

A = ARC.

C.L.F. = CHAIN LINK FENCE

CONC. = CONCRETE C.U.P. = CONCRETE UTILITY POLE

C.P. = CONCRETE PORCH

D.E. = DRAINAGE EASEMENT

C.S. = CONCRETE SLAB

C.W. = CONCRETE WALK

= DEGREES

EB = ELECTRIC BOX

DRIVE = DRIVEWAY

ELEV. = ELEVATION

ENCR. = ENCROACHMEN

F.H. = FIRE HYDRANT

F.N. = FOUND NAIL

I.F. = IRON FENCE

H. = HIGH OR (HEIGHT)

L.B. = LICENSED BUSINESS L.P. = LIGHT POLE L.F.E. = LOWEST FLOOR ELEVATION

= MINUTES

M.B. = MAIL BOX

M.H. = MANHOLE

or NO. = NUMBER

O/S = OFFSET

O.H. = OVERHEAD

O.V.H. = OVERHANG

PVMT. = PAVEMENT

PL. = PLANTER

PWY = PARKWAY

P.P. = POWER POLE P.P.S. = POOL PUMP SLAB

RES. = RESIDENCE

SEC. = SECTION STY. = STORY

S = SOUTH S.P. = SCREENED PORCH

R/W = RIGHT-OF-WAY RAD. = RADIUS OR RADIAL RGE. = RANGE

SWK. = SIDEWALK S.I.P. = SET IRON PIPE

S.V. = SEWER VALVE

= SECONDS = TANGENT

= CENTER LINE

= DELTA

P.L. = PROPERTY LINE

N.A.P. = NOT A PART OF

N.T.S. = NOT TO SCALE

(M) = MEASURED DISTANCE

F.I.P. = FOUND IRON PIPE

F.I.R. = FOUND IRON ROD

F.N.D. = FOUND NAIL & DISK

C.M.E = CANAL MAINTENANCE EASEMEN

D.M.E. = DRAINAGE MAINTENANCE EASEMENT

E.T.P. = ELECTRIC TRANSFORMER PAD

F.F.E. = FINISHED FLOOR ELEVATION

IN.&EG. = INGRESS AND EGRESS EASEMENT

L.M.E. = LAKE MAINTENANCE EASEMENT

M.D.C.R.= MIAMI DADE COUNTY RECORDS

NGVD = NATIONAL GEODETIC VERTICAL DATUM

P.C.C. = POINT OF COMPOUND CURVATURE

M.E. = MAINTENANCE EASEMENT

O.H.L. = OVERHEAD UTILITY LINES O.R.B. = OFFICIAL RECORDS BOOK

P.C. = POINT OF CURVATURE

P.O.B. = POINT OF BEGINNING

P.O.T. = POINT OF TANGENCY P.O.C. = POINT OF COMMENCEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

R.O.E. = ROOF OVERHANG EASEMENT

(R) = RECORD DISTANCE R.R. = RAIL ROAD

P.R.C. = POINT OF REVERSE CURVATURE

P.R.M. = PERMANENT REFERENCE MONUMENT

P.L.S. = PROFESSIONAL LAND SURVEYOR

I.C.V. = IRRIGATION CONTROL VALVE

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM



- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. • EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION. • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR
- FOUNDATIONS. • FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:			
FLOOD ZONE:	"AE"		
BASE FLOOD ELEVATION:	10 FEET.		
COMMUNITY:	120651		
PANEL:	0316		
SUFFIX:	L		
DATE OF FIRM:	09/11/2009		
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.			

SURVEYOR'S NOTES:

- 1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO
- COUNTY, TOWNSHIP MAPS. 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
- 4. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND
- SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.
- 5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # CMB HIB 01 ; ELEVATION IS 5.62 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

JOHN IBARRA

12/04/2018 (DATE OF FIELD WORK)

1 OF 1

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

SHEET:

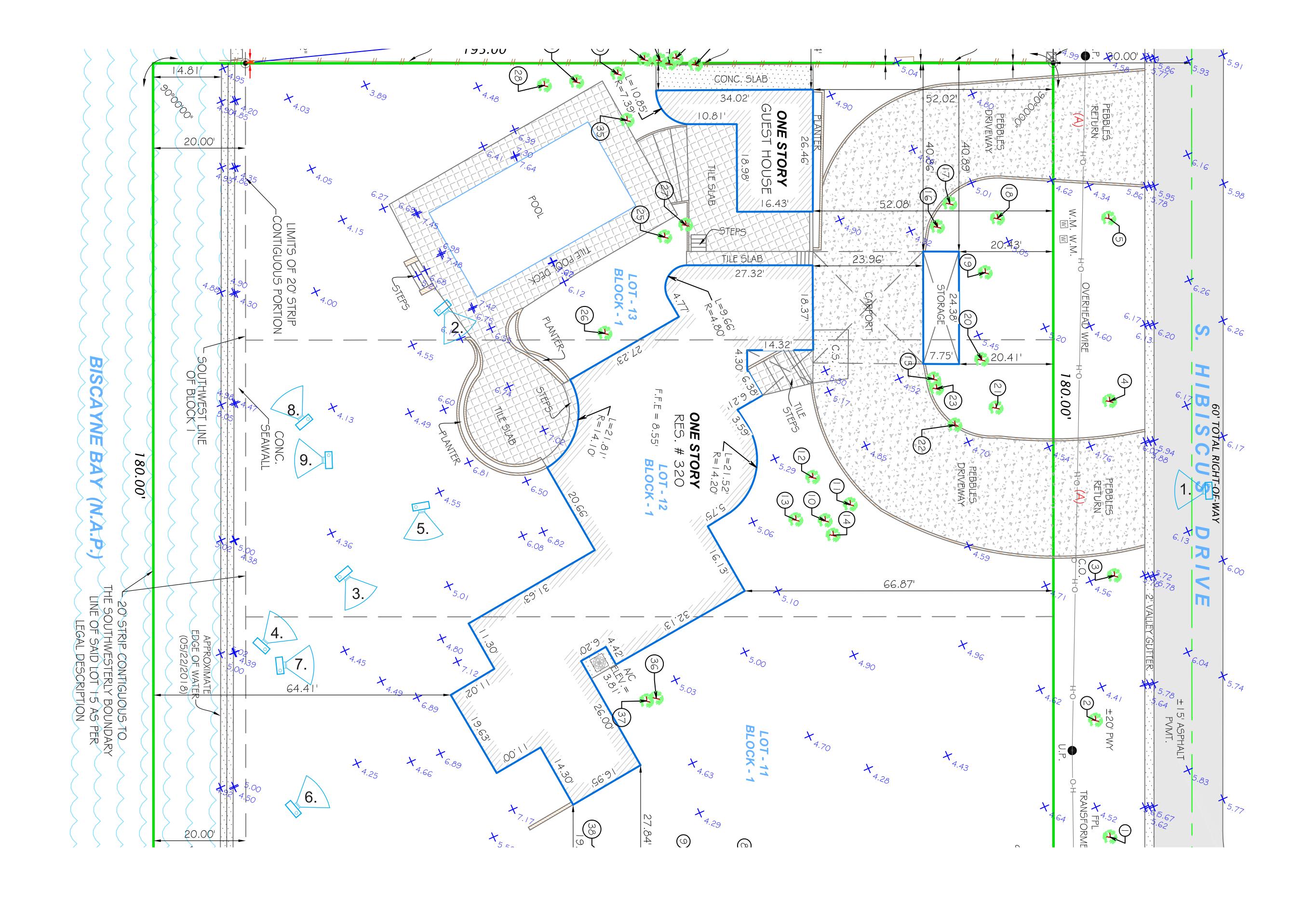
REVISED ON: REVISED ON:

LEGEND

 $\times 0.00$ = EXISTING ELEVATIONS

------ = OVERHEAD UTILITY LINES DRAWN BY: KEVIN = CONCRETE BLOCK WALL -x x x x = CHAIN LINK FENCE FIELD DATE: 12/04/2018 <u>0 0 0 0 = IRON FENCE</u> ______ = WOOD FENCE — — = BUILDING SETBACK LINE SURVEY NO: |18-003863-1 _____ = UTILITY EASEMENT ______ = LIMITED ACCESS R/W _______ = NON-VEHICULAR ACCESS R/W

JOHN IBA	RRA
NO. 520- STATE OI	· · · · · ·
TONAL LAN	D SUT
L.B.# 7806	SEAL



PHOTOGRAPH 7



PHOTOGRAPH 4



PHOTOGRAPH 1



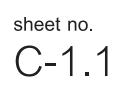
PHOTOGRAPH 8



PHOTOGRAPH 2

PHOTOGRAPH 5





MARCH 11, 2019

PHOTOGRAPH 9



PHOTOGRAPH 6

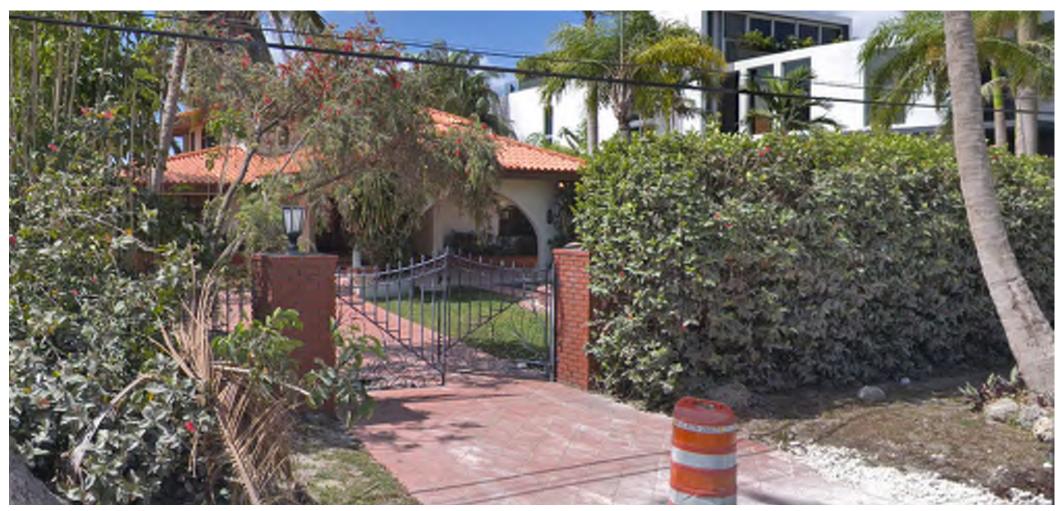


PHOTOGRAPH 3





SITE (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 3



RESIDENCE 6



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



RESIDENCE 1



RESIDENCE 4



RESIDENCE 7

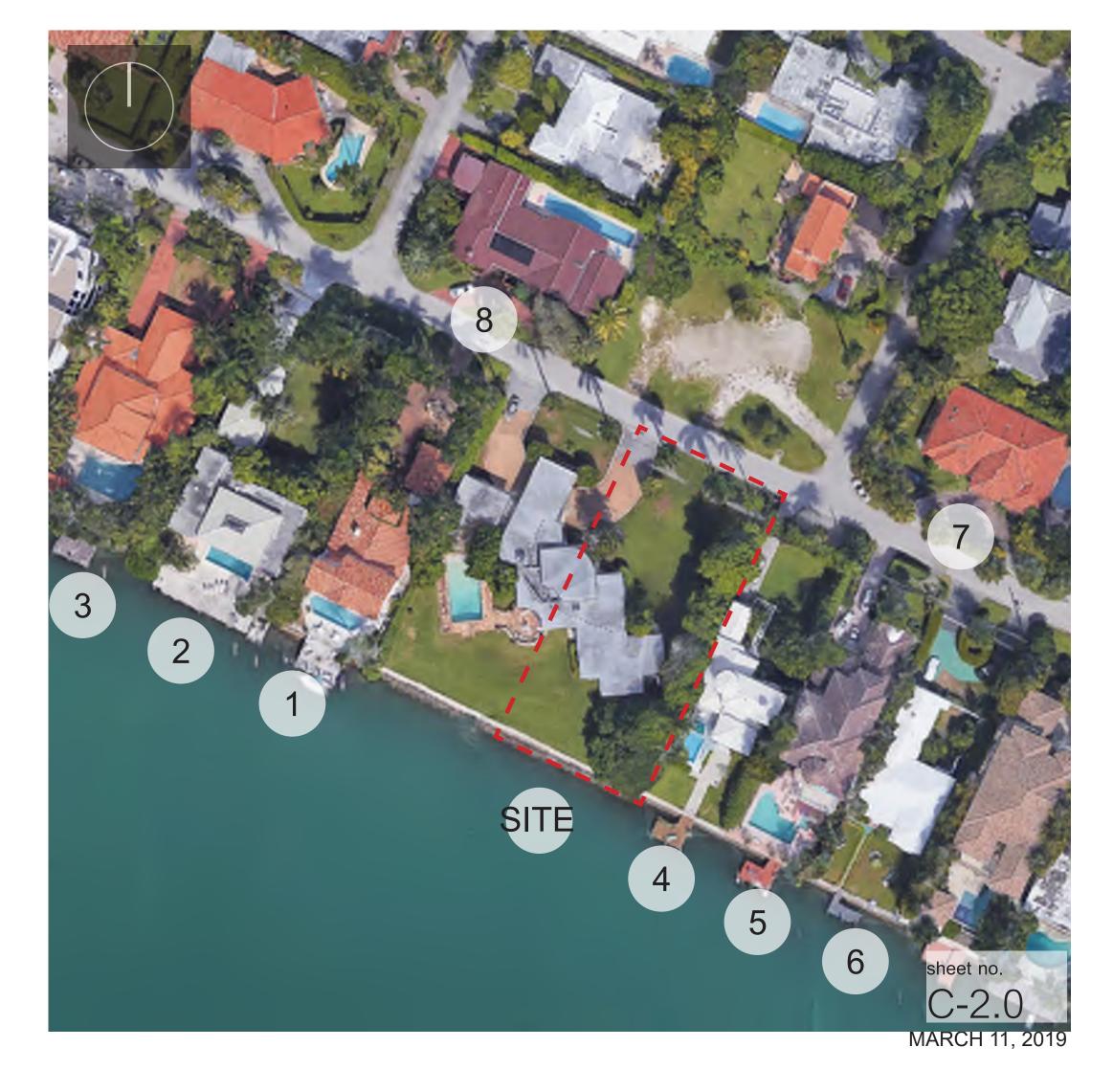


AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES









RESIDENCE 2



RESIDENCE 5



SUBJECT PROPERTY 1 (320 SOUTH HIBISCUS DRIVE)



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



CONTEXT ANALYSIS

RESIDENCE 1



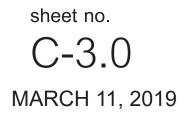


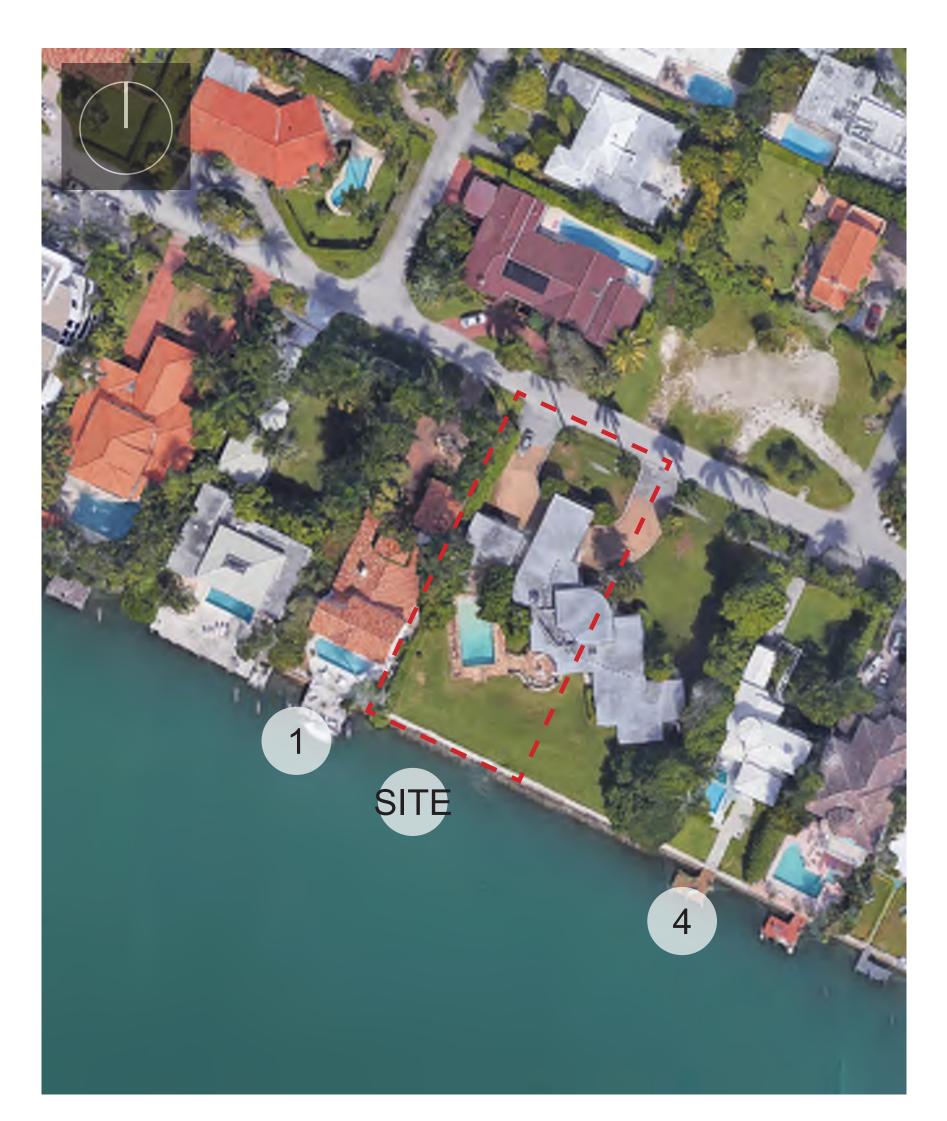
AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





RESIDENCE 4



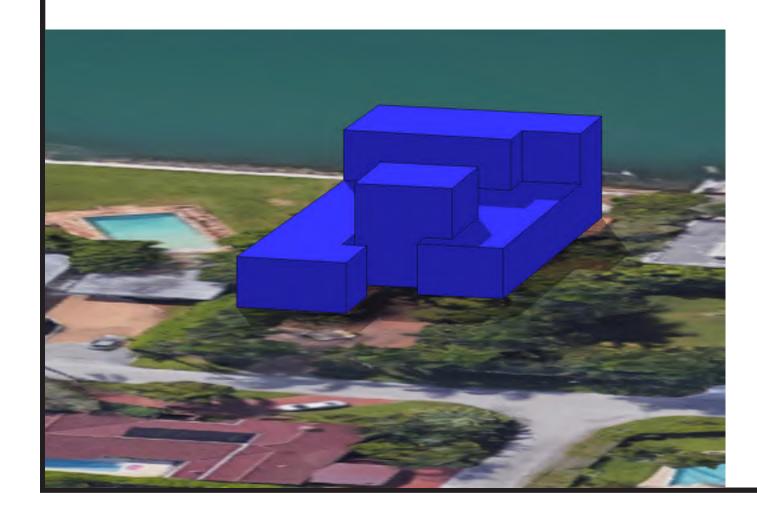


LOCATION MAP



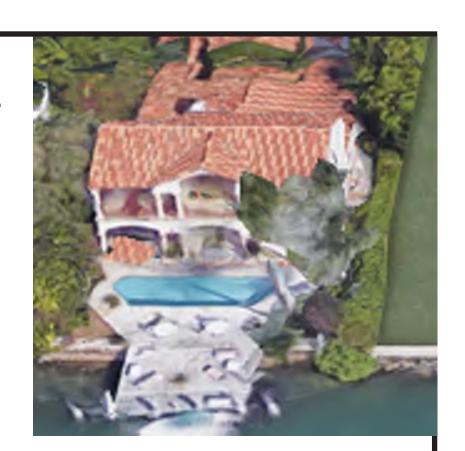
MASSING STUDIES

RESIDENCE 1 ADJACENT PROPERTY - 340 S. HIBISCUS DR. LOT SIZE: 10,500 SQ. FT. LIVING AREA: 4,567 SQ. FT. FOOTPRINT: 4,847 SQ. FT. APPROXIMATE LOT COVERAGE: 46.2% APP. FIRST-SECOND FLOOR RATIO: 26.7%

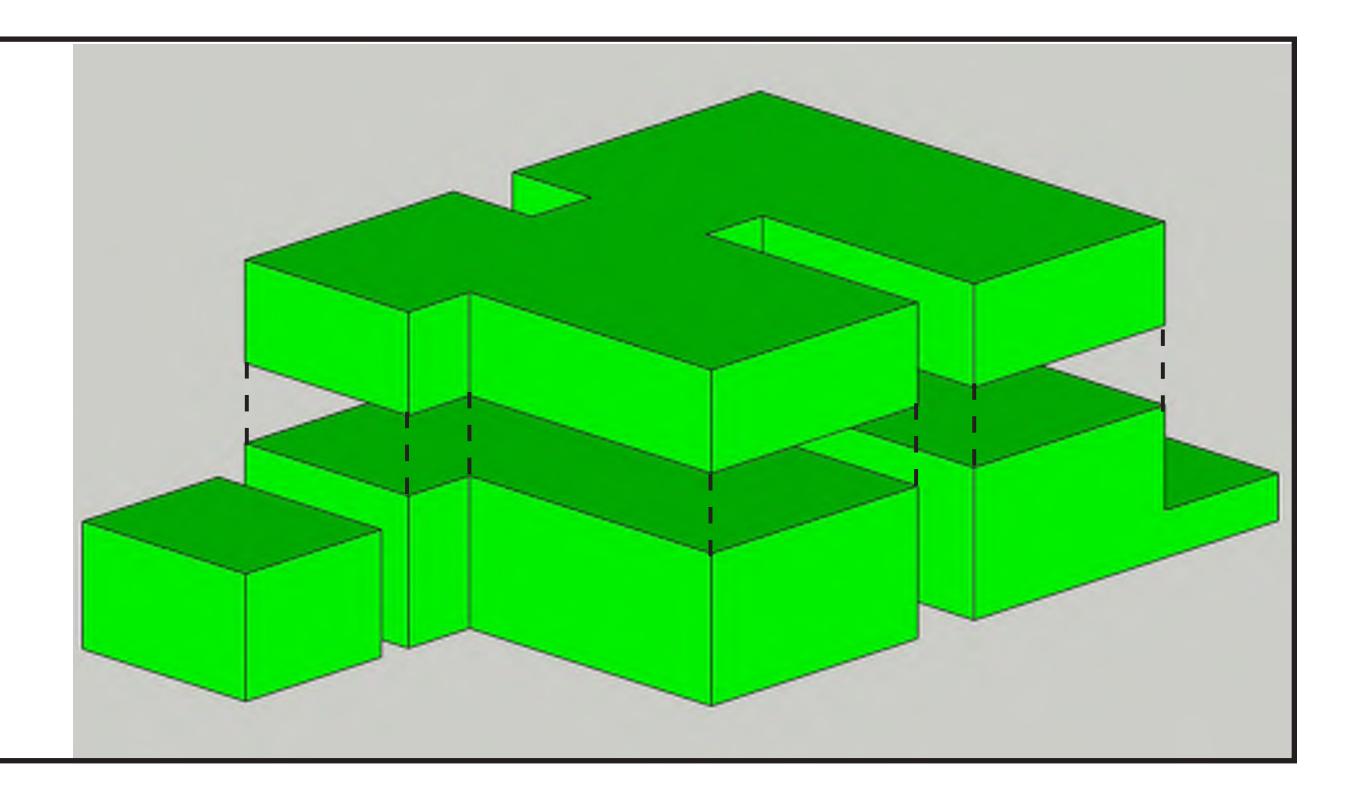


PROPOSED RESIDENCE 320 SOUTH HIBISCUS, MIAMI BEACH LOT SIZE: 16,115 SQ. FT. AREA: 7,933.9 SQ. FT. LOT COVERAGE: 25.49% FIRST-SECOND FLOOR RATIO: 85.18%





ADJACENT PROPERTY: 306 S HIBISCUS DR. LOT SIZE: 10,500 SQ. FT. LIVING AREA: 2,395 SQ. FT. FOOTPRINT: 2,114 SQ. FT. APPROXIMATE LOT COVERAGE: 20% FIRST-SECOND FLOOR RATIO: 36.1%



CHOEFFLEVYFISCHMAN

A R C H I T E C T U R E + D E S I G N

RESIDENCE 4

