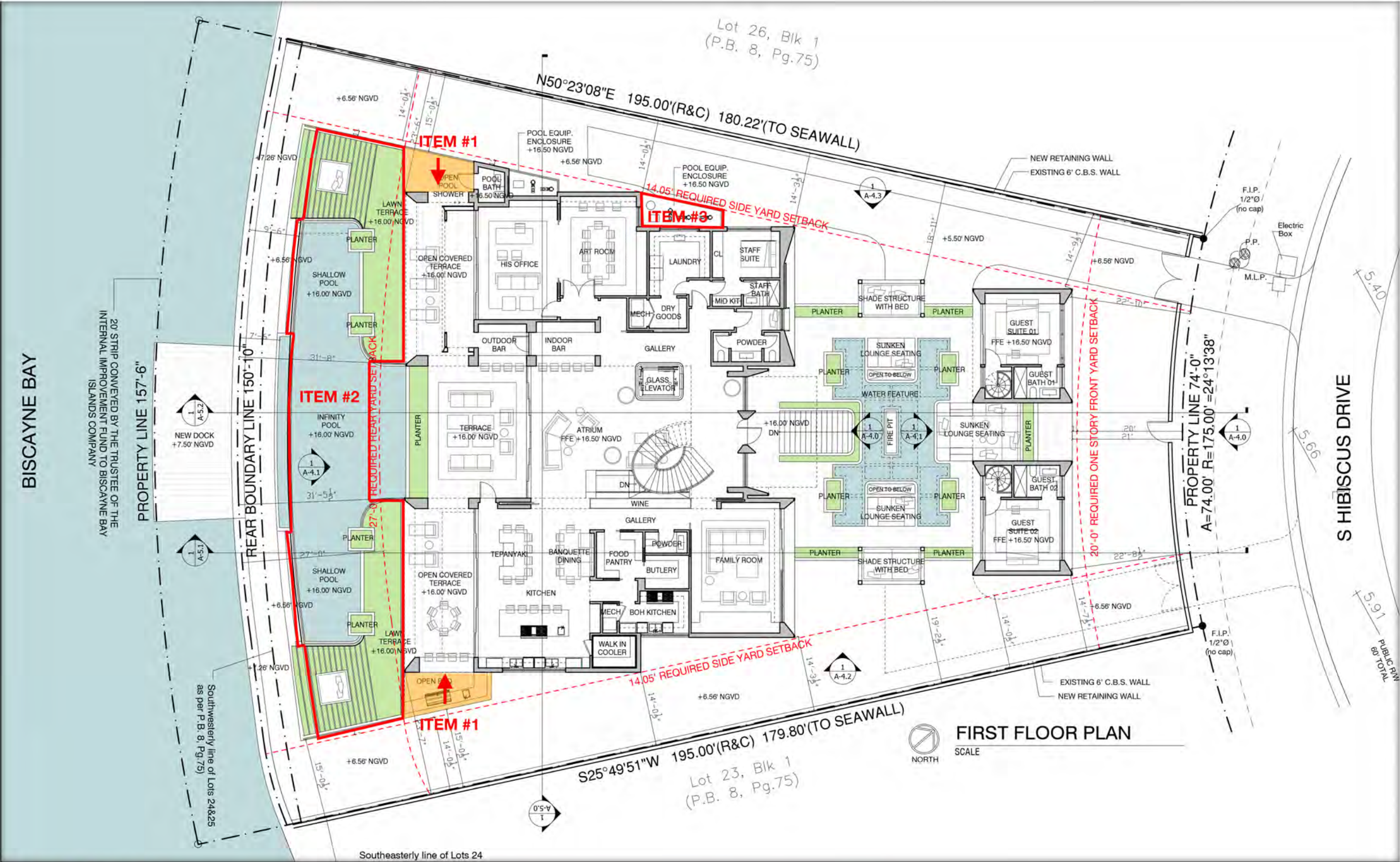


ZONING DATA SHEET

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

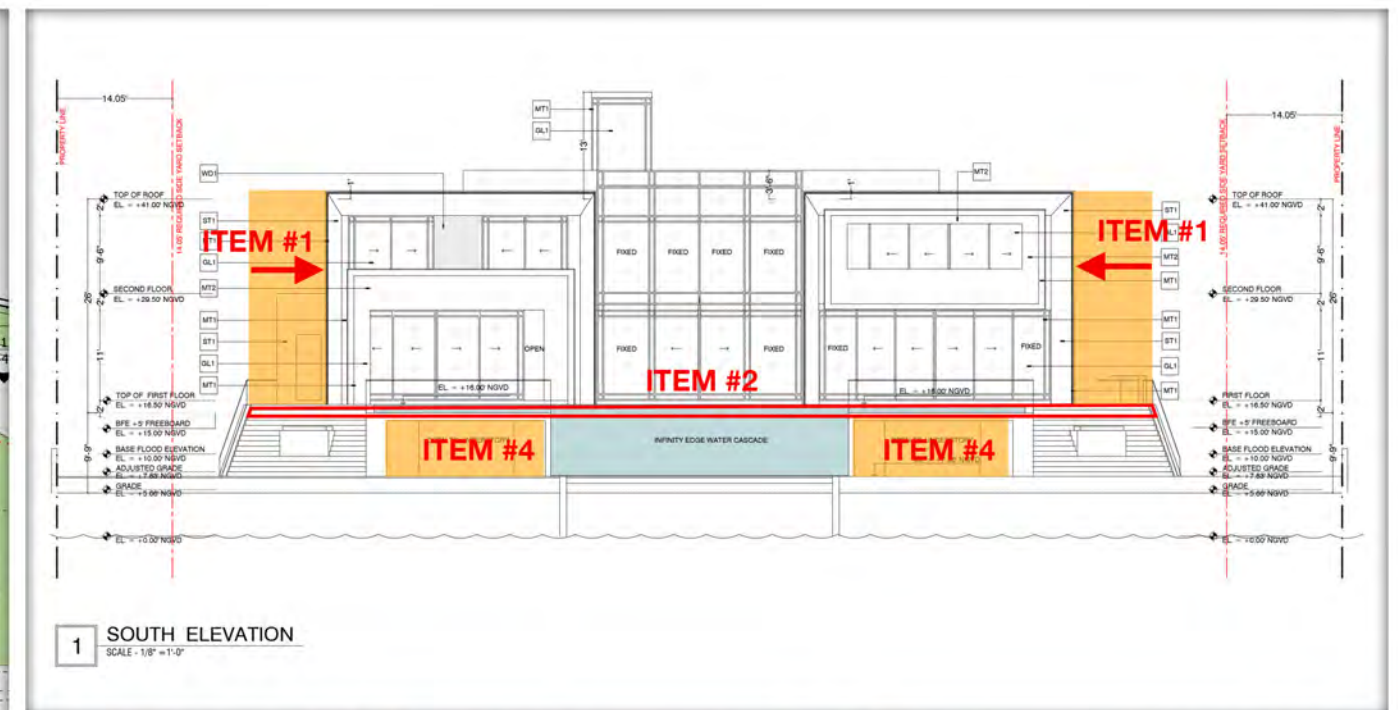
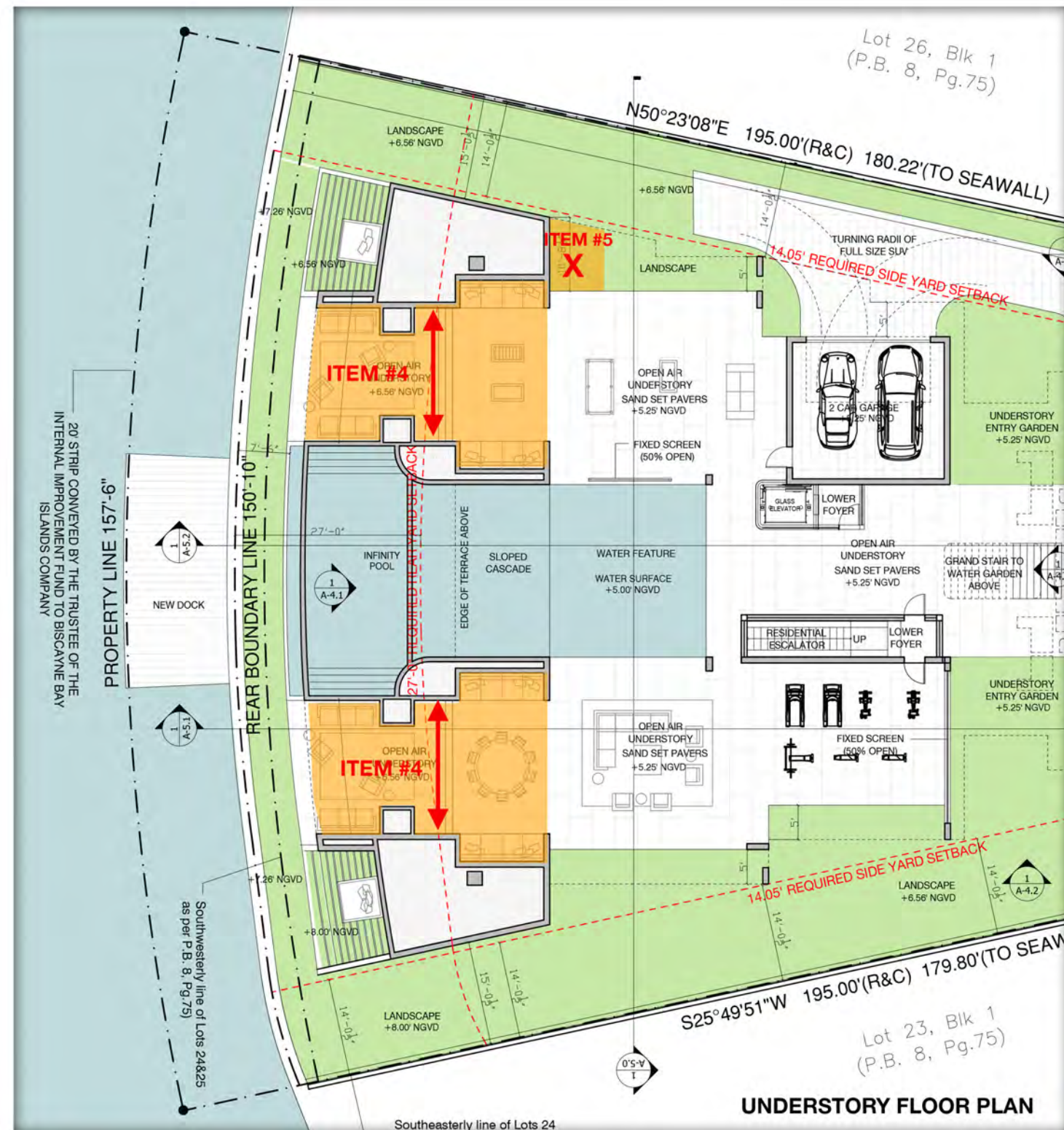
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	420 S HIBISCUS DRIVE MIAMI BEACH FL33139			
2	Folio number(s):	02-3232-006-0210			
3	Board and file numbers :				
4	Year built:	1937	Zoning District:	RS-3	
5	Based Flood Elevation:	+10'-0"NGVD	Grade value in NGVD:	+5.66' NGVD	
6	Adjusted grade (Flood+Grade/2):	+7.83' NGVD	Free board:	+5.00'	
7	Lot Area:	19,687sf			
8	Lot width:	112.42'	Lot Depth:	179.33'	
9	Max Lot Coverage SF and %:	5,906.10sf (30%)	Proposed Lot Coverage SF and %:	5,829.73sf (29.61%)	
10	Existing Lot Coverage SF and %:	TBD	Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1,095.51sf (70.00%)	Rear Yard Open Space SF and %:	2,830.38sf (72.50%)	
12	Max Unit Size SF and %:	9,843.50sf (50%)	Proposed Unit Size SF and %:	9,805.74sf (49.81%)	
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	5,563.88sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	4,638.10sf (83.20%)	
15		TBD	Proposed Second Floor Unit Size SF and % :	3,974.95sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	986.88sf (24.83%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" w/DRB)	TBD	26'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	TBD	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	14.05'	TBD	14.05'	N/A
22	Side 2 or (facing street):	14.05'	TBD	14.05'	N/A
23	Rear:	26.09'	TBD	26.09'	N/A
	Accessory Structure Side 1:	N/A	N/A		N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	28.10'	TBD	28.10'	3'-0"
27	Located within a Local Historic District?	no			
28	Designated as an individual Historic Single Family Residence Site?	no			
29	Determined to be Architecturally Significant?	no			
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					



DESIGN REVISIONS

- ITEM #1: BOTH SIDES OF THE REAR COVERED TERRACES MOVED INWARD TO ALIGN WITH THE EXTERIOR SIDE WALLS OF THE HOME
- ITEM #2: POOL AND POOL LAWN TERRACE RAISED 1'-6" TO ALLOW FOR THE UNDERSTORY PASS THROUGH TO THE WATERFRONT
- ITEM #3: SCREENED POOL EQUIPMENT ENCLOSURE REQUIRED FOR WATER FEATURES

DESIGN REVISION DIAGRAM

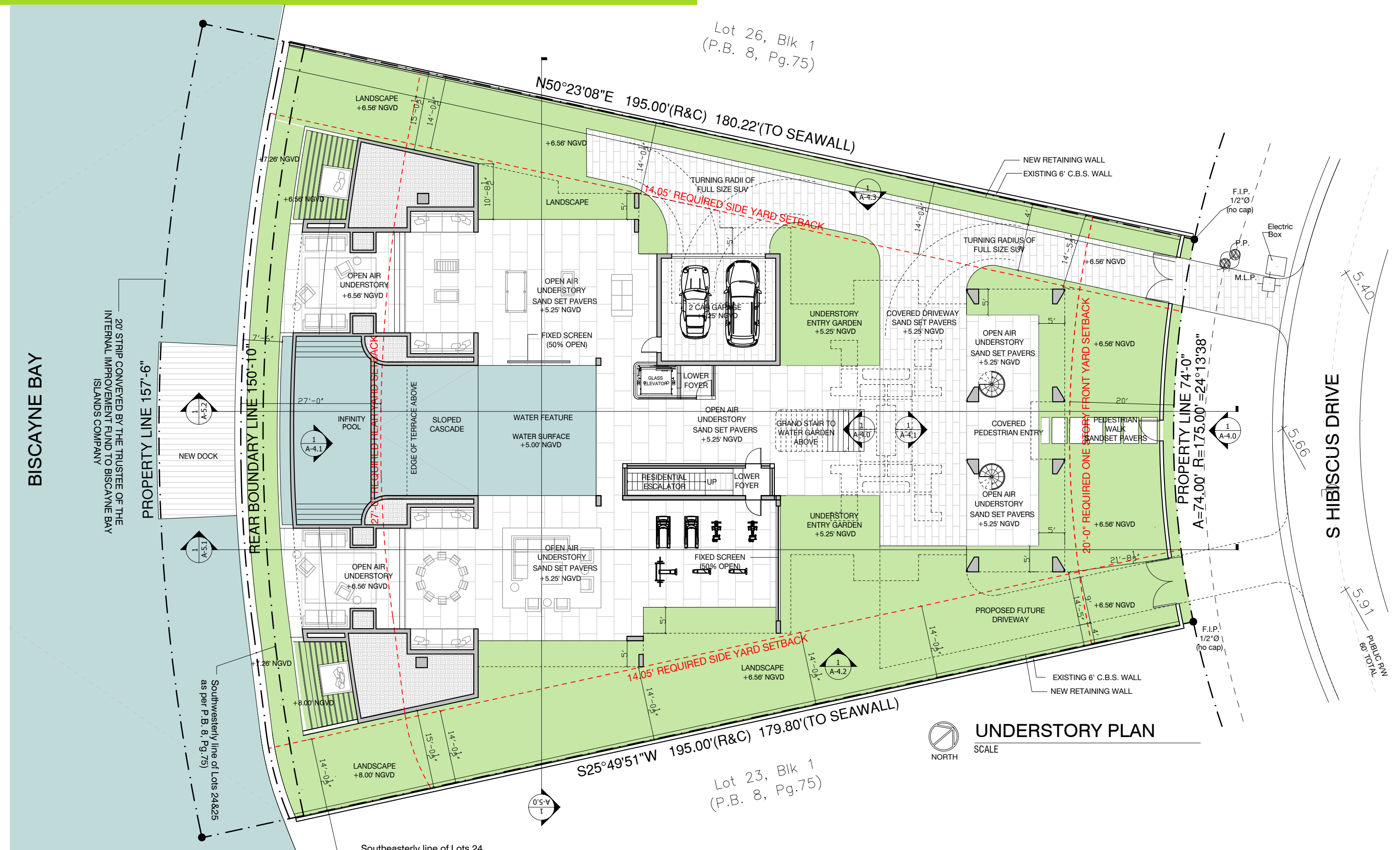


DESIGN REVISIONS

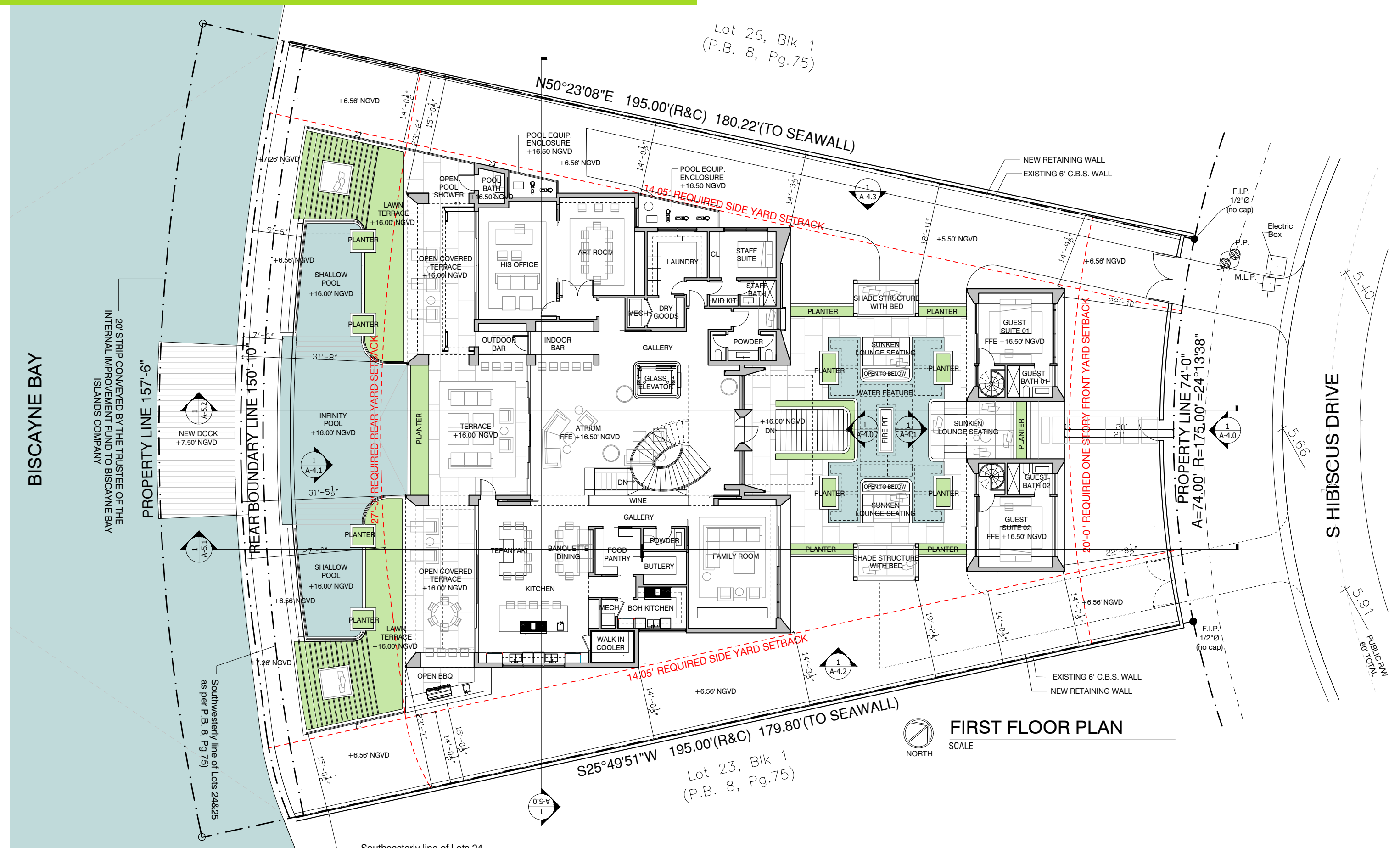
- ITEM #1: BOTH SIDES OF THE REAR COVERED TERRACES MOVED INWARD TO ALIGN WITH THE EXTERIOR SIDE WALLS OF THE HOME
ITEM #2: POOL AND POOL LAWN TERRACE RAISED 1'-6" TO ALLOW FOR UNDERSTORY PASS THROUGH ACCESS TO WATERFRONT
ITEM #4: NEW ACCESS TO THE WATERFRONT PROVIDED FROM THE UNDERSTORY TO ALLOW ADDITIONAL LIGHT INCOME, AIRFLOW, AND VIEWS
ITEM #5: UNDERSTORY WALLS REMOVED TO FURTHER OPEN UP THE UNDERSTORY TO THE GARDEN

[illegible]

PROPOSED BUILDING - UNDERSTORYPLAN



PROPOSED BUILDING - FIRST FLOOR PLAN



Lot 26, Blk 1
(P.B. 8, Pg.75)

N50°23'08"E 195.00'(R&C) 180.22'(TO SEAWALL)

14.05' REQUIRED SIDE YARD SETBACK

27'-0" REQUIRED REAR YARD SETBACK

14.05' REQUIRED SIDE YARD SETBACK

20'-0" REQUIRED ONE STORY FRONT YARD SETBACK

PROPERTY LINE 157'-6"

PROPERTY LINE 150'-10"

PROPERTY LINE 74'-0"
A=74.00' R=175.00' =24°13'38"

REAR BOUNDARY LINE 150'-10"

20' STRIP CONVEYED BY THE TRUSTEE OF THE
INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY
ISLANDS COMPANY

BISCAYNE BAY

S HIBISCUS DRIVE

60' TOTAL

Public R/W

Southwesterly line of Lots 24&25
as per P.B. 8, Pg.75)

Southwesterly line of Lots 24&25
as per P.B. 8, Pg.75)

SE25°49'51"W 195.00'(R&C) 179.80'(TO SEAWALL)

Lot 23, Blk 1
(P.B. 8, Pg.75)

SECOND FLOOR PLAN

SCALE

NORTH

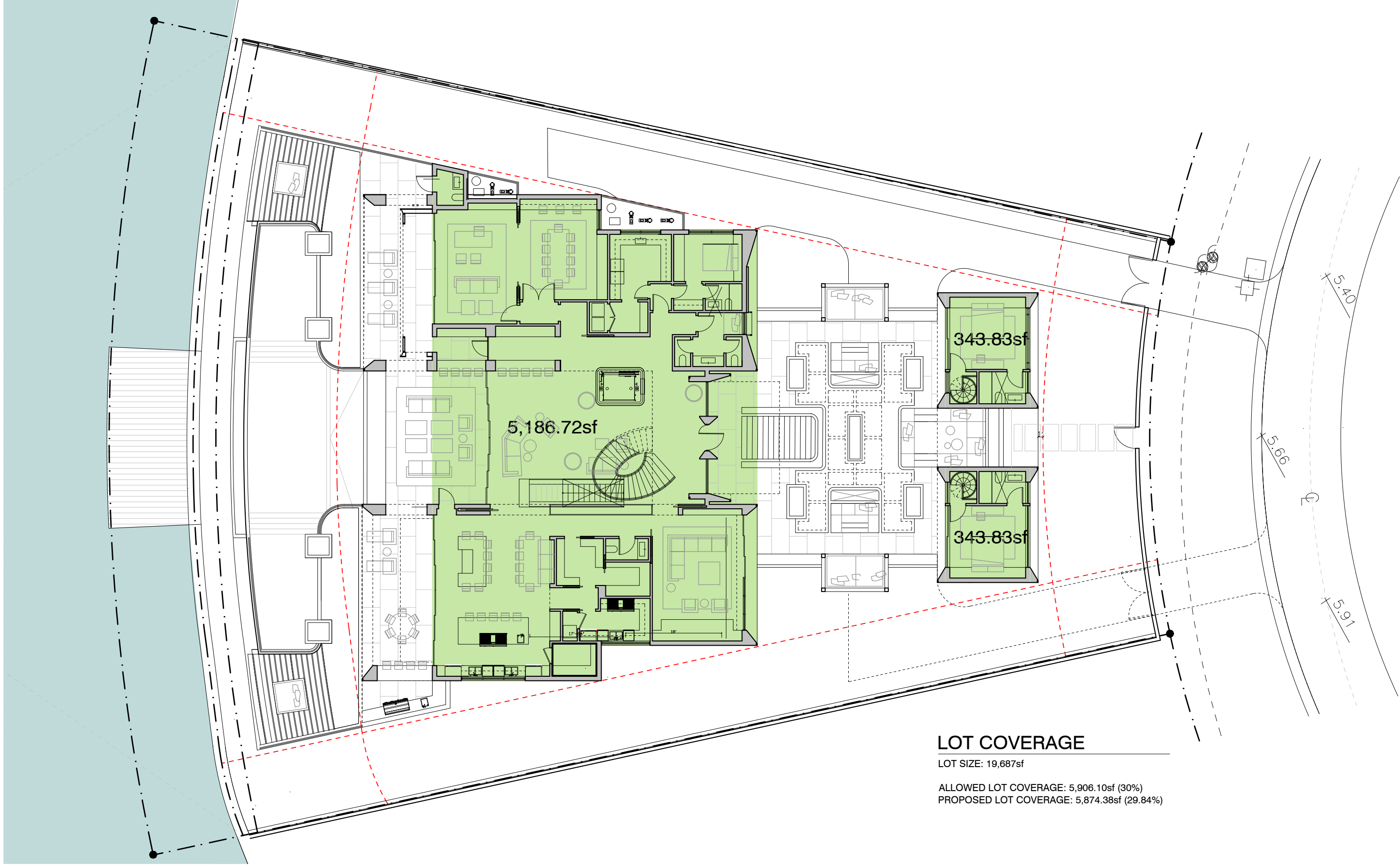
ROOMS AND FEATURES:

- ELIANA'S ROOM
- TALIA'S ROOM
- MORIA'S ROOM
- ELIANA'S BATH
- TALIA'S BATH
- MORIA'S BATH
- GLAM ROOM
- WIC
- LAUNDRY
- MECH
- SPA
- GALLERY
- MASTER SITTING
- MASTER SUITE
- HIS BATH
- HERS BATH
- HIS WIC
- BRU'S DOUBLE HEIGHT WIC
- ATRIUM OPEN TO BELOW
- GLASS ELEVATOR
- ROOF BELOW +29.50' NGVD
- ROOF BELOW +25.00' NGVD
- ROOF BELOW +28.50' NGVD
- TRELLIS ROOF BELOW +27.00' NGVD
- TRELLIS ROOF BELOW +28.50' NGVD
- SHADE STRUCTURE ROOF BELOW
- OPEN TO WATER GARDEN BELOW
- AHU + REOD SCREEN (5' HEIGHT)
- Electric Box
- F.I.P. 1/2"Ø (no cap)
- M.L.P.

This architectural roof plan illustrates the layout for Lot 26, Blk 1 (P.B. 8, Pg.75). The plan is bounded by Biscayne Bay to the west and S Hibiscus Drive to the east. Key features include:

- Property Lines:**
 - Property Line 157'-6" (west)
 - Property Line 74'-0" (east)
 - Rear Boundary Line 150'-10" (south)
- Setbacks:**
 - 14.05' Required Side Yard Setback (indicated by red dashed lines)
 - 27'-0" Required Rear Yard Setback (indicated by red dashed lines)
- Structural Elements and Areas:**
 - Roof Below +29.50' NGVD:** Includes a 595sf area (9.99%) and a roof area of 5,950.33sf (10% = 595.33sf).
 - Roof Below +41.00' NGVD:** Includes a 986.88sf (24.83%) roof terrace and a second floor area of 3,974.95sf (25% = 993.74sf).
 - Other Areas:** FFE +41.50' NGVD, Glass Roof Atrium/Skylight +44.50' NGVD, and various roof sections below +25.00' and +28.50' NGVD.
- Structural Details:**
 - Generator Enclosure (5' Height)
 - AHU Parapet + Reed Screen (5' Height)
 - Trellis Roof Below +28.50' NGVD
 - Ornamental Roof Frame +44.50' NGVD
 - Shade Structures
 - Open to Water Garden Below
 - Planters
 - Vestibule (Vest.) +39.75' NGVD
 - Glass Elevator
- Orientation and Scale:**
 - North arrow pointing towards the top-left.
 - Scale: 1" = 10'-0" (implied from standard architectural practice).
- Adjacent Properties:**
 - Lot 23, Blk 1 (P.B. 8, Pg.75) to the south.
 - Lot 26, Blk 1 (P.B. 8, Pg.75) to the north.

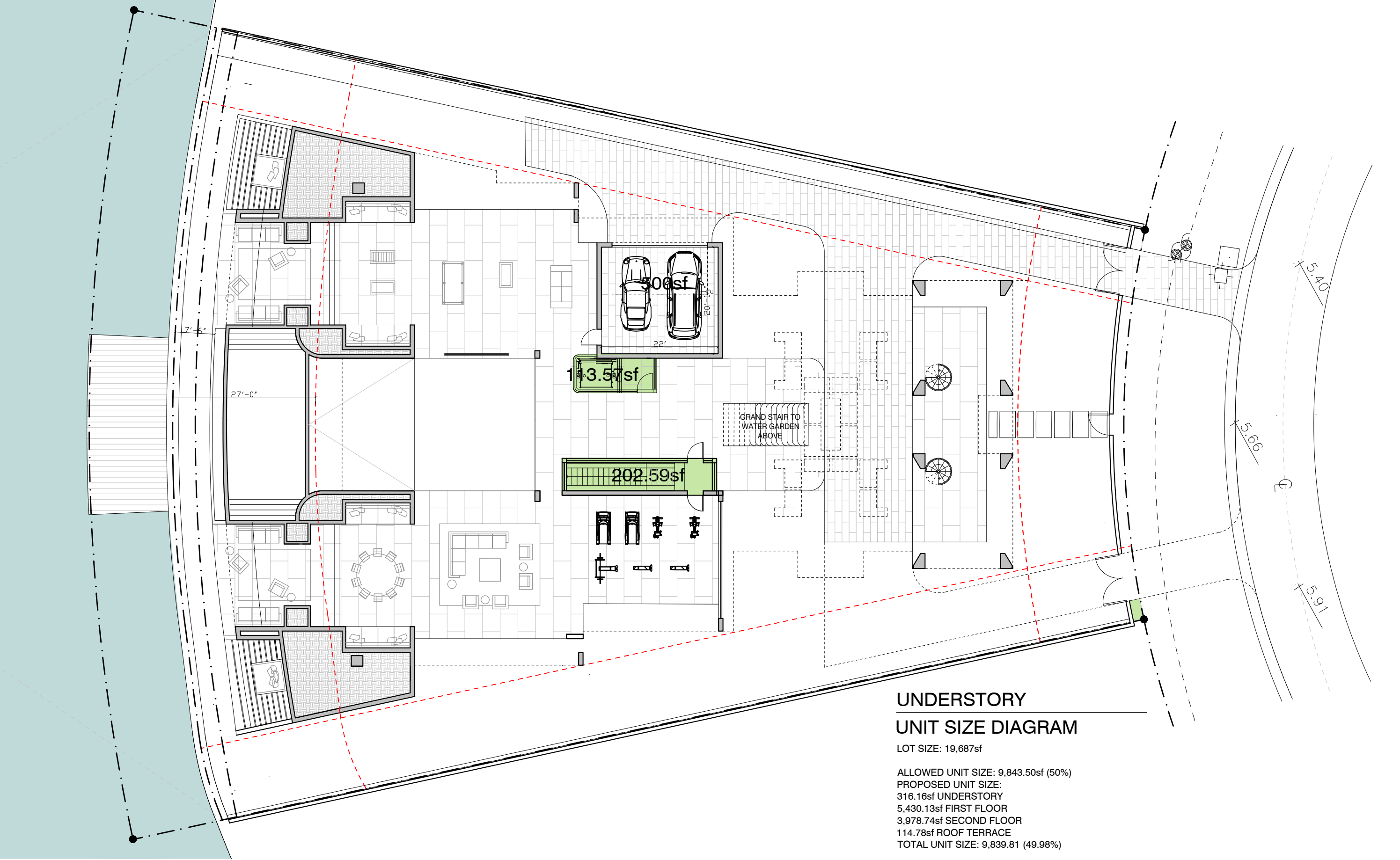
ZONING DIAGRAM - LOT COVERAGE



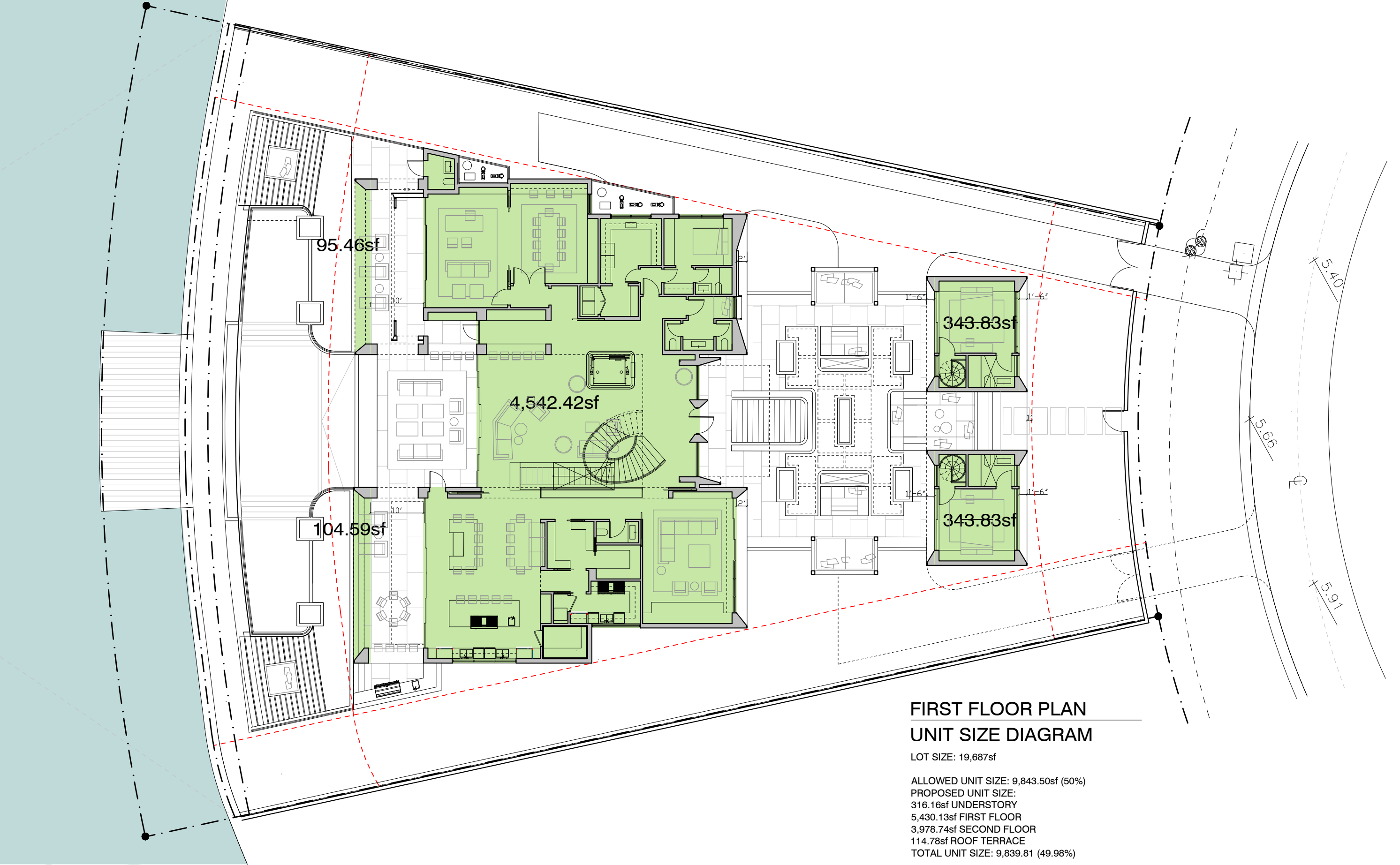
LOT COVERAGE

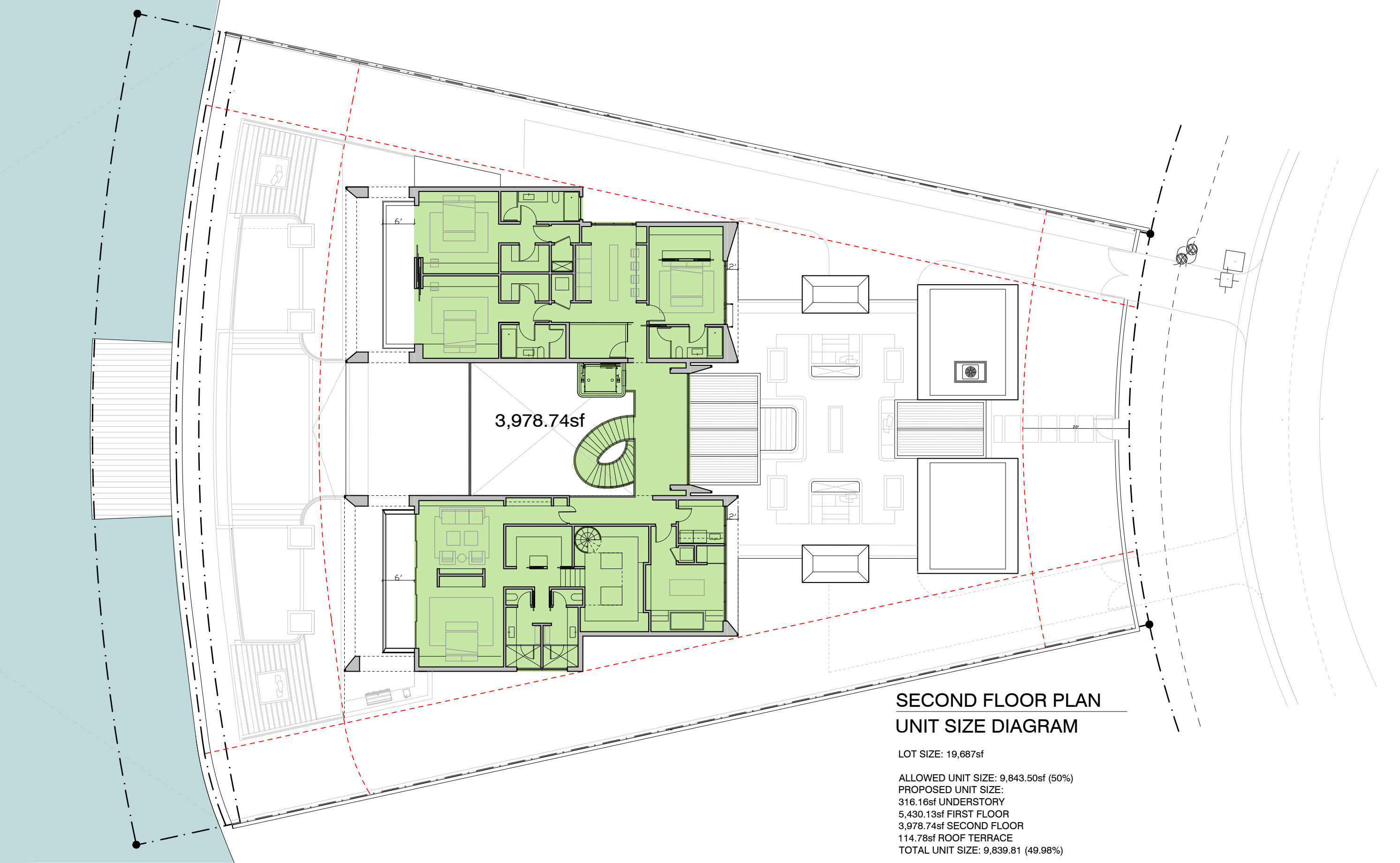
LOT SIZE: 19,687sf
ALLOWED LOT COVERAGE: 5,906.10sf (30%)
PROPOSED LOT COVERAGE: 5,874.38sf (29.84%)

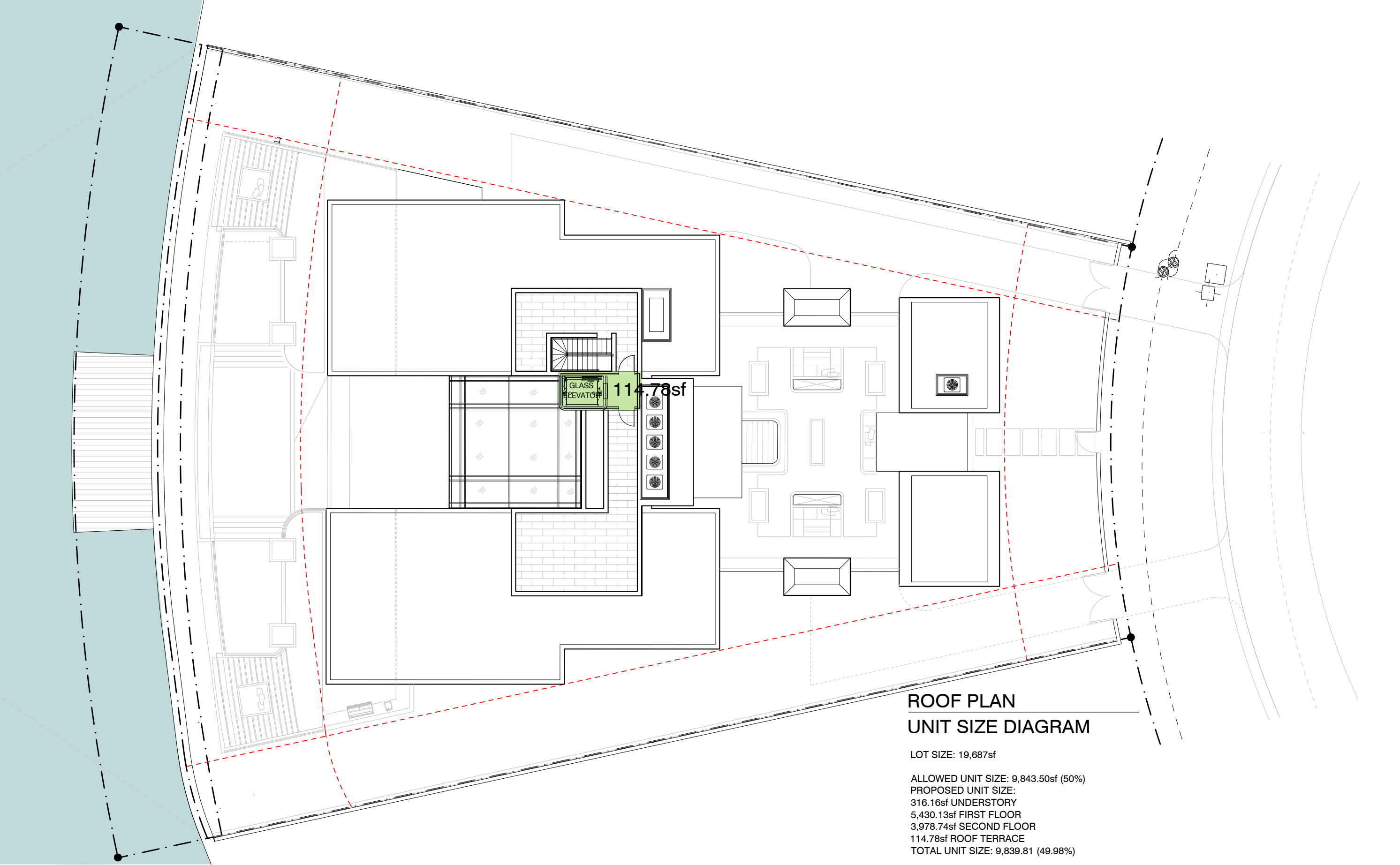
ZONING DIAGRAM - UNIT SIZE



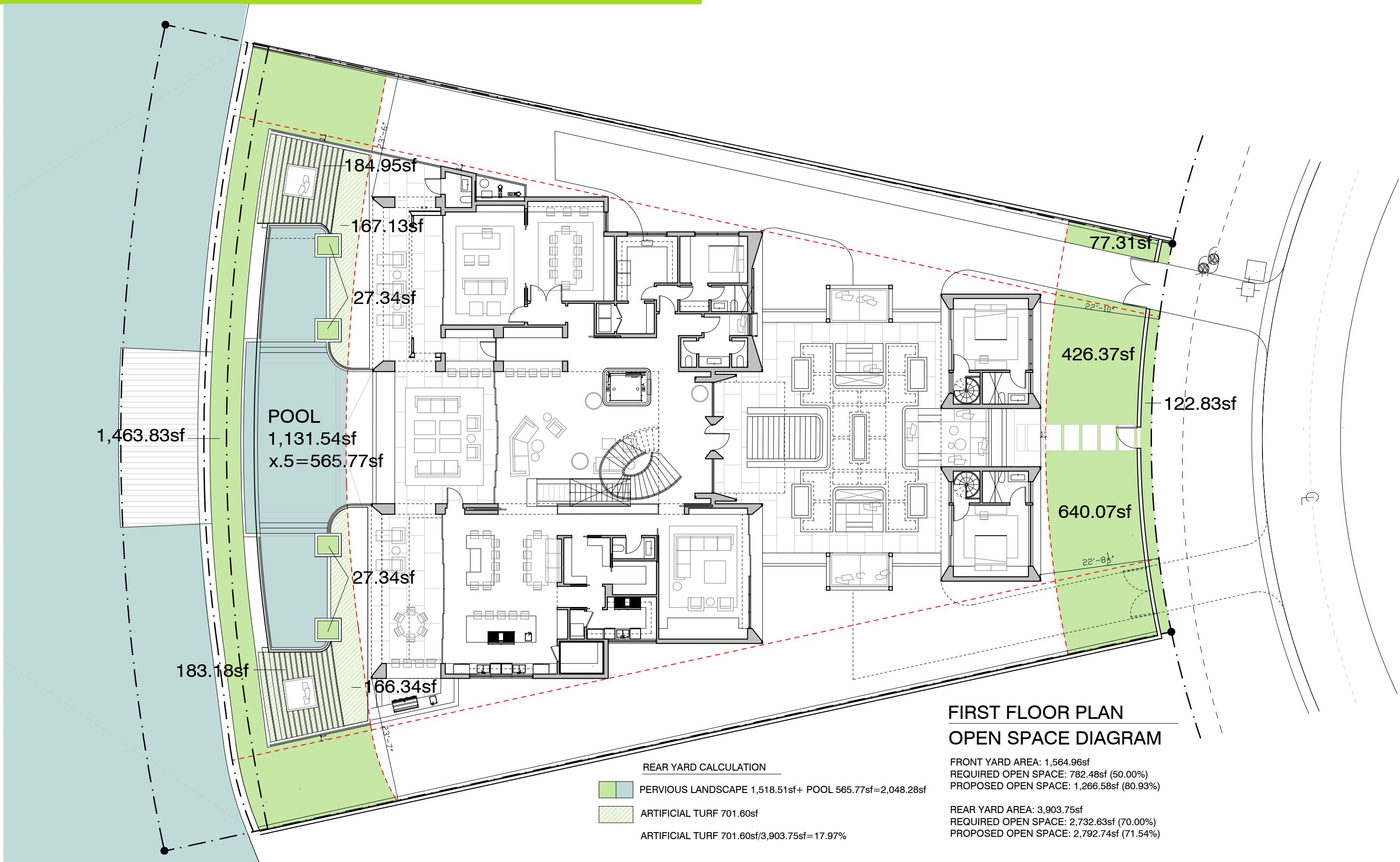
ZONING DIAGRAM - UNIT SIZE





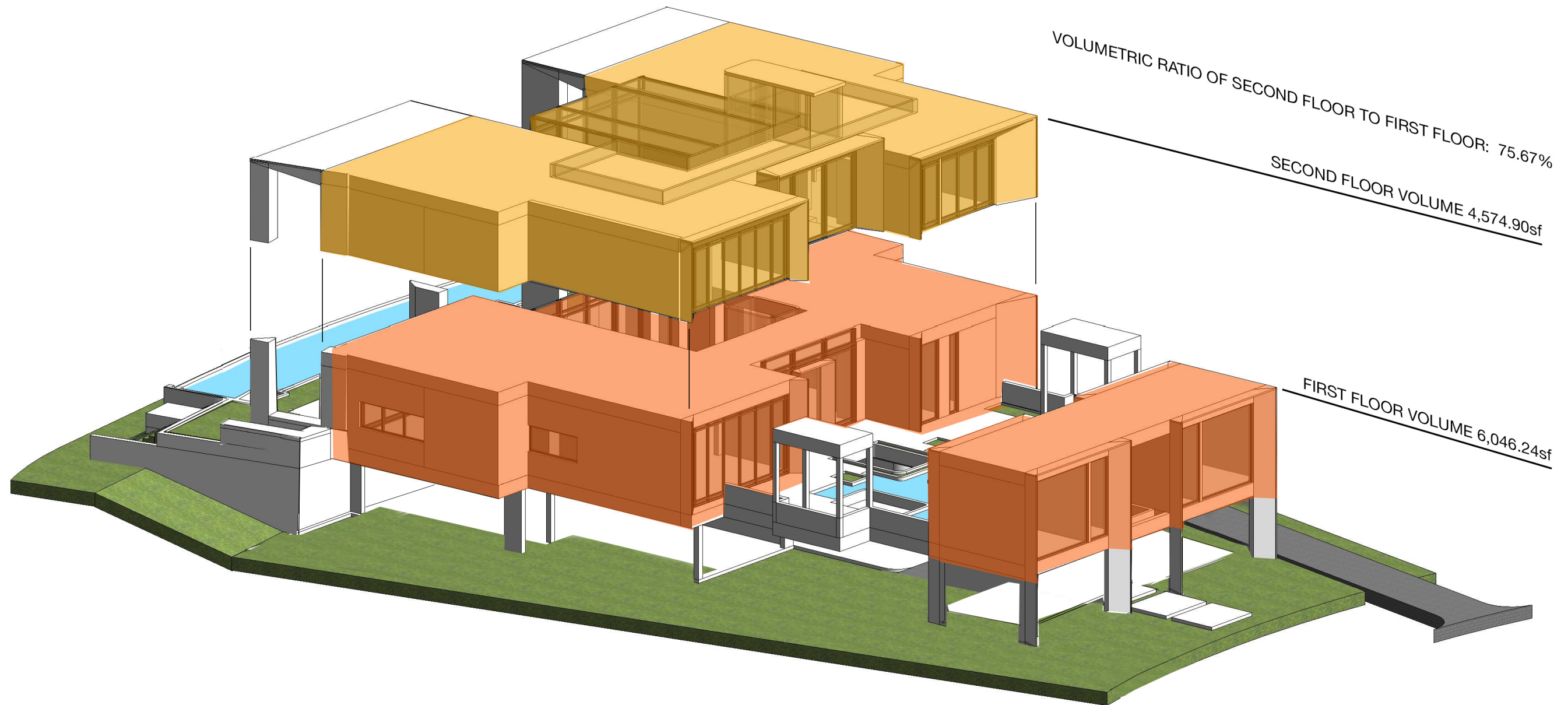


ZONING DIAGRAM - OPEN SPACE



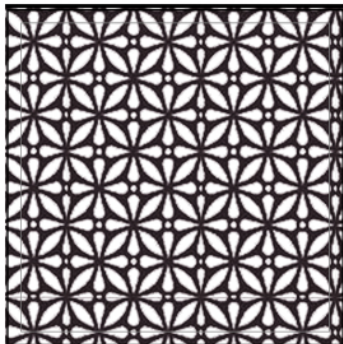


VOLUMETRIC RATIO DIAGRAM





MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM SCREEN
- BRONZE FINISH



WD1
ALUMINUM WALL
CLADDING- WOOD FINISH



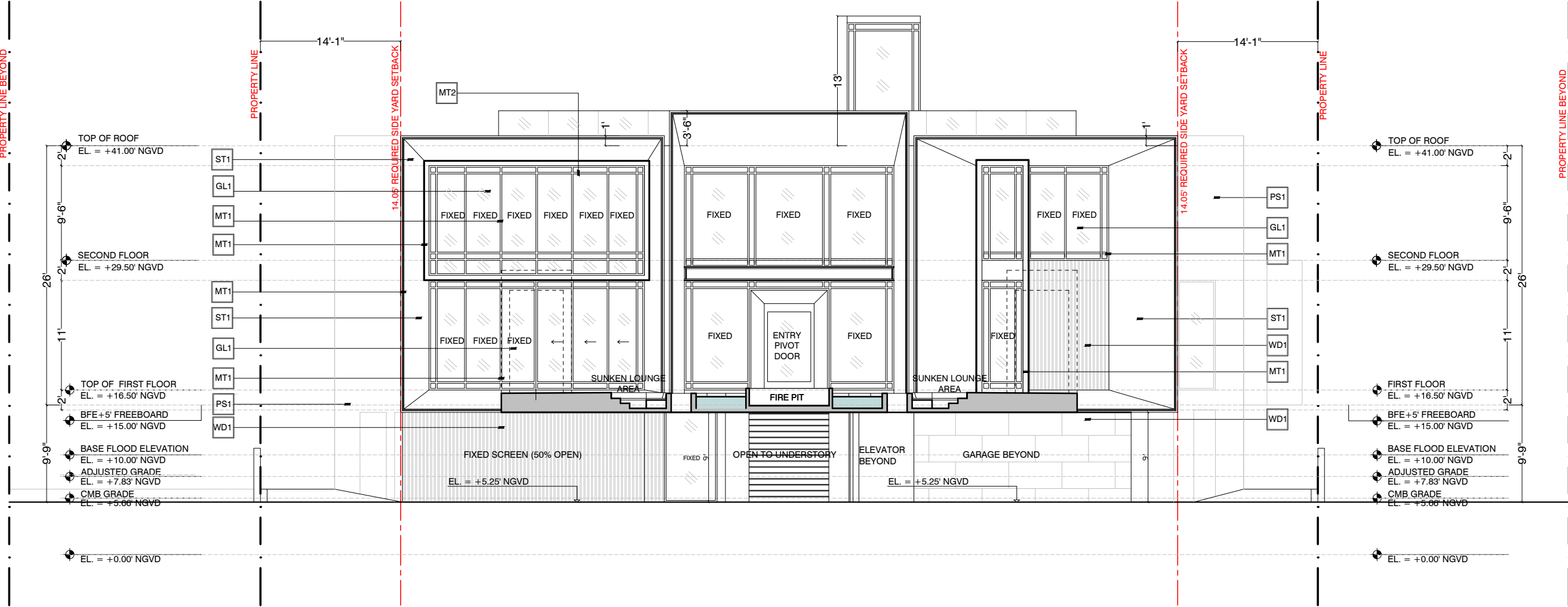
ST1
STONE CLADDING



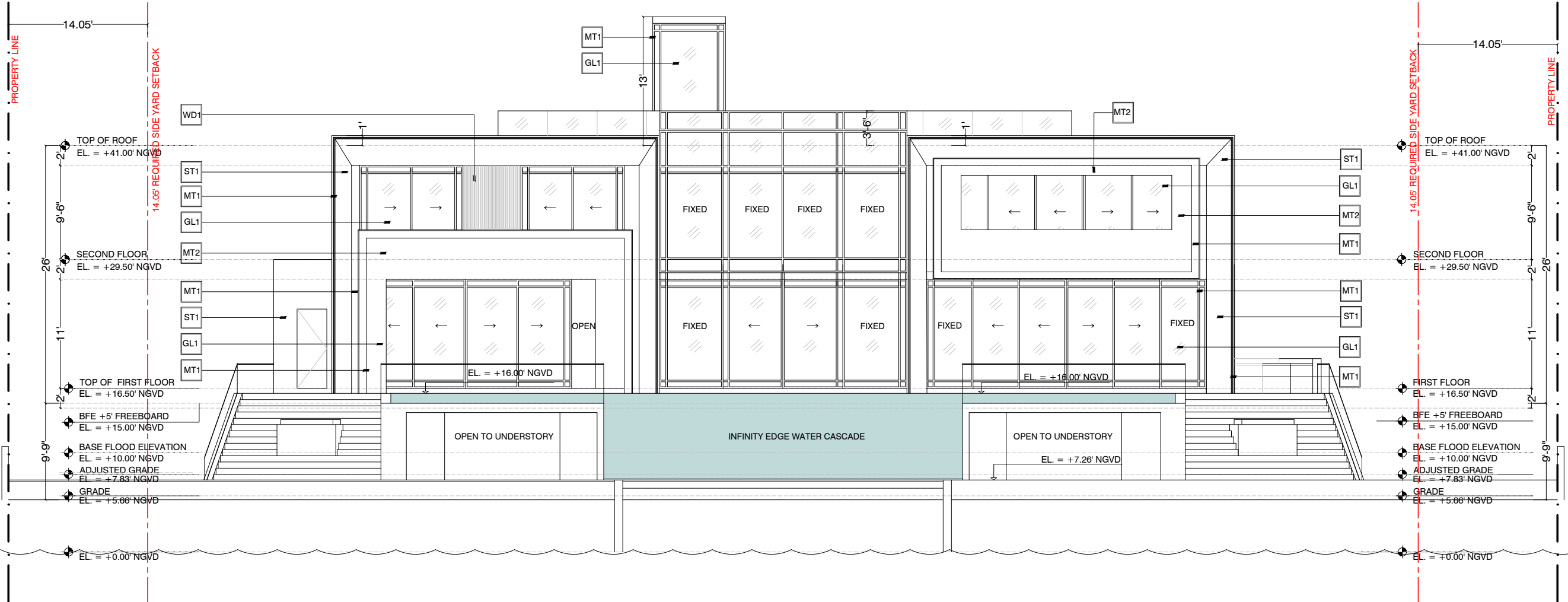
PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS

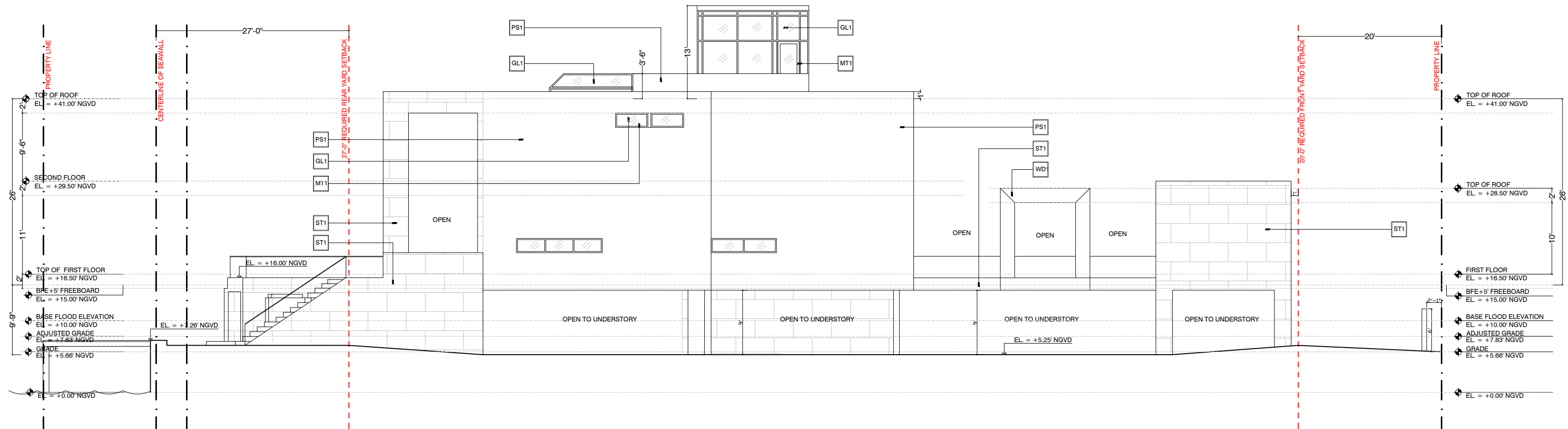


2 NORTH ELEVATION
SCALE - 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

ELEVATIONS - EAST

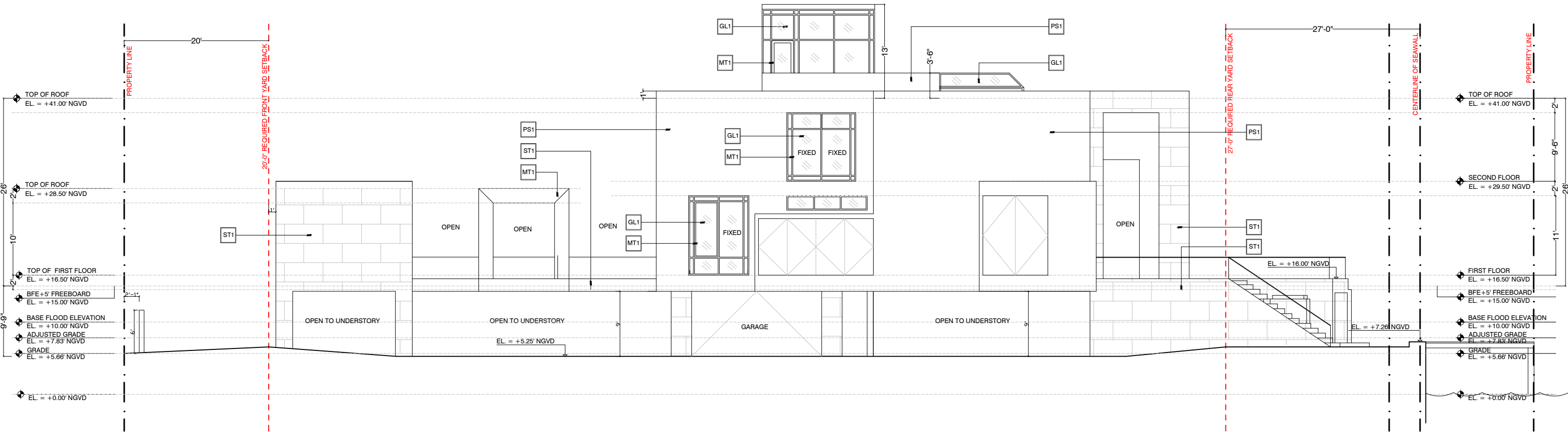


1

EAST ELEVATION

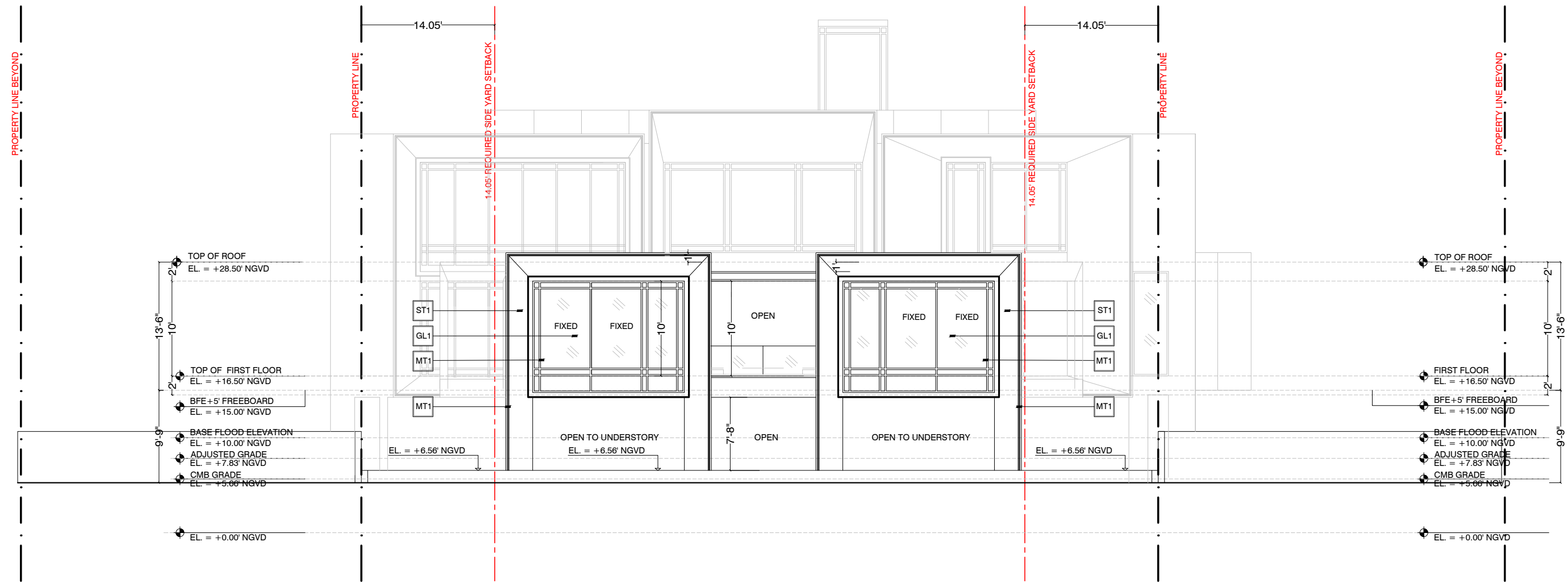
SCALE - 1/8" = 1'-0"

ELEVATIONS - WEST



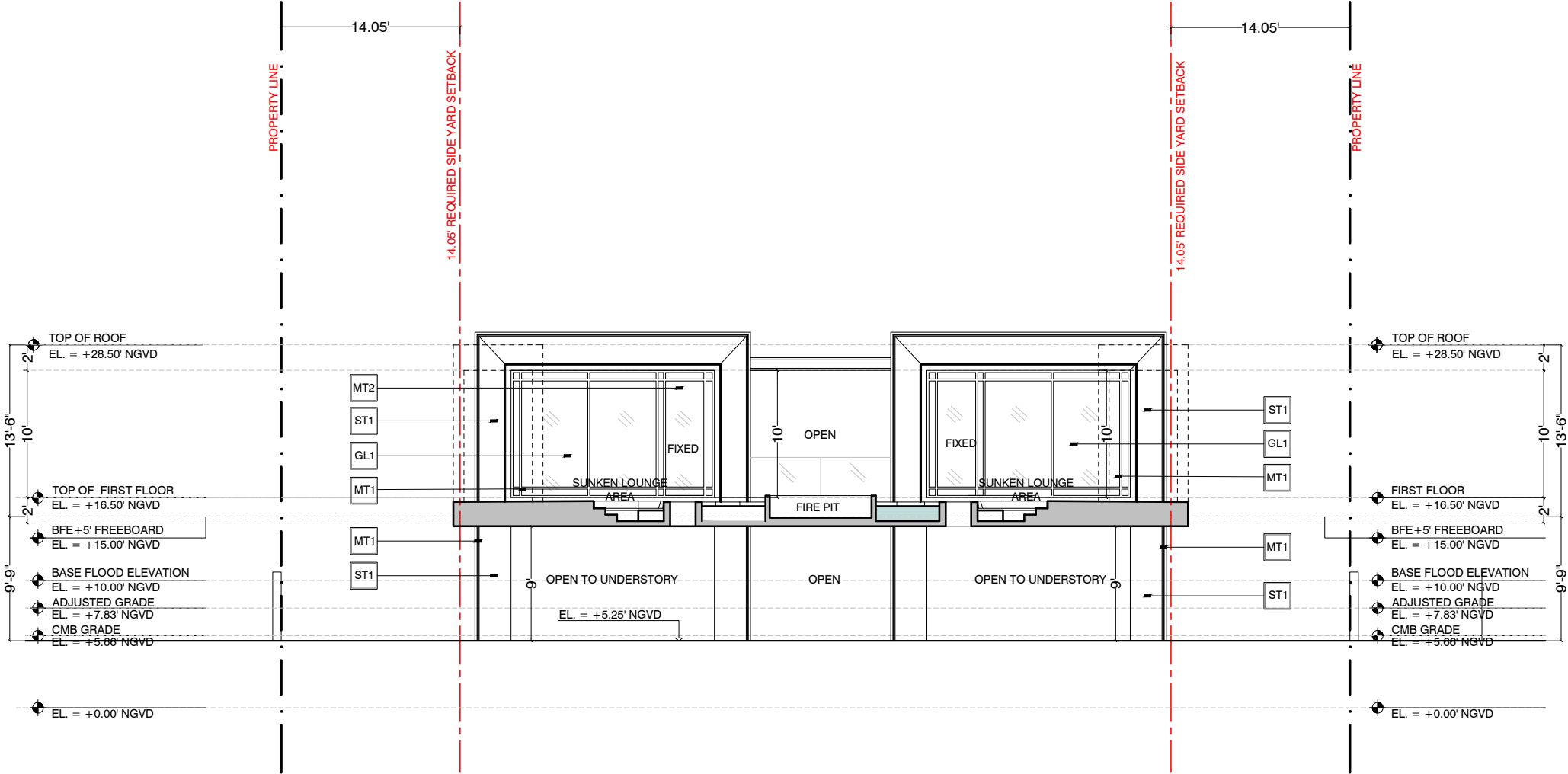
1 WEST ELEVATION
SCALE - 1/8" = 1'-0"

ELEVATIONS - GUEST HOUSE NORTH

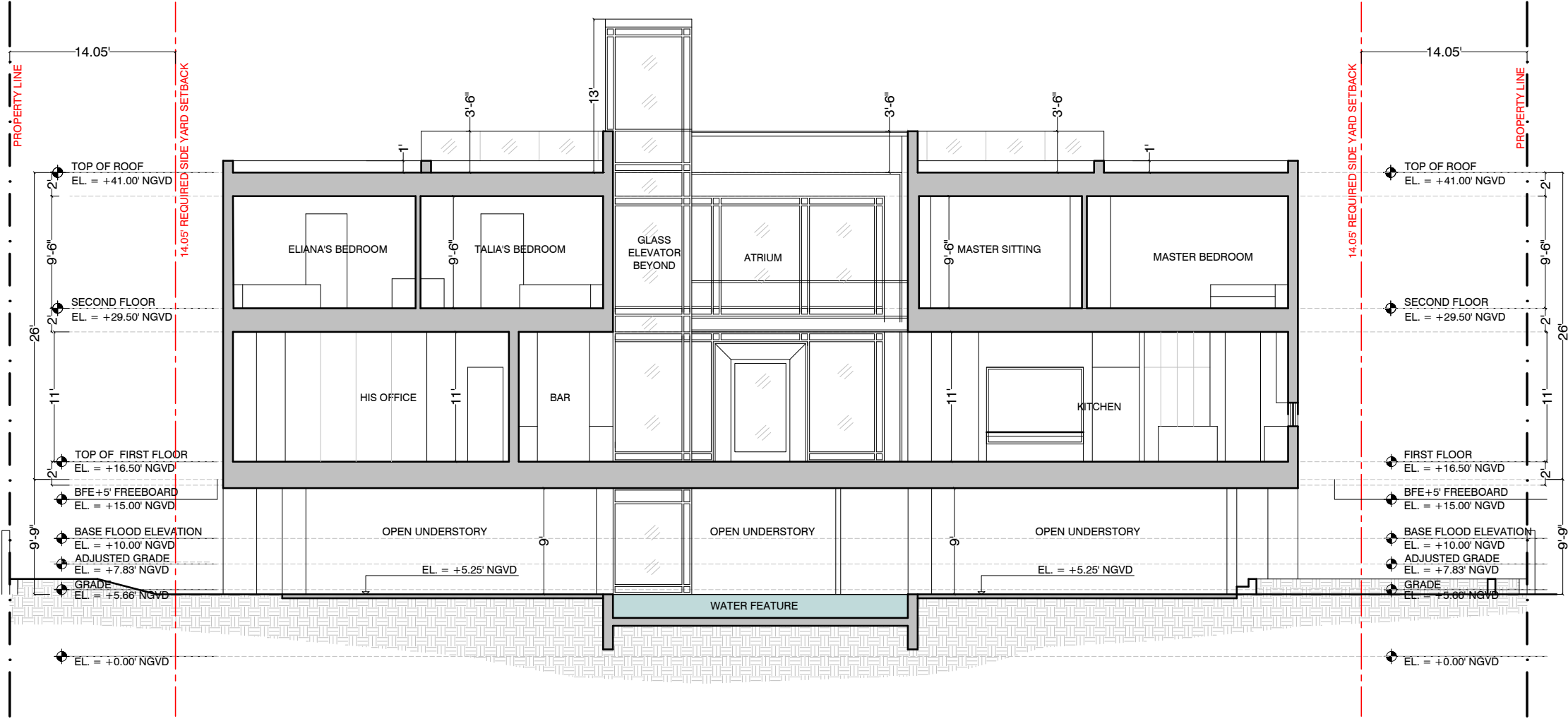


1 NORTH ELEVATION - GUEST HOUSE
SCALE - 1/8" = 1'-0"

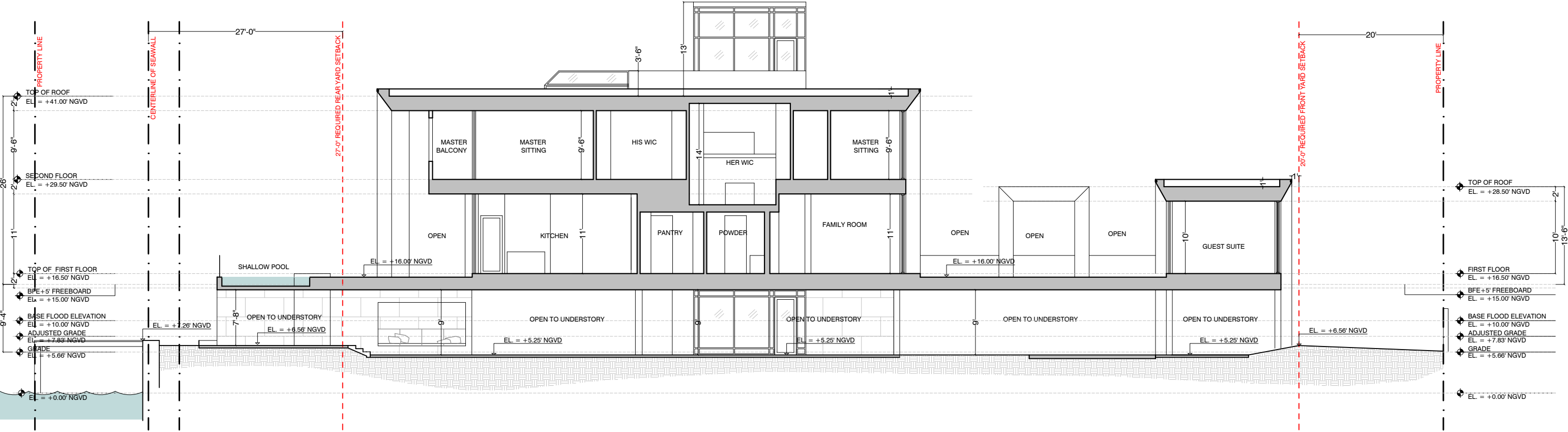
ELEVATIONS - GUEST HOUSE SOUTH



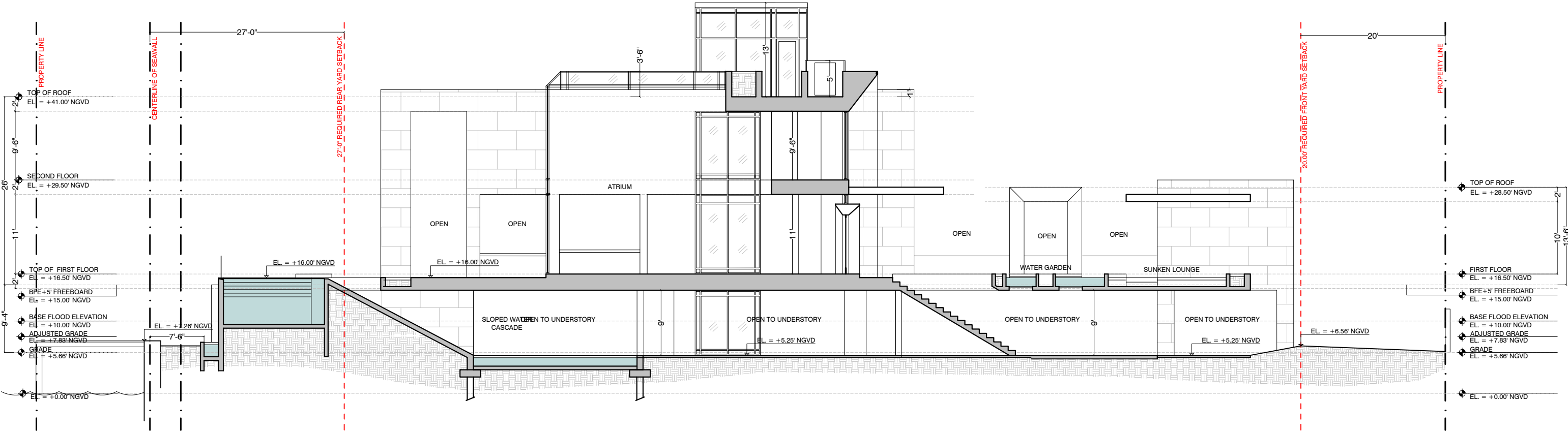
1 SOUTH ELEVATION - GUEST HOUSE
SCALE - 1/8" = 1'-0"



1 TRANSVERSE SECTION
SCALE - 1/8" = 1'-0"

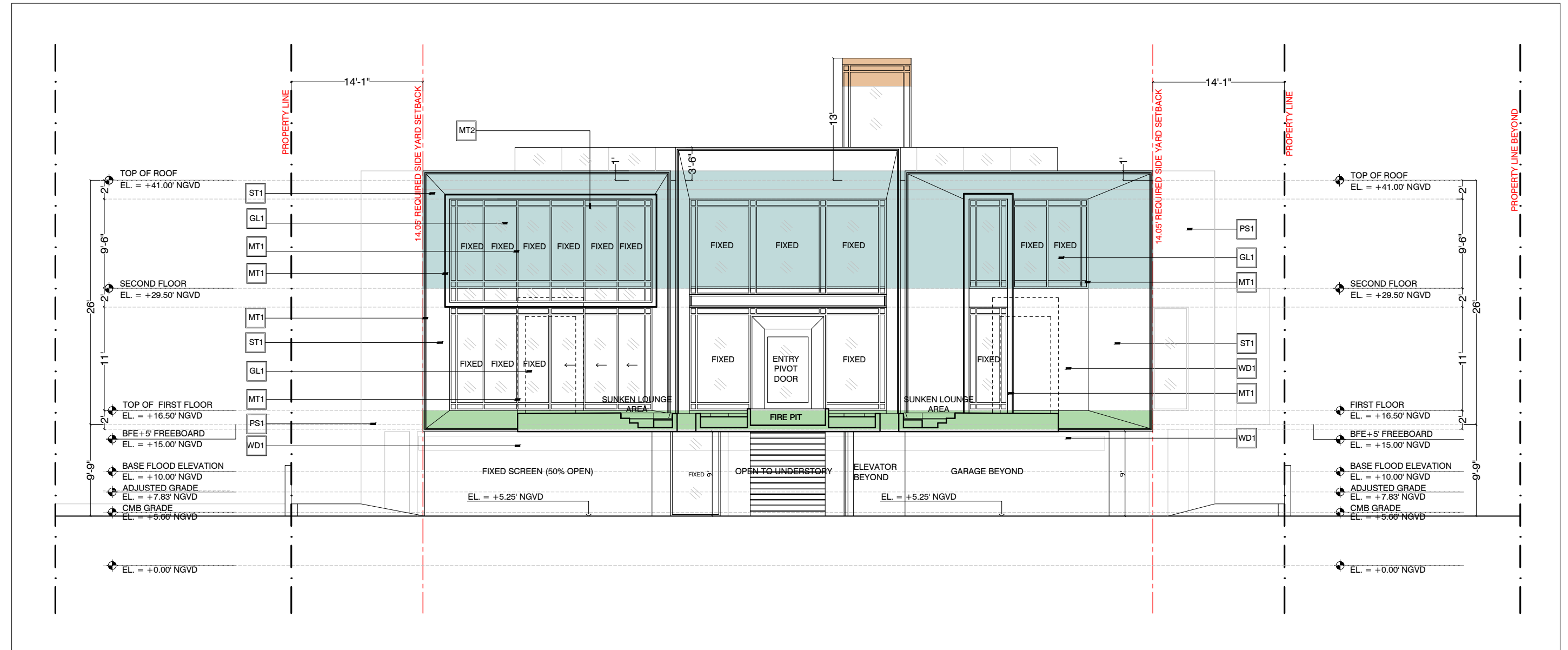


1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"



1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"

WAIVER/ VARIANCE DIAGRAM



1

HEIGHT WAIVER/VARIANCE DIAGRAM

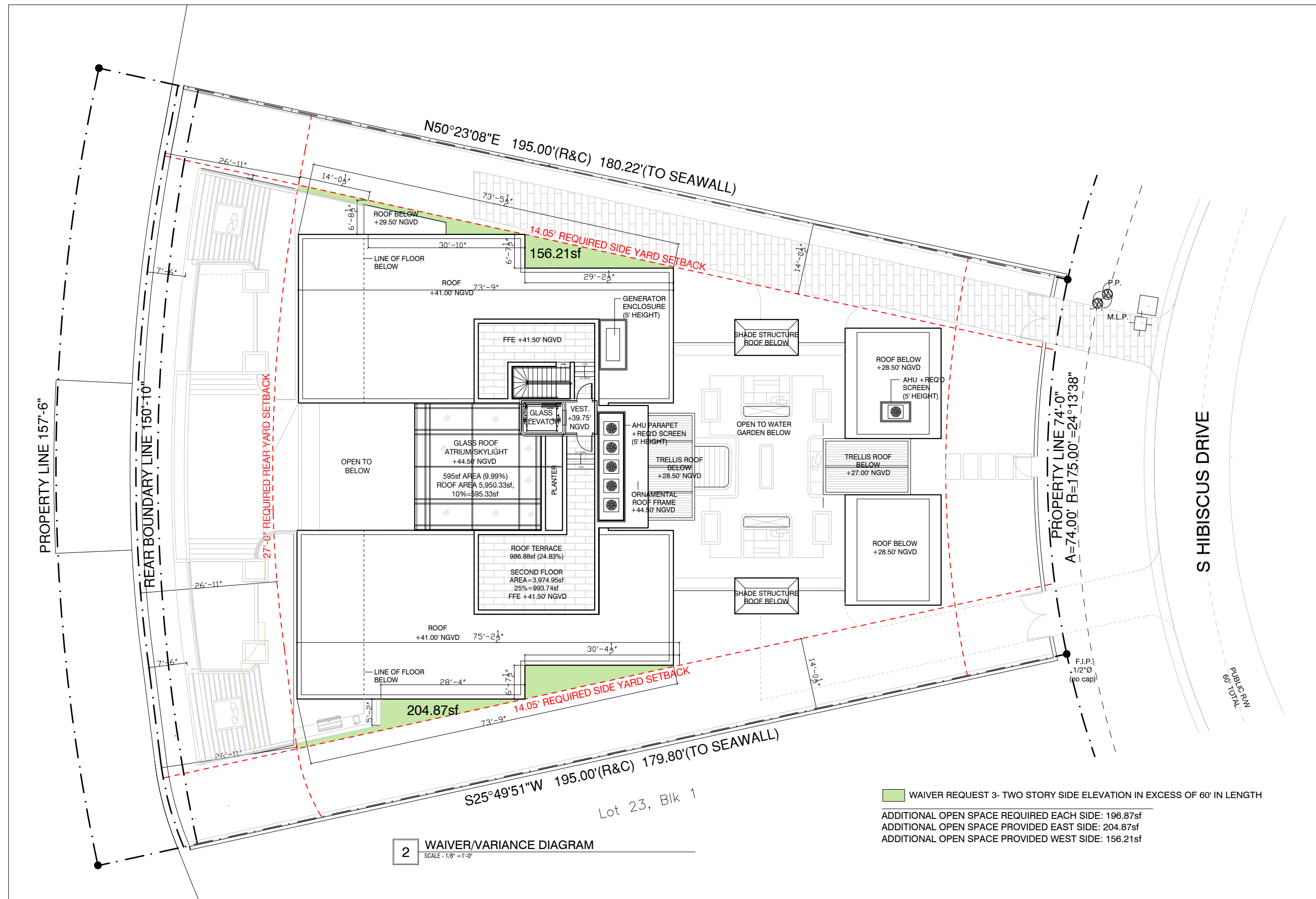
SCALE - 1/8" = 1'-0"

WAIVER REQUEST 1- SECOND FLOOR VOLUMETRIC RATIO EXCEEDS 70% OF FIRST FLOOR BY 13.2%

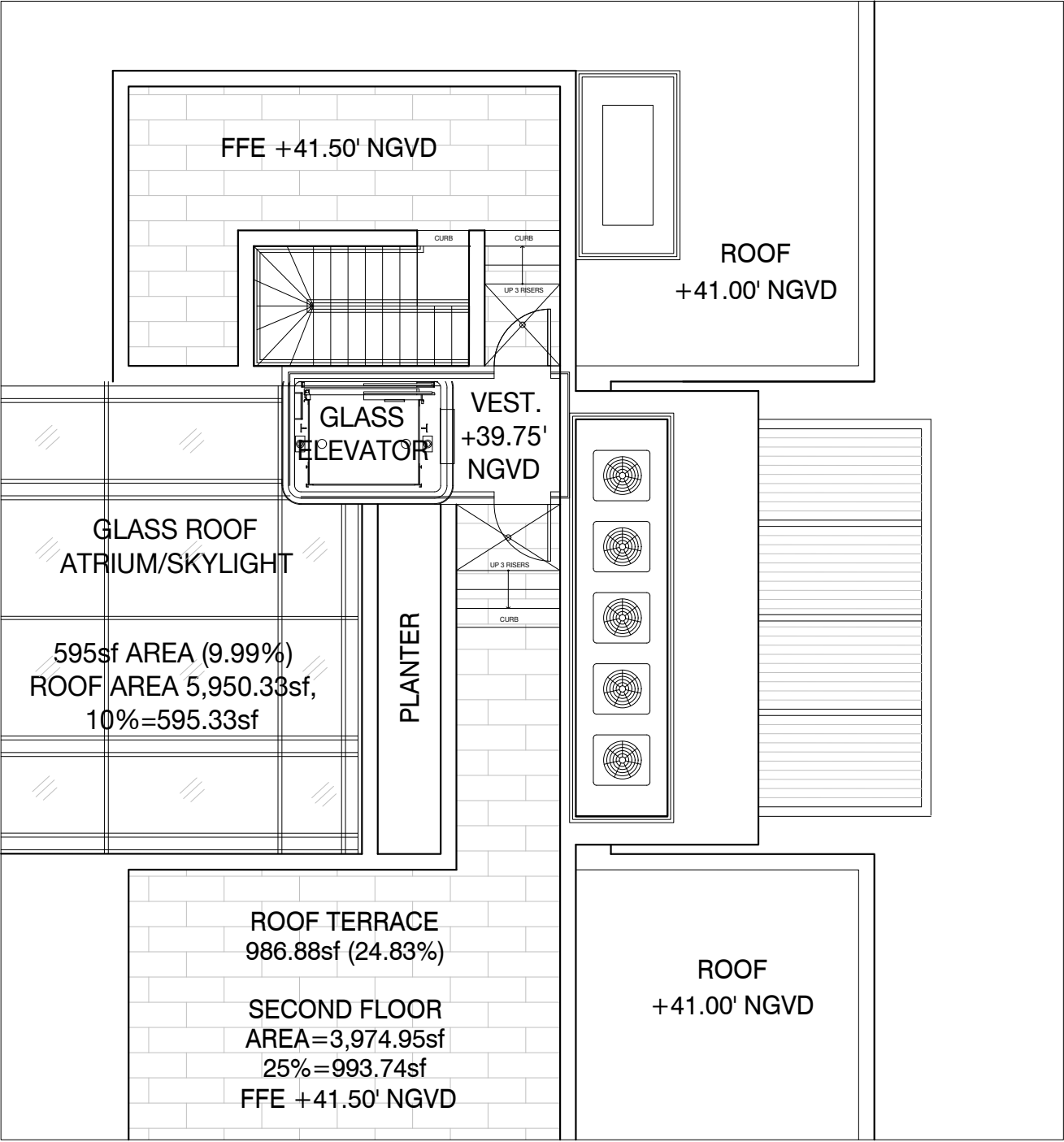
WAIVER REQUEST 2- ADDITIONAL 2' OF BUILDING HEIGHT

VARIANCE REQUEST 1- ADDITIONAL 3' OF PROJECTION HEIGHT FOR ELEVATOR OVER RIDE

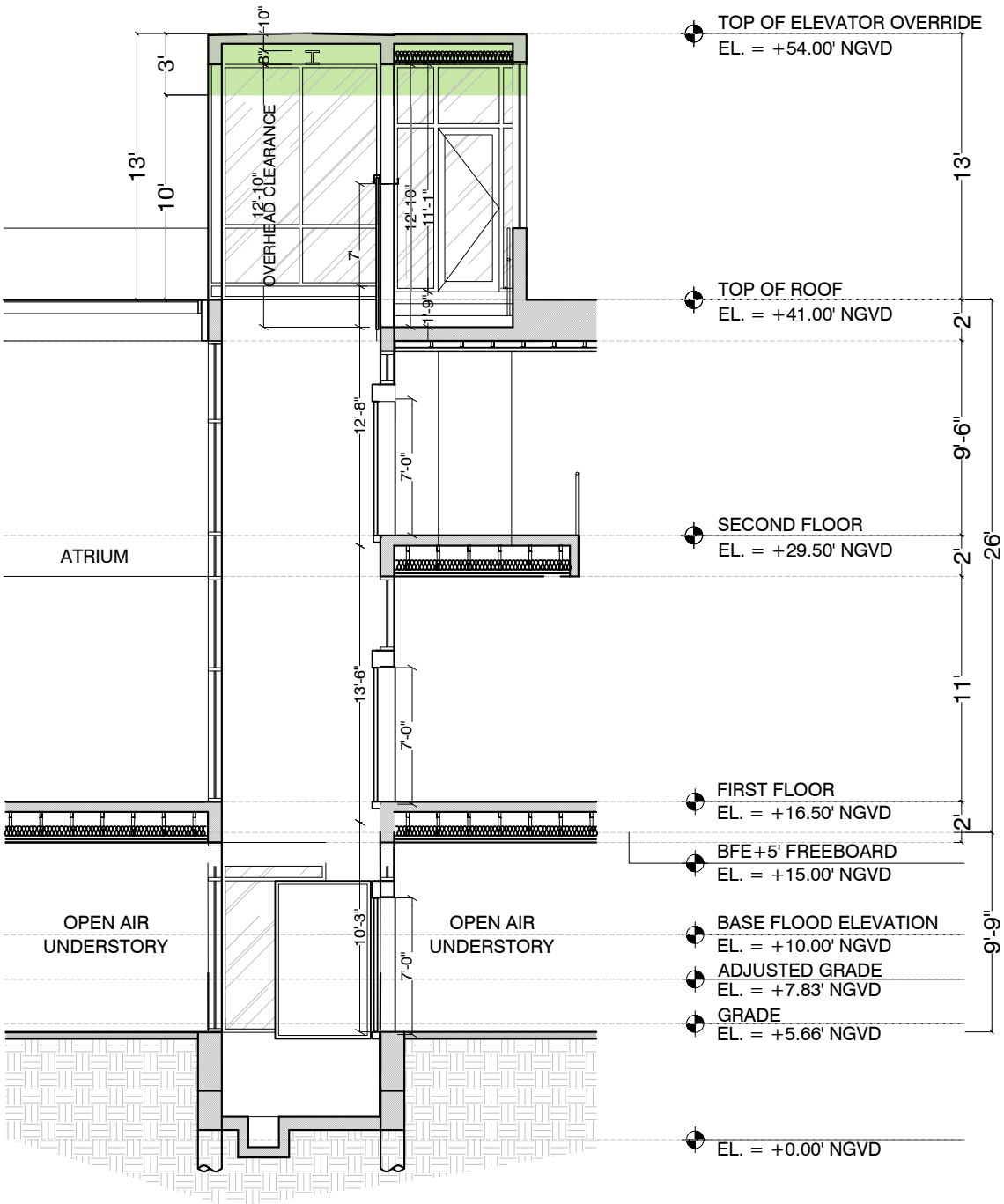
WAIVER/ VARIANCE DIAGRAM



ELEVATOR OVER RIDE DIAGRAM

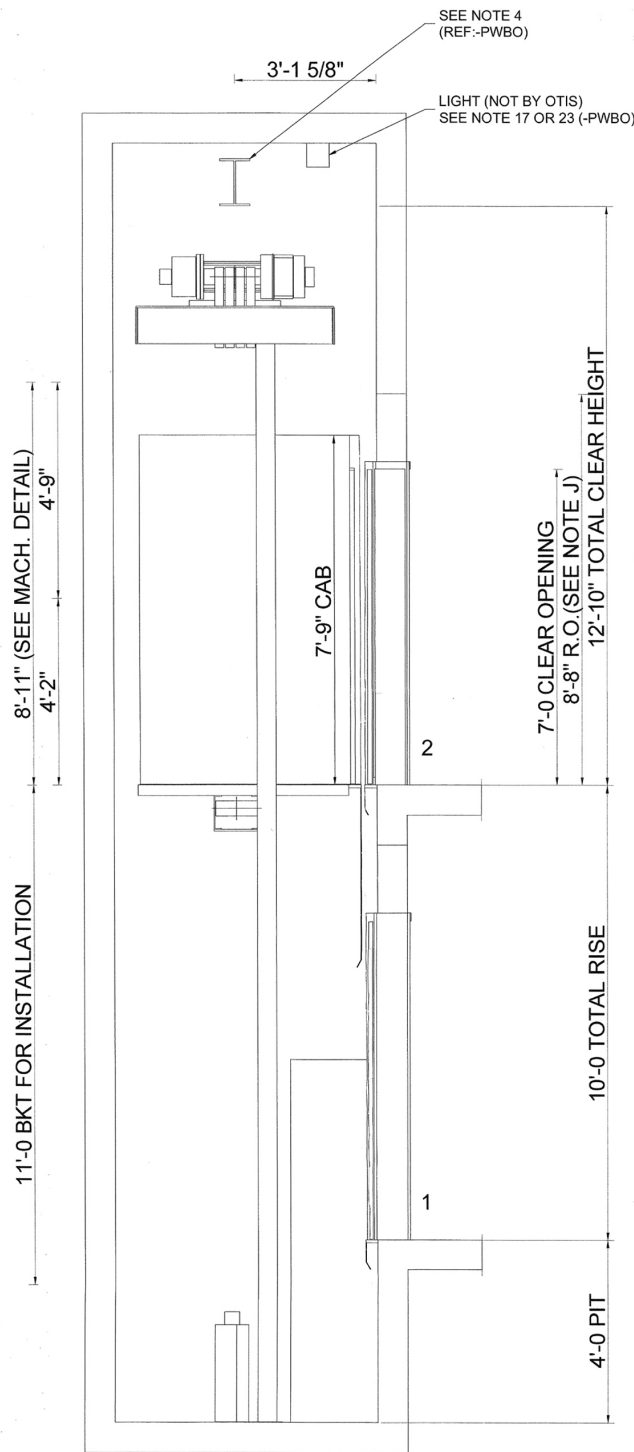


A ELEVATOR ROOF PLAN- PROPOSED
SCALE - 1/4" = 1'-0"



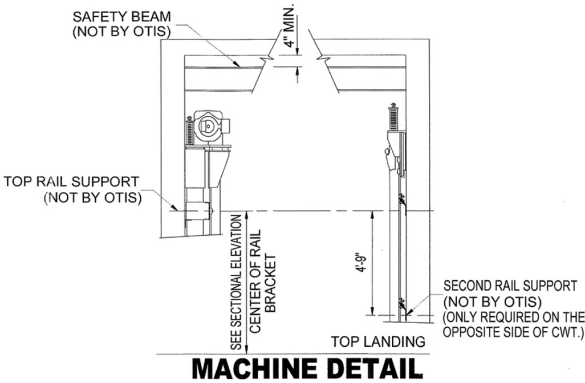
B ELEVATOR SECTION- PROPOSED
SCALE - 1/4" = 1'-0"

ELEVATOR SPECIFICATION



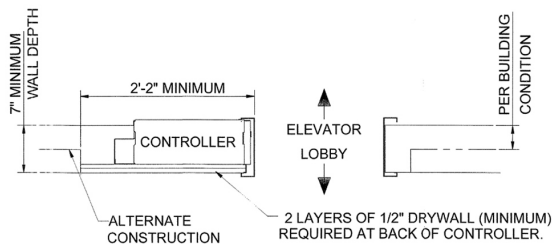
SECTIONAL ELEVATION

FOR MAX. SPACING BETWEEN INSERTS SEE RAIL FORCE DETAIL



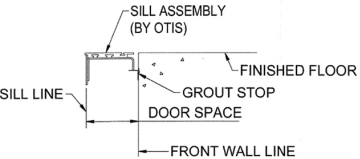
APPROVED WITHOUT EXCEPTION
[Signature]

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TECHNIQUES OF CONSTRUCTION, COORDINATION
OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND
THE SATISFACTORY PERFORMANCE OF HIS WORK
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ASSUMPTION OF LIABILITY FOR DEVIATIONS FROM
THIS SPECIFICATION.
☒ NO EXCEPTIONS TAKEN
☐ REUSE AND RESUBMIT
☐ MAKE CORRECTIONS NOTED
RESUBMISSION IS NOT REQUIRED
☐ MAKE CORRECTIONS NOTED
SUBMIT RECORDED COPY
SIGNED: *[Signature]*
DATED: 1-14-2016



TOP LANDING ENTRANCE REQUIREMENTS
(MUST BE LOCATED AT THE FRONT TOP ENTRANCE)

ELEV. No. 1



DETAIL "A"
SILL SUPPORT

ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE
ASSEMBLY REQUIRED. MUST WITHSTAND A HORIZONTAL PULL-OUT
FORCE OF 140 LBS. @ EA. FASTENING POINT (8 @ EA. ENTRANCE)
INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET
(NOT BY OTIS).

RAIL FORCE & BRACKET
SPACING DETAIL

SEE NOTES 6 & 7		
CAR	R1	367 lbs
	R2	54 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	1-1/2
CWT	R1	228 lbs
	R2	16 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	2

FIRST INTERMEDIATE RAIL SUPPORT LOCATION
TO BE LOCATED 14' 0" FROM PIT FLOOR. ALL
OTHER INTERMEDIATE SUPPORTS CANNOT
EXCEED THE MAXIMUM BRACKET SPACING IN
THE RAIL FORCE & BRACKET SPACING DETAIL

CAR R1 = SAFETY APPLICATION
CWT R1 = LOADING OR RUNNING
R2 = LOADING OR RUNNING
REQUIREMENTS FOR RAIL BRACKET
SUPPORT (NOT BY OTIS):
DEFLECTION NOT TO EXCEED 1/8"
BASED ON HORIZONTAL RAIL FORCES.

NOTE J
ROUGH OPENING AT ALL FLOORS, EXCEPT TOP LANDING, EQUALS 7'-10"
TOP LANDING EQUALS 8'-9".

APPROVAL
THIS ARRANGEMENT AND
SUPPLEMENTARY NOTES APPROVED


SIGNED: _____ DATE: _____

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BUILDING Star Island Residence

LOCATION 6 Star Island Drive, Miami Beach FL 33139

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OWNER

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[Handwritten notes and signatures]