

**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

**DEMOLITION  
PLANS**

**DATE:**

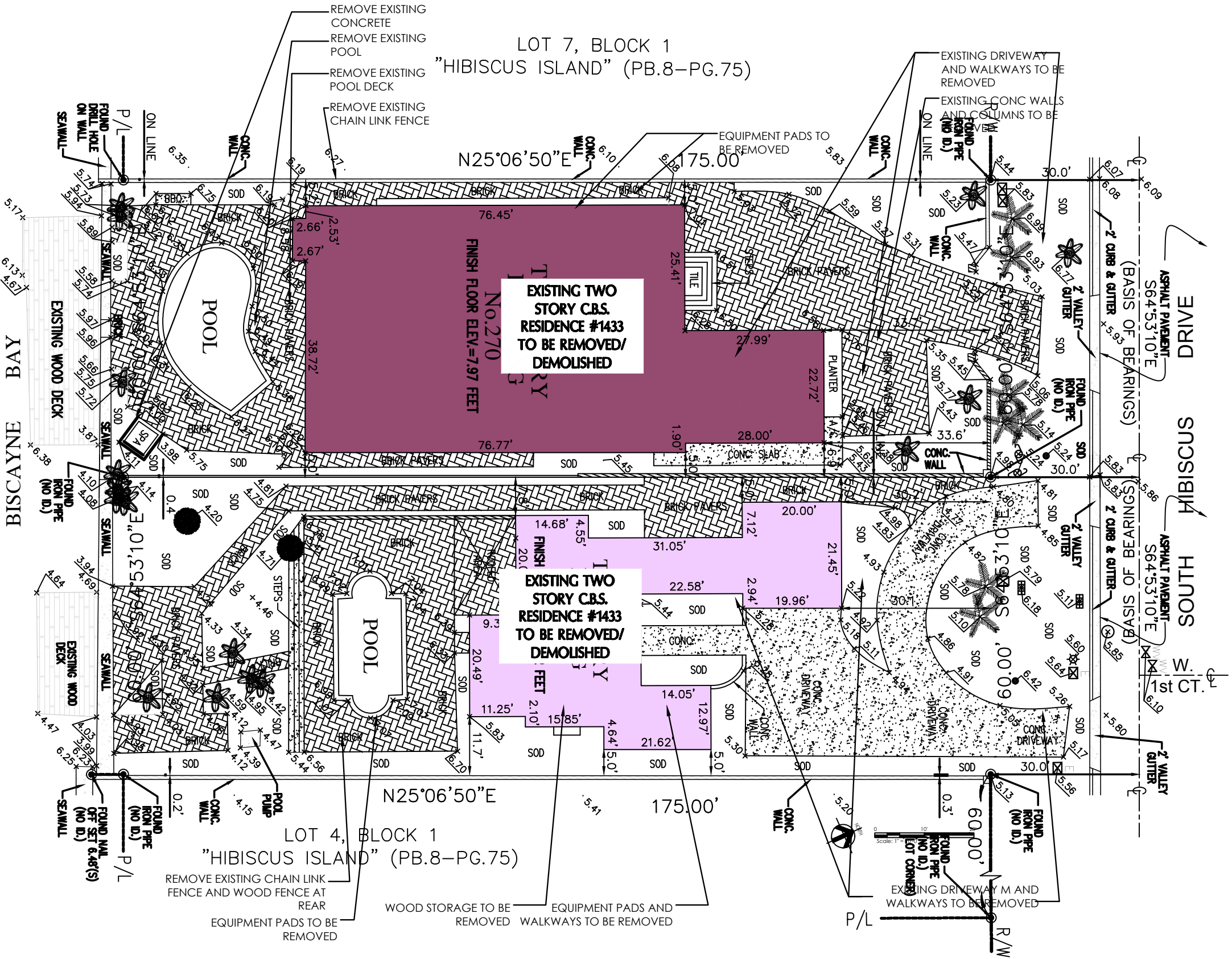
02/04/2019

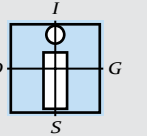
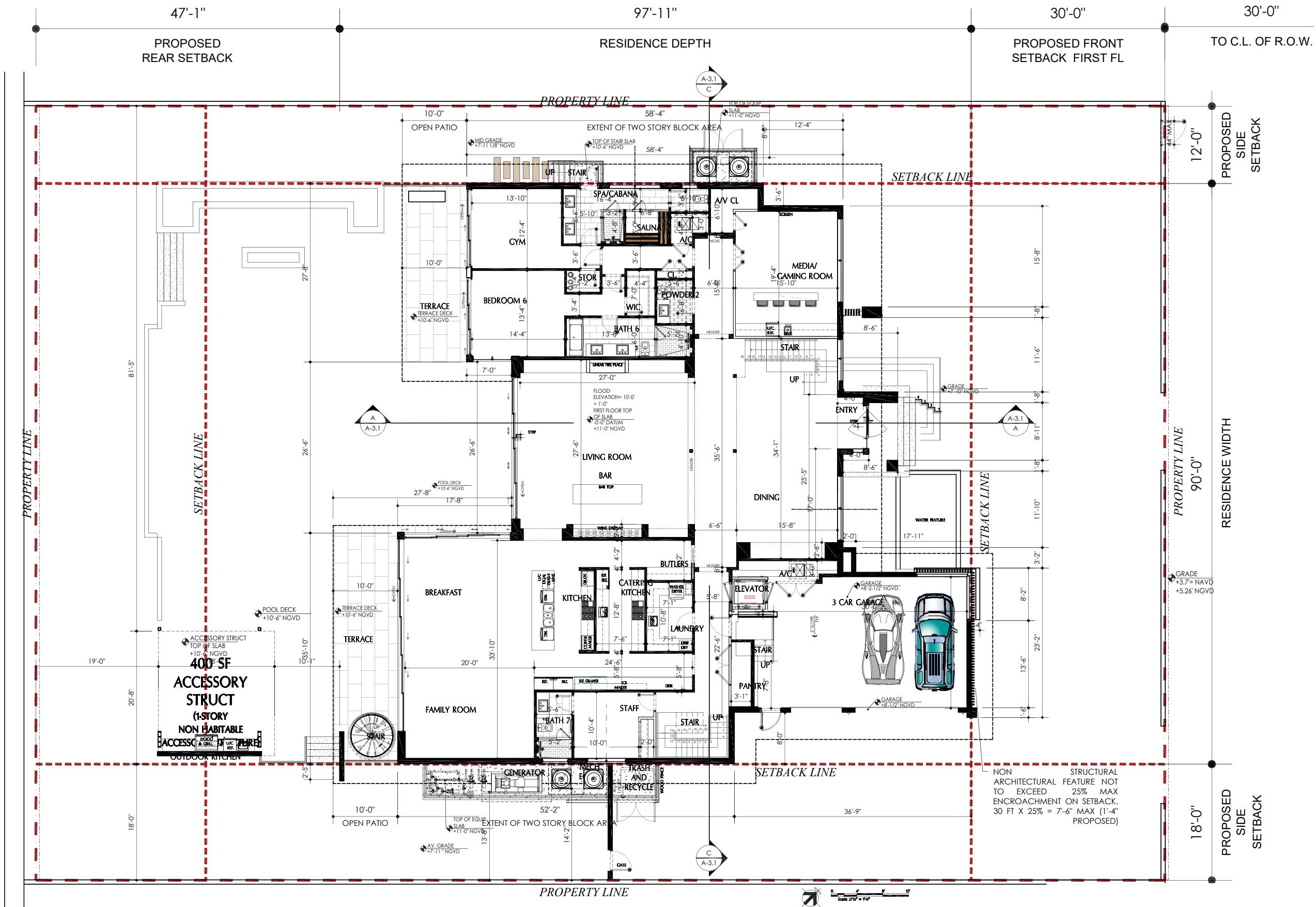
**ITEM NUMBER:**

**9-M**

**SHEET NUMBER:**

**115**





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**DRB # 18-0360**

**PROJECT:**

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

**PROPOSED  
1ST FLOOR PLAN**

**DATE:**

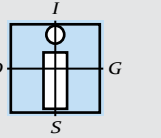
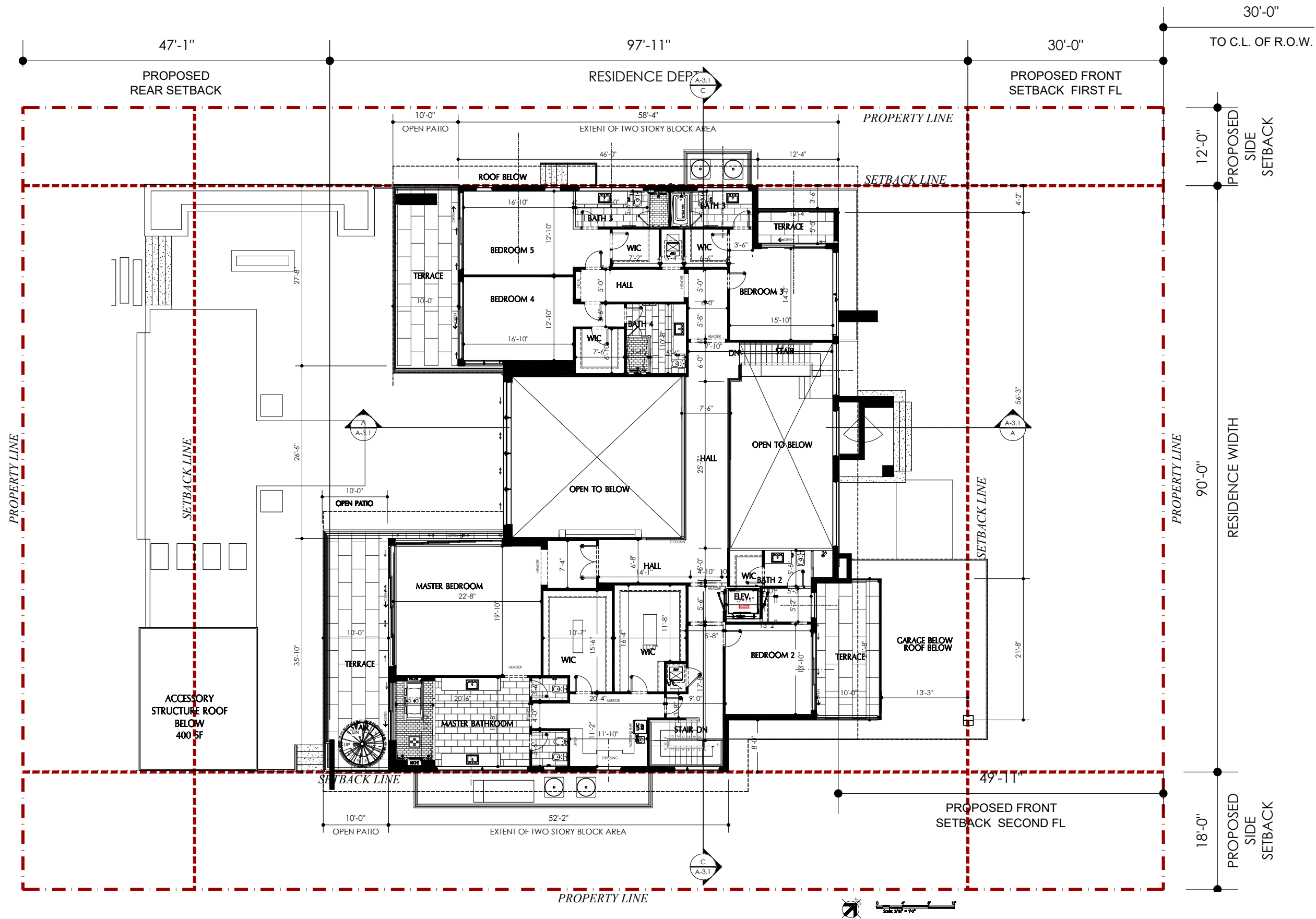
02/04/2019

**ITEM NUMBER:**

9-N

**SHEET NUMBER:**

116



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**DRB # 18-0360**

**PROJECT:**

HIBISCUS RESIDENCE  
266 & 270 South Hibiscus  
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FL 33139

**PROPOSED  
2ND FLOOR PLAN**

**DATE:**

02/04/2019

**ITEM NUMBER:**

9-N

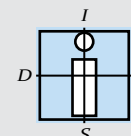
**SHEET NUMBER:**

117









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**DRB # 18-0360**

**PROJECT:**

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

**PROPOSED  
ELEVATIONS**

**DATE:**

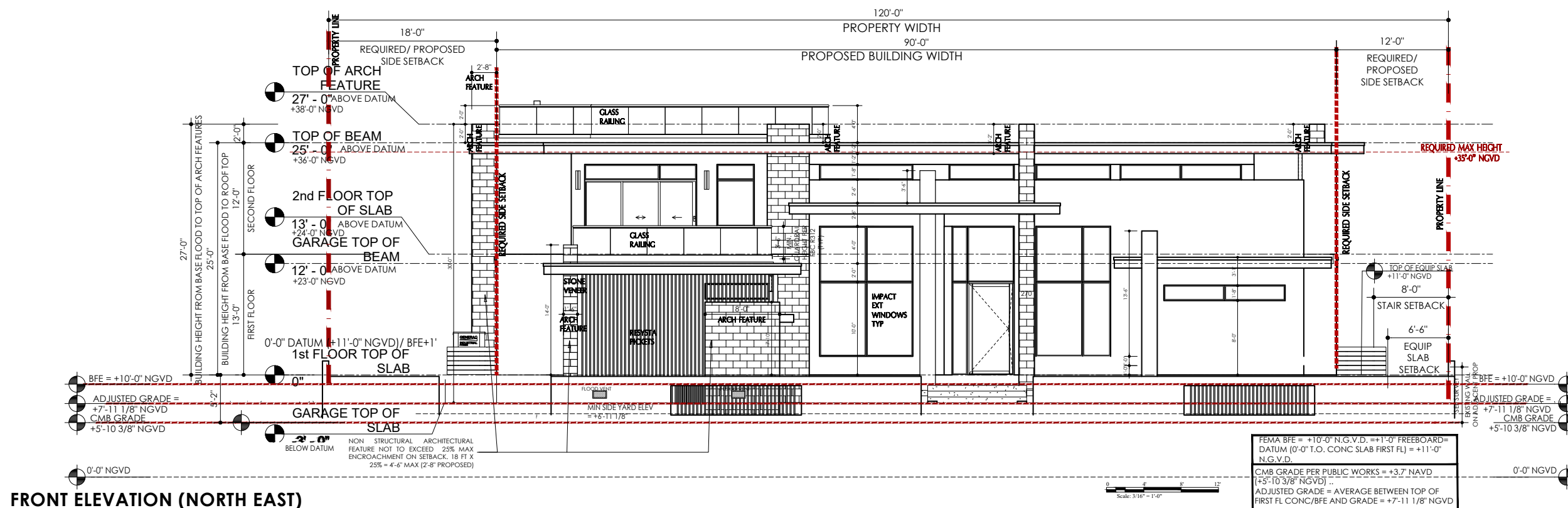
02/04/2019

**ITEM NUMBER:**

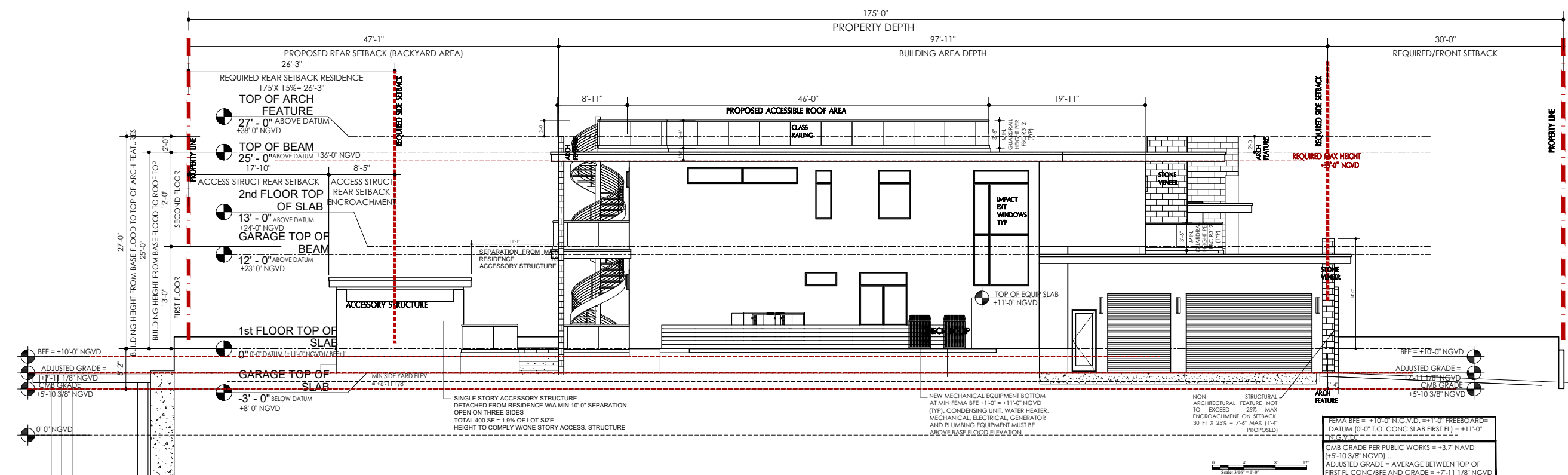
9-0

**SHEET NUMBER:**

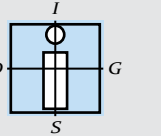
119



**FRONT ELEVATION (NORTH EAST)**



**SIDE ELEVATION (SOUTH EAST)**



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**PROJECT:**

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

**PROPOSED  
ELEVATIONS**

**DATE:**

02/04/2019

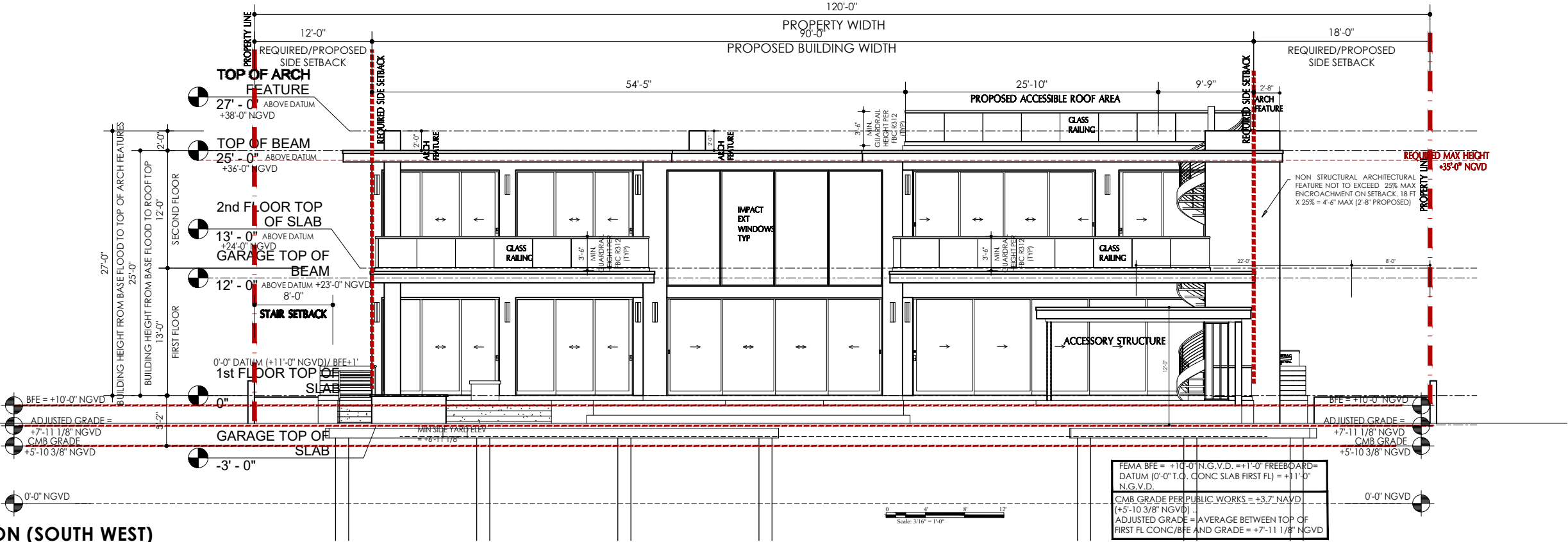
**ITEM NUMBER:**

9-0

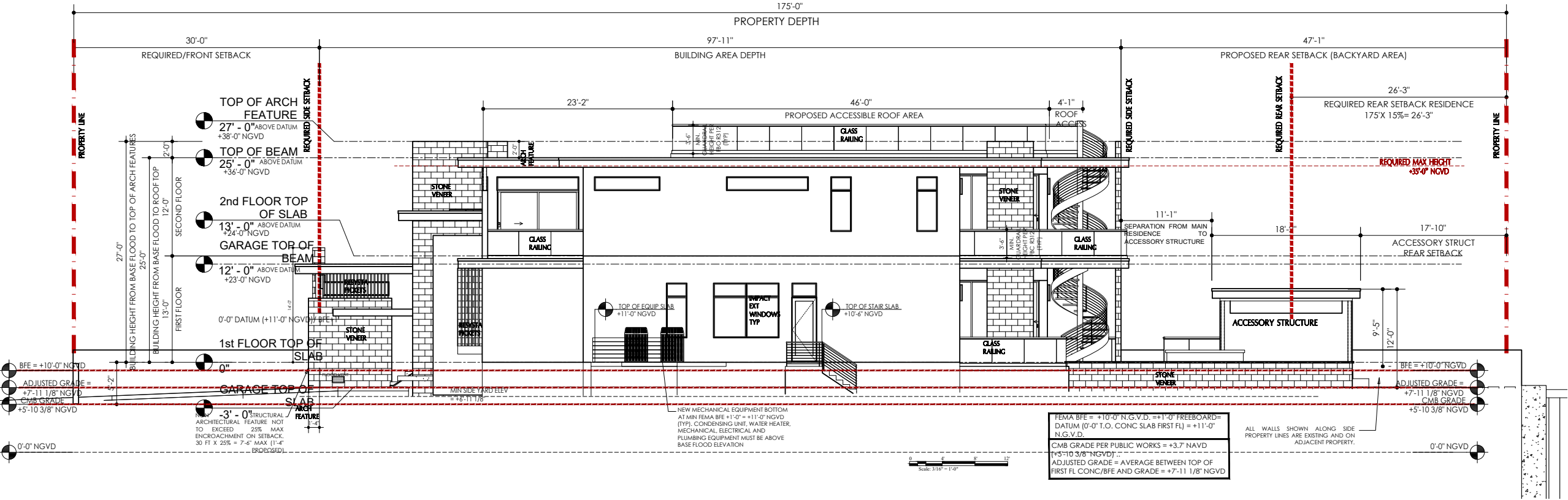
**SHEET NUMBER:**

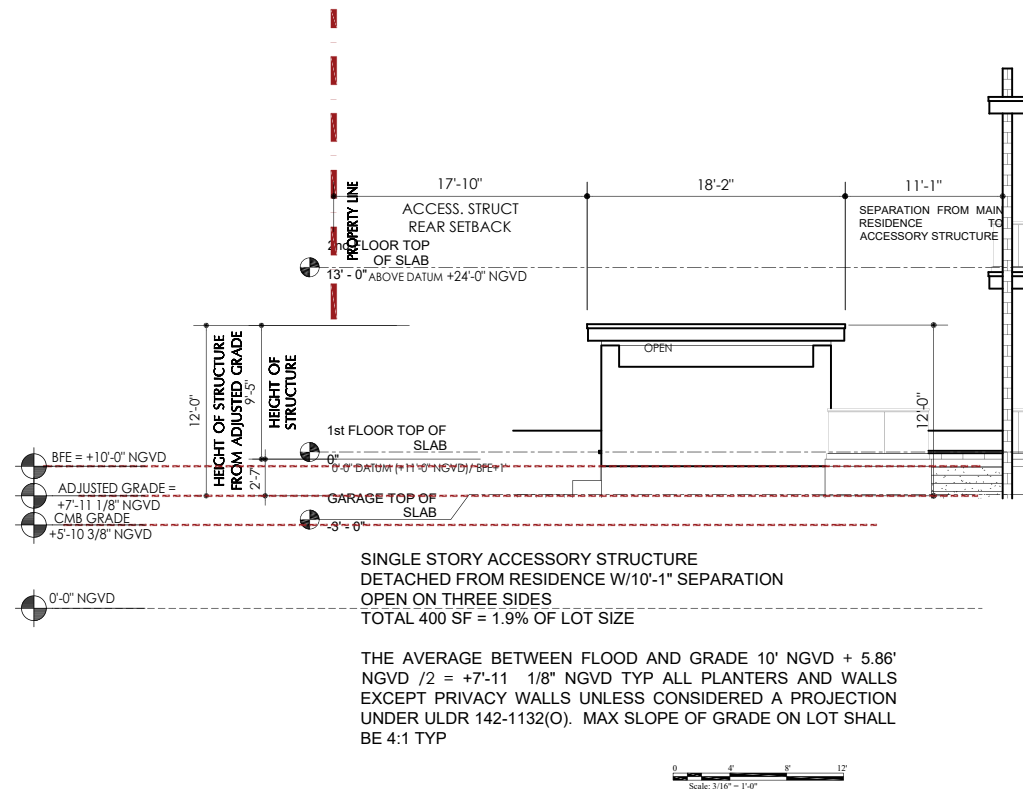
120

**ELEVATION (SOUTH WEST)**

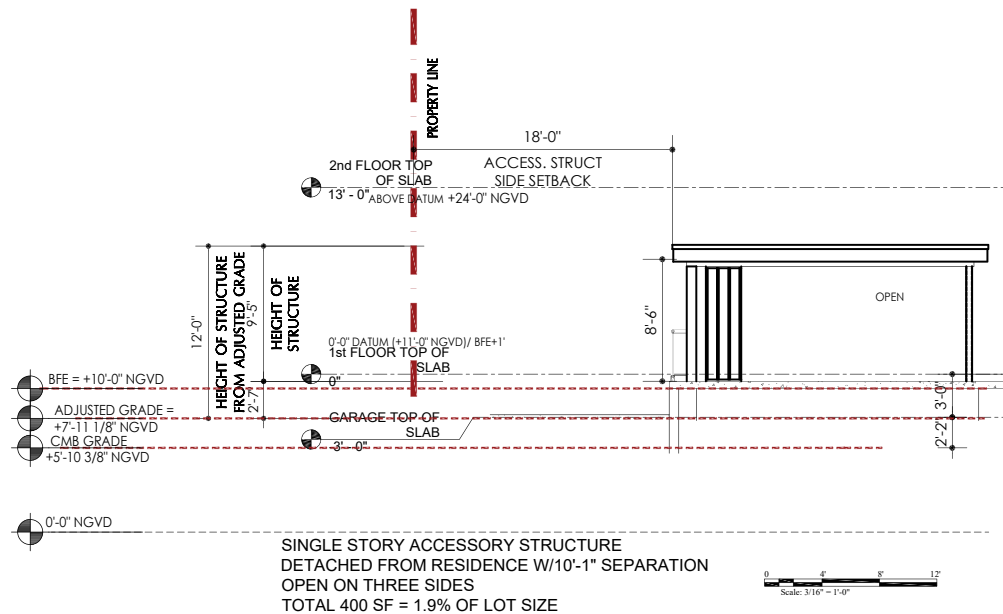


**SIDE ELEVATION (NORTH WEST)**





SHADE STRUCTURE ELEVATION NORTH

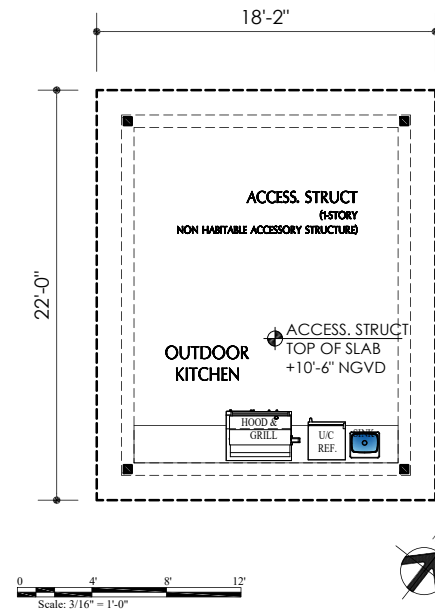


SHADE STRUCTURE ELEVATION WEST

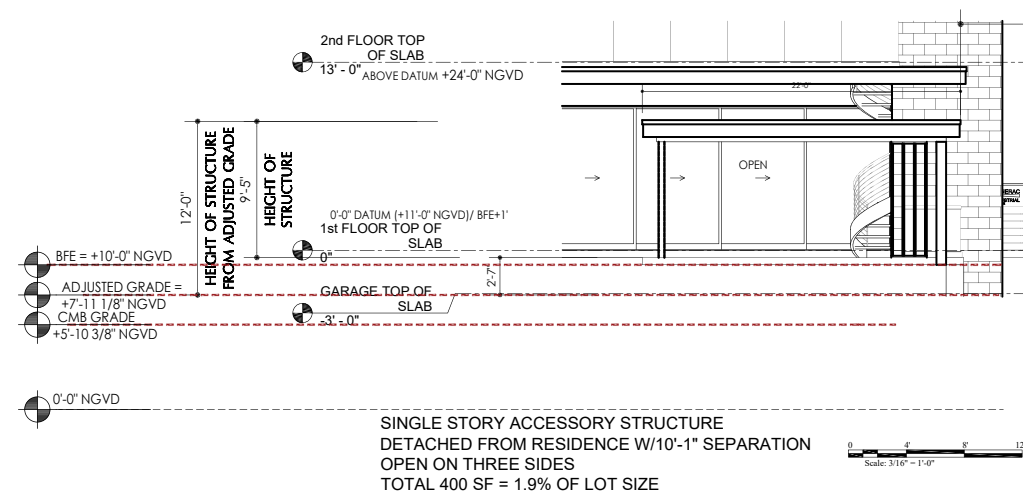
ACCESS. STRUCTURE CALCULATIONS  
ACCESS. PAVILION CALCULATIONS:  
TOTAL ENCLOSED AREA: 0 SF (COUNTED IN)  
LOT COVERAGE: SEE A-1.5  
TOTAL COVERED AREA: 400 SF  
GROSS SF ACCESS. STRUCT: 400 SF

PERCENTAGE OF LOT 21,000 SF LOT / 400 SF = 1.9%  
MAX 25% OF REAR IMPERVIOUS 2,554 SF REAR YARD  
ACCESS. STRUCTURE 189 SF = 7.4% OF REAR

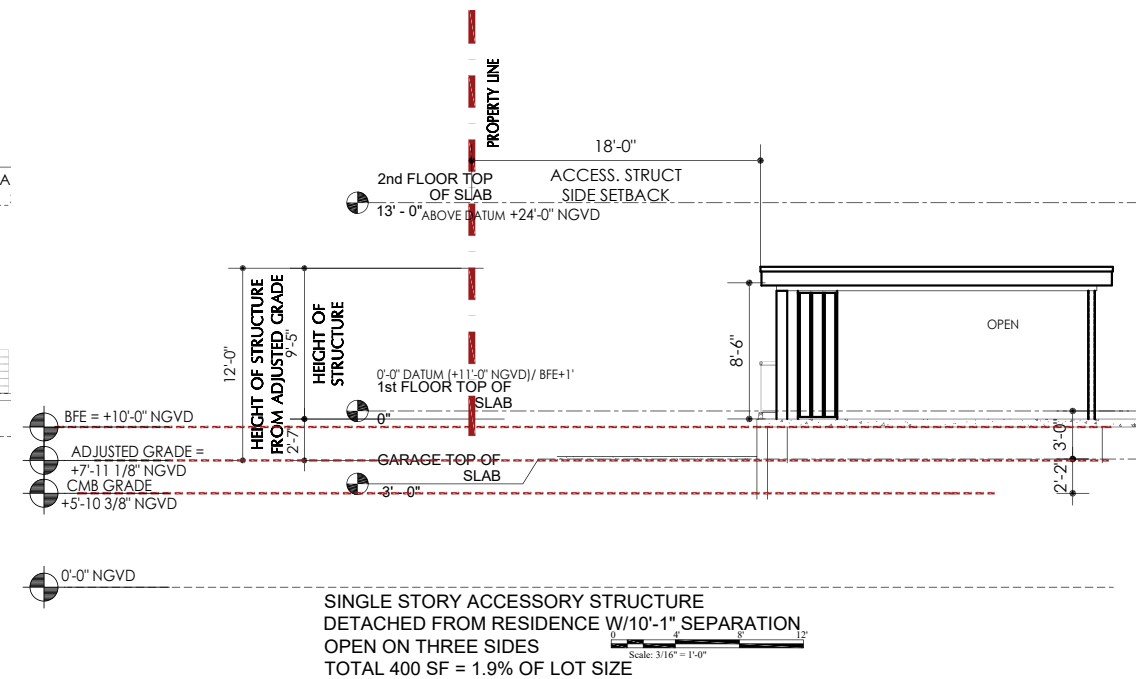
PERCENTAGE LOCATED IN REAR YARD  
= 7.4%



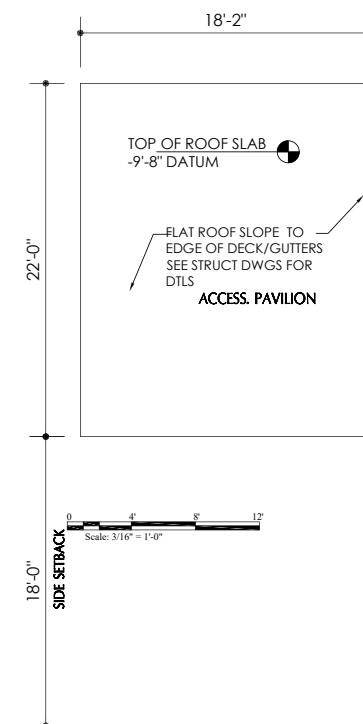
SHADE STRUCTURE FLOOR PLAN



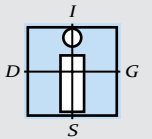
SHADE STRUCTURE ELEVATION EAST



SHADE STRUCTURE ELEVATION SOUTH



SHADE STRUCTURE FLOOR PLAN



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DRB # 18-0360

PROJECT:

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

PROPOSED  
ACCESSORY  
STRUCTURE  
ELEVATIONS

DATE:

02/04/2019

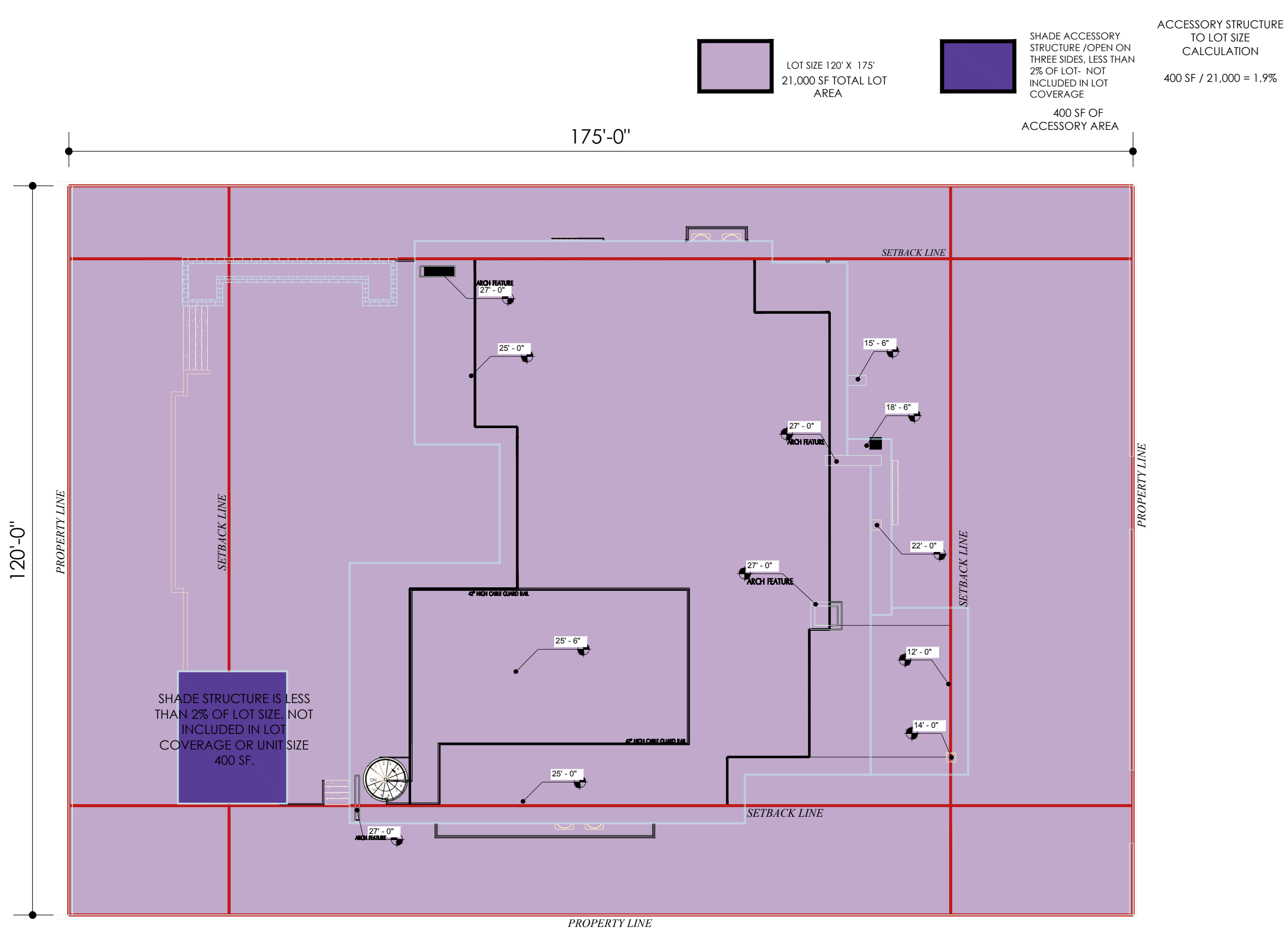
ITEM NUMBER:

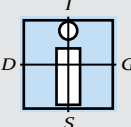
9-0

SHEET NUMBER:

121







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ARCHITECTURAL SERVICES  
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**DRB # 18-0360**

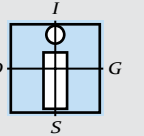
**PROJECT:**  
HIBISCUS RESIDENCE  
266 & 270 South Hibiscus Drive, Miami Beach, FL 33139

**LOT AREA TO ACCESSORY/ SHADE STRUCTURE**

**DATE:**  
02/04/2019

**ITEM NUMBER:**

**SHEET NUMBER:**  
121.2



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**DRB # 18-0360**

**PROJECT:**

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

**PROPOSED  
BUILDING SECTION**

**DATE:**

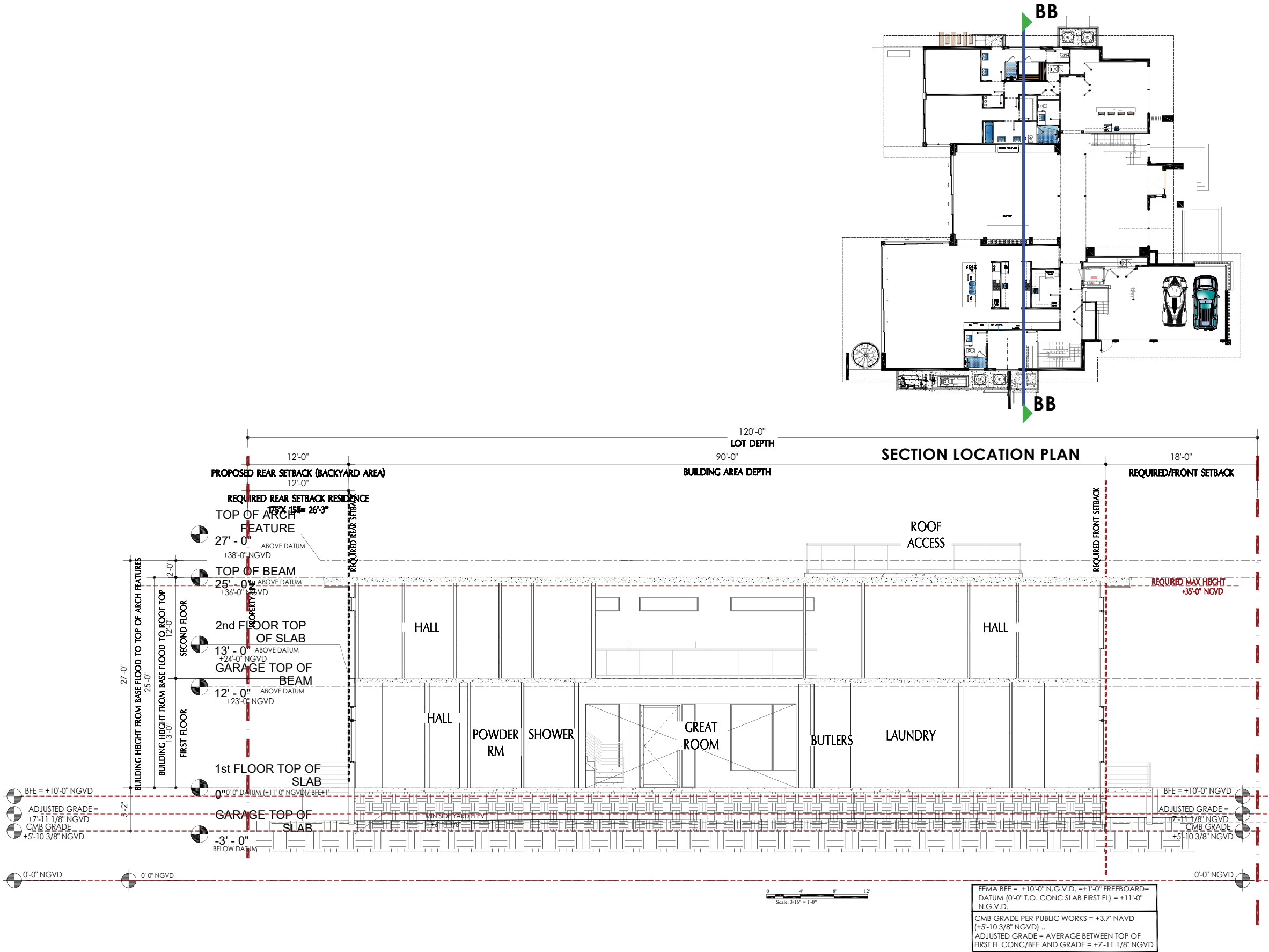
02/04/2019

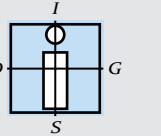
**ITEM NUMBER:**

9-P

**SHEET NUMBER:**

122





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**DRB # 18-0360**

**PROJECT:**

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

**PROPOSED  
BUILDING SECTION**

**DATE:**

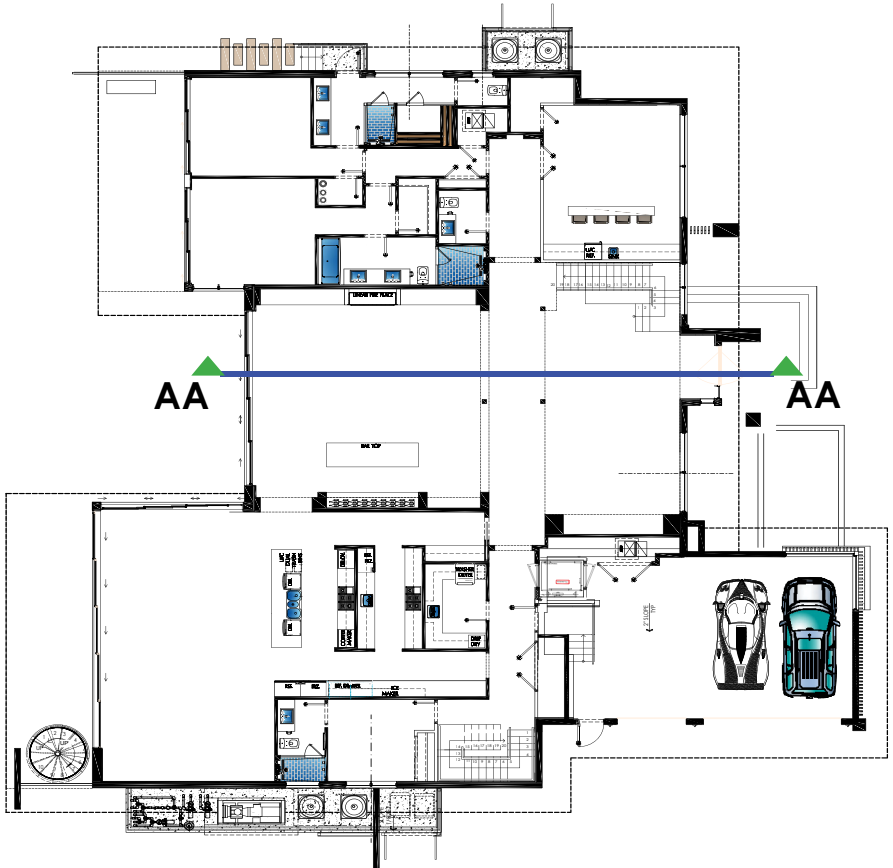
02/04/2019

**ITEM NUMBER:**

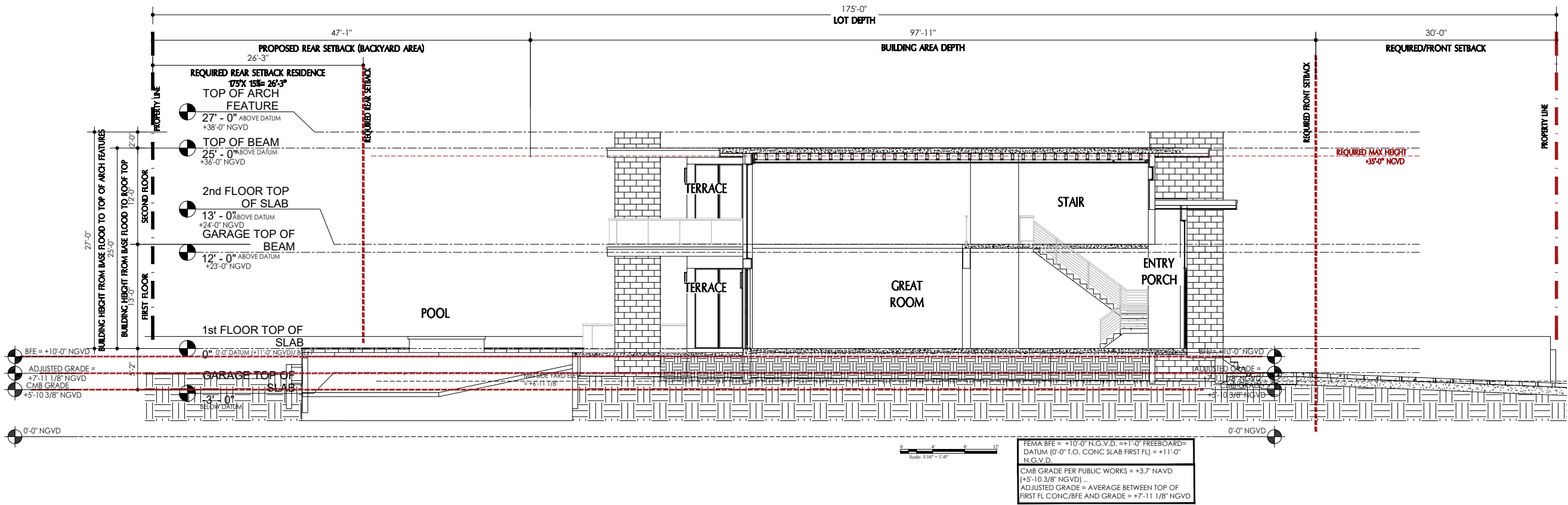
9-P

**SHEET NUMBER:**

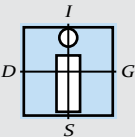
122.2



**SECTION LOCATION**







**IN-SITE DESIGN GROUP LLC**  
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**PROJECT:**

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Drive, Miami Beach,  
FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

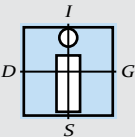
**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

123





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Drive, Miami Beach,  
FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

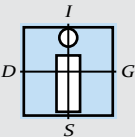
**ITEM NUMBER:**

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**SHEET NUMBER:**

124





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

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

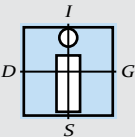
**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

125





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Drive, Miami Beach,  
FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

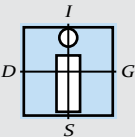
**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

126





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FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

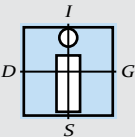
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9-Q

**SHEET NUMBER:**

127





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FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

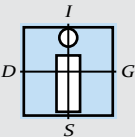
**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

128





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FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

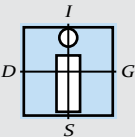
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9-Q

**SHEET NUMBER:**

129





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FL 33139

**PROPOSED  
NORTHWEST  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

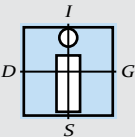
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9-Q

**SHEET NUMBER:**

130





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FL 33139

**PROPOSED  
SOUTHEAST  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

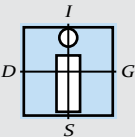
**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

131





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FL 33139

**PROPOSED  
REAR  
ELEVATION  
RENDERING**

**DATE:**

02/04/2019

**ITEM NUMBER:**

9-Q

**SHEET NUMBER:**

132