140 S. HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

DRB23-0959

DECEMBER 11TH, 2023



SCOPE OF WORK

1. DESCRIPTION OF WORK: New construction 3 story single family residence.
2. SCOPE OF WORK INCLUDES:
   2.1 Demolition of existing structure
   2.2 New Construction 3-story single family residence

STATE OF FLORIDA LESTER PEREZ PIZARRO AR95944 REGISTERED ARCHITECT

Digitally signed by Lester Perez Pizarro
DN: c=US, o=ATELIER305, dnQualifier=A01410D000017C7C6142BD00004BE, cn=Lester Perez Pizarro
Date: 2023.12.07 16:36:30 -05'00'

STATE OF FLORIDA LESTER PEREZ PIZARRO AR95944 REGISTERED ARCHITECT DEC 11 2023

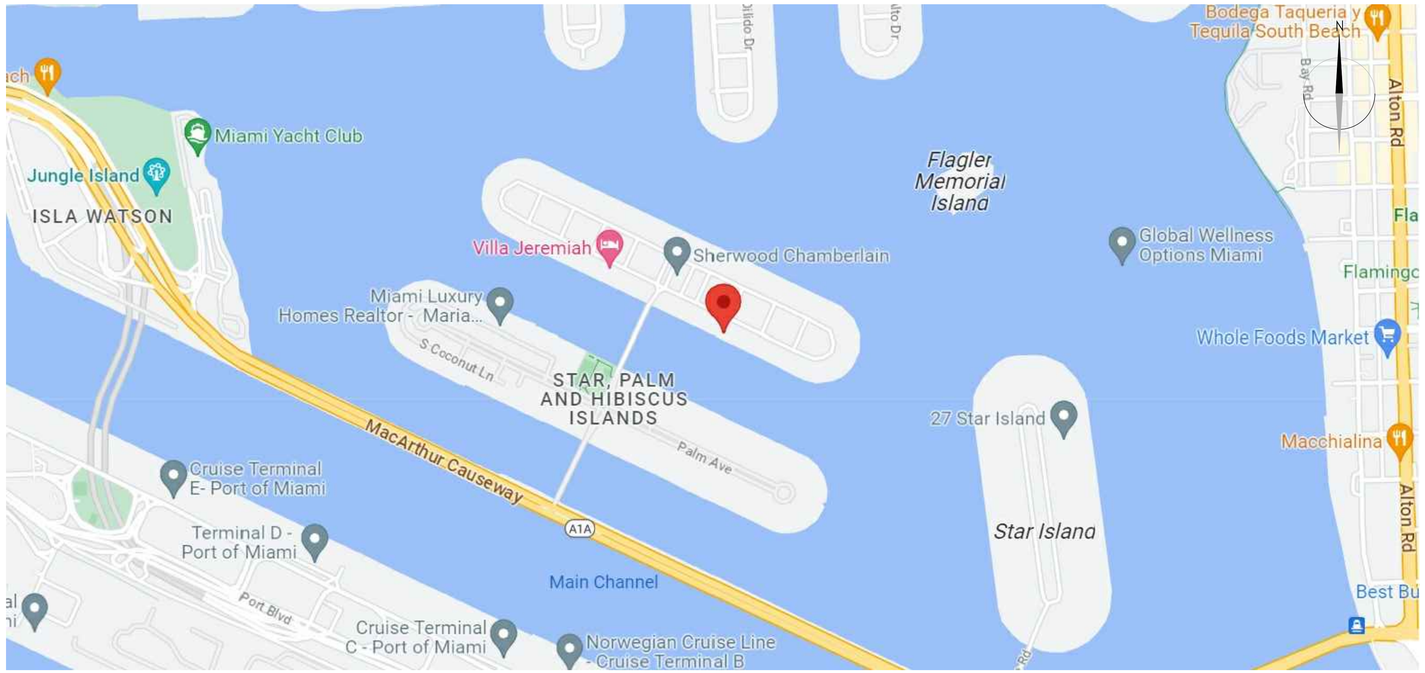
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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ARCHITECTURE+DESIGN

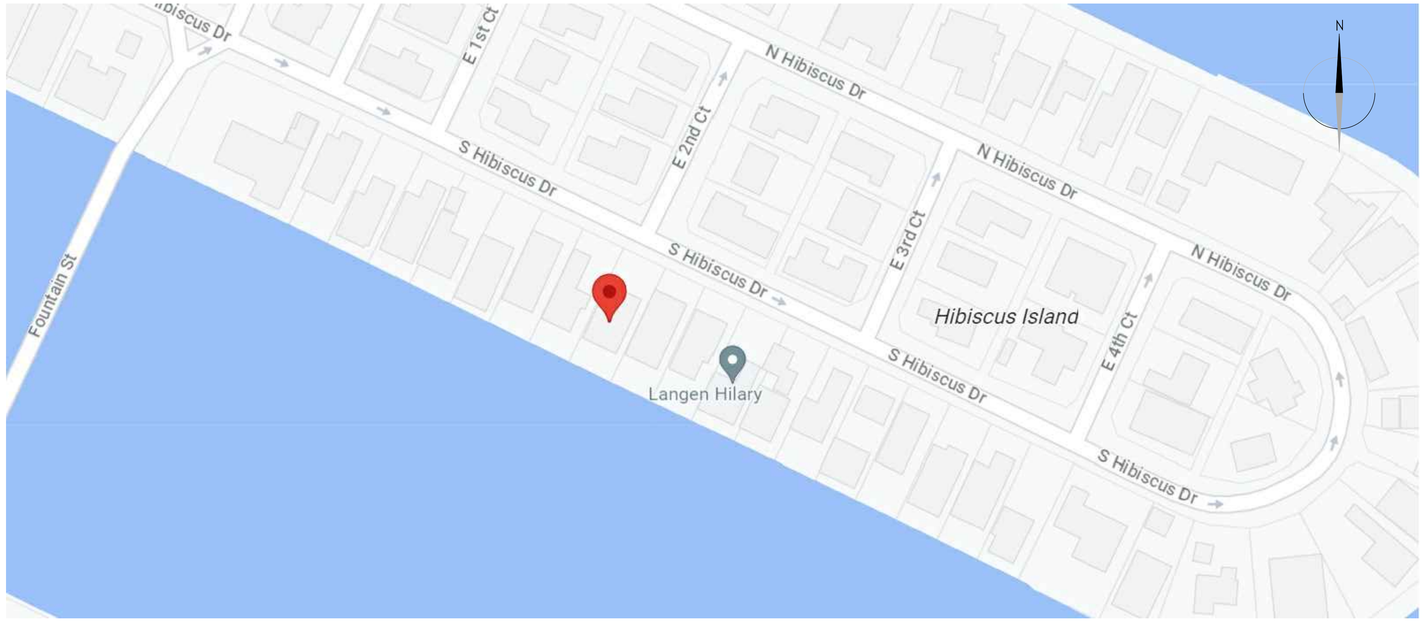
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COVER
DATE: 12/11/2023
SCALE: NTS

A-0.0



CITY MAP



NEIGHBORHOOD MAP

SHEET INDEX

ARCHITECTURE

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STATE OF FLORIDA
LESTER E. PEREZ PIZARRO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

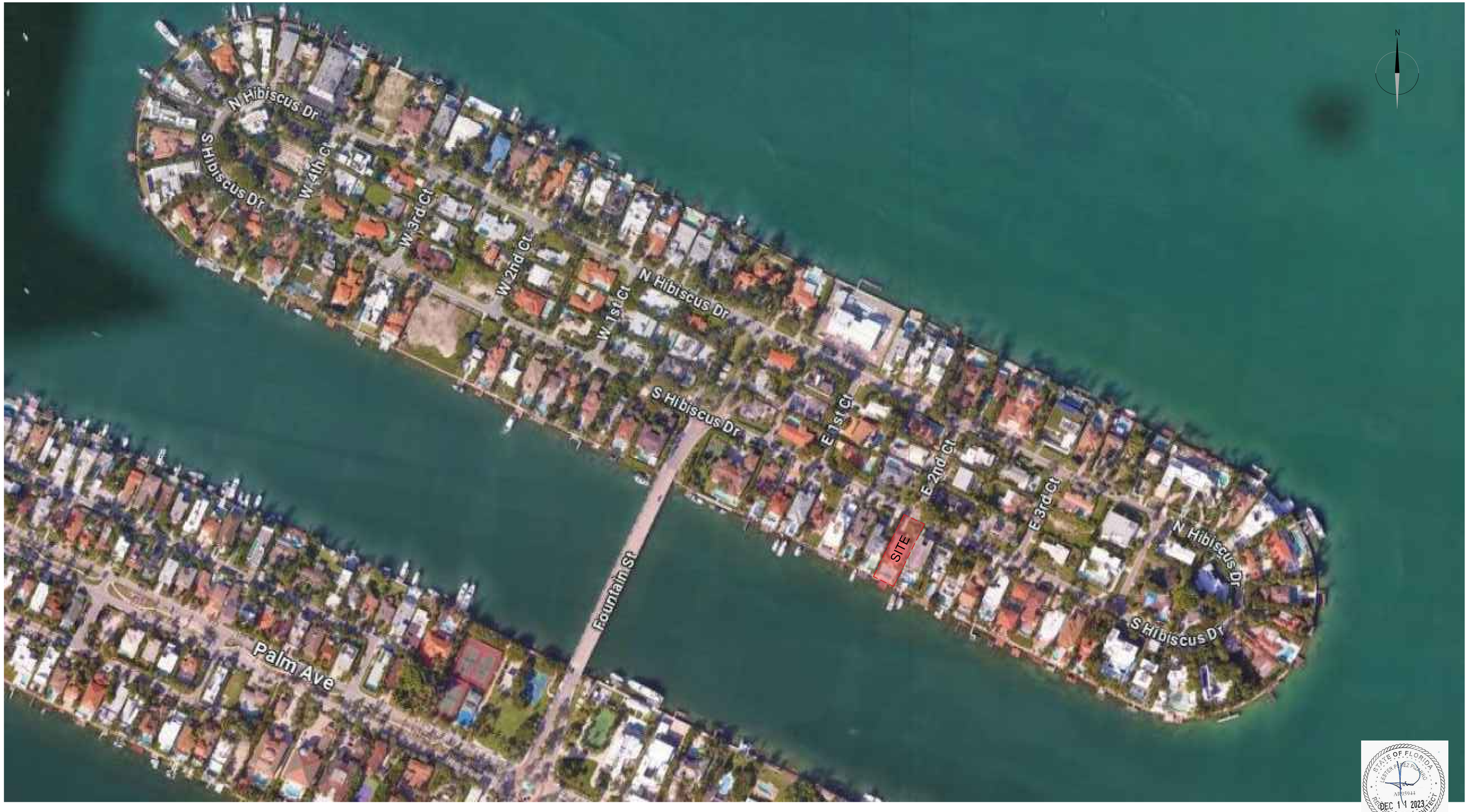
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
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INDEX
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CONTEXT LOCATION AERIAL VIEW
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FRONT RENDERING
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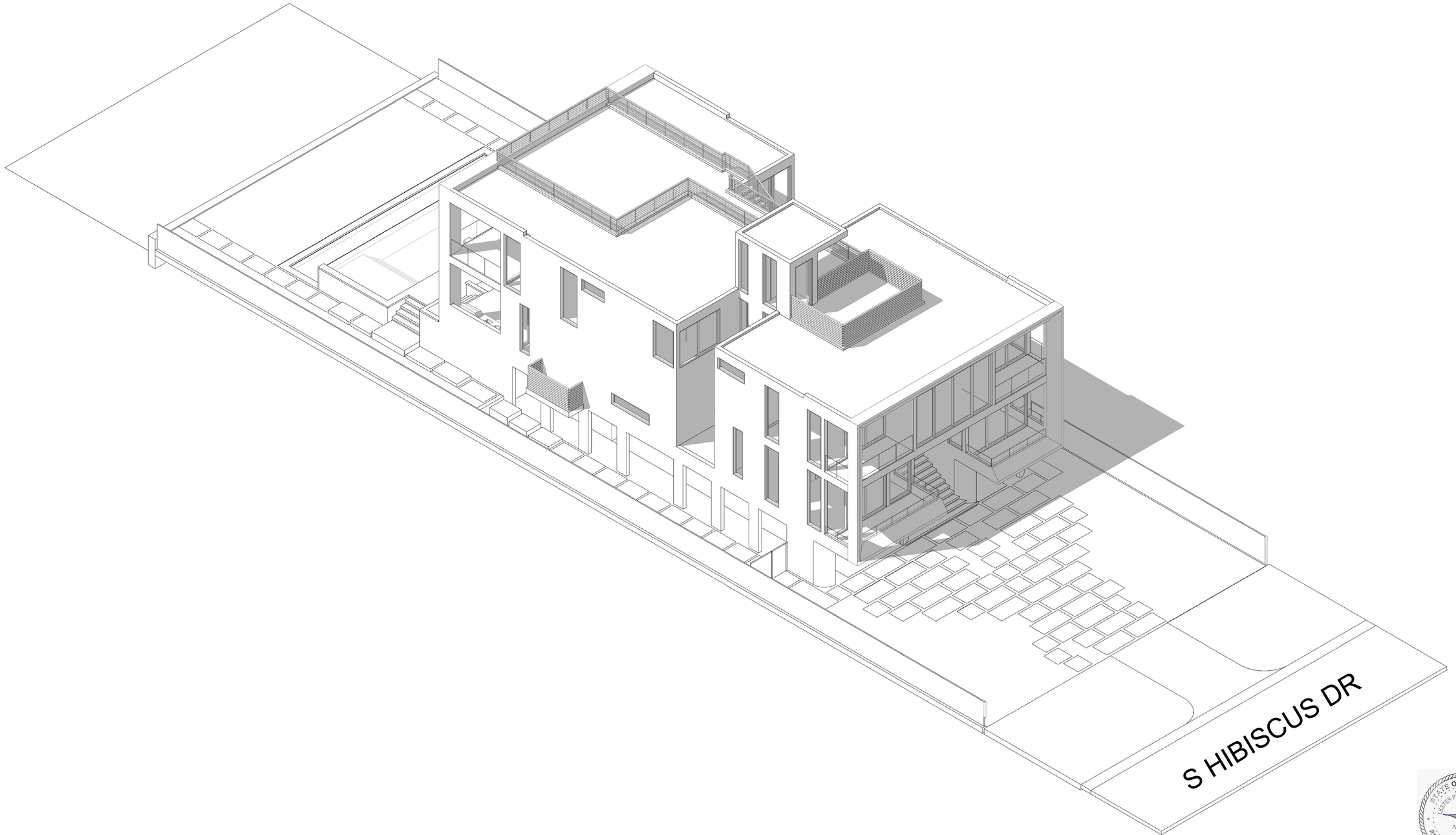
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REAR RENDERING
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NE AXONOMETRIC VIEW

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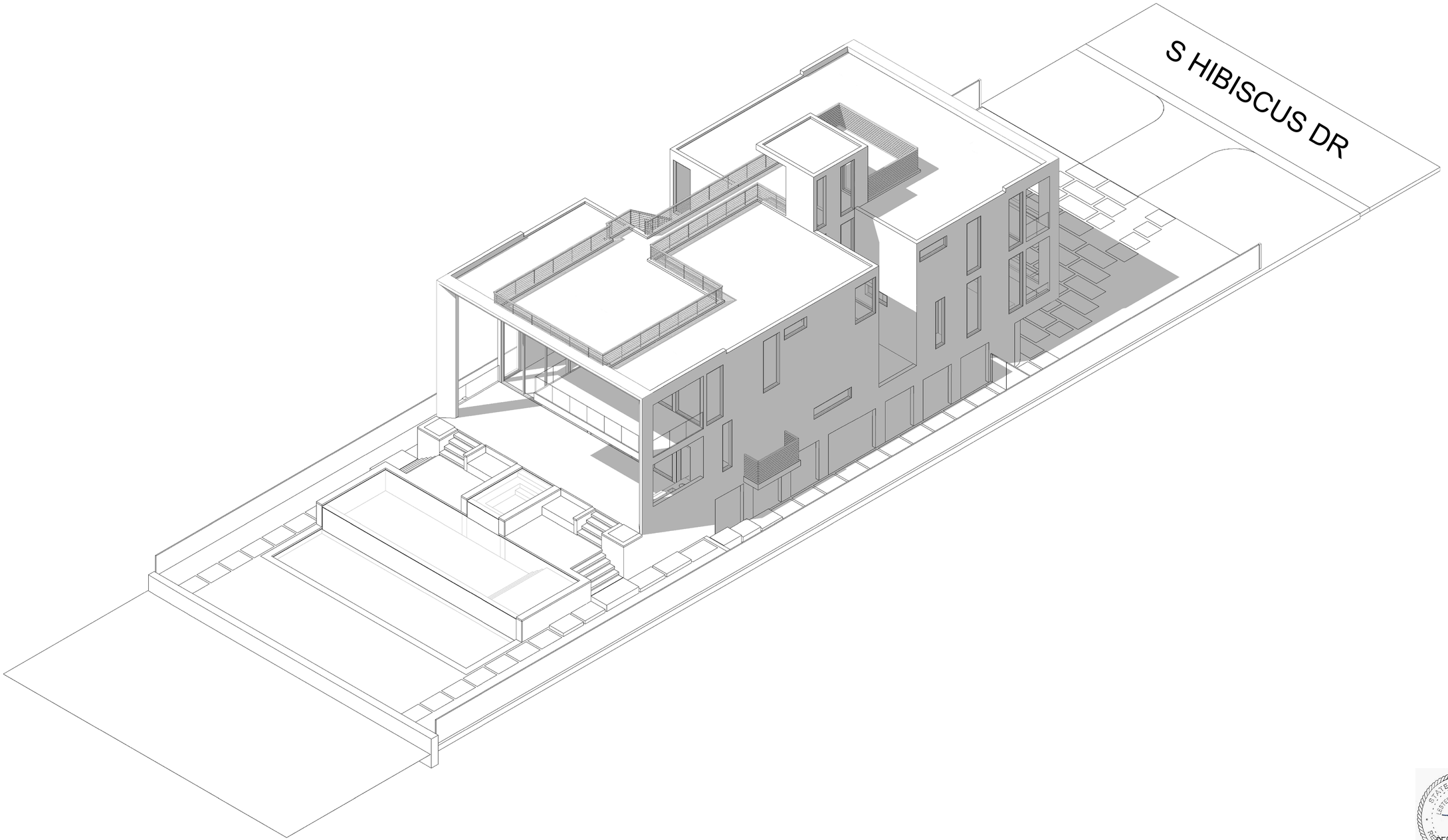
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AXONOMETRICS
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140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

SE AXONOMETRIC VIEW

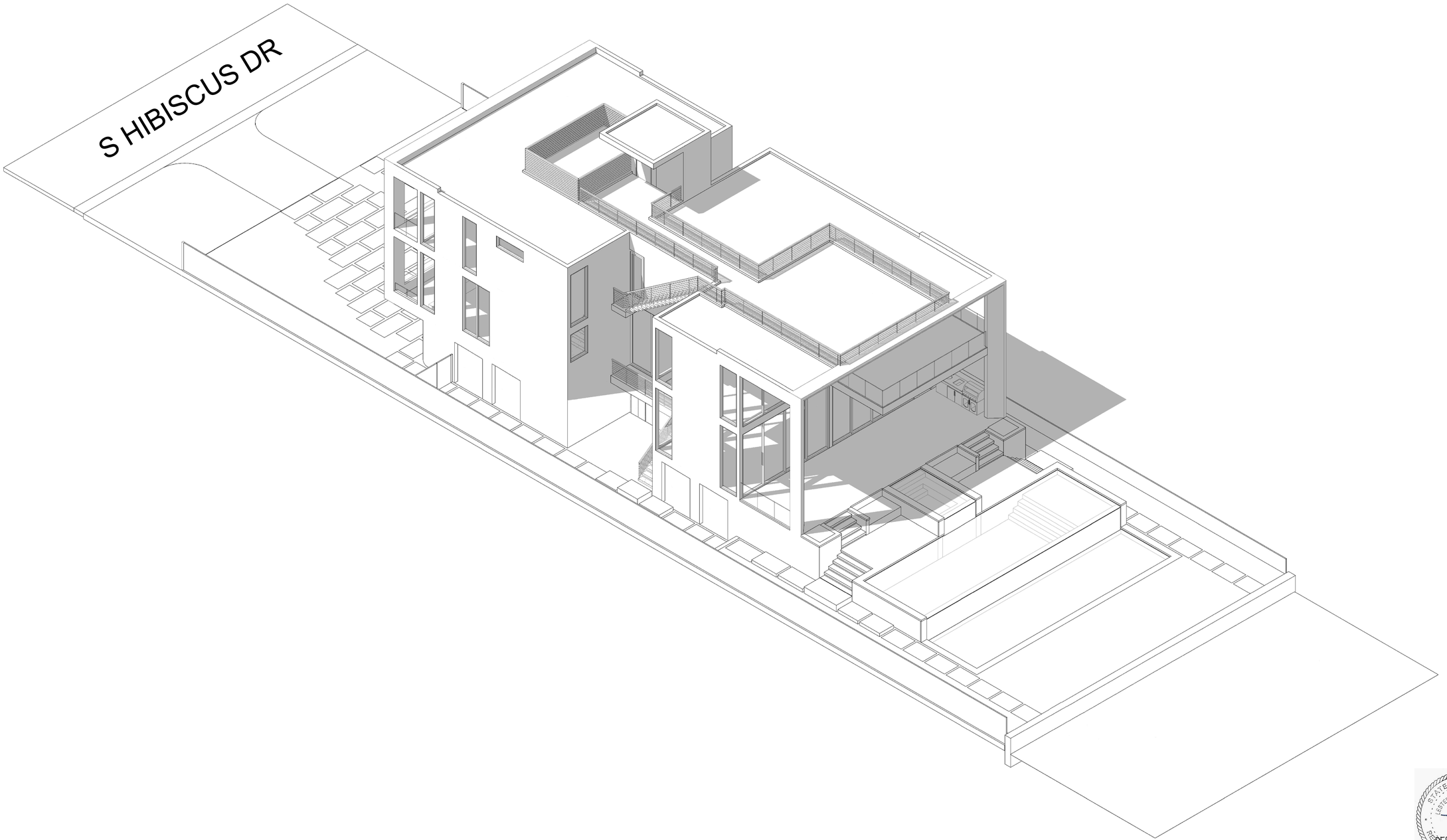
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SW AXONOMETRIC VIEW

140 S HIBISCUS VILLA

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140 S. HIBISCUS DRIVE
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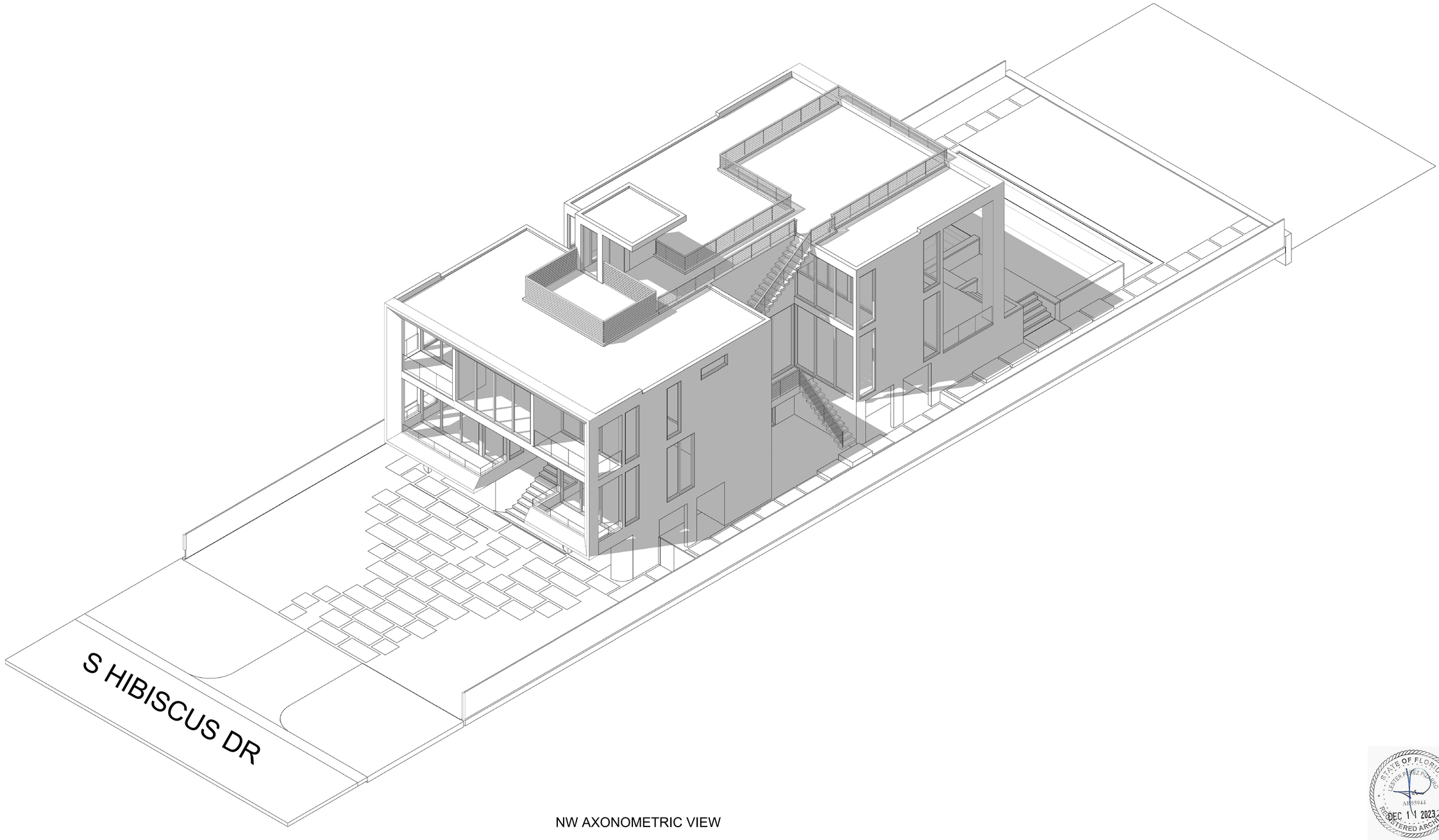
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AXONOMETRICS
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A-0.4.3



NW AXONOMETRIC VIEW

1 4 0 S H I B I S C U S V I L L A

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140 S. HIBISCUS DRIVE
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STATE OF FLORIDA
LESTER PEREZ PINARRO
AR0015044
DEC 11 2023
REGISTERED ARCHITECT

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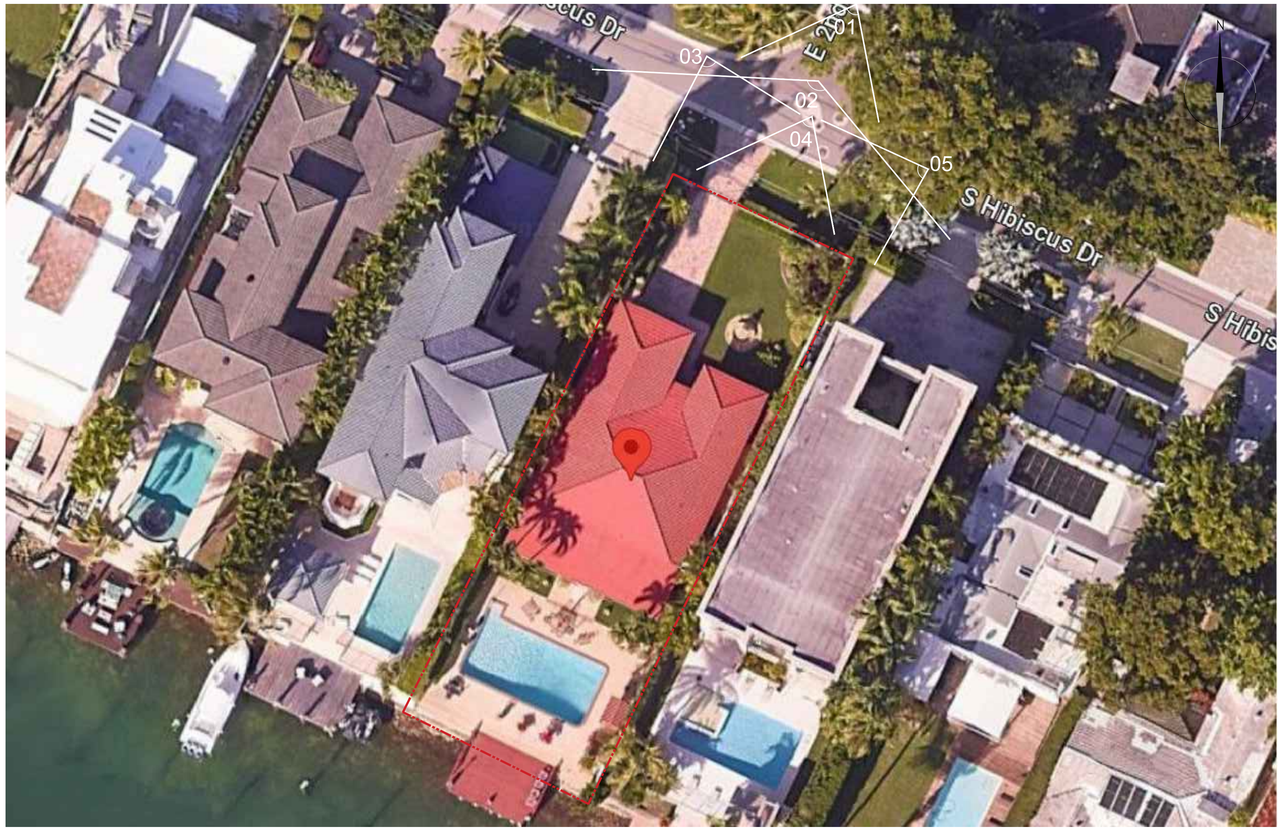
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01 STREET VIEW



02 PANORAMIC FRONT VIEW





04 VIEW FROM NORTH-WEST



04 FROM VIEW



04 VIEW FROM NORTH-EAST

STATE OF FLORIDA
LESTER E. PEREZ ROMERO
AR0019411
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

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EXISTING SITE PICTURES
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A-0.5



FRONT AERIAL (NW) VIEW



FRONT AERIAL (NE) VIEW



REAR AERIAL (SW) VIEW



REAR AERIAL (SE) VIEW

STATE OF FLORIDA
LESTER PEREZ PICARDO
AR0015944
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

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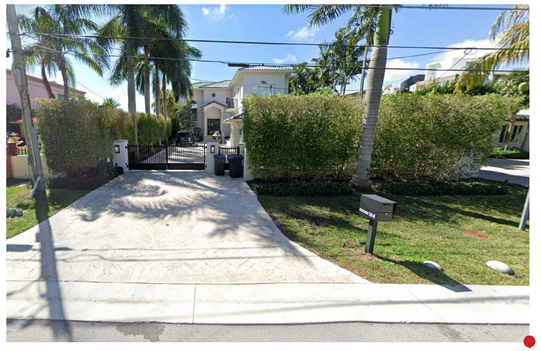
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AERIAL VIEWS SITE/CONTEXT
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A-0.6



144 S HIBISCUS DR



150 S HIBISCUS DR



145 S HIBISCUS DR



122 E 2ND CT



140 S HIBISCUS DR



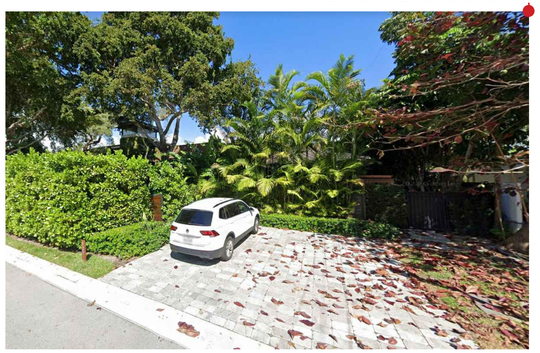
130 S HIBISCUS DR



120 S HIBISCUS DR



127 S HIBISCUS DR



119 E 2ND CT





140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

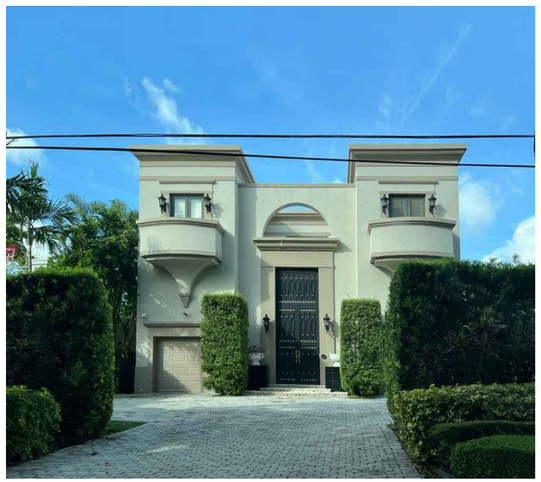
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NEIGHBORHOOD
DATE: 12/11/2023
SCALE: NTS

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EXISTING



130 S HIBISCUS DR

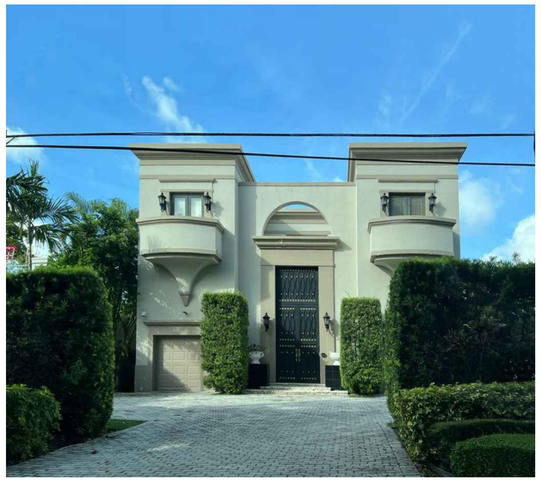


140 S HIBISCUS DR (EXISTING)



144 S HIBISCUS DR

PROPOSED



130 S HIBISCUS DR



140 S HIBISCUS DR (PROPOSED)



144 S HIBISCUS DR

STATE OF FLORIDA
ESTEBAN PEREZ PUMARO
AR0059444
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

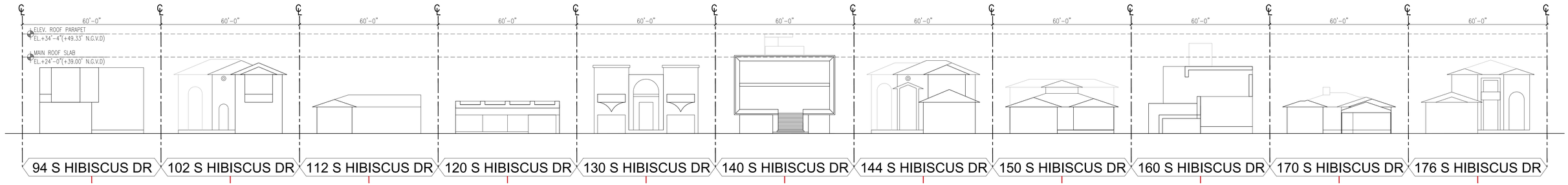
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STREET VIEWS
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SUBJECT PROPERTY

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015044
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

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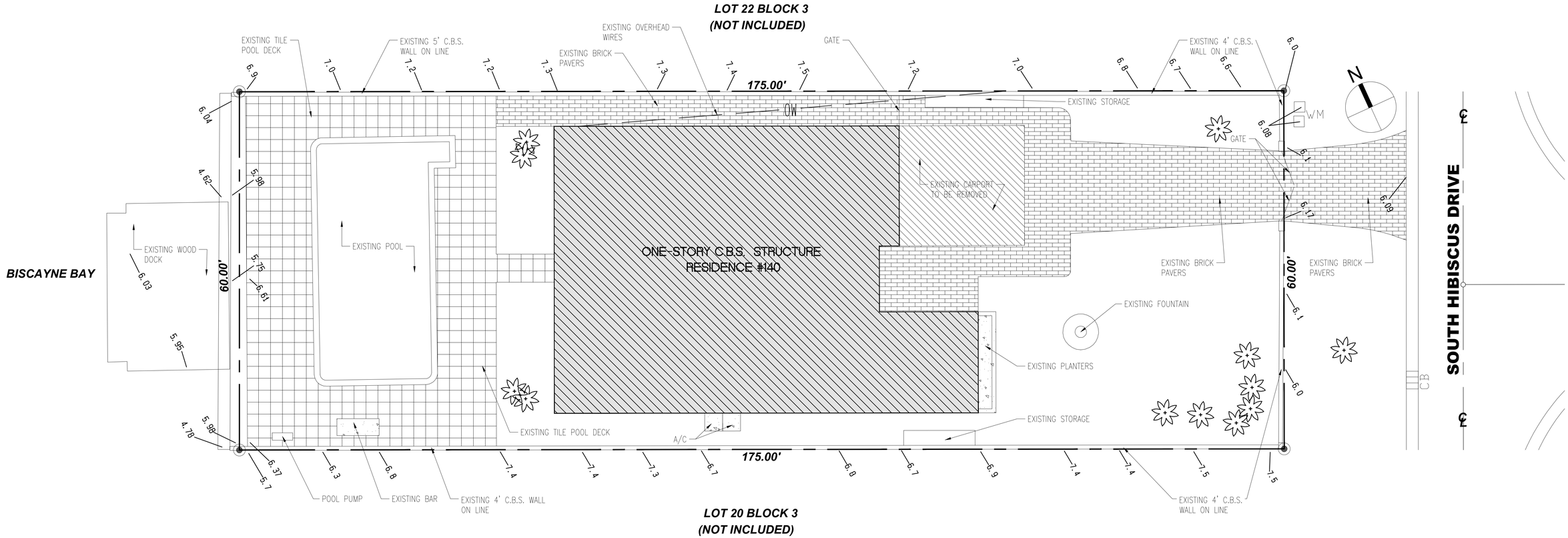
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SITE CONTEXT
DATE: 12/11/2023
SCALE: NTS

A-0.9



LEGEND

LOT SIZE 10,500 SF

EXISTING LOT COVERAGE: 3,763 SF (35.83%)

STATE OF FLORIDA
LESTER PEREZ PEDRO
AR0015944
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

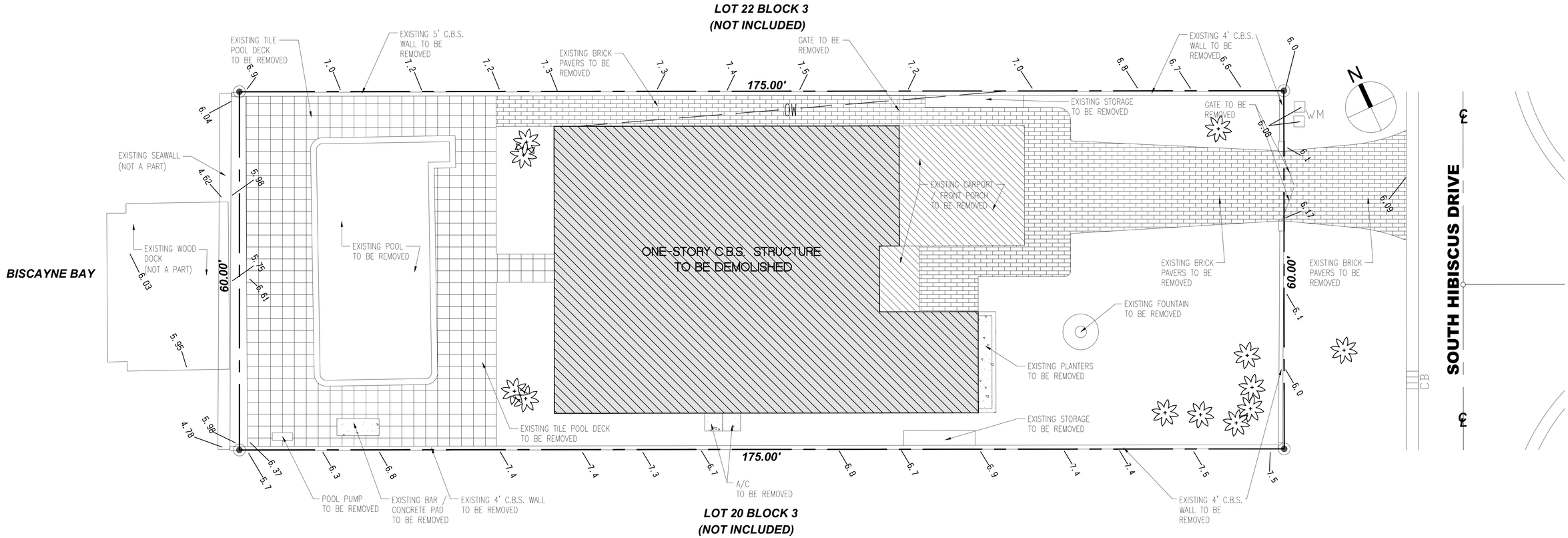
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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EXISTING LOT COVERAGE
DATE: 12/11/2023
SCALE: 1/8"- 1'-0"

A-1.0



DEMOLITION LEGEND

CONCRETE PAVED AREA TO BE REMOVED: 36 SQFT	CBS STRUCTURE (UNIT SIZE) TO BE REMOVED: 3,259 SQFT	
BRICK PAVERS TO BE REMOVED: 1,630 SQFT	CARPORT / FRONT PORCH TO BE REMOVED: 504 SQFT	TILE PAVERS TO BE REMOVED: 1,598 SQFT

STATE OF FLORIDA
LESTER PEREZ PRADO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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DEMOLITION PLAN
DATE: 12/11/2023
SCALE: 1/8"- 1'-0"

A-1.1

MIAMIBEACH

Planning Department, 1700 Convention Center Drive,
2nd Floor Miami Beach, Florida 33139,
www.miamibeachfl.gov 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	*140 SOUTH HIBISCUS DRIVE. MIAMI BEACH, FLORIDA 33139*			
2	Folio number(s):	02-3232-006-0800			
3	Board and file numbers :	*N/A*			
4	Year built:	*1951*	Zoning District:	*RS-3*	
5	Based Flood Elevation:	10.0' NGVD	Grade value in NGVD:	6.17' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.09' NGVD	Free board: (CMB BFE+5)	15.0' NGVD	
7	Lot Area:	*10,500 sf (0.25 ac)*			
8	Lot width:	*60.0 ft.*	Lot Depth:	*175.0 ft.*	
9	Max Lot Coverage SF and %:	*3,150 sf (30%)*	Proposed Lot Coverage SF and %:	*3,119 sf (29.7%)*	
10	Existing Lot Coverage SF and %:	*N/A*	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,260 (70%)	Rear Yard Open Space SF and %:	1,103 (70%)	
12	Max Unit Size SF and %:	*5,250 sf (50%)*	Proposed Unit Size SF and %:	*5,250 sf (50%)*	
13	Existing First Floor Unit Size:	*3,259 s.f. (full Demo)*	Proposed First Floor Unit Size:	*2,438 sf*	
14	Existing Second Floor Unit Size	*N/A*	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	*2,740 sf (112%, more than 35% two story portion of the house front setback is greater 35ft)*	
15			Proposed Second Floor Unit Size SF and %:	*2,428 sf (including roof level elevator vestibule)*	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	*576 sf (23.7%)*	
		Required	**Existing**	**Proposed**	**Deficiencies**
17	**Height:**	*24 ft.*	*N/A*	*24 ft.*	
18	**Setbacks:**				
19	Front First level:	*20 ft.*	*N/A*	*35 ft.*	
20	Front Second level:	*30 ft./ 35 ft for 35% of house width minimum*	*N/A*	*35 ft./ 35 ft for more than 35% of house width*	
21	Side 1:	*7.5 ft.*	*N/A*	*8.25 ft.*	
22	Side 2 or (facing street):	*7.5 ft.*	*N/A*	*8.17 ft.*	
23	Rear:	*26.25 ft.*	*N/A*	*51.58 ft.*	
	Accessory Structure Side 1:	*7.5 ft.*	*N/A*	*N/A.*	
24	Accessory Structure Side 2 or (facing street) :		*N/A*	*N/A*	
25	Accessory Structure Rear:		*N/A*	*N/A*	
26	Sum of Side yard :	*15 ft.*	*N/A*	*15 ft.*	
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	
	Additional data or information must be presented in the format outlined in this section				

Notes: N/A

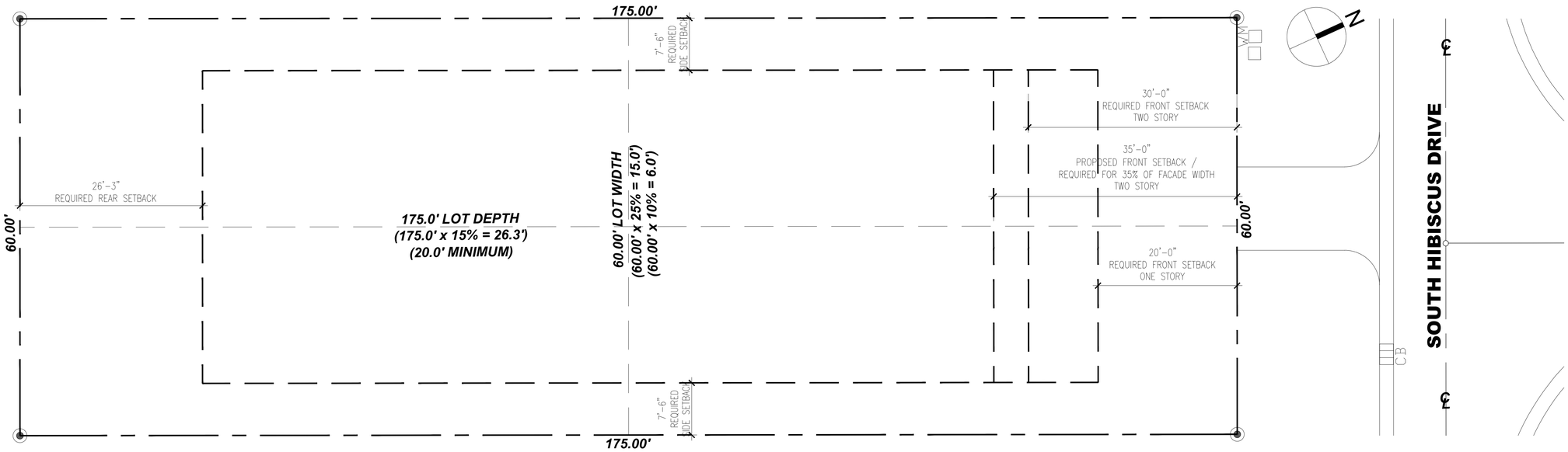
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LESTER PEREZ PINEIRO
AR0150144
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
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ZONING DATA SHEET
DATE: 12/11/2023
SCALE: NTS
A-1.2



01	SITE

1 4 0 S H I B I S C U S V I L L A

DESIGN REVIEW BOARD FINAL SUBMITTAL

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MIAMI BEACH, FLORIDA 33139

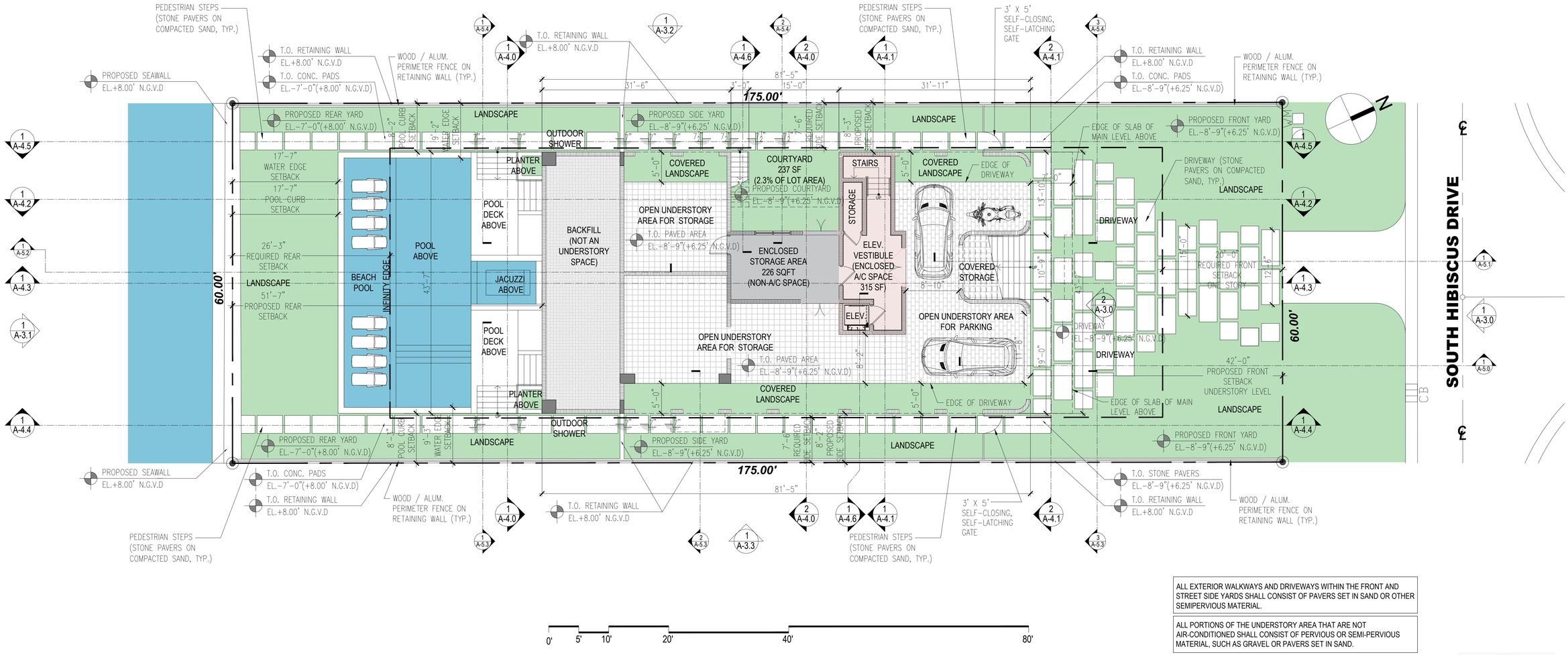
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REGISTERED ARCHITECT
DEC 11 2023

ZONING SETBACKS DIAGRAMS

DATE:	12/11/2023
SCALE:	1/8"=1'-0"

A-1.3



ALL EXTERIOR WALKWAYS AND DRIVEWAYS WITHIN THE FRONT AND STREET SIDE YARDS SHALL CONSIST OF PAVERS SET IN SAND OR OTHER SEMIPERVIOUS MATERIAL.

ALL PORTIONS OF THE UNDERSTORY AREA THAT ARE NOT AIR-CONDITIONED SHALL CONSIST OF PERVIOUS OR SEMI-PERVIOUS MATERIAL, SUCH AS GRAVEL OR PAVERS SET IN SAND.

LEGAL DESCRIPTION

LOT 21 & 20' STRIP ADJACENT, BLOCK 3, "HIBISCUS ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

01	UNDERSTORY LEVEL

STATE OF FLORIDA
ENRIQUE PEREZ RICARDO
AR0019444
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

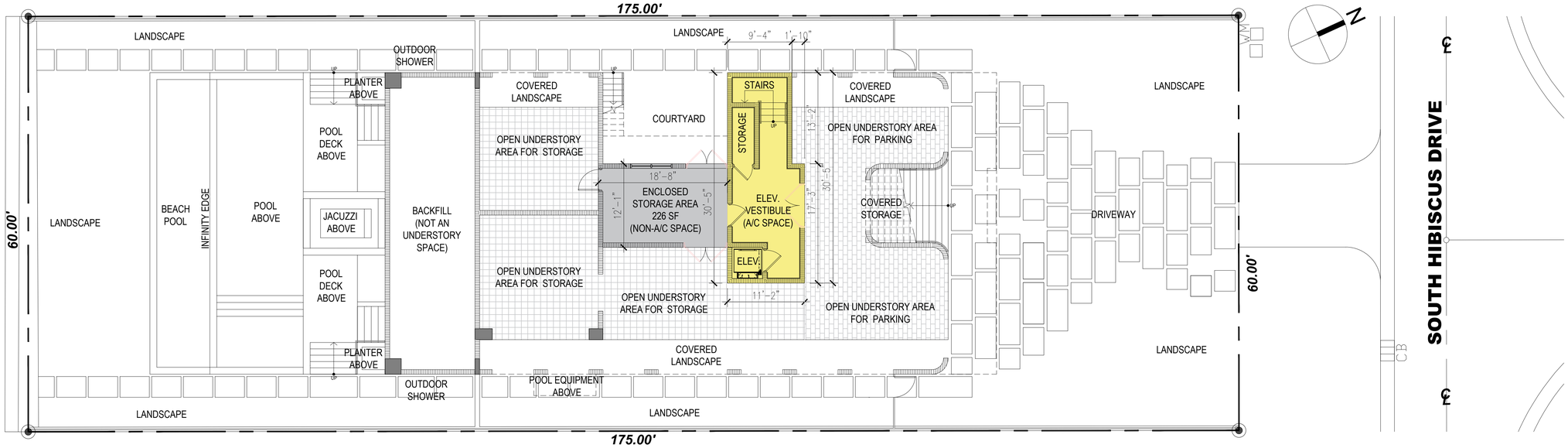
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SITE PLAN
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.4



UNIT SIZE = 316 SF (3% OF LOT AREA)

LOT AREA: 10,500 SF
MAXIMUM ALLOWED UNDERSTORY A/C SPACE: 525 SF (5% OF LOT AREA)

ENCLOSED STORAGE AREA (NON-A/C SPACE) = 226 SF

MAXIMUM ALLOWED: 600 SF

LOT SIZE	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF(0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01 UNDERSTORY LEVEL

STATE OF FLORIDA
JESTER PEREZ PIMIENTO
AR95044
REGISTERED ARCHITECT
DEC 11 2023

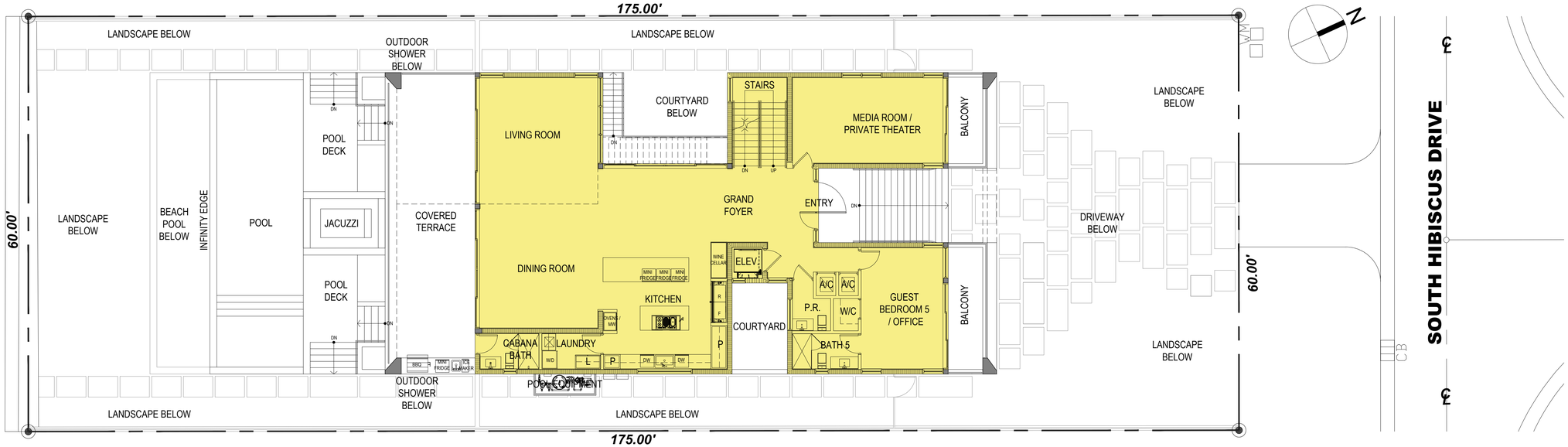
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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F.A.R./ UNIT SIZE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.5



UNIT SIZE = 2,438 SF

LOT SIZE	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF(0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01 FIRST LEVEL

STATE OF FLORIDA
LESTER PEREZ PEDRO
AR95944
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

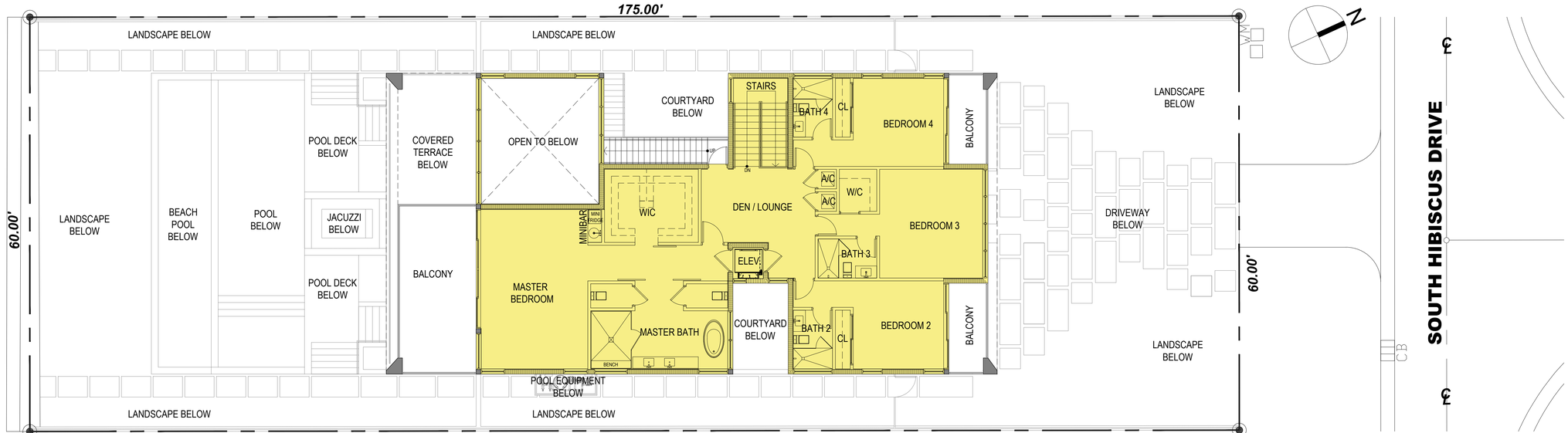
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F.A.R./ UNIT SIZE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.5.1



UNIT SIZE = 2,428 SF

LOT SIZE	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF(0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01	SECOND LEVEL

STATE OF FLORIDA
LESTER PAVEL PIVNIK
AR0015144
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

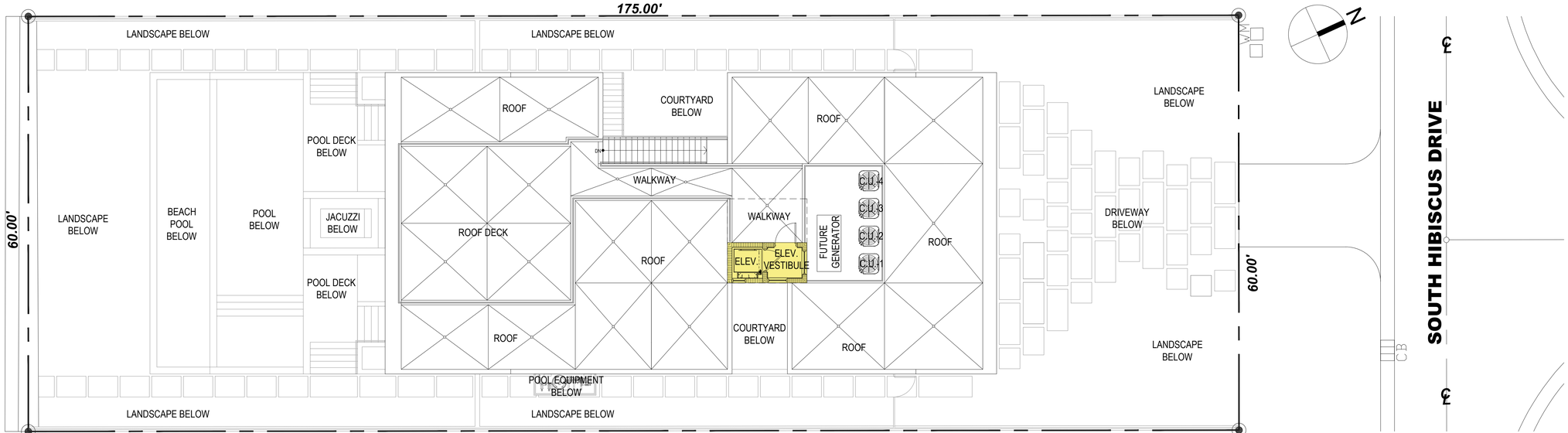
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F.A.R./ UNIT SIZE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.5.2



UNIT SIZE = 68 SF

LOT SIZE	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF(0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01	ROOF TERRACE

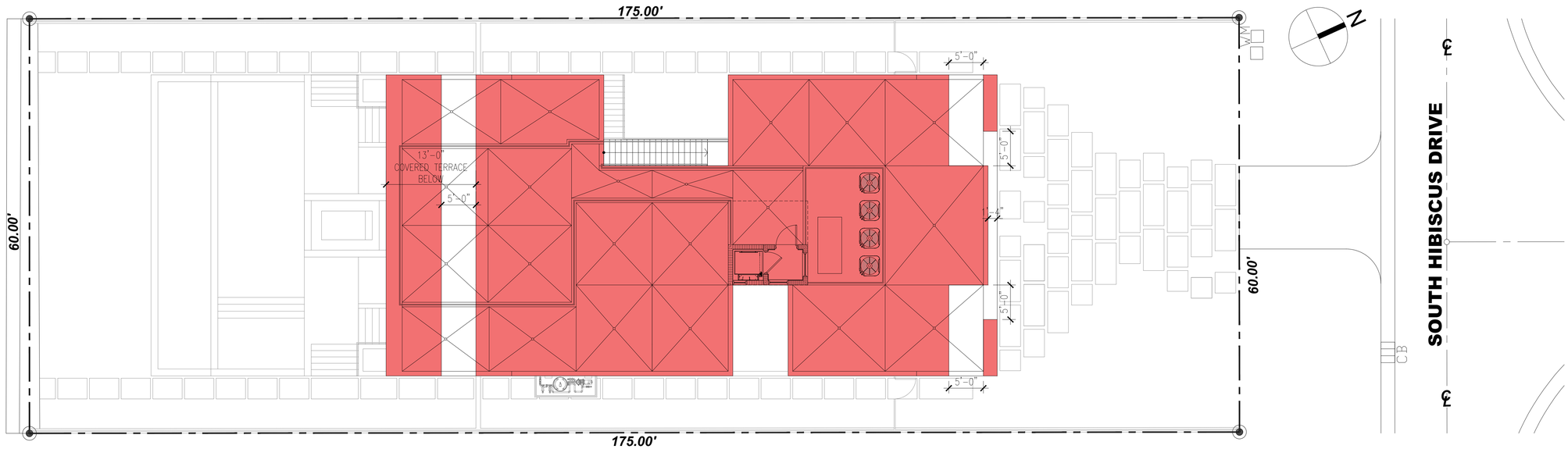
STATE OF FLORIDA
LESTER PEREZ PINTADO
AR95044
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

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F.A.R./ UNIT SIZE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"
A-1.5.3



LOT COVERAGE= 3,119 SF (29.7%)

LOT AREA: 10,500 SF
MAXIMUM ALLOWED LOT COVERAGE: 3,150 SF (30% OF LOT AREA)

01 LOT COVERAGE DIAGRAM

STATE OF FLORIDA
LESTER OLIVEZ PUJADO
AR95944
DEC 11 2023
REGISTERED ARCHITECT

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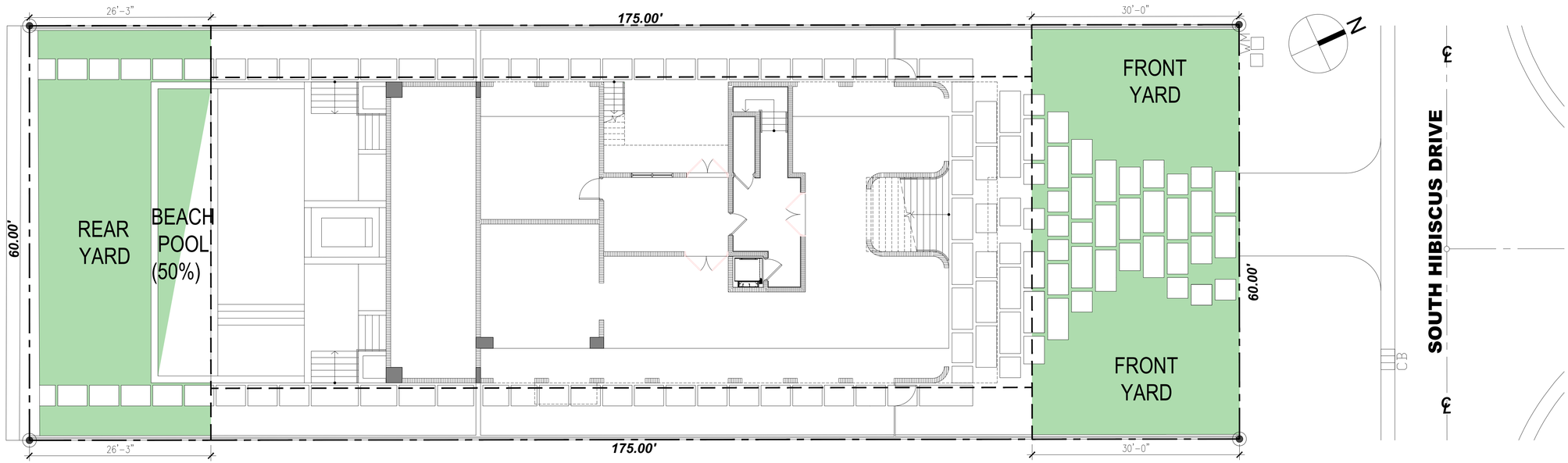
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ZONING DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.6



REAR YARD AREA: 1,575 sf
MINIMUM ALLOWED LANDSCAPE: 1,102 sf (70% of rear yard area)
PROPOSED REAR YARD LANDSCAPE AREA: 1,103 SF (70%)

FRONT YARD AREA: 1,800 SF
MINIMUM ALLOWED LANDSCAPE: 1,260 SF (70% of front yard area)
PROPOSED FRONT YARD LANDSCAPE AREA: 1,260 SF (70%)

01 LANDSCAPE AREA DIAGRAM

STATE OF FLORIDA
LESTER PEREZ PINERO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

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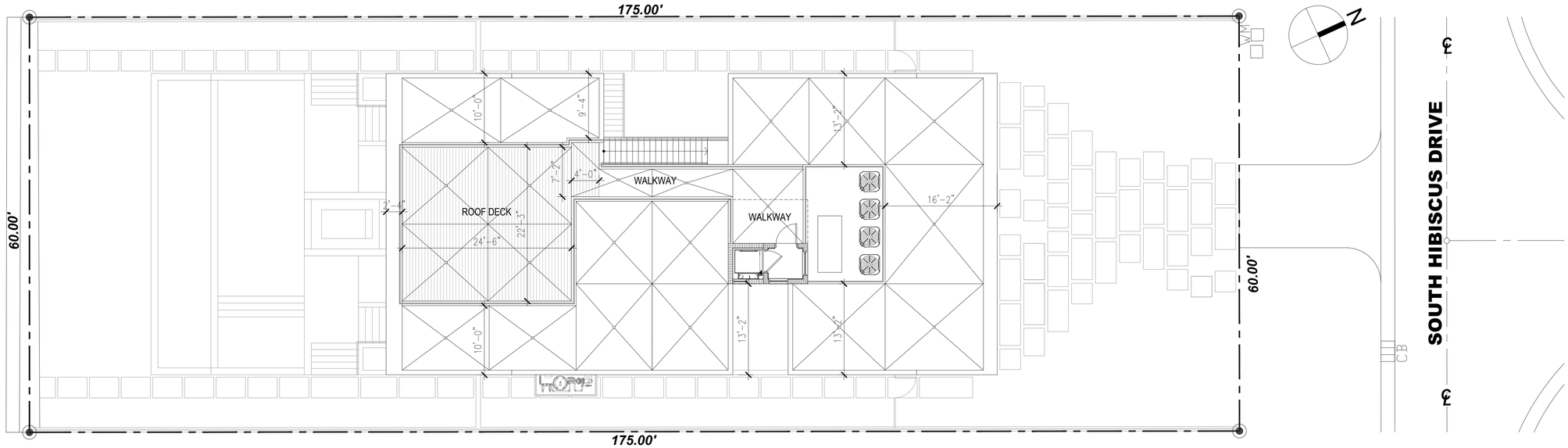
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LANDSCAPE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.7



ROOF DECK= 576 SF (23.7%)

SECOND LEVEL ENCLOSED AREA: 2,428 SF
MAX. ALLOWED ROOF DECK AREA: 607 SF
(25% OF ENCLOSED AREA BELOW)

01 ROOF DECK DIAGRAM

STATE OF FLORIDA
LESTER OLIVEIRA
AR95944
DEC 11 2023
REGISTERED ARCHITECT

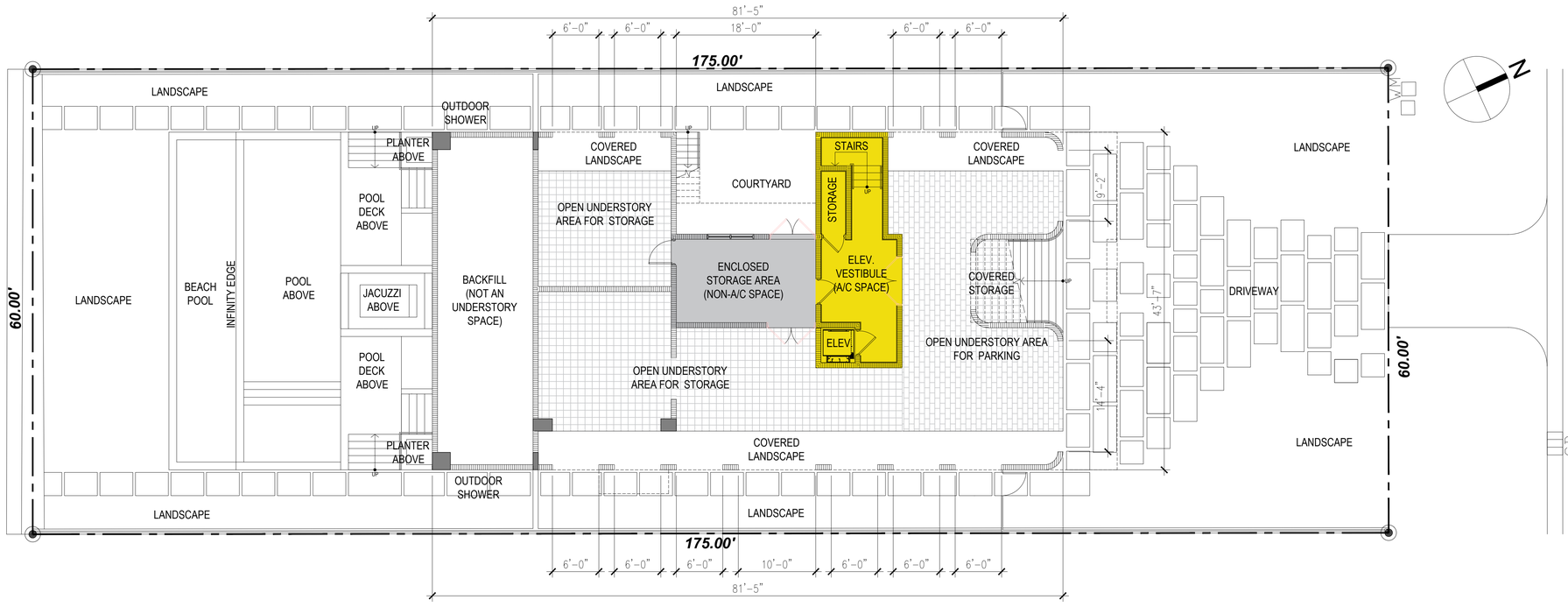
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ROOF DECK DIAGRAM
DATE: 12/11/2023
SCALE: 1/8"=1'-0"
A-1.8

LENGTH UNDERSTORY LEVEL WEST SIDE : 81'-5"
MINIMUM ALLOWED OPENINGS: 40'-9" (50% OF WEST SIDE)
TOTAL LENGTH OF WEST-SIDE OPENINGS: 42'-0"



LENGTH OF UNDERSTORY LEVEL NORTH FACADE: 43'-7"
MINIMUM ALLOWED OPENINGS: 21'-10" (50% of NORTH FACADE)
TOTAL LENGTH OF NORTH FACADE OPENINGS: 23'-6"

LENGTH UNDERSTORY LEVEL EAST SIDE : 81'-5"
MINIMUM ALLOWED OPENINGS: 40'-9" (50% OF EAST SIDE)
TOTAL LENGTH OF EAST-SIDE OPENINGS: 46'-0"

01	UNDERSTORY SIDE OPENINGS

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0059144
REGISTERED ARCHITECT
DEC 11 2023

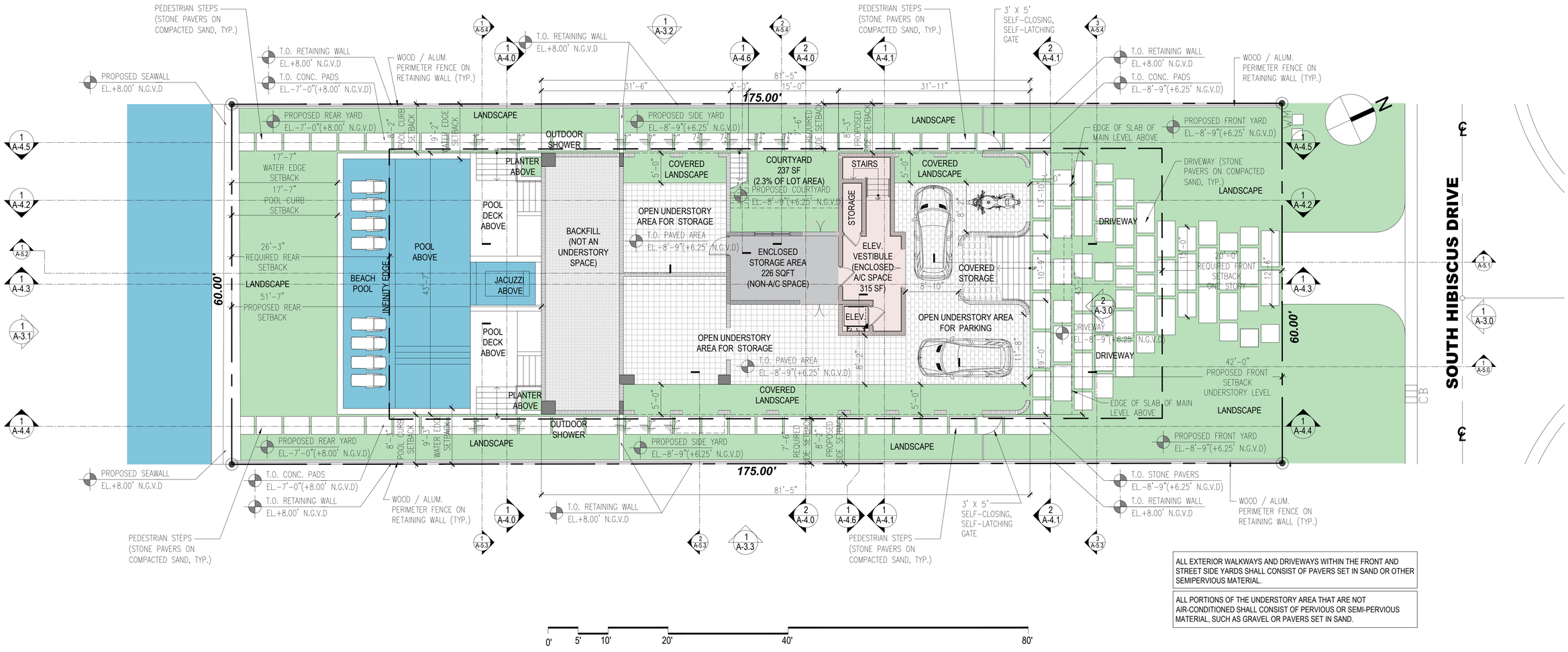
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UNDERSTORY SIDE OPENINGS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.9



ALL EXTERIOR WALKWAYS AND DRIVEWAYS WITHIN THE FRONT AND STREET SIDE YARDS SHALL CONSIST OF PAVERS SET IN SAND OR OTHER SEMIPERVIOUS MATERIAL.

ALL PORTIONS OF THE UNDERSTORY AREA THAT ARE NOT AIR-CONDITIONED SHALL CONSIST OF PERVIOUS OR SEMI-PERVIOUS MATERIAL, SUCH AS GRAVEL OR PAVERS SET IN SAND.

01 UNDERSTORY LEVEL

STATE OF FLORIDA
LESTER PEREZ PRADO
AR95944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

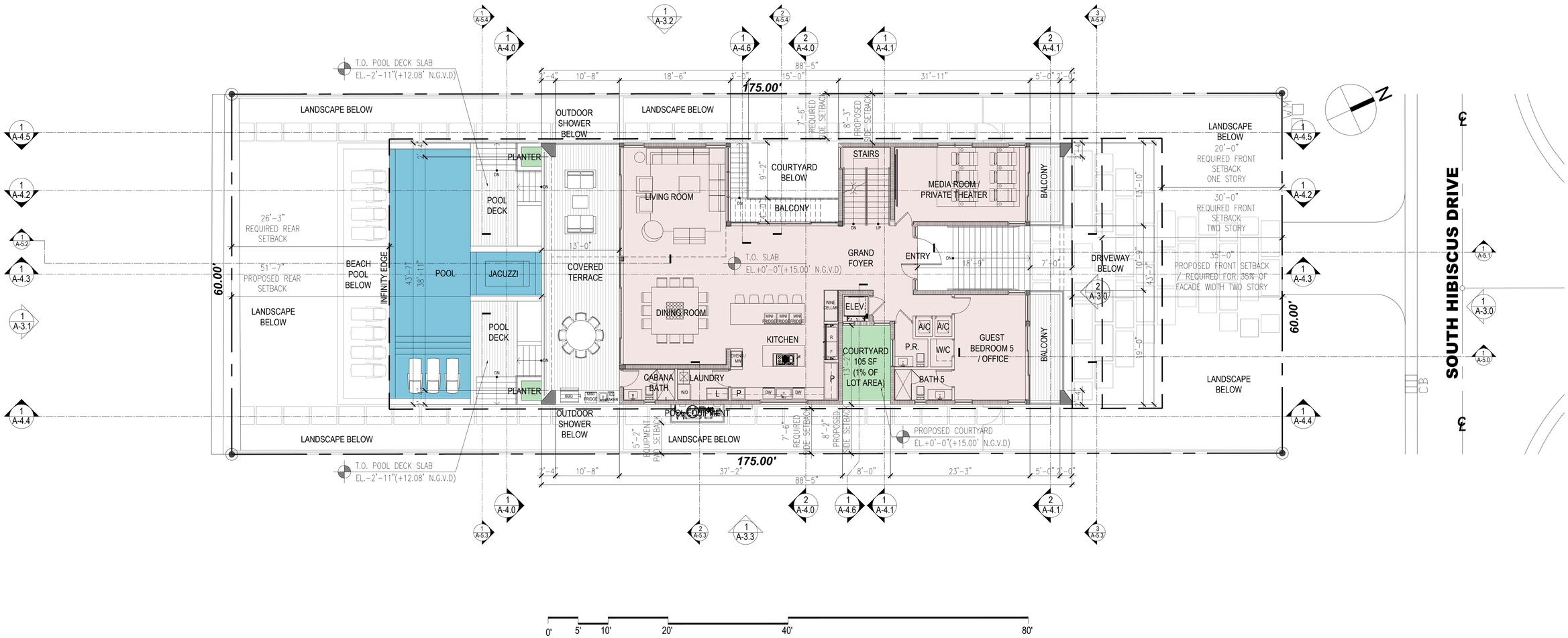
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UNDERSTORY LEVEL
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-2.1



01	FIRST LEVEL

140 S HIBISCUS VILLA

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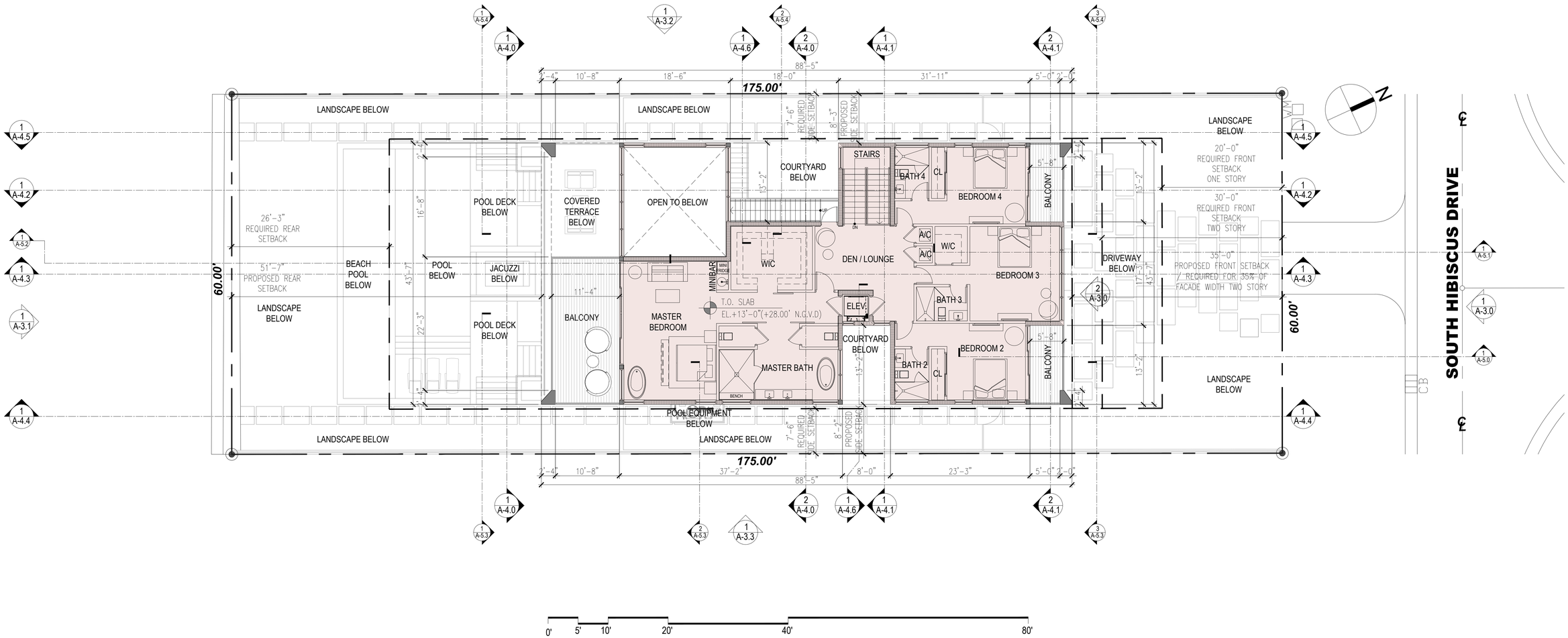
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STATE OF FLORIDA
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DEC 11 2023

FIRST LEVEL
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-2.2



01	SECOND LEVEL



140 S HIBISCUS VILLA

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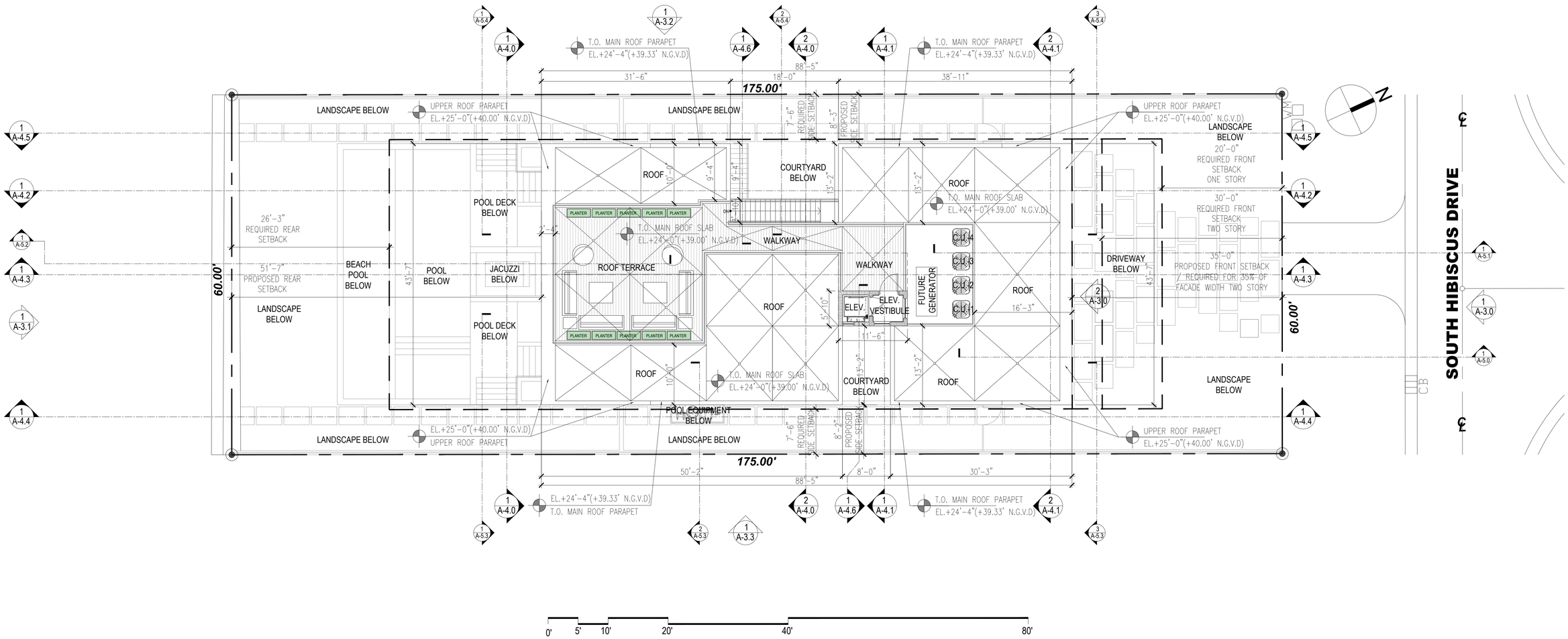
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SECOND LEVEL
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-2.3



01	ROOF TERRACE

STATE OF FLORIDA
LESTER PEREZ PINTADO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

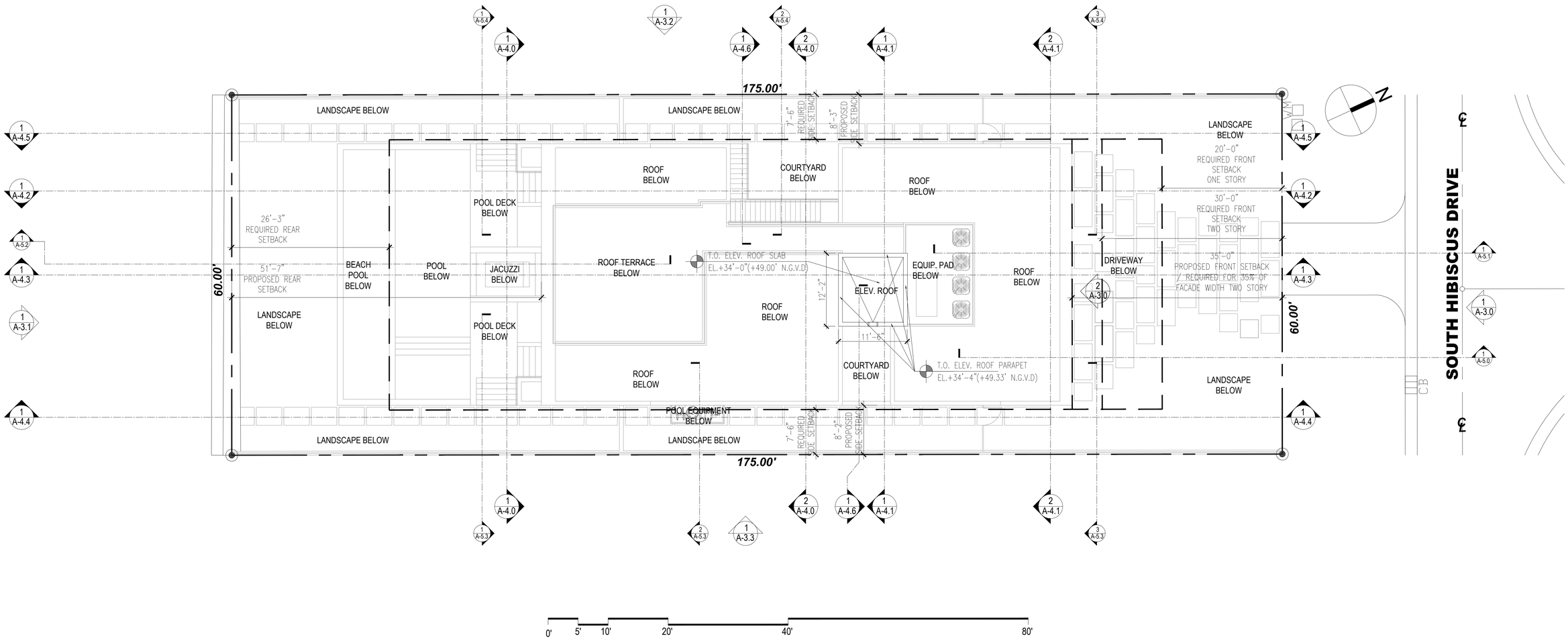
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140 S. HIBISCUS DRIVE
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ROOF TERRACE
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-2.4



01	ELEVATOR ROOF

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

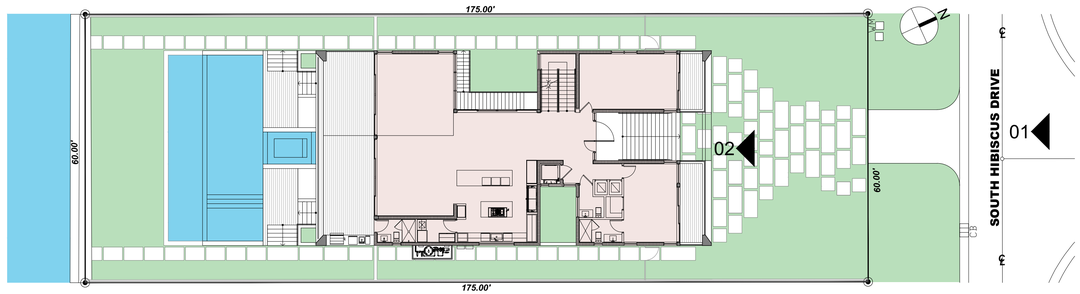
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ELEVATOR ROOF
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

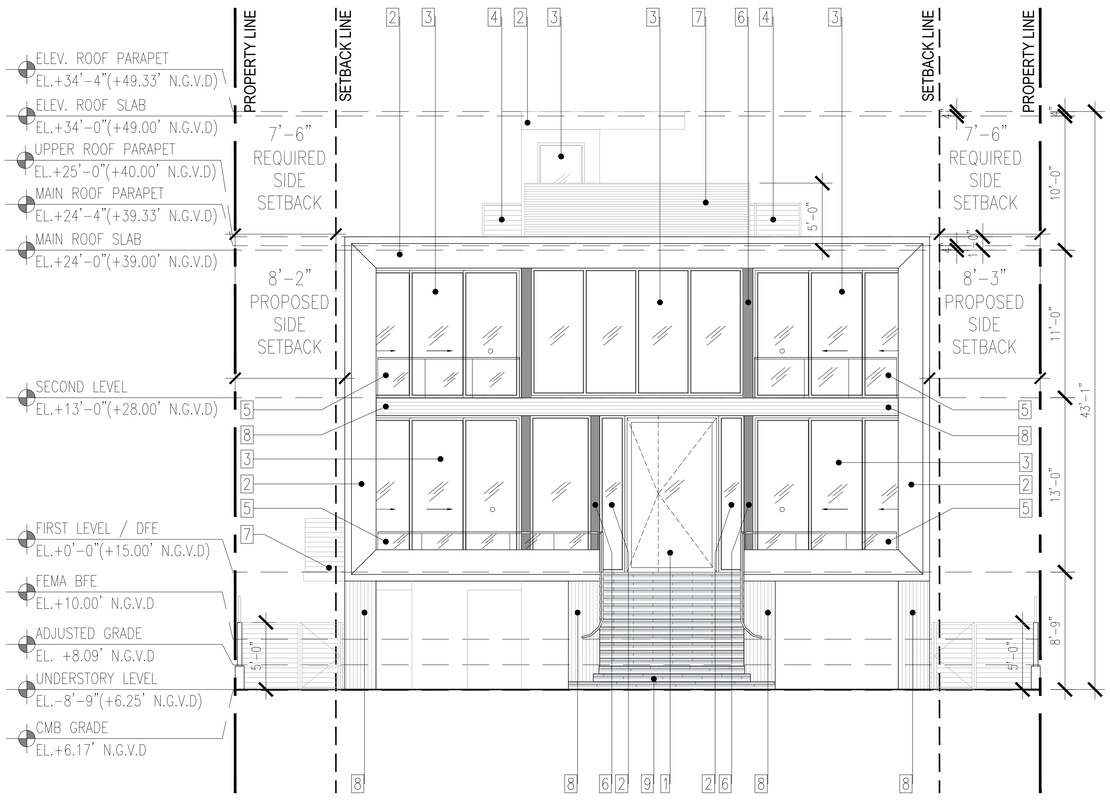
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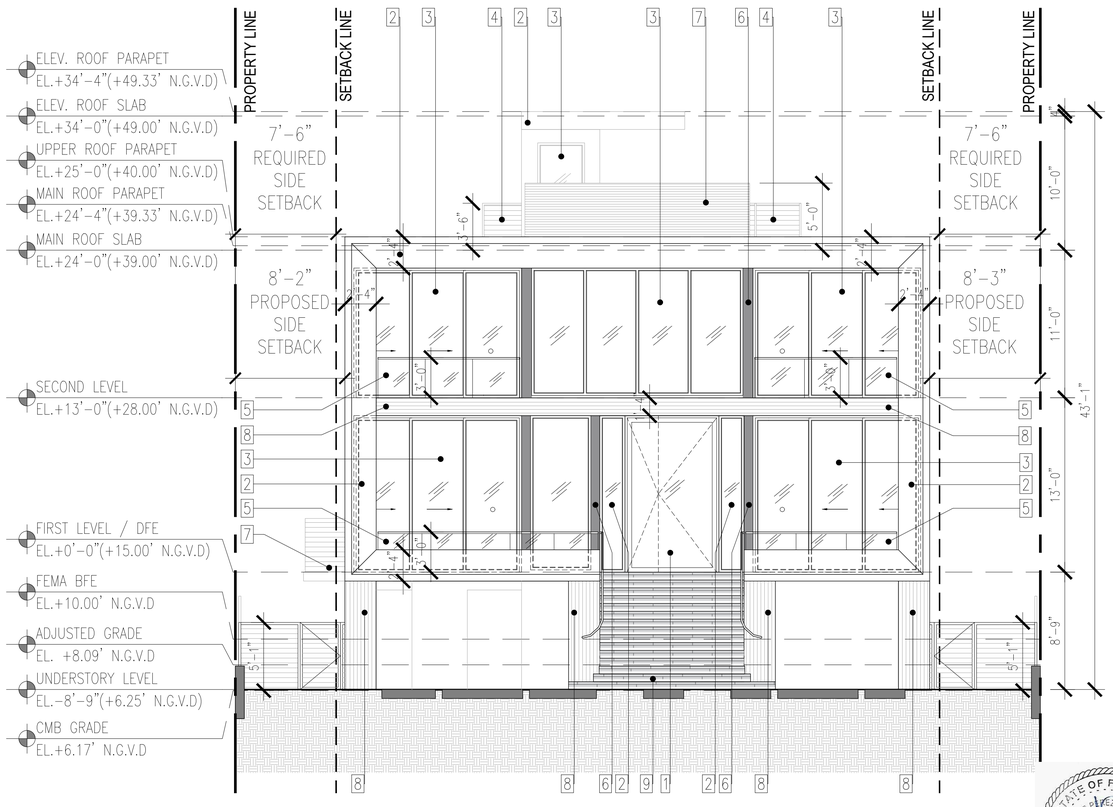
03 | KEYPLAN

FINISH LEGEND

1. ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2. SMOOTH STUCCO PAINTED FINISH
3. ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4. AVIATOR CABLE RAILING 42" A.F.F.
5. IMPACT RESISTANT GLASS RAILING 36" A.F.F.
6. STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
7. ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE SLAB
8. ORNAMENTAL HORIZONTAL AND VERTICAL WOOD / RESYSTA CLADDING
9. STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 | NORTHEAST / FRONT ELEVATION / STREET VIEW



02 | NORTHEAST / FRONT ELEVATION

STATE OF FLORIDA
LESTER PEREZ PINARO
AR95044
DEC 11 2023
REGISTERED ARCHITECT

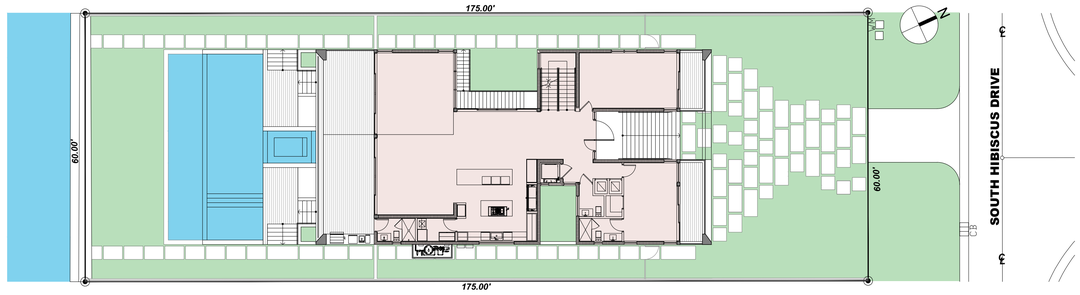
140 S HIBISCUS VILLA

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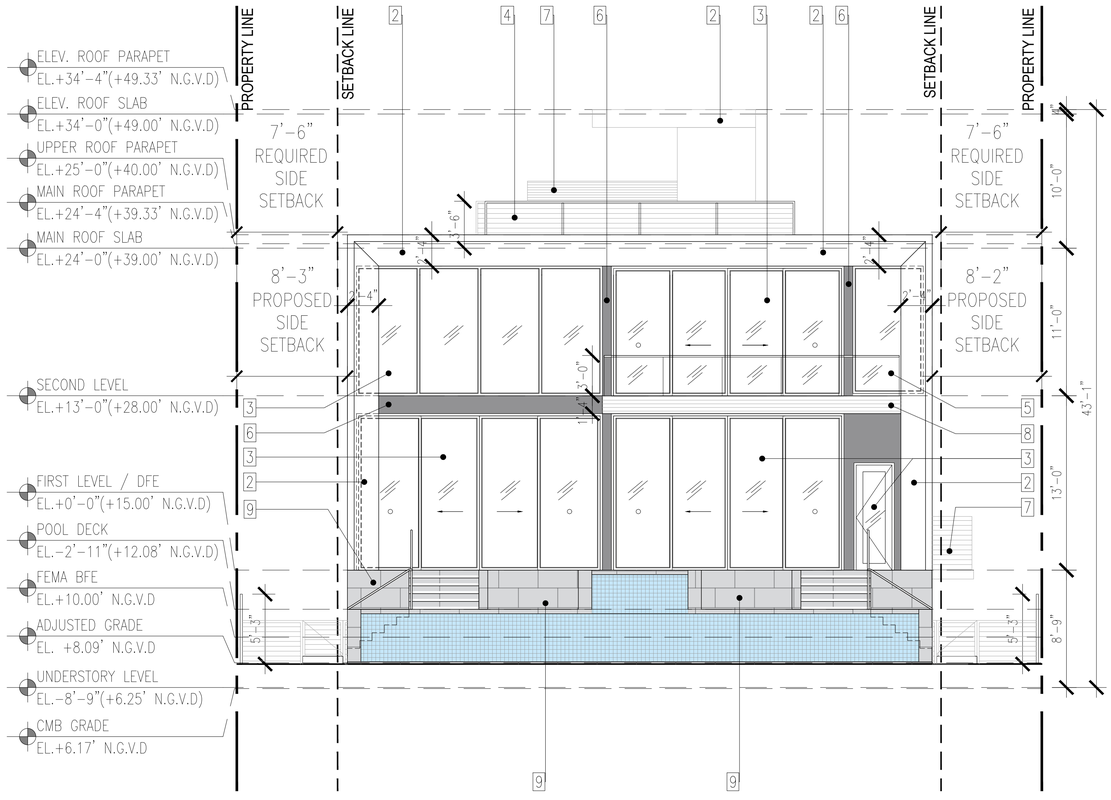
EXTERIOR ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-3.0



02 KEYPLAN

FINISH LEGEND

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2	SMOOTH STUCCO PAINTED FINISH
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8	ORNAMENTAL HORIZONTAL AND VERTICAL WOOD / RESYSTA CLADDING
9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 SOUTHWEST / REAR ELEVATION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0019044
DEC 11 2023
REGISTERED ARCHITECT

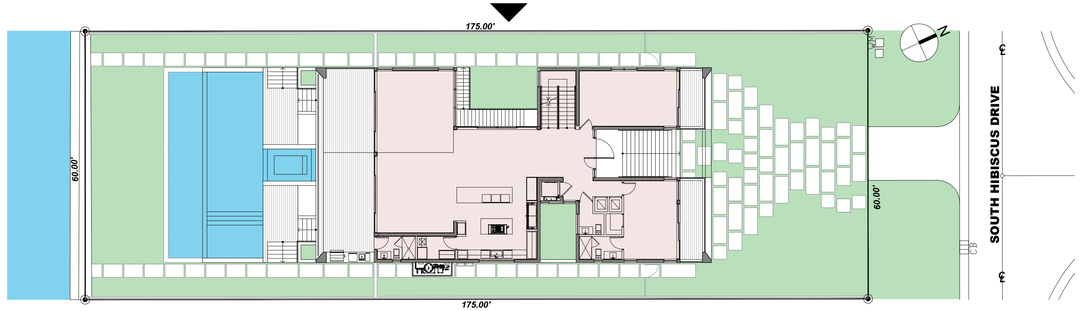
140 S HIBISCUS VILLA

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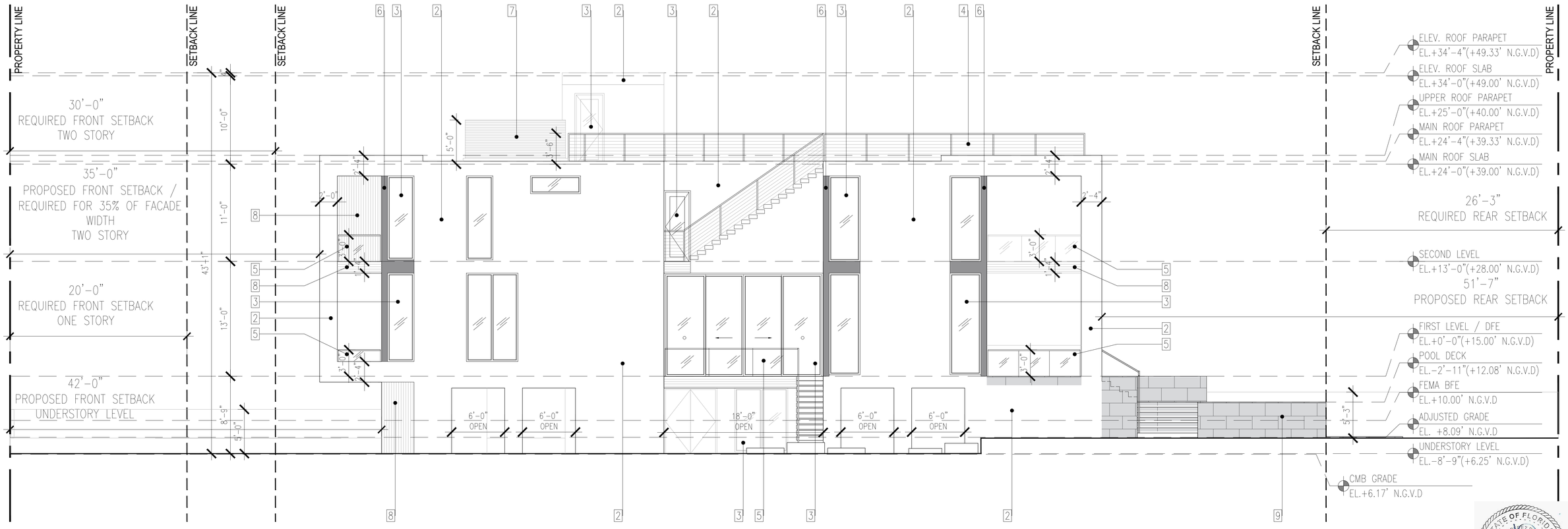
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SCALE: 3/16"=1'-0"
A-3.1



02 KEYPLAN

FINISH LEGEND

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9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 NORTHWEST / SIDE ELEVATION

STATE OF FLORIDA
ESTEBAN PEREZ PIZARRO
AR0059444
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

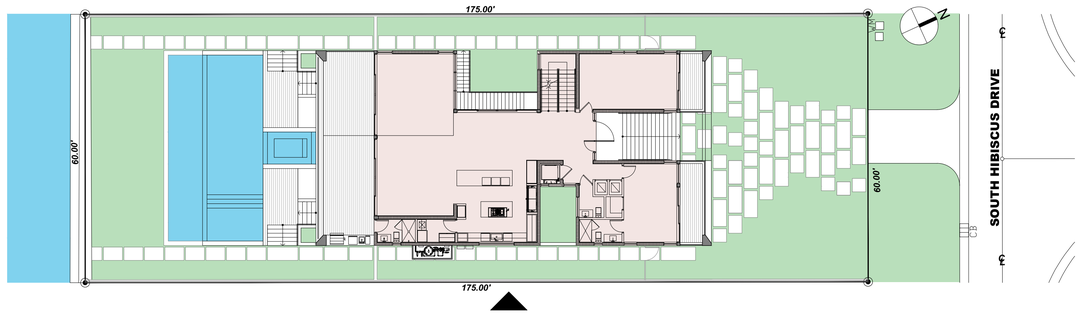
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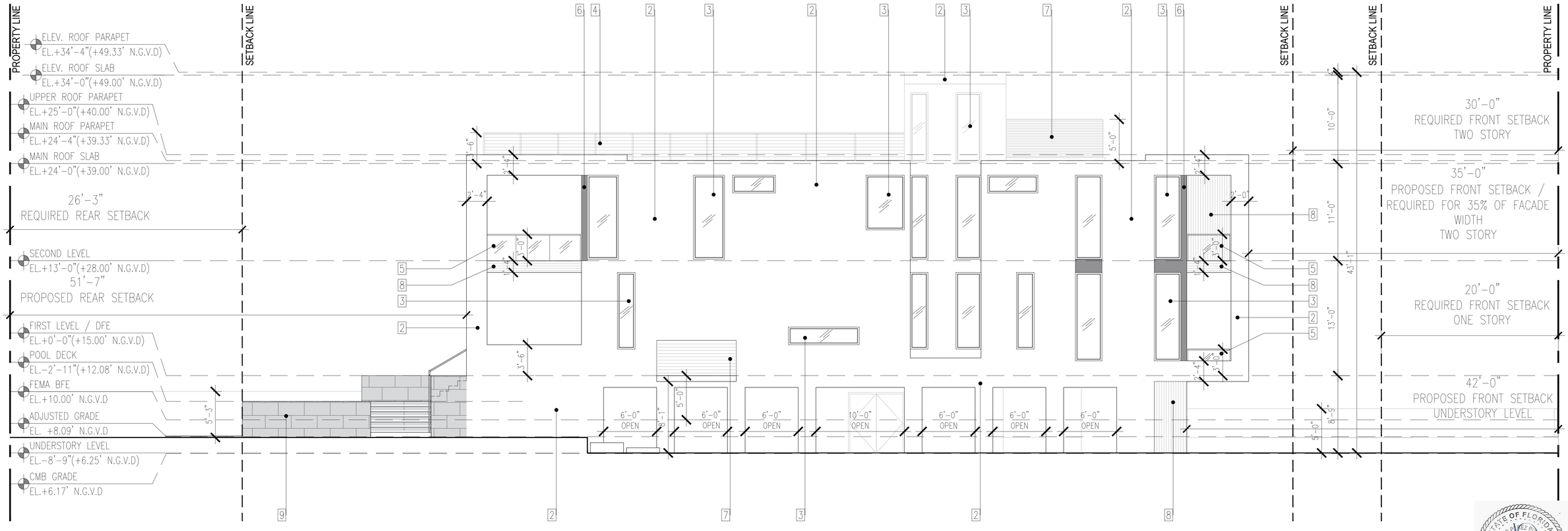
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02 KEYPLAN

FINISH LEGEND

1. ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
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9. STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 SOUTHEAST / SIDE ELEVATION

STATE OF FLORIDA
LESTER PEREZ PUMARIO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

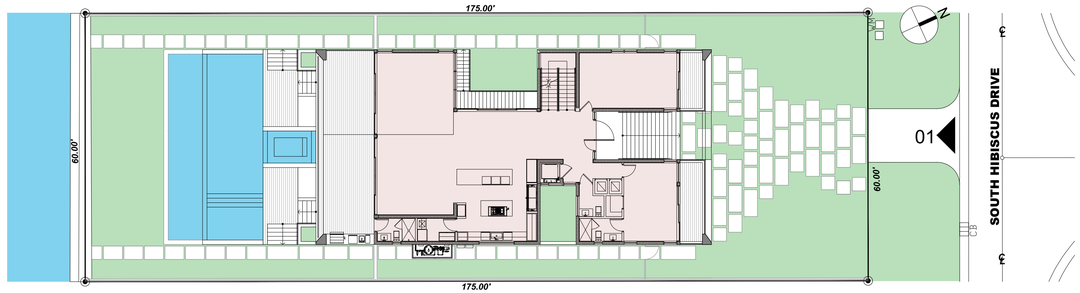
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EXTERIOR ELEVATIONS
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SCALE: 3/16"=1'-0"

A-3.3



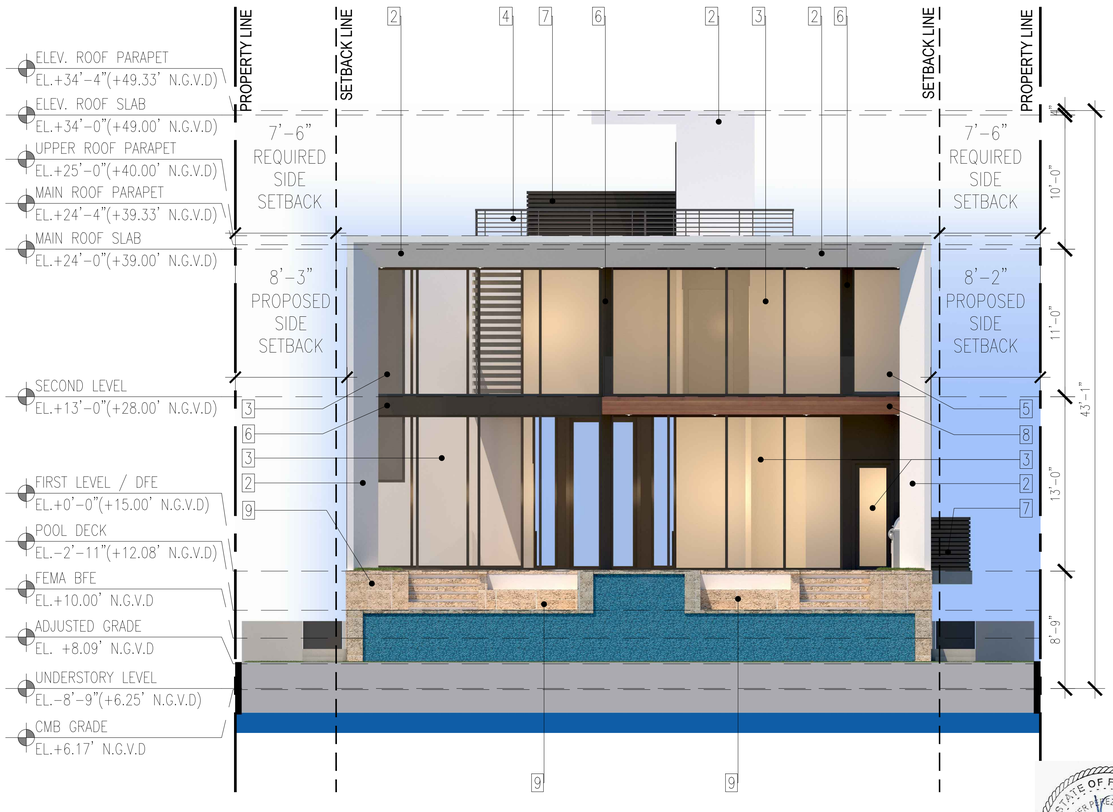
03 KEYPLAN

FINISH LEGEND

1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
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01 NORTHEAST / FRONT ELEVATION / STREET VIEW



02 SOUTHWEST / REAR ELEVATION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

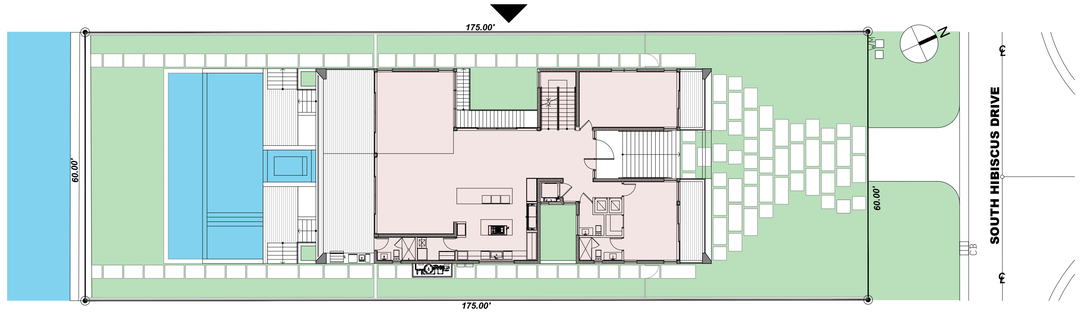
140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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ARCHITECTURE+DESIGN
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RENDERED ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-3.4



02 KEYPLAN

FINISH LEGEND

1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	IMPACT RESISTANT GLASS RAILING 36" A.F.F.
6	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE SLAB
8	ORNAMENTAL HORIZONTAL AND VERTICAL WOOD / RESYSTA CLADDING
9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 NORTHWEST / SIDE ELEVATION

STATE OF FLORIDA
JAVIER PEREZ PIZARRO
AR0019344
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

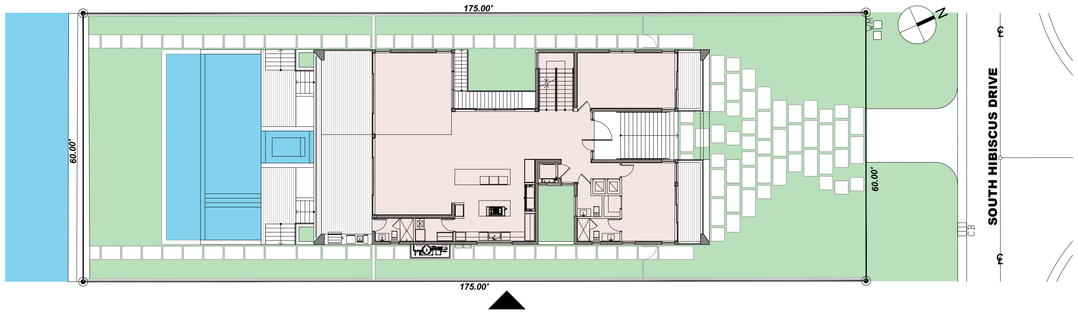
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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RENDERED ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-3.5



02 KEYPLAN

FINISH LEGEND

1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	IMPACT RESISTANT GLASS RAILING 36" A.F.F.
6	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE SLAB
8	ORNAMENTAL HORIZONTAL AND VERTICAL WOOD / RESYSTA CLADDING
9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND



01 SOUTHEAST / SIDE ELEVATION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015044
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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RENDERED ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-3.6



FINISH LEGEND

1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	IMPACT RESISTANT GLASS RAILING 36" A.F.F.
6	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE SLAB
8	ORNAMENTAL HORIZONTAL AND VERTICAL WOOD / RESYSTA CLADDING
9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND

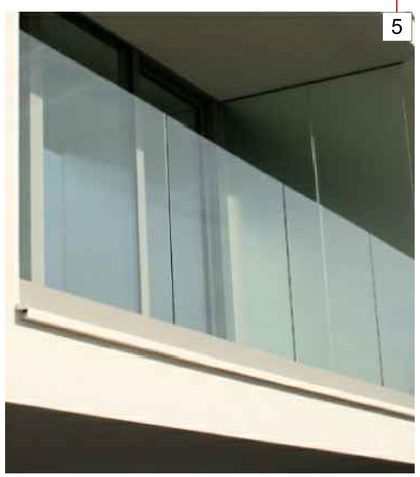
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SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

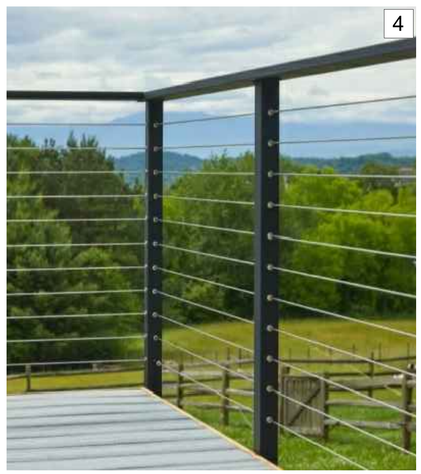
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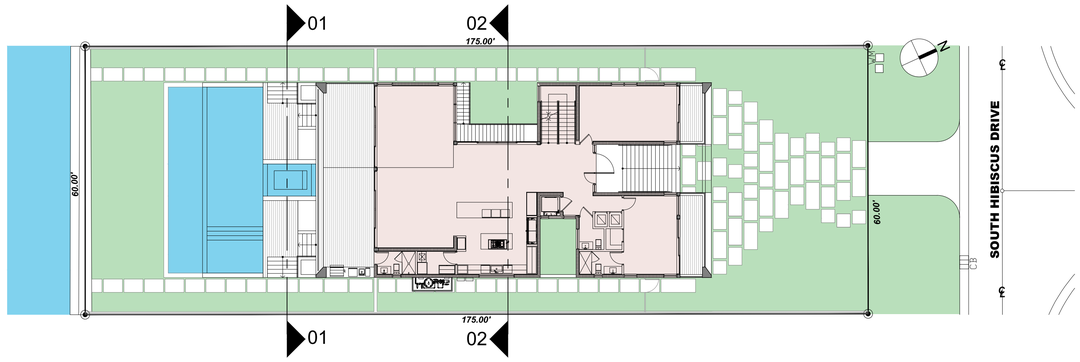
STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0019044
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

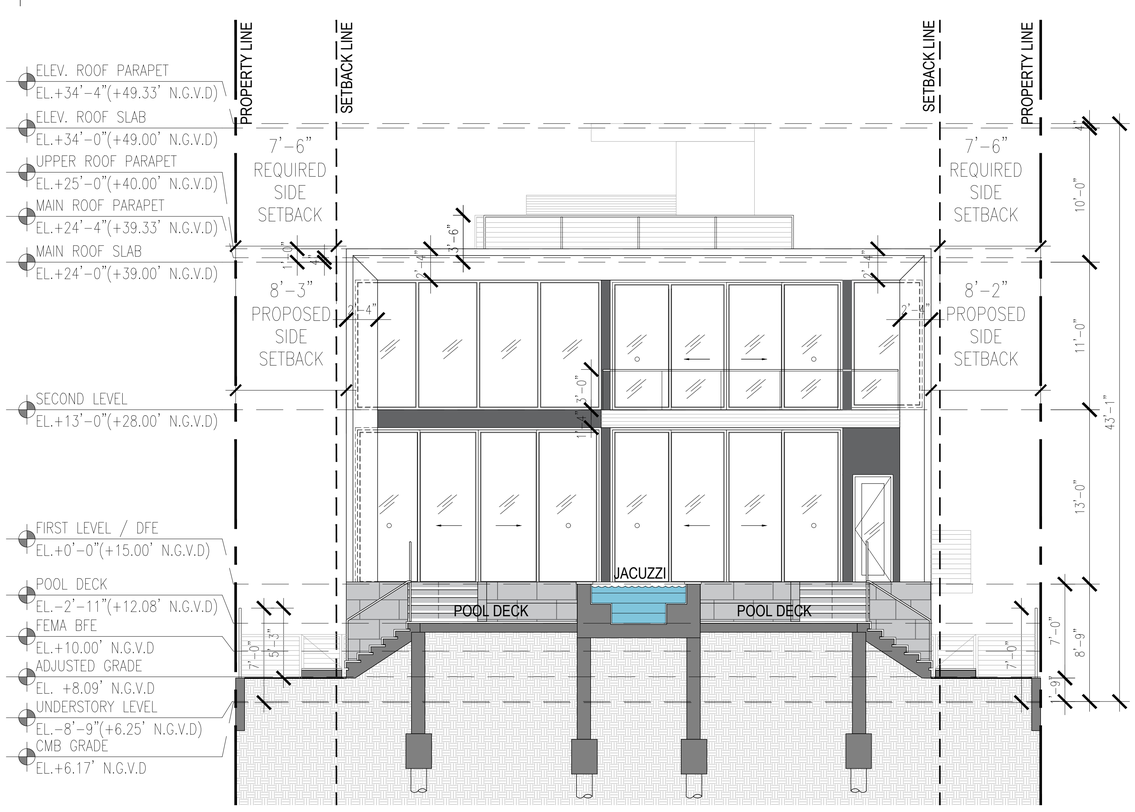
140 S. HIBISCUS DRIVE
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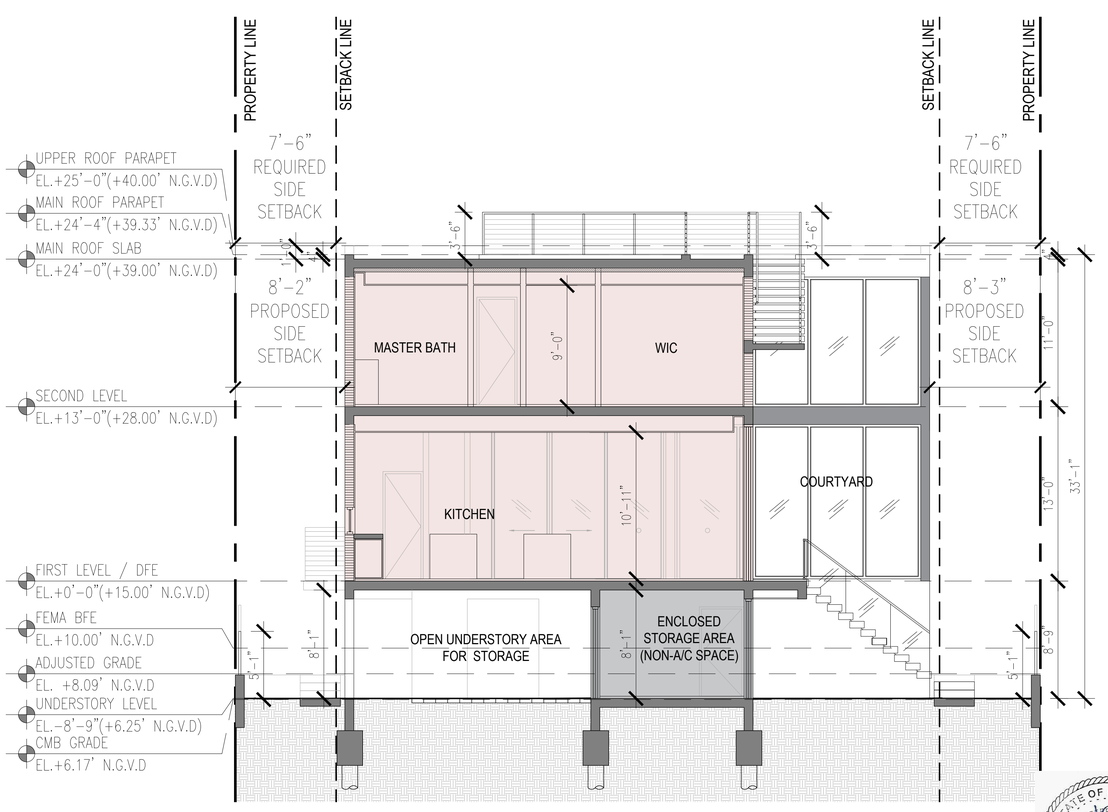
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DATE: 12/11/2023
SCALE: NTS
A-3.7



03 | KEYPLAN



01 | POOL DECK SECTION



02 | COURTYARD SECTION



140 S HIBISCUS VILLA

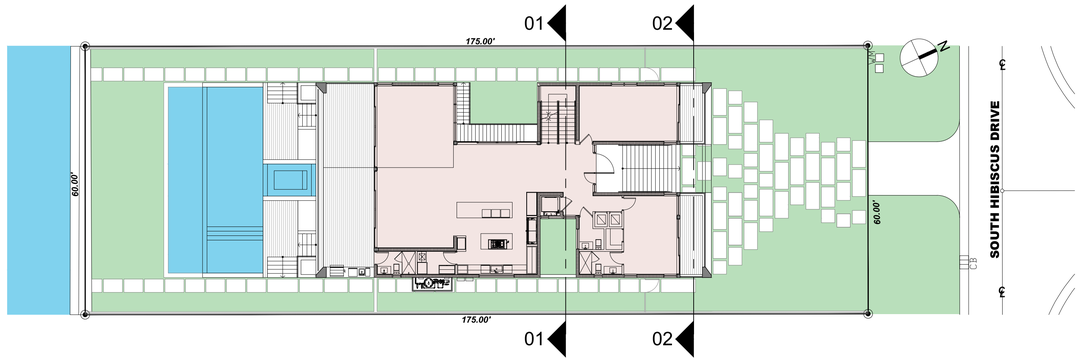
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

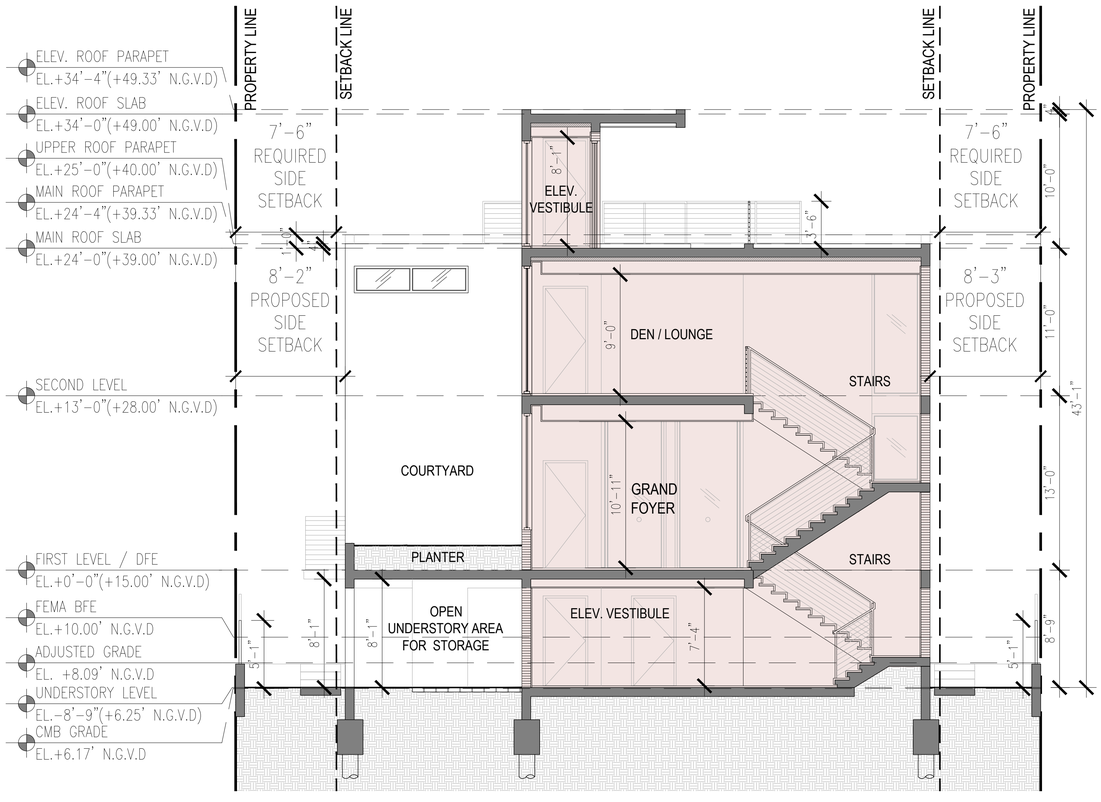
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SECTIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

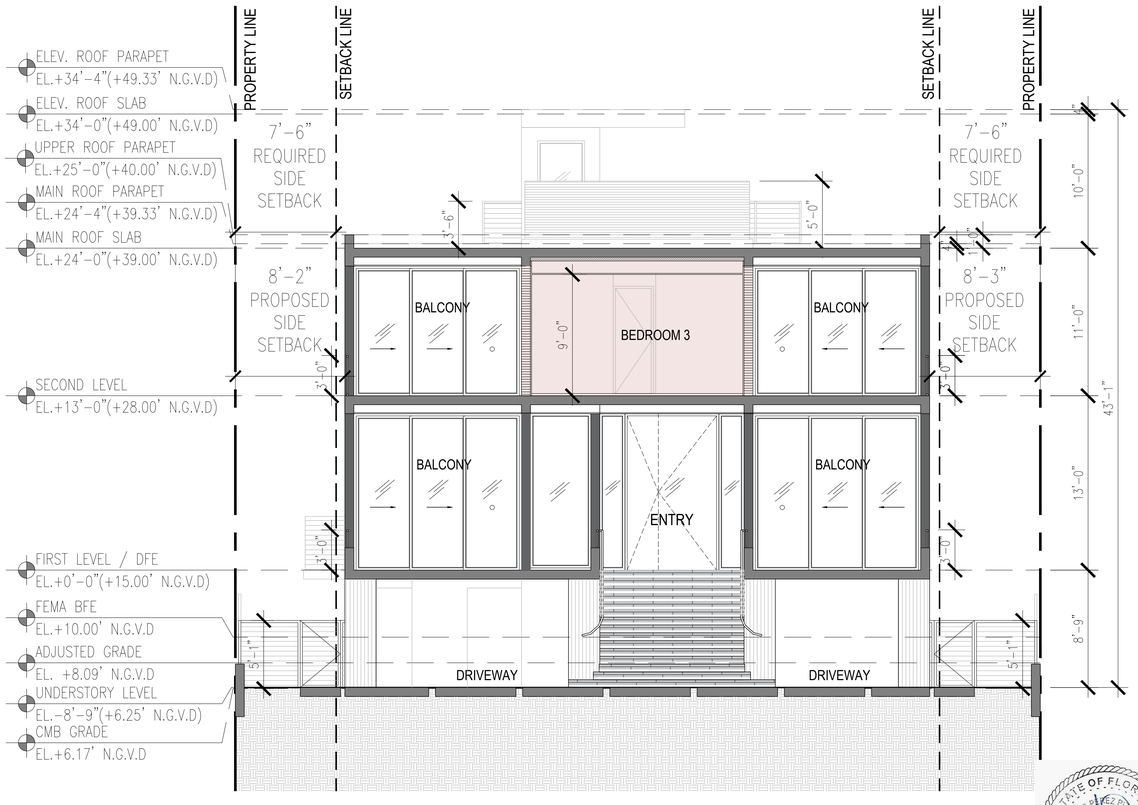
A-4.0



03 | KEYPLAN



01 | MAIN STAIRS SECTION



02 | DRIVEWAY SECTION

STATE OF FLORIDA
LESTER E. PEREZ PINARO
AR0019411
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

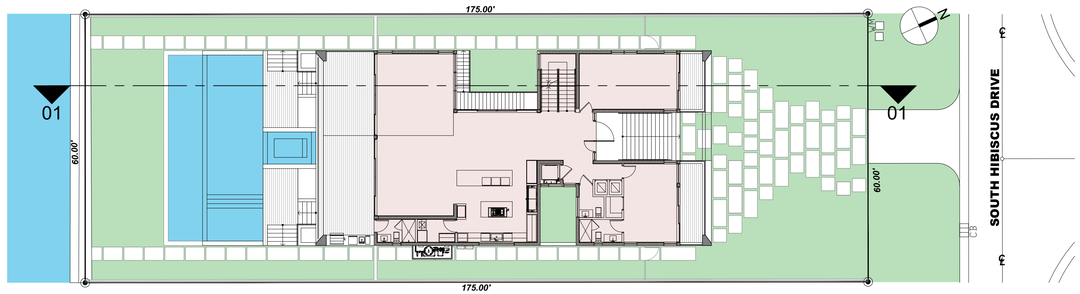
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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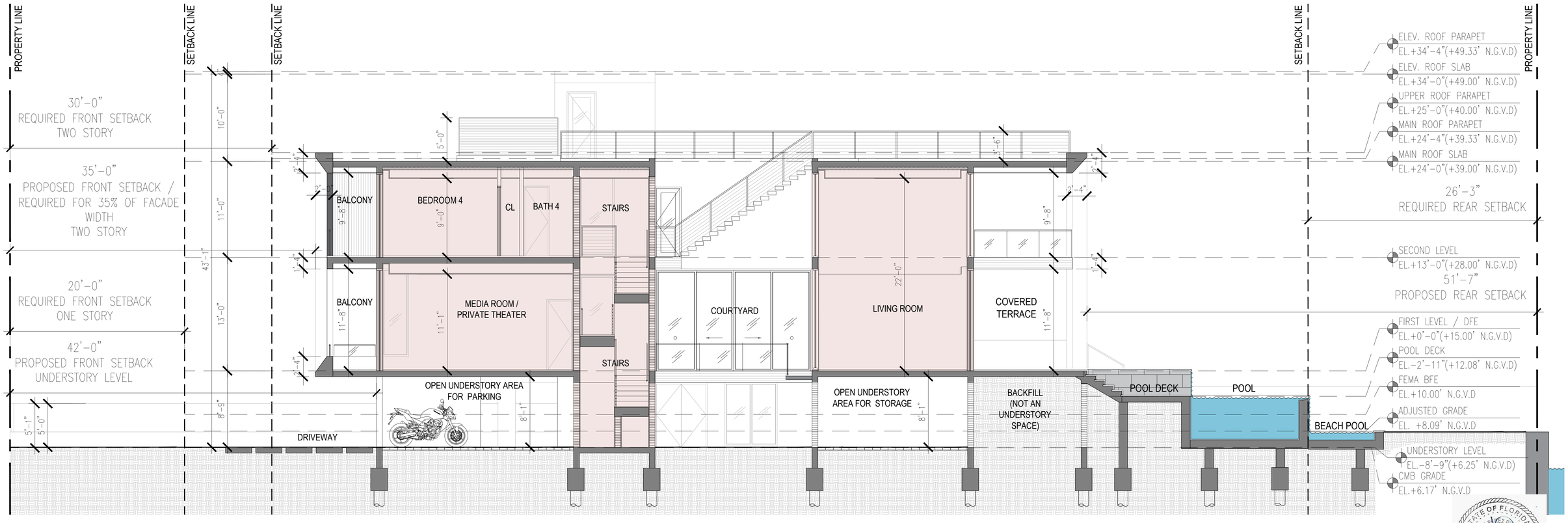
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SECTIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.1



02 KEYPLAN



01 LONGITUDINAL SECTION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

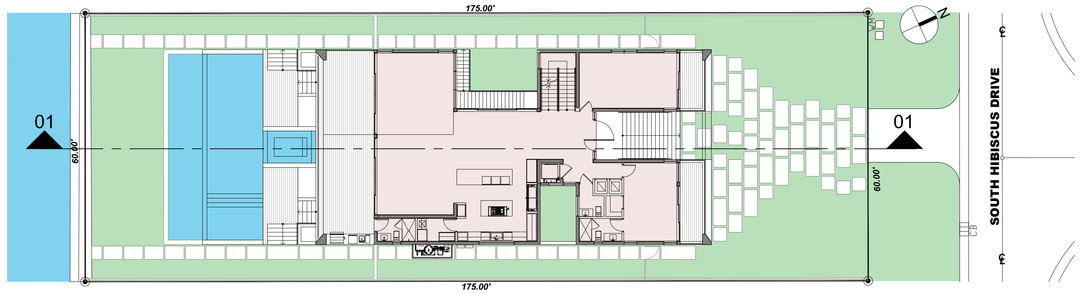
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

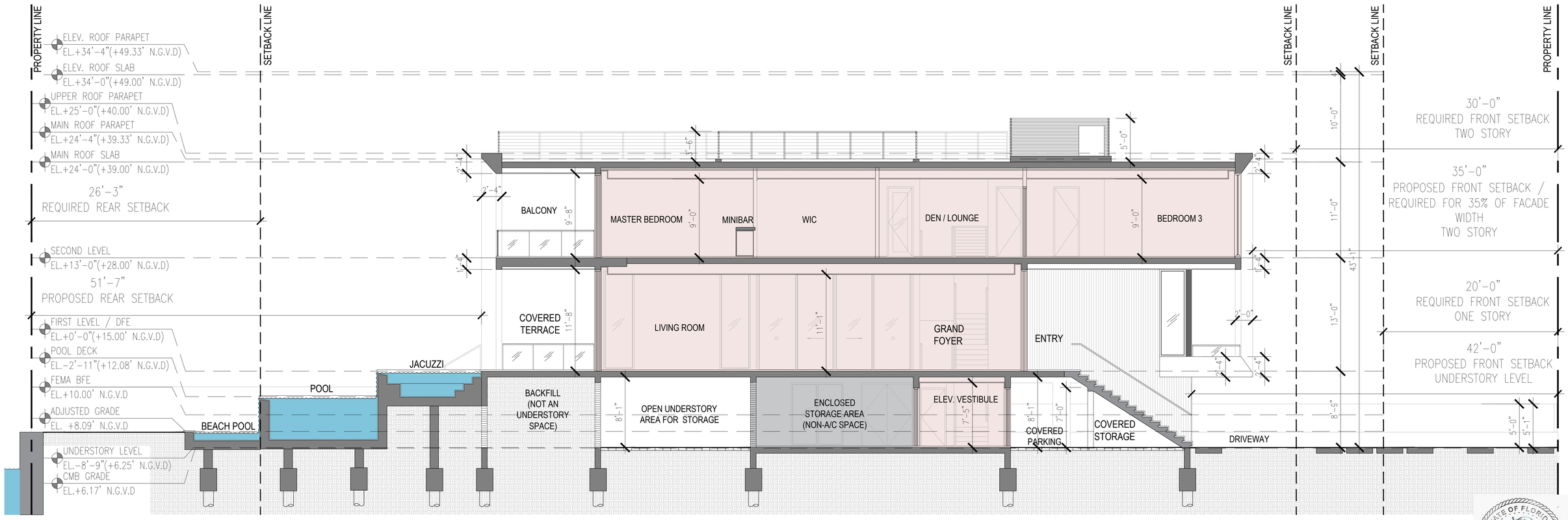
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.2



02 | KEYPLAN



01 | LONGITUDINAL SECTION



140 S HIBISCUS VILLA

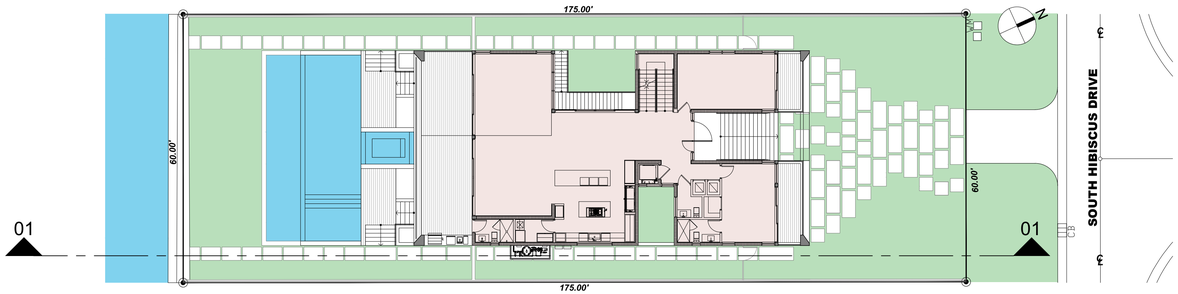
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

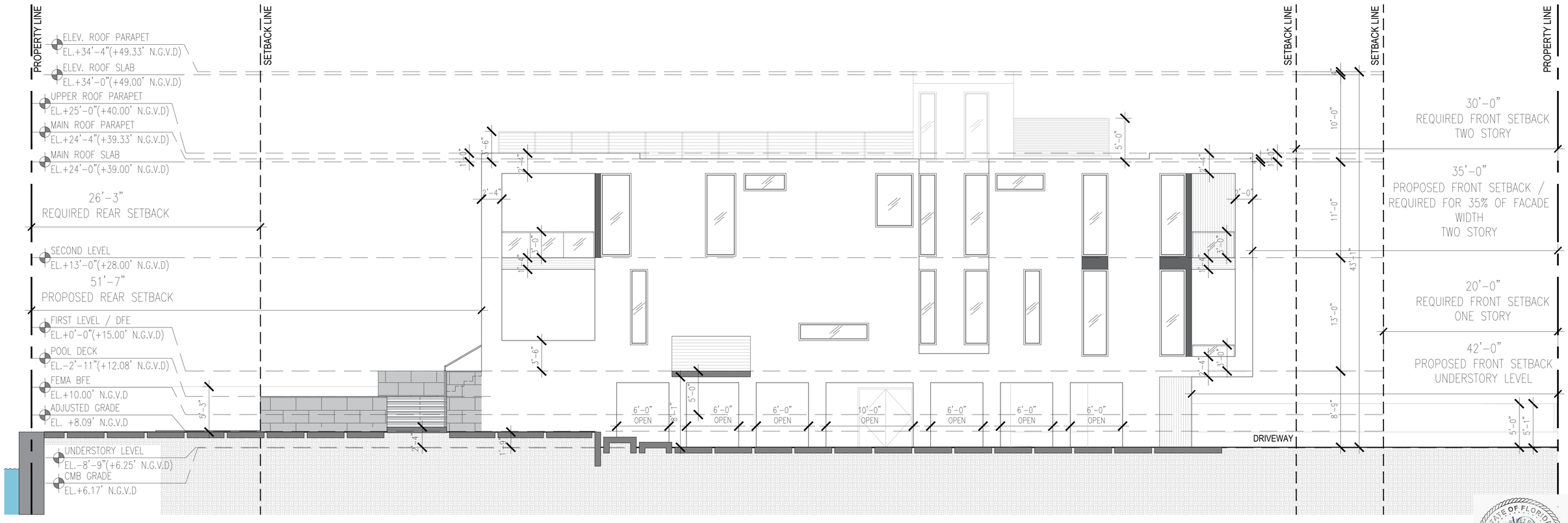
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.3



02 KEYPLAN



01 LONGITUDINAL SECTION

STATE OF FLORIDA
ESTEBAN LOPEZ PUMARO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

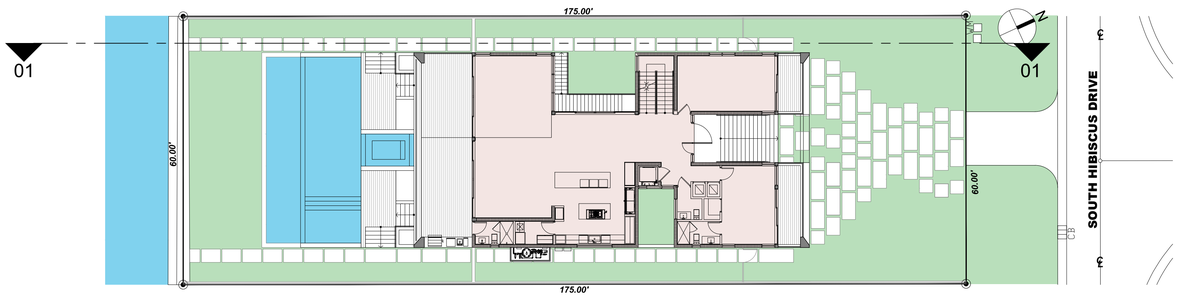
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

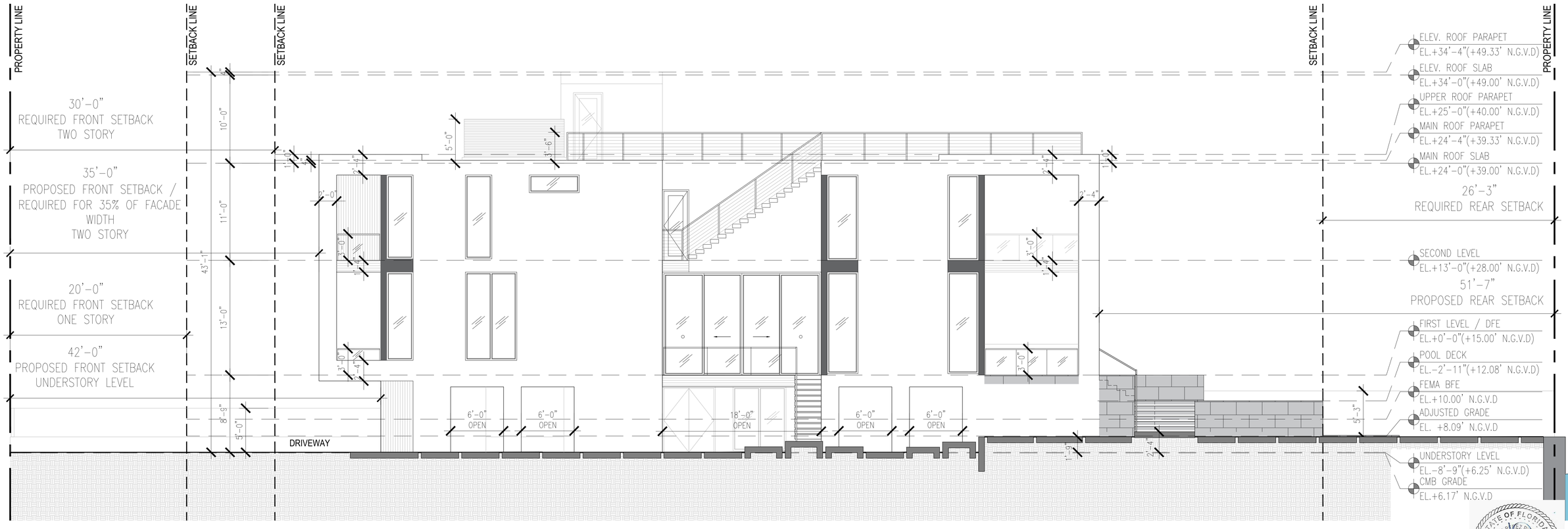
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.4



02 | KEYPLAN



01 | LONGITUDINAL SECTION

STATE OF FLORIDA
LESTER PEREZ PUMARO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

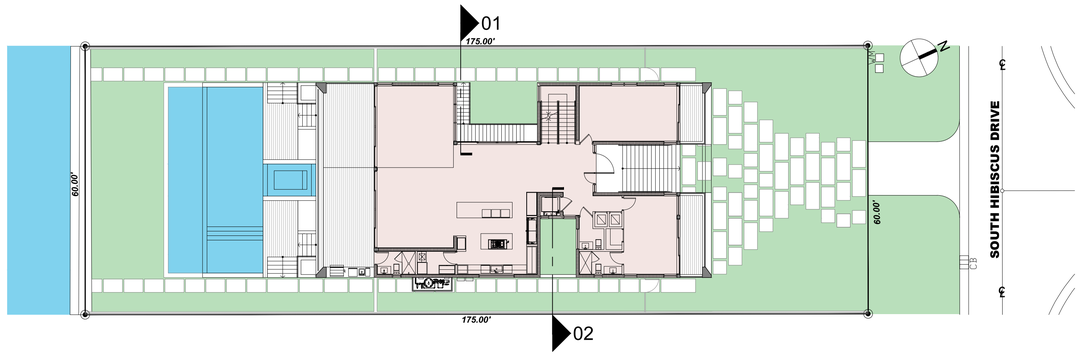
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

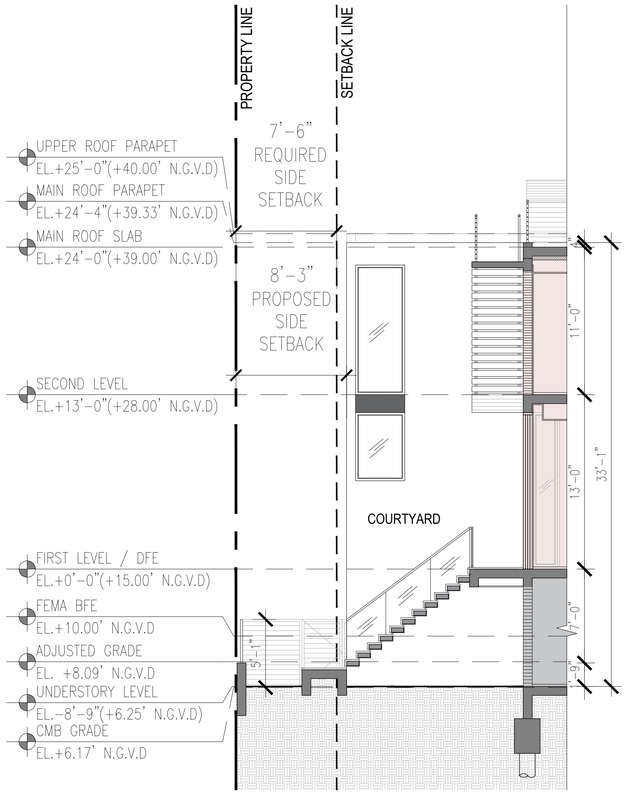
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SECTION
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SCALE: 3/16"=1'-0"

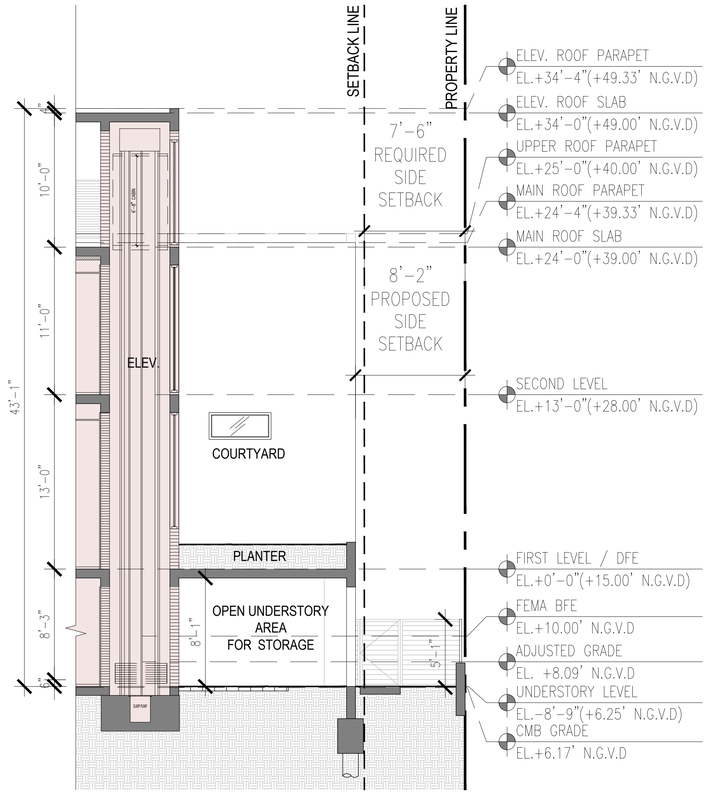
A-4.5



03 | KEYPLAN



01 | COURTYARD SECTION



02 | COURTYARD SECTION

STATE OF FLORIDA
LESTER PEREZ PUMARO
AR95944
REGISTERED ARCHITECT
DEC 11 2023

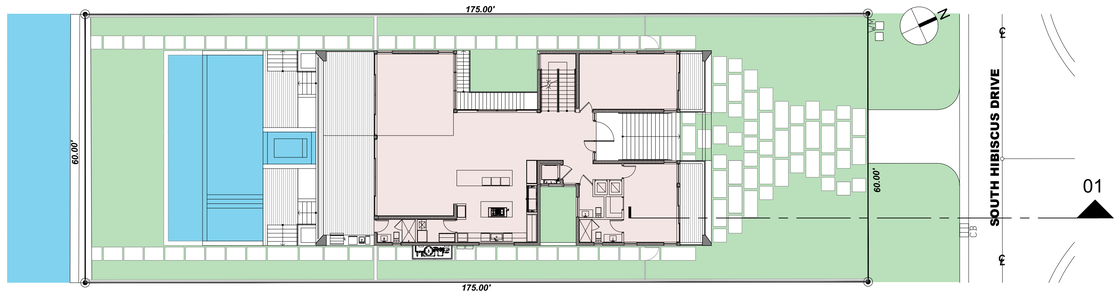
140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

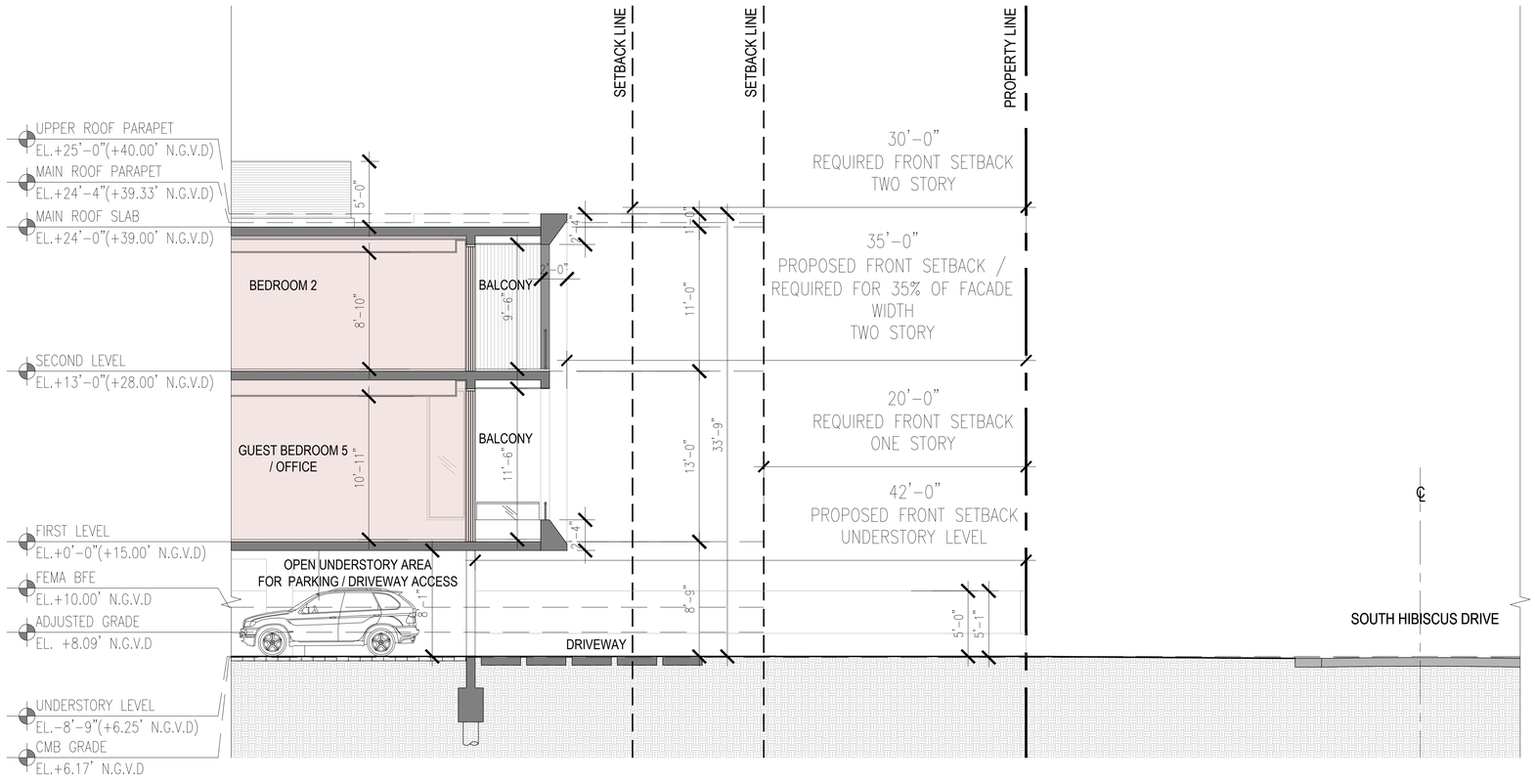
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MIAMI BEACH, FLORIDA 33139

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SECTIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-4.6



02 | KEYPLAN



01 | FRONT YARD SECTION



140 S HIBISCUS VILLA

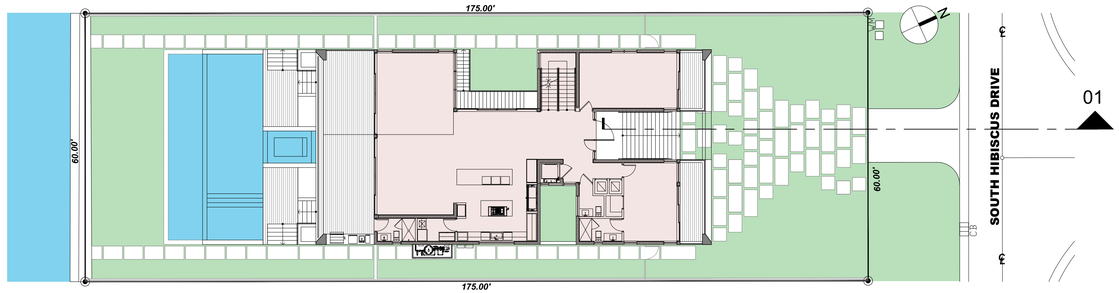
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

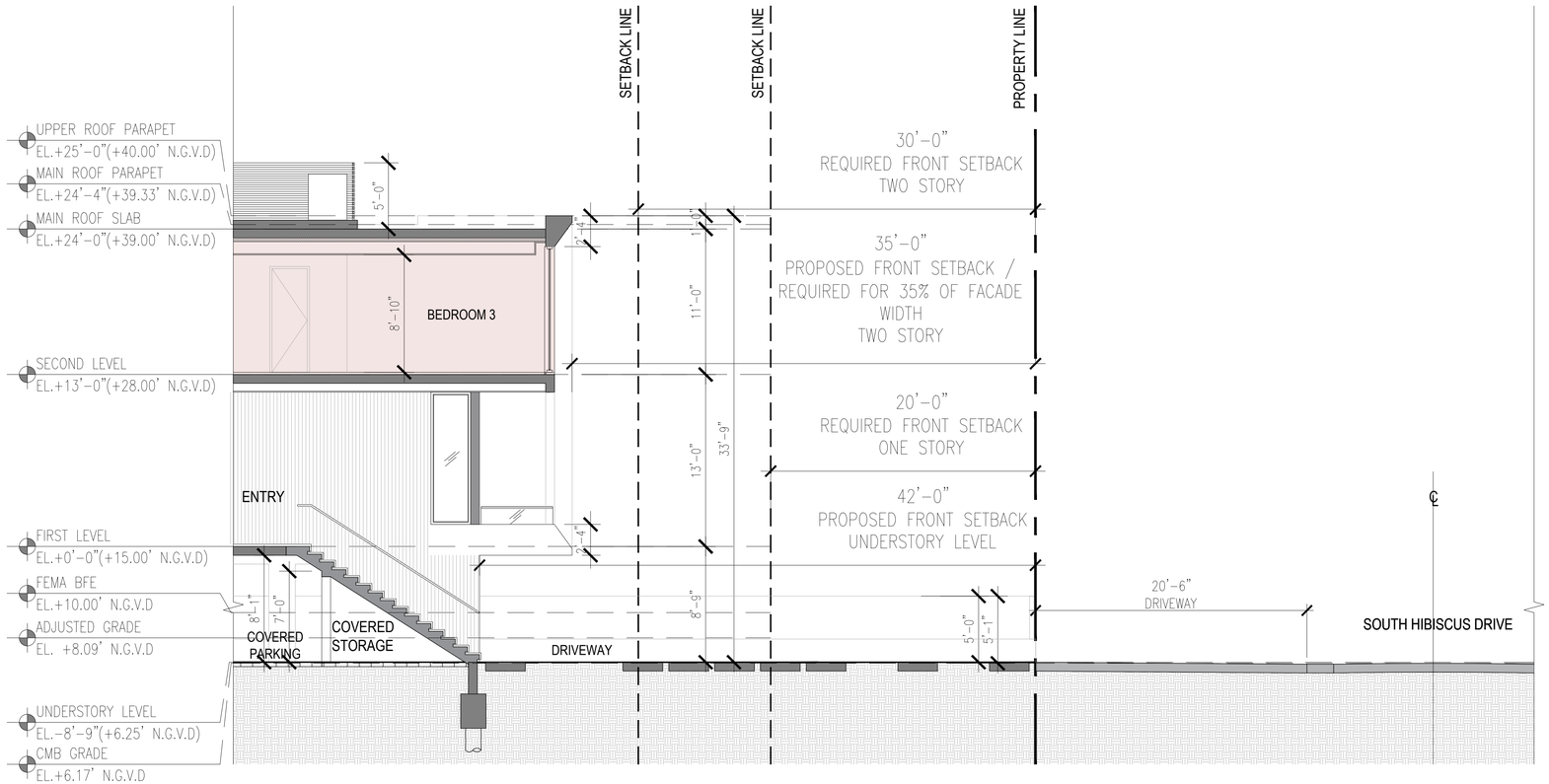
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YARD SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-5.0



02 | KEYPLAN



01 | DRIVEWAY SECTION

STATE OF FLORIDA
ESTER RAMIREZ RICARDO
AR0059444
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

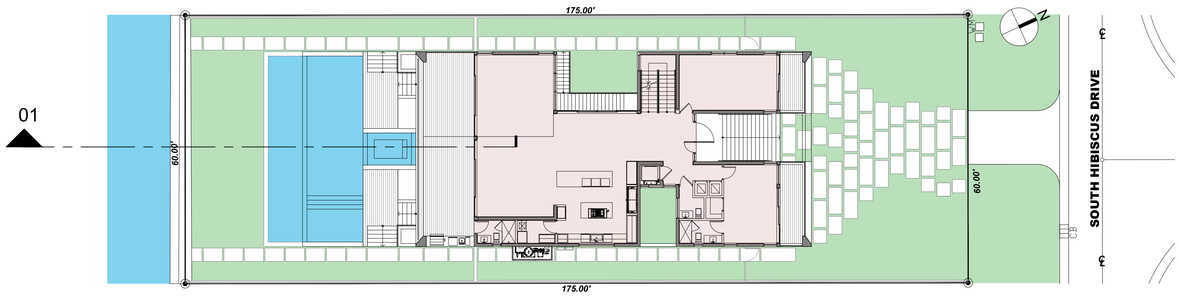
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

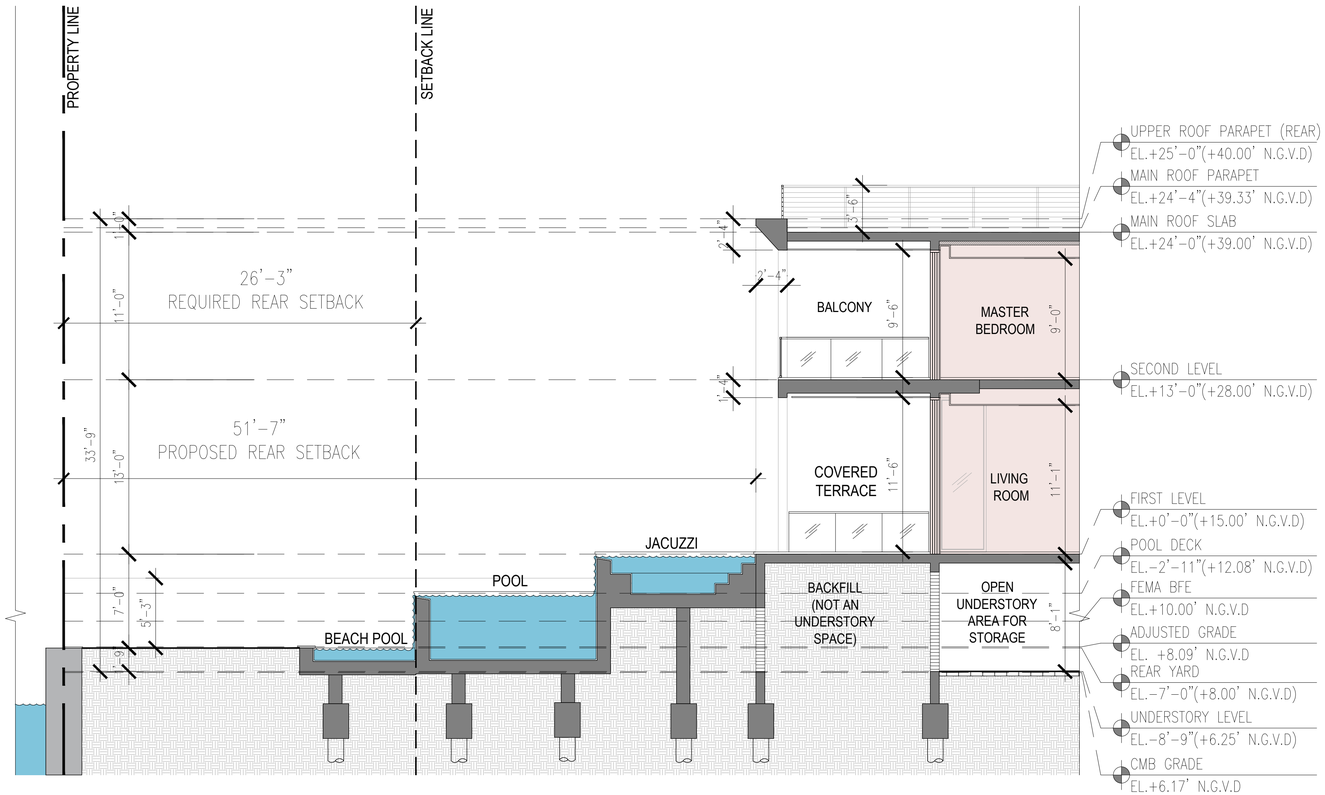
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YARD SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-5.1



02 | KEYPLAN



01 | REAR YARD SECTION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015944
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

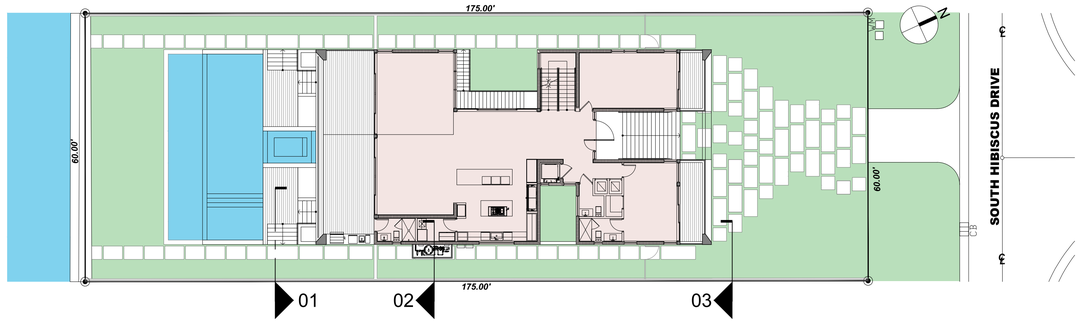
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

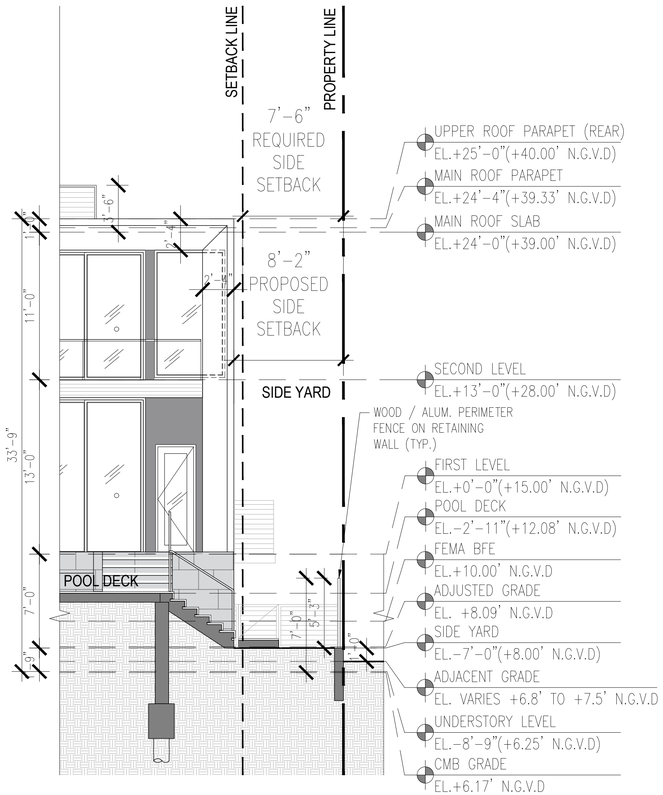
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YARD SECTION
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SCALE: 3/16"=1'-0"

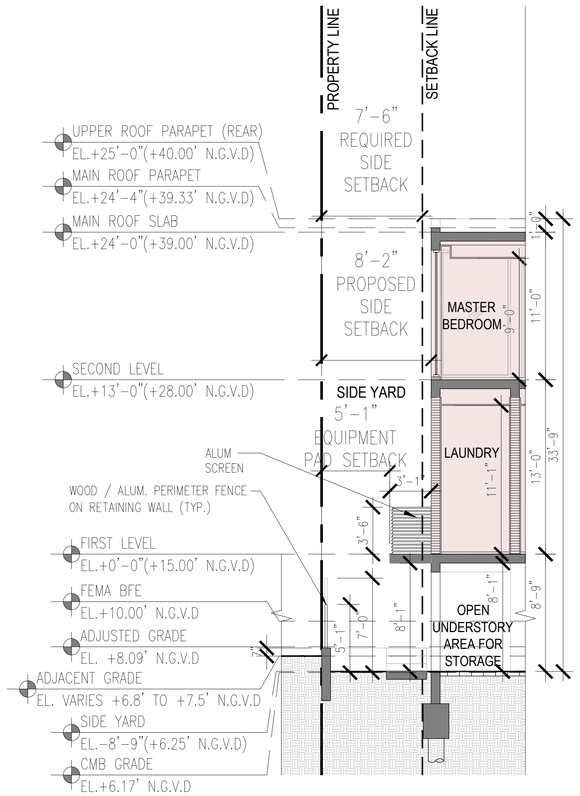
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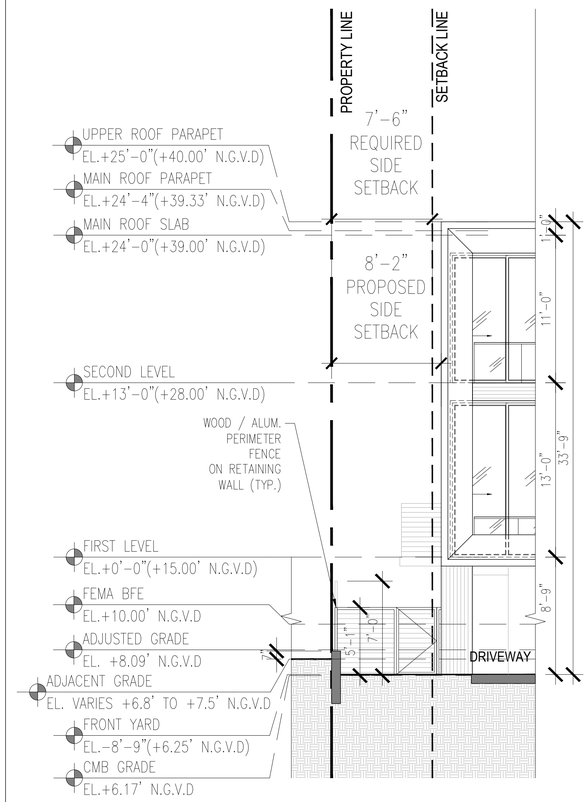
04 | KEYPLAN



01 | SIDE YARD SECTION



02 | SIDE YARD SECTION



03 | SIDE YARD SECTION



140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

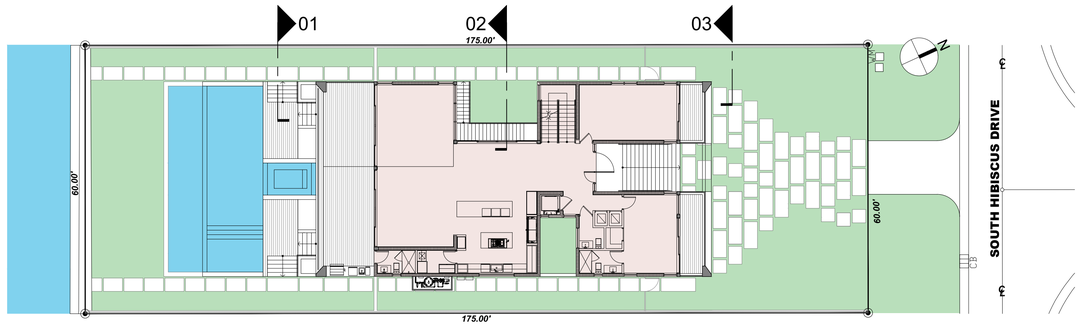
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MIAMI BEACH, FLORIDA 33139

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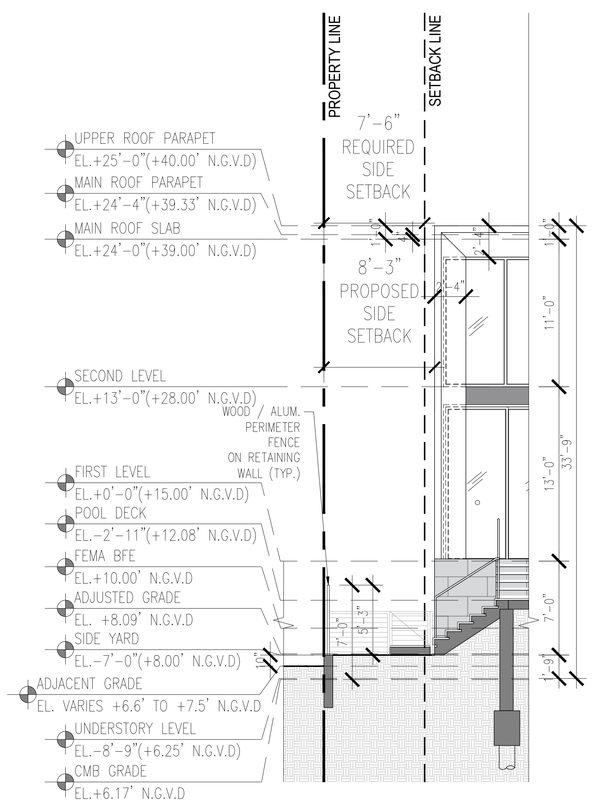
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YARD SECTIONS
DATE: 12/11/2023
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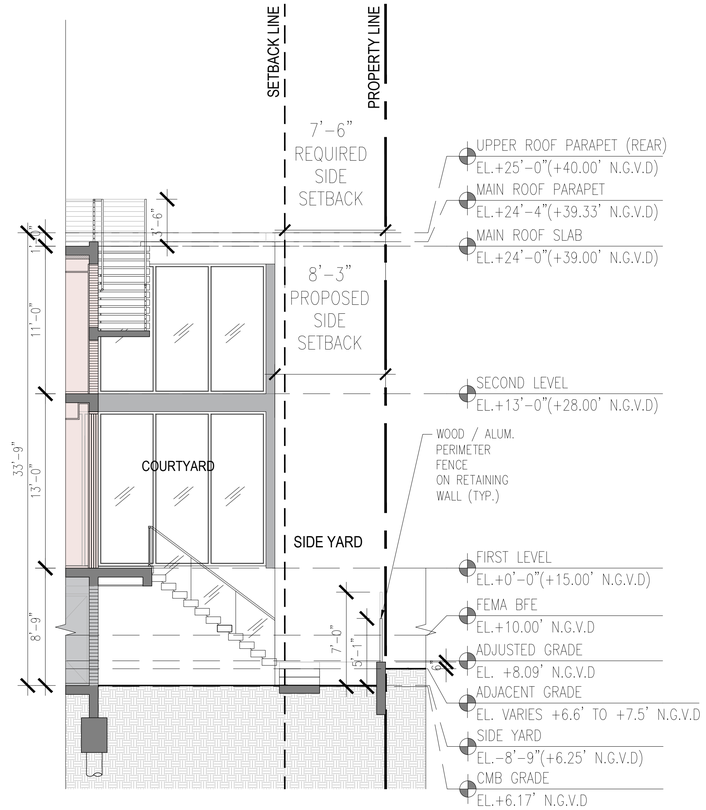
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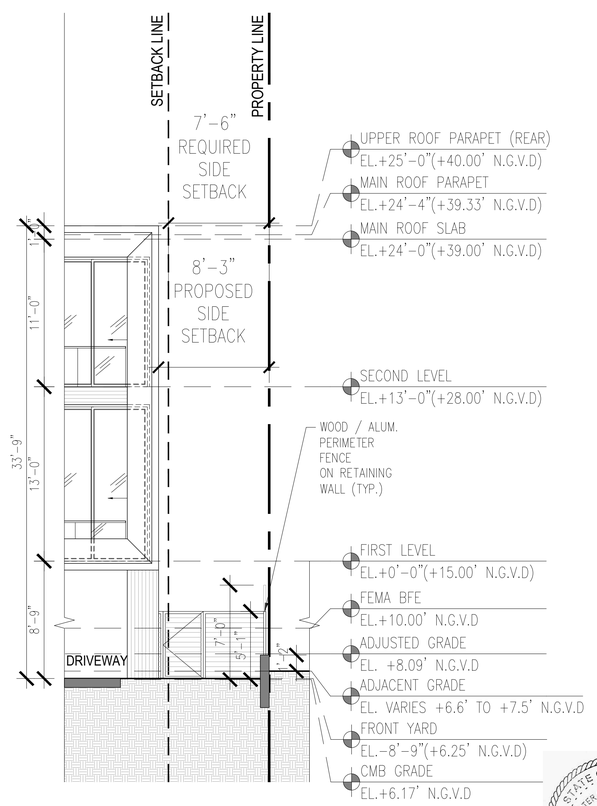
04 | KEYPLAN



01 | SIDE YARD SECTION



02 | SIDE YARD SECTION



03 | SIDE YARD SECTION

STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0015044
DEC 11 2023
REGISTERED ARCHITECT

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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YARD SECTIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-5.4