

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

An aerial photograph of a residential development in a lagoon. The development consists of several long, narrow, and rounded islands connected by a network of roads and bridges. The water is a deep blue-green color. A red dashed circle is drawn around a specific area on one of the islands, and a red arrow points to a small red dot within this circle. The surrounding area is mostly water, with some smaller islands and a larger landmass visible in the background.



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

NOTES:

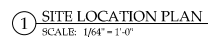
2	FINAL SUBMITTAL	10/11/2013
1	FIRST SUBMITTAL	09/18/2013
NO	ISSUE DESCRIPTION	DATE

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

COVER SHEET



DATE: AUGUST 11, 2021
PROJECT No.:
SCALE: AS SHOWN
Q-B. BY:
DWG. No.:
A-0.00



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

PROMPT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

SITE LOCATION PLAN



DATE: AUGUST 11, 1953

PROJECT No. 1

95MIP 49MUID

TRUCK No.:

A 0.01

A-0.01

CAD 图块	Page No.
--------	----------

© 1997 Blackwell Science Ltd, *Journal of Internal Medicine* 241: 395–401



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

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	04/18/2023
NO.	ISSUE DESCRIPTION	DATE

PROJECT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHORT TITLE:

LOT AREA DIAGRAM



DATE: AUGUST 11, 1993

PROJECT No.: _____

SCALE: AS NOTED

CHK. BY: _____

DWG No.: _____

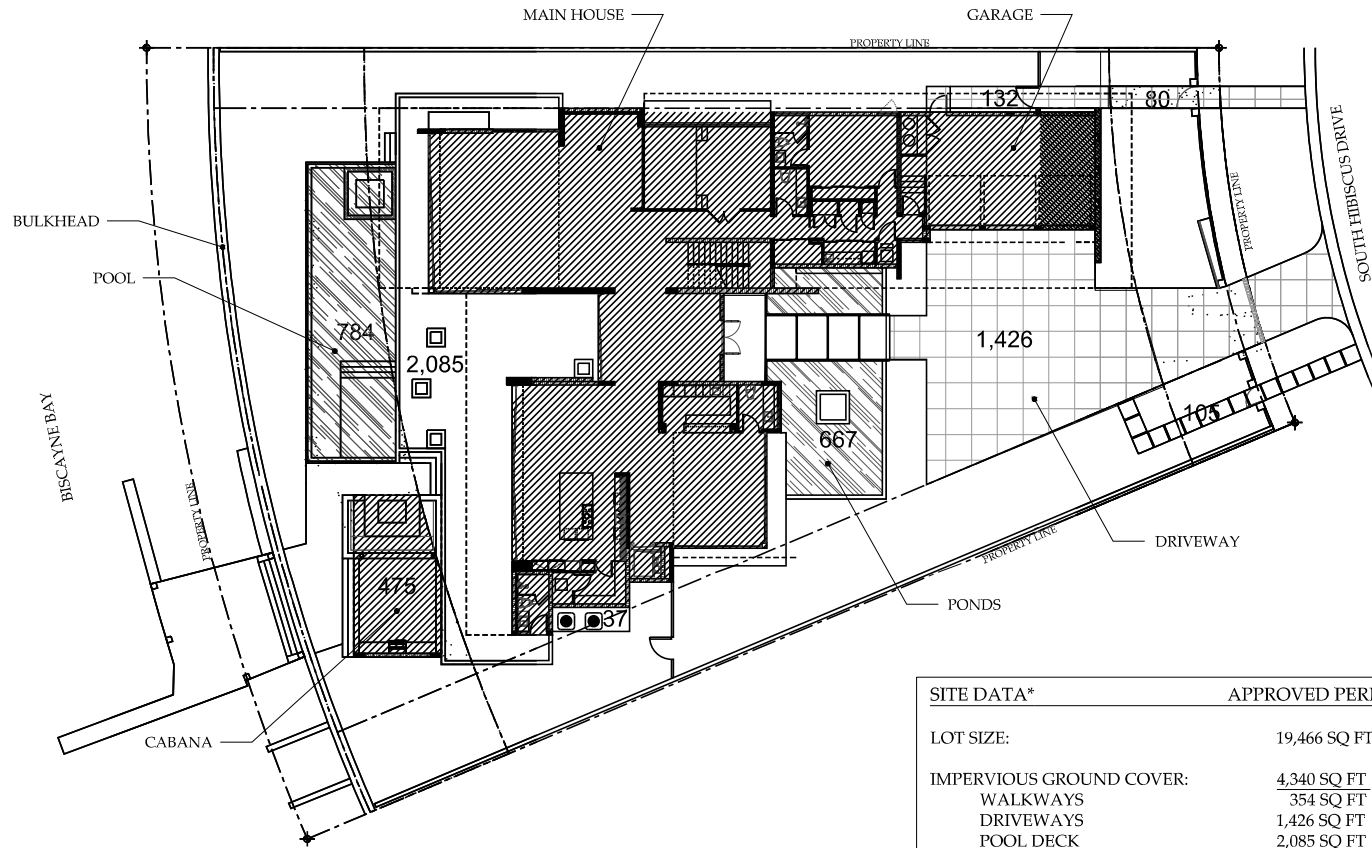
A-0.05

CALCULATED BY: _____

DATE: _____

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 300, Palm Beach, FL 33480 Tel: 561.833.1582

NOTES:

2	FINAL SUBMITTAL	10/1/2013
0	FIRST SUBMITTAL	09/04/2013
N/A	ISSUE DESCRIPTION	DATE

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

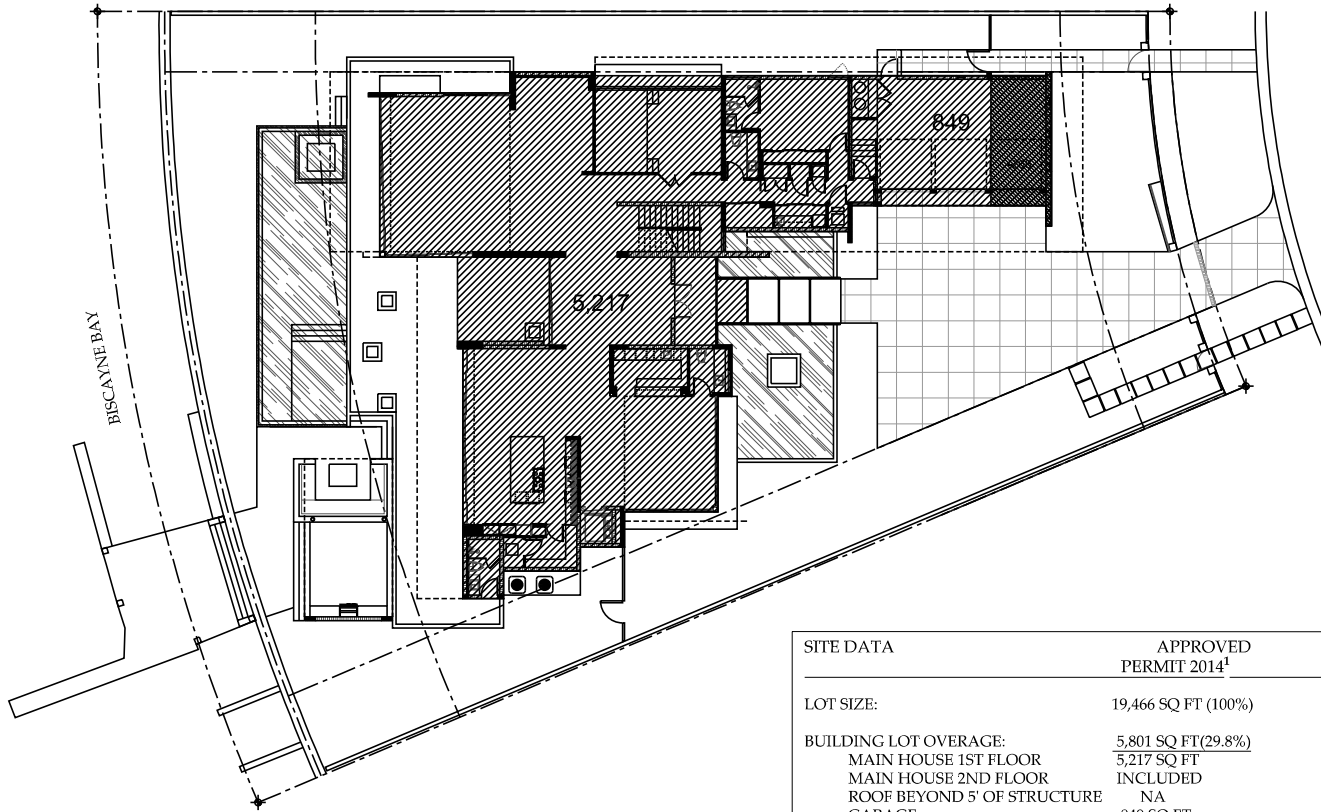
SITE AREAS - CURRENT

SEAL & SIGNATURE 	DATE: AUGUST 15, 2013 PROJECT: A-005a DRAWING: A-0.05a CHECKED: [Signature] DESIGNED: [Signature]
----------------------	---



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

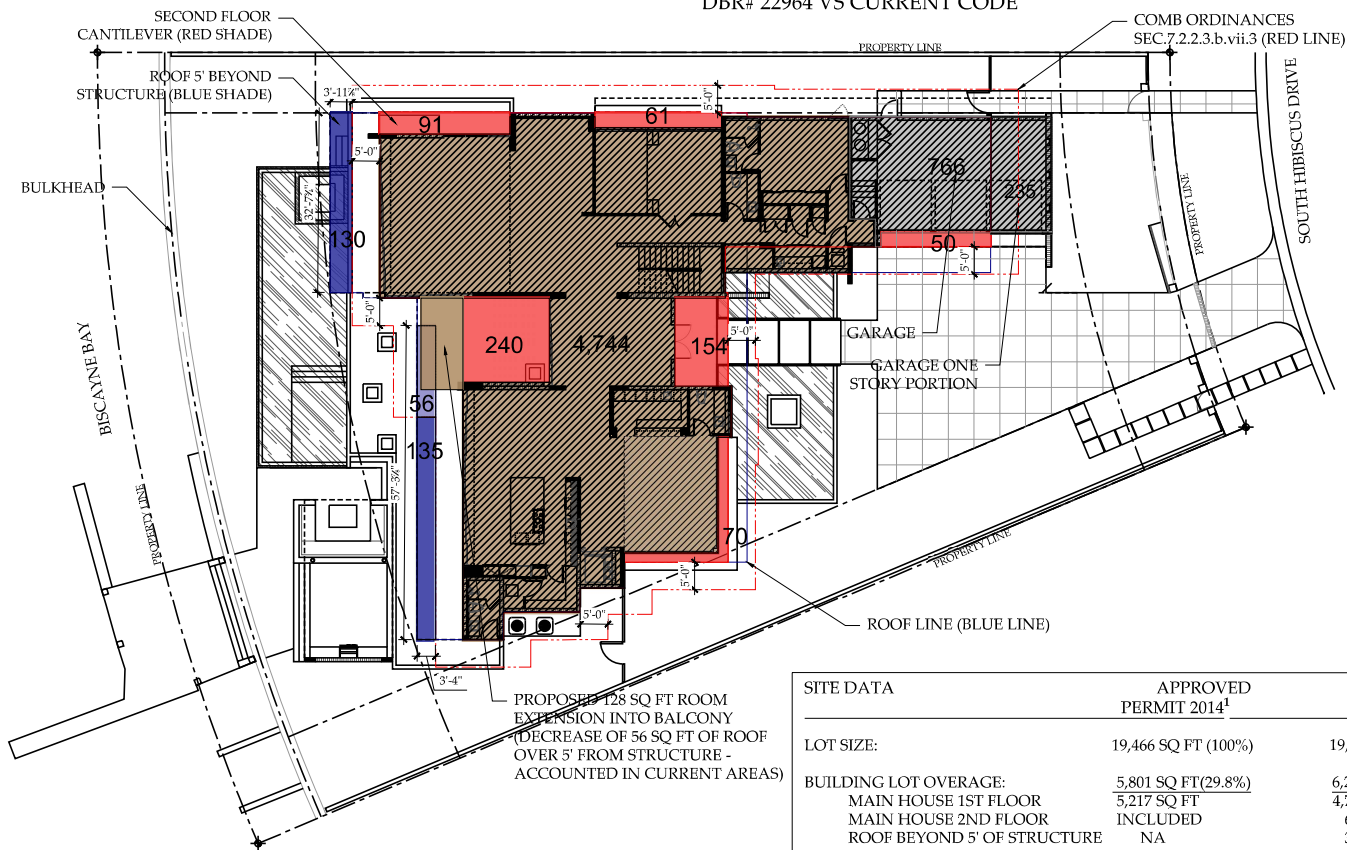
PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE STATE OF FLORIDA Professional Seal Professional Engineer No. 12345 Exp. 12/31/2024	DATE: AUGUST 14, 2023 PROJECT NO.: SHEET NO.: SHEET TOTAL: A-0.05b
--	--

DBR# 22964 VS CURRENT CODE

685 Madison Avenue, Suite 201, New York, NY 10022 - Tel. 212.335.2506
135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3243

NOTES:



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

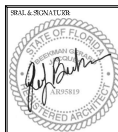
SITE DATA	APPROVED PERMIT 2014 ¹	CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT (100%)	19,933 SQ FT (100%) ³	19,933 SQ FT (100%)
BUILDING LOT OVERAGE:	5,801 SQ FT(29.8%)	6,262 SQ FT (31.4%)	6,334 SQ FT (31.8%)
MAIN HOUSE 1ST FLOOR	5,217 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	INCLUDED	666 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 GJOEFF-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	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

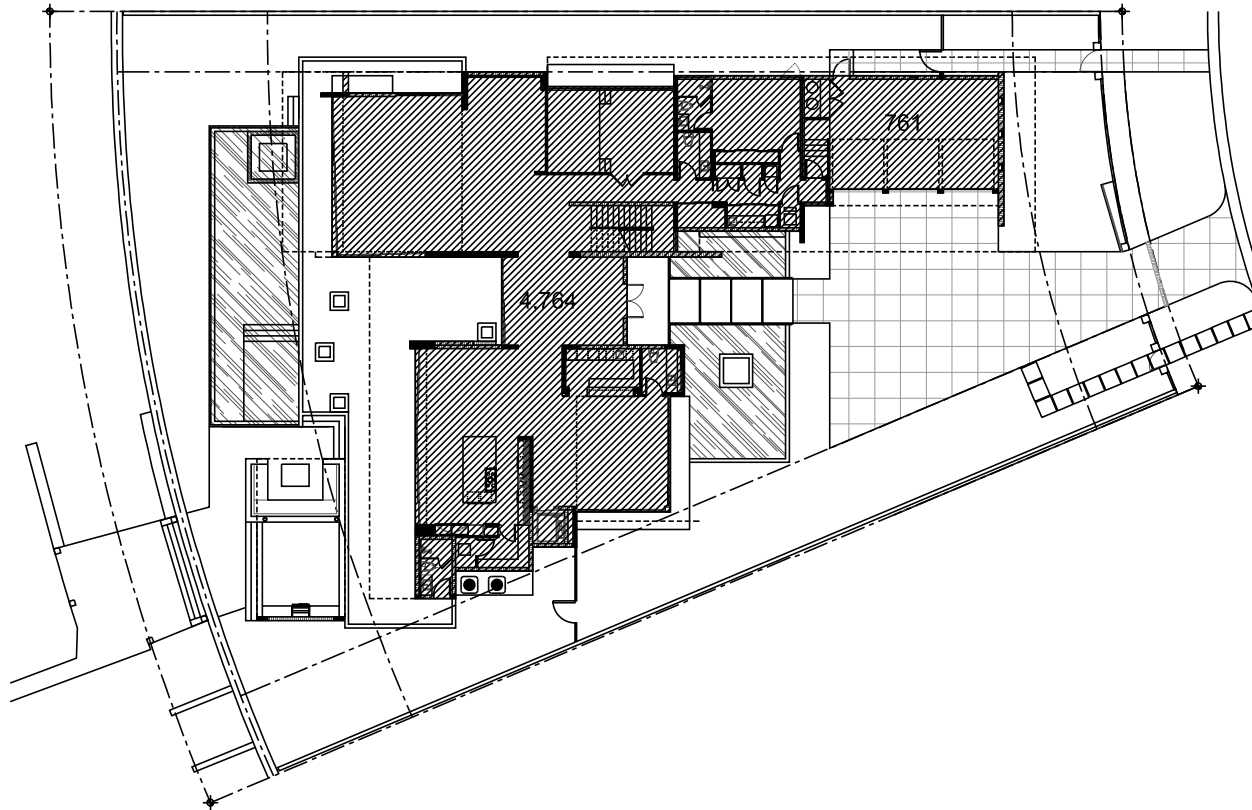
**PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED**



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

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

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 251, 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

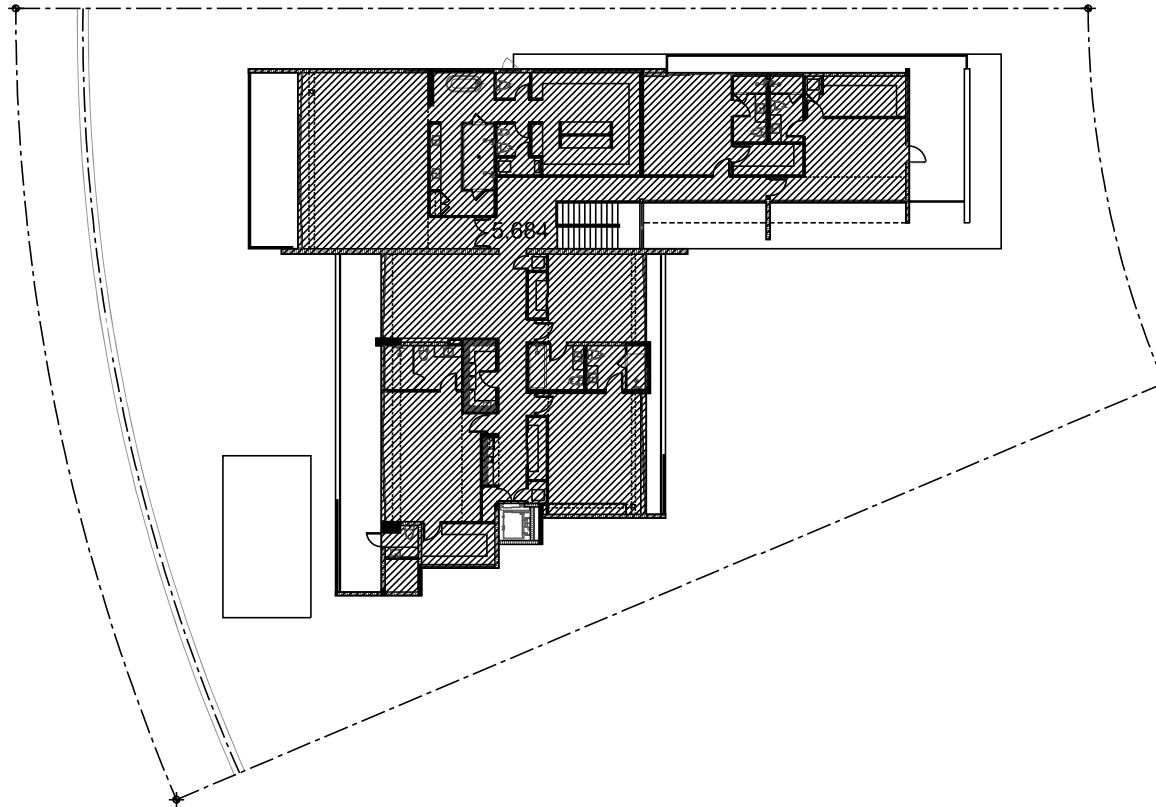
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

REVISIONS:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
Professional Seal of a Licensed Architect
MADISON WORTH
ARCHITECTURE, DPC
10/10/2023
A-0.05d
CITY OF MIAMI
PLANNING DEPARTMENT

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

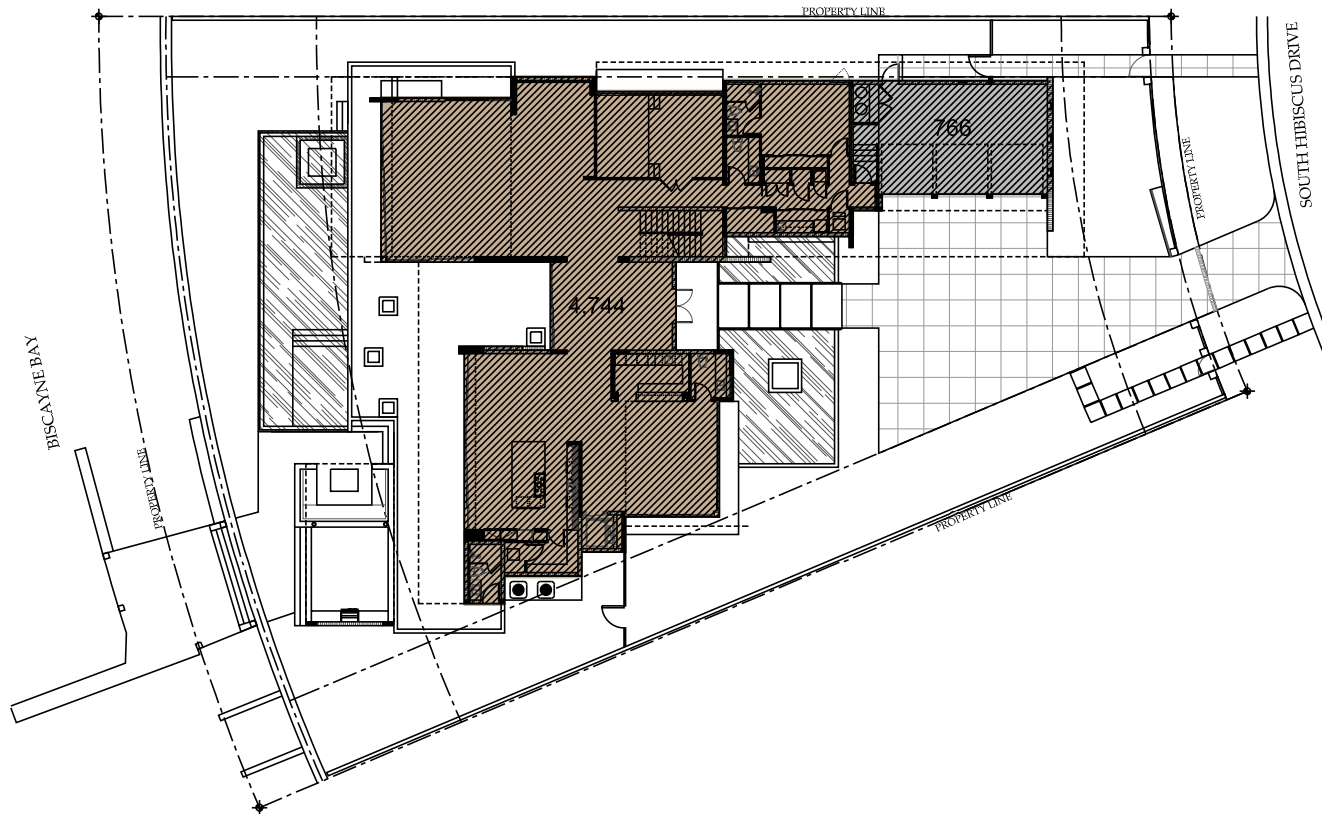
REVISIONS:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

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: APPROVED
DATE: 10/10/2023
PROJECT: 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
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 CHOFFE+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 201, New York, NY 10022 - Tel: 212.333.2041
135 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

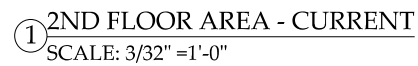
2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	09/04/2023
NO.1	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

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

APPROVED PERMIT 2014 VS CURRENT CODE



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

NOTES:

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

68-12727-779.12

BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

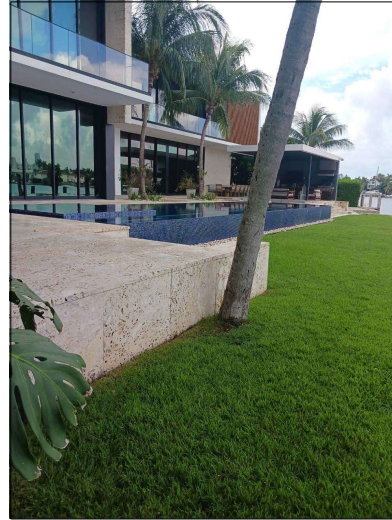




© 2015 McGraw-Hill Education. All rights reserved. No part of this publication may be reproduced, stored, or transmitted in any form or by any means without prior written permission from McGraw-Hill Education.



① REAR LOOKING NORTHWEST



② REAR LOOKING NORTHEAST



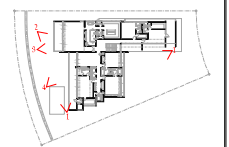
③ REAR LOOKING NORTH



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

SERIAL & SIGNATURE
STATE OF FLORIDA
J. P. WORTH
ARCHITECT
REGISTERED ARCHITECT
DATE: AUGUST 11, 2023
PROJECT: A-0.10c
SHEET: 10 OF 10



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

58-10707-7119.1

EXISTING SITE PLAN &
AREA OF WORK



DATE: AUGUST 21, 2023

ORIGINAL

9534 JIN ET AL.

CRFIC, Inc.

CH. 10:	
10.1	
10.2	
10.3	
10.4	
10.5	
10.6	
10.7	
10.8	
10.9	
10.10	
10.11	
10.12	
10.13	
10.14	
10.15	
10.16	
10.17	
10.18	
10.19	
10.20	
10.21	
10.22	
10.23	
10.24	
10.25	
10.26	
10.27	
10.28	
10.29	
10.30	
10.31	
10.32	
10.33	
10.34	
10.35	
10.36	
10.37	
10.38	
10.39	
10.40	
10.41	
10.42	
10.43	
10.44	
10.45	
10.46	
10.47	
10.48	
10.49	
10.50	
10.51	
10.52	
10.53	
10.54	
10.55	
10.56	
10.57	
10.58	
10.59	
10.60	
10.61	
10.62	
10.63	
10.64	
10.65	
10.66	
10.67	
10.68	
10.69	
10.70	
10.71	
10.72	
10.73	
10.74	
10.75	
10.76	
10.77	
10.78	
10.79	
10.80	
10.81	
10.82	
10.83	
10.84	
10.85	
10.86	
10.87	
10.88	
10.89	
10.90	
10.91	
10.92	
10.93	
10.94	
10.95	
10.96	
10.97	
10.98	
10.99	
10.100	

 $\Delta = 0.20$

A=0.20

CAD 表头	Field Name
--------	------------

© 2002 Blackwell Science Ltd *Journal of Internal Medicine* 252: 101–107




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

SEAL & SIGNATURE 	DATE: AUGUST 14, 1993 PROJECT No.: SCALE: ANNOTED CHK. BY: TRCP No.: <div style="font-size: 2em; font-weight: bold;">A-0.40</div> CALLED BY: [Signature]
---	---



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

5445 RT 2011.3

EXISTING OVERALL PLAN -
SECOND FLOOR



DATE: AUGUST 11, 2003

1990年12月15日

PROJECT FILE	
NAME	PROJECTED

NAME	ADDRESS

CHK. BY: _____

0.50

A-0.50

CAD 标准	工程表 No.
--------	---------

--	--	--

© 2011 Pearson Education, Inc. All rights reserved.

EXISTING
BALCONY
TO REMAIN

15°-32°

EXISTING BALCONY.

PROPOSED AREA OF WORK

EXISTING
BALCONY
TO REMAIN

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

485 Madison Avenue, Suite 200, New York, NY 10022 • Tel. 212.553.2561
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 • Tel. 561.853.3242

NOTES:

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

SHEET TITLE:

EXISTING FLOOR PLAN -
SECOND FLOOR



DATE: AUGUST 11, 1953

PROJECT No. _____

SCMP ARNOLD

Class Size

A-1.00

© 2011 Pearson Education, Inc. All rights reserved.


NOTES:

2	FINAL SUBMITTAL	10/1/2013
1	FIRST SUBMITTAL	04/19/2013
NO.	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE:
DEMOLITION PLAN -
SECOND FLOOR

SIGN & SEAL



DATE: AUGUST 14, 2013

PROJECT: PRIVATE RESIDENCE

OWNER: ADRIAN

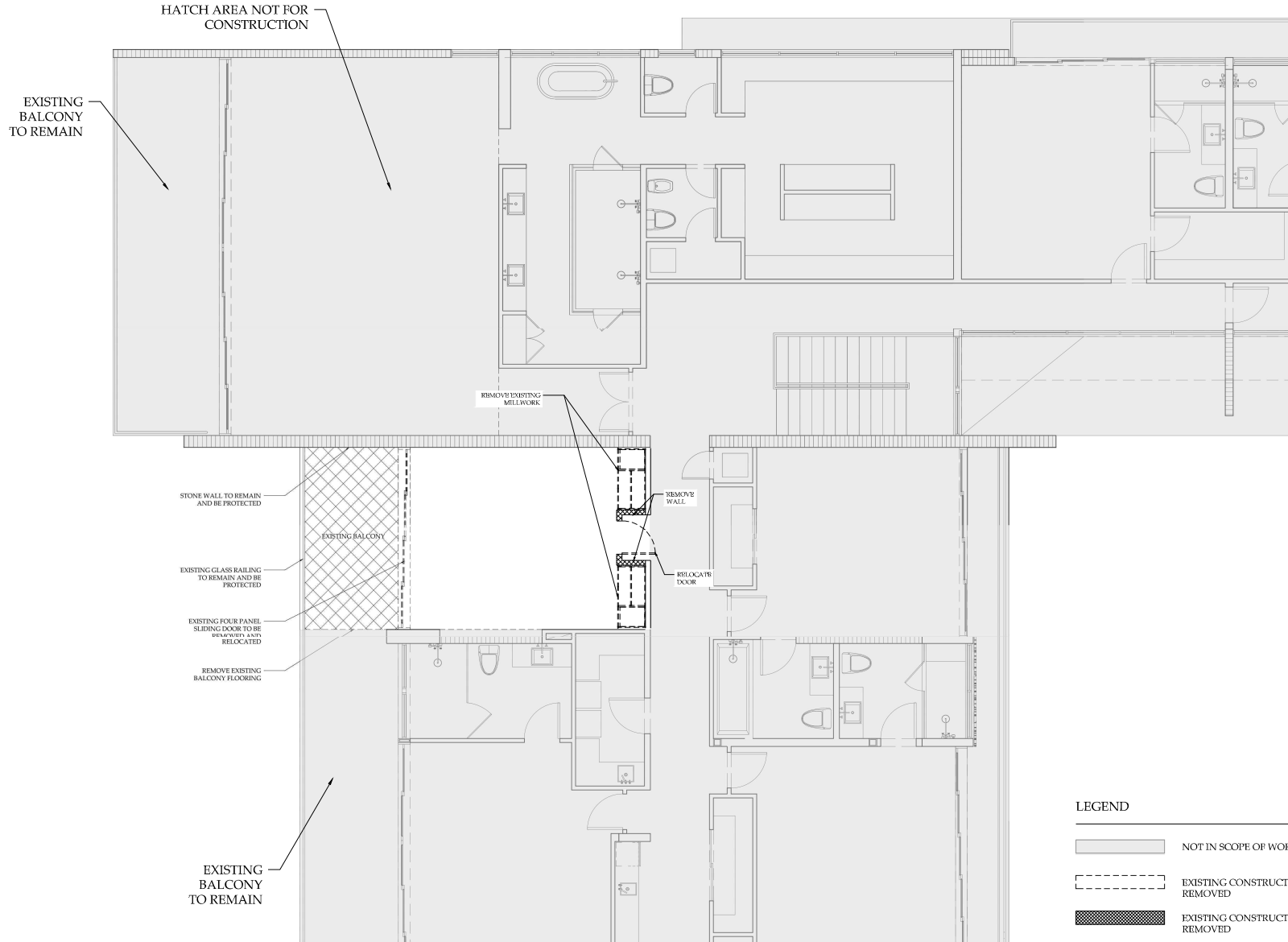
DESIGNER: ADRIAN

DATE: 08/14/2013

CHECKED: ADRIAN

SCALE: 1/4" = 1'-0"

A-1.01



LEGEND

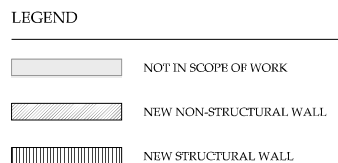
- NOT IN SCOPE OF WORK
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED

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



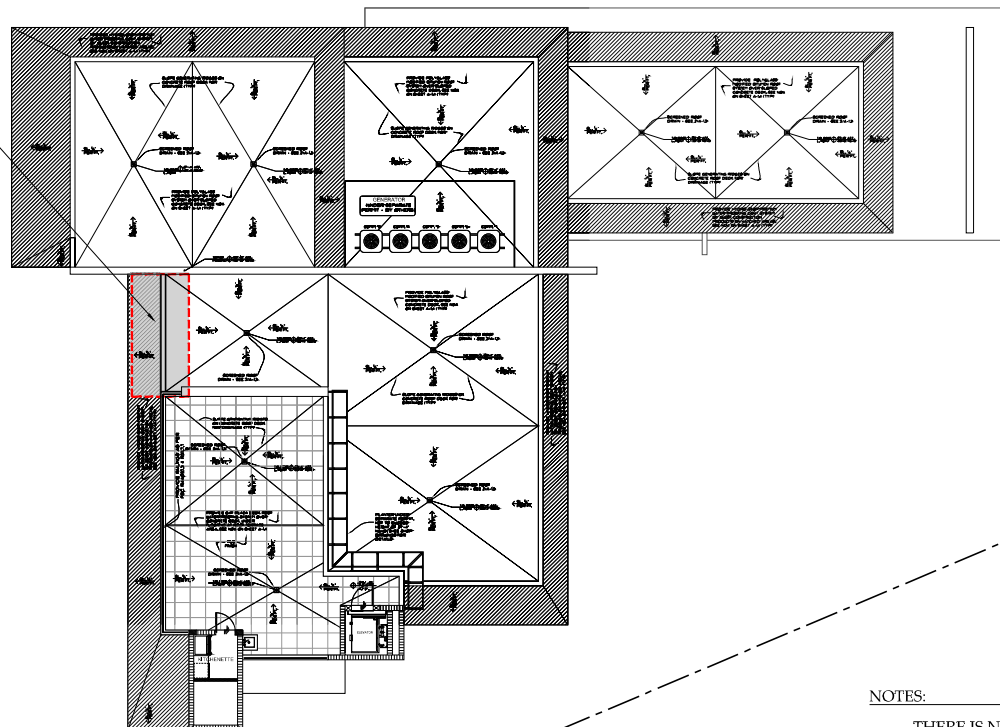
Information on...

© 2001, John Wiley & Sons, Inc. CCC 0141-0561/01/010000-01



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

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"



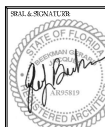
2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/16/2025
NO	ISSUE DESCRIPTION	DATE

PROPERTY:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

08-47783-7059.73

EXISTING ROOF PLAN



DATE AUGUST 21, 2023

ISSN 0005-2718

6633.1 Pa 3/6/2017

Case	Analysis
------	----------

CHK BY: _____

1.02

A-1.05

CNDJLR	E/628 Neg.
--------	------------

--	--	--

U.S. Patent & Trademark Office



- 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"



2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/16/2025
NO	ISSUE DESCRIPTION	DATE

PROJECT:

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

08-47783-7059.73

PROPOSED ROOF PLAN



DATE AUGUST 21, 2023

ISSN 0005-2718

6633.1 Pa. 3/26/2017

Case	Analysis
------	----------

CHK BY: _____

A 1.021

A-1.03

CNDJLR	E/64 Neg
--------	----------

--	--	--

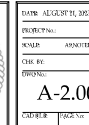
U.S. Patent & Trademark Office



2	FINAL SUBMITTAL	10/1/2013
1	FIRST SUBMITTAL	09/18/2012
NO.	ISSUE DESCRIPTION	DATE

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

EXISTING AND PROPOSED ELEVATIONS



2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/14/2025
NO	ESSUB DESCRIPTION	DATE

PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

RENDERING



- 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



