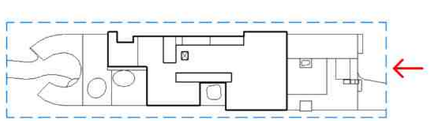

DWG: G-025

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

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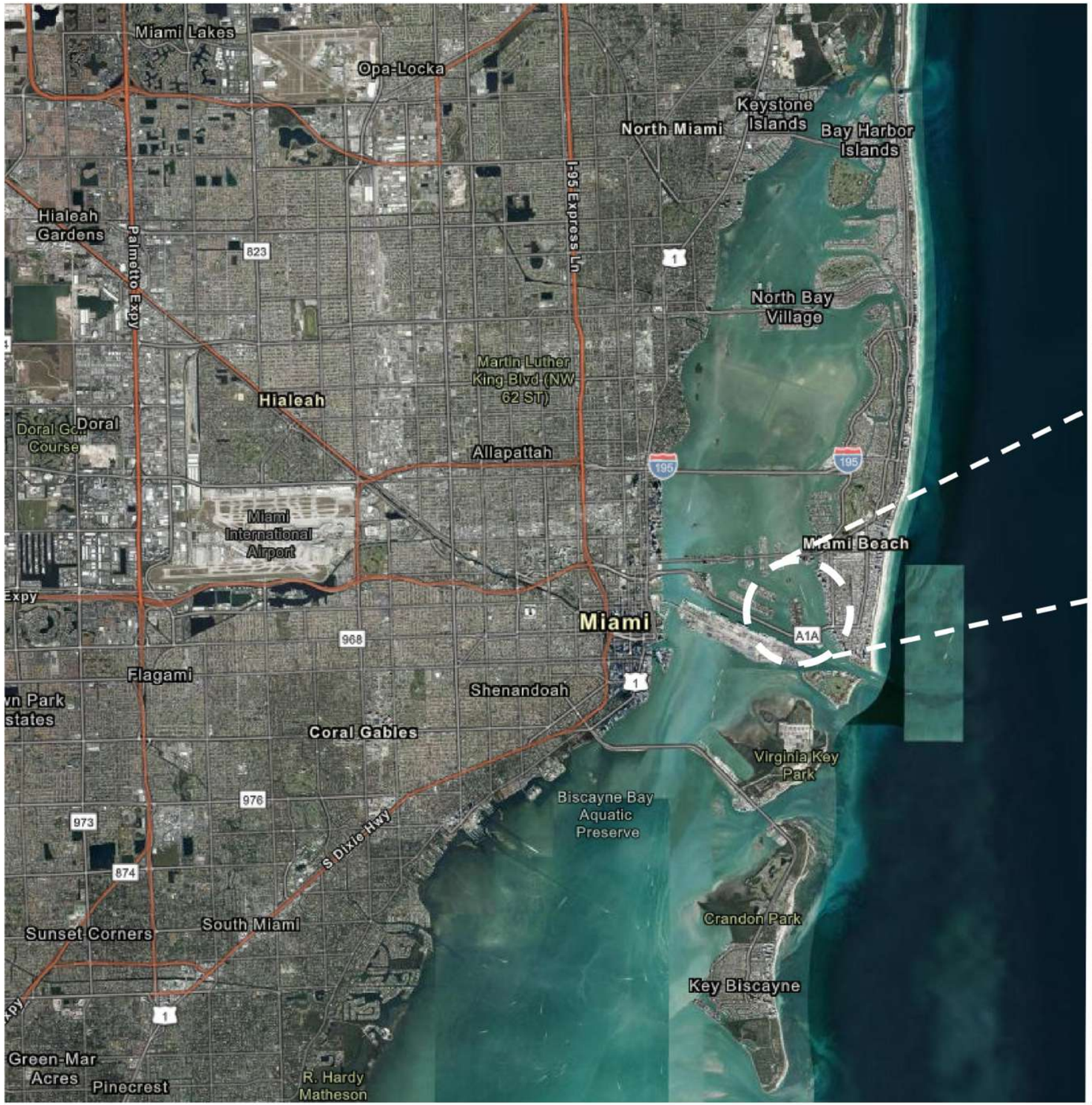

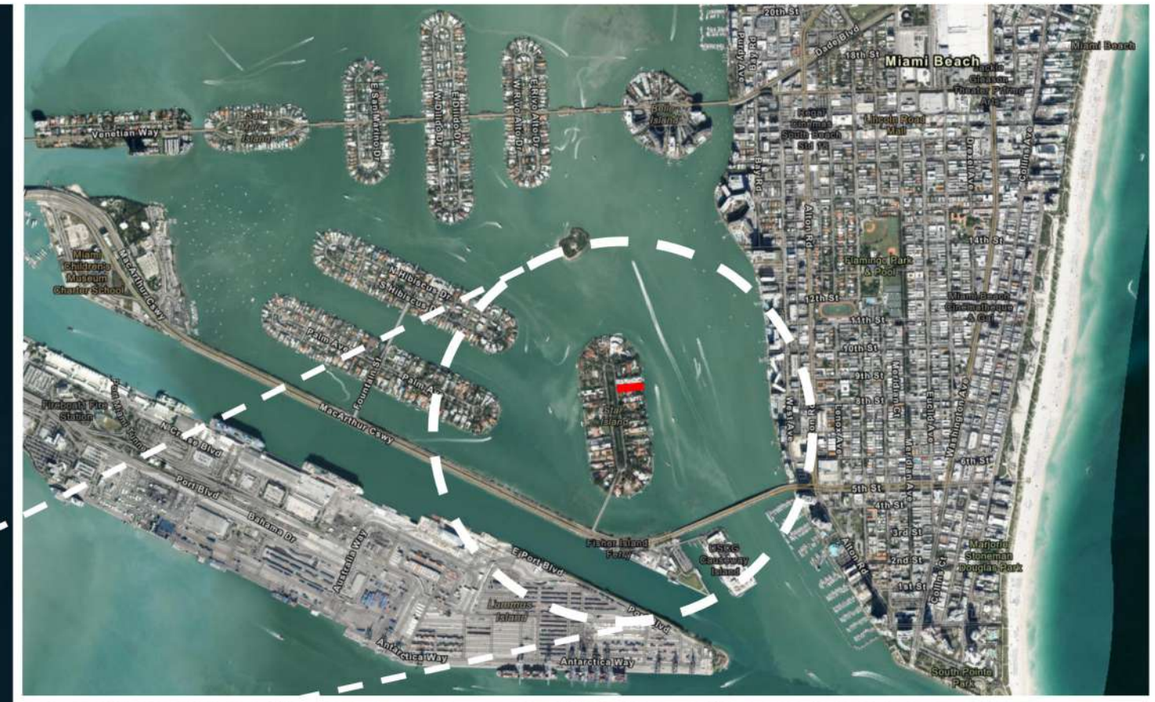

28 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139

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LOCATION PLAN | 03/08/2021

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DWG: A-004


1. STREET: DIAGONAL VIEW FROM NORTH-WEST CORNER

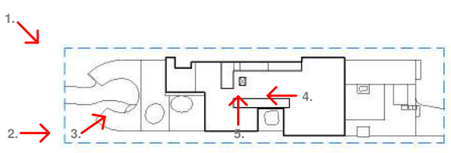

2. STREET: EXISTING GATE ON SOUTH-WEST CORNER


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

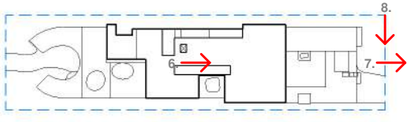
SAOTA

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 | 03/08/2021

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April 15, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 28 Star Island Drive, Miami Beach **DRB21-0642**
Letter of Support

Dear Board Members:

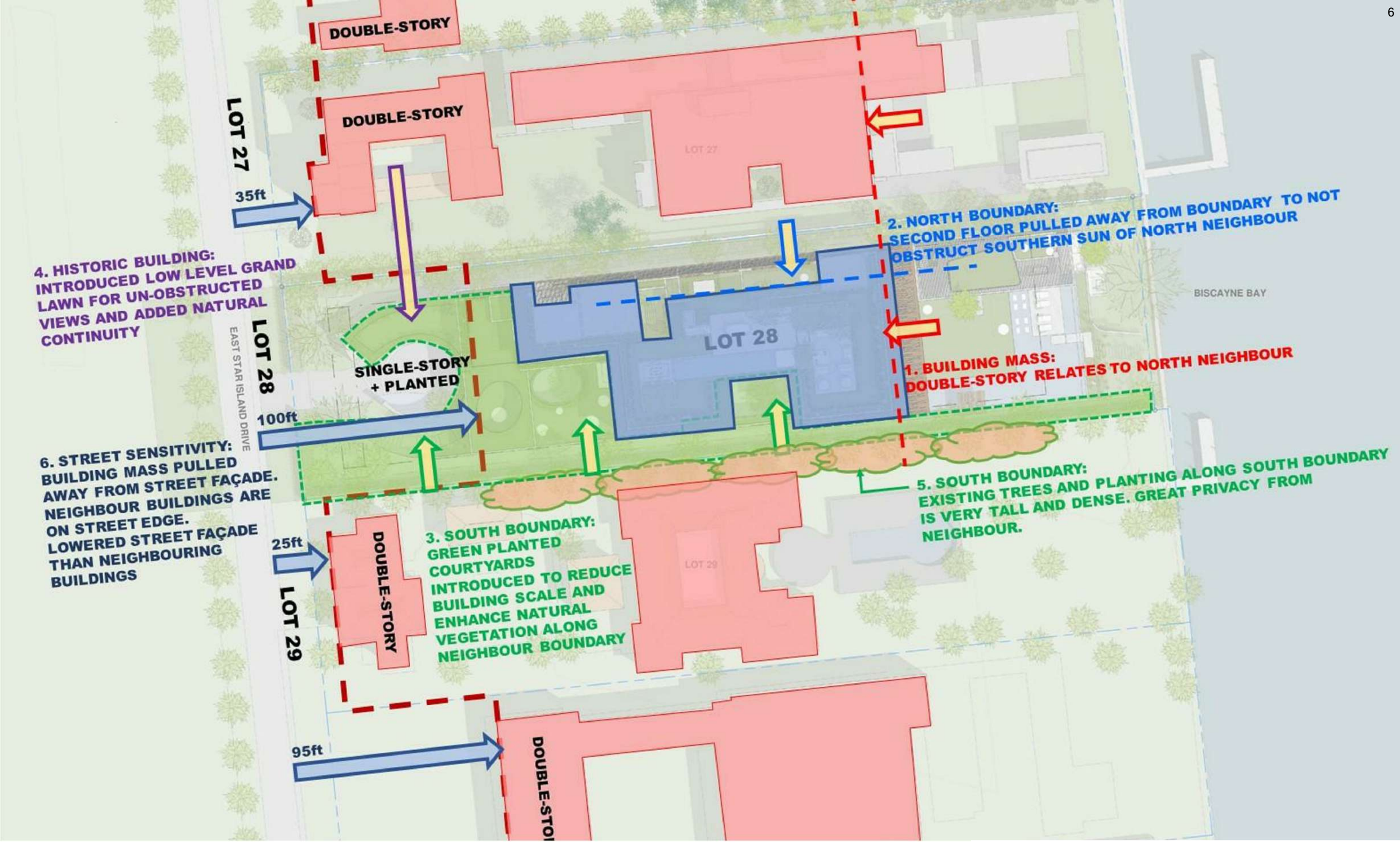
I am the owner of 29 Star Island Drive, Miami Beach, Florida, which is immediately adjacent to the above-referenced property. I had a conversation with the applicant's representatives and reviewed plans and renderings for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

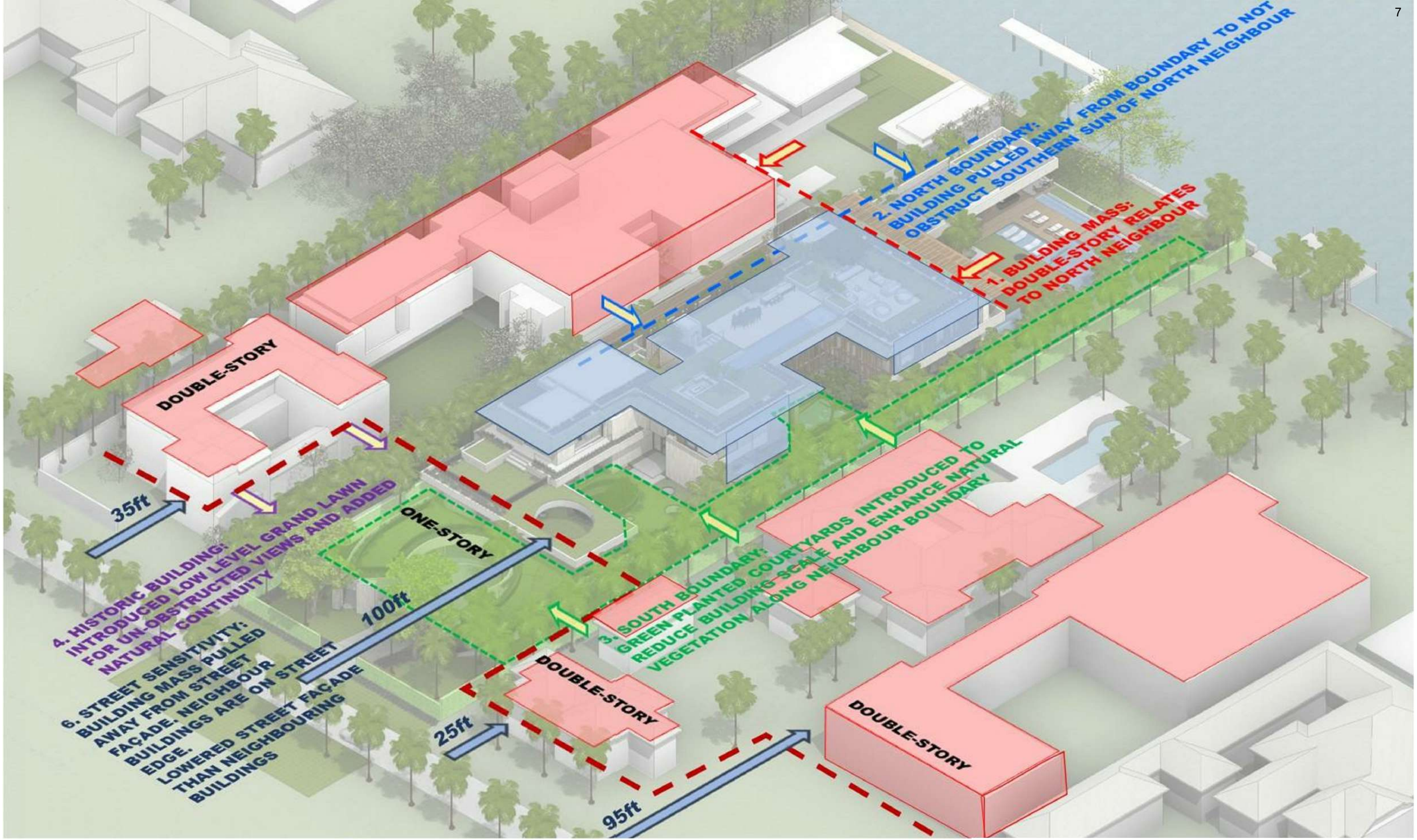
Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

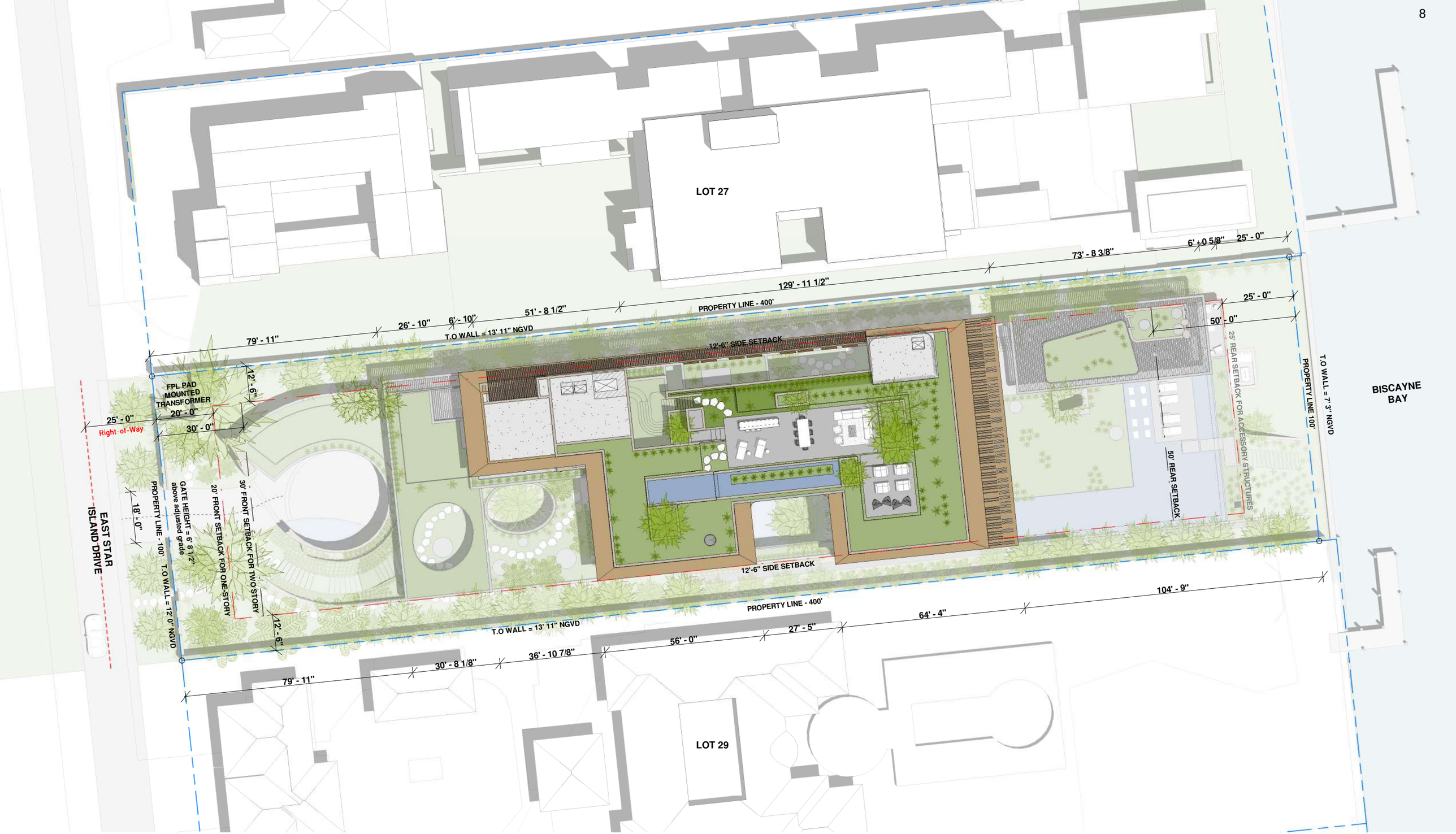
Sincerely,

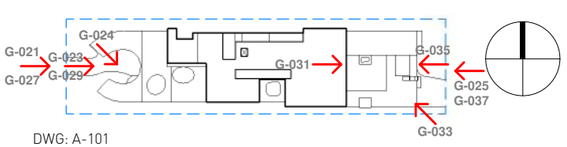
Signature

Loren Schlachet
Print name




2. NORTH BOUNDARY:
BUILDING PULLED AWAY FROM BOUNDARY TO NOT
OBSTRUCT SOUTHERN SUN OF NORTH NEIGHBOUR
1. BUILDING MASS:
DOUBLE-STORY RELATES
TO NORTH NEIGHBOUR
DOUBLE-STORY
35ft
4. HISTORIC BUILDING:
INTRODUCED LOW LEVEL GRAND LAWN
FOR UN-OBSTRUCTED VIEWS AND ADDED
NATURAL CONTINUITY
ONE-STORY
100ft
6. STREET SENSITIVITY:
BUILDING MASS PULLED
AWAY FROM STREET
FAÇADE. NEIGHBOUR
BUILDINGS ARE ON STREET
EDGE.
LOWERED STREET FAÇADE
THAN NEIGHBOURING
BUILDINGS
3. SOUTH BOUNDARY:
GREEN PLANTED COURTYARDS INTRODUCED TO
REDUCE BUILDING SCALE AND ENHANCE NATURAL
VEGETATION ALONG NEIGHBOUR BOUNDARY
DOUBLE-STORY
25ft
95ft
DOUBLE-STORY





DWG: A-101

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

SITE PLAN | 03/08/2021

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400' - 0"
179' - 4 1/4"
22' - 5 3/4"
198' - 2"
DD
A-302
CC
A-302
TRANS FORMER
20' - 0"
30' - 0"
12' - 6"
OPEN PARKING
PERMEABLE PAVERS
SCREENED PARKING
OPEN PARKING
PERMEABLE PAVERS
2x CAR SHOW GARAGE
STORAGE
ELEV
YOGA AREA (NON - ENCLOSED)
5' - 3 1/2" NGVD
GYM AREA (NON - ENCLOSED)
5' - 3 1/2" NGVD
SKATEBOARD BOWL
OPEN GAMES AREA
PERMEABLE DECKING
5' - 3 1/2" NGVD
LOUNGE
DASHED LINE INDICATING UNDERSTORY ROOF SLAB ABOVE
DRIVEWAY
PERMEABLE PAVERS
WATER FEATURE
LANDSCAPED STAIR
STORAGE
OPEN PARKING
WC
2x CAR SHOW GARAGE
FEATURE TREE
WATER FEATURE
STORAGE
POOL EQUIPMENT
OUTDOOR LOUNGE
PERMEABLE DECKING
WATER FEATURE
DEEP SWIMMING POOL
STORAGE/ PUMP RM
OUTDOOR STORAGE
LOW OPEN STORAGE
LOW OUTDOOR STORAGE IN VOID BELOW SWIMMING POOL
LOW OPEN STORAGE
PERMEABLE PAVERS
DASHED LINE INDICATING UNDERSTORY ROOF SLAB ABOVE
AA
A-301
BB
A-301
100' - 0"
19' - 4 15/16"
18' - 0"
42' - 3 3/8"
31' - 6"
12' - 6"
25' - 9 11/16"
17' - 6"
26' - 7 7/16"
12' - 3 9/16"
33' - 3"
10' - 4"
25' - 0"
50' - 0"
10' - 4"
70' - 2 7/8"
80' - 7 11/16"
50' - 11 7/16"
44' - 10 15/16"
88' - 6 5/8"
64' - 8 7/16"
400' - 0"
DD
A-302
CC
A-302
G-021
G-023
G-027
G-029
G-024
G-031
G-035
G-025
G-037
G-033
DWG: A-103
0
30
60 ft
Scale 1" = 30' - 0"
UNDERSTORY PLAN - L0
03/08/2021
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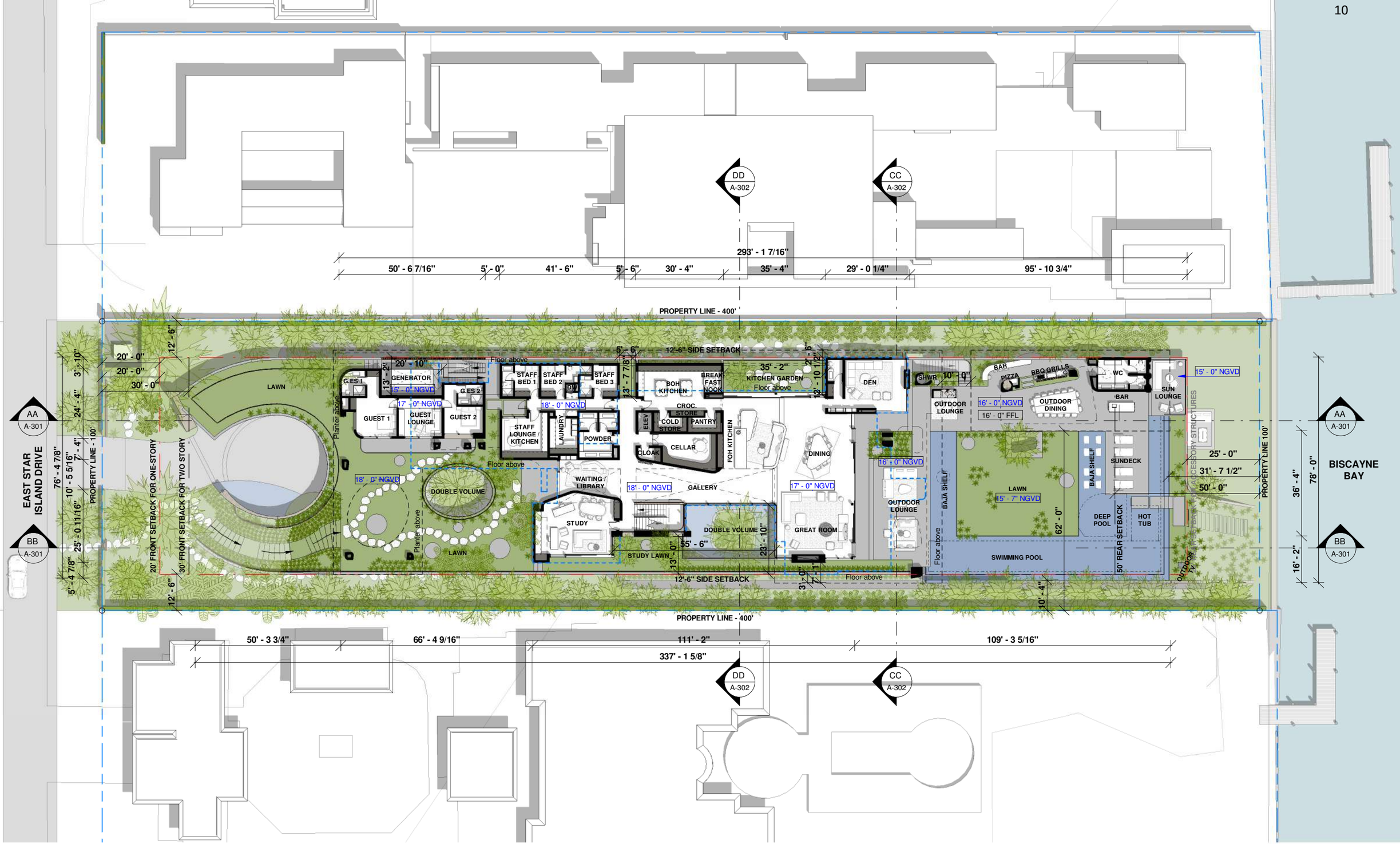

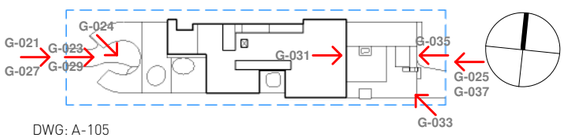

DWG: A-105

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

FIRST FLOOR PLAN - L1

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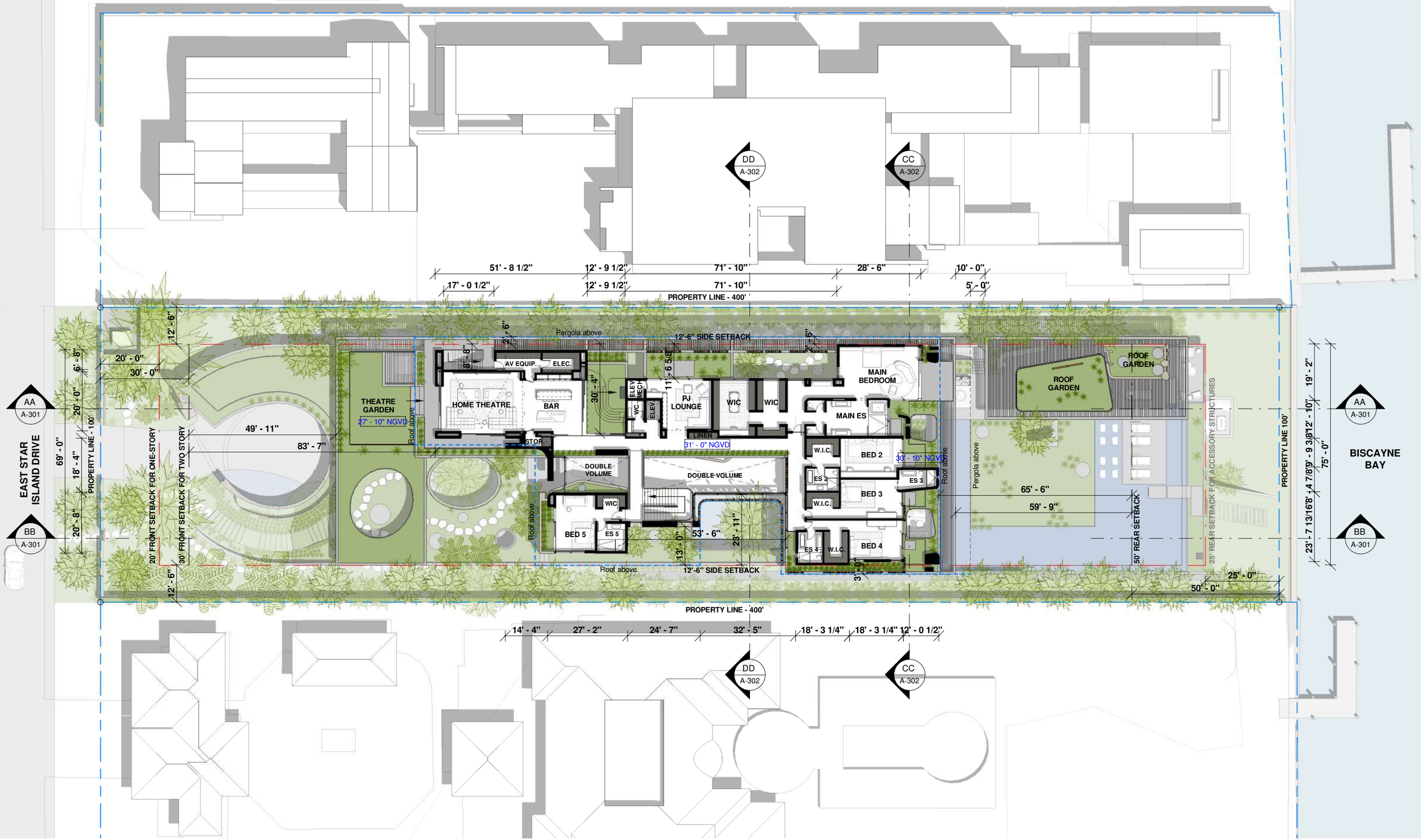

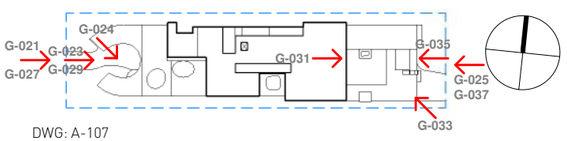

DWG: A-107

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

SECOND FLOOR PLAN - L2

03/08/2021

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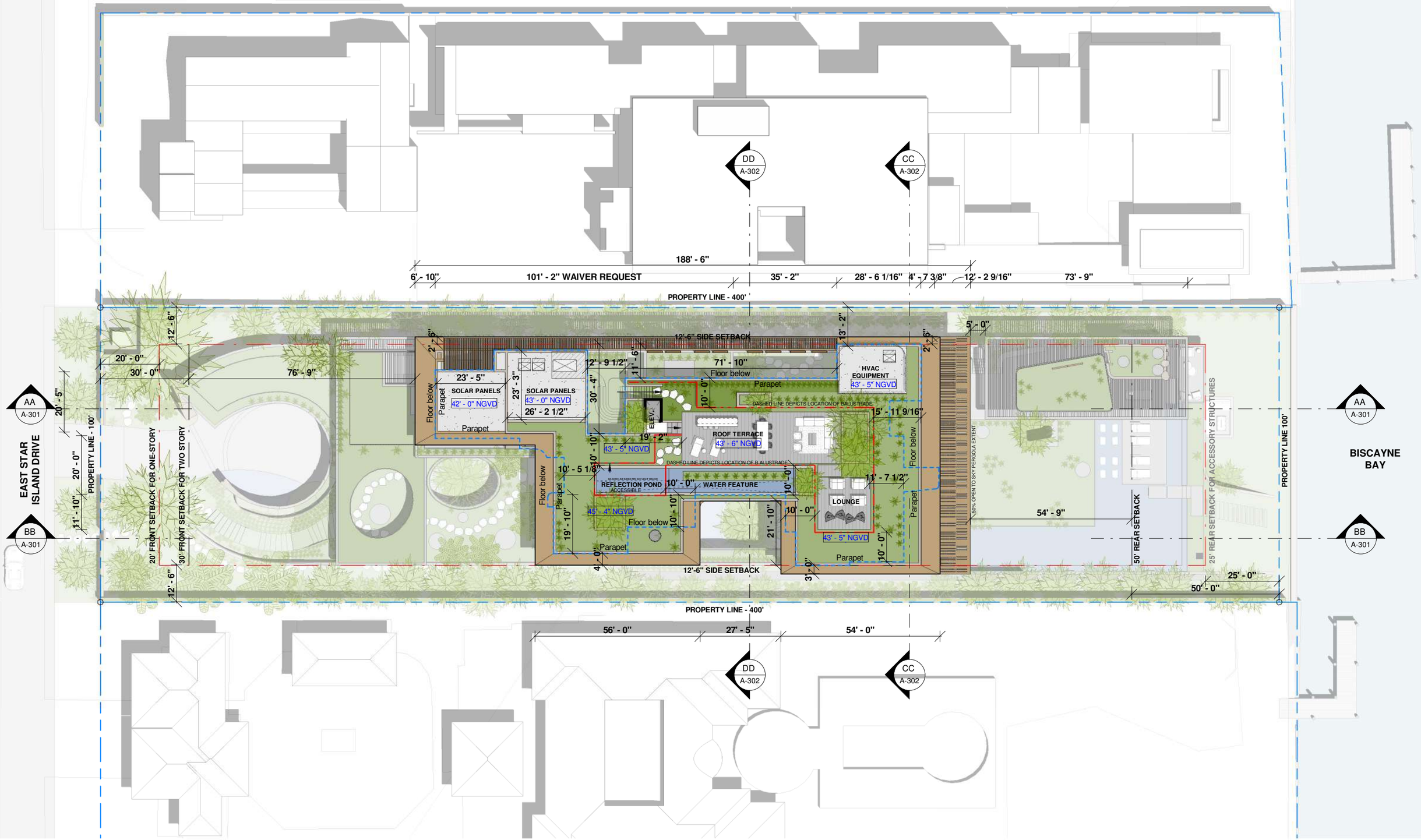

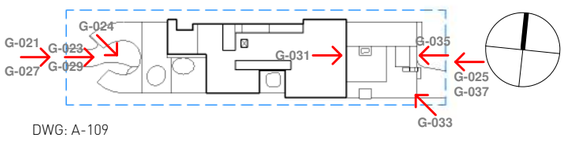

DWG: A-109

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

ROOF PLAN - R1 | 03/08/2021

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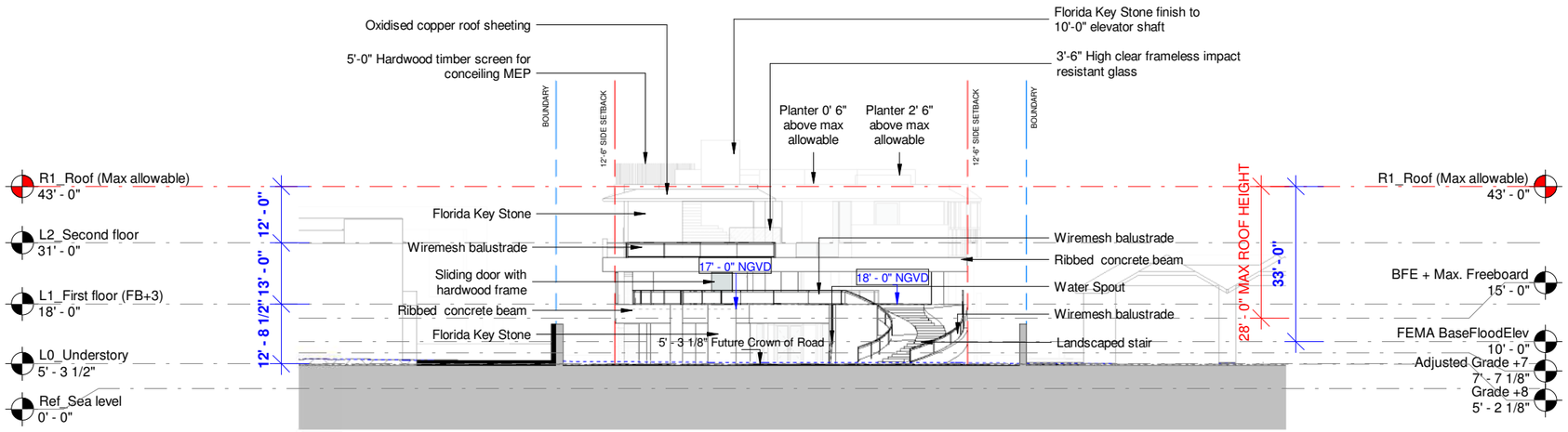
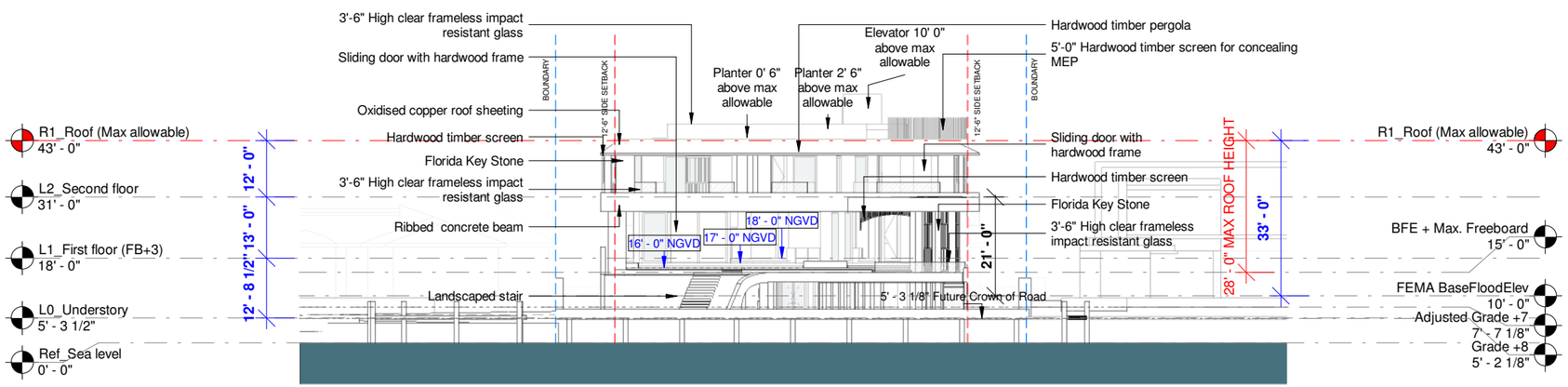
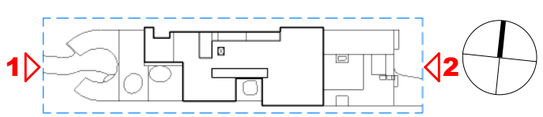


1 WEST ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ELEVATIONS SHORT - B&W

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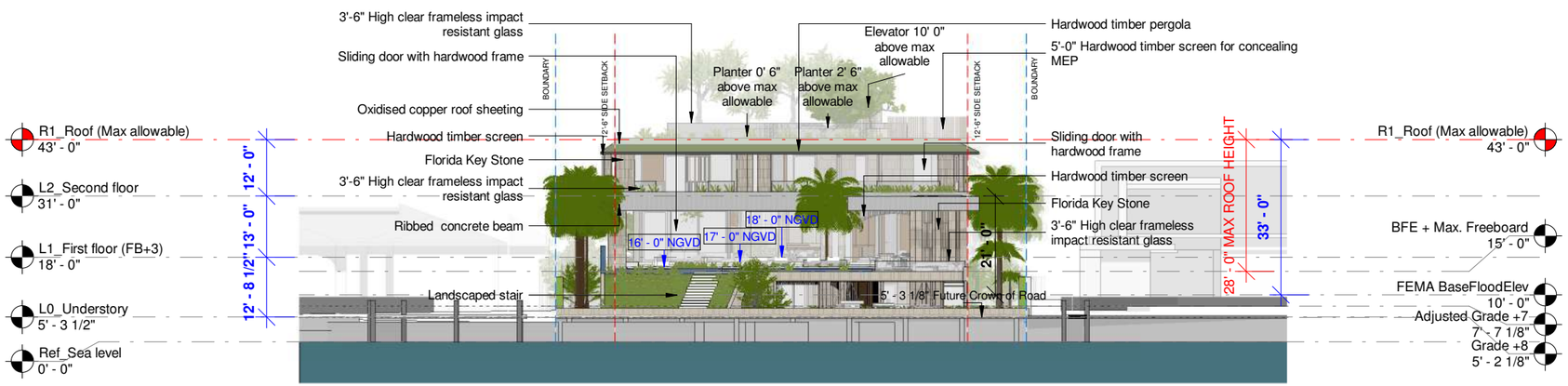
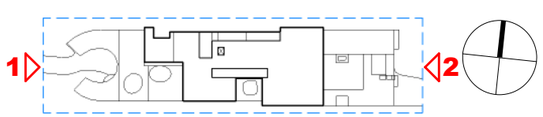
DWG: A-201

1 WEST ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ELEVATIONS SHORT

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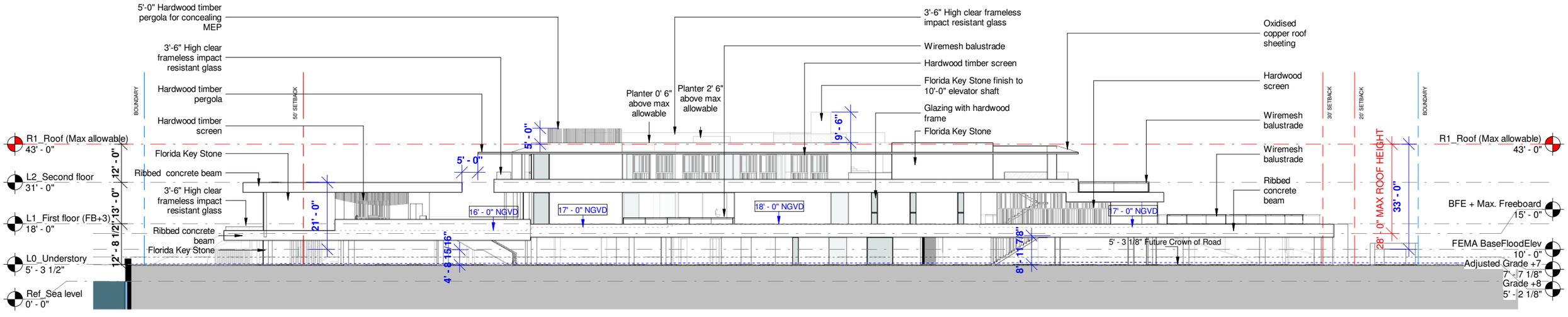
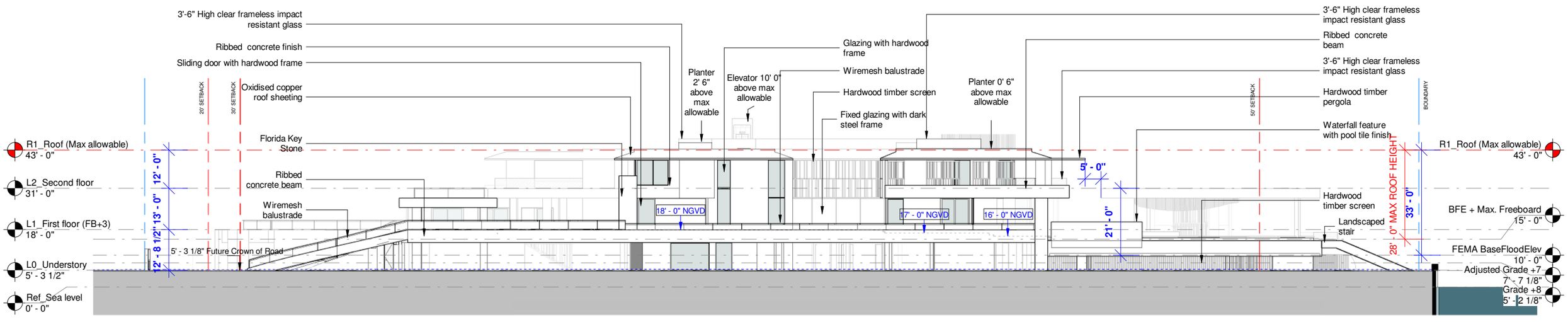
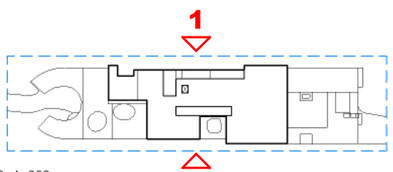
DWG: A-202



1 NORTH ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ELEVATIONS LONG - B&W

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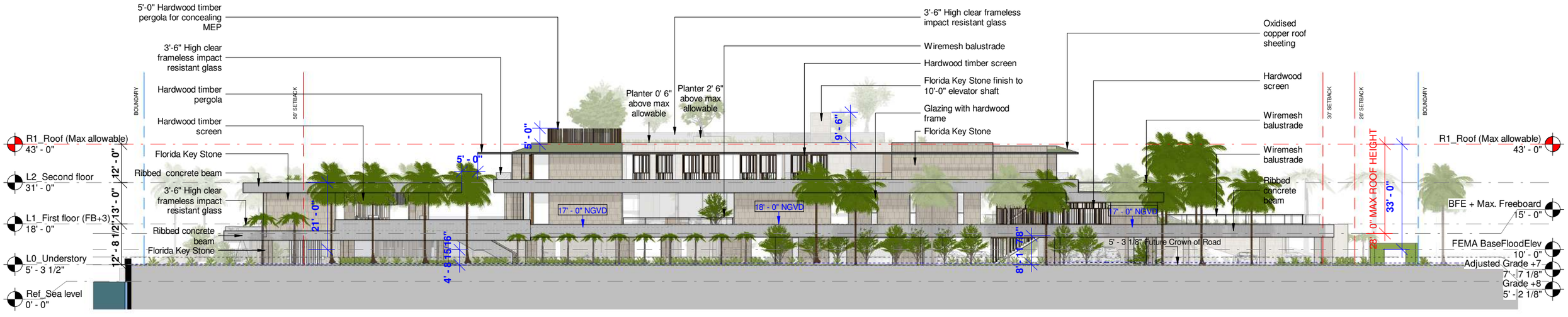
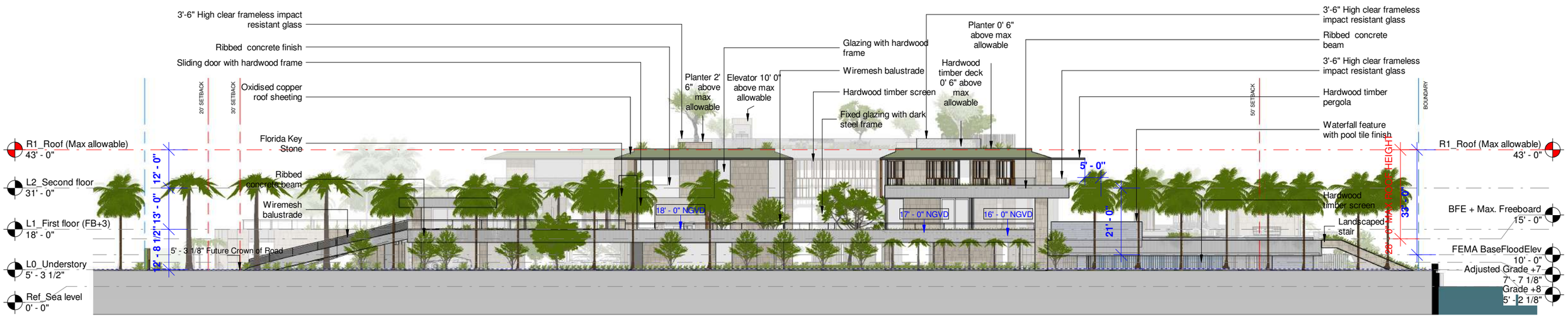
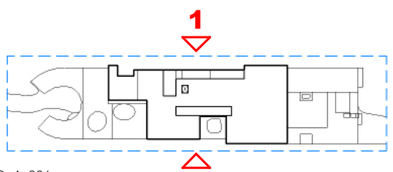
DWG: A-203



1 NORTH ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ELEVATIONS LONG

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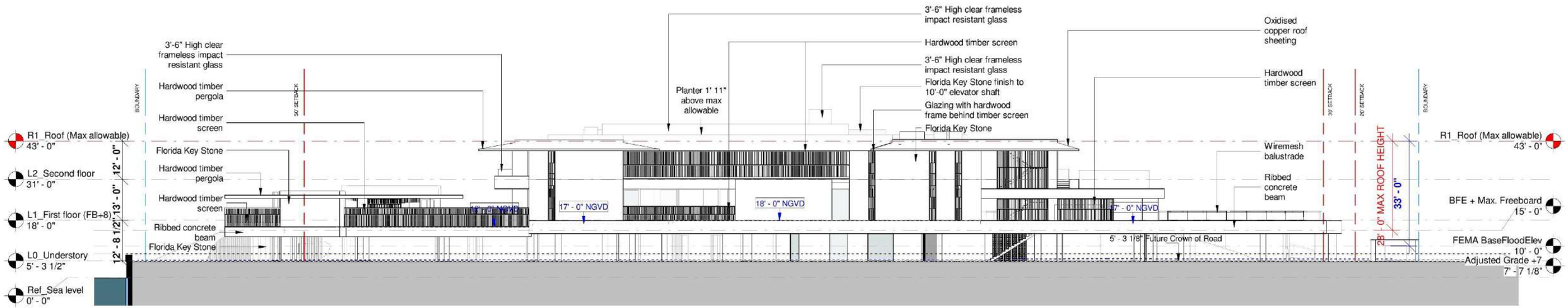
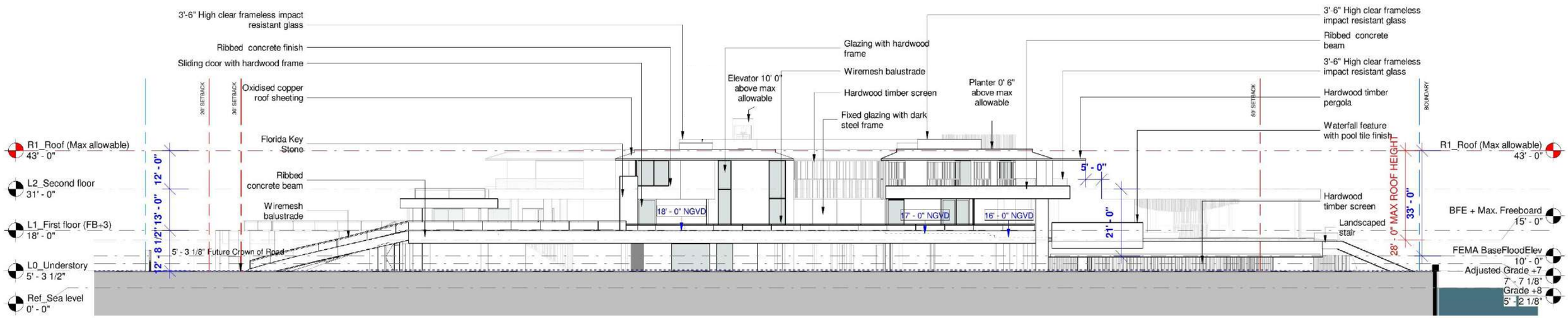
DWG: A-204

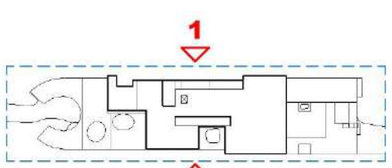
REVISED



1 **NORTH ELEVATION**
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



DWG: A-203

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

REVISED 4/29/21

ELEVATIONS LONG - B&W

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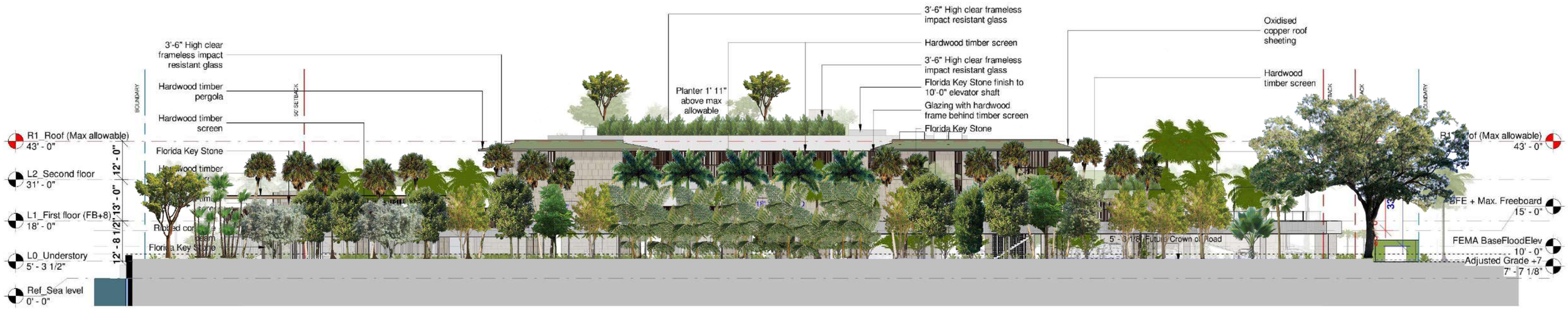
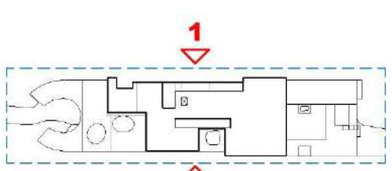
REVISED



1 **NORTH ELEVATION**
1" = 30'-0"

2 **SOUTH ELEVATION**
1" = 30'-0"



DWG: A-204

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

REVISED 4/29/21

ELEVATIONS LONG

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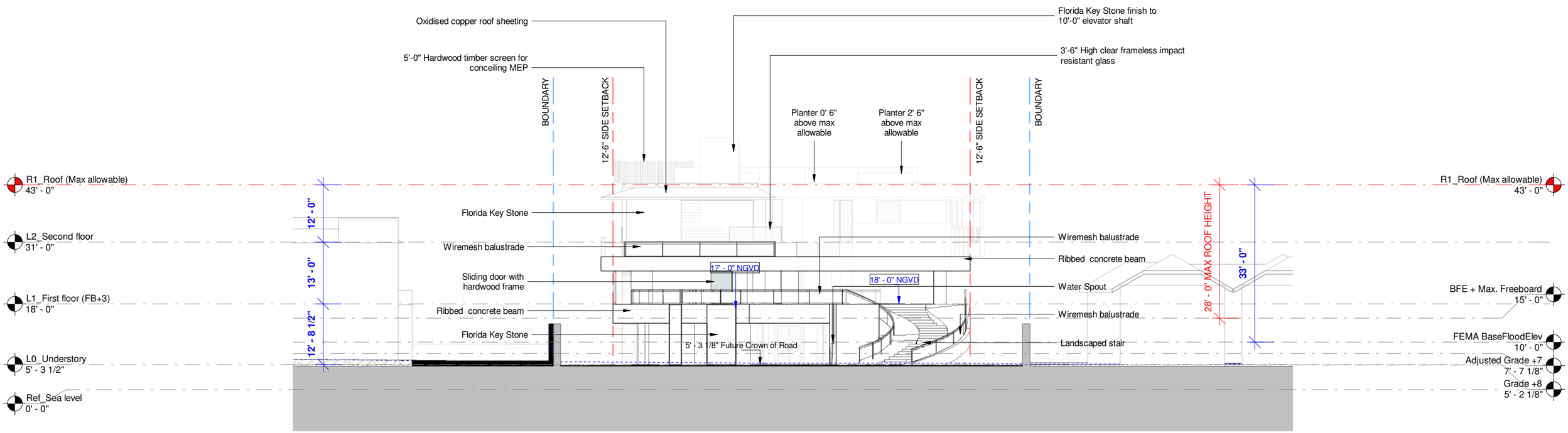
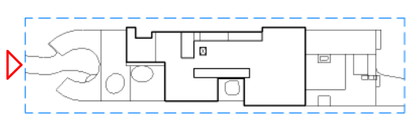


1 WEST ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION WEST - B&W | 03/08/2021

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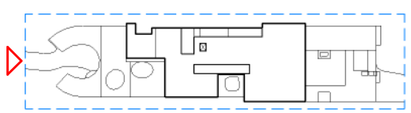
DWG: A-205

1 WEST ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION WEST | 03/08/2021

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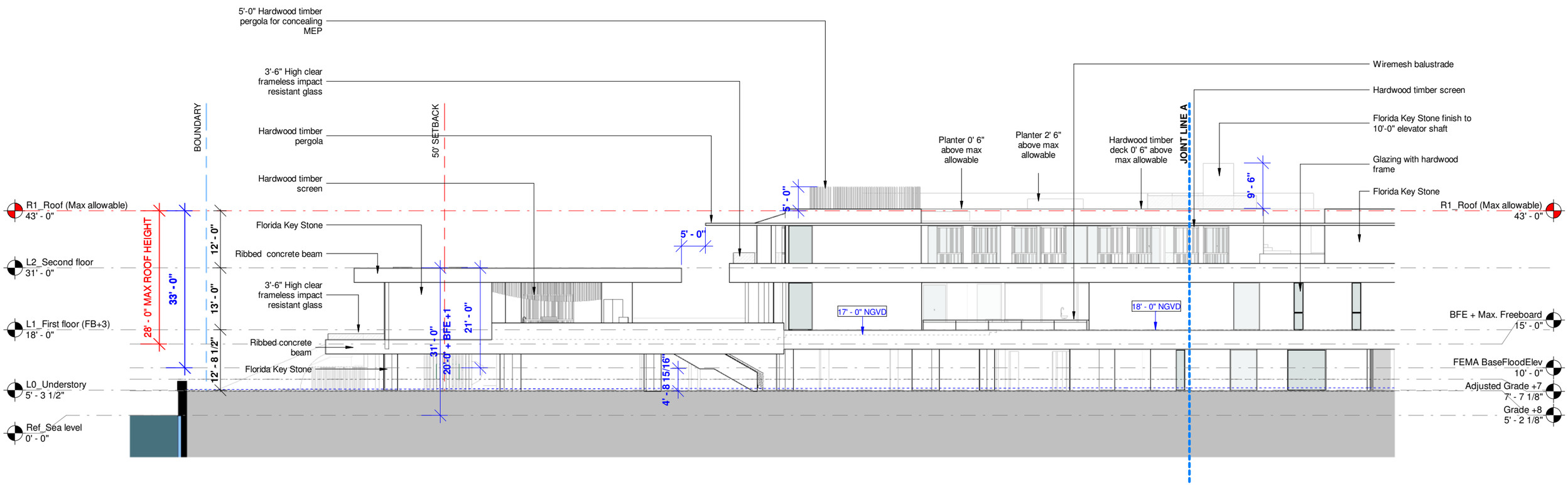
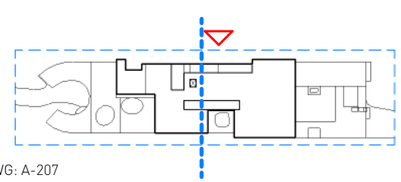
DWG: A-206



1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION NORTH A - B&W | 03/08/2021

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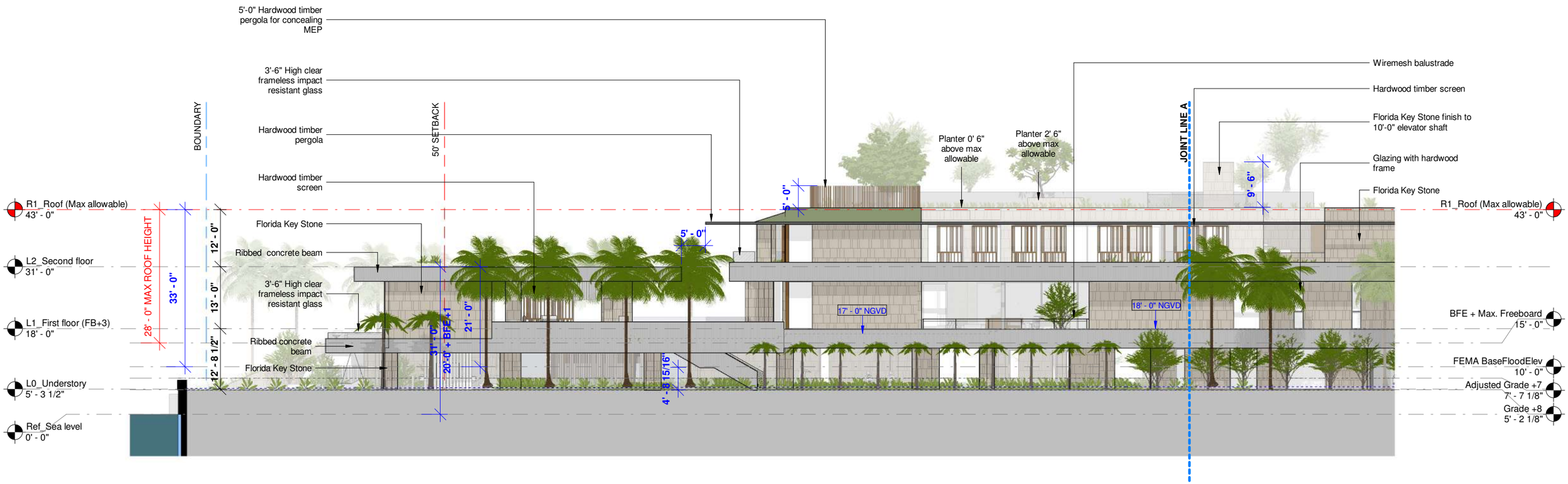
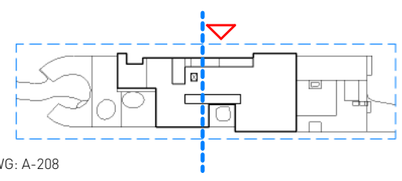
DWG: A-207



1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION NORTH A | 03/08/2021

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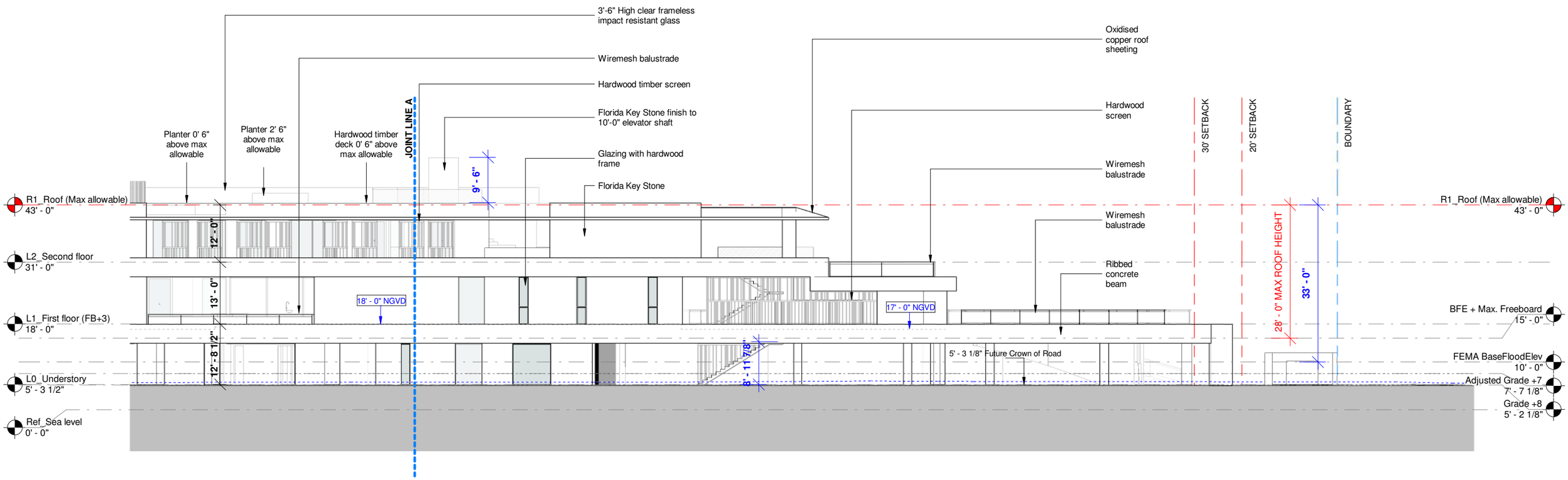
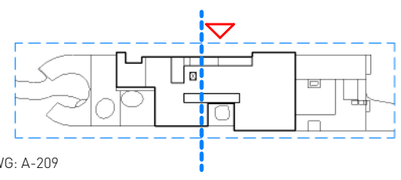
DWG: A-208



1 NORTH ELEVATION
1" = 20'-0"



DWG: A-209

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION NORTH B - B&W | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

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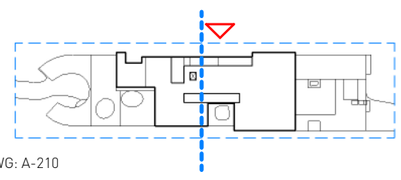
1 NORTH ELEVATION
1" = 20'-0"



DWG: A-210

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION NORTH B | 03/08/2021

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SAOTA

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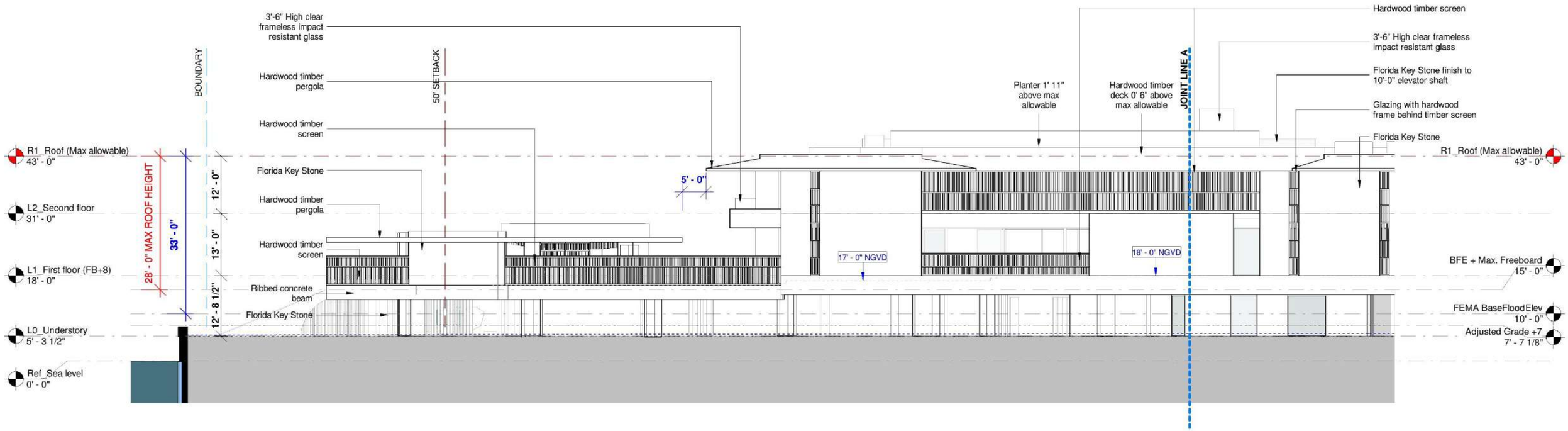
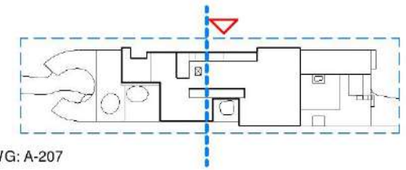


1 **NORTH ELEVATION**
1" = 20'-0"



DWG: A-207

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

REVISED 4/29/21

ELEVATION NORTH A - B&W

03/08/2021

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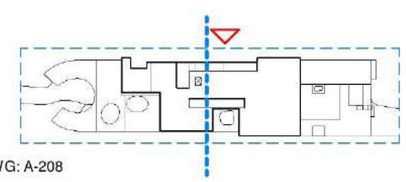
SAOTA

REVISED

1 **NORTH ELEVATION**
1" = 20'-0"



DWG: A-208

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

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ELEVATION NORTH A | 03/08/2021

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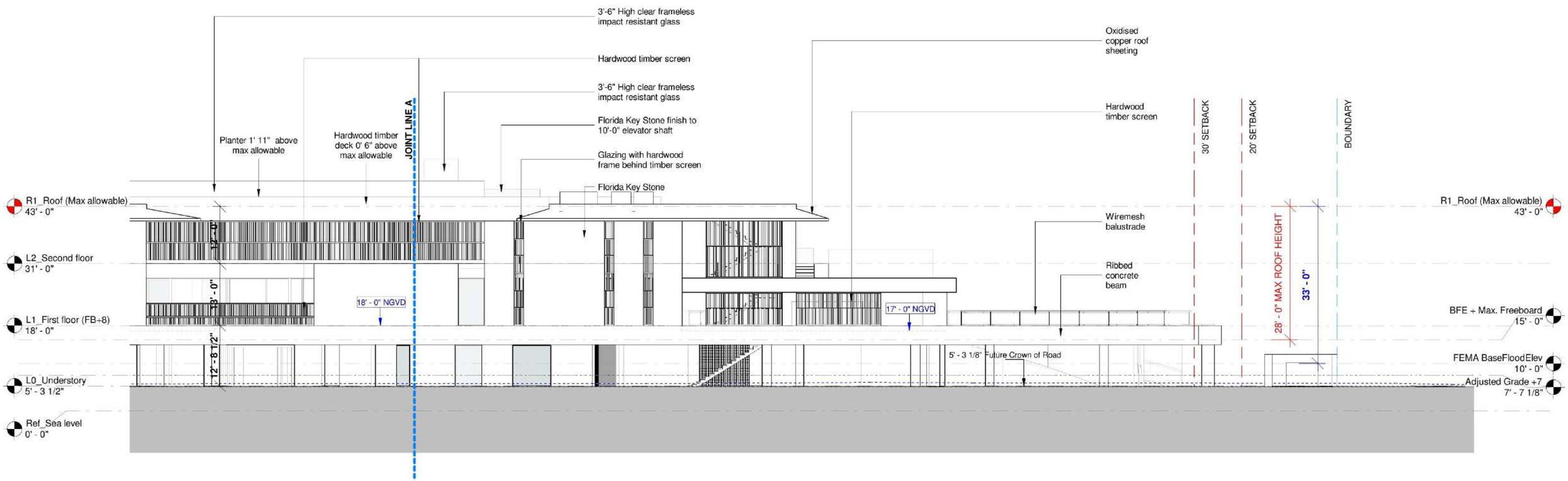
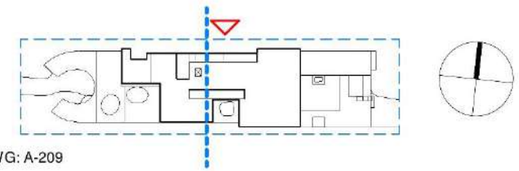
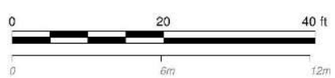
REVISED



1 **NORTH ELEVATION**
1" = 20'-0"





Scale 1" = 20' - 0"

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ELEVATION NORTH B - B&W

03/08/2021

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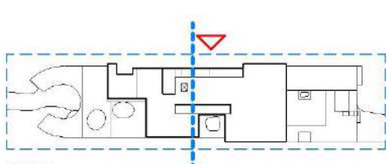
DWG: A-209

REVISED

1 **NORTH ELEVATION**
1" = 20'-0"



DWG: A-210

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

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ELEVATION NORTH B | 03/08/2021

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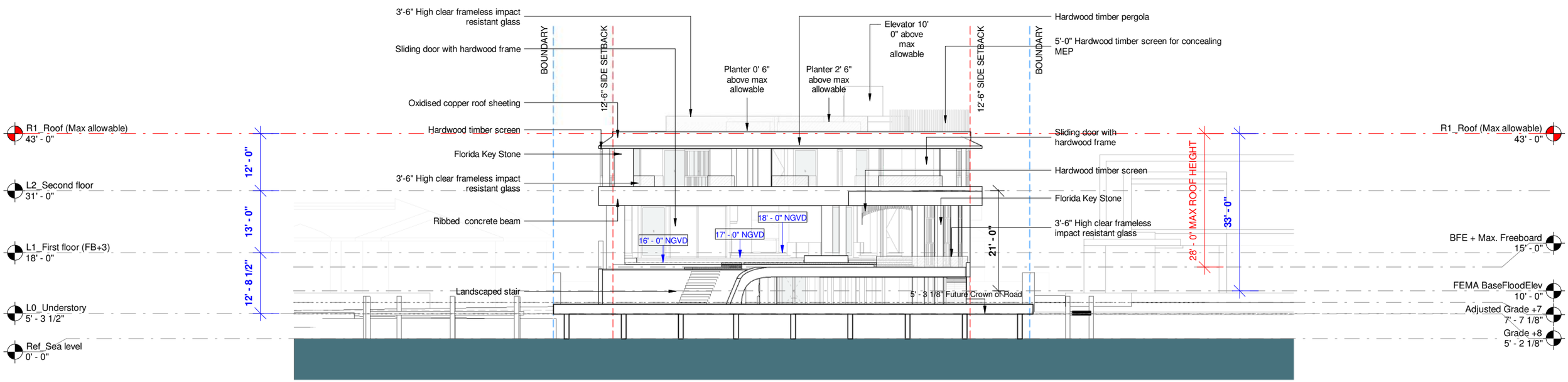
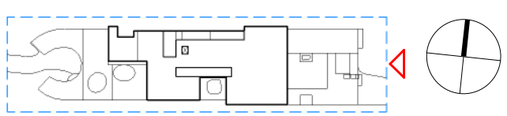


1 EAST ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION EAST - B&W | 03/08/2021

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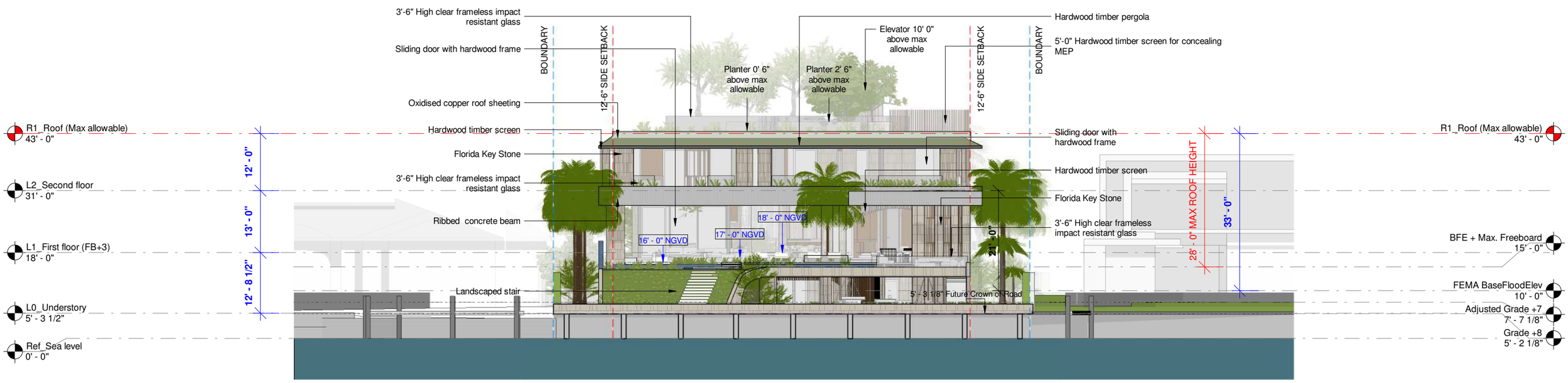
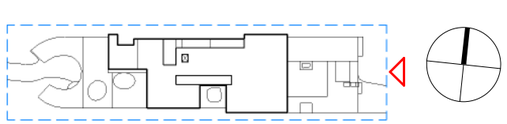
DWG: A-211



1 EAST ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION EAST | 03/08/2021

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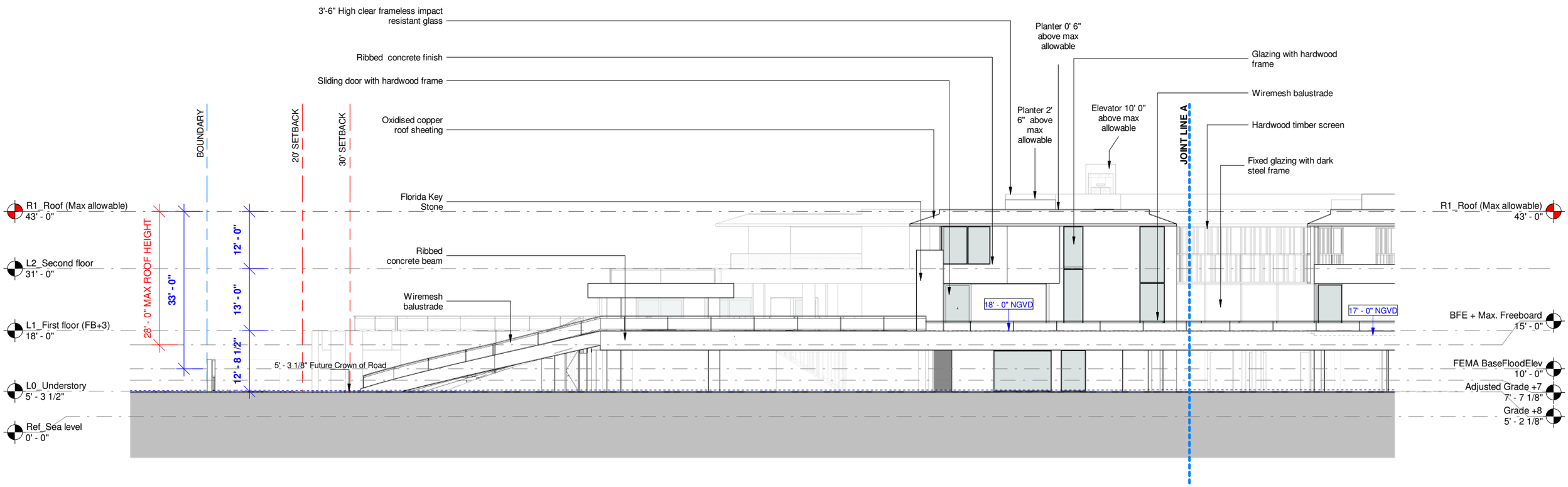
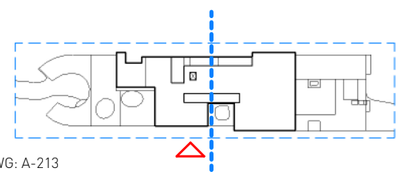
DWG: A-212



1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-213

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH A - B&W | 03/08/2021

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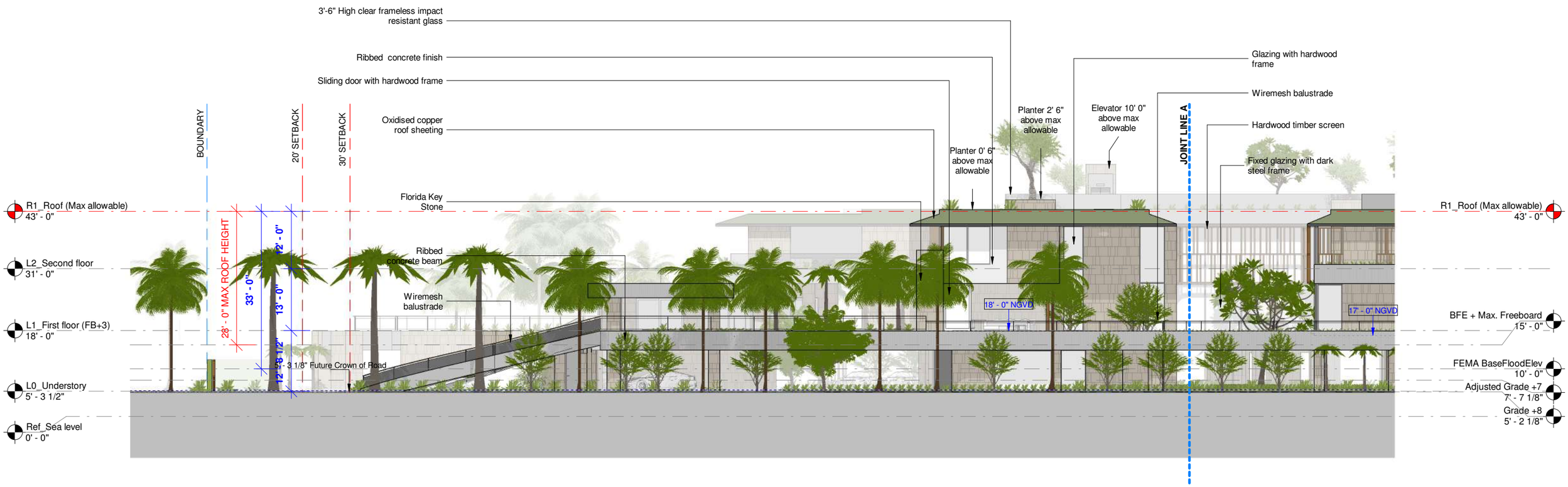
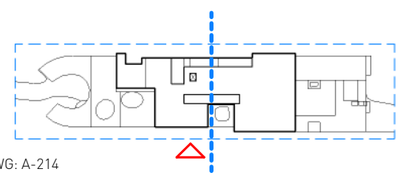


1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-214

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH A | 03/08/2021

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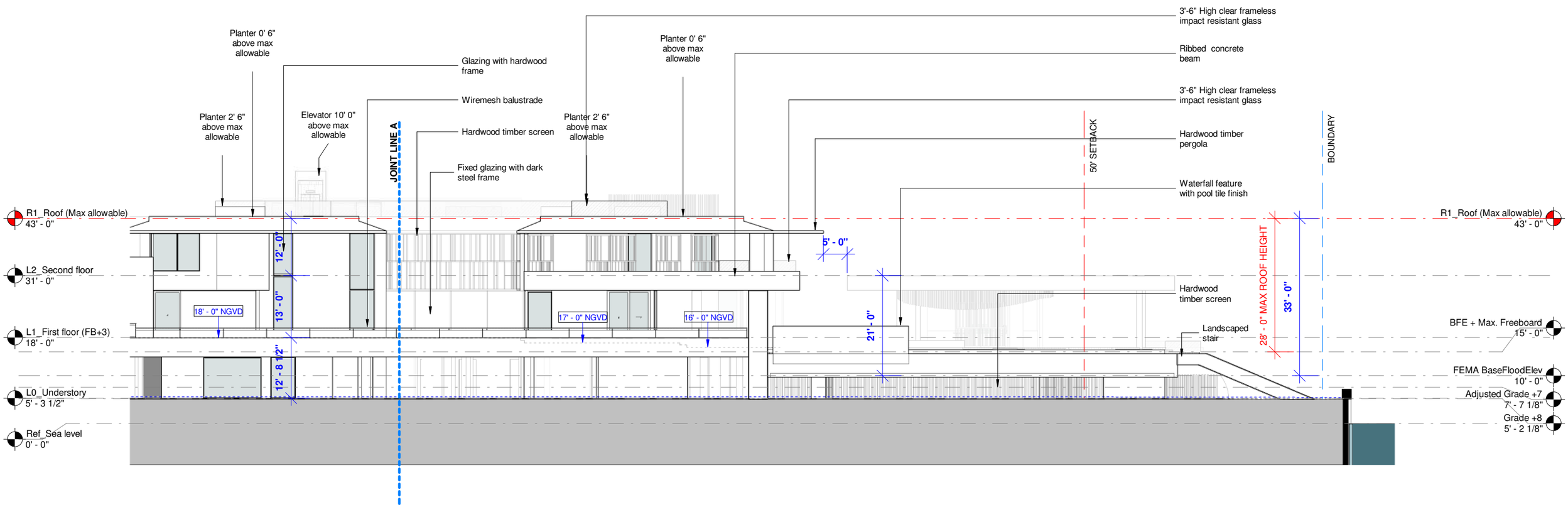
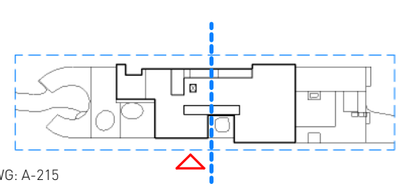


1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-215

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH B - B&W | 03/08/2021

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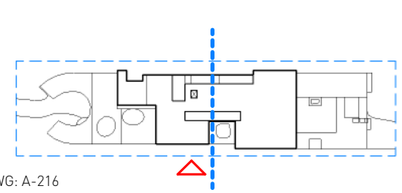
1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-216

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH B | 03/08/2021

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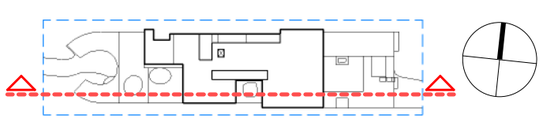
SAOTA



DWG: A-303

RENDERED SECTION | 03/08/2021

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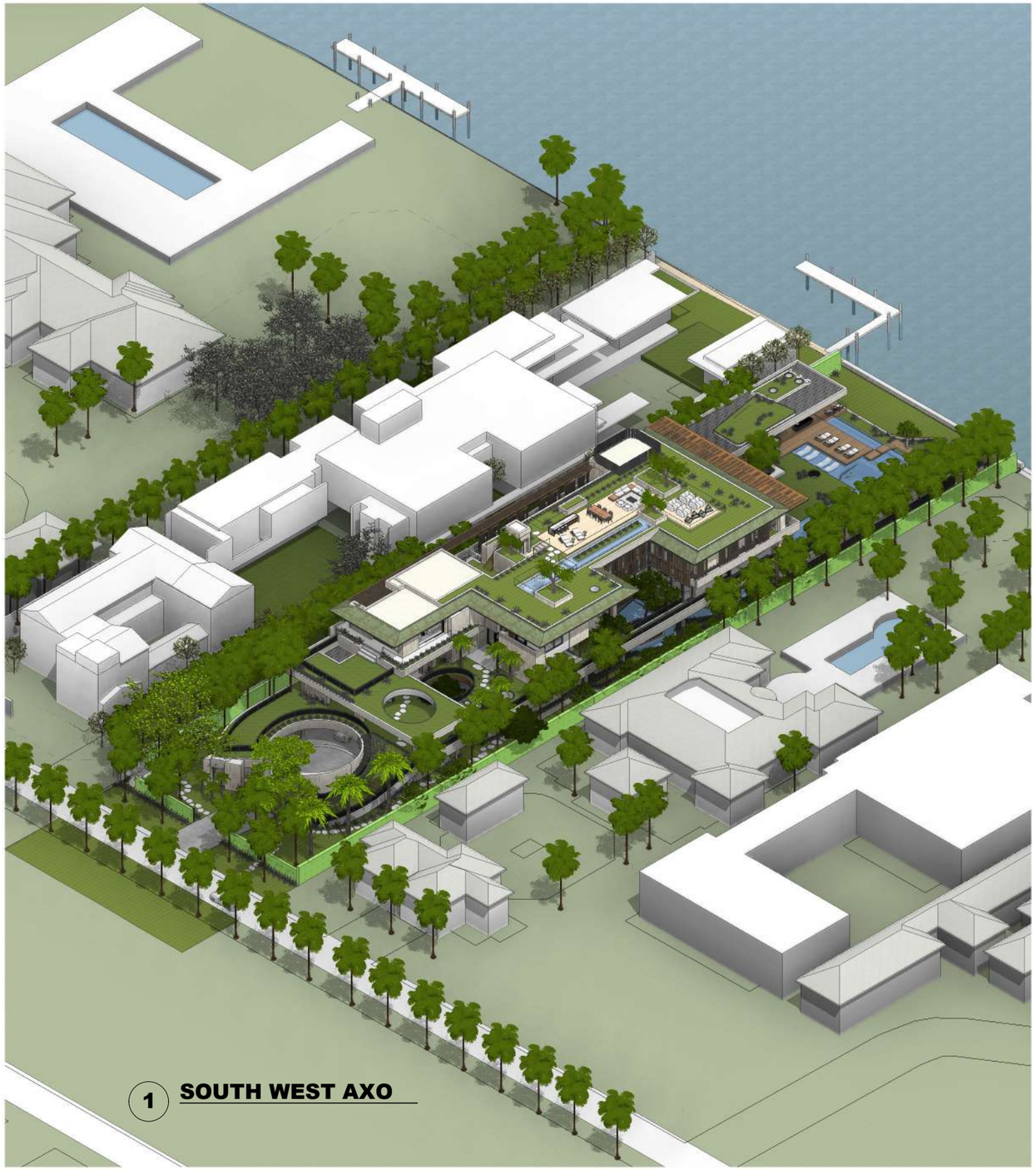
SAOTA



1 SOUTH WEST AXO

2 NORTH EAST AXO

28 STAR ISLAND
DRB SUBMITTAL

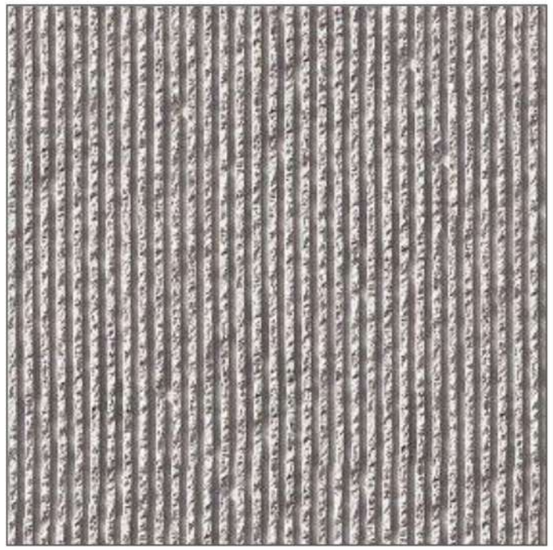
AXONOMETRIC VIEWS | 03/08/2021

SAOTA

DWG: A-901

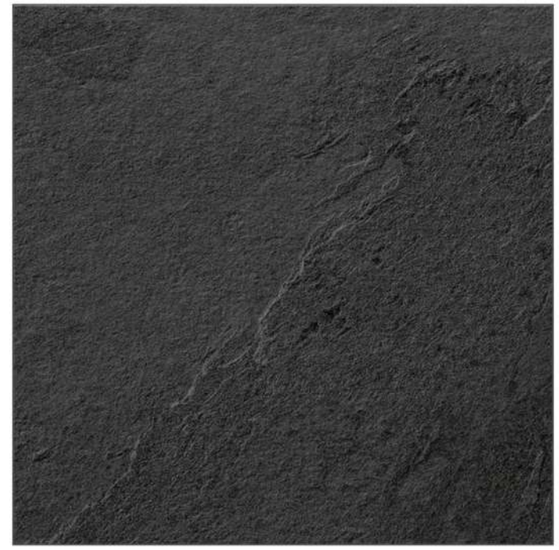
1 SOUTH EAST AXO

2 NORTH WEST AXO

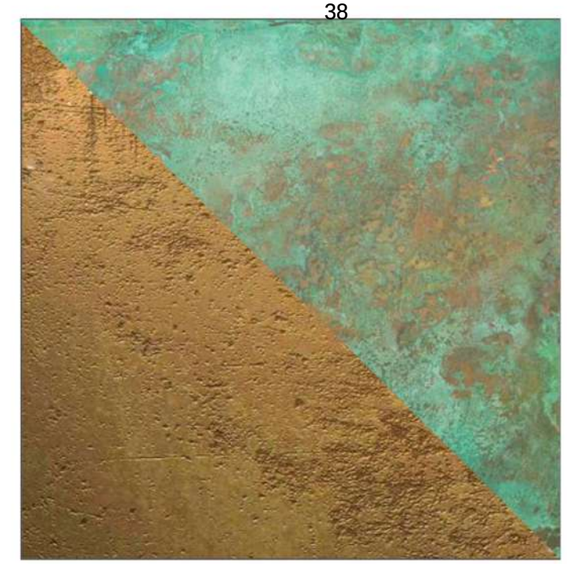


RIBBED CONCRETE
FLOOR / BEAM EDGES

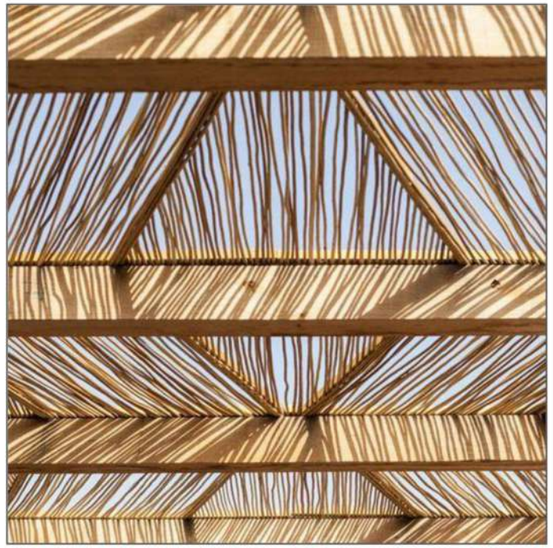
FLORIDA KEYSTONE
WALL CLADDING / COLUMNS



BLACKENED STEEL
PLANTERS / POND EDGES



COPPER METAL
EAVES / FEATURE CLADDING

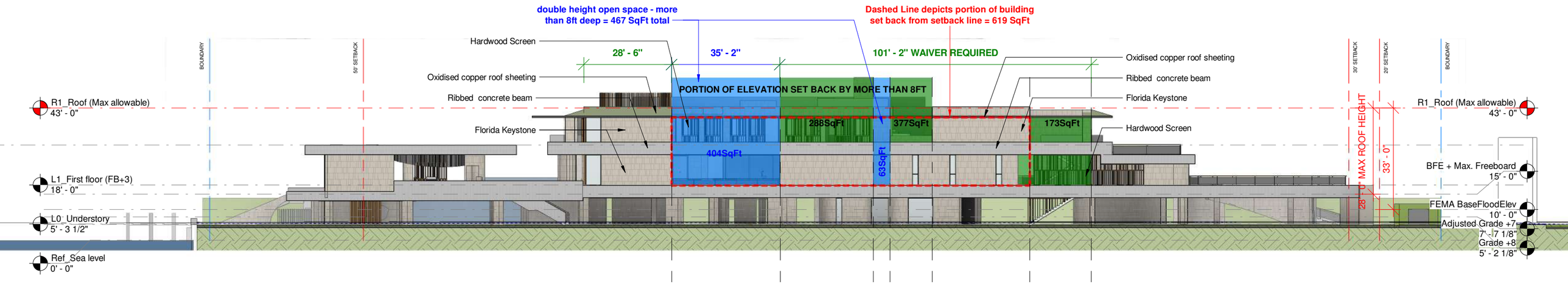


IPE PERGOLA
SCREENS / PERGOLA

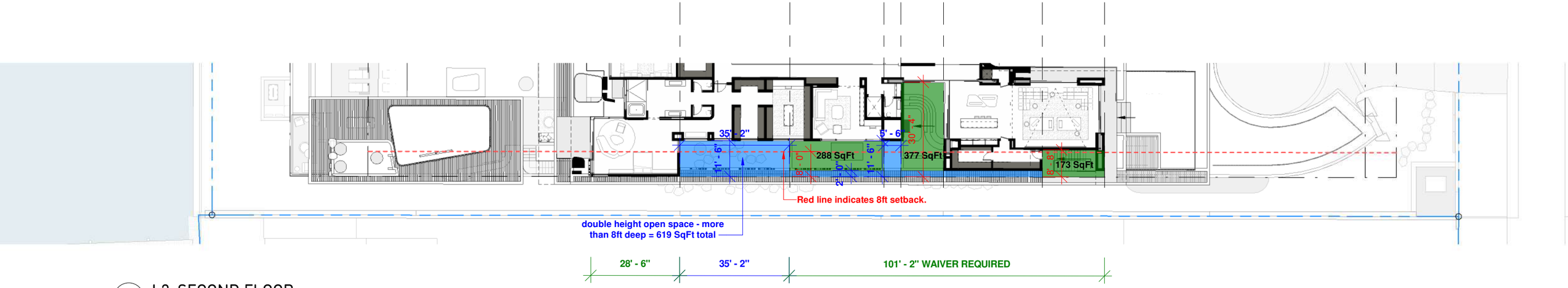
HARDWOOD
WINDOW FRAMES / CLADDING

CLEAR GLASS
WINDOWS / RAILINGS

NATURAL GRASS FIBRE
INTERNAL WALLS



1 NORTH ELEVATION
1" = 30'-0"



2 L2_SECOND FLOOR
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION NORTH - WAIVER

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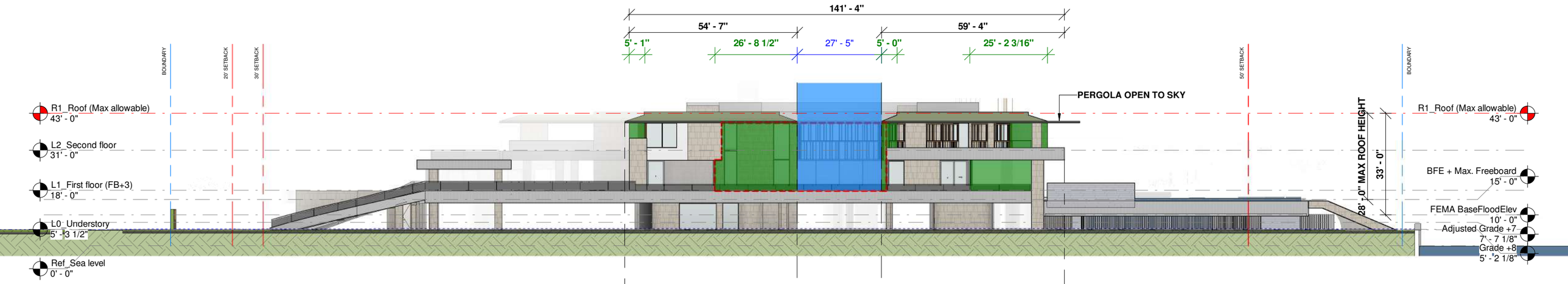
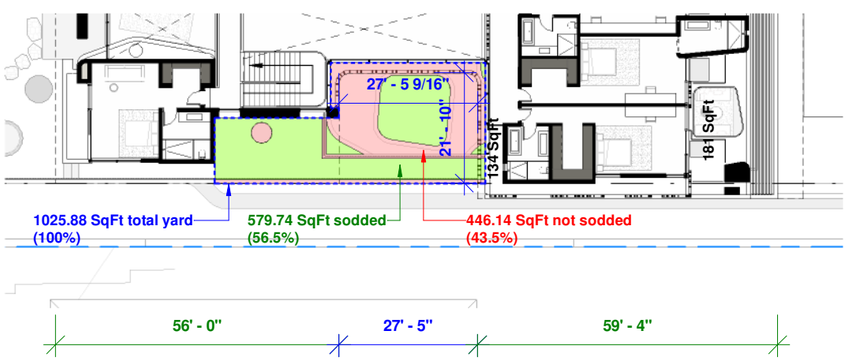
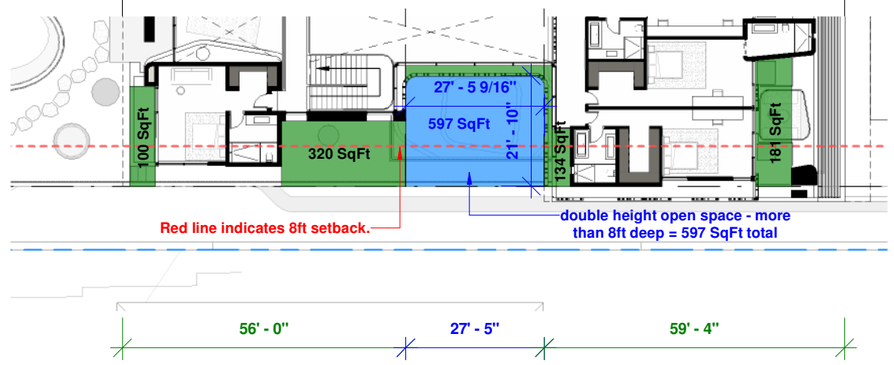
DWG: A-069



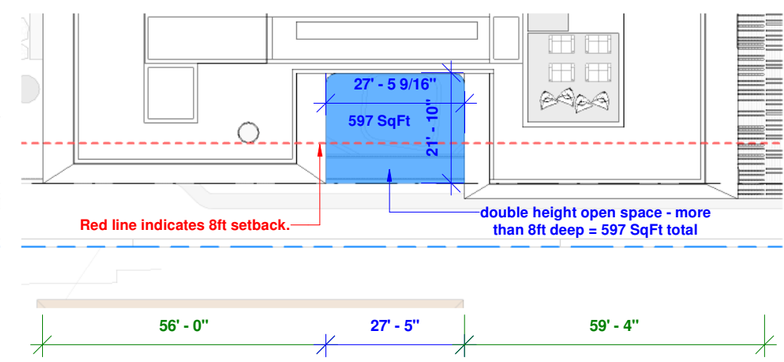
1 SOUTH ELEVATION
1" = 30'-0"



3 SODDED YARD DIAGRAM
1" = 30'-0"



2 OPEN TO SKY DIAGRAM
1" = 30'-0"



4 OPEN TO SKY ROOFPLAN
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION SOUTH

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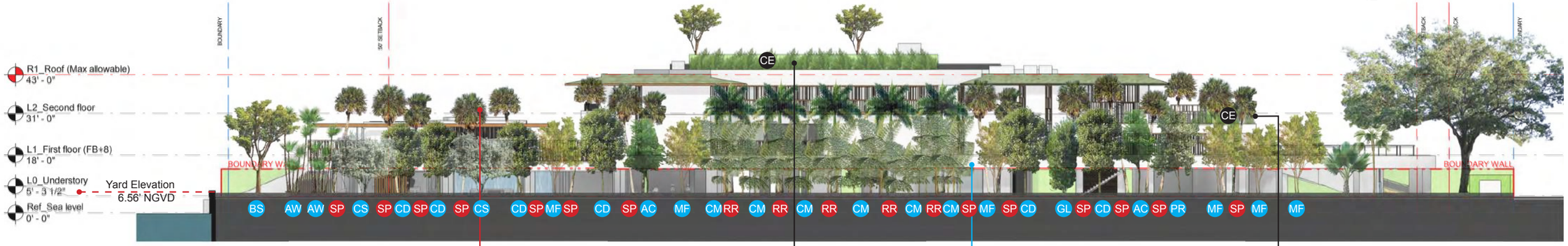
DWG: A-071



UNDERSTORY
TALL TREES AND PALMS

ROOF

Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

UNDERSTORY
MEDIUM TREES AND PALMS

SECOND STORY

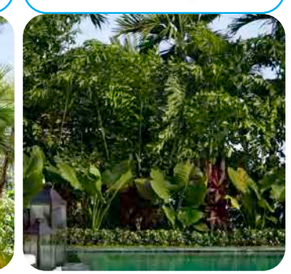
Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

Sabal palmetto SP
Cabagge palm
Installation Height: 30'-35'
Mature Height: 50'
30'

Roystonea regia RR
Royal palm
Installation Height: 30'
Mature Height: 50'-80'
30'

Acoelorrhaphe wrightii AW
Paurotis palm
Installation Height: 20'
Mature Height: 20'
20'

Caryota mitis CM
Fishtail palm
Installation Height: 20
Mature Height: 30'-35'
20'

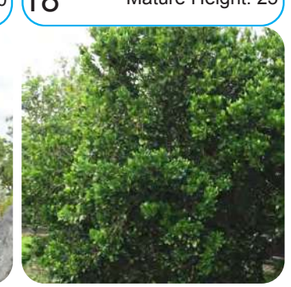


Bursera simaruba BS
Gumbo limbo
Installation Height: 20'
Mature Height: 60'
20'

Coccoloba diversifolia CD
Pigeon plum
Installation Height: 20'
Mature Height: 40'
20'

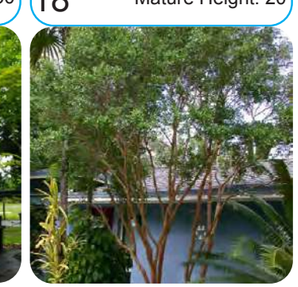
Conocarpus e. 'sericeus' CS
Silver buttonwood
Installation Height: 20'
Mature Height: 20'
20'

Gymnanthes lucida GL
Crabwood
Installation Height: 18'
Mature Height: 25'
18'

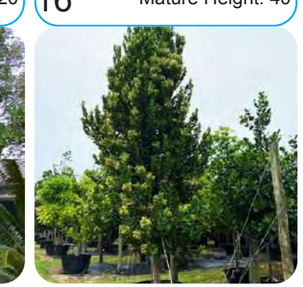


Acacia Choriophylla AC
Cinnecord
Installation Height: 18'
Mature Height: 30'
18'

Myrcianthes fragrans MF
Simpon stopper
Installation Height: 18'
Mature Height: 20'
18'



Pimenta racemosa PR
Bayrum tree
Installation Height: 16'
Mature Height: 40'
16'



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ANNEX1

ELEVATION

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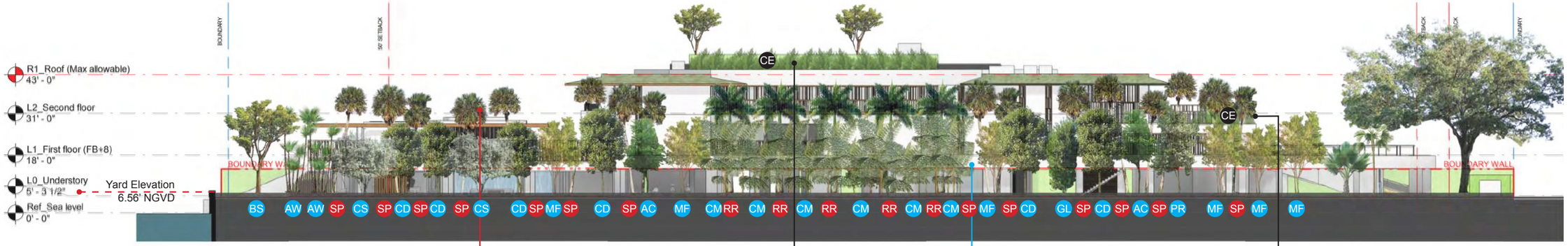


UNDERSTORY
TALL TREES AND PALMS

ROOF

Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

UNDERSTORY
MEDIUM TREES AND PALMS

SECOND STORY

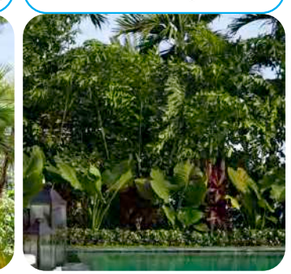
Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

Sabal palmetto SP
Cabagge palm
Installation Height: 30'-35'
Mature Height: 50'
30'

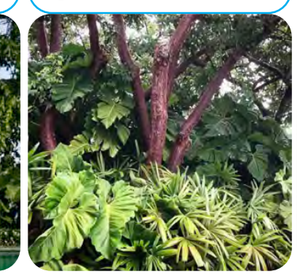
Roystonea regia RR
Royal palm
Installation Height: 30'
Mature Height: 50'-80'
30'

Acoelorrhaphe wrightii AW
Paurotis palm
Installation Height: 20'
Mature Height: 20'
20'

Caryota mitis CM
Fishtail palm
Installation Height: 20
Mature Height: 30'-35'
20'



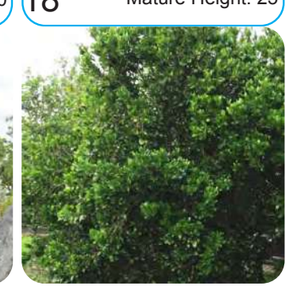
Bursera simaruba BS
Gumbo limbo
Installation Height: 20'
Mature Height: 60'
20'



Coccoloba diversifolia CD
Pigeon plum
Installation Height: 20'
Mature Height: 40'
20'

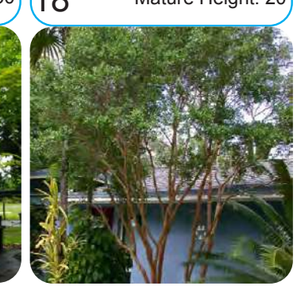
Conocarpus e. 'sericeus' CS
Silver buttonwood
Installation Height: 20'
Mature Height: 20'
20'

Gymnanthes lucida GL
Crabwood
Installation Height: 18'
Mature Height: 25'
18'

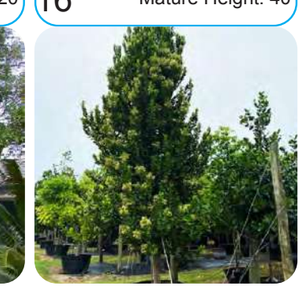


Acacia Choriophylla AC
Cinnecord
Installation Height: 18'
Mature Height: 30'
18'

Myrcianthes fragrans MF
Simpon stopper
Installation Height: 18'
Mature Height: 20'
18'



Pimenta racemosa PR
Bayrum tree
Installation Height: 16'
Mature Height: 40'
16'



REVISED 4/29/21

ANNEX1

NORTH ELEVATION

28 STAR ISLAND
DRB SUBMITTAL

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SAOTA

REVISED 4/29/21

ANNEX2

NORTH BUFFER SECTION

28 STAR ISLAND
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SAOTA

TREE TO REMOVE												
ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
01		Roystonea regia	Royal palm	18"	60'	15'	Y	Old		X		Stress from royal palm bug
03		Schefflera actinophylla	Umbrella tree	14"	35'	15'	N	Invasive - Prohibited Tree		X		Invasive Species
04		Ficus microcarpa	Cuban Laurel	49"			N	Invasive - Prohibited Tree		X		Invasive Species
05		Mangifera indica	Mango tree	30"	50'	50'	N	Fair		X		Major leaders arising from the trunk
10		Roystonea regia	Royal palm	18"	50'	15'	Y	Old		X		Entwined within the canopy of the Live Oak
12		Roystonea regia	Royal palm	16"	60'	15'	Y	Bad		X		Nutrient deficiencies
13		Roystonea regia	Royal palm	16"	60'	15'	Y	Poor		X		Nutrient deficiencies
14		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
15		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16a		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16b		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16c		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
20a		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
21		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
22		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
23		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
25		Conocarpus erectus	Green Buttonwood	60"	50'	50'	Y	Good		X		Conflict with new construction
26		Callistemon viminalis	Bottlebrush tree	18"	40'	60'	N	Poor		X		Showing serious signs of decline
27		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
28		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
29		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
30		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
31		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
32		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
33		Livistona chinensis	Chinese Fan Palm		60'		N	Good		X		Conflict with new construction

TOTAL

TREES: 176" DBH (18"+18"+16"+16"+30"+60"+18") = 80 SMALL TREES OR 40 LARGE TREES OR $80,000
TREES TO BE REMOVED: 4 Royal palms + Umbrella tree (Invasive) + Cuban laurel (Invasive) + Mango tree + Bottle Brush + Green buttonwood

PALMS: 10 = 10 SMALL TREES OR $10,000
PALMS TO BE REMOVED: 6 Christmas palms + 4 Chinese fan palm

TREES SHORTFALL: 5 LARGE TREES OR 10 SMALL TREES OR $10,000
PALMS SHORTFALL: 10 SMALL TREES OR $10,000

SEC. 46-61. - TREE REPLACEMENT.
SMALL TREES: Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)
LARGE TREES: Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)
PALMS: The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH

TREES TO RELOCATE												
ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
06		Pseudobombax ellipticum	Shavingbrush tree	24"	40'	50'	N	Good			X	Relocate on City land on Star Island
08		Kigelia pinnata	Sausage tree	36"	50'	60'	N	Good			X	Relocate on City land on Star Island
09		Quercus virginiana	Live oak	30"	60'	60'	Y	Good			X	
24		Latania spp	Latania spp	9"	20'	6'	N	Good			X	

PROPOSED TREES. SEE PLANTING PLANS

SMALL TREES: 18
1 Cinnecord*, 1 Satin leaf*, 1 Lychee, 12 Simpson's stopper*, 2 Bayrum*, 1 Strawberry guava
LARGE TREES: 22
1 Marlberry*, 1 Gumbo limbo*, 4 Silver buttonwood*, 12 Pigeon plum*, 1 Clusia*, 1 Golden shower, 1 Strangler fig*, 1 Crabwood*

UPPER STRUCTURE:
SMALL TREES: 1
1 Jaboticaba
LARGE TREES: 8
1 Lignum*, 1 Simpson's stopper*, 4 Gumbo limbo*, 2 Red acacia

TOTAL PROPOSED
19 SMALL TREES + 26 LARGE TREES
*Native trees

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-1 Lot Area 40,000 SQFT Acres 0.918

	REQUIRED/ ALLOWED	PROVIDED	
OPEN SPACE			
A. Square feet of required Open Space as indicated on site plan: Lot Area = 40,000 s.f.x 50 % = 20,000 s.f.	20,000		
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =			
C. Total square feet of landscaped open space required: A+B=			
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required			
B. Maximum lawn area (sod) permitted= 50 % x 40,000 s.f.	20,000		
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 39 trees x 0.918 net lot acres - number of existing trees=	33	48	25% of trees from upper stories (8)
B. % Natives required: Number of trees provided x 30% =	10	37	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	17	37	
D. Street Trees (maximum average spacing of 20' o.c.) 100 linear feet along street divided by 20'=	5	5	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=			
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=	456	256	25% of shrubs from upper stories (114)
B. % Native shrubs required: Number of shrubs provided x 50%=	228	227	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	46	12	25% of shrubs from upper stories (12)
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	23	0	

In accordance with CMB 126-7(a)1, minimum Landscape Code requirements are to be met, by planting off-site or paying into the City's trust fund.

REVISED 4/29/21 L002

TREE PROTECTION & REPLACEMENT SCHEDULE

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

45






FOR REFERENCE ONLY 4/29/21

L004

GREEN BUTTONWOOD PHOTOS

4/30/21

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AC	2	Acacia choriophylla	Cinnecord	2"	12'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AE	1	Ardisia escallonioides	Marlberry	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AW	5	Acoelorrhaphe wrightii	Paurotis Palm	-	20'	15'	Y	Collected Specimen with 20 + Stems
	BS	6	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees + 1 Lot tree
	CA	2	Carica papaya	Papaya	2" min	6'	6'	N	Standard, Single-leader; 4' CT
	CB	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	CC	9	Cyathea cooperi	Australian Tree Fern		10'	6'	N	Staggered Heights 5'CT - 15'CT
	CD	12	Coccoloba diversifolia	Pigeon plum	6"	20'	15'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CE	1	Cyrtostachys renda	Lipstick Palm		10'	8'	N	-
	CF	1	Copernicia fallaensis	Copernicia	4"	6' GW	15'	N	Collected Specimen
	CI	3	Coccothrinax miraguama	Miraguama Palm	4"	7' CT	10'	N	Collected Specimen. Intact burlap on trunk
	CL	1	Clusia rosea	Pitch Apple	48"	25'	20'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks. 15' minimum CT - Lot Tree
	CM	20	Caryota mitis	Fishtail Palm	-	22'	8'	N	Rootball has to be less than 2.5'
	CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CO	1	Chrysophyllum oliviforme	Satin Leaf Tree	2" min	18"	12'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CR	2	Coccothrinax crinita	Old Man Palm	4"	5' CT	8'	N	Collected Specimen
	CS	1	Cassia fistula	Golden Shower Tree	12" min	25'	18'	N	Collected Specimen - Lot Tree
	CS	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	FA	1	Ficus aurea	Strangler Fig	48"	25'	30'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks - Lot Tree
	GL	2	Gymnanthes lucida	Crabwood	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	LC	1	Litchi chinensis 'Mauritius'	Lychee Nut Tree	3" min	15'	12'	N	Litchi chinensis 'Mauritius' - Lot Tree
	M	8	Musa	Banana	2" min	10'	6'	N	Field grown
	MF	10	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	12'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Trees
	PA	3	Pimenta racemosa	Bay Rum	2"	16'	8'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread Lot Tree
	PD	2	Phoenix dactylifera x sylvestris	Medjool palm	-	25'	-	N	Specimen, Staggered, 20-25ft HT
	PL	1	Punica granatum	Pomegranate	2" min	10'	6'	N	Multi Stem - Lot Tree
	RR	10	Roystonea regia	Royal palm	12" min	30'	12'	Y	Field grown single trunk
	SP	21	Sabal palmetto	Cabbage palm		25'-30'	15'	Y	Staggered Heights
	TR	2	Thrinax radiata	Florida Thatch Palm	4"	6' GW	15'	N	Collected Specimen

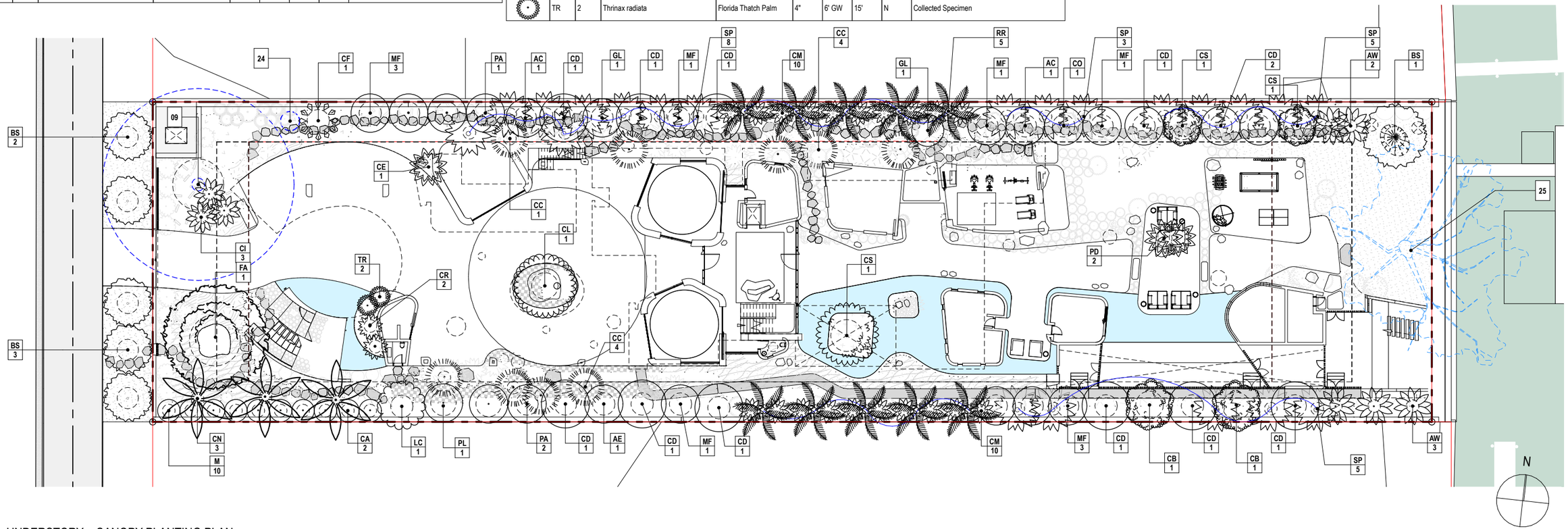
Total Number of Street Trees: 5
Total Number of Lot Trees: 40

TREES TO RELOCATE

ID	Symbol	Botanical Name	Common Name	
06		Pseudobombax ellipticum	Shavingbrush tree	*RELOCATE ON CITY LAND ON STAR ISLAND
08		Kigelia pinnata	Sausage tree	*RELOCATE ON CITY LAND ON STAR ISLAND
09		Quercus virginiana	Live oak	
24		Latania spp	Latania spp	

Key:

- Property line
- Setback
- Existing tree to remain
- Relocated trees
- Approximate Rootball size



1 UNDERSTORY :: CANOPY PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

FOR REFERENCE ONLY 4/29/21

L200A

UNDERSTORY :: CANOPY PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA

Total Number of Street Trees: 5
Total Number of Lot Trees: 40

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AC	2	Acacia choriophylla	Cinnecord	2"	12'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AE	1	Ardisia escallonioides	Marlberry	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AW	5	Acoelorrhaphe wrightii	Paurotis Palm	-	20'	15'	Y	Collected Specimen with 20 + Stems
	BS	6	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees + 1 Lot tree
	CA	2	Carica papaya	Papaya	2" min	6'	6'	N	Standard, Single-leader; 4' CT
	CB	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	CC	9	Cyathea cooperi	Australian Tree Fern		10'	6'	N	Staggered Heights 5'CT - 15'CT
	CD	12	Coccoloba diversifolia	Pigeon plum	6"	20'	15'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CE	1	Cyrtostachys renda	Lipstick Palm		10'	8'	N	-
	CF	1	Copernicia fallaensis	Copernicia	4"	6' GW	15'	N	Collected Specimen
	CI	3	Coccothrinax miraguama	Miraguama Palm	4"	7' CT	10'	N	Collected Specimen. Intact burlap on trunk
	CL	1	Clusia rosea	Pitch Apple	48"	25'	20'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks. 15' minimum CT - Lot Tree
	CM	20	Caryota mitis	Fishtail Palm	-	22'	8'	N	Rootball has to be less than 2.5'
	CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen
	CO	1	Chrysophyllum oliviforme	Satin Leaf Tree	2" min	18"	12'	Y	Standard, Single-leader; 4' CT - Lot Tree

Tree Schedule

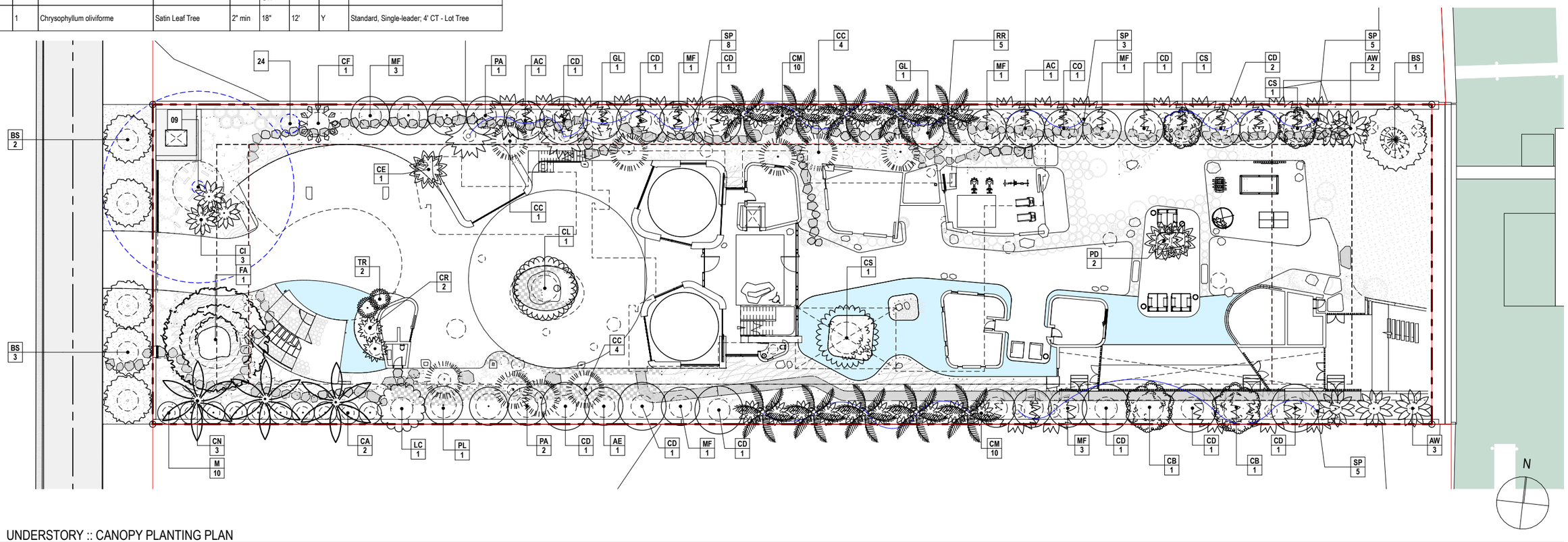
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CR	2	Coccothrinax crinita	Old Man Palm	4"	5' CT	8'	N	Collected Specimen
	CS	1	Cassia fistula	Golden Shower Tree	12" min	25'	18'	N	Collected Specimen - Lot Tree
	CS	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	FA	1	Ficus aurea	Strangler Fig	48"	25'	30'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks - Lot Tree
	GL	2	Gymnanthes lucida	Crabwood	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	LC	1	Litchi chinensis 'Mauritius'	Lychee Nut Tree	3" min	15'	12'	N	Litchi chinensis 'Mauritius' - Lot Tree
	M	8	Musa	Banana	2" min	10'	6'	N	Field grown
	MF	10	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	12'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Trees
	PA	3	Pimenta racemosa	Bay Rum	2"	16'	8'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread Lot Tree
	PD	2	Phoenix dactylifera x sylvestris	Medjool palm	-	25'	-	N	Specimen, Staggered, 20-25ft HT
	PL	1	Punica granatum	Pomegranate	2" min	10'	6'	N	Multi Stem - Lot Tree
	RR	10	Roystonea regia	Royal palm	12" min	30'	12'	Y	Field grown single trunk
	SP	21	Sabal palmetto	Cabbage palm		25'-30'	15'	Y	Staggered Heights
	TR	2	Thrinax radiata	Florida Thatch Palm	4"	6' GW	15'	N	Collected Specimen

TREES TO RELOCATE

ID	Symbol	Botanical Name	Common Name	
06		Pseudobombax ellipticum	Shavingbrush tree	*RELOCATE ON CITY LAND ON STAR ISLAND
08		Kigelia pinnata	Sausage tree	*RELOCATE ON CITY LAND ON STAR ISLAND
09		Quercus virginiana	Live oak	
24		Latania spp	Latania spp	

Key:

- Property line
- Setback
- Existing tree to remain
- Relocated trees
- Approximate Rootball size



1 UNDERSTORY :: CANOPY PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21 L200A

UNDERSTORY :: CANOPY PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	GO	1	Guaiacum sanctum	Lignum Vitae	14"-18"	15'	15'	Y	Collected Specimen, Low branching, Classic Habit
	PO	1	Plumeria obtusa	Frangipani	4" min	14'	10'	N	multitrunk; specimen

Total Number of Lot Trees: 2

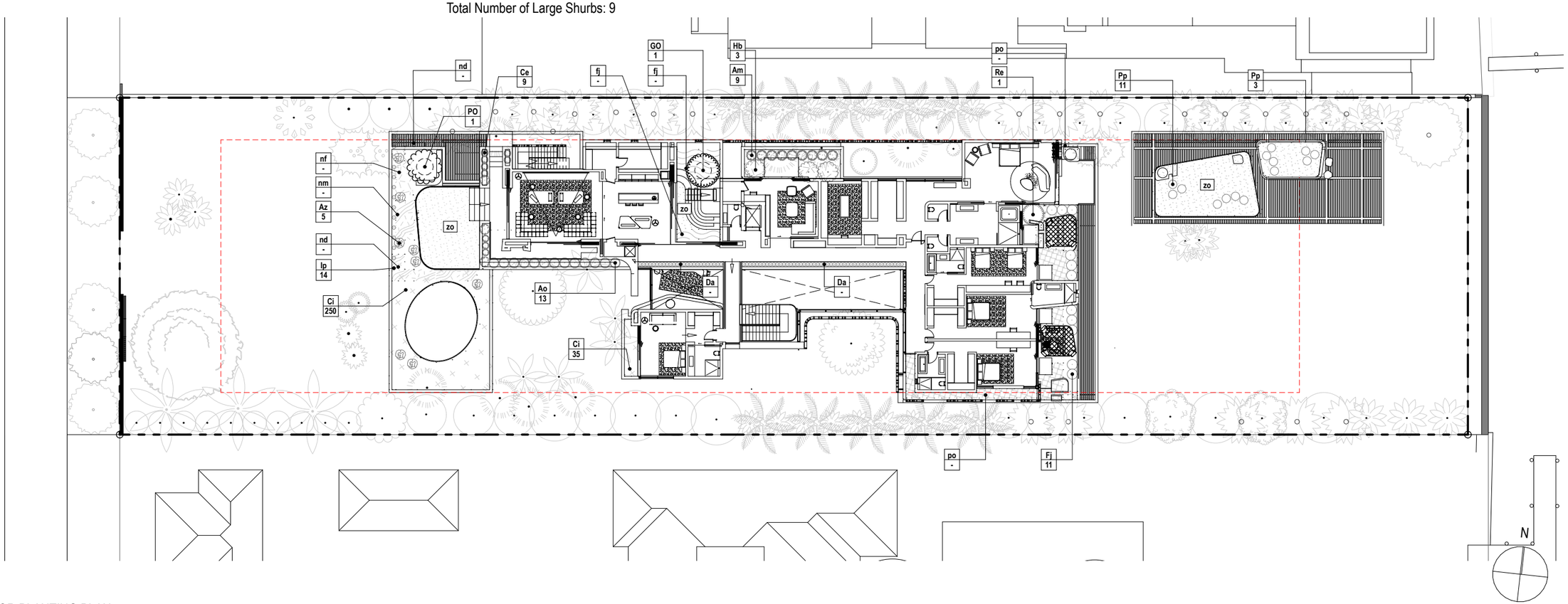
Shrubs Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Al	3	Alocasia black stem	Elephant Ear	7g	24"	36"	-	N	-
	Am	9	Alocasia macrorrhiza 'Borneo Giant'	Elephant Ear	7g	36"	36"	-	N	-
	Ao	13	Alocasia odora 'California	Dwarf Elephant Ear	25g	36"	24"	-	N	-
	Az	8	Aechmea 'Zebrina Pink'	Zebrina Pink Bromiliad	3g	24"	24"	-	N	-
	Ce	9	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	-	Y	Lot Shrub
	Ci	285	Chrysobalanus icaco 'Horizontal'	Cocoplum	7g	18"	18"	18"	Y	18" O.C - Lot Shrub
	Da	73	Dichondra argentea 'Silver Falls'	Dichondra	1g	12"	12"	-	Y	-
	Fj	11	Fatsia japonica	Paperplant	7g	3'	3'	-	N	Lot Shrub
	Hb	3	Heliconia bihai	Lobster Claw	15g	4'	6'	-	N	-
	Ip	14	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	-	Y	-
	Pp	14	Pogonatherum paniceum	Dwarf Bamboo Grass	7g	24"	24"	-	N	-
	Re	1	Rhapis excelsa	Lady Palm	45g	7'	5'	-	N	-

Total Number of Lot Shrubs: 296
Total Number of Large Shurbs: 9

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	fj	-	Farfugium japonicum	Leopard Plant	3g	24"	24"	24"	N	37.17	-
	nd	-	Neoregelia 'Donger'	Bromiliad	3g	10"	10"	10"	N	205.13	-
	nf	-	Neoregelia 'Fireball'	Bromiliad	3g	10"	10"	10"	N	53.05	-
	nm	-	Neoregelia 'Mystic'	Bromiliad	3g	10"	10"	10"	N	65.54	-
	pb	-	Philodendron 'Burle Marx'	Philodendron	3g	9"	18"	18"	N	190.83	-
	po	-	Peperomia obutusifolia 'Green'	Green Peperomia	3g	12"	12"	18"	Y	374.85	-
	zo	-	Zoysia Empire		-	-	-	-		1,147.11	-

Key:

- Property line
- Setback
- Understory Trees
- Approximate Rootball Size



1 SECOND FLOOR PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21

L202

SECOND FLOOR PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

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URBAN ROBOT © 2021

SAOTA

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AS	2	Acacia seyal	Red acacia	9"	15'	15'	N	Collected Specimen, Character Trunk. No thorns - Lot Trees
	BS	2	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees
	BS	2	Bursera simaruba	Gumbo Limbo	6" min	16' min	10'	Y	Red colored trunk variety with heavy peeling Character, Grade #1 or better, Heavy, Multi, 8-24in Cal, 18-25ft HT - Lot Trees
	CN	2	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen

Total Number of Lot Trees: 6

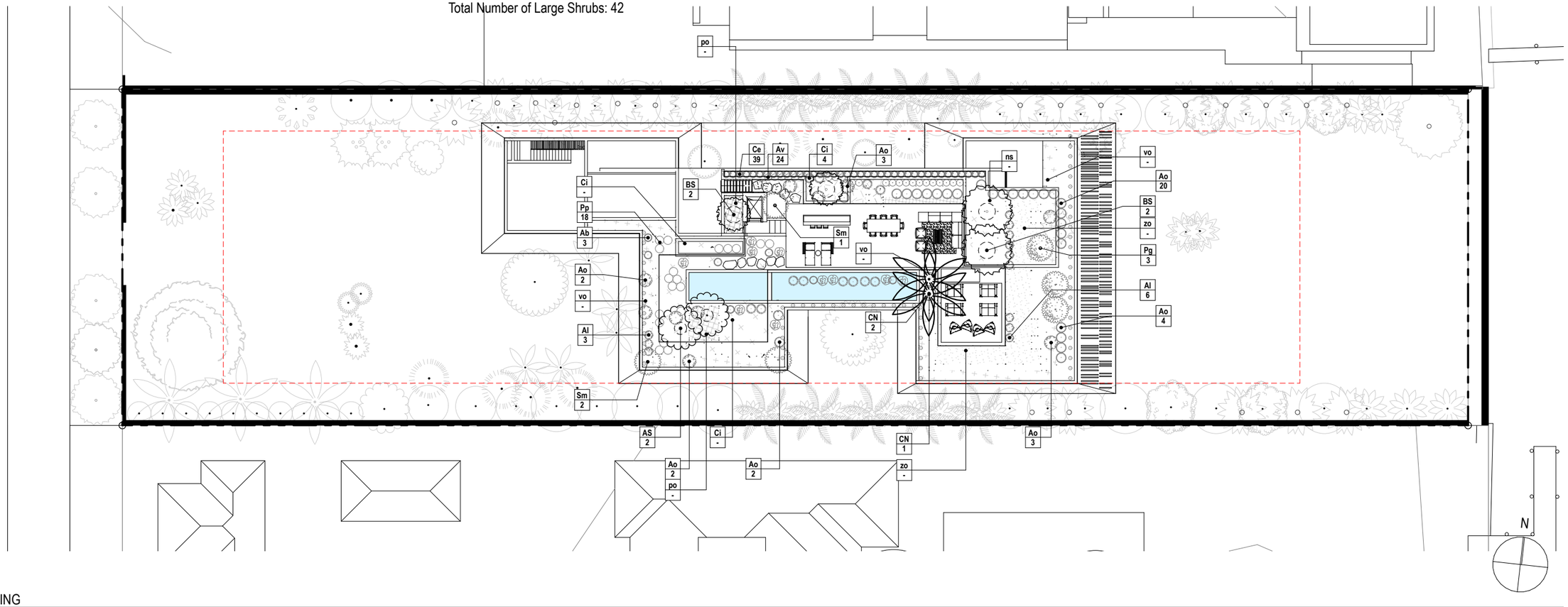
Shrub Schedule									
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Ab	7	Aechmea 'Blue Tango'	Bromiliad	7g	30"	24"	N	-
	Al	12	Aechmea 'Little Harv'	Bromiliad	7g	30"	24"	N	-
	Ao	10	Alcantarea 'Odorata'	Bromeliad	25g	36"	4'	N	-
	Ao	27	Alocasia odora 'California	Dwarf Elephant Ear	25g	36"	24"	N	-
	Av	24	Aechmea blanchetiana varigated	Bromeliad	3g	36"	18"	N	-
	Az	10	Aechmea 'Zebrina Pink'	Zebrina Pink Bromiliad	3g	24"	24"	N	-
	Ce	39	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	Y	-
	Ci	520	Chrysobalanus icaco 'Horizontal'	Cocoplum	7g	18"	18"	Y	18" O.C - Lot Shrub
	Ci	12	Chrysobalanus icaco 'Horizontal'	Cocoplum	25g	24"	36"	Y	Lot Shrub
	Ip	66	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	Y	-
	Pg	3	Philodendron giganteum	Elephant Ear	25g	8'	8'	N	-
	Pp	19	Pogonatherum paniceum	Dwarf Bamboo Grass	7g	24"	24"	N	-

Total Number of Lot Shrubs: 262
Total Number of Large Shrubs: 42

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	ns		Neoregelia super fireball	Bromeliad	2.5g	9"	9"	9"	N	43.96	
	pb		Philodendron 'Burle Marx'	Philodendron	3g	9"	18"	18"	N	244.82	
	po		Peperomia obutusifolia 'Green'	Green Peperomia	3g	12"	12"	18"	Y	150.49	
	vo		Vriesea ospinae gruberii	Bromeliad	2.5g	9"	9"	9"	N	780.87	
	zo		Zoysia Empire		-	-	-	-	-	525.83	

Key:

- Property line
- Setback
- Understory Trees
- Approximate Rootball Size



1 ROOF PLANTING
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21

L203

ROOF :: PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

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SAOTA


Phoenix dactylifera
Date palm


Copernicia fallaensis
Copernicia


Coccothrinax miragua
Miragua palm


Caryota mitis
Fishtail palm


Cocos nucifera
Coconut


Cyrtostachys renda
Lipstick palm


Coccothrinax crinita
Old man palm


Thrinax radiata
Florida thatch palm


Acoelorrhaphe wrightii
Paurotis palm


Roystonea regia
Royal palm


Sabal palmetto
Cabbage palm

REVISED 4/29/21 L204B

UNDERSTORY :: PLANTING PALETTE - PALMS

28 STAR ISLAND
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SAOTA


Plumeria
Frangipani


Guaiacum sanctum
Lignum Vitae


Alocasia black stem
Elephant ear


Alocasia 'Bormeo Giant'
Elephant ear


Alocasia odora 'California'
Dwarf elephant ear


Rhapis excelsa
Lady palm


Fatsia japonica
Paperplant

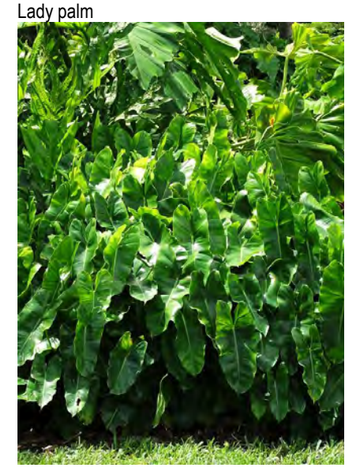

Chrysobalanus icaco 'horizontalis'
Cocoplum


Heliconia bihai
Lobster claw


Heliconia psittacorum
Lady di


Ipomoea pes-caprae
Railroad vine


Farfugium japonicum ‘giganteum’
Giant farfugium


Philodendron 'burle marx'


Peperomia obtusifolia
Baby rubber plant


Aechmea zebrina pink
Zebrina pink bromeliad


Neoregelia donger
Bromeliad


Neoregelia fireball
Bromeliad


Neoregelia mystic
Bromeliad


Zoysia empire
Zoysa grass


Dichondra argentea 'Silver Falls'
Dichondra


Conocarpus erectus
Green buttonwood

REVISED 4/29/21 L204H

SECOND STORY :: PLANTING PALETTE

28 STAR ISLAND
DRB SUBMITTAL

SAOTA


Bursera simarouba
Gumbo limbo


Acacia seyal
Red acacia


Cocos nucifera
Coconut


Aechmea bromeliad
Aechmea 'Blue Tango'


Aechmea 'little harvy'
Bromeliad


Alcantarea 'odorata'
Bromeliad


Aechmea blanchetiana variegated
Bromeliad


Alocasia odora 'California'
Dwarf elephant ear


Alocasia 'Bormeo Giant'
Elephant ear


Chrysobalanus icaco 'horizontalis'
Cocoplum


Suriana maritima
Bay cedar


Neoregelia monet
Bromeliad


Neoregelia fireball
Bromeliad


Briesea ospinae
Artillery fern


Aglaonema 'Siam Pink'
Aglaonema


Pogonatherum paniceum
Panda grass


Philodendron giganteum


Conocarpus erectus
Green buttonwood

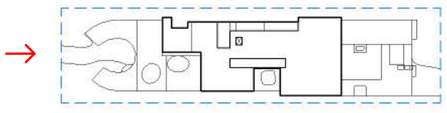
REVISED 4/29/21

L204I

ROOF :: PLANTING PALETTE

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



DWG: G-022

3D REALISTIC RENDERING -
STREET VIEW

28 STAR ISLAND
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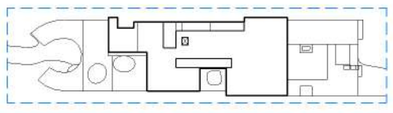
http://www.urbanrobotassociates.com/

SAOTA



DWG: G-021

3D REALISTIC RENDERING -
STREET VIEW (NO TREES)

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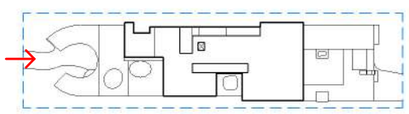

DWG: G-023

3D REALISTIC RENDERING -
ENTRANCE VIEW

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SAOTA

DWG: G-024

3D REALISTIC RENDERING - DRIVEWAY

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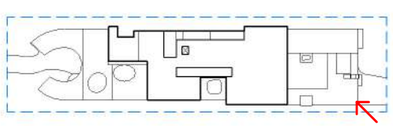
SAOTA

LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE

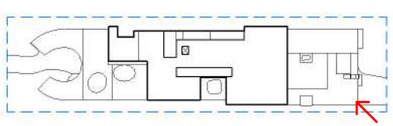


DWG: G-033

RENDERING - POOL VIEW | 02/16/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



DWG: G-034

RENDERING - POOL VIEW - PLANTING

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SAOTA

DWG: G-036

RENDERING - BAYSIDE
GARDEN VIEW - PLANTING

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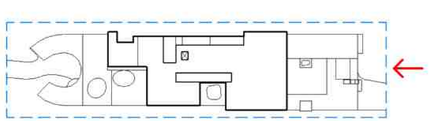
SAOTA



DWG: G-025

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

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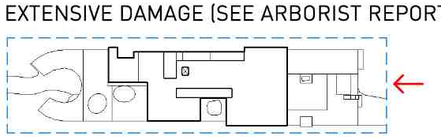
SAOTA

EXISTING GREEN BUTTONWOOD, SHOWN FOR REFERENCE ONLY. APPLICATION IS TO REMOVE THIS TREE DUE TO EXTENSIVE DAMAGE (SEE ARBORIST REPORT), BUT OWNER INTENDS TO INVESTIGATE HOW TO PRESERVE.



DWG: G-026

3D REALISTIC RENDERING -
VIEW FROM BAY

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SAOTA

CALCULATION OF MINIMUM AND MAXIMUM YARDS

PROPERTY CONDITIONS	
Waterfront Lot (yes/no)	YES
Corner property (yes/no)	NO
Sidewalk (yes/no)	NO
Sidewalk elevation at the centerline of the front of the property	0.000
Crown of road at center of property (if no sidewalks exists or is proposed)	5.180
Flood Elevation	10.000
Freeboard (provided)	5.000

INTERIOR SIDEYARD CONDITIONS		
Indicating yes only for the condition that applies		Max. Yard Elev.
YES	Default Condition unless one of the below applies Maximum Yard Elevation	7.680
	Is this the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.090
	Is the abutting property vacant?	10.090
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000

REAR YARD CONDITIONS		
Indicating yes only for the condition that applies		Max. Yard Elev.
YES	Default Condition unless one of the below applies Maximum Yard Elevation	7.680
	Is this the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.090
	Is the abutting property vacant?	10.090
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000

RESULTS	
Grade	5.18
Adjusted Grade	7.59
30" above Grade	7.68
Future Crown of Road	5.25
Future Adjusted Grade	8.125
Minimum Freeboard Elev.	11.000
Maximum Freeboard Elev.	15.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage not under the house)	7.59
Minimum garage ceiling elevation	19.000

FRONT YARD	
Min Yard Elevation	6.560
Max Yard Elevation	8.125
INTERIOR YARD	
Min Yard Elevation	6.560
Max Yard Elevation	7.680
INTERIOR YARD	
Min Yard Elevation	6.560
Max Yard Elevation	7.680
WATERFRONT	
Min Yard Elevation	6.560
Max Yard Elevation	15.000

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 %:	70%	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 (No)		
28	Designated Historic SingleFam Residence?		Yes or (No)		
29	Determined to be Architecturally Significant?		Yes or (No)		

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: *(Main Residence Lwst Habitable Lvl)* Proposed Top of Next Higher Floor: *(Next Highest Habitable Lvl)* 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

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'	

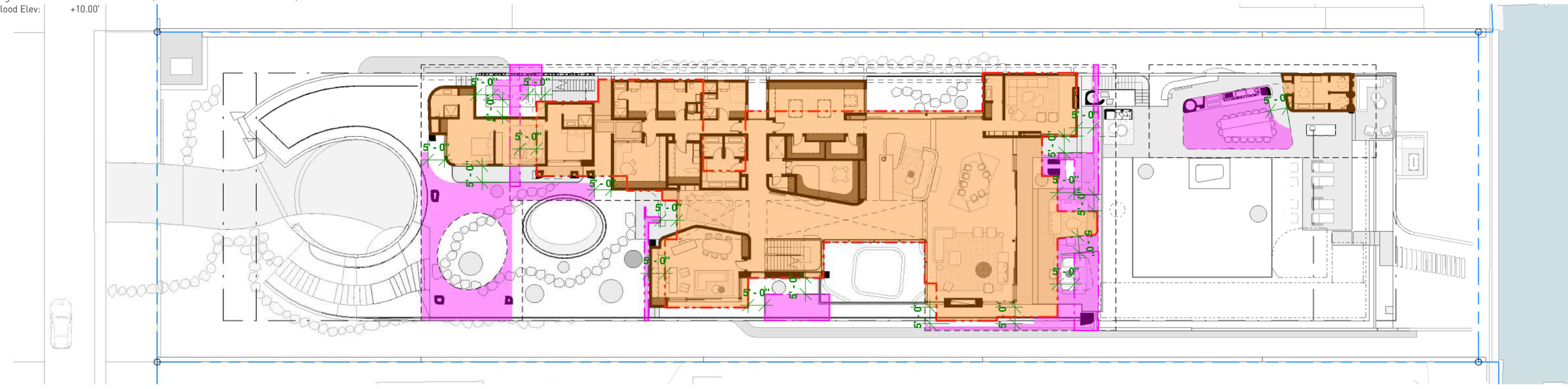
LOT COVERAGE CALCULATIONS

ALLOWED:

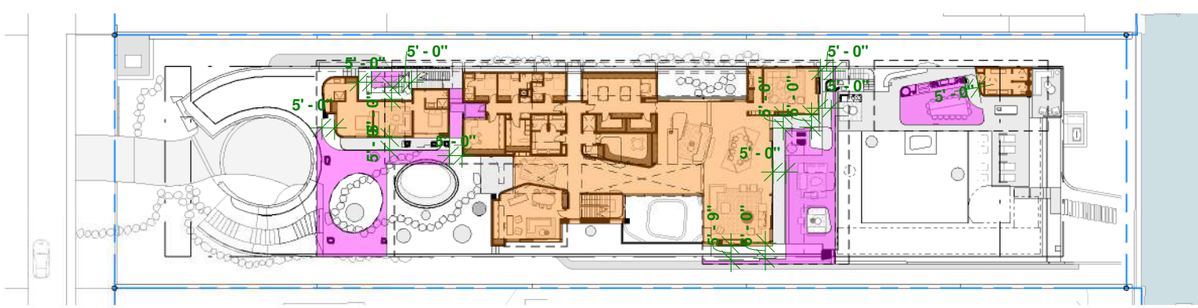
30% of Lot Area = 40,000 x 30% = 12,000 SF

PROVIDED

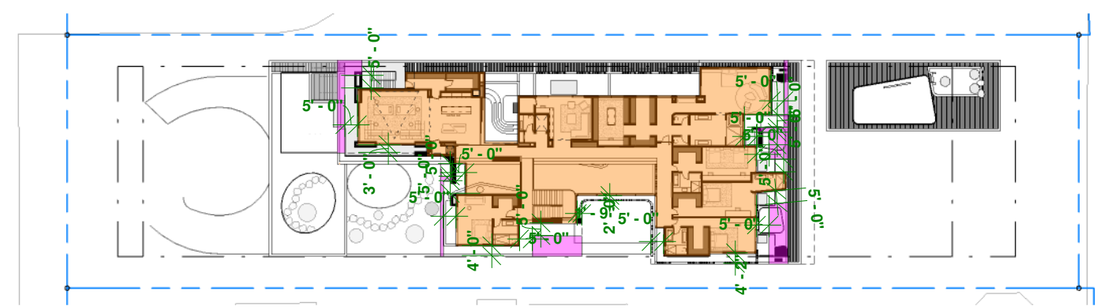
Overhangs = 2,459 SF
Interiors = 9,282 SF
TOTAL = 11,741 SF **(29.3%)**



4 COMBINED COVERAGE
1" = 30'-0"



3 FIRST FLOOR COVERAGE CALCULATION FOOTPRINT
1" = 60'-0"



1 SECOND FLOOR COVERAGE CALCULATION FOOTPRINT
1" = 60'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

LOT COVERAGE PLAN | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

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SAOTA

DWG: A-051

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	= 1,740.68 SF
Non AC Area	= 2,080.38 SF
Exempt Area	= - 600 SF
TOTAL	= 3,221.06 SF

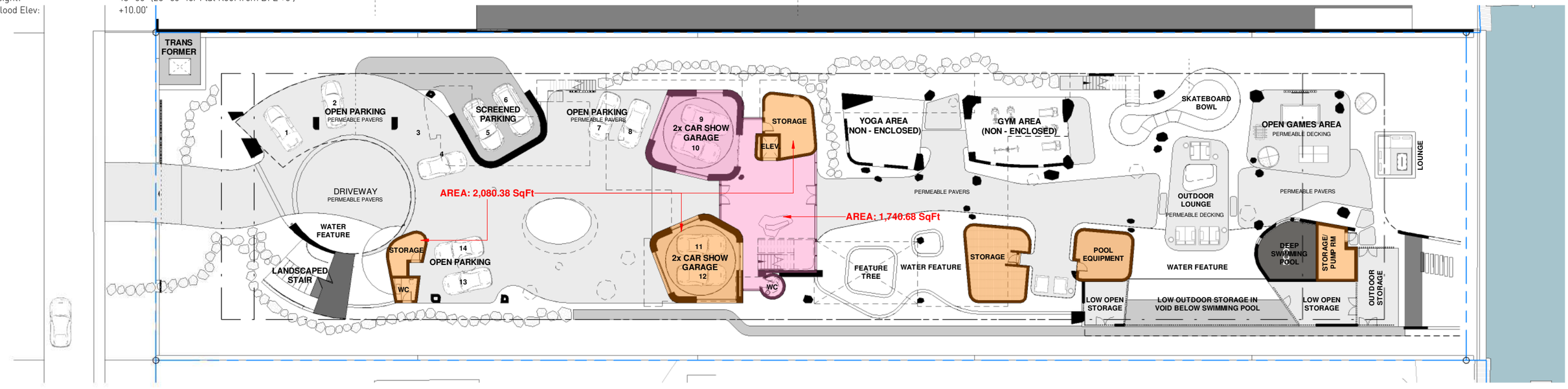
UNIT SIZE CALCULATIONS

ALLOWED:

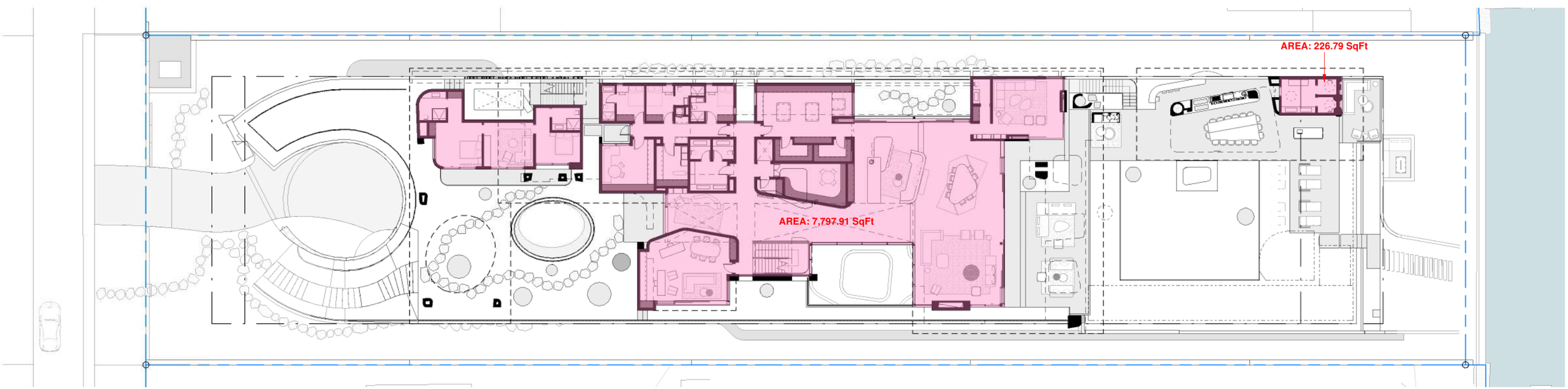
50% of Lot Area = 40,000 x 50% = 20,000 SF

PROVIDED

Understory	= 3,221.06 SF
First Floor	= 8,024.77 SF
Second Floor	= 7,588.28 SF
TOTAL	= 18,834.11 SF (47%)



1 UNDERSTORY UNIT SIZE
1" = 30'-0"



2 FIRST FLOOR UNIT SIZE
1" = 30'-0"

0 40 80 ft
0 12m 24m
Scale 1" = 40' - 0"

UNIT SIZE PLAN | 03/08/2021

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SAOTA

DWG: A-052

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	= 1,740.68 SF
Non AC Area	= 2,080.38 SF
Exempt Area	= - 600 SF
TOTAL	**= 3,221.06 SF**

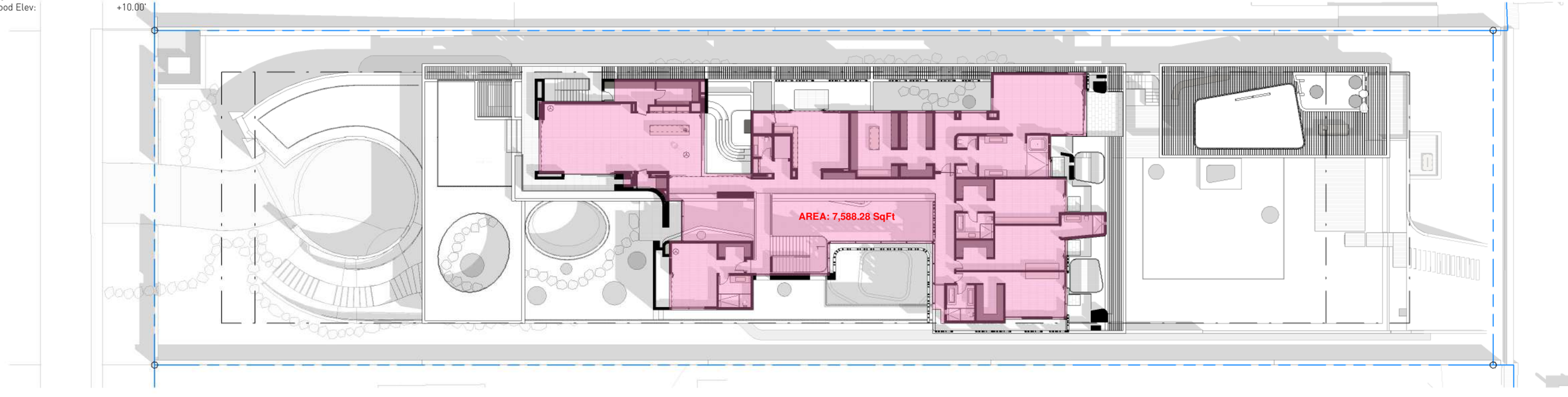
UNIT SIZE CALCULATIONS

ALLOWED:

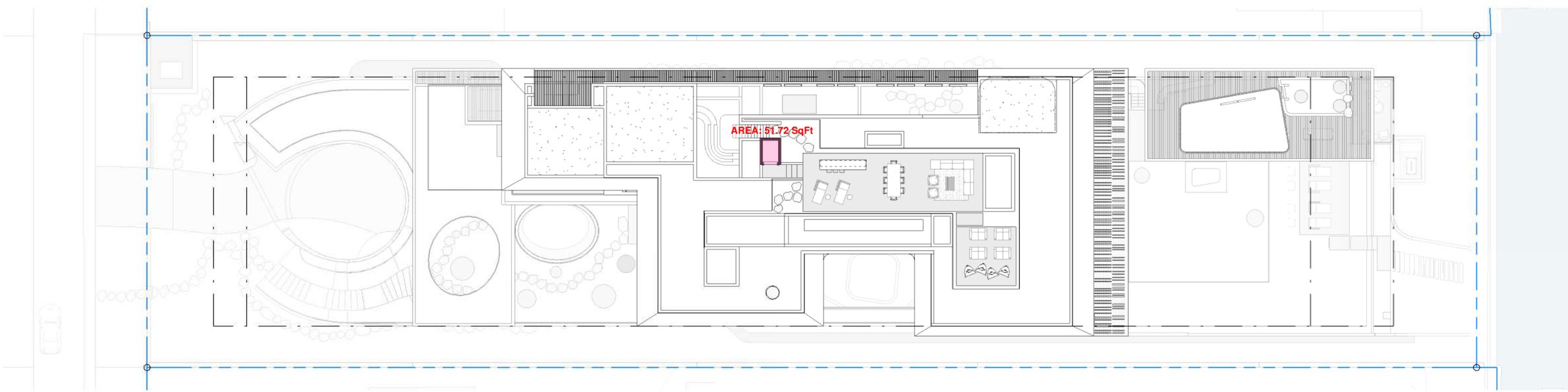
50% of Lot Area = 40,000 x 50% = 20,000 SF

PROVIDED

Understory	= 3,221.06 SF
First Floor	= 8,024.77 SF
Second Floor	= 7,588.28 SF
TOTAL	**= 18,834.11 SF (47%)**



1 SECOND FLOOR UNIT SIZE
1" = 30'-0"



2 ROOF UNIT SIZE
1" = 30'-0"

0 40 80 ft
0 12m 24m
Scale 1" = 40' - 0"

UNIT SIZE PLAN | 03/08/2021

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SAOTA

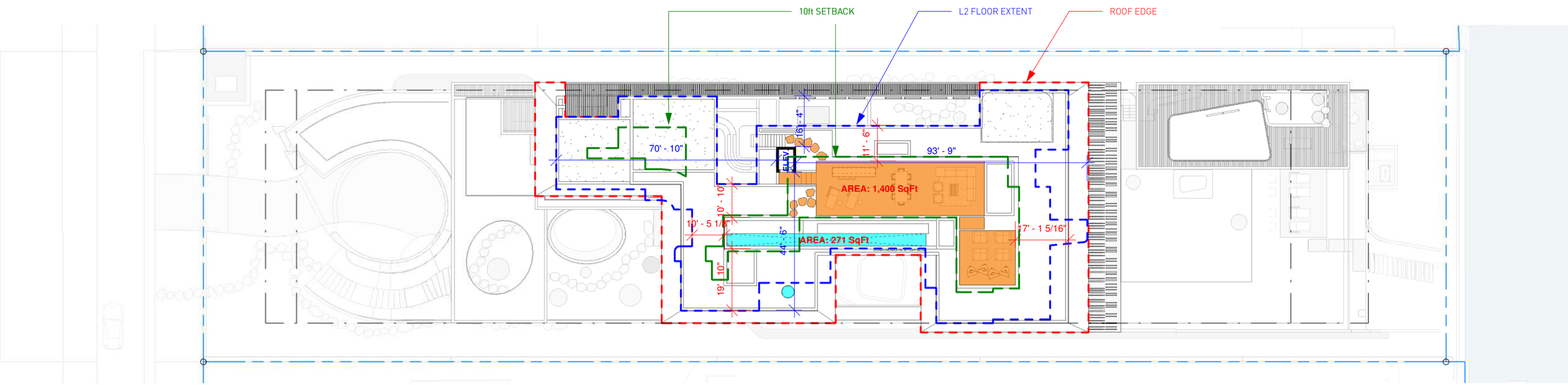
DWG: A-053

MAX ROOF DECK AREA

ALLOWED:	PROVIDED	
25% of Int. Area of floor below = 7,588 x 25% = 1,897 SF	Roof Deck:	= 1,400 SF (18.5%)

MAX ROOF SKYLIGHT AREA

ALLOWED:	PROVIDED	
10% of Total Roof Area = 10,008 x 10%	Skylights:	= 271 SF (3%)



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

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

MAX ROOF DECK PLAN | 03/08/2021

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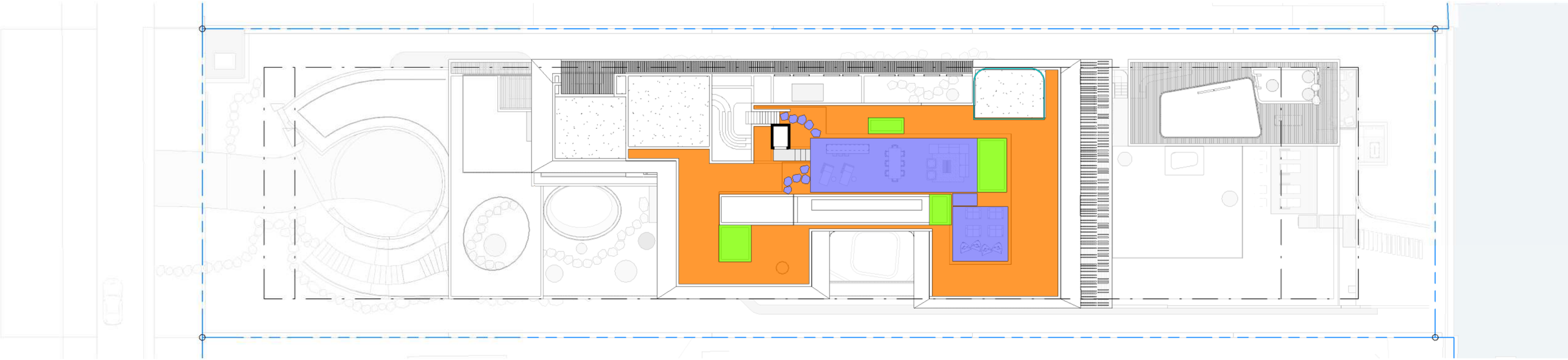
SAOTA

DWG: A-054

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"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ROOF COMPLIANCE | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-055

FRONT YARD PERVIOUS OPEN SPACE

2,100.18 SF (OPEN SPACE) / 3,000 SF (Front Yard Tot.)= 70%

MINIMUM 70% OPEN SPACE

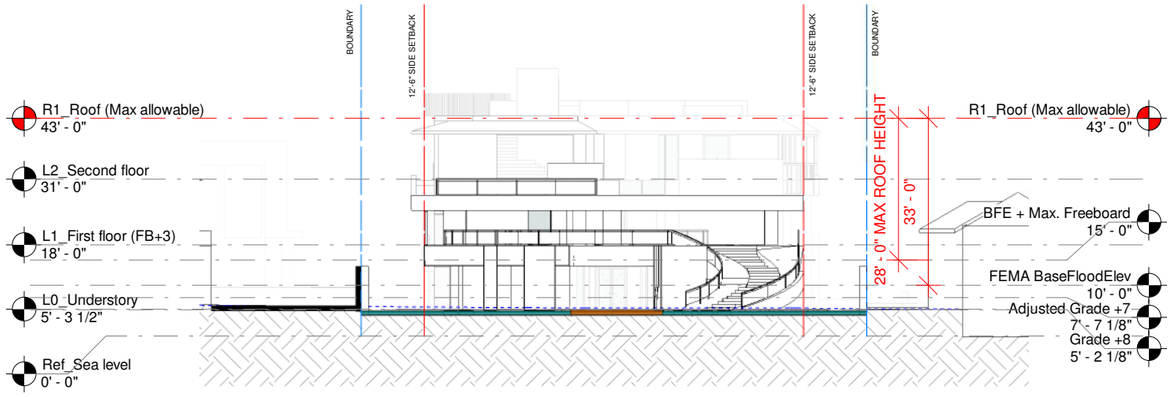
PERVIOUS OPEN SPACE & SODDED:	2,100.18 SF
IMPERVIOUS:	899.82 SF

REAR YARD PERVIOUS OPEN SPACE

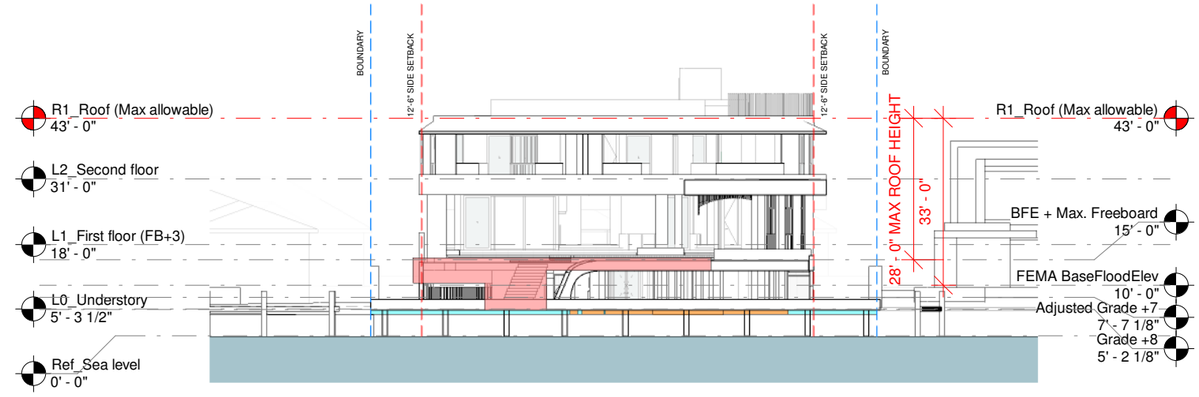
3,180.50SF (OPEN SPACE) + 346.42SF (POOL:692.85SF / 2) / 5000 SF (Rear Yard Tot.)= 70.54%

MINIMUM 70% OPEN SPACE

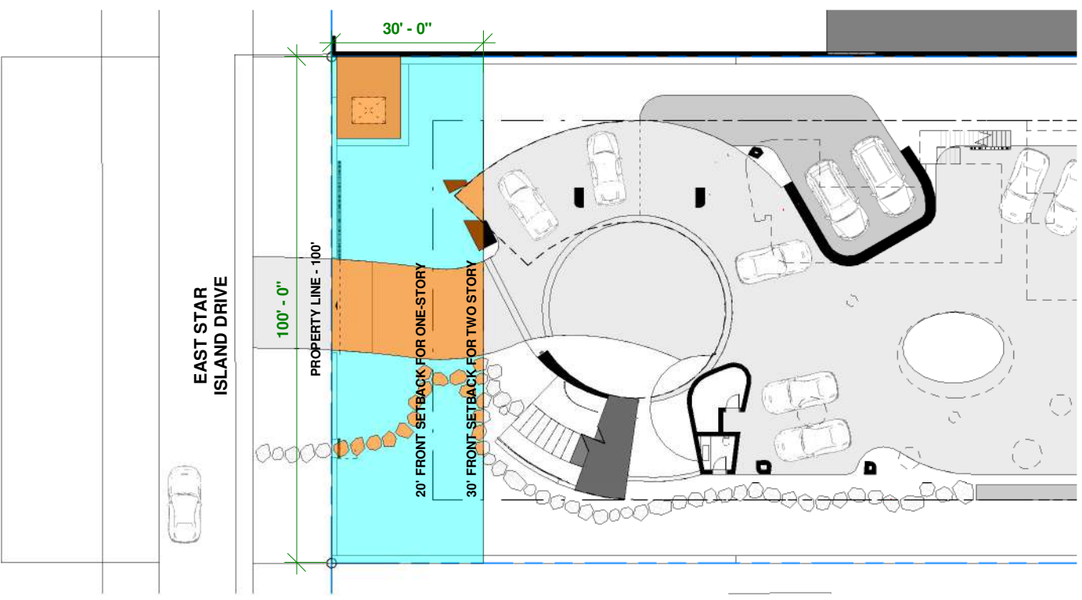
PERVIOUS OPEN SPACE & SODDED:	3,180.50SF
IMPERVIOUS:	1,126.66SF
POOL: (692.85SF / 2)	346.42SF



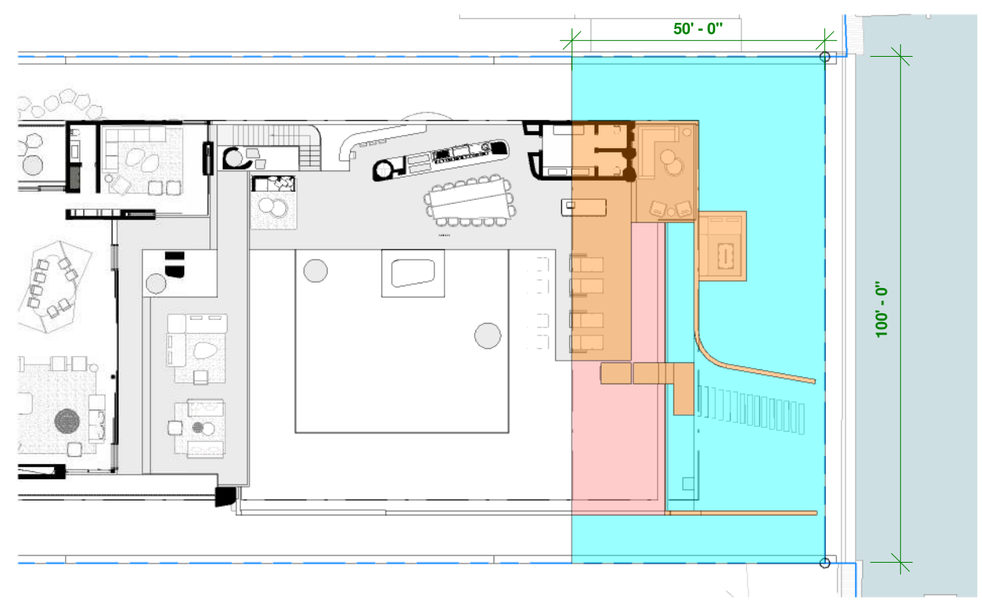
3 WEST ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



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



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

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

YARD DIAGRAM PLAN | 03/08/2021

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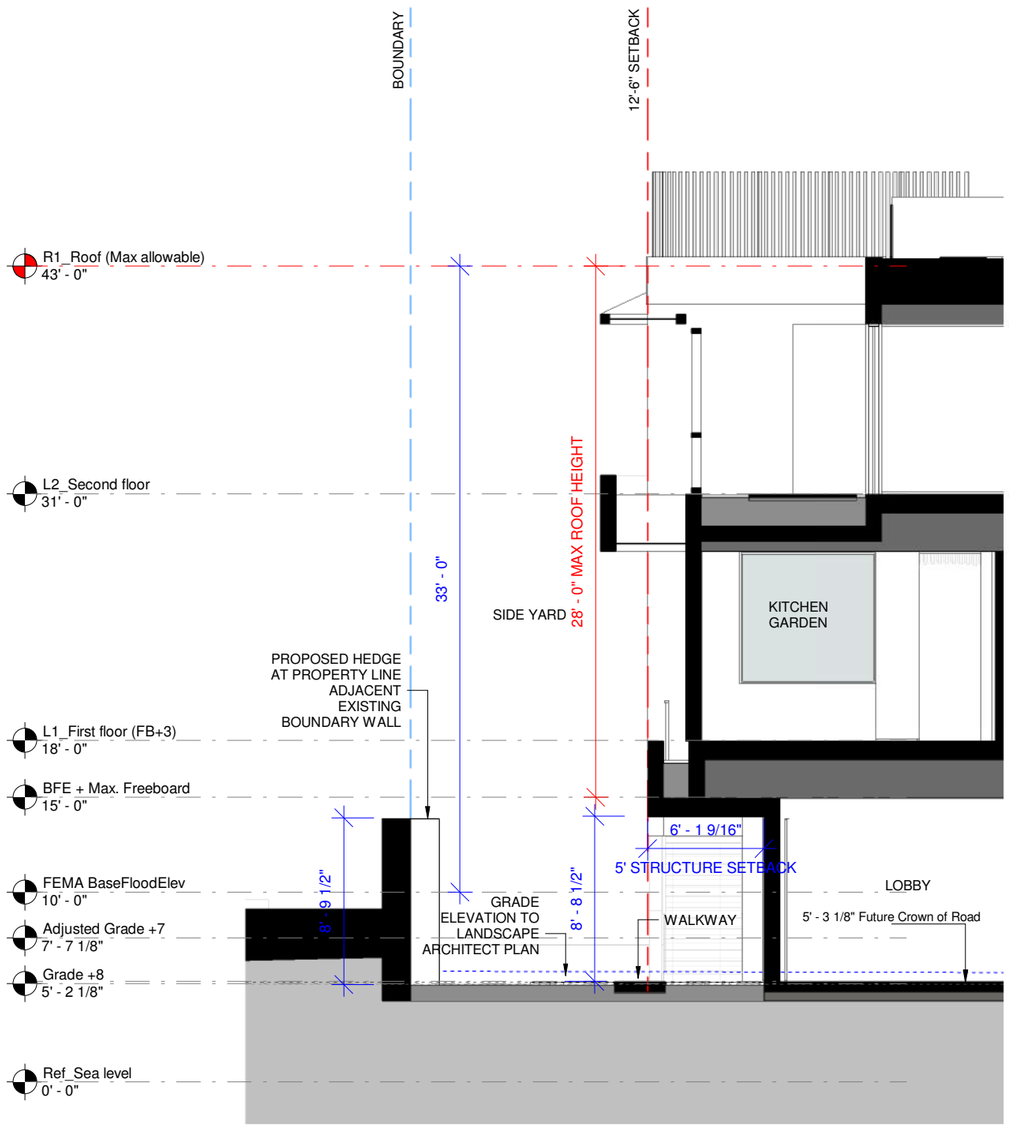
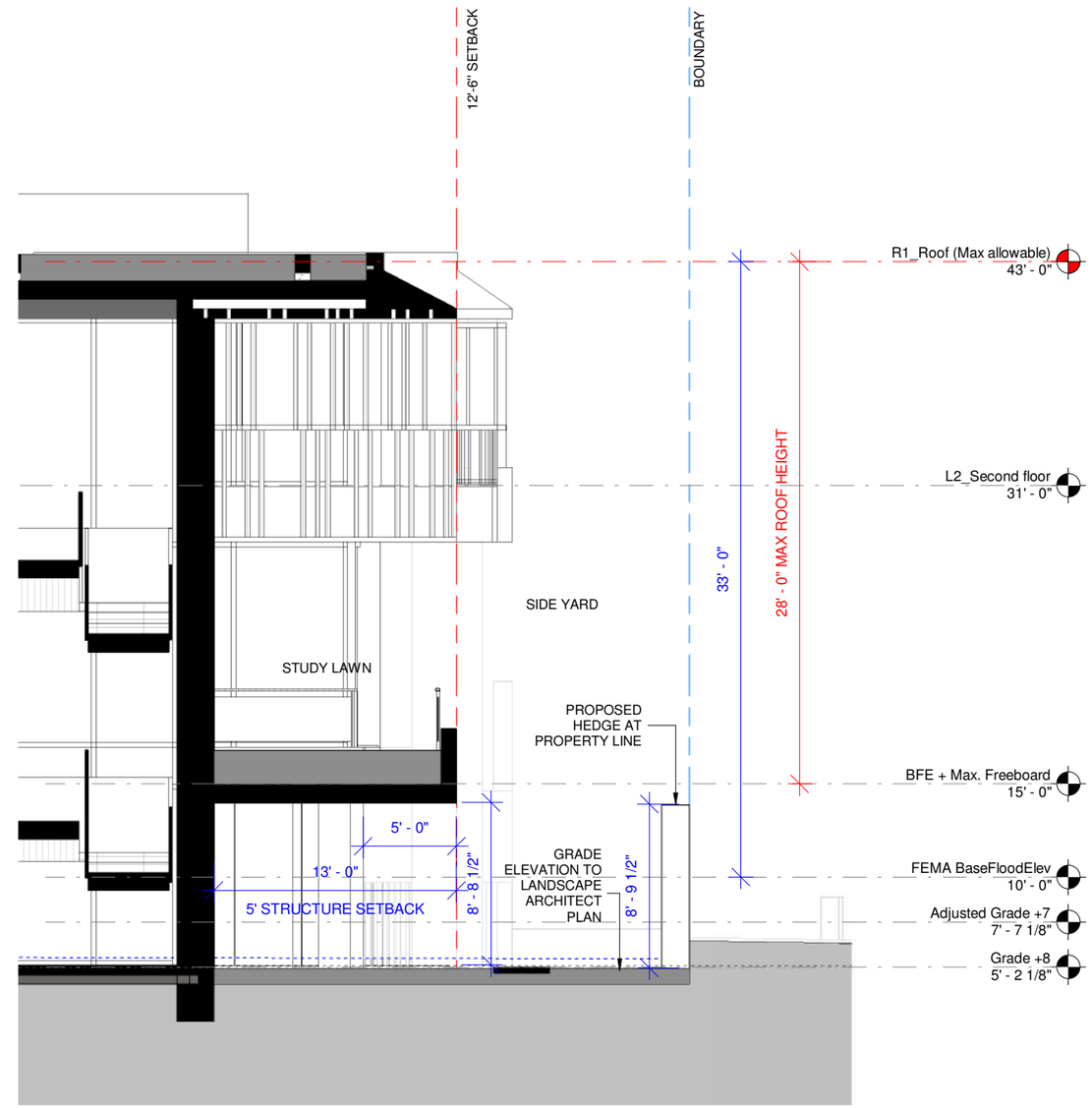
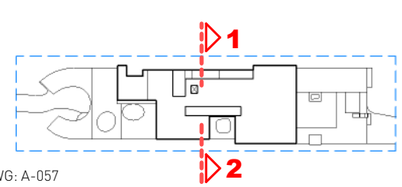
DWG: A-056



1 YARD SECTION - SIDE
1/8" = 1'-0"



2 YARD SECTION - SIDE
1/8" = 1'-0"



DWG: A-057

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

YARD OPEN SPACE SECTION | 03/08/2021

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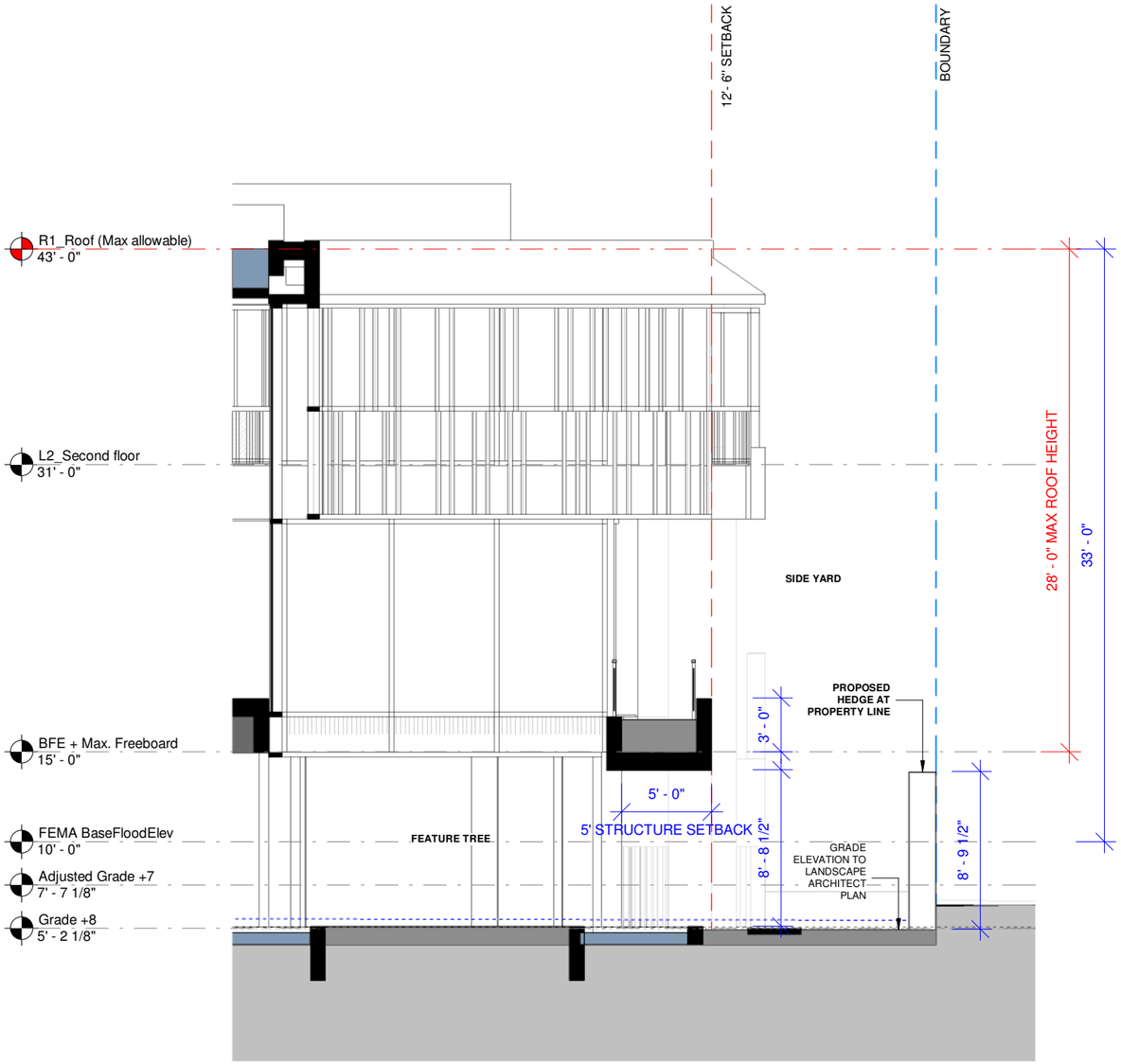
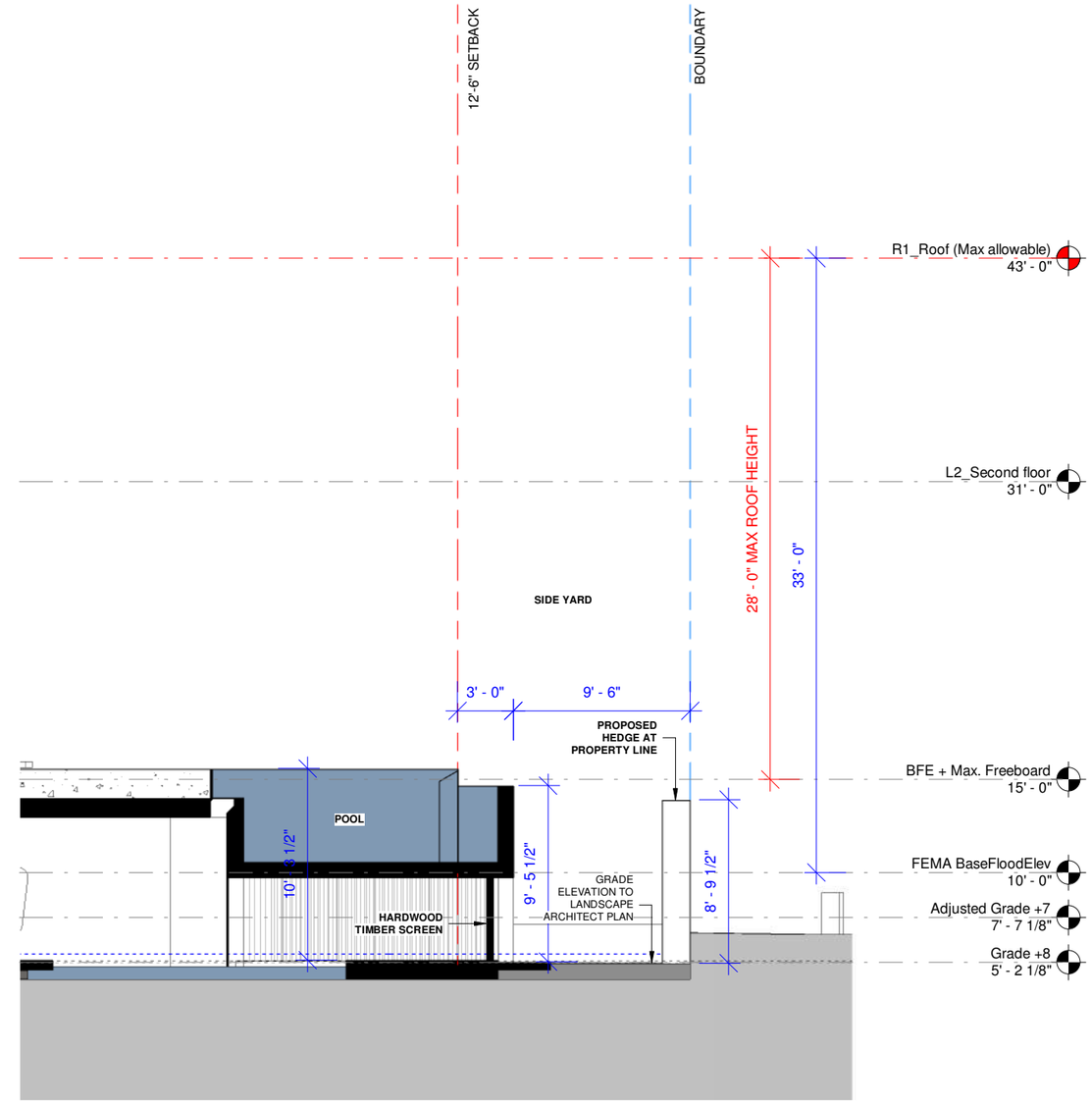
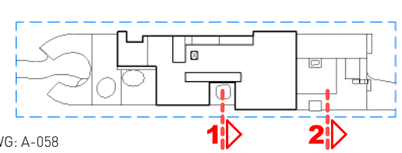


1 YARD SECTION - SIDE
1/8" = 1'-0"



2 YARD SECTION - SIDE
1/8" = 1'-0"



DWG: A-058

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

YARD OPEN SPACE SECTION

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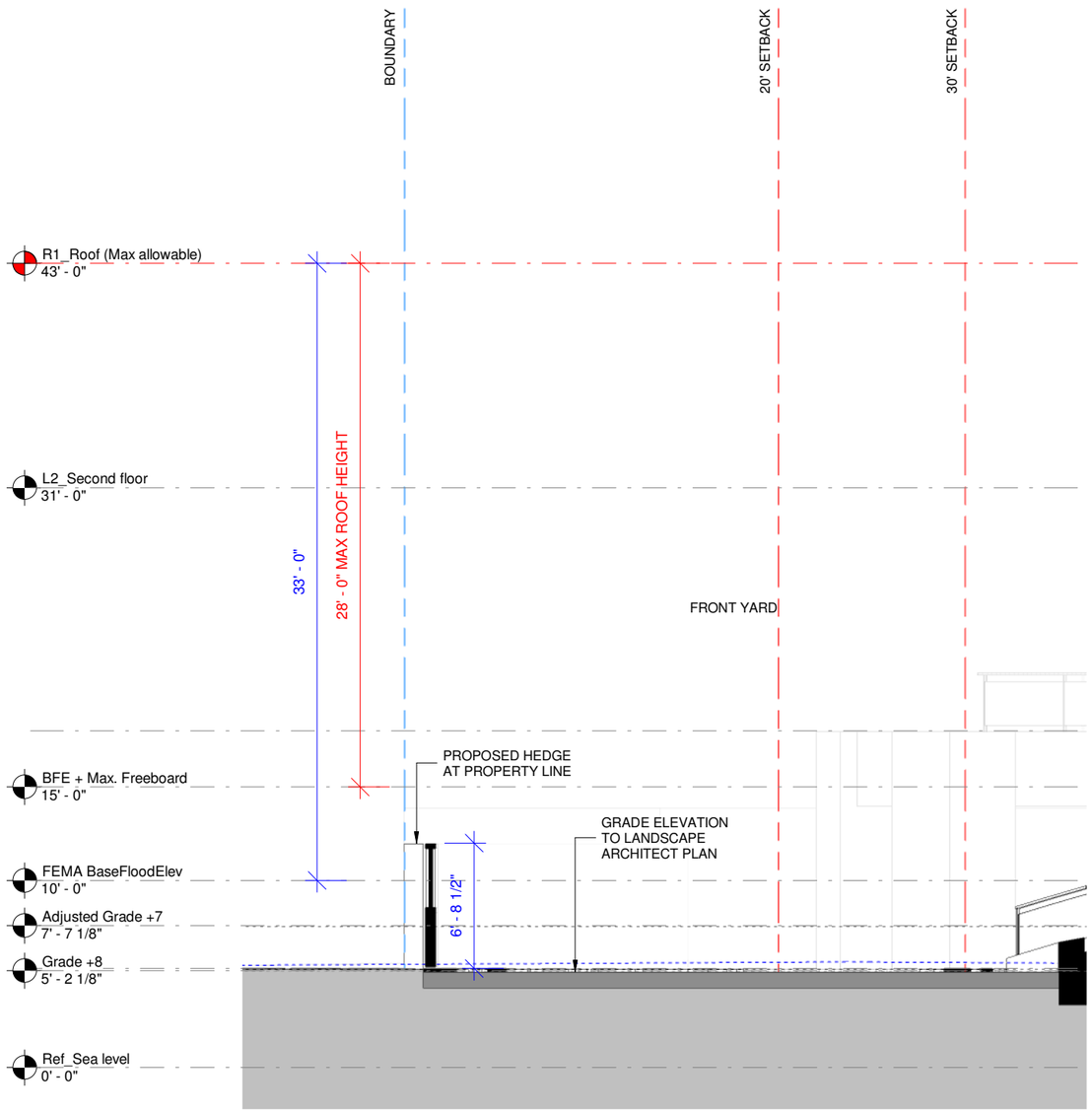
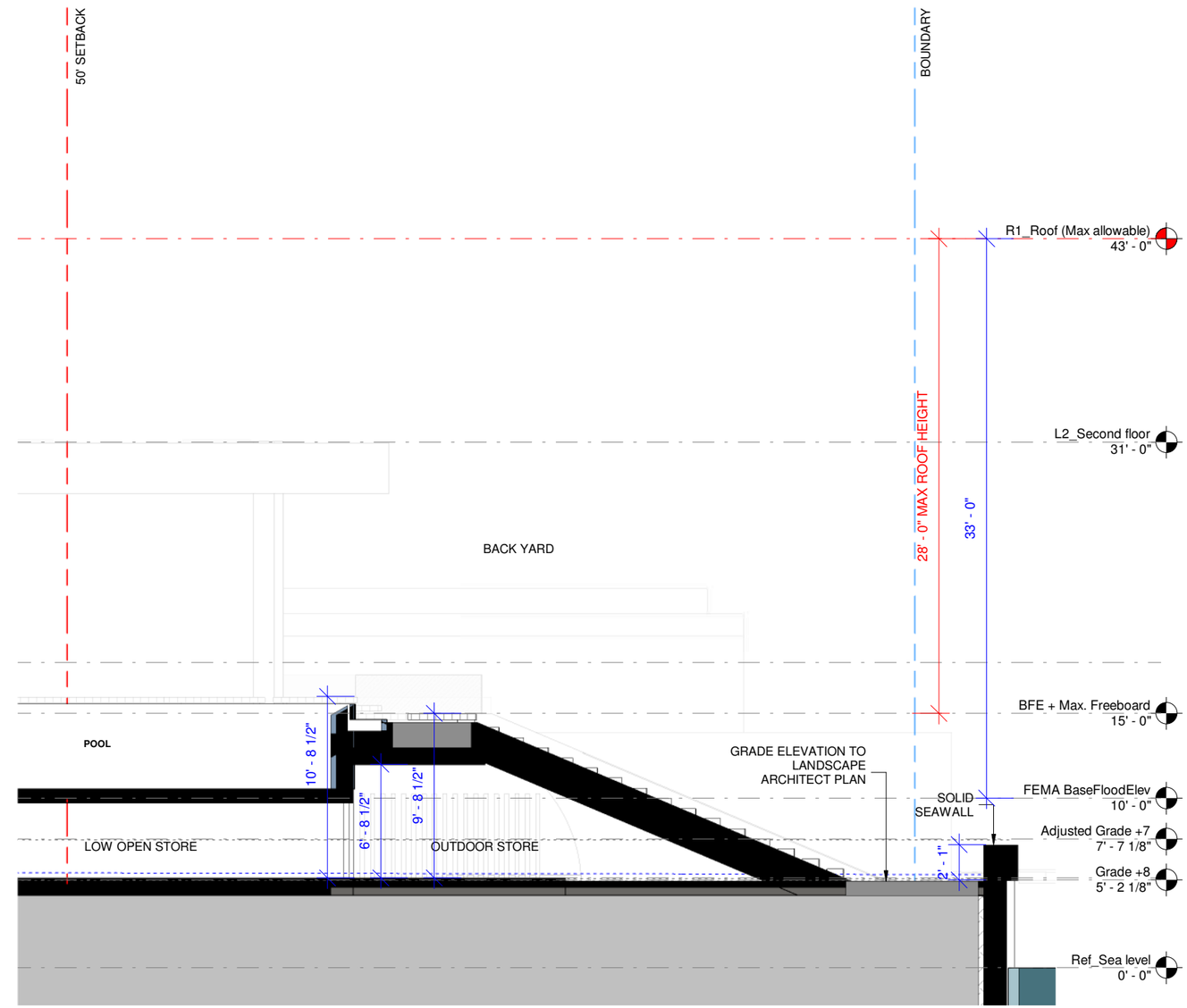
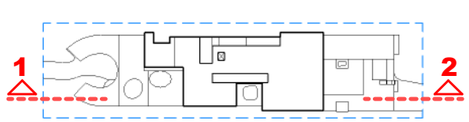


1 YARD SECTION - FRONT
1/8" = 1'-0"



2 YARD SECTION - BACK
1/8" = 1'-0"



DWG: A-059

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

YARD OPEN SPACE SECTION | 03/08/2021

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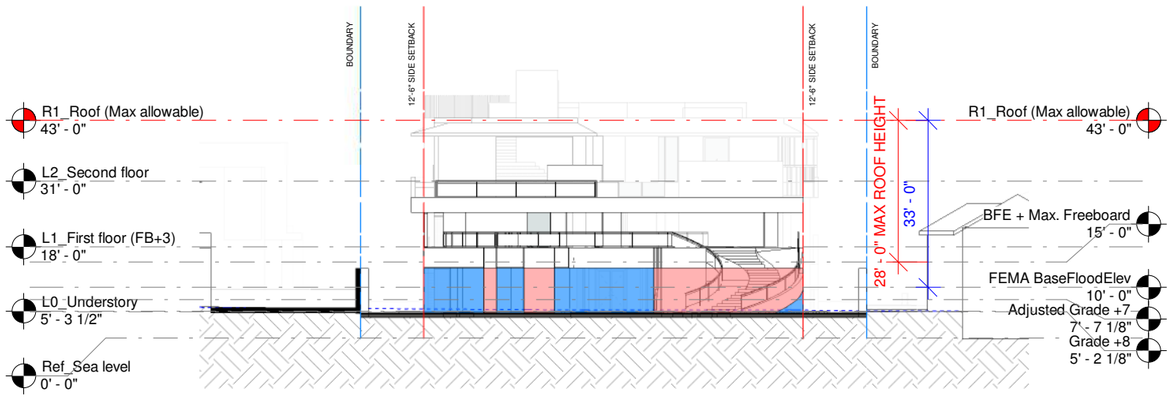
OPEN-AIR CALCULATIONS

336.21SF **(OPEN)** / 665.67SF **(TOTAL AREA)**= 50.50% OPEN

MINIMUM: 50% OPEN

OPEN AIR LEGEND

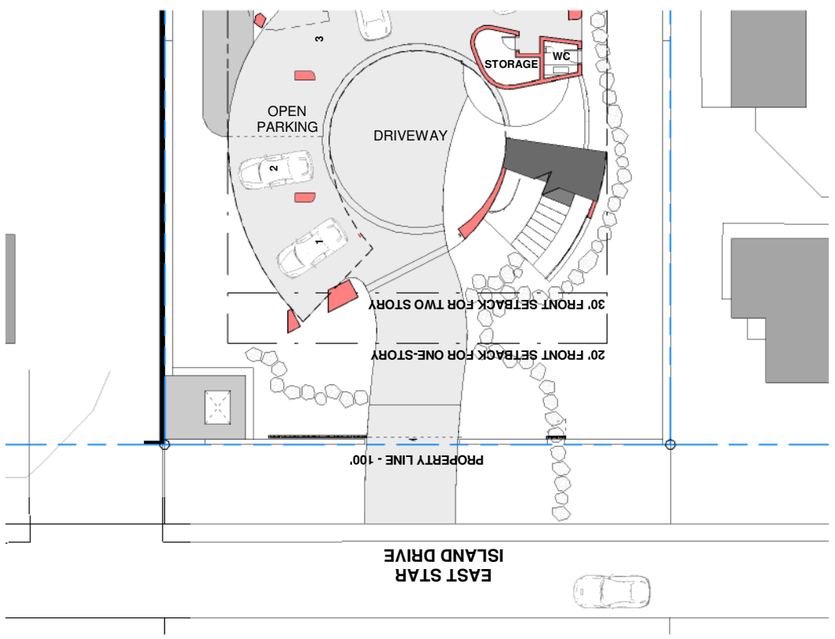
- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED



1 WEST ELEVATION

1" = 30'-0"

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



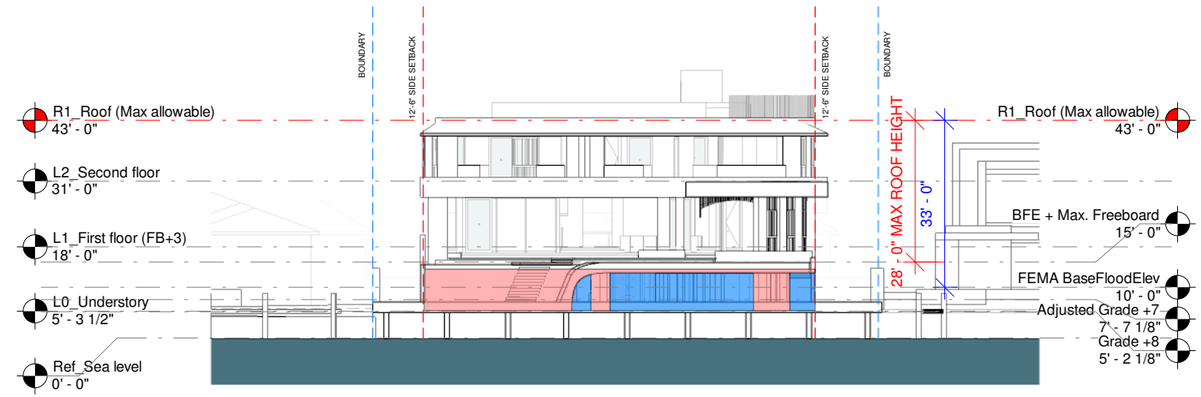
3 UNDERSTORY

1" = 30'-0"

OPEN-AIR CALCULATIONS

273.29SF **(OPEN)** / 643.75SF **(OVERALL LENGTH)**= 42.45% OPEN

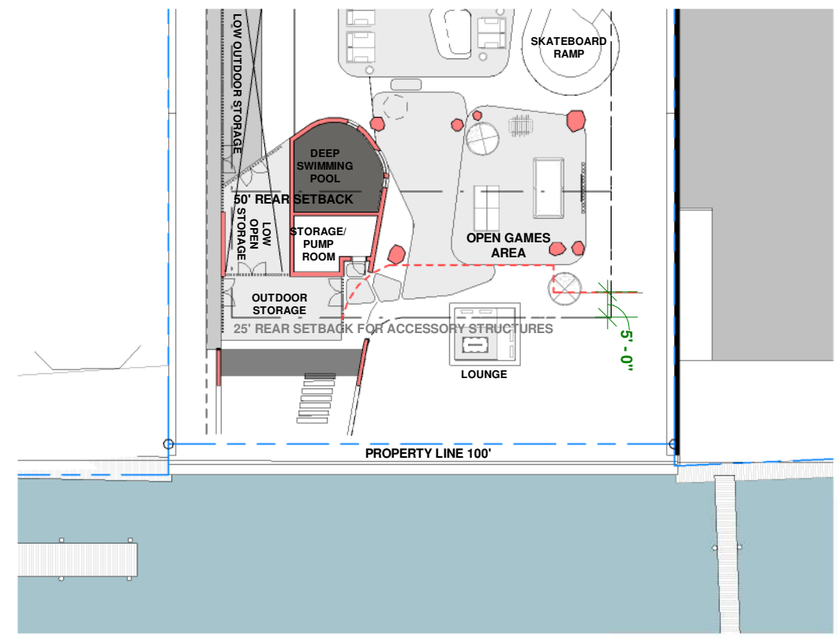
EXEMPTED FROM OPEN AIR CALCULATION



2 EAST ELEVATION

1" = 30'-0"

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



4 UNDERSTORY

1" = 30'-0"

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR ELEVS WEST&EAST

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SAOTA

DWG: A-060

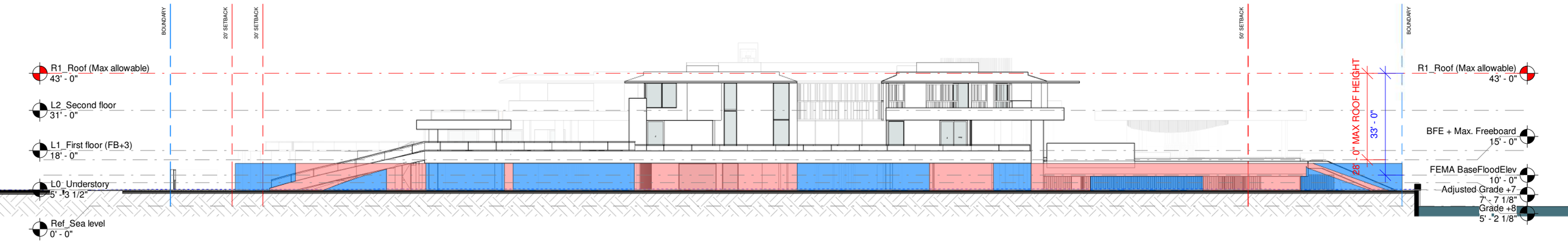
OPEN-AIR CALCULATIONS

1705.36SF **(OPEN)** / 3362.62SF **(OVERALL LENGTH)**= 50.71% OPEN

MINIMUM: 50% OPEN

OPEN AIR LEGEND

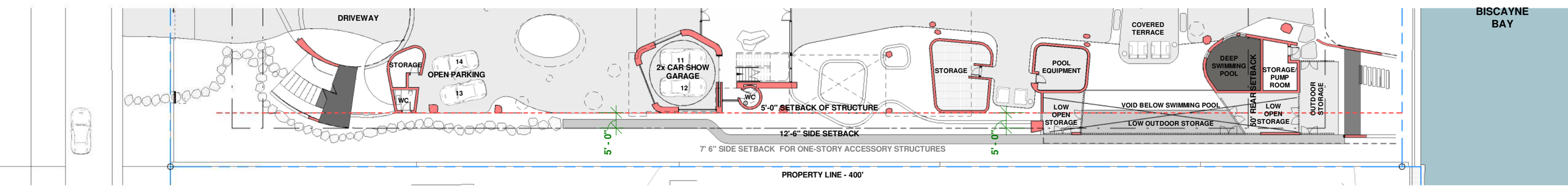
- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED



1 SOUTH ELEVATION

1" = 30'-0"

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



2 L0_UNDERSTORY

1" = 30'-0"

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR ELEVATION SOUTH

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SAOTA

DWG: A-061

OPEN-AIR CALCULATIONS

1725.09SF **(OPEN)** / 3233.58SF **(OVERALL LENGTH)**= 53.35% OPEN

MINIMUM: 50% OPEN

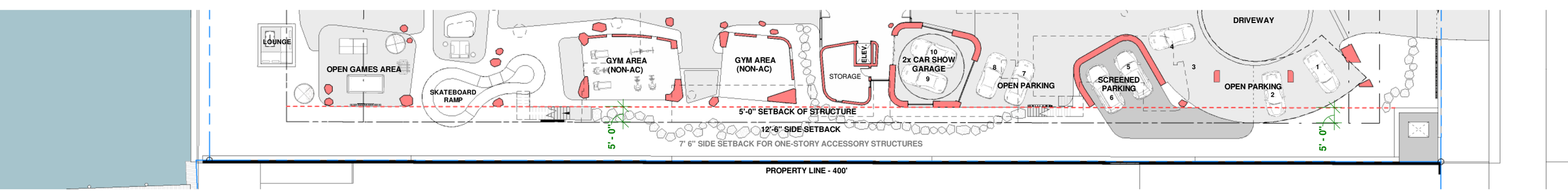
OPEN AIR LEGEND

- 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"

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR ELEVATION NORTH

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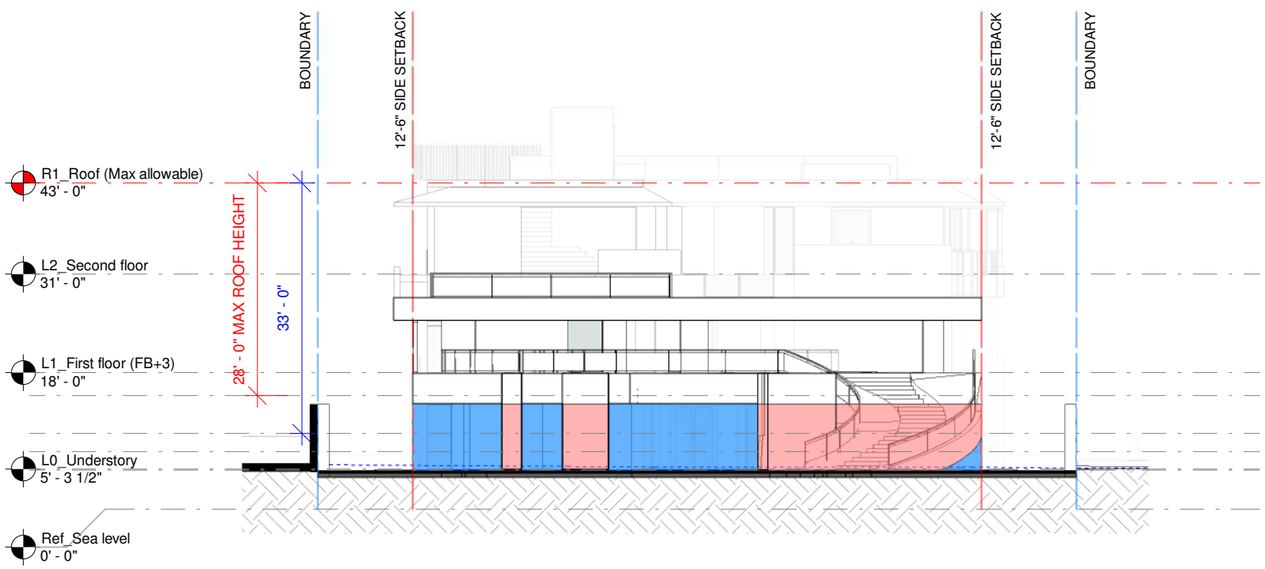
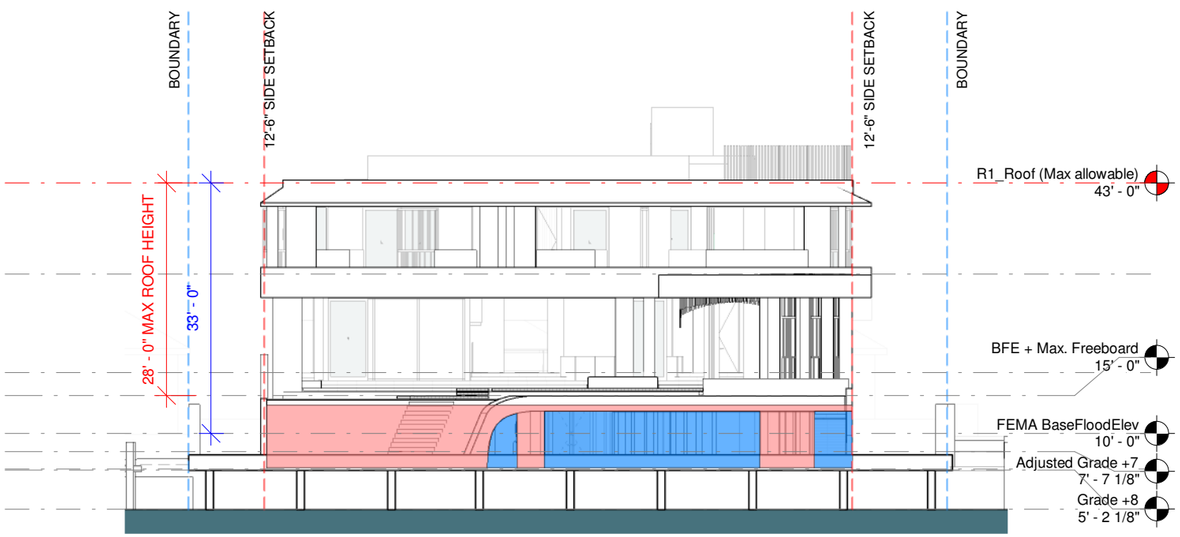
SAOTA

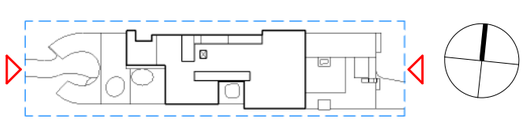
DWG: A-062



1 WEST ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION WEST & EAST

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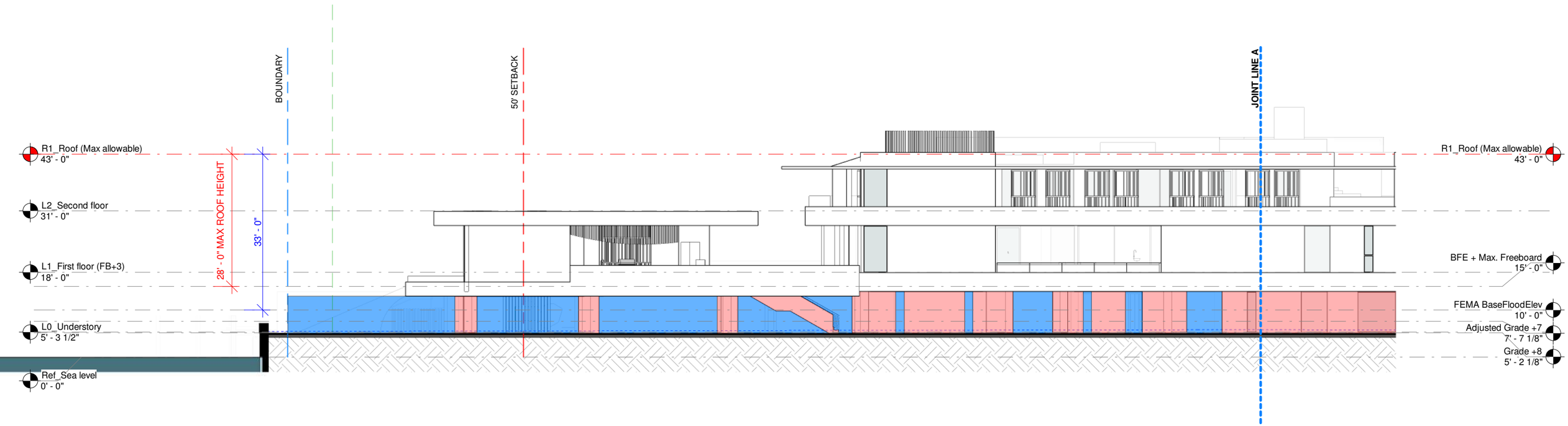
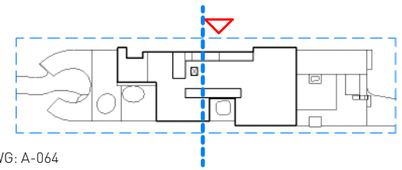
SAOTA

DWG: A-063



1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION NORTH
A

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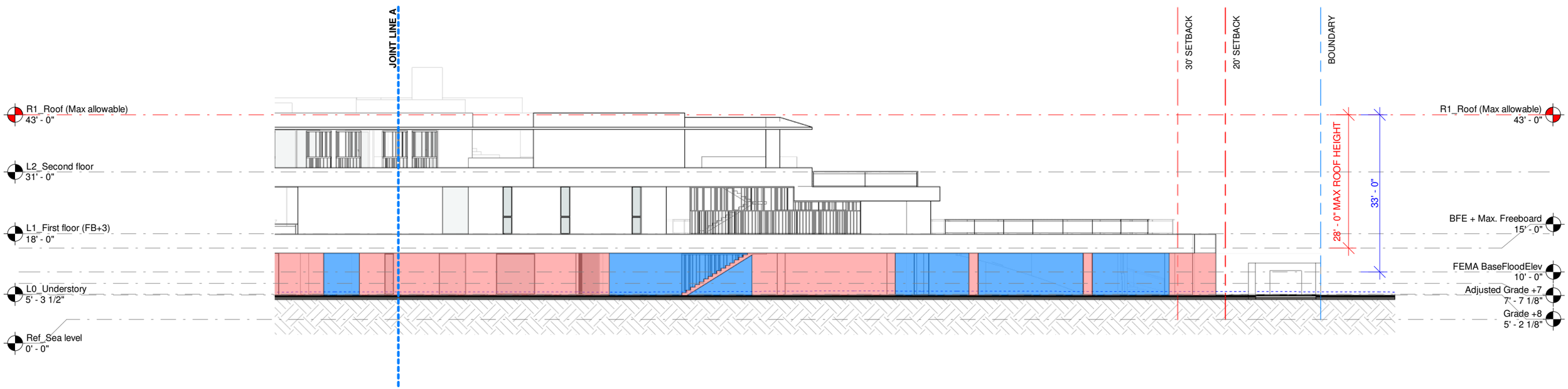
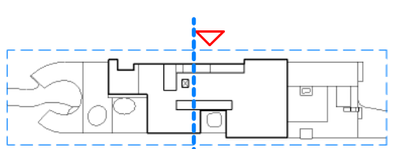
DWG: A-064



1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION NORTH
B

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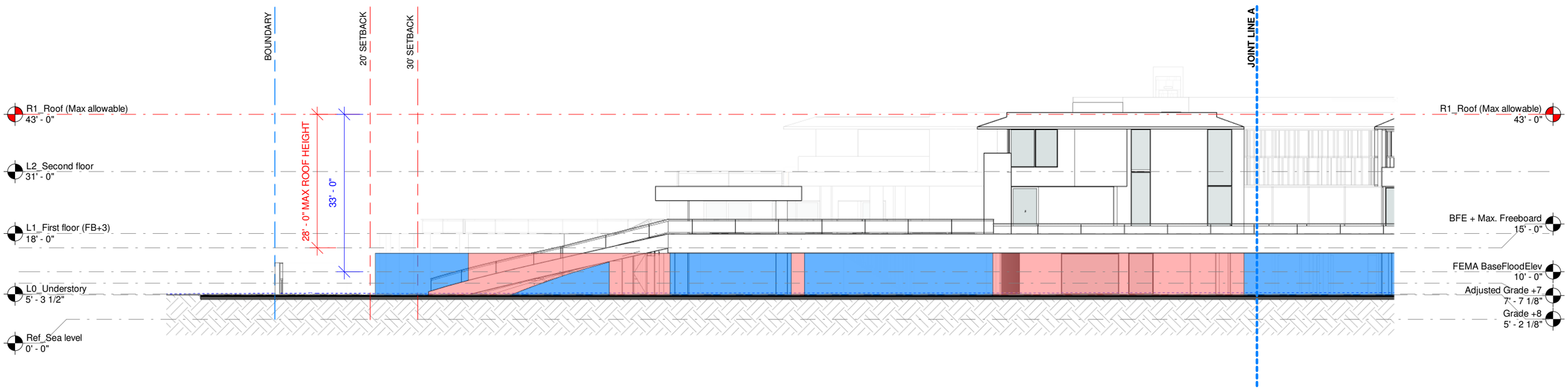
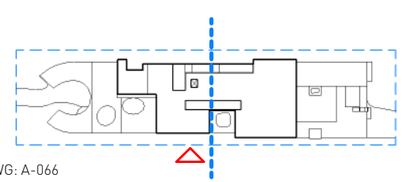
DWG: A-065



1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-066

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION SOUTH
A

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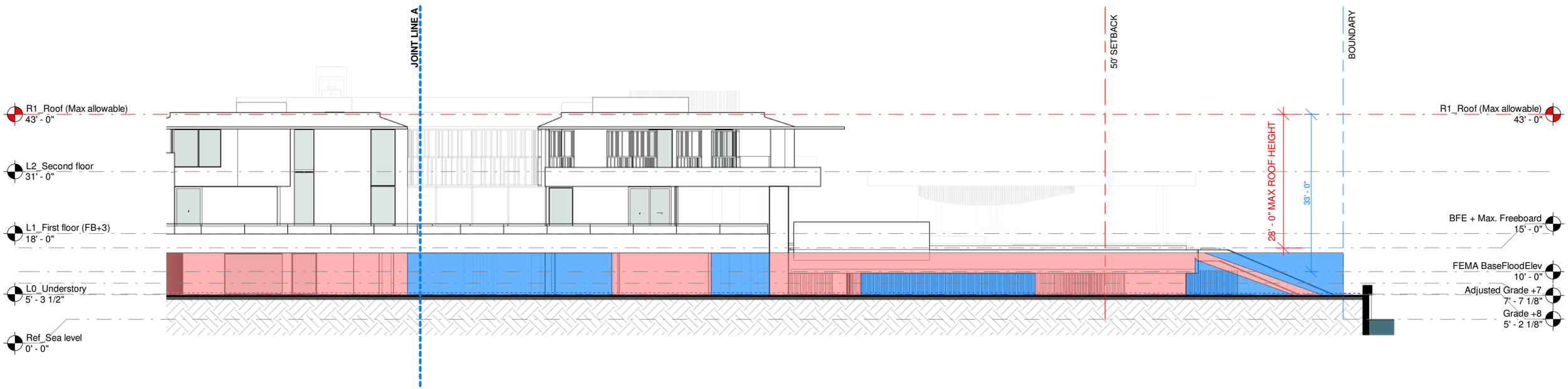
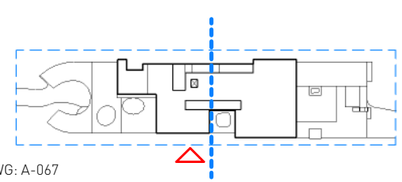


1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-067

0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION SOUTH
B

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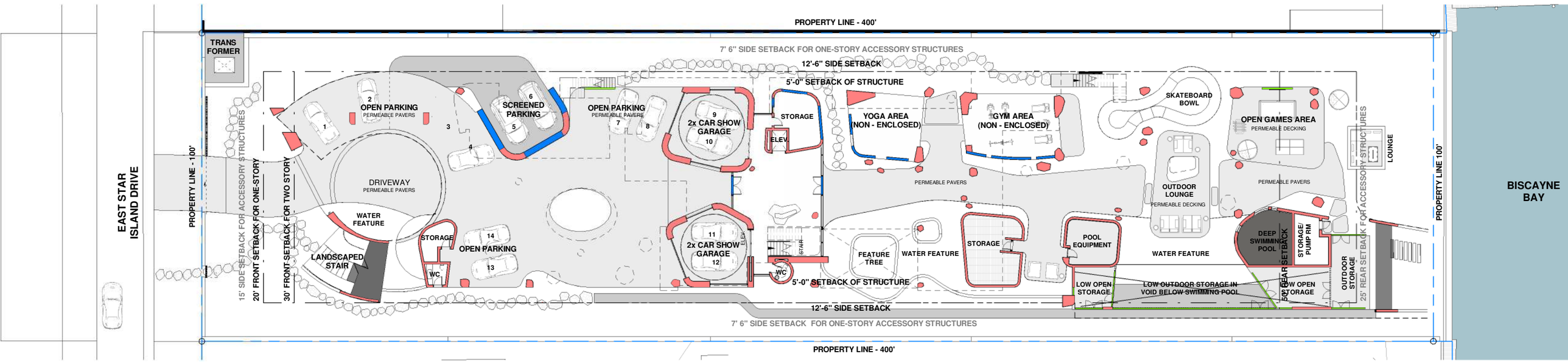
BREAKAWAY / STRUCTURE COMPARISON

- STRUCTURAL WALLS AND COLUMNS
- BREAKAWAY WALLS
- SCREENS



1 STRUCTURE VS BREAKAWAY WALL PLAN

1" = 30'-0"

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

STR. + BREAKAWAY PLAN | 03/08/2021

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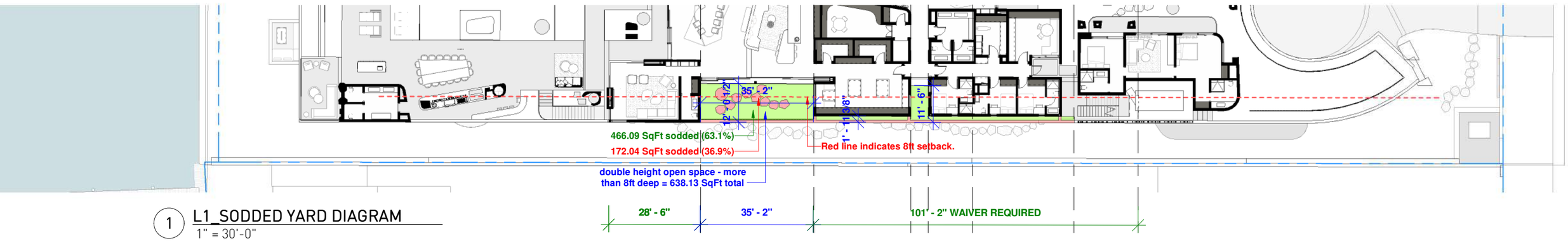
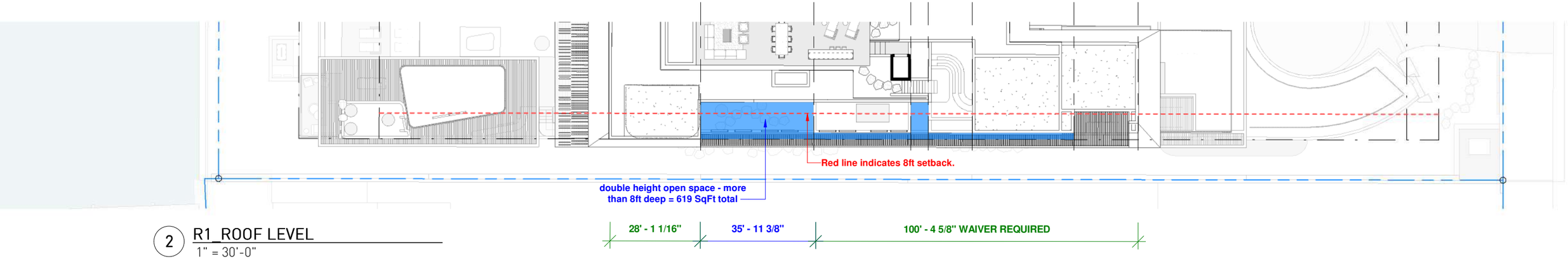
DWG: A-068



1 L1_SODDED YARD DIAGRAM
1" = 30'-0"



2 R1_ROOF LEVEL
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION NORTH - WAIVER

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DWG: A-070