

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

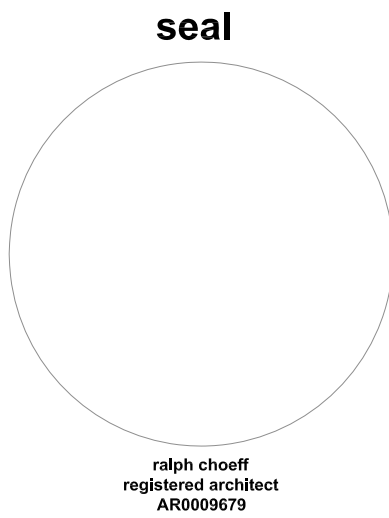
MEP
LEONARDO NAVEIRAS, INC.
1918 HARRISON STREET #201
HOLLYWOOD, FL. 33020
954-270-4822

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
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choeff + levyp.a.
interior design
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comm no.
1408

date:
11-07-2014

revised:
02-14-2017
CONDITIONAL USE
PERMIT REQUEST

sheet no.
COVER

LEGAL DESCRIPTION

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

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

SITE DATA

LOT COVERAGE CALCULATIONS

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

LANDSCAPE AREA CALCULATIONS

FRONT SETBACK:	945 SQ. FT.	100%
LANDSCAPE AREA:	623 SQ. FT.	65.9%
REAR SETBACK:	2,669 SQ. FT.	100%
LANDSCAPE/POOL AREA:	1,108 SQ. FT.	63.9%

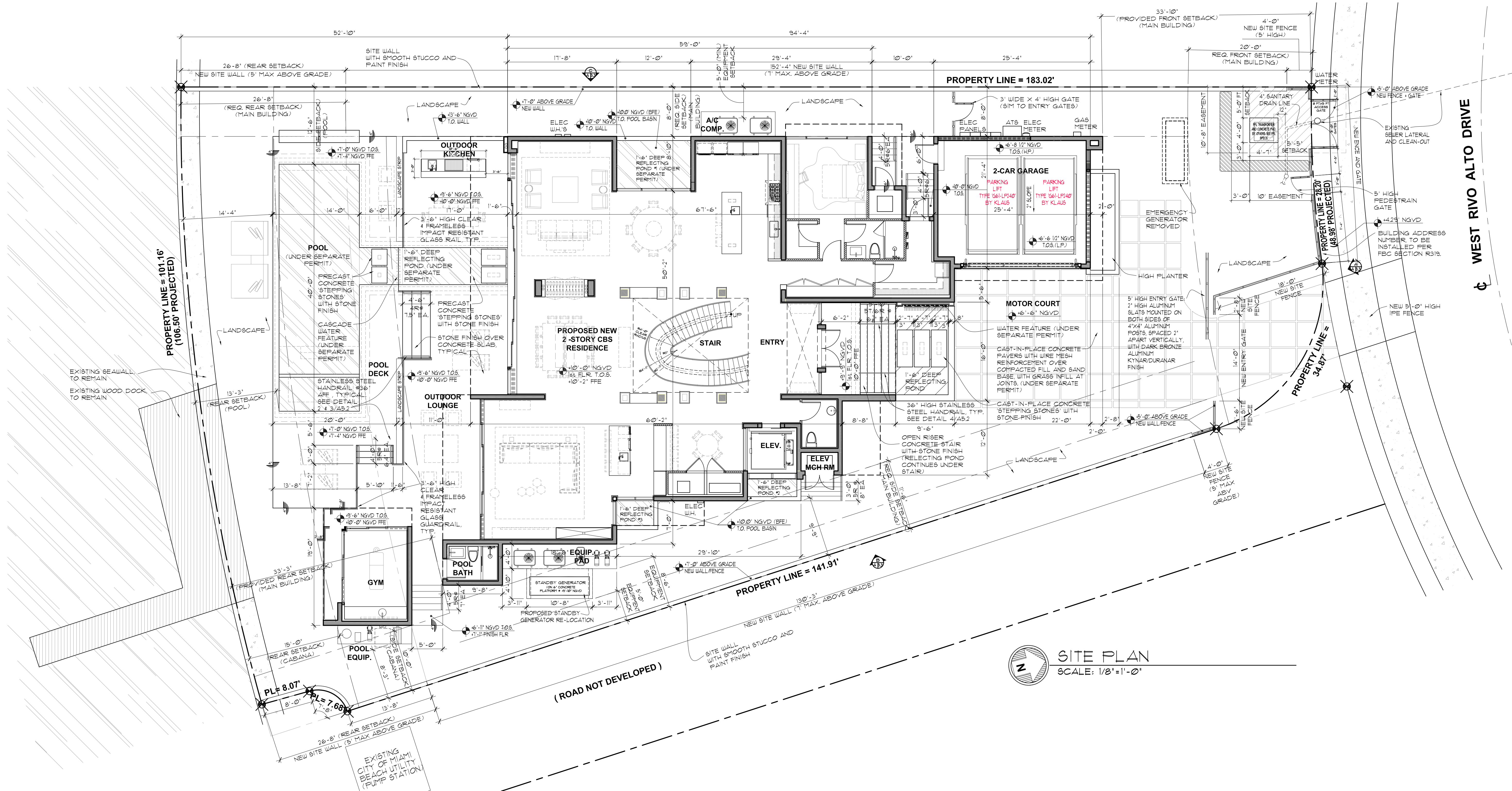
UNIT SIZE CALCULATIONS

LOT AREA:	14,069 SQ. FT.	100%
GROUND FL.	4,003 SQ. FT.	
SECOND FL.	3,023 SQ. FT.	
	(92.6% OF 1ST FLOOR)	
TOTAL:	7,026 SQ. FT.	49.9%

ZONING DATA

(RS-3)

	REQUIRED/ALLOWED	PROPOSED
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:		
MAIN HOUSE		
FRONT	20'-0"	29'-4"
REAR (15% LOT DEPTH)	26'-0"	33'-3"
SIDES (25% LOT WIDTH)	13'-9"	19'-6" (8'-0" & 11'-6")
ACCESSORY STRUCTURE		
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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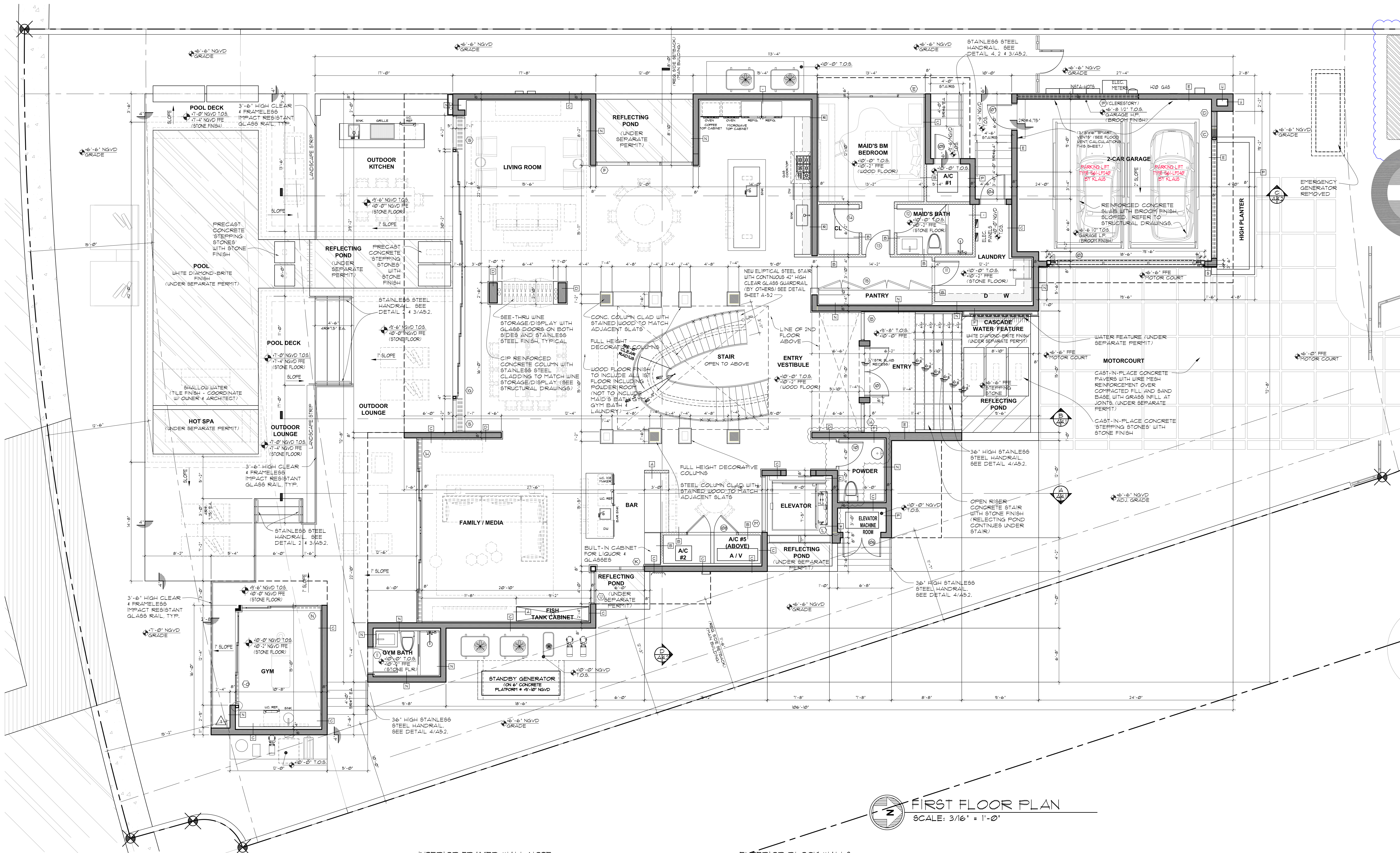
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ralph choeff
registered architect
AR0009679comm no.
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A-1.0

PROPOSED

choeff + levyp.a.
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 (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 - 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 = 531 SQ. FT.

FLOOD VENT REQUIRED = 531 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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