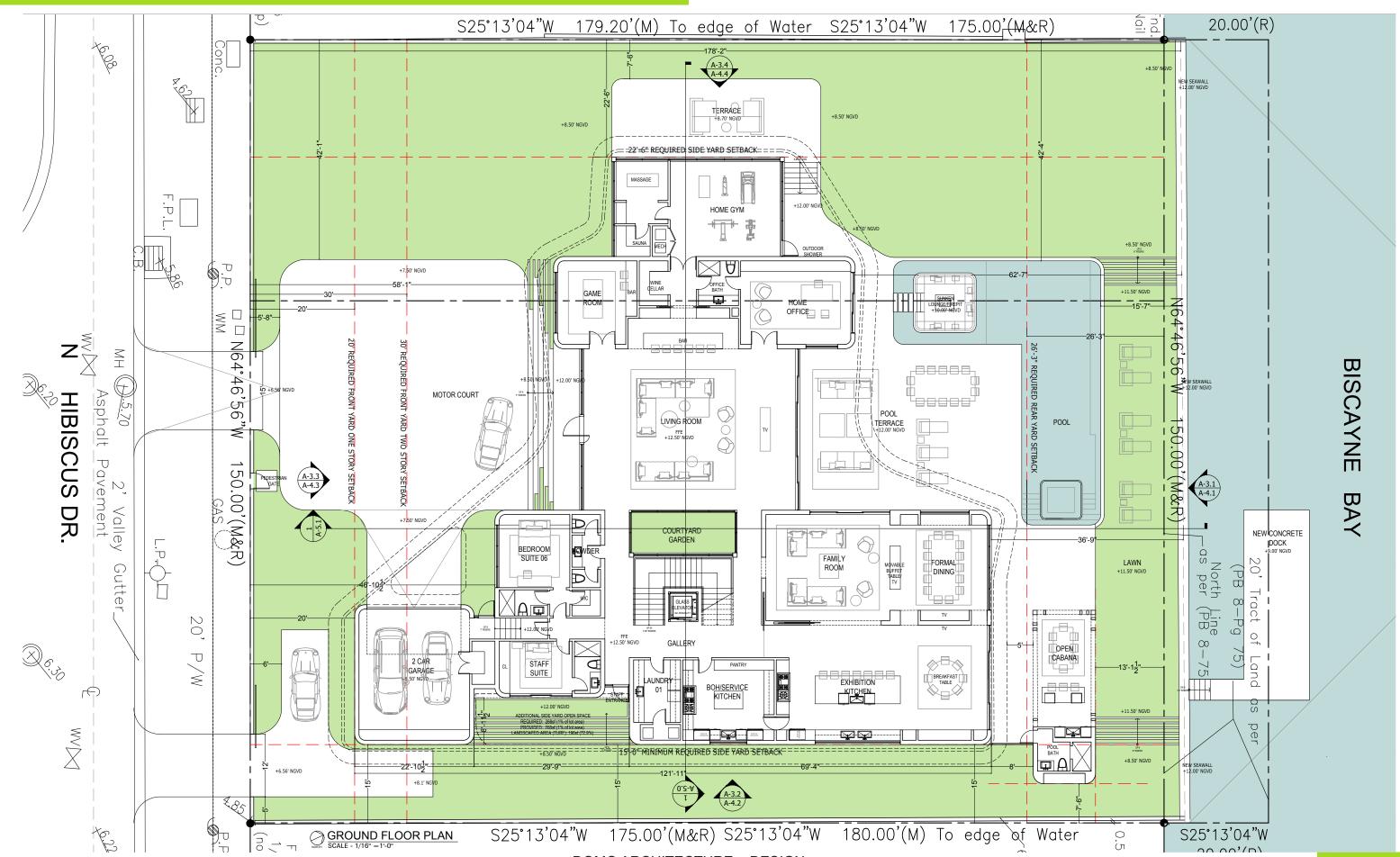
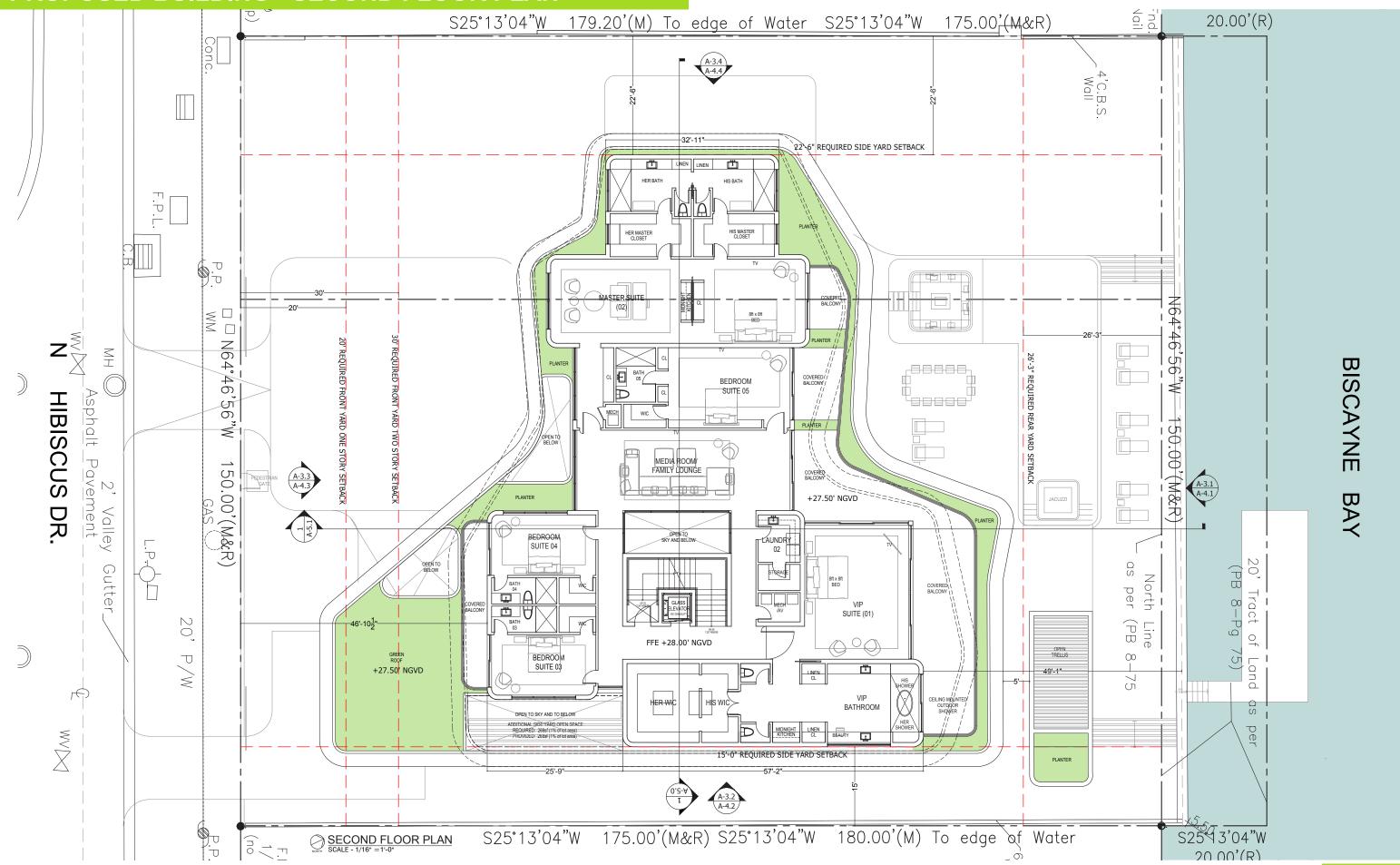


PROPOSED BUILDING - GROUND FLOOR PLAN



PROPOSED BUILDING - SECOND FLOOR PLAN

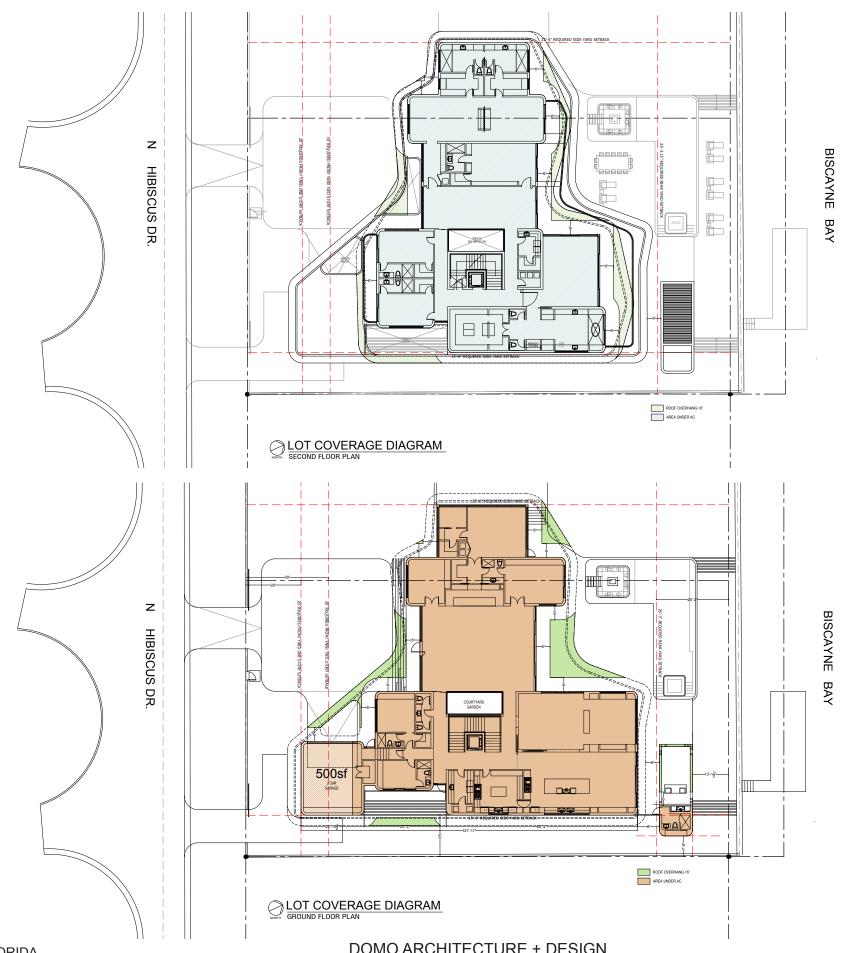


PROPOSED BUILDING - ROOF TERRACE PLAN Yail S25°13'04"<u>W 179.20'(M) To edge of Water S25°13'04</u>"W 175.00<u>'(M</u>&R) 20.00'(R) A-3.4 A-4.4 22'-6" REQUIRED SIDE YARD SETBACK LINE OF SECOND FLE EXTERIOR WALL BELO $\dot{\neg}$ N64°46'56"W ROOF Z +41.00' NGVD <u>공</u> **BISCAYNE** 4 46 SECOND FLOOR AREA: 6,004sf Asphalt_ HIBISCUS DR. MAXIMUM ROOF DECK AREA: 1,501sf (25% OF 2ND FLR) PROPOSED ROOF DECK AREA: 1,497sf (24.9% OF 2ND FLR) 50 150.00 **Š** 2' Valley Pavement 50.00'(M&R) A-3.3 A-4.3 A-3.1 A-4.1 BAY 20, SD (PB North per ROOF TERRACE +41.50' NGVD (PB .Pg EQUIPMENT 0 ENCLOSURE_ 9 ∞ Land ROOF 75 +27.50' NGVD 4 SD ROOF +41.00' NGVD ADDITIONAL SIDE YARD OPEN SPACE 268st (1% of locarea) (OPEN TO SKY AND TO BELOW) 15'-0" MINIMUM REQUIRED SIDE YARD SETBACK A-3.2 A-4.2 S25°13'04"W 175.00'(M&R) S25°13'04"W 180.00'(M) To edge of Water S25°13'04"W ROOF TERRACE PLAN SCALE - 1/16" = 1'-0" 20.00'(R)

225 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA AUGUST 08, 2022

DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING A26002383

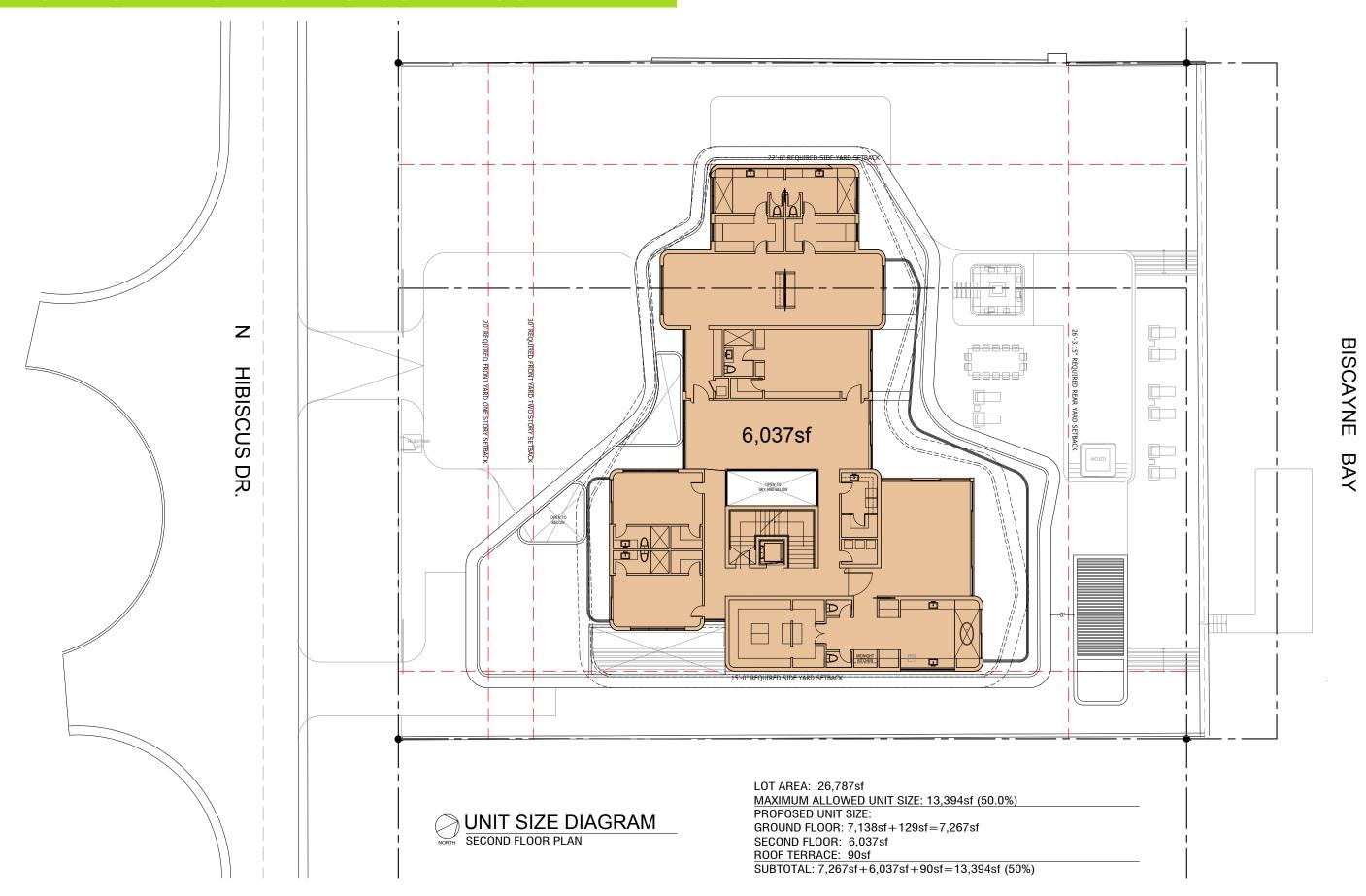
ZONING DIAGRAM - LOT COVERAGE



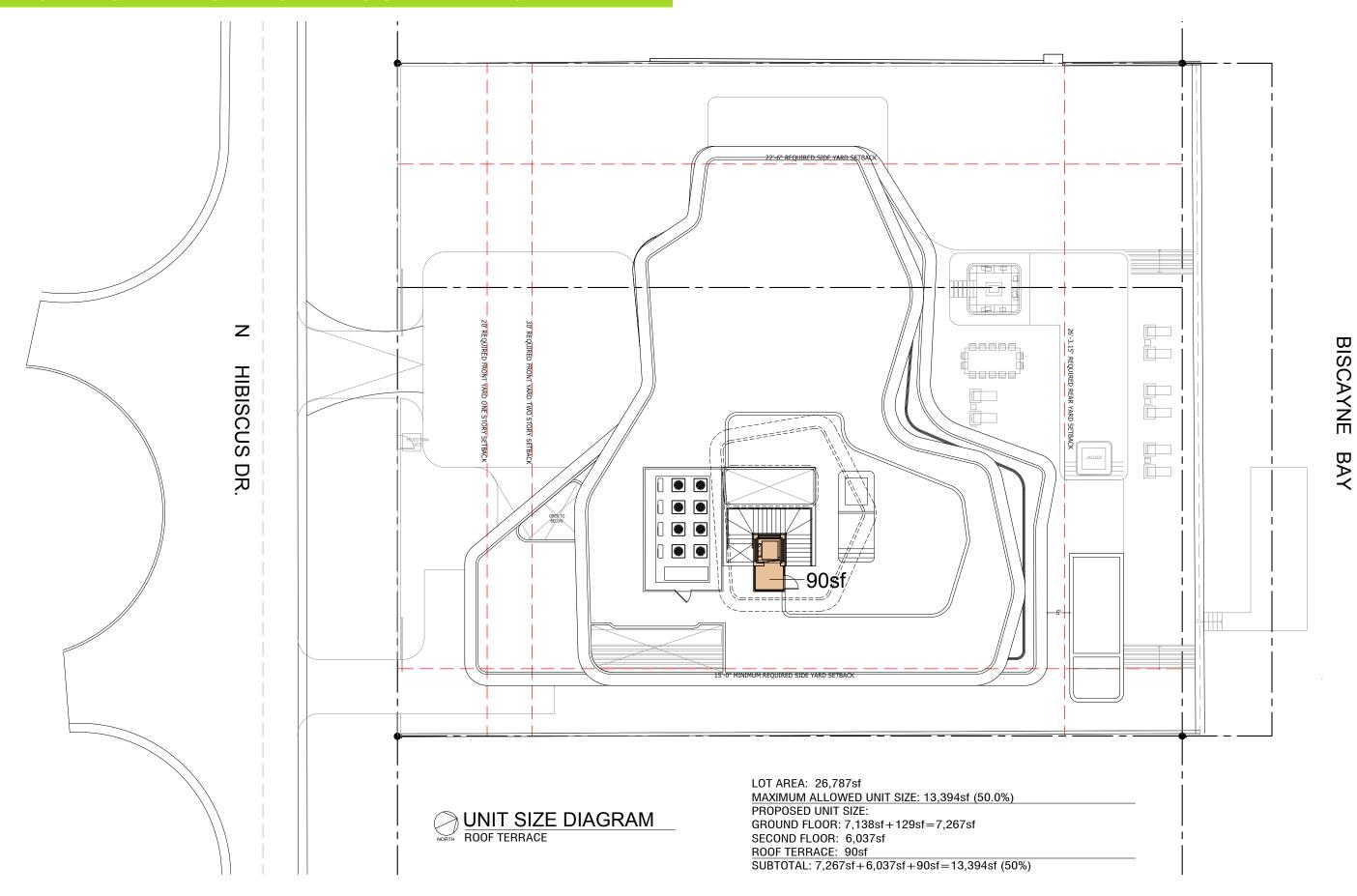
ZONING DIAGRAM - LOT COVERAGE



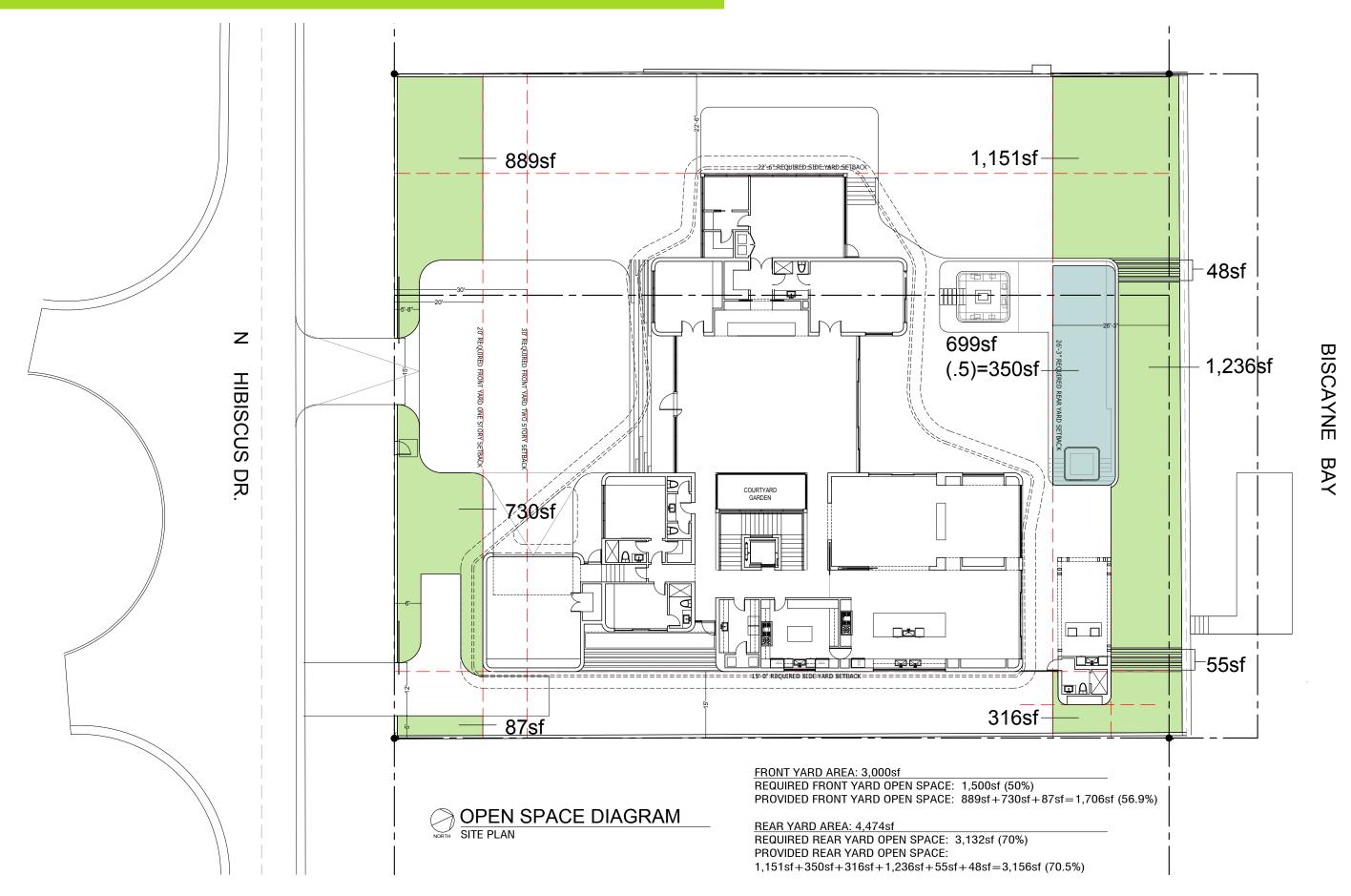
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



ZONING DIAGRAM - UNIT SIZE ROOF TERRACE

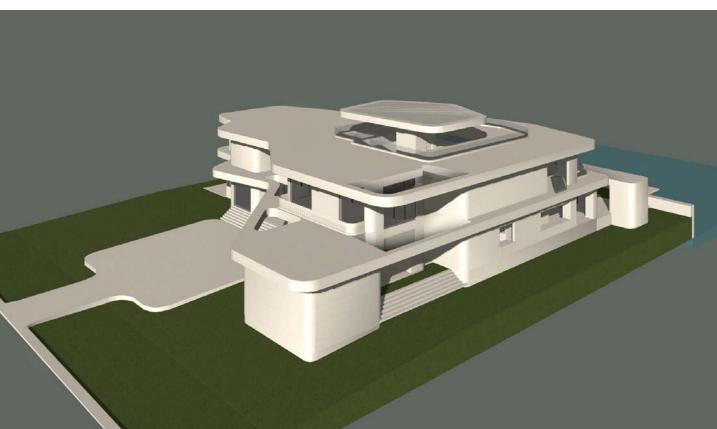


ZONING DIAGRAM - OPEN SPACE



AXONOMETRIC VIEWS



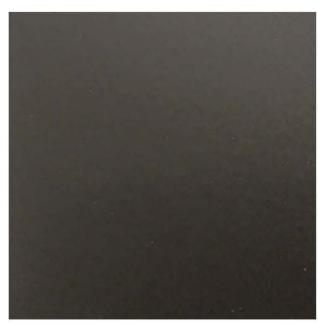








PS1
LIME PLASTER STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- PAINTED FINISH



ST1 STONE CLADDING-HONED AND FILLED



ST2
STONE CLADDINGSELECT WHITE



GL1 IMPACT GLAZING-CLEAR



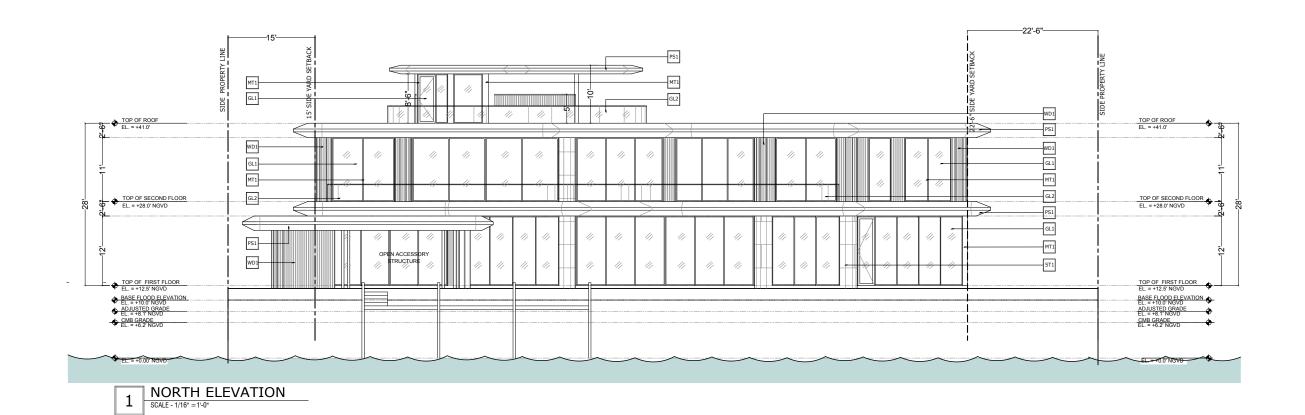
GL2
IMPACT GLASS HANDRAILCLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING-POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREENPOWDERCOATED PTF FINISH, 50% OPEN





















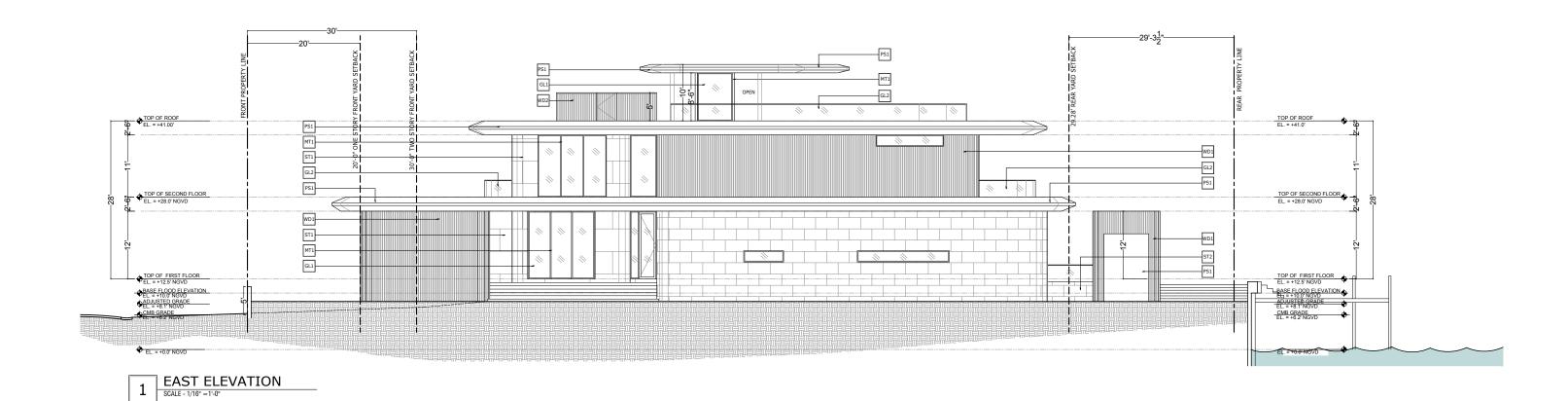


MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- PAINTED FINISH

ST2 STONE CLADDING-SELECT WHITE

GL2 IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS

WD1
EXTERIOR ALUMINUM CLADDINGPOWDERCOATED PTF FINISH



















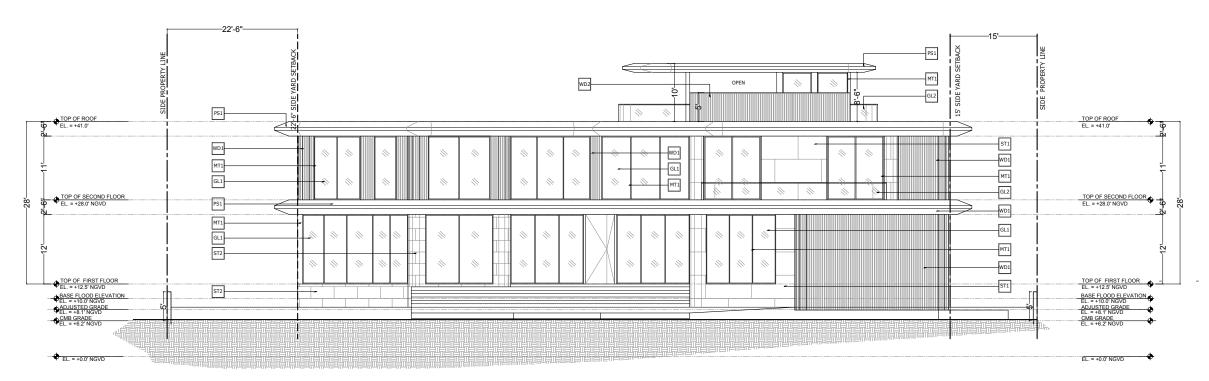






GL2 IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS WD1
EXTERIOR ALUMINUM CLADDINGPOWDERCOATED PTF FINISH





SOUTH ELEVATION

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



PS1 LIME PLASTER STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- PAINTED FINISH







ST2 STONE CLADDING-SELECT WHITE





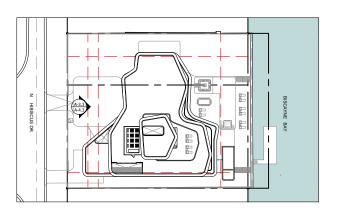
GL2 IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS

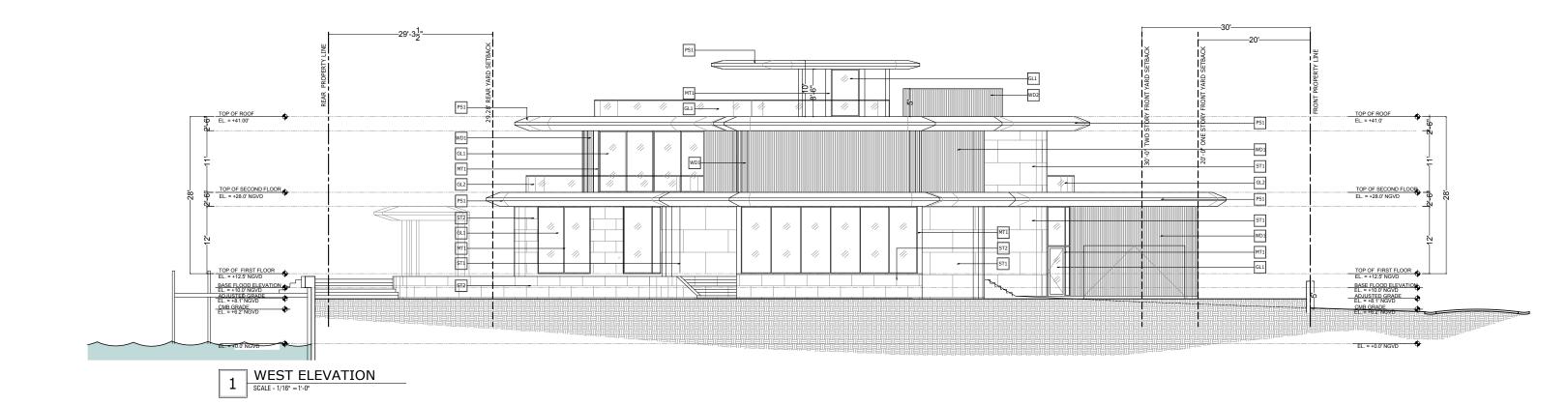


WD1
EXTERIOR ALUMINUM CLADDINGPOWDERCOATED PTF FINISH



WD2



















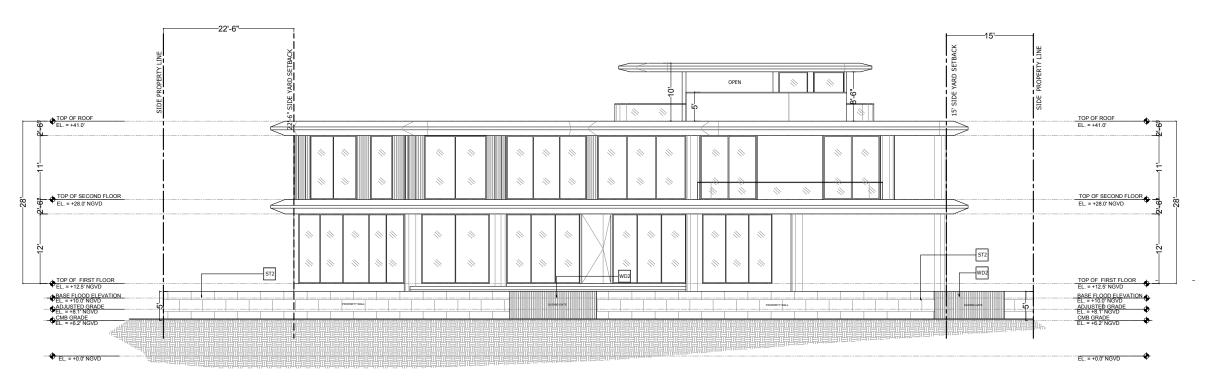






GL2 IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS

WD1
EXTERIOR ALUMINUM CLADDINGPOWDERCOATED PTF FINISH



STREET/PROPERTY WALL ELEVATION
SCALE - 1/16" = 1'-0"



PS1 LIME PLASTER STUCCO FINISH







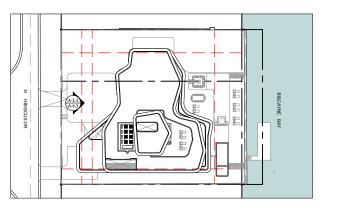


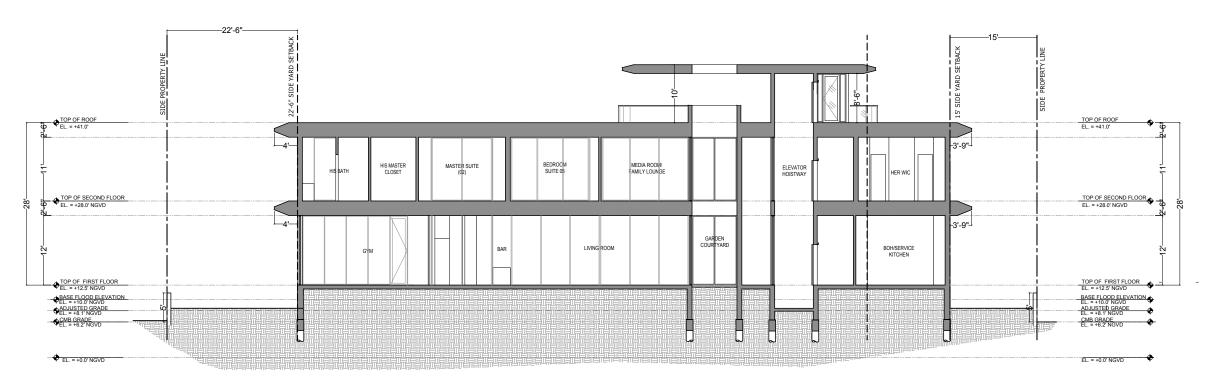






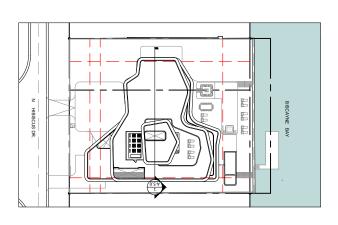


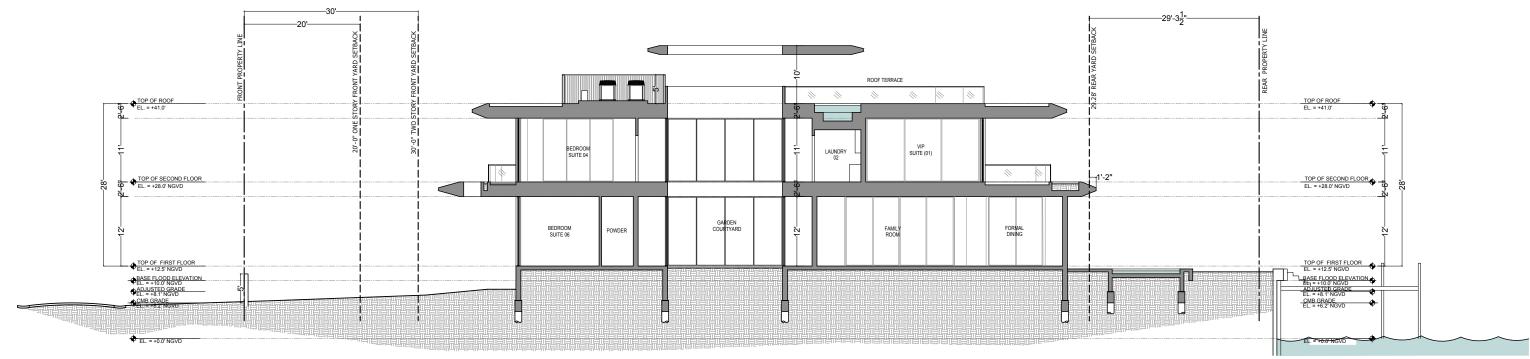




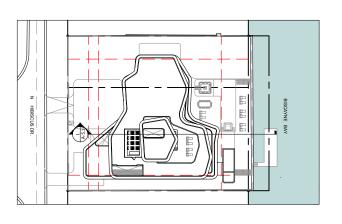
TRANSVERSE SECTION

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

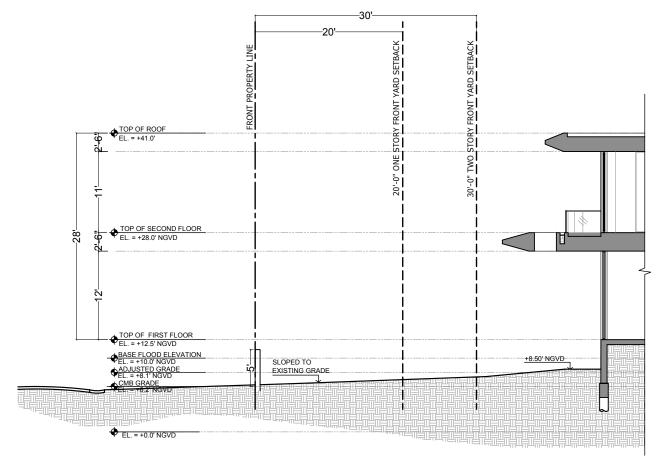




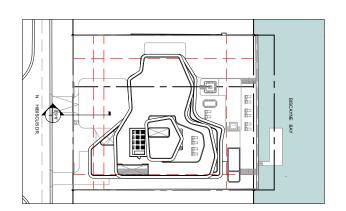
1 | LONGITUDINAL SECTION | SCALE - 1/16" = 1'-0"

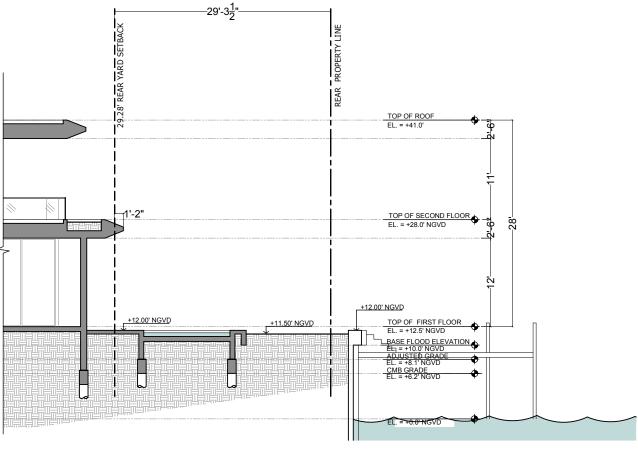


YARD SECTIONS - FRONT AND REAR



1 FRONT YARD SECTION
SCALE - 1/16" = 1'-0"





2 REAR YARD SECTION

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

