PORTFOLIO

ARCHITECTURAL DESIGN

2024

dib CORP.
DESIGN, INSPECTION & BUILD
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ABOUT US

FLORIDA dib CORP.

DESIGN, INSPECTION & BUILD

At Florida DIB Corp. we are dedicated to crafting top-notch architectural designs. Our specialization lies in delivering high-quality projects not only within the State of Florida but also extending our expertise to Central American countries like Costa Rica, Panama and Nicaragua.

With a wealth of experience in the architectural design industry, we bring a depth of knowledge to every project and location we engage with, promising innovation and excellence at every turn.

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Residential Projects

This section presents a selection of residential projects that demonstrate our commitment to creating inspiring and functional living spaces. These projects explore a diverse range of design solutions tailored to specific client needs and site conditions.

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Mediterranean Style

ALAFAIA RESIDENCE

LOCATION: PLAN CITY, FLORIDA
CLIENTS: MS. SANA AHMAD & MR. JAFAR HIJAZ

Nestled in Florida's Alafaia zone, this Mediterranean-style residence blends coastal charm with timeless elegance.

Characterized by its walls, clay file roofs, and architectural behavior, the design seamless integrates indoor and outdoor living spaces, with freshing pools and front yard, inviting residents to enjoy the warm breeze and abundant sunlight.

RENDERS BY FLORIDA DIB CORP

ALAFAIA RESIDENCE

FULL COLOR FLOOR PLAN

Mediterranean Style

ALAFAIA RESIDENCE

INTERIOR ARCHITECTURAL BEAUTY

Inside, high ceilings, styled windows, and rustic accesories create a casual yet sophisticated ambiance, offering a sanctuary where modern comfort meets Mediterranean allure.

FLOOR PLAN

LAKE MAGDALENE

RESIDENCE

Minimalist Style

LOCATION: LAKE MAGDALENE, FLORIDA
CLIENTS: MS. LES WELL & MR. MIKE SANTOS

Located in the serene surroundings of Lake Magdalene, this design aimed to transmit the essence of lakeside living in a minimalist retreat.

With a design ethos, focused on simplicity and functionality, this residence seamlessly integrates with its natural environment.

RENDERS BY FLORIDA DIB CORP

LAKE MAGDALENE

RESIDENCE

POOL AREA

Minimalist Style

LAKE MAGDALENE RESIDENCE

EXTERIOR ARCHITECTURAL MINIMALISM

Lake Magdalene
RESIDENCE

FLOOR PLAN

Minimalism that integrates with nature

Clean lines, expansive windows, and neutral tones create a sense of harmony between this modern architecture with the tranquil landscape of green areas and lakes.

Modern Farmhouse Style

LOCATION: THONOTOSASSA RD DOVER, FL
CLIENTS: MS. ANELYS QUINTERO AND MR. ARMANDO ARCOS

DOVER RESIDENCE

This architectural design located in Dover, Florida showcases a modern Farmhouse Style that elegantly blends rustic elements with contemporary lines.

The exterior features a harmonious mix of stone cladding and sleek block accents, giving the home a bold yet inviting presence. Large windows and expansive outdoor living spaces connect the interior with the serene surroundings, enhancing the open and airy feel.

RENDERS BY FLORIDA DIB CORP

DOVER RESIDENCE

SOUTH ELEVATION PLAN

FLOOR PLAN

INTERIOR DETAIL

The design emphasizes functionality and aesthetic appeal, making it a standout project in any architectural portfolio.

Contemporary Style

DRUMMOND RESIDENCE

LOCATION: DRUMMOND RD TAMPA, FL
CLIENT: MR. JUAN NÚÑEZ

This stunning property on Drummond, Florida, exemplifies modern architectural elegance, blending clean lines with a minimalist design.

The structure's metal roof and large windows create a seamless connection between the interior and the lush tropical surroundings, emphasizing an airy, open atmosphere that invites natural light to flow freely throughout the home.

DRUMMOND RESIDENCE

The use of natural materials, such as stone and wood, combined with glass area, further enhances the building's 10 integration with its environment, while the strategic placement of large balconies and glass doors offers unobstructed views of the picturesque landscape.

This design not only prioritizes aesthetic appeal

It also focuses on functional living, providing ample outdoor space for relaxation and entertainment.

DRUMMOND RESIDENCE

1ST AVE S ST RESIDENCE

Spanish Revival Style (HIPPED ROOF)

LOCATION: 1ST AVENUE S ST PETERSBURG, FL | **CLIENTS:** SUNSHINE INVESTMENT GROUP

The architectural design of this project, located at 1st Ave S, Saint Petersburg, follows the Spanish Revival Style. This style emphasizes traditional Spanish architectural elements such as stucco walls, red-tiled roofs, and arched windows or doorways

The structure incorporates classic wrought iron detailing and decorative tile work, with wide columns and grand entryways.

Designed with a focus on blending both elegance and functionality, the home features spacious balconies and terraces that connect the interior with the waterfront environment.

FLOOR PLAN

The floor plans of this Spanish Revival-style home

...emphasize open, elegant spaces with seamless indoor-outdoor flow, featuring multiple balconies and terraces.

THE SPANISH REVIVAL STYLE

creates a timeless appeal while embracing modern construction techniques and materials, including the use of stone and wood for durability and aesthetic enhancement.

The design integrates traditional architectural elements with modern functionality, maximizing both living and storage areas.

1ST AVE S ST RESIDENCE

4TH AVE S RESIDENCE

Contemporary Style

LOCATION: 4TH AVE S ST PETERSBURG, FL
CLIENT: ADT PARK SLOPE LLC

This Contemporary Style house project

features clean lines and a modern design, blending wooden accents with minimalist architecture. The use of large windows, metal roofing, and a natural palette creates a sophisticated yet warm appearance. The two-story structure incorporates a spacious balcony and inviting outdoor lighting,

DETAILS THAT ENCHANT

Functionality meets style in this design, with features such as a large garage, multiple entryways, and thoughtfully landscaped surroundings.

The well-structured outdoor space, combined with the sleek interior layout, offers a balance of comfort and modern aesthetics, making this home both practical and visually appealing for a contemporary lifestyle.

4TH AVE S RESIDENCE

TRUSSERS FLOOR PLAN LEVEL 1

The ample outdoor space is not only ideal for leisure and family gatherings but also enhances the property's connection to its natural surroundings, providing a serene environment for its residents.

The blend of sleek architectural design and practical features ensures this Contemporary Style house stands out as a harmonious fusion of innovation and viability. Whether for a growing family or as an elegant retreat, this home offers a balanced mix of modern comforts and timeless appeal.

Residential Multi-family

"Featuring innovative and functional multi-family residential designs that blend aesthetics, efficiency, and community living to create modern, sustainable spaces.

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WOLFORD RD TOWNHOMES

Eco-Contemporary Style

LOCATION: WOLFORD RD, ST PETERSBURG, FL

CLIENT: APPLE TREE DEVELOPERS

PANORAMIC VIEW

This project development introduces a fresh and modern aesthetic to residential architecture, combining clean lines, expansive windows, and a bold mix of textures. The façades blend warm wood tones, crisp white elements, and vibrant green walls, creating a striking visual identity. Vertical black framing details add structure and sophistication to the overall look.

Designed with lifestyle in mind, the project features private rooftop terraces that offer expansive views and outdoor living spaces for relaxation or entertainment.

Sense of privacy

Large balconies and generous glazing enhance the sense of openness, inviting natural light into every unit. These elements support both privacy and community interaction within the building.

The layout prioritizes both functionality and style, with integrated garages and efficient parking solutions seamlessly incorporated into the design.

Each unit enjoys direct access, maximizing convenience for residents while maintaining a sleek, cohesive exterior. The thoughtful orientation of units allows for optimal light and ventilation throughout.

Sustainability is subtly embedded in the project, with green walls adding not just visual appeal but also environmental benefits such as insulation and air quality improvement. Combined with contemporary design principles, this development exemplifies the fusion of modern architecture and smart urban living.

PORT COLUMBUS TOWNHOMES

Traditional Style

LOCATION: PORT COLUMBUS DR, TAMPA, FL | **CLIENT:** THE PORT HOMES

Functionality and livability

This project presents a series of townhomes designed in a Traditional style, drawing inspiration from classic architectural precedents. The design emphasizes a timeless aesthetic with a focus on functionality and livability. Key features include low-pitched gable roofs with exposed rafters, wide porches supported by square columns, and a balanced use of natural materials such as wood siding and stone accents.

SUSTAINABLE LIVING SPACES THAT BLEND SEAMLESSLY INTO THE SURROUNDING ENVIRONMENT

Homes that are both aesthetically pleasing and enduring

This traditional style approach...

carefully considers the surrounding context, creating a cohesive streetscape with a sense of community. The use of consistent architectural elements, such as matching rooflines and porch designs, contributes to a harmonious and visually appealing neighborhood. Each townhome is thoughtfully planned to maximize natural light and ventilation, creating comfortable and inviting living spaces.

The emphasis on timeless design elements ensures that these townhomes will remain attractive and relevant for generations to come. The project demonstrates a commitment to creating high-quality, sustainable living spaces

MACDILL TOWNHOMES

Contemporary Urban Style

LOCATION: MAC DILL AVE, TAMPA, FL
CLIENT: THE PORT HOMES

Clean Geometry Minimalist finishes

This architectural project reflects a focus on functional design that caters to modern city living. The sharp lines, black framing, and soft lighting transitions give it a sleek, cosmopolitan edge. The integration of natural elements through glass balconies and warm wood tones brings balance and warmth to the overall aesthetic.

The façade design plays with rhythm and repetition while allowing individual units to feel distinct through staggered balconies and varied lighting. Rooftop terraces add another layer of usability, turning the roof into a private escape with city or garden views. Vertical emphasis in the black frames draws the eye upward, giving the building a strong architectural presence.

MACDILL TOWNHOMES

Uniformity and Modular Rhythm

ELEMENTS OBSERVED

- Frontal Garage Integration
- Window Variety
- Balcony Projection
- Rooftop Utility Spaces

MACDILL TOWNHOMES

Blending residential comfort with luxury

Strategically placed lighting elements not only serve functionality but also elevate the visual drama during evening hours. With an efficient footprint and upscale finishes, this project caters to professionals and families seeking modern comfort, security, and a sense of place in an urban environment.

PRECIOUS STONES HOUSES

Transitional Coastal Contemporary Style

LOCATION: OLDMSAR, FL | **CLIENT:** THE PORT HOMES

This new multifamily project blends traditional rooflines and ornamental brackets with clean, modern finishes.

The white stucco walls, blue standing-seam metal roofs, and black iron accents create a fresh, coastal-inspired palette ideal for upscale residential communities. The overall look is both sophisticated and relaxed, bridging timeless design with modern appeal.

Each unit showcases elegant vertical proportions, enhanced by elevated entryways and column-framed balconies that bring rhythm and grandeur to the façade.

PRECIOUS STONES HOUSES

The Precious Stones Houses Project showcases a refined two-level layout designed for both comfort and functionality. The first level features an open-concept kitchen, living, and dining area that seamlessly connects to a covered terrace and pool, ideal for indoor-outdoor living. A guest room with ensuite bath, double garage, and a dedicated office maximize convenience and flexibility.

Upstairs, the layout includes four bedrooms, a family room, and a luxurious primary suite with dual walk-ins and a spa-style bathroom.

Every space is thoughtfully organized to support modern family life in an elegant coastal setting.

FLOOR PLAN

Lighting plays a key role in accentuating architectural details such as overhangs, trims, and pilasters. The exterior sconces and soft landscape lighting not only illuminate the entrances but also add depth and shadow to the evening experience, contributing to the community's upscale ambiance.

With a focus on lifestyle and design, this project prioritizes both curb appeal and practicality. Rooftop forms, deep overhangs, and detailed eaves help manage sun and rain, aligning with the needs of coastal or sunbelt environments.

Lifestyle and Design

The homes are arranged on a gentle slope, with driveways leading to front-facing garages. Highlighting both form and functionality. The visual harmony across units is balanced with individual character.

Commercial Projects

This section showcases a selection of our commercial architectural designs, emphasizing functionality, innovation, and aesthetic appeal. Each project reflects Florida DIB Corp's commitment to creating dynamic spaces that cater to diverse business needs while seamlessly integrating with their surrounding environments.

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Crystal Ballroom

LOCATION: BEACH PLACE | **CLIENT:** ALBERTO VALDES

Crystal Ballroom at Beach Place is a sophisticated event venue designed to blend elegance with functionality. Located in a prime coastal setting, this project highlights Florida DIB Corp's expertise in creating versatile spaces with seamless indoor-outdoor integration. The design features expansive glass walls, refined interiors, and state-of-the-art amenities, making it an iconic destination for gatherings and celebrations.

FLOOR PLAN

CRYSTAL BALLROOM

A SOPHISTICATED DESIGN THAT ALLOWS UNIQUE AND ELEGANT CUSTOMIZATIONS

Ceremonial Altar

The ceremonial altar at the Crystal Ballroom is a masterpiece of timeless elegance and romantic design. Framed by graceful drapery and sparkling crystal chandeliers, it showcases a refined architectural design that enhances its elegance and functionality.

Key elements include gracefully crafted pillars, sleek flooring that guides the bride's path, and the subtle elevation provided by the meticulously designed stairs.

CRYSTAL BALLROOM

Timeless Elegance in Architectural Design

Every detail is thoughtfully crafted to reflect beauty, intimacy, and sophistication. These architectural features form the foundation of the altar, seamlessly blending style and purpose to create a timeless and sophisticated setting for special occasions.

Garden Design at Crystal Ballroom

COMMERCIAL PROJECTS

GARDEN DESIGN

The garden adjacent to the ballroom features a seamless architectural flow that extends the elegance of the interior into a breathtaking outdoor space. Elevated with sculpted balustrades, it offers an unobstructed, panoramic view of the ocean.

The use of clean, white pillars and decorative railing enhances the sophistication of the design while blending with the vibrant greenery of the lawn.

This thoughtfully crafted space provides a serene and luxurious setting, perfect for celebrations and moments of reflection by the sea.

Sunoco Gas Station Remodeling

LOCATION: 6988 South Benea Rd, Sarasota, FL

CLIENT: Arefco International

This project involved the comprehensive remodeling of an existing gas station to modernize its appearance and functionality.

The updated design enhances customer experience, improves accessibility compliance, and strengthens the brand's visual identity.

Modern façade with vibrant colors and a prominent illuminated Sunoco logo.

AFTER

Monotonous façade with dull colors and no prominent logo to clearly identify the station.

BEFORE

BEFORE

Limited signage for vehicle and pedestrian access; accessibility for disabled persons appears makeshift and disorganized.

AFTER

Enhanced signage for access, marked pedestrian walkways, and clearly defined and marked handicap spaces.

BEFORE

AFTER

The reflected ceiling plan demonstrates lighting distribution and structural ceiling elements. The alignment of downlights and functional fixtures reflects a clear zoning strategy to enhance wayfinding and interior visibility while supporting operational workflows.

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SITE PLAN

Site Plan with Interior Layout and Contextual Integration

The architectural drawing provides a detailed site plan illustrating functional zoning, including fueling stations, ADA-compliant parking, vehicular access from Gulf Gate Dr and S Beneva Rd. and the convenience store's internal arrangement.

This daytime rendering presents the main entry elevation with a clear emphasis on accessibility and customer flow. The red bollards, transparent storefront, and vivid color banding enhance brand recognition and provide an inviting entry sequence.

Existing vs Proposed

The top row illustrates the existing condition, with fragmented rooflines and less cohesive signage integration, while the right row shows the proposed architectural transformation, highlighting simplified forms, clean canopy lines, expanded glazing, and stronger brand visibility.

This comparative layout helps communicate the evolution of the building's architectural language — moving from a utilitarian structure to a more contemporary, unified design that supports both operational efficiency and visual identity.

Providing a clear understanding of construction intent

North Elevation and East Elevation

1 **NORTH ELEVATION**
3/16" = 1'-0"

These technical drawings convey the structural rhythm, façade treatments, material transitions, and vertical dimensions of the building

3 **EAST ELEVATION**
3/16" = 1'-0"

Crystal Ballroom at Brandon, FL

LOCATION: 779 W Lumsden Rd Brandon, FL 33511

CLIENT: Cheaper to Keep Her LLC

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PROPOSED FLOOR PLAN

A sophisticated venue

Designed to host weddings, galas, and large-scale events with grandeur and elegance, Crystal Ballroom in Brandon, FL features a comprehensive site plan that integrates generous parking, accessible entryways, and a central ballroom as the architectural and functional heart of the building.

A design that reinforces the venue's luxurious and romantic aesthetic

Wave-like ceiling forms and abundant chandeliers create a dreamlike ambiance, elevating the ceremonial experience.

ELECTRICAL LIGHTING PLAN

Technical & Utility Coordination

The project includes detailed plumbing, lighting, and electrical paneling plans. These ensure full code compliance and support the technical demands of hosting large-scale events, such as catering, lighting design, and multimedia presentations.

The design highlights the immersive atmosphere, with candlelit aisles and thematic floral arrangements.

PROPOSED ELEVATIONS

The proposed elevations presents the venue's formal character with symmetrical rhythm and refined vertical articulation. Entry canopies, ornamental cornices, and large façade panels create a grand and inviting presence.

PROPOSED EAST ELEVATIONS

PATIO AREA EXTERIAL DETAIL

Chirino Real Estate Façade Redesigning

LOCATION: 9212 Anderson Rd, Tampa. FL 33634

CLIENT: Cheaper to Keep Her LLC

BEFORE

AFTER

The Chirino Real Estate project presents a transformative façade redesign that reimagines a once outdated and stylistically saturated restaurant into a sleek, contemporary commercial office space. The design prioritizes visual clarity, modern appeal, and brand integration—balancing function with aesthetic revitalization.

Before

After

FLOOR PLAN

Front Façade Setback with Hardscape Buffer

This floor plan exemplifies the transition from a hospitality-centered building to a real estate commercial headquarters. It leverages open-air zones, landscape architecture, and hardscape to enhance curb appeal while supporting branding, functionality, and engagement.

Additionally, the floor plan captures the reimagined outdoor interface of the Chirino Real Estate building, strategically focusing on transforming the customer-facing zone into a functional and inviting commercial frontage.

LANDSCAPING & WALKABILITY

The use of accent lighting—strategically placed along columns, beneath awnings, and behind architectural fins—transforms the building at night into a vibrant and welcoming space, enhancing safety and foot traffic appeal.