



MONSTERA
(15 GALLON)



GROUND ORCHIDS
(10" POT)



FAKAHATCHEE GRASS
(7 GALLON)



WART FERN
(7 GALLON)



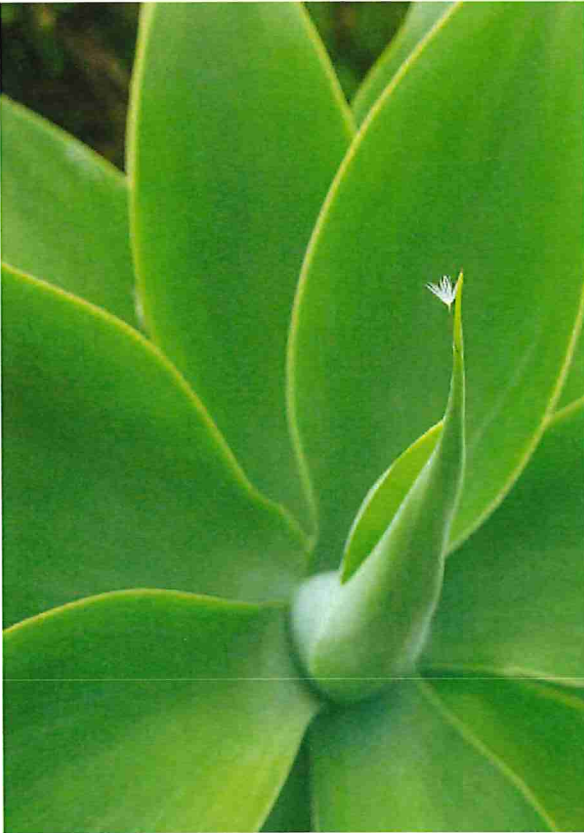
MACHO FERN
(7 GALLON)



PORTEA JUNGLES BROMELIAD
(10" POT)



SPINELESS AGAVE
(7 GALLON)



ENCEPHALARTOS
(15 GALLON)



SILVER SAW PALMETTO
(15 GALLON)



ENCEPHALARTOS
(15 GALLON)



PLUMERIA
(15 GALLON)



WHITE BIRD OF PARADISE
(15 GALLON)



FRONT RENDERING



BACK RENDERING

REQUEST FOR DRB APPROVAL FOR:
KARPOV RESIDENCE #2

REVISED FIRST SUBMITTAL
MARCH 2019 AGENDA

320 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
9055 Biscayne Blvd, Suite 201
Miami, Florida 33138
(305) 434-8338
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CLIENT

ILYA KARPOV

ARCHITECT

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MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

LIND LANDSCAPE ARCHITECTURE
2610 NORTH MIAMI AVENUE
MIAMI, FLORIDA 33127
(614) 439-4895

SOUTH HIBISCUS DR. RESIDENCE
320 SOUTH HIBISCUS DR.
MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0005879
AA28003009

comm no.

1853

date:

11 / 15 / 2018

revised:

sheet no.

C-0.0



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320 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139



LOCATION MAP
SCALE: N.T.S.

INDEX OF DRAWINGS

COVER PAGES/ CONTEXT

- C-0.0 COVER SHEET + SCOPE OF WORK
- C-0.1 INDEX OF DRAWINGS + LOCATION MAP
- C-0.2 ARCHITECT'S LETTER OF INTENT
- C-0.3 PROPERTY SURVEY
- C-1.0 PHOTOGRAPHIC DIRECTORY
- C-1.1 PHOTOGRAPHIC DIRECTORY CONT'D
- C-1.2 PHOTOGRAPHIC DIRECTORY CONT'D
- C-2.0 CONTEXT PHOTOS
- C-3.0 CONTEXT ANALYSIS - CONTEXTUAL ELEVATION
- C-4.0 MAPPING STUDIES

ARCHITECTURAL

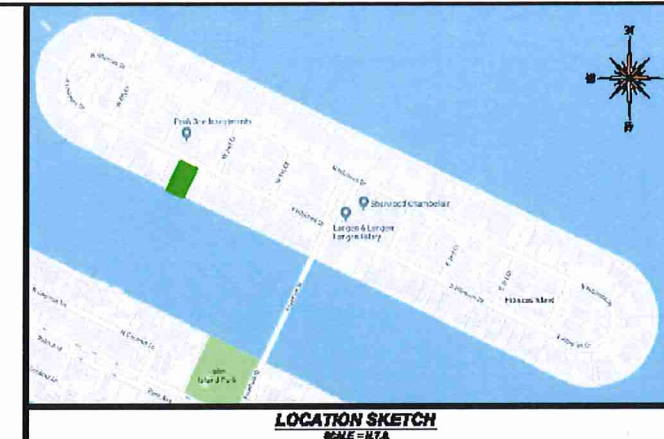
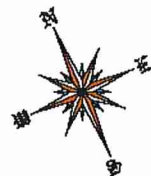
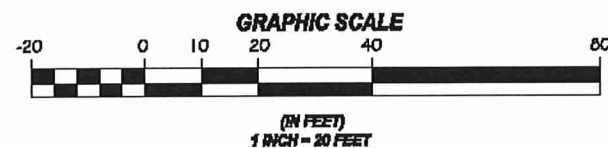
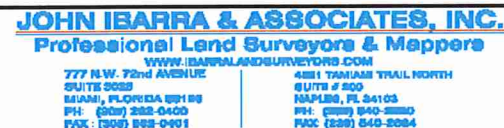
- A-0.5 ZONING DATA SHEET
- A-2.0 PROPOSED CALC'S - UNIT SIZE
- A-2.1 PROPOSED CALC'S - LOT COVERAGE
- A-2.2 PROPOSED CALC'S - SECOND/ FIRST FLOOR RATIO
- A-2.3 PROPOSED CALC'S - FRONT + REAR YARD
- A-3.0 SITE PLAN
- A-3.1 FIRST FLOOR PLAN
- A-3.2 SECOND FLOOR PLAN
- A-3.3 ROOF PLAN
- A-4.0 FRONT ELEVATION
- A-4.0a REAR ELEVATION
- A-4.1 RIGHT ELEVATION
- A-4.1a LEFT ELEVATION
- A-5.0 FRONT RENDERED ELEVATION
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- A-5.1a SIDE RENDERED ELEVATION
- A-6.0 HEIGHT WAIVER DIAGRAM
- A-6.1 CAR LIFT SECTION

LANDSCAPE (EXISTING TO REMAIN)

- L-1.1 PLANTING PLAN
- L-1.2 LANDSCAPE SPECIFICATIONS + PLANT LIST
- L-1.3 IRRIGATION PLAN
- L-2.1 IRRIGATION NOTES + DETAILS
- L-2.2 ROOFDECK LAYOUT PLAN
- L-3.1

GRAPHICS

- G-1.0 AXONOMETRICS
- G-2.0 FRONT WEST RENDERING
- G-2.1 BACK EAST RENDERING



LOCATION SKETCH
SOME = NTA

PROPERTY ADDRESS: 320 S. HINSHUS DRIVE
MIAMI BEACH, FL 33179
THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.

CERTIFICATION:
MOUNT SINAI MEDICAL CENTER FOUNDATION:

LEGAL DESCRIPTION:

PROPOSED LOT 2

LOT 13 AND THE WEST HALF OF LOT 12, IN BLOCK 1, OF HERBISUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 79 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ADJUTING THE WATERFRONT END OF LOTS 13 AND 12 OF BLOCK 1, HERBISUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1961, PAGE 679 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS

[illegible]

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

LEGAL NOTES TO ACCOMPANY SURVEY OF SURVEY:

- # THERE MAY BE EASEMENTS AND/OR THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- # THE DIMENSIONS 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 ENCUMBRANCES OF RECORD.
- # LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- # THE SURVEYOR'S FIELD NOTES ARE PART OF THE SURVEY AND NO PORTION OF THE SURVEY WORK PERFORMED IN THE FIELD, SHOULD BE DRAWN AT A DIFFERENT SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.
- # ENCUMBRANCES AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- # THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- # THE SURVEYOR HAS BEEN ADVISED THAT THE CLIENT OR SETBACK OWNER WILL BE RESPONSIBLE FOR SUBMITTING PLAT 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.
- # PERSON OWNERSHIP NOT DETERMINED.
- # THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTIRETY NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NEPP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: 7A
BASE FLOOD ELEVATION: 10 FEET.
COMMUNITY: 130501
FANEL: 0318
SUFFID: 1
DATE OF FIRM: 08/11/2000
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARDOUS AREA.

SURVEYOR'S NOTE:

1. ALL ELEVATIONS, BENCHMARKS ARE REFERRED TO AN ASSUMED MOUND, BY BAK PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BENCHMARKS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17800 FT.
3. CERTIFICATE OF AUTHORIZATION IS 7806.
4. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI DADE COUNTY.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETTIC VERTICAL DATUM OF 1929 CITY OF MIAMI BENCH MARK # CUB 195 01; ELEVATION IS 6.82 FEET OF M.S.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

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 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: John Reaff JOHN REAFF

12/04/2018
(DATE OF FIELD WORK)

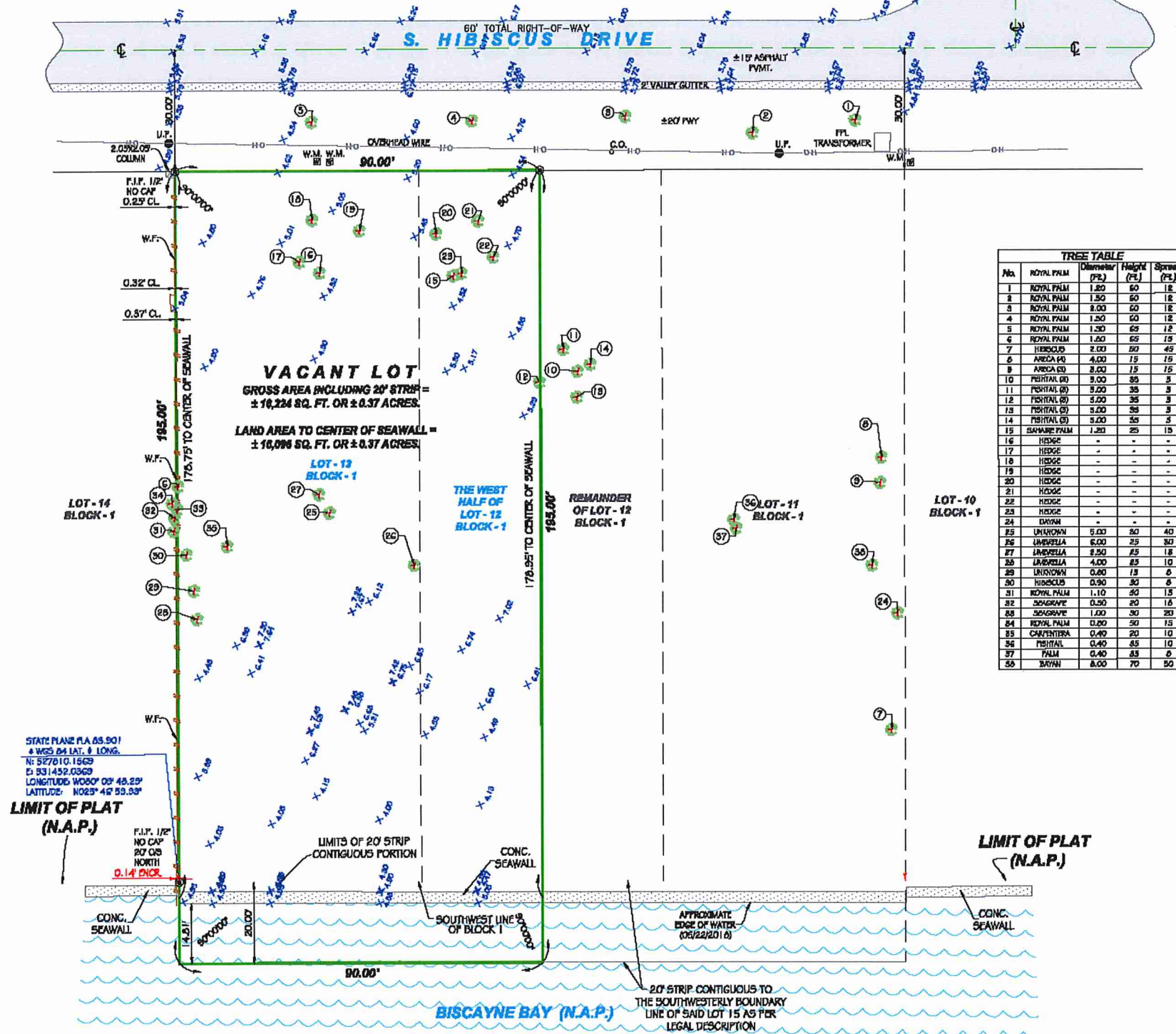
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER).

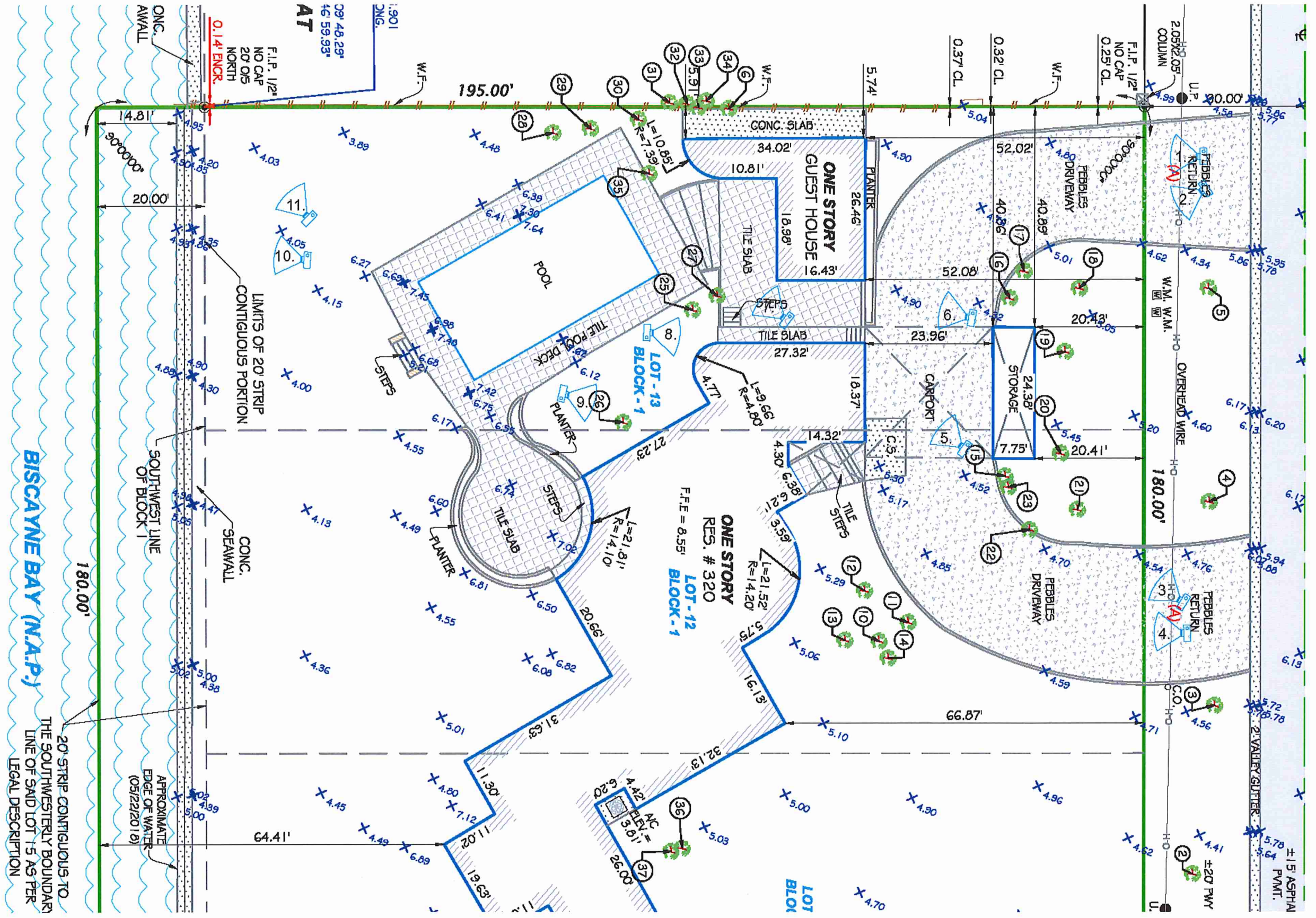
REVISOR ONE
REVISOR ONE

LEGEND

- OH = OVERHEAD UTILITY LINES
- [Pattern] = CONCRETE BLOCK WALL
- [Pattern] = CHAIN LINK FENCE
- [Pattern] = IRON FENCE
- [Pattern] = WOOD FENCE
- [Pattern] = BUILDING SETBACK LINE
- [Pattern] = UTILITY EASEMENT
- [Pattern] = LIMITED ACCESS R/W
- [Pattern] = NON-VEHICULAR ACCESS R/W
- [Pattern] = EXISTING ELEVATIONS

DRAWN BY:	KEVIN
FIELD DATE:	12/04/2018
SURVEY NO:	18-003883-1
SHEET:	1 OF 1







PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



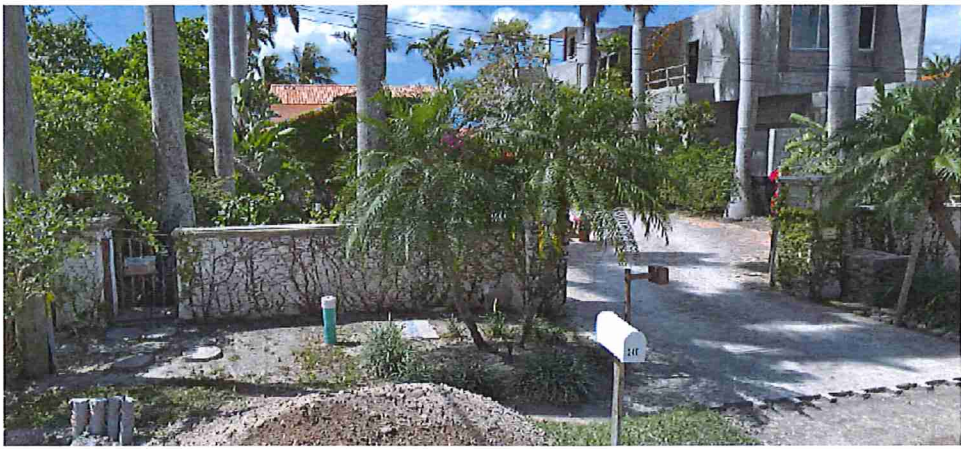
PHOTOGRAPH 11



PHOTOGRAPH 10



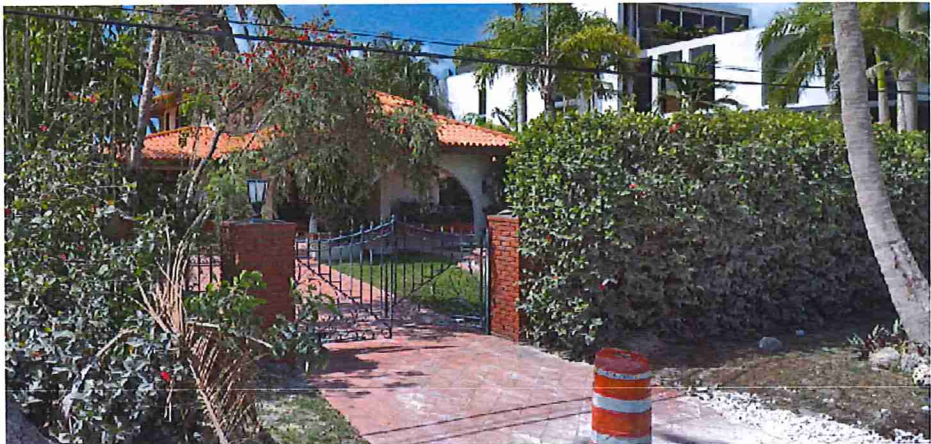
SITE (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES





SUBJECT PROPERTY 1 (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 4

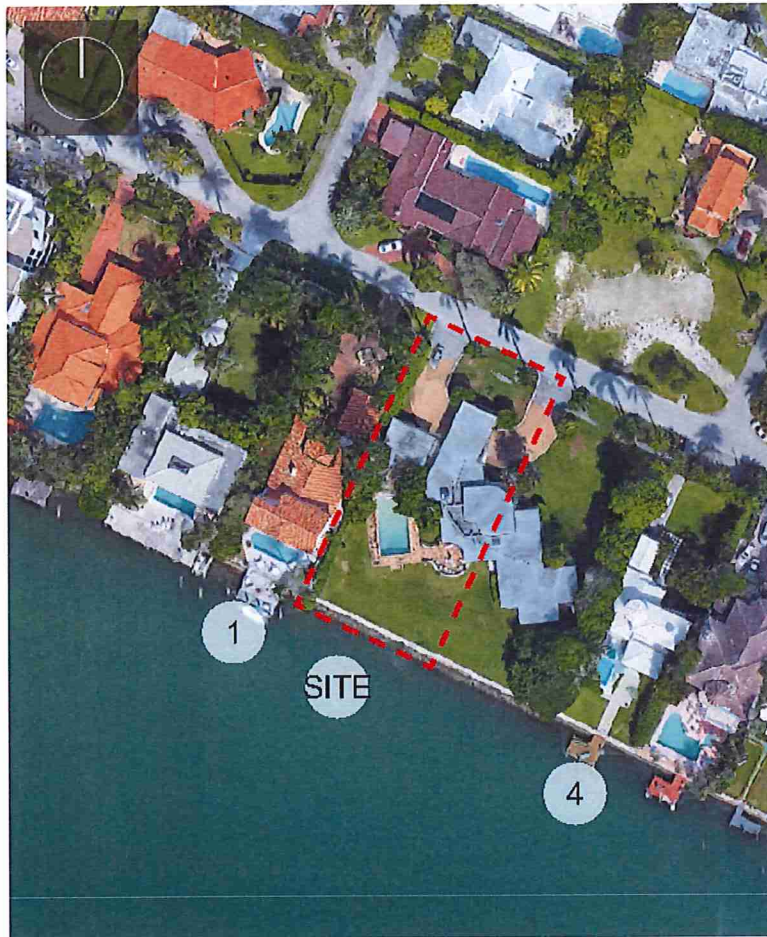


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





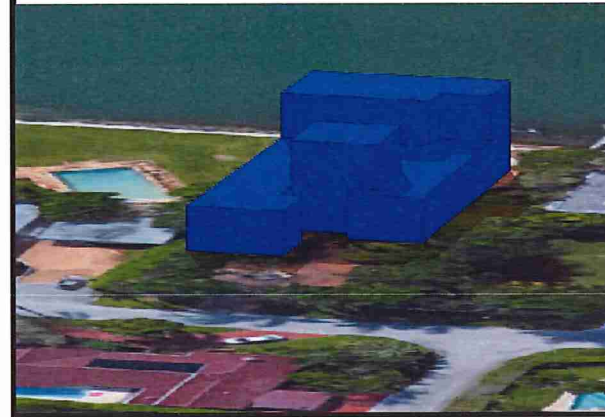
LOCATION MAP



MASSING STUDIES

RESIDENCE 1

ADJACENT PROPERTY - 340 S. HIBISCUS DR.
 LOT SIZE: 10,500 SQ. FT.
 LIVING AREA: 4,567 SQ. FT.
 FOOTPRINT: 4,847 SQ. FT.
 APPROXIMATE LOT COVERAGE: 46.2%
 APP. FIRST-SECOND FLOOR RATIO: 26.7%



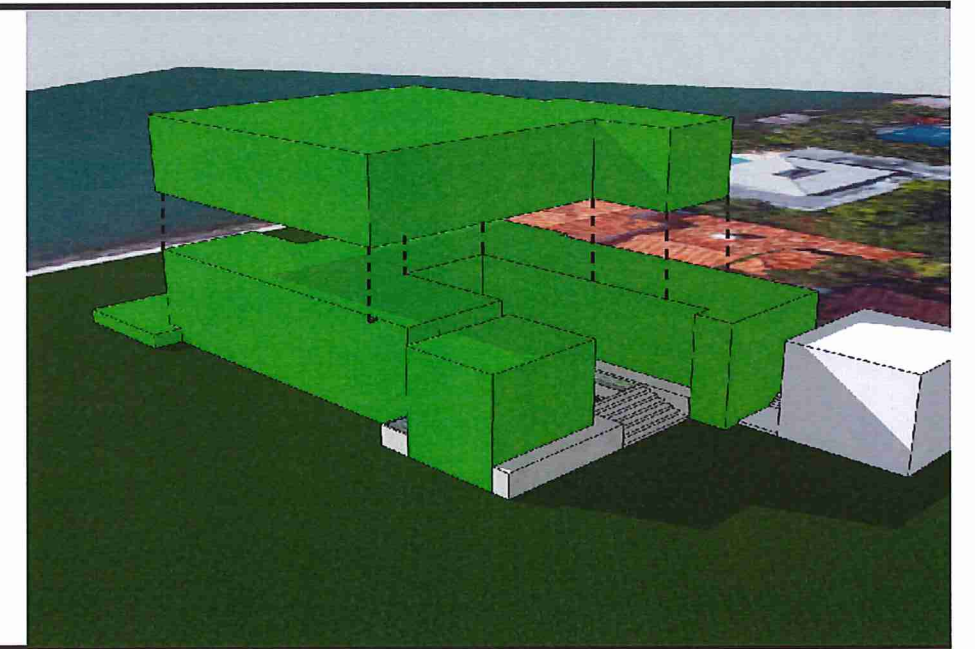
RESIDENCE 4

ADJACENT PROPERTY: 306 S HIBISCUS DR.
 LOT SIZE: 10,500 SQ. FT.
 LIVING AREA: 2,395 SQ. FT.
 FOOTPRINT: 2,514 SQ. FT.
 APPROXIMATE LOT COVERAGE: 23.9%
 FIRST-SECOND FLOOR RATIO: 36.1%



PROPOSED RESIDENCE

320 SOUTH HIBISCUS, MIAMI BEACH
 LOT SIZE: 16,096 SQ. FT.
 FOOTPRINT: 4,785 SQ. FT.
 LOT COVERAGE: 29.72%
 FIRST-SECOND FLOOR RATIO: 78.6%

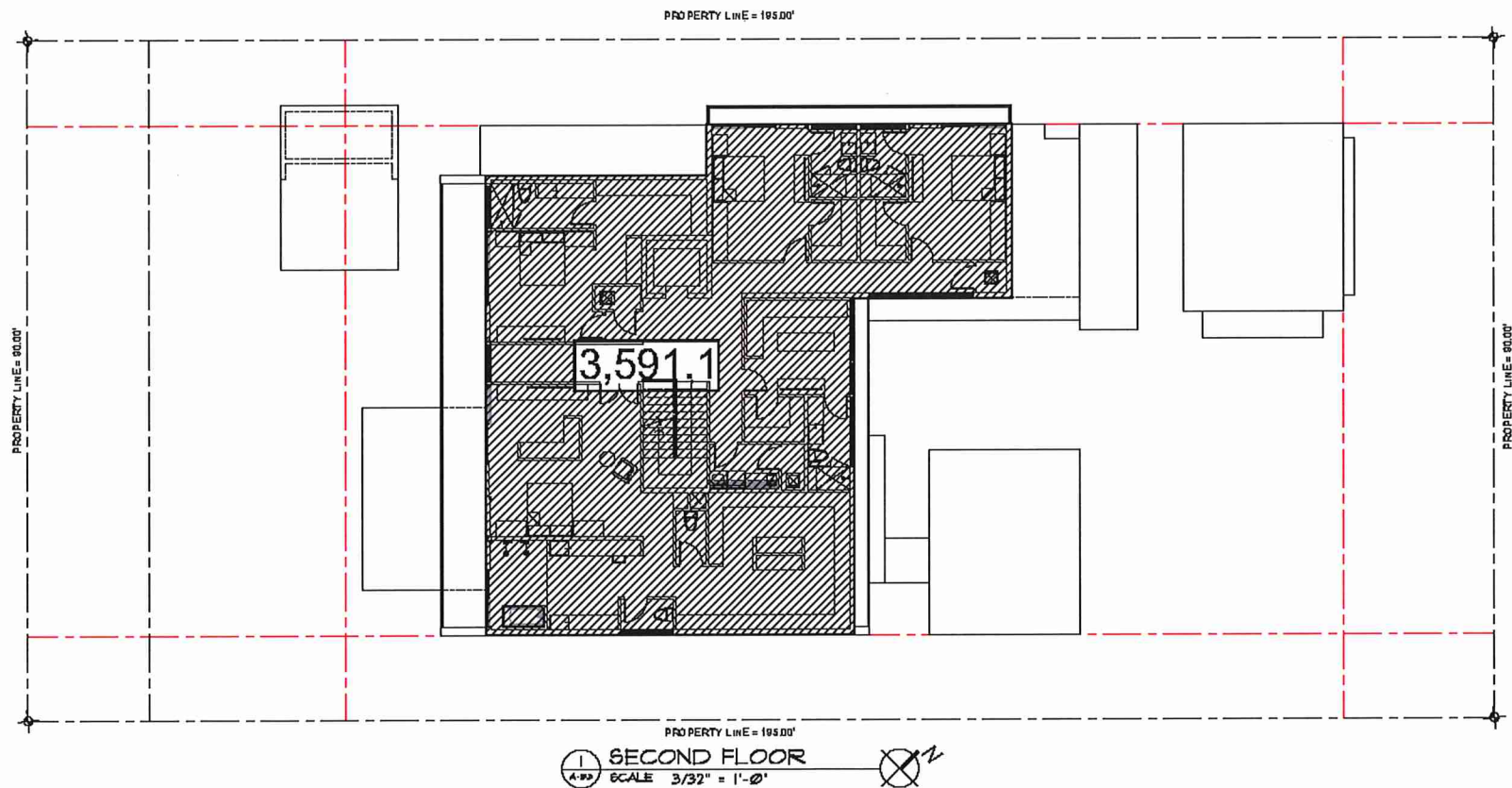


ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 10	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	10.00' NGVD	
4	Proposed Flood Design Elevation:		
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	320 S. Hibiscus Dr., Miami Beach, FL 33139			
		Legal Description: LOT 13 AND THE WEST HALF OF LOT 12, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ; TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 13 AND 12 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-3232-006-0110			
3	Board and file numbers :				
4	Year built:	VACANT LAND	Zoning District:	RS-3	
5	Based Flood Elevation:	AE 10.00	Grade value in NGVD:	6.26' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.13' NGVD	Free board:	+2' (+12' NGVD)	
7	Lot Area:	16,096 SF			
8	Lot width:	90'	Lot Depth:	195' (178.75' to CL of SeaWall)	
9	Max Lot Coverage SF and %:	4,828.8 SF (30%)	Proposed Lot Coverage SF and %:	4,785 SF (29.72%)	
10	Existing Lot Coverage SF and %:	VACANT LAND	Lot coverage deducted (garage-storage) SF:	497 SF	
11	Front Yard Open Space SF and %:	1,480.2 SF (82.2%)	Rear Yard Open Space SF and %:	1,736.2 (72.1%)	
12	Max Unit Size SF and %:	8,048 (50%)	Proposed Unit Size SF and %:	7,945.7 SF (49.36%)	
13	Existing First Floor Unit Size:	VACANT LAND	Proposed First Floor Unit Size (INC. CABANA AND O.H.):	4,354.6 SF	
			Proposed Second Floor Unit Size:	3,591.1 SF	
14			Proposed First Floor Unit Size (Volumetric):	4,563.4 SF	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,591.1 SF (78.6%) WAIVER REQUESTED	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
18	Height:	24'-0" (28')		26'-0"	
19	Front First level:	30'-0"		20'-0"	
20	Front Second level:	30'-0"		85'-0"	
21	Side 1:	11'-3"		11'-3"	
22	Side 2 or (facing street):	11'-3"		11'-3"	
23	Rear:	26'-9"		28'-7"	
	Accessory Structure Side 1:	7'-6"		8'-8"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear:	7'-6"		33'-8"	
26	Sum of Side yard :	22'-6"		22'-6"	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		
Notes:					

LOT SIZE: _____ 16,036 SF.

UNIT / LOT SIZE _____ 4936%
(50% MAX)



A-2.0