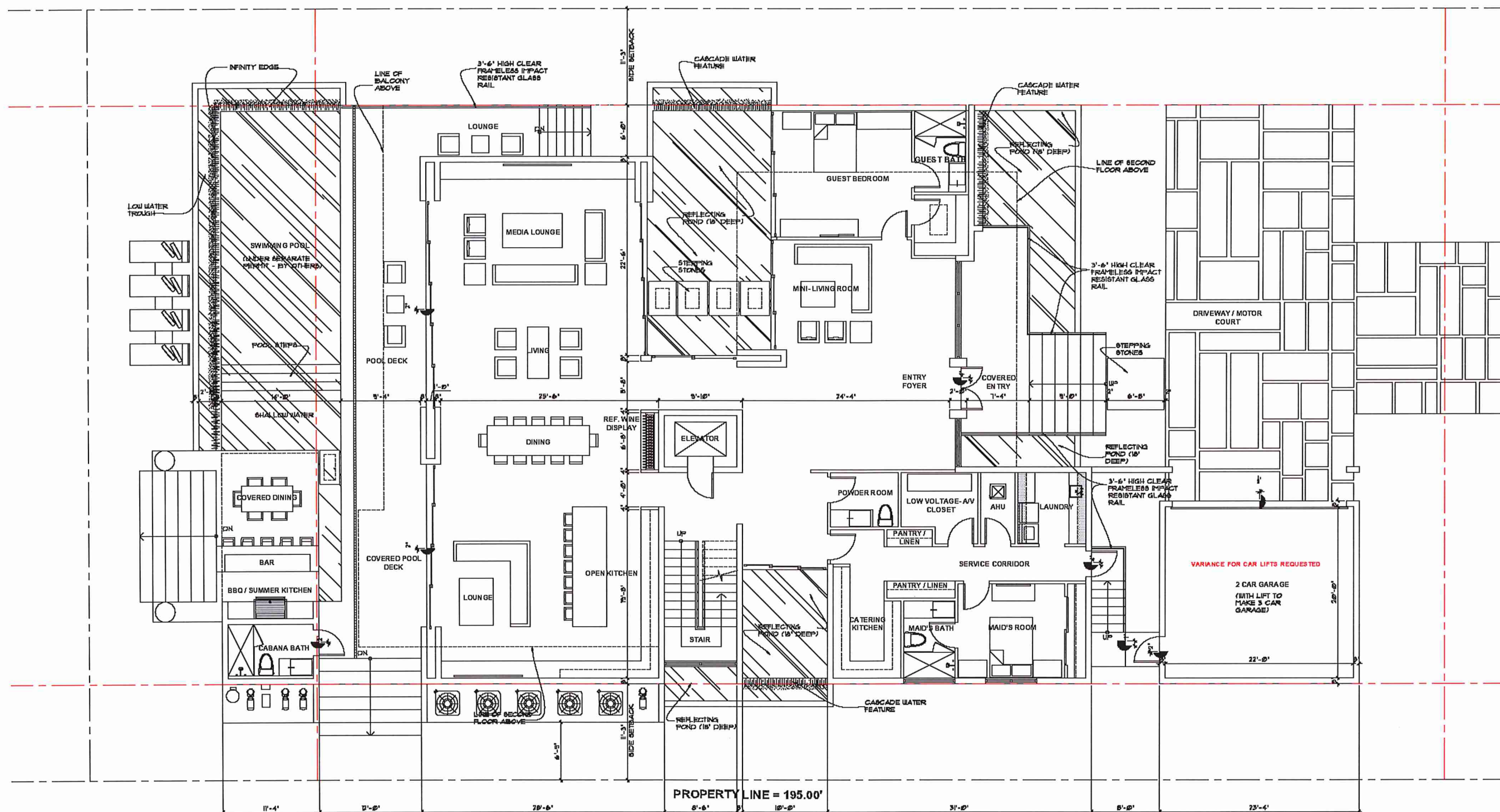
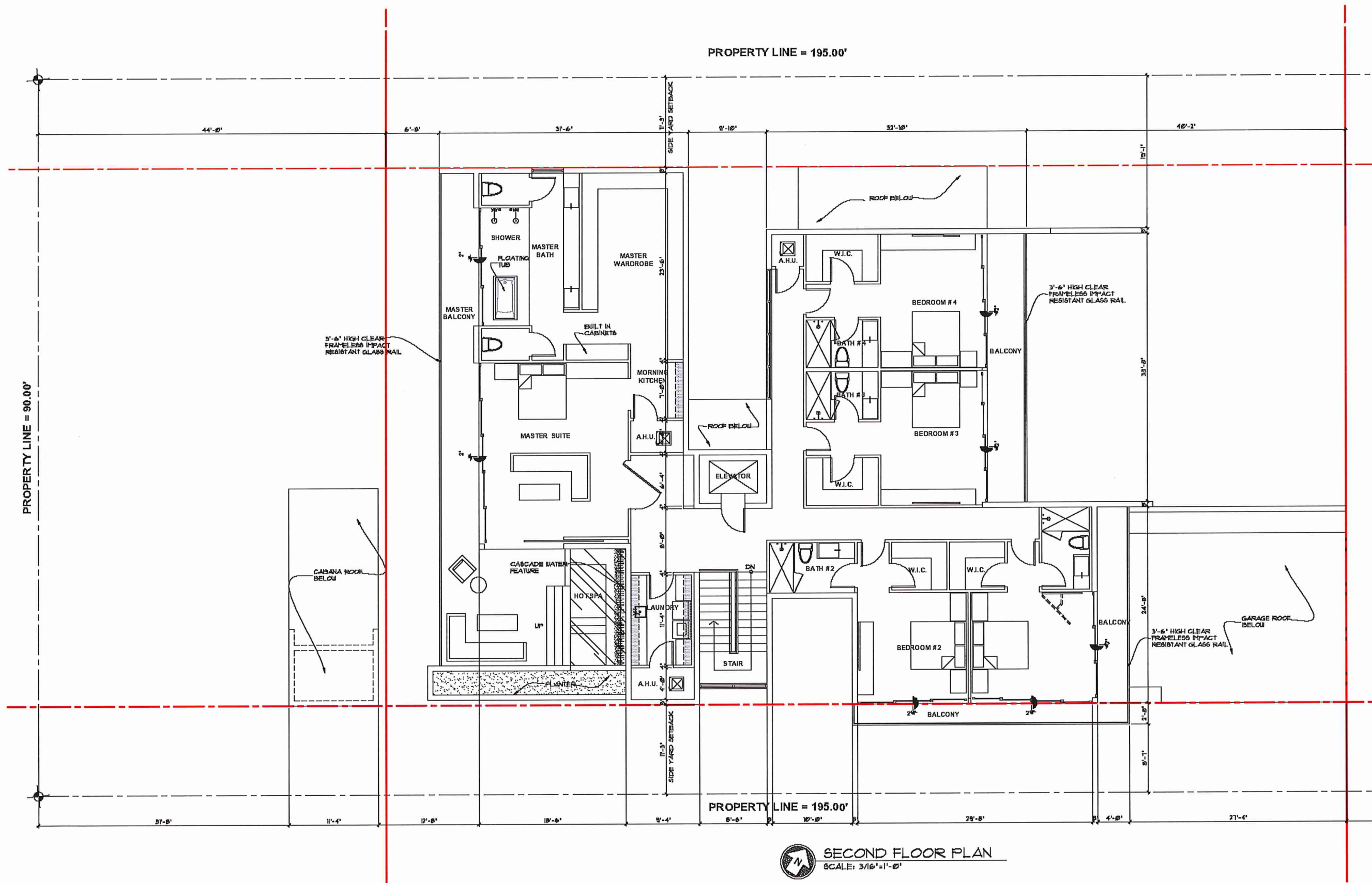


PROPERTY LINE = 195.00'



sheet no.

A-2.1



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-2.2

SOUTH HIBISCUS DR. RESIDENCE
310 SOUTH HIBISCUS DR.
MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.

1845

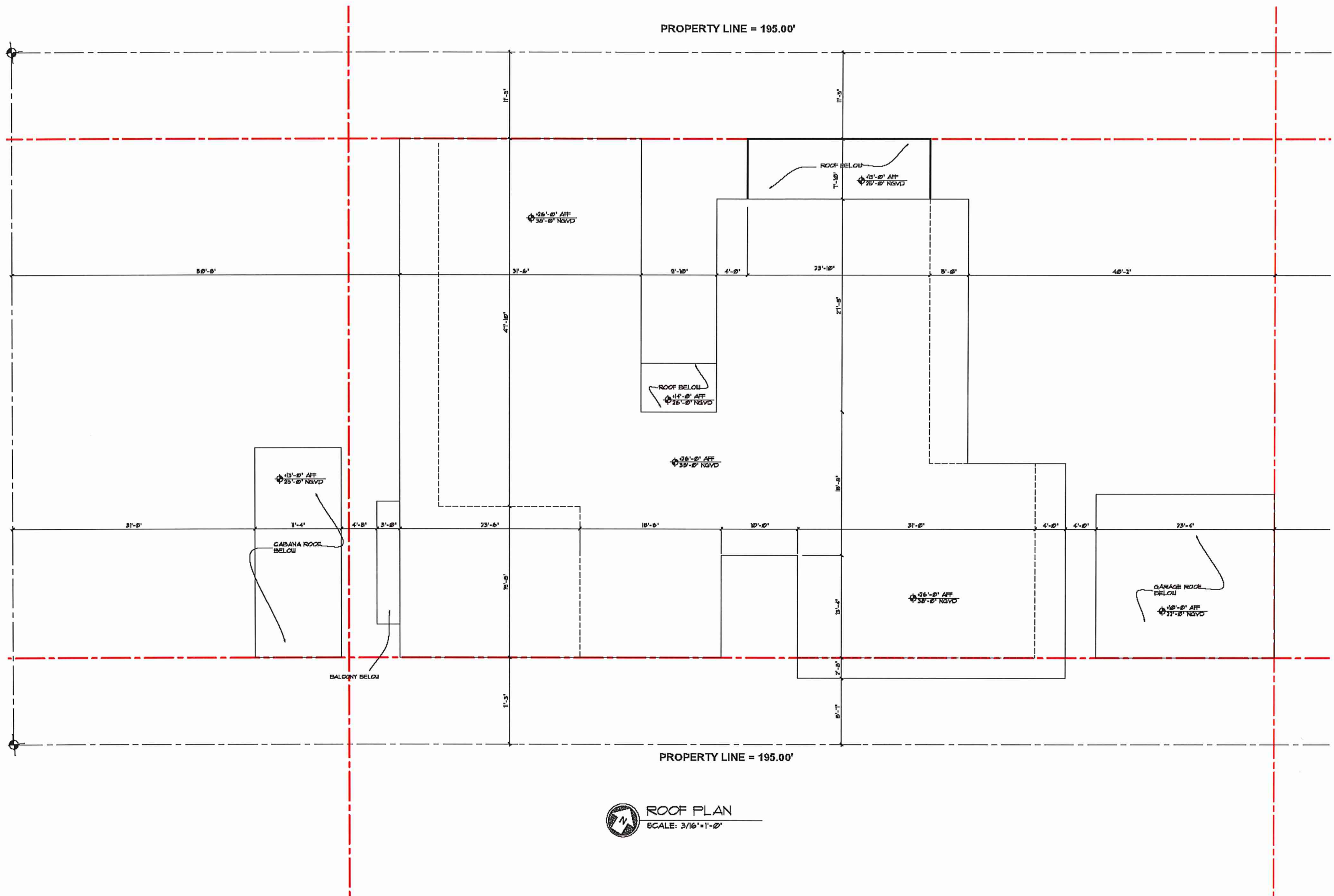
date:
11/08/2018

revised:

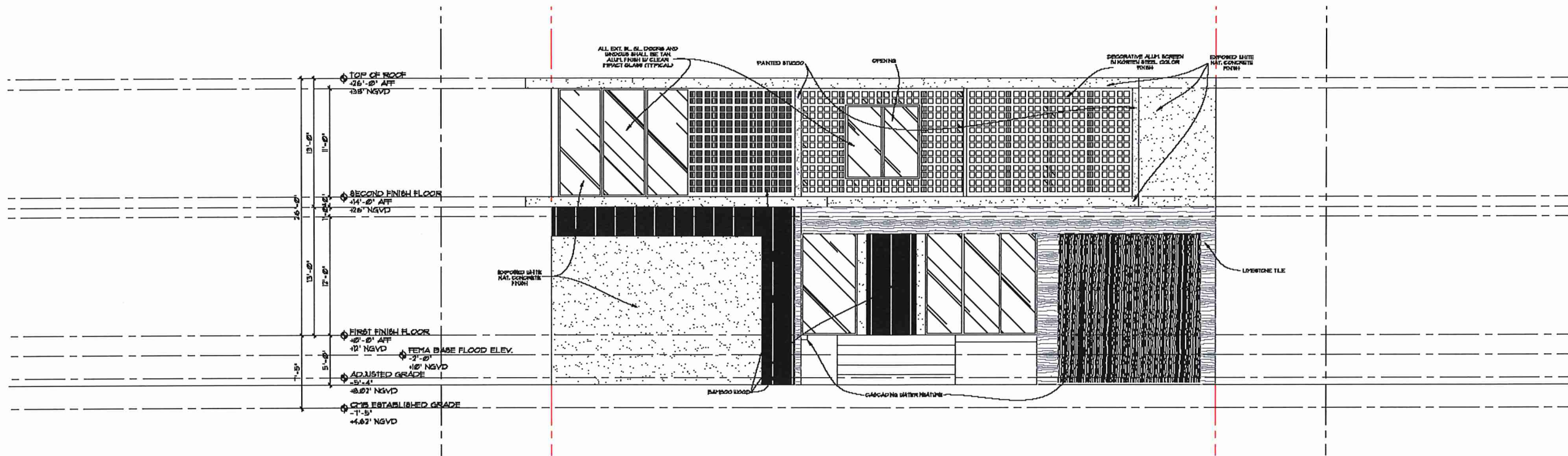
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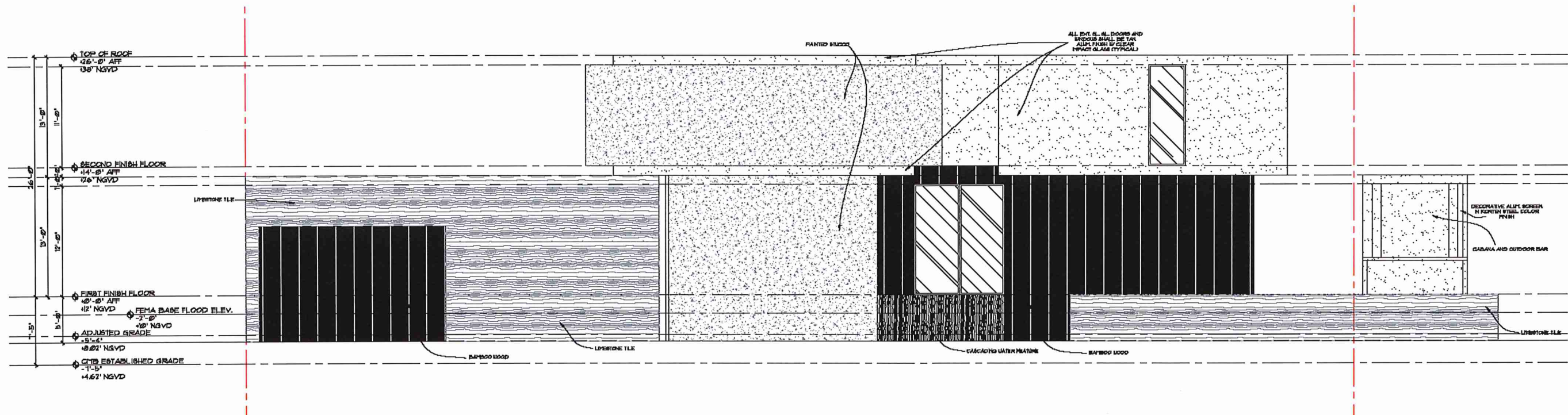
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
9425 Biscayne Blvd., Suite 201
Miami, Florida 33146
Tel: 305.464.6338
Fax: 305.464.6362
www.clarchitect.com



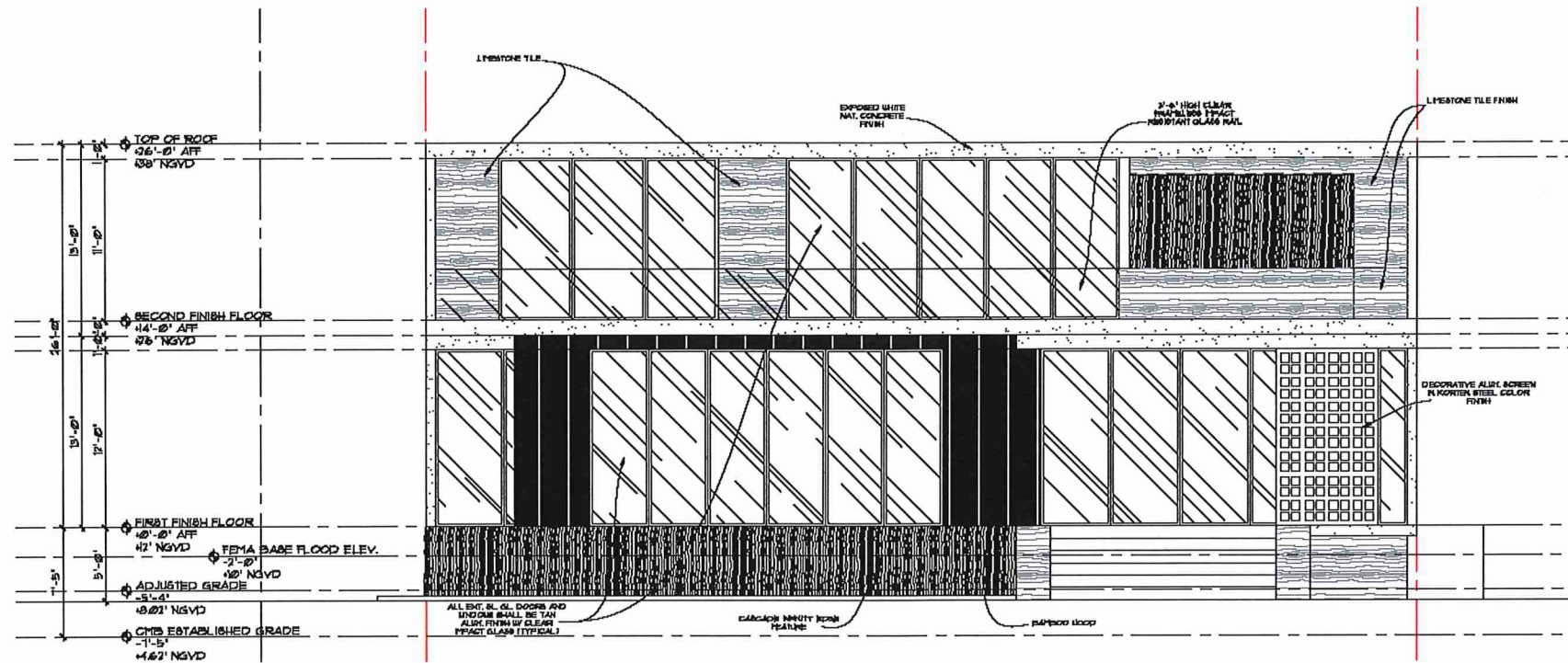

ROOF PLAN
 SCALE: 3/16" = 1'-0"



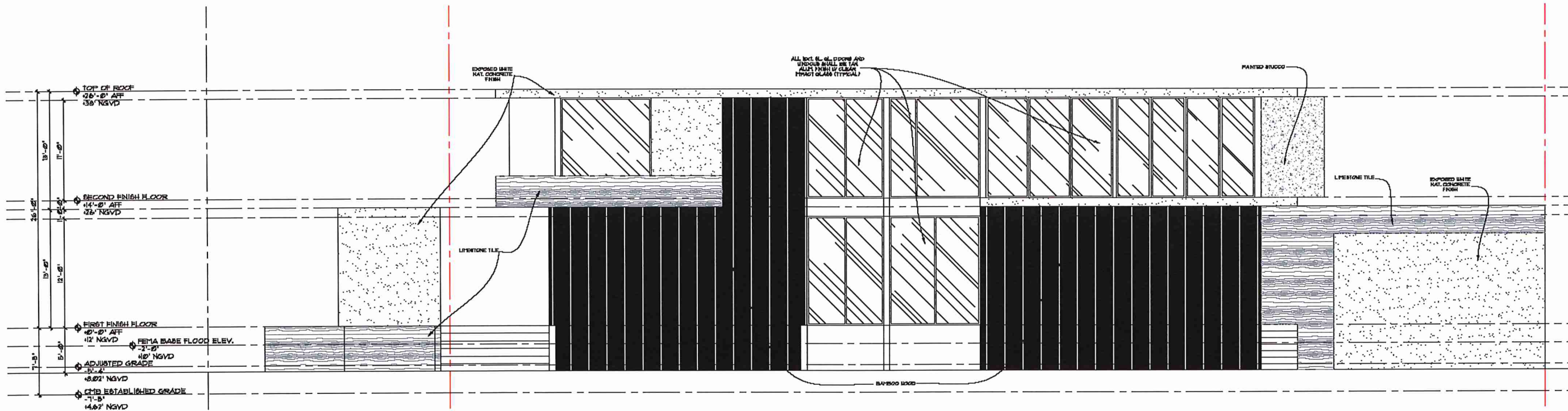
FRONT ELEVATION (NORTH-EAST)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (NORTH-WEST)
SCALE: 3/16"=1'-0"



REAR ELEVATION (SOUTH-WEST)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (SOUTH-EAST)
SCALE: 3/16"=1'-0"



**NORTH-EAST
ELEVATION**

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

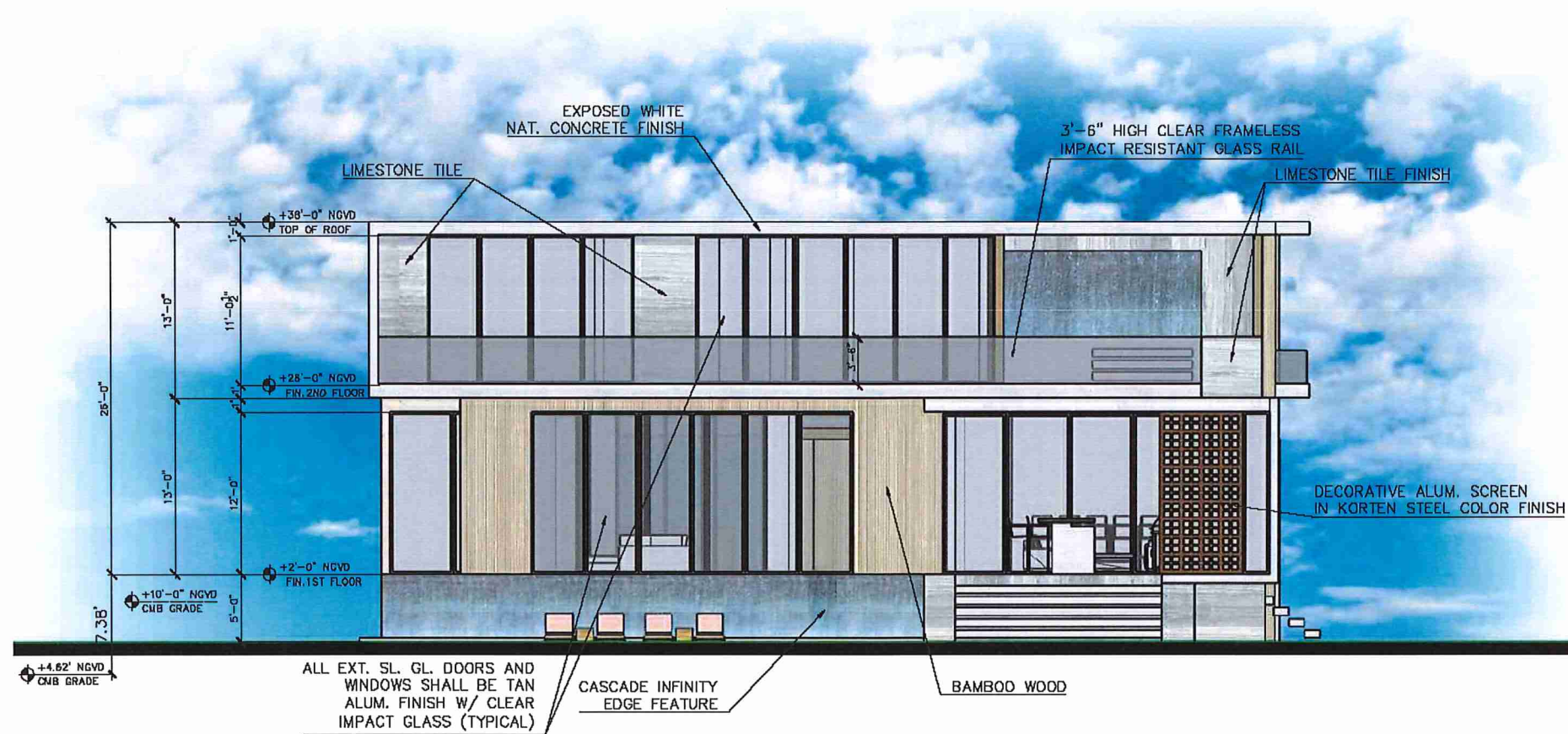
3/16"=1'-0" sheet no. A-4.0



**SOUTH-EAST
ELEVATION**

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

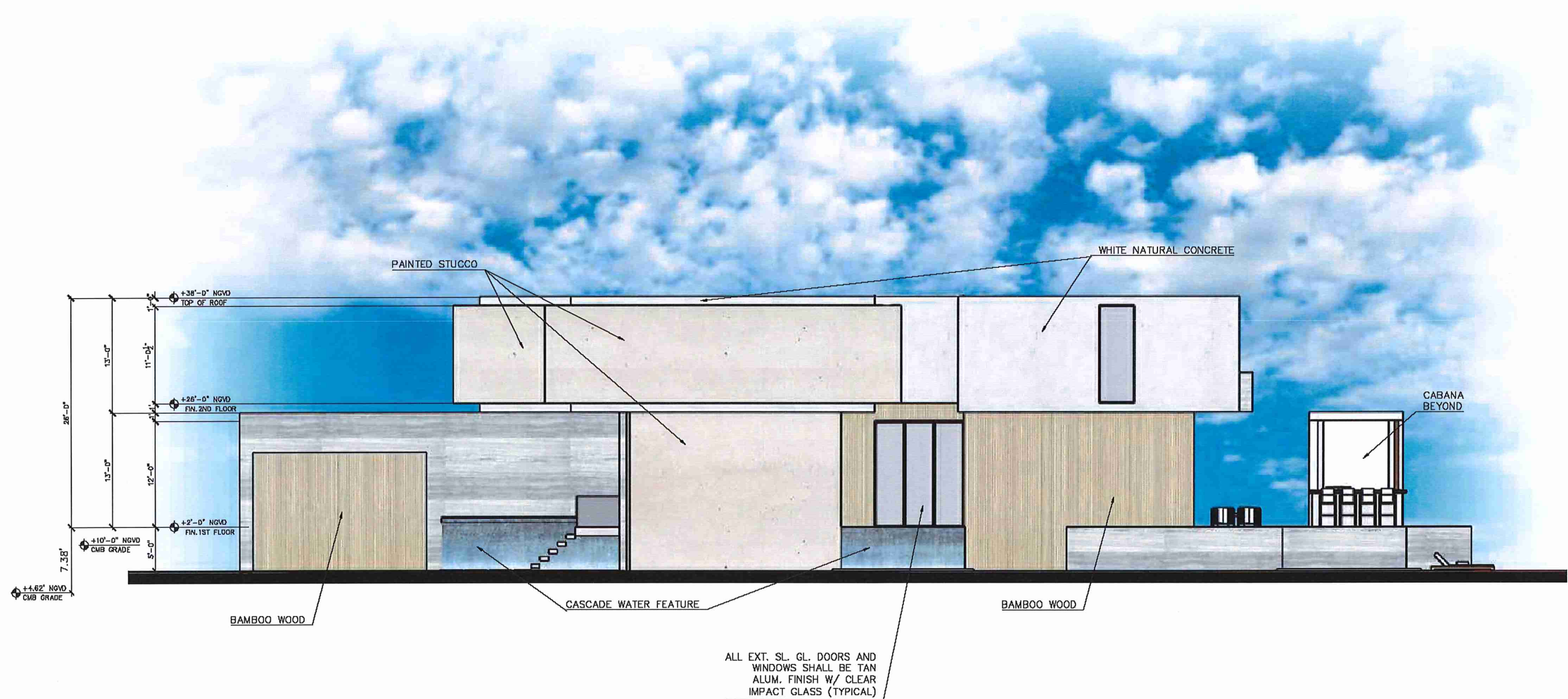
3/16"=1'-0" sheet no.
A-4.1



**SOUTH-WEST
ELEVATION**

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

3/16"=1'-0" sheet no. A-4.2



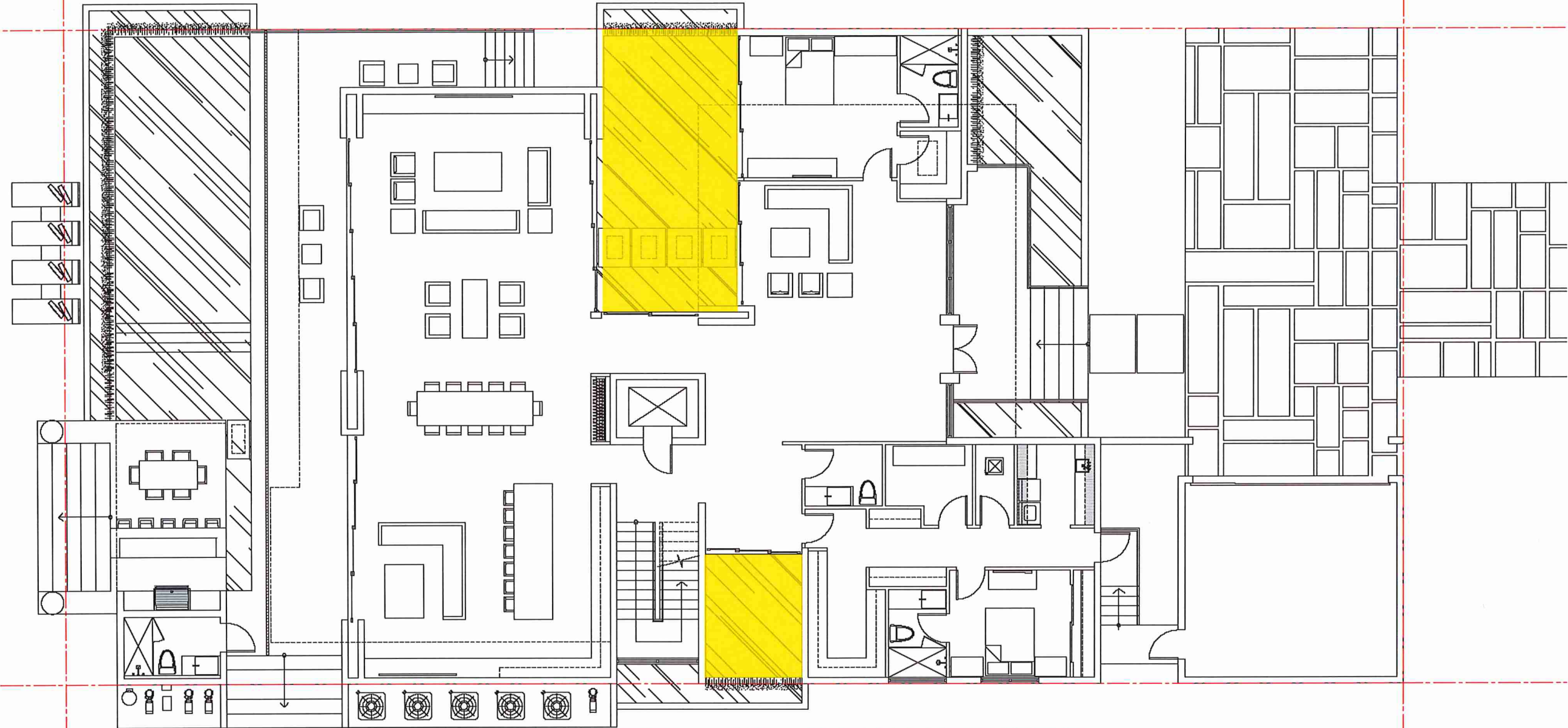
**NORTH-WEST
ELEVATION**

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

sheet no.
3/16"=1'-0" A-4.3

PROPERTY LINE = 195.00'

WAIVER #1 REQUESTED



WAIVER #2 REQUESTED

PROPERTY LINE = 195.00'



OPEN SPACE WAIVER DIAGRAMS
SCALE: 3/16"=1'-0"

SOUTH HIBISCUS DR. RESIDENCE
310 SOUTH HIBISCUS DR.
MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0000979
AA26003000

comm no.

1845

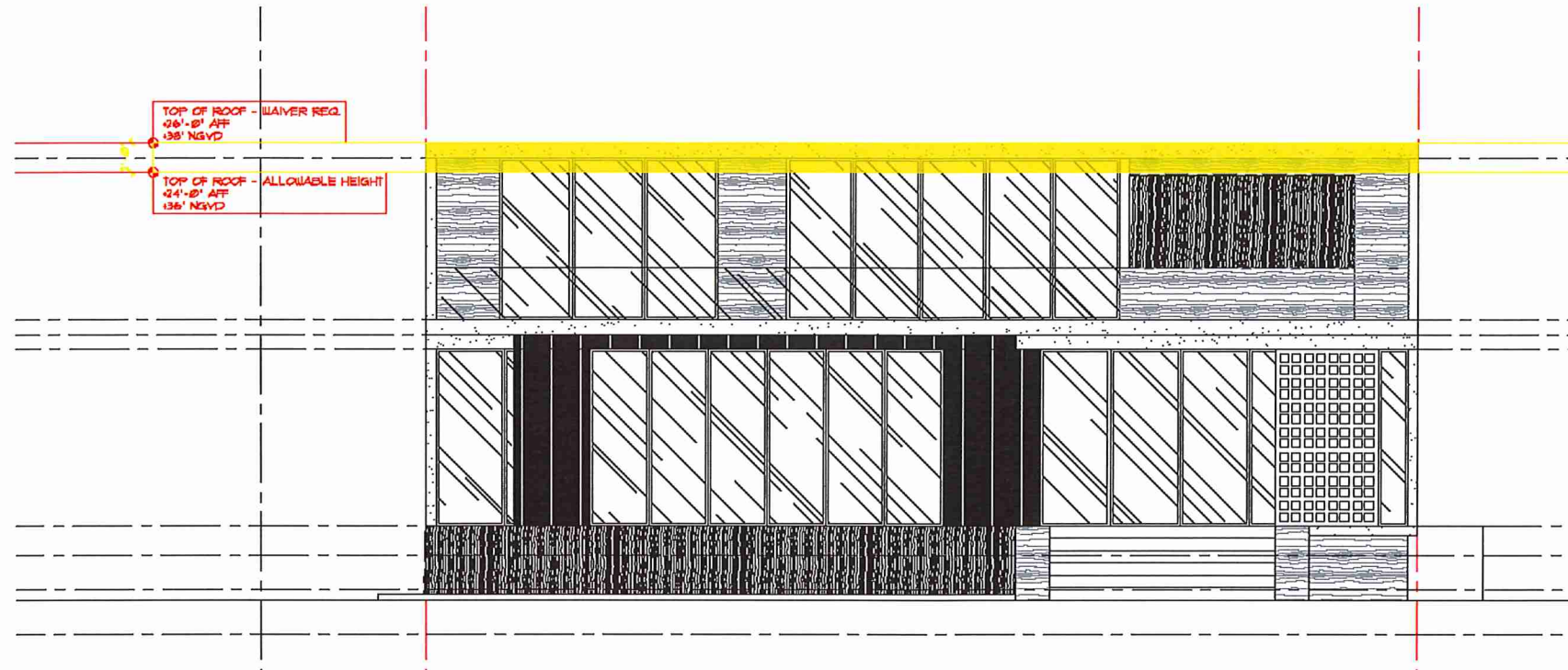
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11/09/2018

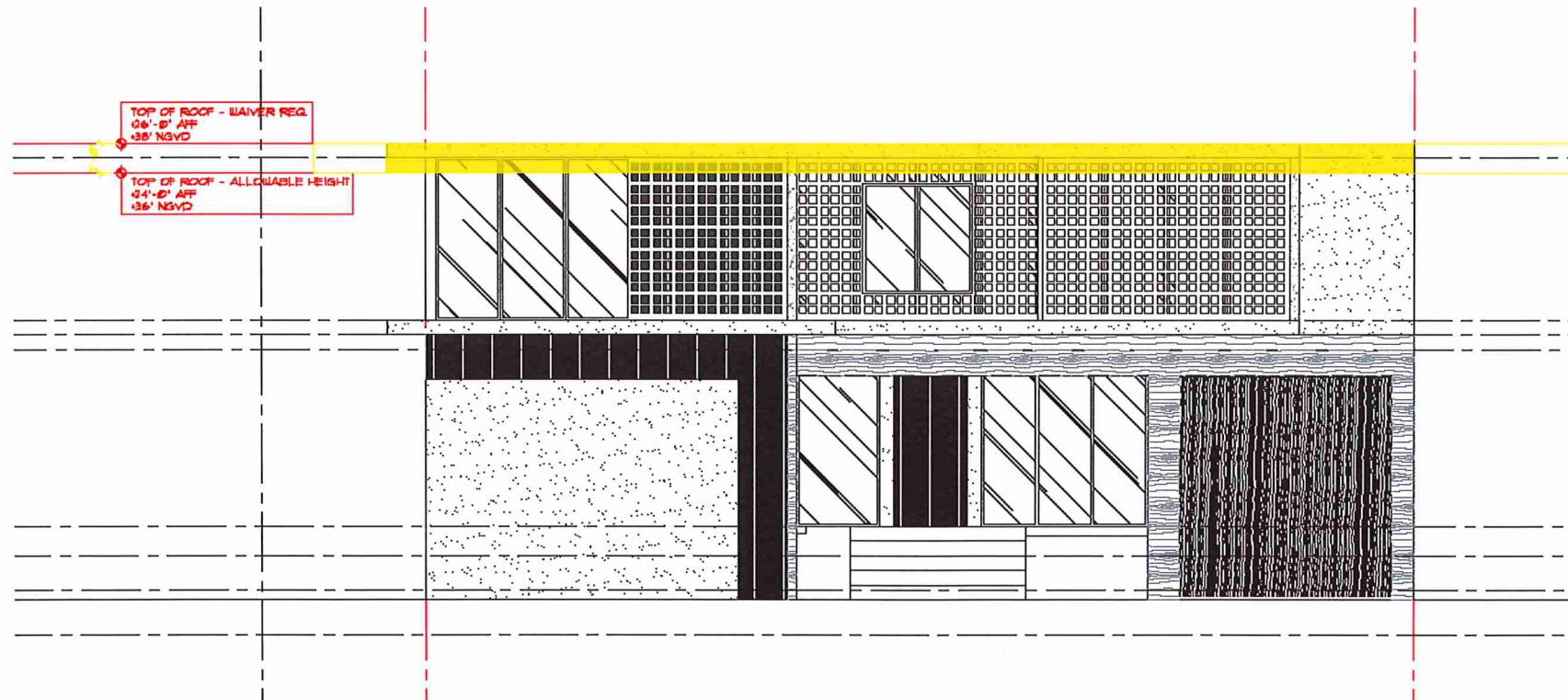
revised:

sheet no.

A-5.0



FRONT ELEVATION - WAIVER DIAGRAM
SCALE: 3/16"=1'-0"



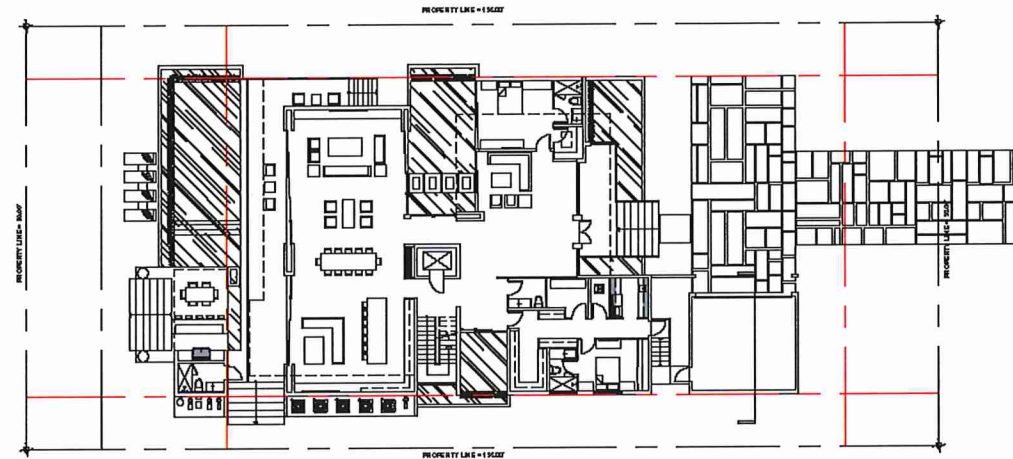
BACK ELEVATION - WAIVER DIAGRAM
SCALE: 3/16"=1'-0"

seal

Ralph Choeff
registered architect
AR0000679
AA26003009
comm no.
1845
date:
11/09/2018
revised:

sheet no.

A-5.1

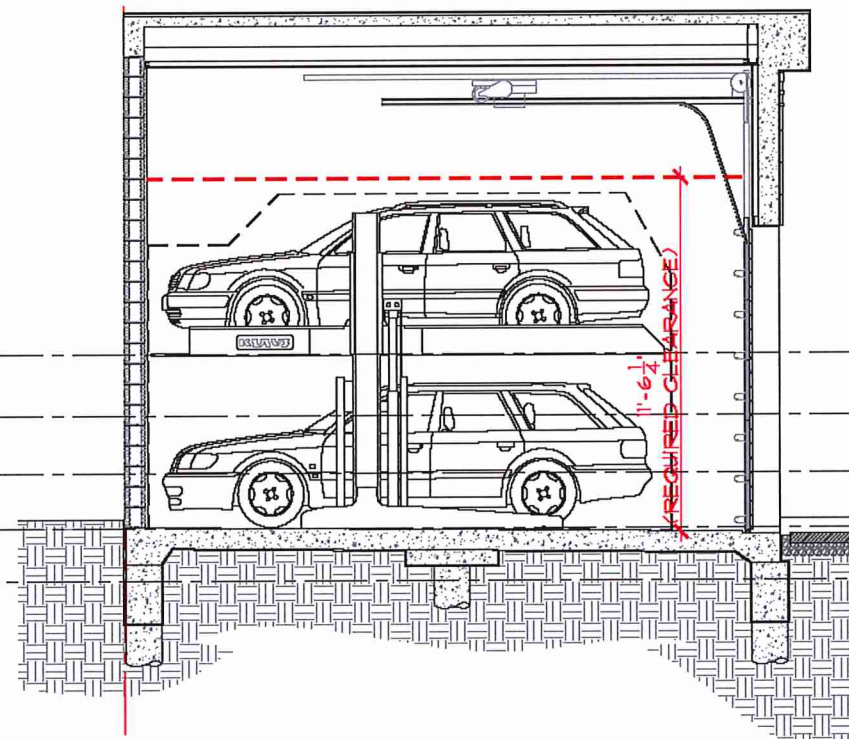


LOCATION
SCALE: NTS

SECOND FINISH FLOOR
+14'-0" AFF
+26' NGVD

FIRST FINISH FLOOR
+0'-0" AFF
+12' NGVD
FEMA BASE FLOOD ELEV.
-2'-0"
+10' NGVD
ADJUSTED GRADE
-3'-10"
+8.13' NGVD

GARAGE FINISH FLOOR
-5'-8"
+6.33' NGVD
CMB ESTABLISHED GRADE
-7'-5"
+4.62' NGVD

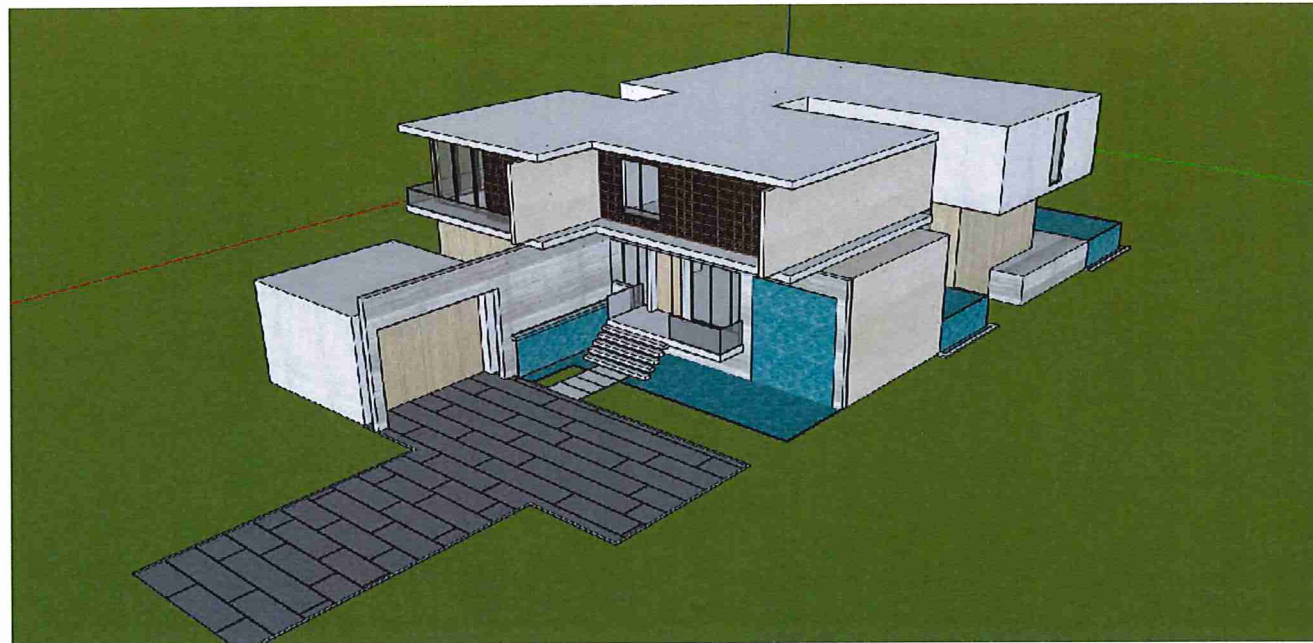


SECTION DIAGRAM
SCALE: 3/8" = 1'-0"

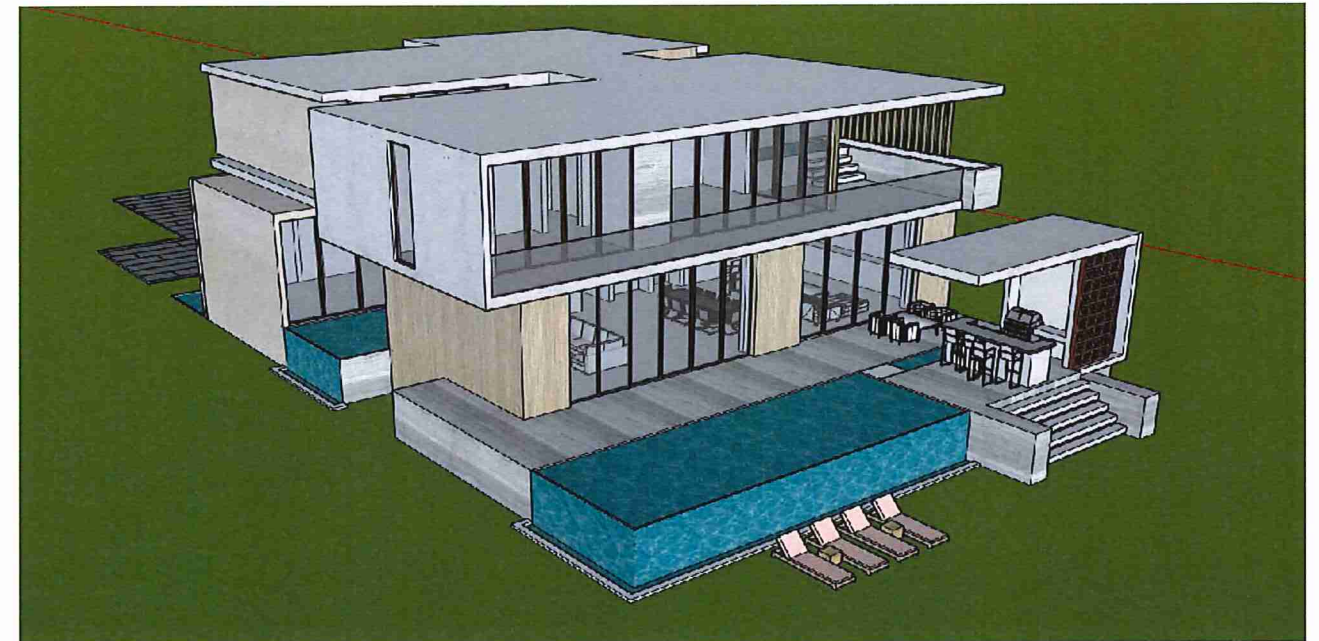
SECOND FINISH FLOOR
+14'-0" AFF
+26' NGVD

FIRST FINISH FLOOR
+0'-0" AFF
+12' NGVD
FEMA BASE FLOOD ELEV.
-2'-0"
+10' NGVD
ADJUSTED GRADE
-3'-10"
+8.13' NGVD

GARAGE FINISH FLOOR
-5'-8"
+6.33' NGVD
CMB ESTABLISHED GRADE
-7'-5"
+4.62' NGVD



NORTH AXON



EAST AXON



SOUTH AXON



WEST AXON

L&ND

MASTER PLANNING + LANDSCAPE ARCHITECTURE + DESIGN
WWW.LAND.DESIGN

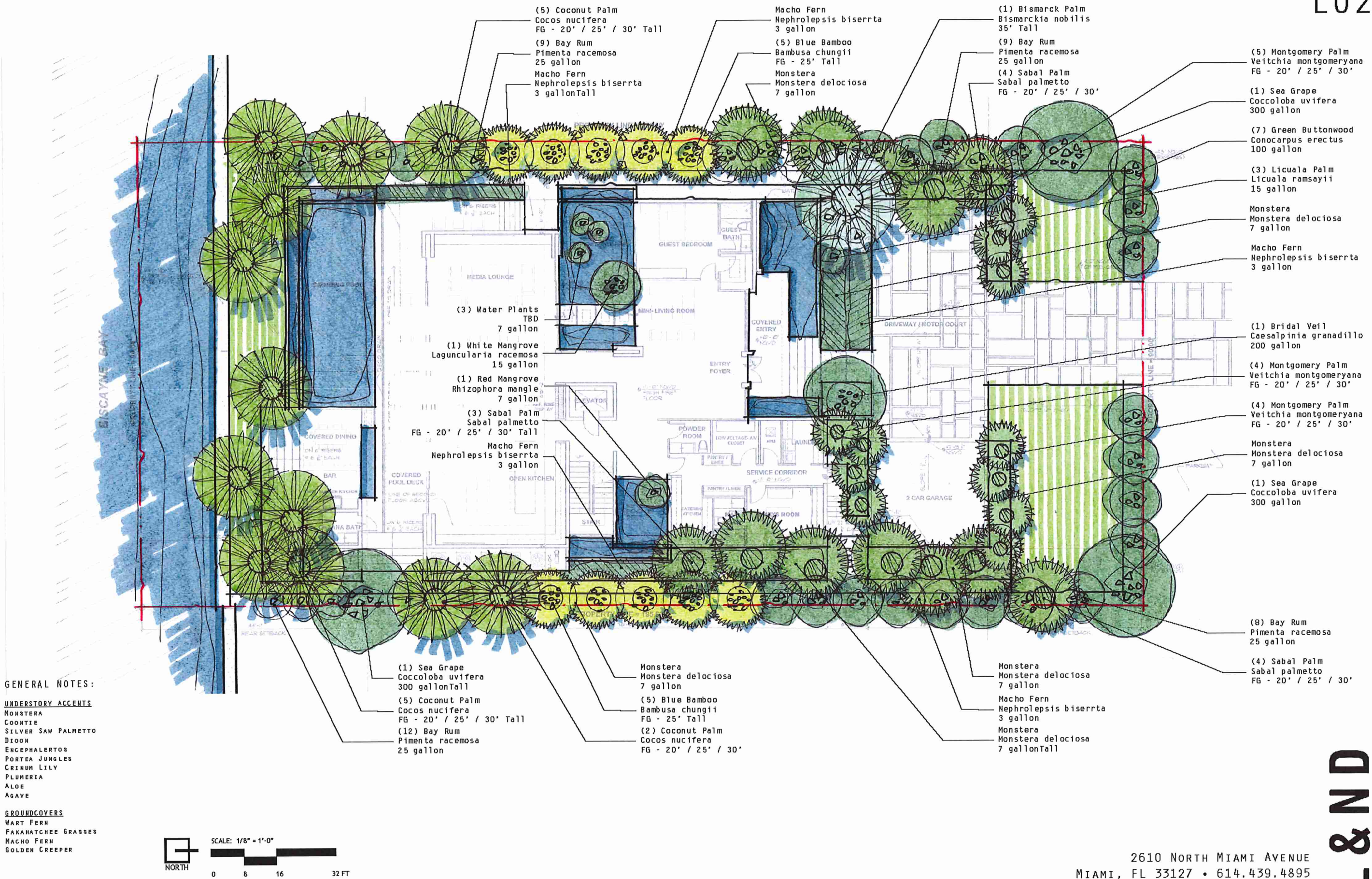
2610 NORTH MIAMI AVENUE
MIAMI, FL 33127
614.439.4895

320 HIBISCUS DRIVE FINAL DRB SUBMITTAL

01.07.2019

L-02 - OVERALL SITE PLAN
L-03 - PLANTING SPECS
L-04 - PLANTING SPECS
L-05 - PLANTING SPECS
L-06 - PLANTING SPECS



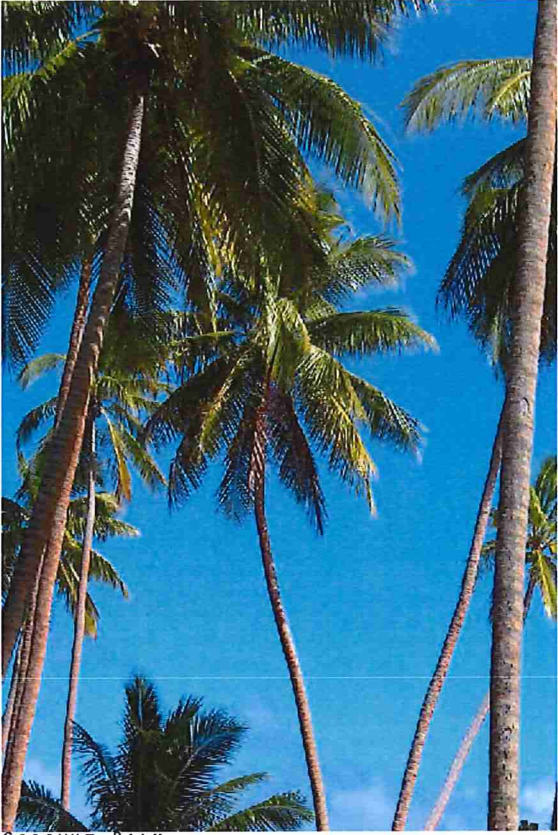




SEA GRAPE
(300 GALLON)



MONTGOMERY PALM
(FIELD GROWN)



COCONUT PALM
(FIELD GROWN)



SABAL PALM
(FIELD GROWN)



AUTOGRAPH TREE
(100 GALLON)



RAPHIS PALM
(25 GALLON)



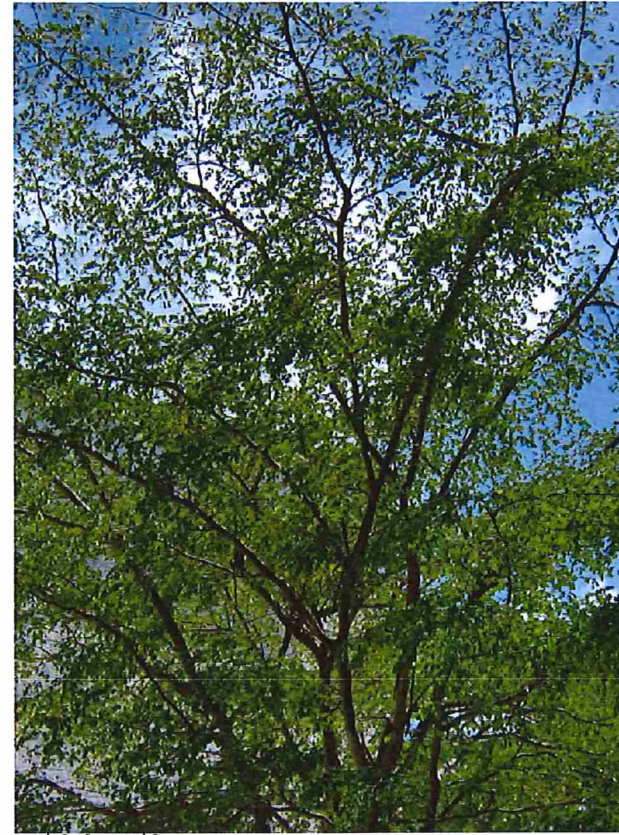
BAY RUM
(25 GALLON)



Simpson Stopper
(100 gallon)



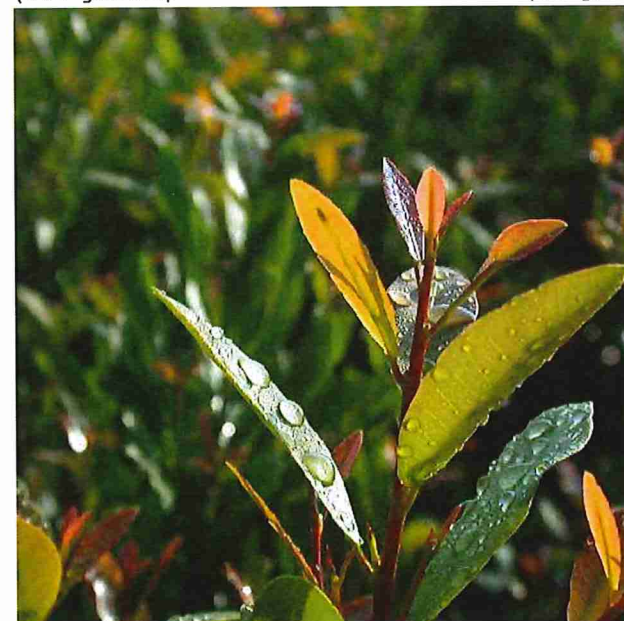
Cocoplum
(25 gallon)



Bridal Veil
(100 gallon)



Green Buttonwood
(45 gallon)



Crabwood
(45 gallon)



Thatch Palm
(30 gallon)



Crinum Lily
(15 gallon)



Dioon
(15 gallon)