

140 S. HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL
DRB23-0959
DECEMBER 11TH, 2023



SCOPE OF WORK

1. DESCRIPTION OF WORK: New construction 3 story single family residence.
2. SCOPE OF WORK INCLUDES:
 - 2.1 Demolition of existing structure
 - 2.2 New Construction 3-story single family residence

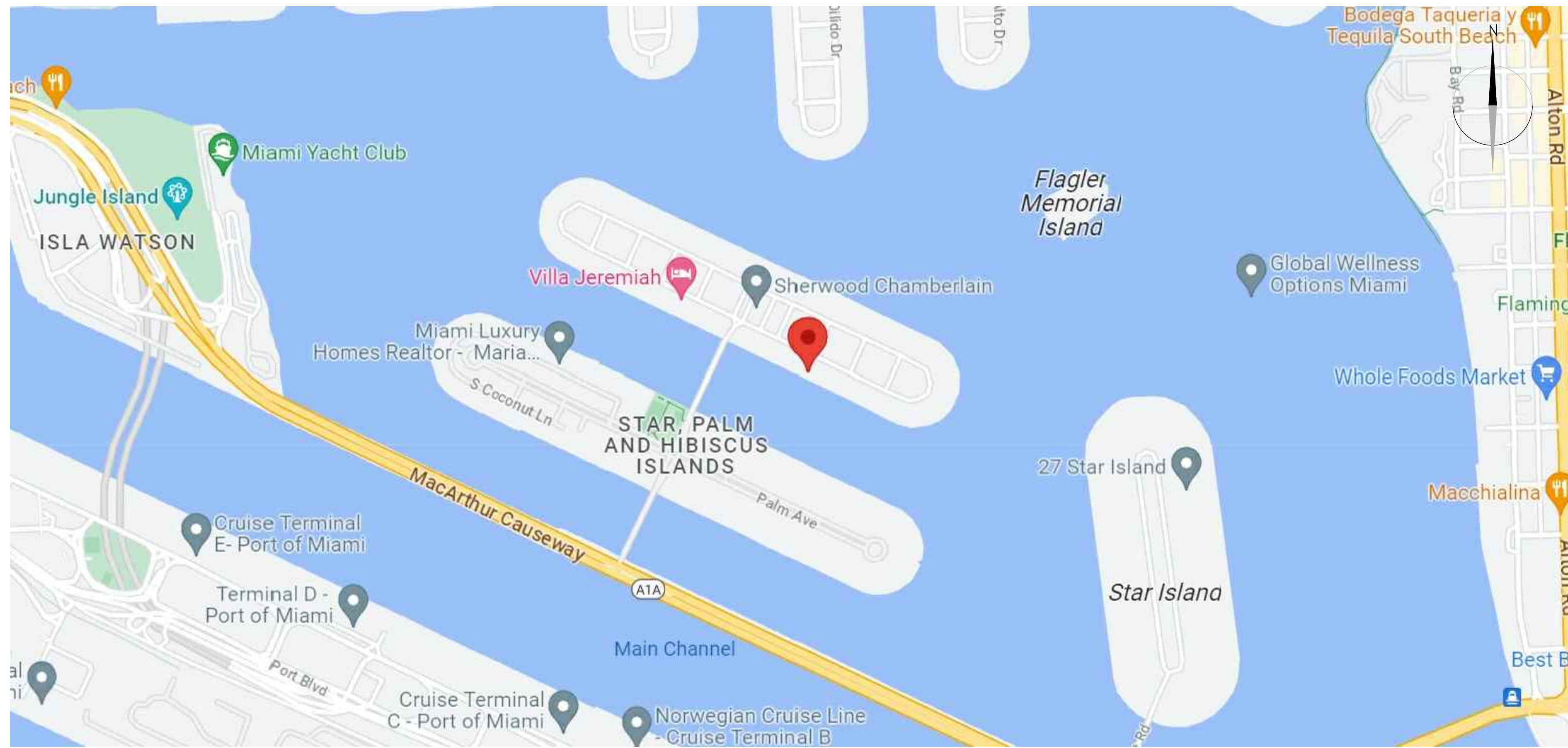
140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

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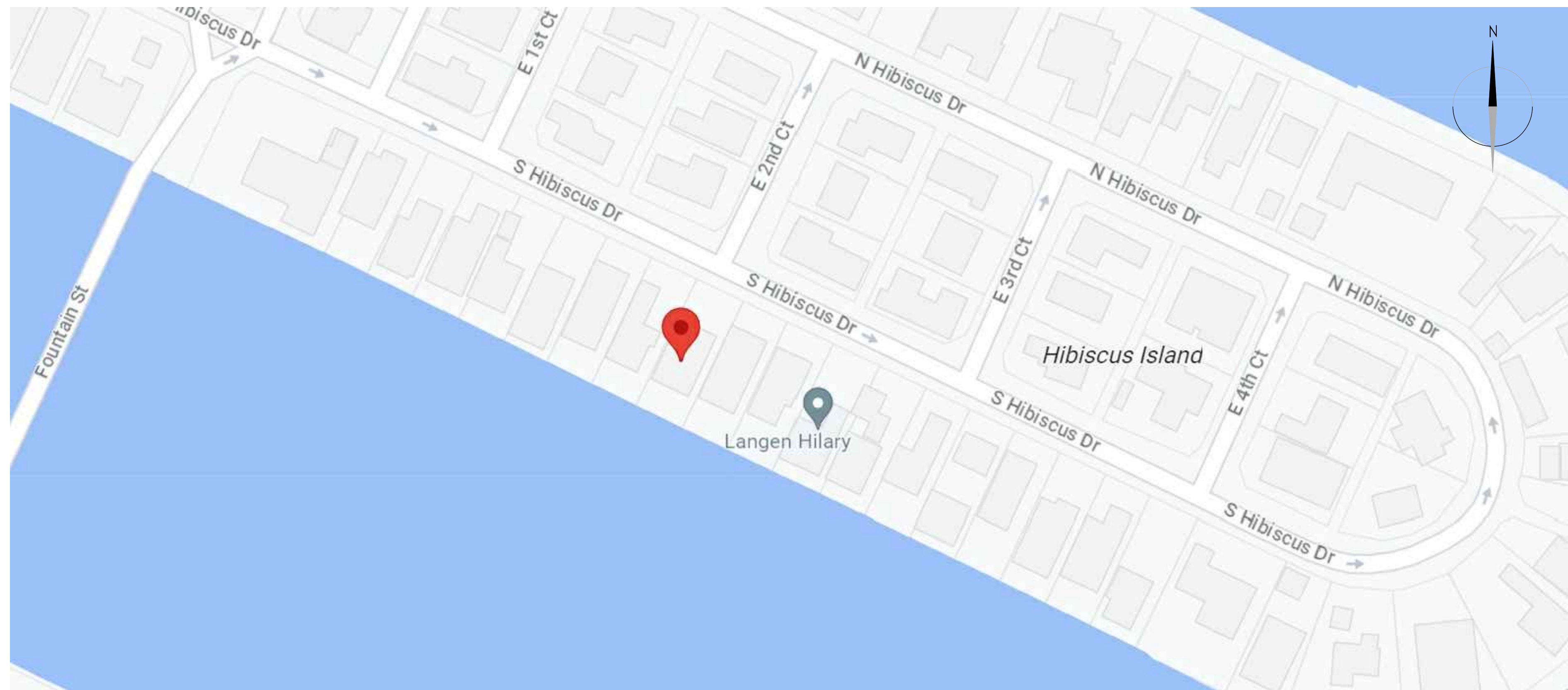


COVER
DATE: 12/11/2023
SCALE: NTS

A-0.0



CITY MAP



NEIGHBORHOOD MAP

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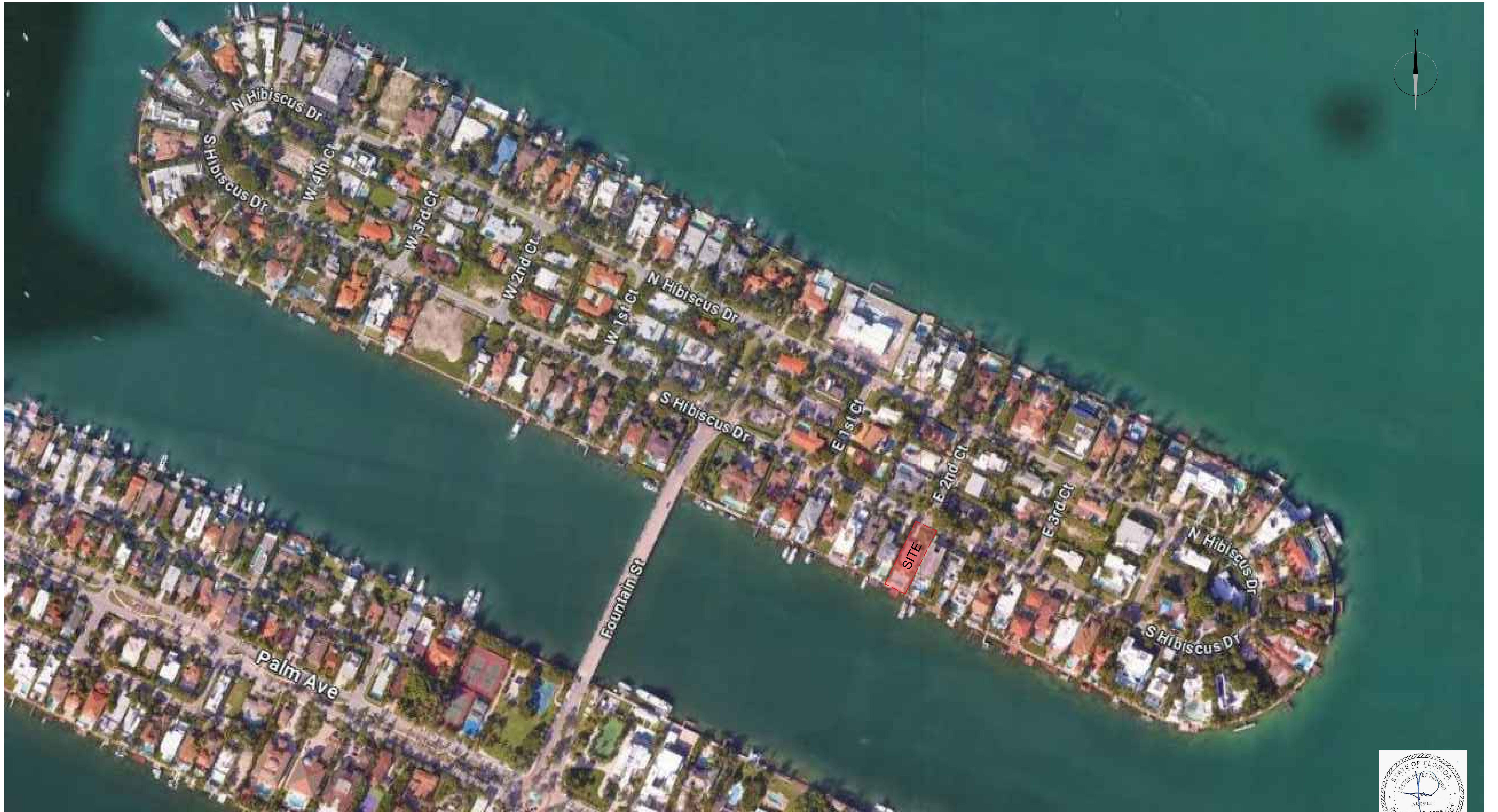
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CONTEXT LOCATION AERIAL VIEW
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FRONT RENDERING
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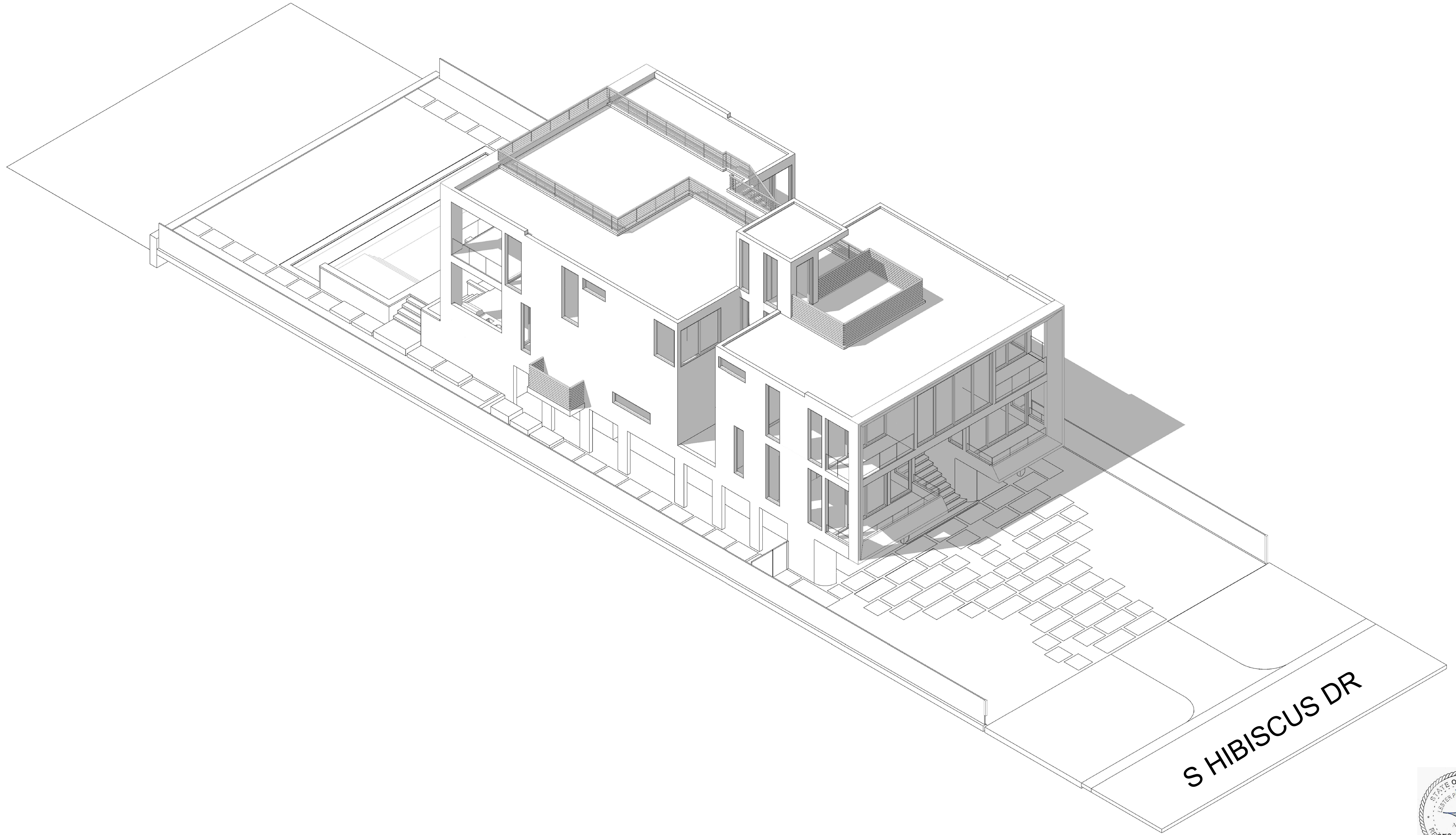
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REAR RENDERING
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NE AXONOMETRIC VIEW

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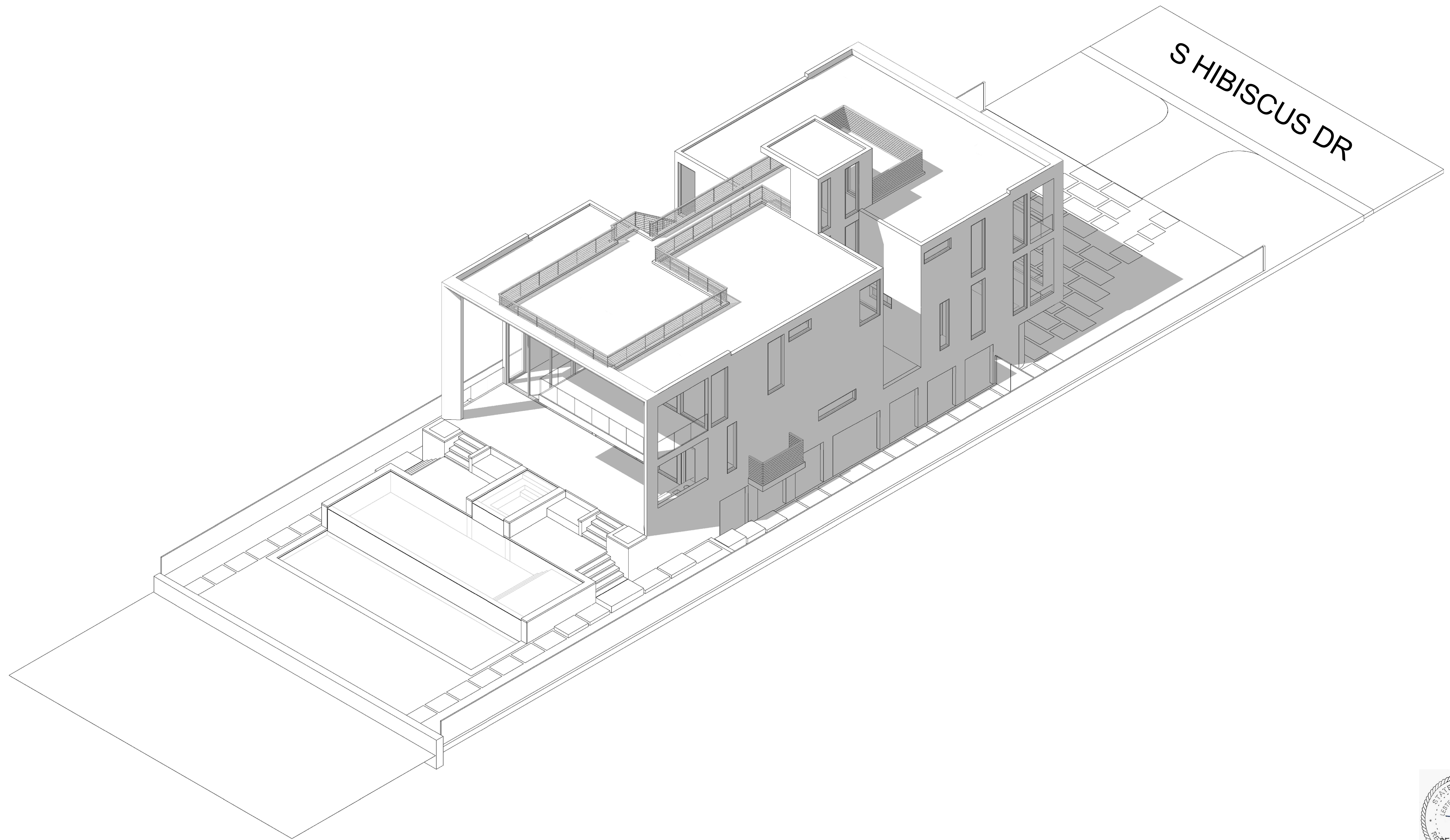
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AXONOMETRICS
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SE AXONOMETRIC VIEW

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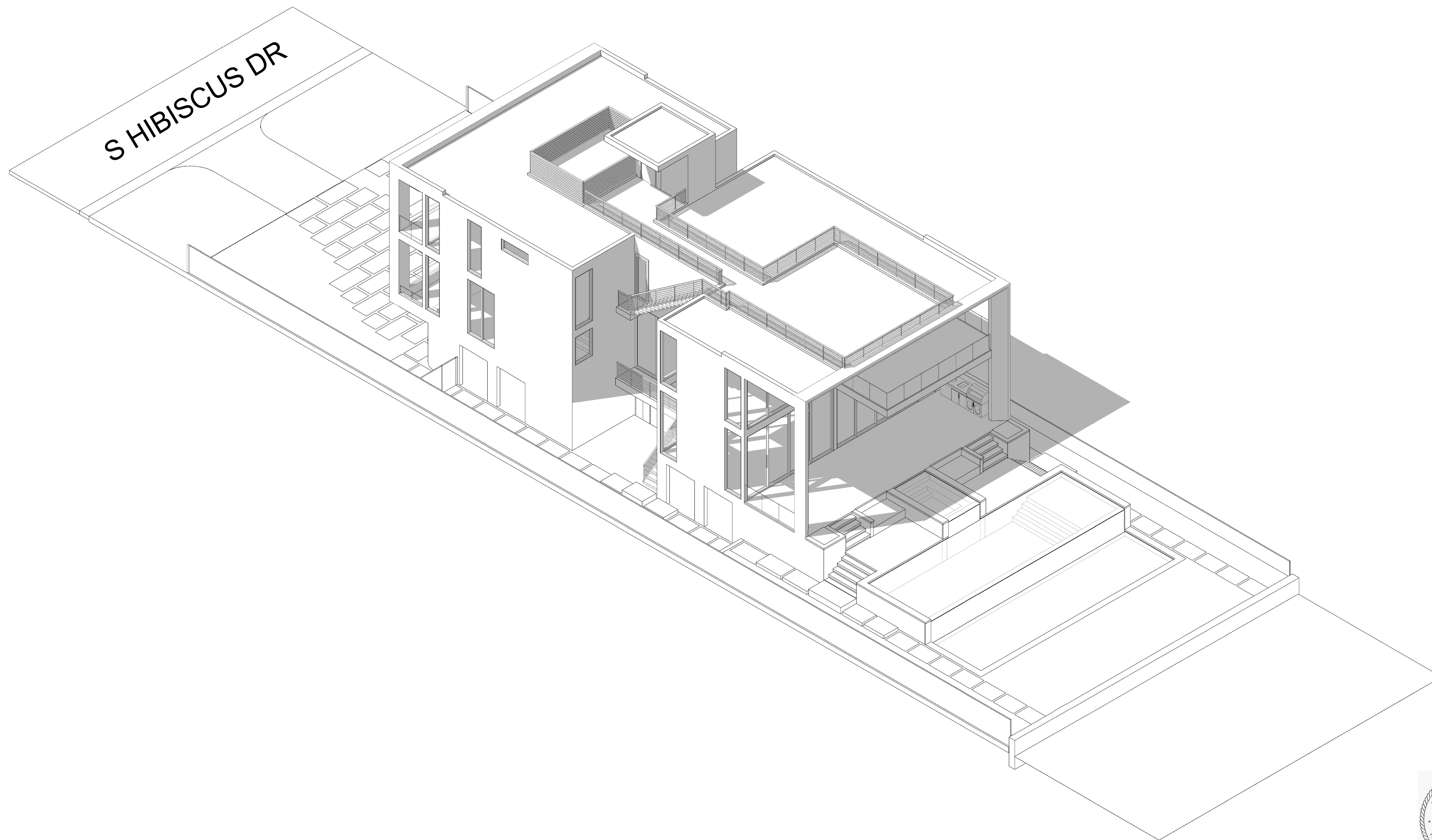
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SW AXONOMETRIC VIEW

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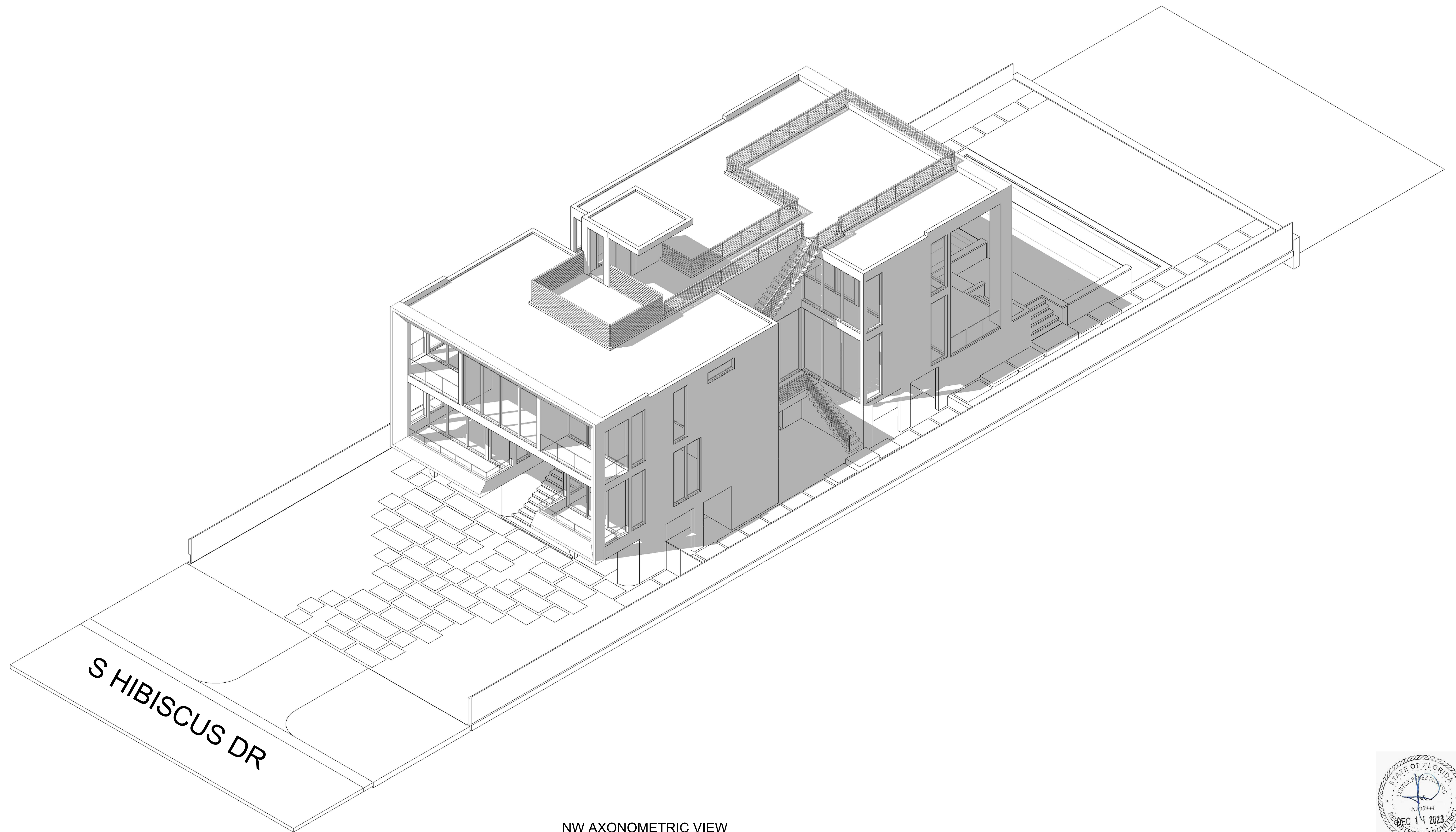
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AXONOMETRICS
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NW AXONOMETRIC VIEW

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01 STREET VIEW



02 PANORAMIC FRONT VIEW



04 VIEW FROM NORTH-WEST



04 FROM VIEW



04 VIEW FROM NORTH-EAST

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EXISTING SITE PICTURES
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FRONT AERIAL (NW) VIEW



FRONT AERIAL (NE) VIEW



REAR AERIAL (SW) VIEW



REAR AERIAL (SE) VIEW

1 4 0 S H I B I S C U S V I L L A
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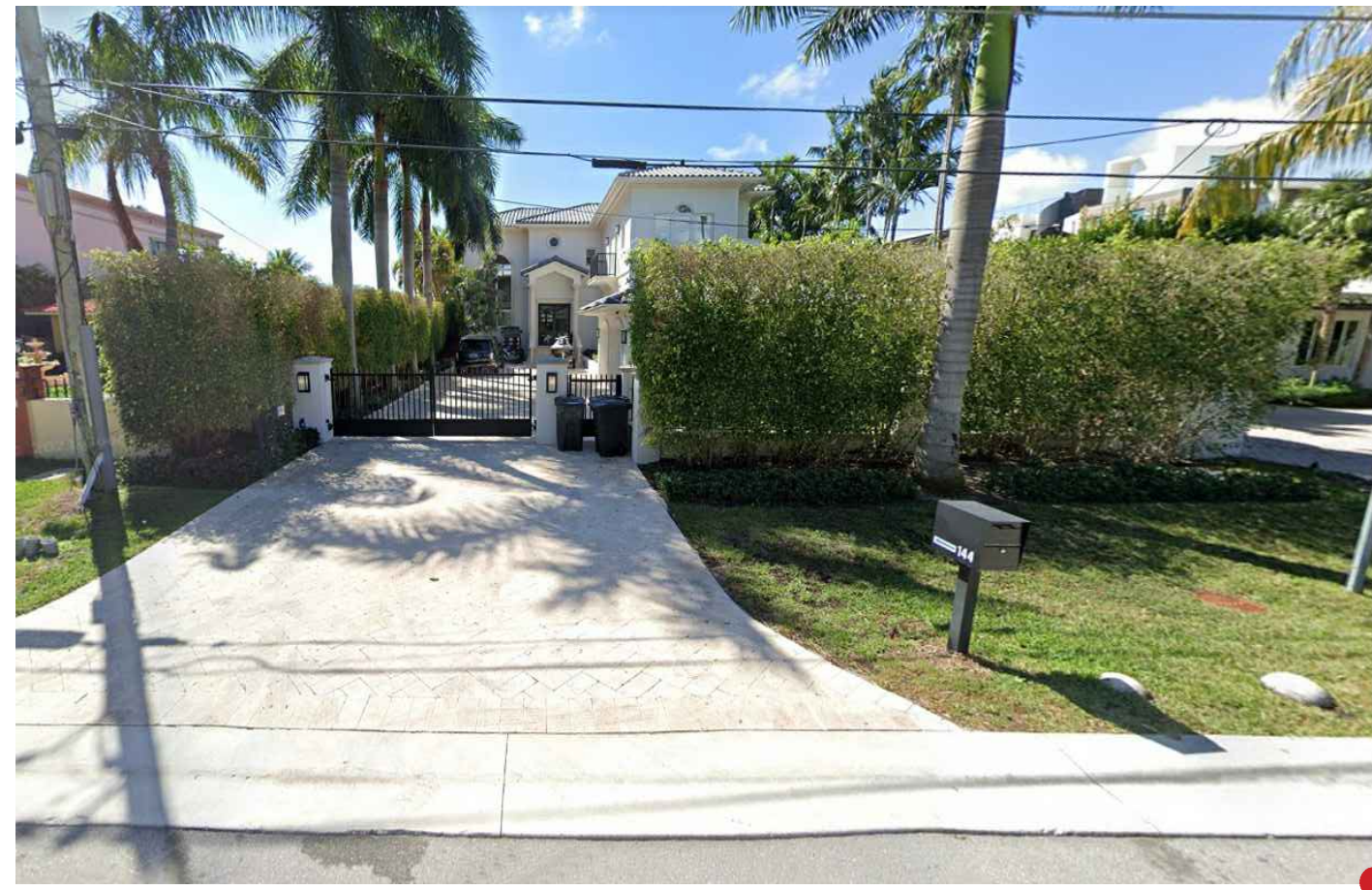
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AERIAL VIEWS SITE/CONTEXT
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144 S HIBISCUS DR



150 S HIBISCUS DR



145 S HIBISCUS DR



122 E 2ND CT



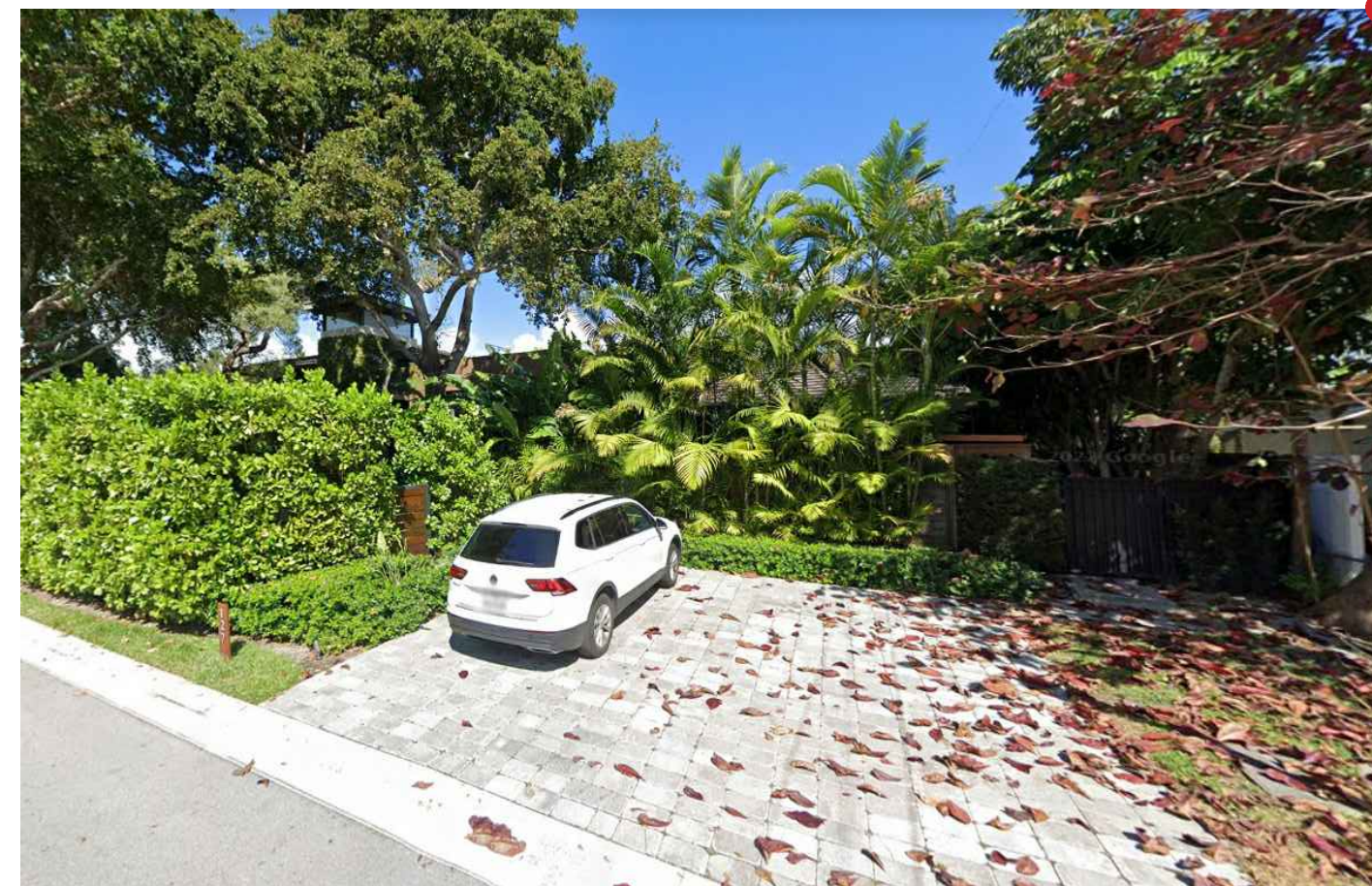
140 S HIBISCUS DR



130 S HIBISCUS DR



120 S HIBISCUS DR



127 S HIBISCUS DR



119 E 2ND CT

140 S HIBISCUS VILLA

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NEIGHBORHOOD
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130 S HIBISCUS DR

EXISTING



140 S HIBISCUS DR (EXISTING)



144 S HIBISCUS DR

PROPOSED



130 S HIBISCUS DR

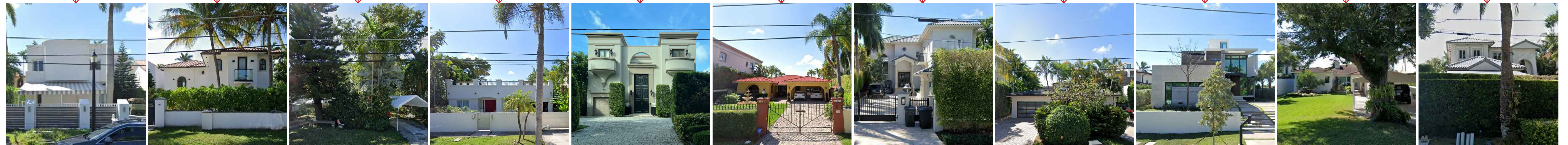
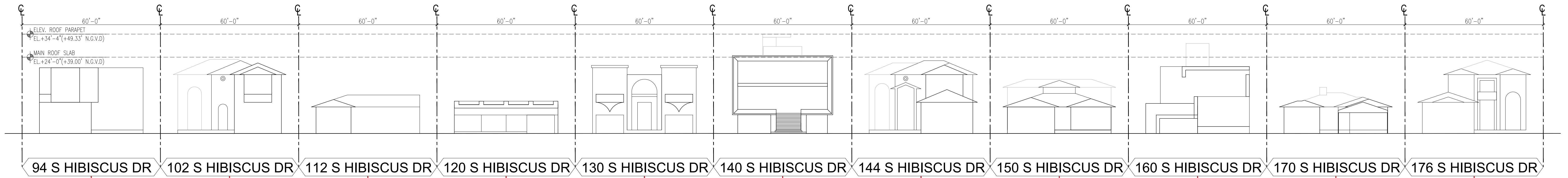


140 S HIBISCUS DR (PROPOSED)



144 S HIBISCUS DR





SUBJECT PROPERTY

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STREET VIEWS
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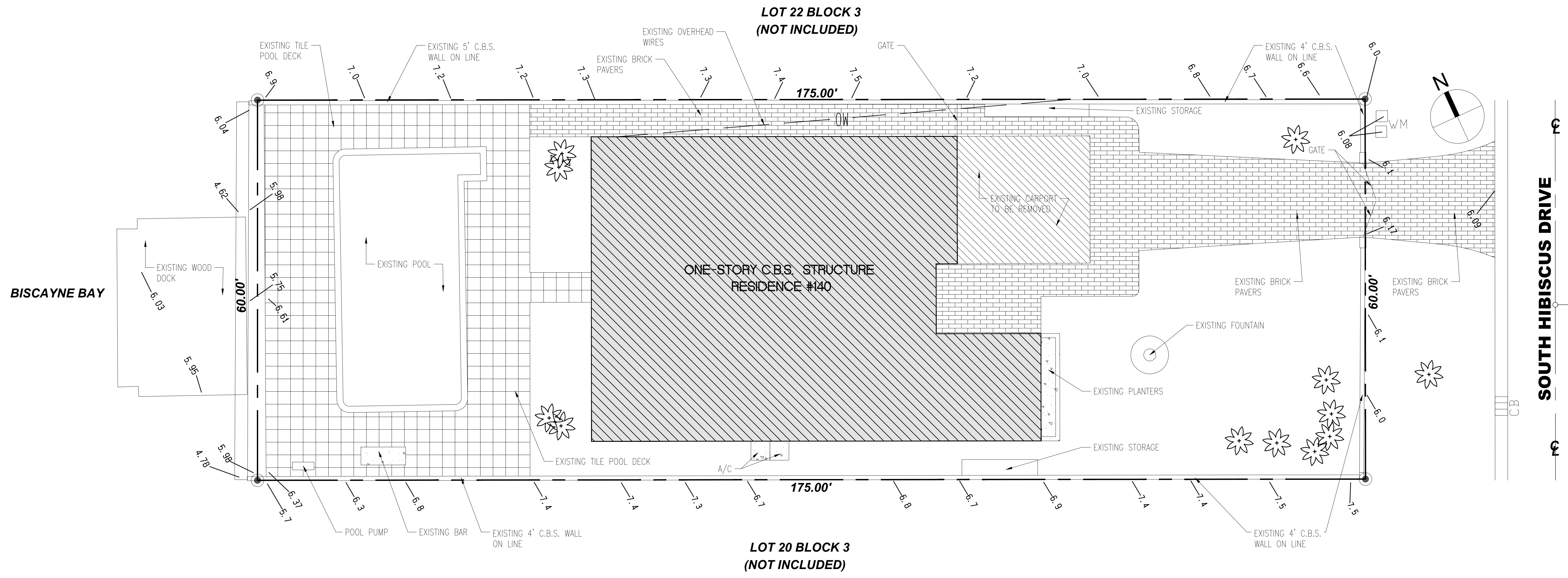
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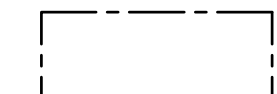
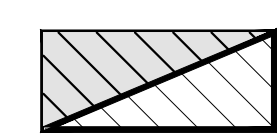


SITE CONTEXT
 DATE: 12/11/2023
 SCALE: NTS

A-0.9



LEGEND

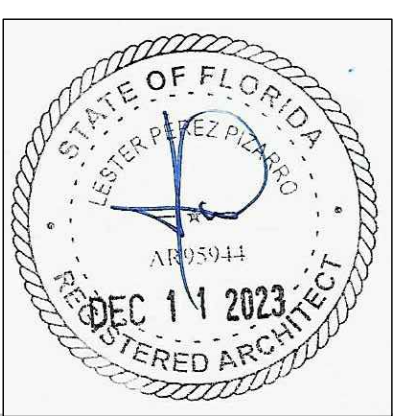
-  LOT SIZE 10,500 SF
-  EXISTING LOT COVERAGE: 3,763 SF (35.83%)

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EXISTING LOT COVERAGE
DATE: 12/11/2023
SCALE: 1/8" = 1'-0"



A-1.0



Planning Department, 1700 Convention Center Drive,
2nd Floor Miami Beach, Florida 33139,
www.miamibeachfl.gov 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	140 SOUTH HIBISCUS DRIVE. MIAMI BEACH, FLORIDA 33139			
2	Folio number(s):	02-3232-006-0800			
3	Board and file numbers :	N/A			
4	Year built:	1951	Zoning District:	RS-3	
5	Based Flood Elevation:	10.0' NGVD	Grade value in NGVD:	6.17' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.09' NGVD	Free board: (CMB BFE+5)	15.0' NGVD	
7	Lot Area:	10,500 sf (0.25 ac)			
8	Lot width:	60.0 ft.	Lot Depth:	175.0 ft.	
9	Max Lot Coverage SF and %:	3,150 sf (30%)	Proposed Lot Coverage SF and %:	3,119 sf (29.7%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,260 (70%)	Rear Yard Open Space SF and %:	1,103 (70%)	
12	Max Unit Size SF and %:	5,250 sf (50%)	Proposed Unit Size SF and %:	5,250 sf (50%)	
13	Existing First Floor Unit Size:	3,259 s.f. (full Demo)	Proposed First Floor Unit Size:	2,438 sf	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,740 sf (112%, more than 35% two story portion of the house front setback is greater 35ft)	
15			Proposed Second Floor Unit Size SF and %:	2,428 sf (including roof level elevator vestibule)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	576 sf (23.7%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	N/A	24 ft.	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	35 ft.	
20	Front Second level:	30 ft./ 35 ft for 35% of house width minimum	N/A	35 ft./ 35 ft for more than 35% of house width	
21	Side 1:	7.5 ft.	N/A	8.25 ft.	
22	Side 2 or (facing street):	7.5 ft.	N/A	8.17 ft.	
23	Rear:	26.25 ft.	N/A	51.58 ft.	
	Accessory Structure Side 1:	7.5 ft.	N/A	N/A.	
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard :	15 ft.	N/A	15 ft.	
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	
	Additional data or information must be presented in the format outlined in this section				

Notes: N/A



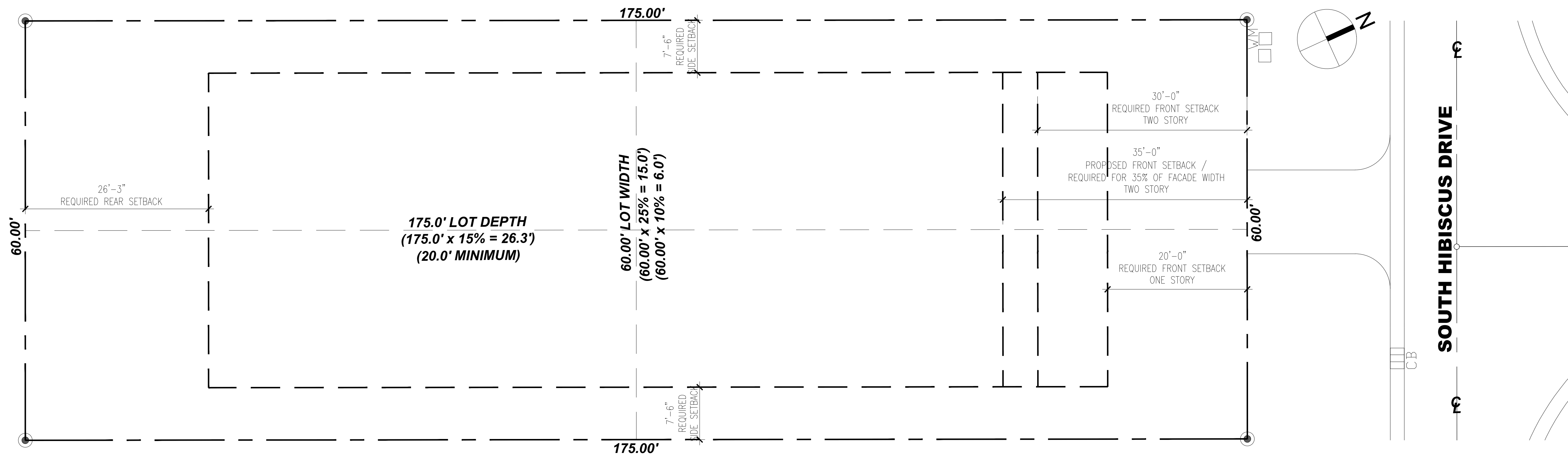
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ZONING DATA SHEET
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01 | SITE

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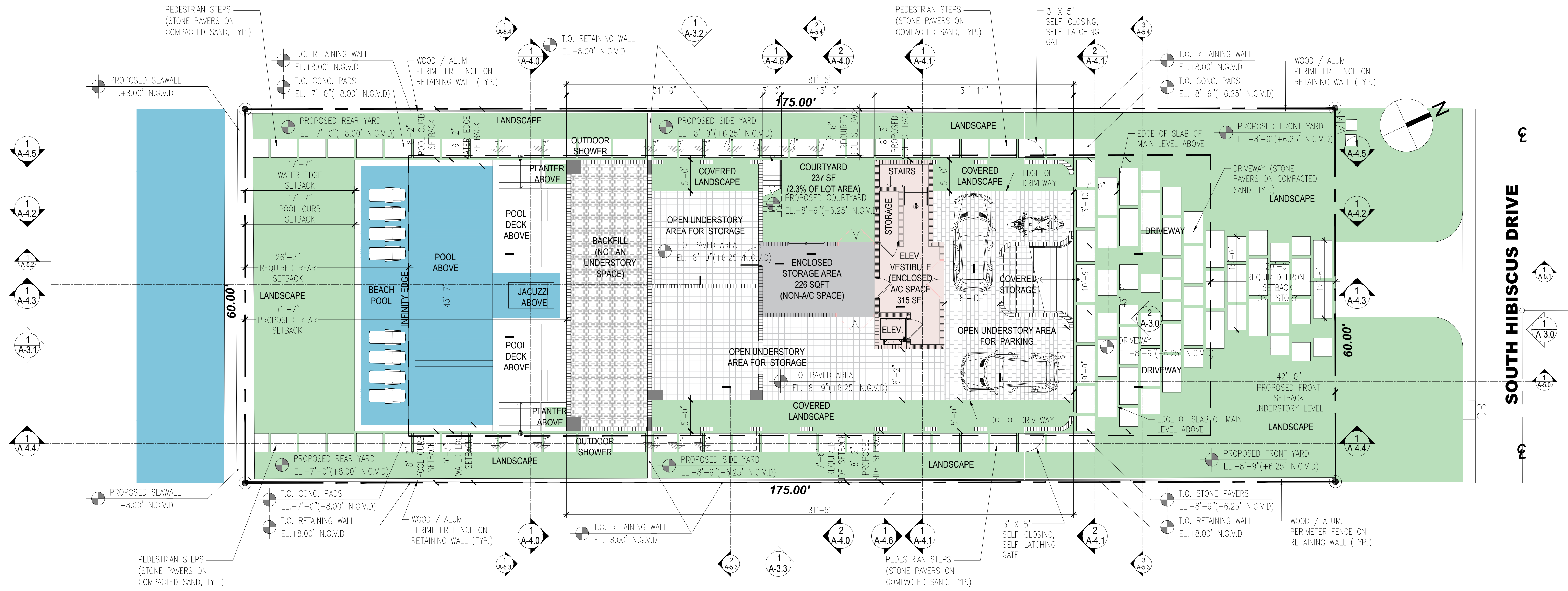
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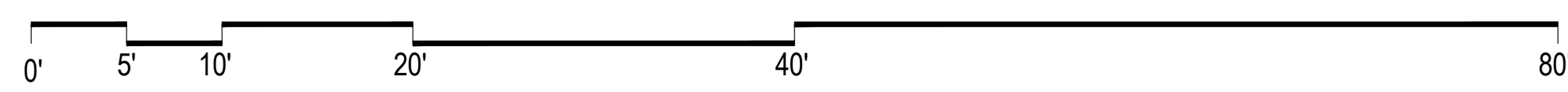
ZONING SETBACKS
DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.3



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.



LEGAL DESCRIPTION
 LOT 21 & 20' STRIP ADJACENT, BLOCK 3, "HIBISCUS ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

01 UNDERSTORY LEVEL



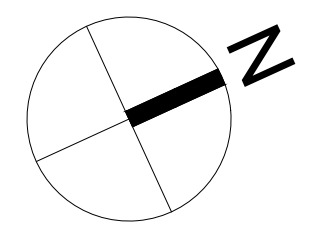
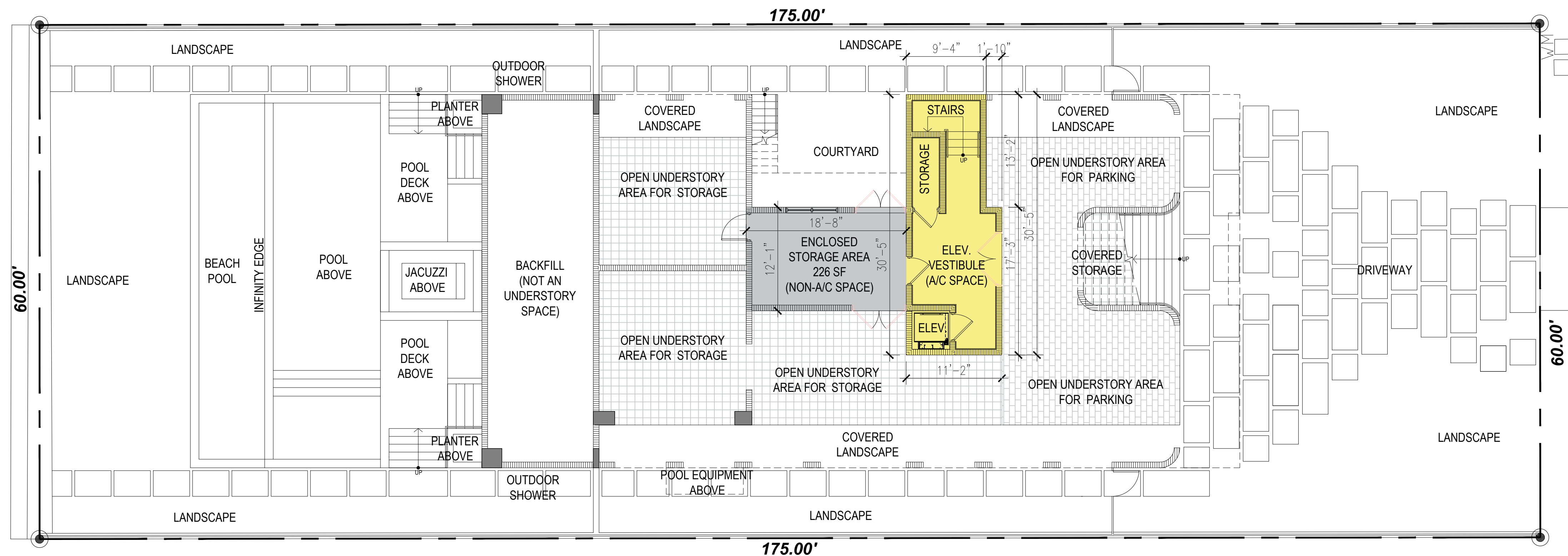
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SITE PLAN
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-1.4



SOUTH HIBISCUS DRIVE

- UNIT SIZE = 316 SF (3% OF LOT AREA)
 LOT AREA: 10,500 SF
 MAXIMUM ALLOWED UNDERSTORY A/C SPACE: 525 SF (5% OF LOT AREA)
- ENCLOSED STORAGE AREA (NON-A/C SPACE) = 226 SF
 MAXIMUM ALLOWED: 600 SF

	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF (0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01 UNDERSTORY LEVEL

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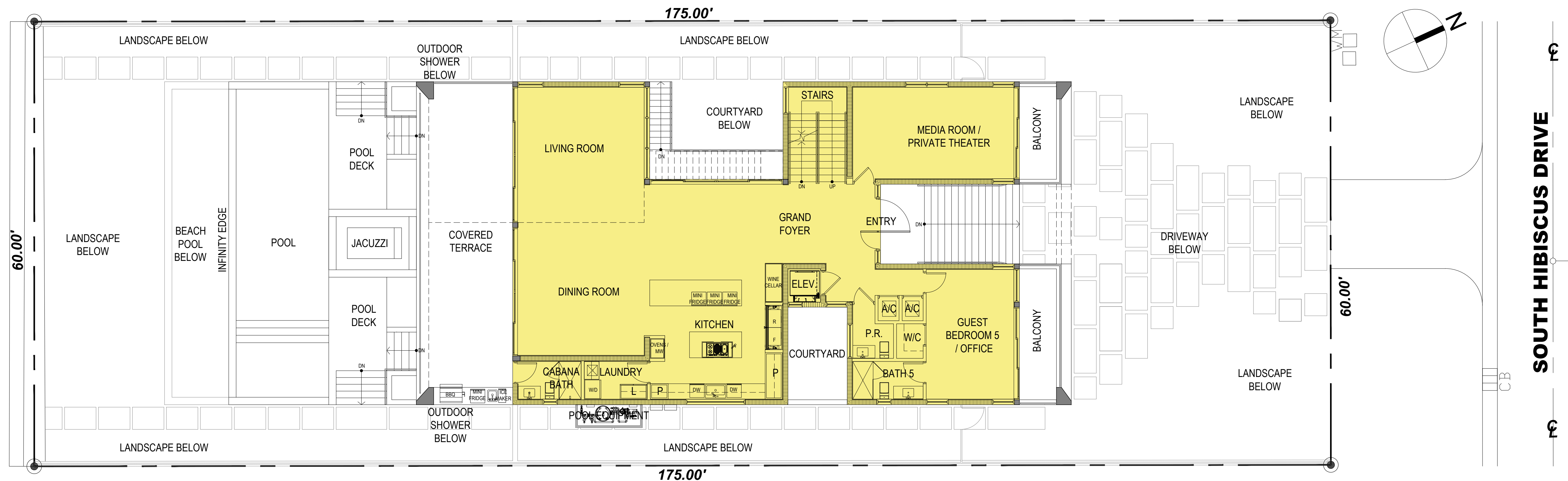
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F.A.R./ UNIT SIZE DIAGRAMS
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-1.5



UNIT SIZE = 2,438 SF

LOT SIZE	10,500 SF MIN.	
LOT COVERAGE	ALLOWED	PROPOSED
UNIT SIZE (FAR)	3,150 SF (0.30 MAX.)	3,119 SF
GARAGE LEVEL	5,250 SF (0.5 MAX.)	5,250 SF
1ST LEVEL		316 SF
2ND LEVEL		2,438 SF
ROOF TERRACE		2,428 SF
		68 SF

01 FIRST LEVEL

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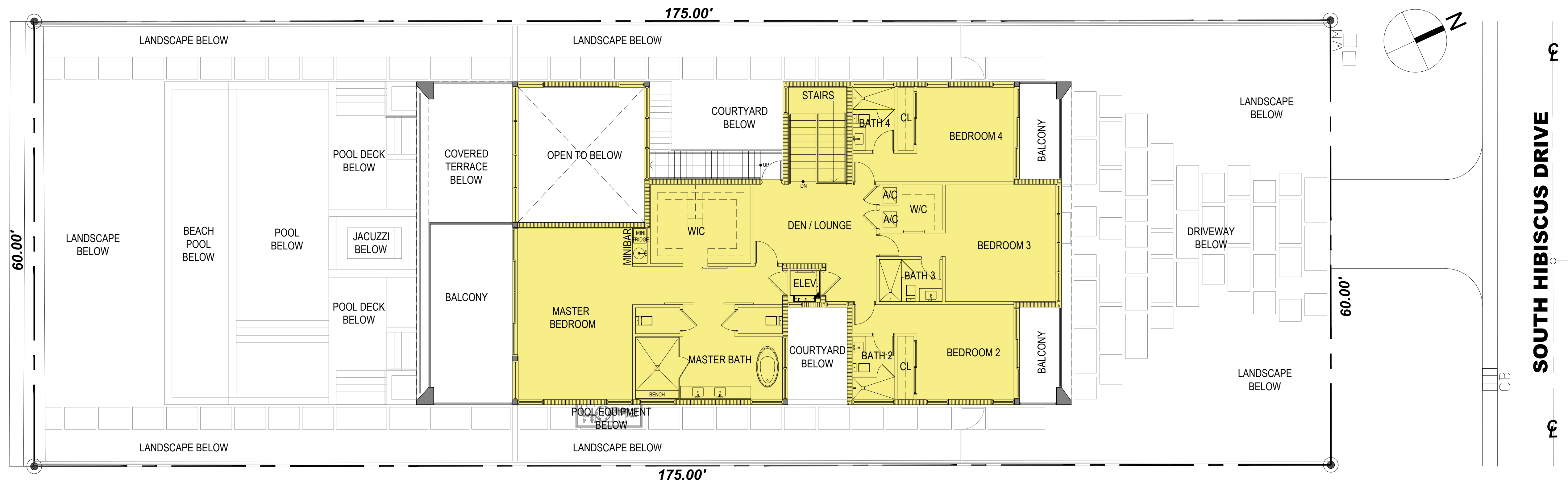
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F.A.R./ UNIT SIZE DIAGRAMS
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-1.5.1





UNIT SIZE = 2,428 SF

	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF (0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01 SECOND LEVEL

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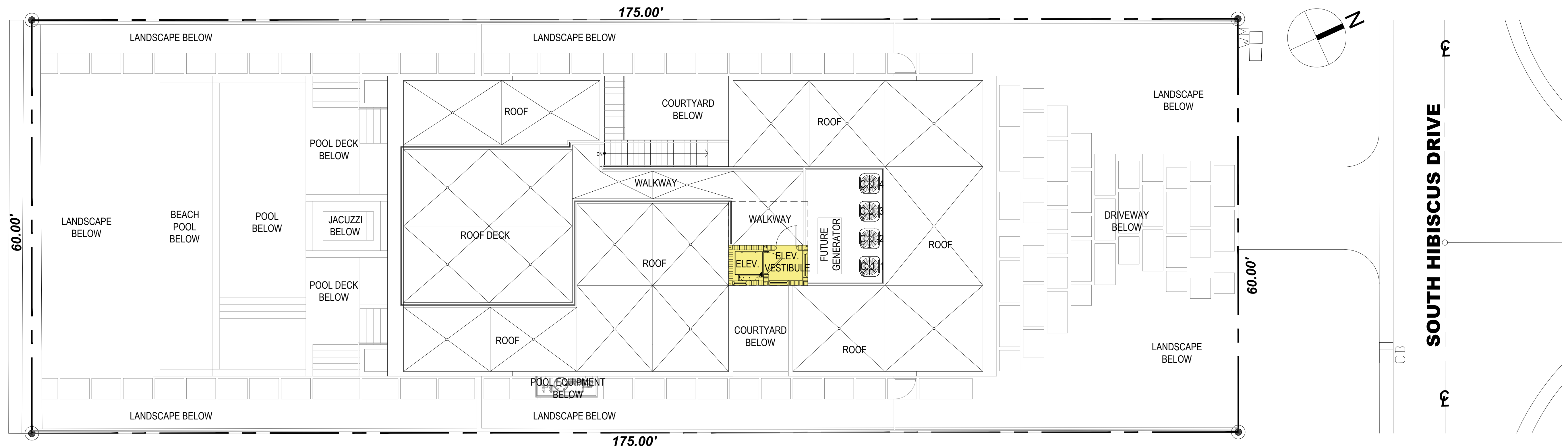
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F.A.R./ UNIT SIZE DIAGRAMS
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-1.5.2





UNIT SIZE = 68 SF

LOT SIZE	10,500 SF MIN.	
	ALLOWED	PROPOSED
LOT COVERAGE	3,150 SF (0.30 MAX.)	3,119 SF
UNIT SIZE (FAR)	5,250 SF (0.5 MAX.)	5,250 SF
GARAGE LEVEL		316 SF
1ST LEVEL		2,438 SF
2ND LEVEL		2,428 SF
ROOF TERRACE		68 SF

01 ROOF TERRACE

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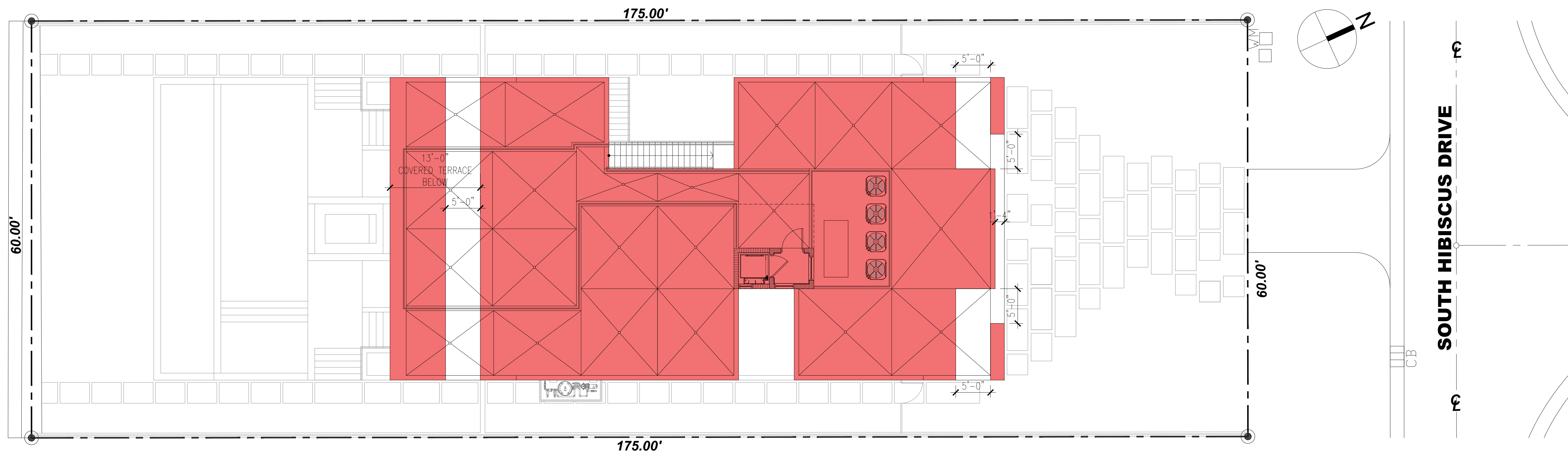
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F.A.R./ UNIT SIZE DIAGRAMS
DATE: 12/11/2023
SCALE: 1/8"=1'-0"

A-1.5.3



LOT COVERAGE= 3,119 SF (29.7%)
 LOT AREA: 10,500 SF
 MAXIMUM ALLOWED LOT COVERAGE: 3,150 SF (30% OF LOT AREA)

01 LOT COVERAGE DIAGRAM

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 DESIGN REVIEW BOARD FINAL SUBMITTAL

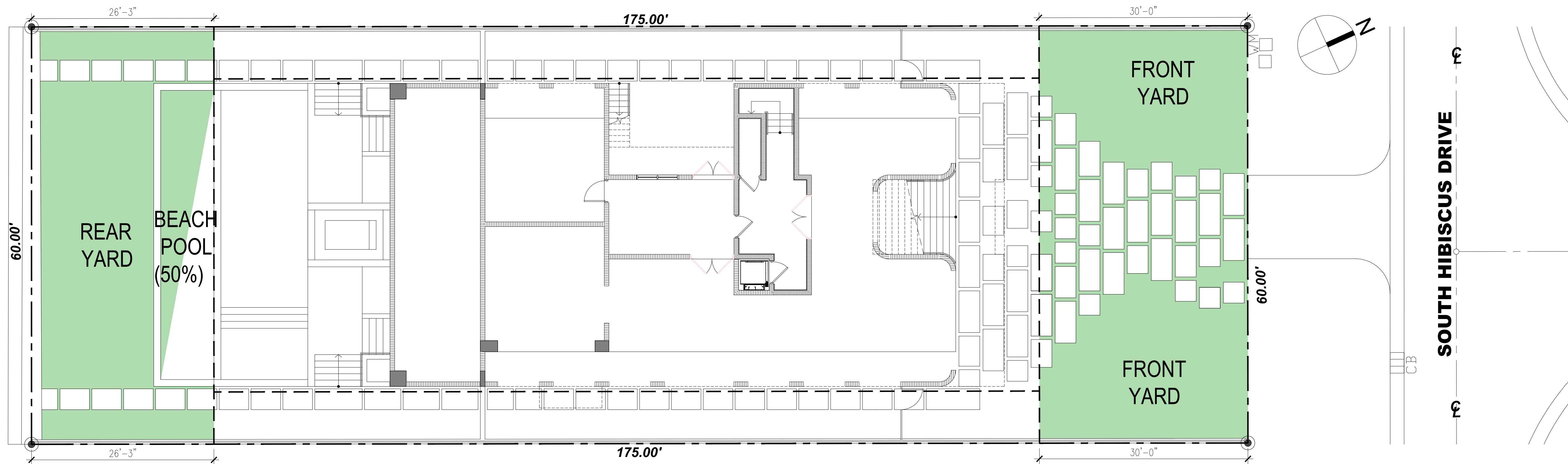
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ZONING DIAGRAMS
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-1.6

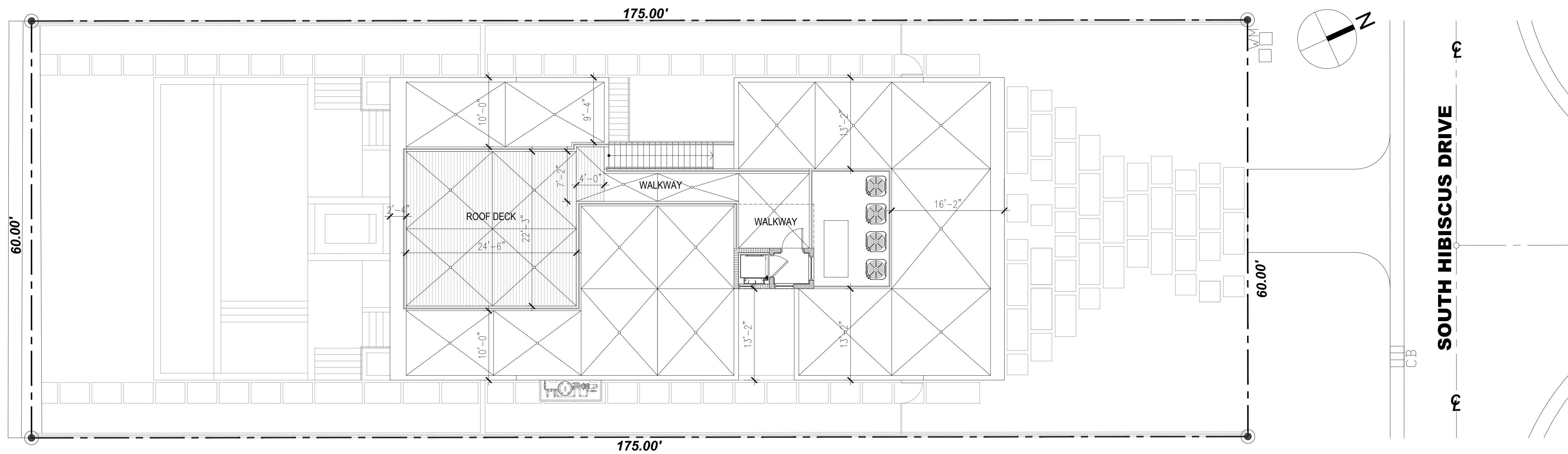



REAR YARD AREA: 1,575 sf
 MINIMUM ALLOWED LANDSCAPE: 1,102 sf (70% of rear yard area)
 PROPOSED REAR YARD LANDSCAPE AREA: 1,103 SF (70%)

FRONT YARD AREA: 1,800 SF
 MINIMUM ALLOWED LANDSCAPE: 1,260 SF (70% of front yard area)
 PROPOSED FRONT YARD LANDSCAPE AREA: 1,260 SF (70%)

01 | LANDSCAPE AREA DIAGRAM

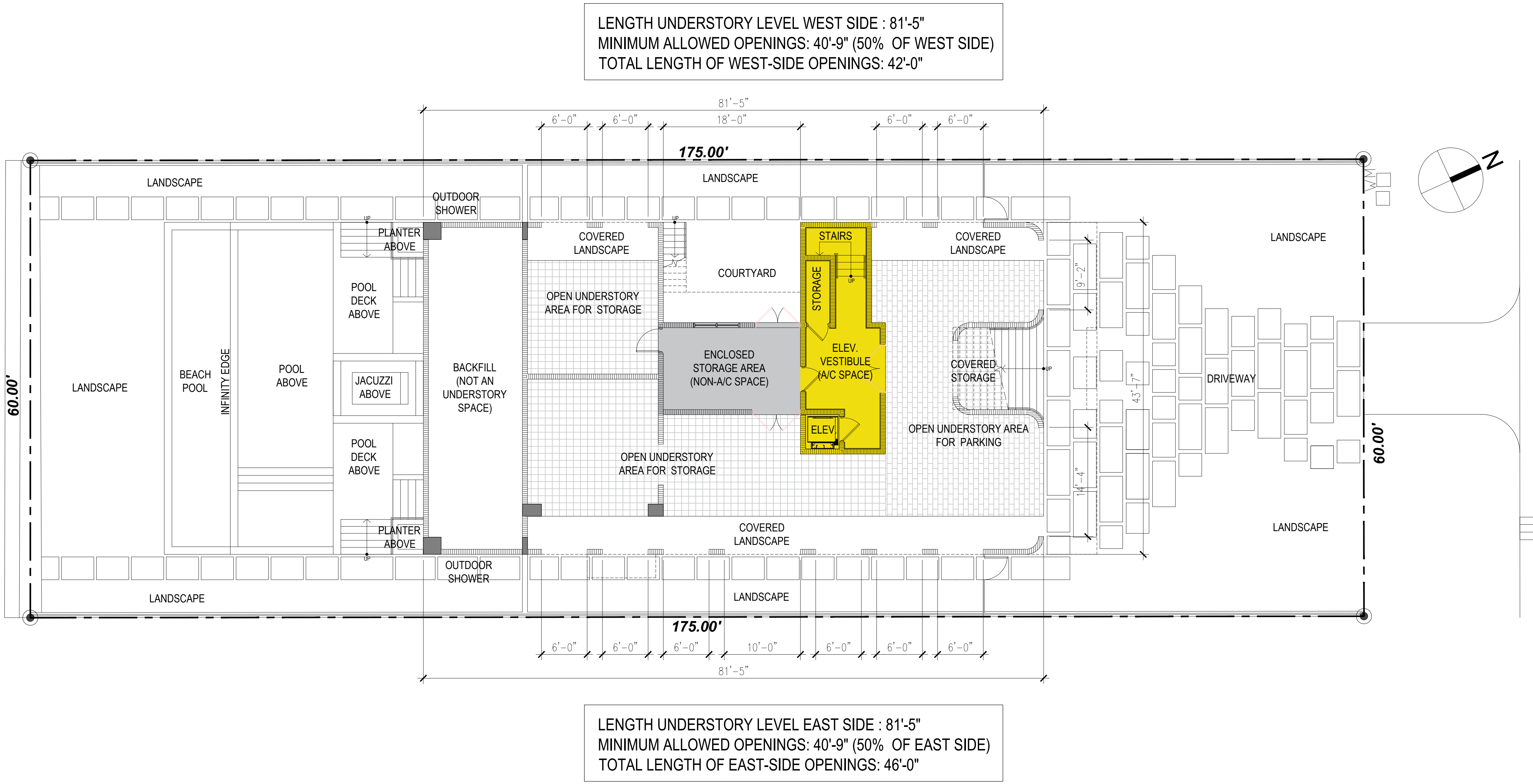




 ROOF DECK= 576 SF (23.7%)
 SECOND LEVEL ENCLOSED AREA: 2,428 SF
 MAX. ALLOWED ROOF DECK AREA: 607 SF
 (25% OF ENCLOSED AREA BELOW)

01 ROOF DECK DIAGRAM

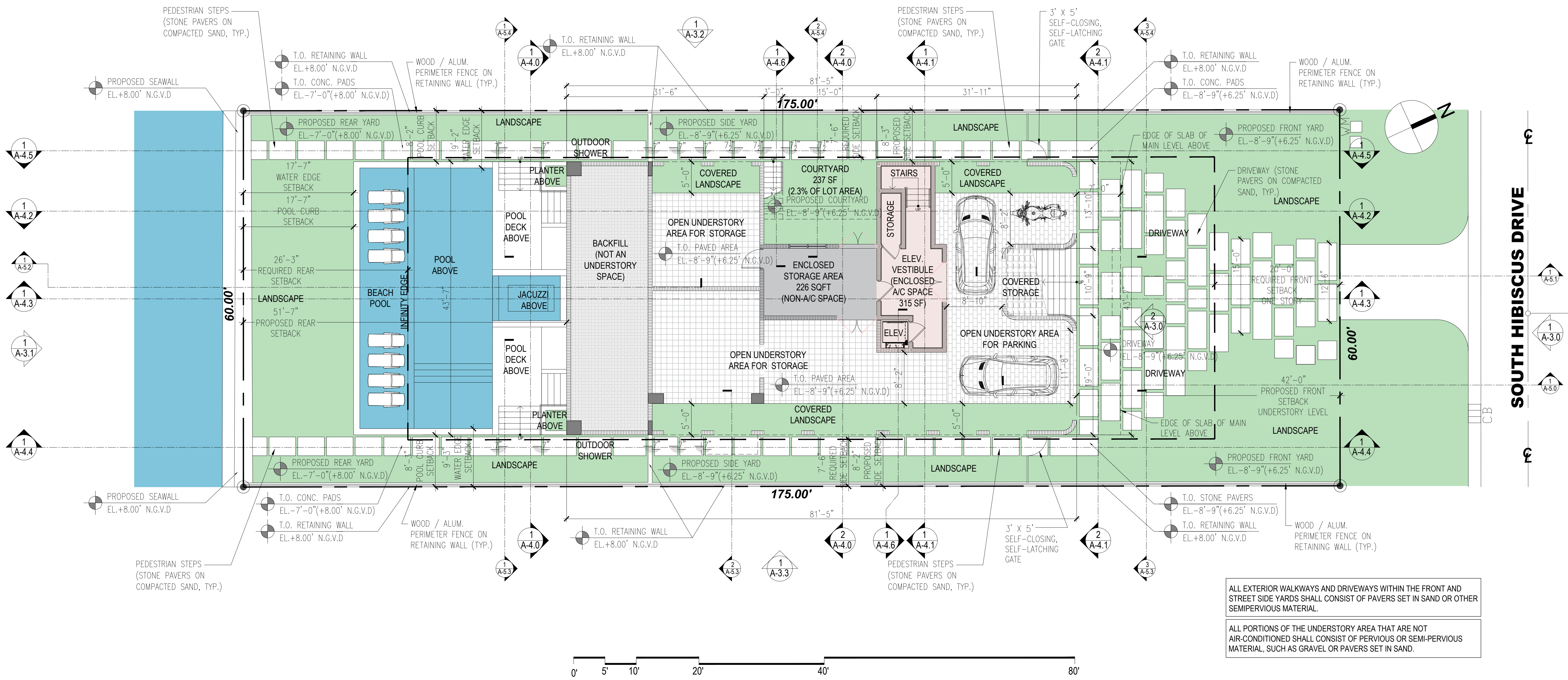




LENGTH OF UNDERSTOREY LEVEL NORTH FACADE: 43'-7"
 MINIMUM ALLOWED OPENINGS: 21'-10" (50% OF NORTH FACADE)
 TOTAL LENGTH OF NORTH FACADE OPENINGS: 23'-6"

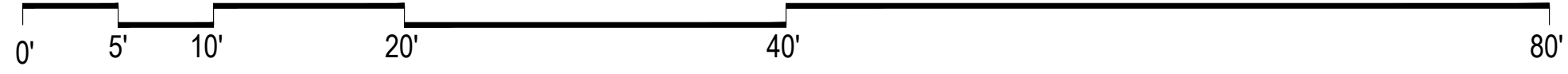
01 UNDERSTOREY SIDE OPENINGS





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.

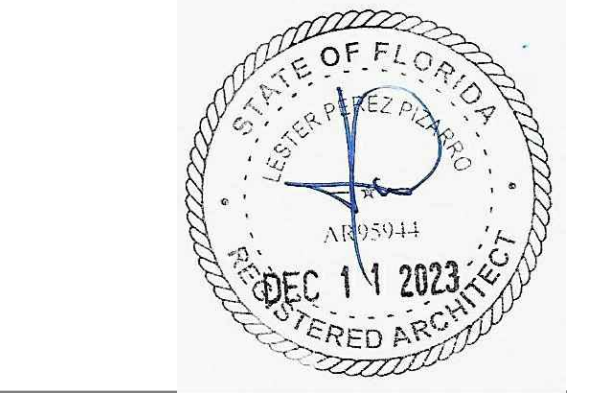


01 UNDERSTORY LEVEL

140 S HIBISCUS VILLA
 DESIGN REVIEW BOARD FINAL SUBMITTAL

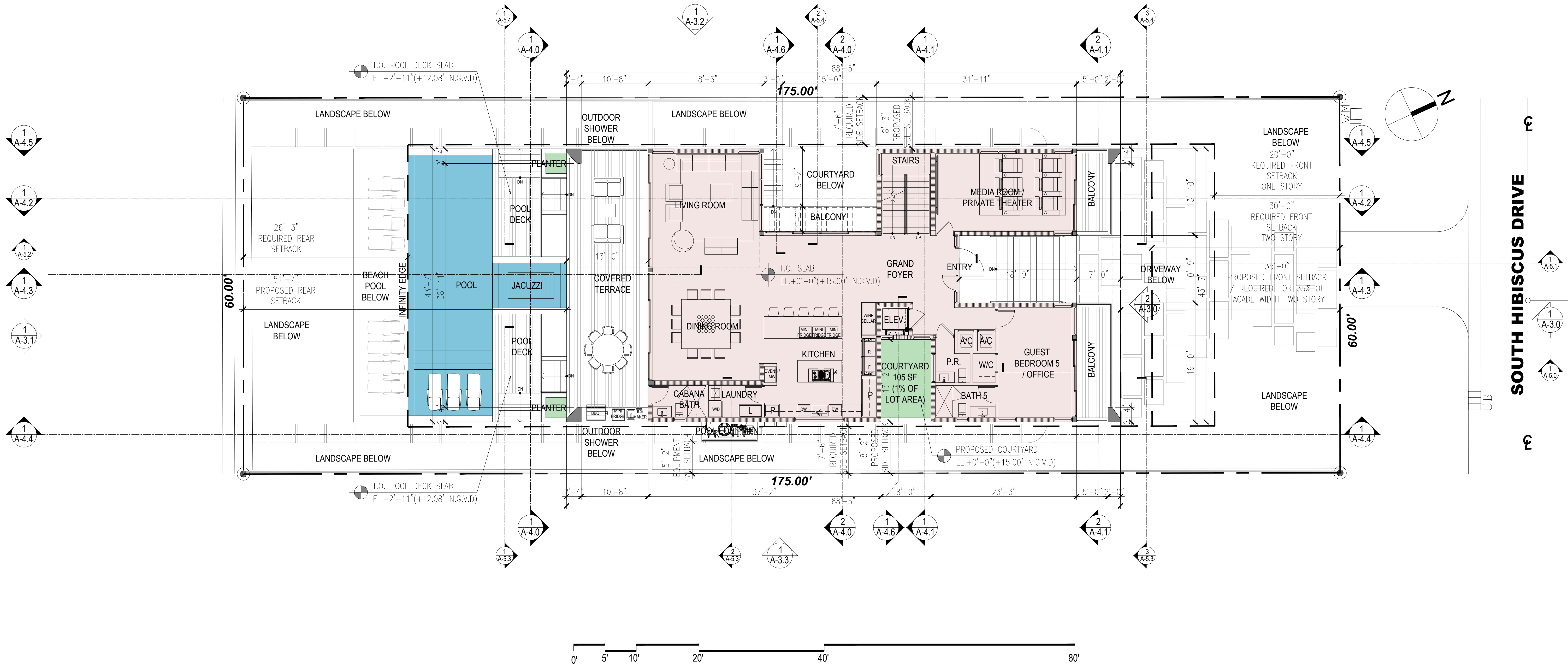
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UNDERSTORY LEVEL
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-2.1



01 FIRST LEVEL

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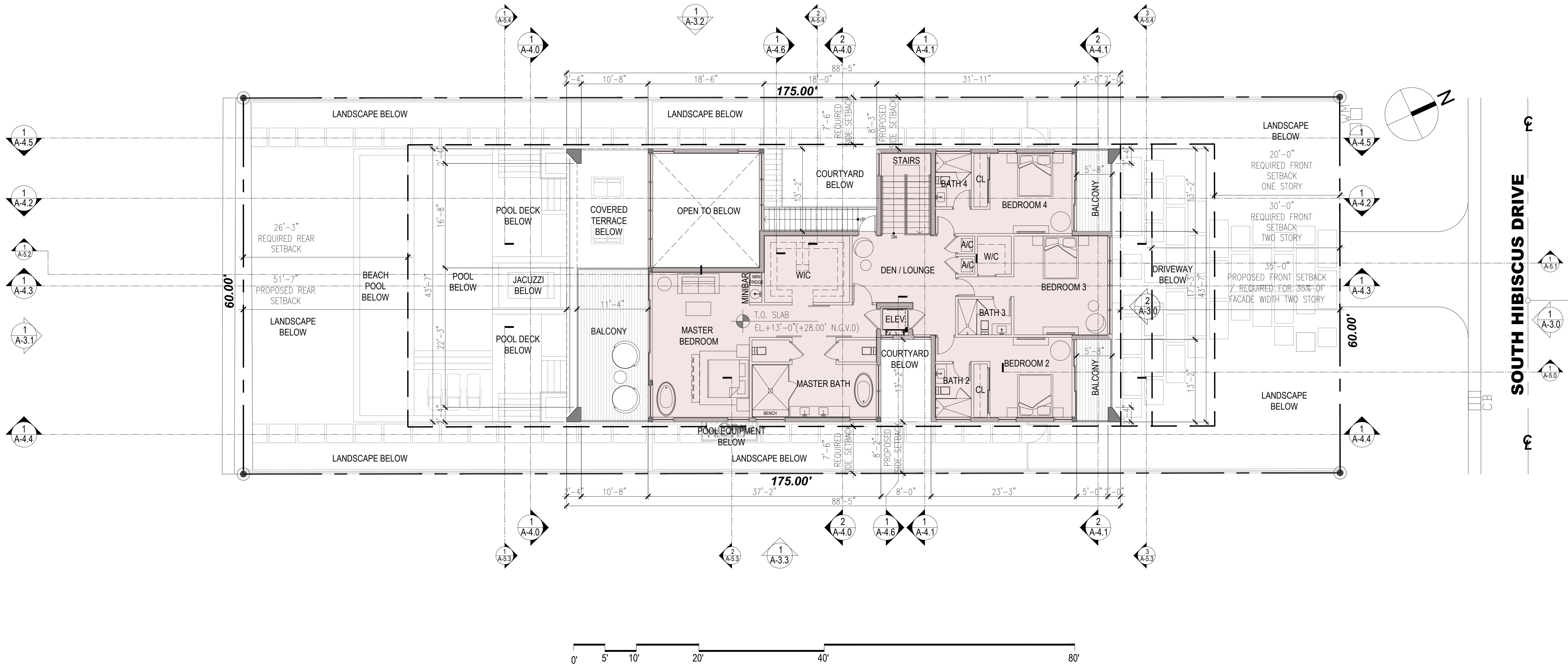
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FIRST LEVEL
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-2.2



01 SECOND LEVEL

140 S HIBISCUS VILLA
 DESIGN REVIEW BOARD FINAL SUBMITTAL

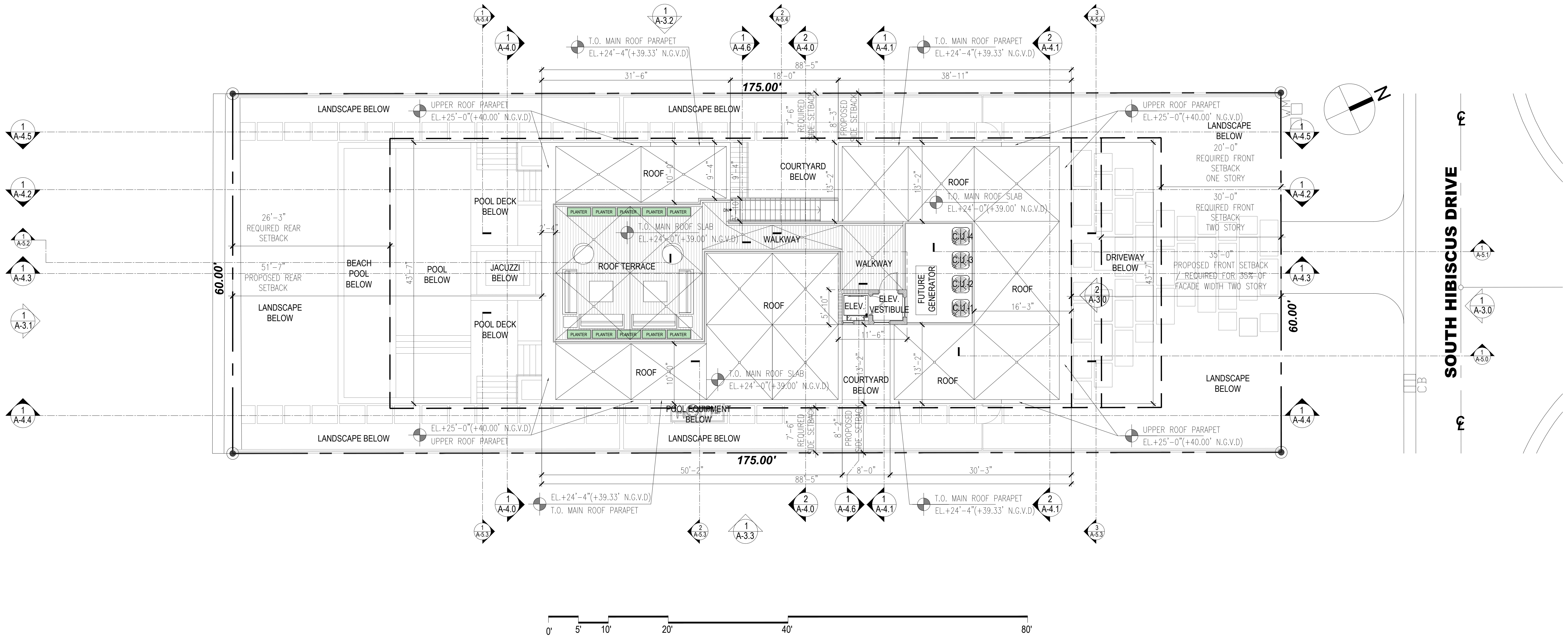
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SECOND LEVEL
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-2.3



01 ROOF TERRACE

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 DESIGN REVIEW BOARD FINAL SUBMITTAL

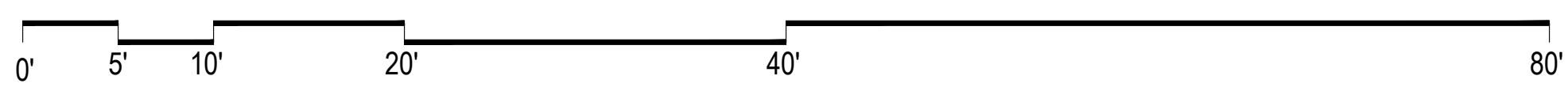
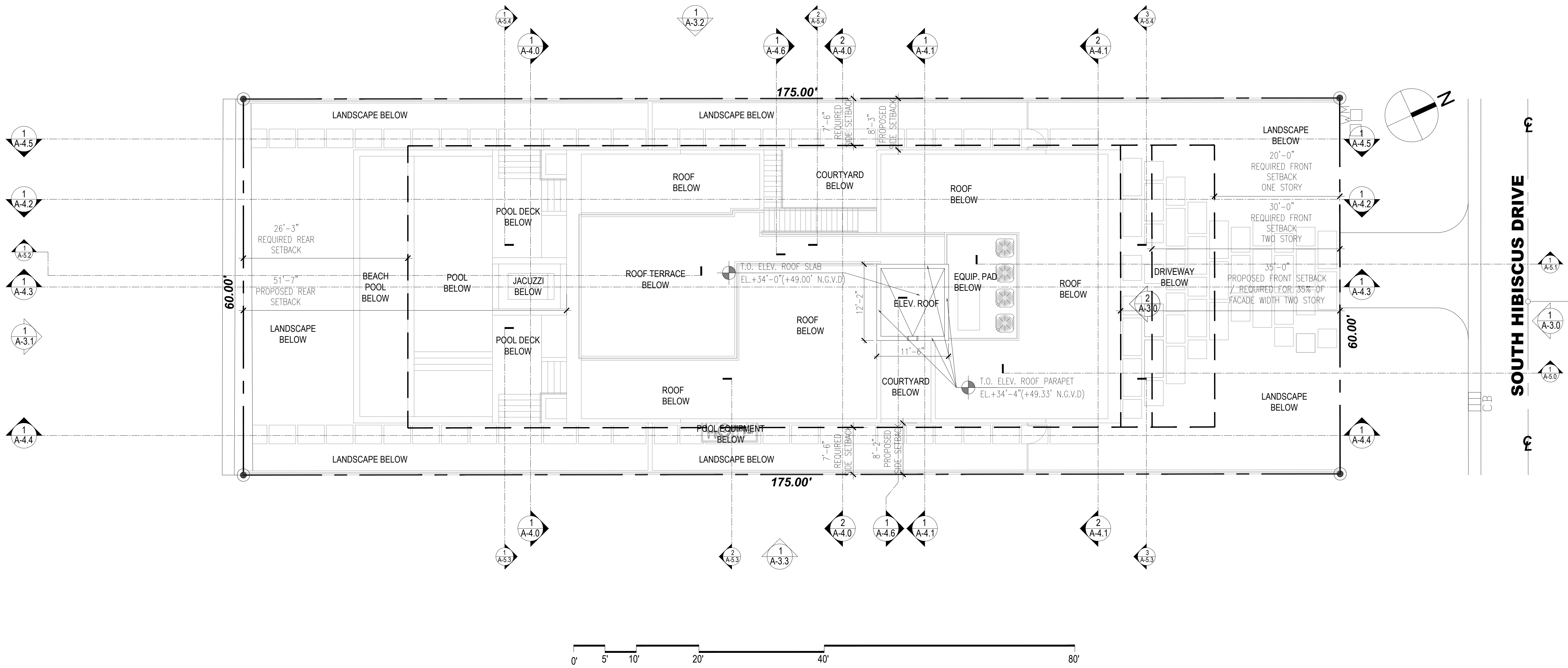
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ROOF TERRACE
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"

A-2.4



01 ELEVATOR ROOF

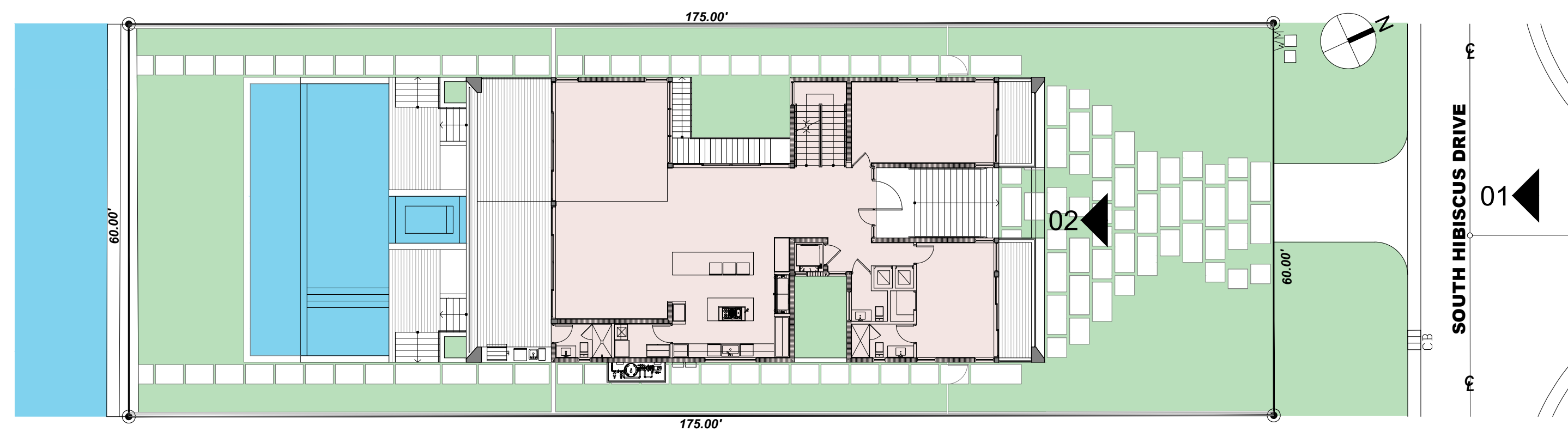
140 S HIBISCUS VILLA
 DESIGN REVIEW BOARD FINAL SUBMITTAL

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ELEVATOR ROOF
 DATE: 12/11/2023
 SCALE: 1/8"=1'-0"
A-2.5

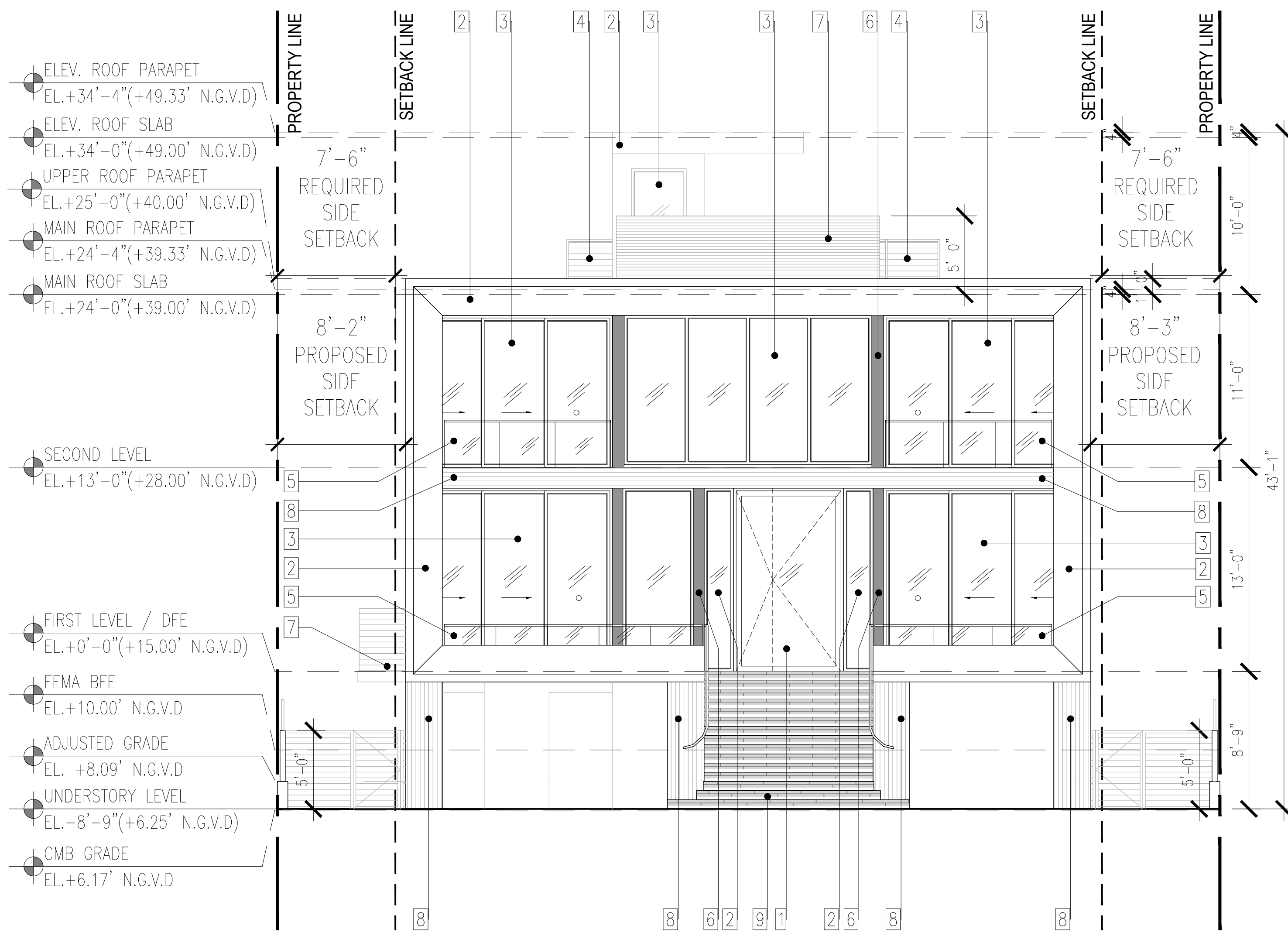




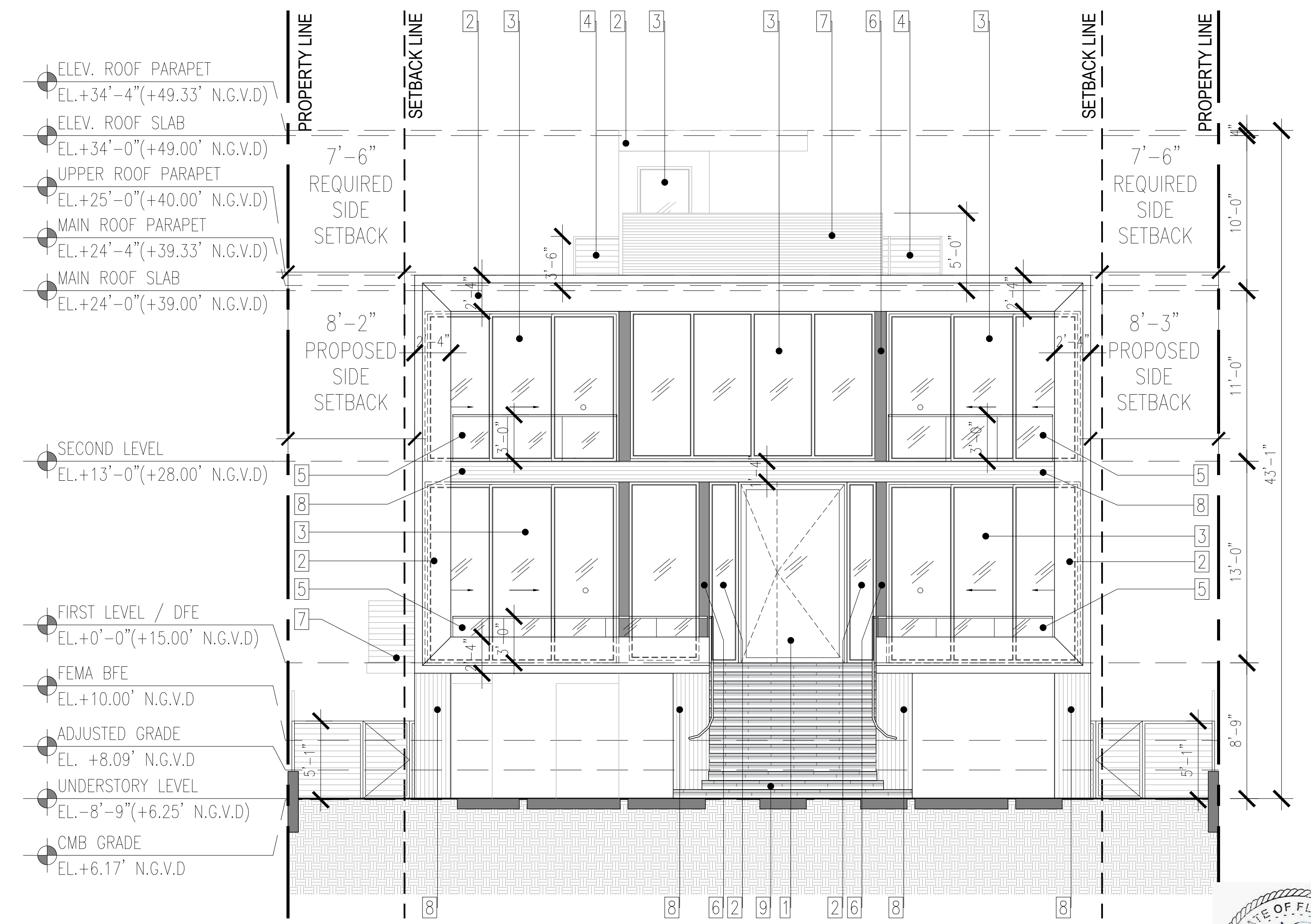
FINISH LEGEND

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

03 KEYPLAN



01 NORTHEAST / FRONT ELEVATION / STREET VIEW



02 NORTHEAST / FRONT ELEVATION



140 S HIBISCUS VILLA

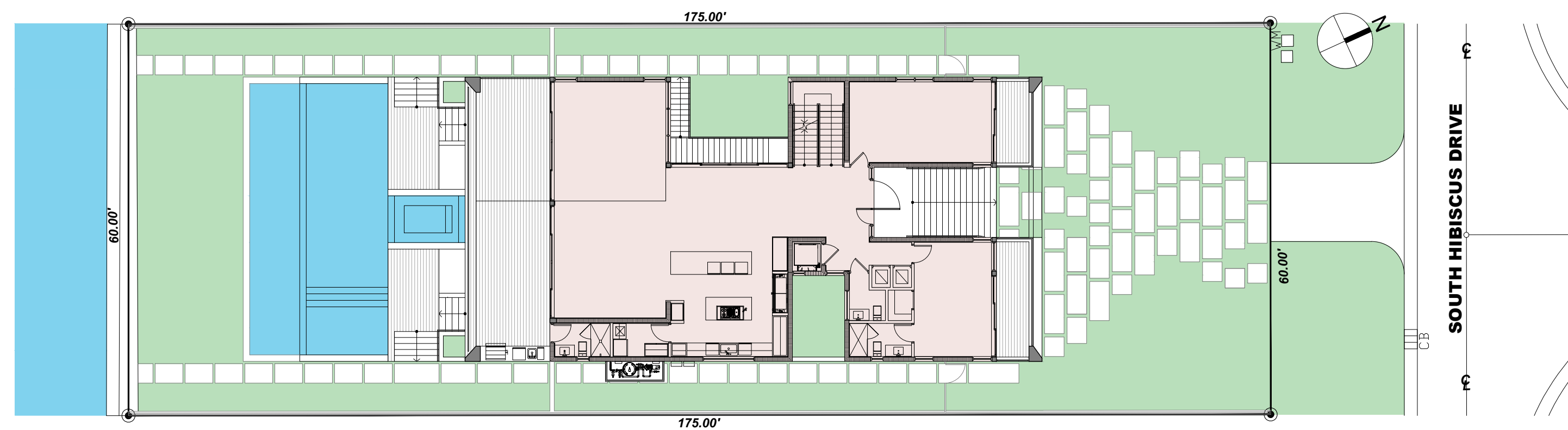
DESIGN REVIEW BOARD FINAL SUBMITTAL

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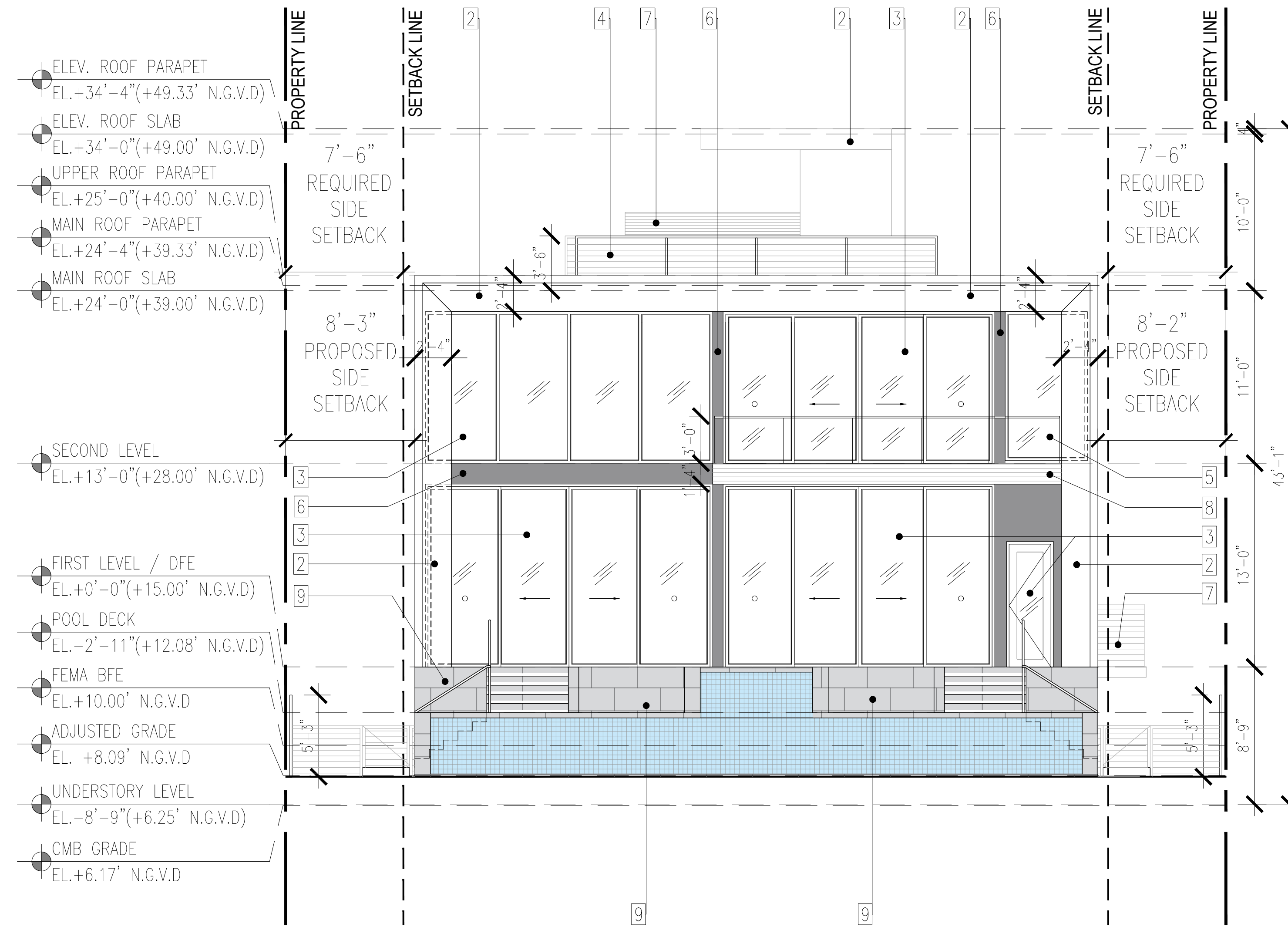
EXTERIOR ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-3.0



FINISH LEGEND	
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9	STONE WALL CLADDING AND PAVERS ON COMPACTED SAND

02 | KEYPLAN



01 | SOUTHWEST / REAR ELEVATION

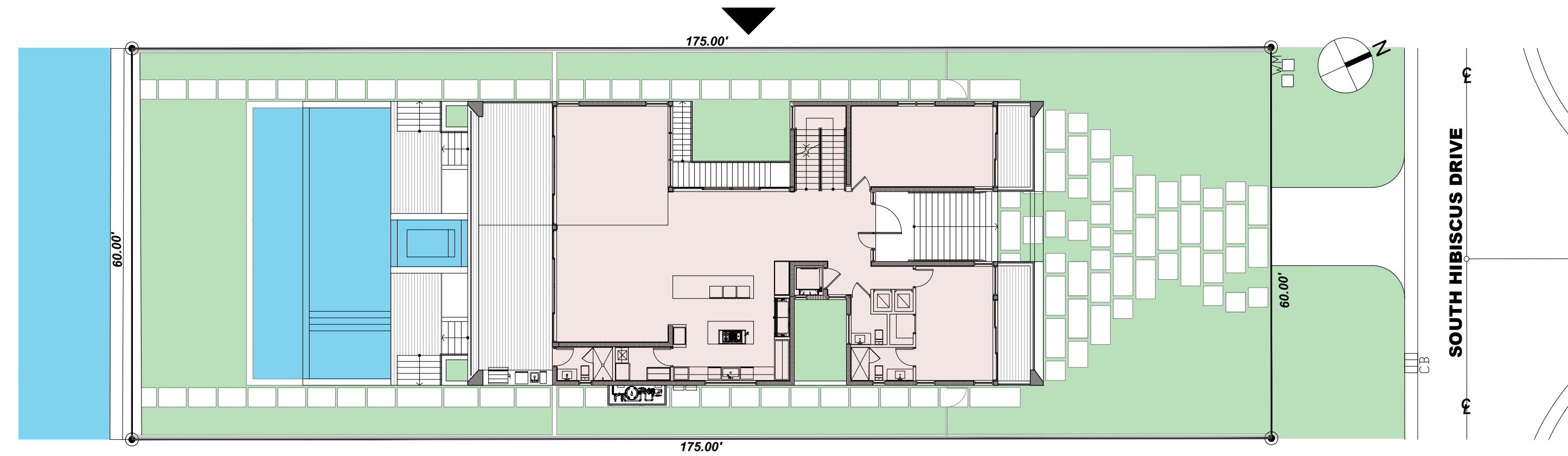
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

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EXTERIOR ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-3.1

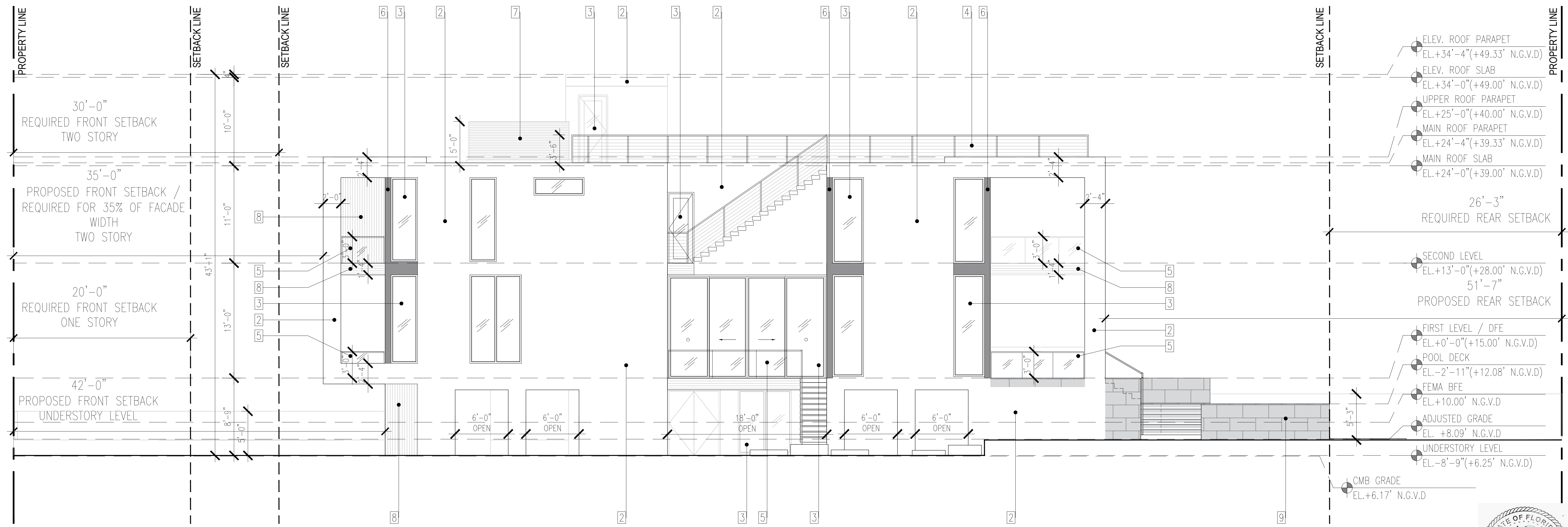




FINISH LEGEND

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02 KEYPLAN



01 NORTHWEST / SIDE ELEVATION



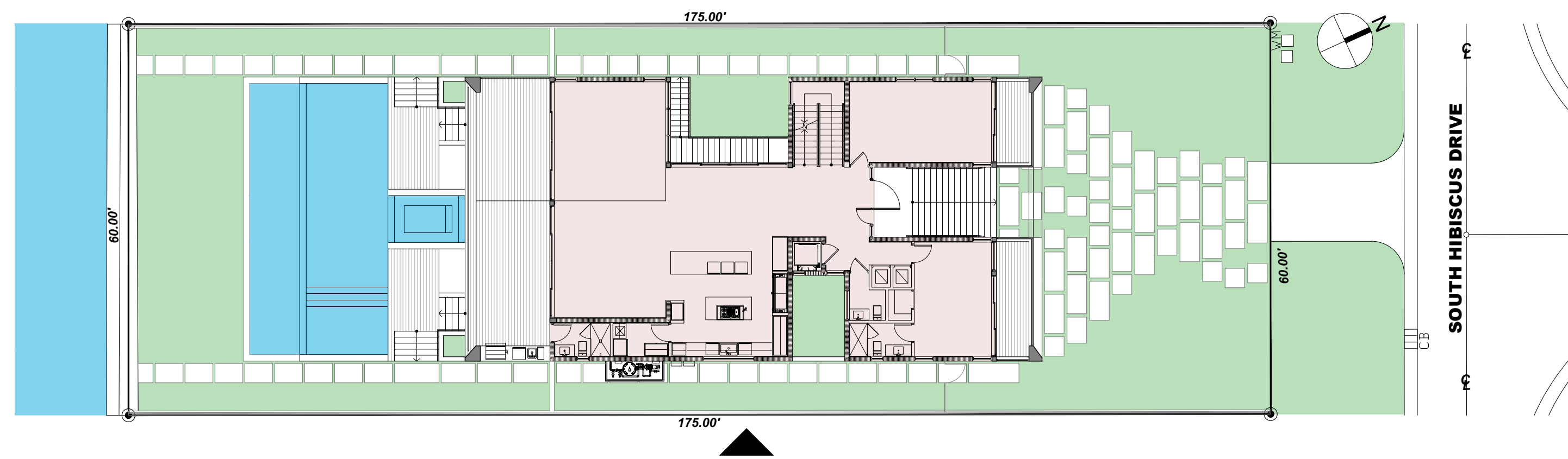
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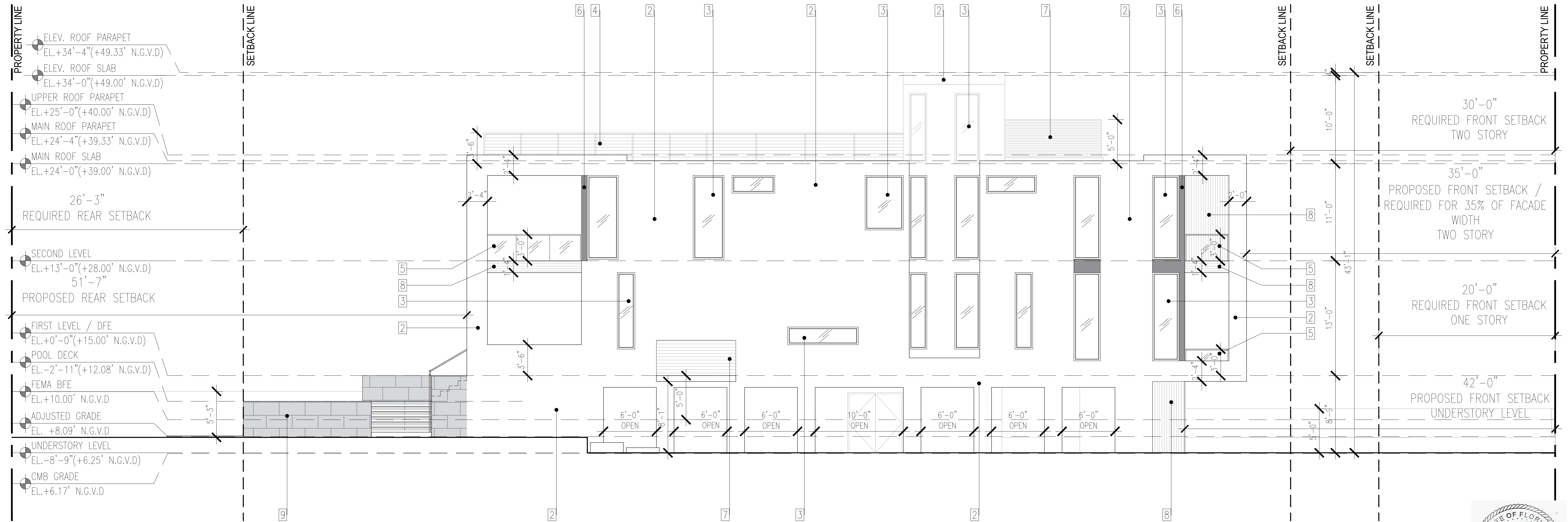
EXTERIOR ELEVATIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-3.2



FINISH LEGEND	
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02 KEYPLAN



01 SOUTHEAST / SIDE ELEVATION



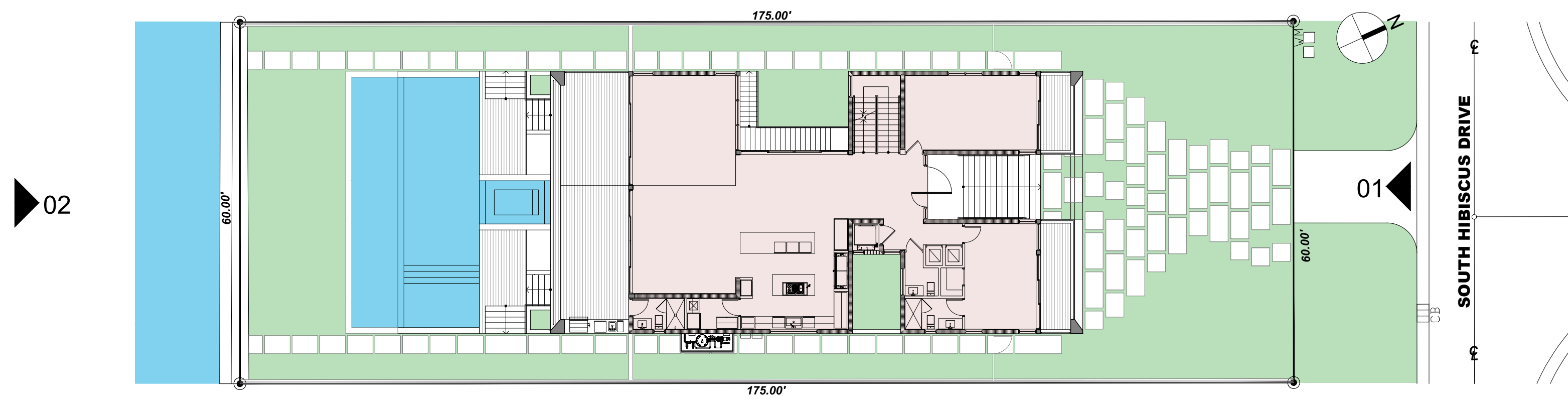
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DESIGN REVIEW BOARD FINAL SUBMITTAL

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

A-3.3



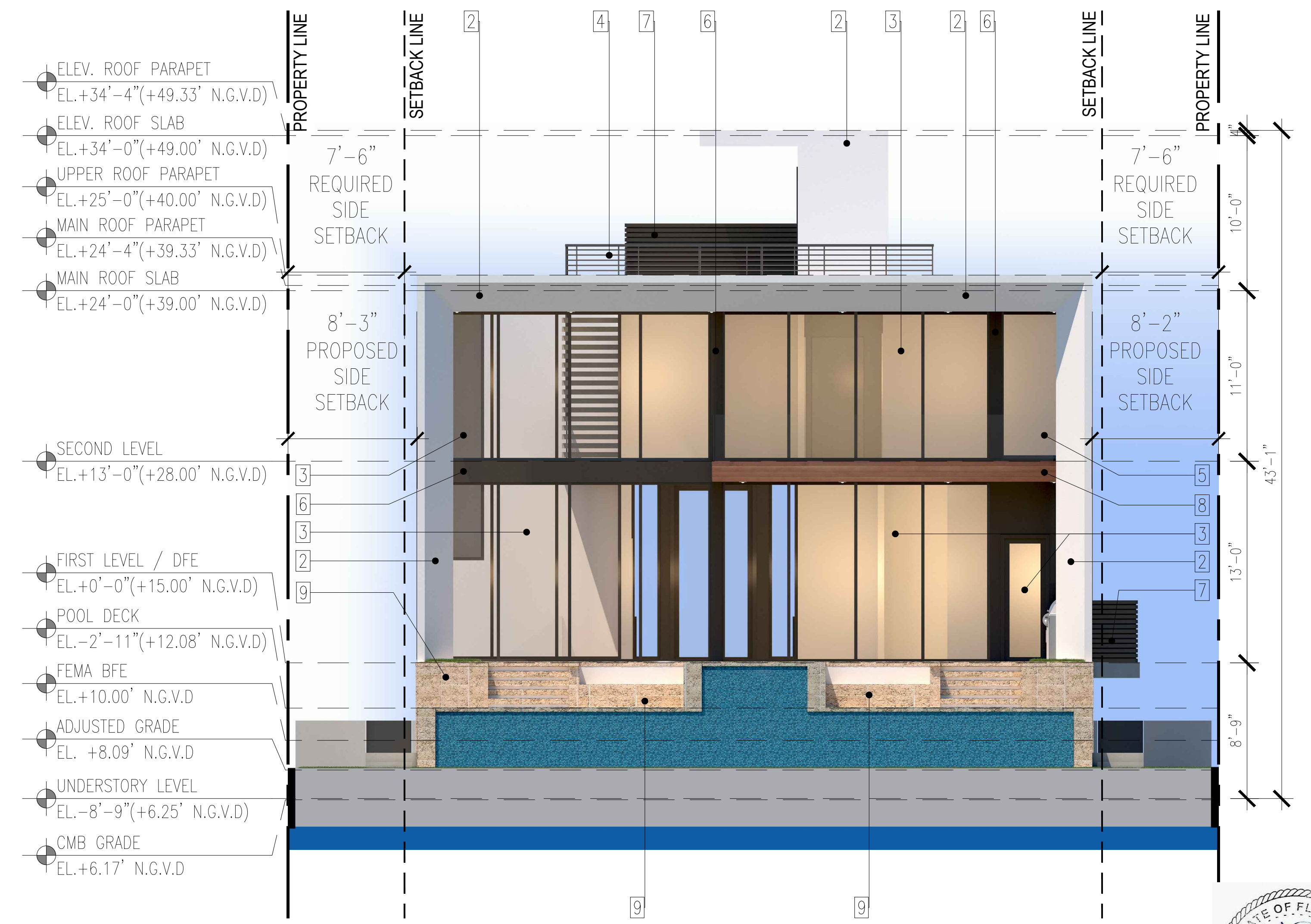
FINISH LEGEND

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03 KEYPLAN



01 NORTHEAST / FRONT ELEVATION / STREET VIEW



02 SOUTHWEST / REAR ELEVATION

140 S HIBISCUS VILLA

DESIGN REVIEW BOARD FINAL SUBMITTAL

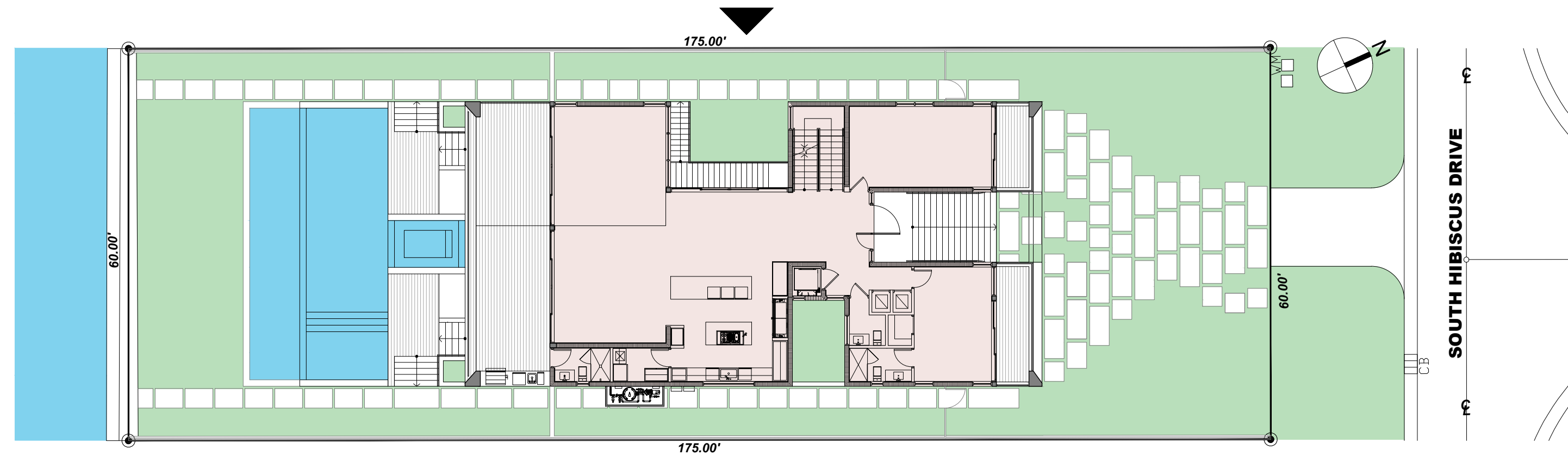
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RENDERED ELEVATIONS
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SCALE: 3/16"=1'-0"

A-3.4





FINISH LEGEND

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02 KEYPLAN



01 NORTHWEST / SIDE ELEVATION



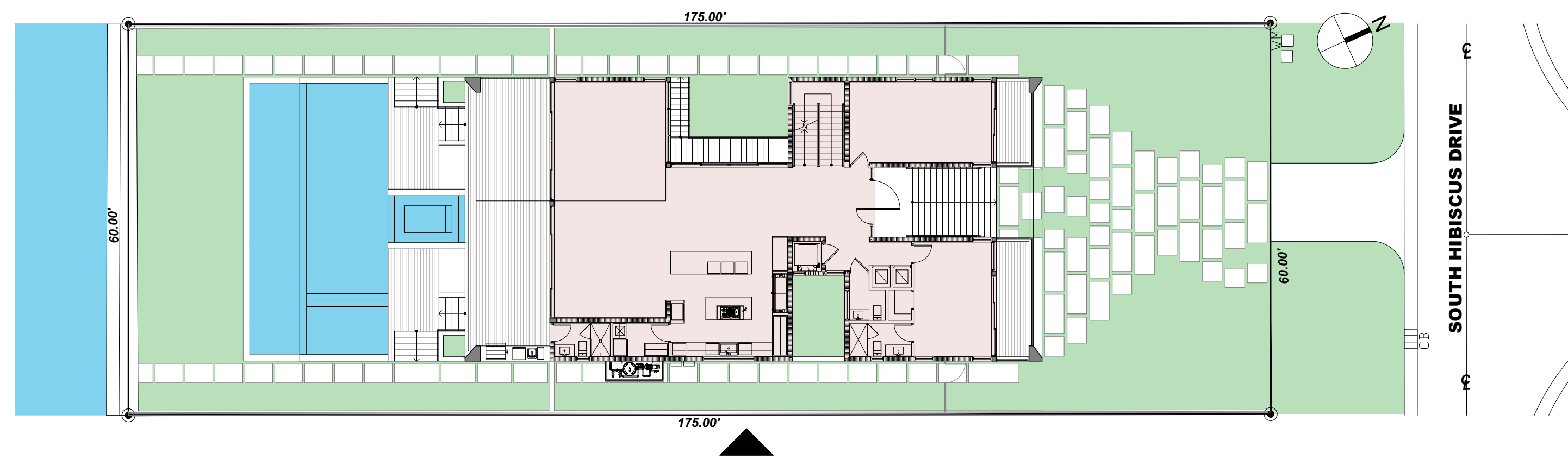
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

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RENDERED ELEVATIONS
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SCALE: 3/16"=1'-0"

A-3.5



FINISH LEGEND

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02 KEYPLAN



01 SOUTHEAST / SIDE ELEVATION



140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

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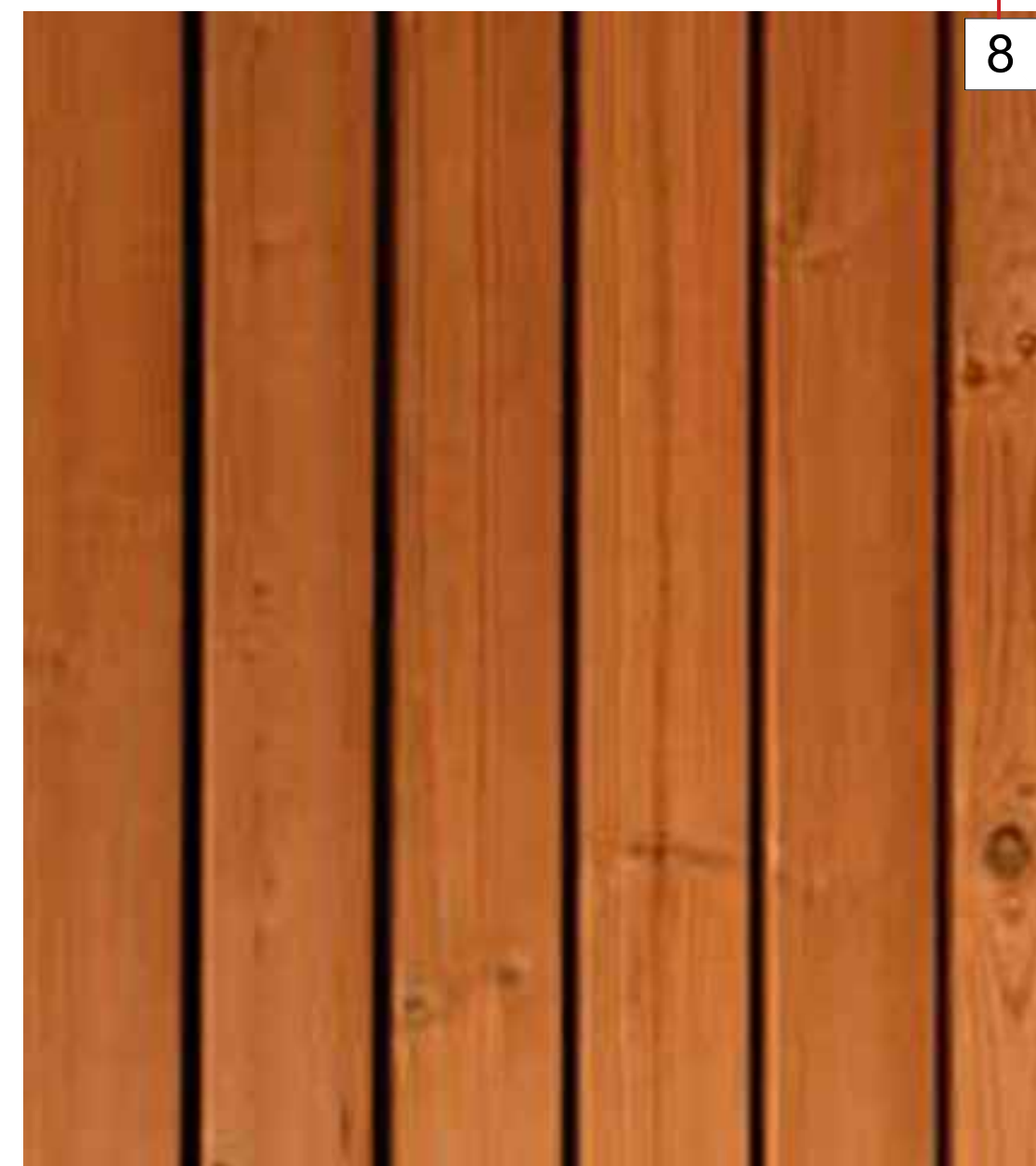
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SCALE: 3/16"=1'-0"

A-3.6



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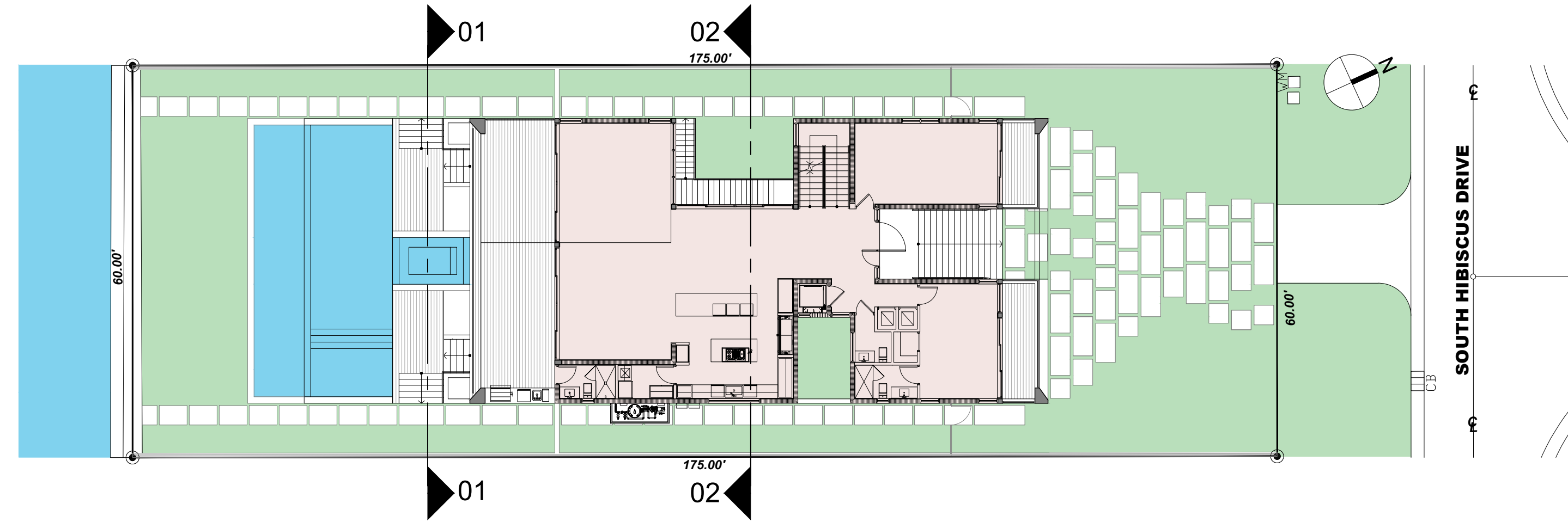
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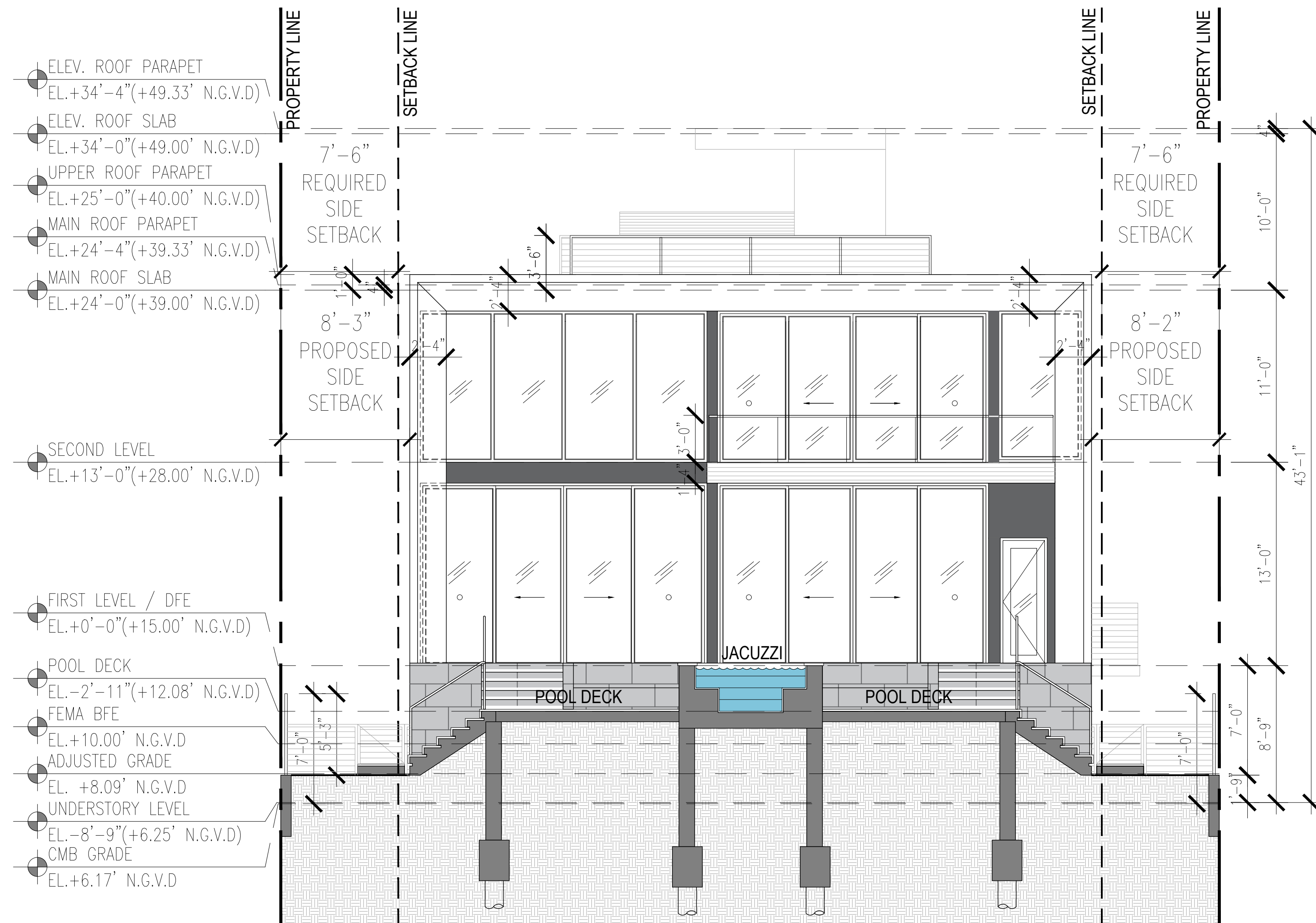
2 SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

257

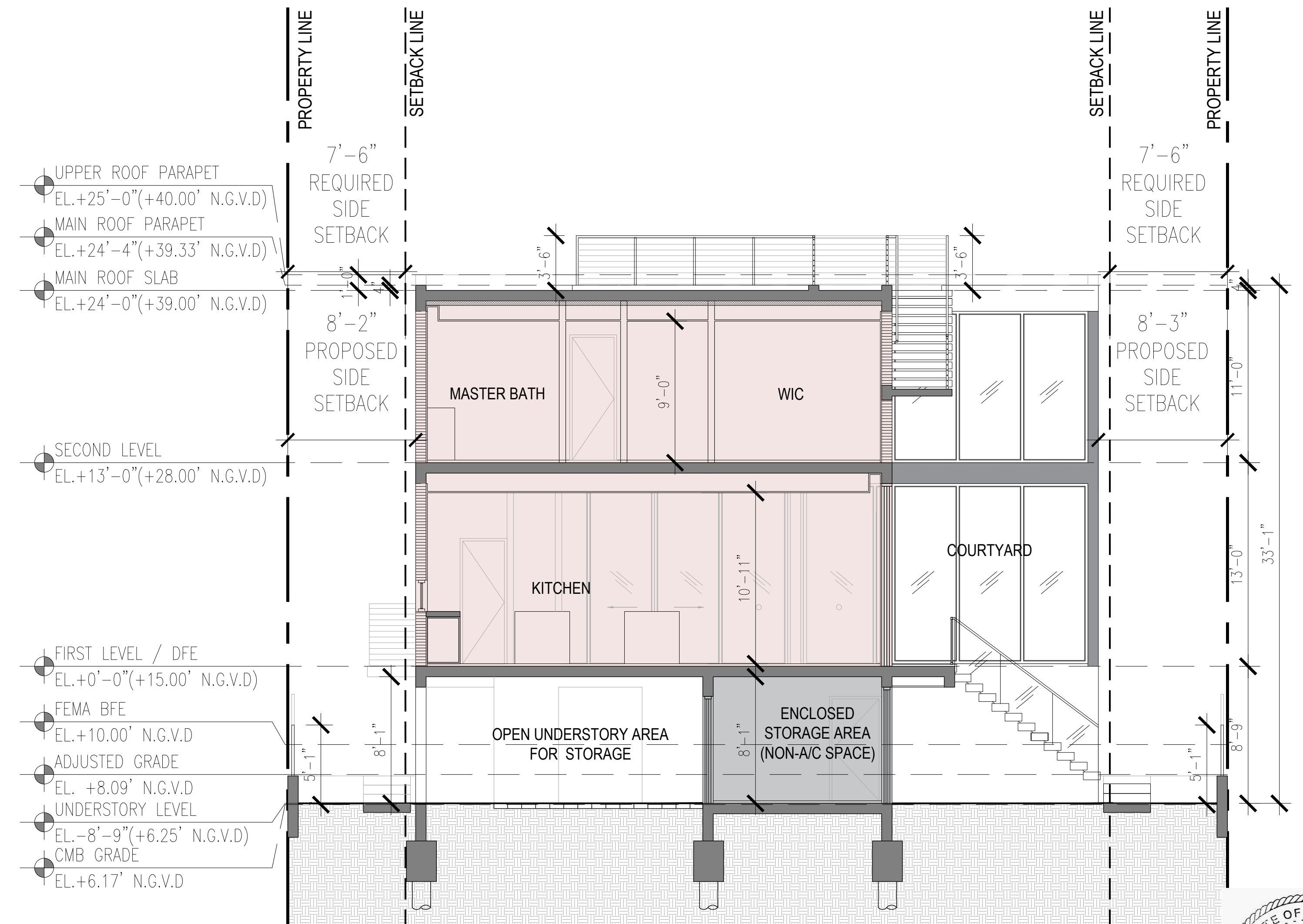




03 KEYPLAN



01 POOL DECK SECTION



02 COURTYARD SECTION

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

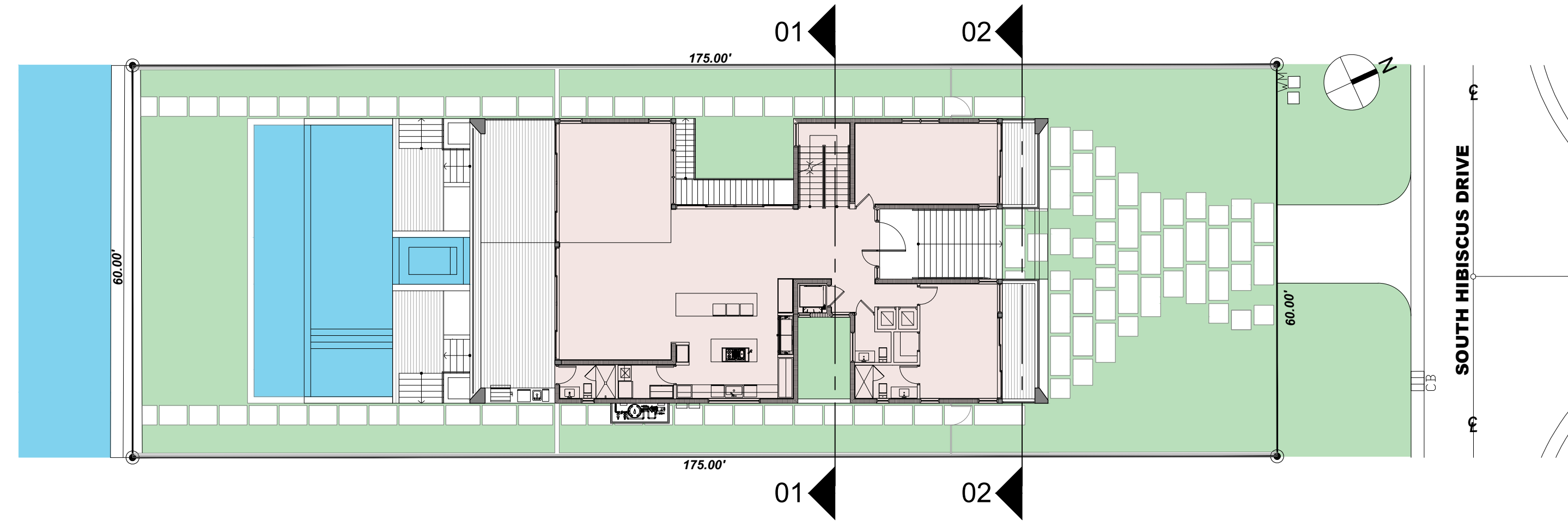
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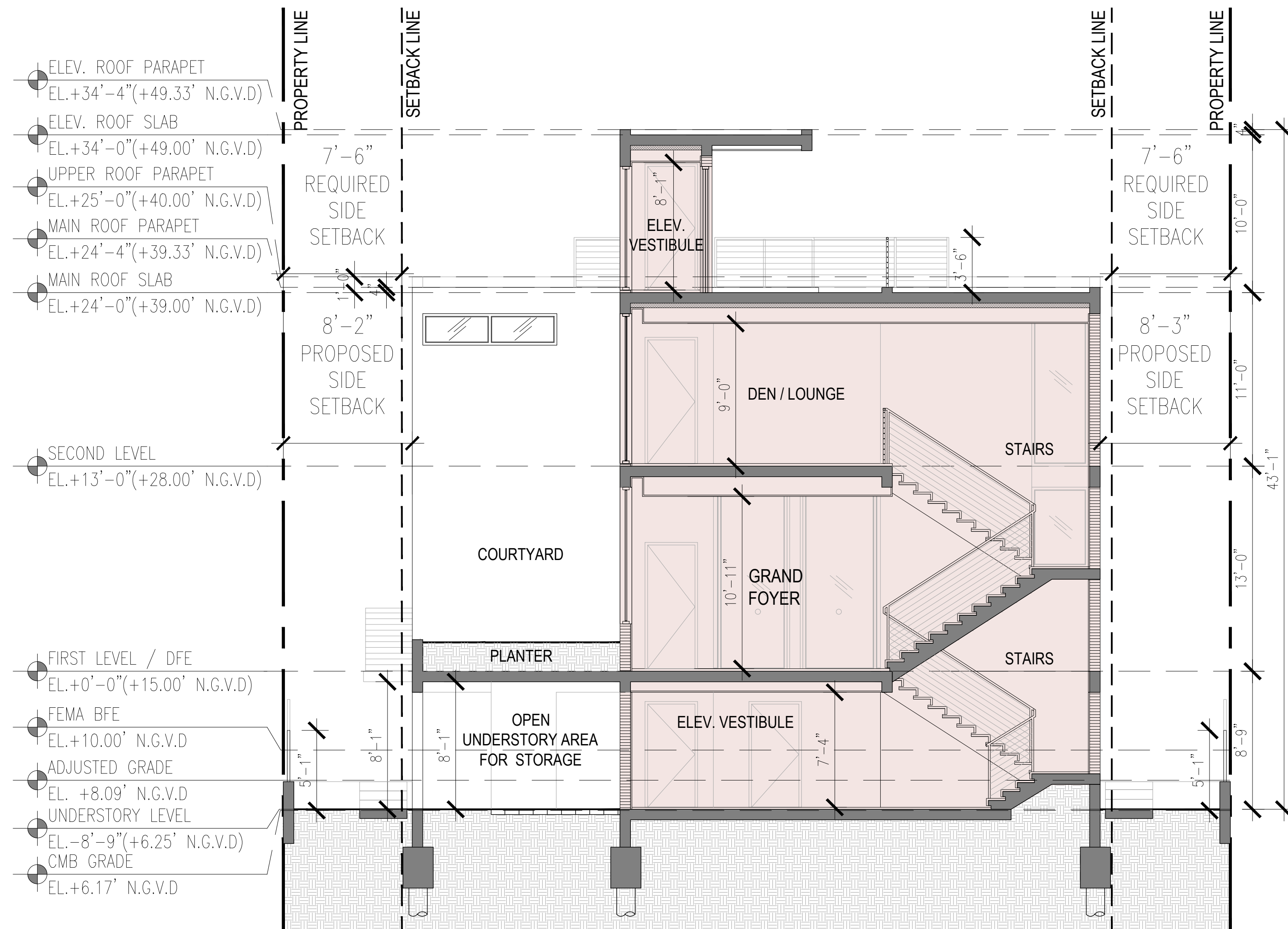
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A-4.0

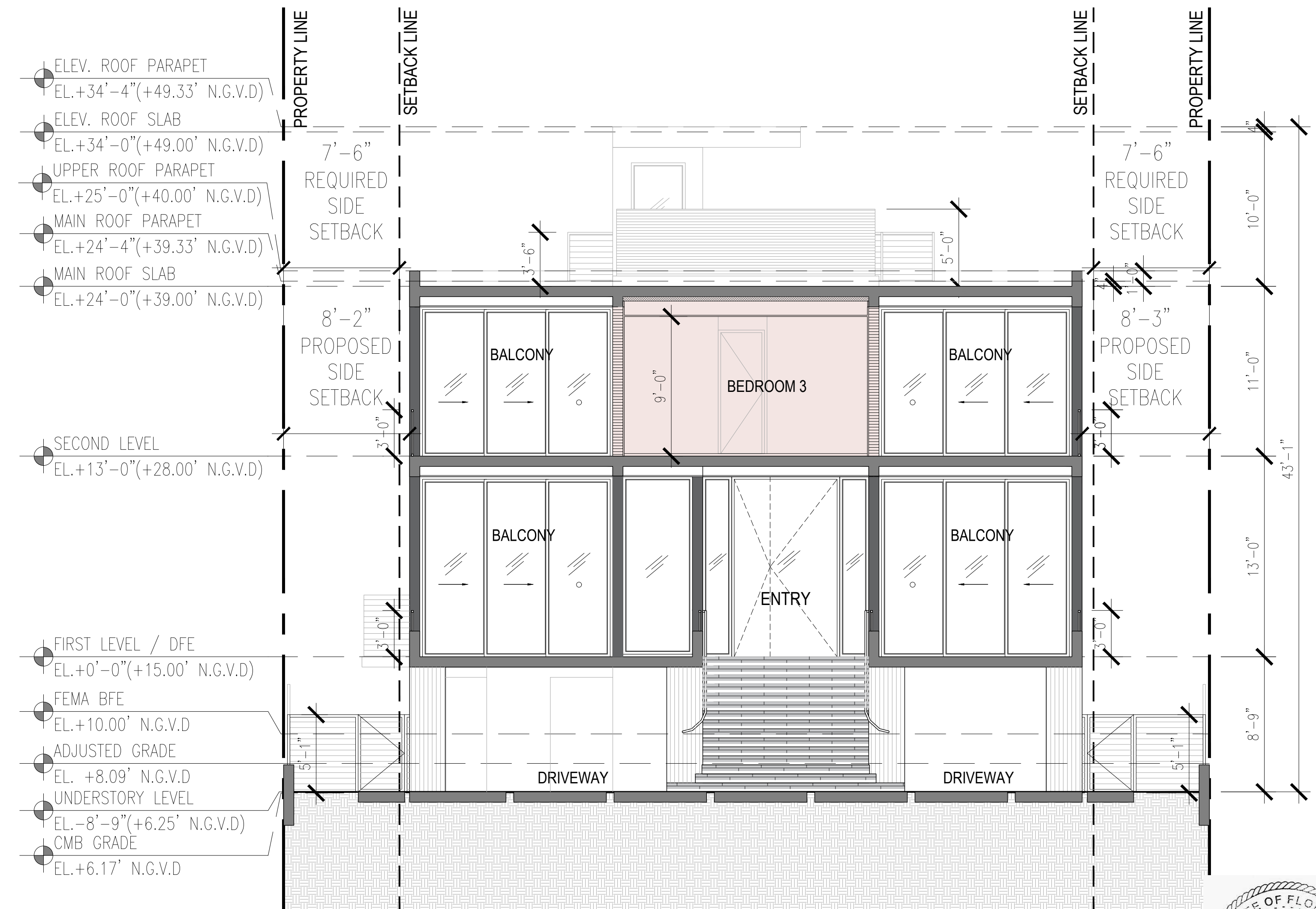




03 KEYPLAN



01 MAIN STAIRS SECTION



02 DRIVEWAY SECTION

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

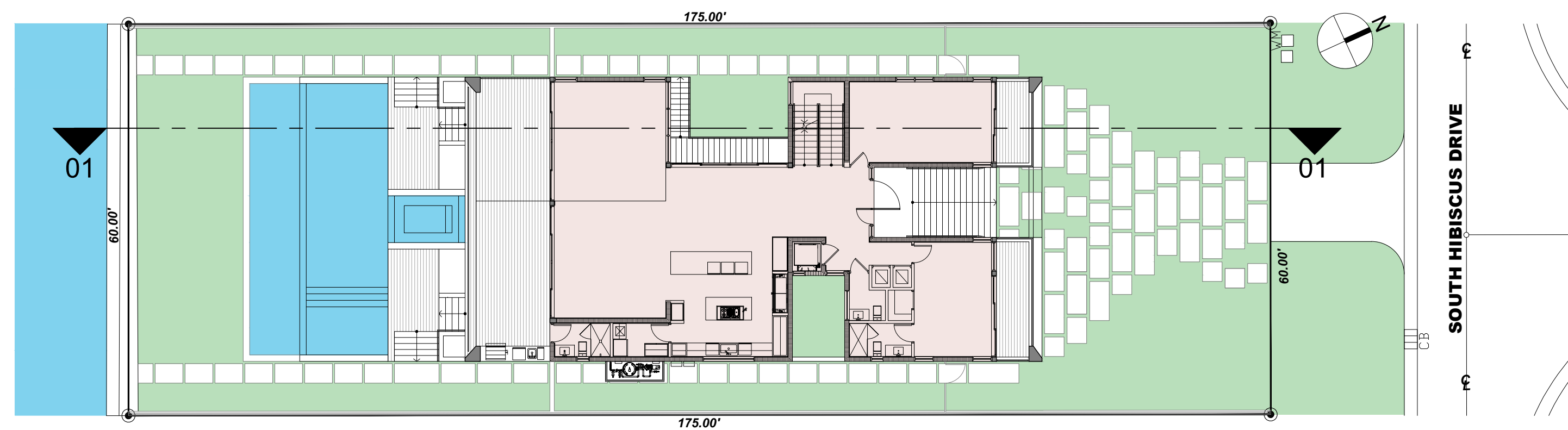
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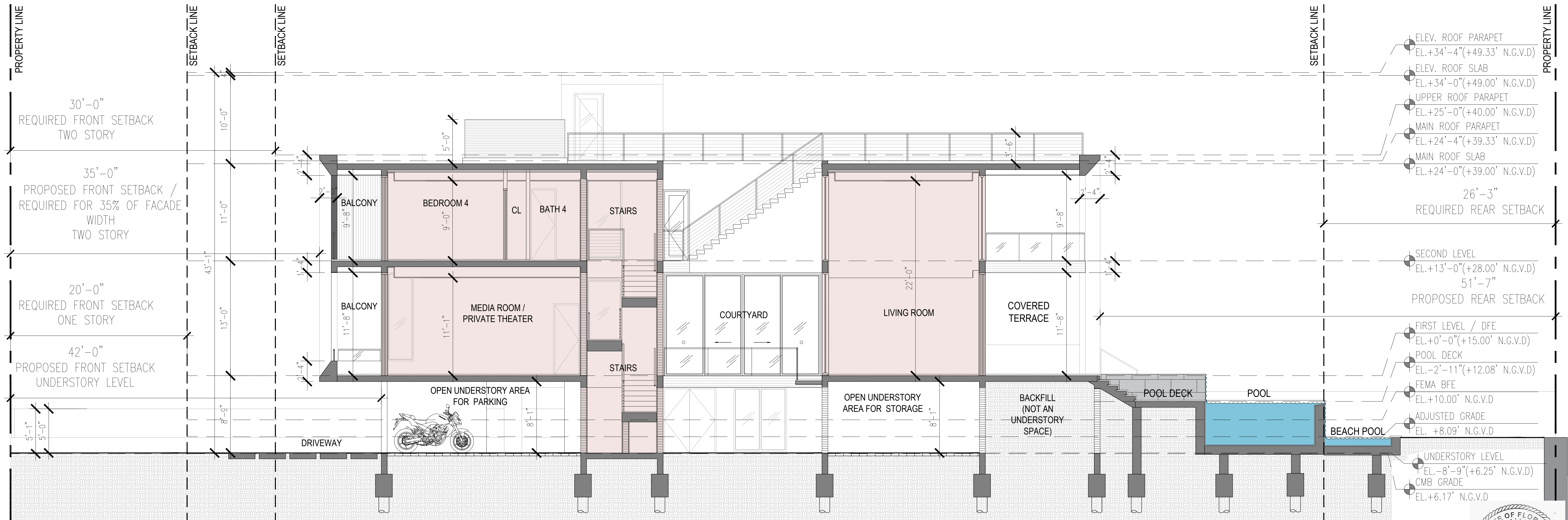
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A-4.1





02 KEYPLAN



01 LONGITUDINAL SECTION

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

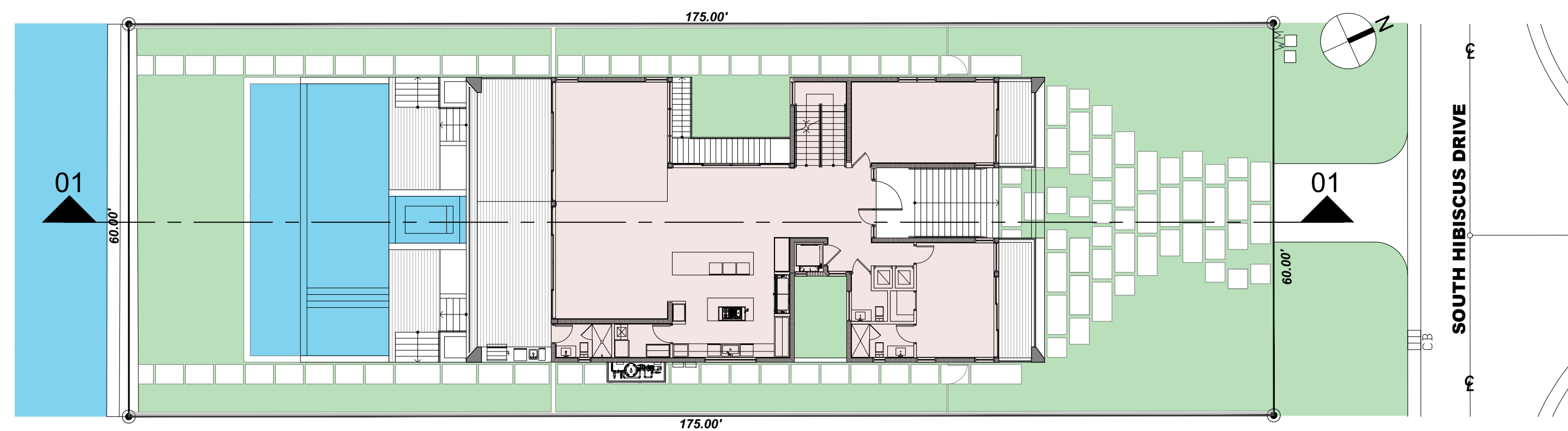
140 S. HIBISCUS DRIVE
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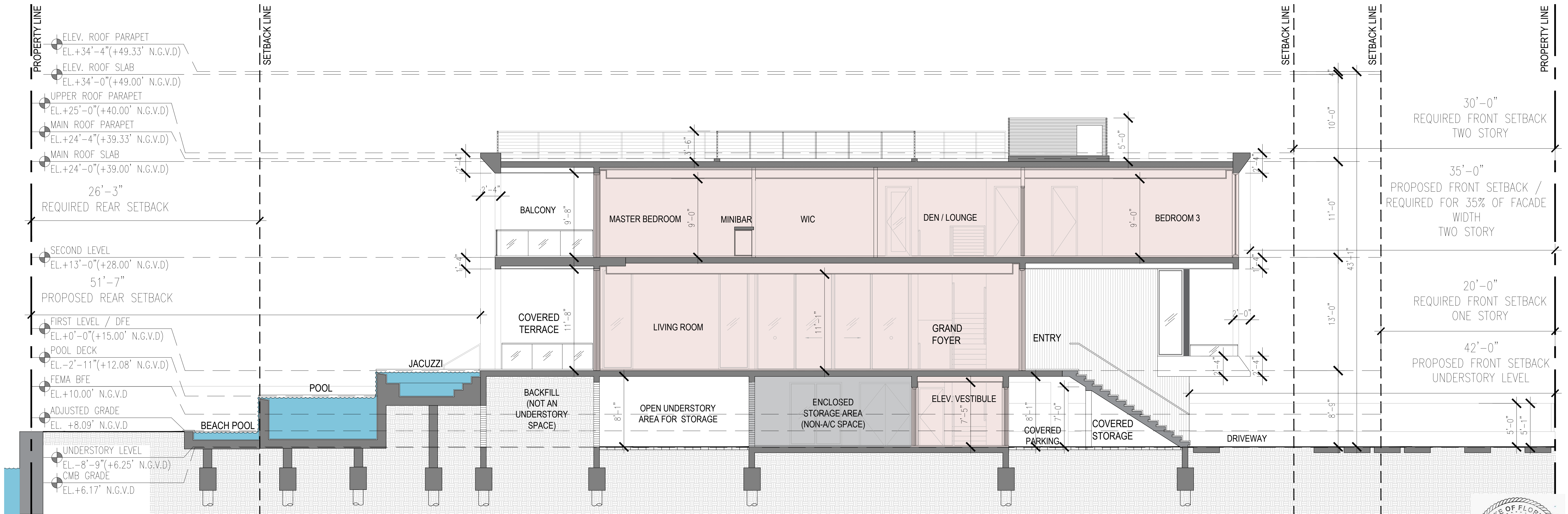
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SCALE: 3/16"=1'-0"

A-4.2





02 KEYPLAN



01 LONGITUDINAL SECTION



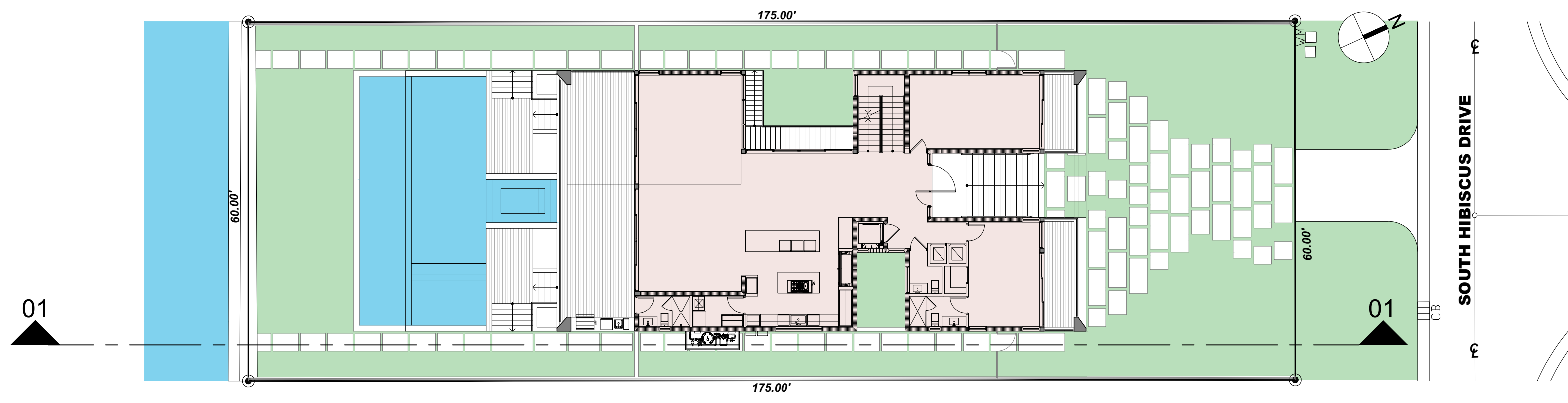
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

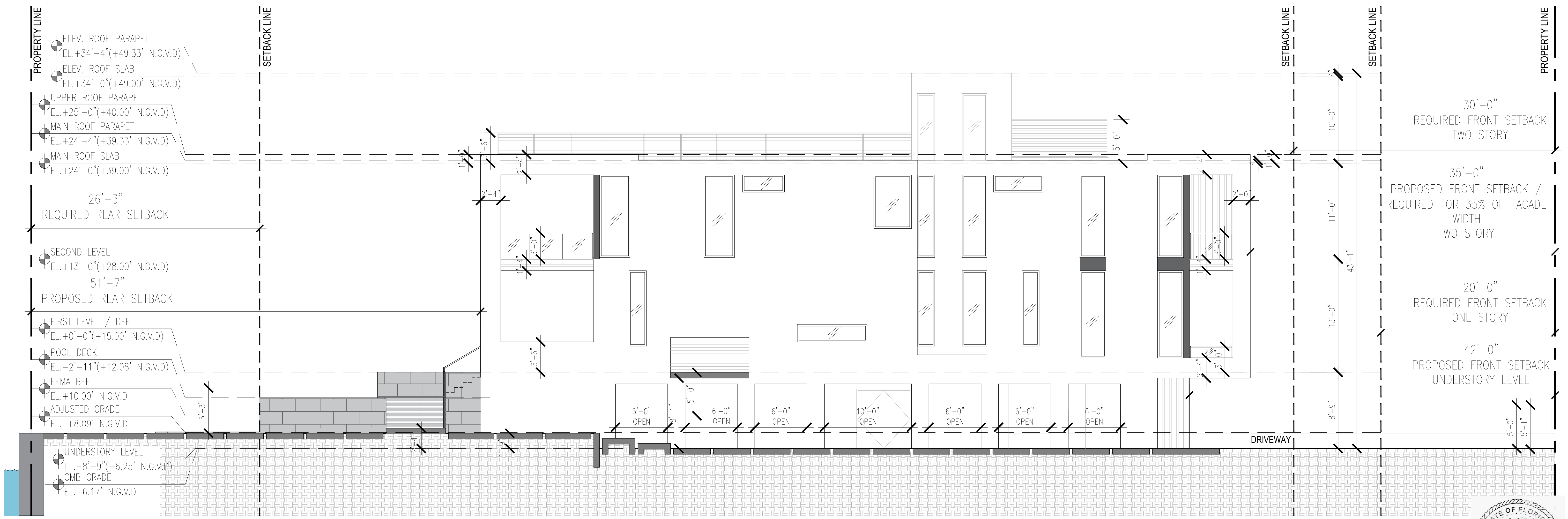
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.3



02 KEYPLAN

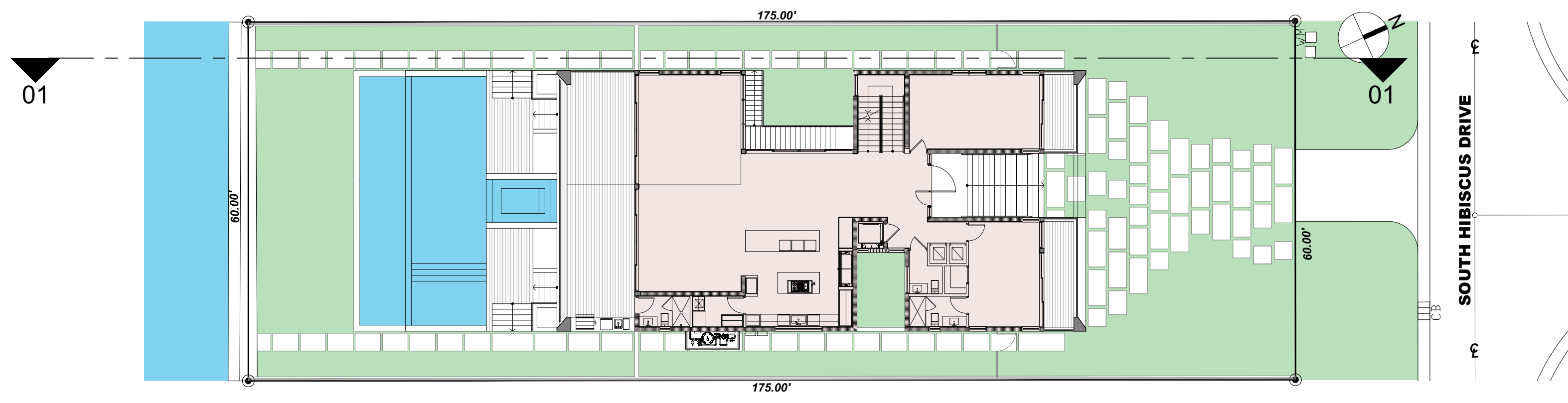


140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

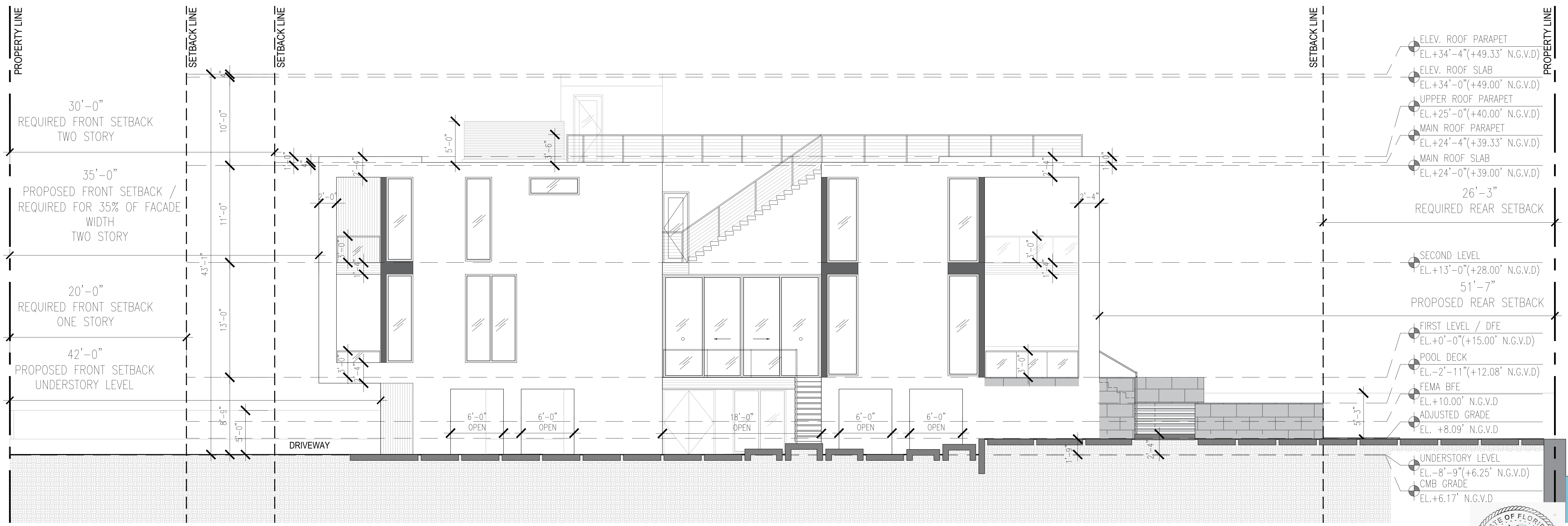
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-4.4



02 KEYPLAN



01 LONGITUDINAL SECTION

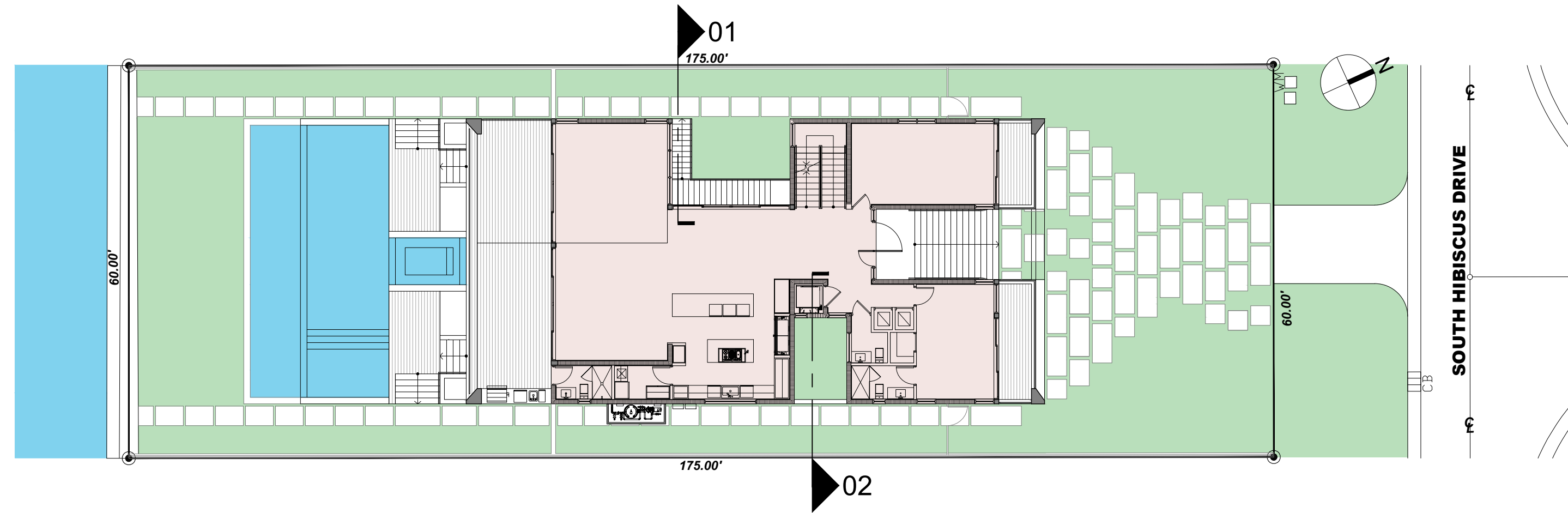
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

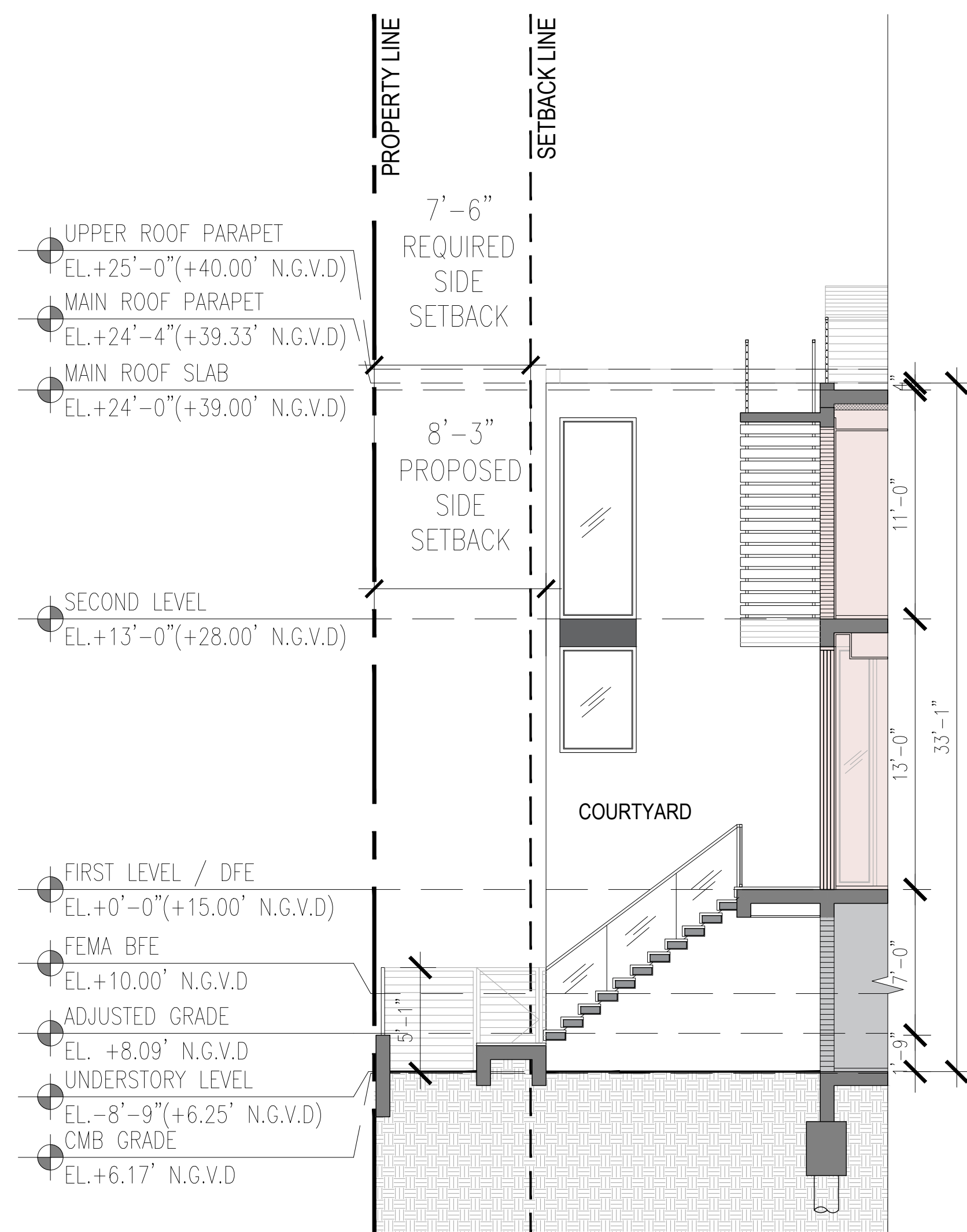
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SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-4.5

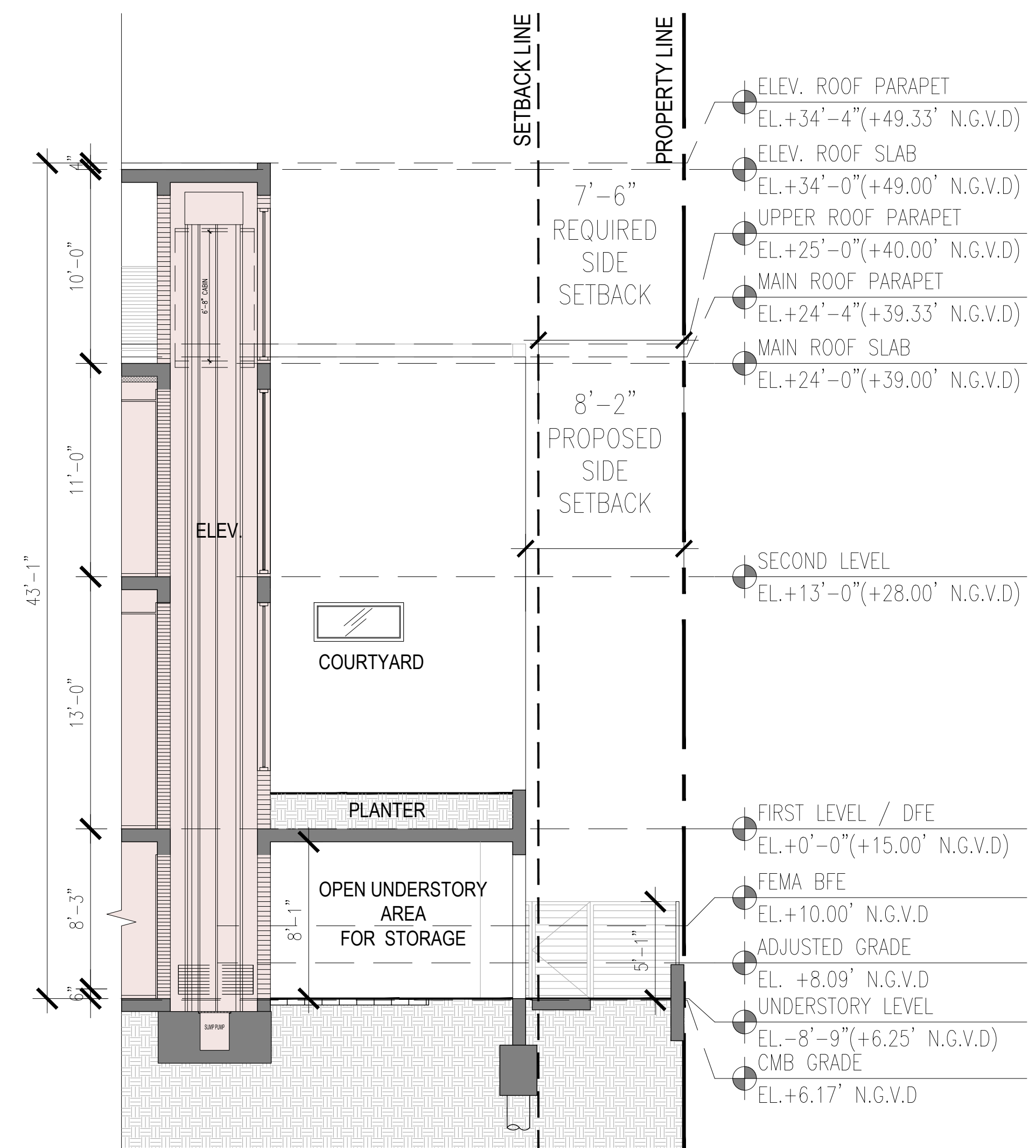




03 KEYPLAN



01 COURTYARD SECTION



02 COURTYARD SECTION

140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

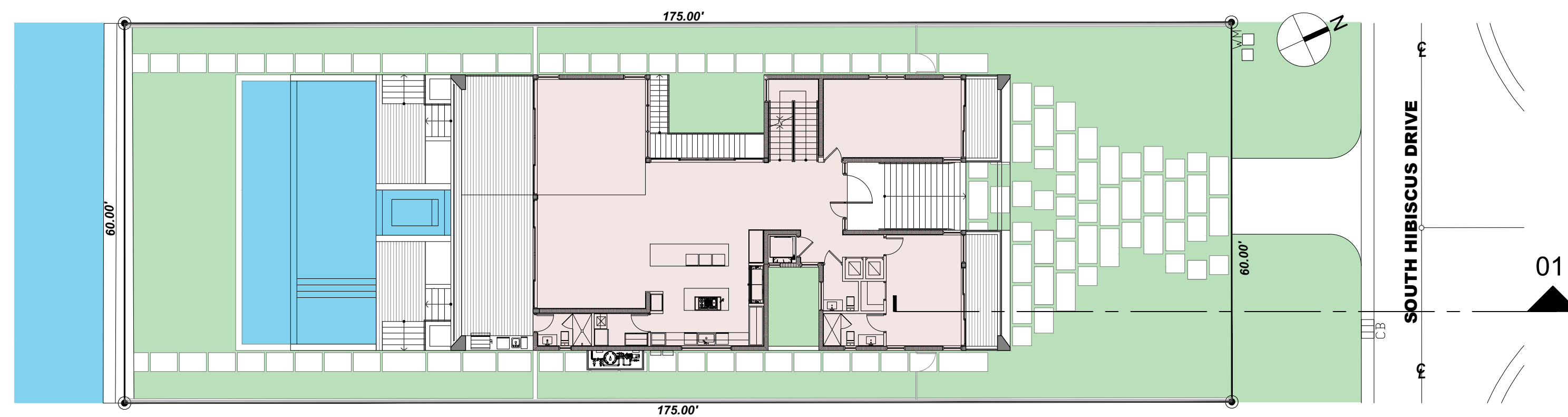
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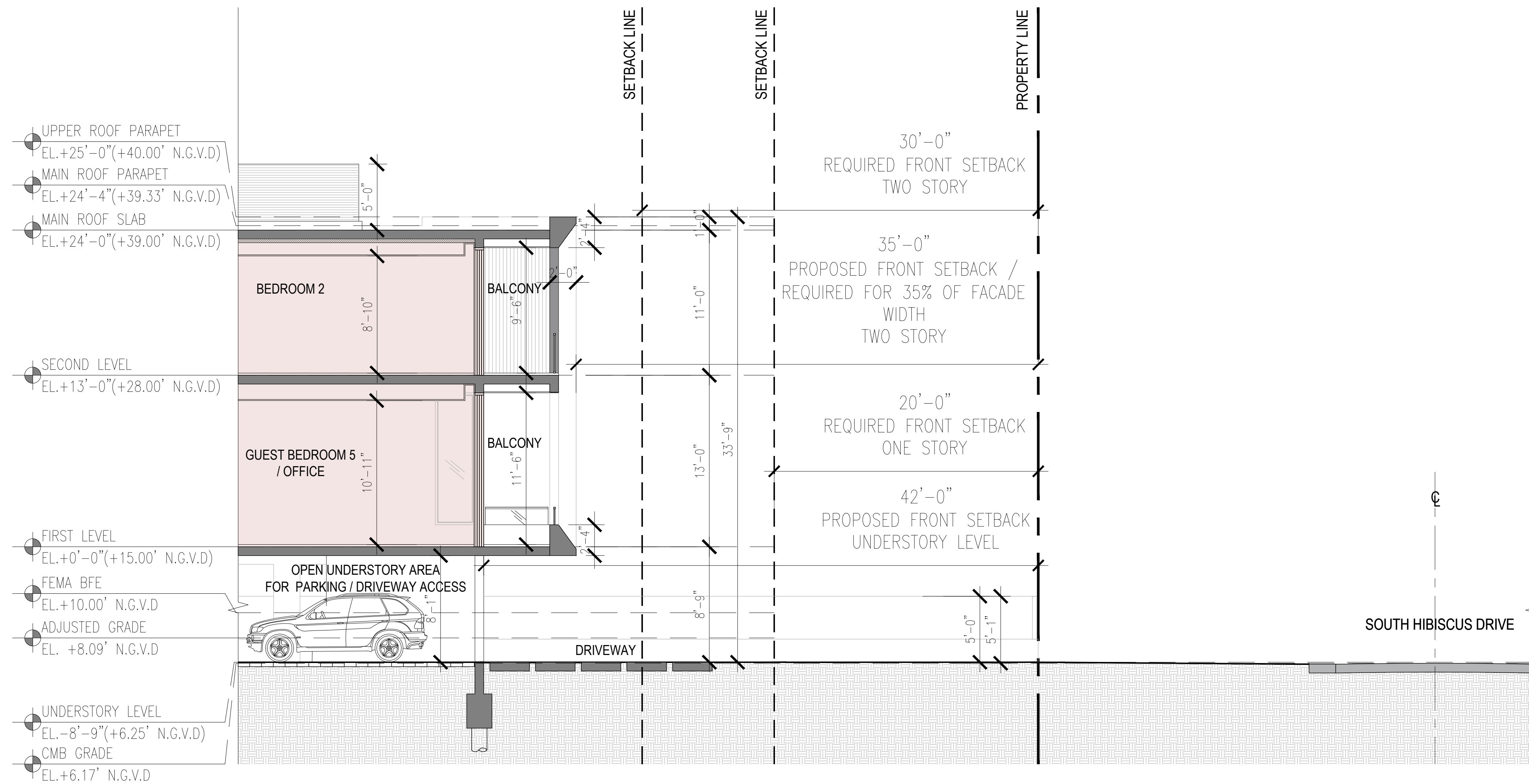
SECTIONS
DATE: 12/11/2023
SCALE: 3/16"=1'-0"

A-4.6





02 KEYPLAN



01 FRONT YARD SECTION

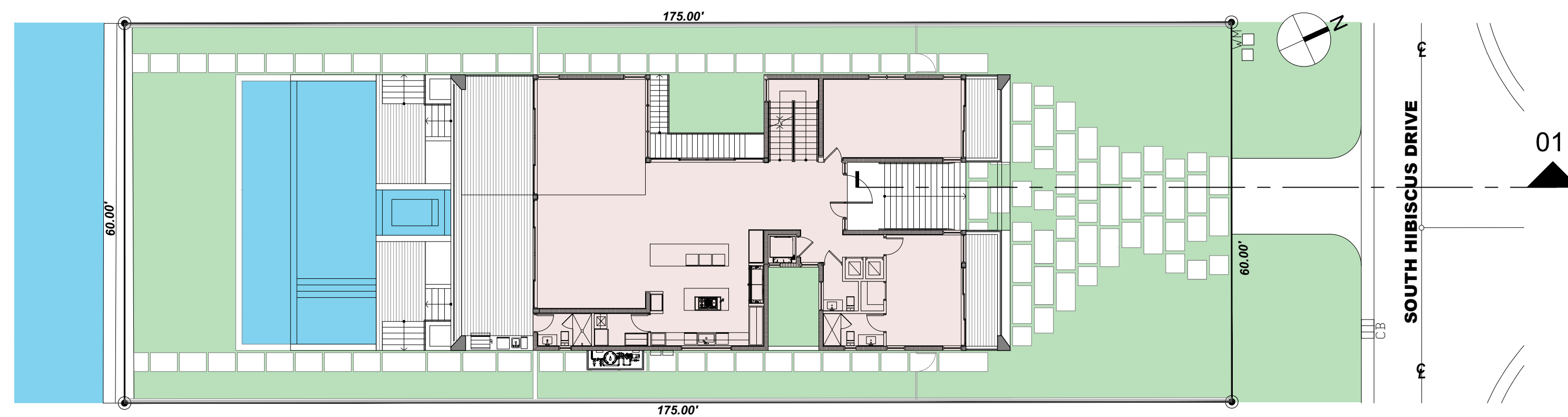
140 S HIBISCUS VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL

140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

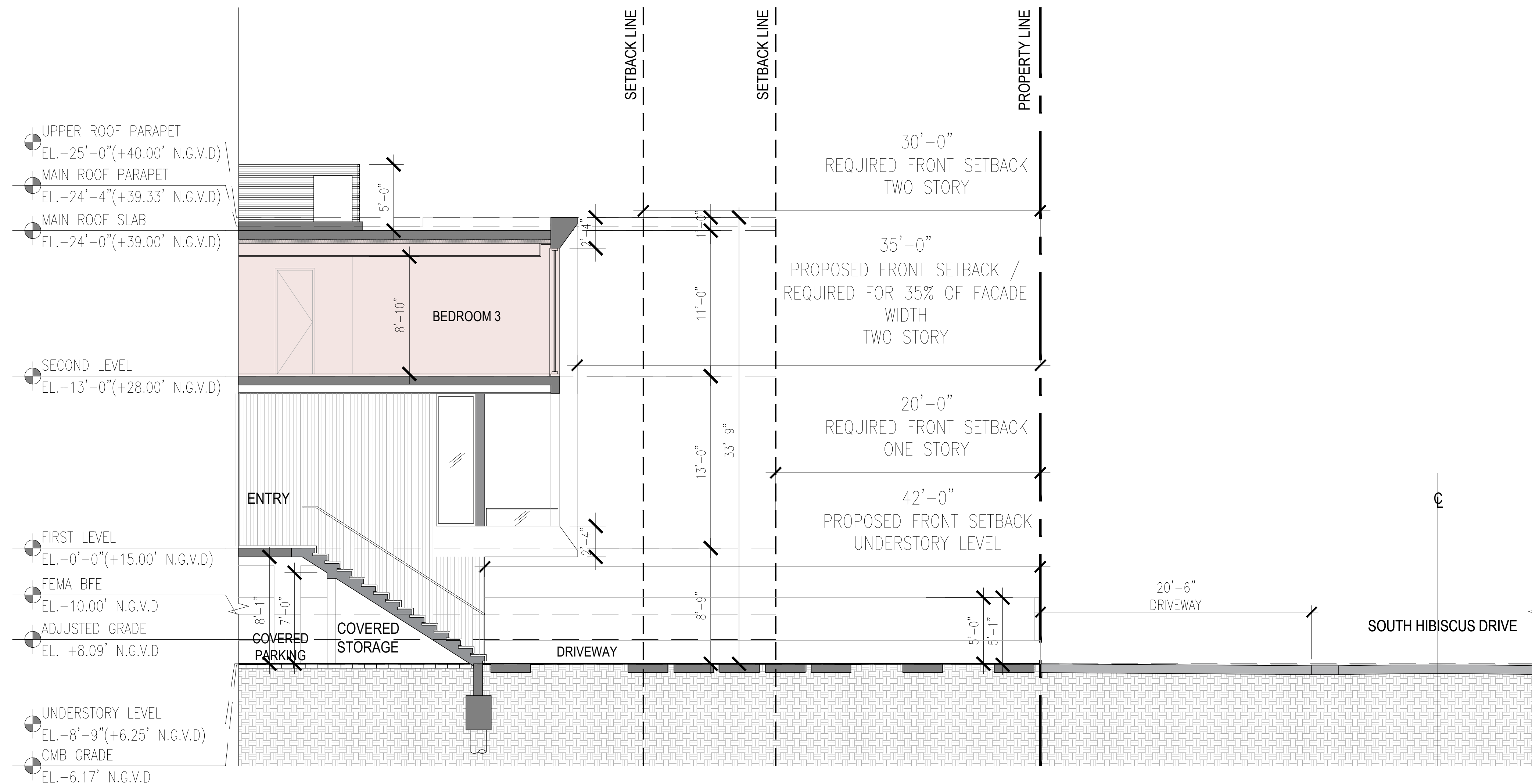
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YARD SECTION
DATE: 12/11/2023
SCALE: 3/16"=1'-0"
A-5.0





02 KEYPLAN



01 DRIVEWAY SECTION



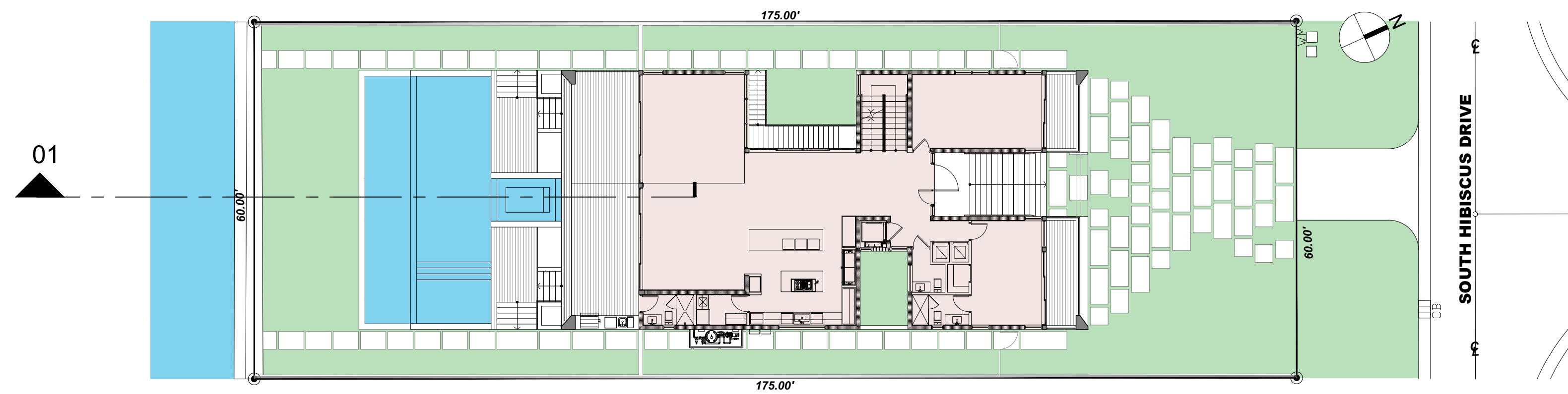
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140 S. HIBISCUS DRIVE
MIAMI BEACH, FLORIDA 33139

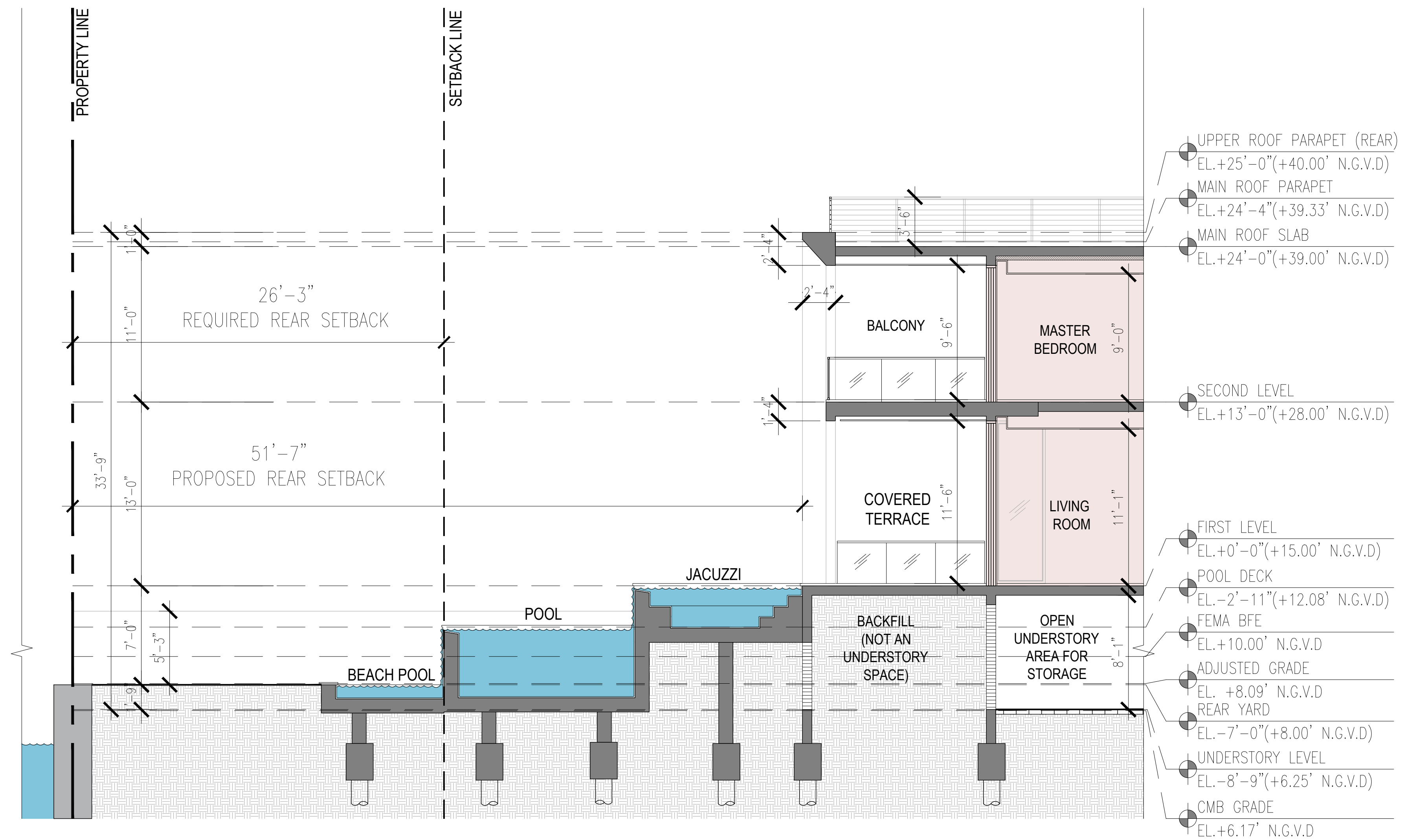
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YARD SECTION
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A-5.1

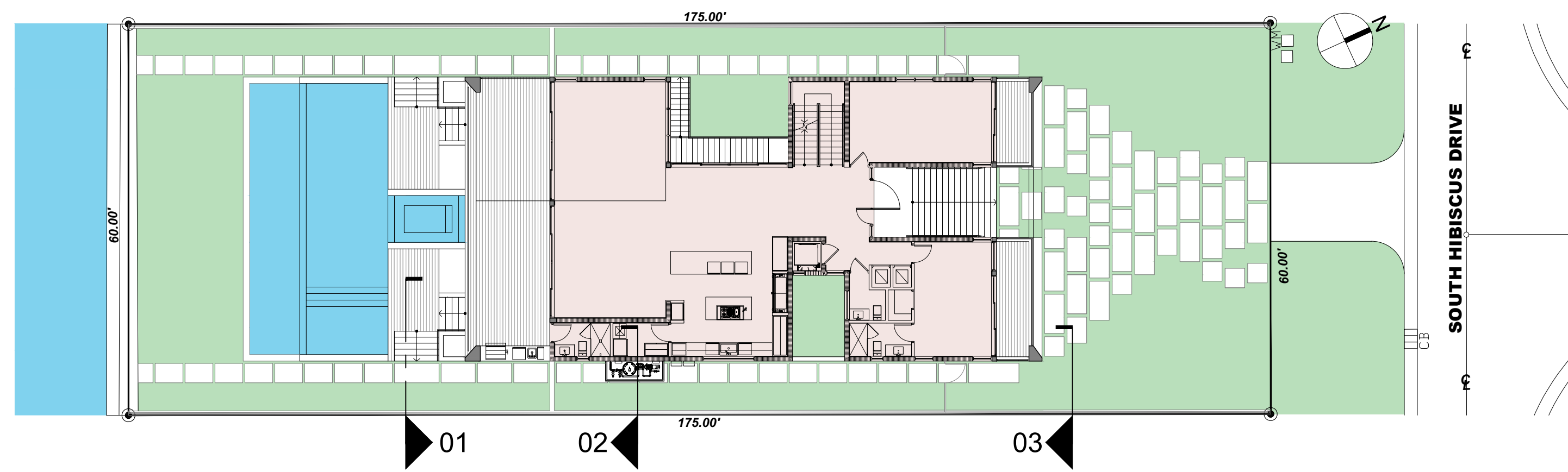


02 KEYPLAN

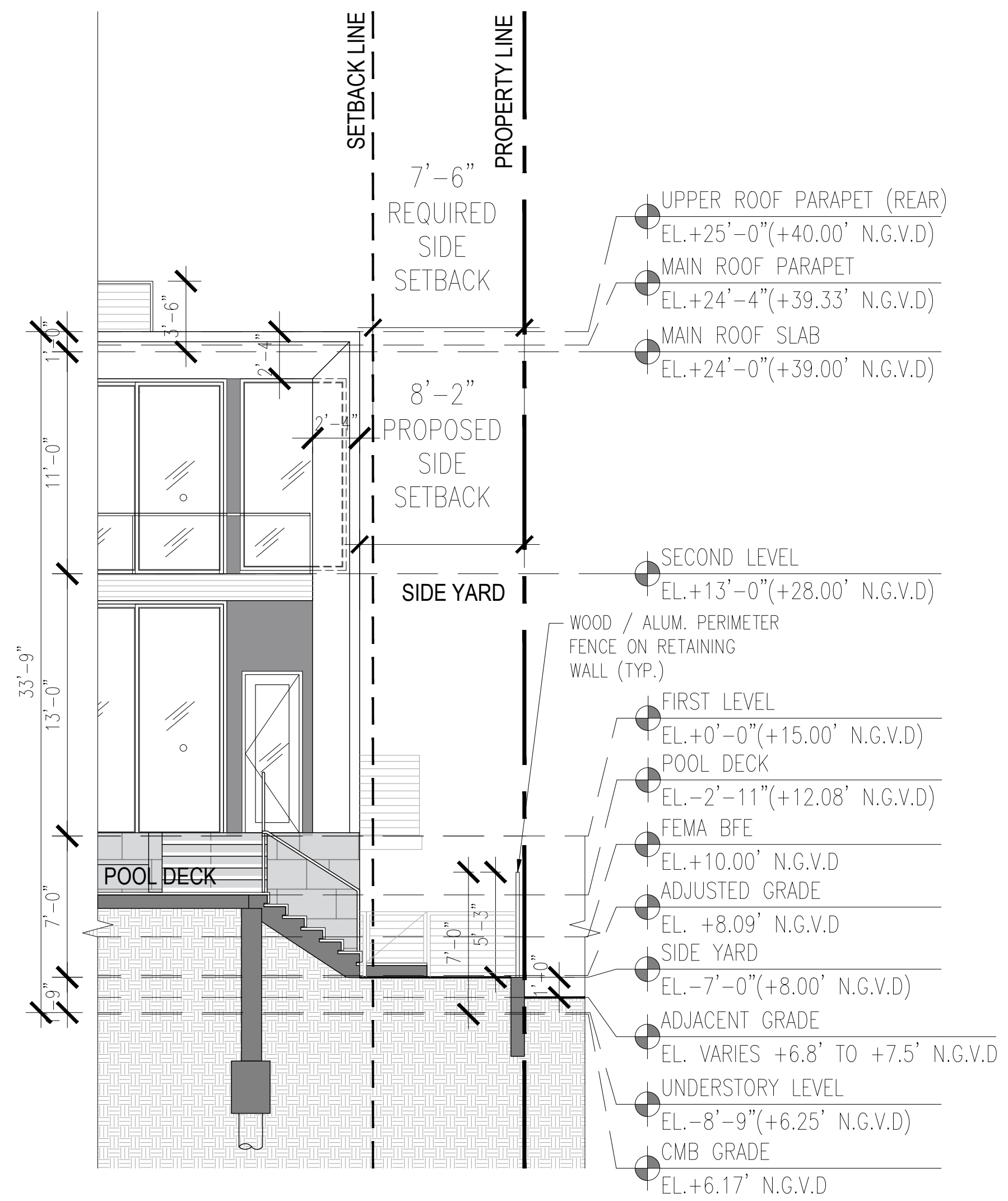


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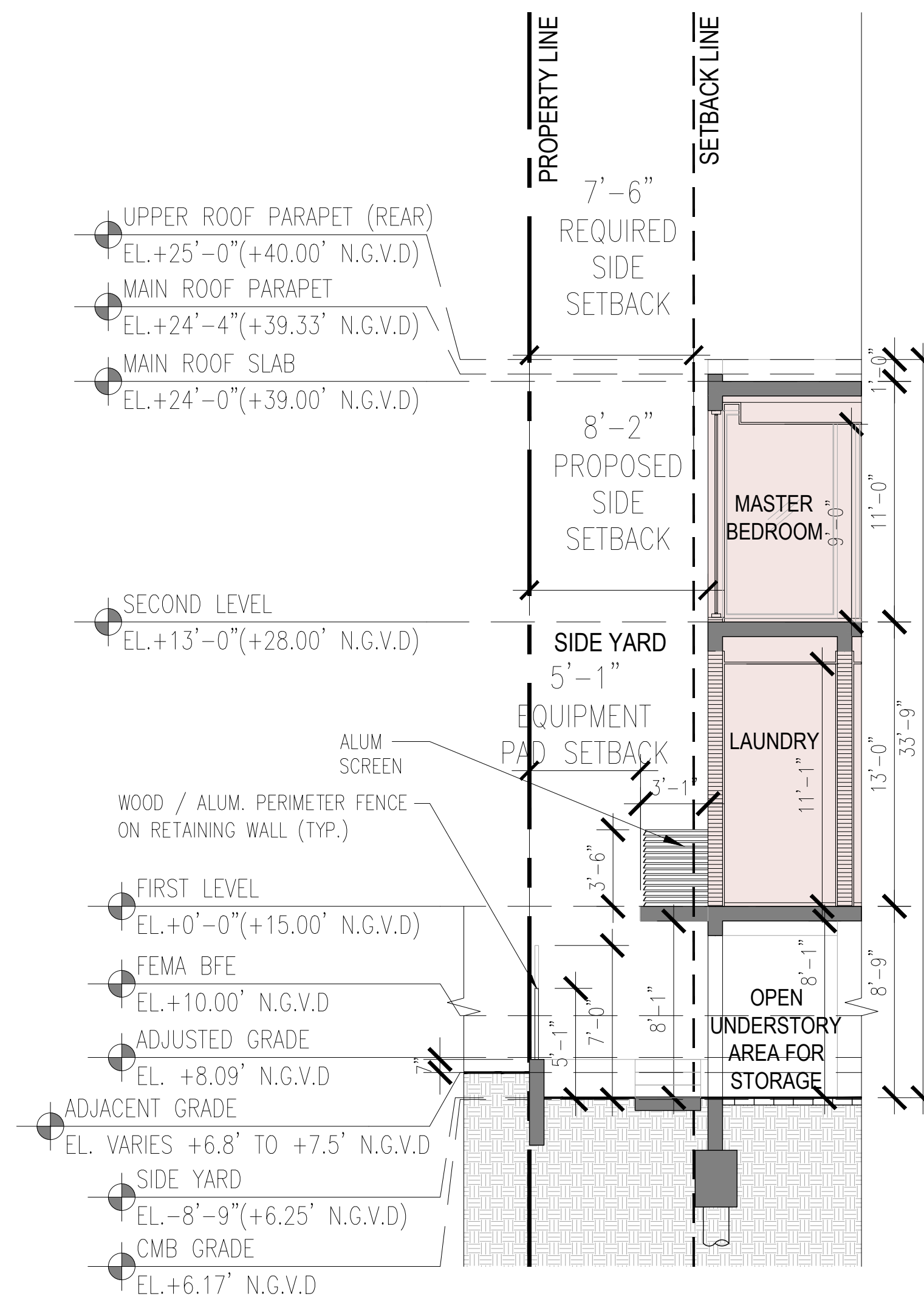




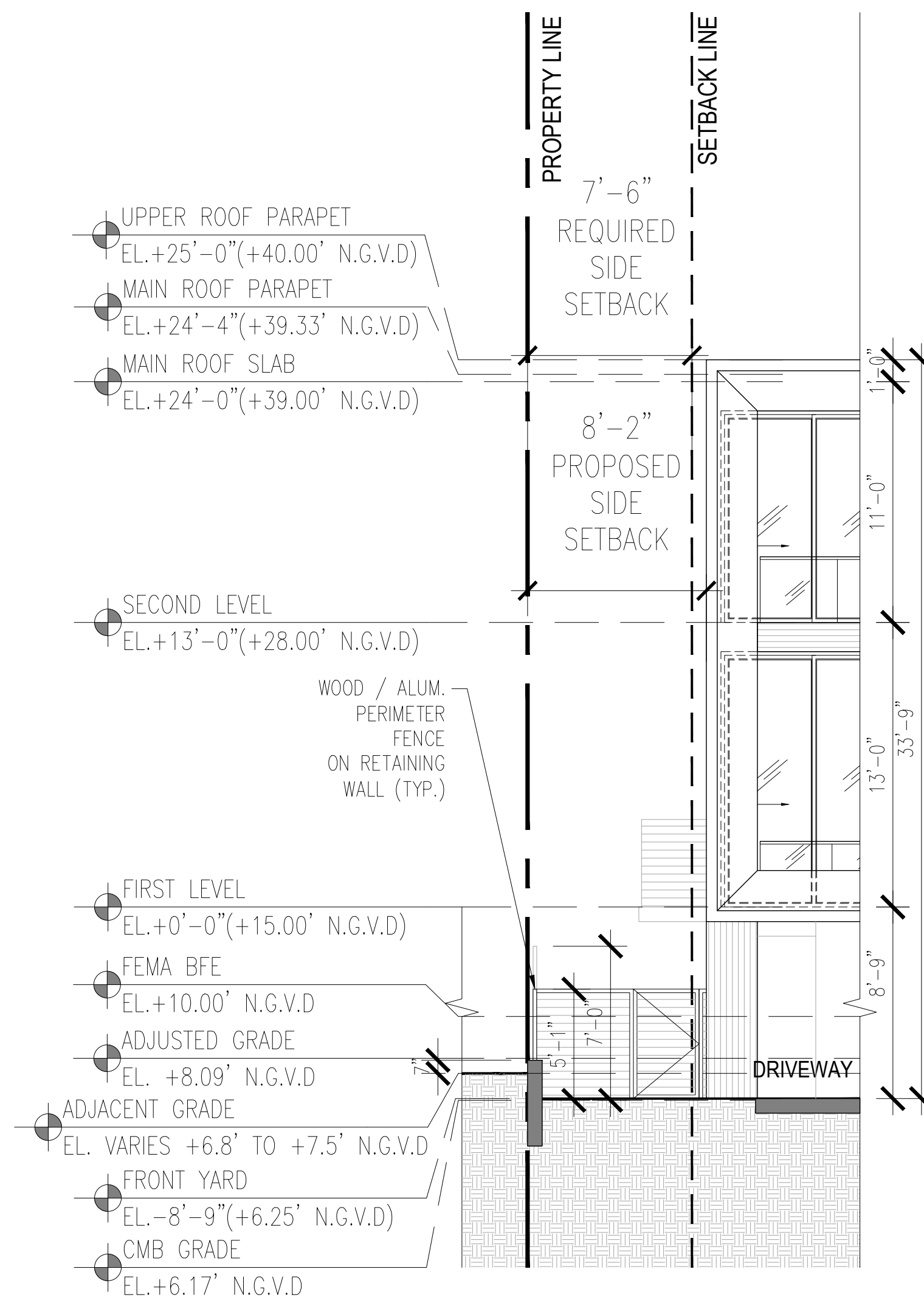
04 KEYPLAN



01 SIDE YARD SECTION

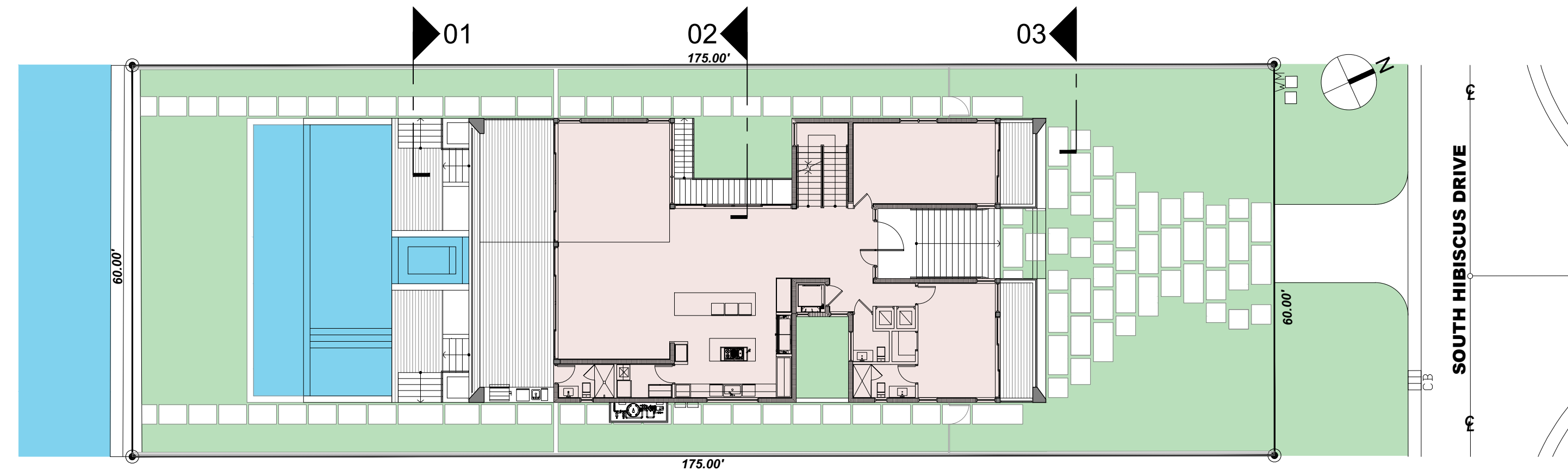


02 SIDE YARD SECTION

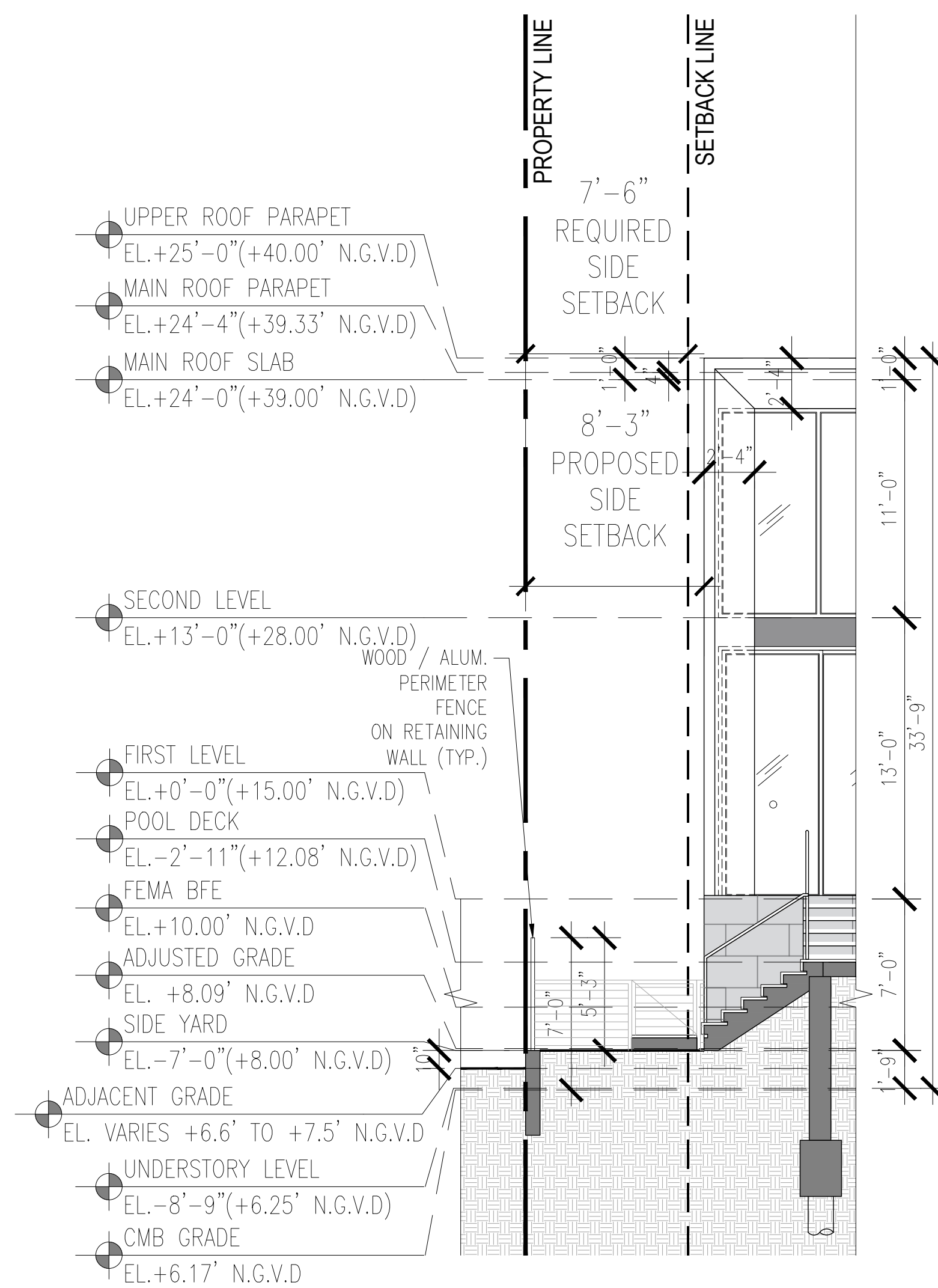


03 SIDE YARD SECTION

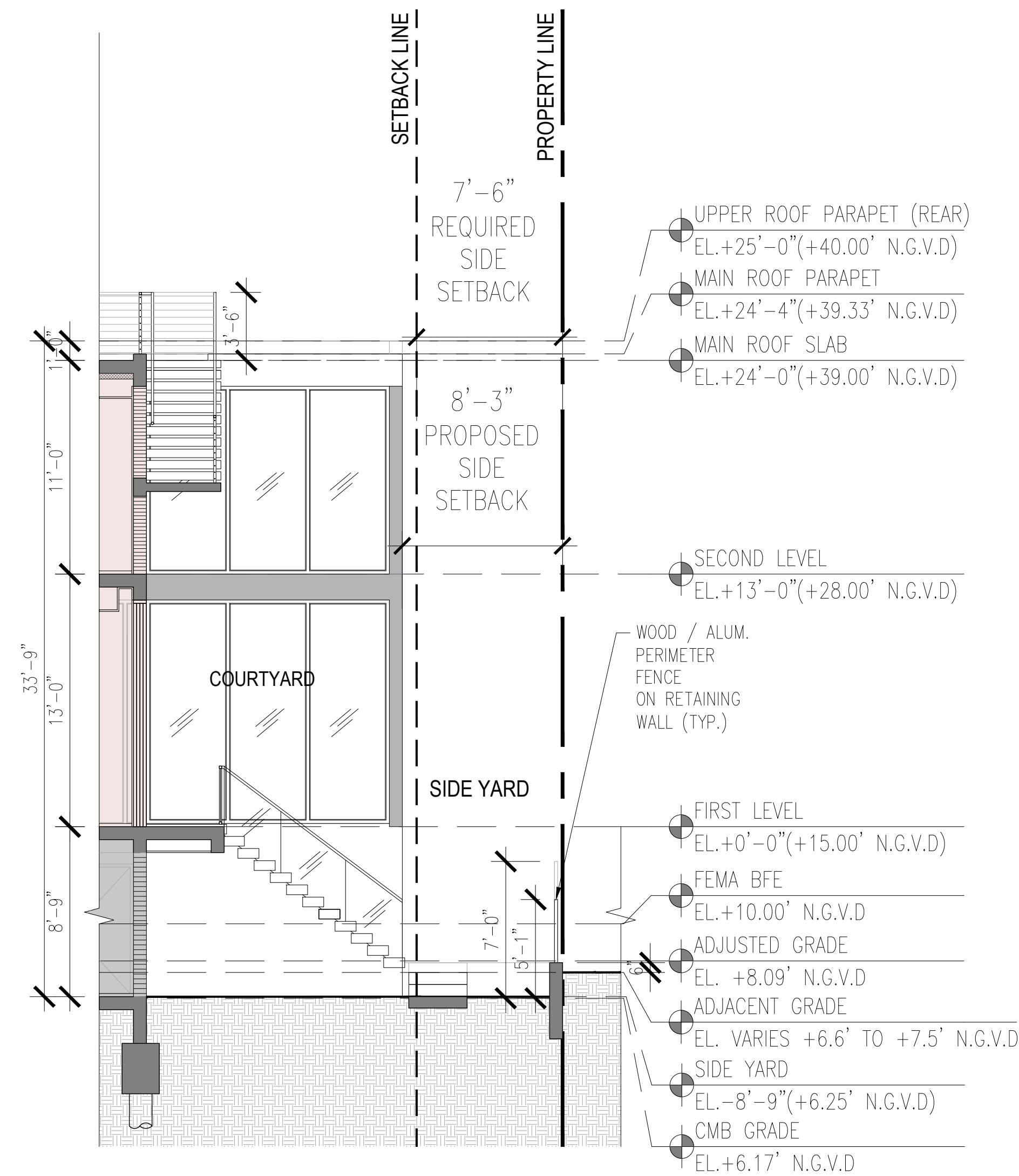




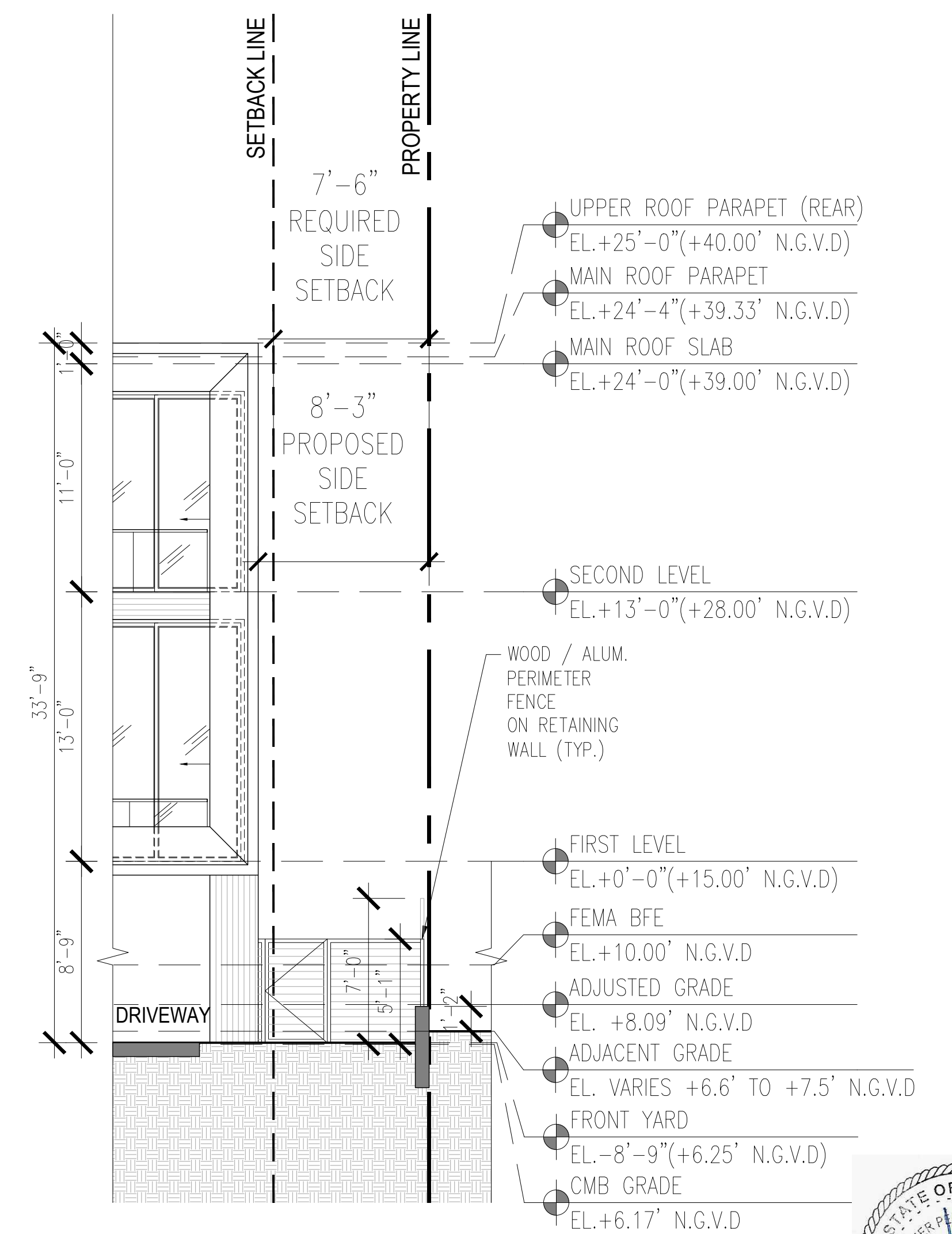
04 KEYPLAN



01 SIDE YARD SECTION



02 SIDE YARD SECTION



03 SIDE YARD SECTION

140 S HIBISCUS VILLA
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A-5.4

