

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
 - R1.0 EXTERIOR RENDERING
 - R2.0 EXTERIOR RENDERING
 - R3.0 EXTERIOR RENDERING
 - R4.0 EXTERIOR RENDERING
 - R5.0 EXTERIOR RENDERING
 - R6.0 EXTERIOR RENDERING
 - R7.0 EXTERIOR RENDERING
 - R8.0 EXTERIOR RENDERING
 - R9.0 EXTERIOR RENDERING
 - R10.0 EXTERIOR RENDERING
 - R11.0 EXTERIOR RENDERING
 - G1.0 190/184 SURVEY
 - G1.1 CONTEXT LOCATION PLAN
 - G1.2 PHOTOS OF 190 EXISTING STRUCTURE
 - G1.2A PHOTOS OF 184 EXISTING STRUCTURE
 - G1.2A PHOTOS OF EXISTING STRUCTURE
 - G1.3 PHOTOS OF NEIGHBORHOOD
- G1.3A PHOTOS OF NEIGHBORHOOD
 - G1.4 STREET CONTEXT STUDY
 - G1.5 190 PROGRESSION PHOTOS
 - G1.5A 190 POST 1942 MODIFICATIONS
 - D1.0 DEMOLITION PLAN
 - A1.0 SITE PLAN
 - A1.1 ZONING DATA TABLE
 - A1.2 UNIT SIZE - FIRST FL.
 - A1.2A UNIT SIZE - SECOND FL.
 - A1.3 LOT COVERAGE
 - A1.4 AXONOMETRIC VOLUME STUDY
 - A1.5 YARD OPEN SPACE
 - A1.6 HEIGHT WAIVER DIAGRAM
 - A2.0 OVERALL - FIRST FL. PLAN
 - A2.1 OVERALL - SECOND FL. PLAN
 - A2.2 ROOF PLAN
 - A5.0 FRONT ELEVATIONS
 - A5.1 REAR ELEVATIONS

- A5.2 SIDE ELEVATIONS
 - A5.3 SIDE ELEVATIONS
 - A6.0 FRONT SECTION
 - A6.1 REAR SECTION
 - A6.2 SIDE SECTION
 - A6.3 SIDE SECTION
 - A7.0 MATERIAL SAMPLES

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

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ARCHITECTURE • PLANNING • INTERIOR DESIGN

232 Andalusia Avenue•Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215



1 RENDERING PERSPECTIVE

R1.0 | R1.0

N.T.S

DRB SET 05.10.21

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Hibiscus Residence

190/184 S Hibiscus Drive
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TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0



1 RENDERING PERSPECTIVE

R2.0 | R2.0

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R2.0



1 RENDERING PERSPECTIVE

R3.0 | R3.0

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SHEET NO.:

R3.0



1 RENDERING PERSPECTIVE

R4.0 | R4.0

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SHEET NO.:

R4.0



1 RENDERING PERSPECTIVE

R5.0 | R5.0

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SHEET NO.:

R5.0



1 RENDERING PERSPECTIVE

R6.0 | R6.0

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SHEET NO.:

R6.0



1 RENDERING PERSPECTIVE

R7.0 | R7.0

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SHEET NO.:

R7.0



1 RENDERING PERSPECTIVE

R8.0 | R8.0

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SHEET NO.:

R8.0



1 RENDERING PERSPECTIVE

R9.0 | R9.0

N.T.S

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SHEET NO.:

R9.0

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1 RENDERING PERSPECTIVE
R10.0 | R10.0 N.T.S

DRB SET 05.10.21

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SHEET NO.:

R10.0

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1 RENDERING PERSPECTIVE
R11.0 | R11.0 N.T.S

DRB SET 05.10.21

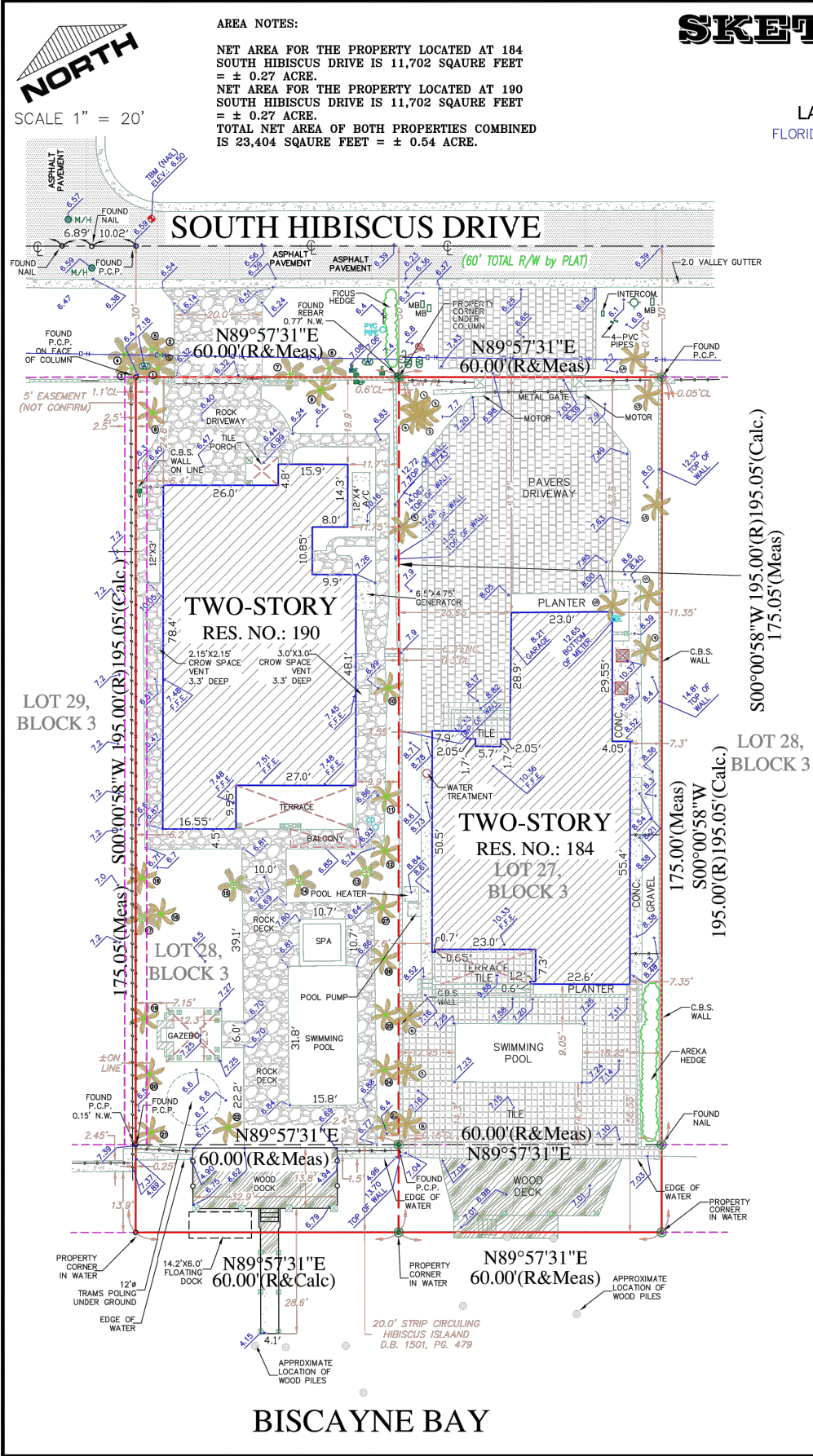
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SHEET NO.:
R11.0



PROPERTY ADDRESS:

190 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

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 Southeasterly 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 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 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 line of said Lot 27, Miami-Dade County, Florida.

FOR:

Lime Island LLC.

SURVEYOR'S NOTES:

- 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.
- 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.
- Bearings shown hereon are based on an assumed meridian of N89°57'31"E along the front boundary line of the subject property.
- Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 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.
- No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 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 parties.
- 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.
- 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.
- Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 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

Digitally signed by Rolando Ortiz
Date: 2021.03.28 21:40:52 -04'00'

By: Rolando Ortiz LS 4312
Professional Land Surveyor & Mapper, State of Florida.

Date: 03-24-2021
Job No.: 21-32290-B
Sketch No.: 29848-B

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Hibiscus Residence

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TITLE: 190/184 SURVEY

SEAL

Lynsie Christine Conn
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SHEET NO.:

G1.0

DRB SET 05.10.21