

REQUEST FOR DRB APPROVAL FOR:
KARPOV RESIDENCE #2

FINAL SUBMITTAL
MAY 07, 2019 AGENDA

320 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139
(WEST PARCEL)



CLIENT

ILYA KARPOV

ARCHITECT

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LANDSCAPE ARCHITECT

L AND LANDSCAPE ARCHITECTURE
2610 NORTH MIAMI AVENUE
MIAMI, FLORIDA 33127
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LOCATION MAP
SCALE: N.T.S.

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ARCHITECTURAL

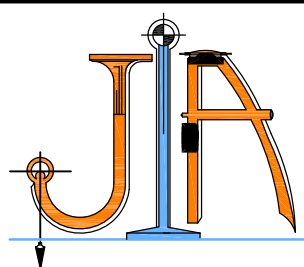
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JOHN IBARRA & ASSOCIATES, INC.

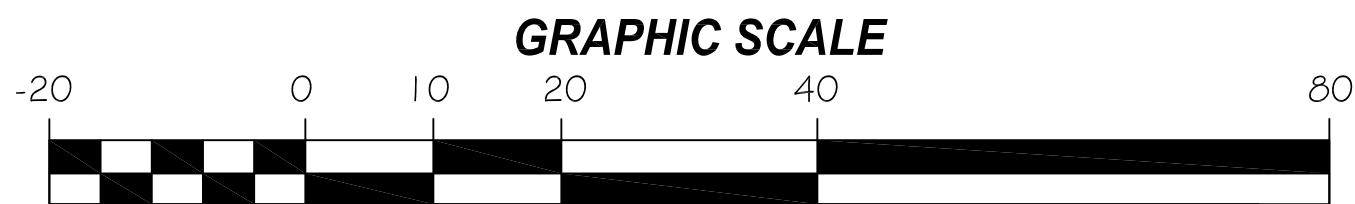
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

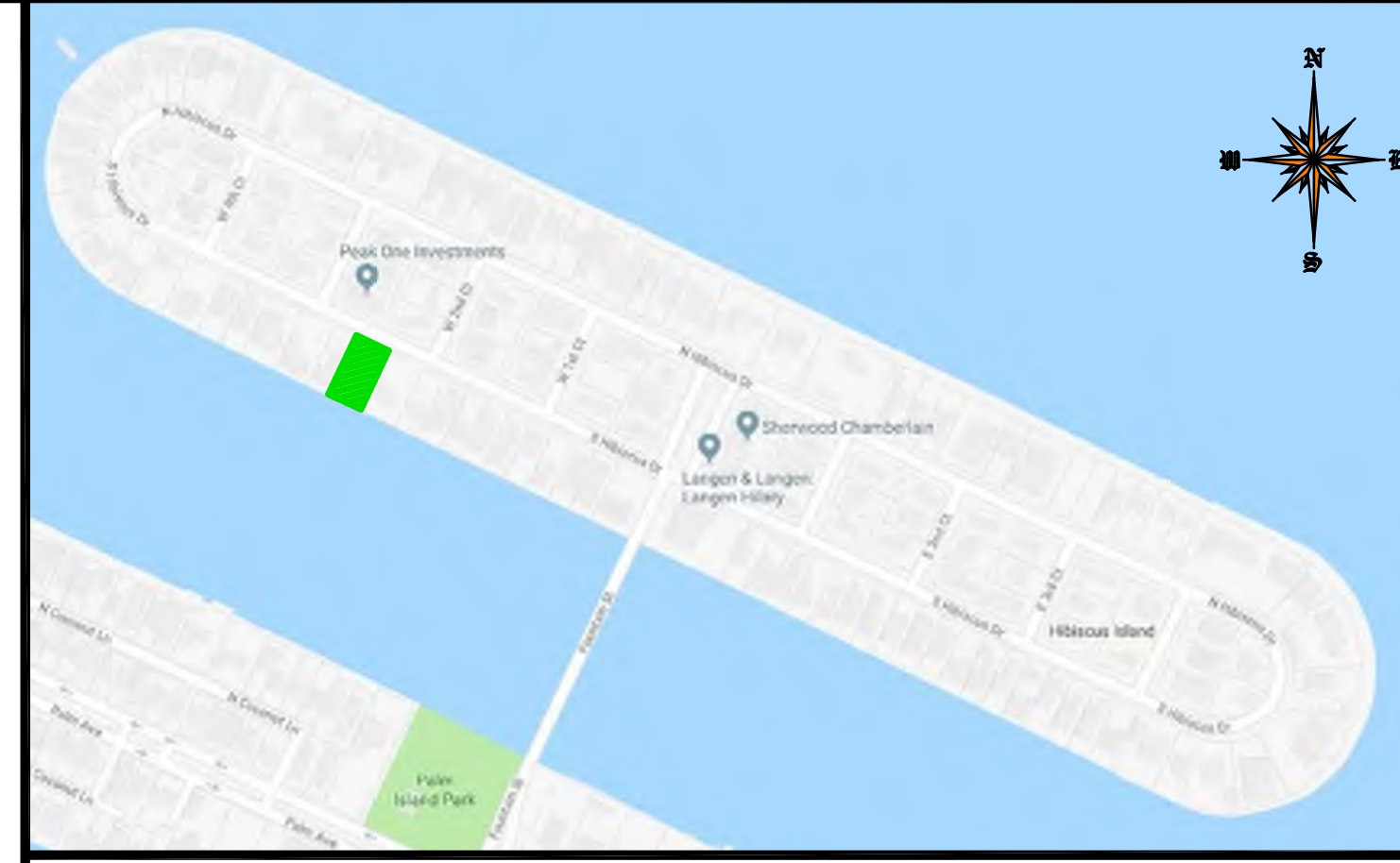
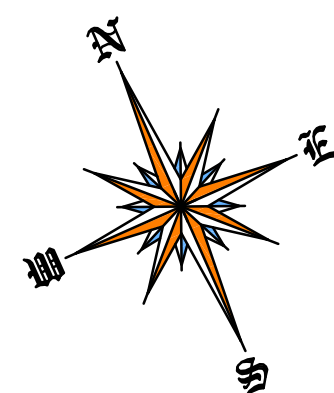
4851 TAMiami TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY PROPOSED LOT 2



(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:

320 S. HIBISCUS DRIVE
MIAMI BEACH, FL 33139
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 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.

ABBREVIATIONS

A	= ARC
A/C	= AIR CONDITIONER PAD
A/E	= ANCHOR EASEMENT
A/R	= ALUMINUM ROOF
A/S	= ALUMINUM SHED
ASPH	= ASPHALT
B.C.	= BLOCK CORNER
B/DG	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
D	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.O.D.	= FOUND MAIL BOX
FT.	= FEET
F.N.P.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
H.A.E.G.	= HIGHWAY AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MAIL BOX
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
OS	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
P.W.T.	= PLANTER
PL	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
P.W.Y.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R.W.	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
R.D.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
T.B.	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
C	= CENTER LINE
Δ	= DELTA

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. IT 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 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.
- 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 FIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 10 FEET.
COMMUNITY: 120651
PANEL: 0316
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, 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 # 7006
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 GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # CMB HB 01 ; ELEVATION IS 5.62 FEET OF N.G.V.D. OF 1929.

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

BY:  12/04/2018
JOHN IBARRA (DATE OF FIELD WORK)

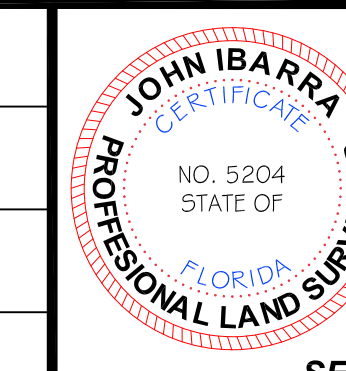
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

LEGEND

—O—H	= OVERHEAD UTILITY LINES
—X—X—X—X—	= CONCRETE BLOCK WALL
—X—X—X—X—	= CHAIN LINK FENCE
—O—O—O—O—	= IRON FENCE
—H—H—H—H—	= WOOD FENCE
—H—H—H—H—	= BUILDING SETBACK LINE
—H—H—H—H—	= UTILITY EASEMENT
—H—H—H—H—	= LIMITED ACCESS R/W
—H—H—H—H—	= NON-VEHICULAR ACCESS R/W
—H—H—H—H—	= EXISTING ELEVATIONS
—H—H—H—H—	= EXISTING ELEVATIONS

DRAWN BY:	KEVIN
FIELD DATE:	12/04/2018
SURVEY NO:	18-003863-1
SHEET:	1 OF 1



JOHN IBARRA
CERTIFICATE
NO. 5204
STATE OF
FLORIDA
PROFESSIONAL LAND SURVEYOR
L.B.# 7806 SEAL



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 SORROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





SUBJECT PROPERTY 1 (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 4

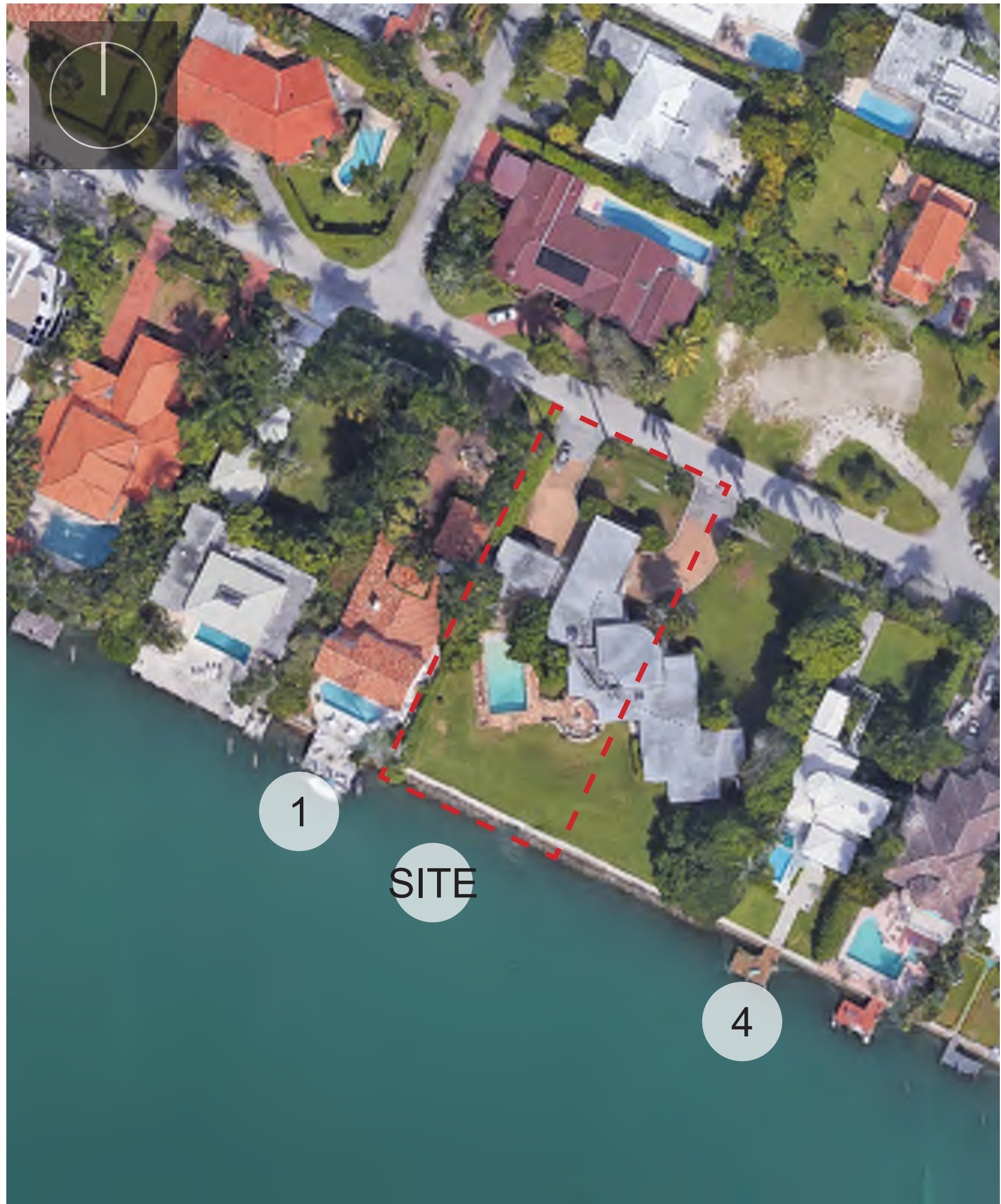


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





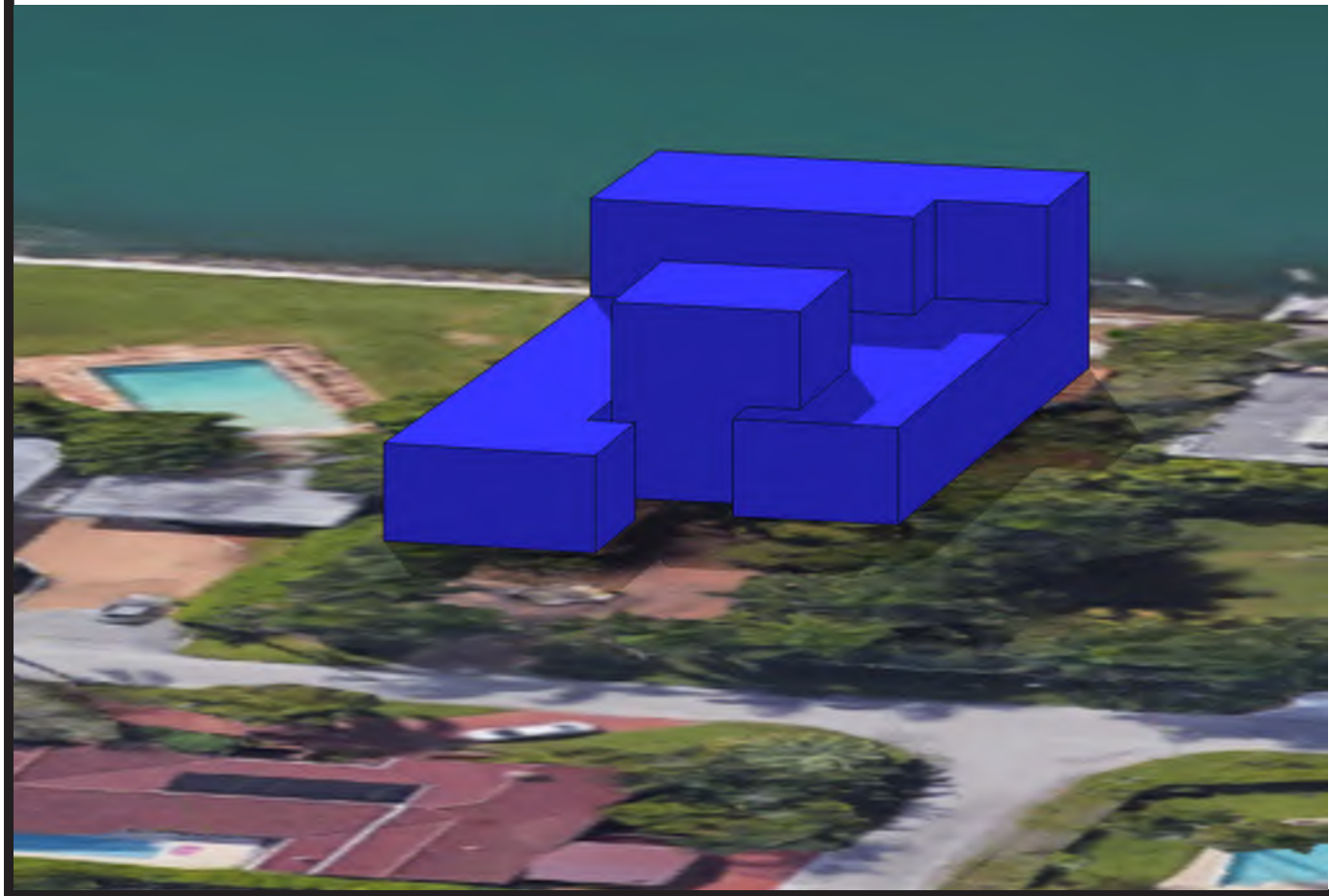
LOCATION MAP



MASSING STUDIES

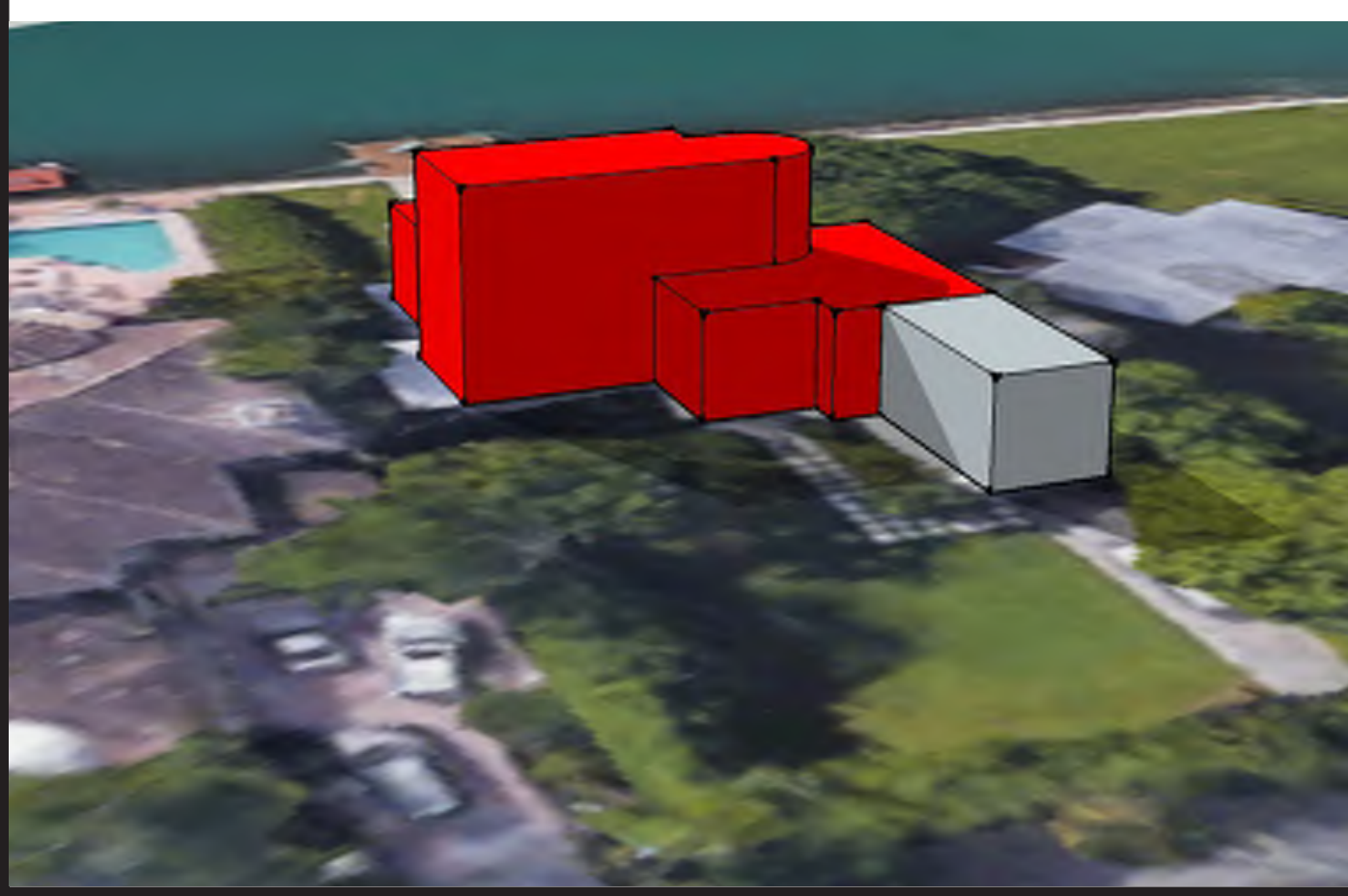
RESIDENCE 1

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%



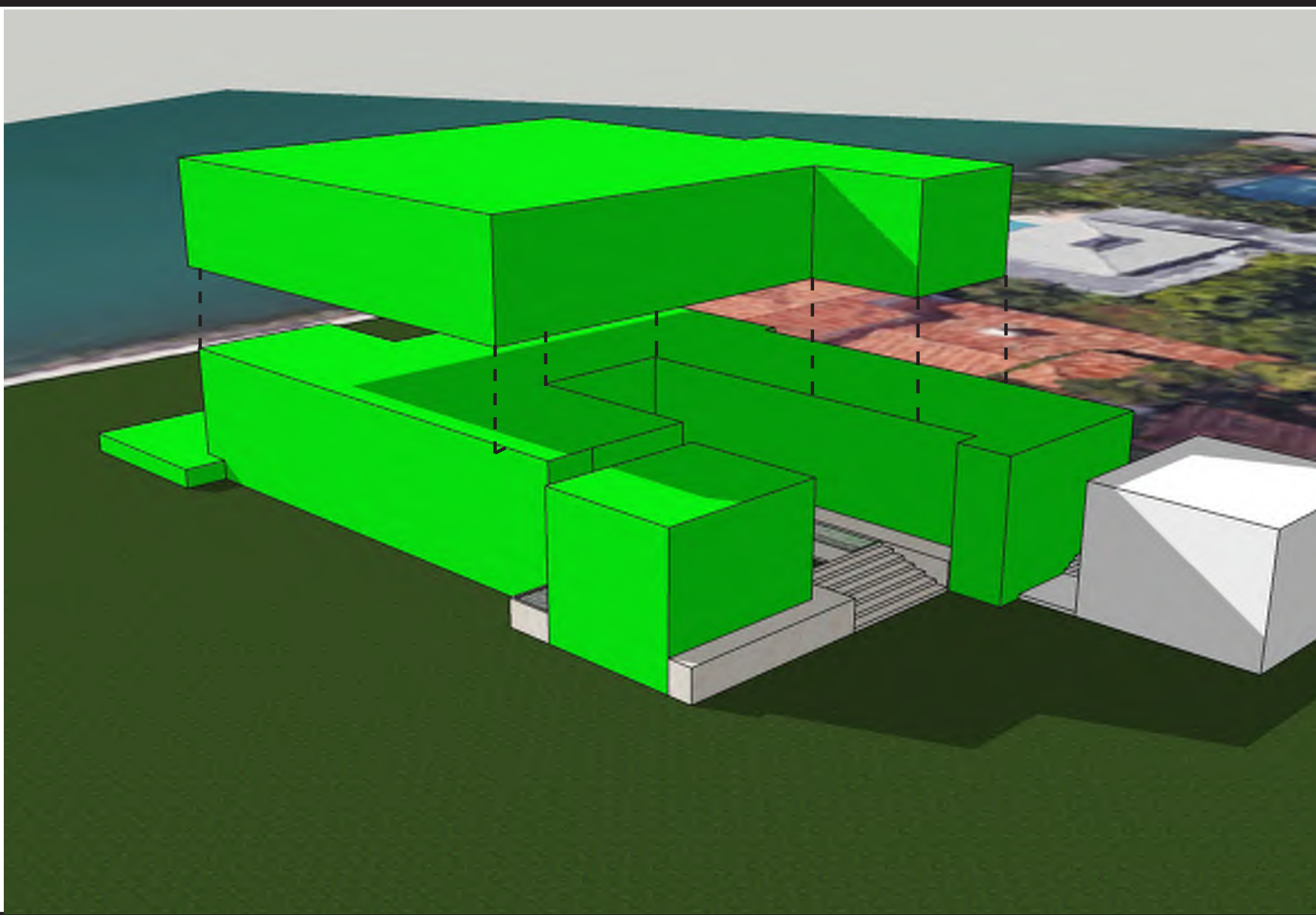
RESIDENCE 4

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. (West Parcel), 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):	8.76' NGVD	Free board:	+2' (+12' NGVD)	
7	Lot Area:	16,083 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:					

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.

1853

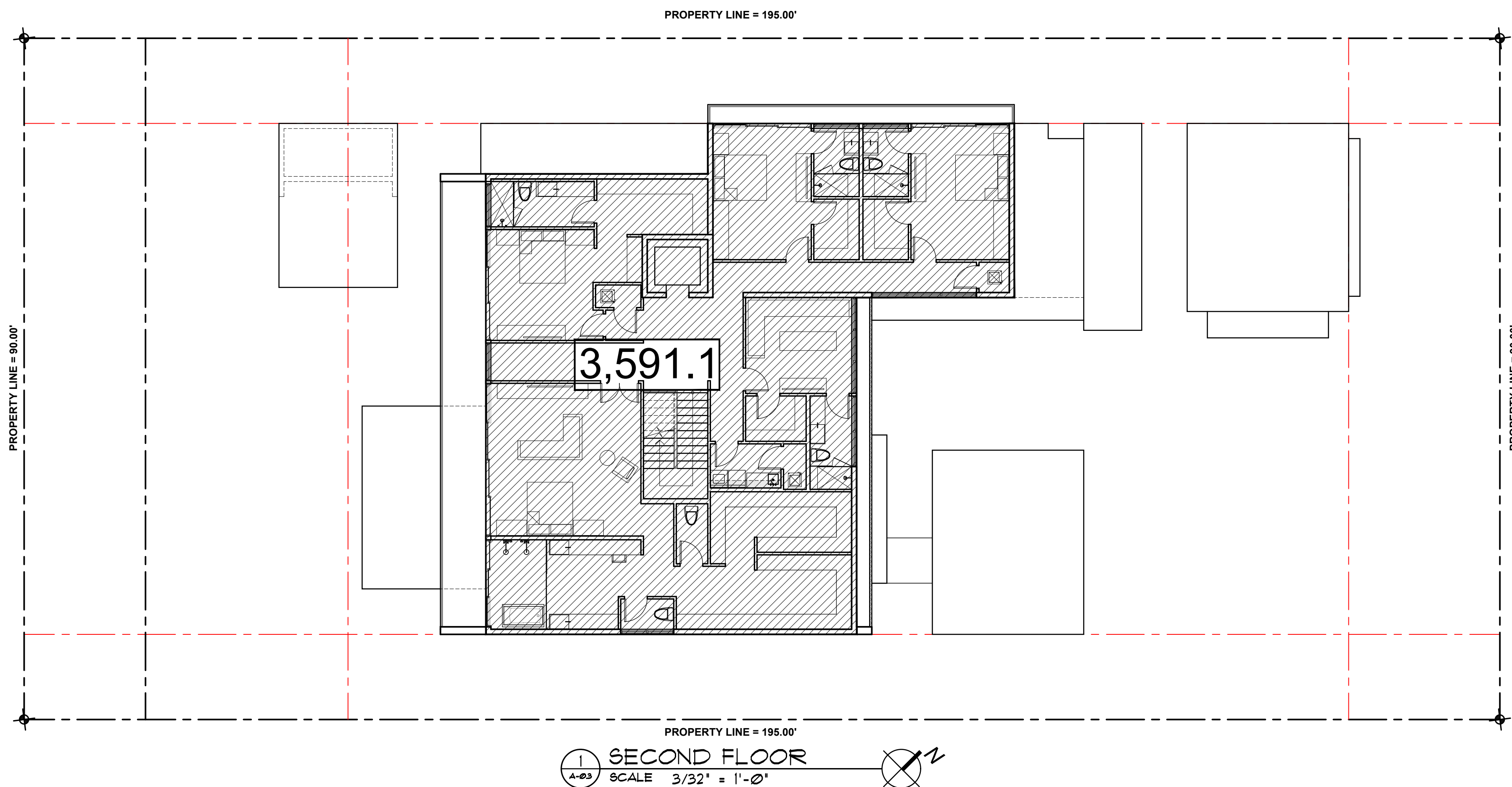
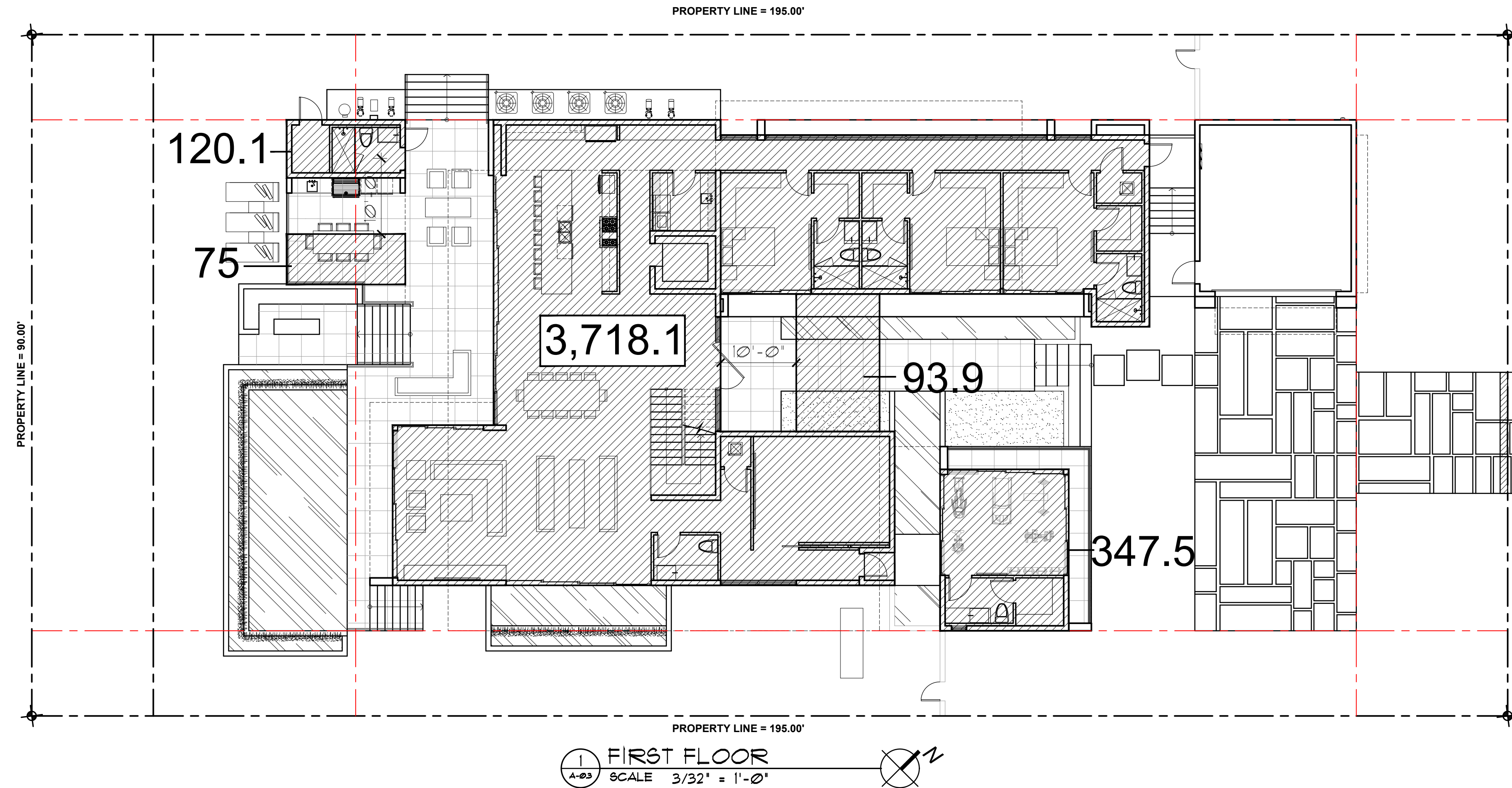
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11 / 15 / 2018

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MARCH 11, 2019



UNIT SIZE :

LOT SIZE:	16,096 S.F.
FIRST FLOOR	3,718.1 S.F.
GYM	347.5 S.F.
CABANA BATH	120.1 S.F.
CABANA O.H.	75.0 S.F.
ENTRY O.H.	93.9 S.F.
SECOND FLOOR	3,591.1 S.F.
TOTAL	7,945.7 S.F.
UNIT / LOT SIZE	49.36% (50% MAX)

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

seal

Ralph Choeff
registered architect
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AA26003009

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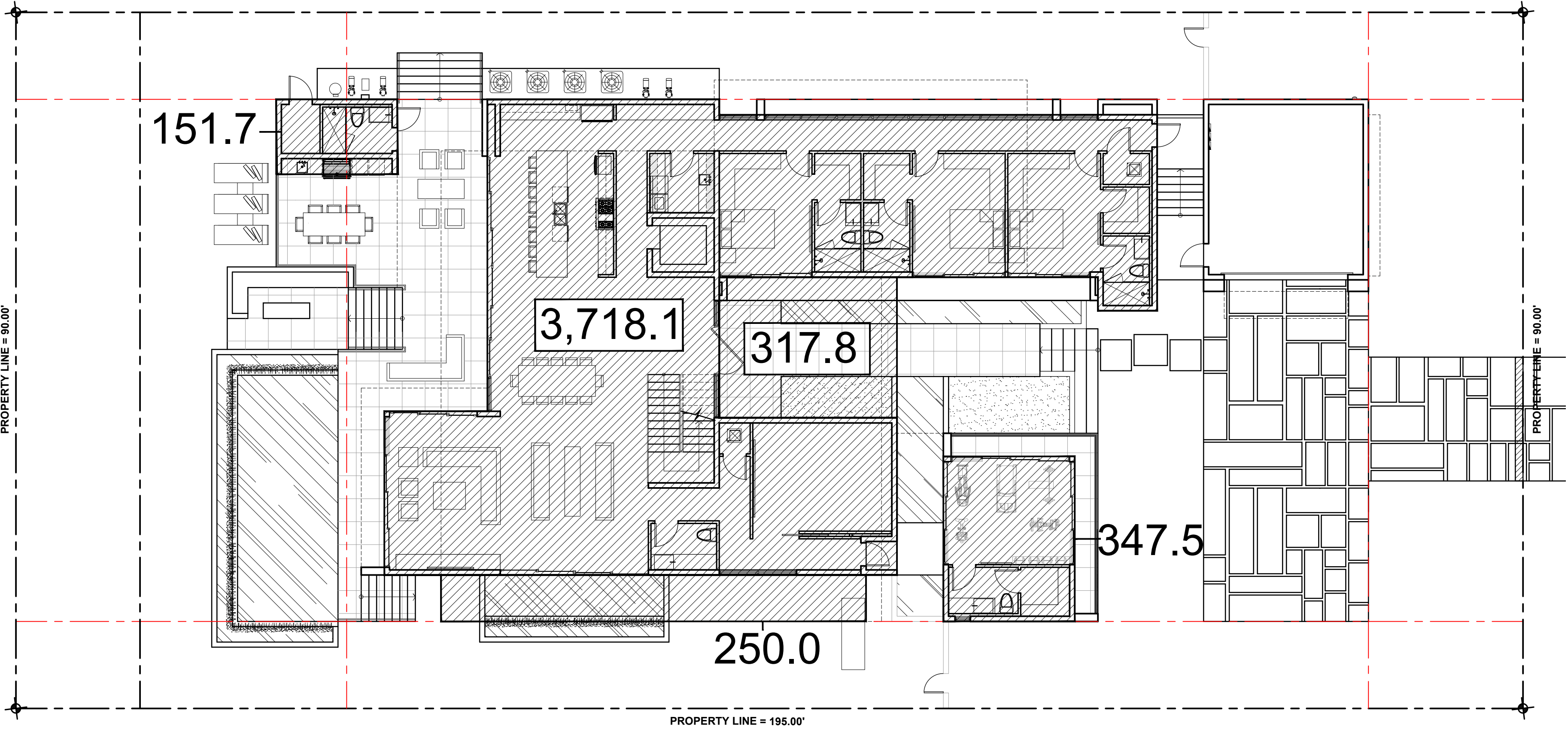
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MARCH 11, 2019

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LOT COVERED (FOOTPRINT) :

LOT SIZE:	16,096 S.F.
FIRST FLOOR	3,718.1 S.F.
GYM	347.5 S.F.
CABANA	151.7 S.F.
ENTRY (3 CONTINGENT WALLS)	317.8 S.F.
SECOND FLOOR LIVABLE SPACE O.H.	250.0 S.F.
TOTAL	4,725.1 S.F.
LOT COVERAGE / LOT SIZE	29.12% (30% MAX)



1 FIRST FLOOR
SCALE 3/32" = 1'-0"
4-03

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

seal

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revised:

sheet no.

A-2.1

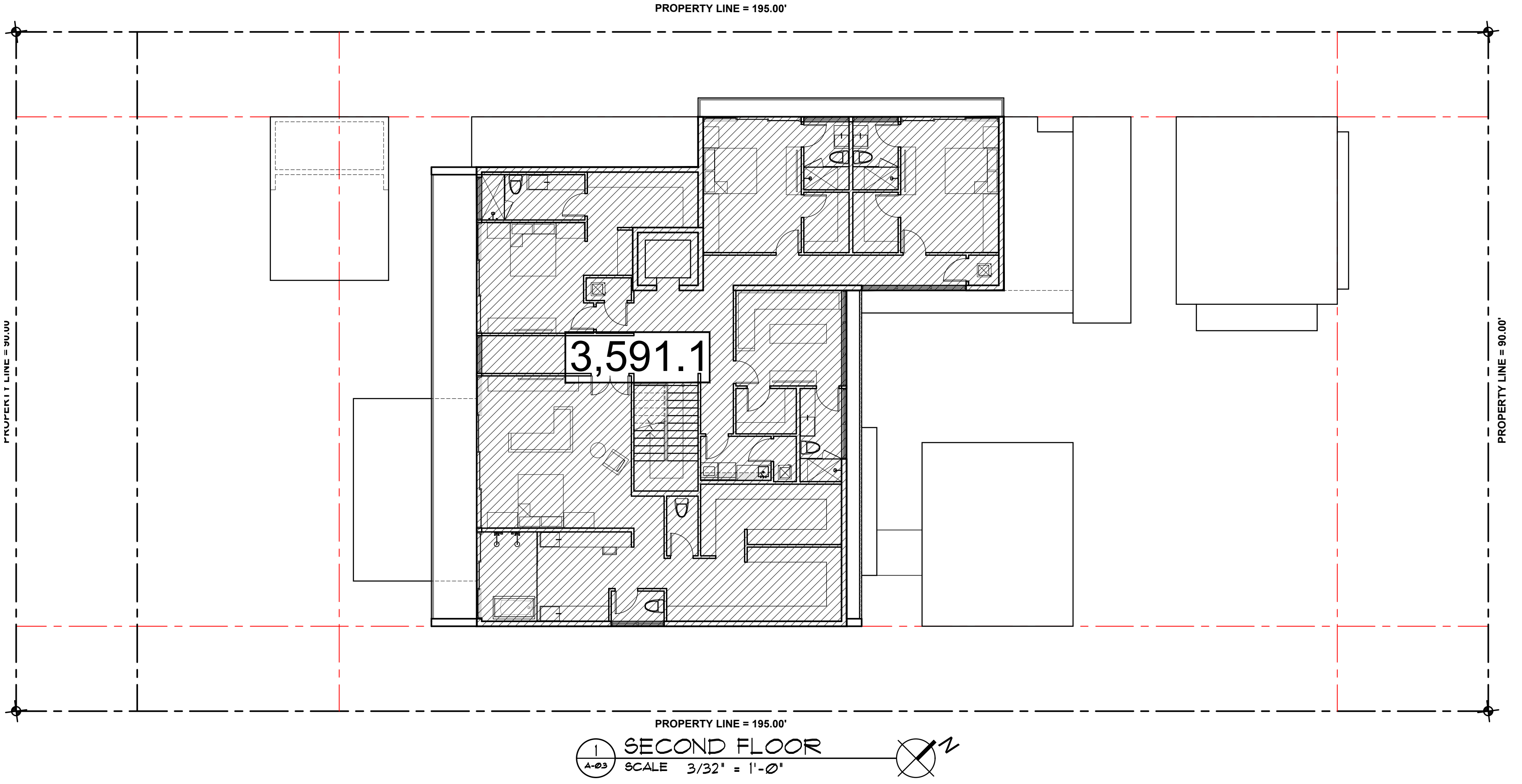
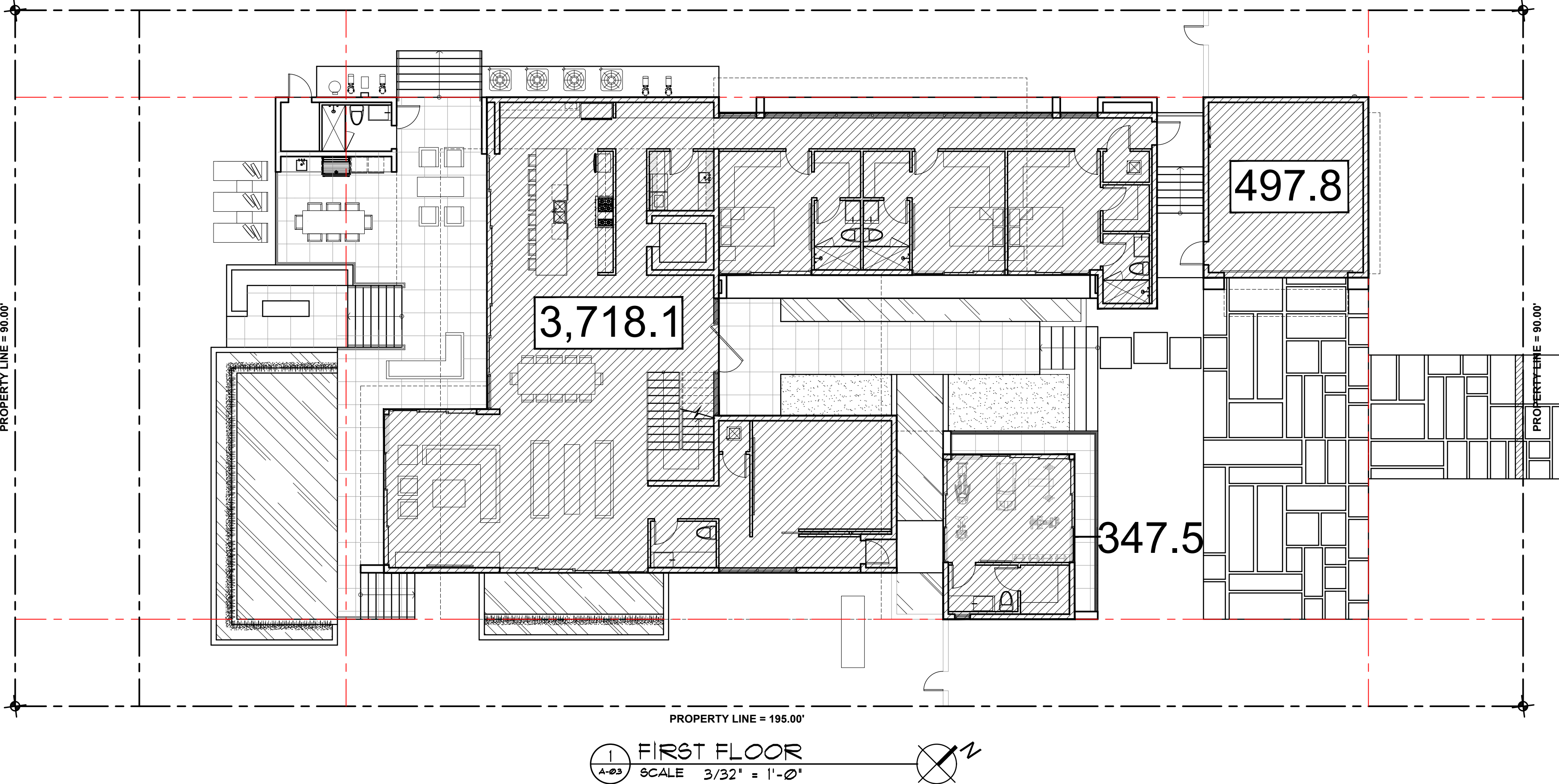
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SECOND / FIRST FLOOR RATIO :

LOT SIZE:	16,036 S.F.
FIRST FLOOR INCLUDING ADDITIONAL ROOF AREAS	4,215.9 S.F.
GYM	347.5 S.F.
SECOND FLOOR	3,591.1 S.F.
SECOND FLOOR IS	78.76% (70% MAX)

WAIVER REQUESTED
FOR 78.76% RATIO

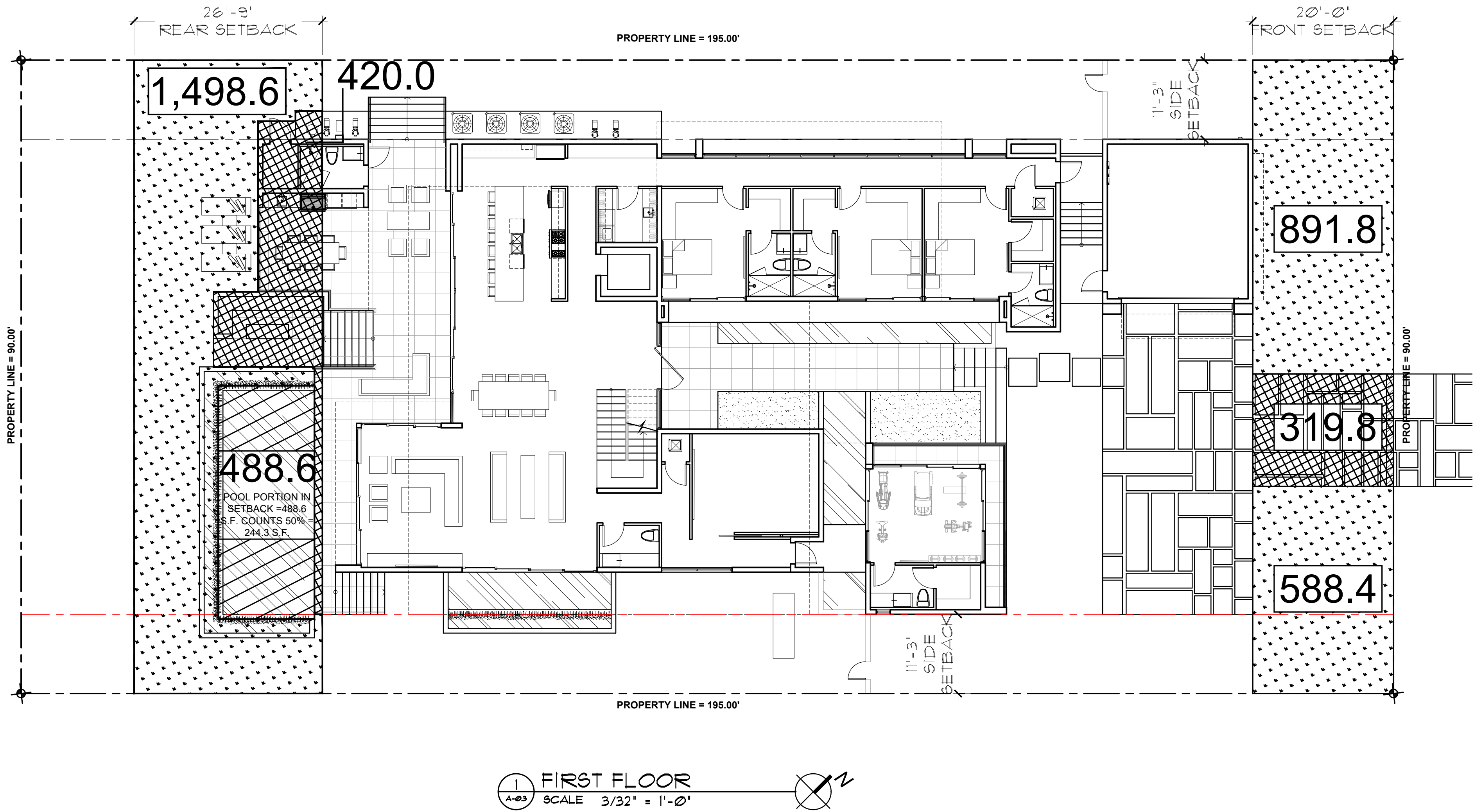


FRONT YARD CALCULATIONS

AREA:	1,200 S. F.	100%
IMPERVIOUS AREA:	319.8 S. F.	17.8 %
PERVIOUS AREA:	1,480.2 S. F.	82.2% (50% MIN.)

REAR YARD CALCULATIONS

AREA:	2,407.5 S. F.	100 %
IMPERVIOUS AREA:	664.3 S. F.	27.9 %
PERVIOUS AREA:	1,736.2 S. F.	72.1 % (70%MIN.)



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MARCH 11, 2019

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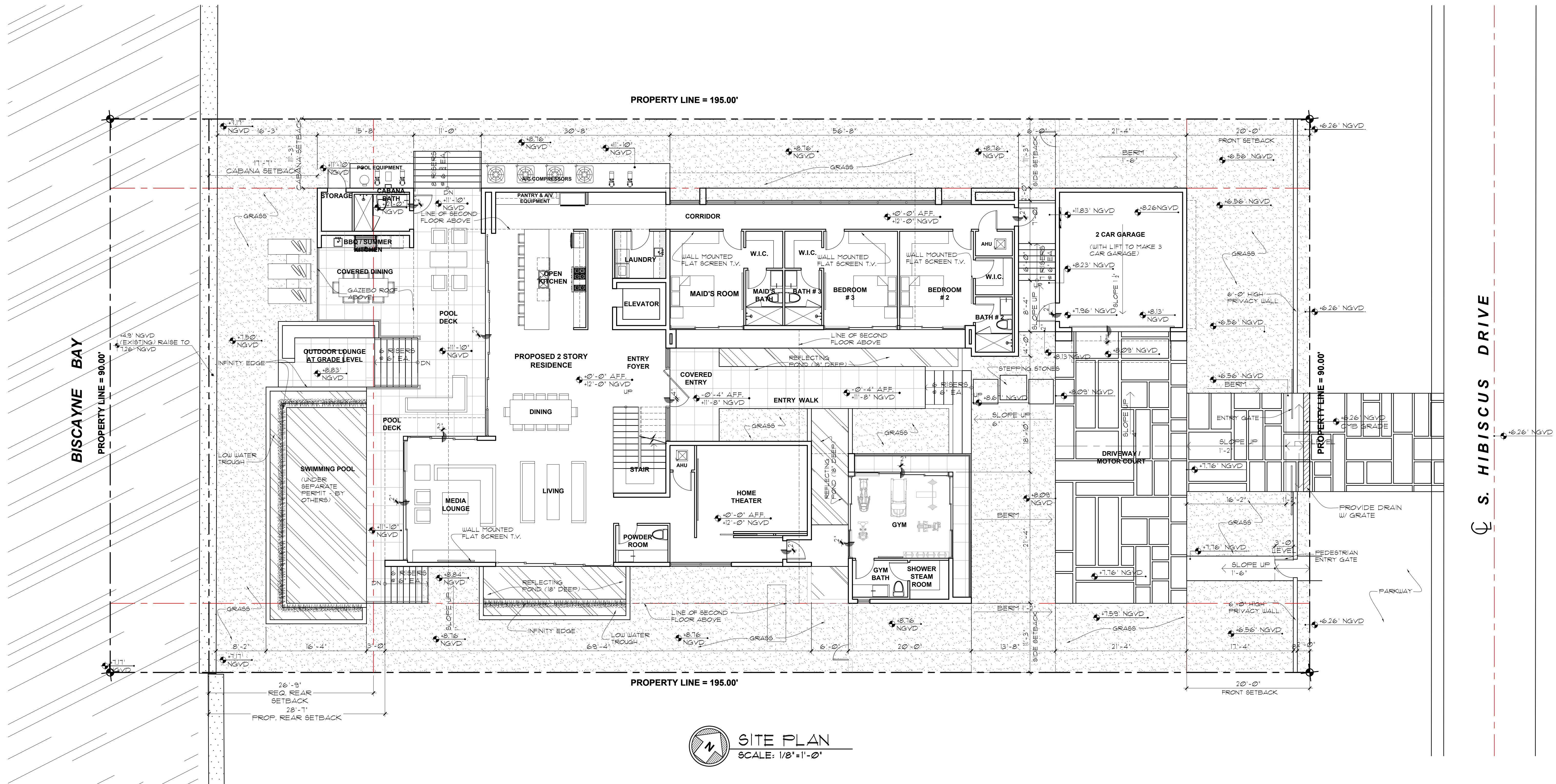
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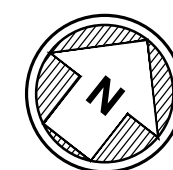
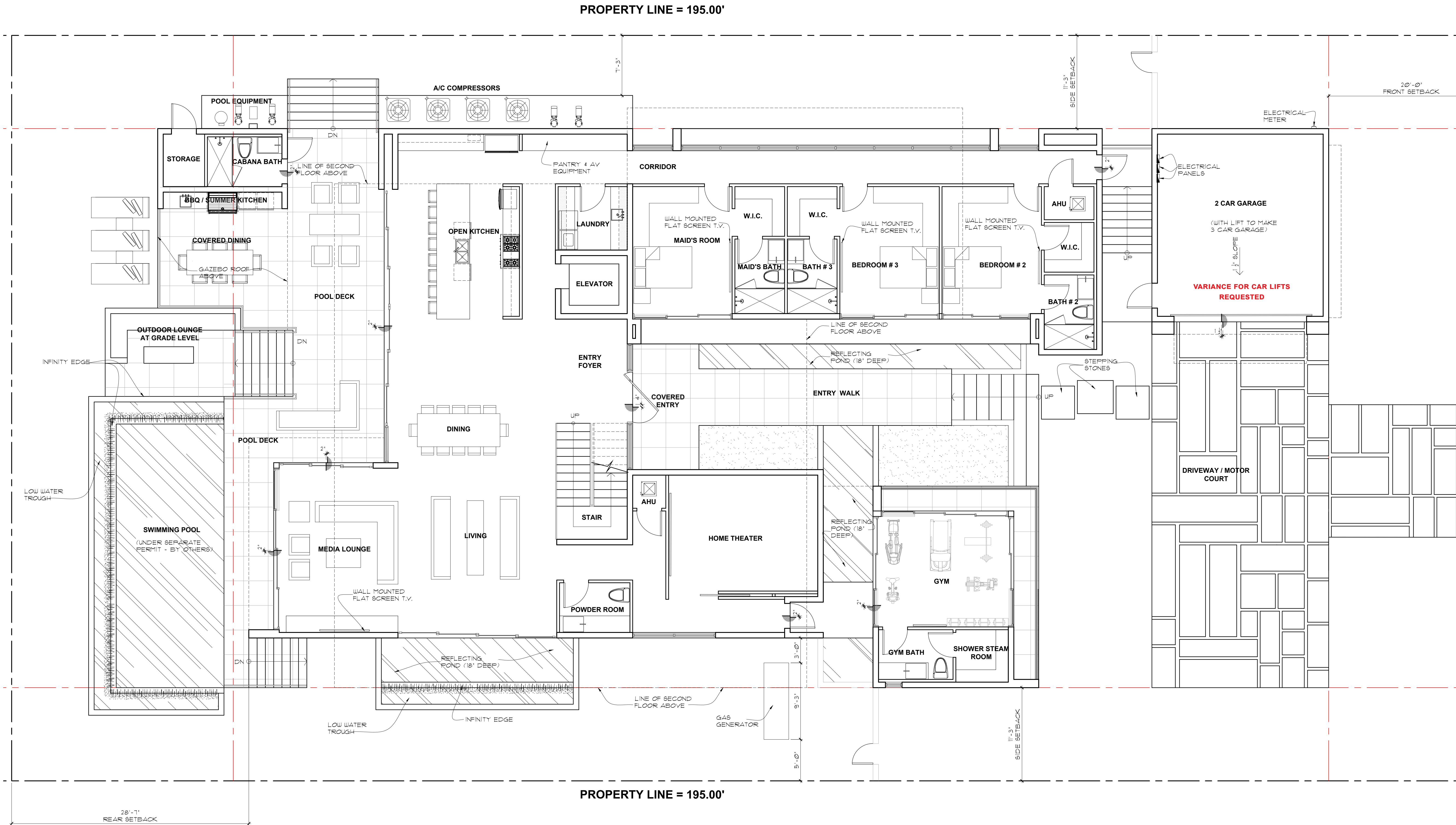
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This architectural floor plan illustrates a multi-unit residential building layout. The plan is divided into two main units, each with its own set of rooms and outdoor spaces.

Unit 1 (Left Side):

- Mini-Master Bedroom:** Features a T.V. and a full glass window.
- Mini-Master Bathroom:** Includes a toilet and a full glass window.
- Mini-Master Wardrobe:** Adjacent to the mini-master bathroom.
- Mini-Master Bedroom:** Features a T.V. and a full glass window.
- Gallery:** A central area with a T.V. and a full glass window.
- Master Bedroom:** Features a T.V. and a full glass window.
- Master Bathroom:** Includes an open shower, a floating tub, and a clear glass panel.
- Master Wardrobe:** Adjacent to the master bedroom.
- Master Balcony:** Features a glass rail and a roof below.

Unit 2 (Right Side):

- Bedroom #2:** Features a T.V. and a W.I. CLO.
- Bedroom #3:** Features a T.V. and a W.I. CLO.
- Bath #2:** Includes a toilet and a T.V.
- Bath #3:** Includes a toilet and a T.V.
- Hall:** A central area with a decorative screen and a roof below.
- Den:** Features a T.V. and a W.I. CLO.
- Bath #4:** Includes a toilet and a W.I. CLO.
- Laundry:** Includes a sink and a W.I. CLO.
- Stair:** A central area with a roof below.
- Garage:** Features a roof below.

Shared Areas:

- Elevator:** Located between the two units.
- Stair:** A central area with a roof below.
- Decorative Screen:** Located in the hall area.

Dimensions and Annotations:

- Overall dimensions: 35'-4" (width), 40'-6" (depth), 60'-10" (width), 48'-4" (depth), 2'-0" (width), 4'-6" (depth), 6'-0" (width), 2'-0" (depth).
- Room dimensions: 18'-10" (width), 23'-0" (depth), 6'-0" (width), 2'-0" (depth).
- Annotations: "GLASS RAIL", "ROOF BELOW", "GARAGE ROOF BELOW", "ELEVATOR", "A.H.U. CLO.", "W.I. CLO.", "T.V.", "FULL GLASS WINDOW", "OPEN SHOWER", "FLOATING TUB", "CLEAR GLASS PANEL", "DECORATIVE SCREEN", "STAIR", "DN.", "UP".

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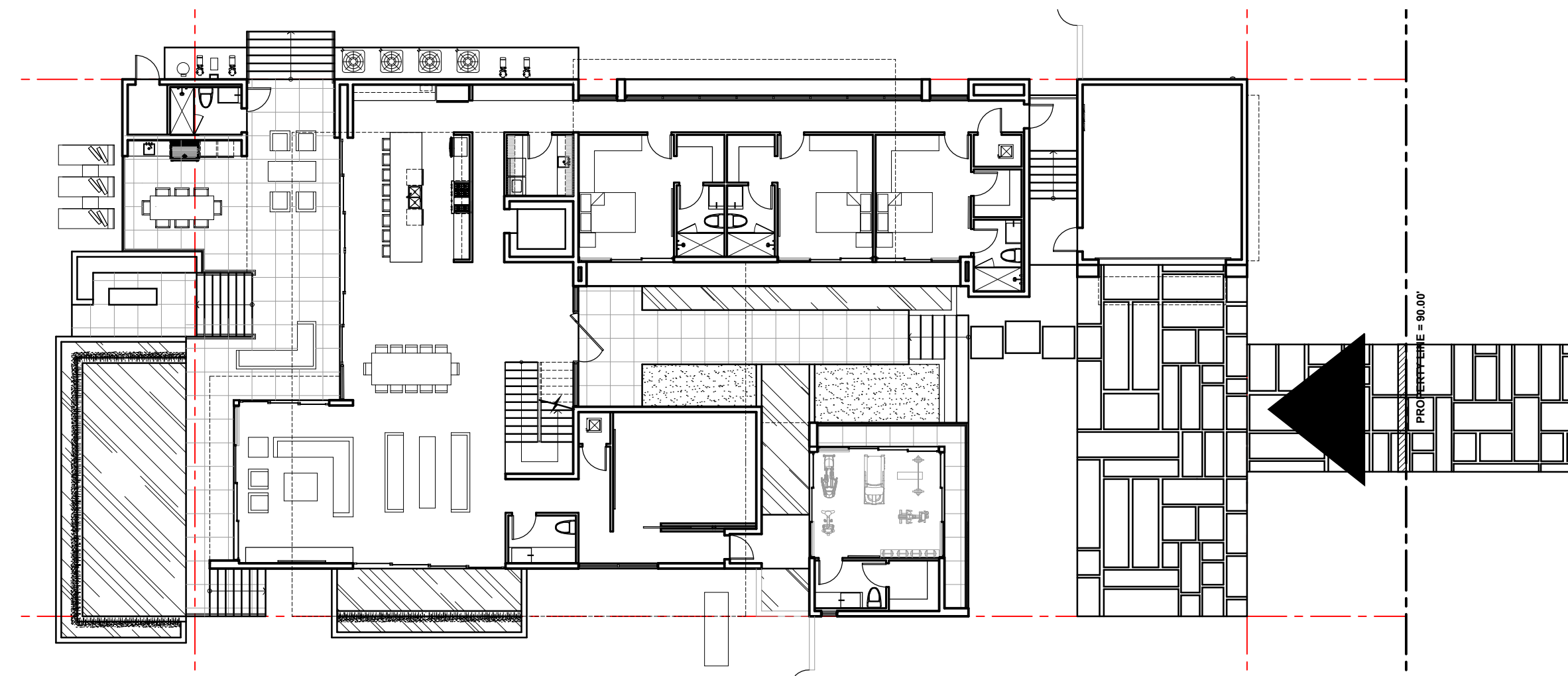
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MARCH 11, 2019

Architectural floor plan showing a building layout with various rooms, corridors, and a balcony. The plan includes dimensions for walls, openings, and areas. Key features include a central large room, a balcony at the top, and several smaller rooms and corridors. Annotations include "ROOF BELOW" and "BALCONY BELOW". Elevation markers are provided for various points, such as +13'-0" AFF / 25'-0" NGVD and +26'-0" AFF / 38'-0" NGVD.

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

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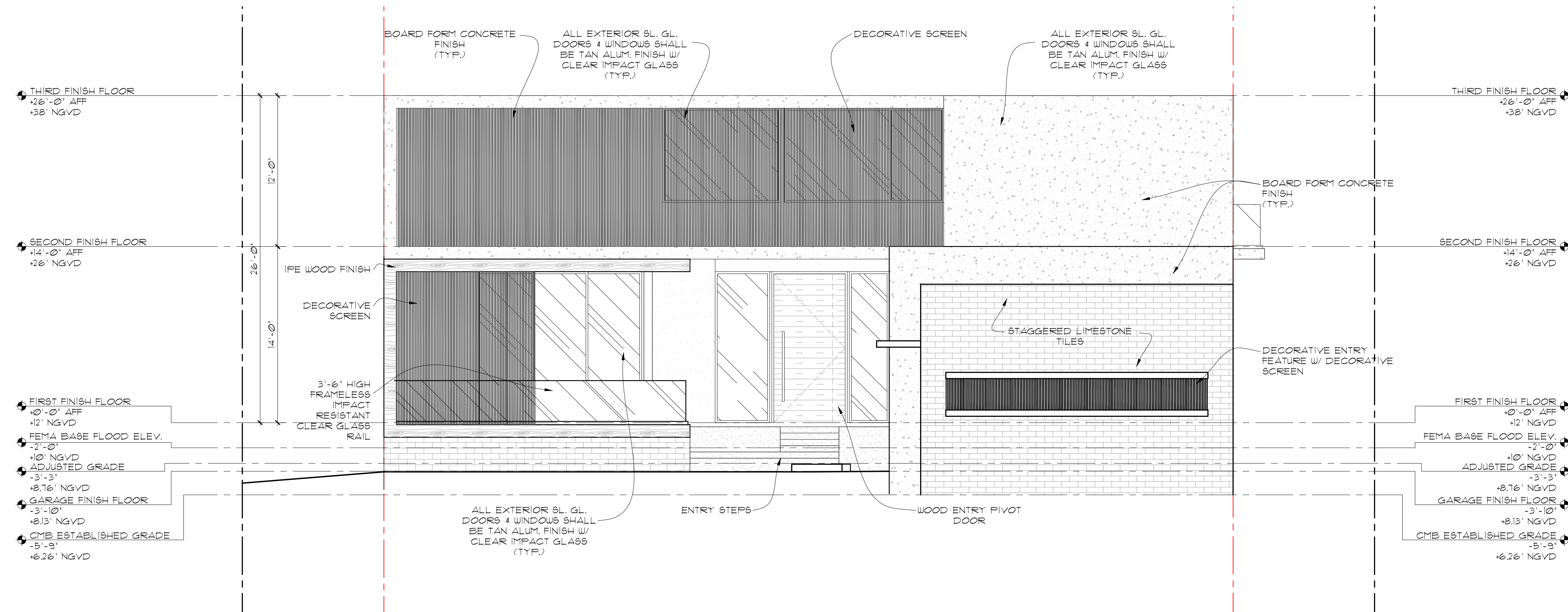


KEY MAP

SCALE: 1/16"=1'-0"

NOTE:

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



FRONT ELEVATION (NORTHEAST)

SCALE: 3/16"=1'-0"

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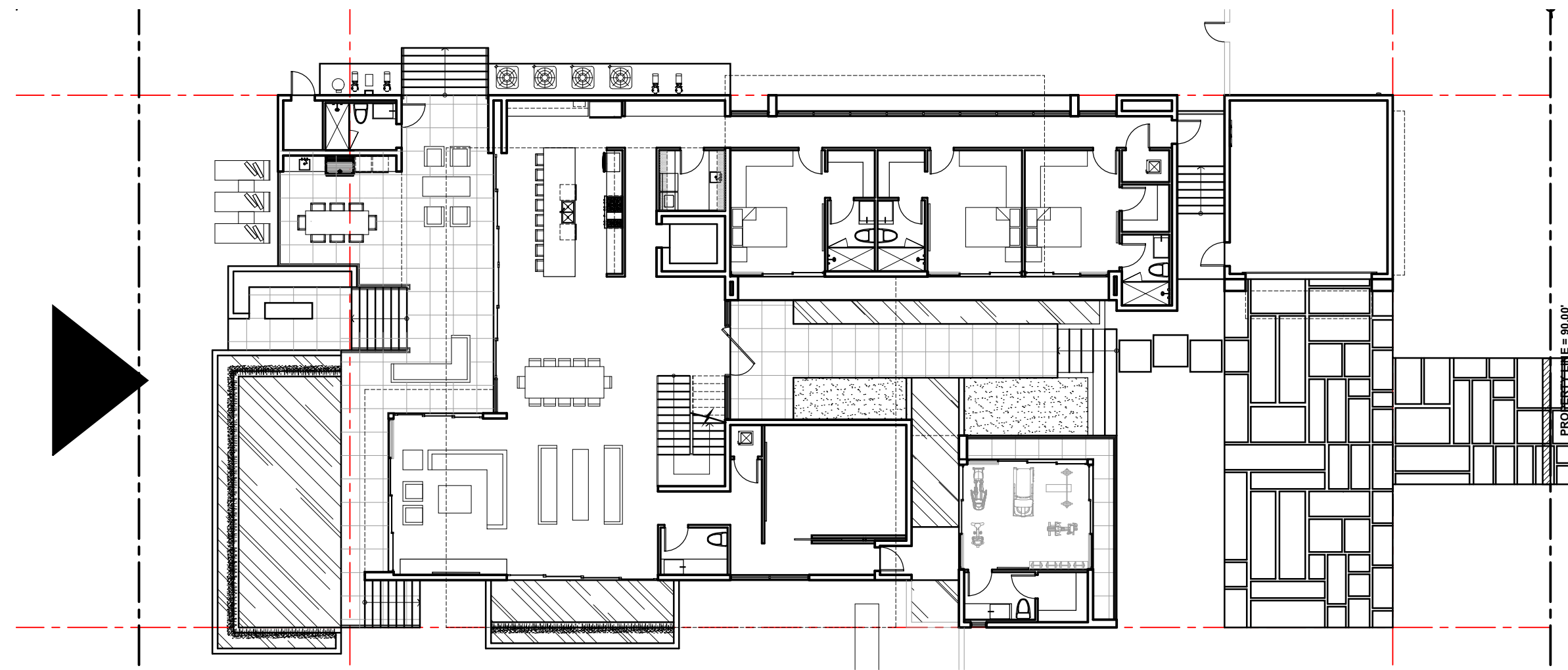
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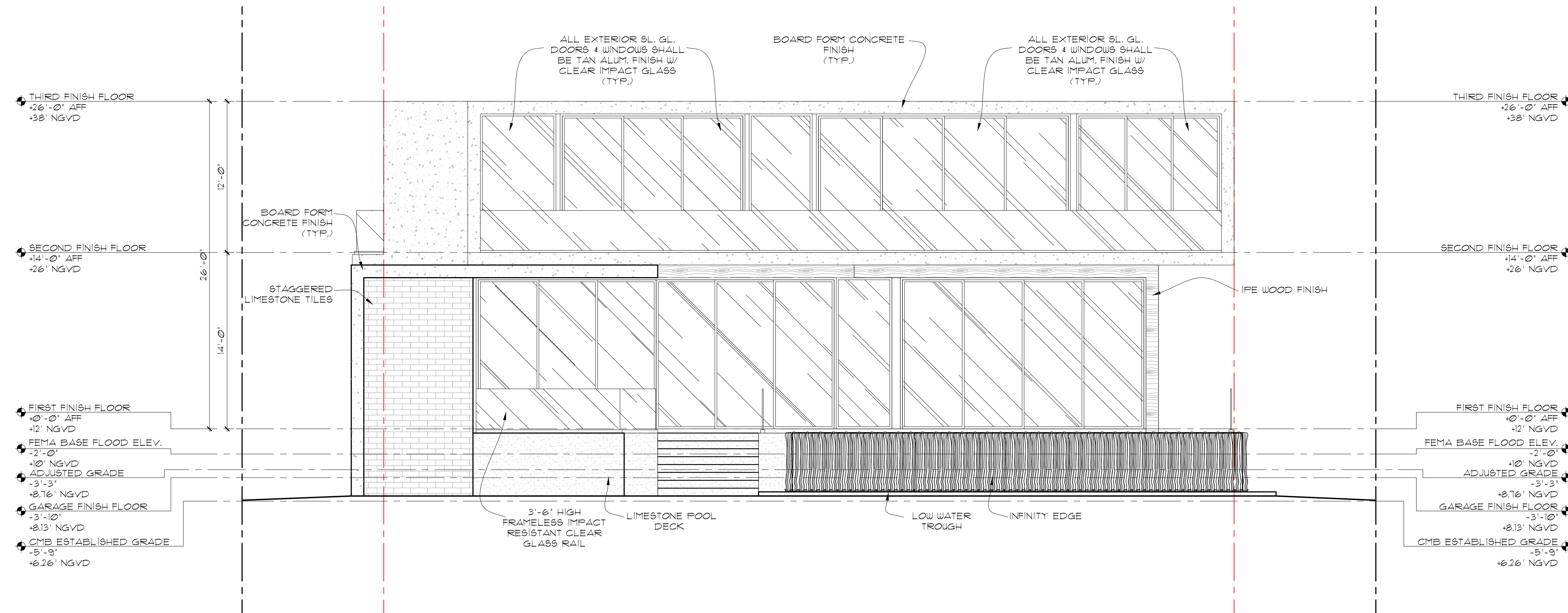


KEY MAP

SCALE: 1/16"=1'-0"

NOTE:

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REAR ELEVATION (SOUTHWEST)

SCALE: 3/16"=1'-0"

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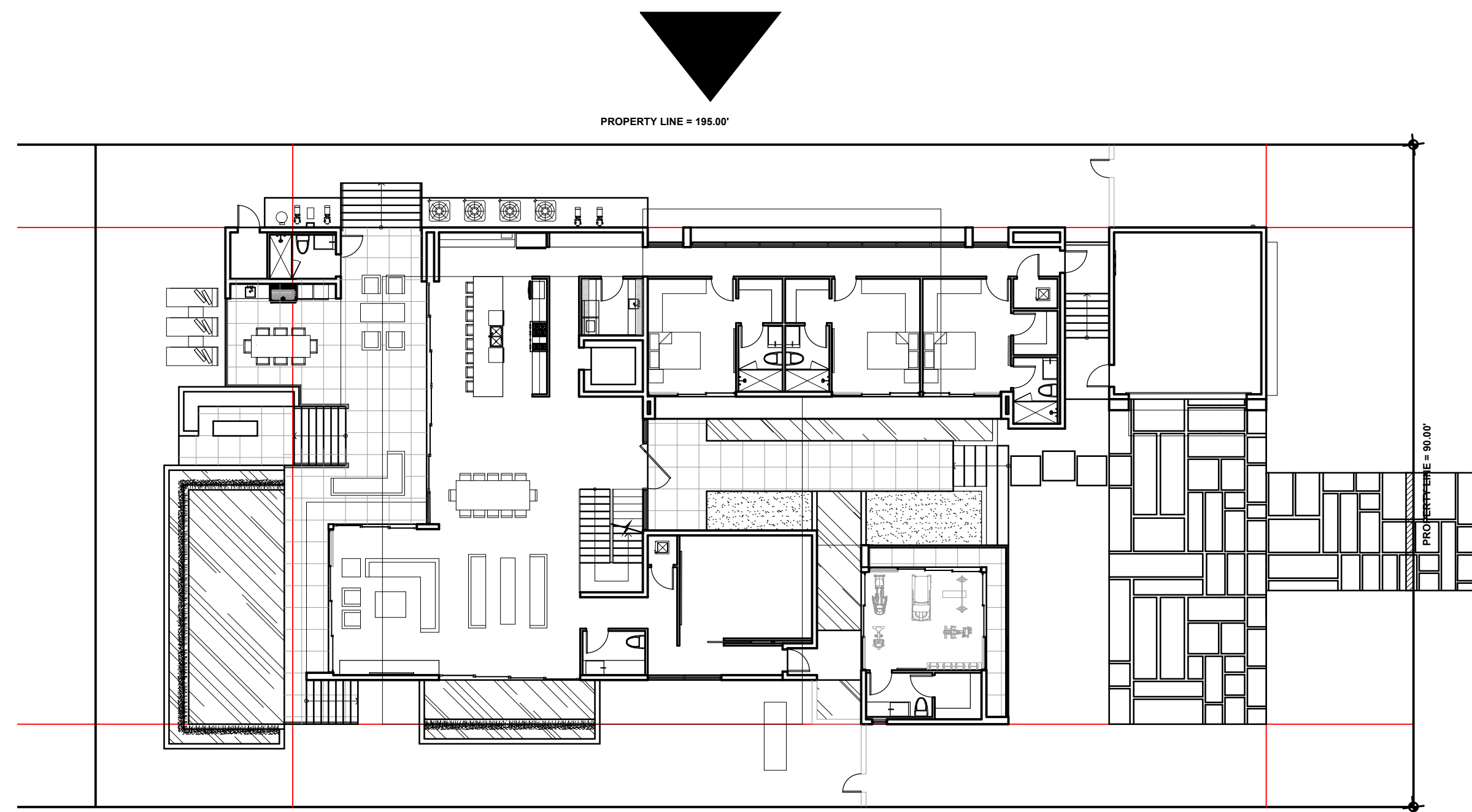
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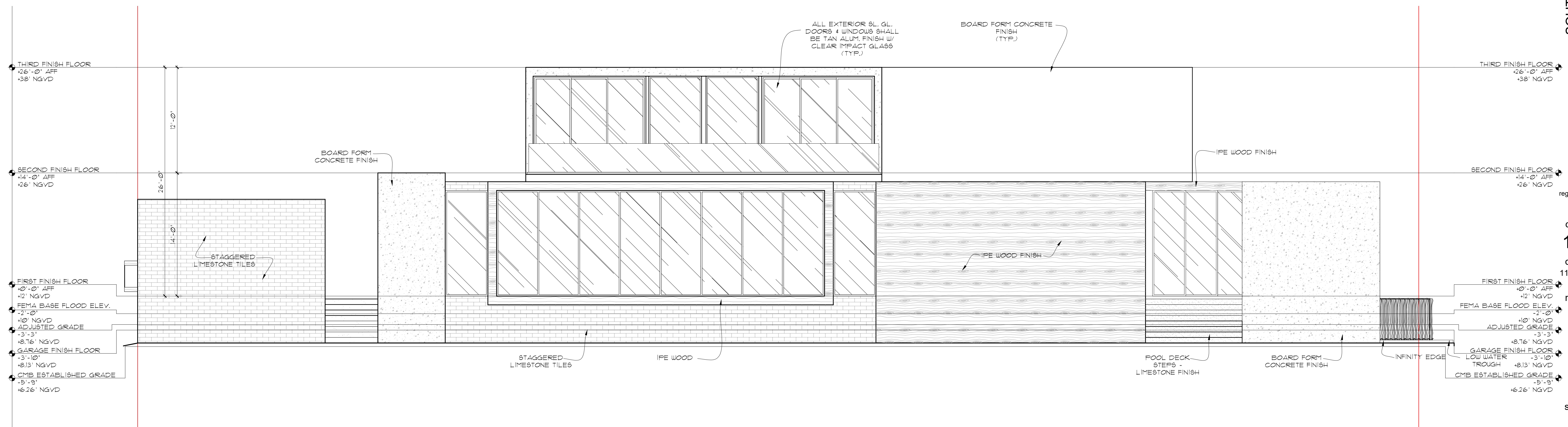
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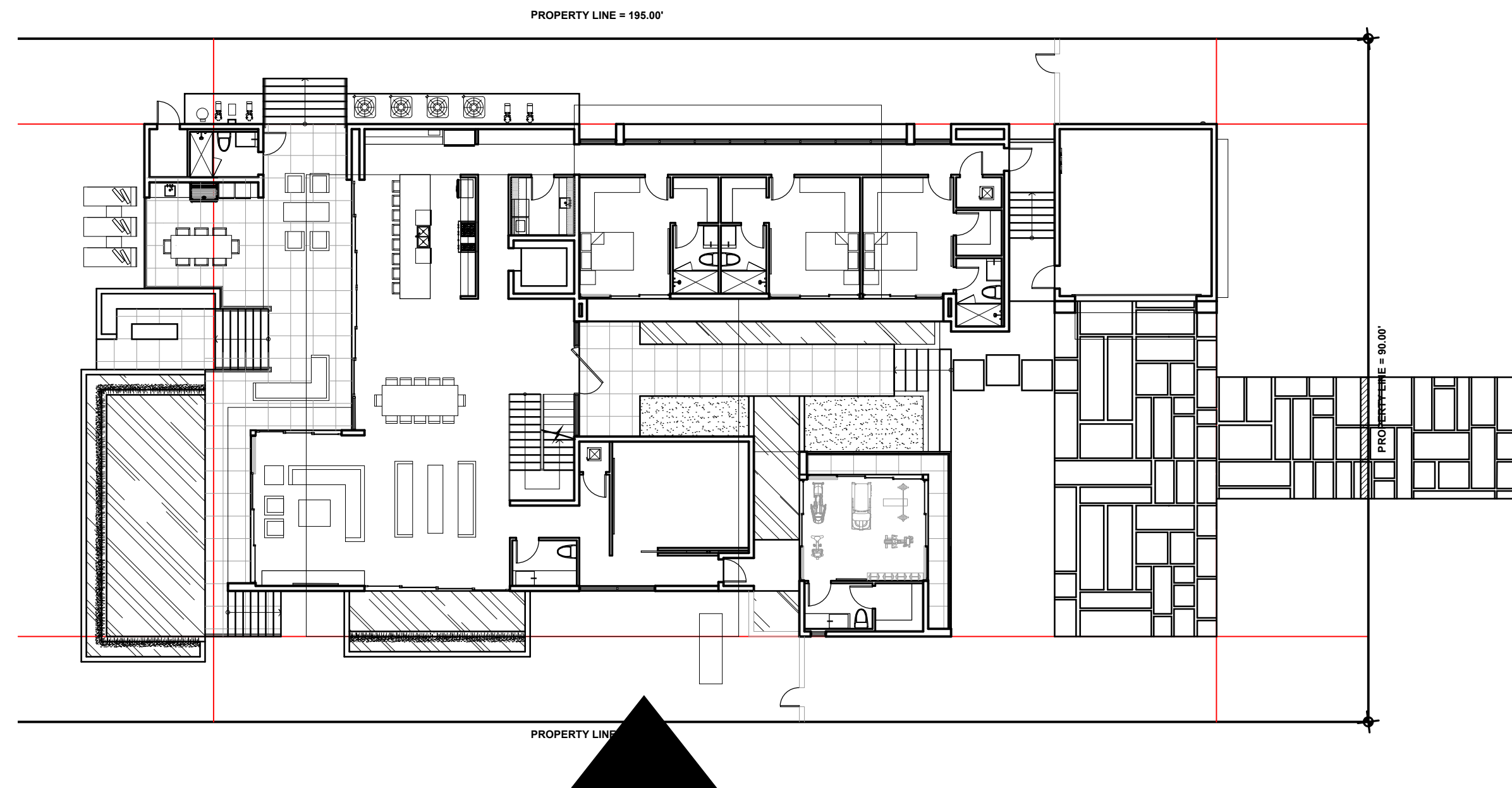


KEY MAP
SCALE: 1/16"=1'-0"

NOTE:
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SHALL BE MEASURED FROM GRADE.

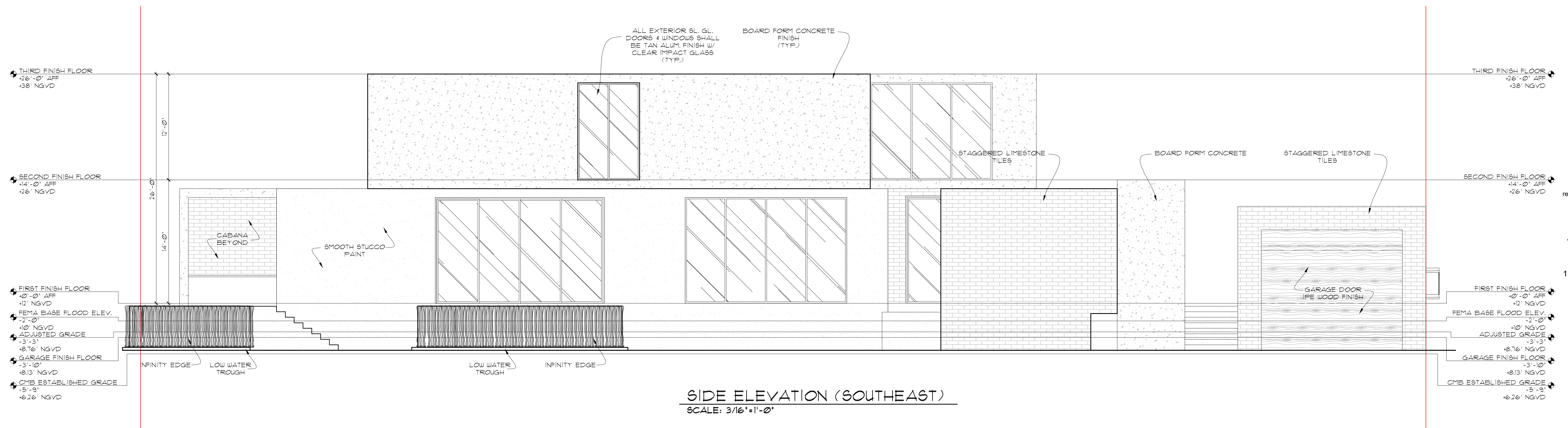


SIDE ELEVATION (NORTHWEST)
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: 1/16"=1'-0"

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



SIDE ELEVATION (SOUTHEAST)
SCALE: 3/16"=1'-0"



FRONT ELEVATION (NORTHEAST)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (NORTHWEST)
SCALE: 3/16"=1'-0"



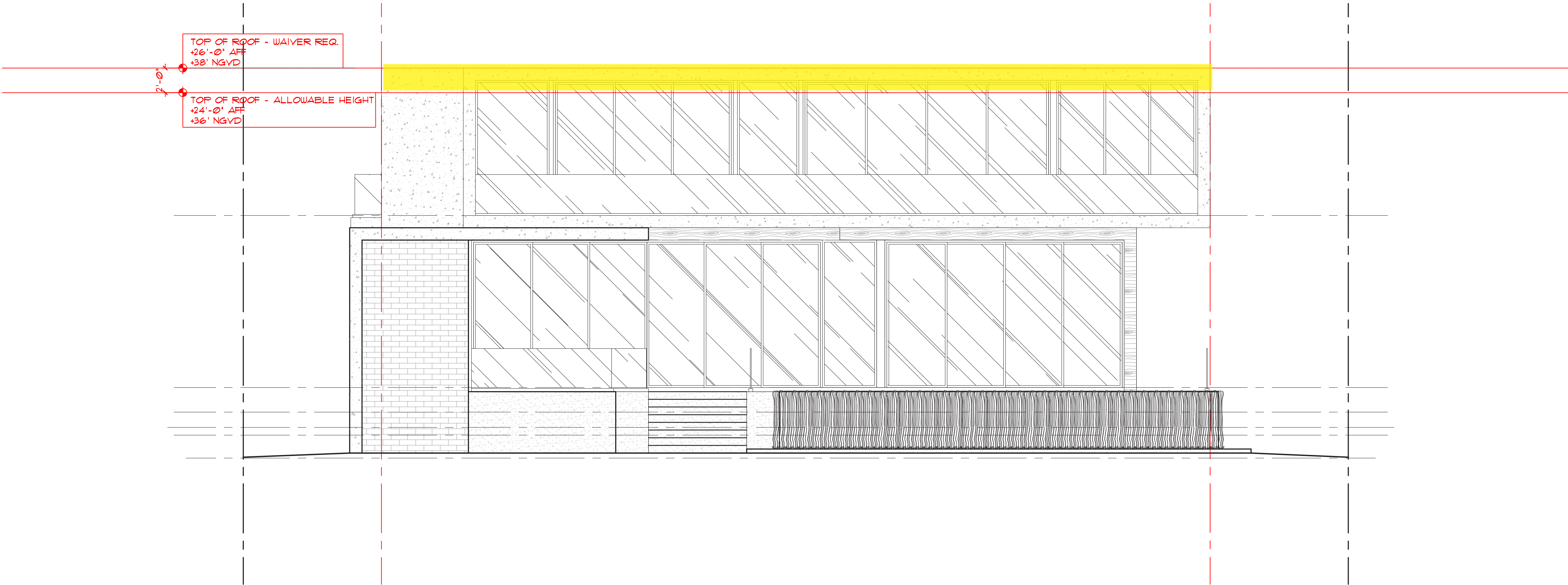
REAR ELEVATION (SOUTHWEST)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (SOUTHEAST)
SCALE: 3/16"=1'-0"



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



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

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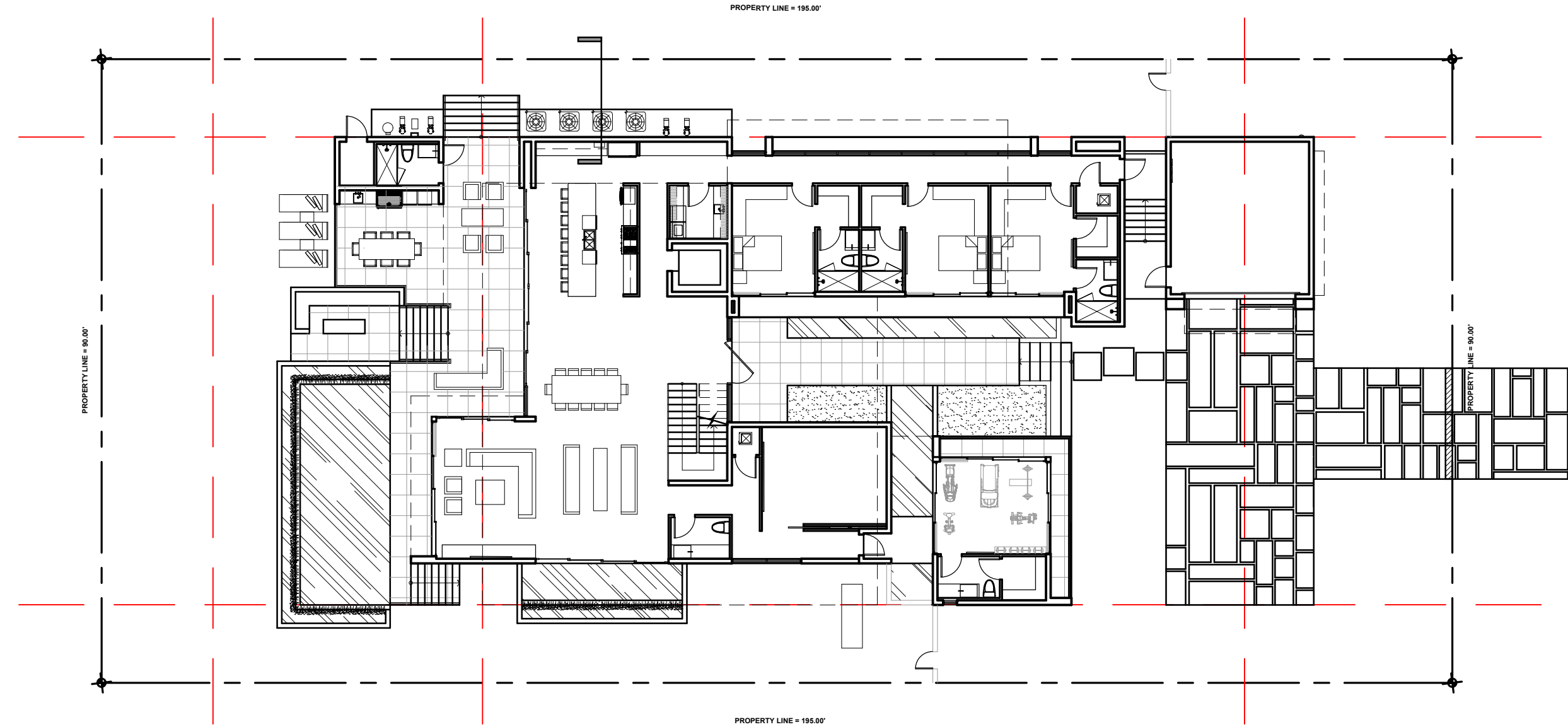
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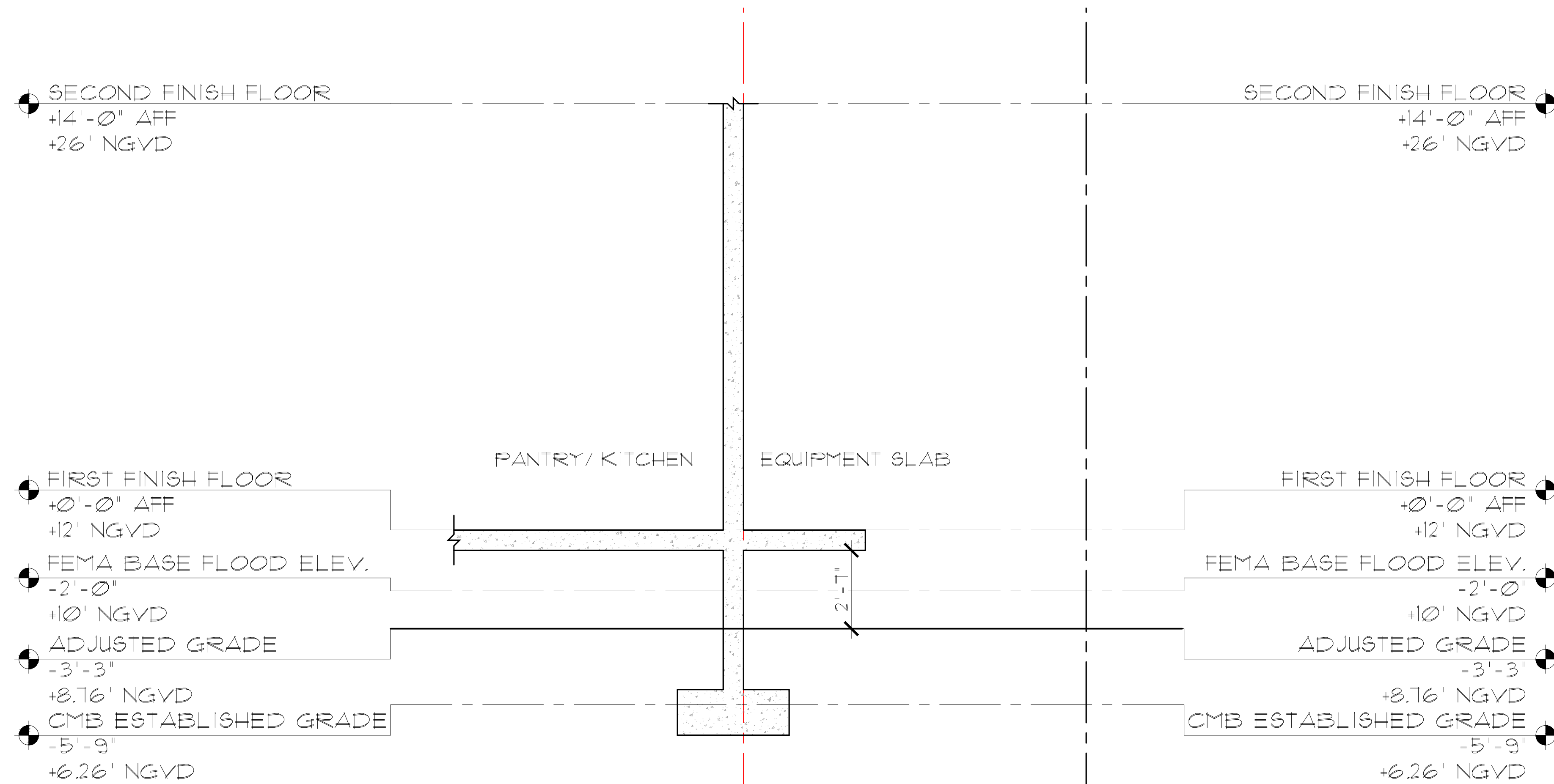
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LOCATION
SCALE: NT8



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

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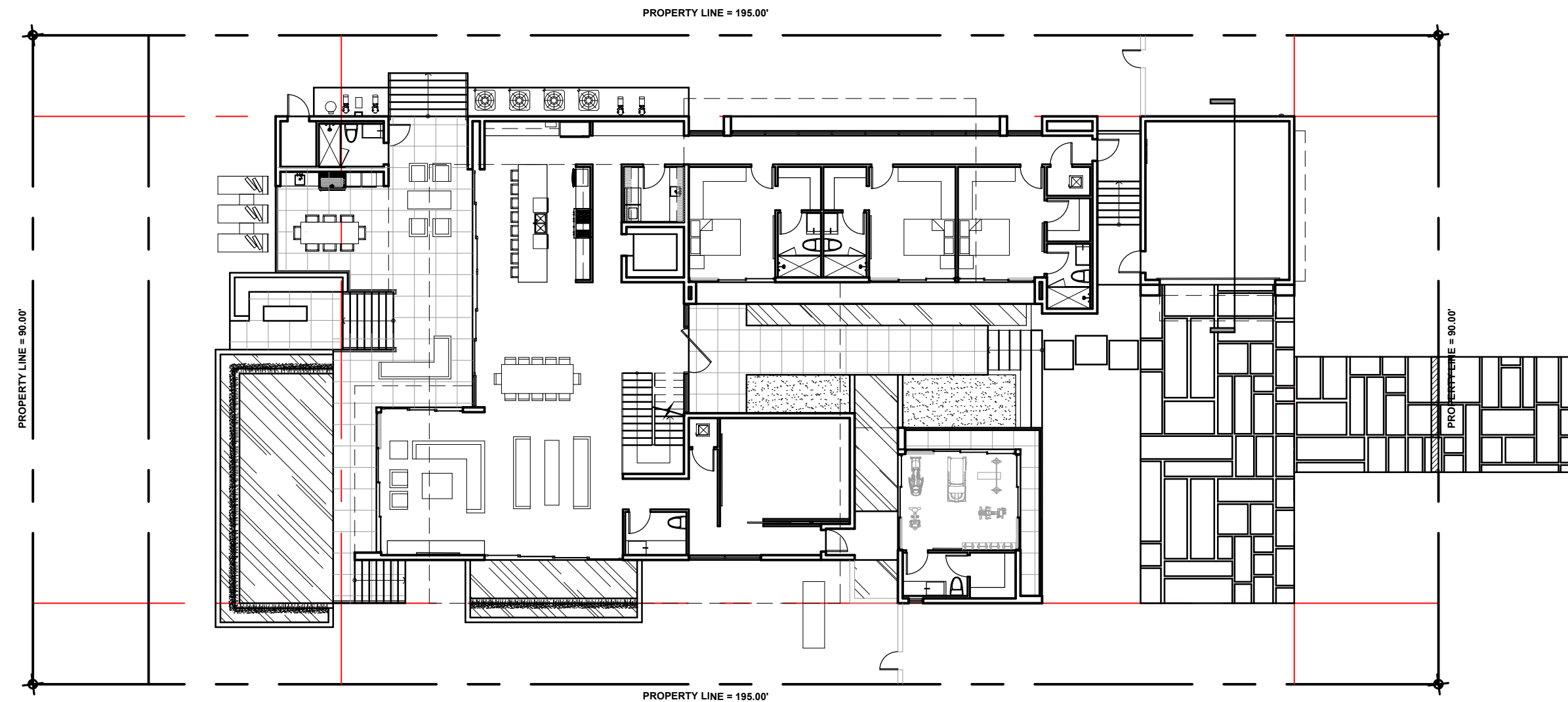
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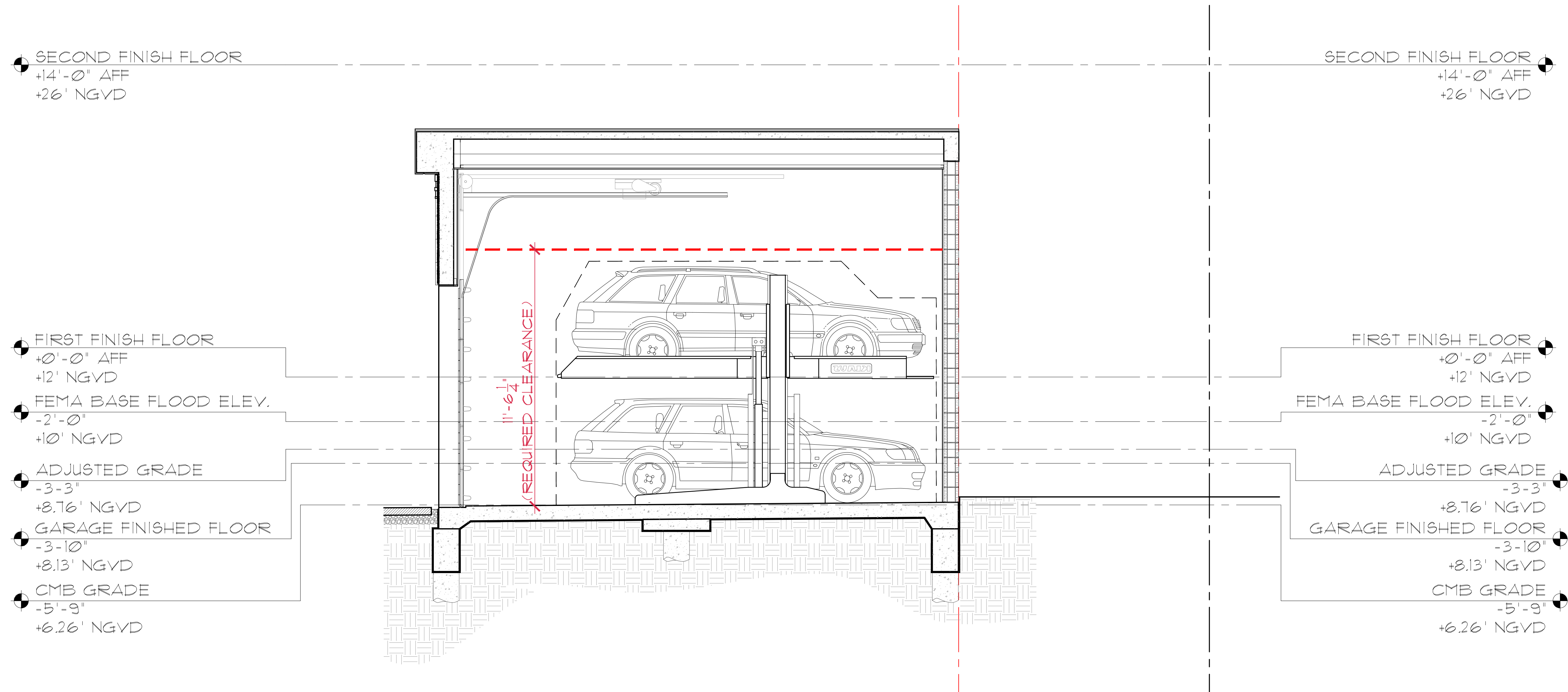
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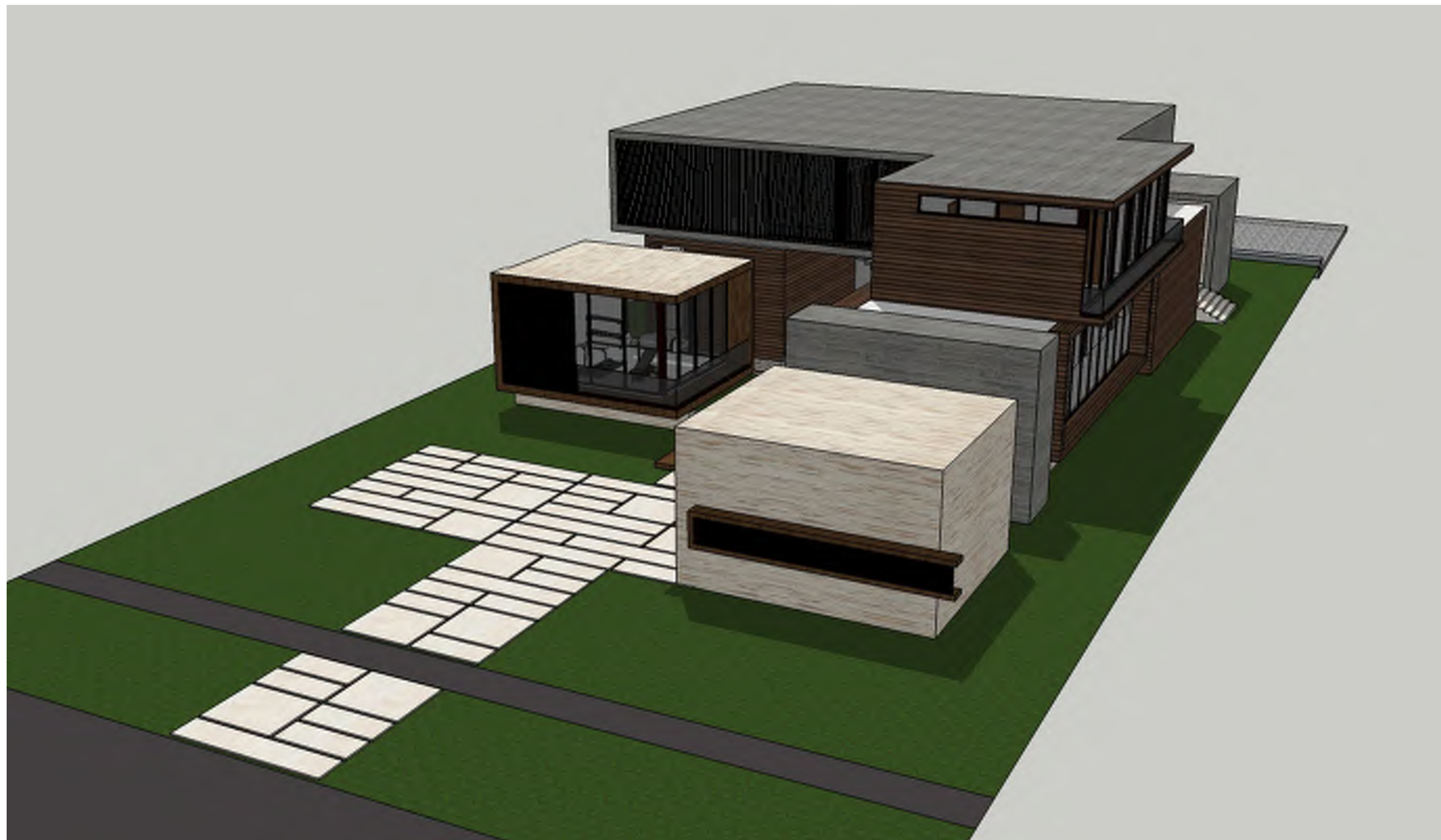
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LOCATION
SCALE: NT8



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



NORTHWEST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW



SOUTHEAST BIRD'S EYE VIEW



NORTHEAST BIRD'S EYE VIEW



FRONT RENDERING



REAR RENDERING