

DESIGN REVIEW BOARD

FINAL SUBMITTAL - 12/06/2021

394 S HIBISCUS DR

MIAMI BEACH, FL 33139

OWNER:

HIBISCUS HOLDINGS TRUST

394 S HIBISCUS DR

MIAMI BEACH, FL 33139

ARCHITECT:

THIRLWALL, LLC.

1828 BAY ROAD, UNIT 301

MIAMI BEACH - FL 33139

info@thirlwalldesign.com

305.763.8376

LANDSCAPE ARCHITECT:

LAND.DESIGN

2610 N MIAMI AVE, UNIT 301

MIAMI - FL 33127

land@land.design

614.439.4895



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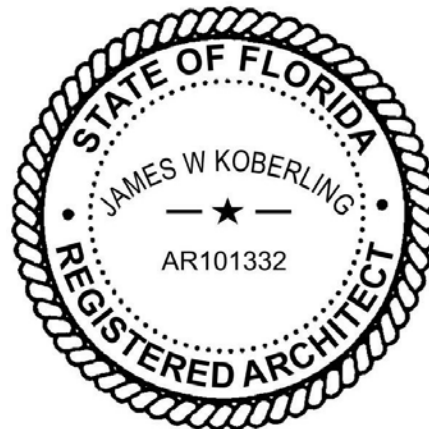
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SCOPE OF WORK

- REQUEST DESIGN REVIEW BOARD APPROVAL FOR THE TOTAL DEMOLITION OF AN EXISTING, PRE-1942 SINGLE-FAMILY RESIDENCE AND APPROVAL OF THE DESIGN FOR A NEW 8,900 SQ. FT SINGLE-FAMILY RESIDENCE W/ POOL, UNDERSTORY, AND ROOF TERRACE.
- THE RESIDENCE MEETS ALL CRITERIA REGARDING UNIT SIZE, LOT COVERAGE, FRONT, REAR, AND OPEN-SPACE YARD REQUIREMENTS. THE FIRST HABITABLE LEVEL HAS BEEN SET AT THE MAXIMUM ALLOWABLE DESIGN FLOOD ELEVATION OF BFE + 5' FREEBOARD = 15.0' NGVD.
- NO DESIGN WAIVERS NOR VARIANCES ARE BEING REQUESTED.

394 SOUTH HIBISCUS DRIVE
MIAMI BEACH - FLORIDA, 33139-5134



JAMES W KOBERLING
REGISTERED ARCHITECT
AR101332

REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.21

NOTES :

SHEET TITLE
COVER SHEET

SCALE

SHEET
DRB-000

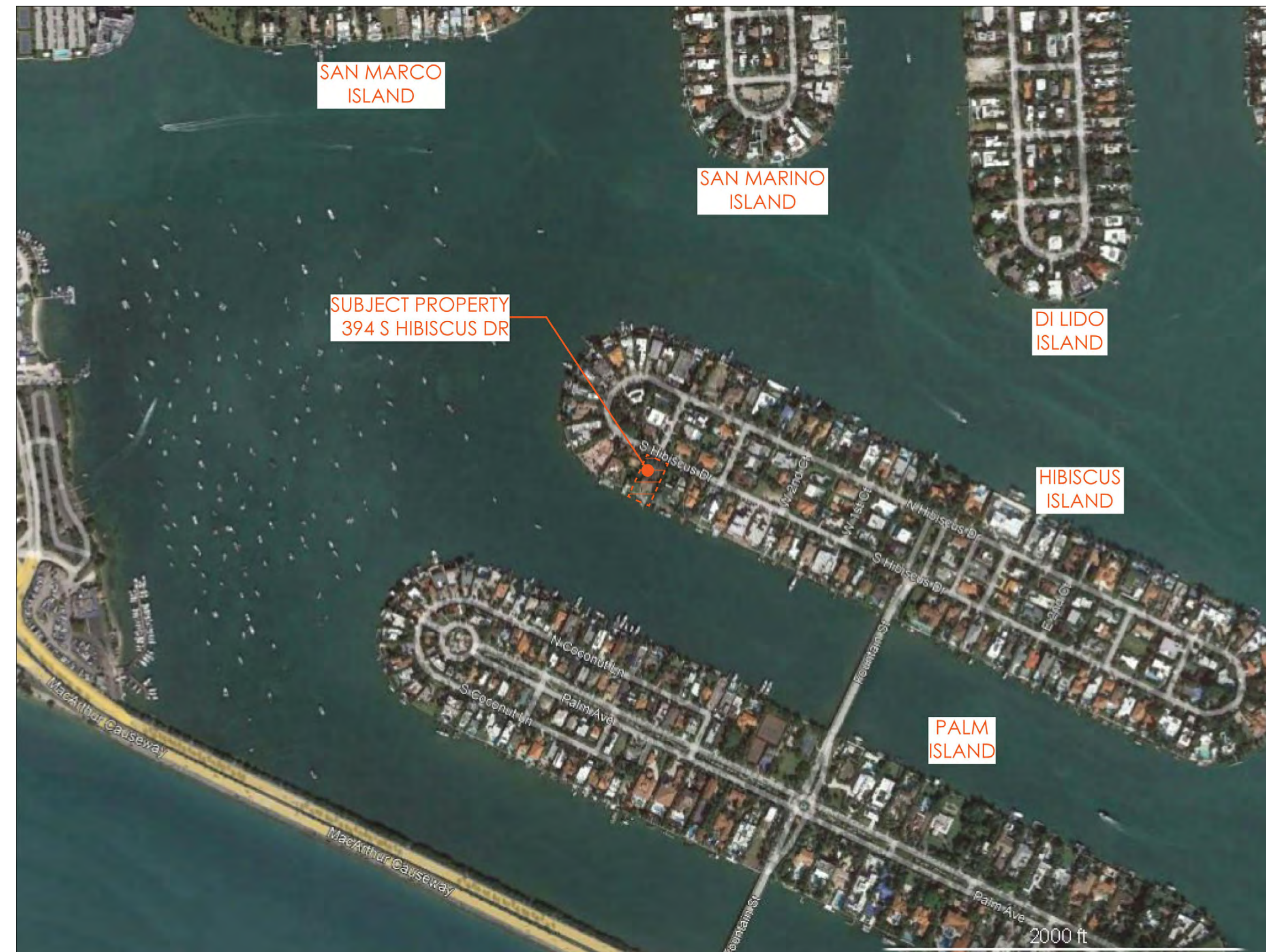
ARCHITECTURE PLANS



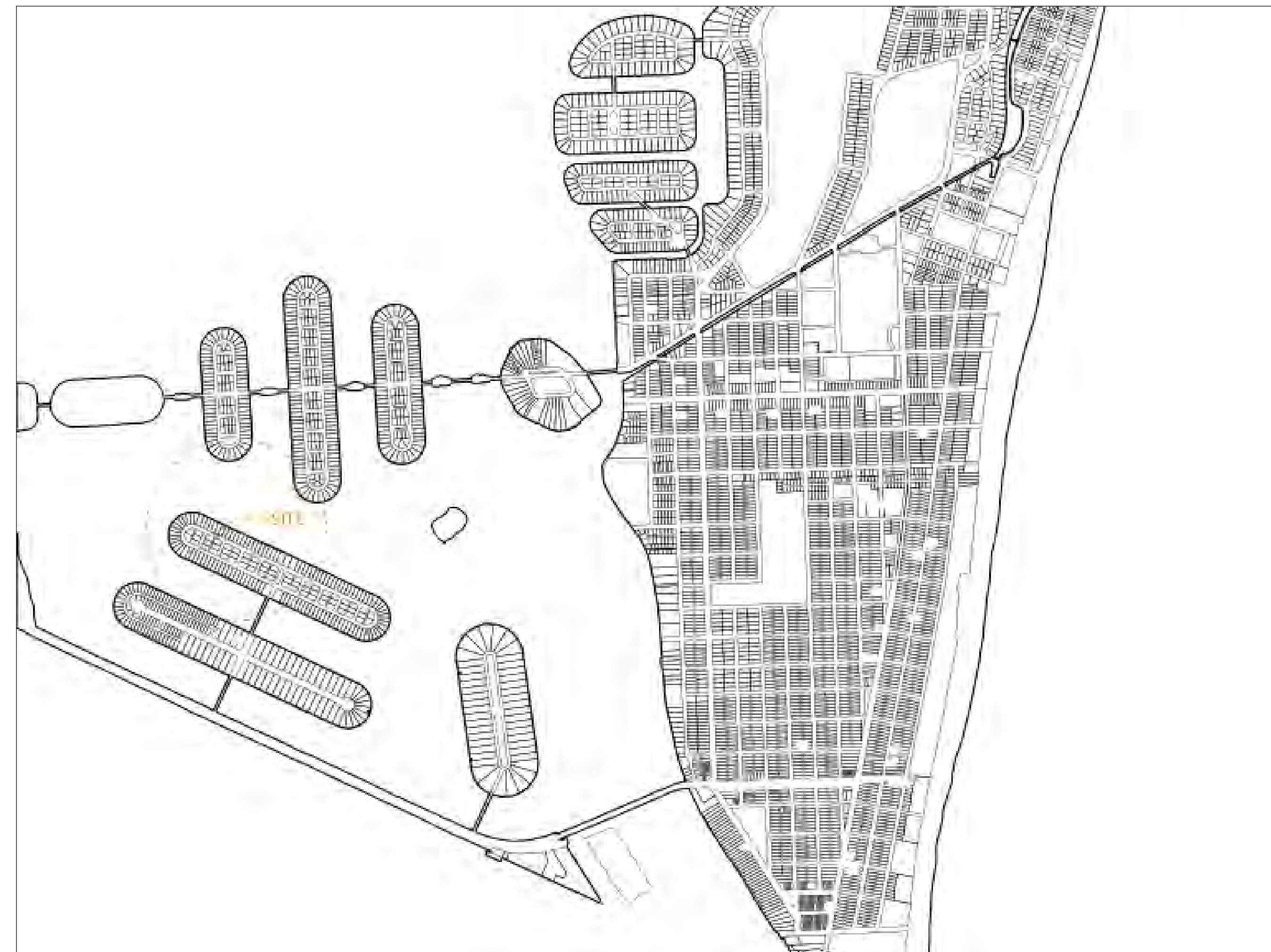
01 AERIAL VIEW



03 FEMA National Flood Hazard Layer



02 LOCATION MAP



04 SITE MAP

THIRLWALL

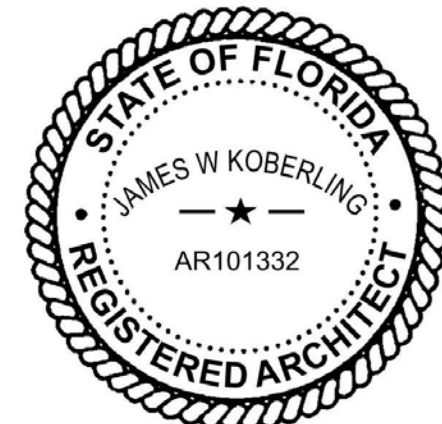
BUILDING DESIGN

1828 BAY ROAD #301
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REGISTERED ARCHITECT
AR101332

REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.2

NOTES :

SHEET TITLE

FLOOD & LOCATION MAP

SCALE

$$1'' = 1'-0''$$

SHEET

DRB-001

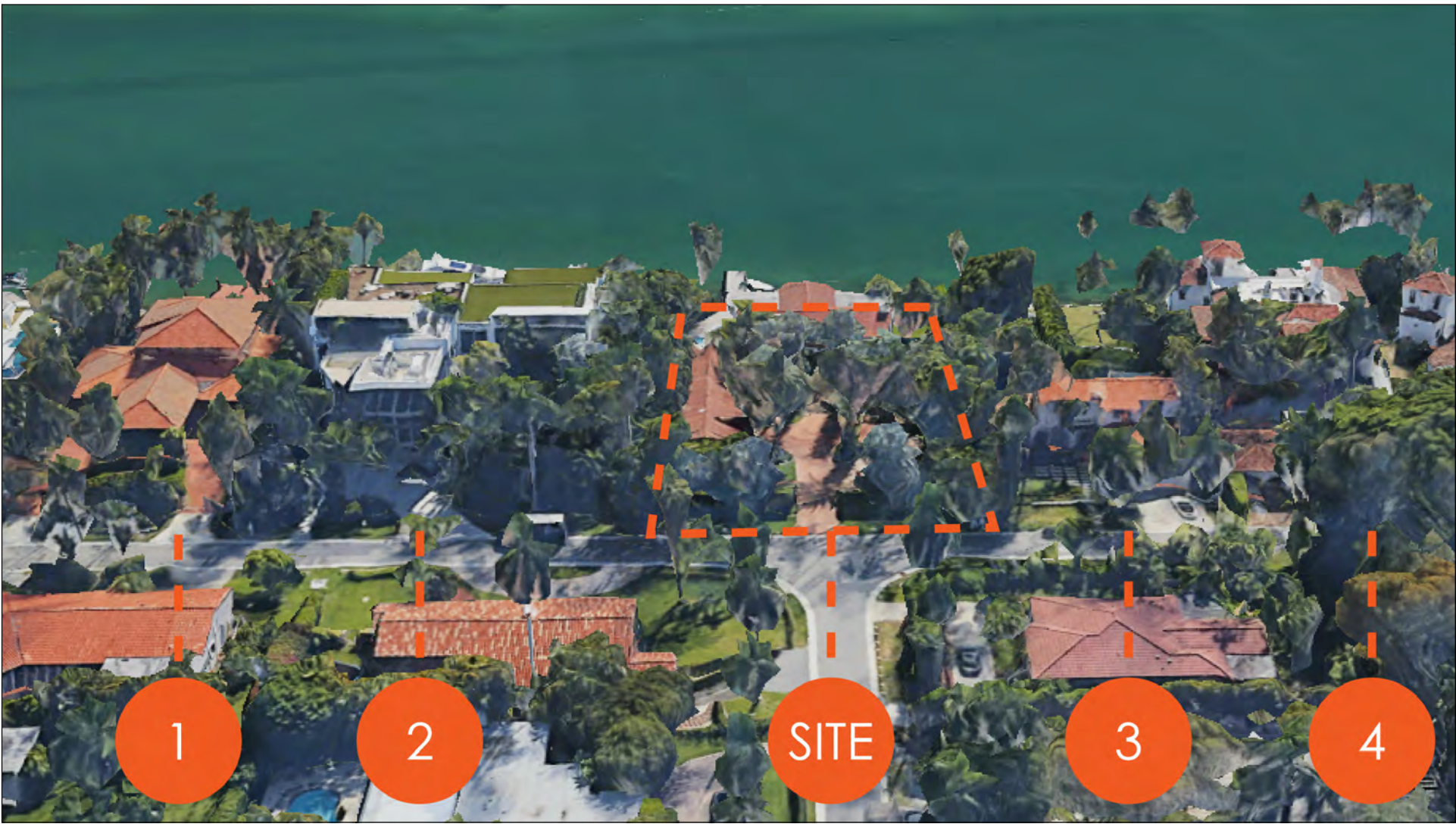
ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & ARE THE PROPERTY OF THE DESIGNER. IF THEY ARE CREATED, DEVELOPED, OR EVOLVED FOR USE ON, IN, OR IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE DESIGNER FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



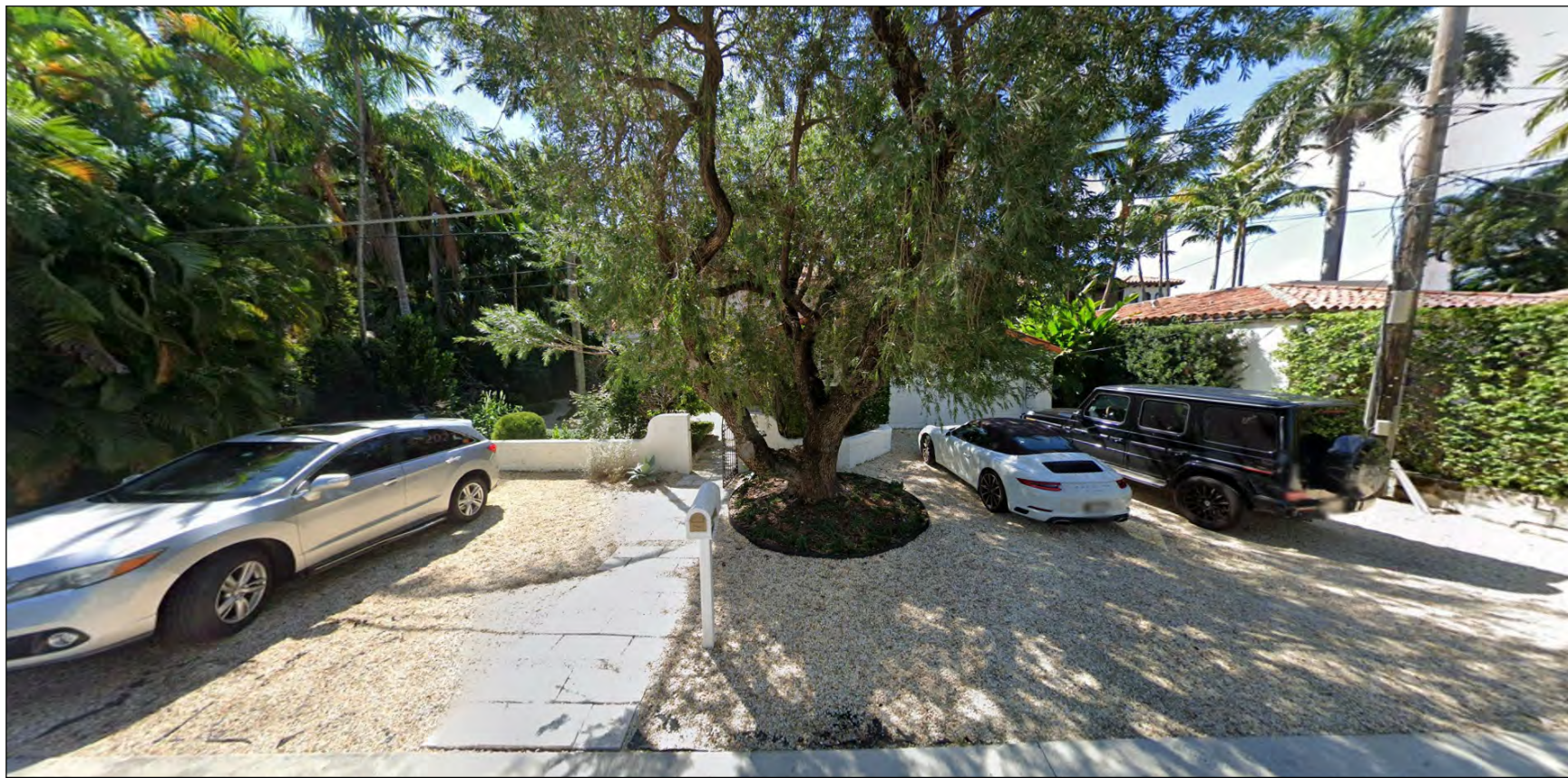
AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



SUBJECT PROPERTY - 394 S HIBISCUS DRIVE



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NOTES :

SHEET TITLE
EXISTING CONTEXT ANALYSIS
SCALE
1" = 1'-0"
SHEET
DRB-004



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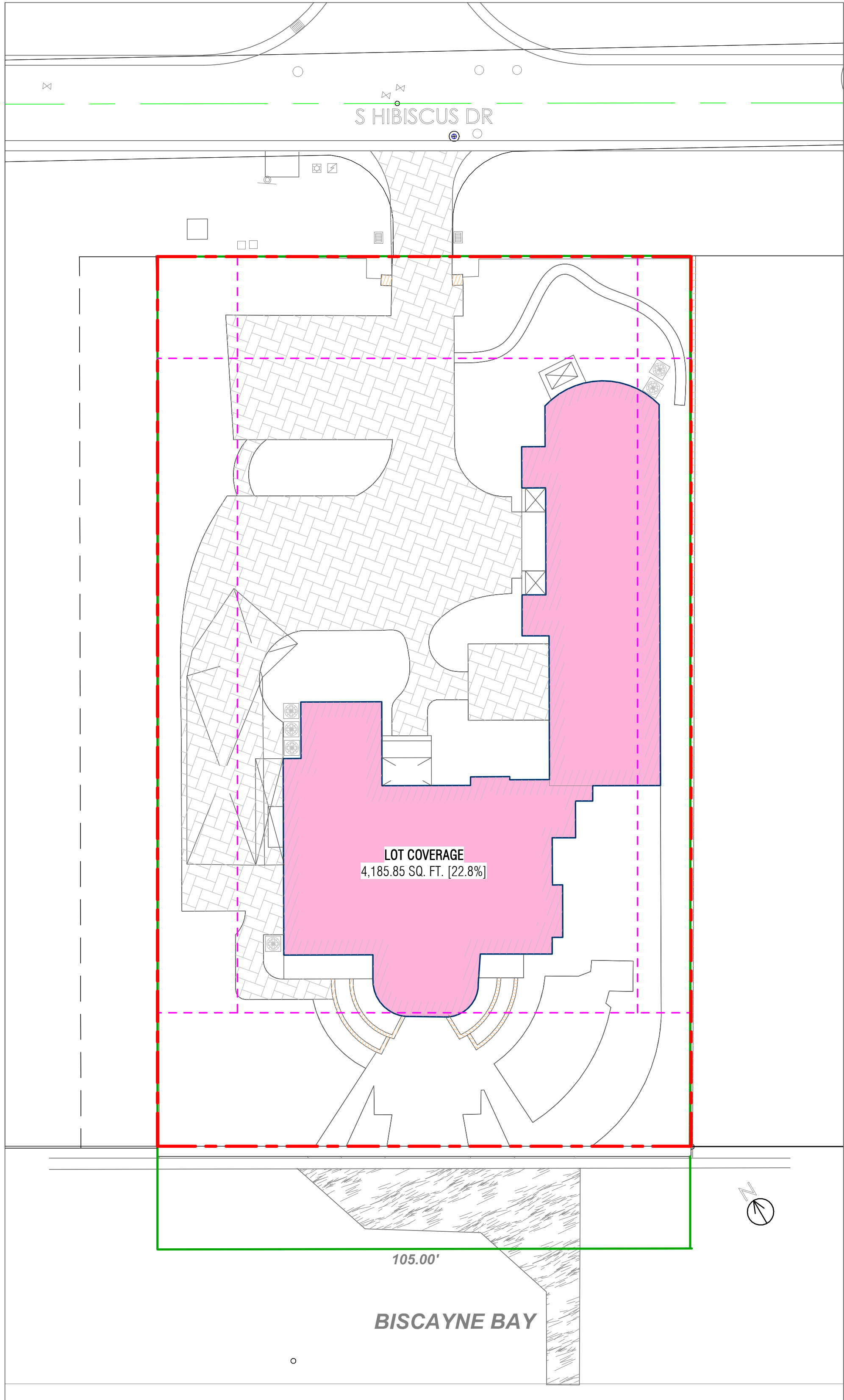


JAMES W KOBERLING
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AR101332

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NOTES :

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CONTEXTUAL ELEVATION DRAWING
SCALE
N.T.S.
SHEET
DRB-005

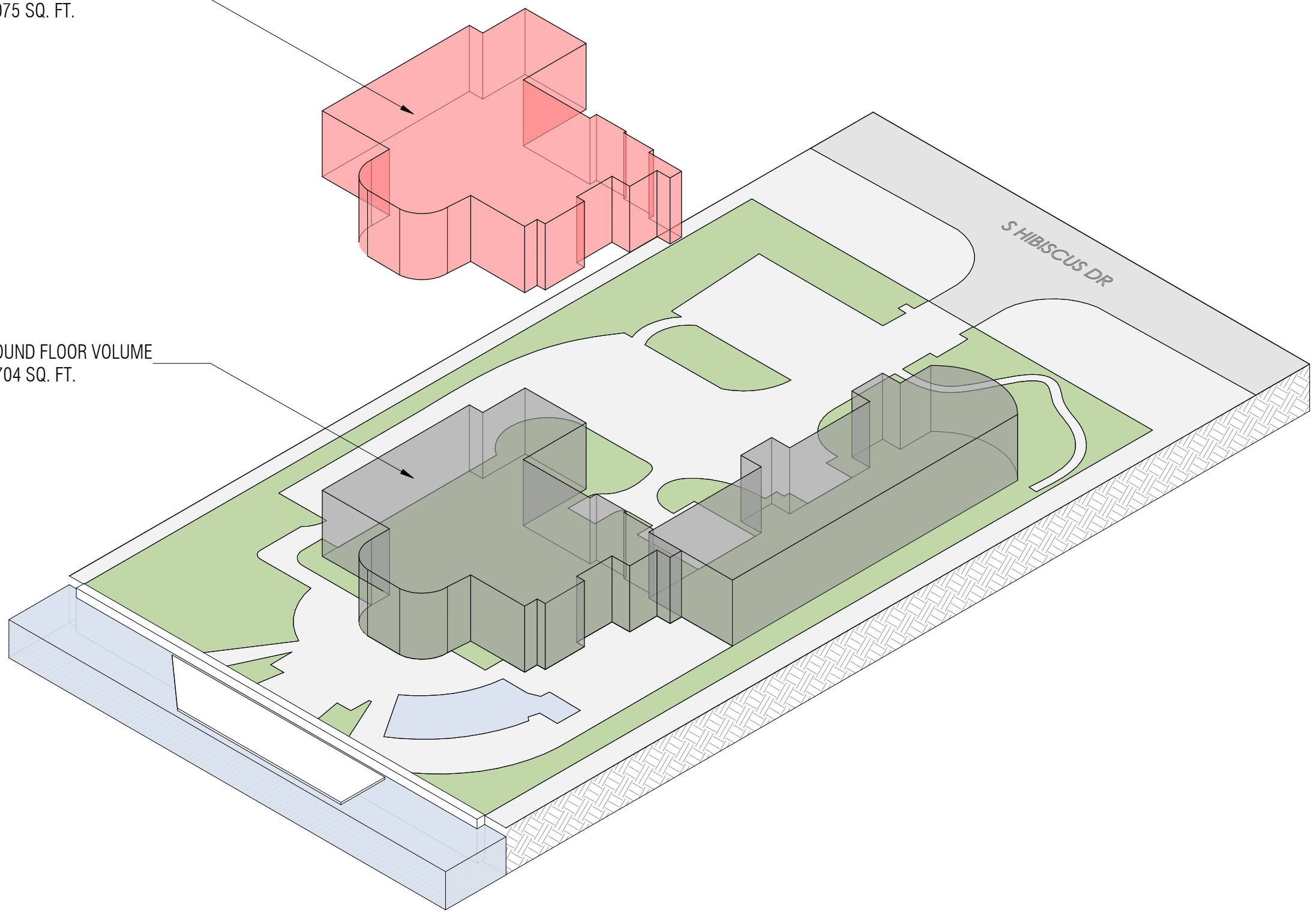


01 Existing Lot Coverage Diagram
SCALE 1/16" = 1'-0"



EXISTING SECOND FLOOR VOLUME
2,075 SQ. FT.

EXISTING GROUND FLOOR VOLUME
3,704 SQ. FT.



02 EXPLODED AXONOMETRIC DIAGRAM
SCALE

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE DESIGNER & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL DESIGNER. WRITTEN PERMISSION OR THESE DRAWINGS SHALL HAVE PRECEDENCE. OVER SCALE DIMENSIONS CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE SPECIFICATIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND PROCEEDINGS WITHIN 14 DAYS OF THE DATE OF THE VARIATION. IF NO NOTIFICATION IS RECEIVED WITHIN 14 DAYS, THE DESIGNER SHALL BE DEEMED TO HAVE APPROVED THE VARIATION. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL DESIGNER.



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NOTES :

SHEET TITLE
EXISTING LOT COVERAGE DIAGRAM
SCALE
1/16" = 1'-0"
SHEET
DRB-006

REAR YARD TOTAL AREA
2,756.25 SQ. FT.

REAR YARD PAVED AREA
1,165.55 SQ. FT.

POOL @ BFE LEVEL
50% COUNTS TOWARDS
PERVIOUS AREA

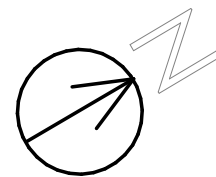
FRONT YARD TOTAL AREA
2,100 SQ. FT.

FRONT YARD PAVED AREA
651.32 SQ. FT.

26' - 3"
REQ'D REAR SETBACK

128' - 9"

20' - 0"
REQ'D FRONT SETBACK



01 Existing Front & Rear Yard Diagram
SCALE 1/8" = 1'-0"

EXISTING REAR YARD	
TOTAL REAR YARD	2,756.25 SQ. FT.
REQUIRED PERVIOUS AREA	N/A
PAVED	1,165.55 SQ. FT.
SODDED & PERVIOUS	1,300.33 SQ. FT.
POOL [50%]	140.64 SQ. FT.
IMPERVIOUS POOL	140.64 SQ. FT.
TOTAL PERVIOUS AREA	1,440.97 SQ. FT. [52.3%]

EXISTING FRONT YARD	
TOTAL FRONT YARD	2,100 SQ. FT.
REQUIRED PERVIOUS AREA	N/A
PAVED	651.32 SQ. FT.
SODDED & PERVIOUS	1,448.68 SQ. FT.
DRIVEWAY	N/A
TOTAL PERVIOUS AREA	1,448.68 SQ. FT. [68.9%]

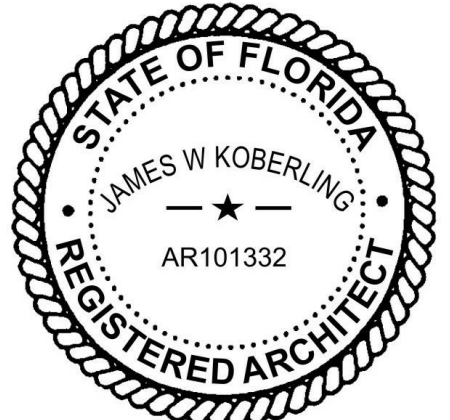


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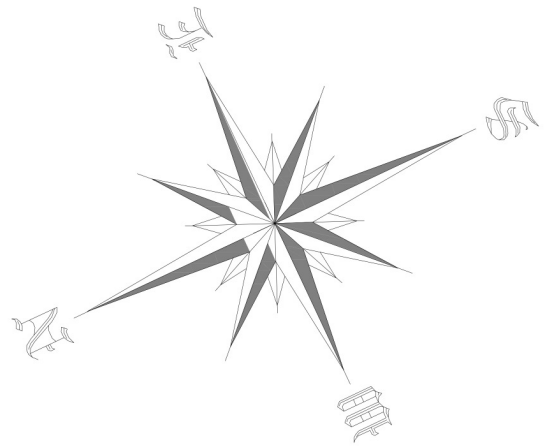


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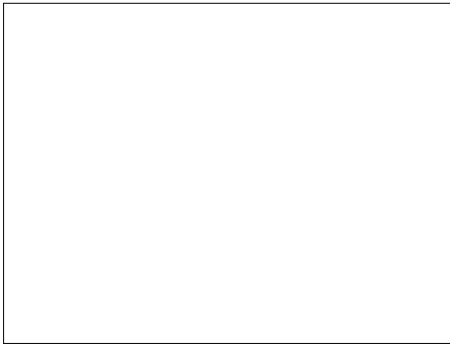
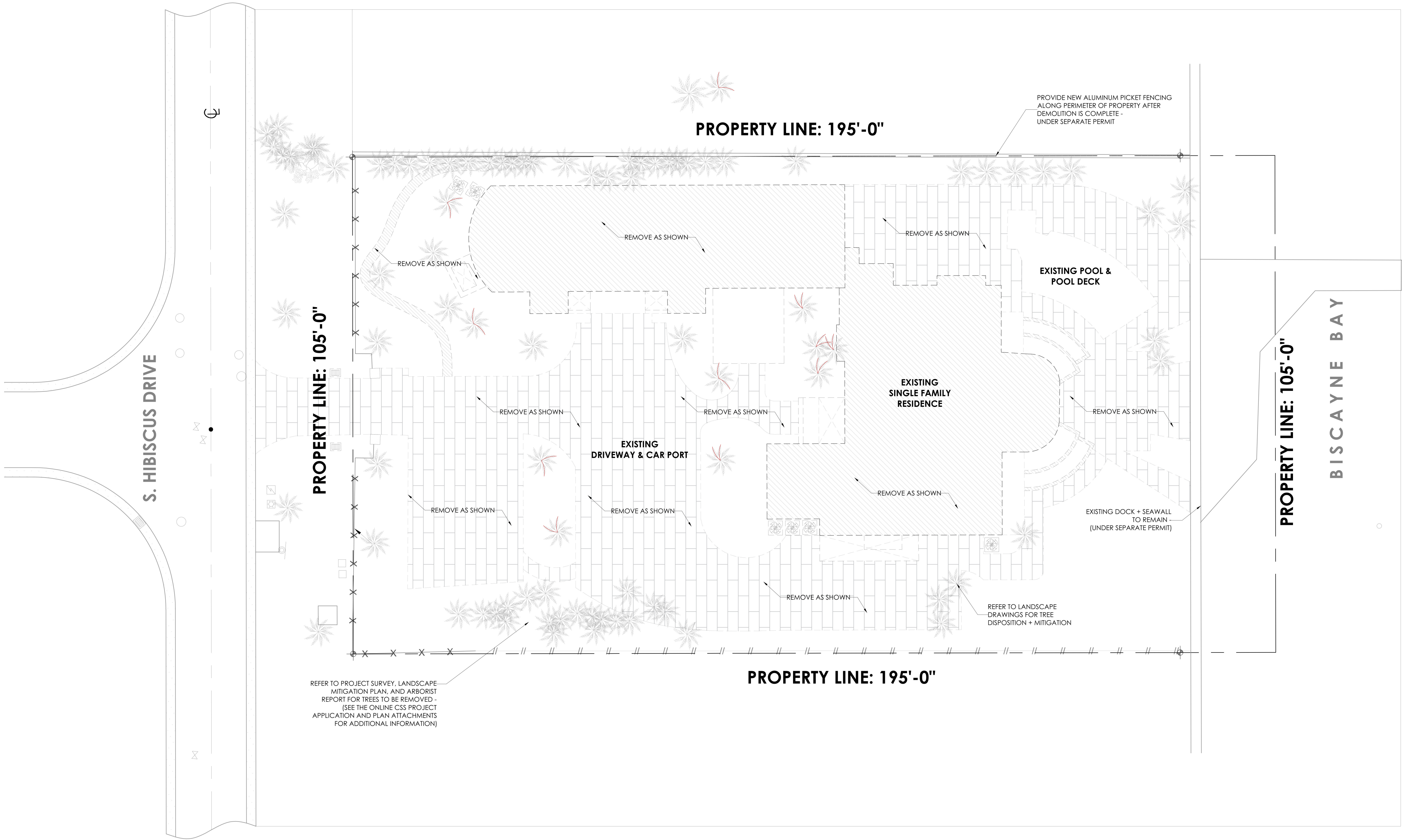
REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.21

NOTES :

SHEET TITLE	
EXISTING YARD DIAGRAM	
SCALE	1/8" = 1'-0"
# SHEET	DRB-007



- = REMOVE ALL ELEMENTS AS SHOWN
--- = REMOVE ALL ELEMENTS AS SHOWN
--- = REMOVE ALL ELEMENTS AS SHOWN

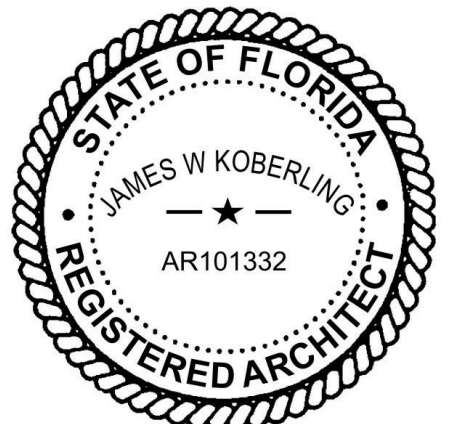


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NOTES :

SHEET TITLE
DEMOLITION PLAN

SCALE
3/32" = 1'-0"

SHEET
DRB-008

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ZONING CALCULATION

1	ADDRESS:	394 S HIBISCUS DR MIAMI BEACH, FL 33139-5134		
2	FOLIO NUMBER(S) :	02-3232-006-0180		
3	BOARD AND FILE NUMBERS :	-		
4	YEAR BUILT :	1930	ZONING DISTRICT :	RS - 3
5	BASE FLOOD ELEVATION :	10'-0" FT	DESIGN FLOOD ELEVATION:	15'-0" FT
6	ADJUSTED GRADE (FLOOD + GRADE /2) :	7'-9 3/4" FT	GRADE VALUE IN NGVD :	5.63' NGVD
7	LOT AREA :	18,375 SQ.FT	FREEBOARD MIN / FREEBOARD ELECT :	1'-0" FT / 5'-0"
8	LOT WIDTH :	105'-0" FT	LOT DEPTH :	175'-0" FT
9	MAX. LOT COVERAGE SF AND % :	5,512.5 SQ. FT. [30%]	PROPOSED LOT COVERAGE SF AND % :	5,490 SQ. FT. [29.9%]
10	EXISTING LOT COVERAGE SF AND % :	4,185.85 SQ. FT. [22.8%]		
11	FRONT YARD OPEN SPACE SF AND % :	1,160.72 SQ. FT. [55.3%]	REAR YARD OPEN SPACE SF AND % :	1,924.09 SQ. FT. [70.2%]
12	MAX. UNIT SIZE SF AND % :	9,187.5 SQ. FT. [50%]	PROPOSED UNIT SIZE SF AND % :	8,921.56 SQ. FT. [48.6%]
13	EXISTING FIRST FLOOR UNIT SIZE :	3,704 SQ. FT.	PROPOSED FIRST FLOOR UNIT SIZE :	4,694.65 SQ. FT.
14	EXISTING SECOND FLOOR UNIT SIZE :	2,075 SQ. FT.	PROPOSED SECOND FLOOR UNIT SIZE SF:	4,021.16 SQ. FT.
15				
16			PROPOSED ROOF DECK AREA SF AND % : (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	780.56 SQ. FT. [19.4%] < 25% OF BELOW : 1,005.3 SQ. FT.

SETBACKS & HEIGHTS

		REQUIRED	EXISTING	PROPOSED
17	HEIGHT:	24 FT - FLAT ROOFS 27 FT - SLOPED ROOFS.	N/A	24'-0" FT
18	SETBACKS:			
19	FRONT:	20'-0" FT/40'-0" FT OR 30'-0" FT	24'-6" FT	26'-" FT / 45'-0"
20	SIDE:	10'-6" FT	6'-0" FT & 24'-10" FT	10'-6" FT & 15'-9" FT
21	REAR:	26'-3" FT	25'-6" FT	32'-1" FT
22	LOCATED WITHIN A LOCAL HISTORIC DISTRICT ?	NO		
23	DESIGNATED AT AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO		
24	DETERMINATED TO BE ARCHITECTURALLY SIGNIFICANT ?	NO		

VARIANCES REQUESTED :

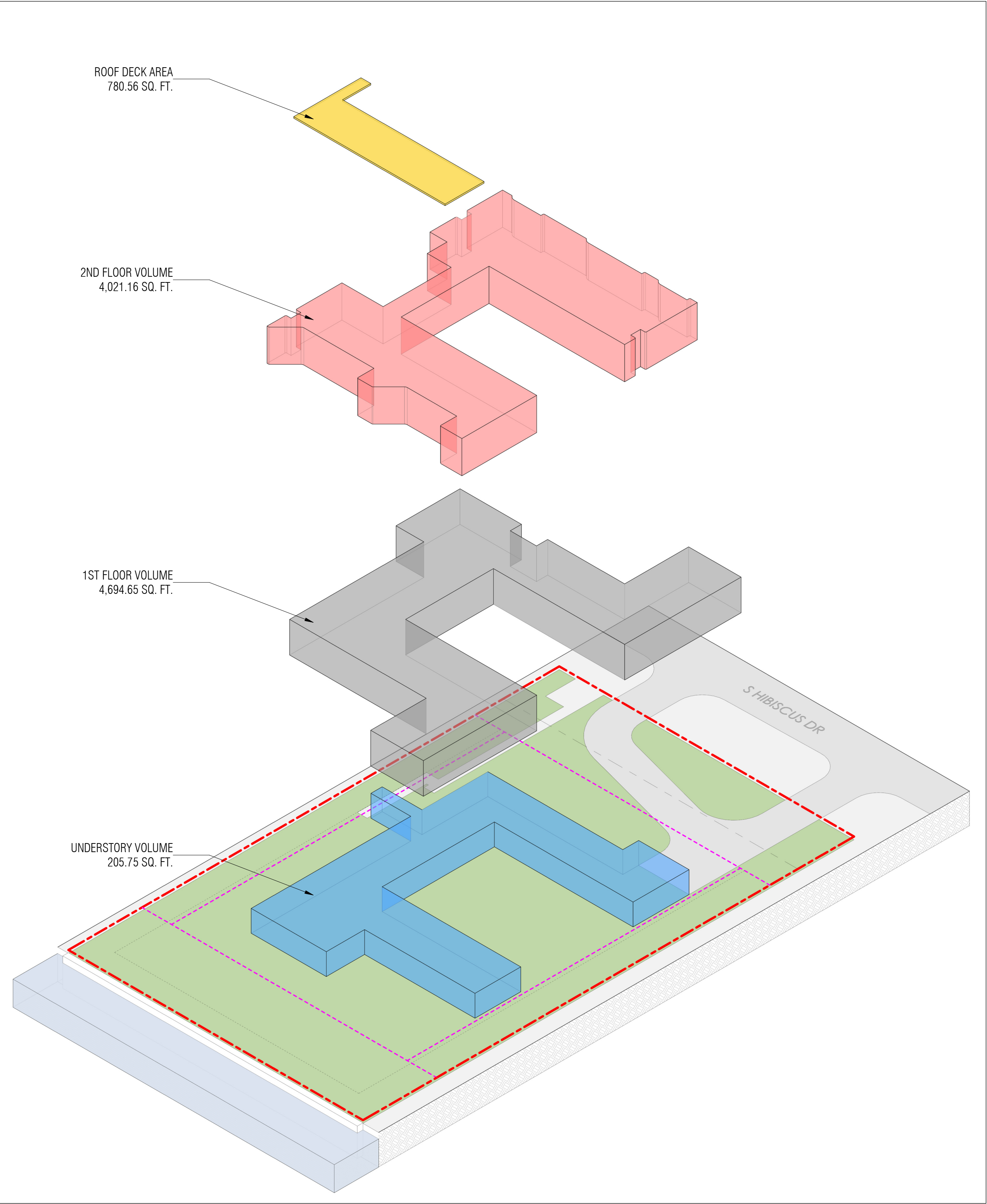
26	NO VARIANCES REQUESTED FOR THIS PROJECT
----	---

DESIGN WAIVER REQUESTED :

27	NO DESIGN WAIVERS REQUESTED FOR THIS PROJECT
----	--

PROJECT DATA

LEGAL DESCRIPTION	HIBISCUS ISLAND PB 8-75 LOT 20 & 20FT STR IN BAY ADJ & E 45FT LOT 21 & 20FT STR IN BAY ADJ BLK 1 LOT SIZE 105,000 X 175 OR 11826-449 0683 5 COC 23772-3748 05 2005 1
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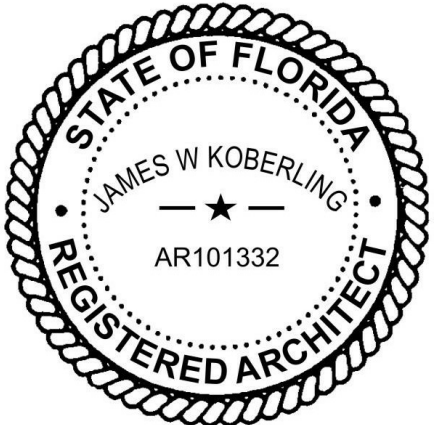


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AR101332

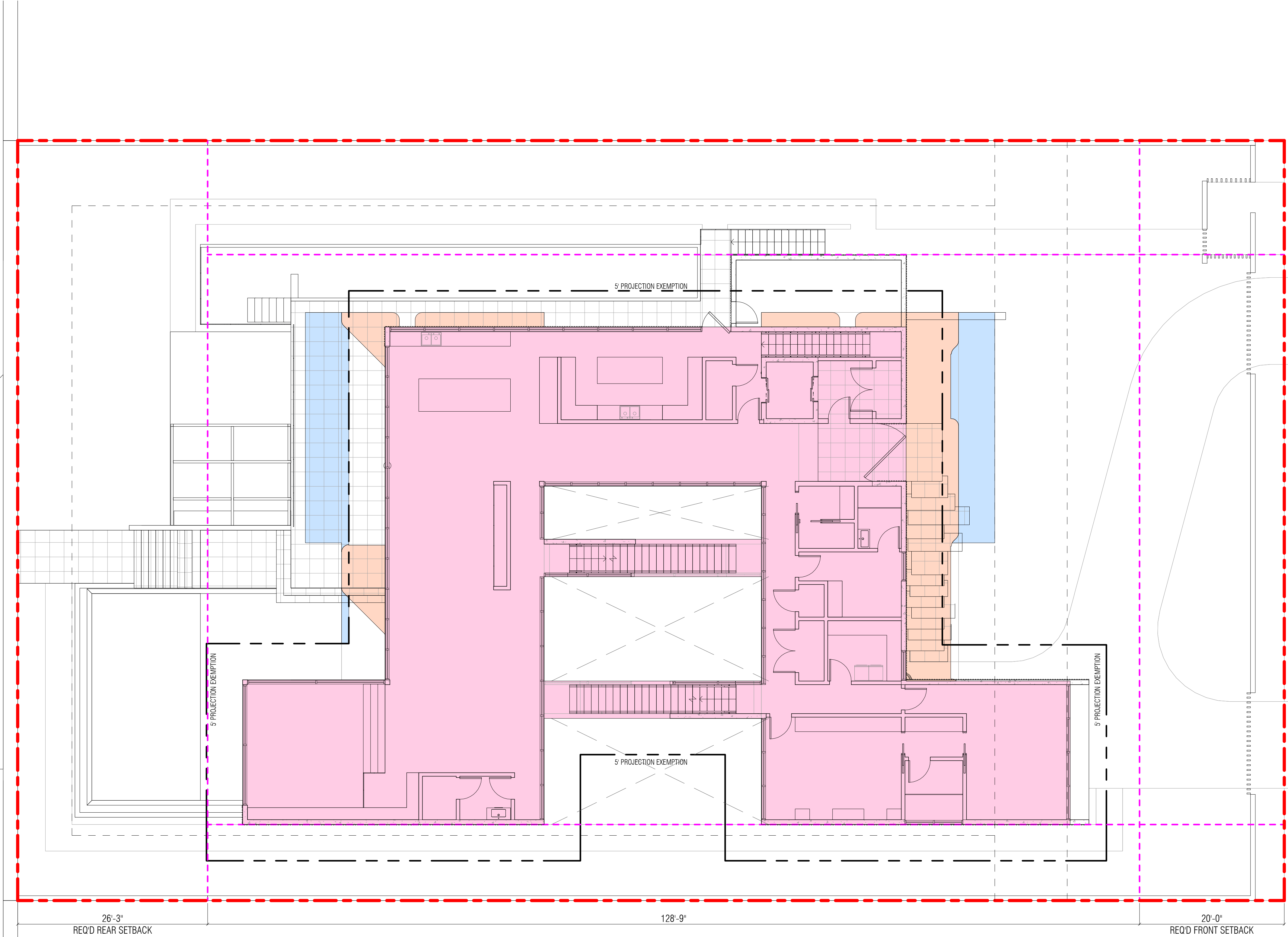
REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.21

NOTES :

SHEET TITLE
ZONING DATA SHEET & AXONOMETRIC DIAGRAM
SCALE
As indicated
SHEET

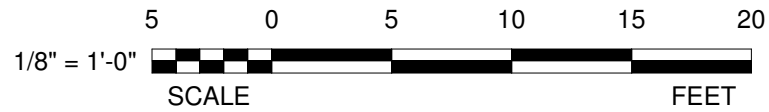
DRB-100

01 GROUND FLOOR LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"



LOT COVERAGE
5,490 SQ. FT. [29.9%]
>30% LOT SIZE = 5,512.5 SQ. FT.

LOT COVERAGE	
LOT SIZE	18,375 SQ. FT.
MAX. ALLOWABLE LOT COVERAGE	5,512.5 SQ. FT. [30%]
FIRST FLOOR TOTAL COVERED AREA:	4,700.39 SQ. FT.
SECOND FLOOR ENCLOSED CONDITIONED SPACE:	494.58 SQ. FT.
OVERHANG EXCEEDING 5'-0"	366.71 SQ. FT.
LOT COVERAGE	5,490 SQ. FT. [29.9%]



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SHEET TITLE
ZONING DIAGRAM &
INFORMATION

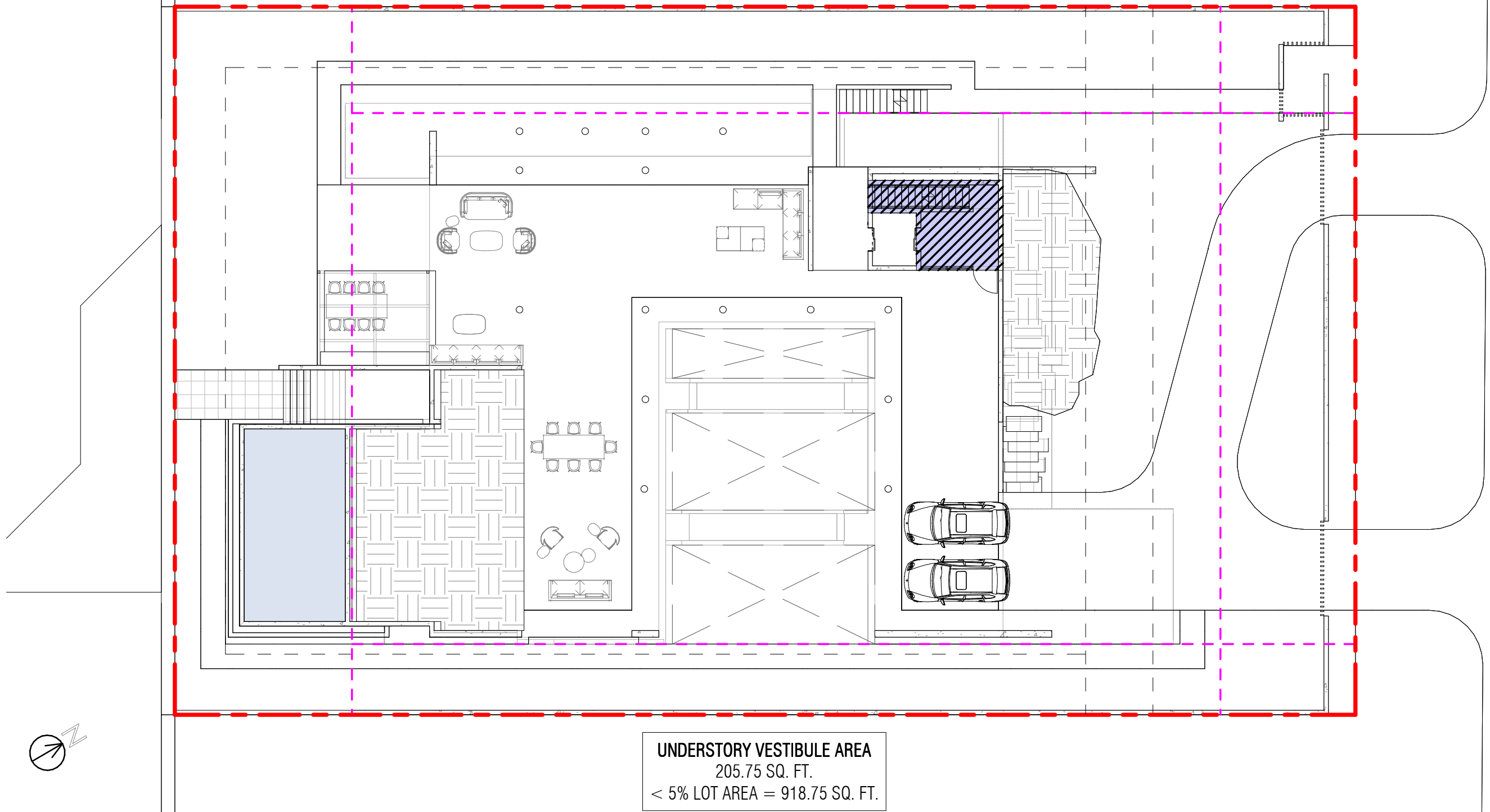
SCALE
1/8" = 1'-0"

SHEET

DRB-101

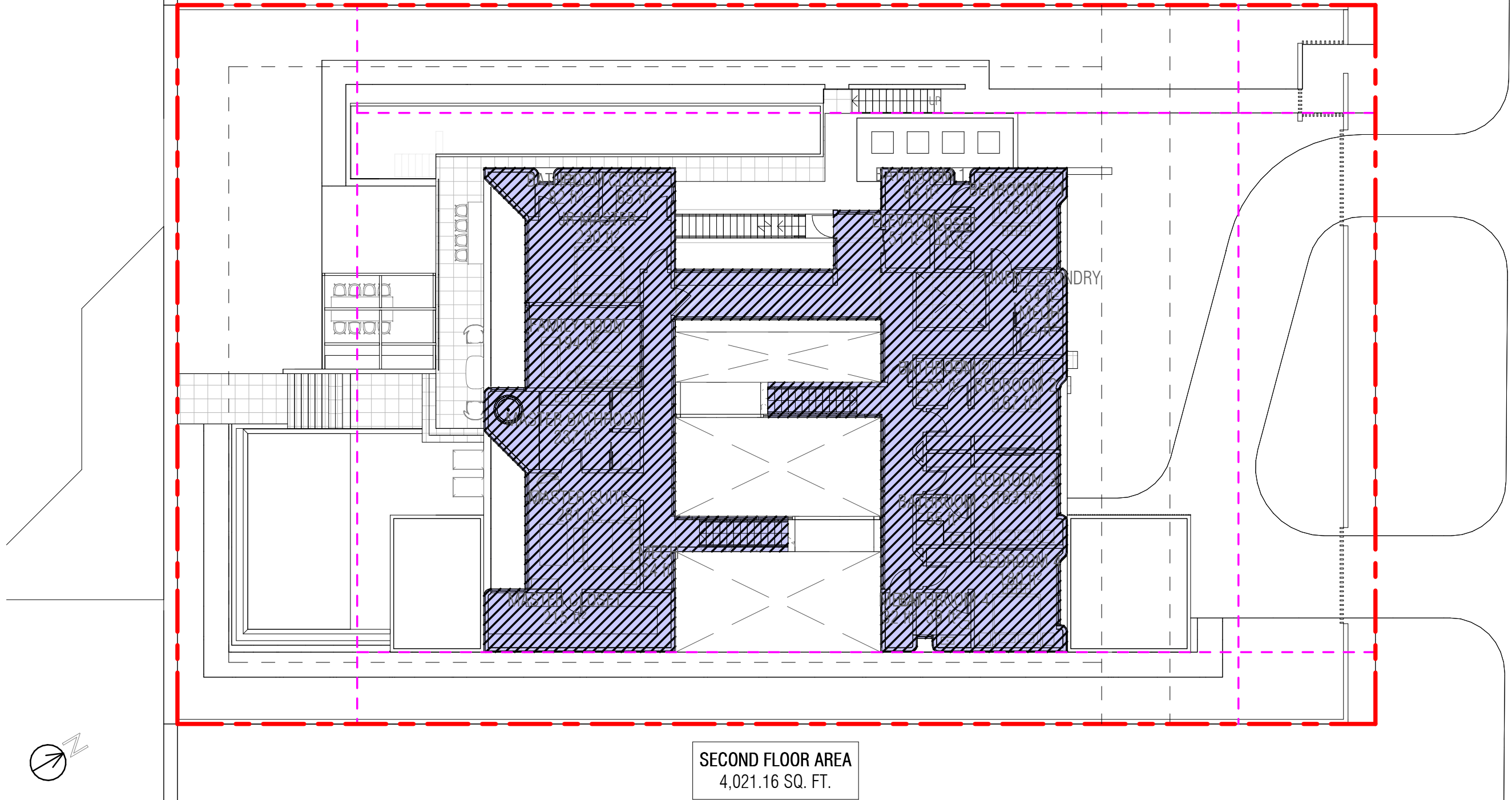
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01 UNDERSTORY UNIT AREA PLAN
SCALE: 1/16" = 1'-0"



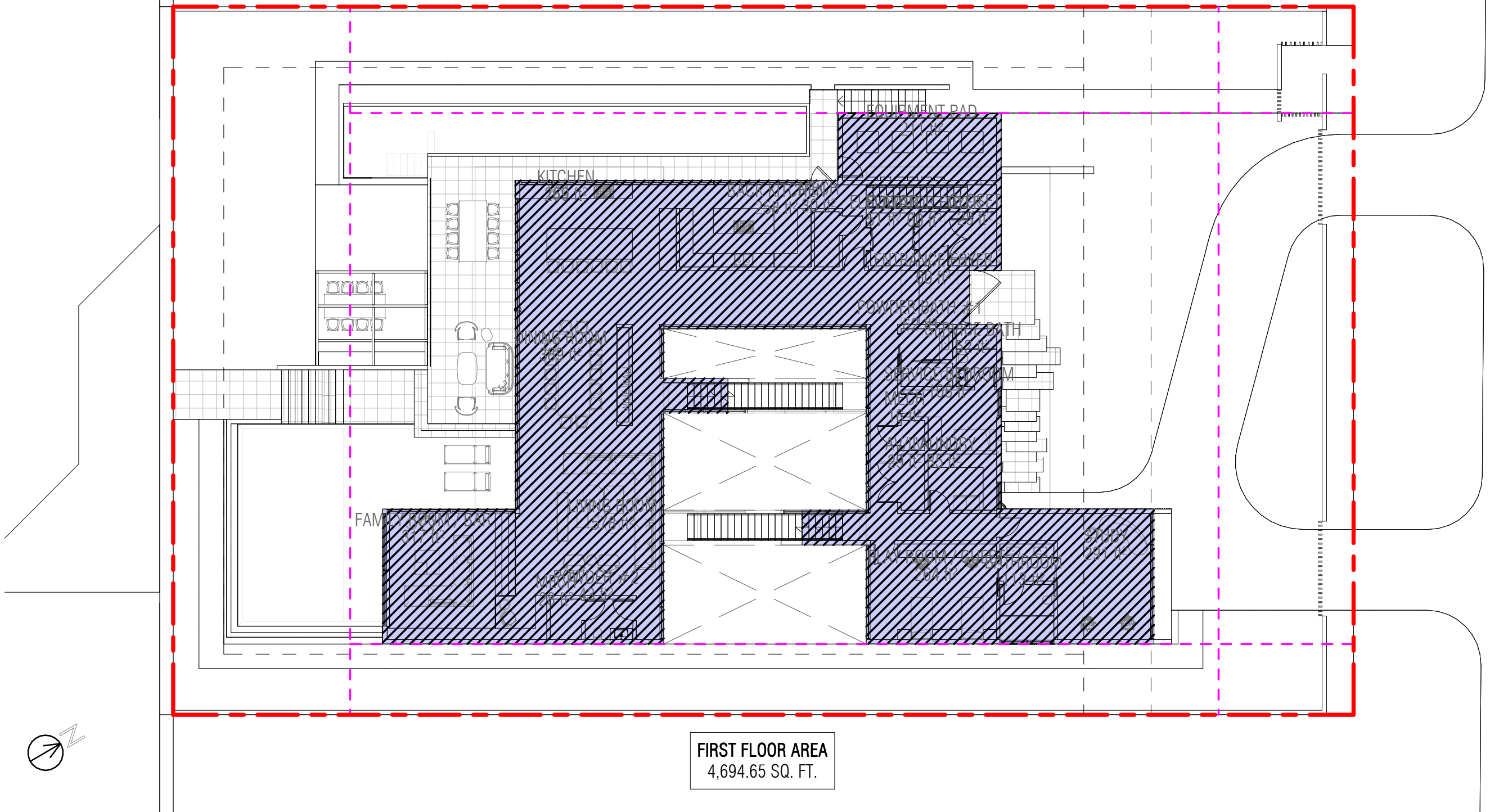
UNDERSTORY VESTIBULE AREA
205.75 SQ. FT.
< 5% LOT AREA = 918.75 SQ. FT.

03 2ND FLOOR UNIT AREA PLAN
SCALE: 1/16" = 1'-0"



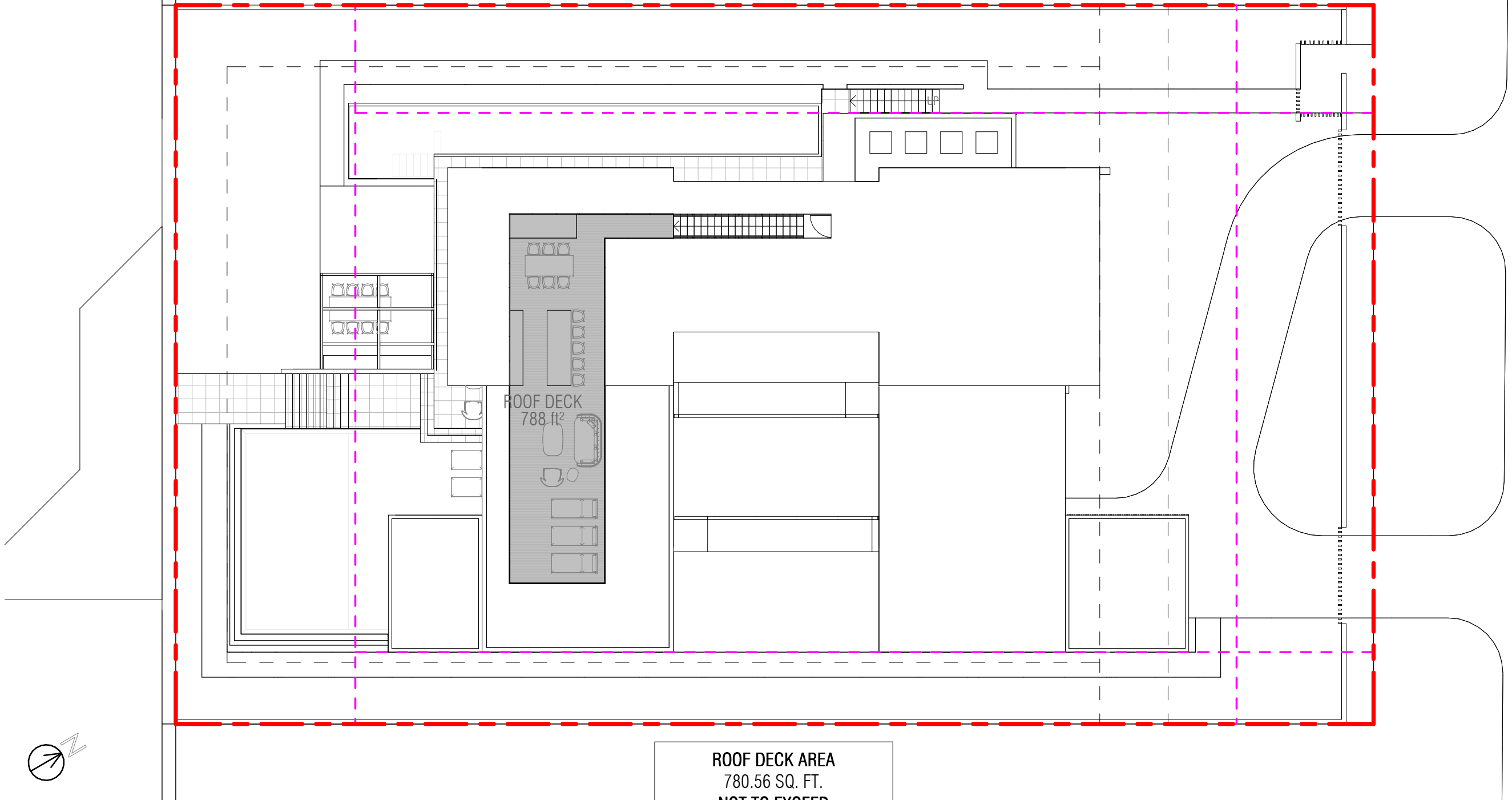
SECOND FLOOR AREA
4,021.16 SQ. FT.

02 FIRST FLOOR UNIT AREA PLAN
SCALE: 1/16" = 1'-0"



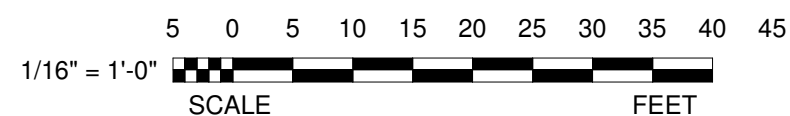
FIRST FLOOR AREA
4,694.65 SQ. FT.

04 ROOF UNIT AREA PLAN
SCALE: 1/16" = 1'-0"



ROOF DECK AREA
780.56 SQ. FT.
NOT TO EXCEED
< 25% OF BELOW : 929 SQ. FT.

UNIT AREA	
LOT SIZE	18,375 SQ. FT.
MAX. ALLOWABLE UNIT SIZE	9,187.5 SQ. FT. [50%]
UNDERSTORY	
INTERIOR AREA/ACCESS:	205.75 SQ. FT.
GARAGE & STORAGE:	-
FIRST FLOOR	4,694.65 SQ. FT.
SECOND FLOOR	4,021.16 SQ. FT.
TOTAL	8,921.56 SQ. FT. [48.6%]



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SHEET TITLE
ZONING INFORMATION
& DIAGRAMS

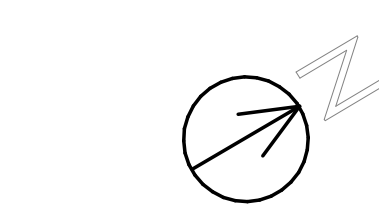
SCALE

1/16" = 1'-0"

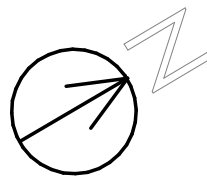
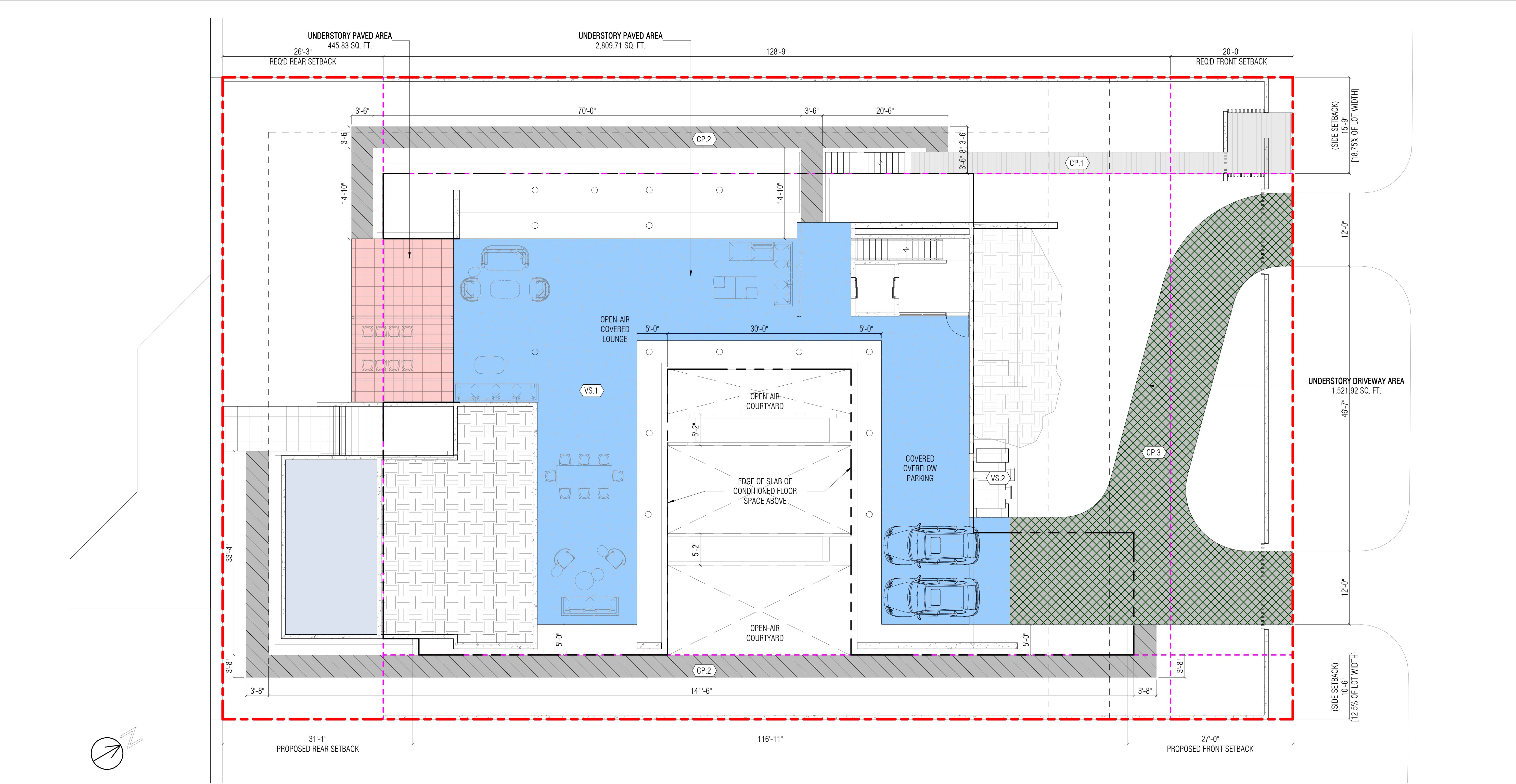
SHEET

DRB-102

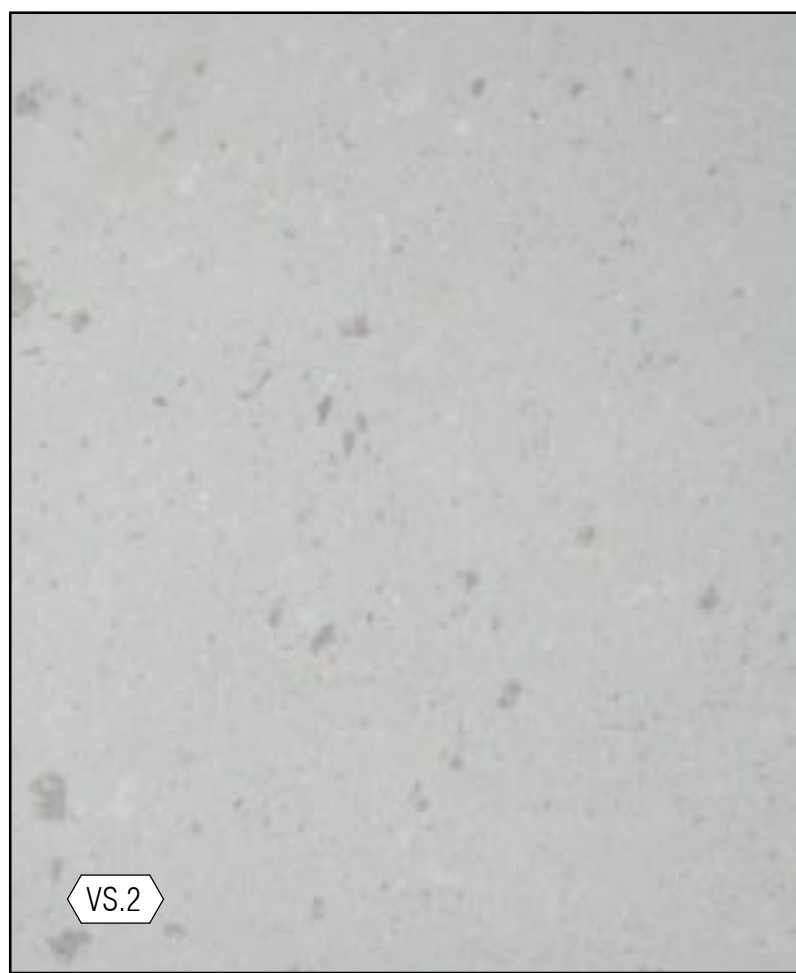
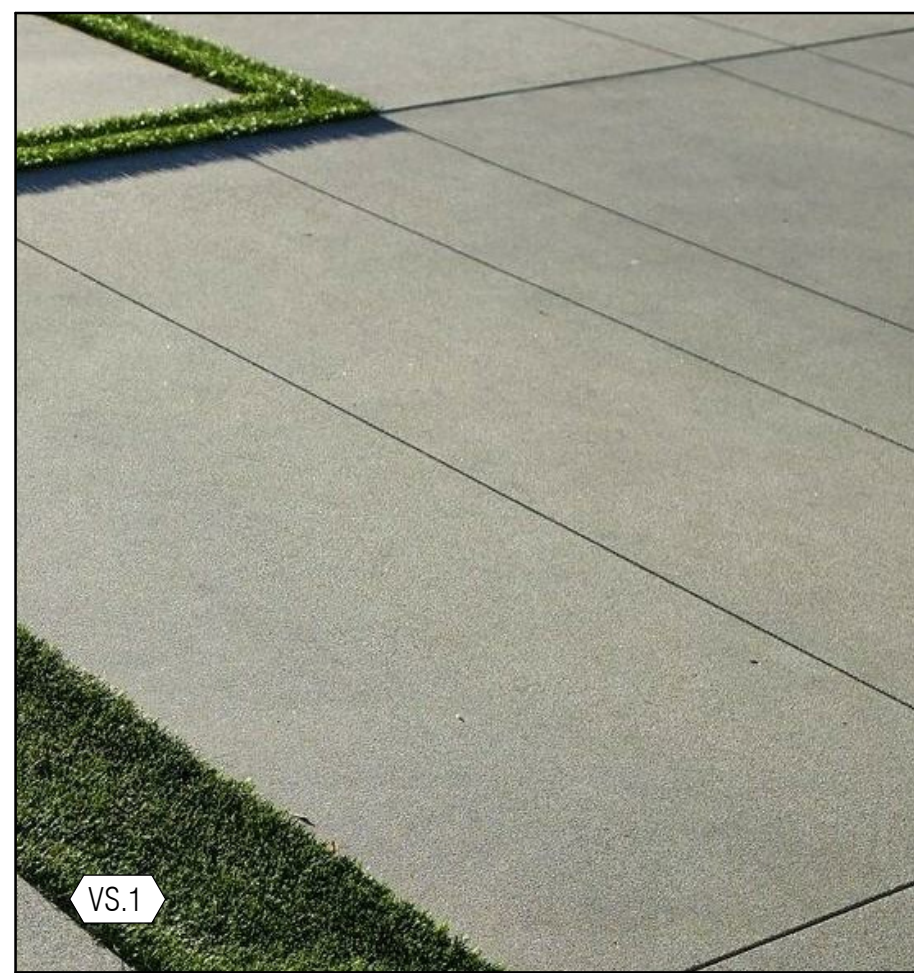
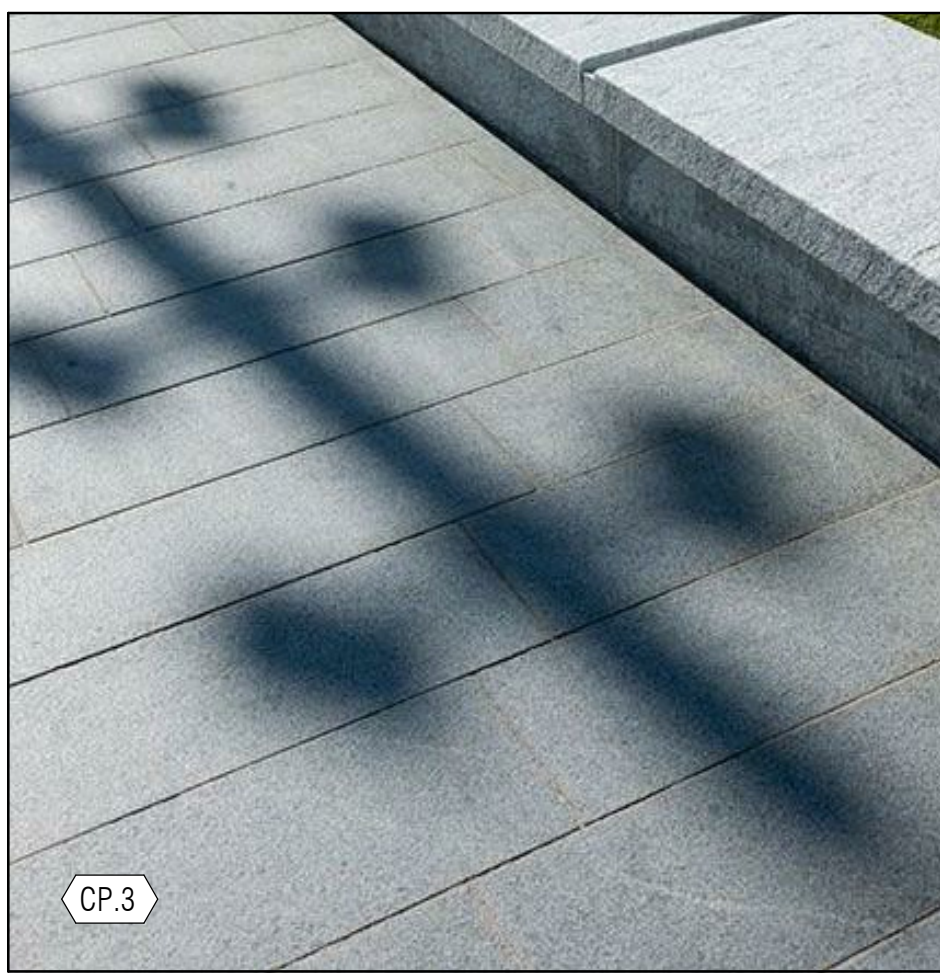
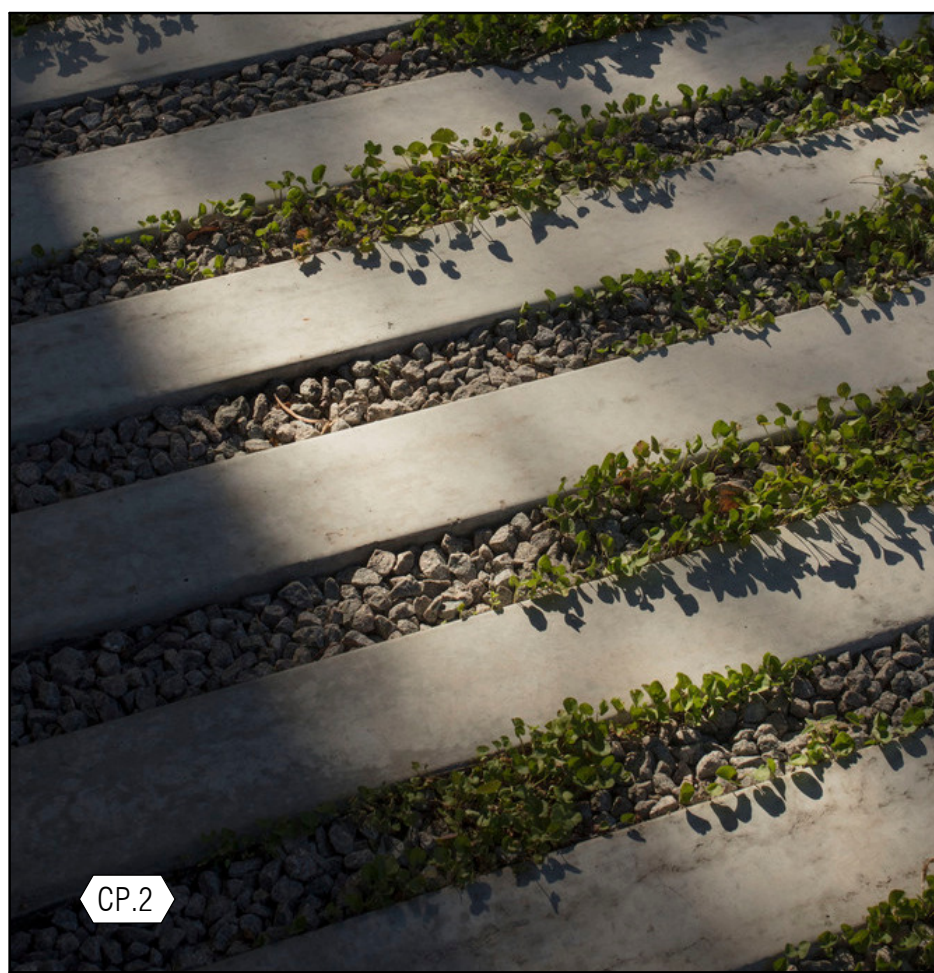
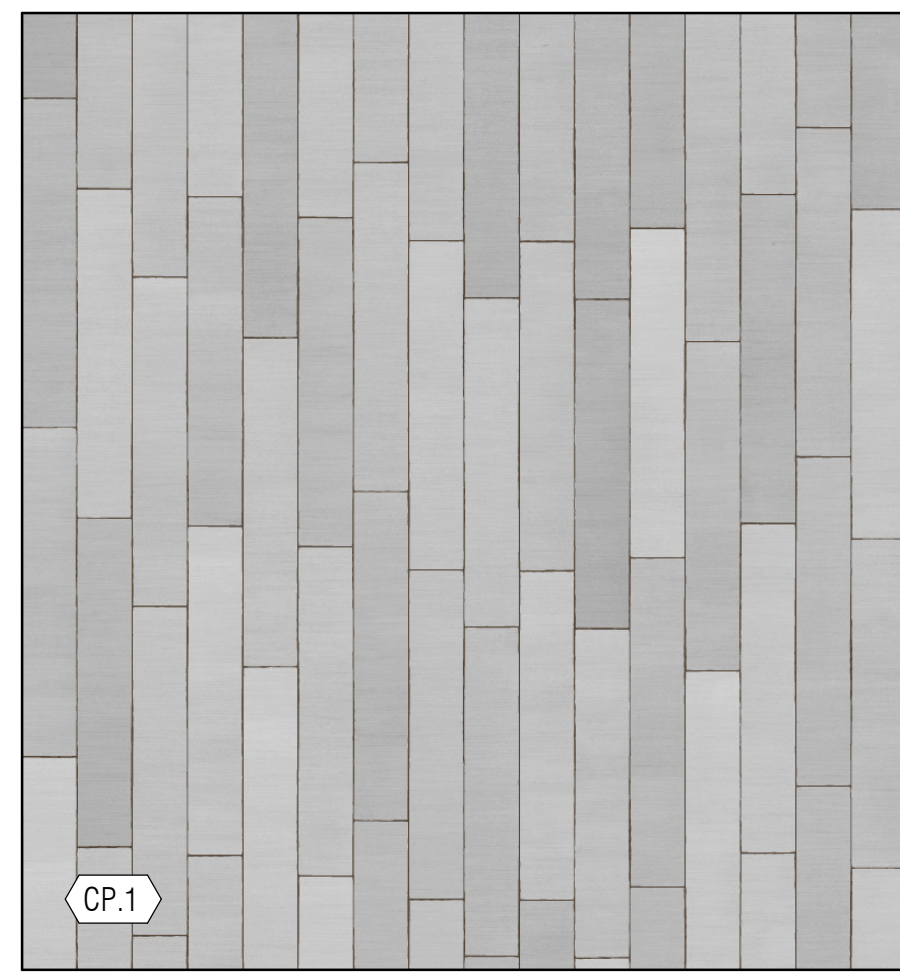
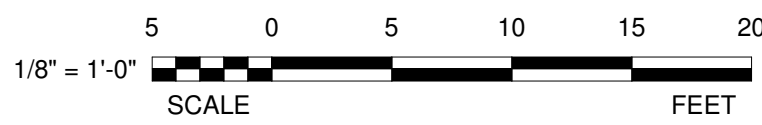
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DRB-103



01 UNDERSTORY HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



HARDSCAPE LEGEND		
MARK	MATERIAL	NOTES
CP. 1	CONCRETE PAVERS TYPE 1	STAGGERED, RECTANGULAR THIN, NO SPACE INBETWEEN
CP. 2	CONCRETE PAVERS TYPE 2	ALIGNED, RECTANGULAR WIDE, SPACE INBETWEEN
CP.3	CONCRETE PAVERS TYPE 3	STAGGERED, RECTANGULAR WIDE , NO SPACE INBETWEEN
VS1	VOLCANIC STONE TYPE 1	LARGE TILES
VS2	VOLCANIC STONE TYPE 2	EXTRA LARGE TILES

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394 SOUTH HIBISCUS DRIVE
MIAMI BEACH - FLORIDA, 33139-5134

STATE OF FLORIDA
JAMES W KOBERLING
REGISTERED ARCHITECT
AR101332

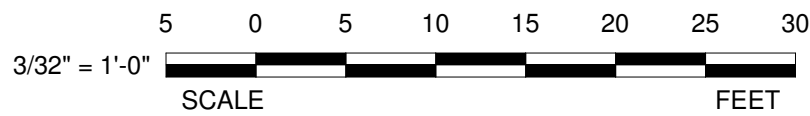
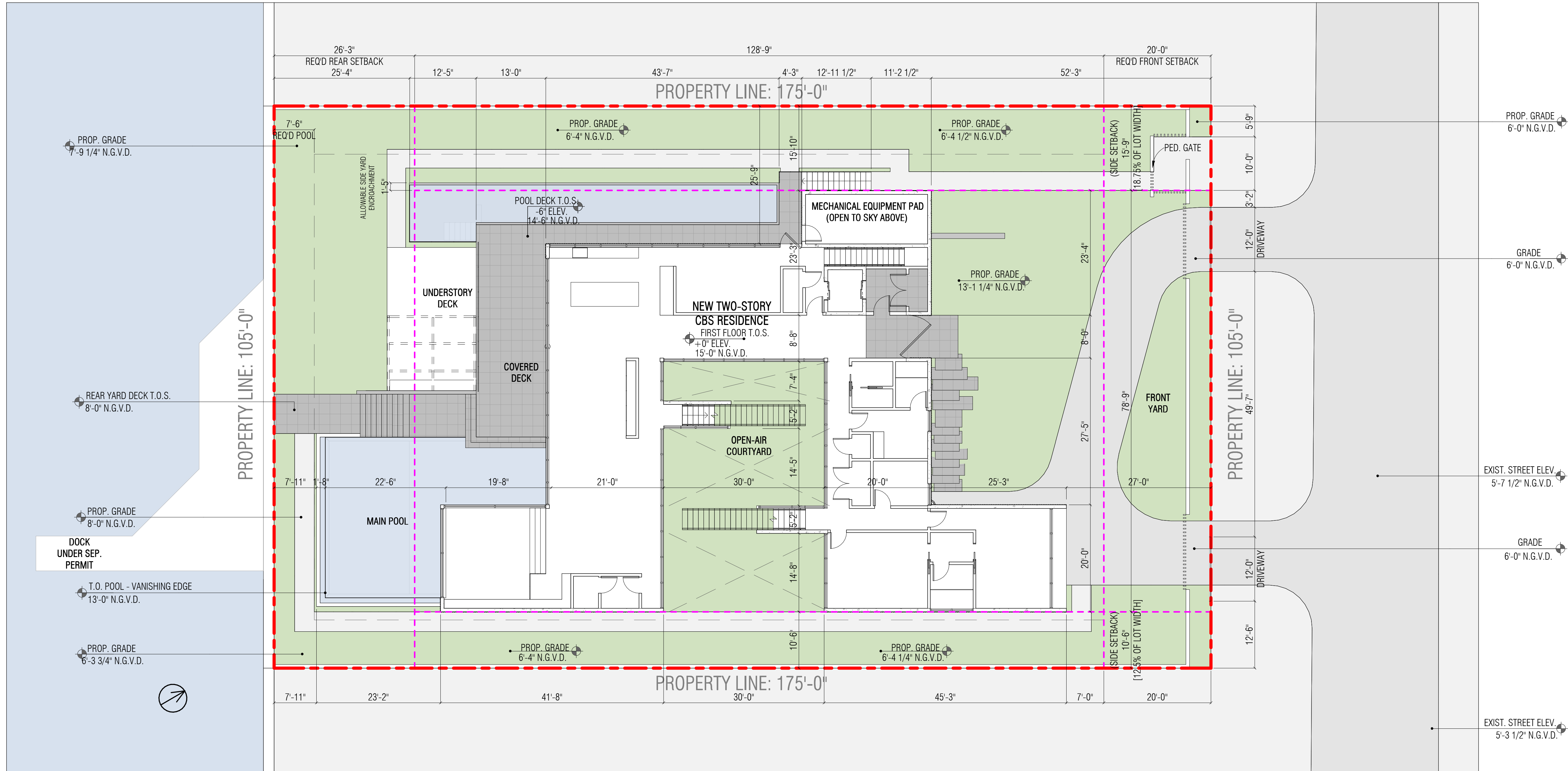
JAMES W KOBERLING
REGISTERED ARCHITECT
AR101332

REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.21

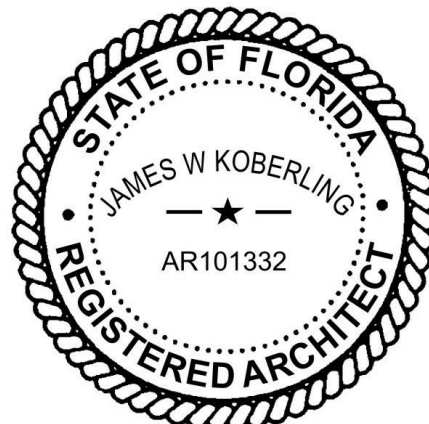
NOTES :

SHEET TITLE
UNDERSTORY
HARDSCAPE PLAN
SCALE
1/8" = 1'-0"
SHEET
DRB-105

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394 SOUTH HIBISCUS DRIVE
MIAMI BEACH - FLORIDA, 33139-5134



JAMES W KOBERLING
REGISTERED ARCHITECT
AR101332

REVISIONS	BY	DATE
FINAL SUBMITTAL		12.06.21

NOTES :

SHEET TITLE
SITE PLAN

SCALE
3/32" = 1'-0"

SHEET

DRB-200

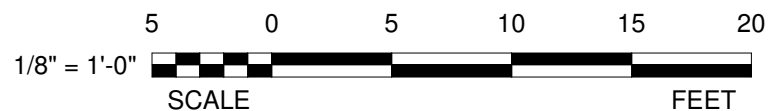
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BUILDING DESIGN

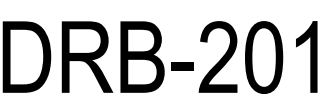
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