

REQUEST FOR DRB APPROVAL FOR:
FLAHERTY RESIDENCE

FINAL SUBMITTAL 02/07/2022
APRIL 2022 AGENDA



400 N. Hibiscus Dr., Miami Beach, Florida 33139

DRB22-0786



CLIENT

MR. KEVIN FLAHERTY

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 400 N. HIBISCUS DR, MIAMI BEACH, FL 33140

WAIVERS:

- 1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION.

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA 33141

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

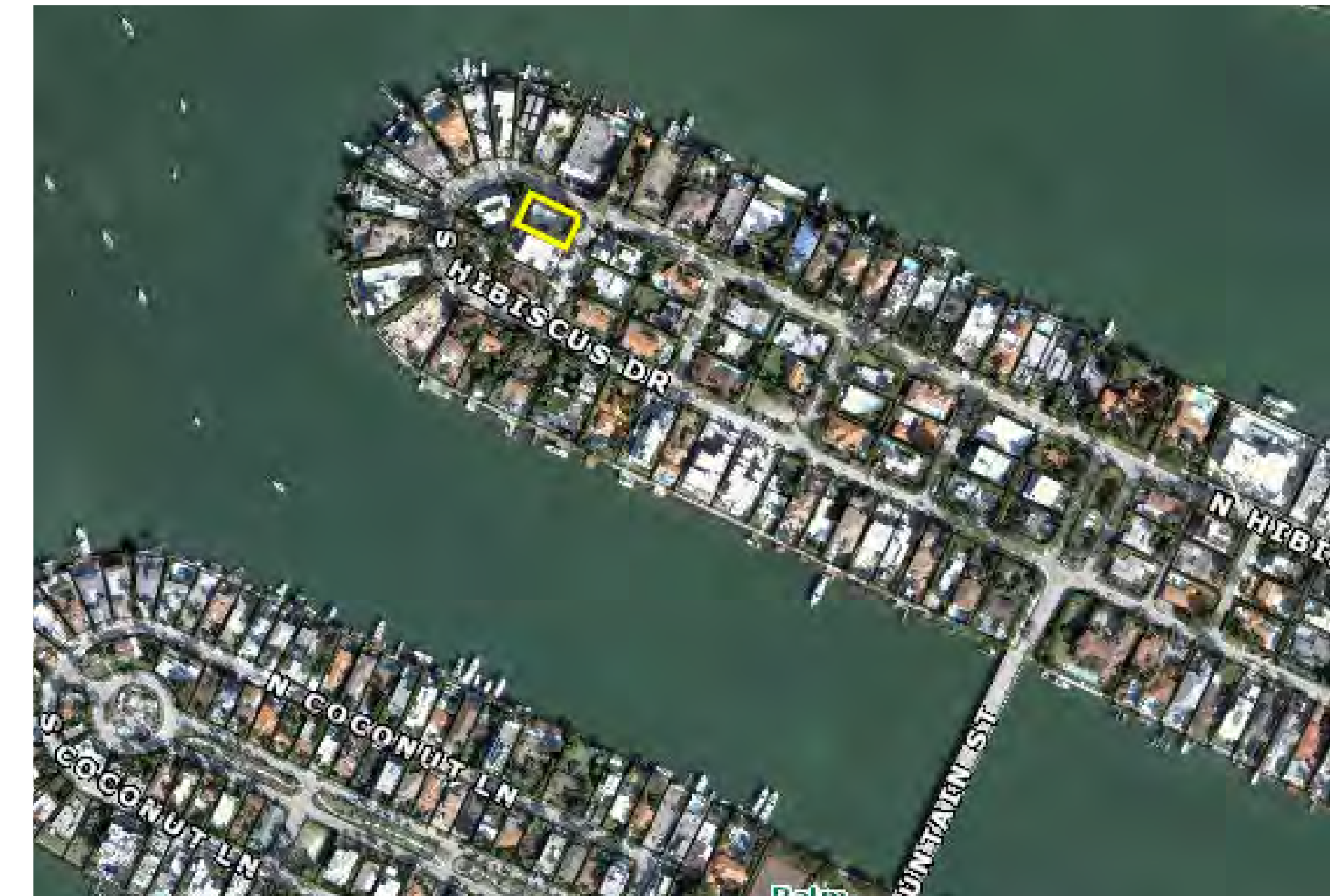
revised:

sheet no.
1

REQUEST FOR DRB APPROVAL FOR:
FLAHERTY RESIDENCE

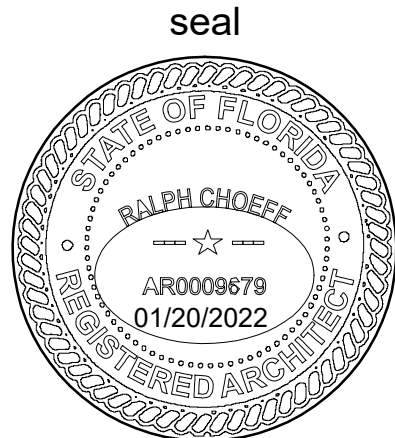
400 N. Hibiscus Dr., Miami Beach, Florida 33139

DRB22-0786



INDEX OF DRAWINGS	
COVER PAGES/ CONTEXT	
A-000	COVER SHEET + SCOPE OF WORK
A-000	LETTER OF INTENT
A-001	INDEX OF DRAWINGS + LOCATION MAP
A-003	PROPERTY SURVEY
A-004	SITE PHOTOGRAPHS
A-005	CONTEXT PHOTOS
A-006	CONTEXT ANALYSIS - CONTEXTUAL ELEVATION
A-007	MASSING STUDIES
ARCHITECTURAL	
A-010	ZONING DATA SHEET
A-050	UNIT SIZE CALCULATIONS
A-051	AREA CALCS - LOT COVERAGE
A-052	AREA CALCS - SECOND FLOOR VOLUME
A-053	AREA CALCS - YARD
A-100	SITE PLAN
A-100a	GRADE PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-300	FRONT/ RIGHT ELEVATIONS
A-301	REAR/ SOUTH ELEVATIONS
A-350	COLORS FRONT/ RIGHT ELEVATIONS
A-351	COLORS REAR/ LEFT ELEVATIONS
A-400	SECTION
A-500	WAIVER DIAGRAM
GRAPHICS	
G-1.0	AXONOMETRICS
G-2.0	RIGHT SIDE RENDERING
G-2.1	RIGHT SIDE RENDERING
G-2.2	FRONT RENDERING
G-2.3	REAR RENDERING
G-2.4	ANGLED FRONT RENDERING
G-2.5	SOUTH ELEVATION RENDERING

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

revised:

sheet no.
2



IMAGE 1



IMAGE 2

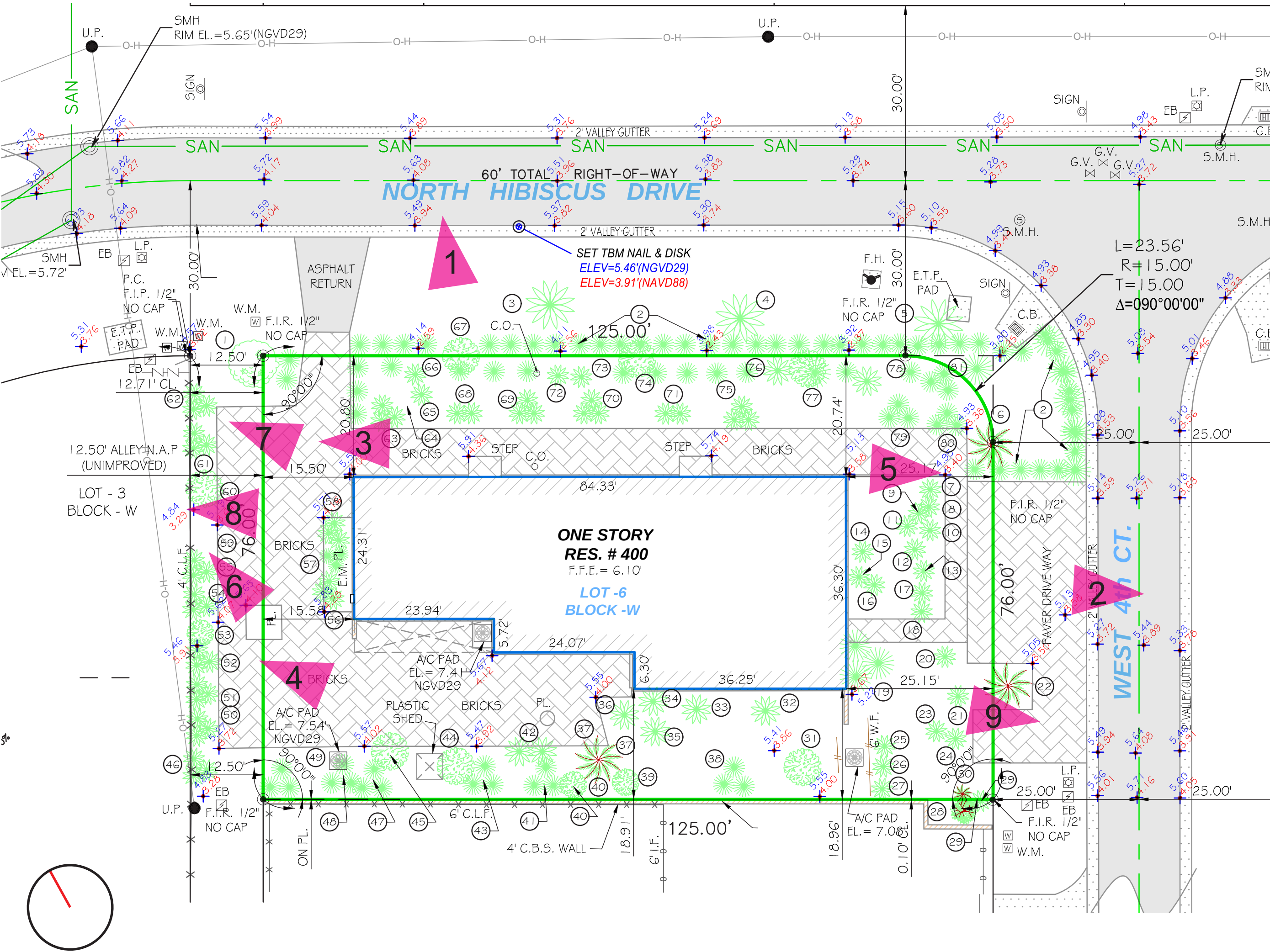


IMAGE 1



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



PROPOSED VIEW FROM N HIBISCUS DR



RESIDENCE 1



RESIDENCE 2



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.clfarchitects.com
(t) 305.434.8338
(f) 305.892.5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

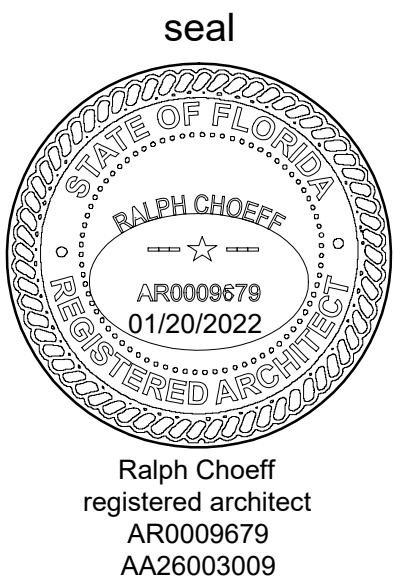
revised:

CONTEXT ANALYSIS

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:	11.00' NGVD	
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:	400 NORTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139 LEGAL DESCRIPTION: LOT 6, BLOCK W OF HIBISCUS ISLAND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 87 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-3232-005-0560			
3	Board and file numbers :				
4	Year built:	1956	Zoning District:	RS-4	
5	Based Flood Elevation:	10.00' (Zone AE10)	Grade value (AVG.):	+5.35' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.68' NGVD	Free board:	10.00' + 1' = 11'.00	
7	Lot Area:	9,500 SF			
8	Lot width:	76.00'	Lot Depth:	125.00'	
9	Max Lot Coverage SF and %:	2,850 SF (30%)	Proposed Lot Coverage SF and %:	2,463.8 SF (25.9%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1,196.4 SF (60.4%)	Rear Yard Open Space SF and %:	1,217.7 SF (80.1%)	
12	Max Unit Size SF and %:	4,750 SF (50%)	Proposed Unit Size SF and %:	4,588.4 SF (48.2%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size:	2,334.5 SF	
			Proposed Second Floor Unit Size:	2,253.9 SF	
14					
15					
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	30'-0"		30'-0"	
19	Front Second level Setback :	30'-0"		30'-0"	
20	Side 1 Setback :	15'-0"		15'-0"	
21	Side 2 Setback :	10'-0"		10'-0"	
22	Rear Setback :	20'-0"		28'-6"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear : 21'-0" / 2	N/A		N/A	
26	Sum of Side yard:	25'-0"		25'-0"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141

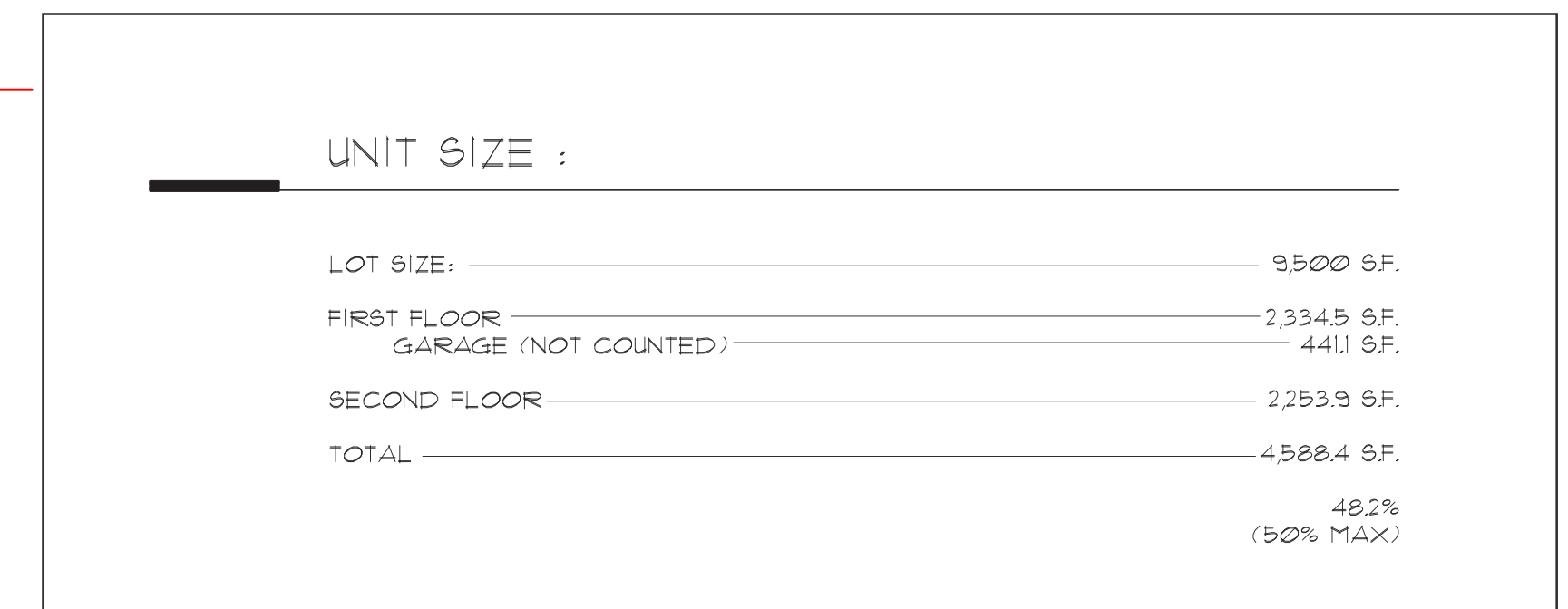


comm no.
2176

date:
12/15/2021

revised:

sheet no.



2,334.5

441.1

PROPERTY LINE 76.00'

PROPERTY LINE 76.00'

UP

DWN.

BALCONY

BALCONY

BALCONY

STAIRS

ENTRY FOYER

LIVING ROOM

DINING

KITCHEN

U.C.D.W.

U.C.D.W.

LAUNDRY ROOM

LOW VOLTAGE ROOM

AHU

MAID'S W.I.C.

MAID'S BEDROOM

MAID'S BATH

POWDER ROOM

MEDIA LOUNGE

2 CAR GARAGE

SHALLOW WATER

SWIMMING POOL (UNDER SEPARATE PERMIT)

FIXED PANEL

FIXED PANEL

FIXED PANEL

UNIT SIZE CALCULATIONS	A-050
------------------------	-------

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141



Ralph Choeff
gistered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

revised:

sheet no.
6



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

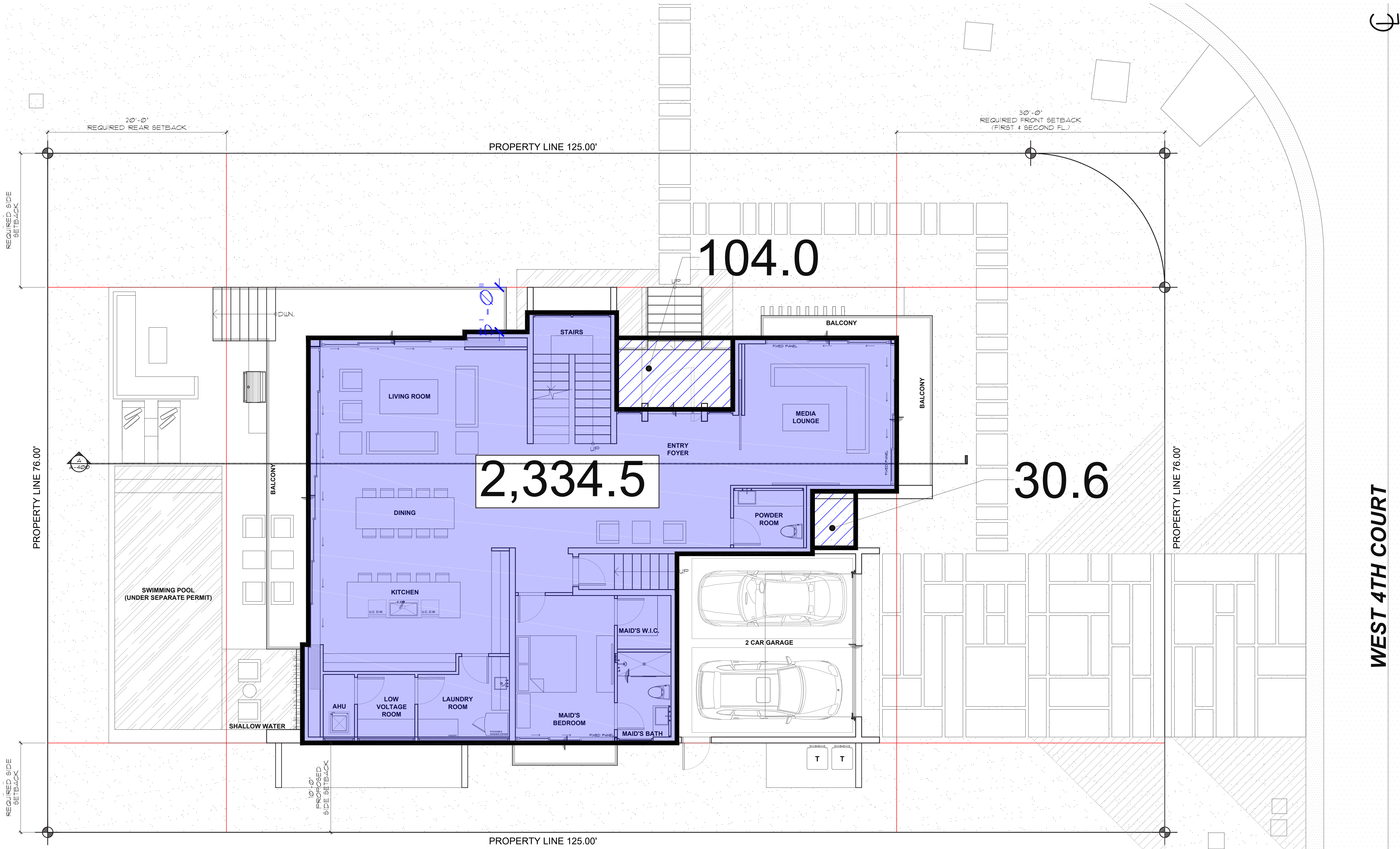
date:
12/15/2021

revised:

sheet no.

LOT COVERAGE: (SEC.142-105(5))

LOT SIZE:	9,500 S.F.
FIRST FLOOR	2,334.5 S.F.
SECOND FLOOR LIVABLE SPACE + BALC. O.H.	1,346 S.F.
TOTAL	2,469.1 S.F. 25.3% (30% MAX.)



WEST 4TH COURT



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

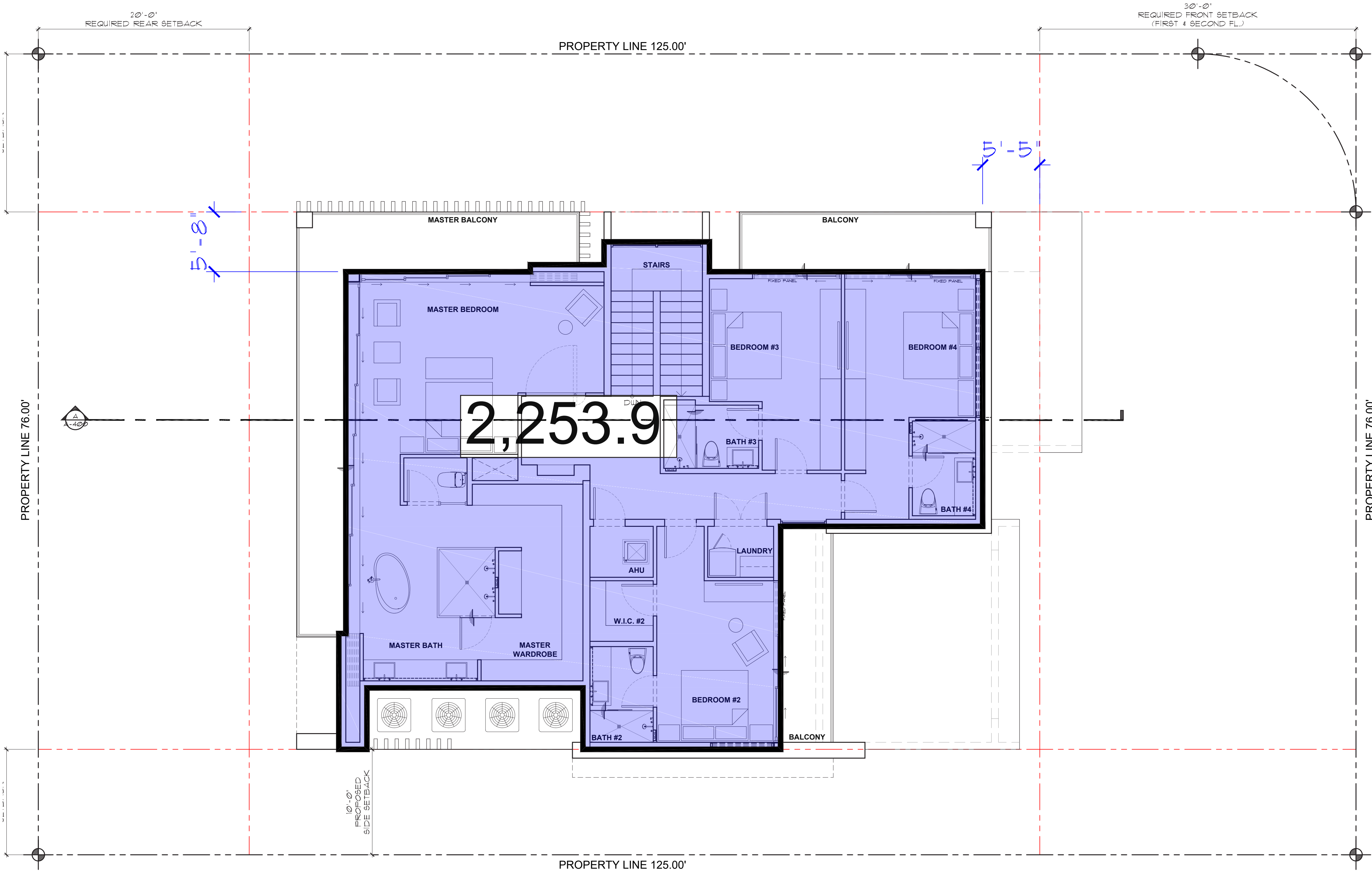
date:
12/15/2021

revised:

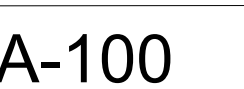
sheet no.

2ND FLOOR VOLUME SETBACK: (SEC.142-105(4)C)

LOT SIZE: 9,500 S.F.
SECOND FLOOR SETBACK 5' FROM FRONT SETBACK: 2,253.9 S.F. (35% MIN.) (100%)
SECOND FLOOR SETBACK 5' FROM SIDE SETBACK: 2,253.9 S.F. (50% MIN.) (100%)



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





Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

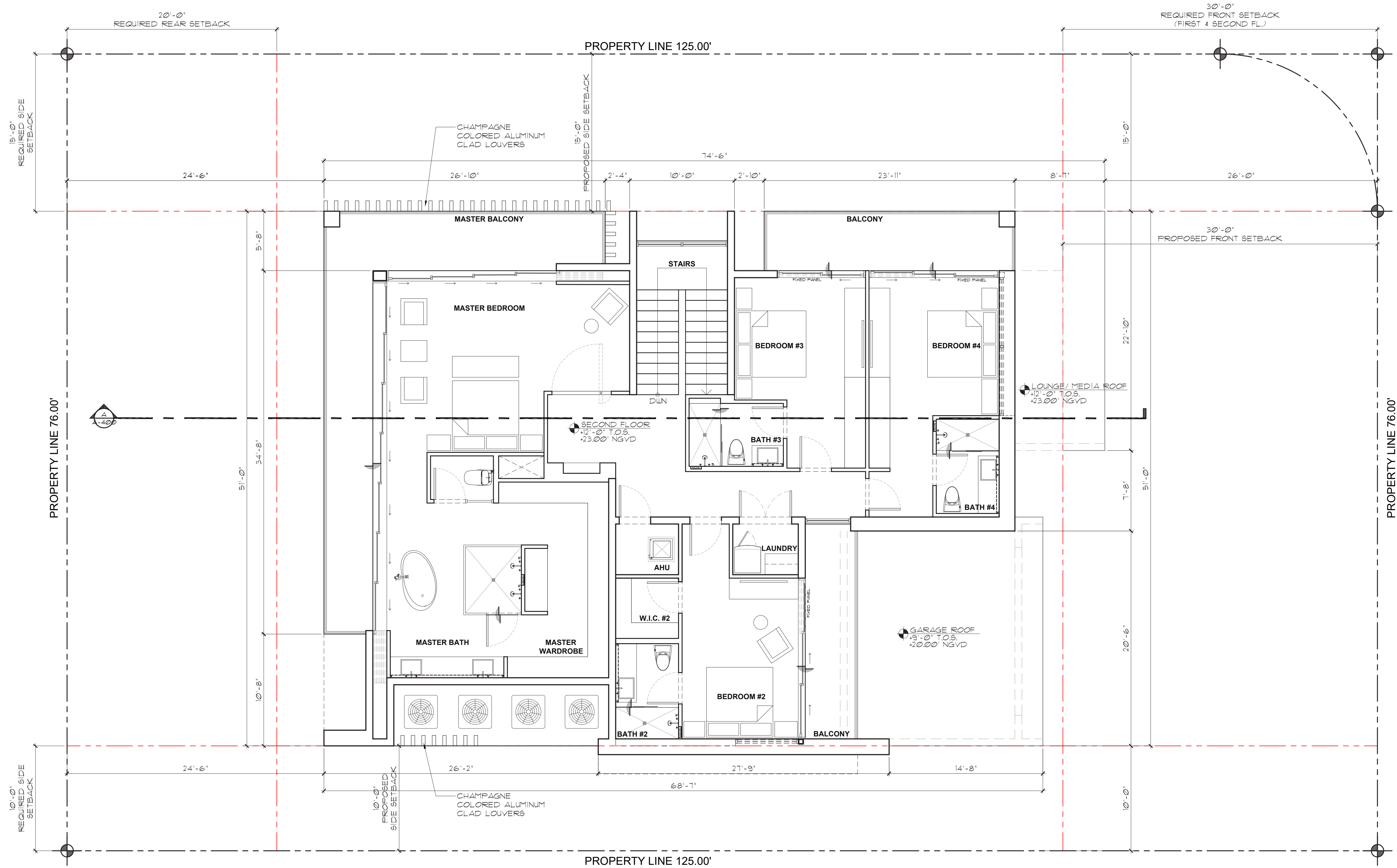
date:
12/15/2021

revised:

sheet no.

10

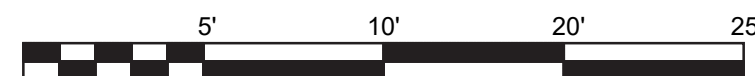
A-102



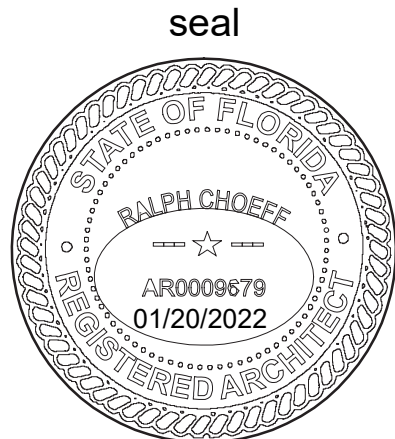
1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



GRAPHIC SCALE



SECOND FLOOR PLAN



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

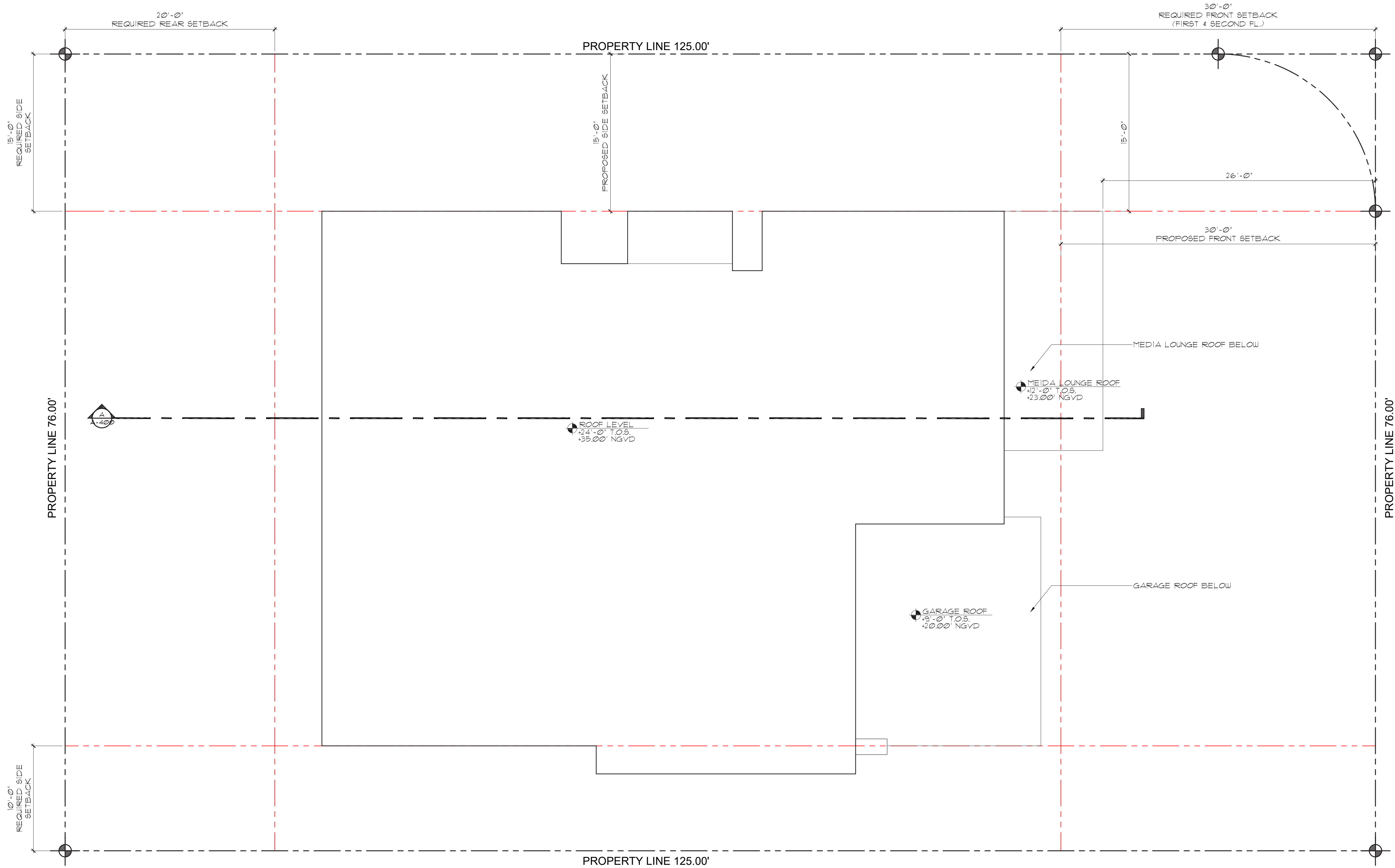
date:
12/15/2021

revised:

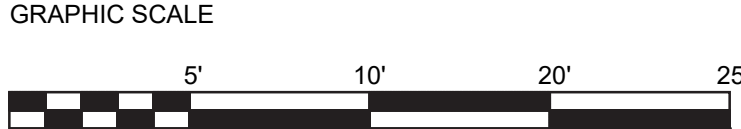
sheet no.

11

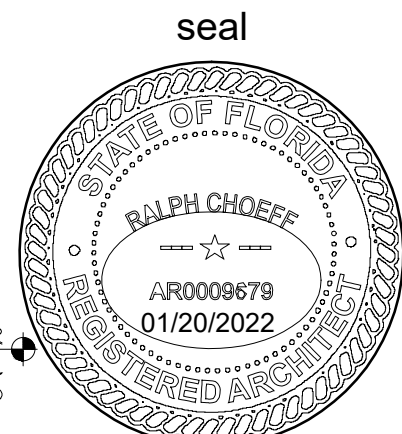
A-103



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



ROOF PLAN



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

revised:

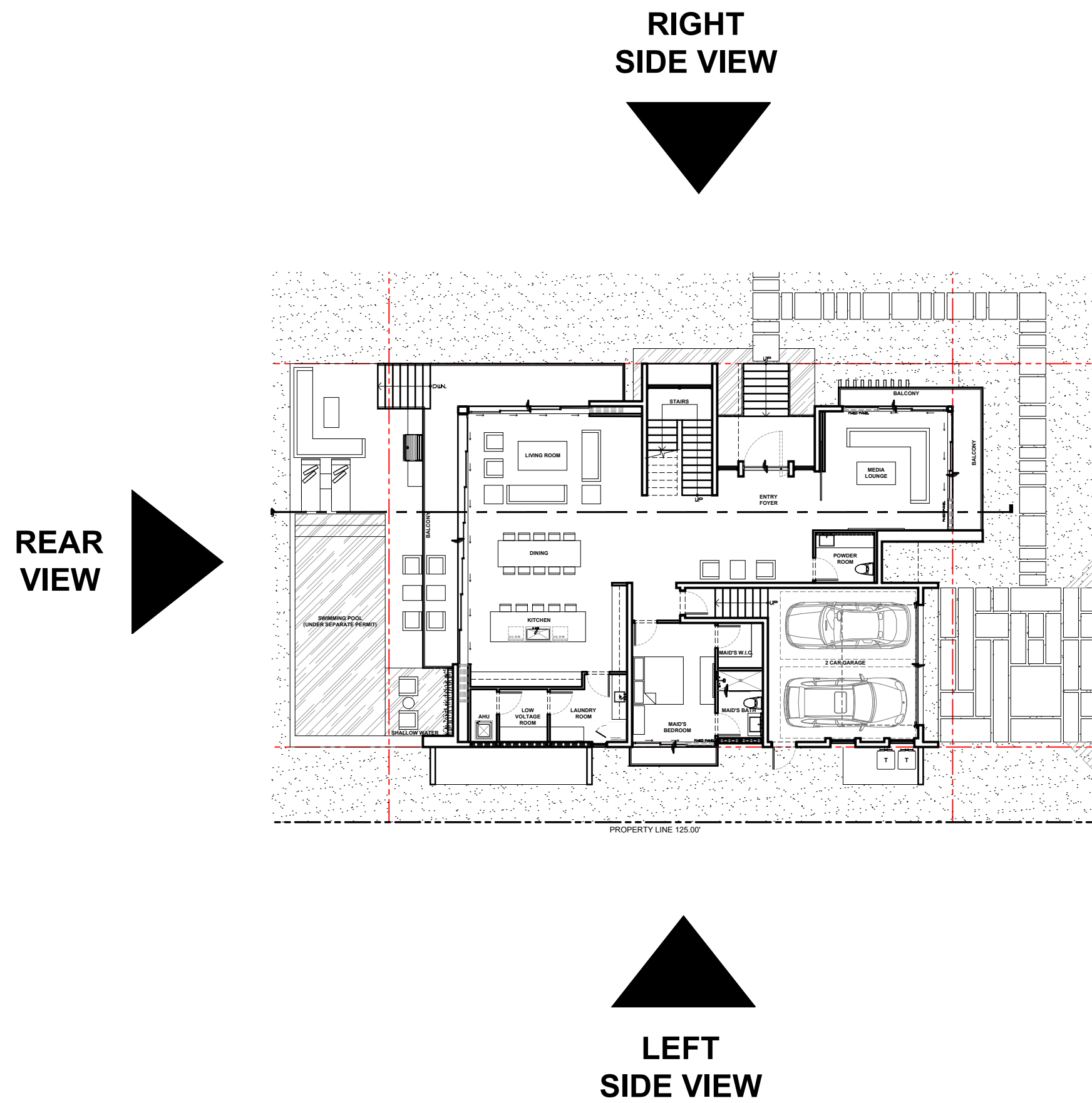
sheet no.

12

A-350



2 RIGHT SIDE (NORTH) ELEVATION
Scale: 3/16" = 1'-0"

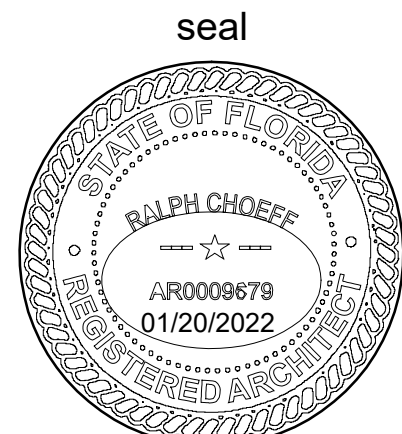


3 KEY MAP
Scale: 3/16" = 1'-0"



1 FRONT (EAST) ELEVATION
Scale: 3/16" = 1'-0"

RENDERED ELEVATIONS



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

revised:

sheet no.

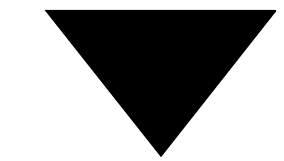
13

A-351

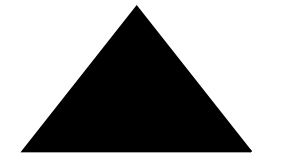


2 LEFT SIDE (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"

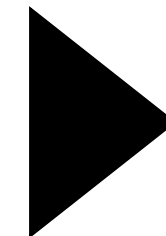
RIGHT
SIDE VIEW



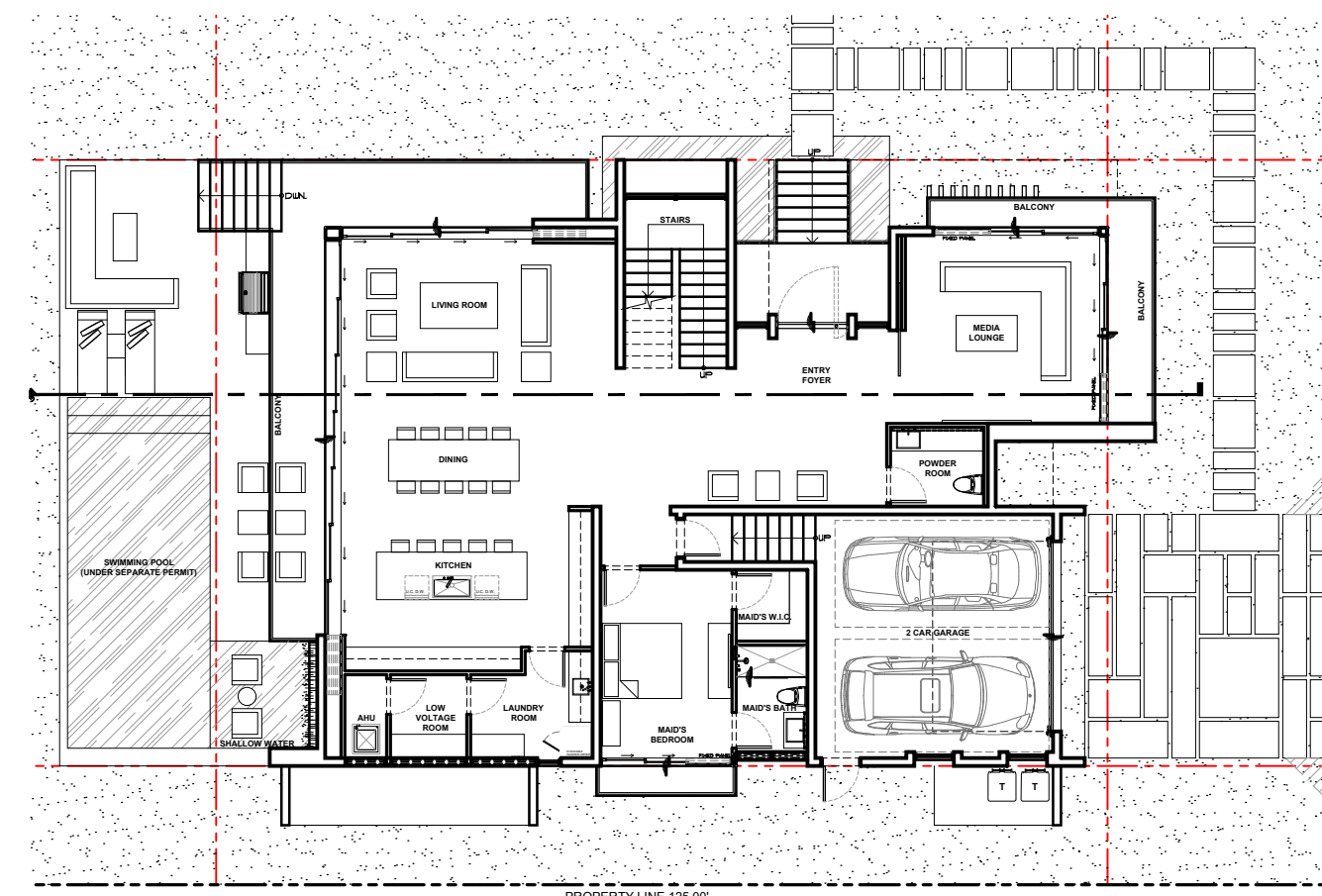
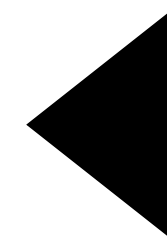
LEFT
SIDE VIEW



REAR
VIEW



FRONT
VIEW



3 KEY MAP
Scale: 3/16" = 1'-0"



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

RENDERED ELEVATIONS



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

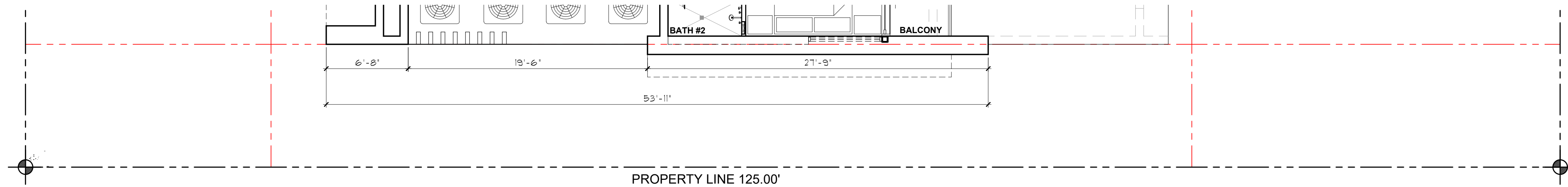
revised:

sheet no.

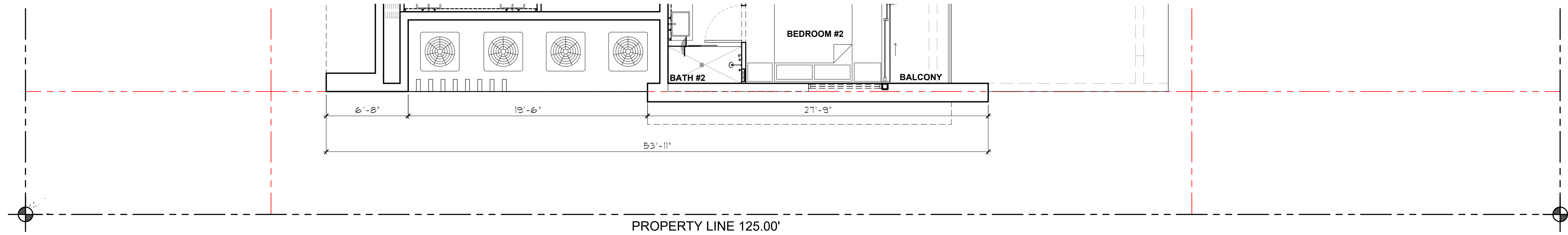
14

WAIVER DIAGRAM

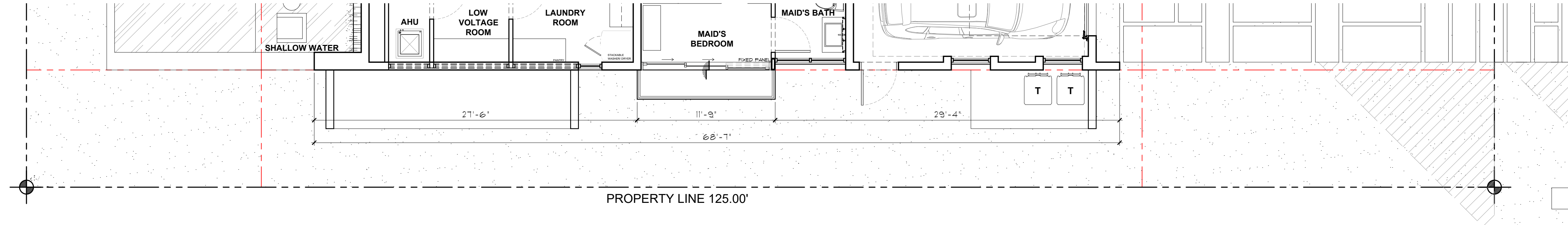
A-500



④ PARTIAL ROOF PLAN
Scale: 3/16" = 1'-0"



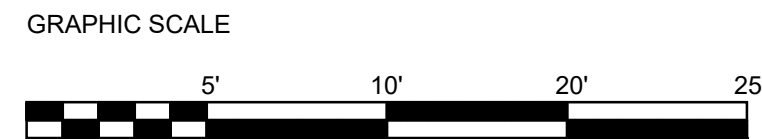
③ PARTIAL SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



② PARTIAL FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



① LEFT SIDE (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"





NE AXONOMETRIC VIEW



NW AXONOMETRIC



SE AXONOMETRIC VIEW

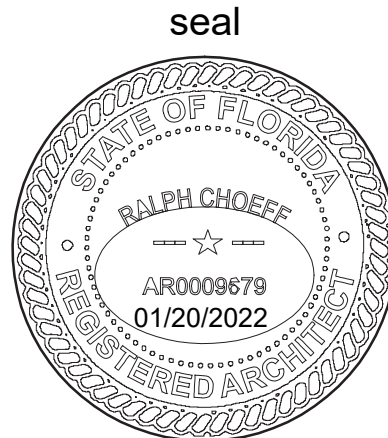


SW AXONOMETRIC VIEW

ISOMETRIC MODEL

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.cfoarchitects.com
(t) 305.434.8338
(f) 305.892.5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

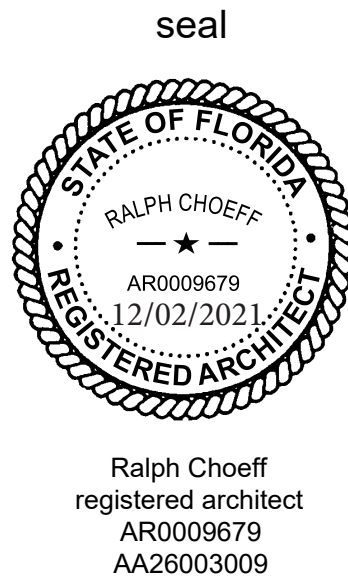
date:
12/15/2021

revised:



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd - suite 201
Miami, Florida 33138
www.cfaarchitects.com
(t) 305.434.8338
(f) 305.892.5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA 33141



comm no.
2176

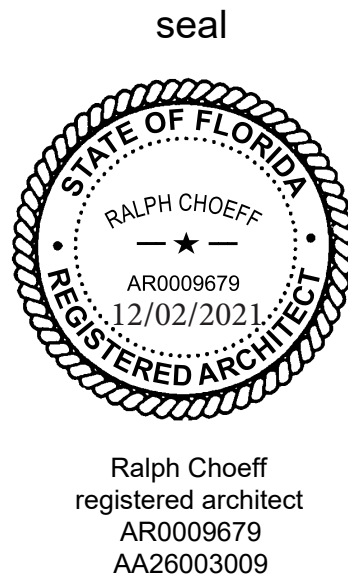
date:
12/15/2021

revised:



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd - suite 201
Miami, Florida 33138
www.cfoffice.com
(t) 305.434.8338
(f) 305.892.5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA 33141



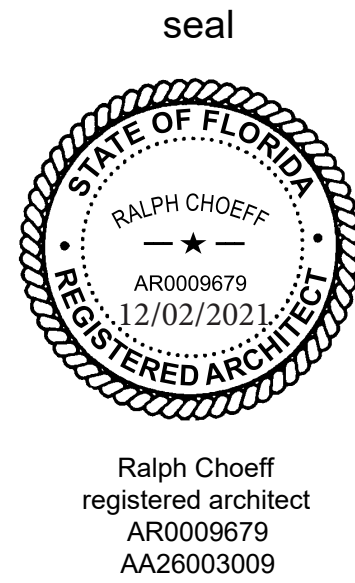
comm no.
2176
date:
12/15/2021
revised:

FRONT RENDERING



CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.cfoffice.com
(305) 434-8338
(305) 592-5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA 33141



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2176

date:
12/15/2021

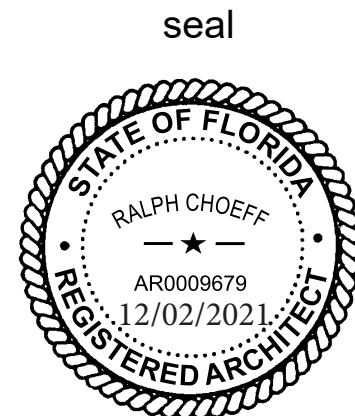
revised:

REAR RENDERING



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.cfaarchitects.com
(t) 305.434.8338
(f) 305.892.5292

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA 33141



Ralph Choeff
registered architect
AR0009679
AA26003009

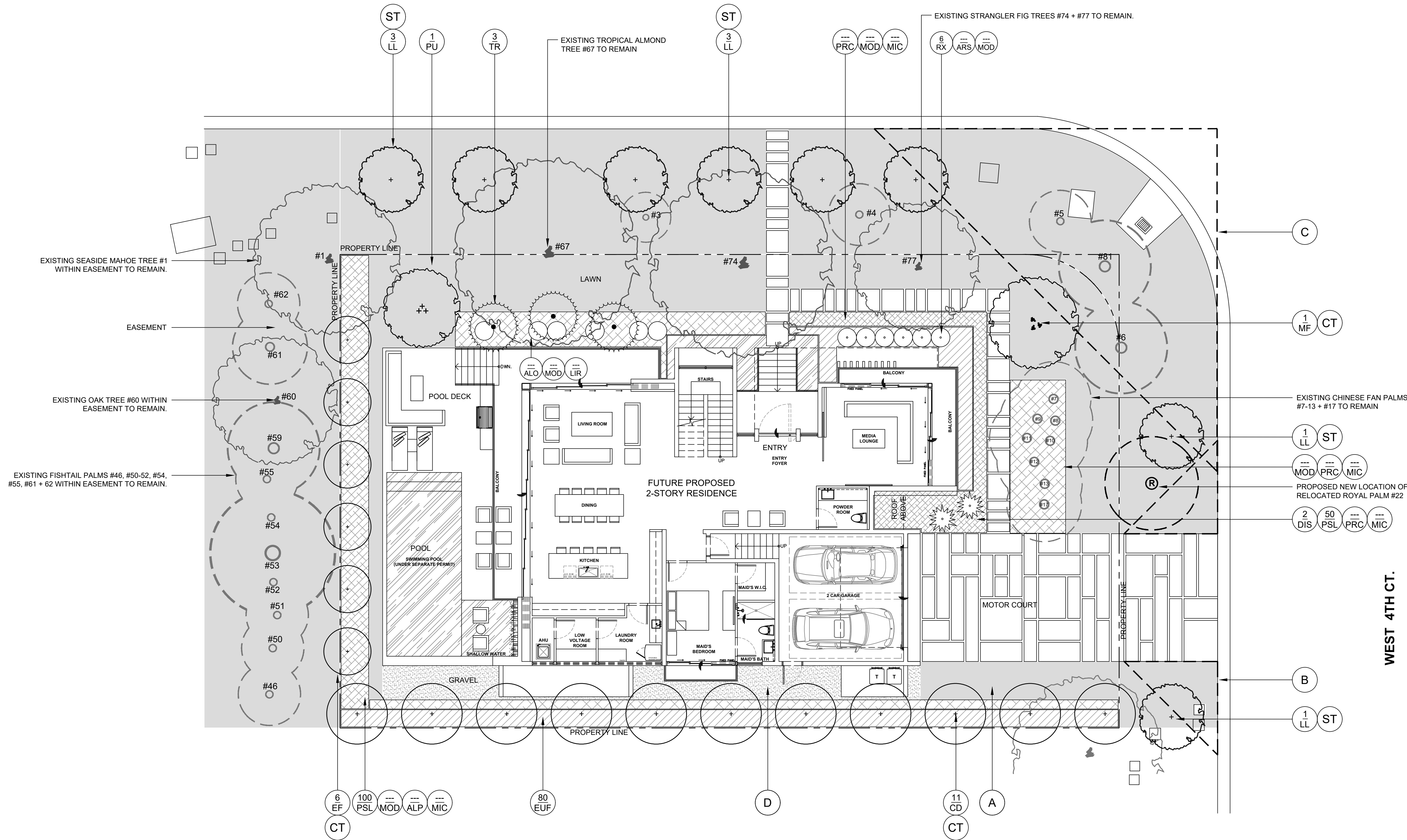
comm no.
2176

date:
12/15/2021

revised:

SOUTH ELEV. RENDER

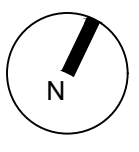
NORTH HIBISCUS DRIVE



LANDSCAPE PLAN LEGEND

- | | |
|--|---|
| (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | (D) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC |
| (B) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS | (CT) CODE TREE |
| (C) 55' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS | (ST) STREET TREE |

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



CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.cfoffice.com

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
790 NE 69th Street, Suite 200 Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
CHRISTOPHERCAWLEY.COM | LIC 20000480

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141

seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

comm no.
2176

date:
1/17/2022

revised:

sheet no.
20
L-200