

230 N HIBISCUS DRIVE RESIDENCE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 02.04.2024

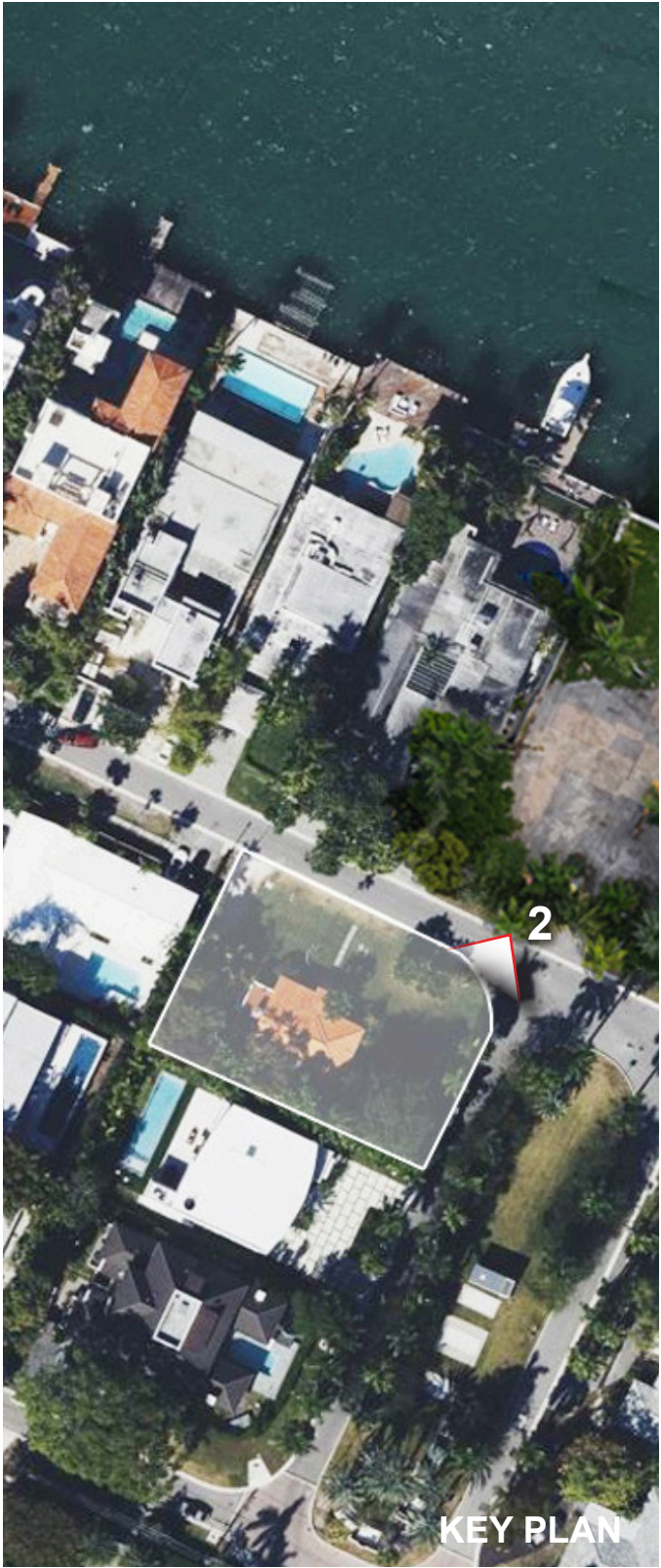
DRB24-0997

APRIL 02, 2024 DESIGN REVIEW BOARD











NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



205 N HIBISCUS DRIVE



191 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



3

180 N HIBISCUS DRIVE



4

200 N HIBISCUS DRIVE



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



115 E PALM MIDWAY



112 W PALM MIDWAY



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



250 N HIBISCUS DRIVE



265 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



255 N HIBISCUS DRIVE



235 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



225 N HIBISCUS DRIVE



COMMUNITY PARK

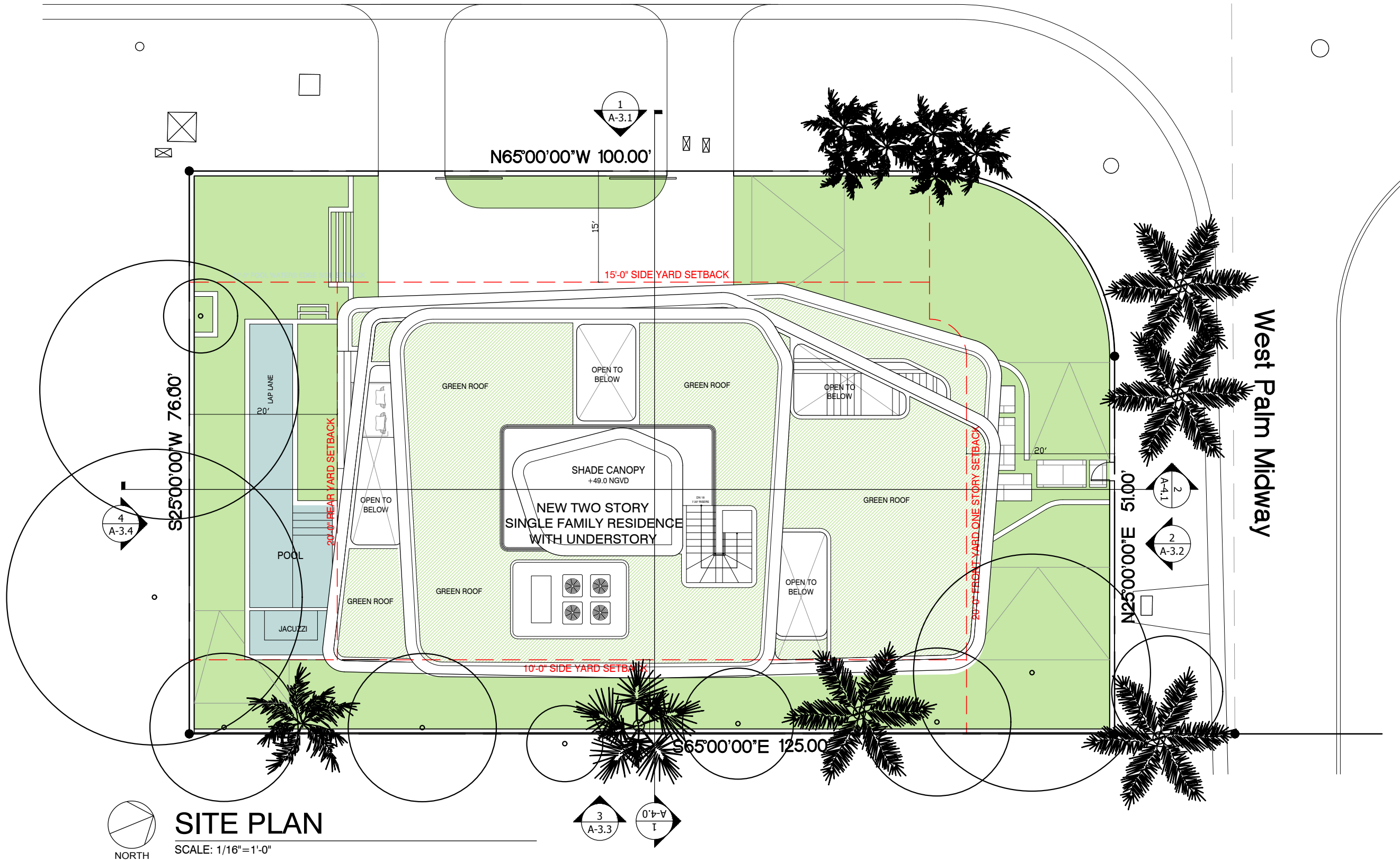






PROPOSED BUILDING - SITE PLAN

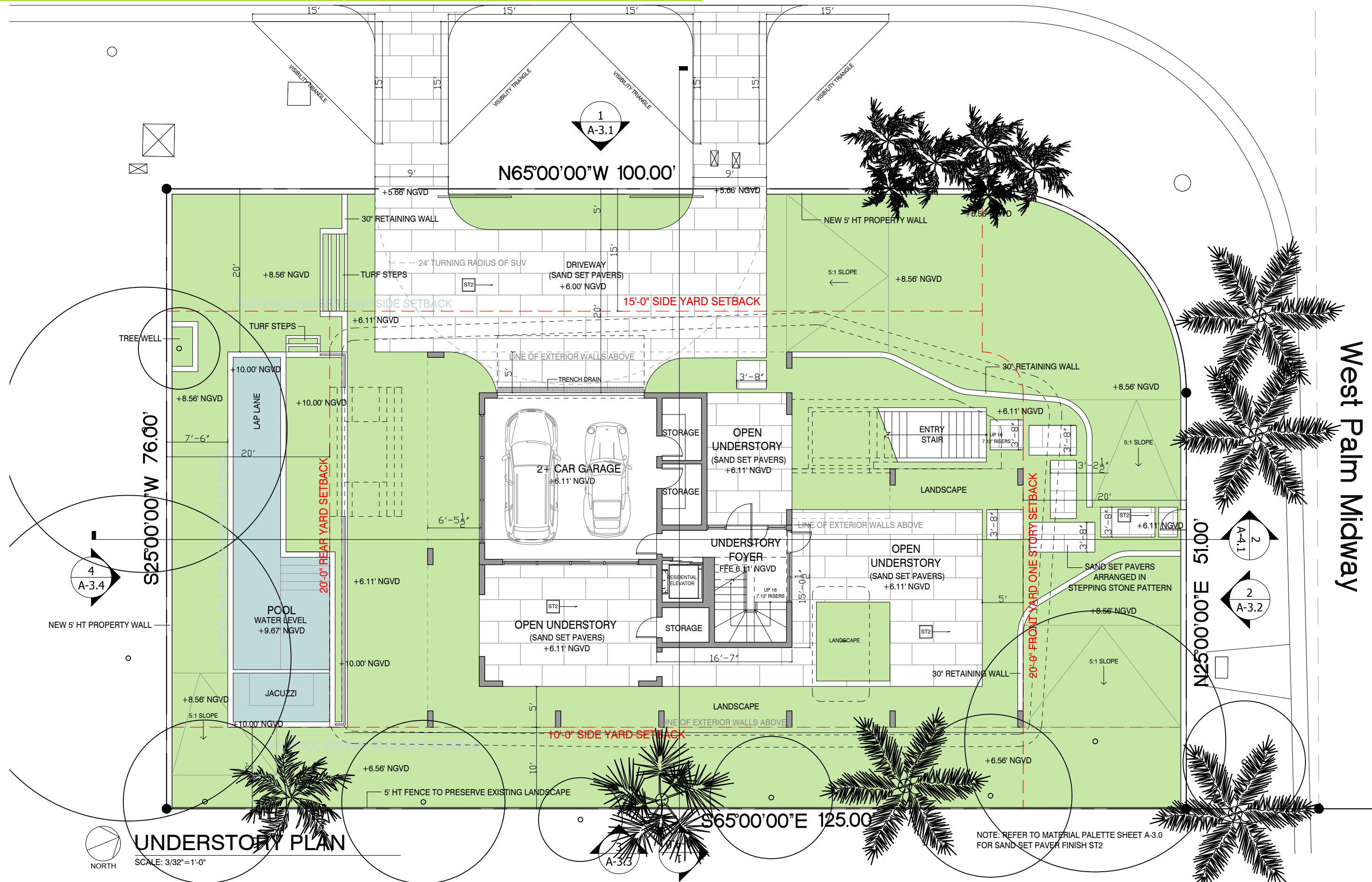
North Hibiscus Drive



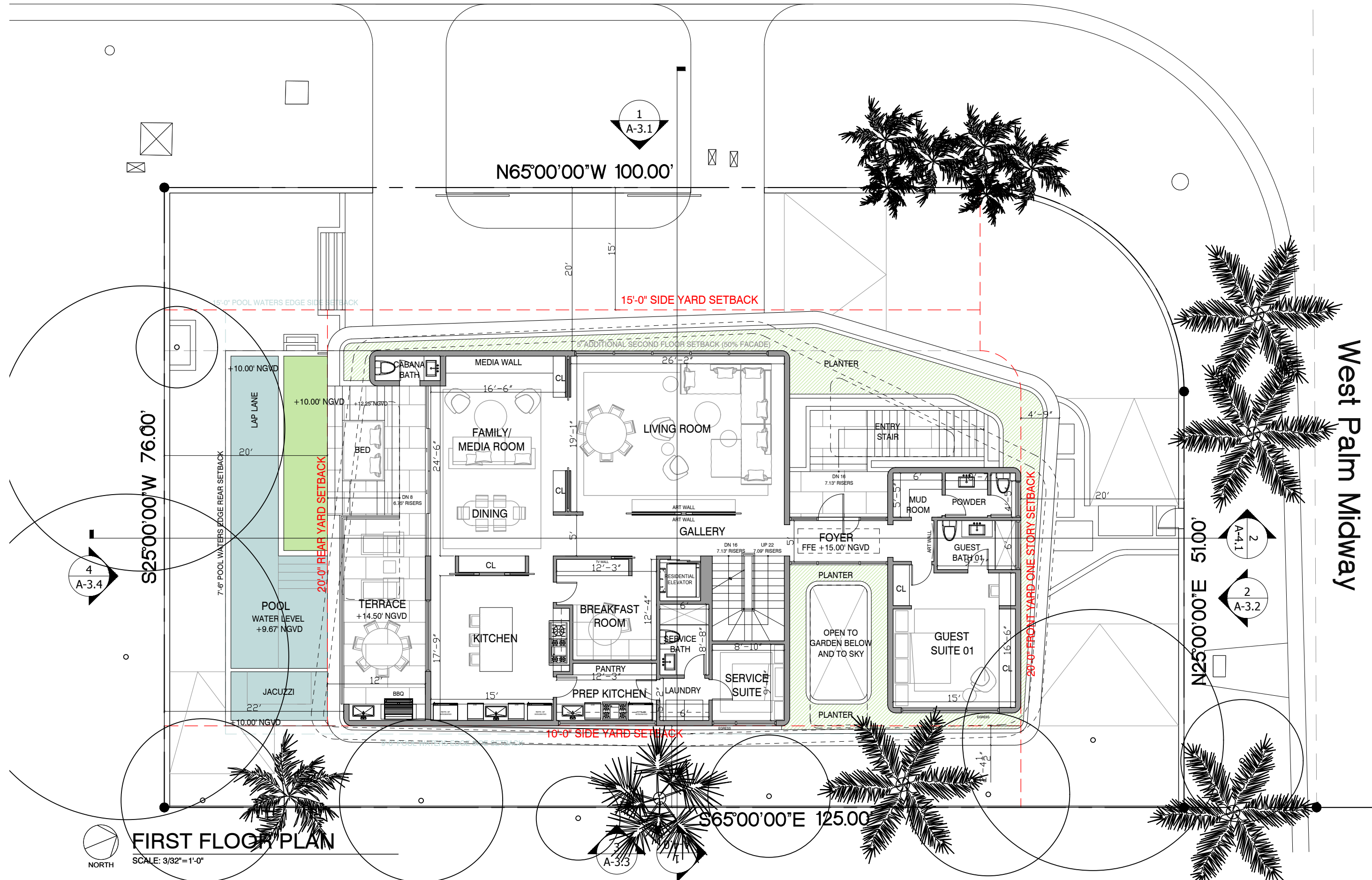
SITE PLAN

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

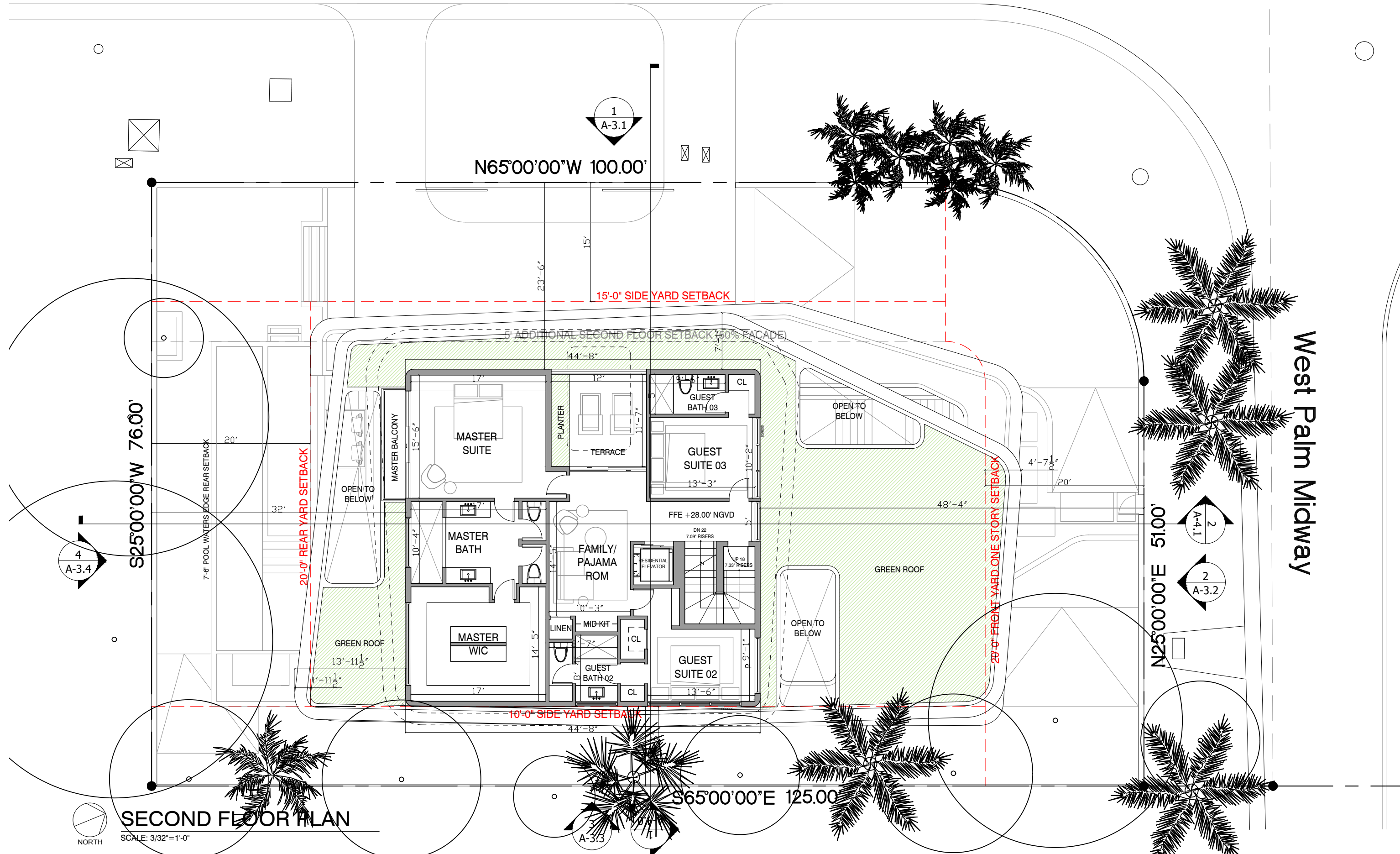
PROPOSED BUILDING - UNDERSTORY PLAN



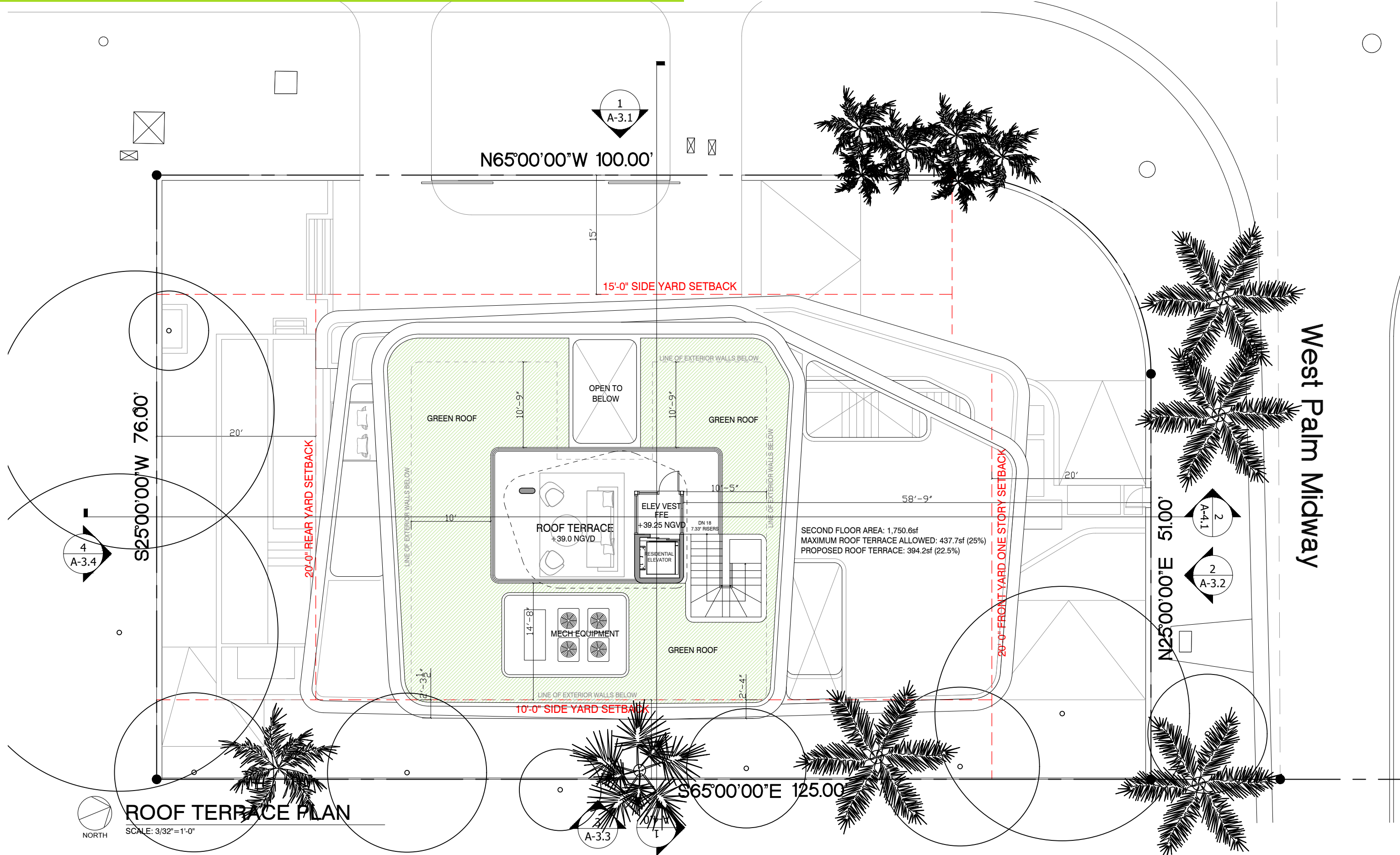
PROPOSED BUILDING - FIRST FLOOR PLAN



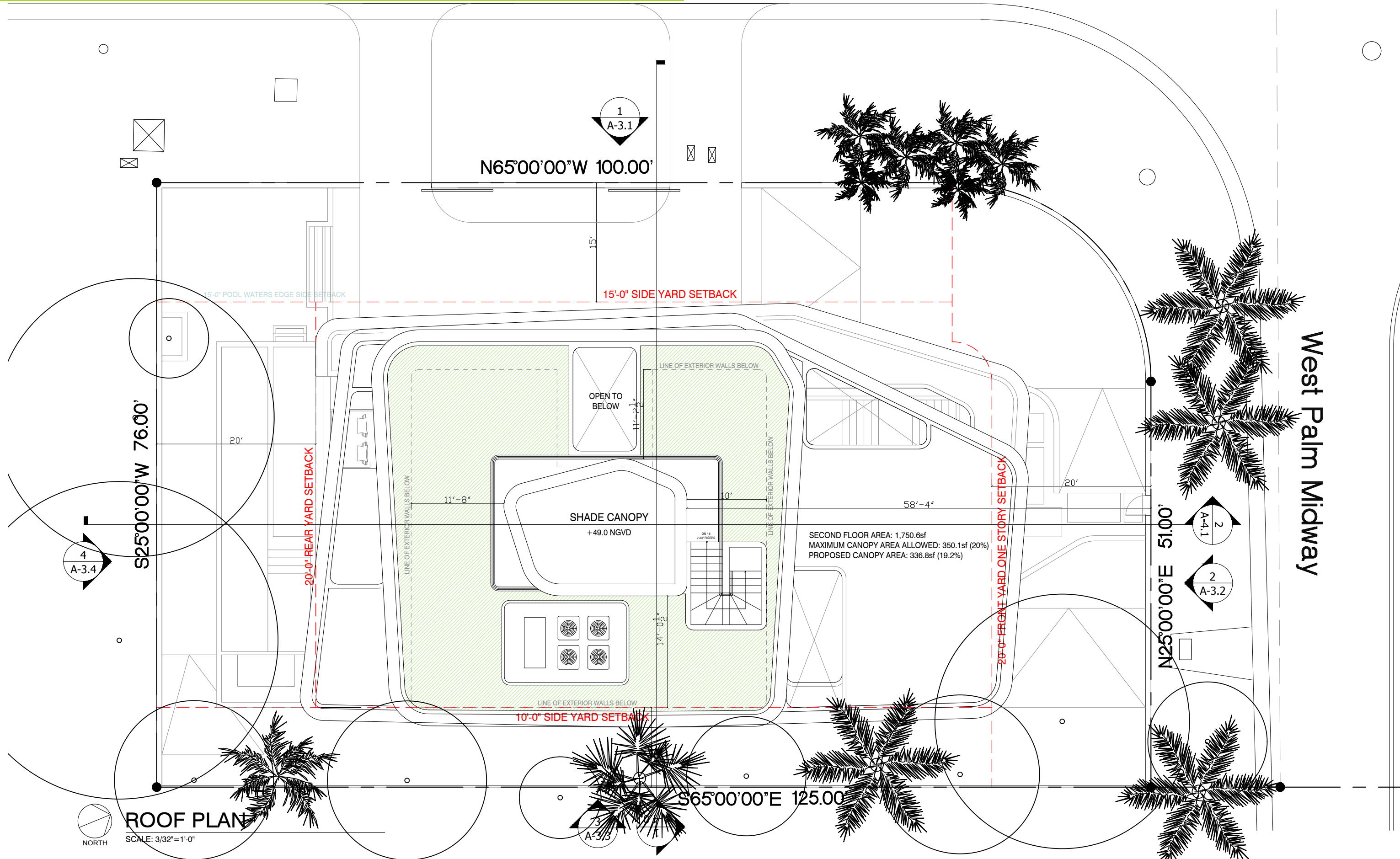
PROPOSED BUILDING - SECOND FLOOR PLAN



PROPOSED BUILDING - ROOF TERRACE PLAN



PROPOSED BUILDING - ROOF PLAN



West Palm Midway

MATERIAL PALETTE



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



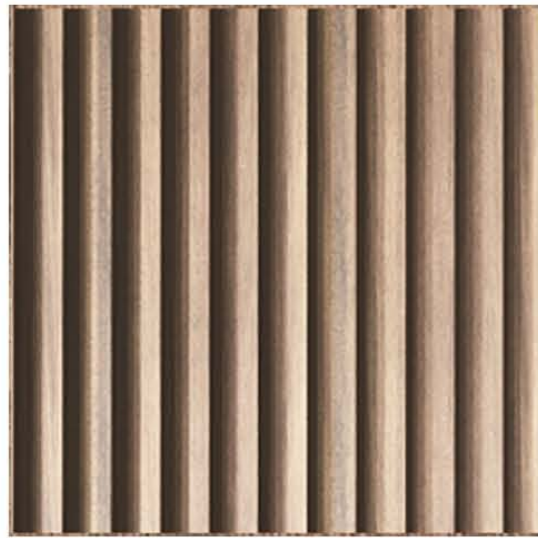
ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUS CORNERS



WD1
EXTERIOR 'WOOD' CLADDING



WD2
EXTERIOR 'WOOD' SCREEN



ST3
RETAINING WALL TILE CLADDING

RENDERED WEST ELEVATION



PS1
PAINTED STUCCO FINISH

PS2
PAINTED STUCCO FINISH

MT1
ALUMINUM MULLIONS AND COLUMN COVERS- BRONZE PAINTED FINISH

ST1
EXTERIOR TILE CLADDING- LARGE FORMAT

ST2
EXTERIOR SAND SET PAVERS

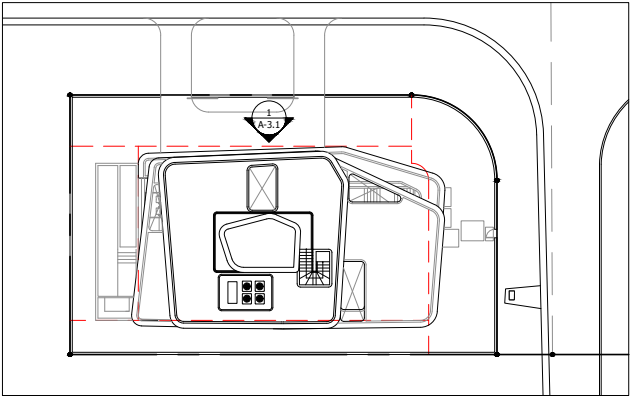
GL1
IMPACT GLAZING- CLEAR

GLR
IMPACT GLASS HANDRAIL- CLEAR, RADIUS CORNERS

WD1
EXTERIOR 'WOOD' CLADDING

WD2
EXTERIOR 'WOOD' SCREEN

ST3
RETAINING WALL TILE CLADDING



RENDERED NORTH ELEVATION



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUSED CORNERS



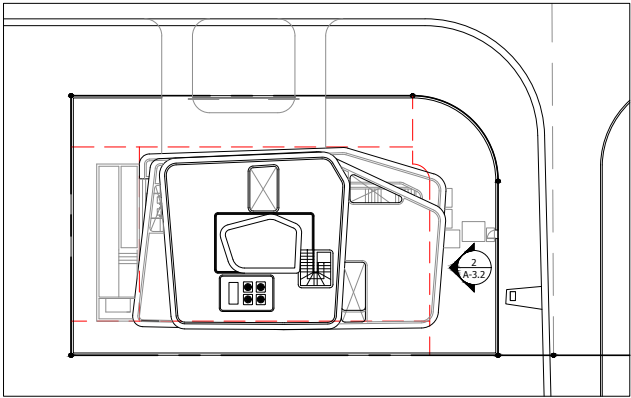
WD1
EXTERIOR 'WOOD' CLADDING



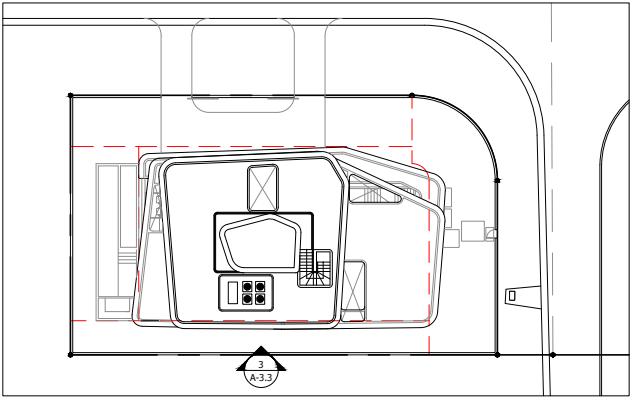
WD2
EXTERIOR 'WOOD' SCREEN



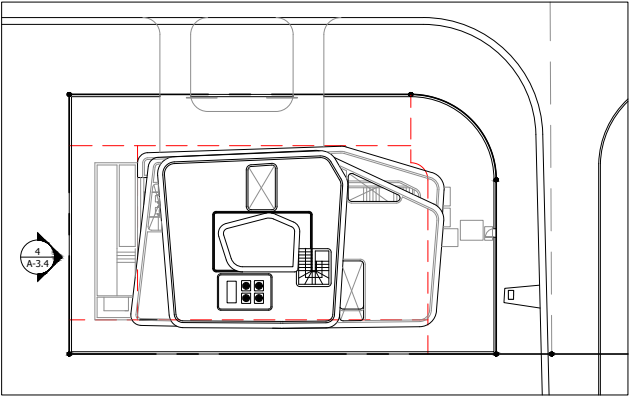
ST3
RETAINING WALL TILE CLADDING



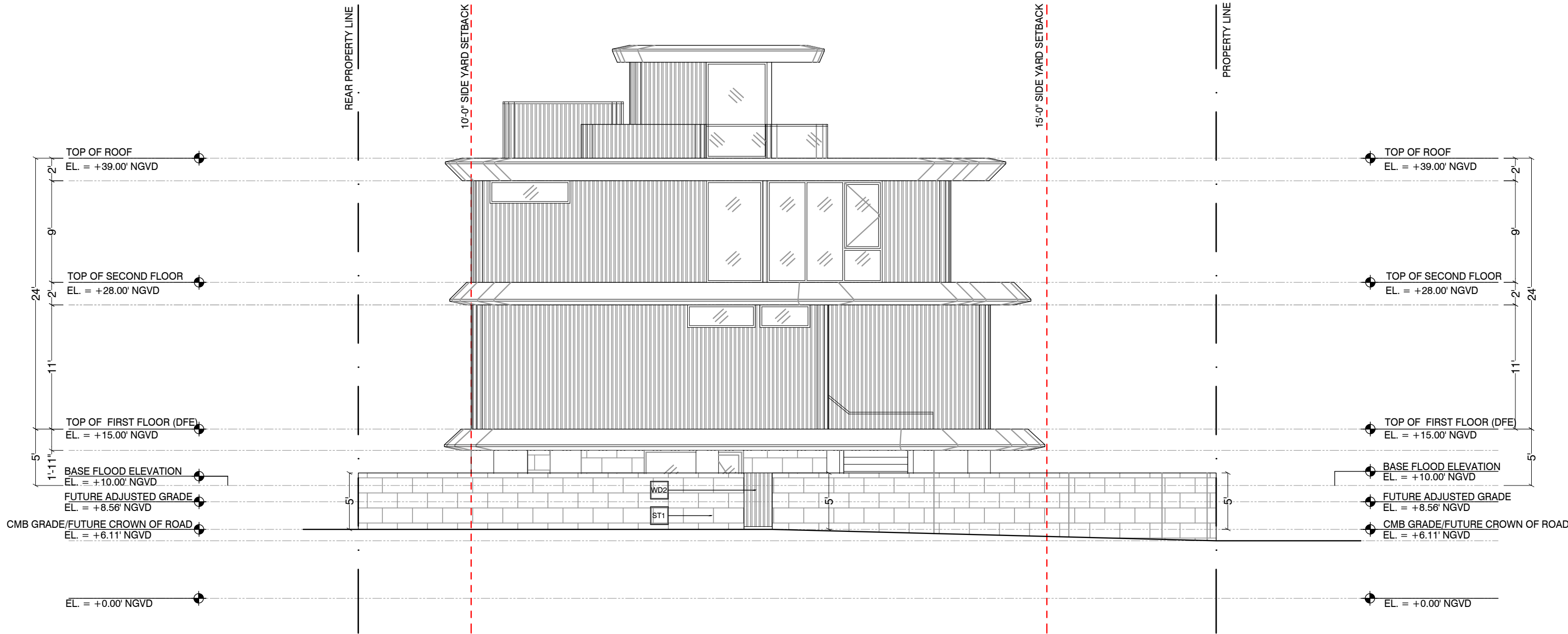
RENDERED EAST ELEVATION



RENDERED SOUTH ELEVATION



NORTH PROPERTY WALL AND GATE ELEVATION



2

NORTH PROPERTY WALL ELEVATION

SCALE - 3/32" = 1'-0"



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUSED CORNERS



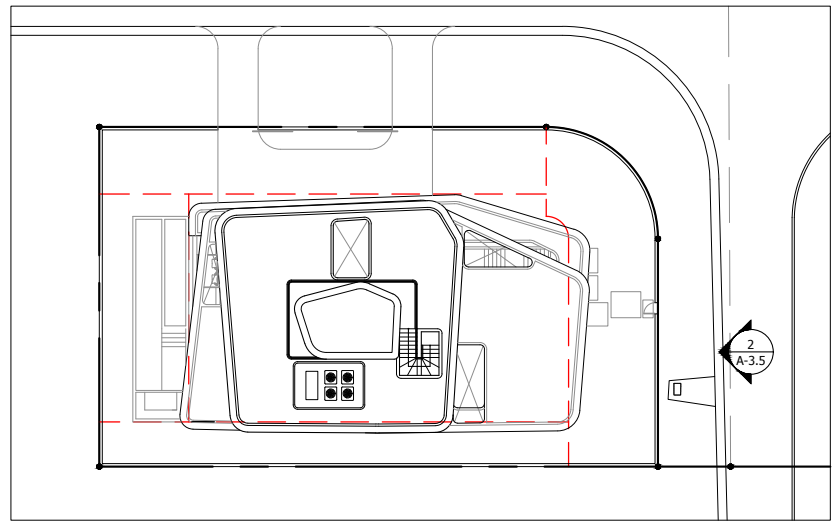
WD1
EXTERIOR 'WOOD' CLADDING



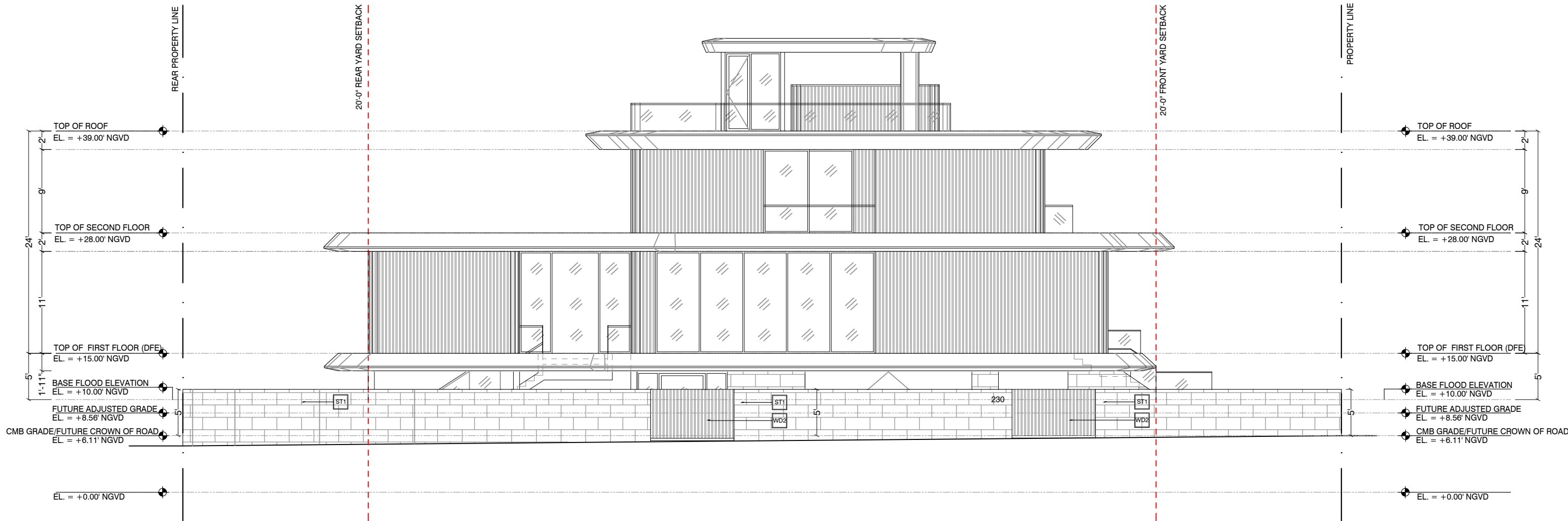
WD2
EXTERIOR 'WOOD' SCREEN



ST3
RETAINING WALL TILE CLADDING



WEST PROPERTY WALL AND GATES ELEVATION



1 WEST PROPERTY WALL ELEVATION
SCALE - 3/32" = 1'-0"



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUS CORNERS



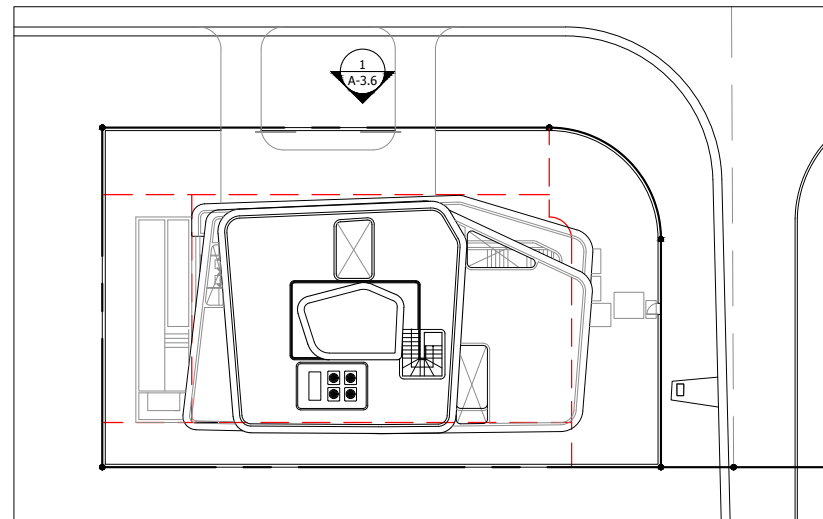
WD1
EXTERIOR 'WOOD' CLADDING



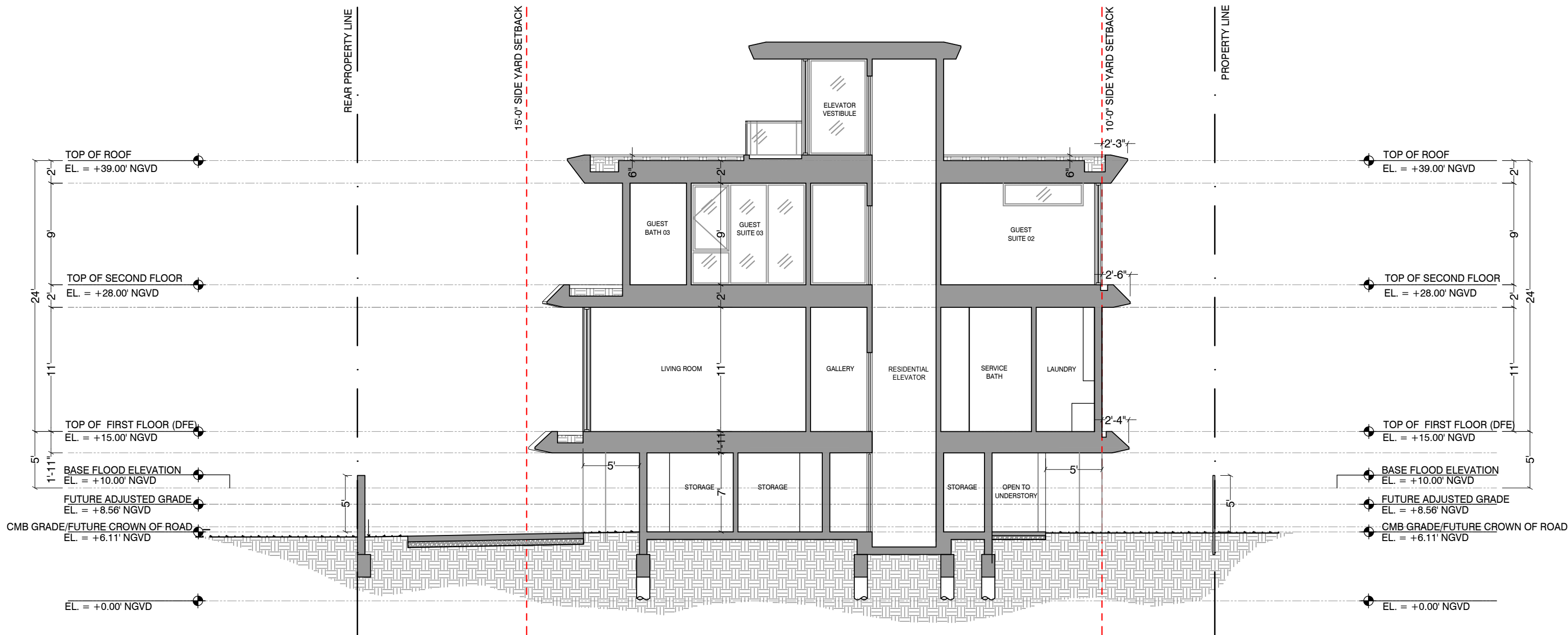
WD2
EXTERIOR 'WOOD' SCREEN



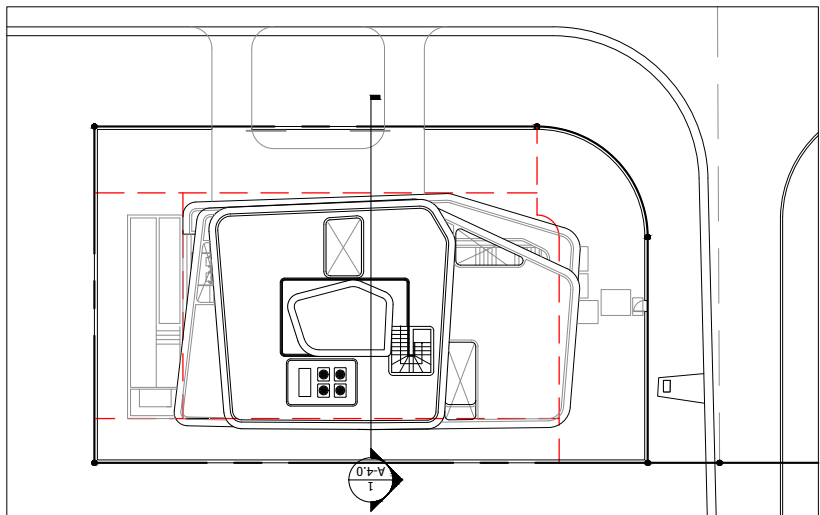
ST3
RETAINING WALL TILE CLADDING



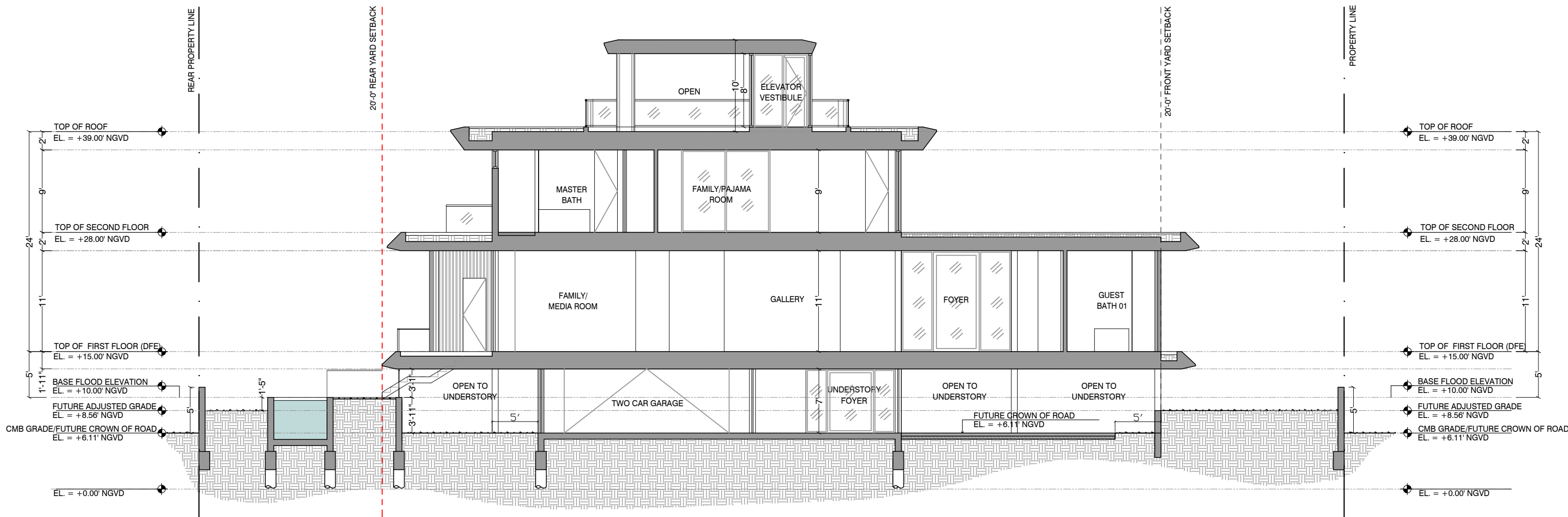
SECTION- TRANSVERSE



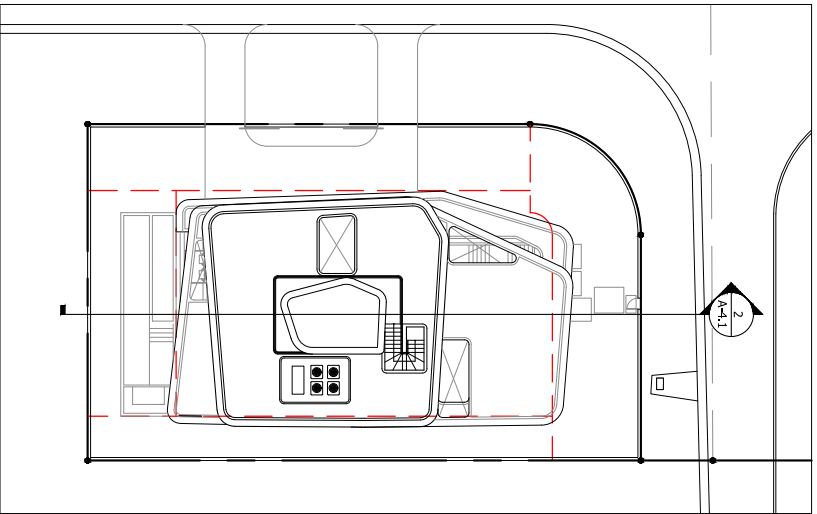
1 TRANSVERSE SECTION
SCALE - 3/32" = 1'-0"



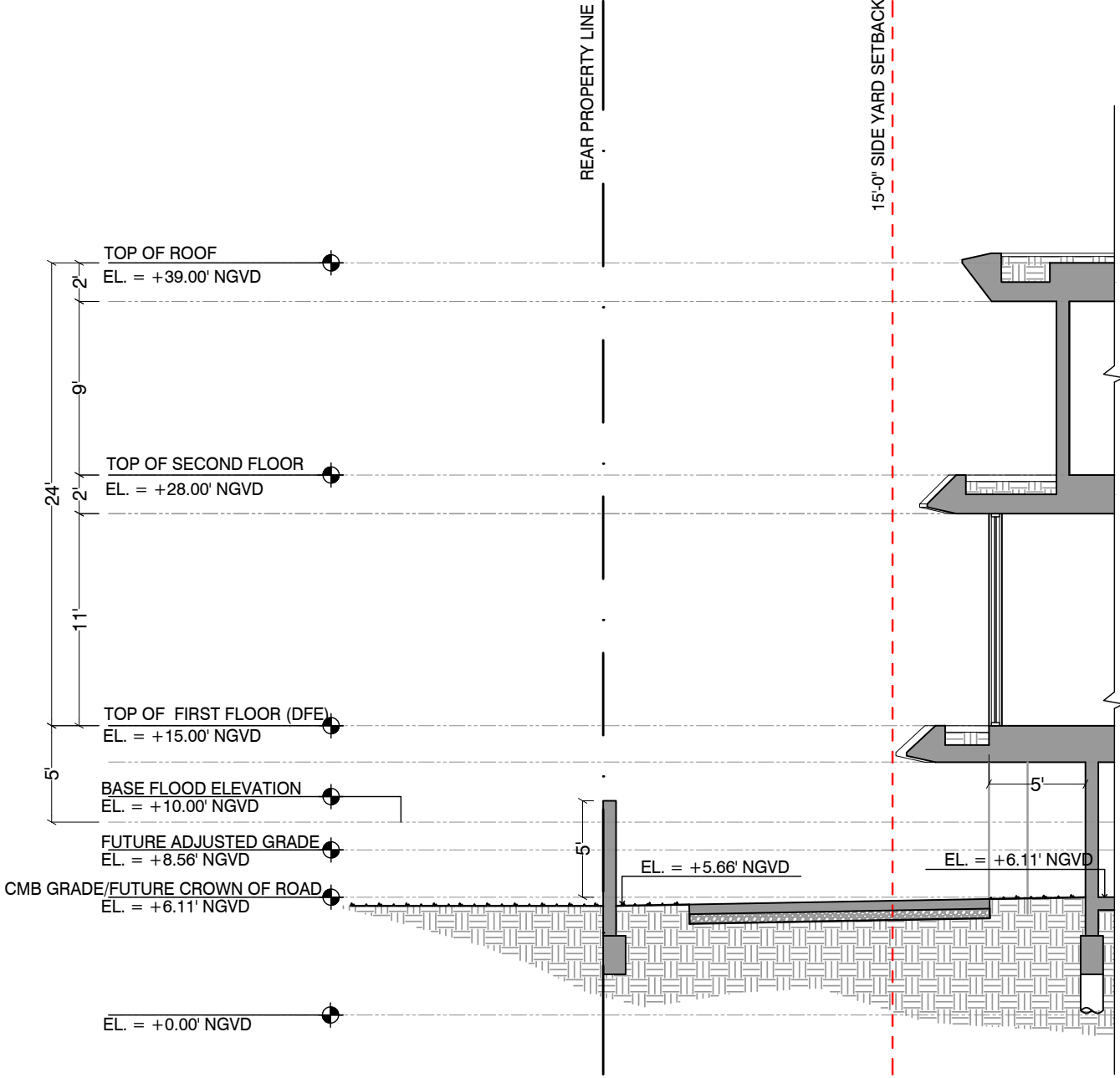
SECTION- LONGITUDINAL



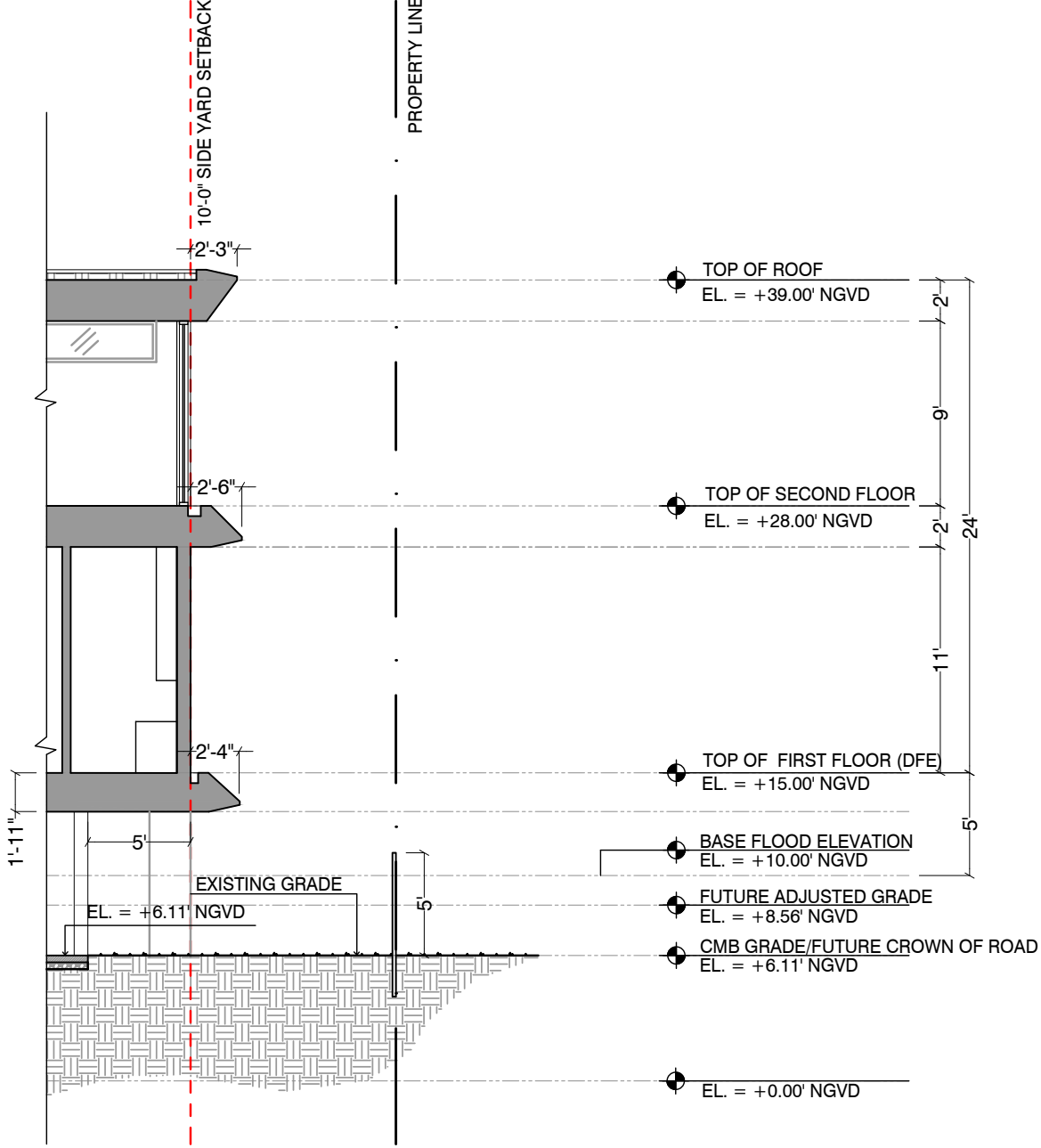
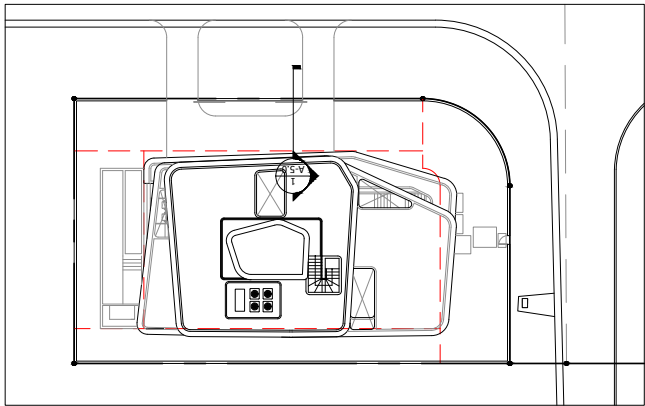
2 LONGITUDINAL SECTION
SCALE - 3/32" = 1'-0"



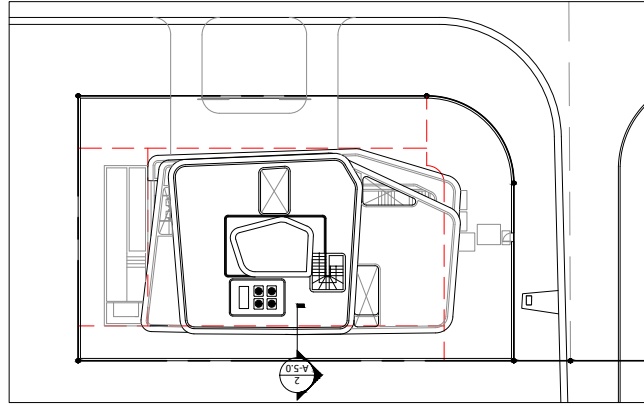
YARD SECTIONS - SIDES



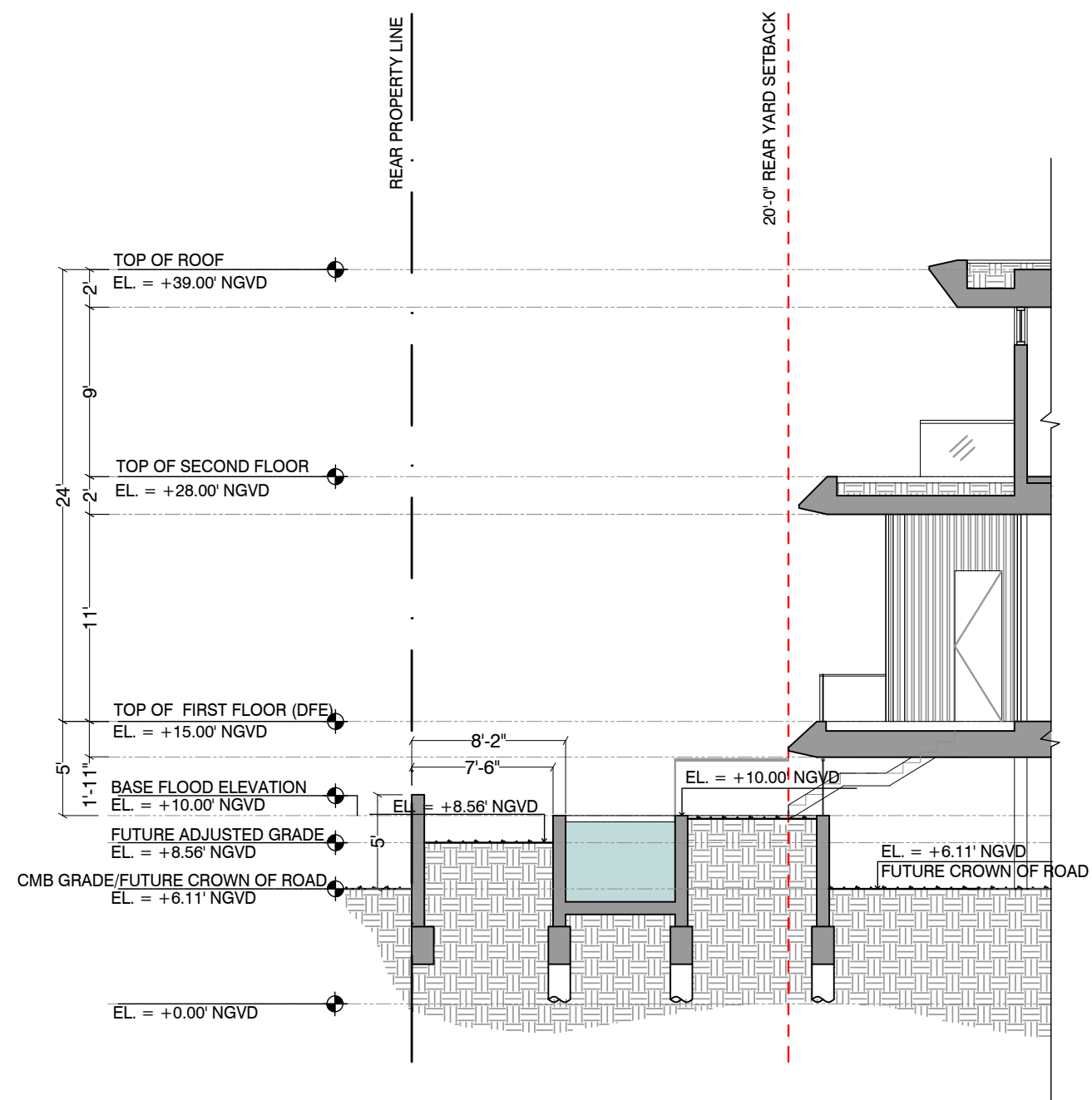
1 WEST YARD SECTION
SCALE - 3/32" = 1'-0"



2 EAST YARD SECTION
SCALE - 3/32" = 1'-0"



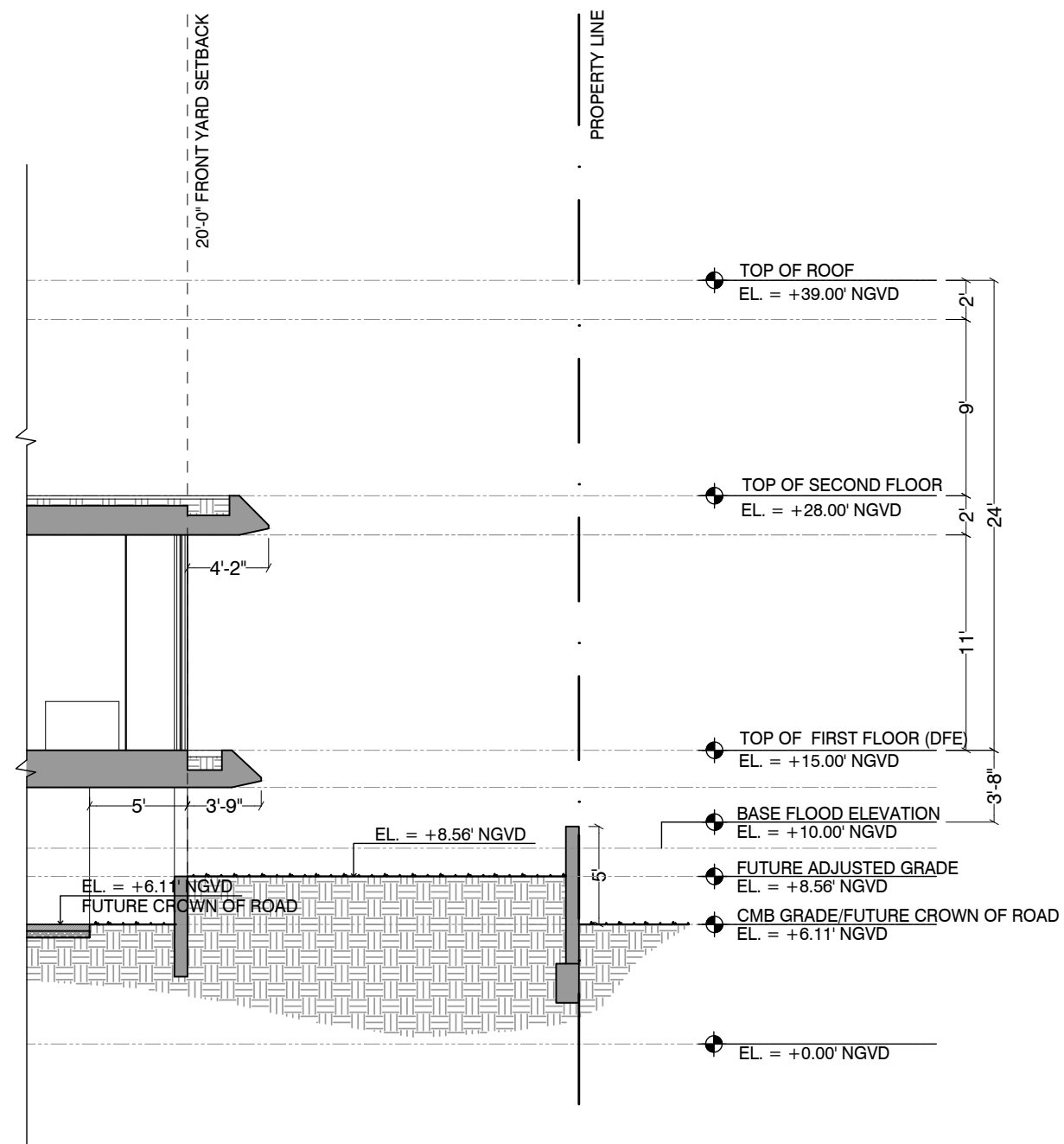
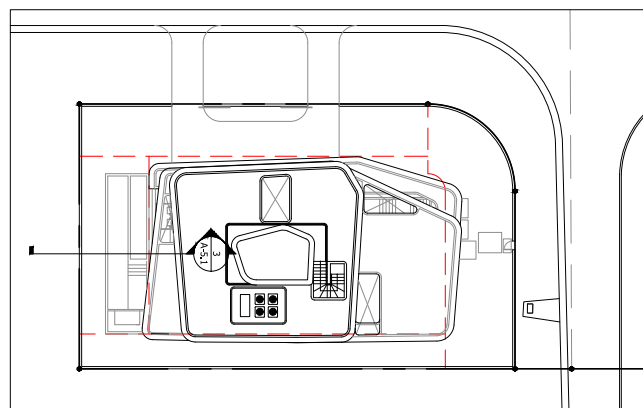
YARD SECTIONS - FRONT AND REAR



3

SOUTH YARD SECTION

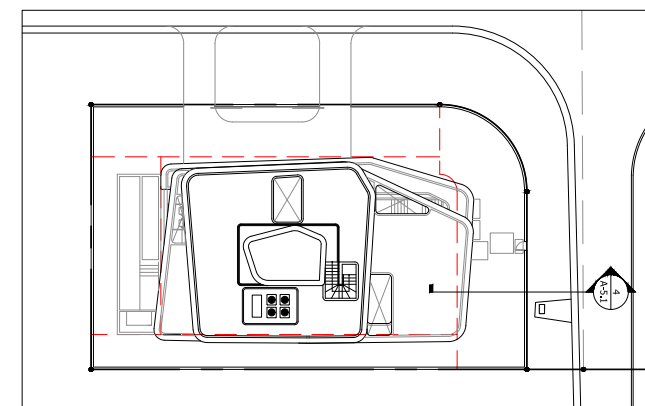
SCALE - 3/32" = 1'-0"



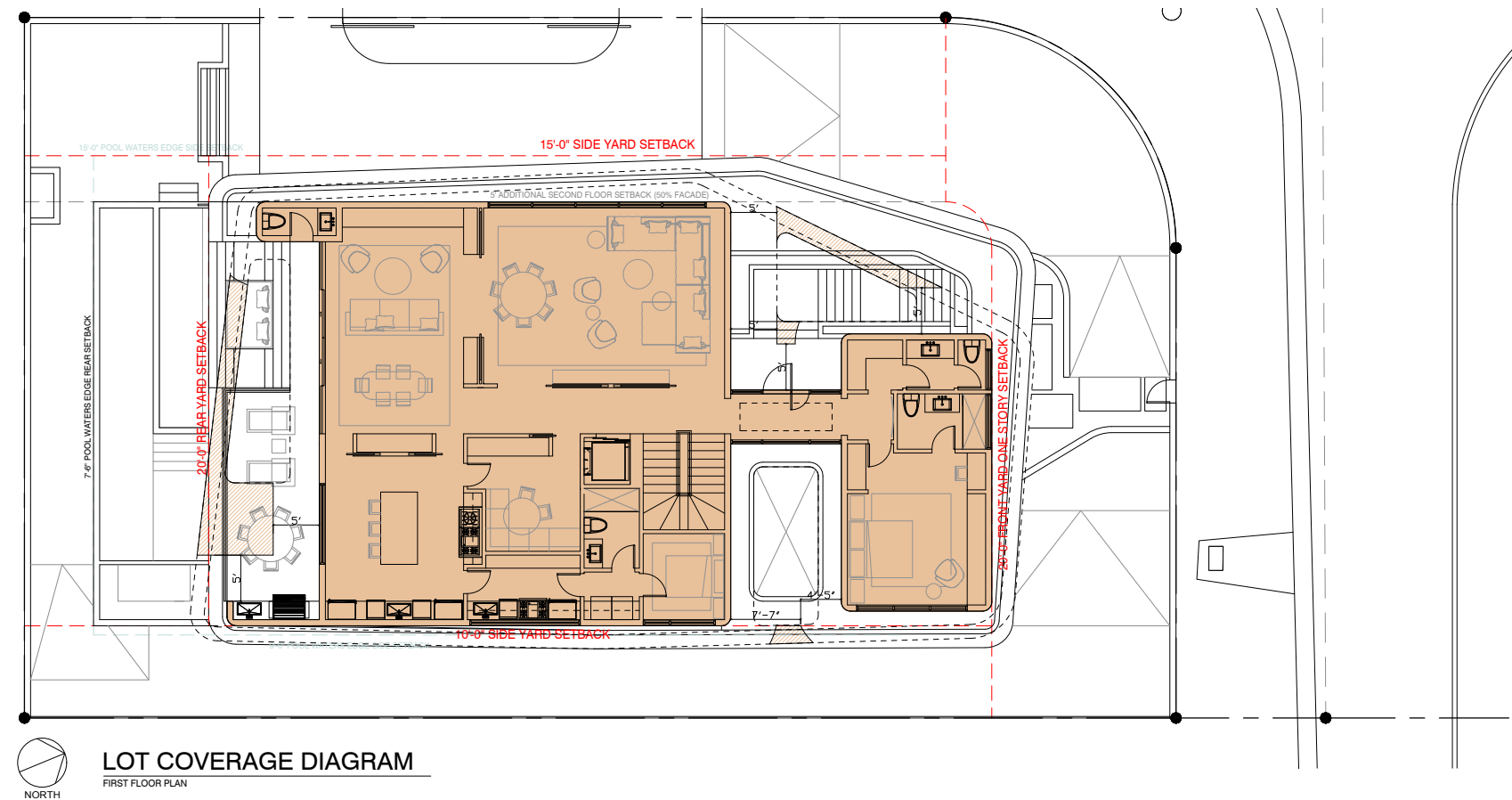
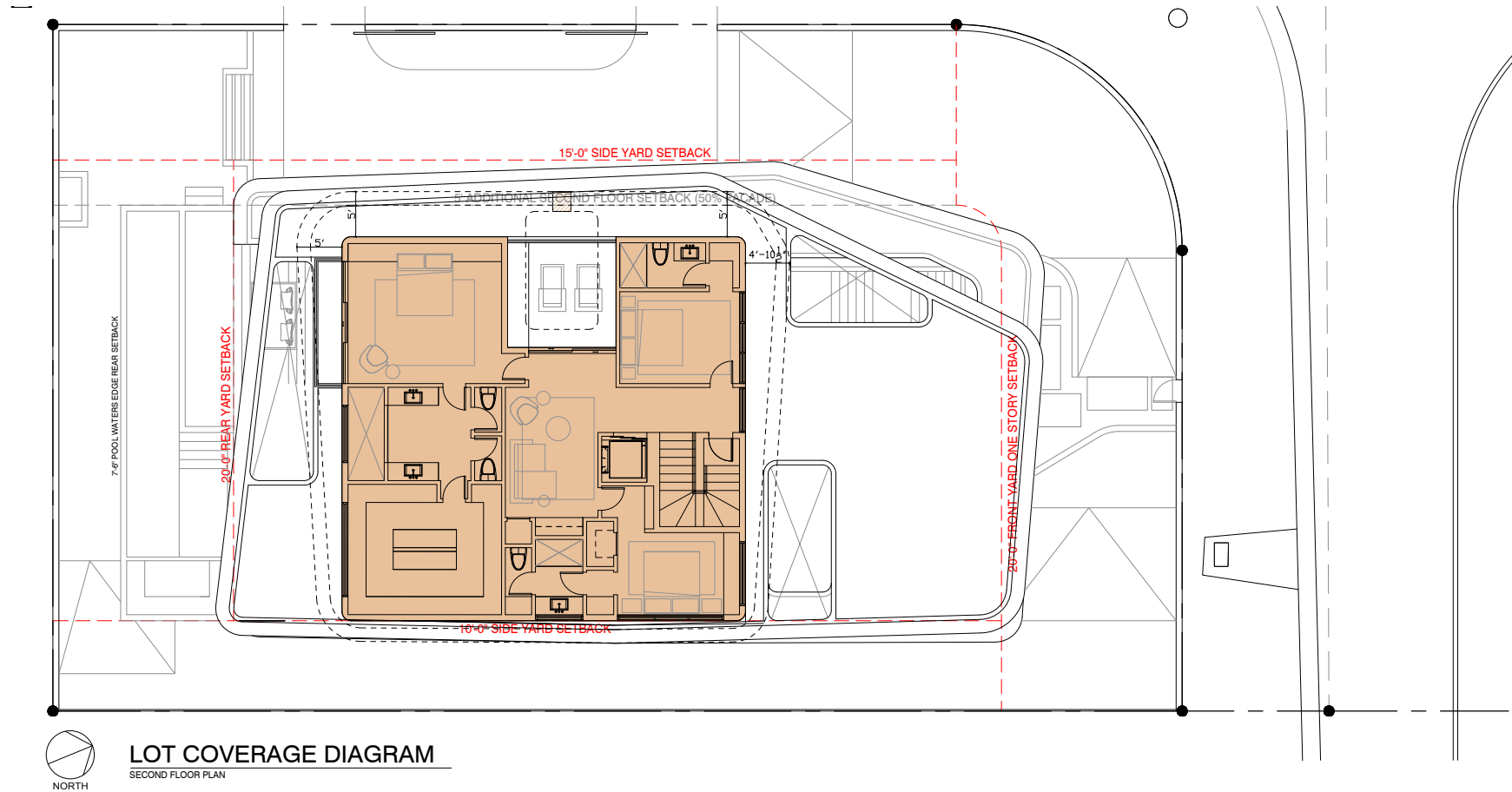
4

NORTH YARD SECTION

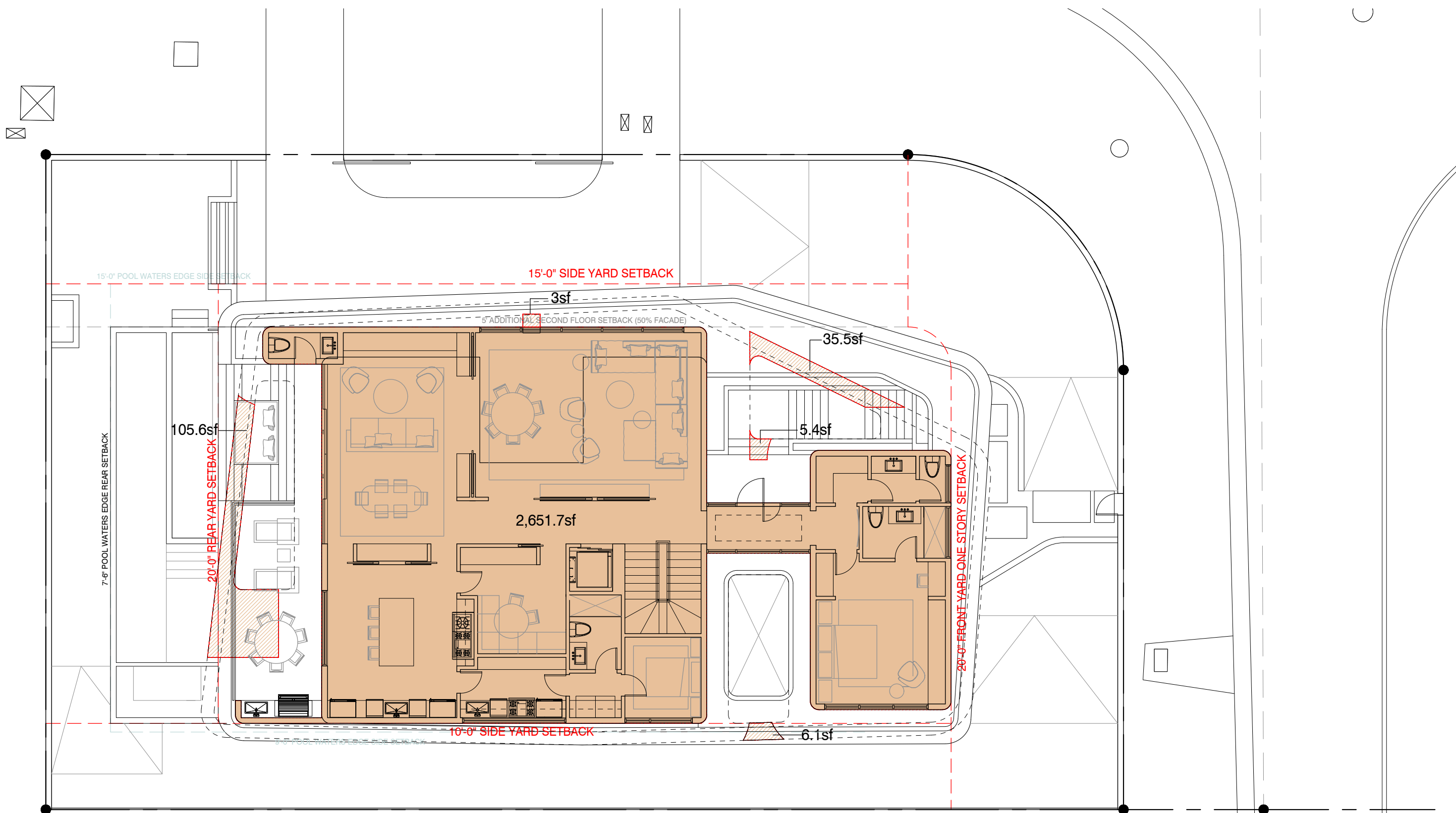
SCALE - 3/32" = 1'-0"



ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - LOT COVERAGE

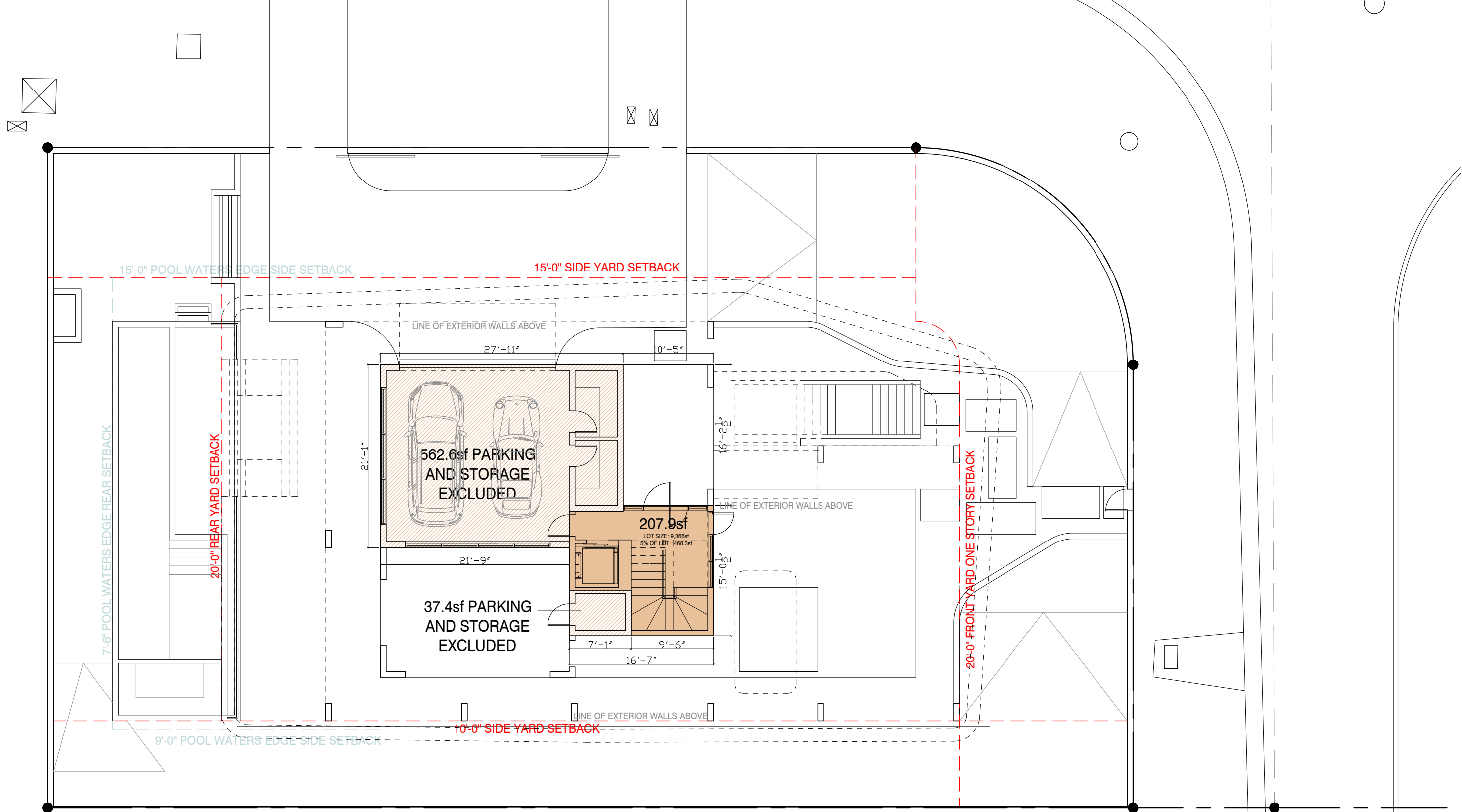


LOT COVERAGE DIAGRAM

COMPOSITE OVERLAY

LOT SIZE: 9,366sf
MAXIMUM LOT COVERAGE (30%): 2,809.8sf
PROPOSED LOT COVERAGE: 2,651.7sf+105.6sf+3sf+35.5sf+5.4sf+6.1sf=2,807.3sf (29.9%)

ZONING DIAGRAM - UNIT SIZE UNDERSTORY



UNIT SIZE DIAGRAM

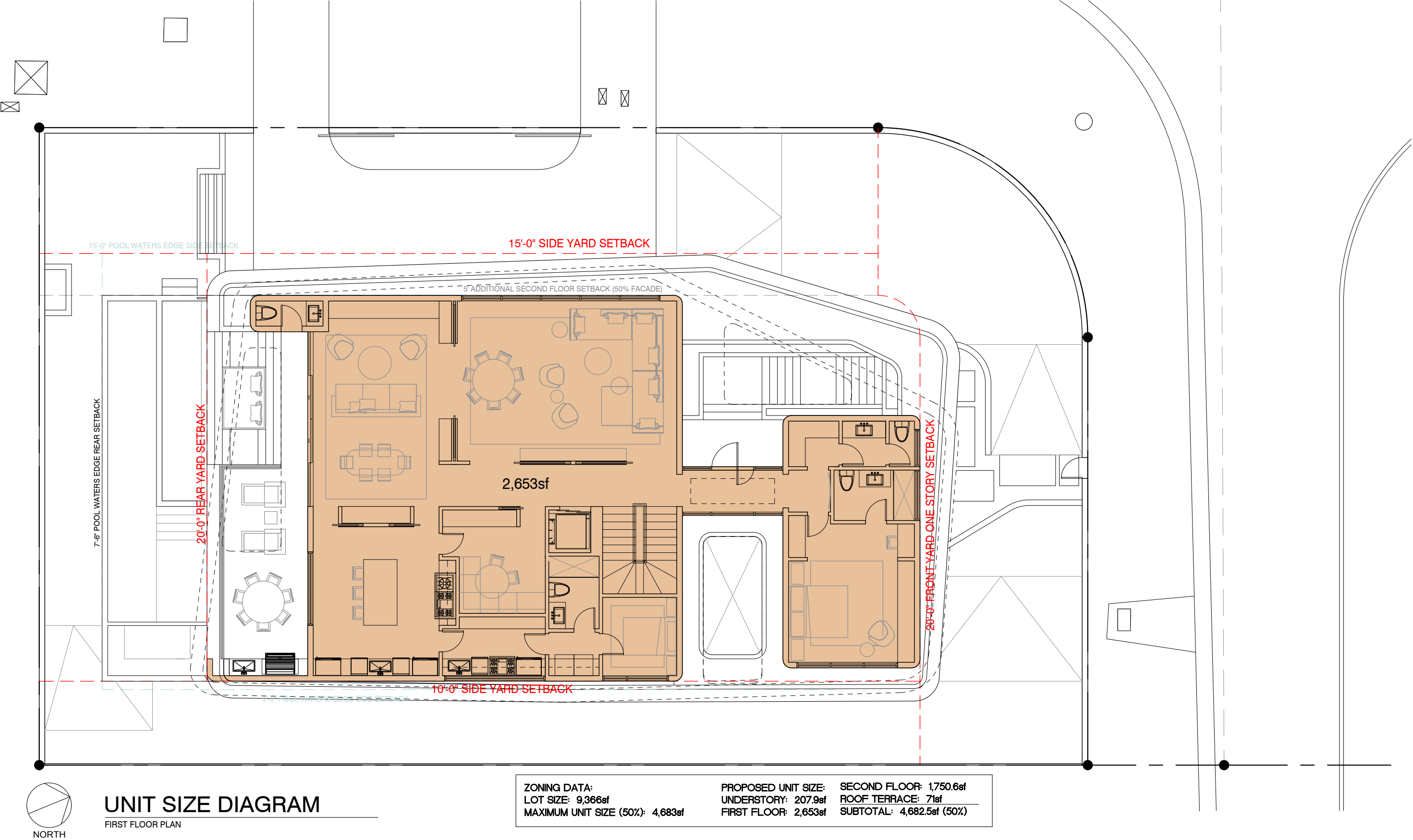
UNDERSTORY PLAN

ZONING DATA:
LOT SIZE: 9,366sf
MAXIMUM UNIT SIZE (50%): 4,683sf

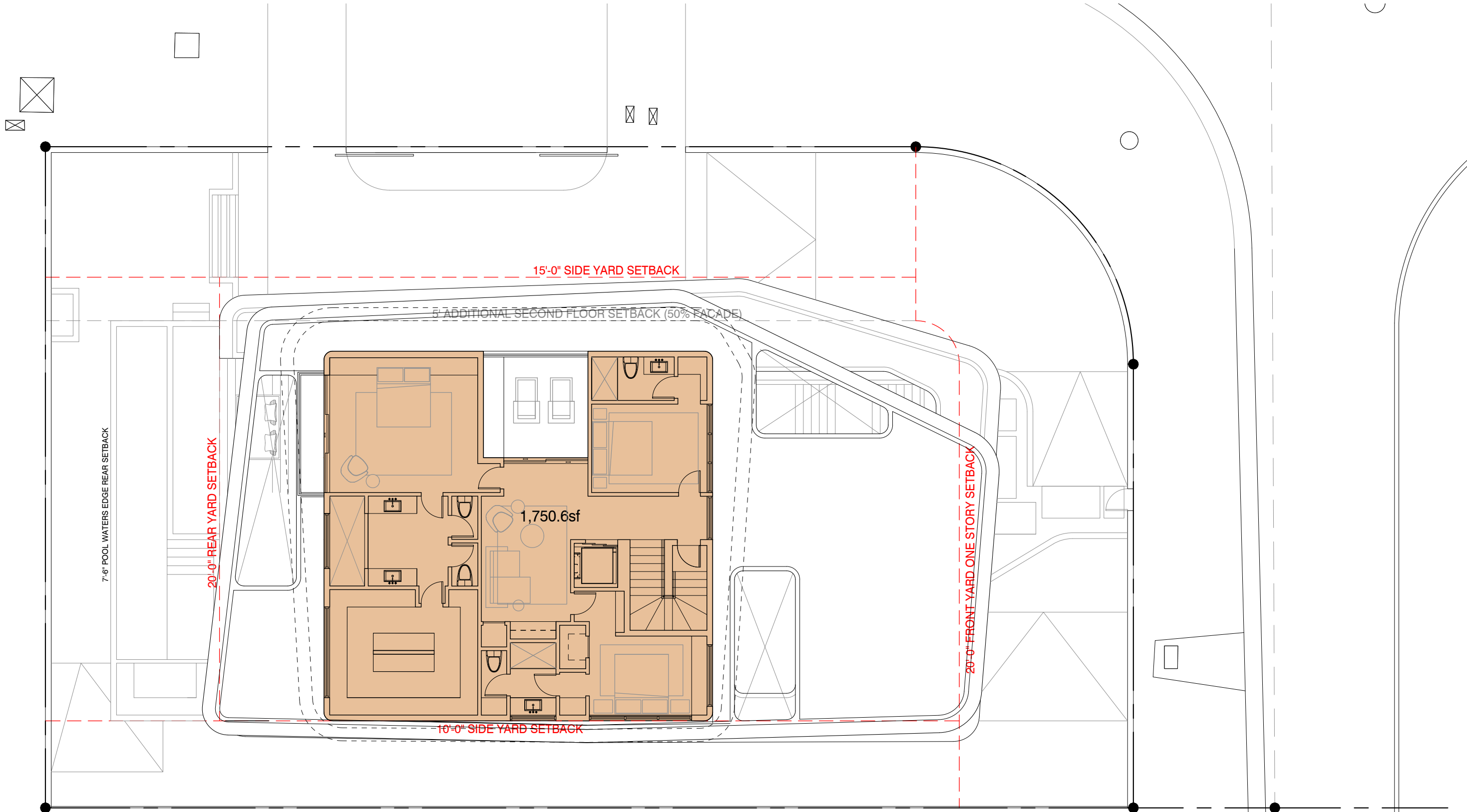
PROPOSED UNIT SIZE:
UNDERSTORY: 207.9sf
FIRST FLOOR: 2,653sf

SECOND FLOOR: 1,750.6sf
ROOF TERRACE: 71sf
SUBTOTAL: 4,682.5sf (50%)

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR



ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

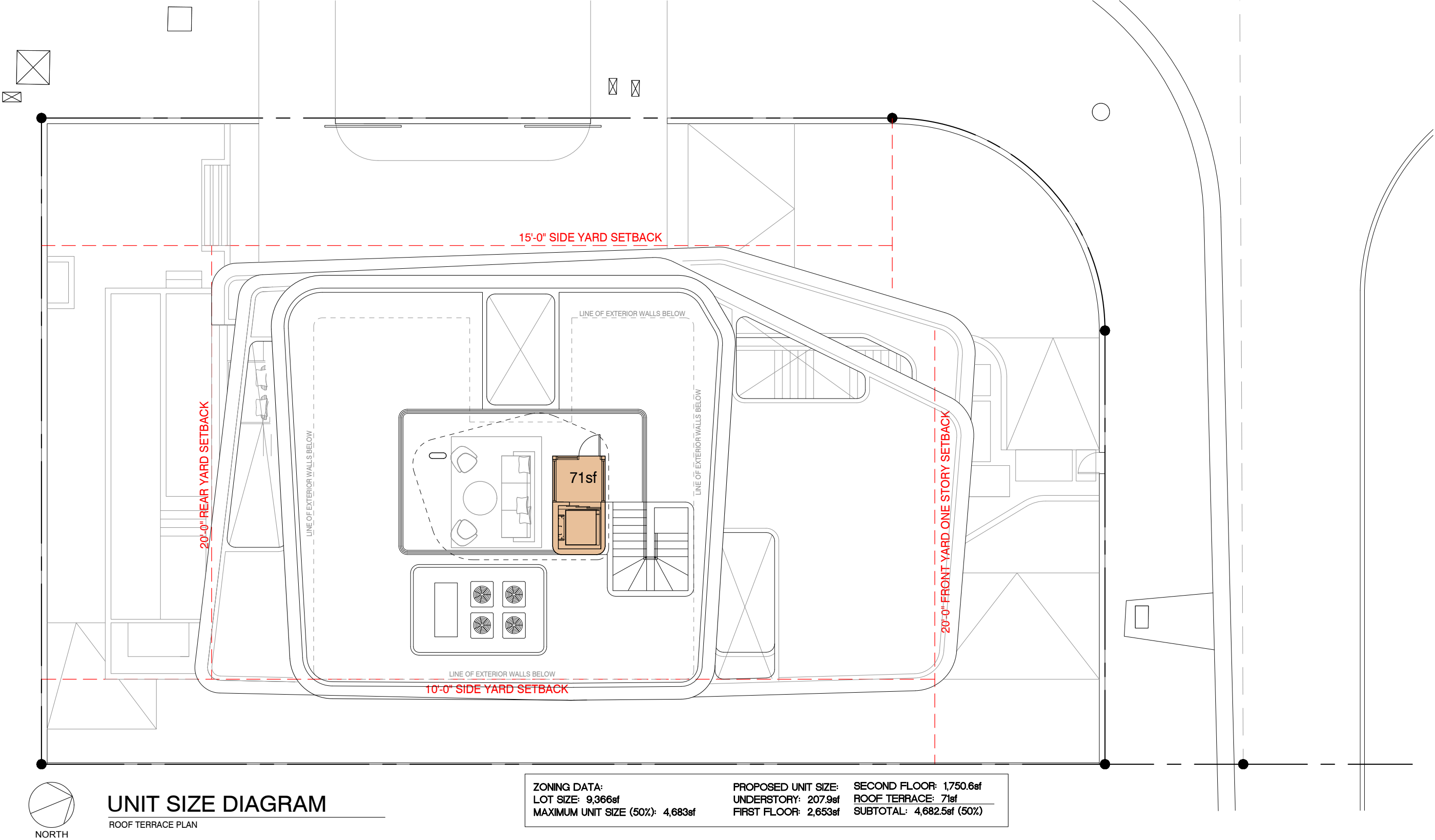


UNIT SIZE DIAGRAM

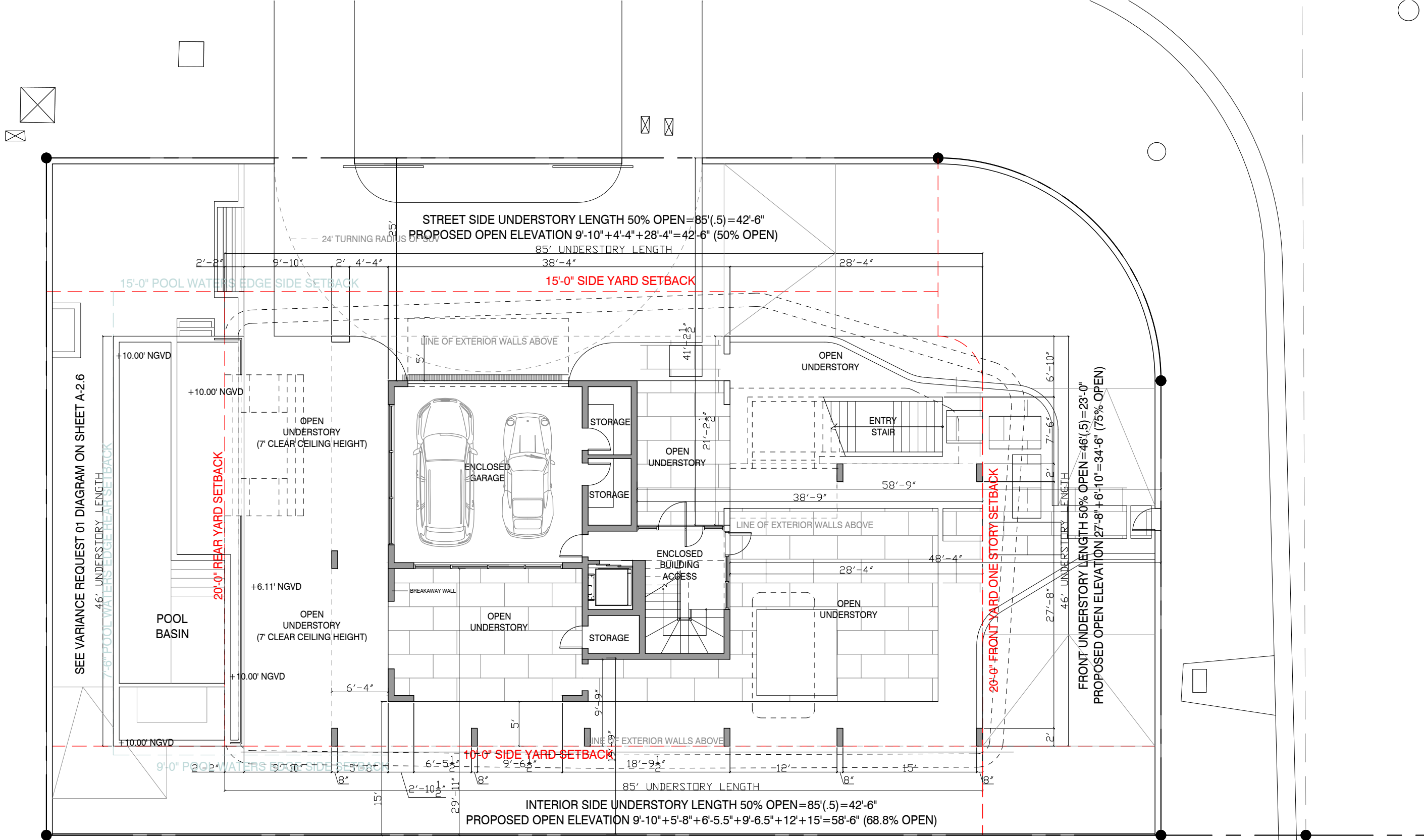
SECOND FLOOR PLAN

ZONING DATA:	PROPOSED UNIT SIZE:	SECOND FLOOR: 1,750.6sf
LOT SIZE: 9,366sf	UNDERSTORY: 207.9sf	ROOF TERRACE: 71sf
MAXIMUM UNIT SIZE (50%): 4,683sf	FIRST FLOOR: 2,653sf	SUBTOTAL: 4,682.5sf (50%)

ZONING DIAGRAM - UNIT SIZE ROOF TERRACE

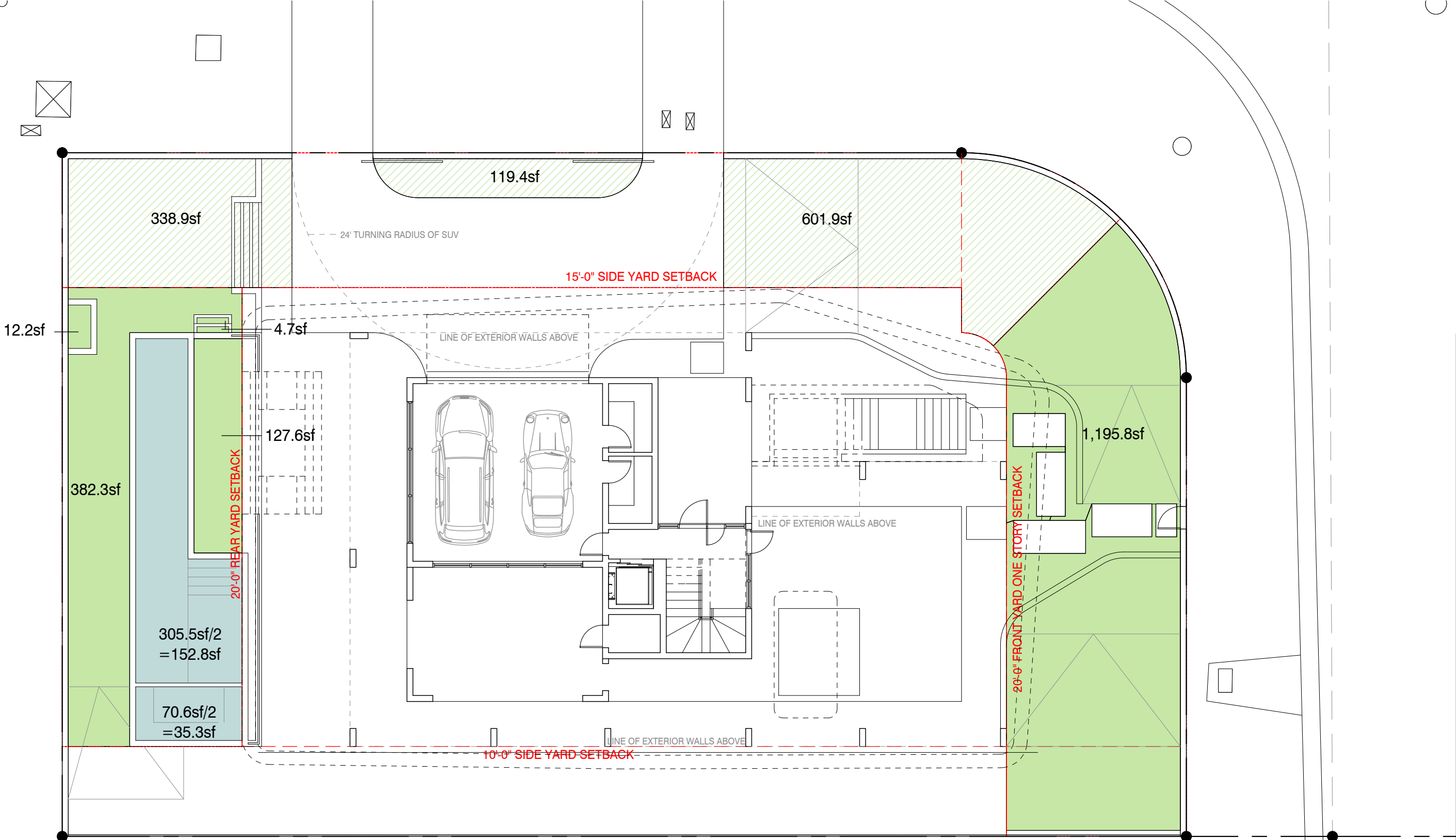


UNDERSTORY OPENNESS DIAGRAM



PERCENTAGE OF OPENNESS
UNDERSTORY PLAN

ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAMS

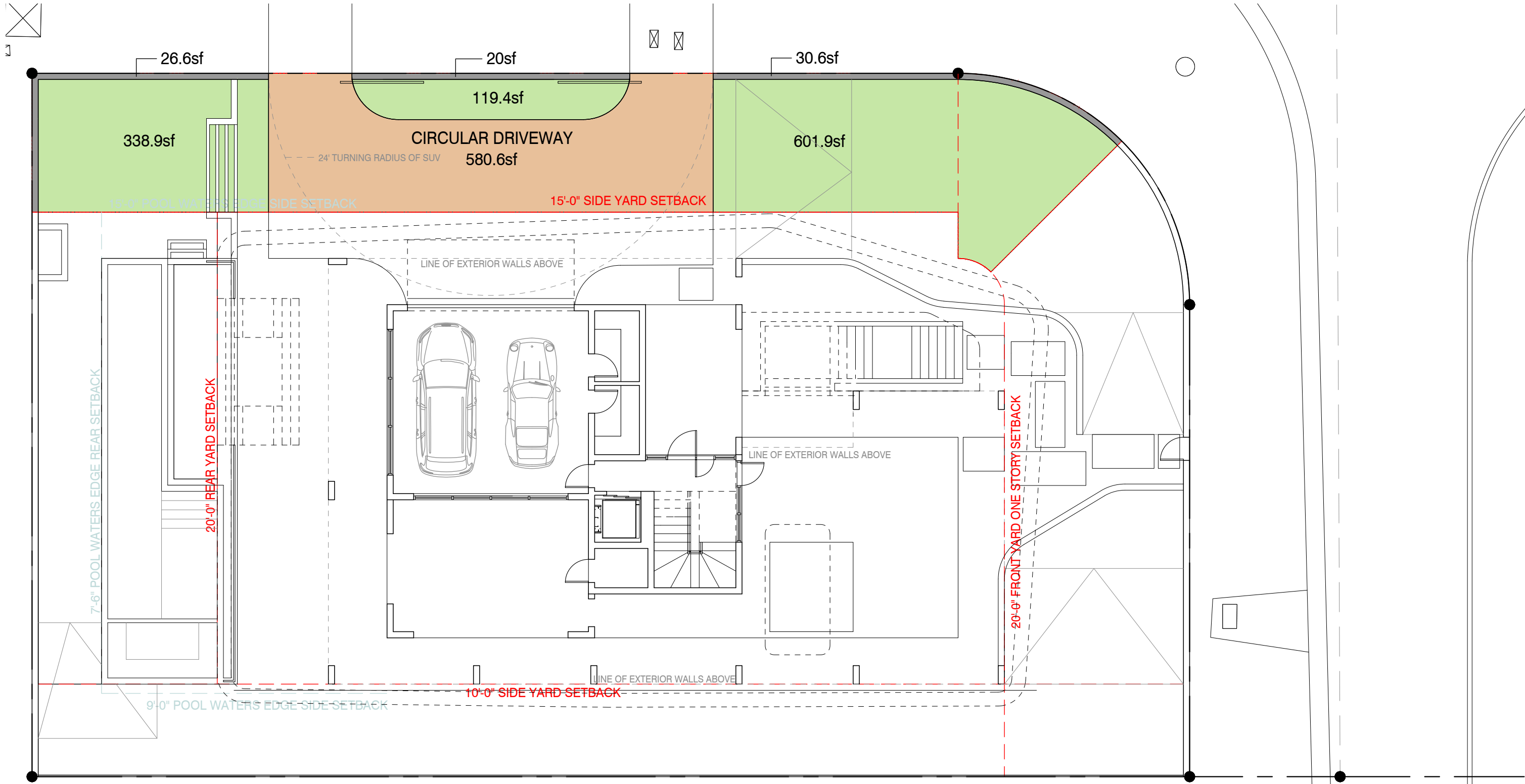
UNDERSTORY PLAN

REAR YARD AREA: 1,020sf
OPEN SPACE REQUIRED: 714sf (70%)
OPEN SPACE PROVIDED: 382.3sf+12.2sf+127.6sf+4.7sf
+152.8sf+35.3sf=714.9sf (70.1%)

SIDE YARD (FACING STREET) AREA: 1,735.6sf
OPEN SPACE REQUIRED: 1,214.9sf (70%)
OPEN SPACE PROVIDED: 338.9sf+119.4sf+601.9sf
=1,060.2sf (61%)

FRONT YARD AREA: 1,255.6sf
OPEN SPACE REQUIRED: 878.92sf (70%)
OPEN SPACE PROVIDED: 1,195.8sf (95.2%)

VARIANCE DIAGRAM 02



VARIANCE REQUEST 02

UNDERSTORY PLAN

VARIANCE REQUEST 02: REDUCE SIDE YARD FACING A STREET
70% OPEN SPACE REQUIREMENT TO 61%

SIDE YARD (FACING STREET) AREA:	1,735.6sf
OPEN SPACE REQUIRED:	1,214.9sf (70%)
OPEN SPACE PROVIDED:	338.9sf+119.4sf+601.9sf
	=1,060.2sf (61%)

- PROPOSED OPEN SPACE/LANDSCAPE
- PROPOSED DRIVEWAY PAVERS
- PROPOSED MASONRY PROPERTY WALL



