

BISCAYNE BAY (N.A.P.)

20' STRIP CONTIGUOUS TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 15 AS PER LEGAL DESCRIPTION

LIMITS OF 20' STRIP CONTIGUOUS PORTION

SOUTHWEST LINE OF BLOCK 1

APPROXIMATE EDGE OF WATER (05/22/2018)

S. HIBISCUS DRIVE

60' TOTAL RIGHT-OF-WAY

± 15' ASPHALT PAVMT.

2' VALLEY GUTTER



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



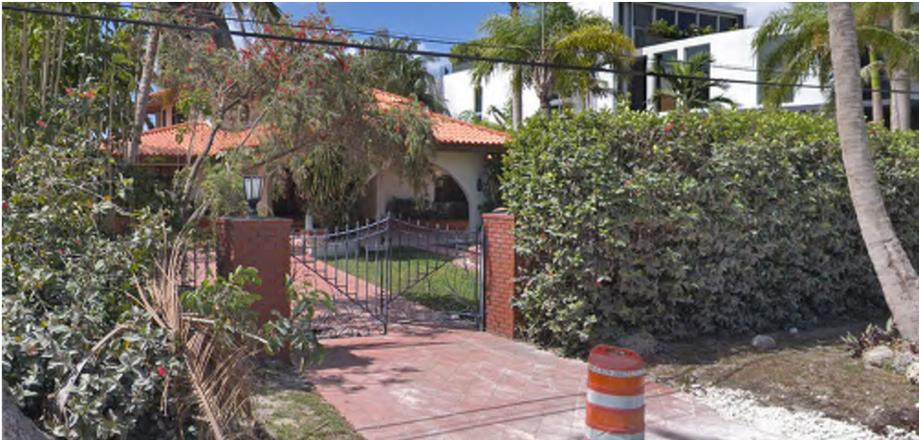
SITE (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



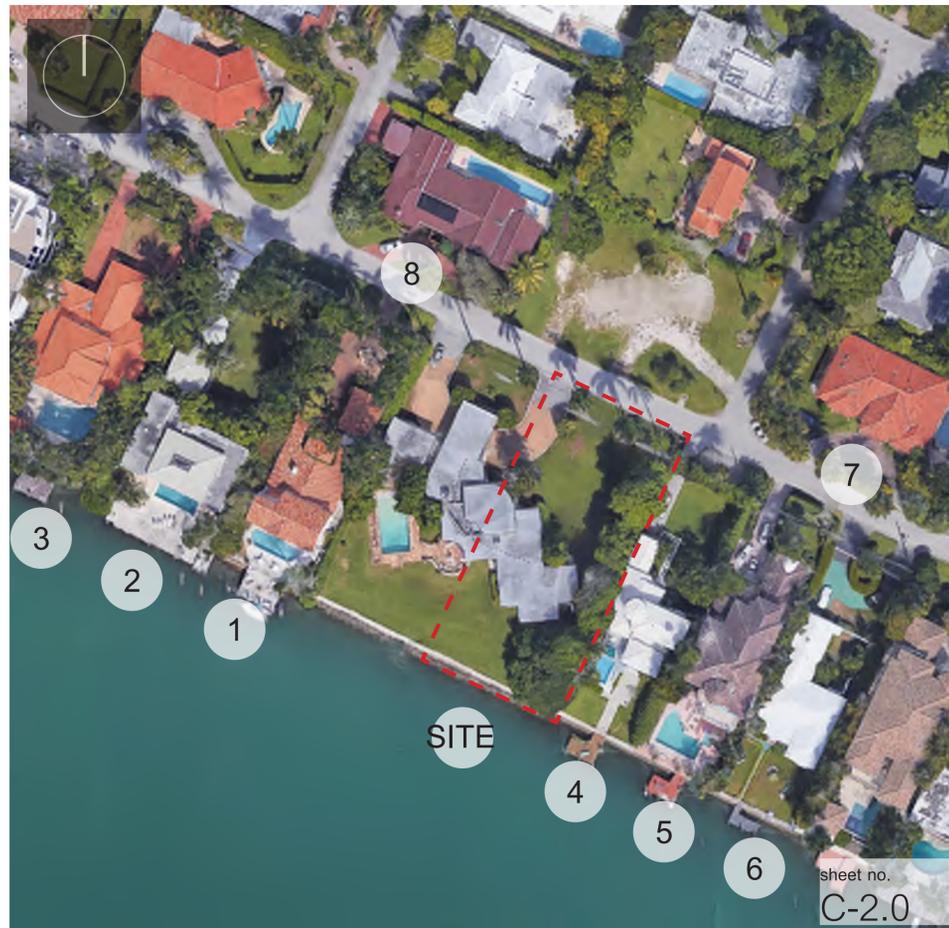
RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



SUBJECT PROPERTY 1 (320 SOUTH HIBISCUS DRIVE)



RESIDENCE 1



RESIDENCE 4

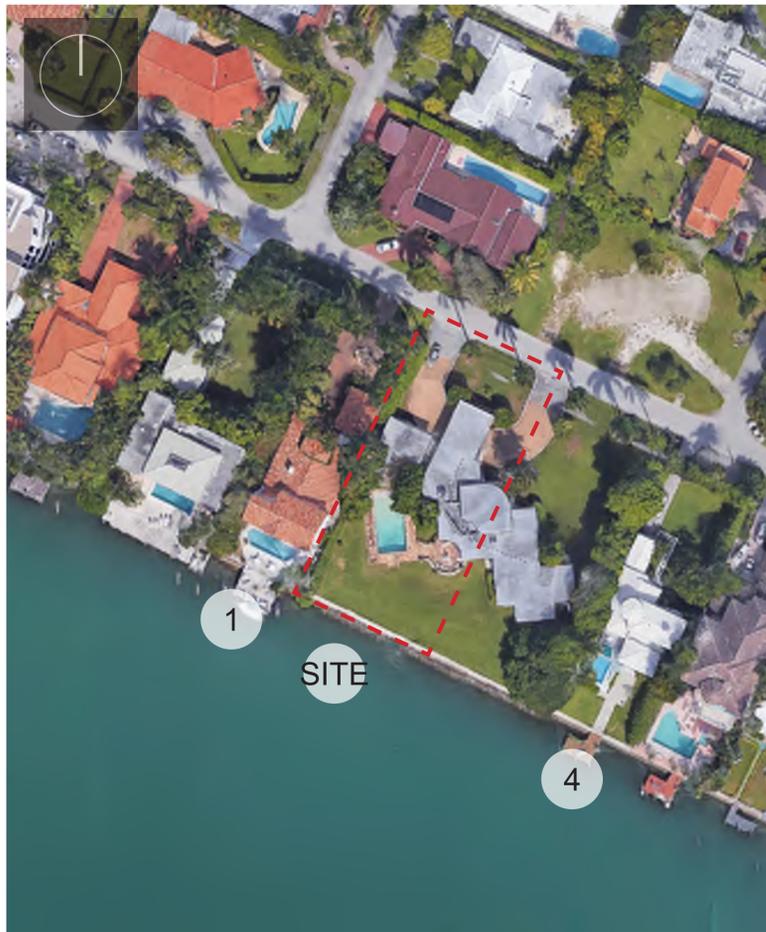


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





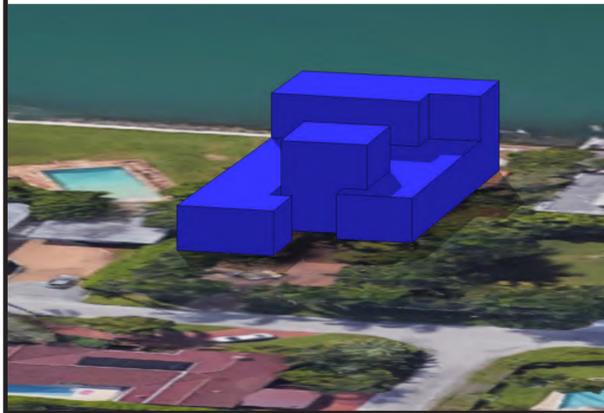
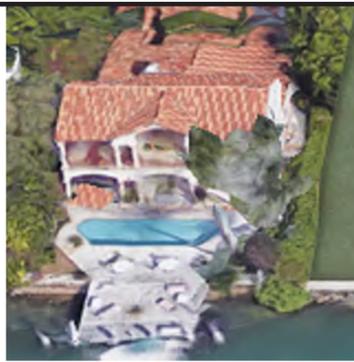
LOCATION MAP



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%



RESIDENCE 4

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%



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%

