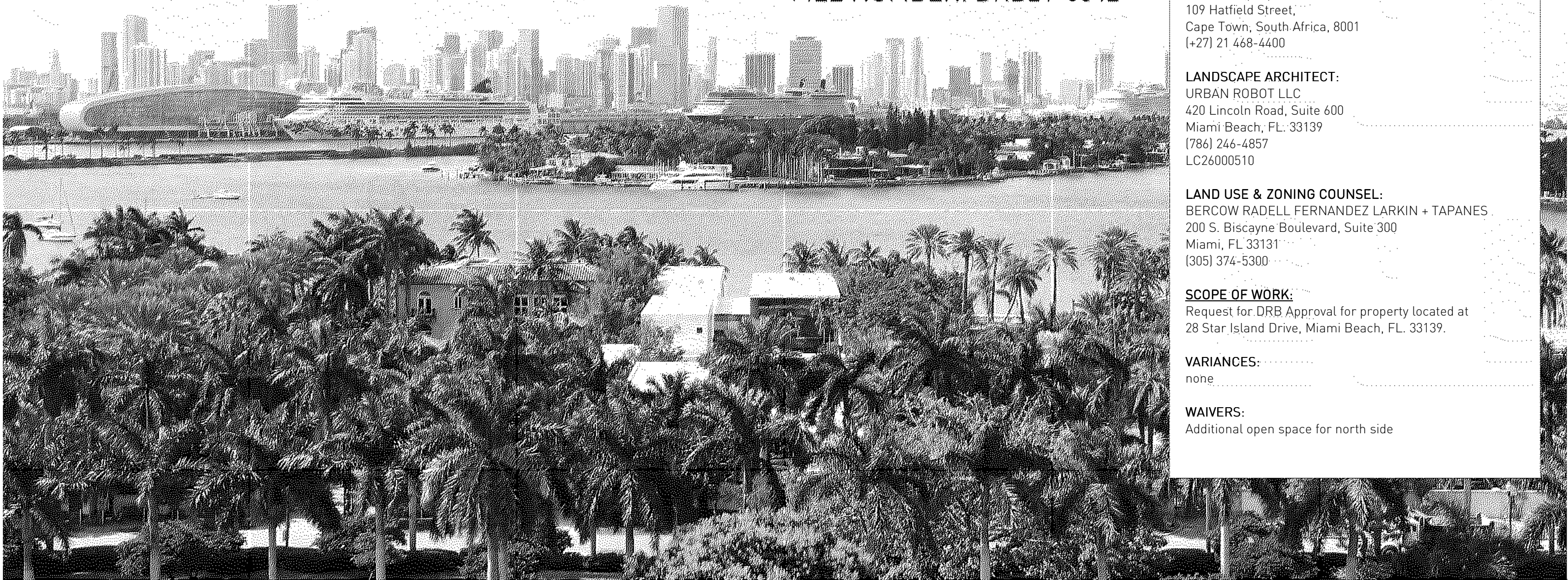




US MIA STAR 28

DRB FIRST SUBMITTAL 02_16_2021

FILE NUMBER: DRB21-0642

REQUEST FOR DRB APPROVAL FOR:
NEW SINGLE FAMILY RESIDENCE ON VACANT LAND
28 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139

ARCHITECT:
URBAN ROBOT LLC
420 Lincoln Road, Suite 600
Miami Beach, FL. 33139
(786) 246-4857
AA26002760

LEAD DESIGNER:
SAOTA
109 Hatfield Street,
Cape Town, South Africa, 8001
(+27) 21 468-4400

LANDSCAPE ARCHITECT:
URBAN ROBOT LLC
420 Lincoln Road, Suite 600
Miami Beach, FL. 33139
(786) 246-4857
LC26000510

LAND USE & ZONING COUNSEL:
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131
(305) 374-5300

SCOPE OF WORK:
Request for DRB Approval for property located at
28 Star Island Drive, Miami Beach, FL. 33139.

VARIANCES:
none

WAIVERS:
Additional open space for north side

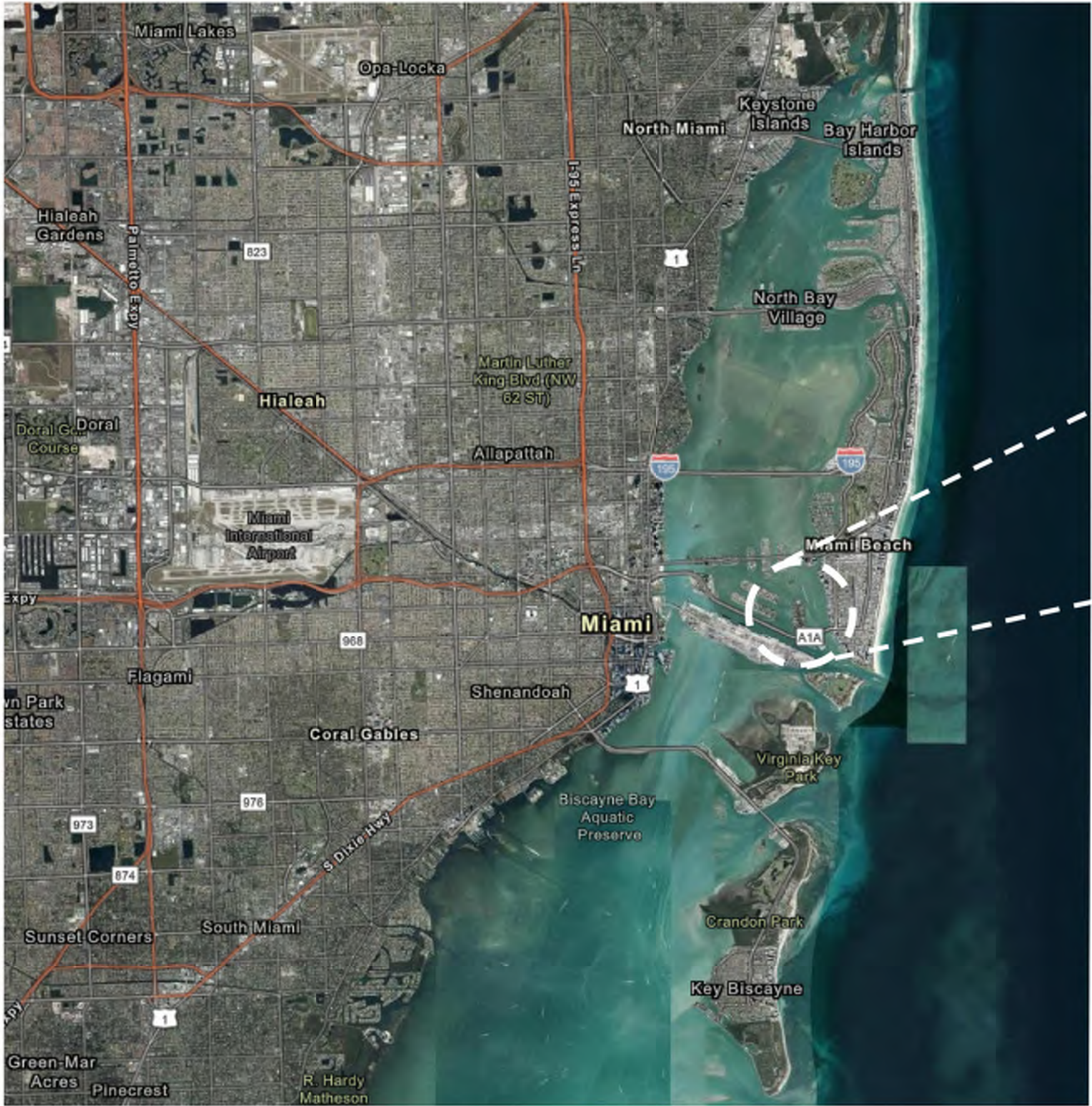
INDEX OF DRAWINGS:

A-001	COVER SHEET	G-021	3D REALISTIC RENDERING - STREET VIEW
A-002	INDEX OF DRAWINGS	G-022	3D REALISTIC RENDERING - STREET VIEW
A-003	ZONING DATA	G-023	3D REALISTIC RENDERING - ENTRANCE VIEW
A-004	LOCATION PLAN	G-024	3D REALISTIC RENDERING - DRIVEWAY
A-005	SITE SURVEY	G-025	3D REALISTIC RENDERING - VIEW FROM BAY
A-006	SITE PHOTOS	G-026	3D REALISTIC RENDERING - VIEW FROM BAY
A-007	SITE PHOTOS	G-027	RENDERING - STREET VIEW (NO TREES)
A-008	NEIGHBOR CONSIDERATIONS	G-028	RENDERING - STREET VIEW
A-009	NEIGHBOR CONSIDERATIONS	G-029	RENDERING - ENTRANCE VIEW (NO TREES)
A-050	LOT COVERAGE DIAGRAM	G-030	RENDERING - ENTRANCE VIEW
A-051	LOT COVERAGE DIAGRAM	G-031	RENDERING - UNDERSTORY VIEW (NO TREES)
A-052	UNIT SIZE DIAGRAM	G-032	RENDERING - UNDERSTORY VIEW
A-053	UNIT SIZE DIAGRAM	G-033	RENDERING - POOL VIEW (NO TREES)
A-054	MAX ROOF DECK DIAGRAM	G-034	RENDERING - POOL VIEW
A-055	ROOF COMPLIANCE DIAGRAM	G-035	RENDERING - BAYSIDE GARDEN VIEW (NO TREES)
A-056	YARD OPEN SPACE DIAGRAM	G-036	RENDERING - BAYSIDE GARDEN VIEW
A-057	UNDERSTORY OPEN AIR DIAGRAM	G-037	RENDERING - VIEW FROM BAY (NO TREES)
A-058	UNDERSTORY OPEN AIR DIAGRAM	G-038	RENDERING - VIEW FROM BAY
A-059	UNDERSTORY OPEN AIR DIAGRAM		
A-060	STRUCTURE & BREAKAWAY PLAN		
A-061	60FT MAX ELEVATION	L-001	TREE PROTECTION & REPLACEMENT PLAN
A-062	60FT MAX ELEVATION	L-002	TREE PROTECTION & REPLACEMENT SCHEDULE
A-101	SITE PLAN	L-003	TREE SURVEY REPORT
A-102	UNDERSTORY	L-200A	UNDERSTORY CANOPY PLANTING PLAN
A-103	FIRST FLOOR PLAN	L-200B	UNDERSTORY PLANTING PLAN
A-104	SECOND FLOOR PLAN	L-201A	FIRST FLOOR CANOPY PLANTING PLAN
A-105	ROOF	L-201B	FIRST FLOOR PLANTING PLAN
A-201	ELEVATIONS	L-202	SECOND FLOOR PLANTING PLAN
A-202	ELEVATIONS	L-203	ROOF PLANTING PLAN
A-301	SECTIONS		
A-302	SECTIONS		
A-303	RENDERED SECTION		
A-601	MATERIAL BOARD		
A-901	AXONOMETRIC VIEWS		
A-902	AXONOMETRIC VIEWS		
A-903	RENDERED AXO - SW (NO TREES)		
A-904	RENDERED AXO - SOUTH-WEST		
A-905	RENDERED AXO - SE (NO TREES)		
A-906	RENDERED AXO - SOUTH-EAST		

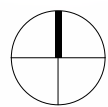
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	28 Star Island Drive, Miami Beach, FL. 33139		
2	Folio number(s):	02-4204-001-0235		
3	Board and file numbers :	DRB21-0642		
4	Year built:	vacant land	Zoning District:	RS-1
5	Based Flood Elevation:	AE 10.00	Grade value in NGVD:	5.18'
6	Adjusted grade (Flood+Grade/2):	7.59'	Free board: Minimum Required:	+1' (+11' NGVD)
			Proposed (project benchmark):	+5' (+15' NGVD)
7	Lot Area:	40,000 SF		
8	Lot width:	100'	Lot Depth:	400'
9	Max Lot Coverage SF and %:	12,000 SF (30%)	Proposed Lot Coverage SF and %:	11,741 SF (29.3%)
10	Existing Lot Coverage SF and %:	vacant land	Lot coverage deducted (garage-storage) SF:	600 SF
11	Front Yard Open Space SF and %:	78%	Rear Yard Open Space SF and %:	70%
12	Max Unit Size SF and %:	20,000 SF (50%)	Proposed Unit Size SF and %:	19,999 SF (49%)
13	Existing First Floor Unit Size:	vacant land	Proposed First Floor Unit Size (incl. Acc.Str.):	8,053 SF
			Proposed Second Floor Unit Size:	7,588 SF

		Required	Existing	Proposed	Deficiencies
18	Height:	28'		28'-0"	
	Setbacks:				
	Understory level:	20'-0"		22'-0 17/128"	
19	Front First level:	20'-0"		81'-10"	
20	Front Second level:	30'-0"		113'-7"	
21	Side 1:	12'-6"		12'-6"	
22	Side 2 or (facing street):	12'-6"		12'-6"	
23	Rear:	50'-0"		120'-10 3/4"	
	Accessory Structure Side 1:	12'-6"		12'-6"	
24	Acc. Str. Side 2 or (facing street) :	12'-6"		75'-8"	
25	Accessory Structure Rear:	25'		37'-4"	
26	Sum of Side yard :	25'		25'-0"	
27	Located within a Local Historic District?		Yes or <u>No</u>		
28	Designated Historic SingleFam Residence?		Yes or <u>No</u>		
29	Determined to be Architecturally Significant?		Yes or <u>No</u>		
ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 10	6	Flood Design Class:	—
2	FIRM Map Number	12086C0319L	7	Building Use:	Single-Family Residence
3	Base Flood Elevation (BFE):	10.00' NGVD	8	Lowest Elevation of Equipment:	11'-0" min.
4	Proposed Design Flood Elevation: <i>(Main Residence Lwst Habitable Lvl)</i> Proposed Top of Next Higher Floor: <i>(Next Highest Habitable Lvl)</i> Proposed Main House First FL. Elev:	11.00' NGVD 31.00 18.00	9	Lowest Adjacent Grade:	—
5	Crown of Road Elevation:	5.17' NGVD	10	Highest Adjacent Grade:	Pending



28 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139



DWG: A-004

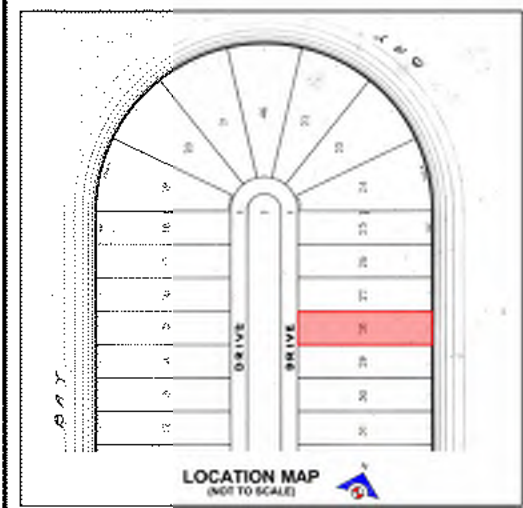
LOCATION PLAN

02/16/2012

28 STAR ISLAND
DRB SUBMITTAL

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MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002



AERIAL MAP
(NOT TO SCALE)

PROPERTY ADDRESS:
28 STAR ISLAND DRIVE MIAMI BEACH, FL. 33139

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120651 PANEL NO. 0019 SUFFIX L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 10.0' MGD

LEGAL DESCRIPTION:
LOT 28, OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: BOUNDARY SURVEY

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY DOES NOT DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1-10 FOOT FOR NATURAL GROUND SURFACES AND VIDE FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1-10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: E-13 ELEVATION 9.47 FEET (N.G.V.D. 1928)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1928.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND FOR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

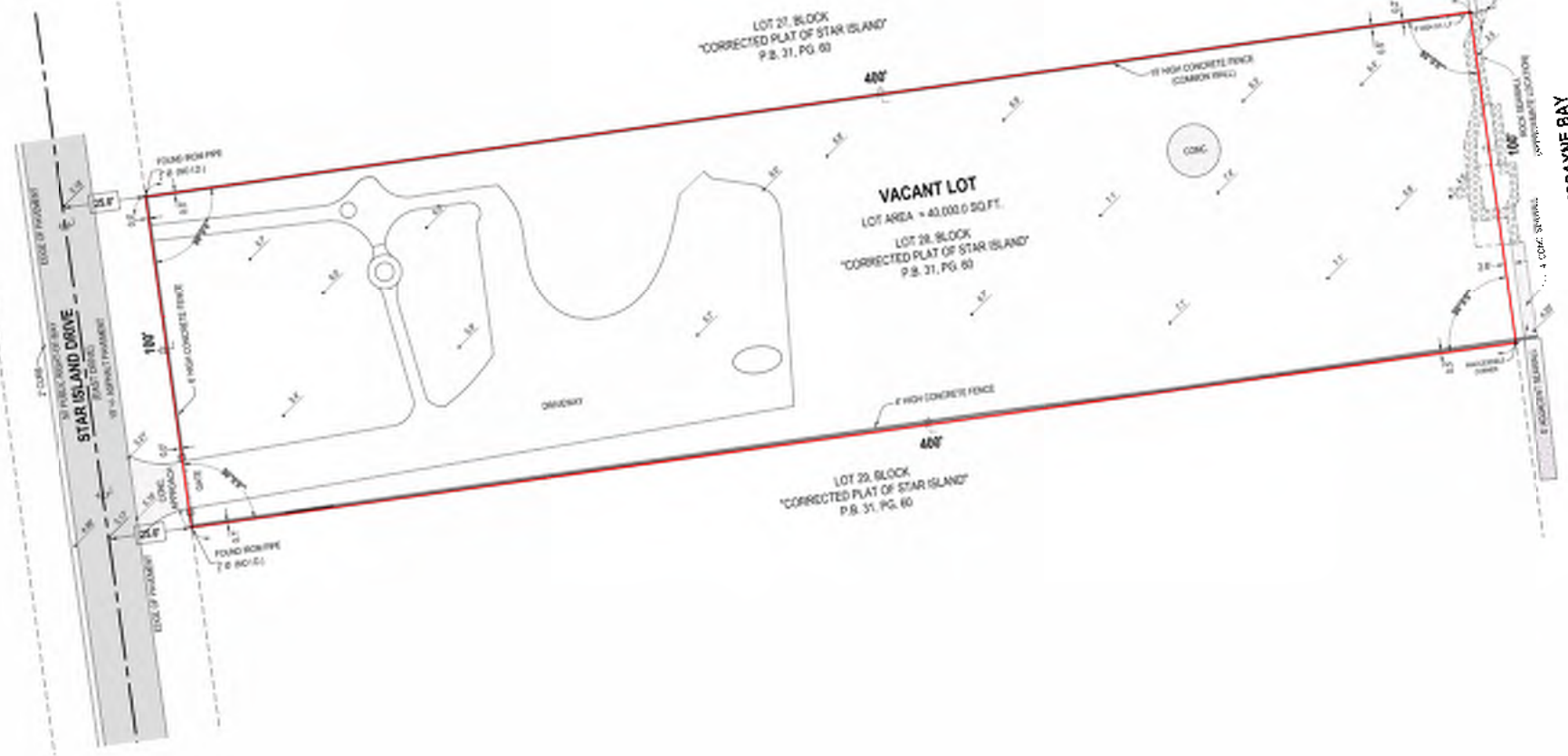
CERTIFY TO:
BRIDGSON CONSTRUCTION, INC.

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 0356

Oscar E Baez
Digitally signed by Oscar E Baez
Date: 2020.10.14 14:03:03 -0400

Oscar E. Baez-Cusido, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA



PROJ. NO.	10-07-2020	REVISIONS AND/OR UPDATES
JOB NO.	2016-101	

LEGEND OF SURVEY ABBREVIATIONS			
1. HATCHING	2. 1/4\"	3. 1/4\"	4. 1/4\"
5. 1/4\"	6. 1/4\"	7. 1/4\"	8. 1/4\"
9. 1/4\"	10. 1/4\"	11. 1/4\"	12. 1/4\"
13. 1/4\"	14. 1/4\"	15. 1/4\"	16. 1/4\"
17. 1/4\"	18. 1/4\"	19. 1/4\"	20. 1/4\"
21. 1/4\"	22. 1/4\"	23. 1/4\"	24. 1/4\"
25. 1/4\"	26. 1/4\"	27. 1/4\"	28. 1/4\"
29. 1/4\"	30. 1/4\"	31. 1/4\"	32. 1/4\"
33. 1/4\"	34. 1/4\"	35. 1/4\"	36. 1/4\"
37. 1/4\"	38. 1/4\"	39. 1/4\"	40. 1/4\"
41. 1/4\"	42. 1/4\"	43. 1/4\"	44. 1/4\"
45. 1/4\"	46. 1/4\"	47. 1/4\"	48. 1/4\"
49. 1/4\"	50. 1/4\"	51. 1/4\"	52. 1/4\"
53. 1/4\"	54. 1/4\"	55. 1/4\"	56. 1/4\"
57. 1/4\"	58. 1/4\"	59. 1/4\"	60. 1/4\"
61. 1/4\"	62. 1/4\"	63. 1/4\"	64. 1/4\"
65. 1/4\"	66. 1/4\"	67. 1/4\"	68. 1/4\"
69. 1/4\"	70. 1/4\"	71. 1/4\"	72. 1/4\"
73. 1/4\"	74. 1/4\"	75. 1/4\"	76. 1/4\"
77. 1/4\"	78. 1/4\"	79. 1/4\"	80. 1/4\"
81. 1/4\"	82. 1/4\"	83. 1/4\"	84. 1/4\"
85. 1/4\"	86. 1/4\"	87. 1/4\"	88. 1/4\"
89. 1/4\"	90. 1/4\"	91. 1/4\"	92. 1/4\"
93. 1/4\"	94. 1/4\"	95. 1/4\"	96. 1/4\"
97. 1/4\"	98. 1/4\"	99. 1/4\"	100. 1/4\"

SHEET
1/1

DWG: A-005

2, 8, S.T.A.R., J.S.L., A.N.D.
DRB SUBMITTAL

SITE SURVEY

02/16/2012

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1. STREET: DIAGONAL VIEW FROM NORTH-WEST CORNER



2. STREET: EXISTING GATE ON SOUTH-WEST CORNER



3. GATE: VIEW FROM SOUTH-WEST BOUNDARY CORNER



4. LOT: CENTRAL VIEW LOOKING WEST TOWARDS STREET



5. LOT: VIEW TOWARDS NORTH SHOWING EXISTING TREES

SITE PHOTOS TAKEN 05 DECEMBER 2020



DWG: A-006

SITE PHOTOS

02/16/2012

28 STAR ISLAND
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6. VIEW FROM CENTER OF SIDE LOOKING EAST.



7. VIEW FROM SEAWALL LOOKING EAST.



8. PANORAMIC VIEW TAKEN FROM N.E. CORNER.

SITE PHOTOS TAKEN 05 DECEMBER 2020



DWG: A-007

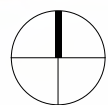
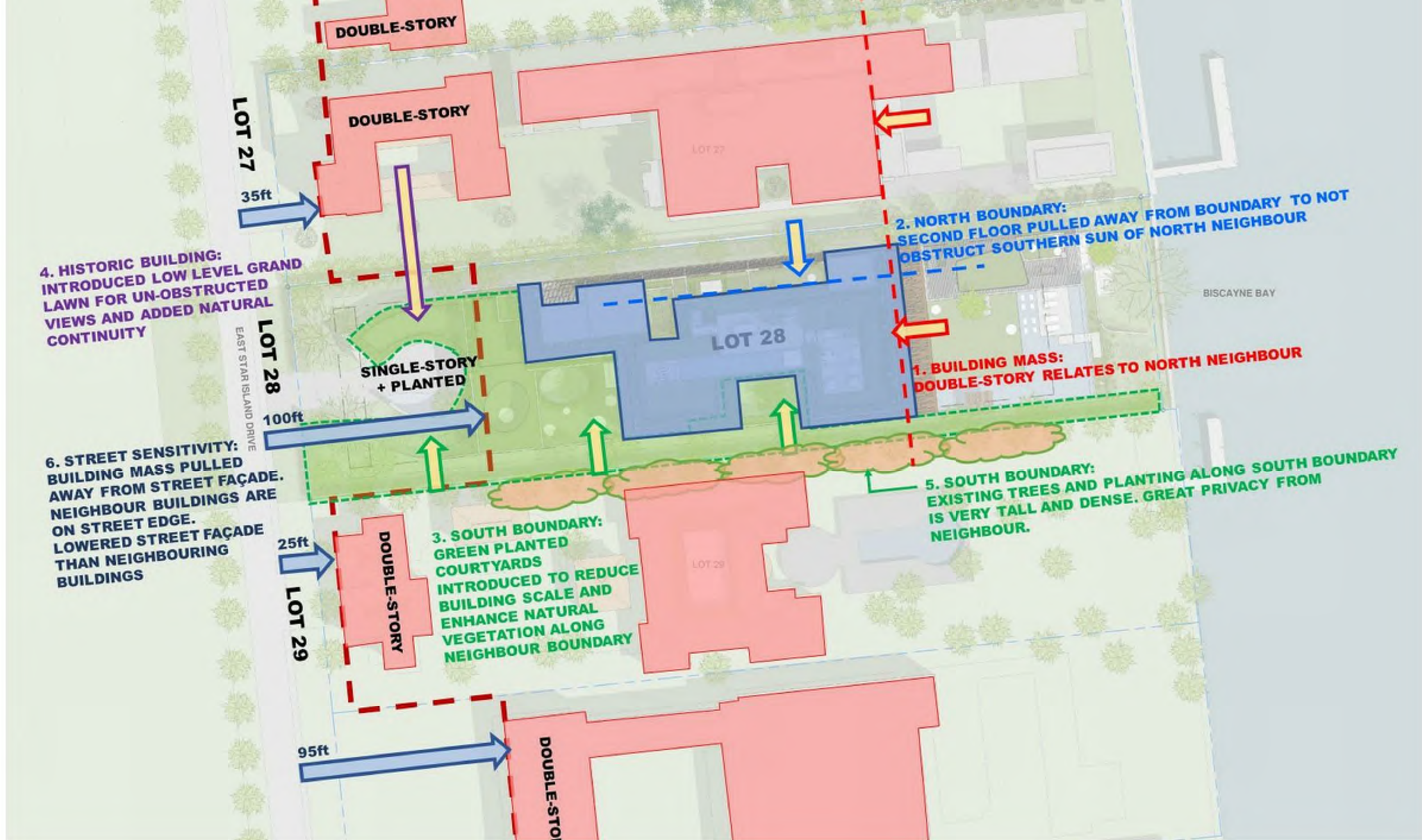
SITE PHOTOS

02/16/2012

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DWG: A-008

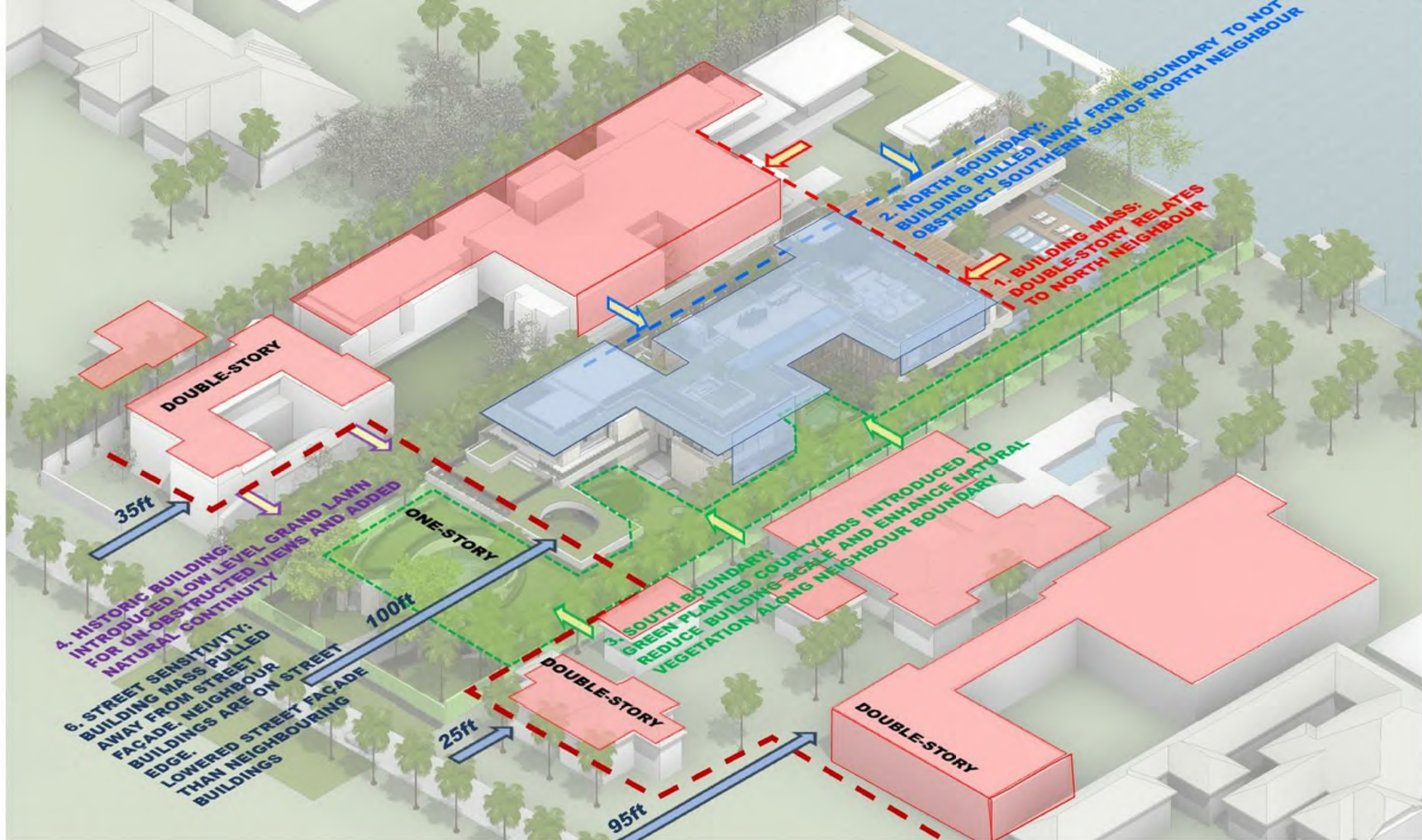
NEIGHBOR CONSIDERATIONS

02/16/2012

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DWG: A-009

NEIGHBOR CONSIDERATIONS

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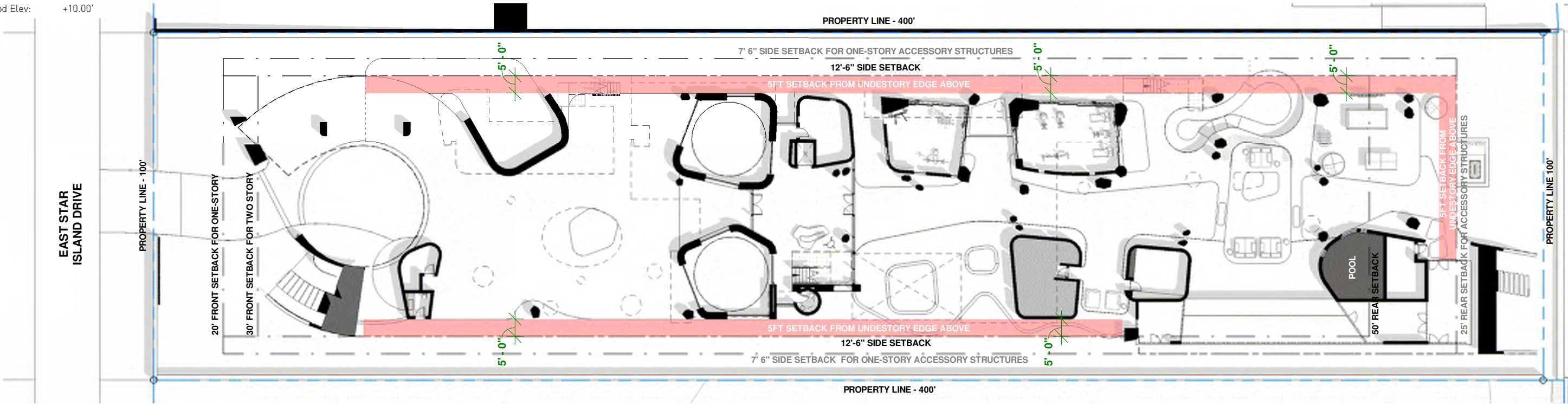
LOT REQUIREMENTS

Lot Size: 40,000SF
Max Lot Coverage: 30% of Lot Area
Max Unit Size: 50% of Lot Area
Understory: 5% of Lot Area
= 5%
600SF Understory Area Exempt
25% of Second Floor Area
43'-00" (28'-00" for Flat Roof from BFE +5')
Base Flood Elev: +10.00'

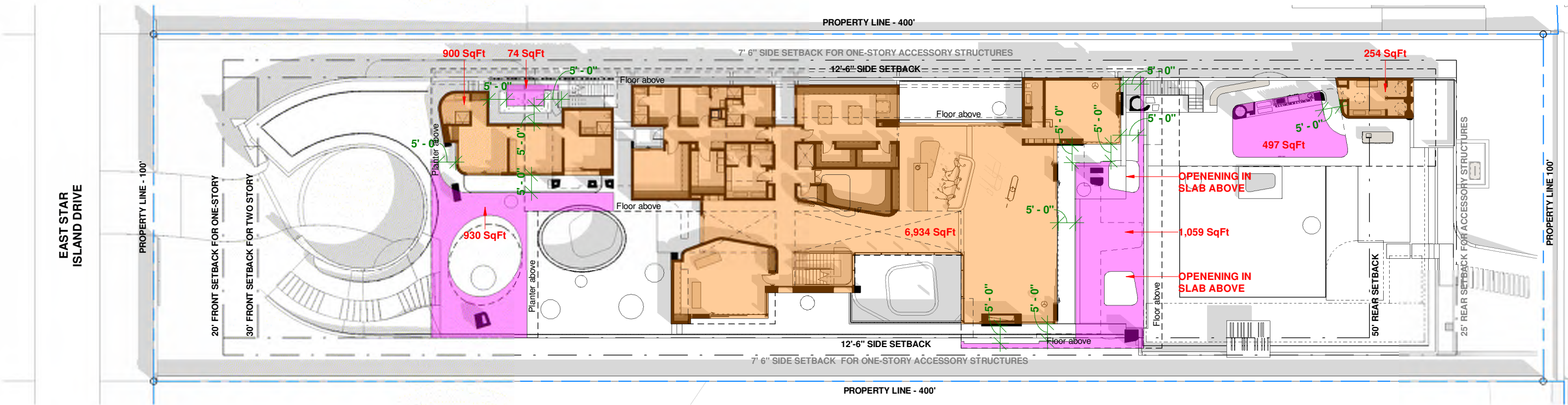
12,000SF
20,000SF
2,000SF (Max enclosed and A/C building access)

LOT COVERAGE CALCULATIONS

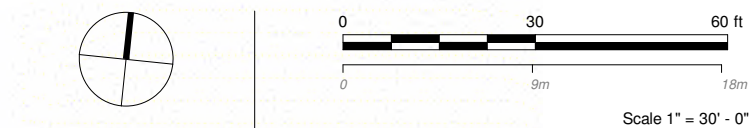
ALLOWED:
30% of Lot Area = 40,000 x 30% = 12,000 SF
PROVIDED:
Overhangs = 2,459 SF
Interiors = 9,282 SF
TOTAL = 11,741 SF (29.3%)



1 UNDERSTORY COVERAGE
1" = 30'-0"



2 FIRST FLOOR COVERAGE
1" = 30'-0"



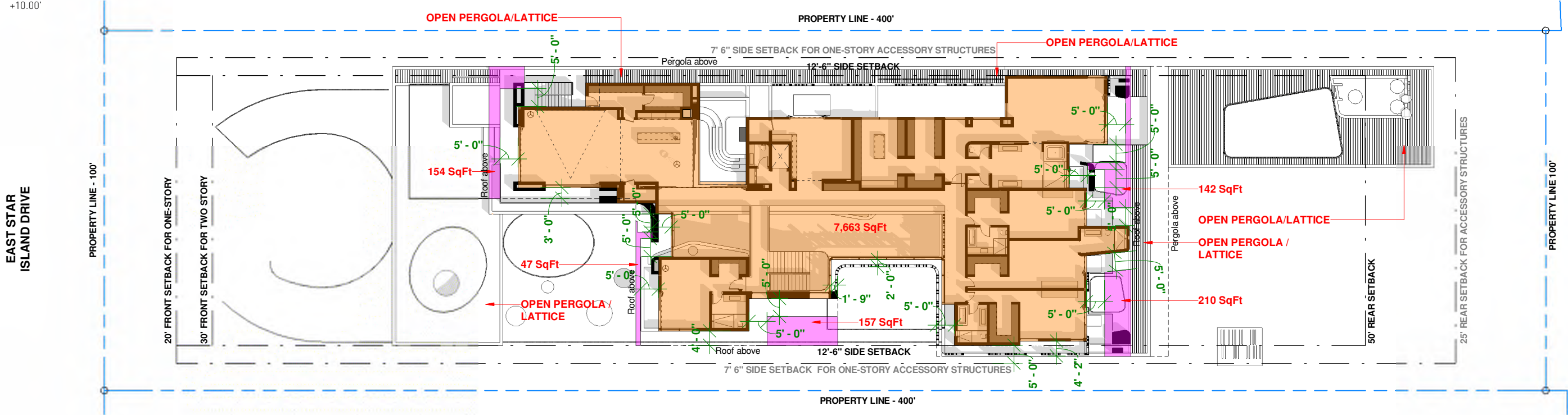
LOT REQUIREMENTS

Lot Size: 40,000SF
Max Lot Coverage: 30% of Lot Area : 12,000SF
Max Unit Size: 50% of Lot Area : 20,000SF
Understory: 5% of Lot Area : 2,000SF (Max enclosed and A/C building access = 5%)
600SF Understory Area Exempt
Max Roof Deck: 25% of Second Floor Area
Max Height: 43'-00" (28'-00" for Flat Roof from BFE +5')
Base Flood Elev: +10.00'

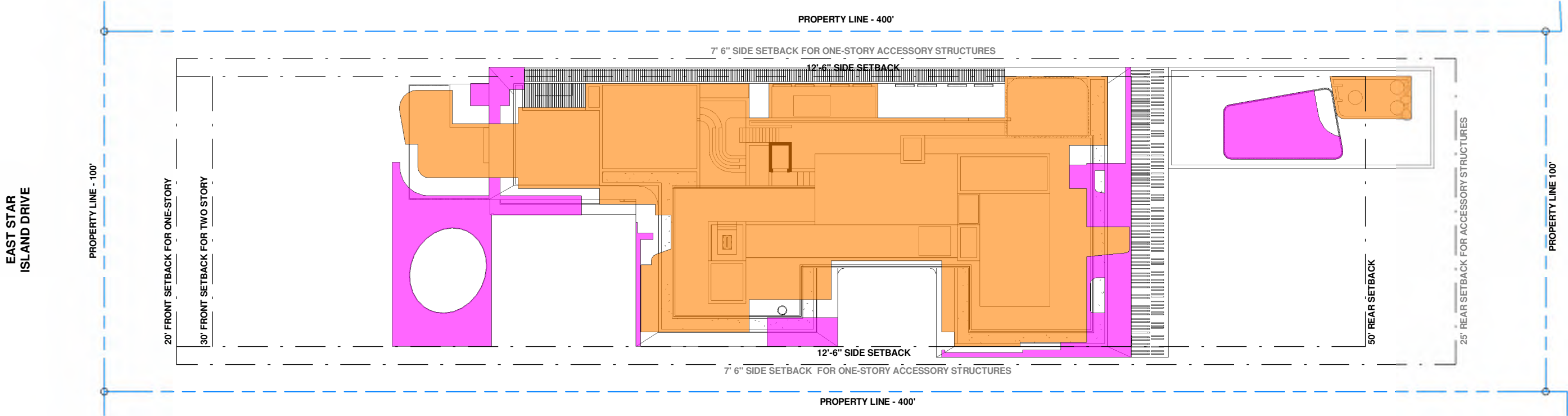
LOT COVERAGE CALCULATIONS

ALLOWED:
30% of Lot Area = 40,000 x 30% = 12,000 SF

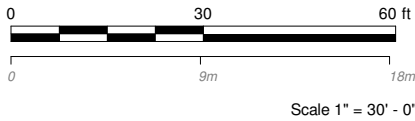
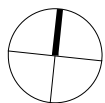
PROVIDED
Overhangs = 2,459 SF
Interiors = 9,282 SF
TOTAL = 11,741 SF (29.3%)



1 SECOND FLOOR COVERAGE
1" = 30'-0"



2 COMBINED COVERAGE
1" = 30'-0"



DWG: A-051

LOT COVERAGE PLAN

02/16/2012

28 STAR ISLAND
DRB SUBMITTAL

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LOT REQUIREMENTS

Lot Size:	40,000SF	
Max Lot Coverage:	30% of Lot Area	∴ 12,000SF
Max Unit Size:	50% of Lot Area	∴ 20,000SF
Understory:	5% of Lot Area	∴ 2,000SF
	(Max enclosed and air-conditioned building access = 5%)	
	600SF Understory Area Exempt	
Max Roof Deck:	25% of Second Floor Area	
Max Height:	43'-00" (28'-00" for Flat Roof from BFE +5')	
Base Flood Elev:	+10.00'	

UNDERSTORY UNIT SIZE

ALLOWED:

Access+AC area: 5% of Lot Area = 40,000 x 5% = 2,000 SF

PROVIDED	
Access/AC Area	= 1,040 SF
Non AC Area	= 3,918 SF
Exempt Area	= - 600 SF
TOTAL	= 4,358 SF

UNIT SIZE CALCULATIONS

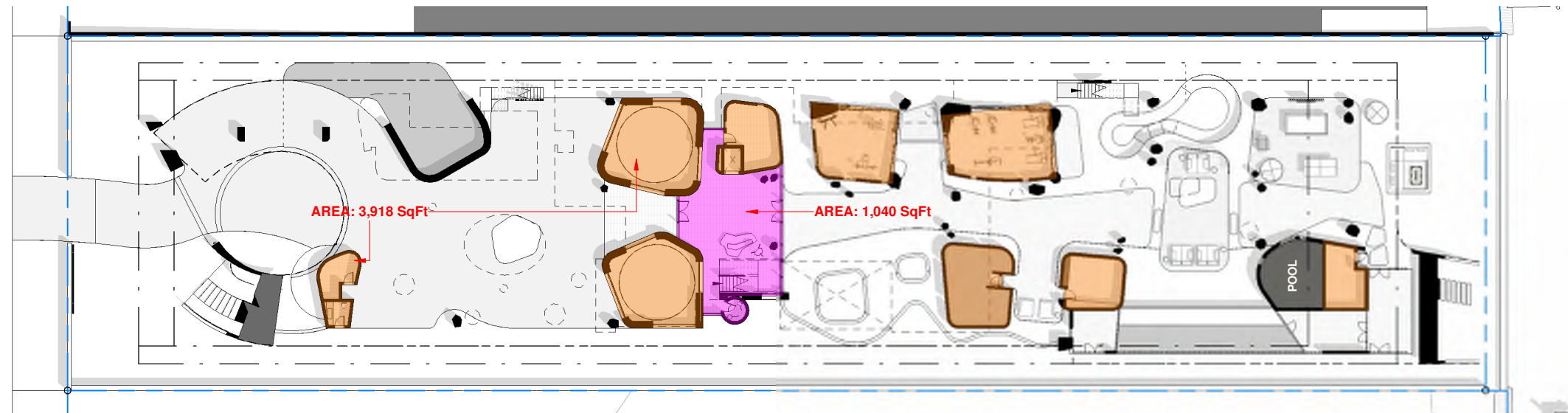
ALLOWED:

50% of Lot Area = 40,000 x 50% = 20,000 SF

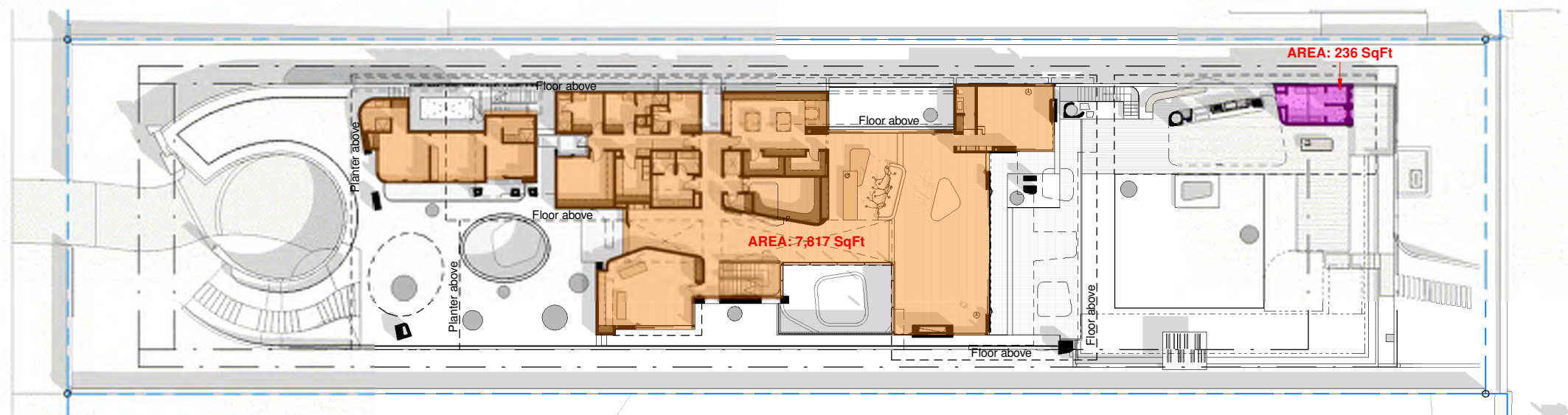
PROVIDED	
Understory	= 4,358 SF
First Floor	= 8,053 SF
Second Floor	= 7,588 SF
TOTAL	= 19,999 SF (49%)

MAX ROOF DECK AREA

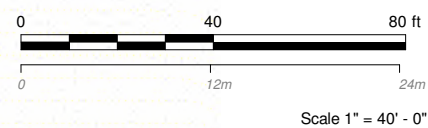
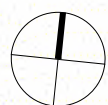
ALLOWED:	PROVIDED
25% of Int. Area of floor below = 7,588 x 25% = 1,897 SF	Roof Deck:= 1,570 SF [21%]



1 UNDERSTORY UNIT SIZE



2 FIRST FLOOR UNIT SIZE
1" = 40'-0"



DWG: A-052

UNIT SIZE PLAN

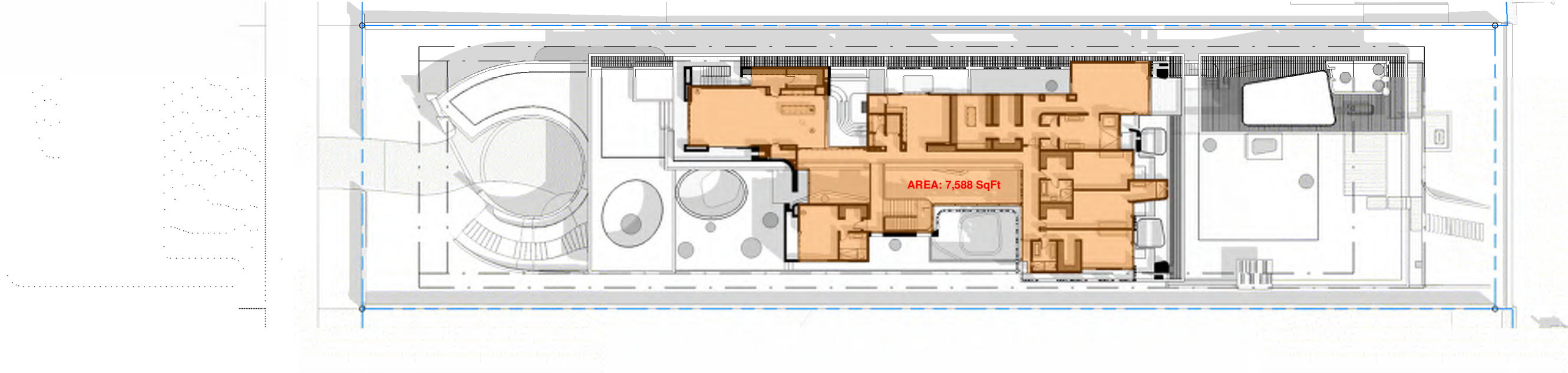
02/16/2012

28 STAR ISLAND
DRB SUBMITTAL

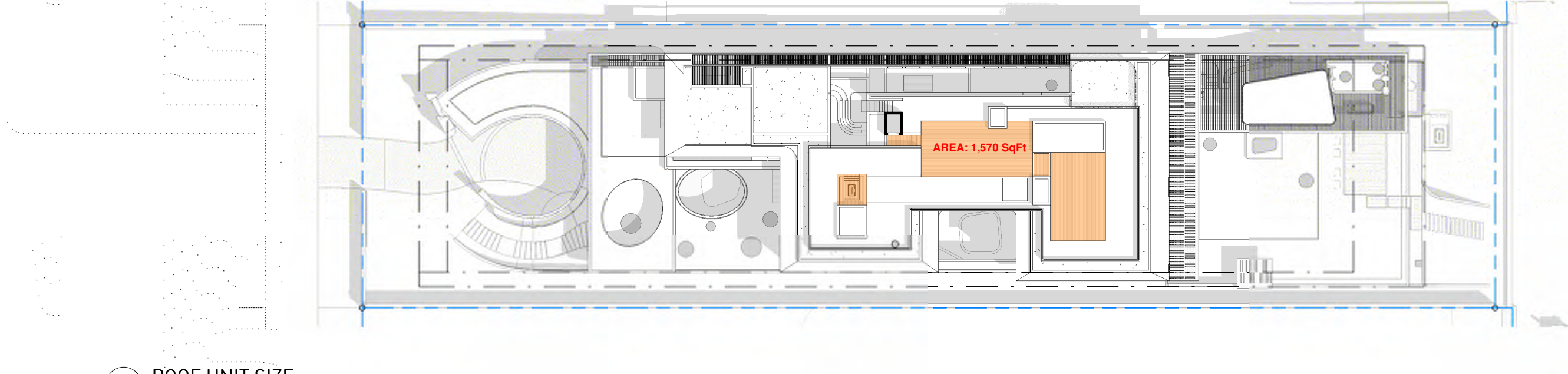
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LOT REQUIREMENTS		UNDERSTORY UNIT SIZE		UNIT SIZE CALCULATIONS		MAX ROOF DECK AREA	
Lot Size:	40,000SF	ALLOWED:		ALLOWED:		ALLOWED:	
Max Lot Coverage:	30% of Lot Area						
Max Unit Size:	50% of Lot Area	Access+AC area: 5% of Lot Area = 40,000 x 5% = 2,000 SF	PROVIDED	50% of Lot Area = 40,000 x 50% = 20,000 SF	PROVIDED	25% of Int. Area of floor below = 7,588 x 25% = 1,897 SF	Roof Deck:= 1,570 SF (21%)
Understory:	5% of Lot Area		Access/AC Area = 1,040 SF		Understory First Floor = 4,358 SF		
	(Max enclosed and air-conditioned building access = 5%)		Non AC Area = 3,918 SF		Second Floor = 7,588 SF		
	600SF Understory Area Exempt		Exempt Area = - 600 SF		TOTAL = 19,999 SF (49%)		
Max Roof Deck:	25% of Second Floor Area		TOTAL = 4,358 SF				
Max Height:	43'-00" (28'-00" for Flat Roof from BFE +5')						
Base Flood Elev:	+10.00'						



1 SECOND FLOOR UNIT SIZE
1" = 40'-0"



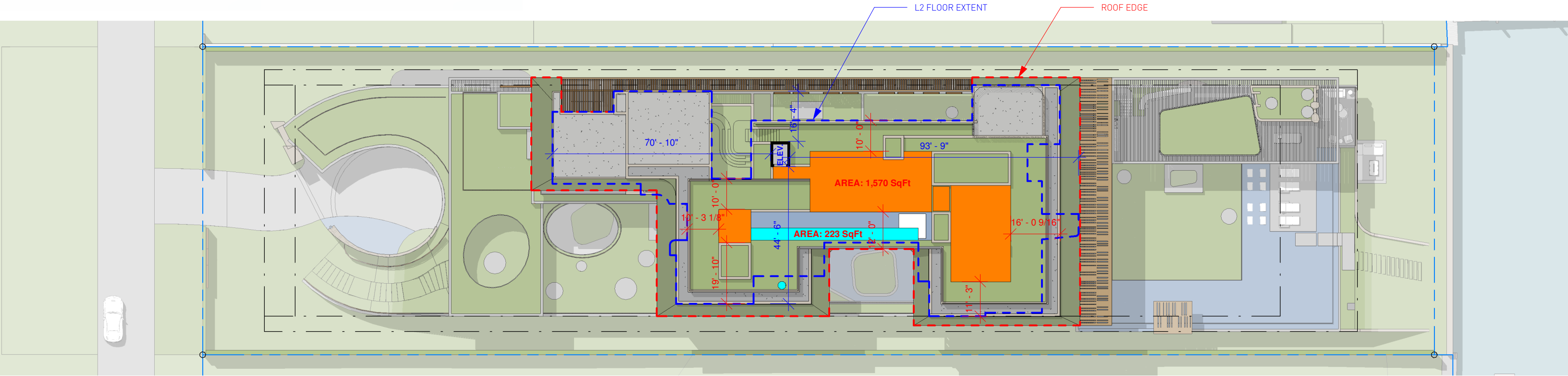
2 ROOF UNIT SIZE
1" = 40'-0"

MAX ROOF DECK AREA

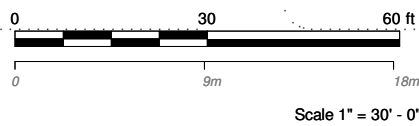
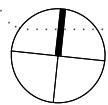
ALLOWED:	PROVIDED
25% of Int. Area of floor below = 7,588 x 25% = 1,897 SF	Roof Deck: =1,570 SF (21%)

MAX ROOF SKYLIGHT AREA

ALLOWED:	PROVIDED
10% of Total Roof Area = 10,008 x 10% = 1,001 SF	Skylights: = 223 SF (2%)



1 MAXIMUM ROOF DECK AREA
1" = 30'-0"



DWG: A-054
MAX ROOF DECK PLAN

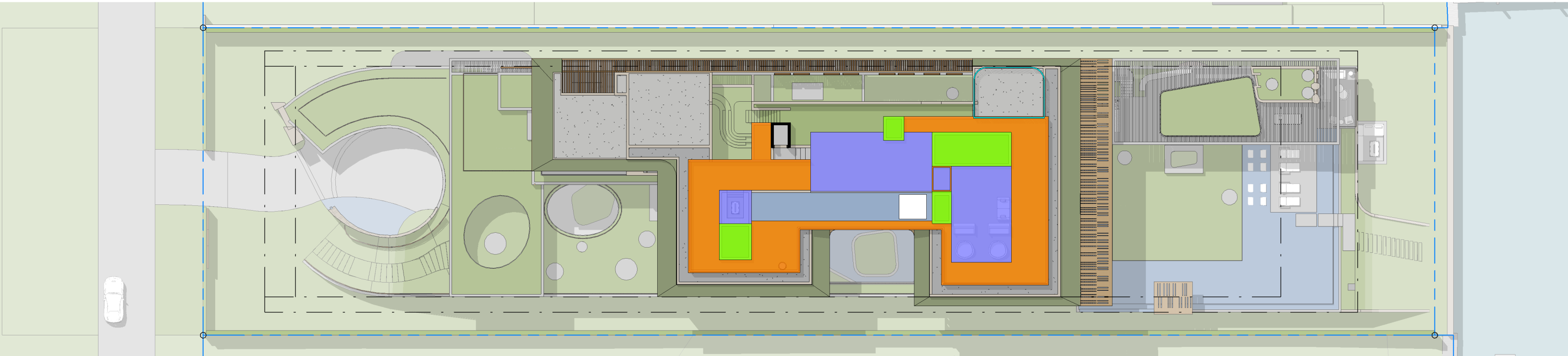
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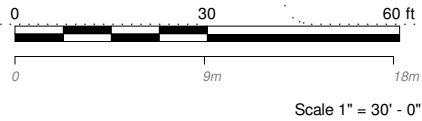
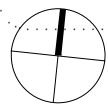
SAOTA III

MAX ROOF HEIGHT COMPLIANCE

ALLOWED:		PROVIDED	
Deck:	0' 6" above max allowable height	Deck:	0' 6" above max allowable height
Planter:	3' 6" above roof deck finish	Planter:	0' 0" above roof deck finish
Screen:	5' 0" above max allowable height	Planter:	2' 0" above roof deck finish
		Screen:	5' 0" above max allowable height



1 ROOF COMPLIANCE
1" = 30'-0"



ROOF COMPLIANCE

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SAOTA III

FRONT YARD PERVIOUS OPEN SPACE

1638.29 SF (OPEN SPACE) / 2000 SF (Front Yard Tot.)= 78%
MINIMUM 70% OPEN SPACE

PERVIOUS OPEN SPACE & SODDED: 1638.29SF
IMPERVIOUS: 361.71SF



3 WEST ELEVATION
1" = 30'-0"

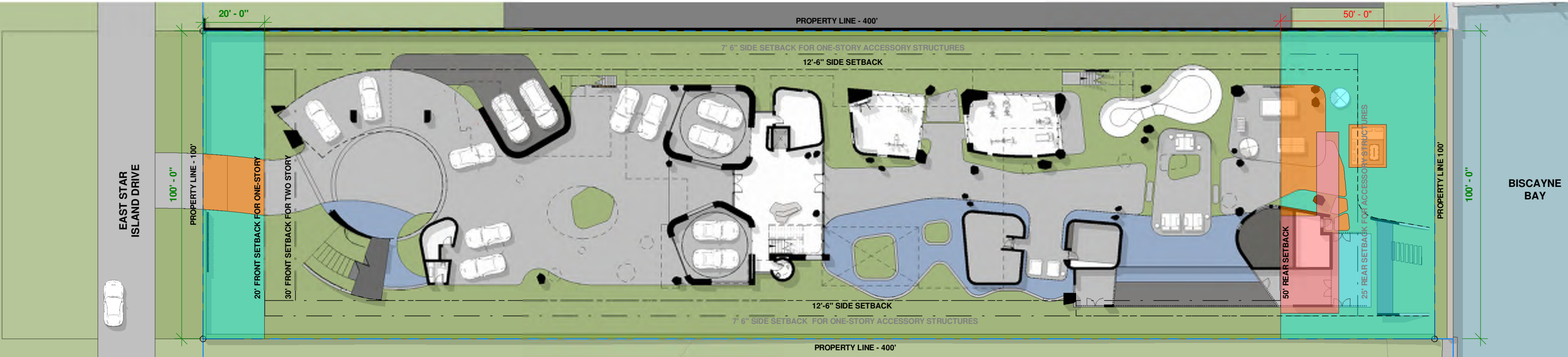
REAR YARD PERVIOUS OPEN SPACE

3837.65 SF (OPEN SPACE) / 5000.28 SF (Rear Yard Tot.)= 70.13%
MINIMUM 70% OPEN SPACE

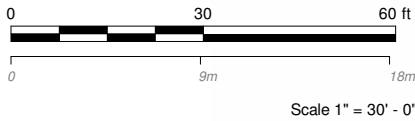
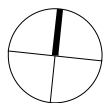
PERVIOUS OPEN SPACE & SODDED: 3,507.16SF
IMPERVIOUS: 698.31SF
POOL: (794.38SF / 2)



2 EAST ELEVATION
1" = 30'-0"



1 YARD OPEN SPACE PLAN
1" = 30'-0"



DWG: A-056

YARD OPEN SPACE PLAN

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OPEN-AIR CALCULATIONS

1646.34SF [OPEN] / 3233.58SF [OVERALL LENGTH]= 50.91 OPEN

MINIMUM: 50% OPEN

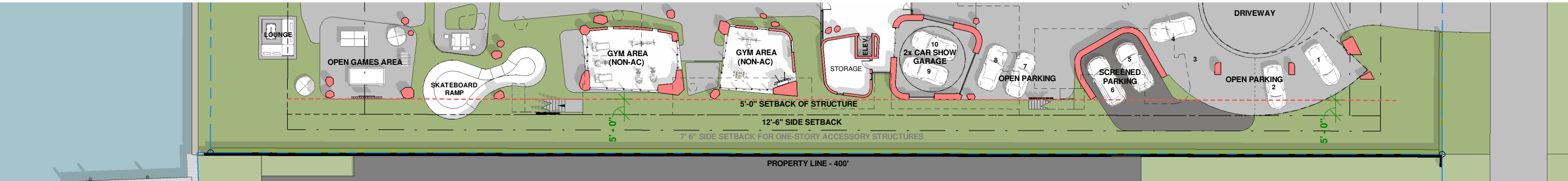
OPEN AIR LEGEND

- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED

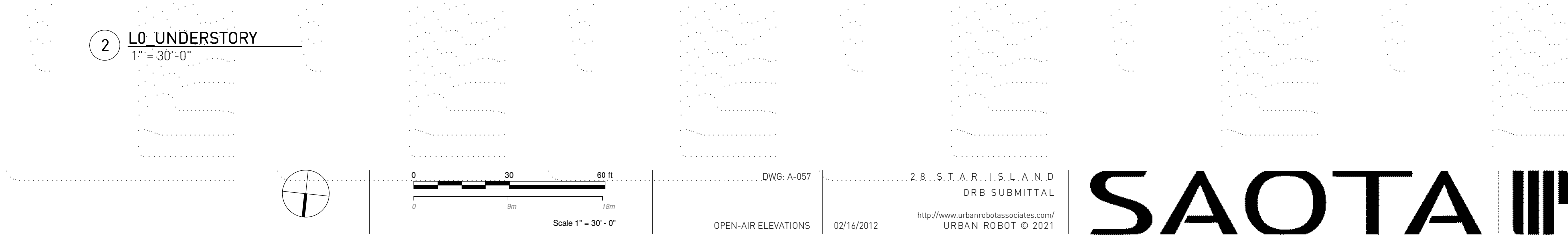


1 NORTH ELEVATION
1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



2 L0 UNDERSTORY
1" = 30'-0"



OPEN-AIR CALCULATIONS

1705.36SF [OPEN] / 3362.62SF [OVERALL LENGTH]= 50.71% OPEN

MINIMUM: 50% OPEN

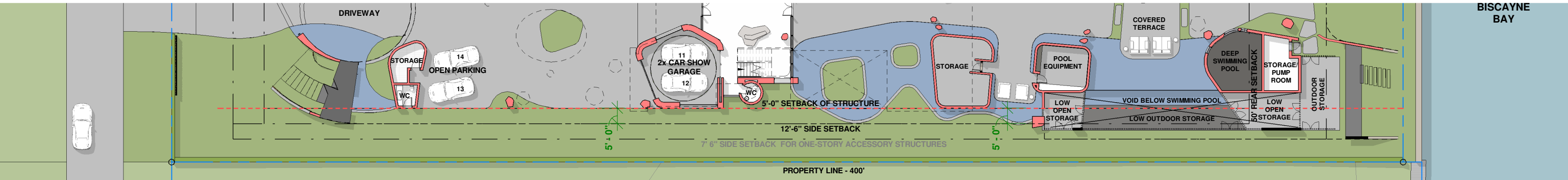
OPEN AIR LEGEND

- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED



1 SOUTH ELEVATION
1" = 30' - 0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



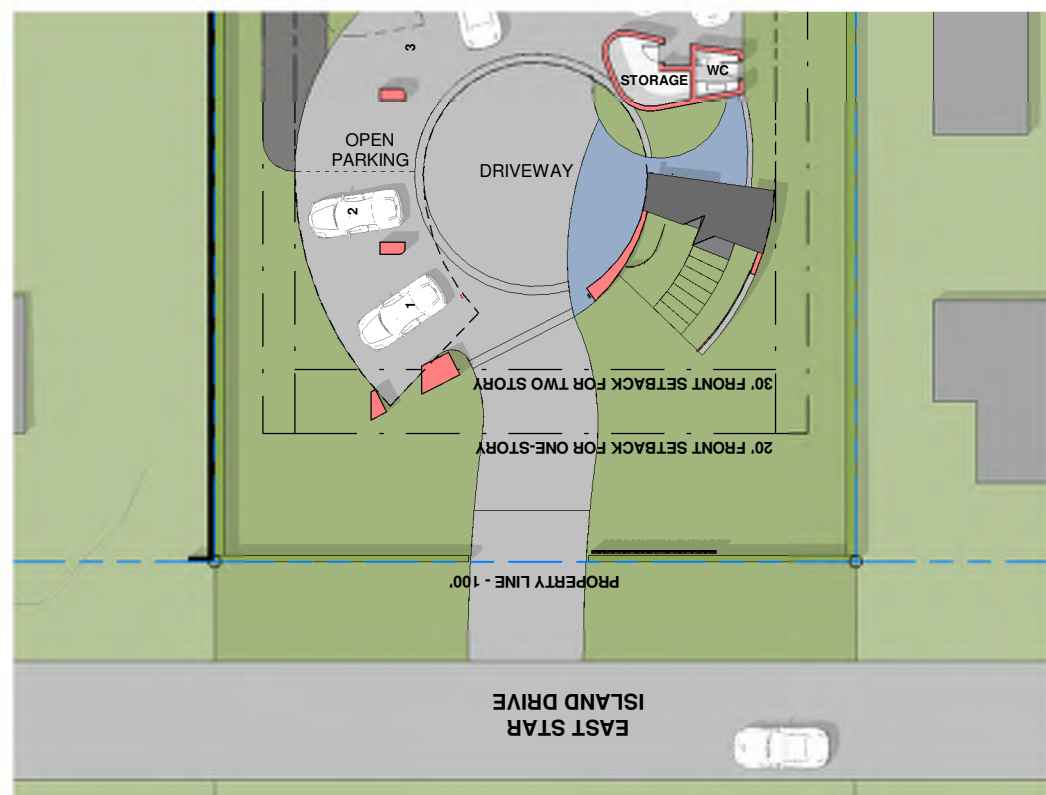
2 L0 UNDERSTORY
1" = 30' - 0"

MINIMUM: 50% OPEN

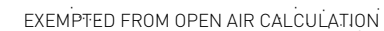
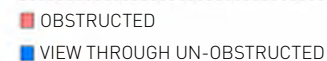


1 WEST ELEVATION
1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)

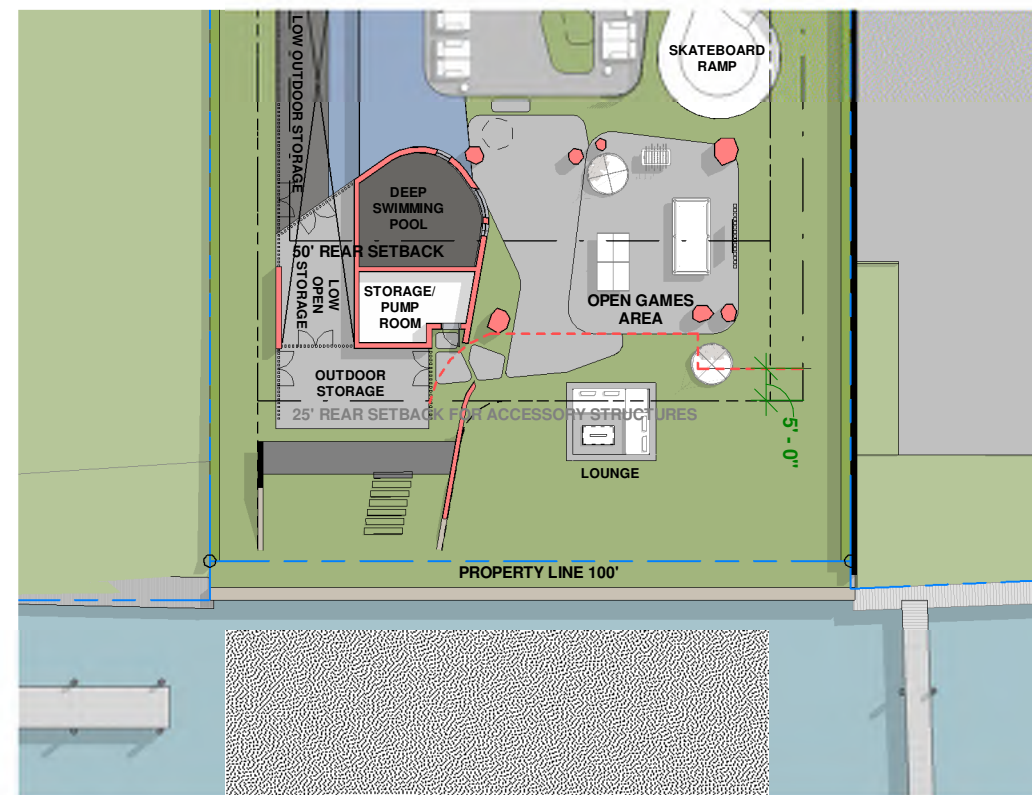


3 UNDERSTORY
1" = 30'-0"

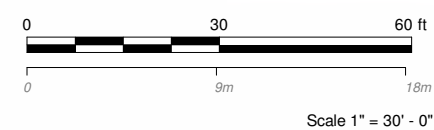


2 EAST ELEVATION
1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



4 UNDERSTORY
1" = 30'-0"



DWG: A-059

OPEN-AIR ELEVATIONS

02/16/2012

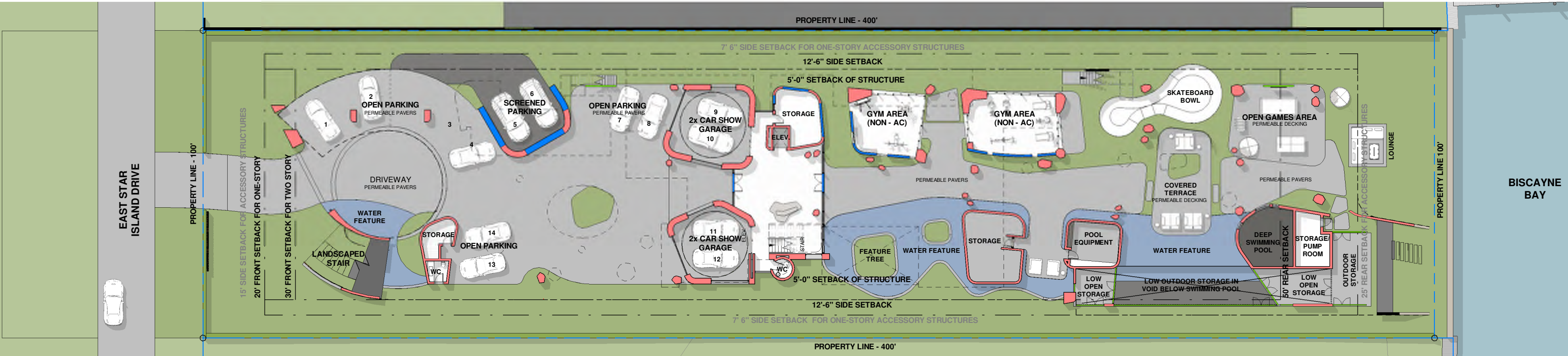
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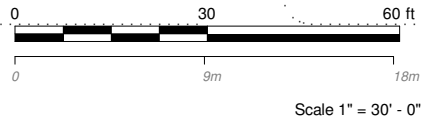
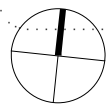
SAOTA

BREAKAWAY / STRUCTURE COMPARISON

- STRUCTURAL WALLS AND COLUMNS
- BREAKAWAY WALLS
- SCREENS



1 STRUCTURE VS BREAKAWAY WALL PLAN
1" = 30'-0"



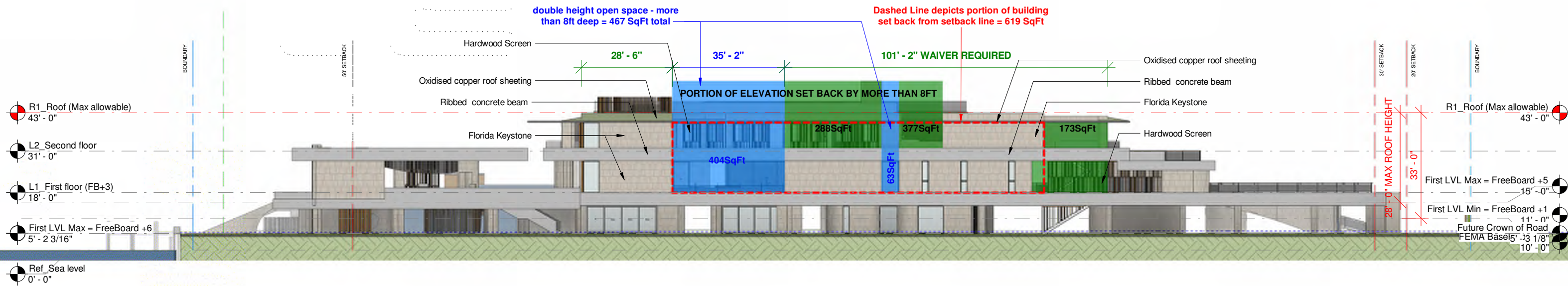
DWG: A-060

STR. + BREAKAWAY PLAN

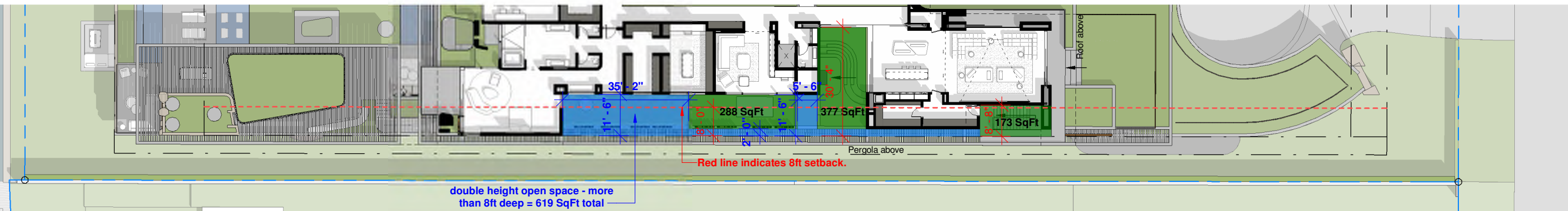
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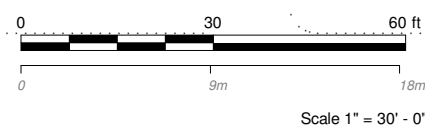
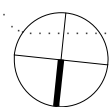




1 NORTH ELEVATION
1" = 30'-0"



2 L2 SECOND FLOOR
1" = 30'-0"



DWG: A-061

60FT MAX ELEVATION OPEN SPACE WAIVER

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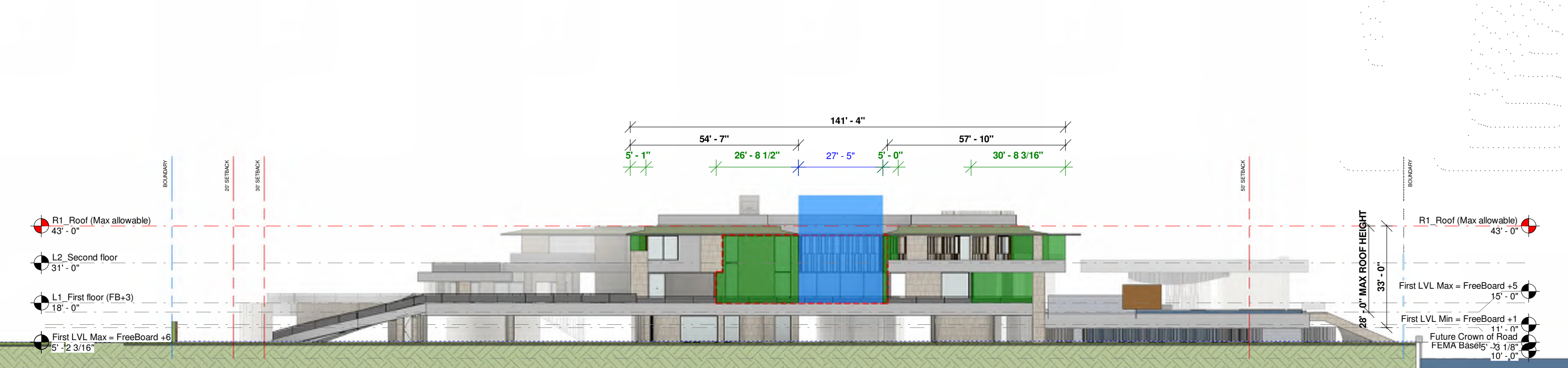
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

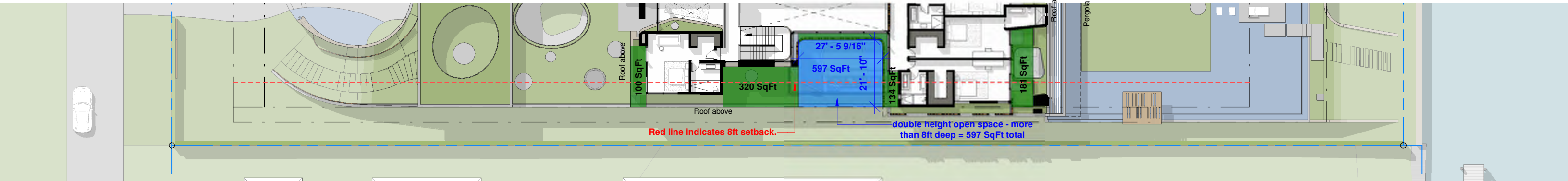
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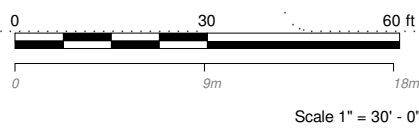
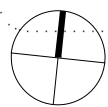
SAOTA III



1 SOUTH ELEVATION
1" = 30'-0"



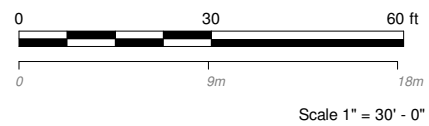
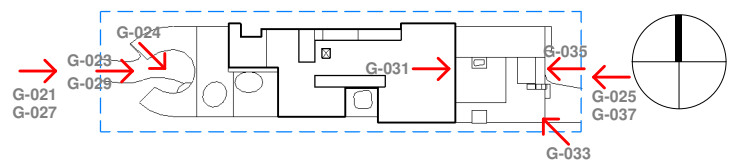
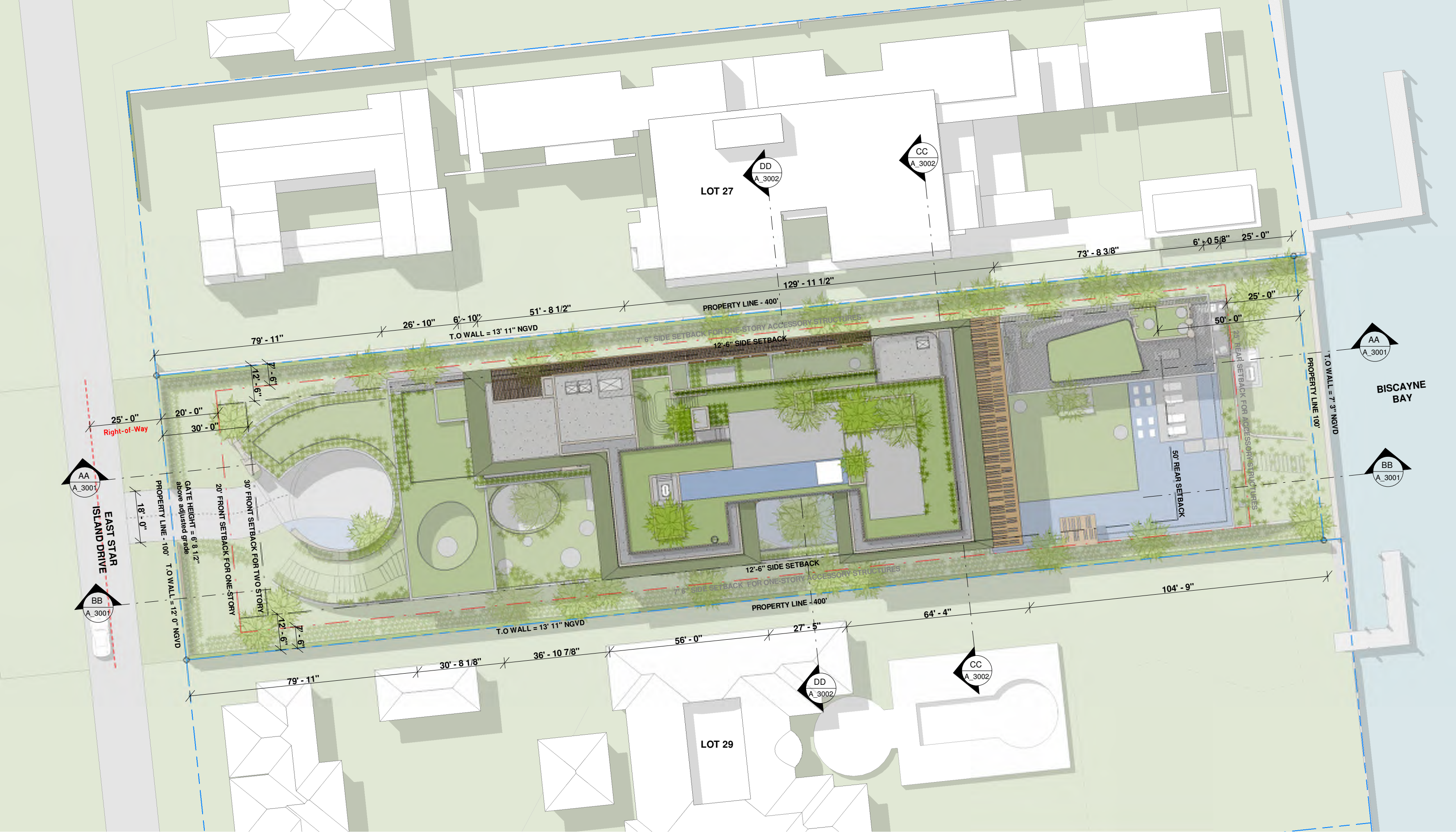
2 L2 SECOND FLOOR
1" = 30'-0"



DWG: A-062
60FT MAX ELEVATION OPEN SPACE

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SAOTA III



DWG: A-101

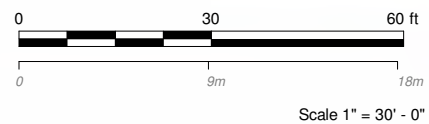
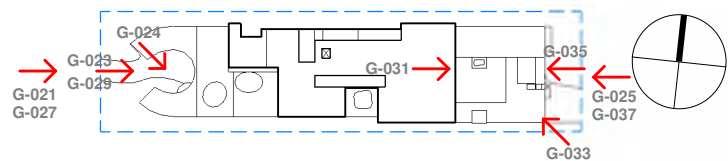
SITE PLAN

02/16/2012

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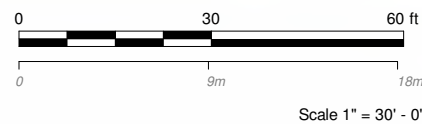
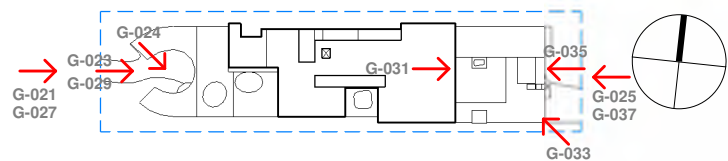
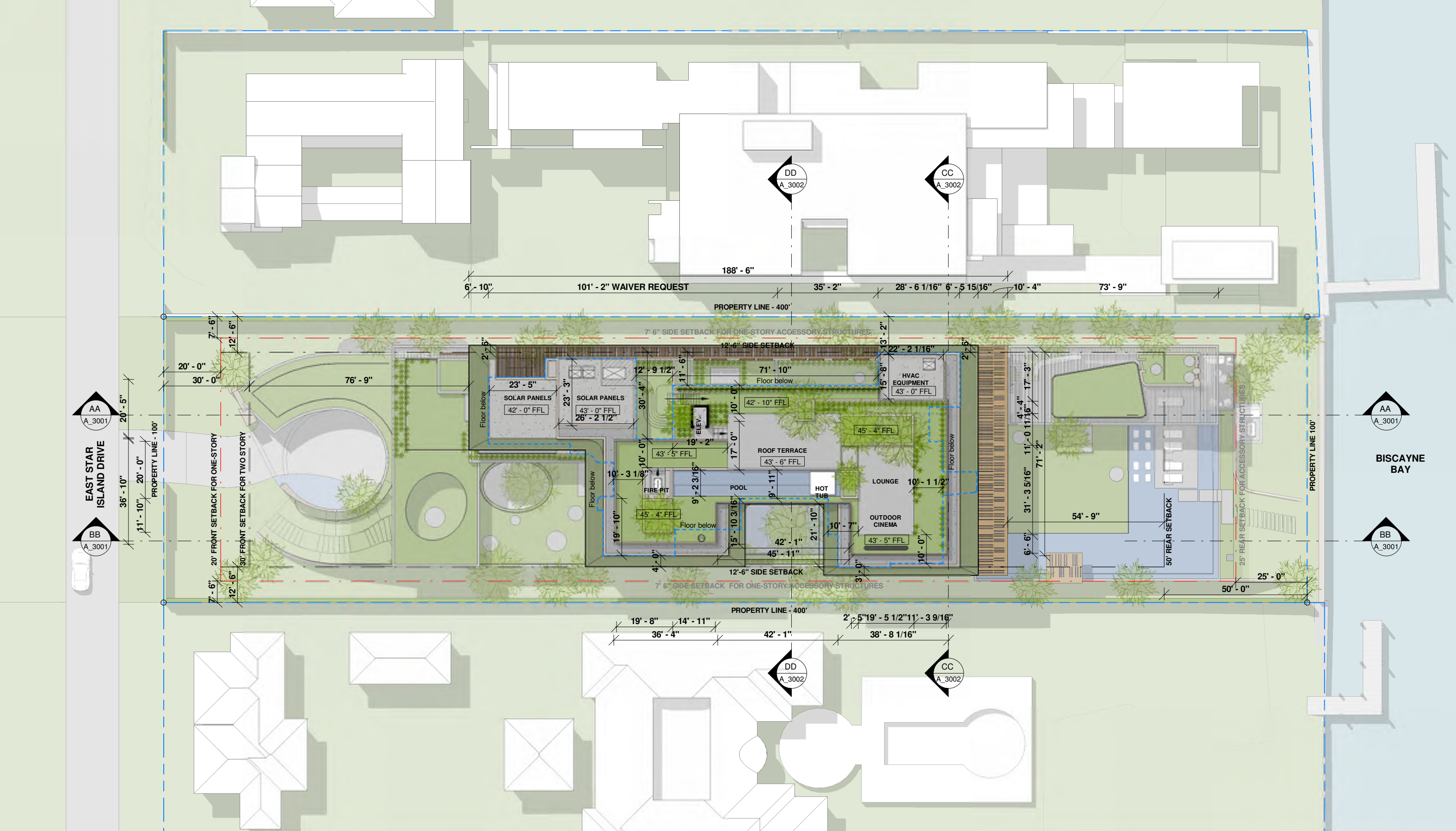
SAOTA III



DWG: A-102
UNDERSTORY PLAN - L0 02/16/2012

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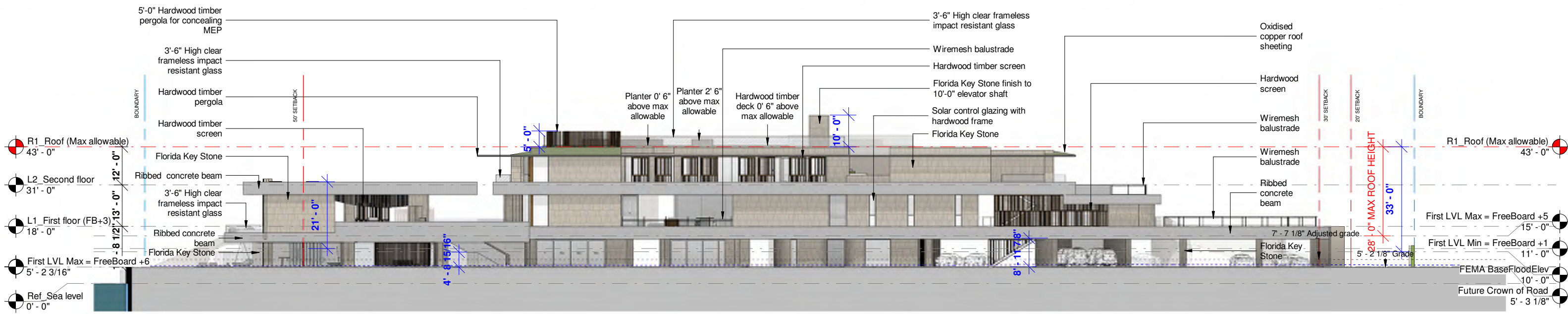
SAOTA III



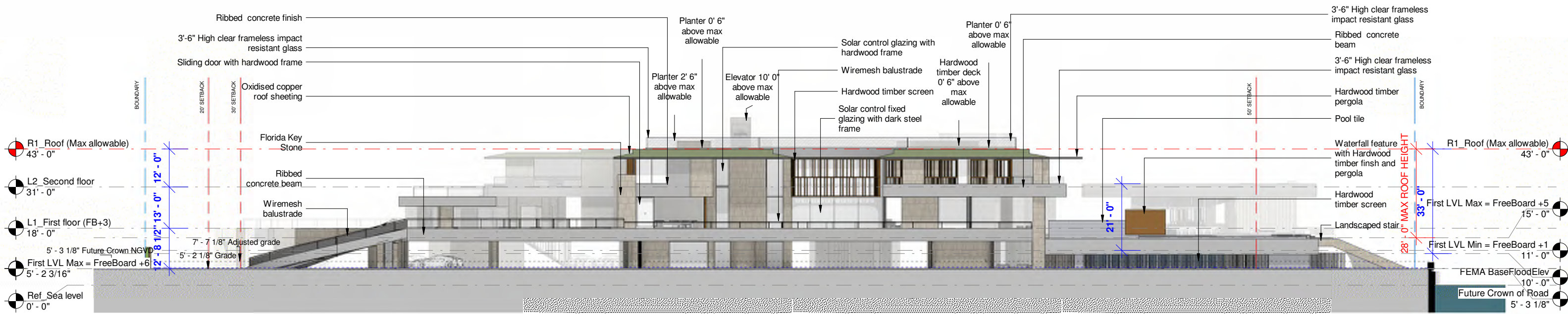
DWG: A-105
ROOF PLAN - R1
02/16/2012

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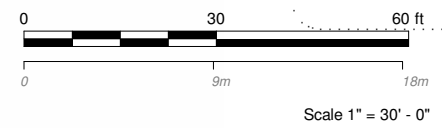
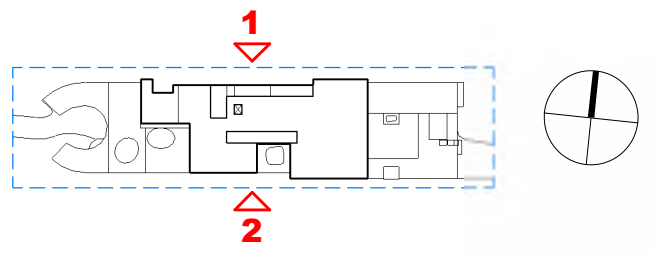
SAOTA III



1 NORTH ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



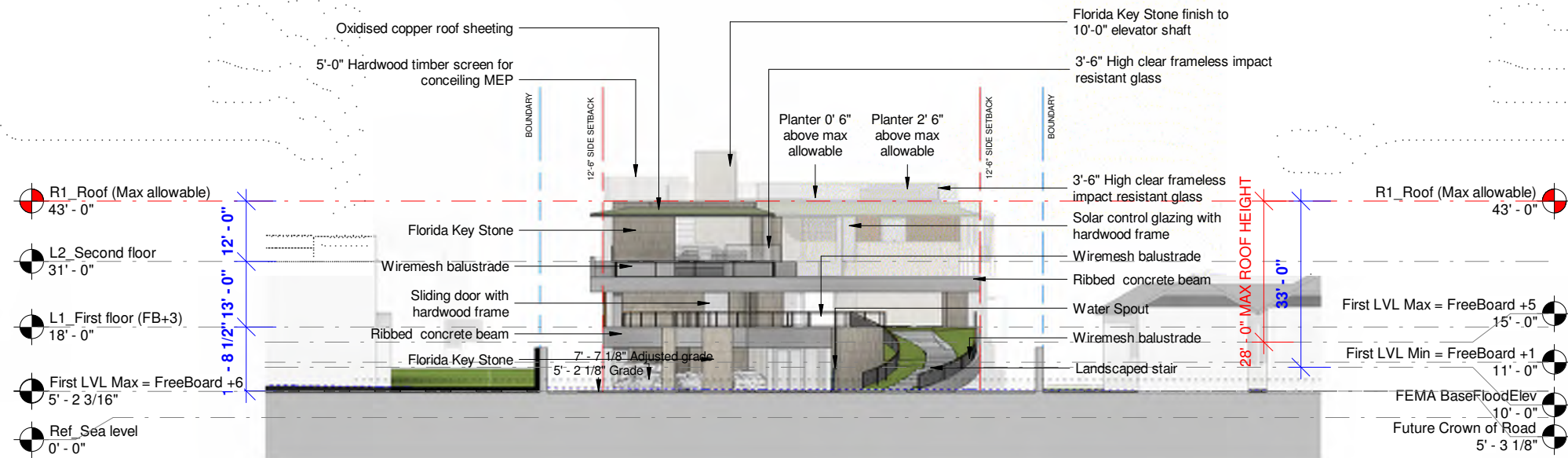
DWG: A-201

ELEVATIONS

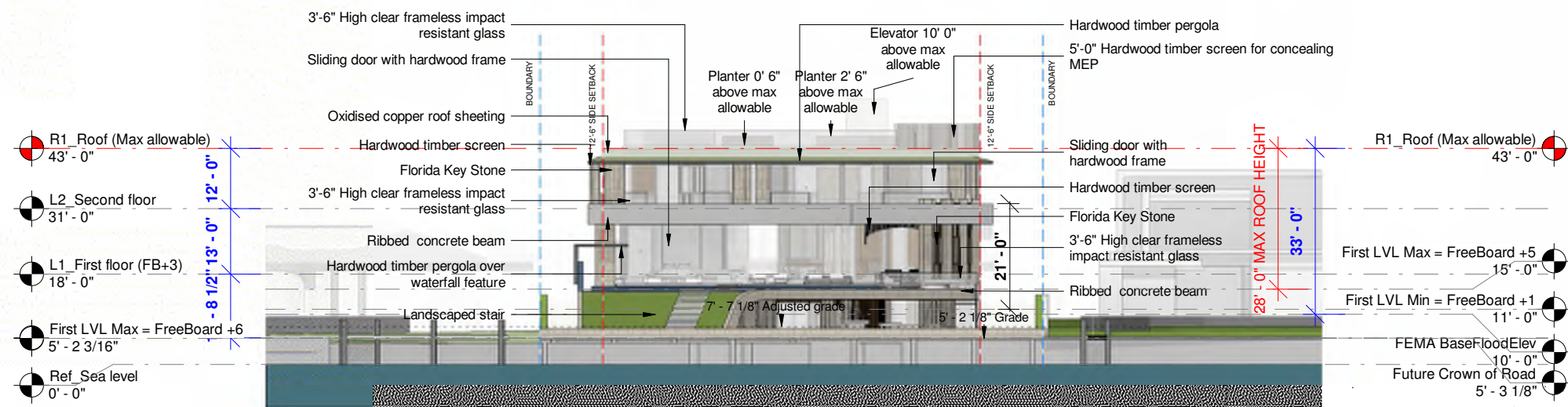
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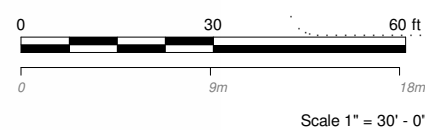
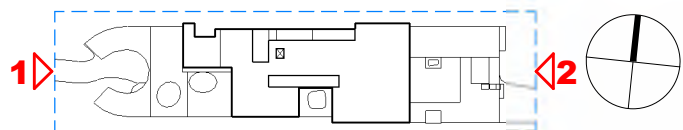




1 WEST ELEVATION
1" = 30'-0"



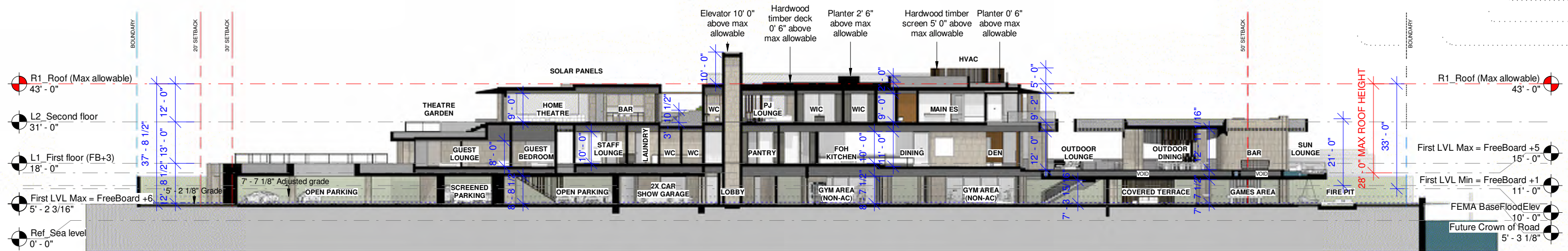
2 EAST ELEVATION
1" = 30'-0"



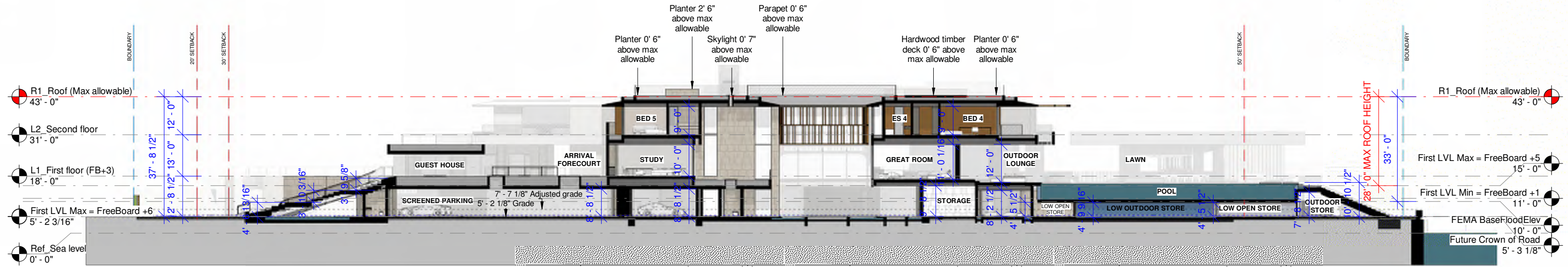
DWG: A-202
ELEVATIONS

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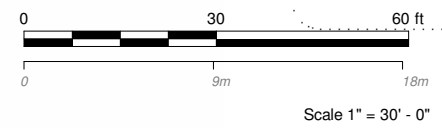
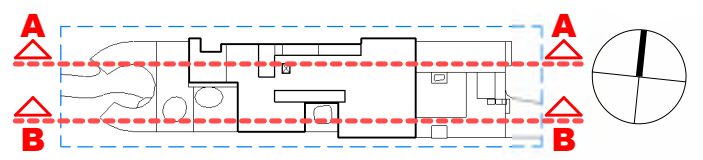
SAOTA



AA SECTION AA
1" = 30'-0"



BB SECTION BB
1" = 30'-0"



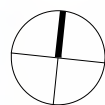
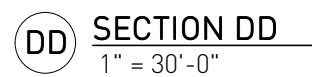
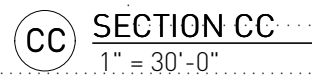
DWG: A-301

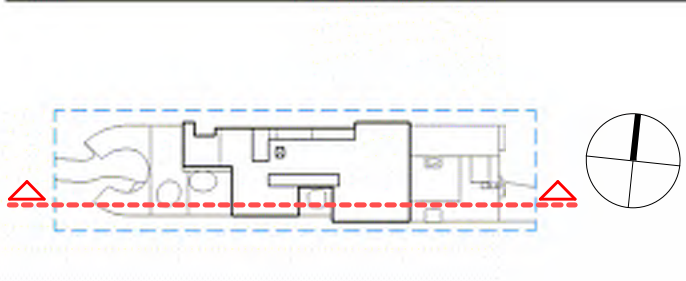
SECTIONS

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DWG: A-303
RENDERED SECTION

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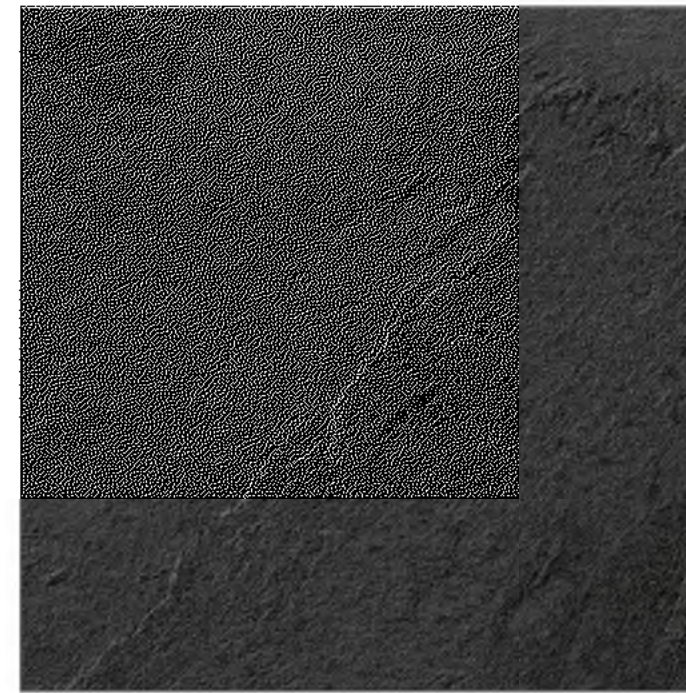
SAOTA III



RIBBED CONCRETE
FLOOR / BEAM EDGES



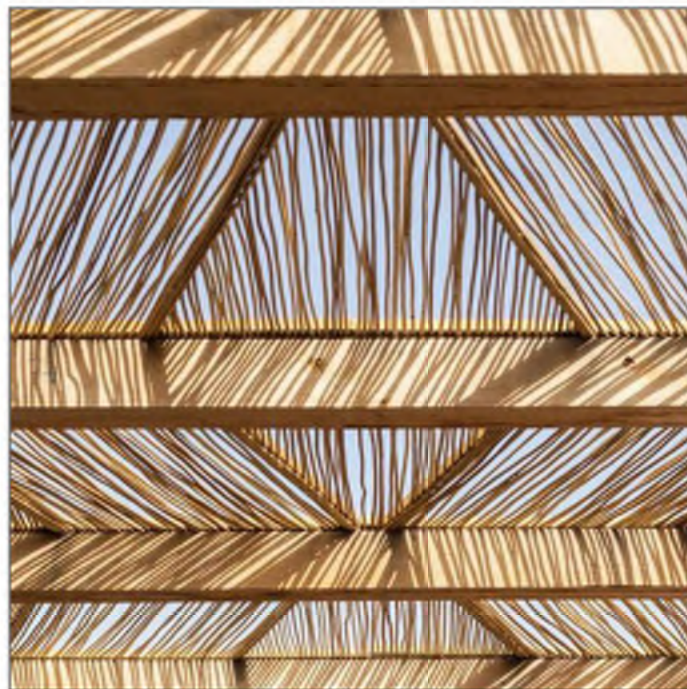
FLORIDA KEYSTONE
WALL CLADDING / COLUMNS



BLACKENED STEEL
PLANTERS / POND EDGES



COPPER METAL
EAVES / FEATURE CLADDING



IPE PERGOLA
SCREENS / PERGOLA



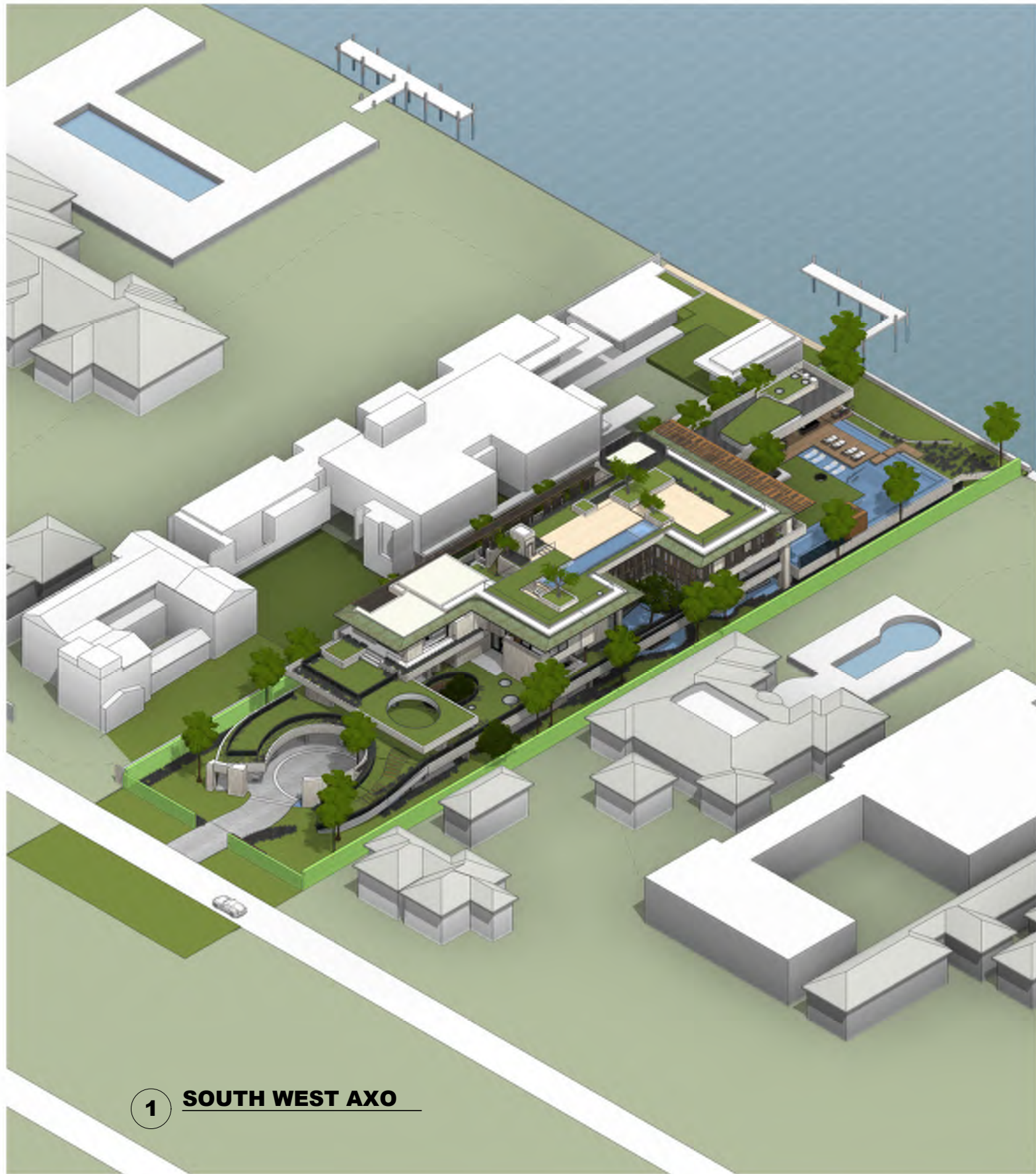
HARDWOOD
WINDOW FRAMES / CLADDING



CLEAR GLASS
WINDOWS / RAILINGS



NATURAL GRASS FIBRE
INTERNAL WALLS



1 SOUTH WEST AXO



2 NORTH EAST AXO

DWG: A-901

AXONOMETRIC VIEWS

02/16/2012

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1 **SOUTH EAST AXO**



2 **NORTH WEST AXO**

DWG: A-902

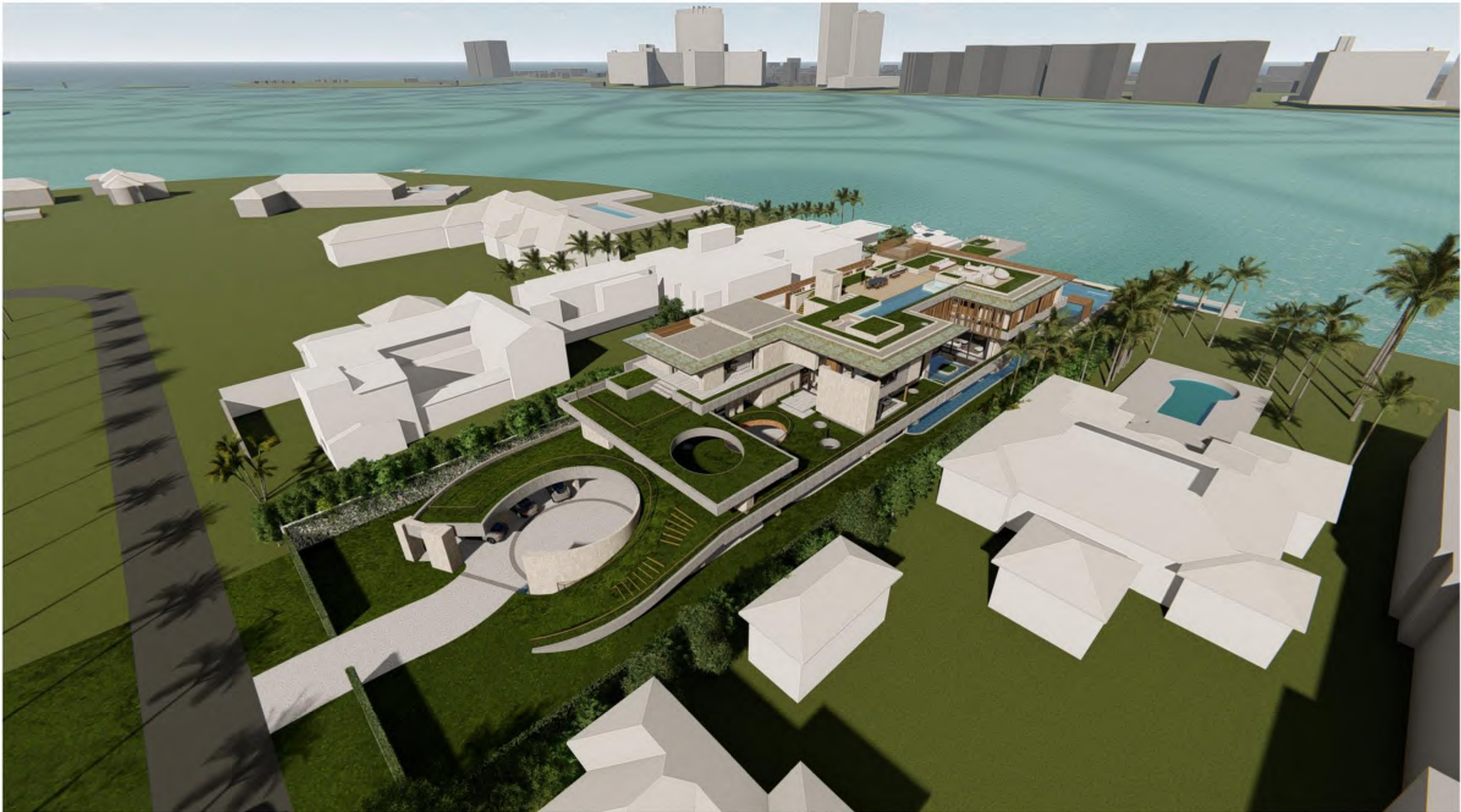
AXONOMETRIC VIEWS

02/16/2012

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SAOTA 

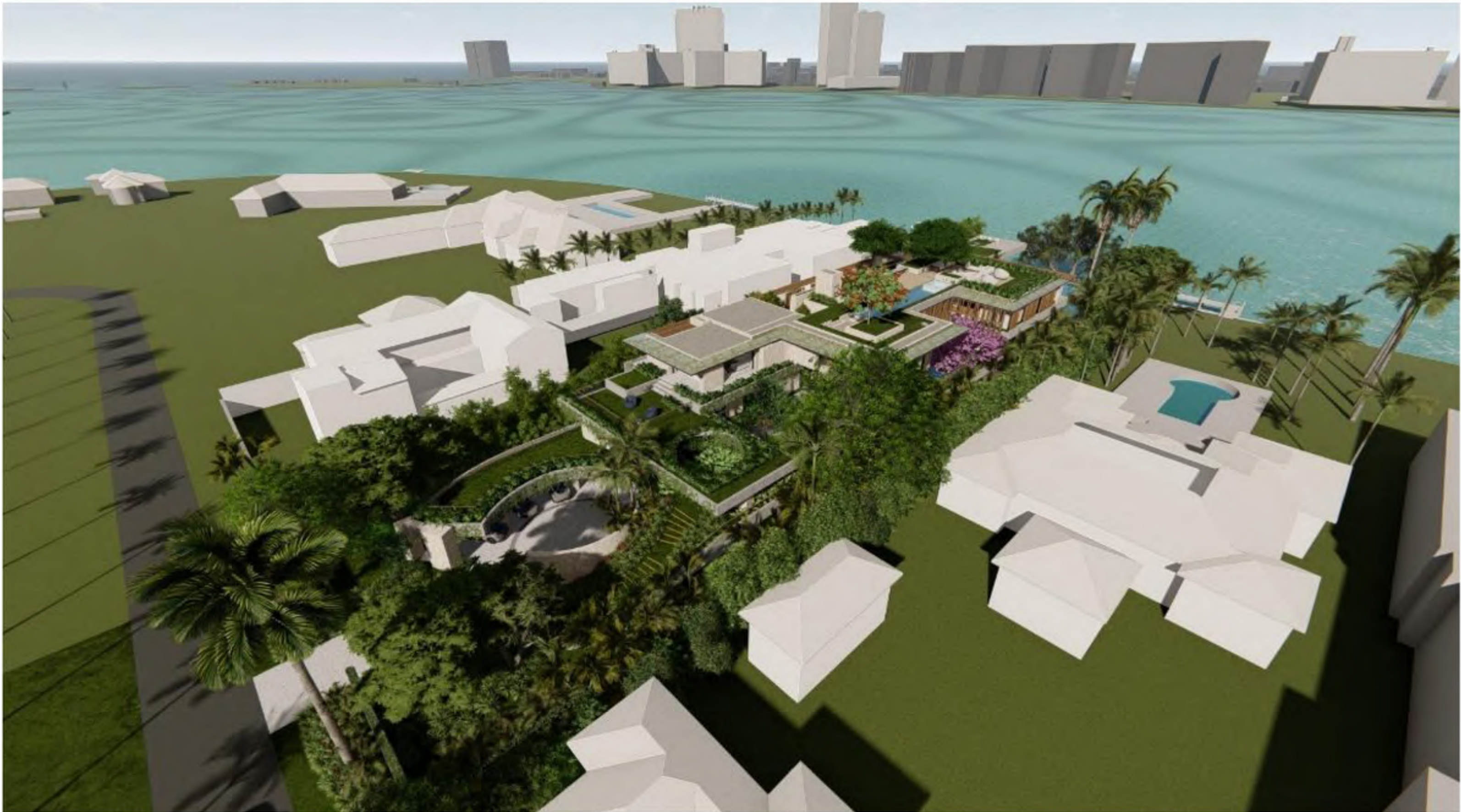


DWG: A-903
RENDERED AXO - SOUTH
WEST

02/16/2012

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DWG: A-904

RENDERED AXO - SOUTH
WEST - PLANTING

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DWG: A-905
RENDERED AXO - SOUTH
EAST

02/16/2012

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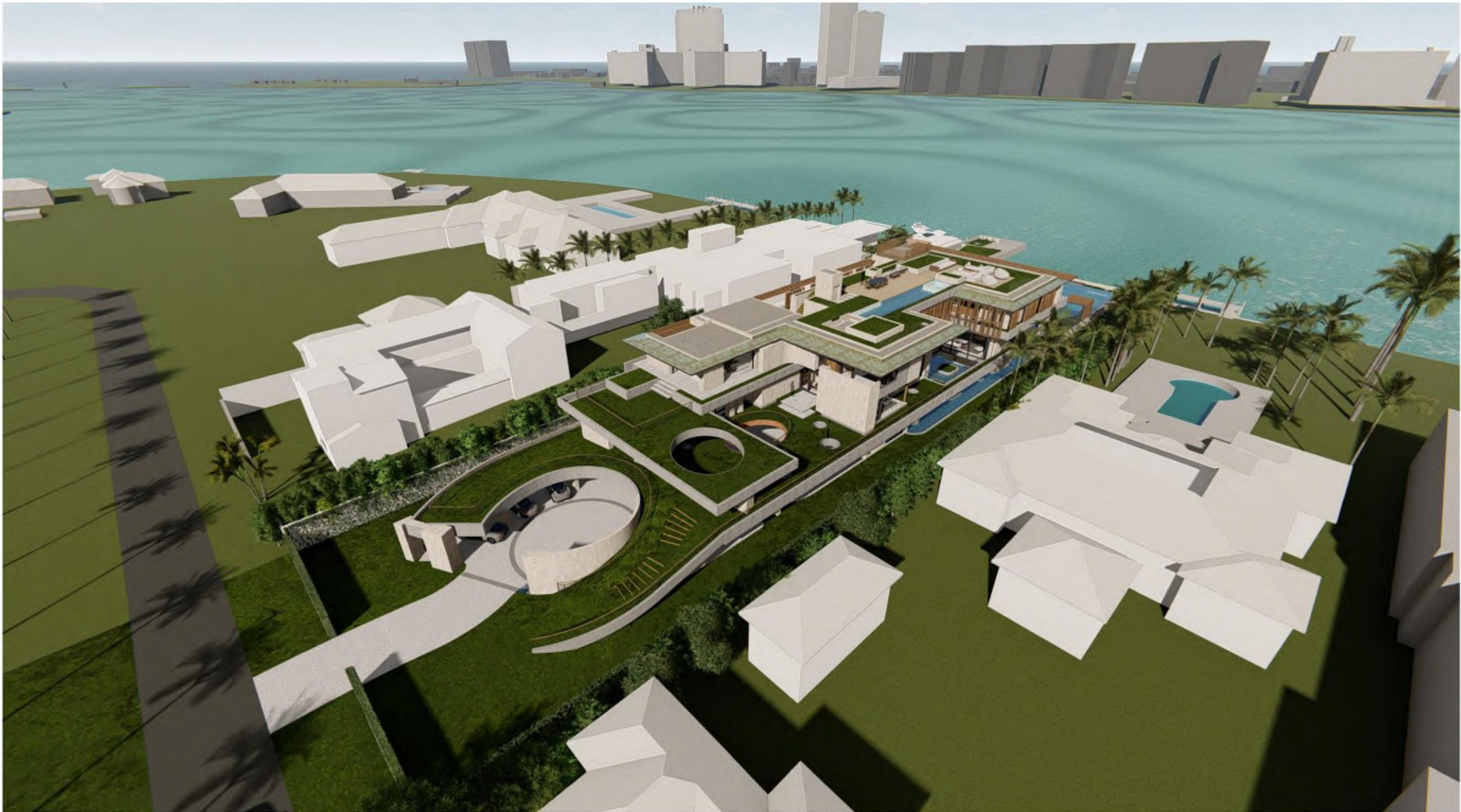
DWG: A-906

RENDERED AXO - SOUTH
EAST - PLANTING

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DWG: A-903
RENDERED AXO - SOUTH
WEST

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DWG: A-905
RENDERED AXO - SOUTH
EAST

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DWG: G-021

3D REALISTIC RENDERING -
STREET VIEW (NO TREES)

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DWG: G-022

3D REALISTIC RENDERING -
STREET VIEW

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DWG: G-023

3D REALISTIC RENDERING -
ENTRANCE VIEW

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DWG: G-024

3D REALISTIC RENDERING -
DRIVEWAY

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DRB SUBMITTAL

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-025

3D REALISTIC RENDERING -
VIEW FROM BAY (NO TREE)

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DWG: G-026

3D REALISTIC RENDERING -
VIEW FROM BAY

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-027	28 STAR ISLAND
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RENDERING - STREET VIEW	http://www.urbanrobotassociates.com/
02/16/2012	URBAN ROBOT © 2021





DWG: G-028

RENDERING - STREET VIEW -
PLANTING

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-029
RENDERING - ENTRANCE
VIEW

02/16/2012

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DWG: G-030

RENDERING - ENTRANCE
VIEW - PLANTING

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-031
RENDERING - UNDERSTORY
VIEW

02/16/2012

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DWG: G-032

RENDERING - UNDERSTORY
VIEW - PLANTING

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-033

RENDERING - POOL VIEW

02/16/2012

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DWG: G-034

RENDERING - POOL VIEW -
PLANTING

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE



DWG: G-035
RENDERING - BAYSIDE
GARDEN VIEW

02/16/2012

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DWG: G-036

RENDERING - BAYSIDE
GARDEN VIEW - PLANTING

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LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE





DWG: G-038

RENDERING - VIEW FROM BAY
- PLANTING

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