FINAL SUBMITTAL 08.02.2021
DRB21-0701
FOR
340 S. HIBISCUS DR
MIAMI BEACH, FL 33139

3 DESIGN ARCHITECTURE
3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

SCOPE OF WORK:

DEMOLITION
REMOVAL OF EXISTING PRE-42 CMU AND STUCCO TWO STORY RESIDENCE

SITE WORK:
REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE, POOL AND LANDSCAPING AS INDICATED IN THE DRAWINGS

NEW CONSTRUCTION:
NEW CMU AND STUCCO TWO STORY RESIDENCE AND ROOF DECK

DESIGN WAIVER:
1. WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 2'-0". TOTAL HEIGHT OF ROOF IS 26'-0" .

DRAWN BY:

REVISIONS:

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ANTHONY LEON
0016752

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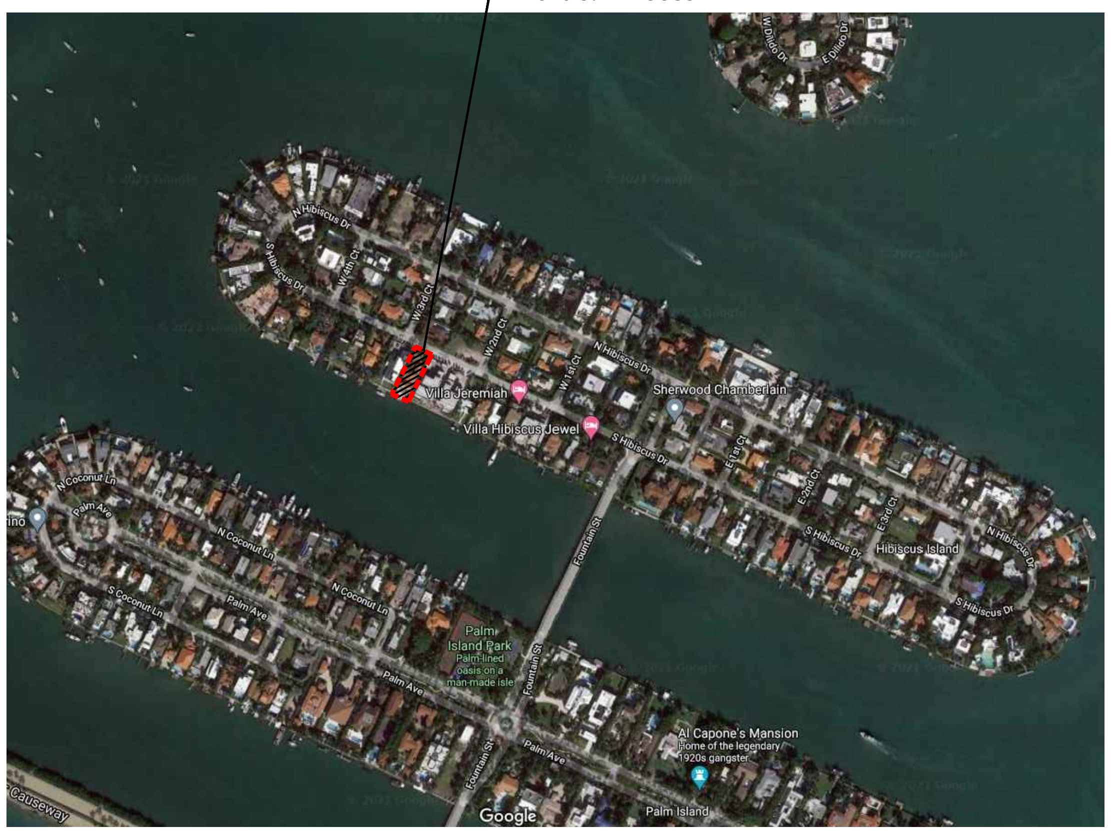
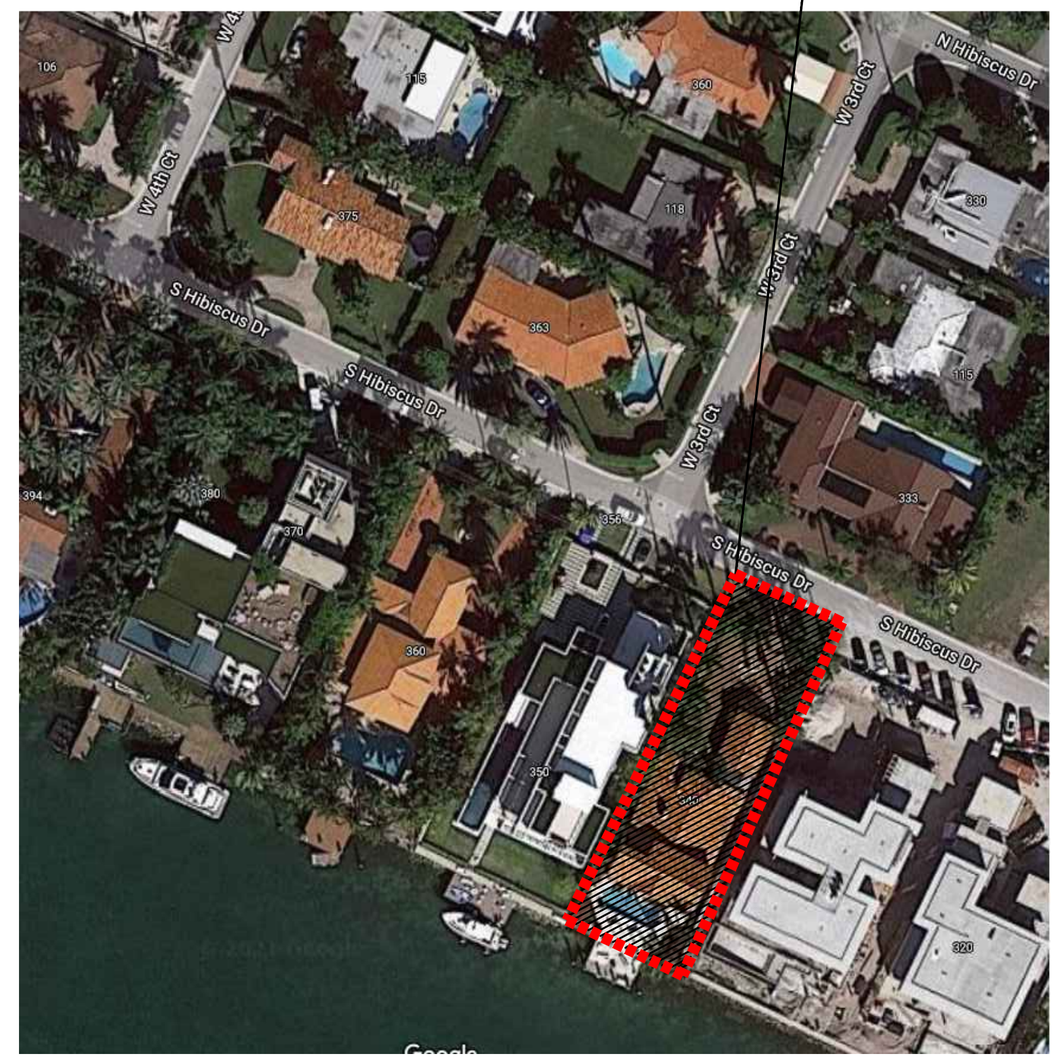
COVER SHEET

SUBJECT PROPERTY
340 S. HIBISCUS DR



VICINITY MAP
SCALE: N.T.S.

SUBJECT PROPERTY
340 S. HIBISCUS DR



LOCATION MAP
SCALE: N.T.S.

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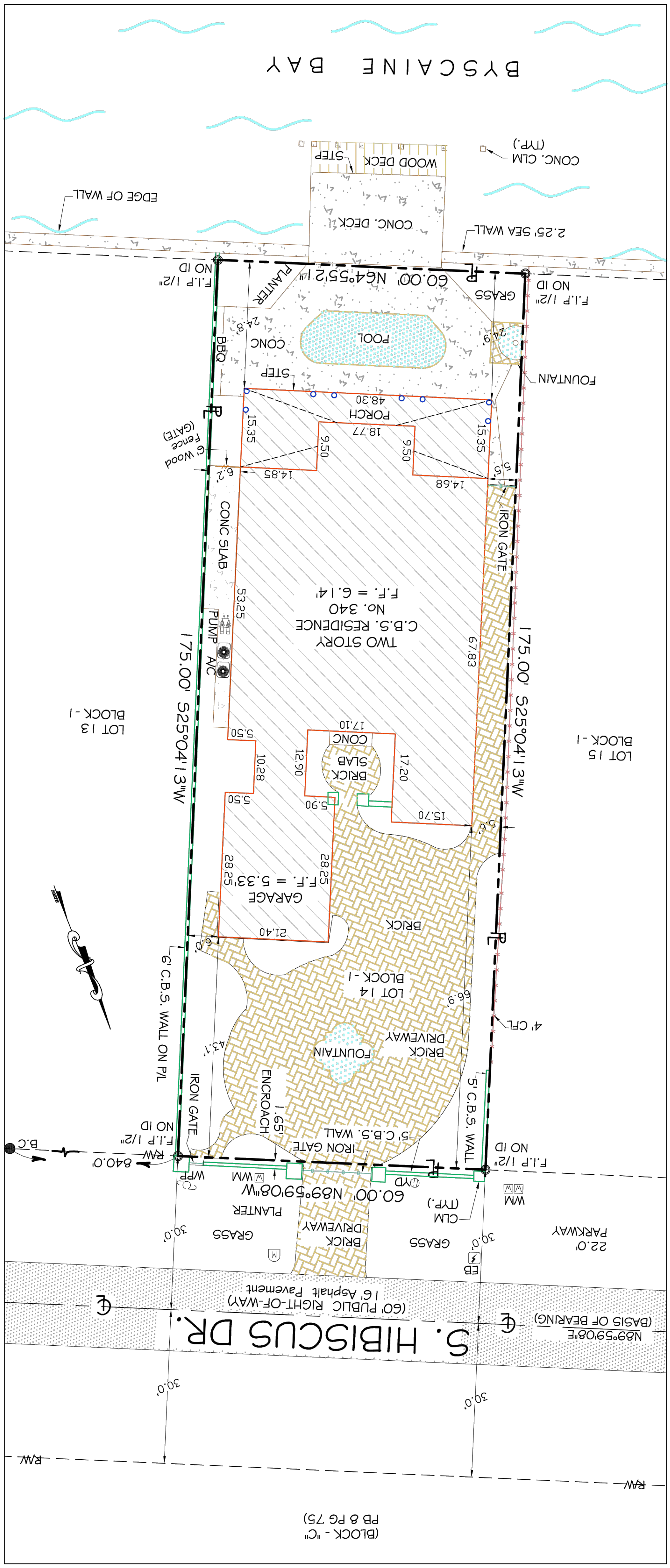
LOCATION AND AREA MAPS



SURVEY
SCALE: N.T.S.

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REFERENCE SURVEY

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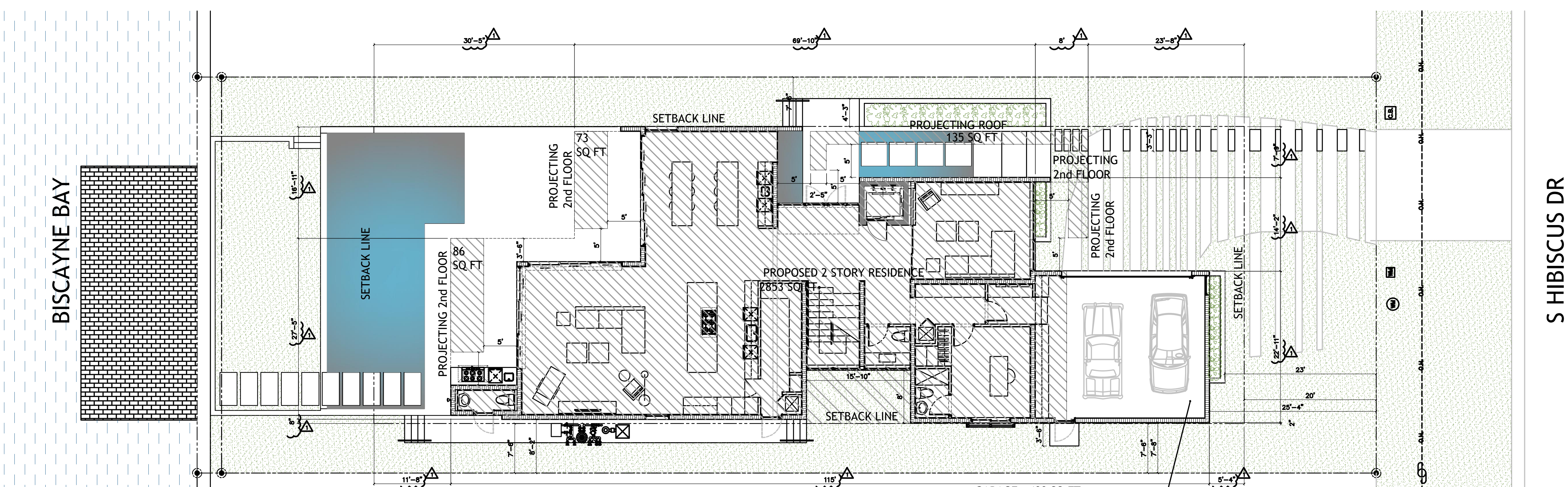
MIAMI BEACH

PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305.673.7550

1	ADDRESS:	340 S. HIBISCUS DR, MIAMI BEACH, FLORIDA, 33139
2	FOLIO NUMBER:	02-3232-006-0120
3	ZONING DESIGNATION:	RS-3
4	FLOOD ZONE:	A/E
5	BASED FLOOD ELEVATION:	10'
6	ADJUSTED GRADE (FLOOD+GRADE/2):	7.86'
7	LOT AREA:	10,500 SQ FT
8	LOT WIDTH:	60'

		REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 3150 SQ FT	29.5% - 3098 SQ FT
10	UNIT SIZE:	50% OF LOT - 5250 SQ FT	49.94% - 5244 SQ FT
11	UNIT SIZE LV 1:		26.34% - 2768 SQ FT
12	UNIT SIZE LV 2:		23.10% - 2411 SQ FT
13	UNIT SIZE ROOF:		0.5% - 65 SQ FT
14	ALLOWABLE ROOF TERRACE:	25% OF 2nd FLOOR. 640 SQ FT. (MAX)	24.38% - 624 SQ FT

	SETBACKS MAIN BUILDING:	REQUIRED	PROPOSED
15	FRONT LV 1	30'-0"	25'-4" FT
16	FRONT LV 2	40'-0"	43'-9" FT
17	SIDES	SUM OF SIDE = 25% OF LOT	15'-5" FT
		WIDTH MIN. (15.0 FT)	
		EACH SIDE = 7.5' MIN	7'-8" WEST
			7'-7" EAST
18	REAR	15% OF LOT DEPTH	48'-6"
		20'-0" MIN. 50'-0" MAX	
		15% OF 175 FT. = 26.25"	
	ACCESSORY USE BUILDING:	REQUIRED	PROPOSED
19	BETWEEN BUILDINGS	5'-0"	N/A
20	SIDES	10'-2"	N/A
21	REAR	15'-0"	N/A
22	HEIGHT	24'-0" MAX 28'-0" UPON DRB APPR.	26'-0" (WAIVER)



PROPOSED LOT COVERAGE (30% ALLOWED):

LOT SIZE:	10,500 SQ FT
LOT COVERAGE AREA:	3098 SQ FT
LOT COVERAGE %:	29.5 %

REQUIRED SIDE DISTANCE (1% OF LOT MIN 8' DEEP):

LOT SIZE:		10,500 SQ FT
AREA REQUIRED :	1.0 %	105 SQ FT
AREA PROVIDED :	1.2 %	127 SQ FT

0' 5' 10' 15' 20' 25'

LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

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1 07-26-2021

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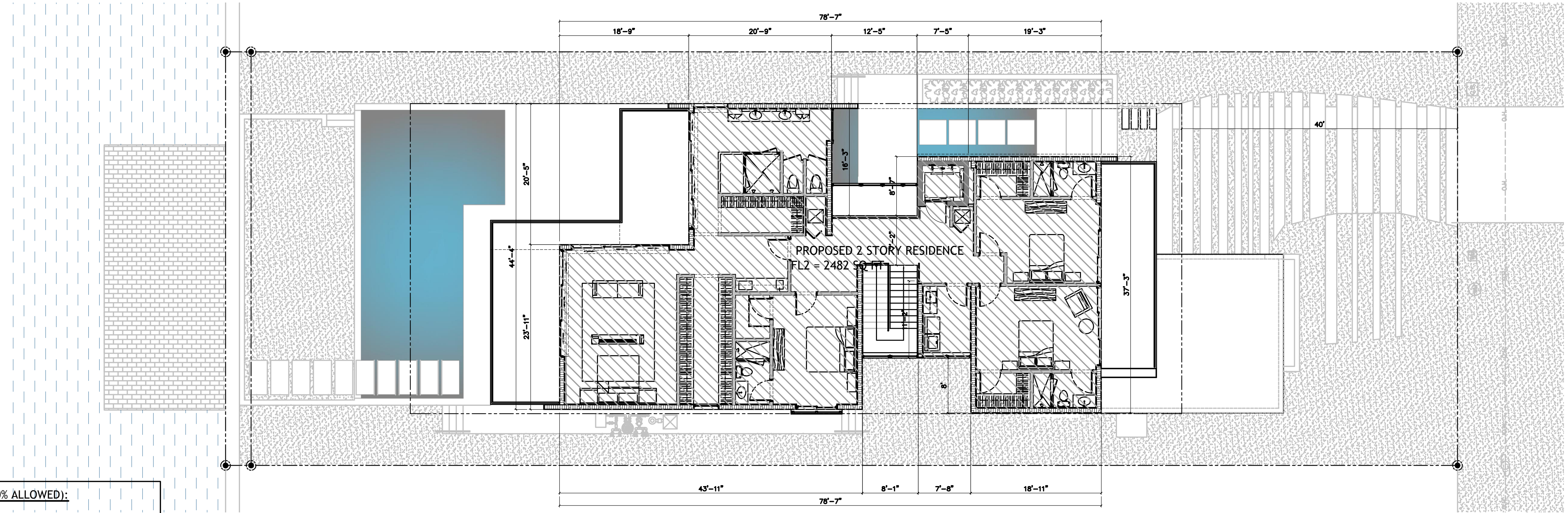
LOT COVERAGE DIAGRAMS

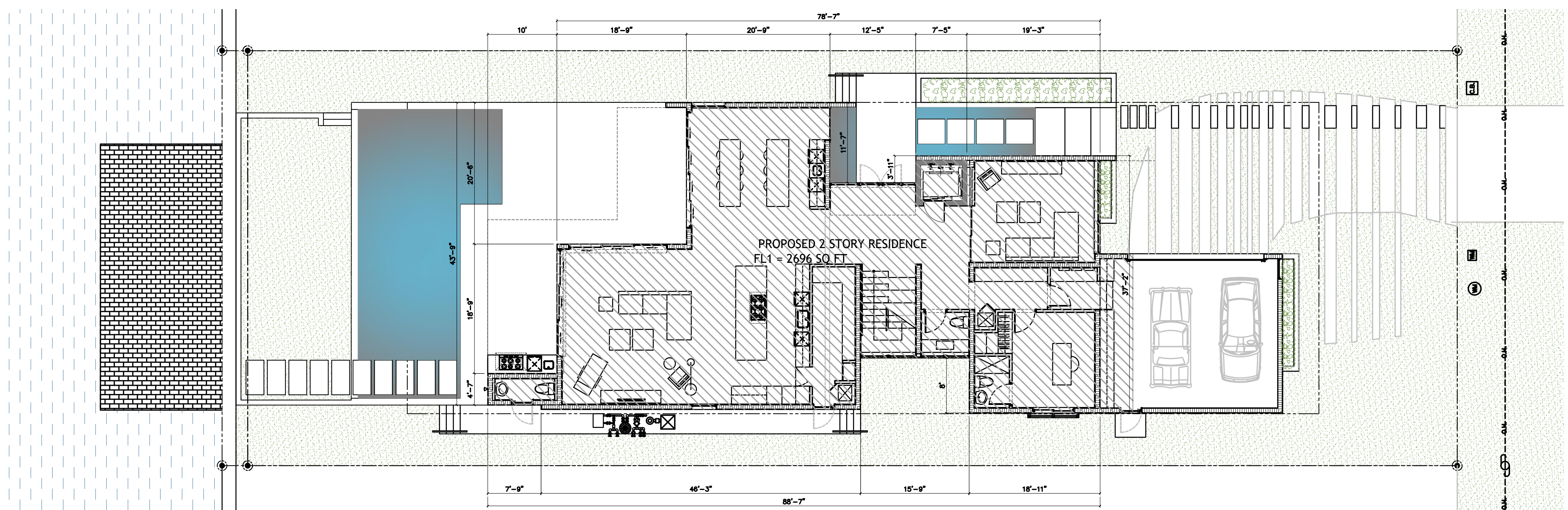


UNIT SIZE DIAGRAM PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

0' 5' 10' 15' 20' 25'

PROPOSED UNIT SIZE (50% ALLOWED):

LOT SIZE:	10,500 SQ FT
MAX UNIT SIZE ALLOWED	5,250 SQ FT
1st FLOOR UNIT SIZE:	2,768 SQ FT
2nd FLOOR UNIT SIZE:	2,411 SQ FT
ROOF UNIT SIZE:	65 SQ FT
TOTAL:	5,244 SQ FT



UNIT SIZE DIAGRAM PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"

0' 5' 10' 15' 20' 25'

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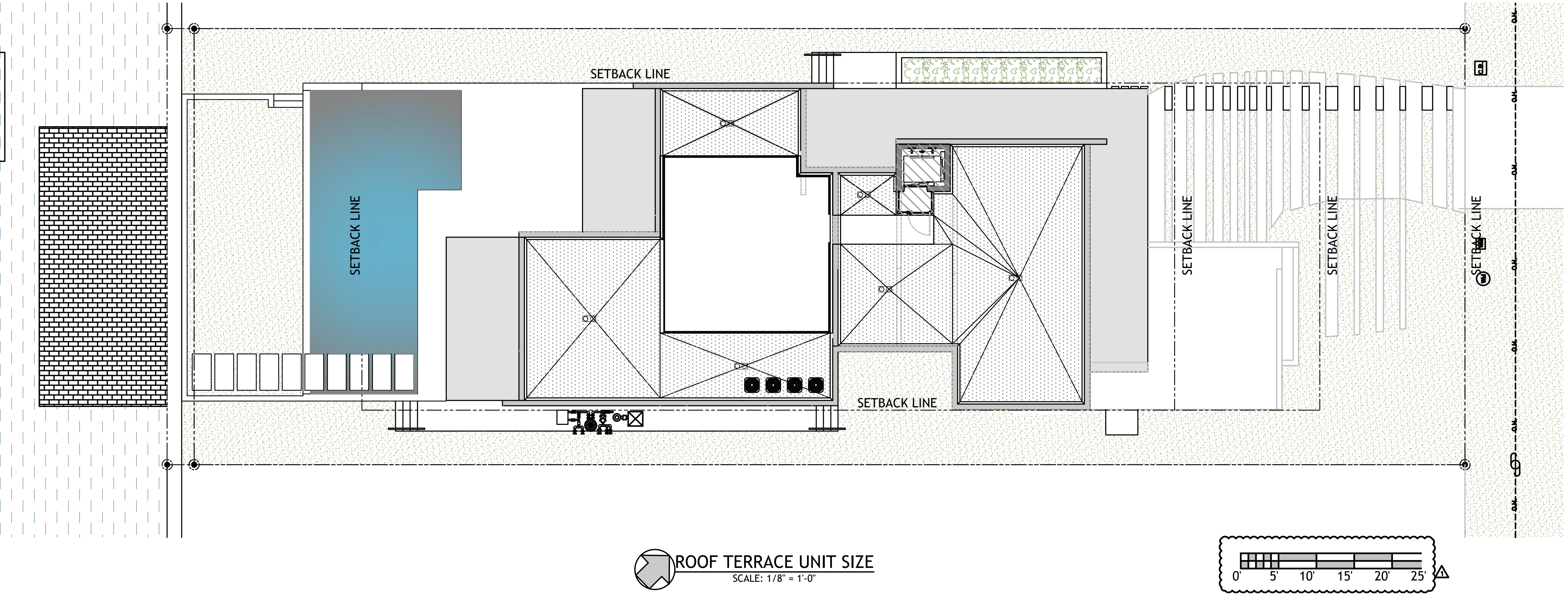
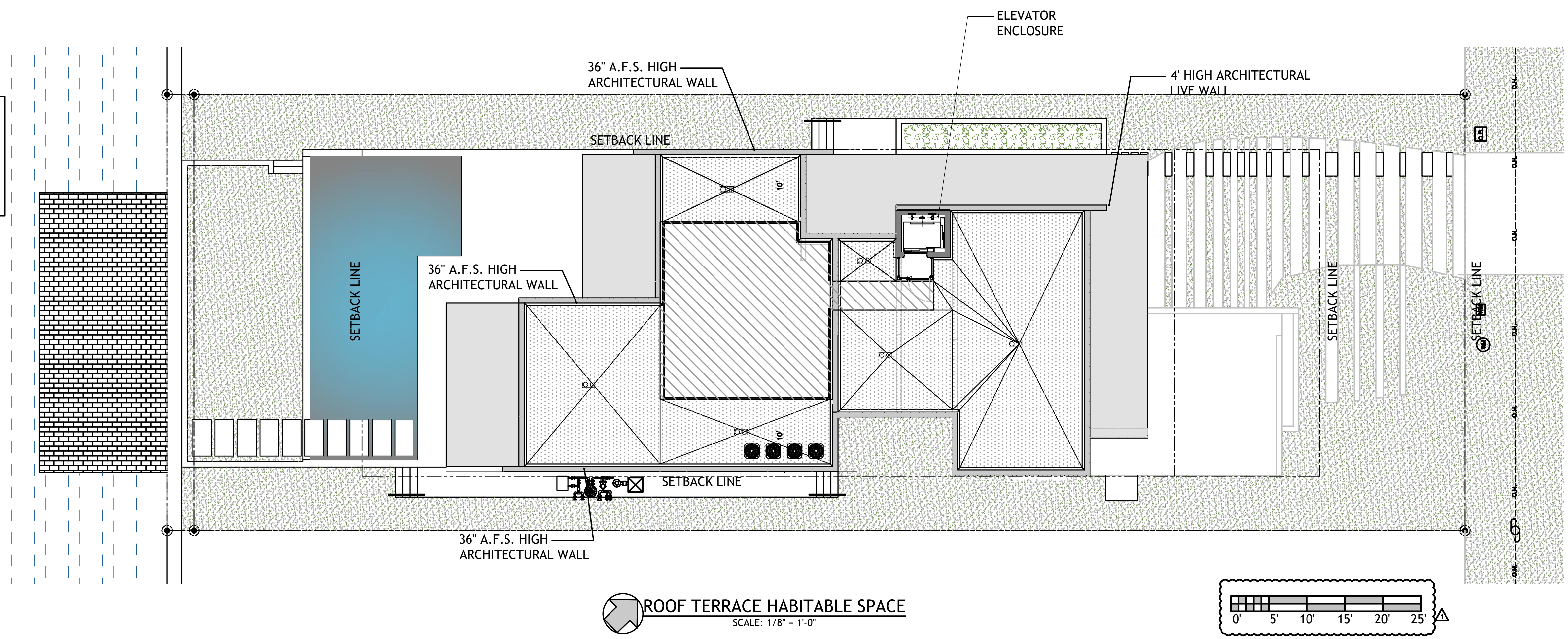
LOT COVERAGE DIAGRAMS

PROPOSED ROOF UNIT SIZE (0.5 ALLOWED):	
LOT SIZE:	10,500 SQ FT
ROOF UNIT SIZE:	65 SQ FT



ROOF TERRACE UNIT SIZE
SCALE: 1/8" = 1'-0"

PROPOSED HABITABLE AREA (0.25 ALLOWED):		
2nd FLOOR:		2,488 SQ FT
ALLOWED	(25%)	622 SQ FT
ROOF HABITABLE AREA:		620 SQ FT 24.9 %



ROOF TERRACE HABITABLE SPACE
SCALE: 1/8" = 1'-0"

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LOT COVERAGE/ UNIT SIZE DIAGRAMS. ROOF TERRACE

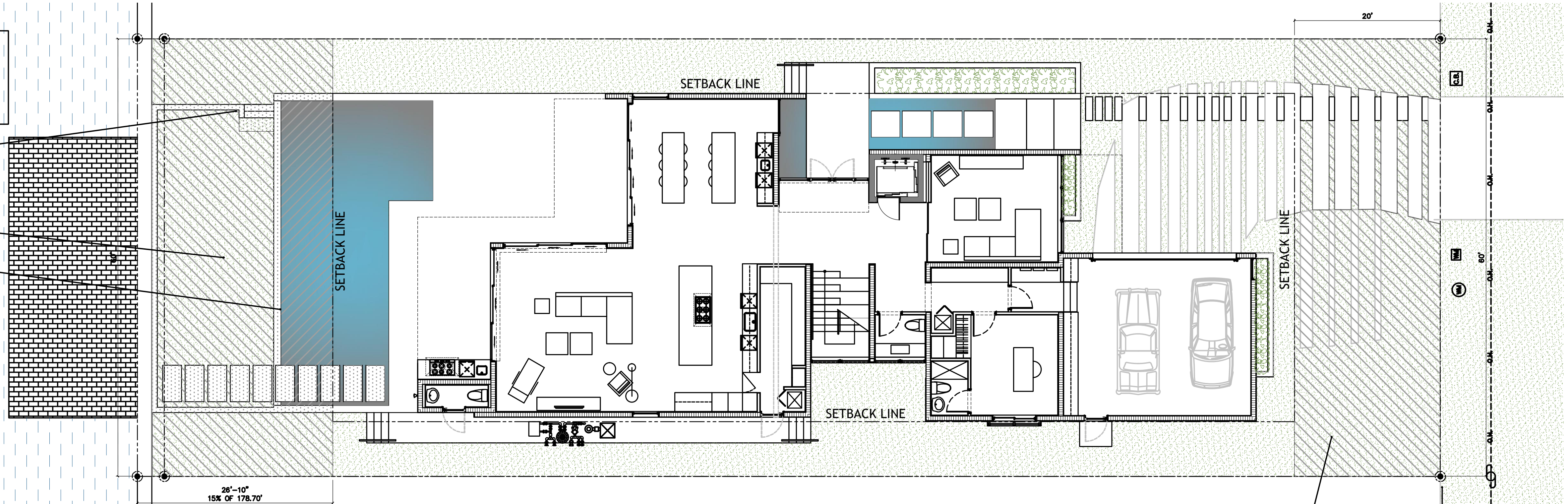
REAR YARD AREA
1,608 SQ. FT.

PERVIOUS AREA REQUIRED 1,125 SQ FT (70.0 %)
PERVIOUS AREA PROVIDED 1,135 SQ FT (70.6 %)

473 SQ FT NOT COUNTED TOWARDS PERVIOUS AREA REQUIRED IN REAR YARD STEPS, COPING, SEAWALL.

OPEN AREA -1002.7 SQ FT

POOL AREA - 265.7 SQ FT
(50%) - 132.8 SQ FT



PERVIOUS FRONT/ REAR YARD DIAGRAM
SCALE: 1/8" = 1'-0"

FRONT YARD AREA
1200 SQ. FT.

PERVIOUS AREA REQUIRED 600 SQ FT (50.0 %)
PERVIOUS AREA PROVIDED 952 SQ FT (79.3 %)

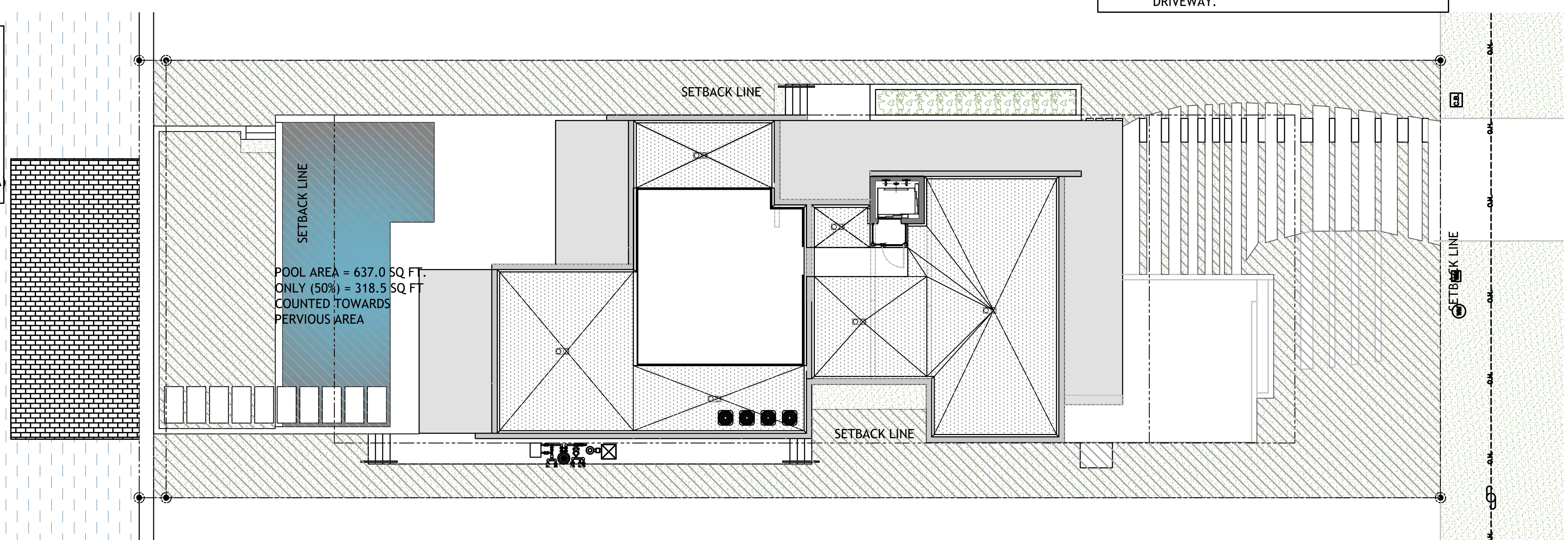
248 SQ FT NOT COUNTED TOWARD PERVIOUS AREA REQUIRED IN 1st LAYER. CONCRETE PAVERS, DRIVEWAY.

PERVIOUS AREA:

LOT AREA :		10,500 SQ FT
REQUIRED	(30.00%)	3,150 SQ FT
PERVIOUS AREA	(40.27%)	4,229 SQ FT

PERVIOUS AREA 4,229.0 SQ FT

3,910.5 SQ FT (LOT)
\+ 318.5 SQ FT (HALF OF POOL AREA)



OPEN SPACE - PERVIOUS LOT AREA
SCALE: 1/8" = 1'-0"

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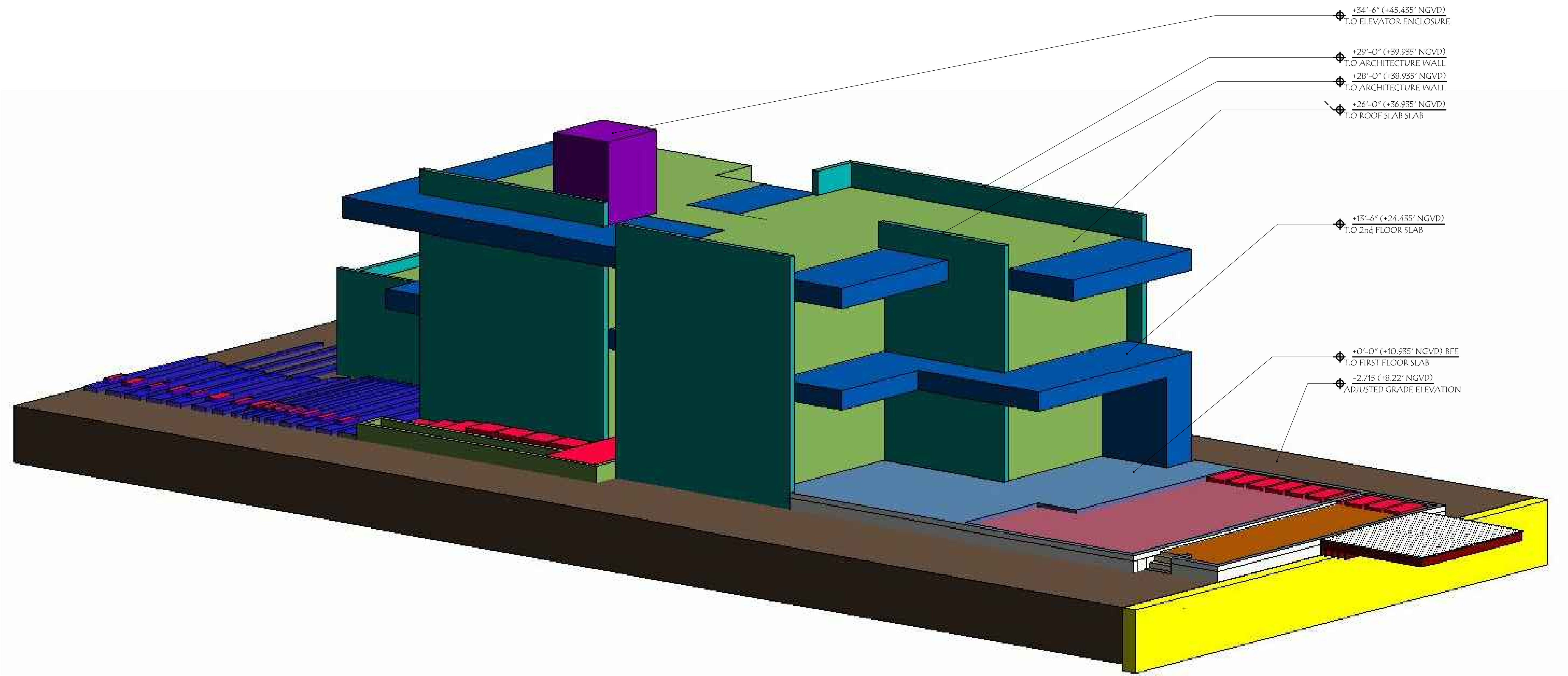
ZONING
PERVIOUS AREAS
DIAGRAMS



AXONOMETRIC - REAR VIEW

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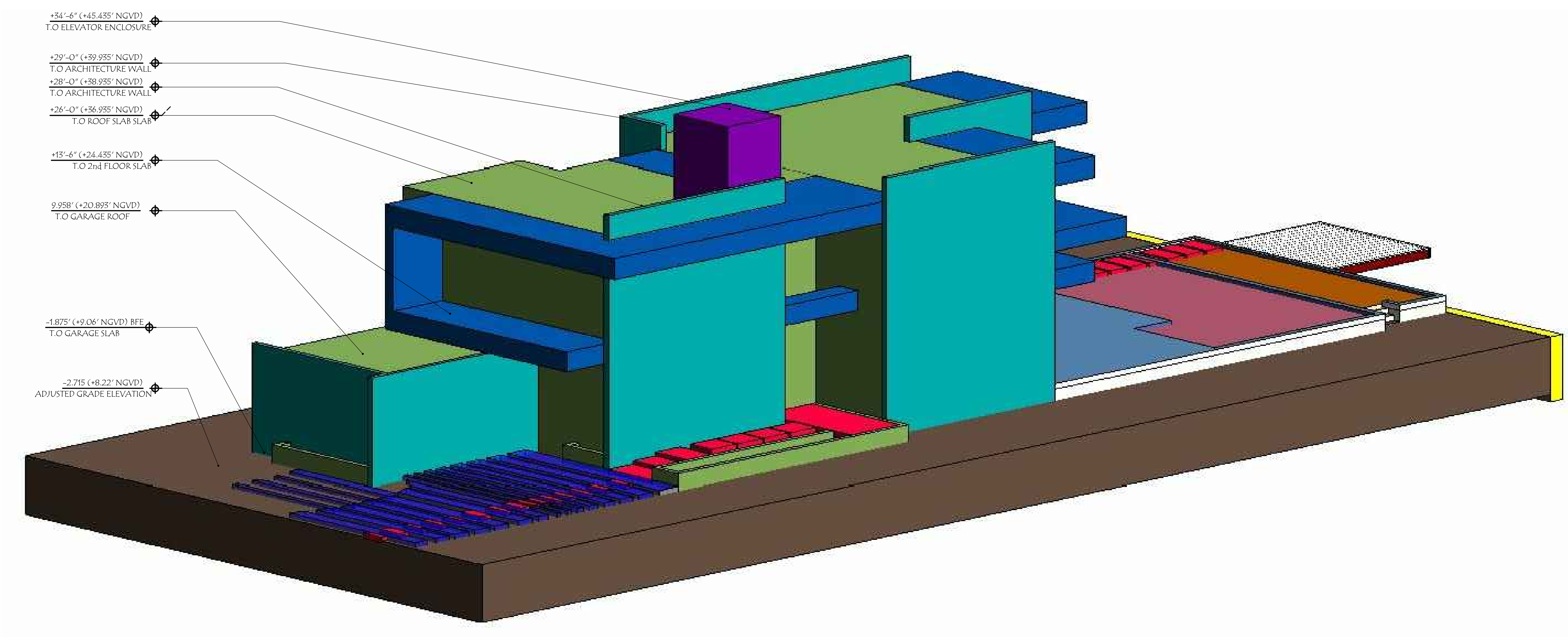
AXONOMETRIC - SOUTHWEST VIEW



AXONOMETRIC - FRONT VIEW

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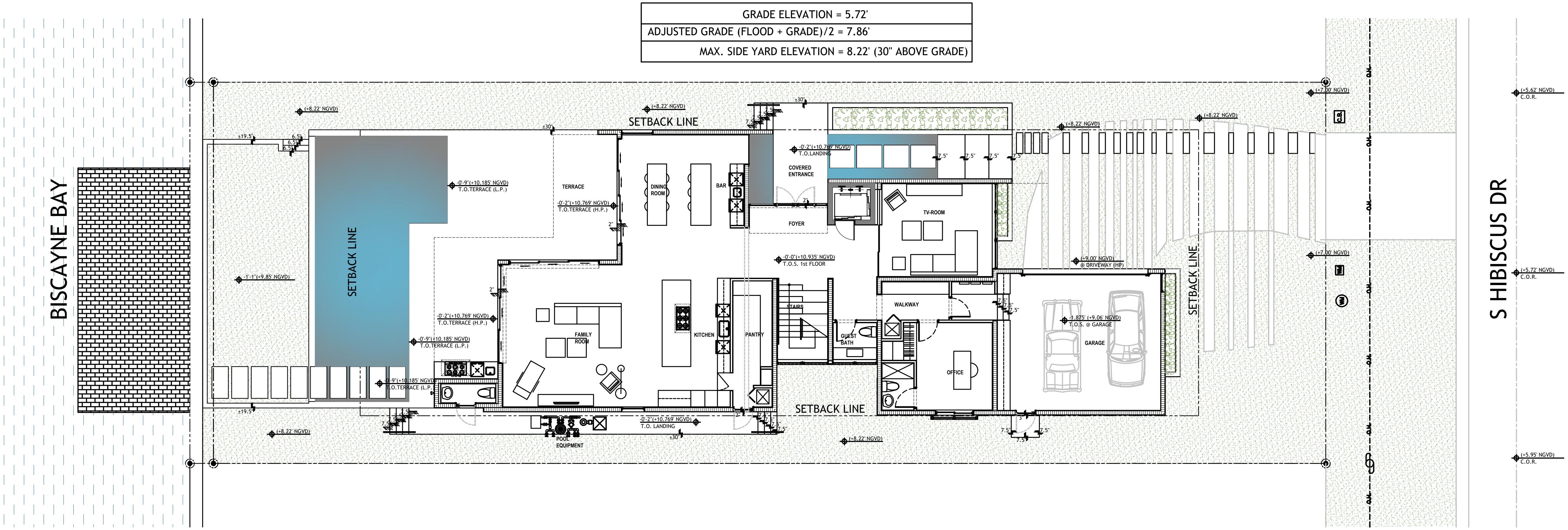
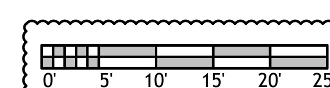
AXONOMETRIC - NORTHWEST VIEW

GRADE ELEVATION = 5.72'
ADJUSTED GRADE (FLOOD + GRADE)/2 = 7.86'
MAX. SIDE YARD ELEVATION = 8.22' (30" ABOVE GRADE)





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

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LOT COVERAGE DIAGRAMS

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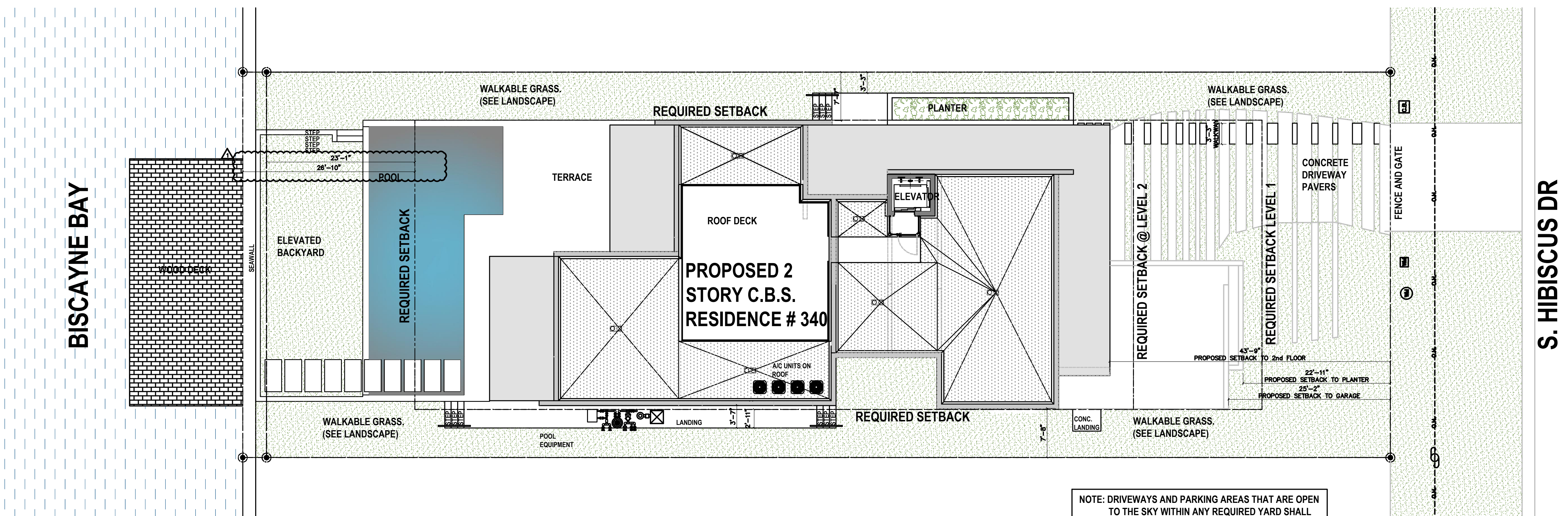

NOTE: DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1

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

0' 5' 10' 15' 20' 25'

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SITE PLAN

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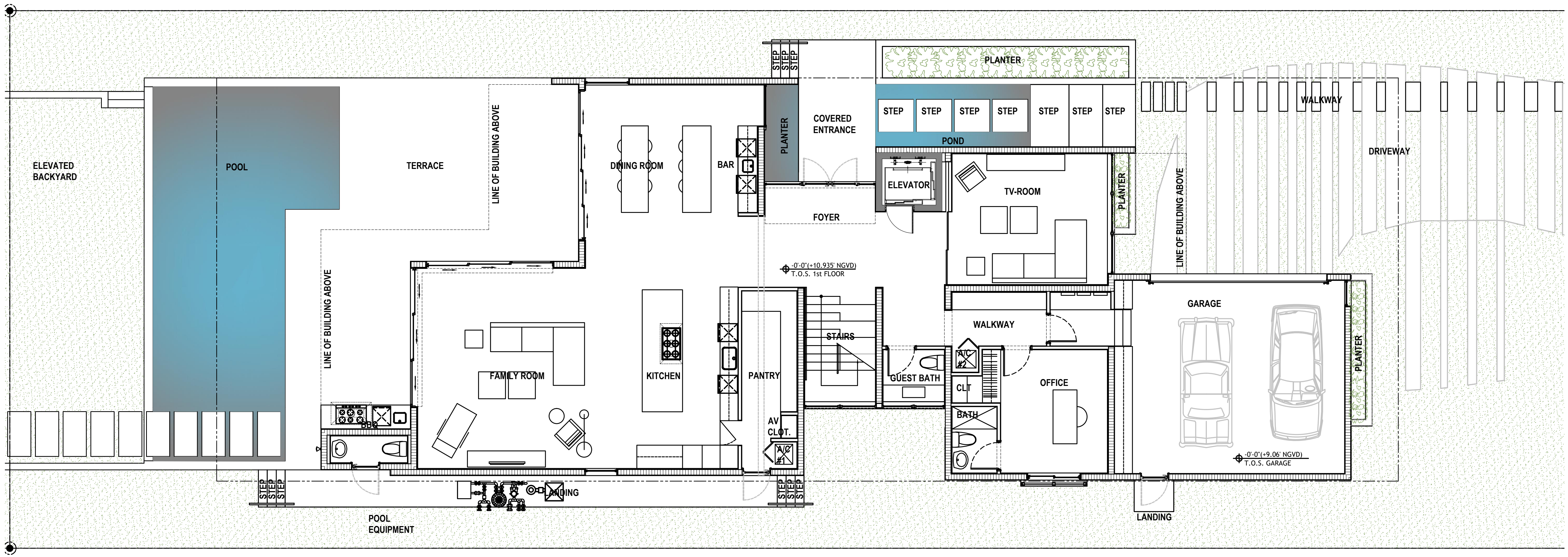

FLOOR PLAN LEVEL 1

SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)

0' 5' 10' 15' 20' 25'

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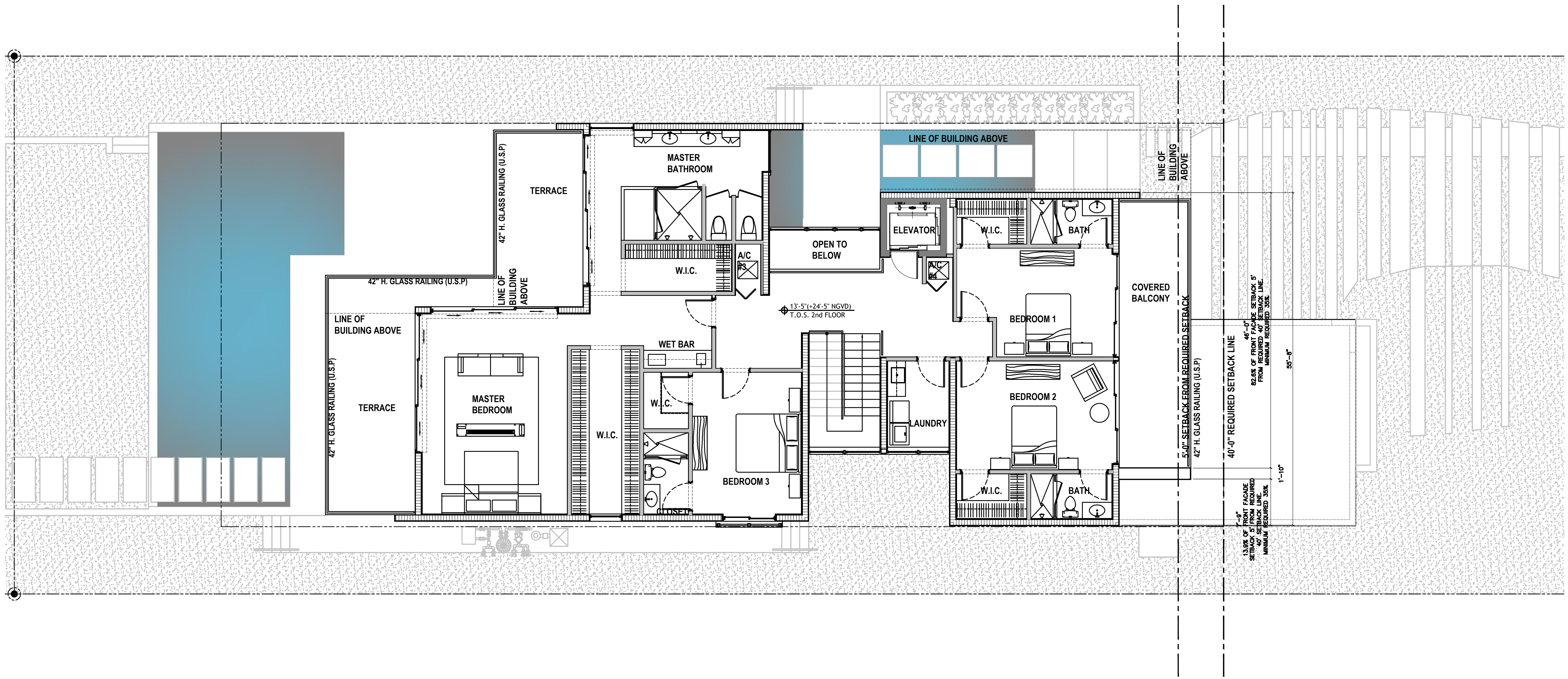
FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2
SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)

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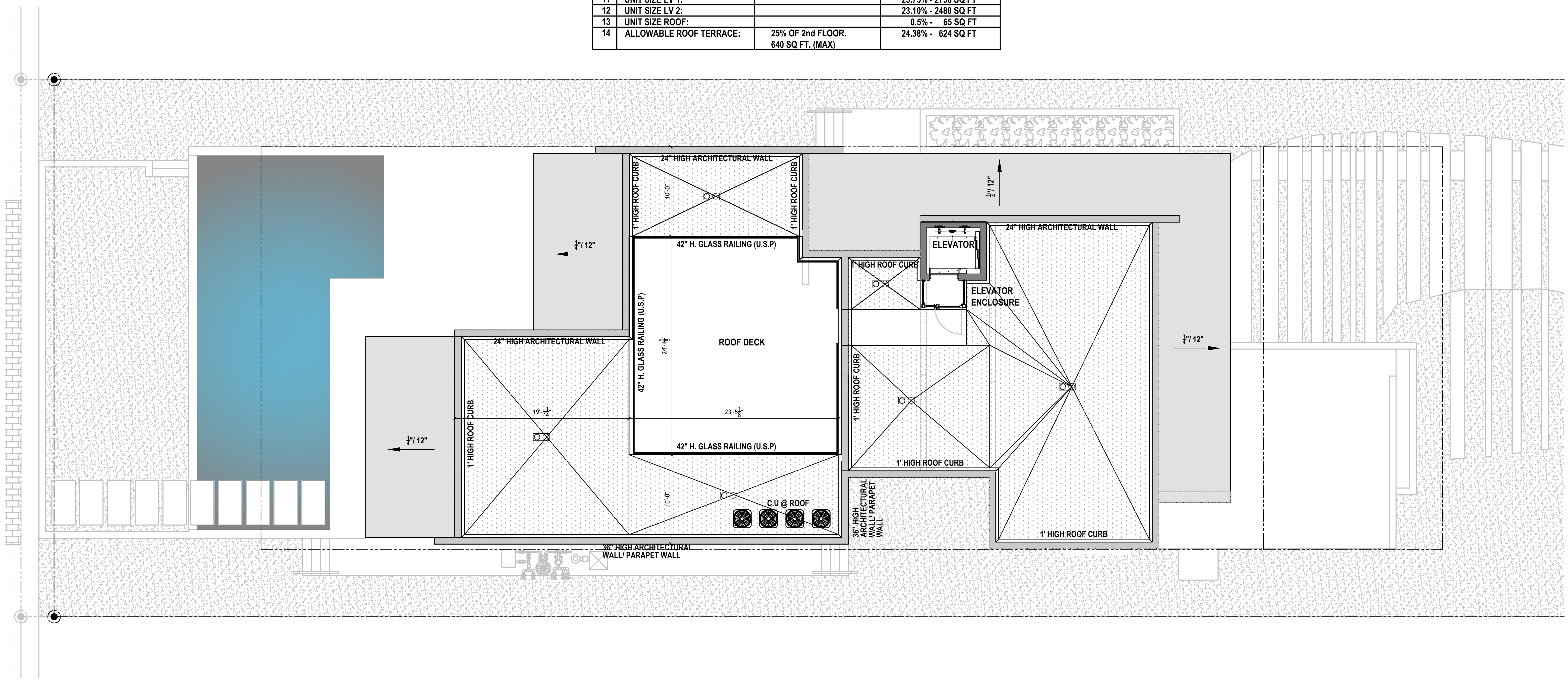
FLOOR PLAN LEVEL 2

		REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 3150 SQ FT	29.5% - 3098 SQ FT
10	UNIT SIZE:	50% OF LOT - 7057.5 SQ FT	49.35% - 5303 SQ FT
11	UNIT SIZE LV 1:		25.75% - 2758 SQ FT
12	UNIT SIZE LV 2:		23.10% - 2480 SQ FT
13	UNIT SIZE ROOF:		0.5% - 65 SQ FT
14	ALLOWABLE ROOF TERRACE:	25% OF 2nd FLOOR. 640 SQ FT. (MAX)	24.38% - 624 SQ FT



ROOF FLOOR PLAN PLAN
SCALE: 3/16"=1'-0"

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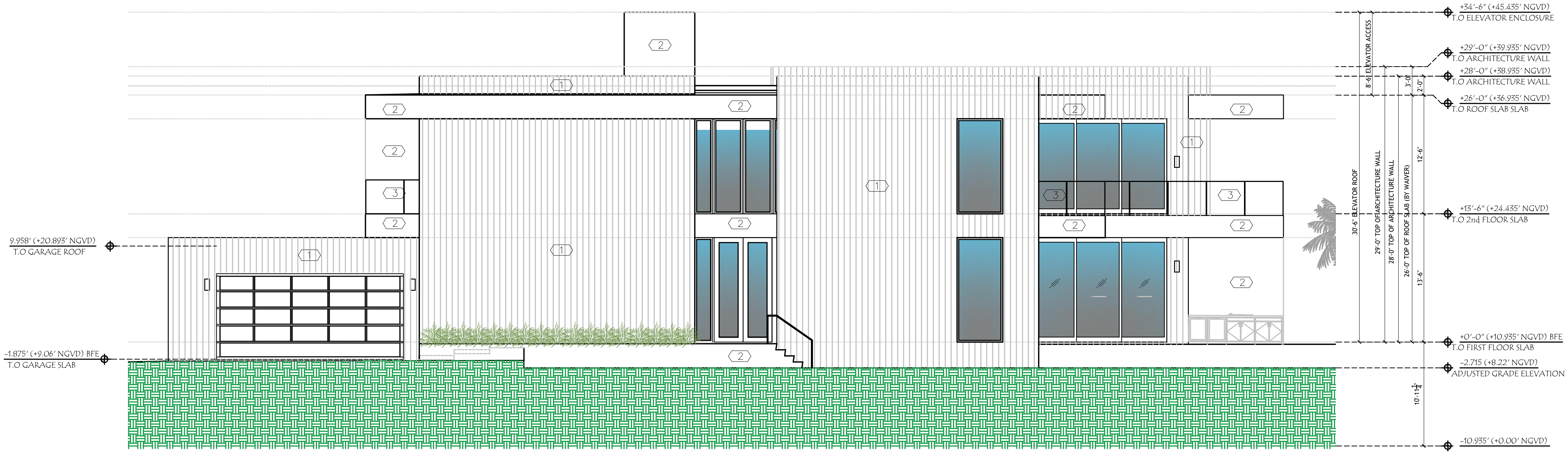
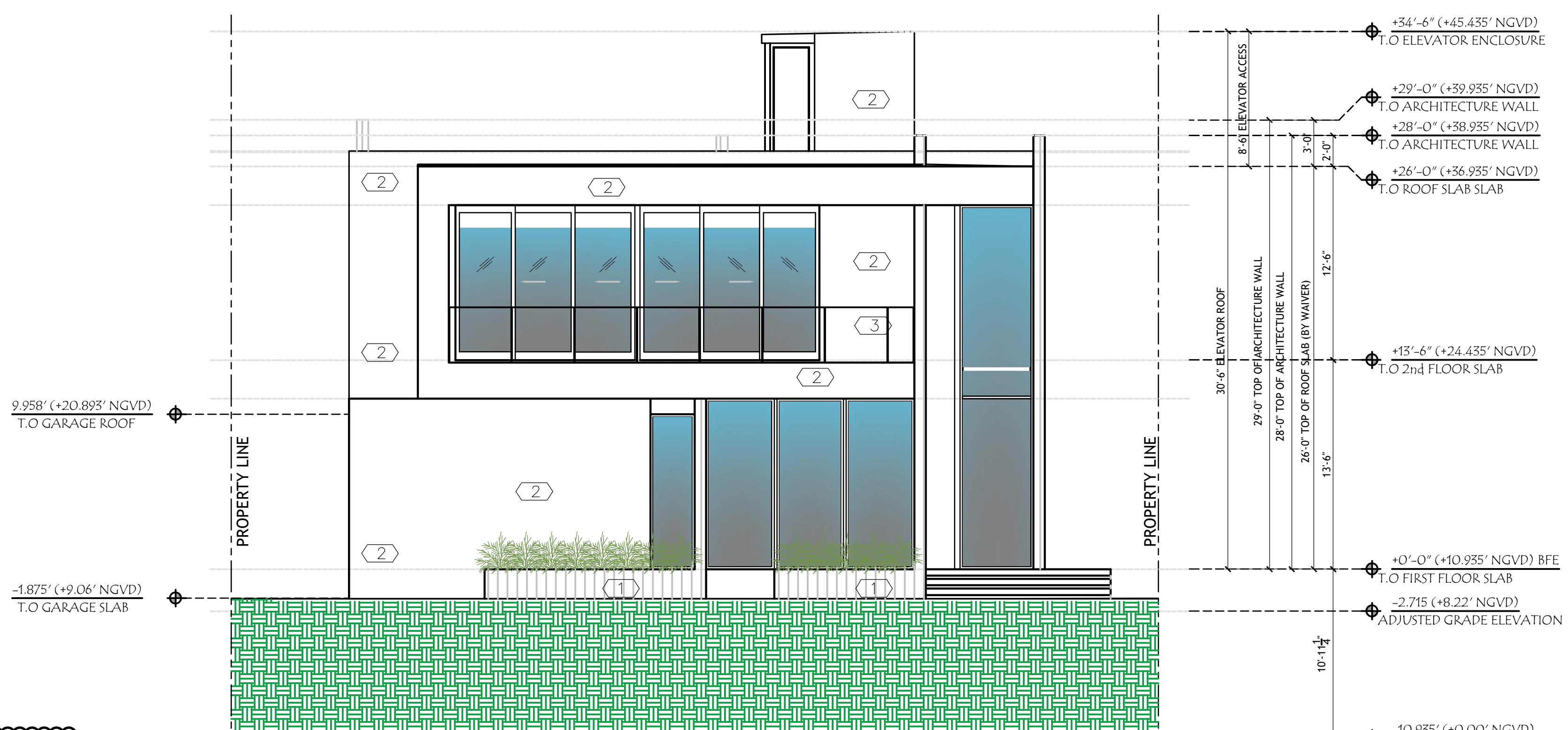
ROOF PLAN



WEST ELEVATION
SCALE 3/16" = 1'-0

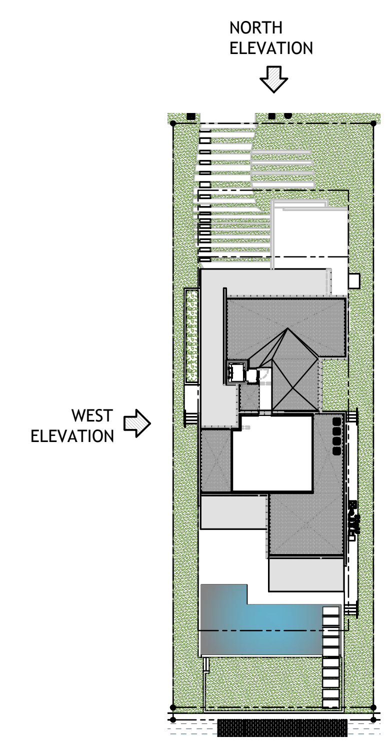
FINISH LEGEND:

1. SCORED CONCRETE
2. WHITE SMOOTH-COAT STUCCO
3. GLASS RAILING



0' 5' 10' 15' 20' 25'

NORTH ELEVATION
SCALE 3/16" = 1'-0



KEY PLAN
SCALE N.T.C

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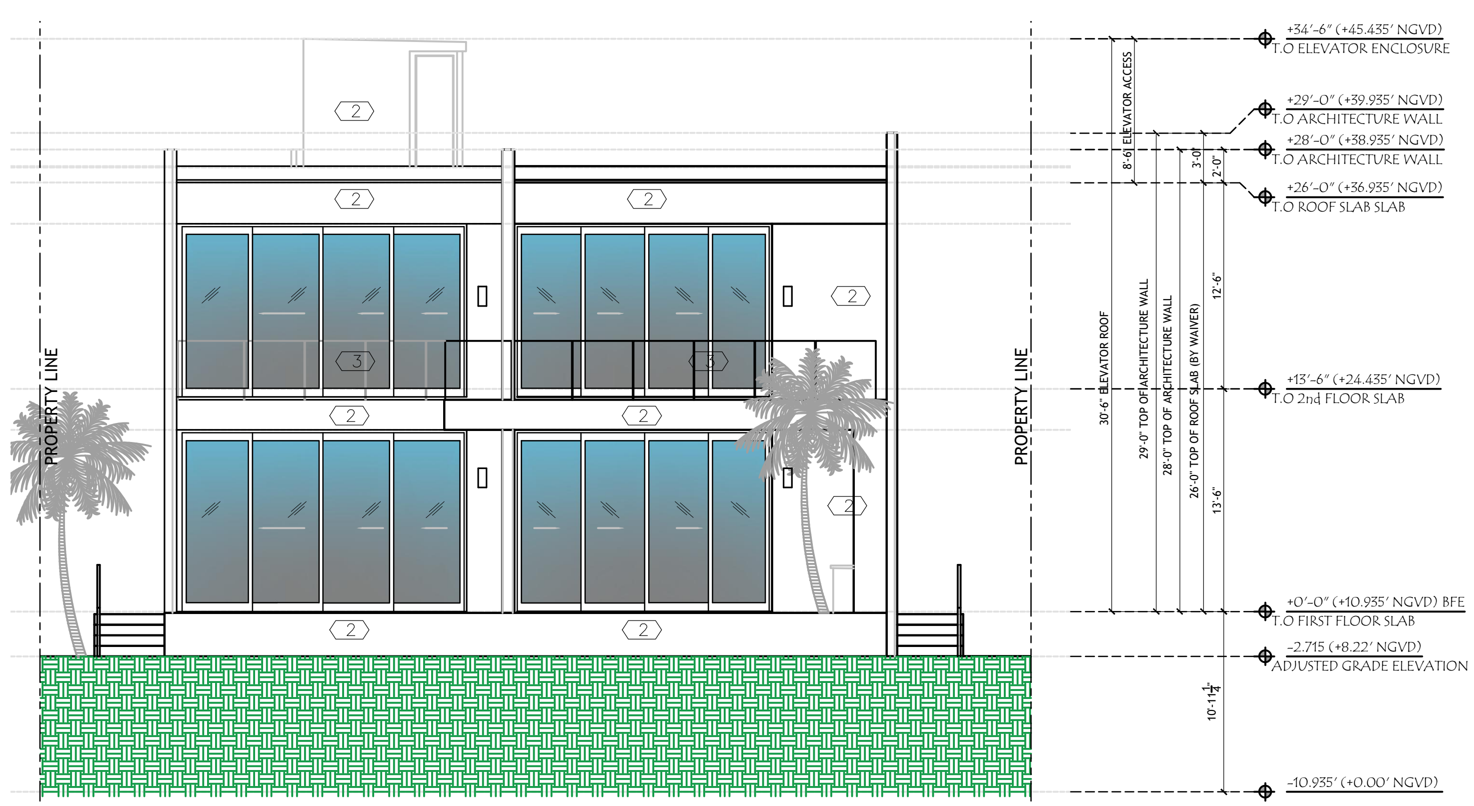
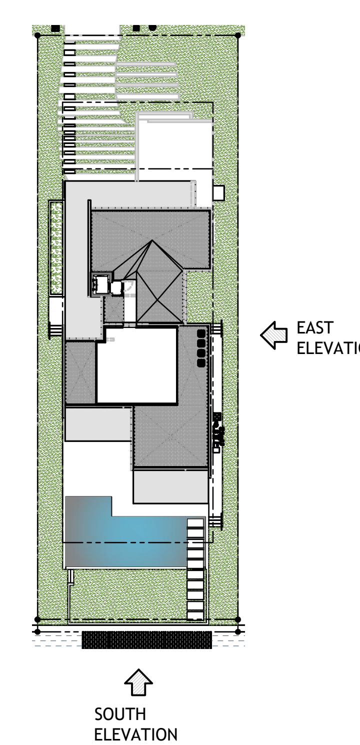
DRB 3.0

NORTH AND WEST ELEVATIONS

FINISH LEGEND:	
1	SCORED CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING

EAST ELEVATION
SCALE 3/16" = 1'-0





KEY PLAN
SCALE N.T.C

SOUTH ELEVATION
SCALE 3/16" = 1'-0

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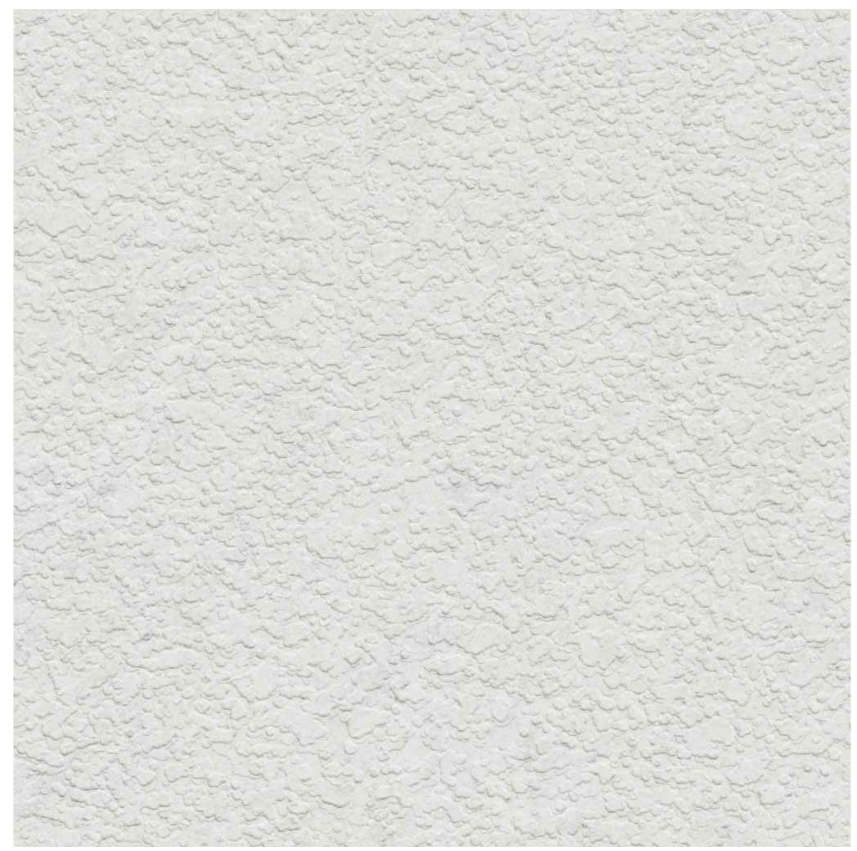
SOUTH AND EAST ELEVATIONS

4 WOOD CEILING

5 GRASS WALL



1 GLASS RAILING

1 WHITE SMOOTH-COAT STUCCO

1 SCORED CONCRETE

FINISH LEGEND:

1	SCORED CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	WOOD CEILING
5	GRASS WALL

DRAWN BY:

REVISIONS:

1 07-26-2021

AA0003569
ANTHONY LEON
0016752

3 DESIGN ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

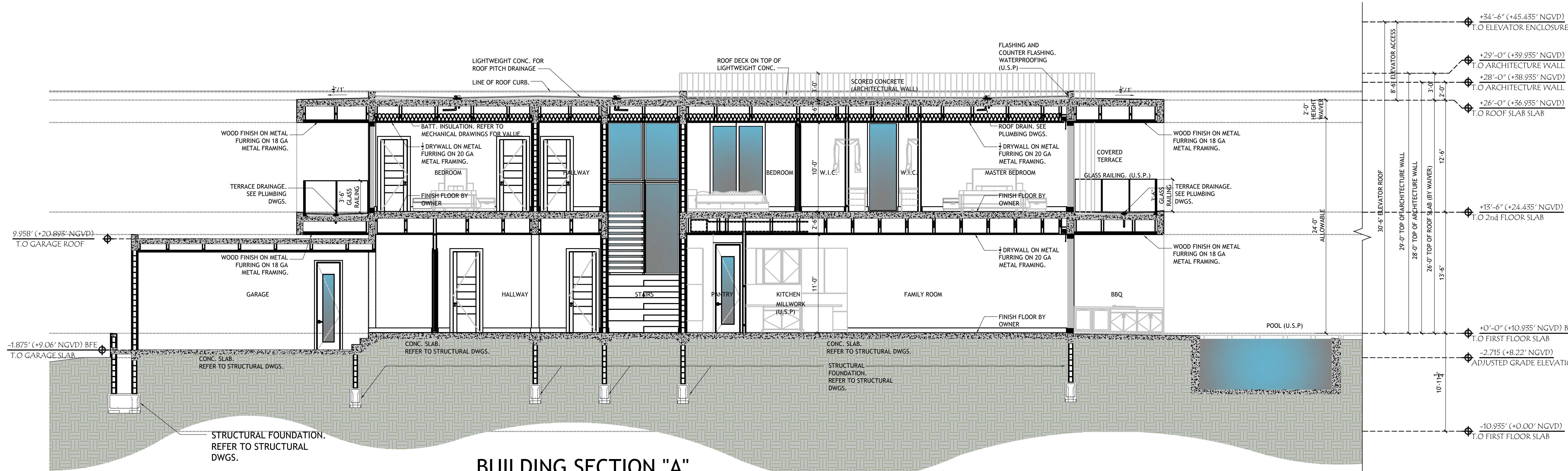
SEAL

PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

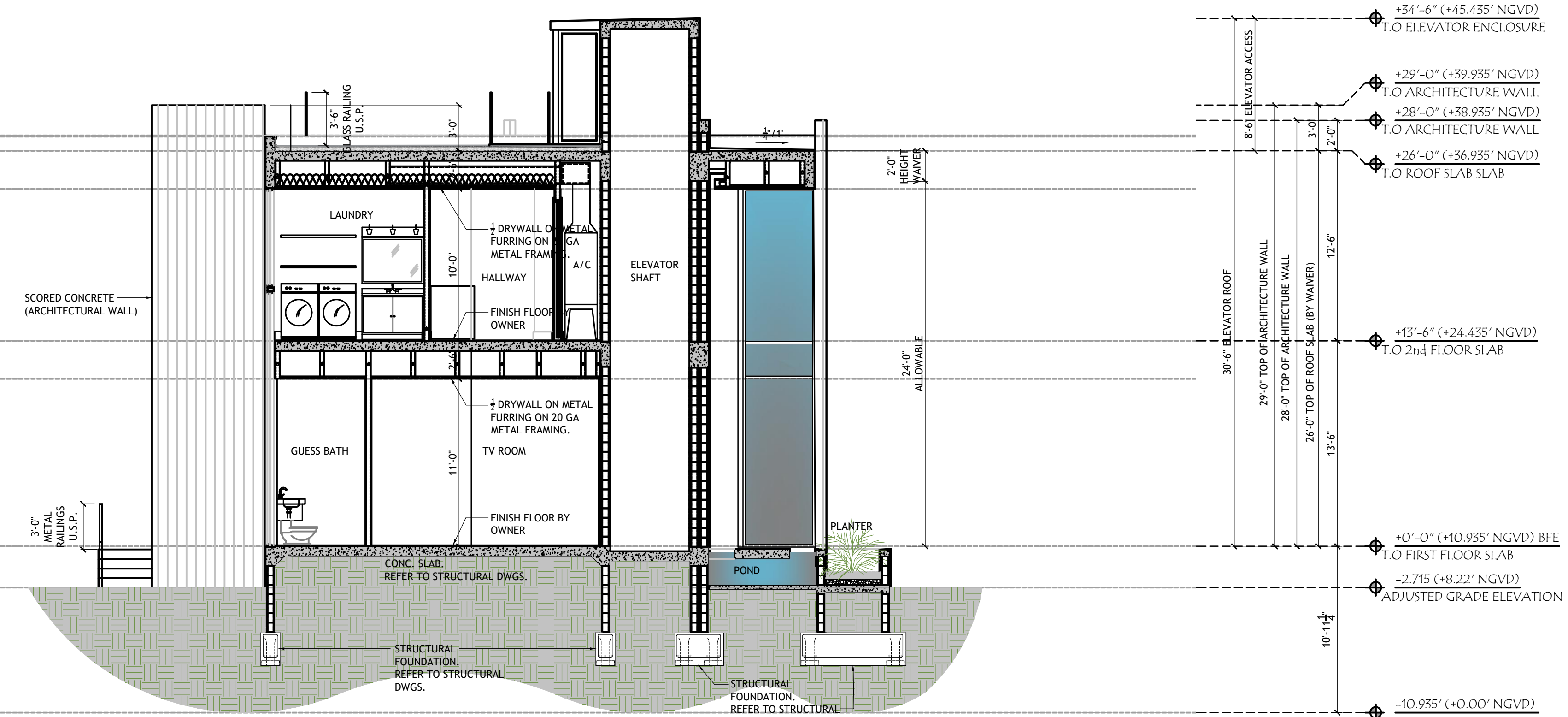
DRB 3.2

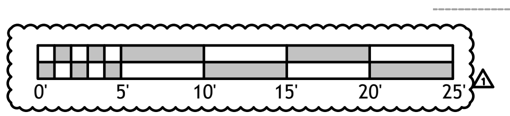
MATERIALS



BUILDING SECTION "A"

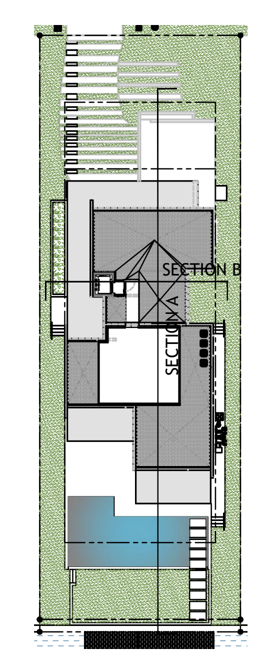
SCALE 3/16" = 1'-0





BUILDING SECTION "B"

SCALE 3/16" = 1'-0



SOUTH ELEVATION

KEY PLAN

SCALE N.T.C

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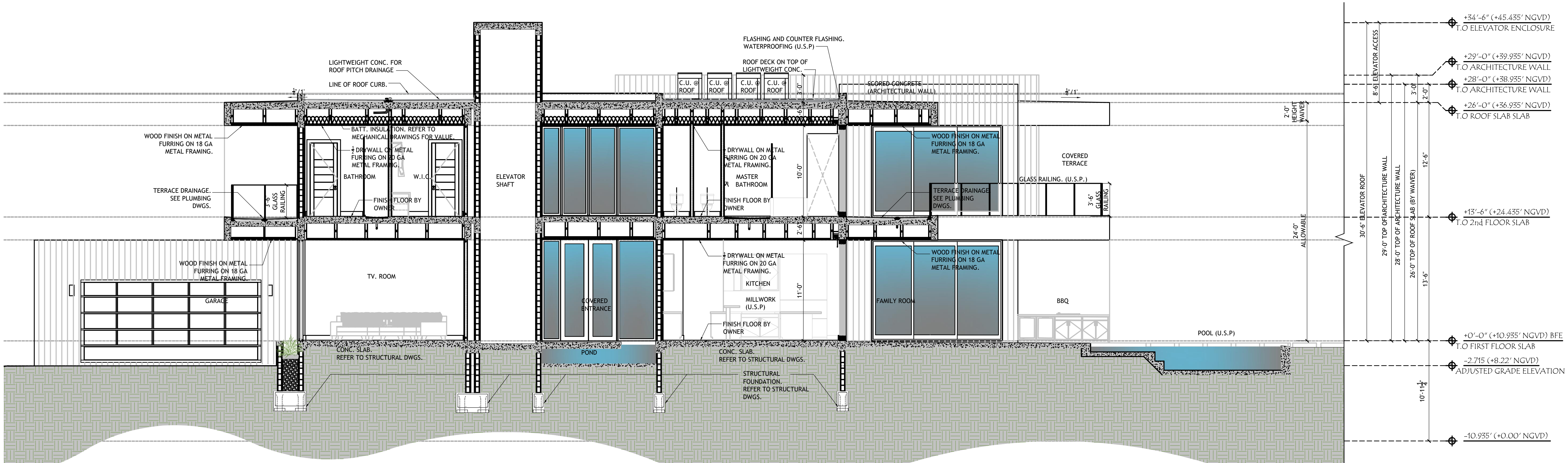
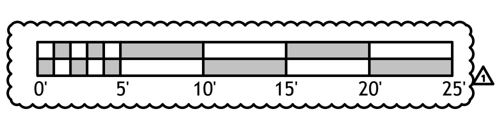
DRB 4.0

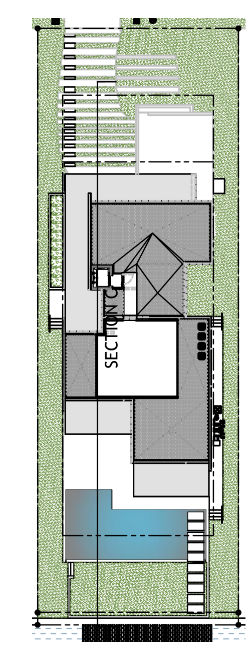
BUILDING SECTIONS "A" & "B"



BUILDING SECTION "C"

SCALE 3/16" = 1'-0





KEY PLAN

SCALE N.T.C

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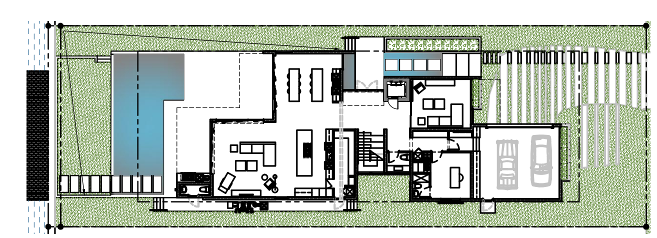
DRB 4.1

BUILDING SECTIONS "C"

VIEW B



KEY PLAN
SCALE N.T.C

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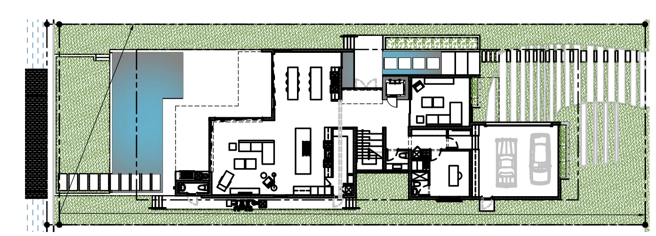
MIAMI BEACH, FL, 33139

DRB 5.1

VIEW B

VIEW C



KEY PLAN
SCALE N.T.C

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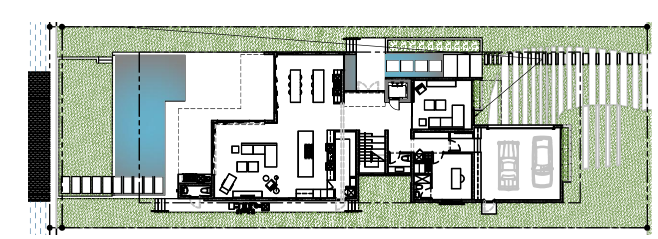
DRB 5.2
VIEW C

VIEW D



KEY PLAN
SCALE N.T.C

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DRB 5.3

VIEW D

EAST ELEVATION RENDER

WEST ELEVATION RENDER

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

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MIAMI BEACH, FL, 33139

DRB 5.4

EAST/ WEST
ELEVATIONS
RENDER

DRAWN BY:

REVISIONS:

AA0003569
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SEAL

PROPOSED NEW RESIDENCE
FOR
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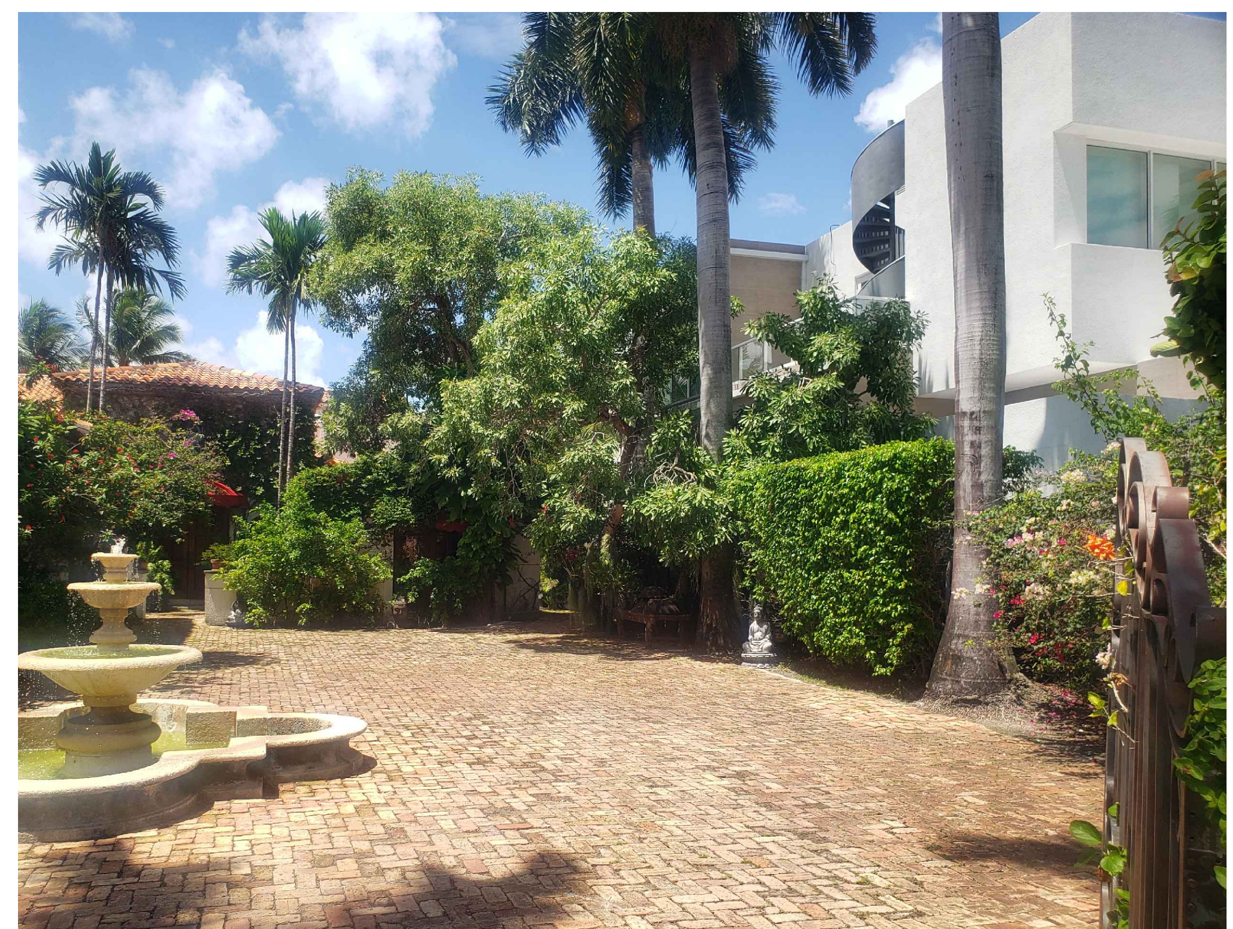
MIAMI BEACH, FL, 33139

DRB 6.0

EXISTING PICTURES



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REVISIONS:

1 07-26-2021

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1

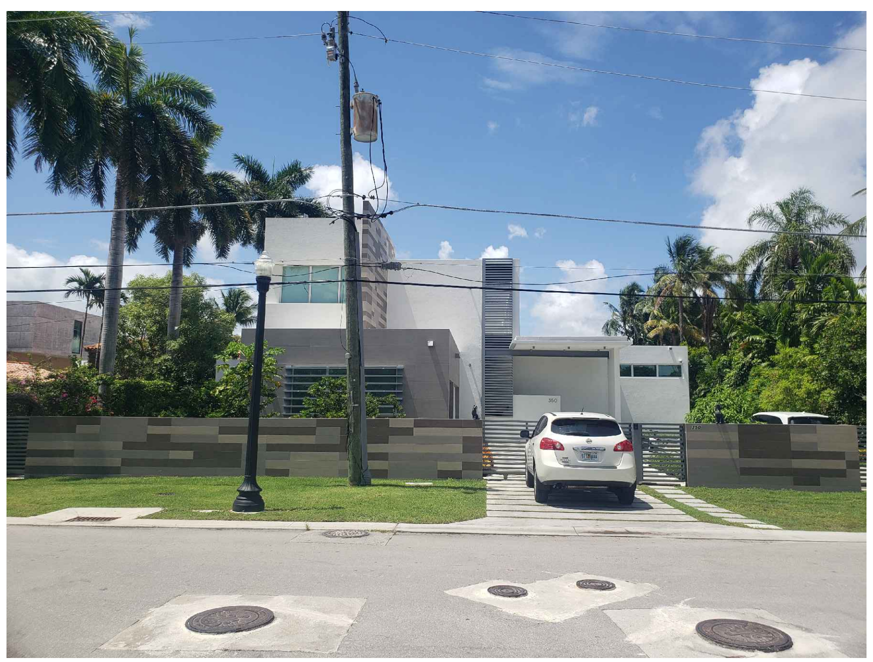
DRB 6.1

EXISTING PICTURES

310 S HIBISCUS DR

320 S HIBISCUS DR

340 S HIBISCUS DR (SUBJECT PROPERTY)



350 S HIBISCUS DR

360 S HIBISCUS DR

KEY PLAN
SCALE N.T.S

DRAWN BY:

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1

DRB 6.2

CONTEXT PICTURES

363 S HIBISCUS DR

333 S HIBISCUS DR

KEY PLAN
SCALE N.T.S

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DRB 6.3

CONTEXT PICTURES