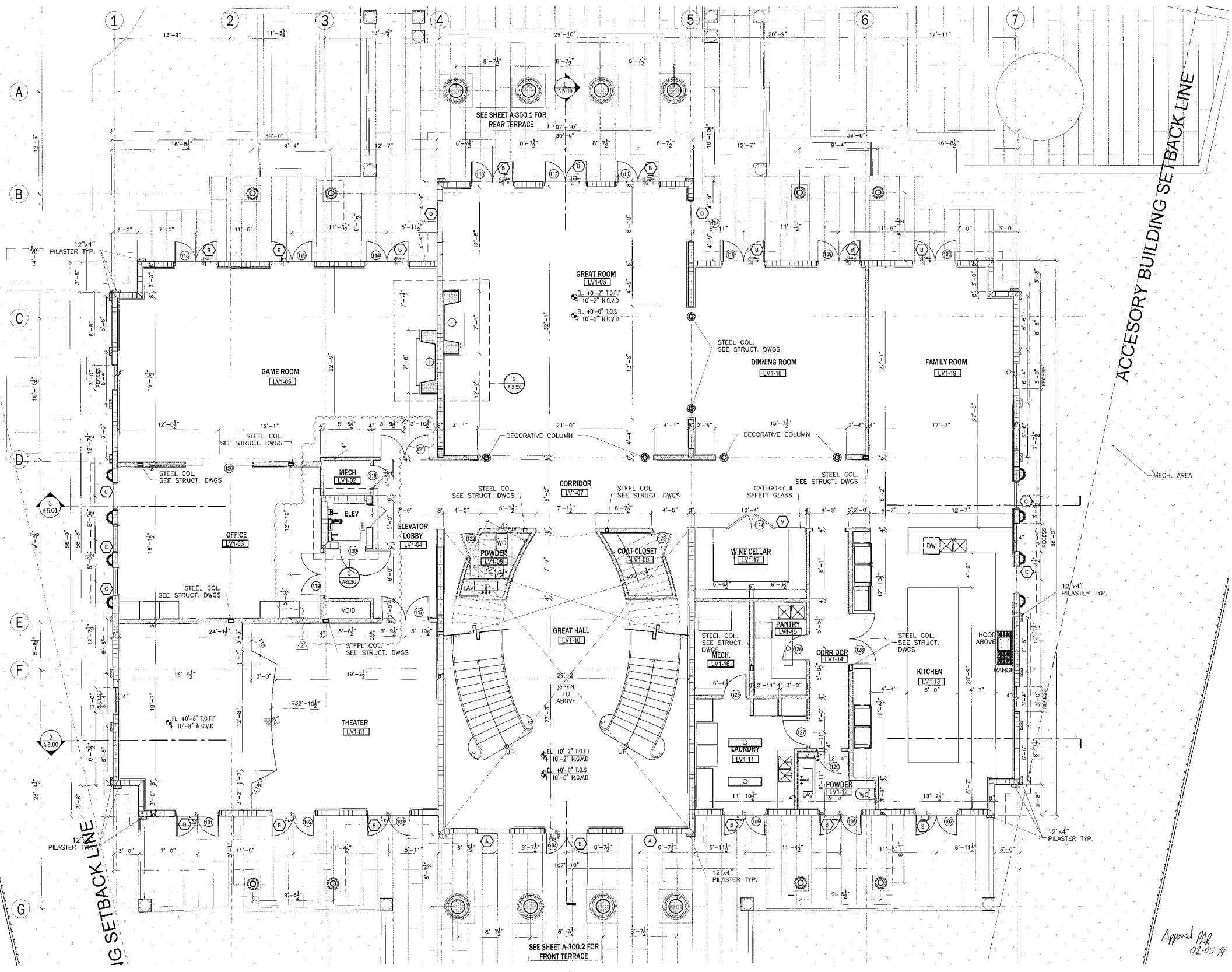


EXISTING GROUND FLOOR PLAN



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

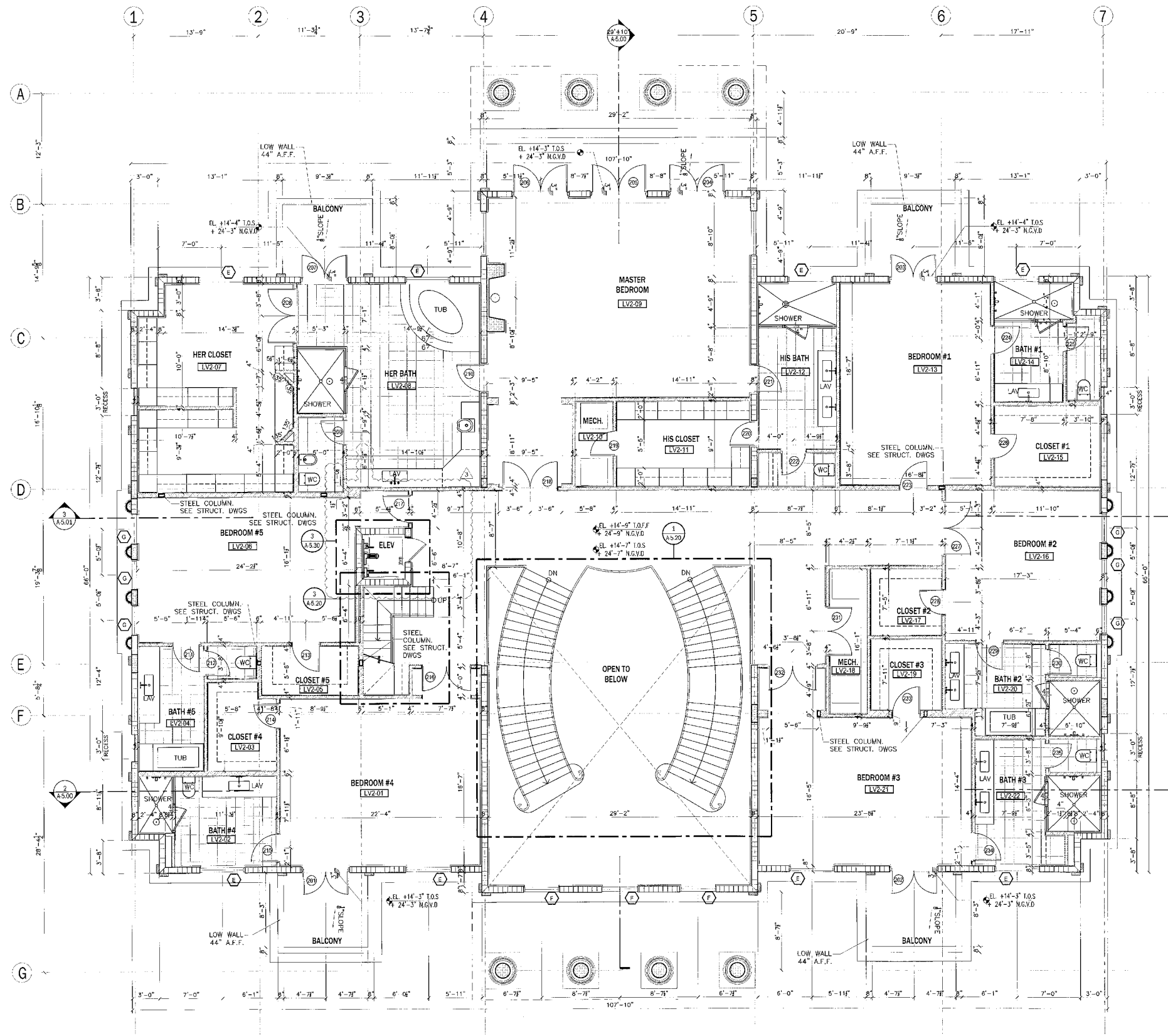


This item has been electronically signed and sealed by Robert Moehring using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Approved MR
02-05-14

Robert M
Moehring
2020.04.06
16:37:14 -05'00'

EXISTING SECOND FLOOR PLAN

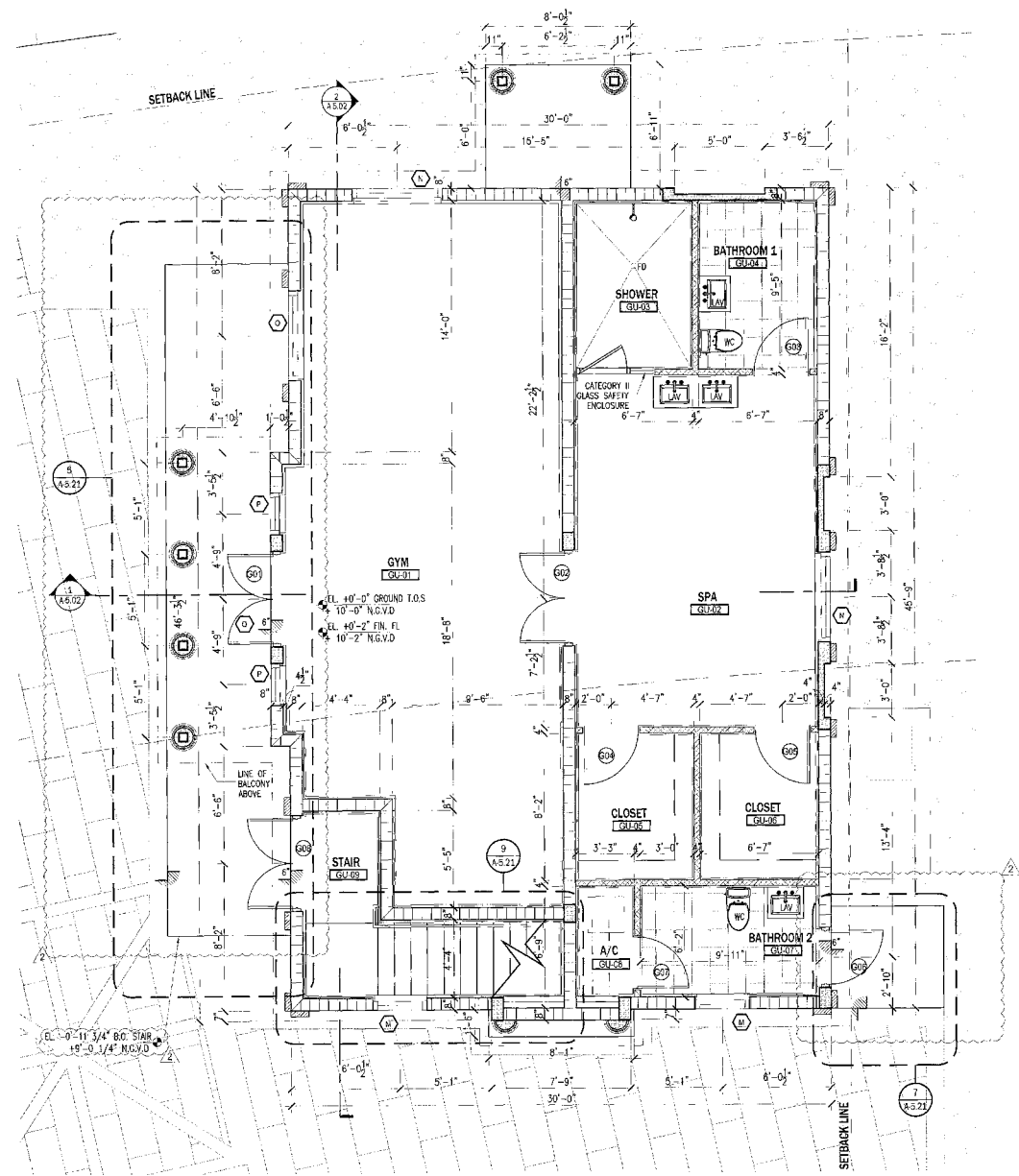



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

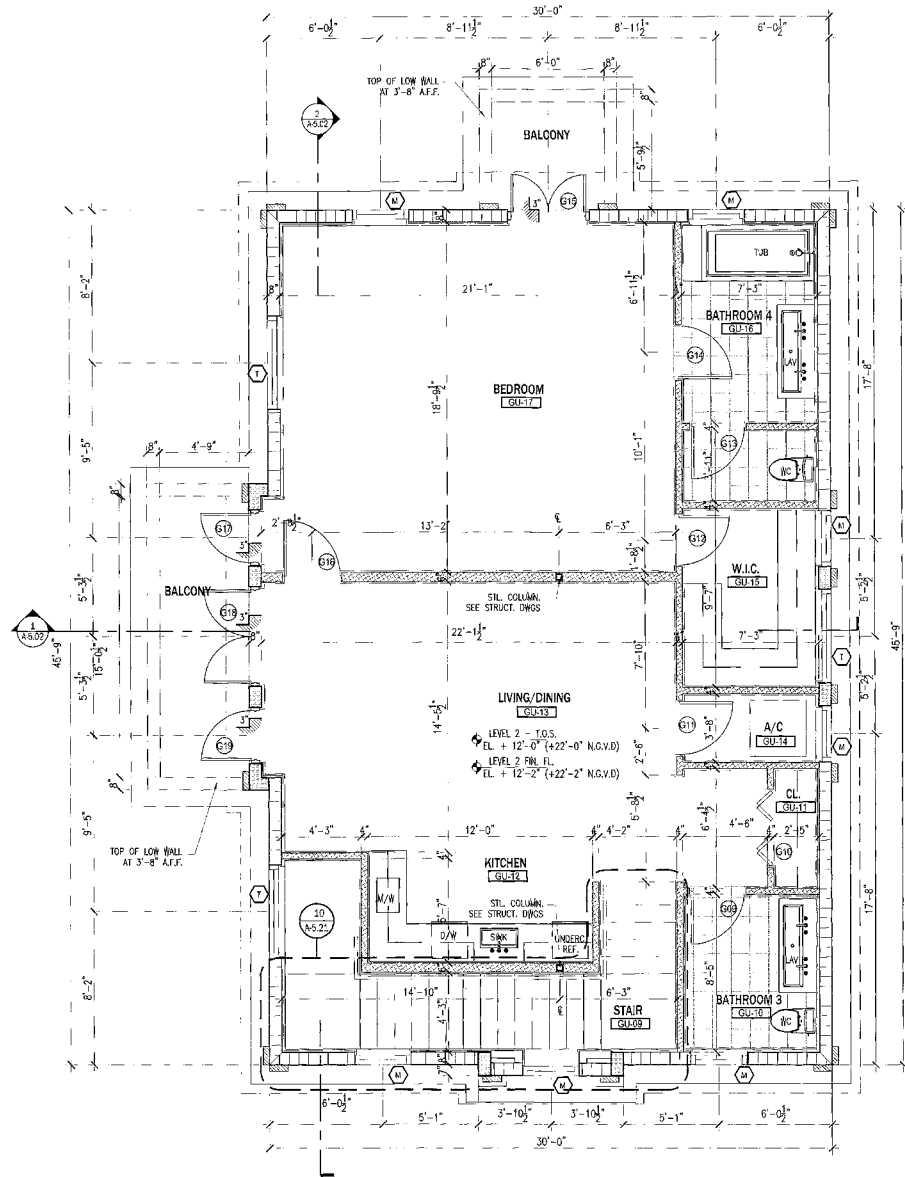
42 STAR ISLAND
MIAMI BEACH, FLORIDA




EXISTING GUEST HOUSE FLOOR PLAN

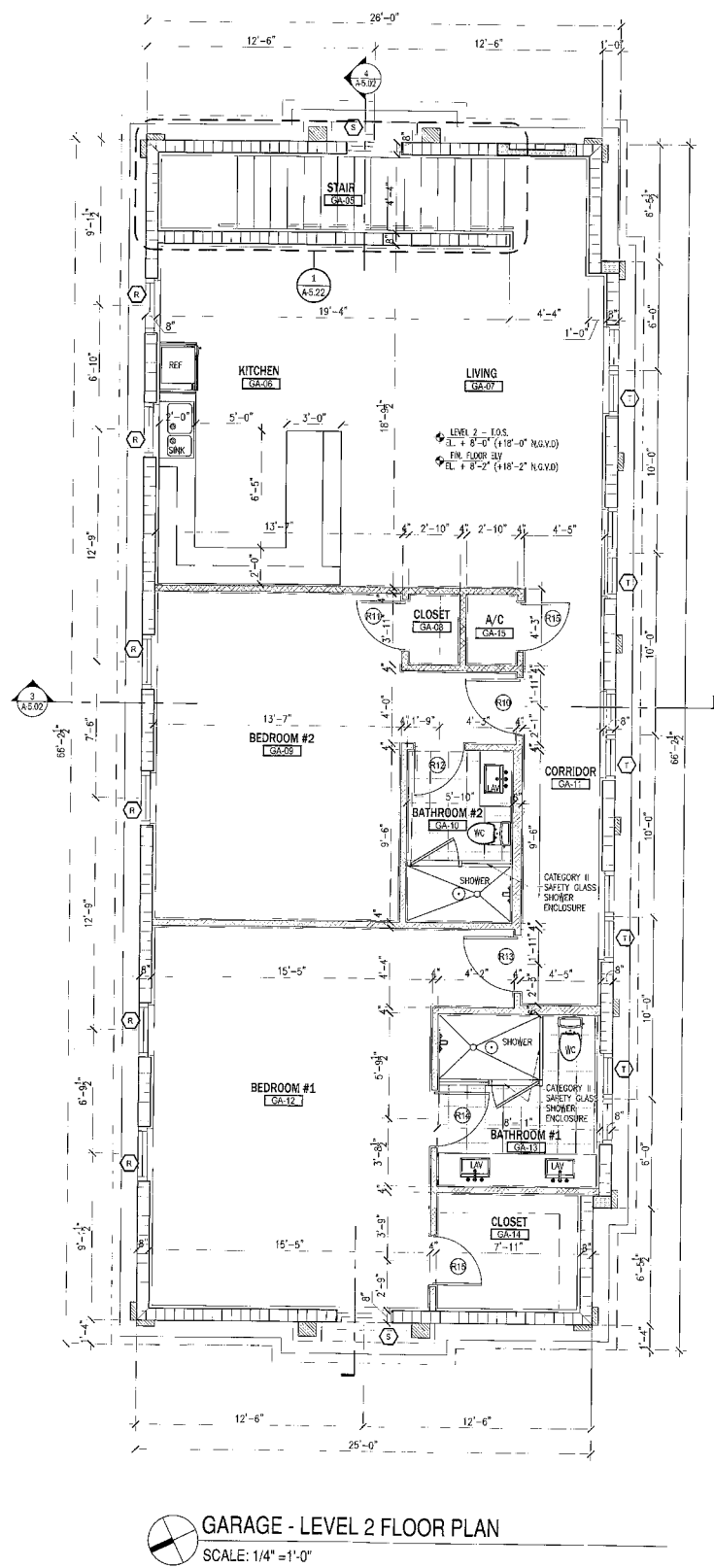
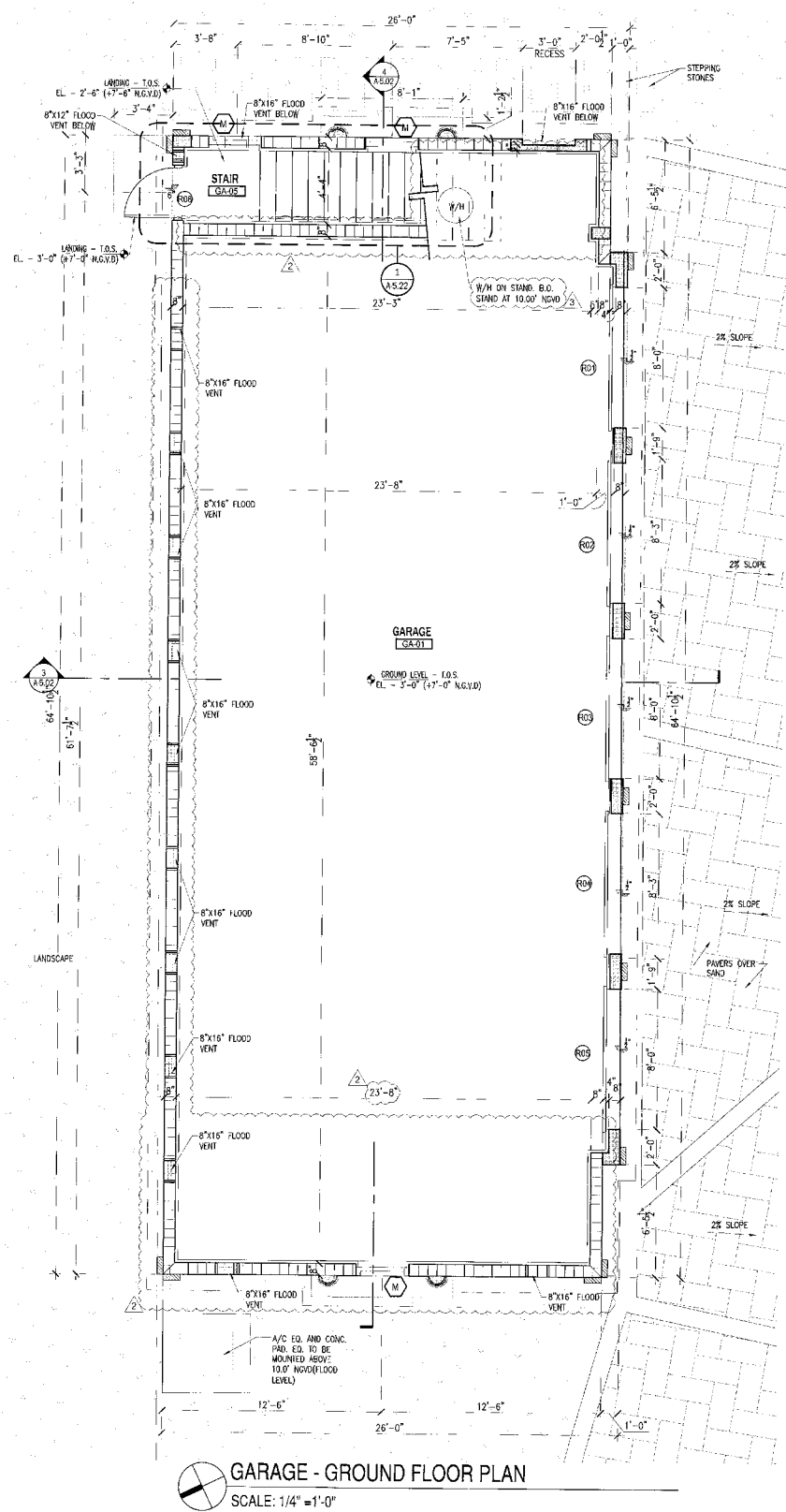


 GUEST HOUSE - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



 GUEST HOUSE - LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING GARAGE FLOOR PLAN



EXISTING MAIN HOUSE ELEVATION - NORTH

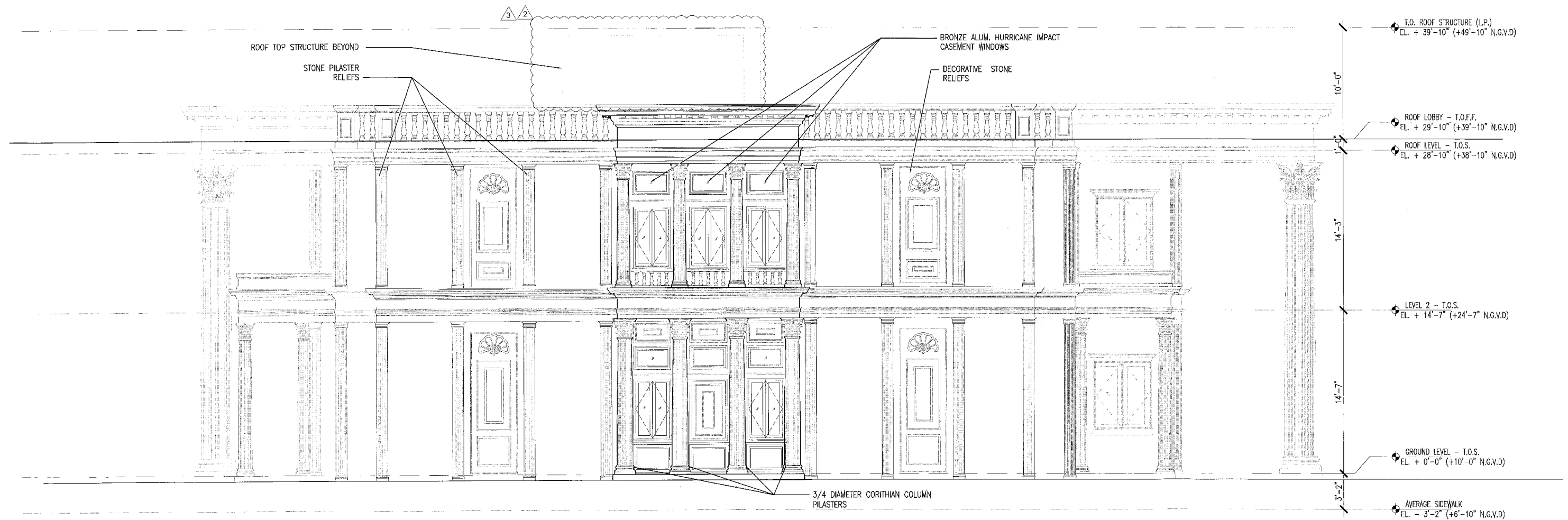


2

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING MAIN HOUSE ELEVATION - SOUTH

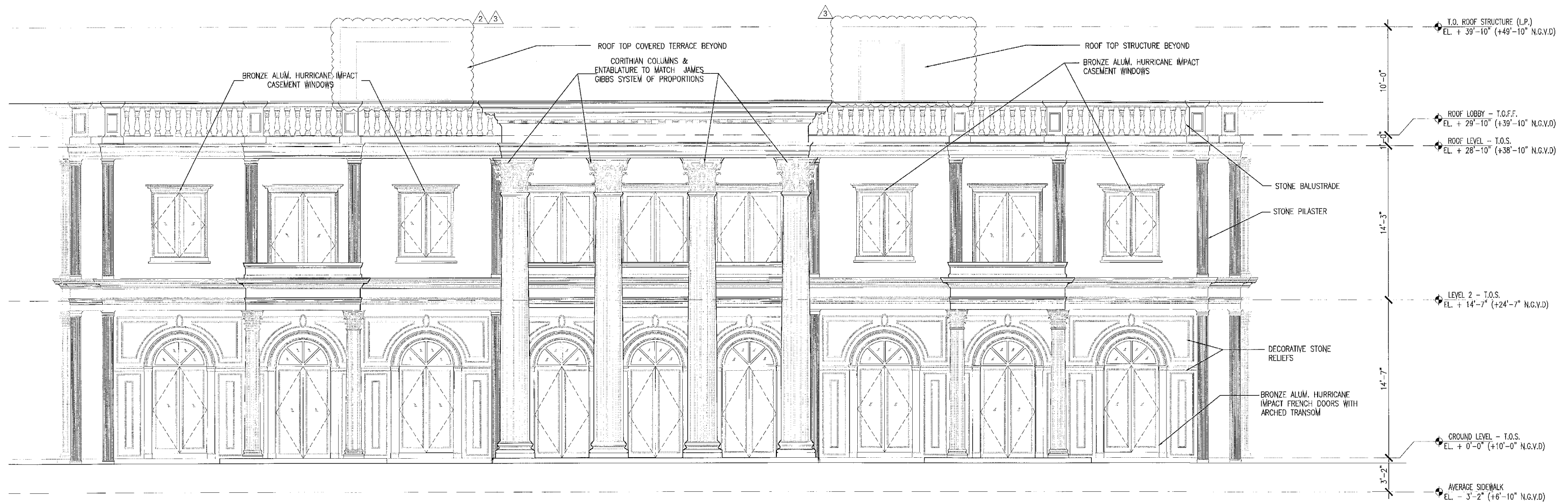


2

SOUTH ELEVATION

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

EXISTING MAIN HOUSE ELEVATION - EAST



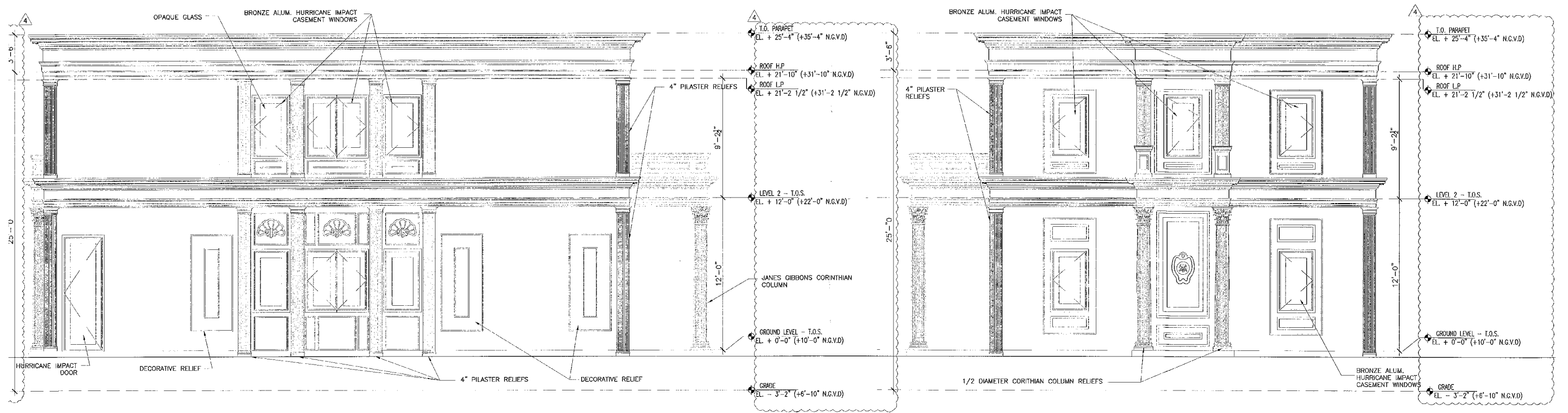
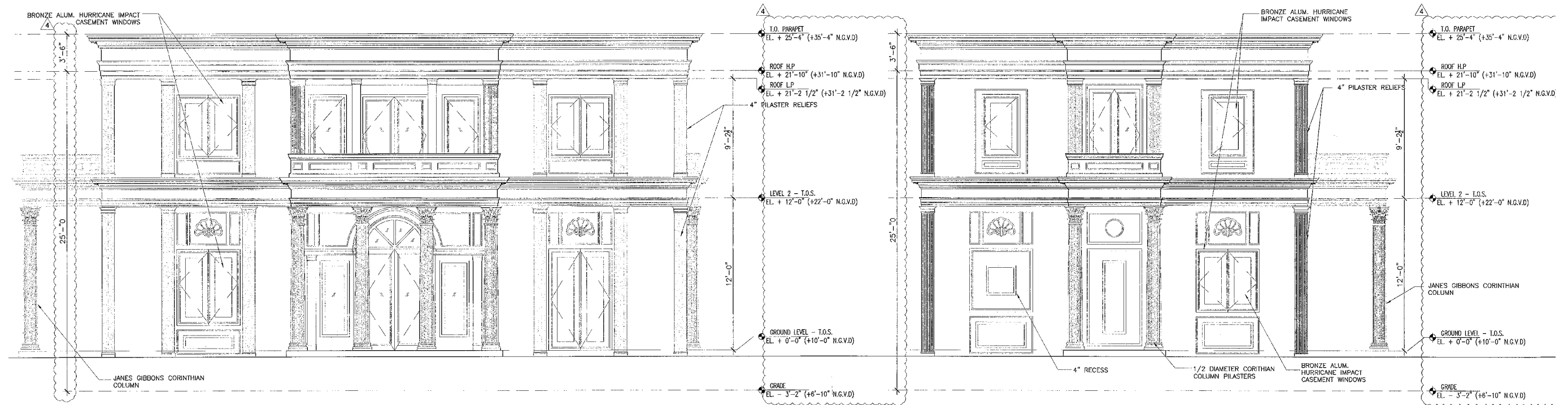
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MAIN HOUSE ELEVATION - WEST



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

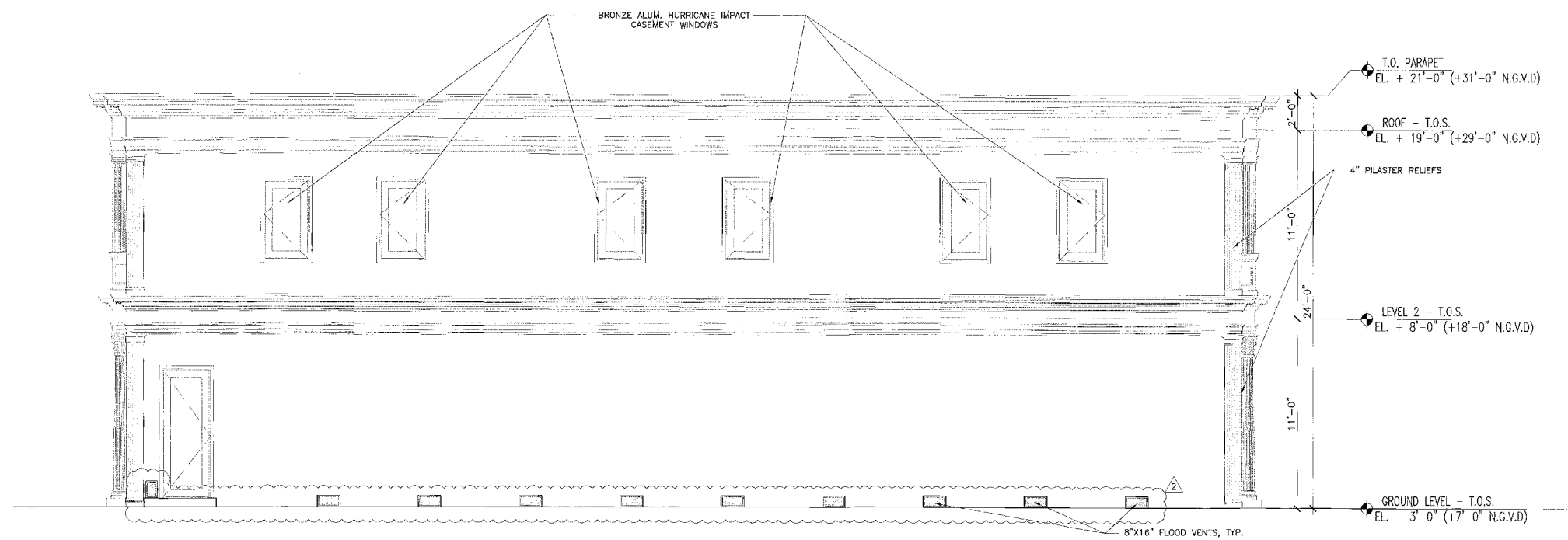
EXISTING GUEST HOUSE ELEVATION



EXISTING GARAGE ELEVATION - FRONT AND BACK

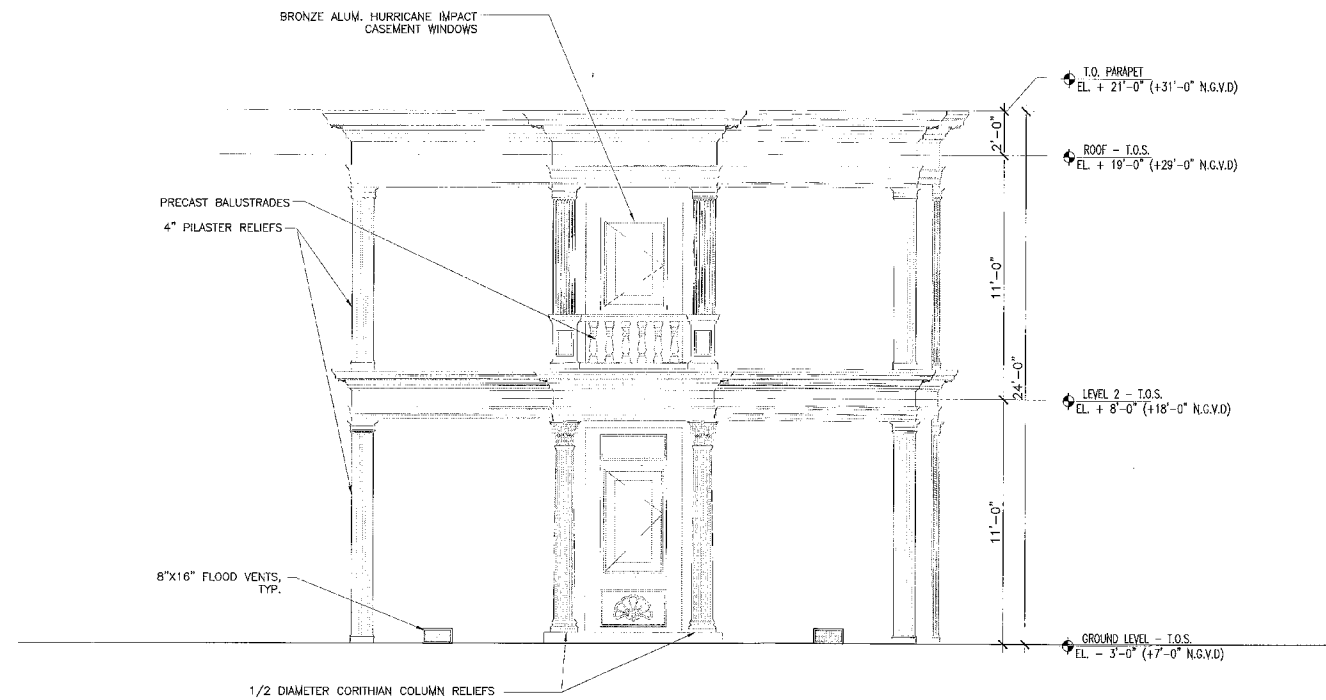


1 GARAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE - BACK ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING GARAGE ELEVATION - SIDE

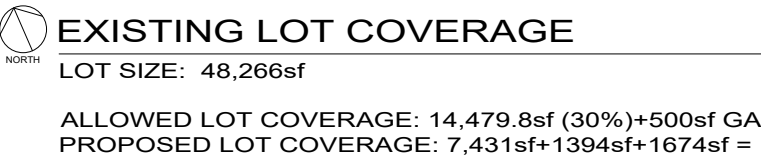


1 GARAGE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING LOT COVERAGE



**GROUND FLOOR PLAN
EXISTING UNIT SIZE DIAGRAM**

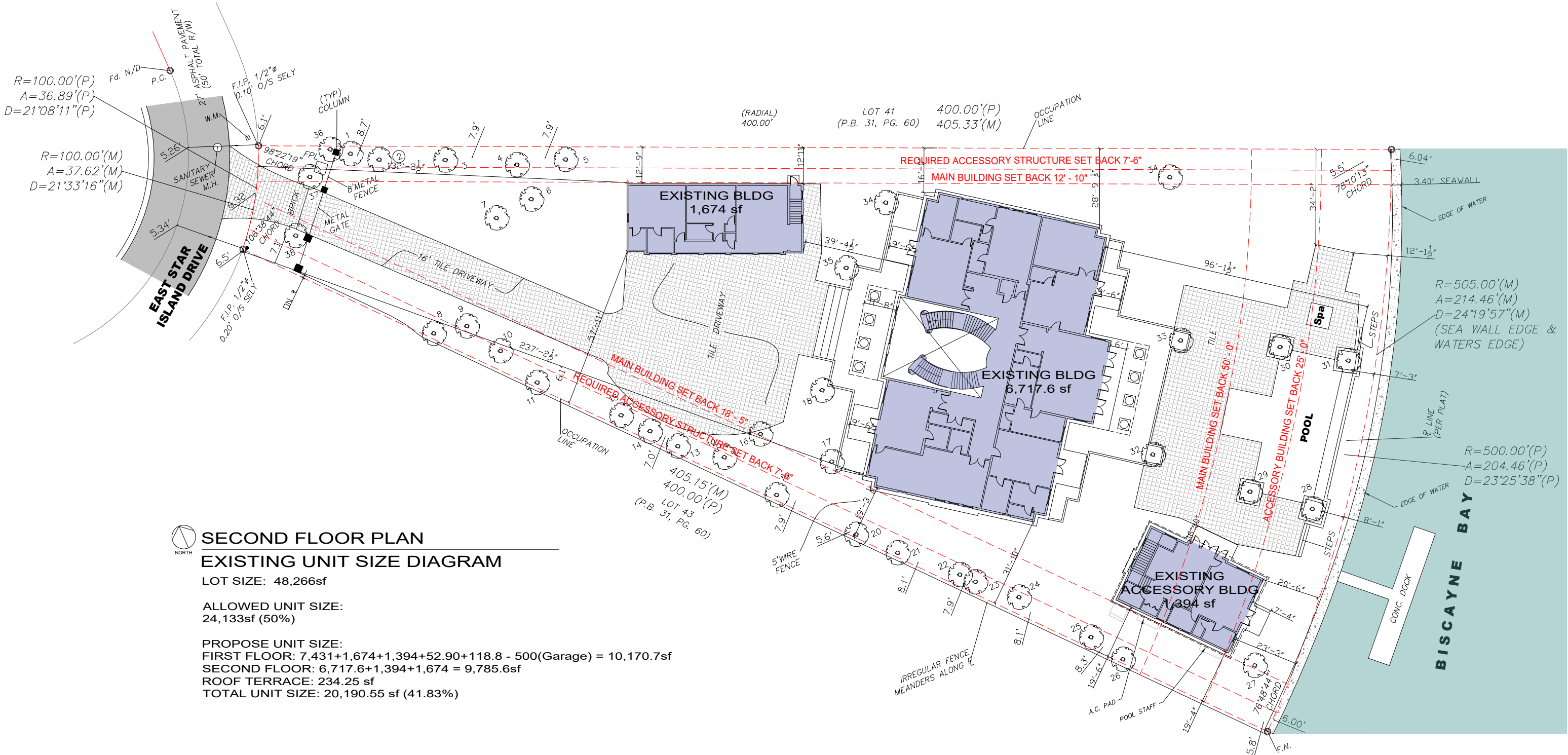
LOT SIZE: 48,266sf

ALLOWED UNIT SIZE:
24,133sf (50%)

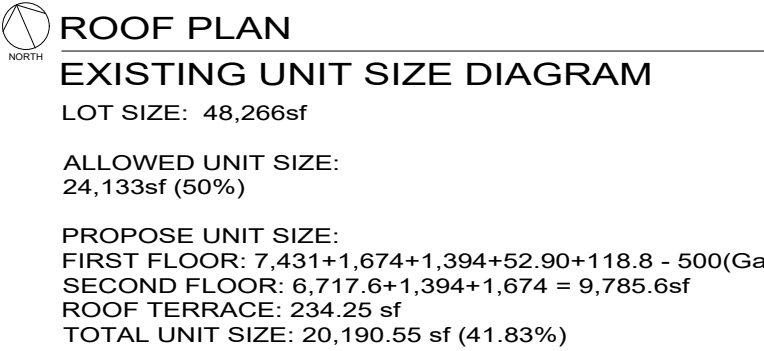
PROPOSE UNIT SIZE:
FIRST FLOOR: 7,431+1,674+1,394+52.90+118.8 - 500(Garage) = 10,170.7sf
SECOND FLOOR: 6,717.6+1,394+1,674 = 9,785.6sf
ROOF TERRACE: 234.25 sf
TOTAL UNIT SIZE: 20,190.55 sf (41.83%)

The diagram shows a ground floor plan of an existing unit. It includes several buildings: an existing building of 1,674 sf, an existing building of 7,431 sf, and an existing accessory building of 1,394 sf. There are also smaller structures like a pool, spa, and a garage. The plan shows various setbacks, including a required accessory structure set back 18'-5" and a main building set back 12'-10". It also shows a 16' tile driveway, an 8' metal fence, and a 5' wire fence. The plan is bounded by East Star Island Drive to the north and Biscayne Bay to the south. The lot size is 48,266sf, and the allowed unit size is 24,133sf (50%). The proposed unit size is 20,190.55sf (41.83%).

EXISTING UNIT SIZE - SECOND FLOOR



EXISTING UNIT SIZE - ROOF TERRACE



EXISTING OPEN SPACE

