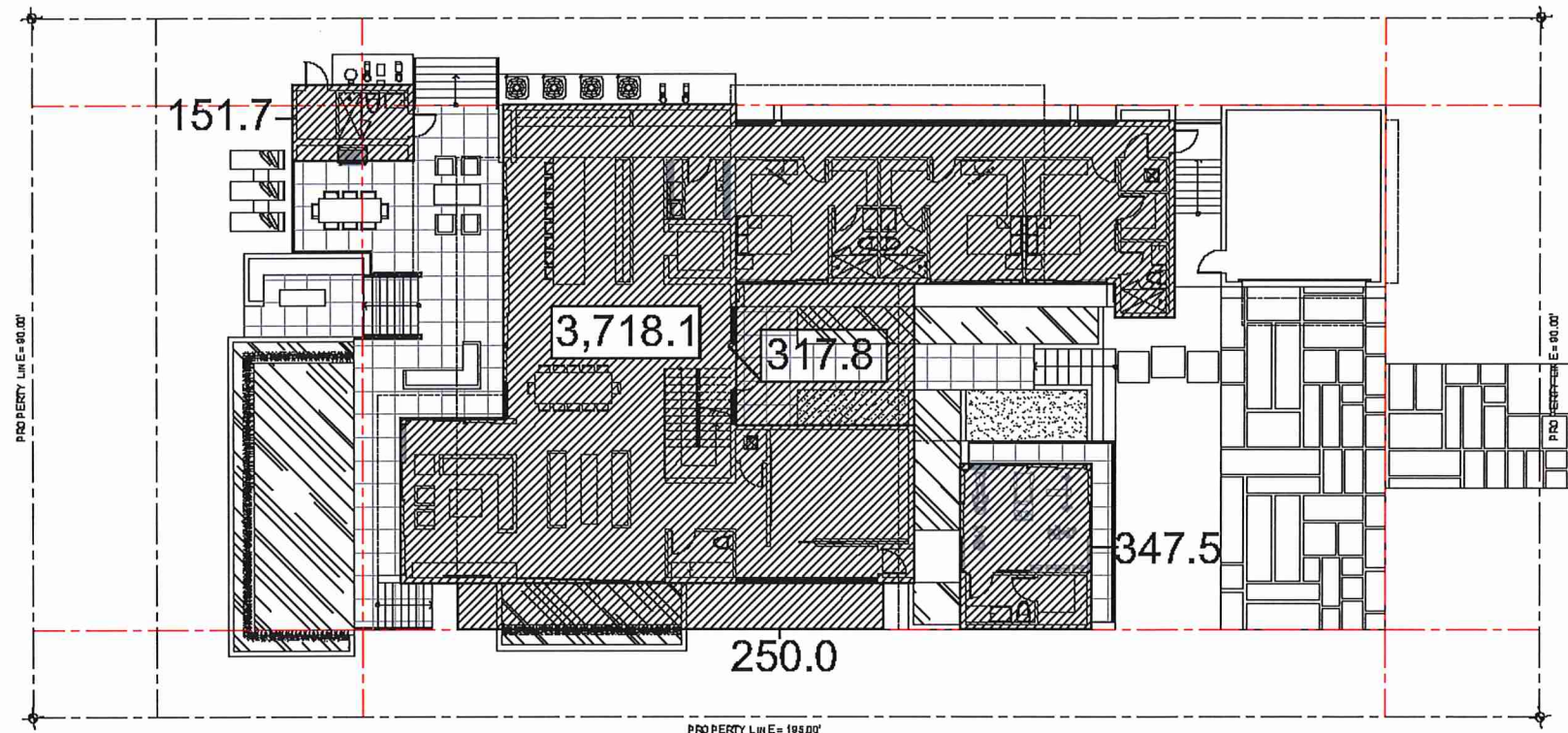




1 FIRST FLOOR
SCALE 3/32" = 1'-0"

LOT COVERED (FOOTPRINT) :

LOT SIZE:	16,096 SF.
FIRST FLOOR	3,718.1 SF.
GYM	347.5 SF.
CABANA	151.7 SF.
ENTRY (3 CONTINGENT WALLS)	317.8 SF.
SECOND FLOOR LIVABLE SPACE O.H.	250.0 SF.
TOTAL	4,785.1 SF.
LOT COVERAGE / LOT SIZE	29.72% (30% MAX)

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320 SOUTH HIBISCUS DR.
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seal

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AA28003009

comm no.

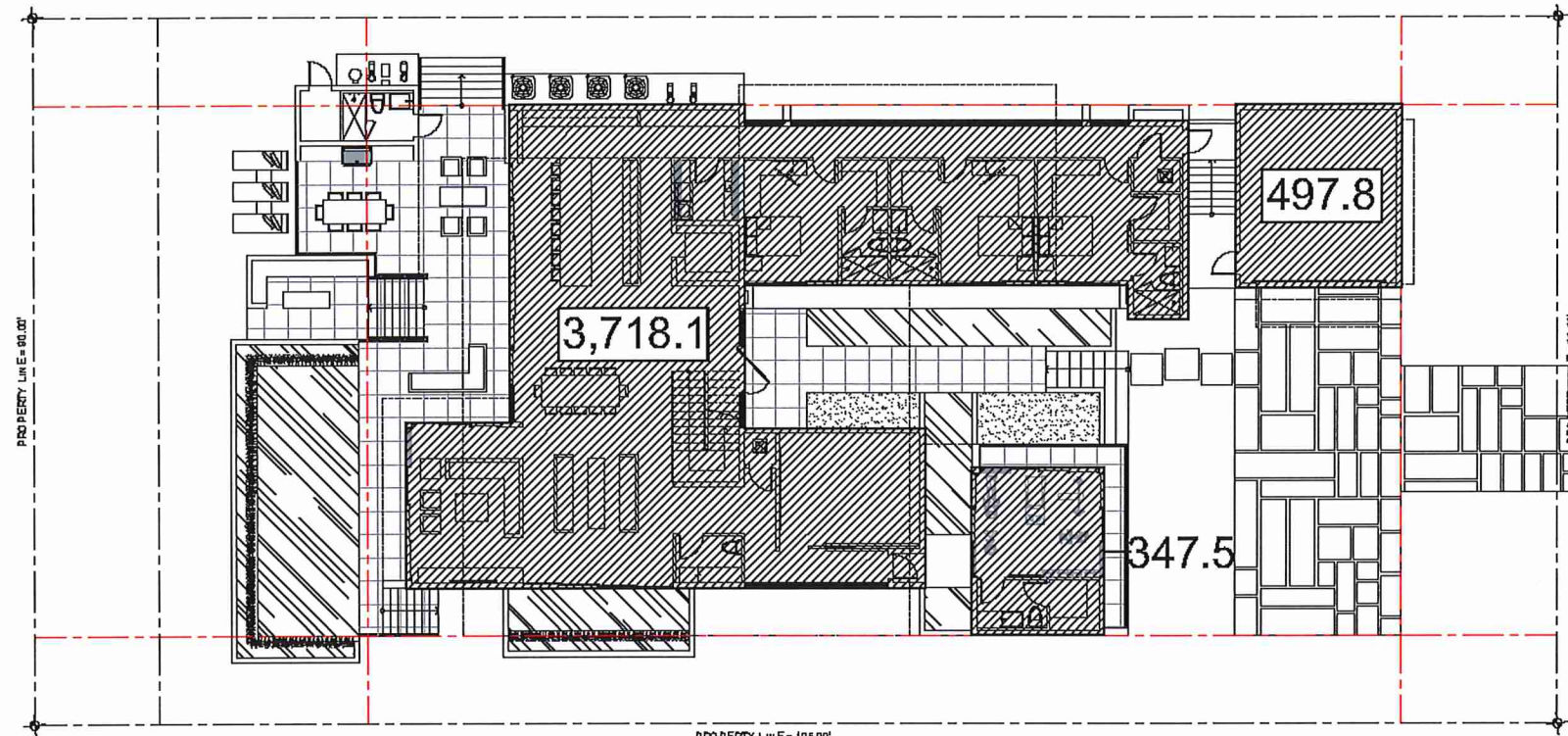
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date:
11 / 15 / 2018

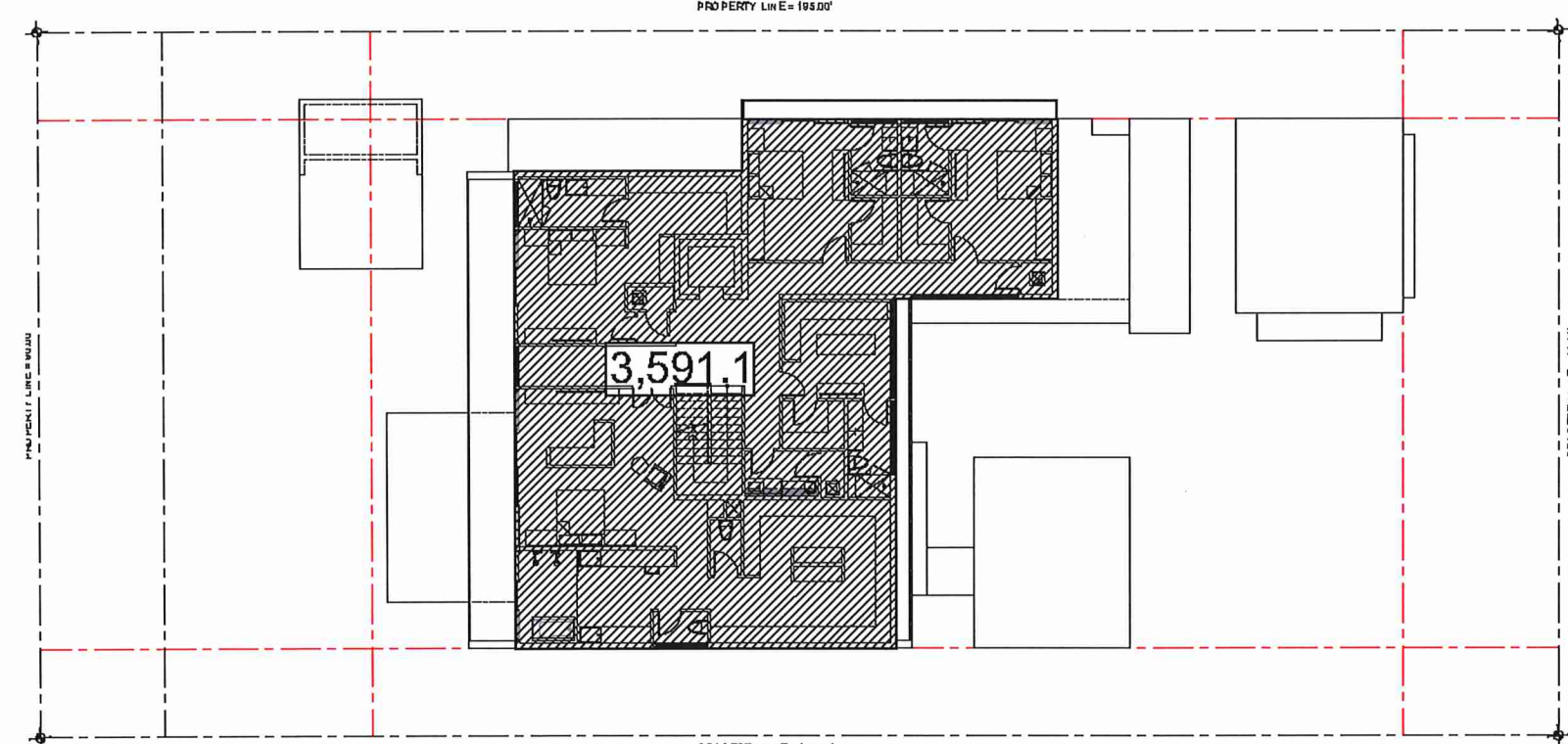
revised:

sheet no.

A-2.1



1 FIRST FLOOR
SCALE 3/32" = 1'-0"



1 SECOND FLOOR
SCALE 3/32" = 1'-0"

SECOND / FIRST FLOOR RATIO :

LOT SIZE:	16,096 SF.
FIRST FLOOR INCLUDING ADDITIONAL ROOF AREAS	4,215.3 SF.
GYM	347.5 SF.
SECOND FLOOR	3,591.1 SF.
SECOND FLOOR IS	78.76% (70% MAX)

WAIVER REQUESTED
FOR 78.76% RATIO

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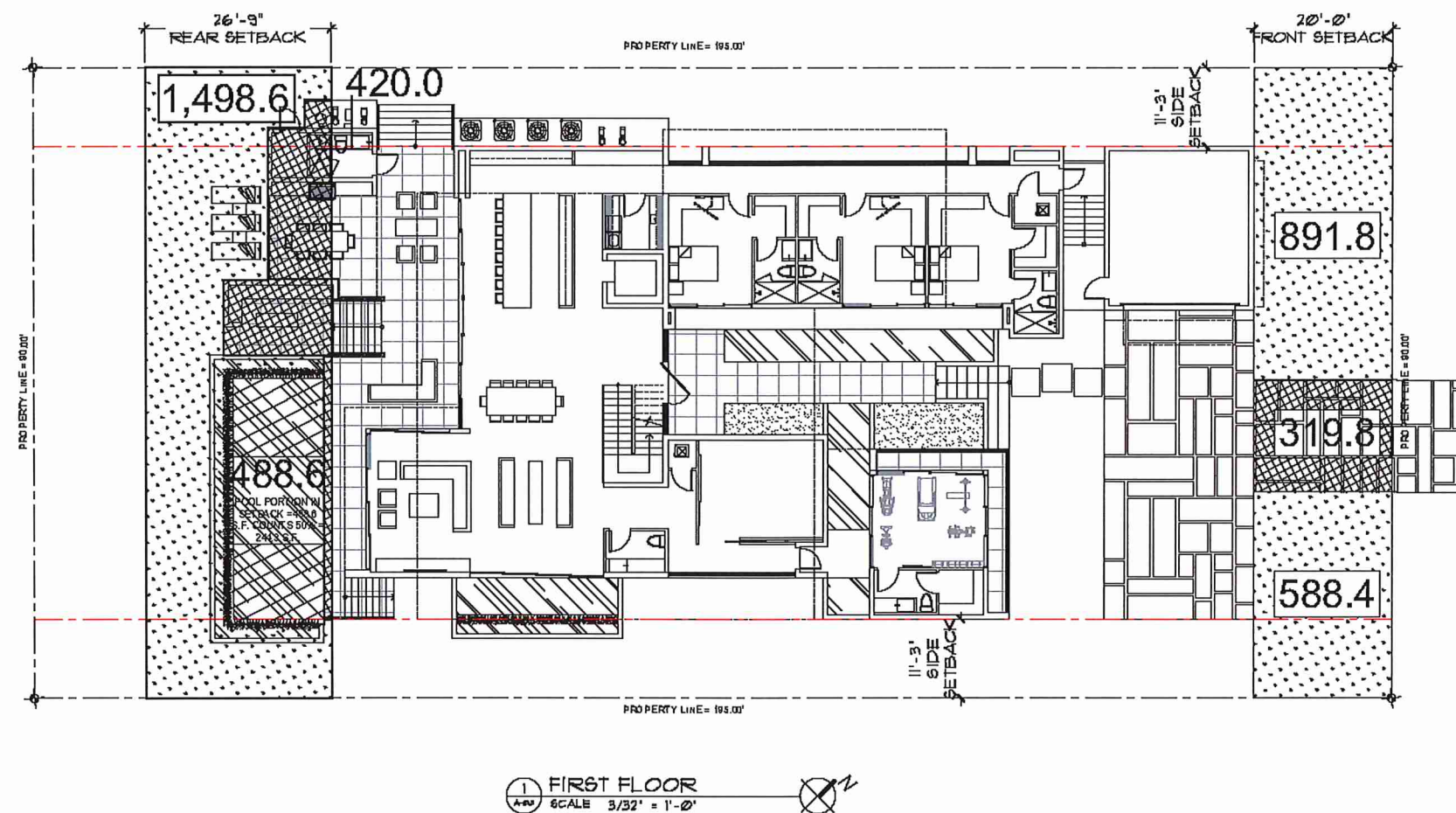
A-2.2

AREA: _____ 1,800 S. F. 100%

IMPERVIOUS AREA: _____ 319.8 S. F. 17.8 %

PERVIOUS AREA: _____ 1,480.2 S. F. 82.2%
(50% MIN.)

AREA: _____ 2,407.5 S.F. 100 %
IMPERVIOUS AREA: _____ 664.3 S.F. 27.5 %
PERVIOUS AREA: _____ 1,736.2 S.F. 72.1 %
(10%MIN)



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sheet no.

A-2.3

NOTES:
FEMA BASE FLOOD ZONE: AE-1B
FINISHED FIRST FLOOR: +0'-0" NGVD (FEMA +0')
AVERAGE GRADE: +1'-4" NGVD

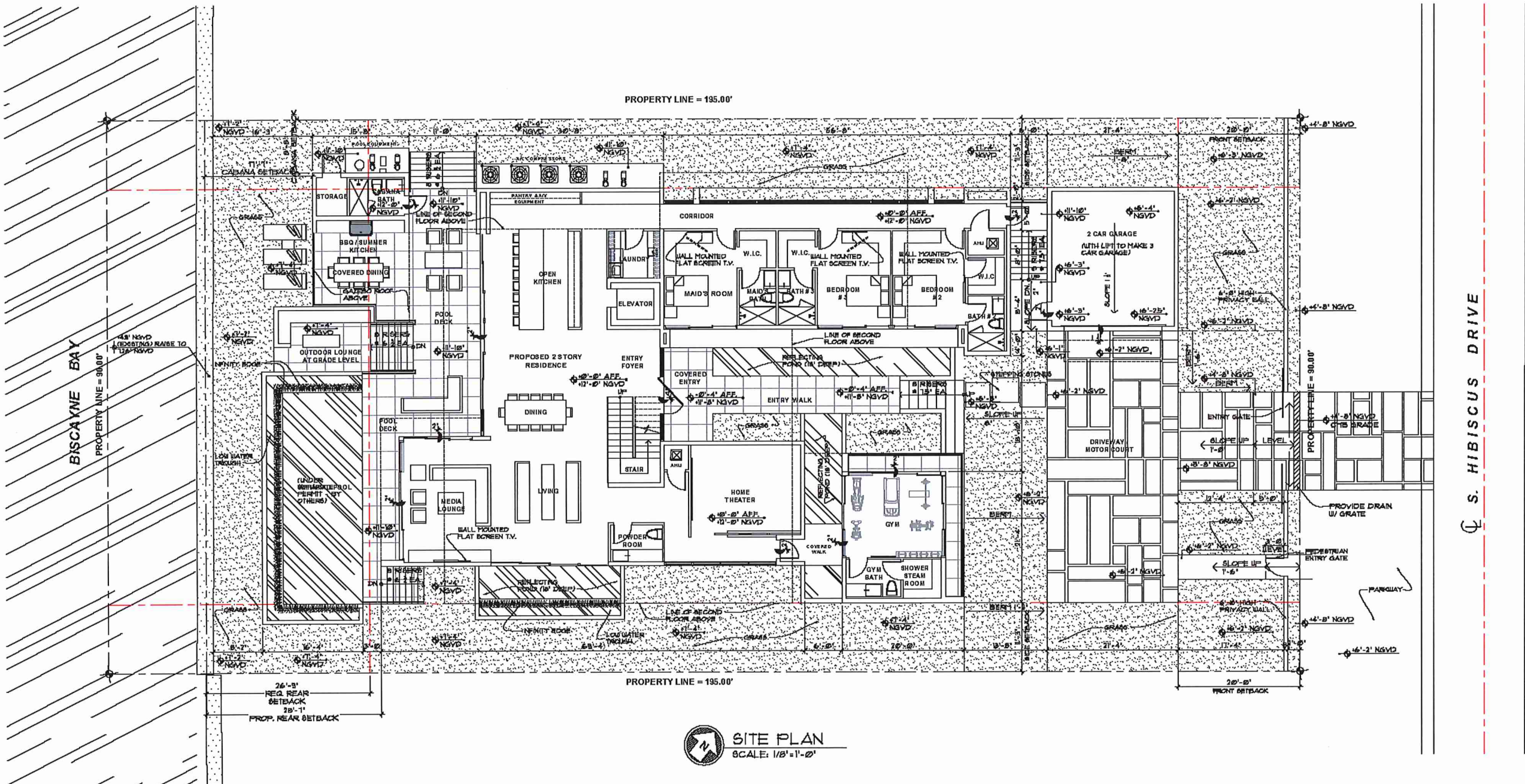
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 SITE PLAN
SCALE: 1/8" = 1'-0"

PROPERTY LINE = 195.00'



A-3.1

PROPERTY LINE = 195.00'



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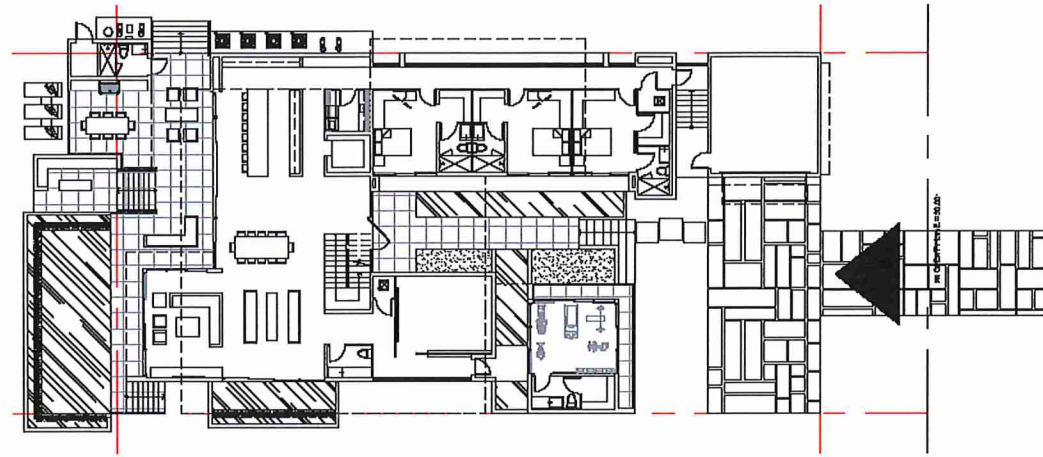
www.dffarchitects.com

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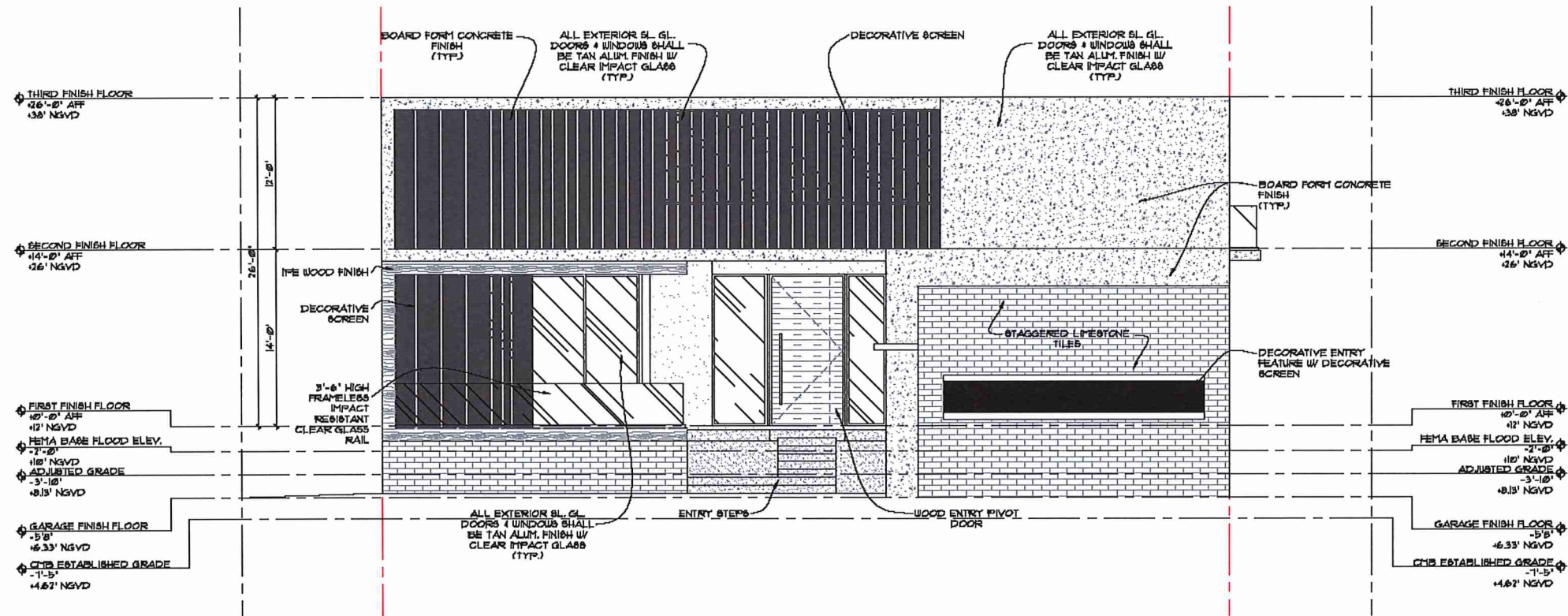
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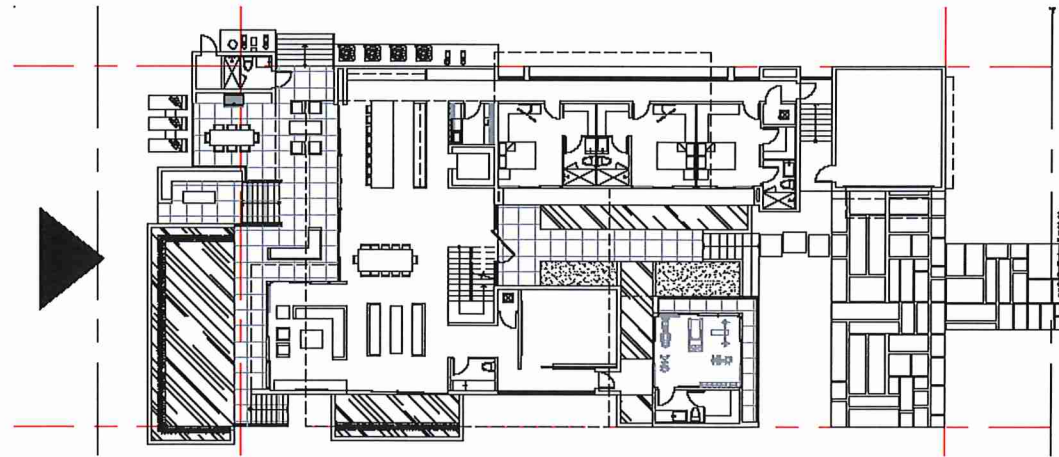
SCALE: 3/16" = 1'-0"



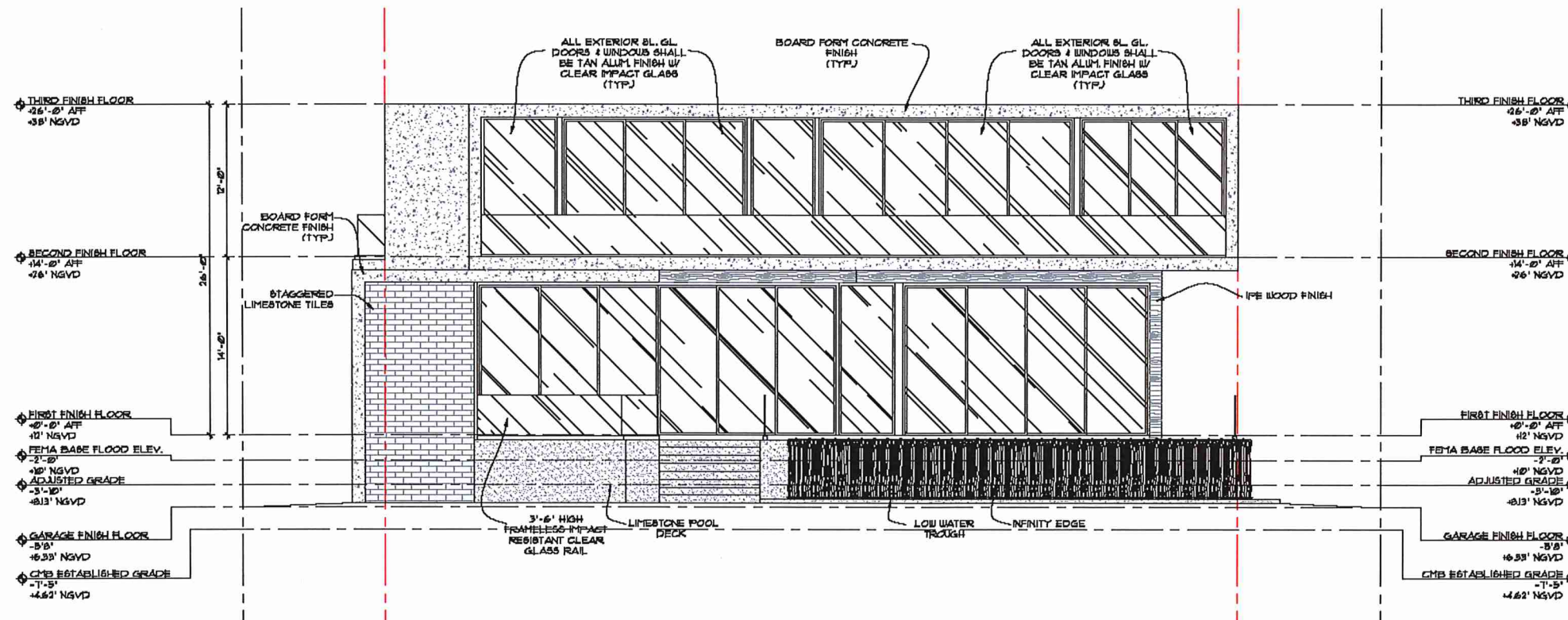
KEY MAP
SCALE: 1/16"=1'-0"



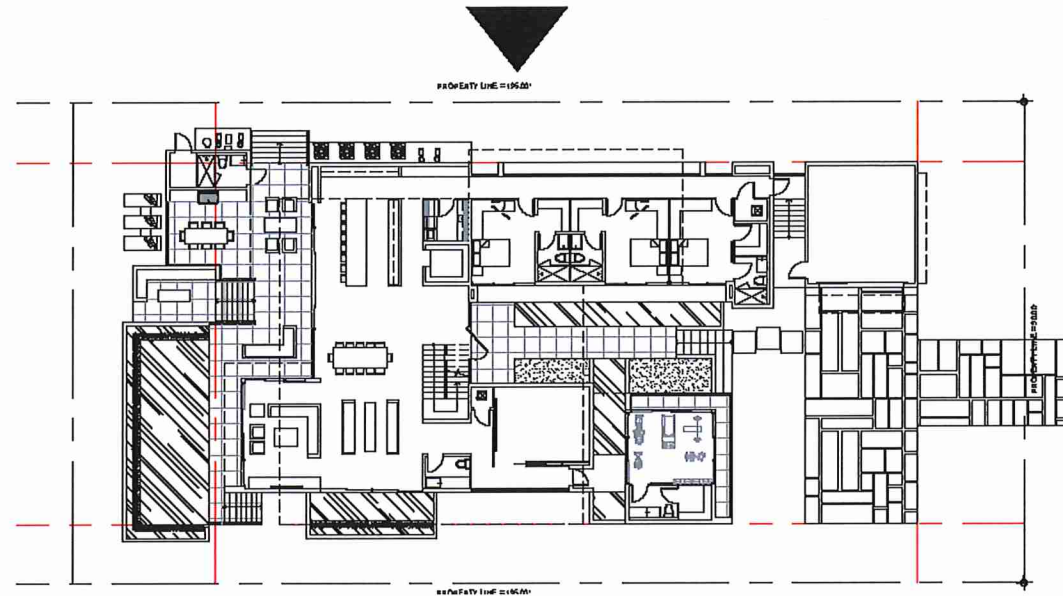
FRONT ELEVATION (NORTHEAST)
SCALE: 3/16"=1'-0"



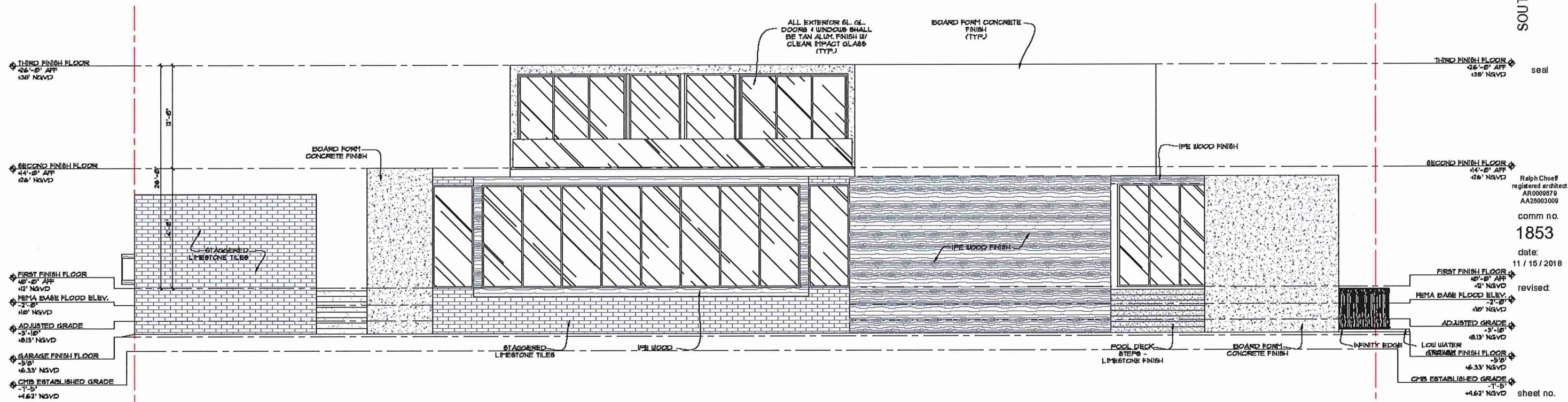
KEY MAP
SCALE: 1/16"=1'-0"



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



KEY MAP
SCALE: 1/16" = 1'-0"



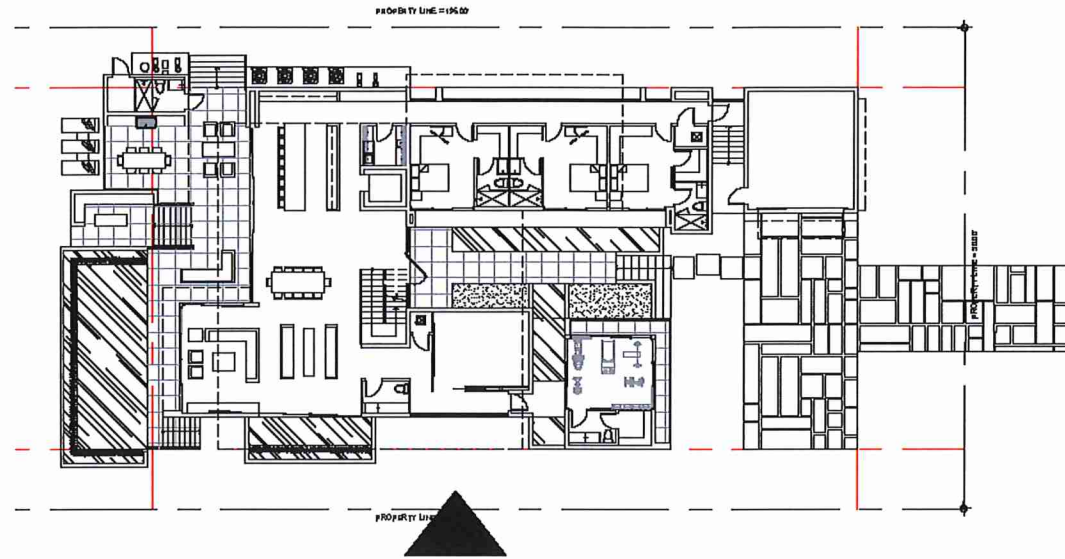
SIDE ELEVATION (NORTHWEST)
SCALE: 3/16" = 1'-0"

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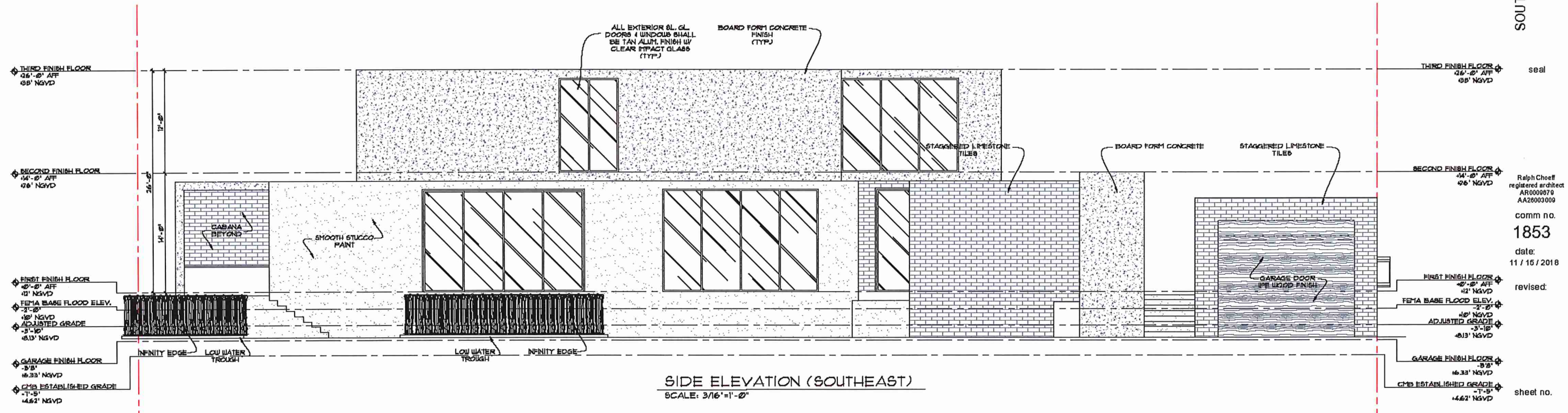
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KEY MAP
SCALE: 1/16"=1'-0"



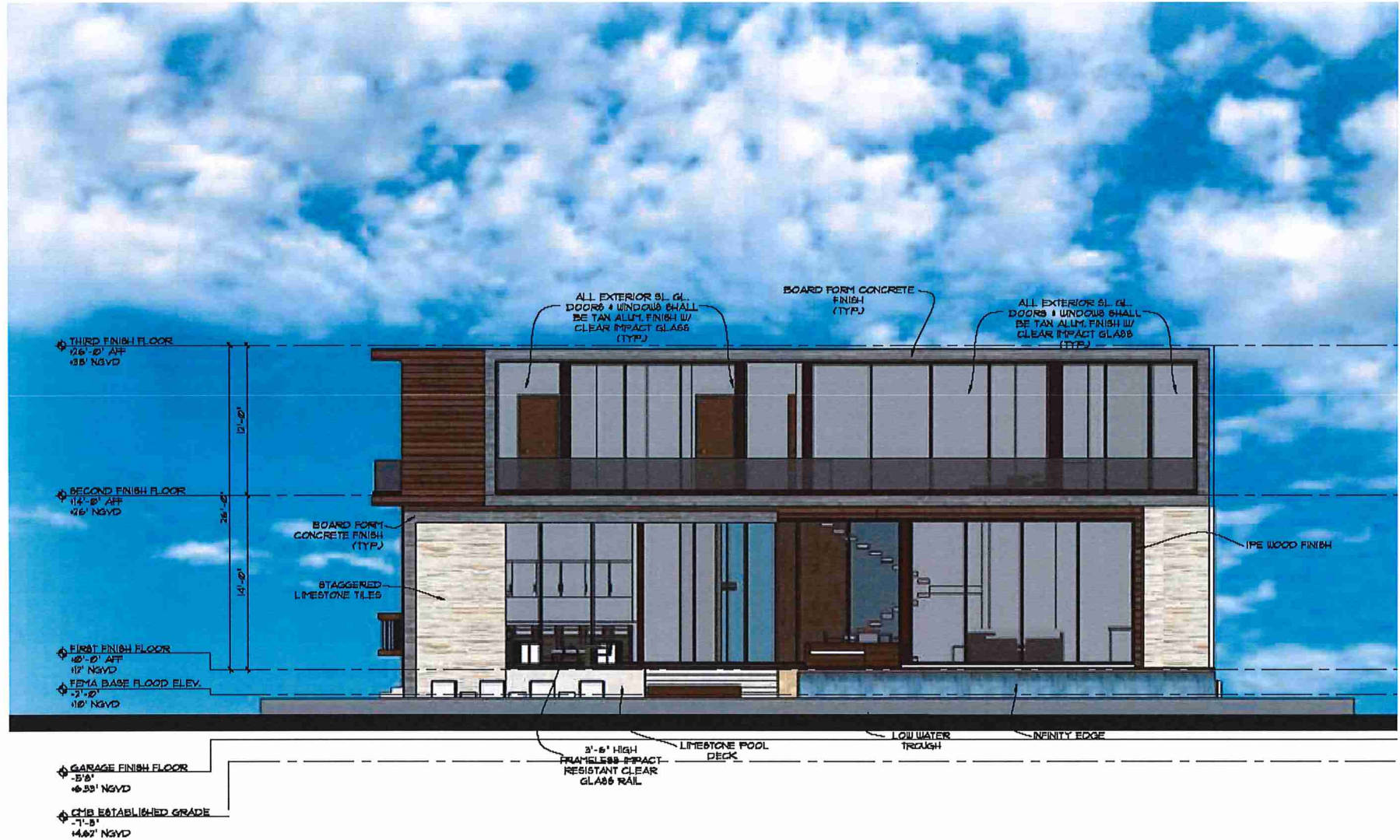
SIDE ELEVATION (SOUTHEAST)
SCALE: 3/16"=1'-0"



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



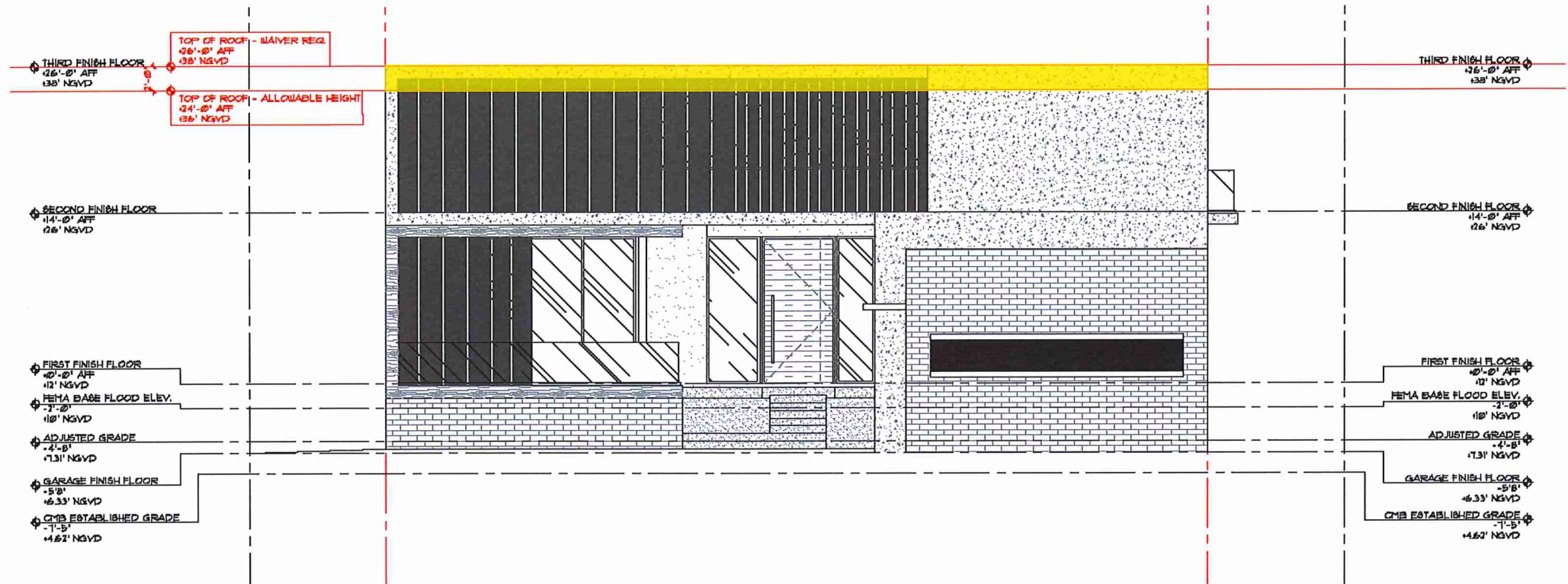
SIDE ELEVATION (NORTHWEST)
SCALE: 3/16"=1'-0"



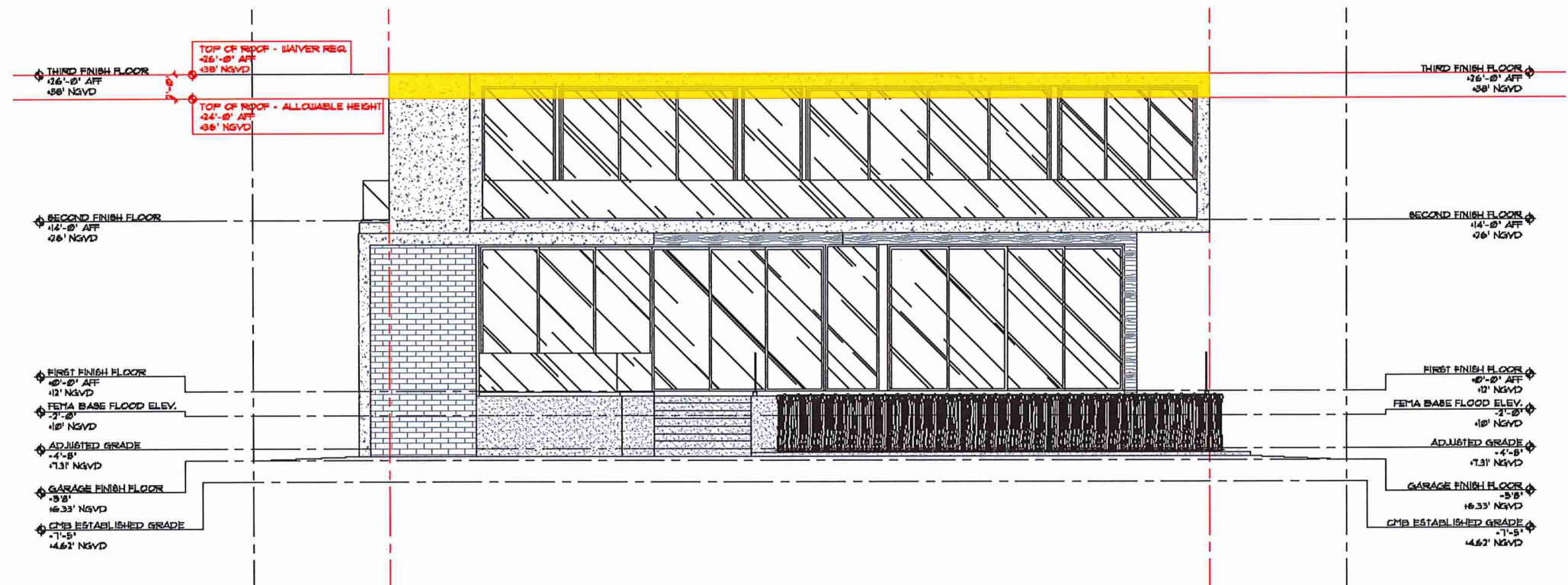
REAR ELEVATION (SOUTHWEST)
SCALE: 3/16"=1'-0"



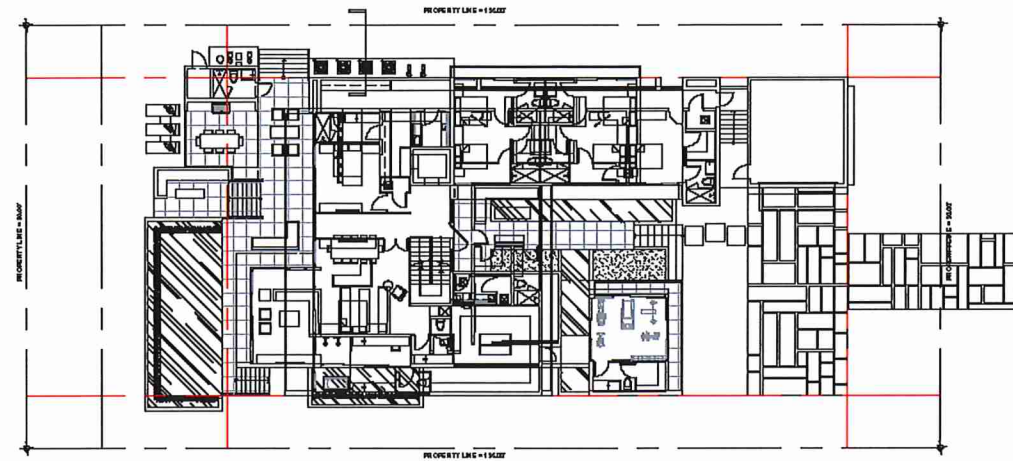
SIDE ELEVATION (SOUTHEAST)
SCALE: 3/16"=1'-0"



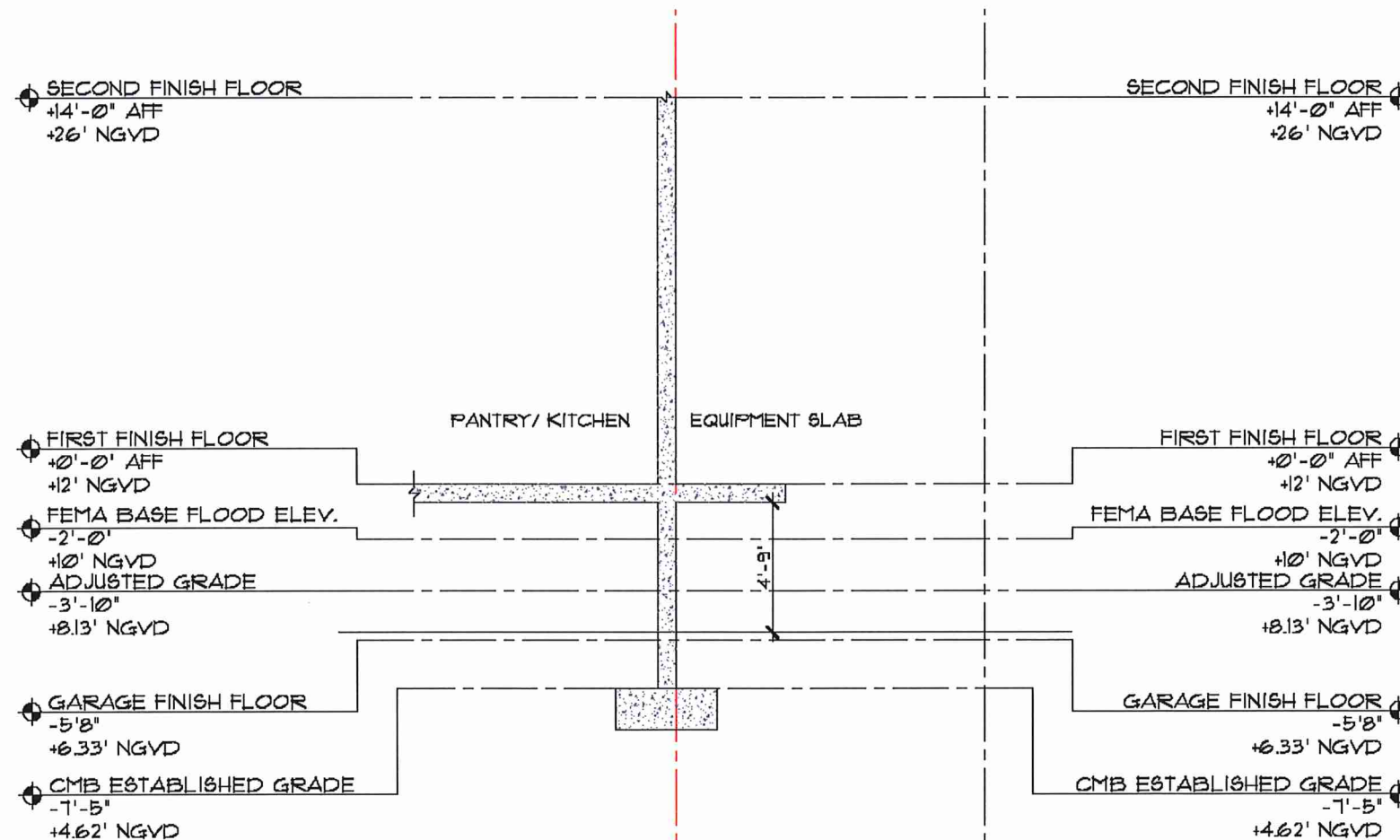
FRONT ELEVATION - WAIVER DIAGRAM
SCALE: 3/16"=1'-0"



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



LOCATION
SCALE: NTS



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

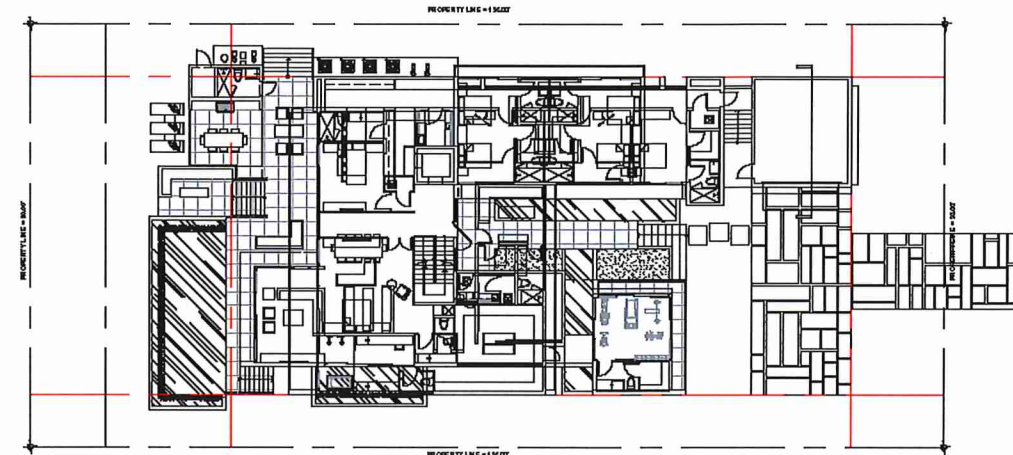
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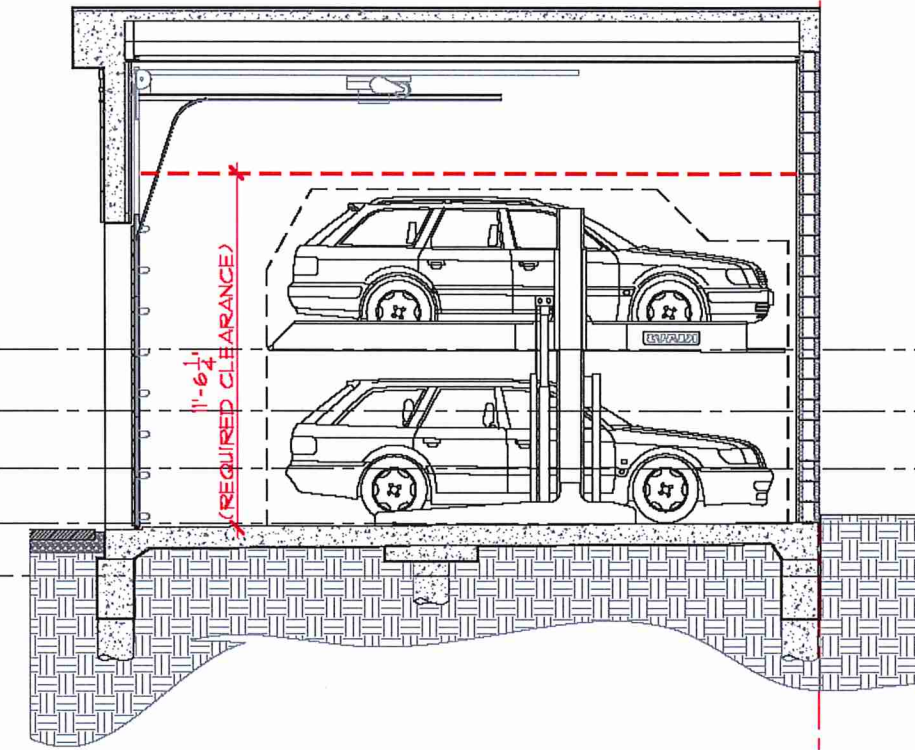


LOCATION
SCALE: NTS

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

L & N D

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310 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

