



121 N. HIBISCUS DRIVE RESIDENCE

NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE WITH HEIGHT WAIVER

DRB PRESENTATION . APRIL 6, 2021



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

SITE LOCATION



A-7



Neighbor provided Support Letter Applicant provided outreach letter and copy of plans

No.	Property Address	Owner	
1.	131 N Hibiscus Dr	Roger A. Schultz	Support Letter
2.	101 N Hibiscus Dr.	V I Hibiscus 4445 LLC – Attn. Juan P Loumiet Esq.	
3.	91 N Hibiscus Dr.	Douglas Walker	Support Letter
4.	17 N Hibiscus Dr.	George Wallner	Support Letter

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

March 29, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 121 N Hibiscus Drive, Miami Beach **DRB21-0637 Letter of Support**

Dear Board Members:

I am the owner of 131 N. Hibiscus Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature
Roger A Schutt
Print name

March 22, 2021

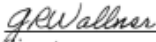
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 121 N Hibiscus Drive, Miami Beach **DRB21-0637 Letter of Support**

Dear Board Members:

I am the owner of 17 N. Hibiscus Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature
George Wallner
Print name

03 24, 2021

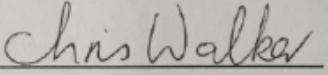
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 121 N Hibiscus Drive, Miami Beach **DRB21-0637 Letter of Support**

Dear Board Members:

I am the owner of 91 N HIBISCUS DR, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature
D. CHRIS WALKER
Print name



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

SITE LOCATION

A-9

MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

SITE LOCATION

A-10

MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



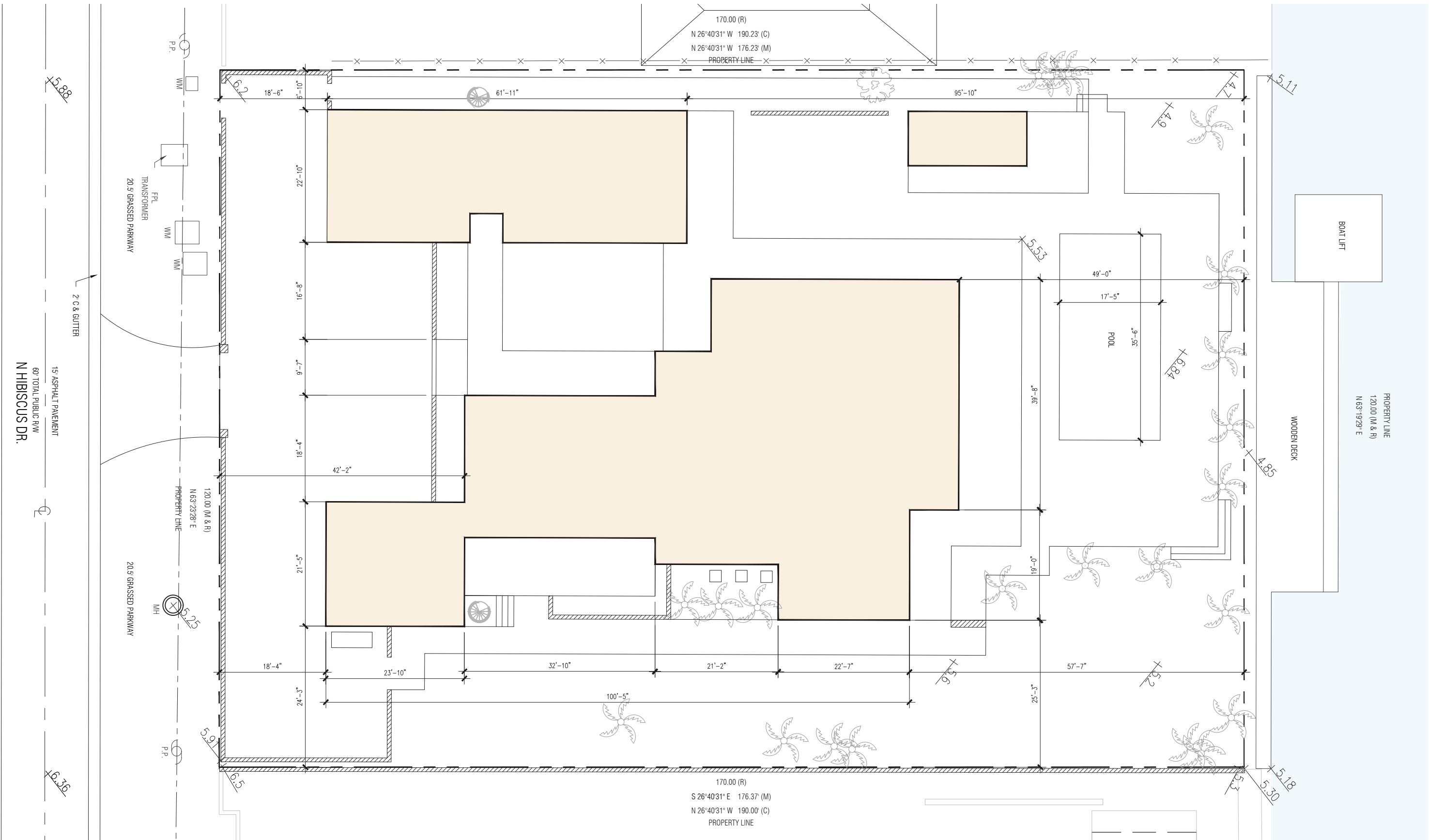
121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

IMMEDIATE CONTEXT



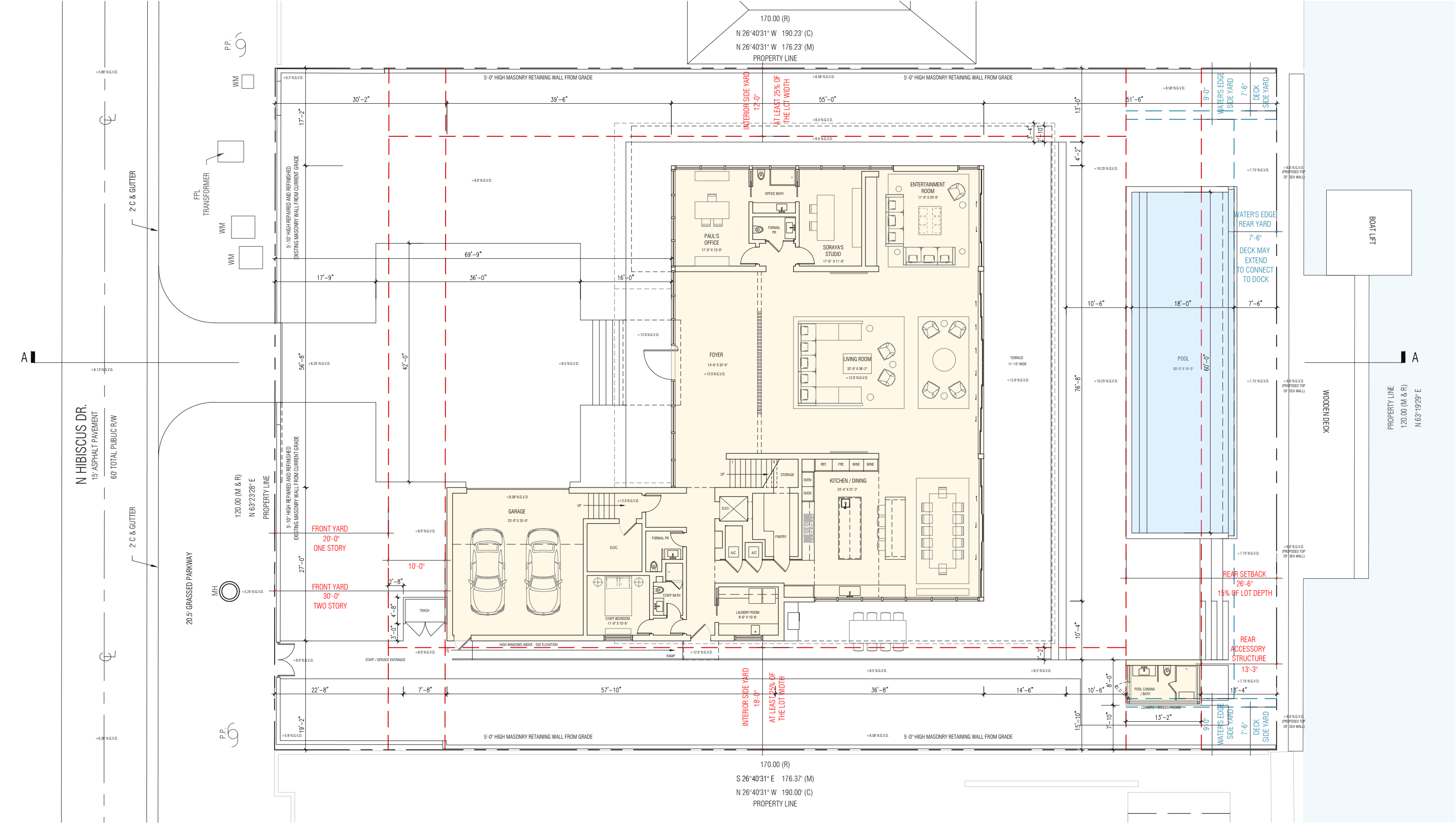
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

EXISTING CONDITIONS PLAN
SCALE: 1/16" = 1'-0"



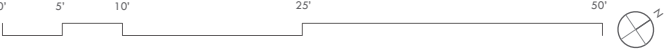


121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

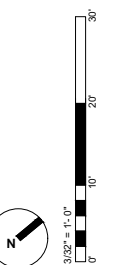
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



121 NORTH HIBISCUS
MIAMI BEACH, FL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

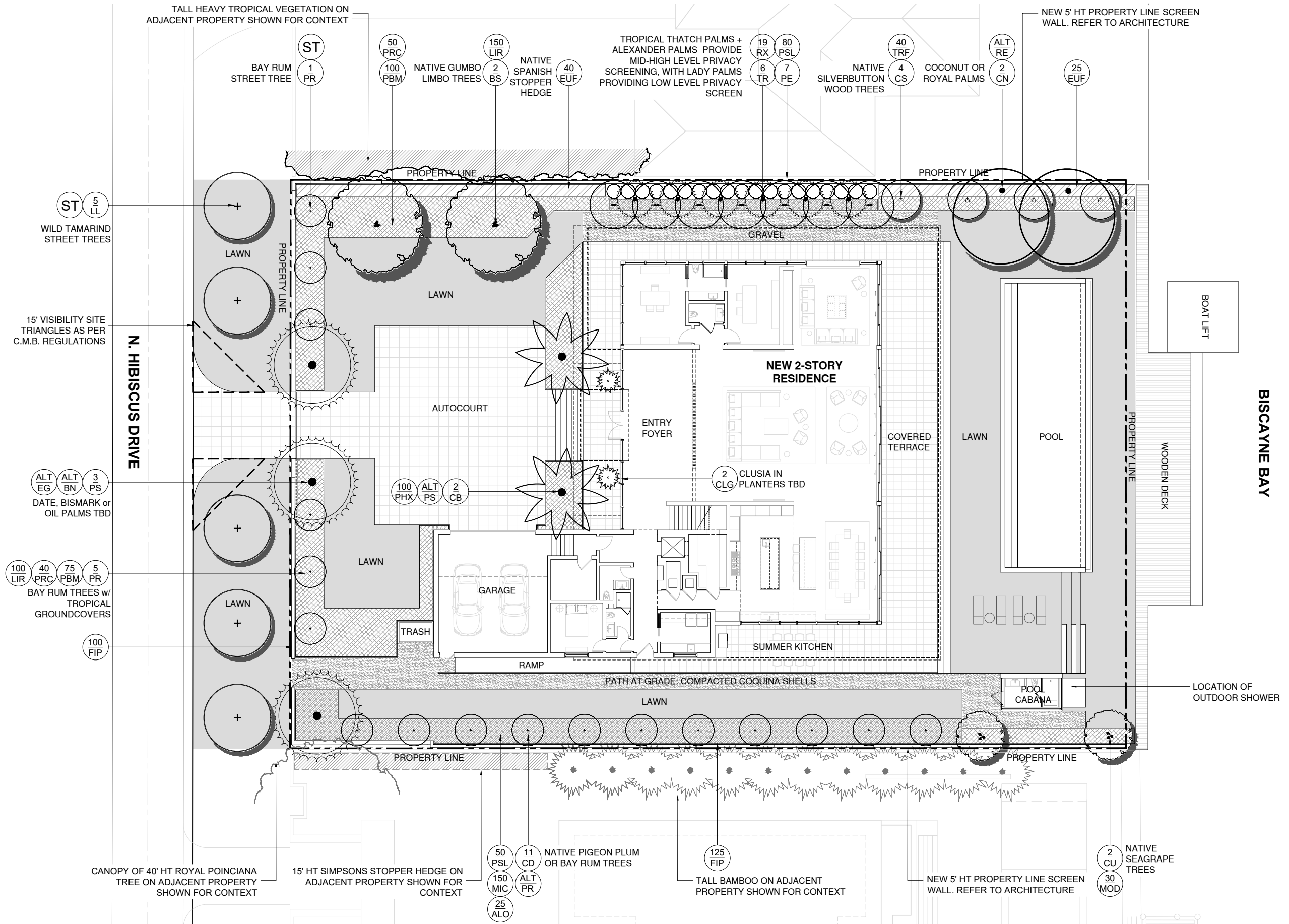


DATE:

JANUARY 19, 2021

SHEET NO:

L2.0

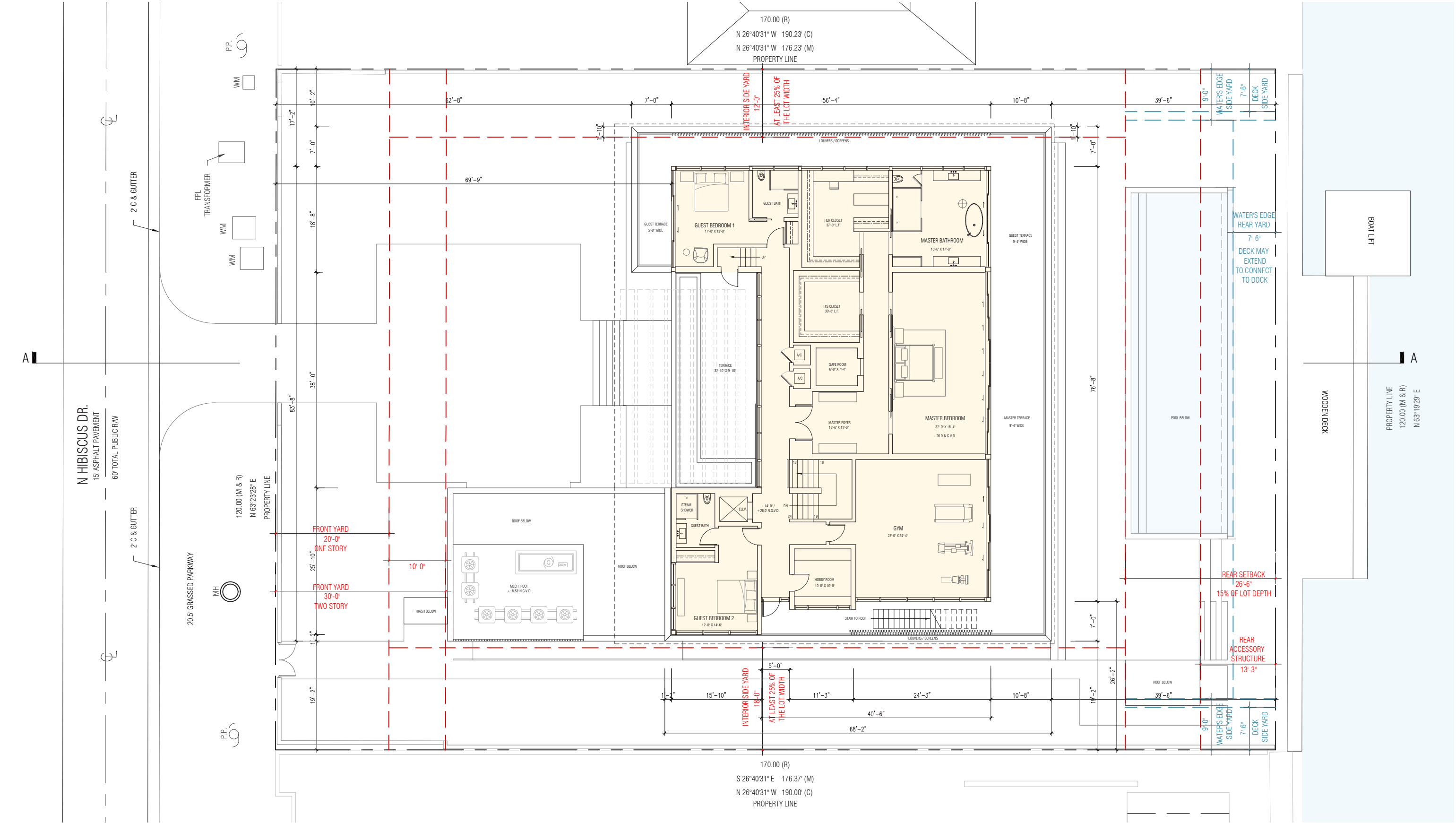


121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

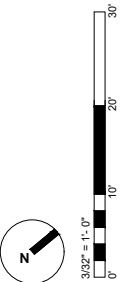
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



121 NORTH HIBISCUS
MIAMI BEACH, FL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

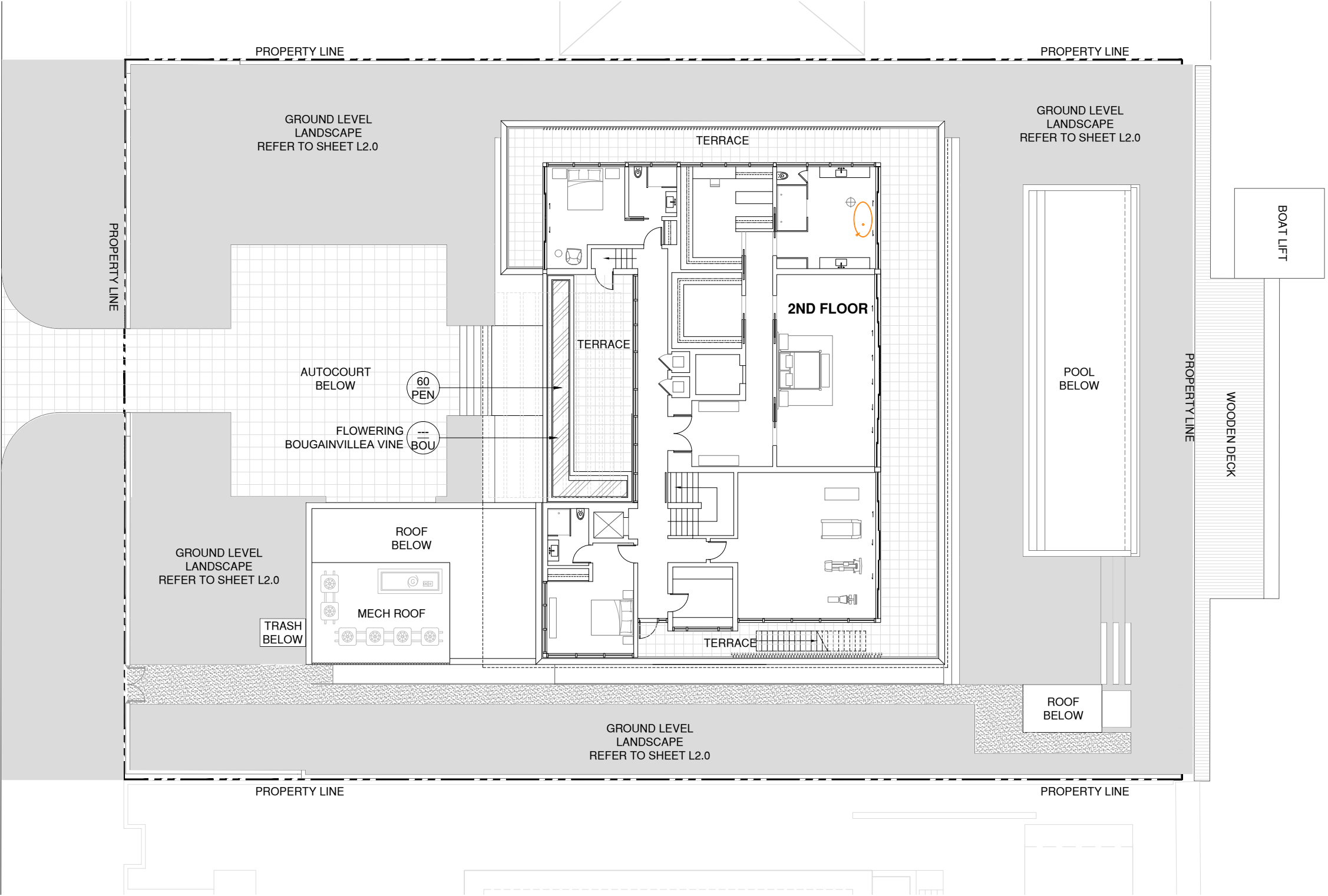


DATE:

JANUARY 19, 2021

SHEET NO:

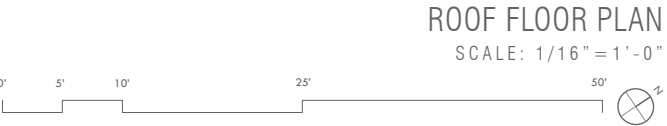
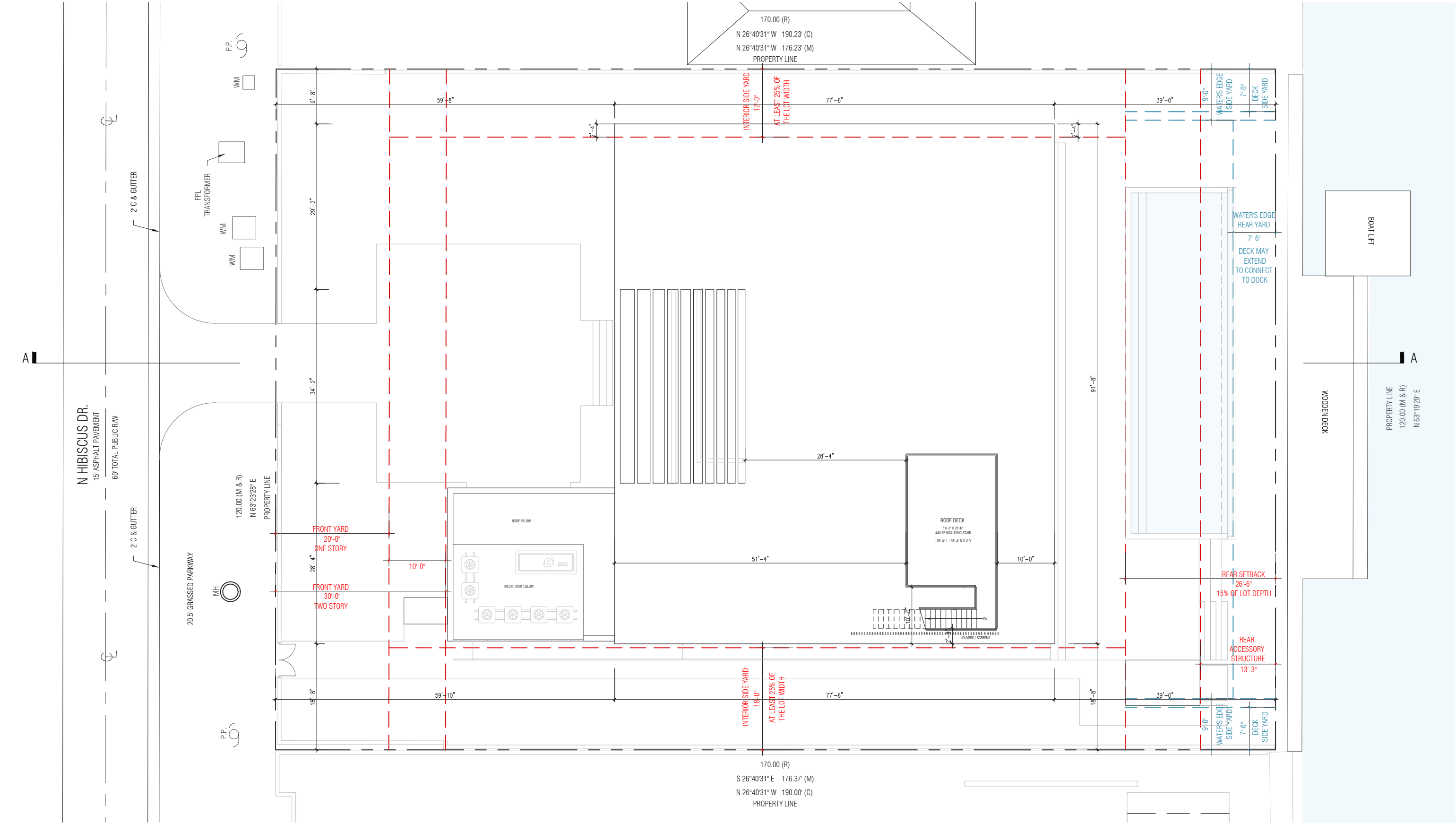
N. HIBISCUS DRIVE



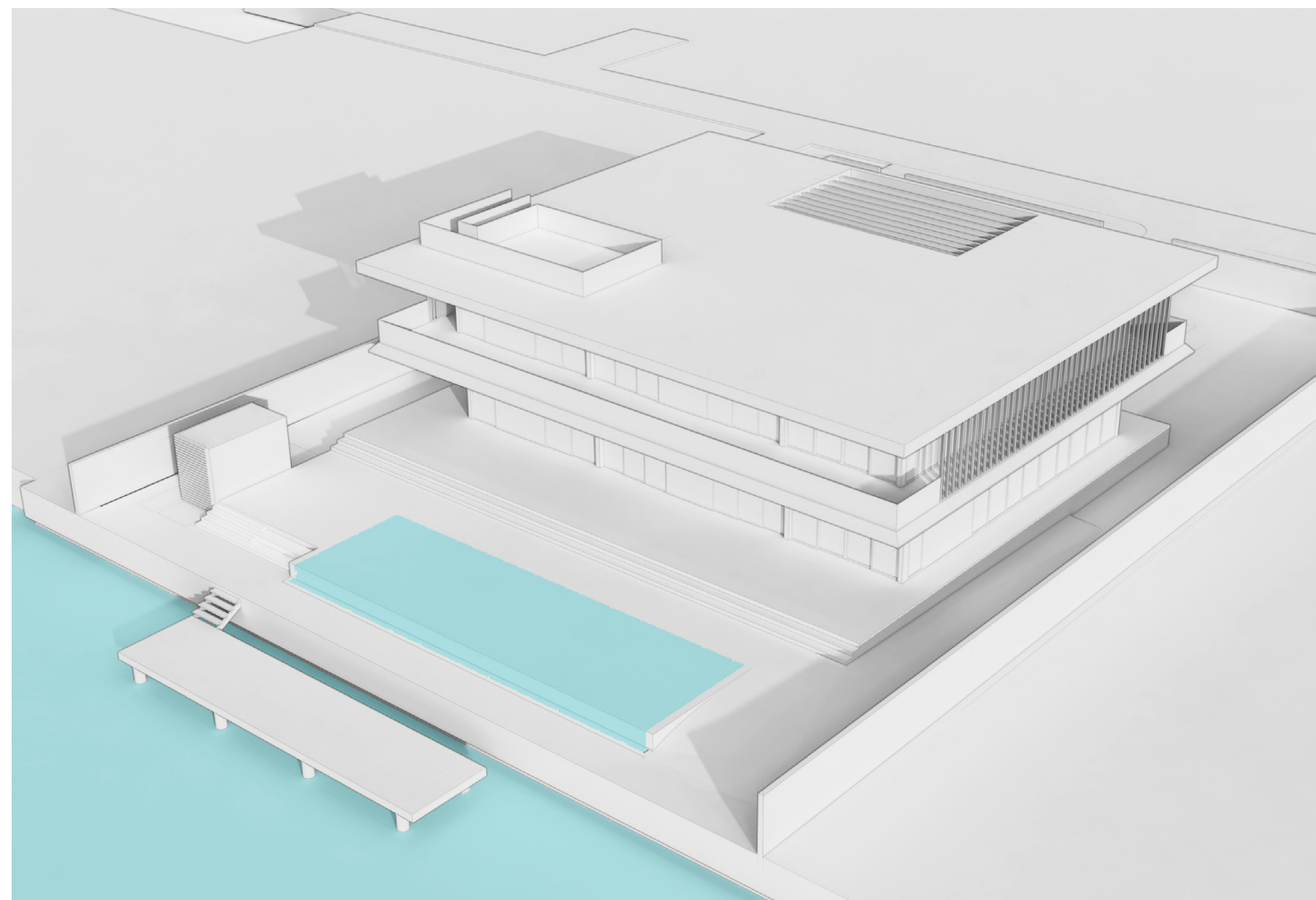
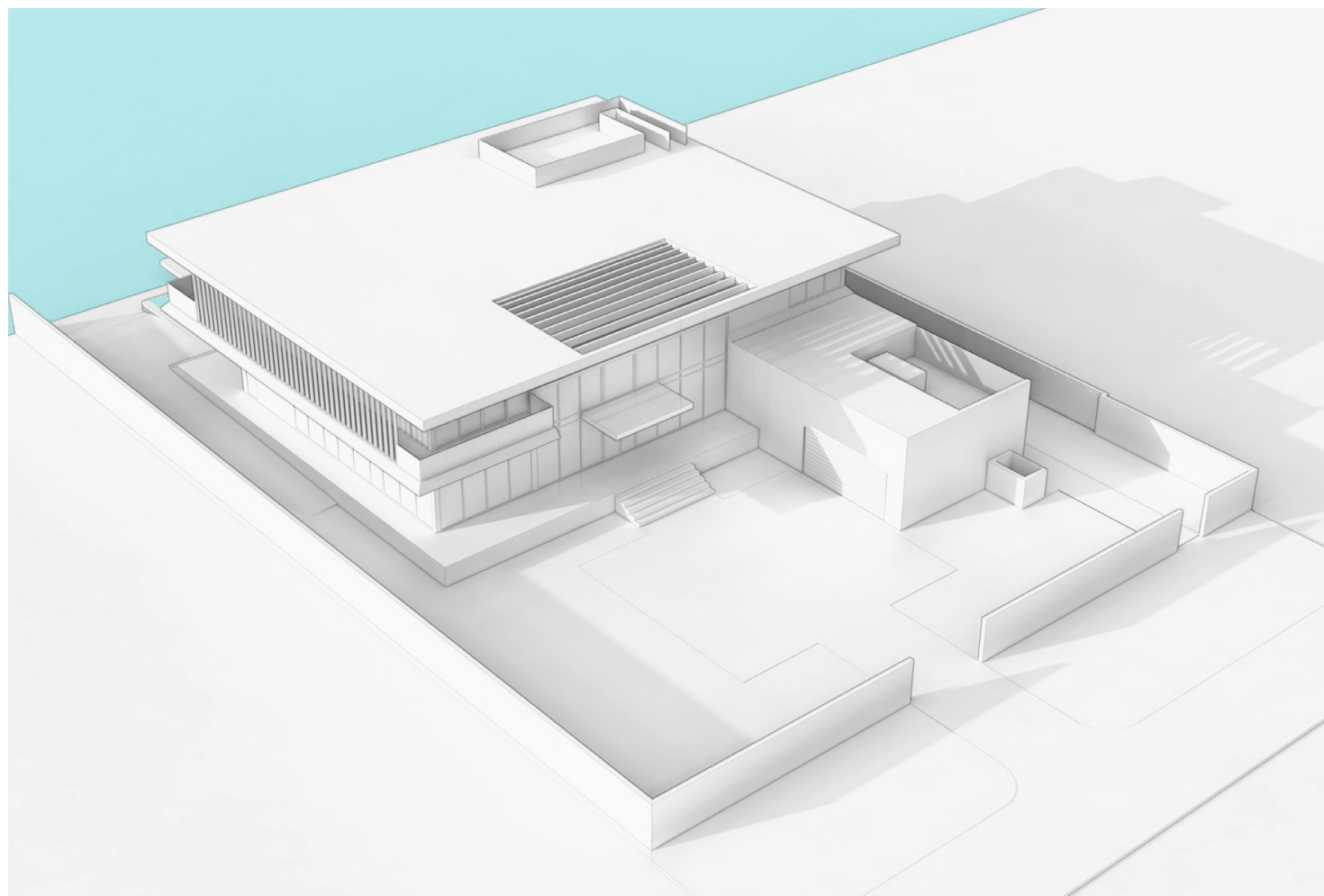
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.



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



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

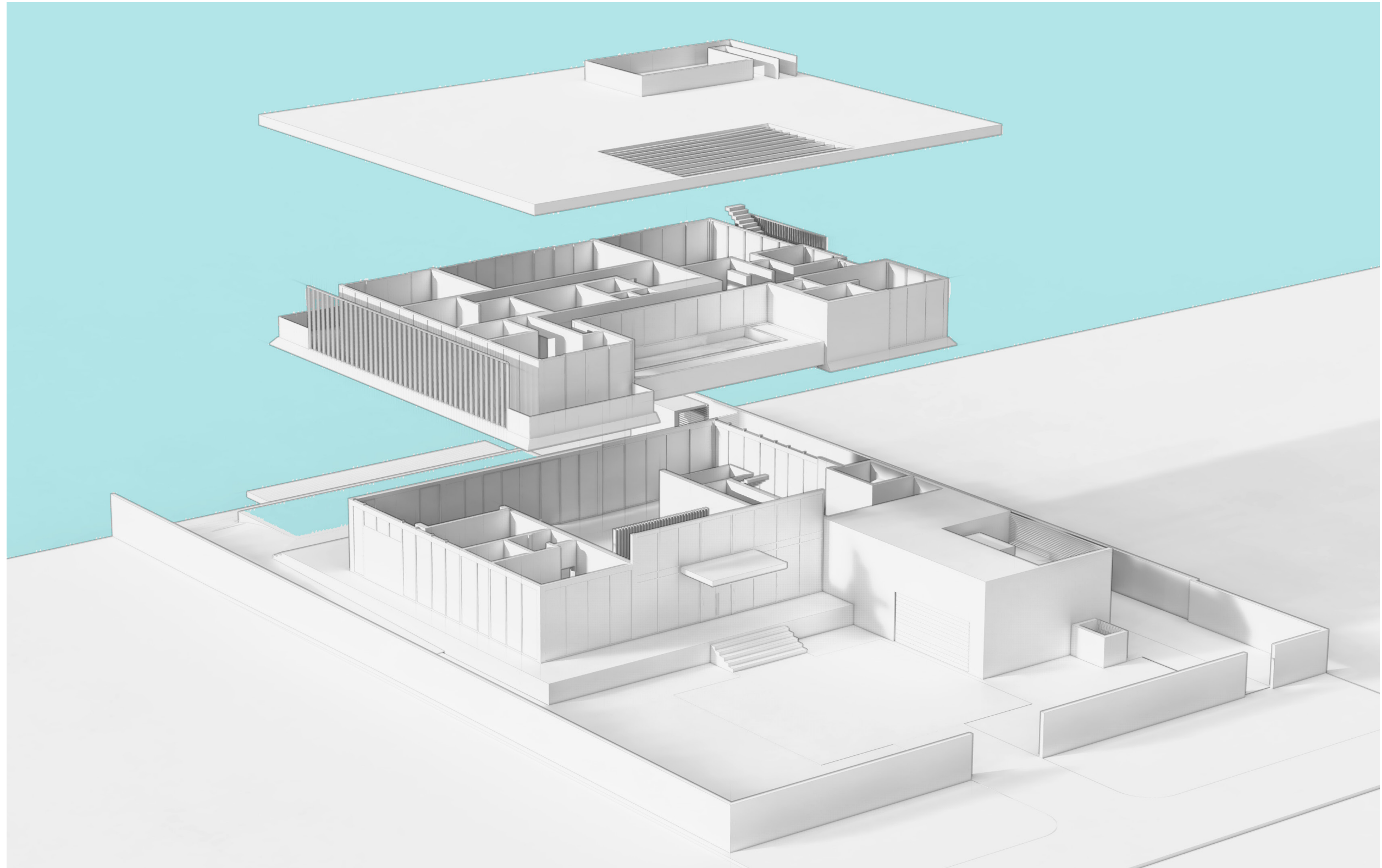
**TOUZET
STUDIO**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

PROPOSED AXONOMETRICS

A-21

MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



PROPOSED EXPLODED AXONOMETRICS

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

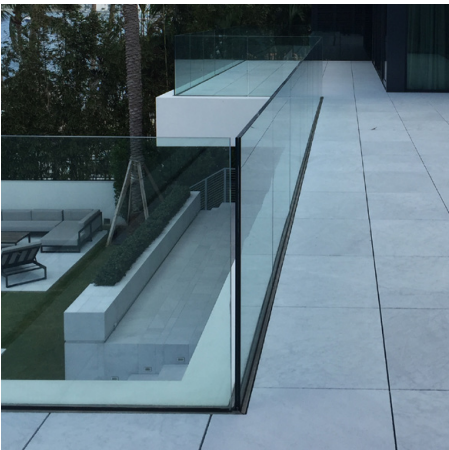
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.



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

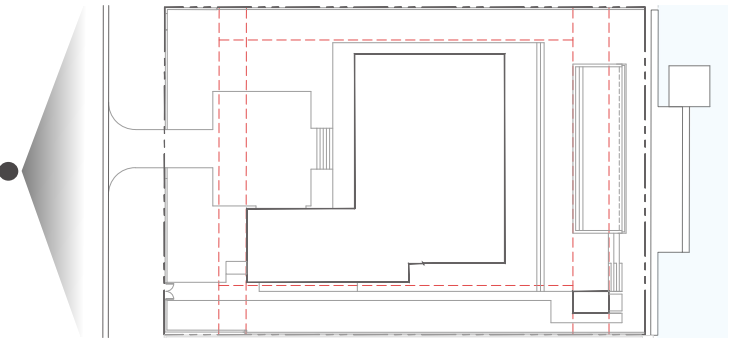
121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

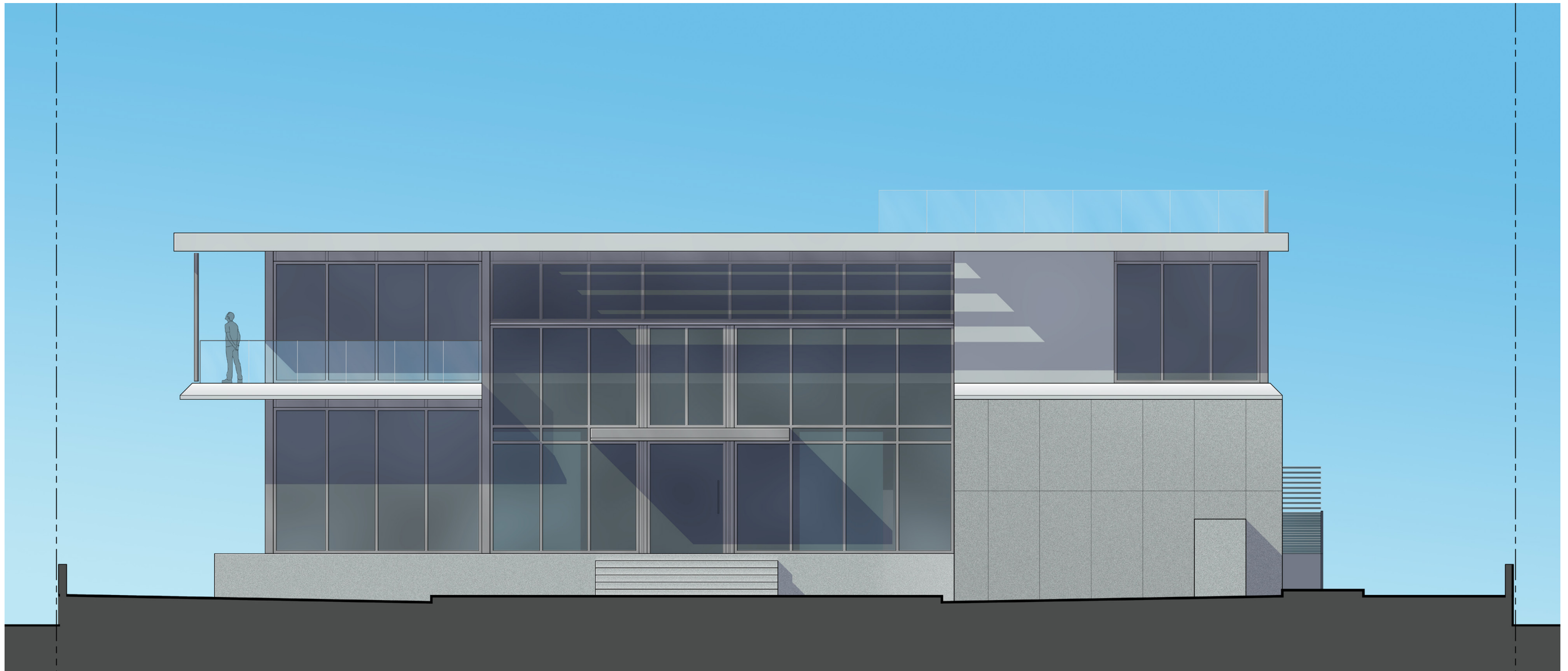


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

MATERIALS AND TEXTURES



MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

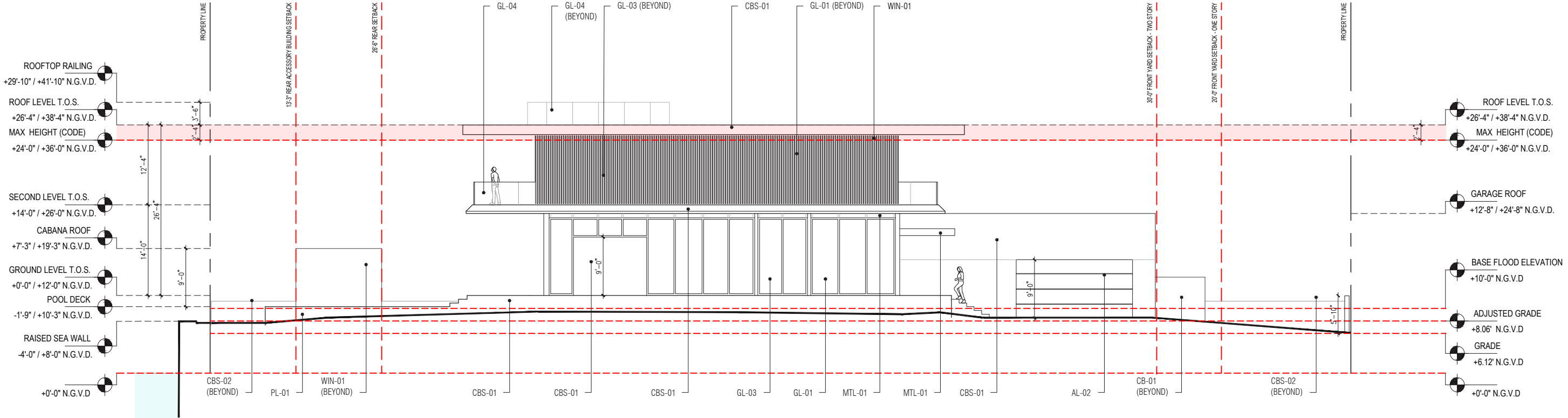
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

SOUTH ELEVATION - RENDERED

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

A-32.1

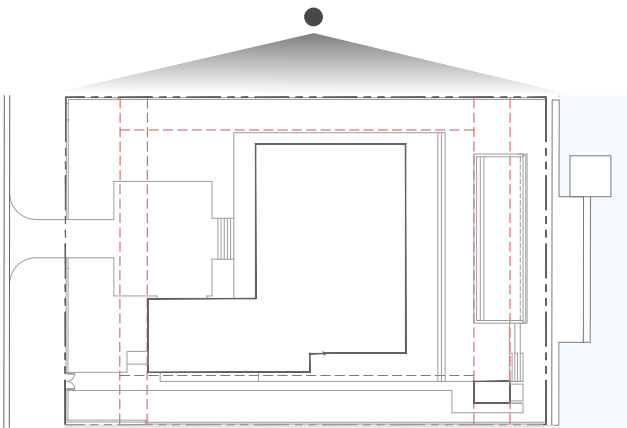
MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



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

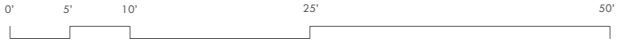


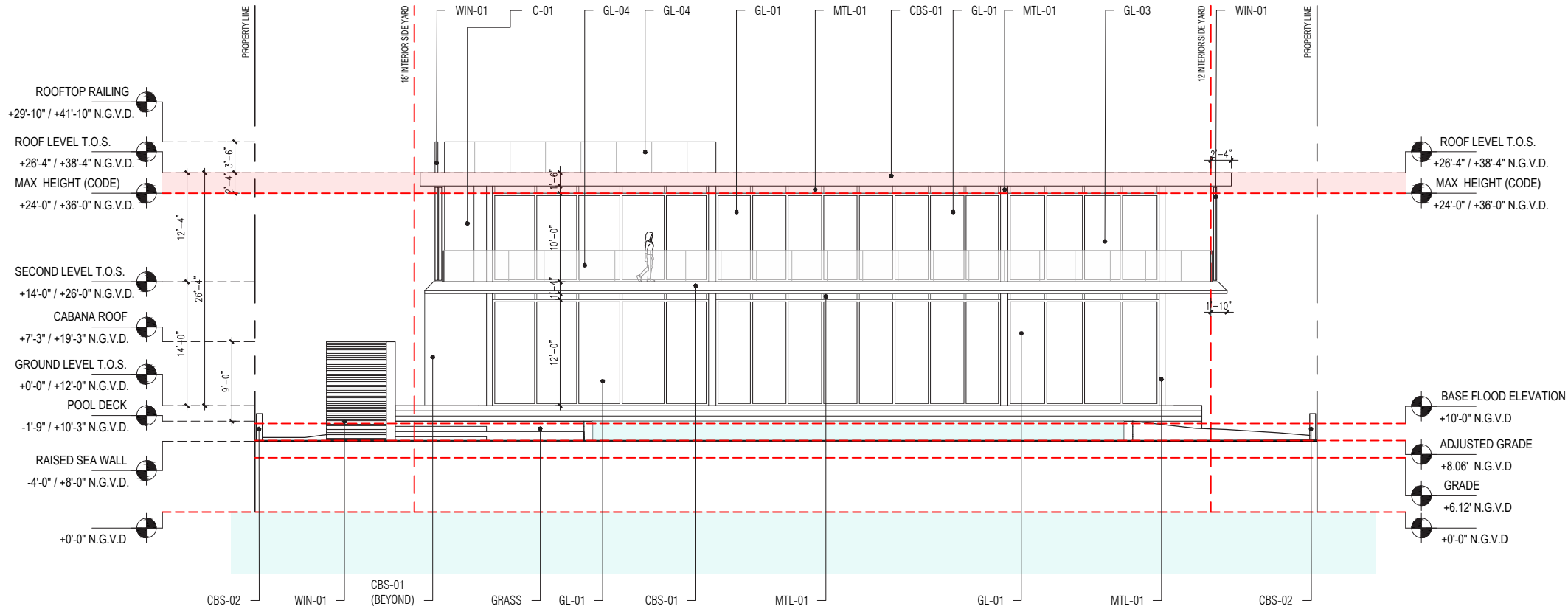
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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

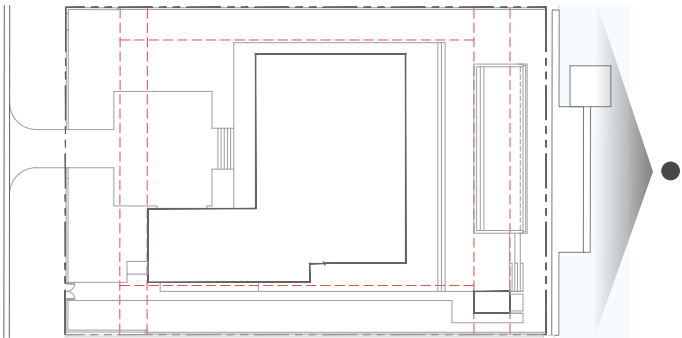




MATERIAL LEGEND

- 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

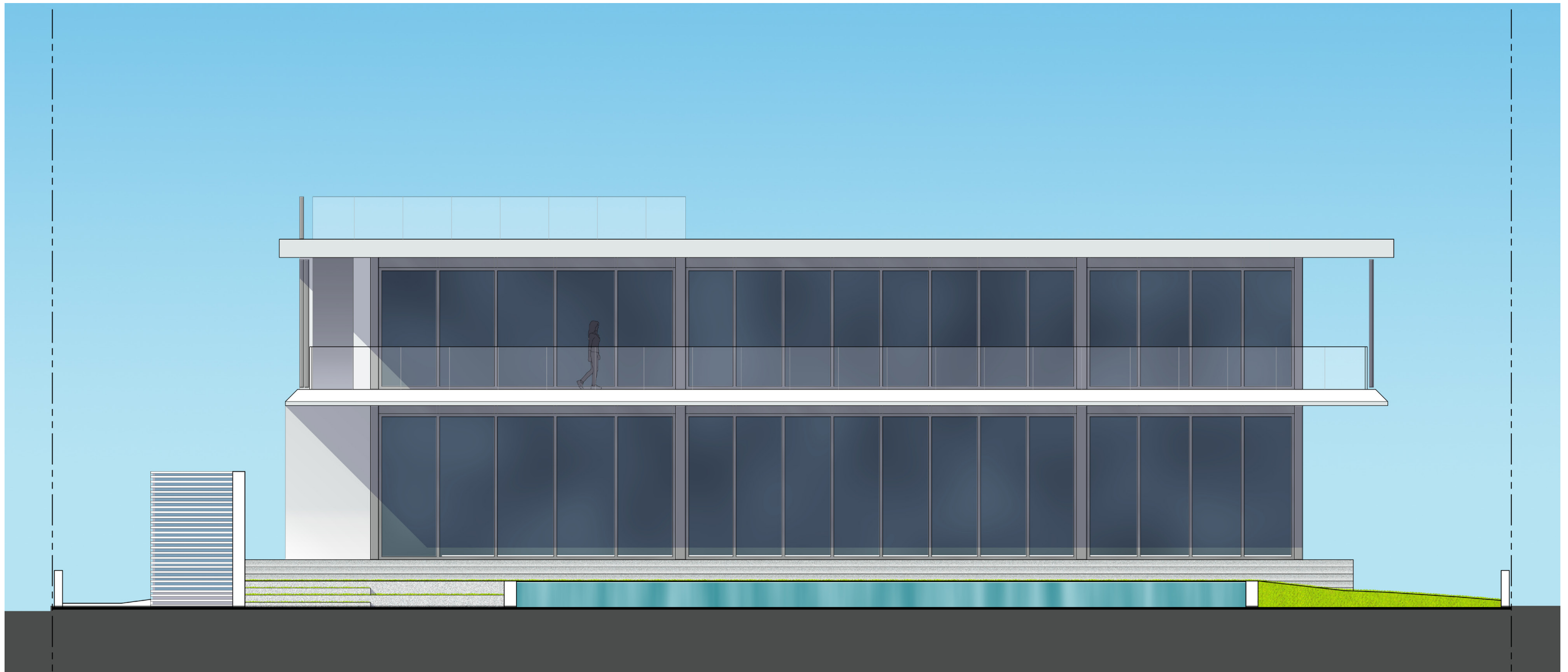


121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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



121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

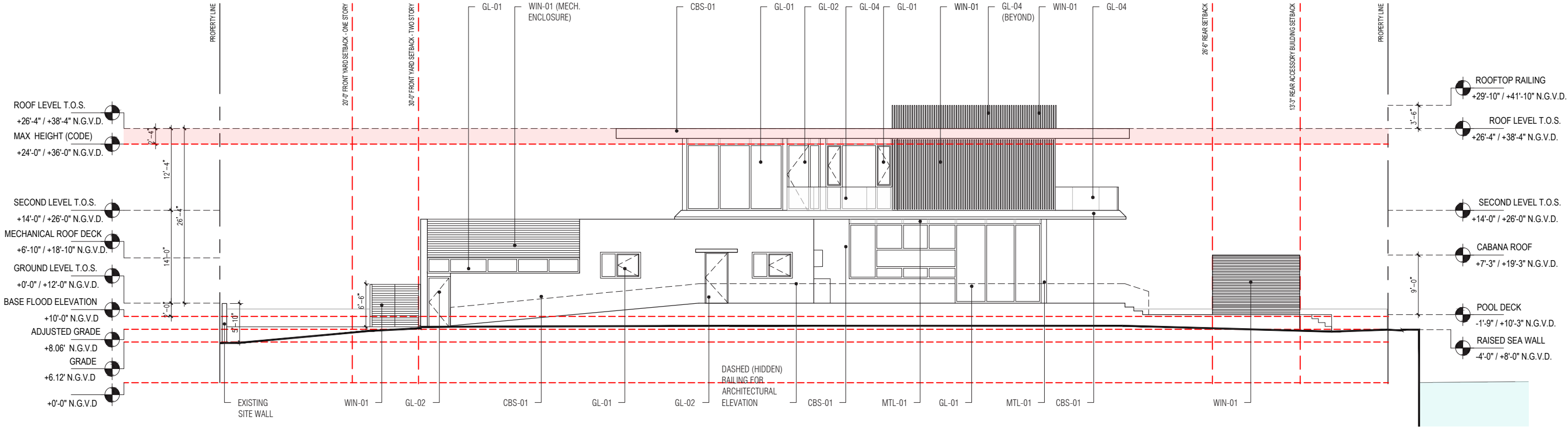


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

NORTH ELEVATION - RENDERED

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

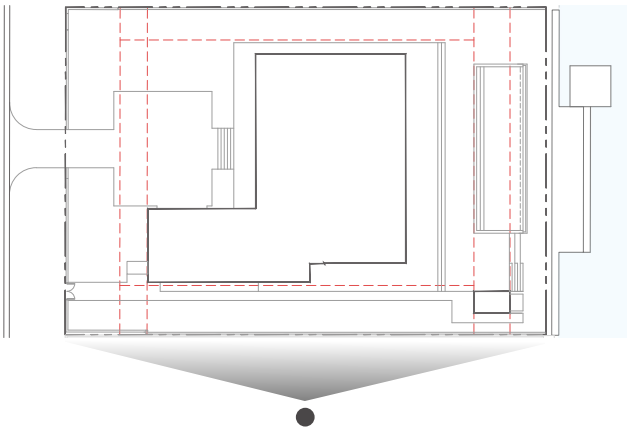
A-34.1



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



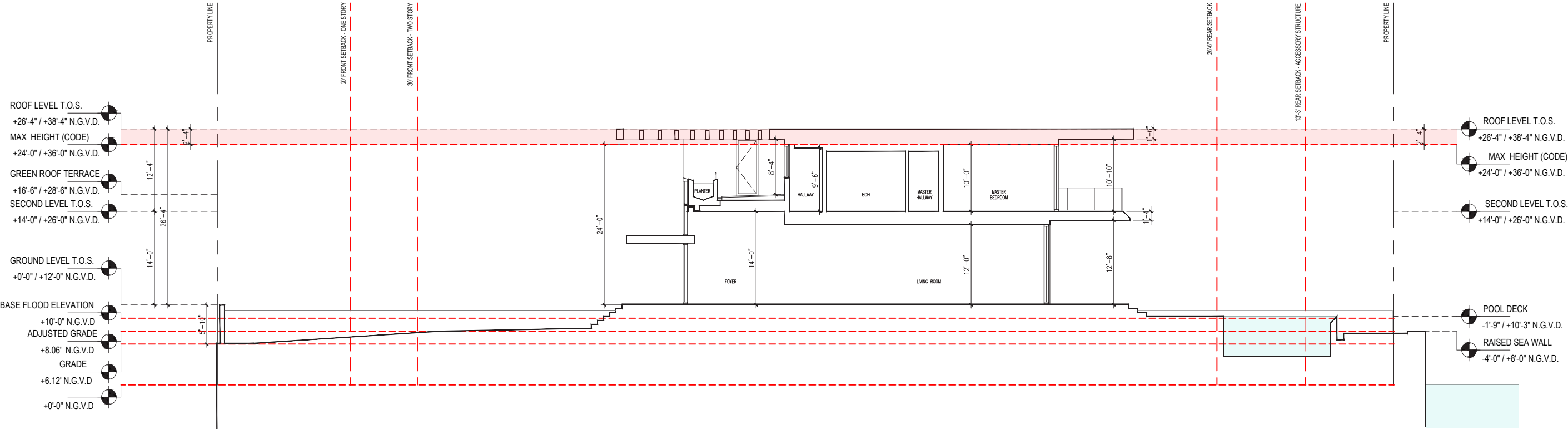
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

TOUZET
STUDIO

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

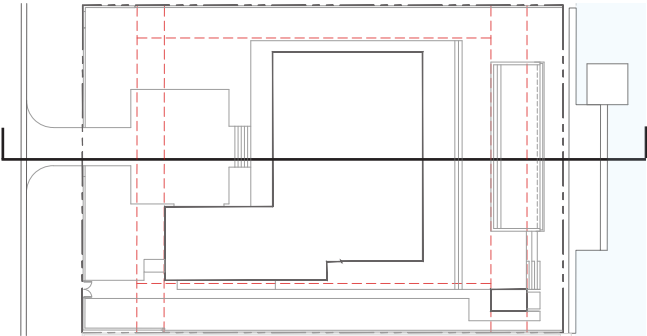
EAST ELEVATION
SCALE: 1/16" = 1'-0"





MATERIAL LEGEND

AL-01	ROOF / TRELLIS MEMBERS TO BE FINISHED IN LIGHT GRAY KYNAR, OR EQUIV. FINISH	GL-03	IMPACT-RATED, LIGHT TINTED CUSTOM FRIT OR FROSTED LAMINATED GLASS ON ALUMINUM FRAMING SYSTEM - FINISH TO MATCH GL-01
AL-02	SPECIALTY GARAGE DOOR	GL-04	TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM RAIL SHOE, HEIGHT 42" A.F.F.
C-01	CAST-IN-PLACE ARCHITECTURAL CONCRETE	MTL-01	BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS - LIGHT KYNAR FINISH, TBD.
CBS-01	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD	PL-01	IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH
CBS-02	EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT - COLOR TBD	PL-02	POOL TILE - INFINITY EDGE
GL-01	IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - LIGHT KYNAR FINISH, TBD.	SST-01	STAINLESS STEEL JAKOB CABLE GUARDRAIL/HANDRAIL SYSTEM, HEIGHT 42" A.F.F.
GL-02	IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01	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



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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





121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

VIEW FROM NORTH HIBISCUS DRIVE

E-4

MIAMI BEACH . DRB PRESENTATION . 6 APRIL 2021



VIEW FROM FRONT YARD

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.



VIEW FROM BISCAYNE BAY

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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)

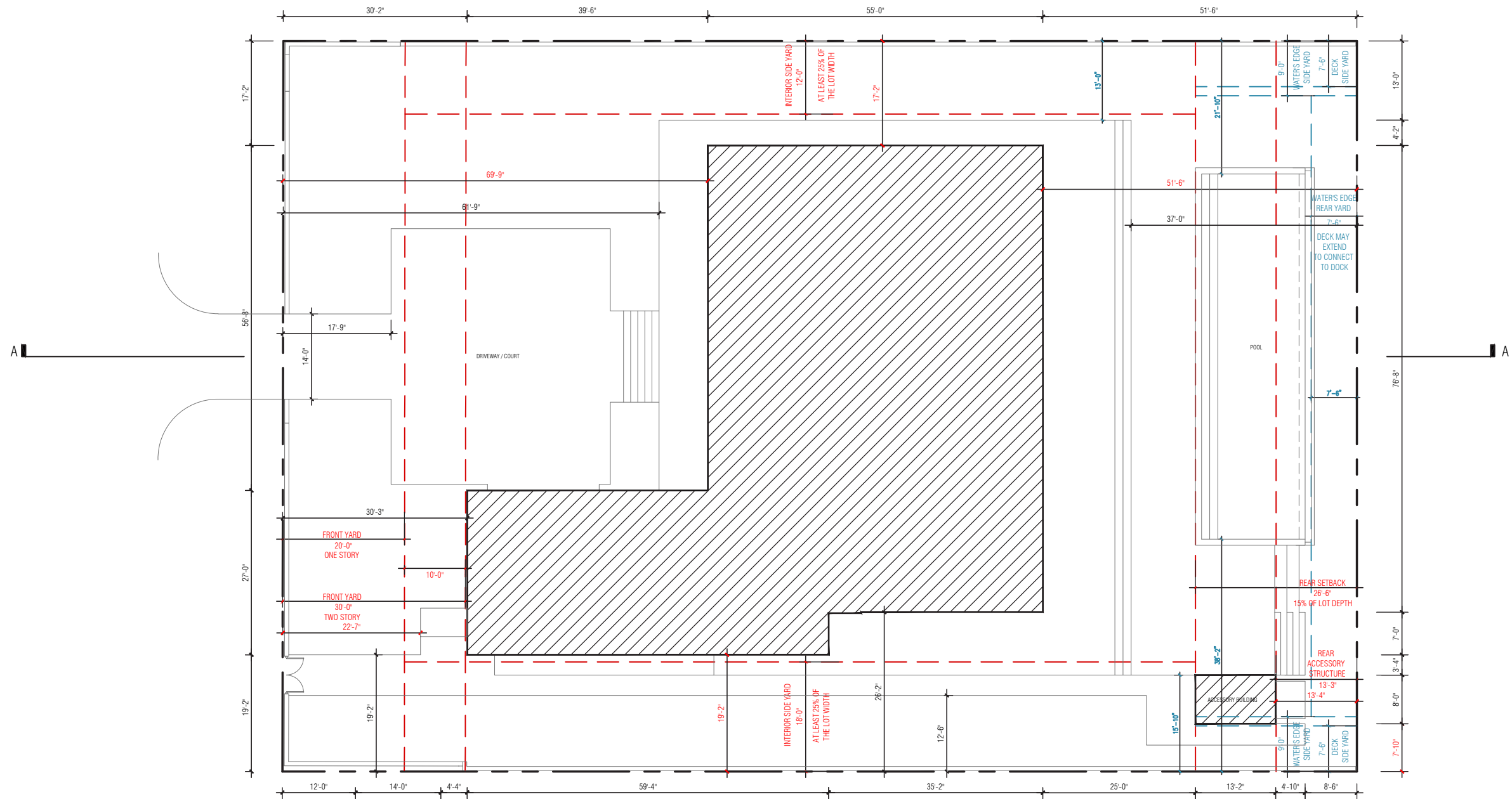
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - Flat Roof		26'-4"	Height waiver of 2'-4"
18	Setbacks:				
19	Front First level:	20'-0"		22'-7"	
20	Front Second level:	30'-0"		69'-9"	
21	Side 1:	12'-0"		17'-2"	
22	Side 2 or (facing street):	18'-0"		19'-2"	
23	Rear:	26'-6" (15% of Lot Depth)		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

1 2 1 N O R T H H I B I S C U S D R I V E . M I A M I B E A C H . F L O R I D A



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.



 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))														
 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

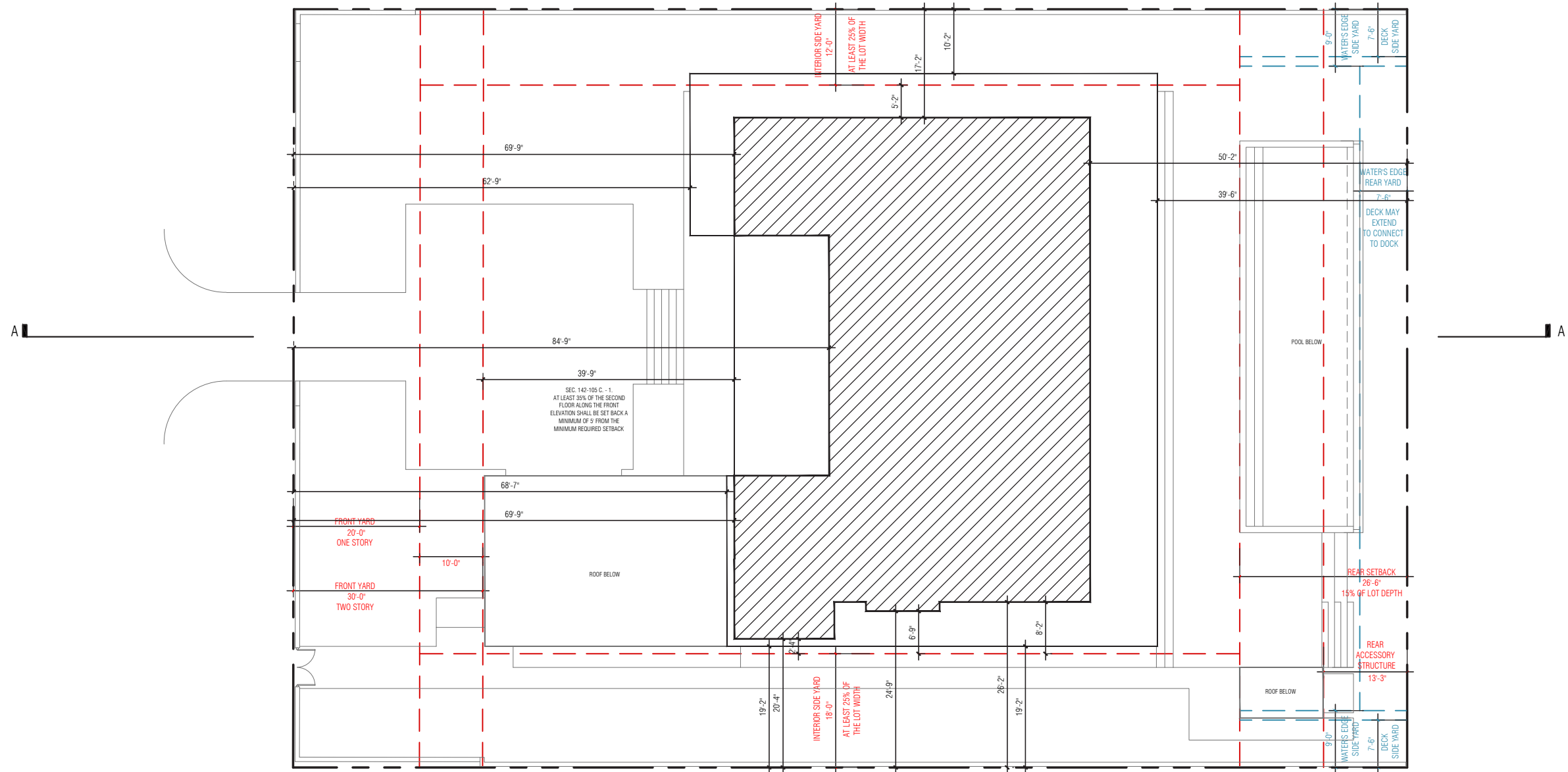


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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

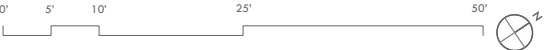
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

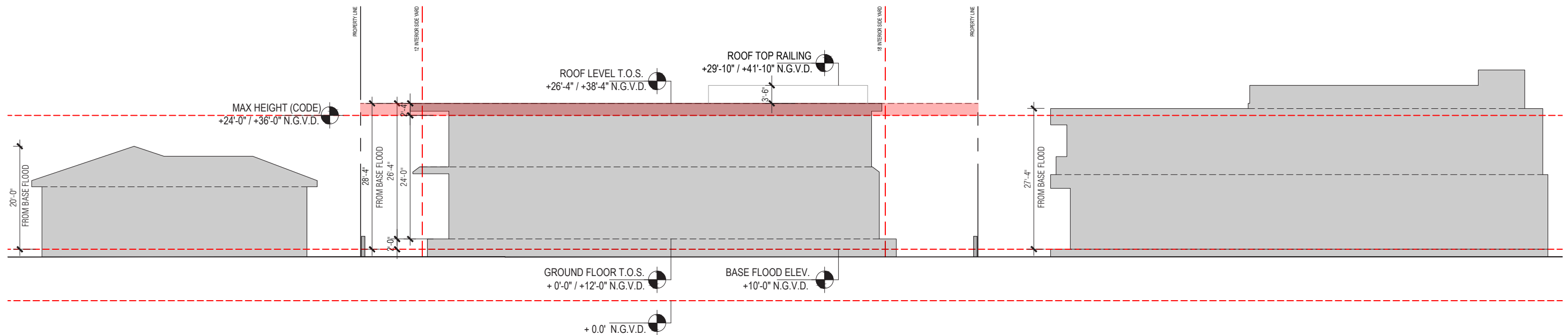


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

SETBACK DIAGRAM - SECOND FLOOR

SCALE: 1" = 20'-0"



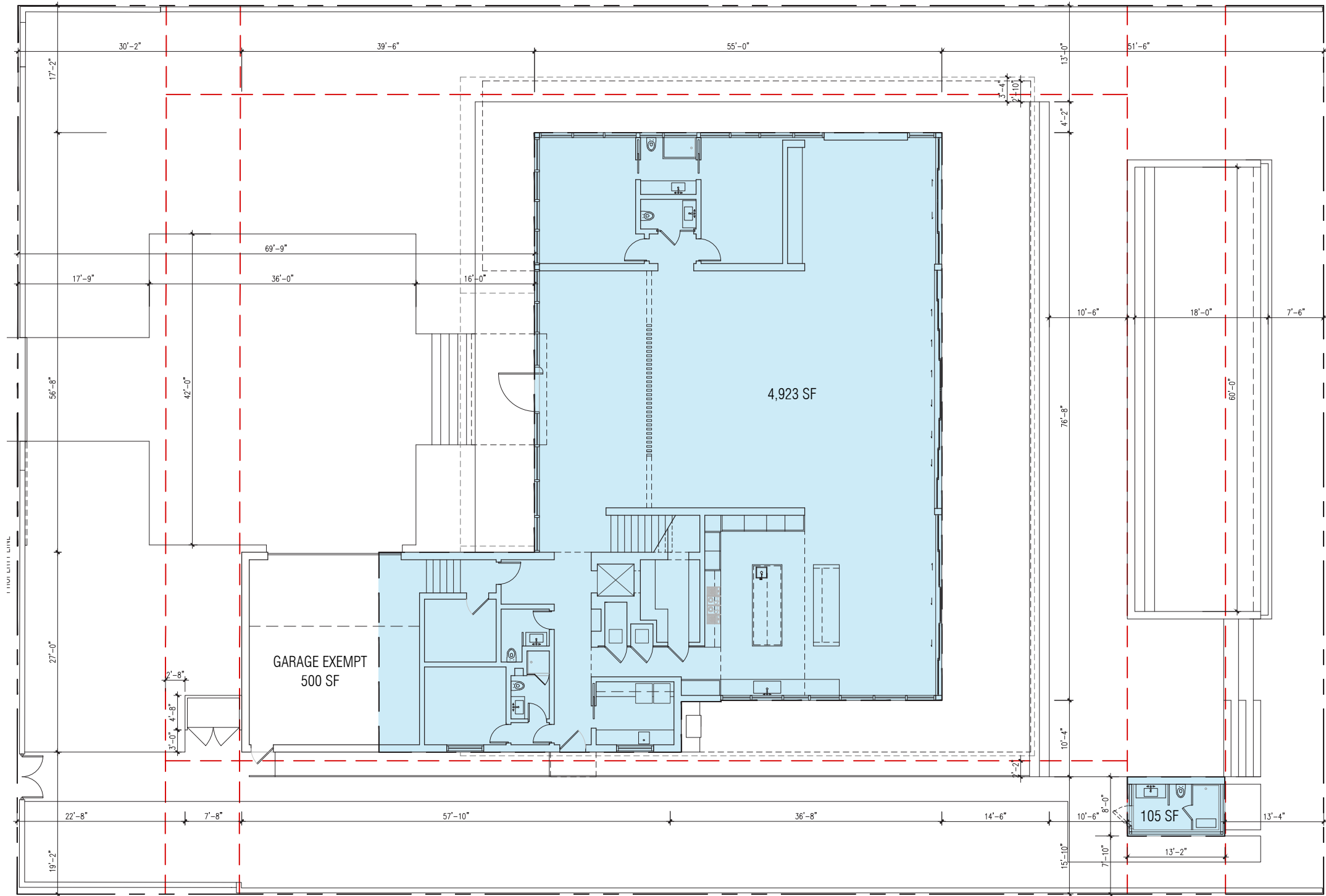


121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.





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

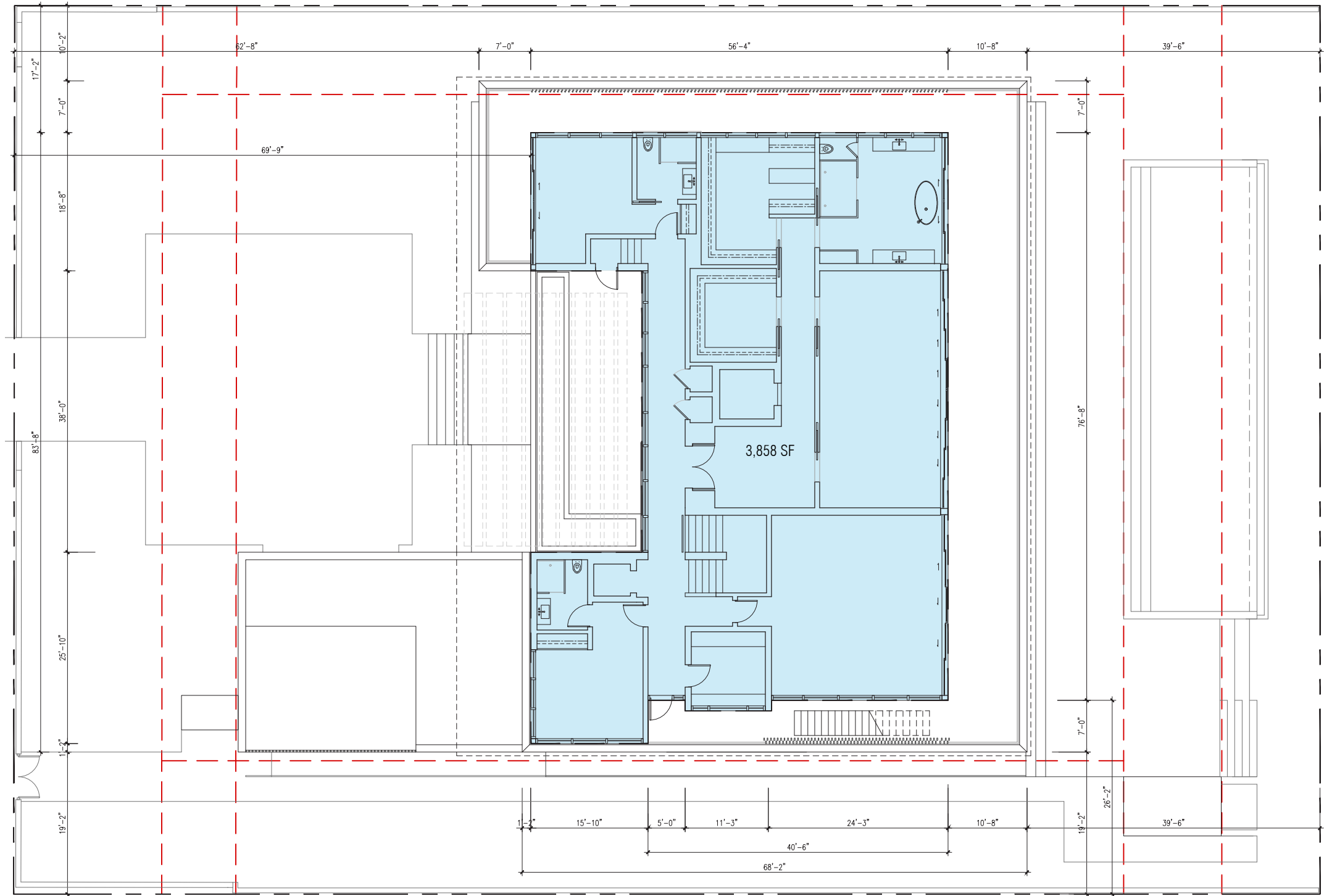


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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)

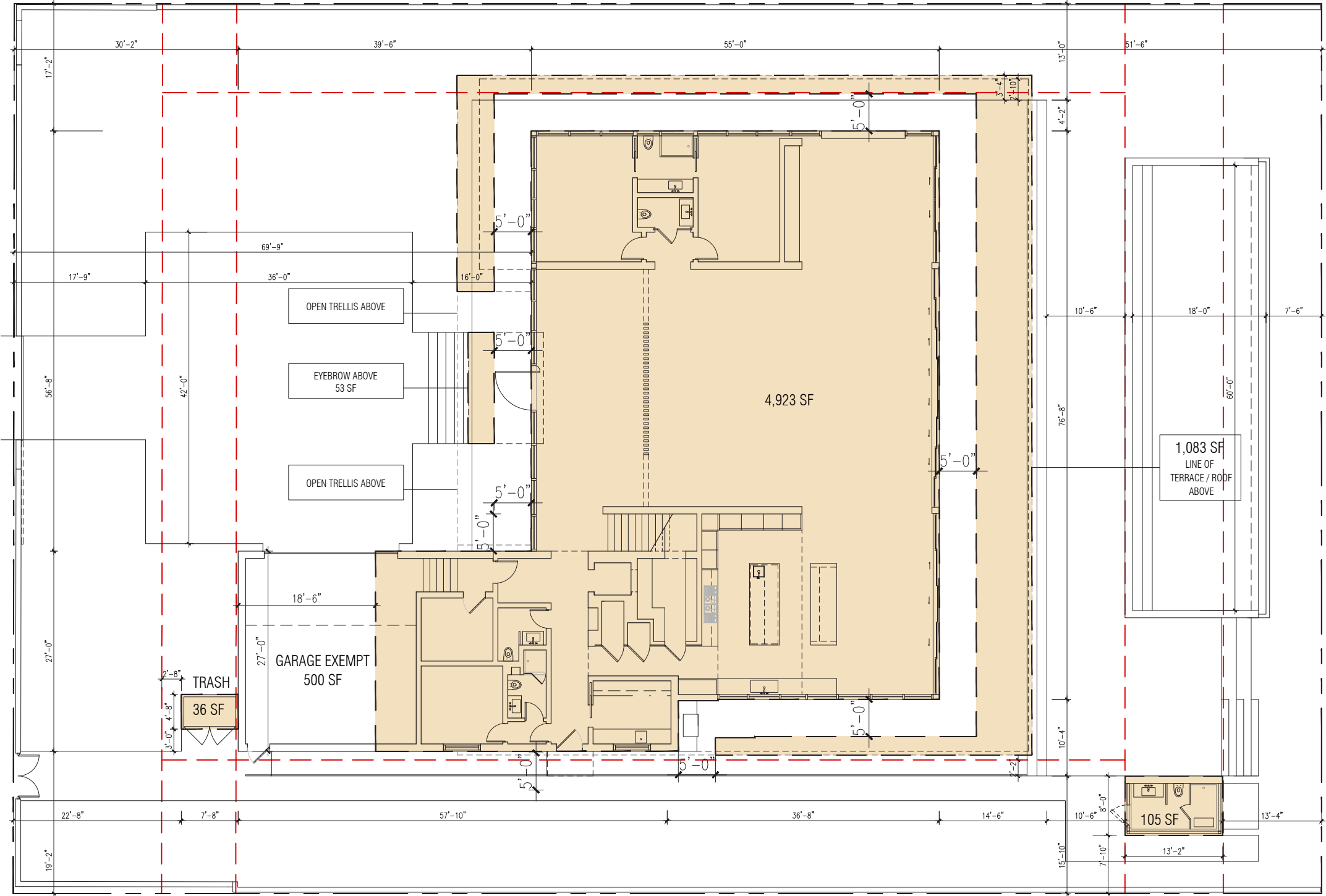
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

PROPOSED DIAGRAMS - UNIT SIZE - SECOND LEVEL
SCALE: 1/16" = 1'-0"





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

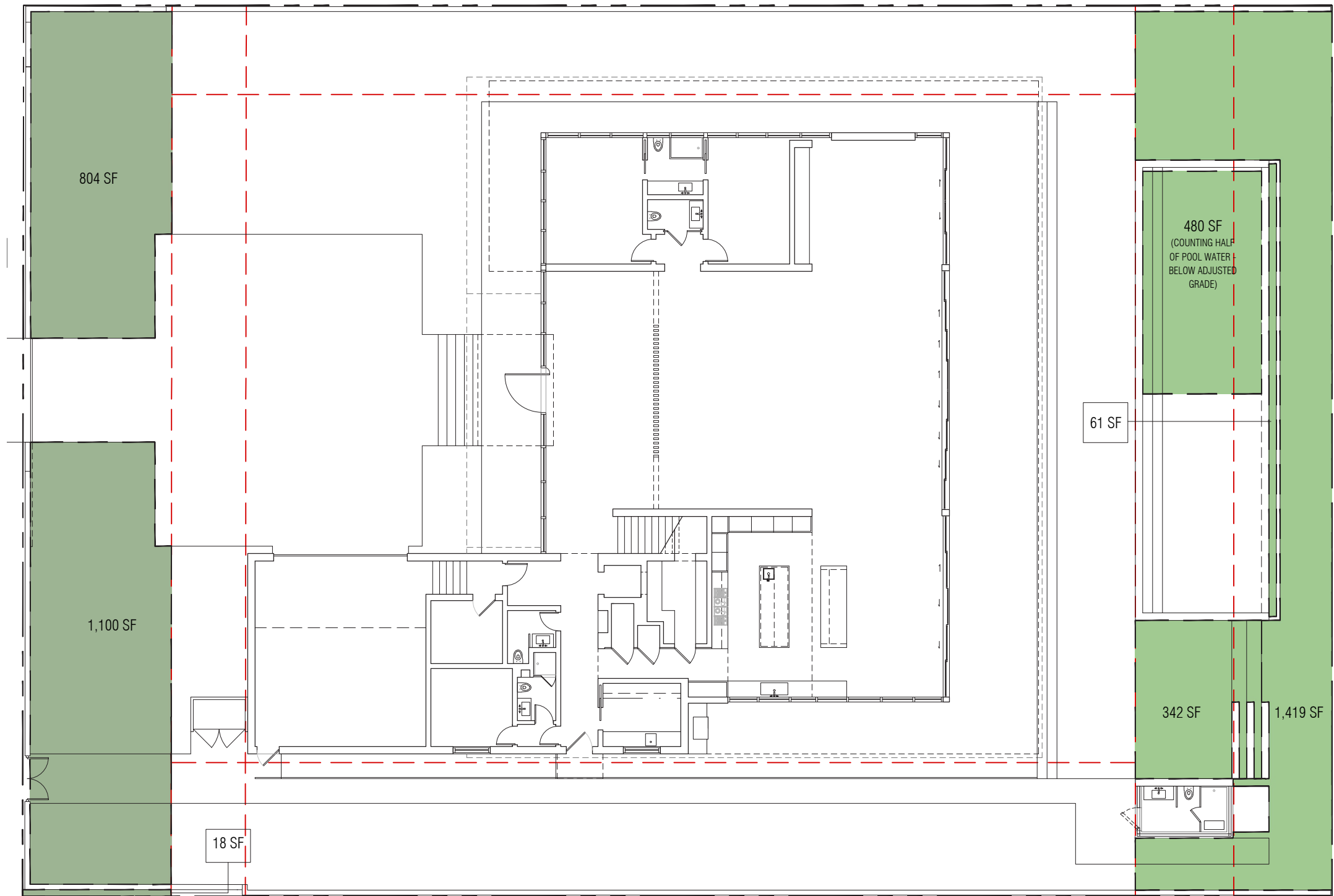
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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%

121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

**TOUZET
STUDIO**

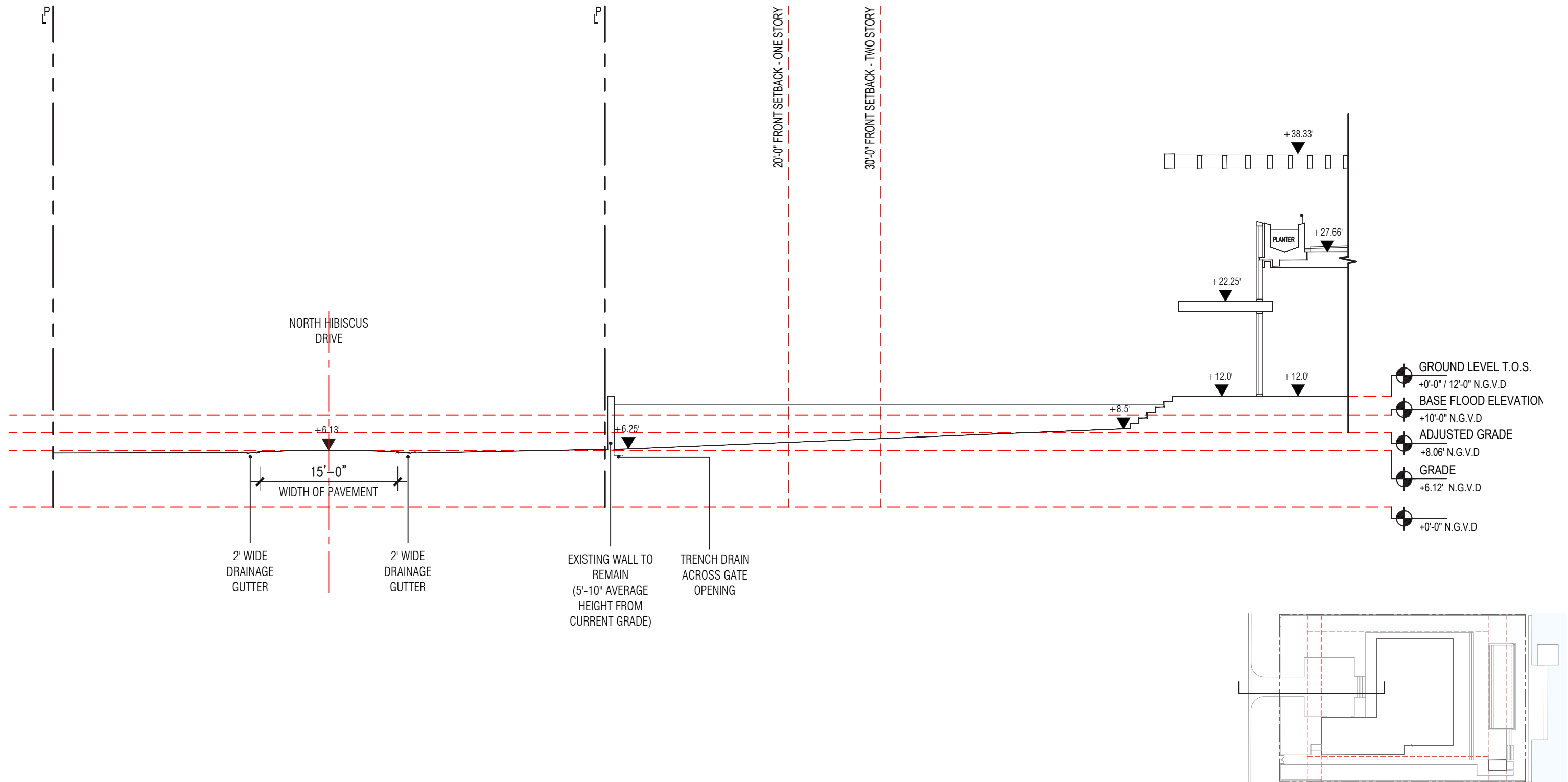
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

PROPOSED DIAGRAMS - OPEN SPACE

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



A-26



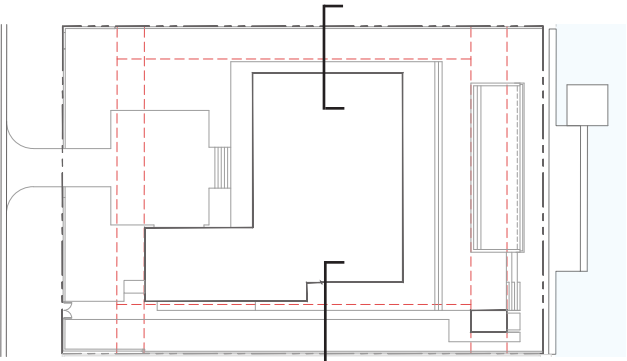
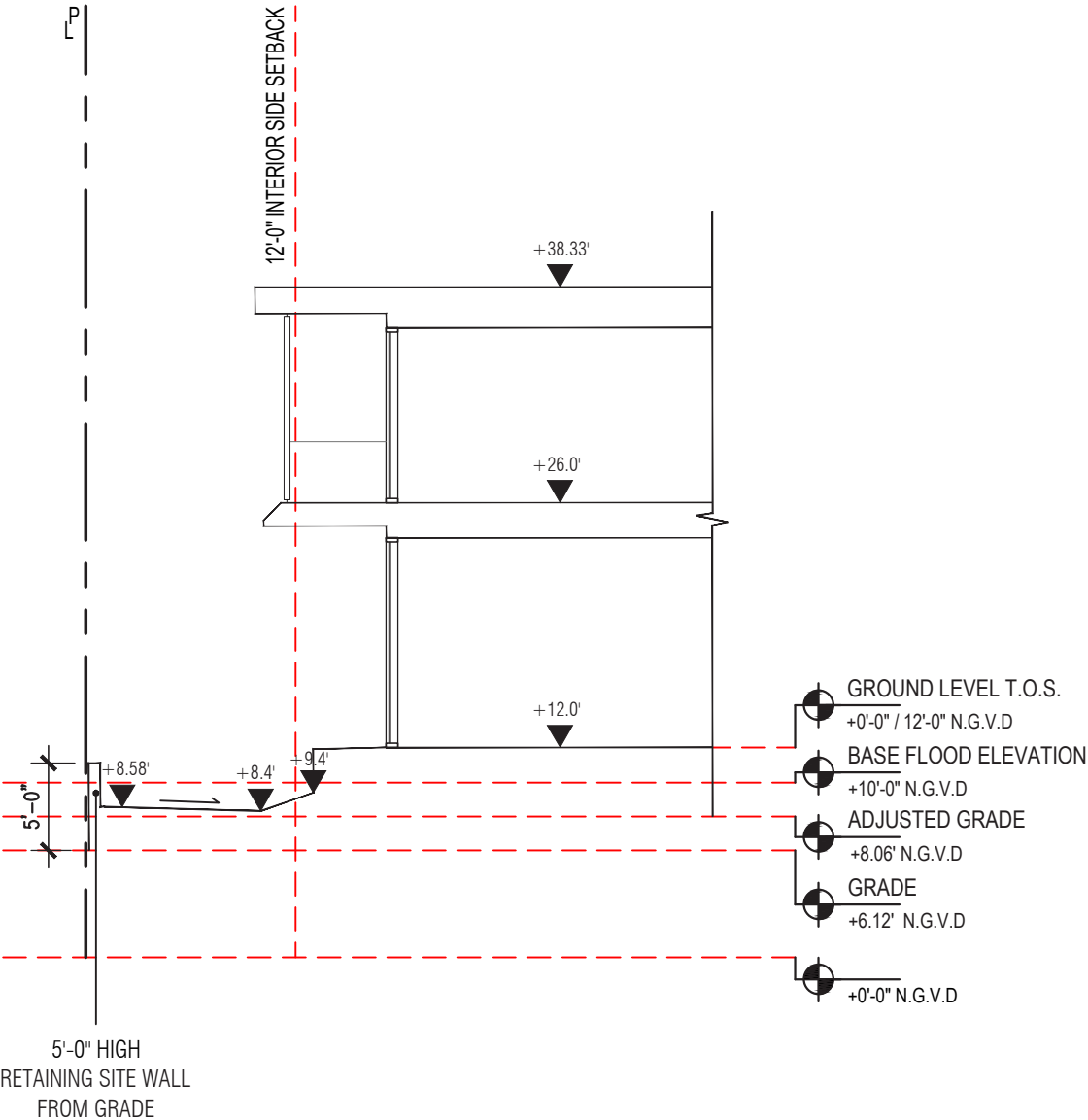
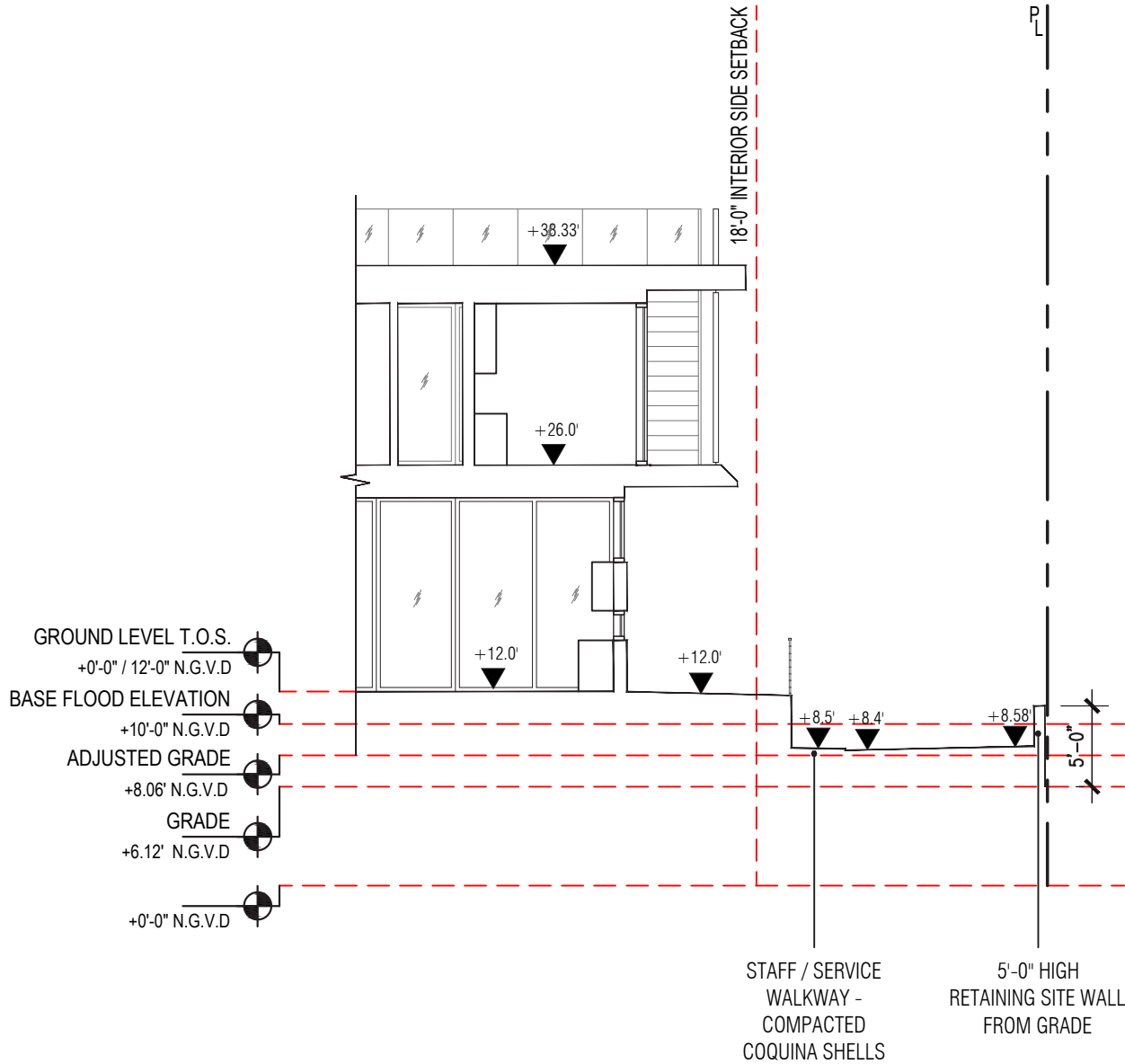
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA



No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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





121 N. HIBISCUS DR. RESIDENCE

121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

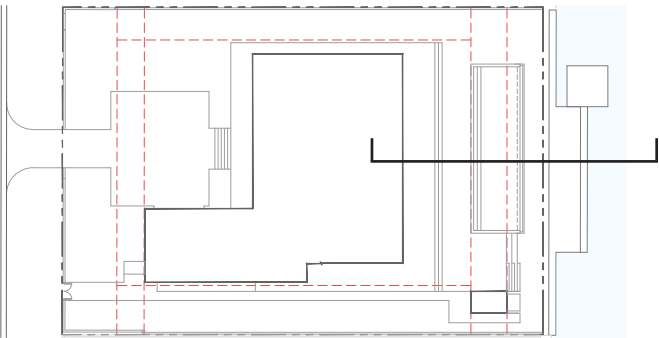
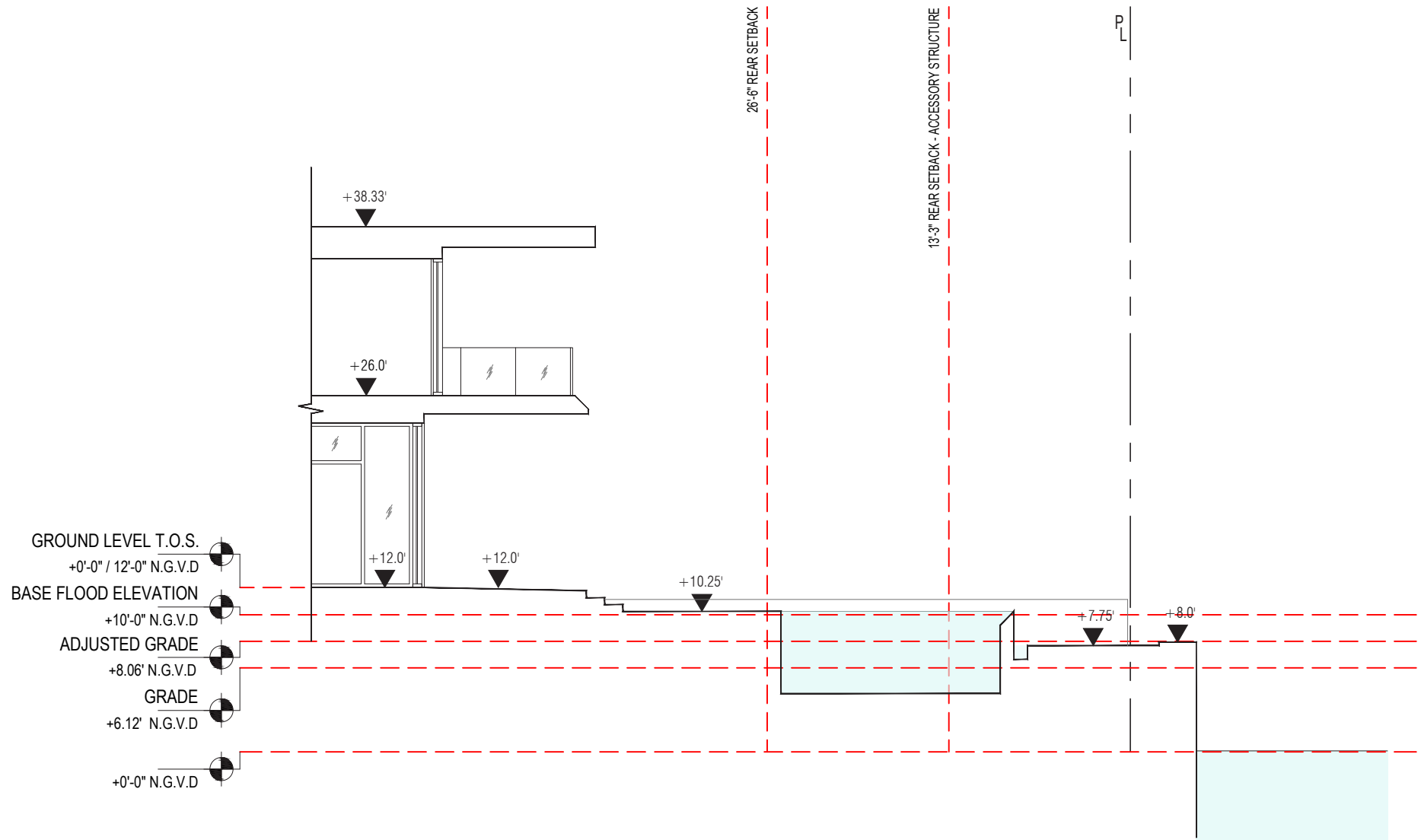


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

YARD SECTION - SIDES

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





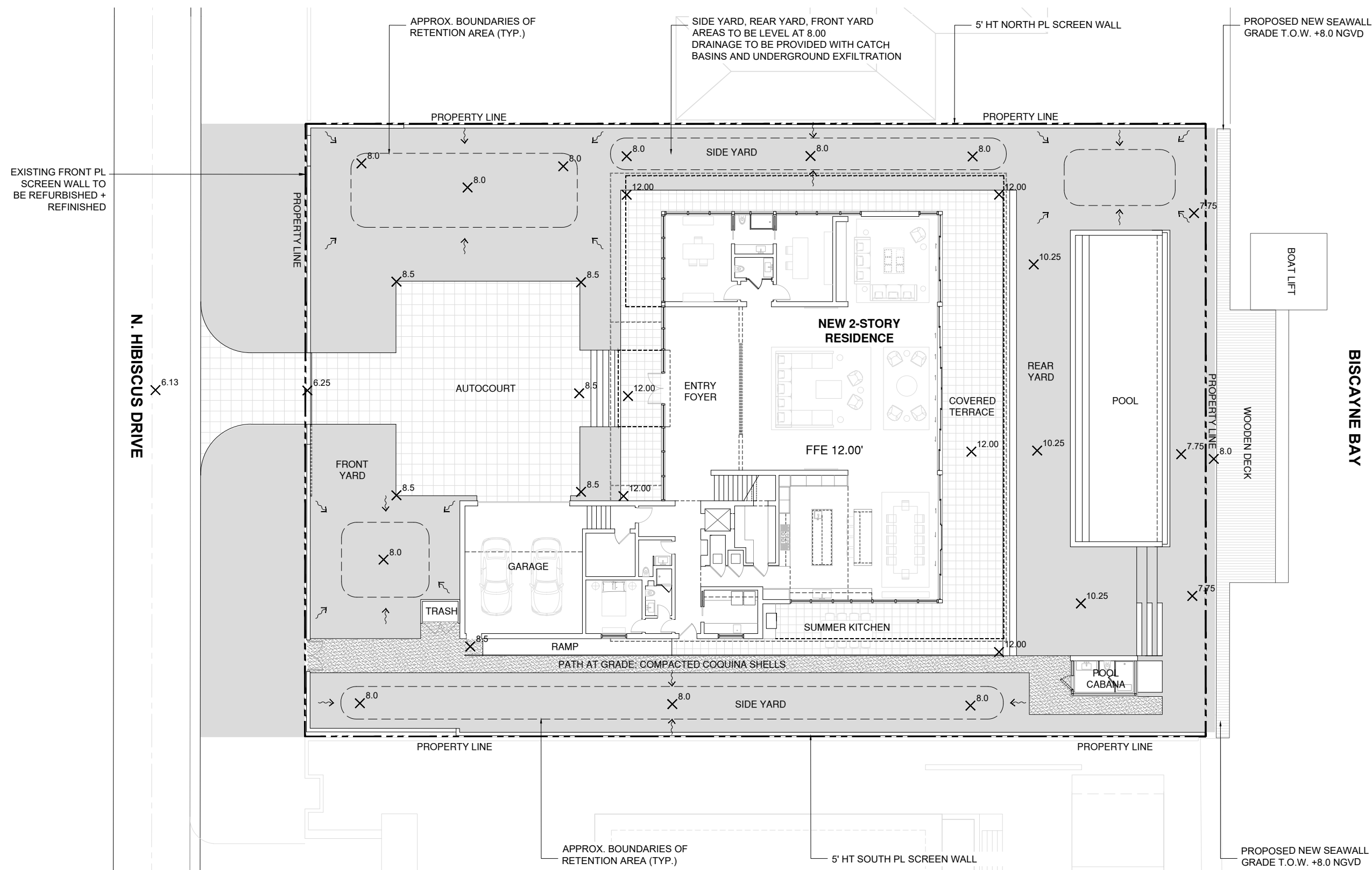
121 N. HIBISCUS DR. RESIDENCE
121 NORTH HIBISCUS DRIVE . MIAMI BEACH . FLORIDA

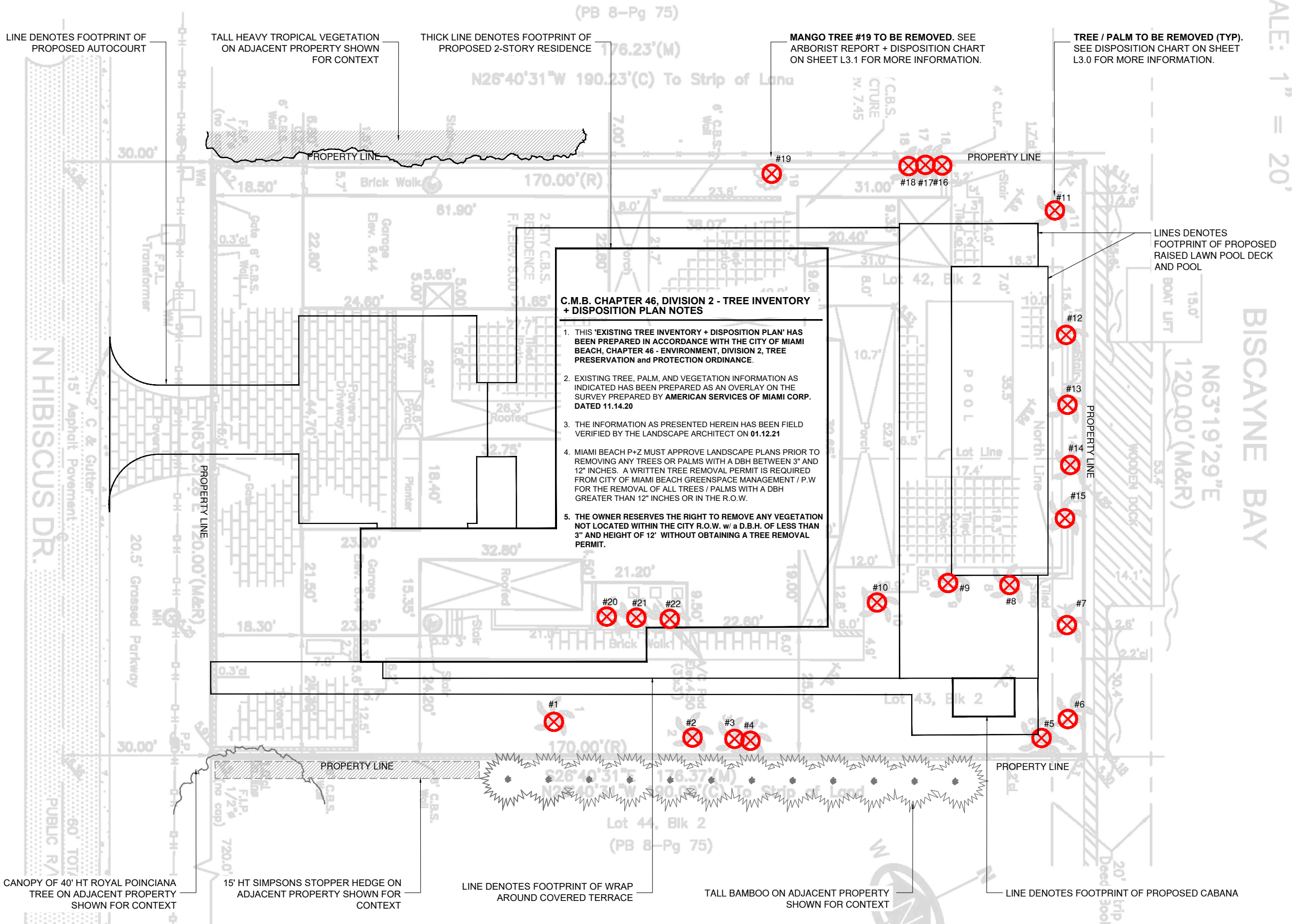


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Touzet Studio Design & Architecture. All designs indicated in these drawings are property of Touzet Studio Design & Architecture. All copyrights reserved (c) 2021.

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







CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

780 NE 69TH STREET
SUITE 200 MIAMI, FL 33138
O 786.536.2961 C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape Architecture
Business LLC 26000460

REVISION SCHEDULE

SHEET TITLE:

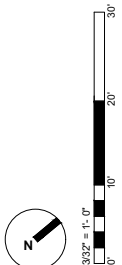
EXISTING TREE
SURVEY +
DISPOSITION PLAN

PROJECT INFO:

121 NORTH HIBISCUS
MIAMI BEACH, FL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6686786

SCALE + NORTH ARROW:



DATE:

JANUARY 19, 2021

SHEET NO:

L1.0