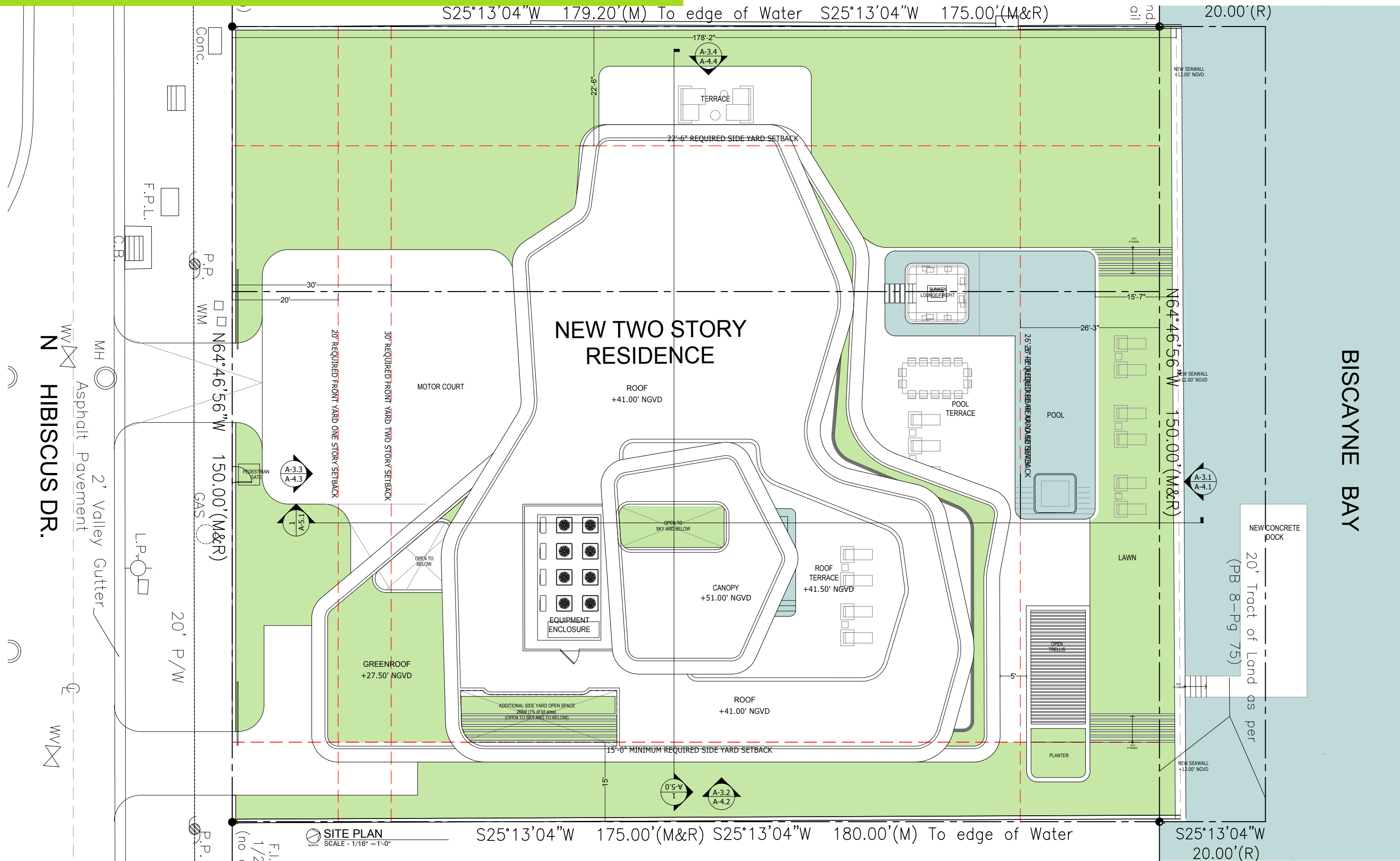
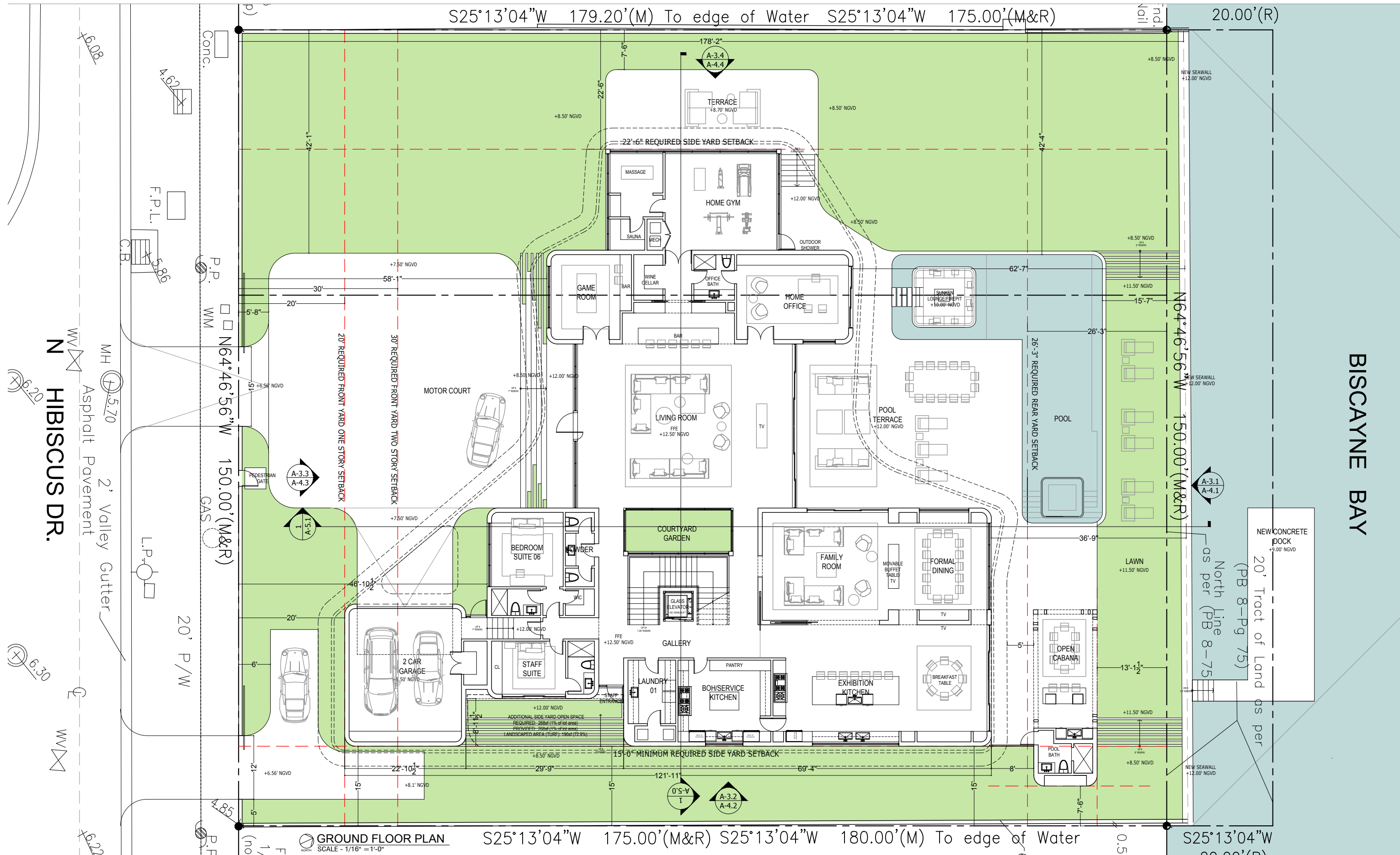


## PROPOSED BUILDING - SITE PLAN



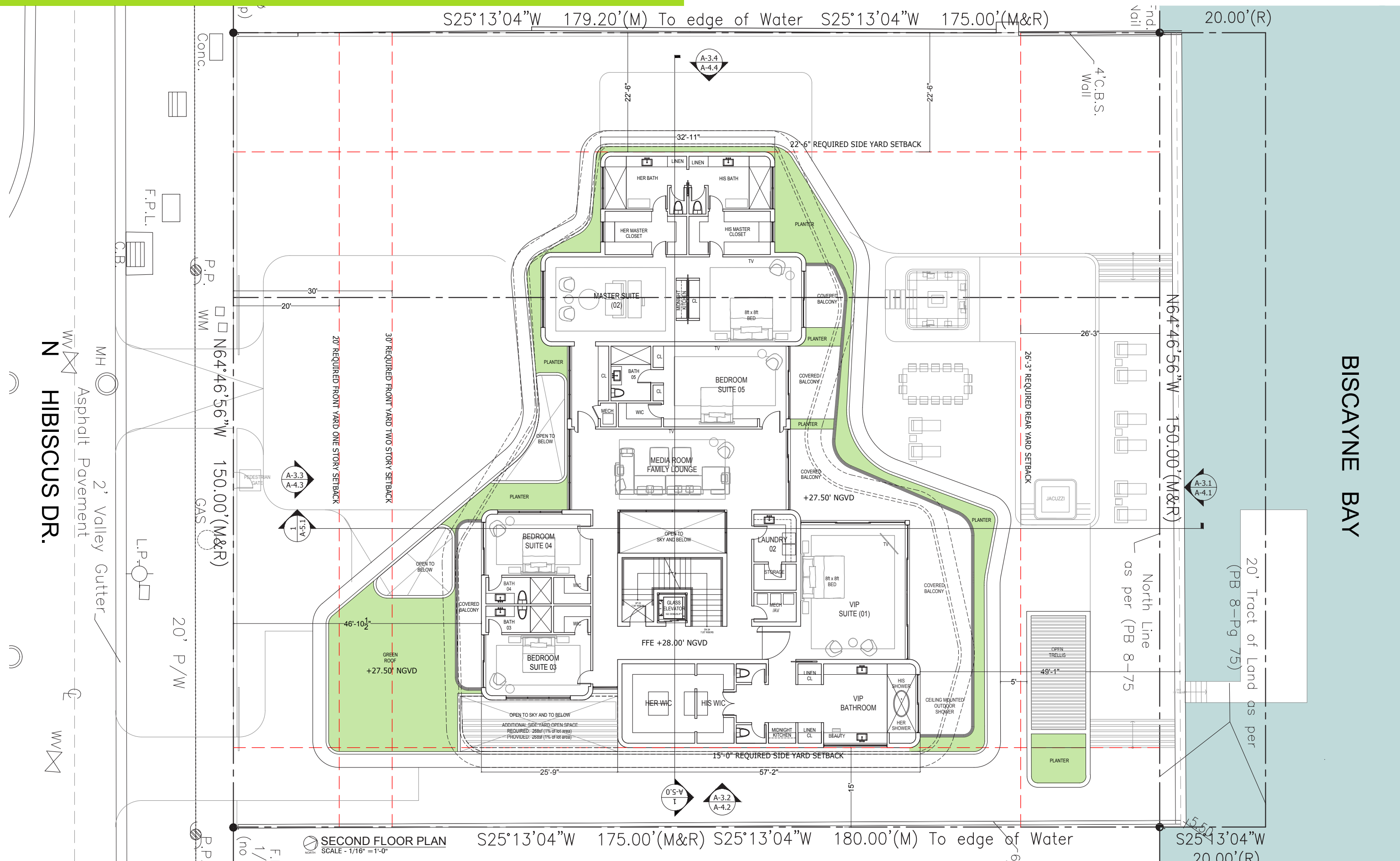
PROPOSED BUILDING - GROUND FLOOR PLAN



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

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
A26002383

## PROPOSED BUILDING - SECOND FLOOR PLAN

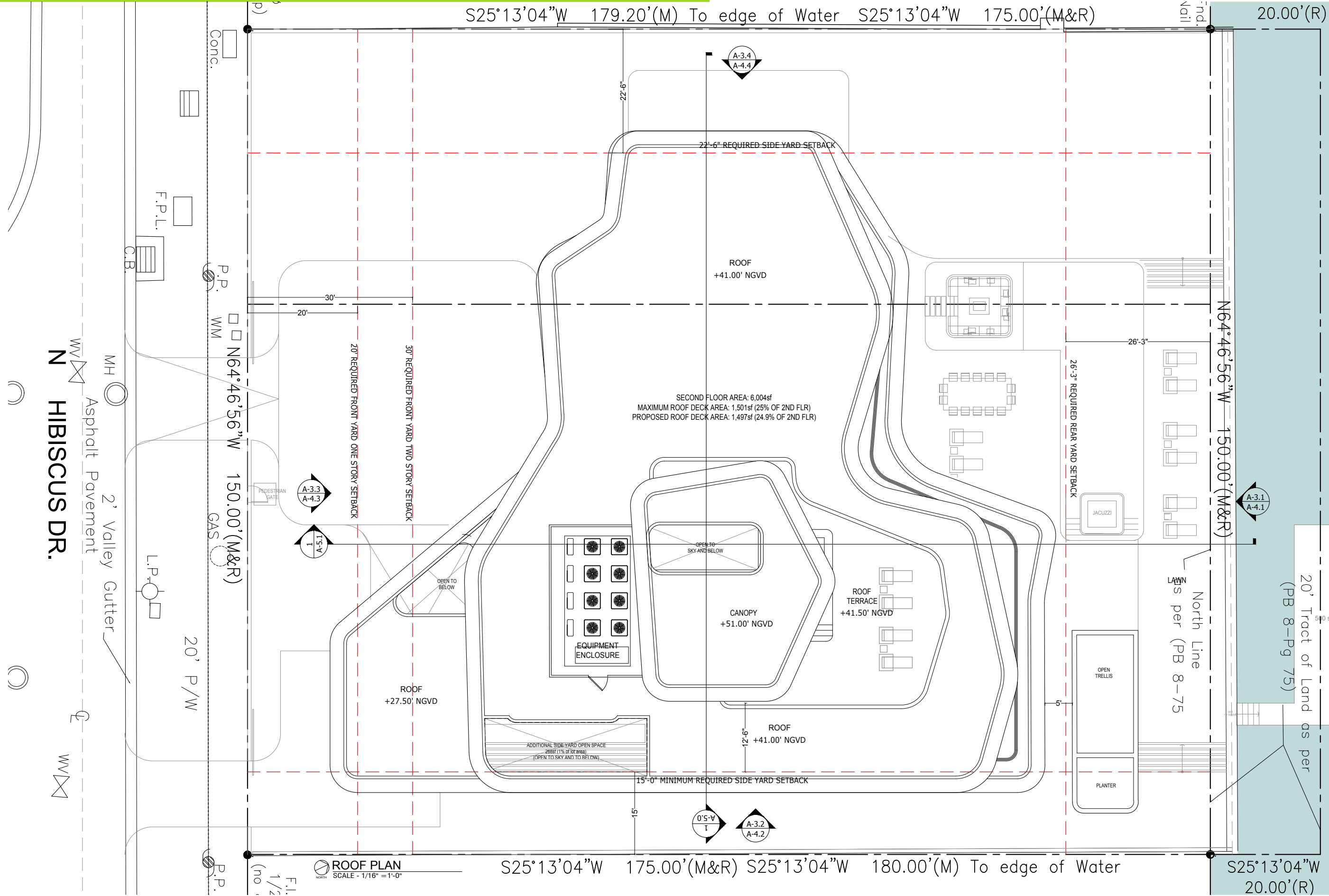


# BISCAYNE BAY

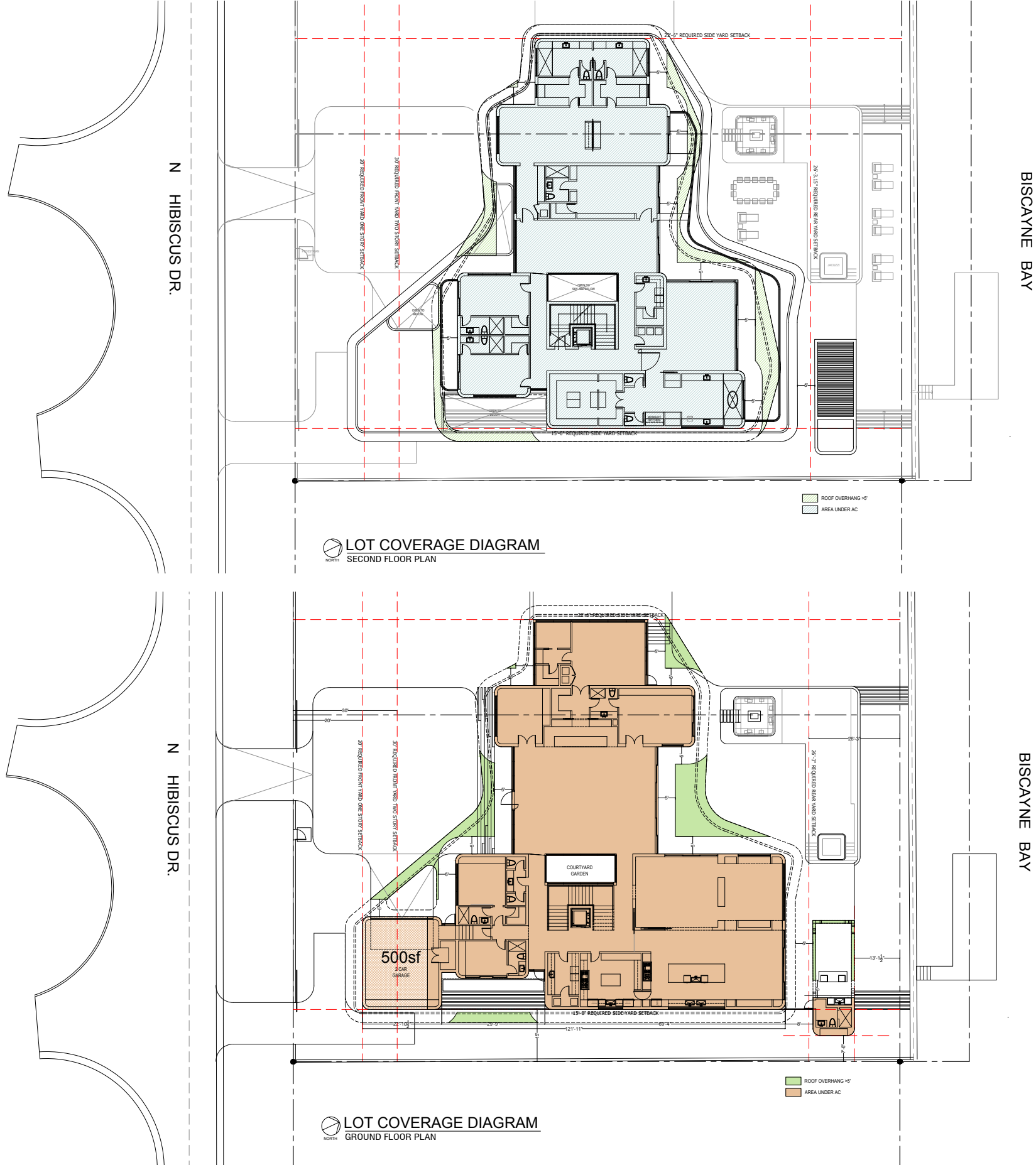




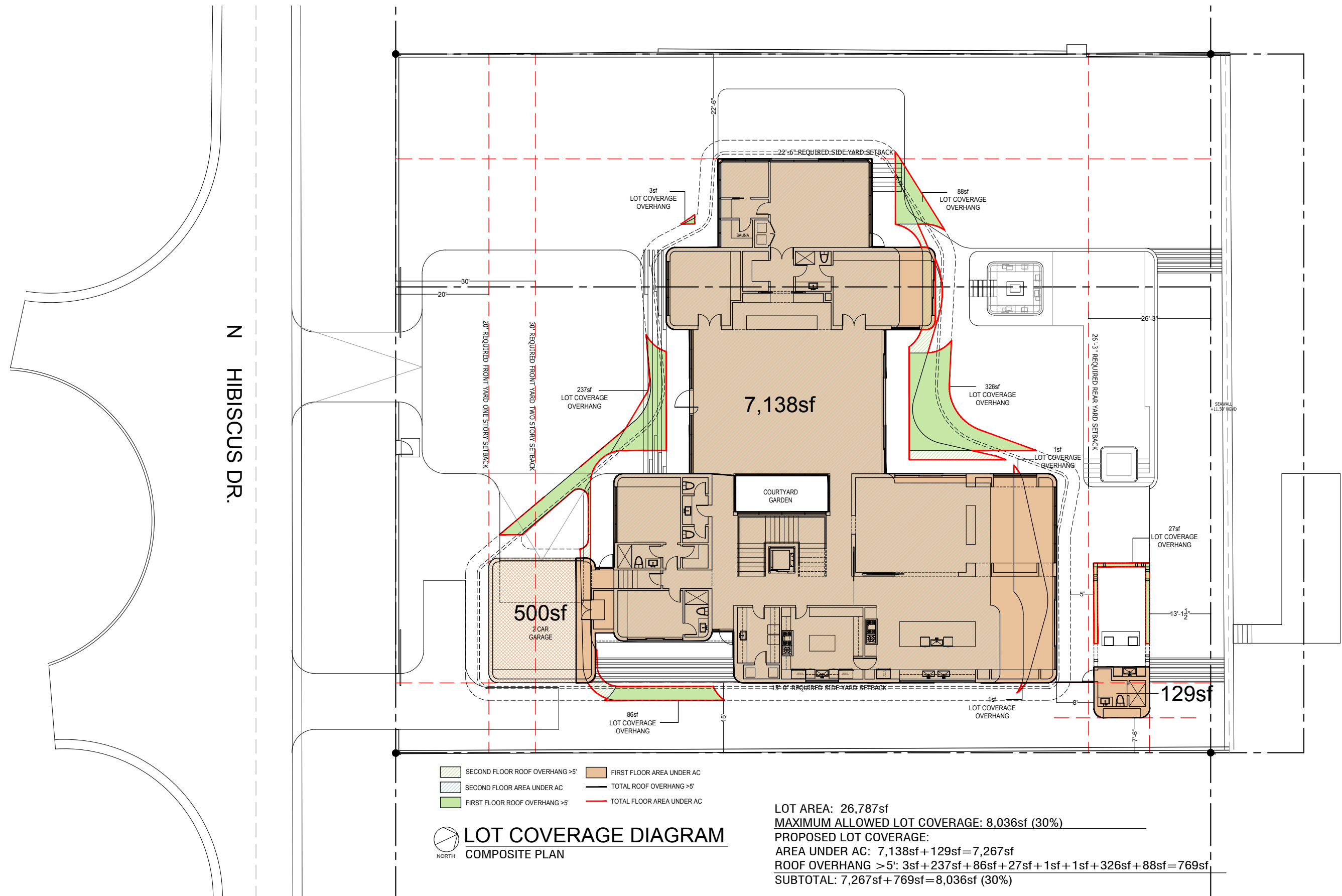
PROPOSED BUILDING - ROOF PLAN



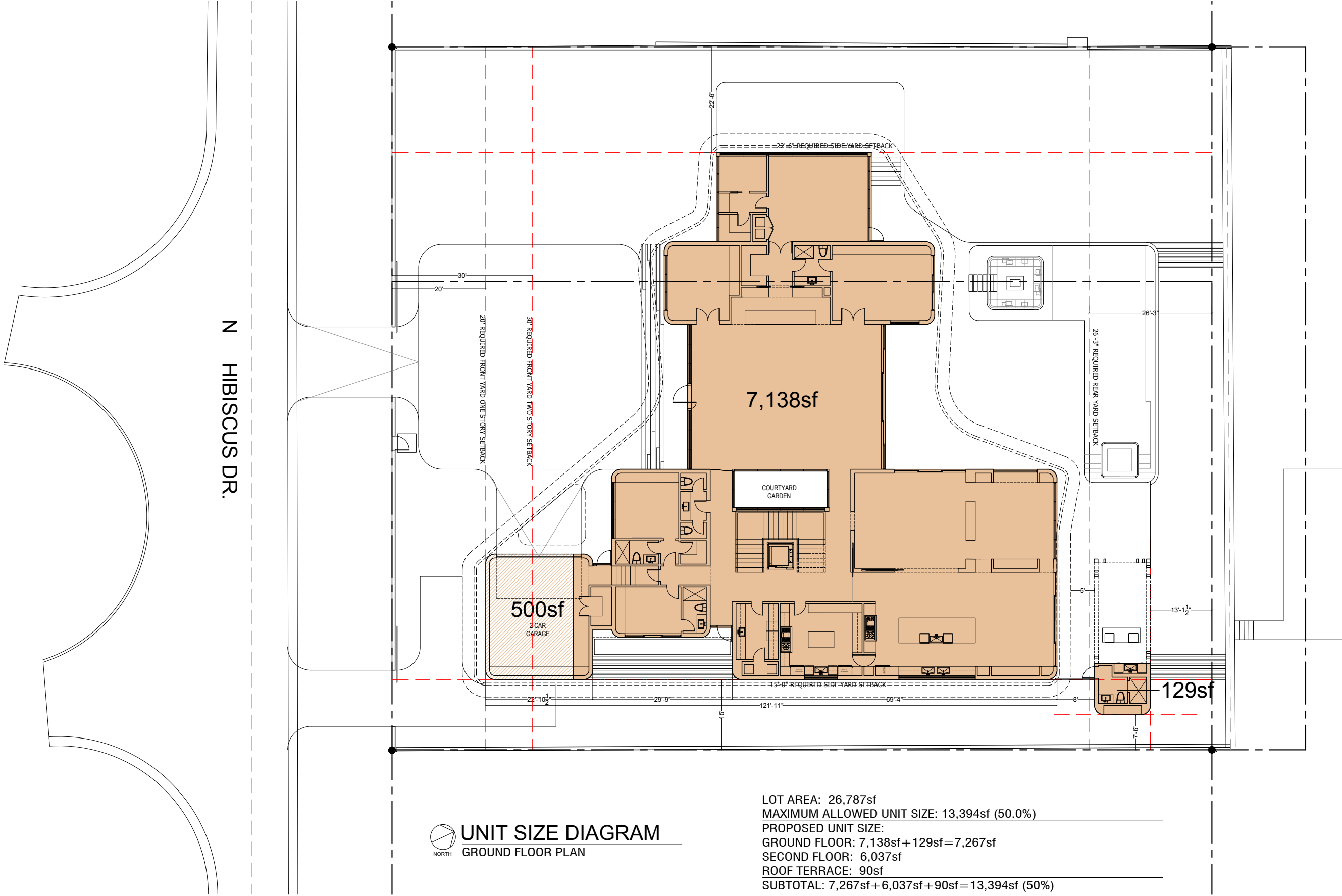
ZONING DIAGRAM - LOT COVERAGE



# ZONING DIAGRAM - LOT COVERAGE

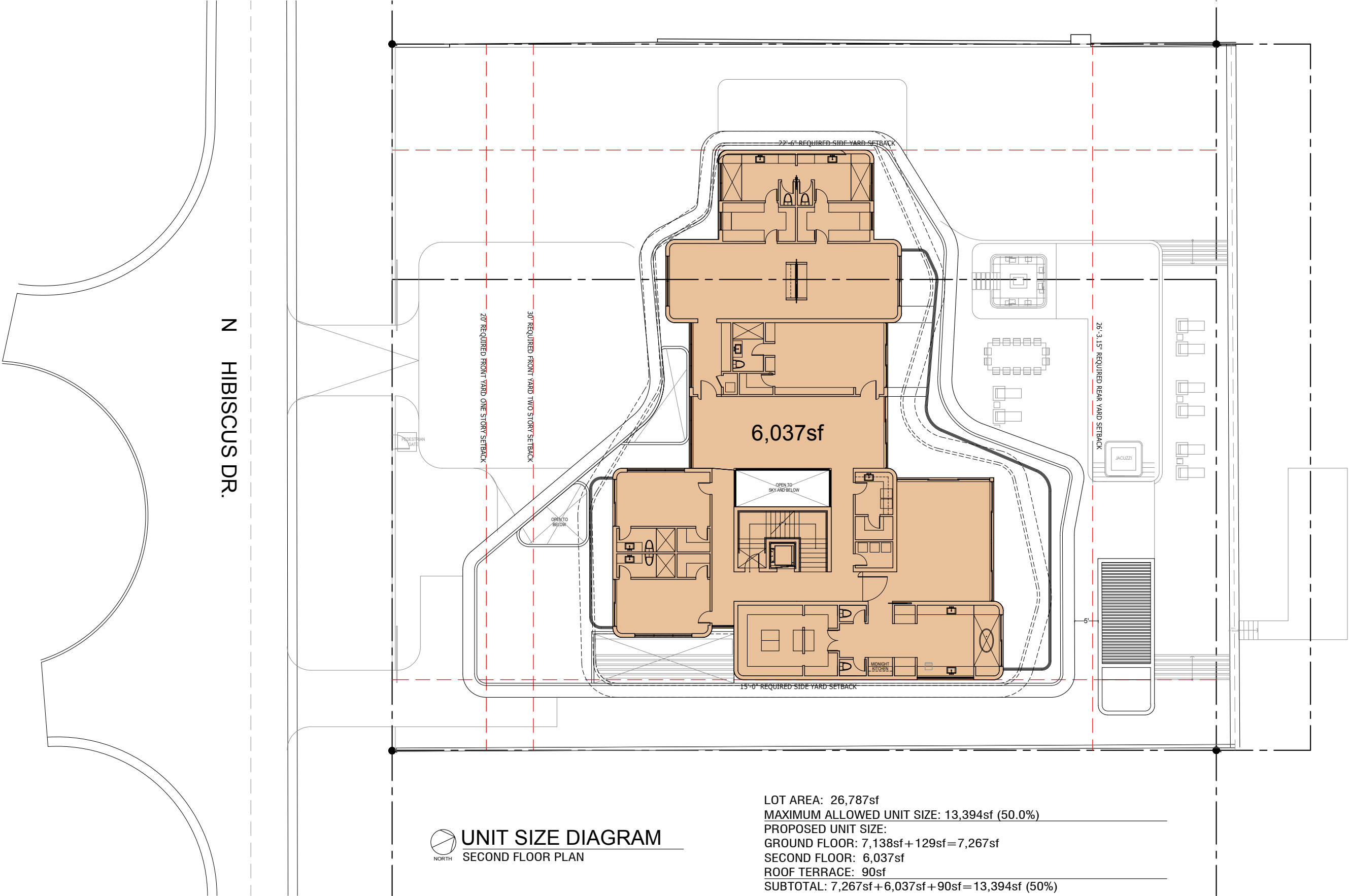


ZONING DIAGRAM - UNIT SIZE GROUND FLOOR

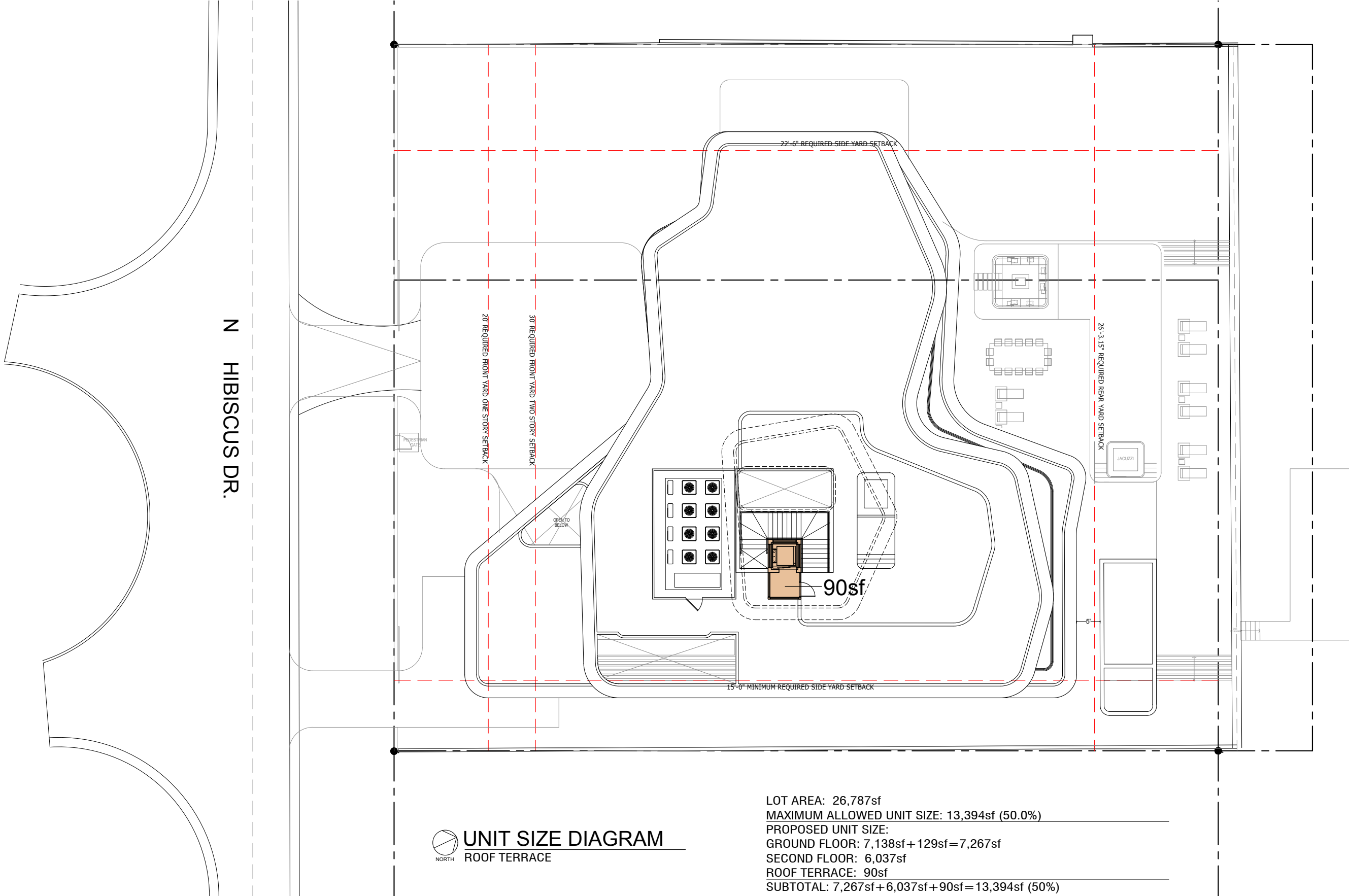




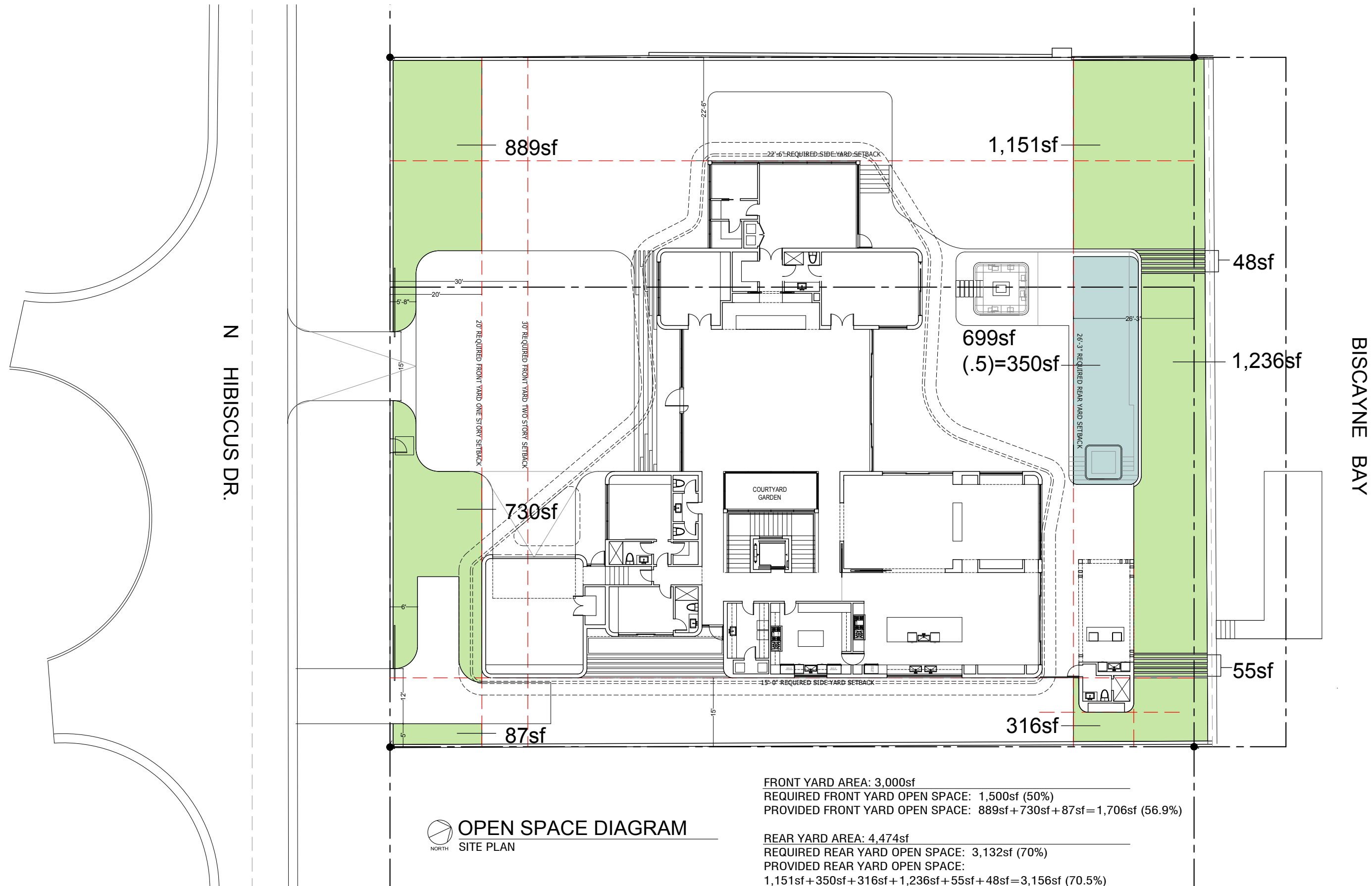
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



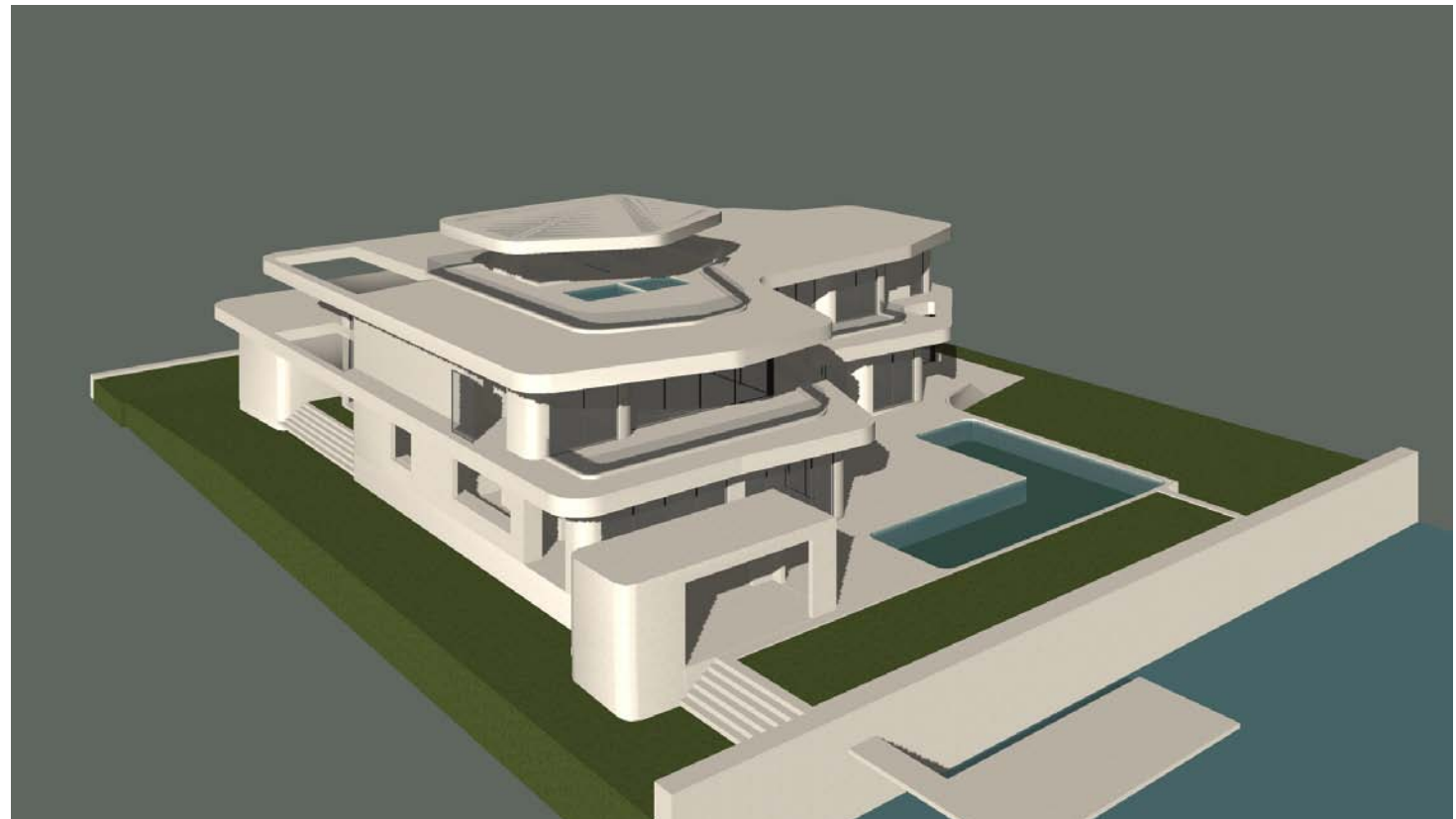
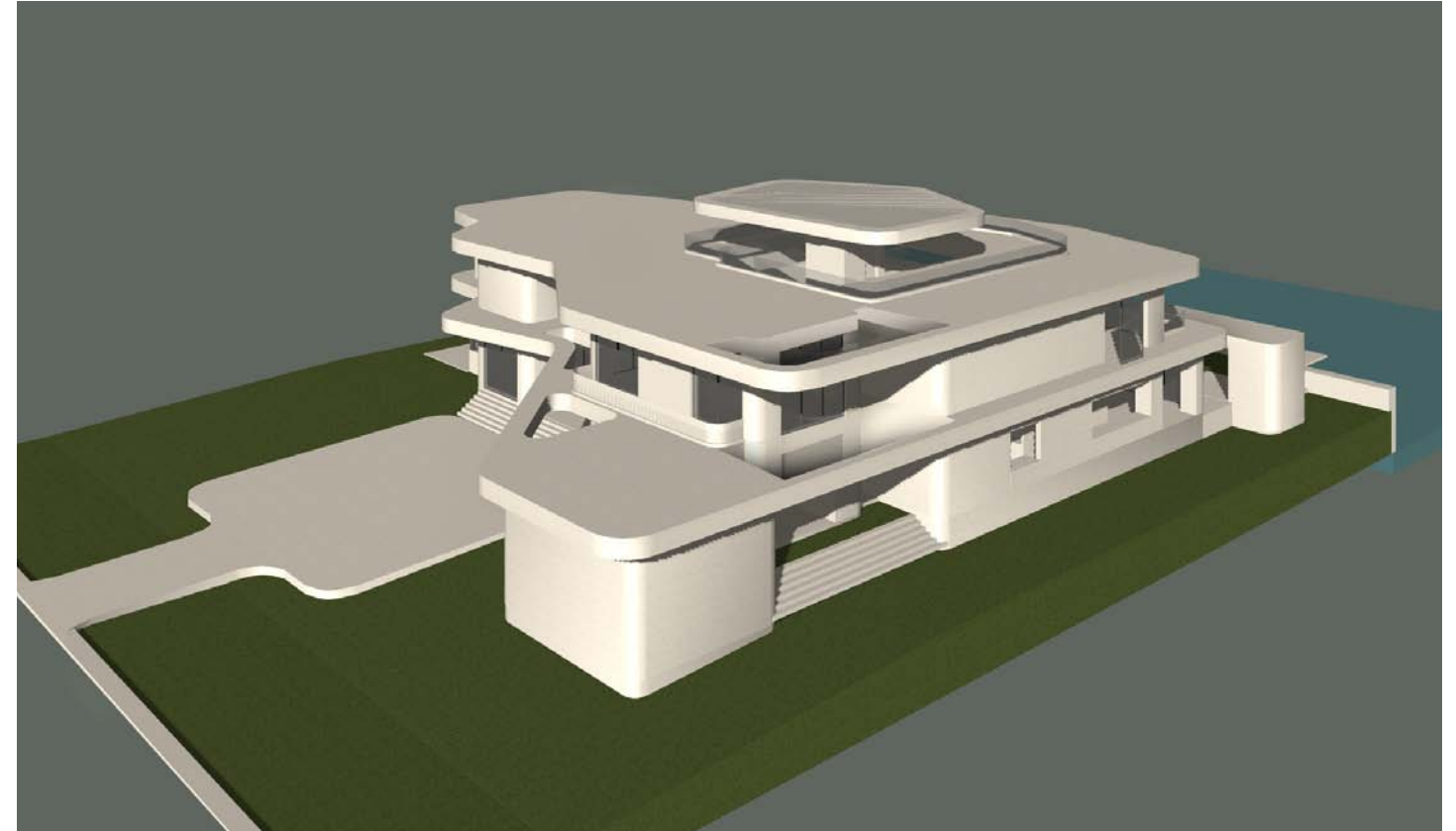
ZONING DIAGRAM - UNIT SIZE ROOF TERRACE



## ZONING DIAGRAM - OPEN SPACE



# AXONOMETRIC VIEWS





MATERIAL PALETTE



**PS1**  
LIME PLASTER STUCCO FINISH



**MT1**  
ALUMINUM MULLIONS AND COLUMN  
COVERS- PAINTED FINISH



**ST1**  
STONE CLADDING-  
HONED AND FILLED



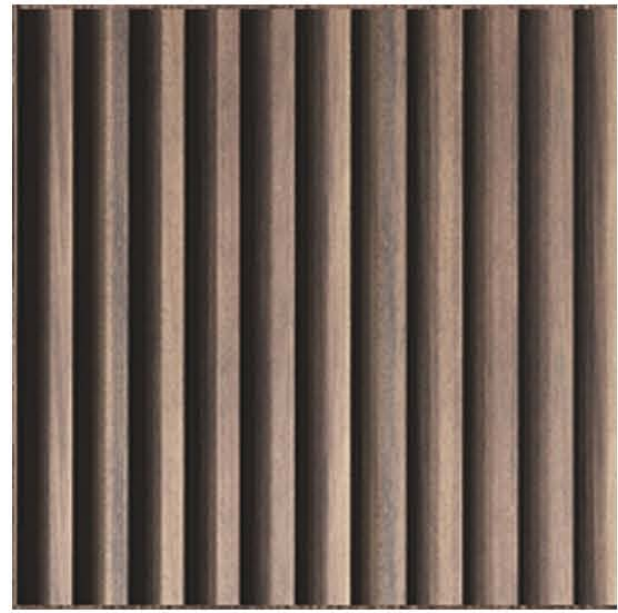
**ST2**  
STONE CLADDING-  
SELECT WHITE



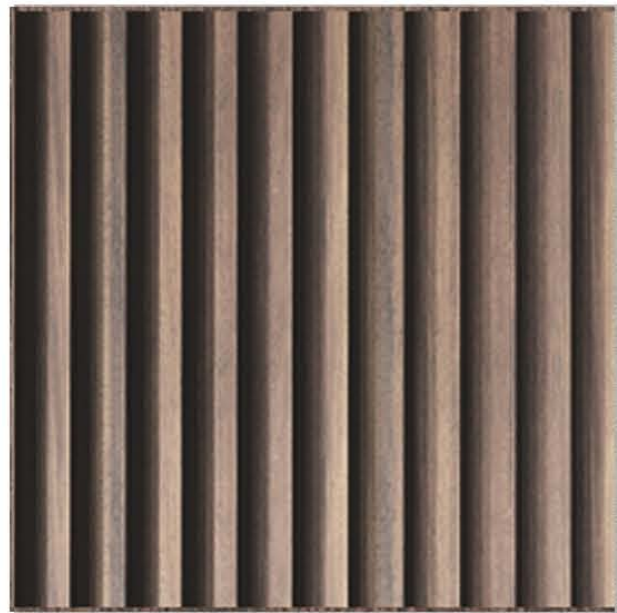
**GL1**  
IMPACT GLAZING-  
CLEAR



**GL2**  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS

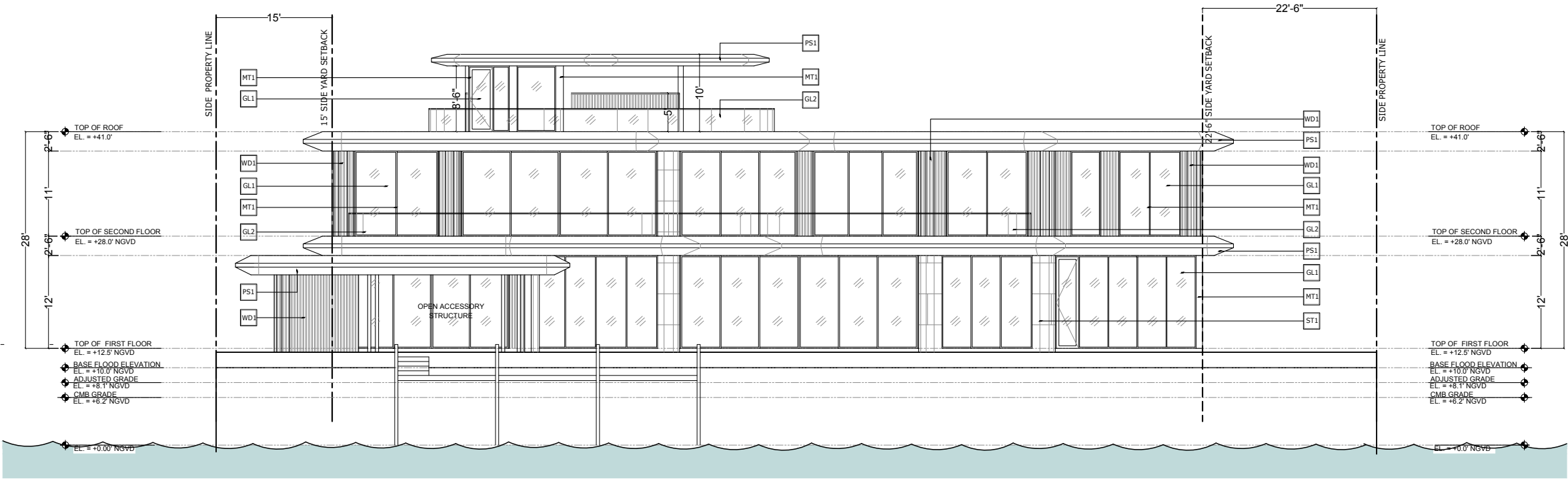


**WD1**  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH



**WD2**  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN

ELEVATION - RESIDENCE NORTH



**PS1**  
LIME PLASTER STUCCO FINISH



**MT1**  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



**ST1**  
STONE CLADDING-  
HONED AND FILLED



**ST2**  
STONE CLADDING-  
SELECT WHITE



**GL1**  
IMPACT GLAZING-  
CLEAR



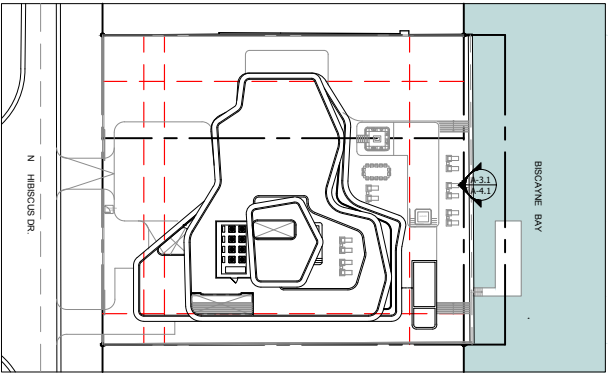
**GL2**  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



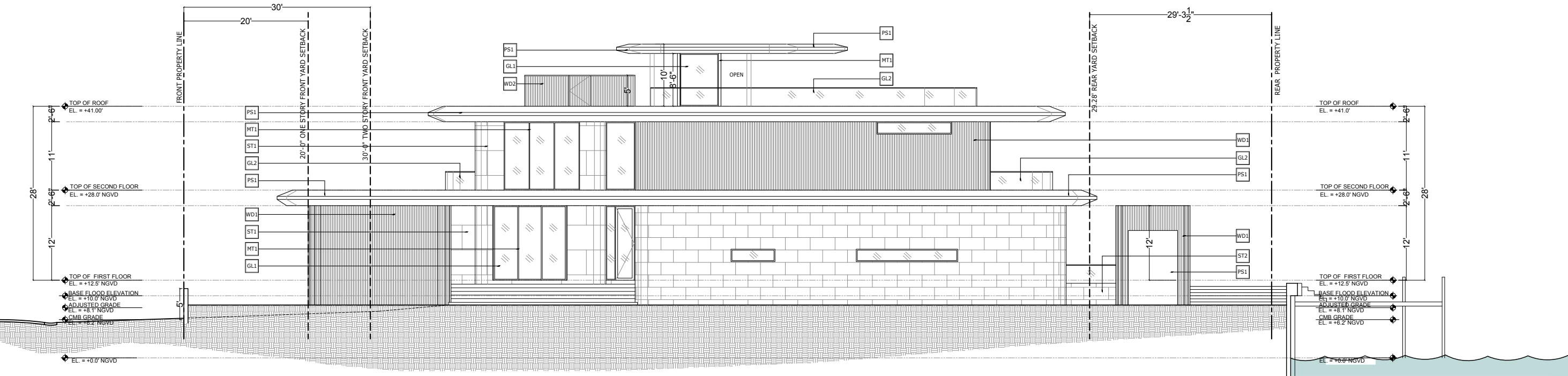
**WD1**  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH



**WD2**  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN



ELEVATION - RESIDENCE EAST



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



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



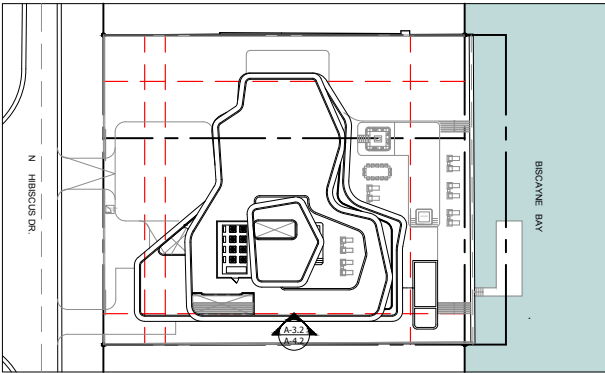
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUS CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

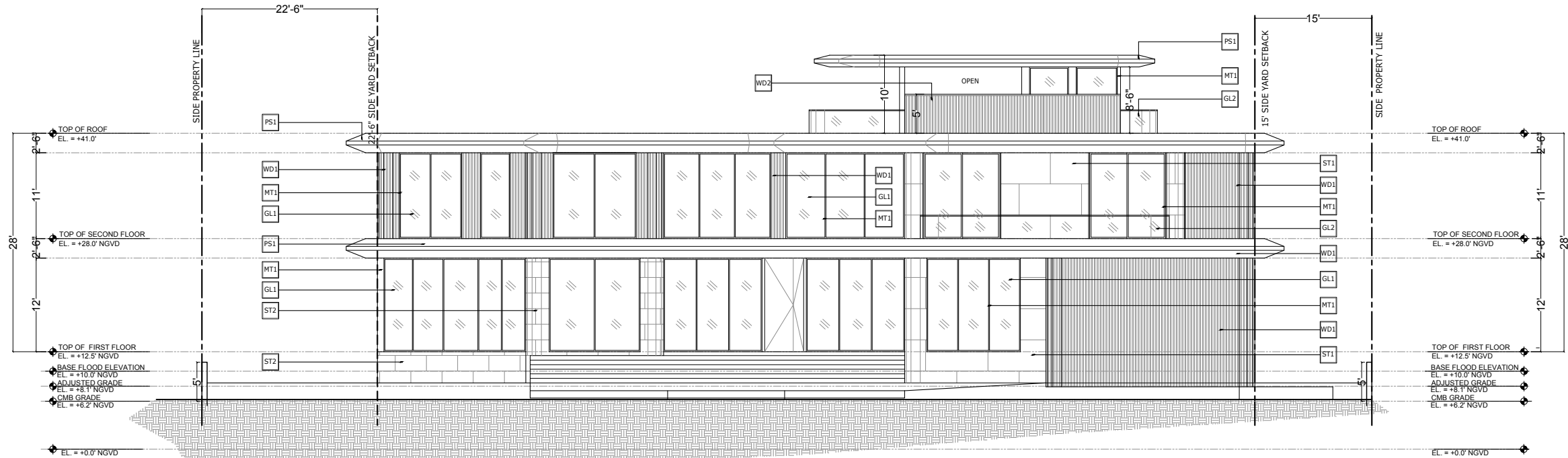


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATIONS - RESIDENCE SOUTH



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



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



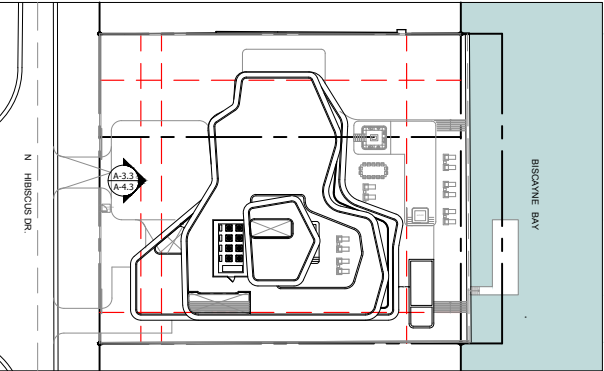
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

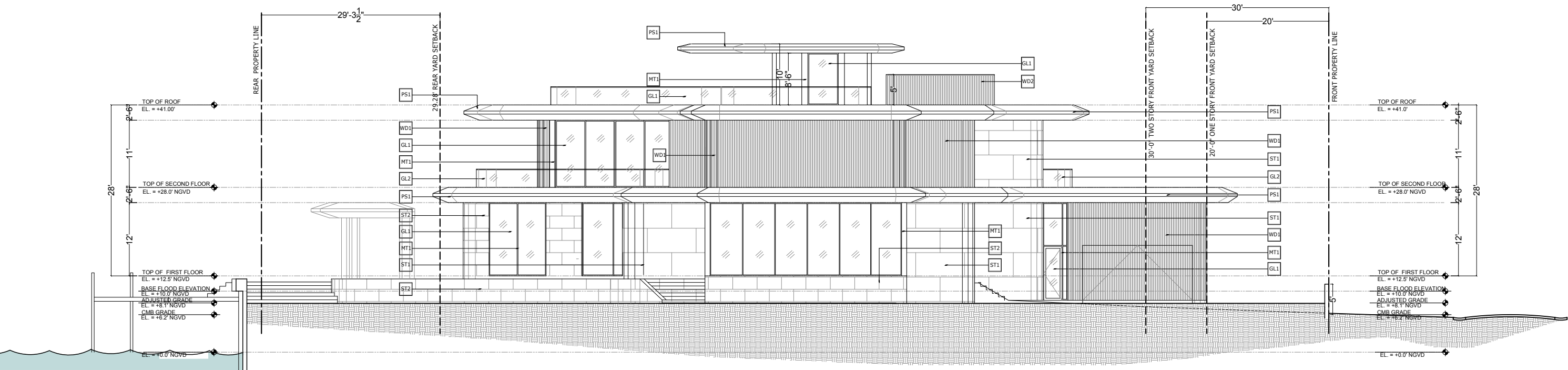


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATIONS - RESIDENCE WEST



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



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



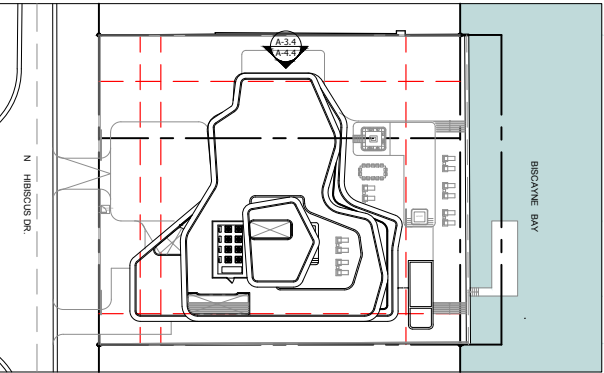
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



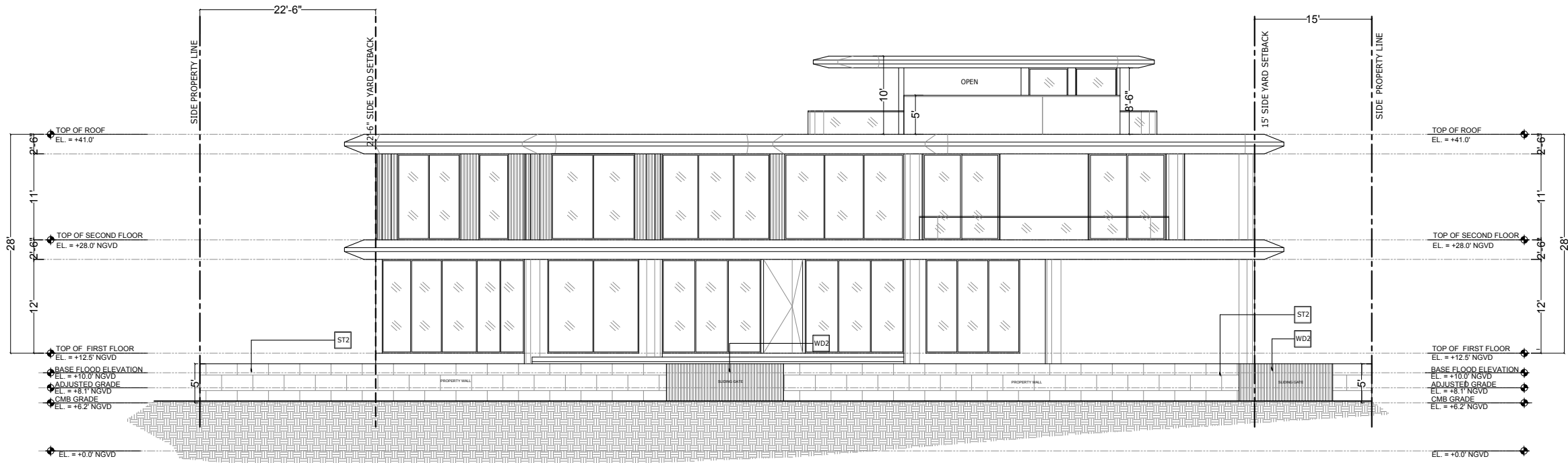
WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH



WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN



ELEVATIONS - FRONT PROPERTY FENCE AND GATES



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



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



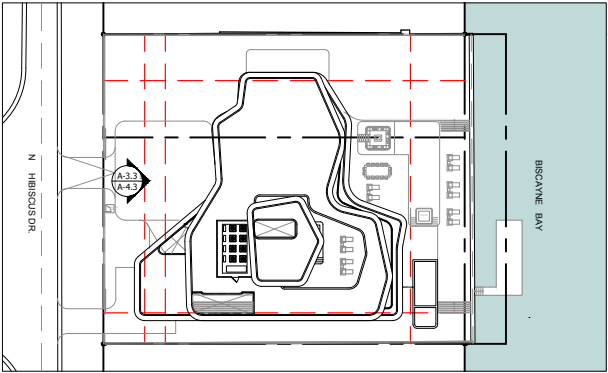
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



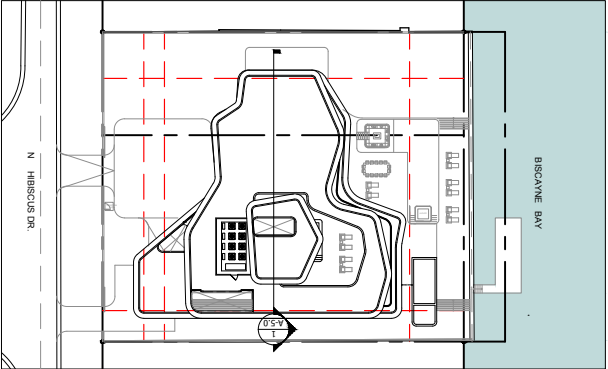
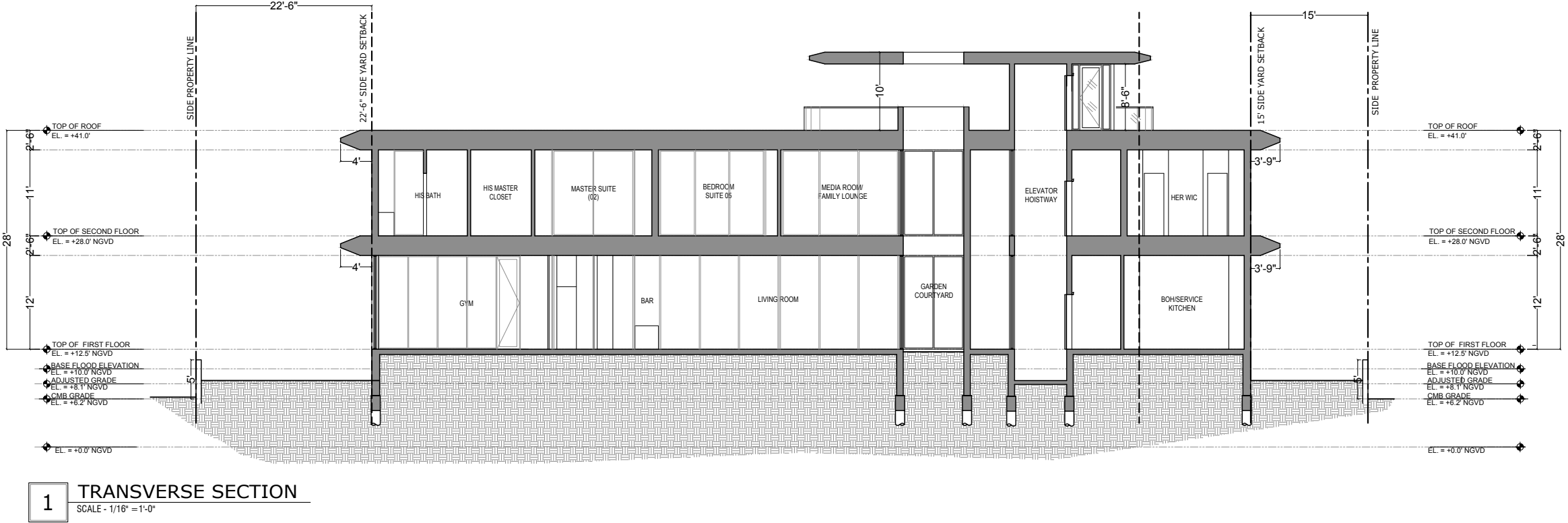
WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH



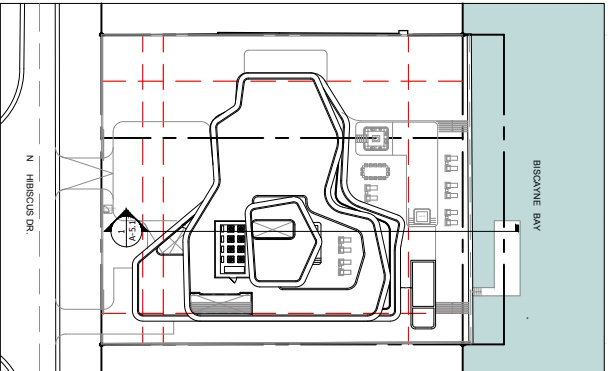
WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN



SECTION- TRANSVERSE

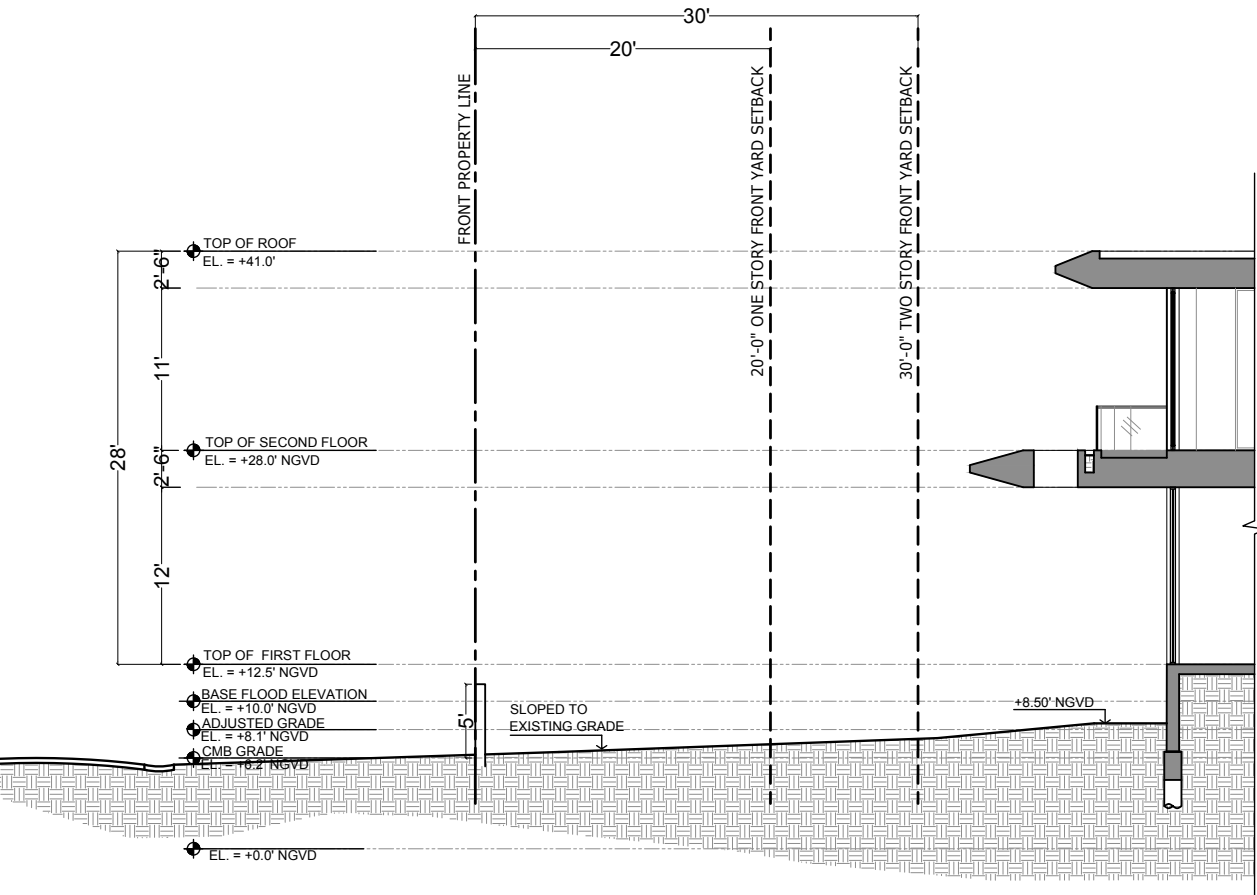


## SECTION- LONGITUDINAL

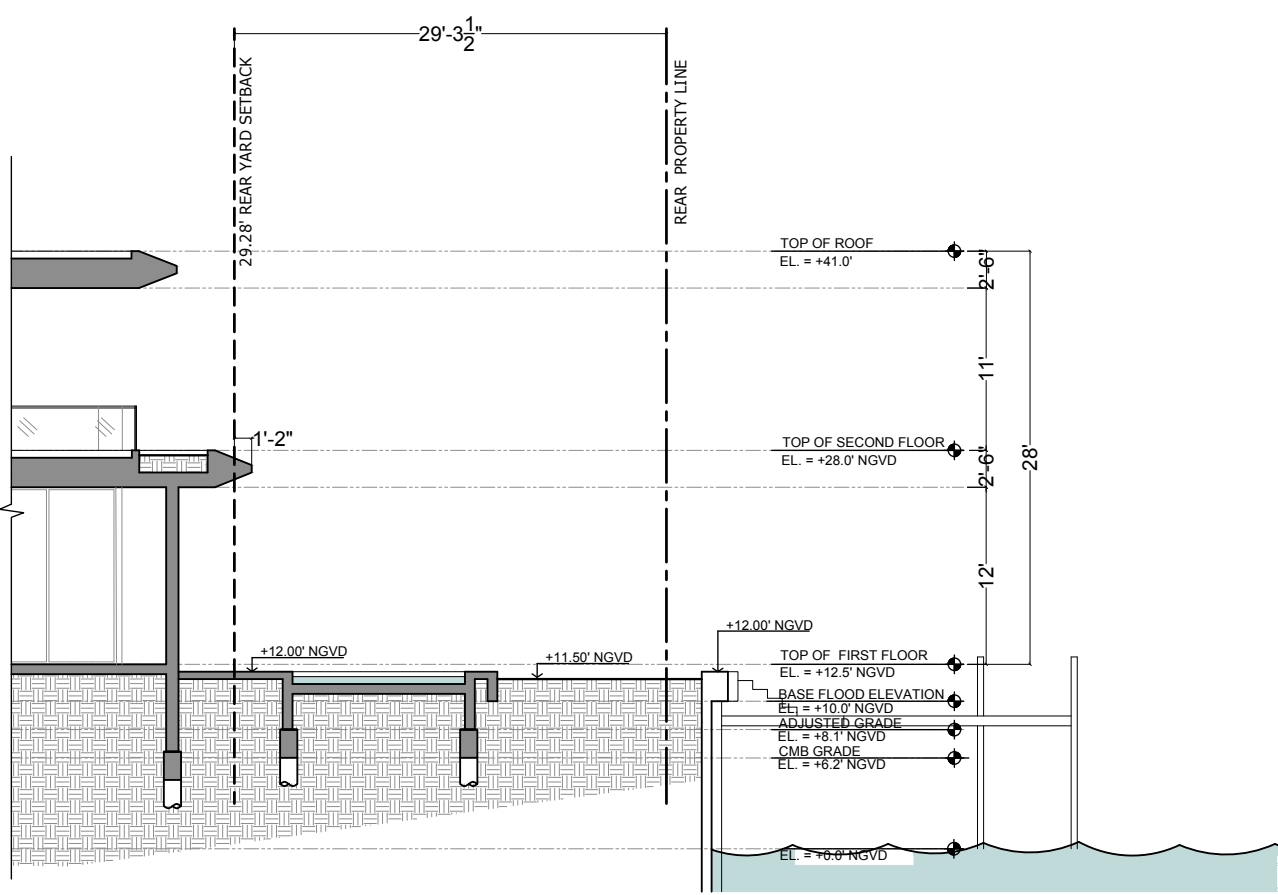




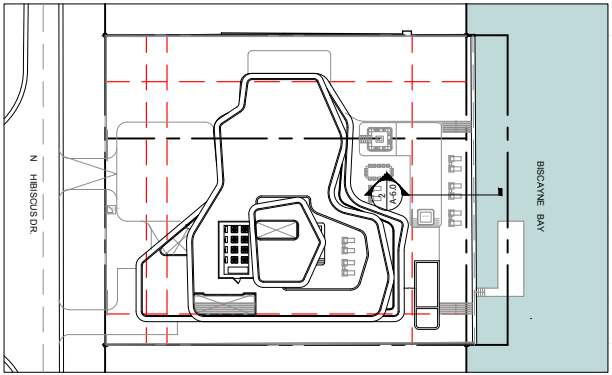
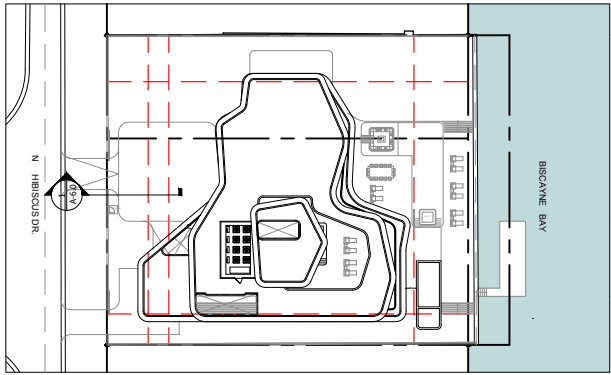
YARD SECTIONS - FRONT AND REAR



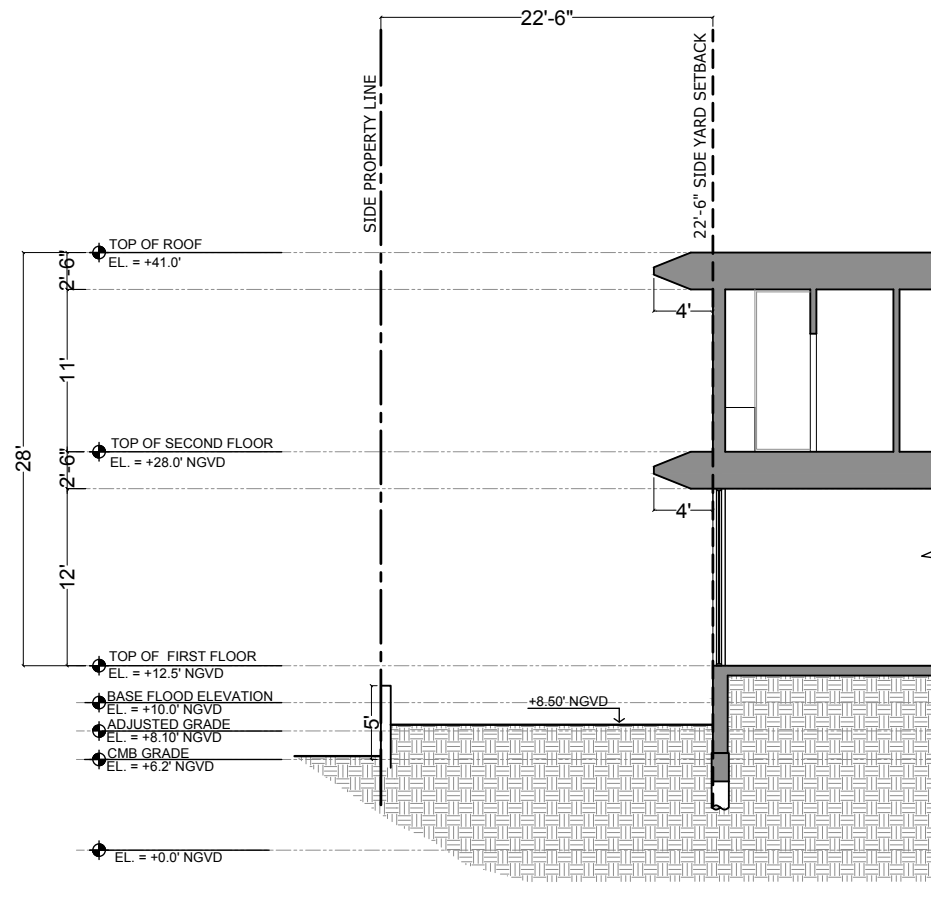
1 FRONT YARD SECTION  
SCALE - 1/16" = 1'-0"



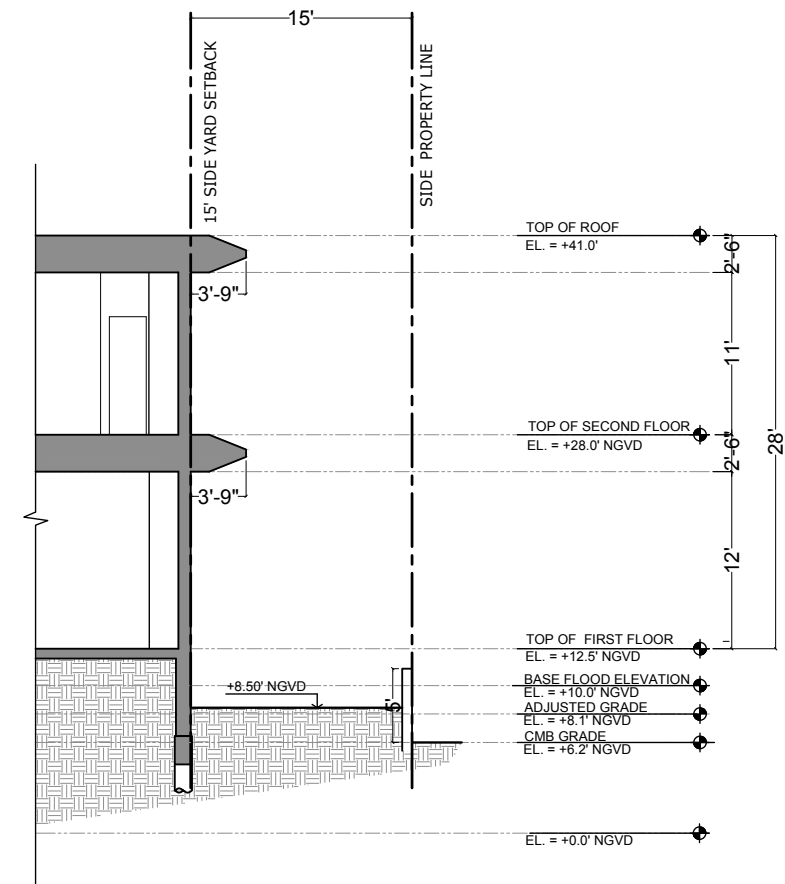
2 REAR YARD SECTION  
SCALE - 1/16" = 1'-0"



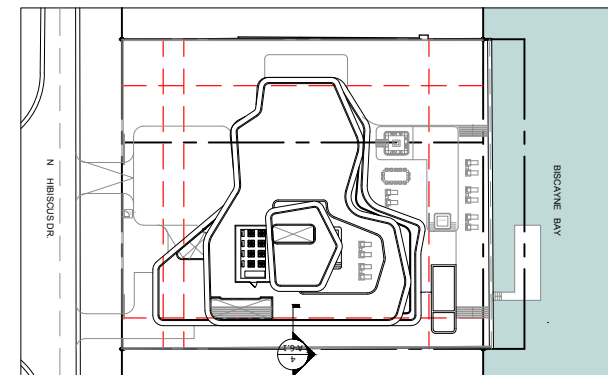
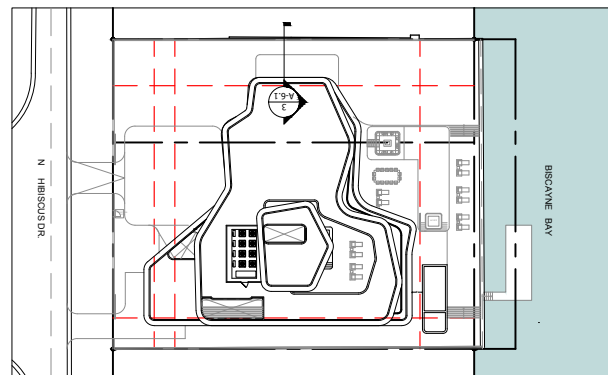
# YARD SECTIONS - SIDES



**3** WEST SIDE YARD SECTION  
SCALE - 1/16" = 1'-0"



**4** EAST SIDE YARD SECTION  
SCALE - 1/16" = 1'-0"









## RENDERING- REAR FACADE AND GARDEN





