



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY (10 STAR ISLAND)



RESIDENCE 3

EXISTING CONTEXT
ANAYLSIS





AERIAL PROPOSED RENDERING - FRONT OF RESIDENCE



AERIAL PROPOSED RENDERING - REAR OF RESIDENCE



PROPOSED
CONTEXT ANALYSIS





NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHEAST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW

3D AXONOMETRICS



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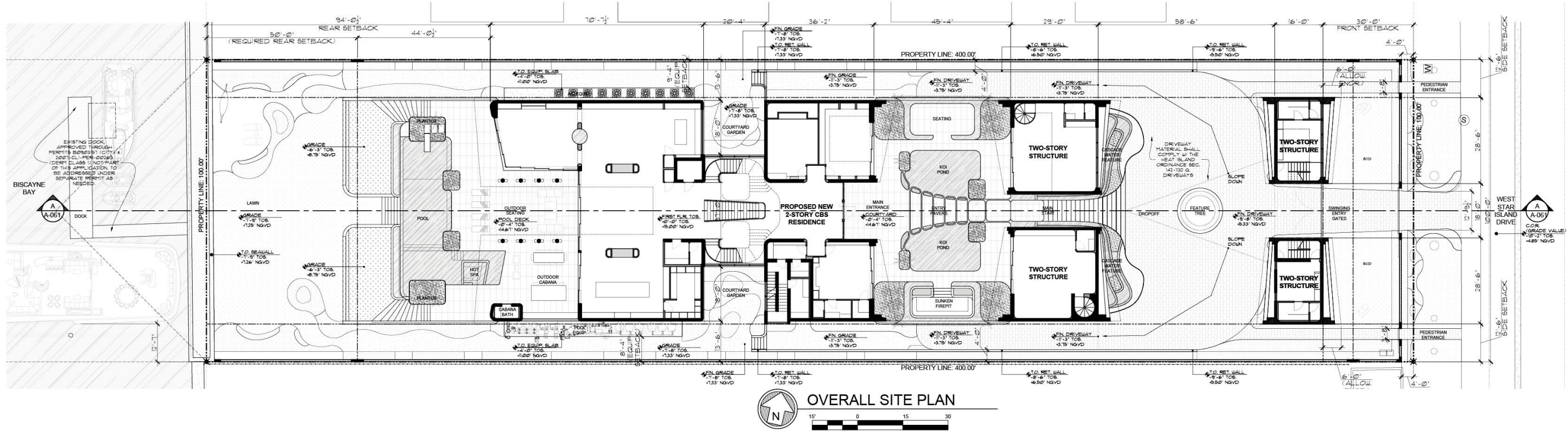
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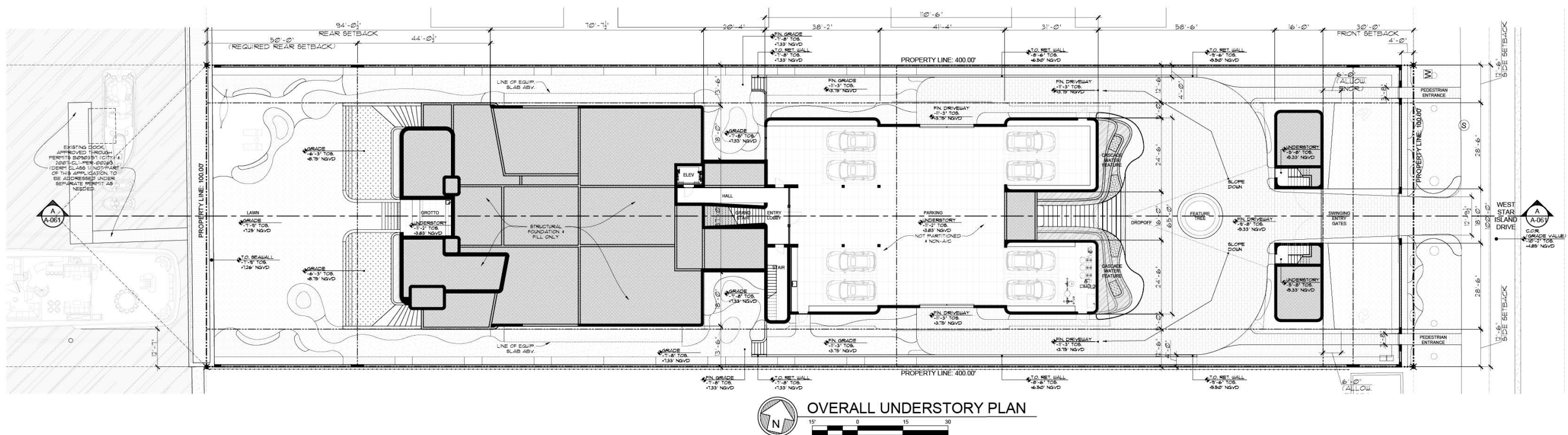
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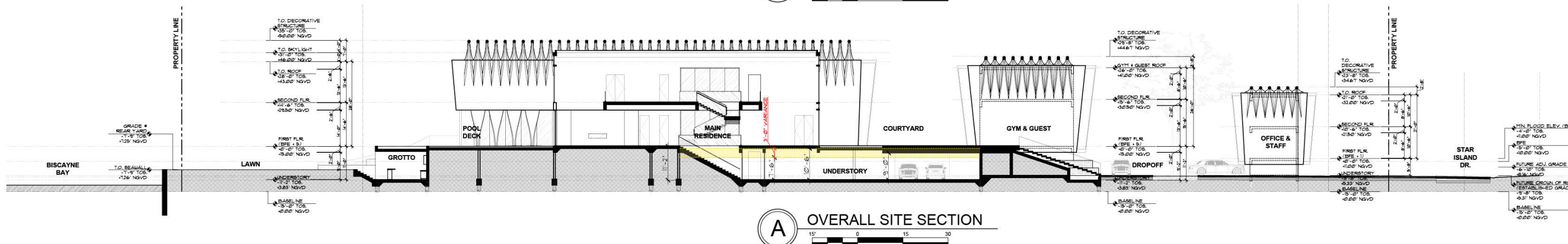
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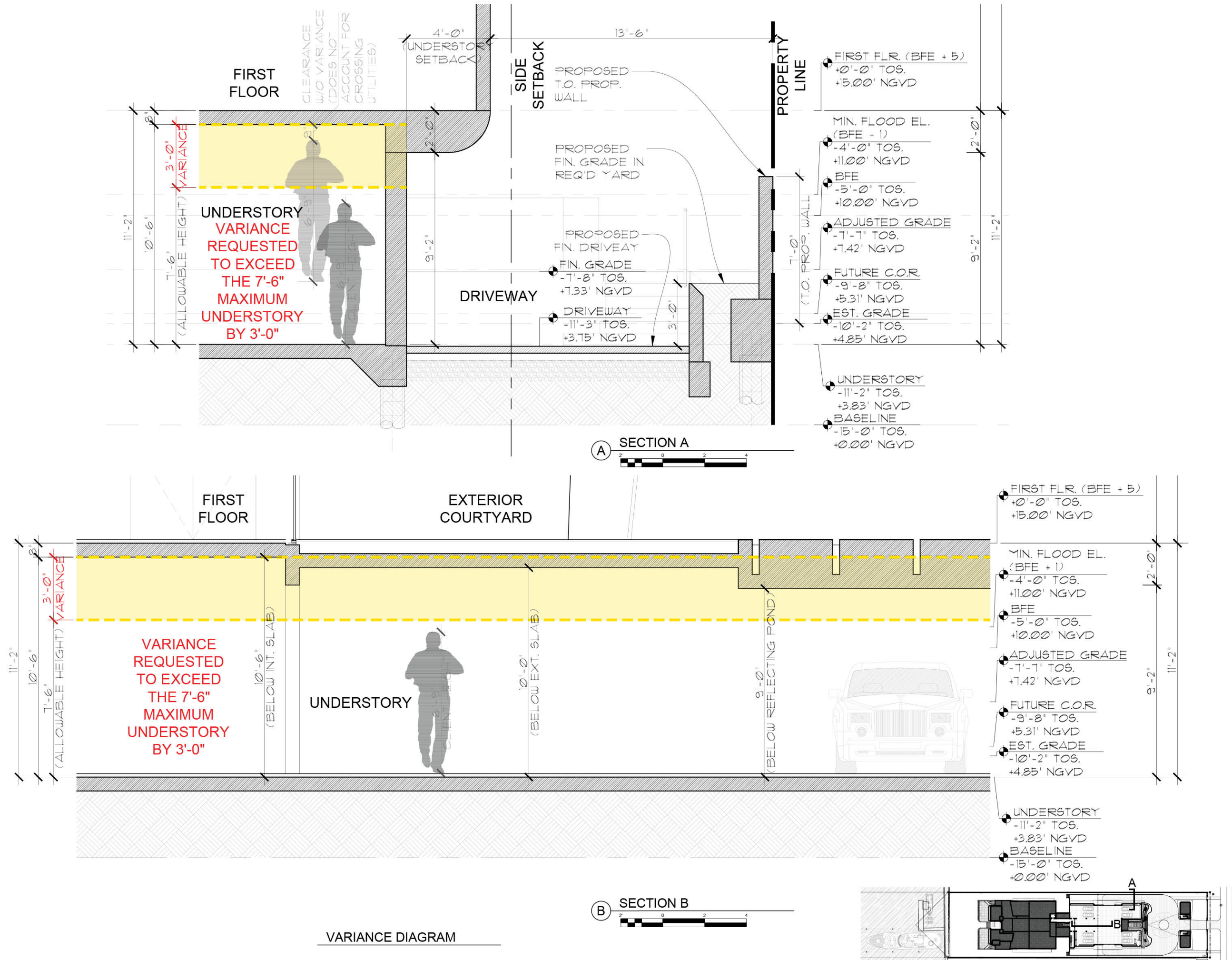
OVERALL SITE PLAN



OVERALL UNDERSTORY PLAN



OVERALL SITE SECTION





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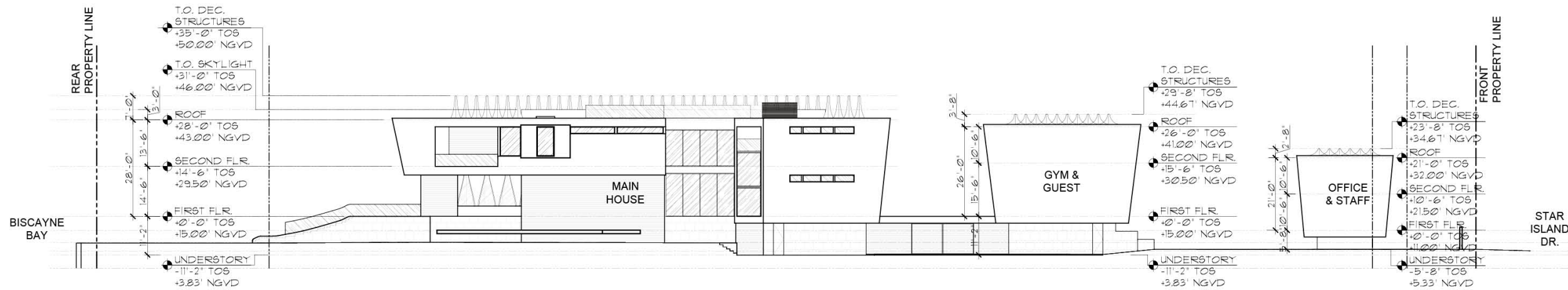
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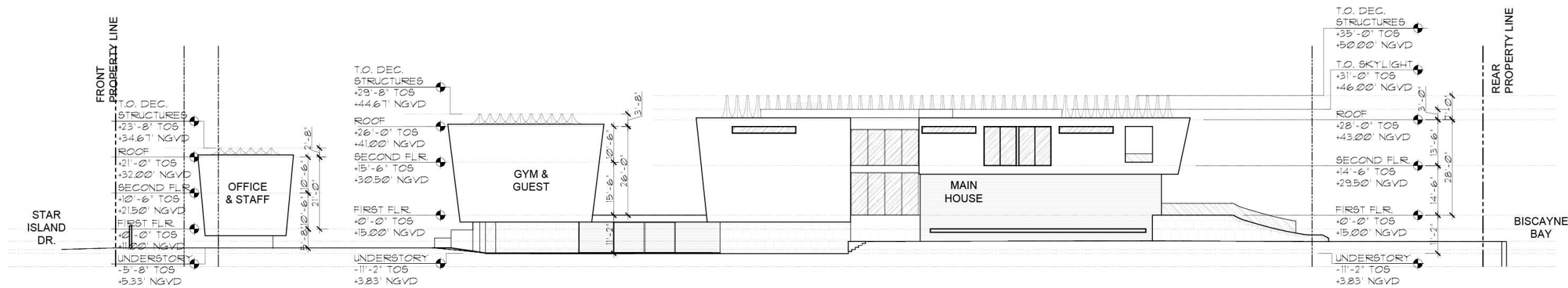
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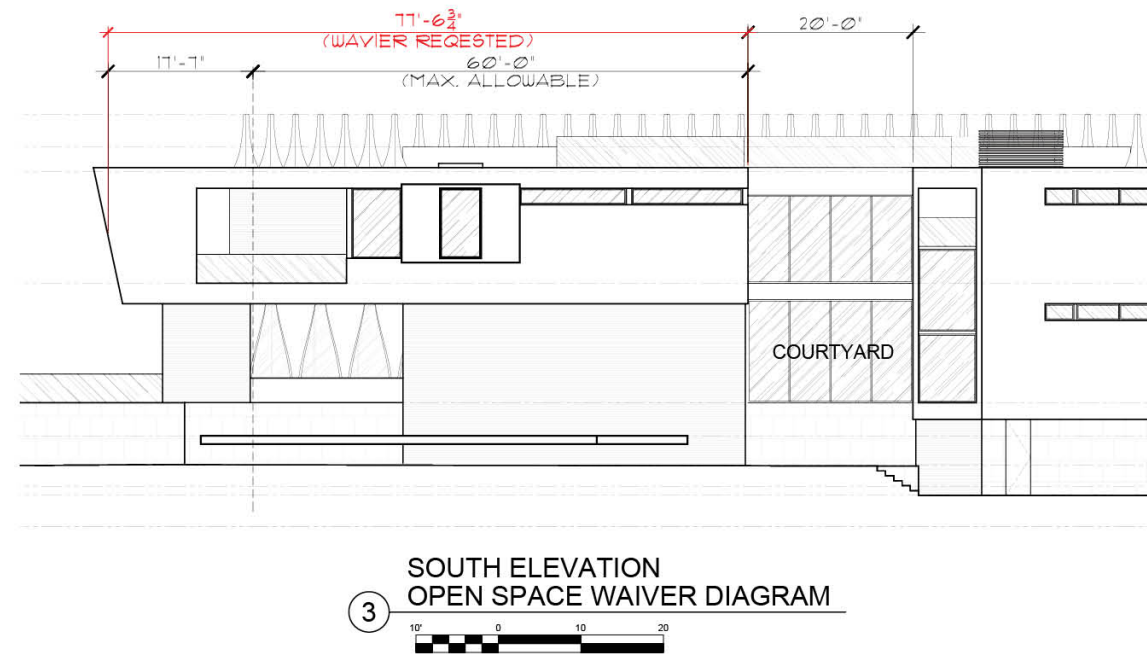
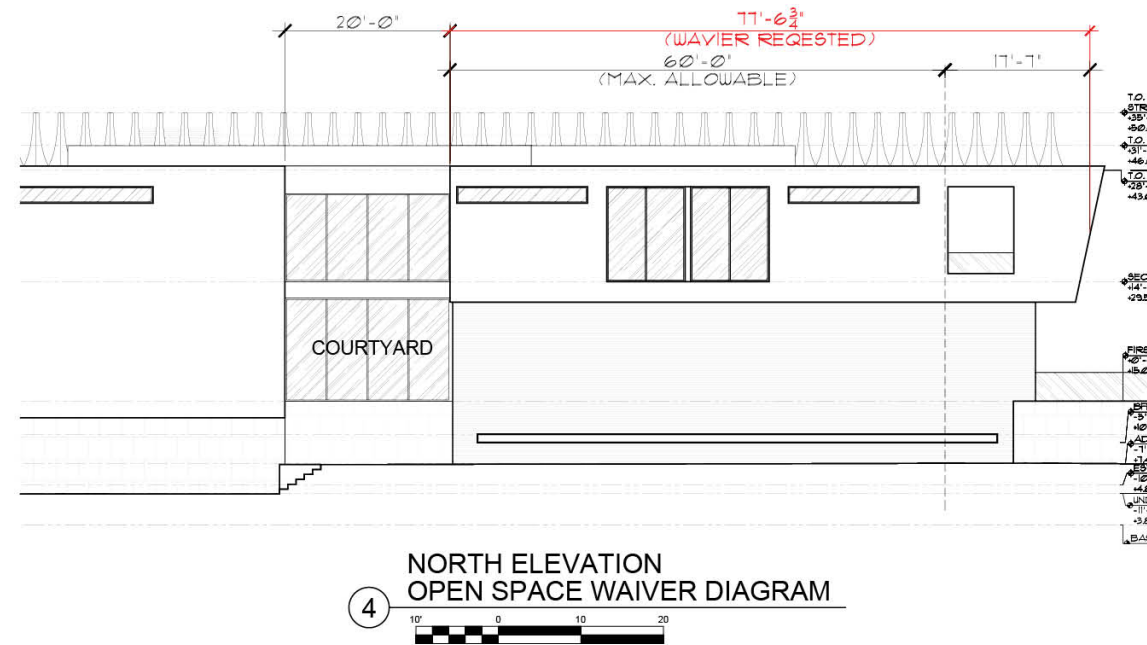
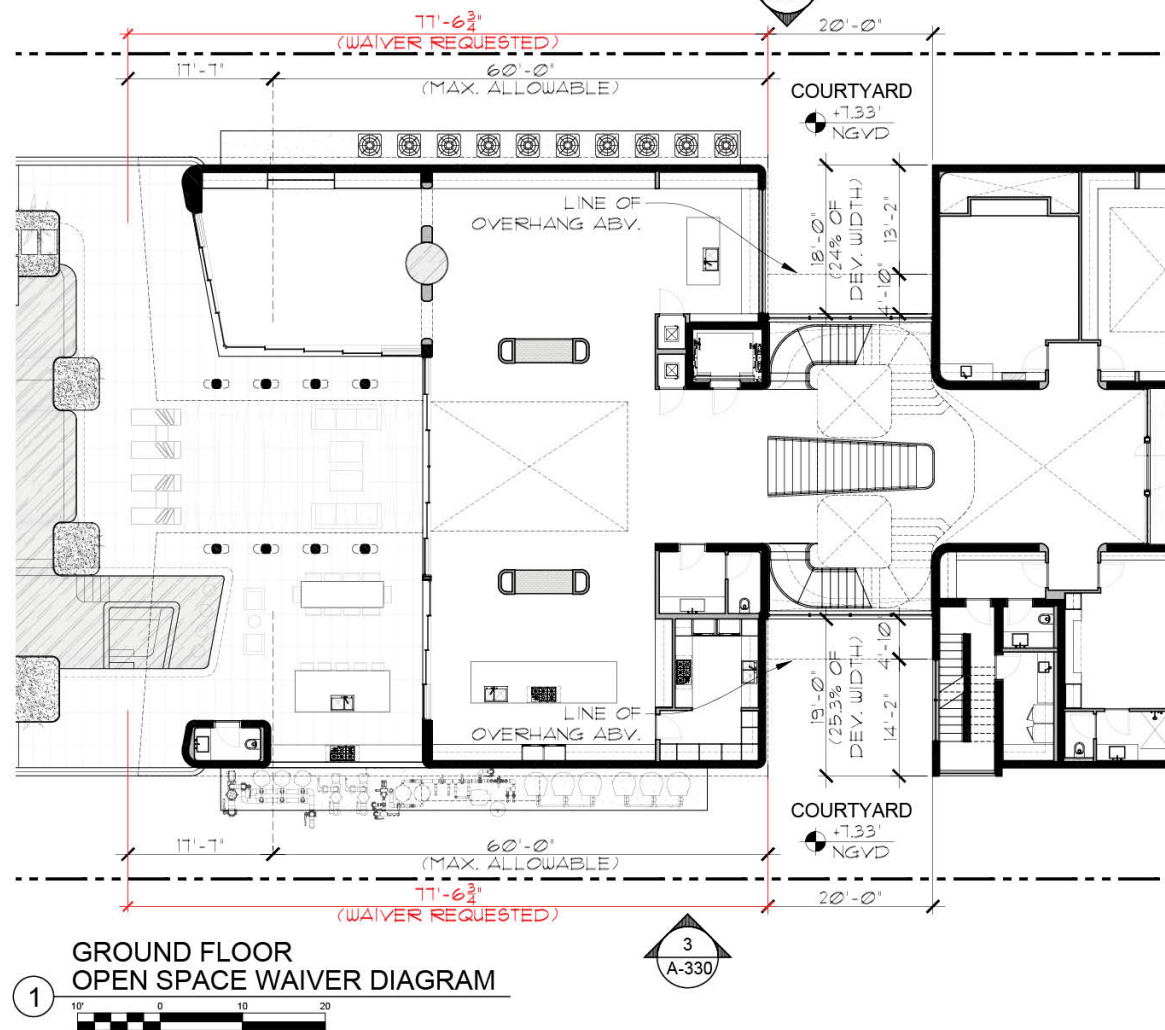
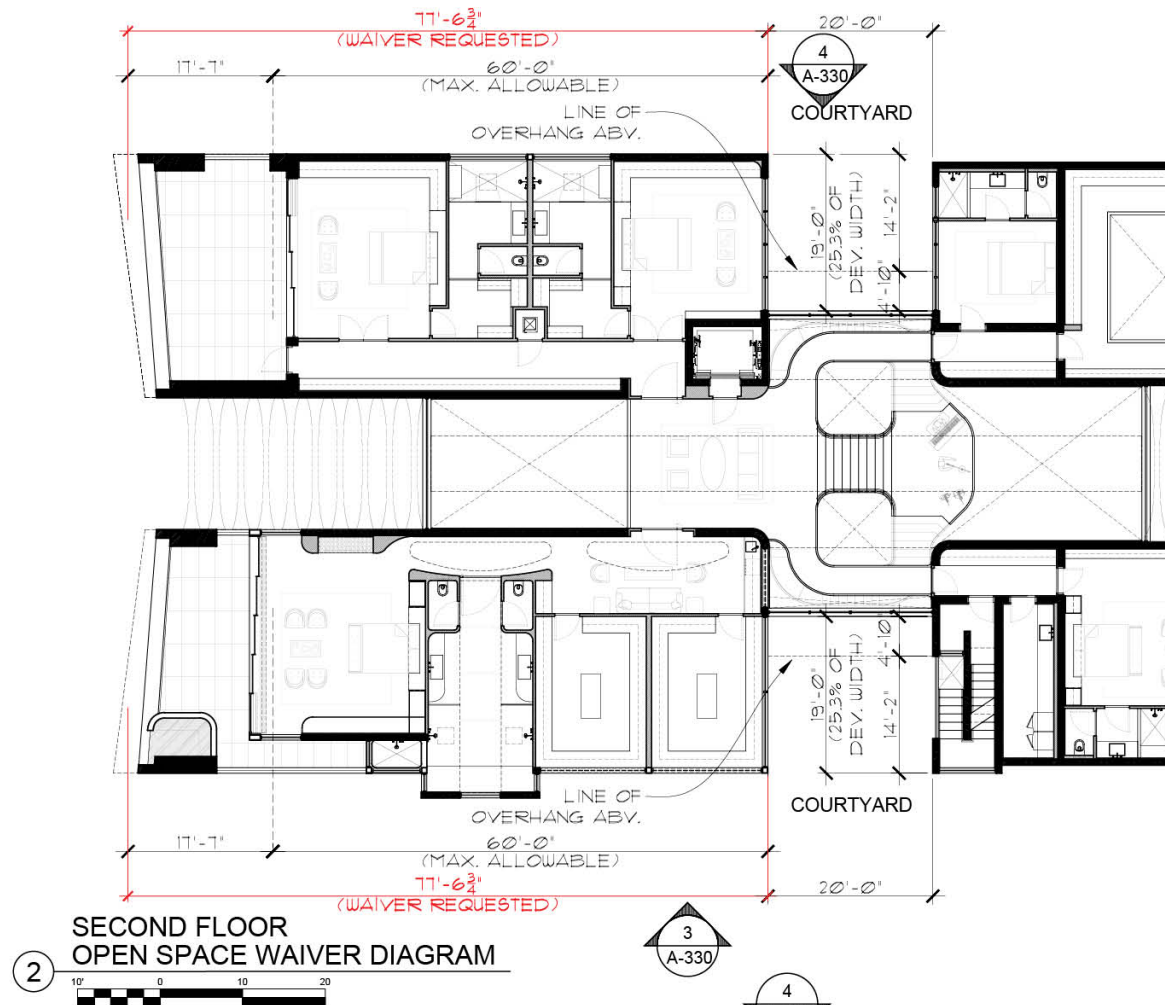
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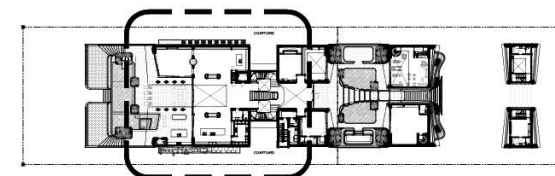
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SIDE ELEVATION (SOUTH)

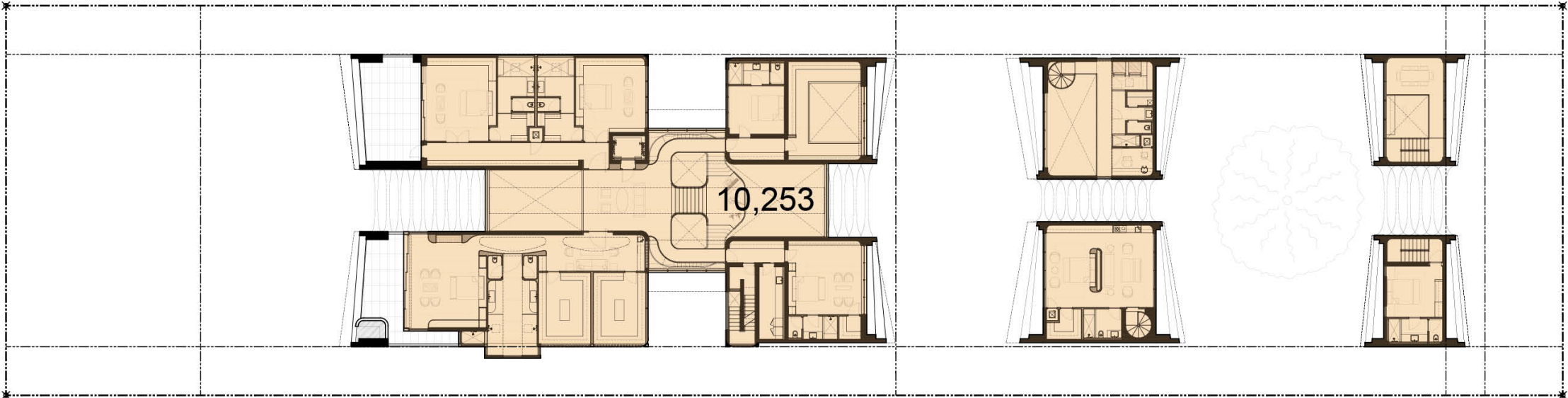


B FULL SITE
SIDE ELEVATION (NORTH)

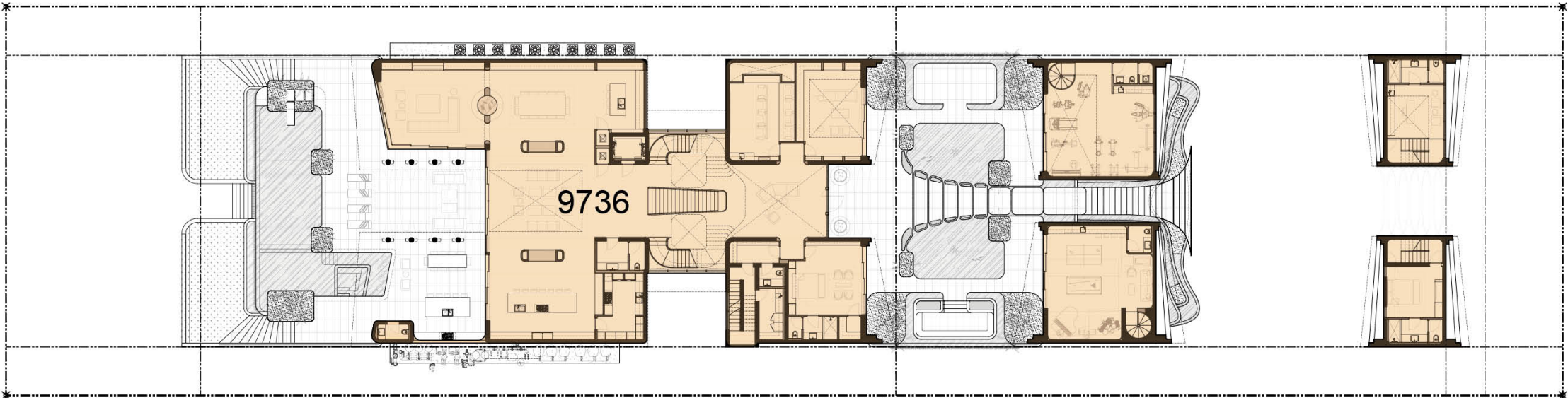


WAIVER DIAGRAM





SECOND FLR. PLAN



FIRST FLR. PLAN

SECOND / FIRST FLR. RATIO:	
FIRST FLOOR:	9,736 SF
SECOND FLOOR:	10,253 SF
PERCENTAGE:	105.3% WAIVER REQUEST



SECOND / FIRST FLR. RATIO



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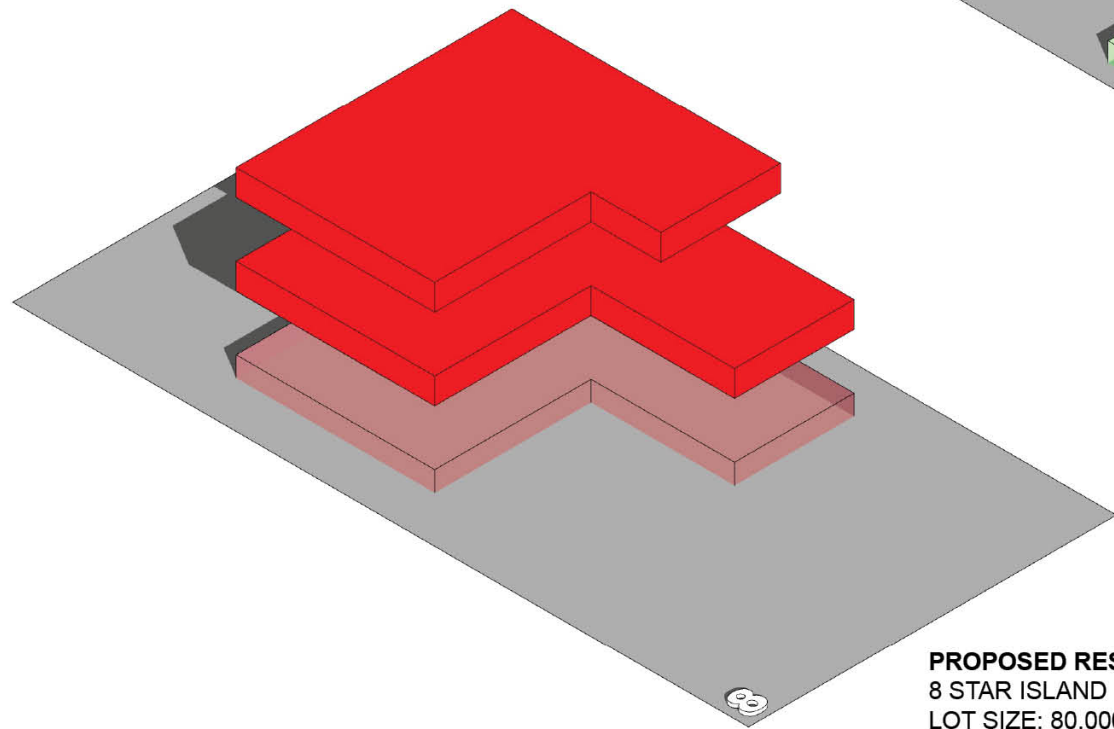
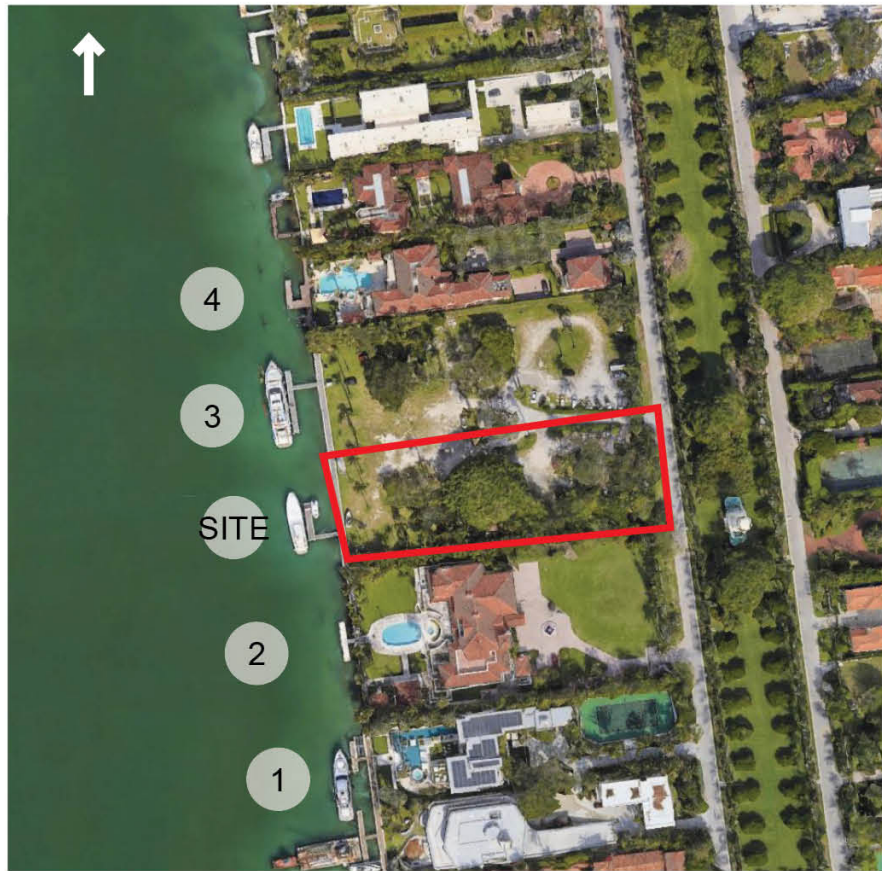
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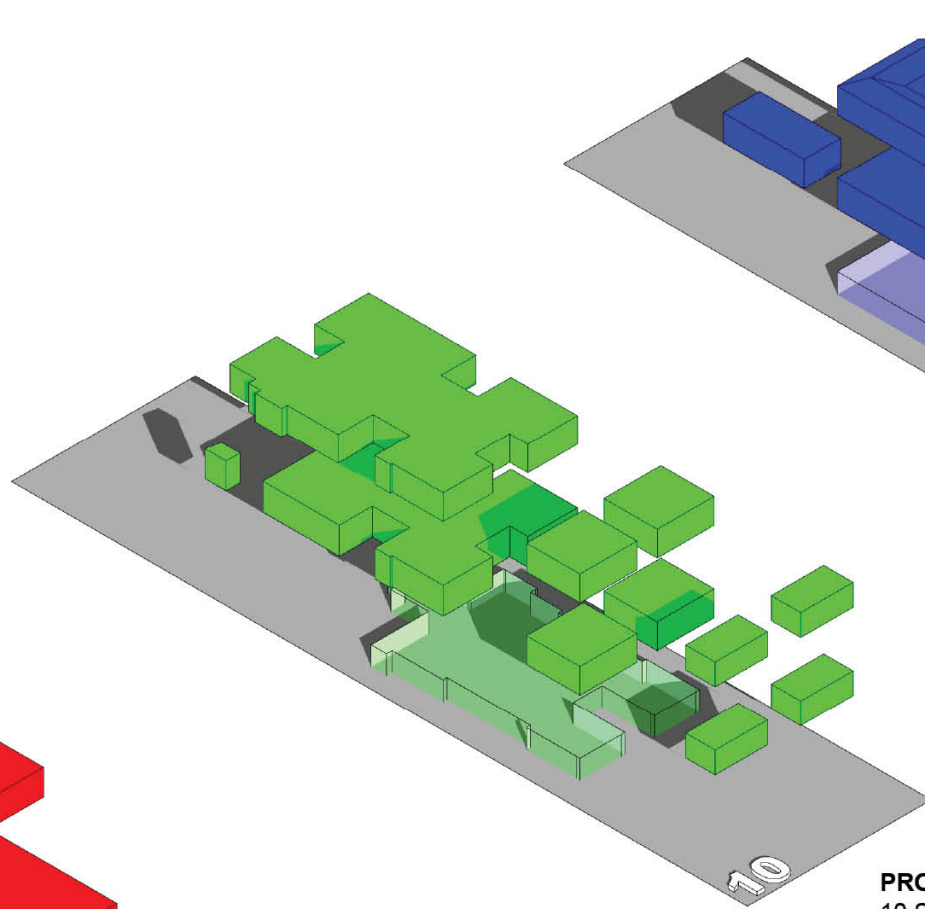
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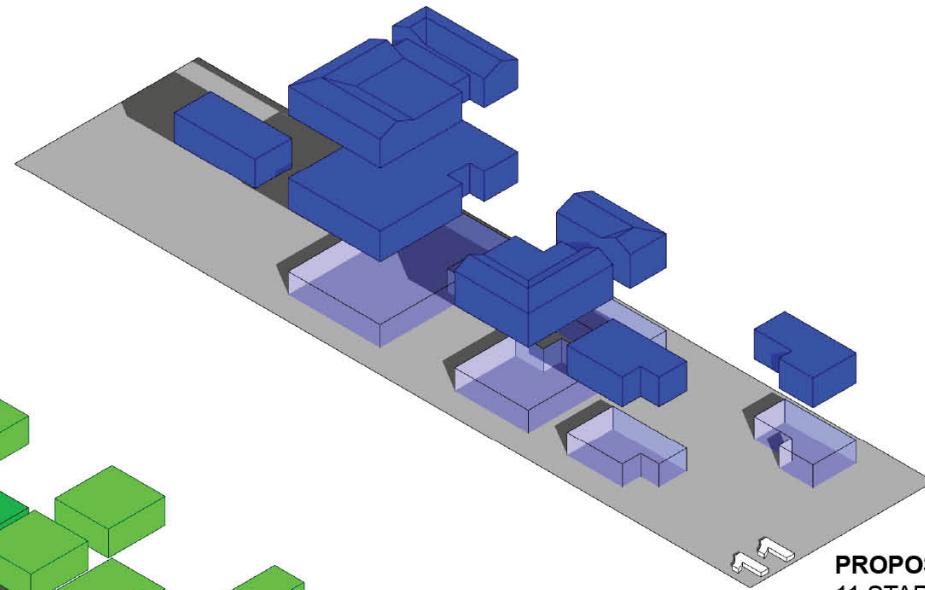
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PROPOSED RESIDENCE (RED)
 8 STAR ISLAND
 LOT SIZE: 80,000 SQ. FT.
 FOOTPRINT: 21,270 SQ. FT.
 LOT COVERAGE: 30.0%
 FIRST-SECOND FLOOR RATIO: 88.0%



PROPOSED RESIDENCE (GREEN)
 10 STAR ISLAND
 LOT SIZE: 40,000 SQ. FT.
 FOOTPRINT: 9,736 SQ. FT.
 LOT COVERAGE: 28.7%
 FIRST-SECOND FLOOR RATIO: 105.3%



PROPOSED RESIDENCE (BLUE)
 11 STAR ISLAND
 LOT SIZE: 40,000 SQ. FT.
 FOOTPRINT: 8,473 SQ. FT.
 LOT COVERAGE: 21%
 FIRST-SECOND FLOOR RATIO: 100%



MASSING STUDIES



Limestone
Pool & Pool Deck



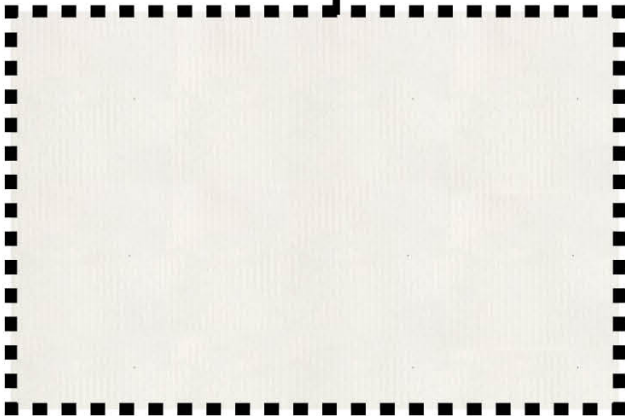
Clear Glass
Windows, sliding glass & railings



Ipe Wood Slats
Wall Finish

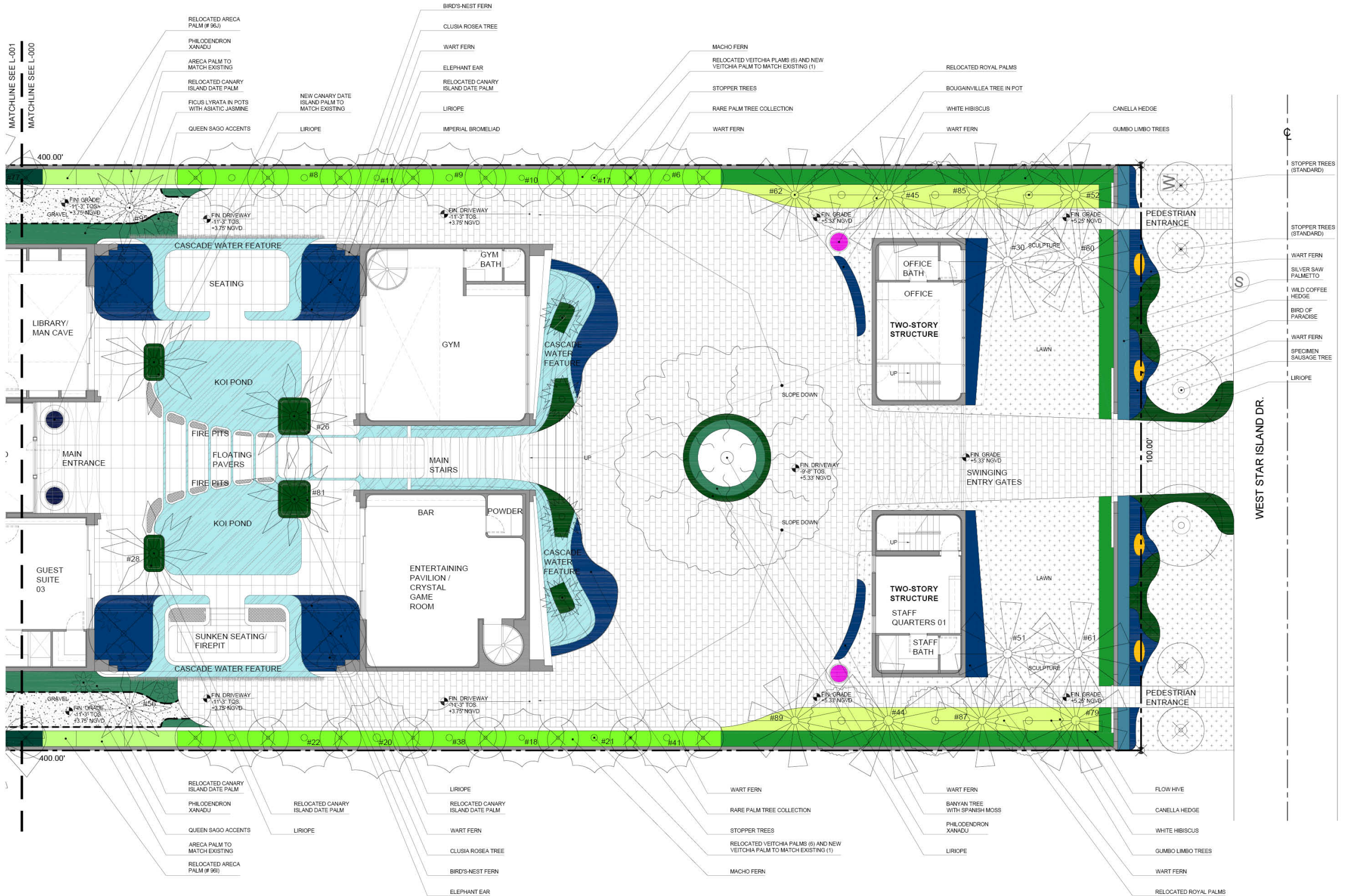


Dark Bronze Aluminum
Architectural Frame & Mullions



Smooth White Stucco
Wall Finish - China White Paint





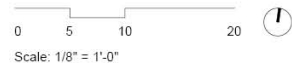
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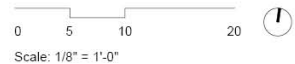


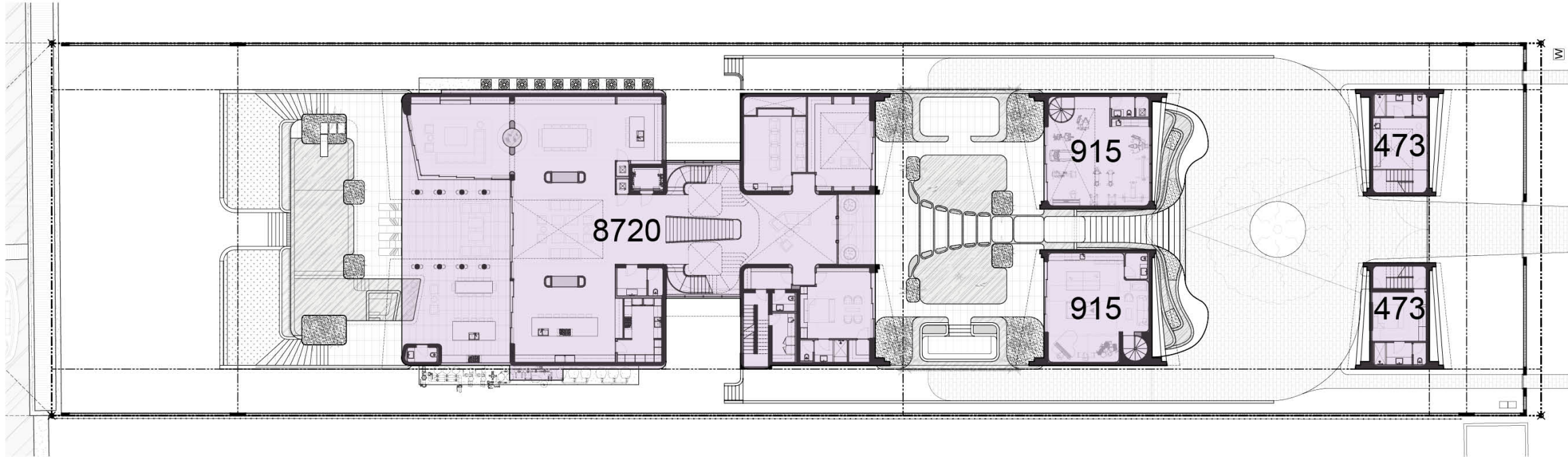
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CONCEPT
DESIGN
PLAN
EAST

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L-200







LOT COVERAGE:

LOT SIZE	40,000 SF (100%)
FIRST FLOOR	11,496 SF
TOTAL	11,496 SF (28.7%)



LOT COVERAGE DIAGRAM



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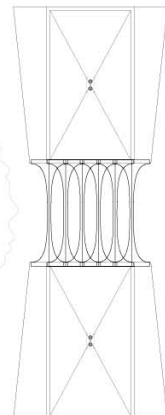
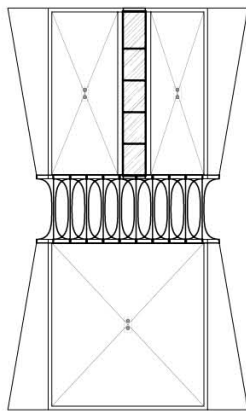
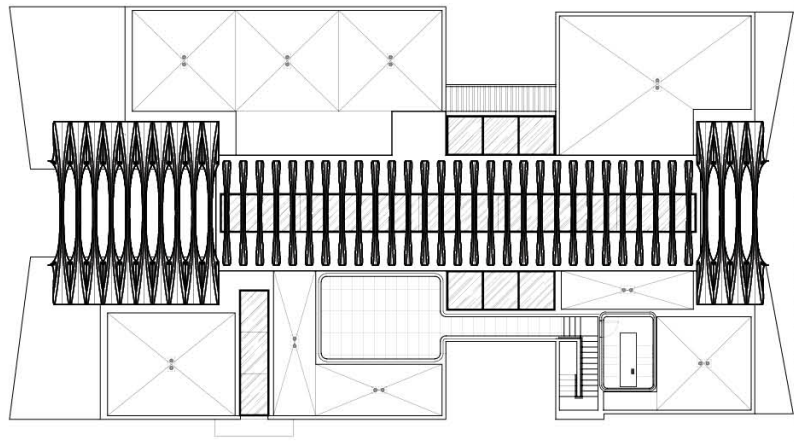
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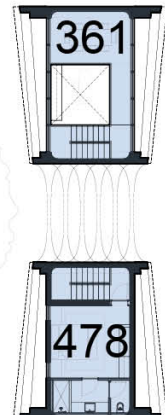
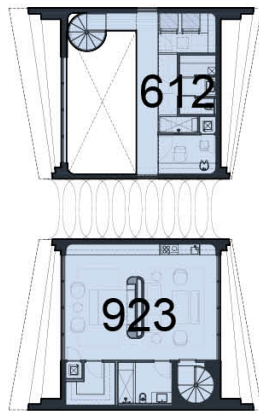
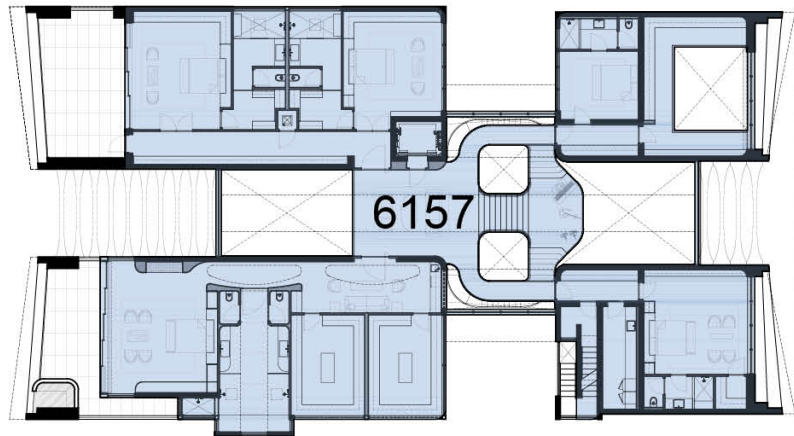
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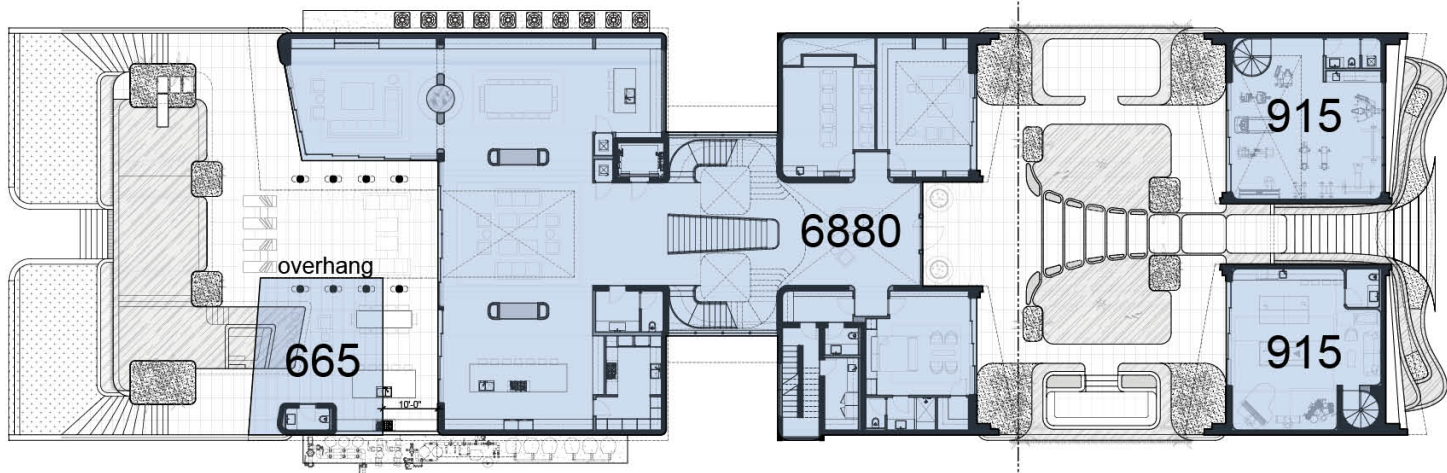
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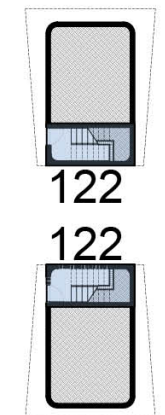
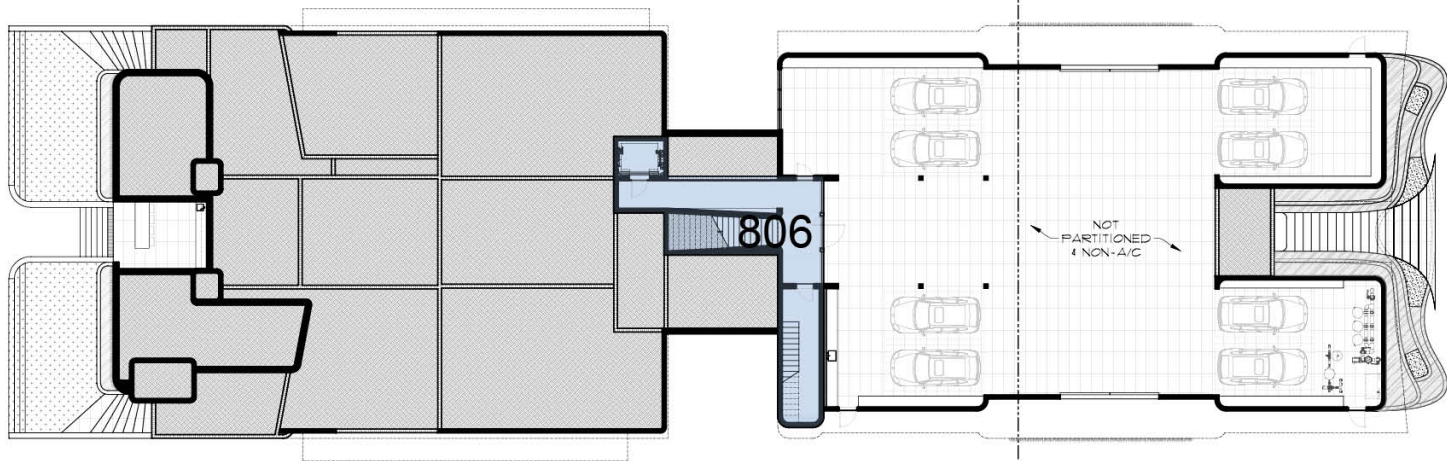
ROOF PLAN



SECOND FLR. PLAN



FIRST FLR. PLAN



UNDERSTORY PLAN

UNIT SIZE:

LOT SIZE	40,000 SF (100%)
GROUND FLOOR (UNDERSTORY)	1,050 SF
FIRST FLOOR	10,321 SF
SECOND FLOOR	8,531 SF
ROOF	0 SF
TOTAL	19,902 SF (49.8%)



UNIT SIZE DIAGRAM



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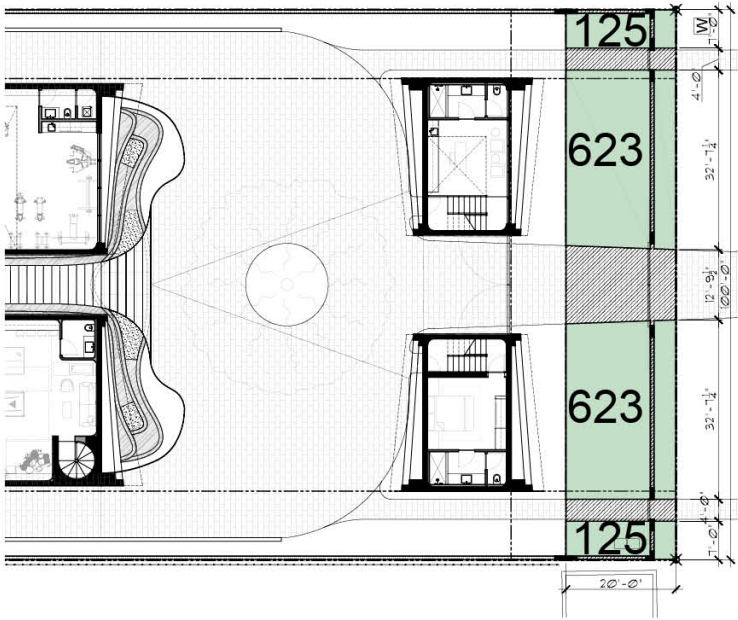
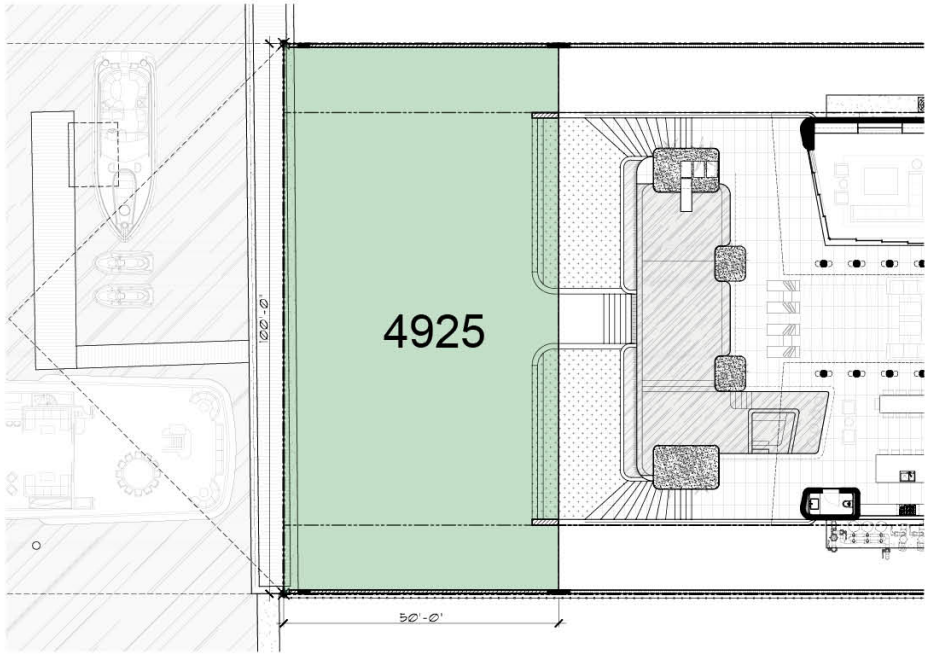
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OPEN SPACE:	
FRONT YARD CALCULATIONS:	
TOTAL AREA:	2,000 SF (100%)
IMPERVIOUS AREA:	504 SF (25.2%)
PERVIOUS AREA:	1,496 SF (74.8%)
REAR YARD CALCULATIONS:	
TOTAL AREA:	5,000 SF (100%)
IMPERVIOUS AREA:	75 SF (1.5%)
PERVIOUS AREA:	4,925 SF (98.5%)



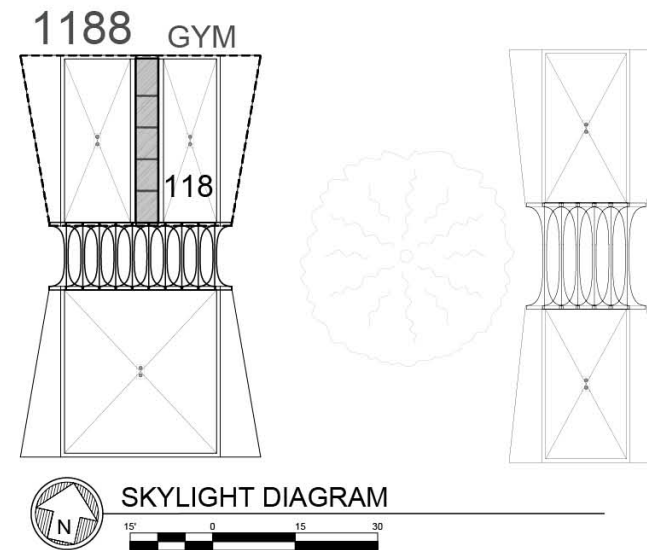
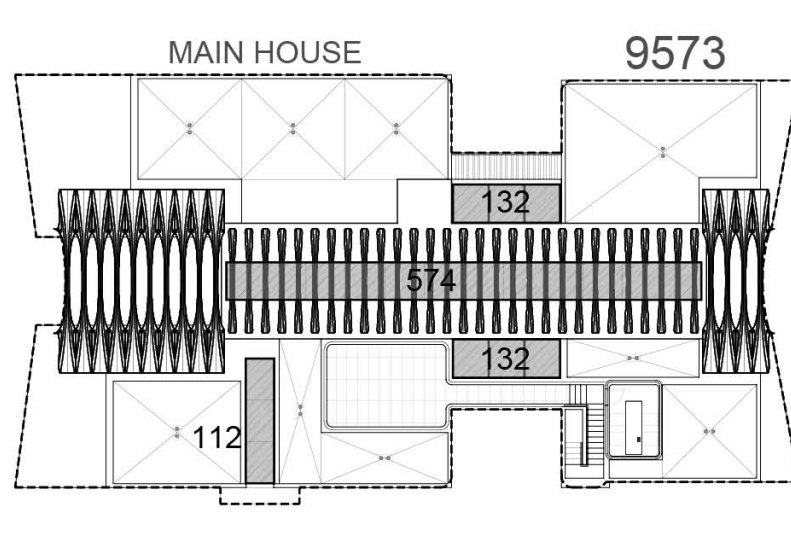
OPEN SPACE DIAGRAM



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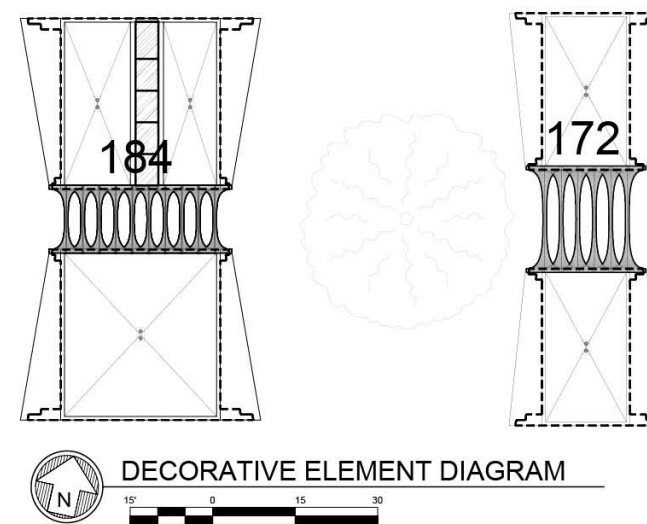
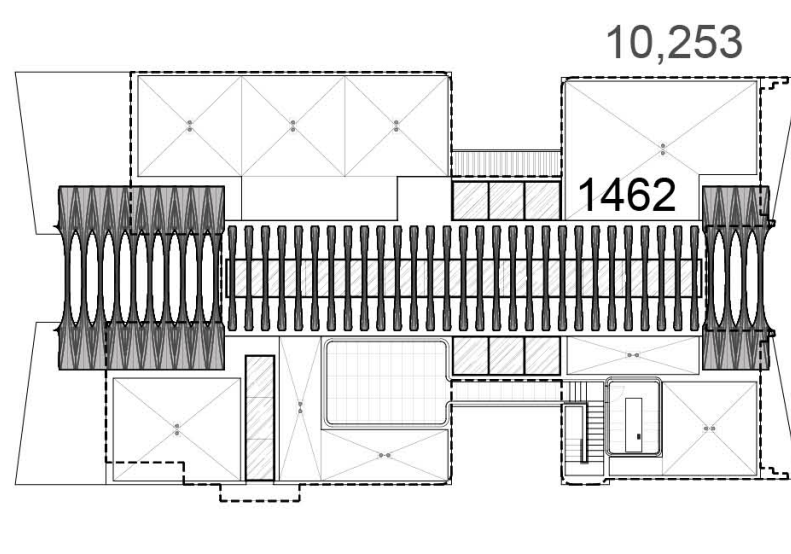
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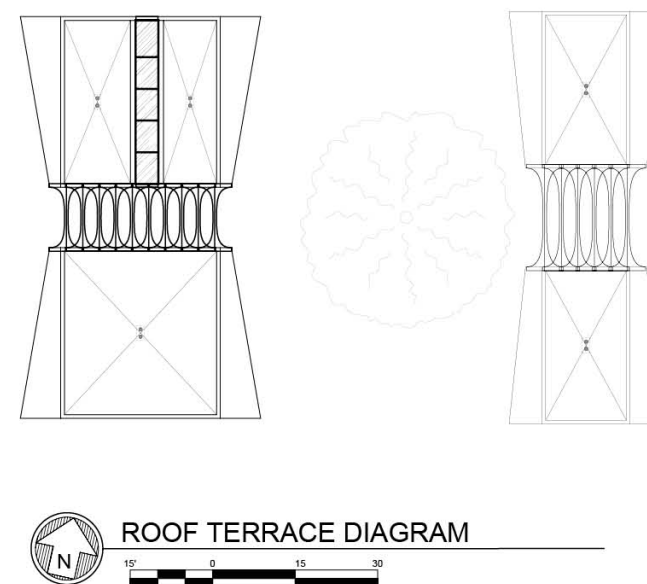
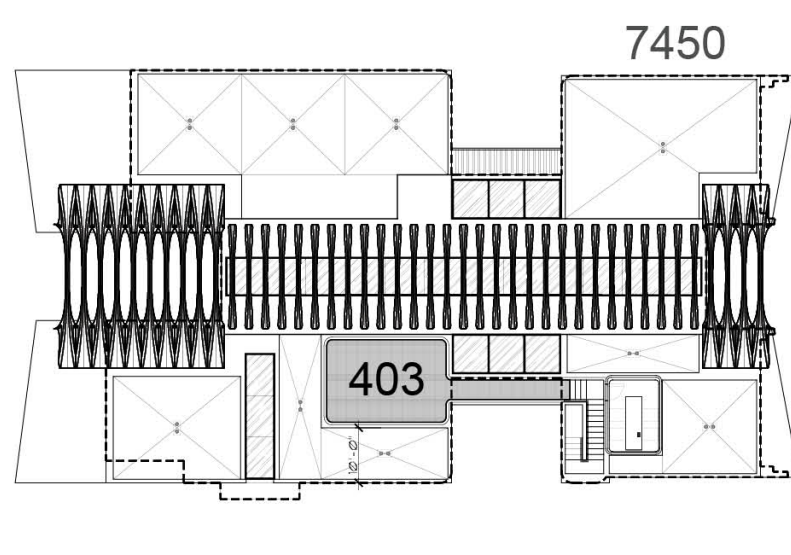


SKYLIGHT AREA MAIN HOUSE:	
ROOF AREA AT SKYLIGHT:	9,573 SF (100%)
SKYLIGHT AREA:	950 SF (9.9%)

SKYLIGHT AREA GYM:	
ROOF AREA AT SKYLIGHT:	1,188 SF (100%)
SKYLIGHT AREA:	118 SF (9.9%)



DECORATIVE ROOF ELEMENT:	
ENCLOSED AREA BELOW:	10,253 SF (100%)
DECORATIVE ELEMENT AREA:	1,818 SF (17.7%)



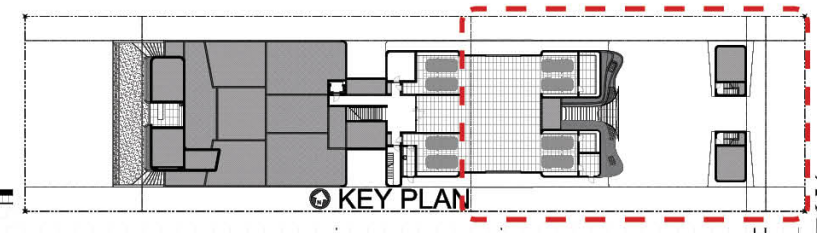
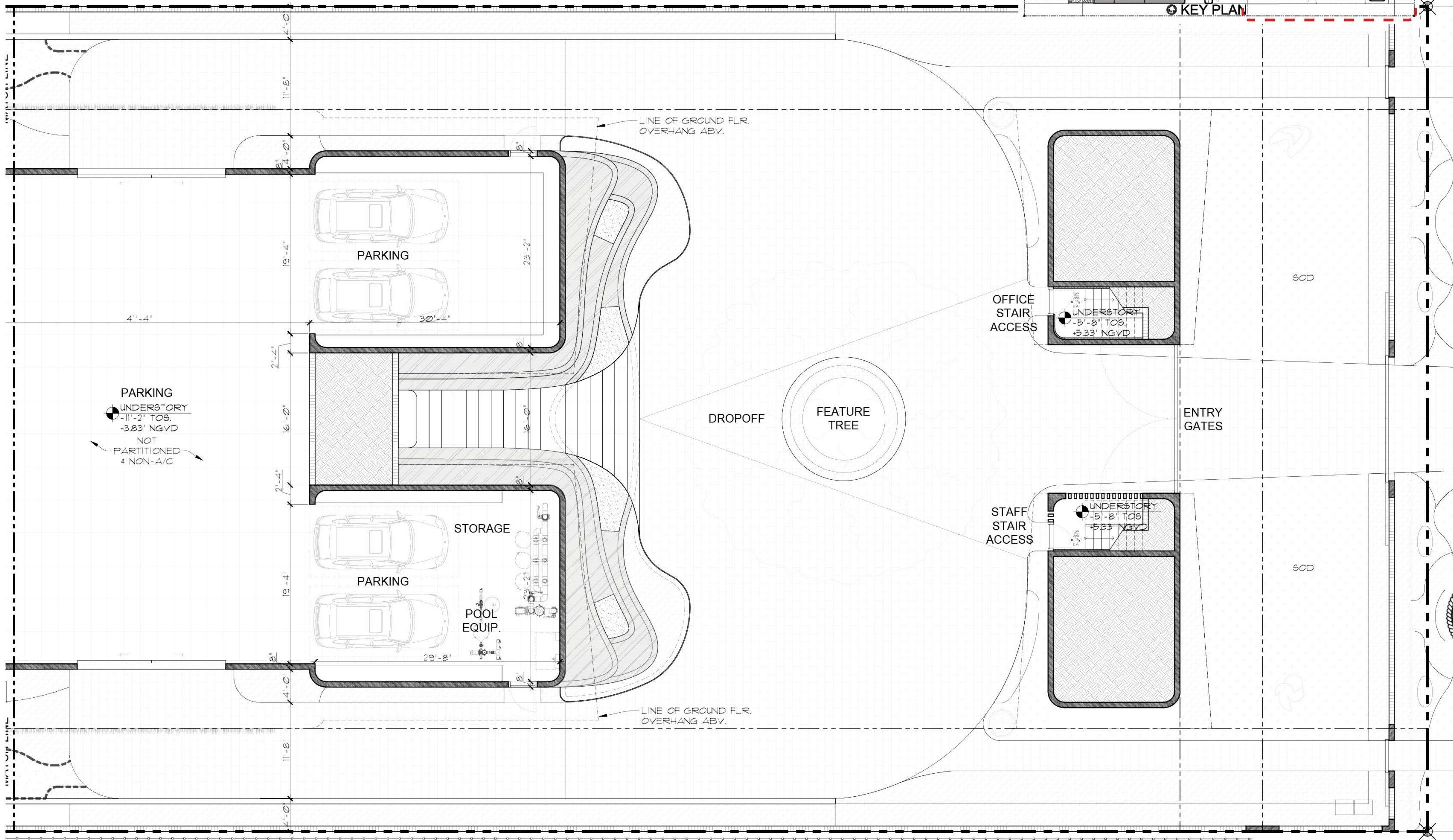
ROOF TERRACE:	
ENCLOSED AREA BELOW:	7,450 SF (100%)
ROOF TERRACE AREA:	403 SF (5.4%)



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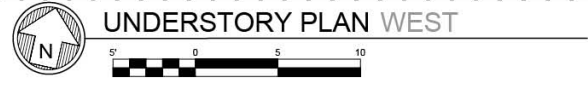
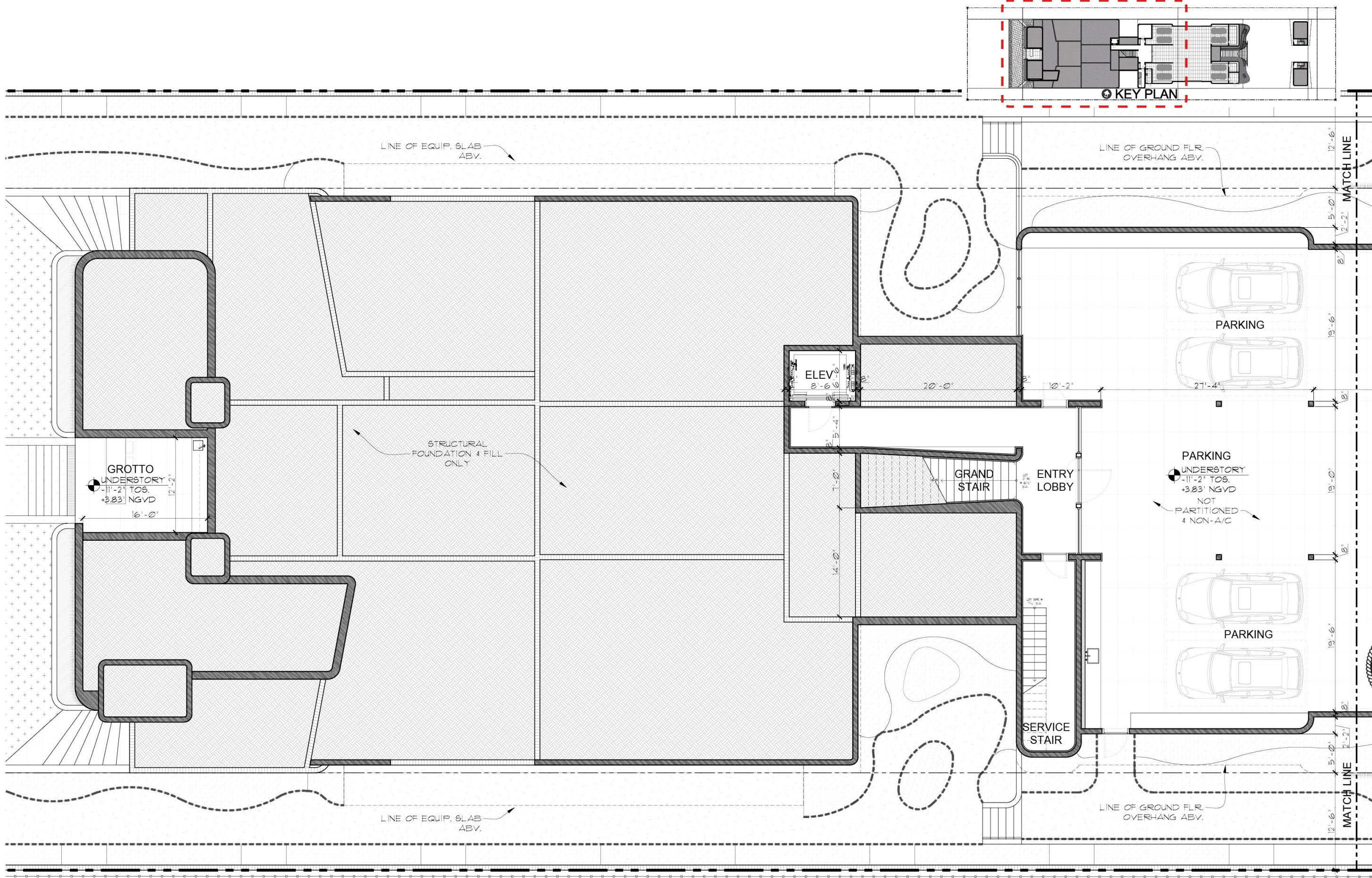
UNDERSTORY PLAN EAST

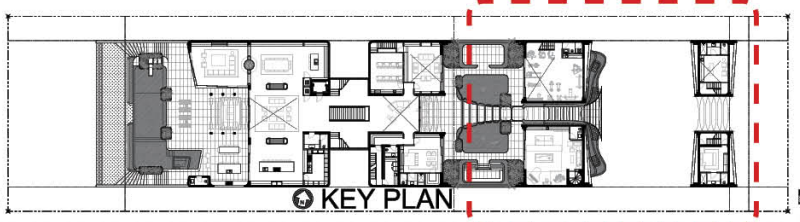
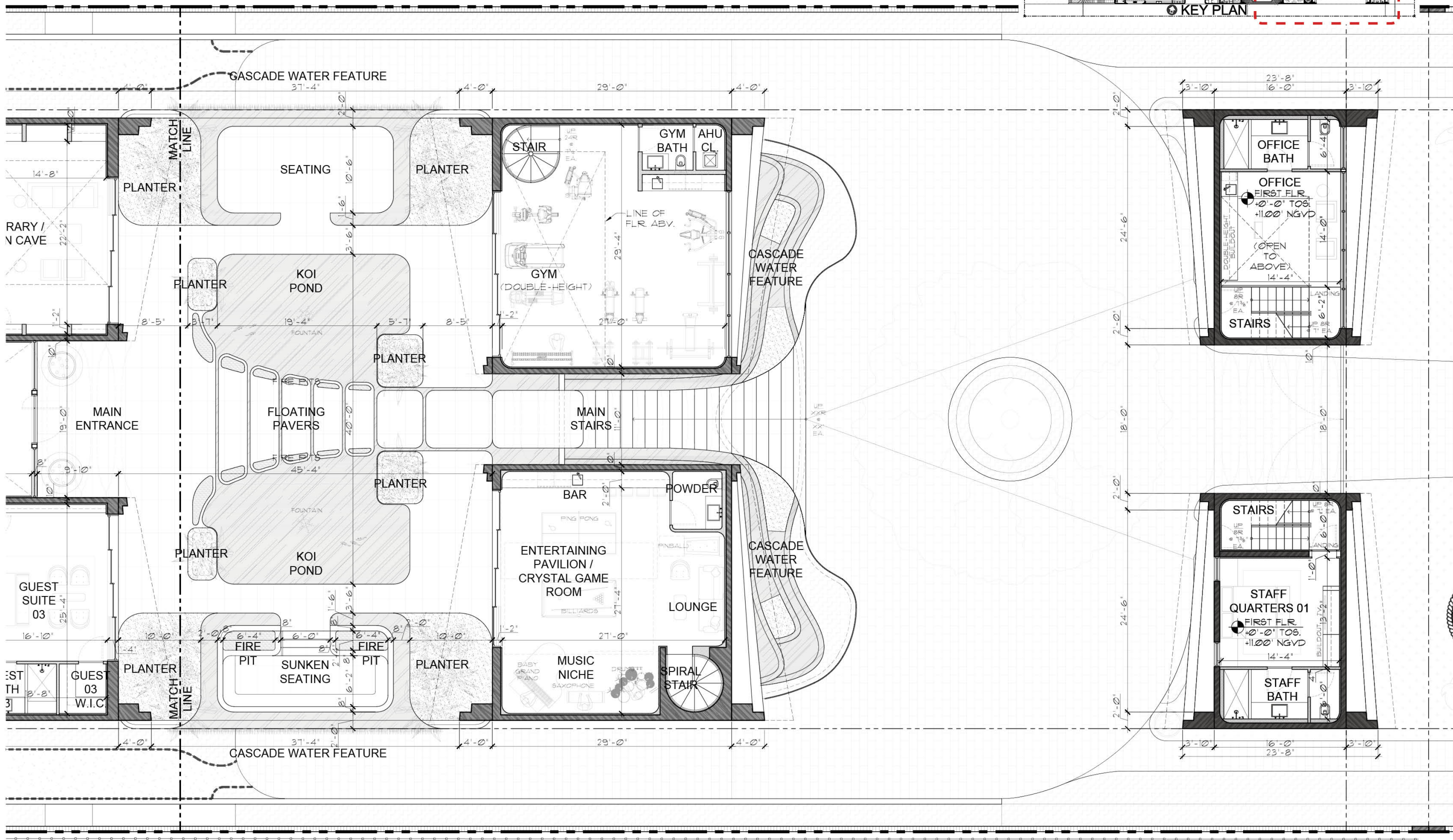
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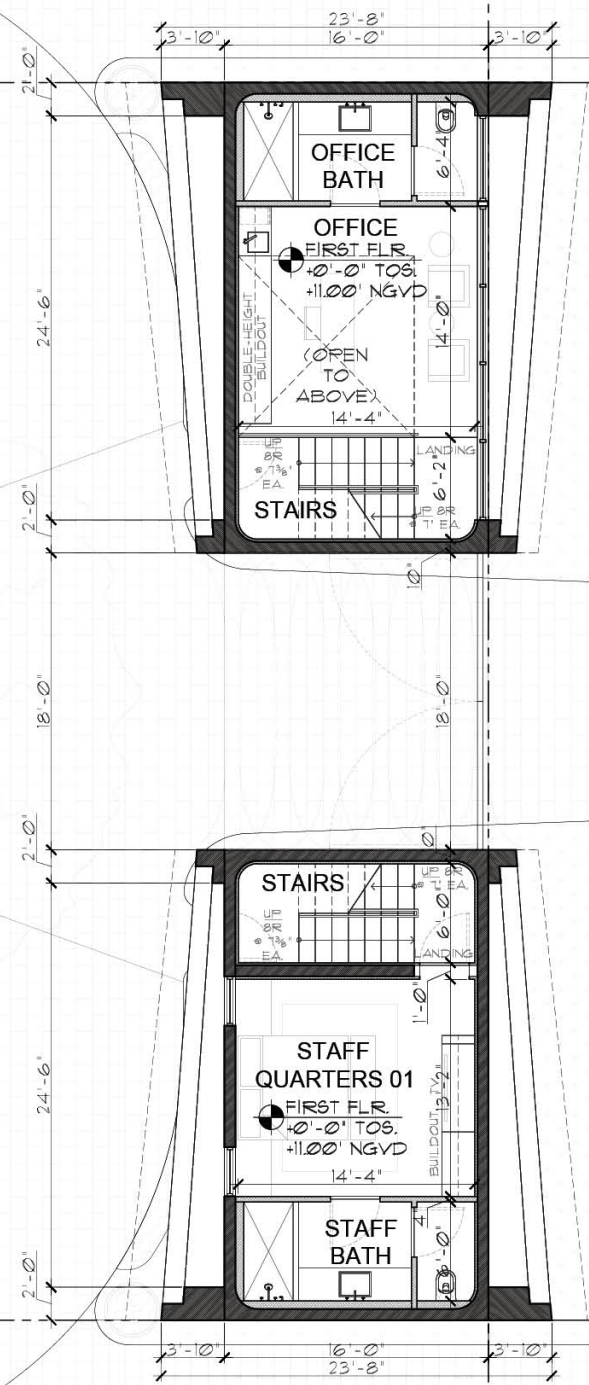


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 **FIRST FLOOR PLAN EAST**

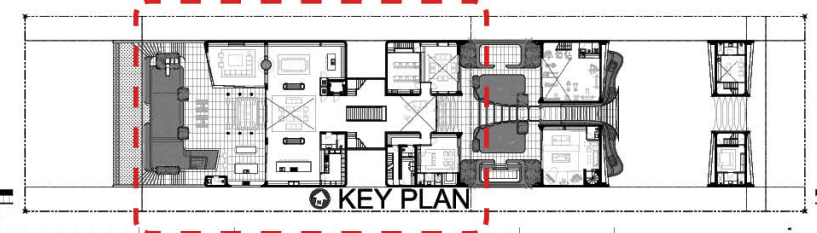
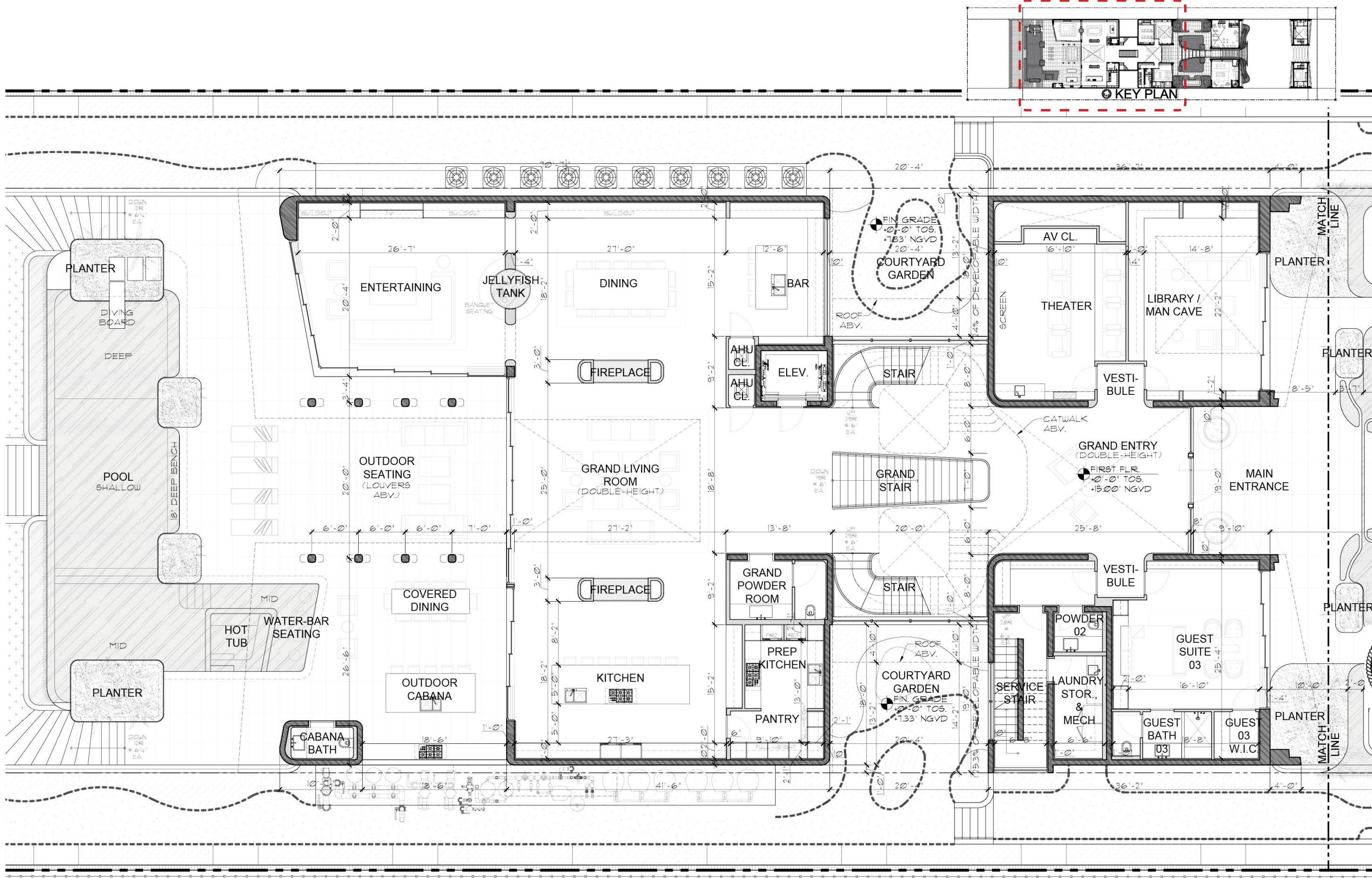


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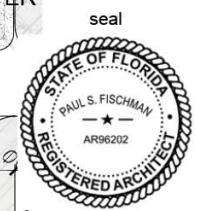


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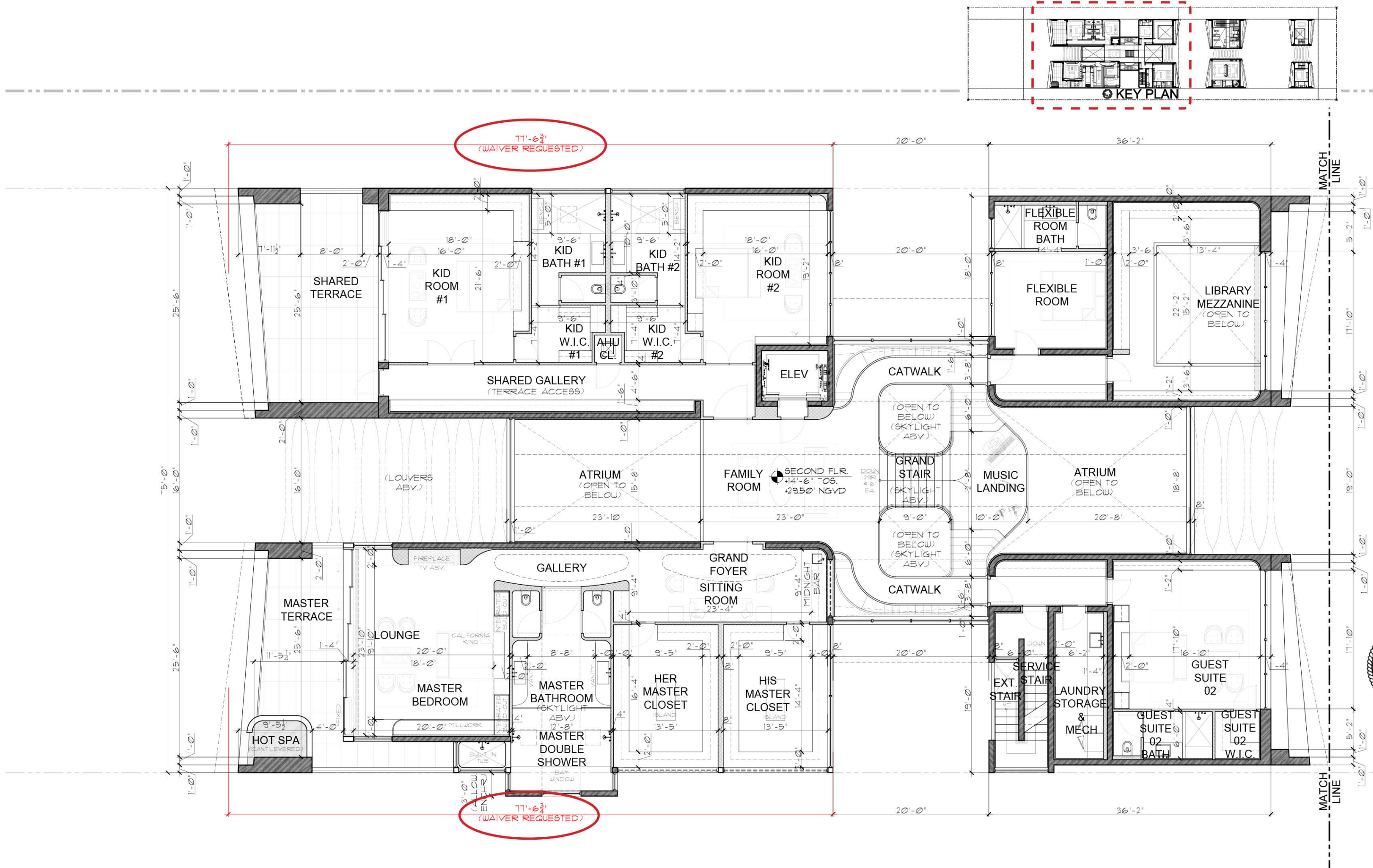


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FIRST FLOOR PLAN WEST

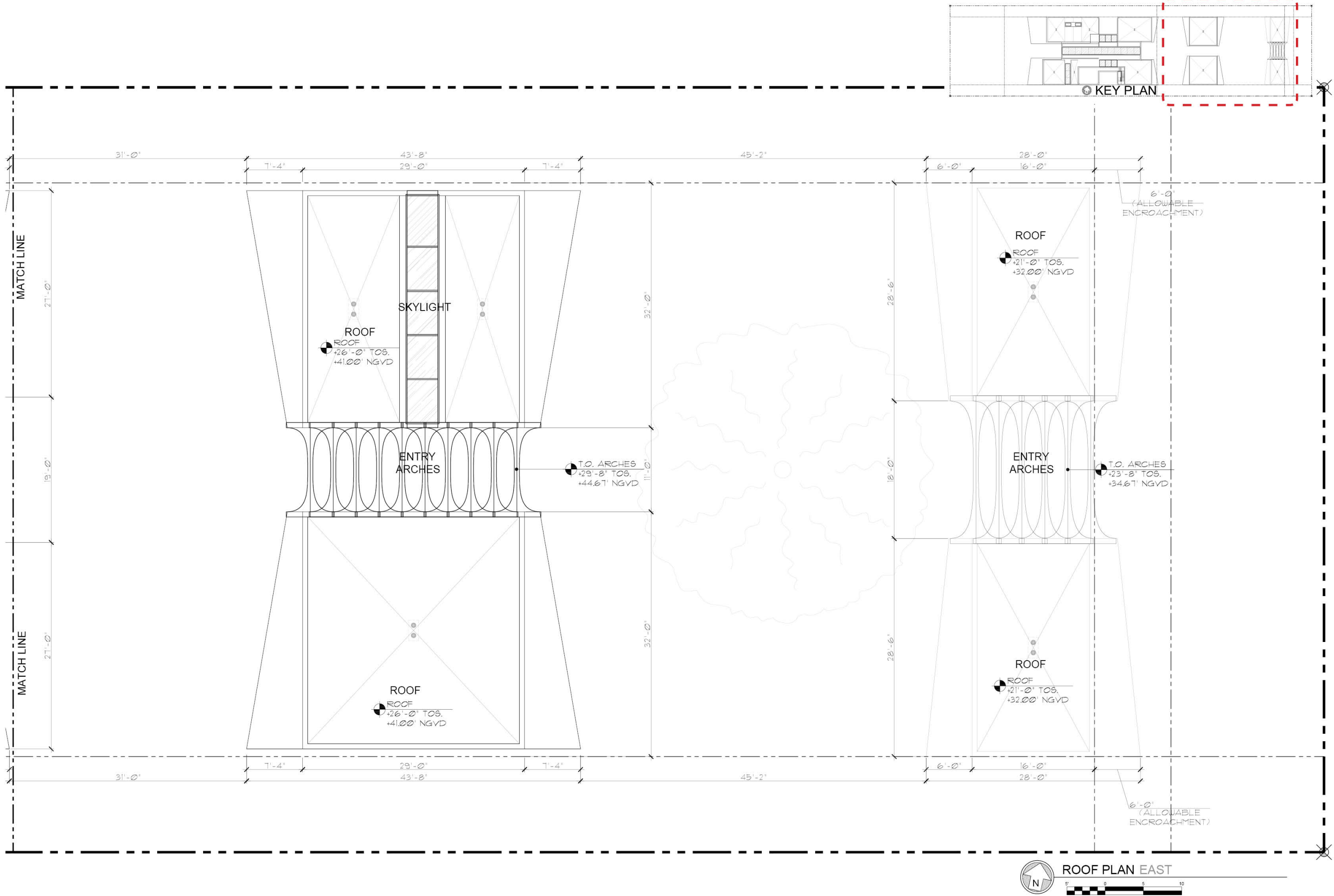
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SECOND FLOOR PLAN WEST





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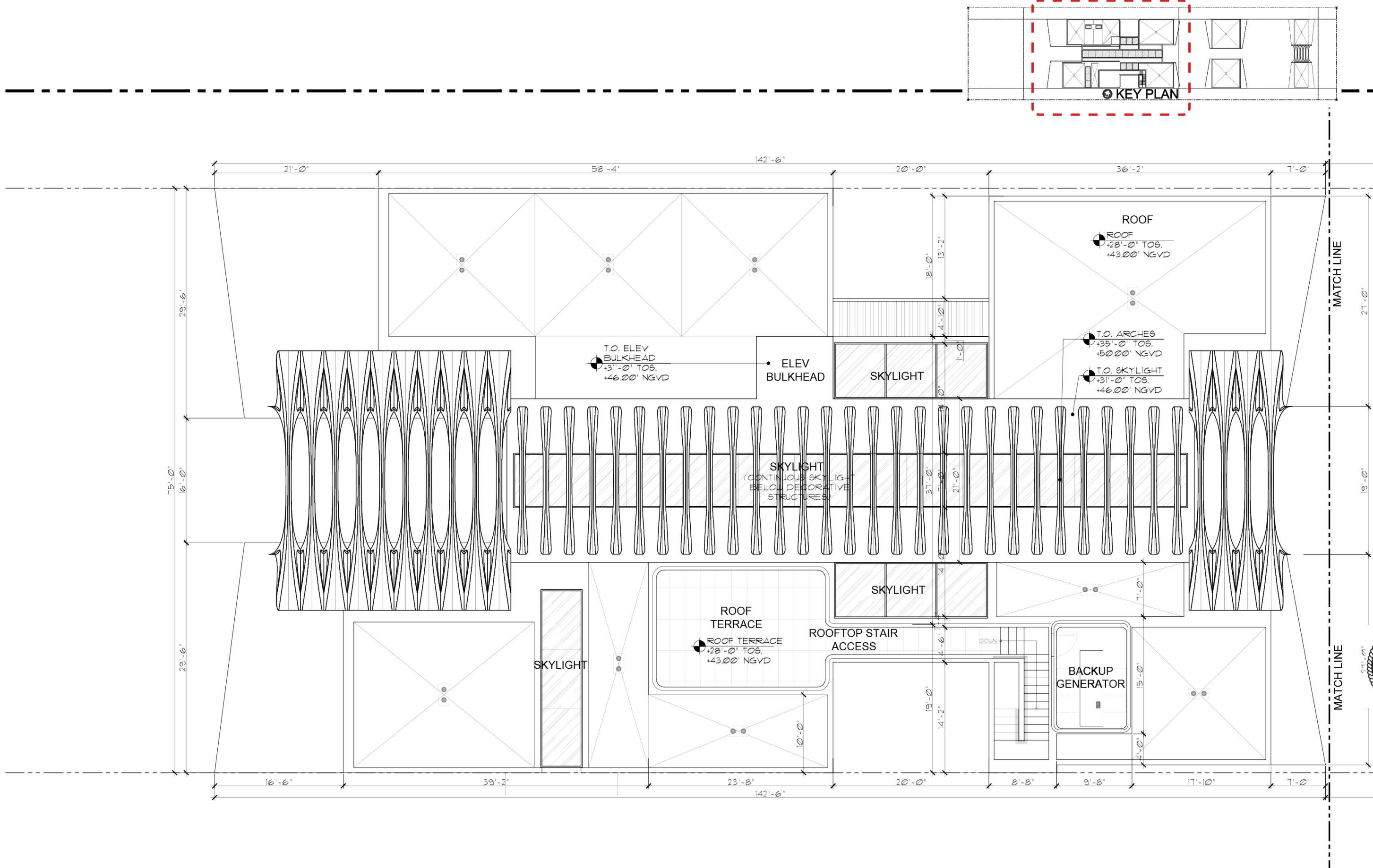
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ROOF PLAN WEST

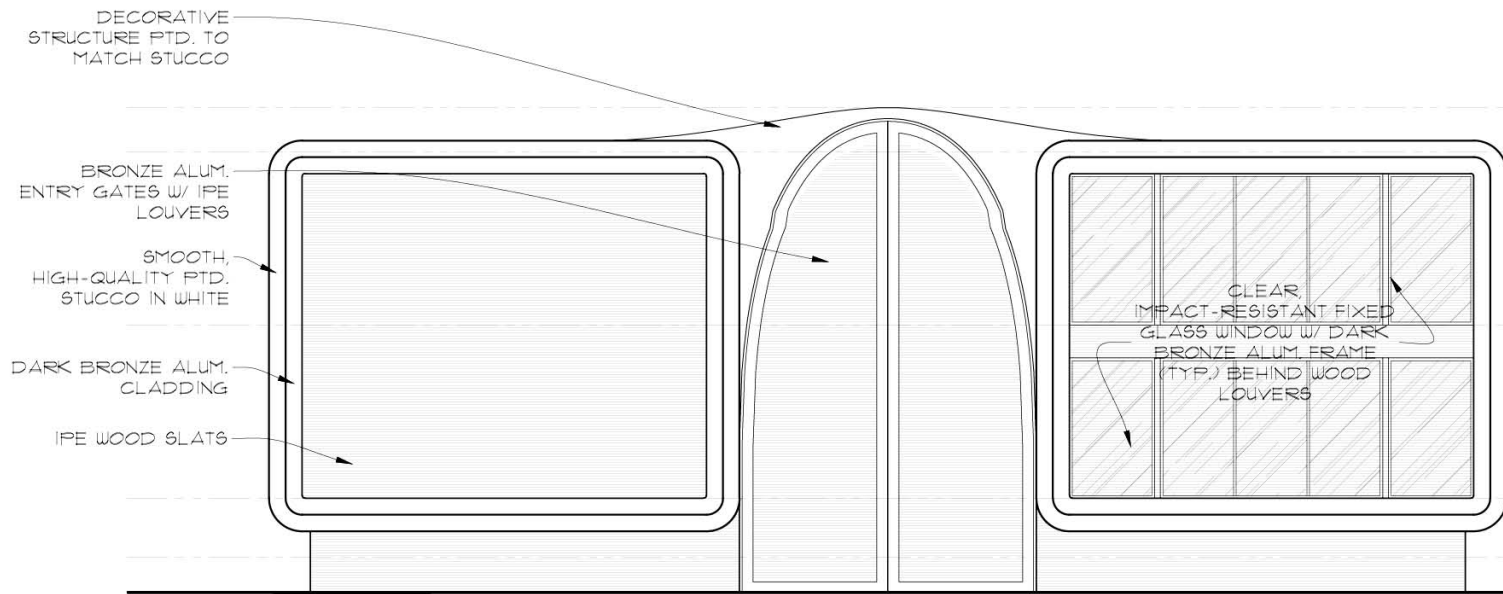
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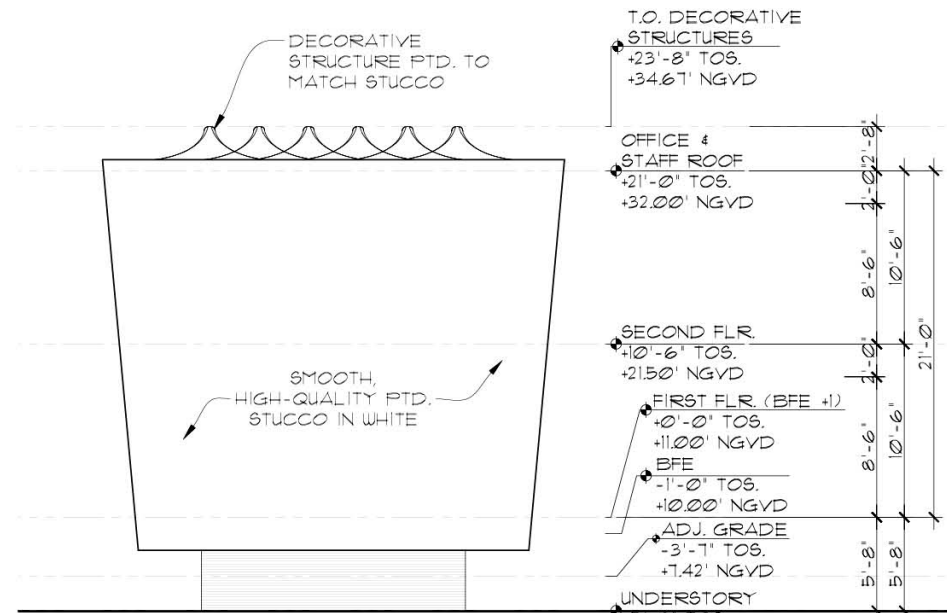
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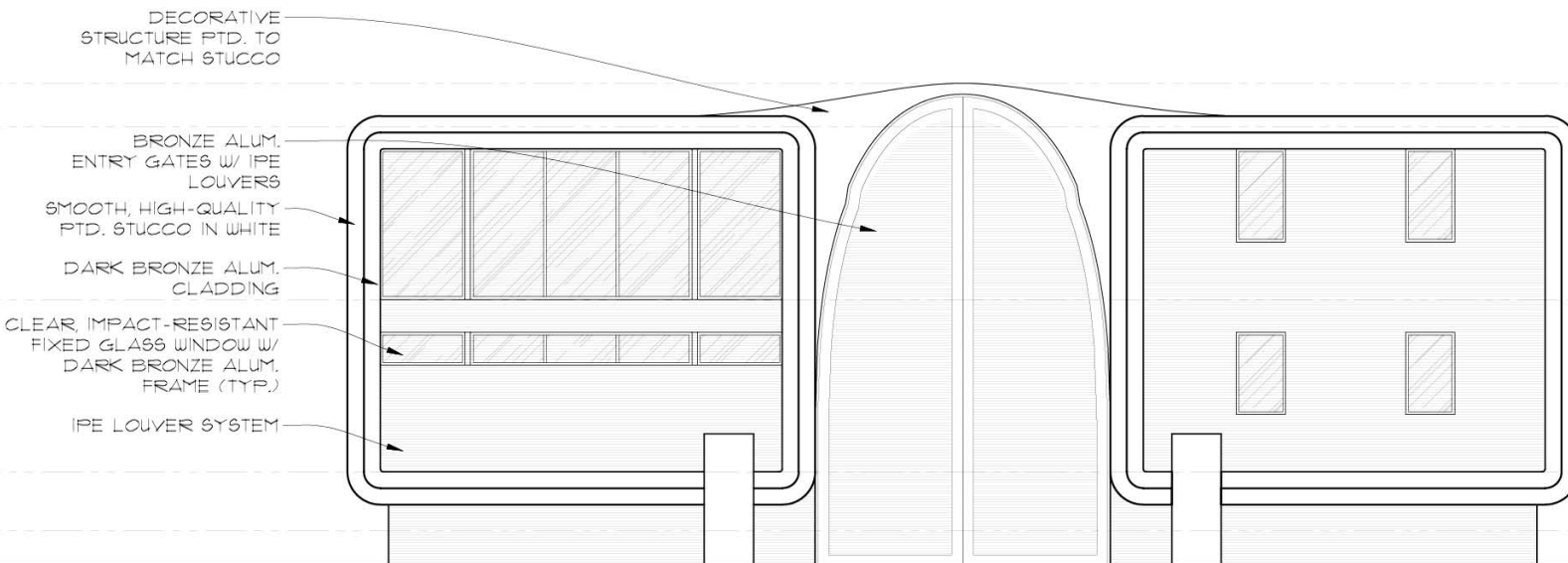
1 OFFICE & STAFF
FRONT ELEVATION (EAST)

T.O. DECORATIVE STRUCTURES	+23'-8" TOS.	+34.61' NGVD
OFFICE & STAFF ROOF	+21'-0" TOS.	+32.00' NGVD
SECOND FLR.	+10'-6" TOS.	+21.50' NGVD
FIRST FLR. (BFE +1)	+0'-0" TOS.	+11.00' NGVD
BFE	-1'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-3'-1" TOS.	+7.42' NGVD
UNDERSTORY	-5'-8" TOS.	+5.33' NGVD
EST. GRADE	-6'-2" TOS.	+4.85' NGVD
BASELINE	-11'-0" TOS.	+0.00' NGVD



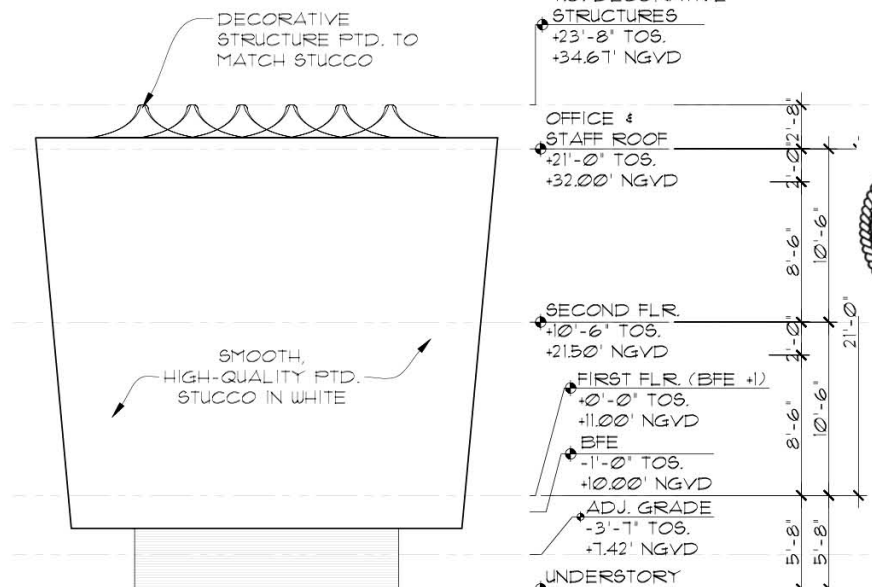
3 OFFICE & STAFF
SIDE ELEVATION (SOUTH)

T.O. DECORATIVE STRUCTURES	+23'-8" TOS.	+34.61' NGVD
OFFICE & STAFF ROOF	+21'-0" TOS.	+32.00' NGVD
SECOND FLR.	+10'-6" TOS.	+21.50' NGVD
FIRST FLR. (BFE +1)	+0'-0" TOS.	+11.00' NGVD
BFE	-1'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-3'-1" TOS.	+7.42' NGVD
UNDERSTORY	-5'-8" TOS.	+5.33' NGVD
EST. GRADE	-6'-2" TOS.	+4.85' NGVD
BASELINE	-11'-0" TOS.	+0.00' NGVD



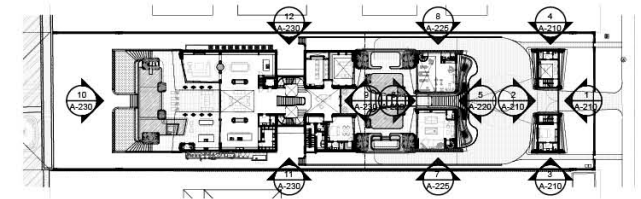
2 OFFICE & STAFF
REAR ELEVATION (WEST)

T.O. DECORATIVE STRUCTURES	+23'-8" TOS.	+34.61' NGVD
OFFICE & STAFF ROOF	+21'-0" TOS.	+32.00' NGVD
SECOND FLR.	+10'-6" TOS.	+21.50' NGVD
FIRST FLR. (BFE +1)	+0'-0" TOS.	+11.00' NGVD
BFE	-1'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-3'-1" TOS.	+7.42' NGVD
UNDERSTORY	-5'-8" TOS.	+5.33' NGVD
EST. GRADE	-6'-2" TOS.	+4.85' NGVD
BASELINE	-11'-0" TOS.	+0.00' NGVD



4 OFFICE & STAFF
SIDE ELEVATION (NORTH)

T.O. DECORATIVE STRUCTURES	+23'-8" TOS.	+34.61' NGVD
OFFICE & STAFF ROOF	+21'-0" TOS.	+32.00' NGVD
SECOND FLR.	+10'-6" TOS.	+21.50' NGVD
FIRST FLR. (BFE +1)	+0'-0" TOS.	+11.00' NGVD
BFE	-1'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-3'-1" TOS.	+7.42' NGVD
UNDERSTORY	-5'-8" TOS.	+5.33' NGVD
EST. GRADE	-6'-2" TOS.	+4.85' NGVD
BASELINE	-11'-0" TOS.	+0.00' NGVD



STAR X
10 WEST STAR ISLAND DR.
MIAMI BEACH, FL., 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd., Suite 201
Miami, Florida 33138
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(305) 892-5292



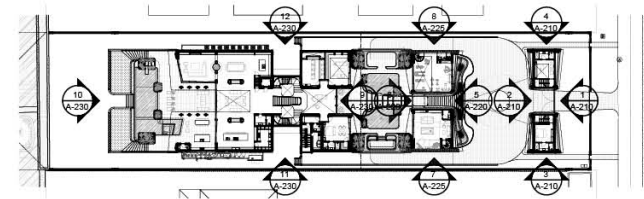
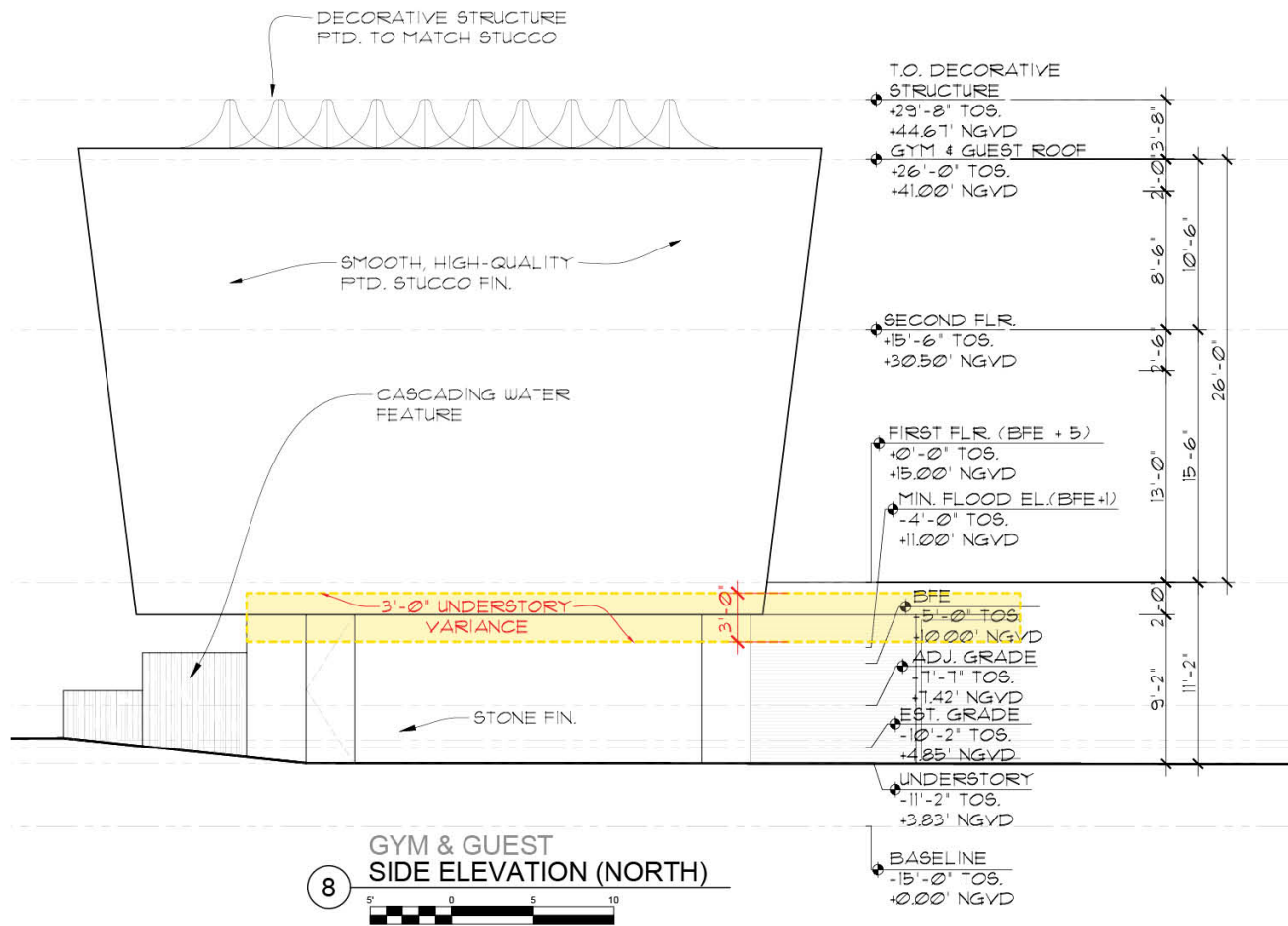
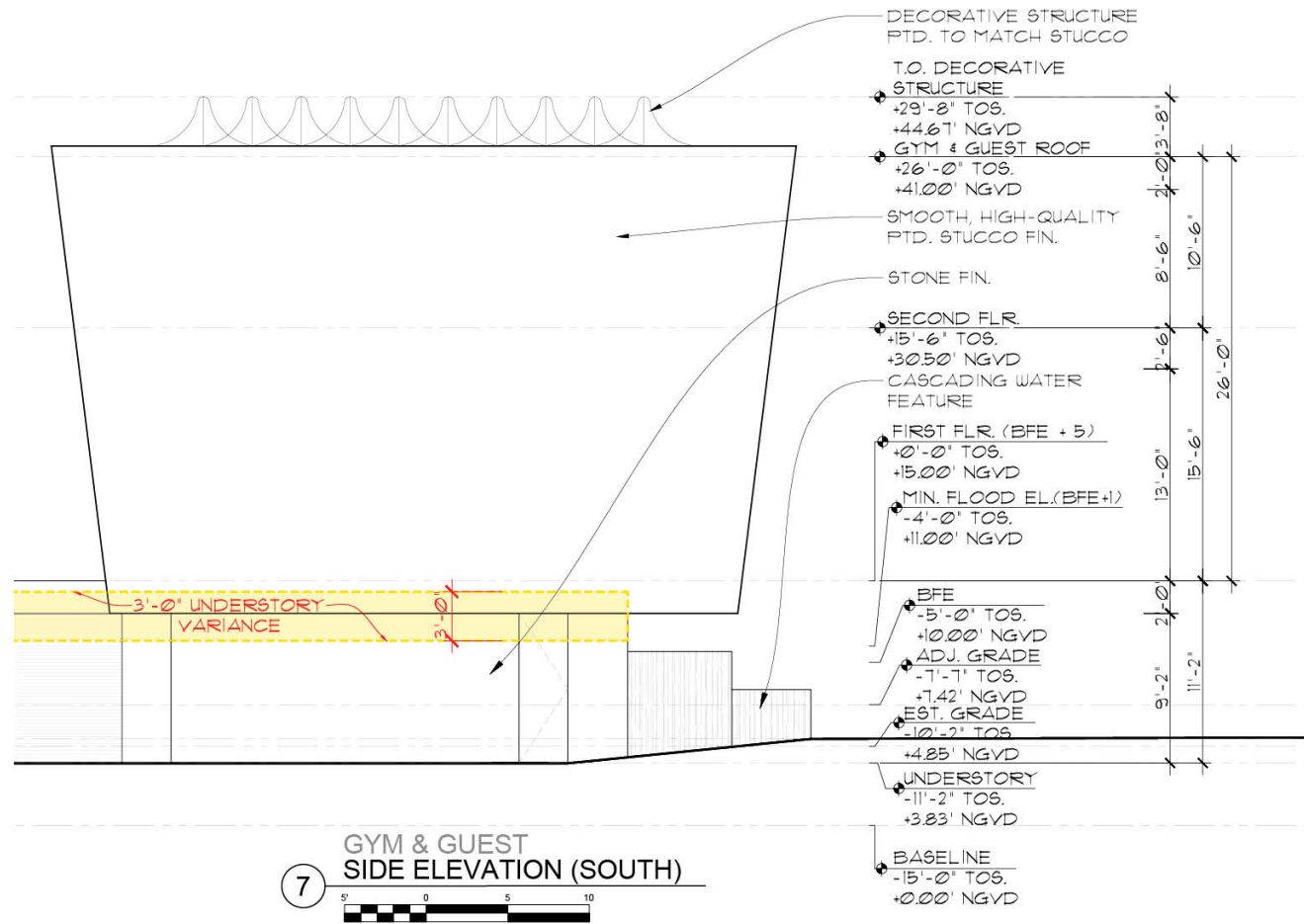
Paul Fischman
Registered Architect
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AA26003009

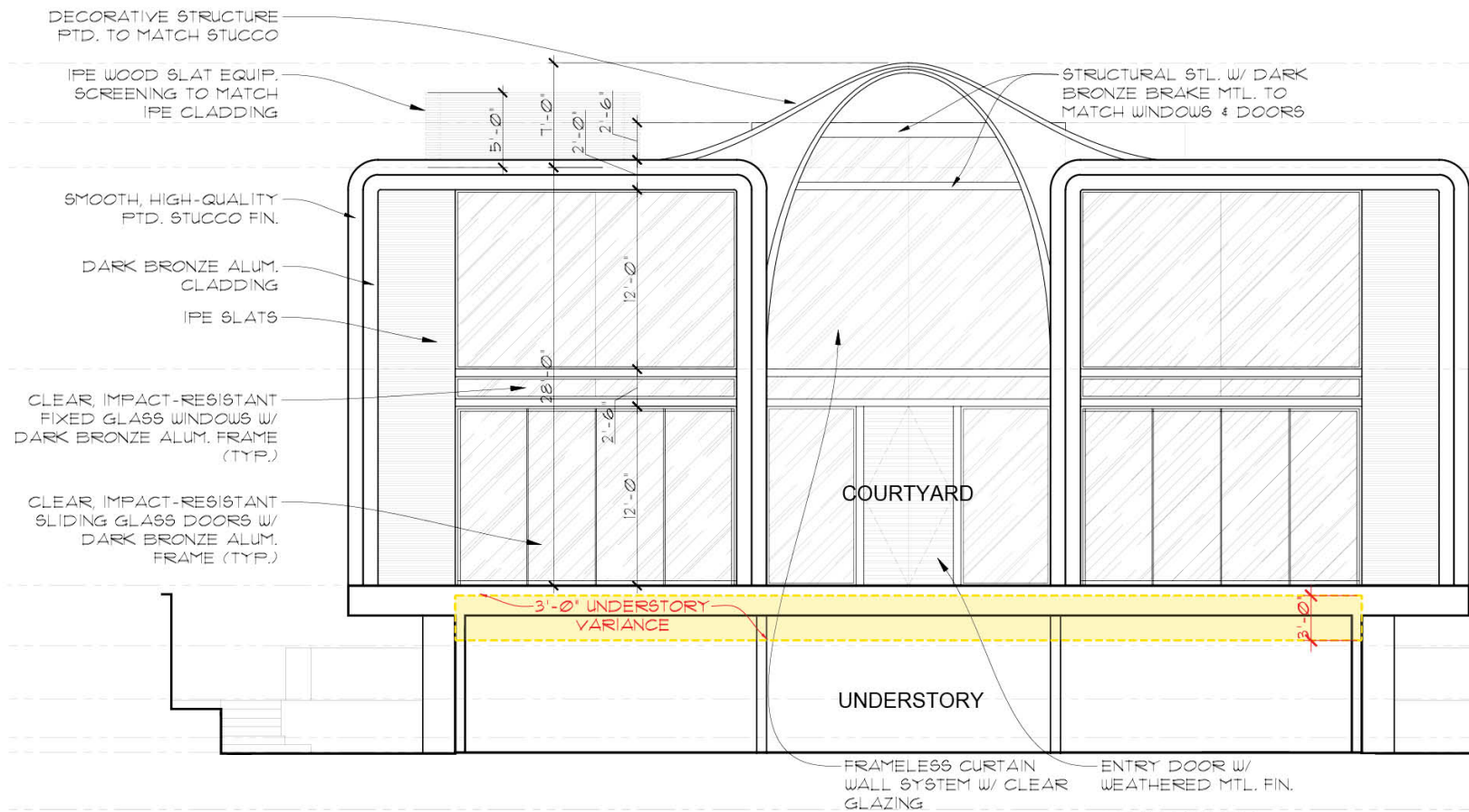
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04/06/2020
FINAL SUBMITTAL
revised:

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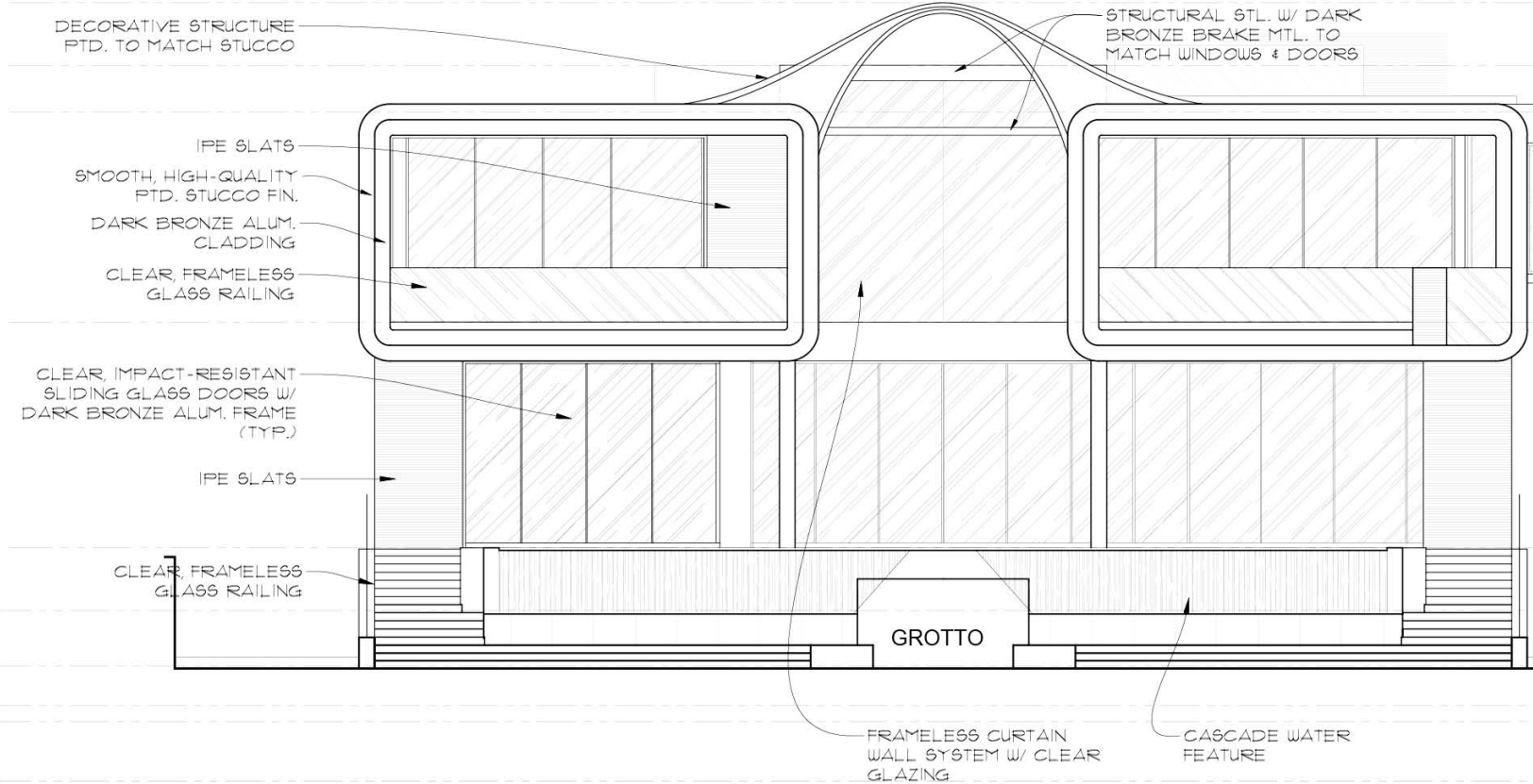
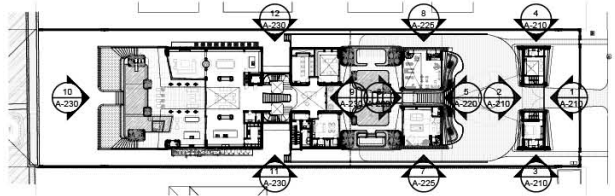




9
MAIN HOUSE
FRONT ELEVATION (EAST)



T.O. DECORATIVE STRUCTURE	+35'-0" TOS.	+50.00' NGVD
T.O. SKYLIGHT	+31'-0" TOS.	+46.00' NGVD
T.O. ROOF	+28'-0" TOS.	+43.00' NGVD
SECOND FLR	+14'-6" TOS.	+29.50' NGVD
FIRST FLR (BFE + 5)	+0'-0" TOS.	+15.00' NGVD
BFE	-5'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-7'-7" TOS.	+7.42' NGVD
EST. GRADE	-10'-2" TOS.	+4.85' NGVD
UNDERSTORY	-11'-2" TOS.	+3.83' NGVD
BASELINE	-15'-0" TOS.	+0.00' NGVD

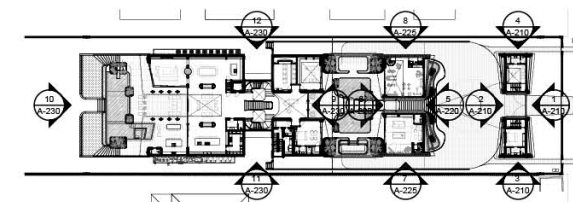
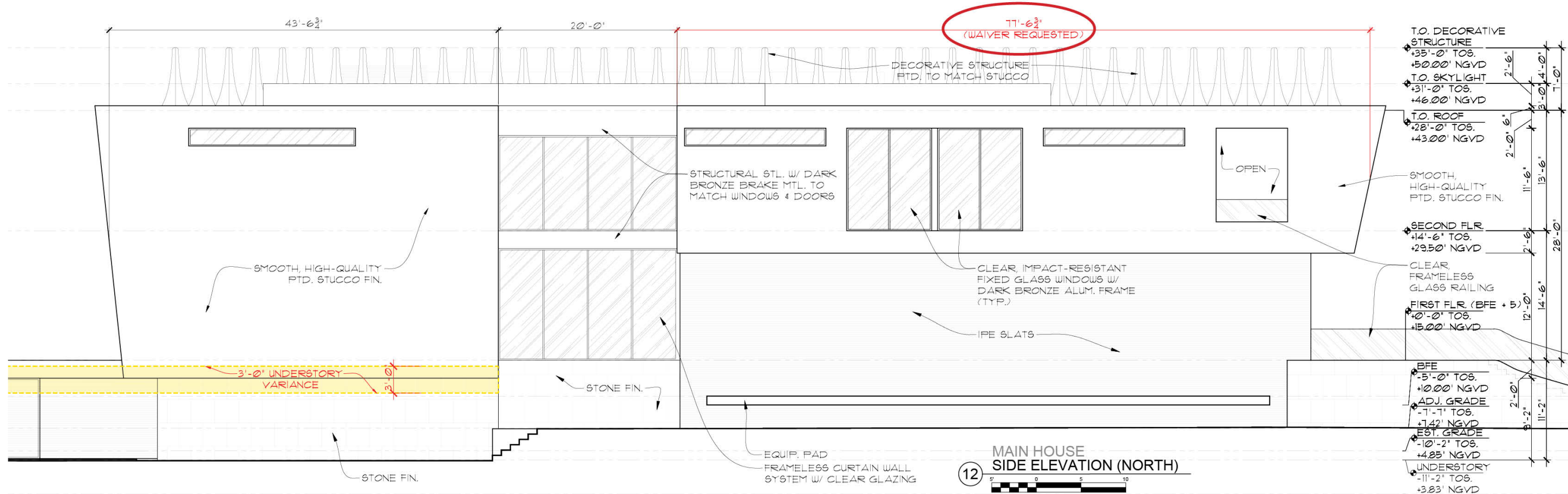
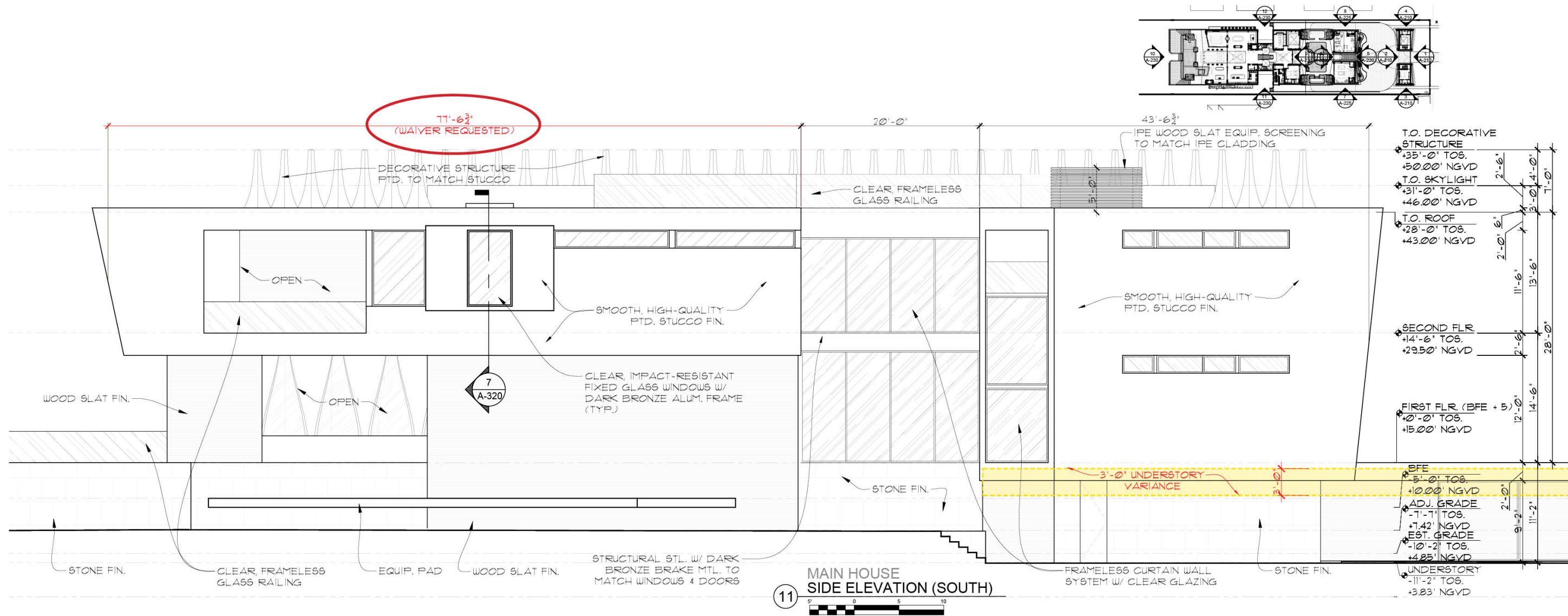


10
MAIN HOUSE
REAR ELEVATION (WEST)



T.O. DECORATIVE STRUCTURE	+35'-0" TOS.	+50.00' NGVD
T.O. SKYLIGHT	+31'-0" TOS.	+46.00' NGVD
T.O. ROOF	+28'-0" TOS.	+43.00' NGVD
SECOND FLR	+14'-6" TOS.	+29.50' NGVD
FIRST FLR (BFE + 5)	+0'-0" TOS.	+15.00' NGVD
BFE	-5'-0" TOS.	+10.00' NGVD
ADJ. GRADE	-7'-7" TOS.	+7.42' NGVD
EST. GRADE	-10'-2" TOS.	+4.85' NGVD
UNDERSTORY	-11'-2" TOS.	+3.83' NGVD
BASELINE	-15'-0" TOS.	+0.00' NGVD





NOTES:

1. ALL FIELD DRAIN SHALL HAVE PEDESTRIAN RATED TOP.
2. ALL GRADES SHOWN (EXISTING AND PROPOSED) REFER TO NGVD 1929 DATUM.

NOTE:
ALL SD PIPING LINES SHALL BE SLOPED AT 1% UNLESS OTHERWISE NOTED.

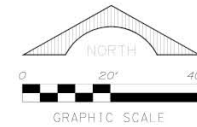
NOTE:
FOR SITE DIMENSIONS AND MINIMUM SET-BACKS REFER TO ARCHITECTURAL SITE PLAN.

NOTE:
FOR RWL CONTINUATION REFER TO PLUMBING PLANS.

* PROPOSED BACKFLOW PREVENTER (RPZ) MUST BE LOCATED INSIDE PROPERTY BUT NO FURTHER THAN 5'-0" FROM RIGHT-OF-WAY.

MIAMI BEACH NOTES:

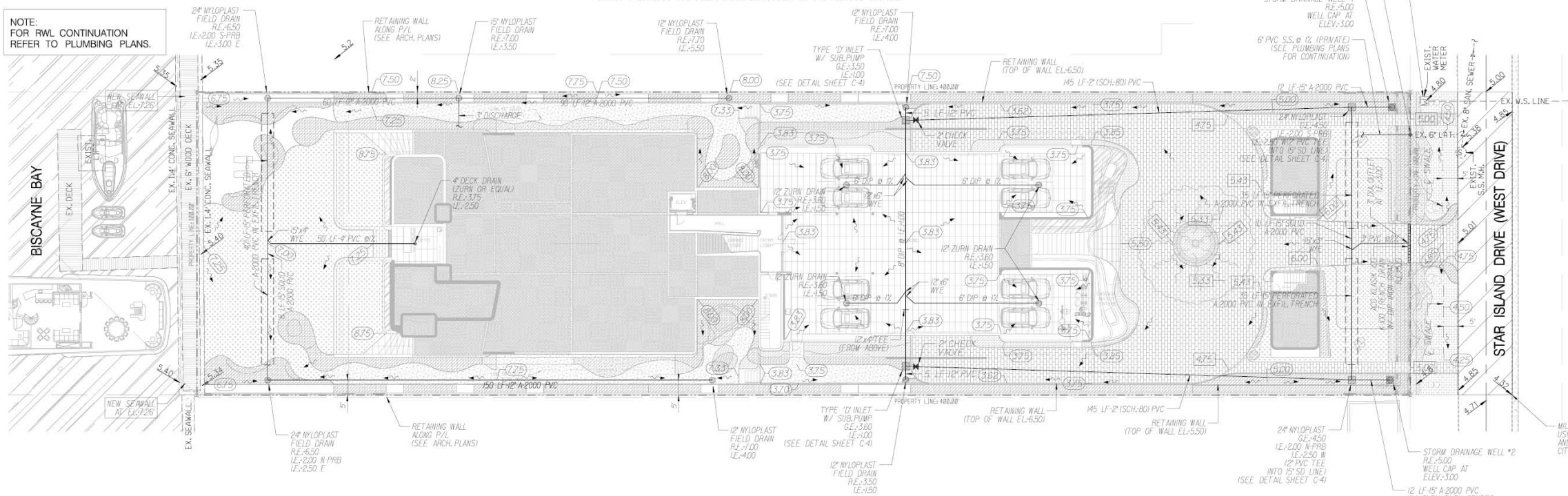
1. REMOVE AND REPLACE CURB & GUTTER ALONG THE ENTIRE PROPERTY.
2. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
3. ANY WORK IMPROVEMENTS WITHIN THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT OF RIGHT-OF-WAY CONSTRUCTION PERMIT.
4. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE CMB PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
5. THE CONTRACTOR/PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.
6. A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO BE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HAL.
7. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONCRETE DECORATIVE CONSTRUCTION REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART 1/SECTION 2/1/4).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED AND SURFACE RUN-OFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE AND CITY OF MIAMI BEACH CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUN-OFF RATES, VOLUME AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY.



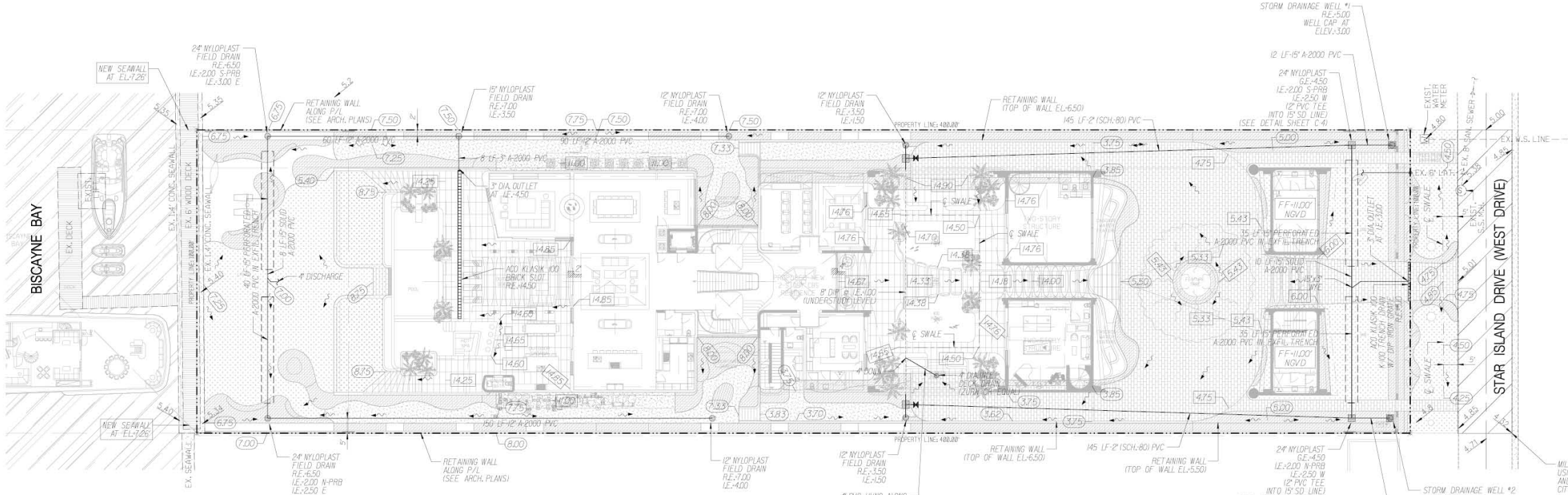
LOCATION MAP
NTS

LEGEND

- R.E. RM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- FF+15.00 FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- EXISTING GRADE
- EXISTING WATER METER
- PROPOSED GRADE
- PROPOSED CONCRETE GRADE
- STONE PAVERS OVER 1" SAND OVER 8" LIMEROCK BASE OVER 12" COMPACTED SUBGRADE AT 98% M.N. DENSITY



OVERALL UNDERSTORY PLAN



OVERALL SITE PLAN

REVISIONS:	1	2	3	4	5	6	7	8

Choeff + Levy P.A.
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Star X
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MIAMI BEACH
CIVIL ENGINEERING PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 918
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33322
Phone: (954) 986-9899
Fax: (954) 986-6855

DATE: 04/06/20
DESIGNED BY: G.G.B.
SCALE: 1"=20'
DRAWN BY: M.M.

PROJECT NO.: 20-0115
SHEET C-1

This document has been electronically signed by Gary G. Bloom, P.E. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

GARY G. BLOOM, P.E.
FLA. LIC. NO. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER