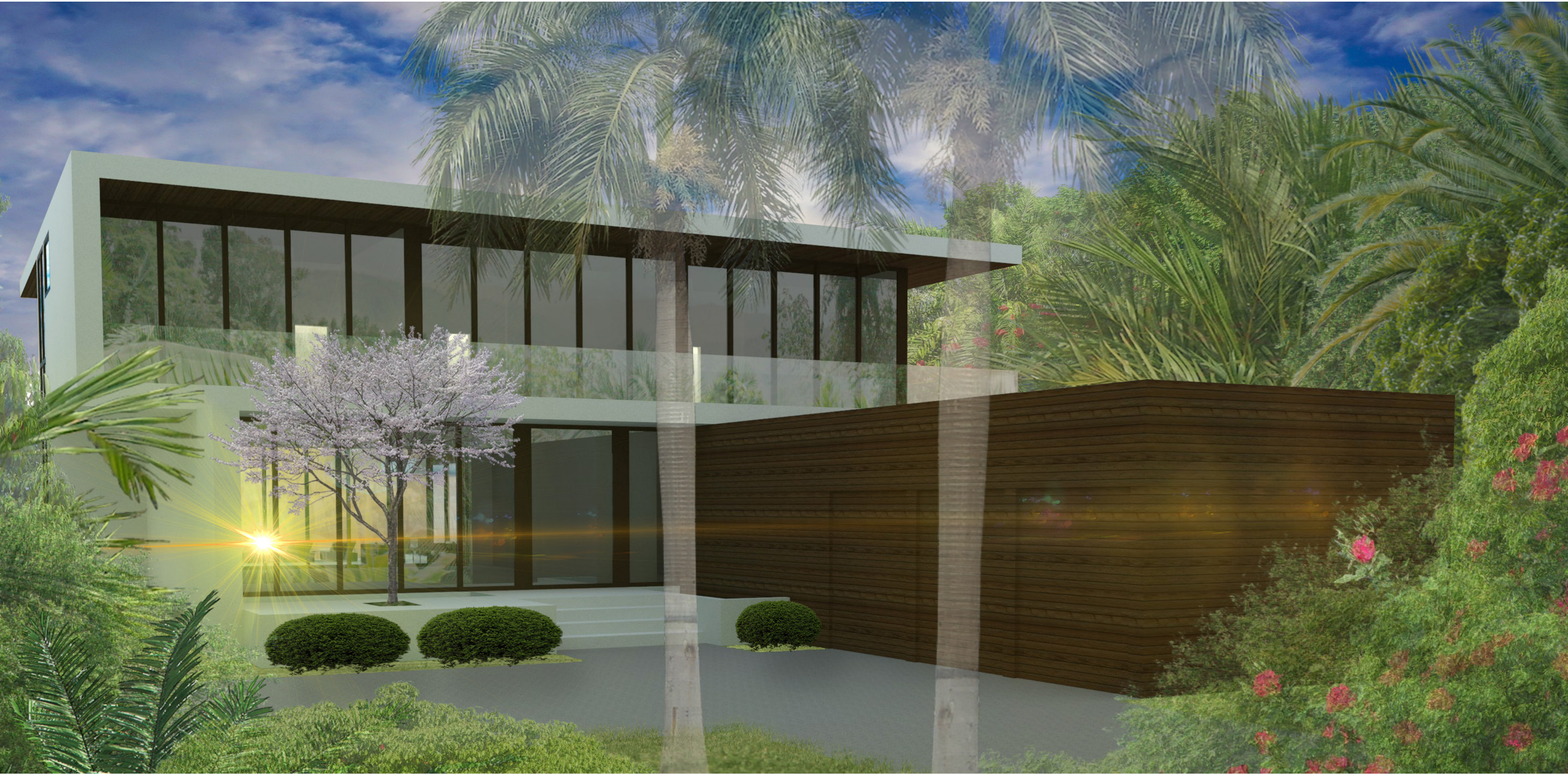


REQUEST FOR DRB
APPROVAL FOR:



108 W RIVO ALTO DRIVE



DRB FINAL SUBMITTAL
APRIL 15, 2016

MIAMI BEACH, FLORIDA

CLIENT
MARK GOLD
108 W. RIVO ALTO DR.
MIAMI BEACH, FL 33139

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

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 108 W. RIVO ALTO DR. MIAMI BEACH, FL.

WAIVERS:

1. REQUEST TO WAIVE THE SECOND TO FIRST FLOOR
RATIO REQUIREMENT.

2. REQUEST TO WAIVE THE SIDE YARD OPEN SPACE
REQUIREMENT

3. REQUEST TO WAIVE THE 24'-0" HEIGHT
REQUIREMENT. HEIGHT REQUEST AT 28'-0".

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1607

date:
04/15/16

revised:

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.

INTERIOR WALL CONSTRUCTION
1. PROVIDE FULL THICK SOUND BATT INSULATION AT ALL 4" INTERIOR PARTITIONS (NO EXCEPTIONS).
2. INT. NON-LOAD BEARING PARTITIONS SHALL BE FRAMED w/ 1 1/2" x 3 3/4" MTL. STUDS @ 16" O.C. & FACED w/ 5/8" GWB EACH SIDE.

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

VAPOR RETARDANT BARRIER :
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLABS AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXIST.

DRAINAGE NOTE
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

RAILING NOTE:
1- ALL RAILINGS SHALL BE 3'-6" HIGH CLEAR FRAMELESS IMPACT RESISTANT GLASS (UNDER SEPARATE PERMIT). RAILING SHALL BE SPACED TO REJECT A 4" DIA. SPHERE & BOTTOM RAIL TO REJECT A 2" DIA. SPHERE - (TYP. THRU-OUT)

2- HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT IN ANY DIRECTION.
SHOP DRAWINGS TO BE PROVIDED BY HANDRAIL MANUFACTURER (UNDER SEPARATE PERMIT)

EXTERIOR WALL CONSTRUCTION
8" CONC. BLOCK w/STUCCO ON EXTERIOR & 3/4" GWB ON 3/4" METAL W-HAT FURRING @ 16" O.C. ON INTERIOR - PROVIDE (R-5.0) AL-FOIL INSULATION

EXTERIOR WINDOWS & FRENCH DOORS NOTE:
ALL EXTERIOR WINDOWS & FRENCH DOORS SHALL BE NEW IMPACT RESISTANT TYPE w/ BSP ALUM. MAHOGANY WOOD COLORED FRAME (NO GRAIN) & CLEAR IMPACT RESISTANT GLASS.
ALL WINDOWS & DOORS SHALL BE MIAMI-DADE PRODUCT APPROVED.

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

MINIMUM FLOOD ELEVATION NOTE:
PER SURVEY - ZONED-AE MINIMUM BASE FLOOD ELEVATION = +9.00' NGVD

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

OUTDOOR KITCHEN NOTE:
OUTDOOR KITCHEN FLOOR OR CABINETS AND APPLIANCES WILL BE ELEVATED @ OR ABOVE B.F.E. + 9.00' NGVD.

GENERAL NOTE:
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES 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.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL, & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8.0' NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

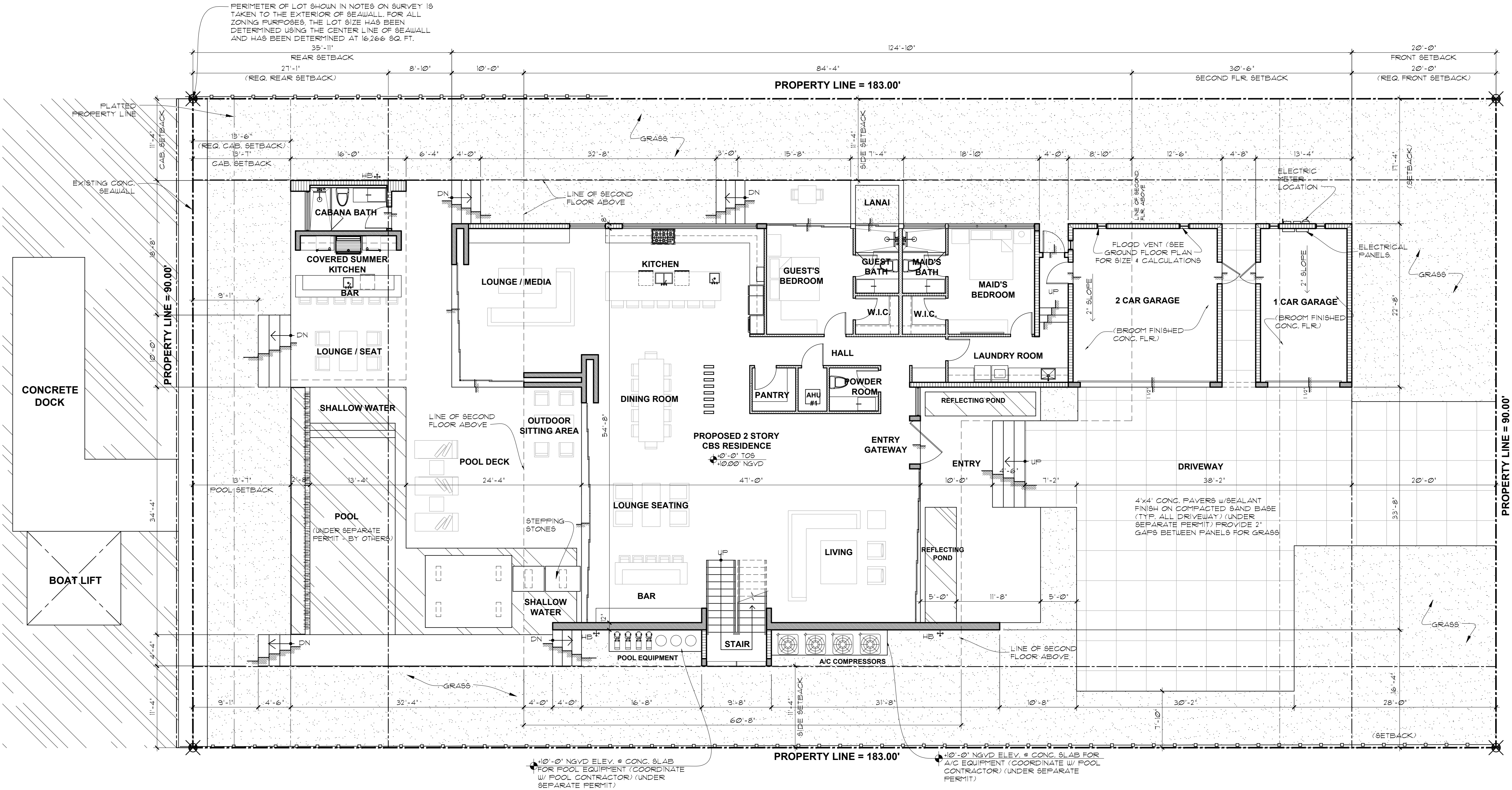
ELEVATION NOTE:
ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

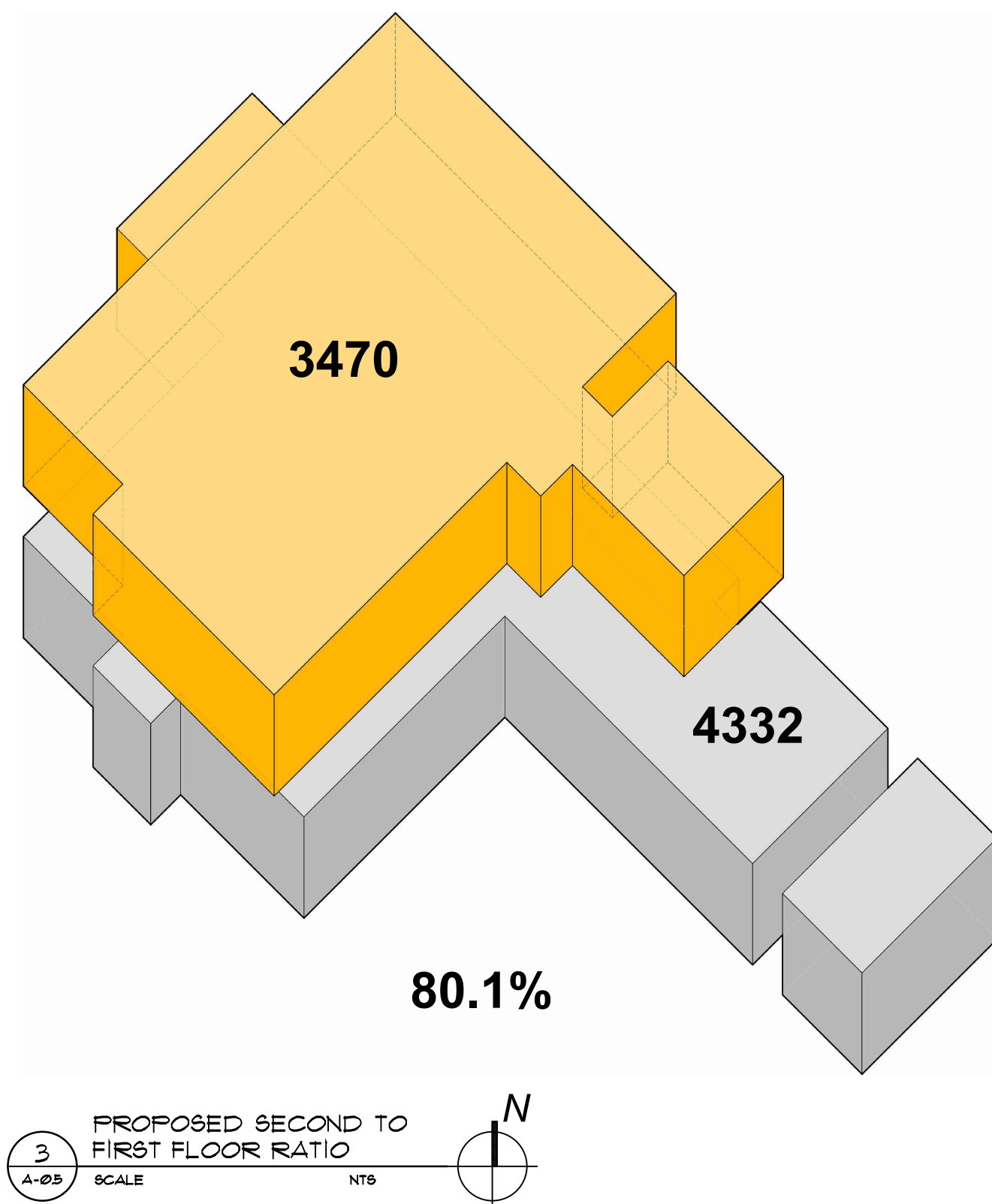
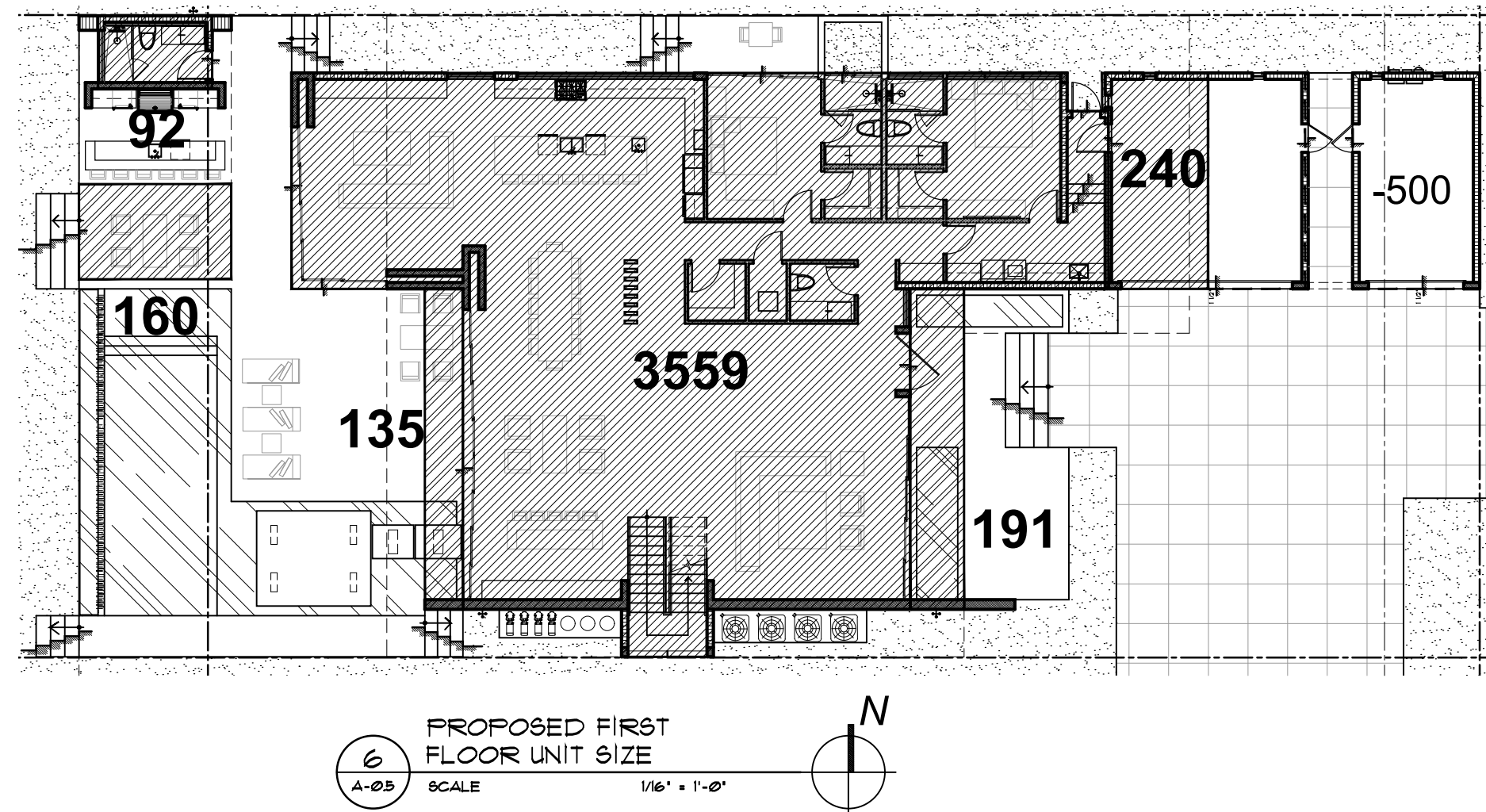
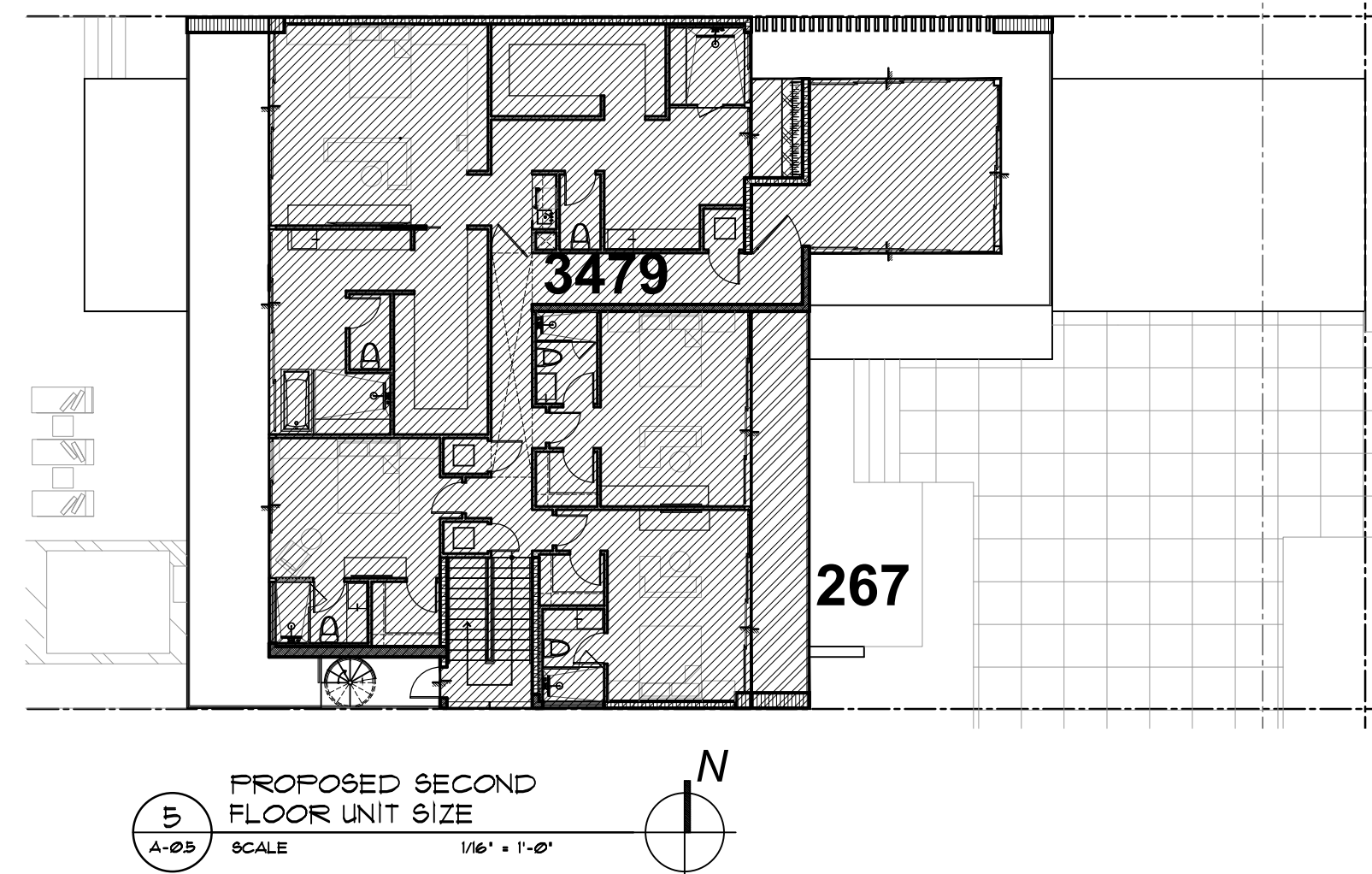
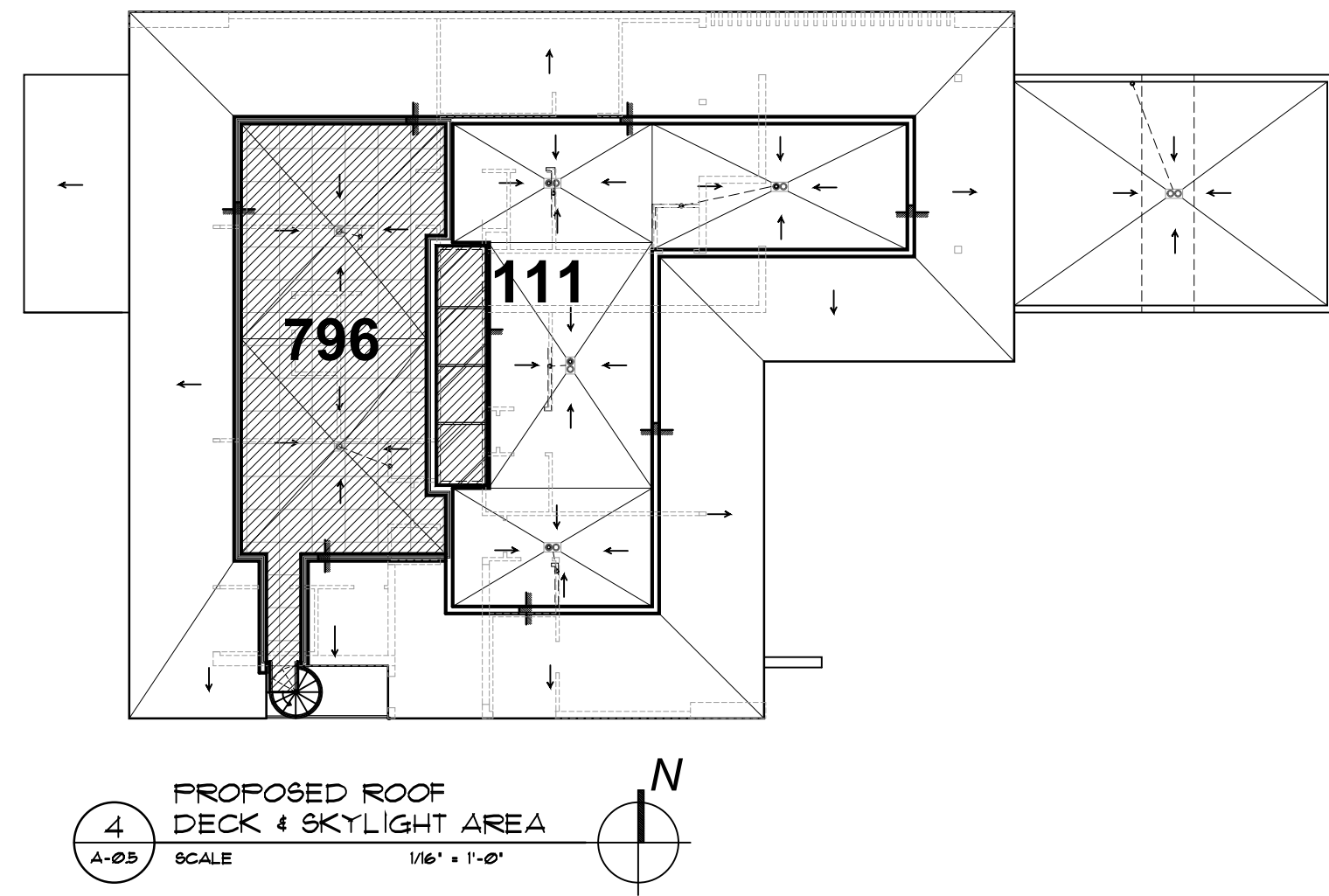
SEPARATE PERMIT NOTE:
POOL, WINDOWS, DOORS, STAIR RAILS, AND GARAGE DOORS WILL BE UNDER SEPARATE PERMIT.

CIVIL ENGINEER NOTE:
SEE CIVIL DWG'S FOR PAVING, GRADING, DRAINAGE, UTILITIES AND SURFACE WATER POLLUTION PREVENTION PLAN, CALC'S.

ITEM #	Zoning Information		
1	Address:	108 W. Rivo Alto Drive, Miami Beach, FL 33139 Lot 11 and the North 1/2 of Lot 10, Block 1, of RIVO ALTO ISLAND, according to the Plat thereof, recorded in Plat Book 7, at Page 74, of the Public Records of Miami-Dade County, Florida; together with a strip of land 8.00 feet wide adjacent to the Westerly boundary of said Block 1 and bounded by the extension Westerly of the Northerly and Southerly lines of the above described property.	
2	Folio number(s):	02-3233-001-0090	
3	Board and file numbers :	DRB # TBD	
4	Year built:	1957	Zoning District: RS-3
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 4.39' NGVD
6	Adjusted grade (Flood+Grade/2):	6.70' NGVD	Free board:
7	Lot Area:	16,266 SF	
8	Lot width:	90'-0"	Lot Depth: 183'-0" -180'-8" cl seawall
9	Max Lot Coverage SF and %:	4,880 SF (30%)	Proposed Lot Coverage SF and %: 4,816 SF (29.6%)
10	Existing Lot Coverage SF and %:	3,420 SF (21%)	Lot coverage deducted (garage-storage) SF: 500 SF
11	Front Yard Open Space SF and %:	1,400 SF (77.8%)	Rear Yard Open Space SF and %: 1,730 SF (70.9%)
12	Max Unit Size SF and %:	8,133 SF (50%)	Proposed Unit Size SF and %: 7,847 SF (48.2%)
13	Existing First Floor Unit Size:	3,184 SF (19.6%)	Proposed First Floor Unit Size: 4,377 SF
			Proposed First Floor Unit Size (Volumetric): 4,332 SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 3,470 SF (80.1%)
15			Proposed Second Floor Unit Size SF and % : 3,470 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 796 SF (22.9%)

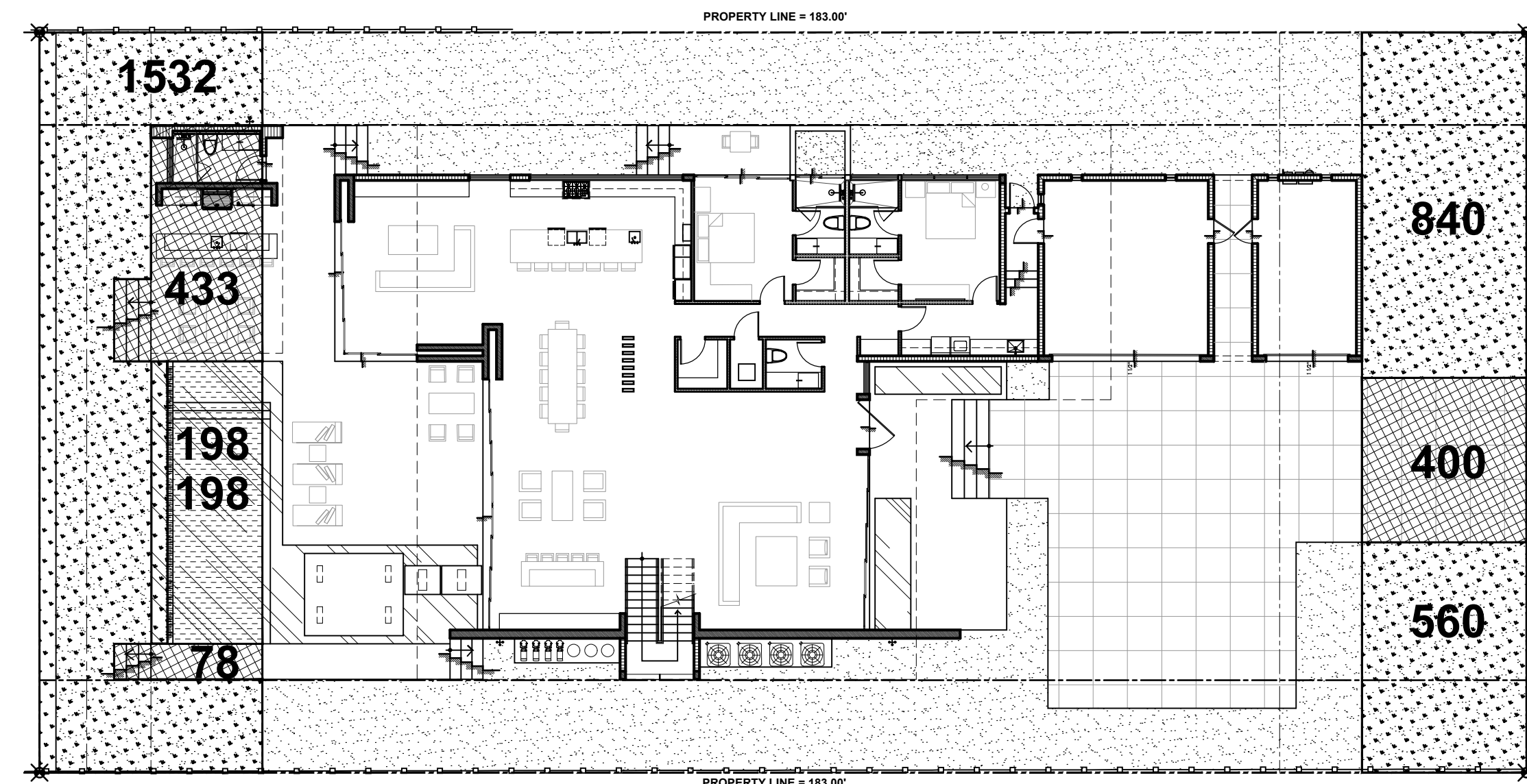
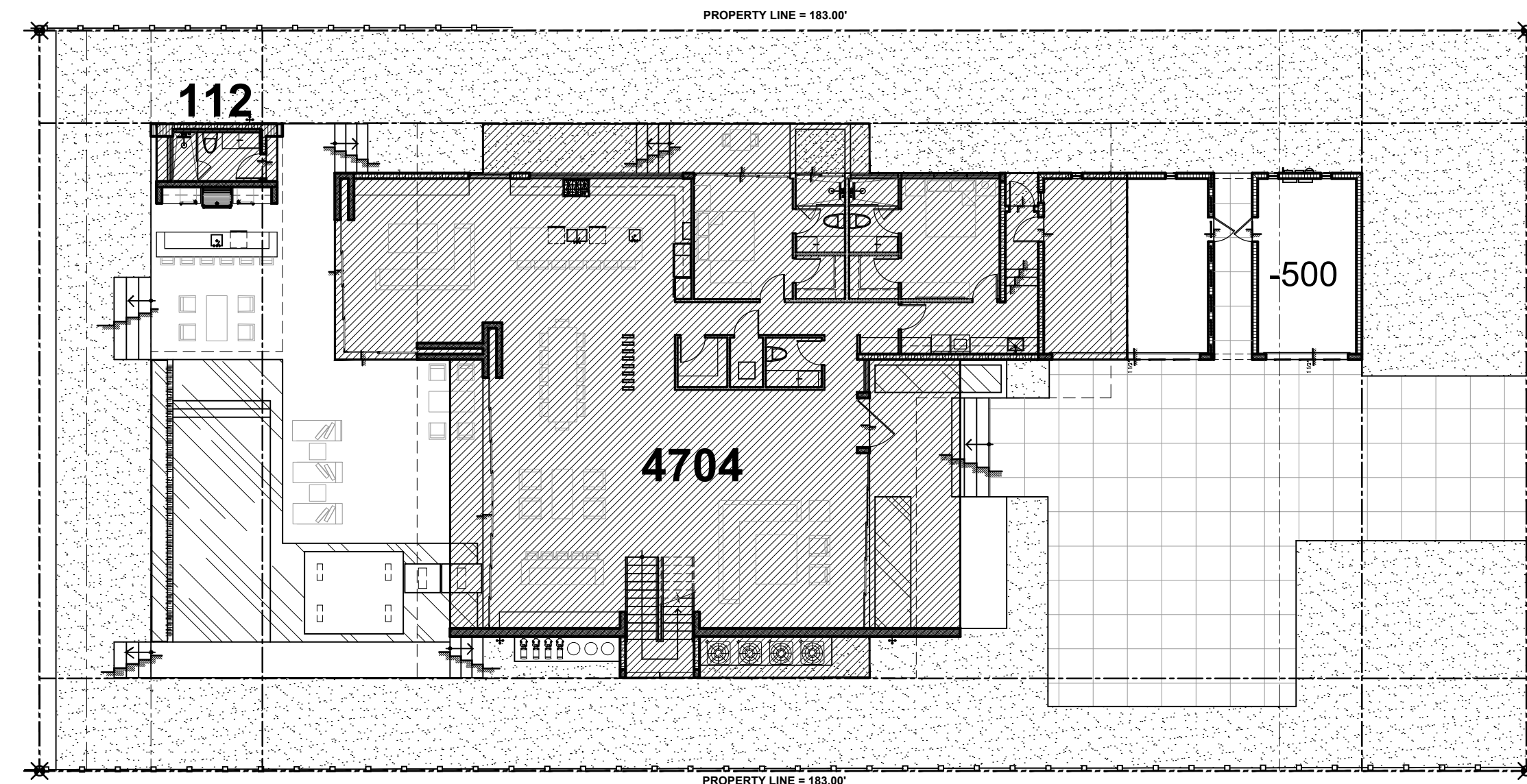
	Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	28'-0"
18	Setbacks:			
19	Front First level:	20'-0"	30.13'	20'-0"
20	Front Second level:	30'-0"	N/A	50'-6"
21	Side 1:	11'-3"	10.07'	11'-4"
22	Side 2 or (facing street):	11'-3"	9.68'	11'-4"
23	Rear:	27'-1"	59.83'	35'-11"
	Accessory Structure Side 1:	7'-6"	N/A	11'-4"
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	13'-6"	N/A	13'-7"
26	Sum of Side yard :	22'-6"	19.75'	22'-8"
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





BUILDING DATA		
MAIN HOUSE:		
FIRST FLOOR (AC)	3,559 S. F.	
SECOND FLOOR (AC)	3,479 S. F.	
TOTAL (AC):	7,038 S. F.	
GARAGE (NON A/C) (140-500)		
CABANA	240 S. F.	
BALCONIES & OVERHANGS	92 S. F.	
	753 S. F.	
TOTAL (NON AC):	1,085 S. F.	
TOTAL UNIT SIZE (AC + NON AC):	8,123 SQ. FT.	(49.9%)
FLOOR RATIO PERCENTAGE		
MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	4,332 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	3,470 S. F.	
TOTAL:	80.1%	
ROOF DECK CALCULATIONS		
TOTAL SECOND FLOOR AREA	3,470 S. F.	100%
TOTAL ROOF AREA	796 S. F.	22.9%
TOTAL SKYLIGHT AREA	111 S. F.	3.2%

SITE DATA		
EXISTING LOT SIZE:	16,266 S. F.	(100%)
BLDG. LOT COVERAGE:		
MAIN HOUSE	4,704 S. F.	
CABANA	112 S. F.	
TOTAL BLDG. LOT COVERAGE:	4,816 SQ. FT.	(29.6%)
FRONT SETBACK CALCULATIONS		
AREA:	1,800 S. F.	100%
IMPERVIOUS AREA:	400 S. F.	
LANDSCAPE AREA:	1,400 S. F.	77.8%
REAR SETBACK CALCULATIONS		
AREA:	2,439 S. F.	100%
IMPERVIOUS AREA:	1,009 S. F.	
LANDSCAPE AREA:	1,730 S. F.	70.9%



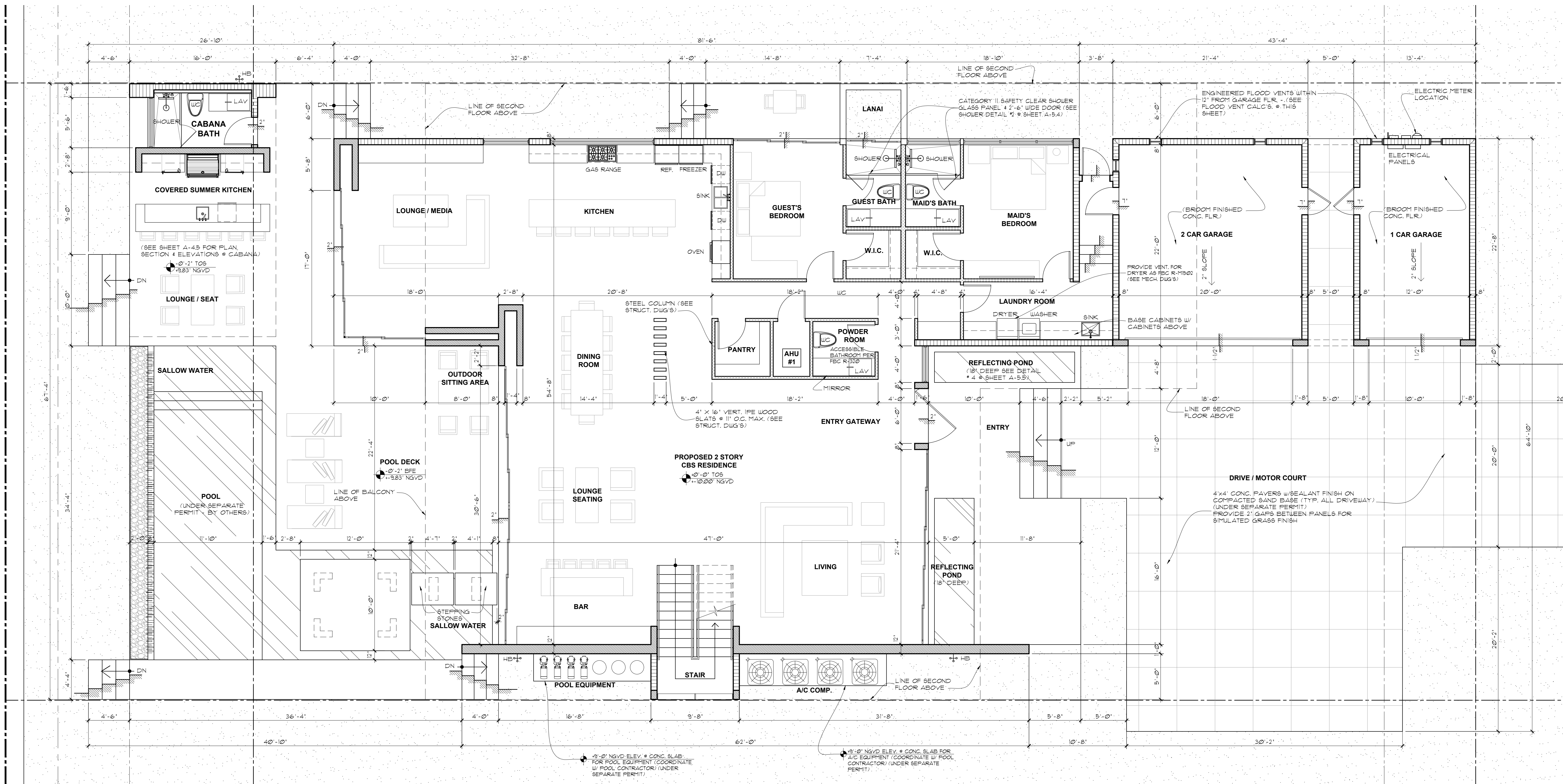
NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

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Ralph Choeff
registered architect
AR0009679
comm no.
1607
date:
04/15/16
revised:
sheet no.
A-0.5

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL
ALL PLANS AND CALCULATIONS HAVE BEEN
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NOTE:
STEEL STUDS SUPPORTING WALL HUNG
FIXTURES & CABINETS SHALL BE
DOUBLE OR NOT LESS THAN 20 GAUGE
AS PER 4411.4.5.1, FBCR.



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

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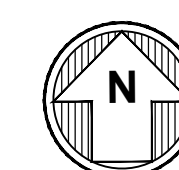
MILLER, FLORENCE 33136

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gistered architect
AR0009679

date:
04/01/16

sheet no.

A-1.2



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

STRAINER

CLAMP RING

1ST LAYER OF WATERPROOFING MEMBRANE FABRIC w/BASE COAT + TOP SATURATION COAT

2ND LAYER OF WATERPROOFING MEMBRANE FABRIC w/BASE COAT + TOP SATURATION COAT

(2) LAYERS OF WATERPROOF MEMBRANE FINISH COAT

DRAIN UNIT

RAIN LEADER - SEE PLUMBING DUGS, FOR SIZES

NOTE:
ALL ROOF DRAINS TO BE FULLY SOUND INSULATED

MANUFACTURER/MODEL:
WATTS RD-264 COMBINATION
ROOF DRAIN WITH SECONDARY
OVERFLOW DRAIN

RECES AS REQ'D
(SEE MANUFACTURER
SPECS)

4" HIGH INTERNAL
OVERFLOW STANDPIPE

OVERFLOW DRAIN
LEADER - SEE PLUMBING
DUGS, FOR SIZES

APPLICABLE CODE NOTE:
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RESIDENTIAL

ROOF SLOPE NOTE:
ROOF SLOPES SHOWN ARE MINIMUM ALLOWABLE ROOF
SLOPES. ROOF SLAB MIN. 8" SEE STRUCTURAL DUGS.
PROVIDE SECONDARY CONC. TOPPING TO CREATE ROOF
SLOPES 1/4" MIN. PER FOOT AND 4" OVERFLOW RIDGE LINE.

1

A 1.3

TYP. ROOF DRAIN DETAIL

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

2

A 1.3

TYPICAL FLOOR DRAIN DETAIL

SCALE: 1 1/2"=1'-0"

FLOOR DRAIN w/ ADJUSTABLE STRAINER AND
DRAIN STUB: REFER TO PLUMBING DUGS, FOR
SIZE AND TYPE OF DRAIN AND RUL.

TILE AND SETTING BED (SEE
PLANS AND SPECIFICATIONS)

CONC. SLAB (SEE
STRUCTURAL DUGS.)

SLOPE

SLOPE

BACKER-ROD AND SILICONE
SEALANT CONT. @ JOINT.

HYDROTECH HOT APPLIED W.P. MEMBRANE w/
HYDROFLEX PROTECTION SHEET AND
HYDRODRAIN 300 DRAINAGE MAT CONT.,
PROVIDE FLEXFLASH FABRIC OVER JOINTS,
INSIDE AND OUTSIDE CORNERS CONT.

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

NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

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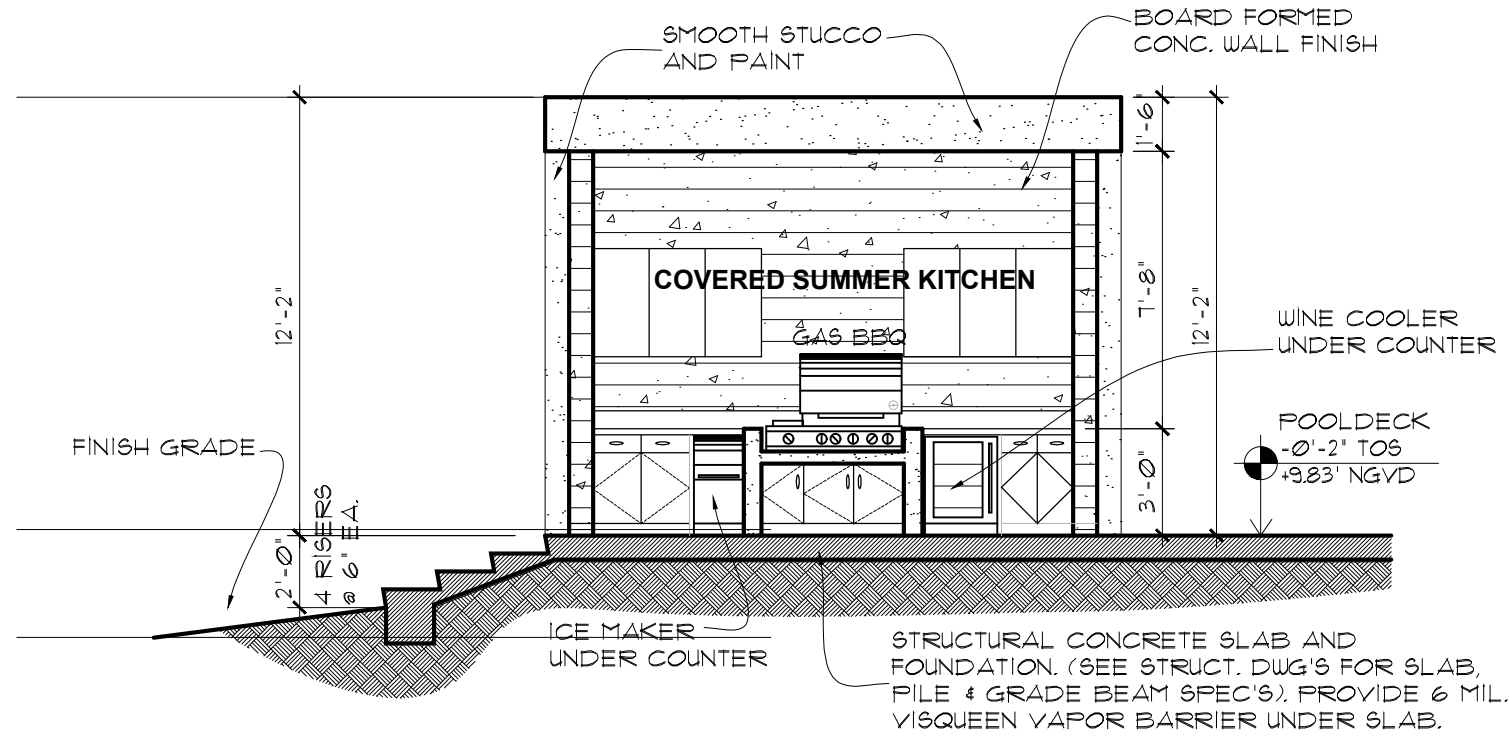
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CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

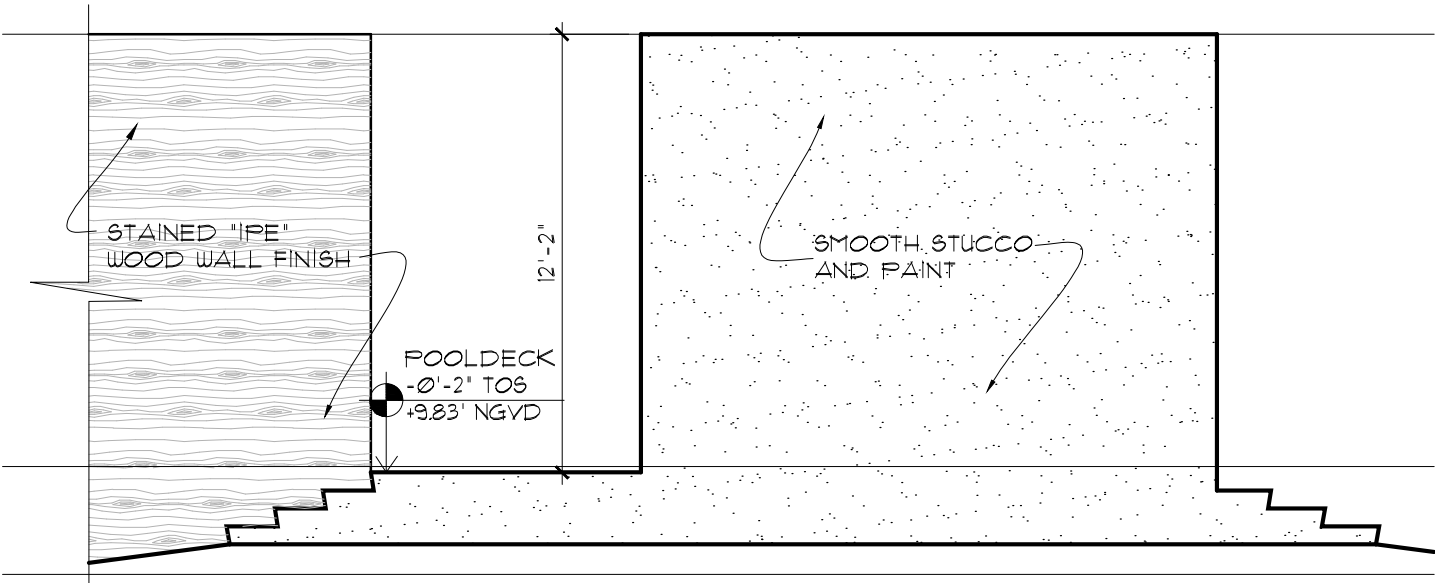
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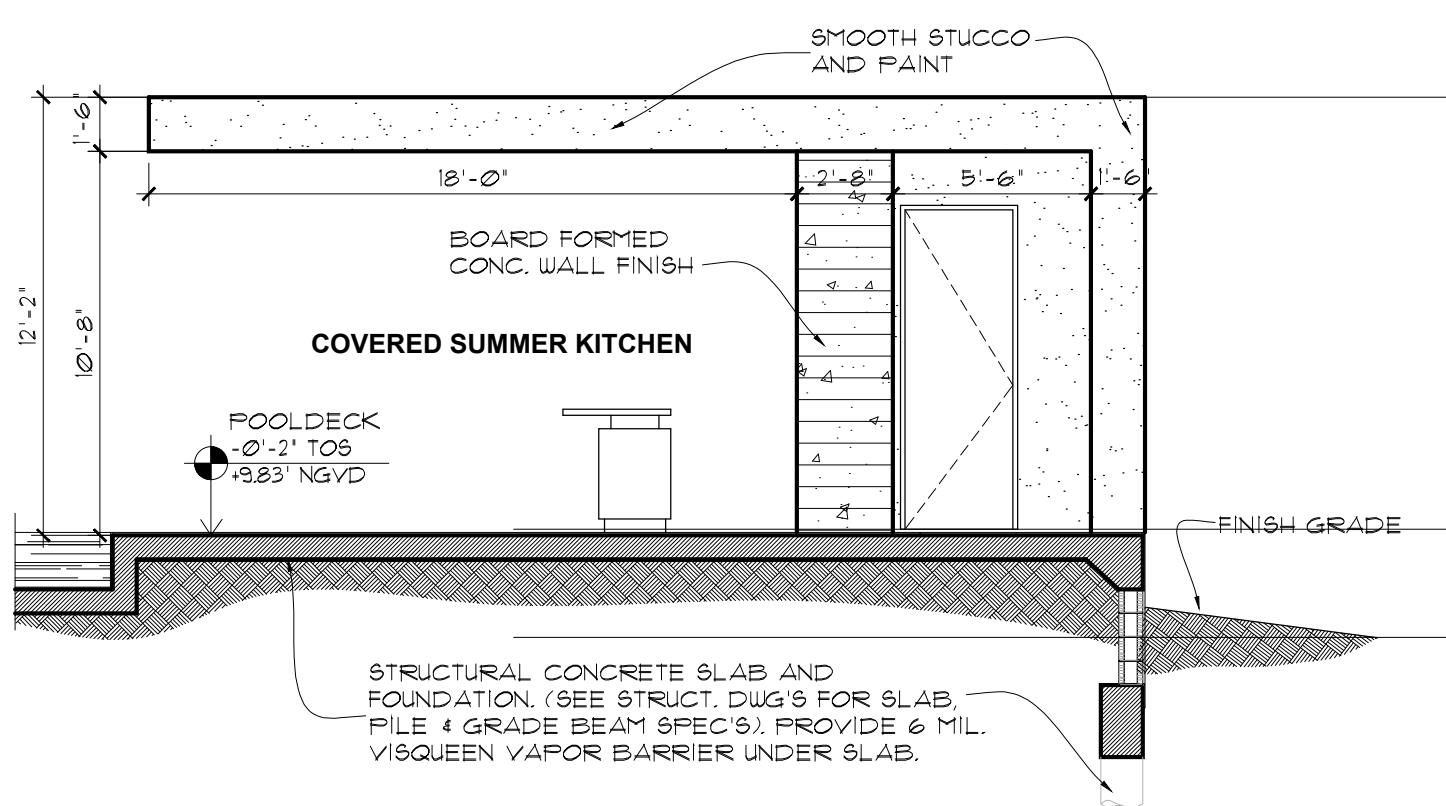
(t) 305.434.8338
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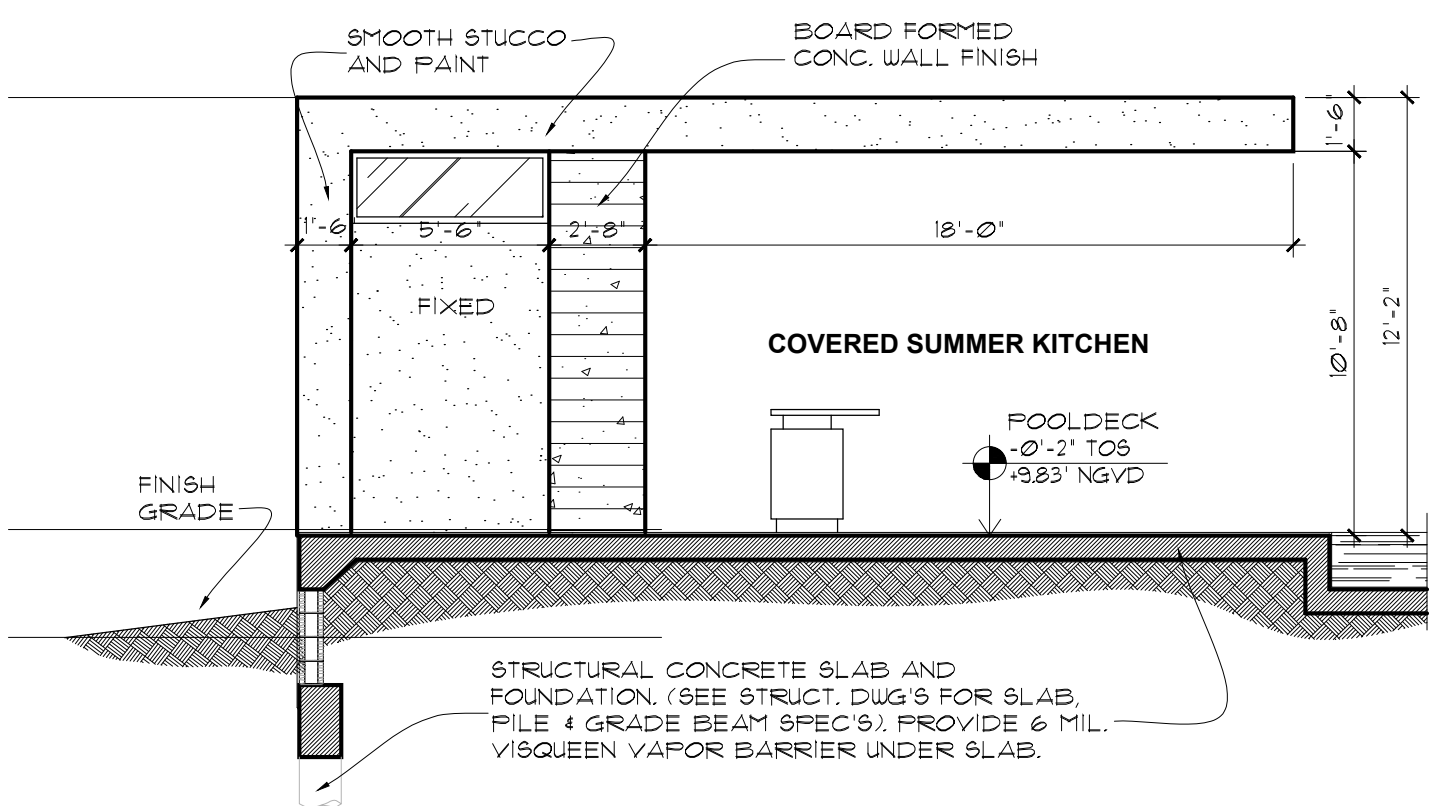
FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)



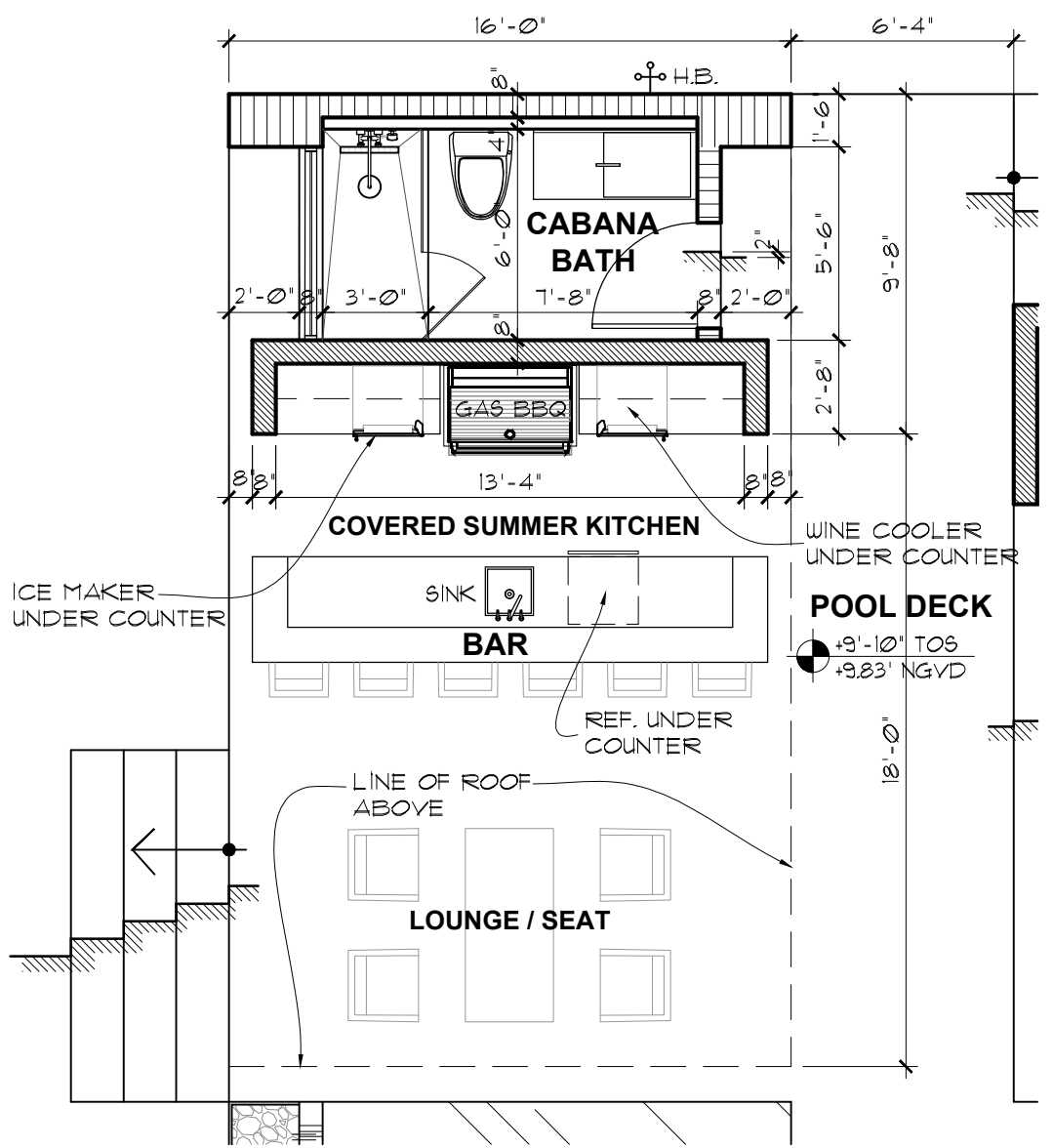
RIGHT SIDE ELEVATION (EAST)



LEFT SIDE ELEVATION (WEST)

CABANA EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

APPLICABLE CODE NOTE:
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CABANA FLOOR PLAN
SCALE: 3/16" = 1'-0"

NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

seal

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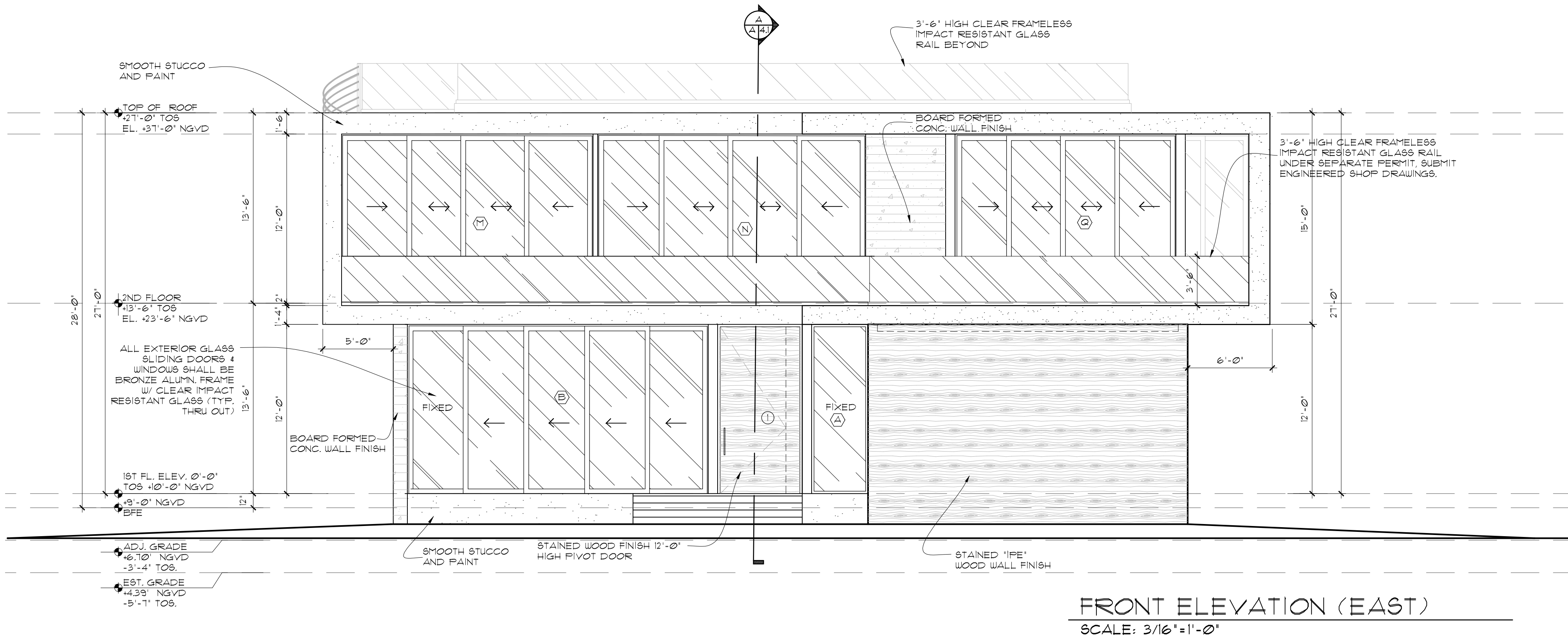
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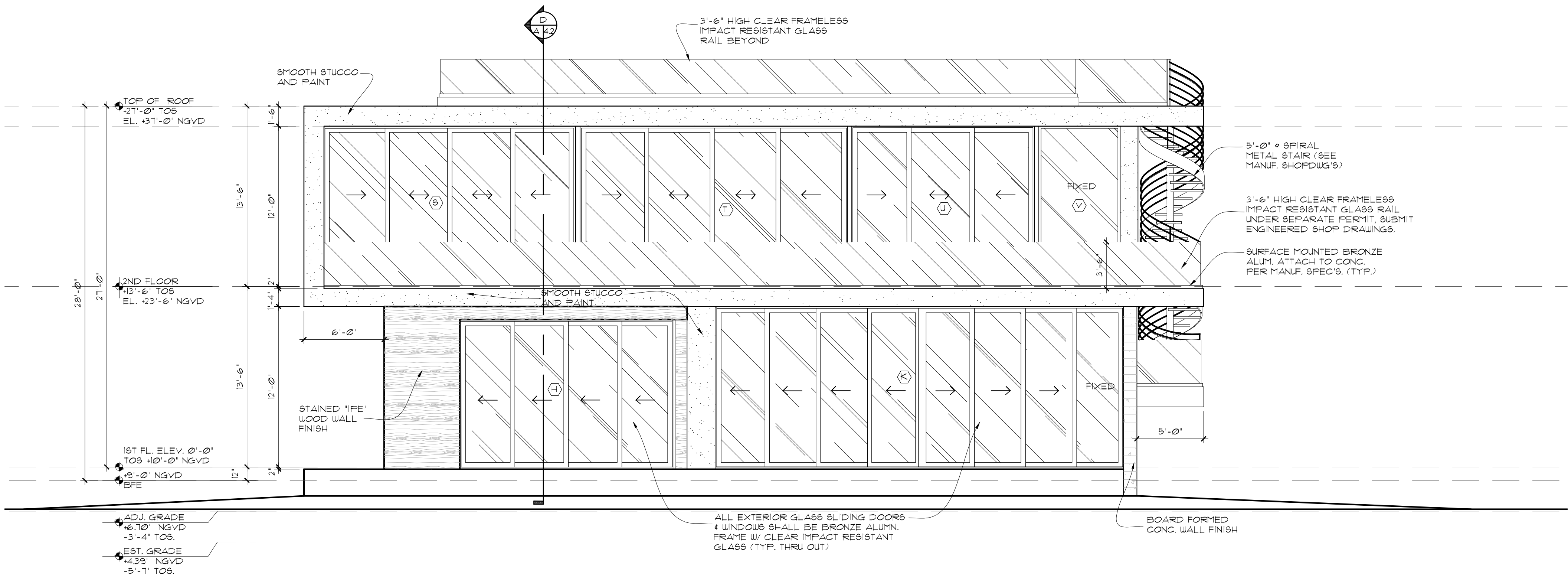
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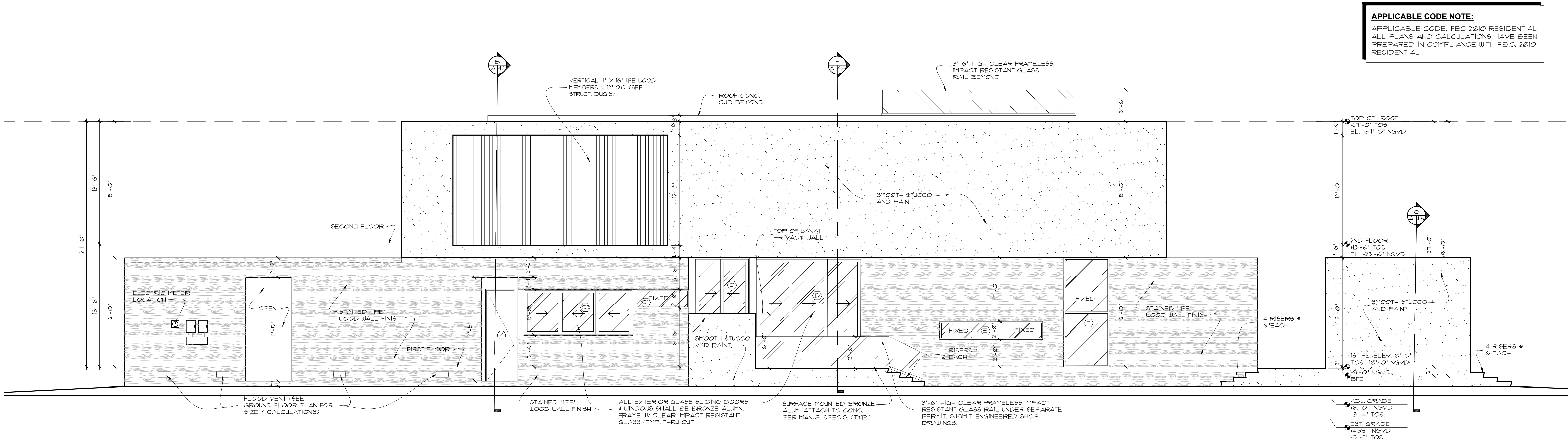
FRONT ELEVATION (EAST)

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

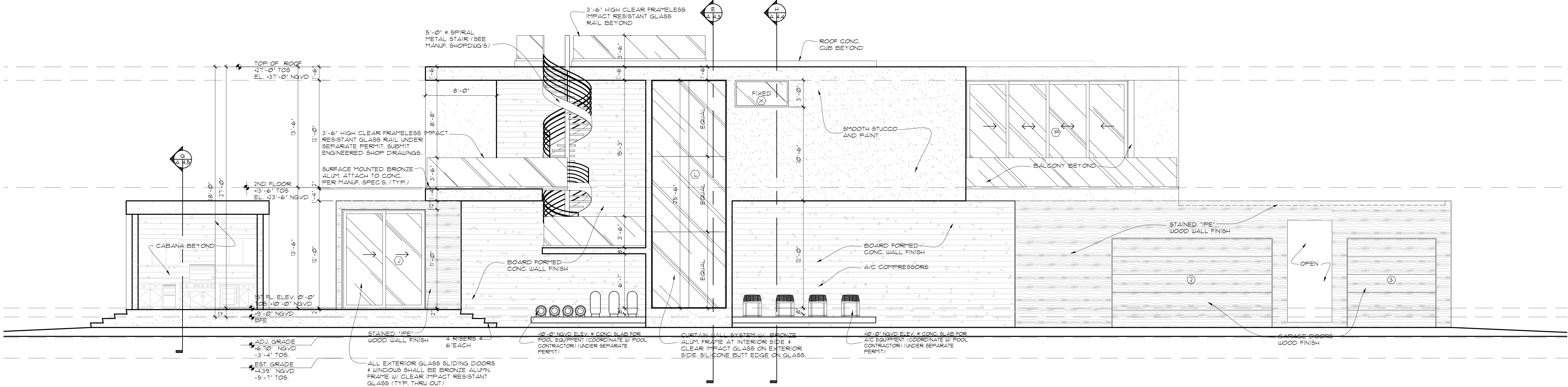


REAR ELEVATION (WEST)

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



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



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

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A-3.2



Front View

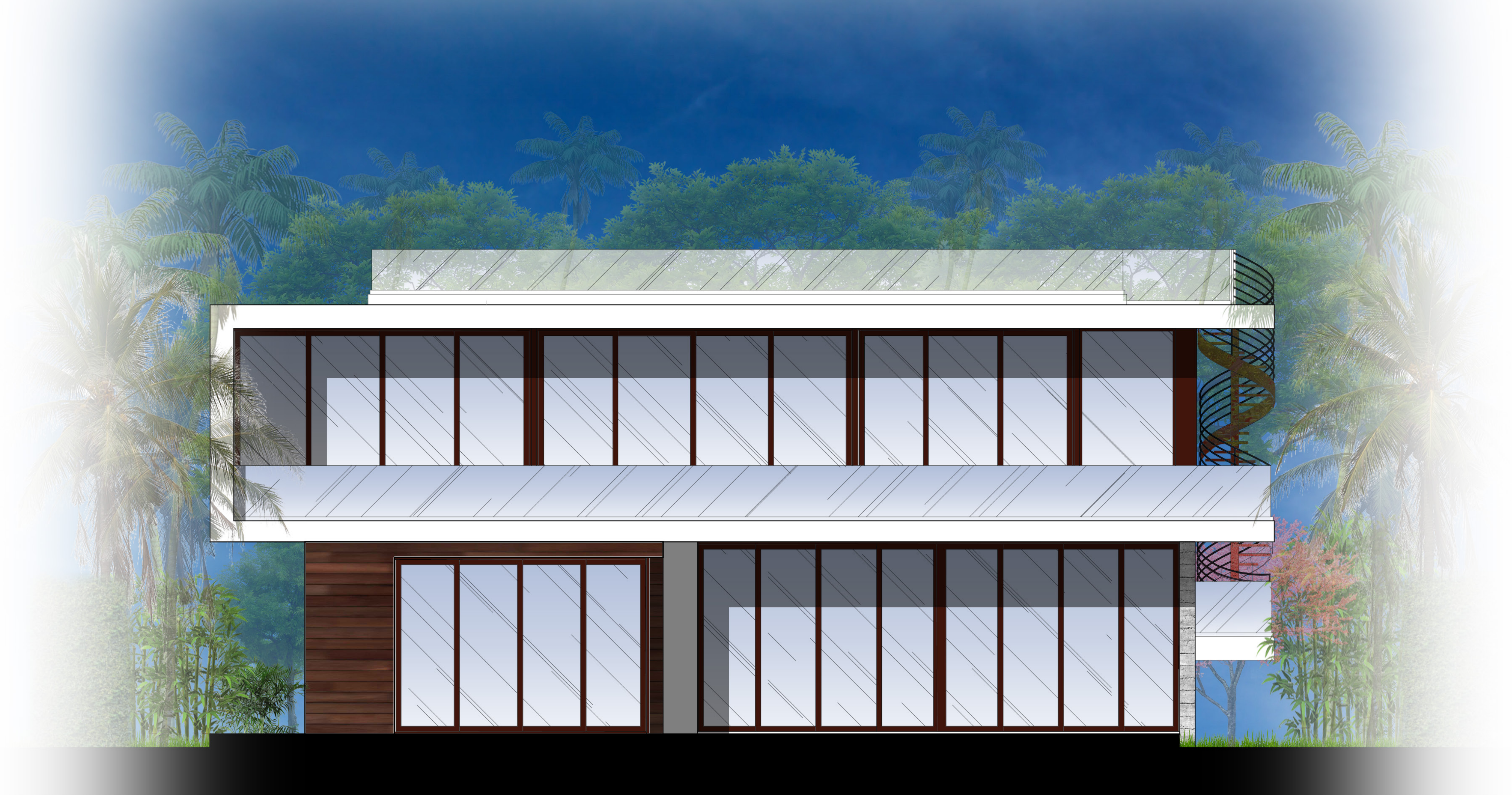


Rear View



Front Elevation (East)

Scale: nts



Rear Elevation (West)

Scale: nts



Side Elevation (North)

Scale: nts



Side Elevation (South)

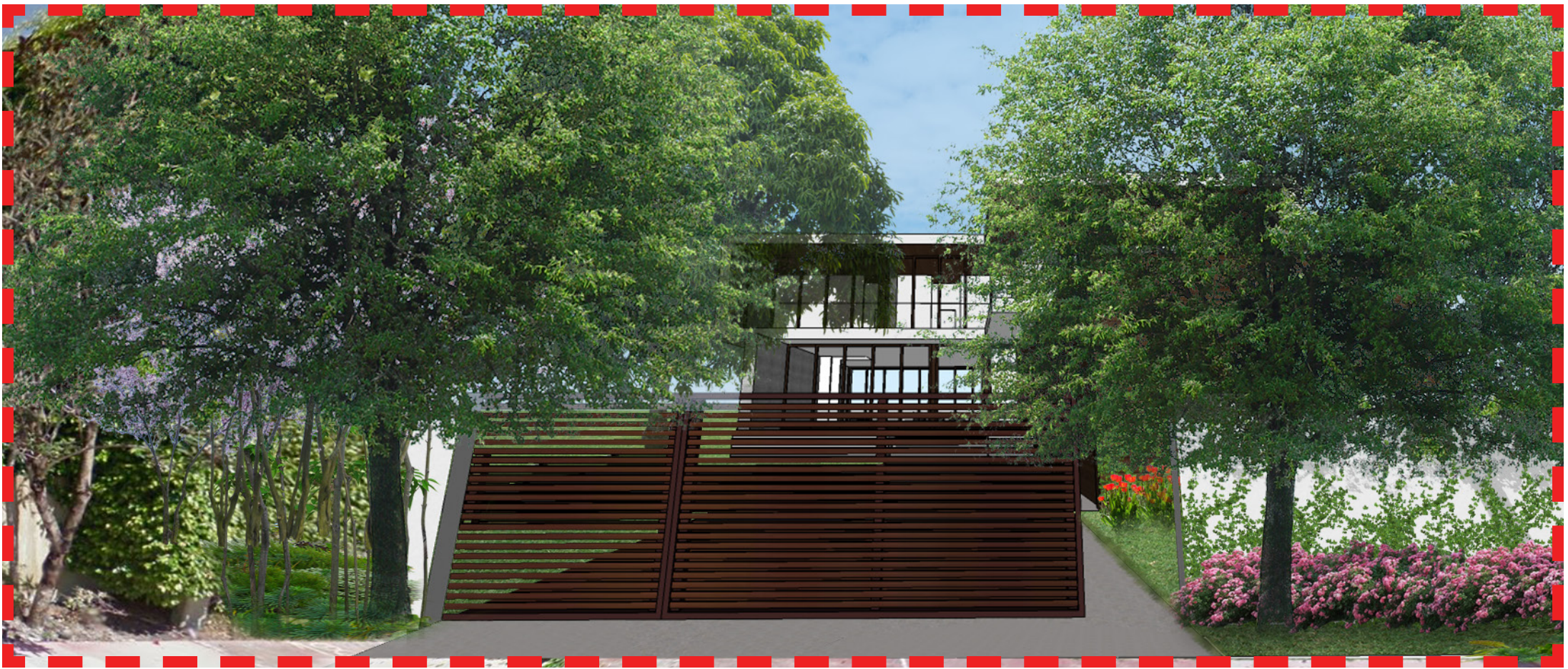
Scale: nts



Residence ①



Residence ②



Subject Property [108 W. Rivo Alto]



Residence ③



Residence ④

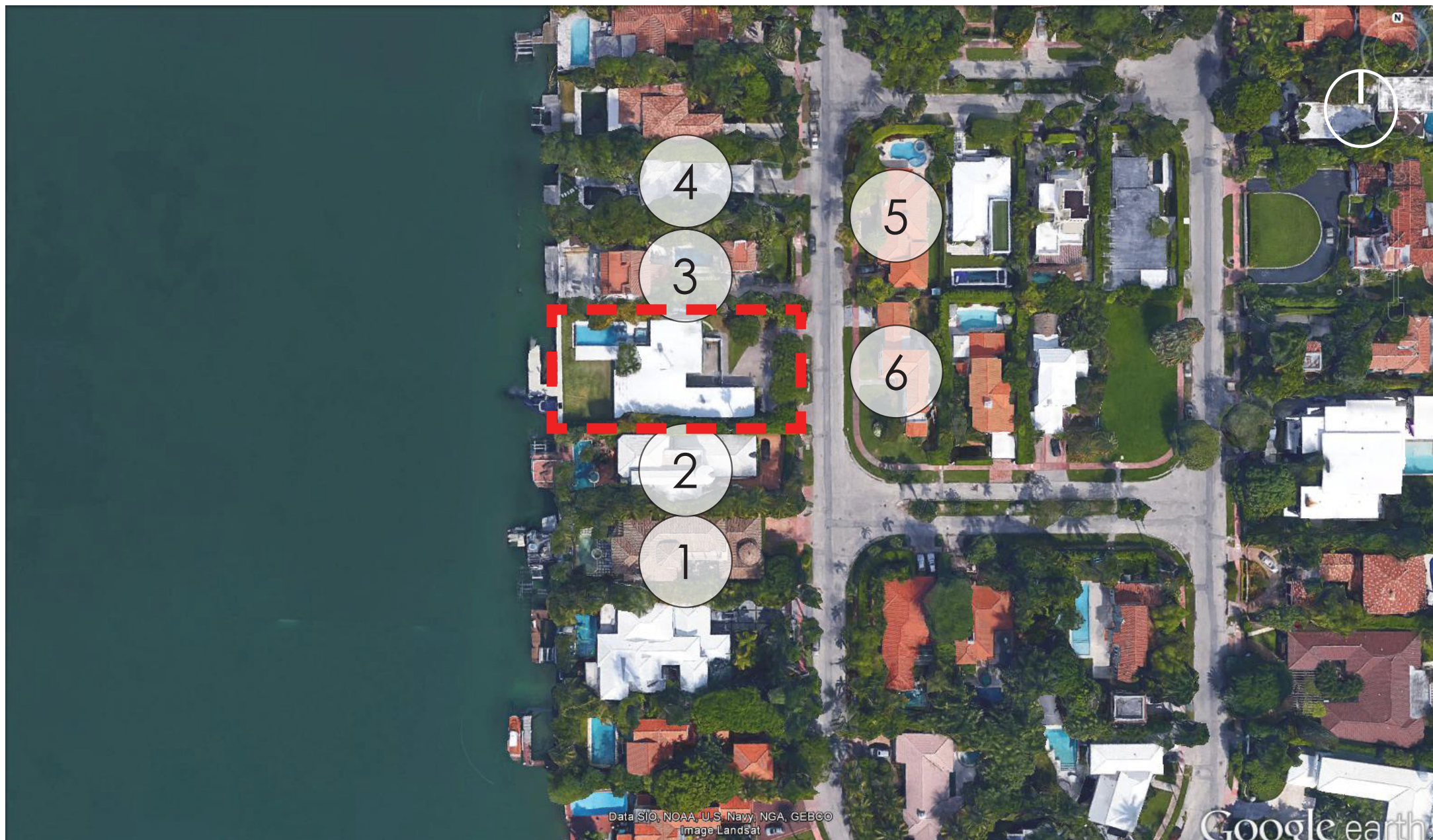
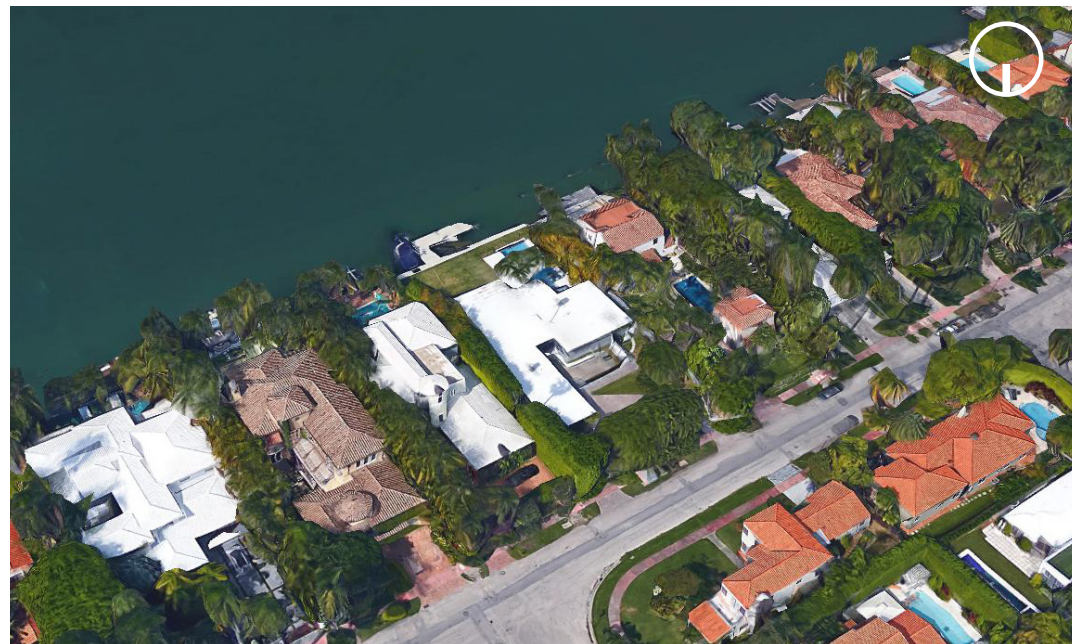


Residence ⑤



Residence ⑥

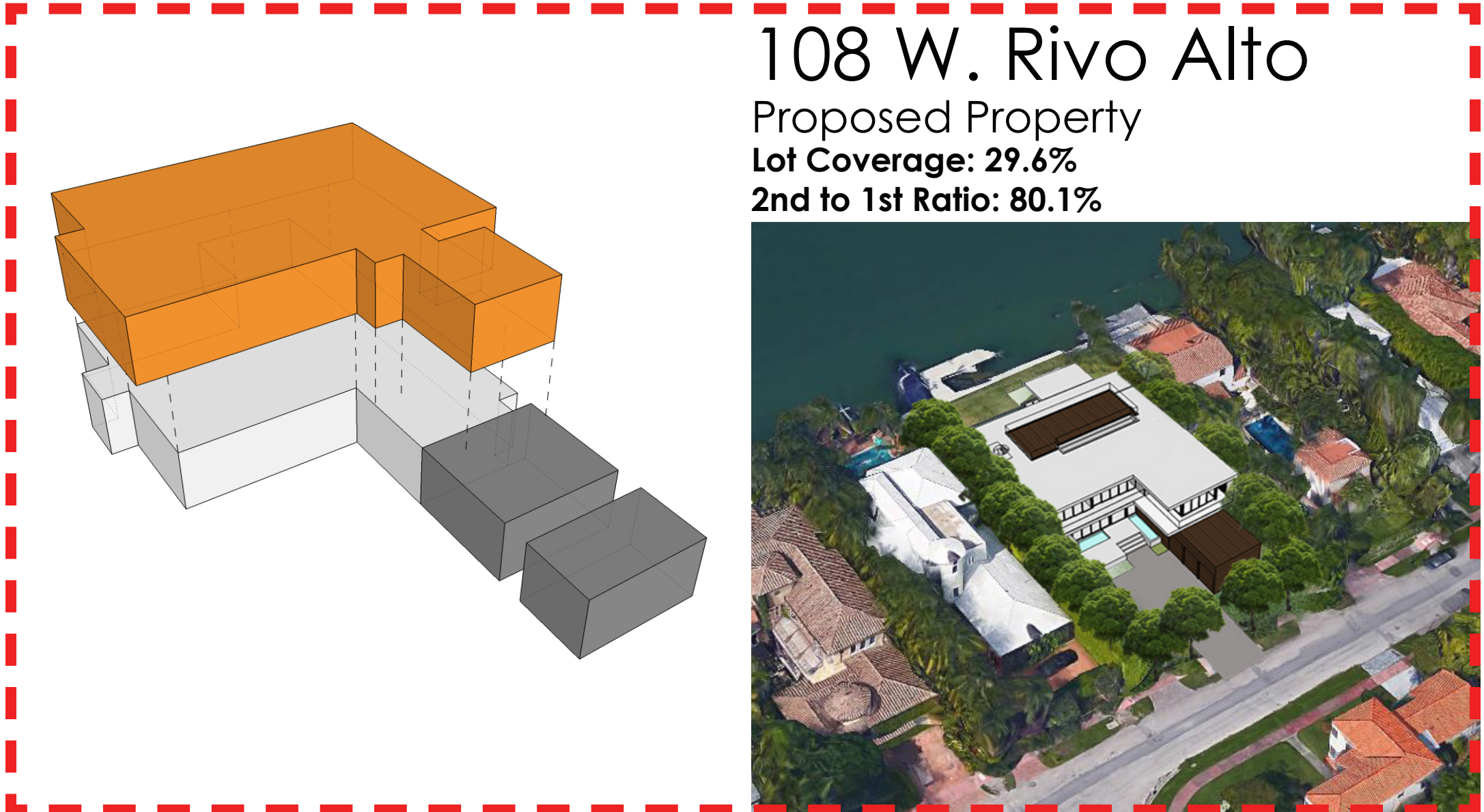
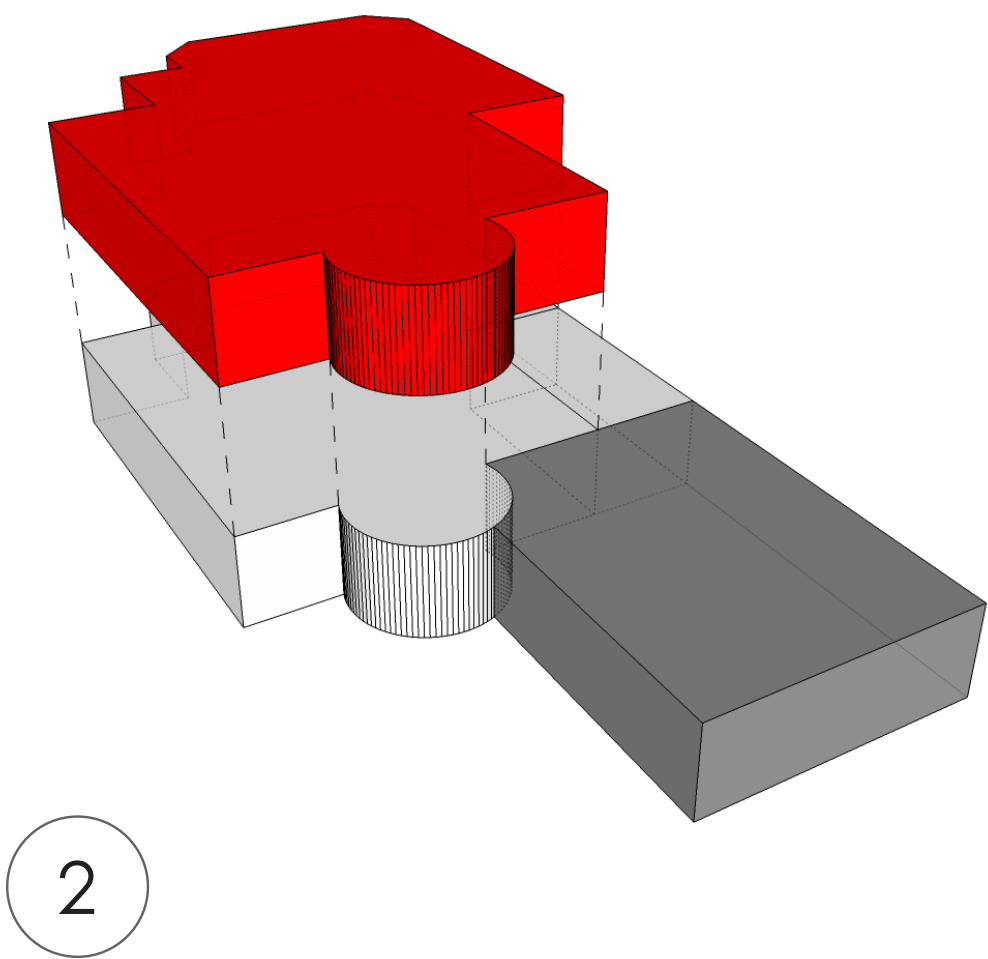
Aerial Photographs



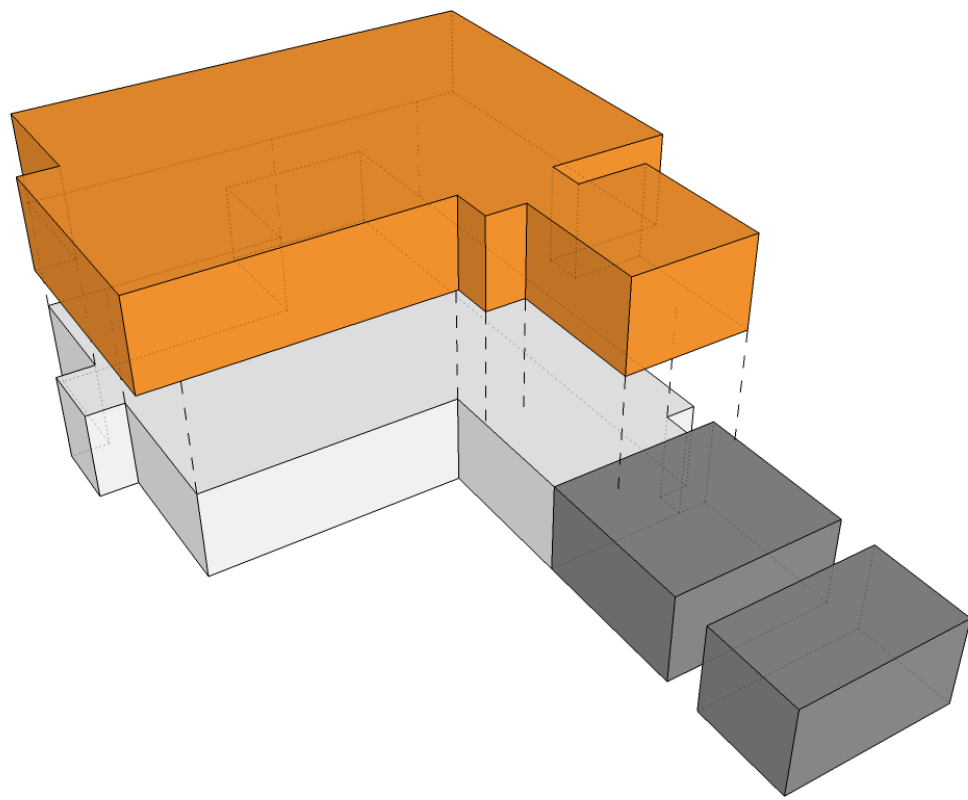


Front Context

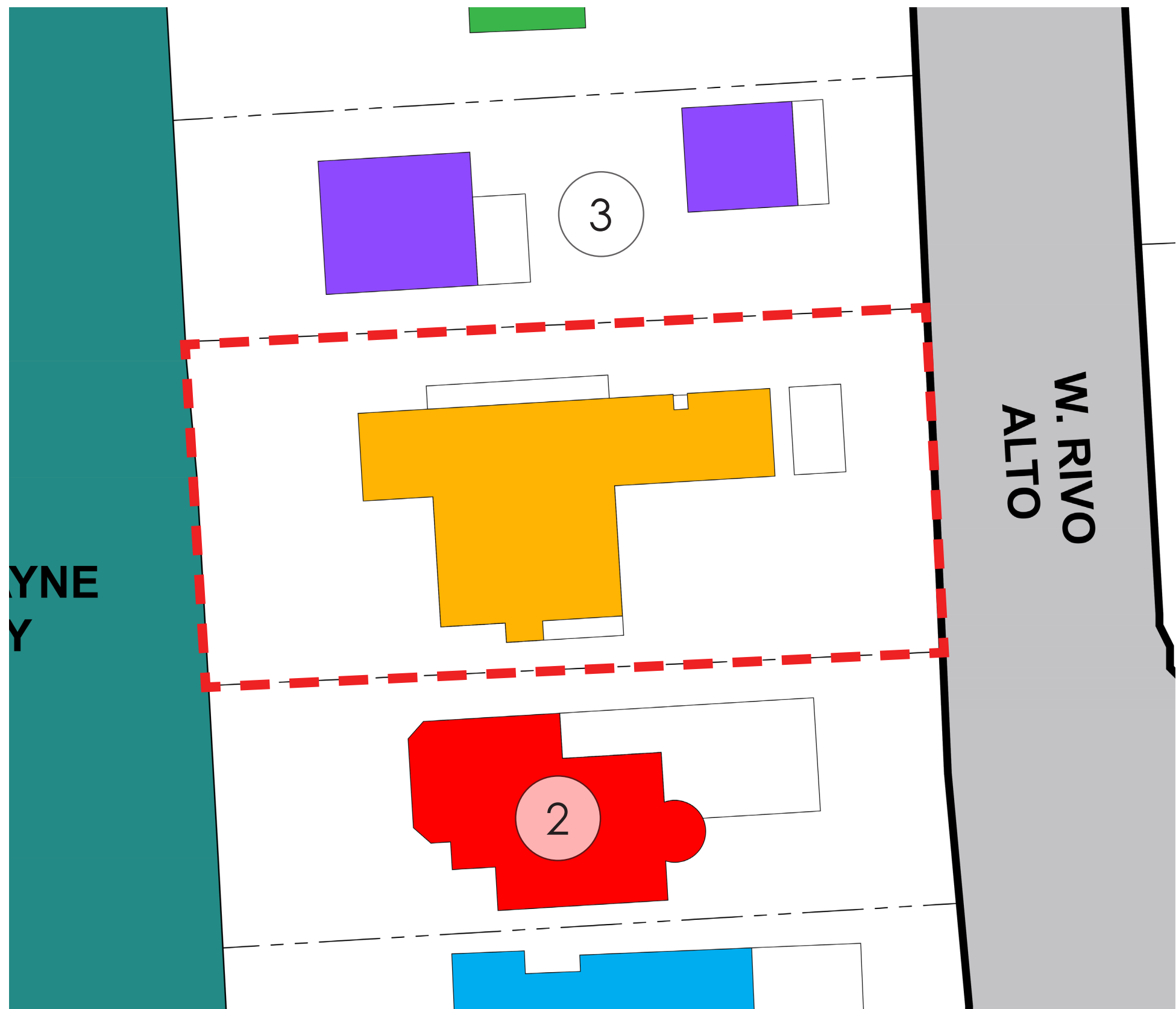
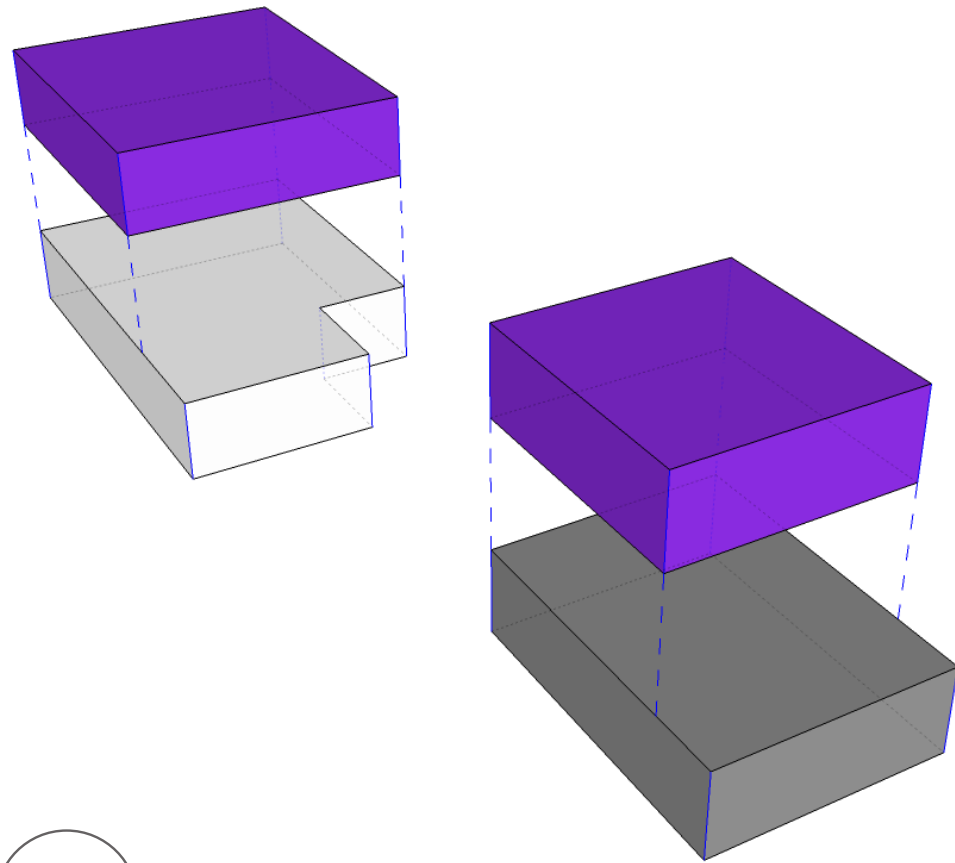
80 W. Rivo Alto
 Adjacent Property
 Approx. Lot Coverage: 39.9%
 Approx. 2nd to 1st Ratio: 65.8%



108 W. Rivo Alto
 Proposed Property
 Lot Coverage: 29.6%
 2nd to 1st Ratio: 80.1%

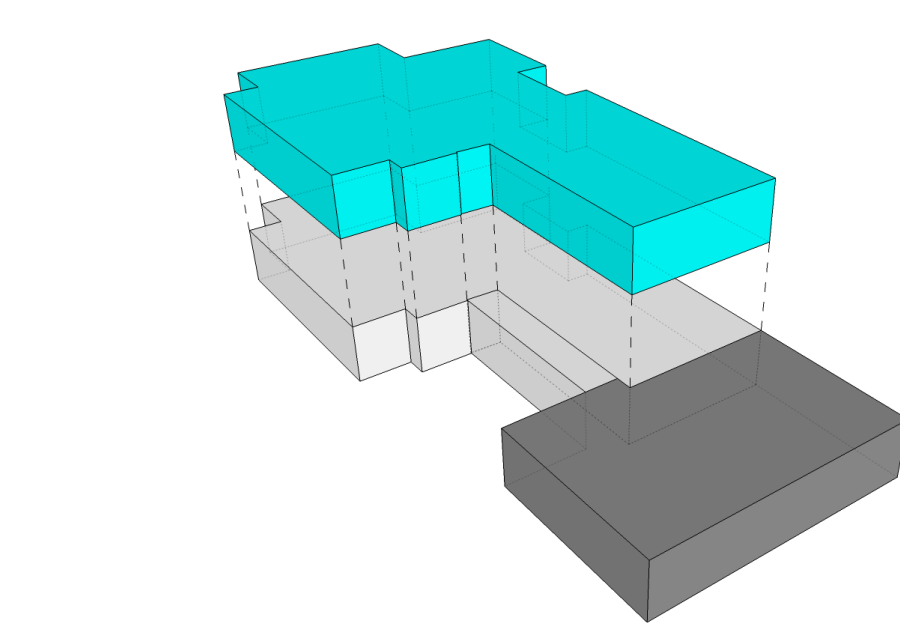


114 W. Rivo Alto
 Adjacent Property
 Approx. Lot Coverage: 25.2%
 Approx. First-Second Ratio: 80.1%

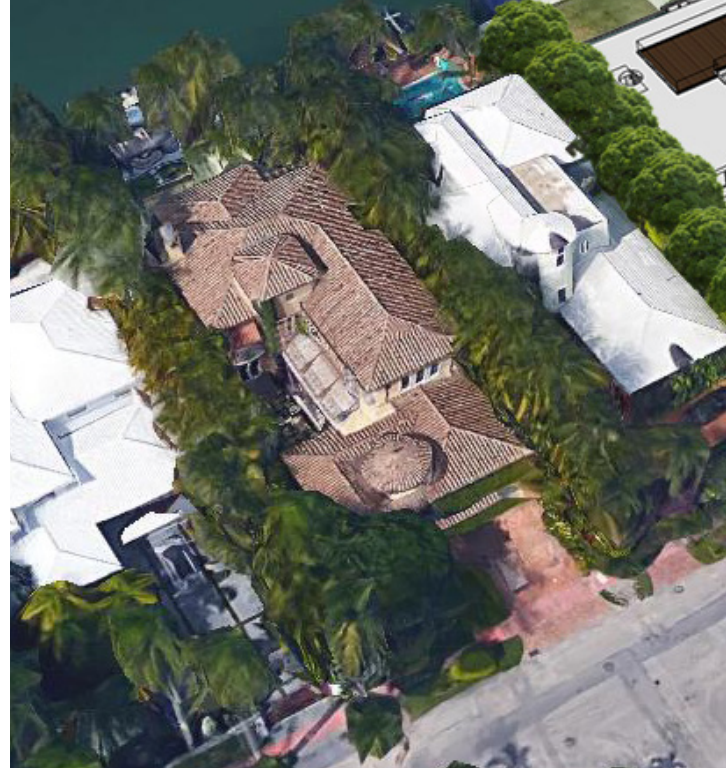




Residence ①



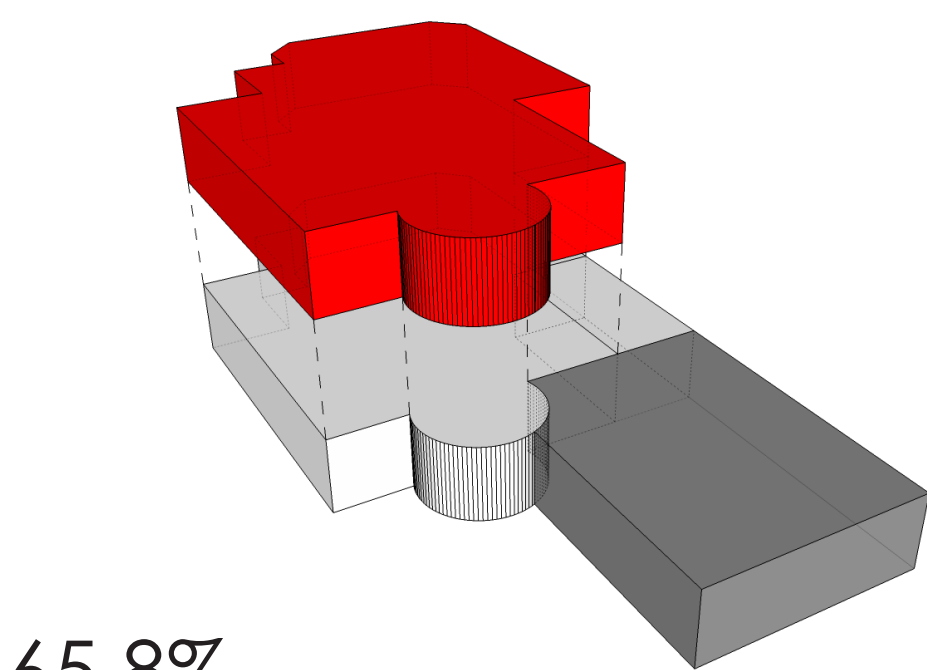
70.8%
Massing Diagram



Aerial View



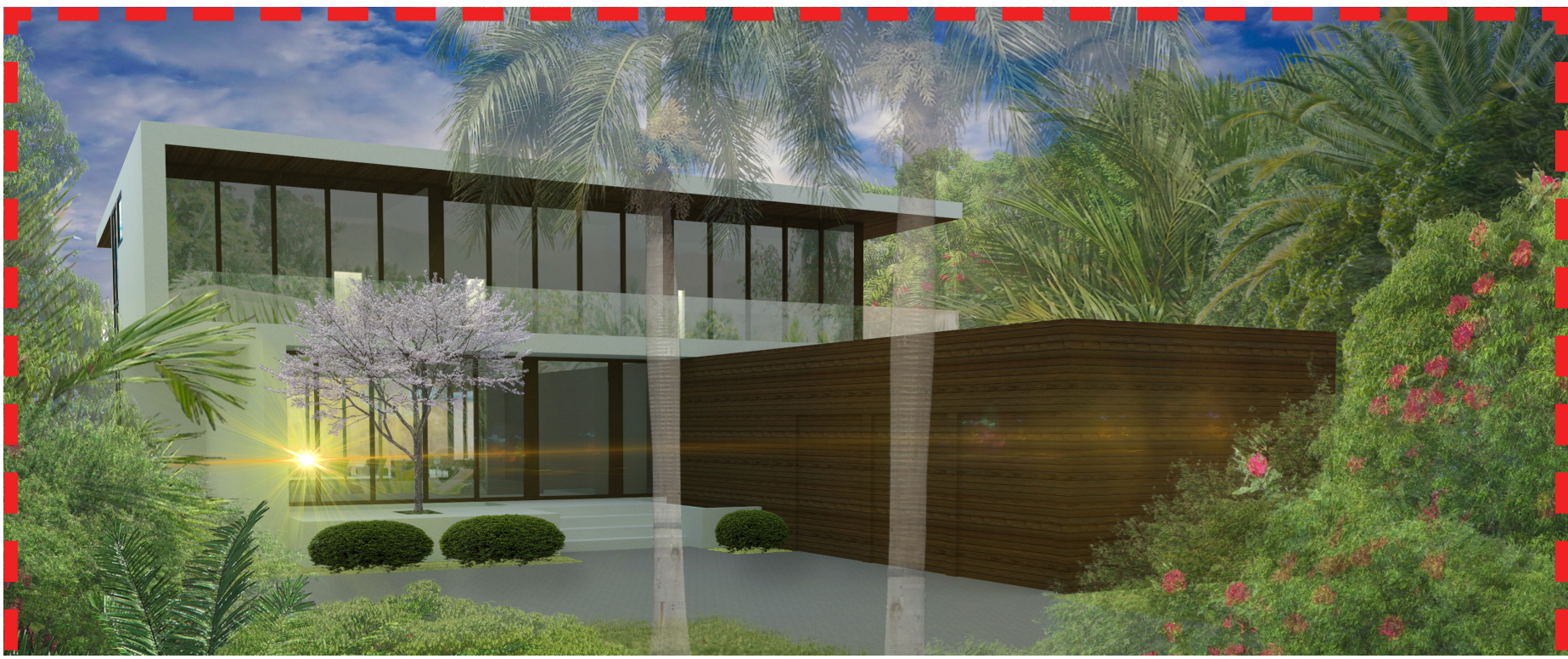
Residence ②



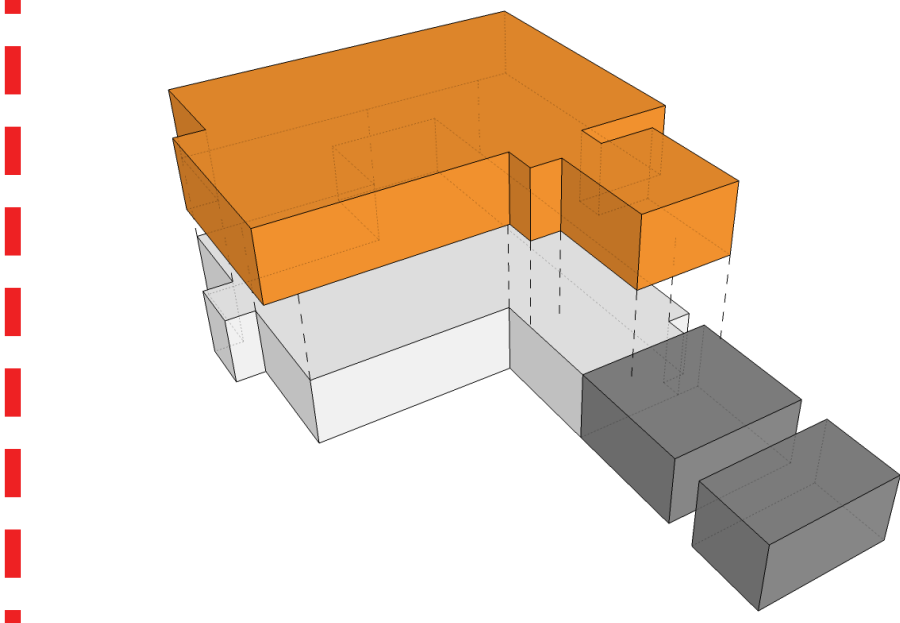
65.8%
Massing Diagram



Aerial View



Proposed Residence



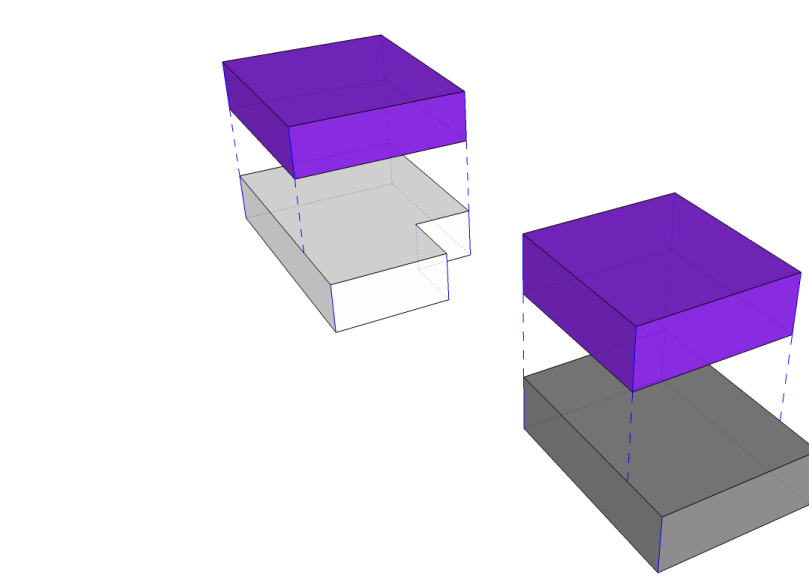
80.1%
Massing Diagram



Aerial View



Residence ③



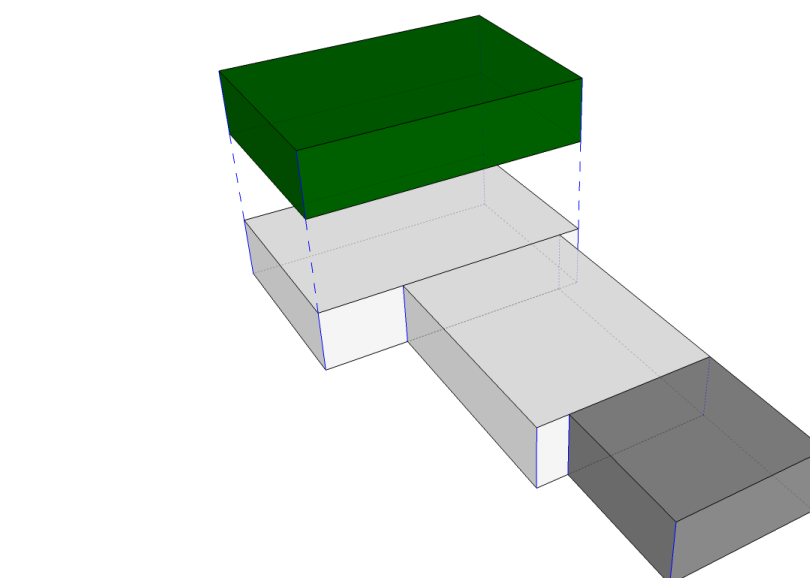
80.1%
Massing Diagram



Aerial View



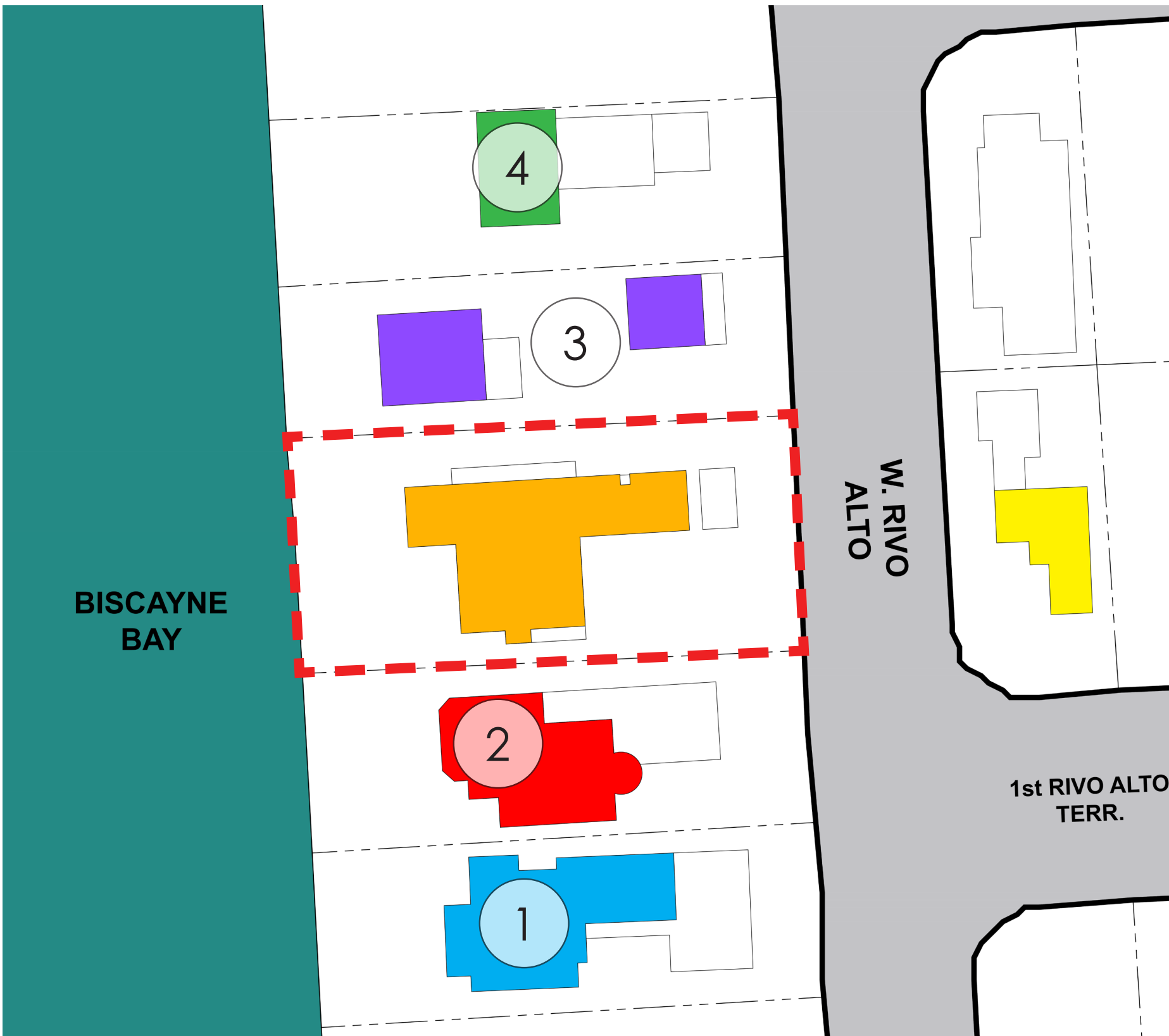
Residence ④



47.4%
Massing Diagram



Aerial View



Location Map