

# HIBISCUS ISLAND RESIDENCE

DRB - CAP FINAL SUBMITTAL  
10/7/2019

420 N. HIBISCUS DRIVE

MIAMI BEACH, FLORIDA



\*EXISTING ASBUILT PHOTOGRAPH

SCOPE OF WORK:

- NEW 2-STORY SINGLE FAMILY SEEKING APPROVAL FOR A CHANGE IN EXTERIOR BUILDING FACADE MATERIAL FROM PREVIOUSLY APPROVED DRB FINAL ORDER #23117
- SEEK STAFF APPROVAL OF THE CURRENT AS-BUILT WHITE STUCCO FINISH MATERIAL IN LIEU OF STONE CLADDING.

CLIENT

64C 420 HIBISCUS LLC  
612 RIVER ROAD  
FAIR HAVEN, NJ 07104

ARCHITECT

CHOEFF LEVY FISCHMAN P.A.  
8425 BISCAYNE BLVD.  
MIAMI, FL 33138  
(305) 434-8338  
AR0009679 / AA26003009

CIVIL ENGINEER

GGB ENGINEERING  
2699 STIRLING ROAD, SUITE C-202  
FT LAUDERDALE, FL 33312  
(954) 986-9899

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY  
LANDSCAPE ARCHITECTURE LLC  
780 NE 19th STREET, SUITE 1106  
MIAMI, FL 33138  
(305) 979-1985  
LC 26000460

STRUCTURAL ENGINEER

OPTIMUS STRUCTURAL DESIGN  
7850 NW 146th STREET, SUITE 305  
MIAMI LAKES, FL 33016  
(305) 512-5060

MEP ENGINEER

LEONARDO NAVEIRAS, INC.  
1918 HARRISON STREET, SUITE 207  
HOLLYWOOD, FL 33020  
(954) 270-4822

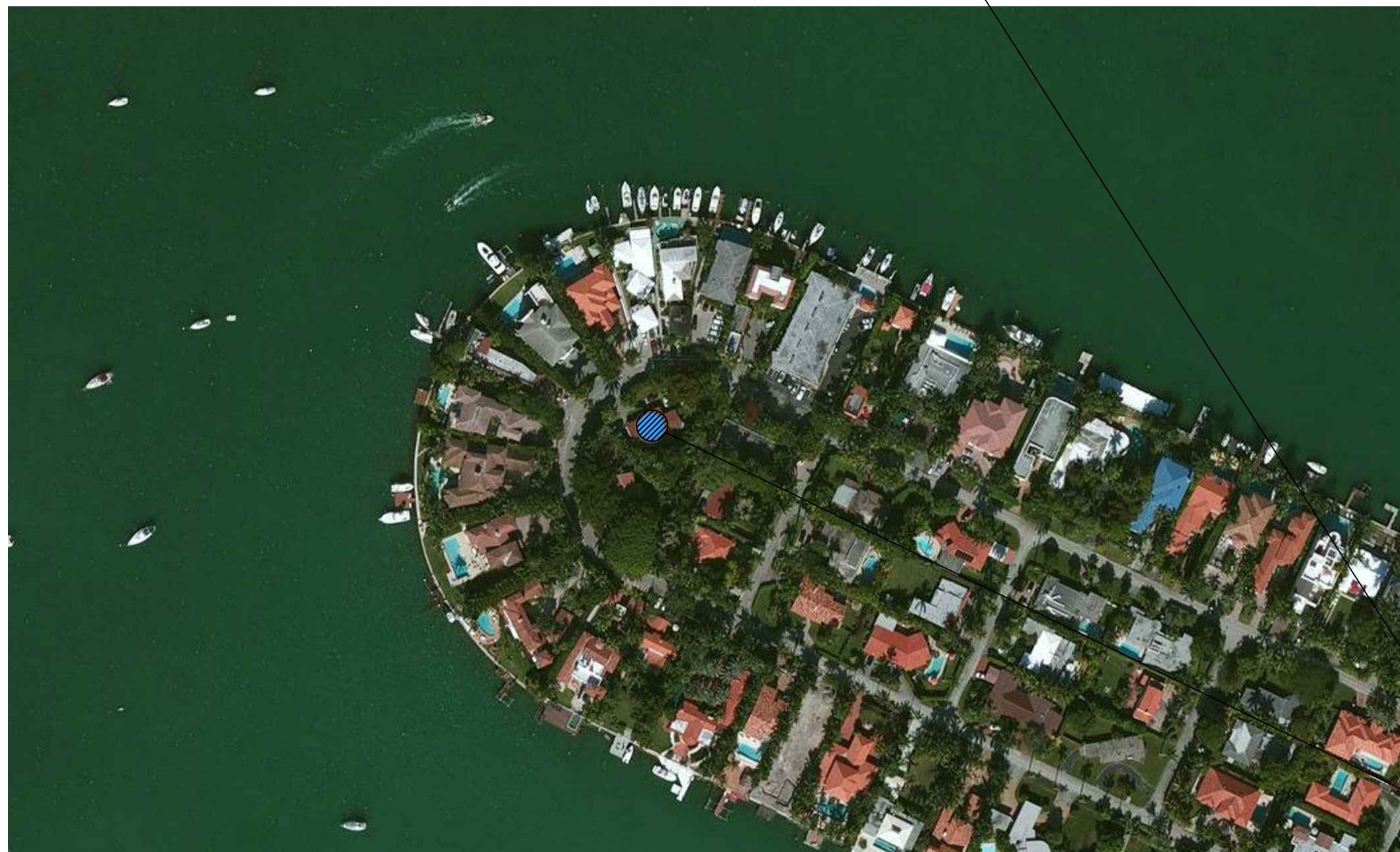
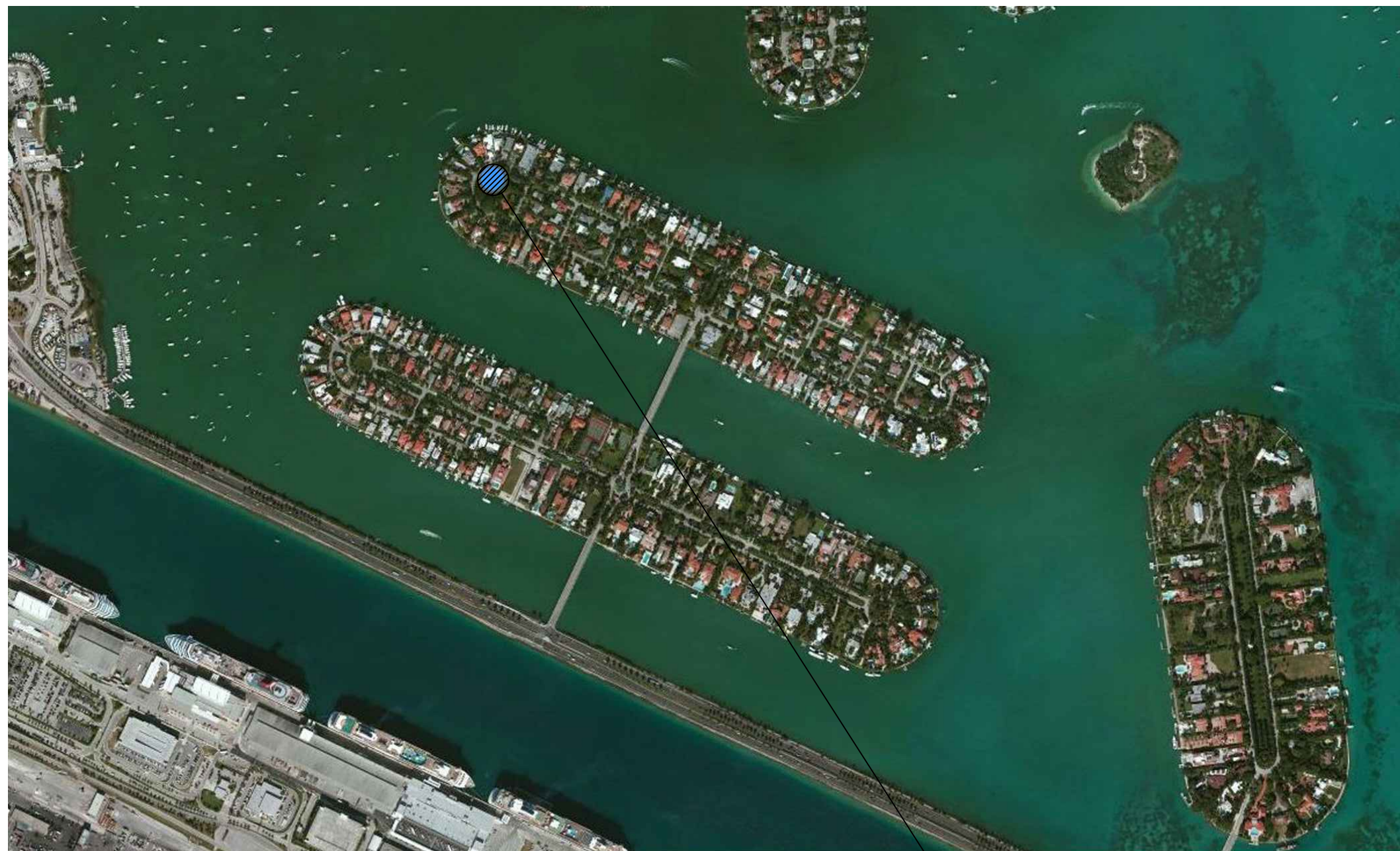


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10/7/2019

420 N. HIBISCUS DRIVE

MIAMI BEACH, FLORIDA



420 N. HIBISCUS DR.  
MIAMI BEACH, FL 33139

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DESIGN REVIEW BOARD  
City of Miami Beach, Florida

MEETING DATE: January 06, 2015

FILE NO: 23117

APPLICANTS: S + C 420 Hibiscus LLC

PROPERTY: 420 North Hibiscus Drive

LEGAL: Lot 3 in Block W of "Hibiscus Island", according to the plat thereof filed for record and recorded in Plat Book 34, at Page 87 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing one-story home.

ORDER

The applicant filed an application with the City of Miami Beach Planning Department for Design Review Approval.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 5, 6, 9, 11, and 12 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:



Page 4 of 5  
Meeting Date: January 06, 2015  
DRB File No. 23117

8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "420 N. Hibiscus Residence", as prepared by **Choeff + Levy PA** dated, signed and sealed November 18, 2015, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 9th day of January, 2015.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA



- a. The 50% limitation for the developable width of the second floor encroaching forward to the 20 foot setback line shall be waived as proposed.
  - b. The segregated parking garage area under the main structure shall be reduced to be no greater than 600 SF in area.
  - c. The height of the area under the main structure may have a maximum floor to ceiling clearance of seven feet six inches from grade.
  - d. The final design details of the exterior horizontal louver system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - e. The stone cladding proposed along the front façade residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff.
  - f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The architect shall provide a minimum five foot landscape separation from the front of the building to the paved parking area(s), with the exception of driveways and paths leading to the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - b. The architect shall provide a minimum five foot landscape separation from the front property line to the paved parking area(s), with the exception of the driveway, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - c. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.



Page 5 of 5  
Meeting Date: January 06, 2015  
DRB File No. 23117

BY: Deborah J. Tackett  
DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS  
The foregoing instrument was acknowledged before me this 9th day of January, 2015 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires:

Approved As To Form: 1/8/2015  
City Attorney's Office: WJA  
Filed with the Clerk of the Design Review Board on 1-9-2015 (WJA)

F:\PLANS\DRB\DRB15\01-06-2015\JAN Final Orders\DRB 23117 420 N Hibiscus Dr.JAN15.fg.docx

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH.



- d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
  - e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
  - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
  - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
  - i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
  4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
  5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
  6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
  7. The conditions of approval herein are binding on the applicant, the property owners, operators, and all successors in interest and assigns.



N. HIBISCUS RESIDENCE  
420 N. HIBISCUS DR.  
MIAMI BEACH, FL 33139

seal

Ralph Choeff  
registered architect  
AR0009679

comm no.  
1412

date:  
4-1-2015

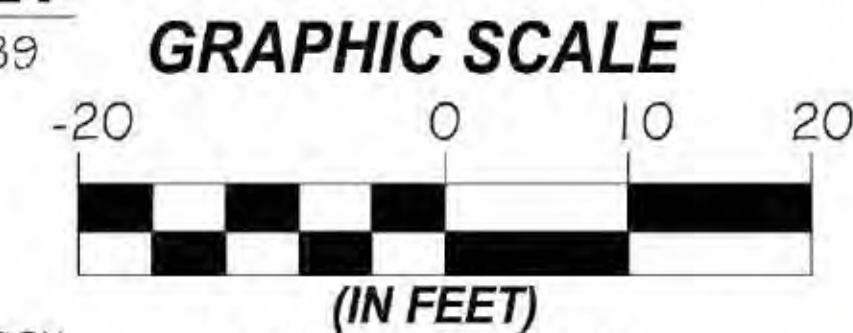
revised:

sheet no.

A-F.O.

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
(305) 434-8338  
(305) 892-5292  
www.choefflevy.com





**LOCATION SKETCH**  
SCALE = N.T.S.

**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, 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
- LOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AGENCY INVOLVED 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.

THE NFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "A"  
BASE FLOOD ELEVATION: 10 FEET.  
COMMUNITY: 120651  
PANEL: 0316  
SUFFIX: L  
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 LD # 7806.
4. NORTH ARROW BASED ON PLAT NORTH.
5. ALL ELEVATIONS BASED UPON CITY OF MIAMI BEACH BENCHMARK HIB 64R, WITH AN ELEVATION OF 2.33 FEET NORTH AMERICAN VERTICAL DATUM (NAVD 83) AND CONVERTED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) USING CORPSCON.

**SURVEYOR'S CERTIFICATION:**

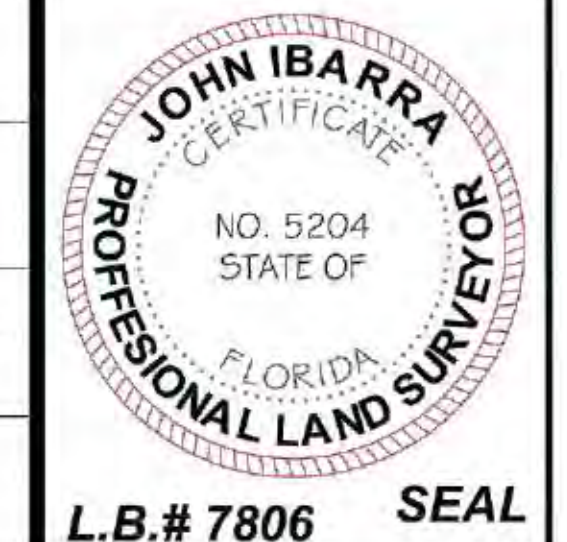
I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE OF FIELD WORK) **05/22/2019**

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: WATER & SEWER AS-BUILT 08/22/2018  
REVISED ON: PILE AS-BUILT 07/08/2015

<b>DRAWN BY:</b>	<b>TB</b>
<b>FIELD DATE:</b>	<b>05/22/2019</b>
<b>JOB NO:</b>	<b>13-004154-12</b>
<b>SHEET:</b>	<b>1 OF 1</b>



**LEGAL DESCRIPTION:**  
LOT 3, BLOCK "W", OF HIBISCUS ISLAND RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34,  
PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFICATION:**  
CRISTINA GORT

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

6425 Biscayne Blvd, suite 201  
Miami, Florida 33138

(t) 305.434.8338  
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N. HIBISCUS RESIDENCE  
420 N. HIBISCUS DR,  
MIAMI BEACH, FL 33139

seal

Ralph Choeff  
Registered architect  
AR0009679

comm no.  
1412

date:  
4-1-2015

revised:

sheet no.

## A-SURVEY



LEGAL DESCRIPTION
LOT 3, BLOCK 'W', OF HIBISCUS ISLAND RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PROPERTY ADDRESS : 420 N. HIBISCUS DRIVE MIAMI BEACH, FL 33139
PROJECT DATA

SCOPE OF WORK: NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: TYPE IV B
FOLIO: 02-3232-005-0540

#### PUBLIC WORKS NOTES:

- ANY WORK OR IMPROVEMENT TO / FROM  
RIGHT-OF-WAY REQUIRES A SEPARATE CITY OF  
MIAMI BEACH PUBLIC WORKS RIGHT-OF-WAY  
CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT  
IN THE RIGHT OF WAY WILL REQUIRE A  
SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS  
DEPARTMENT RIGHT OF WAY CONSTRUCTION  
PERMIT PRIOR TO START OF CONSTRUCTION.

#### FLOOD RESISTANT CONSTRUCTION NOTES :

- BUILDING SHALL BE DESIGNED AND  
CONSTRUCTED IN ACCORDANCE WITH FBC R-322.
- CLASSIFICATION OF STRUCTURE FOR  
FLOOD-RESISTANT DESIGN AND CONSTRUCTION II.
- ALL ENCLOSED AREAS THAT ARE BELOW BASE  
FLOOD ELEVATION SHALL ONLY BE USED FOR  
PARKING, BUILDING ACCESS OR STORAGE.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3  
INCHES IN ANY DIRECTION IN THE PLANE OF THE  
WALL.
- FLOOD OPENING COVERS SHALL ALLOW THE  
AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT  
OF THE ENCLOSED AREA.

#### APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL PLANS  
AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE  
WITH FBC, 2010 RESIDENTIAL.

#### FLOOD ELEVATION NOTE:

ALL ELECTRICAL MECHANICAL & PLUMBING  
EQUIPMENT IS TO BE ABOVE BASE FLOOD  
ELEVATION (+10'-0" NGVD) - ALL CONSTRUCTION &  
FINISH MATERIALS BELOW BASE FLOOD ELEVATION  
ARE TO BE FLOOD RESISTANT.

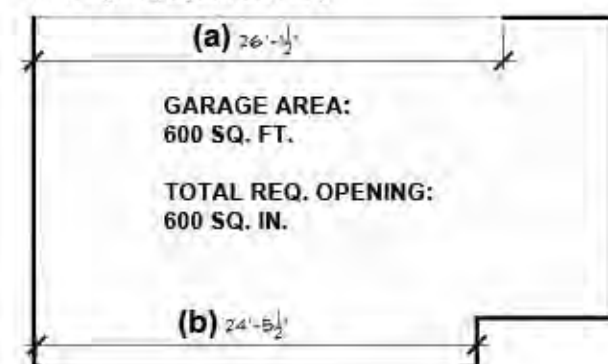
#### FINISH FLOOR NOTE

FINISH FLOOR ELEVATIONS ARE BASED ON THE  
NATIONAL GEODETIC VERTICAL DATUM  
OF 1929 (NGVD 1929).

#### PUBLIC WORKS NOTES :

- RECONSTRUCT SWALE ALONG ENTIRE FRONTAGE OF  
PROPERTY.
- MILL & RESURFACE 2" AVG. (TYPE 5-III ASPHALT MIX)  
DRIVING LANE (10' WIDE) IN STREET ADJACENT TO  
PROPERTY ALONG ENTIRE FRONTAGE OF PROPERTY.
- ANY WORK OR IMPROVEMENTS TO / FROM RIGHT-OF-WAY,  
INCLUDING LANDSCAPING & IRRIGATION, REQUIRE A  
SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS  
RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIP. IN THE  
RIGHT-OF-WAY AND/OR EASEMENTS WILL REQUIRE A  
SEPARATE PUBLIC WORKS DEPT. PERMIT PRIOR TO  
COMMENCEMENT OF CONSTRUCTION.
- LANDSCAPING IMPROVEMENTS WITHIN RIGHT-OF-WAY  
REQUIRE PRELIMINARY APPROVALS FROM THE CMB  
PLANNING DEPT. & PARKS AND RECREATION DEPT. PRIOR  
TO APPLYING FOR PUBLIC WORKS' RIGHT-OF-WAY PERMIT.

TOTAL OPENINGS (BELOW B.F.E.):  
312 sq. ft. (44,928 SQ. IN.)



FLOOD VENT DIAGRAMS

(PORTIONS OF OPENINGS ABOVE, BFE HAVE NOT BEEN COUNTED  
TOWARDS REQUIRED FLOOD VENT OPENING AREA)

#### SURVEYOR NOTE

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO  
CONSTRUCTION, THAT ALL SETBACKS ARE MET PER  
SITE PLAN AND THAT RESIDENCE AND ITS  
AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE  
PLAN. ANY AND ALL DISCREPANCIES SHALL BE  
REPORTED TO THE ARCHITECT PRIOR TO THE  
COMMENCEMENT OF CONSTRUCTION.

#### SWIMMING POOL SAFETY BARRIER NOTE

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED  
WITH A SAFETY BARRIER COMPLYING WITH FBC  
2010, R410.11 OR A POOL COVER COMPLYING WITH  
ASTM F 1346.

#### TERMITE PROTECTION NOTE

TERMITE PROTECTION SHALL BE PROVIDED BY  
FLORIDA REGISTERED TERMITICIDES OR OTHER  
APPROVED METHODS OF TERMITE PROTECTION  
LABELED FOR USE AS A PREVENTATIVE TREATMENT  
TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO  
CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT  
JOB BOARD TO RECEIVE DUPLICATE TREATMENT  
CERTIFICATES & SHALL DISPLAY PRODUCT USED  
IDENTITY OF APPLICATOR, TIME & DATE OF  
TREATMENT, SITE LOCATION, AREA TREATED,  
CHEMICAL USED, PERCENT CONCENTRATION &  
NUMBER OF GALLONS USED.

#### BUILDING ADDRESS NOTE

PROVIDE ADDRESS NUMBERS FOR NEW BUILDINGS.  
VISIBLE AND LEGIBLE FROM STREET. (FBC 319)

#### FLOOD VENT CALCULATIONS

TOTAL GARAGE AREA : 600 SQ. FT.  
FLOOD VENTS REQUIRED : 600 SQ. IN.  
FLOOD VENTS PROVIDED: 312 SQ. FT. (50,976 SQ. IN.)

(GARAGE TO BE OPEN TO OUTSIDE AIR, ALLOWING THE  
PASSAGE OF FLOOD WATERS TO MOVE FREELY  
THROUGHOUT. GARAGE DOORS TO BE HORIZONTAL  
LOUVERED ALUMINUM CLAD ASSEMBLIES (UNDER  
SEPARATE PERMIT, BY OTHERS) SEE ELEVATIONS FOR  
CLARIFICATION.

TOTAL ENTRY VESTIBULE AREA: 272 SQ. FT.  
FLOOD VENTS REQUIRED : 272 SQ. IN.  
ENGINEERED VENT @ BLOCK WALL = 200 SQ. IN. EACH.  
200 SQ. IN. X 2 VENTS = 400 SQ. INCHES.  
INSULATED 'SMART VENT' MODEL # 1540-520  
CERTIFICATION ICC-ESR 2074.

STAIR LANDING AREA IN ENTRY VESTIBULE: 22.6 SQ. FT.  
FLOOD VENTS REQUIRED : 22.6 SQ. IN.  
ENGINEERED VENT @ BLOCK WALL = 200 SQ. IN. EACH.  
200 SQ. IN. X 1 VENTS = 200 SQ. INCHES.  
INSULATED 'SMART VENT' MODEL # 1540-520  
FIRE DAMPER KIT (2 HOUR UL RATINGS) MODEL # 1540-530  
TRIM AND SLEEVE KIT MODEL # 1540-531-12  
CERTIFICATION ICC-ESR 2074.

STAIR LANDING AREA:  
22.6 SQ. FT.

TOTAL REQ. OPENING:  
22.6 SQ. IN.

OPENINGS PROVIDED:  
200 SQ. IN. X 1 = 200 SQ. IN.  
(DOOR MOUNTED)



ENTRY VESTIBULE AREA:  
272 SQ. FT.

TOTAL REQ. OPENING:  
272 SQ. IN.

OPENINGS PROVIDED:  
200 SQ. IN. X 2 = 400 SQ. IN.

BUILDING DATA
MAIN HOUSE: GROUND FLOOR (AC) 3672 SQ. FT. FIRST FLOOR (AC) 2409.4 SQ. FT. SECOND FLOOR (AC) 2409.4 SQ. FT.
TOTAL (AC) 5186 SQ. FT.
TOTAL UNIT SIZE RATIO 49.9%

FLOOR RATIO PERCENTAGES
TOTAL FIRST FLOOR: 2406.8
TOTAL SECOND FLOOR: 2406.8
TOTAL: 100%

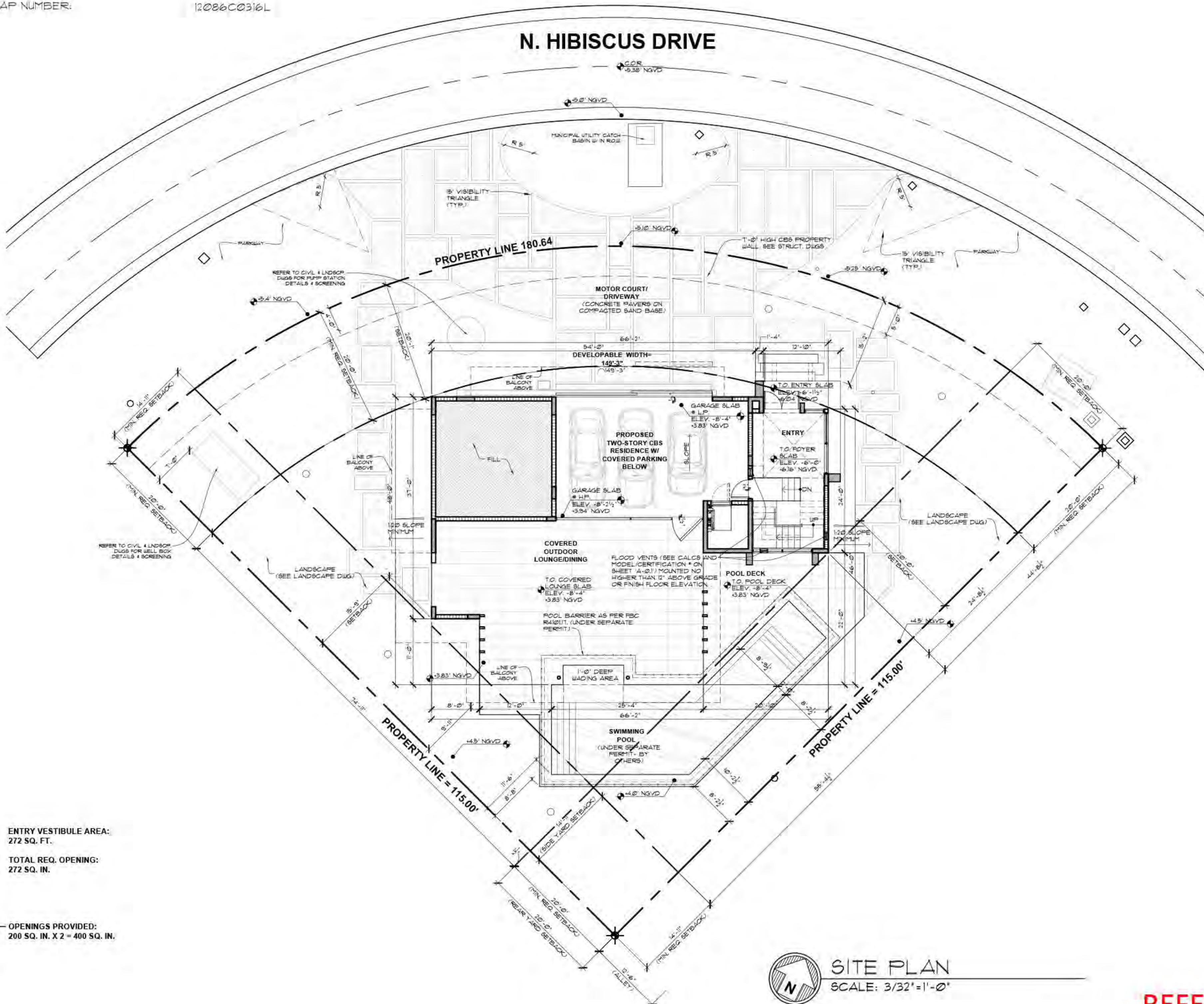
FLOOD MANAGEMENT INFORMATION
LOWEST F.F.E. OF HABITABLE SPACE: +6.16' NGVD
LOWEST ADJACENT GRADE: +3.76' NGVD (# CARPORT ENTRY)
HIGHEST ADJACENT GRADE: +3.8' NGVD
LOWEST ELEV. OF EQUIP.: +10.0' NGVD
FIRM MAP NUMBER: 12086C0316L

SITE DATA
EXISTING LOT SIZE: 10386.9 SQ. FT. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE: 2573.2 SQ. FT.
TOTAL BLDG. LOT COVERAGE: 2573.2 SQ. FT. (24.8%)

FRONT SETBACK CALCULATIONS
AREA: 3,298.8 100%
IMPERVIOUS AREA: 1179 35.7%
LANDSCAPE AREA: 2,120 64.3%

REAR SETBACK CALCULATIONS
AREA: 1,886.6 100%
IMPERVIOUS AREA: 330 17.5%
LANDSCAPE AREA: 1,556.0 82.5%

ZONING DATA	REQUIRED/ ALLOWED	PROVIDED
CLASSIFICATION:	R5-4	
FLOOD ZONE:	AE	
MIN. FLOOD ELEVATION:	+10.0' NGVD	+10.0' NGVD
EST. GRADE:	+5.26' NGVD	+5.26' NGVD
MAX. LOT COVERAGE:	3,116.1 SQ. FT. (30%)	2,573.2 SQ. FT. (24.8%)
MAX. UNIT SIZE:	5,193.5 SQ. FT. (50%)	5,186 SQ. FT. (49.9%)
MAIN HOUSE		
MAX. BUILDING HEIGHT:	24'-0"	24'-0"
FRONT SETBACK:	20'-0"	20'-11"
REAR SETBACK:	20'-0"	20'-0"
SIDE SETBACK:	14'-11"	15'-0 1/2"



SITE PLAN  
SCALE: 3/32" = 1'-0"

N. HIBISCUS RESIDENCE  
420 N. HIBISCUS DR.  
MIAMI BEACH, FL 33139

seal

Ralph Choeff  
registered architect  
AR0009679

comm no.  
1412

date:  
4-1-2015

revised:

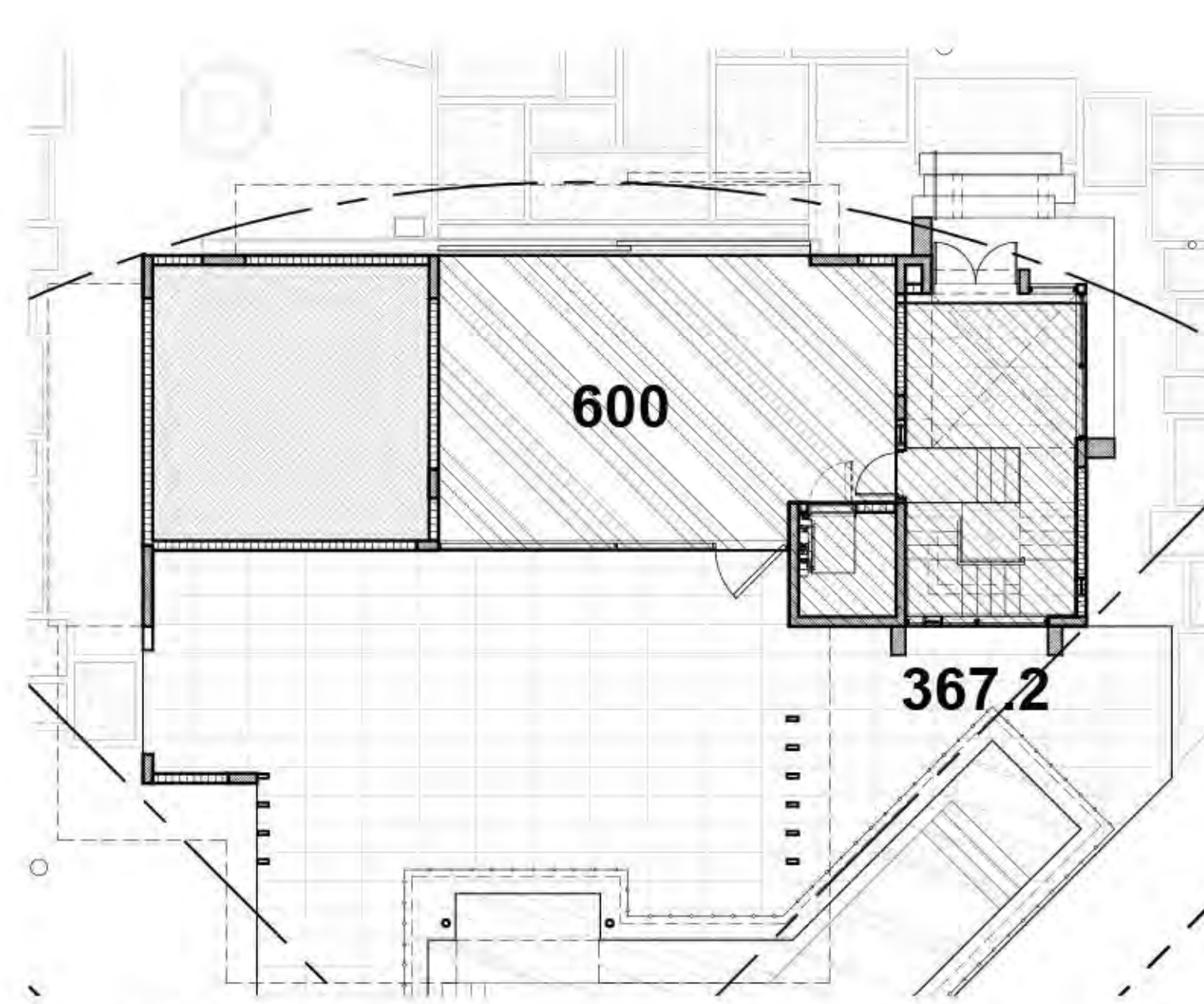
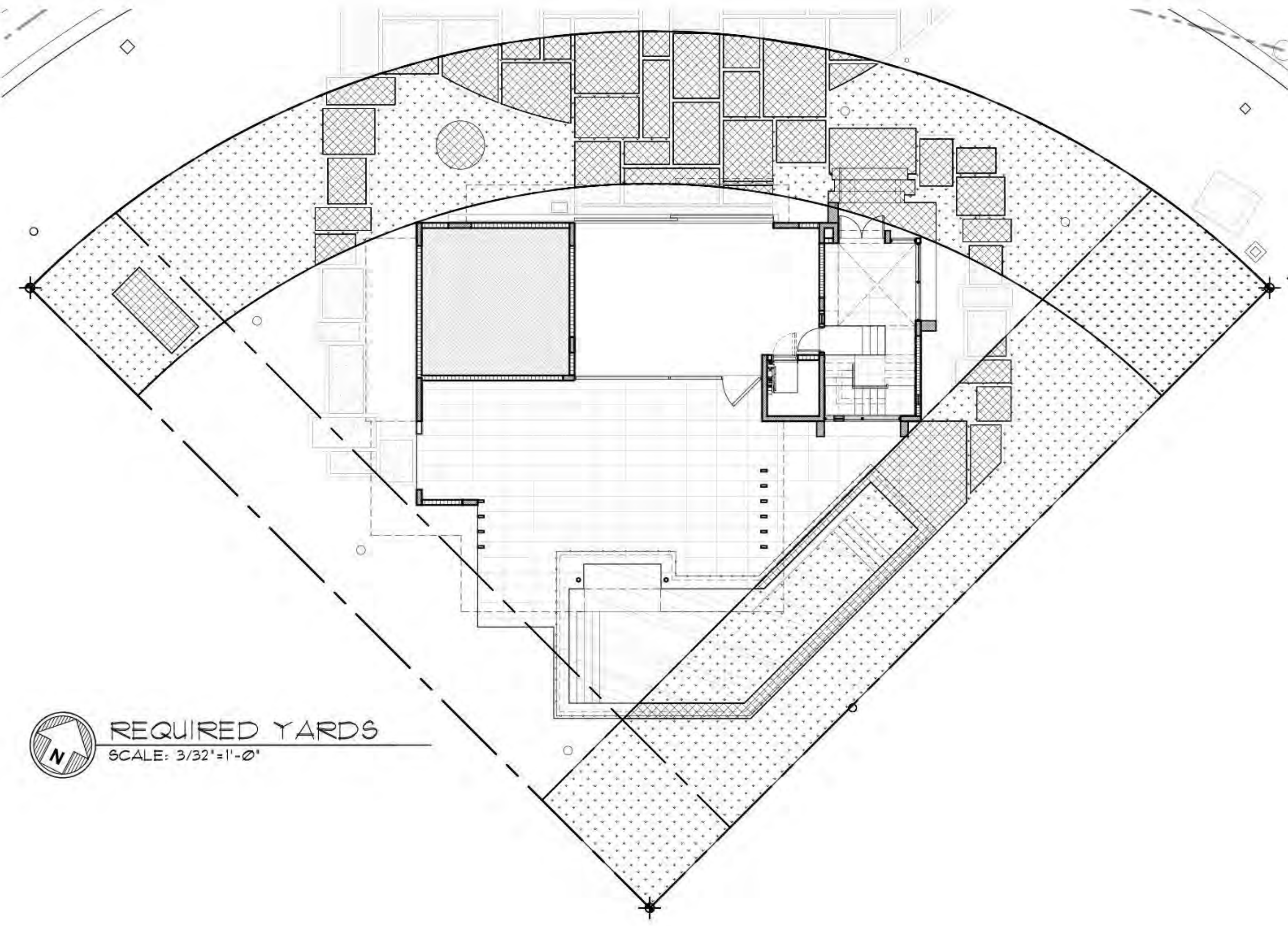
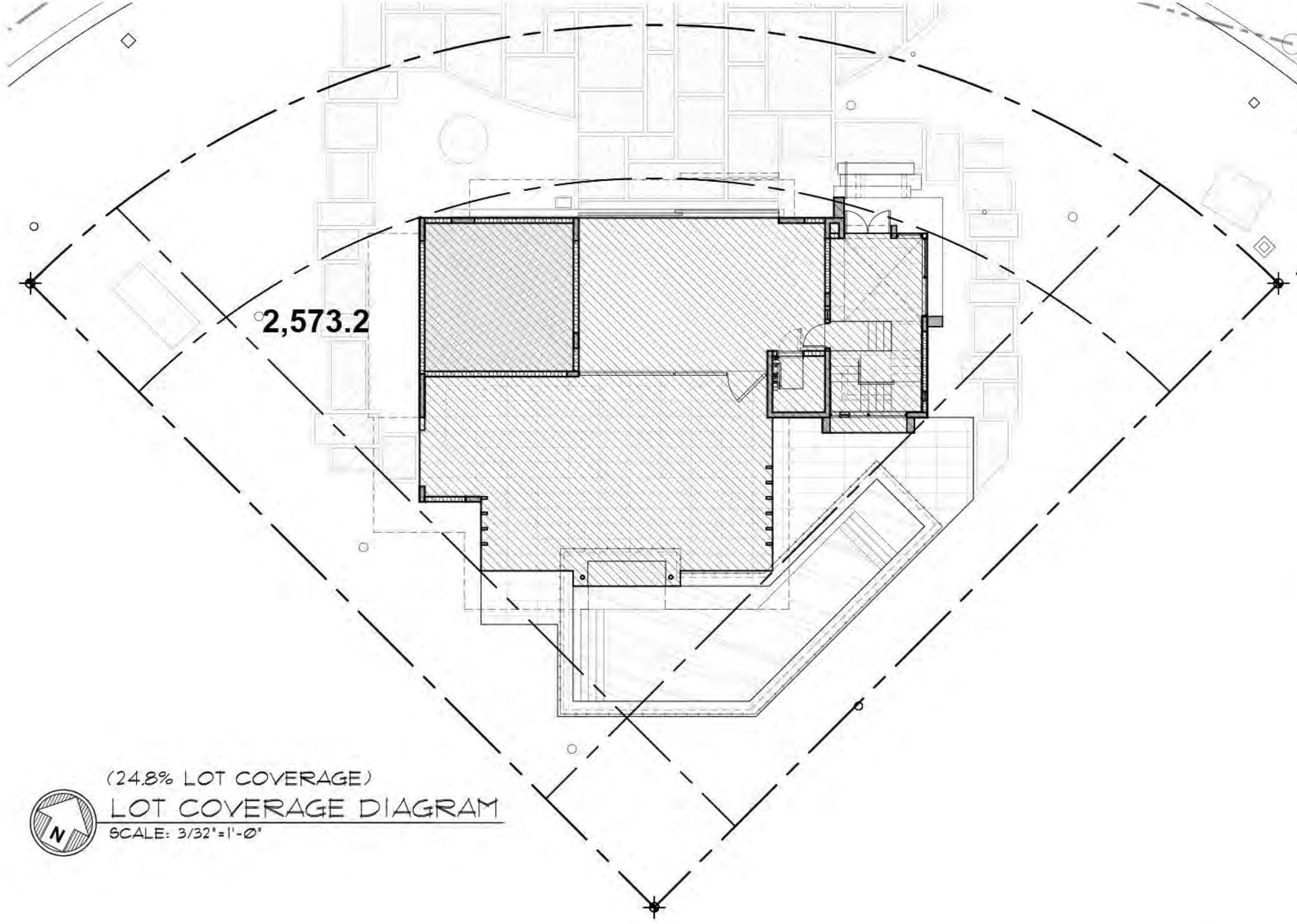
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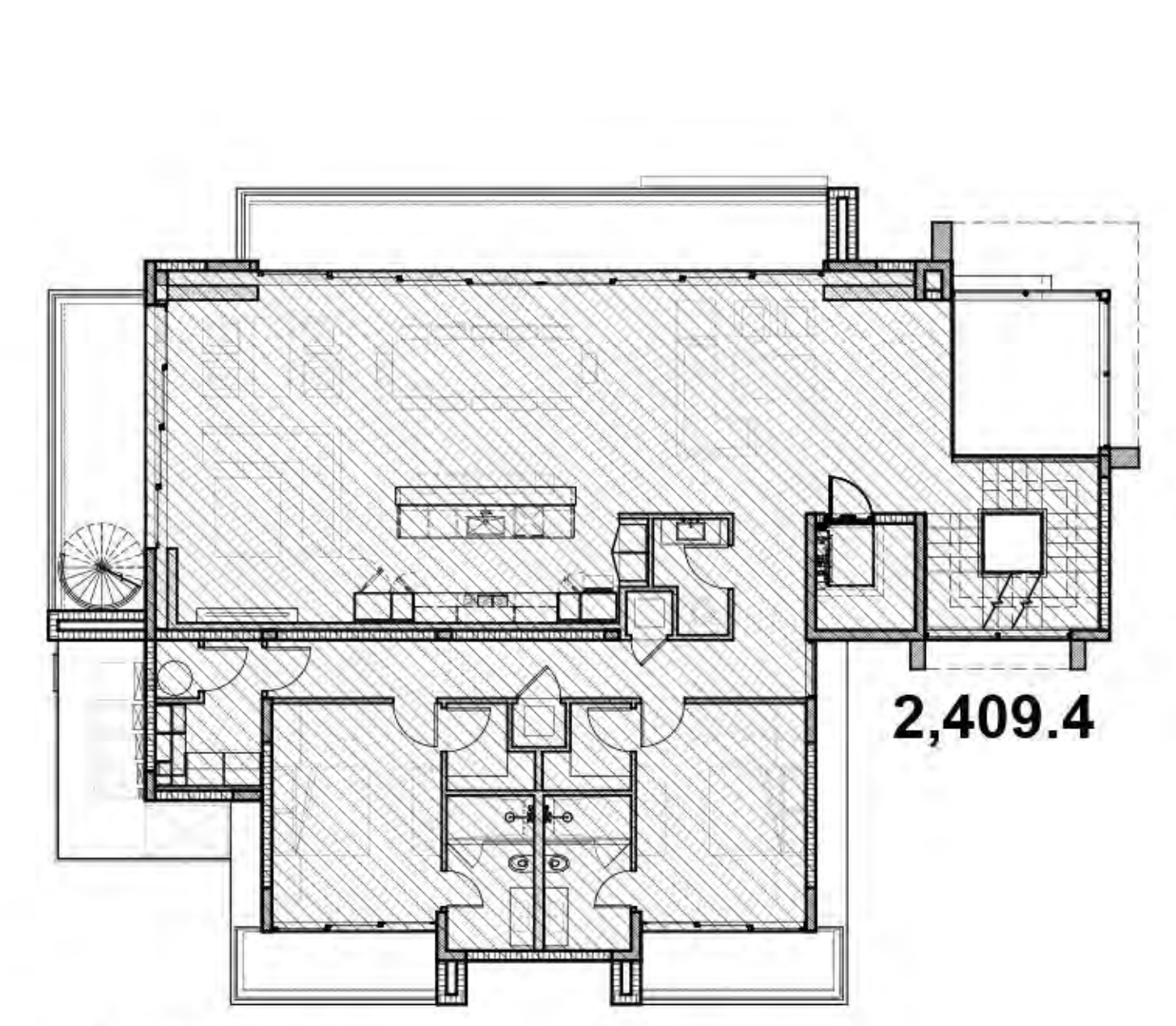
REFERENCE ONLY

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
305.434.6338  
305.892.5292  
www.choefflevy.com  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138

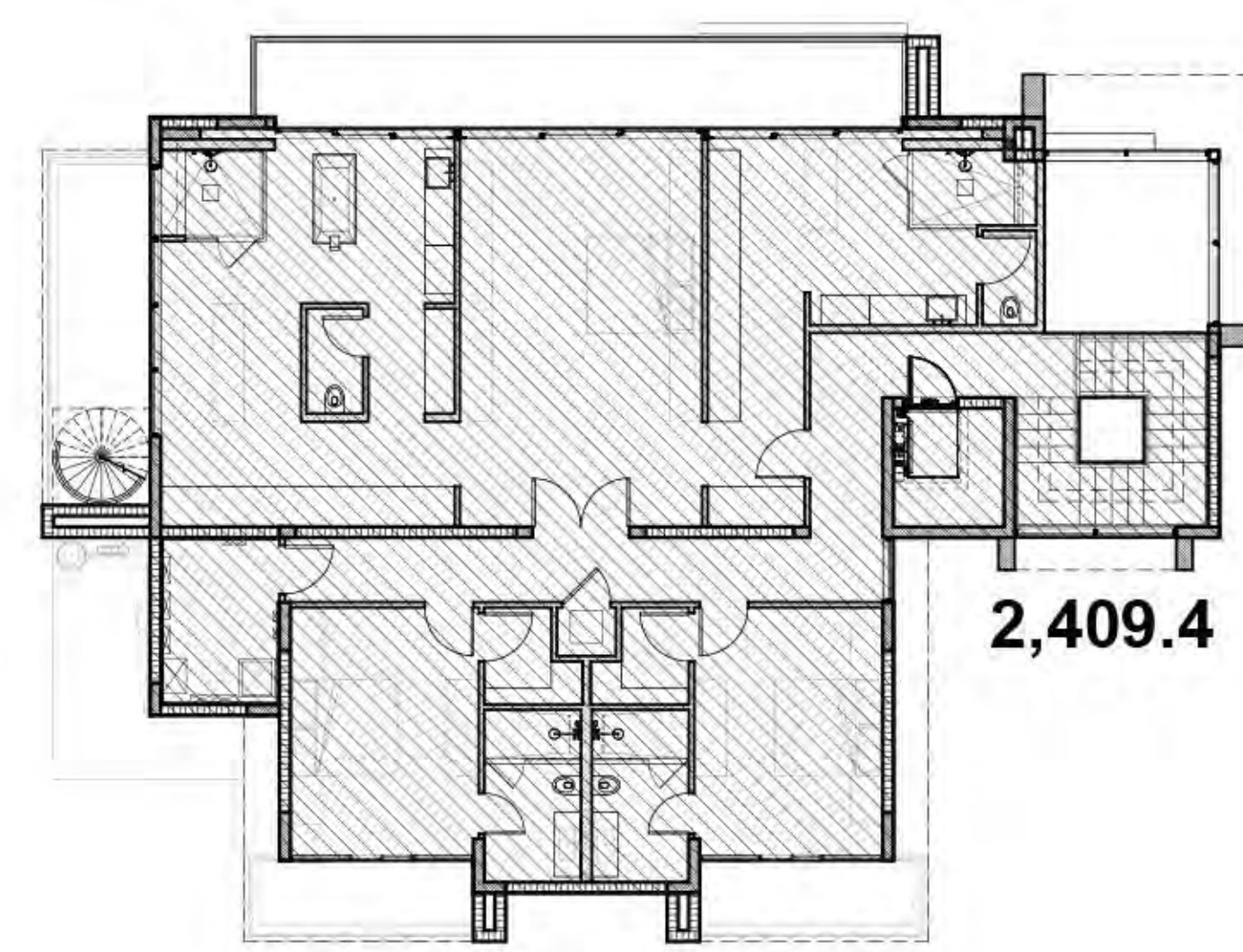




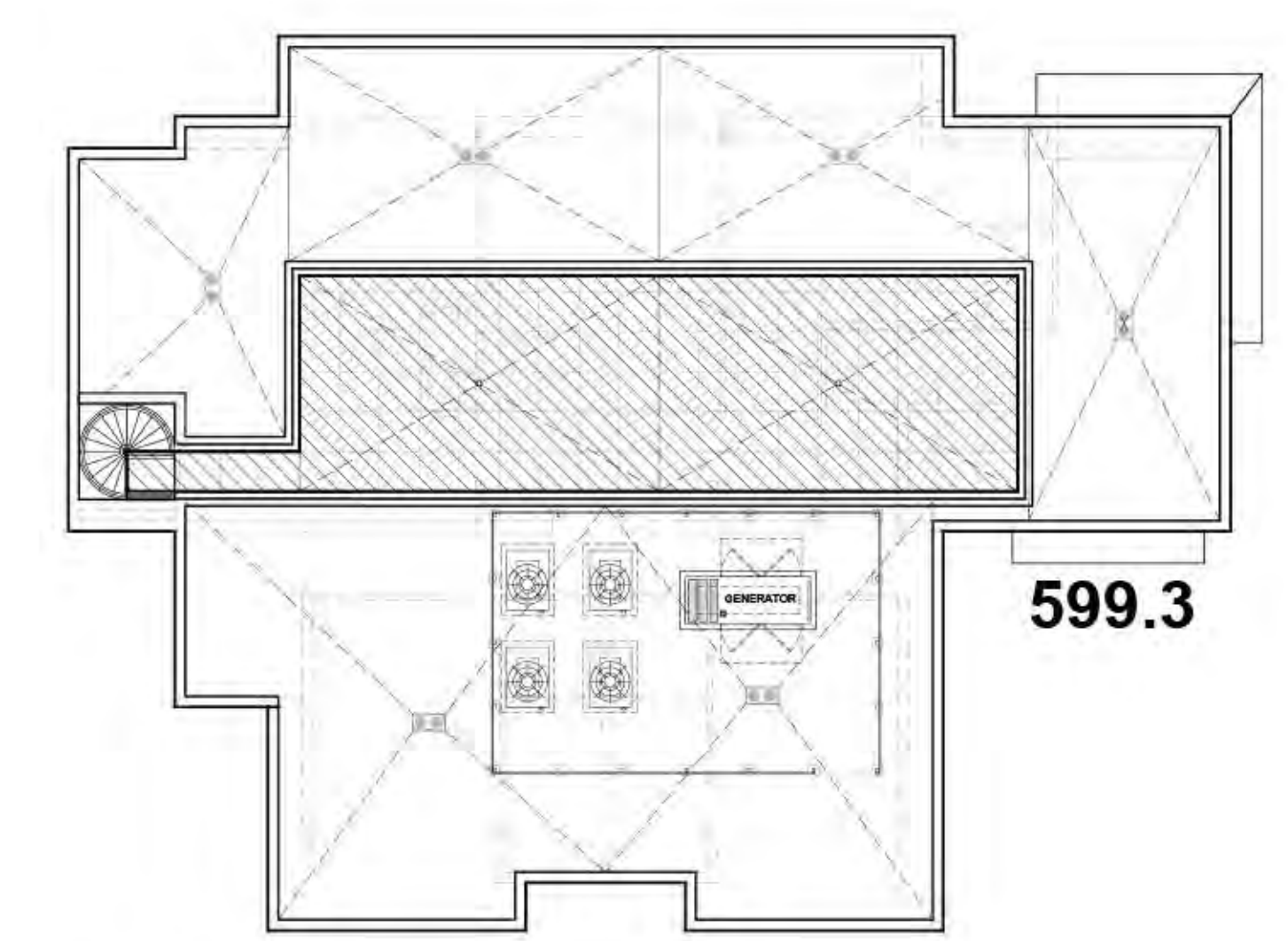
UNIT SIZE:  
GROUND FLOOR



UNIT SIZE:  
FIRST FLOOR



UNIT SIZE:  
SECOND FLOOR



ROOF LEVEL:  
(24.9% OF FLOOR BELOW)

LOT COVERAGE CALCULATIONS			
LOT AREA:	10,386.9 SQ. FT.	100%	
LOT COVERAGE:	2,573.2 SQ. FT.	24.8%	
LANDSCAPE AREA CALCULATIONS			
FRONT SETBACK:	3,298.8 SQ. FT.	100%	
LANDSCAPE AREA:	2,120 SQ. FT.	64.3%	
REAR SETBACK:	1,886.6 SQ. FT.	100%	
LANDSCAPE/POOL AREA:	1,556.0 SQ. FT.	82.5%	
UNIT SIZE CALCULATIONS			
LOT AREA:	10,386.9 SQ. FT.	100%	
MAIN HOUSE:			
GROUND FL.	367.2 SQ. FT.		
FIRST FL.	2,409.4 SQ. FT.		
SECOND FL.	2,409.4 SQ. FT.		
TOTAL:	5,186 SQ. FT.	49.9%	

UNIT SIZE DIAGRAMS  
SCALE: 3/32"=1'-0"

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seal

Ralph Choeff  
registered architect  
AR0009679

comm no.  
1412  
date:  
4-1-2015  
revised:





Residence ①



Residence ②



Residence ③



Residence ④



Residence ⑤



Multi-Family Residence ⑥



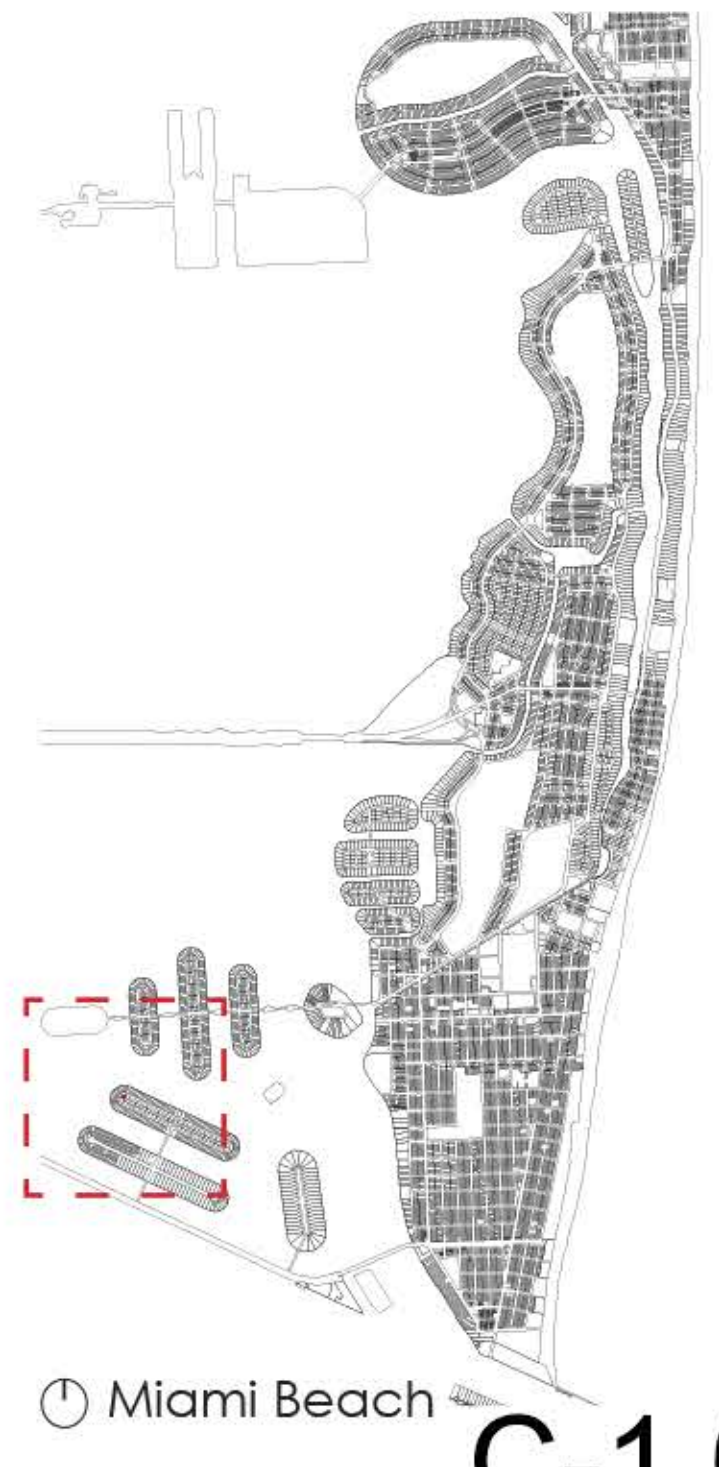
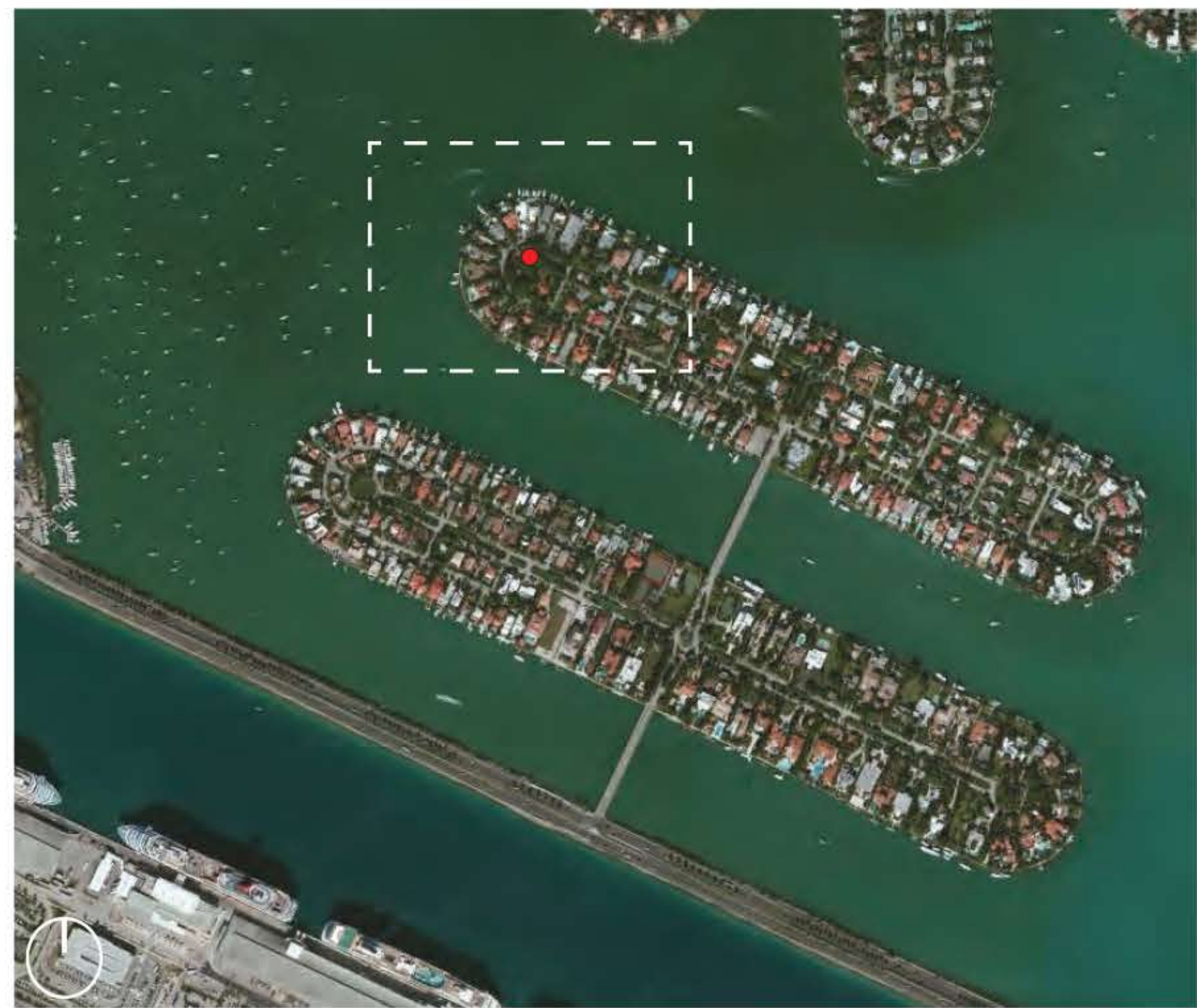
Multi-Family Residence ⑦



Multi-Family Residence ⑧



Site - 420 N. HIBISCUS DR.







### 400 N. Hibiscus

Adjacent Property

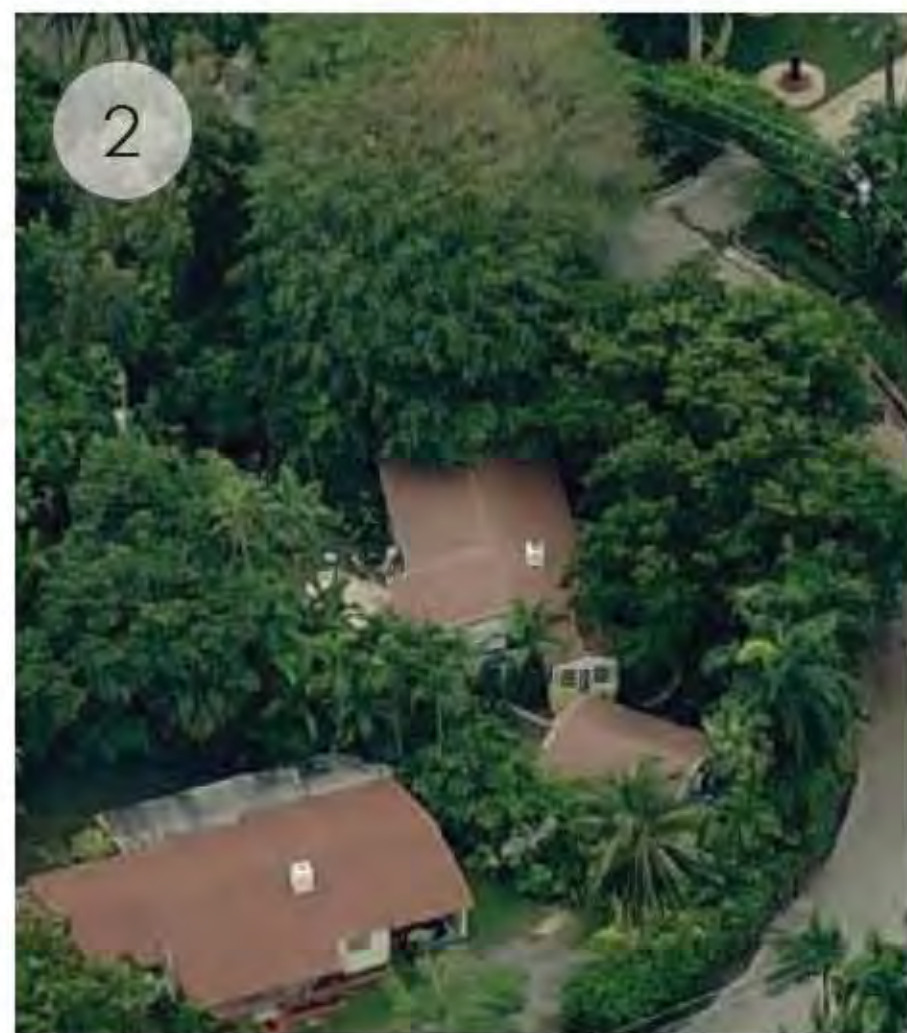
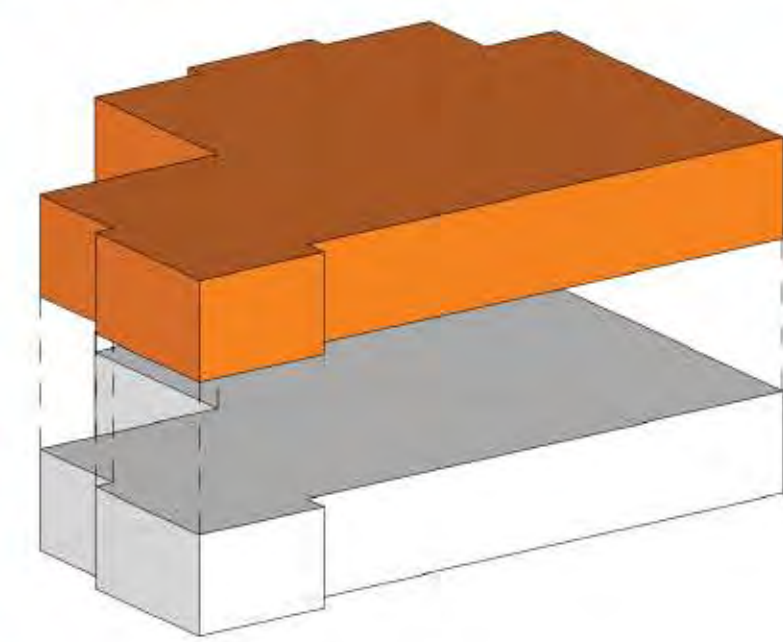
**Approx. Footprint:** 2,535 sq. ft.  
**First-Second Ratio:** N/A, One story residence



### 420 N. Hibiscus

Proposed Residence

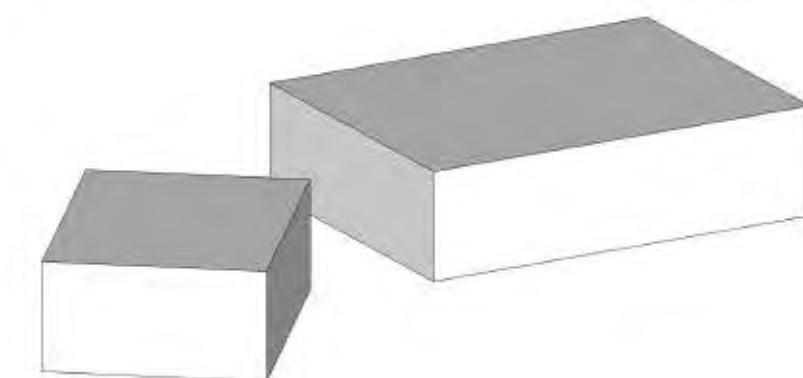
**Footprint:** 2,573.2 sq. ft.  
**First-Second Ratio:** 100%



### 433 S Hibiscus

Adjacent Property

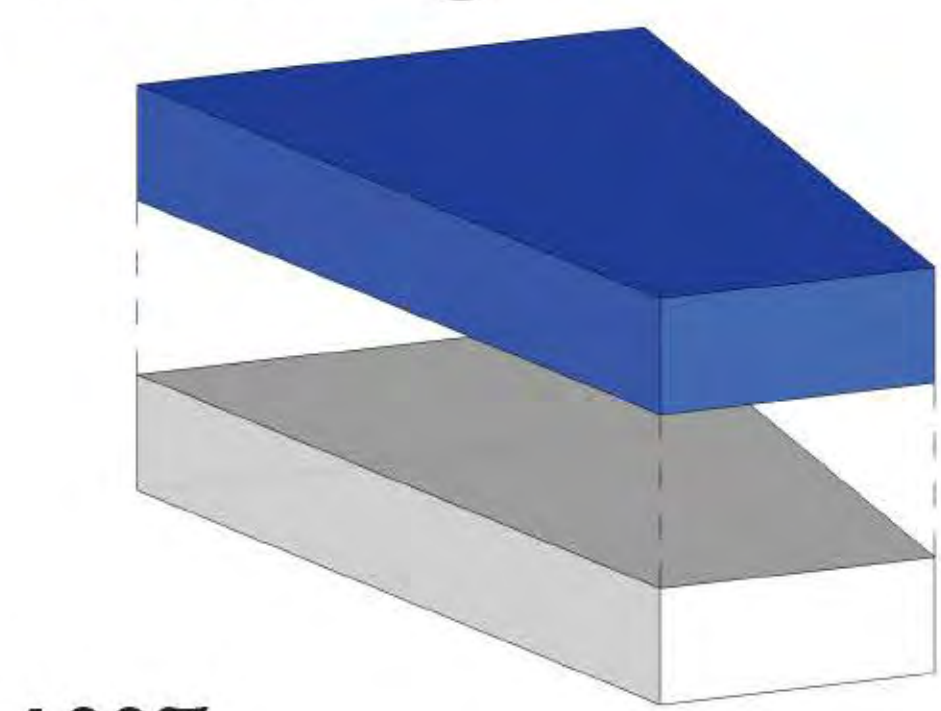
**Approx. Footprint:** 1,586 sq. ft.  
**First-Second Ratio:** N/A, One-story residence



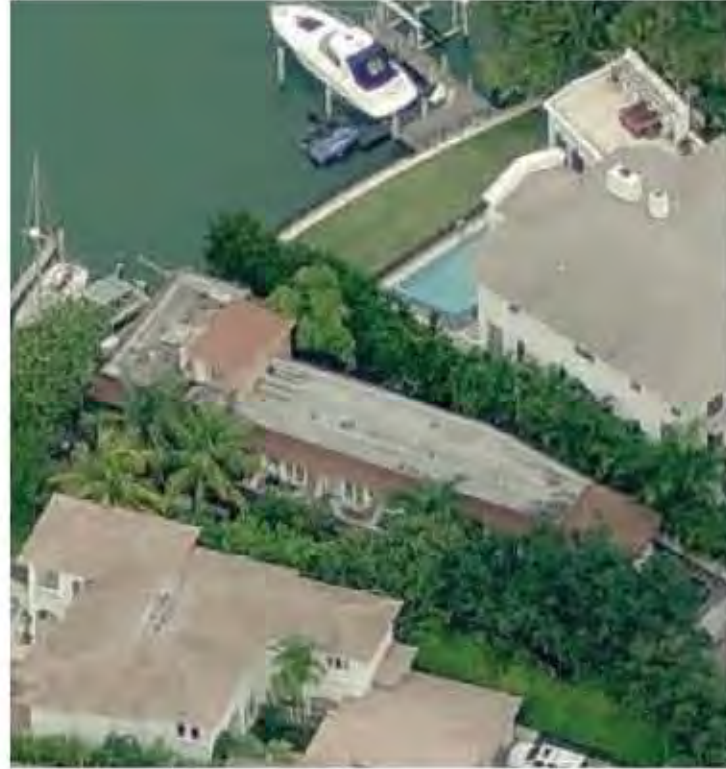




Residence ③



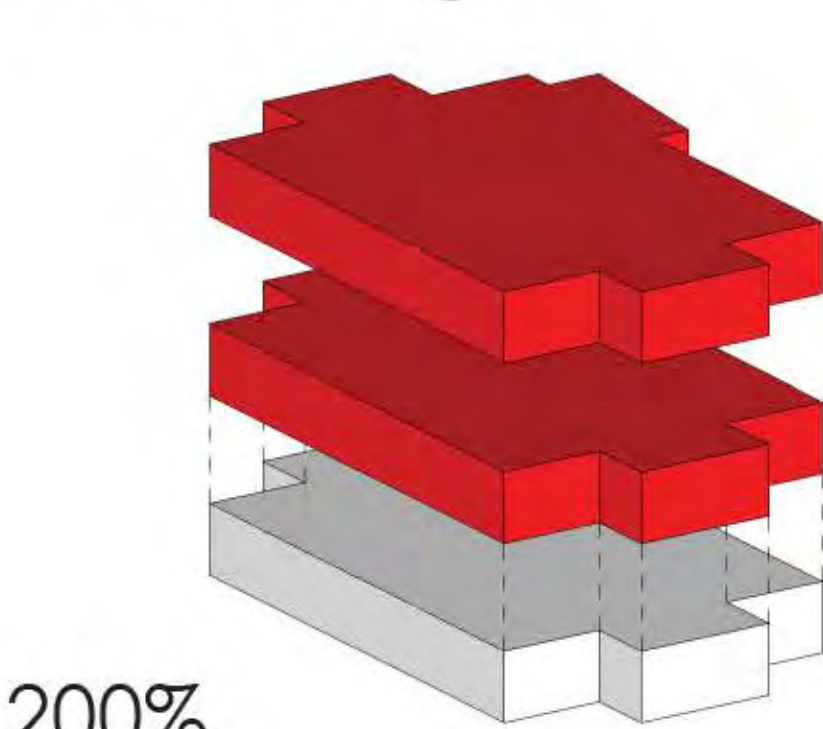
100%  
Massing Diagram



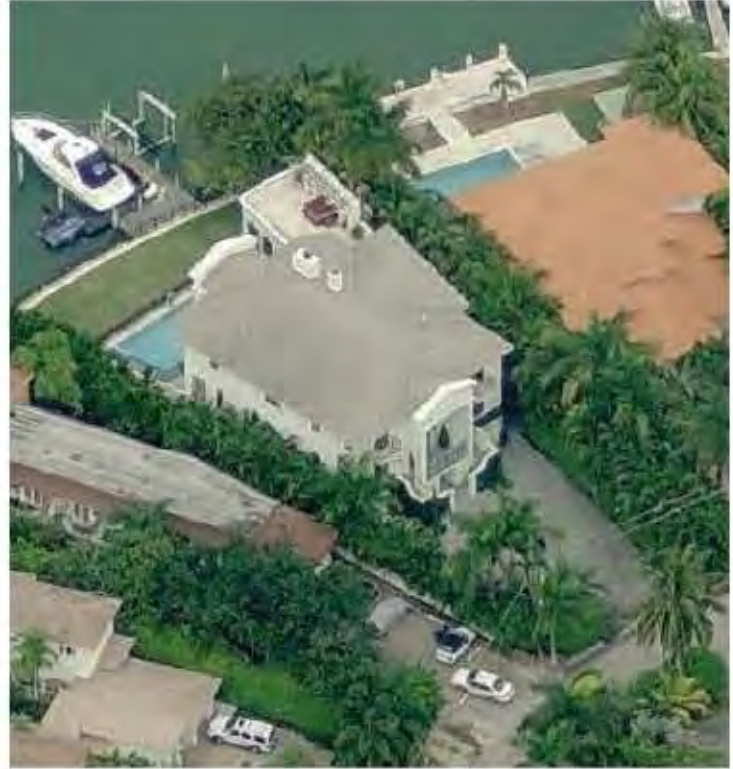
Aerial View



Residence ④



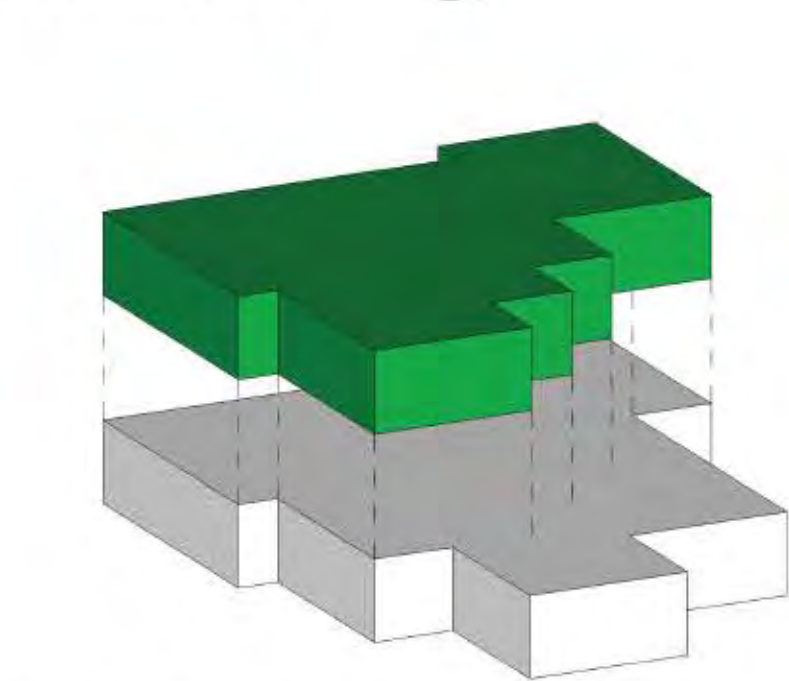
200%  
Massing Diagram



Aerial View



Residence ⑤



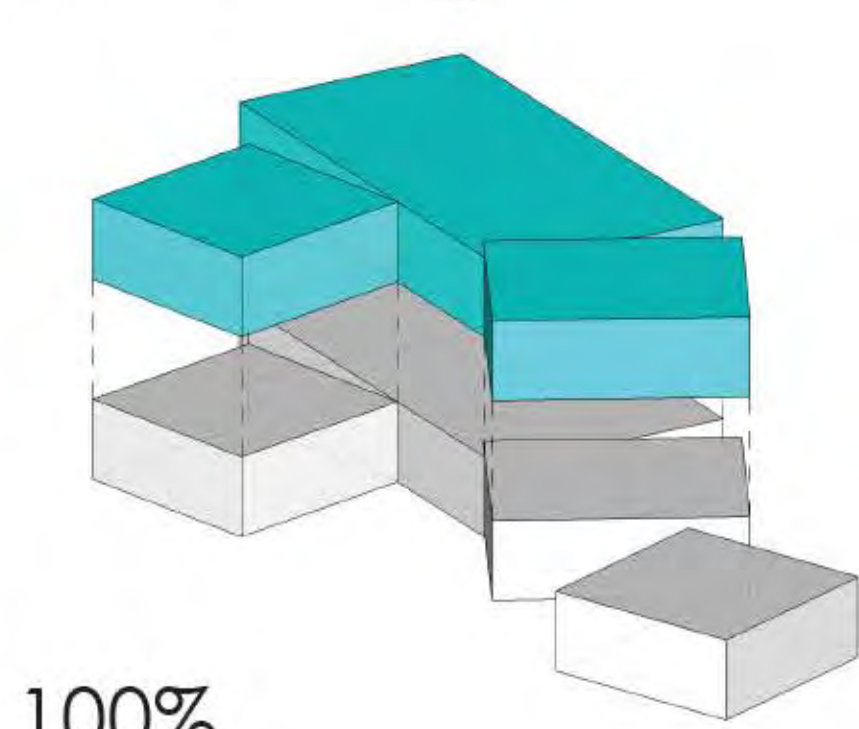
71%  
Massing Diagram



Aerial View



Residence ⑥



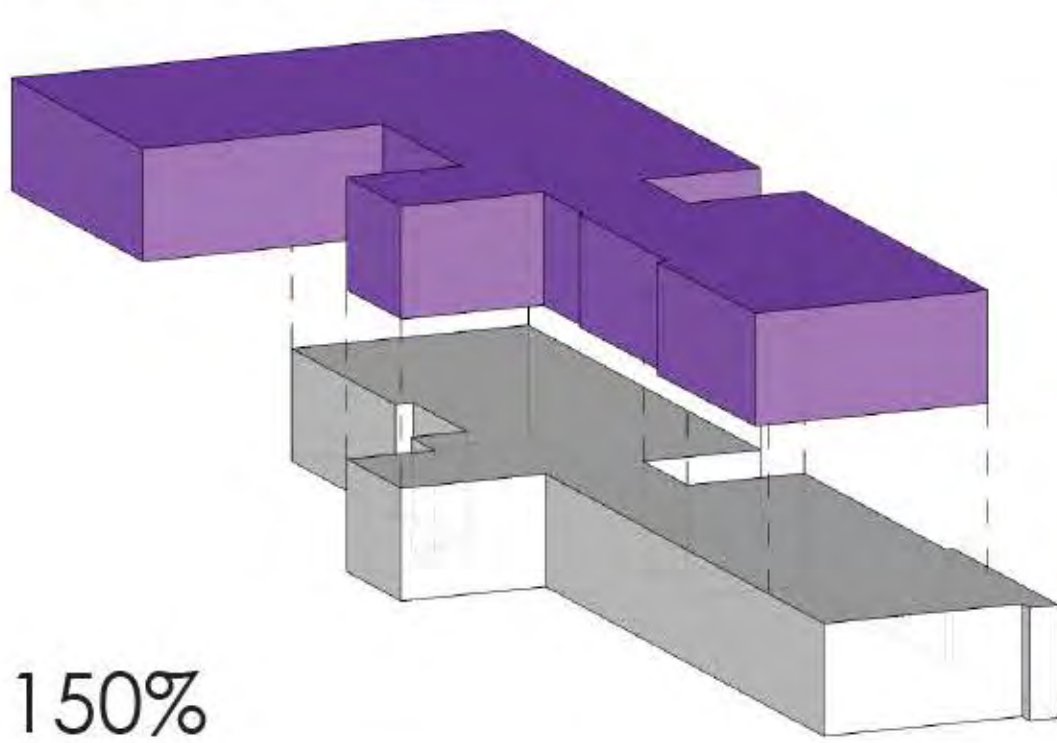
100%  
Massing Diagram



Aerial View



Residence ⑦



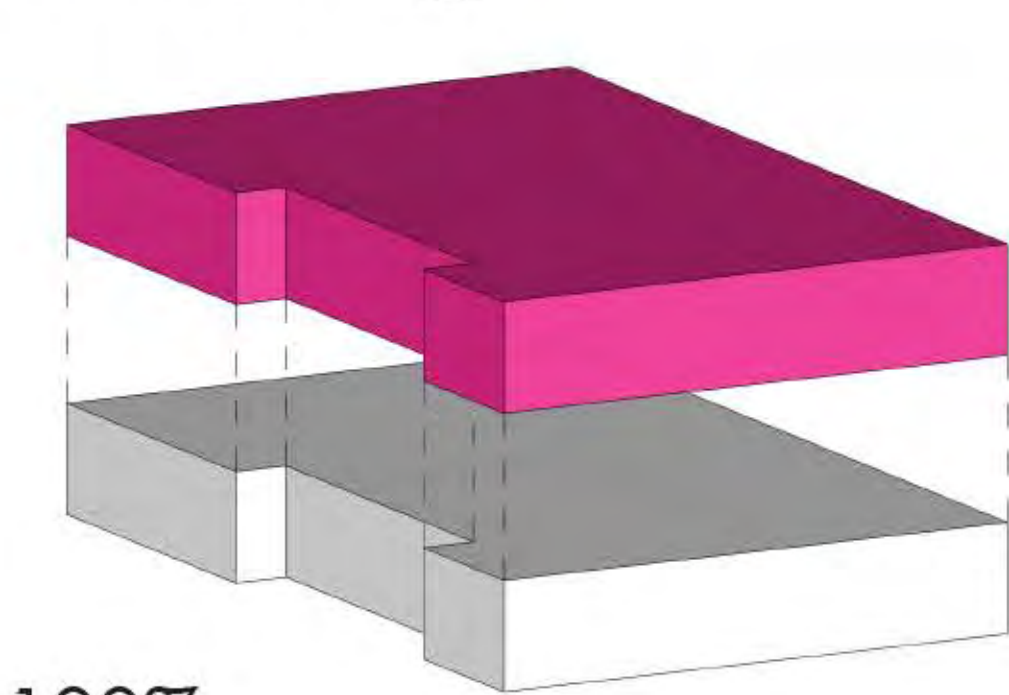
150%  
Massing Diagram  
For Proposed Residence



Aerial View-Current  
(Not Proposed)



Residence ⑧



100%  
Massing Diagram



Aerial View





FRONT RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



REAR RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



FRONT RENDERING - PROPOSED SMOOTH WHITE STUCCO FINISH



REAR RENDERING - PROPOSED SMOOTH WHITE STUCCO FINISH





FRONT RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



REAR RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



FRONT RENDERING - ALTERNATE - SMOOTH PAINTED GRAY STUCCO FINISH



REAR RENDERING - ALTERNATE - SMOOTH PAINTED GRAY STUCCO FINISH





FRONT RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



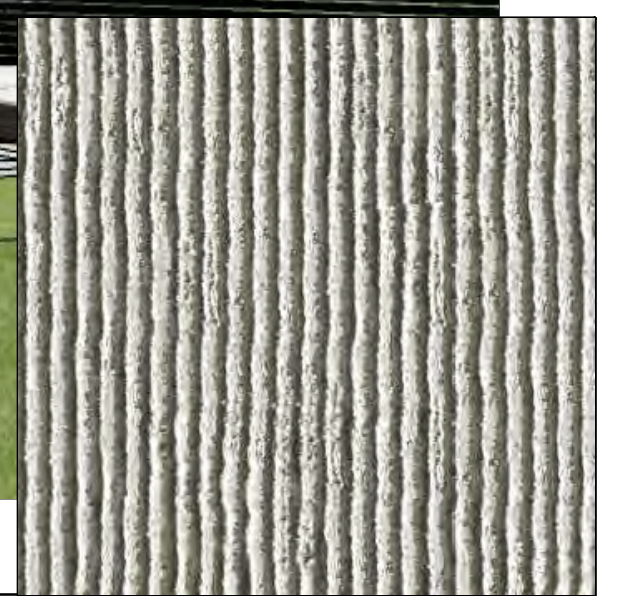
REAR RENDERING - PREVIOUSLY APPROVED DRB FILE NUMBER #23117



FRONT RENDERING - ALTERNATE - RAKED STUCCO FINISH



REAR RENDERING - ALTERNATE - RAKED STUCCO FINISH



RAKED STUCCO TEXTURE





EXSITING ASBUILT CONDITION



EXSITING ASBUILT CONDITION



EXSITING ASBUILT CONDITION



EXSITING ASBUILT CONDITION



**NOTES:**

- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
- ELECTRICAL SYSTEMS, POOL EQUIPMENT AND COMPONENTS, HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, OTHER SERVICE EQUIPMENTS, SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION +10'-0" AS PER FBC R322.1.6.
- OPENINGS SHALL NOT BE LESS THAN 3' IN ANY DIRECTION IN THE PLANE OF THE WALL.
- OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
- ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-05 SECTION 7.5.
- ELEVATOR SHALL BE INSTALLED ACCORDING TO FEMA TECHNICAL BULLETIN 4-2010.
- ELEVATORS UNDER SEPARATE PERMIT. IF ELEVATOR CONTROLS AND MACHINE ARE TO BE LOCATED ON TOP OF ELEVATOR HOISTWAY, IT SHALL COMPLY WITH ASME A17.1 2009 2.7.3.4.1 AND 2.7.2.2.

**SLAB EDGE WATERPROOFING NOTE:**

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL

**FLOOD ELEVATION NOTE:**

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+10'-0" NGVD)

**SLAB & BEAM PENETRATION NOTE :**

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED

**SHOWER DOOR NOTE:**

ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22", AND SHALL BE MADE OF TEMPERED GLASS, TYP.

**WATERPROOFING @ BATHROOMS:**

ALL BATHROOMS & TOILET ROOMS SHALL RECEIVE TREMCO VULKEM 350NF WATERPROOFING SYSTEM

**NOTES:**

ALL OUTDOOR MATERIALS & CABINETS BELOW BASE FLOOR ELEVATION TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS.

**APPLICABLE CODE NOTE:**

APPLICABLE CODE: FBC 2010 RESIDENTIAL WITH ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL

**TYPICAL RAILING NOTE:**

ALL RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE DETAILS

**WALL LEGEND :**

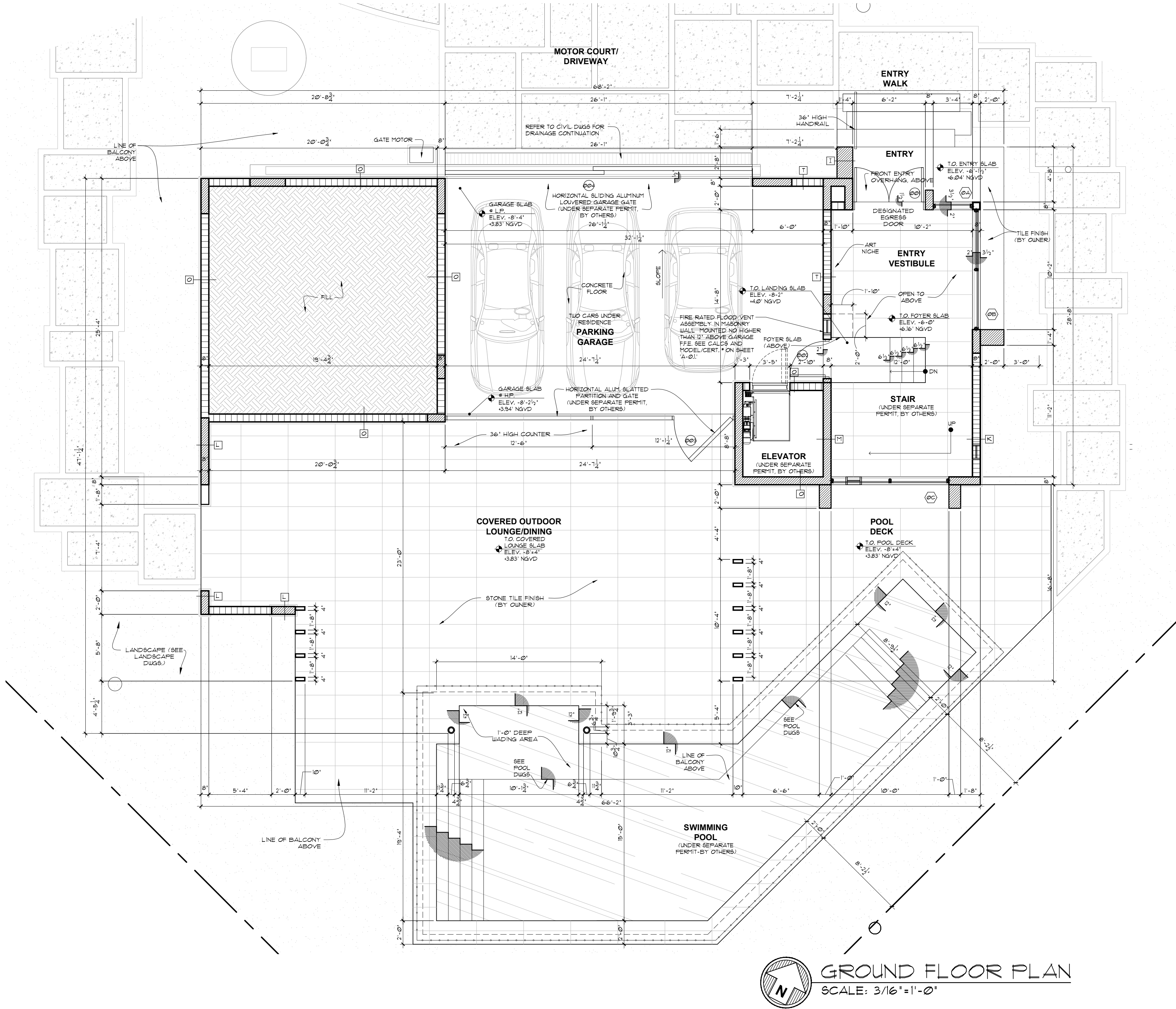
- 8" CONCRETE BLOCK WALL.
- CONCRETE COLUMN (SEE STRUCTURE DWG'S FOR SPEC'S).
- WALL PARTITION W/ 3 3/8" (OR 5 5/8") METAL STUDS FRAMING @ 16" O.C. & 1/2" GWB @ BOTH SIDES. (PROVIDE BATT SOUND INSULATION).
- WALL PARTITION W/ 3 3/8" (OR 5 5/8") METAL STUDS FRAMING @ 16" O.C. & 1/2" GWB @ BOTH SIDES.

**SHOWER DOOR AND ACCESS NOTE :**

THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES AS PER FBC P2102.1.1. SHOWER DOORS ARE TO BE CLEAR FRAMELESS CAT 2 SAFETY GLASS.

**FLOOD RESISTANCE NOTE :**

FOR BUILDINGS IN FLOOD HAZARD AREAS AS ESTABLISHED IN FBC SECTION 1612.3, ALL MATERIALS EXTENDING BELOW BASE FLOOD ELEVATION (+100 NGVD) SHALL BE CONSTRUCTED WITH FLOOD DAMAGE RESISTANT MATERIALS, PER FBC 1403.5 FLOOD RESISTANCE.





- NOTES:**
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
  - ELECTRICAL SYSTEMS, POOL EQUIPMENT AND COMPONENTS, HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, OTHER SERVICE EQUIPMENTS, SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION +10'-0" AS PER FBC R322.1.6.
  - OPENINGS SHALL NOT BE LESS THAN 3' IN ANY DIRECTION IN THE PLANE OF THE WALL.
  - OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
  - ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-05 SECTION 1.5.
  - ELEVATOR SHALL BE INSTALLED ACCORDING TO FEMA TECHNICAL BULLETIN 4-2010.
  - ELEVATORS UNDER SEPARATE PERMIT. IF ELEVATOR CONTROLS AND MACHINE ARE TO BE LOCATED ON TOP OF ELEVATOR HOISTWAY, IT SHALL COMPLY WITH ASME A17.1 2009 2.7.3.4.1 AND 2.7.2.2.

**SLAB EDGE WATERPROOFING NOTE:**

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL

**FLOOD ELEVATION NOTE:**

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+10'-0" NGVD)

**SLAB & BEAM PENETRATION NOTE :**

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED

**SHOWER DOOR NOTE:**

ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22", AND SHALL BE MADE OF TEMPERED GLASS, TYP.

**WATERPROOFING @ BATHROOMS:**

ALL BATHROOMS & TOILET ROOMS SHALL RECEIVE TREMCO VULKEM 350NF WATERPROOFING SYSTEM

**NOTES:**

ALL OUTDOOR MATERIALS & CABINETS BELOW BASE FLOOR ELEVATION TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS.

**APPLICABLE CODE NOTE:**

APPLICABLE CODE: FBC 2010 RESIDENTIAL WITH ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL

**TYPICAL RAILING NOTE:**

ALL RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE DETAILS

**WALL LEGEND :**

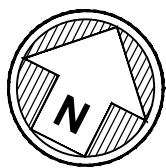
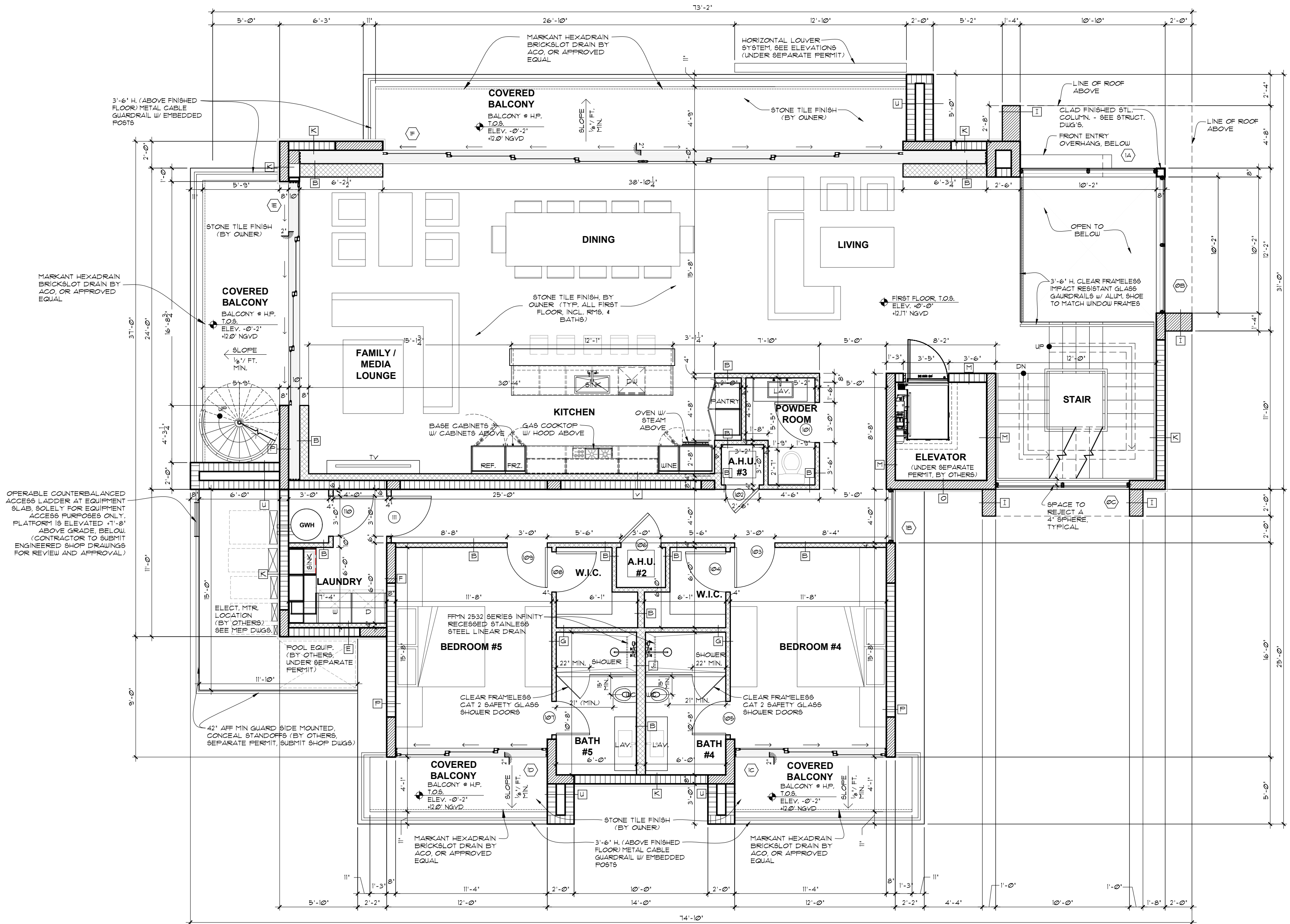
- 8" CONCRETE BLOCK WALL.
- CONCRETE COLUMN (SEE STRUCTURE DWG'S FOR SPEC'S).
- WALL PARTITION W/ 3 3/8" (OR 5 5/8") METAL STUDS FRAMING @ 16" O.C. & 1/2" GWB @ BOTH SIDES. (PROVIDE BATT SOUND INSULATION).
- WALL PARTITION W/ 3 3/8" (OR 5 5/8") METAL STUDS FRAMING @ 16" O.C. & 1/2" GWB @ BOTH SIDES.

**SHOWER DOOR AND ACCESS NOTE :**

THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES AS PER FBC R2108.1.1. SHOWER DOORS ARE TO BE CLEAR FRAMELESS CAT 2 SAFETY GLASS.

**FLOOD RESISTANCE NOTE :**

FOR BUILDINGS IN FLOOD HAZARD AREAS AS ESTABLISHED IN FBC SECTION 1612.3, ALL MATERIALS EXTENDING BELOW BASE FLOOD ELEVATION (+10' NGVD) SHALL BE CONSTRUCTED WITH FLOOD DAMAGE RESISTANT MATERIALS, PER FBC 1403.5 FLOOD RESISTANCE.



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

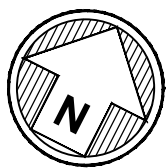
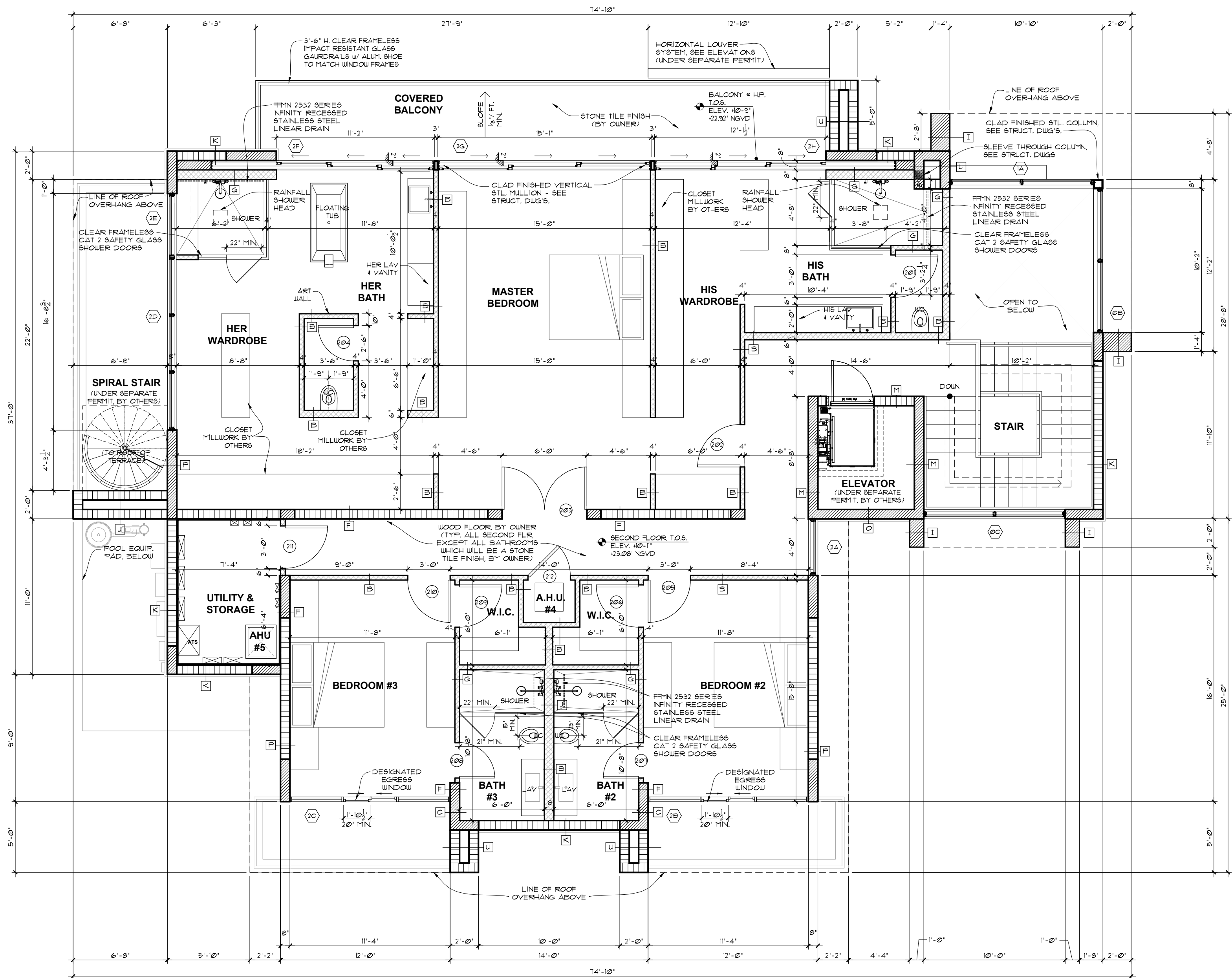


- NOTES:**
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
  - ELECTRICAL SYSTEMS, POOL EQUIPMENT AND COMPONENTS, HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, OTHER SERVICE EQUIPMENTS, SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION + 10'-0" AS PER FBC R322.1.6.
  - OPENINGS SHALL NOT BE LESS THAN 3' IN ANY DIRECTION IN THE PLANE OF THE WALL.
  - OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
  - ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-05 SECTION 1.5.
  - ELEVATOR SHALL BE INSTALLED ACCORDING TO FEMA TECHNICAL BULLETIN 4-2010.
  - ELEVATORS UNDER SEPARATE PERMIT. IF ELEVATOR CONTROLS AND MACHINE ARE TO BE LOCATED ON TOP OF ELEVATOR HOISTWAY, IT SHALL COMPLY WITH ASME A17.1 2009 2.7.3.4.7 AND 2.7.2.2.

- SLAB EDGE WATERPROOFING NOTE:**
- ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.
- FLOOD ELEVATION NOTE:**
- ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+10'-0" NGVD)
- SLAB & BEAM PENETRATION NOTE :**
- ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED
- SHOWER DOOR NOTE:**
- ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22", AND SHALL BE MADE OF TEMPERED GLASS, TYP.
- WATERPROOFING @ BATHROOMS:**
- ALL BATHROOMS & TOILET ROOMS SHALL RECEIVE TREMCO VULKEM 350NF WATERPROOFING SYSTEM

- NOTES:**
- ALL OUTDOOR MATERIALS & CABINERY BELOW BASE FLOOR ELEVATION TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS.
- APPLICABLE CODE NOTE:**
- APPLICABLE CODE: FBC 2010 RESIDENTIAL WITH ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL
- TYPICAL RAILING NOTE:**
- ALL RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE DETAILS

- WALL LEGEND :**
- 8" CONCRETE BLOCK WALL.
  - CONCRETE COLUMN (SEE STRUCTURE DWG'S FOR SPECS).
  - WALL PARTITION W/ 3 ½" (OR 5 ½") METAL STUDS FRAMING @ 16" O.C. & ½" GWB @ BOTH SIDES. (PROVIDE BATT SOUND INSULATION).
  - WALL PARTITION W/ 3 ½" (OR 5 ½") METAL STUDS FRAMING @ 16" O.C. & ½" GWB @ BOTH SIDES.
- SHOWER DOOR AND ACCESS NOTE :**
- THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES AS PER FBC F2108.1.1. SHOWER DOORS ARE TO BE CLEAR FRAMELESS CAT 2 SAFETY GLASS.



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

N. HIBISCUS RESIDENCE  
420 N. HIBISCUS DR.  
MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN

seal

Ralph Choeff  
registered architect  
AR0009679

comm no.  
1412

date:  
4-1-2015

revised:

sheet no.  
A-1.2

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Miami, Florida 33138  
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(t) 305.434.6338  
(f) 305.892.5292





1. ALL ROOFING TO BE UNDER SEPARATE PERMIT.
2. CONTRACTOR SUBSTITUTIONS TO SPECIFICATIONS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL

**ROOF SLOPE NOTE:**

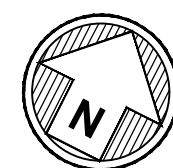
ROOF SLOPES SHOWN ARE MINIMUM ALLOWABLE ROOF SLOPES. ROOF SLAB MIN. 8" SEE STRUCTURAL DWGS. PROVIDE SECONDARY CONC. TOPPING TO CREATE ROOF SLOPES 1/4" MIN. PER FOOT AND 4" OVERFLOW RIDGE LINES.

**ROOF DRAIN NOTE:**

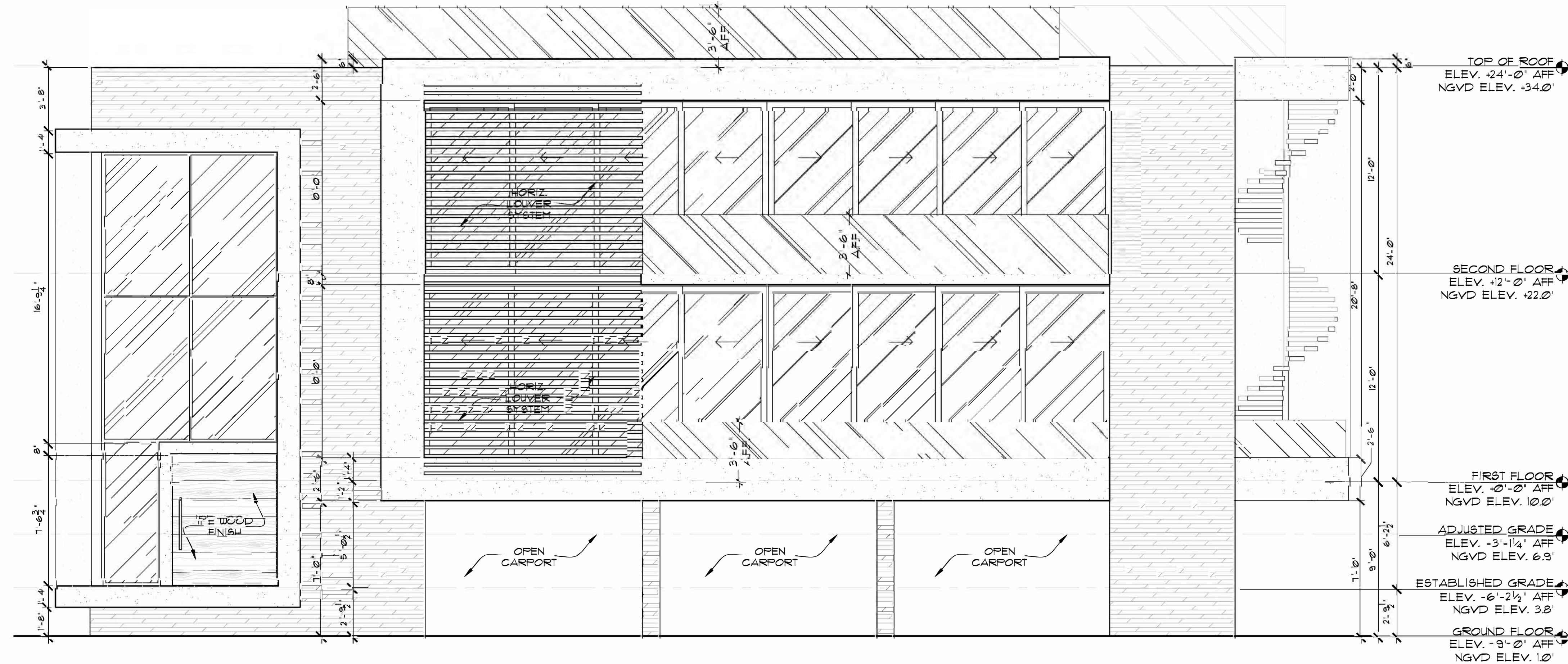
ALL ROOF DRAINS TO BE FULLY SOUND INSULATED.  
DESIGN RAINFALL RATE: FIG. R44B.7 IN THE FBC 2010 (PLUMBING)

**ROOF MEMBRANE NOTE:**

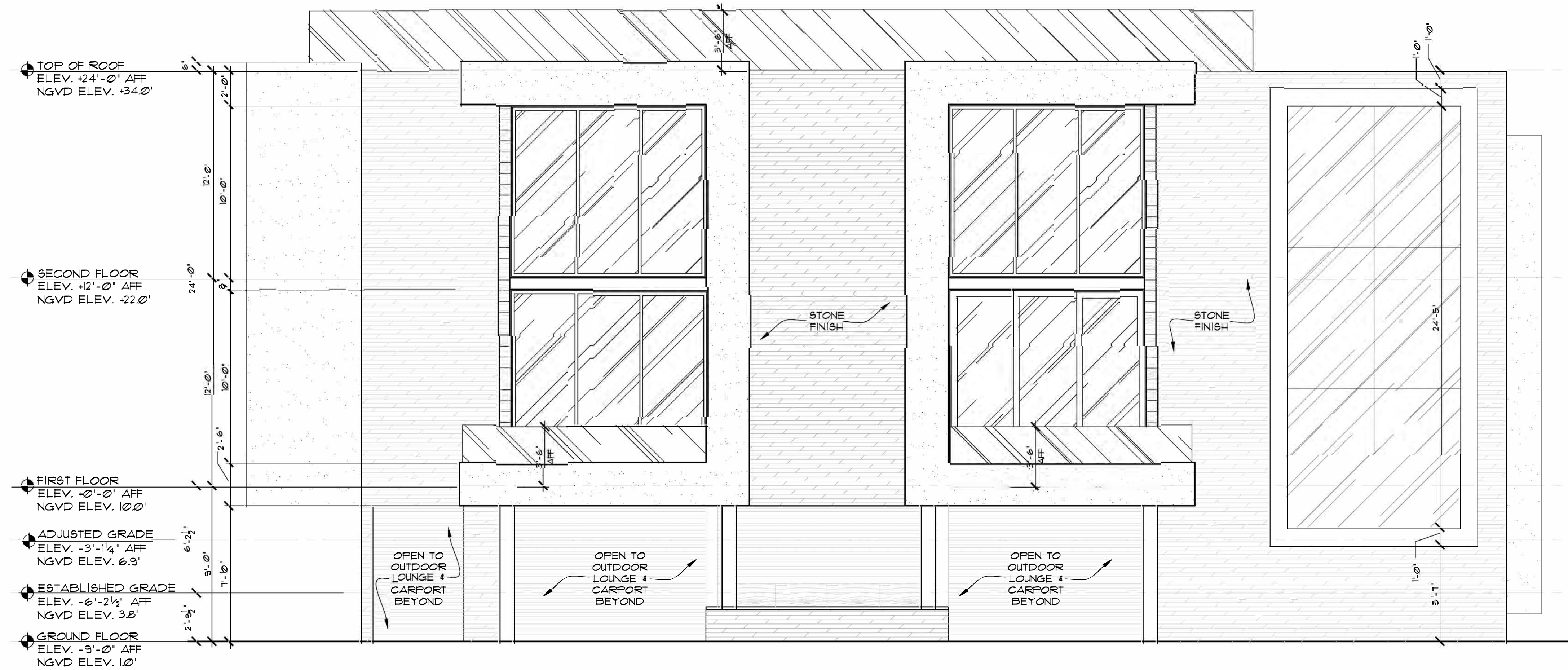
FLUID-APPLIED 'SIKALASTIC ROOFPRO 621' WATERPROOFING SYSTEM,  
BY SIKI, NOA \* 1410505, TO BE APPLIED AT MAIN ROOF DECK.  
FLUID-APPLIED 'SIKALASTIC ROOFPRO 624' WATERPROOFING SYSTEM,  
BY SIKI, NOA \* 1501301, TO BE APPLIED AT HABITABLE ROOF DECK.  
INSTALL ALL ROOFING WATERPROOFING PER MFR SPECIFICATIONS  
AND APPROVED INSTALLATION METHODS, (UNDER SEPARATE PERMIT).





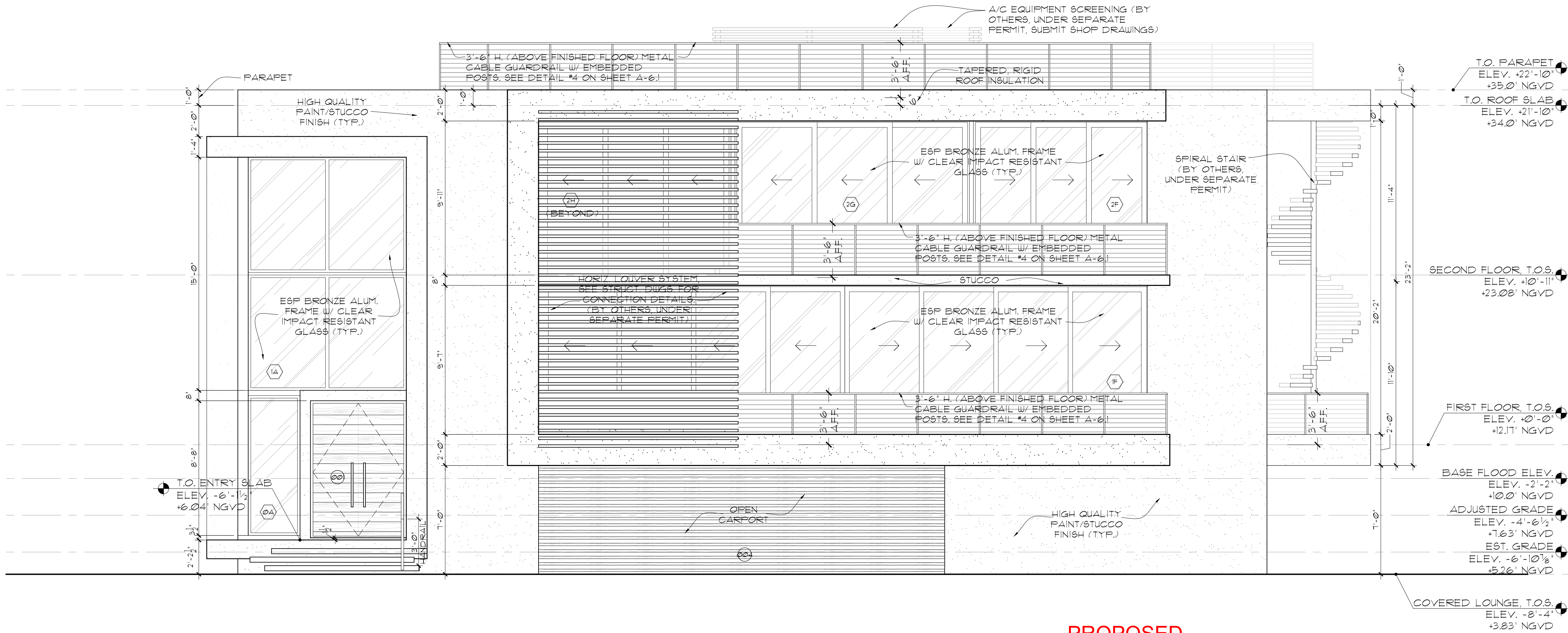


**ORIGINAL DRB-APPROVED**  
**FRONT ELEVATION** (NORTH)  
 SCALE: 1/4"=1'-0"

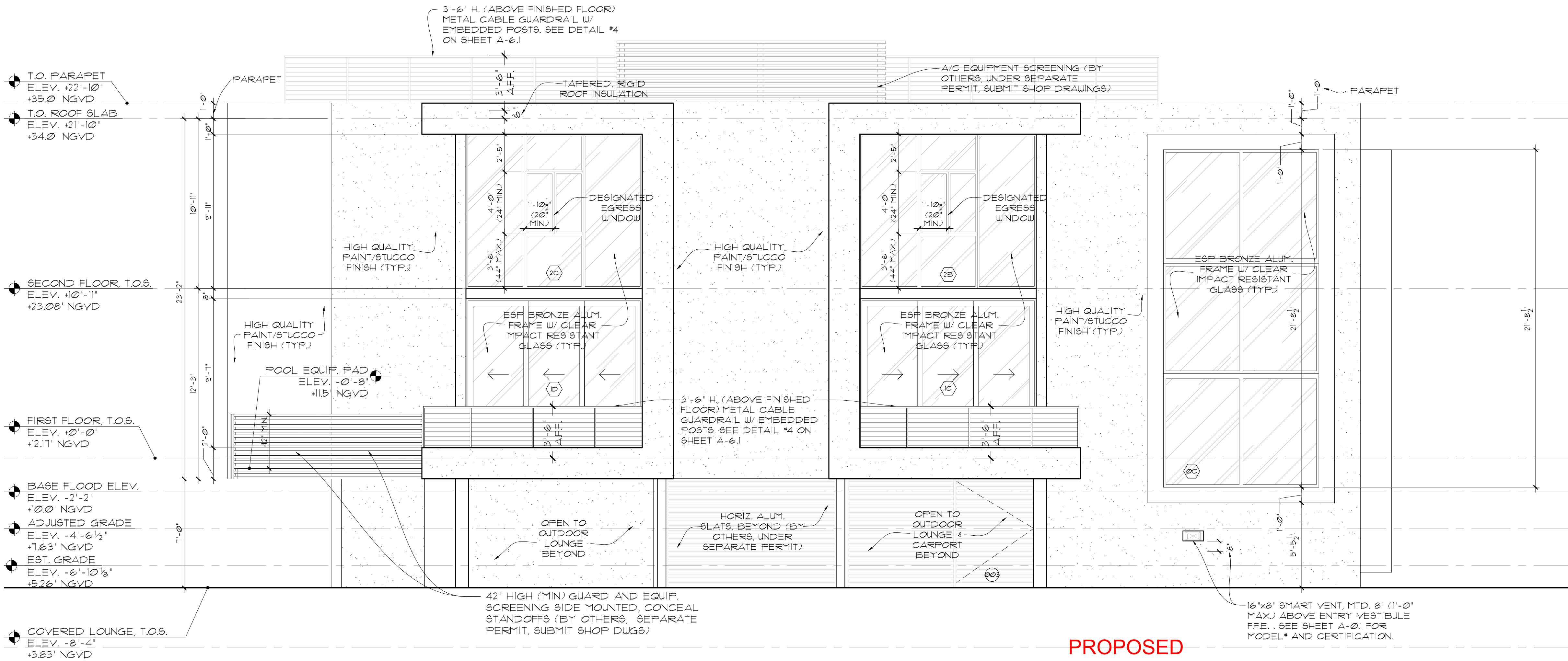


**ORIGINAL DRB-APPROVED**  
**REAR ELEVATION** (SOUTH)  
 SCALE: 1/4"=1'-0"





**PROPOSED**  
**FRONT ELEVATION** (NORTH-WEST)  
SCALE: 1/4"=1'-0"



**PROPOSED**  
**REAR ELEVATION** (SOUTH-EAST)  
SCALE: 1/4"=1'-0"

**EXTERIOR WALL FINISH NOTE:**

EXTERIOR WALL FINISHES:  
TYP. FINISH IS HIGH QUALITY STUCCO PAINTED FINISH.  
SOME AREAS TO BE 'IPE' WOOD FINISH IS REQUIRED IN  
SOME AREAS, PROVIDE 'IPE' 1" x 6" PLANKS T&G  
FASTENED TO 3/8" MTL. HI-HATS @ 16" O.C. TYP. 'IPE'  
CLADDING SHALL MEET HIGH VELOCITY HURRICANE  
ZONE REQUIREMENTS AND SHALL BE APPLIED IN  
ACCORDANCE WITH THE PRODUCT APPROVAL -  
EXTERIOR WALL CLADDING REQUIREMENTS PER FBCR  
4409.9.4

**FLOOD RESISTANT FINISH NOTE:**

ALL CONST. & FINISH MATERIALS BELOW B.F.E. (+10.0'  
NGVD) SHALL BE OF FLOOD RESISTANT MATERIALS, PER  
FBC 1403.5.

PROVIDE CEMENT BOARD IN LIEU OF GYPSUM WALL  
BOARD AT ALL PARTITIONS OR WALL FINISHES LOCATED  
IN WET AREAS BELOW BASE FLOOD ELEVATION (+10.0'  
NGVD)

**STONE VENEER NOTE:**

VENEERING OR FACING ON MASONRY BACKING SHALL  
NOT BE CONSIDERED AS ADDING ANY STRENGTH TO  
SUCH WALLS AND SHALL BE LIMITED IN HEIGHT ABOVE  
FOUNDATIONS OR BETWEEN PROPER AND ADEQUATE  
SUPPORTS TO 30 FT. VENEERING SHALL BE SECURELY  
ANCHORED TO MASONRY BACKING BY MEANS OF  
SUBSTANTIAL, NONCORRODING METAL WALL TIES,  
SPACED NOT FARTHER APART THAN 16" VERTICALLY OR  
24" HORIZONTALLY, AS PER FBCR 4401.4.6.1



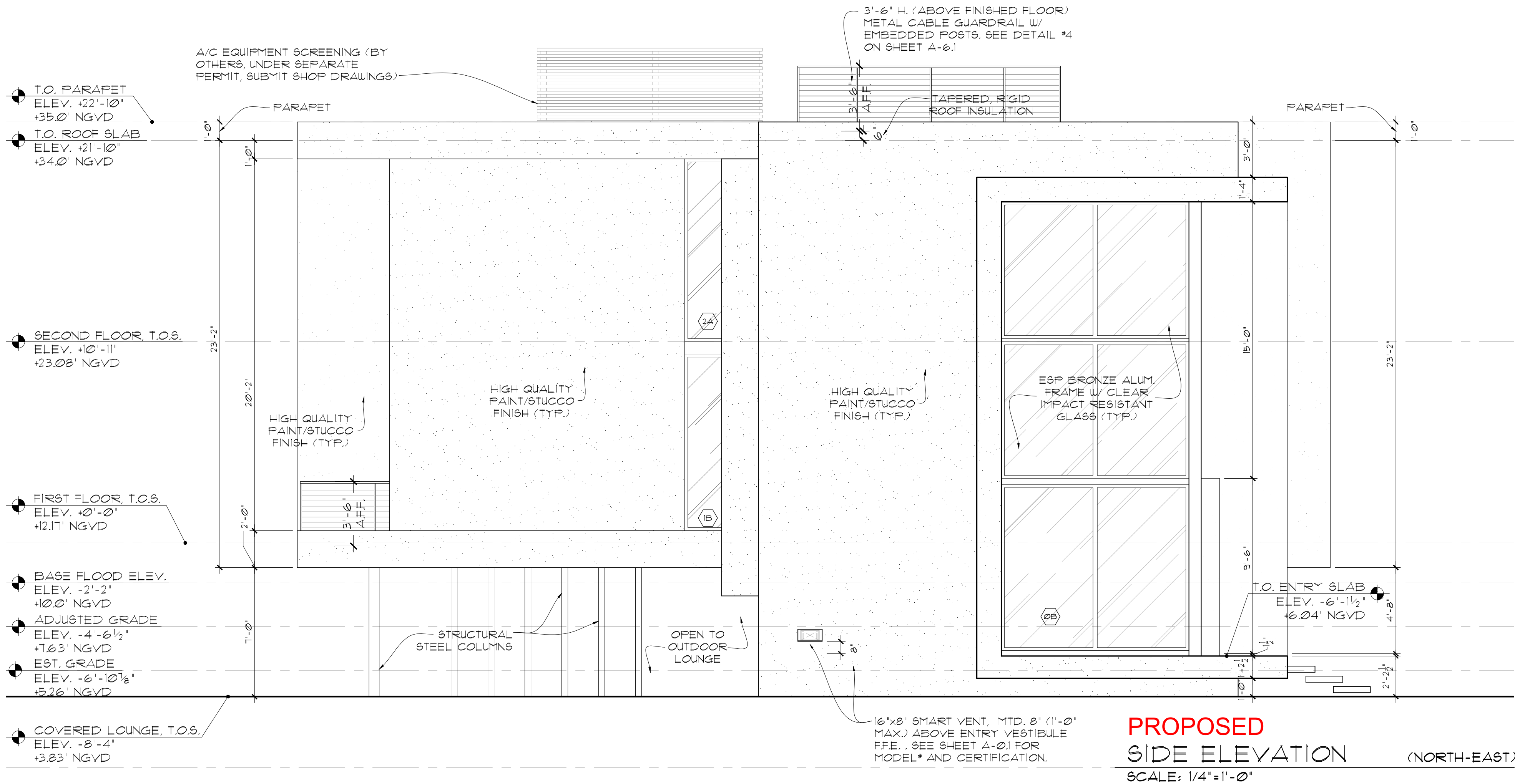
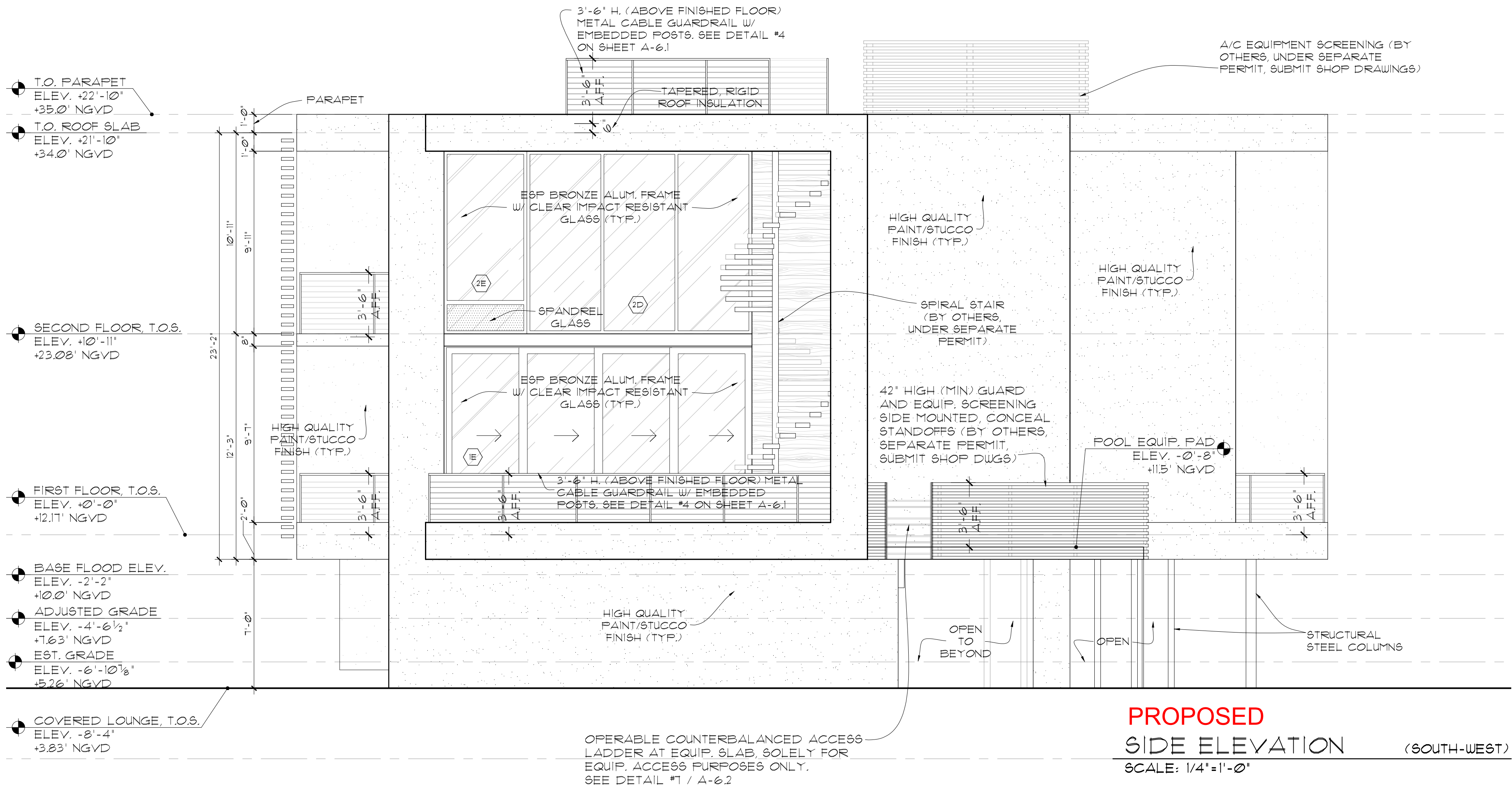




**EXTERIOR WALL FINISH NOTE:**  
EXTERIOR WALL FINISHES:  
TYP. FINISH IS HIGH QUALITY STUCCO PAINTED FINISH. SOME AREAS TO BE '1FE' WOOD FINISH IS REQUIRED IN SOME AREAS, PROVIDE "1FE" 1" x 6" PLANKS T&G FASTENED TO 1/8" MTL. HI-HATS @ 16" O.C., TYP. '1FE' CLADDING SHALL MEET HIGH VELOCITY HURRICANE ZONE REQUIREMENTS AND SHALL BE APPLIED IN ACCORDANCE WITH THE PRODUCT APPROVAL - EXTERIOR WALL CLADDING REQUIREMENTS PER FBCR 4409.3.4

**FLOOD RESISTANT FINISH NOTE:**  
ALL CONST. & FINISH MATERIALS BELOW B.F.E. (+10.0' NGVD) SHALL BE OF FLOOD RESISTANT MATERIALS, PER FBC 1403.5.  
  
PROVIDE CEMENT BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS OR WALL FINISHES LOCATED IN WET AREAS BELOW BASE FLOOD ELEVATION (+10.0' NGVD)

**STONE VENEER NOTE:**  
VENEERING OR FACING ON MASONRY BACKING SHALL NOT BE CONSIDERED AS ADDING ANY STRENGTH TO SUCH WALLS AND SHALL BE LIMITED IN HEIGHT ABOVE FOUNDATIONS OR BETWEEN PROPER AND ADEQUATE SUPPORTS TO 30 FT. VENEERING SHALL BE SECURELY ANCHORED TO MASONRY BACKING BY MEANS OF SUBSTANTIAL, NONCORRODING METAL WALL TIES, SPACED NOT FARTHER APART THAN 16" VERTICALLY OR 24" HORIZONTALLY, AS PER FBCR 4401.4.6.1






**TREE INVENTORY + DISPOSITION PLAN NOTES**  
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON A SURVEY PREPARED BY JOHN IBARRA + ASSOCIATES INC DATED 11-19-2013  
2. AN AFTER THE FACT TREE REMOVAL PERMIT IS REQUIRED BY MIAMI DADE COUNTY E.R.M. ALL APPLICABLE FEES AND MUST BE PAID BEFORE ERM EXECUTES A TREE REMOVAL PERMIT.

EXISTING TREE SURVEY + DISPOSITION CHART									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#9	Silver Buttonwood Tree	Conocarpus erectus 'Sericeus'	+/- 15' x 10'	5"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.	
#10	Unknown Tree	Unknown Tree	+/- 20' x 20'	12"	FAIR	REMOVED	314 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.	
#10a	Weeping Fig Tree	Ficus Benjaminia	+/- 25' x 15'	10"	FAIR	REMOVED	177 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.	
#11	Black Olive Tree	Bucida buceru	+/- 40' x 50'	36"	GOOD	REMOVED	1962 SF x 2 = 3,925 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.	
#12	Unknown Tree	Unknown Tree	+/- 30' x 30'	18"	FAIR	REMOVED	707 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.	
#13	Royal Palm	Roystonea elata	+/- 50' x 20'	18"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT	
#14	Royal Palm	Roystonea elata	+/- 60' x 20'	18"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT	
#15	Strangler Fig Tree	Ficus aurea	+/- 40' x 40'	48"	POOR	REMAIN	0 SF	PRESERVE + PROTECT	
#16	Dead Palm Trunk	Unknown Palm	+/- 30' x 0'	18"	DEAD	TO BE REMOVE	0 SF	DEAD PALM - TRUNK ONLY	
#17	Bismark Palm	Bismarkia nobilis	+/- 25' x 12'	18"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT	
#18-21	Thatch Palms	Coccothrinax spp.	+/- 15' x 5'	8"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT	
#22-23	Fishtail Palms	Caryota mitis	+/- 12' x 8'	10"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT	

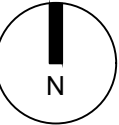
EXISTING TREE SURVEY + DISPOSITION CHART								
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	Coconut Palms	Cocos nucifera	+/- 20' x 10'	10"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#2	Coconut Palms	Cocos nucifera	+/- 20' x 10'	10"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#3	Coconut Palm	Cocos nucifera	+/- 30' x 15'	10"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#4	Coconut Palm	Cocos nucifera	+/- 20' x 10'	10"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#5	Coconut Palm	Cocos nucifera	+/- 20' x 10'	10"	FAIR	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#6	Coconut Palm	Cocos nucifera	+/- 40' x 15'	12"	GOOD	REMOVED	177 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
#7	Umbrella Tree	Schefflera actinophylla	+/- 20' x 25'	48"	FAIR	REMOVED	N/A	PROHIBITED SPECIES; NO MITIGATION REQUIRED
#8	Chinese Fan Palms	Livistona chinensis	+/- 15' x 10'	12"	GOOD	REMOVED	79 SF	AFTER THE FACT PERMIT REQ. / MITIGATION PROVD.
TOTAL CANOPY LOSS = 5,853 SF MITIGATION PROVIDED = 7,500 SF (REFER TO SHEET L-4 FOR CANOPY REPLACEMENT MITIGATION SUMMARY + BREAKDOWN) AN AFTER THE FACT TREE REMOVAL PERMIT IS REQUIRED BY MD ERM AND ALL APPLICABLE FEES MUST BE PAID BEFORE ERM EXECUTES THE TREE REMOVAL PERMIT.								



EXISTING TREE SURVEY LEGEND	
	TREE or PALM THAT HAS BEEN REMOVED AFTER THE FACT PERMIT REQ.
	TREE or PALM TO BE REMOVED
	TREE or PALM TO REMAIN. PRESERVE + PROTECT

L-1 EXISTING TREE SURVEY +  
DISPOSITION CHART

1/8" = 1'-0"  
0' 8' 16' 24'







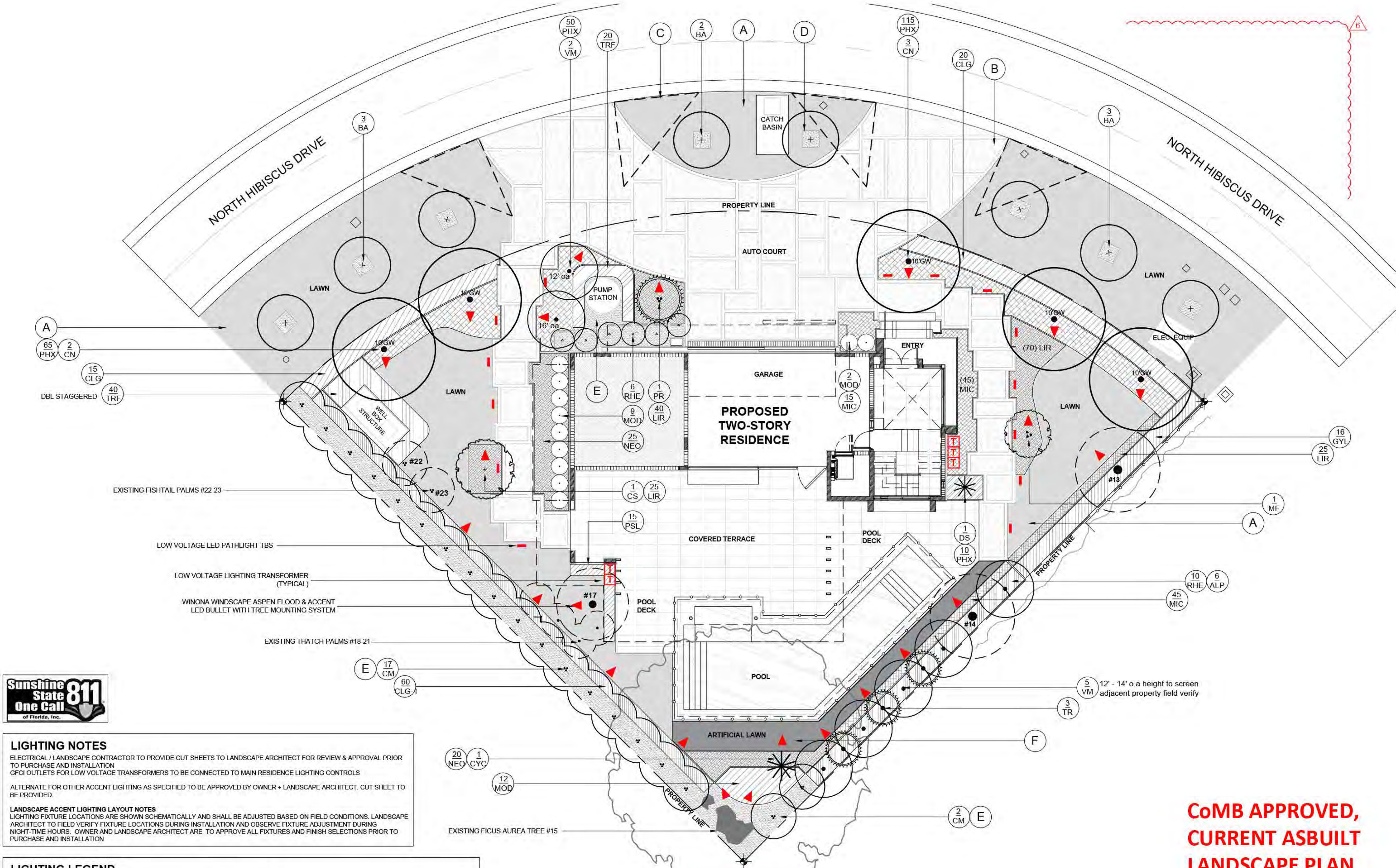




**LIGHTING NOTES**  
ELECTRICAL / LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEETS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION  
GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO MAIN RESIDENCE LIGHTING CONTROLS  
ALTERNATE FOR OTHER ACCENT LIGHTING AS SPECIFIED TO BE APPROVED BY OWNER + LANDSCAPE ARCHITECT. CUT SHEET TO BE PROVIDED.  
**LANDSCAPE ACCENT LIGHTING LAYOUT NOTES**  
LIGHTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO FIELD VERIFY FIXTURE LOCATIONS DURING INSTALLATION AND OBSERVE FIXTURE ADJUSTMENT DURING NIGHT-TIME HOURS. OWNER AND LANDSCAPE ARCHITECT ARE TO APPROVE ALL FIXTURES AND FINISH SELECTIONS PRIOR TO PURCHASE AND INSTALLATION

LIGHTING LEGEND				
SYM.	TYPE	QTY.	SERIAL NO.	BULB/WATTS
▼	Winona Aspen LED Accent Light, (w/ Ground Mount)	23	ASLED-3023-12V-L0-SIS-F0-SH0-C2 / C3-STD-Ground Mount	LED/ 15WATT
■	Pathlight to be selected, low voltage, LED	14	ASLED-3023-12V-L0-SIS-F0-SH0-C2 / C3-STD-Ground Mount	N/A
T	Winona Direct Burial Transformers, TMI300 AND TMI-600	5	TMI300 OR TMI600	N/A

**LANDSCAPE PLAN NOTES**  
1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE. SEE LANDSCAPE LEGEND SHEET L-4.  
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.  
3. SHEETS L1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.



LANDSCAPE LEGEND			
A	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS. +/- 3,875 SF	D	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
B	CAST IN PLACE CONCRETE PAVERS	E	SHREDDED ORGANIC MULCH FREE FROM WEEDS AND PESTS TO BE APPROVED BY LA. 'NO 'CYPRESS MULCH' OR 'RED DYED MULCH'
C	15' SITE TRIANGLE PER MB STANDARDS	E	ARTIFICIAL LAWN +/- 270 SF

**CoMB APPROVED,  
CURRENT ASBUILT  
LANDSCAPE PLAN**

**L-2 LANDSCAPE PLAN**  
1/8" = 1'-0"  
0' 8' 16' 24'  
N

**CHOEFF LEVY FISCHMAN**  
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**CHRISTOPHER CAWLEY CC**  
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seal

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Florida License LA 6666786

comm no.  
**1412**  
date:  
02-20-2015

revised:  
B.D / OWNER REVISION 04.01.15  
ERM TREE PERMIT 04.06.15  
FIELD COORDINATION 11.11.15  
FIELD COORDINATION 07.19.18  
ARCH/CIVIL UPDATE 12.06.18  
OWNER UPDATE 12.13.18  
sheet no.

L-2a