



PROPOSED VIEW FROM N HIBISCUS DR



RESIDENCE 1



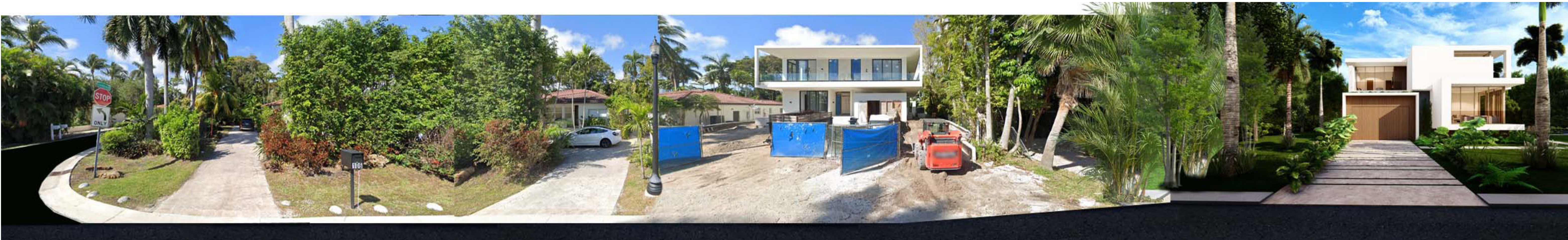
RESIDENCE 2



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

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FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141



Ralph Choeff
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AA26003009

comm no.
2176

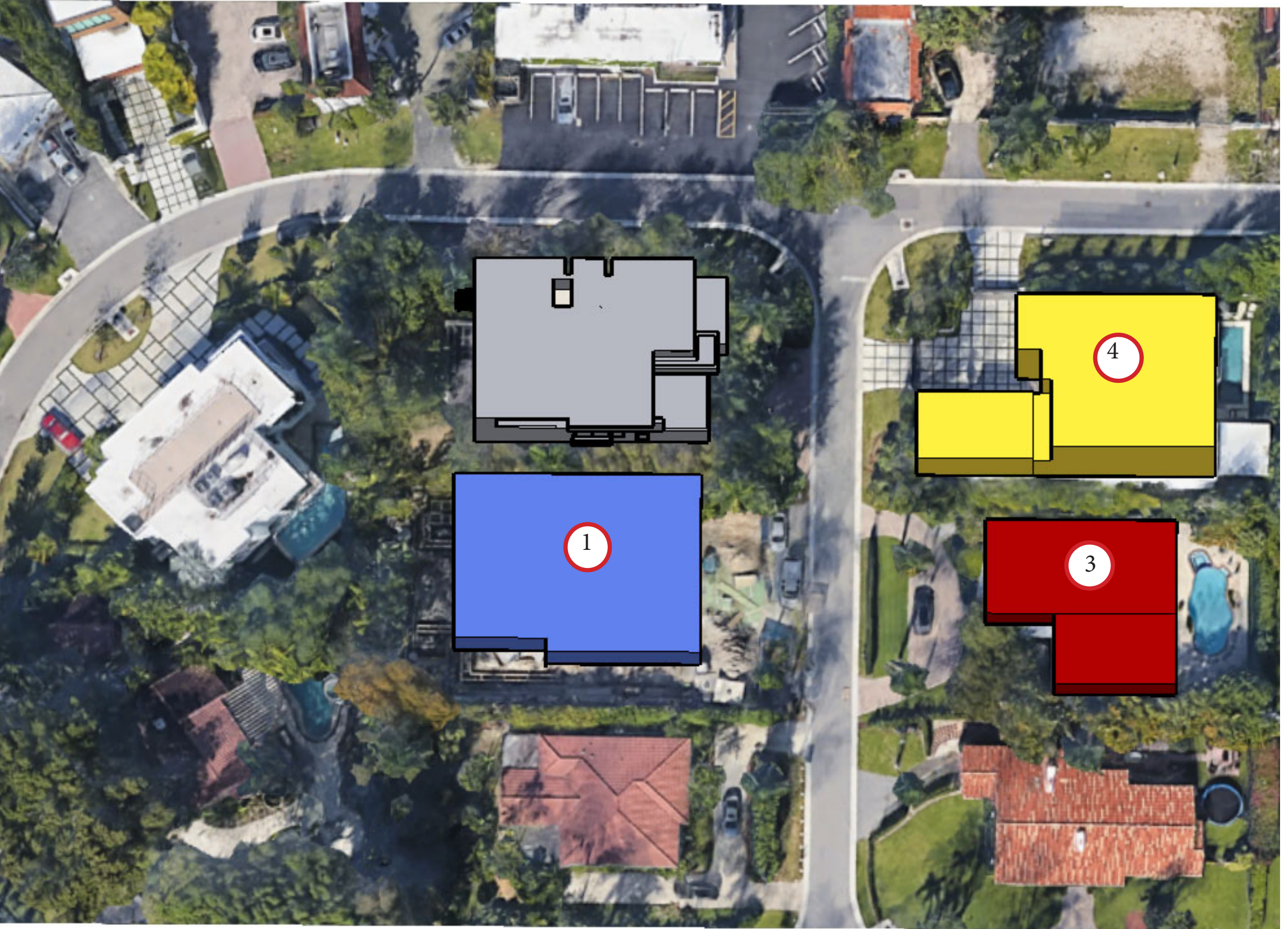
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LOCATION MAP



PROPOSED RESIDENCE (GREY)

400 N HIBISCUS DR., MIAMI BEACH

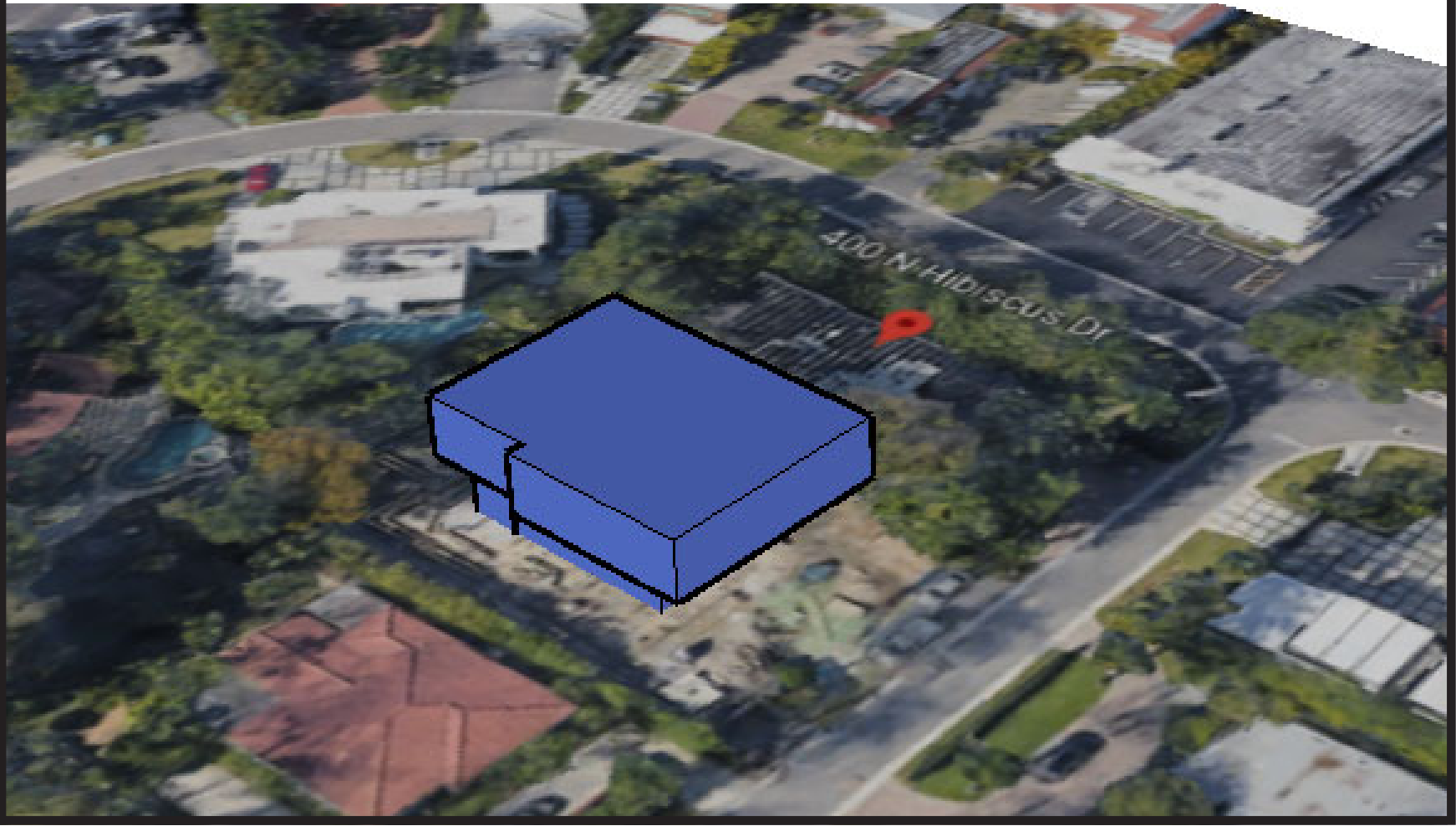
LOT SIZE: 9,500 Sq.Ft
UNIT SIZE: 2,574.25 Sq.Ft.
(48.02%)



RESIDENCE I (BLUE)

118 W FOURTH CT, MIAMI BEACH

LOT SIZE: 9,750 Sq.Ft
UNIT SIZE: 4,497 Sq.Ft
(46.12%)



RESIDENCE 3 (RED)

115 W FOURTH CT, MIAMI BEACH

LOT SIZE: 9,750 Sq.Ft
UNIT SIZE: 2,802 Sq.Ft
(28.73%)



RESIDENCE 4 (YELLOW)

380 N HIBISCUS DR, MIAMI BEACH

LOT SIZE: 9,500 Sq.Ft
UNIT SIZE: 4,588 Sq.Ft
(48.29%)

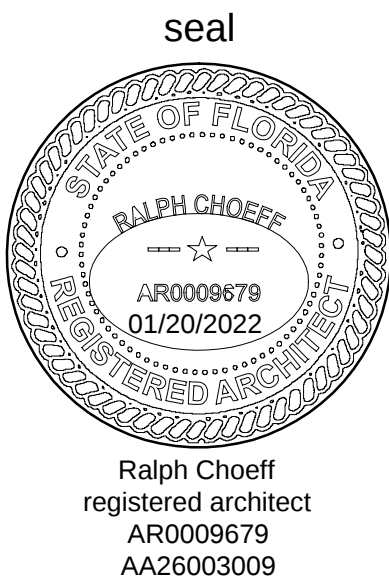


MASSING STUIDES

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 10	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	10.00' NGVD	
4	Proposed Flood Design Elevation:	11.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	400 NORTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139 LEGAL DESCRIPTION: LOT 6, BLOCK W OF HIBISCUS ISLAND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 87 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-3232-005-0560			
3	Board and file numbers :				
4	Year built:	1956	Zoning District:	RS-4	
5	Based Flood Elevation:	10.00' (Zone AE10)	Grade value (AVG.):	+5.35' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.68' NGVD	Free board:	10.00' + 1' = 11'.00	
7	Lot Area:	9,500 SF			
8	Lot width:	76.00'	Lot Depth:	125.00'	
9	Max Lot Coverage SF and %:	2,850 SF (30%)	Proposed Lot Coverage SF and %:	2,463.8 SF (25.9%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1,196.4 SF (60.4%)	Rear Yard Open Space SF and %:	1,217.7 SF (80.1%)	
12	Max Unit Size SF and %:	4,750 SF (50%)	Proposed Unit Size SF and %:	4,588.4 SF (48.2%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size:	2,334.5 SF	
			Proposed Second Floor Unit Size:	2,253.9 SF	
14					
15					
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	30'-0"		30'-0"	
19	Front Second level Setback :	30'-0"		30'-0"	
20	Side 1 Setback :	15'-0"		15'-0"	
21	Side 2 Setback :	10'-0"		10'-0"	
22	Rear Setback :	20'-0"		28'-6"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear : 21'-0" / 2	N/A		N/A	
26	Sum of Side yard:	25'-0"		25'-0"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					

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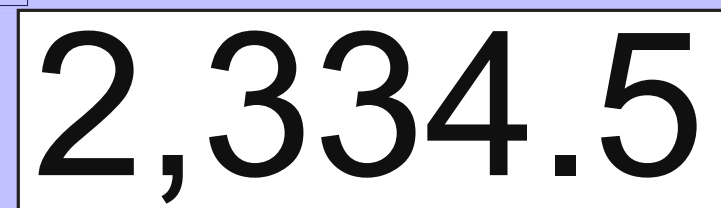
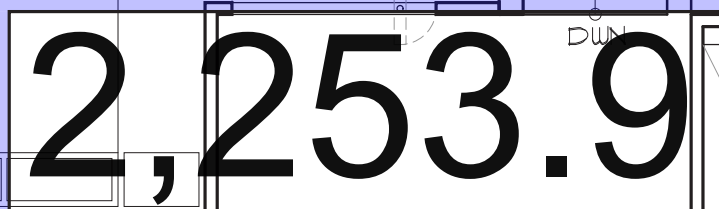


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A-050



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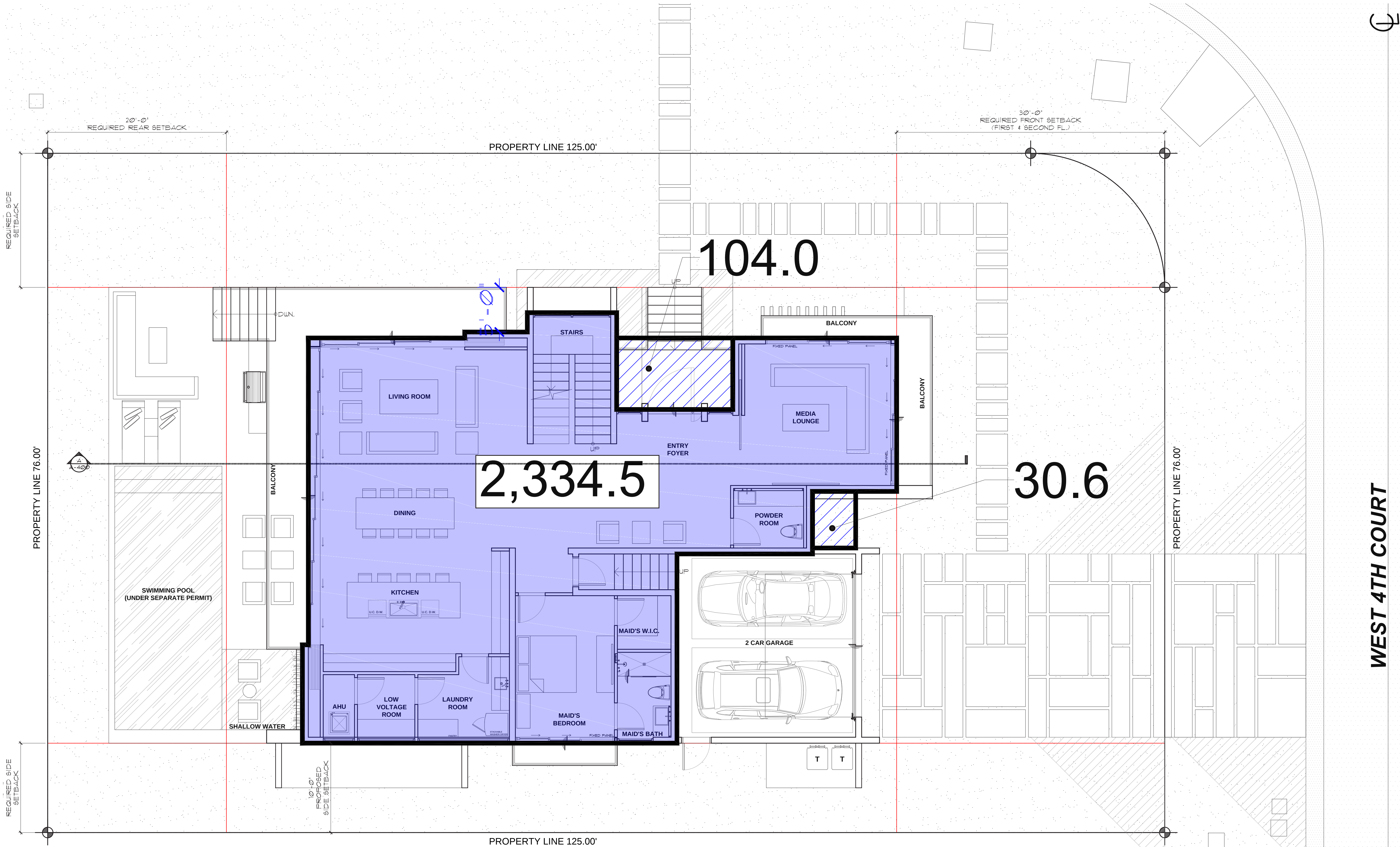
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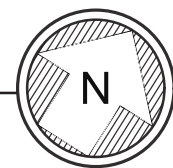
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LOT COVERAGE: (SEC.142-105(5))

LOT SIZE: 9,500 S.F.
FIRST FLOOR 2,334.5 S.F.
SECOND FLOOR LIVABLE SPACE + BALC. O.H. 1,346 S.F.
TOTAL 2,469.1 S.F.
25.3%
(30% MAX.)



1 FIRST FLOOR
Scale: 3/16" = 1'-0"



LOT COVERAGE CALCULATIONS

A-051



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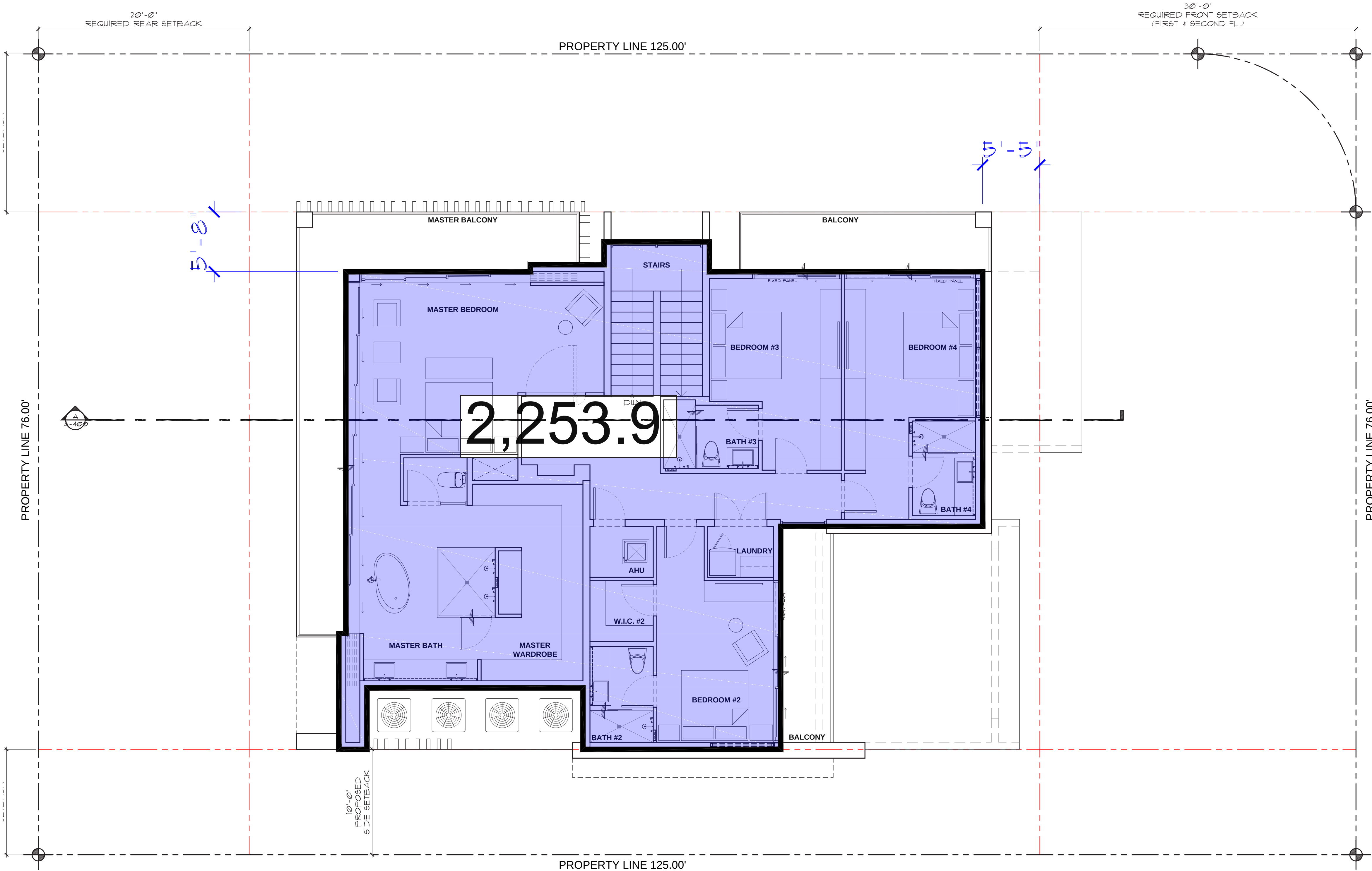
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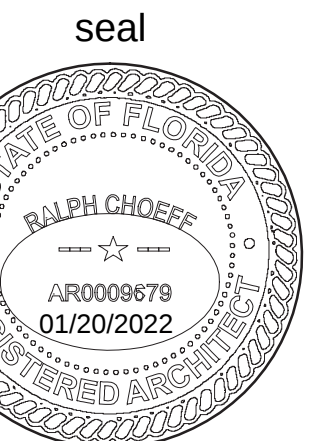
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2ND FLOOR VOLUME SETBACK: (SEC.142-105(4)C)

LOT SIZE: 9,500 S.F.
SECOND FLOOR SETBACK 5' FROM FRONT SETBACK: 2,253.9 S.F. (35% MIN.)
SECOND FLOOR SETBACK 5' FROM SIDE SETBACK: 2,253.9 S.F. (50% MIN.)



1 SECOND FLOOR
Scale: 3/16" = 1'-0"
N



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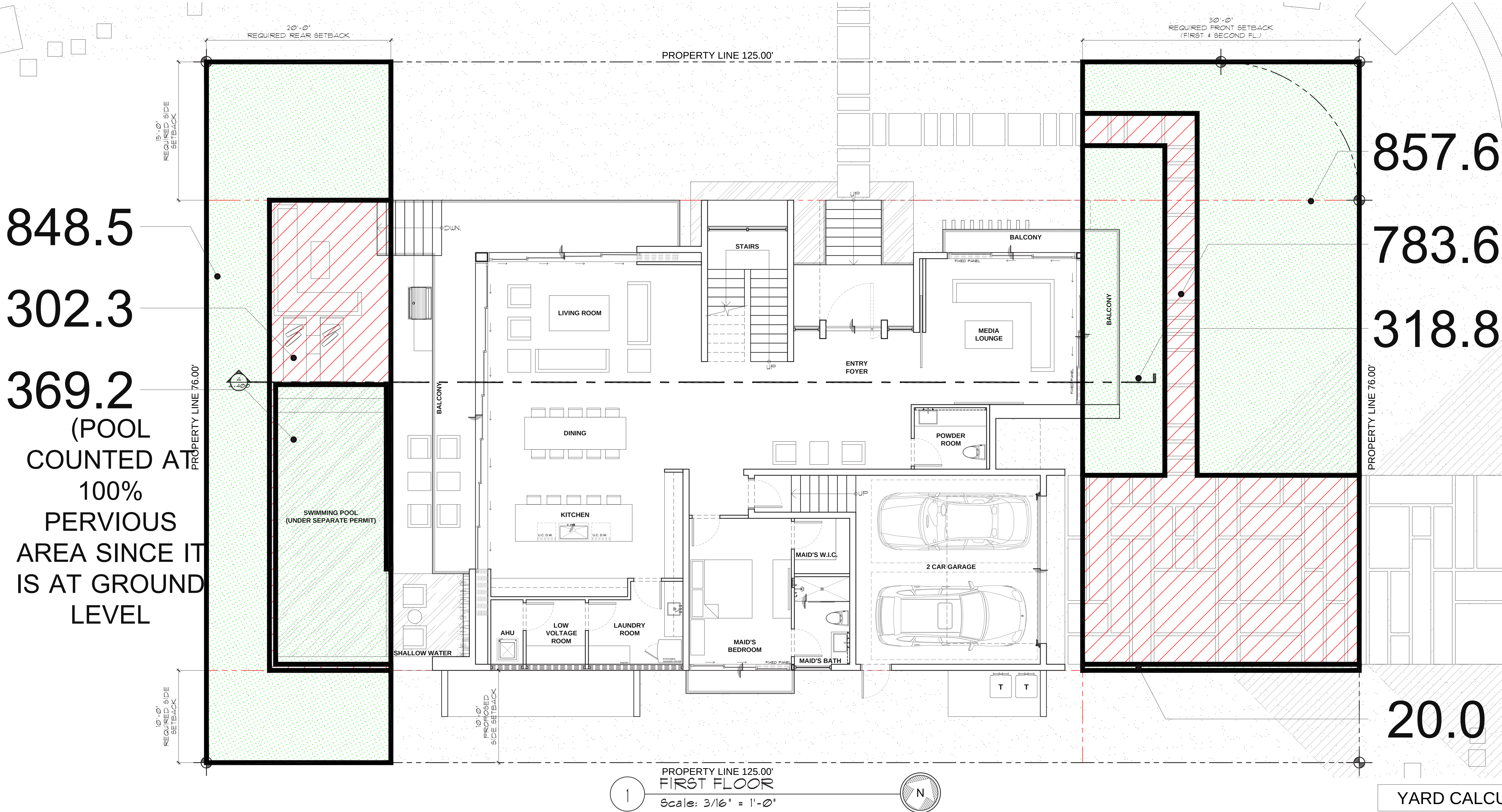
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FRONT YARD CALCULATIONS: (SEC. 142-105(a)(1)d.)

AREA: 1,380 S.F.
IMPERVIOUS AREA: 783.6 S.F.
PERVIOUS AREA: 1,196.4 S.F.
60.4%
(30% MIN.)

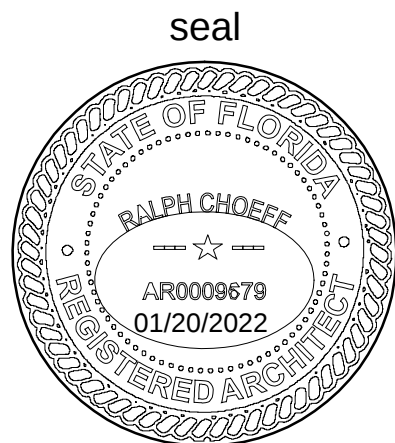
REAR YARD CALCULATIONS: (SEC. 142-105(a)(3))

AREA: 1,520 S.F.
IMPERVIOUS AREA: 302.3 S.F.
PERVIOUS AREA: 1,217.7 S.F.
80.1%
(70% MIN.)



WEST 4TH COURT

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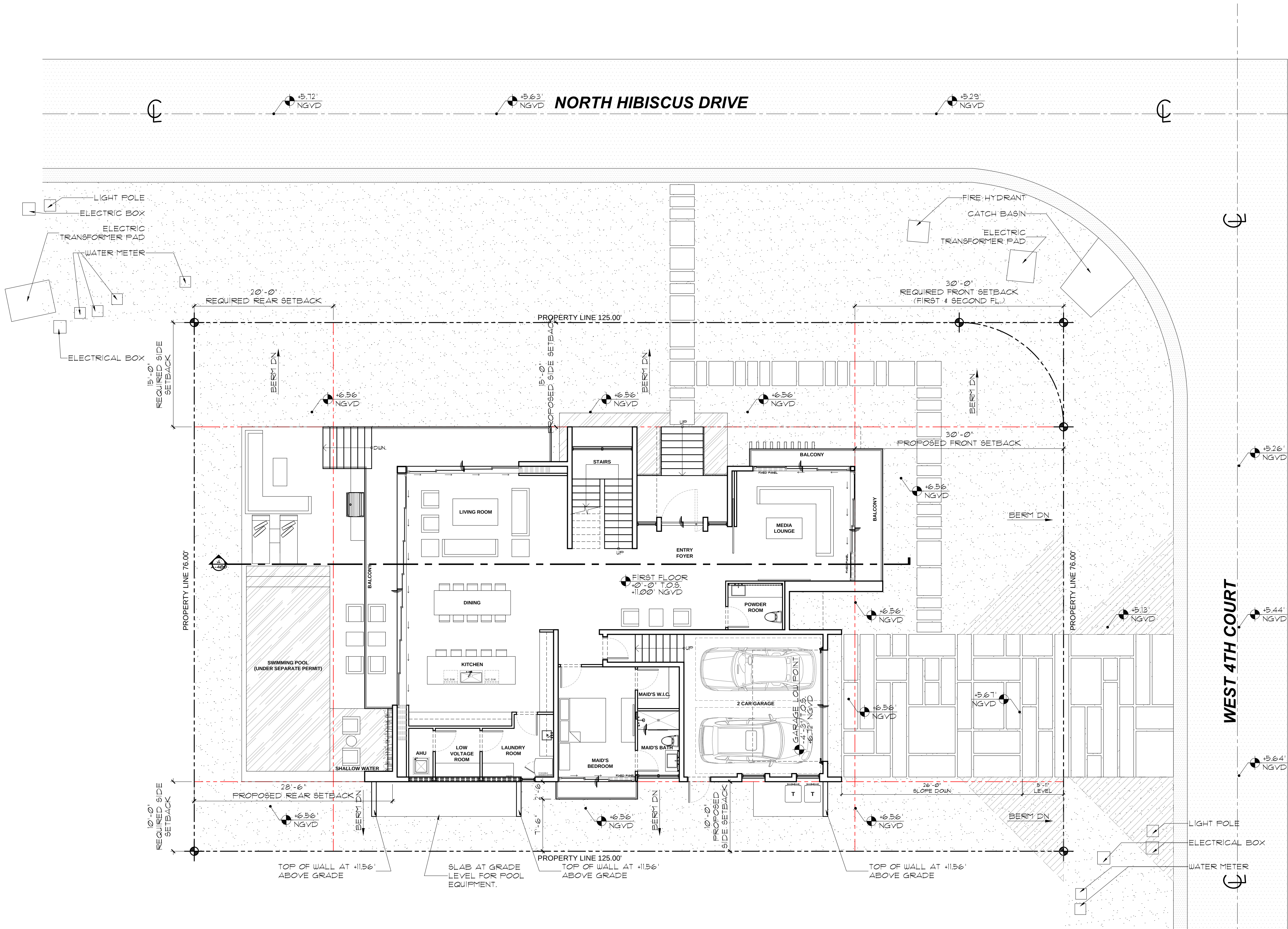
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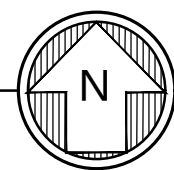
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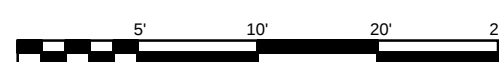
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1 SITE PLAN
Scale: 1/8" = 1'-0"

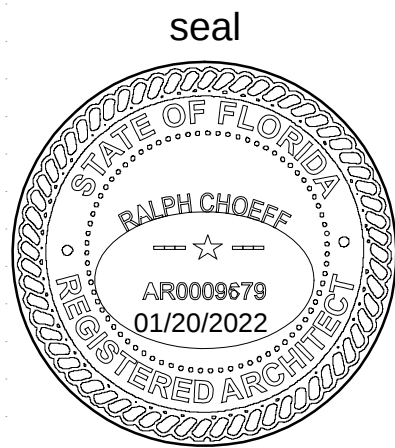


GRAPHIC SCALE



SITE PLAN

A-100



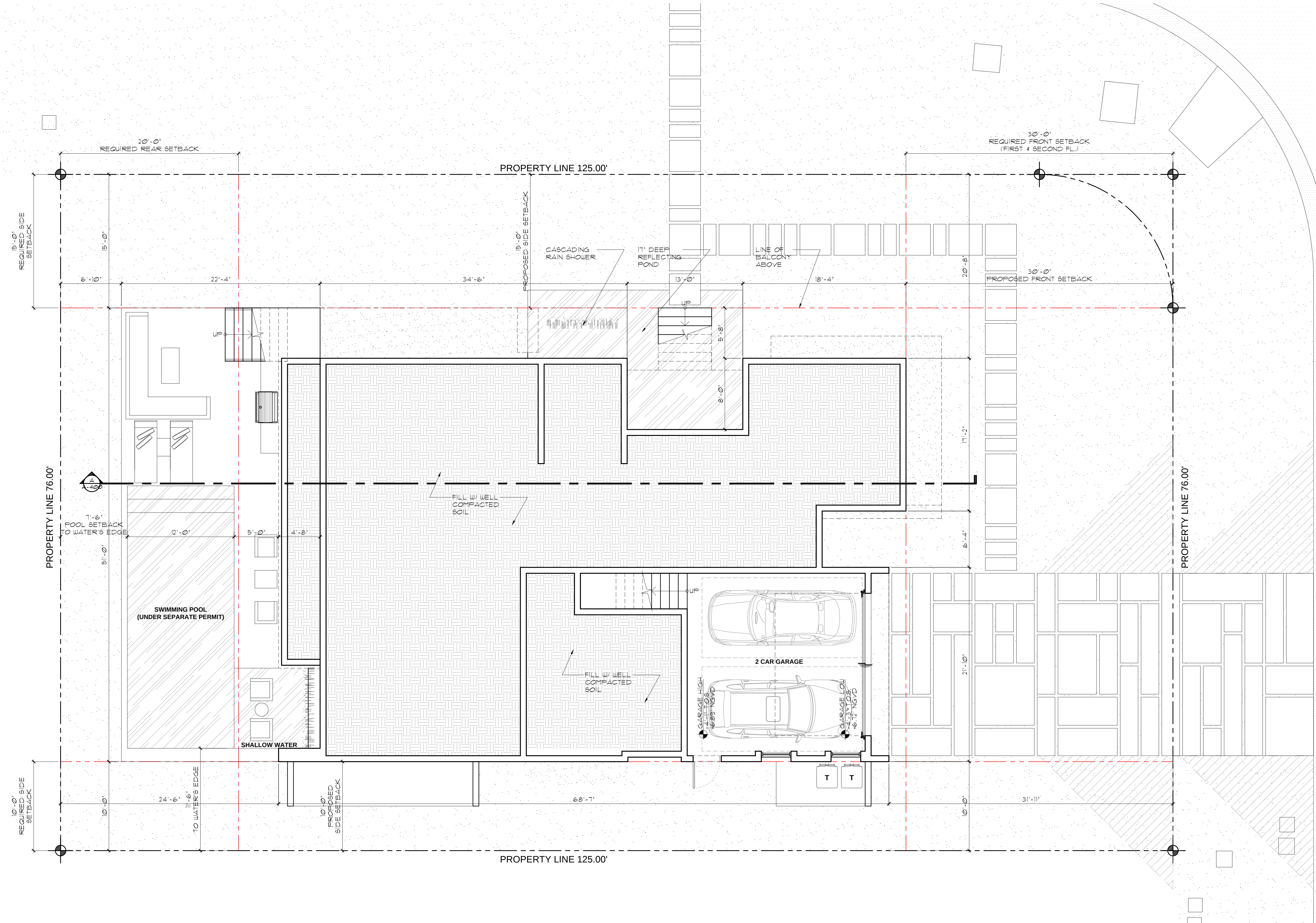
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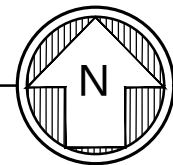
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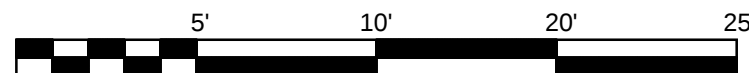
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1 GRADE PLAN
Scale: 3/16" = 1'-0"

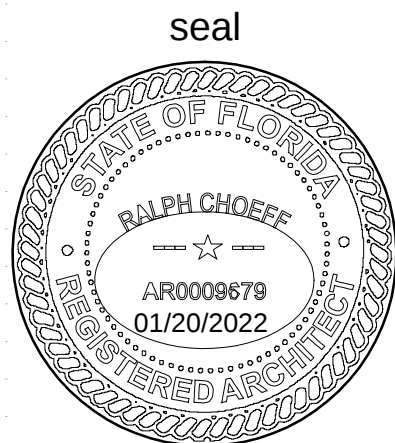


GRAPHIC SCALE



GRADE PLAN

A-100a



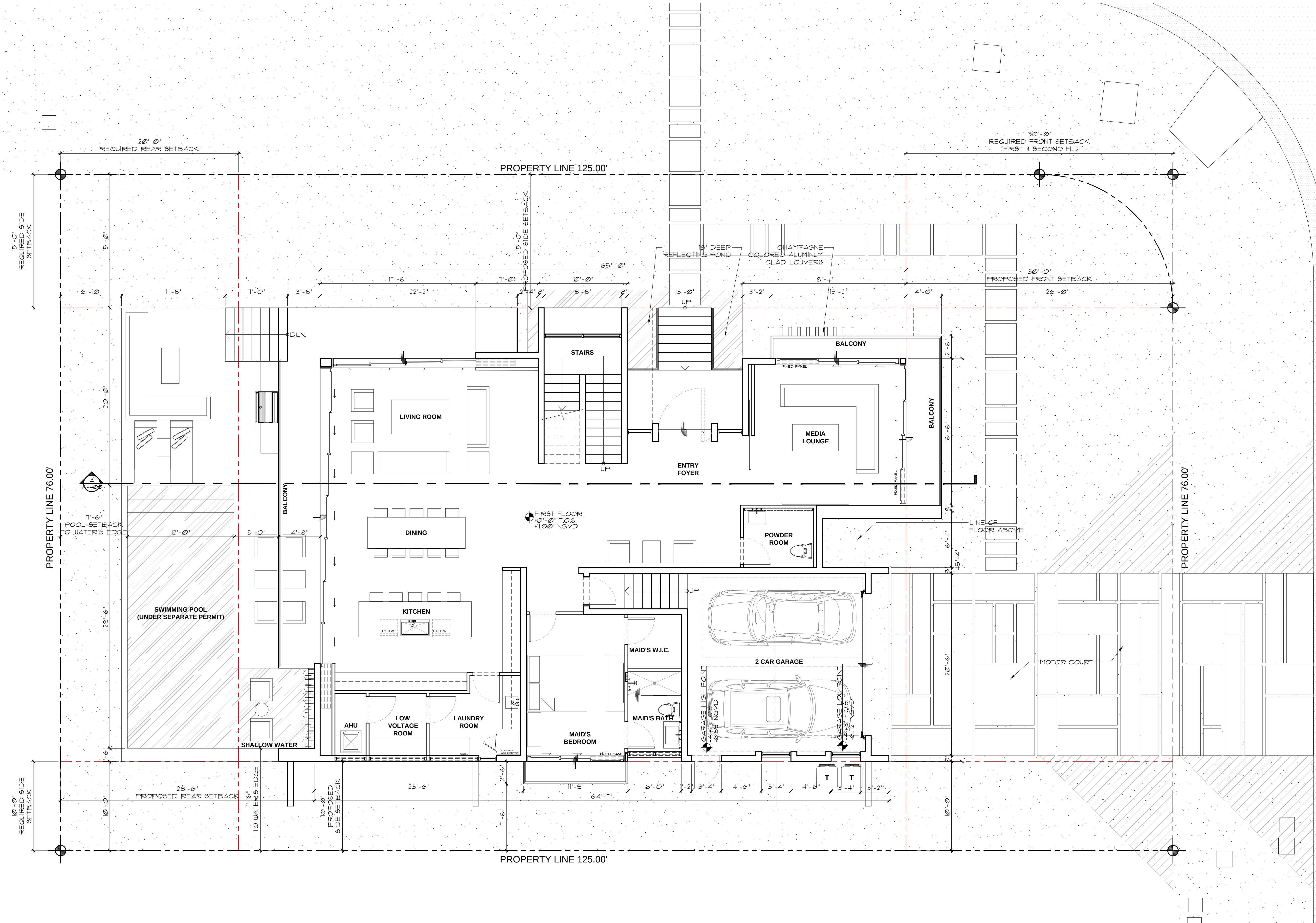
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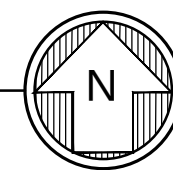
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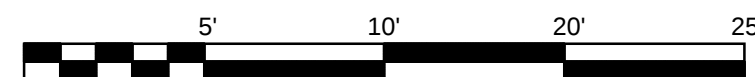
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1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

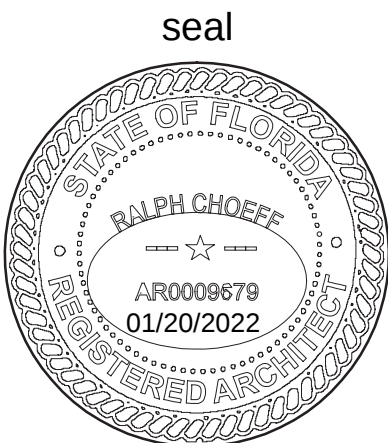


GRAPHIC SCALE



FIRST FLOOR PLAN

A-101



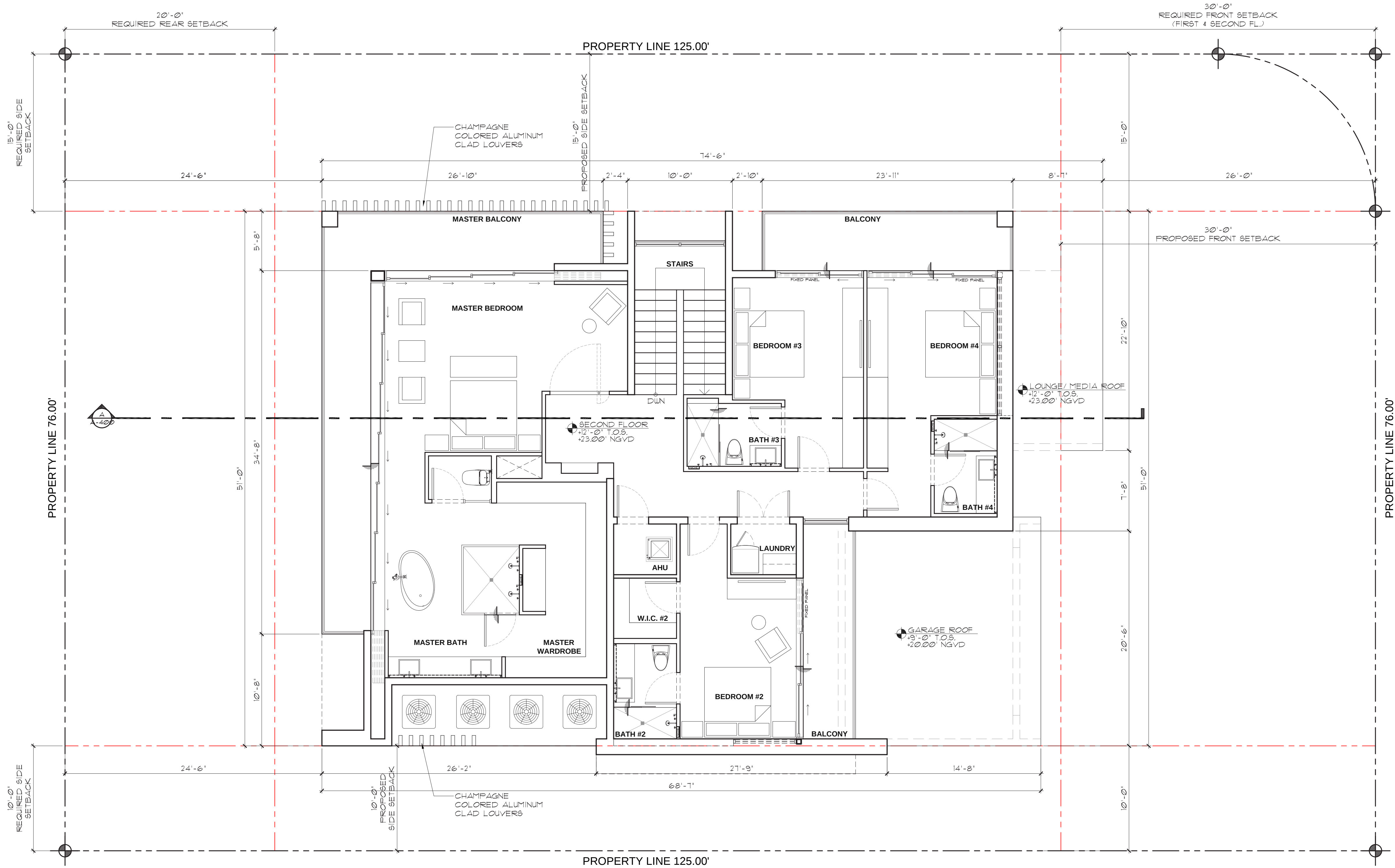
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1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

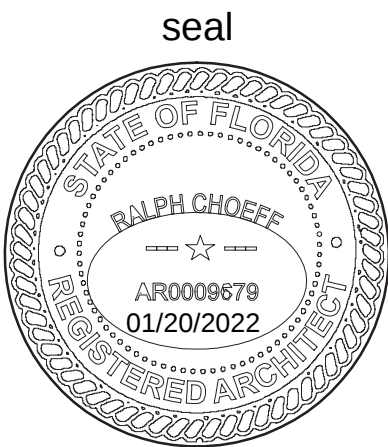


GRAPHIC SCALE



SECOND FLOOR PLAN

A-102



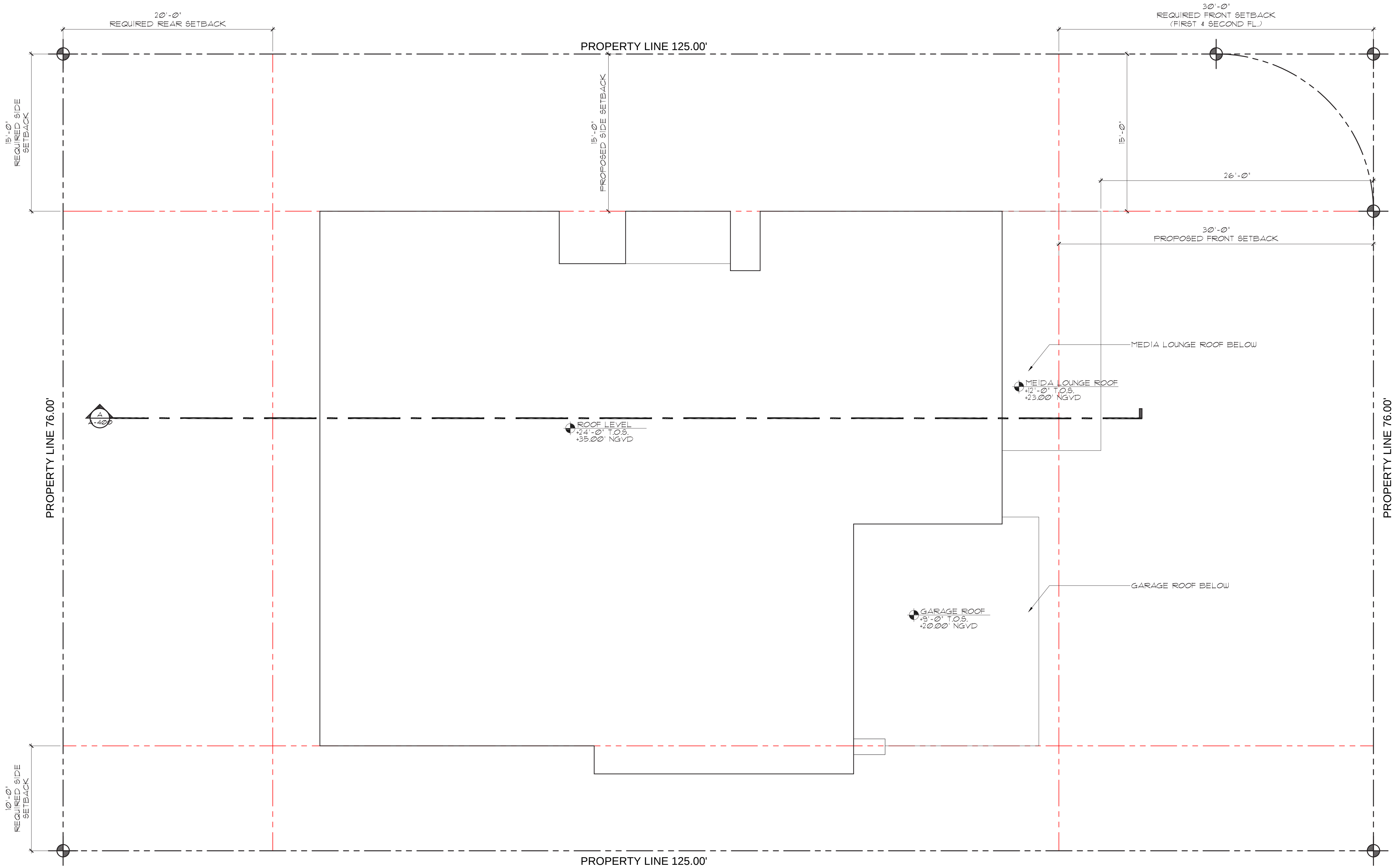
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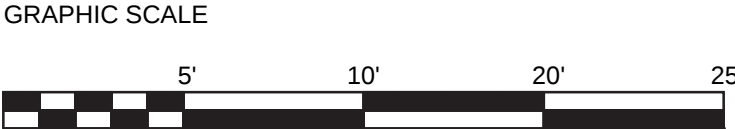
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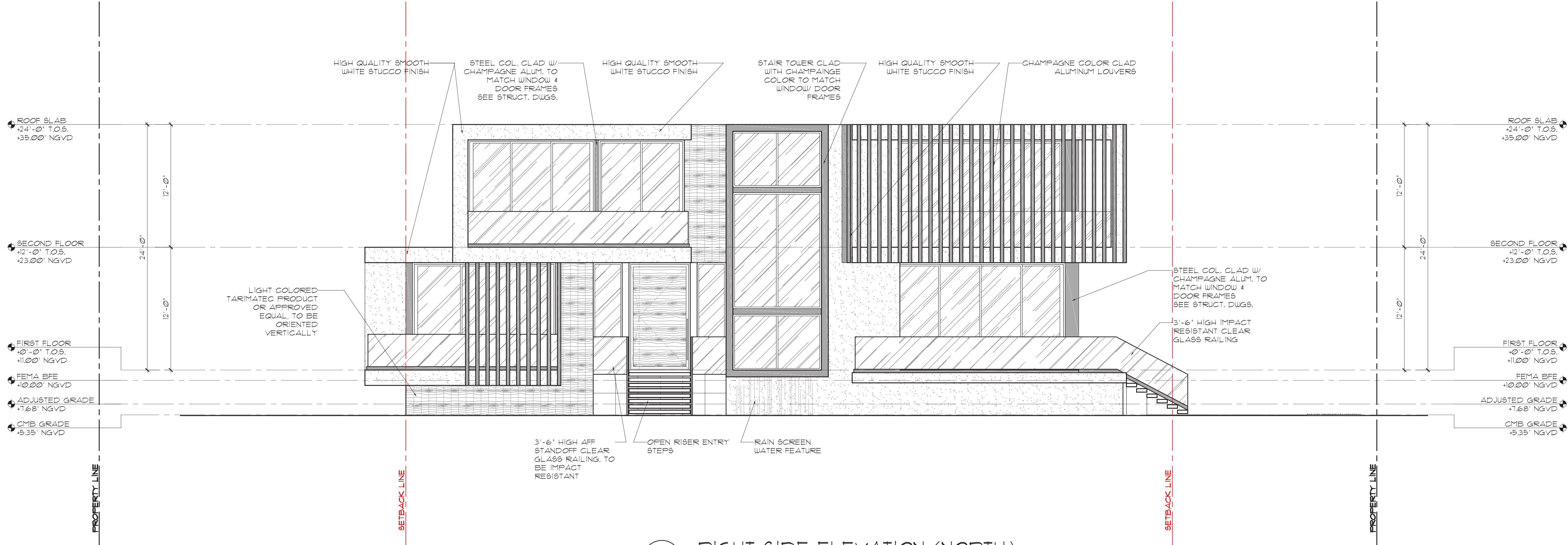


1 ROOF PLAN
Scale: 3/16" = 1'-0"

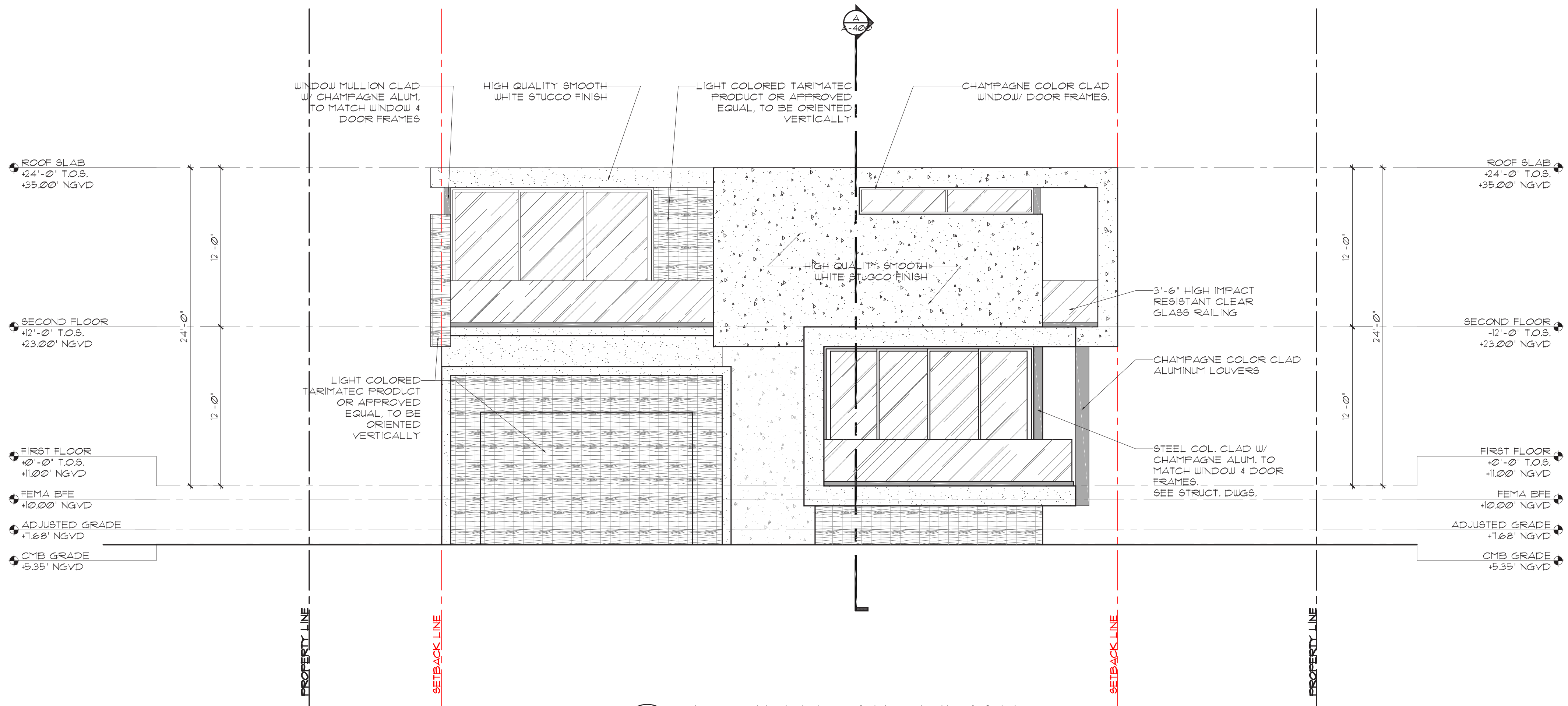


ROOF PLAN

A-103



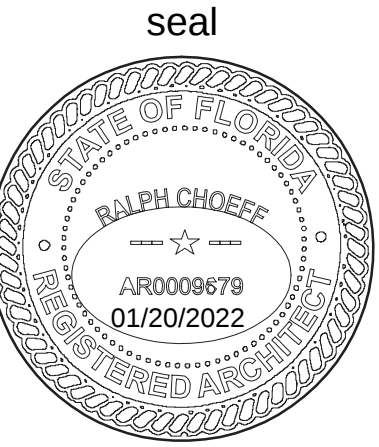
2 RIGHT SIDE ELEVATION (NORTH)
Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (EAST)
Scale: 3/16" = 1'-0"

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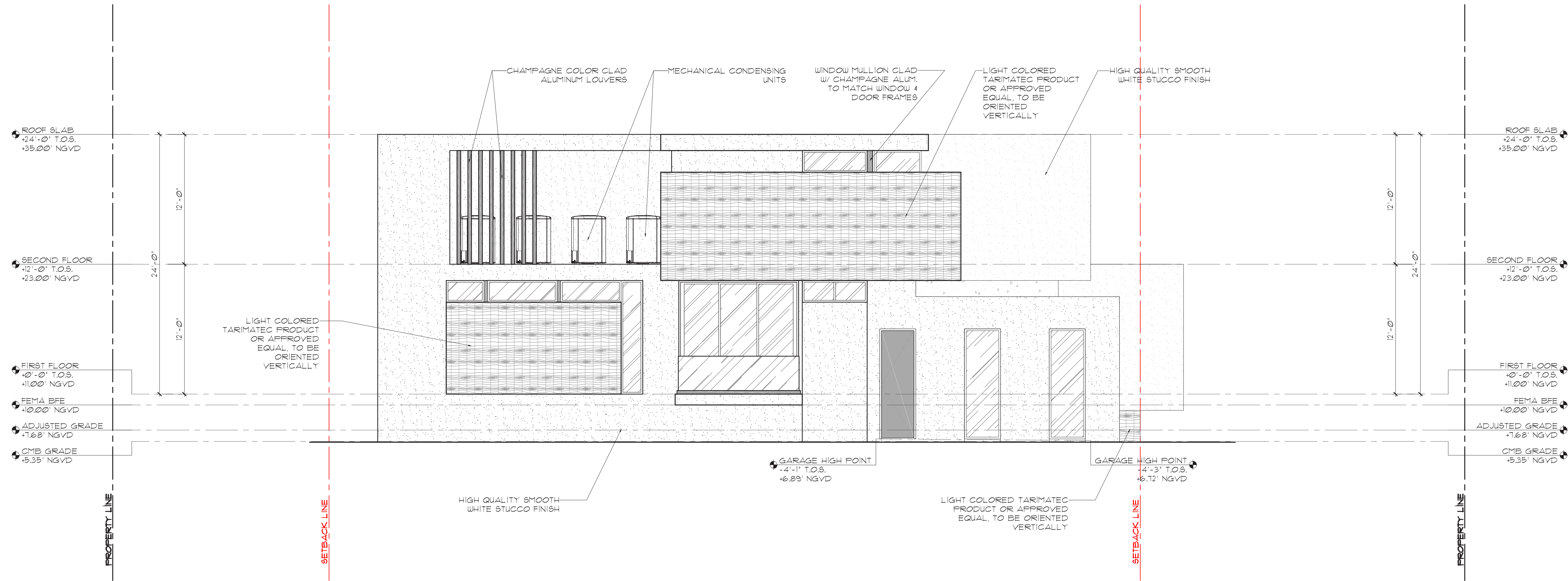
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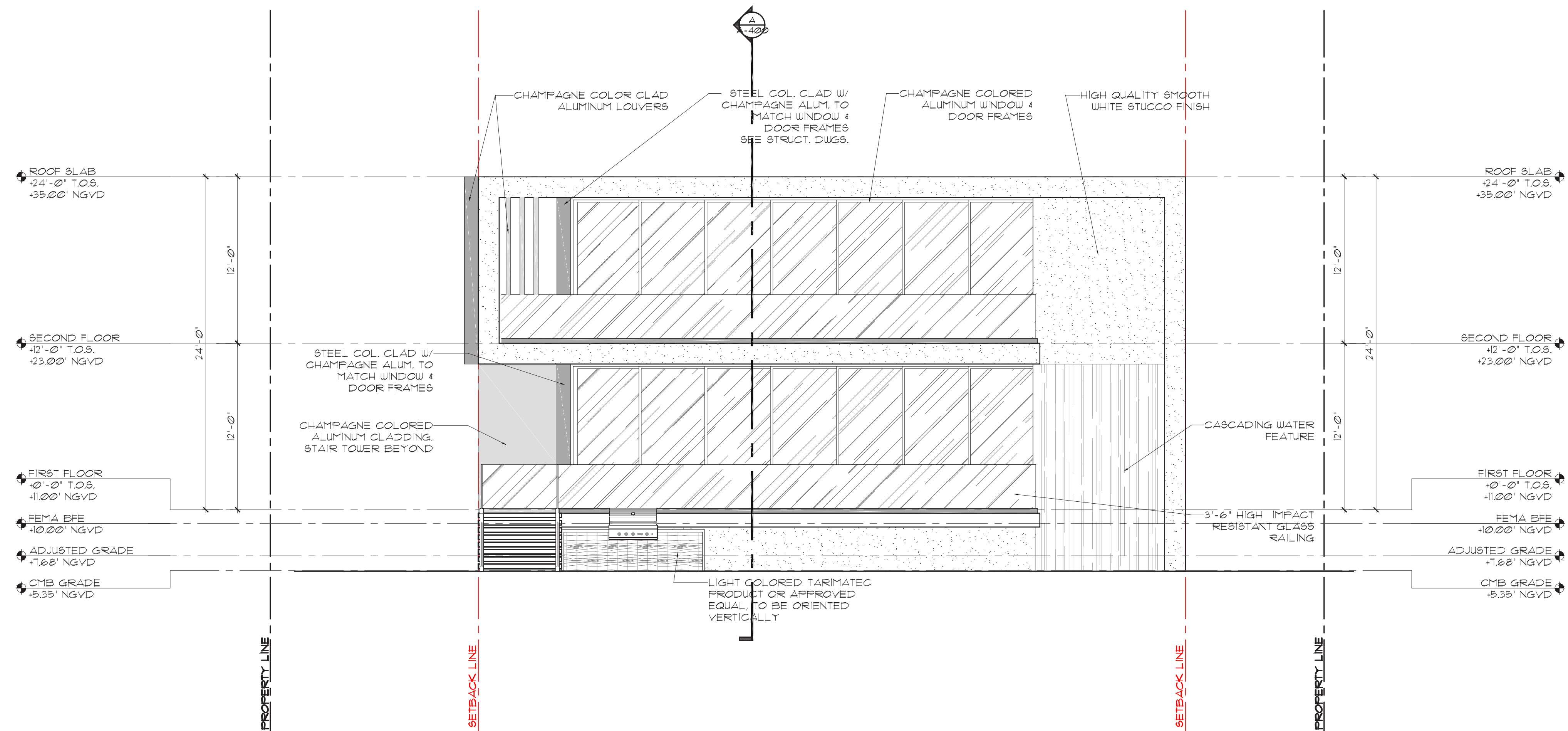
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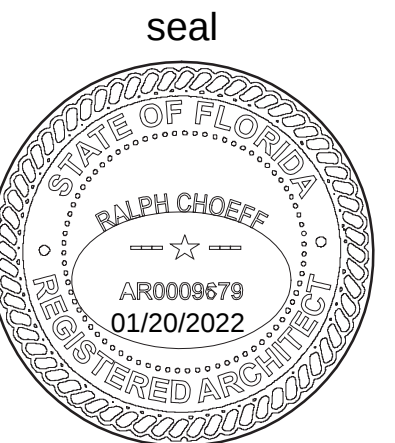
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2 LEFT SIDE ELEVATION (SOUTH)
Scale: 3/16" = 1'-0"

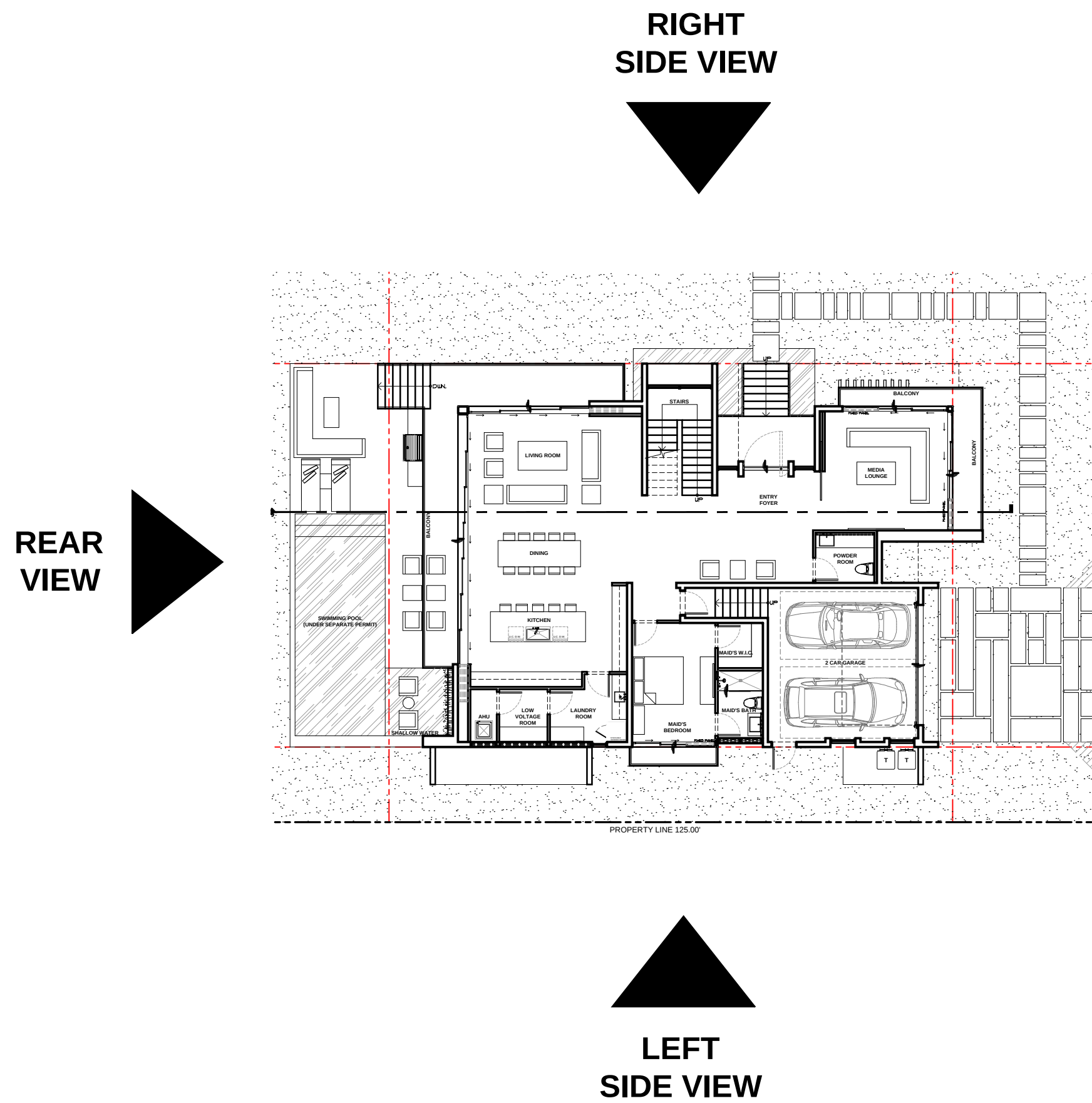


1 REAR ELEVATION (WEST)
Scale: 3/16" = 1'-0"





2 RIGHT SIDE (NORTH) ELEVATION
Scale: 3/16" = 1'-0"



3 KEY MAP
Scale: 3/16" = 1'-0"



1 FRONT (EAST) ELEVATION
Scale: 3/16" = 1'-0"



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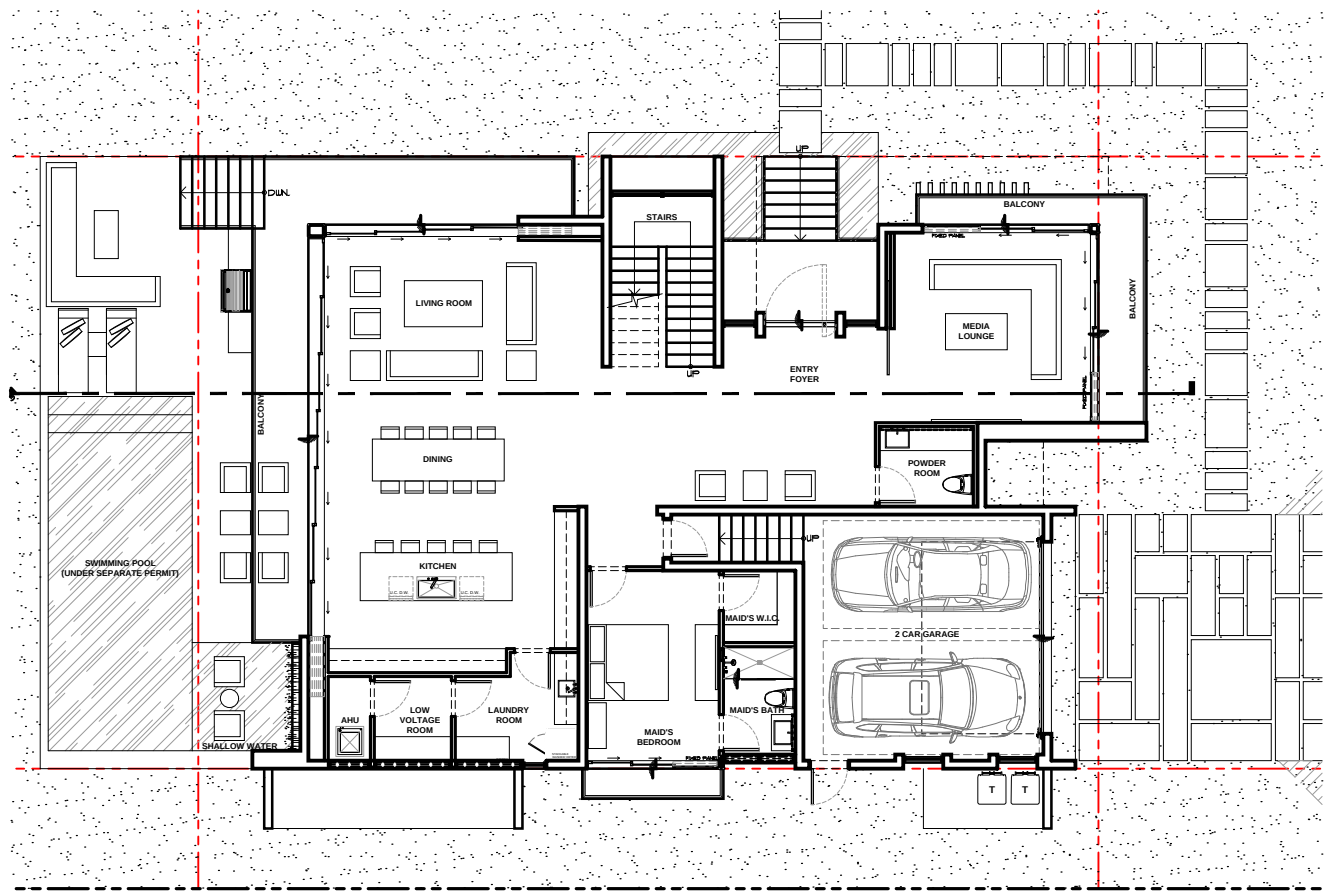
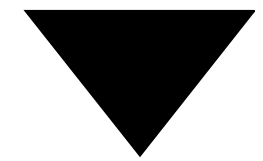
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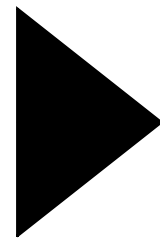


2 LEFT SIDE (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"

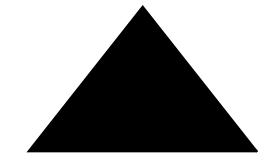
RIGHT
SIDE VIEW



REAR
VIEW

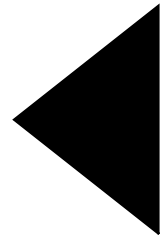


LEFT
SIDE VIEW



3 KEY MAP
Scale: 3/16" = 1'-0"

FRONT
VIEW



1 REAR (WEST) ELEVATION
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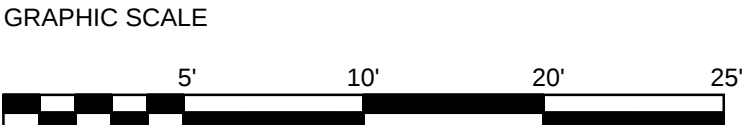
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SECTIONS

A-400



SECTION A
Scale: 3/16" = 1'-0"





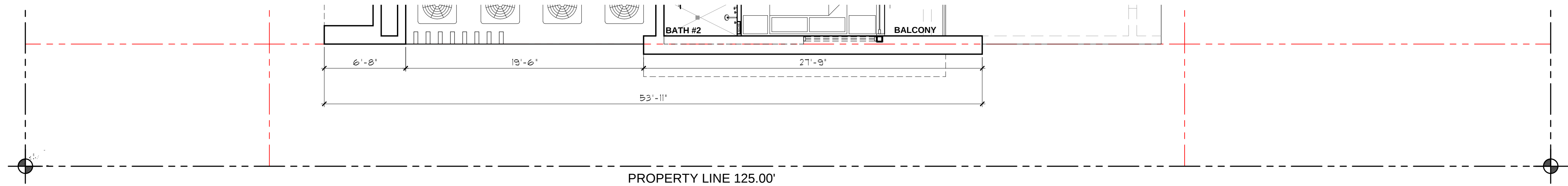
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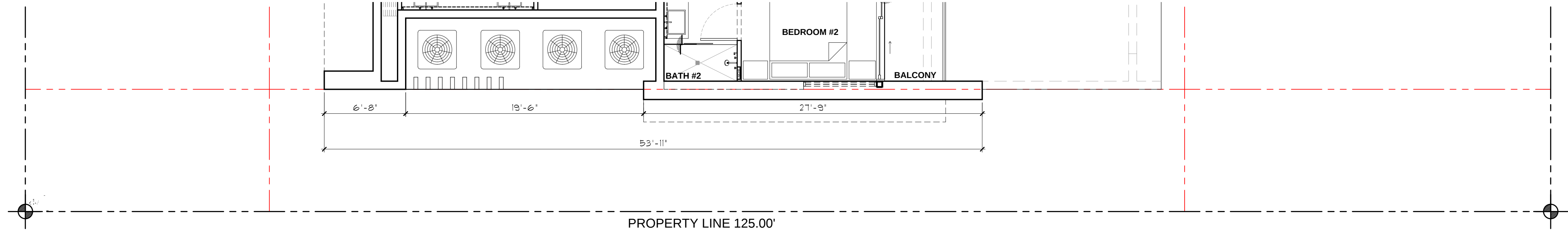
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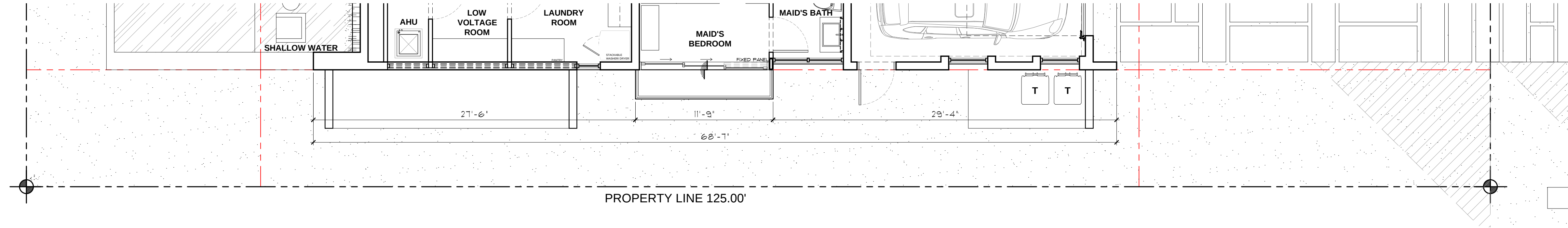
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④ PARTIAL ROOF PLAN
Scale: 3/16" = 1'-0"



③ PARTIAL SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



② PARTIAL FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



① LEFT SIDE (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"

WAIVER DIAGRAM

A-500



NE AXONOMETRIC VIEW



NW AXONOMETRIC



SE AXONOMETRIC VIEW

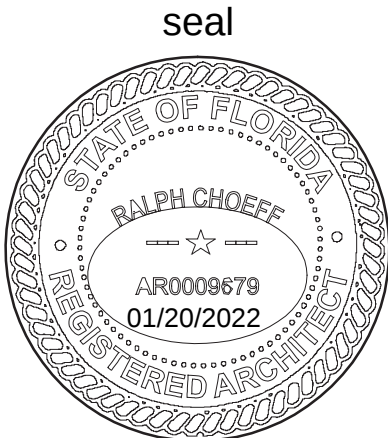


SW AXONOMETRIC VIEW

ISOMETRIC MODEL

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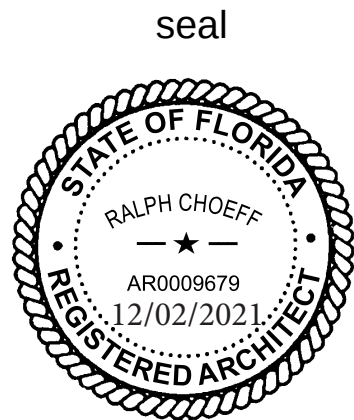
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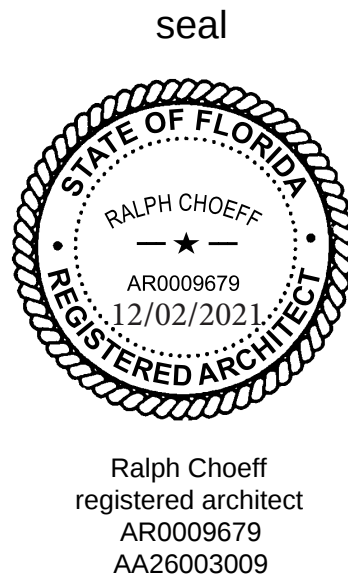
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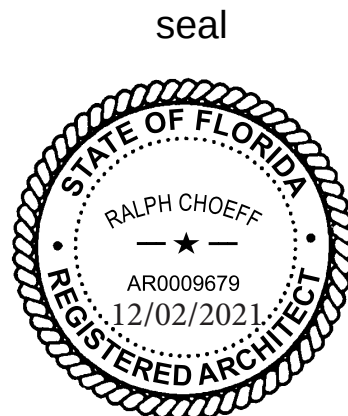
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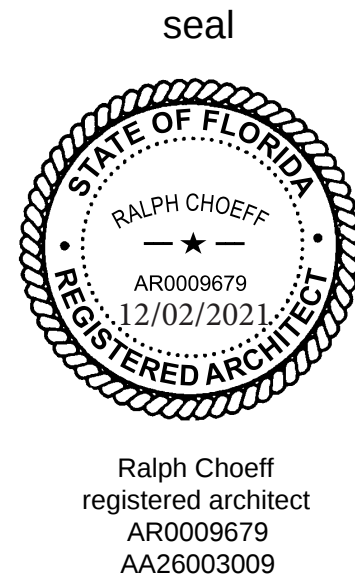
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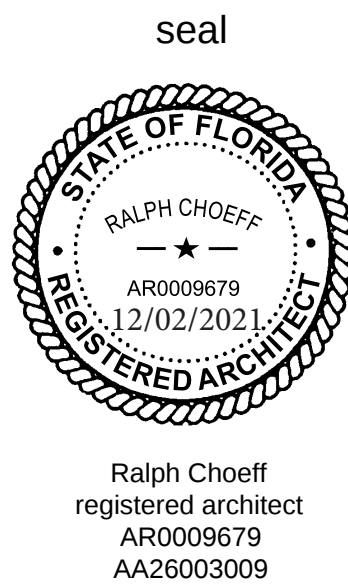
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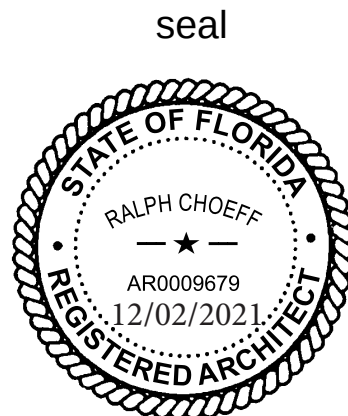
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