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

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

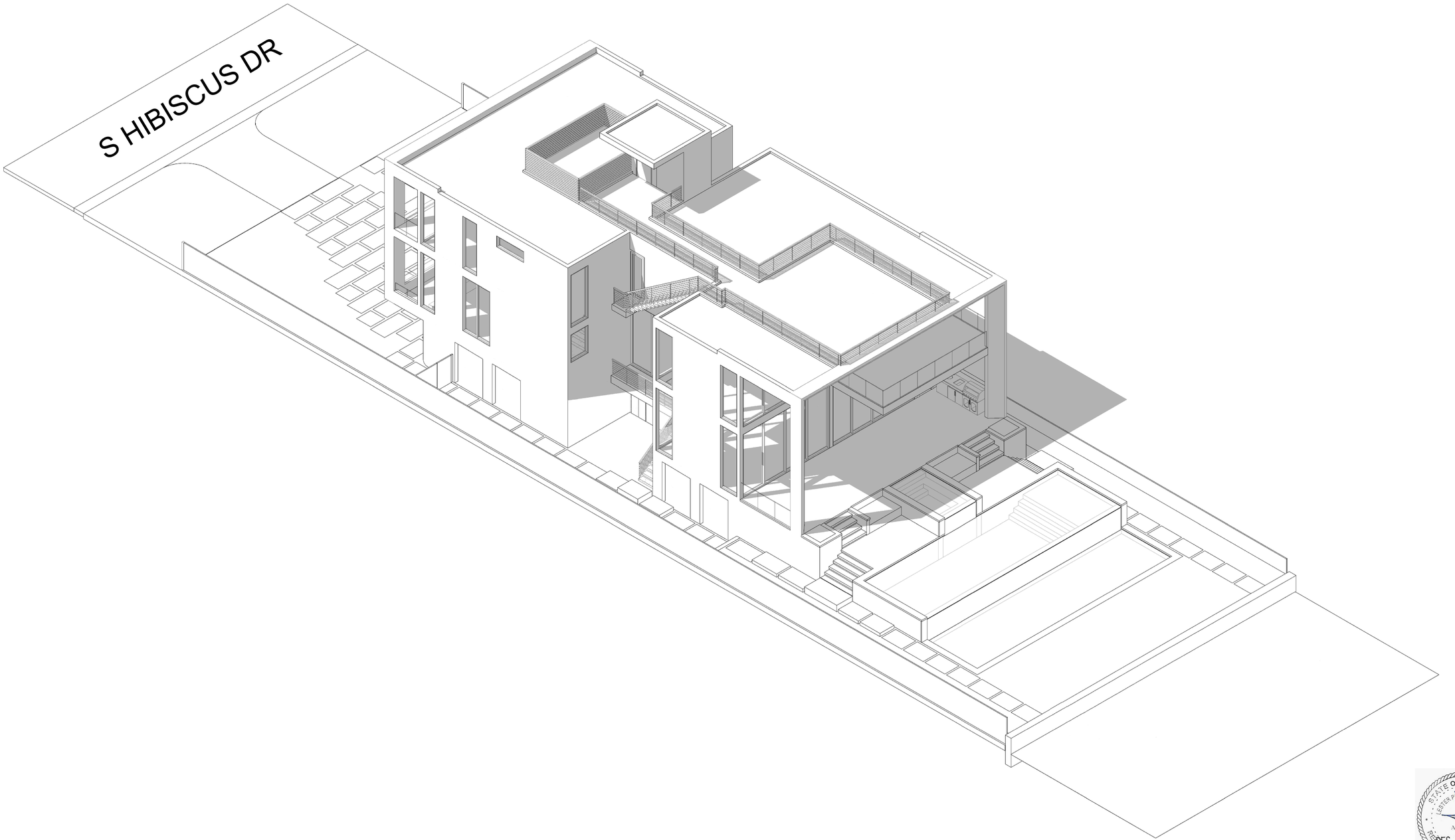
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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

A-0.9



SW AXONOMETRIC VIEW

140 S HIBISCUS VILLA

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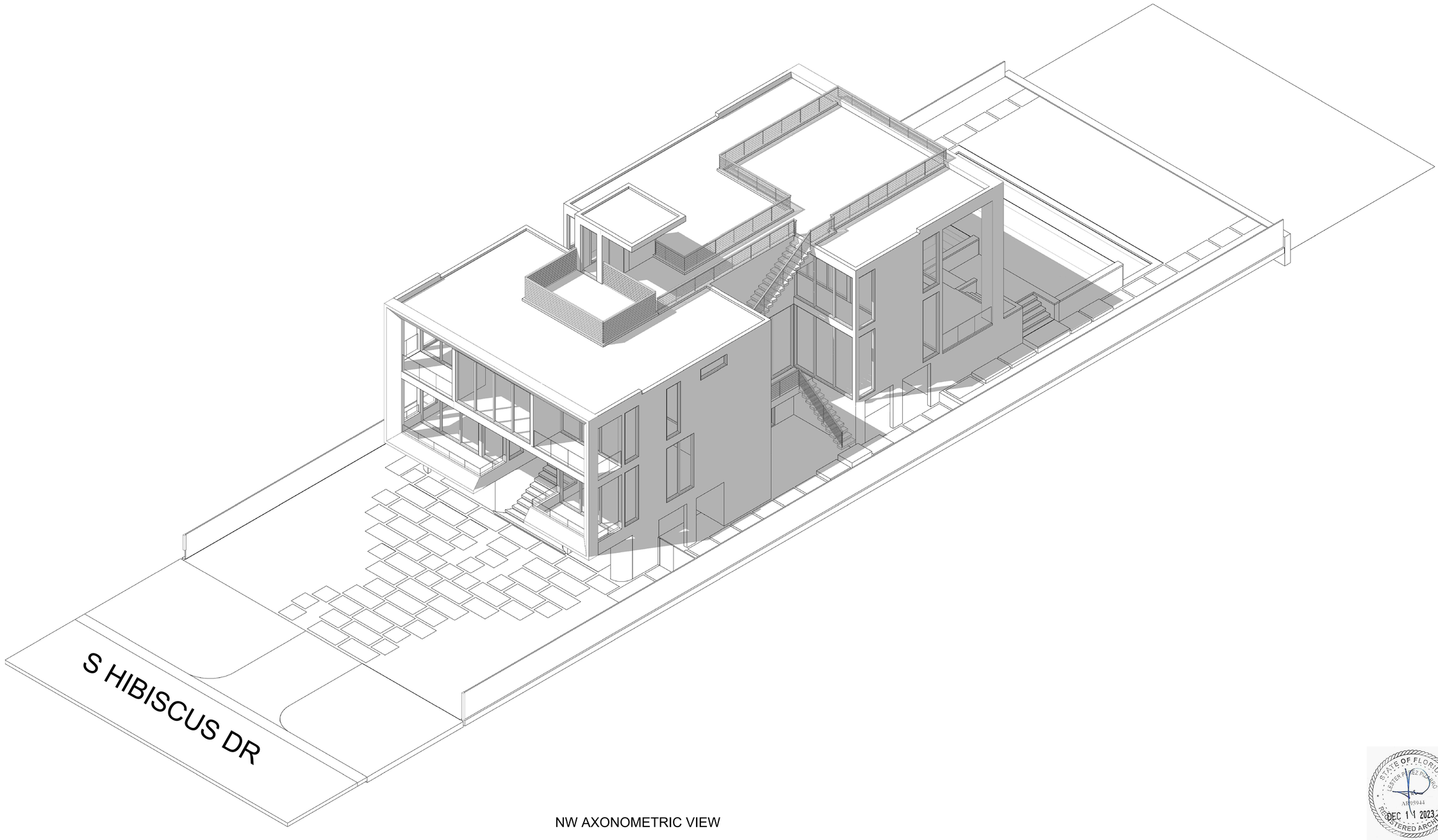
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STATE OF FLORIDA
ESTEBAN PEREZ PIZARRO
AR0059144
REGISTERED ARCHITECT
DEC 11 2023

AXONOMETRICS
DATE: 12/11/2023
SCALE: NTS

A-0.4.3



NW AXONOMETRIC VIEW

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

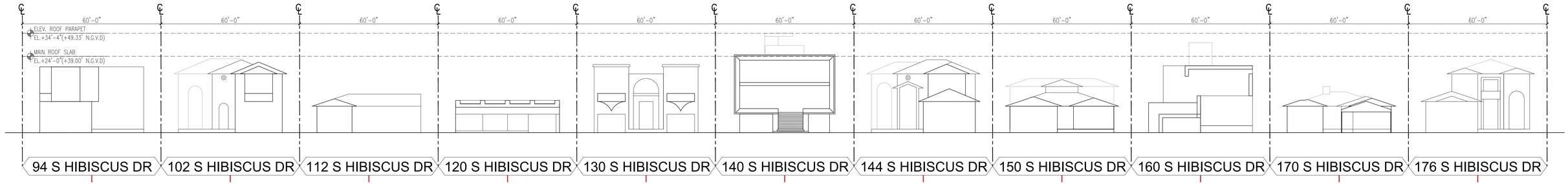
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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

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AXONOMETRICS
DATE: 12/11/2023
SCALE: NTS

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SUBJECT PROPERTY

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

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

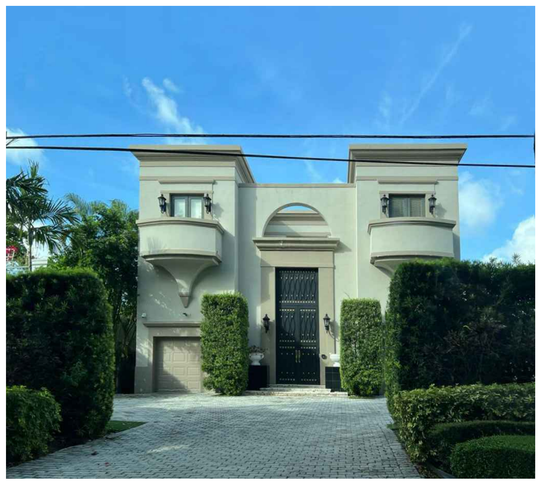
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STREET VIEWS
DATE: 12/11/2023
SCALE: NTS

A-0.8.1

EXISTING



130 S HIBISCUS DR

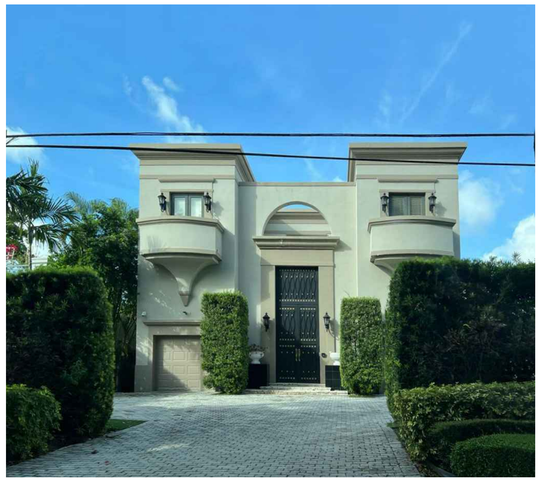


140 S HIBISCUS DR (EXISTING)



144 S HIBISCUS DR

PROPOSED



130 S HIBISCUS DR



140 S HIBISCUS DR (PROPOSED)



144 S HIBISCUS DR

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

140 S HIBISCUS VILLA

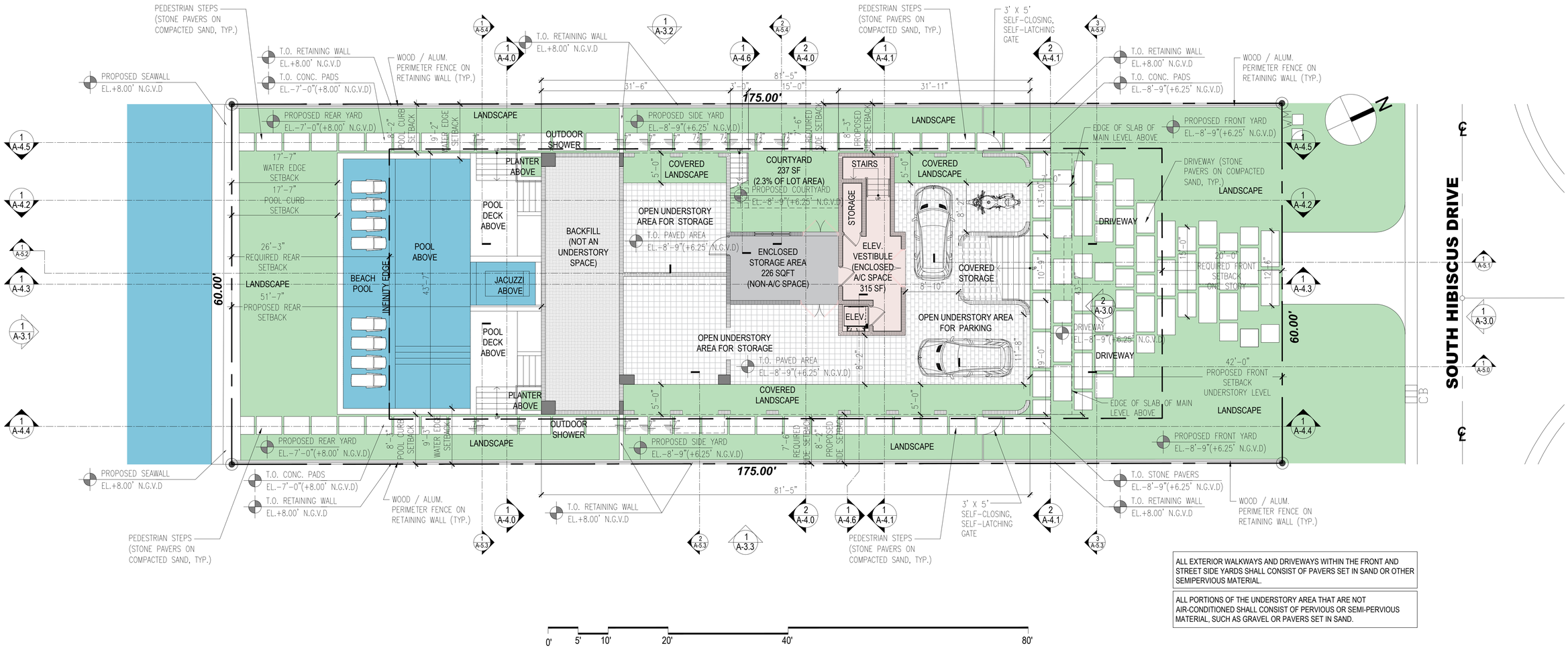
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STREET VIEWS
DATE: 12/11/2023
SCALE: NTS

A-0.8



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

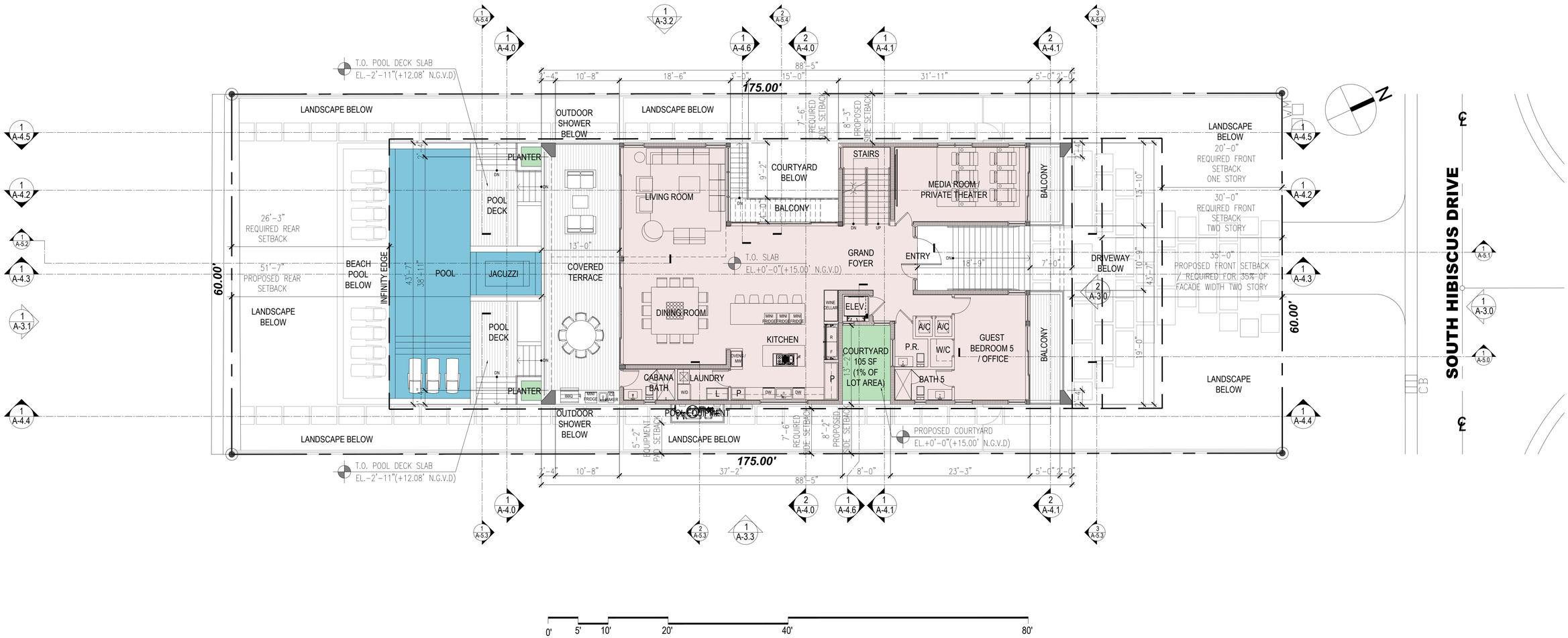
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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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

DESIGN REVIEW BOARD FINAL SUBMITTAL

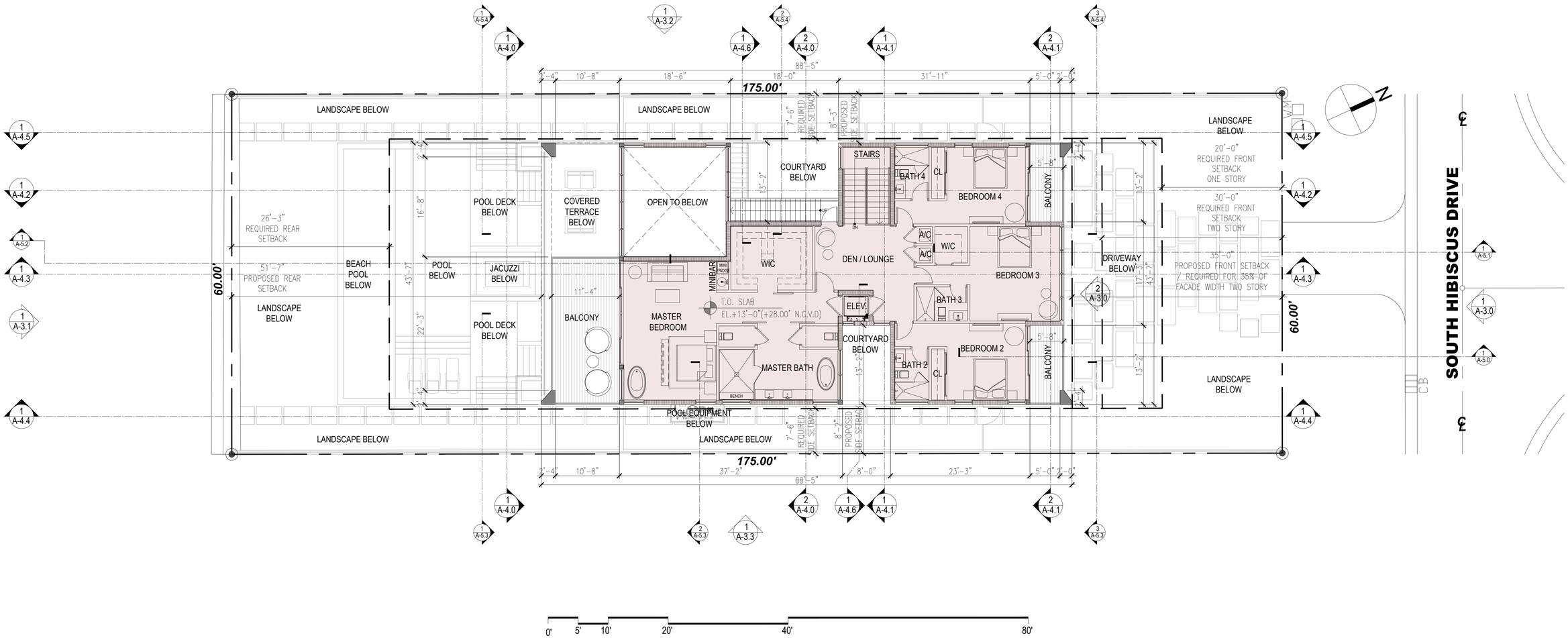
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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

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

A-2.2



01	SECOND LEVEL

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

DESIGN REVIEW BOARD FINAL SUBMITTAL

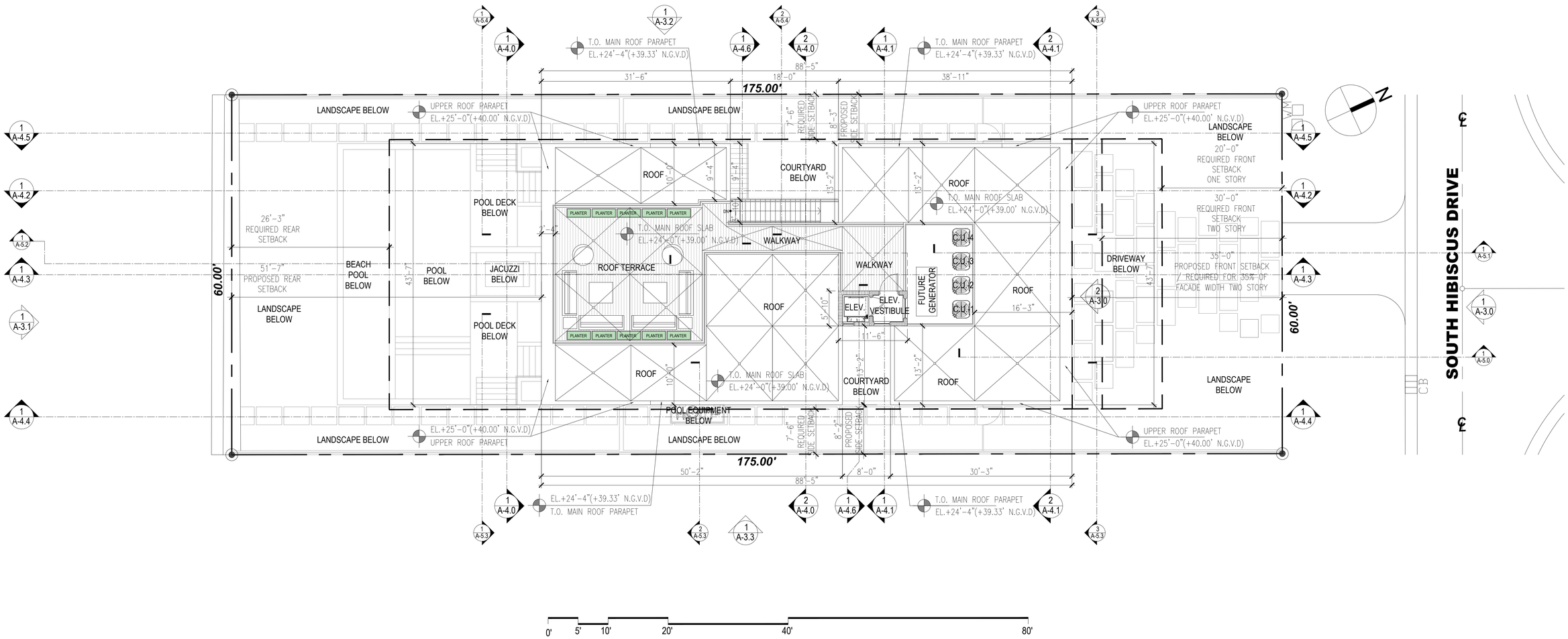
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STATE OF FLORIDA · LESTER PEREZ PIDAL · AR0019144 · REGISTERED ARCHITECT · DEC 11 2023

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

A-2.3



01	ROOF TERRACE

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

140 S HIBISCUS VILLA

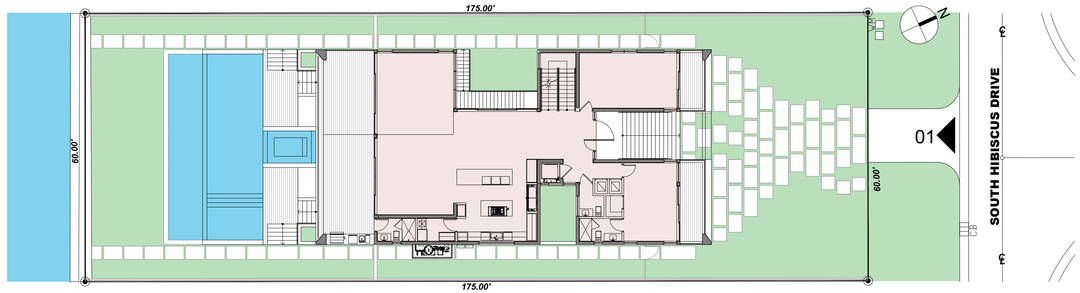
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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

A-2.4



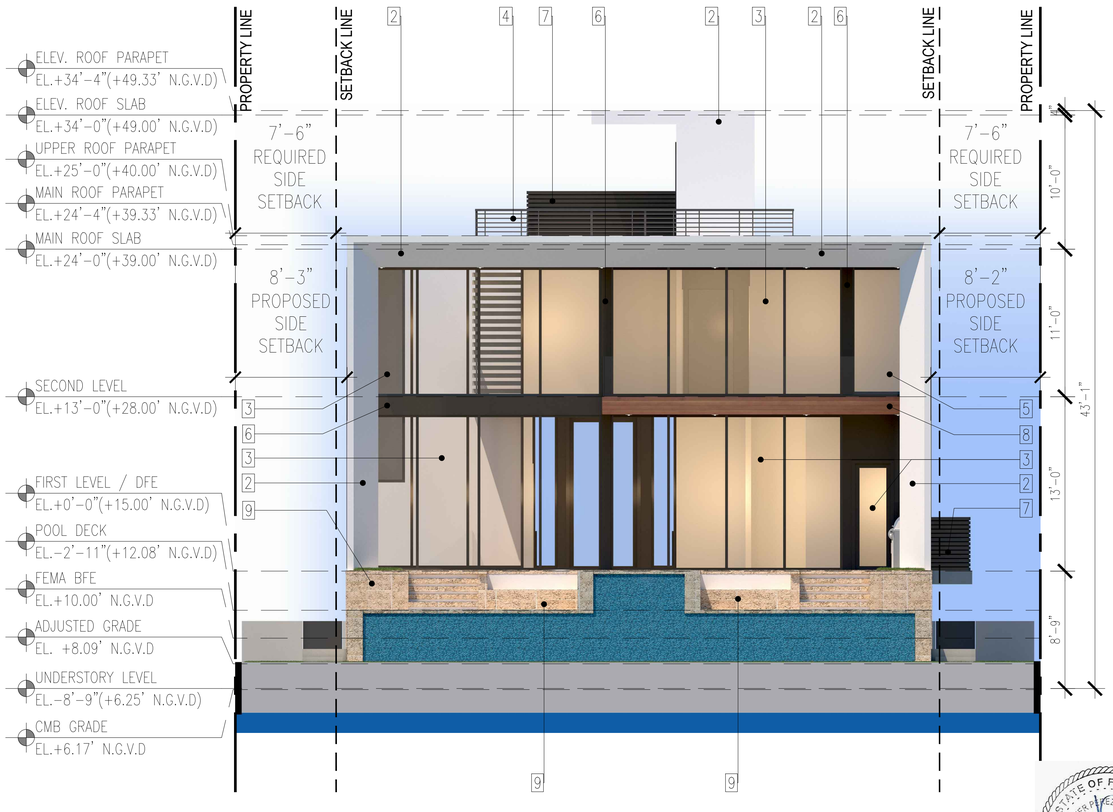
03 KEYPLAN

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 SOUTHWEST / REAR ELEVATION

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

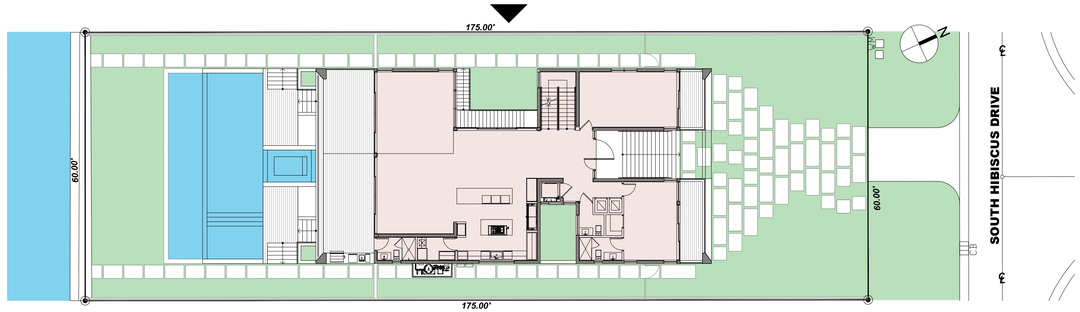
140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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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.
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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
AR0019444
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

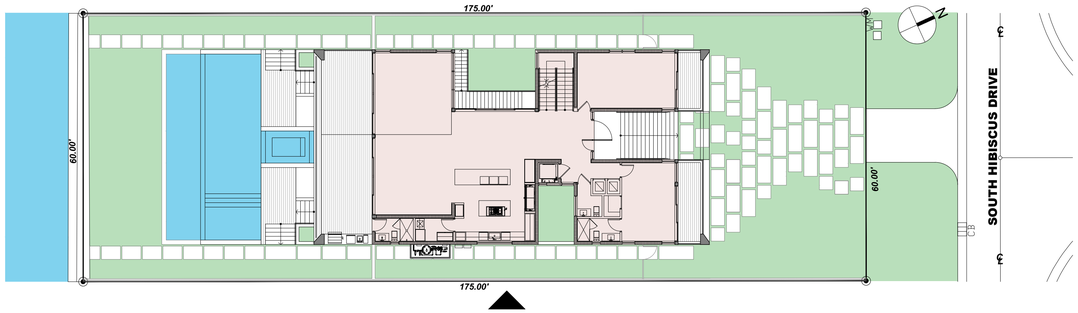
DESIGN REVIEW BOARD FINAL SUBMITTAL

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MIAMI BEACH, FLORIDA 33139

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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.
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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 PINARRO
AR0010414
REGISTERED ARCHITECT
DEC 11 2023

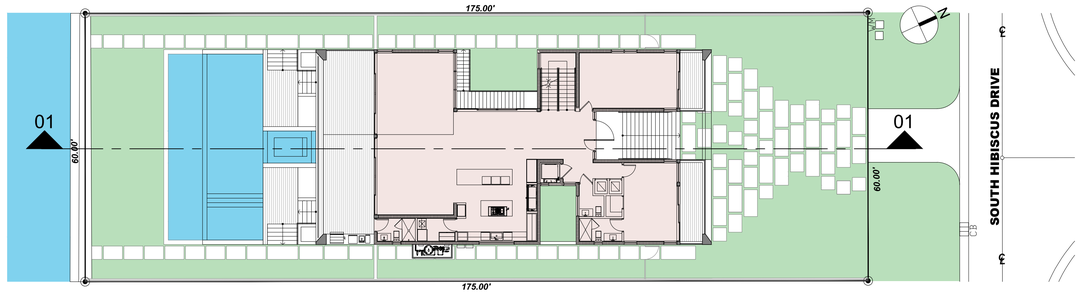
140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

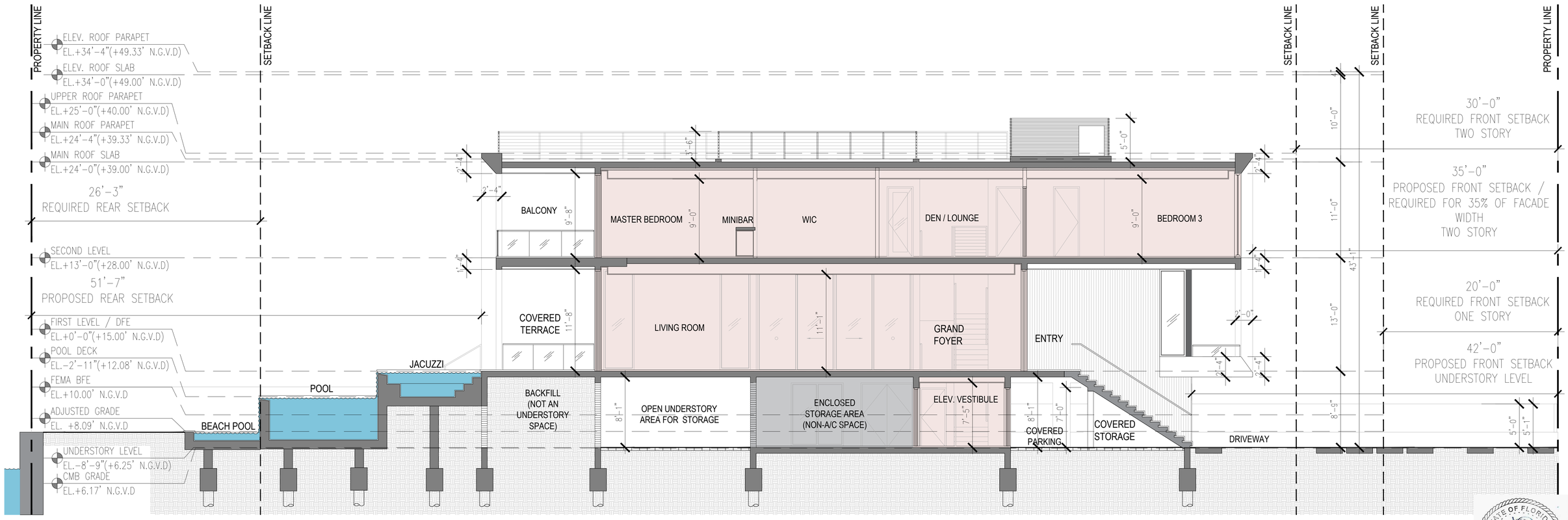
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RENDERED ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-3.6



02 | KEYPLAN



01 | LONGITUDINAL SECTION

STATE OF FLORIDA
ESTEBAN PEREZ FLORIDO
AR0059144
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

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140 S. HIBISCUS DRIVE
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

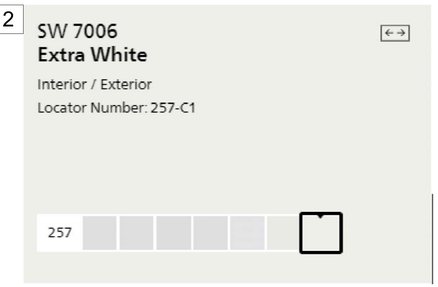
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FINISH LEGEND

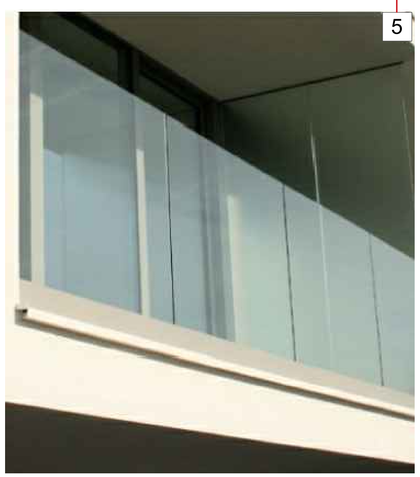
1. ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2. SMOOTH STUCCO PAINTED FINISH
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9. STONE WALL CLADDING AND PAVERS ON COMPACTED SAND

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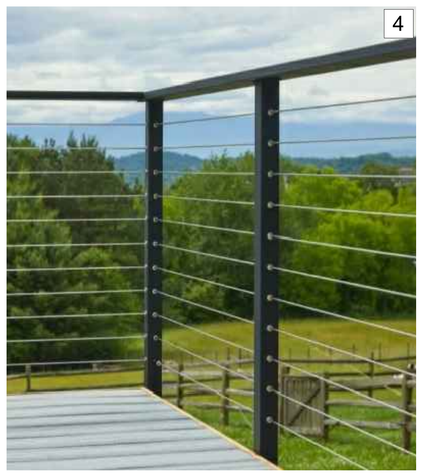












STATE OF FLORIDA
LESTER PEREZ ROMERO
AR0150144
REGISTERED ARCHITECT
DEC 11 2023

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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MATERIAL BOARD
DATE: 12/11/2023
SCALE: NTS

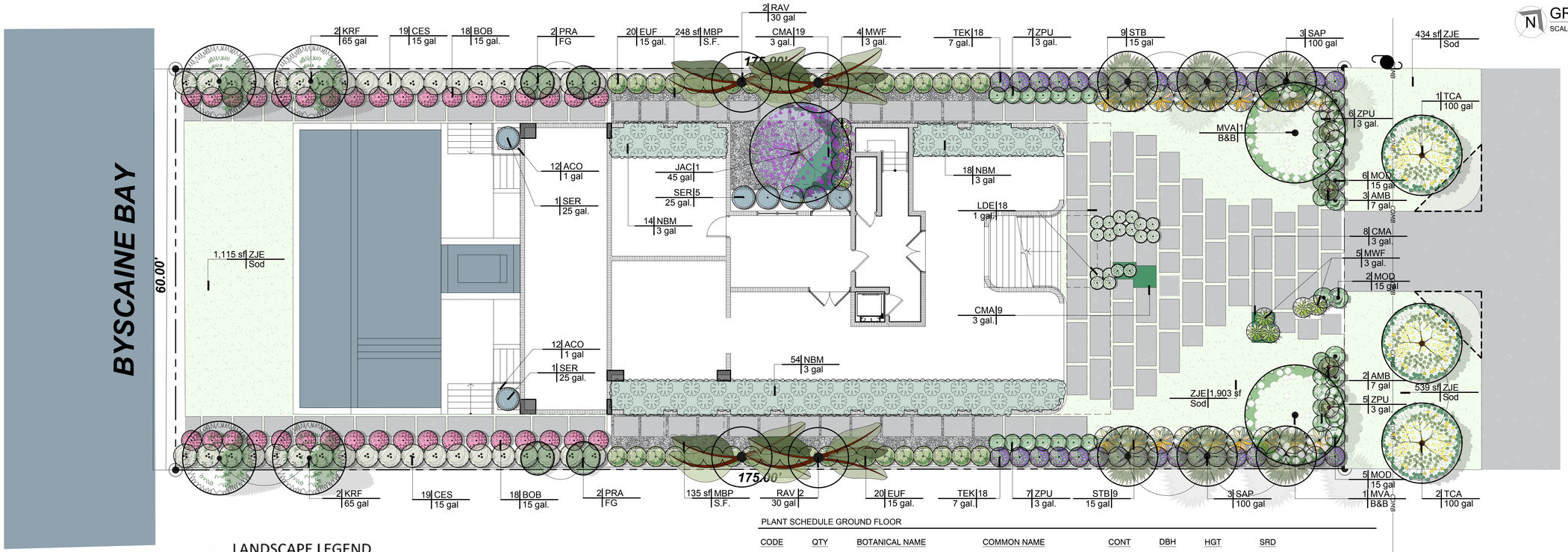
A-3.7

GROUND F. LANDSCAPE PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

10' x 10' Visibility Triangle:
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)



LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 10,503 SF Acres 0.24

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 10,503 s.f.x 50 % = 5,252 s.f.	5,252 SF	5,859 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	5,252 SF	5,859 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	5,252 SF	5,859 SF
B. Maximum lawn area (sod) permitted= 50 % x 5,859 s.f.	2,930 SF	1,893SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 2 +3 trees x N/A net lot acres - number of existing trees=	10	11
B. % Natives required: Number of trees provided x 30% =	4	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	6	7
D. Street Trees (maximum average spacing of 20' o.c.) N/A linear feet along street divided by 20'=	N/A	N/A
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 60' linear feet along street divided by 20'=	3	3
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	156	251
B. % Native shrubs required: Number of shrubs provided x 50%=	126	126
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	16	81
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	41	78

PLANT SCHEDULE GROUND FLOOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD
TREES							
JAC	1	Jacaranda mimosifolia	Jacaranda	45 gal	3"	14` OA	6`
KRF	4	Krugiodendron ferreum	Black Ironwood	65 gal	3"-4"	12` OA	8`-10`
MVA	2	Magnolia virginiana	Sweetbay Magnolia	B&B	4.5"	16`-18` OA	12`
PRA	4	Pimenta racemosa	Bay Rum	FG	2"-3"	18`-20` OA	4`-6`
TCA	3	Tabebuia caraiba	Silver Trumpet	100 gal	4"	14` OA	8`-10`
PALM TREES							
RAV	4	Ravenala madagascariensis	Traveler`s Tree	30 gal		12` OA	8`-10`
SAP	6	Sabal palmetto	Cabbage Palmetto	100 gal	12"	8` GW	Hurricane Cut

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
SHRUBS						
AMB	5	Alocasia macrorrhiza `Black Stem`	Giant Elephant`s Ear	7 gal	4`	3`
BOB	36	Bougainvillea `Barbara Karst`	Bougainvillea	15 gal.	3`	2`
LDE	18	Lantana depressa	Depressed Shrubverbena	1 gal.	1.5`	1.5`
MWF	9	Microsorum scolopendria	Wart Fern	3 gal.	2`	2.5`
MOD	13	Monstera deliciosa	Ceriman	15 gal	4`-5`	4`
SER	7	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal.	3`	3`
STB	18	Strelitzia reginae	Bird Of Paradise	15 gal	3`-4`	3`
TEK	36	Thunbergia erecta	King's Mantle	7 gal.	3`-4` OA	
ZPU	25	Zamia pumila	Coontie	3 gal.	2`	2`
LARGE SHRUBS						
CES	38	Conocarpus erectus sericeus	Silver Button Wood	15 gal	6` - 8` OA	3`-4`
EUF	40	Eugenia foetida	Spanish Stopper	15 gal.	5`-6` OA	3` - 4`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING
SHRUB AREAS							
NBM	86	Nephrolepis biserrata 'Macho'	Macho Fern	3 gal	1.5`	2.5`	30" o.c.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING
GROUND COVERS							
ACO	24	Aptenia cordifolia	Baby Sunrose	1 gal			12" o.c.
CMA	36	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3 gal.	1`	1.5`	18" o.c.
AGGREGATES							
MBP	383 sf	Mexican Black Pebbles	Black Pebbles	S.F.			
SOD/SEED							
ZJE	3,557 sf	Zoysia japonica `Empire`	Korean Grass	Sod			

ALL LANDSCAPE DATA INC.
DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & .com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059

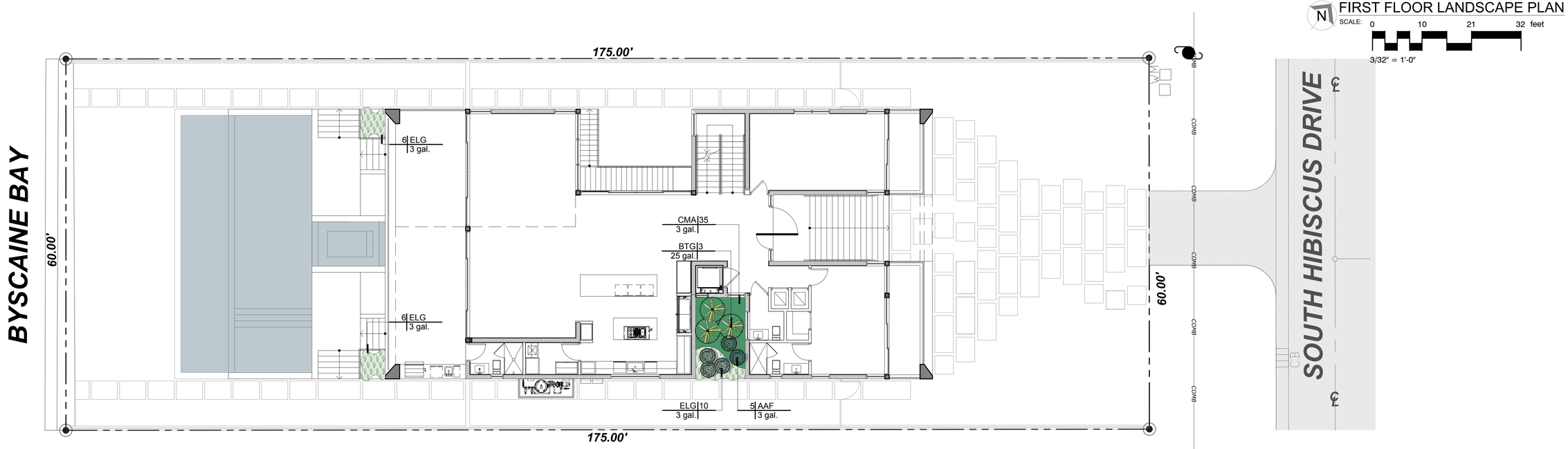
140 S. HIBISCUS DRIVE

MIAMI BEACH, FLORIDA 33139

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GROUND FLOOR LANDSCAPE PLAN
DATE: 12/11/2023
SCALE:

L-2.0



LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 10,503 SF Acres 0.24

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
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B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	5,252 SF	5,859 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	5,252 SF	5,859 SF
B. Maximum lawn area (sod) permitted= 50 % x 5,859 s.f.	2,930 SF	1,893SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 2 +3 trees x N/A net lot acres - number of existing trees=	10	11
B. % Natives required: Number of trees provided x 30% =	4	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	6	7
D. Street Trees (maximum average spacing of 20' o.c.) N/A linear feet along street divided by 20'=	N/A	N/A
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 60' linear feet along street divided by 20'=	3	3
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	156	251
B. % Native shrubs required: Number of shrubs provided x 50%=	126	126
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	16	81
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	41	78

PLANT SCHEDULE FIRST FLOOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	REMARKS
SHRUBS							
AAF	5	Agapanthus africanus	Lily of the Nile	3 gal.	2` OA	2.5`	
LARGE SHRUBS							
BTG	3	Bambusa textilis "Gracilis"	Graceful Bamboo	25 gal.			

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
GROUND COVERS								
CMA	35	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3 gal.	1`	1.5`	18" o.c.	Drought Tolerant
ELG	22	Ernodea littoralis	Golden Creeper	3 gal.			22" o.c.	Native Ground Cover - Drought Tolerant

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FIRST FLOOR LANDSCAPE PLAN
DATE: 12/11/2023
SCALE:

L-2.1

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
TREES									
	JAC	1	Jacaranda mimosifolia	Jacaranda	45 gal	3"	14` OA	6`	STD - Miami-Dade Landscape Manual - Very Drought Tolerant
	KRF	4	Krugiodendron ferreum	Black Ironwood	65 gal	3"-4"	12` OA	8`-10`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5` CT
	MVA	2	Magnolia virginiana	Sweetbay Magnolia	B&B	4.5"	16`-18` OA	12`	Shade Tree - Miami-Dade Landscape Manual - Native
	PRA	4	Pimenta racemosa	Bay Rum	FG	2"-3"	18`-20` OA	4`-6`	STD - Miami Beach Replacement Tree Category 1
	TCA	3	Tabebuia caraiba	Silver Trumpet	100 gal	4"	14` OA	8`-10`	
PALM TREES									
	RAV	4	Ravenala madagascariensis	Traveler`s Tree	30 gal		12` OA	8`-10`	Miami-Dade Landscape Manual - Wide Trunk
	SAP	6	Sabal palmetto	Cabbage Palmetto	100 gal	12"	8` GW	Hurricane Cut	Booted - Florida Native - Miami-Dade Landscape Manual - Curved

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	REMARKS
SHRUBS								
	AAF	5	Agapanthus africanus	Lily of the Nile	3 gal.	2` OA	2.5`	
	AMB	5	Alocasia macrorrhiza `Black Stem`	Giant Elephant`s Ear	7 gal	4`	3`	
	BOB	36	Bougainvillea `Barbara Karst`	Bougainvillea	15 gal.	3`	2`	Standard
	LDE	18	Lantana depressa	Depressed Shrubverbena	1 gal.	1.5`	1.5`	Florida Native - Drought Tolerant - Whiter blooms
	MWF	9	Microsorum scolopendria	Wart Fern	3 gal.	2`	2.5`	
	MOD	13	Monstera deliciosa	Ceriman	15 gal	4`-5`	4`	Miami-Dade Landscape Manual
	SER	7	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal.	3`	3`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	STB	18	Strelitzia reginae	Bird Of Paradise	15 gal	3`-4`	3`	
	TEK	36	Thunbergia erecta	King's Mantle	7 gal.	3`-4` OA		Drought Tolerant - Superior Hedge
	ZPU	26	Zamia pumila	Coontie	3 gal.	2`	2`	Florida Native - Miami-Dade Landscape Manual
LARGE SHRUBS								
	BTG	3	Bambusa textilis "Gracilis"	Graceful Bamboo	25 gal.			
	CES	38	Conocarpus erectus sericeus	Silver Button Wood	15 gal	6` - 8` OA	3`-4`	Shrub Type - Florida Native - Miami-Dade Landscape Manual
	EUF	40	Eugenia foetida	Spanish Stopper	15 gal.	5`-6` OA	3` - 4`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Shrub Type

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING	REMARKS
SHRUB AREAS									
	NBM	86	Nephrolepis biserrata 'Macho'	Macho Fern	3 gal	1.5`	2.5`	30" o.c.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
GROUND COVERS									
	ACO	24	Aptenia cordifolia	Baby Sunrose	1 gal			12" o.c.	
	CMA	71	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3 gal.	1`	1.5`	18" o.c.	Drought Tolerant
	ELG	22	Ernodea littoralis	Golden Creeper	3 gal.			22" o.c.	Native Ground Cover - Drought Tolerant
AGGREGATES									
	MBP	383 sf	Mexican Black Pebbles	Black Pebbles	S.F.				
SOD/SEED									
	ZJE	3,991 sf	Zoysia japonica `Empire`	Korean Grass	Sod				



PLANT IMAGES

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