

SCOPE OF WORK:

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH:

- THREE CAR GARAGE
- 8 BEDROOM 8 -1/2 BATHROOMS WITH MEDIA ROOM
- 1,238 SF ACCESSIBLE ROOF AREA
- NEW SHADE STRUCTURE AT REAR
- NEW POOL AND SPA
- NEW DRIVEWAY

266 - SHORT LEGAL DESCRIPTION:

HIBISCUS ISLAND PB 8-75
LOT 5 & 20FT STRIP IN BAY
ADJ
BLK 1
LOT SIZE 60.000 X 175.00
OR 10342-1507 0379 4

270 - SHORT LEGAL DESCRIPTION:

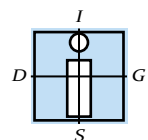
HIBISCUS ISLAND PB 8-75
LOT 6 & 20FT STRIP IN BAY
ADJ
BLK 1
LOT SIZE 60.000 X 175
OR 12526-2717 0585 1

OWNER:

MAICAR REALTY, LLC

ARCHITECT:

ANNIE K. CARRUTHERS -AR-97156



IN-SITE DESIGN GROUP

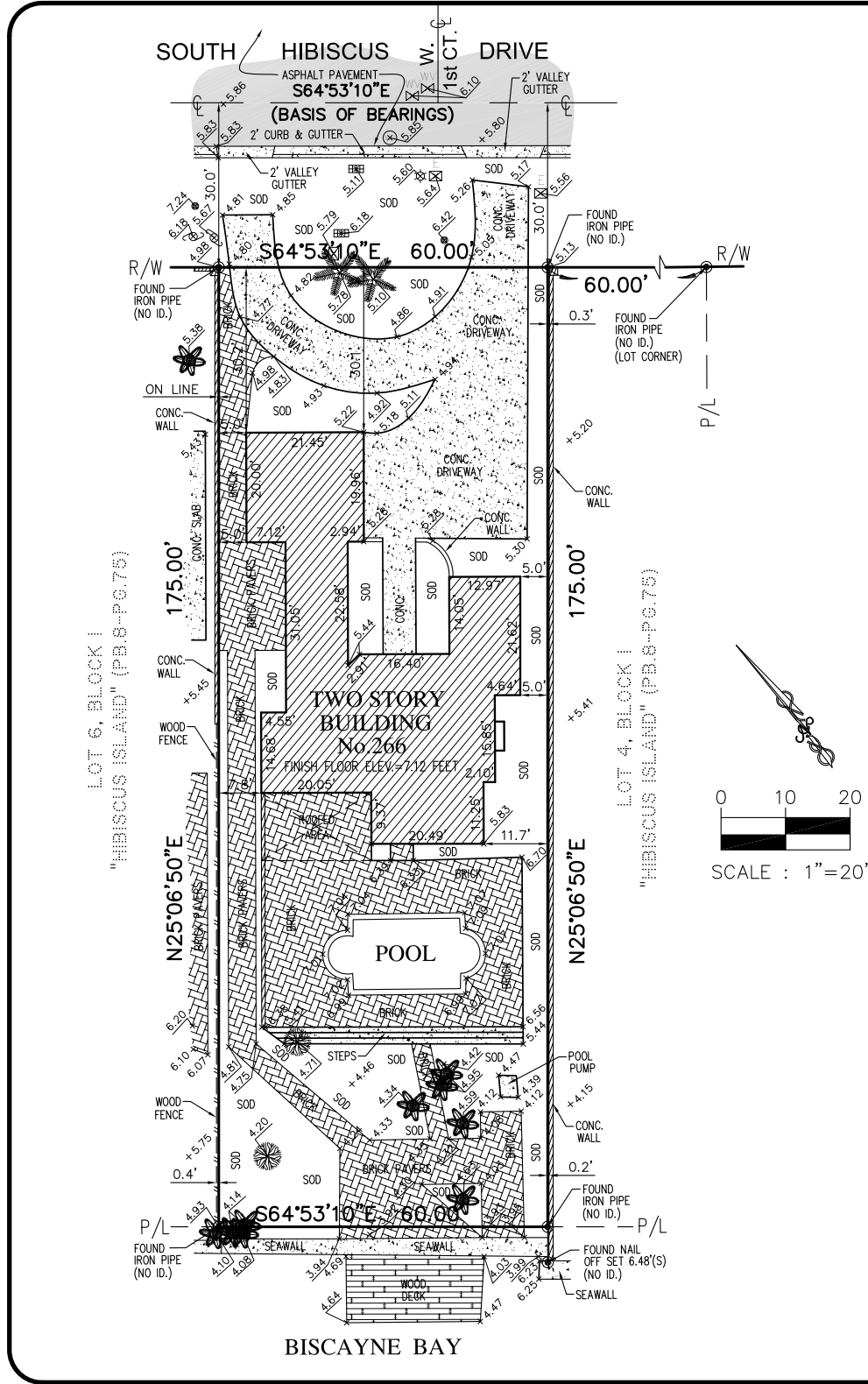
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
954-921-5333 www.insitedesigngroup.com

HIBISCUS RESIDENCE

266 & 270 SOUTH HIBISCUS DRIVE, MIAMI BEACH

DATE:
02/04/2019

ITEM NUMBER:
9-A



ABBREVIATIONS & LEGEND	
A/C	= AIR CONDITIONING PAD
A	= ARC DISTANCE
BLDG.	= BUILDING
C.	= CANOPY
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK W/ STUCCO
C.G.	= CURB & GUTTER
CH.	= CHORD DISTANCE
CL.	= CLEAR
H.	= HEIGHT
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT
B.C.	= BLOCK CORNER
M.H.	= MANHOLE
M/L	= MONUMENT LINE
M.S.	= METAL SHED ON CONCRETE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.R.M.	= PERMANENT REFERENCE MONUMENT
CL.	= CENTER LINE
CONC.	= CONCRETE
C.S.	= CONCRETE SLAB
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F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
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N.T.S.	= NOT TO SCALE
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(R)	= RECORDED
PL.	= PLANTER
P/L	= PROPERTY LINE
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RAD.	= RADIAL
(R & M)	= RECORDED & MEASURED
R/W	= RIGHT-OF-WAY
△	= CENTRAL ANGLE
	= WOOD FENCE
---X---	= WIRE FENCE
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⊙	= SPOT ELEVATION
⊙	= SEWER MANHOLE
⊙	= TRAFFIC SIGN
⊙	= CATCH BASIN
⊙	= IDENTIFICATION
ASPH.	= ASPHALT
SWK.	= SIDEWALK
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
V.G.	= VALLEY GUTTER
W.M.	= WATER METER
W.V.	= WATER VALVE
DNV.	= DRIVEWAY

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 22, 2018.

SECTION 2) LEGAL DESCRIPTION:

Lot 5, Block 1, of HIBISCUS ISLAND, according to the Plat thereof recorded in Plat Book 8, Page 75, of the Public Records of County, Florida. Also, a strip of land (part of which is submerged) lying southerly of and contiguous to the Southerly boundary line of Lot 5, in Block 1, of HIBISCUS ISLAND, said Hibiscus Island being shown on Plat recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida. Said strip of land being more particularly described as follows: Beginning at a point where the dividing line of Lots 5 and 6, of Block 1, intersects the Southerly line of Block 1 of Hibiscus Island, thence Southwesterly along the Extension of the Westerly boundary line of Lot 5, in Block 1, extending Southwesterly for a distance of 20 feet more or less to the Southerly boundary line of that certain strip of land as shown in Deed recorded in Deed Book 1501, page 479, in the Public Records of Miami-Dade County, Florida, thence Southeasterly along the Southerly boundary of that certain strip of land as shown in Deed Book 1501, at page 479, a distance of 60 feet more or less to a point where the easterly boundary line of Lot 5, in Block 1, extended Southwesterly intersects the said last mentioned line, thence Northeasterly along the said easterly extended boundary line of Lot 5, in Block 1, for a distance of 60 feet more or less to the Point of Beginning. Said strip of land being a part of the 20 feet strip of land conveyed by "Trustees of the Internal Improvement Fund" to Biscayne Bay Islands company, by deed dated September 14, 1932, and recorded in Deed Book 1501, page 479, of the Public Records of Miami-Dade County, Florida.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

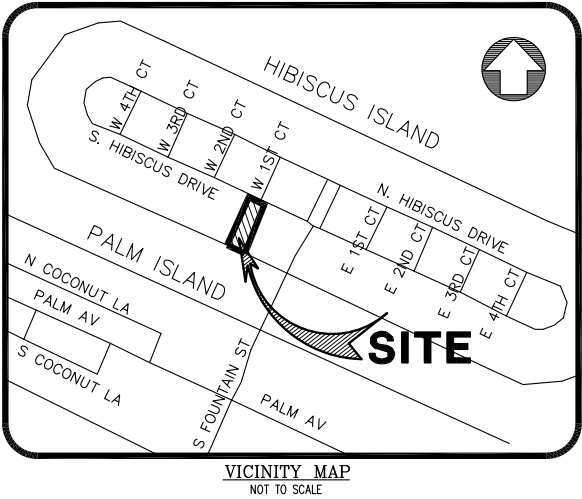
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of South Hibiscus Drive with an assumed bearing of S64°53'10"E, said line to be considered a well established and monumented line.



This property is to be located in Flood Zone "AE", Elev.=10.00 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C316, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-01, Elevation 5.35 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MAICAR REALTY LLC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: _____
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

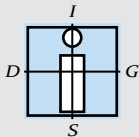
**BENNY SUAREZ
SURVEYING INC.**
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33186
PH: (305) 807-8319 Email: benysuarez@msn.com



DESCRIPTION	
No.	DATE

BOUNDARY SURVEY
266 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL 33139

DATE:
06/26/2018
SCALE:
1"=20'
SHEET
1
OF 1 SHEETS



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**266 - COPY OF
ORIGINAL
SURVEY**

DATE:

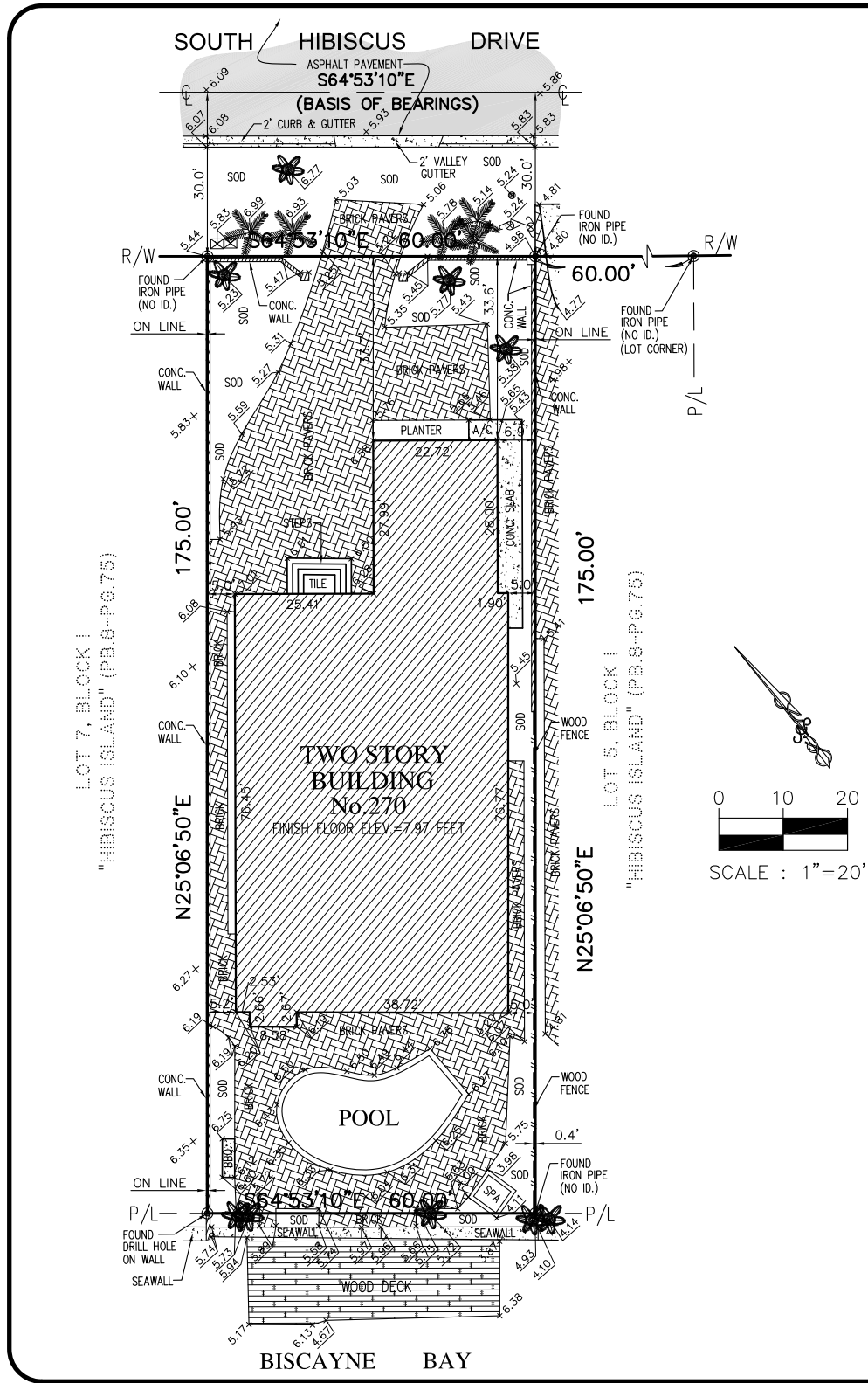
02/04/2019

ITEM NUMBER:

9-B

SHEET NUMBER:

100



ABBREVIATIONS & LEGEND	
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BLDG.	= BUILDING
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Lot 6, Block 1, of HIBISCUS ISLAND, according to the Plat thereof, as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida. BEGINNING at a point where the dividing line of Lots 6 and 7, Block 1, of said HIBISCUS ISLAND (said dividing line being the Westerly boundary line of said Lot 6) intersects the Southerly line of said Block 1 of said HIBISCUS ISLAND, which point of intersection being the POINT OF BEGINNING; thence Southwesterly, along the extension of the said Westerly boundary line of said Lot 6, extending Southwesterly for a distance of 20 feet, more or less, to the Southerly boundary line of a certain strip of land, as shown in that Deed recorded in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Southerly boundary line of that certain strip of land as shown in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida, a distance of 60 feet more or less to a point where the Easterly boundary line of said Lot 6, Block 1, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida, extended Southwesterly intersects the said Southerly boundary line of said strip described in said Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida; thence Northeasterly along the Easterly extended boundary line of said Lot 6, Block 1, of HIBISCUS ISLAND, for a distance of 20 feet, more or less to a point of the Southeasterly corner of said Lot 6, thence Northerly along the Southerly line of said Lot 6, Block 1, of HIBISCUS ISLAND, for a distance of 60 feet to the POINT OF BEGINNING.

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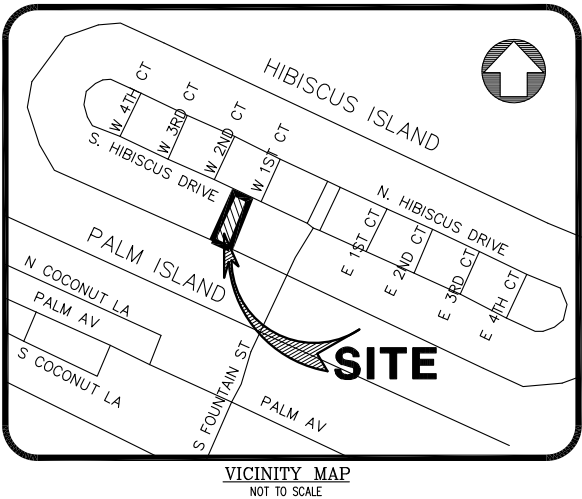
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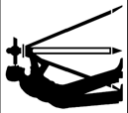
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By: Benigno J. Suarez, PSM Date: _____
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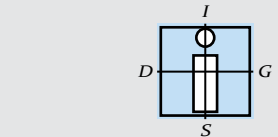
**BENNY SUAREZ
SURVEYING INC.**
4170 S.W. 162nd PATH, MIAMI, FLORIDA 33186
PH: (305) 807-8319 Email: benysuarez@msn.com



DESCRIPTION	
No.	DATE

**BOUNDARY SURVEY
270 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL 33139**

DATE:
06/26/2018
SCALE:
1"=20'
SHEET
1
OF 1 SHEETS



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**270 - COPY OF
ORIGINAL
SURVEY**

DATE:

02/04/2019

ITEM NUMBER:

9-B

SHEET NUMBER:

101

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	270 AND 266 S. HIBISCUS DRIVE (TO BE UNIFIED)		
2	Folio number(s):	02-3232-006-0050 AND 0060		
3	Board and file numbers :			
4	Year built:	1940	Zoning District:	RESIDENTIAL - RS-3
5	Based Flood Elevation:	(+10'-0" NGVD)	Grade value in NGVD: 5.86'	ZONE AE-8
6	Adjusted grade (Flood+Grade/2):	(+6-7-1/2" NGVD)	Free board: +1'-0"	
7	Lot Area:	21,000 SQFT		
8	Lot width:	120'-0"	Lot Depth:	175.00'
9	Max Lot Coverage SF and %:	6,300 SF 30%	Proposed Lot Coverage SF and %:	5,447 sf/21,000 sf=25.93%
10	Existing Lot Coverage SF and %:	4482.97+2091.78=6,574.75 (31.30%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	2,022.6 SF /2,400 = 84.27%	Rear Yard Open Space SF and %:	2,555.5SF/3,160 = 80.87%
12	Max Unit Size SF and %:	10,500 SF = 50%	Proposed Unit Size SF and %:	5,489.23+4,113.67=9,602.9/ 21,000=45.72%
13	Existing First Floor Unit Size:	6,575	Proposed First Floor Unit Size:	5,489.23 sf/21,000 sf =26.13%
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,238 SF/5,132.71,sf = 24.11%

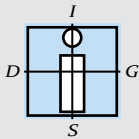
	Proposed lowest floor elevation	+11'-0" NGVD	Proposed Top of slab next higher floor	+23'-0" NGVD	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		27'	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	N/A
20	Front Second level:			49'-11"	N/A
21	Side 1:	18'-0"		18'-0"	N/A
22	Side 2 or (facing street):	12'-0"		12'-0"	N/A
23	Rear:	26'-4"		47'-1"	N/A
	Accessory Structure Side 1:			18'-0"	N/A
24	Accessory Structure Side 2 or (facing street) :		N/A	81'-1"	0
25	Accessory Structure Rear:			17'-9"	
26	Sum of Side yard :	30'-0"		30'-0"	0
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		

Notes:

If not applicable write N/A

N/A

All other data information should be presented like the above format



IN-SITE DESIGN GROUP LLC

ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

ZONING
INFORMATION

DATE:

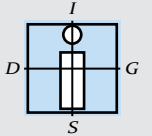
02/04/2019

ITEM NUMBER:

9-C

SHEET NUMBER:

102



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**CONTEXT
LOCATION
PLAN**

DATE:

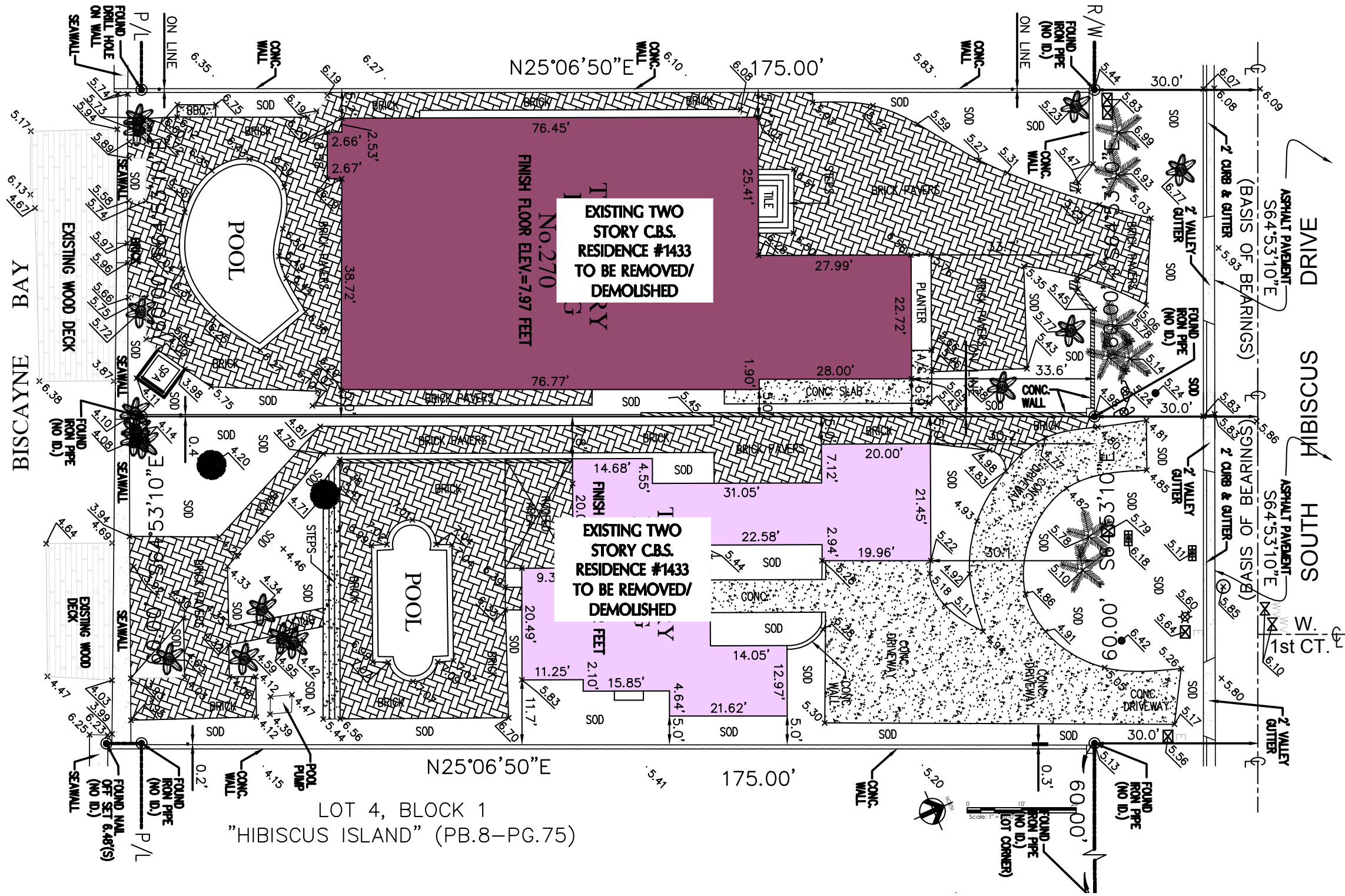
02/04/2019

ITEM NUMBER:

9-D

SHEET NUMBER:

103



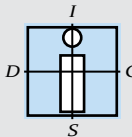
LOT 7, BLOCK 1
"HIBISCUS ISLAND" (PB.8-PG.75)



270 S. HIBISCUS DRIVE
FAR AS PER TAX ROLL
4,050 SF / 10,500 SF LOT =
38.57%



266 S. HIBISCUS DRIVE
FAR AS PER TAX ROLL
2,819 / 10,500 SF LOT =
26.84%



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**EXISTING FAR
SHADED
DIAGRAMS**

DATE:

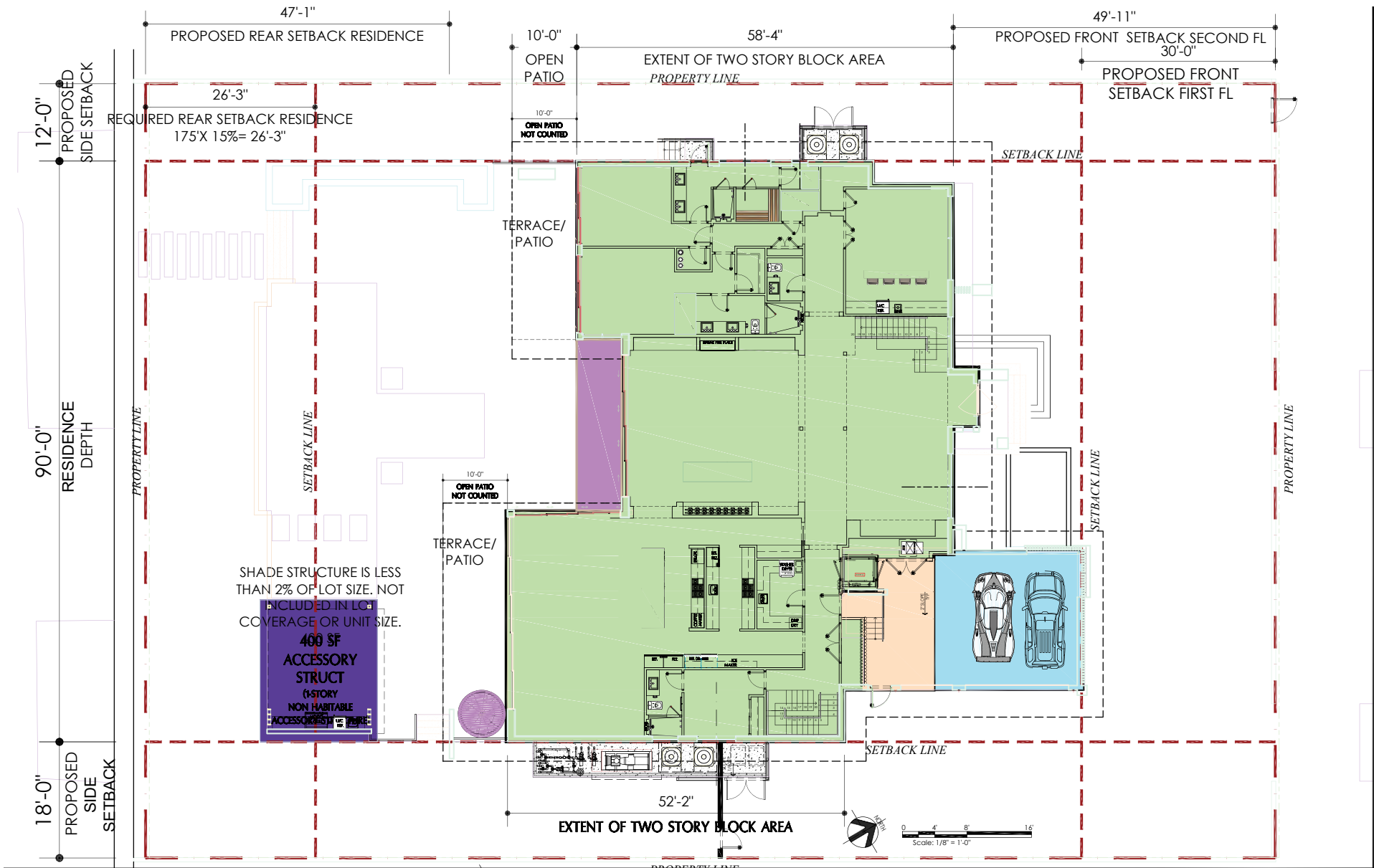
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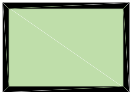




9-F

SHEET NUMBER:

104



**FIRST FLOOR
UNIT SIZE
CALCULATIONS**

	PHYSICAL VOLUME OF THE FIRST FLOOR = 5,035.57 SF	UNIT SIZE FIRST FL COVERAGE
	PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 226.70 SF	5,489.23 SF /21,000 SF LOT = 26.13%
	EXTERIOR AREA COUNTED AS EXTERNAL COURTYARD PER ORD 142-105 5C = 184.73 SF COURTYARD + 42.23 SF EXTERIOR STAIR = 226.96 SF	
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN LOT COVERAGE	500 SF OF GARAGE AREA (NOT INCLUDED)
	SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT- NOT INCLUDED IN LOT COVERAGE	400 SF OF ACCESSORY AREA (NOT INCLUDED)

FIRST FLOOR AREAS
NOT INCLUDED

DRB # 18-0360
PROJECT:
HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**PROPOSED FAR
SHADED DIAGRAM
1ST FLOOR
UNIT SIZE**

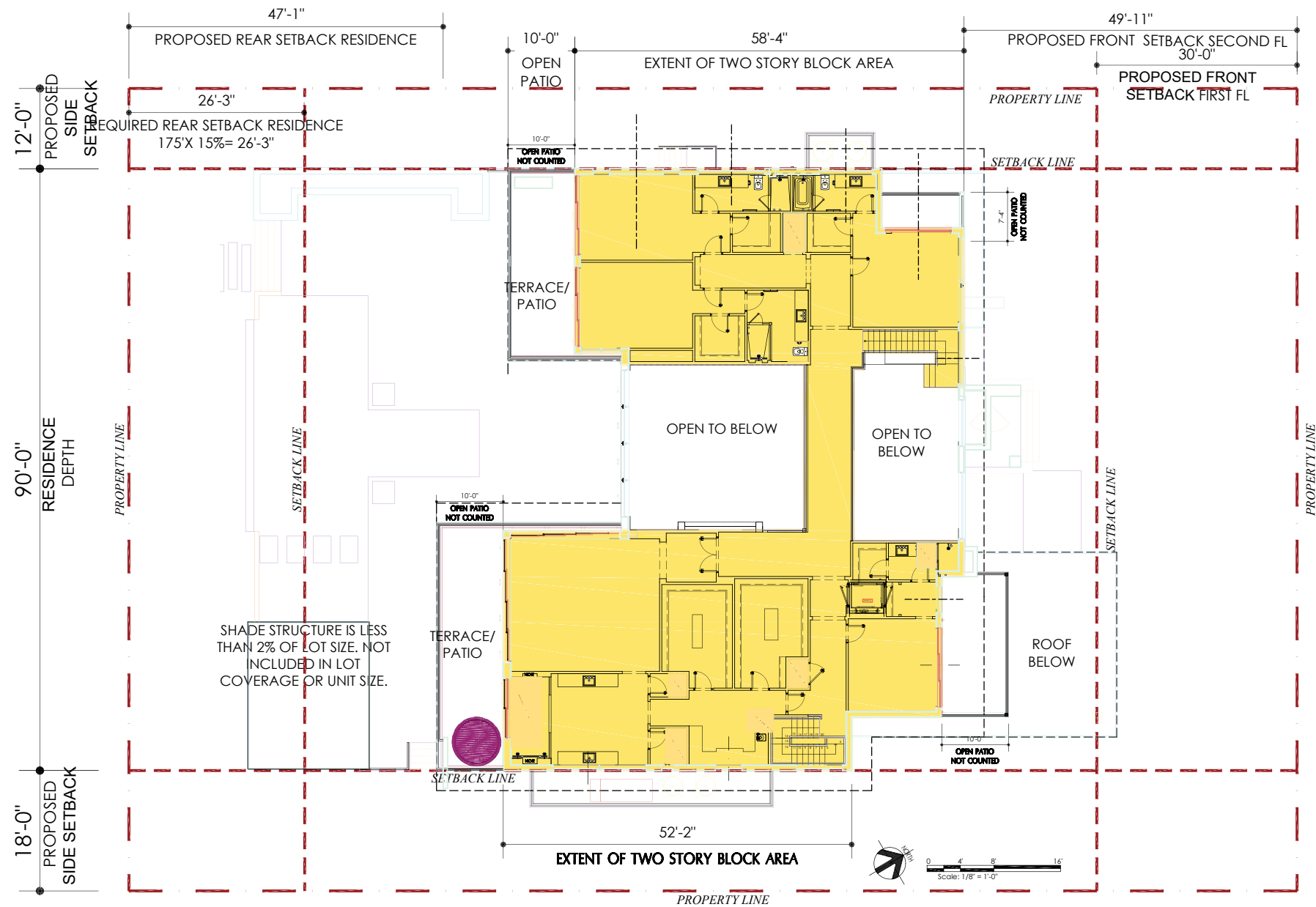
DATE:
02/04/2019

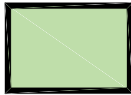






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UNIT SIZE CALCULATIONS		
	PHYSICAL VOLUME OF THE FIRST FLOOR = 5,035.57 SF	FIRST FLOOR CALCULATIONS
	PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 226.70 SF	
	EXTERIOR AREA COUNTED AS EXTERNAL COURTYARD = 226.96 SF	
SUBTOTAL 5,289.23 SF		
	PHYSICAL VOLUME OF THE SECOND FLOOR NOT INCLUDING OPEN TO BELOW AREAS = 4,029.21 SF	SECOND FLOOR CALCULATIONS
	STAIR EXTERIOR AREA COUNTED IN UNIT SIZE = 42.23 SF X 2 84.46 SF	
SUBTOTAL 4,113.67 SF		
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN UNIT SIZE	
	SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT- NOT INCLUDED IN LOT COVERAGE	500 SF OF GARAGE AREA (NOT INCLUDED IN UNIT SIZE)
		400 SF OF ACCESSORY AREA (NOT INCLUDED)

UNIT SIZE CALCULATION
 $5,489.23 \text{ SF} + 4,113.67 = 9,602.9 \text{ SF}$
 $9,602.9 \text{ SF} / 21,000 \text{ SF} = 45.72\%$

FIRST FLOOR AREAS NOT INCLUDED

DRB # 18-0360
PROJECT:
HIBISCUS RESIDENCE
266 & 270 South Hibiscus Drive, Miami Beach, FL 33139

PROPOSED FAR SHADED DIAGRAM 2ND FLOOR UNIT SIZE

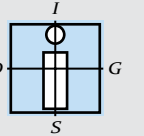
DATE:
02/04/2019

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SHEET NUMBER:

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Hollywood, Florida 33020

AA26001758

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**EXPLODED
AXONOMETRIC
DIAGRAM
UNIT SIZE**

DATE:

02/04/2019

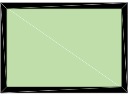
ITEM NUMBER:

20

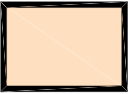
SHEET NUMBER:

143

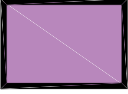
UNIT SIZE CALCULATIONS



PHYSICAL VOLUME
OF THE FIRST FLOOR = 5,035.57 SF



PHYSICAL VOLUME
OF GARAGE IN EXCESS
OF 500SF = 226.70 SF



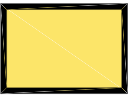
EXTERIOR AREA COUNTED AS
EXTERNAL COURTYARD
= 226.96 SF

SUBTOTAL 5,289.23 SF

**FIRST FLOOR
CALCULATIONS**

UNIT SIZE
CALCULATION

5,489.23 SF +
4,113.67 = 9,602.9
SF / 21,000 SF =
45.72%



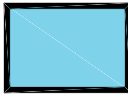
PHYSICAL VOLUME OF
THE SECOND FLOOR NOT
INCLUDING OPEN TO BELOW
AREAS = 4,029.21 SF



STAIR EXTERIOR AREA COUNTED
IN UNIT SIZE
= 42.23 SF
X 2
84.46 SF

SUBTOTAL 4,113.67 SF

**SECOND
FLOOR
CALCULATIONS**



PHYSICAL VOLUME
OF THE ENCLOSED
GARAGE NOT
INCLUDED IN UNIT
SIZE

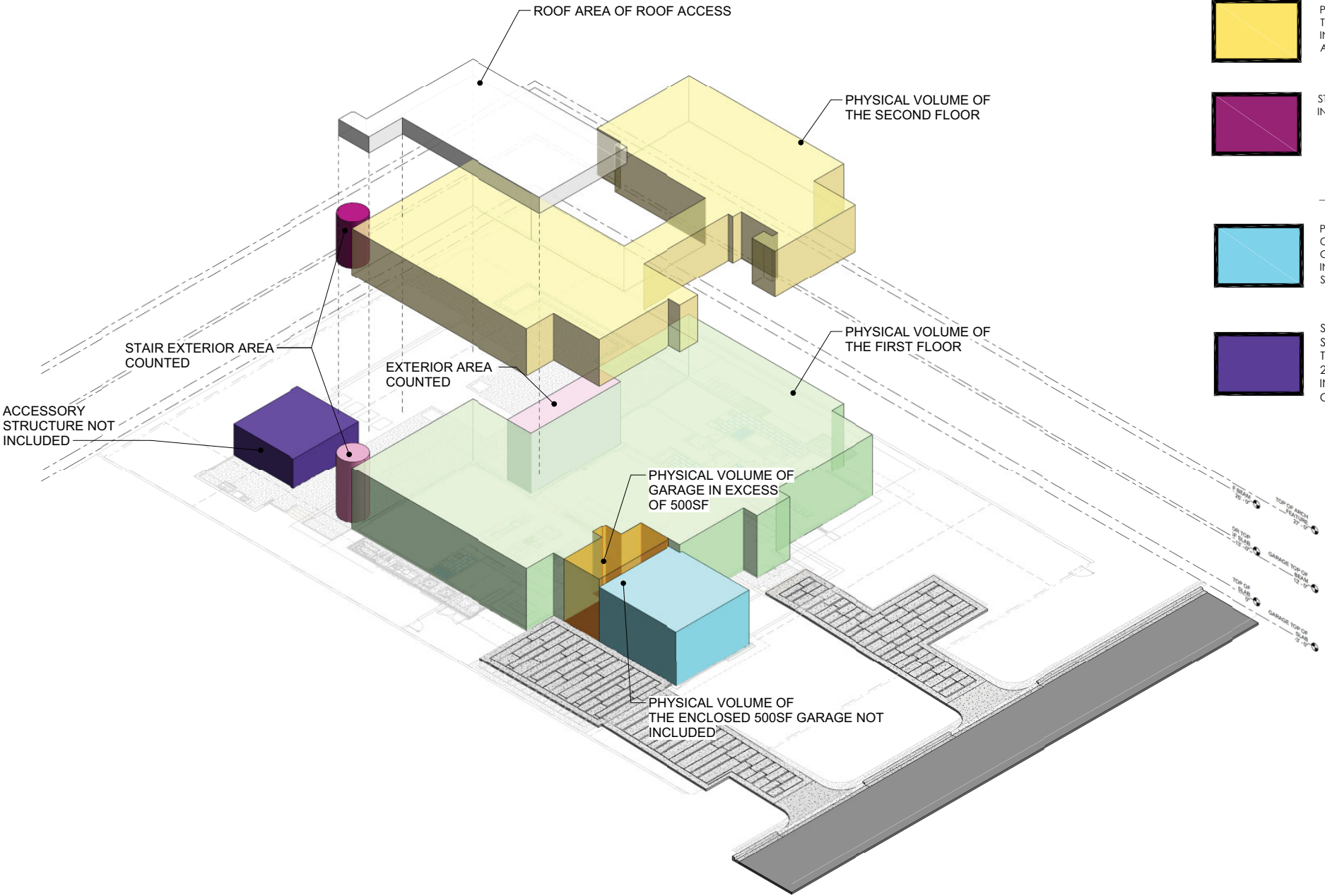
500 SF OF
GARAGE AREA
(NOT INCLUDED IN
UNIT SIZE)

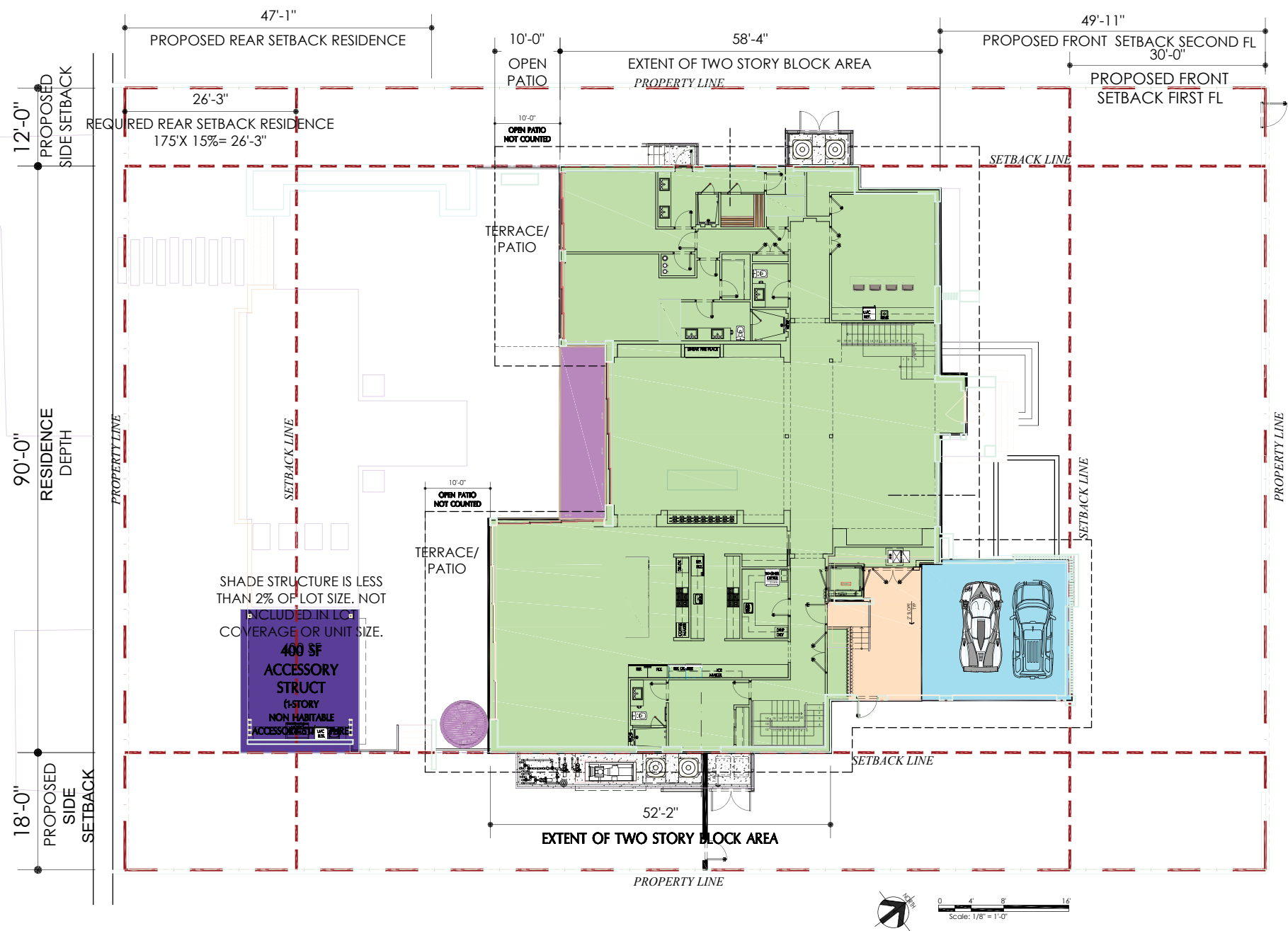


SHADE ACCESSORY
STRUCTURE /OPEN ON
THREE SIDES, LESS THAN
2% OF LOT- NOT
INCLUDED IN LOT
COVERAGE

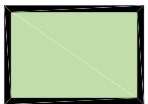
400 SF OF
ACCESSORY AREA
(NOT INCLUDED)

**FIRST FLOOR AREAS
NOT INCLUDED**

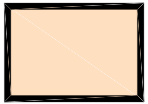




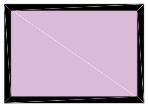
FIRST FLOOR
COVERAGE
CALCULATIONS



PHYSICAL VOLUME
OF THE FIRST FLOOR = 5,035.57 SF



PHYSICAL VOLUME
OF GARAGE IN EXCESS
OF 500SF = 226.70 SF



EXTERIOR AREA COUNTED
AS EXTERNAL COURTYARD
PER ORD 142-105 5C = 184.73 SF

SUBTOTAL 5,447 SF

LOT COVERAGE

5,447 SF / 21,000 SF
LOT = 25.93%



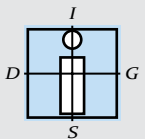
PHYSICAL VOLUME
OF THE ENCLOSED
GARAGE NOT
INCLUDED IN LOT
COVERAGE

500 SF OF GARAGE
AREA



SHADE ACCESSORY
STRUCTURE / OPEN ON
THREE SIDES, LESS THAN
2% OF LOT- NOT
INCLUDED IN LOT
COVERAGE

400 SF OF ACCESSORY
AREA



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ANNIE K. CARRUTHERS
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DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

PROPOSED
SHADED DIAGRAM
1ST FLOOR
LOT COVERAGE

DATE:

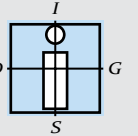
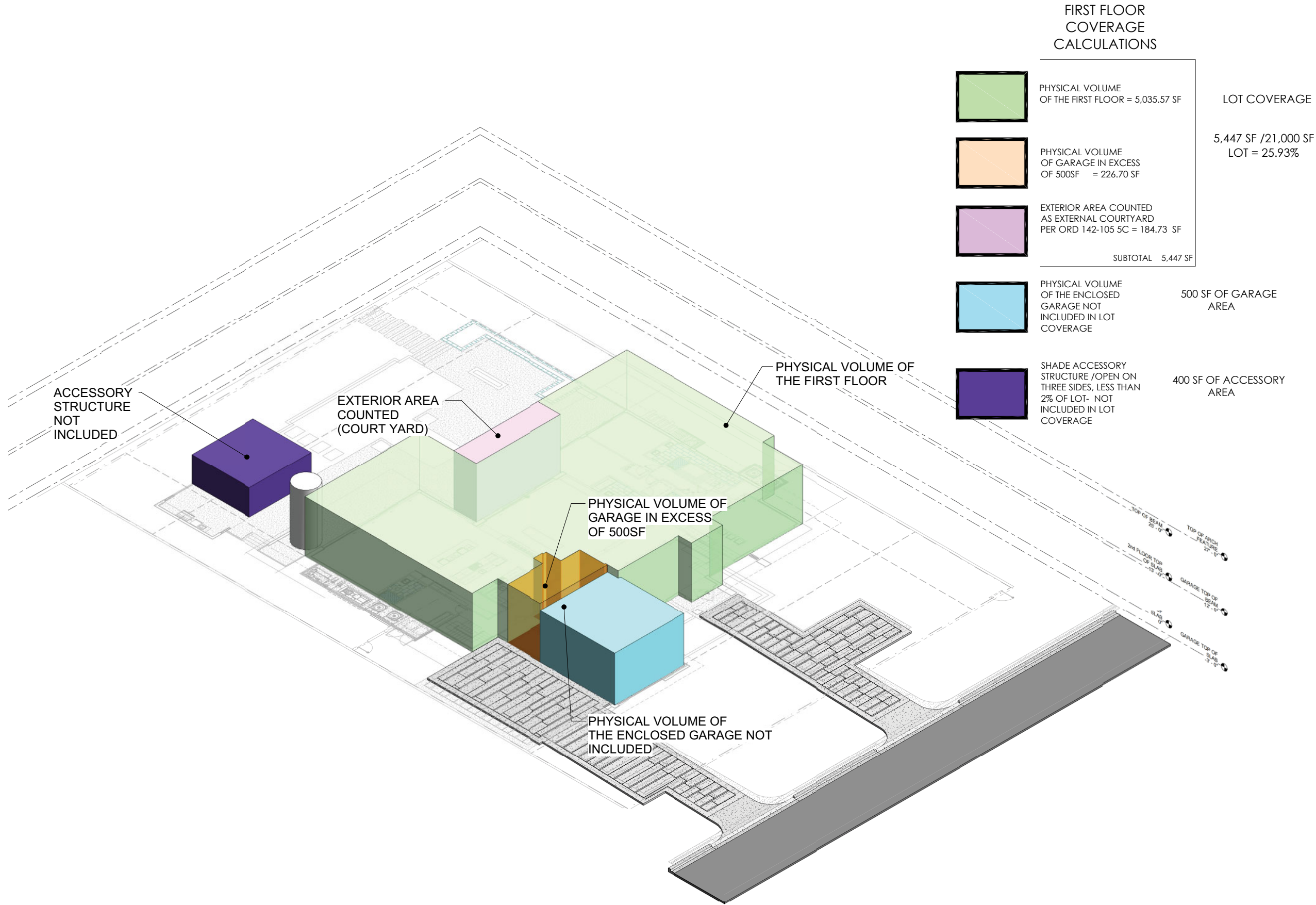
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DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**EXPLODED
AXONOMETRIC
DIAGRAM
LOT COVERAGE**

DATE:

02/04/2019

ITEM NUMBER:

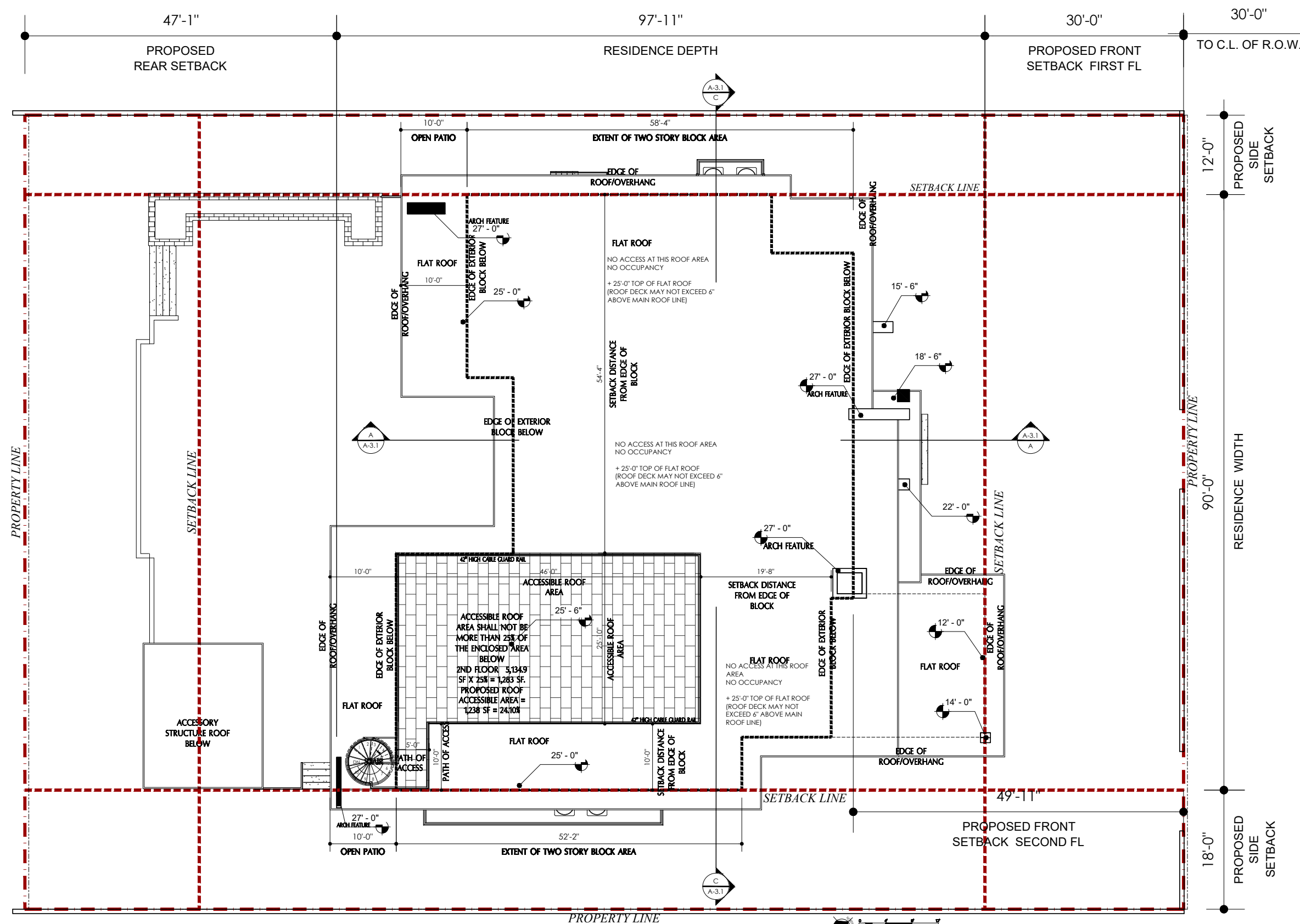
9-G

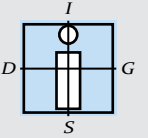
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**ROOF ACCESS TO
SECOND FLOOR
AREA**

DATE:

02/04/2019

ITEM NUMBER:

SHEET NUMBER:

118.2



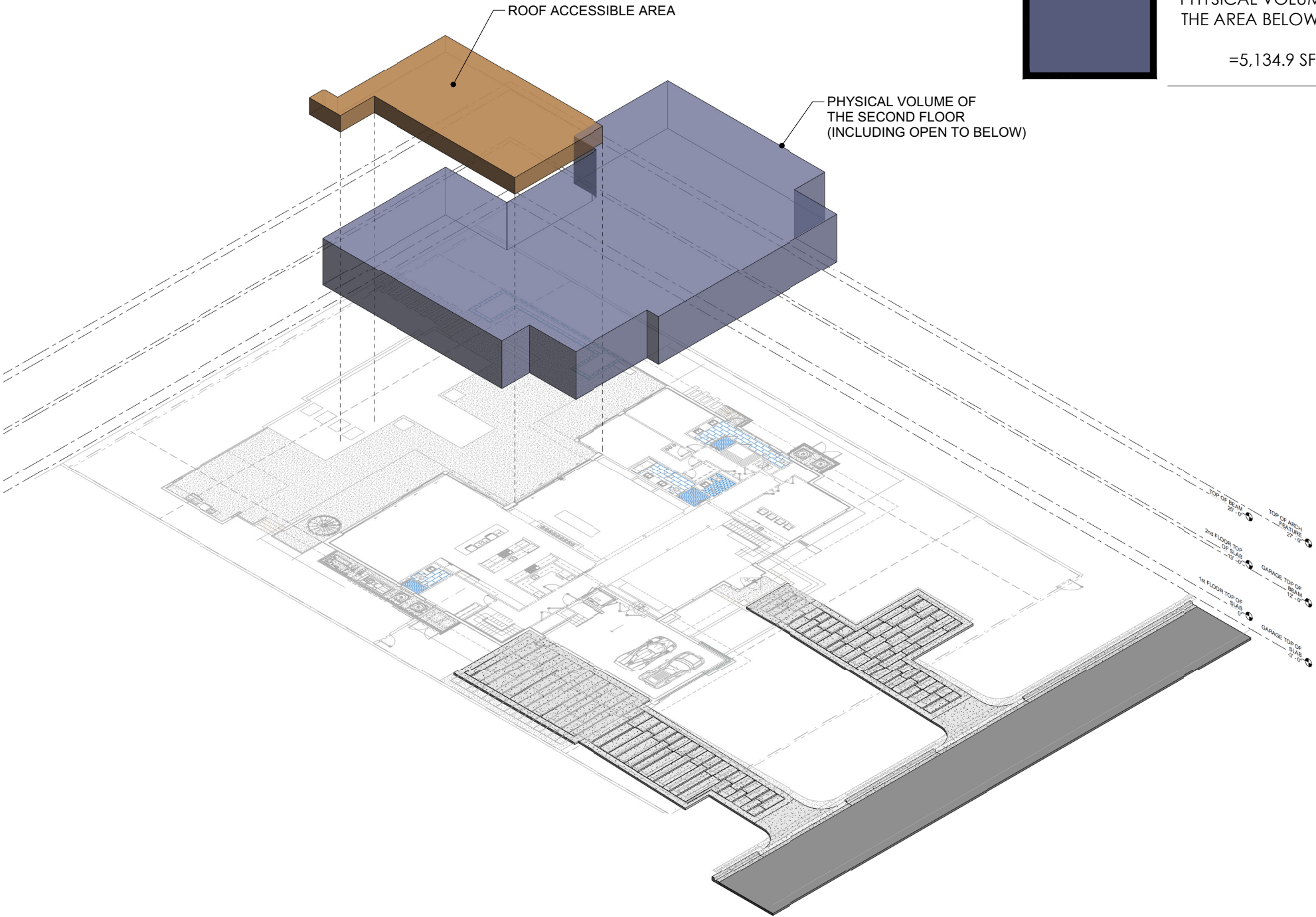
ROOF ACCESSIBLE
AREA =1,238 SF



PHYSICAL VOLUME OF
THE AREA BELOW
=5,134.9 SF

ROOF TO SECOND FL
CALCULATION

$$1,238 \text{ SF} / 5,134.9 = 24.10\%$$





266 CURRENT FRONT



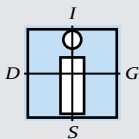
270 CURRENT FRONT



266 CURRENT REAR



270 CURRENT REAR VIEW



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DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
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**CURRENT
PHOTOGRAPHS OF
PROJECT SITE**

DATE:

02/04/2019

ITEM NUMBER:

9-1

SHEET NUMBER:

109



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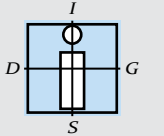
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KEY DIRECTIONAL PLAN



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ARCHITECTURAL SERVICES

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DRB # 18-0360

PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

Images Dated
12-10-2018

**CURRENT
PHOTOGRAPHS
SURROUNDING
PROPERTIES**

DATE:

02/04/2019

ITEM NUMBER:

9-K

SHEET NUMBER:

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(A)



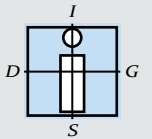
(A)



(B)



(B)



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PROJECT:

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266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

Images Dated
12-10-2018

**CURRENT
PHOTOGRAPHS
SURROUNDING
PROPERTIES**

DATE:

02/04/2019

ITEM NUMBER:

9-K

SHEET NUMBER:

111



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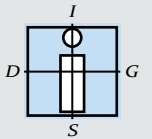
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FL 33139

Images Dated
12-10-2018

**CURRENT
PHOTOGRAPHS
SURROUNDING
PROPERTIES**

DATE:

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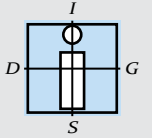
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PROJECT:

HIBISCUS RESIDENCE
266 & 270 South Hibiscus
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FL 33139

Images Dated
12-10-2018

**CURRENT
PHOTOGRAPHS
SURROUNDING
PROPERTIES**

DATE:

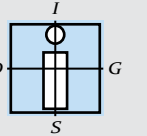
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DRB # 18-0360

PROJECT:

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266 & 270 South Hibiscus
Drive, Miami Beach,
FL 33139

**EXISTING
CONDITIONS
DRAWINGS**

DATE:

02/04/2019

ITEM NUMBER:

9-L

SHEET NUMBER:

114

LOT 7, BLOCK 1
"HIBISCUS ISLAND" (PB.8-PG.75)

270 S. HIBISCUS DRIVE
FAR AS PER TAX ROLL
4,050 SF /10,500 SF LOT=
38.57%

266 S. HIBISCUS DRIVE
FAR AS PER TAX ROLL
2,819 / 10,500 SF LOT =
26.84%

