

REQUEST FOR DRB APPROVAL FOR:  
KARPOV RESIDENCE #1

FINAL SUBMITTAL  
MAY, 2019 AGENDA

310 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139  
(EAST PARCEL)



CLIENT

ILYA KARPOV

ARCHITECT

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ARCHITECTURE + DESIGN  
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LANDSCAPE ARCHITECT

LAND LANDSCAPE ARCHITECTURE  
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MIAMI, FLORIDA 33127  
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SOUTH HIBISCUS DR. RESIDENCE  
310 SOUTH HIBISCUS DR.  
MIAMI BEACH, FLORIDA 33140

seal

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LOCATION MAP  
SCALE: N.T.S.

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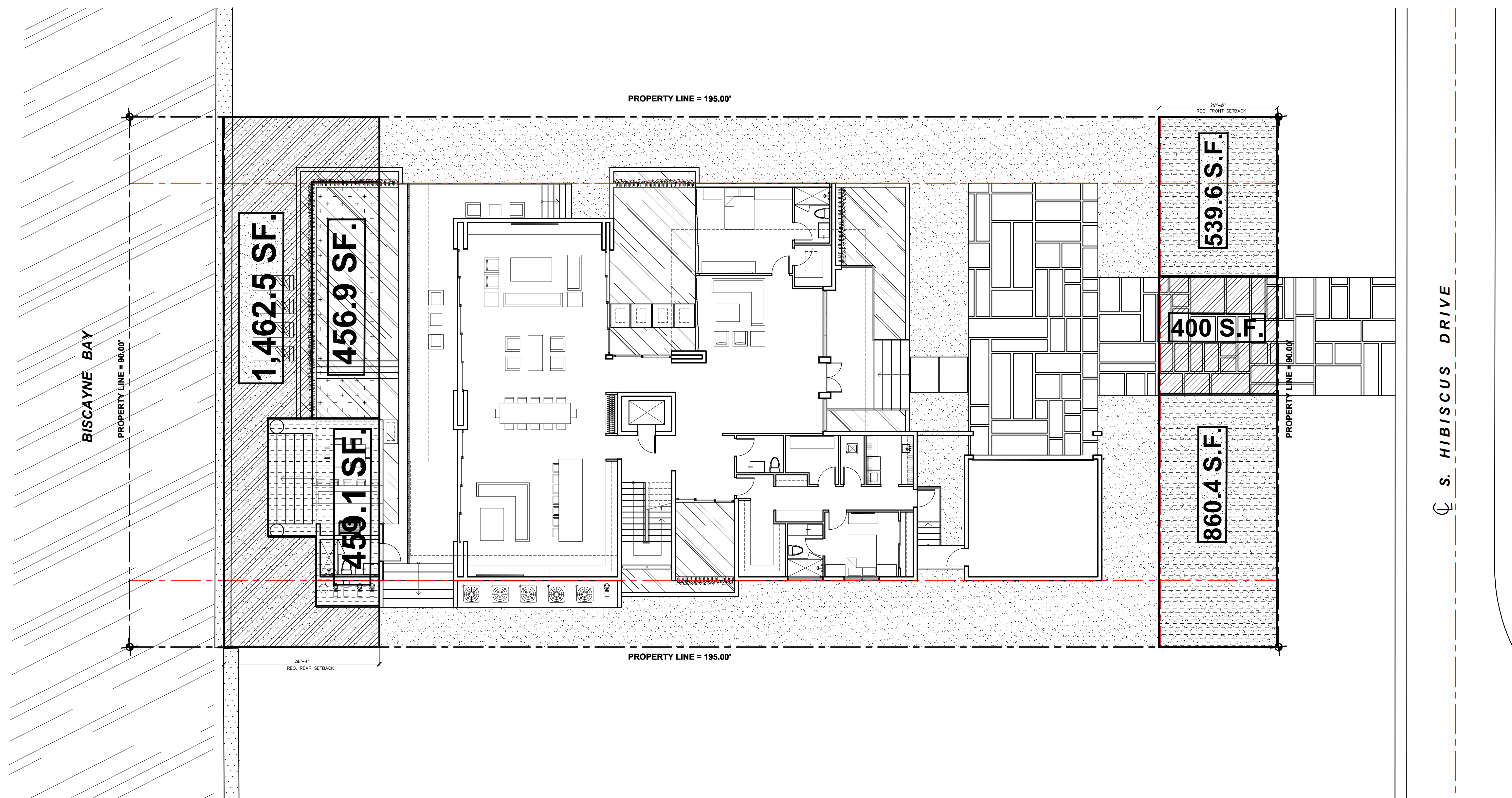
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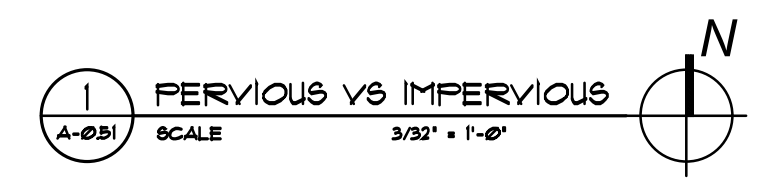


FRONT YARD CALCULATIONS

TOTAL FRONT YARD: 20'x90'	= 1800 S. F.
TOTAL IMPERVIOUS AREA:	= 400 S. F. (22.2%)
TOTAL PERVIOUS AREA:	= 1,400 S. F. (77.8%)

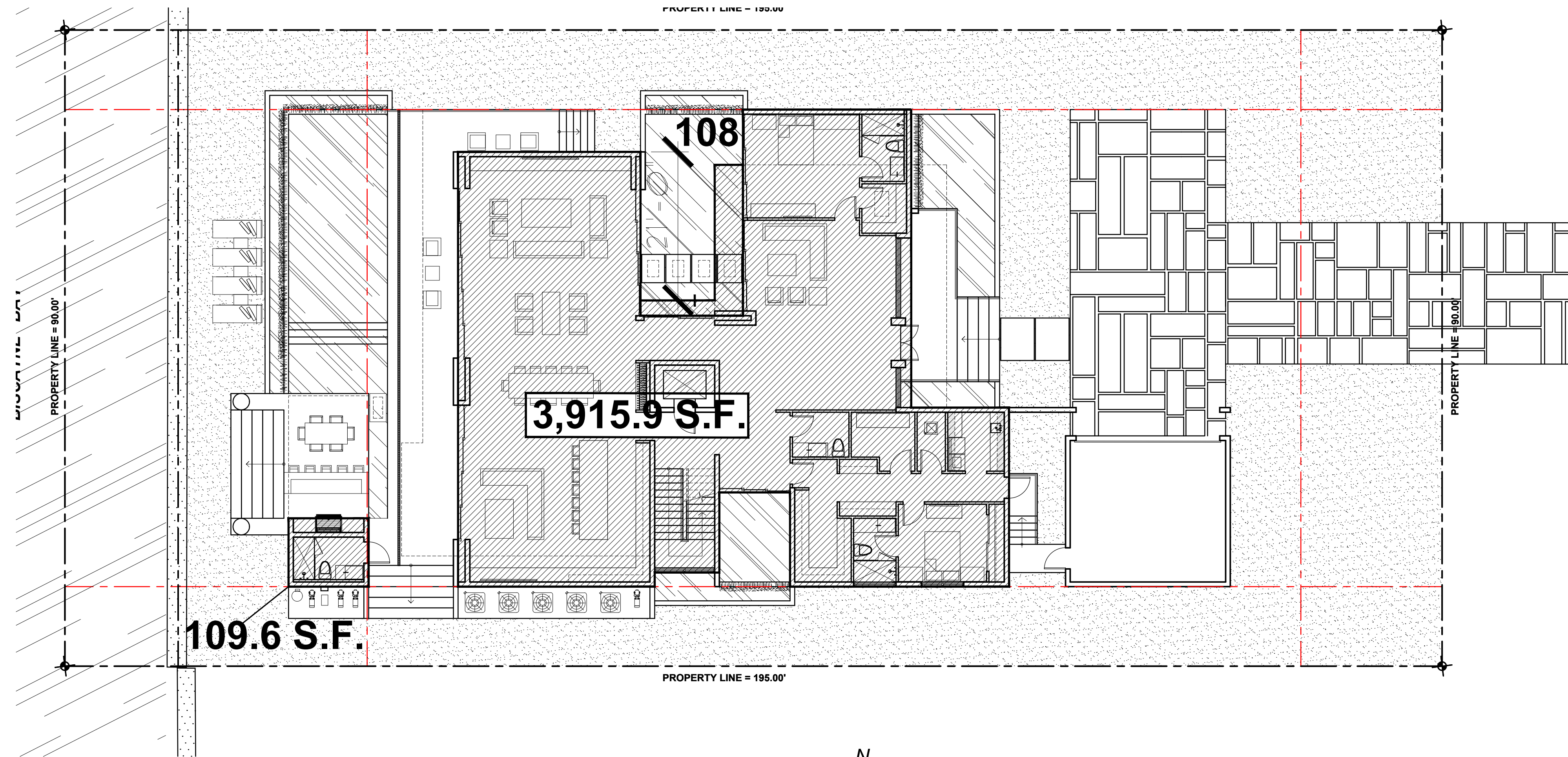
REAR YARD CALCULATIONS

TOTAL REAR YARD: 26'-10"x90'	2,369.9 S. F.
COUNTS 100%	1,462.5 S. F.
COUNTS 50%	456.9/2 = 228.5 S. F.
COUNTS 0% (ALL IMPERVIOUS)	513.3 S. F.
TOTAL IMPERVIOUS AREA:	687.6 S. F. (29.1%)
TOTAL PERVIOUS AREA:	1,691 S. F. (71.4%)



LOT COVERAGE :

LOT SIZE:	16,115 SQ. FT.
FIRST FLOOR (INCL. 3 CONT. WALL AREAS):	3,915.9 SQ. FT.
NORTH COURTYARD AREA	102.0 SQ. FT.
CABANA:	109.6 SQ. FT.
TOTAL:	4,133.5 SQ. FT. (25.65%)



2 LOT COVERAGE  
A-081 SCALE 3/32" = 1'-0" N

☉ S. HIBISCUS DRIVE

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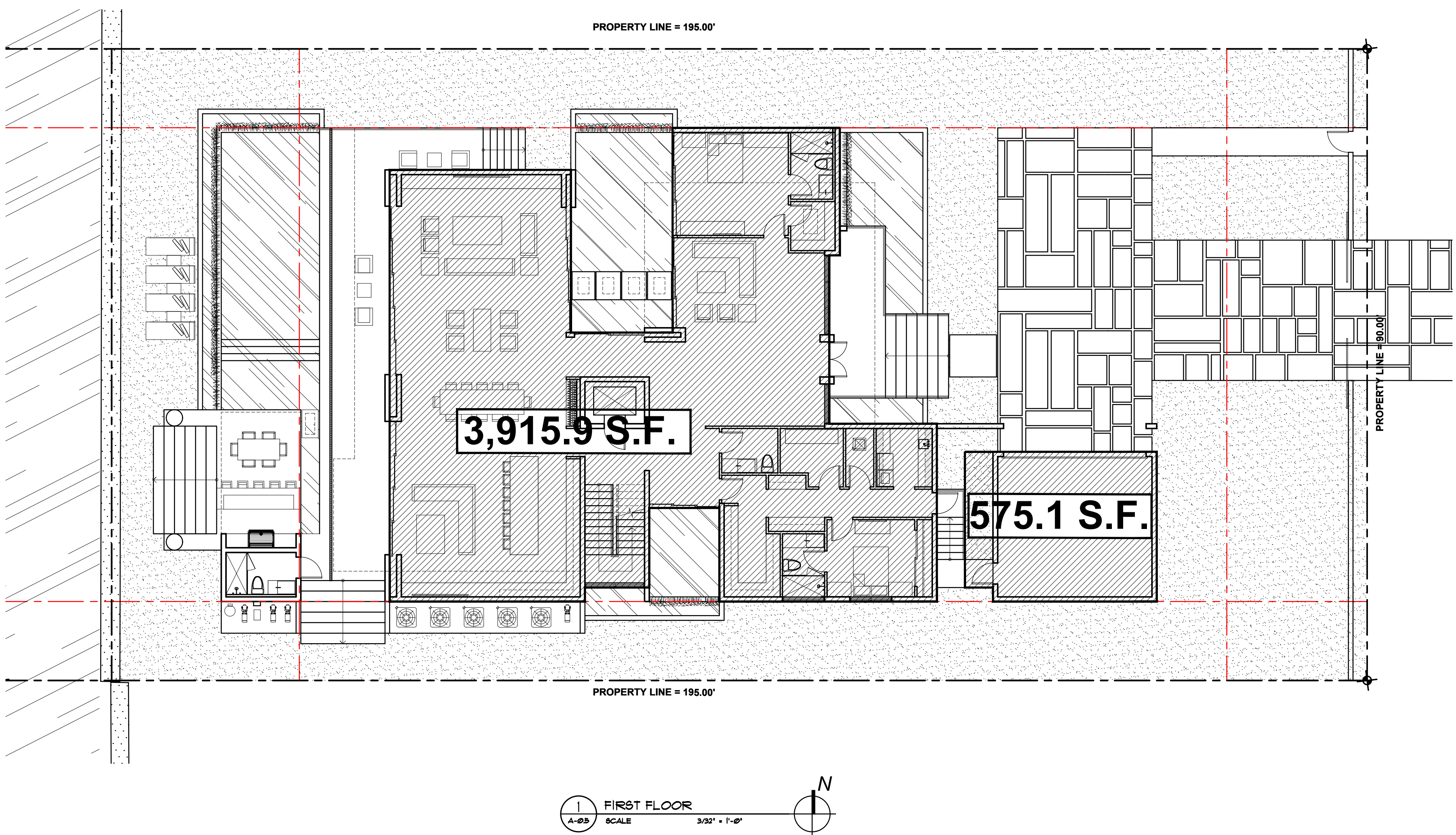
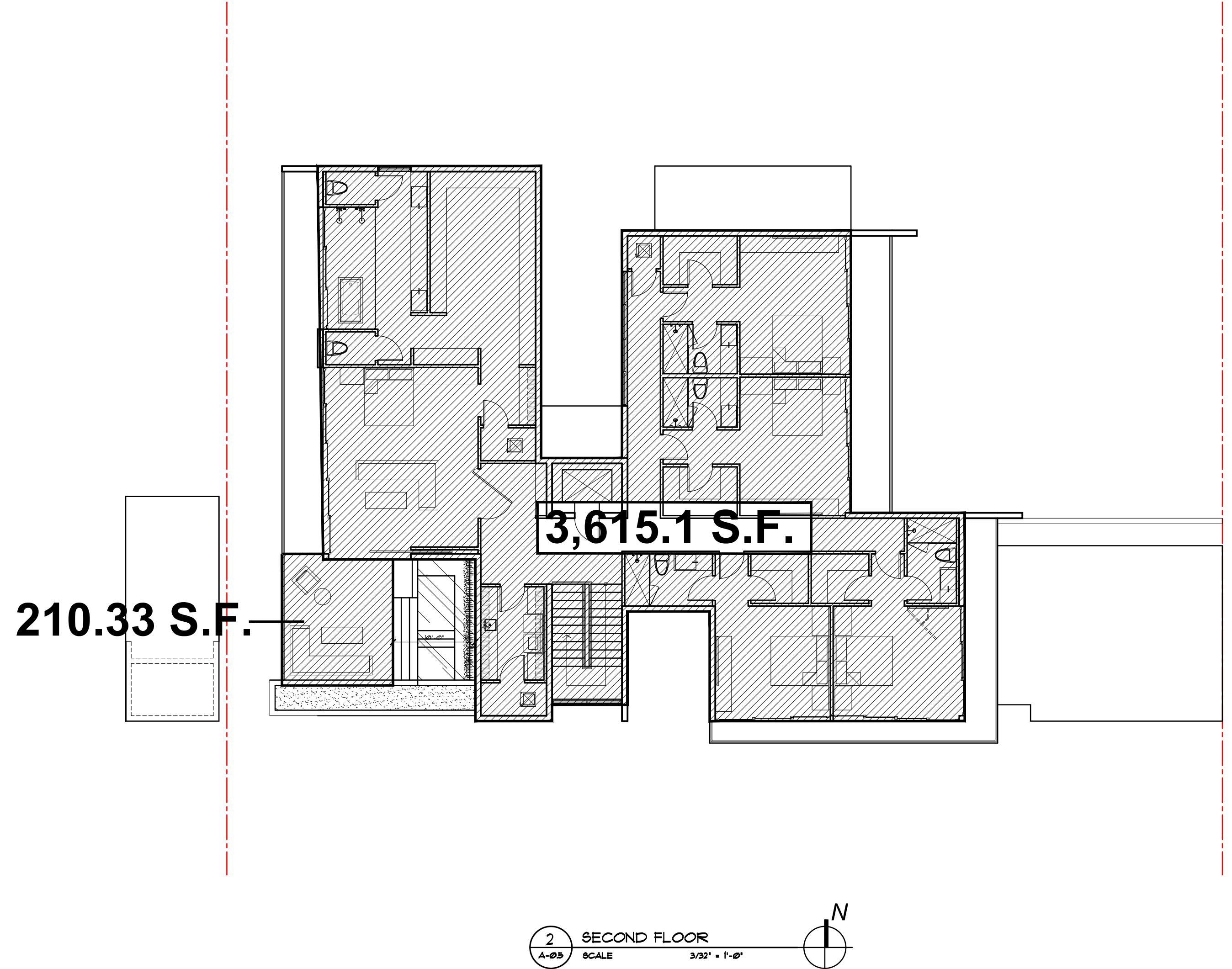
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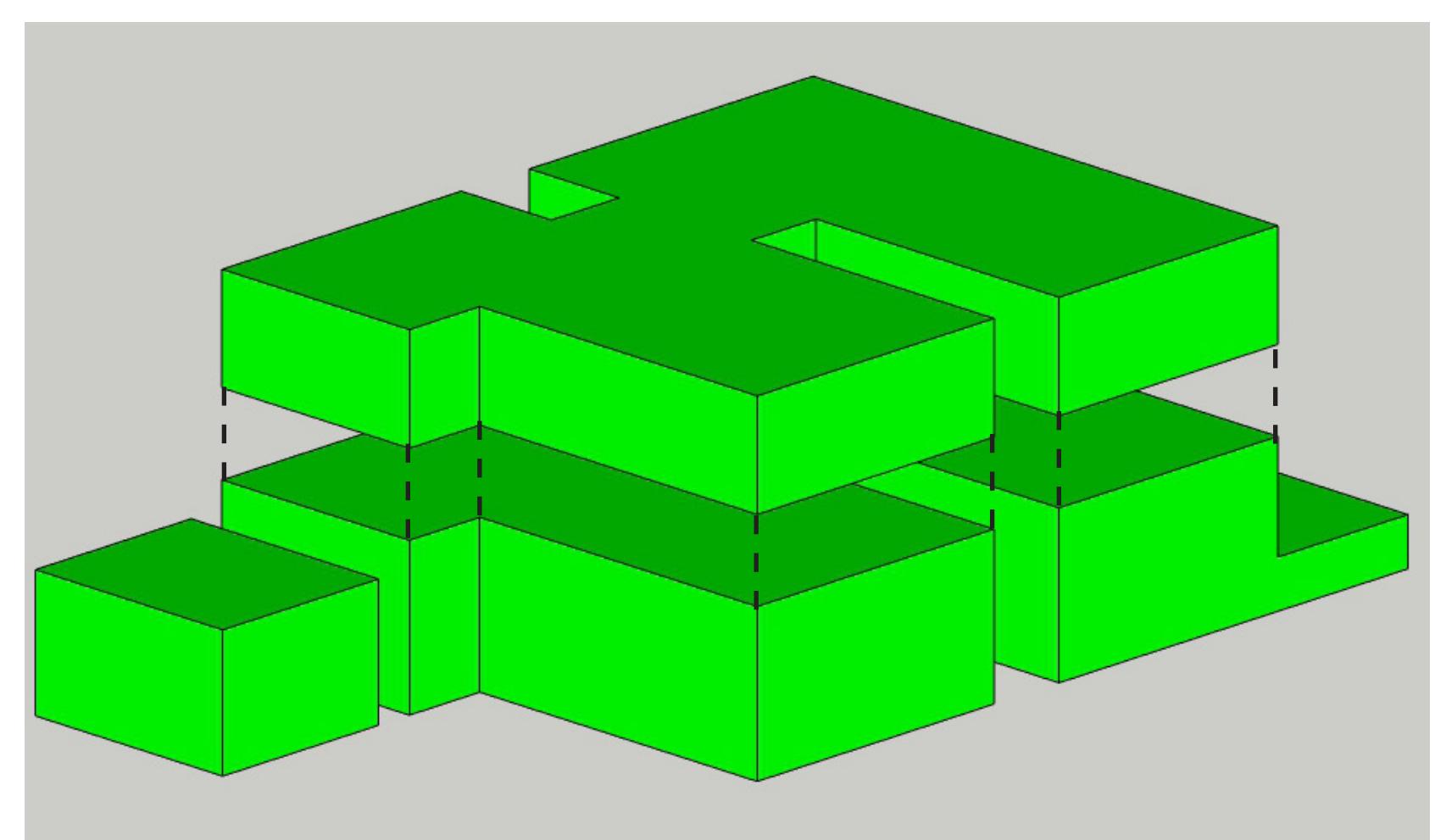
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SECOND / FIRST FLOOR RATIO :

LOT SIZE:	16,115 S.F.
FIRST FLOOR INCLUDING ADDITIONAL ROOF AREAS	4,491 S.F.
SECOND FLOOR INCLUDING AREA EXCEEDING 10' O.H.	3,825.43 S.F.
SECOND/FIRST FLOOR	(85.18%)

**WAIVER REQUESTED FOR 85.18% RATIO**



EXPLODED AXONOMETRIC DIAGRAM

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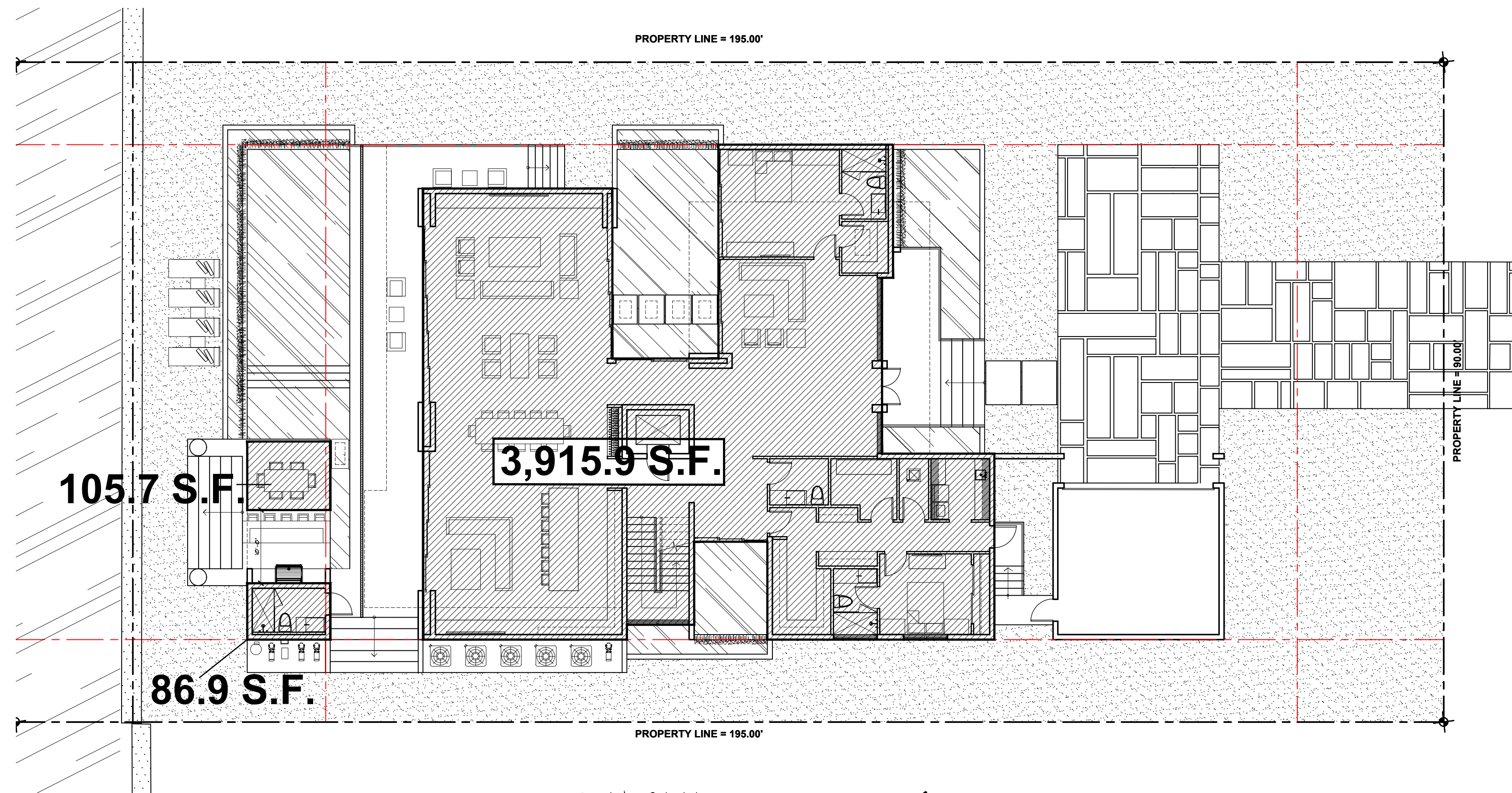
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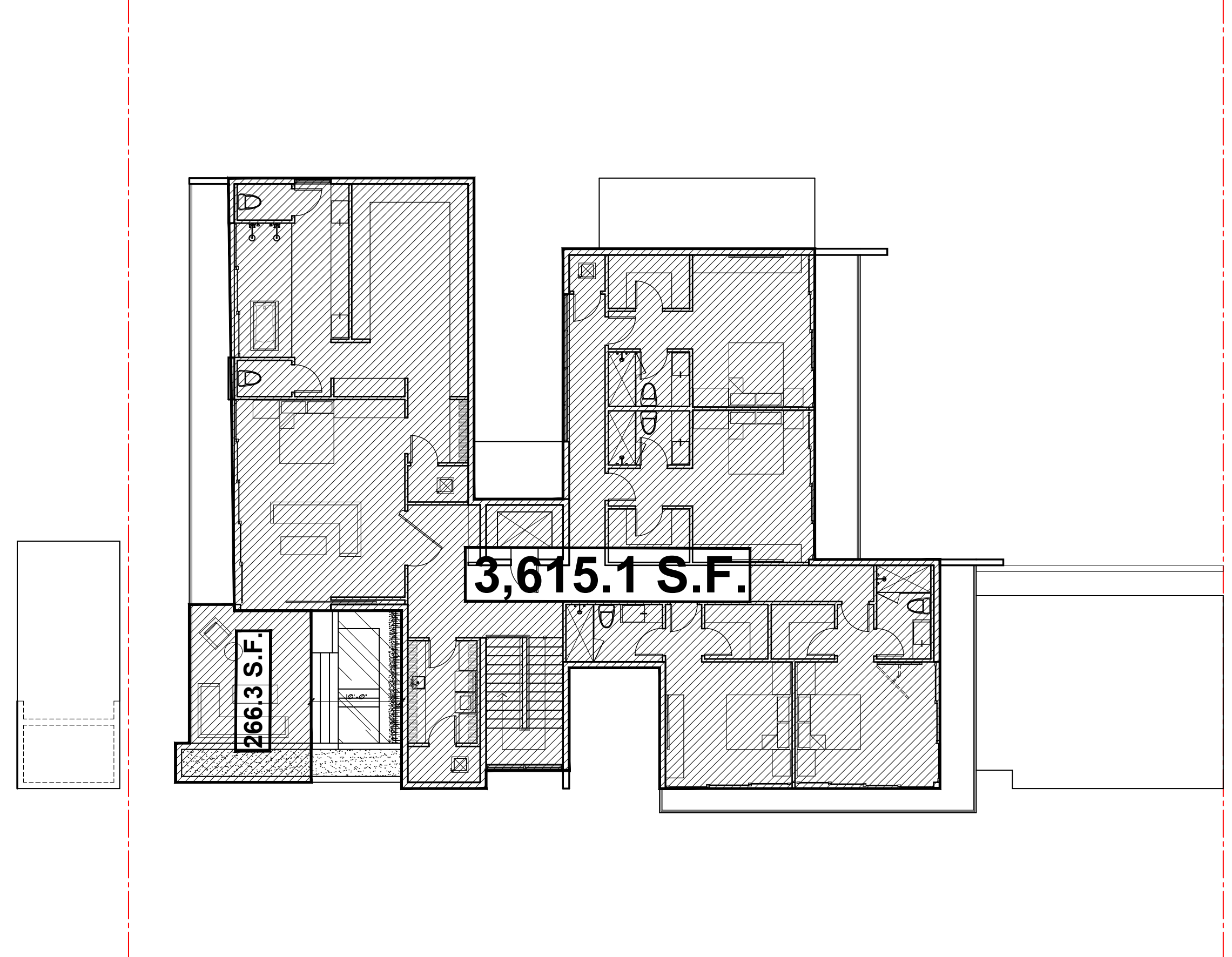
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1 FIRST FLOOR  
 A-03 SCALE 3/32" = 1'-0"



1 SECOND FLOOR  
 A-03 SCALE 3/32" = 1'-0"

UNIT SIZE :

LOT SIZE:	16,115 S.F.
FIRST FLOOR:	3,915.9 S.F.
CABANA:	86.9 S.F.
ROOF O.H. OVER 10' AT CABANA:	105.7 S.F.
SECOND FLOOR:	3,615.1 S.F.
ROOF O.H. AT 10' AT MASTER BALC.:	266.3 S.F.
TOTAL:	7,999.3 S.F.
	(49.58%)
UNIT / LOT SIZE	(50% MAX)

**CHOEFF LEVY FISCHMAN**  
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 8425 Biscayne Blvd, Suite 201  
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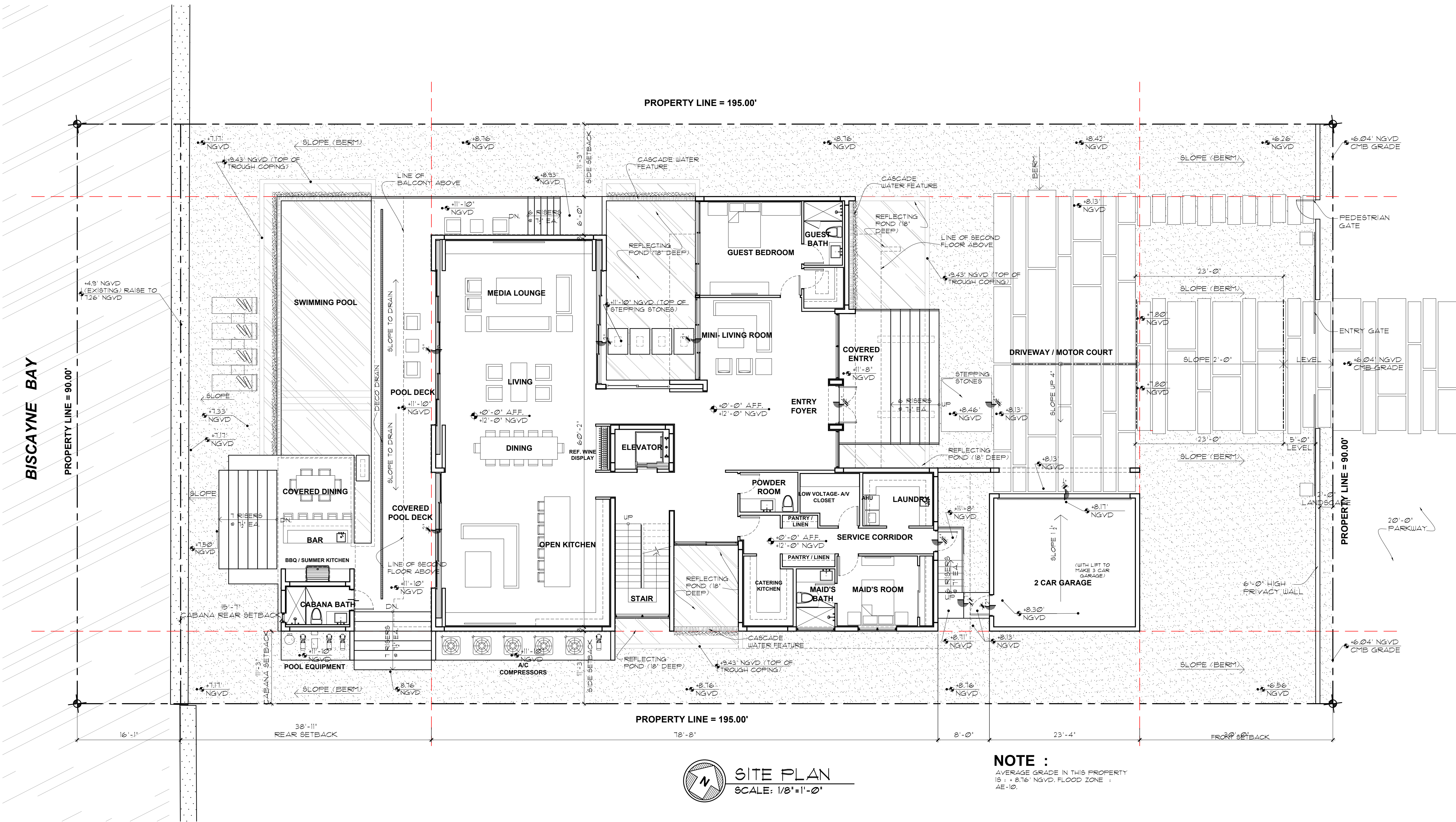
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**NOTES:**  
 FEMA BASE FLOOD ZONE: AE-10  
 FINISHED FIRST FLOOR: +12'-0" NGVD (FEMA +2')  
 AVERAGE GRADE: +6.04' NGVD



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**NOTE :**  
 AVERAGE GRADE IN THIS PROPERTY  
 IS + 6.16' NGVD, FLOOD ZONE :  
 AE-10.

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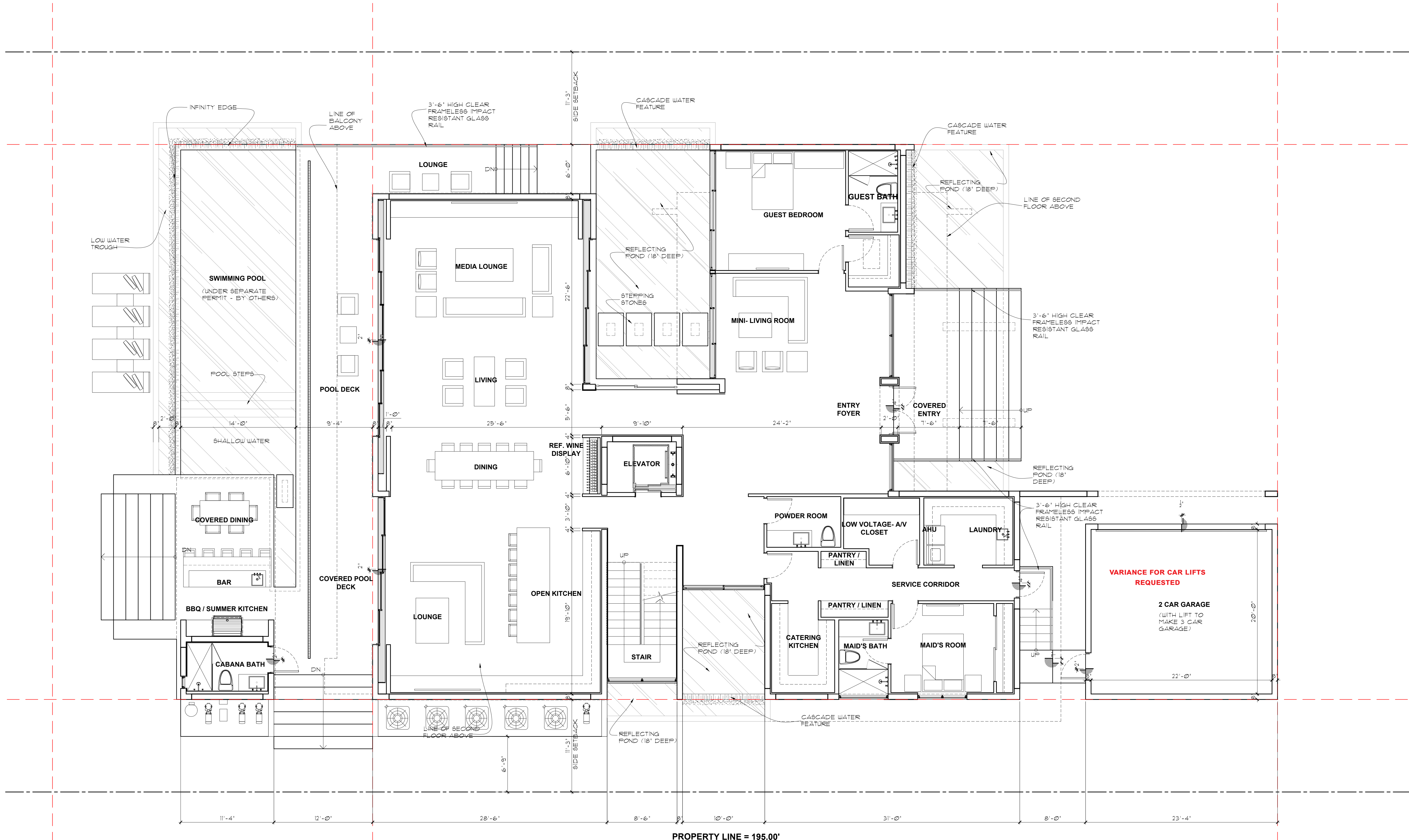
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PROPERTY LINE = 195.00'



PROPERTY LINE = 195.00'

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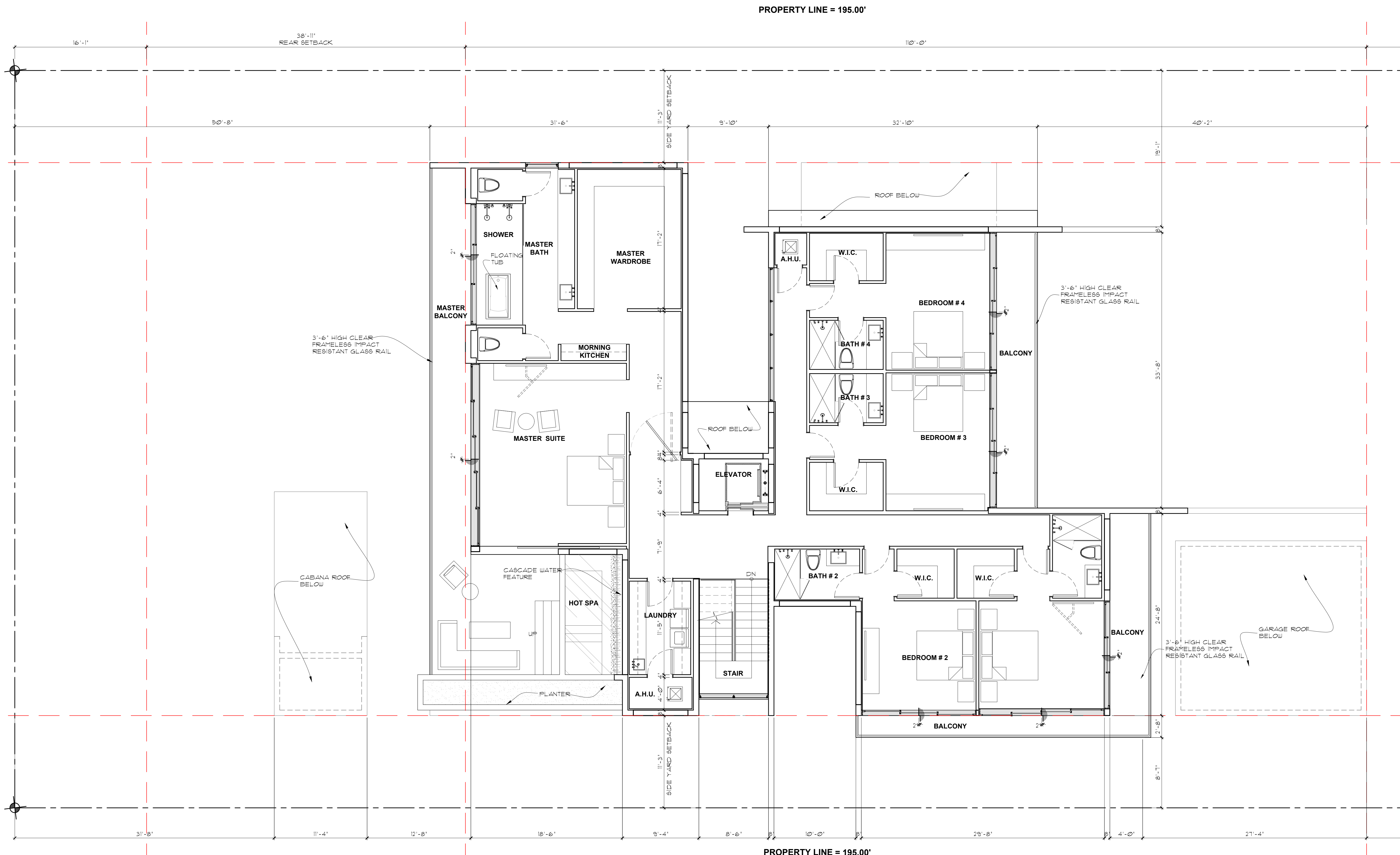
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PROPERTY LINE = 195.00'

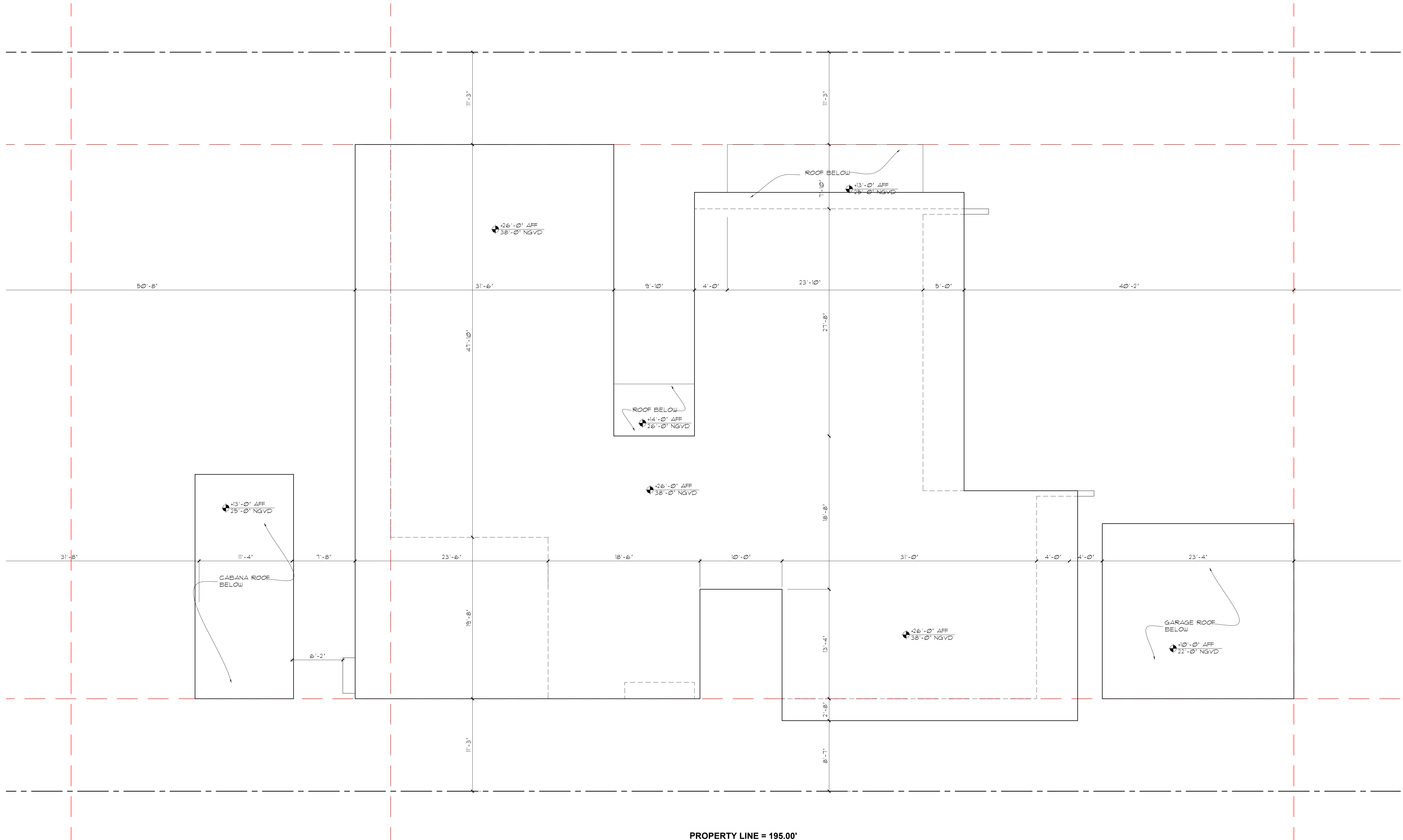
PROPERTY LINE = 195.00'

**SECOND FLOOR PLAN**  
SCALE: 3/16"=1'-0"

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PROPERTY LINE = 195.00'



PROPERTY LINE = 195.00'

 **ROOF PLAN**  
SCALE: 3/16"=1'-0"

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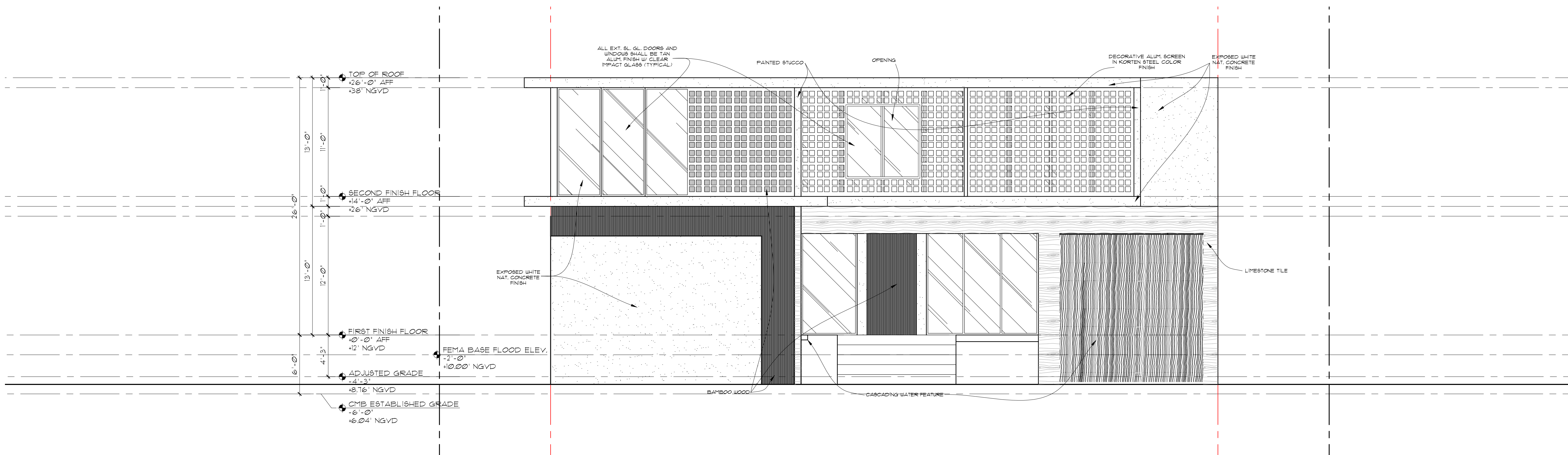
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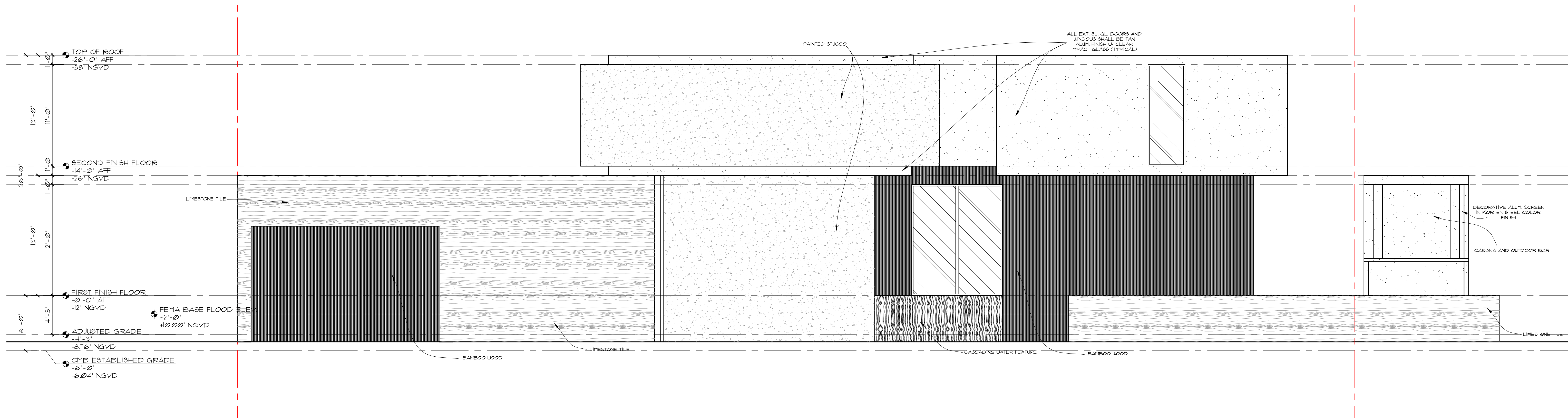
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**NOTE:**  
ALL FENCES, GATES, AND PERIMETER WALLS SHALL BE MEASURED FROM GRADE.



**FRONT ELEVATION (NORTH-EAST)**  
SCALE: 3/16"=1'-0"



**SIDE ELEVATION (NORTH-WEST)**  
SCALE: 3/16"=1'-0"

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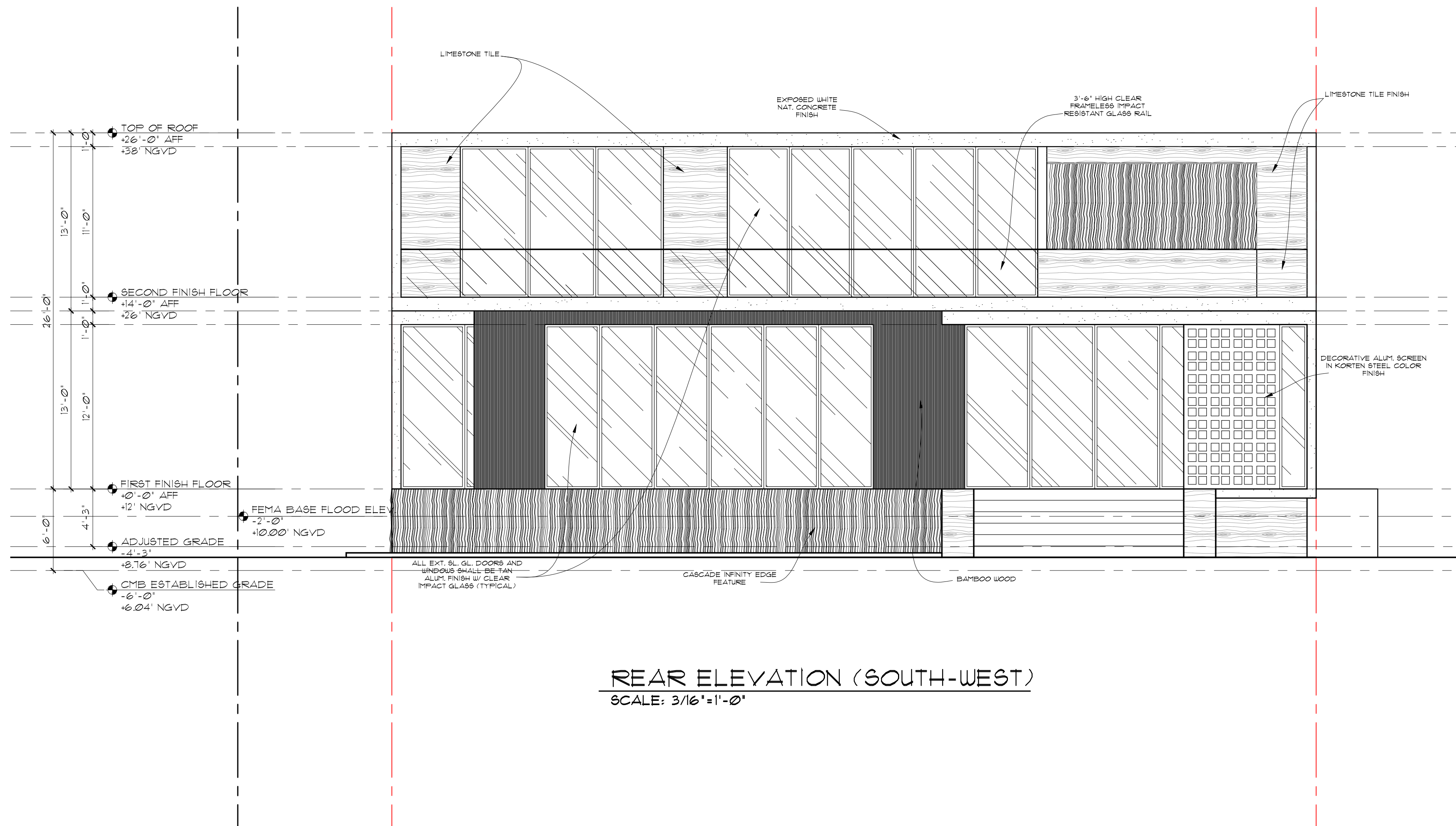
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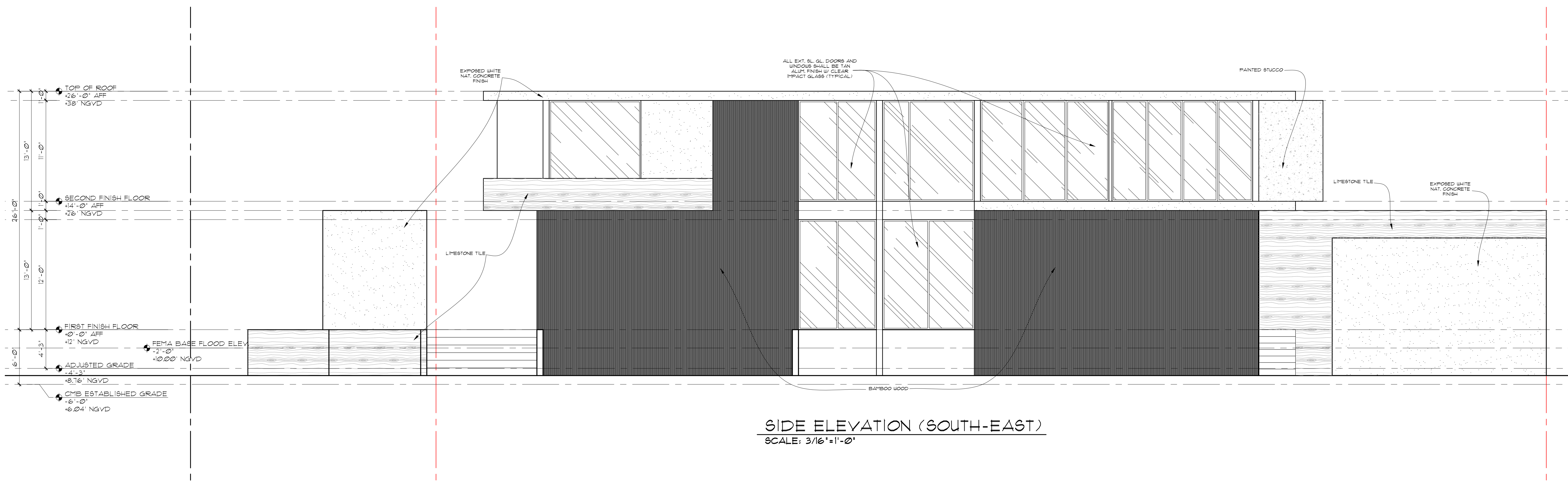
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REAR ELEVATION (SOUTH-WEST)  
SCALE: 3/16"=1'-0"

NOTE:  
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SIDE ELEVATION (SOUTH-EAST)  
SCALE: 3/16"=1'-0"

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**NORTH-EAST  
ELEVATION**

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

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

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**SOUTH-EAST  
ELEVATION**



**SOUTH-WEST  
ELEVATION**

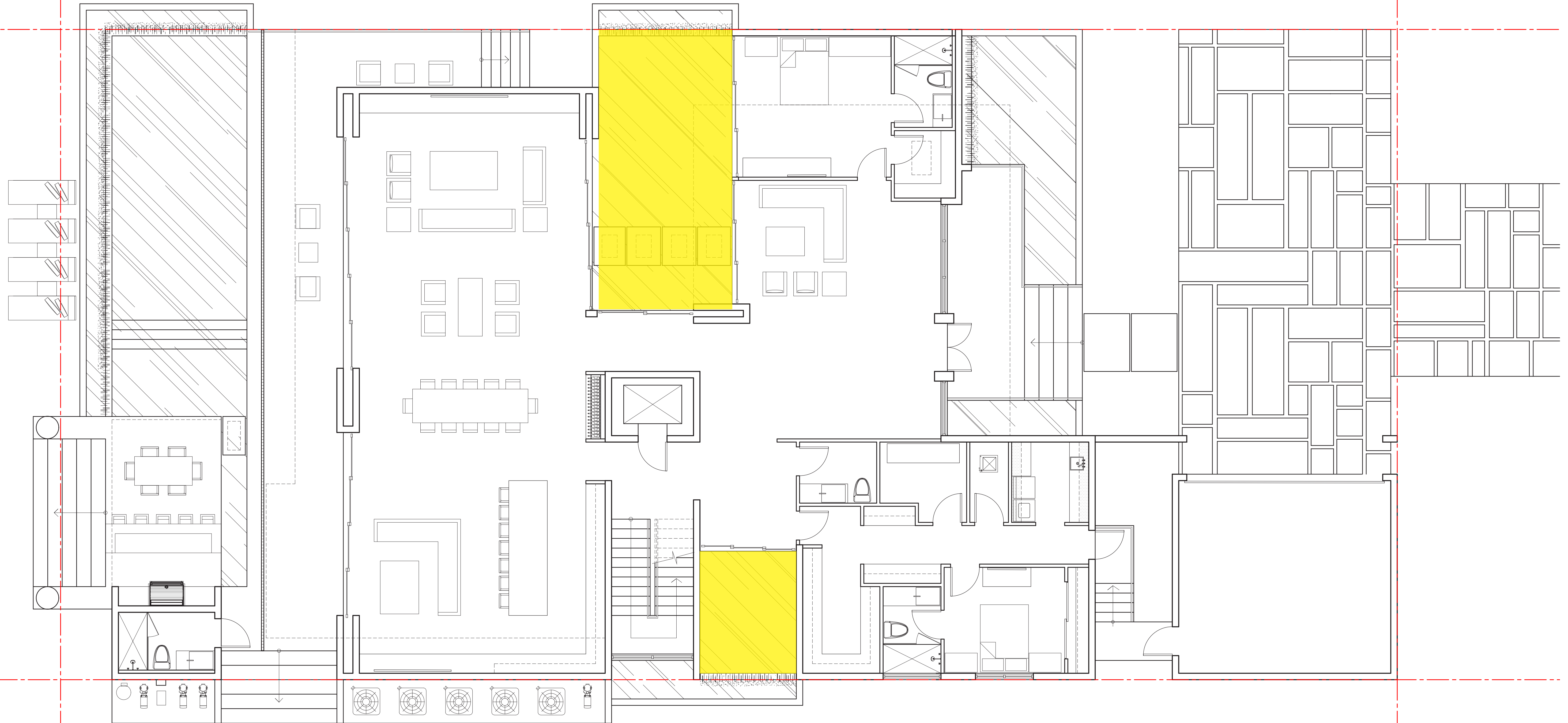




**NORTH-WEST  
ELEVATION**

PROPERTY LINE = 195.00'

WAIVER #1 REQUESTED



WAIVER #2 REQUESTED

PROPERTY LINE = 195.00'

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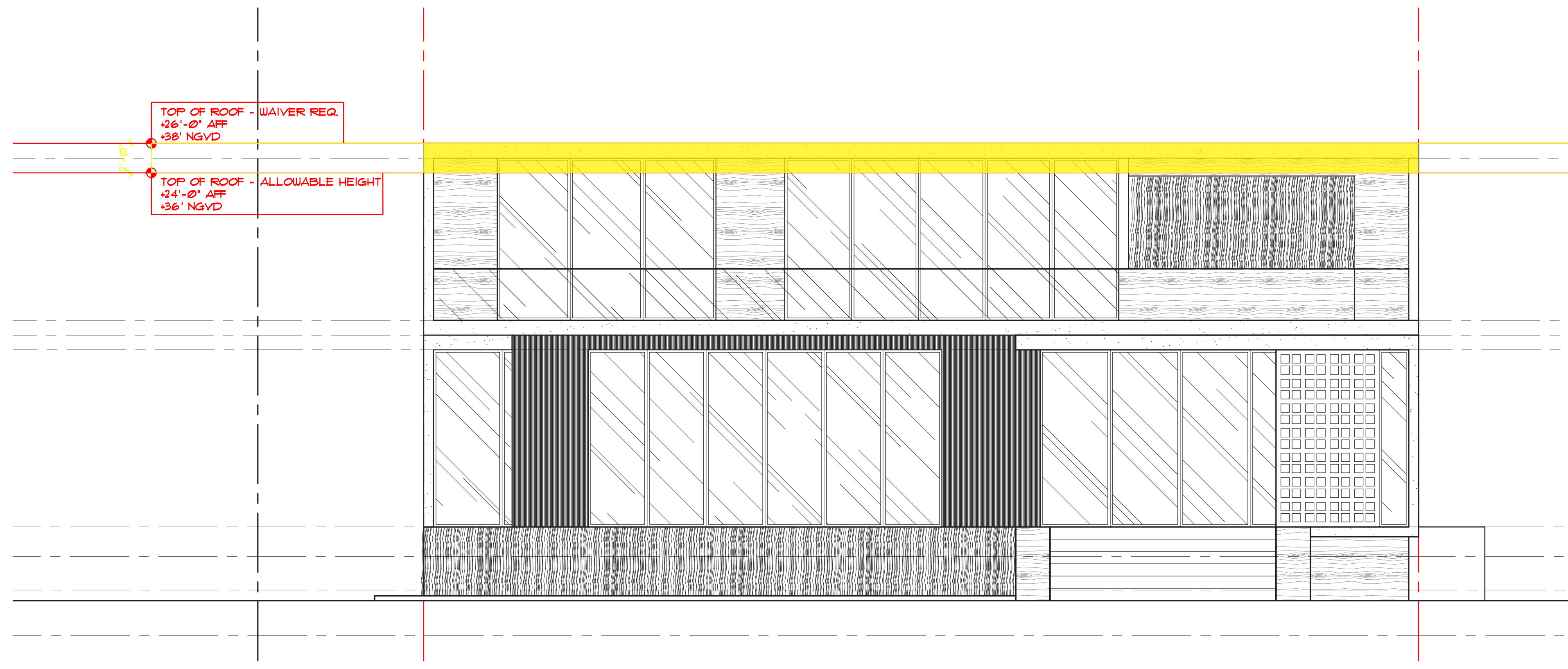
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FRONT ELEVATION - WAIVER DIAGRAM  
SCALE: 3/16"=1'-0"



BACK ELEVATION - WAIVER DIAGRAM  
SCALE: 3/16"=1'-0"

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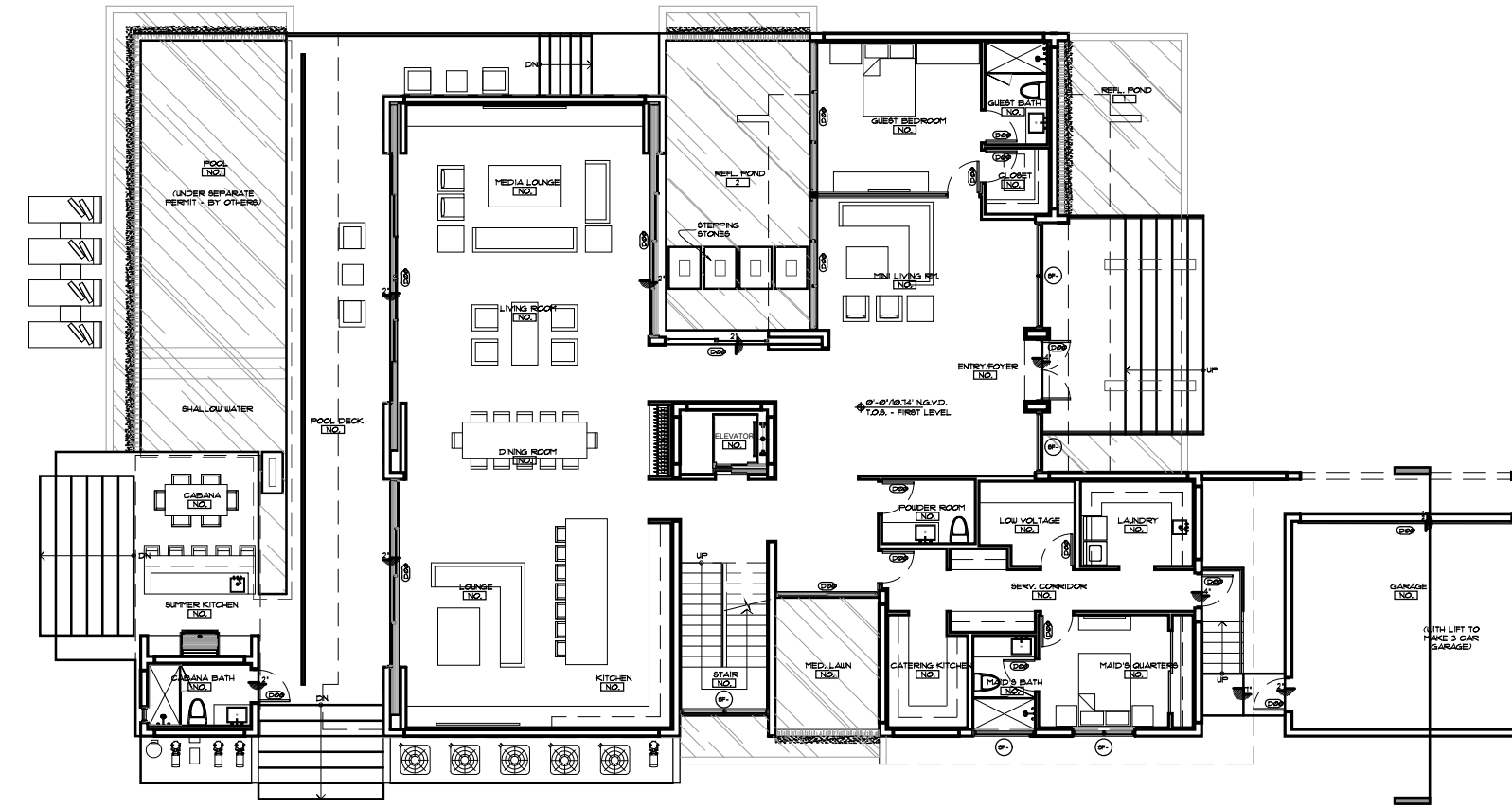
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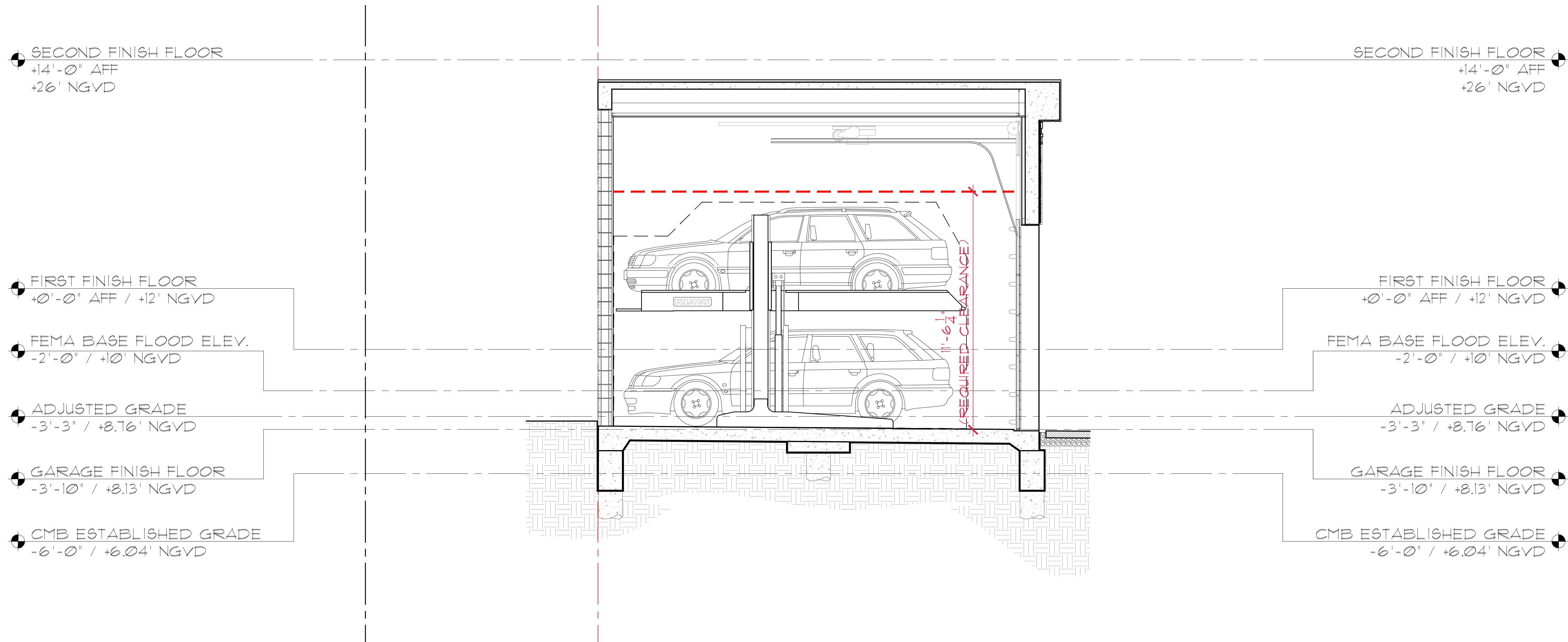
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LOCATION  
SCALE: NTS



SECTION DIAGRAM  
SCALE: 3/8" = 1'-0"

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NORTH AXON



EAST AXON



SOUTH AXON



WEST AXON



**FRONT RENDERING**



**BACK RENDERING**