

STAR 28

28 STAR ISLAND DRIVE MIAMI BEACH, FL 33139

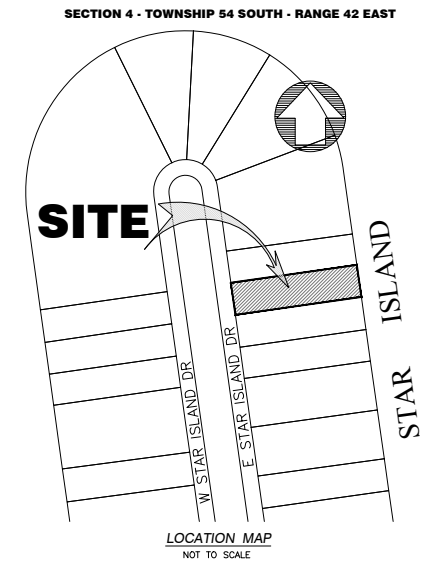
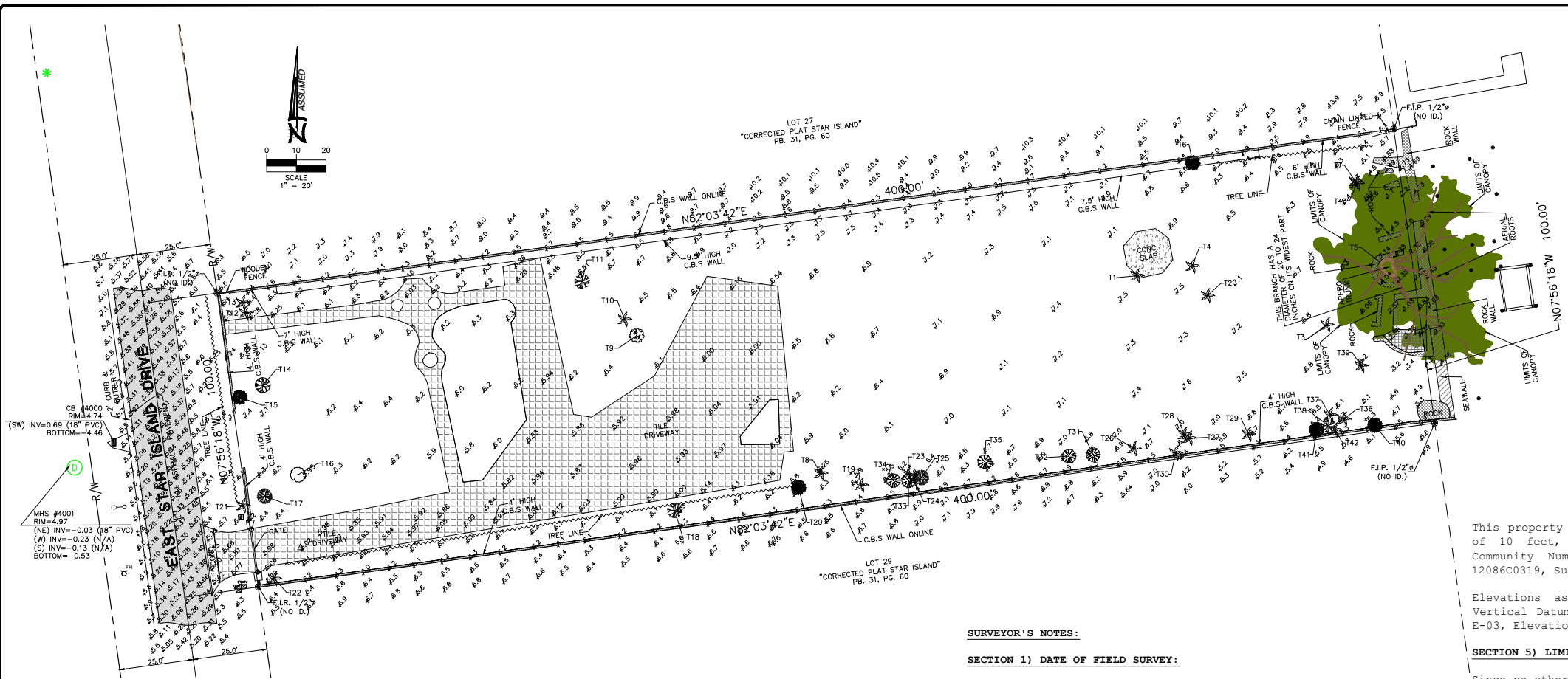
REQUEST FOR VARIANCE FOR INCREASED ELEVATOR BULK HEAD HEIGHT

DRB23-0909

FIRST SUBMITTAL - JANUARY 17, 2023
 FINAL SUBMITTAL - FEBRUARY 06, 2023

DRB SHEET INDEX	
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TREE NO	COMMON NAME	DIAMETER (FT)	CANOPY (FT)	HEIGHT (FT)
T1	PALM	32	35	12
T2	PALM	32	35	12
T3	PALM	32	50	12
T4	PALM	15	18	10
T5	OAK	48	40	50
T6	OAK	6	15	10
T7	PALM	8	5	10
T8	PALM	36	60	20
T9	OAK	40	45	40
T10	PALM	30	50	15
T11	TREE	45	45	35
T12	PALM	12	15	6
T13	PALM	8	12	6
T14	CLIBA	50	50	50
T15	MANGO	50	50	35
T16	FICUS	50	40	40
T17	UMBRELLA	32	40	20
T18	TREE	24	30	5
T19	PALM	36	42	15
T20	COPAL	15	15	10
T21	PALM	36	55	18
T22	PALM	15	20	5
T23	PALM	12	15	7
T24	PALM	18	25	8
T25	UMBRELLA	32	30	8

TREE NO	COMMON NAME	DIAMETER (FT)	CANOPY (FT)	HEIGHT (FT)
T26	PALM	12	20	8
T27	PALM	24	15	12
T28	PALM	12	12	8
T29	PALM	24	15	12
T30	PALM	10	15	7
T31	PALM CLUSTER	60	30	12
T32	PALM CLUSTER	60	30	12
T33	PALM CLUSTER	60	30	12
T34	PALM CLUSTER	60	30	12
T35	PALM CLUSTER	60	30	12
T36	4 JOINT PALMS			
	PALM 1	12	15	8
	PALM 2	12	15	8
	PALM 3	12	15	8
	PALM 4	17	15	8
T37	PALM	15	15	8
T38	TREE	40	25	25
T39	PALM	15	50	10
T40	COPAL	40	25	30
T41	COPAL	40	25	30
T42	2 JOINT PALMS			
	PALM 1	17	18	8
	PALM 2	12	18	8
T43	PALM	12	5	7

LEGEND:

DRWY = DRIVEWAY	SEC. = SECTION	△ = CENTRAL ANGLE	--- = RIGHT OF WAY LINE	☐ = UMBRELLA
UE = UTILITY EASEMENT	SWK = SIDEWALK	⊙ = TRAFFIC SIGN	--- = PROPERTY LINE	☐ = COPAL
A = ARC DISTANCE	P.C. = PAGE	☐ = CATCH BASIN (INLET)	--- = EASEMENT LINE	☐ = SILVER PALM
BLDG. = BUILDING	← = ANCHOR POLE	F.F.E. = FINISH FLOOR ELEVATION	--- = WOOD FENCE	☐ = MANGO
CL. = CENTER LINE	BL. = BLOCK	⊙ = ELEVATION	--- = CHAIN LINK FENCE	☐ = CEIBA
CONC. = CONCRETE	N.T.S. = NOT TO SCALE	⊙ = GUARD POLE	--- = CONCRETE	
F.N.D. = FOUND NAIL/DISK	W.M. = WATER METER	⊙ = TELEPHONE MANHOLE	--- = ROCK	
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	W.P. = WATER POLE	⊙ = GREASE TRAP	--- = TILE	
P.B. = PLAT BOOK	L.P. = LIGHT POLE	⊙ = DRAINAGE MANHOLE	--- = PAVEMENT	
S.I.R. = SET IRON REBAR	F.H. = FIRE HYDRANT	⊙ = SANITARY SEWER MANHOLE	--- = CBS WALL	
F.N. = FOUND NAIL	E.B. = ELECTRIC BOX	⊙ = DRAINAGE CATCH BASIN		
F.I.P. = FOUND IRON PIPE	C.T.B. = CABLE TV BOX			
F.I.R. = FOUND IRON REBAR	W.V. = WATER VALVE			
RES. = RESIDENCE	M. = MANHOLE			
R/W = RIGHT OF WAY				

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Tree Survey was on March 2, 2021.
 2. The date of completion of the field work of the Update Survey was on August 11, 2021.

SECTION 2) LEGAL DESCRIPTION:

Lot 28, "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.

Containing 40,000 Square Feet or 0.92 Acres, more or less, by calculations.

Property Address and Tax Folio Number:
 28 Star Island DR, Miami Beach, Florida, 33139
 Folio No.: 02-4204-001-0235

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "CORRECTED PLAT STAR ISLAND", recorded in Plat Book 31, at Page 60, Miami-Dade County Records.

Warranty Deed, dated December 15th, 2020, recorded in Official Records Book 32259, Page 1911, Miami-Dade County Records.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of N07°56'18"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with an Elevation of 10 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0319, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-03, Elevation 9.47 feet.

SECTION 5) LIMITATIONS:

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

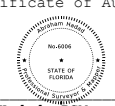
This Tree Survey was prepared at the request of and certified to:

Brodson Construction

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Tree Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tree Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
 Florida Certificate of Authorization Number LB7097
 Digitally signed by Abraham Hadad
 DN: c=US, o=HADONNE CORP.,
 dnQualifier=A01410D0000017884937881
 0001039C, cn=Abraham Hadad
 Date: 2022.03.24 15:44:41 -04'00'



By: **Abraham Hadad, FSM**
 For the Firm
 Registered Surveyor and Mapper LS6006
 State of Florida

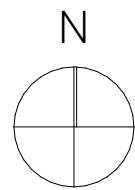
NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPER
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
HADONNE
 1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)286-1188 - F: +1(305)207-6945 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
 FOR
BRODSON CONSTRUCTION
 OF
28 STAR ISLAND DR

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Field Book: _____
 FILE
 DRAWN BY: JA
 TECH BY: RI
 CHECKED BY: JS
 JOB NO.: 21016
 1/1



CONSTRUCTION PHOTO | FACING SOUTHEAST | OCT 2022



CONSTRUCTION PHOTO | FACING SOUTHWEST | AUGUST 2022

LEGAL DESCRIPTION

LOT 28, "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60 OF THE PUBLIC RECORDS OF MAIMI-DADE COUNTY, FLORIDA. CONTAINING 40,000 SQAURE FEET OF 0.92 ACRES, MORE OR LESS, BY CALCULATIONS.

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	N/A
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		Max. Yard Elev.
Indicating yes only for the condition that applies		
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		Max. Yard Elev.
Indicating yes only for the condition that applies		
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	5.29
Adjusted Grade	7.64
30" above Grade	7.79
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

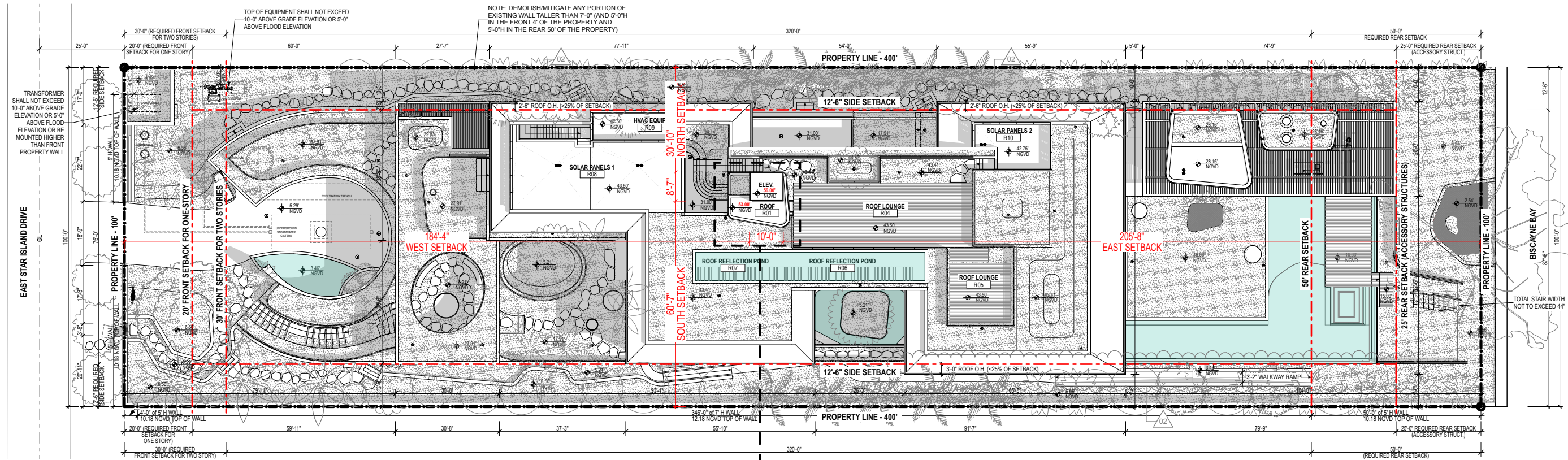
ITEM #	ZONING INFORMATION		
1	Address:	28 Star Island Drive, Miami Beach, FL. 33139	
2	Folio number(s):	02-4204-001-0235	
3	Board and file numbers :	DRB23-0909	
4	Year built:	vacant land	Zoning District: RS-1 / SINGLE FAMILY RESIDENTIAL
5	Based Flood Elevation:	AE 10.00	Grade value in NGVD: 5.29'
6	Adjusted grade (Flood+Grade/2):	7.64'	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 %: 11,999 SF (29%)
10	Existing Lot Coverage SF and %:	vacant land	Lot coverage deducted (garage-storage) SF: 600 SF
11	Front Yard Open Space SF and %:	1,400 SF (70%)	Rear Yard Open Space SF and %: 3,500 SF (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.): 8,307 SF
			Proposed Second Floor Unit Size: 6,858 SF

		Required	Existing	Proposed	Deficiencies
18	Height:	28'		28'-0"	
	Setbacks:				
	Understory level:	20'-0"		25'-9"	
19	Front First level:	20'-0"		81'-8"	
20	Front Second level:	30'-0"		113'-4"	
21	Side 1:	12'-6"		12'-6"	
22	Side 2 or (facing street):	12'-6"		12'-6"	
23	Rear:	50'-0"		115'-4"	
	Accessory Structure Side 1:	12'-6"		12'-6"	
24	Acc. Str. Side 2 or (facing street) :	12'-6"		75'-5"	
25	Accessory Structure Rear:	25'		42'-1"	
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)	11.00' NGVD	9	Lowest Adjacent Grade: -
	Proposed Top of Next Higher Floor: (Next Highest Habitable Lvl)	31.00		
	Proposed Main House First Fl. Elev:	18.00		
5	Crown of Road Elevation:	5.17' NGVD	10	Highest Adjacent Grade: -

ZONING DATA - NO CHANGE FROM PERMIT SET

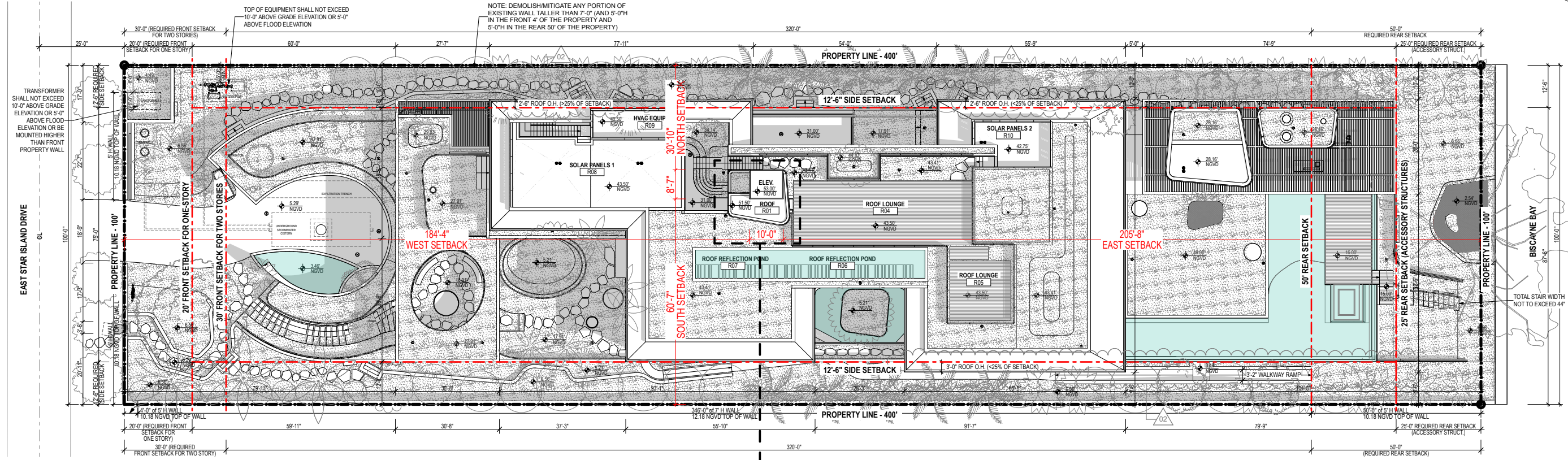
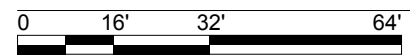
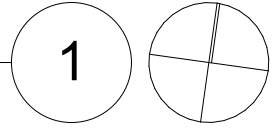




--- SCOPE OF APPLICATION

PROPOSED SITE PLAN

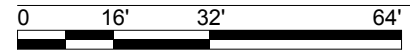
SCALE: 1/32" = 1'-0"



--- SCOPE OF APPLICATION

APPROVED SITE PLAN

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



ARCHITECT
LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857
R. 786.246.4857

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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
YANCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-1100

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801 S. WASHINGTON SUITE F
NEWPORT WA 98106
T: (888) 528-1533 F: (800) 528-1534

WATER FEATURE CONSULTANT:
AGADYNAMIC DESIGN GROUP Inc.
5000 SW 79 AVE, SUITE 103
MIAMI, FL 33155
T: (305) 687-8979 F: (305) 682-1002

LIGHTING CONSULTANT:
LIV POPULSA & Co
Avenida 27, San Angel
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LEED VICE CONSULTANT:
MARCHAND WRIGHT & ASSOCIATE
3300 STENNER STREET
SAN FRANCISCO, CA 94123
T: 415 969-4809

INTERIOR DESIGNER:
ROSE WOOD WORKSHOP
4403 PINE TREE DRIVE
MIAMI BEACH, FL 33140
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SEED CONSULTANT:
SPRINKLER GROUP
1177 GLADE AVE SUITE 7
WEST PALM BEACH, FL 33411
T: 561 851 7036

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

REVISIONS


No.	Description
01	02-03-21 Foundation Permit
02	02-23-21 Foundation Permit
03	03-08-22 Foundation Permit
04	04-08-22 Proposed Bldg Permit
05	05-17-22 Bldg Permit Comments
06	05-24-22 Bldg Permit Comments
07	06-13-22 Bldg Permit Comments
08	07-13-22 Bldg Permit Comments
09	07-20-22 Bldg Permit Comments

LOT COVERAGE
50% OF LOT AREA
30% x 40,000 SF = 12,000 SF MAX

PROVIDED LOT COVERAGE

FLOOR	Zone Name	AREA
L1, FIRST FLOOR	BLDG AREA	9,429.87
L1, FIRST FLOOR	OVERHANG	2,033.47
L2, SECOND FLOOR	OUTLINE	11,463.34 sq ft

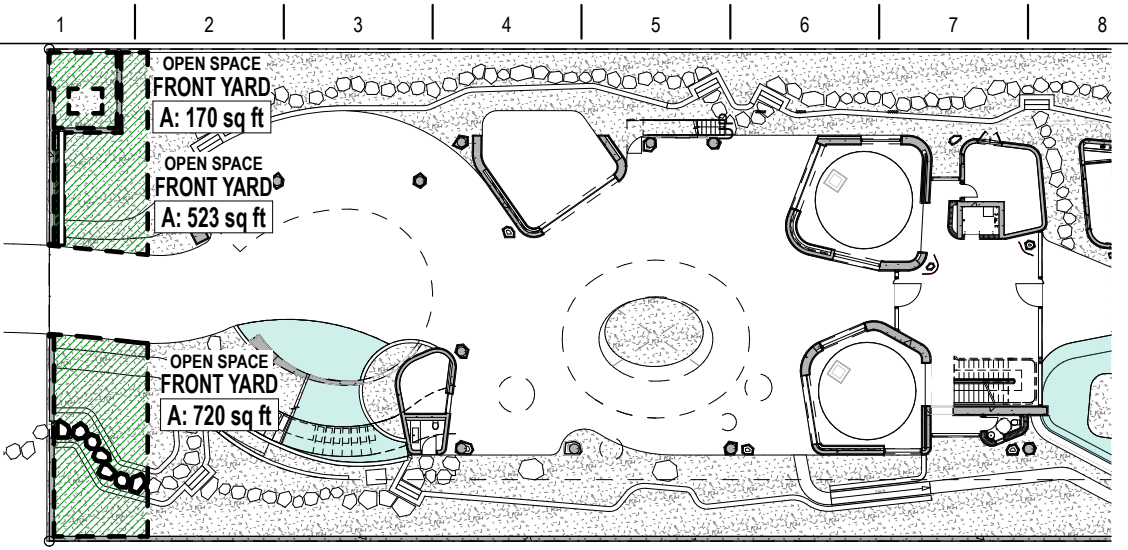
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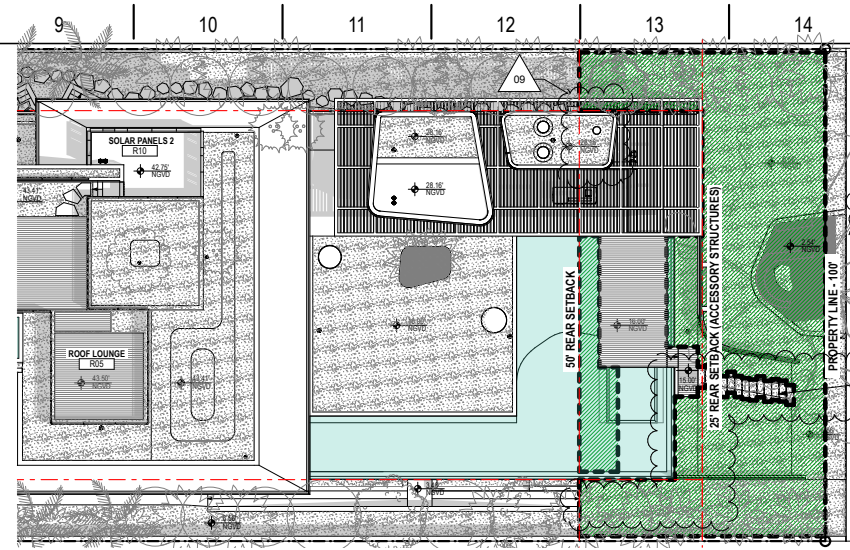
2009
PROJECT NO:
September 24, 2021
DATE

BY: JVI / SV / CS / EL
ZONING CALCULATIONS

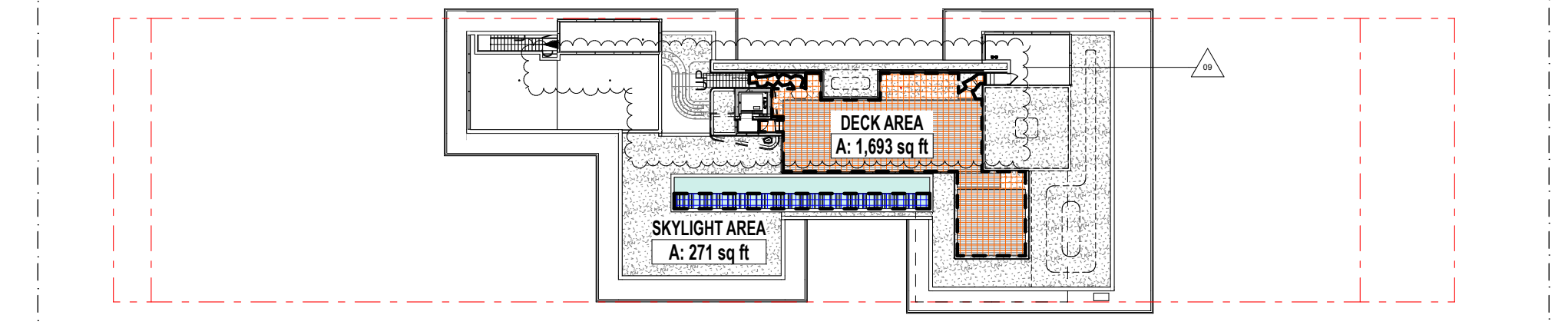
G-007



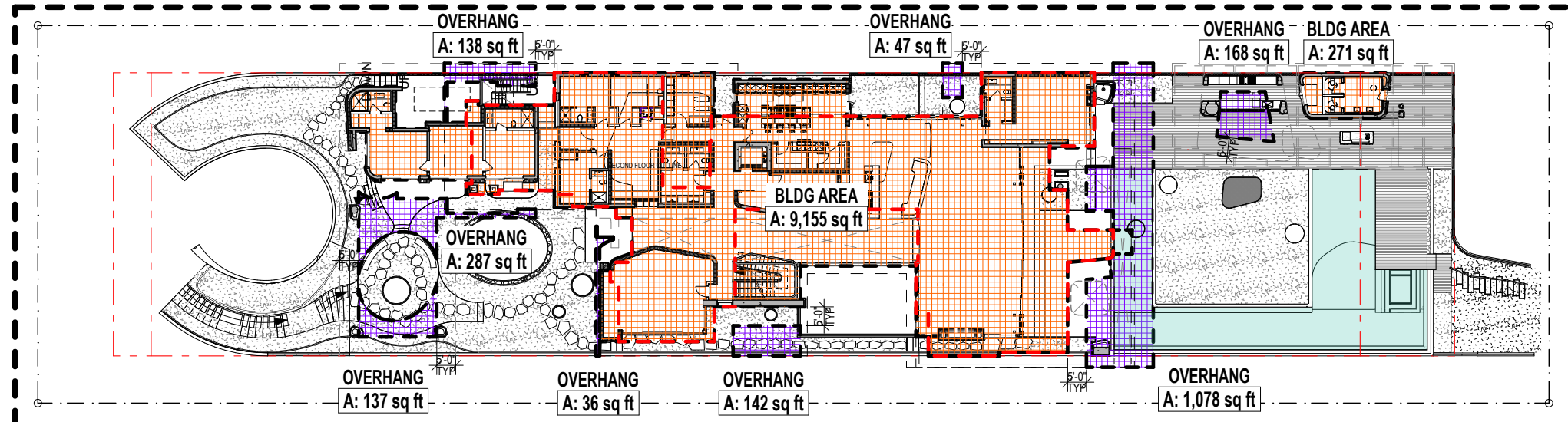
FRONT YARD OPEN SPACE
SCALE: 1/16" = 1'-0" 8



OPEN SPACE REAR YARD
SCALE: 1/16" = 1'-0" 7



ROOF DECK & SKYLIGHT AREA
SCALE: 1/16" = 1'-0" 6



FIRST & SECOND FLOOR LOT COVERAGE
SCALE: 1/16" = 1'-0" 5

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APPROVED LOT COVERAGE FROM MASTER PERMIT

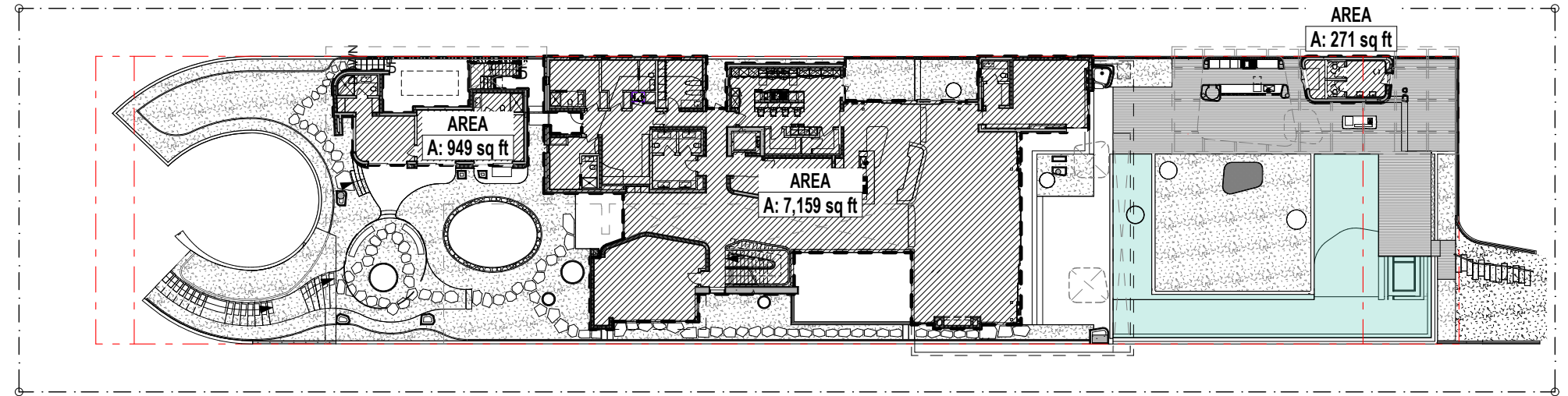
UNIT SIZE
 50% OF LOT AREA
 50% x 40,000 SF = 20,000 SF MAX

UNIT SIZE @ UNDERSTORY
 5% OF LOT AREA
 5% x 40,000 SF = 2,000 SF MAX (Enclosed & A/C Building Access)
 600 SF UNDERSTORY AREA EXEPT

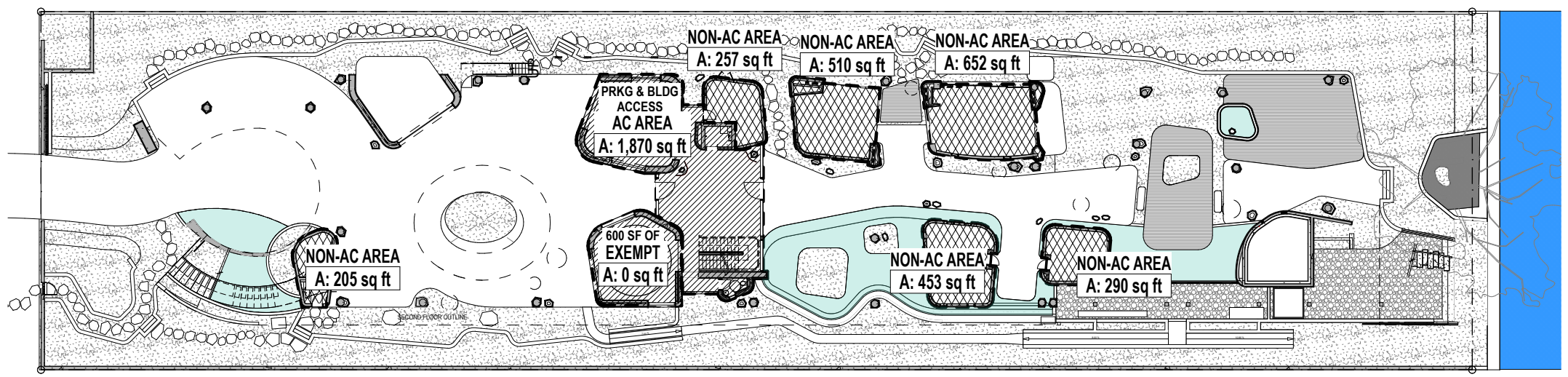
UNIT SIZE @ UNDERSTORY			
FLOOR	TYPE OF SPACE	EXEMPT	AREA
L0, UNDERSTORY	AC AREA	ACCESS & A/C AREA	6,871.50
L0, UNDERSTORY	EXEMPT	600 SF GARAGE	0.06
L0, UNDERSTORY	NON-AC AREA		2,366.74
			4,238.30 sq ft

UNIT SIZE CALCULATIONS	
FLOOR	AREA
L0, UNDERSTORY	4,238.30
L1, FIRST FLOOR	8,388.17
L2, SECOND FLOOR	6,858.33
R1, ROOF LEVEL	110.31
	19,595.11 sq ft

- ARCHITECT
 LANDSCAPE ARCHITECT
- URBAN ROBOT LLC
 420 LINCOLN ROAD, S. 800
 MIAMI BEACH, FL 33139
 T: 786.246.4852
 MI 00012 LA 6667991
- DESIGN ARCHITECT:
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- CIVIL ENGINEER:
 OCEAN ENGINEERING INC.
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- STRUCTURAL ENGINEER:
 YUCE ENGINEERING
 99 NW 27 AVENUE
 MIAMI, FL 33135
 T: (305) 989-1100 F: (305) 969-9413
- MEP ENGINEER CONSULTANT:
 CH20H Consulting Engineers, LLC
 800 EAST BROWARD BLVD., SUITE 601
 FORT LAUDERDALE, FL 33301
 T: (954) 763-2246 F: (954) 763-2247
- WATER FEATURE CONSULTANT:
 AQUADYNAMIC DESIGN GROUP, Inc.
 5500 SW 36 AVE, SUITE 103
 MIAMI, FL 33155
 T: (305) 667-8975 F: (305) 662-1022
- LIGHTING CONSULTANT:
 LUX POPULUS & CO.
 Avenue 27, San Angel
 Mexico City, CP 07000, Mexico
 T: +52 55 502 1108
- LOW VOLTAGE CONSULTANT:
 MARCHEM WRIGHT & ASSOCIATE
 3300 STEINER STREET
 SAN FRANCISCO, CA 94123
 T: 415-999-4809
- INTERIOR DESIGNER:
 ROSE INK WORKSHOP
 4403 PINE TREE DRIVE
 MIAMI BEACH, FL 33140
 T: 786-544-7077
- LEED CONSULTANT:
 SPINAKER GROUP
 1177 CLAREMONT AVE, SUITE 7
 WEST PALM BEACH, FL 33411
 T: 561-861-7026



FIRST FLOOR UNIT SIZE
 SCALE: 1/16" = 1'-0" 2



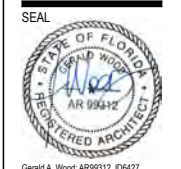
UNDERSTORY UNIT SIZE
 SCALE: 1/16" = 1'-0" 1

28 STAR ISLAND
 MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS

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08	05-13-22 Bldg Permit Comments
09	05-03-22 Bldg Permit Comments



2009
 PROJECT
 September 24, 2021

U / JV / SV / CS / EL
ZONING CALCULATIONS
G-007.1

APPROVED UNIT SIZE FROM MASTER PERMIT

A-06
 APPROVED UNIT SIZE 2/3/23

28 STAR ISLAND
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Printed On Wednesday, January 11, 2023

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

M
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B
A

FRONT YARD OPEN SPACE
 70% OF FRONT YARD
 70% x 3,000 SF = 2,100 SF MIN

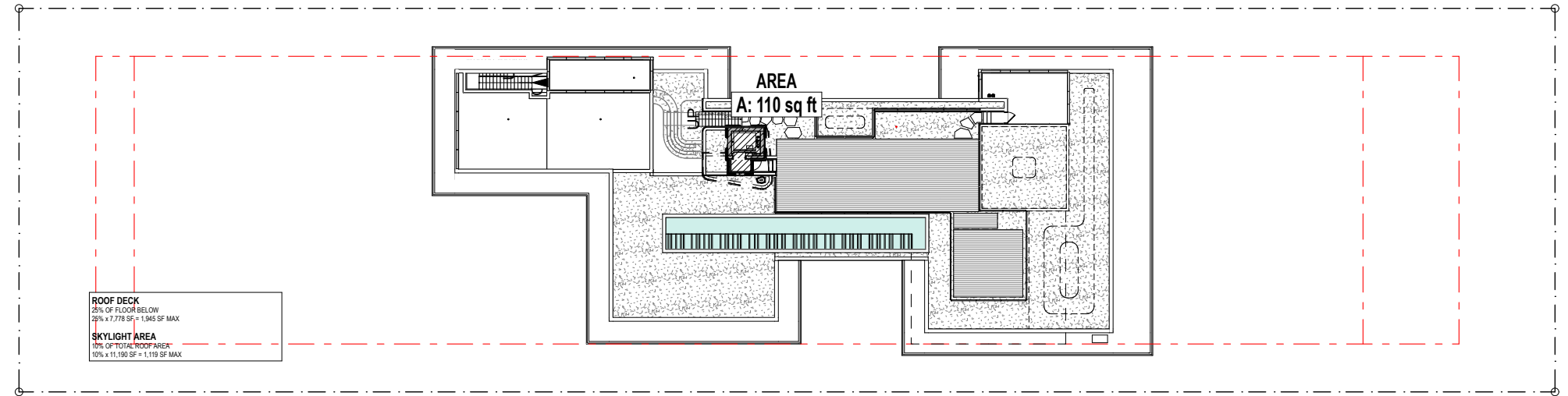
REAR YARD OPEN SPACE
 70% OF REAR YARD
 70% x 5,000 SF = 3,500 SF MIN

UNIT SIZE
 50% OF LOT AREA
 50% x 40,000 SF = 20,000 SF MAX

UNIT SIZE @ UNDERSTORY
 5% OF LOT AREA
 5% x 40,000 SF = 2,000 SF MAX (Endorsed & A/C Building Access)
 2,000 SF MAX (Endorsed & A/C Building Access)
 600 SF UNDERSTORY AREA EXEPT

UNIT SIZE @ UNDERSTORY			
FLOOR	TYPE OF SPACE	EXEMPT	AREA
L0, UNDERSTORY	AC AREA	ACCESS & A/C AREA	6,871.50
L0, UNDERSTORY	EXEMPT	600 SF GARAGE	0.06
L0, UNDERSTORY	NON-AC AREA		2,366.74
			4,238.30 sq ft

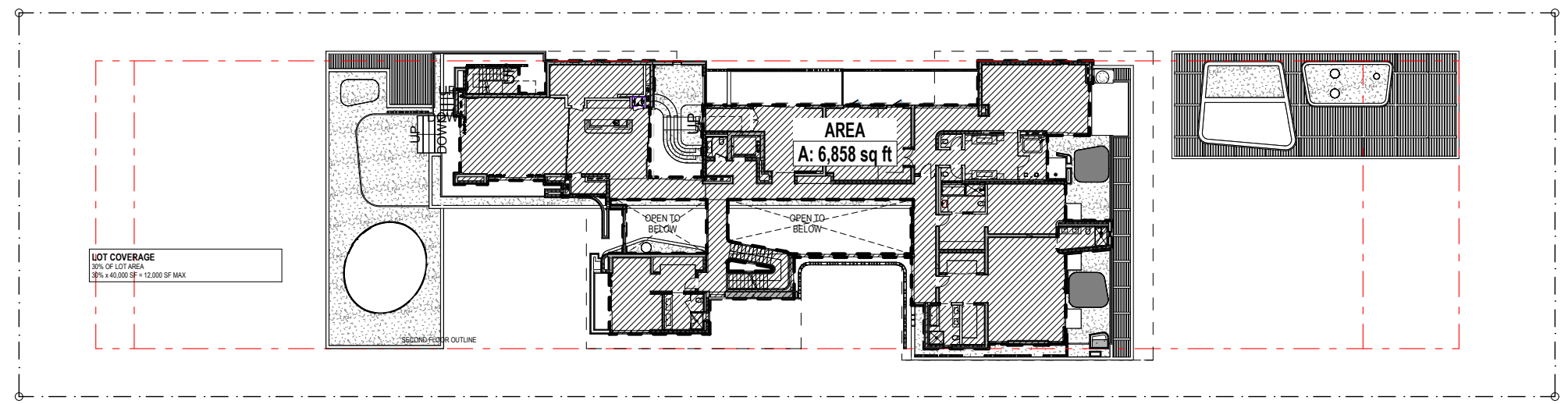
UNIT SIZE CALCULATIONS	
FLOOR	AREA
L0, UNDERSTORY	4,238.30
L1, FIRST FLOOR	6,858.17
L2, SECOND FLOOR	6,858.33
R1, ROOF LEVEL	110.31
19,995.11 sq ft	



ROOF DECK
 25% OF FLOOR BELOW
 25% x 7,778 SF = 1,945 SF MAX

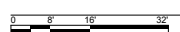
SKYLIGHT AREA
 10% OF TOTAL ROOF AREA
 10% x 11,190 SF = 1,119 SF MAX

ROOF LEVEL UNIT SIZE
 SCALE: 1/16" = 1'-0" 2



LOT COVERAGE
 30% OF LOT AREA
 30% x 40,000 SF = 12,000 SF MAX

SECOND FLOOR UNIT SIZE
 SCALE: 1/16" = 1'-0" 1



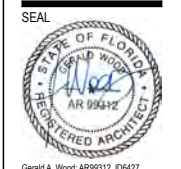
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28 STAR ISLAND
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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS

No.	Description
01	12-23-21 Foundation Permit
02	01-21-21 Foundation Permit
03	01-18-21 Foundation Permit
04	04-08-22 Proposed Bldg Permit
05	02-17-22 Bldg Permit Comments
06	03-04-22 Bldg Permit Comments
07	02-13-22 Bldg Permit Comments
08	02-13-22 Bldg Permit Comments
09	01-03-23 Bldg Permit Comments



2009
 PROJECT NO.
 September 24, 2021

U / J / V / S / C / E / L
ZONING CALCULATIONS
G-007.2

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 Printed On Wednesday, January 11, 2023

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

APPROVED UNIT SIZE FROM MASTER PERMIT

A-07
 APPROVED UNIT SIZE 2/3/23

28 STAR ISLAND
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ALL DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REV.	DATE	DESCRIPTION
01	02-23-21	Foundation Permit
02	03-24-21	Foundation Permit
03	04-18-21	Foundation Permit
04	04-22-21	Proposed Sign Permit
05	07-12-21	Sign Permit Comments
06	08-04-22	Sign Permit Comments
07	08-12-22	Sign Permit Comments
08	08-13-22	Sign Permit Comments
09	11-03-22	Sign Permit Comments

SEAL

 Gerald A. Wood AR93412 DB427

2009
 PROJECT NO.
 September 24, 2021

JJ / JV / SV / CS / EL
 UNDERSTORY -
 OVERALL FLOOR PLAN

A-101

GENERAL NOTES:

- PROVIDE CEMENTITIOUS BACKER BOARD OR "DENSHELD" TILE BACKER AT WALLS RECEIVING TILES AT ALL SHOWERING / BATH TUBS LOCATIONS PER FBC 2001.3. MOISTURE RESISTANT BOARD AT ALL BATHROOM WALLS EXCEPT WET AREAS IN SHOWERS OR BATHTUBS. REFER TO WALL TYPE DETAILS OF SHEET A-801.
- BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
- SHOWER SAFETY GLASS CATEGORY II, FRCR TABLE 3008.3.1(1), FBC 2406.
- SHOWER DOOR SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF MINIMUM 22 INCHES.
- SHOWER STALLS AND TUB WALLS SHALL HAVE AN IMPERVIOUS FINISH TO 7'-0" A.F.F. MIN. UNLESS OTHERWISE NOTED.
- WET AREAS AT BATHROOMS SHALL BE TILED TO A MIN. 7/8" A.F.F. IN COMPLIANCE WITH FBC.
- WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF 4 FEET A.F.F. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE MOISTURE RESISTANT. FBC 1210.18.
- PROVIDE HORIZONTAL REINFORCING SECURELY FASTENED TO NOT LESS THAN 2 STUDS, TYPICAL AT ALL WALL HANG PLUMBING FIXTURES.
- ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
- THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED PER FBC CHAPTER 1205.2 NATURAL LIGHT.
- ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL, PER FBC CHAPTER 1205.3 ARTIFICIAL LIGHT. PROVIDE SOUND ATTENUATION BLANKET BETWEEN BEDROOMS AND DINING/LIVING AREAS.
- ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MAMMADE PRODUCT CONTROL APPROVAL.
- WHEN PART OF THE SCOPE OF WORK, PROVIDE WATERPROOFING TO CONG. DECKS, BALCONIES, TERRACES AND BREEZZEWAYS.
- MINIMUM CORRIDOR WIDTH WITHIN DWELLING UNIT: 36 INCHES CLEAR [FBC-14 1018.2 & FBC 107]
- ALL INTERIOR FINISHES SHALL COMPLY WITH FPPPC 101-10.2.
- ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
- FLOOR TRANSITIONS AT MAIN DOORS TO HAVE 1/2" MAX. THRESHOLD.

G.C. PROVIDE SHOP DRAWINGS WITH MANUFACTURER INFORMATION FOR THE FOLLOWING:
 A. ALL PLUMBING AND ELECTRICAL FIXTURES.
 B. DETAILED HARDWARE PACKAGE INCLUDING LOCK SETS, PRIVACY AND PASSAGE SETS, DEADLOCKS, DOORSTOPS, HINGES, PEEPHOLES AND KNOCKERS.
 C. PRODUCT APPROVAL FOR DOORS/DOOR ASSEMBLIES SUBJECT TO WIND LOADS AND WATER INFILTRATION.
 D. KITCHEN COUNTERS AND OVERHEAD CABINETS.

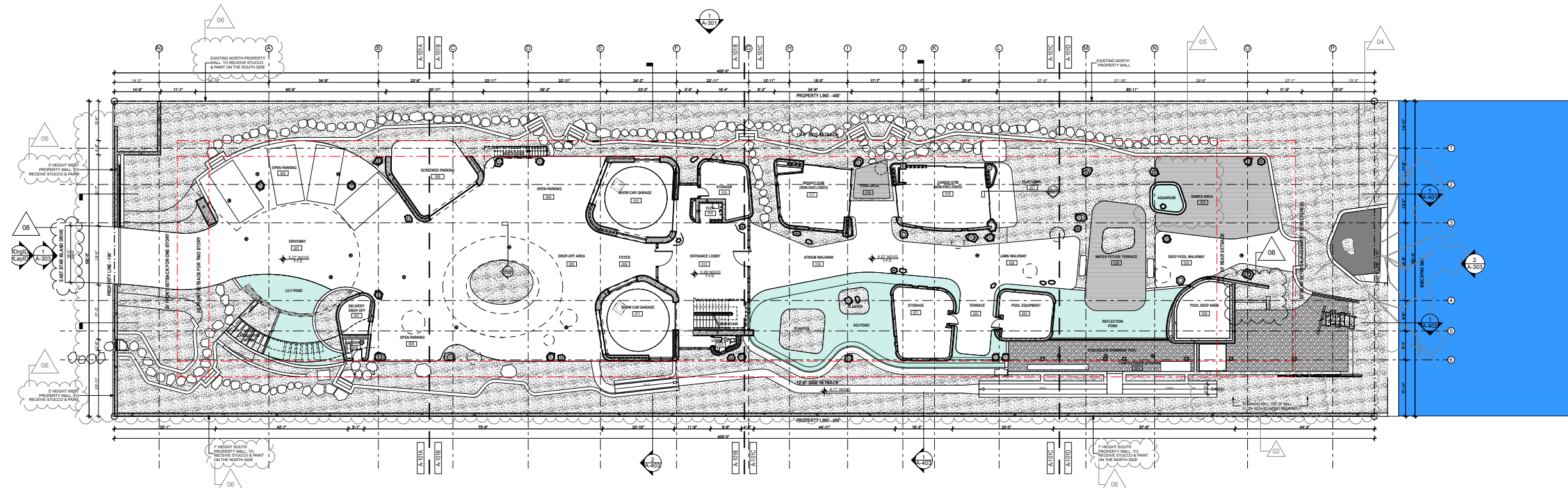
ALL TRADES MUST COORDINATE THEIR WORK & DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT PRIOR TO COMMENCING WORK.
 4. ALL EXTERIOR DOORS AND WINDOWS AND HURRICANE SHUTTERS TO HAVE A MAMMADE COUNTY PRODUCT CONTROL APPROVAL NUMBER.
 5. FLOOR TRANSITIONS TO HAVE 1/2" MAX. THRESHOLDS AT ALL DOORS.
 6. ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
 7. CONTRACTOR SHALL COORDINATE FINISH GRADE ELEVATION WITH FINISH FLOOR ELEVATION PRIOR TO COMMENCING ANY RAMP OR STEPS.
 8. ALL PUBLIC DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION AS PER FBC 1008.18.2.
 9. REFER TO LIFE SAFETY DWGS. FOR FIRE RATED WALLS.
 10. ALL WALKING SURFACES SHALL BE SLIP RESISTANT WITH A 2% MAX. SLOPE (TYP) UNLESS OTHERWISE NOTED.

Insulation and glazing values to be as follows:
 INSULATION: ROOF = R-30 GLAZING: SHGC = 0.27
 WALLS = R-7 U-VALUE = 0.21 (W) / 0.23 (S)

INT. FINISH CLASSIFICATION (ASTM E 84)
 NFPA 101 (10.2.2) AND FBC 201.7.803.11
 OCCUPANCY GROUP: R-1 SINGLE FAMILY HOME

INTERIOR FINISH CLASSIFICATION	CLASS	CLASS "A"	CLASS "B"	CLASS "C"
INTERIOR WALLS AND CEILING	Class A	Flame spread index 0-25, smoke developed index 0-40.	Flame spread index 26-75, smoke developed index 4-60.	Flame spread index 76-200, smoke developed index 6-75.
INTERIOR WALLS AND CEILING	Class B	Flame spread index 0-25, smoke developed index 0-40.	Flame spread index 26-75, smoke developed index 4-60.	Flame spread index 76-200, smoke developed index 6-75.
INTERIOR WALLS AND CEILING	Class C	Flame spread index 0-25, smoke developed index 0-40.	Flame spread index 26-75, smoke developed index 4-60.	Flame spread index 76-200, smoke developed index 6-75.

803.1.1 Interior wall and ceiling finish materials:
 Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or I-23. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indices.



L0 UNDERSTORY
 SCALE: 1/16" = 1'-0"

- NOTES**
- THE DESIGN FLOOD ELEVATION (DFE) FOR THIS PROJECT IS +11.00 NGVD
 - WALLS AT UNDERSTORY EXTEND FROM GROUND TO UNDERSIDE OF SLAB ABOVE. HEIGHT = VARIES
 - ALL CONSTRUCTION AND FINISH MATERIALS BELOW DFE OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL (ASCE 24-14 CH. 5.0. REFER TO SHEET SHEET A-801 FOR WALL TYPE DETAILS.
 - WALLS UNDER DFE ARE CONCRETE OR CMU WITH STONE FINISH. REFER TO SHEET SHEET A-801 FOR WALL TYPE DETAILS.
 - WATER HEATERS LOCATED IN THE UNDERSTORY SHALL BE RAISED TO +11.00 NGVD (DFE)
 - HEIGHT OF FENCES SHALL NOT EXCEED 7' FROM GRADE. THOSE FENCES WITHIN THE REQUIRED REAR YARD MAY NOT EXCEED 5' FROM GRADE. HEIGHT OF FENCES WITHIN THE FIRST 2' OF PROPERTY MAY NOT EXCEED 5' FROM GRADE. HEIGHT OF FENCES WITHIN THE PROPERTY SHALL NOT EXCEED 5' FROM GRADE.
 - STAIRS, STEPS, AND STONE PATHS NOT TO EXCEED 4" AT WIDEST POINT, WITHIN REQUIRED YARDS.

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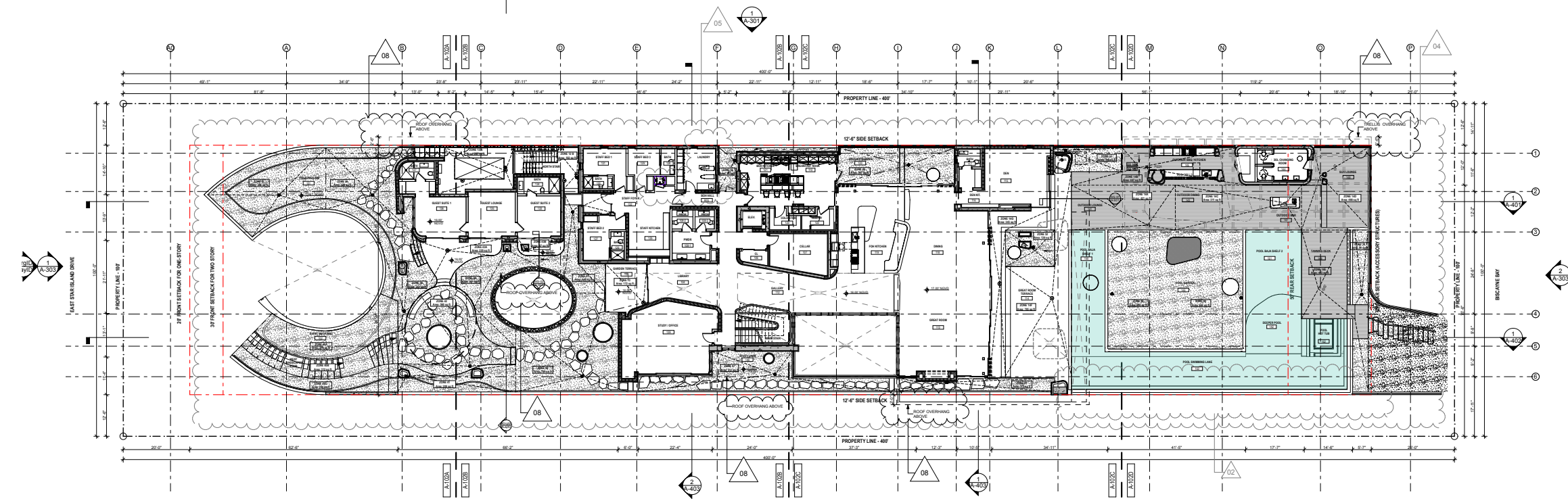
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L1 FIRST FLOOR
SCALE: 1/16" = 1'-0"

FIRST LEVEL DRAINAGE CALCULATIONS									
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 3.75 PER HOUR RATE OF RAINFALL.									
ROOF AREA CALCULATIONS		SIZE OF HORIZONTAL DRAIN PIPING, TAB. 1106.2		SIZE OF VERTICAL LEADER TABLE 1106.3		NAME OF DRAIN PIPE PROVIDED		PROVIDED DRAIN SIZE (IN)	
ZONES	ID	HORIZ. PROJ. AREA (SQ. FT.)	PARAPETS VERT. PROJ. AREA (SQ. FT.)	TOTAL ROOF AREA	REQ. DRAIN SIZE (IN)	PROVIDED DRAIN SIZE (IN)	NAME OF DRAIN PIPE PROVIDED	REQ. VERTICAL (IN)	PROVIDED VERTICAL (IN)
12A	AD12A	287 SQ. FT.	8 SQ. FT.	295 SQ. FT.	2	3	1	2	3
12B	AD12B	103 SQ. FT.	7 SQ. FT.	109 SQ. FT.	2	3	1	2	3
13	AD13	172 SQ. FT.	-	172 SQ. FT.	2	3	1	2	3
14A	AD14A	421 SQ. FT.	38 SQ. FT.	459 SQ. FT.	2	3	1	2	3
14B	AD14B	147 SQ. FT.	52 SQ. FT.	199 SQ. FT.	2	3	1	2	3
14C	AD14C	511 SQ. FT.	33 SQ. FT.	544 SQ. FT.	2	3	1	2	3
14D	AD14D	466 SQ. FT.	53 SQ. FT.	519 SQ. FT.	2	3	1	2	3
14E	AD14E	483 SQ. FT.	95 SQ. FT.	578 SQ. FT.	2	3	1	2	3
14F	AD14F	795 SQ. FT.	-	795 SQ. FT.	3	3	1	2	3
14G	AD14G	345 SQ. FT.	-	345 SQ. FT.	2	3	1	2	3
37	PD37	586 SQ. FT.	58 SQ. FT.	644 SQ. FT.	2	3	1	2 ¹⁰	3
38	PD38	526 SQ. FT.	65 SQ. FT.	591 SQ. FT.	2	3	1	2 ¹⁰	3
39	PD39	253 SQ. FT.	12 SQ. FT.	265 SQ. FT.	2	3	1	2	3
40A	-	379 SQ. FT.	32 SQ. FT.	411 SQ. FT.	-	-	-	-	-
40B	-	312 SQ. FT.	-	312 SQ. FT.	-	-	-	-	-
40C	-	246 SQ. FT.	33 SQ. FT.	279 SQ. FT.	-	-	-	-	-
41	PD41	209 SQ. FT.	-	209 SQ. FT.	2	3	1	2	3
42	PD42	560 SQ. FT.	-	560 SQ. FT.	2	3	1	2 ¹⁰	3
43A	AD43A	220 SQ. FT.	-	220 SQ. FT.	2	3	1	2	3
43B	AD43B	67 SQ. FT.	-	67 SQ. FT.	2	3	1	2	3
44	PD44	401 SQ. FT.	-	401 SQ. FT.	2	3	1	2	3
45	PD45	246 SQ. FT.	112 SQ. FT.	358 SQ. FT.	2	3	1	2	3
46	PD46	709 SQ. FT.	108 SQ. FT.	817 SQ. FT.	3	4	1	2	4
47	PD47	517 SQ. FT.	261 SQ. FT.	778 SQ. FT.	3	3	1	3	3
48	PD48	381 SQ. FT.	-	381 SQ. FT.	2	3	1	2	3
49	PD49	694 SQ. FT.	-	694 SQ. FT.	3	3	1	2 ¹⁰	3
50	PD50	661 SQ. FT.	-	661 SQ. FT.	2	3	1	2 ¹⁰	3
51	PD51	179 SQ. FT.	60 SQ. FT.	239 SQ. FT.	2	3	1	2	3
52	PD52	136 SQ. FT.	20 SQ. FT.	156 SQ. FT.	2	3	1	2	3
53	PD53	148 SQ. FT.	55 SQ. FT.	203 SQ. FT.	2	3	1	2	3
54	PD54	90 SQ. FT.	25 SQ. FT.	115 SQ. FT.	2	3	1	2	3
55	PD55	99 SQ. FT.	52 SQ. FT.	151 SQ. FT.	2	3	1	2	3

OVERFLOW DRAINAGES				
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 3.75 PER HOUR RATE OF RAINFALL.				
SCUPPER		VERTICAL LEADER NOTES:		
ZONES	ID	REQUIRED (IN)	PROVIDED (IN)	
12A	OD12A	2	4	
12B	OD12B	2	4	
14A	OD14A	2	4	
14B	OD14B	2	4	
14C	OD14C	2	4	
14D	OD14D	2	4	
14E	OD14E	2	4	

GENERAL NOTES:

- PROVIDE CEMENTITIOUS BACKER BOARD OR 'DENSHIELD' TILE BACKER AT WALLS RECEIVING TILES AT ALL SHOWERING / BATH TUBS. REFER TO WALL TYPE DETAILS OF SHEET A-01.
- BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
- SHOWER SAFETY GLASS CATEGORY II, FBC-R TABLE 308.2.1(1), FBC 2406.
- SHOWER DOOR SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF MINIMUM 22 INCHES.
- SHOWER STALLS AND TUB WALLS SHALL HAVE AN IMPERVIOUS FINISH TO 7'-0" A.F.F. MIN. UNLESS OTHERWISE NOTED.
- WET AREAS AT BATHROOMS, SHALL BE TILED TO A MIN. 1/8" (3/16") A.F.F. IN COMPLIANCE WITH FBC.
- WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF 4 FEET A.F.F. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE MOISTURE RESISTANT. FBC 1210.18.
- PROVIDE HORIZONTAL REINFORCING SECURELY FASTENED TO NOT LESS THAN 2 STUDS, TYPICAL AT ALL WALL HUNG PLUMBING FIXTURES.
- ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
- THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED PER FBC CHAPTER 1205.2 NATURAL LIGHT.
- ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 mm) ABOVE THE FLOOR LEVEL. PER FBC CHAPTER 1205.3 ARTIFICIAL LIGHT. PROVIDE SOUND ATTENUATION BARRIER BETWEEN BEDROOMS AND DINING/LIVING AREAS.
- ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL.
- WHEN PART OF THE SCOPE OF WORK, PROVIDE WATERPROOFING TO CONC. DECKS, BALCONIES, TERRACES AND BREEZEWAYS.
- MINIMUM CORRIDOR WIDTH WITH A DWELLING UNIT: 36 INCHES CLEAR (FBC-14 1018.2 & FBC 107)
- ALL INTERIOR FINISHES SHALL COMPLY WITH FPPIC 101-10.2.
- ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
- FLOOR TRANSITIONS AT MAIN DOORS TO HAVE 1/2" MAX. THRESHOLD.

G.C. PROVIDE SHOP DRAWINGS WITH MANUFACTURER INFORMATION FOR THE FOLLOWING:
A. ALL PLUMBING AND ELECTRICAL FIXTURES.
B. DETAILED HARDWARE PACKAGE INCLUDING LOCK SETS, PRIVACY AND PASSAGE SETS, DEADBOLTS, DOORSTOPS, HINGES, PEEPHOLES AND KNOCKER.
C. PRODUCT APPROVAL FOR DOORS/DOOR ASSEMBLIES SUBJECT TO WIND LOADS AND WATER INFILTRATION.
D. KITCHEN COUNTERTOPS AND OVERHEAD CABINETS.

ALL TRADES MUST COORDINATE THEIR WORK & DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT PRIOR TO COMMENCING WORK.
4. ALL EXTERIOR DOORS AND WINDOWS AND HURRICANE SHUTTERS TO HAVE A MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL NUMBER.
5. FLOOR TRANSITIONS TO HAVE 1/2" MAX. THRESHOLDS AT ALL DOORS.
6. ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
7. CONTRACTOR SHALL COORDINATE FINISH GRADE ELEVATION WITH FINISH FLOOR ELEVATION PRIOR TO COMMENCING ANY RAMP OR STAIRS.
8. ALL PUBLIC DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION AS PER FBC 1008.1.8.2
9. REFER TO LIFE SAFETY DWGS. FOR FIRE RATED WALLS.
10. ALL WALKING SURFACES SHALL BE SLIP RESISTANT WITH A 2% MAX. SLOPE (TYP.) AWAY FROM BUILDINGS.

INSULATION AND GLAZING VALUES TO BE AS FOLLOWS:
INSULATION: ROOF = R-30
GLAZING: SHGC = 0.27
WALLS = R-7 U-VALUE = 0.21 (W) / 0.23 (S)

INT. FINISH CLASSIFICATION (ASTM E 84)
NFPA 101 (10.2.2) AND FBC 201.803.11
OCCUPANCY GROUP: R-T SINGLE FAMILY HOME

INTERIOR FINISH CLASSIFICATION	CLASS "1"	CLASS "2"	CLASS "3"
INTERIOR WALL AND CEILING FINISH MATERIALS	Class A	Class B	Class C
INTERIOR FLOOR FINISH MATERIALS	Class A	Class B	Class C
ROCKWOOL INSULATION	Class A	Class B	Class C

803.1 Interior wall and ceiling finish materials, interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke developed indices.
Class A = Flame spread index 0-25, smoke developed index 0-450.
Class B = Flame spread index 26-75, smoke developed index 0-450.
Class C = Flame spread index 76-200, smoke developed index 0-450.

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

REVISIONS

No.	Date	Description
01	02-03-21	Foundation Permit
02	02-23-21	Foundation Permit
03	04-18-21	Proposed Sign Permit
04	04-08-22	Proposed Sign Permit
05	07-12-22	2022 Permit Comments
06	09-04-22	2022 Permit Comments
07	10-12-22	2022 Permit Comments
08	12-13-22	2022 Permit Comments
09	12-20-22	2022 Permit Comments

SEAL

Gerald A. Wood AR090112 D0427

2009
Registered Professional Architect
September 24, 2021

J/J / V / S / CS / EL

FIRST FLOOR - OVERALL FLOOR PLAN

A-102

ARCHITECT
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CIVIL ENGINEER:
OCEAN ENGINEERING INC.
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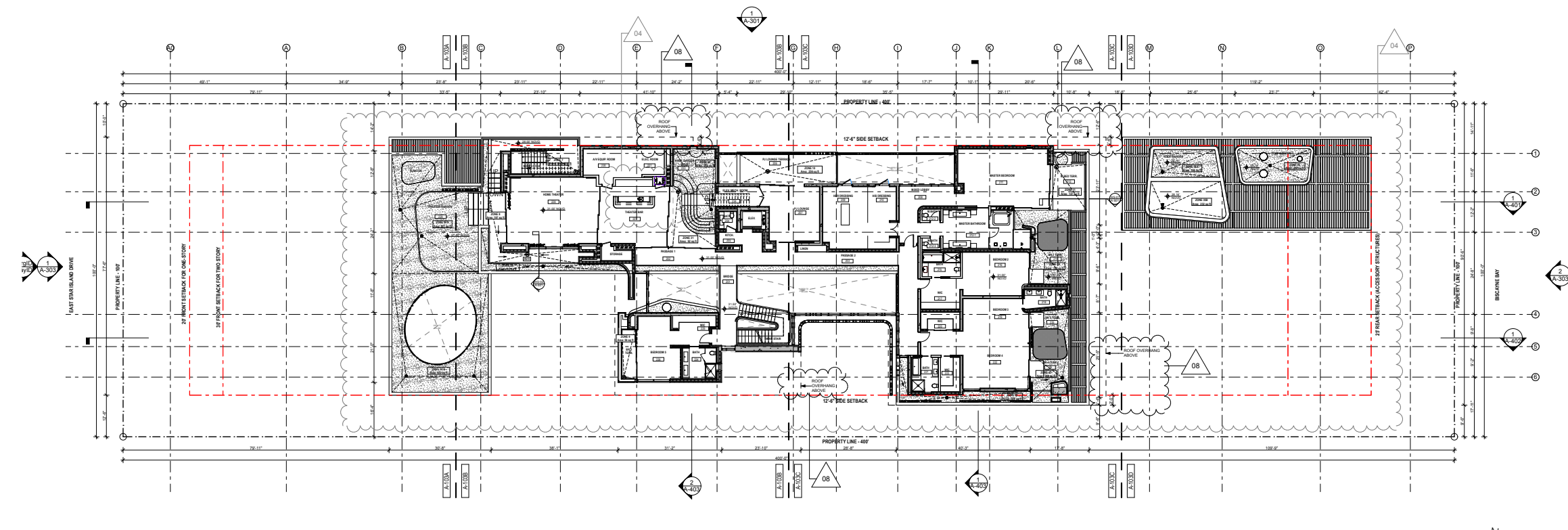
STRUCTURAL CONSULTANT:
YUCE ENGINEERING
19100 SW 27 AVENUE
MIAMI, FL 33156
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MEP ENGINEER CONSULTANT:
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WATER FEATURE CONSULTANT:
AGADYNAMIC DESIGN GROUP, Inc.
5555 SW 15th AVE, SUITE 103
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T: (305) 667-8975 F: (305) 662-1022

INTERIOR DESIGNER:
ROSE WOOD ARCHITECTS
4403 TREE TREE DRIVE
MIAMI BEACH, FL 33140
T: 305.564.1707

LEED CONSULTANT:
SPRINKLER GROUP
1177 PALM BEACH, SUITE 7
WEST PALM BEACH, FL 33411
T: 561.851.7026



L2 Second Floor
SCALE: 1/16" = 1'-0"

SECOND LEVEL DRAINAGE CALCULATIONS									
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 5" PER HOUR RATE OF RAINFALL.									
ZONES	ID	ROOF AREA CALCULATIONS		SIZE OF HORIZONTAL DRAIN PIPING TAB. 1106.2		SIZE OF VERTICAL LEADER TABLE 1106.3		NUMB. OF DRAIN PIPE PROVIDED	PROVIDED DRAIN SIZE (IN)
		HORIZ. PROJ. AREA	PARAPETS VERT. PROJ. AREA (SQ. FT. (2))	TOTAL ROOF AREA	REQ. DRAIN SIZE (IN)	PROVIDED SIZE (IN)	REQ. VERTICAL (IN)		
7	AD07	216 SQ. FT.	-	216 SQ. FT.	2	3	1	2	3
8	AD08	197 SQ. FT.	-	197 SQ. FT.	2	3	1	2	3
9	AD09	56 SQ. FT.	35 SQ. FT.	91 SQ. FT.	2	3	1	2	3
10	AD10	256 SQ. FT.	-	256 SQ. FT.	2	3	1	2	3
11	AD11	147 SQ. FT.	-	147 SQ. FT.	2	3	1	2	3
20	PD20	115 SQ. FT.	29 SQ. FT.	144 SQ. FT.	2	3	1	2	3
29A	PD29A-1	861 SQ. FT.	13 SQ. FT.	874 SQ. FT.	3	3	1	2 1/2	3
	PD29A-2	-	-	-	3	3	1	2 1/2	3
29B	PD29B-1	630 SQ. FT.	13 SQ. FT.	643 SQ. FT.	2	3	1	2 1/2	3
	PD29B-2	-	-	-	2	3	1	2 1/2	3
30	PD30	283 SQ. FT.	8 SQ. FT.	291 SQ. FT.	2	3	1	2	3
31	AD31	92 SQ. FT.	-	92 SQ. FT.	2	3	1	2	3
32	PD32	192 SQ. FT.	130 SQ. FT.	322 SQ. FT.	2	3	1	2	3
33	PD33	206 SQ. FT.	96 SQ. FT.	304 SQ. FT.	2	3	1	2	3
34	PD34	133 SQ. FT.	18 SQ. FT.	151 SQ. FT.	2	3	1	2	3
35A	PD35A	162 SQ. FT.	-	162 SQ. FT.	2	3	1	2	3
35B	PD35B	232 SQ. FT.	-	232 SQ. FT.	2	3	1	2	3
36	PD36	210 SQ. FT.	-	210 SQ. FT.	2	3	1	2	3

OVERFLOW DRAINAGES			
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 5" PER HOUR RATE OF RAINFALL.			
ZONES	ID	SCUPPER AND VERTICAL LEADER NOTES:	
		REQUIRED (IN)	PROVIDED (IN)
7	0007	2	4

GENERAL NOTES:

- PROVIDE CEMENTITIOUS BACKER BOARD OR "DENSHIELD" TILE BACKER AT WALLS RECEIVING TILES AT ALL SHOWERING / BATH TUBS LOCATIONS PER FBC 2503.2. MOISTURE RESISTANT BOARD AT ALL BATHROOM WALLS (EXCEPT WET AREAS IN SHOWERS OR BATHTUBS. REFER TO WALL TYPE DETAILS OF SHEET A-80).
- BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
- SHOWER SAFETY GLASS CATEGORY II, FSC TABLE 308.3 (1) FBC 2406.
- SHOWER DOOR SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISH WIDTH OF MINIMUM 22 INCHES.
- SHOWER STALLS AND TUB WALLS SHALL HAVE AN IMPERVIOUS FINISH TO 7" O" A.F.F. MIN. UNLESS OTHERWISE NOTED.
- WET AREAS AT BATHROOMS, SHALL BE TILED TO MIN. 1/2" (8" O" A.F.F. IN COMPLIANCE WITH FBC.
- WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF 4 FEET A.F.F. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE MOISTURE RESISTANT. FBC 1210.18.
- PROVIDE HORIZONTAL REINFORCING SECURELY FASTENED TO NOT LESS THAN 2 STUDS, TYPICAL AT ALL WALL HUNG PLUMBING FIXTURES.
- ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
- THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED PER FBC CHAPTER 1205.2 NATURAL LIGHT.
- ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 mm) ABOVE THE FLOOR LEVEL, PER FBC CHAPTER 1209.3 ARTIFICIAL LIGHT. PROVIDE SOUND ATTENUATION BLANKET BETWEEN BEDROOMS AND DINING/LIVING AREAS.
- ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL.
- WHEN PART OF THE SCOPE OF WORK, PROVIDE WATERPROOFING TO CONC. DECKS, BALCONIES, TERRACES AND BREEZEWAYS.
- MINIMUM CORRIDOR WIDTH WITHIN A DWELLING UNIT: 36 INCHES CLEAR (FBC-14 1018.2 & FBC 107)
- ALL INTERIOR FINISHES SHALL COMPLY WITH FPPPC 101-10.2.
- ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
- FLOOR TRANSITIONS AT MAIN DOORS TO HAVE 1/2" MAX. THRESHOLD.

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- CONTRACTOR SHALL COORDINATE FINISH GRADE ELEVATION WITH FINISH FLOOR ELEVATION PRIOR TO COMMENCING ANY RAMP OR STEPS.
- ALL PUBLIC DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION AS PER FBC 1008.18.2.
- REFER TO LIFE SAFETY DWGS. FOR FIRE RATED WALLS.
- ALL WALKING SURFACES SHALL BE SLIP RESISTANT WITH A 2% MAX. SLOPE (TYP.) AWAY FROM BUILDING.

Insulation and glazing values to be as follows:
INSULATION: ROOF = R-30 GLAZING: SHGC = 0.27 U-VALUE = 0.21 (W) / 0.23 (S)
WALLS = R-7

INT. FINISH CLASSIFICATION (ASTM E 84)
NFPA 101 (10.2.2) AND FBC 201.7.933.11
OCCUPANCY GROUP: R-1 SINGLE FAMILY HOME

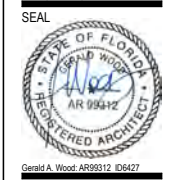
INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS a,b	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS AND ENCLOSED SPACES c
CLASS "A"	CLASS "B"	CLASS "C"

803.1.1 Interior wall and ceiling finish materials.
Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke developed indices.
Class A = Flame spread index 0-25; smoke developed index 0-450.
Class B = Flame spread index 26-75; smoke developed index 0-450.
Class C = Flame spread index 76-200; smoke developed index 0-450.

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND REPORT FOR ALL DIMENSIONS AND CONDITIONS ON THE DRAWING. THIS MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS	
No.	Description
01	02-23-21 Foundation Permit
02	02-23-21 Foundation Permit
03	01-18-22 Foundation Permit
04	04-08-22 Proposed Bldg Permit
05	07-12-22 Bldg Permit Comments
06	08-04-22 Bldg Permit Comments
07	07-12-22 Bldg Permit Comments
08	07-12-22 Bldg Permit Comments
09	11-03-22 Bldg Permit Comments



2009
Professional
September 24, 2021
J.J./J.V./S.V./CS/E.L.

SECOND FLOOR - OVERALL FLOOR PLAN

A-103



ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 800
MIAMI BEACH, FL 33139
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DESIGN ARCHITECT:
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CIVIL ENGINEER:
OCEAN ENGINEERING INC.
8101 BISCAYNE BLVD., SUITE 508
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STRUCTURAL ENGINEER:
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MEP ENGINEER CONSULTANT:
CH20 B Consulting Engineers, LLC
800 EAST BROWARD BLVD., SUITE 601
FORT LAUDERDALE, FL 33301
T: (954) 763-2246 F: (954) 763-2247

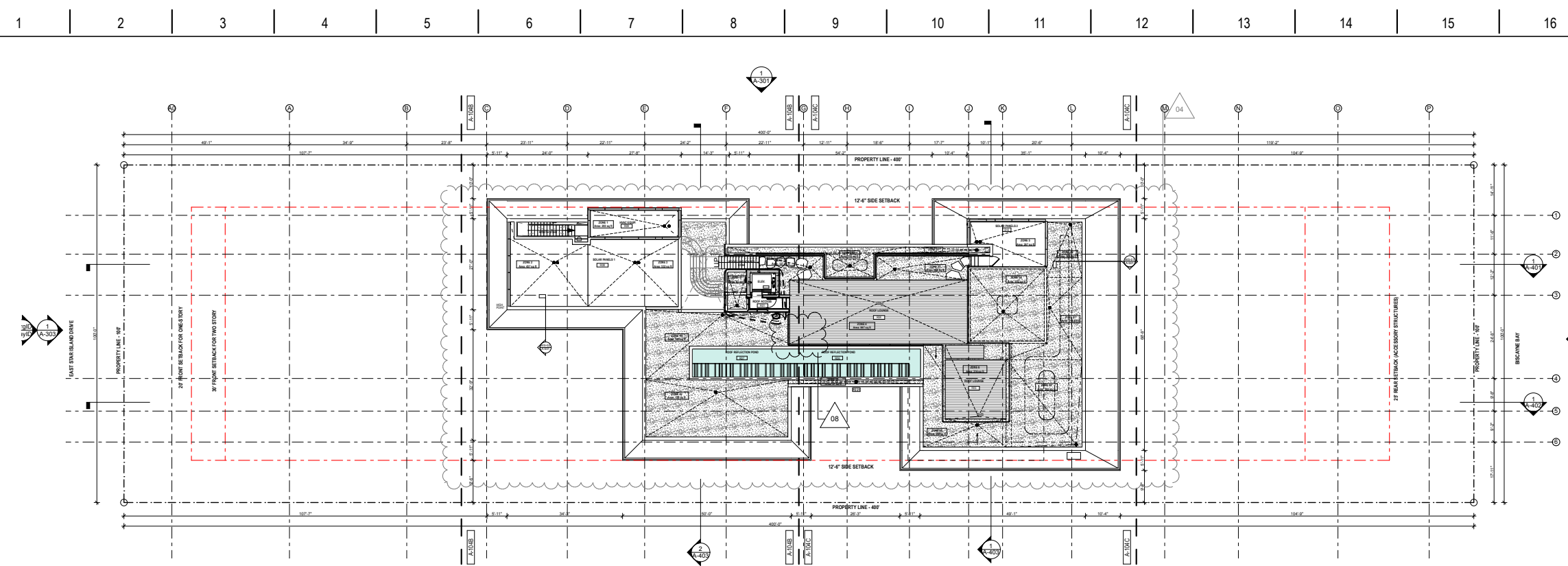
WATER FEATURE CONSULTANT:
AGADYNAMIC DESIGN GROUP, Inc.
6000 SW 36 AVE, SUITE 103
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T: (305) 667-8975 F: (305) 662-1022

LIGHTING CONSULTANT:
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Avenue 77, San Angel
Mexico City, CP 07000, Mexico
T: +52 552 502 1105

LOW VOLTAGE CONSULTANT:
MARCHAND WRIGHT & ASSOCIATE
3300 STENDER STREET
SAN FRANCISCO, CA 94123
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INTERIOR DESIGNER:
ROSE WOODWORKSHOP
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LEED CONSULTANT:
SPRINKLER GROUP
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WEST PALM BEACH, FL 33411
T: 561-861-7026



R1 ROOF LEVEL
SCALE: 1/16" = 1'-0"

ROOF LEVEL DRAINAGE CALCULATIONS							
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 5" PER HOUR RATE OF RAINFALL.							
ROOF AREA CALCULATIONS		SIZE OF HORIZONTAL DRAIN		SIZE OF VERTICAL LEADER			
ZONES	ID	HORIZ. PROJ. AREA (SQ. FT. / 2)	PARAPET'S VERT. PROJ. AREA (SQ. FT. / 2)	REQ. DRAIN SIZE (IN)	PROVIDED DRAIN SIZE (IN)	NUMB. OF DRAIN PIPE PROVIDED	PROVIDED DRAIN SIZE (IN)
1	RD01	203 SQ. FT.	27 SQ. FT.	2	3	1	2
2	RD02	457 SQ. FT.	14 SQ. FT.	2	3	1	2
3	RD03	532 SQ. FT.	11 SQ. FT.	2	3	1	2
4	AD04	997 SQ. FT.	-	3	4	1	2
5	RD05	267 SQ. FT.	21 SQ. FT.	2	3	1	2
6	AD06	316 SQ. FT.	-	2	3	1	2
15	PD15	560 SQ. FT.	18 SQ. FT.	2	3	1	2
16	PD16	720 SQ. FT.	-	2	3	1	2
17	PD17	63 SQ. FT.	-	2	3	1	2
18	PD18	193 SQ. FT.	-	2	3	1	2
19	PD19	127 SQ. FT.	-	2	3	1	2
21	PD21	47 SQ. FT.	-	2	2	1	2
22	PD22	194 SQ. FT.	-	2	3	1	2
23	PD23	44 SQ. FT.	-	2	2	1	2
24	PD24	545 SQ. FT.	4 SQ. FT.	2	3	1	2
25	PD25	350 SQ. FT.	-	2	3	1	2
26	PD26	169 SQ. FT.	3 SQ. FT.	2	3	1	2
27	PD27	310 SQ. FT.	-	2	3	1	2
28	PD28	583 SQ. FT.	-	2	3	1	2

OVERFLOW DRAINAGES			
CALCULATIONS BASED ON ICC SEVENTH EDITION (2020) PLUMBING FIGURE 1106.1 & TABLE 1106.2. CALCULATIONS BASED ON A 5" PER HOUR RATE OF RAINFALL.			
ZONES	ID	REQUIRED (IN)	PROVIDED (IN)
1	OD01	2	4
2	OD02	2	4
3	OD03	2	4
4	OD04	3	4
5	OD05	2	4
6	OD06	2	4

GENERAL NOTES:

- PROVIDE CEMENTITIOUS BACKER BOARD OR "DENSEIELD" TILE BACKER AT ALL SHOWERING / BATH TUBS LOCATIONS PER FBC 2602.2. MOISTURE RESISTANT BOARD AT ALL BATHROOM WALLS (EXCEPT WET AREAS IN SHOWERS OR BATH TUBS). REFER TO WALL TYPE DETAILS OF SHEET A-801.
- BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
- SHOWER SAFETY GLASS CATEGORY II, FBC 1408.3.1(1) FBC 2406.
- SHOWER DOOR SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF MINIMUM 22 INCHES.
- SHOWER STALLS AND TUB WALLS SHALL HAVE AN IMPERVIOUS FINISH TO 7'-0" A.F.F. MIN. UNLESS OTHERWISE NOTED.
- WET AREAS IN BATHROOMS, SHALL BE TILED TO MIN. 7'-0" A.F.F. IN COMPLIANCE WITH FBC.
- WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF 4 FEET A.F.F. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE MOISTURE RESISTANT. FBC 1210.18.
- PROVIDE HORIZONTAL REINFORCING SECURELY FASTENED TO NOT LESS THAN 2 STUDS, TYPICAL AT ALL WALL HUNG PLUMBING FIXTURES.
- ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
- THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED PER FBC CHAPTER 1206.2 NATURAL LIGHT.
- ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 mm) ABOVE THE FLOOR LEVEL. PER FBC CHAPTER 1206.3 ARTIFICIAL LIGHT. PROVIDE SOUND ATTENUATION BLANKET BETWEEN BEDROOMS AND DINING/LIVING AREAS.
- ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL.
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- MINIMUM CORRIDOR WIDTH WITHIN A DWELLING UNIT: 36 INCHES CLEAR (FBC-14 1018.2 & FBC 107)
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- ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
- FLOOR TRANSITIONS AT MAIN DOORS TO HAVE 1/2" MAX. THRESHOLD.

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B. DETAILED HARDWARE PACKAGE INCLUDING LOCK SETS, PRIVACY AND PASSAGE SETS, DEADBOLTS, DOORSTOPS, HINGES, PEEPHOLES AND KNOCKERS.
C. PRODUCT APPROVAL FOR DOORS/DOOR ASSEMBLIES SUBJECT TO WIND LOADS AND WATER INFILTRATION.
D. KITCHEN COUNTERTOPS AND OVERHEAD CABINETS.

ALL TRADES MUST COORDINATE THEIR WORK & DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT PRIOR TO COMMENCING WORK.
4. ALL EXTERIOR DOORS AND WINDOWS AND HURRICANE SHUTTERS TO HAVE A MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL NUMBER.
5. FLOOR TRANSITIONS TO HAVE 1/2" MAX. THRESHOLD AT ALL DOORS.
6. ALL WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT FROM MANUFACTURER.
7. CONTRACTOR SHALL COORDINATE FINISH GRADE ELEVATION WITH FINISH FLOOR ELEVATION PRIOR TO COMMENCING ANY RAMP OR STEPS.
8. ALL PUBLIC DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION PER FBC 1008.19.2.
9. REFER TO LIFE SAFETY DWGS. FOR FIRE RATED WALLS.
10. ALL WALKING SURFACES SHALL BE SLIP RESISTANT WITH 2% MAX. SLOPE (TYP.) UNLESS OTHERWISE NOTED.

Insulation and glazing values to be as follows:
INSULATION: ROOF = R-30 GLAZING: SHGC = 0.27
WALLS = R-7 U-VALUE = 0.27 (R) 0.23 (S)

INT. FINISH CLASSIFICATION (ASTM E 84)
NFPA 101 (10.2.2) AND FBC 207.1.033.11
OCCUPANCY GROUP: R-1 SINGLE FAMILY HOME

CLASS	INTERIOR WALL AND CEILING FINISH MATERIALS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS "A"	Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723. Each interior finish material shall be graded in the following classes in accordance with their flame spread and smoke-developed indices.	CLASS "1"	CLASS "1"
CLASS "B"	Flame spread index 0-25; smoke-developed index 0-450.	CLASS "2"	CLASS "2"
CLASS "C"	Flame spread index 26-75; smoke-developed index 0-450.	CLASS "3"	CLASS "3"
CLASS "D"	Flame spread index 76-200; smoke-developed index 0-450.	CLASS "4"	CLASS "4"

GENERAL ROOF NOTES			
A.	THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS. CONTRACTOR & SUBS SHALL FIELD VERIFY CONDITIONS PRIOR TO COMMENCING ANY WORK.	F.	ROOF SYSTEM SHALL PREVENT THE ACCUMULATION OF NOT MORE THAN FOUR INCHES OF WATER ON ANY PORTION OF THE ROOF, AND FREE OF PONDING AT ALL DEFECTS.
B.	CONTRACTOR SHALL CAREFULLY EXECUTE ALL WORK TO AVOID ANY UNNECESSARY DAMAGE AND CARRY OUT ALL WORK REQUIRED TO MEET THE INTENT OF THE DRAWINGS.	G.	COORDINATE WITH ALL TRADES FOR ROOF PENETRATION & FLASHING.
C.	CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.	H.	ALL MATERIAL & INSTALLATION SHALL BE AS PER PRODUCT N.O.A.
D.	CONTRACTOR SHALL PROVIDE SECURITY BARRIERS AS REQUIRED BY CONSTRUCTION PHASING, AND ALL REQUIRED BARRIERS TO PROTECT DECKS AND INTERIOR OF BUILDING AGAINST ALL WEATHER ELEMENTS.	I.	ALL THRU-SLAB PENETRATIONS SHALL BE MIN. 1 HOUR FIRE RATED.
E.	ALL ROOF MOUNTED EQUIPMENT, CURBS, WOODWORK AND SHEET METAL WORK SHALL BE FASTENED AS REQUIRED TO RESIST A 15 MPH WIND VELOCITY. CURBS & POSTS SHALL BE FLASHED AS PER ROOFING MANUFACTURER'S RECOMMENDATIONS.	J.	ROOFING AND SUBSTRATE SHALL PROVIDE R-30 MIN. OR BETTER.
		K.	ROOFING SUB CONTRACTOR SHALL PROVIDE ROOFING WARRANTIES AS REQUIRED BY OWNER.
		L.	1/4" MIN. ROOF SLOPE (TYP.)
		M.	4" (102) MAX. ACCUMULATION AT ANY FLAT ROOF AREA.
		N.	COORDINATE ROOF DRAINS AND OVERFLOW DRAIN LOCATION WITH GWS SOFFITS AND WALLS BELOW.
		O.	ALL MATERIAL & INSTALLATION SHALL BE AS PER PRODUCT APPROVAL.
		P.	PARAPET WALL TO BE A MIN. OF 2'-0" (610) FINISHED ABOVE FINISHED ROOF (TYP.).
		Q.	CONTRACTOR TO PROVIDE A WEATHER TIGHT SEAL AT ALL ROOFING AREAS.
		R.	OVERFLOW SCUPPER TO BE 4" (102) MAX. ABOVE ROOF DRAIN.
		S.	ROOFING AND FLASHING TO BE INSTALLED AS PER MANUFACTURER'S N.O.A. & SHALL WITHSTAND WIND PRESSURES AS REQUIRED BY STRUCT. PLANS.
		T.	GUARDRAILS SHALL BE A MIN. OF 3'-0" (914) ABOVE FINISHED ROOF AT ANY POINT.

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

NOTED: DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE AND THIS MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

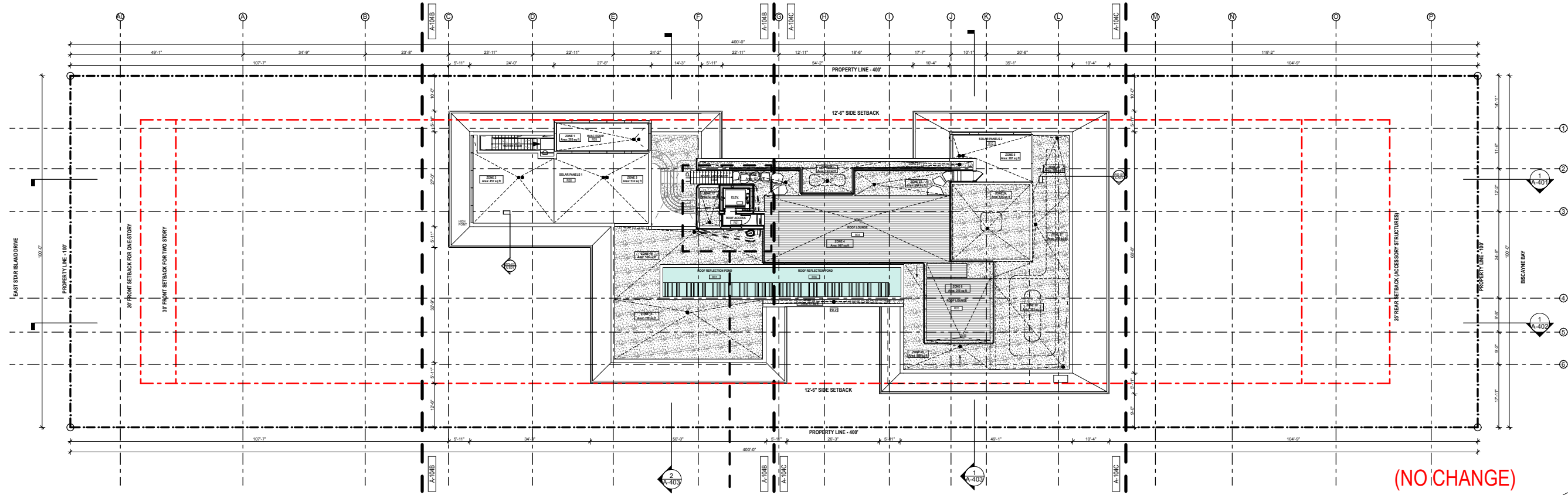
REV.	DATE	DESCRIPTION
01	02-23-21	Foundation Permit
02	02-23-21	Foundation Permit
03	04-18-22	Foundation Permit
04	04-18-22	Proposed Bid Permit
05	07-12-22	Proposed Permit Comments
06	07-12-22	Proposed Permit Comments
07	07-12-22	Proposed Permit Comments
08	07-12-22	Proposed Permit Comments
09	07-12-22	Proposed Permit Comments



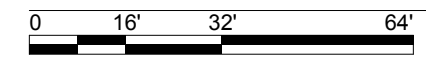
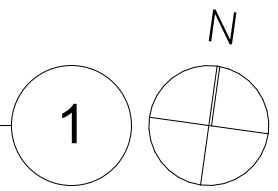
2009
Professional
September 24, 2021
J/J/V/SV/CS/EL
ROOF LEVEL - OVERALL FLOOR PLAN

A-104

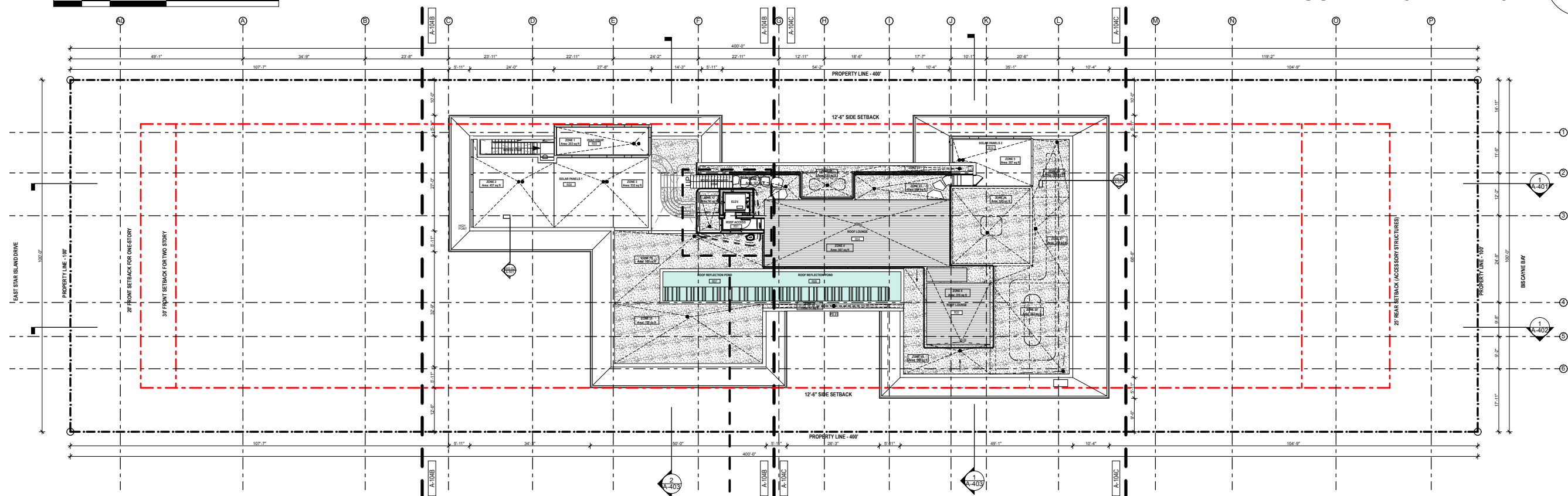




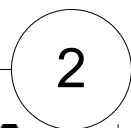
(NO CHANGE)
PROPOSED ROOF PLAN



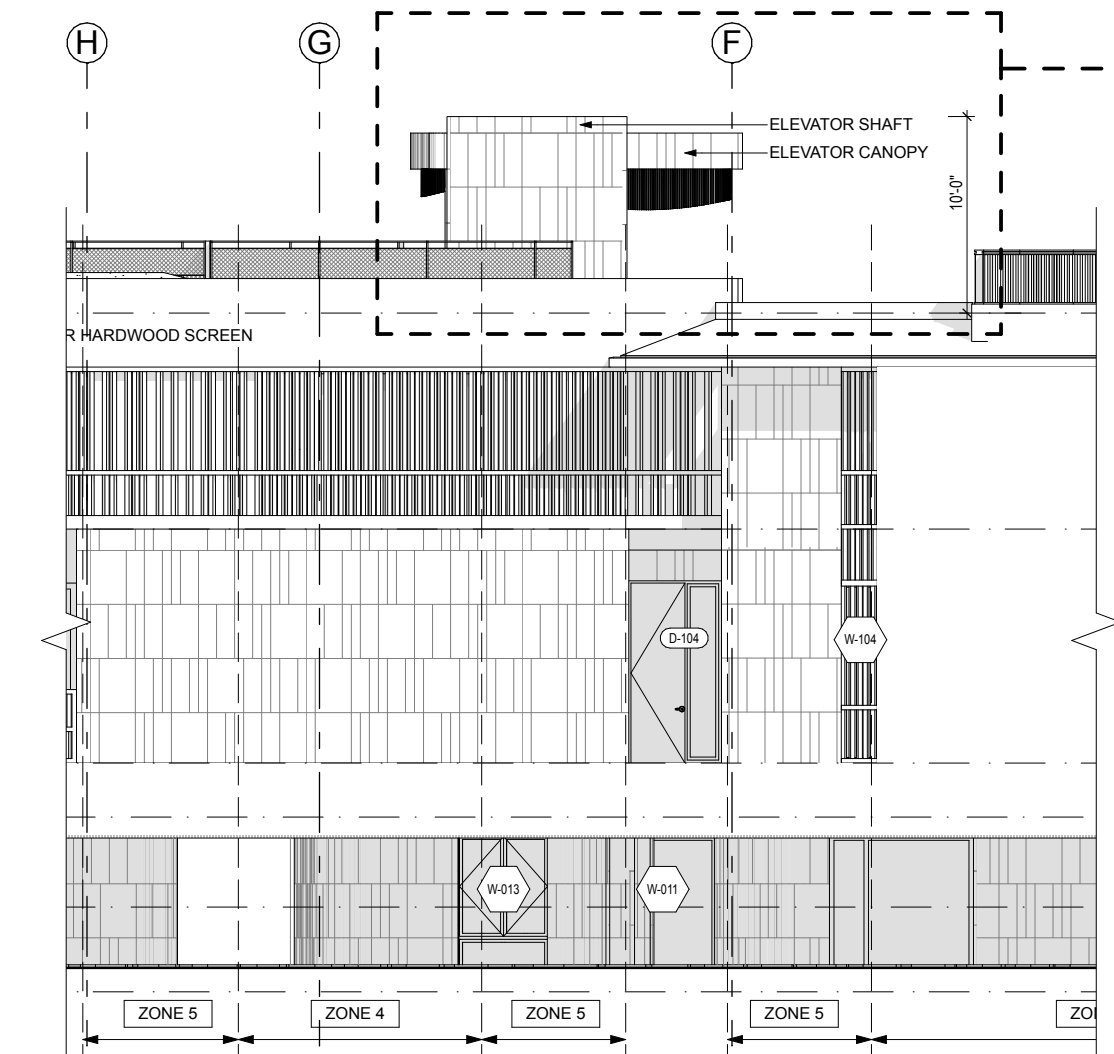
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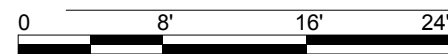
APPROVED ROOF PLAN



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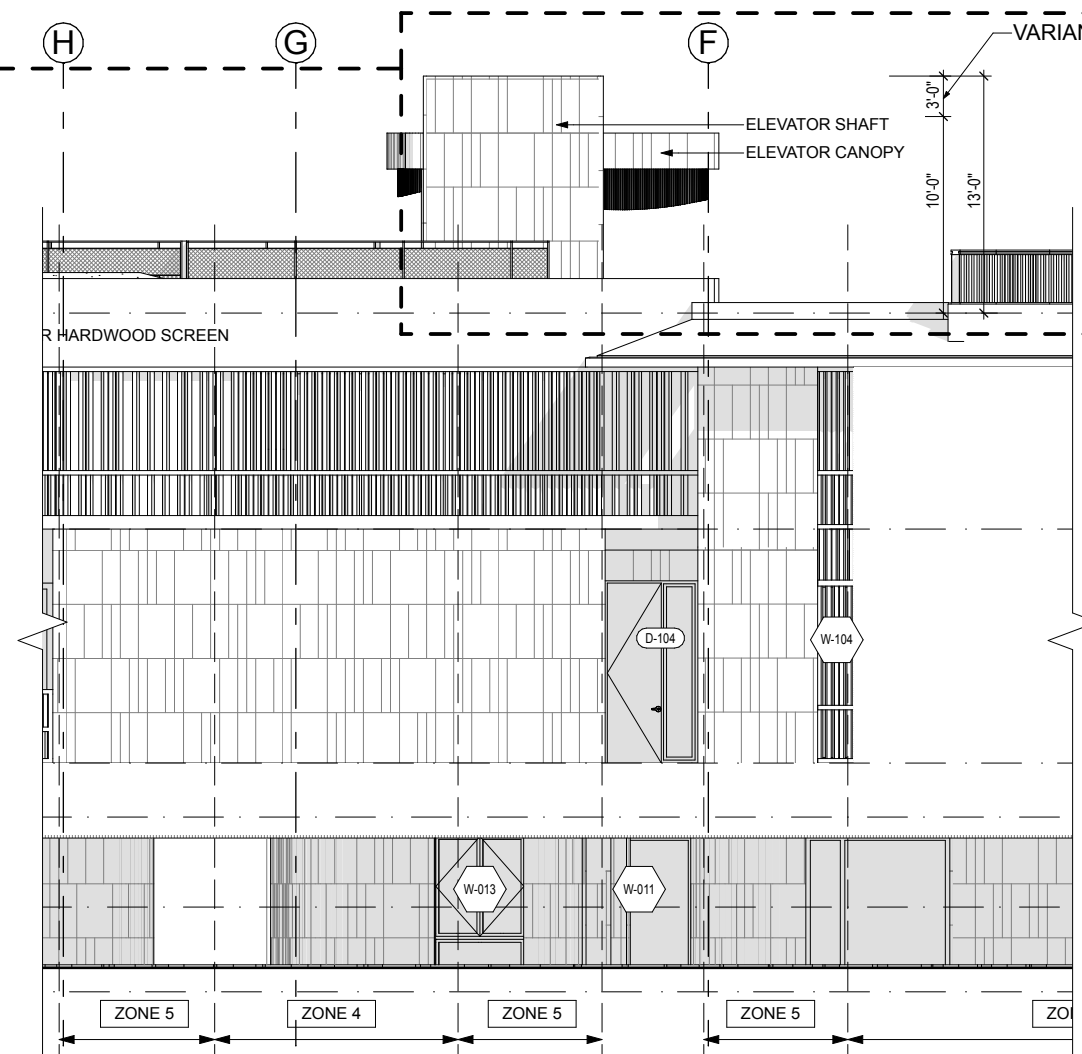
APPROVED NORTH ELEVATION



SCALE: 3/32" = 1'-0"

2

SCOPE OF APPLICATION

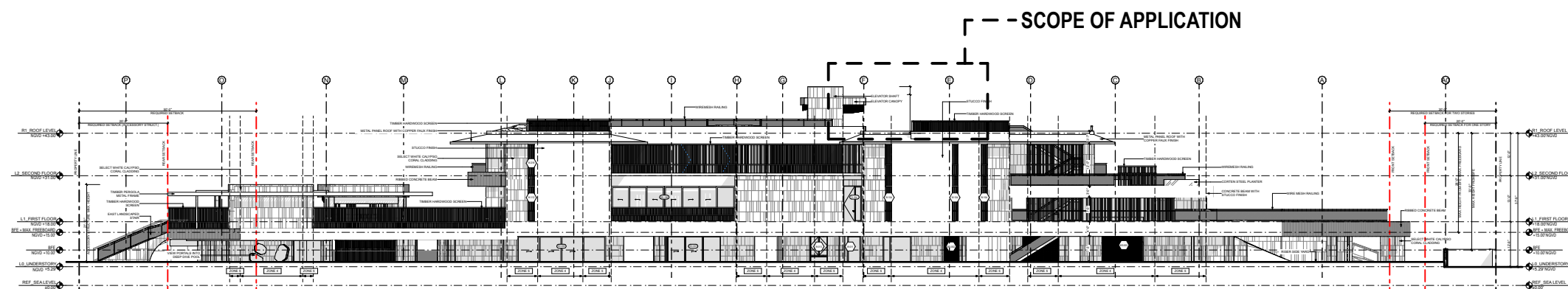
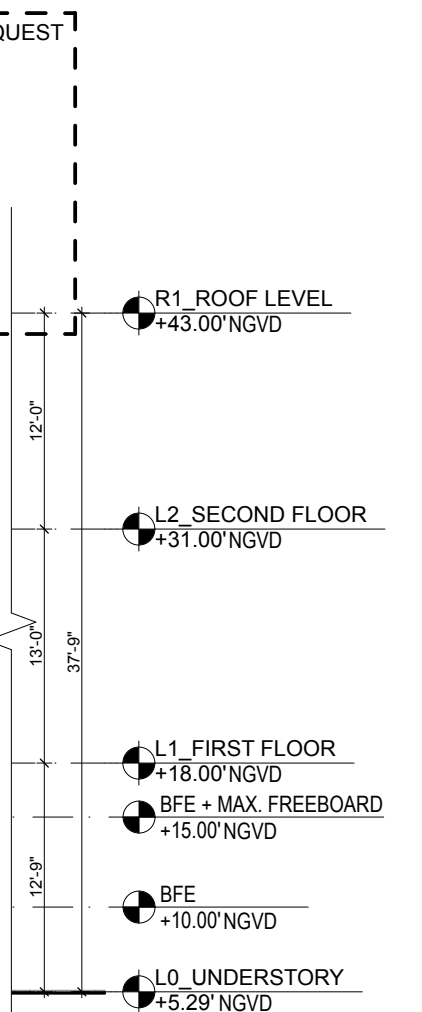


PROPOSED NORTH ELEVATION

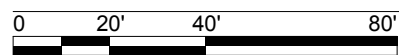


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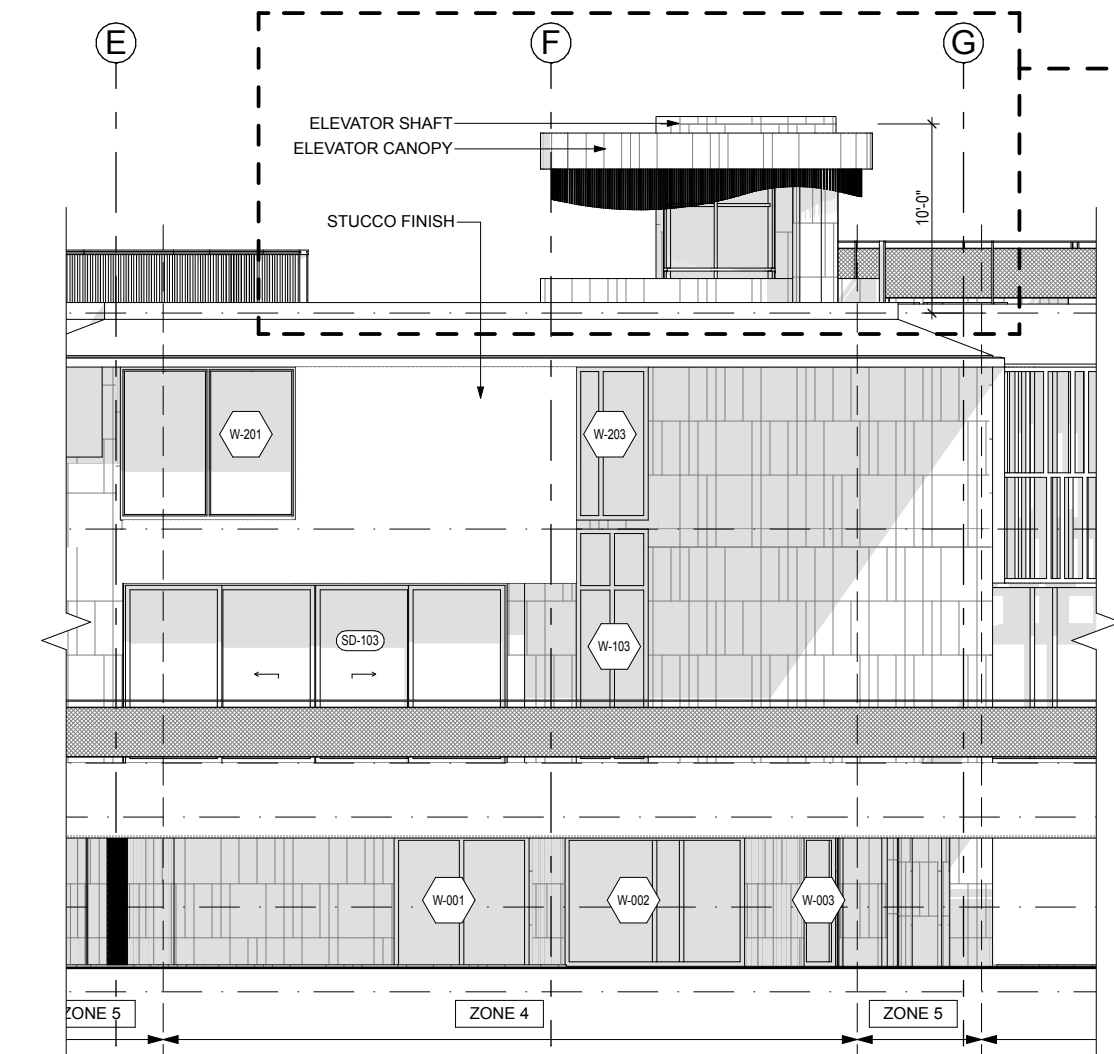
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KEY PLAN - NORTH ELEVATION



SCALE: 1" = 40'



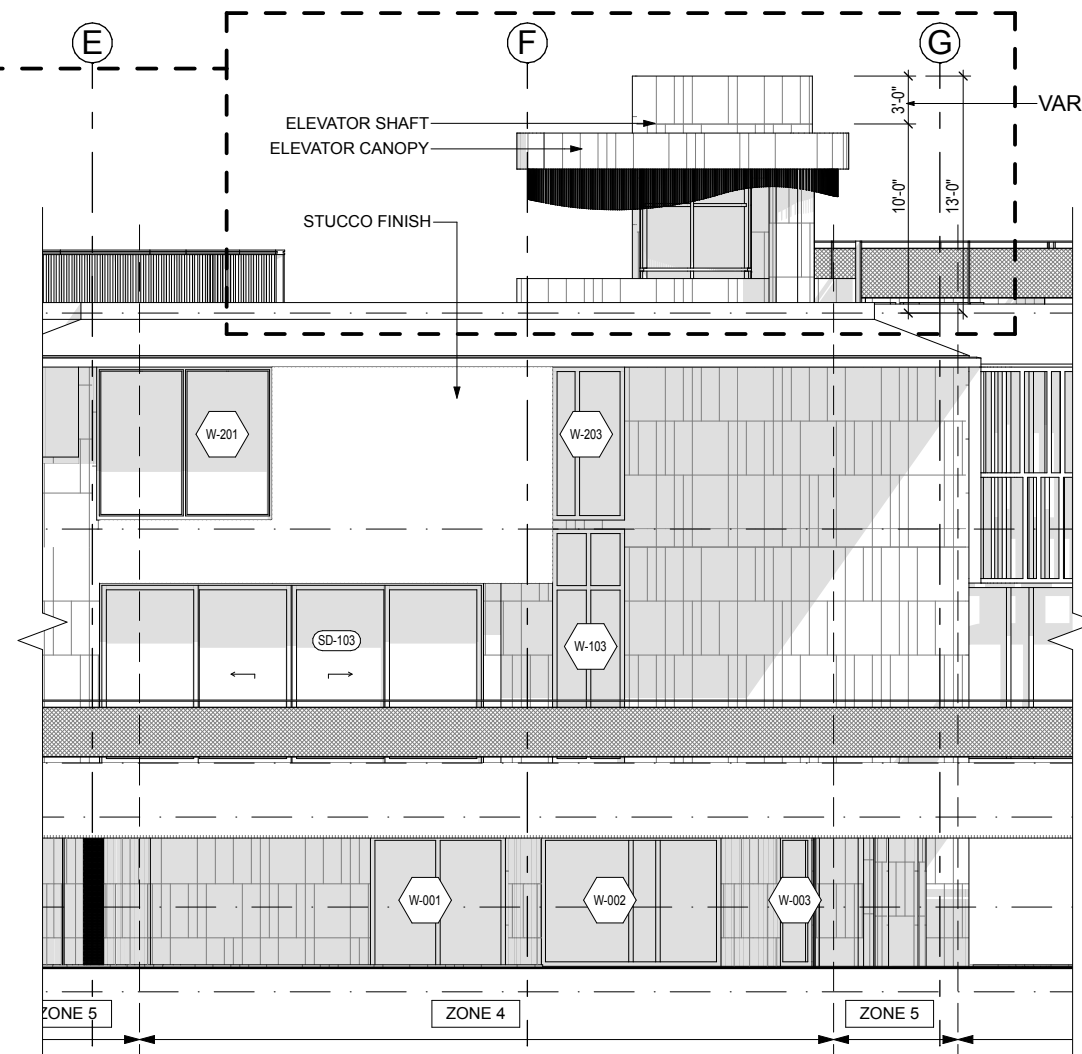
APPROVED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

2



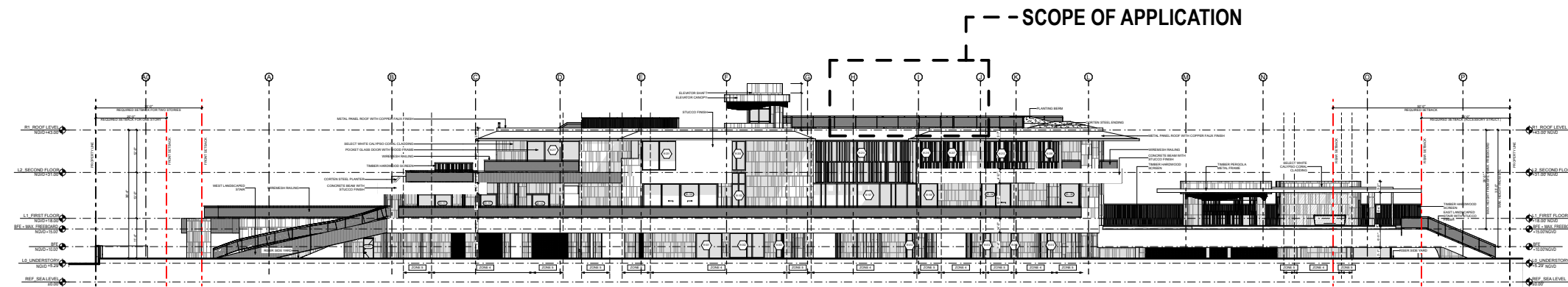
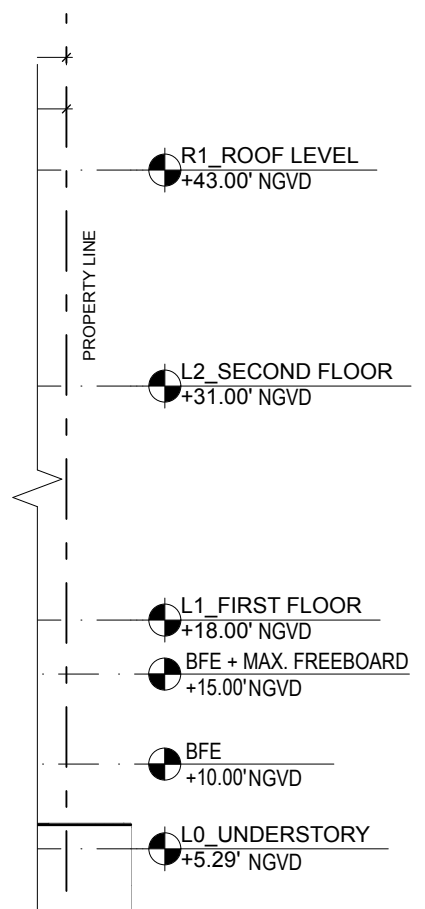
SCOPE OF APPLICATION



PROPOSED SOUTH ELEVATION

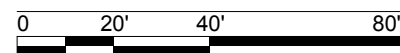
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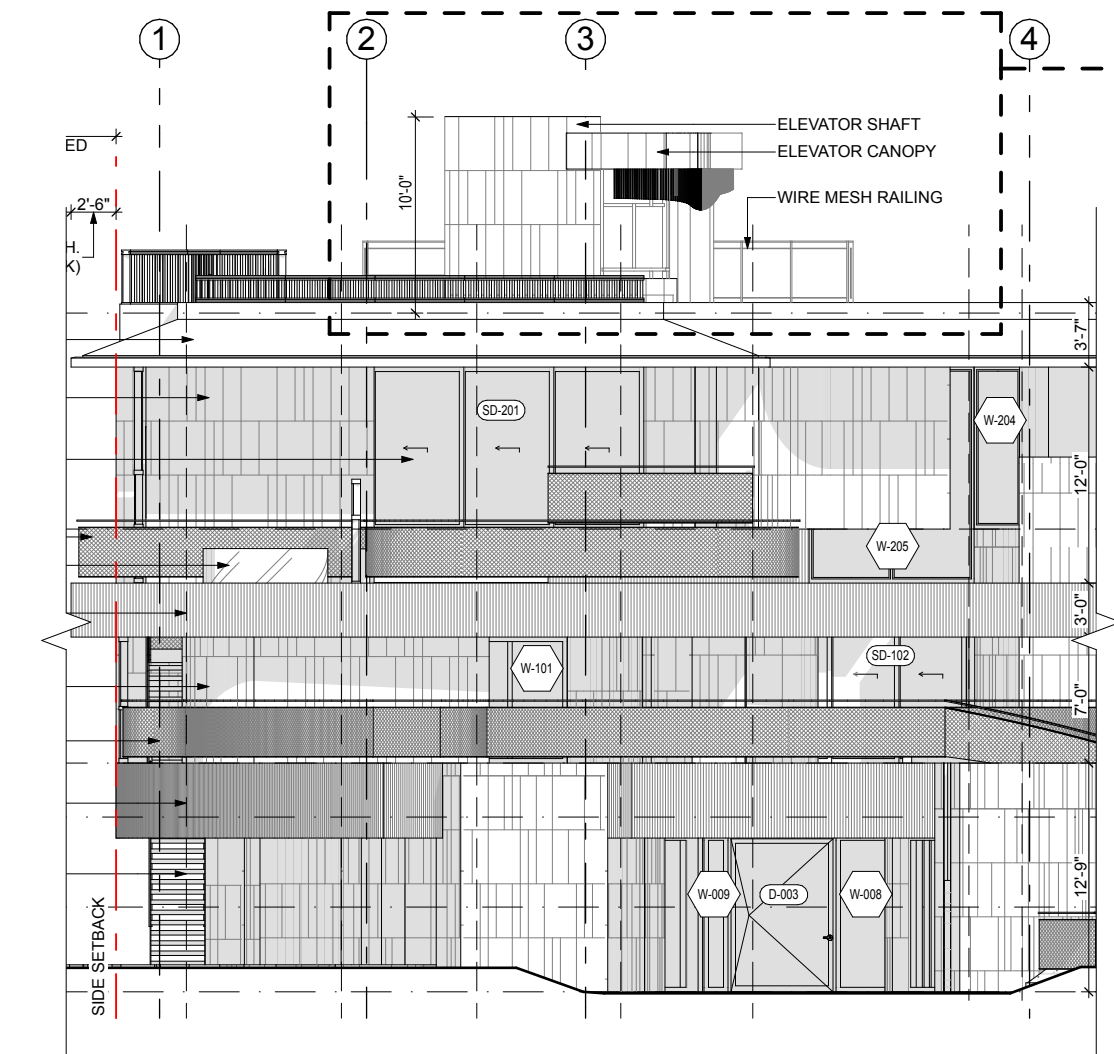
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KEY PLAN - SOUTH ELEVATION

SCALE: 1" = 40'



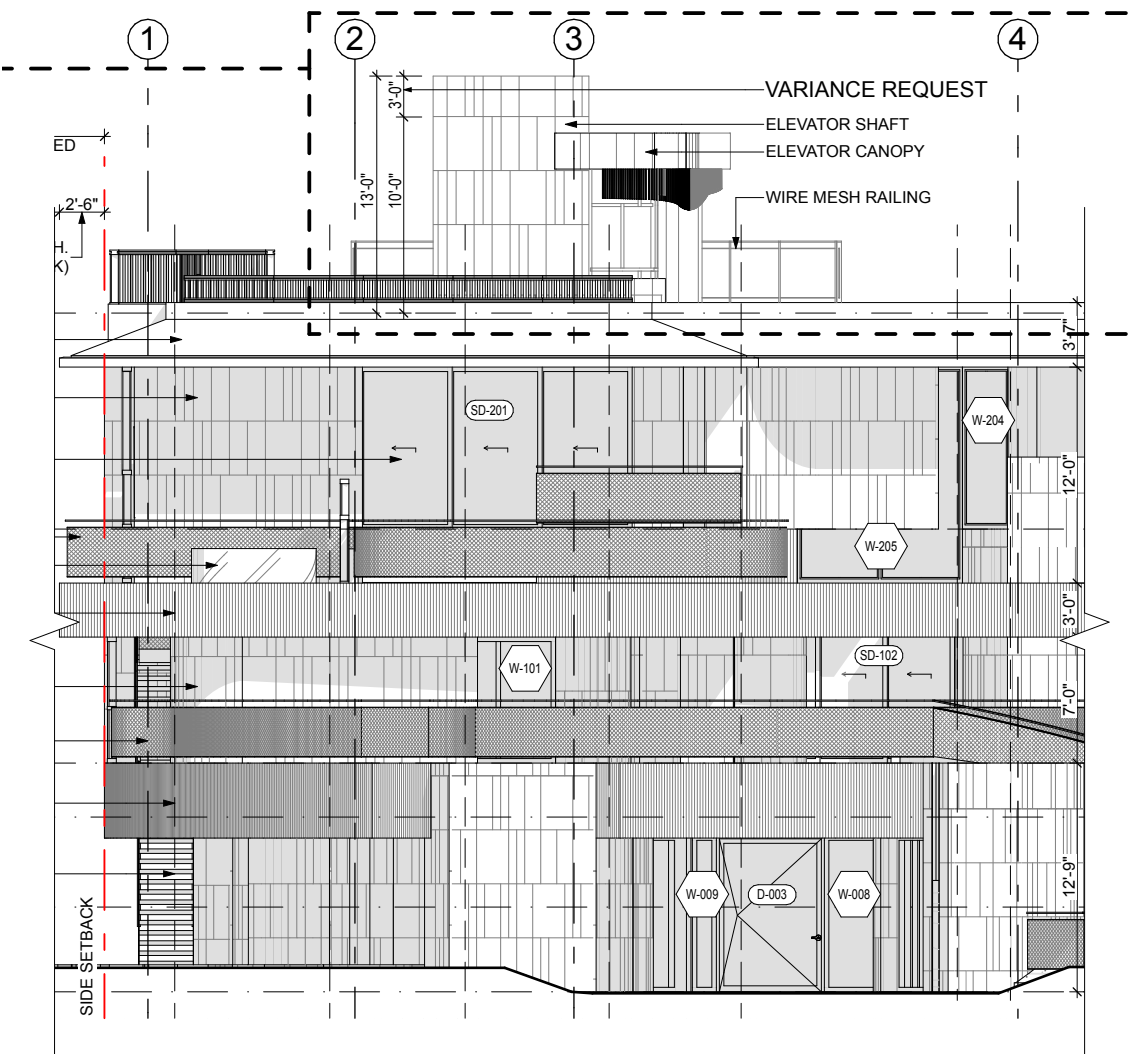


APPROVED WEST ELEVATION

SCALE: 3/32" = 1'-0"

2

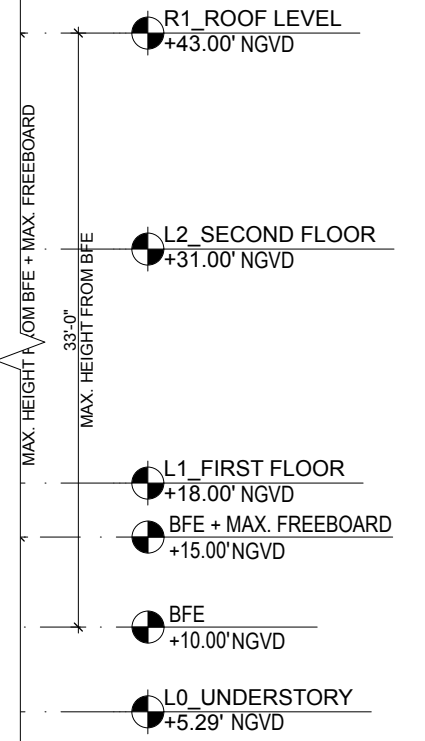
SCOPE OF APPLICATION



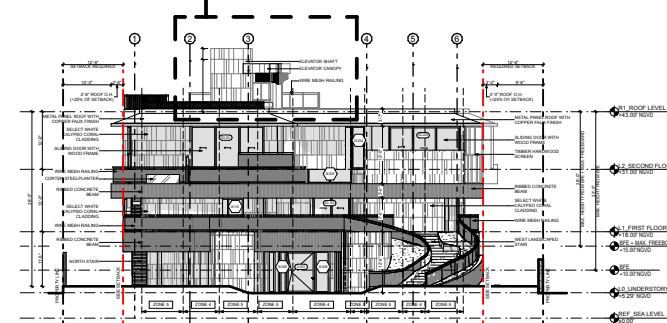
PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"

1

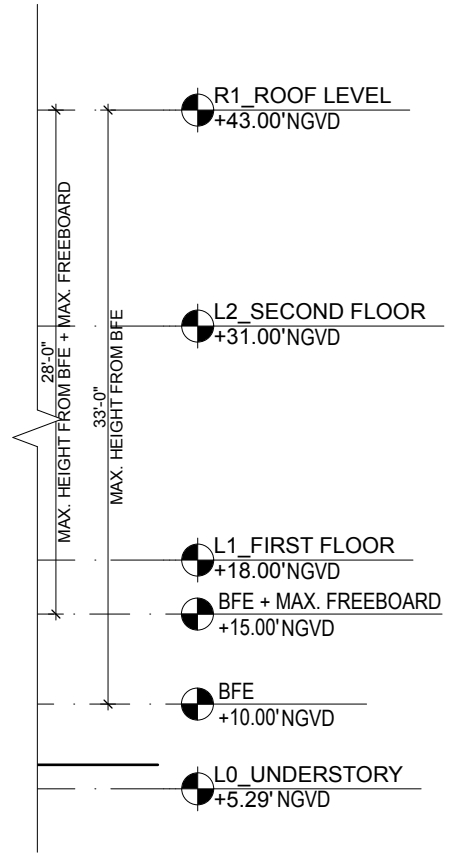
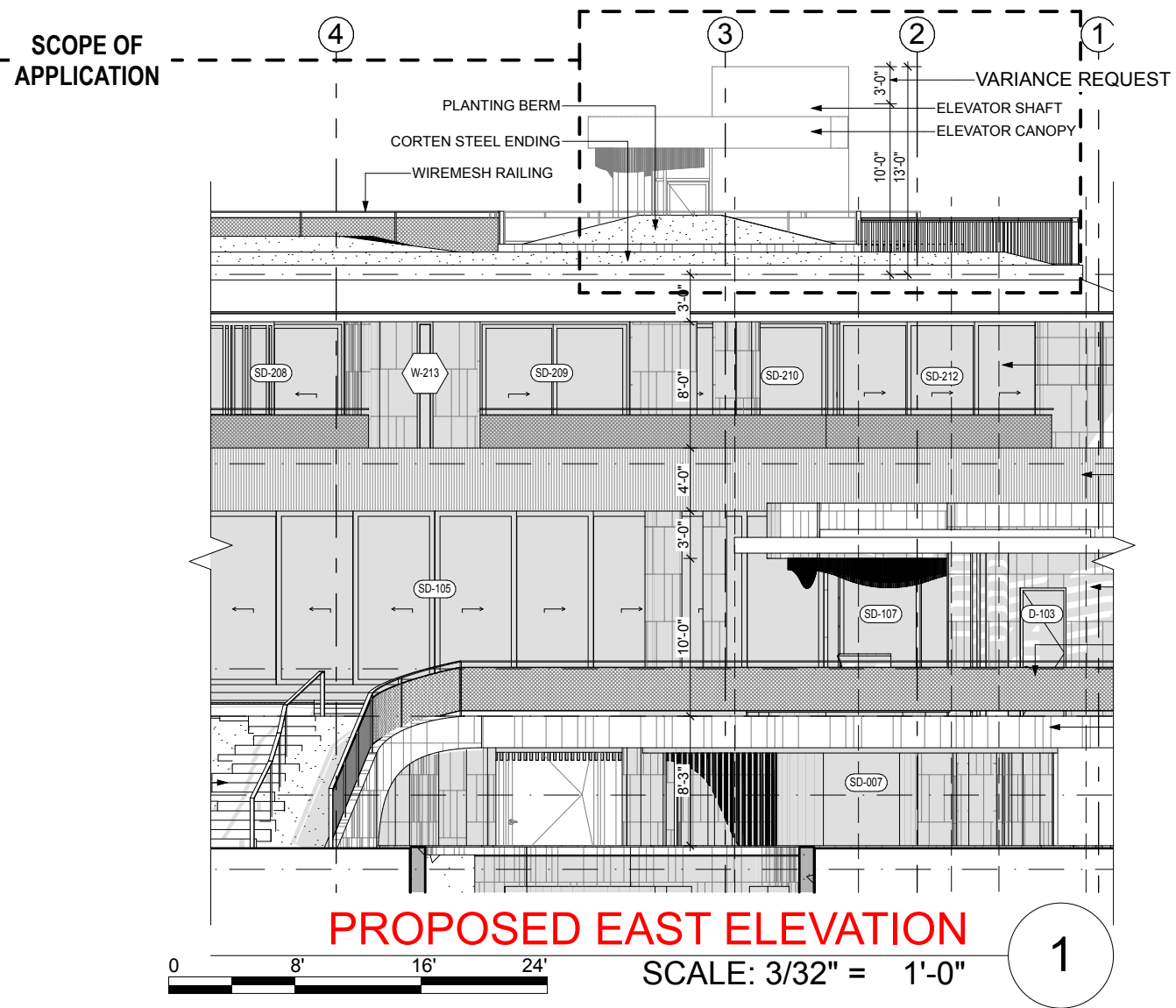
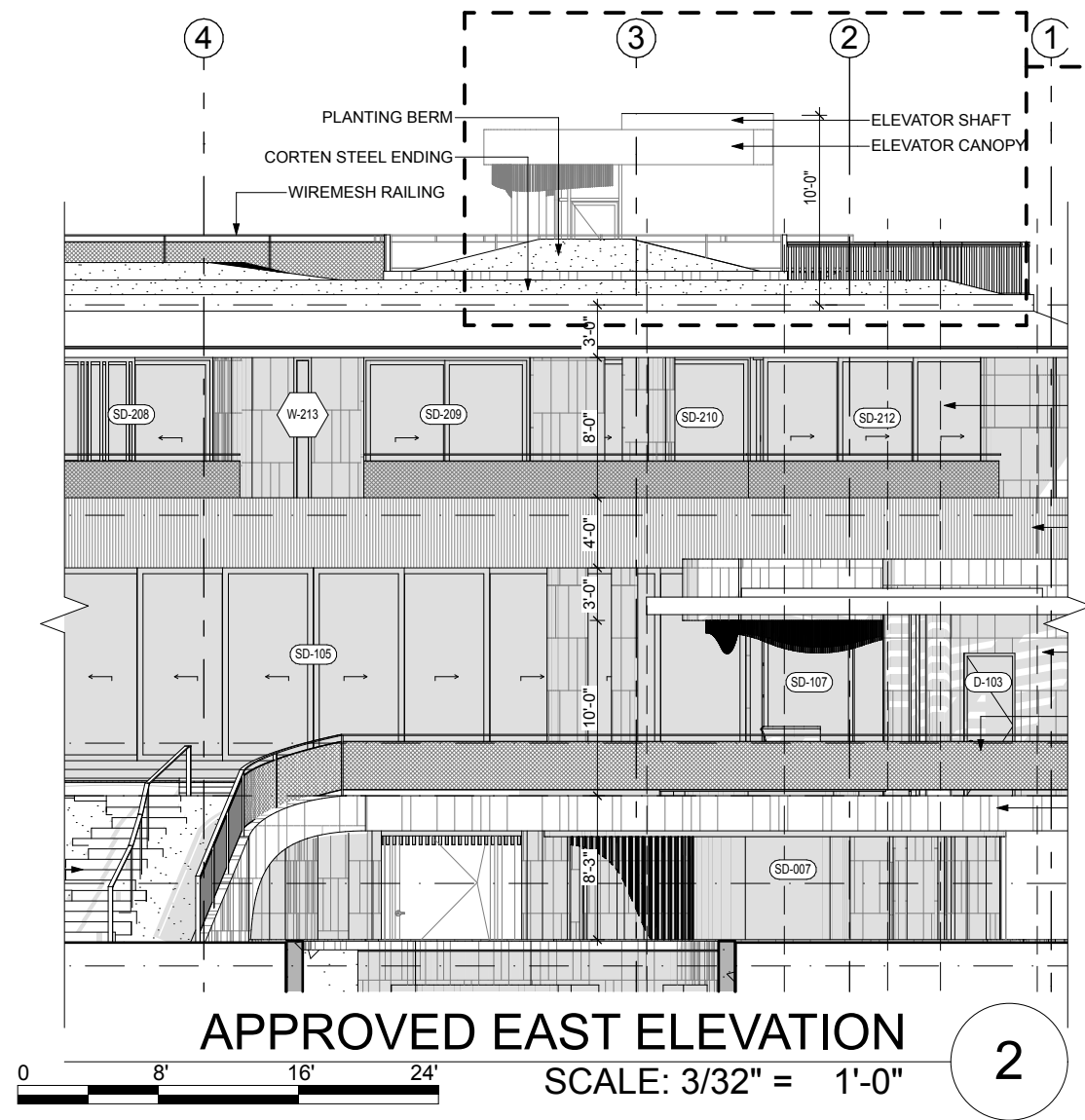


SCOPE OF APPLICATION

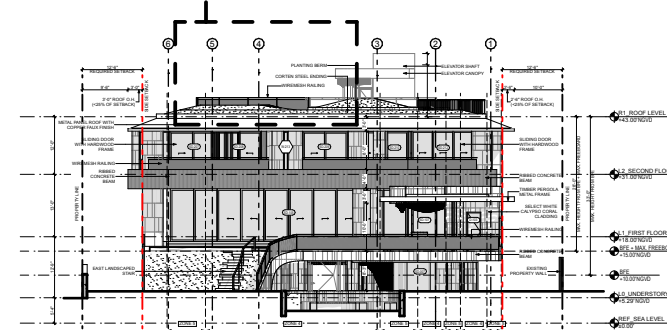


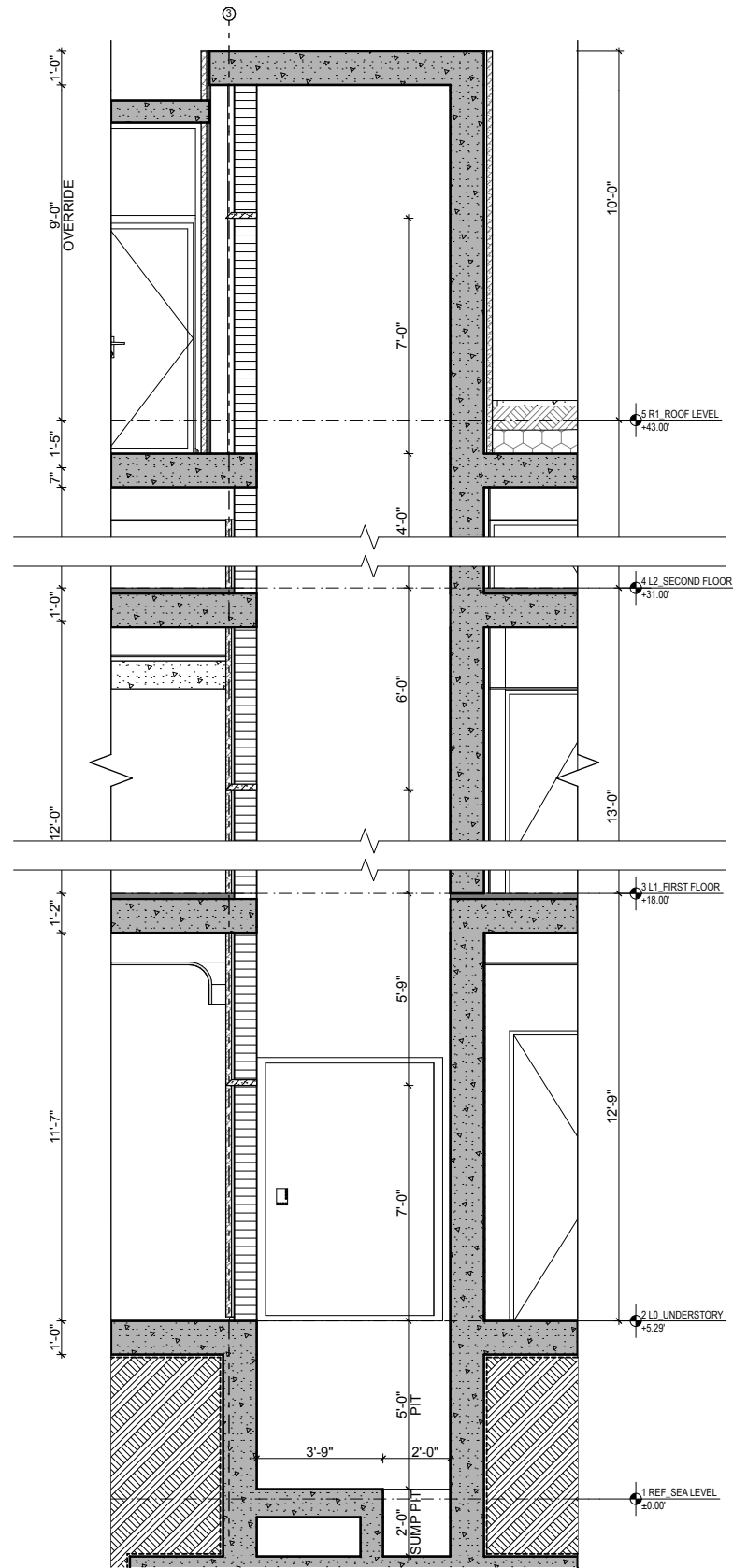
KEY PLAN - WEST ELEVATION

SCALE: 1" = 40'



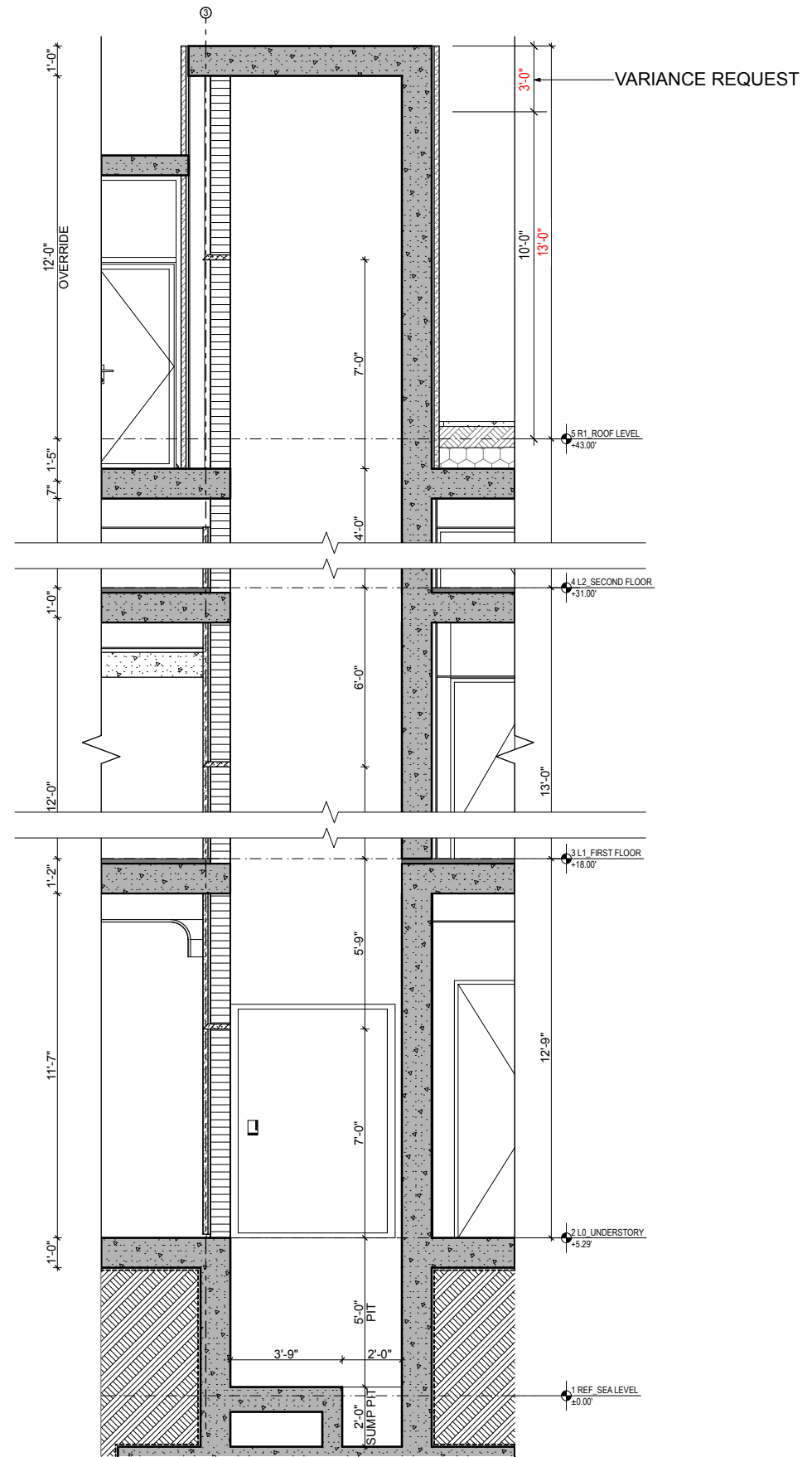
SCOPE OF APPLICATION - -





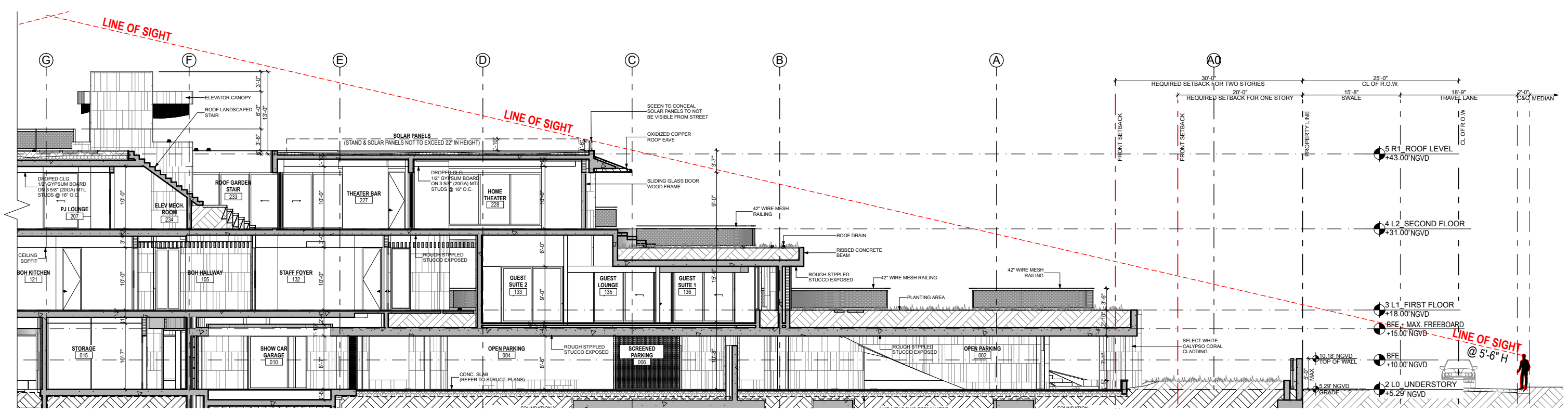
APPROVED ELEVATOR SECTION
SCALE: 3/16" = 1'-0"

2

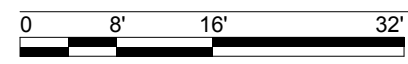


PROPOSED ELEVATOR SECTION
SCALE: 3/16" = 1'-0"

1

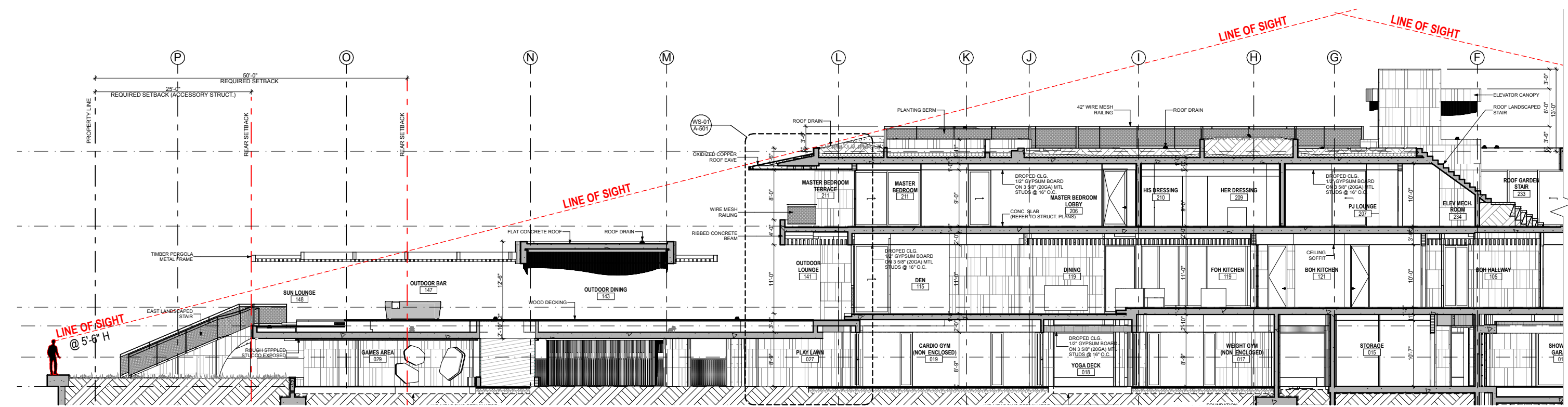


LINE OF SIGHT FROM STREET

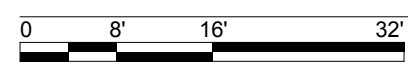


SCALE: 1/16" = 1'-0"

1

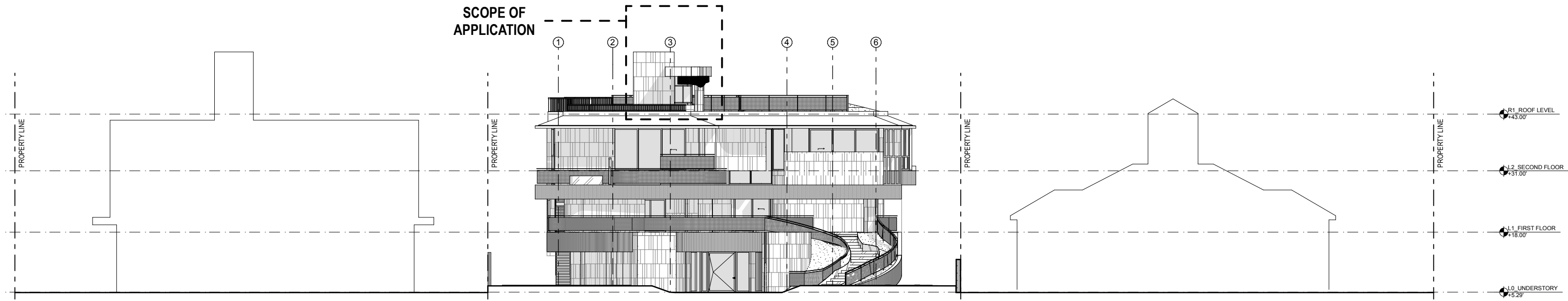


LINE OF SIGHT FROM WATER



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

2



0 10' 20' 40'

WEST CONTEXT ELEVATION
SCALE: 1" = 20'

1



ROOFTOP RENDERING FACING NORTHWEST (APPROVED HEIGHT)



ROOFTOP RENDERING FACING NORTHWEST (PROPOSED HEIGHT)