

PRIVATE RESIDENCE

# 428 HIBISCUS DRIVE

## MIAMI BEACH, FLORIDA

SELECTIVE RENOVATION  
DESIGN REVIEW BOARD FILE DRB23-0958  
MODIFICATION OF DRB 22964  
FINAL SUBMITTAL  
10/11/2023

SCOPE DESCRIPTION

- RENOVATE EXISTING STUDY INTO A BEDROOM WITH A FULL BATHROOM AND ENCLOSE ATTACHED BALCONY
- PROTECTION AND PRESERVATION OF ALL EXISTING EXTERIOR DOORS AND FENESTRATION
- PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURAL ELEMENTS
- CAPPING OF ALL MECHANICAL, ELECTRICAL AND SYSTEMS PRIOR TO ANY DEMOLITION
- NEW CASEWORK, PLASTER, STONE WORK AND WOOD FLOORING.
- NEW INTERIOR PAINTING

DRAWING LIST

- A-0.00 COVER SHEET
- A-0.01 SITE LOCATION MAP
- A-0.10a PHOTOS OF EXISTING CONDITIONS
- A-0.10b PHOTOS OF EXISTING CONDITIONS
- A-0.10c PHOTOS OF EXISTING CONDITIONS
- A-0.02 EXISTING SITE PLAN AND AREA OF WORK
- A-0.04 ZONING DATA SHEET
- A-0.05 LOT AREA DIAGRAM
- A-0.50 EXISTING OVERALL PLAN - 2ND FLOOR
- A-0.50a SITE AREAS - CURRENT
- A-0.50b PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50c PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50d BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50e BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50f BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50g BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-1.00 EXISTING FLOOR PLAN - 2ND FLOOR
- A-1.01 DEMOLITION PLAN - 2ND FLOOR
- A-1.02 PROPOSED FLOOR PLAN - 2ND FLOOR
- A-1.03a EXITING ROOF PLAN
- A-1.03b PROPOSED ROOF PLAN
- A-2.00 EXISTING AND PROPOSED ELEVATIONS
- A-5.00 RENDERING
- A-5.01 RENDERING

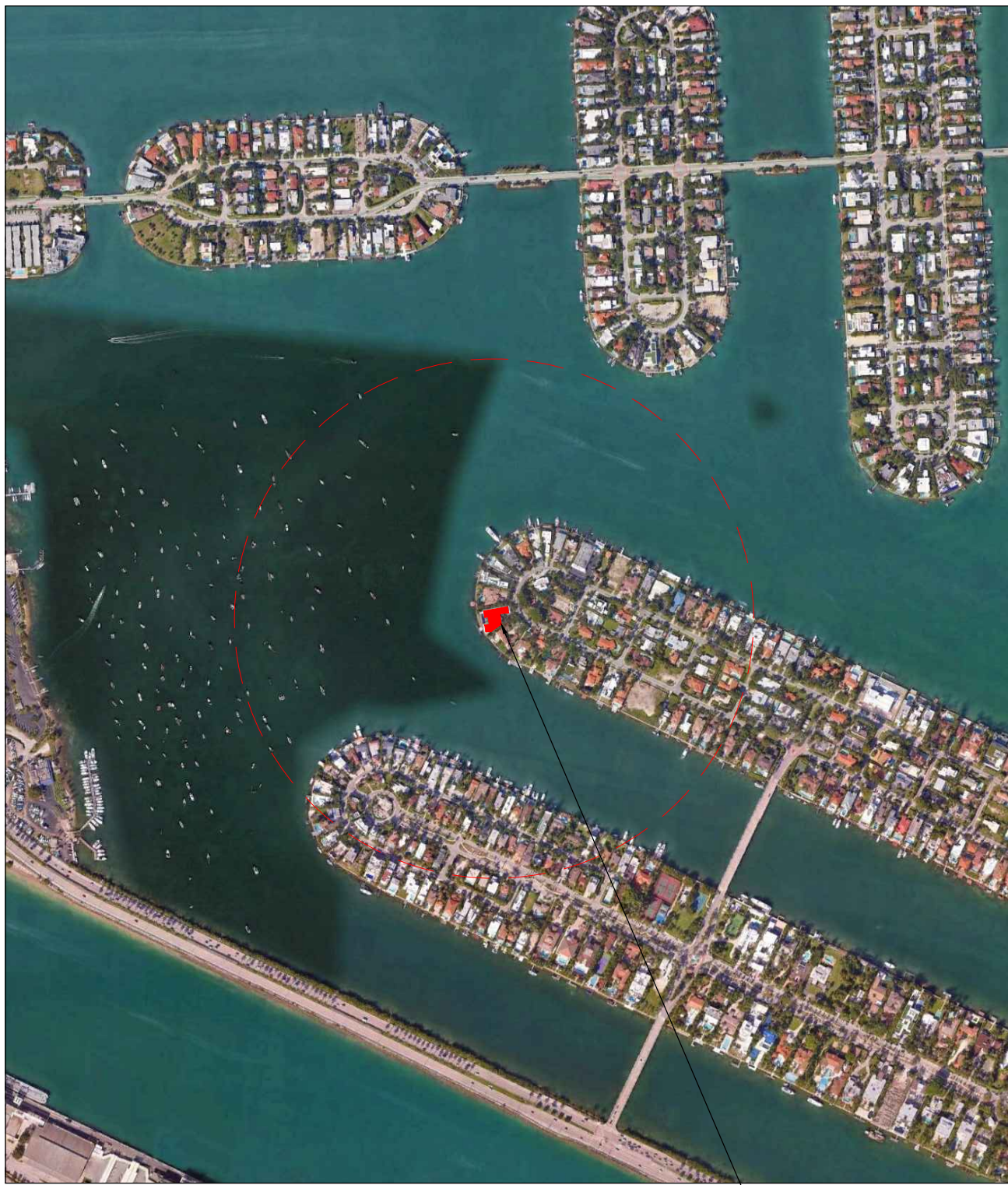
LOCATION MAP



1 SITE LOCATION MAP  
NOT TO SCALE



AREA OF DETAIL MAP



2 SITE LOCATION MAP  
NOT TO SCALE



AREA OF WORK:  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

MADISON WORTH  
ARCHITECTURE, DPC

485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.355.3261  
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT:  
PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
COVER SHEET

|                       |                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------|
| SEAL & SIGNATURE:<br> | DATE: AUGUST 21, 2023<br>PROJECT No.:<br>SCALE: AS NOTED<br>CHK BY:<br>DWG No.:<br>CAD FILE: PAGE No: |
|                       | A-0.00                                                                                                |

NOTES:

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PROJECT: PRIVATE RESIDENCE  
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MIAMI BEACH, FL 33139

SHEET TITLE:  
SITE LOCATION PLAN

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
DWG No.:  
CAD FILE: PAGE No:

A-0.01

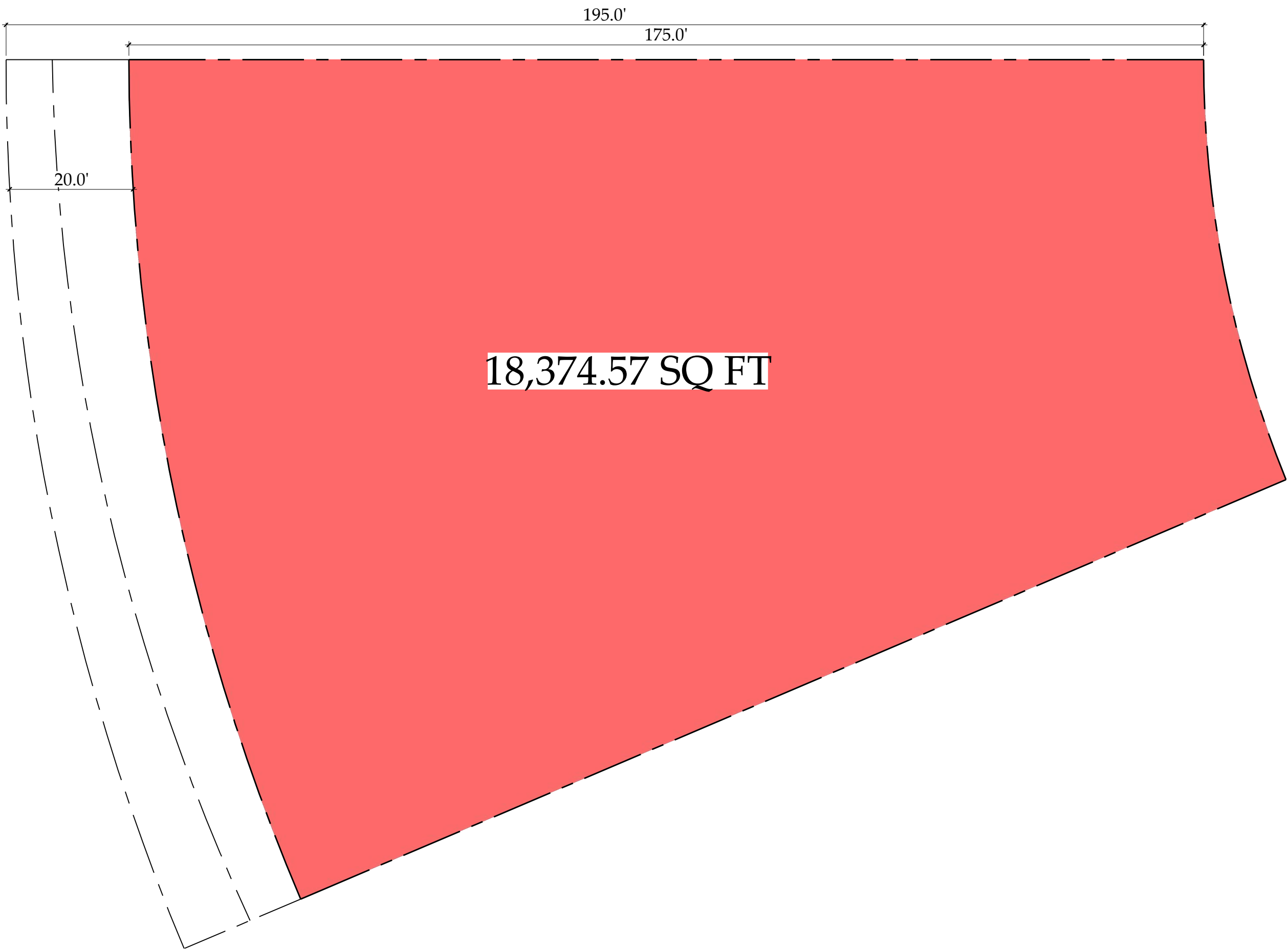
428 S HIBISCUS DR

INTRACOASTAL  
WATERWAY

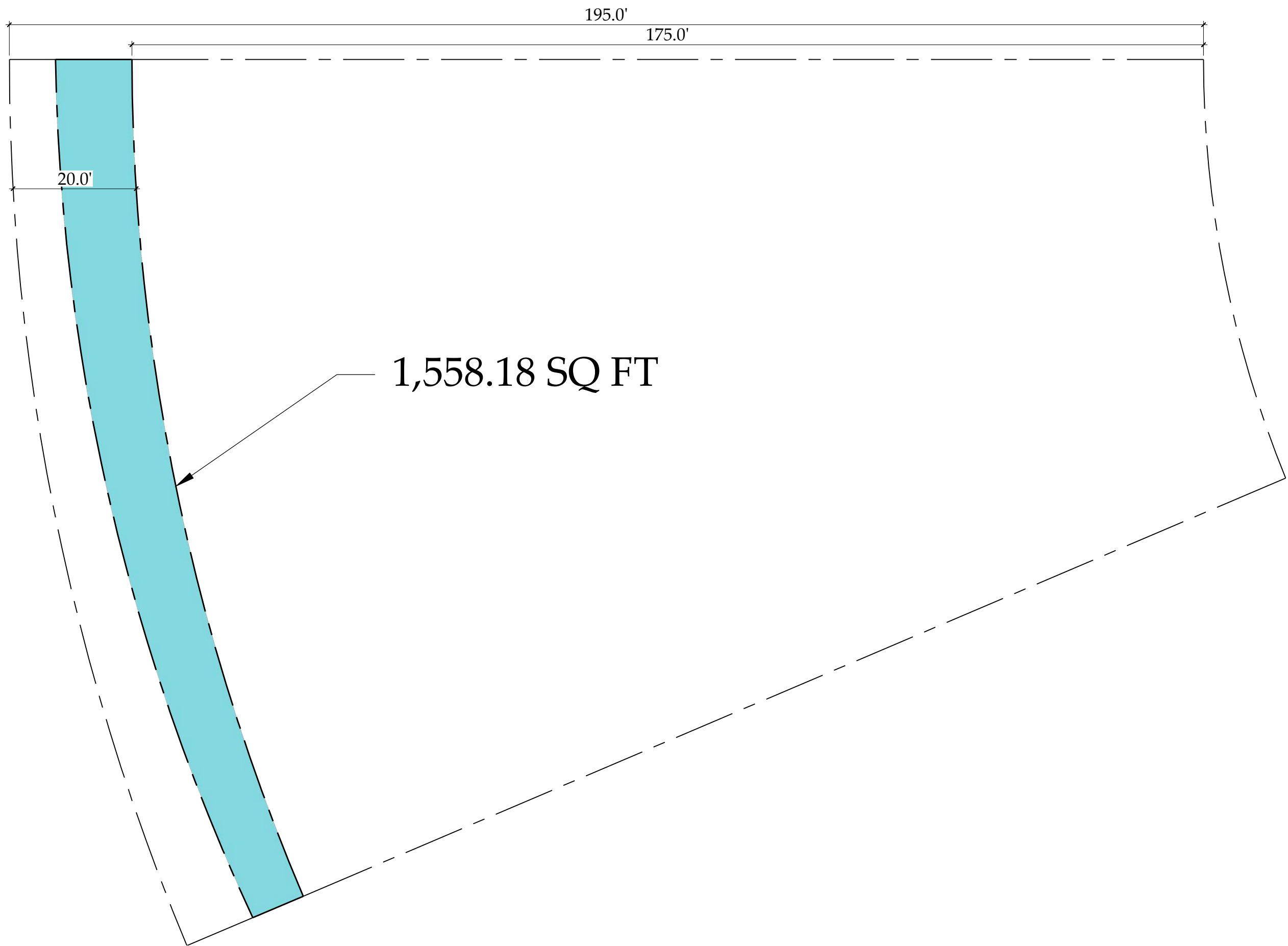
1 SITE LOCATION PLAN  
SCALE: 1/64" = 1'-0"



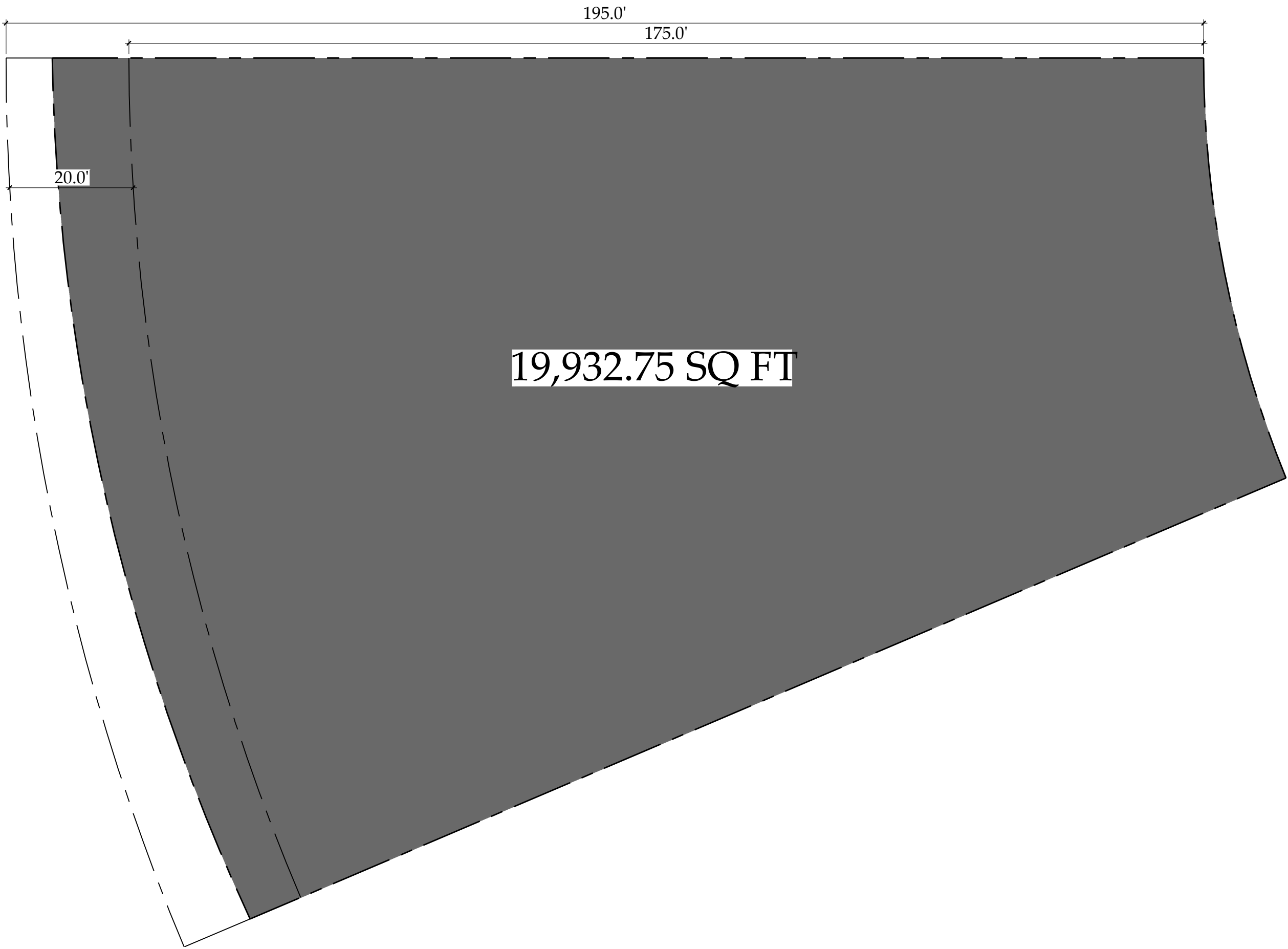
NOTES:



① LOT AREA TO 175' PROPERTY BOUNDARY  
SCALE: 1/16" = 1'-0"



② LOT AREA FOR CENTER OF SEAWALL TO 175' PROPERTY BOUNDARY  
SCALE: 1/16" = 1'-0"



③ LOT AREA TO CENTER OF SEAWALL  
SCALE: 1/16" = 1'-0"



AREA CALCULATIONS

ZONING DISTRICT RS-3

|                                                          | AREA (SQ. FT.) | AREA (%) |
|----------------------------------------------------------|----------------|----------|
| PLATTED LOT (TO 175')                                    | 18,374.57      | 92.2     |
| AREA BETWEEN PLATTED LOT (TO 175') AND CENTER OF SEAWALL | 1,558.18       | 7.8      |
| PLATTED LOT (TO 175') TO CENTER OF SEAWALL               | 19,932.75      | 100      |

NOTE: INFORMATION NOTED BELOW WAS TAKEN FROM SURVEY DRAWINGS DATED OCTOBER 10, 2023 PREPARED BY MARTINEZ AND MARTINEZ ENTERPRISES INC.

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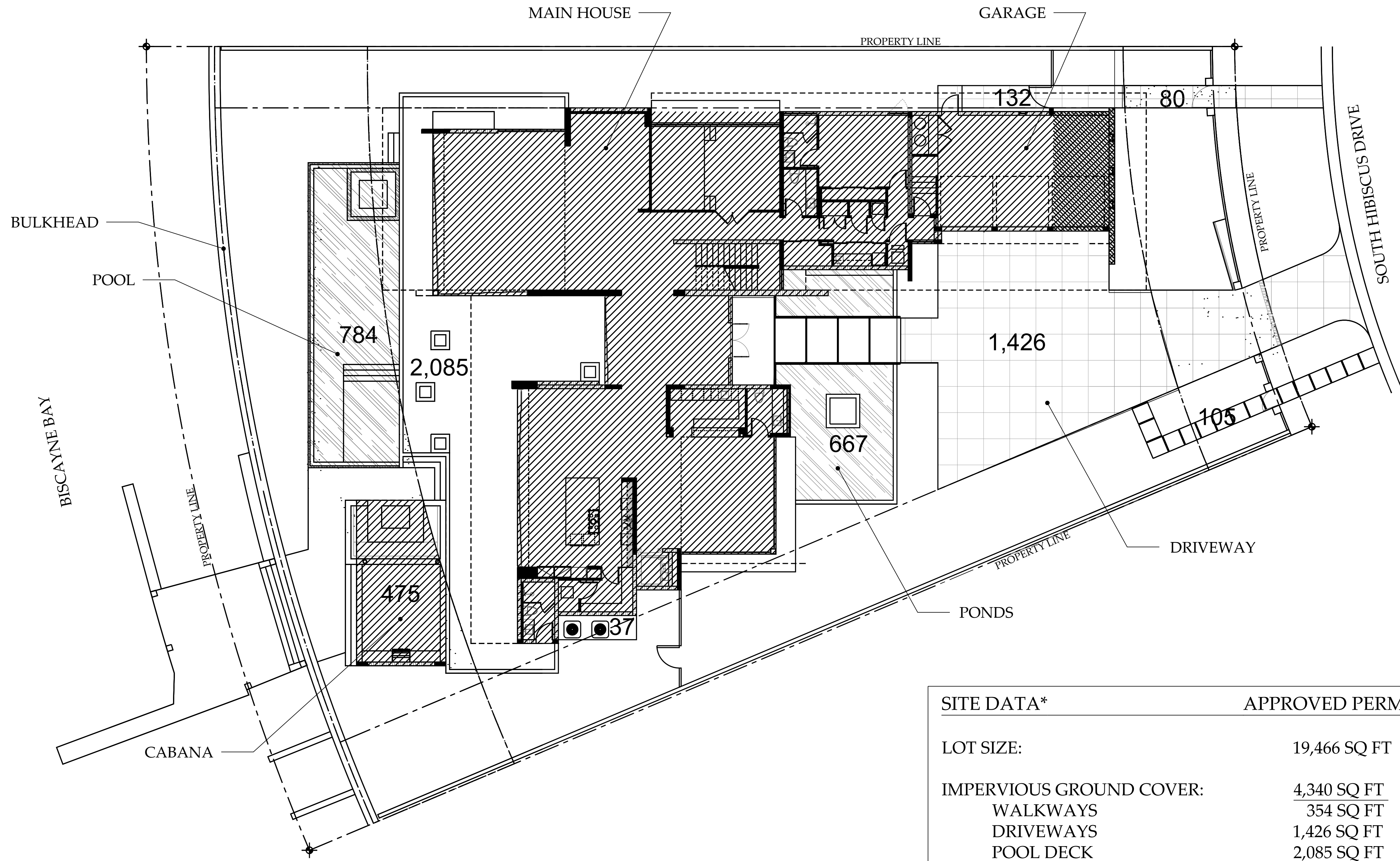
PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
LOT AREA DIAGRAM

|                   |                       |
|-------------------|-----------------------|
| SEAL & SIGNATURE: | DATE: AUGUST 21, 2023 |
|                   | PROJECT No.:          |
|                   | SCALE: AS NOTED       |
|                   | CHK BY:               |
|                   | DWG No.: A-0.05       |
| CAD FILE:         | PAGE No.:             |

# SITE DATA

APPROVED PERMIT 2014



① SITE AREA - DRB# 22964  
SCALE:  $\frac{3}{32}$ " = 1'-0"

| SITE DATA*               | APPROVED PERMIT 2014 |
|--------------------------|----------------------|
| LOT SIZE:                | 19,466 SQ FT         |
| IMPERVIOUS GROUND COVER: | 4,340 SQ FT          |
| WALKWAYS                 | 354 SQ FT            |
| DRIVEWAYS                | 1,426 SQ FT          |
| POOL DECK                | 2,085 SQ FT          |
| CABANA                   | 475 SQ FT            |
| WATER FEATURES:          | 1,451 SQ FT          |
| POOL                     | 784 SQ FT            |
| PONDS                    | 667 SQ FT            |
| LANDSCAPE AREA:          | 7,874 SQ FT          |

\*NOTE: DATA TAKEN FROM CHOEFF+LEVY P.A.  
DRAWING A-1.0 REV1 DATED 03/28/2014

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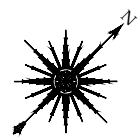
NOTES:

|     |                   |            |
|-----|-------------------|------------|
| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 0   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
SITE AREAS - CURRENT

|                   |                       |
|-------------------|-----------------------|
| SEAL & SIGNATURE: | DATE: AUGUST 21, 2023 |
| PROJECT No:       |                       |
| SCALE:            | AS NOTED              |
| CHK BY:           |                       |
| DWG No:           | A-0.05a               |
| CAD FILE:         | PAGE No:              |



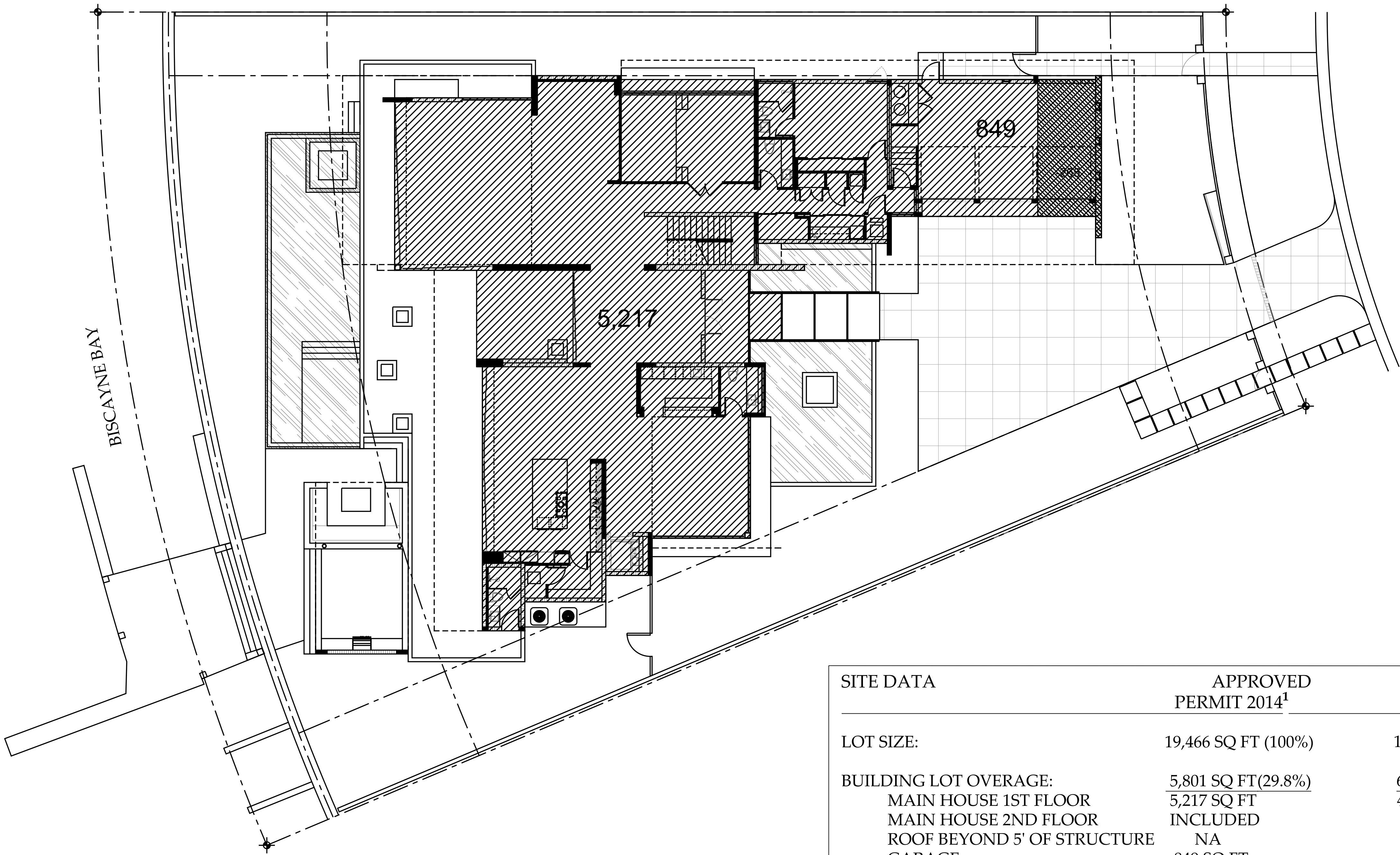
# SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE

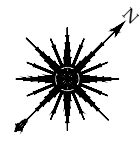
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NOTES:



① BUILDING AREA PER DBR# 22964  
SCALE: 3/32" =1'-0"



| SITE DATA                   | APPROVED<br>PERMIT 2014 <sup>1</sup> | CURRENT CODE <sup>2</sup>        | PROPOSED                   |
|-----------------------------|--------------------------------------|----------------------------------|----------------------------|
| LOT SIZE:                   | 19,466 SQ FT (100%)                  | 19,933 SQ FT (100%) <sup>3</sup> | 19,933 SQ FT (100%)        |
| BUILDING LOT OVERAGE:       | <u>5,801 SQ FT(29.8%)</u>            | <u>6,262 SQ FT (31.4%)</u>       | <u>6,334 SQ FT (31.8%)</u> |
| MAIN HOUSE 1ST FLOOR        | 5,217 SQ FT                          | 4,744 SQ FT                      | 4,744 SQ FT                |
| MAIN HOUSE 2ND FLOOR        | INCLUDED                             | 666 SQ FT                        | 794 SQ FT                  |
| ROOF BEYOND 5' OF STRUCTURE | NA                                   | 321 SQ FT                        | 265 SQ FT                  |
| GARAGE                      | 849 SQ FT                            | 766 SQ FT                        | 766 SQ FT                  |
| GARAGE CREDIT               | -265 SQ FT                           | -235 SQ FT                       | -235 SQ FT                 |
| IMPERVIOUS GROUND COVER:    | <u>4,340 SQ FT (22.3%)</u>           | <u>4,480 SQ FT (22.5%)</u>       | <u>4,480 SQ FT (22.5%)</u> |
| WALKWAYS                    | 354 SQ FT                            | 354 SQ FT                        | 354 SQ FT                  |
| DRIVEWAYS                   | 1,426 SQ FT                          | 1,426 SQ FT                      | 1,426 SQ FT                |
| POOL DECK                   | 2,085 SQ FT                          | 2,985 SQ FT                      | 2,985 SQ FT                |
| CABANA                      | 475 SQ FT                            | 475 SQ FT                        | 475 SQ FT                  |
| BULKHEAD <sup>4</sup>       | NA                                   | 140 SQ FT                        | 140 SQ FT                  |
| WATER FEATURES:             | <u>1,451 SQ FT (7.4%)</u>            | <u>1,451 SQ FT (7.3%)</u>        | <u>1,451 SQ FT (7.3%)</u>  |
| POOL                        | 784 SQ FT                            | 784 SQ FT                        | 784 SQ FT                  |
| PONDS                       | 667 SQ FT                            | 667 SQ FT                        | 667 SQ FT                  |
| LANDSCAPE AREA:             | <u>7,874 SQ FT (40.5%)</u>           | <u>7,762 SQ FT (38.9%)</u>       | <u>7,690 SQ FT (38.5%)</u> |

- DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
- CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS; CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
- LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023
- LOT AREA SEAWARD OF BULKHEAD(SEAWALL) TO PROPERTY LINE IS NOT ACCOUNTED AS LOT AREA

|     |                   |            |
|-----|-------------------|------------|
| 2   | FINAL SUBMITTAL   | 10/11/2023 |
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PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE: PROPERTY AREAS -  
ORIGINAL, CURRENT,  
PROPOSED

SEAL & SIGNATURE:

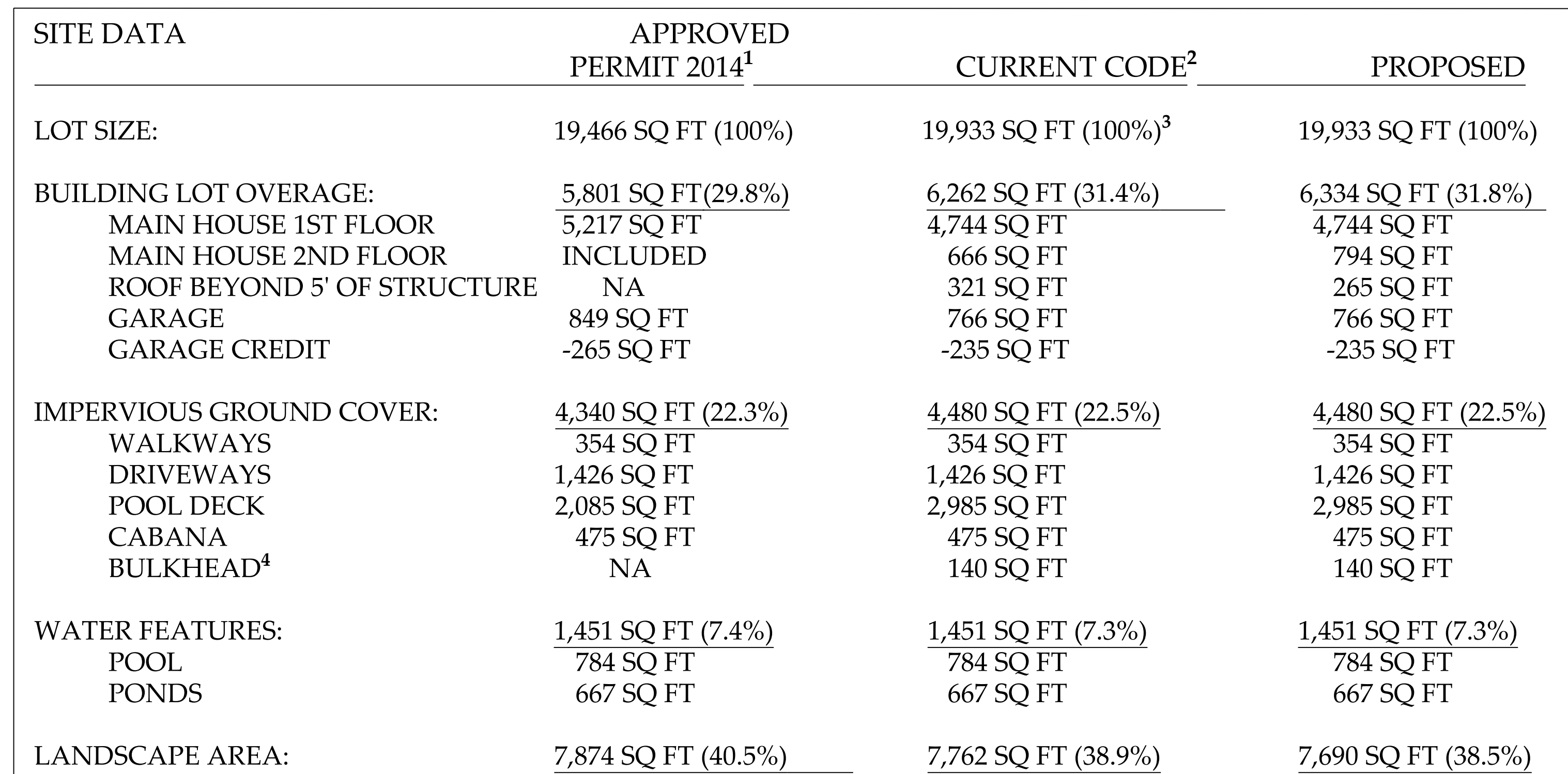
DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
DWG No.: A-0.05b  
CAD FILE: PAGE No:

## DBR# 22964 VS CURRENT CODE

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PROJECT:  
PRIVATE RESIDENCE  
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MIAMI BEACH, FL 33139

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| SEAL & SIGNATURE:                                                                     | DATE: AUGUST 21, 2023 |
|  | PROJECT No: _____     |
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| CAD FILE: _____                                                                       | PAGE No: _____        |



1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS; CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023
4. LOT AREA SEAWARD OF BULKHEAD(SEAWALL) TO PROPERTY LINE IS NOT ACCOUNTED AS LOT AREA

① BUILDING AREA - CURRENT  
SCALE: 3/32" = 1'-0"

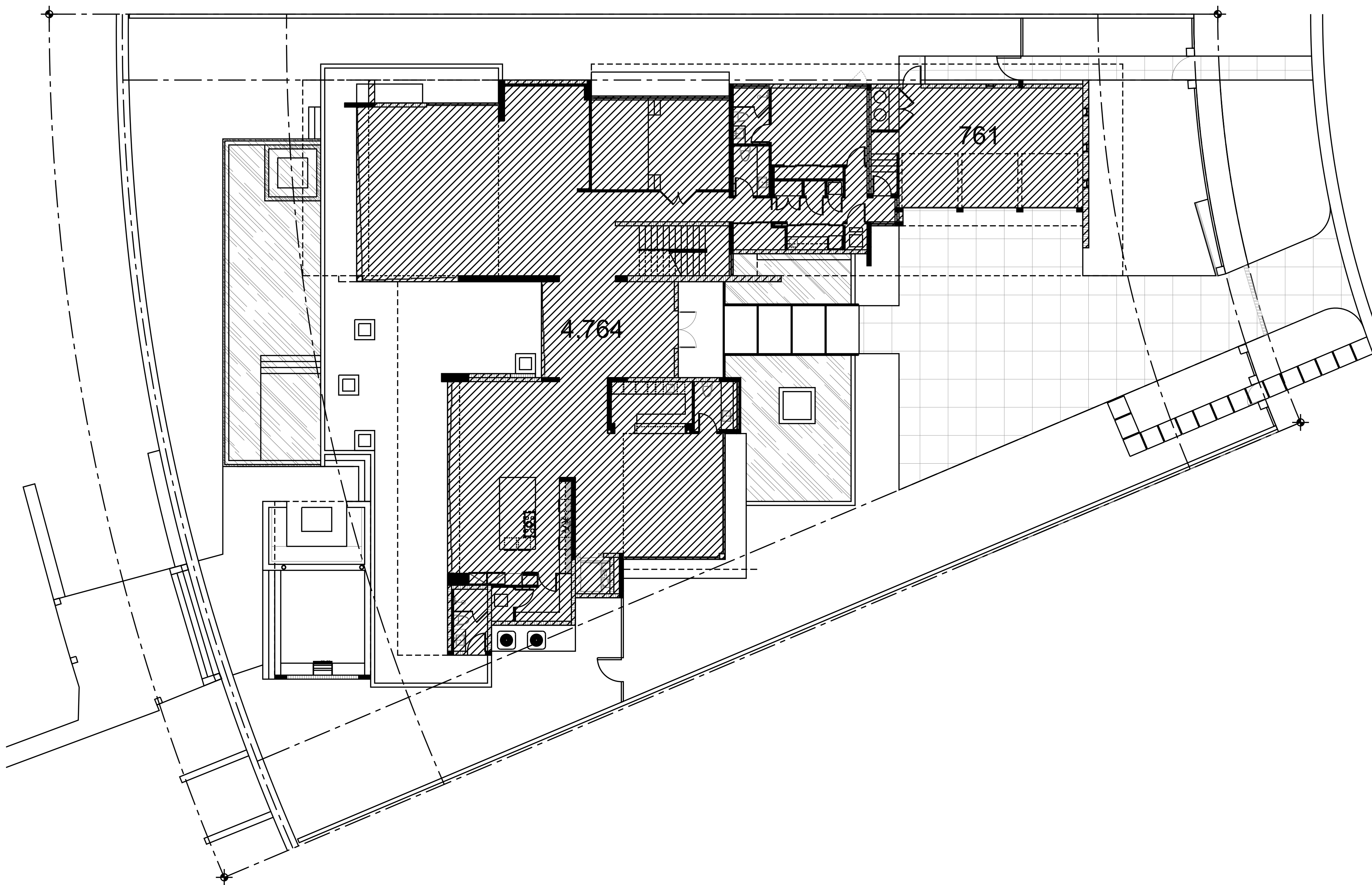
# BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE

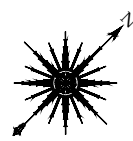
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ARCHITECTURE, DPC

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NOTES:



① 1ST FLOOR AREA - PERMIT 2014  
SCALE: 3/32" =1'-0"



| BUILDING DATA              | APPROVED<br>PERMIT 2014 <sup>1</sup> | EXISTING<br>CURRENT CODE <sup>2</sup> | PROPOSED     |
|----------------------------|--------------------------------------|---------------------------------------|--------------|
| LOT SIZE:                  | 19,466 SQ FT                         | 19,933 SQ FT <sup>3</sup>             | 19,933 SQ FT |
| BUILDING INTERIORS:        | 10,974 SQ FT                         | 10,864 SQ FT                          | 10,992 SQ FT |
| MAIN HOUSE 1ST FLOOR       | 4,764 SQ FT                          | 4,744 SQ FT                           | 4,744 SQ FT  |
| MAIN HOUSE 2ND FLOOR       | 5,684 SQ FT                          | 5,854 SQ FT                           | 5,854 SQ FT  |
| GARAGE                     | 761 SQ FT                            | 766 SQ FT                             | 766 SQ FT    |
| GARAGE CREDIT              | -235 SQ FT                           | -500 SQ FT                            | -500 SQ FT   |
| PROPOSED BALCONY EXTENSION |                                      |                                       | 128 SQ FT    |
| UNIT SIZE/LOT SIZE:        | 56.4 %                               | 54.5 %                                | 55.1%        |

1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;  
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREAPER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

|     |                   |            |
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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
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PROJECT:  
PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
BUILDING AREAS -  
ORIGINAL, CURRENT,  
PROPOSED

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
DWG No.:  
A-0.05d  
CAD FILE: PAGE No:

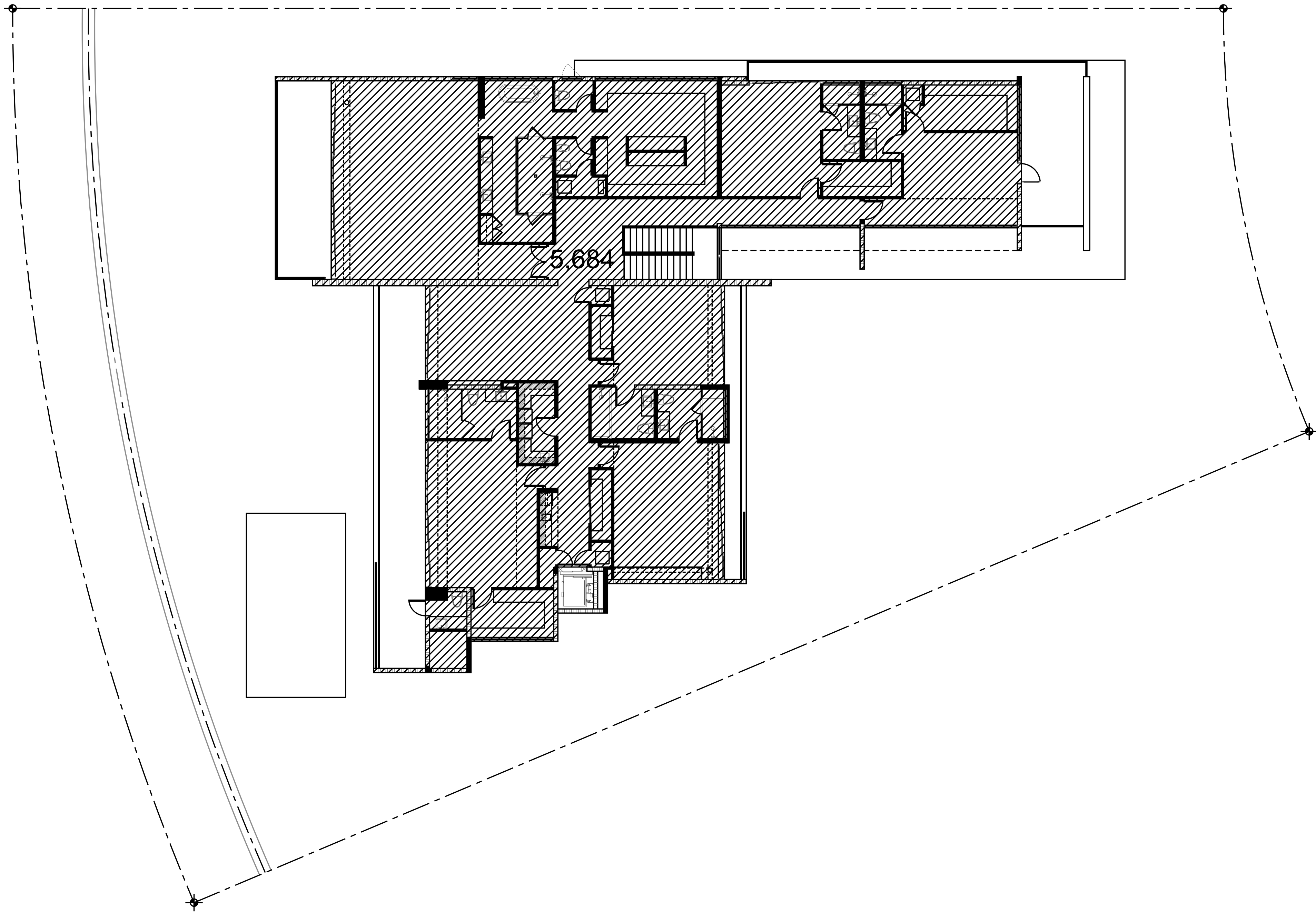
# BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE

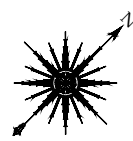
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NOTES:



① 2ND FLOOR AREA - PERMIT 2014  
SCALE: 3/32" =1'-0"



| BUILDING DATA              | APPROVED<br>PERMIT 2014 <sup>1</sup> | EXISTING<br>CURRENT CODE <sup>2</sup> | PROPOSED     |
|----------------------------|--------------------------------------|---------------------------------------|--------------|
| LOT SIZE:                  | 19,466 SQ FT                         | 19,933 SQ FT <sup>3</sup>             | 19,933 SQ FT |
| BUILDING INTERIORS:        | 10,974 SQ FT                         | 10,864 SQ FT                          | 10,992 SQ FT |
| MAIN HOUSE 1ST FLOOR       | 4,764 SQ FT                          | 4,744 SQ FT                           | 4,744 SQ FT  |
| MAIN HOUSE 2ND FLOOR       | 5,684 SQ FT                          | 5,854 SQ FT                           | 5,854 SQ FT  |
| GARAGE                     | 761 SQ FT                            | 766 SQ FT                             | 766 SQ FT    |
| GARAGE CREDIT              | -235 SQ FT                           | -500 SQ FT                            | -500 SQ FT   |
| PROPOSED BALCONY EXTENSION |                                      |                                       | 128 SQ FT    |
| UNIT SIZE/LOT SIZE:        | 56.4 %                               | 54.5 %                                | 55.1%        |

1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;  
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SHEET TITLE:  
**BUILDING AREAS -  
ORIGINAL, CURRENT,  
PROPOSED**

SEAL & SIGNATURE:

DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
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**A-0.05e**  
CAD FILE: PAGE No:

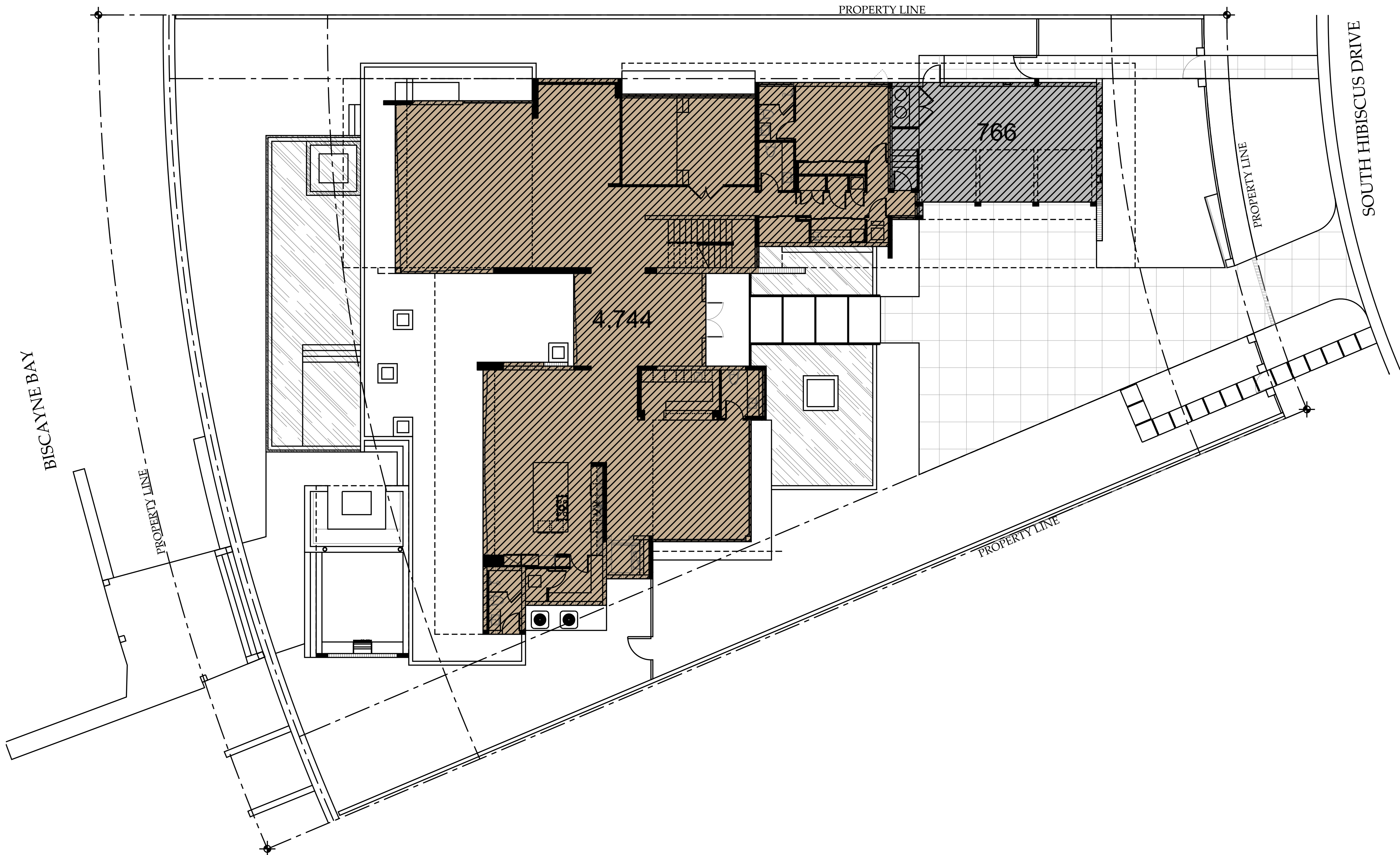
# BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE

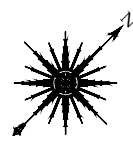
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NOTES:



① 1ST FLOOR AREA - CURRENT  
SCALE: 3/32" =1'-0"



| BUILDING DATA              | APPROVED<br>PERMIT 2014 <sup>1</sup> | EXISTING<br>CURRENT CODE <sup>2</sup> | PROPOSED     |
|----------------------------|--------------------------------------|---------------------------------------|--------------|
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| BUILDING INTERIORS:        | 10,974 SQ FT                         | 10,864 SQ FT                          | 10,992 SQ FT |
| MAIN HOUSE 1ST FLOOR       | 4,764 SQ FT                          | 4,744 SQ FT                           | 4,744 SQ FT  |
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| GARAGE                     | 761 SQ FT                            | 766 SQ FT                             | 766 SQ FT    |
| GARAGE CREDIT              | -235 SQ FT                           | -500 SQ FT                            | -500 SQ FT   |
| PROPOSED BALCONY EXTENSION |                                      |                                       | 128 SQ FT    |
| UNIT SIZE/LOT SIZE:        | 56.4 %                               | 54.5 %                                | 55.1%        |

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SHEET TITLE:  
BUILDING AREAS -  
ORIGINAL, CURRENT,  
PROPOSED

SEAL & SIGNATURE:

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SCALE: AS NOTED  
CHK BY:  
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A-0.05f  
CAD FILE: PAGE No:

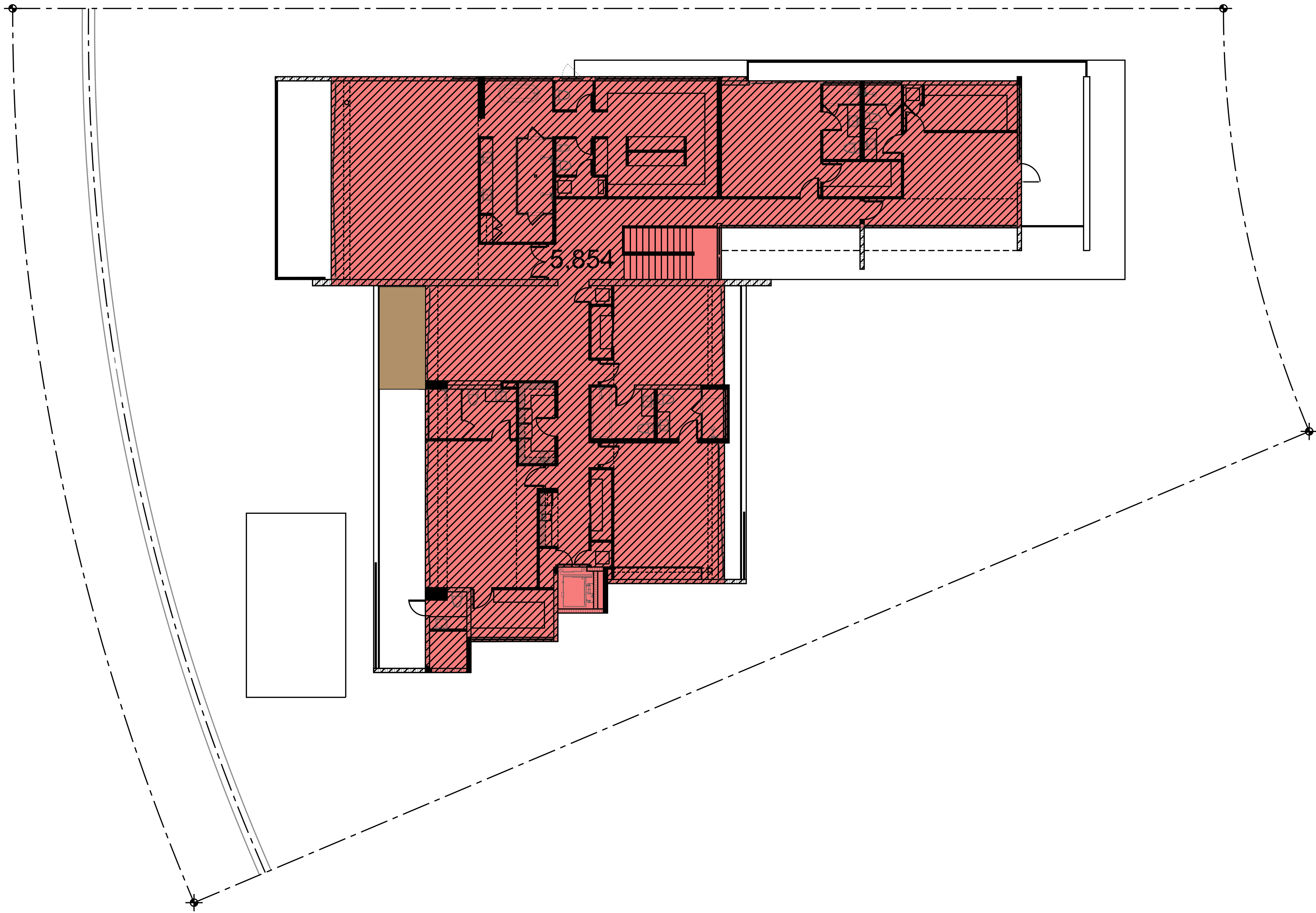
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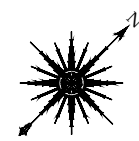
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NOTES:



① 2ND FLOOR AREA - CURRENT  
SCALE: 3/32" =1'-0"



| BUILDING DATA              | APPROVED<br>PERMIT 2014 <sup>1</sup> | EXISTING<br>CURRENT CODE <sup>2</sup> | PROPOSED     |
|----------------------------|--------------------------------------|---------------------------------------|--------------|
| LOT SIZE:                  | 19,466 SQ FT                         | 19,933 SQ FT <sup>3</sup>             | 19,933 SQ FT |
| BUILDING INTERIORS:        | 10,974 SQ FT                         | 10,864 SQ FT                          | 10,992 SQ FT |
| MAIN HOUSE 1ST FLOOR       | 4,764 SQ FT                          | 4,744 SQ FT                           | 4,744 SQ FT  |
| MAIN HOUSE 2ND FLOOR       | 5,684 SQ FT                          | 5,854 SQ FT                           | 5,854 SQ FT  |
| GARAGE                     | 761 SQ FT                            | 766 SQ FT                             | 766 SQ FT    |
| GARAGE CREDIT              | -235 SQ FT                           | -500 SQ FT                            | -500 SQ FT   |
| PROPOSED BALCONY EXTENSION |                                      |                                       | 128 SQ FT    |
| UNIT SIZE/LOT SIZE:        | 56.4 %                               | 54.5 %                                | 55.1%        |

1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;  
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

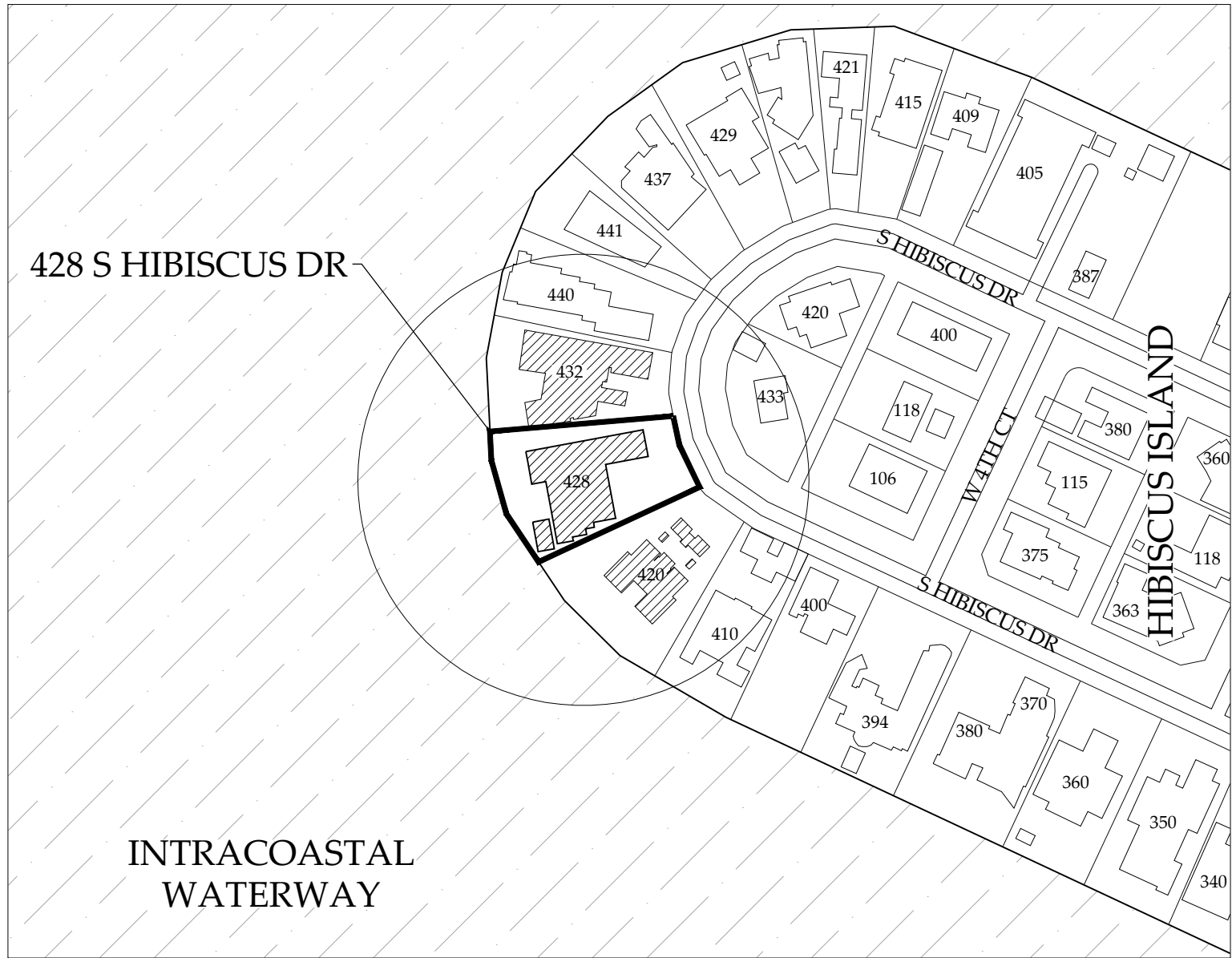
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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT:  
PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
BUILDING AREAS -  
ORIGINAL, CURRENT,  
PROPOSED

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
DRG No.: A-0.05g  
CAD FILE: PAGE No:



0 IMAGE KEY PLAN  
SCALE: N.T.S.



1 420 SOUTH HIBISCUS DRIVE



2 432 SOUTH HIBISCUS DRIVE

MADISON WORTH  
ARCHITECTURE, DPC

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125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

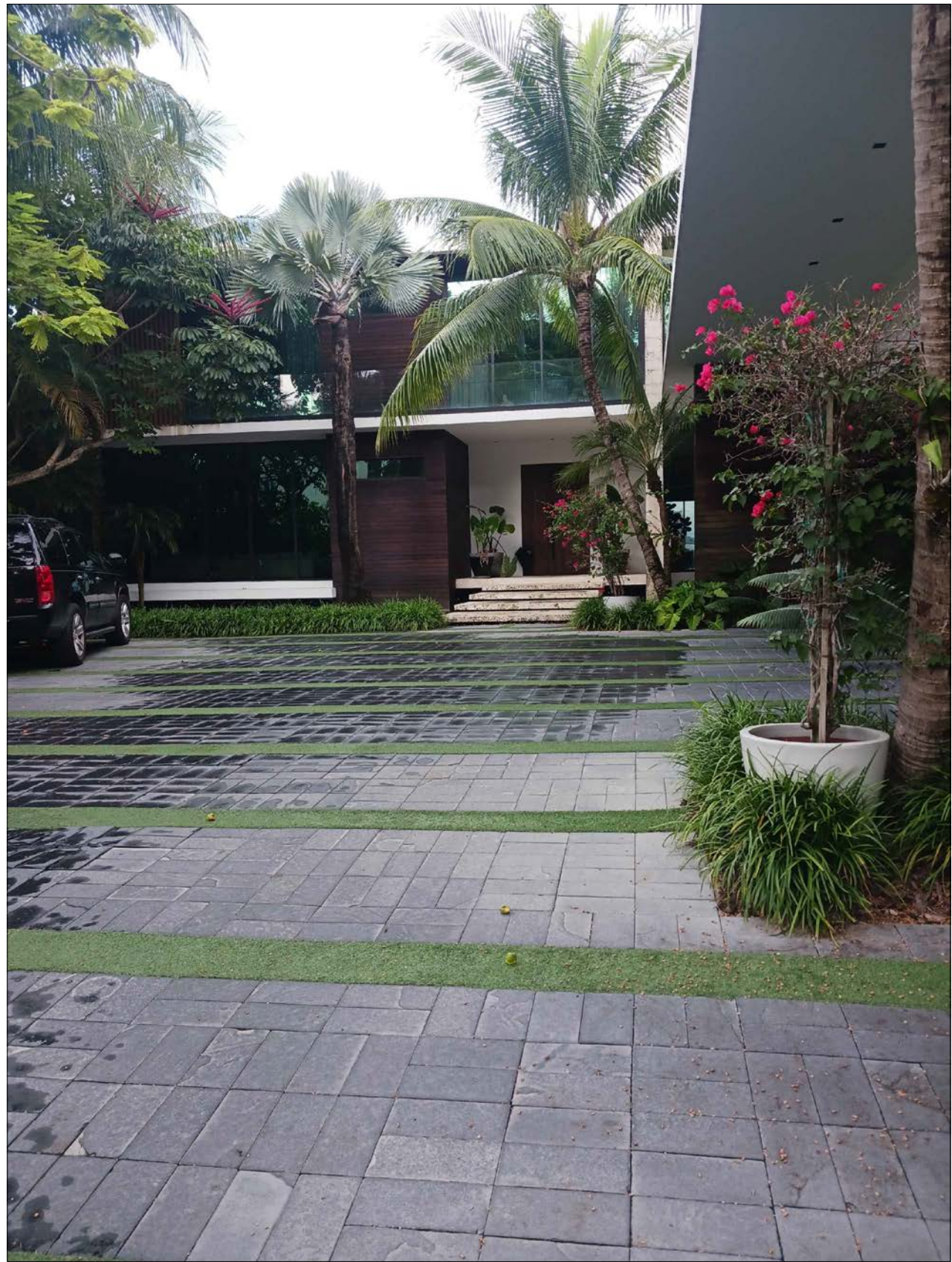
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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

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| PROJECT:              |
| PRIVATE RESIDENCE     |
| 428 S HIBISCUS DRIVE  |
| MIAMI BEACH, FL 33139 |

|                        |
|------------------------|
| SHEET TITLE:           |
| PHOTOS OF EXISTING     |
| CONDITIONS -           |
| NEIGHBORING PROPERTIES |

|                   |                       |
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| SEAL & SIGNATURE: | DATE: AUGUST 21, 2023 |
|                   | PROJECT No.:          |
|                   | SCALE: AS NOTED       |
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A-0.10a



① FRONT LOOKING SOUTHWEST



② SIDE LOOKING SOUTHEAST



③ FRONT LOOKING WEST



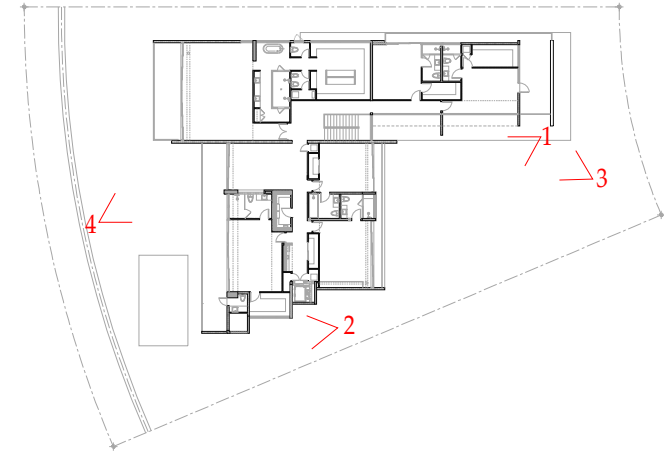
④ REAR - LOOKING NORTH

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NOTES:

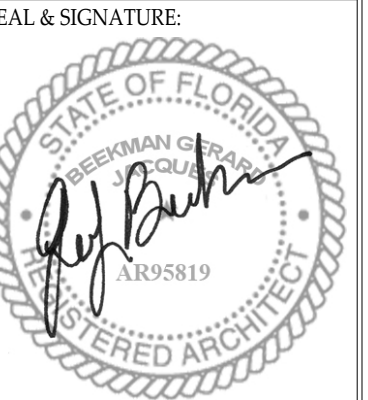
KEY PLAN



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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
PHOTOS OF EXISTING  
CONDITIONS

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
CHK BY:  
DWG No.:  
A-0.10b  
CAD FILE: PAGE No:



① REAR LOOKING NORTHWEST



② REAR LOOKING NORTHEAST



③ REAR LOOKING NORTH



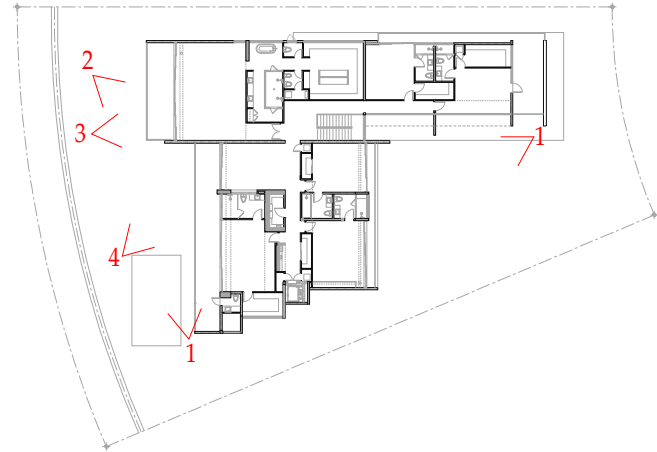
④ REAR - LOOKING NORTHWEST

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NOTES:

KEY PLAN



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PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
PHOTOS OF EXISTING  
CONDITIONS

SEAL & SIGNATURE:  

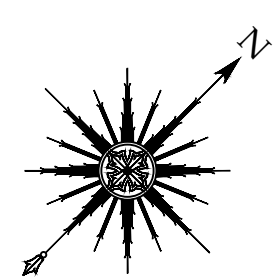

DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
|-----|-------------------|------------|
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

SHEET TITLE:

EXISTING SITE PLAN &  
AREA OF WORK

|                                                                                       |                       |
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| SEAL & SIGNATURE:                                                                     | DATE: AUGUST 21, 2023 |
|  | PROJECT No.:          |
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

| ITEM # | Project Information                                                                                                                                                        |                                        |                                   |          |                  |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------|----------|------------------|
| 1      | Address:                                                                                                                                                                   | 428 S. HIBISCUS DRIVE                  |                                   |          |                  |
| 2      | Folio number(s):                                                                                                                                                           | 02-3232-006-0220                       |                                   |          |                  |
| 3      | Board and file number(s) :                                                                                                                                                 | DRB23-0958 - Modification of DRB 22964 |                                   |          |                  |
| 4      | Year built: 2016                                                                                                                                                           | Zoning District:                       | RS-3                              |          |                  |
| 5      | Located within a Local Historic District (Yes or No):                                                                                                                      | No                                     |                                   |          |                  |
| 6      | Individual Historic Single Family Residence Site (Yes or No):                                                                                                              | No                                     |                                   |          |                  |
| 7      | Home determined Architecturally Significant by CMB (Yes or No):                                                                                                            | No                                     |                                   |          |                  |
| 8      | Base Flood Elevation:                                                                                                                                                      | AE-10                                  | Grade value in NGVD:              |          | 5.28'            |
| 9      | Adjusted grade (Flood+Grade/2):                                                                                                                                            | 7.64'                                  | Free board:                       |          | .10'             |
| 10     | 30" above grade:                                                                                                                                                           | 7.78'                                  | Lot Area:                         |          | 19,933 SF        |
| 11     | Lot width:                                                                                                                                                                 | 70'FRNT, 148'REAR                      | Lot Depth:                        |          | 195'             |
| 12     | Max Lot Coverage SF and %:                                                                                                                                                 | 5,986.47 SF, 30.0%                     | Proposed Lot Coverage SF and %:   |          | 6,334 SF, 31.8%  |
| 13     | Existing Lot Coverage SF and %:                                                                                                                                            | 6,262 SF, 31.4%                        | Net Lot coverage (garage-storage) |          | 531 SF, 2.7%     |
| 14     | Front Yard Open Space SF and %:                                                                                                                                            | 981 SF, 67.6%                          | Rear Yard Open Space SF and %:    |          | 2,655 SF, 62%    |
| 15     | Max Unit Size SF and %:                                                                                                                                                    | 10,974 SF, 56.4%                       | Proposed Unit Size SF and %:      |          | 10,992 SF, 55.1% |
| 16     | Existing First Floor Unit Size:                                                                                                                                            | 4,744 SF                               | Proposed First Floor Unit Size:   |          | 4,744 SF         |
| 17     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                                                                      | 820.3 SF, 14%                          |                                   |          |                  |
| 18     | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).                                                                    |                                        | Yes or No:                        | No       |                  |
|        | ZONING INFORMATION / CALCULATION                                                                                                                                           | Required                               | Existing                          | Proposed | Deficiencies     |
| 19     | Height measured from B.F.E. plus freeboard                                                                                                                                 | 11'                                    | 10.10'                            | 10.10'   | N/A              |
|        | Front Setbacks:                                                                                                                                                            | 20'                                    | 20'                               | 20'      | N/A              |
| 20     | Front First level:                                                                                                                                                         | 20'                                    | 22'                               | 22'      | N/A              |
|        | Front second level:                                                                                                                                                        | 30'                                    | 32.8'                             | 32.8'    | N/A              |
|        | Front second level if lot coverage is 25% or greater:                                                                                                                      | N/A                                    | N/A                               | N/A      | N/A              |
| 21     | a) At least 35% of the front façade shall be setback 5' from the minimum required setback.                                                                                 | N/A                                    | N/A                               | N/A      | N/A              |
|        | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.                                          | 50%                                    | 100%                              | 100%     | N/A              |
| 22     | Sum of side yard :                                                                                                                                                         | 27.25'                                 | 26.9'                             | 26.9'    | N/A              |
| 23     | Side 1:                                                                                                                                                                    | 10.9'                                  | 11.0'                             | 11.0'    | N/A              |
| 24     | Side 2 or (facing street):                                                                                                                                                 | 15'                                    | 15.9'                             | 15.9'    | N/A              |
| 25     | Rear:                                                                                                                                                                      | 29.25'                                 | 48.0'                             | 48.0'    | N/A              |
| 26     | Accessory Structure Side 1:                                                                                                                                                | N/A                                    | N/A                               | N/A      | N/A              |
| 27     | Accessory Structure Side 2 or (facing street) :                                                                                                                            | N/A                                    | N/A                               | N/A      | N/A              |
| 28     | Accessory Structure Rear:                                                                                                                                                  | N/A                                    | N/A                               | N/A      | N/A              |
| 30     | Additional data or information that may be applicable to the project shall be provided in the following fields. Balcony conversion - additional 128SF of living(AC) space. |                                        |                                   |          |                  |

Notes: Indicate N/A if not applicable.

NOTES:

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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
ZONING DATA SHEET

|                                                                                                            |                                                                                                              |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| SEAL & SIGNATURE:<br> | DATE: AUGUST 21, 2023<br>PROJECT No.:<br>SCALE: AS NOTED<br>CHK BY:<br>DWG No.: A-0.40<br>CAD FILE: PAGE No: |
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NOTES:

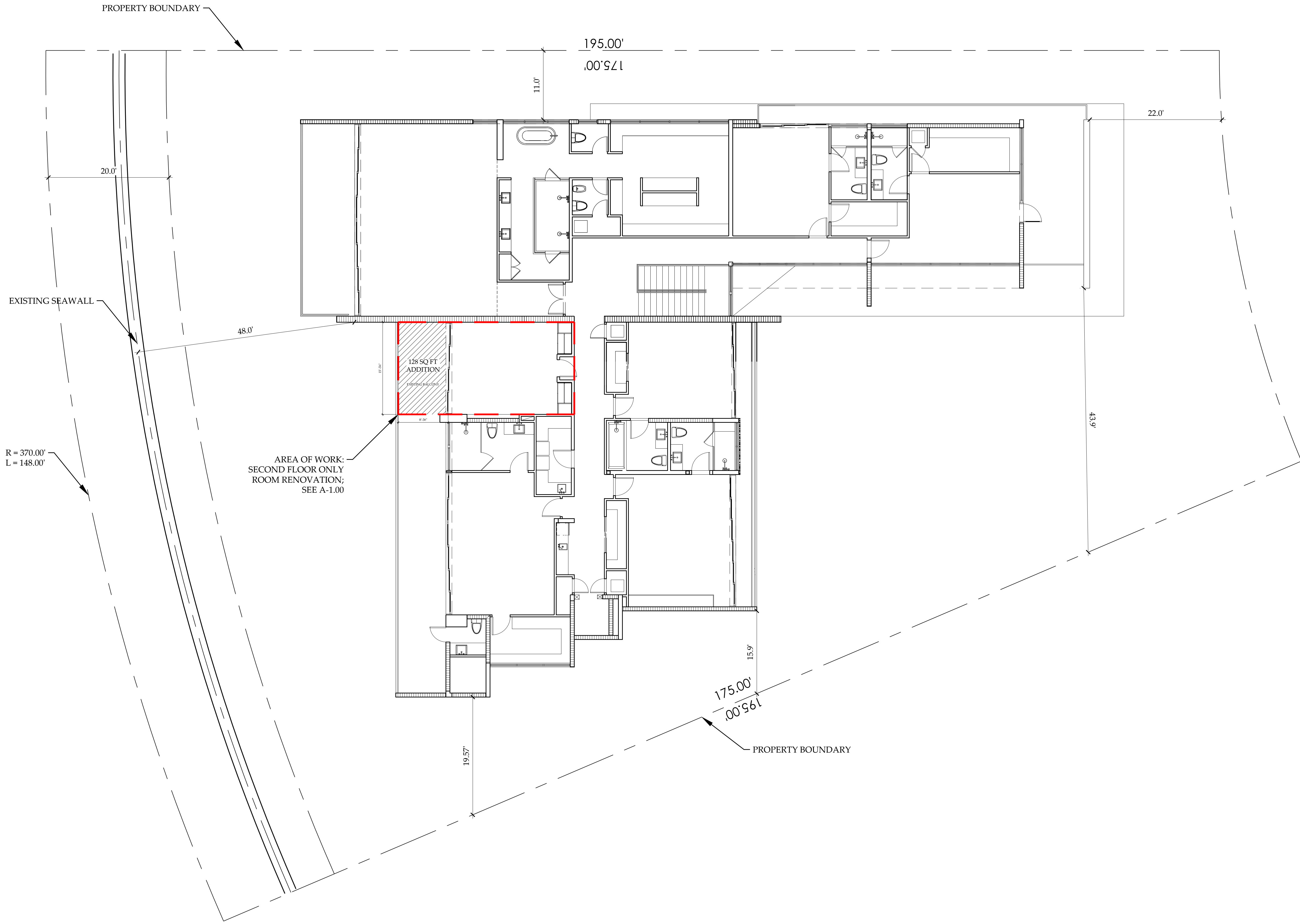
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| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

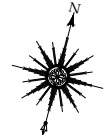
SHEET TITLE:  
EXISTING OVERALL PLAN -  
SECOND FLOOR

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
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A-0.50  
CAD FILE: PAGE No:



1 EXISTING OVERALL PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"



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NOTES:

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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

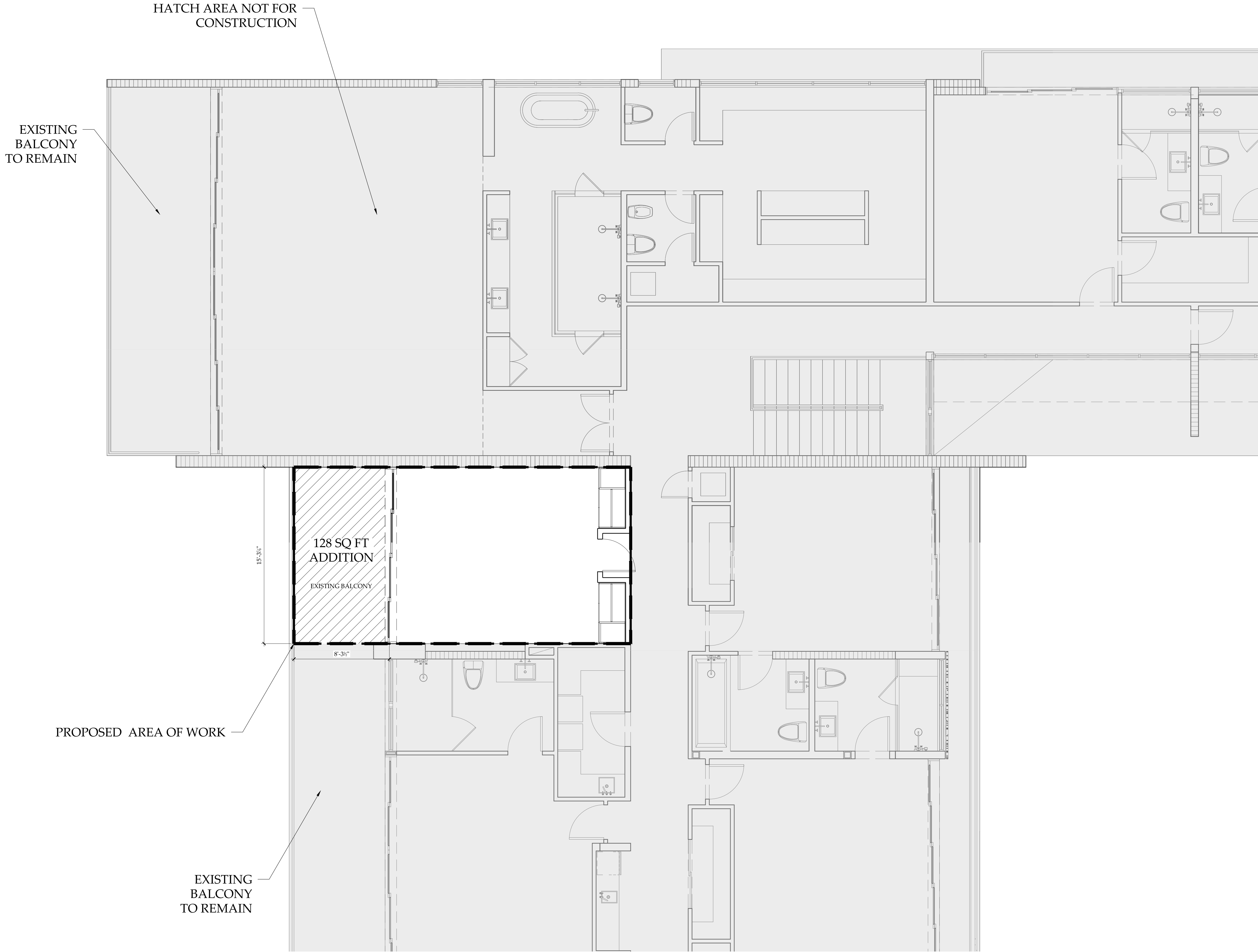
PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
EXISTING FLOOR PLAN -  
SECOND FLOOR

SEAL & SIGNATURE:  

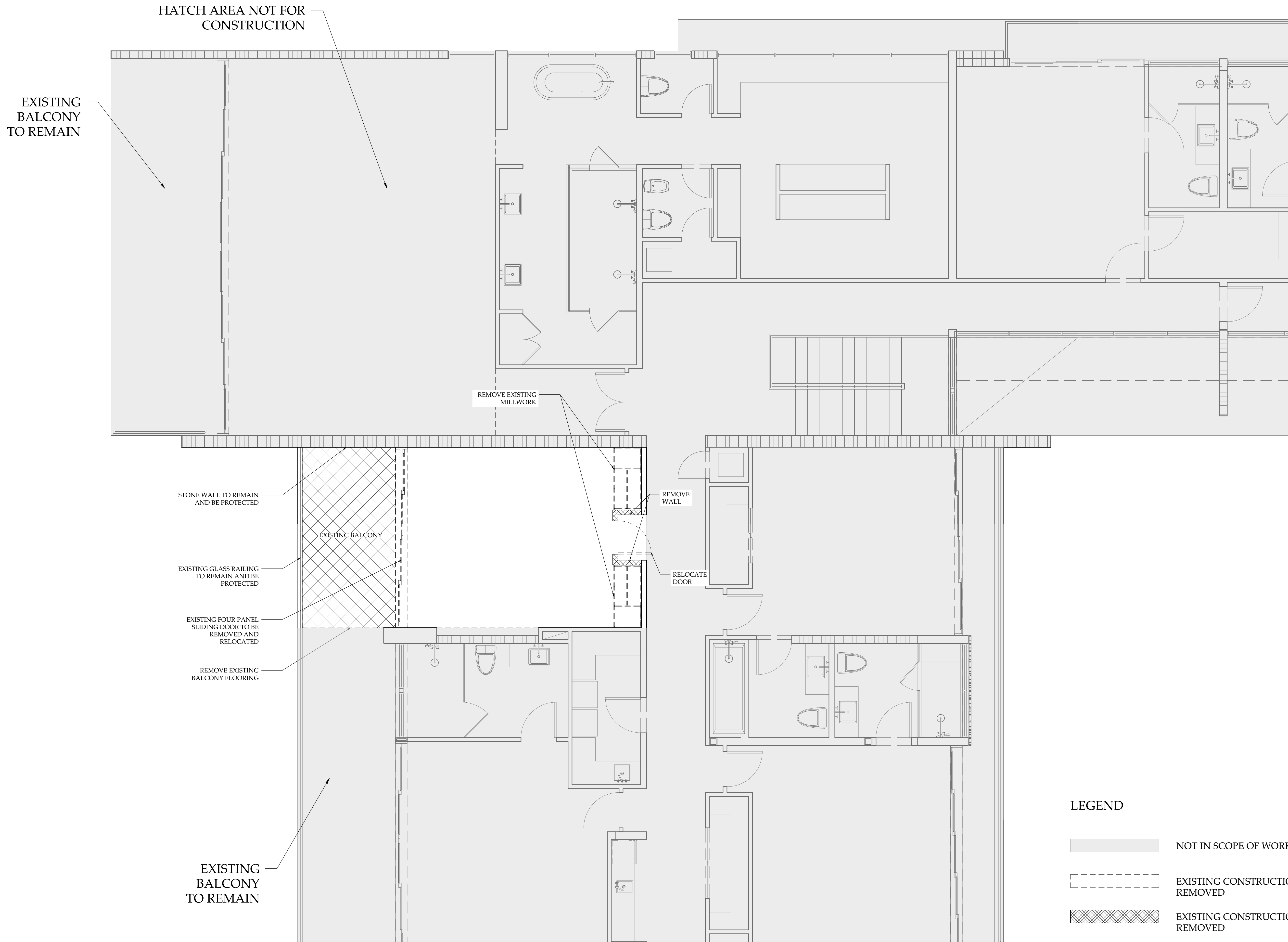

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PROJECT No.:  
SCALE: AS NOTED  
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DWG No.:  
A-1.00  
CAD FILE: PAGE No:

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1 EXISTING FLOOR PLAN - SECOND FLOOR  
SCALE: 1/4" = 1'-0"

NOTES:



LEGEND

- NOT IN SCOPE OF WORK
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED

1 DEMOLITION PLAN - SECOND FLOOR  
SCALE: 1/4" = 1'-0"



PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
DEMOLITION PLAN -  
SECOND FLOOR

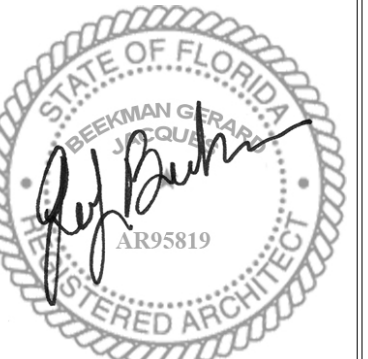
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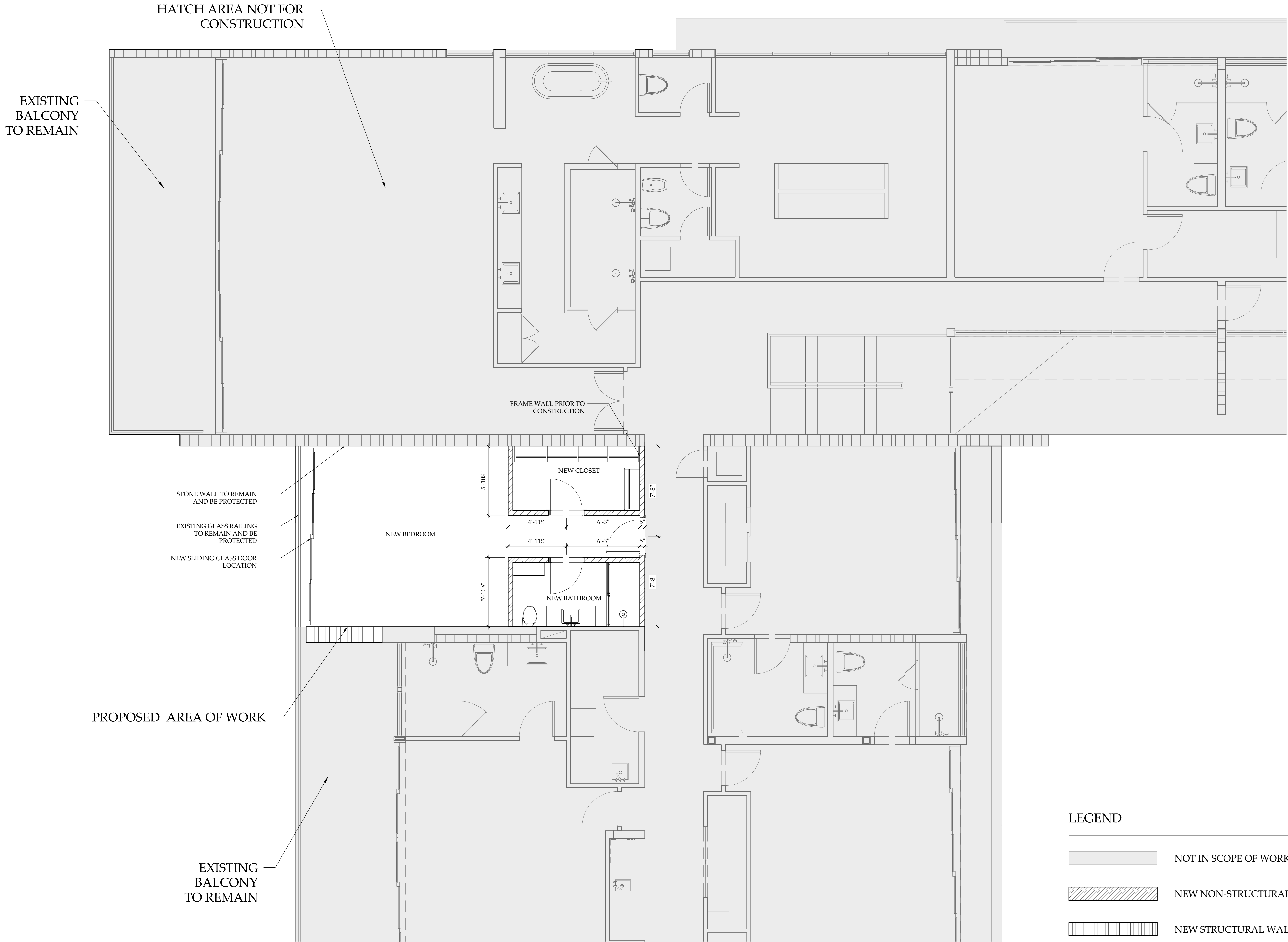
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| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
PROPOSED FLOOR PLAN -  
SECOND FLOOR

SEAL & SIGNATURE:  


DATE: AUGUST 21, 2023  
PROJECT No.:  
SCALE: AS NOTED  
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CAD FILE: PAGE No:



1 EXISTING FLOOR PLAN - SECOND FLOOR  
SCALE: 1/4" = 1'-0"



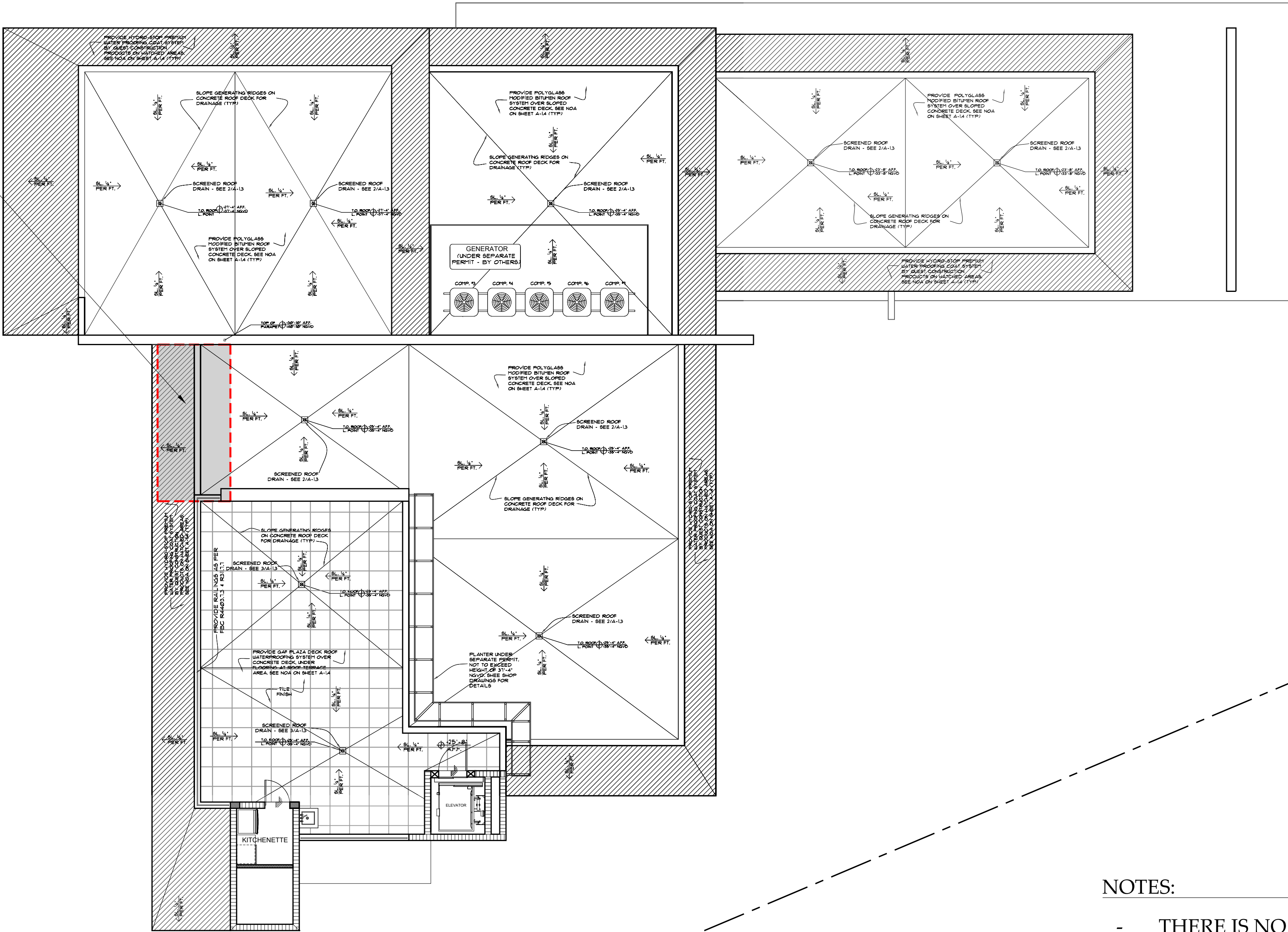
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- NOT IN SCOPE OF WORK
- NEW NON-STRUCTURAL WALL
- NEW STRUCTURAL WALL

NOTES:

AREA OF PROPOSED WORK  
UNDER EXISTING ROOF -  
NO CHANGE TO EXISTING ROOF

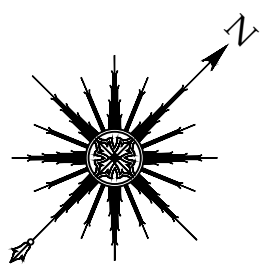
EXISTING SEAWALL



NOTES:

- THERE IS NO CHANGE PROPOSED TO THE EXISTING ROOF AS A PART OF THIS APPLICATION
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM ABOVE
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE WEST
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST

1 EXISTING ROOF PLAN  
SCALE 1/8" = 1'-0"



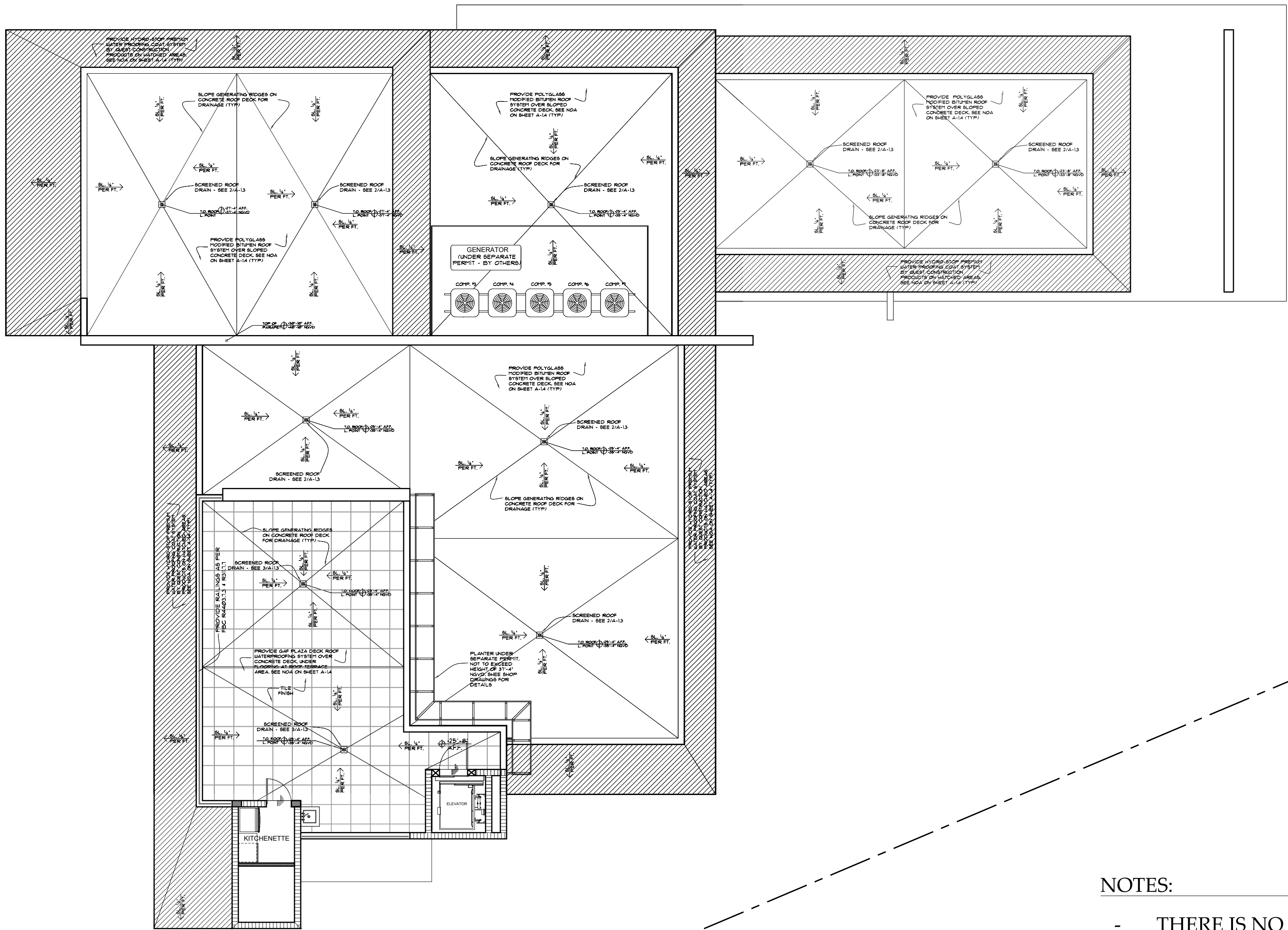
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PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
EXISTING ROOF PLAN

SEAL & SIGNATURE:  
DATE: AUGUST 21, 2023  
PROJECT No.:  
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CAD FILE: PAGE No:

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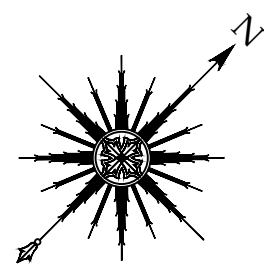
EXISTING SEAWALL



NOTES:

- THERE IS NO CHANGE PROPOSED TO THE EXISTING ROOF AS A PART OF THIS APPLICATION
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM ABOVE
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE WEST
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST

1 PROPOSED ROOF PLAN  
SCALE 1/8" = 1'-0"



PROJECT:  
PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
PROPOSED ROOF PLAN

SEAL & SIGNATURE:  
DATE: AUGUST 21, 2023  
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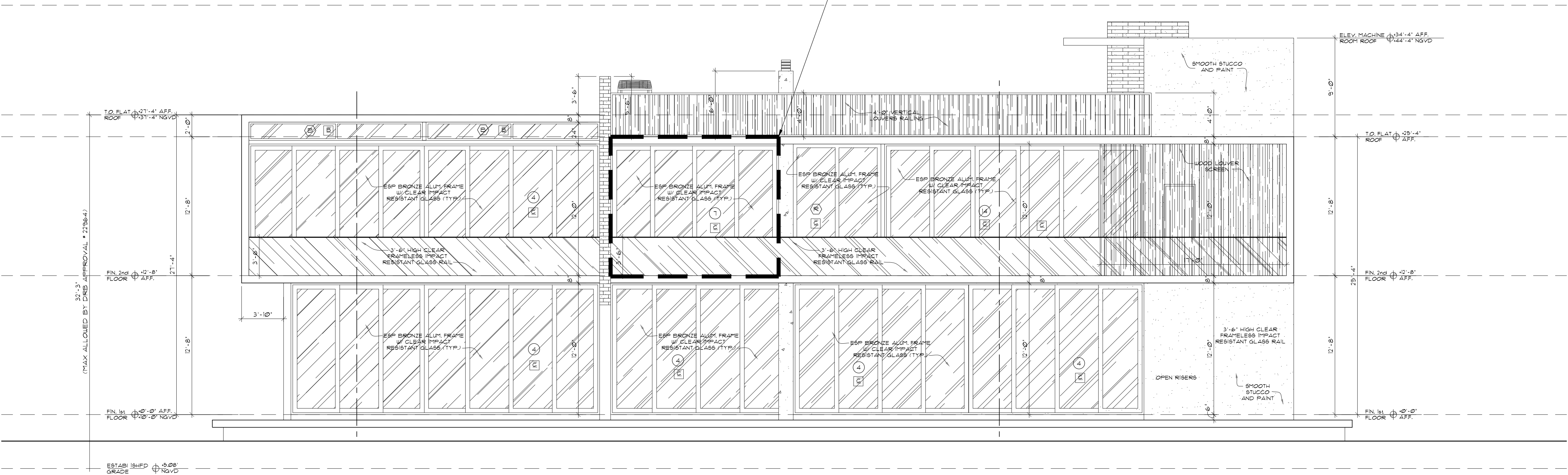
PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
EXISTING AND PROPOSED  
ELEVATIONS

|                                                                                       |                       |
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| SEAL & SIGNATURE:                                                                     | DATE: AUGUST 21, 2023 |
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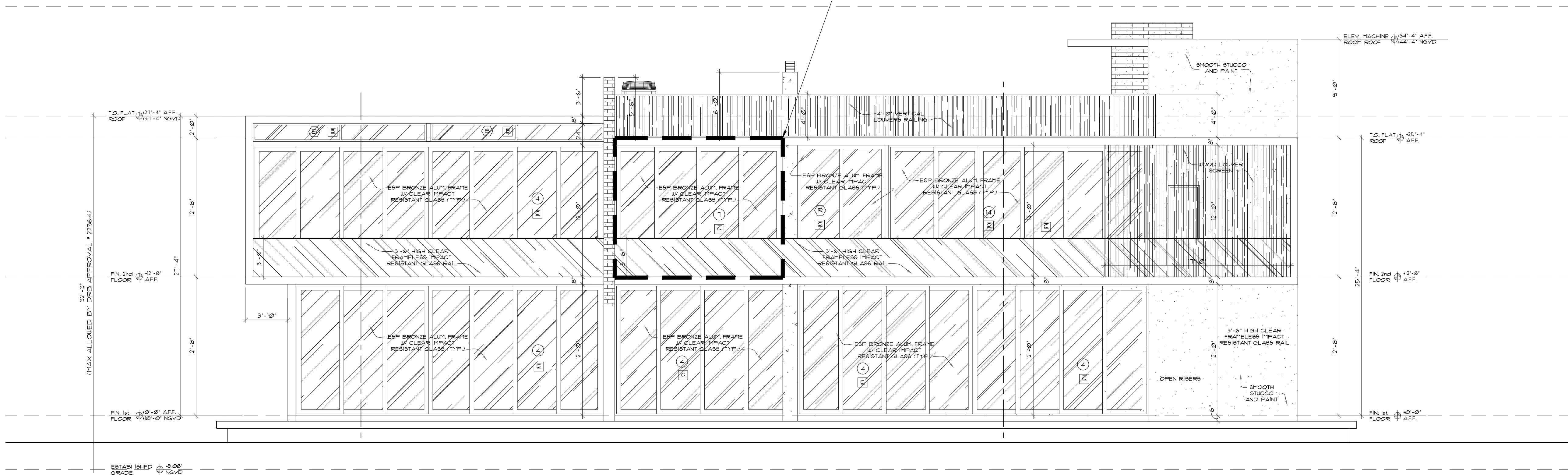
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EXISTING BEDROOM AREA



1 EXISTING REAR ELEVATION  
SCALE: 3/16" = 1'-0"

PROPOSED BEDROOM AREA -  
COVERED BALCONIES TO REMAIN



2 PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"

NOTES:

AREA OF PROPOSED WORK



1 REAR - LOOKING NORTH EXISTING



2 REAR - LOOKING NORTH PROPOSED

NOTES:

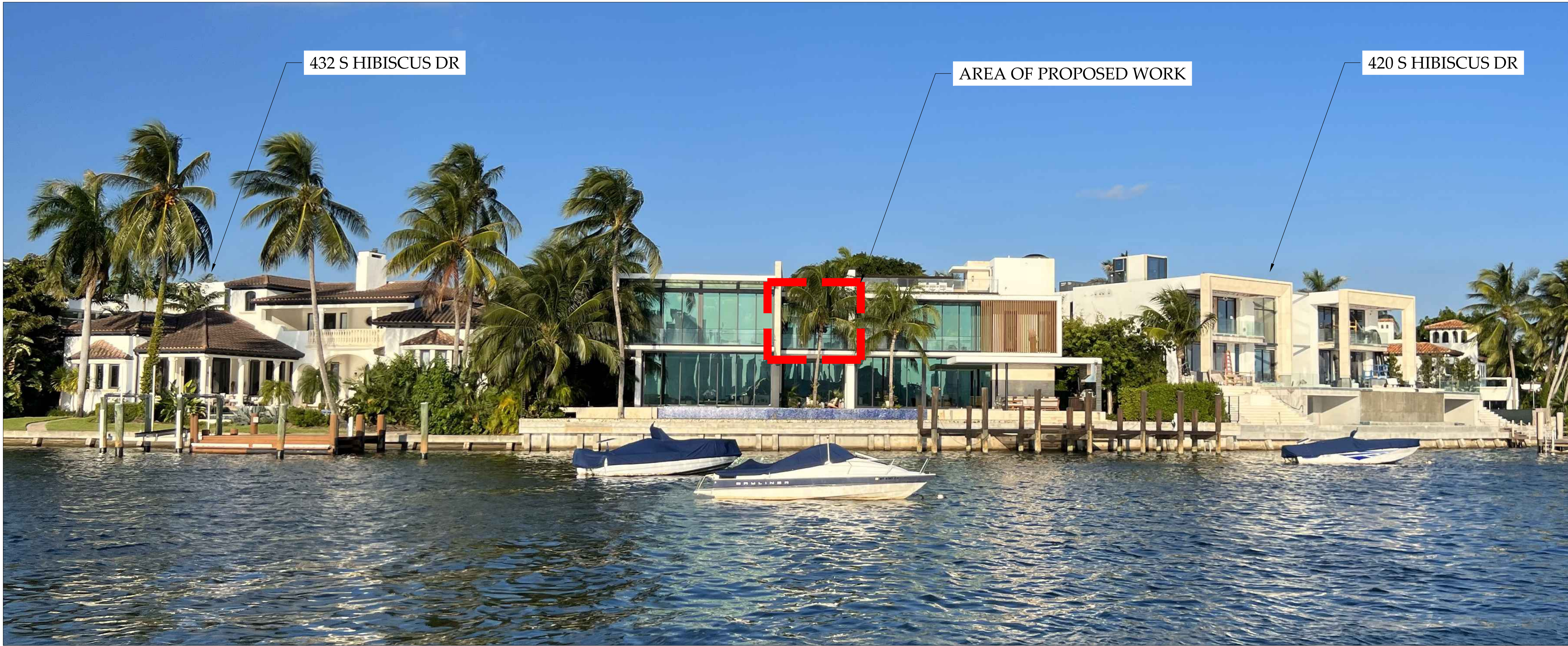
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- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE WEST
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST

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| PROJECT:              |
| PRIVATE RESIDENCE     |
| 428 S HIBISCUS DRIVE  |
| MIAMI BEACH, FL 33139 |

|              |
|--------------|
| SHEET TITLE: |
| RENDERING    |

|                   |                       |
|-------------------|-----------------------|
| SEAL & SIGNATURE: | DATE: AUGUST 21, 2023 |
|                   | PROJECT No.:          |
|                   | SCALE: AS NOTED       |
|                   | CHK BY:               |
|                   | DWG No.:              |
|                   | A-5.00                |
| CAD FILE:         | PAGE No.:             |



① REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

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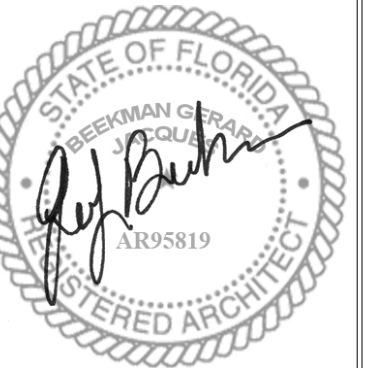
NOTES:

|     |                   |            |
|-----|-------------------|------------|
| 2   | FINAL SUBMITTAL   | 10/11/2023 |
| 1   | FIRST SUBMITTAL   | 09/18/2023 |
| NO. | ISSUE DESCRIPTION | DATE       |

PROJECT: PRIVATE RESIDENCE  
428 S HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

SHEET TITLE:  
RENDERING

SEAL & SIGNATURE:



DATE: AUGUST 21, 2023

PROJECT No.: \_\_\_\_\_

SCALE: AS NOTED

CHK BY: \_\_\_\_\_

DWG No.: A-5.01

CAD FILE: \_\_\_\_\_ PAGE No: \_\_\_\_\_