HIBISCUS RESIDENCE

190/184 S HIBISCUS DRIVE MIAMI BEACH, FLORIDA 33139

Project Scope:

- New 2-story single-family residence replacing two existing single-family homes. One of the existing single-family homes is pre-1942. Please refer to sheet G1.5 & G1.5A
- Request for height waiver. Please refer to sheet A1.7

PRESENTATION: DRB21-0667

DESIGN REVIEW BOARD:

CAP FIRST SUBMITTAL: 04/19/21 CAP FINAL SUBMITTAL: 05/10/21 HEARING: 07/06/21)

ARCHITECTURAL DRAWINGS

•	COVER	• G1.3A	PHOTOS OF NEIGHBORHOOD	• A5.2	SIDE ELEVATIONS
• R1.0	EXTERIOR RENDERING	• G1.4	STREET CONTEXT STUDY	• A5.3	SIDE ELEVATIONS
• R2.0	EXTERIOR RENDERING	• G1.5	190 PROGRESSION PHOTOS	• A6.0	FRONT SECTION
• R3.0	EXTERIOR RENDERING	• G1.5A	190 POST 1942 MODIFICATION	S • A6.1	REAR SECTION
• R4.0	EXTERIOR RENDERING	• D1.0	DEMOLITION PLAN	• A6.2	SIDE SECTION
• R5.0	EXTERIOR RENDERING	• A1.0	SITE PLAN	• A6.3	SIDE SECTION
• R6.0	EXTERIOR RENDERING	• A1.1	ZONING DATA TABLE	• A7.0	MATERIAL SAMPLES
• R7.0	EXTERIOR RENDERING	• A1.2	UNIT SIZE - FIRST FL.		
• R8.0	EXTERIOR RENDERING	• A1.2A	UNIT SIZE - SECOND FL.		
• R9.0	EXTERIOR RENDERING	• A1.3	LOT COVERAGE		
• R10.0	EXTERIOR RENDERING	• A1.4	AXONOMETRIC VOLUME STU	DY	
• R11.0	EXTERIOR RENDERING	• A1.5	YARD OPEN SPACE		
• G1.0	190/184 SURVEY	• A1.6	HEIGHT WAIVER DIAGRAM		
• G1.1	CONTEXT LOCATION PLAN	• A2.0	OVERALL - FIRST FL. PLAN		
• G1.2	PHOTOS OF 190 EXISTING STRUCTURE	• A2.1	OVERALL - SECOND FL. PLAN		
• G1.2A	PHOTOS OF 184 EXISTING STRUCTURE	• A2.2	ROOF PLAN	CMA Des	ign Studio, Inc.
• G1.2A	PHOTOS OF EXISTING STRUCTURE	• A5.0	FRONT ELEVATIONS		PLANNING · INTERIOR DESIGN
• G1.3	PHOTOS OF NEIGHBORHOOD	• A5.1	REAR ELEVATIONS	232 Andalusia Avenue Suite 101 Cora	ll Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

LANDSCAPE DRAWINGS

LANDSCAPE DRAWINGS				
• LCVR	COVER PAGE			
• L001	GENERAL SITE NOTES			
• L002	ILLUSTRATIVE RENDERINGS			
• L003	ILLUSTRATIVE RENDERINGS			
• L004	ILLUSTRATIVE RENDERINGS			
• L100	TREE DISPOSITION NOTES			
• L101	TREE DISPOSITION NOTES			
• L102	TREE DISPOSITION SCHEDULE			
• L103	TREE DISPOSITION PLAN			
• L300	MATERIALS REFERENCES			
• L301	MATERIALS PLAN			
• L400	GRADING PLAN & NOTES			
• L500	LAYOUT PLAN & NOTES			
• L700	PLANTING SCHEDULE & NOTES			
• L701	PLANT IMAGES			
• L702	TREE & PALM PLANTING PLAN			
• L703	UNDERSTORY PLANTING PLAN			

• L704 PLANTING DETAILS



Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R1.0

DRB SET 05.10.21



Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R2.0

DRB SET 05.10.21

RENDERING PERSPECTIVE

N.T.S

R2.0 R2.0



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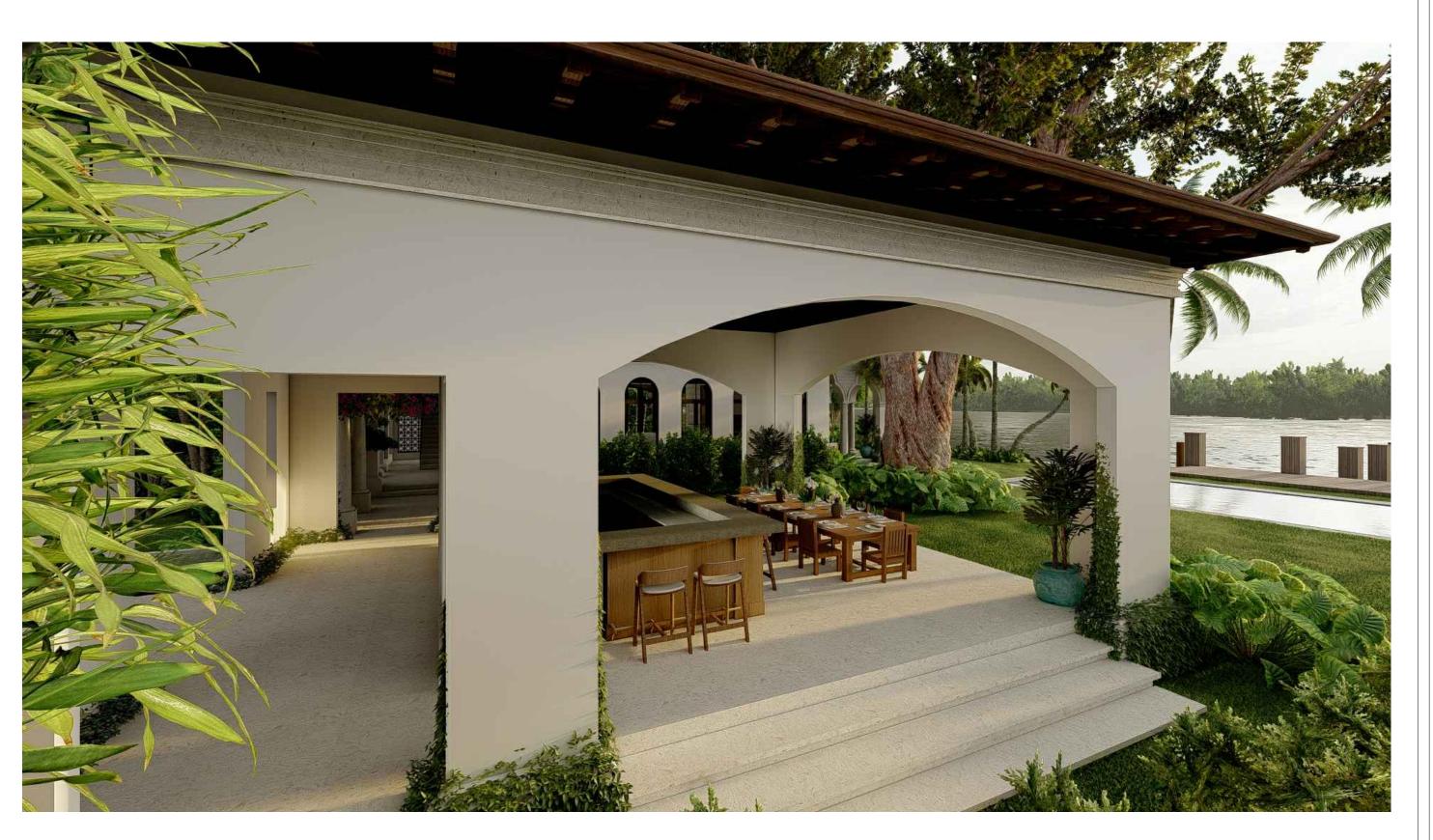
Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

DRB SET 05.10.21

R3.0



Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

DRB SET 05.10.21

R4.0



Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R5.0

DRB SET 05.10.21



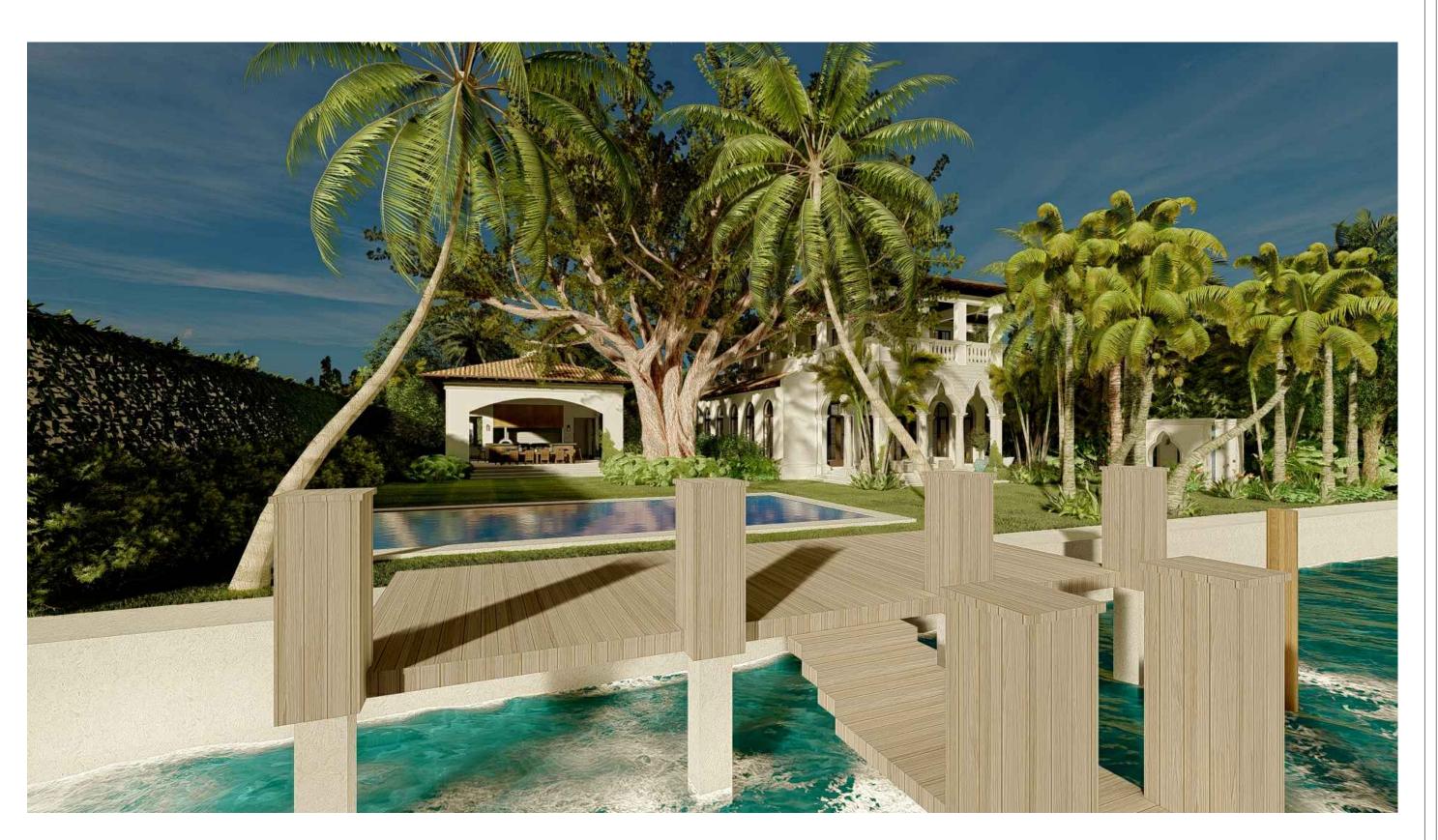
Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

DRB SET 05.10.21

R6.0



RENDERING PERSPECTIVE

N.T.S

DRB SET 05.10.21

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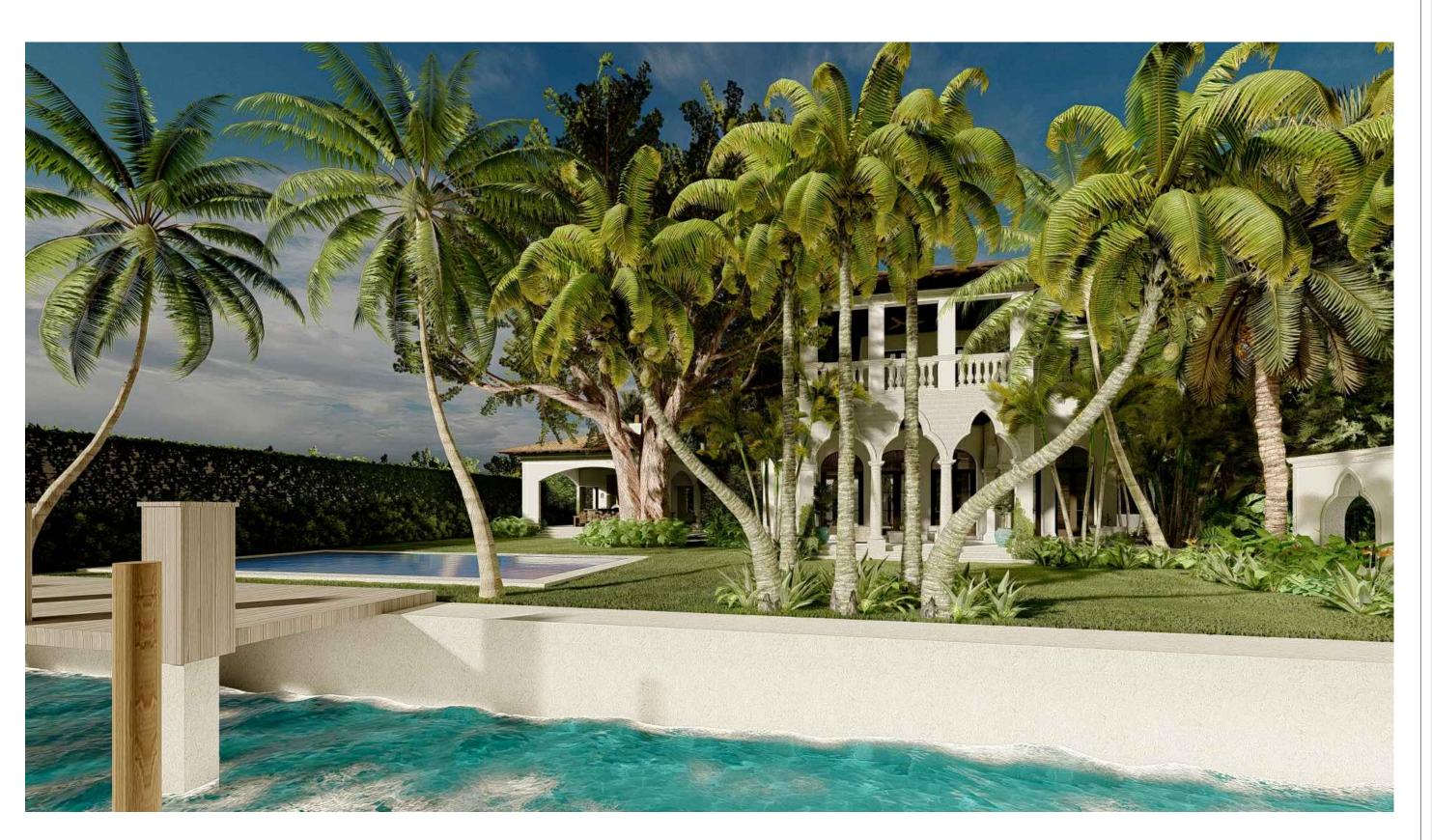
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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R7.0



Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

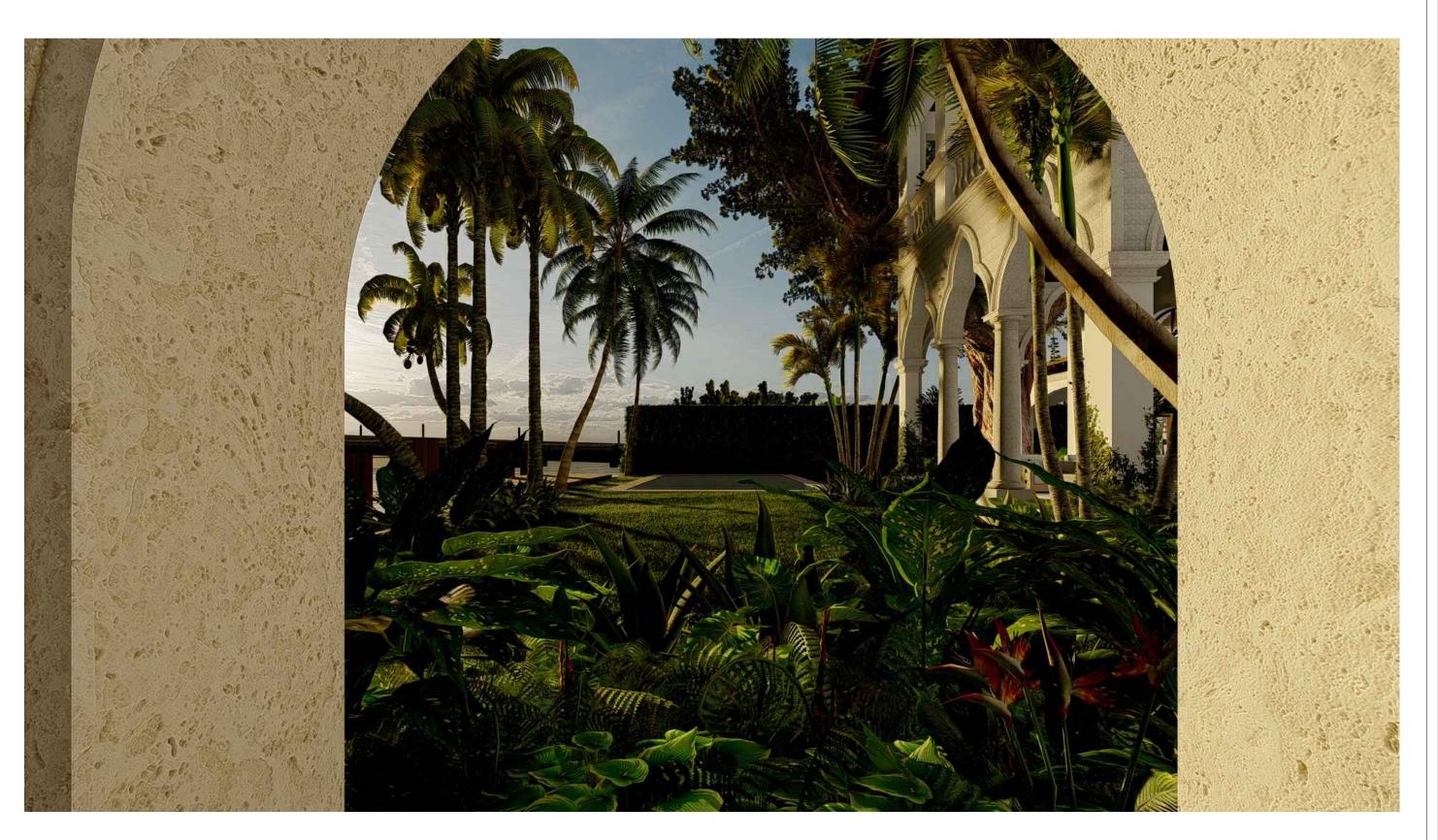
SEAL

SHEET NO.:

DRB SET 05.10.21

R8.0

N.T.S



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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R9.0

DRB SET 05.10.21

N.T.S



RENDERING PERSPECTIVE

N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R10.0



RENDERING PERSPECTIVE

R11.0 R11.0

N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139
TITLE: RENDERING PERSPECTIVE

SEAL

SHEET NO.:

R11.0

SURVEY TITLE: 190/184

SEAL

Lynsie Christine Conn FL Architect AR99059 AA2600073

SHEET NO .:

G1.0



LAND SURVEYING - LAND PLANNING FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

ABBREVIATIONS:

(Calc.) CALCULATED (Meas) MEASURED

REÇORD (R) CONC.

CLEAR F.F.F. FINISH FLOOR FLEVATION

CONCRETE

CONCRETE BLOCK & STUCCO PERMANENT CONTROL POINT

TREE TABLE FOR LOT 28

9350 S.W. 22nd TERRACE MIAMI, FLORIDA 33165 (305) 220-0073

- EXISTING ELEVATION

LEGEND:

W - WATER METER ■ - CATCH BASING - WOOD POWER POLE

ma - GAS METER □ DRAINAGE

- CENTER LINE - ELECTRIC METER ■ - ELECTRIC PANEL

-ф- – LAMP ⑤ − SEWER E - ELECTRIC METER

AIR CONDITIONER ⊙ −TREE NUMBER

	No.	Common	Diameter		Spread
		Name	inches	feet	feet
	1	Palm	10	30	18
	2	Palm	12	28	18
	3	Palm	11	25	16
	4	Palm	11	18	18
	5	Palm	14	18	20
	6	Palm	10	14	13
	7	Palm	10	18	15
	8	Coconut	10	30	24
	9	Coconut	14	40	24
	10	Coconut	14	40	23
3	11	Coconut	14	40	23
	12	Coconut	14	40	23
	13	Palm	24	45	20
	14	Palm	24	35	20
	15	Palm	20	35	20
	16	Coconut	10	15	20
	17	Palm	18	40	20
	18	Coconut	10	25	20
	19	Coconut	10	40	20
	20	Coconut	10	35	20
	21	Coconut	10	30	20
	22 23	Coconut	10	30	20
	23	Coconut	9	30	20
	24	Coconut	9	30	20
	25	Coconut	9	30	20
	26	Coconut	9	30	20
	27	Coconut	9	30	20

TREE TABLE FOR LOT 27					
No.	Common	Diameter	Height	Spread	
	Name	inches	feet	feet	
1	Palm	4	15	12	
2	Palm	4	15	12	
3	Palm	4	15	12	
4	Palm	4	15	12	
5	Palm	10	5	2	
6	(3) Palms	4@	12	8	
7	(2) Palms	4@	12	8	
8	(3) Palms	4@	12	8	
9	Palm	8	15	12	
10	Palm	10	7	10	
11	Palm	8	15	12	
12	Palm	8	15	12	
13	Palm	8	15	12	
14	Palm	10	7	4	

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
ONLY TREES WITH A MINIMUM OF 4 INCH
IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

190 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Lots 28, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as Lots 28, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as recorded in Plat Book 8 at Page 75 of the public records of Miami-Dade County, Florida, together with that part of the 20 foot strip circling Hibiscus Island as described in that certain Deed to the Biscayne Island Company recorded in Deed Book 1501, at Page 479, which lies between the extended side line of the above described property and abutting the same together with appurtenant riparian rights. By metes and bounds; Beginning at the Northwestern corner of Lot 28 in Block 3, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida, thence Southesterly 195 feet along this abutting line of Lots 28 and 29 and its extension into the bay: thence Records of Miami-Dade County, Florida, thence Southesterly 195 feet along this abutting line of Lots 28 and 29 and its extension into the bay; thence 60 feet along a line parallel to and 20 feet distance from the Southern Boundary of line of Lot 28 to the point of intersection extension of the boundary line between Lots 27 and 28; thence left 195 feet along the boundary line between Lots 27 and 28 and its extension into the bay to the Northeastern corner of Lot 28; thence to the left along Southern street line of South Hibiscus Drive 60 feet to the Point of Beginning.

PROPERTY ADDRESS:

184 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION

Lots 27, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as country, Florida, together with that part of the 20 foot strip of land contiguous to the Southwest boundary line of said Lot 27, lying between the Southwesterly extensions of the Northwest boundary line and the Southwesterly extensions of the Northwest boundary line and the Southwesterly line of said Lot 27, Miami-Dade County, Florida.

Lime Island LLC.

SURVEYOR'S NOTES:

Date: 03-24-2021

1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida

Administrative Code. 3) Bearings shown hereon are based on an assumed meridian of N89°57'31"E along the front boundary line of the subject property.

4) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.

5) Examination of the Abstract of Title will have to be made to determine

recorded instruments, if any affecting the property; search of Public Records not performed by this office. 6) No effort was made by this office to locate any underground utilities

and/or structures within or abutting the subject property. 7) This survey has been prepared for the exclusive use of the entities named

hereon only and the certifications hereon do not extend to any unnamed

8) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. "E-01", elevation 5.35 feet; PK Nail and Brass Washer in concrete sidewalk 8' SW of edge of Pavement of MacArthur Causeway & 15' SE of projected centerline of Fountain Street.

9) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0316, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Base Flood Elevation: 10.0 feet.

10) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.

11) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida,

12) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Lime Island LLC; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Rolando Ortiz

Date: 2021.03.28 21:40:52 -04'00' By: Rolando Ortiz LS 4312

Digitally signed by

Rolando Ortiz

Job No.: 21-32290-B Professional Land Surveyor Sketch No.: 29848-E & Mapper, State of Florida.

190/184 S HIBISCUS DRIVE - SURVEY

G1.0 G1.0

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AREA NOTES:

N89°57'31"E

60.00'(R&Meas) o

TWO-STORY RES. NO.: 190

N89°57'31"E

60.00 (R&Meas)

N89957'31"E

60.00'(R&Calc)

BISCAYNE BAY

NET AREA FOR THE PROPERTY LOCATED AT 184 SOUTH HIBISCUS DRIVE IS 11,702 SQAURE FEET = ± 0.27 ACRE.

NET AREA FOR THE PROPERTY LOCATED AT 190

SOUTH HIBISCUS DRIVE IS 11.702 SQAURE FEET

SOUTH HIBISCUS DRIVE

 \pm 0.27 ACRE. TOTAL NET AREA OF BOTH PROPERTIES COMBINED IS 23,404 SQAURE FEET = \pm 0.54 ACRE.

(60' TOTAL R/W by PLAT)

N89°57'31"E

60.00 (R&Meas) 2.60

TWO-STORY

RES. NO.: 184

LOT 27

BLOCK ?

60.00'(R&Meas)

N89°57'31"E

60.00'(R&Meas)

N89°57'31"E

63/

-2.0 VALLEY GUTTER

S00°00'58"W 195.00'(R)195.05'(Calc.) 175.05'(Meas)

LOT 28, BLOCK 3

NORTH

SCALE 1" = 20'

FOUND -

195.00'(R) 195.05'(Calc.)

S003000

PROPERTY CORNER_ IN WATER

BLOCK 3

LOT 29, BLOCK 3

DRB SET 05.10.21