

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

**MADISON WORTH
ARCHITECTURE, P.C.**
485 Madison Avenue, Suite 500, New York, NY 10022 - Tel: 212.305.5741
125 West Avenue, Suite 500, Palm Beach, FL 33480 - Tel: 561.833.3242

NOTES:

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 PENETRATION
- PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURAL MEMBERS
- 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 SFH 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 EXHIBIT 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

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/11/2023
1	BEST SUBMITTAL	09/14/2023
NO.1	ISSUE DESCRIPTION	DATE

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

PROJECT:
COVER SHEET

SEAL & SIGNATURE

DATE: 10/11/2023
PROJECT NO.:
SCALE: APPROVED
JOB NO.:
SHEET NO.:
A-0.00
CITY: MIAMI BEACH, FL

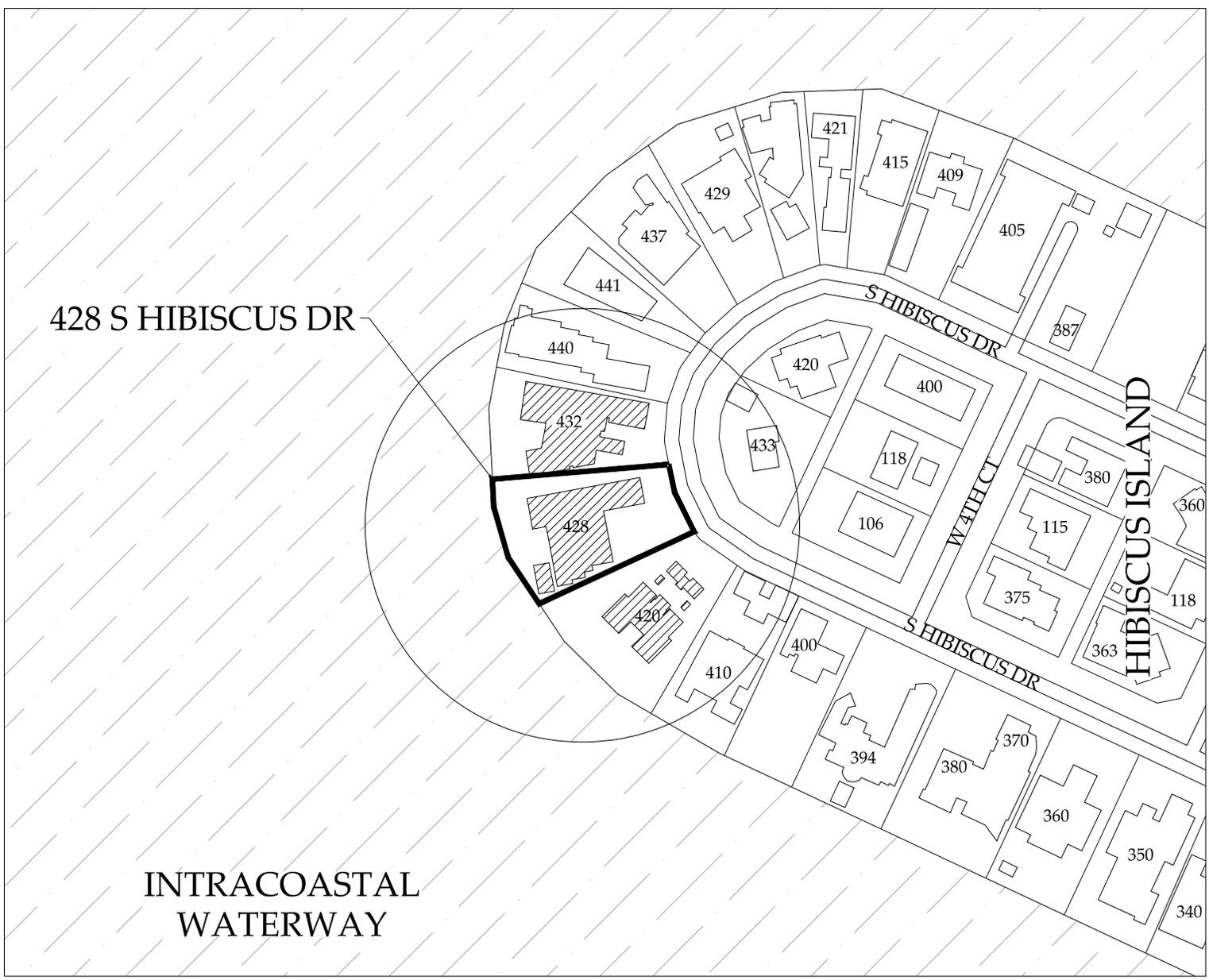
NOTES:

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/03
1	FIRST SUBMITTAL	06/24/03
NO.1	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE:
SITE LOCATION PLAN

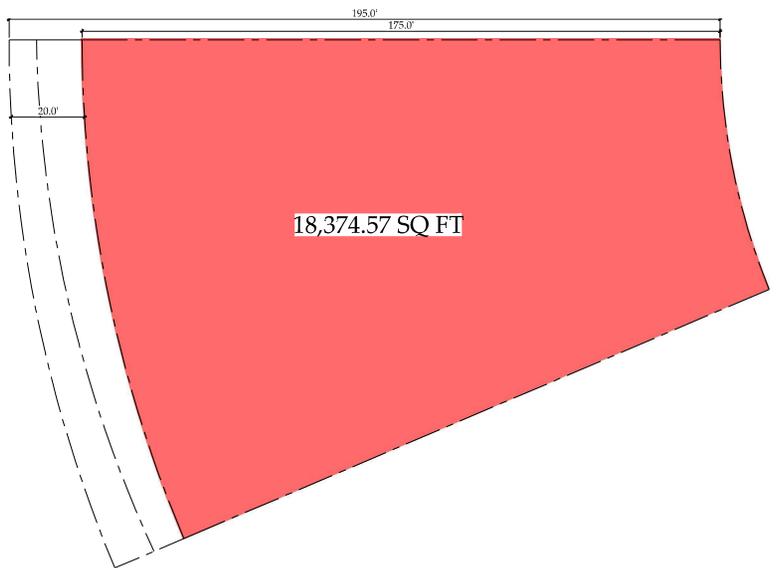
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	DESIGNED BY:
	CHECKED BY:
	APPROVED BY:
	SCALE: A-0.01



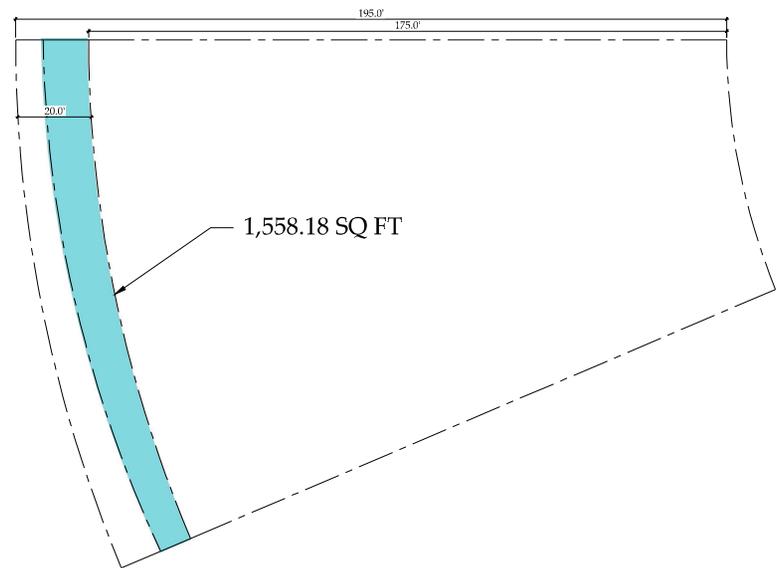
428 S HIBISCUS DR

INTRACOASTAL
WATERWAY

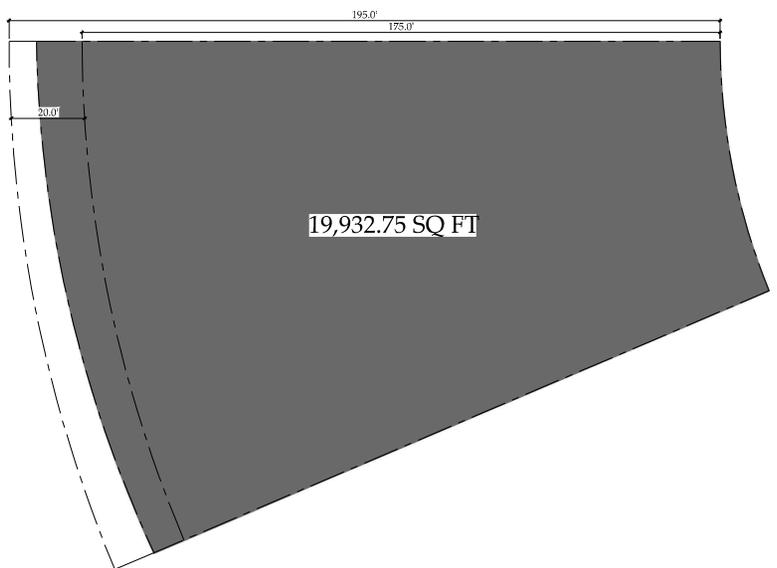
NOTES:



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.

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/23
1	FIRST SUBMITTAL	09/28/23
001	ISSUE DESCRIPTION	DATE

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

LOT AREA DIAGRAM

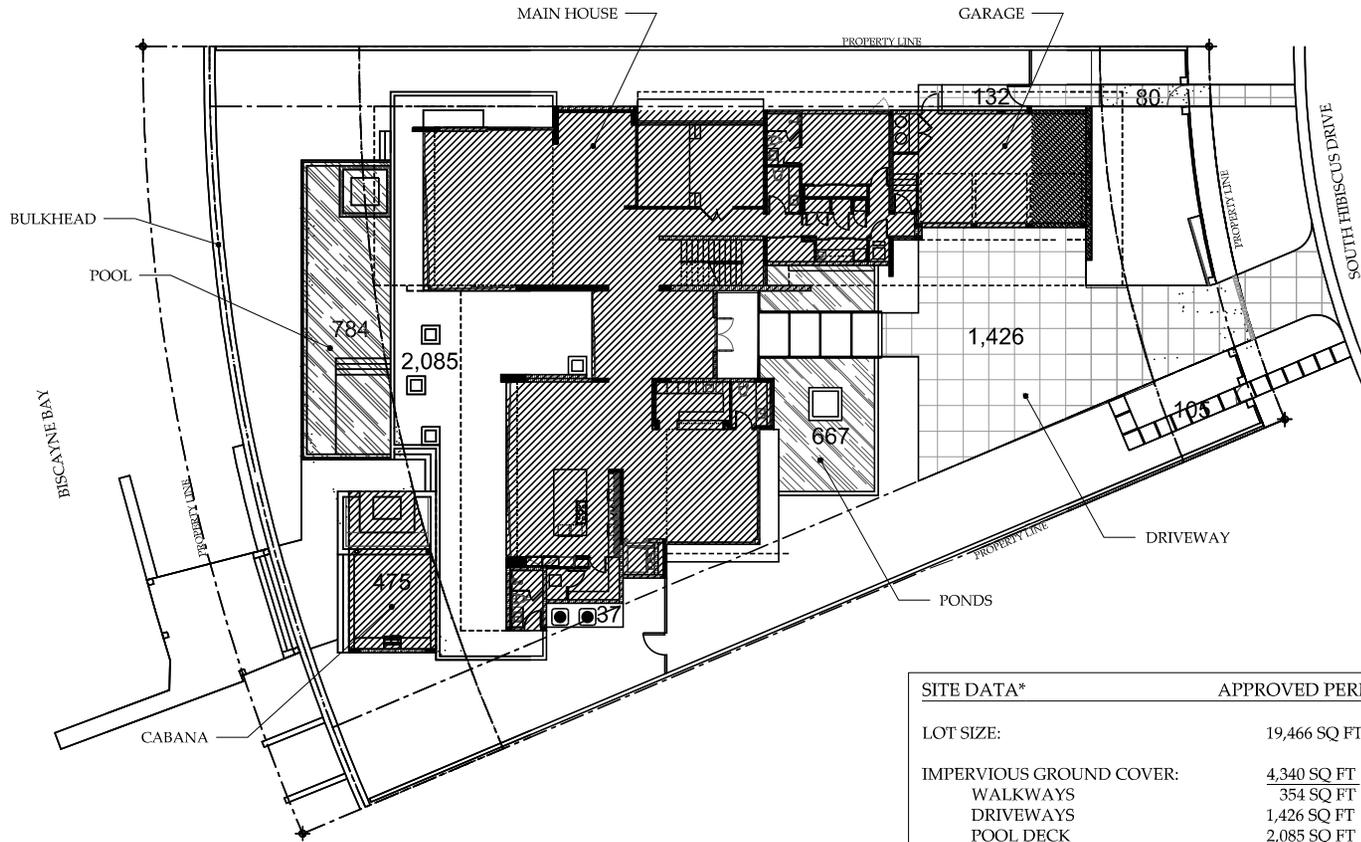


DATE: AUG 31, 2023
 DESIGNED: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]
 PROJECT: A-005
 SHEET: 1 OF 1

SITE DATA

APPROVED PERMIT 2014

**MADISON WORTH
ARCHITECTURE, DPC**
400 Madison Avenue, Suite 900, New York, NY 10017 - Tel: 212 253 2942
120 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561 833 1582



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

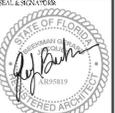
*NOTE: DATA TAKEN FROM CHOEFF+LEVY P.A.
DRAWING A-1.0 REV1 DATED 03/28/2014

NOTES:

NO.	REVISION DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/13
0	FIRST SUBMITTAL	06/05/13
1	ISSUE DESCRIPTION	DATE

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

SITE AREAS - CURRENT

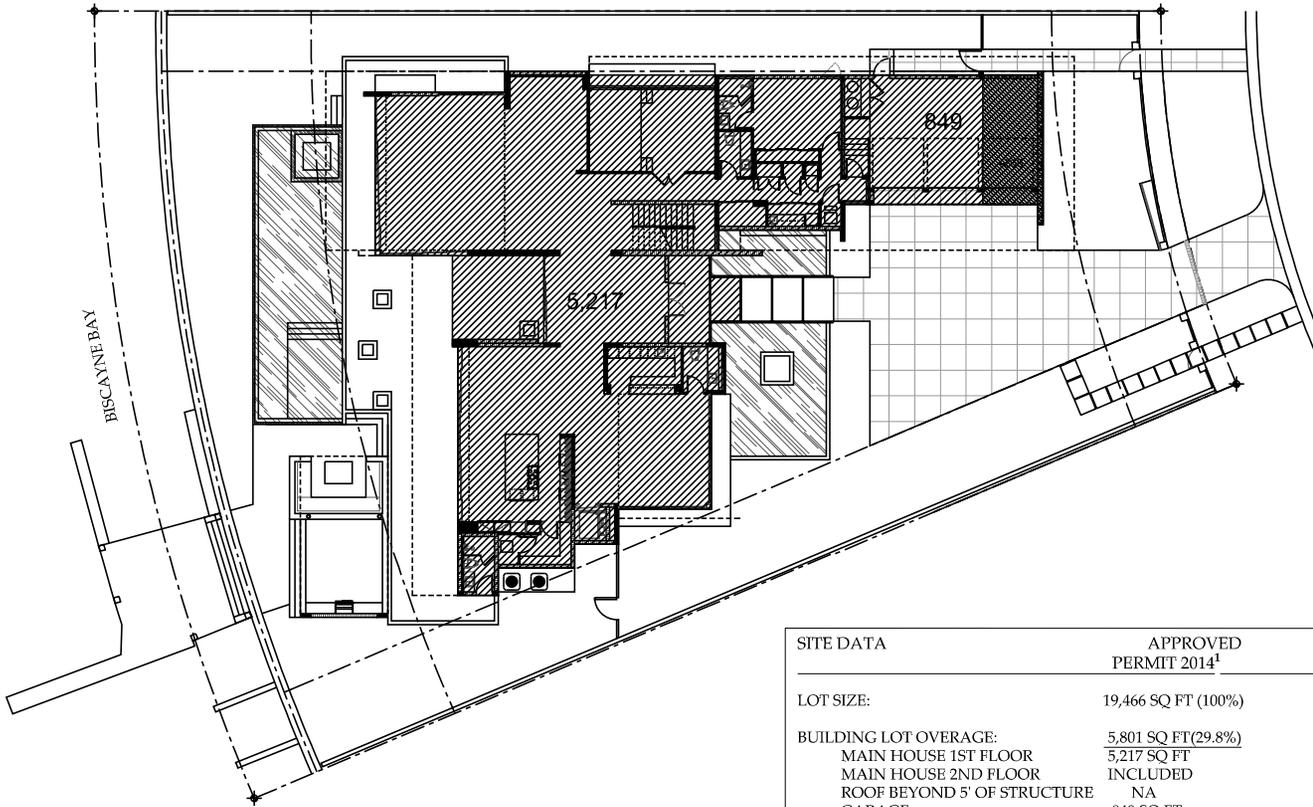
SCALE & SIGNATURE:  DATE: AUGUST 15, 2013
PROJECT: PRIVATE RESIDENCE
SCALE: AS SHOWN
SHEET NO.: A-0.05a
DRAWING: A-0.05a



SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE

MADISON WORTH ARCHITECTURE, DPC
 845 Madison Avenue, Suite 270, New York, NY 10022 - Tel: 212.332.2041
 135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242



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 COVERAGE:	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

NOTES:

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/10/23
1	FIRST SUBMITTAL	06/28/23
NO.1	ISSUE DESCRIPTION	DATE

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

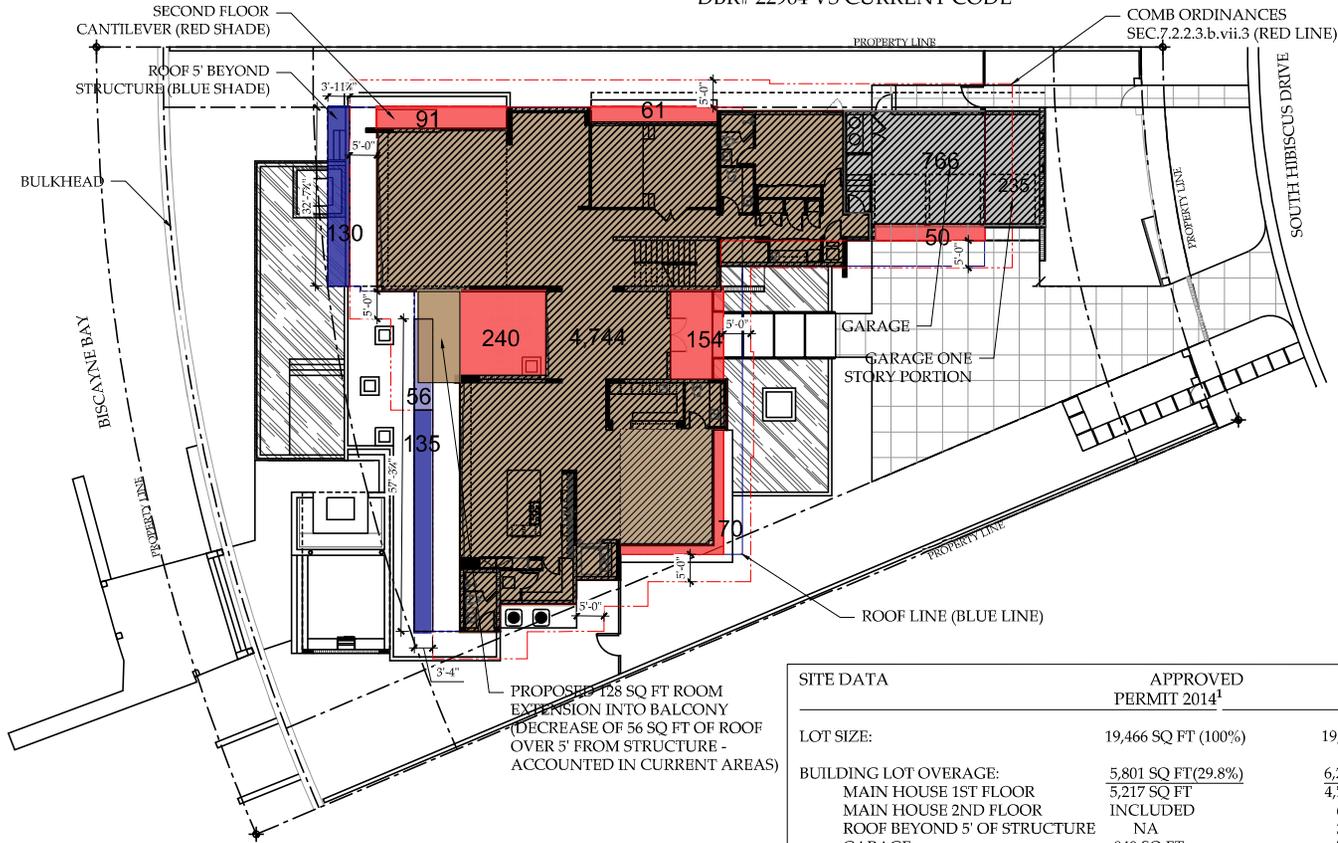
PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED

SEAL & SIGNATURE 	DATE: AUG-27-2023
	PROFESSIONAL: BOARD: ARCHITECTS CRE. BY: CHECKED: A-0.05b CANCELLED: EXPIRES:

SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE

MADISON WORTH ARCHITECTURE, DPC
 865 Madison Avenue, Suite 271, New York, NY 10022 - Tel: 212.332.2541
 135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242



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%)
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WALKWAYS	354 SQ FT	354 SQ FT	354 SQ FT
DRIVEWAYS	1,426 SQ FT	1,426 SQ FT	1,426 SQ FT
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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

NOTES:

NO.	REVISION DESCRIPTION	DATE
2	FINAL SUBMITTAL	01/11/2023
1	BEST SUBMITTAL	09/26/2022
NO.1	ISSUE DESCRIPTION	DATE

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

PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED

SEAL & SIGNATURE: [Signature]
 PROFESSIONAL: [Stamp]
 NUMBER: A-005c
 DATE: [Stamp]
 PROJECT: A-0.05c

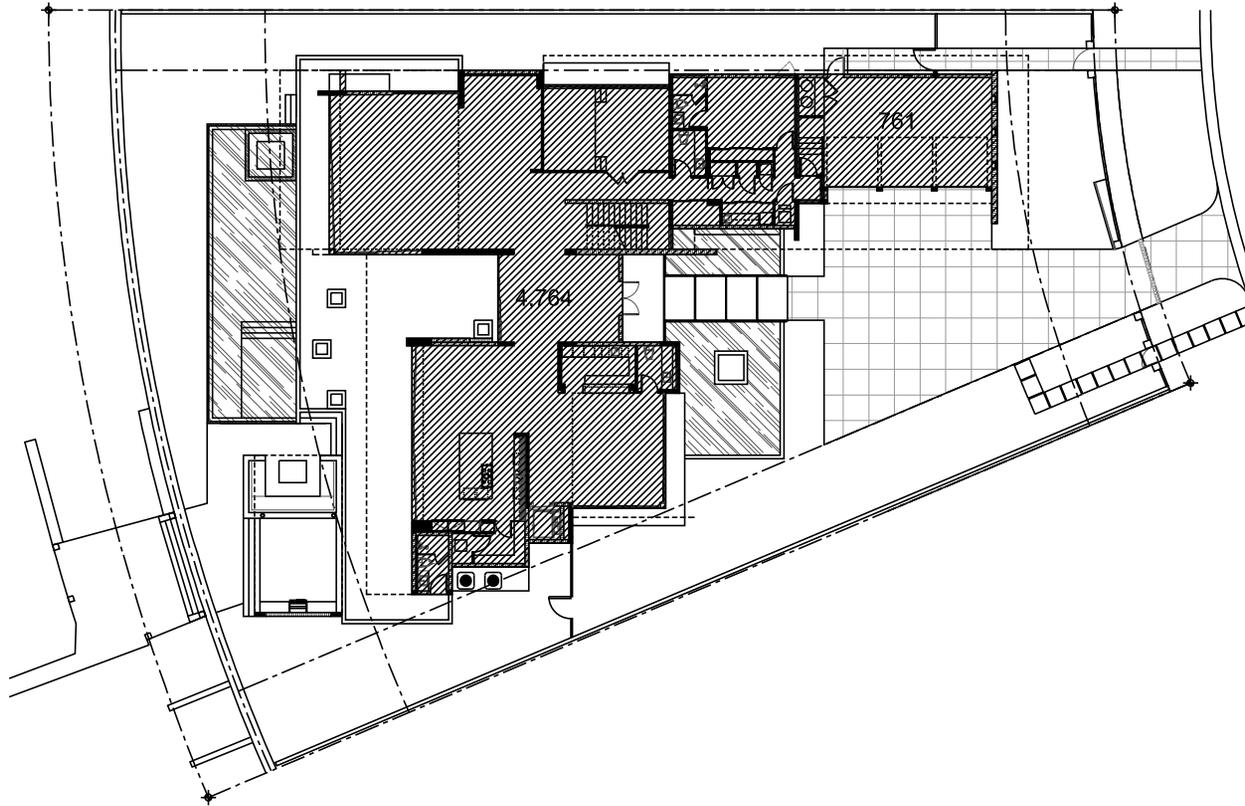
BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE

**MADISON WORTH
ARCHITECTURE, DPC**

865 Madison Avenue, Suite 270, New York, NY 10022 - Tel: 212.333.2041
135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:



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

2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	06/28/2023
NEXT	ISSUE DESCRIPTION	DATE

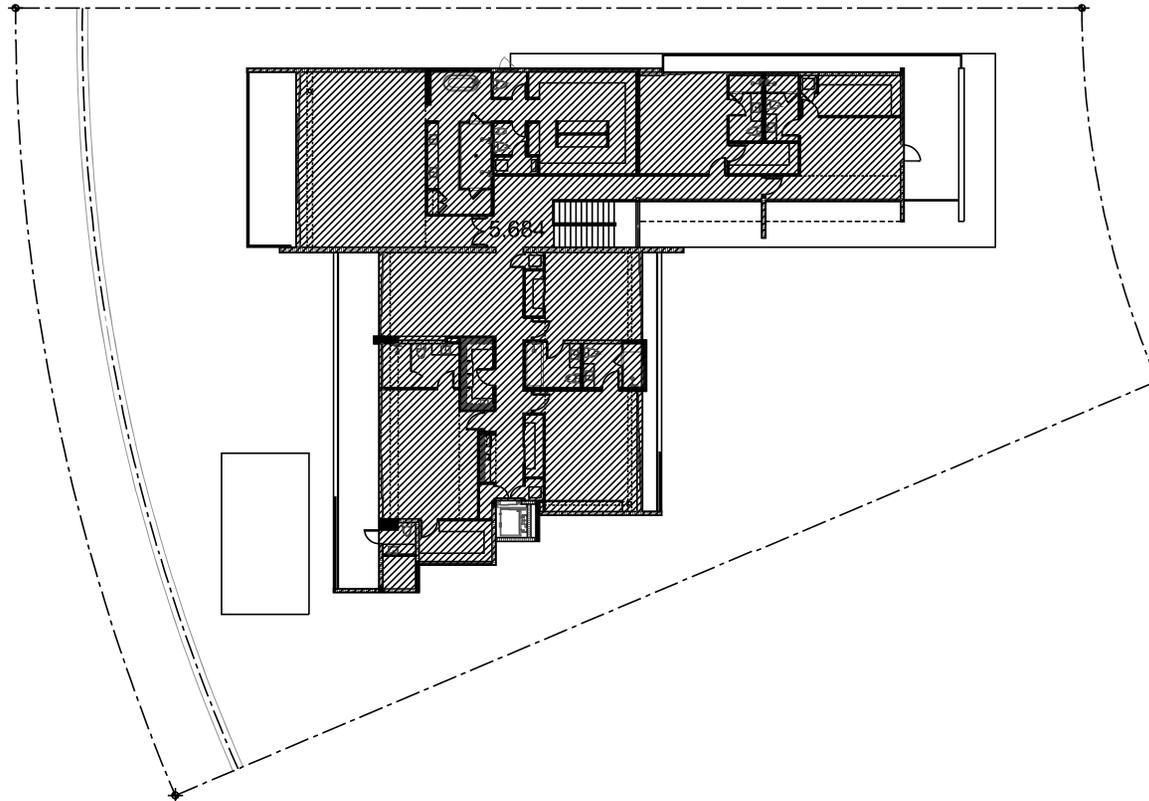
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

PROJECT TITLE: BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

	NAME: ALGER ST. FL 2023 PROFESSIONAL: BOARD: APPROVED: GSE BY: DRAWN: A-0.05d CHECKED:
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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
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3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

MADISON WORTH ARCHITECTURE, DPC
845 Madison Avenue, Suite 271, New York, NY 10022 - Tel: 212.332.2541
135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

NO	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/10/23
1	FIRST SUBMITTAL	06/04/23
NO.1	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE: BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

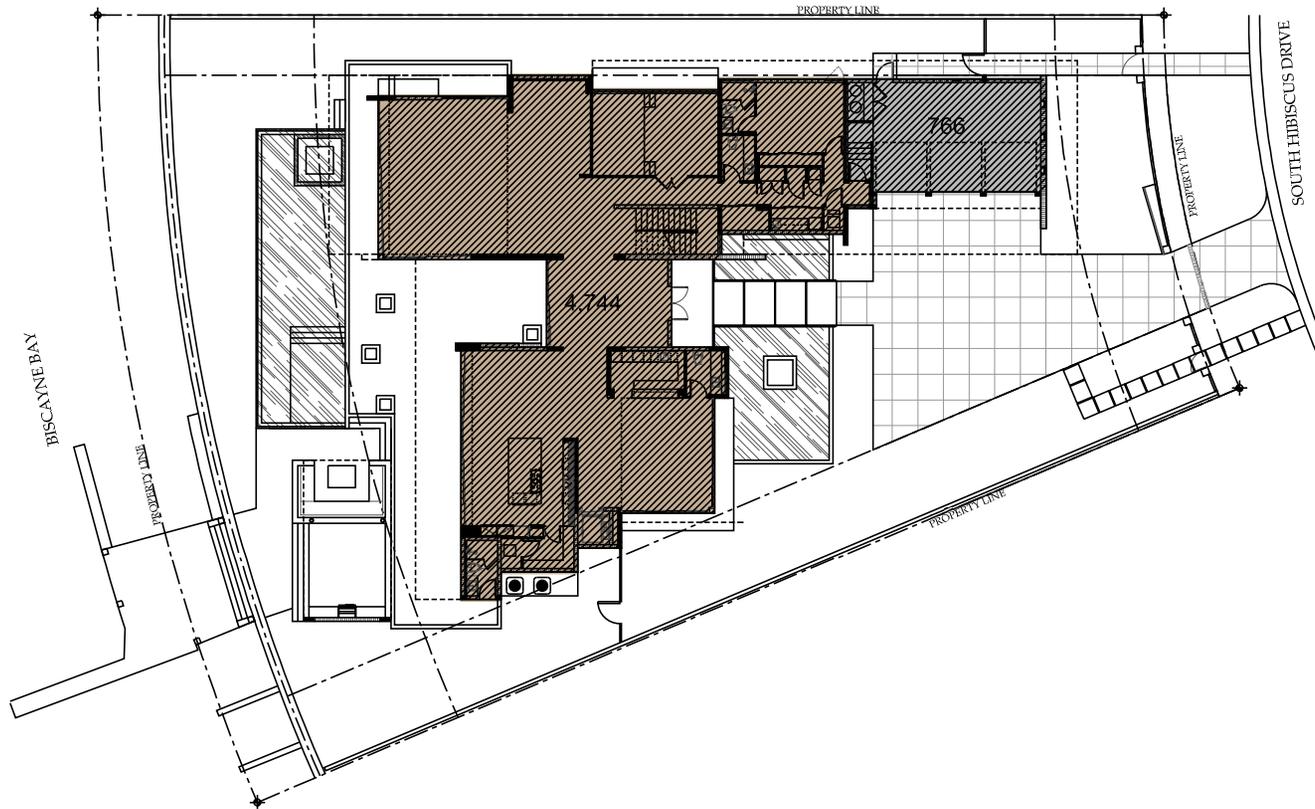
SEAL & SIGNATURE: [Signature]
STATE OF FLORIDA
PROFESSIONAL ARCHITECT
NO. 10819
DATE: 10/10/23
PROJECT: A-0.05e

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE

MADISON WORTH ARCHITECTURE, DPC

845 Madison Avenue, Suite 271, New York, NY 10022 - Tel: 212.332.2041
135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242



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

NOTES:

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	06/04/2023
NO.1	ISSUE DESCRIPTION	DATE

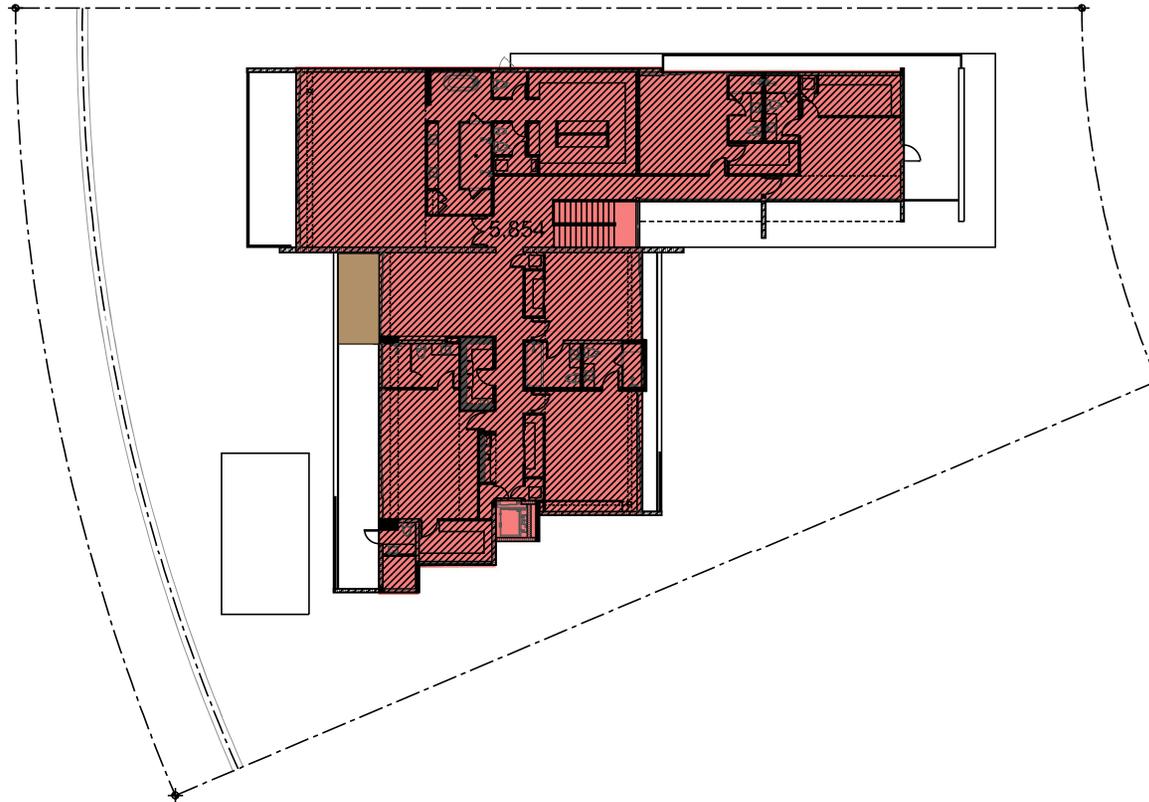
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

PROJECT TITLE: BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

	DATE: AUG-27-2023
	PROFESSIONAL:
	NO. OF SHEETS: 1
	DATE: A-0.05f

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
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MADISON WORTH ARCHITECTURE, DPC

865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.332.2041
135 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

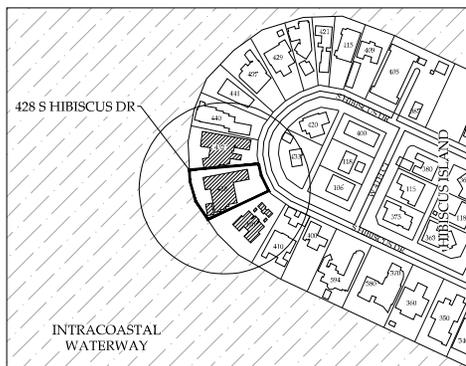
NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/10/2023
1	FIRST SUBMITTAL	06/04/2023
NO.1	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE: BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

	DATE: AUG-27-23, 2023
	PROJECT: A-0.05g

NOTES:



① IMAGE KEY PLAN
 SCALE: N.T.S.



① 420 SOUTH HIBISCUS DRIVE



② 432 SOUTH HIBISCUS DRIVE

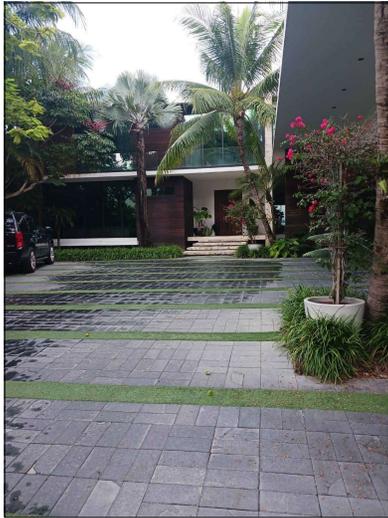
NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/2015
1	FIRST SUBMITTAL	06/04/2015
N/A	ISSUE DESCRIPTION	DATE

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

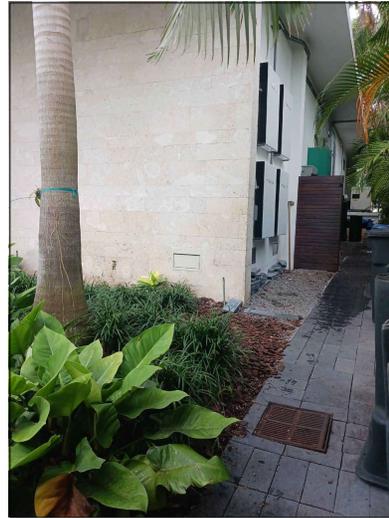
SHEET TITLE:
 PHOTOS OF EXISTING
 CONDITIONS -
 NEIGHBORING PROPERTIES



DATE: AUG 31, 2015
 DESIGNED BY:
 CHECKED BY:
 DRAWN BY:
 PROJECT NO:
A-0.10a
 CADD FILE: 150815.dwg



① FRONT LOOKING SOUTHWEST



② SIDE LOOKING SOUTHEAST



③ FRONT LOOKING WEST

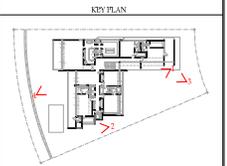


④ REAR - LOOKING NORTH

**MADISON WORTH
ARCHITECTURE, DPC**

465 Madison Avenue, Suite 700, New York, NY 10017 - Tel: 212.515.9741
125 Worth Avenue, Suite 200, Palm Beach, FL 33480 - Tel: 561.833.7242

NOTES:



NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	11/11/2015
1	FIRST SUBMITTAL	06/04/2015
NEXT	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
PHOTOS OF EXISTING
CONDITIONS

SEAL & SIGNATURE 	DATE: AUG 31, 2015
	DESIGNED BY: CHECKED BY: DRAWN BY: A-0.10b



① REAR LOOKING NORTHWEST



② REAR LOOKING NORTHEAST



③ REAR LOOKING NORTH

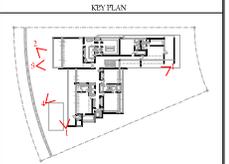


④ REAR - LOOKING NORTHWEST

**MADISON WORTH
ARCHITECTURE, P.C.**

465 Madison Avenue, Suite 700, New York, NY 10017 - Tel: 212-512-9741
125 Worth Avenue, Suite 200, Palm Beach, FL 33480 - Tel: 561-833-7242

NOTES:



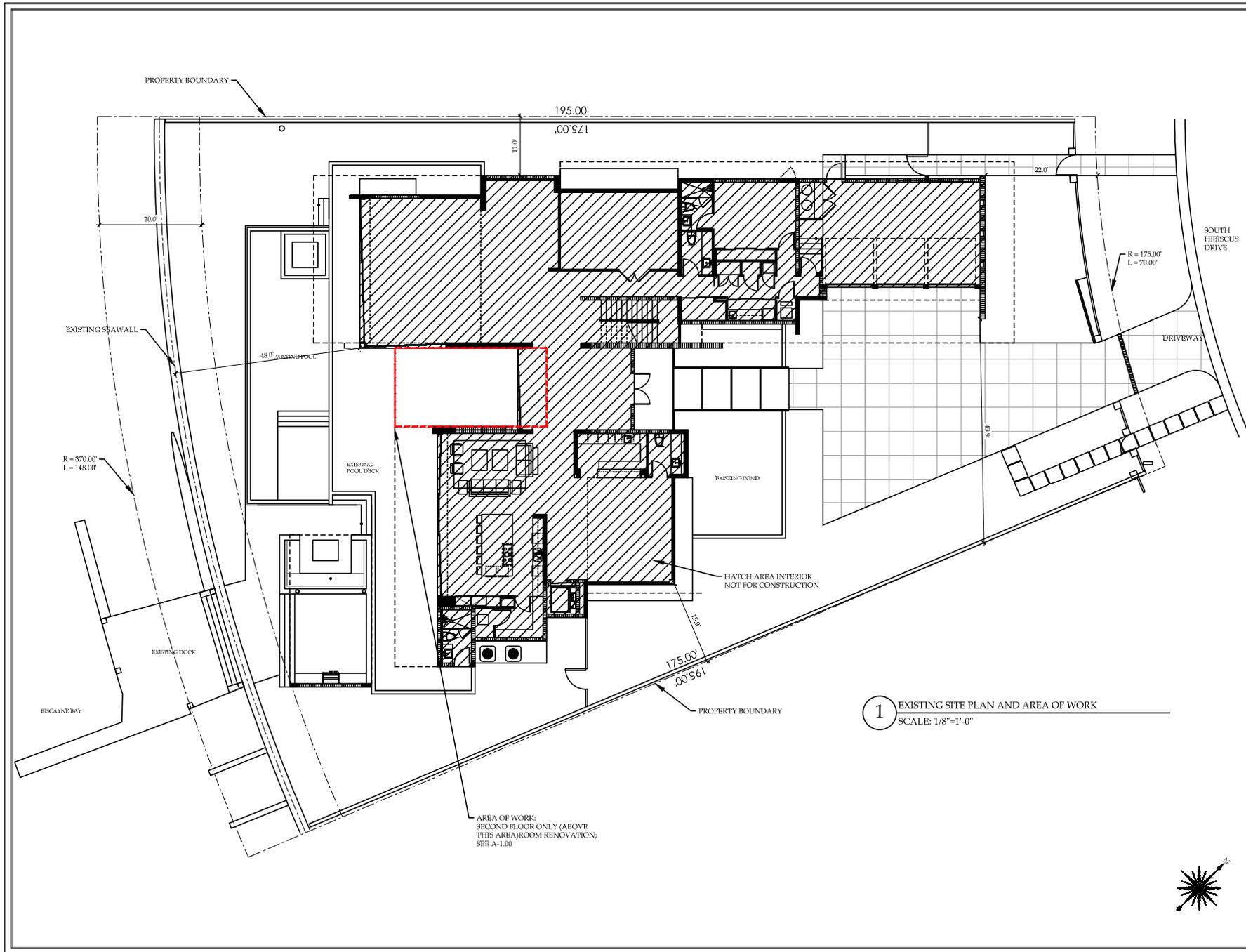
NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	11/11/2015
1	FIRST SUBMITTAL	06/04/2015
NEXT		

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

PHOTOS OF EXISTING
CONDITIONS

SEAL & SIGNATURE 	DATE: AUG 26, 2015
	DESIGNED BY: _____ CHECKED BY: _____ DRAWN BY: _____ A-0.10c

NOTES:



2	FINAL SUBMITTAL	10/12/13
1	FIRST SUBMITTAL	06/20/13
N/A	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

PROFESSIONAL

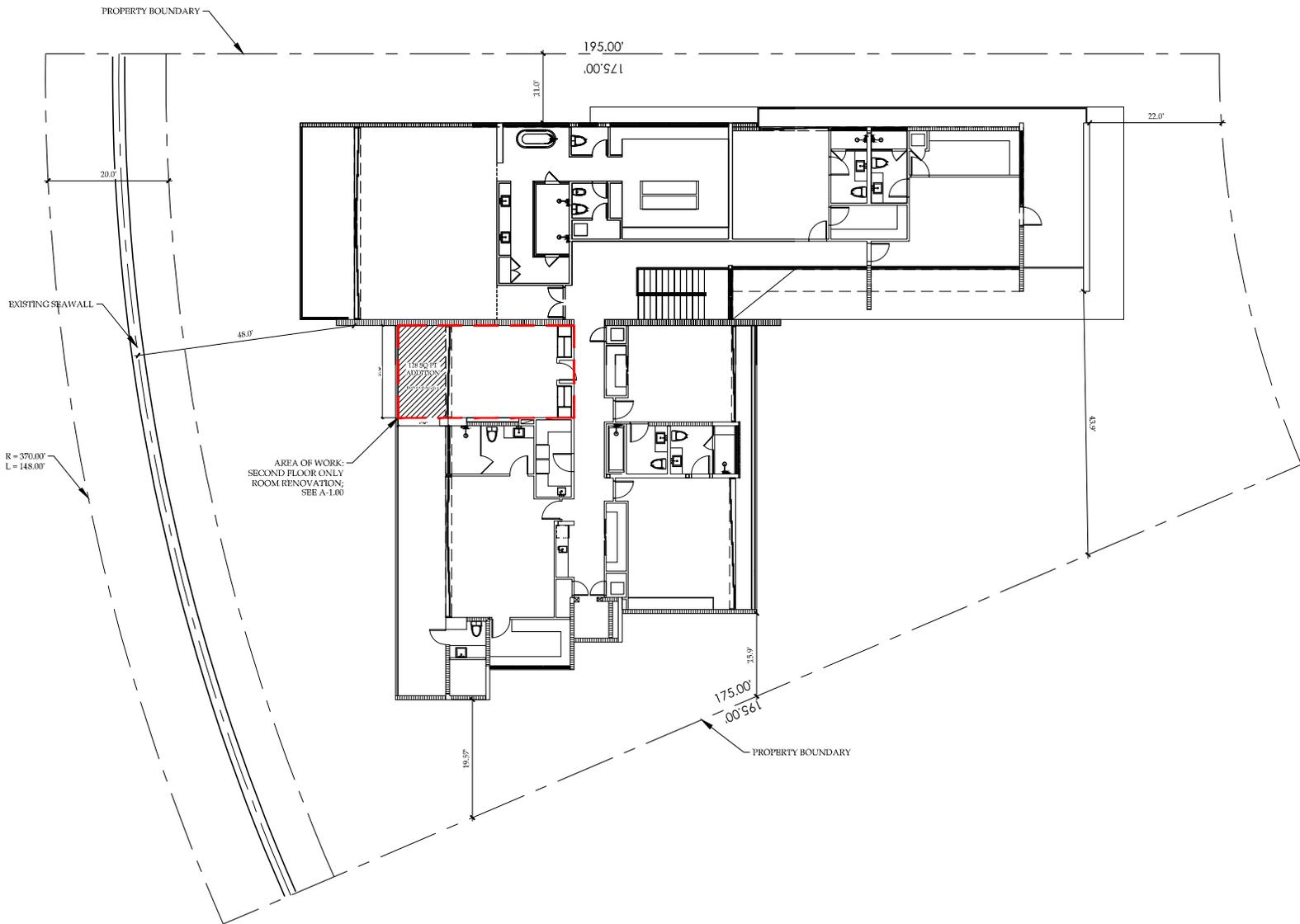
REGISTERED ARCHITECT

DATE: A-0.20

PROJECT: PRIVATE RESIDENCE

DATE: 10/12/13

NOTES:



NO.	REVISION DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/13
1	FIRST SUBMITTAL	06/24/13
NO.1	ISSUE DESCRIPTION	DATE

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

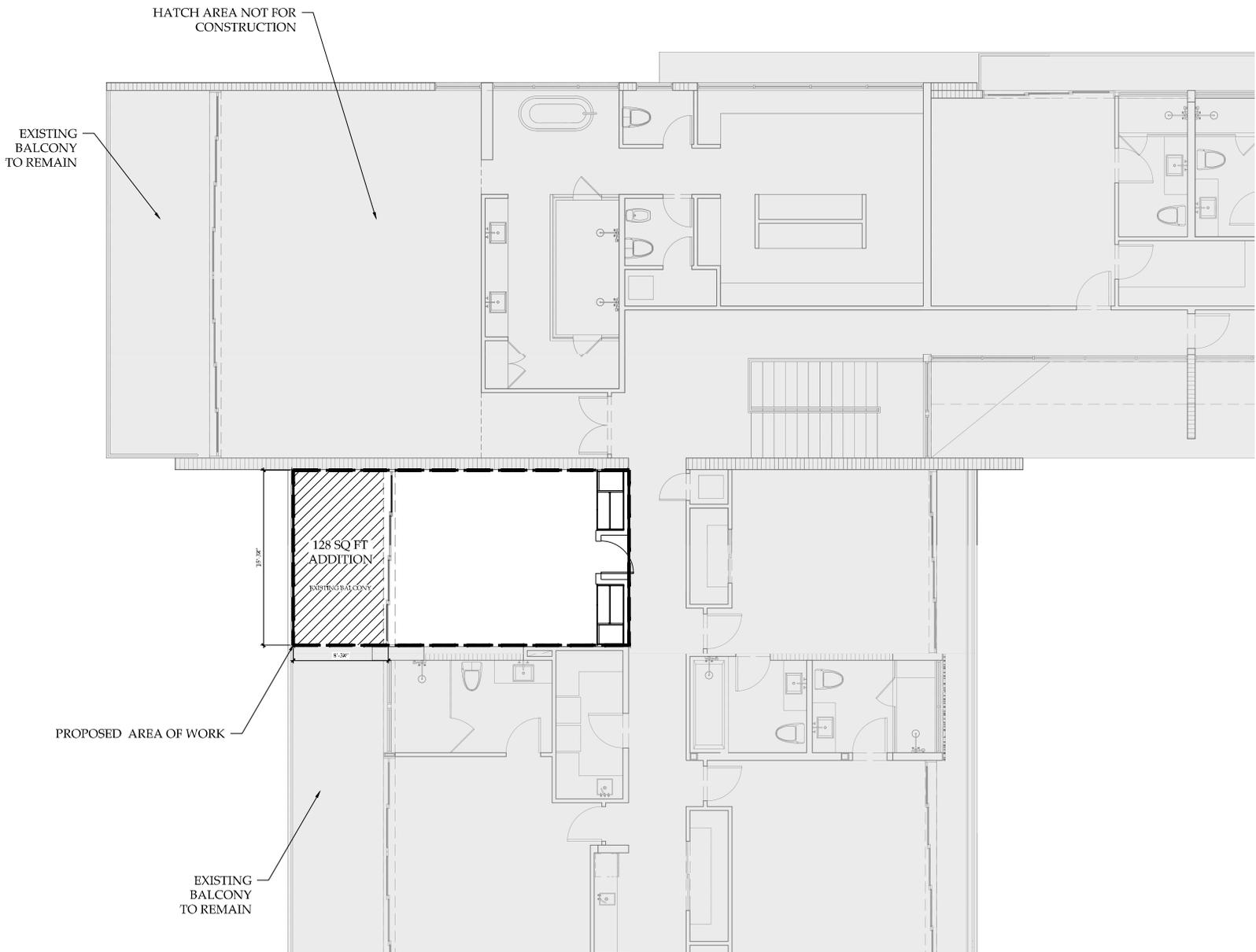
DATE: 10/12/13
 EXISTING OVERALL PLAN - SECOND FLOOR

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



DATE: 10/12/13
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 PROJECT NO: A-050
 CLIENT: [Signature]

NOTES:



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

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/03
1	FIRST SUBMITTAL	06/04/03
NO.1	ISSUE DESCRIPTION	DATE

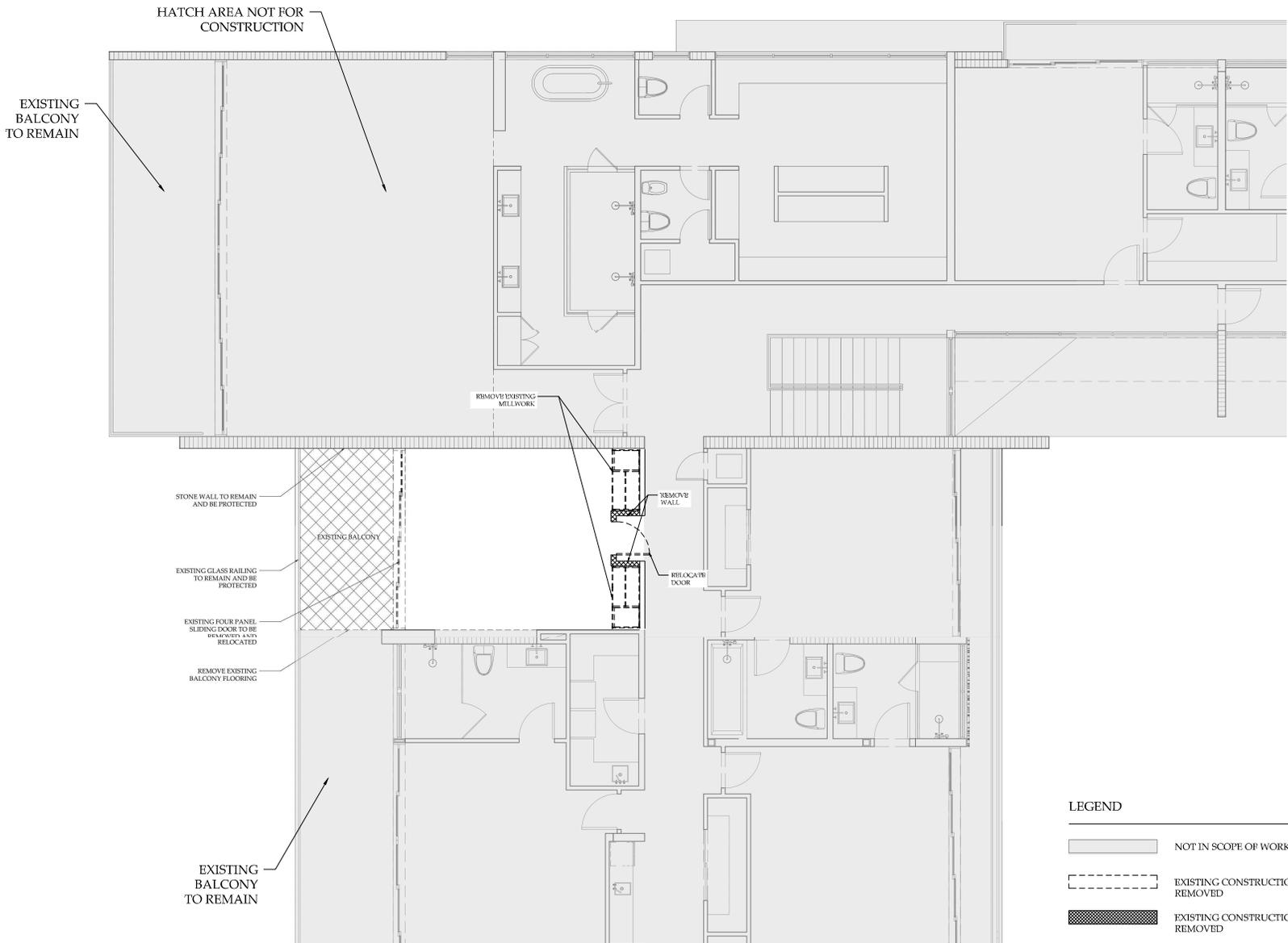
PROJECT: PRIVATE RESIDENCE
 428 S HIBISCUS DRIVE
 MIAMI BEACH, FL 33139

PROJECT TITLE:
 EXISTING FLOOR PLAN - SECOND FLOOR



DATE: AUG 31, 2003
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
A-1.00
 CADD FILE: [Signature]

NOTES:



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



LEGEND

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

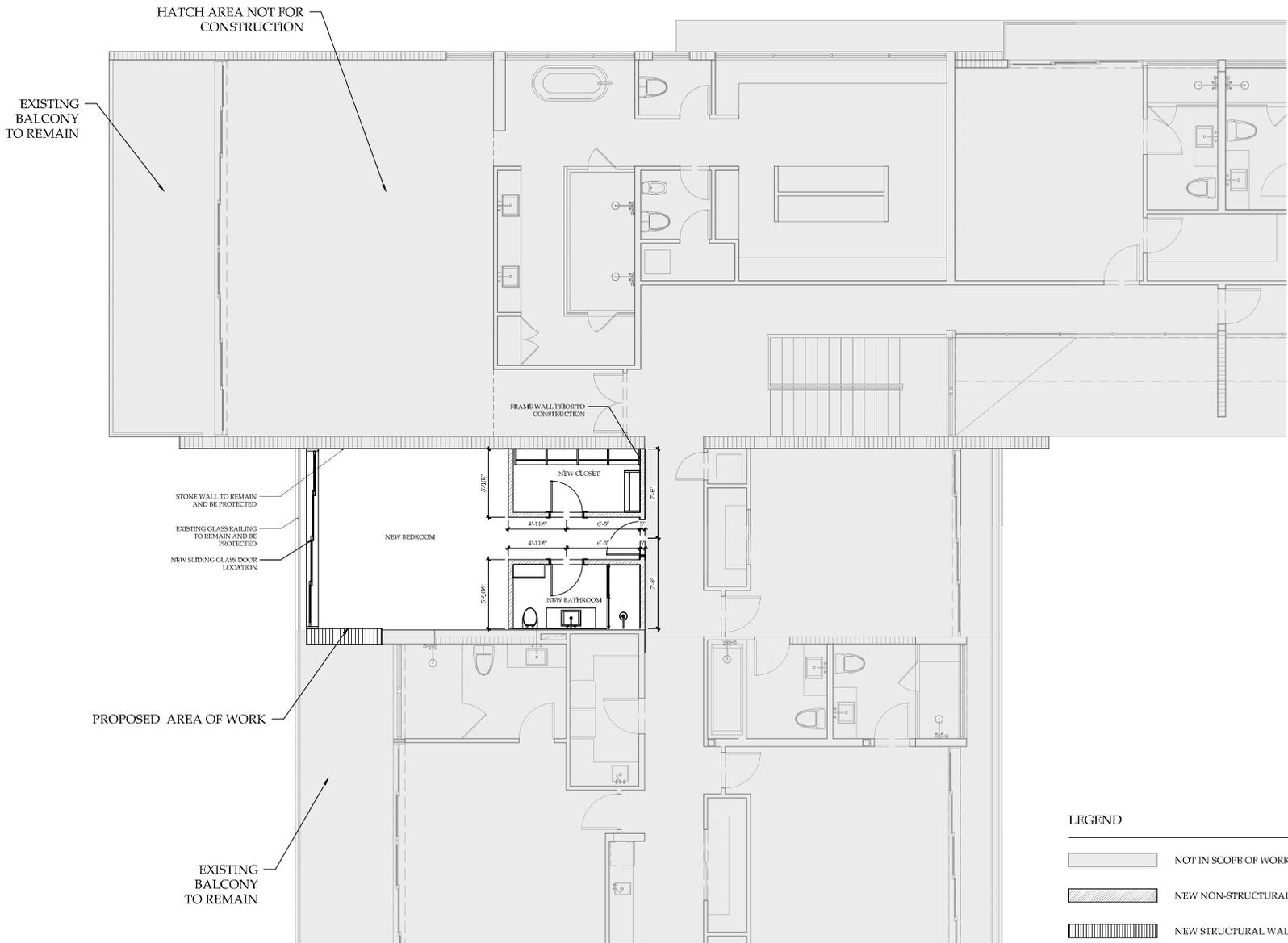
NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/2015
1	FIRST SUBMITTAL	06/04/2015
NO.1	ISSUE DESCRIPTION	DATE

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

DEMOLITION PLAN - SECOND FLOOR

SEAL & SIGNATURE 	DATE: 10/23/15
	DESIGNED BY: [Signature]
	CHECKED BY: [Signature]
	DATE: 10/23/15
A-1.01	

NOTES:



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

LEGEND

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

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/2013
1	FIRST SUBMITTAL	06/04/2013
NO.1	ISSUE DESCRIPTION	DATE

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

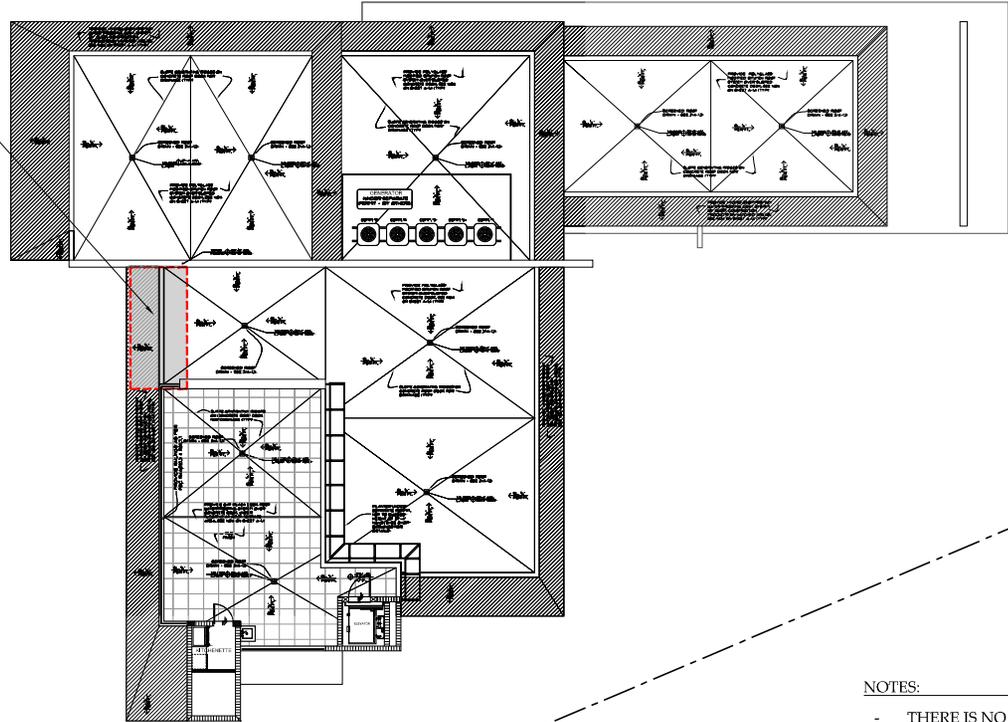
SHEET TITLE:
PROPOSED FLOOR PLAN - SECOND FLOOR

SEAL & SIGNATURE


DATE: AUG 27, 2013
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
A-1.02
 CADD FILE: [Signature]

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"



NO	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	11/12/2015
1	FIRST SUBMITTAL	06/04/2015
NO.1	ISSUE DESCRIPTION	DATE

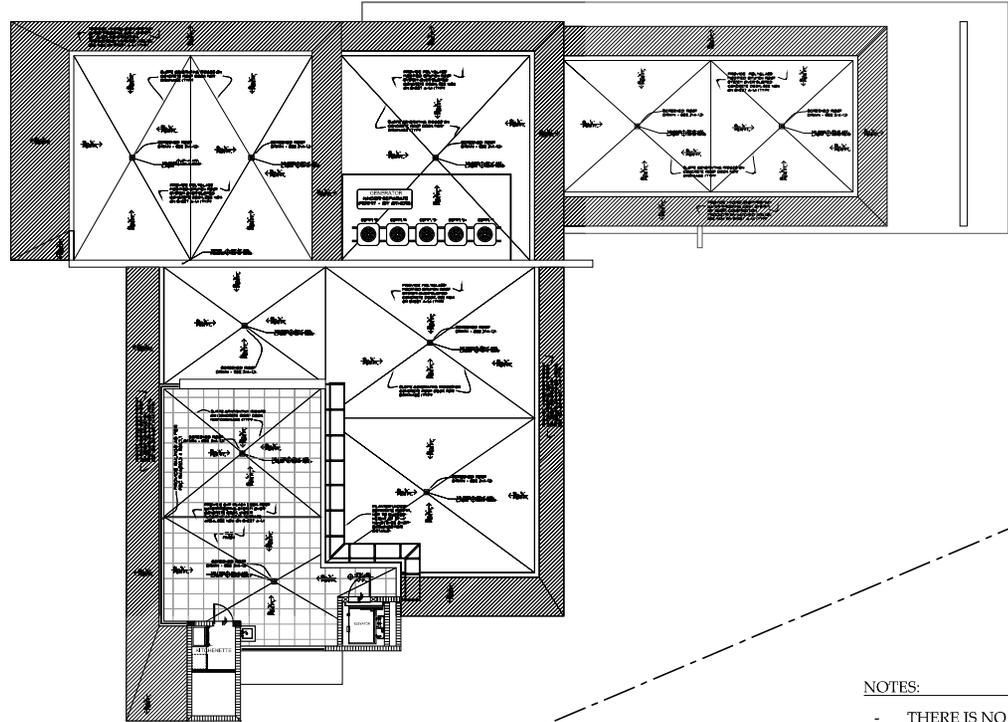
PROJECT: PRIVATE RESIDENCE
 428 S HIBISCUS DRIVE
 MIAMI BEACH, FL 33139

EXISTING ROOF PLAN

SEAL & SIGNATURE

DATE: 06/04/2015
 PROFESSIONAL:
 BOARD: ARCHITECTS
 CRE BY:
 CHECKED:
A-1.03a
 COUNTER: 1/2015

NOTES:



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"



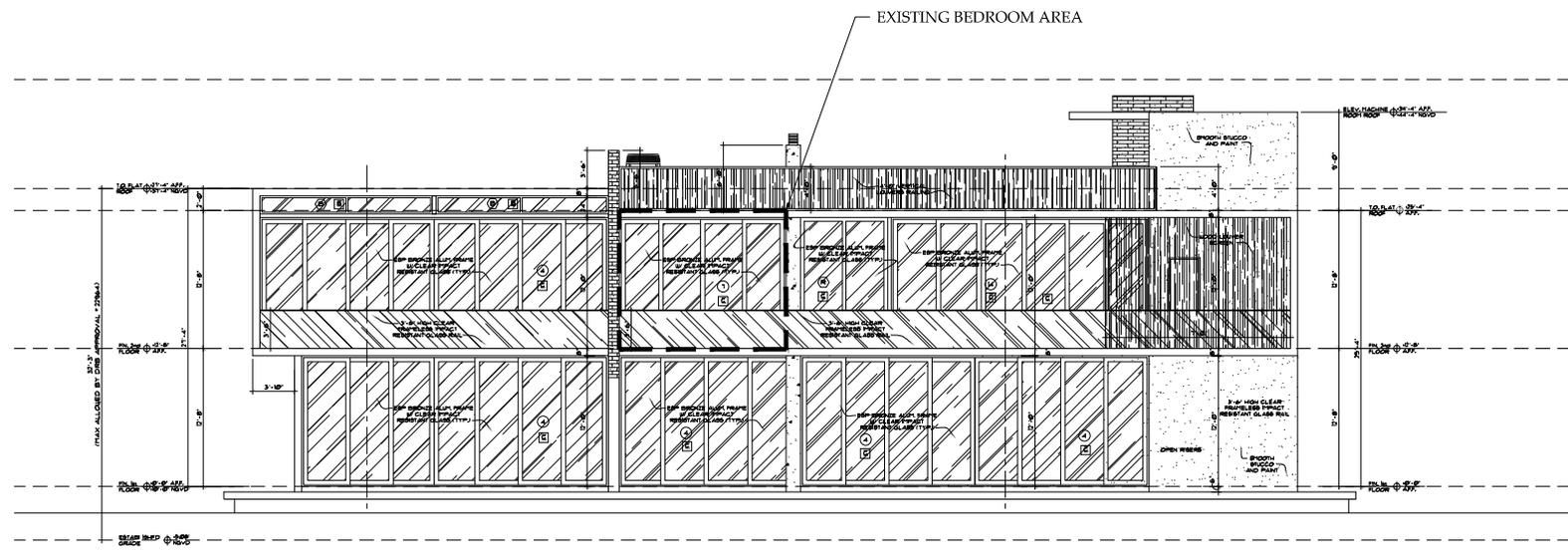
NO	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	11/12/2015
1	FIRST SUBMITTAL	06/04/2015
NO.1	ISSUE DESCRIPTION	DATE

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

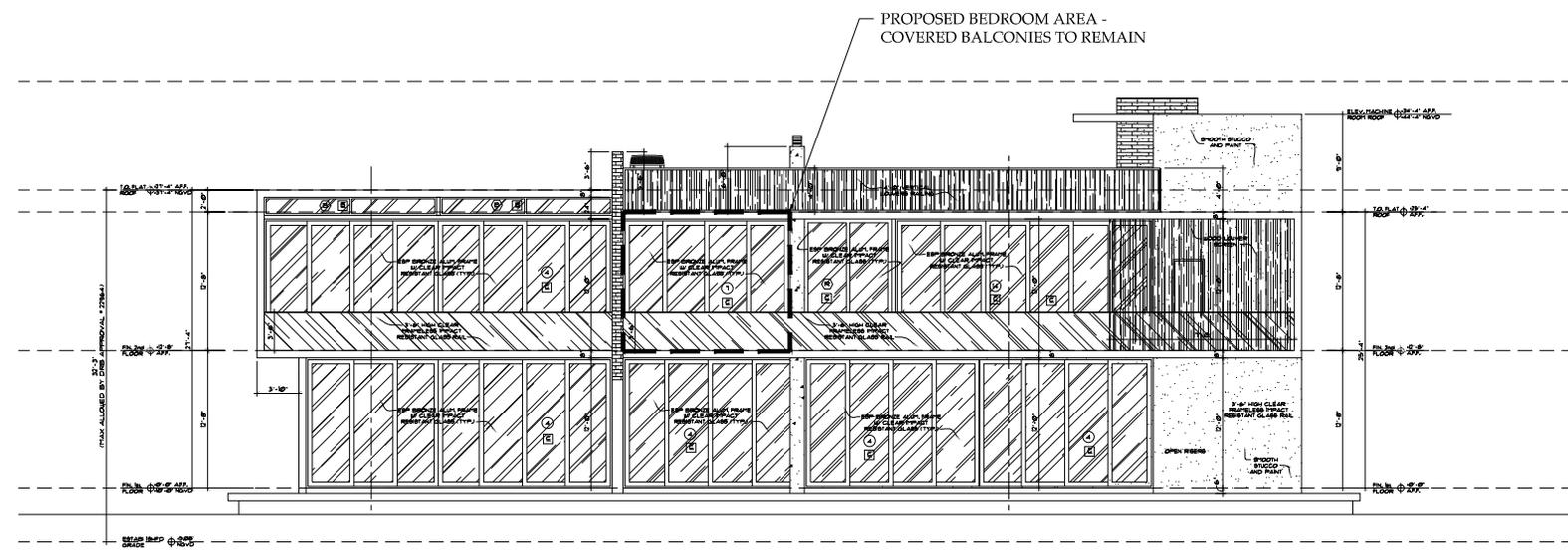
PROPOSED ROOF PLAN

	DATE: AUG 27, 2015
	PROFESSION: ARCHITECT
	WORK: ARCHITECT
	CHK BY: [Signature]
	DRAWN: [Signature]
A-1.03b	
CHECKED: [Signature]	DATE: [Signature]

NOTES:



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



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

NO.	REVISION DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/23
1	FIRST SUBMITTAL	06/08/23
NO.1	ISSUE DESCRIPTION	DATE

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

EXISTING AND PROPOSED ELEVATIONS

SEAL & SIGNATURE 	DATE: AUG 31, 2023
	DRAWN BY:
	CHECKED BY:
	APPROVED BY:
	PROJECT NO: A-2.00

NOTES:

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/2015
1	FIRST SUBMITTAL	06/04/2015
NO.1	ISSUE DESCRIPTION	DATE

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

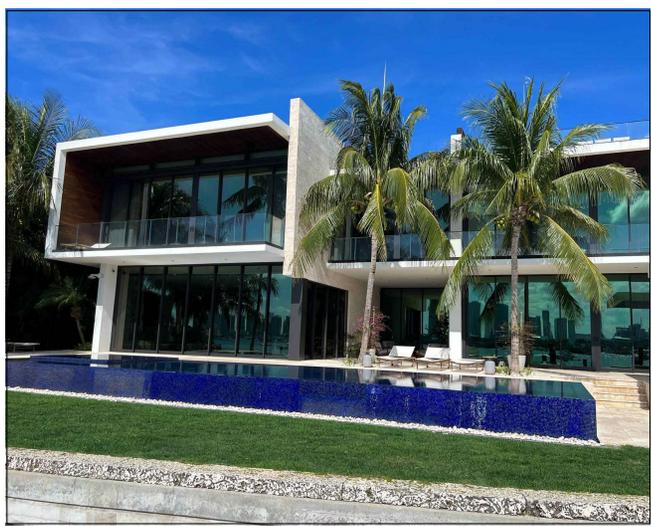
DATE: 10/12/2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 SCALE: A-5.00

SEAL & SIGNATURE: [Professional Seal]
 DATE: 10/12/2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 SCALE: A-5.00

AREA OF PROPOSED WORK



① REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

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 REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

MADISON WORTH ARCHITECTURE, DPC
 465 Madison Avenue, Suite 200, New York, NY 10017 - Tel: 212-512-9741
 123 West Avenue, Suite 200, Palm Beach, FL 33480 - Tel: 561-833-7242

NOTES:

NO.	ISSUE DESCRIPTION	DATE
2	FINAL SUBMITTAL	10/12/2015
1	FIRST SUBMITTAL	09/04/2015
NO.1	ISSUE DESCRIPTION	DATE

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

DATE: 10/12/2015
 SHEET TITLE: RENDERING

SEAL & SIGNATURE

DATE: 10/12/2015
 PROJECT: PRIVATE RESIDENCE
 SHEET TITLE: RENDERING
 A-5.01