

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

- RENOVATE EXISTING STUDY INTO A BEDROOM WITH A FULL BATHROOM AND ENCLOSE ATTACHED BALCONY
- PROTECTION AND PRESERVATION OF ALL EXISTING EXTERIOR DOORS AND PENETRATION
- 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

- 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 EXISTING ROOF PLAN
- A-1.03b PROPOSED ROOF PLAN
- A-2.00 EXISTING AND PROPOSED ELEVATIONS
- A-5.00 RENDERING
- A-5.01 RENDERING

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

NOTES:

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

SECRET

REAL & SIGNATURE	DATE: AUGUST 14, 2020 PROJECT No. _____ SCALE: AS NOTED OR. BY: _____ DWG. No. _____ A-0.00 CAD FILE: _____ FILED IN: _____
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2	FINAL SUBMITTAL	10/1/2023
1	FIRST SUBMITTAL	09/8/2025
NO.	ISSUE DESCRIPTION	DATE

PROJECT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHORT TITLE

SITE LOCATION PLAN



DATE: AUGUST 11, 1983

PROJECT No.: _____

SCALE	AGNOTICE
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CHK BY: _____

DWC No. _____

A-0.0

CAD 401R	4/14/01
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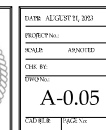
NOTE: INFORMATION NOTED BELOW WAS TAKEN FROM SURVEY DRAWINGS DATED OCTOBER 10, 2023 PREPARED BY MARTINEZ AND MARTINEZ ENTERPRISES INC.

NOTES:

PRICE/ACFT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

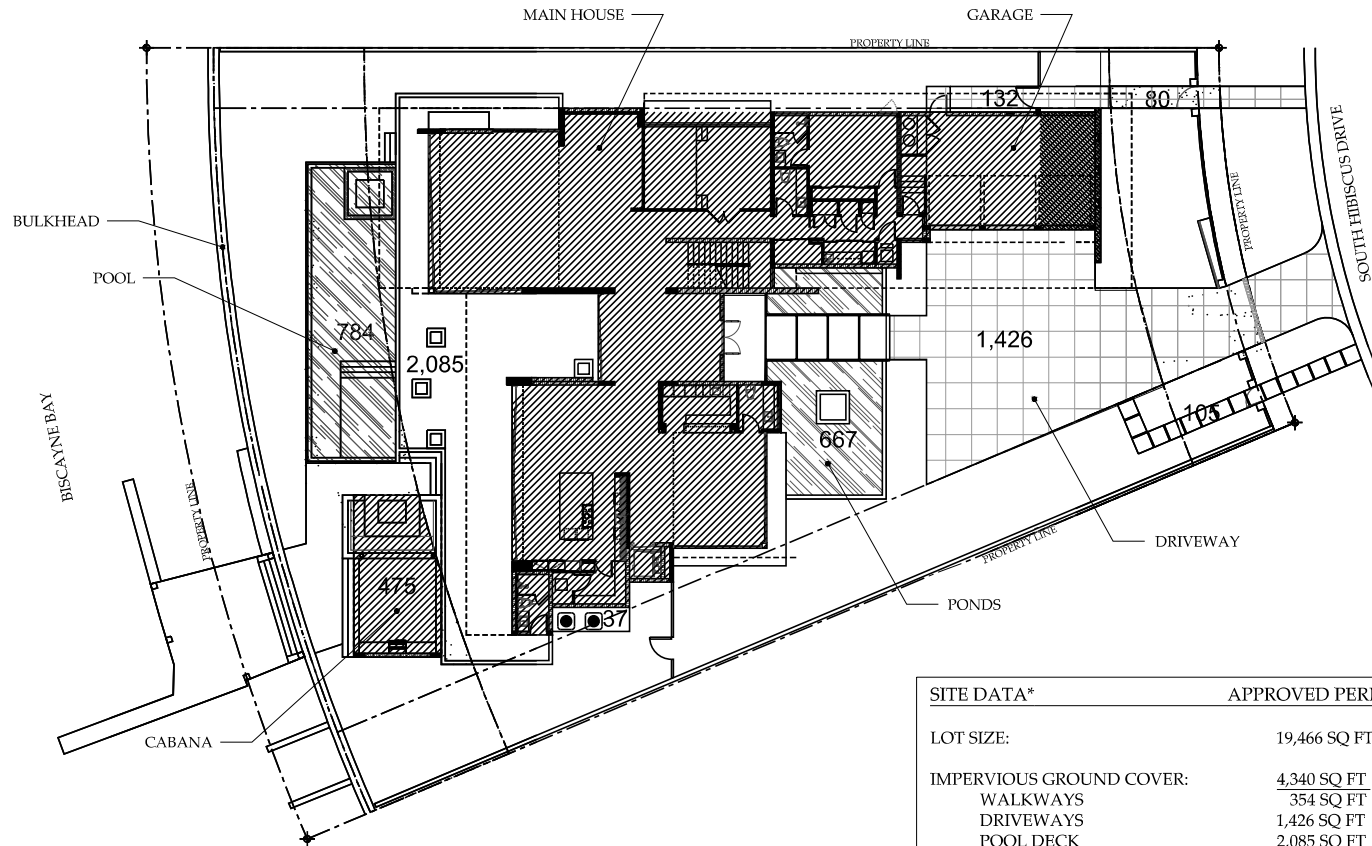
SHEET TITLE:

LOT AREA DIAGRAM



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

**MADISON WORTH
ARCHITECTURE, DPC**
401 Madison Avenue, Suite 900, New York, NY 10017 Tel: 212.203.7941
125 Worth Avenue, Suite 100, Palm Beach, FL 33480 Tel: 561.833.1582

NOTES:

2	FINAL SUBMITTAL	10/1/2013
0	FIRST SUBMITTAL	09/16/2013
NO	ISSUE DESCRIPTION	DATE

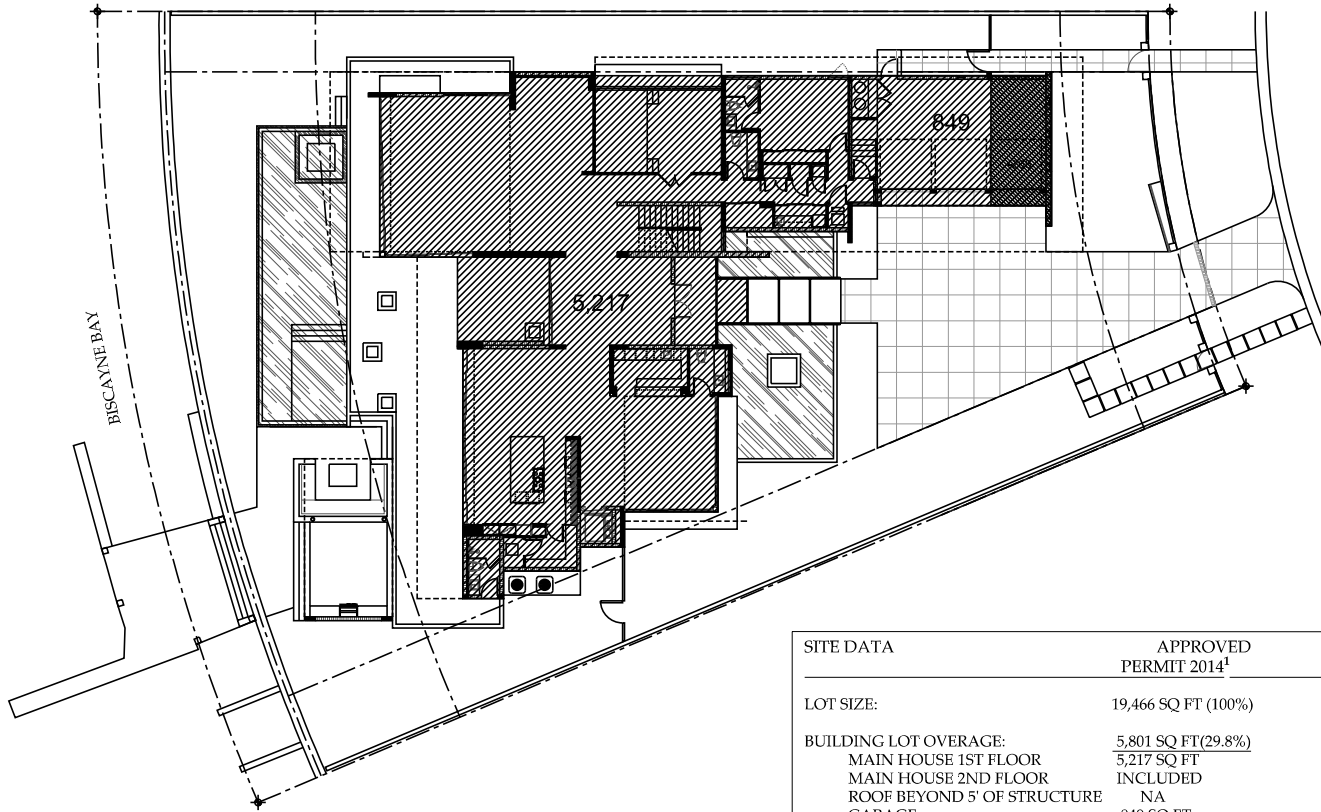
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE: SITE AREAS - CURRENT

SCALE & SIGNATURE: DATE: AUGUST 15, 2013
PROJECT: A-005a
SHEET: A-0.05a

SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE



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



SITE DATA	APPROVED PERMIT 2014 ¹	CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT (100%)	19,933 SQ FT (100%) ³	19,933 SQ FT (100%)
BUILDING LOT OVERAGE:	5,801 SQ FT (29.8%)	6,262 SQ FT (31.4%)	6,334 SQ FT (31.8%)
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:	4,340 SQ FT (22.3%)	4,480 SQ FT (22.5%)	4,480 SQ FT (22.5%)
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 ⁴	NA	140 SQ FT	140 SQ FT
WATER FEATURES:	1,451 SQ FT (7.4%)	1,451 SQ FT (7.3%)	1,451 SQ FT (7.3%)
POOL	784 SQ FT	784 SQ FT	784 SQ FT
PONDS	667 SQ FT	667 SQ FT	667 SQ FT
LANDSCAPE AREA:	7,874 SQ FT (40.5%)	7,762 SQ FT (38.9%)	7,690 SQ FT (38.5%)

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

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.333.2041
135 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO.1	ISSUE DESCRIPTION	DATE

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

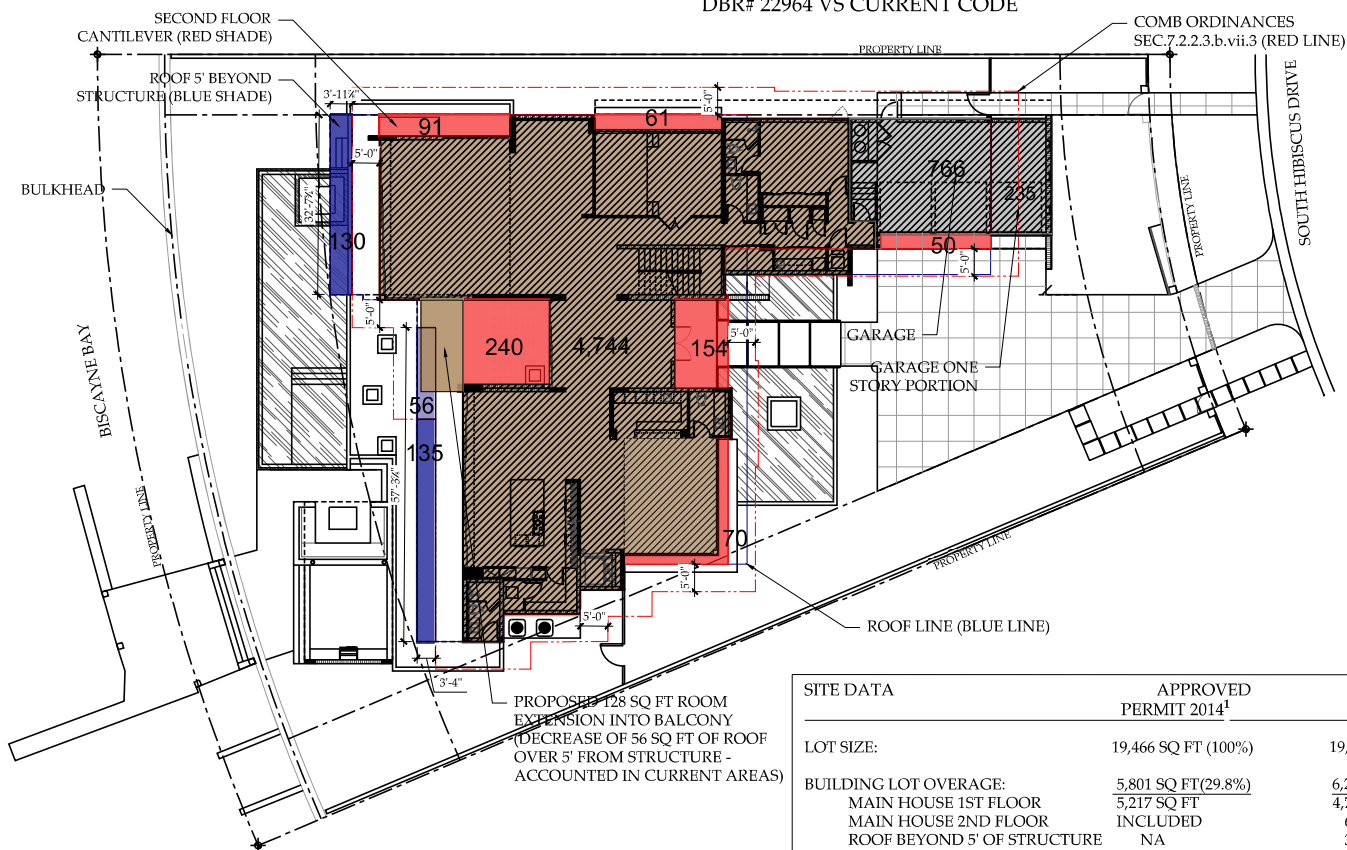
PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE STATE OF FLORIDA Professional Seal Professional Engineer No. 12345 Exp. 12/31/2024	DATE: AUG 01, 2023 PROJECT: A-005b SHEET: 1 OF 1 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: [Signature]
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DBR# 22964 VS CURRENT CODE

685 Madison Avenue, Suite 200, New York, NY 10022 • Tel. 212.355.2556
175 North Avenue, Suite 306, Palm Beach, FL 33480 • Tel. 561.833.1741

NOTES:



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

SITE DATA	APPROVED PERMIT 2014 ¹	CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT (100%)	19,933 SQ FT (100%) ³	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
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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 ⁴	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:	7,874 SQ FT (40.5%)	7,762 SQ FT (38.9%)	7,690 SQ FT (38.5%)

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

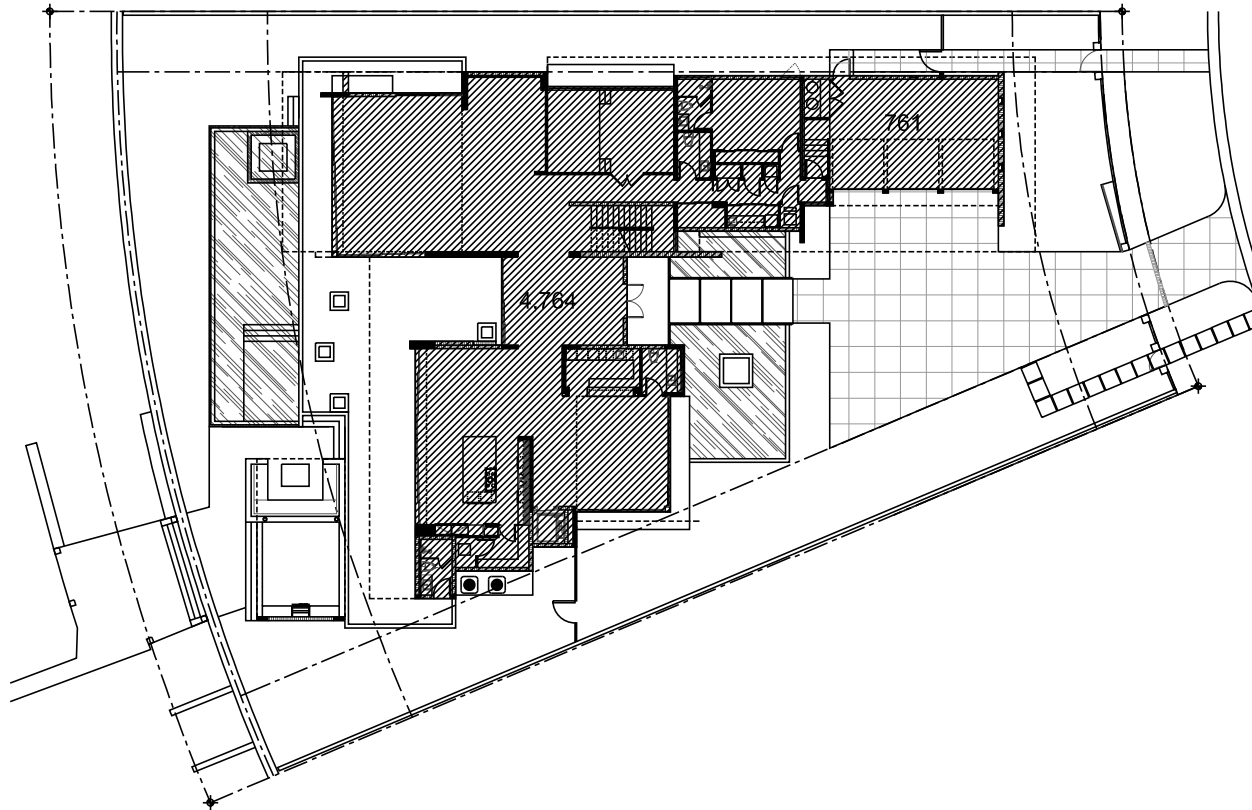
2	RENAL SUBMITTAL	10/11/2023
1	HIRST SUBMITTAL	09/08/2025
NO	ISSUE DESCRIPTION	DATE

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

PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



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



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	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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ARCHITECTURE, DPC**
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135 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO	ISSUE DESCRIPTION	DATE

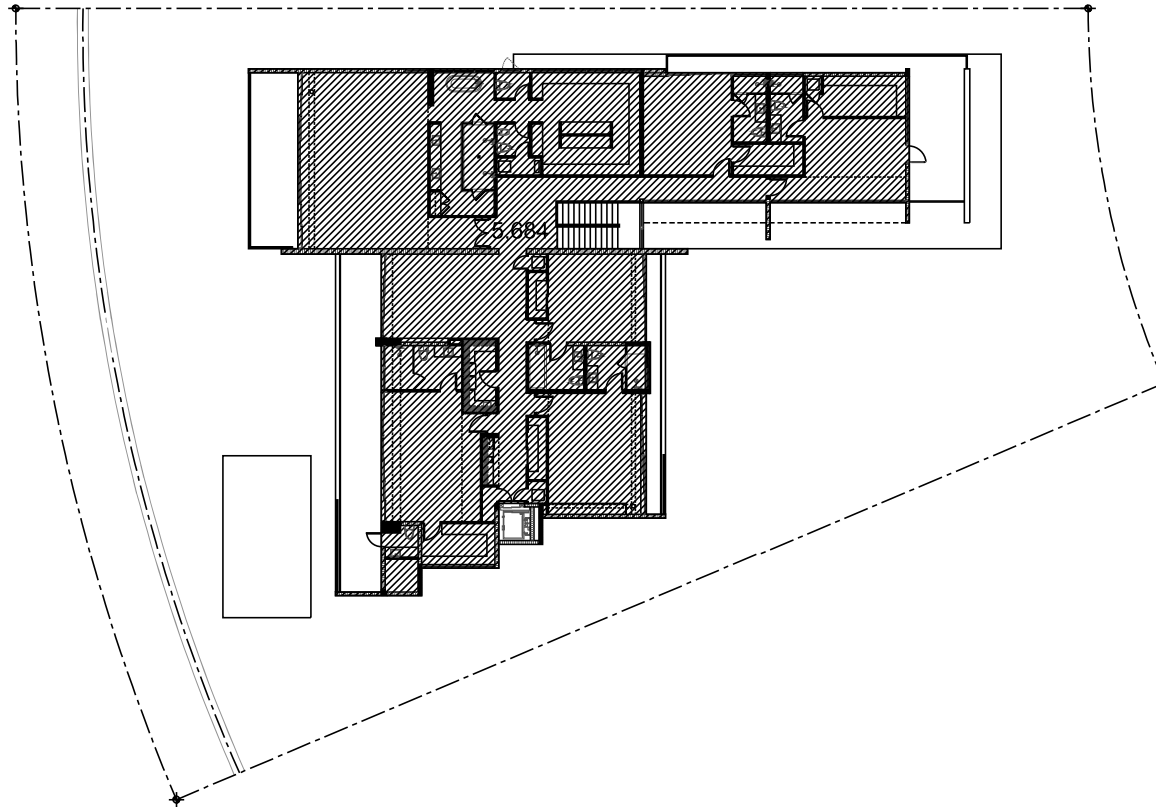
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

REVISIONS:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
Professional Engineer
No. 12345
Name: ALBERT J. JONES
Title: ARCHITECT
Date: 10/10/2023
A-0.05d

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



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



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	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

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 251, New York, NY 10022 - Tel: 212.333.2041
175 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO	ISSUE DESCRIPTION	DATE

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

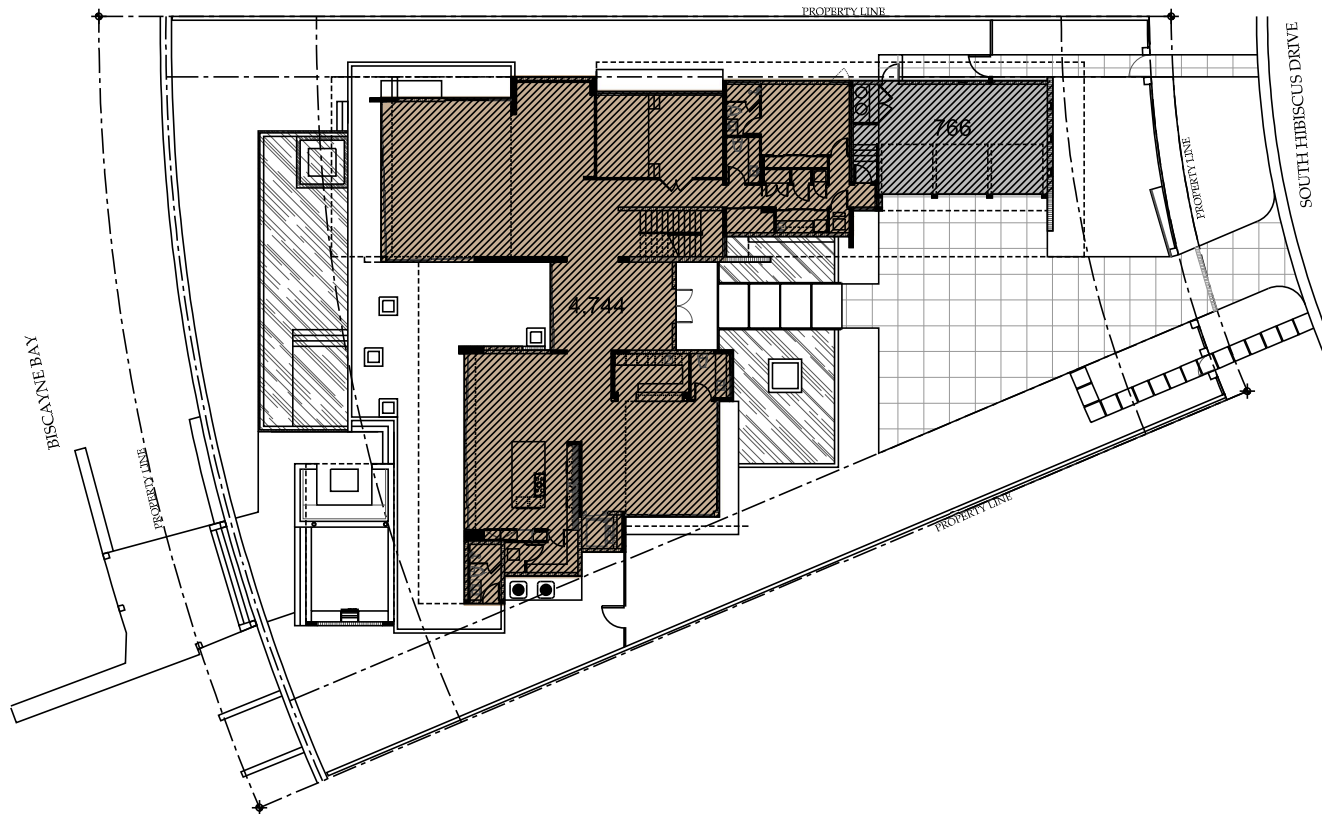
REVISIONS:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
Professional Engineer
No. 12222
J. P. Martinez
10/10/2023

DATE: 10/10/2023
DRAWN BY: ALG/ST/EL/2023
CHECKED BY: [Signature]
DATE: [Signature]
A-0.05e

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



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



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	19,933 SQ FT
BUILDING INTERIORS:	10,974 SQ FT	10,864 SQ FT	10,992 SQ FT
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1. DATA TAKEN FROM CHOFFE+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
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3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

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ARCHITECTURE, DPC**
865 Madison Avenue, Suite 250, New York, NY 10022 - Tel: 212.333.2041
135 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO.	ISSUE DESCRIPTION	DATE

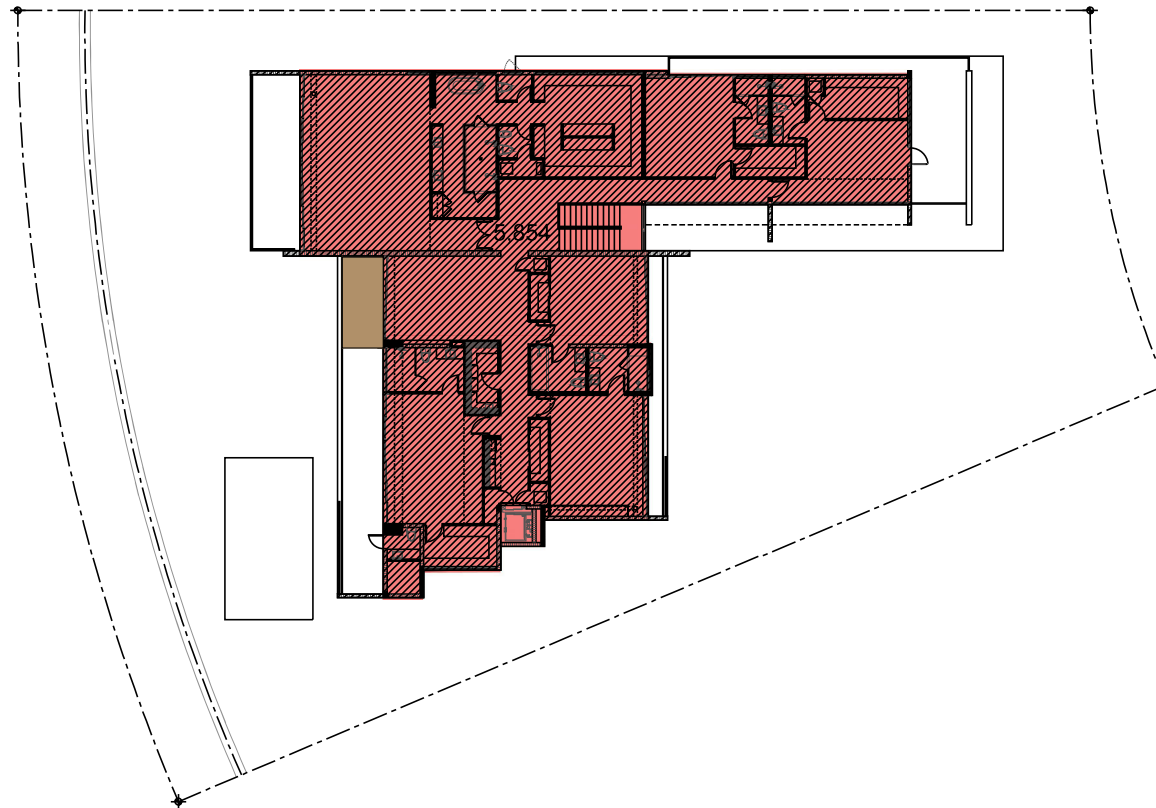
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

PROJECT TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
ARCHITECT
A-005f
DATE: AUGUST 14, 2023
SCALE: AS SHOWN
SHEET: A-005f
PROJECT: 428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



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



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	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
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UNIT SIZE/LOT SIZE:	56.4 %	54.5 %	55.1%

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3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.333.2041
175 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO.	ISSUE DESCRIPTION	DATE

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

REVISIONS:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
JULY 2022
PROFESSIONAL
ARCHITECT
MADISON WORTH
A-005919
A-0.05g



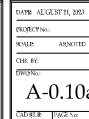
NOTES:

2	JRNAL SUBMITTAL	10/1/2023
1	FIRST SUBMITTAL	09/18/2025
NO.	ISSUE DESCRIPTION	DATE

PROJECT:

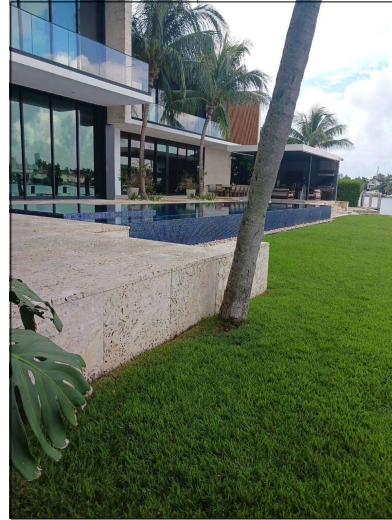
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PHOTOS OF EXISTING
CONDITIONS -
NEIGHBORING PROPERTIES



① REAR LOOKING NORTHWEST



② REAR LOOKING NORTHEAST



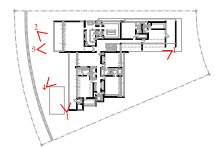
③ REAR LOOKING NORTH



④ REAR - LOOKING NORTHWEST

NOTES:

KEY PLAN



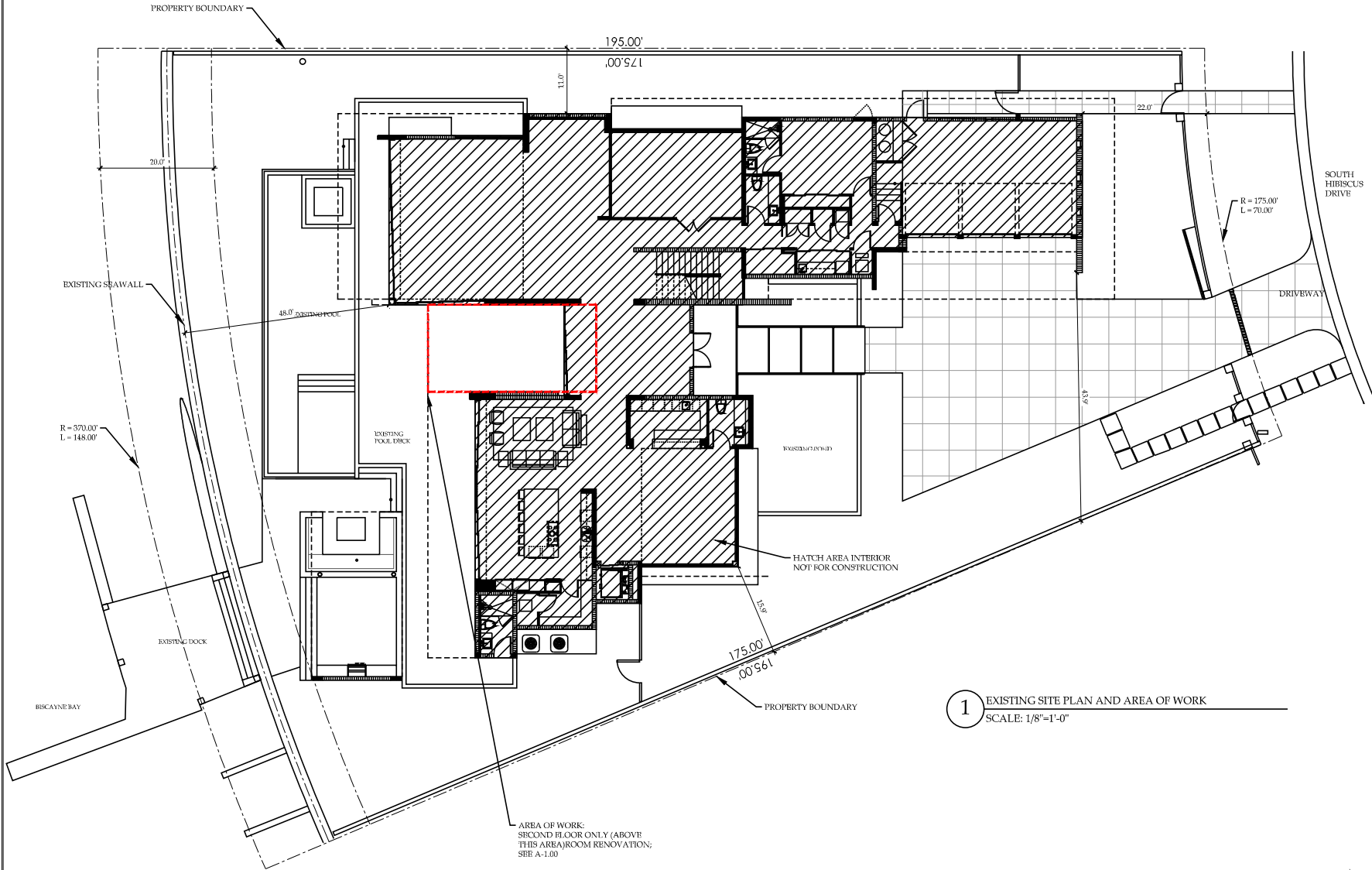
2	FINAL SUBMITTAL	10/1/2023
1	FIRST SUBMITTAL	09/04/2023
NEXT	ISSUE DESCRIPTION	DATE

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

PHOTO TITLE:	PHOTOS OF EXISTING CONDITIONS
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SEAL & SIGNATURE 	DATE: AUGUST 11, 2023 PREPARED BY: REVIEWED BY: CHECKED BY: APPROVED BY: A-0.10c CREDITS:
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NOTES:



1 EXISTING SITE PLAN AND AREA OF WORK
SCALE: 1/8"=1'-0"

2	FINAL SUBMITTAL	10/01/2013
1	FIRST SUBMITTAL	09/04/2013
NEXT	ISSUE DESCRIPTION	DATE

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

EXISTING SITE PLAN &
AREA OF WORK

SEAL & SIGNATURE
STATE OF FLORIDA
JULIA WORTH
ARCHITECT
10000139
DATE: 10/01/2013
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139
A-0.20





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

Notes: Indicate N/A if not applicable.

①

NOTES:

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

SHEET TITLE:

ZONING DATA SHEET



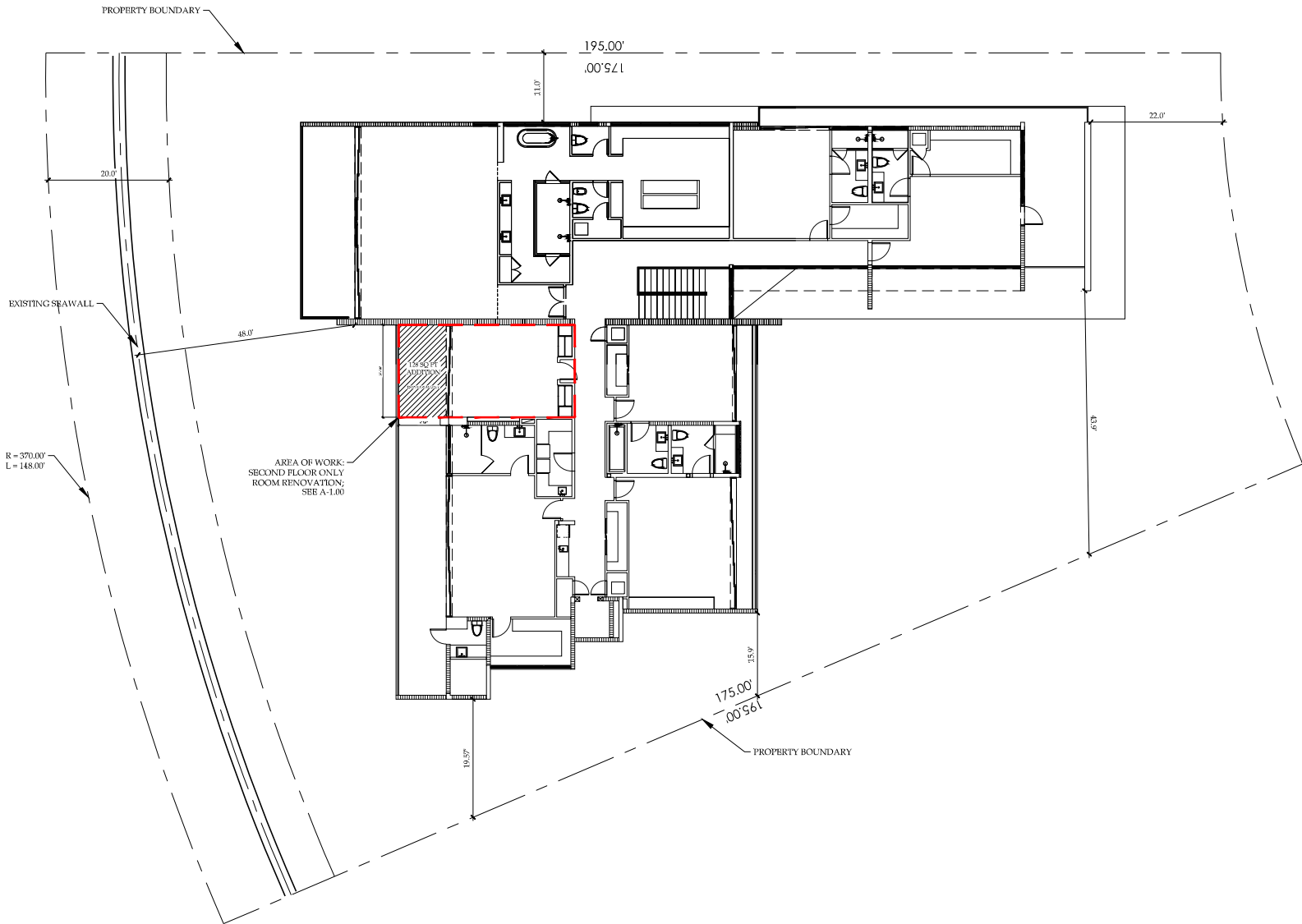
NOTES:

2	FINAL SUBMITTAL	10/01/2013
1	FIRST SUBMITTAL	09/04/2013
NO.	ISSUE DESCRIPTION	DATE

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

EXISTING OVERALL PLAN -
SECOND FLOOR

DATE: 10/01/2013
PROJECT: A-050
CHG. BY: [Signature]
APP. BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"



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



EXISTING
BALCONY
TO REMAIN

PROPOSED AREA OF WORK

EXISTING
BALCONY
TO REMAIN

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

128 SQ FT
ADDITION

EXISTING BALCONY.

485 Madison Avenue, Suite 200, New York, NY 10022 • Tel. 212.555.3561
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 • Tel. 561.853.3242

NOTES:

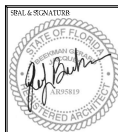
2	FINAL SUBMITTAL	10/1/2023
1	FIRST SUBMITTAL	09/14/2023
NO.	ISSUE DESCRIPTION	DATE

PROJECT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE

EXISTING FLOOR PLAN -
SECOND FLOOR



DATE: AUGUST 11, 2003

PROJECT No. _____

SCALE	NOTE
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CHK. BY:

DWD No.

A-1.00

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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☐ 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

DEMOLITION PLAN -
SECOND FLOOR



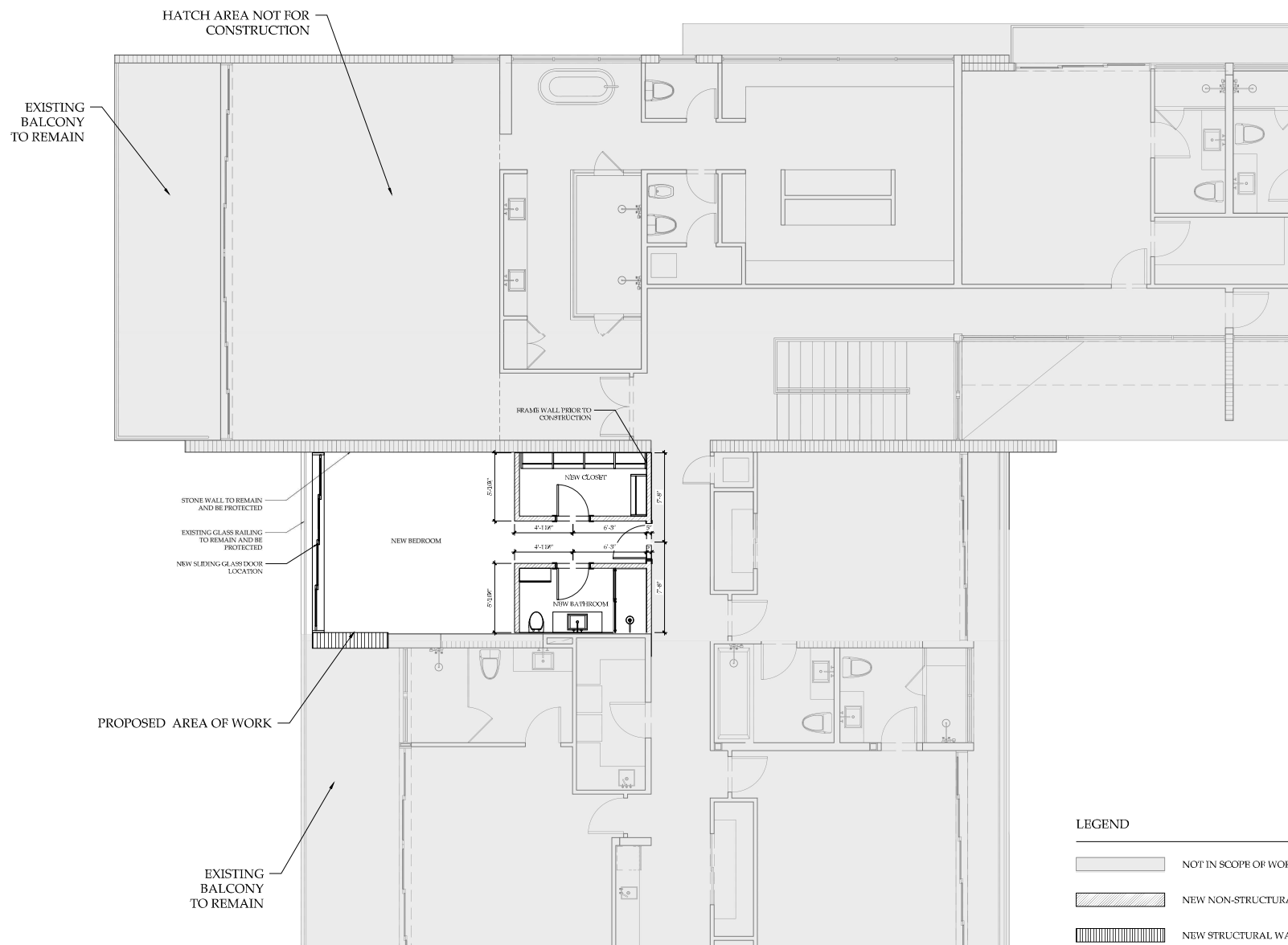
DATE: AUGUST 11, 2023
PROJECT No.:
SCALE: AS NOTED
CHK. BY:
DWG No.:
A-1.01
CALDWELL Digital Not

[illegible]

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

PROPOSED FLOOR PLAN -
SECOND FLOOR

Seal of the State of Florida Professional Engineers and Architects. The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top and "REGISTERED ARCHITECT" is at the bottom. In the center, it says "MEMBERMAN OF BOARD OF ARCHITECTS" and "No. AR95819". A signature "J. P. B." is written across the seal. To the right of the seal, the date "AUGUST 11, 2003" is stamped.

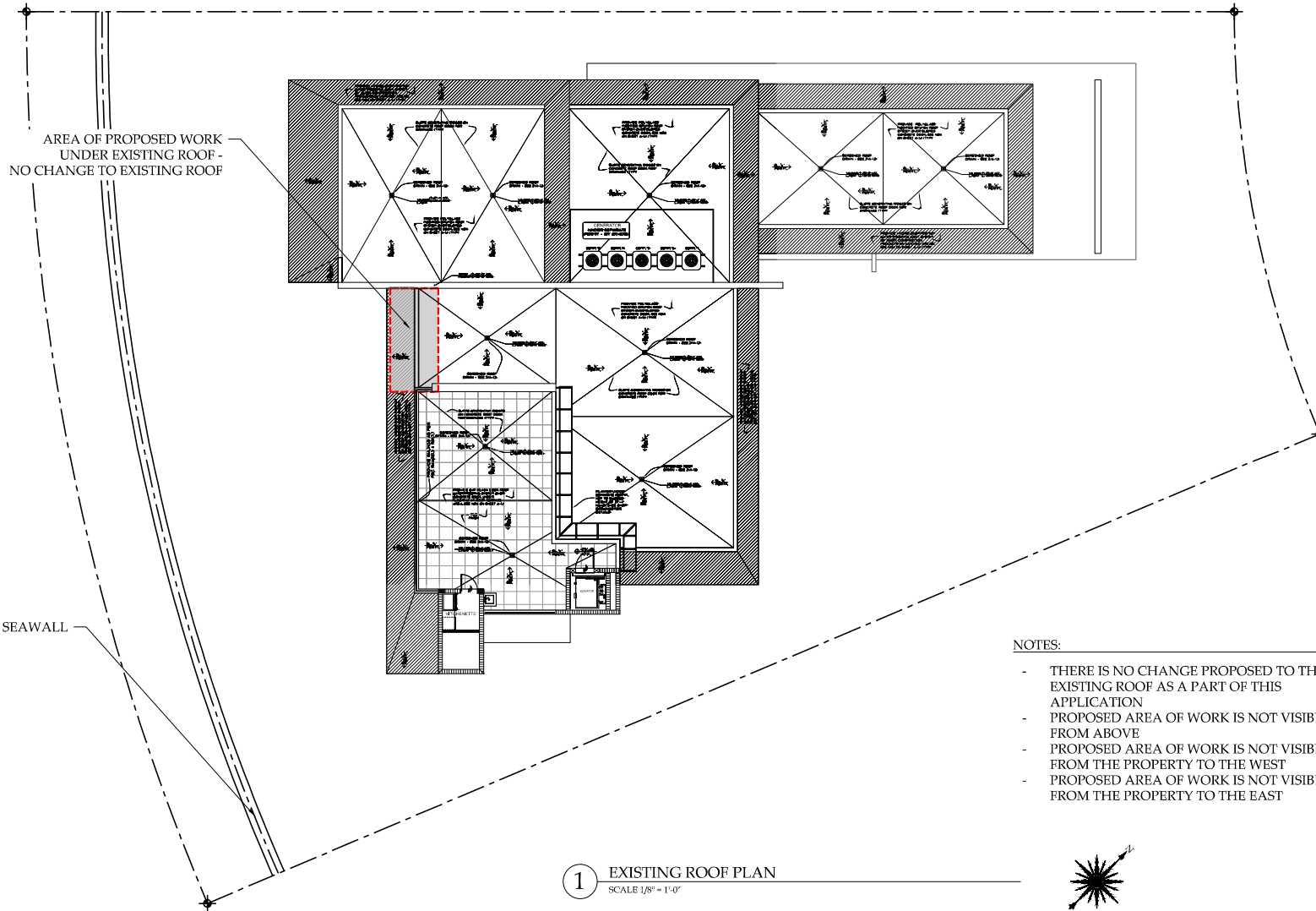


1 EXISTING FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

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

NOTES:



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"

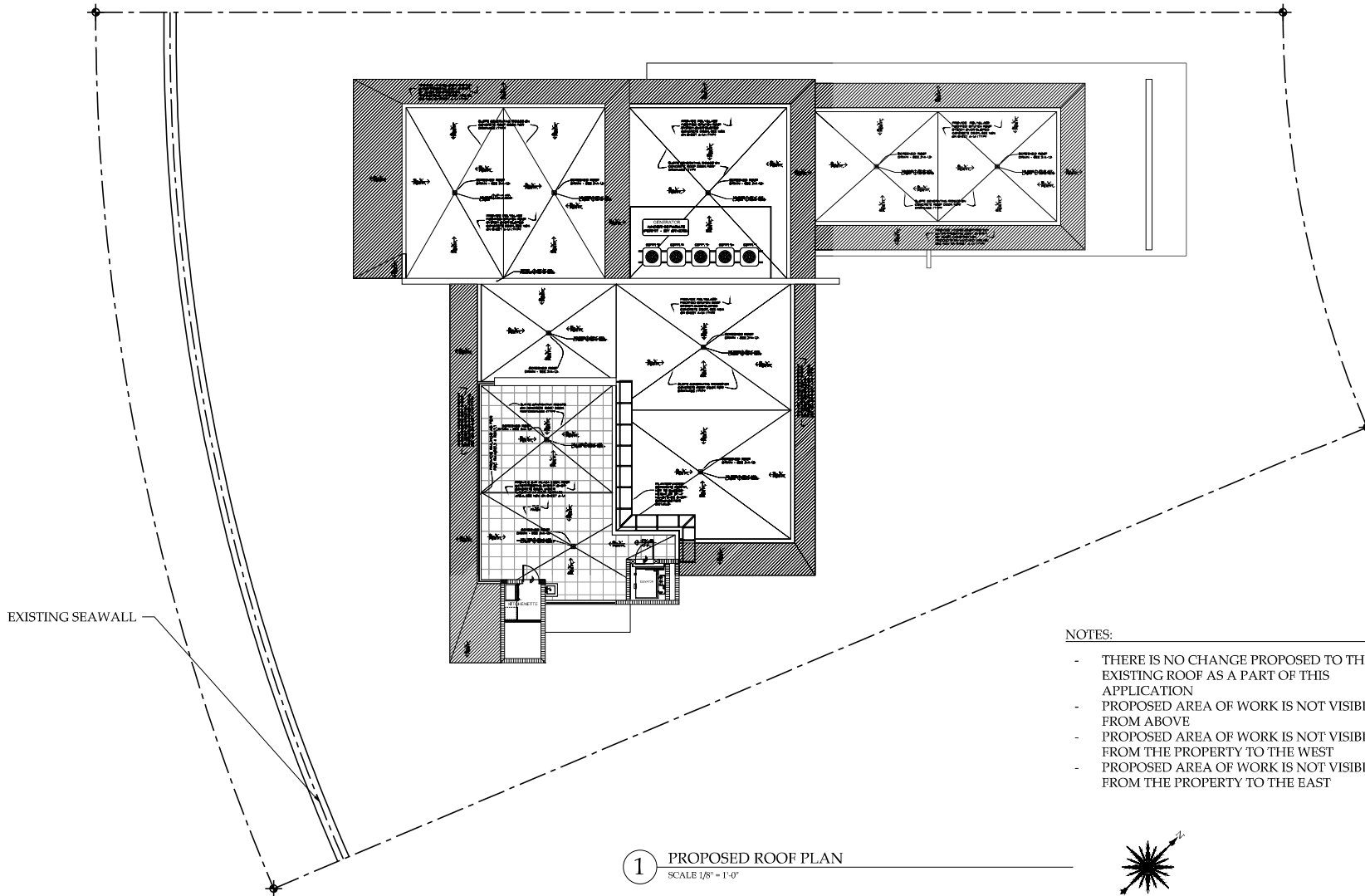
2	FINAL SUBMITTAL	10/1/2013
1	FIRST SUBMITTAL	09/04/2013
NO	ISSUE DESCRIPTION	DATE

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

EXISTING ROOF PLAN

SEAL & SIGNATURE
STATE OF FLORIDA
ARCHITECT
AUGUST 2013
A-1.03a

NOTES:



2	FINAL SUBMITTAL	10/1/2013
1	FIRST SUBMITTAL	09/04/2013
NO	ISSUE DESCRIPTION	DATE

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

PROPOSED ROOF PLAN

SEAL & SIGNATURE
STATE OF FLORIDA
Professional Seal
AUGUST 14, 2013
A-1.03b

MADISON WORTH ARCHITECTURE, DPC

465 Madison Avenue, Suite 500, New York, NY 10017 - Tel: 212.555.5761
125 Worth Avenue, Suite 500, Palm Beach, FL 33480 - Tel: 561.831.5242

NOTES:

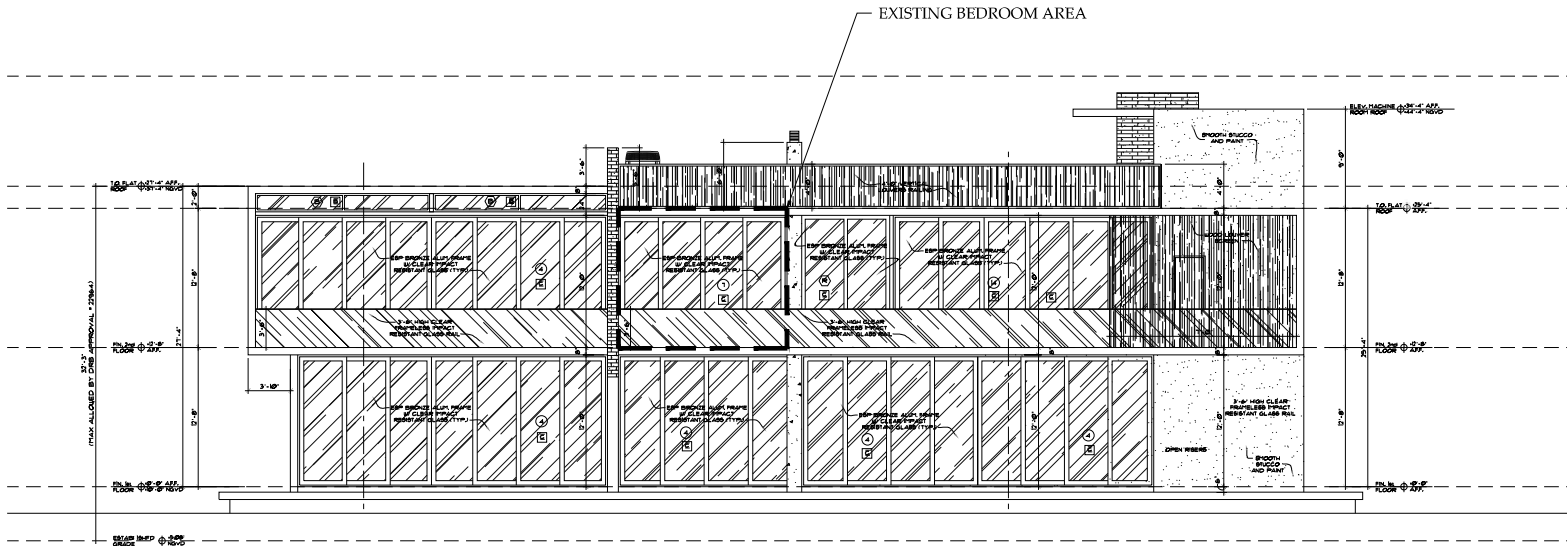
2	FINAL SUBMITTAL	10/1/2013
1	FIRST SUBMITTAL	06/04/13
NO	ISSUE DESCRIPTION	DATE

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

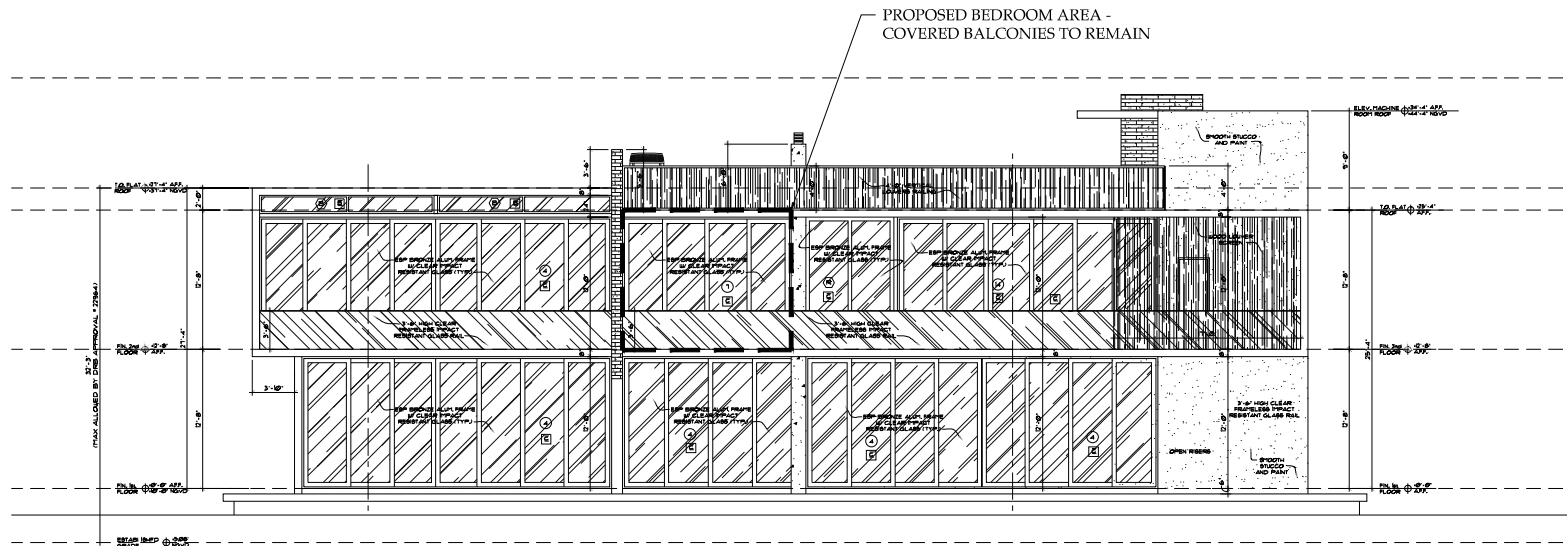
SHEET TITLE:
EXISTING AND PROPOSED
ELEVATIONS

SEAL & SIGNATURE 	DATE: AUG 29, 2013
	DRAWN BY: [blank]
	CHECKED BY: [blank]
	APPROVED BY: [blank]
	PROJECT: A-2.00

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



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



- 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



2	FINAL SUBMITTAL	10/1/2023
1	FIRST SUBMITTAL	09/8/2025
NO.	ISSUE DESCRIPTION	DATE

PROJECT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHIRT TITLE:

RENDERING



DATE: AUGUST 11, 2003

PROJECT No. 1

SCALE	AS NOTED
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CHK. BY: _____

A-5 00

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