

340 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL 33139

FINAL SUBMITTAL 07.10.2023

FOLIO #: 02-3232-006-0120

LEGAL DESCRIPTION

32 53 42 4-5 54 42
HIBISCUS ISLAND PB 8-75
LOT 14 & 20 FT STRIP IN BAY ADJ
BLK 1
LOT SIZE 60.000 X 175
OR 17621-1254 0497 4

SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY

THE FOLLOWING ITEMS SHALL REQUIRE A SEPARATE PERMIT:

- ALL WORK IN THE CITY RIGHT OF WAY
- EXTERIOR DOORS & WINDOWS
- ROOFING/WATERPROOFING
- POOL/WATER FEATURE
- FENCES
- PREFABRICATED STAIRS
- RAILINGS
- POOL TRELLS
- SUNKEN FIRE PIT

DESIGN WAIVER REQUEST:

- A REQUEST TO CONSTRUCT A NEW, TWO STORY RESIDENCE WITH AN UNDERSTORY
- A REQUEST FOR THE RELAXATION/MODIFICATION OF THE TWO STORY SIDE ELEVATION OPEN SPACE REQUIREMENT

INDEX OF DRAWINGS

A 0.0	COVER	N/A
R1.1	RENDERINGS	N/A
R1.2	RENDERINGS	N/A
R1.3	RENDERINGS	N/A
A 0.1	LOCATION MAP	N/A
A 0.2	SURVEY	N/A
A 0.3	CONTEXT PHOTOGRAPHS	N/A
A 0.4	CONTEXT PHOTOGRAPHS	N/A
A 0.5	CONTEXT PHOTOGRAPHS	N/A
A 0.6	CONTEXT PHOTOGRAPHS	N/A
A 0.7	CONTEXT PHOTOGRAPHS	N/A
A 0.8	INTERIOR PHOTOGRAPH	N/A
A 0.9	INTERIOR PHOTOGRAPH	N/A
A 0.10	INTERIOR PHOTOGRAPH	N/A
A 0.11	INTERIOR PHOTOGRAPH	N/A
A 0.12	SITE PHOTOGRAPH	N/A
A 1.1	SETBACK DIAGRAM	AS NOTED
A 1.2	LOT COVERAGE DIAGRAM	AS NOTED
A 1.3	UNIT SIZE DIAGRAM	AS NOTED
A 1.4	LANDSCAPE DIAGRAM	AS NOTED
A 1.5	ZONING DATA	AS NOTED
A 2.1	SITE PLAN	AS NOTED
A 2.2	VARIANCE REQUEST DIAGRAM	AS NOTED
A 2.3	UNDERSTORY OPEN SPACE DIAGRAM	AS NOTED
A 2.4	YARD HEIGHTS	AS NOTED
A 3.1	PROPOSED FIRST FLOOR PLAN	AS NOTED
A 3.2	PROPOSED SECOND FLOOR PLAN	AS NOTED
A 3.3	PROPOSED ROOF PLAN	AS NOTED
A 3.4	SITE DETAIL	AS NOTED
A 4.1	PROPOSED ELEVATIONS	AS NOTED
A 4.2	PROPOSED ELEVATIONS	AS NOTED
A 5.1	SECTIONS	AS NOTED
A 5.2	SECTIONS	AS NOTED

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

340 SOUTH HIBISCUS DRIVE:
MIAMI BEACH, FLORIDA 33139
FOLIO #02-3232-006-0120

DATE: 2023-7-10

DRAWN: TWSP

REV: DATE:

FRONT
COVER
SHEET



FRONT VIEW
(CONCEPTUAL IMAGE)

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R1.1



BACK VIEW
(CONCEPTUAL IMAGE)

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R1.2



BACK VIEW
(CONCEPTUAL IMAGE)

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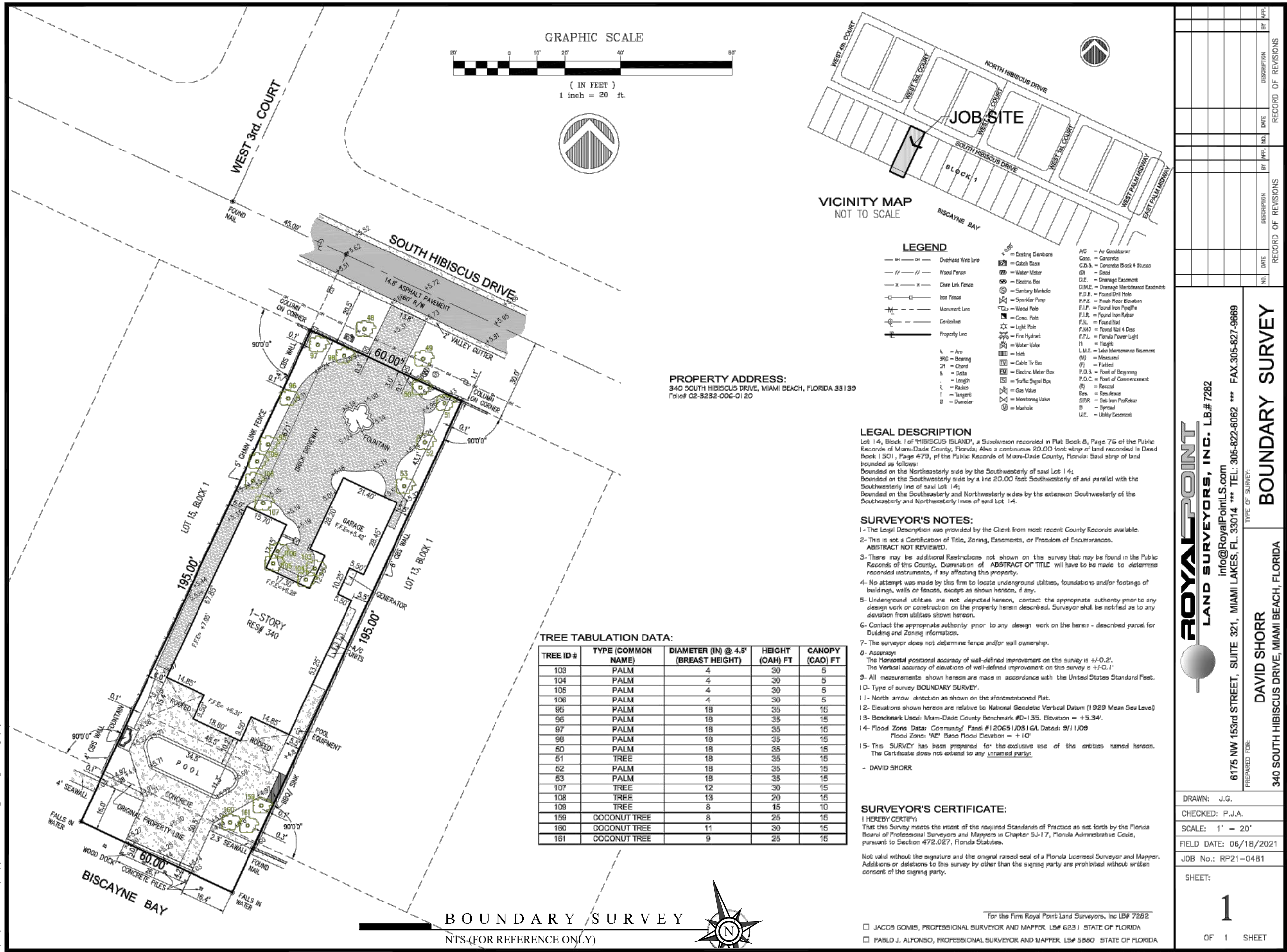
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C:\Users\jordan\OneDrive\Documents\Drawings\340 SOUTH HIBISCUS DRIVE MIAMI BEACH.BP21-0481.dwg 6/22/2021





VIEW A



VIEW B



VIEW C



KEY PLAN

NTS

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VIEW D



VIEW E



VIEW F



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VIEW G



VIEW H



VIEW I



KEY PLAN

NTS

NEW
SHEET

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VIEW J



VIEW K



VIEW L



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VIEW M



VIEW N



VIEW O



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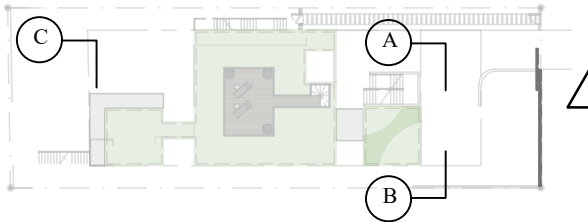
EXISTING HOUSE VIEW A



EXISTING HOUSE VIEW C



EXISTING VIEW VIEW B



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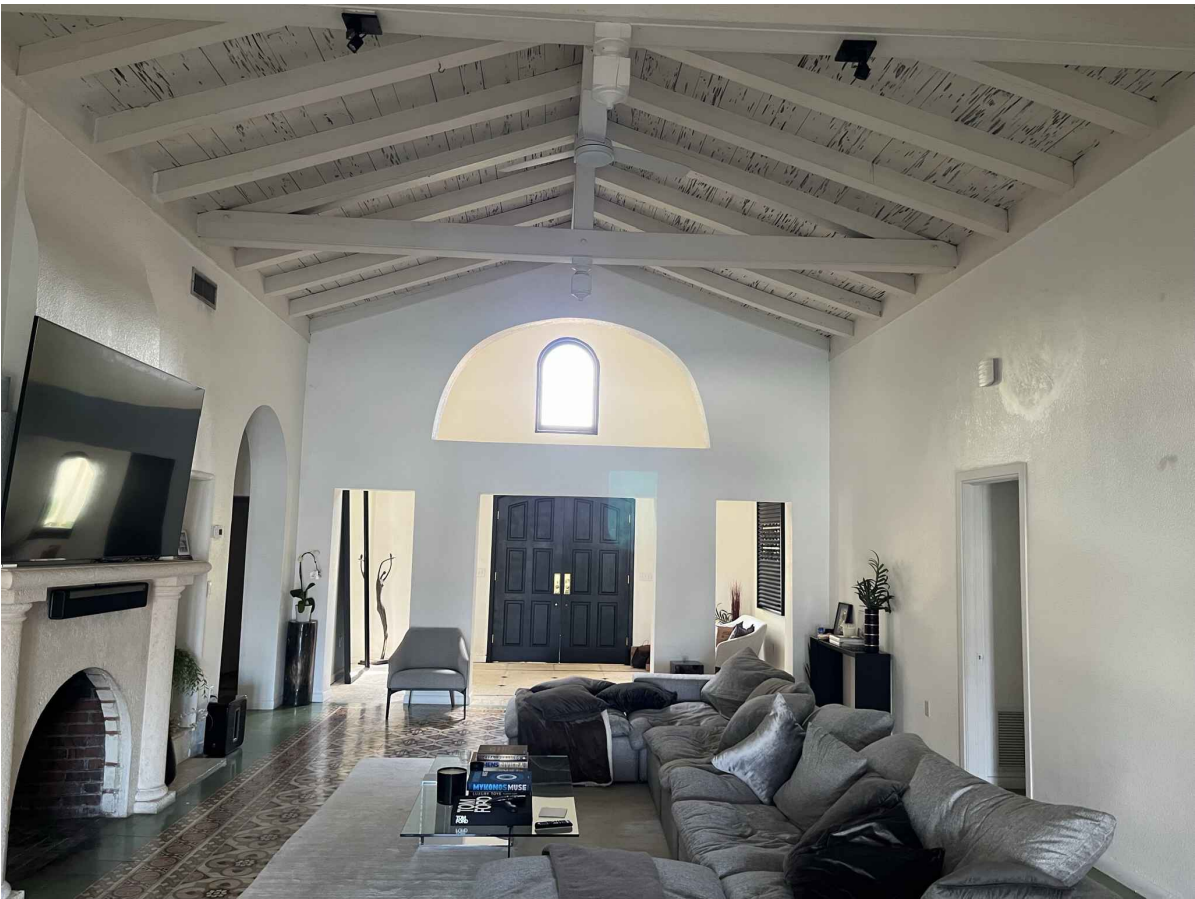
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EXISTING INTERIOR PHOTOGRAPH



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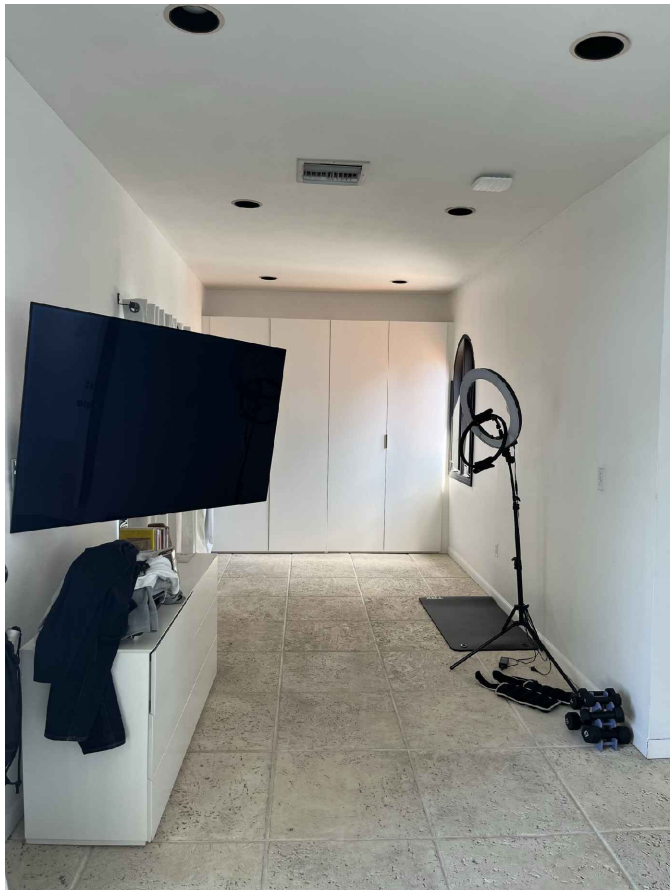
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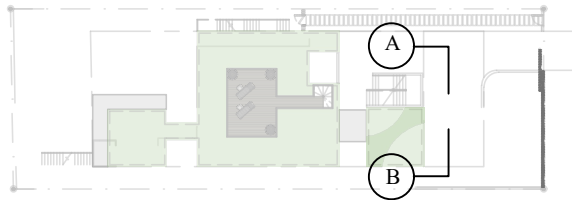
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EXISTING HOUSE VIEW A



EXISTING HOUSE VIEW B



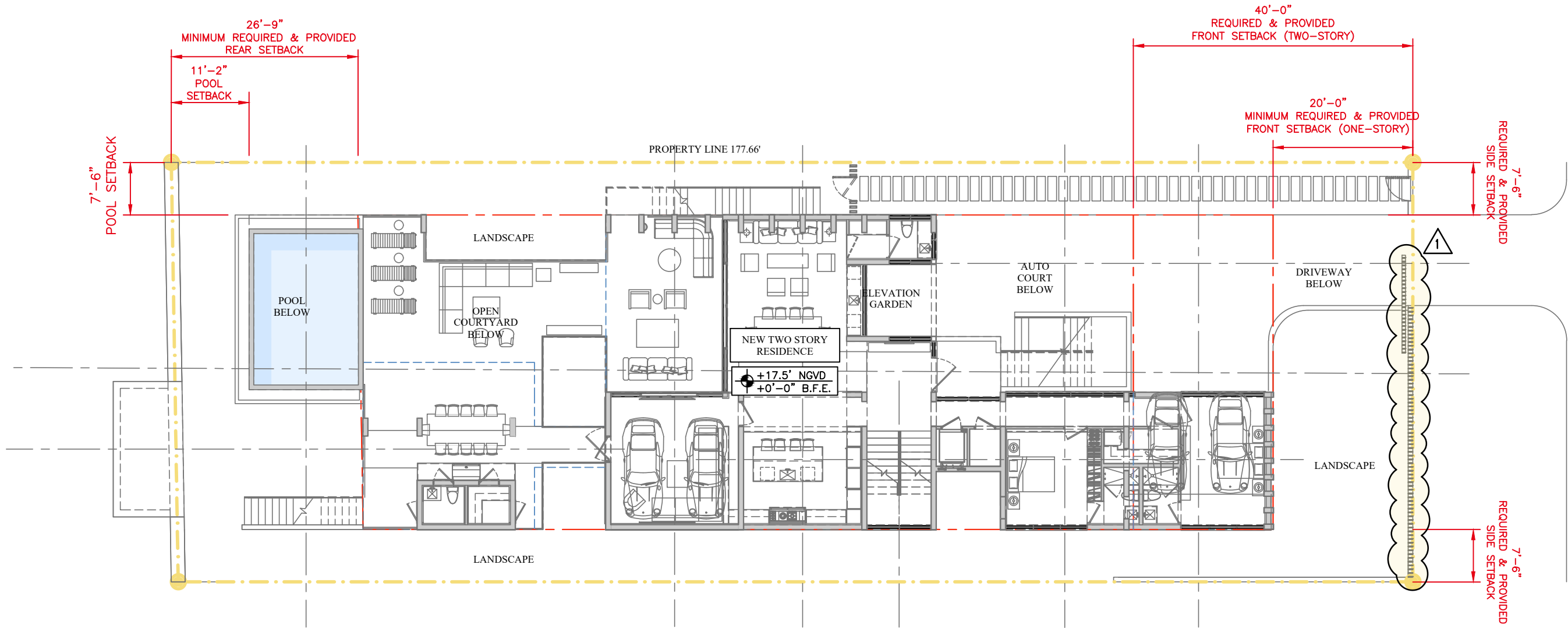
KEY PLAN
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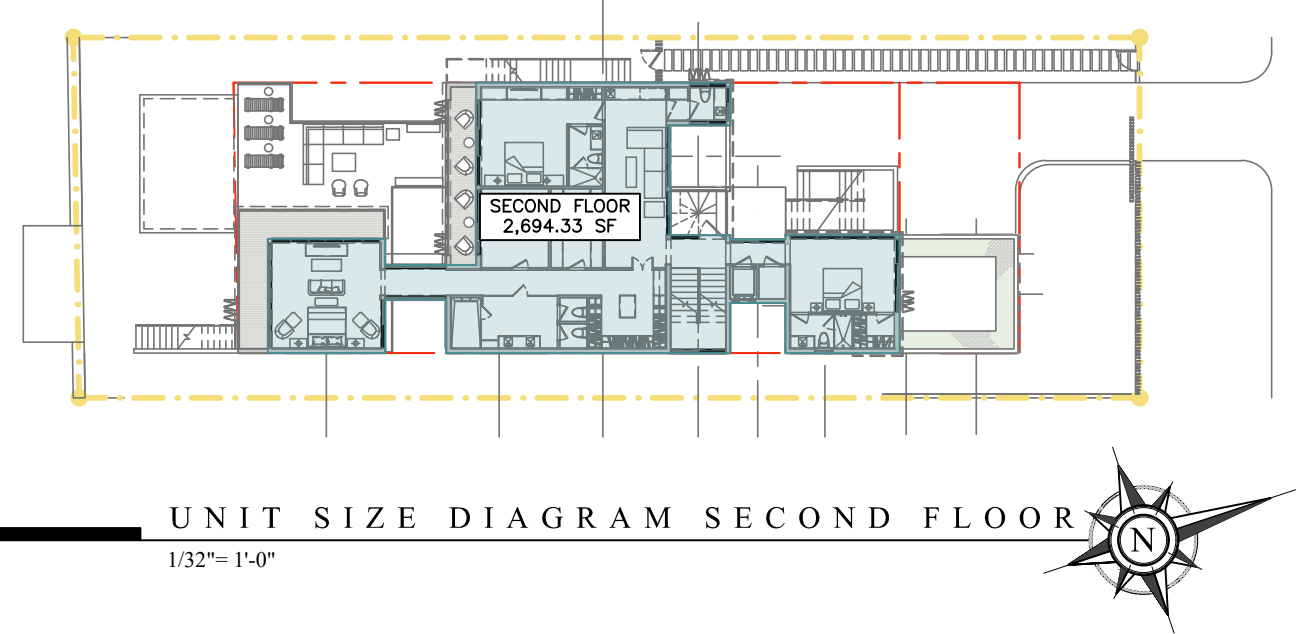
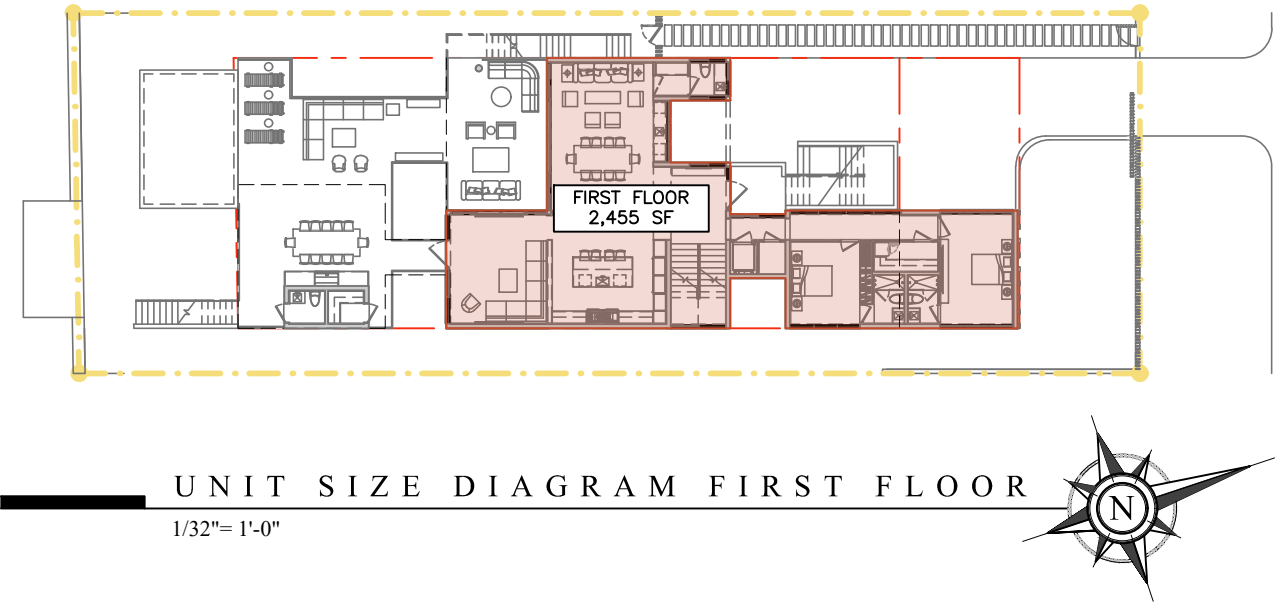
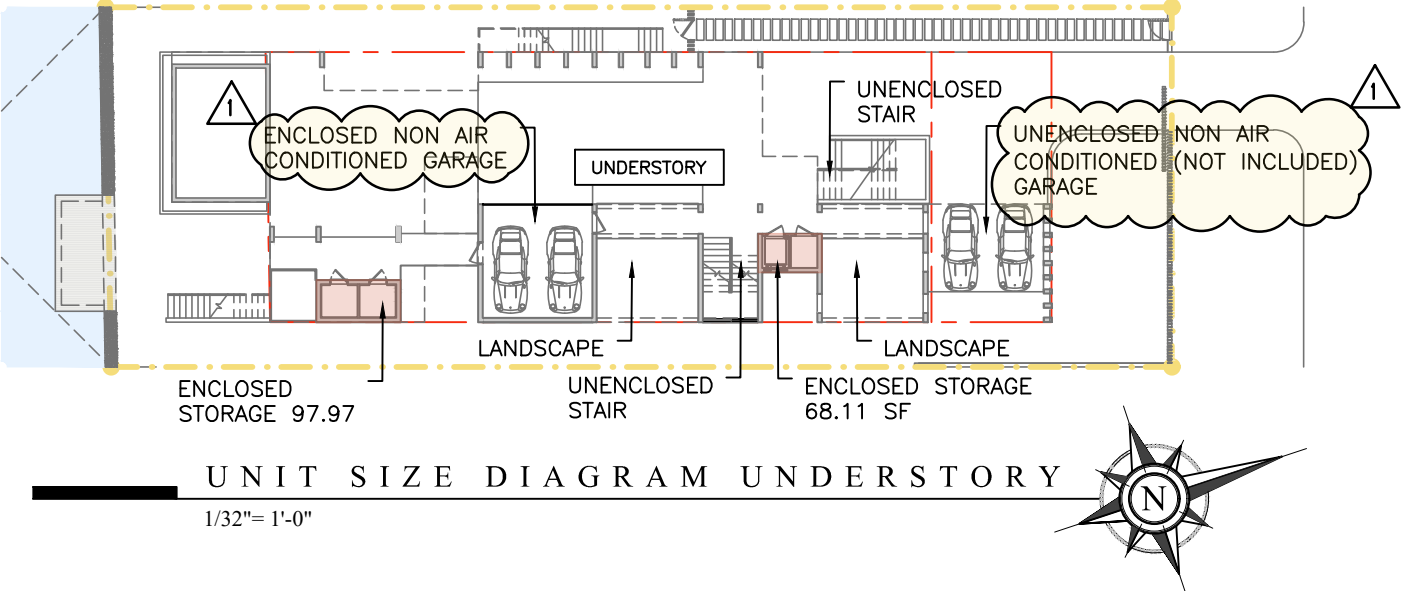


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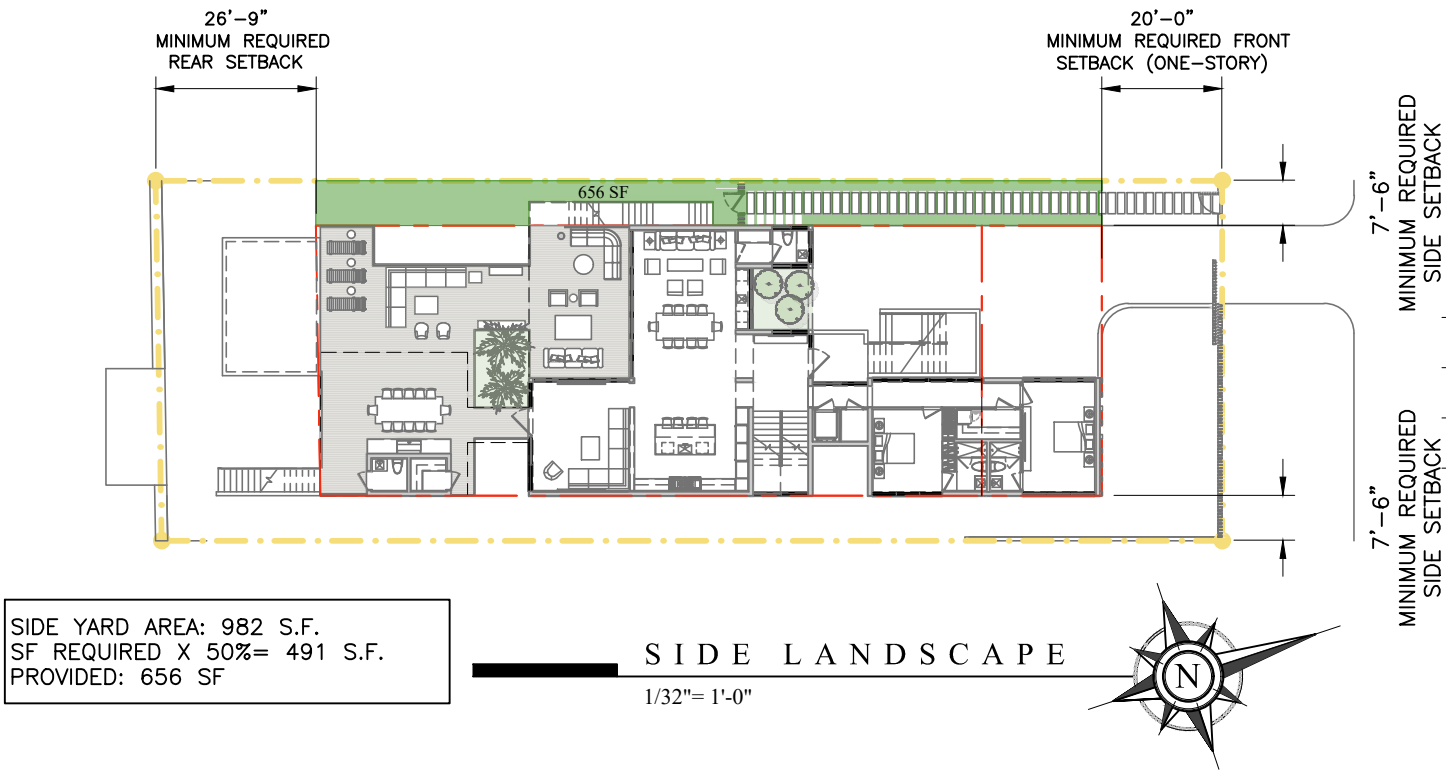
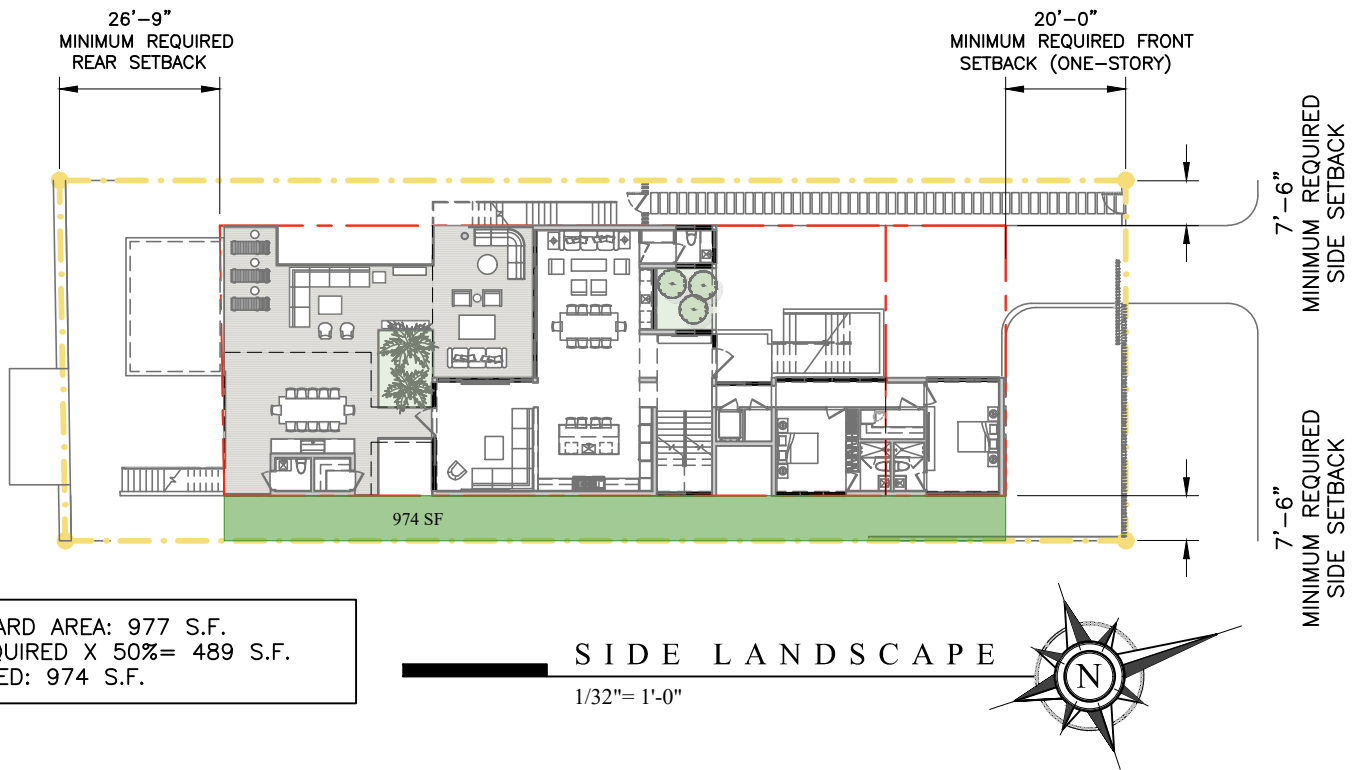
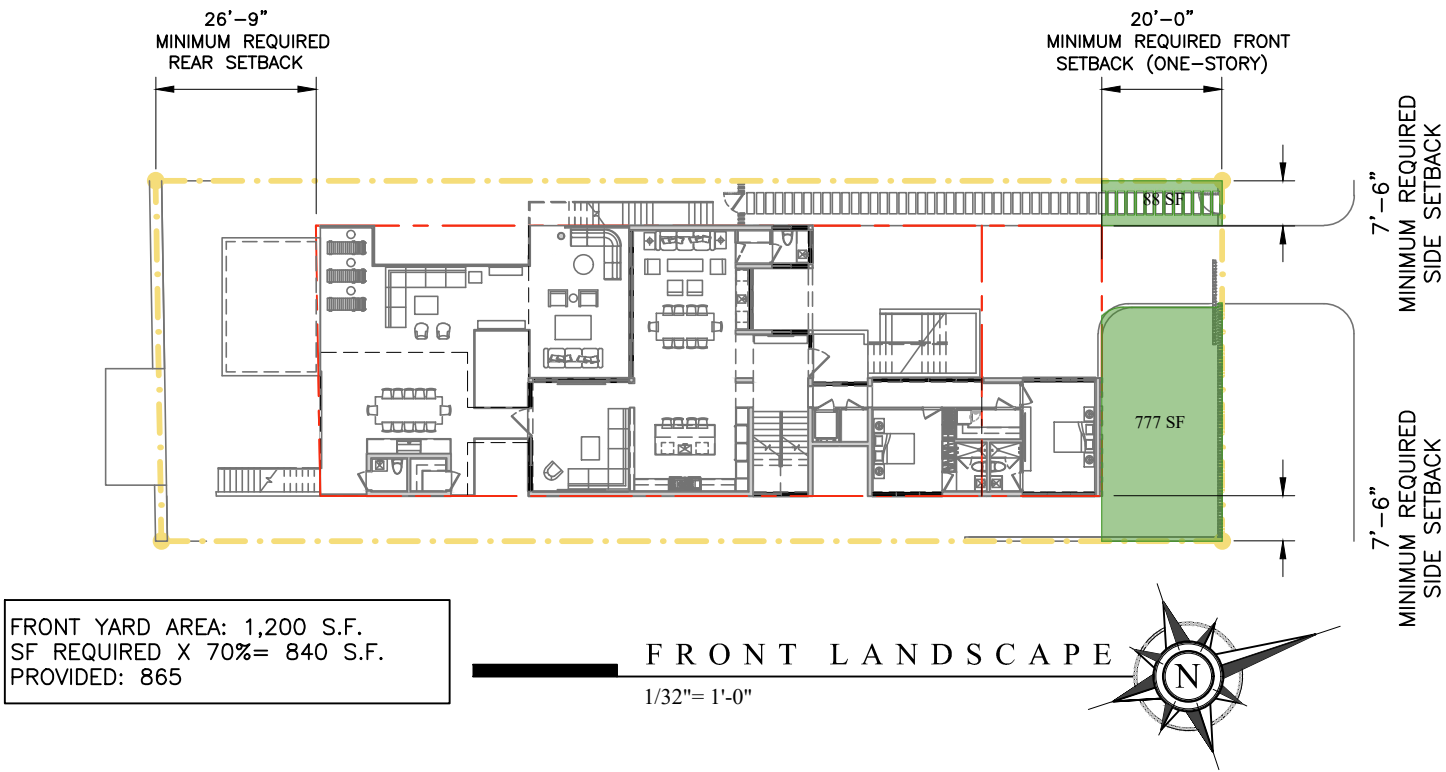
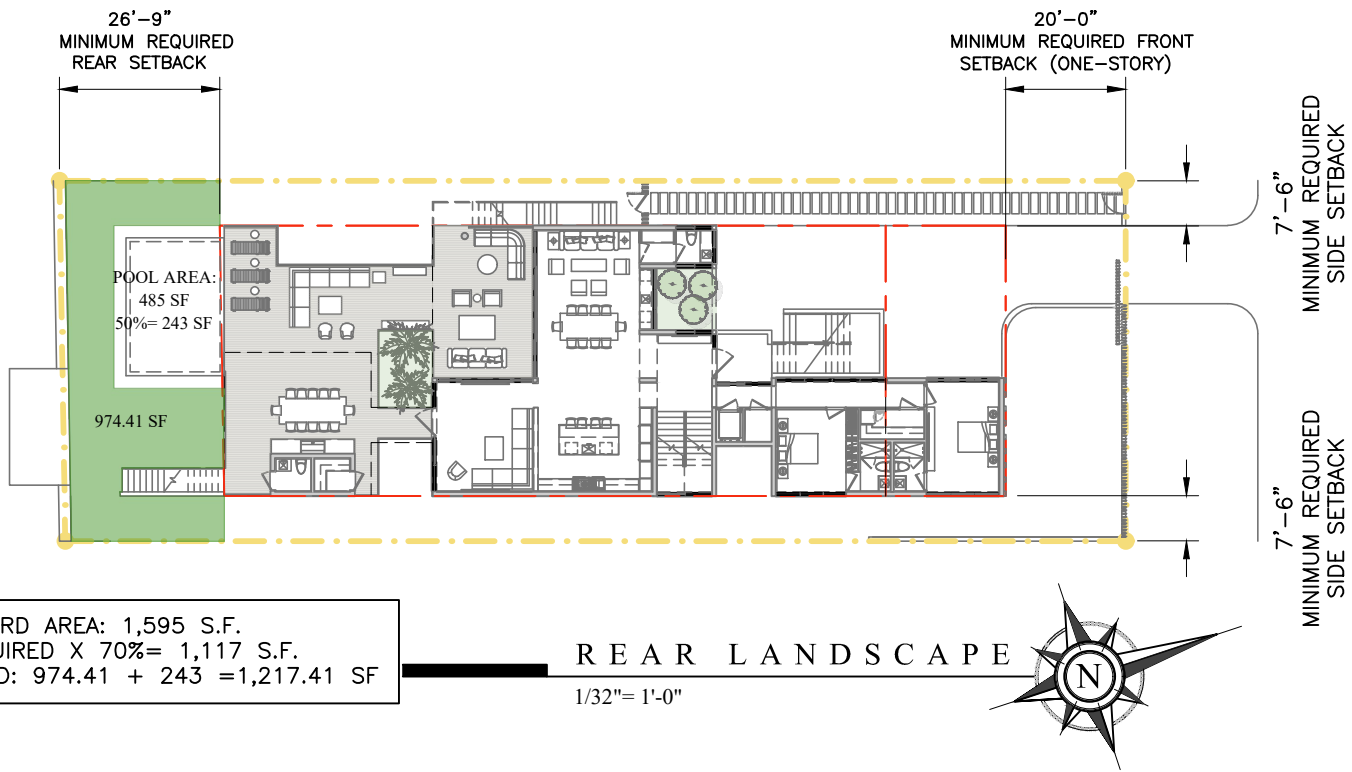
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LOT SIZE: 10,632.51 SF
MAX UNIT SIZE: 50% = 5,316.25 SF
PROPOSED: 5,315.41 SF (EXCLUDING UNDERSTORY AND GARAGE)

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MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Zoning Information			
1	Address:	340 S Hibiscus Drive		
2	Folio number(s):	02-3232-006-0120		
3	Board and file numbers :			
4	Year built:	1936	Zoning District:	RS-3
5	Based Flood Elevation:	10.00' NGVD	Grade value in NGVD:	5.66'
6	Adjusted grade (Flood+Grade/2):	7.86' NGVD	Free board:	7.5'
7	Lot Area:	10,632 SF		
8	Lot width:	60'-0"	Lot Depth:	175'-0"
9	Max Lot Coverage SF and %:	3,190.65 (30%)	Proposed Lot Coverage SF and %:	3,183 (30%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	865 SF	Rear Yard Open Space SF and %:	1,183 SF
12	Max Unit Size SF and %:	5,316 (50%)	Proposed Unit Size SF and %:	5,315.41 SF (50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,455 SF
14	Existing Second Floor Unit Size	N/A		
15			Proposed Second Floor Unit Size SF and % :	2,694.33 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0' (28'-0" W/DRB)	TBD.	28'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	TBD.	20'-0"	N/A
20	Front Second level:	40'-0"	TBD.	40'-0"	N/A
21	Side 1:	7'-6"	TBD.	7'-6"	N/A
22	Side 2 or (facing street):	7'-6"	TBD.	7'-6"	N/A
23	Rear:	26'-9"	TBD.	26'-9"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	15'-0"		15'-0"	

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?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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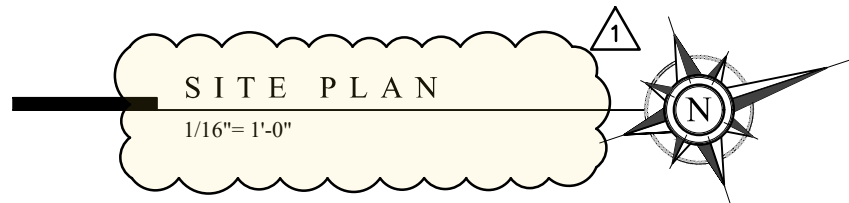
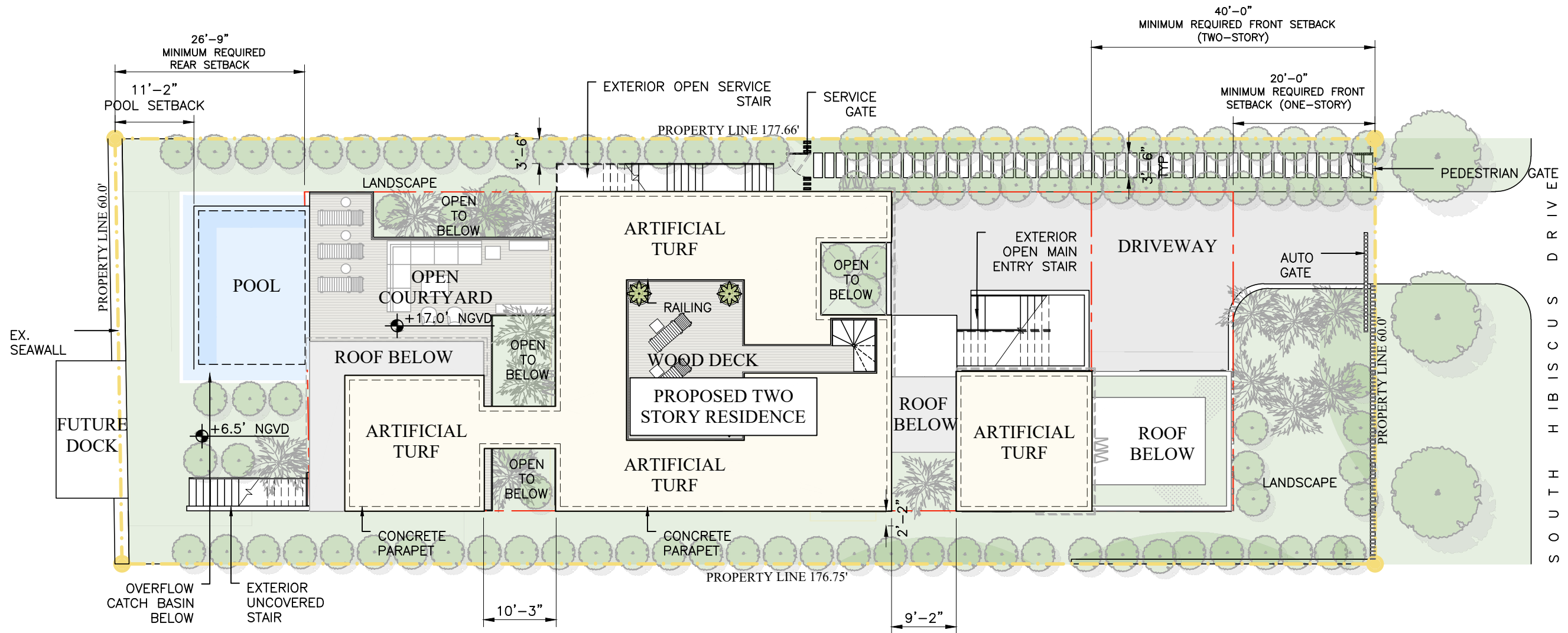
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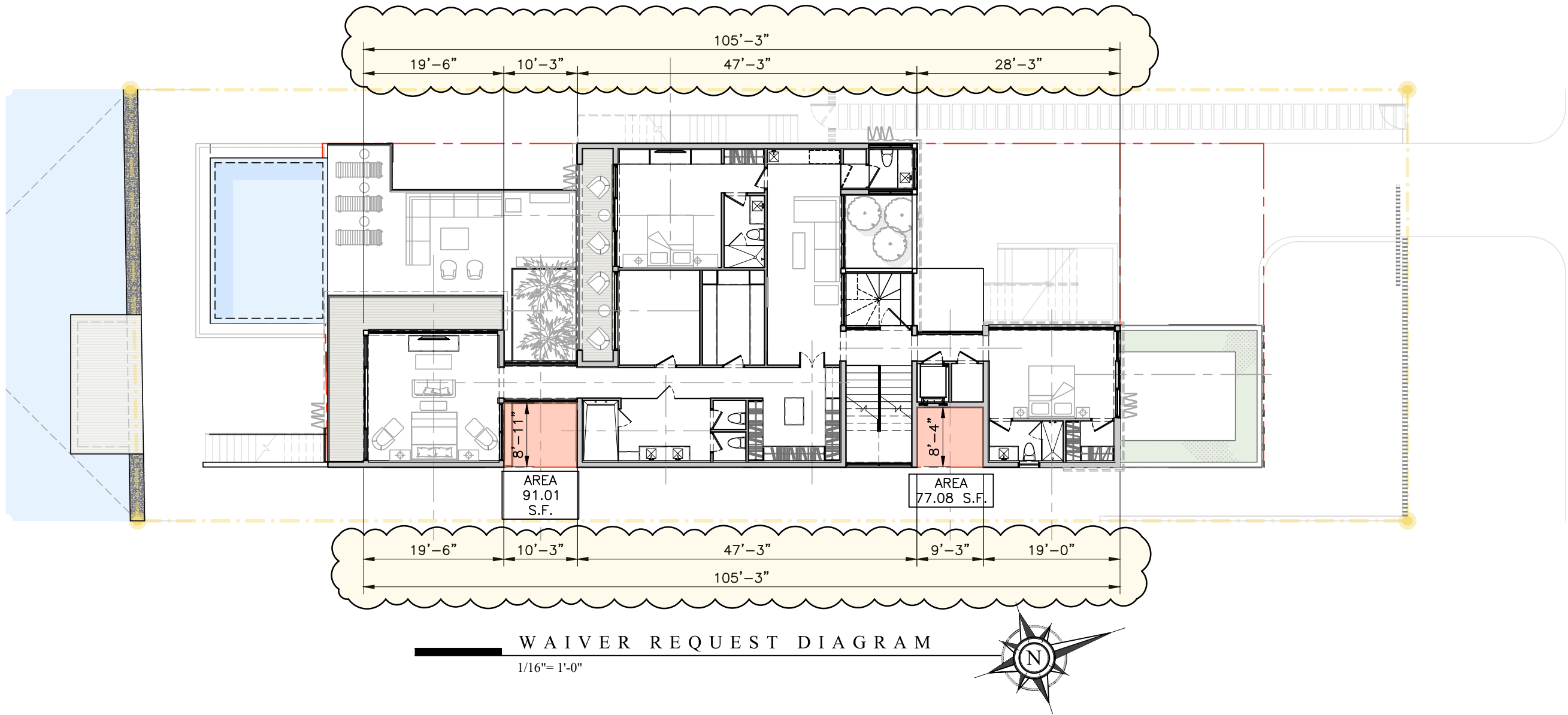


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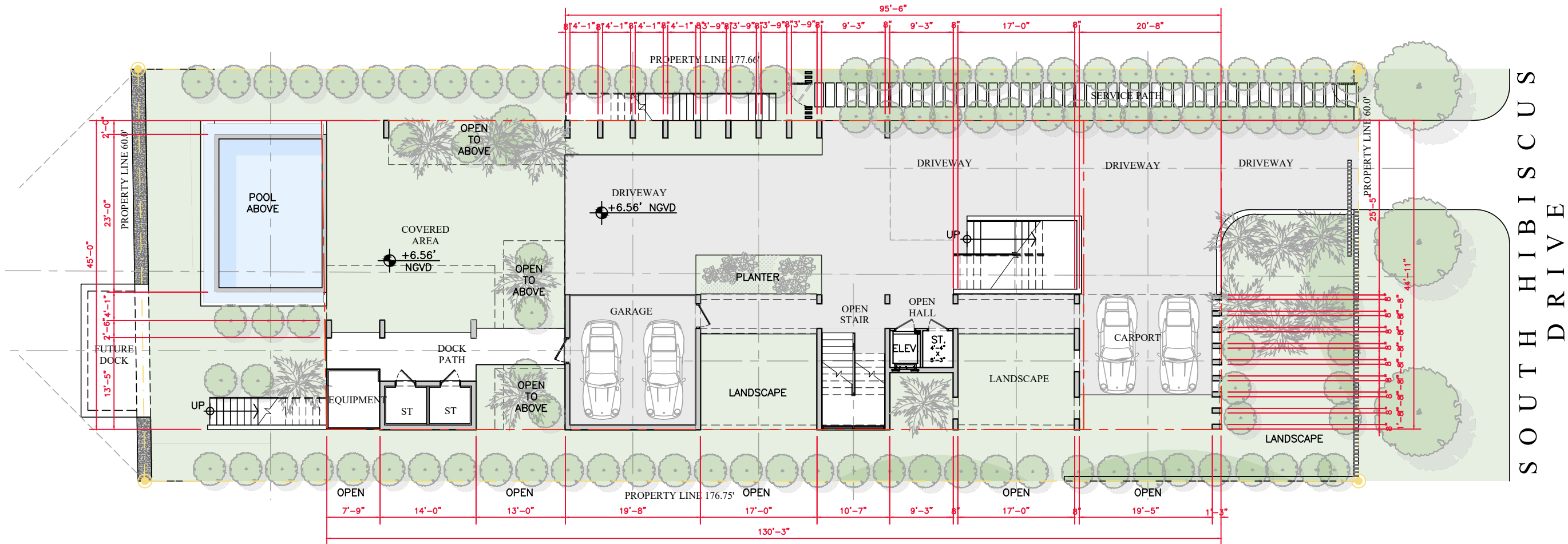
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BISCAYNE BAY



UNDERSTORY OPEN SPACE DIAGRAM

1/16"= 1'-0"



SIDE 1: TOTAL 130.25'
50% OF TOTAL: 65.12' REQUIRED
PROVIDE: 74.16'

SIDE 2: TOTAL 44.91'
50% OF TOTAL: 22.45' REQUIRED
PROVIDE: 38.69'

SIDE 3: TOTAL 95.50'
50% OF TOTAL: 47.75' REQUIRED
PROVIDE: 87.16'

SIDE 1: TOTAL 45.0'
50% OF TOTAL: 22.50' REQUIRED
PROVIDE: 27.08'

NEW
SHEET

A2.3

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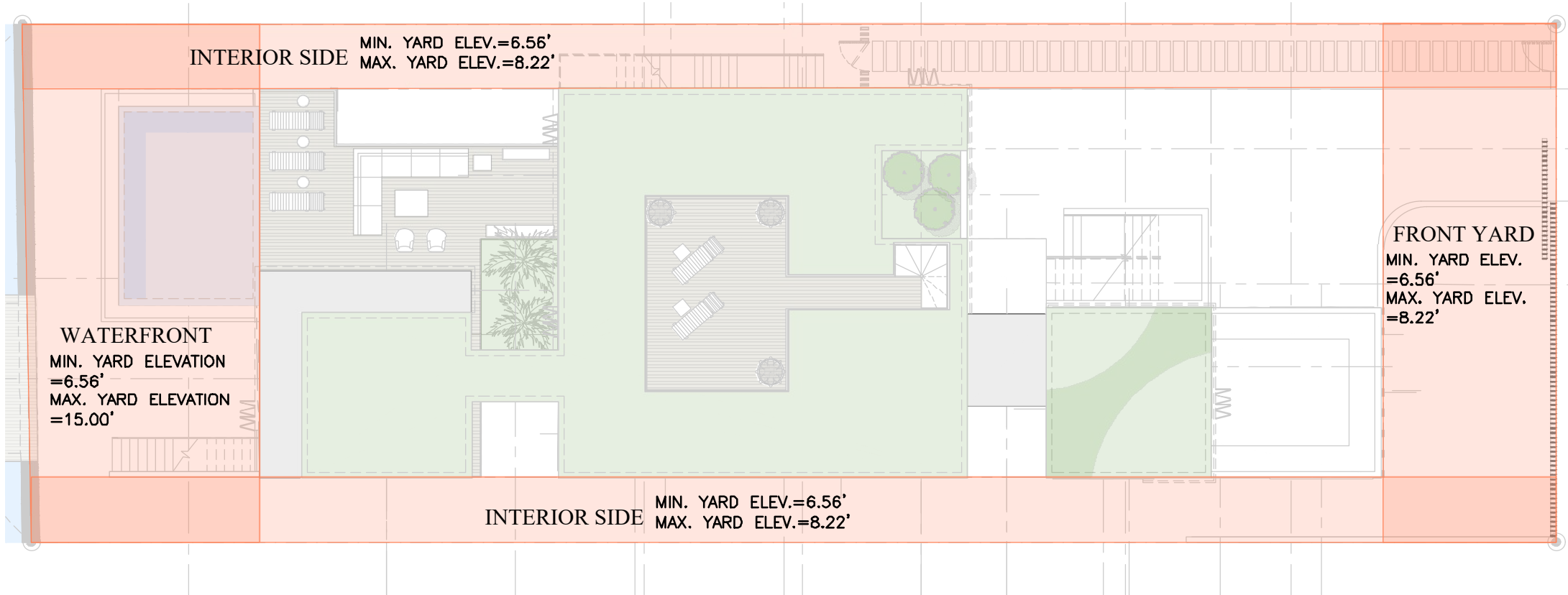
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Calculation of Minimum and Maximum Yards		
PROPERTY CONDITIONS		
Waterfront Lot (Yes/No)	YES	
Corner property (Yes/No)	NO	
Sidewalk (yes/no)	NO	
Sidewalk elevation at the centerline of the front of the property		
Crown of road at center of property (if no sidewalk exists or is proposed)	5.720	
Flood Elevation	10.000	
Freeboard (provided)	5.000	
INTERIOR SIDEYARD CONDITIONS		
Inidcate yes only for the condition that applies		
		Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation	8.220
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.360
	Is the abutting property vacant?	10.360
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000

REAR YARD CONDITIONS		
Inidcate yes only for the condition that applies		
		Max. Yard Elevation
No	Default Condition unless one of the below applies Maximum Yard Elevation	8.220
Yes	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.360
No	Is the abutting property vacant?	10.360
No	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000
RESULTS		
Grade	5.72	
Adjusted Grade	7.86	
30" above Grade	8.22	
Future Crown of Road	5.25	
Future Adjusted Grade	8.125	
Minimum Freeboard Elev.	11.000	
Maximum Freeboard Elev.	15.000	
Minimum Yard Elevation	6.56	
Min. Garage elevation (for a detached or attached garage, not under the house)	7.86	
Minimum garage ceiling elevation	19.000	
Front Yard		
Min Yard Elevation	6.560	
Max Yard Elevation	8.220	
Interior Side		
Min Yard Elevation	6.560	
Max Yard Elevation	8.220	
Interior Side		
Min Yard Elevation	6.560	
Max yard Elevation	8.220	
Waterfront		
Min Yard Elevation	6.560	
Max Yard Elevation	15.000	

YARD HEIGHTS



NEW SHEET

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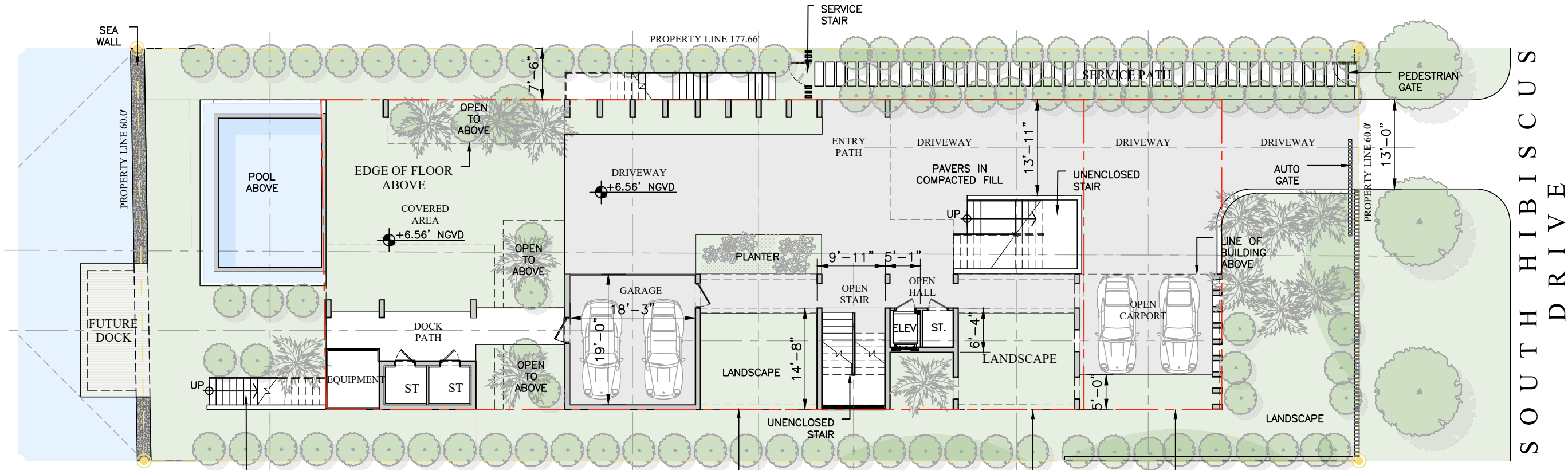
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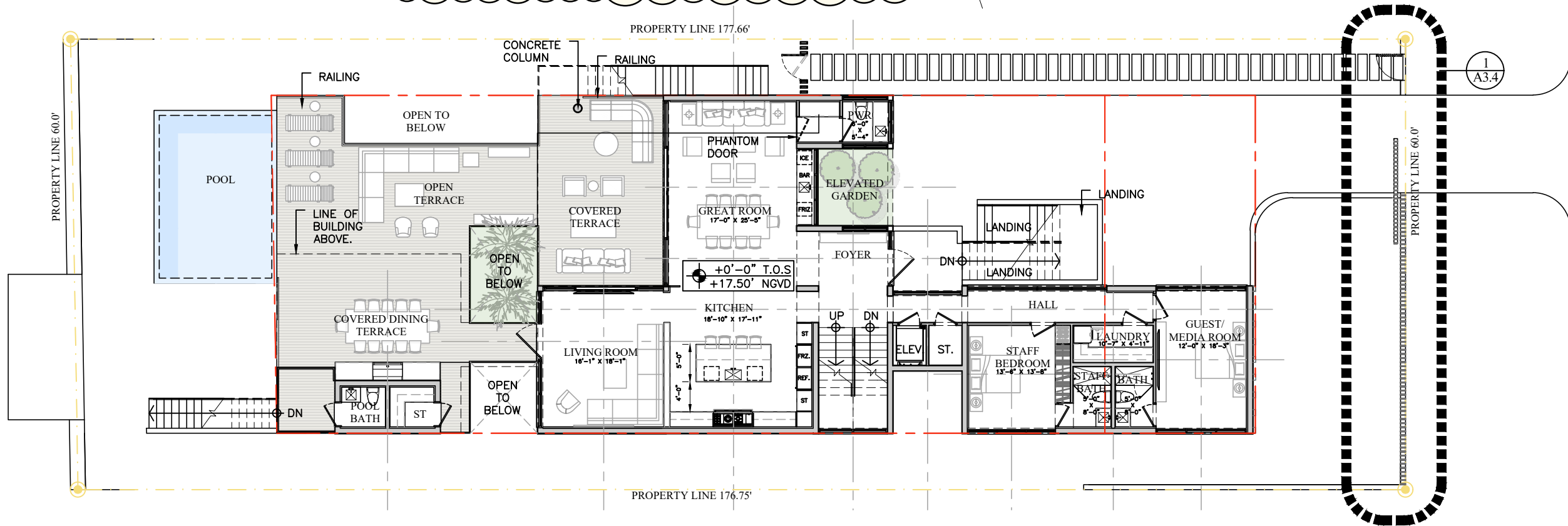
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BISCAYNE BAY

BISCAYNE BAY



UNDERSTORY FLOOR PLAN
1/16"= 1'-0"



FIRST FLOOR PLAN
1/16"= 1'-0"

SOUTH HIBISCUS DRIVE

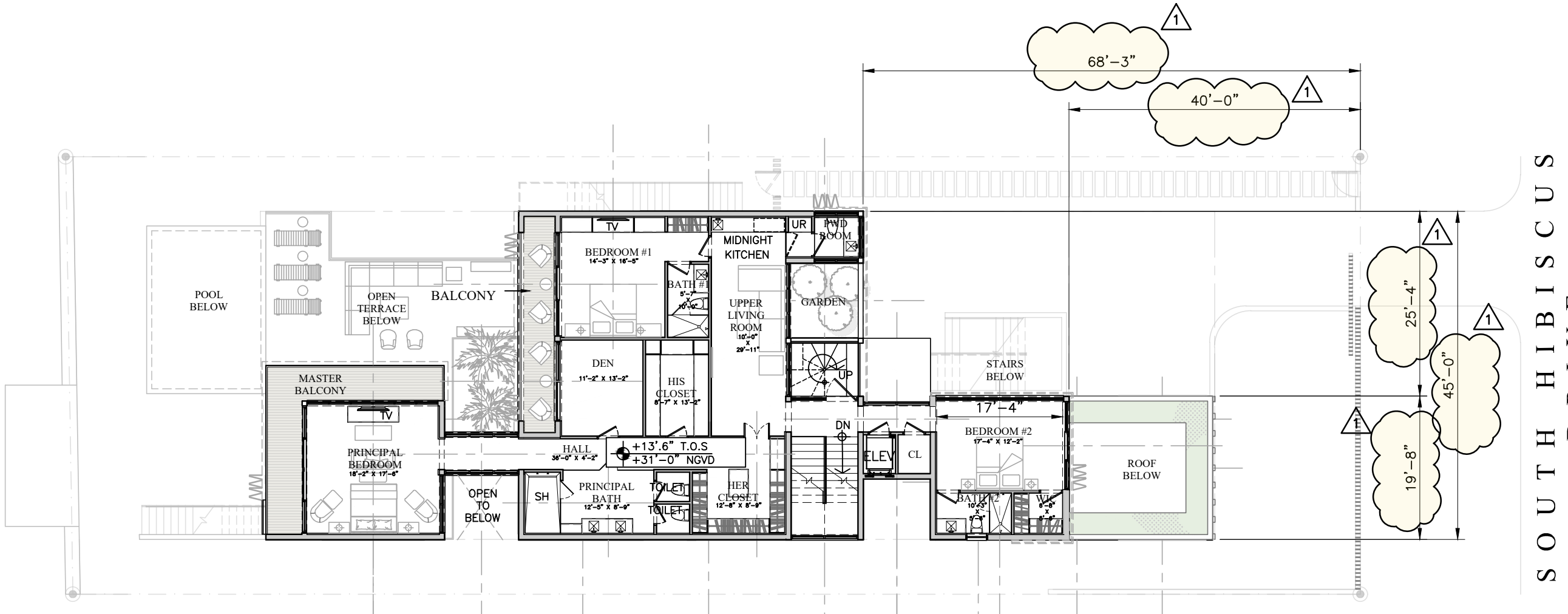
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REV:	DATE:
DRB COMMENTS	2022.7.10

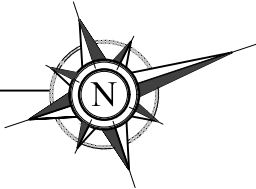
A3.1

B I S C A Y N E B A Y



SECOND FLOOR PLAN

1/16"= 1'-0"



1

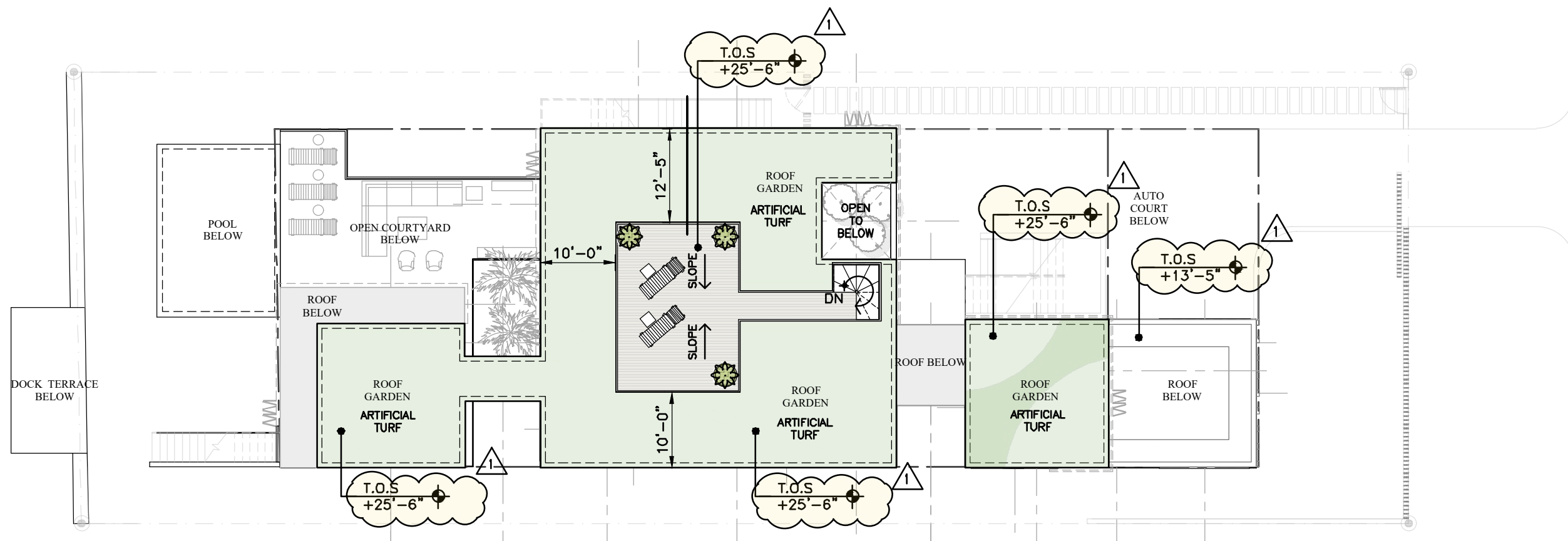
FRONT FACADE: 45'-0"
35% OF 45': 15.75' REQUIRED
PROVIDED: 25'-4" (56%)

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCA YNE, FLORIDA 33149
305.361.9935o 305.361.9986

340 SOUTH HIBISCUS DRIVE:
MIAMI BEACH, FLORIDA 33139
FOLIO #02-3232-006-0120

DATE	2023-7-10
DRAWN:	TWSP
REV:	DATE:
DRB COMMENTS	1 2022.7.10

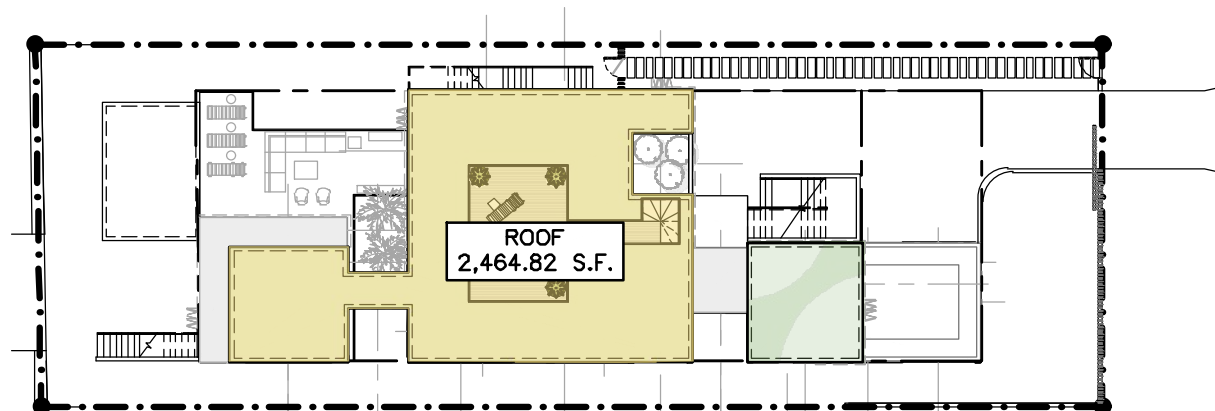
A3.2



ROOF PLAN

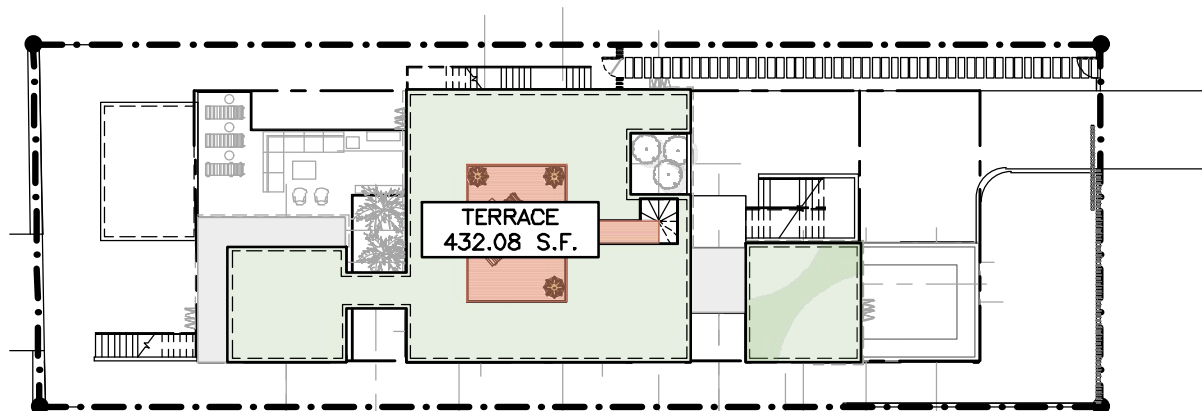
1/16"= 1'-0"

ROOF AREA: 2,464.82 S.F.
SF REQUIRED X 25%= 616.20 S.F.
PROVIDED: 432.08



ROOF AREA

1/32"= 1'-0"



TERRACE AREA

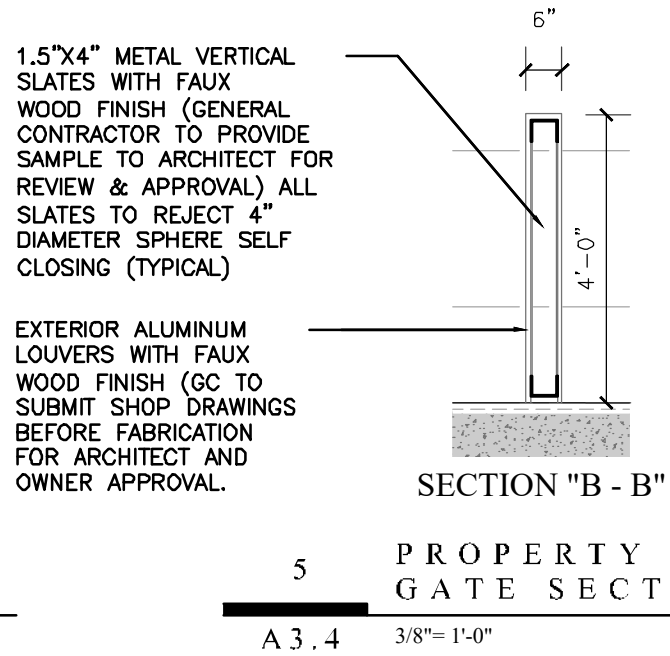
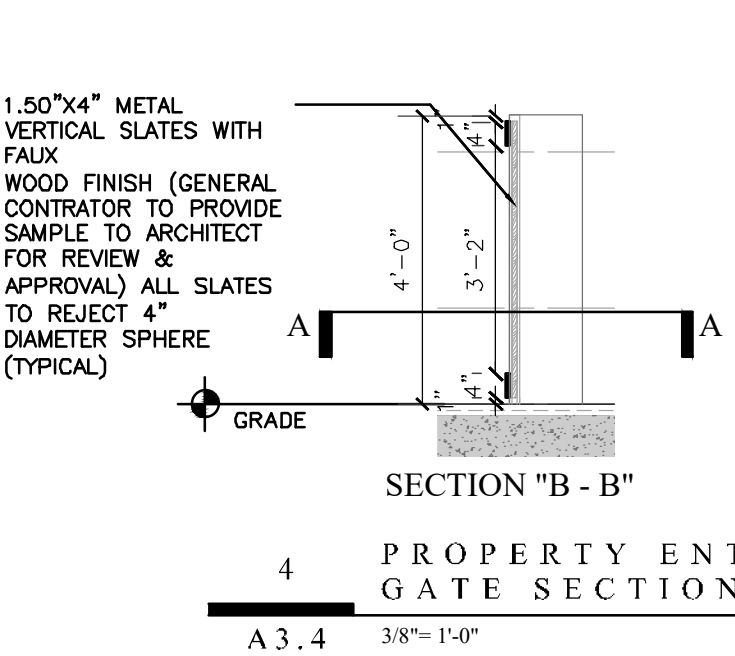
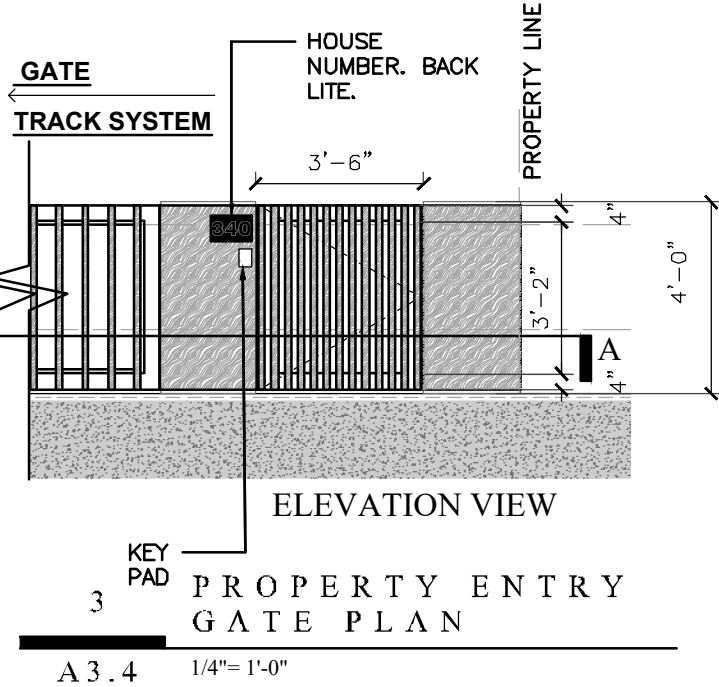
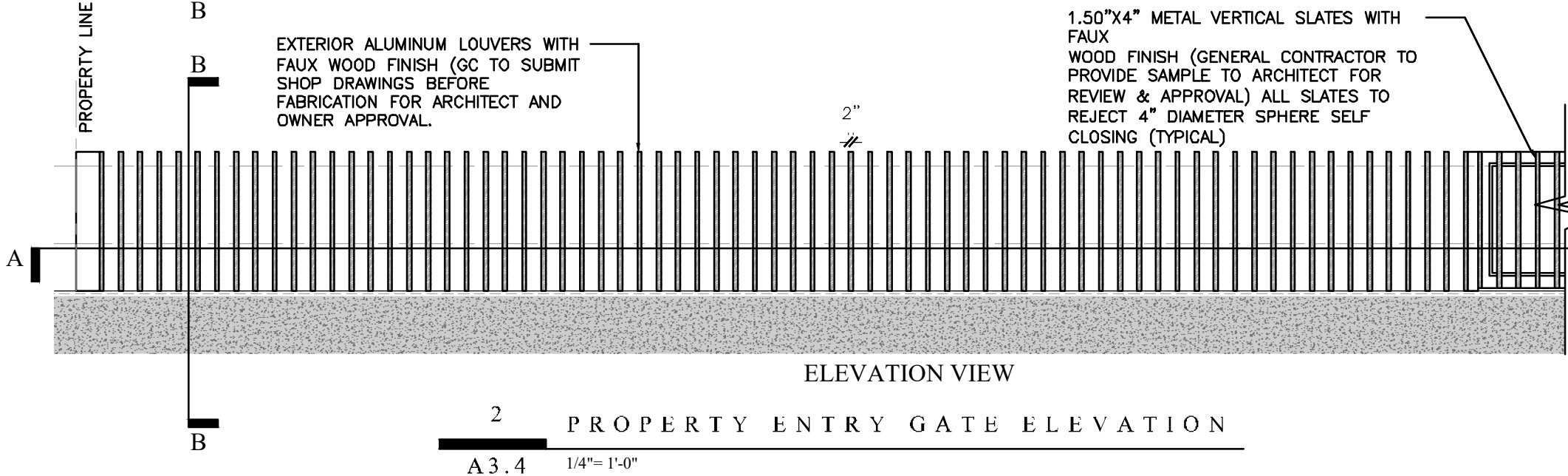
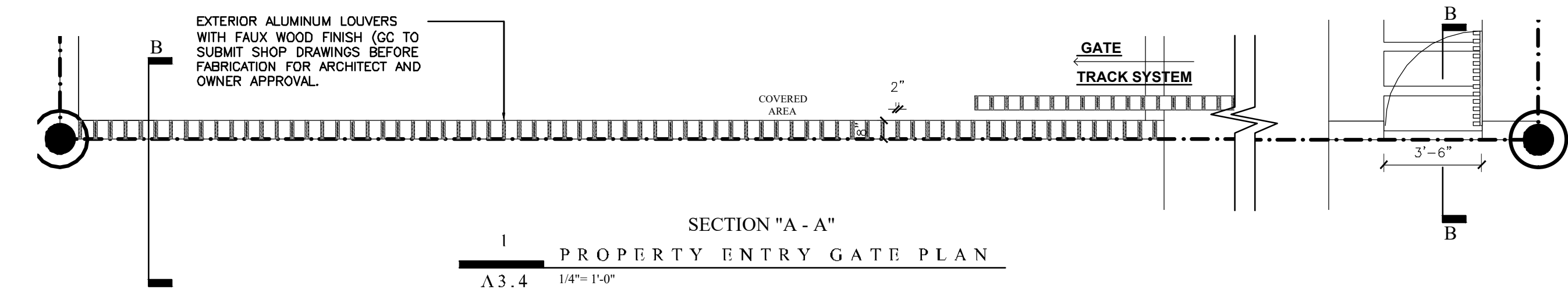
1/32"= 1'-0"

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DATE:	2023-7-10
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DRB COMMENTS	2022.7.10

A3.3



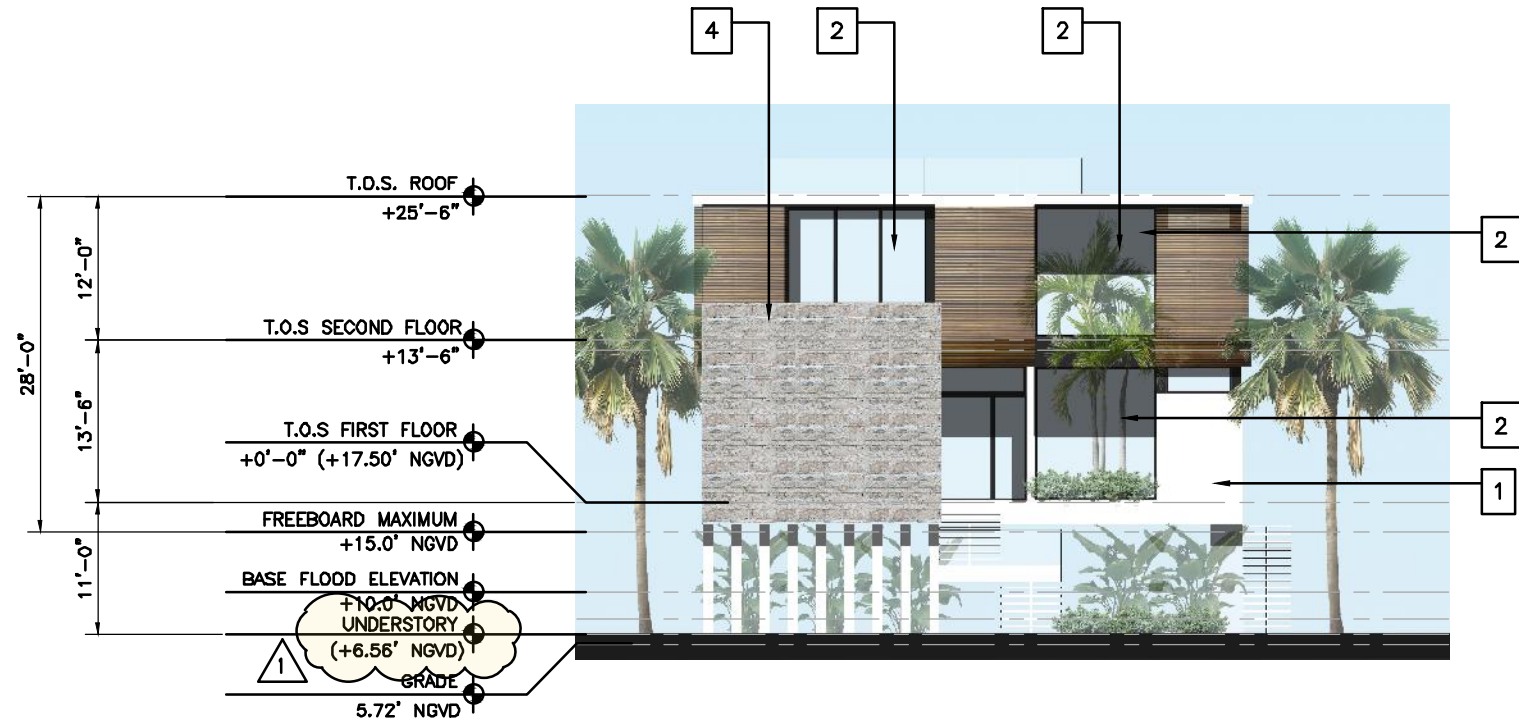
NEW SHEET

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

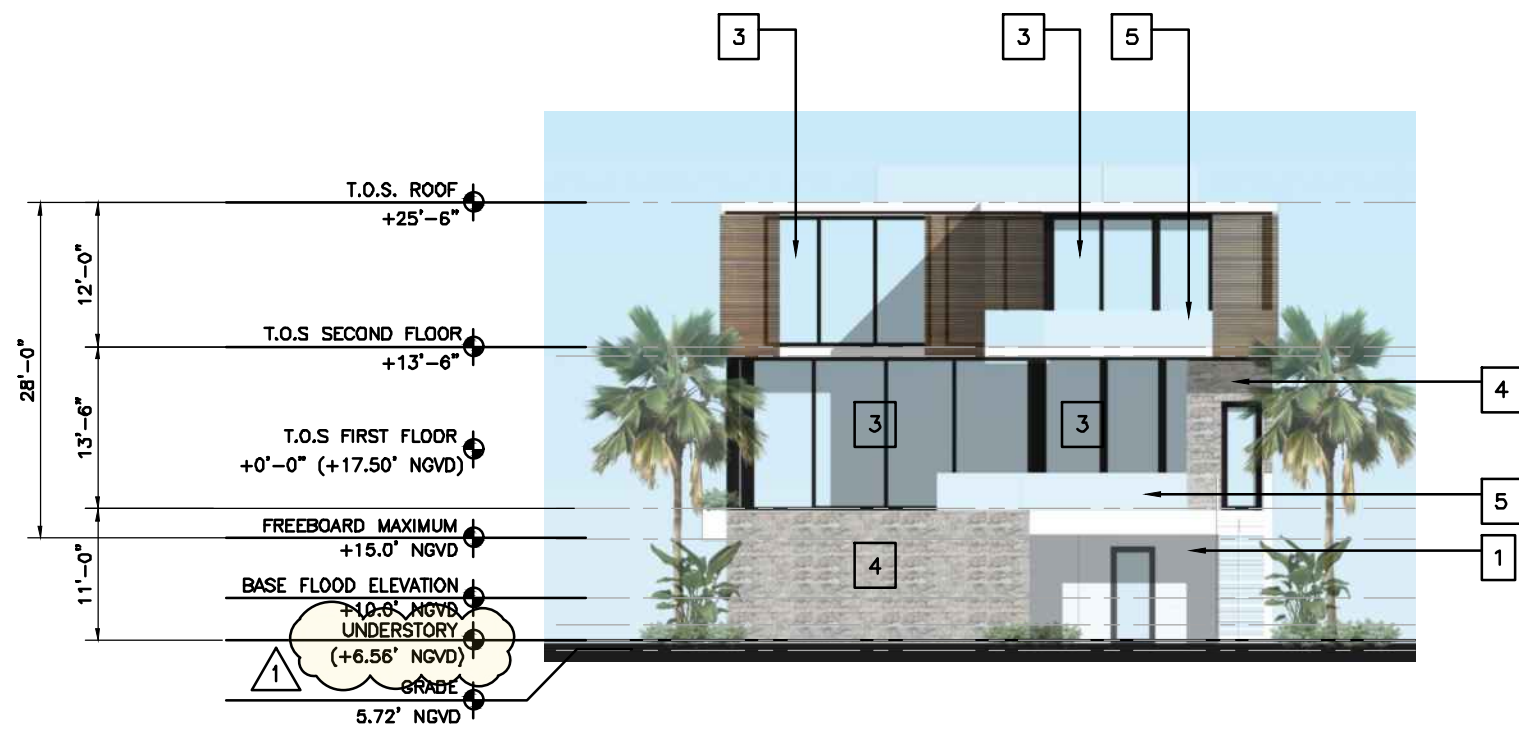
340 SOUTH HIBISCUS DRIVE:
MIAMI BEACH, FLORIDA 33139
FOLIO #02-3232-006-0120

DATE:	2023-7-10
DRAWN:	TWSP
REV:	DATE:
DRB COMMENTS	2022.7.10

A3.4



1 FRONT ELEVATION
A4.1 1/16"= 1'-0"



2 REAR ELEVATION
A4.1 1/16"= 1'-0"

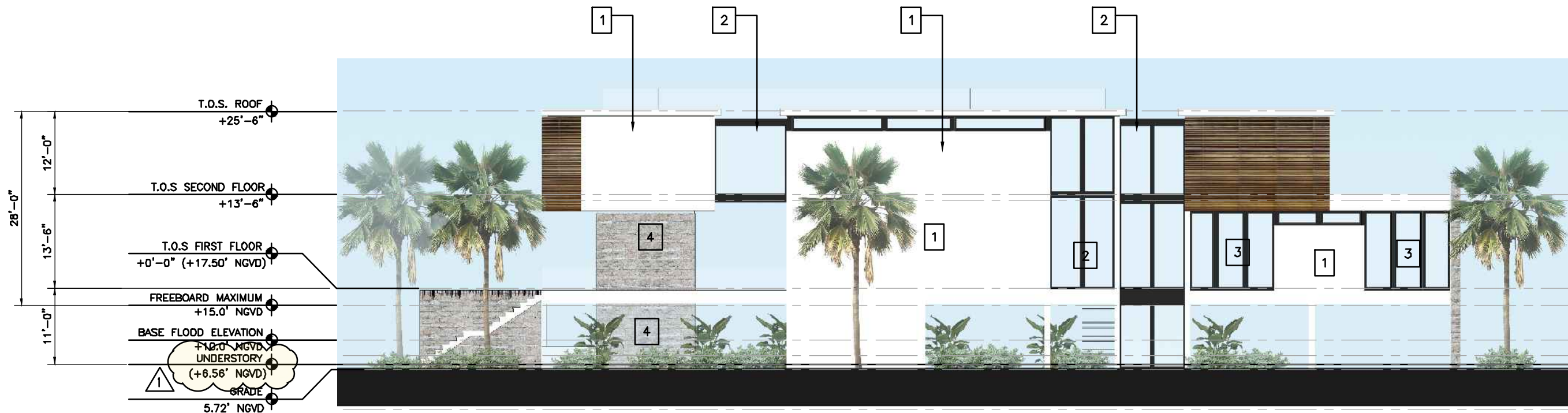
EXTERIOR FINISHES SCHEDULE	
1	SMOOTH STUCCO WITH PAINT FINISH. BENJAMIN MOORE DISTANT GRAY COLOR
2	ALUMINUM WINDOW W/DARK BRONZE FINISH. IMPACT RESISTANT WINDOWS UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS.
3	ALUMINUM SLIDING GLASS IMPACT RESISTANT DOOR W/DARK BRONZE ANODIZE FINISH & CLEAR GLASS. UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS.
4	EXTERIOR STONE FINISH OWNER TO SELECT FINAL PRODUCT. GC TO PROVIDE SAMPLES FOR ARCHITECT REVIEW AND APPROVAL
5	36" HIGH GLASS RAILING UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWING FOR ARCHITECT REVIEW AND APPROVAL.

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DRB COMMENTS	2022.7.10

A4.1



1
SIDE ELEVATION
A 4.2 1/16"= 1'-0"



2
SIDE ELEVATION
A 4.2 1/16"= 1'-0"

EXTERIOR FINISHES SCHEDULE

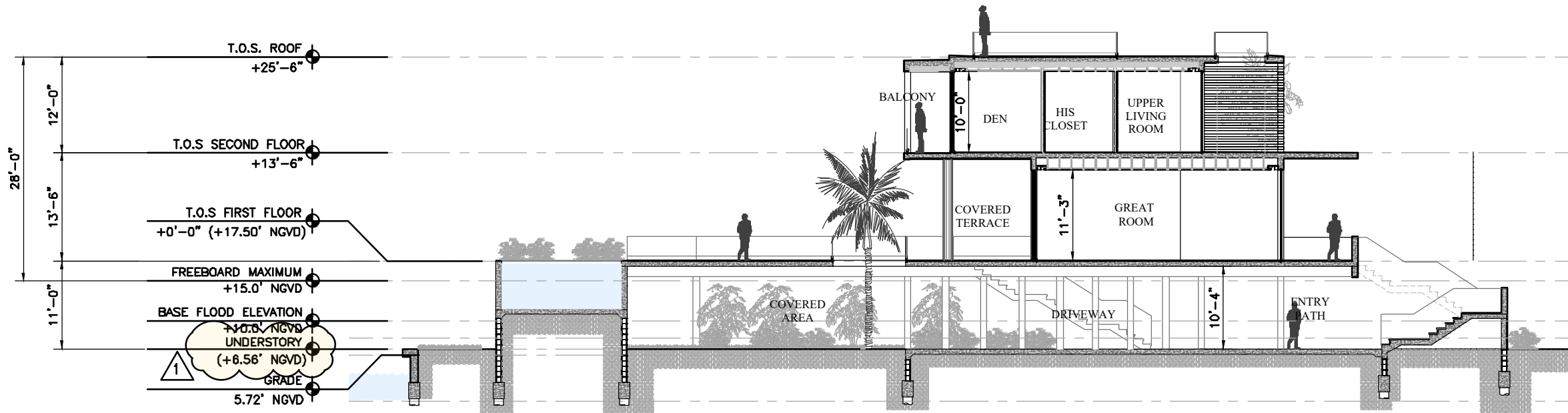
- | | |
|---|---|
| 1 | SMOOTH STUCCO WITH PAINT FINISH. BENJAMIN MOORE DISTANT GRAY COLOR |
| 2 | ALUMINUM WINDOW W/DARK BRONZE FINISH. IMPACT RESISTANT WINDOWS UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS. |
| 3 | ALUMINUM SLIDING GLASS IMPACT RESISTANT DOOR W/DARK BRONZE ANODIZE FINISH & CLEAR GLASS. UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS. |
| 4 | EXTERIOR STONE FINISH OWNER TO SELECT FINAL PRODUCT. GC TO PROVIDE SAMPLES FOR ARCHITECT REVIEW AND APPROVAL |
| 5 | 36" HIGH GLASS RAILING UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWING FOR ARCHITECT REVIEW AND APPROVAL. |

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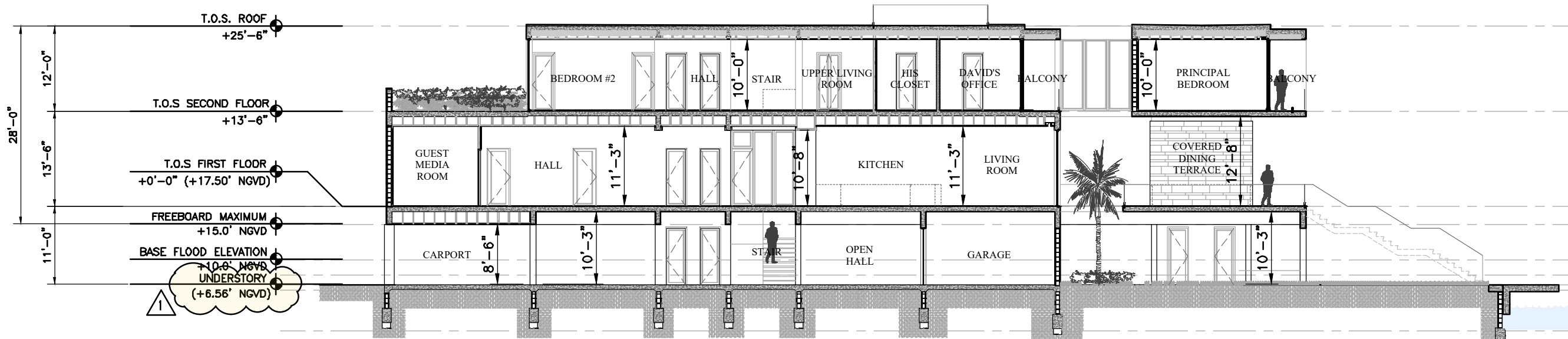
340 SOUTH HIBISCUS DRIVE:
MIAMI BEACH, FLORIDA 33139
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A4.2



1
SIDE ELEVATION
A 5.1 1/16"= 1'-0"



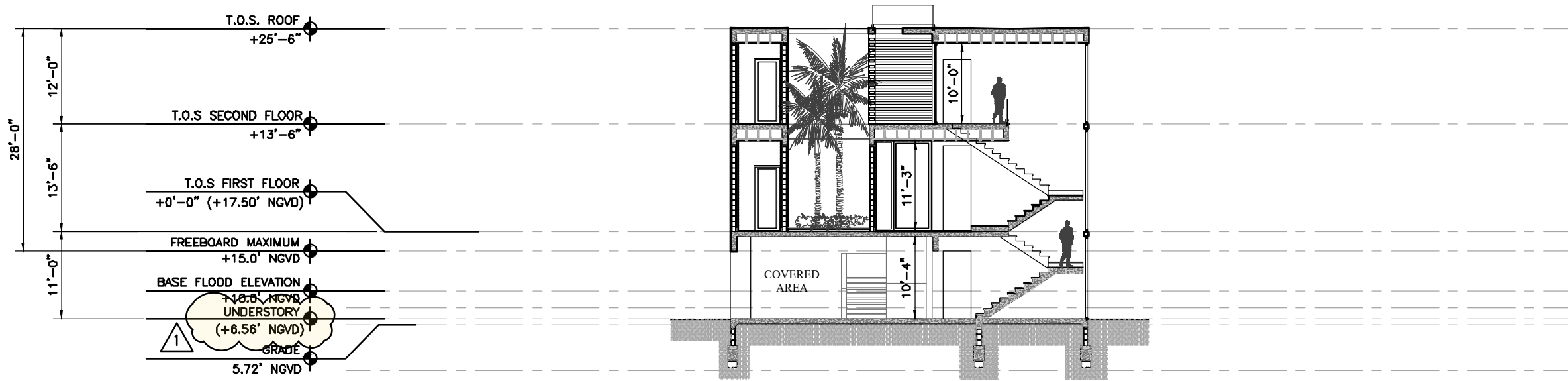
2
SIDE ELEVATION
A 5.1 1/16"= 1'-0"

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A5.1



1
A 5.2 SIDE ELEVATION
1/16"= 1'-0"

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DRB COMMENTS	 2022.7.10

A5.2