

1 2 1 H I B I S C U S D R I V E R E S I D E N C E

NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE WITH HEIGHT WAIVER

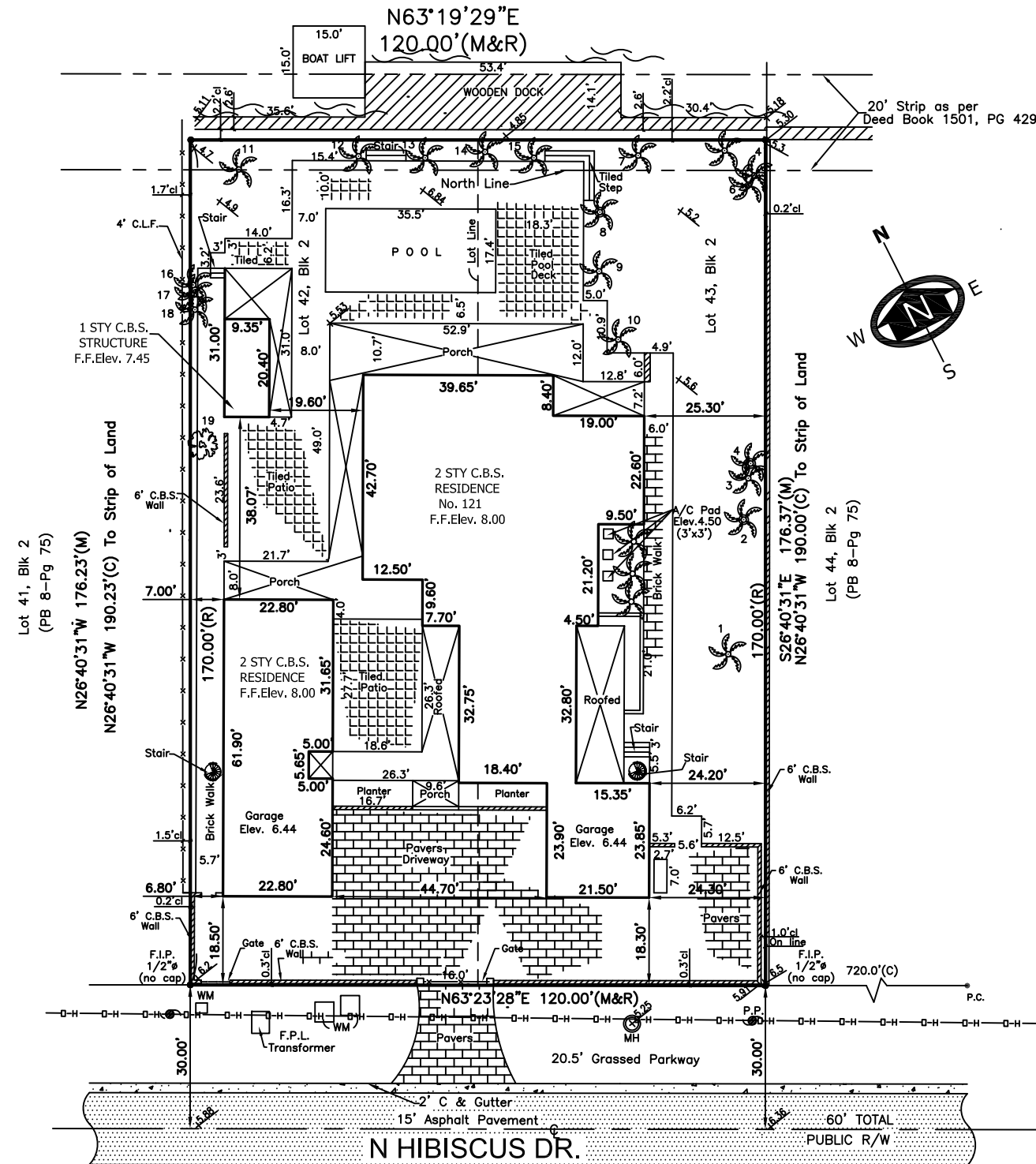
FINAL SUBMITTAL . FEBRUARY 8 , 2021

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SCALE: 1" = 20'

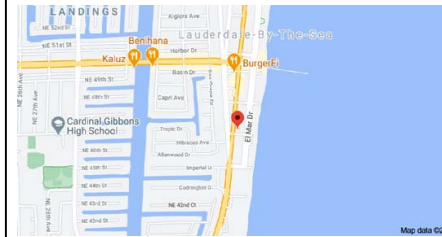
BISCAYNE BAY



CERTIFIED TO :
TODD GLASER

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-2	ROYAL PALM	ROYSTONIA ELATA	1.7'	50'	50'
3	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'	50'
4	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
5	ROYAL PALM	ROYSTONIA ELATA	0.5'	25'	8'
6-9	COCONUT	COCOS NUCIFERA	1.0'	30'	30'
10	COCONUT	COCOS NUCIFERA	1.8'	50'	50'
12-15	COCONUT	COCOS NUCIFERA	0.5'	25'	8'
16	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	50'
17	MANGO TREE	MANGIFERA INDICA	2.0'	50'	50'

SCALE: NTS



A/C = CURVE
A/D = AIR CONDITIONING UNIT
A/E = AIRWAY
B.M. = BENCH MARK
CALCO = CALCULATED
CB = CATCH BASIN
C.B.L. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M. = DRAINAGE MANIT. ELEVATION
D. = DIAMETER
EASMT. = EASEMENT
E.D. = ELEVATION
ENC. = ENCROACHMENT
F.D. = FLOOD DEVIATION
F.D. = FLOOD DEVIATION
F.H. = FIRE HYDRANT
F.N.D. = FOUND NAIL AND DISC
F.N.P. = FOUND RICH PILE
F.S. = FOUND SPRING
L.P. = LIGHT POLE
M.B. = MEASURED
MH = MANHOLE
M.L. = MEASURED
M. = MONUMENT LINE
P.B. = PARABOLA
P.O. = POINT OF BEGINNING
P.O.C. = POINT OF COMMERCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = POINT OF REFERENCE
P. = POINT
P.T. = POINT OF TANGENCY
R.D. = ROAD
REC. (N) = RECORDED
RES. = RESIDENCE
R.H. = RIGHT OF WAY
S.D. = SECTION
S.D. = SECTION
S.D. = SECTION
S.N.D. = SET NAIL AND DISC
S.P. = SET RICH PILE
S.T. = SET REMAIN
ST. = STORY
SWK. = SIDEWALK
T.O. = TOP OF BANK
U.E. = UTILITY EASEMENT
W.P. = WOODEN POLE
S.E. = SECTION LINE

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		OVERHEAD ELECT.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		FIRE HYDRANT
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TV-CABLE BOX
	ROOFED AREAS		WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE

SITE ADDRESS: 121 N HIBISCUS DR , MIAMI BEACH, FL. 33139
 JOB NUMBER: 20-1046
 DATE OF SURVEY: NOVEMBER 14,2020
 FOLIO NUMBER: 02-3232-006-0540

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-316L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 10.00 FEET (NGVD)

② LAND AREA OF SUBJECT PROPERTY: **21,000 SF (+/-)** AS PER PUBLIC RECORDS/ **21,157 SF (+/-)** (CALCULATED)

③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK NO. D-175**, WITH AN ELEVATION OF **7.69 FEET**.

④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST PALM MIDWAY., AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{10}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LOT 42 AND 43, BLOCK 2, HIBISCUS ISLAND, ACCORDING TO THE MAP OR PINT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO ALL THAT PART OF 20 FT. STRIP OF LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO THE BISCAYNE BAY ISLAND COMPANY BY DEED DATED SEPTEMBER 14, 1932, AND RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WHICH LIES NORTHEASTERLY AND CONTIGUOUS TO THE NORTHEASTERLY BOUNDARY LINES OF LOTS 42 AND 43 OF BLOCK 2, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BETWEEN THE NORTHWESTERLY LINE OF LOT 42 OF BLOCK 2 OF THE AFORESAID SUBDIVISION EXTENDED NORTHEASTERLY INTO BISCAYNE BAY AND THE SOUTHEASTERLY LINE OF LOT 43, BLOCK 2, OF THE AFORESAID SUBDIVISION EXTENDED NORTHEASTERLY INTO BISCAYNE BAY, TOGETHER WITH RIPARIAN AND/OR LITTORAL RIGHTS.

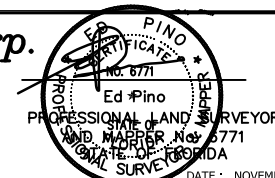
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



LB 6683

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DATE : NOVEMBER 18, 2020

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	121 North Hibiscus Drive, Miami Beach, FL 33139		
2	Folio number(s):	02-3232-006-0540		
3	Board and file numbers :	DRB21-0637		
4	Year built:	Original Structure : 1931 Substantial Additions : 1947, 1948, 1949, 1950, 1954 & 1958 Major Renovations : 1995	Zoning District:	RS-3
5	Base Flood Elevation:	10' N.G.V.D.	Grade value in NGVD:	6.12' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	8.06' N.G.V.D.	Free board:	2'
7	Lot Area:	21,157 SF		
8	Lot width:	120' (M)	Lot Depth:	176.37' (M)
9	Max Lot Coverage SF and %:	6,347 SF - 30%	Proposed Lot Coverage SF and %:	6,200 SF / 29.3%
10	Existing Lot Coverage SF and %:	6,338 SF - 29.9% (w/o courtyard) / 6,850 SF - 32.3% *approx. based off survey	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,922 SF / 79.3%	Rear Yard Open Space SF and %:	2,302 / 72.3%
12	Max Unit Size SF and %:	10,578 SF / 50%	Proposed Unit Size SF and %:	8,886 SF / 42%
13	Existing First Floor Unit Size:	5.470 SF * approx. based off survey	Proposed First Floor Unit Size:	5,028 SF (Including Accessory Building)
14	Existing Second Floor Unit Size	5.470 SF * approx. based off survey		
15			Proposed Second Floor Unit Size SF and % :	3,858 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	440 SF (Including Stair)

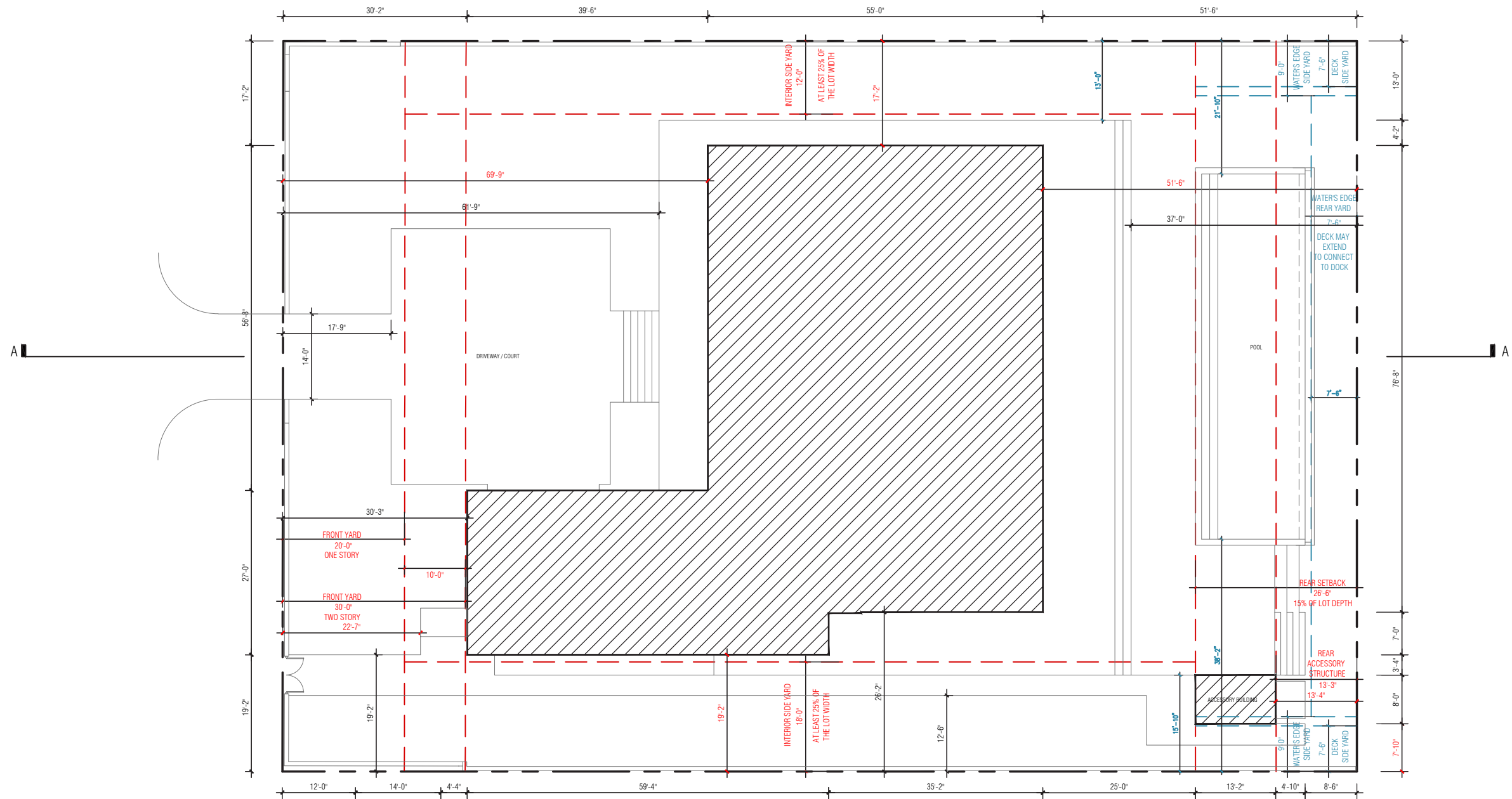
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - Flat Roof		26'-4"	Height waiver of 2'-4"
18	Setbacks:				
19	Front First level:	20'-0"		22'-7"	
20	Front Second level:	30'-0"		69'-9"	
21	Side 1:	12'-0"		17'-2"	
22	Side 2 or (facing street):	18'-0"		19'-2"	
23	Rear:	26'-6" (15% of Lot Depth)		51'-6"	
	Accessory Structure Side 1:	7'-6"		7'-10"	
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	13'-3" (Half of Rear Setback)		13'-4"	
26	Sum of Side yard :	30'-0" (At Least 25% of the Lot Width)		17'-2" + 19'-2" = 36'-4"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No - As per DRB20-0630		

1 2 1 N . H I B I S C U S D R . R E S I D E N C E

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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 REQUIRED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	INTERIOR SIDE		REAR	INTERIOR SIDE ACCESSORY STRUCTURE		REAR ACCESSORY STRUCTURE	 REQUIRED POOL AND DECK	WATER'S EDGE INTERIOR SIDE		WATER'S EDGE REAR		DECK INTERIOR SIDE	
	20'-0"	30'-0"	12'-0"	18'-0"	26'-6"	7'-6"		13'-3"		9'-0"	7'-6"		7'-6"		
	AT LEAST 25% OF LOT WIDTH (120' LOT WIDTH (R))														
	15% OF LOT DEPTH (176.37' LOT DEPTH (R))														
	HALF OF REAR SETBACK														
 PROPOSED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	INTERIOR SIDE		REAR	INTERIOR SIDE ACCESSORY STRUCTURE		REAR ACCESSORY STRUCTURE	 PROPOSED POOL AND DECK	WATER'S EDGE INTERIOR SIDE		WATER'S EDGE REAR		DECK INTERIOR SIDE	
	22'-7"	69'-9"	17'-2"	19'-2"	51'-6"	7'-10"		13'-4"		21'-10"	38'-2"	7'-6"	13'-0"	15'-10"	

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

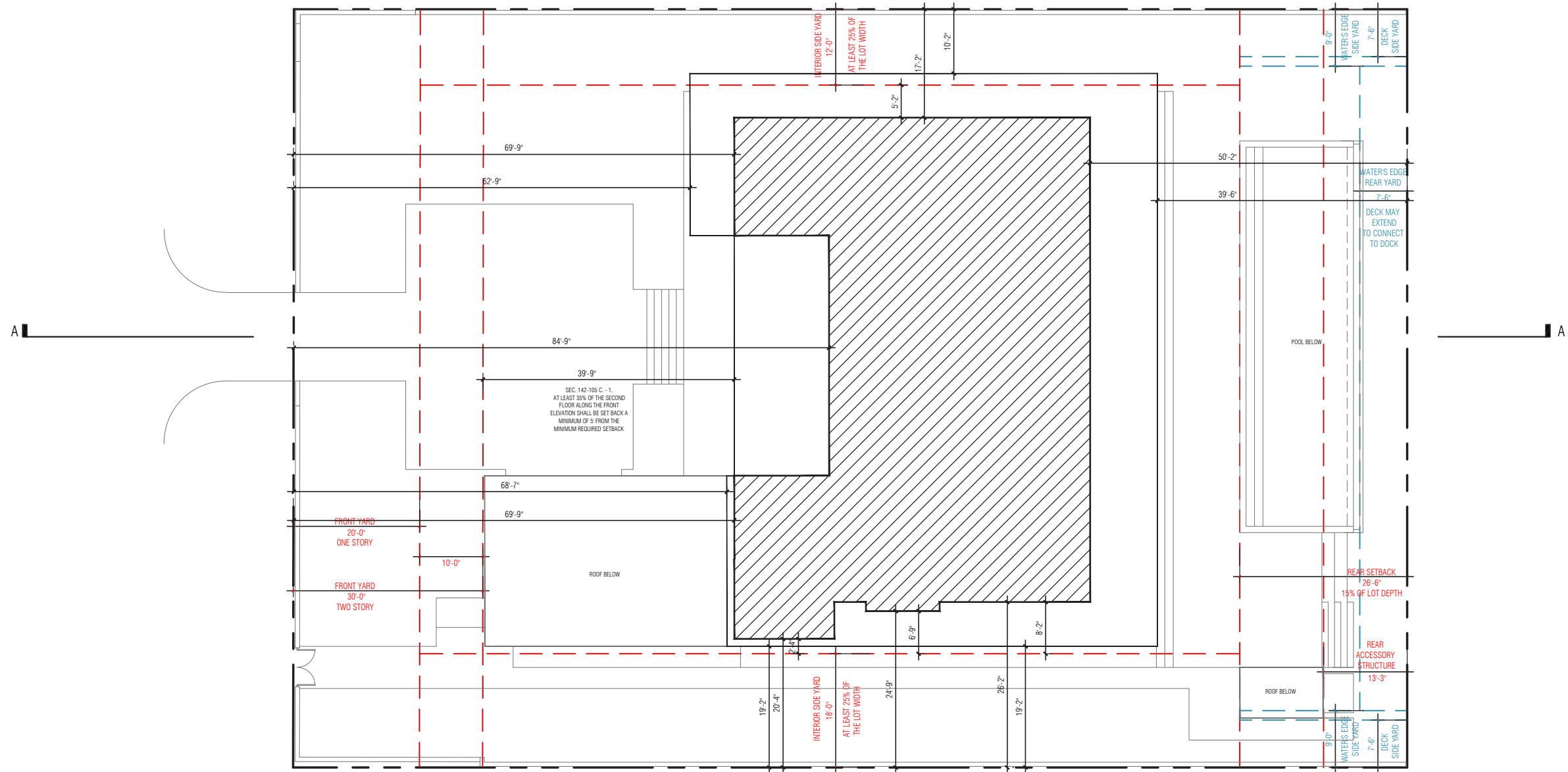


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SETBACK DIAGRAM - GROUND FLOOR

SCALE: 1" = 20'-0"





	REQUIRED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	INTERIOR SIDE		REAR	INTERIOR SIDE ACCESSORY STRUCTURE	REAR ACCESSORY STRUCTURE		REQUIRED POOL AND DECK	WATER'S EDGE INTERIOR SIDE		WATER'S EDGE REAR		DECK INTERIOR SIDE	
		20'-0"	30'-0"	12'-0"	18'-0"	26'-6"	7'-6"	13'-3"			9'-0"	7'-6"	7'-6"			
		AT LEAST 25% OF LOT WIDTH (120' LOT WIDTH (R))		15% OF LOT DEPTH (176.37' LOT DEPTH (R))		HALF OF REAR SETBACK										
	PROPOSED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	INTERIOR SIDE		REAR	INTERIOR SIDE ACCESSORY STRUCTURE	REAR ACCESSORY STRUCTURE		PROPOSED POOL AND DECK	WATER'S EDGE INTERIOR SIDE		WATER'S EDGE REAR		DECK INTERIOR SIDE	
		22'-7"	69'-9"	17'-2"	19'-2"	51'-6"	7'-10"	13'-4"			21'-10"	38'-2"	7'-6"	13'-0"	15'-10"	

121 N. HIBISCUS DR. RESIDENCE

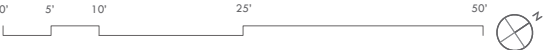
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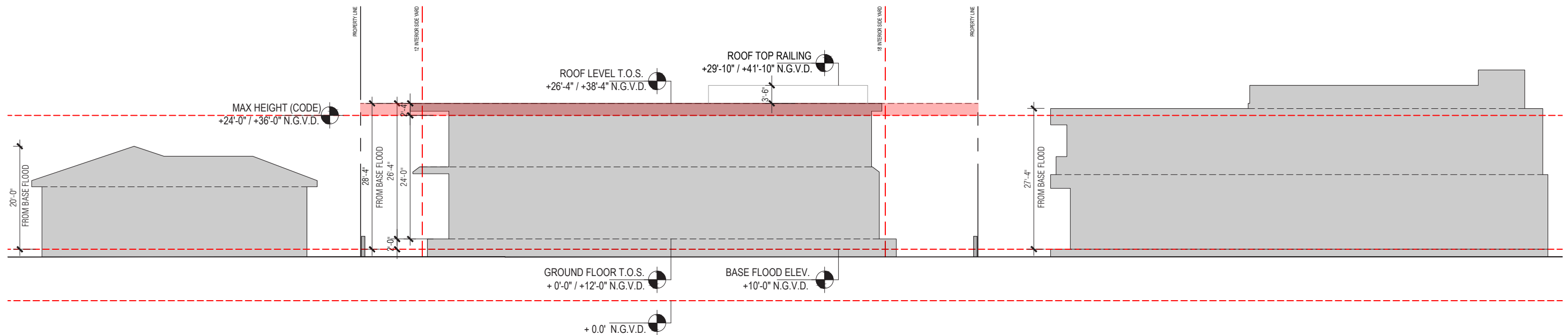


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SETBACK DIAGRAM - SECOND FLOOR

SCALE: 1" = 20'-0"





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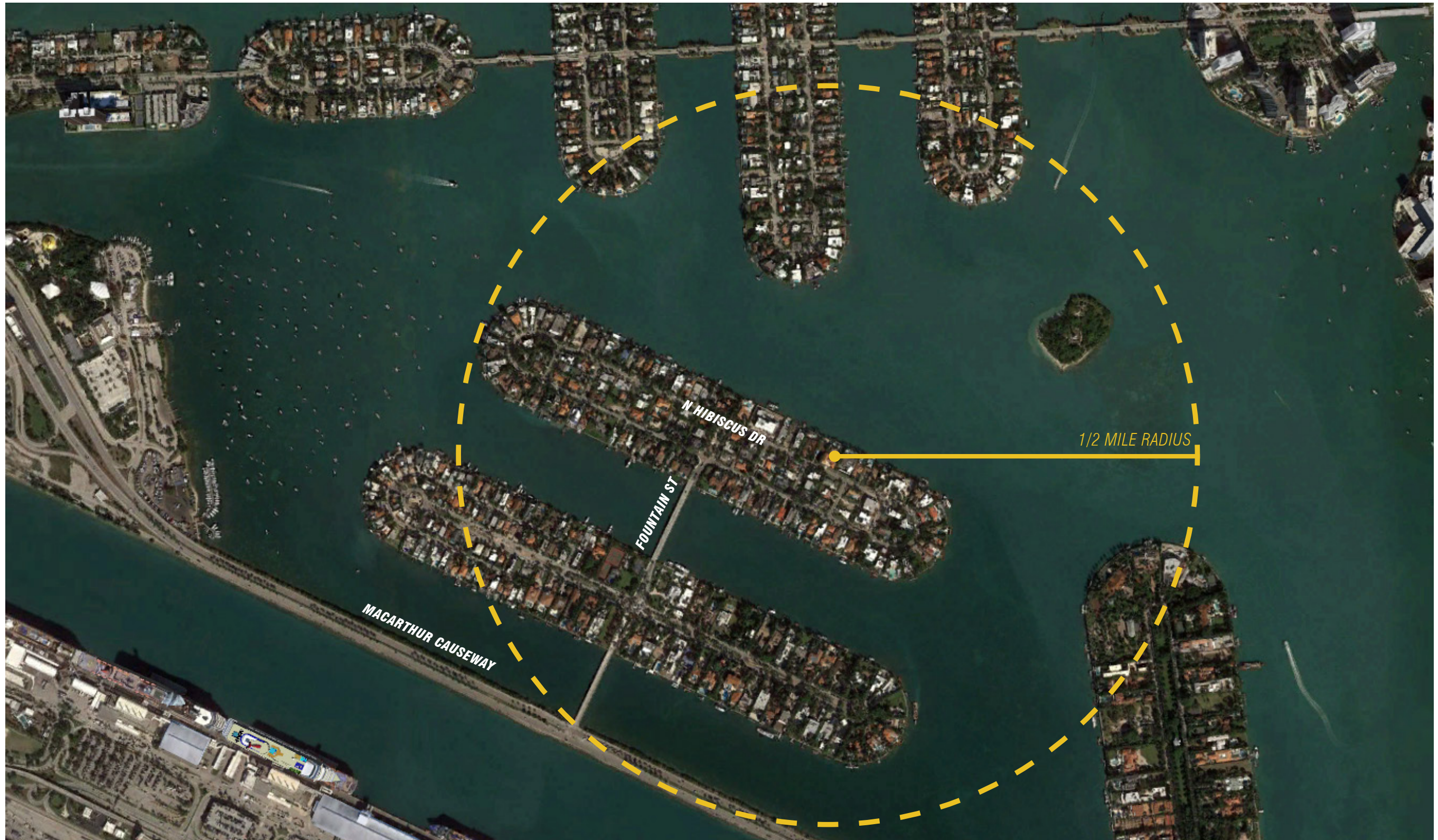
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SITE LOCATION



A-7



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CONTEXT LOCATION PLAN





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SITE LOCATION

A-9

MIAMI BEACH . DRB FINAL SUBMITTAL . 8 FEBRUARY 2021



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SITE LOCATION



A



B



C



D

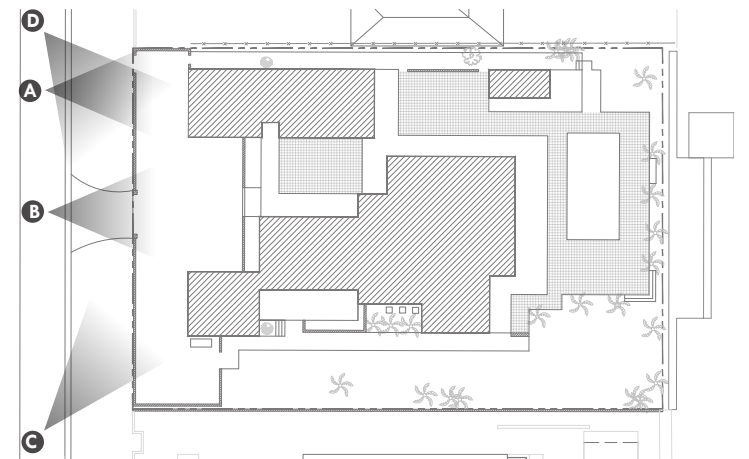
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ALL SITE PHOTOS DATED JANUARY 16, 2021



SITE PHOTOS - EXISTING STRUCTURE - FRONT



A



B

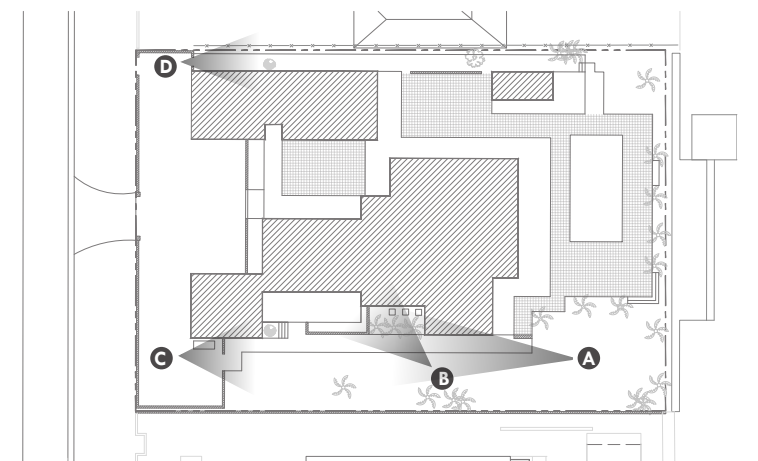


C



D

ALL SITE PHOTOS DATED JANUARY 16, 2021



SITE PHOTOS - EXISTING STRUCTURE - SIDE

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A-12

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A



B

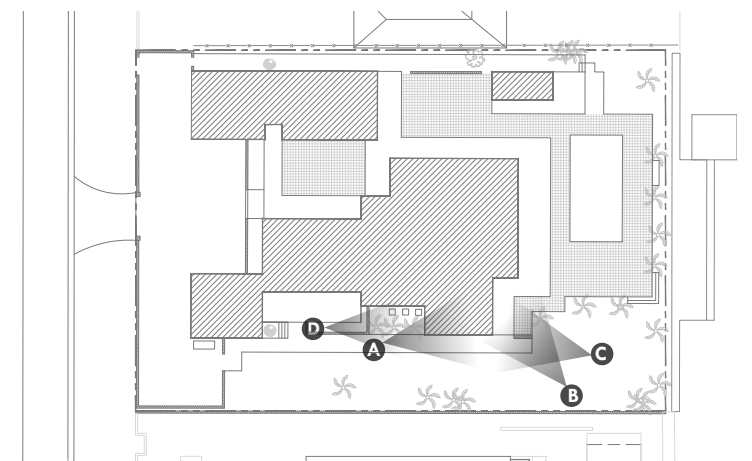


C



D

ALL SITE PHOTOS DATED JANUARY 16, 2021



SITE PHOTOS - EXISTING STRUCTURE - REAR

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A-13

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A



B

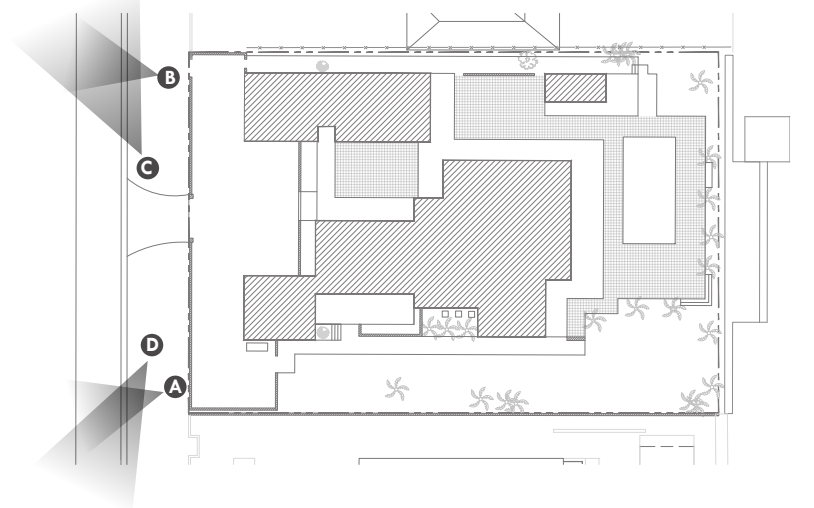


C



D

ALL SITE PHOTOS DATED JANUARY 16, 2021



SITE PHOTOS - SURROUNDING PROPERTY

121 N. HIBISCUS DR. RESIDENCE

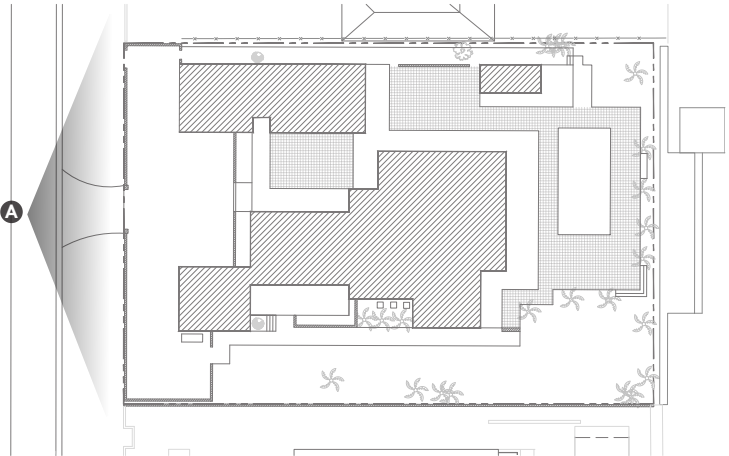
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ALL SITE PHOTOS DATED JANUARY 16, 2021



EXISTING ELEVATION SOUTH

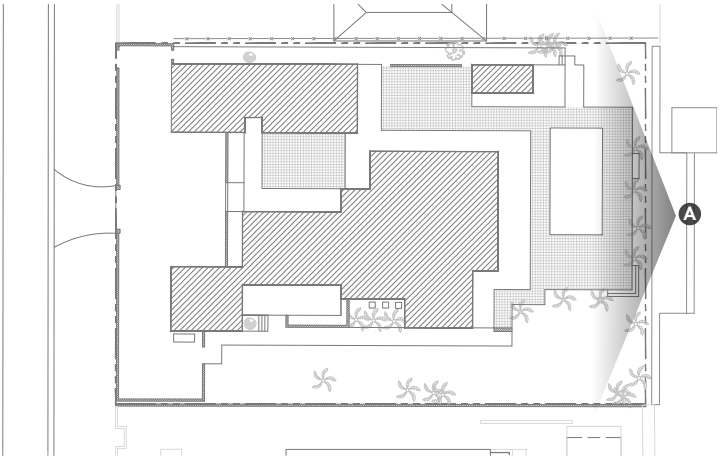
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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ALL SITE PHOTOS DATED JANUARY 16, 2021



EXISTING ELEVATION NORTH

121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

PROPERTY LINE

PROPERTY LINE



SOUTH ELEVATION

121 N. HIBISCUS DR. RESIDENCE

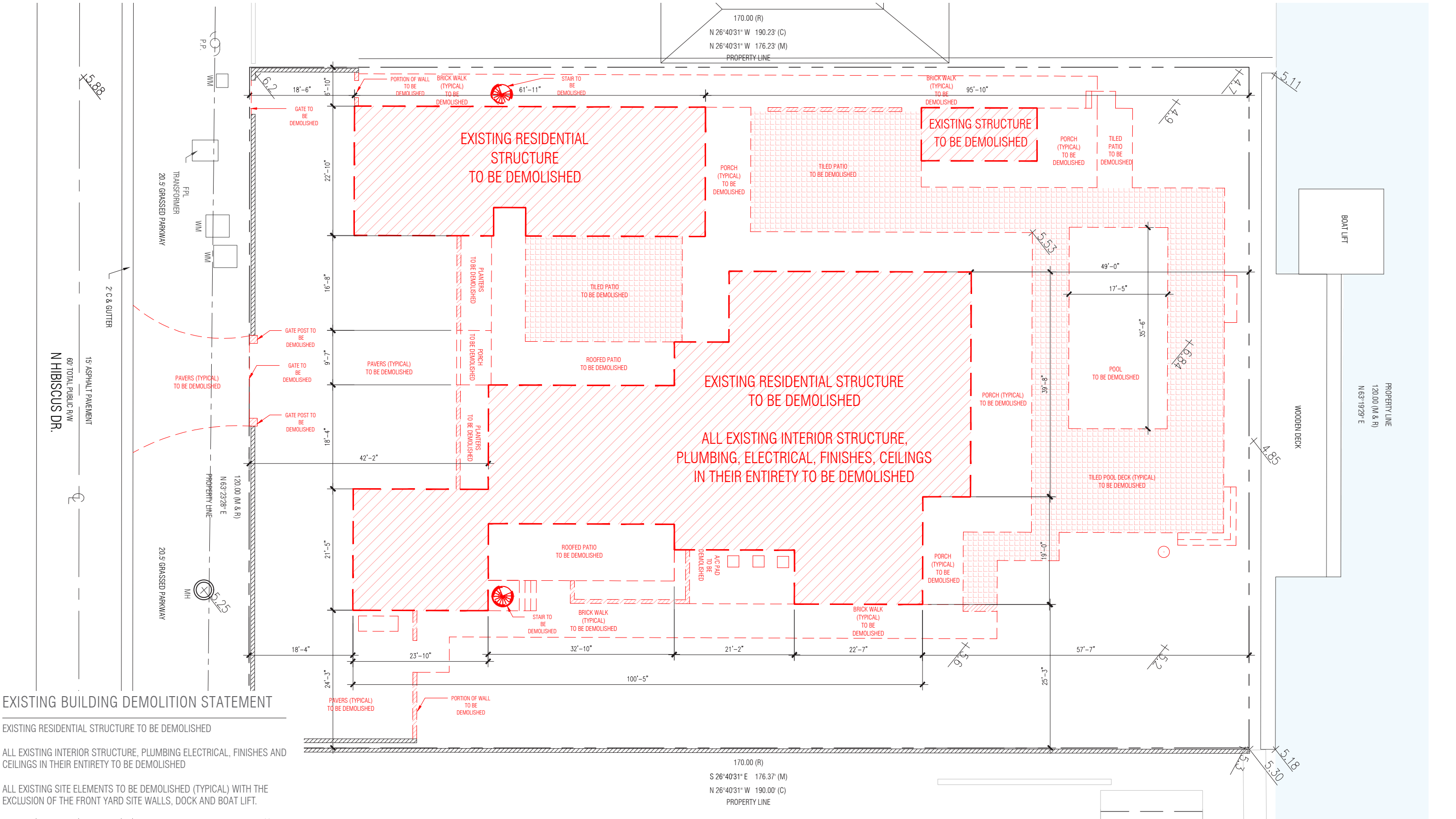
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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EXISTING CONDITIONS ELEVATION

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



EXISTING BUILDING DEMOLITION STATEMENT

- EXISTING RESIDENTIAL STRUCTURE TO BE DEMOLISHED
- ALL EXISTING INTERIOR STRUCTURE, PLUMBING ELECTRICAL, FINISHES AND CEILINGS IN THEIR ENTIRETY TO BE DEMOLISHED
- ALL EXISTING SITE ELEMENTS TO BE DEMOLISHED (TYPICAL) WITH THE EXCLUSION OF THE FRONT YARD SITE WALLS, DOCK AND BOAT LIFT.

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121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

PROPERTY LINE

PROPERTY LINE

EXISTING STRUCTURE
TO BE DEMOLISHED WITH THE
EXCLUSION OF THE FRONT YARD SITE
WALLS, DOCK AND BOAT LIFT.

EXISTING STRUCTURE
TO BE DEMOLISHED WITH THE
EXCLUSION OF THE FRONT YARD SITE
WALLS, DOCK AND BOAT LIFT.

SOUTH ELEVATION

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

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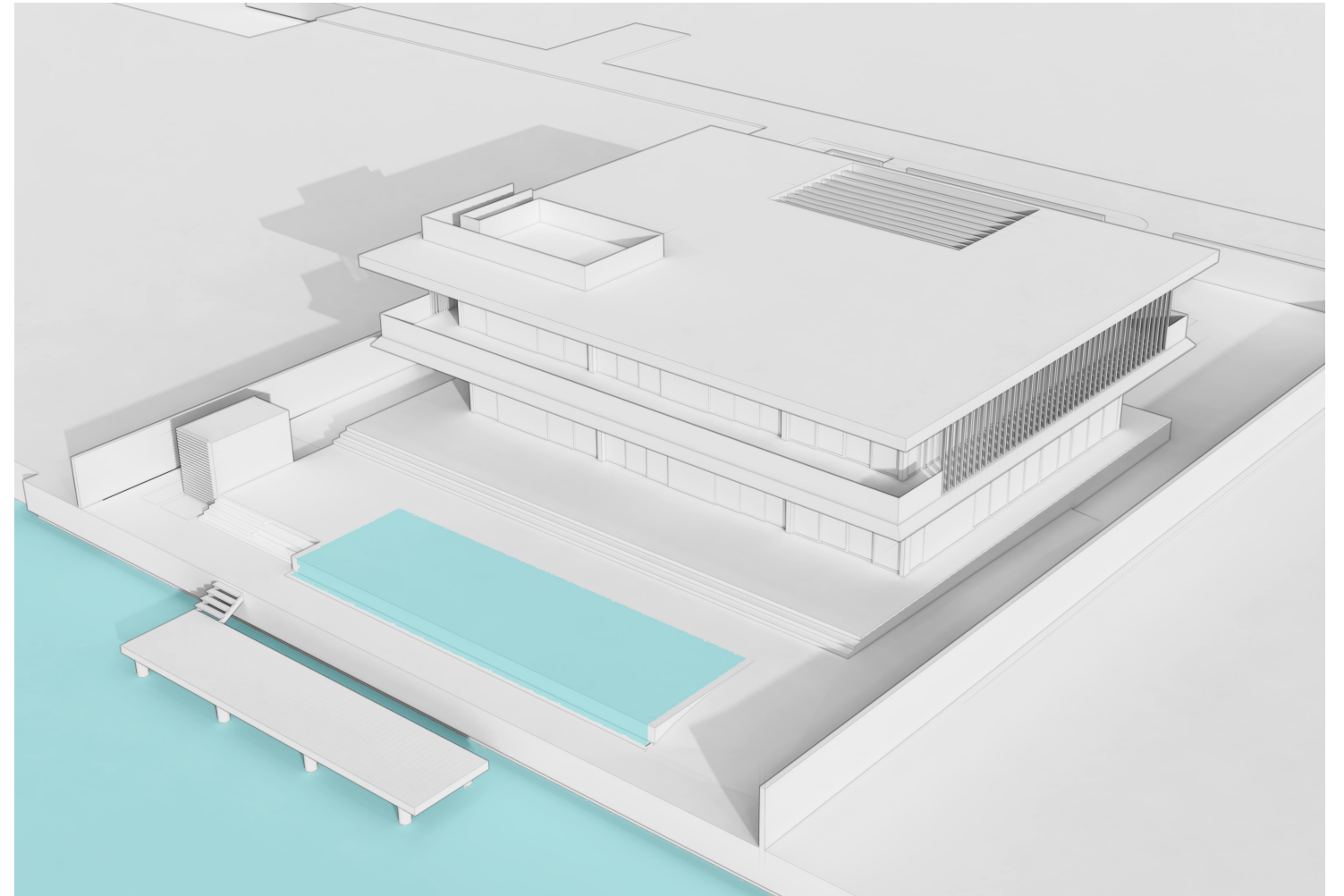
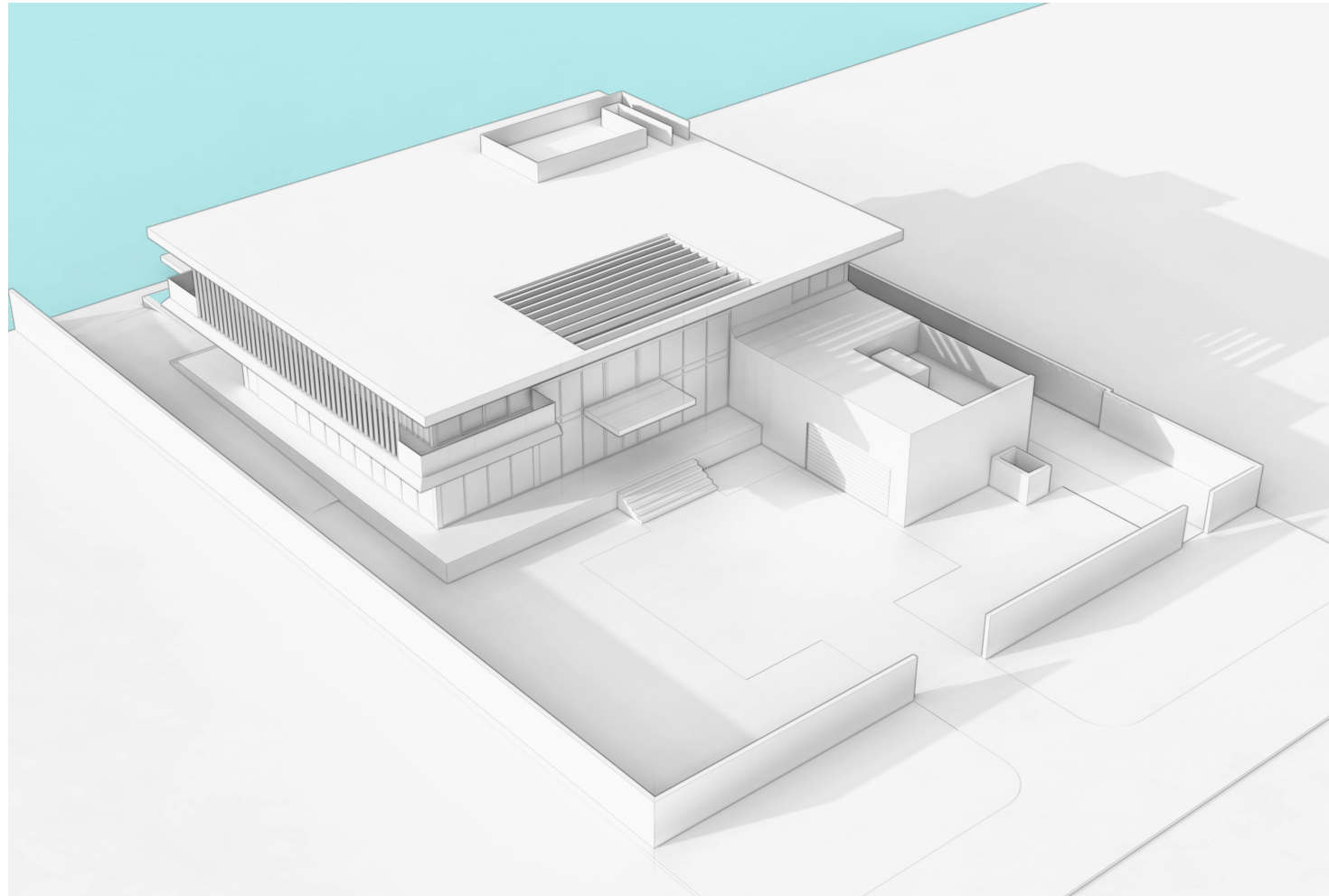
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DEMOLITION ELEVATION

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

A-20

MIAMI BEACH . DRB FINAL SUBMITTAL . 8 FEBRUARY 2021



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121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

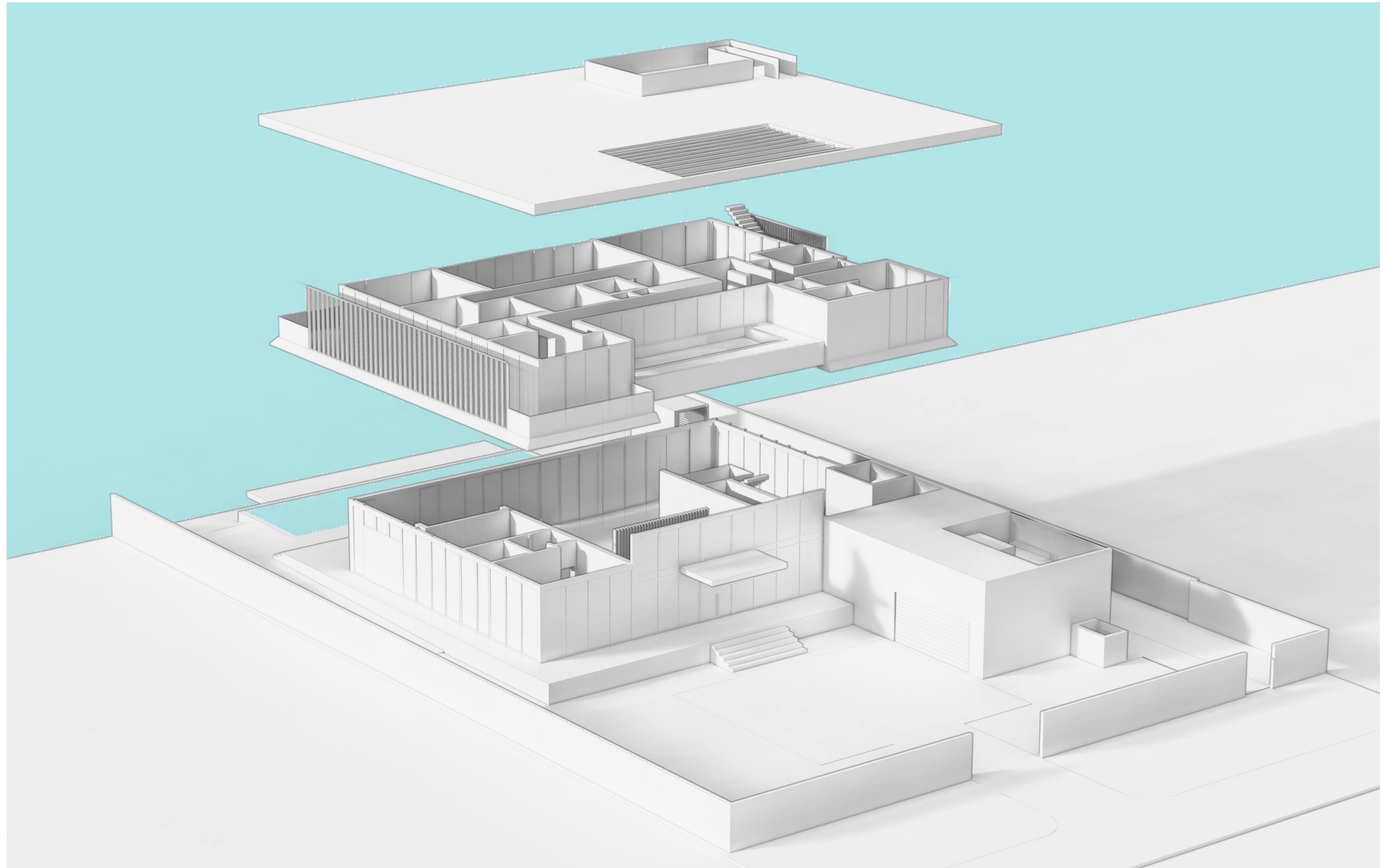
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PROPOSED AXONOMETRICS

A-21

MIAMI BEACH . DRB FINAL SUBMITTAL . 8 FEBRUARY 2021



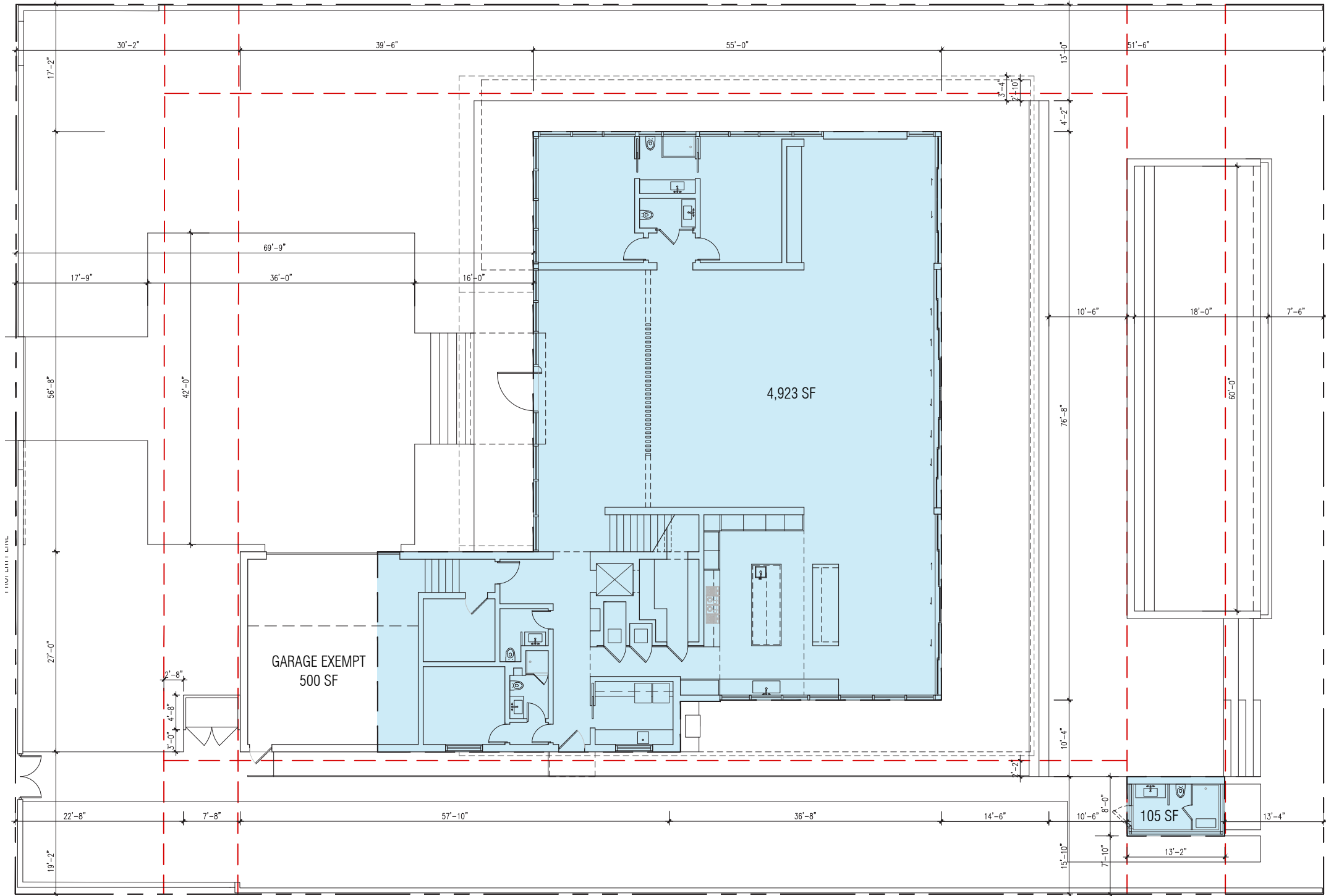
PROPOSED EXPLODED AXONOMETRICS

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UNIT SIZE

ALLOWABLE UNIT SIZE	GROUND LEVEL	GROUND LEVEL ACCESSORY BUILDING	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	TOTAL UNIT SIZE
10,578 SF 50% OF NET LOT AREA (21,157 SF)	5,028 SF (INCL. ACCESSORY BUILDING)	105 SF	500 SF	3,858 SF	8,886 SF 42% OF LOT AREA (21,157 SF)

121 N. HIBISCUS DR. RESIDENCE

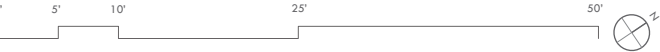
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

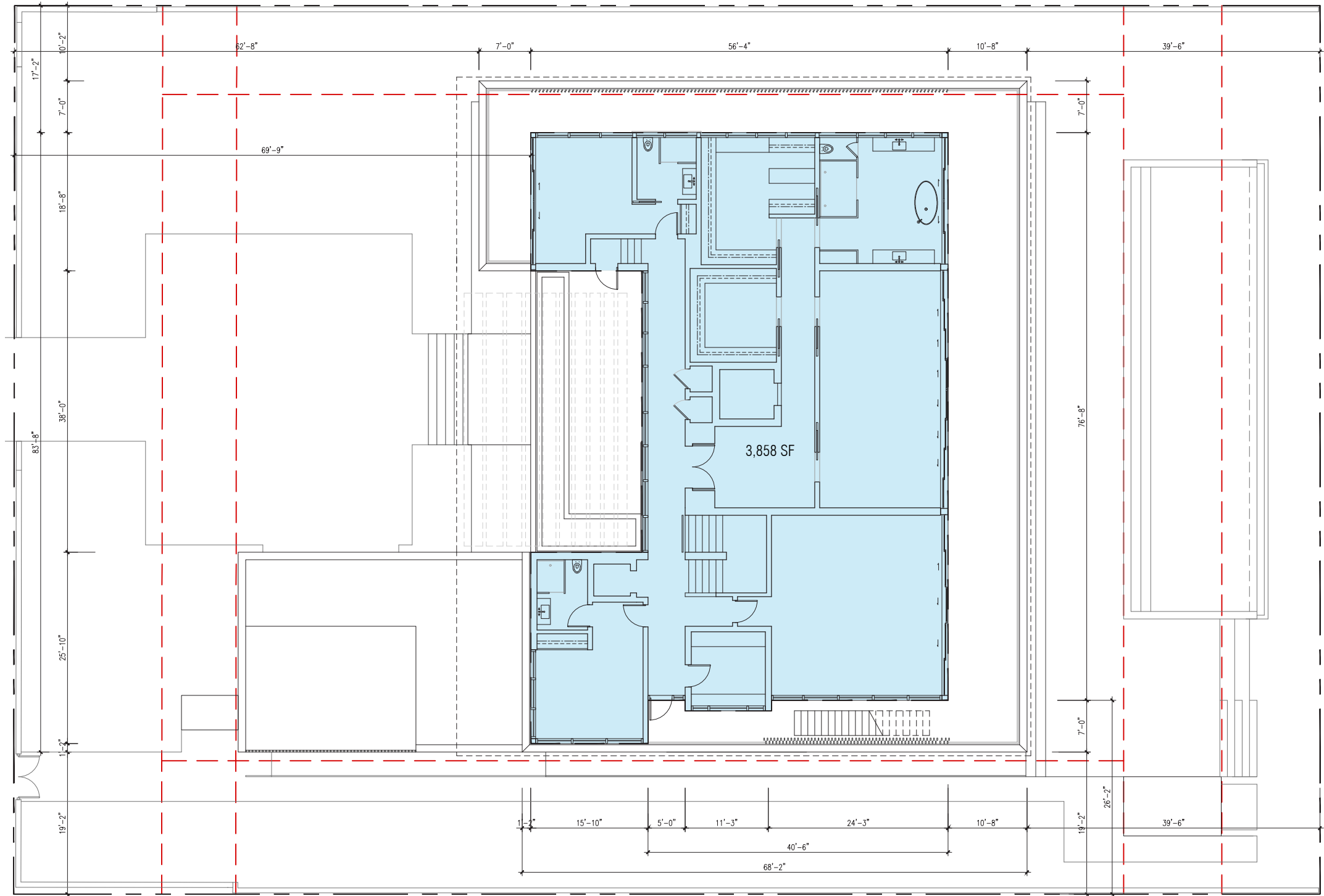


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PROPOSED DIAGRAMS - UNIT SIZE - GROUND LEVEL

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





UNIT SIZE

ALLOWABLE UNIT SIZE	GROUND LEVEL	GROUND LEVEL ACCESSORY BUILDING	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	TOTAL UNIT SIZE
10,578 SF 50% OF NET LOT AREA (21,157 SF)	5,028 SF (INCL. ACCESSORY BUILDING)	105 SF	500 SF	3,858 SF	8,886 SF 42% OF LOT AREA (21,157 SF)

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

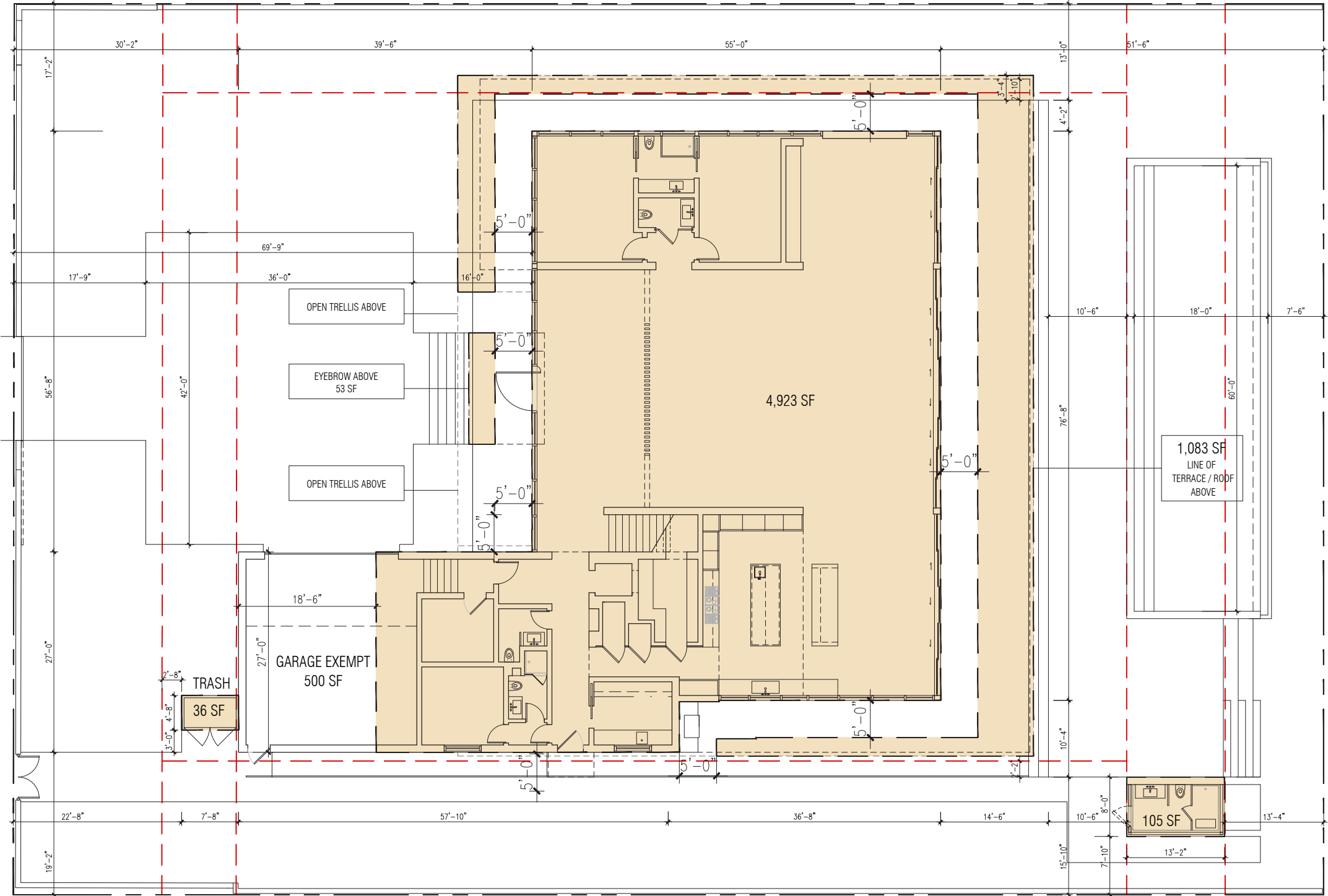


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PROPOSED DIAGRAMS - UNIT SIZE - SECOND LEVEL

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





LOT COVERAGE			
RS-3	LOT AREA	MAX LOT COVERAGE ALLOWED	LOT COVERAGE PROVIDED
	21,157 SF	6,347 SF - 30%	6,200 SF - 29.3%

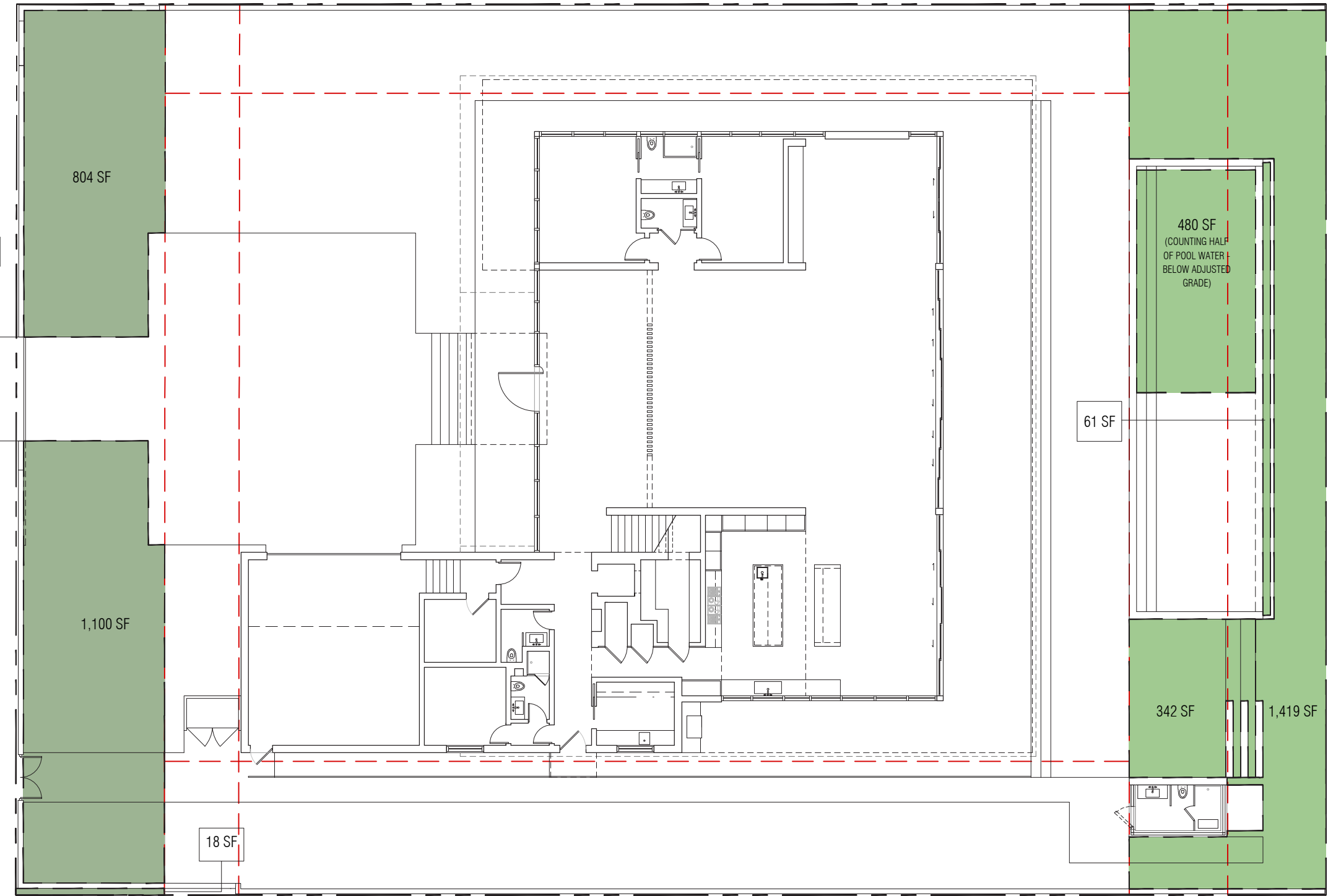
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121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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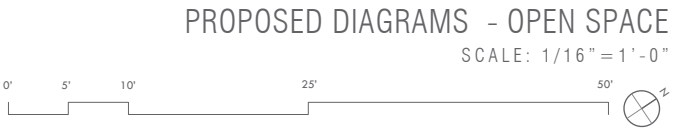
PROPOSED DIAGRAMS - LOT COVERAGE
SCALE: 1/16" = 1'-0"





OPEN SPACE			
RS-3	YARD AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
FRONT	2,400 SF	1,200 SF - 50%	1,922 SF - 79.3%
REAR	3,180 SF	2,226 SF - 70%	2,302 SF - 72.3%

1 2 1 N . H I B I S C U S D R . R E S I D E N C E
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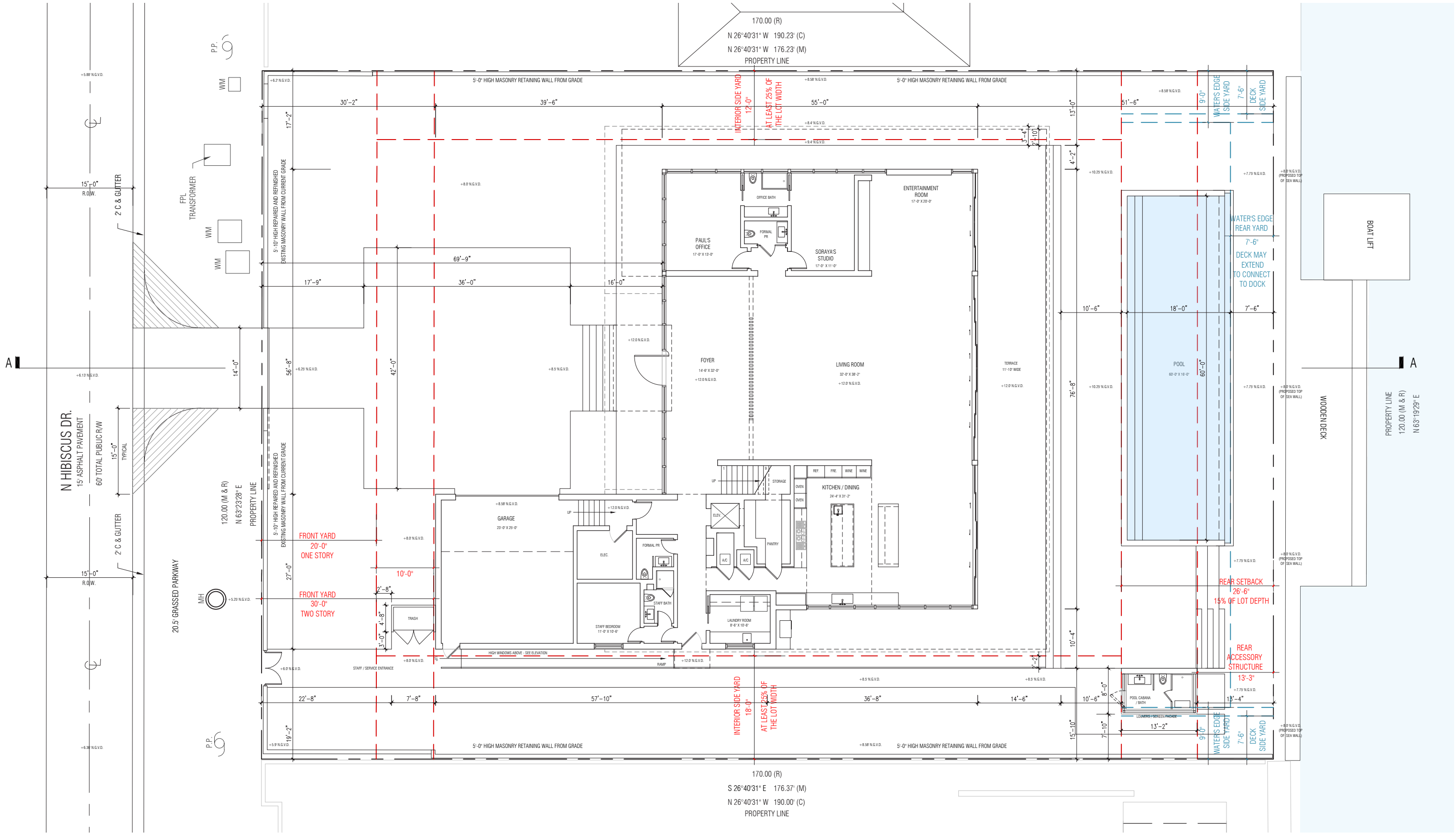


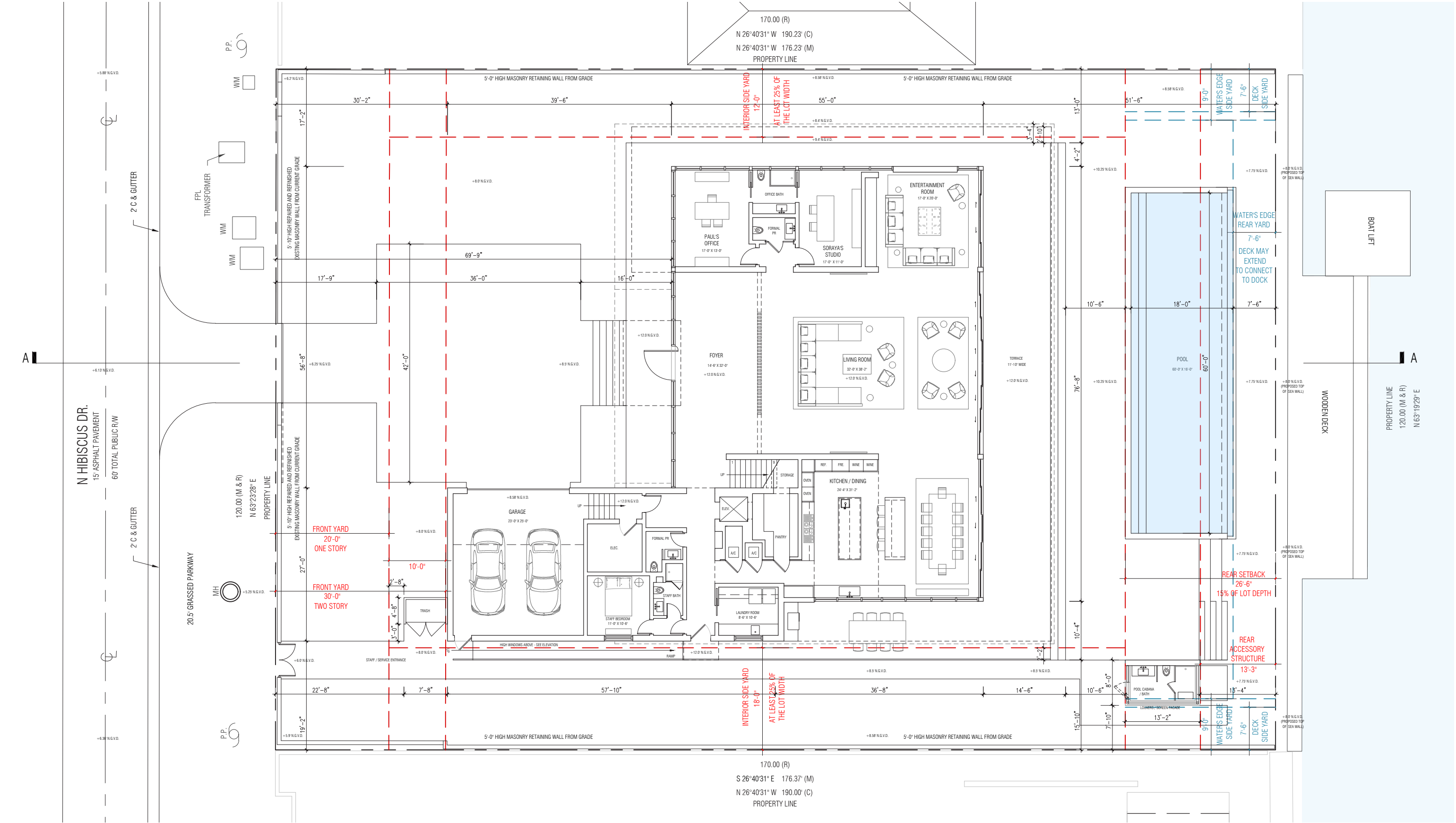
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"





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



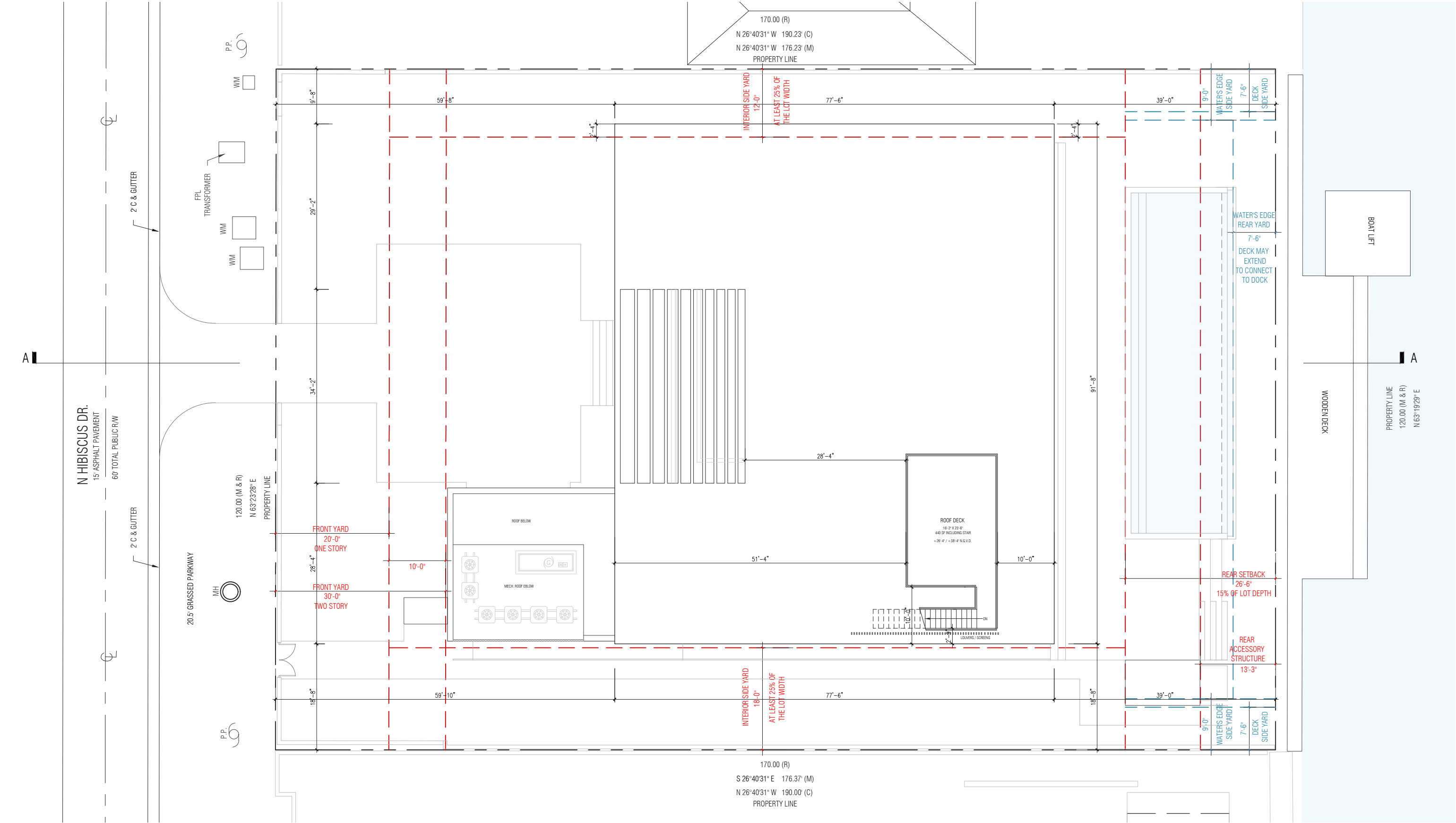
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Profile view of a road with elevations 0', 5', 10', 25', and 50'. A north arrow is shown on the right.

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

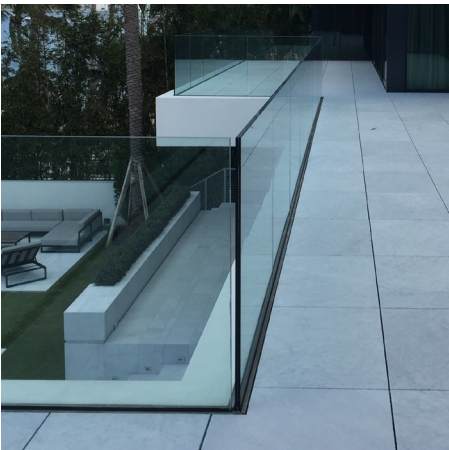




WIN-01



AL-01



GL-04



CBS-01



GL-01

AL-01 ROOF / TRELLIS MEMBERS TO BE FINISHED IN LIGHT GRAY KYNAR, OR EQUIV. FINISH

AL-02 SPECIALTY GARAGE DOOR

C-01 CAST-IN-PLACE ARCHITECTURAL CONCRETE

CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD

CBS-02 EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL
SMOOTH FINISH AND PAINT - COLOR TBD

GL-01 IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM,
SLIDING DOOR SYSTEM, AND FIXED SYSTEM - LIGHT KYNAR FINISH, TBD.

GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

GL-03 IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING
SYSTEM - FINISH TO MATCH GL-01

GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.

MTL-01 BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.

PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH

PL-02 POOL TILE - INFINITY EDGE

SST-01 STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.

WIN-01 CUSTOM, FINISHED ALUMINUM "PERSIANAS" WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01

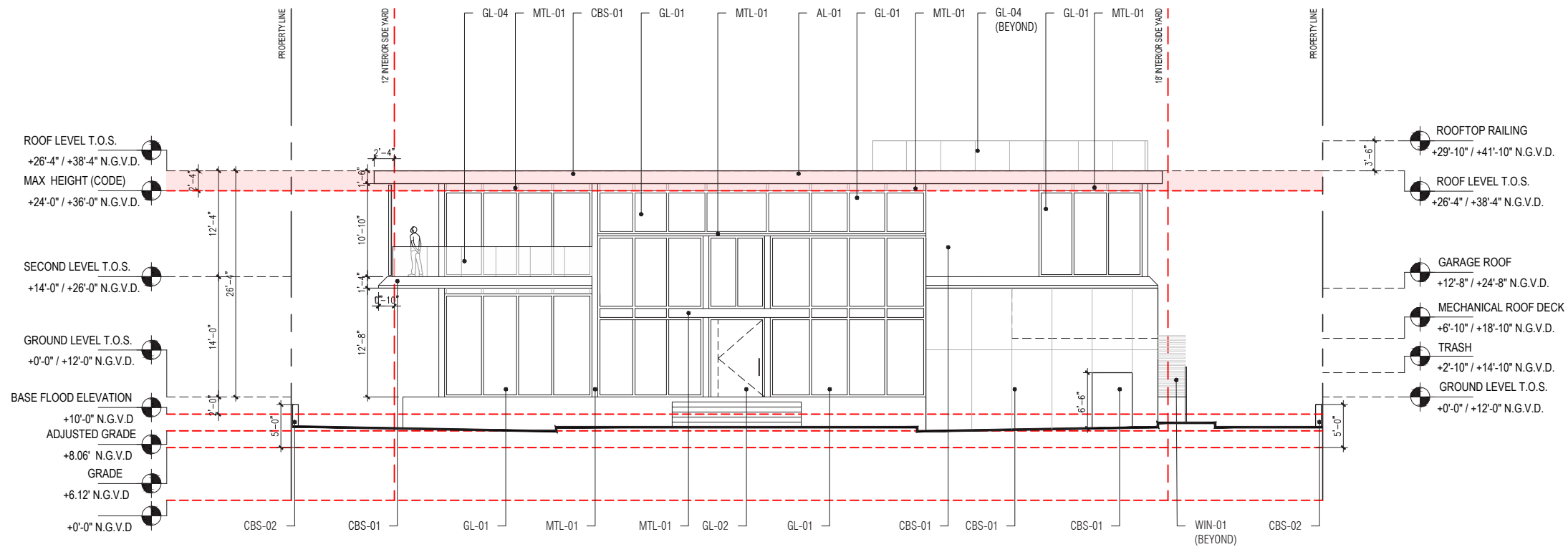
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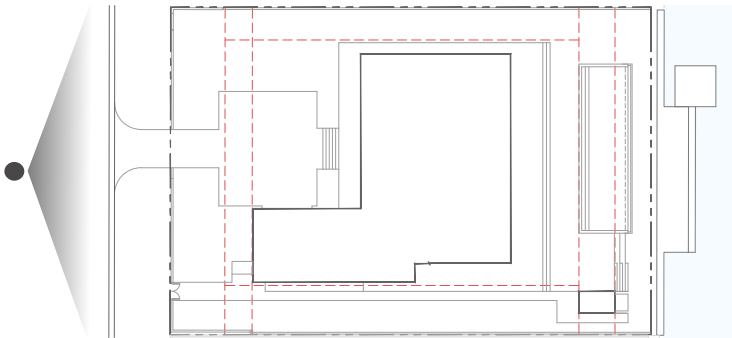
MATERIALS AND TEXTURES



MATERIAL LEGEND

- AL-01 ROOF / TRELLIS MEMBERS TO BE FINISHED IN LIGHT GRAY KYNAR, OR EQUIV. FINISH
- AL-02 SPECIALTY GARAGE DOOR
- C-01 CAST-IN-PLACE ARCHITECTURAL CONCRETE
- CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- CBS-02 EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- GL-01 IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM,
SLIDING DOOR SYSTEM, AND FIXED SYSTEM - LIGHT KYNAR FINISH, TBD.
- GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

- GL-03 IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING
SYSTEM - FINISH TO MATCH GL-01
- GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.
- MTL-01 BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.
- PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH
- PL-02 POOL TILE - INFINITY EDGE
- SST-01 STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.
- WIN-01 CUSTOM, FINISHED ALUMINUM "PERSIANAS" WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

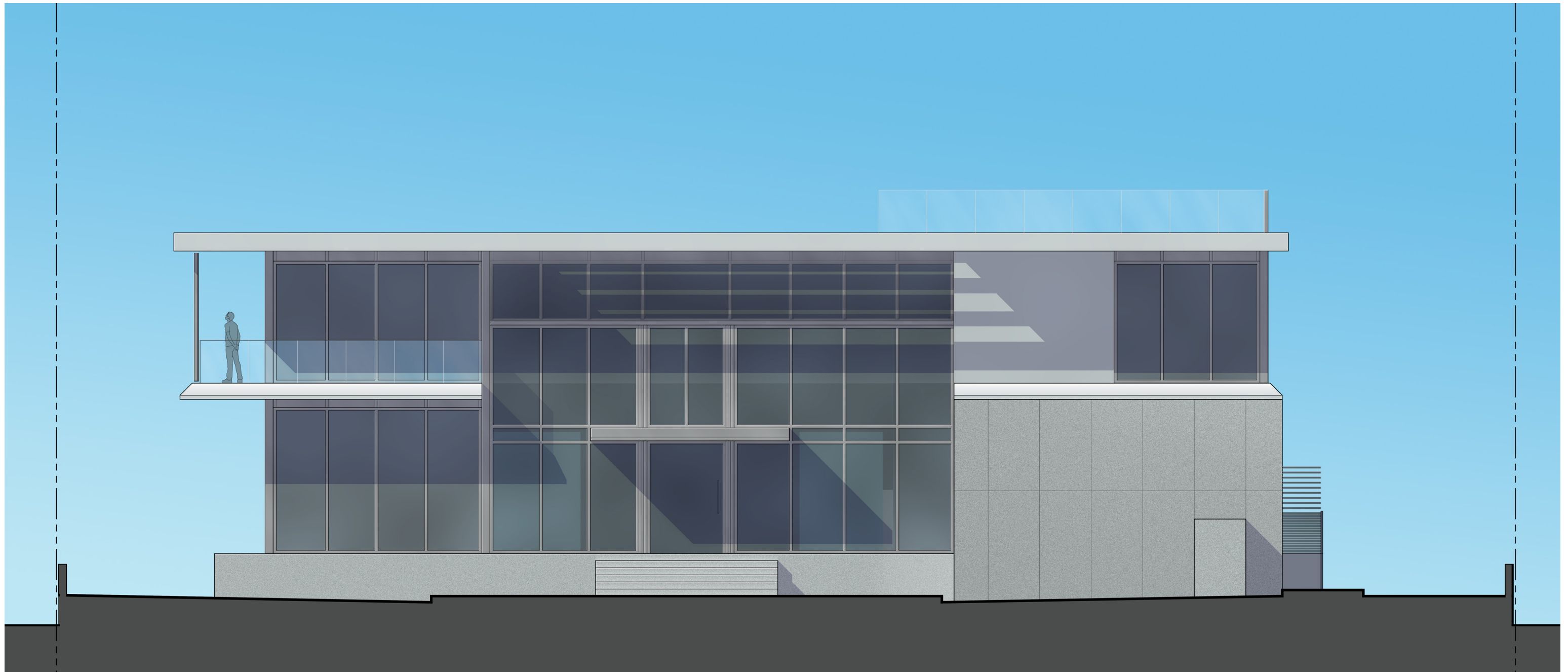


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SOUTH ELEVATION

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

0' 5' 10' 25' 50'



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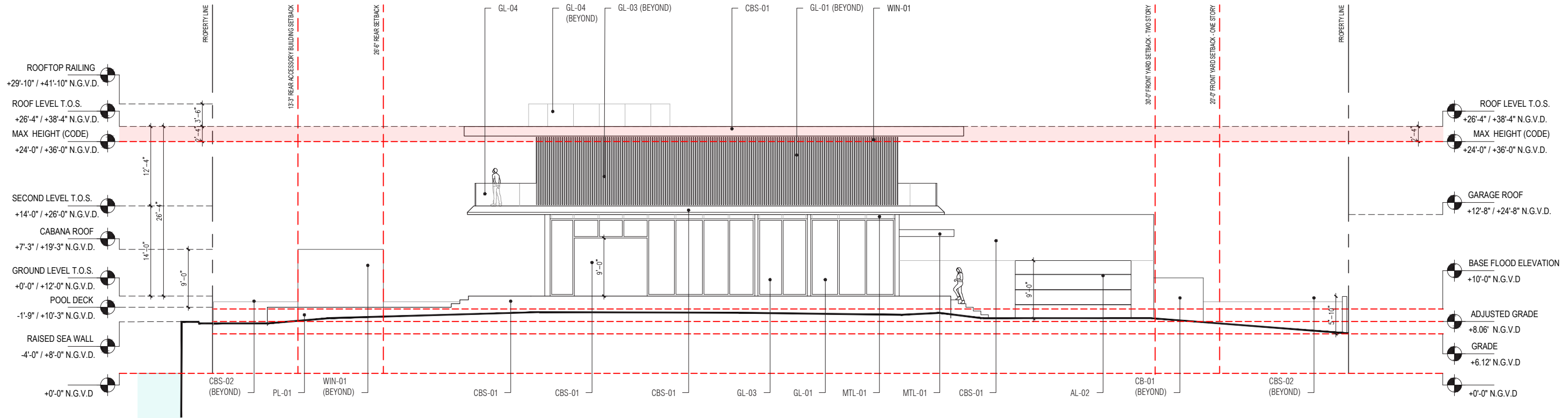


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SOUTH ELEVATION - RENDERED

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

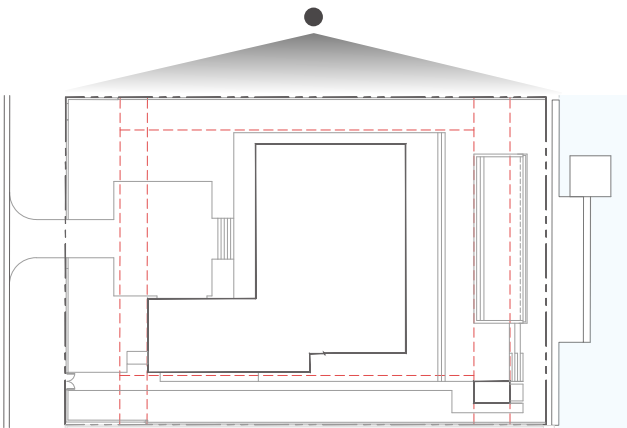
A-32.1



MATERIAL LEGEND

- AL-01 ROOF / TRELLIS MEMBERS TO BE FINISHED IN LIGHT GRAY KYNAR, OR EQUIV. FINISH
- AL-02 SPECIALTY GARAGE DOOR
- C-01 CAST-IN-PLACE ARCHITECTURAL CONCRETE
- CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- CBS-02 EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- GL-01 IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM,
SLIDING DOOR SYSTEM, AND FIXED SYSTEM - LIGHT KYNAR FINISH, TBD.
- GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

- GL-03 IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING
SYSTEM - FINISH TO MATCH GL-01
- GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.
- MTL-01 BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.
- PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH
- PL-02 POOL TILE - INFINITY EDGE
- SST-01 STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.
- WIN-01 CUSTOM, FINISHED ALUMINUM "PERSIANAS" WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01



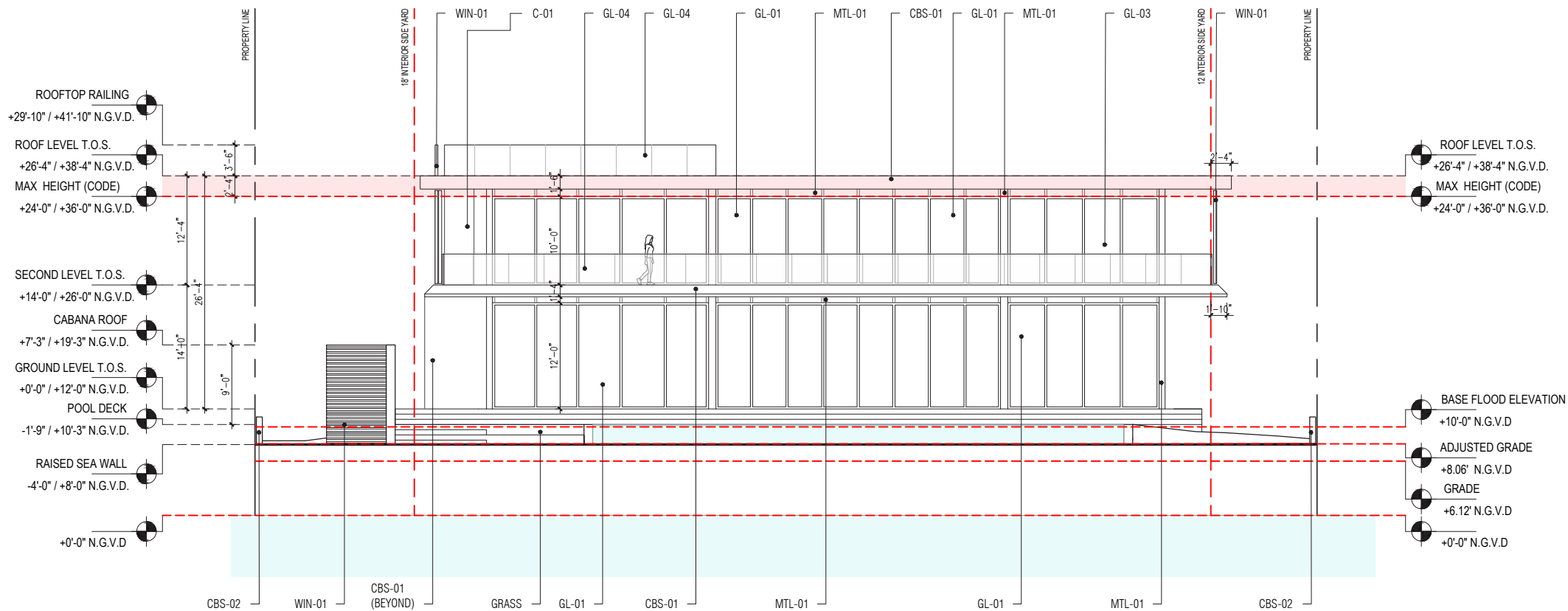
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121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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WEST ELEVATION
SCALE: 1/16" = 1'-0"

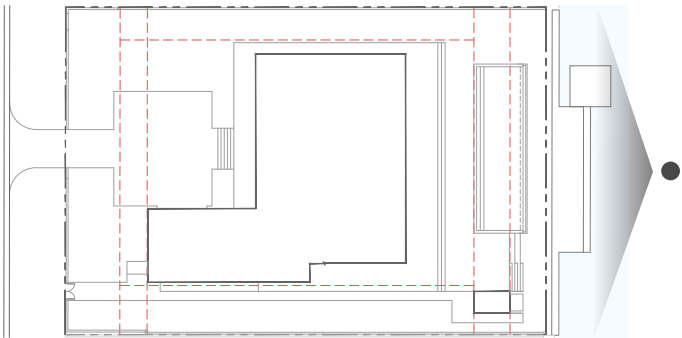




MATERIAL LEGEND

- AL-01 ROOF / TRELLIS MEMBERS TO BE FINISHED IN LIGHT GRAY KYNAR, OR EQUIV. FINISH
- AL-02 SPECIALTY GARAGE DOOR
- C-01 CAST-IN-PLACE ARCHITECTURAL CONCRETE
- CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- CBS-02 EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- GL-01 IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM,
SLIDING DOOR SYSTEM, AND FIXED SYSTEM - LIGHT KYNAR FINISH, TBD.
- GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

- GL-03 IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING
SYSTEM - FINISH TO MATCH GL-01
- GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.
- MTL-01 BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.
- PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH
- PL-02 POOL TILE - INFINITY EDGE
- SST-01 STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.
- WIN-01 CUSTOM, FINISHED ALUMINUM "PERSIANAS" WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01

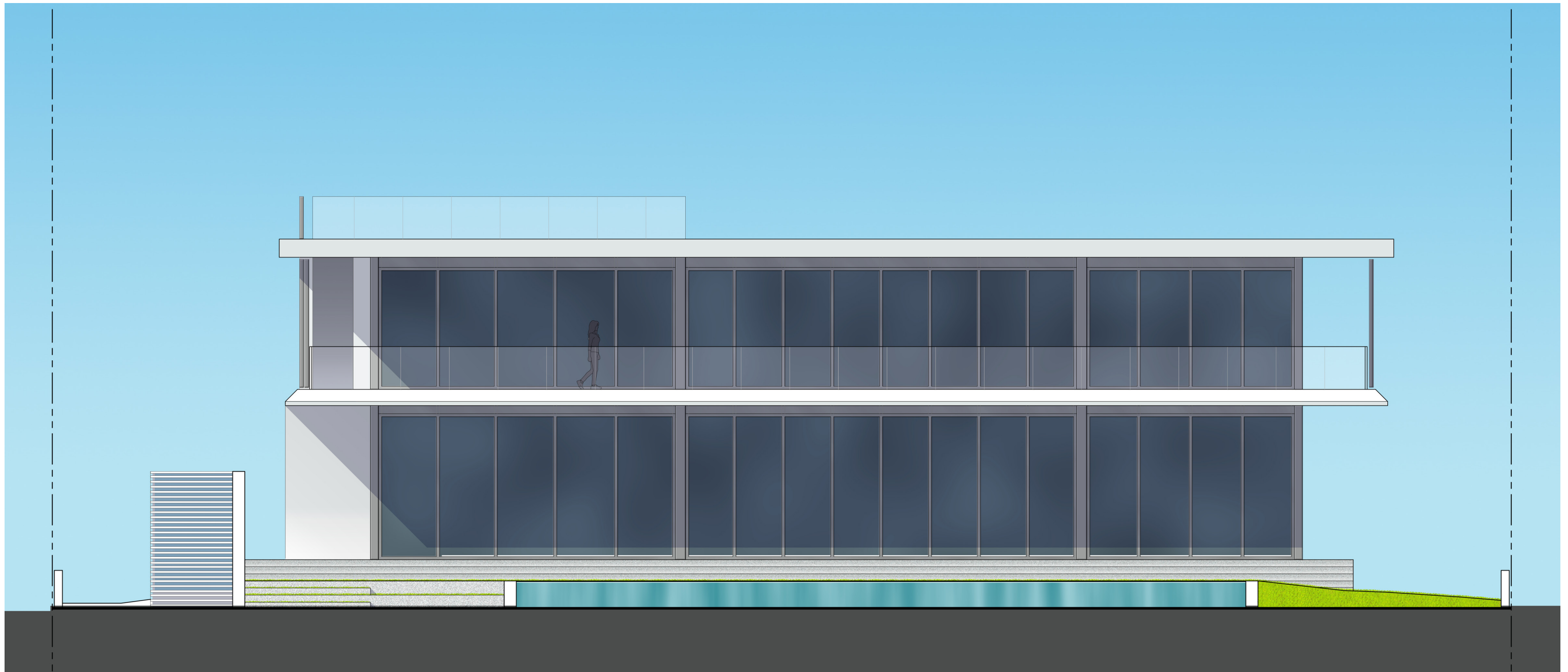


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NORTH ELEVATION
SCALE: 1/16" = 1'-0"
0' 5' 10' 25' 50'



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NORTH ELEVATION - RENDERED

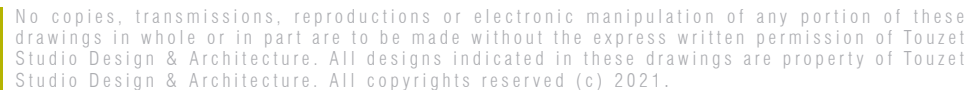
SCALE: 1/8" = 1'-0"

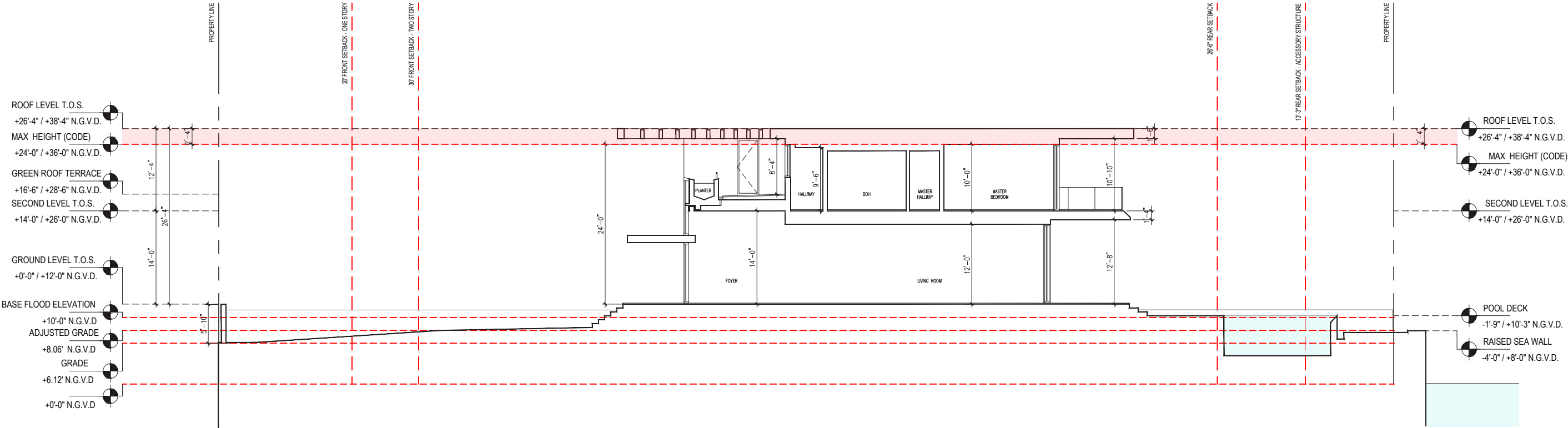
A-34.1



This is a detailed architectural floor plan of a building. A red dashed rectangle is superimposed on the plan, highlighting a specific area. This highlighted area contains a large rectangular room, a smaller room to its left, and a long, narrow room to its right. The rest of the building's layout, including various corridors, smaller rooms, and a large open area at the bottom, is shown in black lines. The entire plan is set against a light blue background.

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

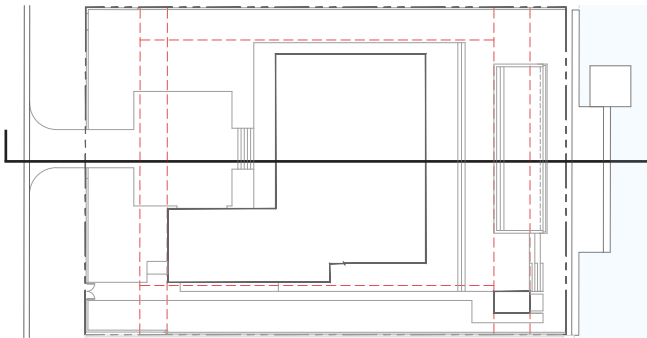




MATERIAL LEGEND

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- CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD
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SMOOTH FINISH AND PAINT - COLOR TBD
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- GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

- GL-03 IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING
SYSTEM - FINISH TO MATCH GL-01
- GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.
- MTL-01 BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.
- PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH
- PL-02 POOL TILE - INFINITY EDGE
- SST-01 STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.
- WIN-01 CUSTOM, FINISHED ALUMINUM "PERSIANAS" WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01



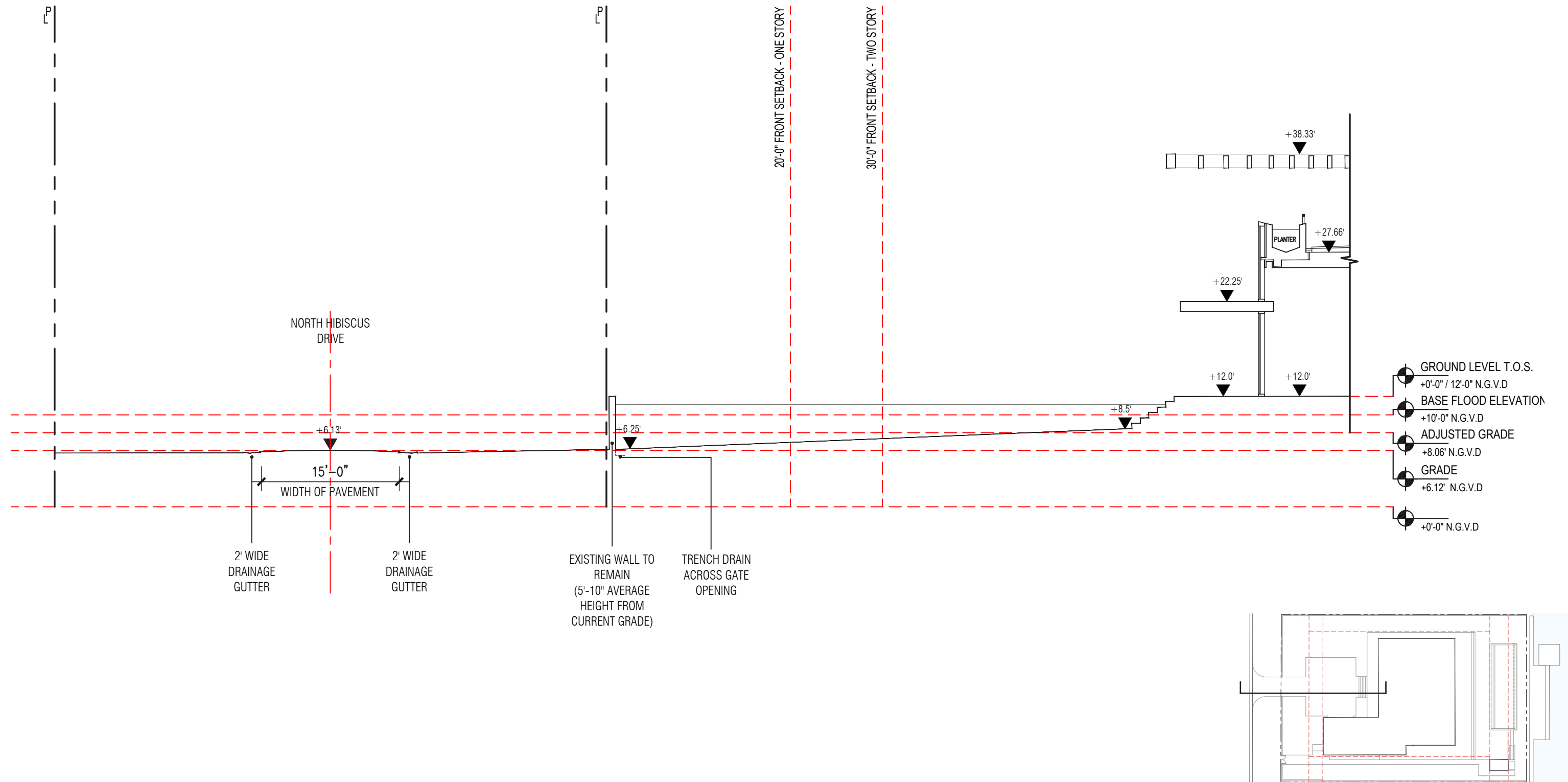
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



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SECTION - TRANSVERSE
SCALE: 1/16" = 1'-0"





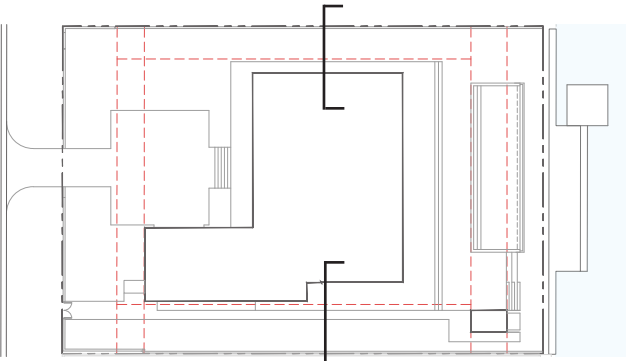
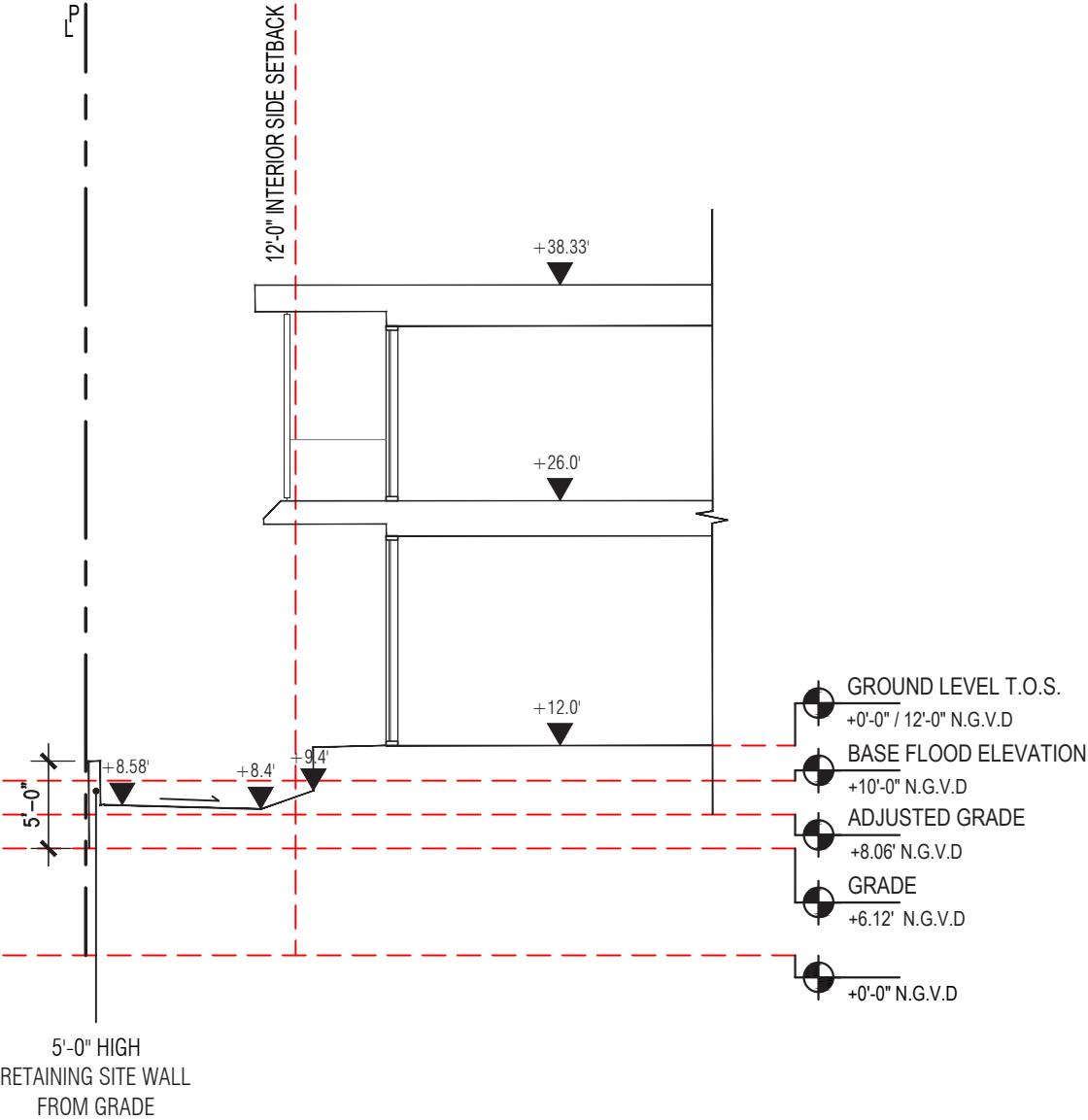
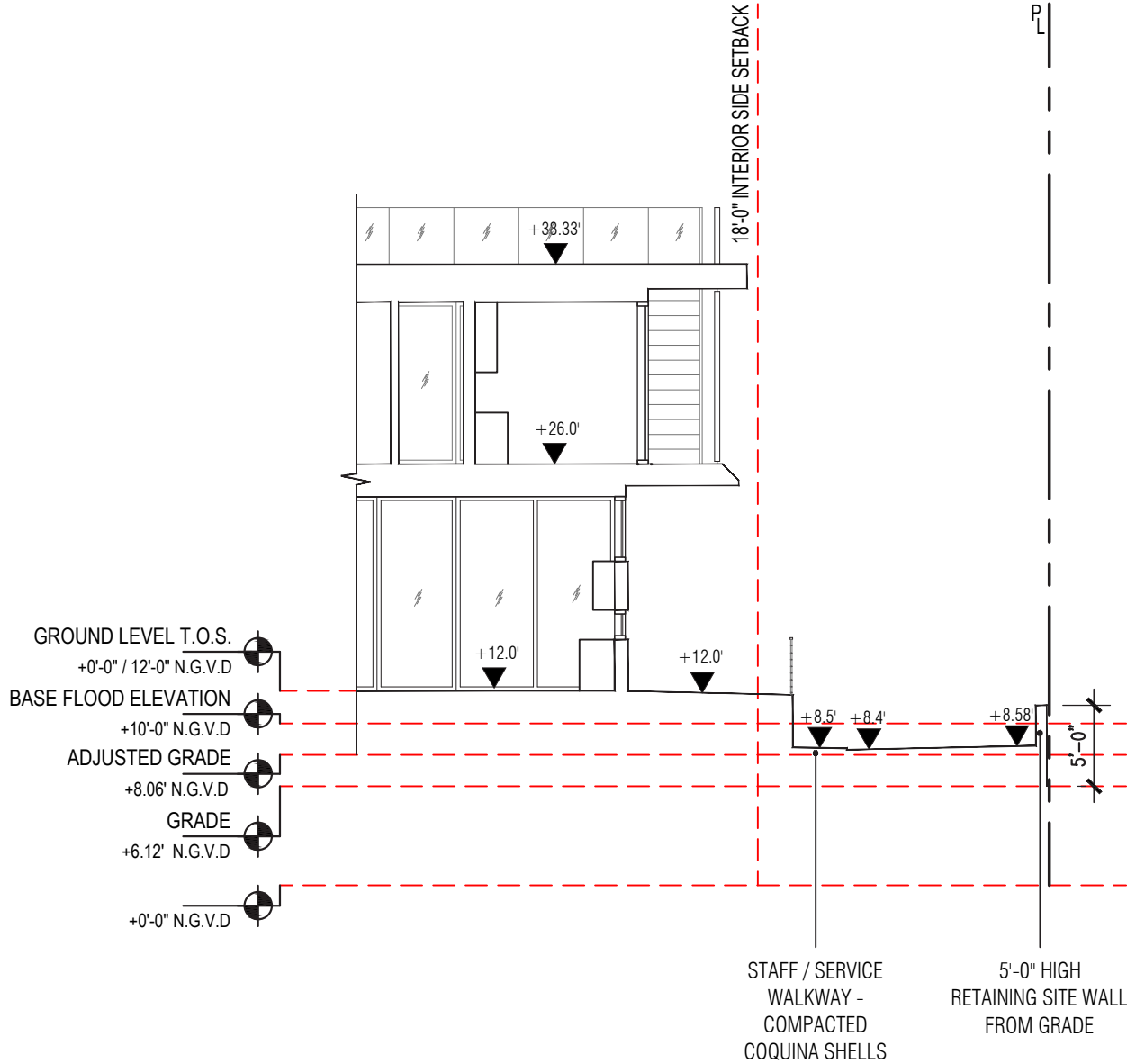
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

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YARD SECTION - FRONT
SCALE: 3/32" = 1'-0"

A-36.1



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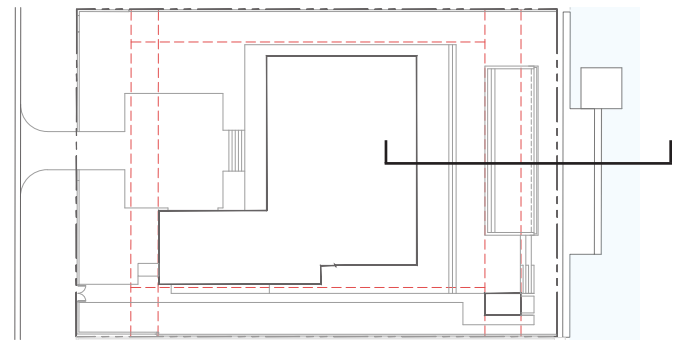
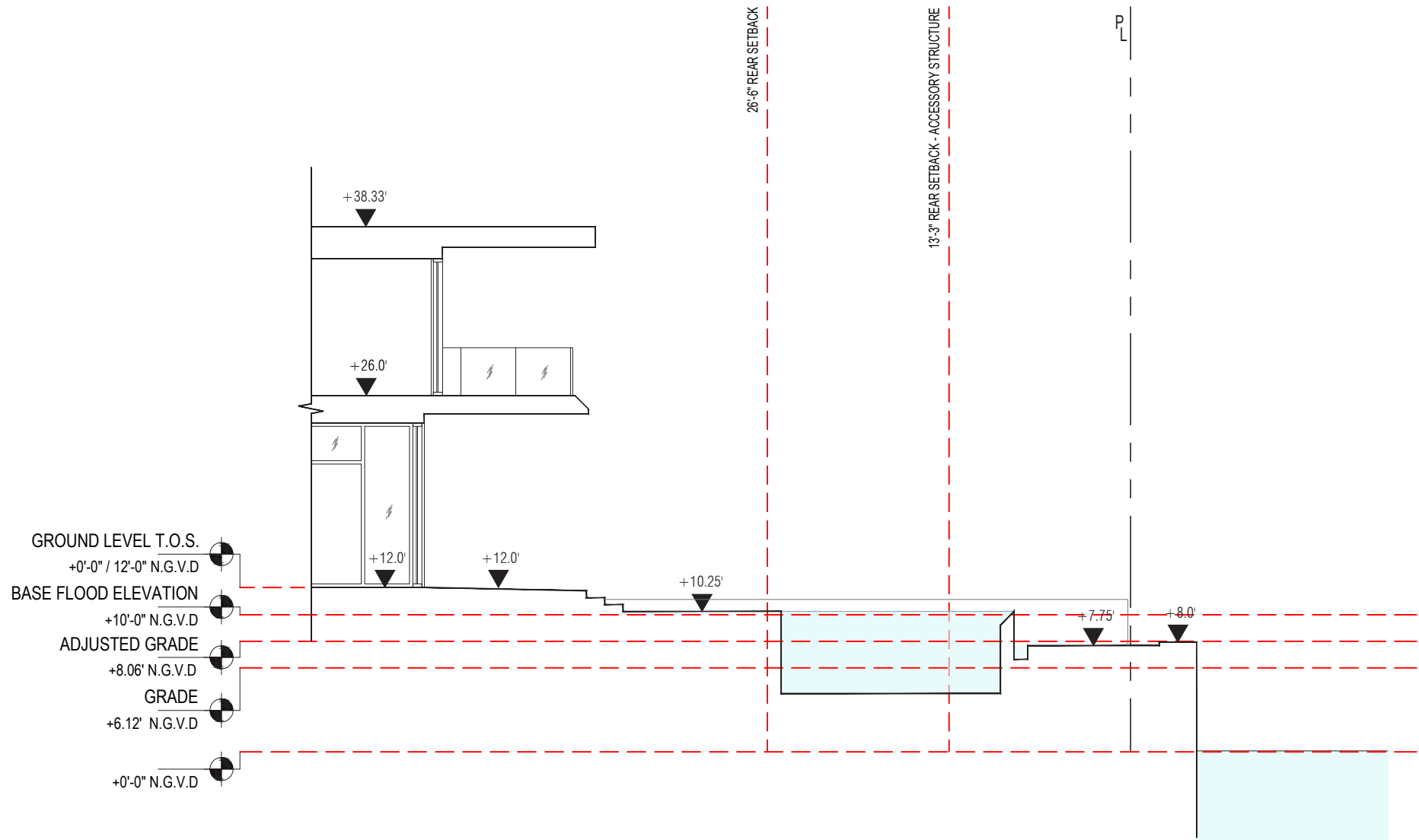


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YARD SECTION - SIDES

SCALE: 3/32" = 1'-0"





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YARD SECTION - REAR
SCALE: 3/32" = 1'-0"





VIEW FROM NORTH HIBISCUS DRIVE

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A-37

MIAMI BEACH . DRB FINAL SUBMITTAL . 8 FEBRUARY 2021



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VIEW FROM BISCAYNE BAY

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