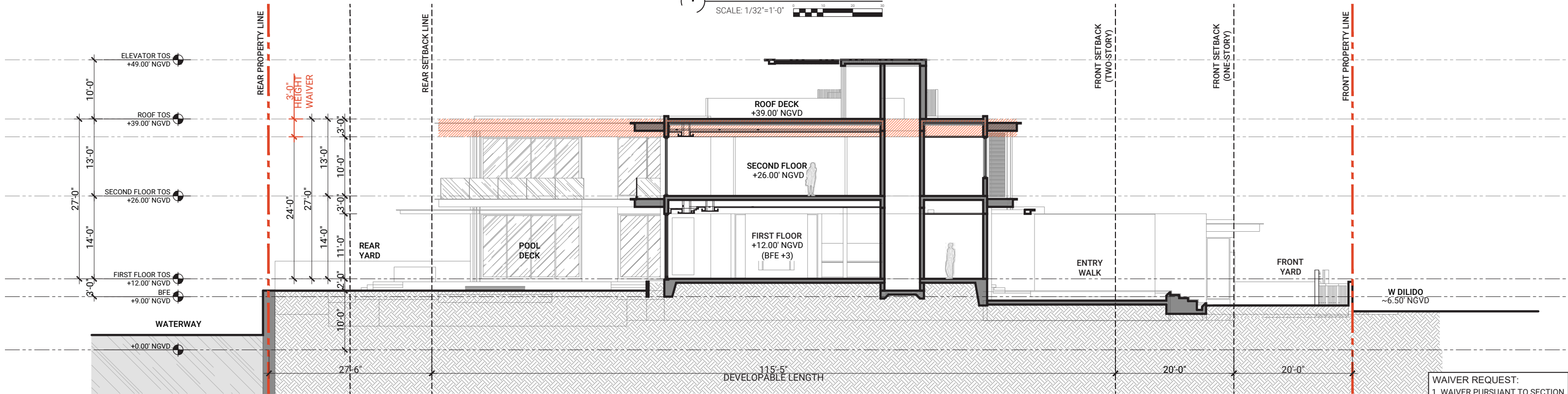
-  **01**  
SMOOTH HIGH-QUALITY  
PAINTED WHITE STUCCO
-  **02**  
BOARD-FORMED CONCRETE
-  **03**  
TRAVERTINE CLADDING
-  **04**  
BLACK ALUM. BRAKE METAL
-  **05**  
WOOD ACCENTS  
(COVET\_KURI MASAME)
-  **06**  
CLEAR LOW-E GLAZING
-  **07**  
IPE WOOD CLADDING
-  **08**  
SMOOTH HIGH-QUALITY  
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

**HEIGHT WAIVER  
REQUEST EXHIBIT**



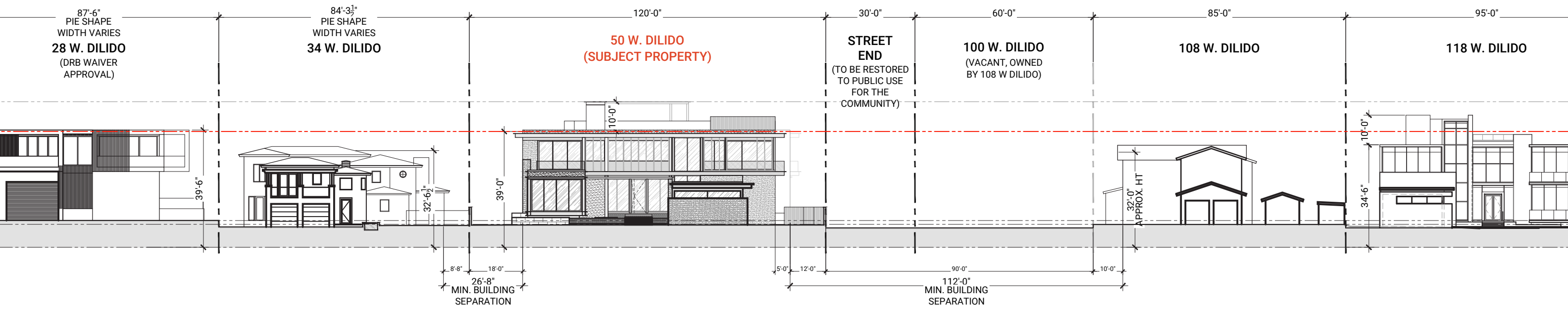
**KEY PLAN**  
SCALE: 1/32"=1'-0"



**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

**NEIGHBORHOOD  
CONTEXT RENDERING**

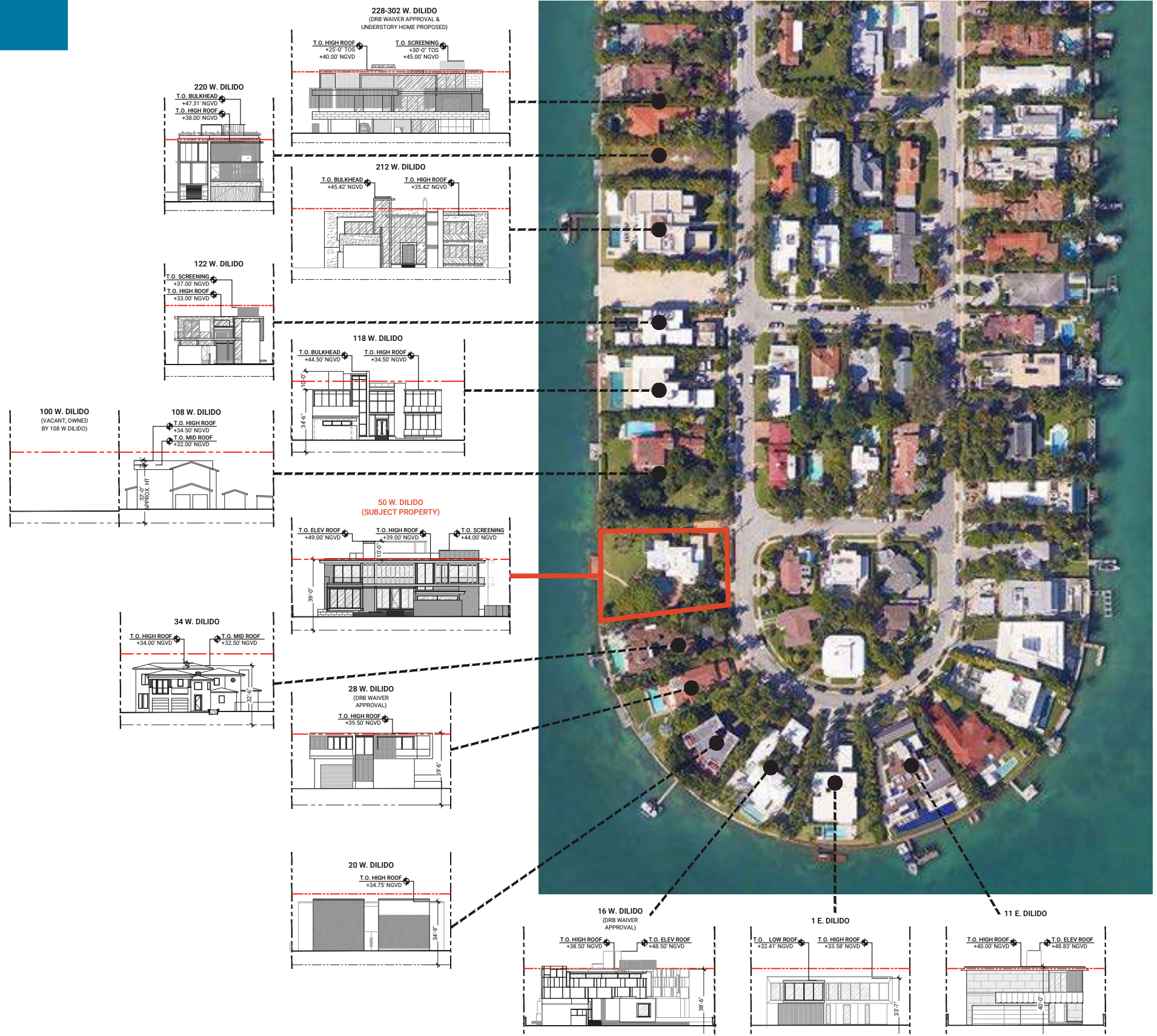


FRONT  
CONTEXT ELEVATION  
SCALE: 1/32"=1'-0"

**NEIGHBORHOOD  
CONTEXT RENDERING**

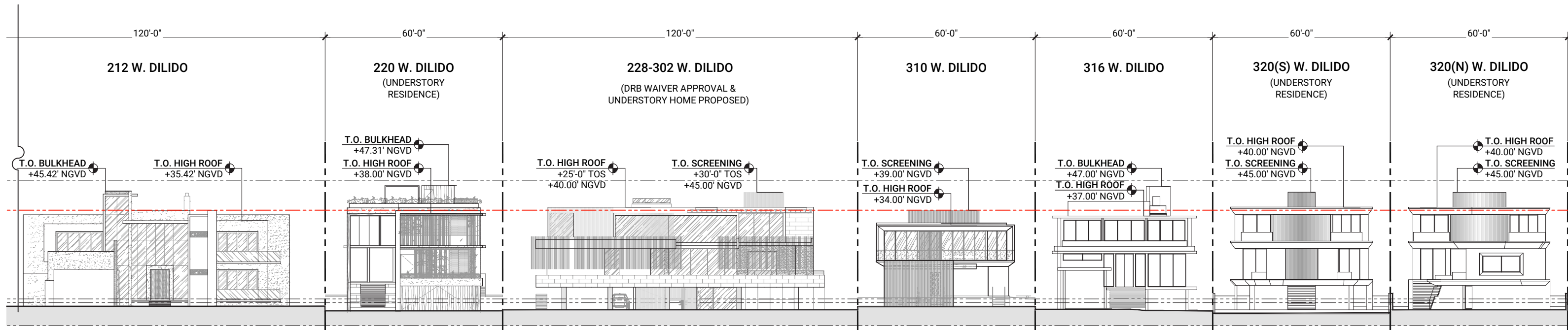
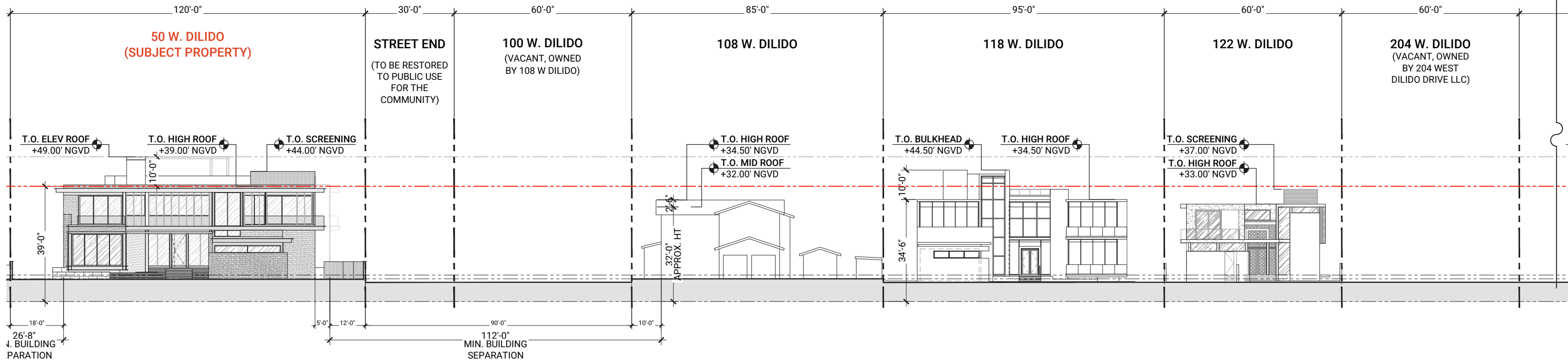


# NEIGHBORHOOD CONTEXT MAP



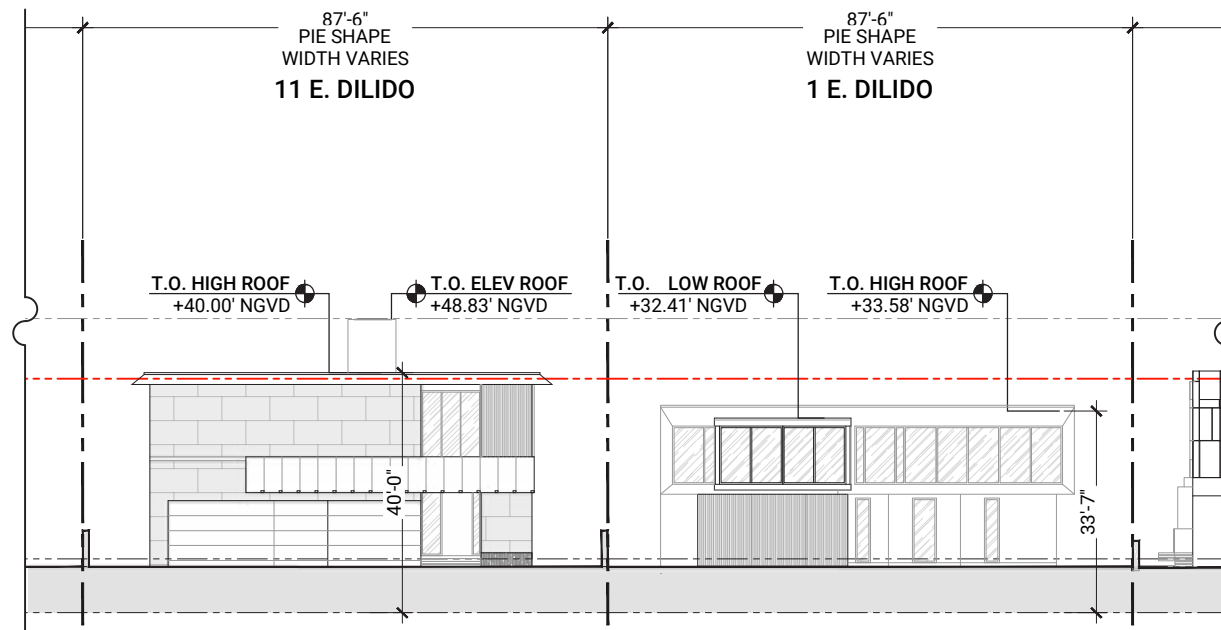
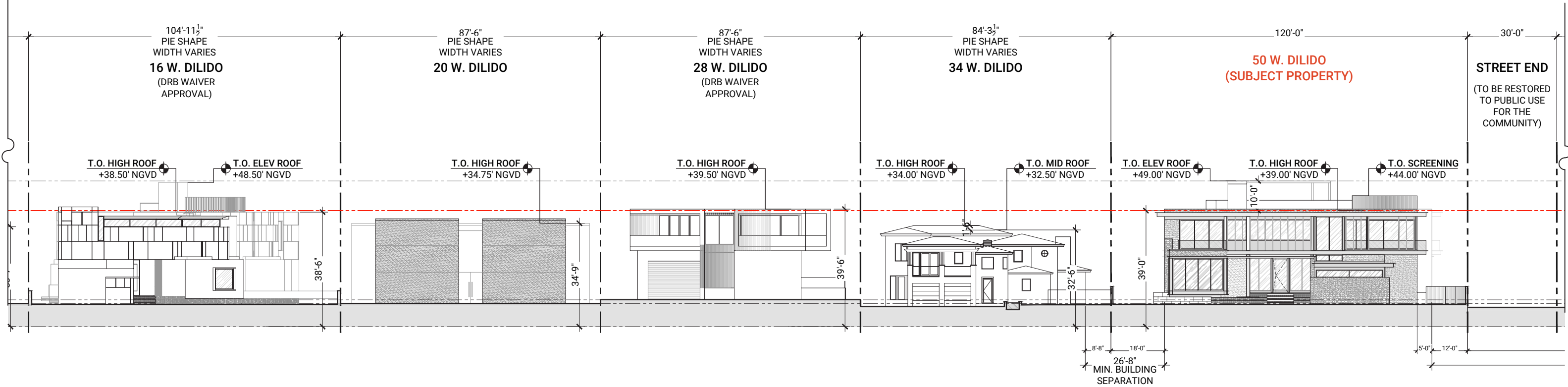
SOUTH HALF OF DI LIDO ISLAND  
CONTEXT SITE MAP  
SCALE: NTS

# NEIGHBORHOOD CONTEXT ELEVATIONS (NORTH)



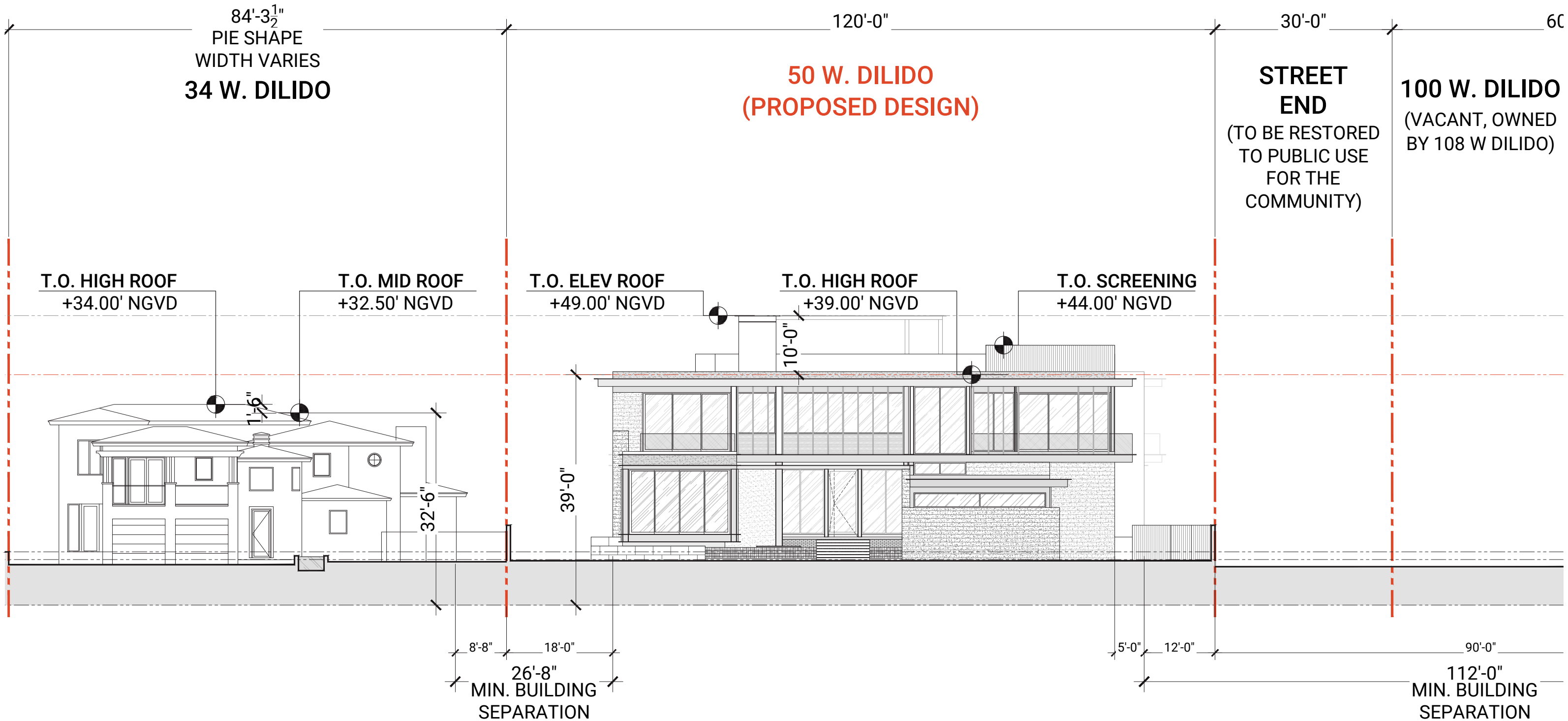
NORTH OF PROPERTY  
**CONTEXT ELEVATION**  
 SCALE: 1/32"=1'-0"

# NEIGHBORHOOD CONTEXT ELEVATIONS (SOUTH)



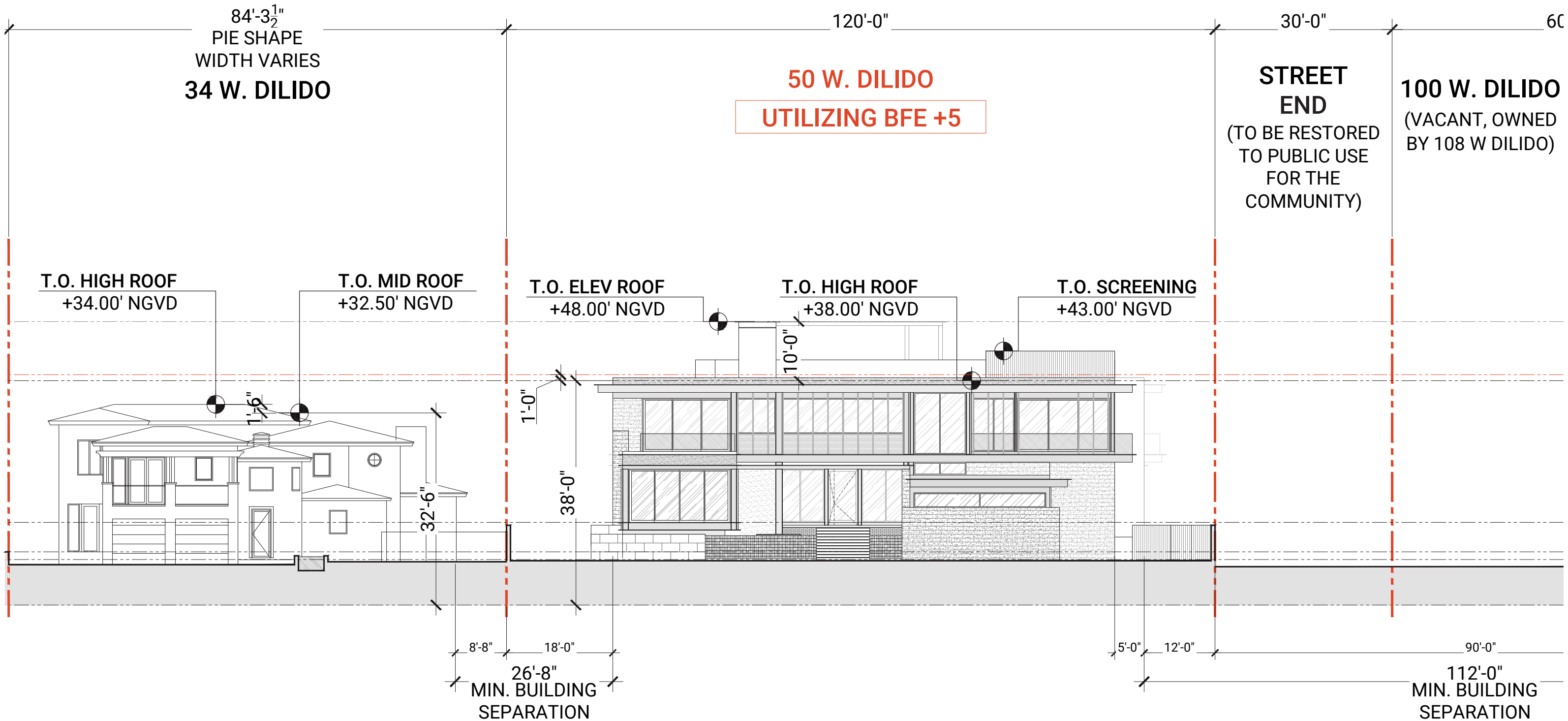
SOUTH + EAST OF PROPERTY  
CONTEXT ELEVATION  
SCALE: 1/32"=1'-0"

**ALLOWABLE HEIGHTS  
ELEVATION EXHIBIT**



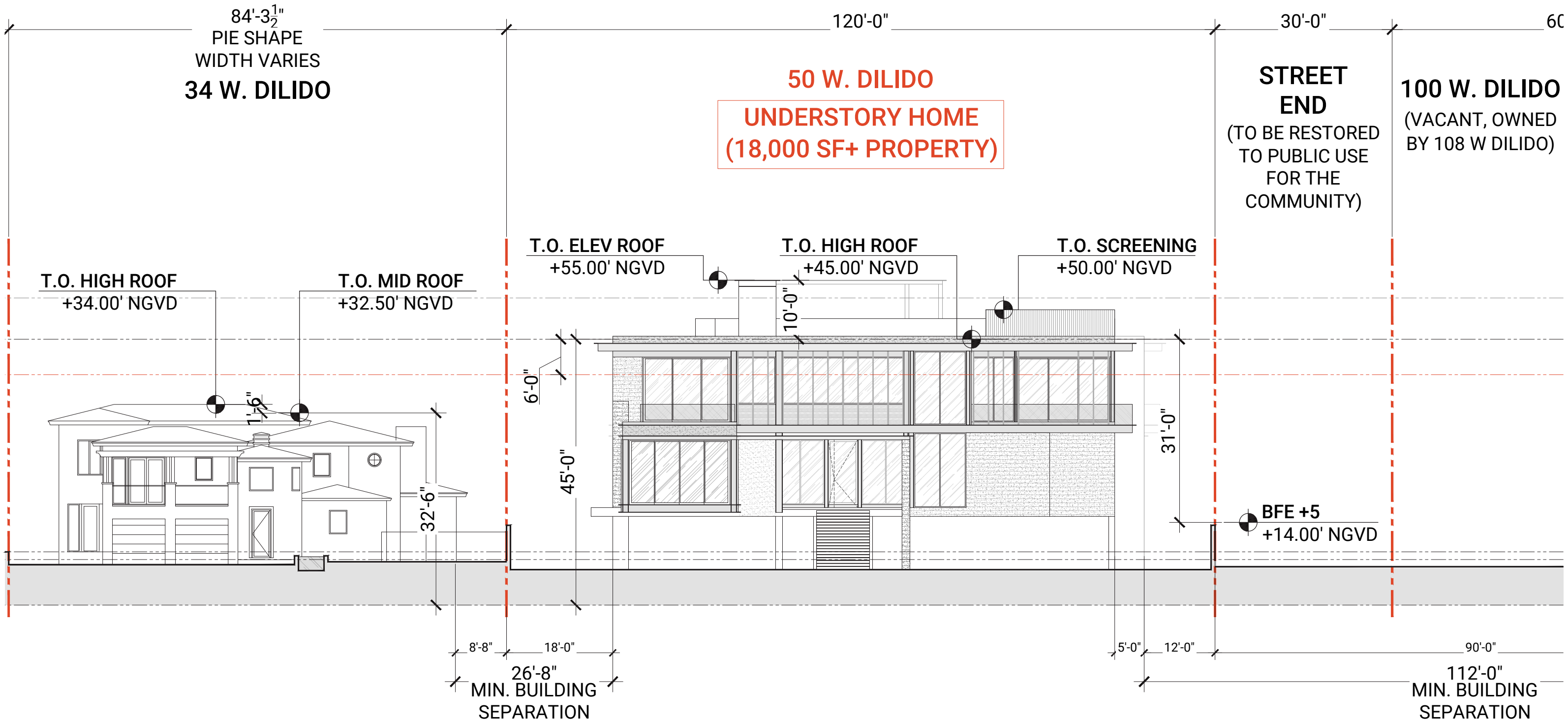
FRONT  
CONTEXT ELEVATION  
SCALE: 1/16"=1'-0"

**ALLOWABLE HEIGHTS  
ELEVATION EXHIBIT**



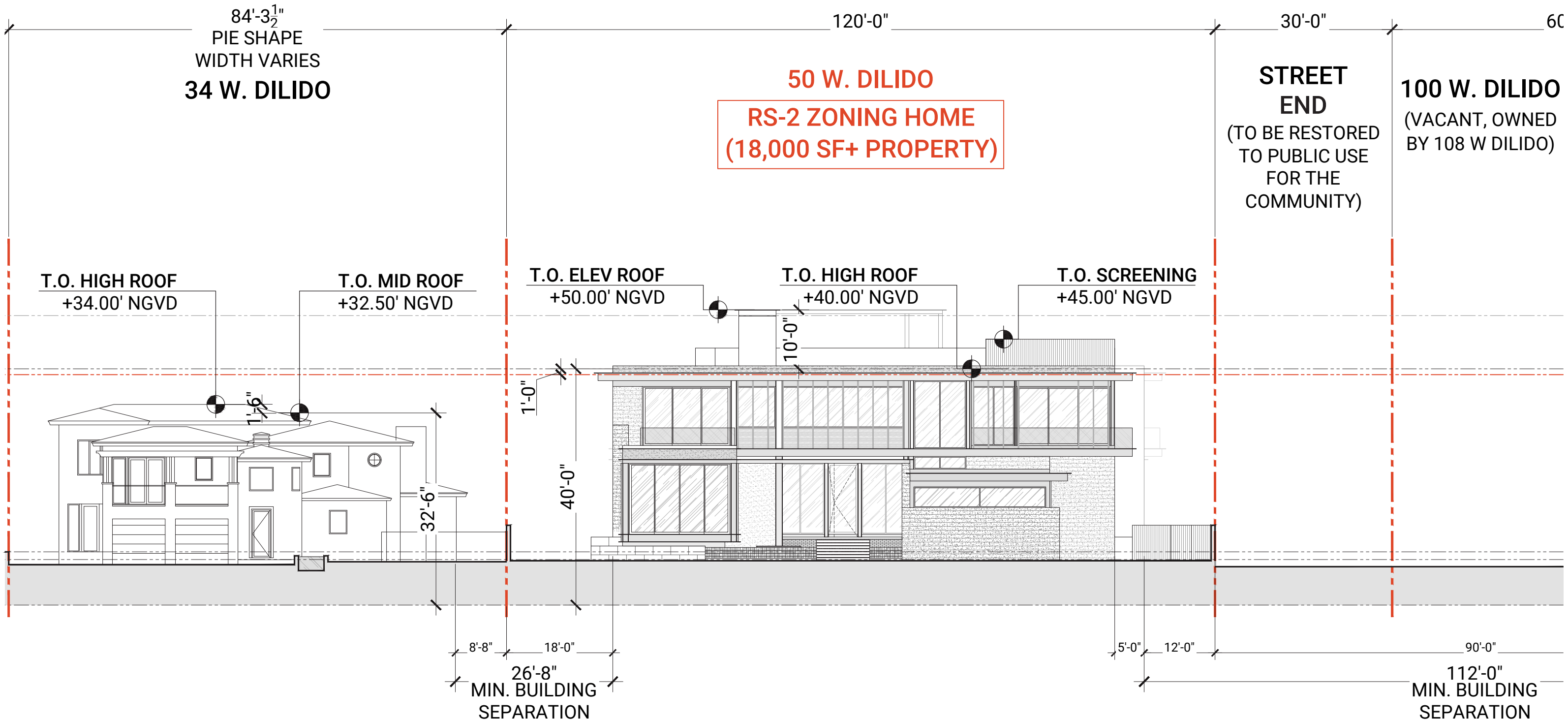
FRONT  
CONTEXT ELEVATION  
SCALE: 1/16"=1'-0"

**ALLOWABLE HEIGHTS  
ELEVATION EXHIBIT**



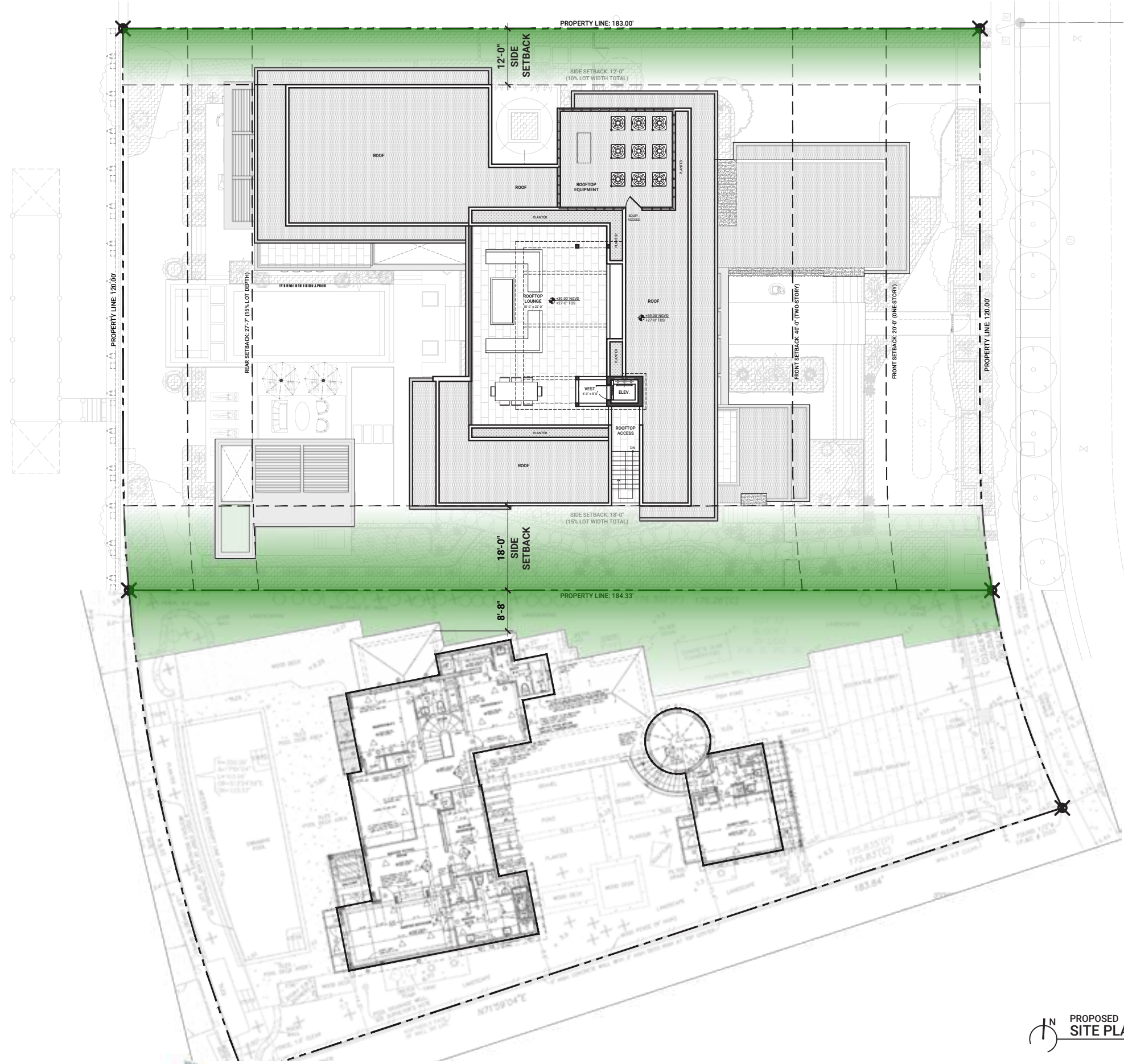
FRONT  
CONTEXT ELEVATION  
SCALE: 1/16"=1'-0"

**ALLOWABLE HEIGHTS  
ELEVATION EXHIBIT**

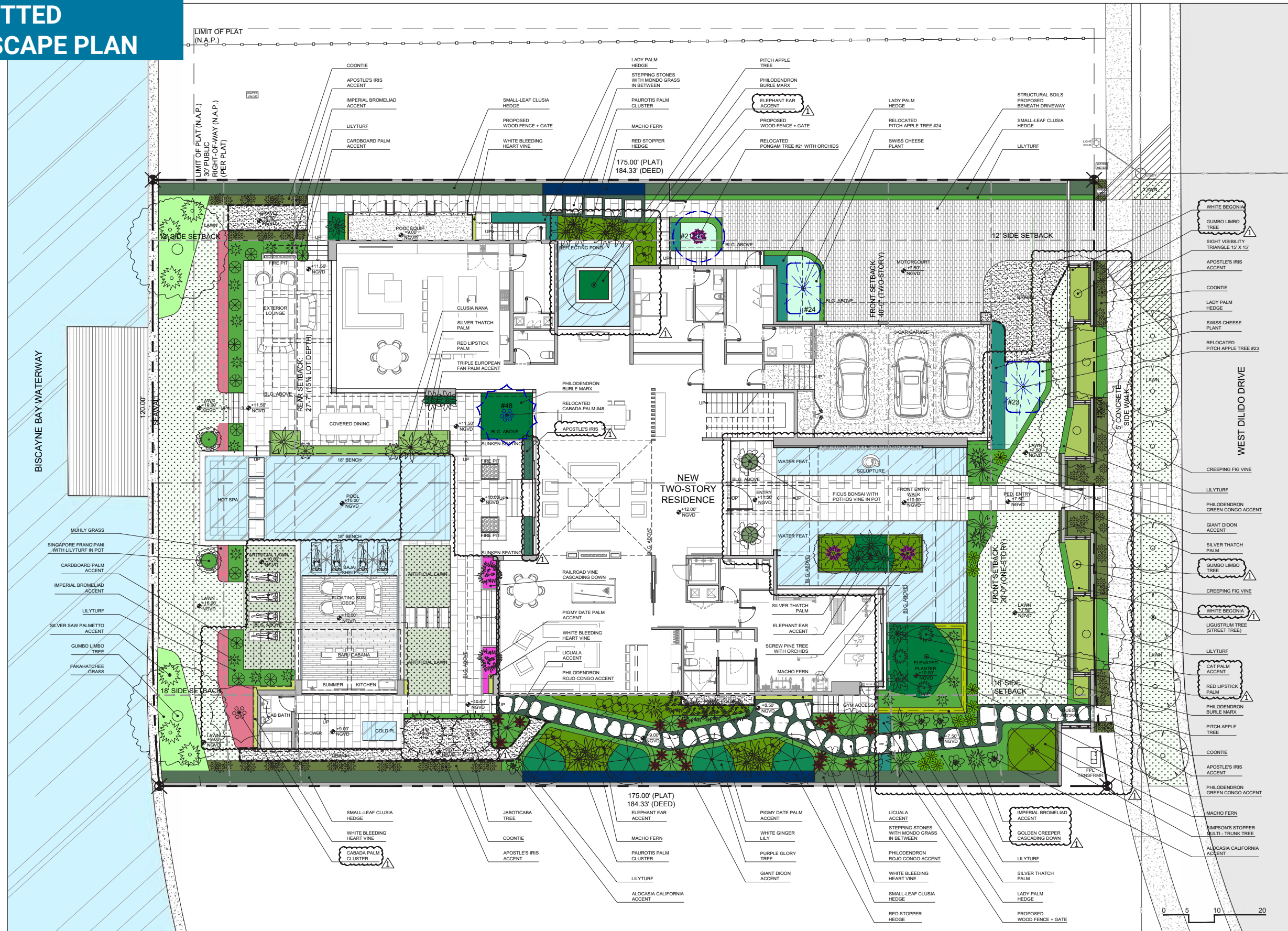


FRONT  
CONTEXT ELEVATION  
SCALE: 1/16"=1'-0"

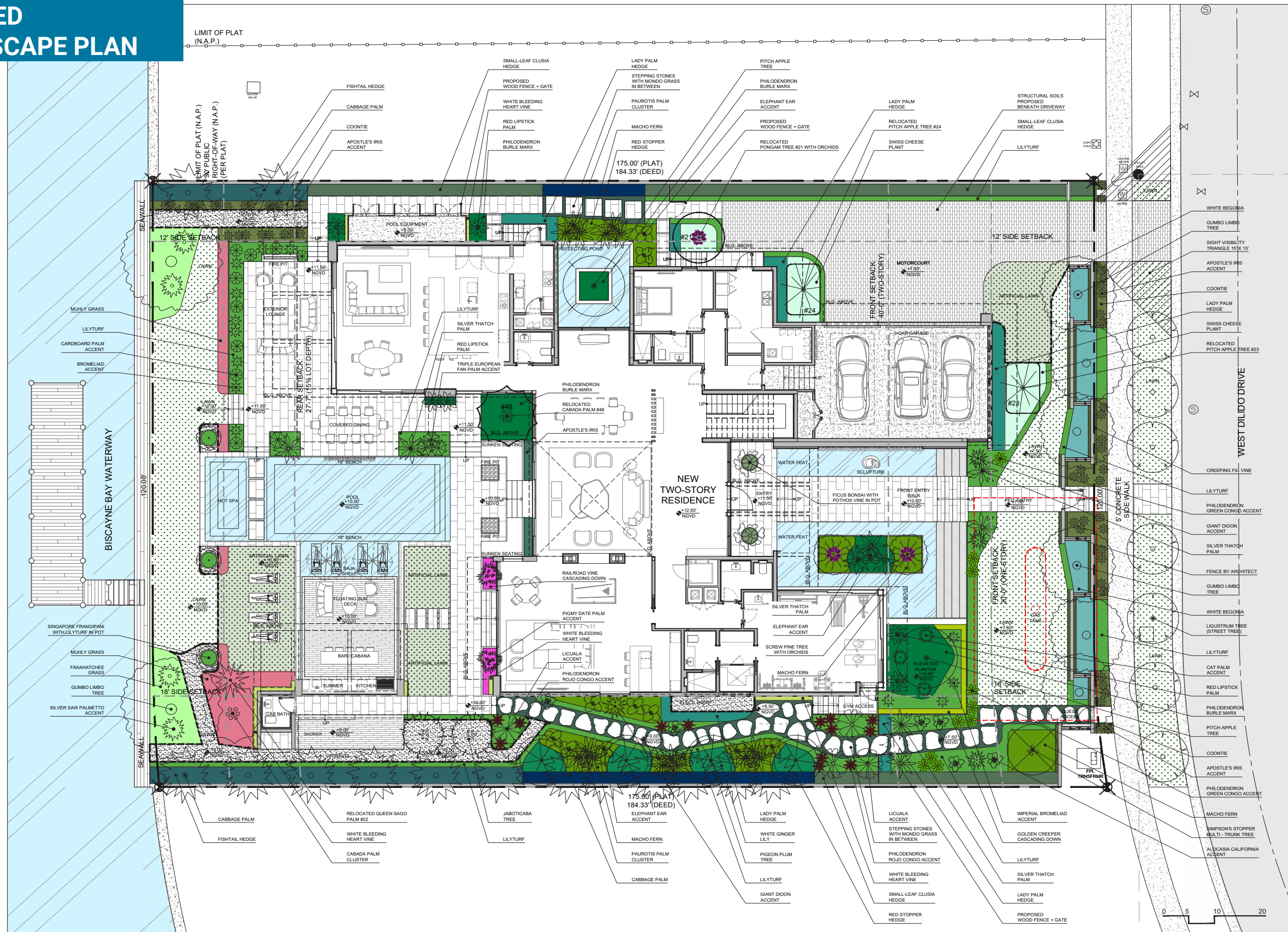
**SIDE YARD OPEN SPACE EXHIBIT**



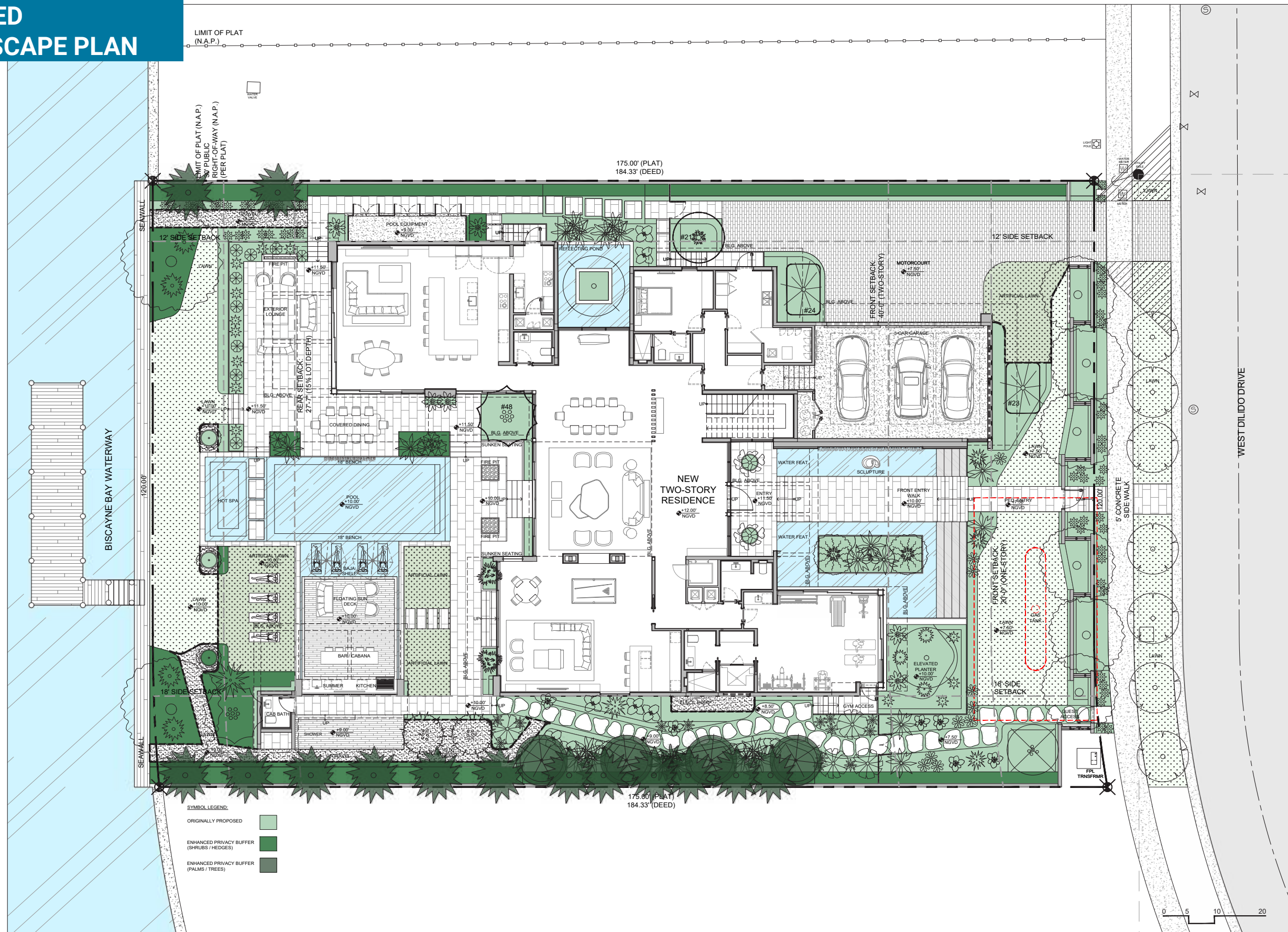
**SUBMITTED  
LANDSCAPE PLAN**



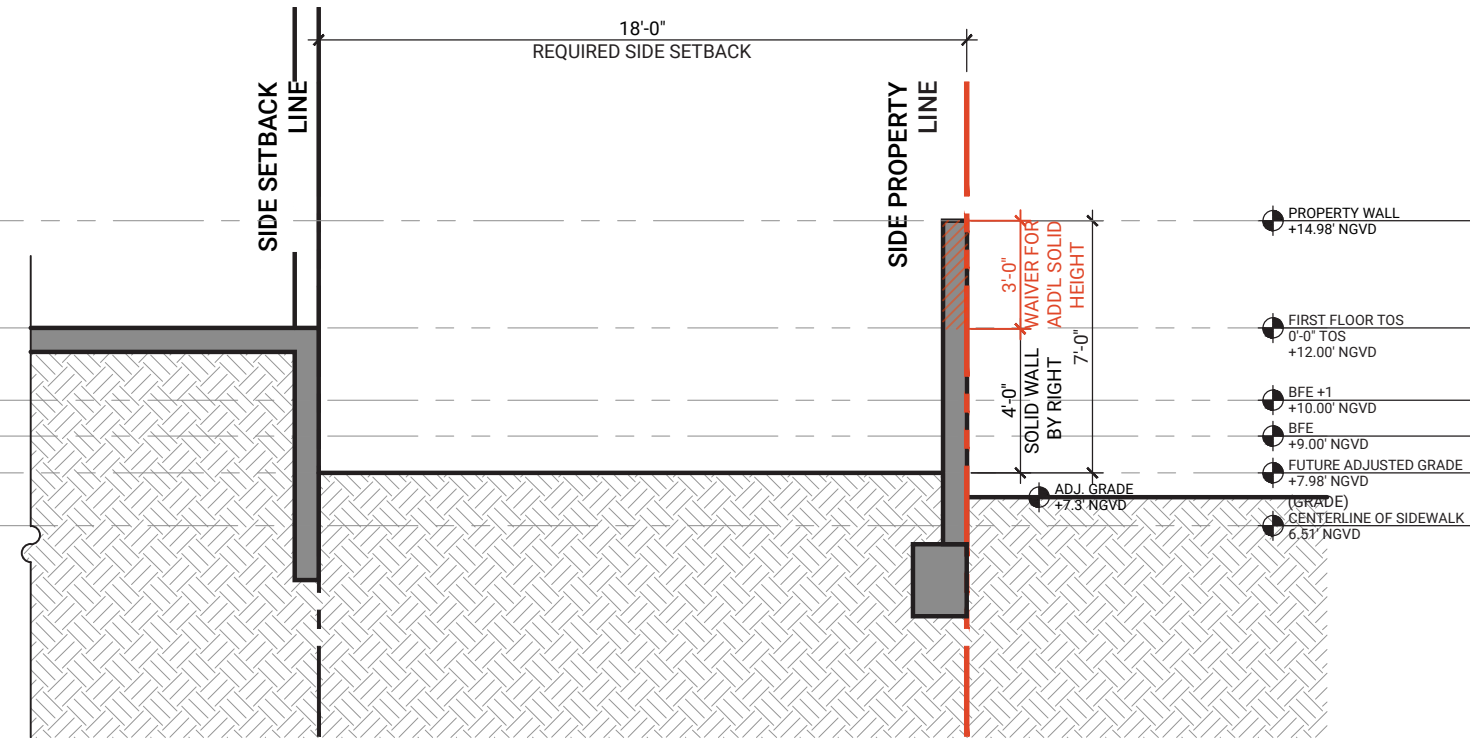
# REVISED LANDSCAPE PLAN



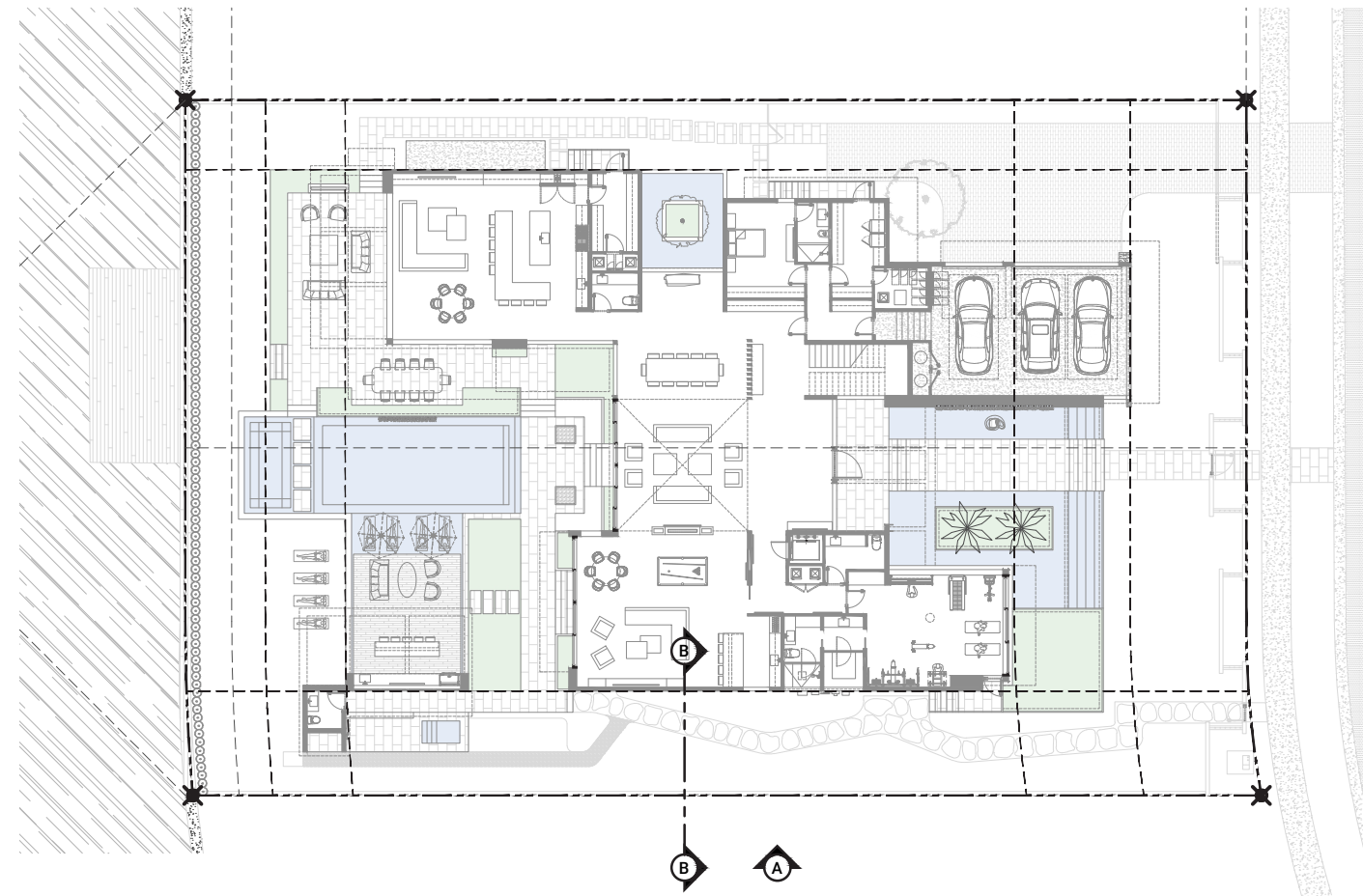
**REVISED  
LANDSCAPE PLAN**



# REVISED SOUTH PROPERTY WALL (WAIVER REQUEST)

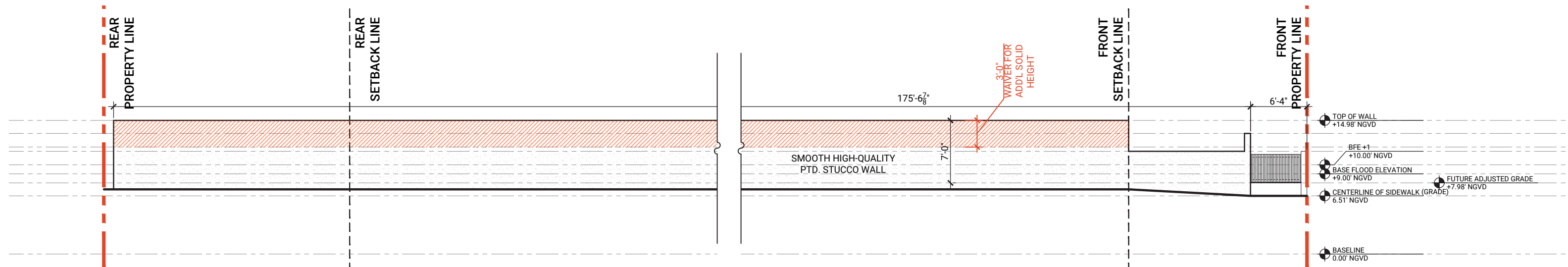


**B** PROPOSED SIDE YARD SECTION (SOUTH)  
SCALE: 3/16"=1'-0"



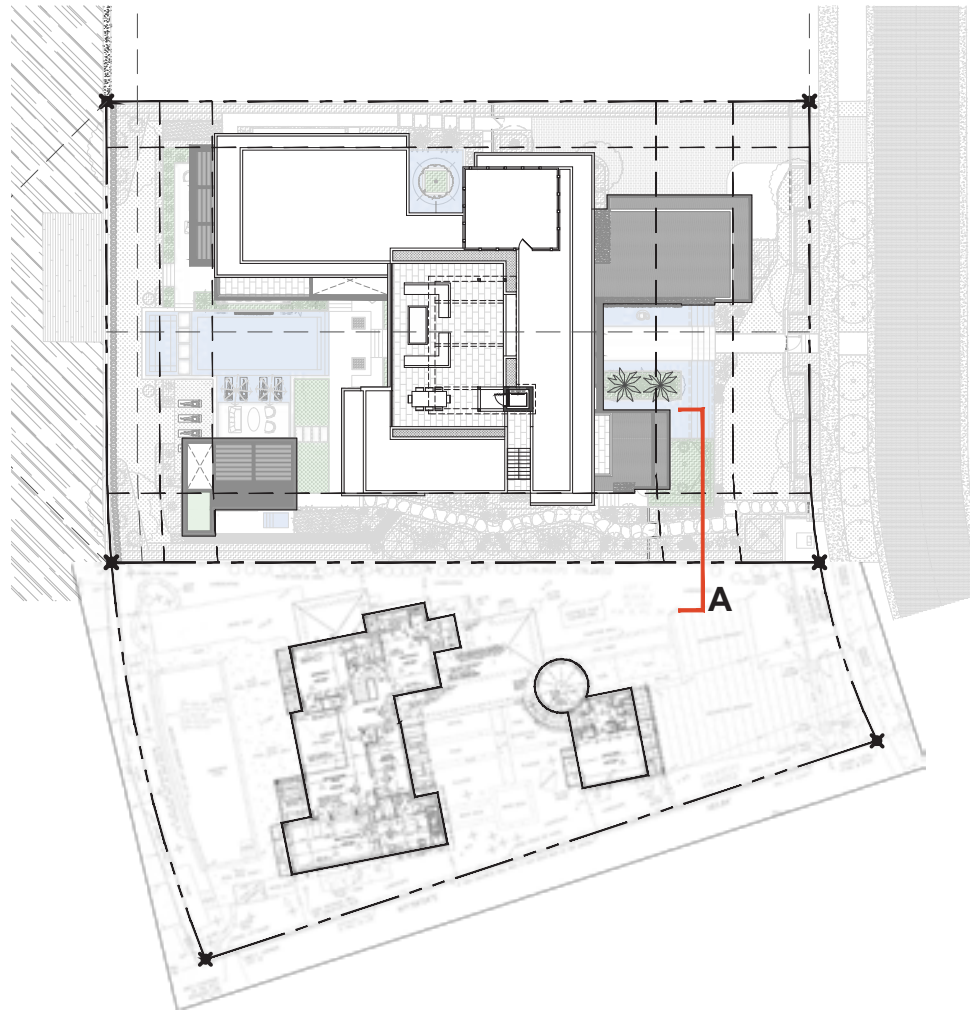
**KEY PLAN**  
SCALE: 1/32"=1'-0"

**WAIVER REQUEST:**  
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.12.H TO PERMIT TOP 3FT OF A 7FT TALL WALL (MEASURED FROM FUTURE ADJUSTED GRADE) TO BE SOLID.

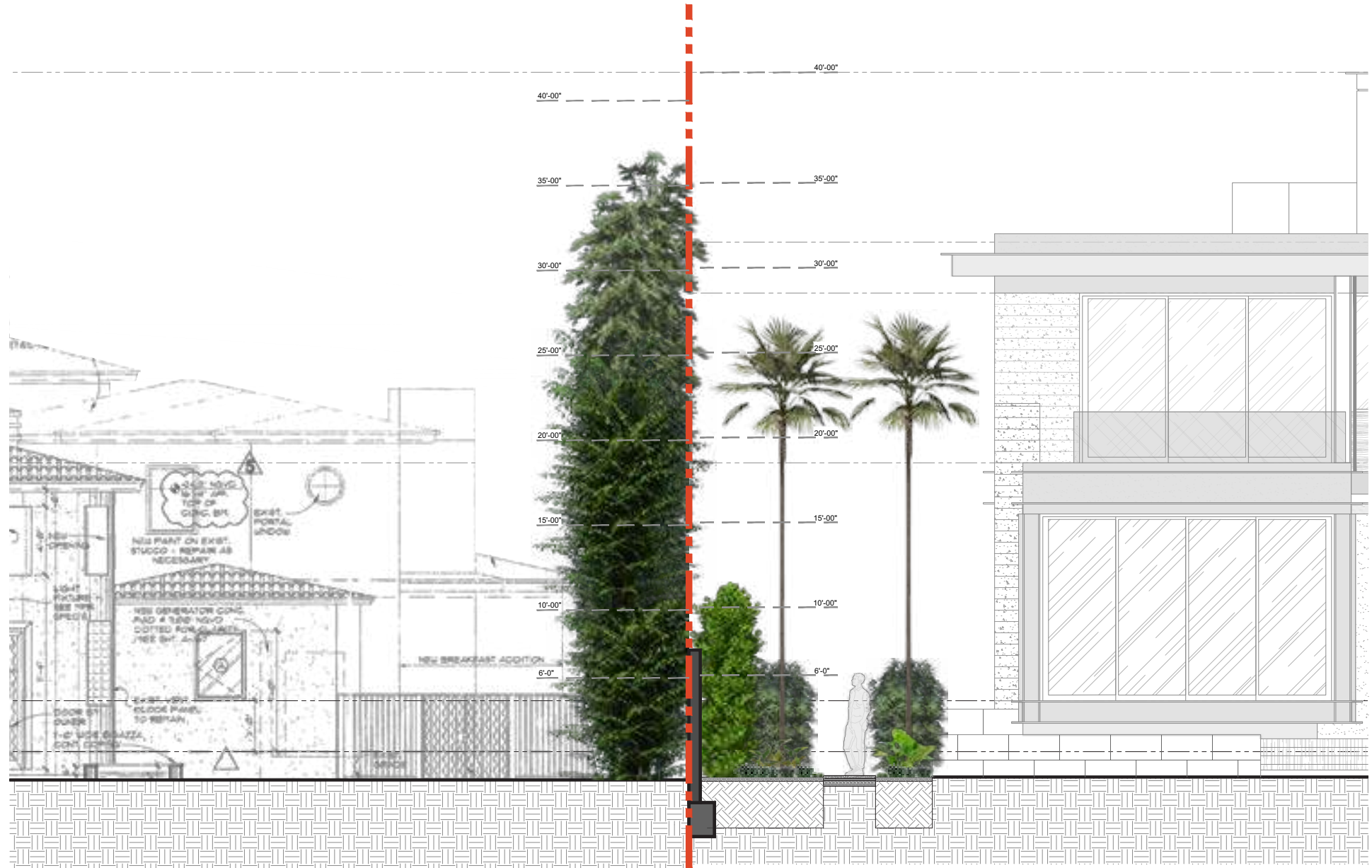


**A** PROPOSED SIDE PROP. WALL (SOUTH)  
SCALE: 3/32"=1'-0"

# SIDE YARD LANDSCAPE EXHIBIT

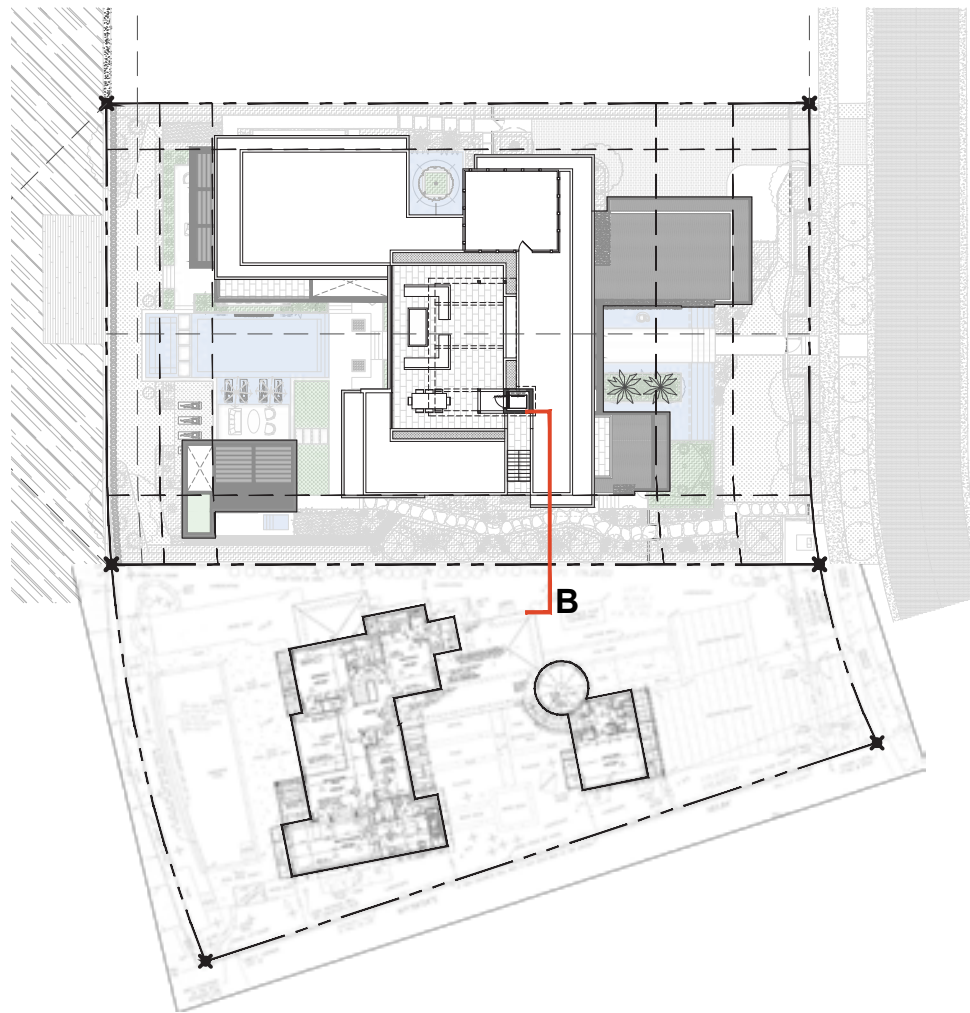


## SECTION AT TIME OF PLANTING

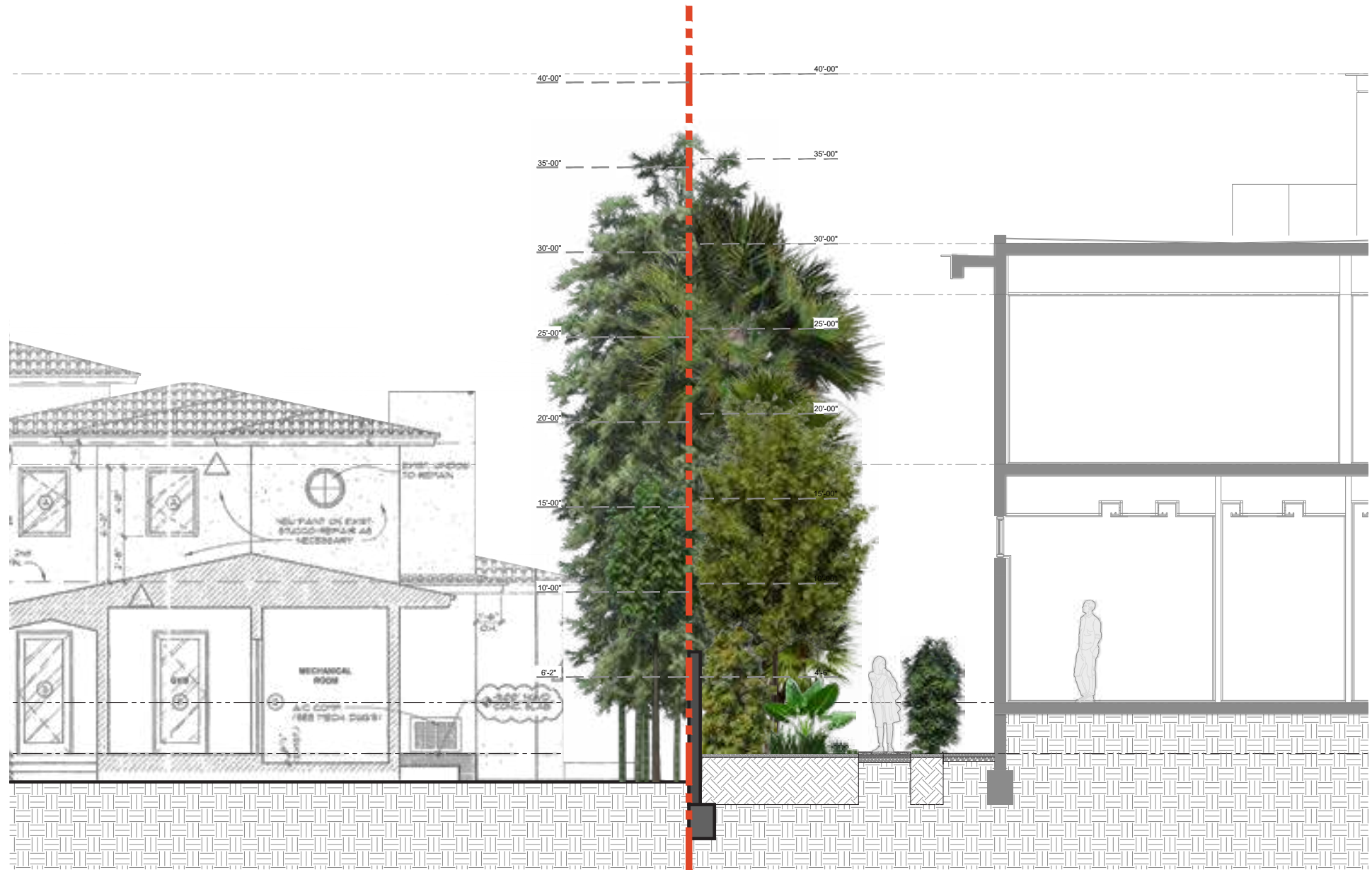


PROPOSED  
SIDE YARD SECTION  
SCALE: 1/8"=1'-0"

# SIDE YARD LANDSCAPE EXHIBIT

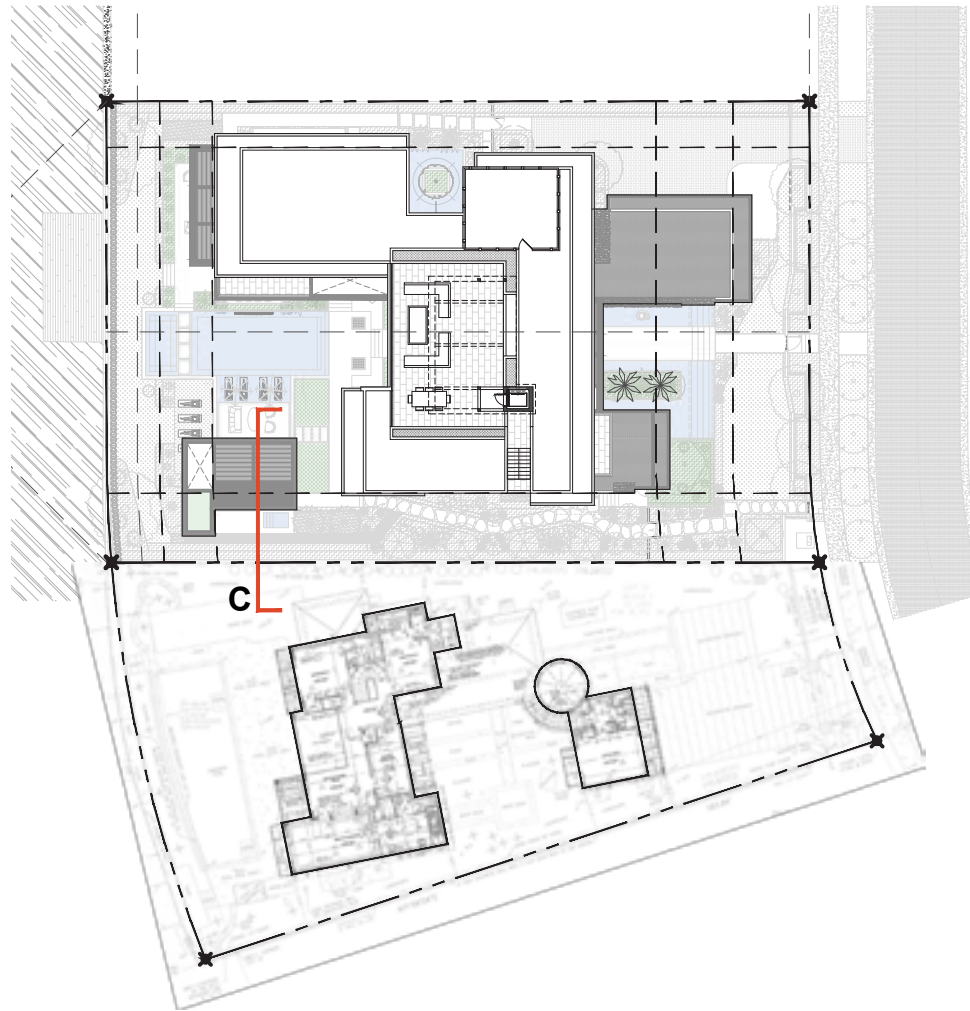


## SECTION AT TIME OF PLANTING



**B** PROPOSED  
SIDE YARD SECTION  
SCALE: 1/8"=1'-0"

# SIDE YARD LANDSCAPE EXHIBIT

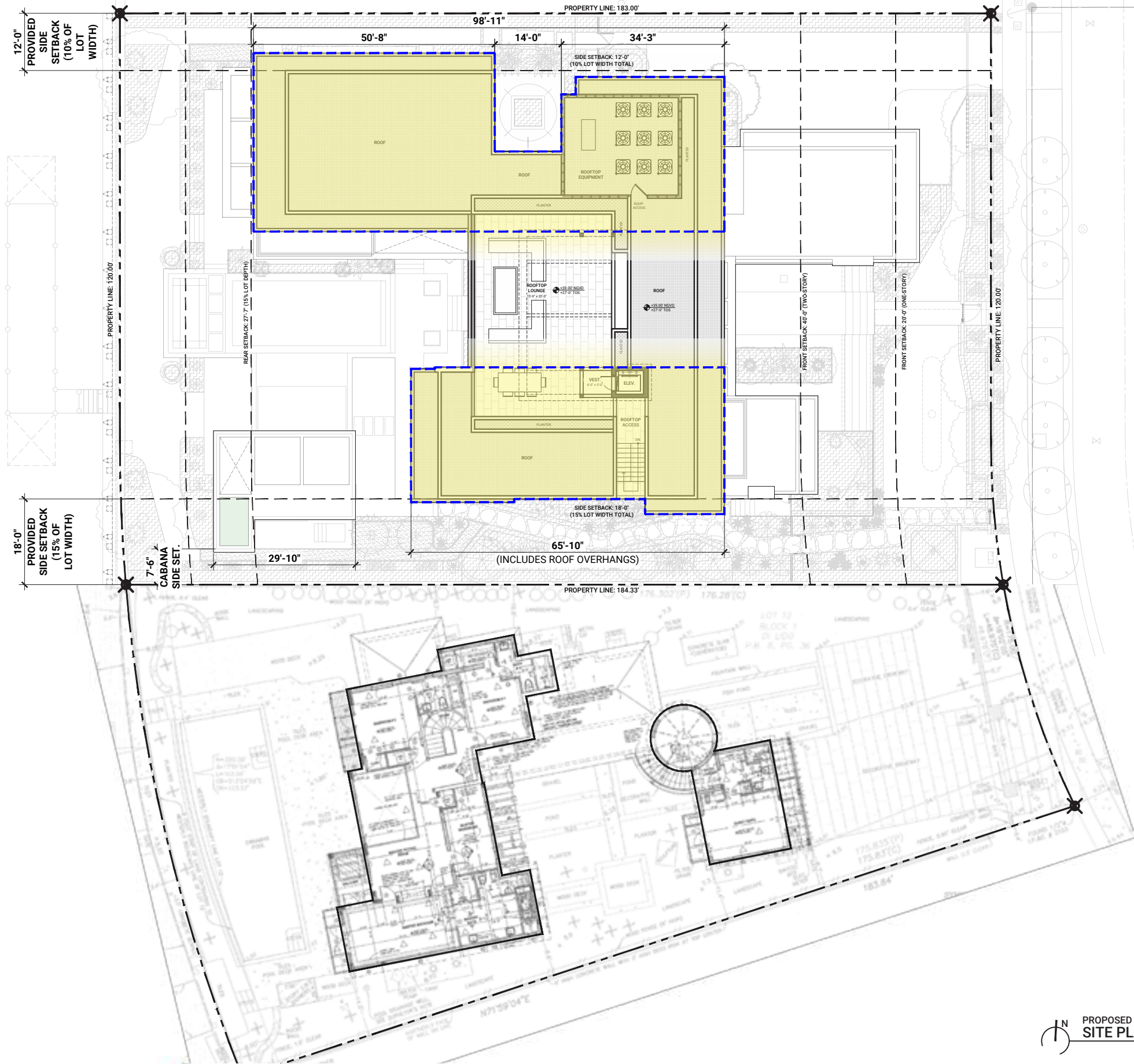


## SECTION AT TIME OF PLANTING

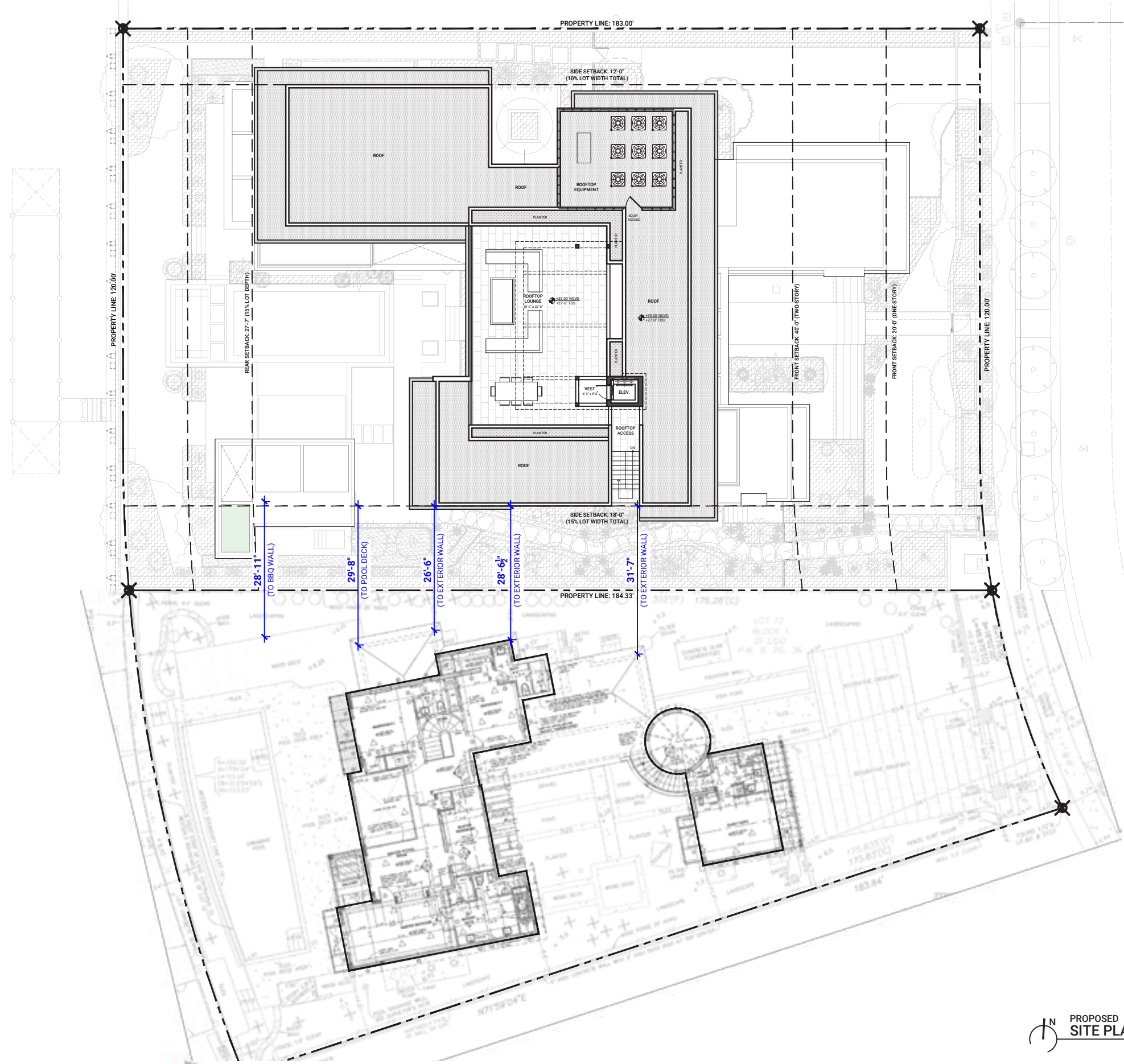


**C** PROPOSED  
SIDE YARD SECTION  
SCALE: 1/8"=1'-0"

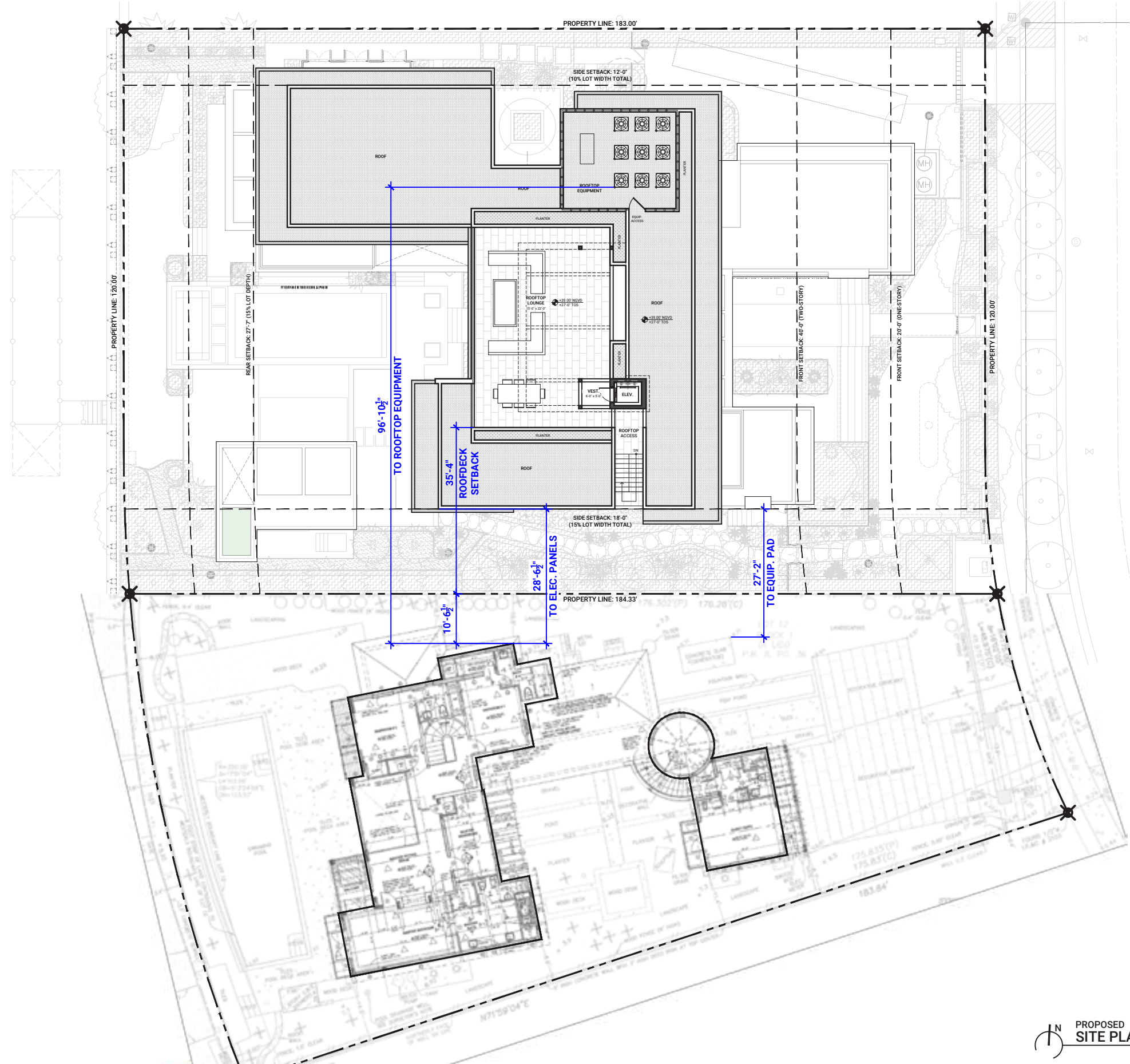
# BUILDING MASSING EXHIBIT



# BUILDING ADJACENT SETBACKS EXHIBIT



# BUILDING EQUIP SETBACKS EXHIBIT



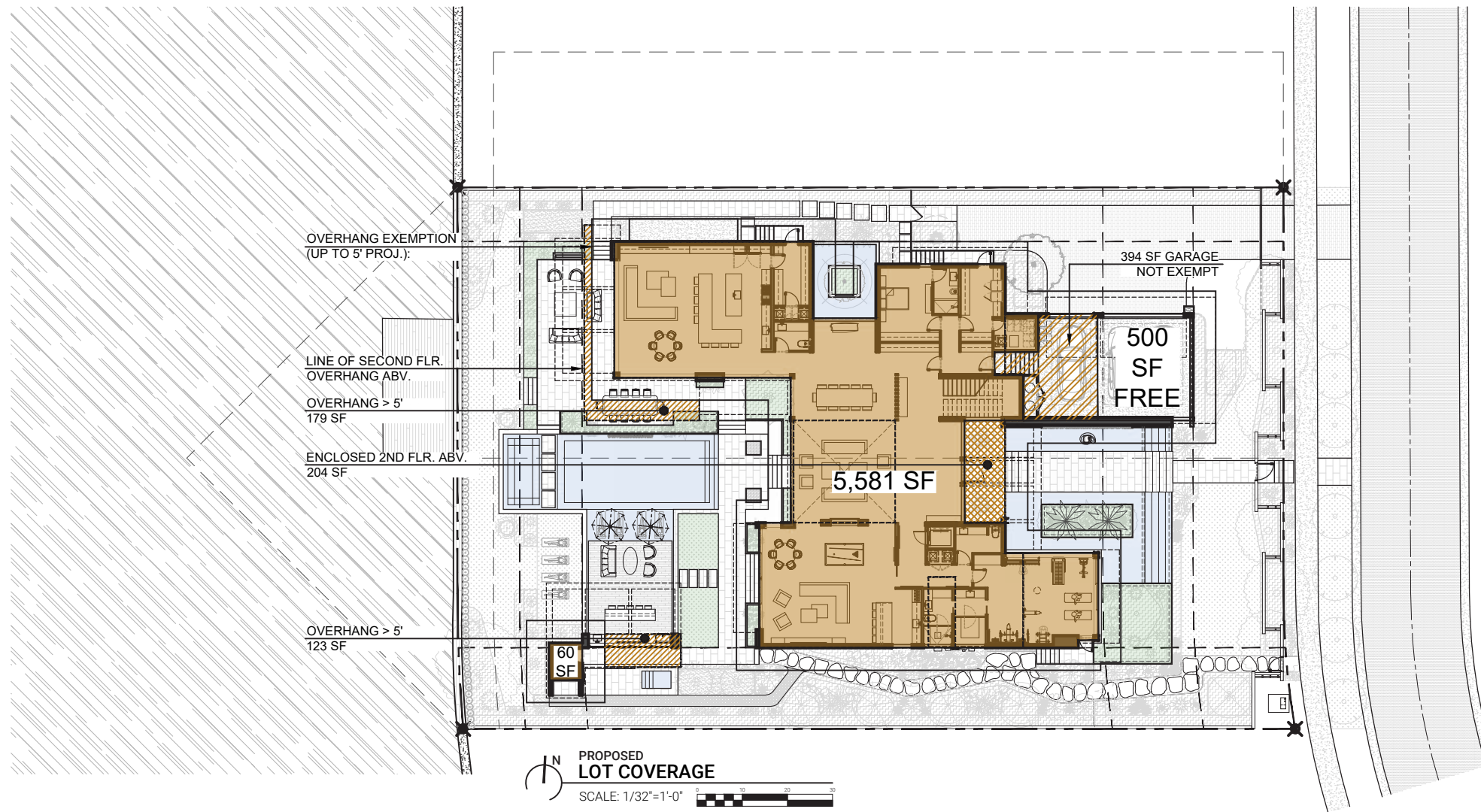
# THANK YOU!







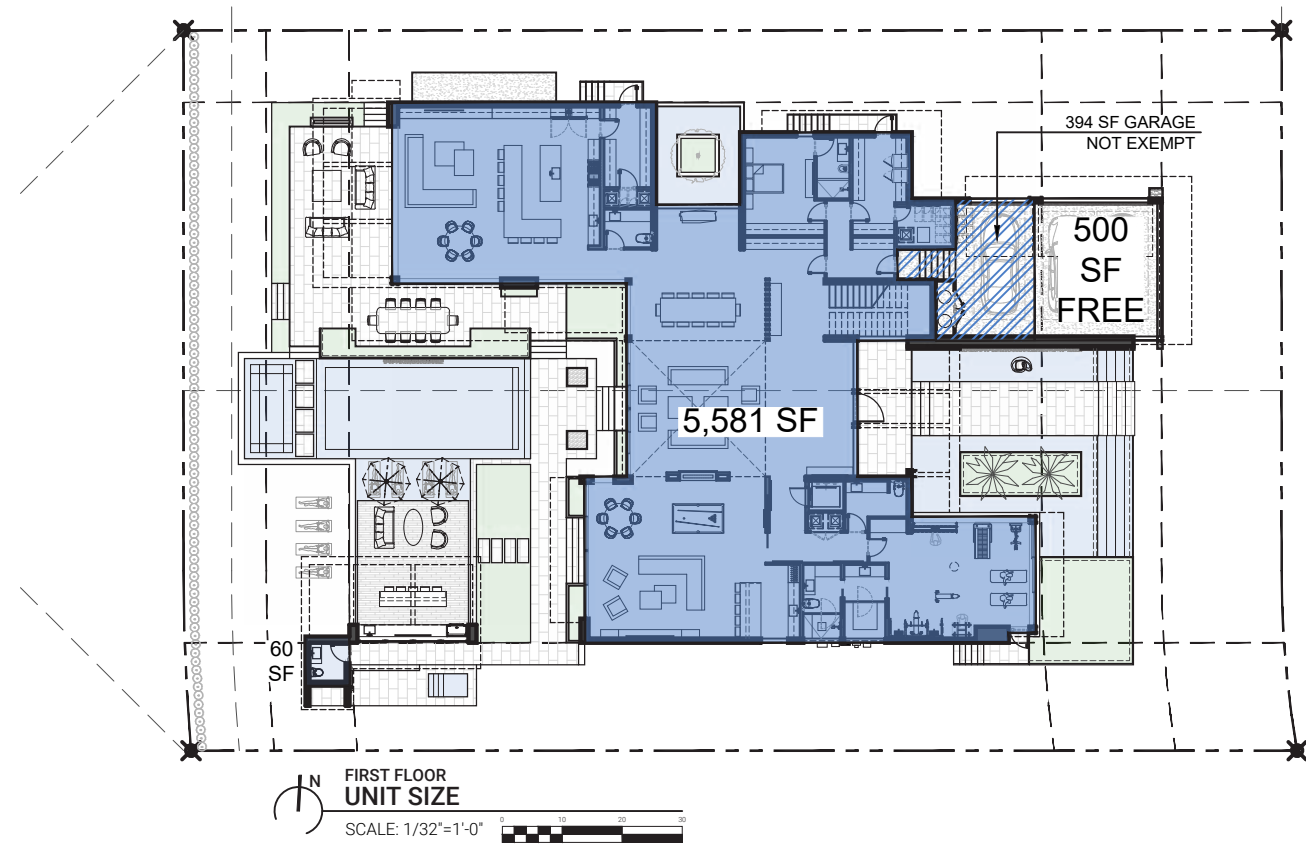
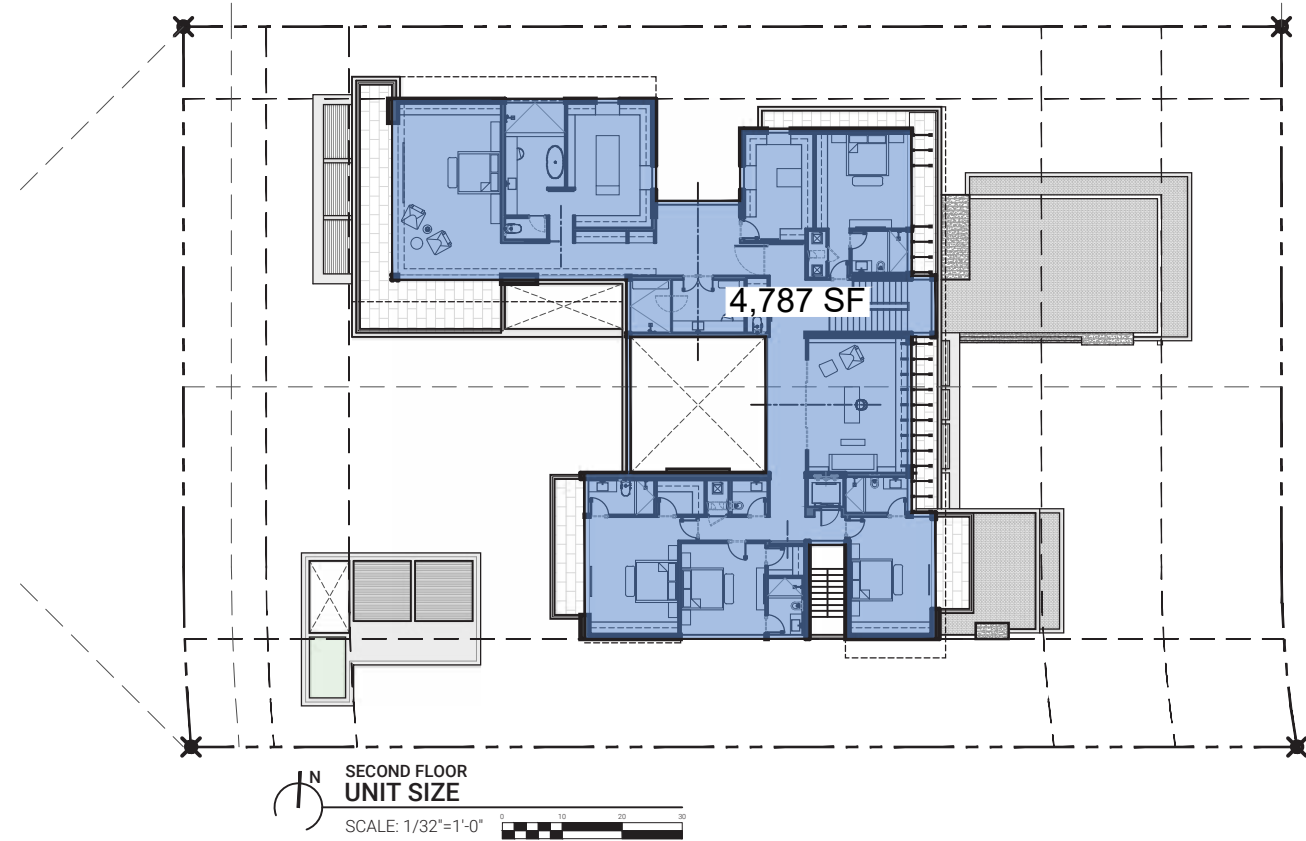
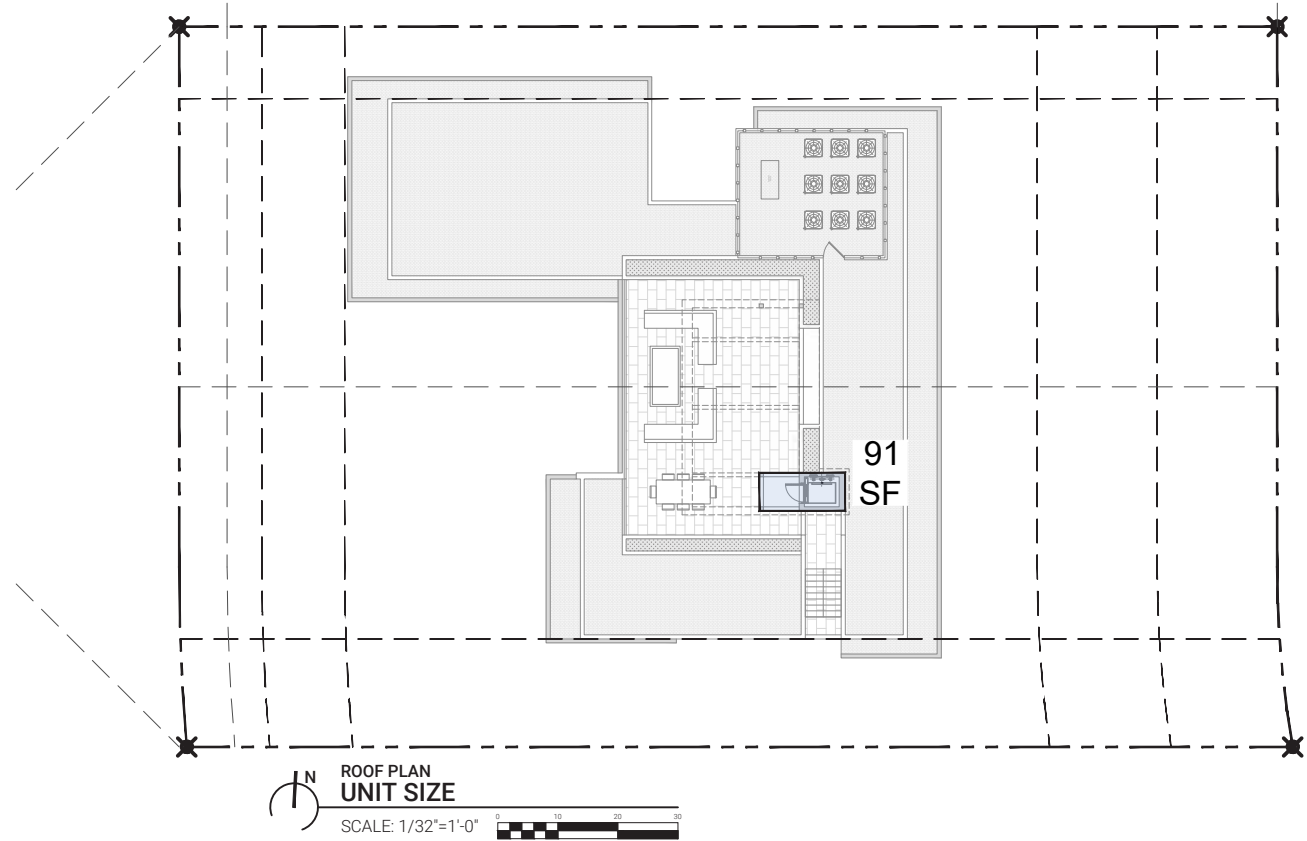
# ADDITIONAL EXHIBITS





SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	50 W DILIDO DR. MIAMI BEACH, FL 33139		
		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.		
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	+1' (+10' NGVD)
7	Lot Area:	21,973 SF	Minimum Required: Proposed (project benchmark):	+3' (+12' NGVD)
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 <b>(no)</b>	
28	Designated Historic SingleFam Residence?			Yes or <b>(no)</b>	
29	Determined to be Architecturally Significant?			Yes or <b>(no)</b>	
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)	12.00' NGVD	9	Lowest Adjacent Grade	8.00' NGVD
	Proposed Top of Next Higher Floor: (Next highest Habitable Level)	26.00' NGVD	10	Highest Adjacent Grade	10.00' NGVD
	Proposed Main House First Flr. Elevation:	12.00' 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
<b>LOT COVERAGE:</b>	<b>6,541 SF (29.8%)</b>

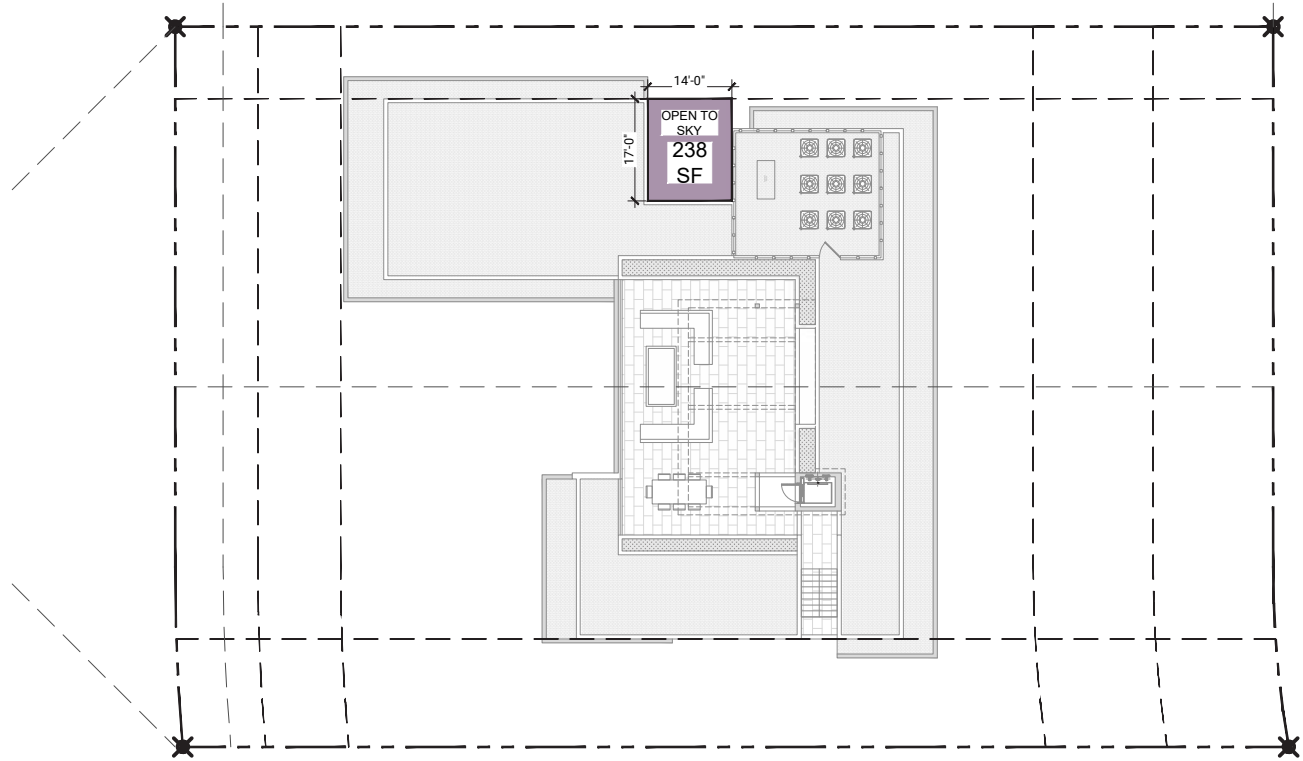


UNIT SIZE:	
LOT SIZE:	21,973 SF (100%)
MAX ALLOWABLE UNIT SIZE:	10,986 SF (50%)
 GARAGE:	394 SF (500 SF FREE)
 FIRST FLOOR:	5,641 SF
 SECOND FLOOR:	4,787 SF
 ROOF:	91 SF
<b>TOTAL:</b>	<b>10,913 SF (49.7%)</b>

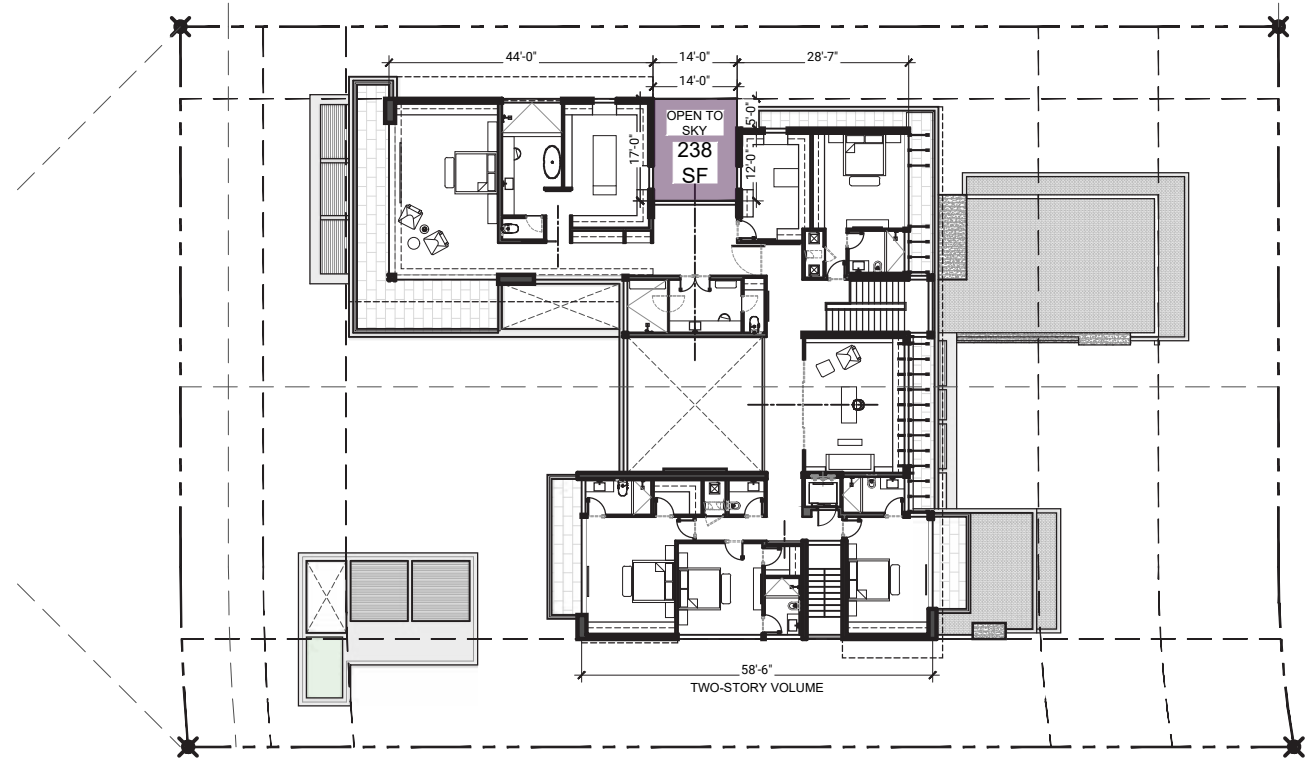


REAR YARD:	
TOTAL REAR YARD:	3,311 SF (100%)
REQUIRED PERVIOUS AREA:	2,318 SF (70%)
 PAVED:	601 SF
 SODDED & PERVIOUS:	2,465 SF
 POOL (IMPERVIOUS):	245 SF
<b>TOTAL PERVIOUS AREA:</b>	<b>2,465 SF (74.4%)</b>

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
<b>TOTAL PERVIOUS AREA:</b>	<b>1,858 SF (77.3%)</b>




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

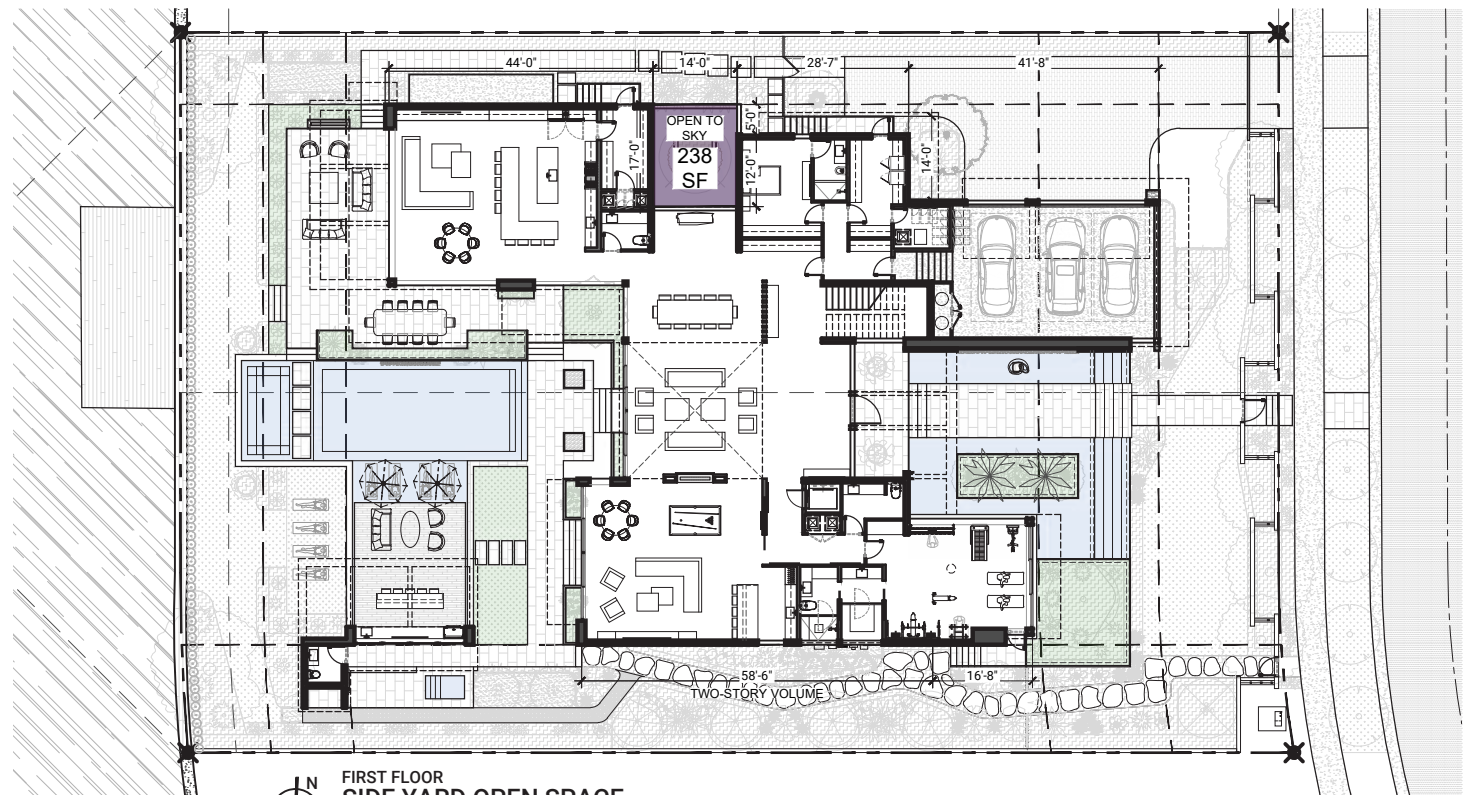


SECOND FLOOR  
SIDE YARD OPEN SPACE  
SCALE: 1/32"=1'-0"

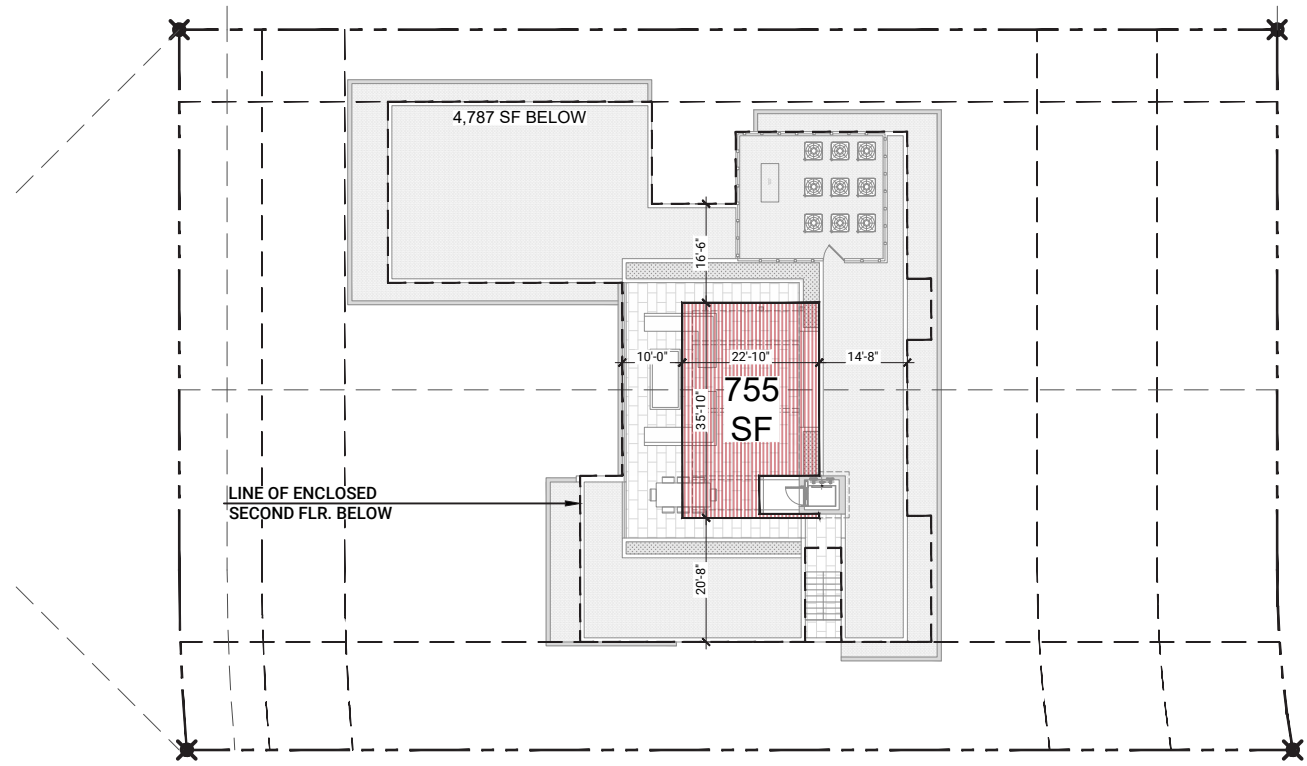


SIDE ELEVATION (NORTH)  
SIDE YARD OPEN SPACE  
SCALE: 1/32"=1'-0"

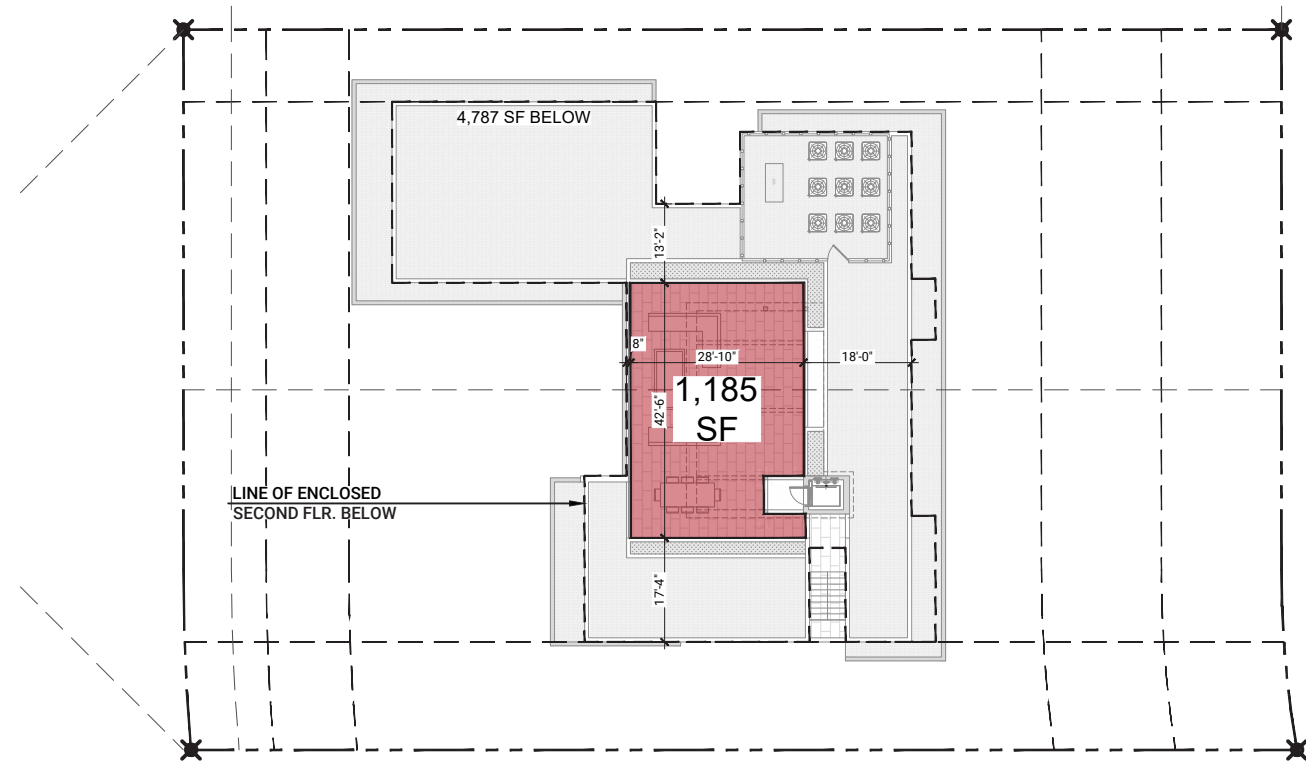
SIDE YARD OPEN SPACE:	
LOT SIZE:	21,973 SF (100%)
REQUIRED OPEN SPACE:	219.7 SF (1%)
 PROVIDED OPEN SPACE:	238 SF (1.1%)



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



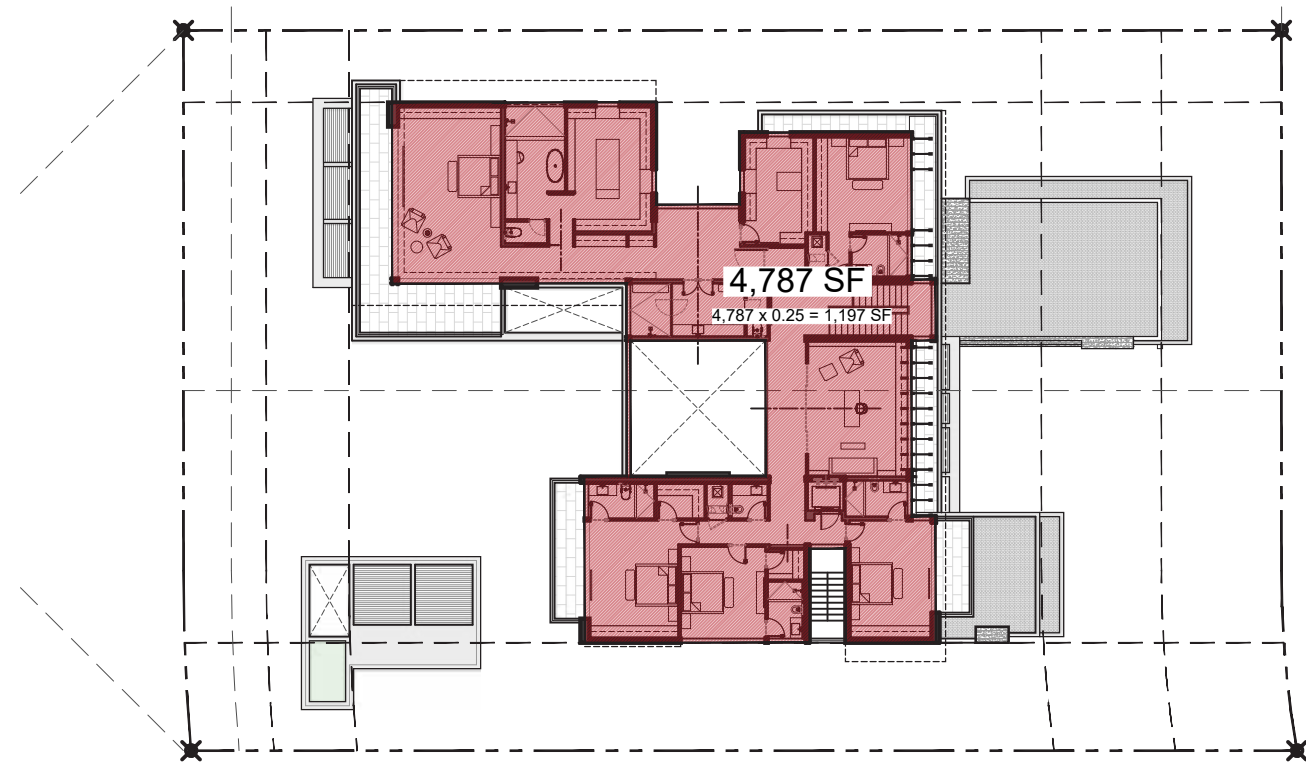
ROOF PLAN  
ROOF TRELLIS CALCULATION  
SCALE: 1/32"=1'-0"



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%)



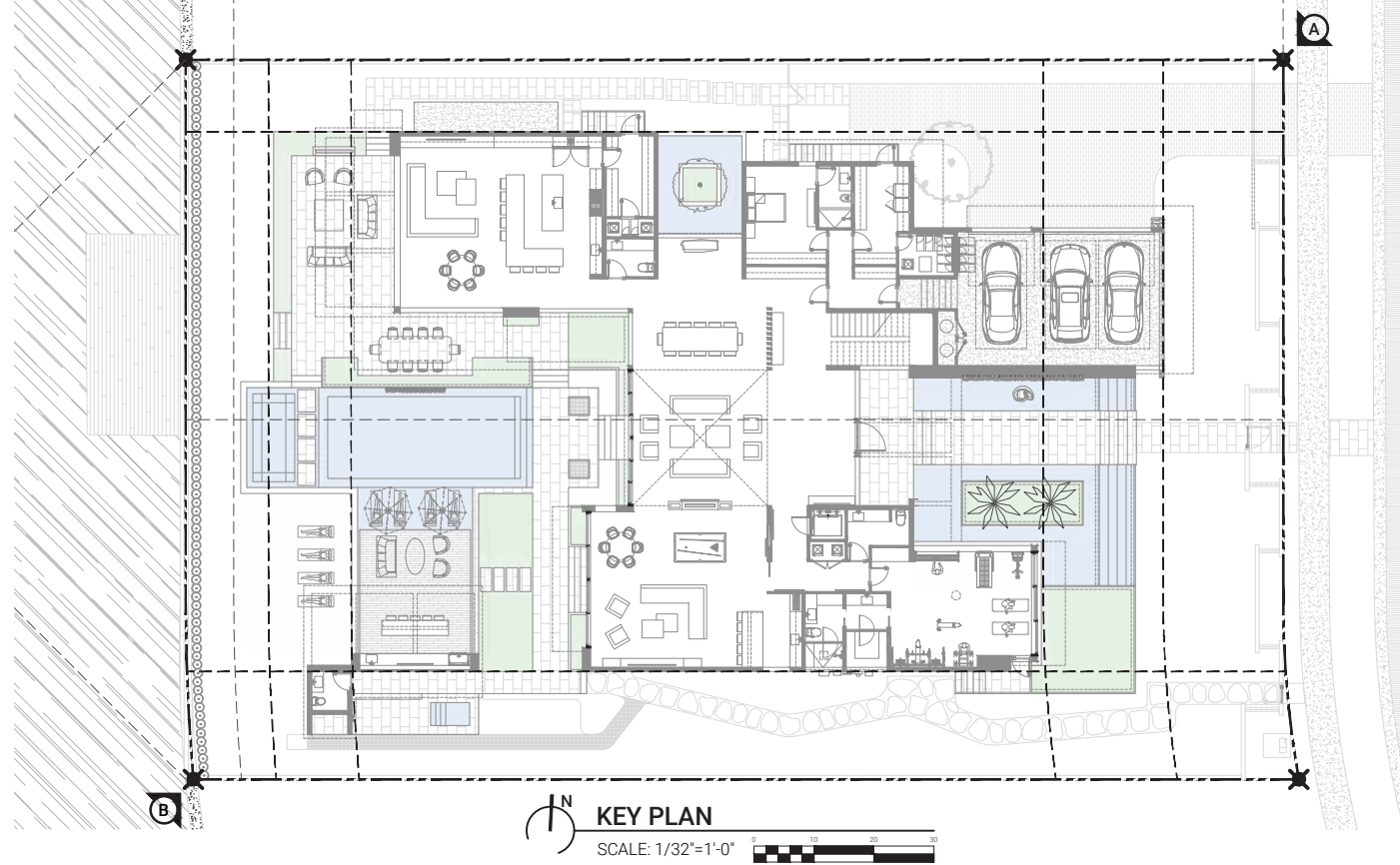
SECOND FLOOR  
ROOF DECK CALCULATION  
SCALE: 1/32"=1'-0"



A-3 \_ ROOF PLAN [FRONT]



A-2 \_ SECOND FLOOR [FRONT]



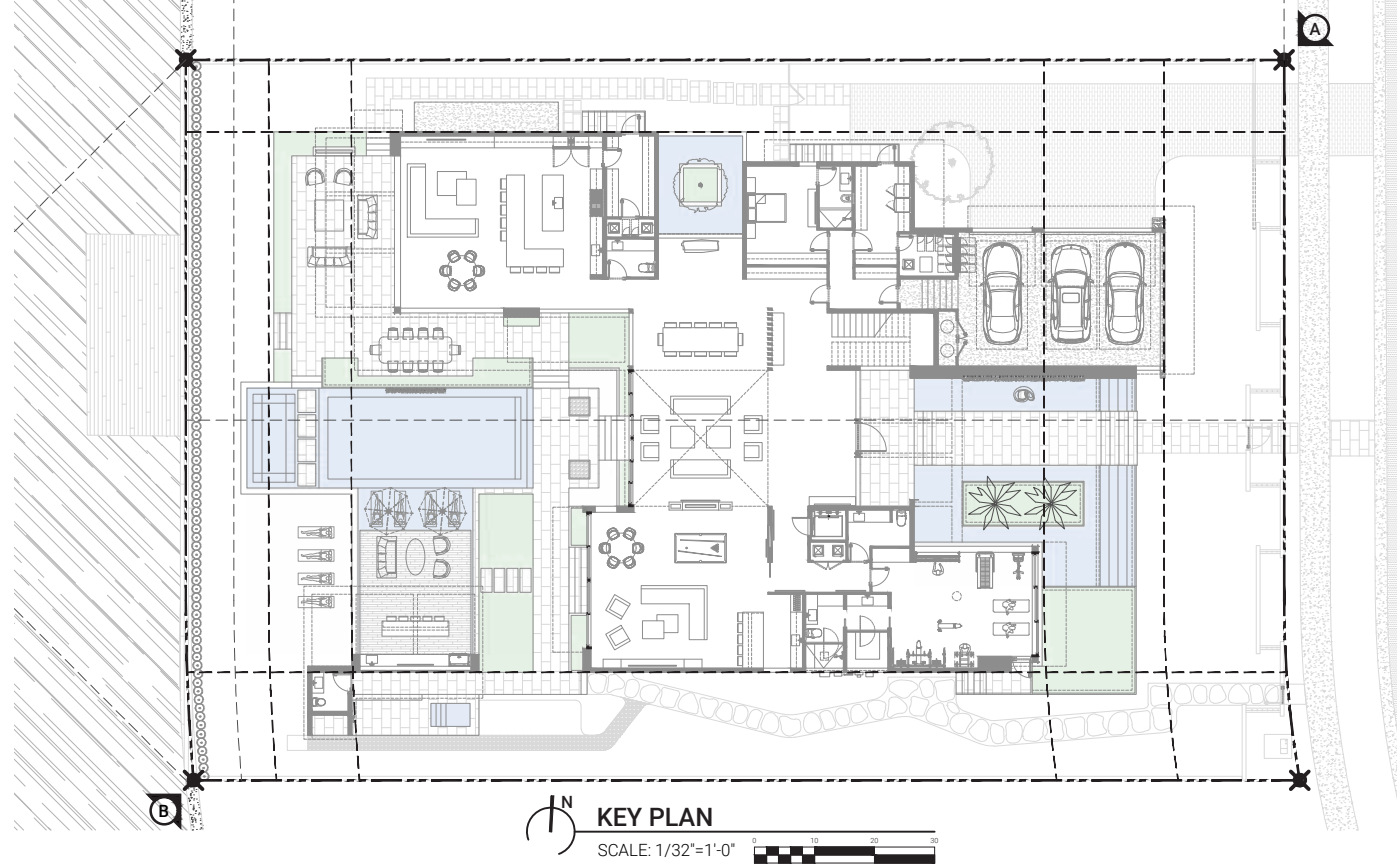
A-1 \_ FIRST FLOOR [FRONT]



B-3 \_ ROOF PLAN [REAR]



B-2 \_ SECOND FLOOR [REAR]

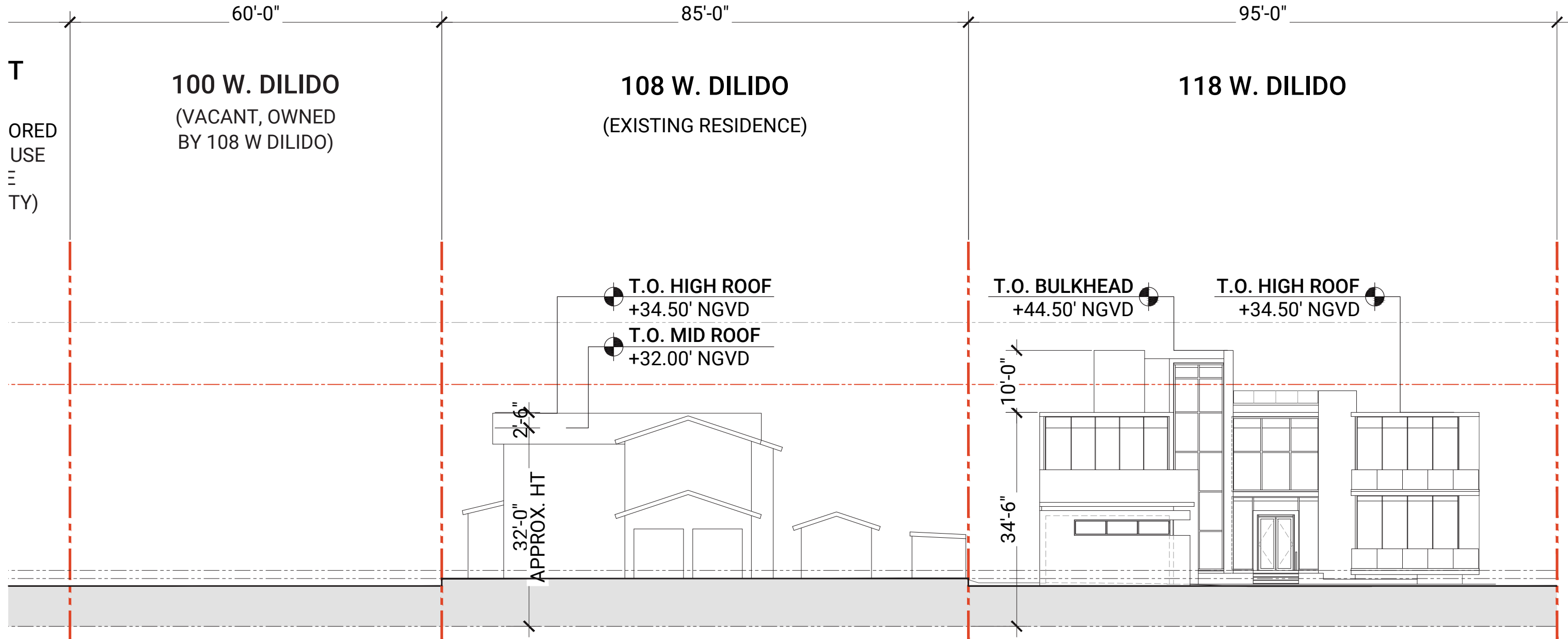


KEY PLAN  
SCALE: 1/32"=1'-0"

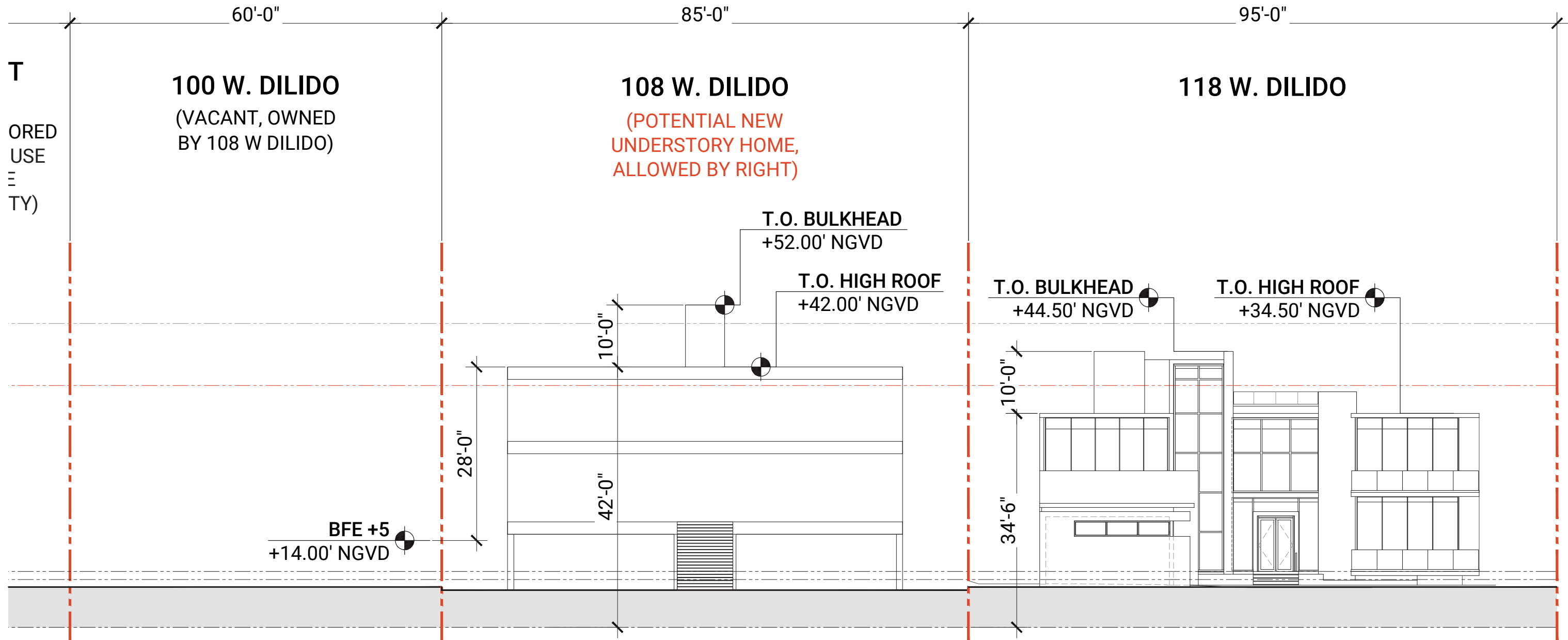


B-1 \_ FIRST FLOOR [REAR]

# NORTH NEIGHBOR EXISTING CONTEXT ELEVATION



# NORTH NEIGHBOR POTENTIAL CONTEXT ELEVATION



# NORTH NEIGHBOR POTENTIAL CONTEXT ELEVATION

