

REQUEST FOR DRB APPROVAL FOR:
KARPOV RESIDENCE

REVISED FIRST SUBMITAL
MARCH, 2019 AGENDA

310 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139



CLIENT

ILYA KARPOV

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REQUEST FOR DRB APPROVAL FOR: KARPOV RESIDENCE

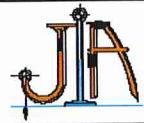
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310 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139



 LOCATION MAP
SCALE: N.T.S.

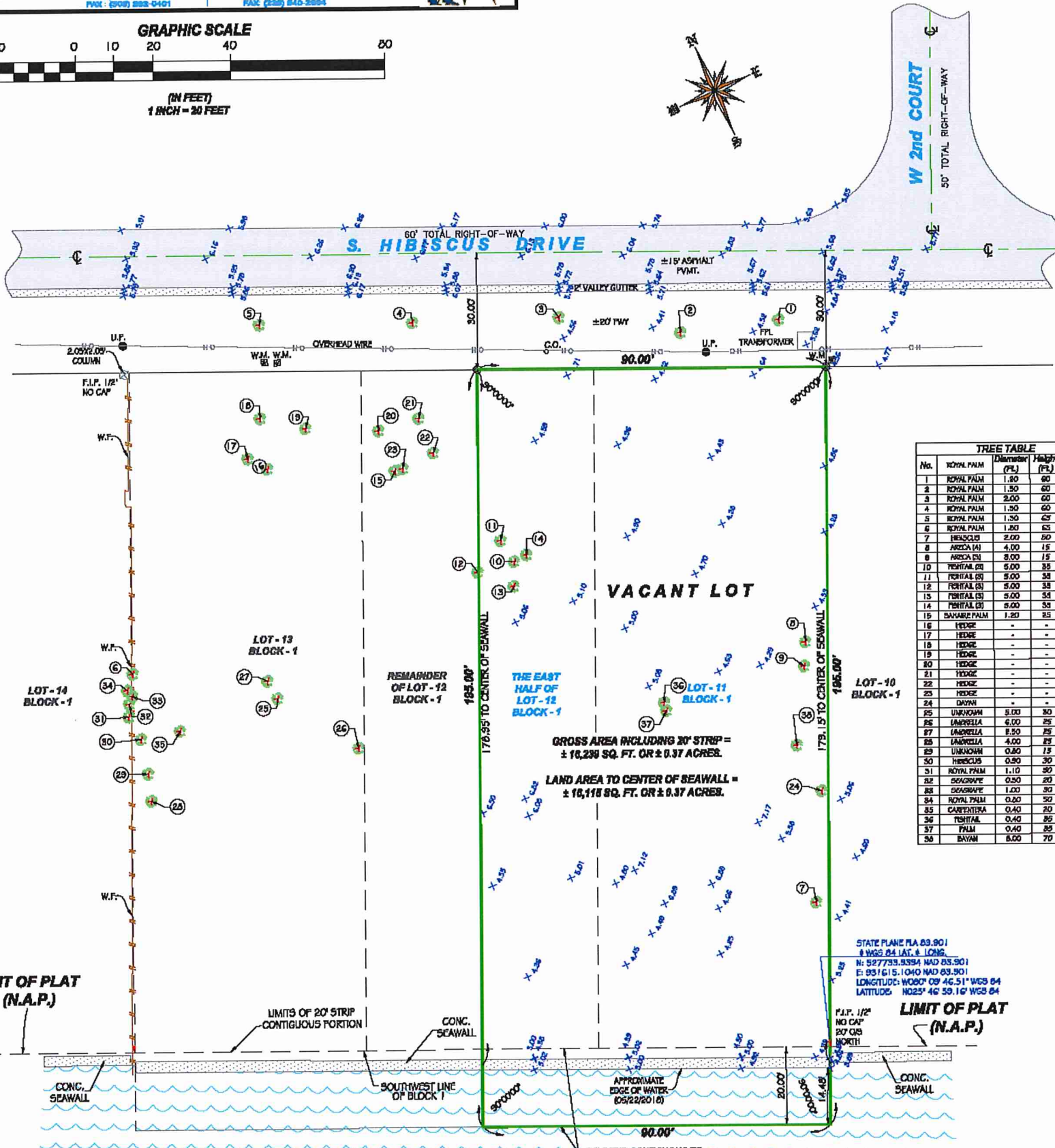
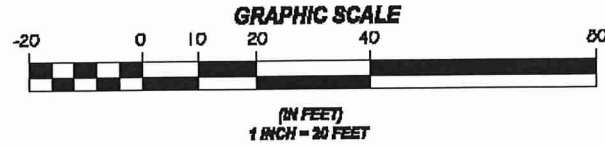
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JOHN IBARRA & ASSOCIATES, INC.
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MAP OF BOUNDARY SURVEY PROPOSED LOT 1



PROPERTY ADDRESS:
 310 S. HIBISCUS DRIVE
 MIAMI BEACH, FL 33139
CERTIFICATION:
 MOUNT SINAI MEDICAL CENTER FOUNDATION;
 THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MAHARDE COUNTY.

ABBREVIATIONS

LEGAL DESCRIPTION:
 PROPOSED LOT 1

THE EAST HALF OF LOT 13 AND ALL OF LOT 11, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF MAHARDE COUNTY, FLORIDA; TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ADJUTING THE WATERFRONT END OF LOTS 13 AND 11 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 30' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 161, PAGE 478 OF THE PUBLIC RECORDS OF MAHARDE COUNTY, FLORIDA.

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 THIS PROPERTY.
- THIS SURVEY IS SUBJECT TO DESIGNATIONS, 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 BY THE SURVEYOR, WHICH IS TO 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 NOTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VIOLATE AND ABOVE GROUND ENCROACHMENTS.
- ADJUTING BEACH, VESSELS, FENCES, RESTRICTIONS, SETBACKS AND WALLS 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 ENTITY NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

TREE TABLE			
No.	ROYAL PALM	Diameter (Ft.)	Height (Ft.)
1	ROYAL PALM	1.80	60
2	ROYAL PALM	1.50	60
3	ROYAL PALM	2.00	60
4	ROYAL PALM	1.50	60
5	ROYAL PALM	1.50	60
6	ROYAL PALM	1.50	60
7	HIBISCUS	2.00	50
8	ARCA (M)	4.00	15
9	ARCA (M)	8.00	15
10	PERITIAL (S)	5.00	35
11	PERITIAL (S)	5.00	35
12	PERITIAL (S)	5.00	35
13	PERITIAL (S)	5.00	35
14	PERITIAL (S)	5.00	35
15	SAVANNAH PALM	1.20	35
16	HEDGE	-	-
17	HEDGE	-	-
18	HEDGE	-	-
19	HEDGE	-	-
20	HEDGE	-	-
21	HEDGE	-	-
22	HEDGE	-	-
23	HEDGE	-	-
24	DATE	-	-
25	DATE	-	-
26	DATE	-	-
27	DATE	-	-
28	DATE	-	-
29	DATE	-	-
30	DATE	-	-
31	DATE	-	-
32	DATE	-	-
33	DATE	-	-
34	DATE	-	-
35	DATE	-	-
36	DATE	-	-
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38	DATE	-	-
39	DATE	-	-
40	DATE	-	-
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56	DATE	-	-
57	DATE	-	-
58	DATE	-	-
59	DATE	-	-
60	DATE	-	-

GROSS AREA INCLUDING 20' STRIP = ± 16,230 SQ. FT. OR ± 0.37 ACRES.
 LAND AREA TO CENTER OF SEAWALL = ± 16,118 SQ. FT. OR ± 0.37 ACRES.

STATE PLAT NO. 03.901
 ± WGS 84 LAT. & LONG.
 N: 527733.9394 NAD 83.901
 E: 931615.1040 NAD 83.901
 LONGITUDE: 080° 09' 46.51" WGS 84
 LATITUDE: 25° 46' 59.16" WGS 84

FLOOD ZONE INFORMATION:
 THE NEP FLOOD MAPS HAVE DESIGNATED THE HEREBY DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE: "AE"
 BASE FLOOD ELEVATION: 10 FEET
 COMMUNITY: 1005H
 PANEL: 3318
 DATE OF FIRM: 02/12/08
 THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

- SURVEYOR'S NOTES:**
- 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 MERIDIAN.
 - THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:600 FT.
 - CERTIFICATE OF AUTHORIZATION IS IN 7508.
 - THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MAHARDE COUNTY.
 - ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 CITY OF MIAMI BEACH BENCH MARK # CM81 185 01; ELEVATION IS 6.65 FEET OF M.S.L.D. OF 1988.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

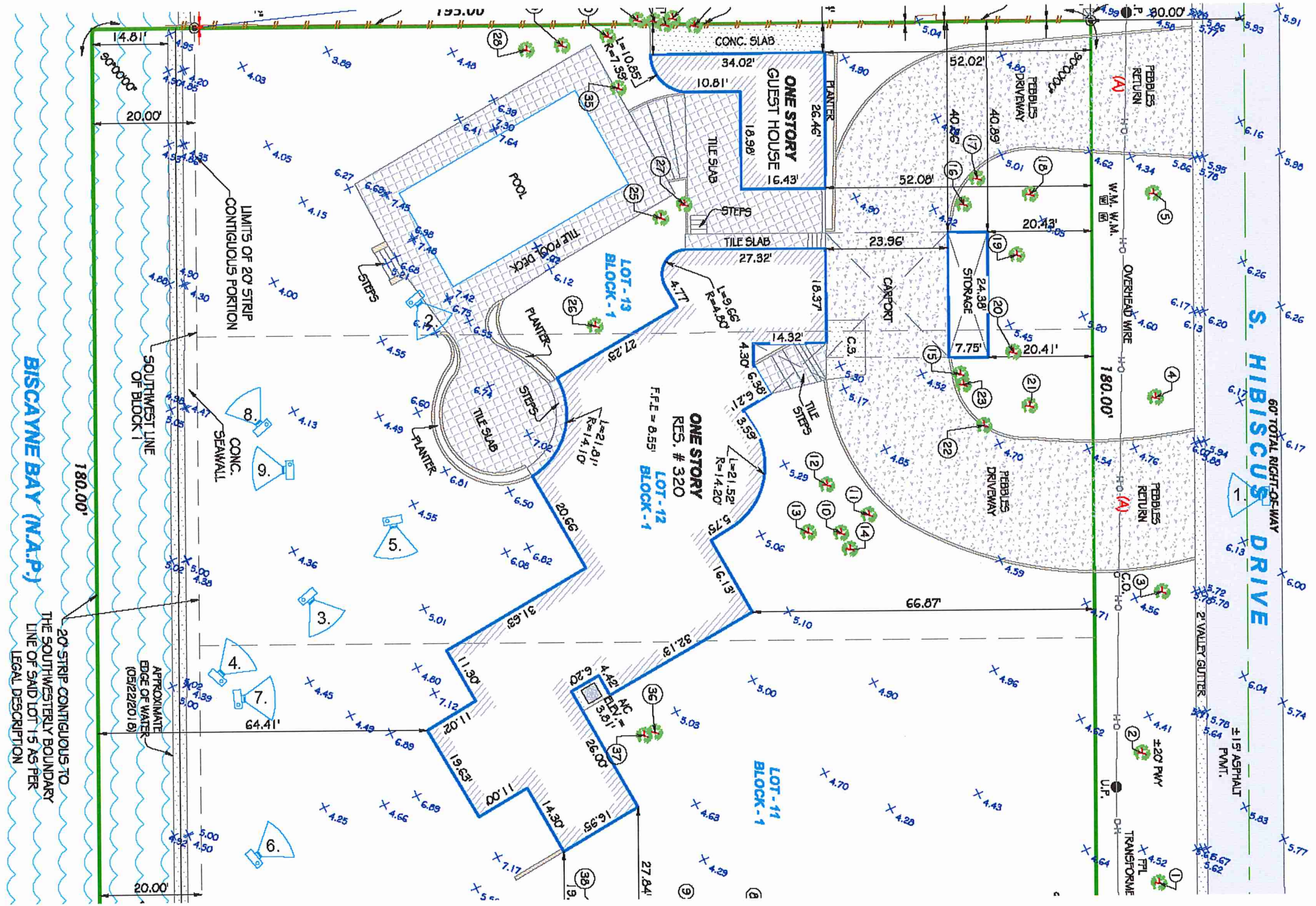
BY: *[Signature]* **JOHN IBARRA** (DATE OF FIELD WORK) **12/04/2018**
 PROFESSIONAL LAND SURVEYOR NO. 5504 STATE OF FLORIDA
 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING)

LEGEND

-OH-	OVERHEAD UTILITY LINES
-X-X-X-	CONCRETE BLOCK WALL
-X-X-X-X-	CHAIN LINK FENCE
-W-W-W-	WOOD FENCE
-B-B-B-B-	BUILDING SETBACK LINE
-U-U-U-U-	UTILITY EASEMENT
-L-L-L-L-	LIMITED ACCESS RW
-N-N-N-N-	NON-VERTICAL ACCESS RW
-E-E-E-E-	EXISTING ELEVATIONS

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







PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



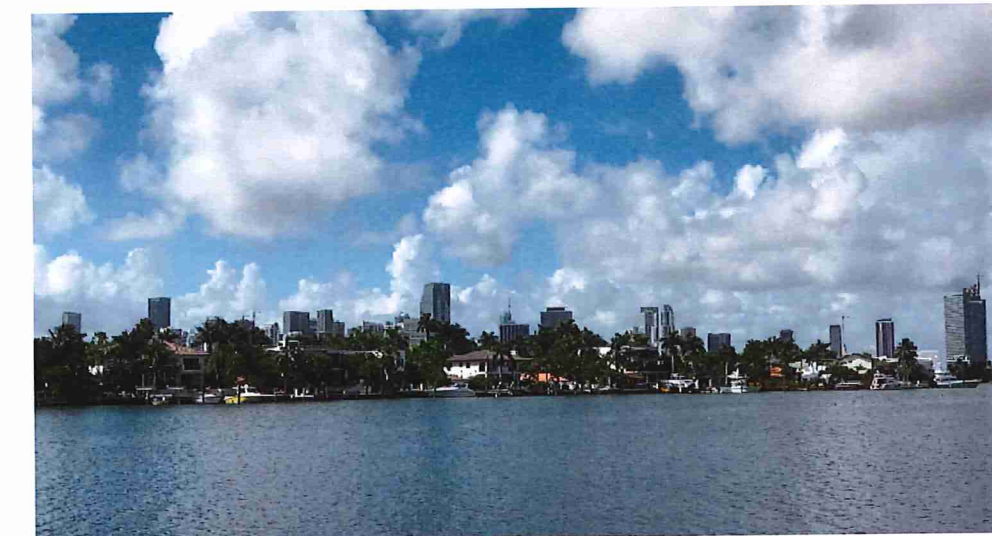
PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



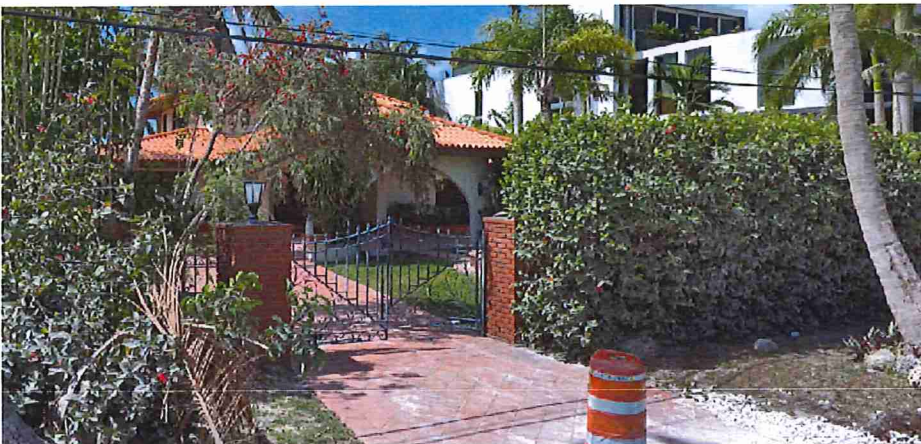
SITE (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES





SUBJECT PROPERTY 1 (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 4

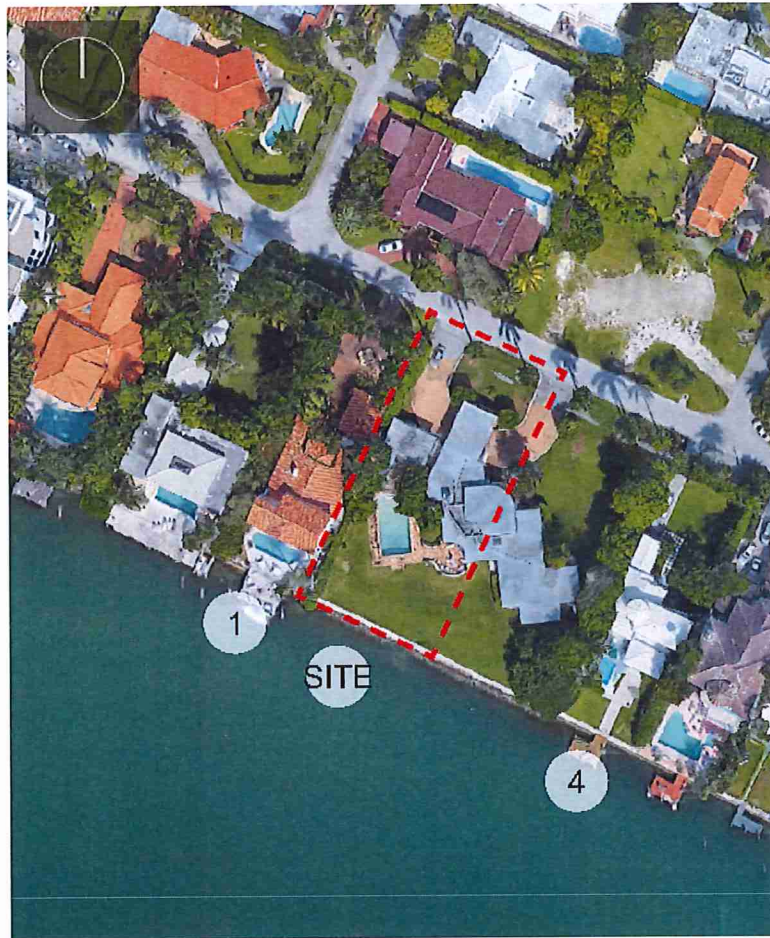


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



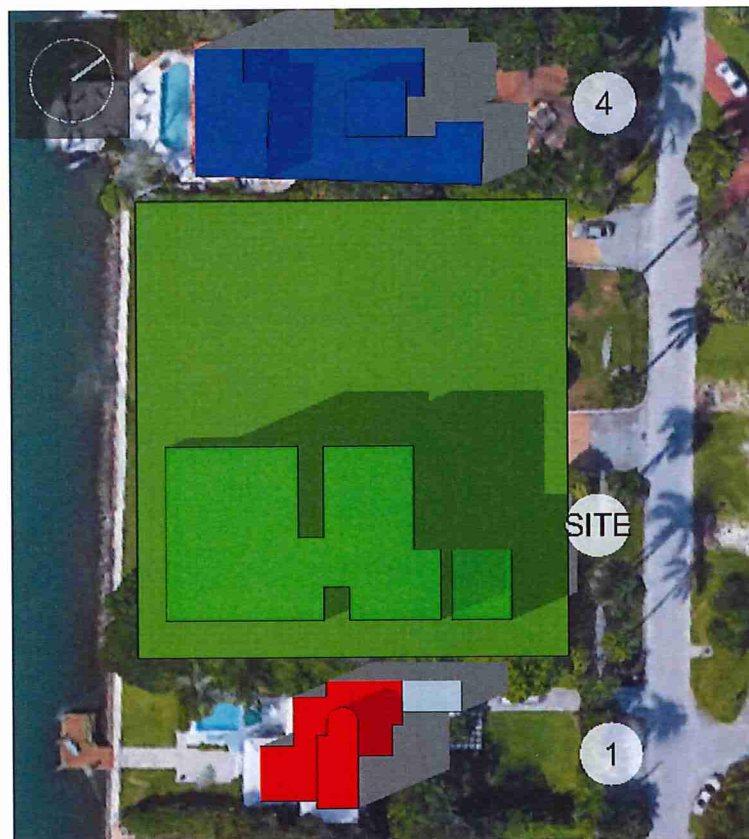
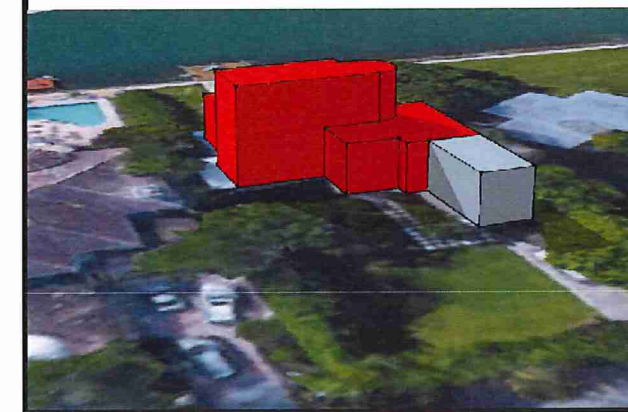
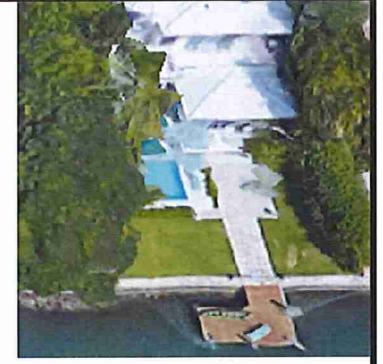


LOCATION MAP

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%

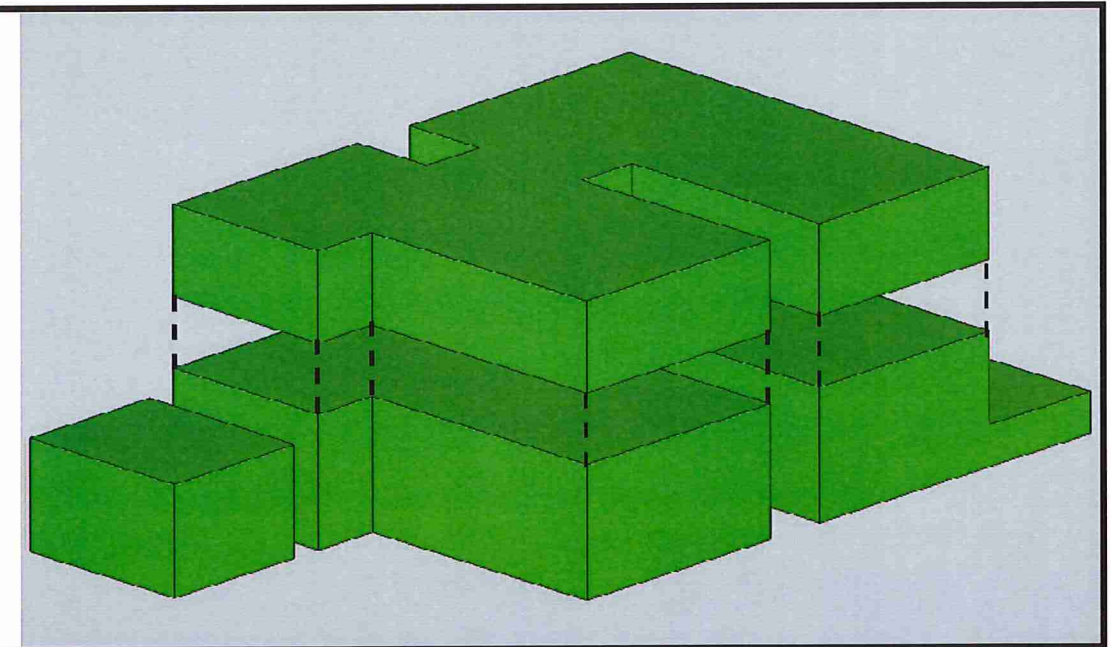


RESIDENCE 4
 ADJACENT PROPERTY: 306 S HIBISCUS DR.
 LOT SIZE: 10,500 SQ. FT.
 LIVING AREA: 2,395 SQ. FT.
 FOOTPRINT: 2,114 SQ. FT.
 APPROXIMATE LOT COVERAGE: 20%
 FIRST-SECOND FLOOR RATIO: 36.1%



MASSING STUDIES

PROPOSED RESIDENCE
 320 SOUTH HIBISCUS, MIAMI BEACH
 LOT SIZE: 16,115 SQ. FT.
 AREA: 7,933.9 SQ. FT.
 LOT COVERAGE: 25.49%
 FIRST-SECOND FLOOR RATIO: 85.18%



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:	310 S. Hibiscus Dr., Miami Beach, FL 33139		
		Legal Description: THE EAST HALF OF LOT 12 AND ALL OF LOT 11, 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 12 AND 11 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:	6.04' NGVD (CROWN OF ROAD)
6	Adjusted grade (Flood+Grade/2):	8.02' NGVD	Free board:	+2' (+12' NGVD)
7	Lot Area:	16,115 SF		
8	Lot width:	90'	Lot Depth:	195'
9	Max Lot Coverage SF and %:	4,834.5 SF (30%)	Proposed Lot Coverage SF and %:	4,133.5 SF (25.65%)
10	Existing Lot Coverage SF and %:	VACANT LAND	Rear Yard Open Space SF and %:	1,691 SF (71.4%)
11	Front Yard Open Space SF and %:	1,400 SF (77.8%)	Proposed Unit Size SF and %:	7,989.9 (49.58%)
12	Max Unit Size SF and %:	8,057.5 (50%)	Proposed First Floor Unit Size (INC. CABANA AND O.H.):	4,108.5 SF
13	Existing First Floor Unit Size:	VACANT LAND	Proposed Second Floor Unit Size:	3,825.4 SF
			Proposed First Floor Unit Size (Volumetric):	4,491 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)	3,825.43 SF (85.18%) WAIVER REQUESTED
15			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" (28')		26'-0"
18	Setbacks:			
19	Front First level:	30'-0"		30'-0"
20	Front Second level:	30'-0"		61'-4"
21	Side 1:	11'-3"		11'-3"
22	Side 2 or (facing street):	11'-3"		11'-3"
23	Rear:	26'-4"		38'-11"
	Accessory Structure Side 1:	7'-6"		11'-3"
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A
25	Accessory Structure Rear:	14'-7.5"		15'-7"
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:				

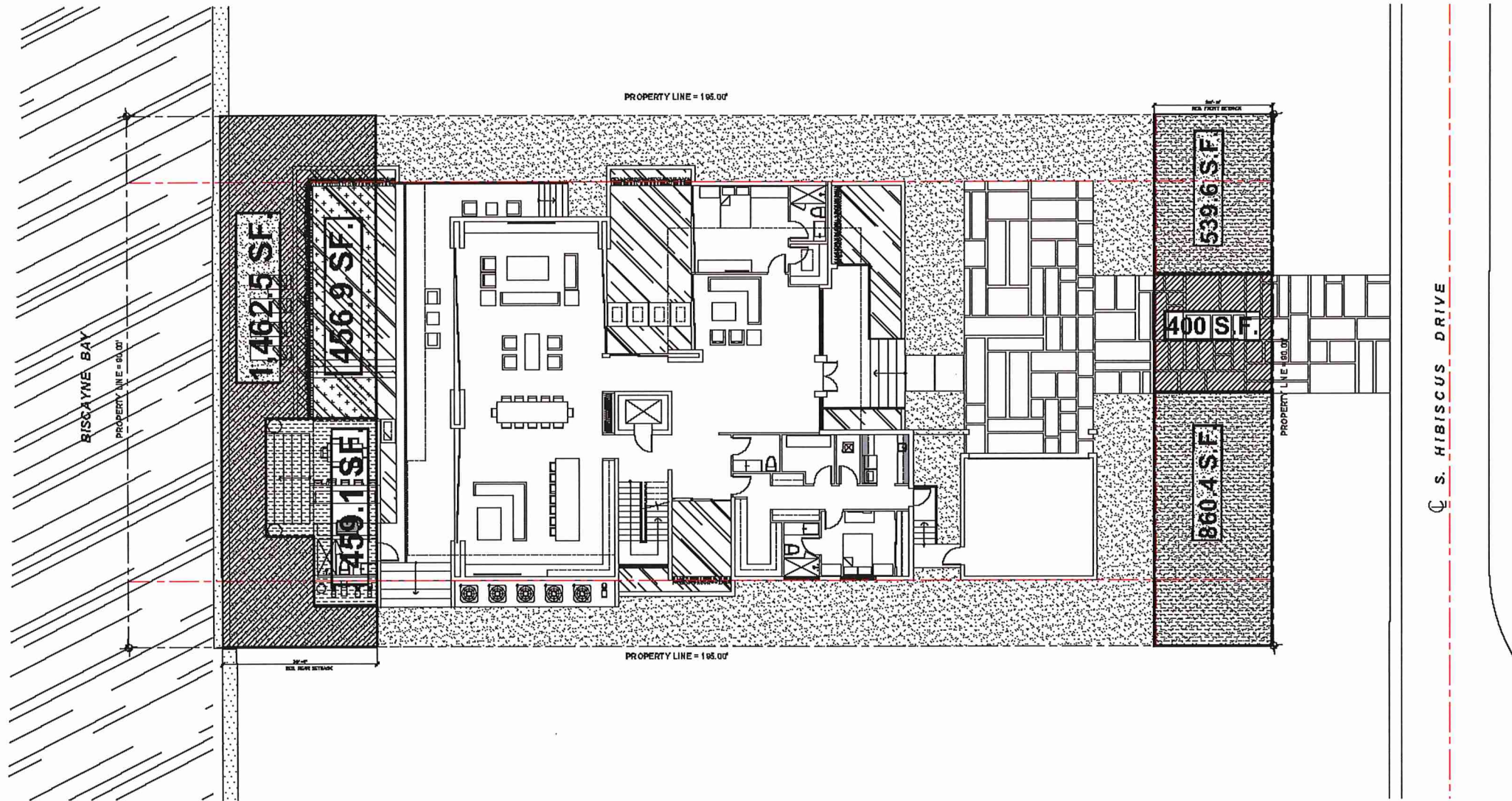
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SOUTH HIBISCUS DR. RESIDENCE
 310 SOUTH HIBISCUS DR.
 MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
 registered architect
 AR0009870
 AA26003009
 comm no.
1845
 date:
 11/08/2018
 revised:

sheet no.
A-0.5

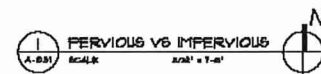


FRONT YARD CALCULATIONS

TOTAL FRONT YARD: 20'x30' = 1800 S.F.
 TOTAL IMPERVIOUS AREA: = 400 S.F. (22.2%)
 TOTAL PERVIOUS AREA: = 1,400 S.F. (77.8%)

REAR YARD CALCULATIONS

TOTAL REAR YARD: 26'-10"x30' = 2369.9 S.F.
 COUNTS 100% = 1,462.5 S.F.
 COUNTS 50% = 456.9/2 = 228.5 S.F.
 COUNTS 0% (ALL IMPERVIOUS) = 539.6 S.F.
 TOTAL IMPERVIOUS AREA: = 687.6 S.F. (29.1%)
 TOTAL PERVIOUS AREA: = 1,681 S.F. (71.4%)



seal

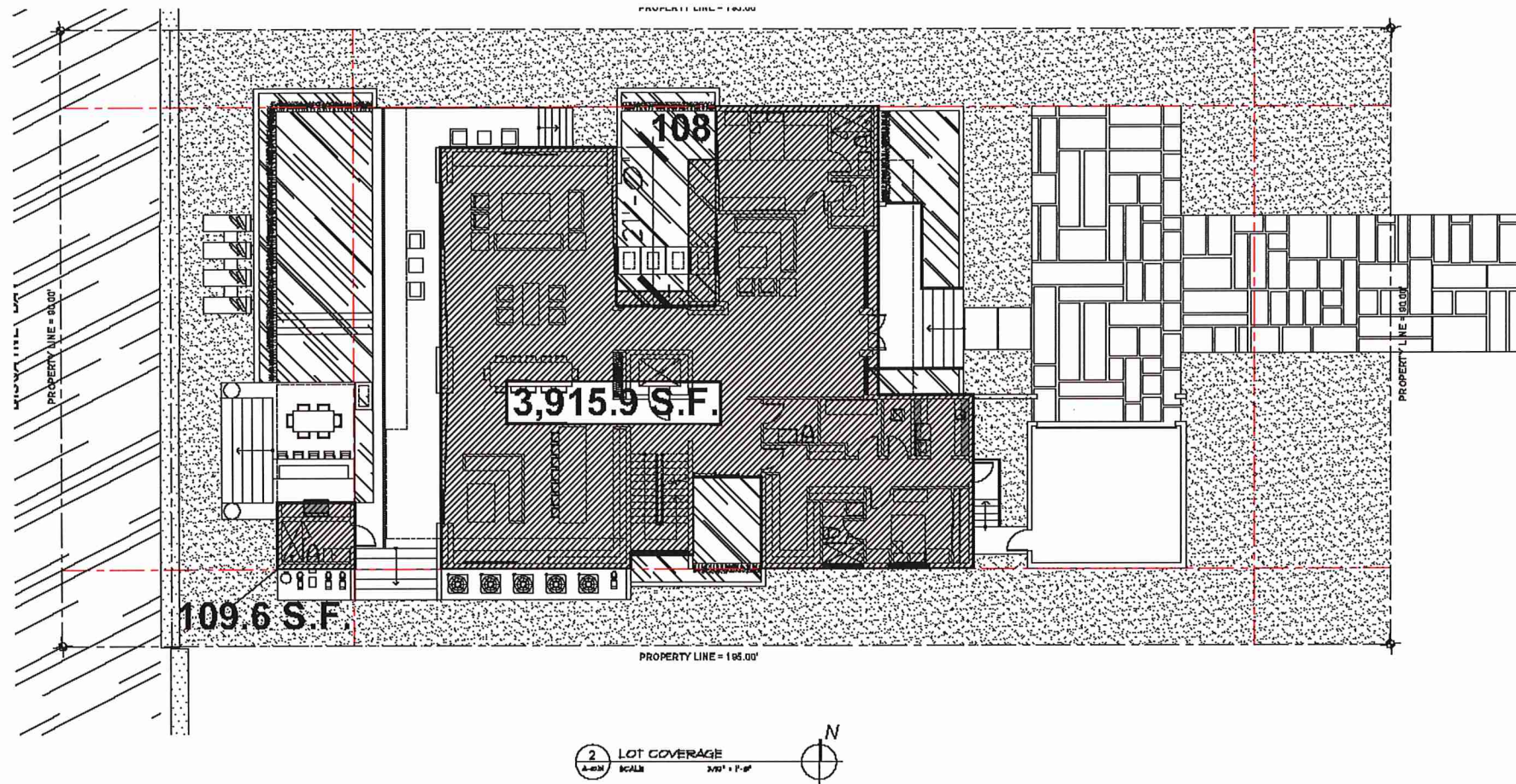
Ralph Choeff
 registered architect
 AR0000679
 AA20003000

comm no.
1845
 date:
 11/08/2018

revised:

LOT COVERAGE :

LOT SIZE:	16,115 SQ. FT.
FIRST FLOOR (INCL. 3 CONT. WALL AREAS):	3,915.9 SQ. FT.
NORTH COURTYARD AREA:	109.6 SQ. FT.
CABANA:	109.6 SQ. FT.
TOTAL:	4,135.1 SQ. FT. (25.65%)



2 LOT COVERAGE
A-03 SCALE 1/8" = 1'-0" N

CL S. HIBISCUS DRIVE

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

seal

Ralph Choef
registered architect
AR0000879
AA20003000

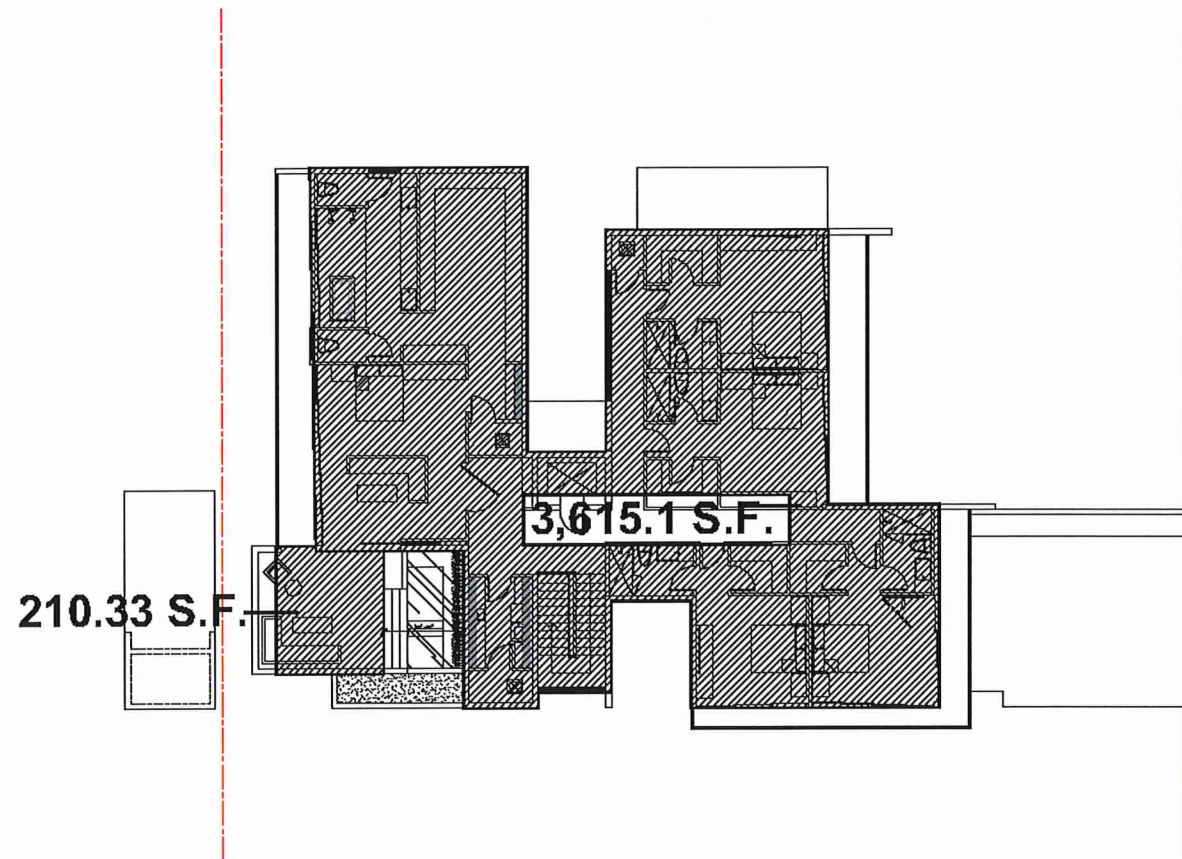
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11/08/2018

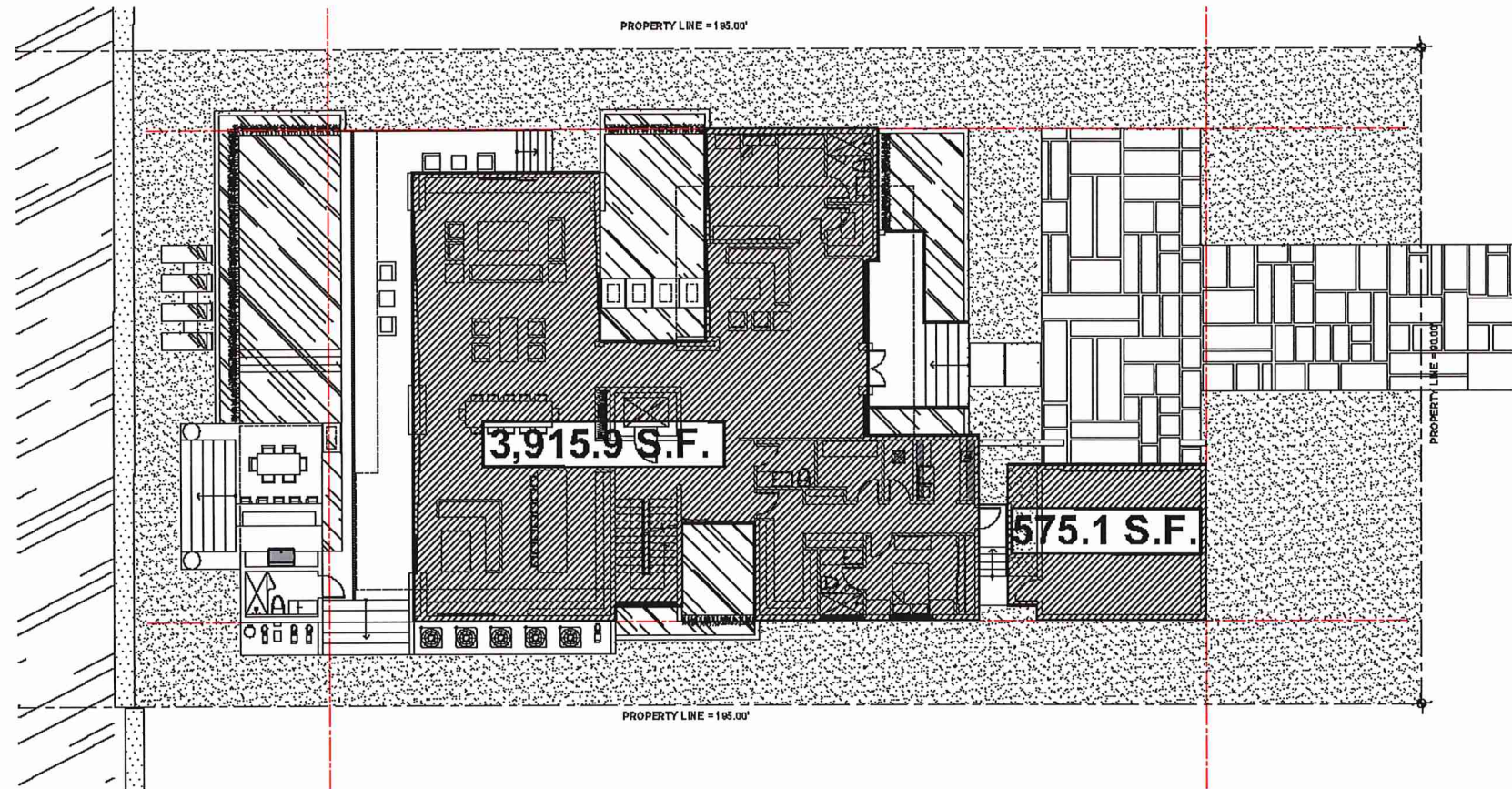
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sheet no.

A-1.1



2 SECOND FLOOR
SCALE 3/8" = 1'-0"
N

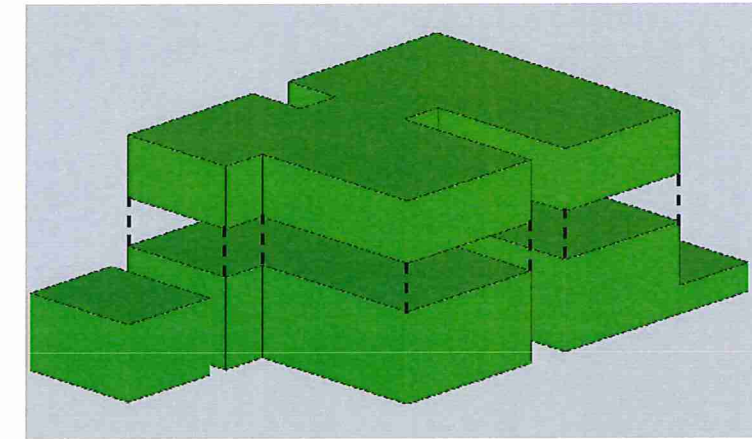


1 FIRST FLOOR
SCALE 3/8" = 1'-0"
N

SECOND / FIRST FLOOR RATIO :

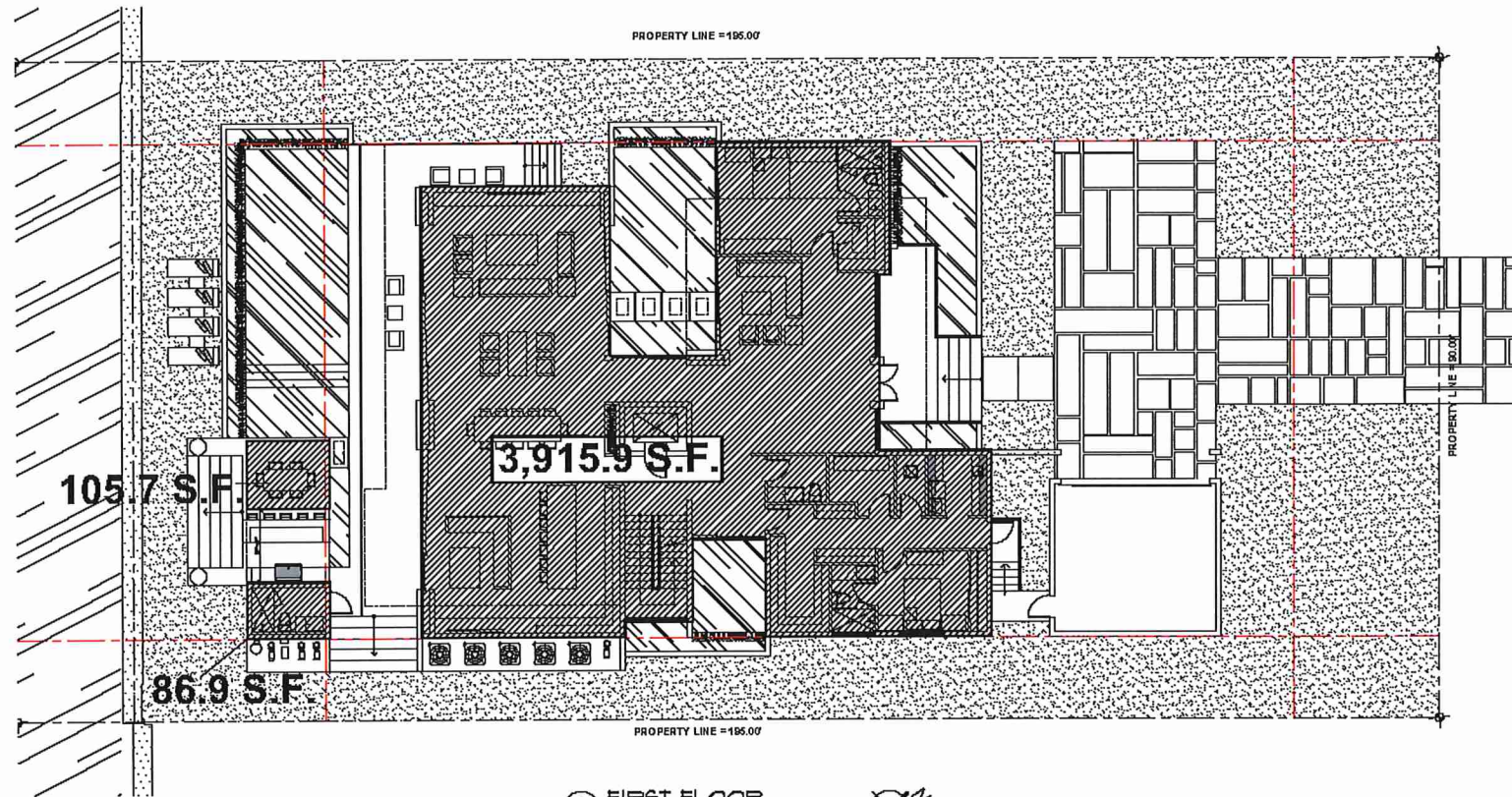
LOT SIZE	16,115 S.F.
FIRST FLOOR INCLUDING ADDITIONAL ROOF AREA	4,491 S.F.
SECOND FLOOR INCLUDING AREA EXCEEDING 10' O.H.	3,825.43 S.F.
SECOND/FIRST FLOOR	(85.18%)

WAIVER REQUESTED FOR 85.18% RATIO

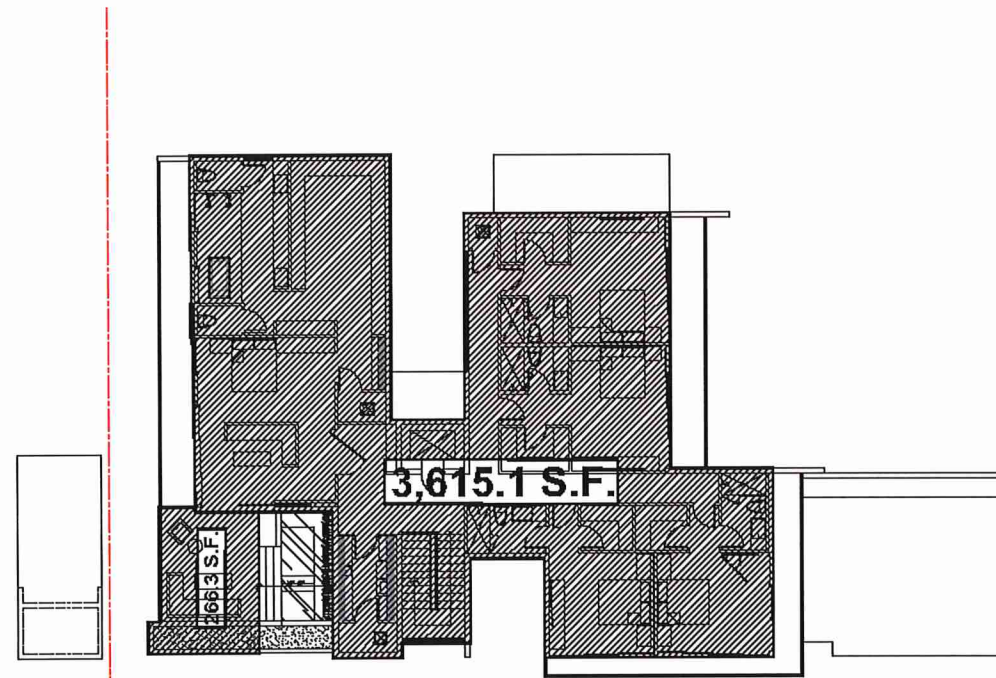


EXPLODED AXONOMETRIC DIAGRAM

seal



1 FIRST FLOOR
SCALE 3/32" = 1'-0"
A-1.3



1 SECOND FLOOR
SCALE 3/32" = 1'-0"
A-1.3

UNIT SIZE :

LOT SIZE:	16,115 SF.
FIRST FLOOR:	3,915.9 SF.
CABANA:	86.9 SF.
ROOF O.H. OVER 10' AT CABANA:	105.7 SF.
SECOND FLOOR:	3,615.1 SF.
ROOF O.H. AT 10' AT MASTER BALC.	266.3 SF.
TOTAL:	7,989.9 SF.
	(49.58%)
UNIT / LOT SIZE	(50% MAX)

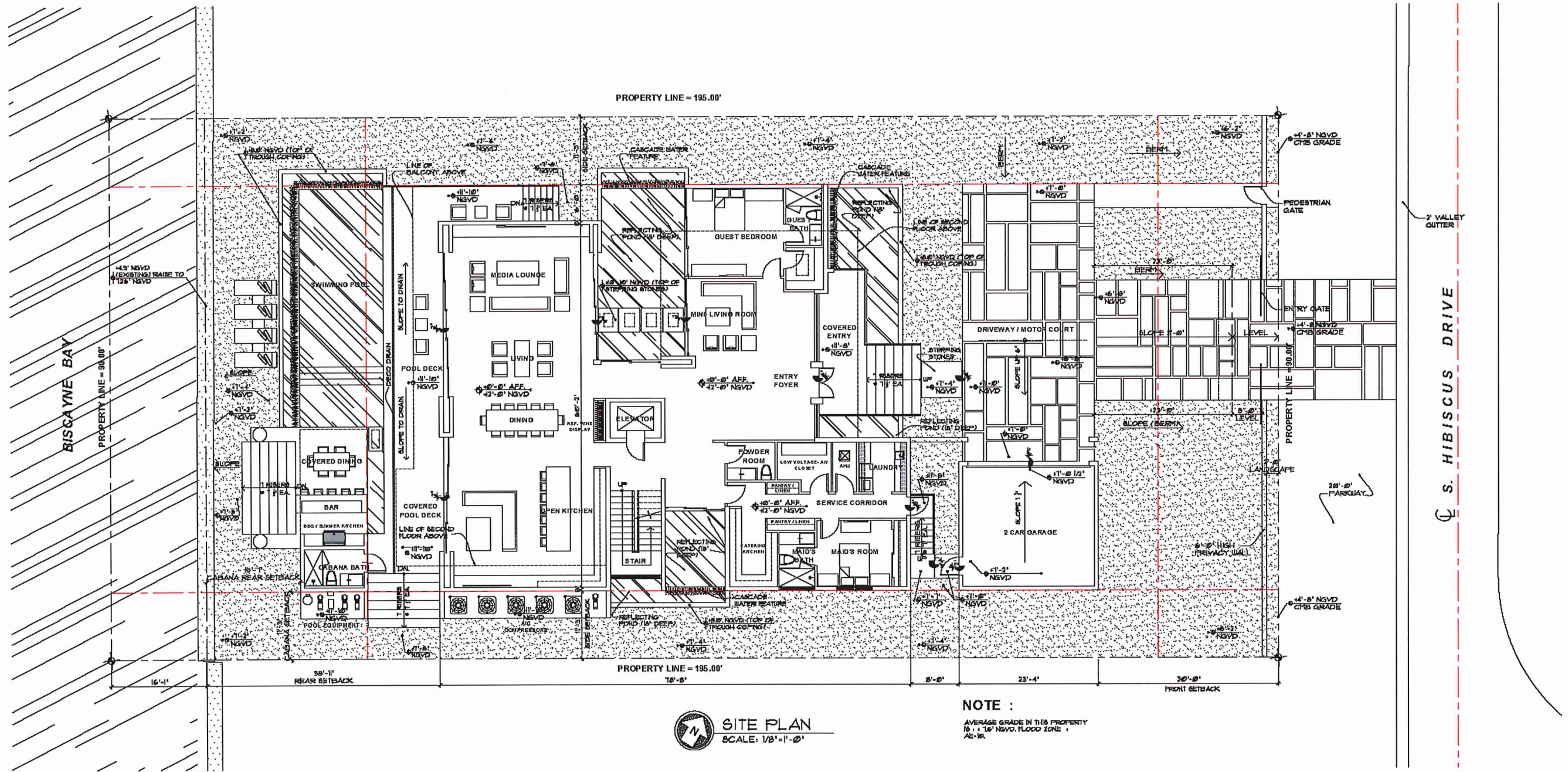
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SOUTH HIBISCUS DR. RESIDENCE
310 SOUTH HIBISCUS DR.
MIAMI BEACH, FLORIDA 33140

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Ralph Choeff
registered architect
A19003078
AA26003008
comm no.
1845
date:
11/09/2018
revised:

sheet no.
A-1.3



NOTES:
 FEMA BASE FLOOD ZONE: AE-10
 FINISHED FIRST FLOOR: +1'-0" NGVD (FEMA 42)
 AVERAGE GRADE: +1'-4" NGVD

PROPERTY LINE = 135.00'

PROPERTY LINE = 135.00'

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

NOTE:
 AVERAGE GRADE IN THIS PROPERTY
 IS: +1'-4" NGVD. FLOOD ZONE:
 AE-10.

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

seal

Ralph Choff
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 AR000079
 AA20000009
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sheet no.