

RESIDENCE ON RIVO ALTO ISLAND

FINAL SUBMITTAL
MARCH 13, 2017
CONDITIONAL USE PERMIT FOR MECHANICAL LIFTS

8 WEST RIVO ALTO DRIVE

MIAMI BEACH, FLORIDA



CLIENT
8 WEST RIVO ALTO LLC
5201 CONGRESS AVE. # 150
BOCA RATON, FLORIDA 33487

ARCHITECT
CHOEFF + LEVY P.A.
8425 BISCAYNE BLVD.
MIAMI, FL 33138
(305) 434-8338
AR0009679

STRUCTURE
QUALITY STRUCTURAL DESIGN
360 MERIDIAN AVE, SUITE #3C
MIAMI BEACH, FL 33139
(786) 419-2853

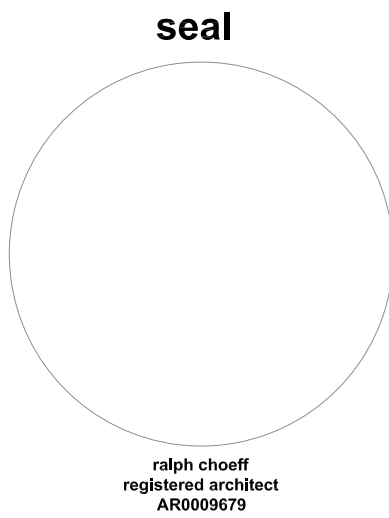
MEP
LEONARDO NAVEIRAS, INC.
1918 HARRISON STREET #201
HOLLYWOOD, FL. 33020
954-270-4822

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

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 WEST FLAGLER ST, SUITE 404
MIAMI, FL 33134
(305) 499-5010

choeff + levyp.a.
interior design
architecture
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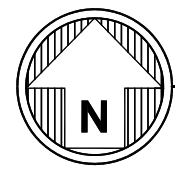
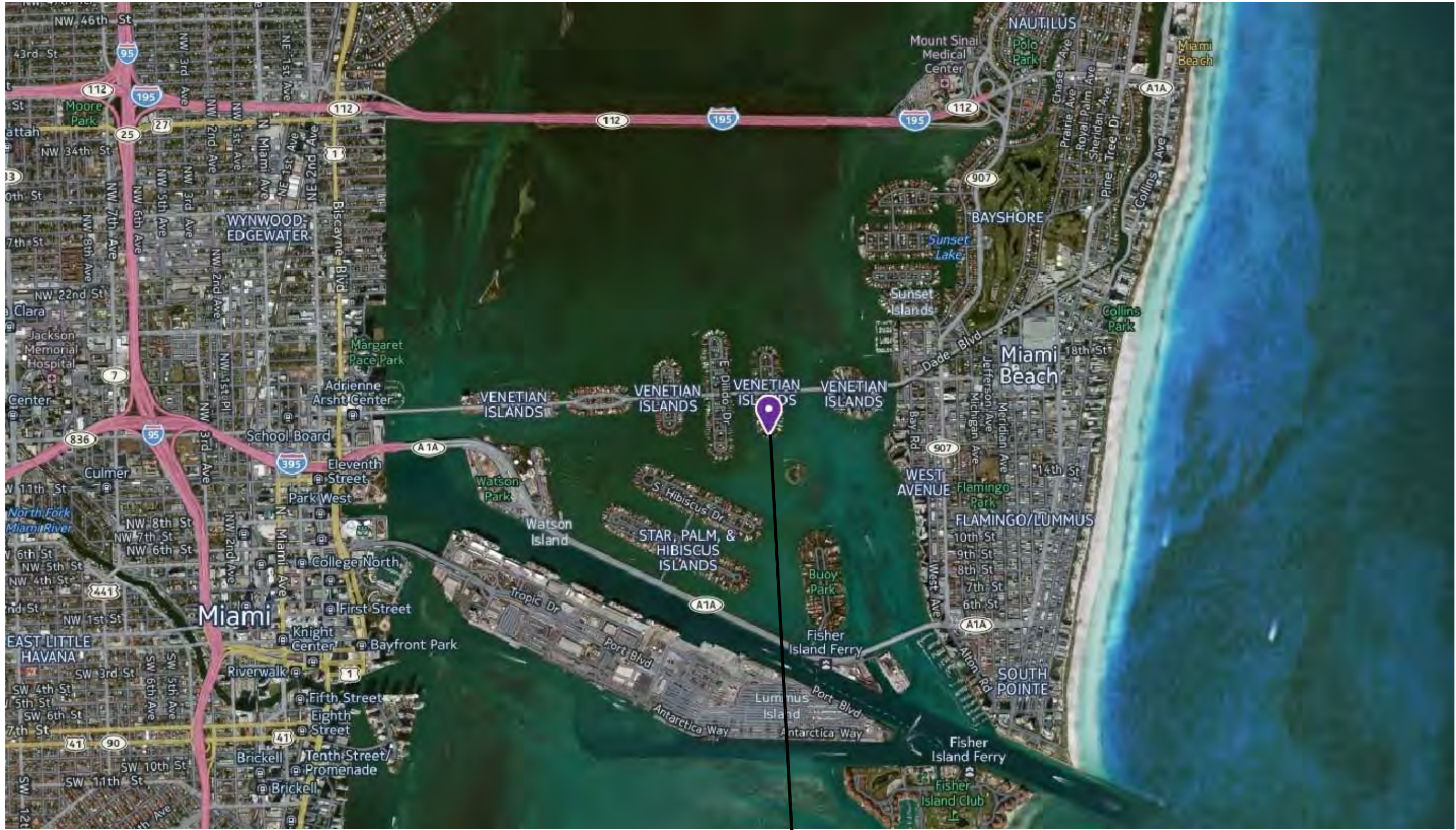


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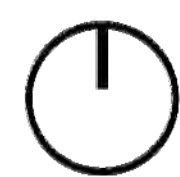
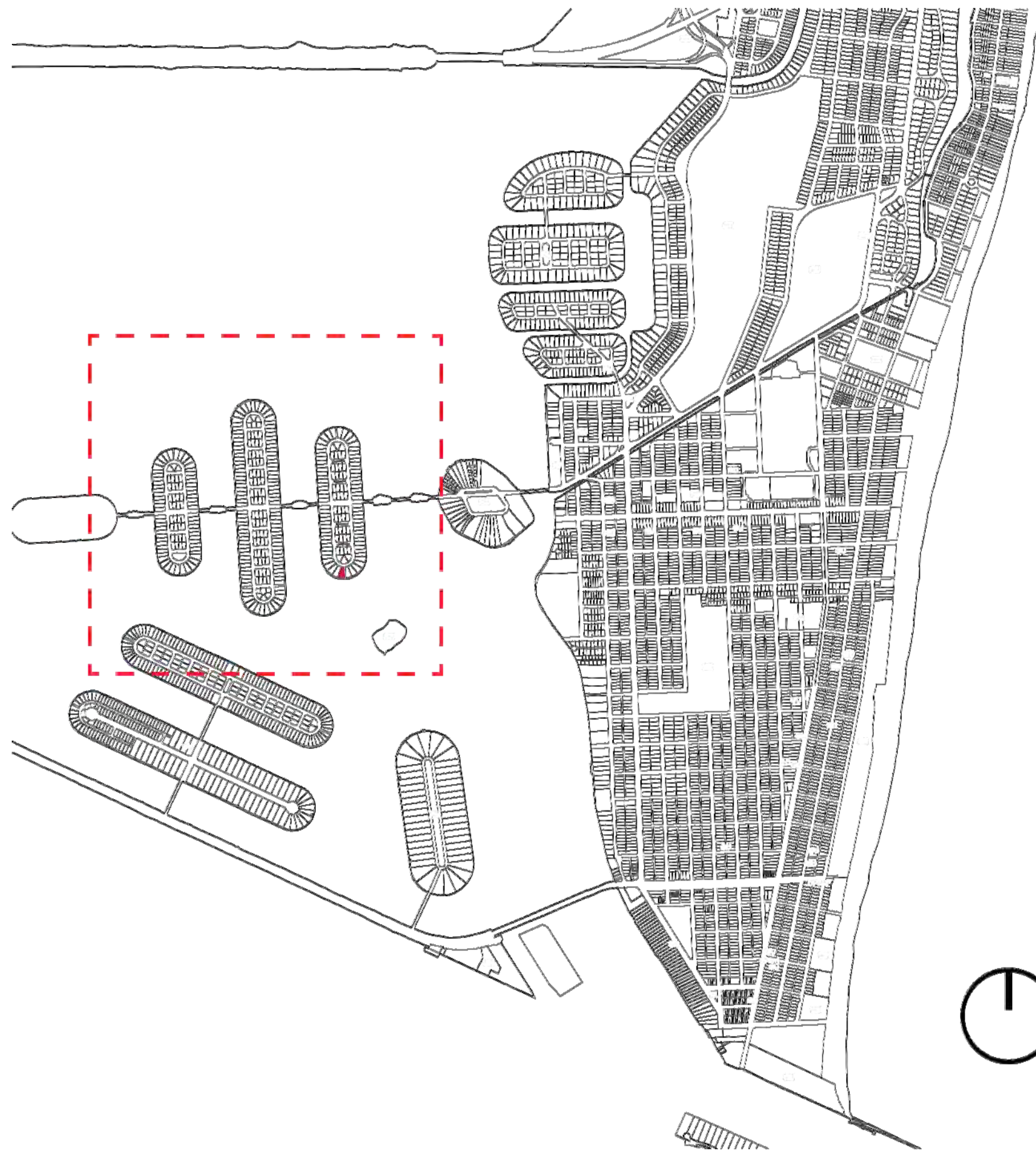
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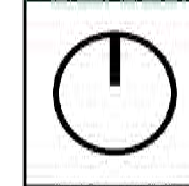


LOCATION MAP
SCALE: NTS

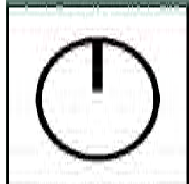
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Miami Beach



Venetian Islands



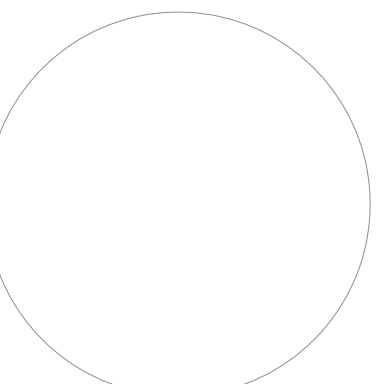
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CONTEXT

SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'

VIZCAYA SURVEYING AND MAPPING Inc.

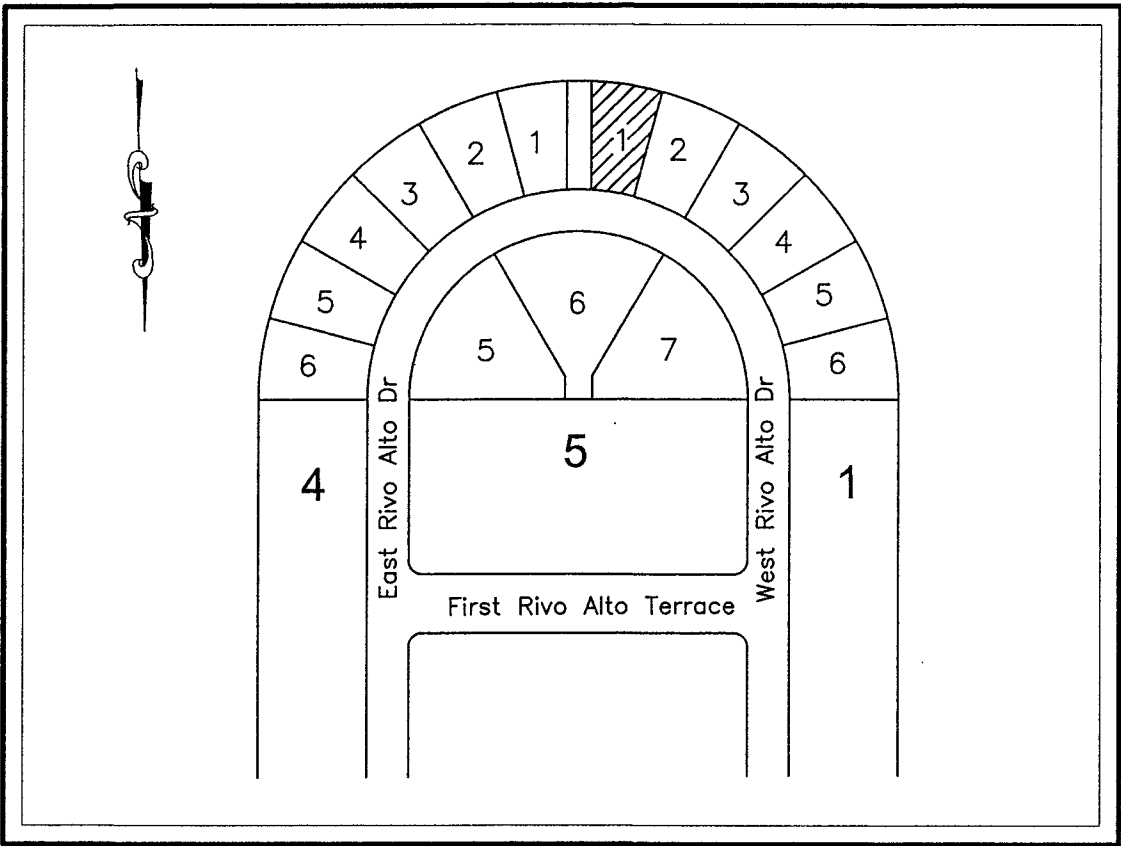
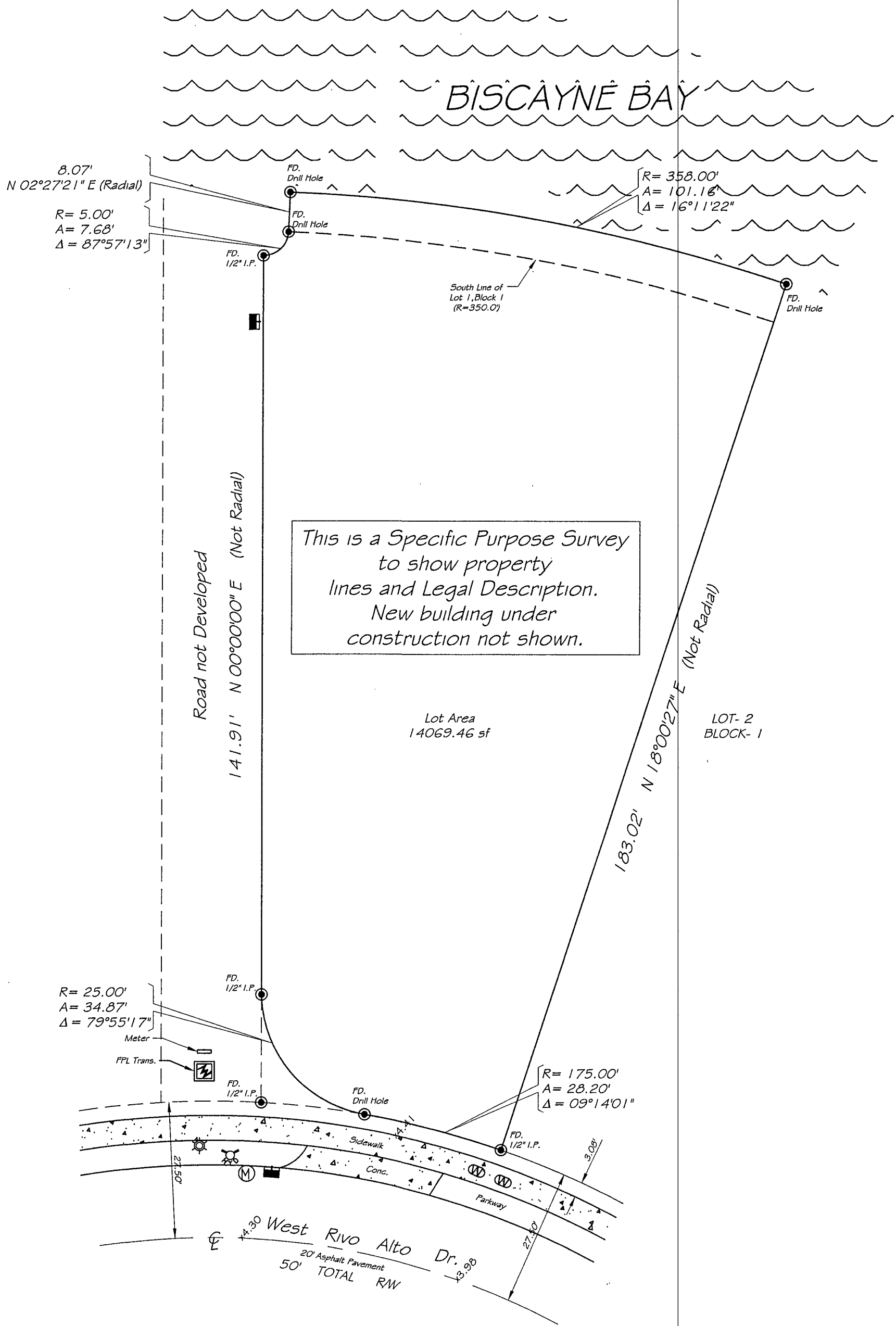
Phone/Fax: (305) 223-6060
E-mail: rvizcaya.13@gmail.com

L.B. 8000

13217 S.W. 46th Ln.
Miami, Florida 33175

Property Address: 8 West Rivo Alto Drive, Miami Beach, Florida, 33139

Legal Description: Lot 1 in Block 1, of "RIVO ALTO", according to the Plat thereof, as recorded in Plat Book 7, at Page 74, of the Public Records of Miami-Dade County, Florida.
and 8 foot strip of land contiguous to the South boundary line of Lot 1 of Block 1 of RIVO ALTO according to the plat thereof recorded in Plat Book 7, at page 74 of the Public Record of Dade County, Florida, lying between the Southerly extension of the East and West boundary lines of Lot 1, Block 1
TOGETHER WITH all littoral, riparian and shore rights thereunto belonging or in and wise pertaining.



LOCATION MAP
N.T.S.

JOB NUMBER: 16472

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:
8 WEST RIVO ALTO LLC,
A FLORIDA LIMITED LIABILITY COMPANY

DATE OF FIELD WORK: 11/22/2016

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper

ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

LEGEND AND ABBREVIATIONS

C = CENTER LINE	FD. = FOUND IRON PIPE	AC = AIR CONDITIONED UNIT	A = ARC DISTANCE	C.G. = CURB & GUTTER
P/L = PROPERTY LINE	O.H.L. = OVERHEAD UTILITIES	W.M. = WATER METER	D = CENTRAL ANGLE	V.G. = VALLEY & GUTTER
M/L = MONUMENT LINE	C.B. = CHORD BEARING	U.E. = UTILITY EASEMENT	R = RADIUS	E.M. = ELECTRIC METER
R/W = RIGHT OF WAY	(C) = CALCULATED	C.B.S. = CONCRETE BLOCK STRUCTURE	Ø = DIAMETER	STY. = STORY
C.L.F. = CHAIN LINK FENCE	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT	B.C. = BLOCK CORNER	SEC. = SECTION
W.F. = WOODEN FENCE	(R) = RECORD	D.M.E. = DRAINAGE MAINT. EASEMENT	TYP = TYPICAL	MH. = MANHOLE
ELEV. = ELEVATION	ENC. = ENCROACHMENT	P.O.B. = POINT OF BEGINNING	S.W. = SIDEWALK	CL. = CLEAR
CONC. = CONCRETE SLAB	RES. = RESIDENCE	P.O.C. = POINT OF COMMENCE	PL. = PLANTER	F.F. ELEV. = FINISH FLOOR ELEVATION

LOT 1, OF BLOCK 1, OF RIVO ALTO, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE
74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

PROPERTY ADDRESS:
8 WEST RIVO ALTO, MIAMI BEACH, FL 33139

LOT COVERAGE CALCULATIONS

LOT AREA:	14,069 SQ. FT.	100%
LOT COVERAGE:	4,052 SQ. FT.	28.8%

FRONT SETBACK:	945 SQ. FT.	100%
LANDSCAPE AREA:	623 SQ. FT.	65.9%

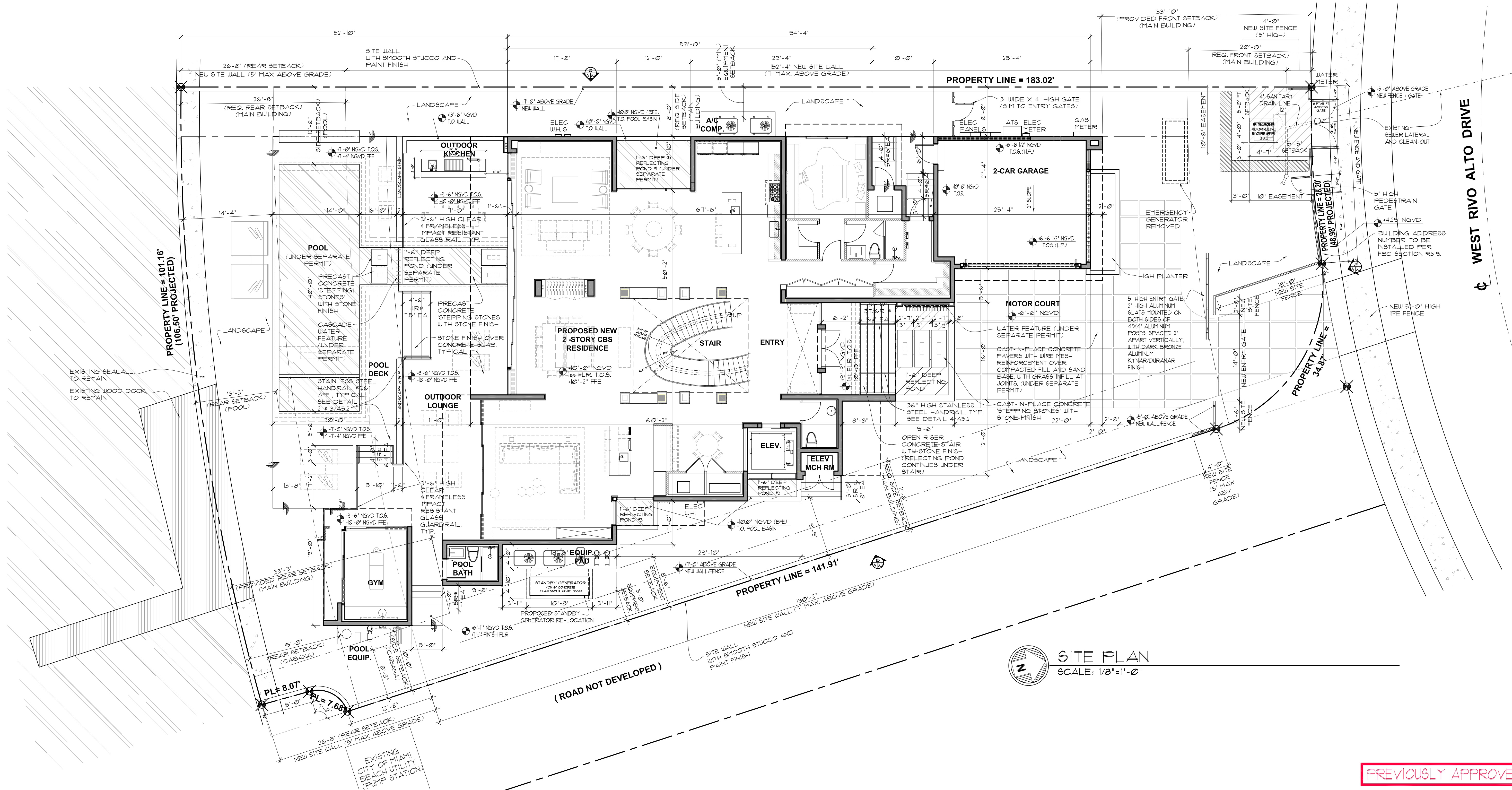
REAR SETBACK:	2,669 SQ. FT.	100%
LANDSCAPE/POOL AREA:	1,708 SQ. FT.	63.9%

LOT AREA:	14,069 SQ. FT.	100%
GROUND FL.	4,003 SQ. FT.	
2ND FL.	1,325 SQ. FT.	

TOTAL: 7,026 SQ. FT 49.9%

(RS-3)

	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. FLOOD ELEVATION (FLOOD ZONE - AE)	+10'-0" N.G.V.D.	+10'-0" N.G.V.D.
MINIMUM LOT AREA:		14,069 SQ. FT.
MINIMUM LOT WIDTH:		55'-2"
MINIMUM SETBACKS:		
<u>MAIN HOUSE</u>		
FRONT	20'-0"	23'-4"
REAR (15% LOT DEPTH)	26'-0"	33'-3"
SIDES (25% LOT WIDTH)	13'-9"	19'-6" (8'-0" & 11'-6")
<u>ACCESSORY STRUCTURE</u>		
REAR	15'-0"	15'-3"
SIDE	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT:		
MAIN HOUSE	24'-0" AFF	28'-0" AFF
ACCESSORY STRUCTURE	+12'-0" AAG	+12'-0" AAG
MAXIMUM UNIT SIZE:	7,035 SQ. FT. 50%	7,026 SQ. FT. 49.9%
MAX. LOT COVERAGE:	4,221 SQ. FT. 30%	4,052 SQ. FT. 28.8%



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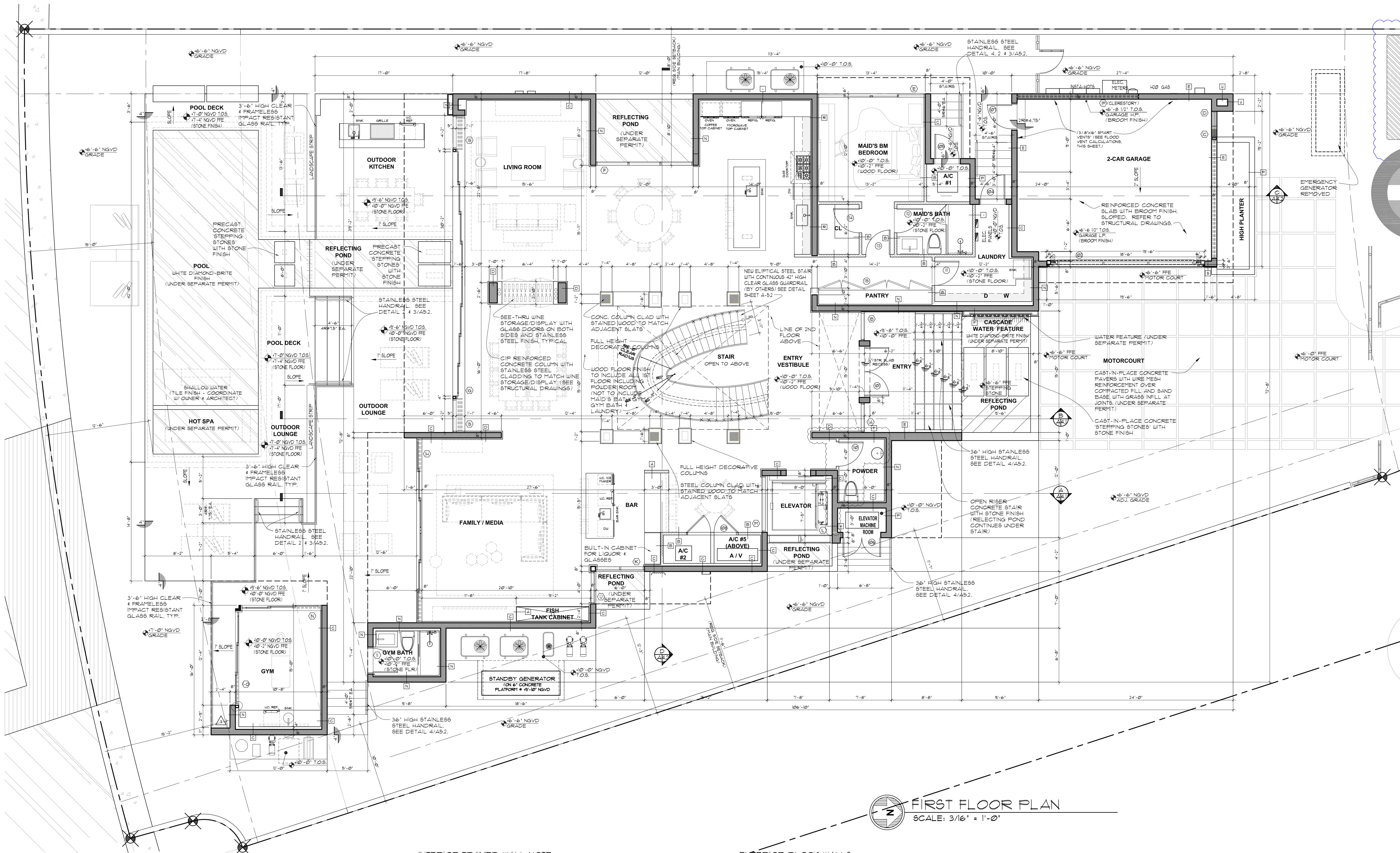
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architecture interior design

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FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL, WATER FEATURE, ELEVATOR, WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED 1 FT. ABOVE BASE FLOOD ELEVATION (40.00 FEET NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO OF FLOOD RESISTANT MATERIALS.

OUTDOOR APPLIANCES FLOOD ELEVATION NOTE:
ALL OUTDOOR APPLIANCES (FRIDGE, ICE, BBQ, SINK) SHALL BE ELEVATED AT OR ABOVE BFE, 40.00 FT NGVD

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 5/8" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILINGS SHALL BE FINISHED W/ 5/8" GWB (TYP. THROUGHOUT)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
3/4" MTL FURR @ 16" O.C. WITH 5/8" GWB (DENSESHIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R=5 MIN. BOARD INSULATION (TUFF-R OR EQUAL). (TYPICAL)

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER 'KEMPEROL - BRM' COLD FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM W/ 'KEMPERTEC ALKALINITY BARRIER BY 'KEMPER' OVER CONC. SLAB - (SEE MFR SPEC'S)

WALL LEGEND

- CONC. COLUMN
- CONC. BLOCK WALL
- INTERIOR PARTITION
- SOUND INSULATED INTERIOR PARTITION

FLOOD VENT CALCULATIONS

TOTAL GARAGE AREA = 537 SQ. FT.

FLOOD VENT REQUIRED = 537 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL
'SMART VENTS' = 200 SQ. INCHES E.A.
200 SQ. IN. X 3 VENTS = 600 SQ. INCHES

CALCULATIONS ARE BASED ON 'SMART VENT' MODEL 1540-510, CERTIFICATION: FL15822.1-R2

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INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1½" BY 3½" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE ⅝" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILINGS SHALL BE FINISHED W/ ⅝" GWB (TYP. THROUGHOUT)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
¾" MTL FURR @ 16" O.C. WITH ⅝" GWB (DENSESHEILD TILE BACKER BOARD AT WET WALLS). PROVIDE R=5 MIN. BOARD INSULATION (TUFF-R OR EQUAL). (TYPICAL)

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER 'KEMPEROL - BRY' COLD FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM W/ 'KEMPERTEC ALKALINITY BARRIER BY 'KEMPER' OVER CONC. SLAB - (SEE MFR SPEC'S)

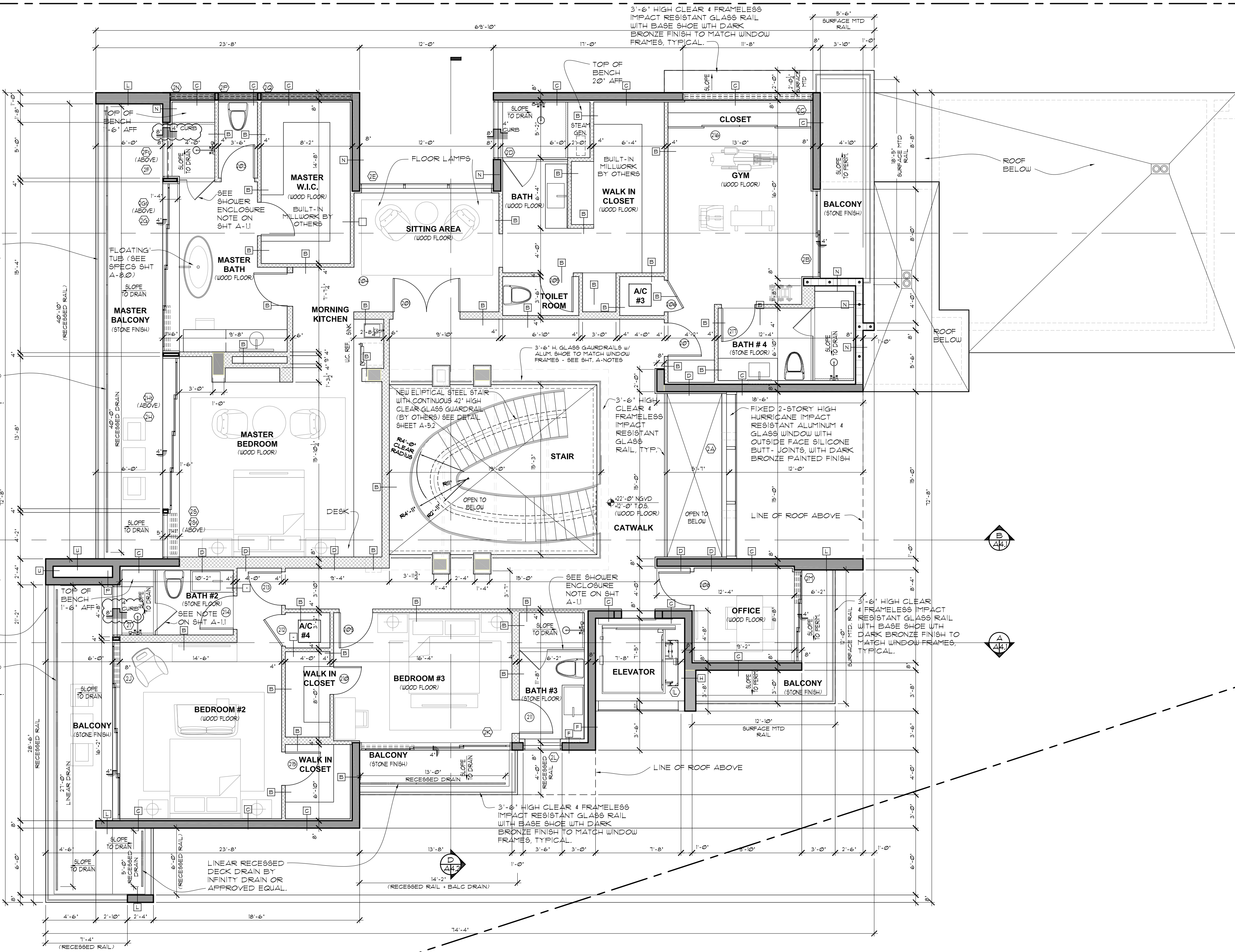
WALL LEGEND

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- CONC. BLOCK WALL
- INTERIOR PARTITION
- SOUND INSULATED INTERIOR PARTITION



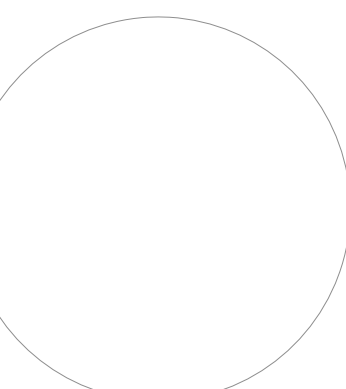
SECOND FLOOR PLAN

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



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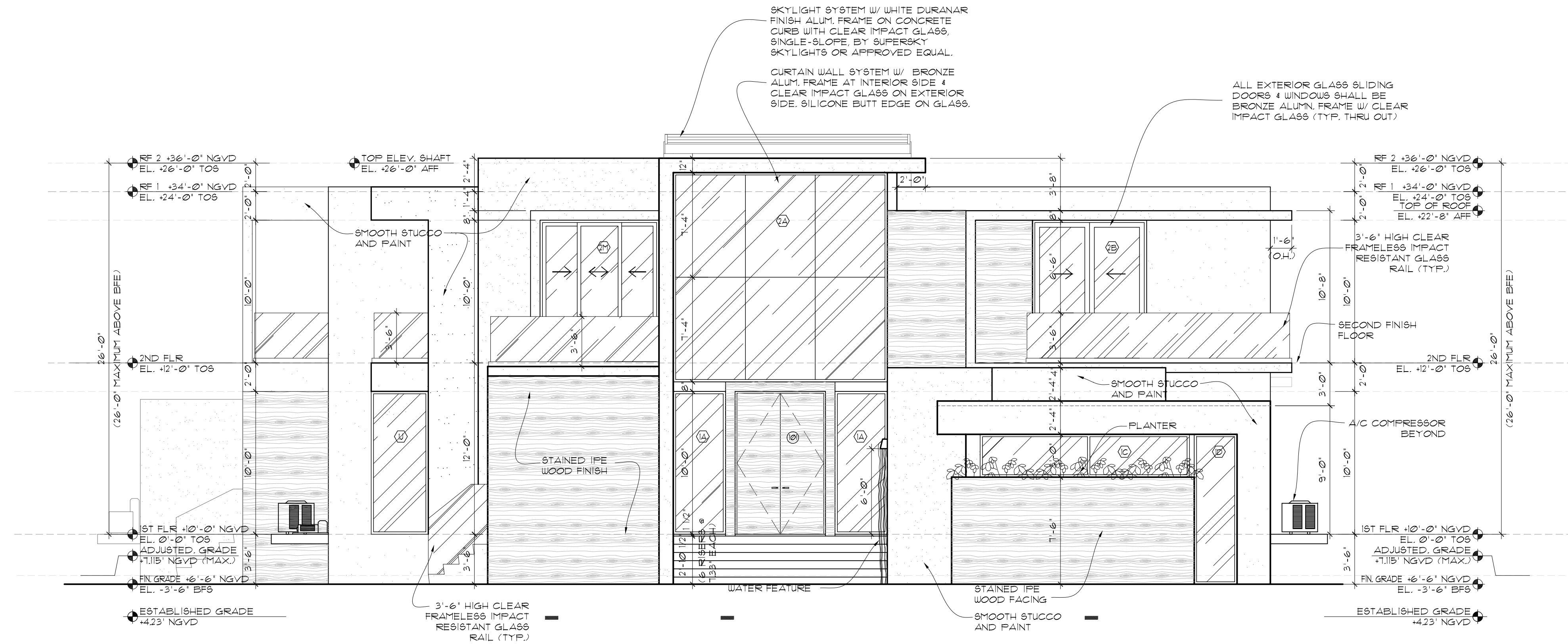
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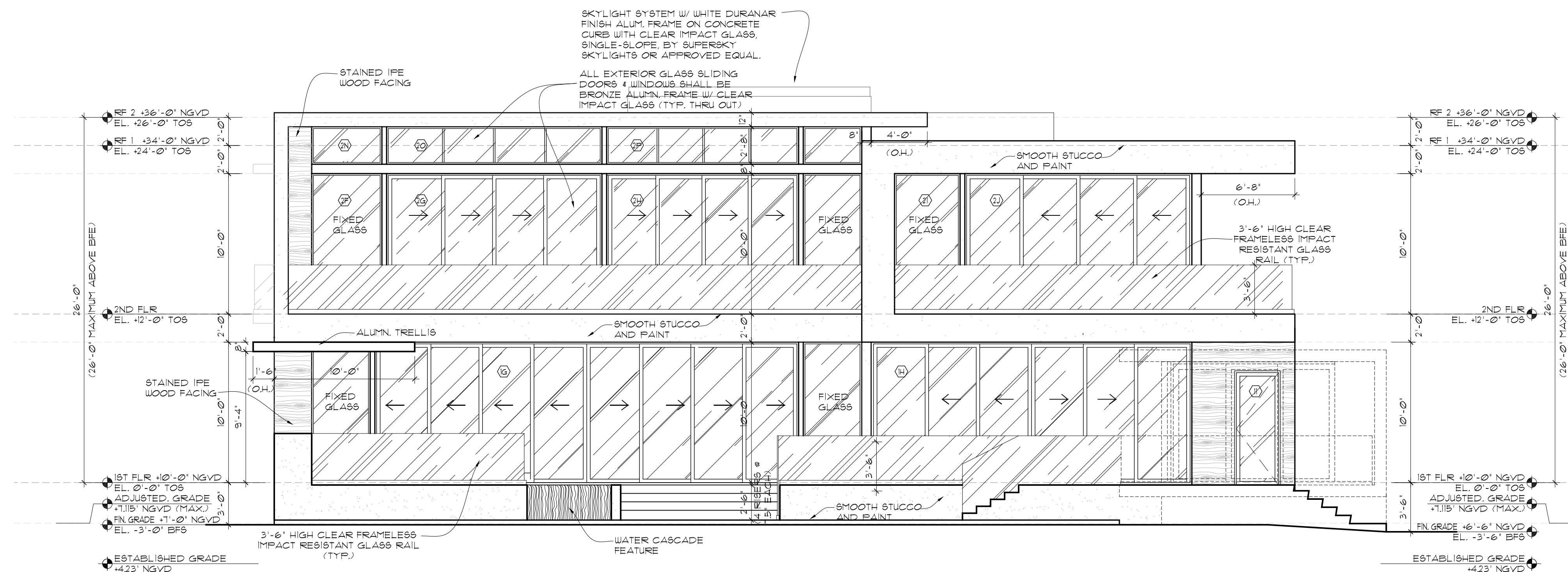
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FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



REAR ELEVATION (SOUTH)

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

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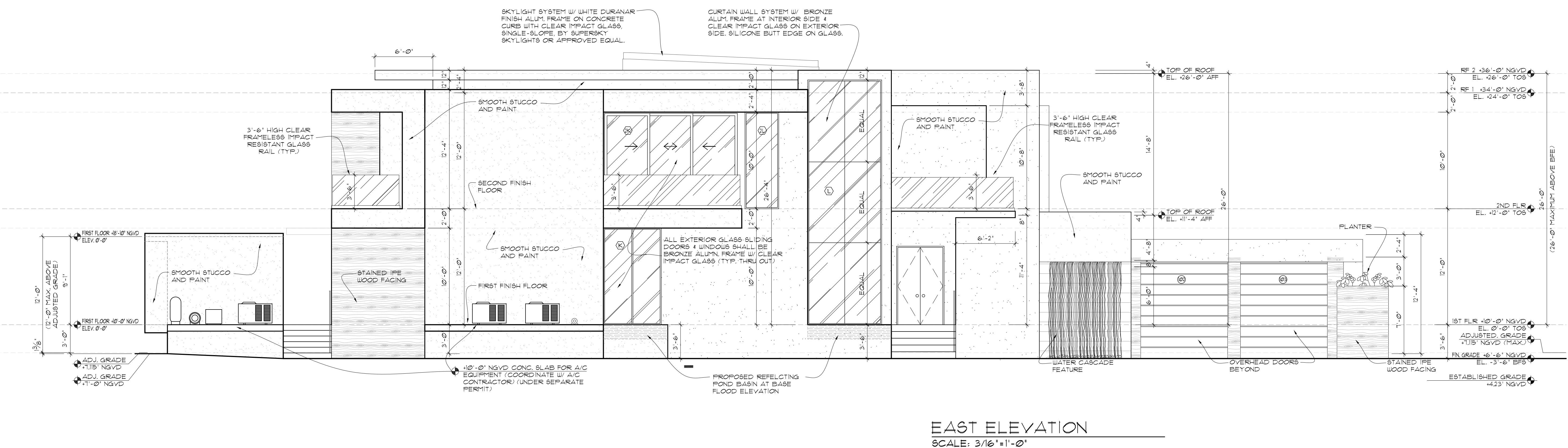
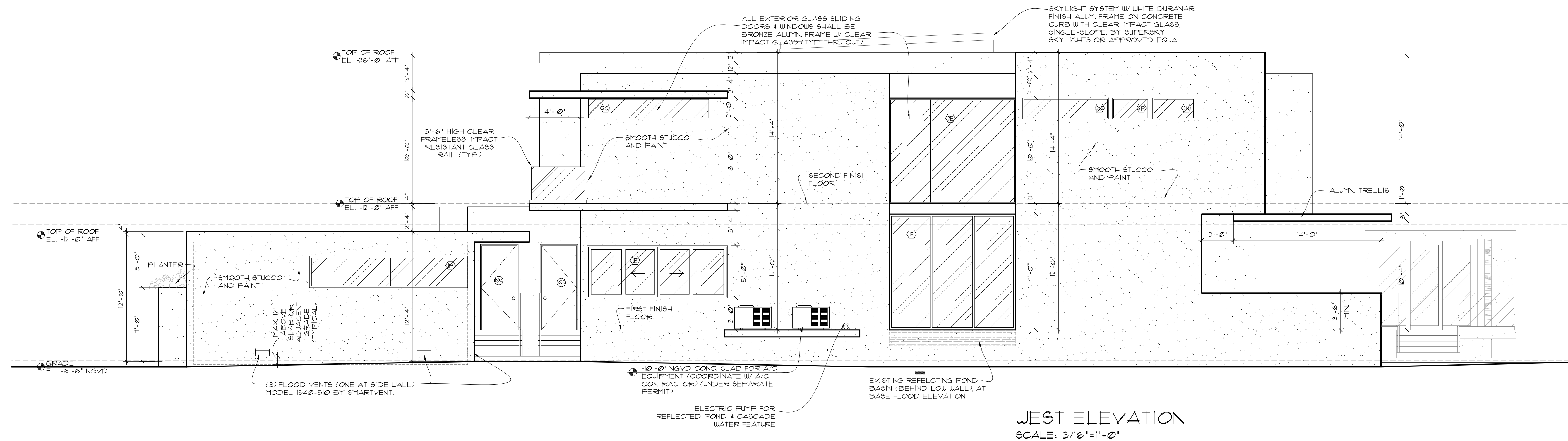
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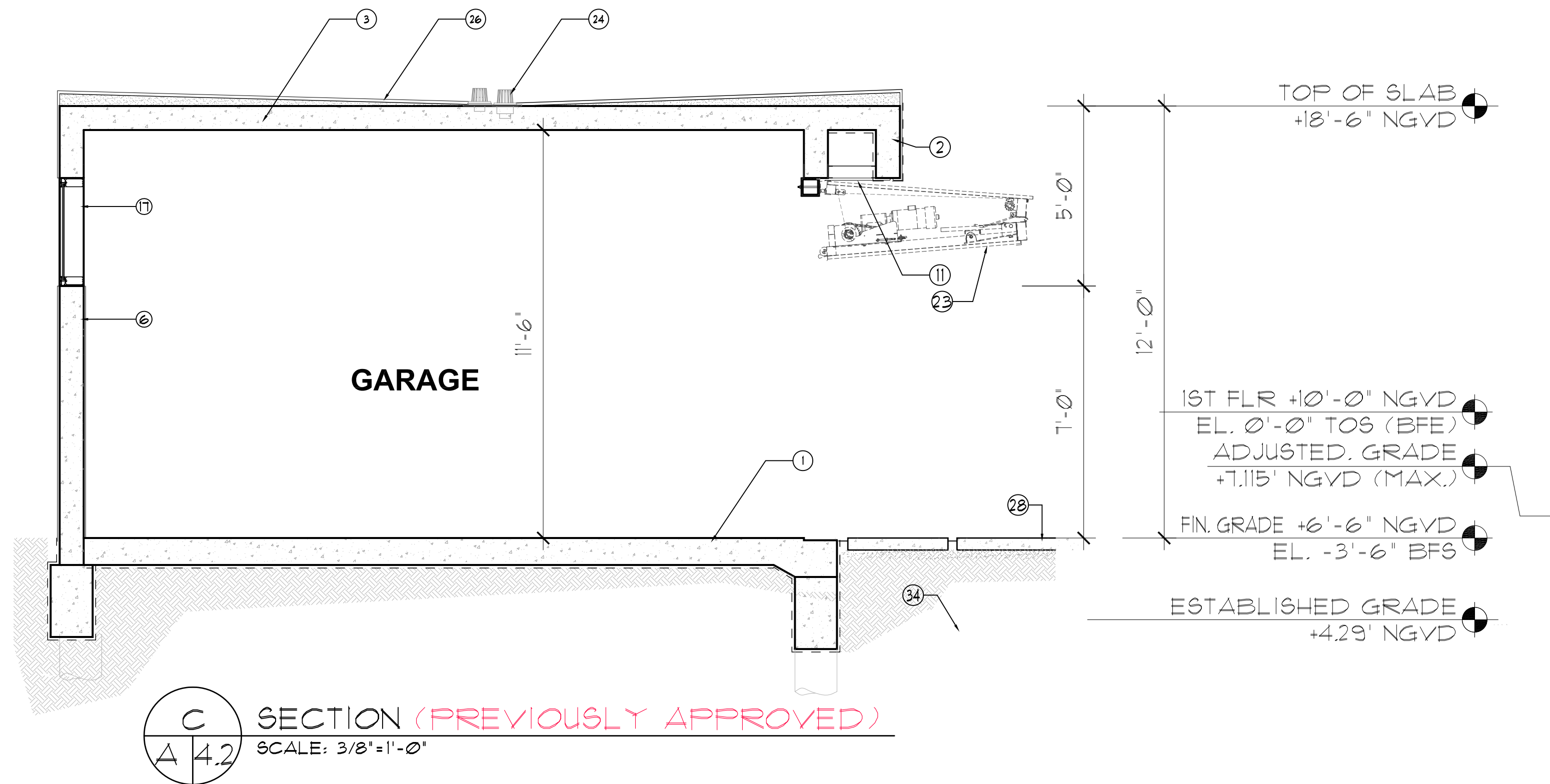
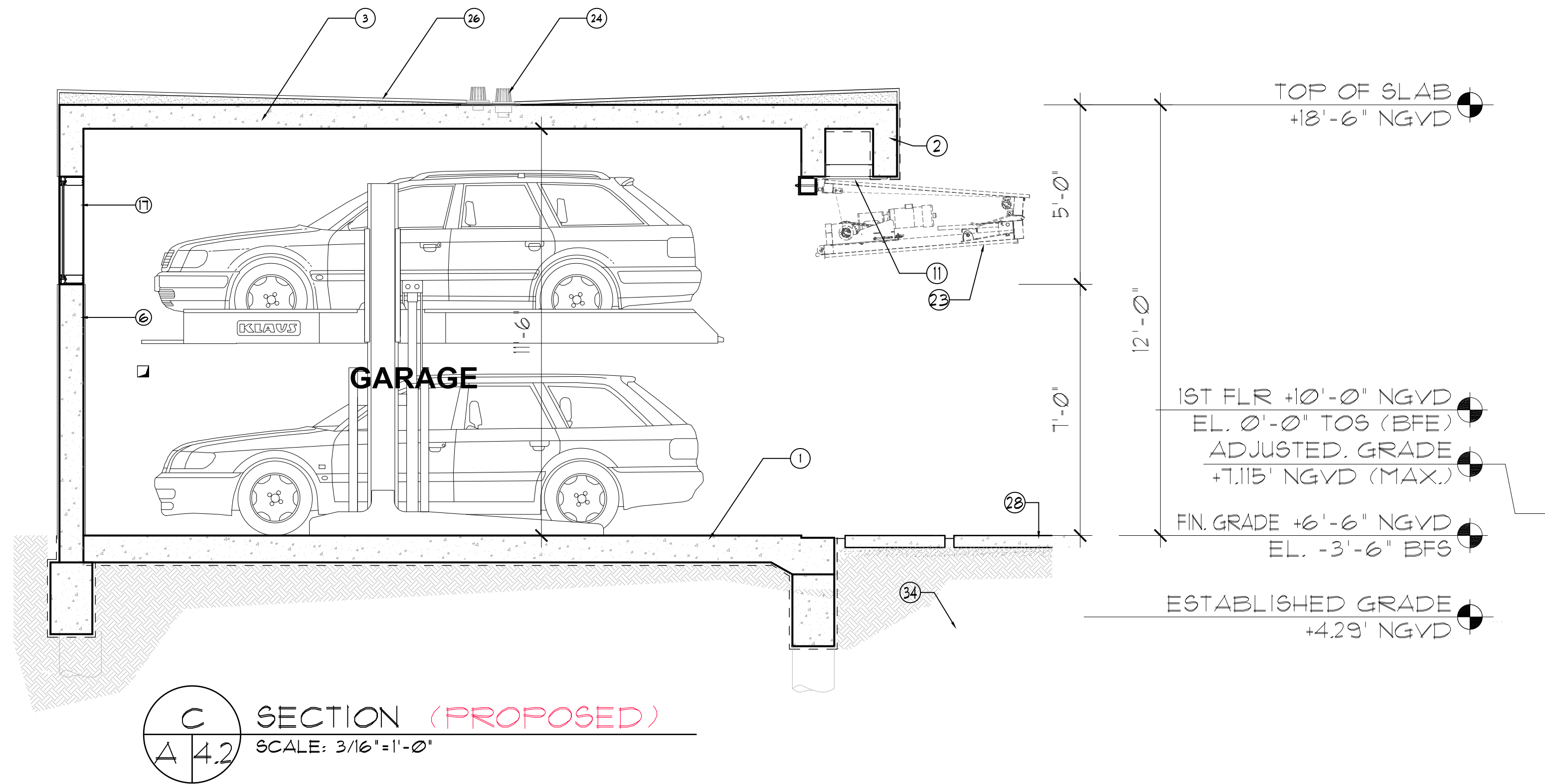
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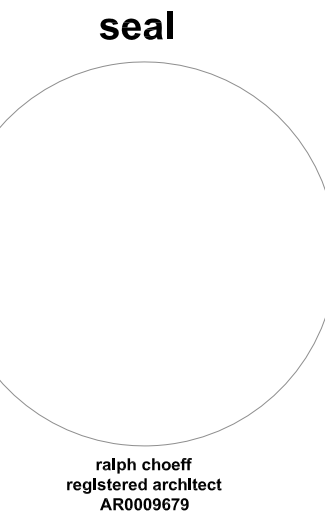




SECTION NOTES LEGEND

1. REINFORCED CONCRETE SLAB WITH MINIMUM 6 MIL. VISQUEEN VAPOR BARRIER OVER COMPACTED BACK FILL.
2. REINFORCED CONCRETE BEAM (SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING REQUIREMENTS)
3. POST-TENSIONED CONCRETE SLAB (SEE STRUCTURAL DRAWINGS FOR DETAILS)
4. 3/4" WATER INTRUSION RECESS AT ALL PERIMETER CMU LOCATIONS
5. FULL HEIGHT DECORATIVE STAINED WOOD VERTICAL SLATS
6. CONCRETE MASONRY UNIT / CONCRETE WALL WITH HIGH QUALITY STUCCO & PAINT FINISH AT EXTERIOR (BENJAMIN MOORE - CHINA WHITE) (REFER TO STRUCTURAL DRAWINGS)
7. 3/8" GUB ON 1/2" MTL. HI-HAT FURRING @ 16" O.C. PROVIDE (R+5.0) TUFF R BOARD INSULATION
8. 20 GA METAL STUD FRAMING MEMBERS @ 16" O.C. WITH GUB AND PAINT FINISH UNLESS OTHERWISE NOTED, TYPICAL. SEE FLOOR PLANS FOR STUD WIDTHS.
9. CAST-IN PLACE CONC. DOOR FRAME WITH STAINED & SEALED IPE WOOD FINISH (SEE STRUCTURAL DWG'S)
10. USG 1 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL WITH 5/8" GYPSUM WALL BOARD CEILING WITH WHITE PAINT FINISH (SEE REFL. CEILING PLANS FOR HEIGHTS)
11. SMOOTH STUCCO FINISH OVER MTL. LATHE ON 3/4" MARINE GRADE PLYWOOD, ATTACHED TO 1 1/2"x3 3/8" MTL. FRAMING @ 16" O.C.
12. MINIMUM 5" (R-30) ICYNENE 'PROSEAL' SPRAY FOAM INSULATION (SEE ICC-ES EVALUATION REPORT ESR-3500 FOR CODE COMPLIANCE INFORMATION) UNDER CONCRETE SLAB (AT ALL AREAS WHERE CONC. ROOF SLAB IS EXPOSED TO EXTERIOR) VERIFY R-VALUE WITH ENERGY CALCULATIONS.
13. STAINED & SEALED IPE WOOD FINISH OVER REINFORCED MASONRY/CONCRETE WALL. INSTALL AND SEAL MATERIAL PER MANUFACTURERS SPECIFICATIONS.
14. TILED DECK OVER 3/4" MORTAR BED OVER KEMPEROL 'BRM' COLD FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM' W/ KEMPERTEC ALKALINITY BARRIER BY KEMPER
15. FINISH FLOOR (SEE ARCHITECTURAL FLOOR PLANS) FINAL MATERIAL SELECTION AND FINISH PER OWNER/ARCHITECT.
16. ALUMINUM SLIDING GLASS DOOR SYSTEM WITH DARK BRONZE PAINT FINISH W/ CLEAR IMPACT RESISTANT GLASS (BY OTHERS, UNDER SEPARATE PERMIT)
17. FIXED ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE PAINT FINISH W/ CLEAR IMPACT RESISTANT GLASS (BY OTHERS, UNDER SEPARATE PERMIT)
18. 3'-6" HIGH CLEAR FRAMELESS IMPACT RESISTANT GLASS RAIL (TYP.)
19. REINFORCED CONCRETE GARAGE SLAB W/ BROOM FINISH (SEE STRUCTURAL DRAWINGS FOR DETAILS)
20. SMOOTH STUCCO AND PAINT FINISH AT ALL GARAGE WALLS (SEE WALL TYPE 'G' SHEET A-11)
21. GARAGE FLOOR VENTS (SEE CALCULATIONS ON SHEET A-11) MOUNTED @ 12" MAX. ABOVE GRADE OR GARAGE FINISH FLOOR ELEVATION. SMART VENT MODEL "B40-B24" INSULATED 16"x8" (200 S.I.)
22. FULL HEIGHT TILE FINISH OVER CMU WALL
23. PRE-MANUFACTURED GARAGE DOOR ASSEMBLY WITH STAINED & SEALED IPE WOOD FINISH (BY OTHERS, UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE ENGINEERED SHOP DWG'S)
24. QUEST CONSTRUCTION 'HYDRO-STOP' PREMIUM COAT ROOFING SYSTEM WITH (3) COATS OF PREMIUM COAT FINISH COAT ('WHITE' TO MATCH BUILDING COLOR), OVER SLOPED LIGHTWEIGHT CONCRETE SLAB - TYPICAL. (SEE MFR. SPEC'S - UNDER SEPARATE PERMIT)
25. WATTS RD-100 DUAL OUTLET LOW PROFILE ROOF DRAIN / EMERGENCY OVERFLOW (SEE ROOF PLAN FOR LOCATIONS)
26. SECONDARY CONC. POUR SLOPED 1/4" PER FOOT (TYP.)
27. RECESSED CURTAIN POCKET WITH CEILING MOUNTED CURTAIN SHADE & MECHANISM (MANF. TO PROVIDE SPECIFICATIONS)
28. 4"x4" STONE PAVERS W/ SEALANT FINISH ON COMPACTED SAND BASE. PROVIDE 3" GAPS BETWEEN PAVERS FOR GRASS, TYP. ALL DRIVEWAY. (UNDER SEPARATE PERMIT)
29. ELLIPTICAL STEEL STAIR WITH CONTINUOUS 42" HIGH FRAMELESS GLASS GUARDRAIL (BY OTHERS)
30. SWIMMING POOL (UNDER SEPARATE PERMIT)
31. REFLECTING POND (UNDER SEPARATE PERMIT)
32. STONE DECK OVER MORTAR BED SLOPED AWAY FROM INTERIOR, OVER REINFORCED CONCRETE SLAB.
33. OPEN RISER CONCRETE STAIR WITH STONE FINISH.
34. STRUCTURAL CONCRETE FOUNDATION OVER WELL COMPACTED FILL - SEE STRUCT. DRAWINGS FOR SLAB, PILE, & GRADE BEAM SPECIFICATIONS.
35. ALUMINUM TRELLIS WITH DARK BRONZE KYNAR/DURANAR PAINT FINISH, ATTACHED TO CONCRETE BEAM ABOVE.
36. 2 1/2" HIGH RECESSED BLACK LAMINATE BASE, SEE DETAIL 5A/A-13.
37. 3/8" DEN-SHIELD TILE BACKER BOARD ATTACHED TO GALV. STL. STUDS W/ 1" TYPE S-12 SCREWS @ 8" IN HTS. AND 12" O.C.
38. ADJUSTED GRADE, REFER TO CIVIL DRAWINGS AND SITE PLAN SHEET A-10
39. SEE SHOWER ENCLOSURE NOTE ON SHT. A-11
40. BUILT-IN FURNITURE (BY OTHERS)
41. STEEL COLUMN FACED WITH FULL-HEIGHT DECORATIVE STAINED WOOD, TO MATCH ADJACENT VERTICAL SLATS.
42. ALUMINUM AND GLASS HURRICANE WIND RESISTANT SKYLIGHT SYSTEM W/ WHITE DURANAR FINISH ALUM. FRAME ON CONCRETE CURB WITH CLEAR IMPACT GLASS, SINGLE-SLOPE, BY SUPERSKY SKYLIGHTS OR APPROVED EQUAL; PROVIDE SHOP DRAWINGS.
43. FLOOR TO CEILING SEE-THRU WINE STORAGE/DISPLAY WITH GLASS DOORS ON BOTH SIDES AND STAINLESS STEEL FINISH, TYPICAL
44. OUTDOOR FIRE PIT WITH LINEAR TROUGH WITH REMOTE ELECTRONIC IGNITION WITH BLACK RIVER ROCK MEDIA BY HPC (HEARTH PRODUCT CONTROLS CO) OR EQUAL (BY OTHERS). PROVIDE SHOP DRAWINGS.
45. HIGH PLANTER. PROVIDE BOTTOM DRAIN HOLES EVERY 4'-0" LINED WITH PVC AT BOTTOM. PLANTER INTERIOR WALLS WITH 2 COATS WATERPROOF BITUMINOUS FINISH.
46. LINEAR RECESSED BALCONY DRAIN WITH STAINLESS STEEL GRATE, MODEL S-AG 38 BY INFINITY DRAIN

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Context Street View



Front View



VIEW NORTHEAST - REAR



VIEW NORTHWEST - REAR



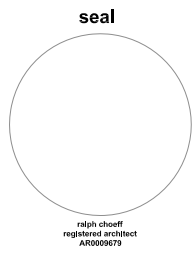
VIEW SOUTH - FRONT



VIEW SOUTH - FRONT

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VIEW SOUTH - WEST YARD



VIEW NORTH - EAST YARD