



1970 (ORIGINAL 1939 STRUCTURE)



1989



2021

1 FRONT ELEVATION PROGRESSION

G1.5 (190 S HIBISCUS DRIVE) N.T.S



1965 (ORIGINAL 1939 STRUCTURE)



1989



2021

1 REAR ELEVATION PROGRESSION

G1.5 (190 S HIBISCUS DRIVE) N.T.S

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

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

Hibiscus Residence

190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: 190 PROGRESSION PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
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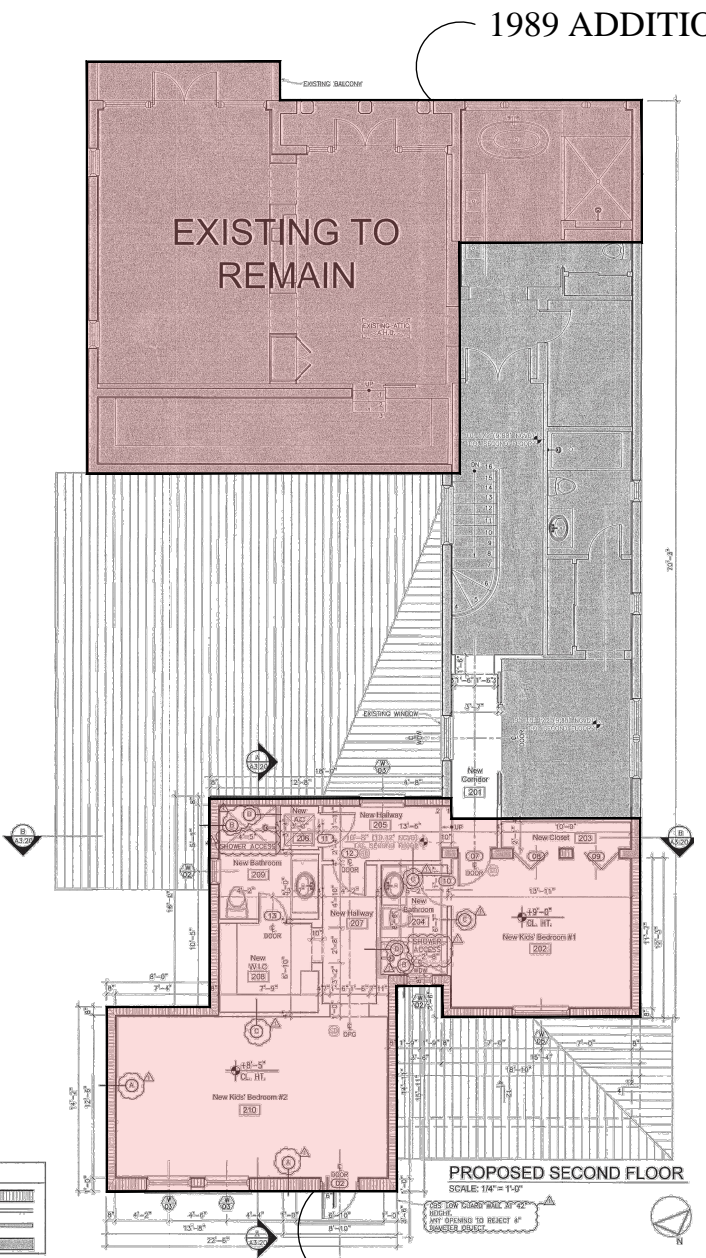
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G1.5

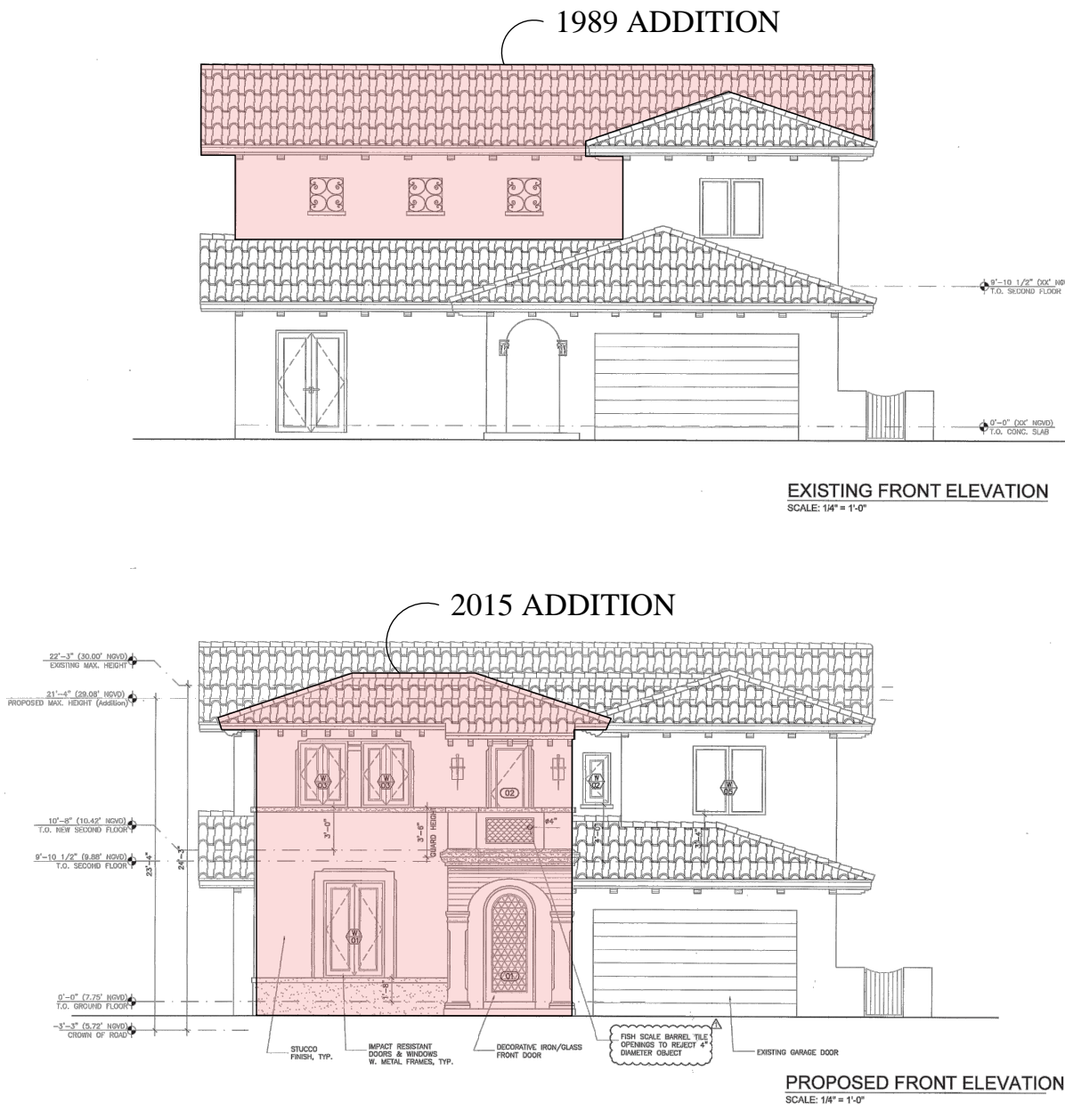
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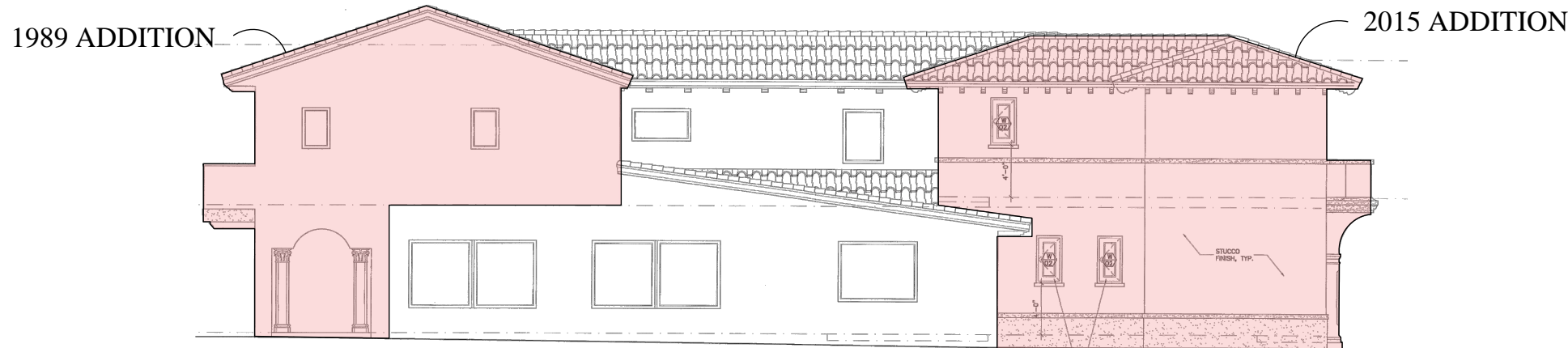
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



EAST ELEVATION

1 POST 1942 MODIFICATIONS

G1.5A

N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
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TITLE: POST 1942 MODIFICATIONS

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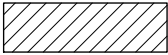
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G1.5A

NOTES:

- REMOVE ALL INTERIOR PARTITIONS.
- REMOVE ALL INTERIOR AND EXTERIOR FLOOR FINISHES.
- REMOVE ALL DROPPED CEILINGS & CEILING TREATMENTS
- REMOVE ALL APPLIANCES.
- REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES
- REMOVE ALL EXTERIOR WALL FURRING AND FINISHES
- REMOVE ALL EXTERIOR DOORS, AND WINDOWS

NOTES:

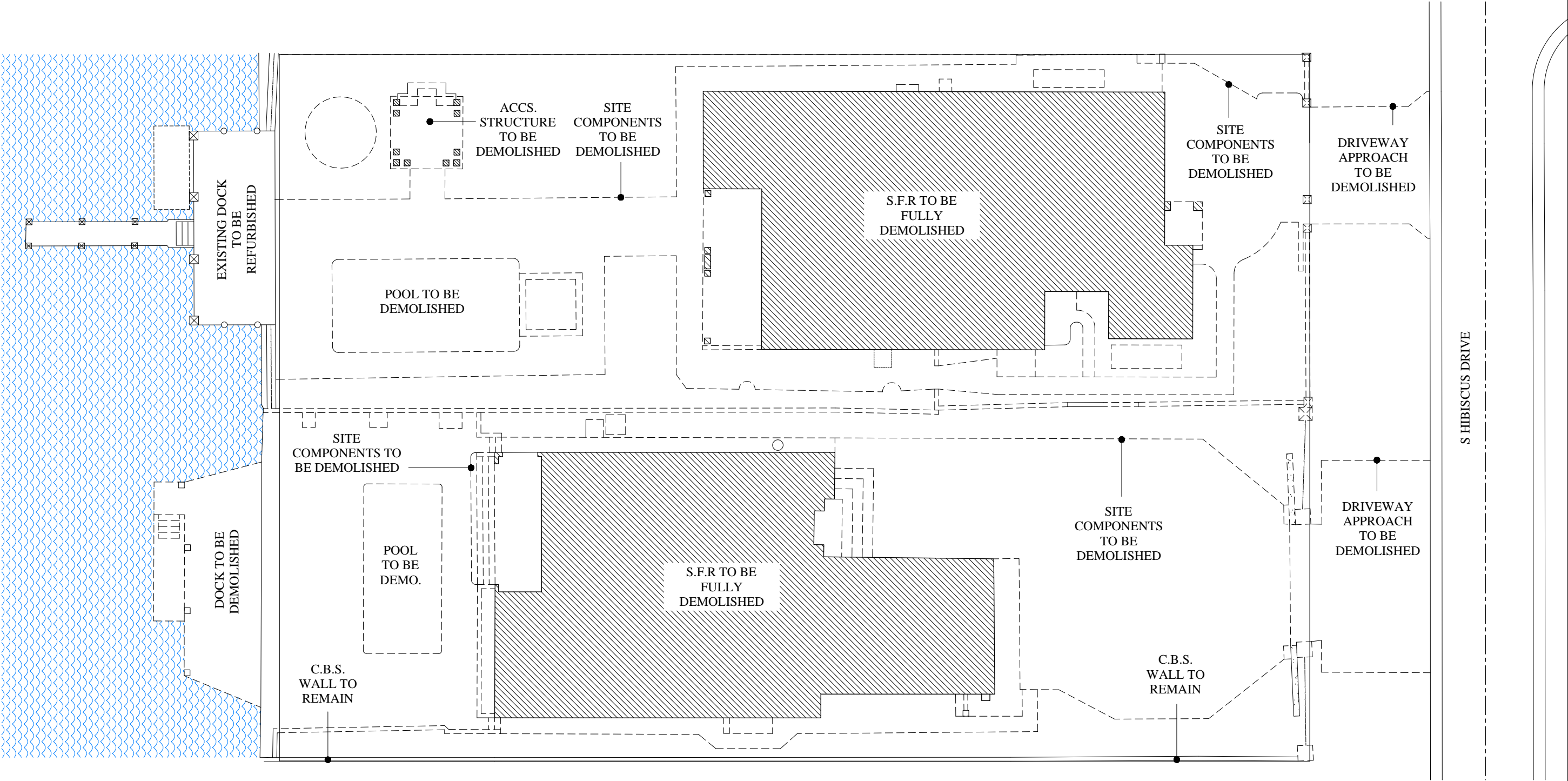
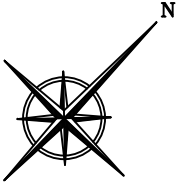
G.C. TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS & NOTIFY ARCH. & STRUCTURAL ENG. OF ANY DISCRETIONS



DENOTES STRUCTURE TO BE DEMOLISHED



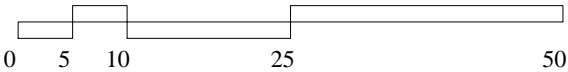
DENOTES SLAB, DRIVEWAY, WALKWAY OR SITE COMPONENT TO BE DEMOLISHED



1 DEMOLITION PLAN

D1.0 | D1.0

N.T.S



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Miami Beach, FL 33139

TITLE: DEMOLITION PLAN

SEAL

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SHEET NO.:

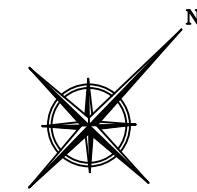
D1.0

-ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN THE PRIVATE PROPERTY AND ANY PROPOSED ON-SITE SOTRMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75" OF RAINFALL.

- THE POOL WILL NEED TO HAVE (1) OF THE FOLLOWING:
- A. IF FED BY AN IRRIGATION LINE, IT MUST DISCHARGE WASTE INTO AN ON-SITE SMALL POOL WELL OR DRAINAGE WELL.
 - B. IF FED BY A DOMESTIC LINE, THE POOL MUST DISCHARGE INTO THE SANITARY SEWER SYSTEM AND AN AFFIDAVIT MUST BE SIGNED. AFFIDAVIT WILL INDICATE THAT THE POOL FEED WILL NOT BE ALTERED TO AN IRRIGATION FEED IN THE FUTURE WITHOUT PROVIDING AN ON-SITE DISCHARGE WELL FOR A POOL OR DISCHARGE INTO AN ON-SITE DRAINAGE WELL.

-RETAINING WALLS MUST BE WATERTIGHT.
ALL RETAINING WALL PROPOSALS WILL
ACCOMPANY LANGUAGE AND SPECIFICATIONS
THAT SHOW HOW THEY WILL PREVENT
STORMWATER RUNOFF FROM DISCHARGING
INTO THE ADJACENT PROPERTIES.

-ANY NEW DOCK AND BOAT VESSEL SHALL COMPLY WITH THE MAXIMUM PROJECTION ALLOWED INTO CANAL. REFER TO SECTION 66-113.



A1.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1.	ADDRESS:	190 S HIBISCUS DRIVE, MIAMI BEACH, FL, 33139 + 184 S HIBISCUS DRIVE, MIAMI BEACH FL, 33139		
2.	FOLIO NUMBER(S):	02-3232-006-0870, 02-3232-006-0860		
3.	BOARD AND FILE NUMBERS:	DRB 21-0667		
4.	YEAR BUILT:	1939 & 1993	ZONING DISTRICT:	RS-3
5.	BASED FLOOD ELEVATION:	AE: 10.00' NGVD	GRADE VALUE IN NGVD:	6.39' NGVD
6.	ADJUSTED GRADE	8.20' NGVD	FREE BOARD:	+1'-0": 11.00 NGVD
7.	LOT AREA:	21,000 SF		
8.	LOT WIDTH:	120'	LOT DEPTH:	175' TO SEAWALL (OR 195')
9.	MAX LOT COVERAGE SF AND %:	6,300 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,297 SF (15.7%)
10.	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	500 SF
11.	FRONT YARD OPEN SPACE SF. AND %:	2,392 (66.4%)	REAR YARD OPEN SPACE SF AND %:	2,495 SF (79.2%)
12.	MAX. UNIT SIZE SF. AND %:	10,500 SF (50%)	PROPOSED UNIT SIZE SF AND %:	3,757 SF (17.9%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE	2,507 SF
14.	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	2,126 SF (10.1%)
15.			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	1,250 SF (5.9%)
16.			PROPOSED ROOF DECK AREA SF AND & (NOTE: MAX IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	HEIGHT: FLAT ROOF: SLOPED ROOF:	24'-0" 27'-0"	N/A N/A	N/A 28'-11"	N/A 1'-11 (WAIVER REQUESTED)
18.	SETBACKS:				
19.	FRONT FIRST LEVEL:	20'-0 (MIN.)	N/A	20'-0	N/A
20.	FRONT SECOND LEVEL:	40'-0 (MIN.)	N/A	76'-11"	N/A
21.	SIDE 1 (NORTH WEST):	25% WIDTH COMBINED	N/A	13'-4"	N/A
22.	SIDE 2 (SOUTH EAST) OR (FACING STREET):	25% WIDTH COMBINED	N/A	16'-8"	N/A
23.	REAR:	15% LOT DEPTH (175'): 26'-3"	N/A	31'-2"	N/A
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	7'-6"	N/A
24.	ACCESSORY STRUCTURE SIDE 2 OR FACING STREET:	7'-6"	N/A	104'-2"	N/A
25.	ACCESSORY STRUCTURE REAR:	13'-1 ½"	N/A	13'-1 ½"	N/A
26.	SUM OF SIDE YARD:	30'-0"	N/A	30'-0"	N/A
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?		YES, DUE TO YEAR OF CONSTRUCTION		

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TITLE: ZONING DATA

SEAL

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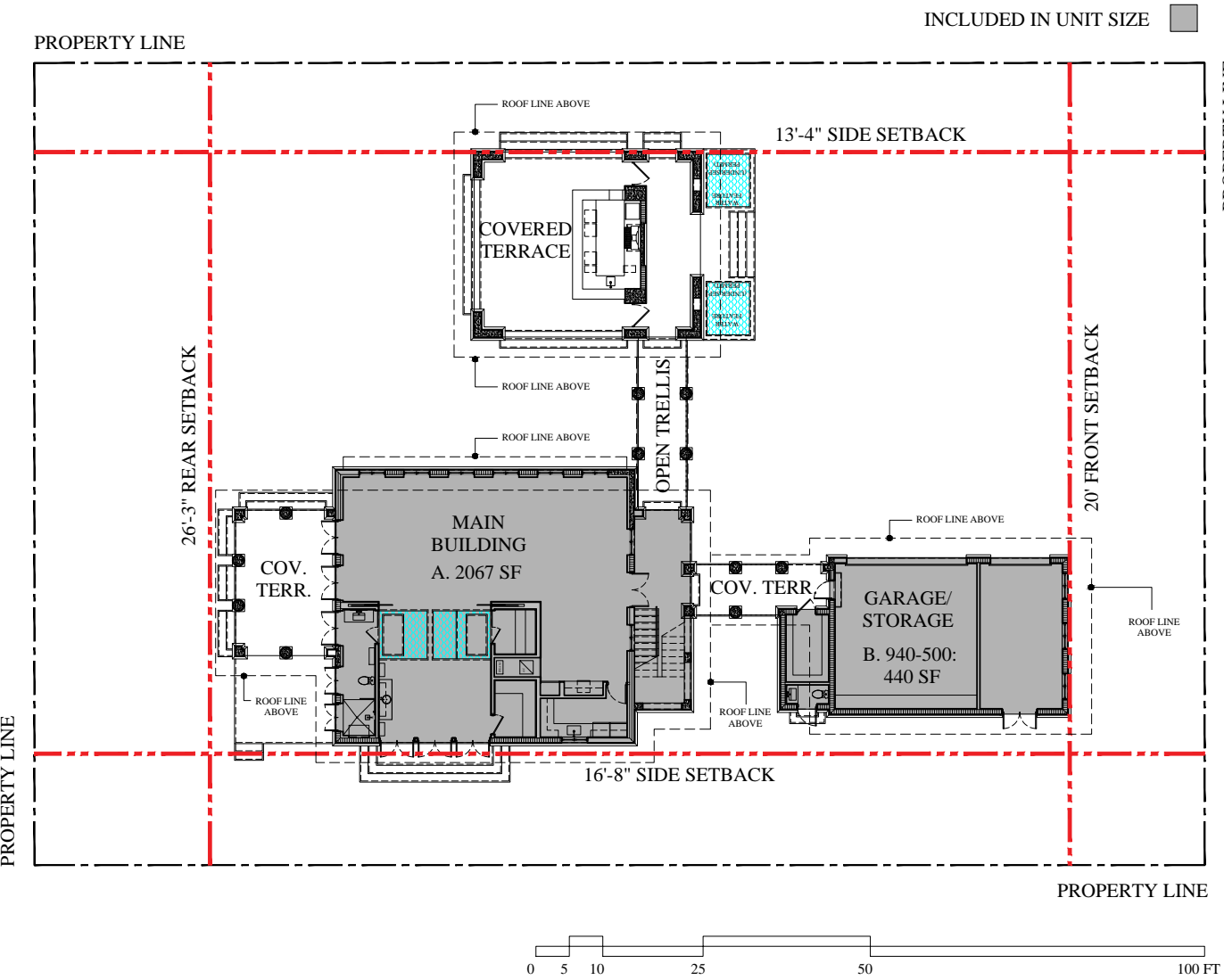
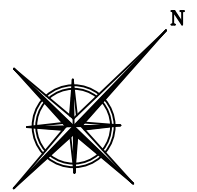
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A1.1

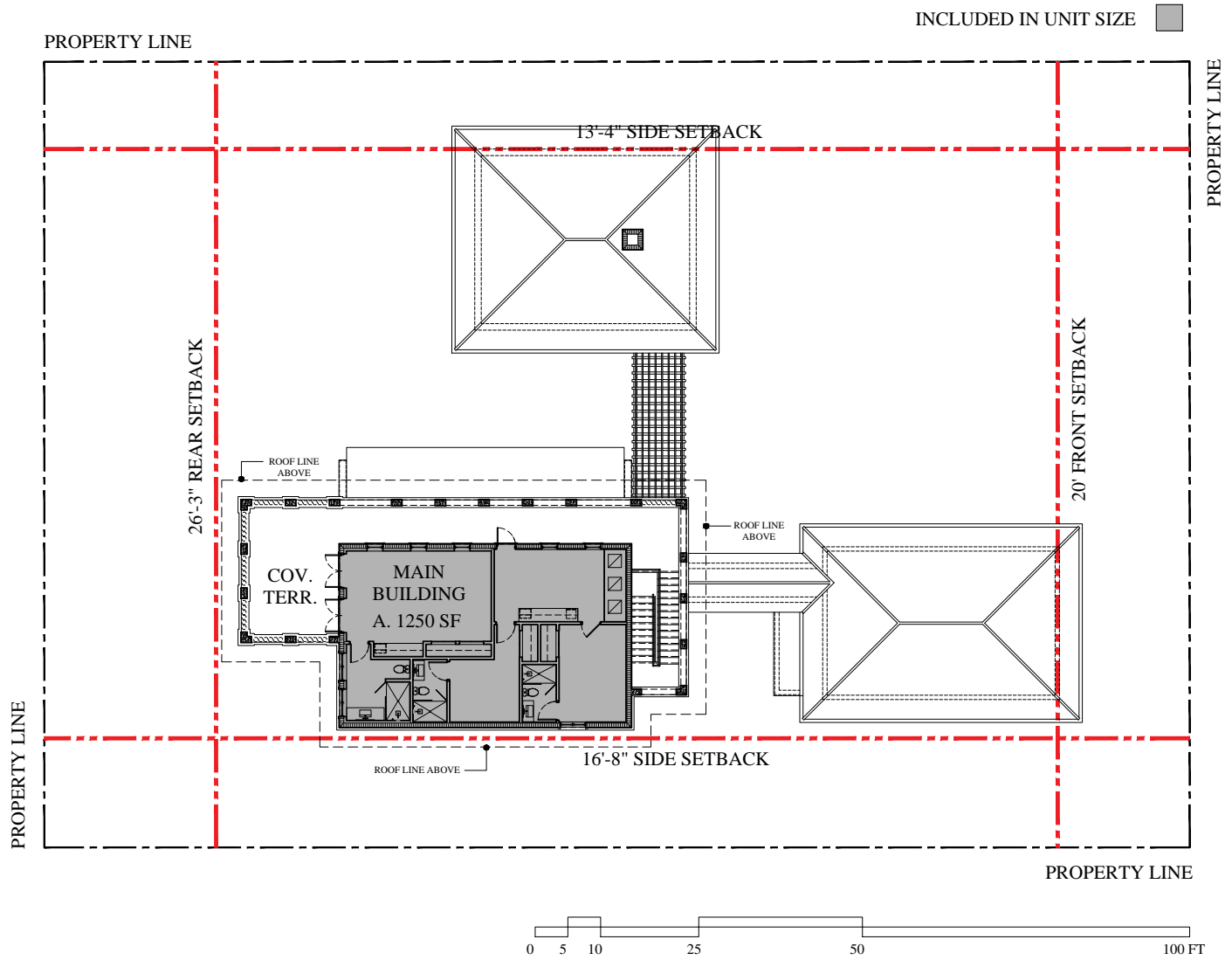
UNIT SIZE:	PROVIDED:
FIRST FLOOR UNIT SIZE:	
A. MAIN BUILDING:	2067 S.F.
B. GARAGE/STOR:	440 S.F.
TOTAL:	2,507 S.F.

SECOND FLOOR UNIT SIZE:	
A. GUEST QUARTERS:	1,250 S.F.
TOTAL:	1,250 S.F.

TOTAL UNIT SIZE:	3,757 S.F. (17.9%)
UNIT SIZE ALLOWED:	10,500 S.F. (50%)
LOT SIZE:	21,000 S.F.

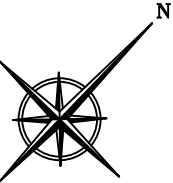


1 FIRST FLOOR UNIT SIZE
A1.0 | A1.2 N.T.S



2 SECOND FLOOR UNIT SIZE
A1.0 | A1.2 N.T.S

DRB SET 05.10.21



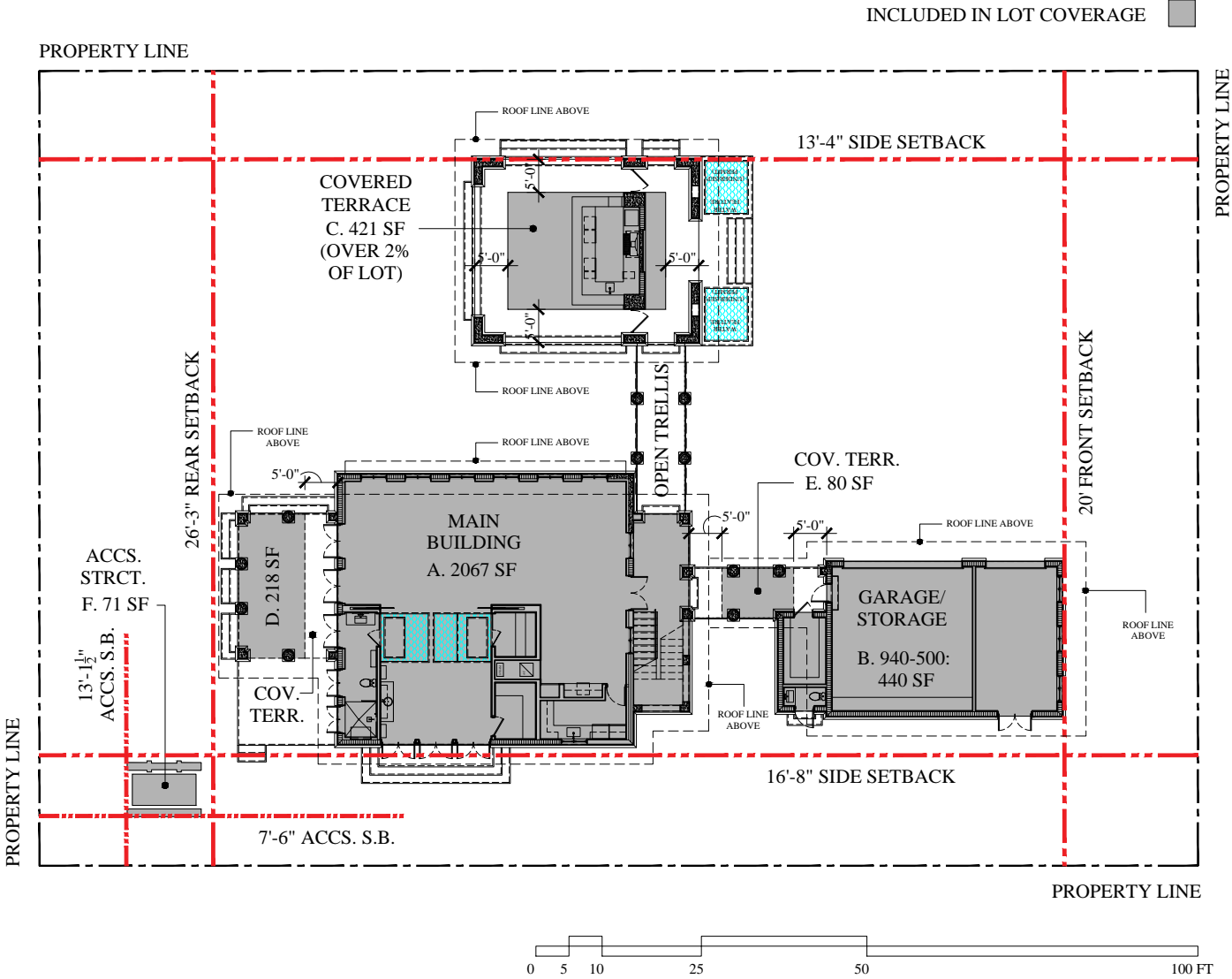
LOT COVERAGE:	PROVIDED:
A. MAIN BUILDING:	2067 S.F.
B. GARAGE/STOR:	440 S.F.
C. COVERED TERRACE/BBQ:	421 S.F.
D. COVERED TERRACE.:	218 S.F.
E. COVERED TERRACE.:	80 S.F.
F. ACCESSORY STRUCTURE:	71 S.F.

TOTAL: 3,311 S.F.

TOTAL LOT COVERAGE: 3,279 S.F. (15.7%)

LOT COVERAGE ALLOWED: 6,300 S.F. (30%)

LOT SIZE: 21,000 S.F.



1 LOT COVERAGE

A1.0 | A1.3

N.T.S

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TITLE: LOT COVERAGE

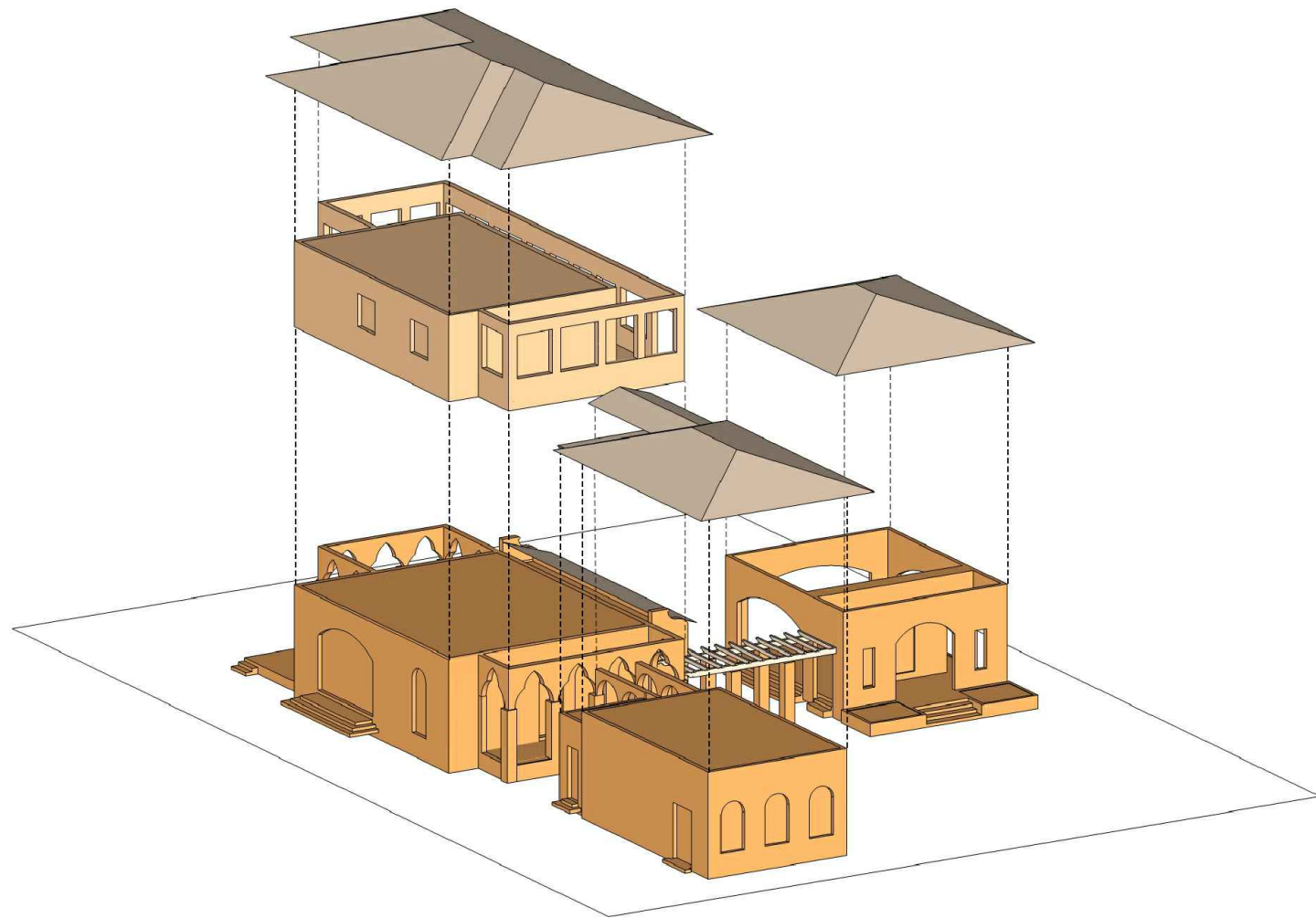
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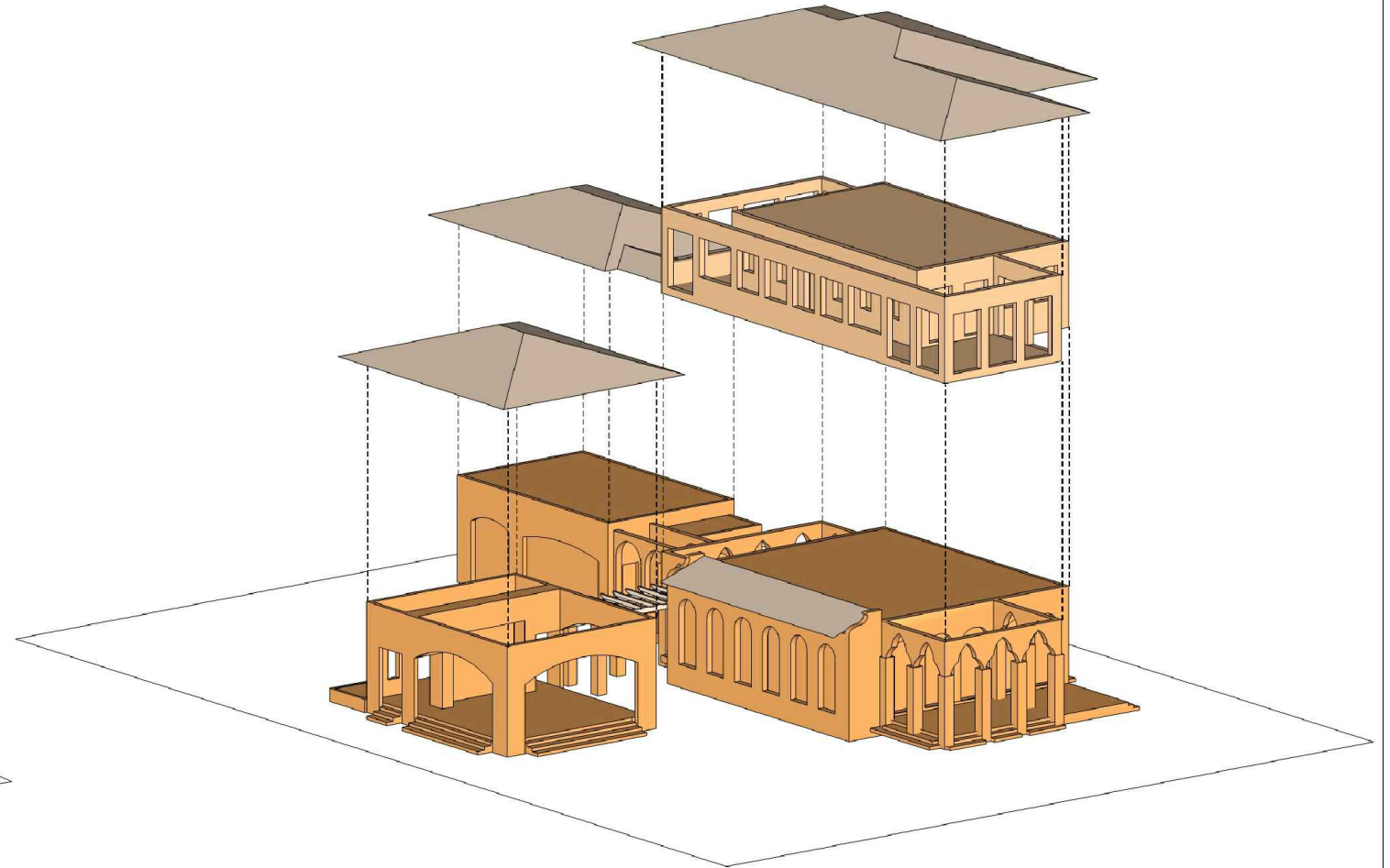
SHEET NO.:

A1.3

DRB SET 05.10.21



FRONT



REAR

1 AXONOMETRIC VOLUME STUDY

A1.0 | A1.4

N.T.S

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TITLE: AXONOMETRIC VOLUME STUDY

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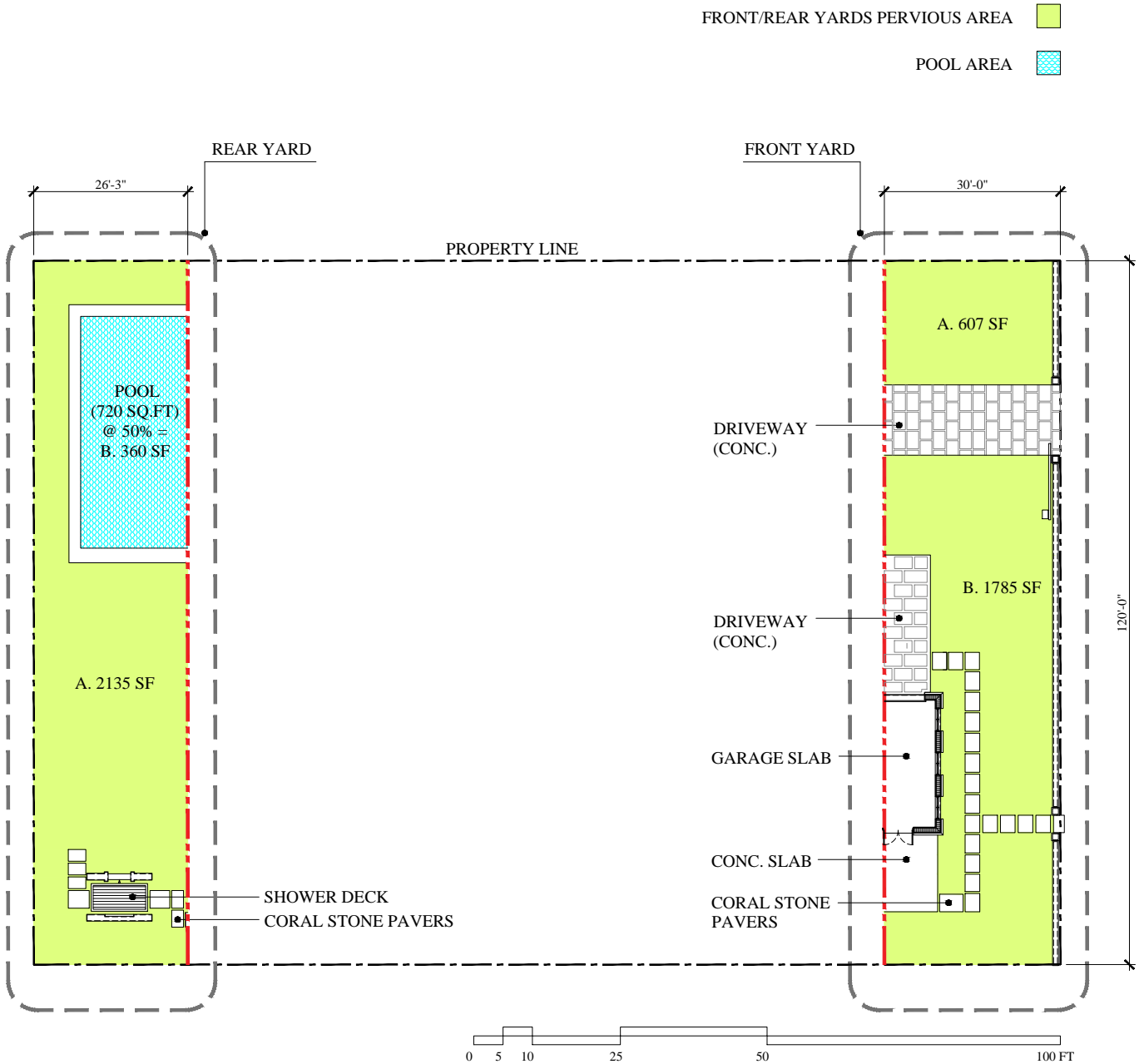
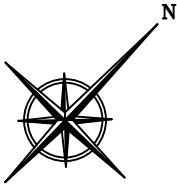
A1.4

REAR YARD PERVIOUS AREAS:
(70% REQUIRED)

A.	2135 S.F.
B.	360 S.F.
<hr/>	
TOTAL PERVIOUS AREA:	2,495 S.F. (79.2%)
TOTAL REAR YARD AREA:	3,150 S.F.

FRONT YARD PERVIOUS AREAS:
(50% REQUIRED)

A.	607 S.F.
B.	1785 S.F.
<hr/>	
TOTAL PERVIOUS AREA:	2,392 S.F. (66.4%)
TOTAL FRONT YARD AREA:	3,600 S.F.



1 YARD OPEN SPACE
A1.0 | A1.5 N.T.S

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TITLE: YARD OPEN SPACE

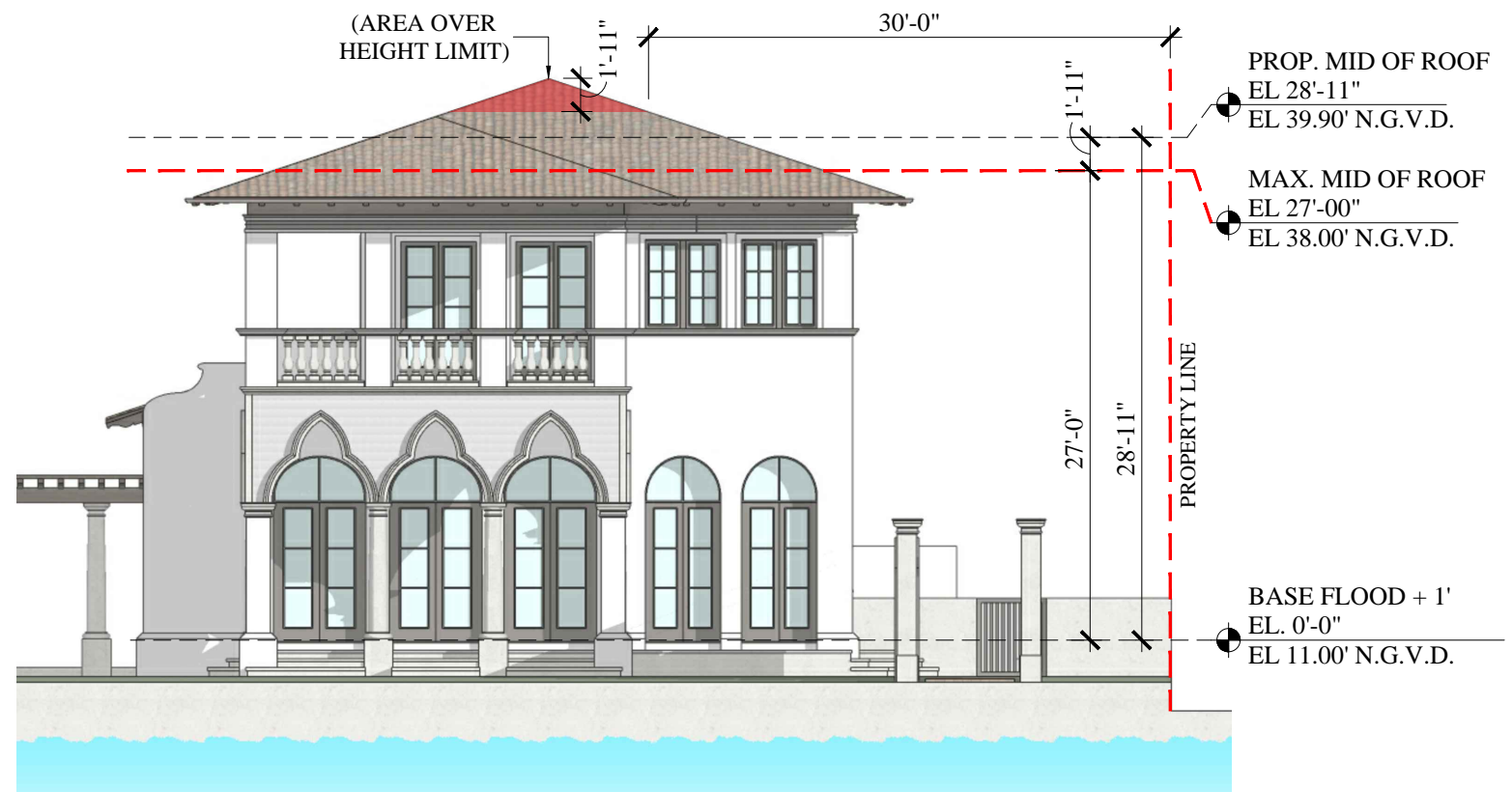
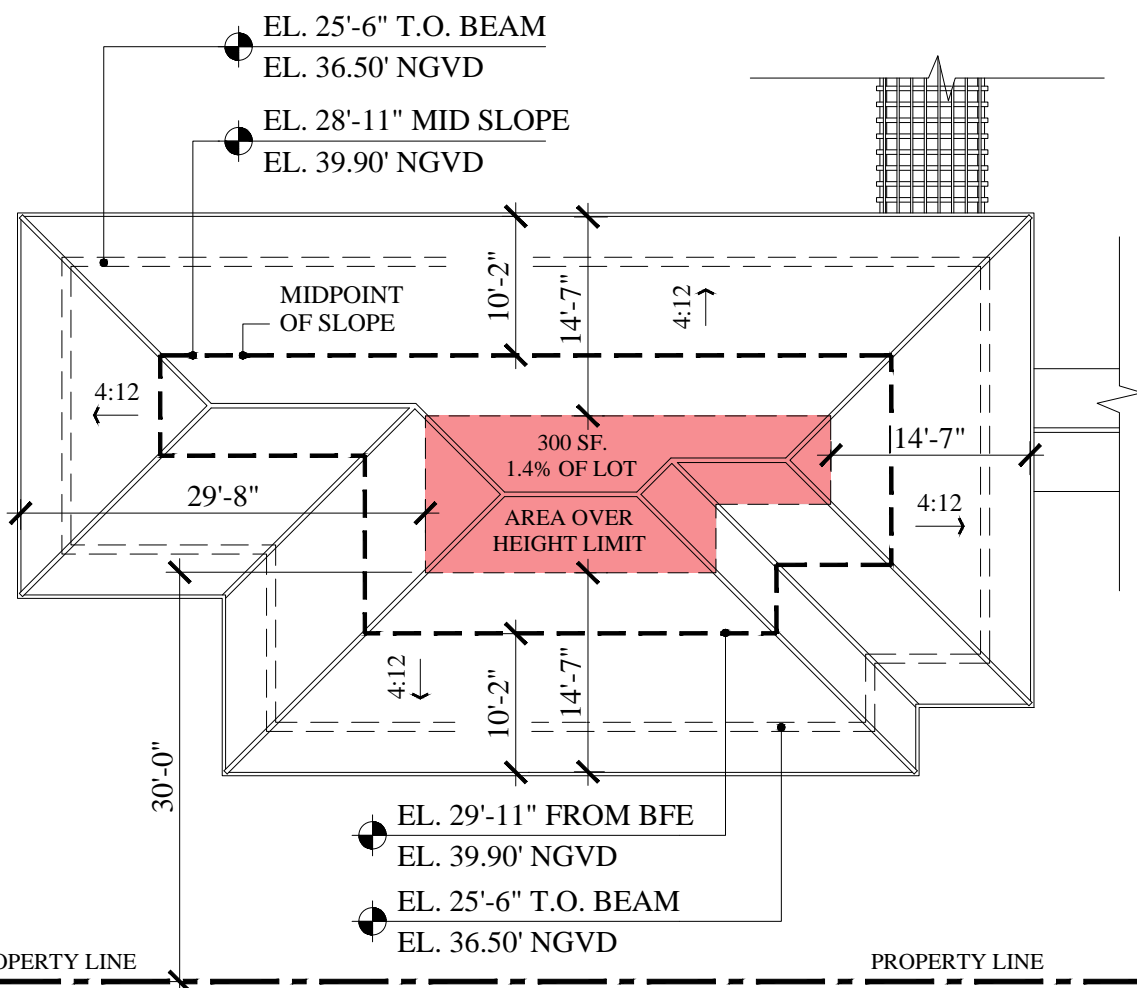
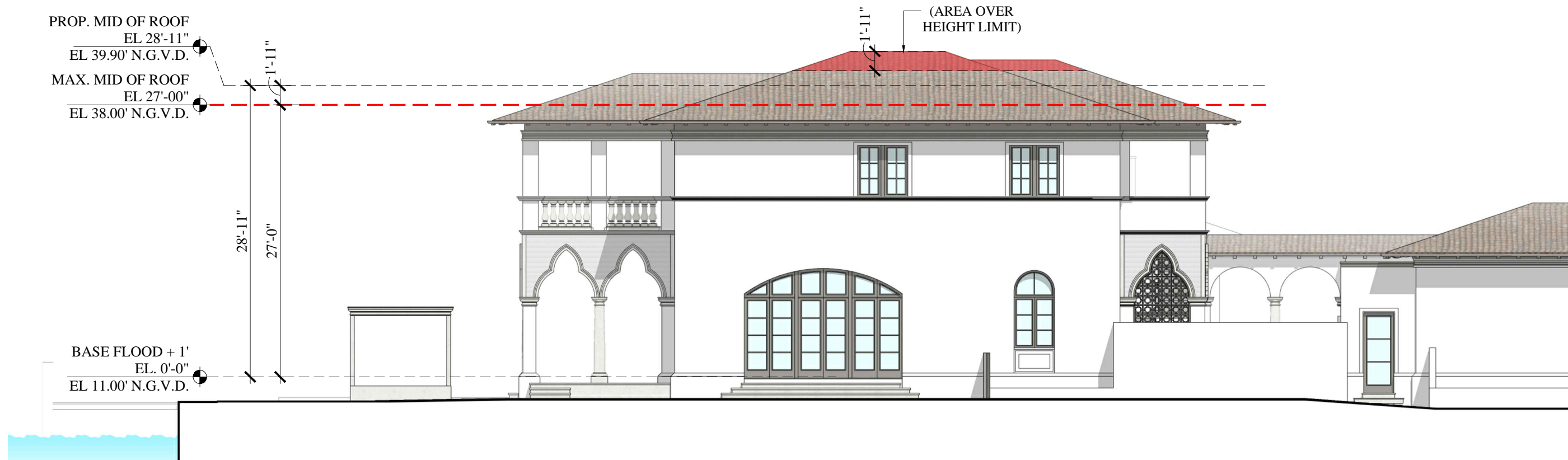
SEAL

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SHEET NO.:

A1.5

DRB SET 05.10.21



1 HEIGHT WAIVER DIAGRAM

A1.0 | A1.6

N.T.S.

DRB SET 05.10.21

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TITLE: WAIVER DIAGRAMS

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SHEET NO.:

A1.6