

REQUEST FOR DRB
APPROVAL FOR:

110 N HIBISCUS DRIVE



FEBRUARY 12, 2016
DRB - FINAL SUBMITTAL

MIAMI BEACH, FLORIDA

CLIENT
ROSS MARCHETTA
110 N HIBISCUS DR.
MIAMI BEACH, FL. 33139

ARCHITECT
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MIAMI, FL 33138
(305) 434-8338

LANDSCAPE
CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
780 NE 69TH STREET, SUITE 1106
MIAMI, FL 33138
(305) 979-1585

SCOPE OF WORK	
•	REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT 110 N HIBISCUS DR. MIAMI BEACH, FL.
•	<u>WAIVER #1:</u> REQUEST TO WAIVE THE SECOND TO FIRST FLOOR RATIO.
•	<u>VARIANCE #1:</u> VARIANCE TO EXCEED THE MAXIMUM PROJECTION WITHIN THE STREET SIDE YARD TO CONSTRUCT A RAMP & RAILINGS.
•	<u>VARIANCE #2:</u> VARIANCE TO EXCEED THE MAXIMUM PROJECTION WITHIN THE REAR YARD TO CONSTRUCT A RAMP & RAILINGS.
•	<u>VARIANCE #3:</u> VARIANCE TO EXCEED THE MAXIMUM ELEVATION PERMITTED WITHIN THE REAR YARD FOR POOL & POOL DECK.
•	<u>VARIANCE #4:</u> VARIANCE TO REDUCE THE REQUIRED SETBACK FOR A ROOF DECK.
•	<u>VARIANCE #5:</u> VARIANCE TO EXCEED THE MAXIMUM 25% OF AREA PERMITTED FOR A ROOF DECK.

HIBISCUS ISLAND RESIDENCE
110 N HIBISCUS DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1544

date:
02/12/2016

revised:

sheet no.

A-0.0

PROPERTY INFORMATION:

LEGAL DESCRIPTION:
LOT 6, IN BLOCK I OF "RE-SUBDIVISION OF
BLOCKS "C" AND "D" OF HIBISCUS ISLAND,"
ACCORDING TO THE PLAT HEREOF RECORDED
AT PLAT BOOK 34, PAGE 81 OF THE PUBLIC
RECORDS RECORDS OF MIAMI-DADE COUNTY,
FLORIDA

PROPERTY ADDRESS:
110 N HIBISCUS DR.
MIAMI BEACH, FL. 33139

FOLIO NUMBER:
02-3232-005-0160

PROJECT DATA:

SCOPE OF WORK:
NEW TWO-STORY, CBS, SINGLE-FAMILY RESIDENCE

OCCUPANCY TYPE:
RS-2

CONSTRUCTION TYPE:
TYPE V B

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:

RECONSTRUCT THE SWALE/SOD ALONG THE
ENTIRE FRONTAGE OF THE PROPERTY ALONG
NORTH BAY ROAD.

MILL AND RESURFACE 2 INCHES AVERAGE USING
TYPE S-III ASPHALT MIX DESIGN THE ENTIRE
WIDTH OF N. HIBISCUS DR. AND E. 3RD CT. ALONG
AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT
OF WAY REQUIRE PRELIMINARY APPROVALS
FROM CMB PLANNING DEPARTMENT AND PARKS
(GREEN MANAGEMENT) DEPARTMENT PRIOR TO
APPLYING FOR A PUBLIC WORKS DEPARTMENT
RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN
THE RIGHT OF WAY AND/OR EASEMENTS WILL
REQUIRE A SEPARATE PUBLIC WORKS
DEPARTMENT PERMIT PRIOR TO COMMENCEMENT
OF CONSTRUCTION.

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

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 THE
SITE PLAN. ANY AND ALL DISCREPANCIES SHALL
BE REPORTED TO THE ARCHITECT PRIOR TO THE
COMMENCEMENT OF CONSTRUCTION.

TERMITE PROTECTION NOTE:

AS PER SECTION R440913.5, 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.

ELEVATION NOTE:

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

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.

FLOOD MATERIAL NOTE:

ALL OUTDOOR MATERIALS & CABINETS & FINISH
MATERIALS BELOW BASE FLOOD ELEVATION
(+10'-0" NGVD) TO BE CONSTRUCTED & FINISHED
WITH FLOOD RESISTANT MATERIALS.

SWIMMING POOL SAFETY BARRIER NOTE:

OUTDOOR SWIMMING POOLS SHALL BE
PROVIDED WITH A SAFETY BARRIER
COMPLYING WITH FBC 2014, R410.11 OR A POOL
COVER COMPLYING WITH ASTM F 1346.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2014 RESIDENTIAL -
ALL PLANS AND CALCULATIONS HAVE BEEN
PREPARED IN COMPLIANCE WITH F.B.C. 2014
RESIDENTIAL.

FLOOD VENT CALCULATIONS:

TOTAL GARAGE AREA = 440 SQ. FT.
FLOOD VENT REQUIRED = 440 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL
'SMART VENTS' = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES

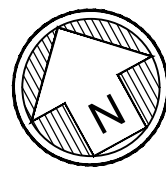
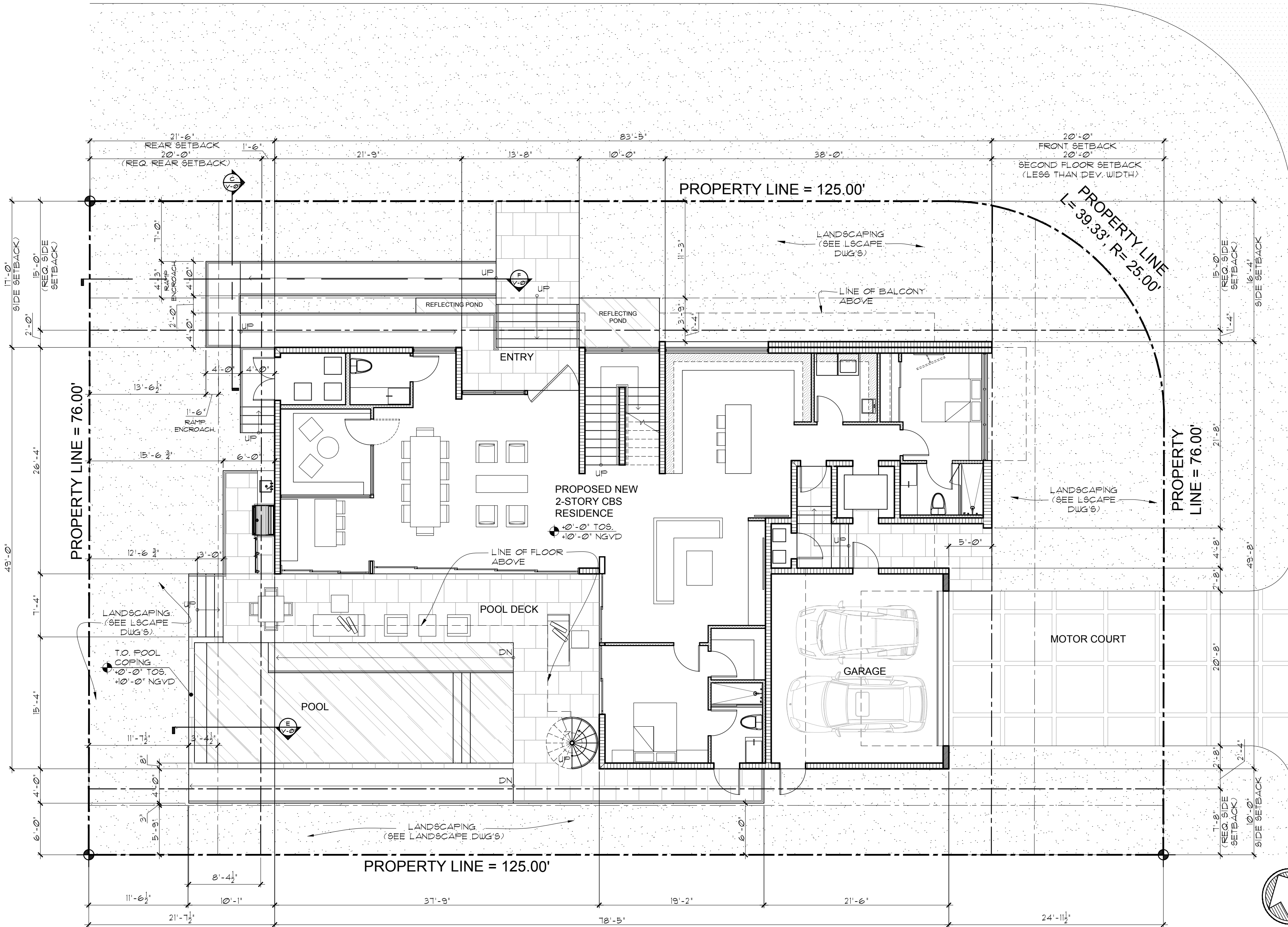
CALCULATIONS ARE BASED ON 'SMART VENT'
MODEL 1540-510, CERTIFICATION: FL-5822-R2

FLOOD VENTS SHALL COMPLY WITH FBCR
SECT.222.22
SPECIFICALLY SUB SECTIONS 2.1 THRU 2.6

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:		110 N Hibiscus Dr, Miami Beach, FL 33139		
2	Folio number(s):		02-3232-005-0160		
3	Board and file numbers :		DRB #23245		
4	Year built:		1946	Zoning District:	RS-4
5	Based Flood Elevation:		10.00' NGVD	Grade value in NGVD:	6.16' NGVD
6	Adjusted grade (Flood+Grade/2):		8.08' NGVD	Free board:	
7	Lot Area:		9,371 SF		
8	Lot width:		76'-0"	Lot Depth:	125'-0"
9	Max Lot Coverage SF and %:		2,810 SF (30%)	Proposed Lot Coverage SF and %:	2,618 SF (28.0%)
10	Existing Lot Coverage SF and %:		3,472 SF (36.5%)	Lot coverage deducted (garage-storage) SF:	498 SF
11	Front Yard Open Space SF and %:		1,026 SF (74%)	Rear Yard Open Space SF and %:	1,218 SF (80.4%)
12	Max Unit Size SF and %:		4,682 SF (50%)	Proposed Unit Size SF and %:	4,674 SF (49.9%)
13	Existing First Floor Unit Size:		2,884 SF	Proposed First Floor Unit Size:	2,365 SF
				Proposed First Floor Unit Size (Volumetric):	2,863 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)	2,309 SF (80.6%)
15				Proposed Second Floor Unit Size SF and %:	2,309 SF
16				Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	813 SF (35.2%)

NORTH HIBISCUS DRIVE



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

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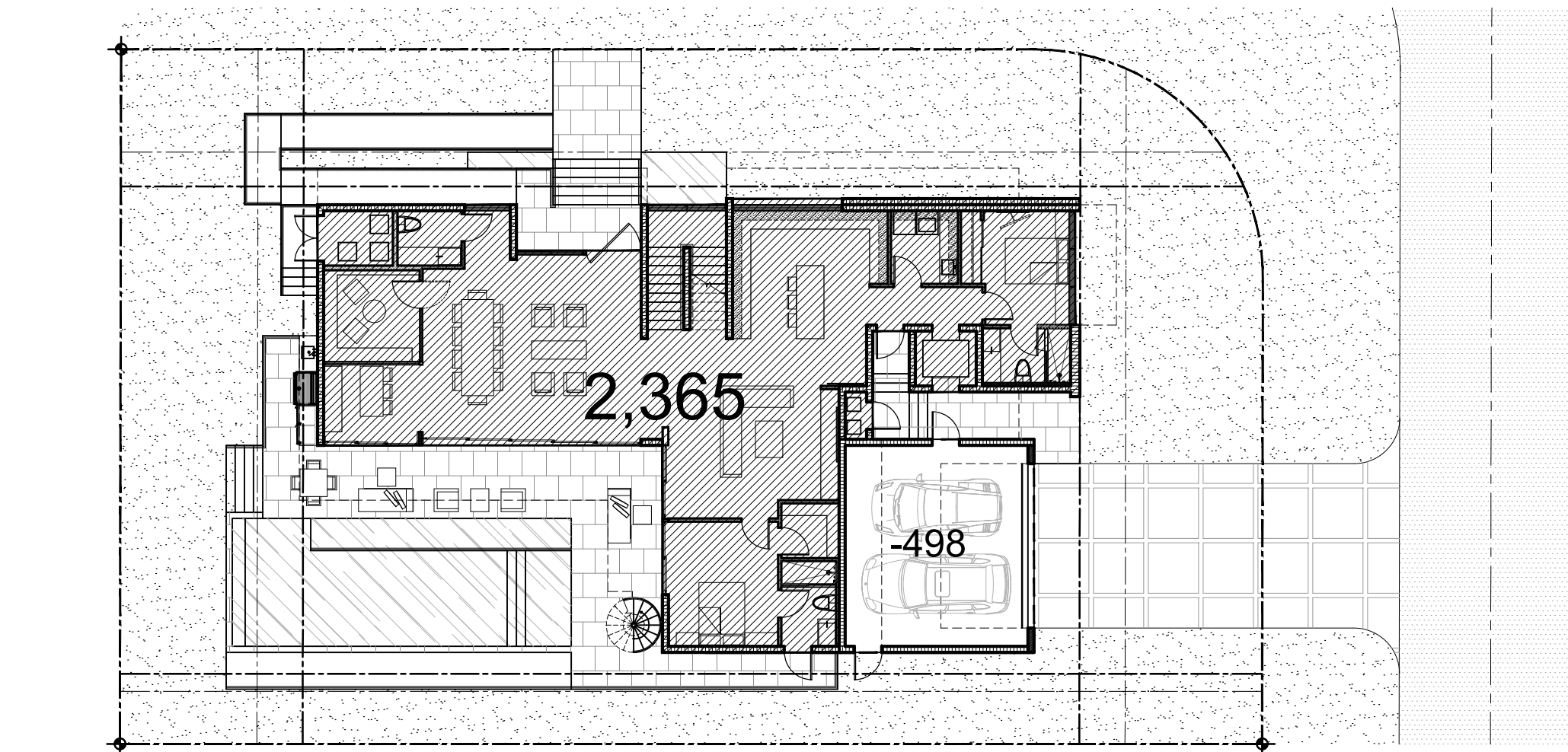
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CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

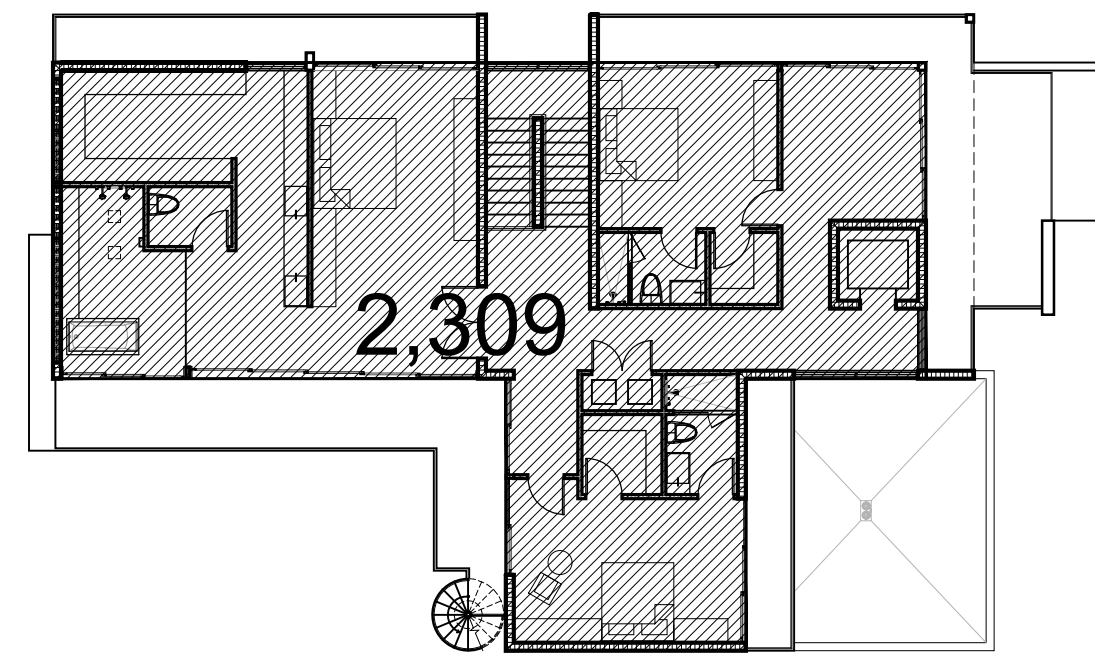
8425 Biscayne Blvd. suite 201
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(t) 305.434.8338
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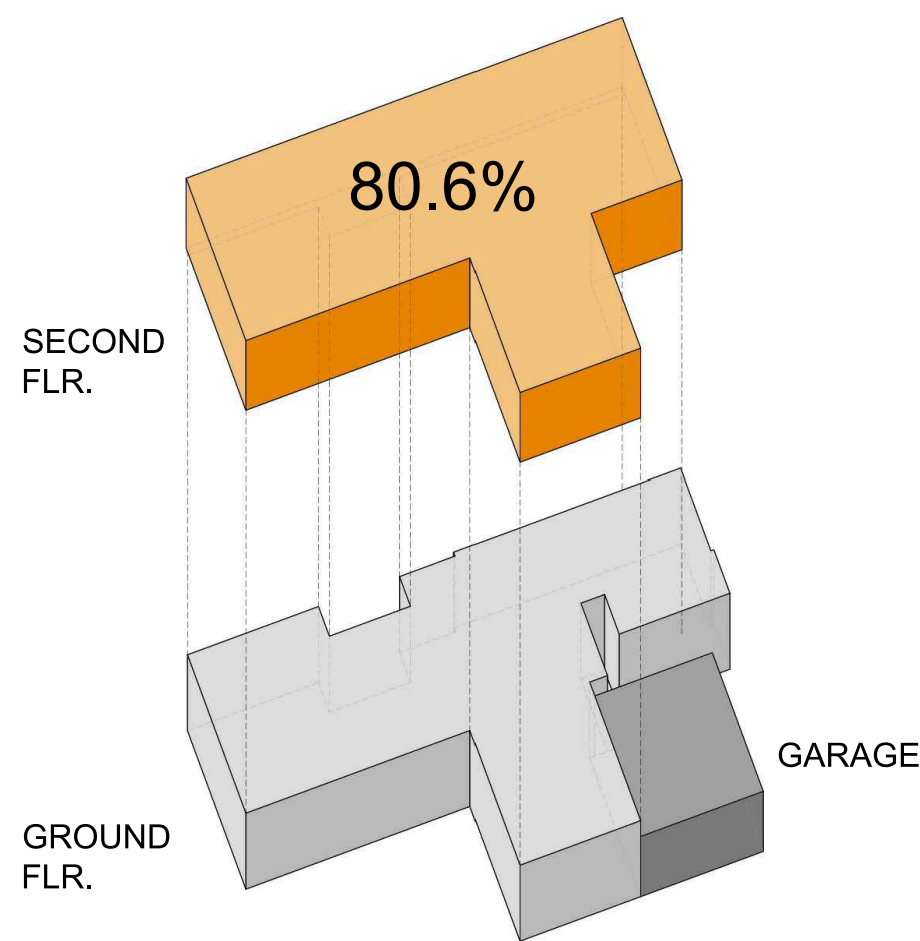
www.clarchitects.com



1
A-0.5
FIRST FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0" N



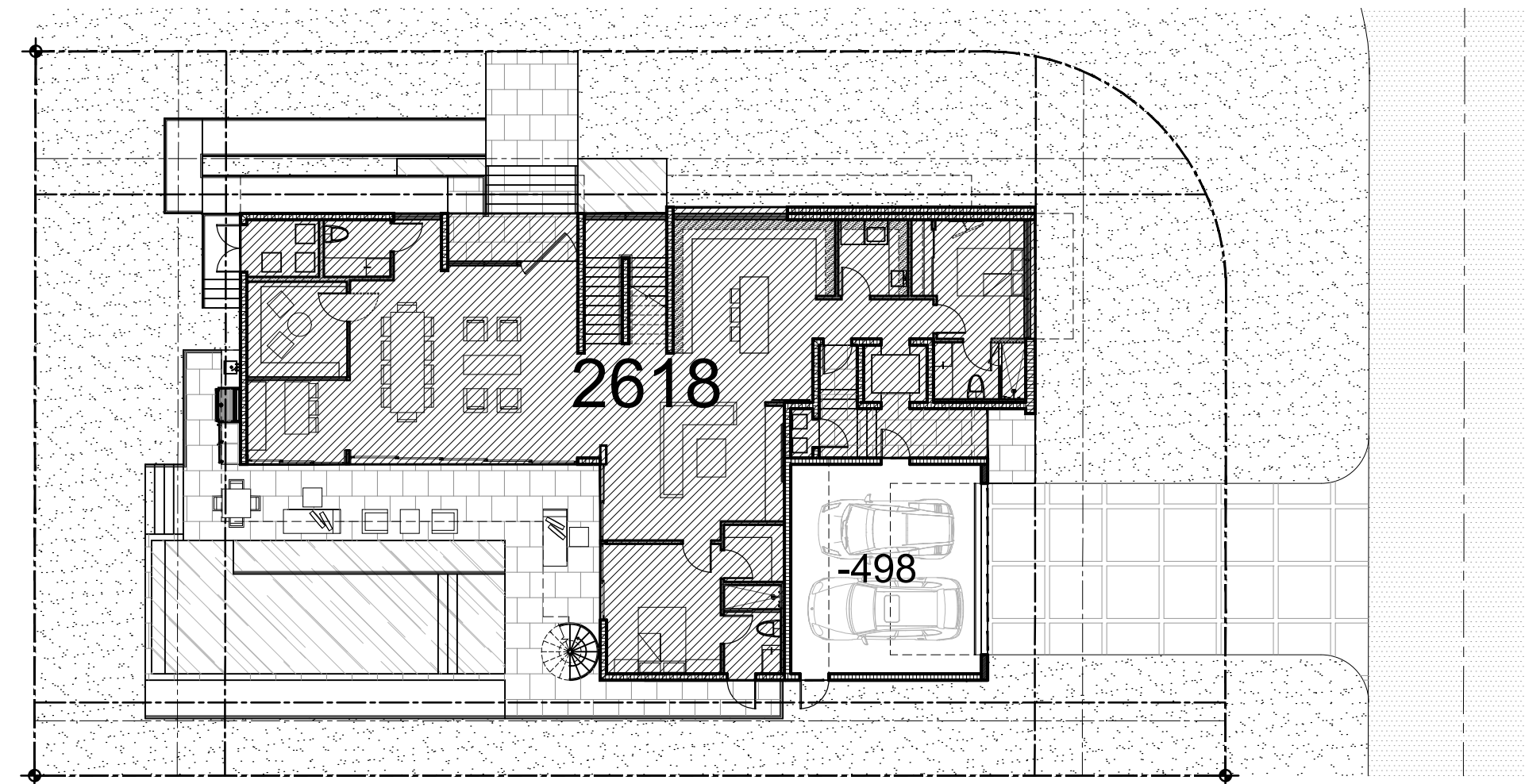
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SECOND FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0" N



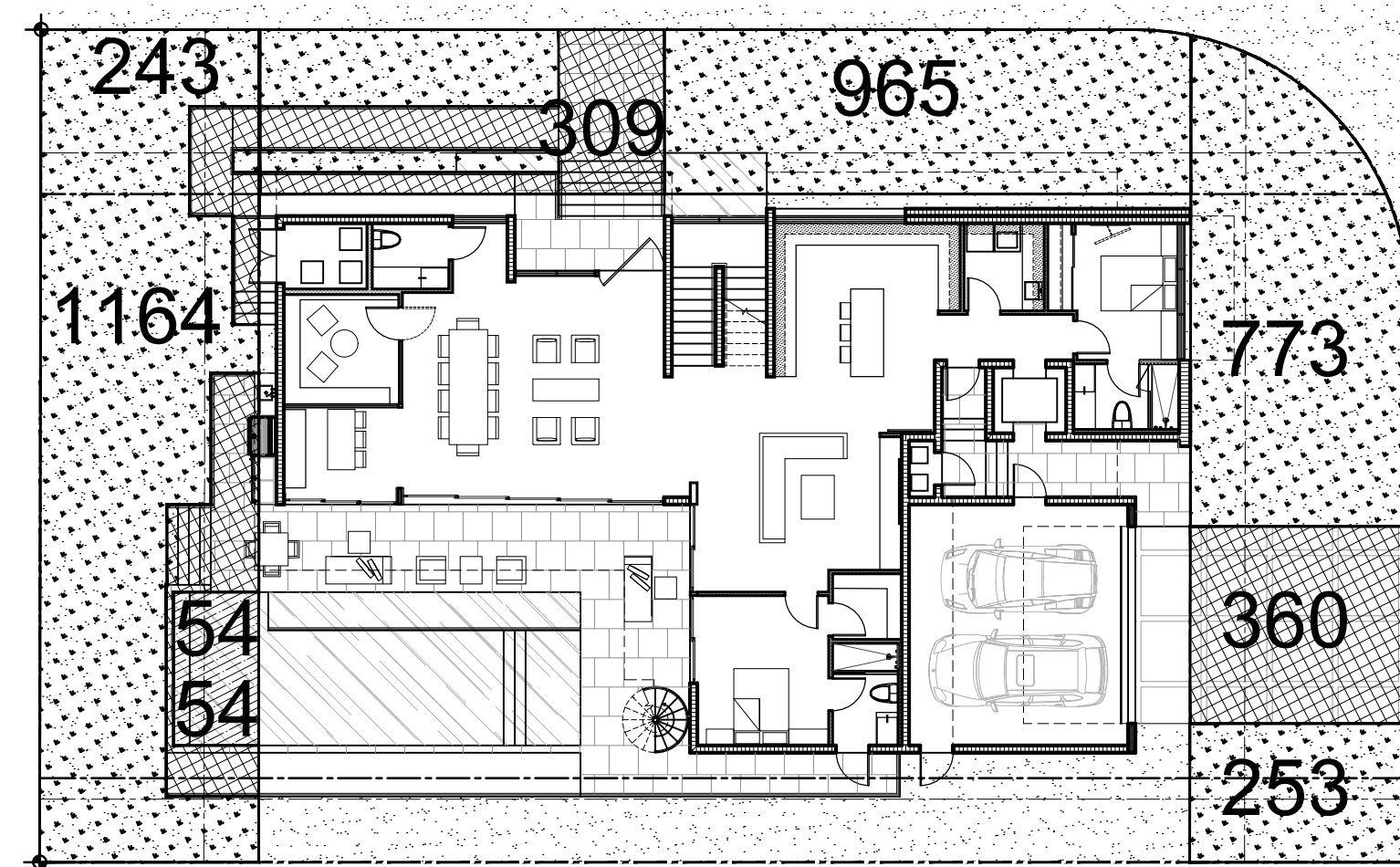
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A-0.5
SECOND TO FIRST
MASSING DIAGRAM
SCALE N.T.S. N

BUILDING DATA			
MAIN HOUSE:			
FIRST FLOOR (AC)	2,365	S. F.	
SECOND FLOOR (AC)	2,309	S. F.	
TOTAL (AC):	4,674	S. F.	
GARAGE:			
(NON A/C) (498 SQ FT - 500 SQ FT)	0	S. F.	
BALCONIES AND TERRACE O.H.	0	S. F.	
TOTAL (NON AC):	0	S. F.	
TOTAL UNIT SIZE (AC + NON AC):	4,674	S. F.	(49.9%)

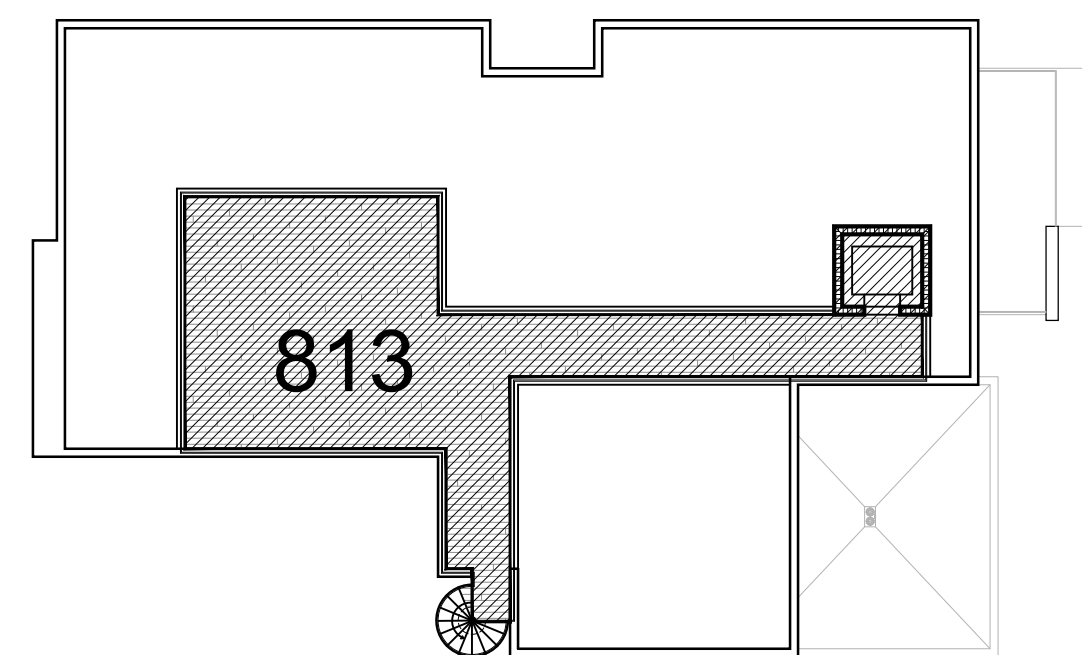
FLOOR RATIO PERCENTAGE			
TOTAL FIRST FLOOR	2,365	S. F.	
TOTAL SECOND FLOOR	2,309	S. F.	80.6%



3
A-0.5
LOT COVERAGE
DIAGRAM
SCALE 1/16" = 1'-0" N



4
A-0.5
REQUIRED YARDS
DIAGRAM
SCALE 1/16" = 1'-0" N



5
A-0.5
ROOF DECK
DIAGRAM
SCALE 1/16" = 1'-0" N

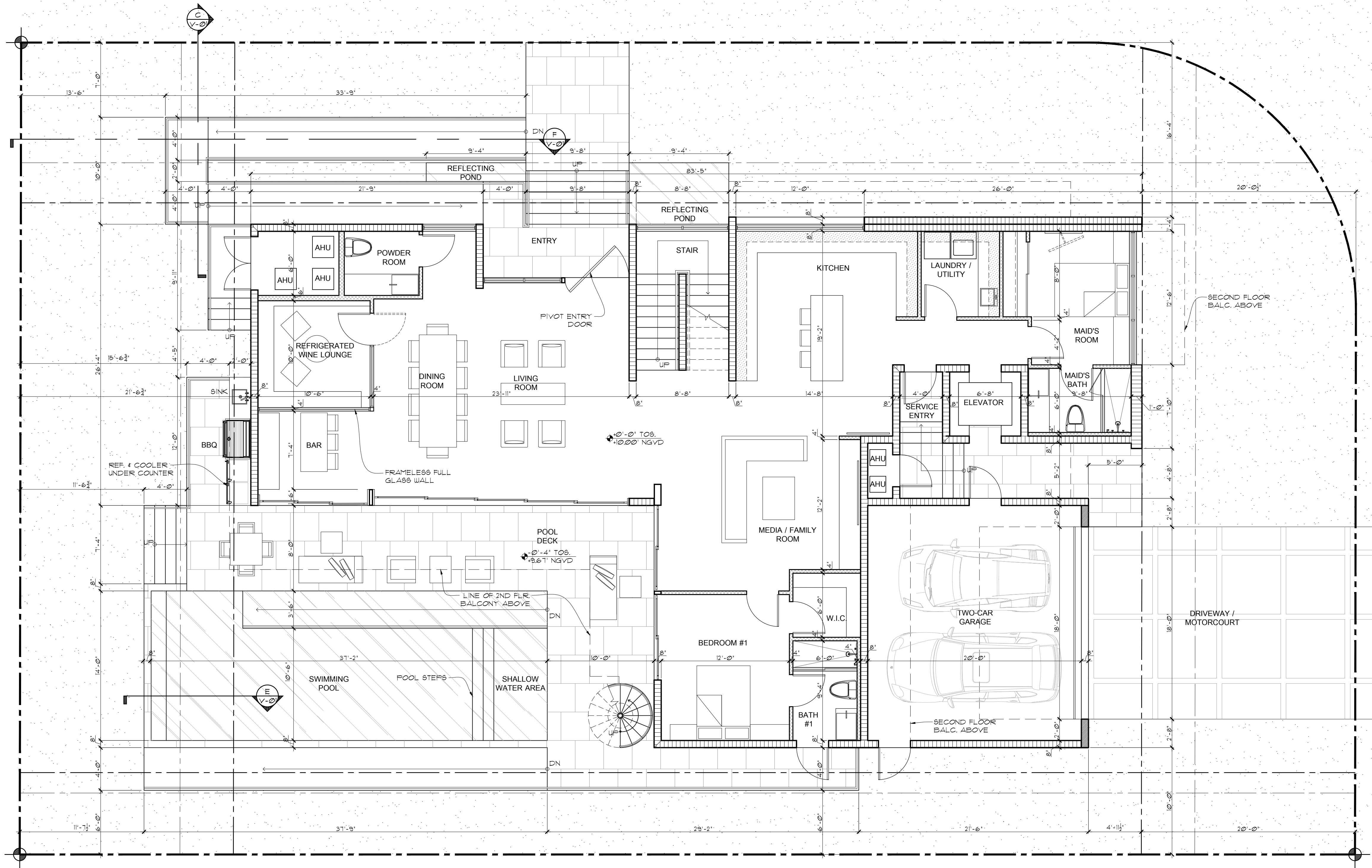
SITE DATA			
EXISTING LOT SIZE:	9,371	S. FT.	(100%)
BLDG. LOT COVERAGE:			
MAIN HOUSE	2,618	SQ. FT.	
GARAGE (498-500)	0	SQ. FT.	
TOTAL BLDG. LOT COVERAGE:	2,618	SQ. FT.	(28.0%)

FRONT SETBACK CALCULATIONS			
AREA:	±1,386	S. F.	100%
LANDSCAPE AREA:	1,026	S. F.	74.0%

REAR SETBACK CALCULATIONS			
AREA:	±1,515	S. F.	100%
LANDSCAPE & POOL:	1,218	S. F.	80.4%

SIDE (FACING STREET) SETBACK CALCULATIONS			
AREA:	±1,274	S. F.	100%
LANDSCAPE:	965	S. F.	75.7%

ROOF DECK CALCULATIONS			
AREA OF FLR. BELOW:	2,309	S. F.	
ROOF DECK AREA:	813	S. F.	35.2%



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

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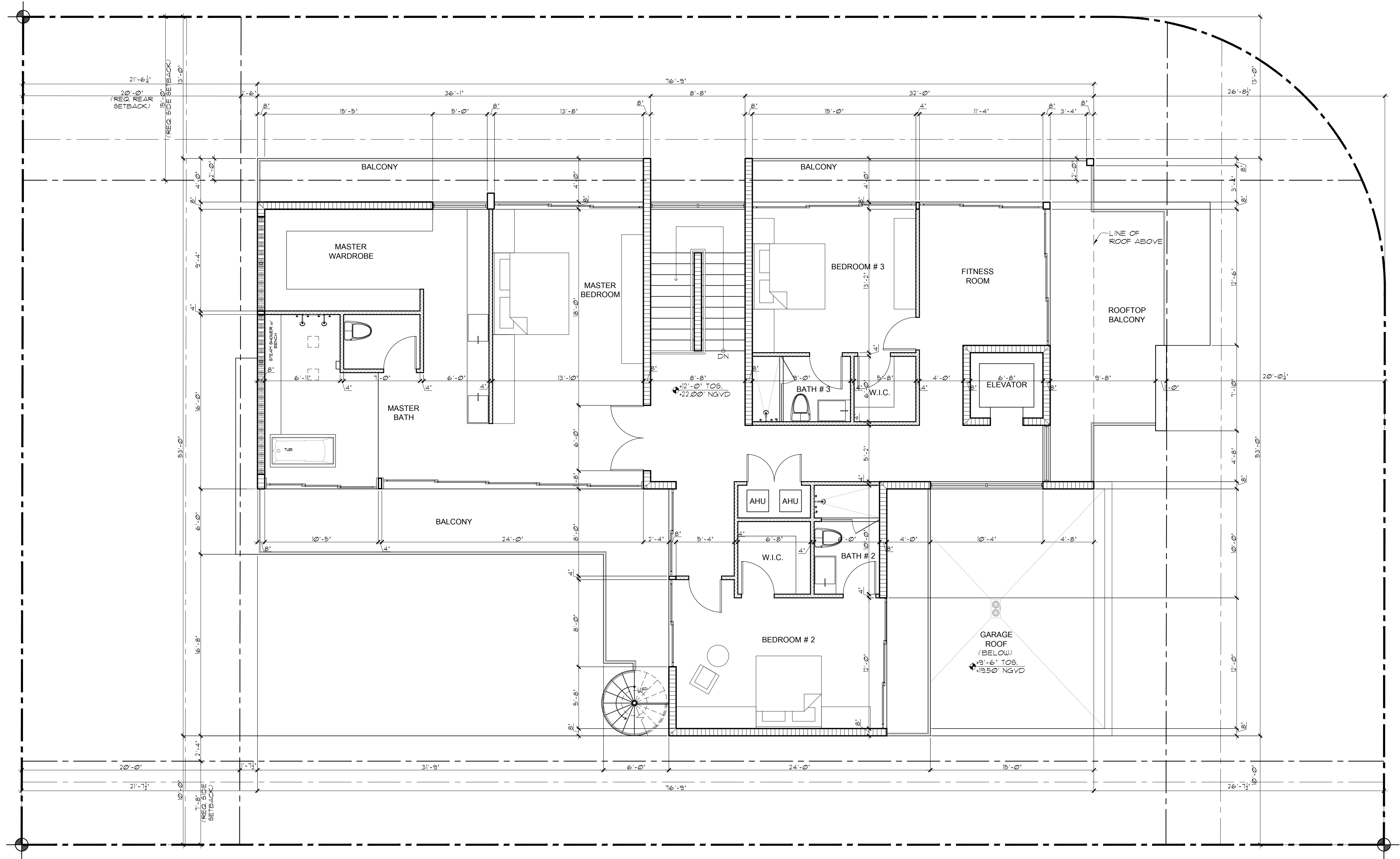
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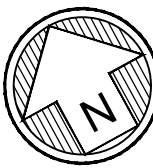
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 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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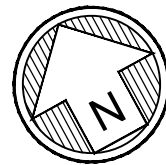
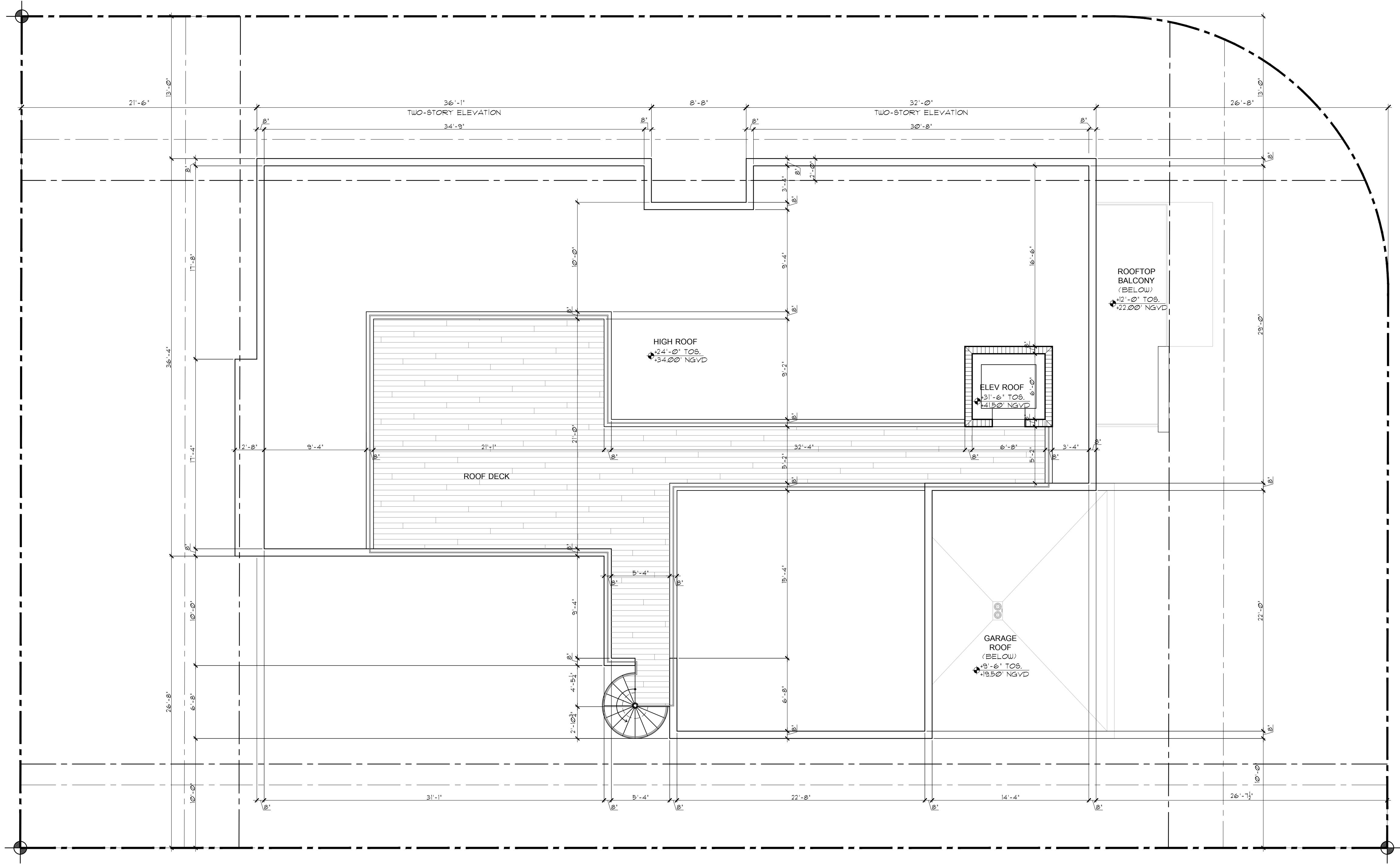
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ROOF PLAN
SCALE: 3/16"=1'-0"

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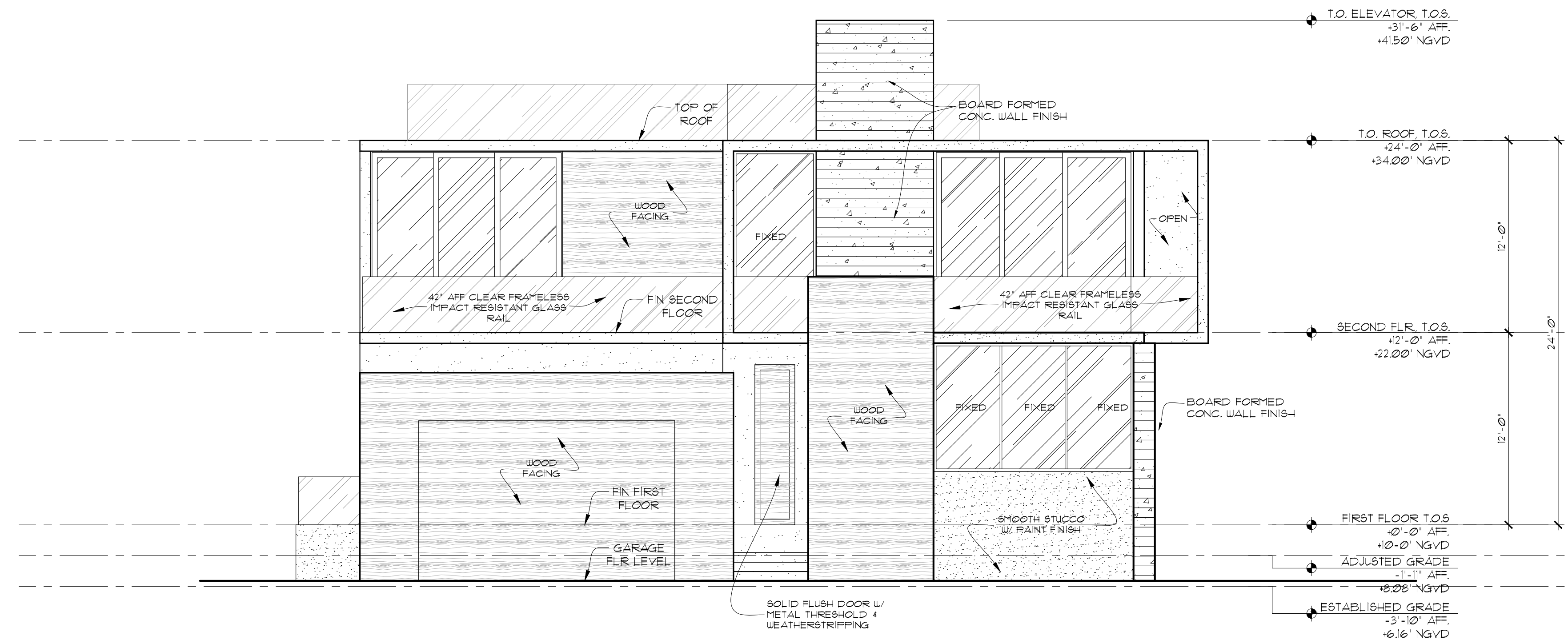
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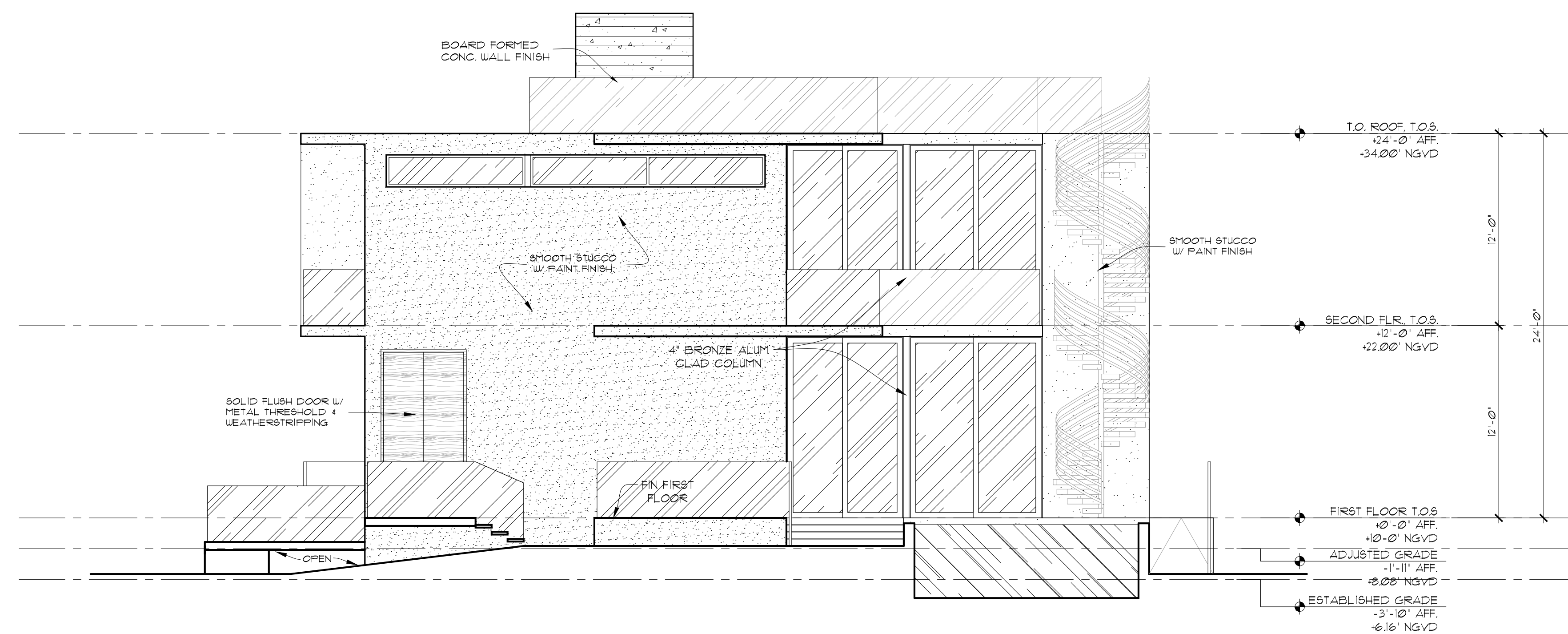
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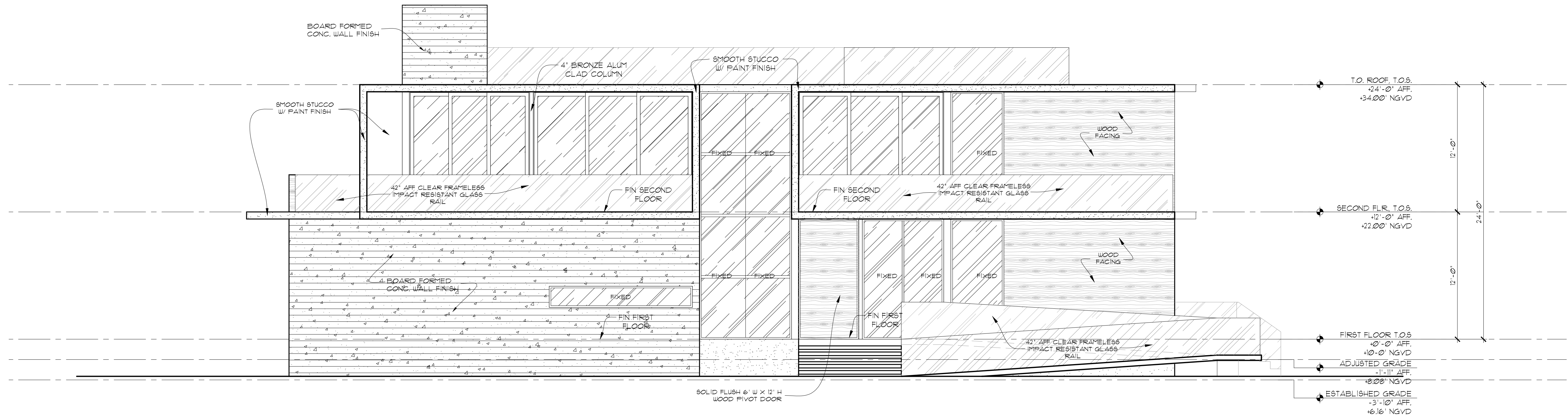
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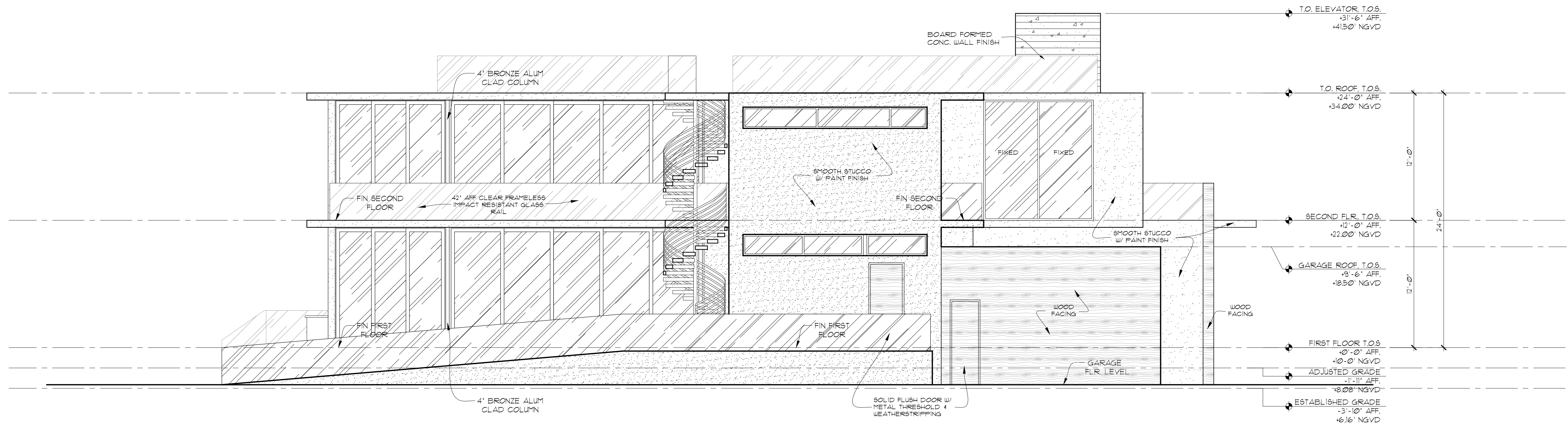
1 FRONT ELEVATION (EAST)
A-3.1 SCALE: 3/16"=1'-0"



2 REAR ELEVATION (WEST)
A-3.1 SCALE: 3/16"=1'-0"



1 SIDE ELEVATION (NORTH)
A-3.2 SCALE: 3/16"=1'-0"



2 SIDE ELEVATION (SOUTH)
A-3.2 SCALE: 3/16"=1'-0"