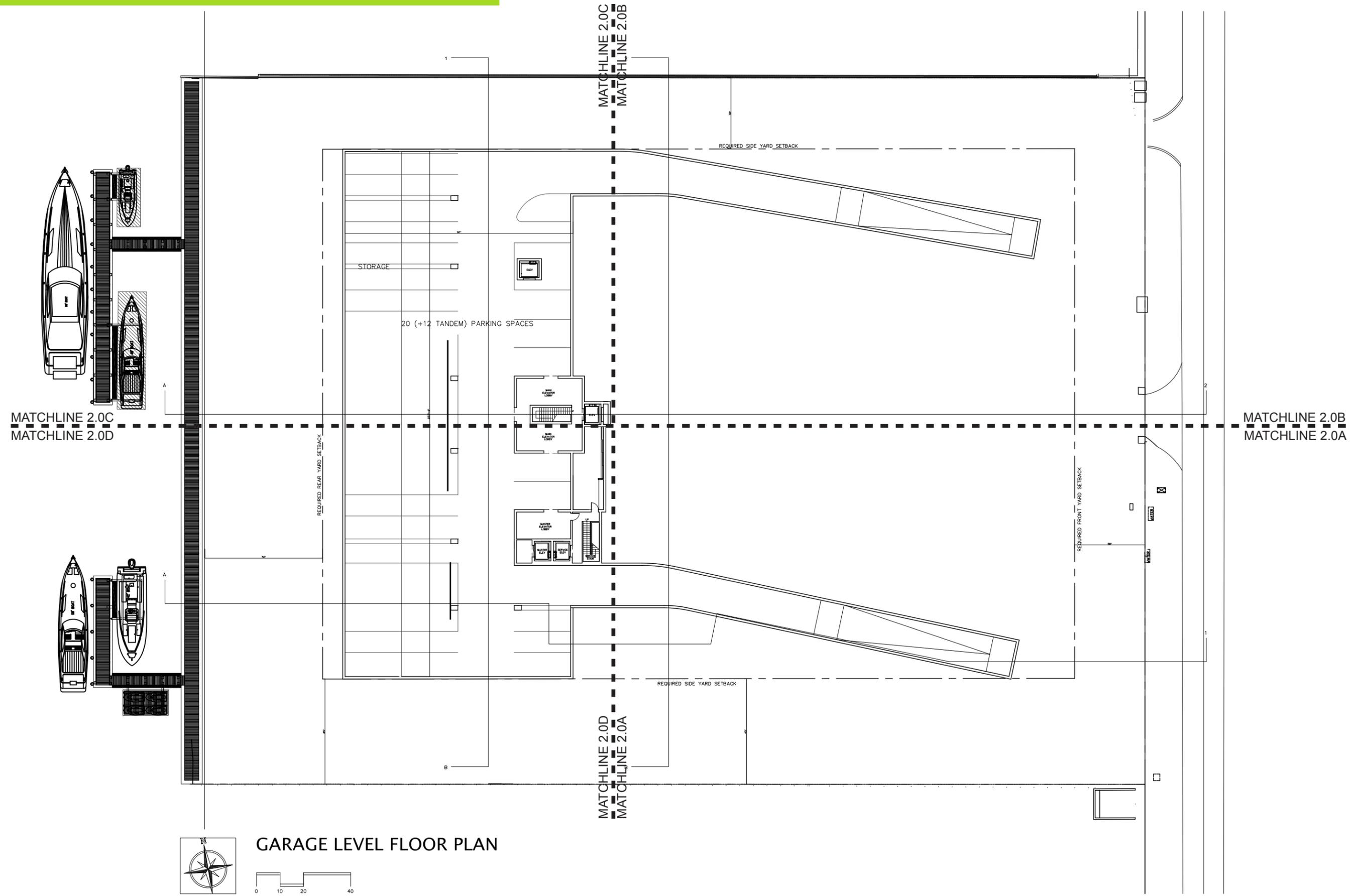
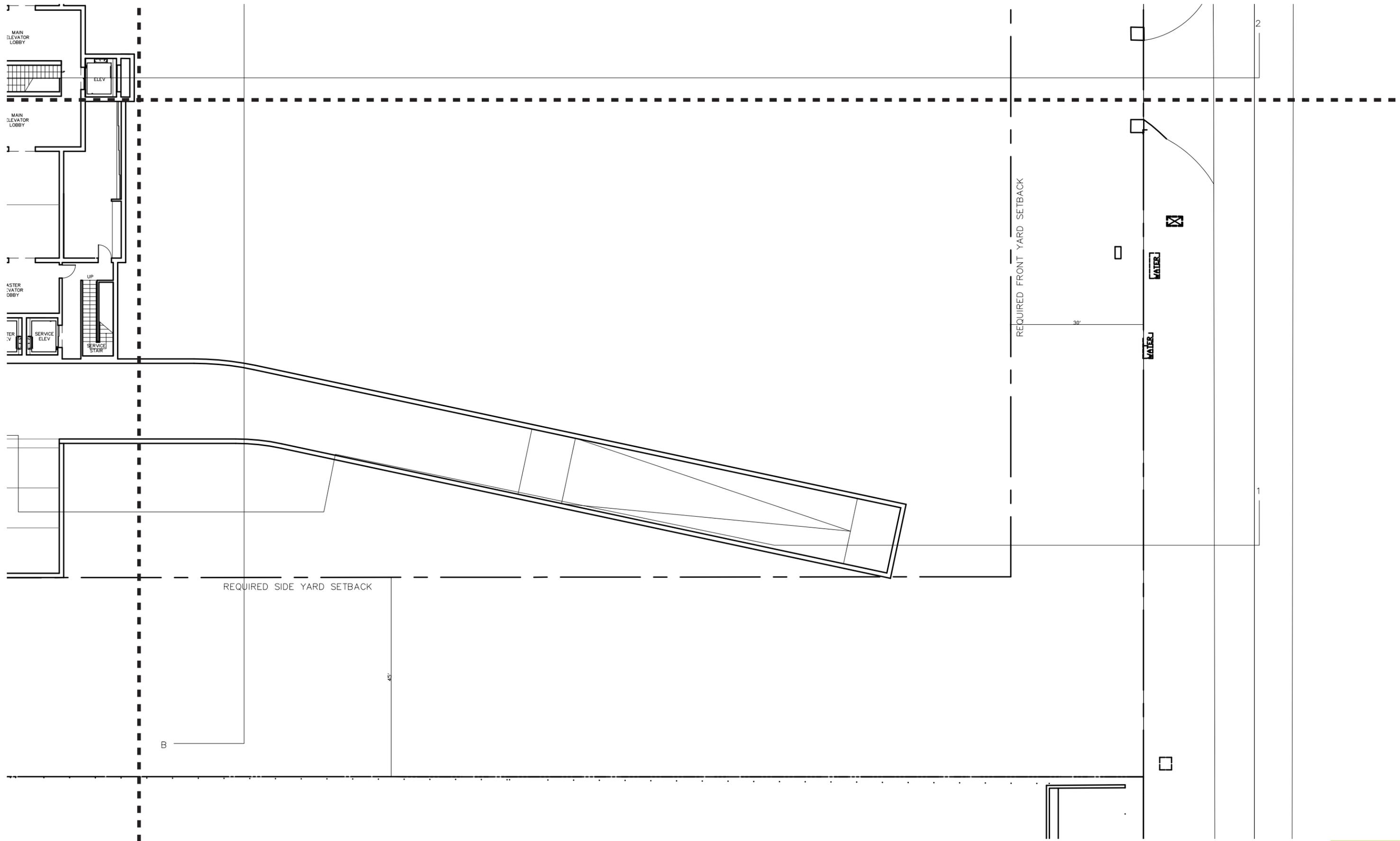


# PROPOSED BUILDING - GARAGE PLAN

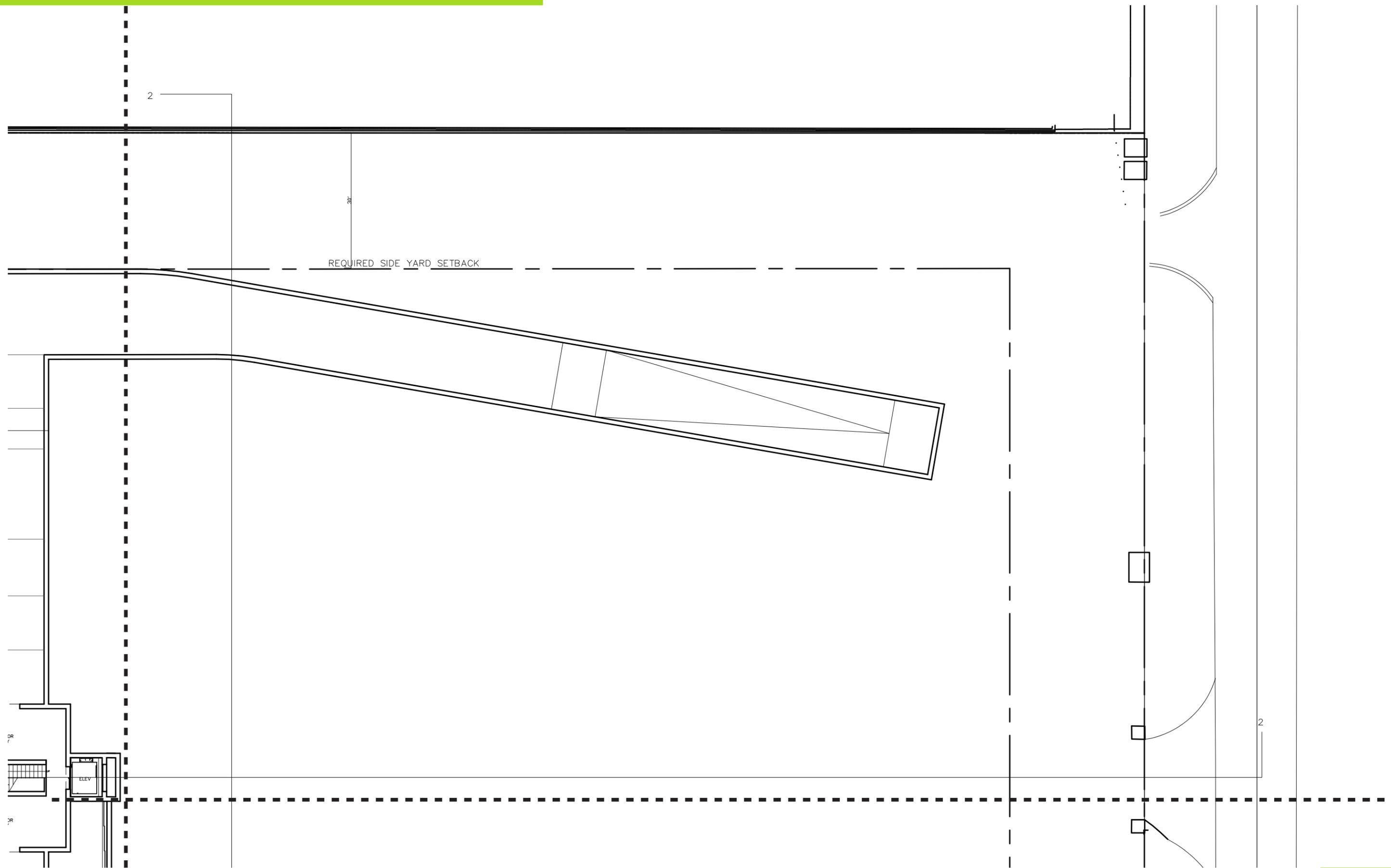


**GARAGE LEVEL FLOOR PLAN**

# PROPOSED BUILDING - GARAGE PLAN



# PROPOSED BUILDING - GARAGE PLAN

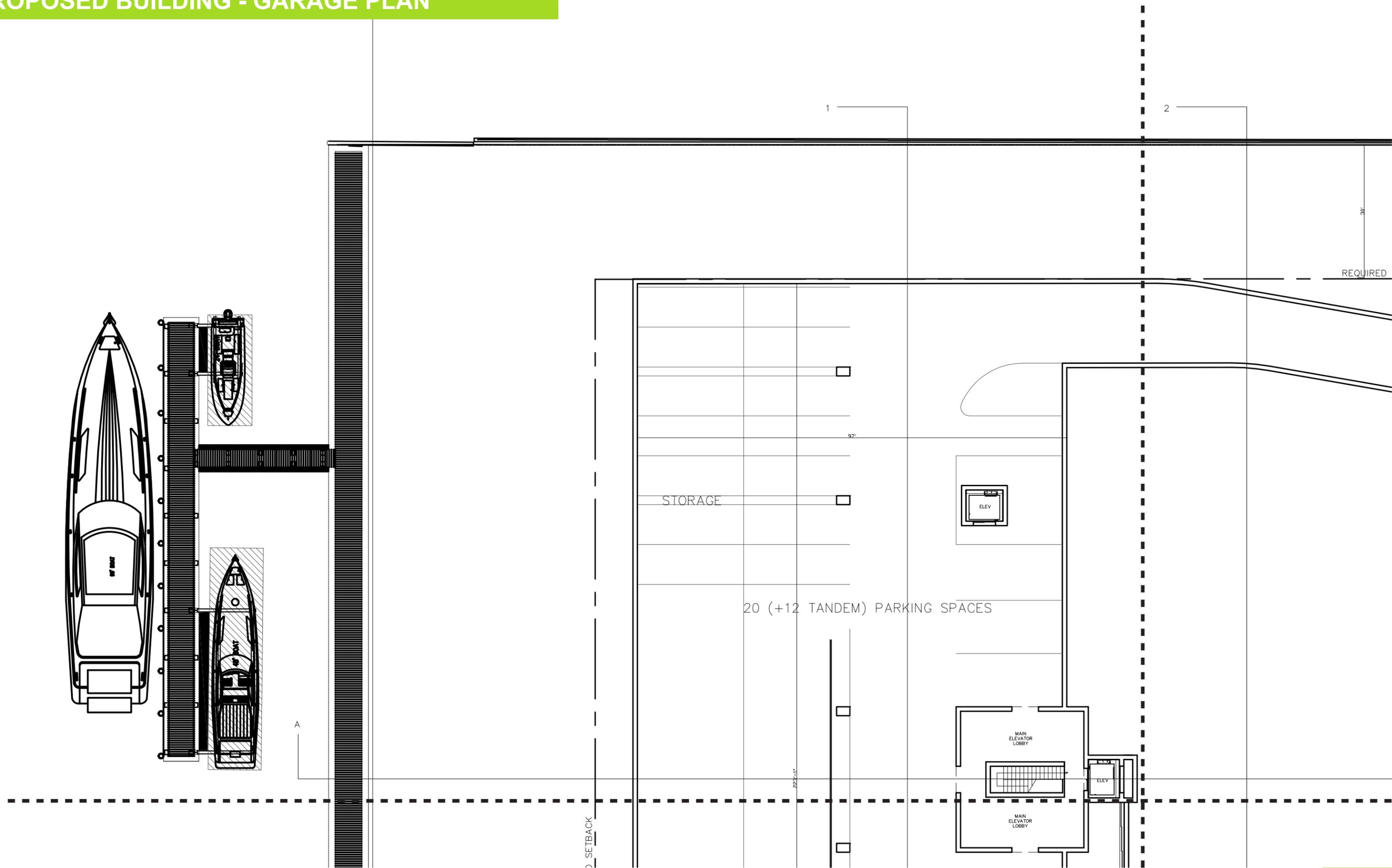


11 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

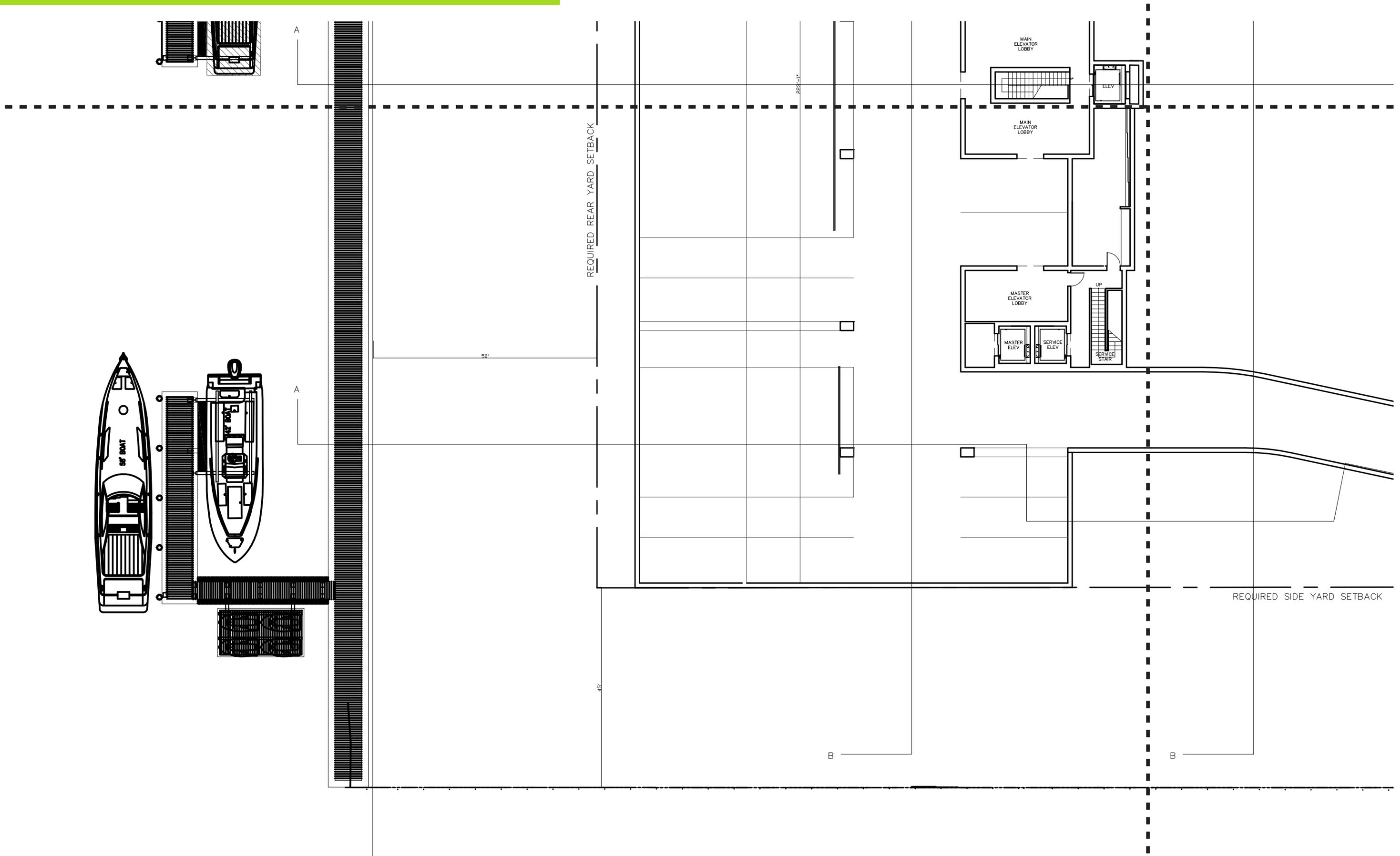
DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
A26002383

A-2.0B

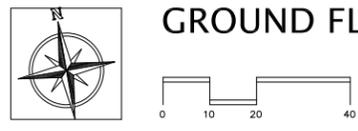
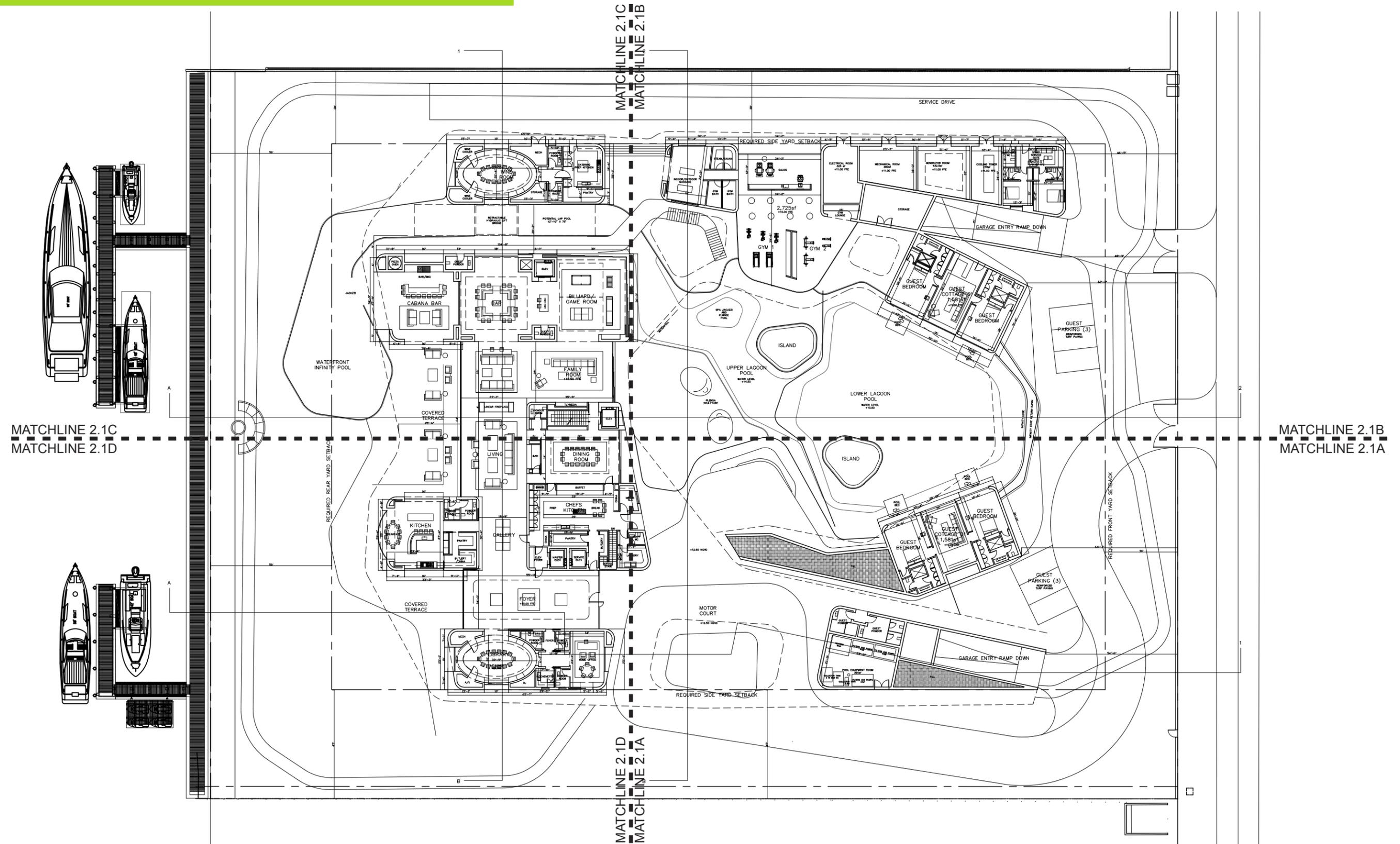
# PROPOSED BUILDING - GARAGE PLAN



# PROPOSED BUILDING - GARAGE PLAN

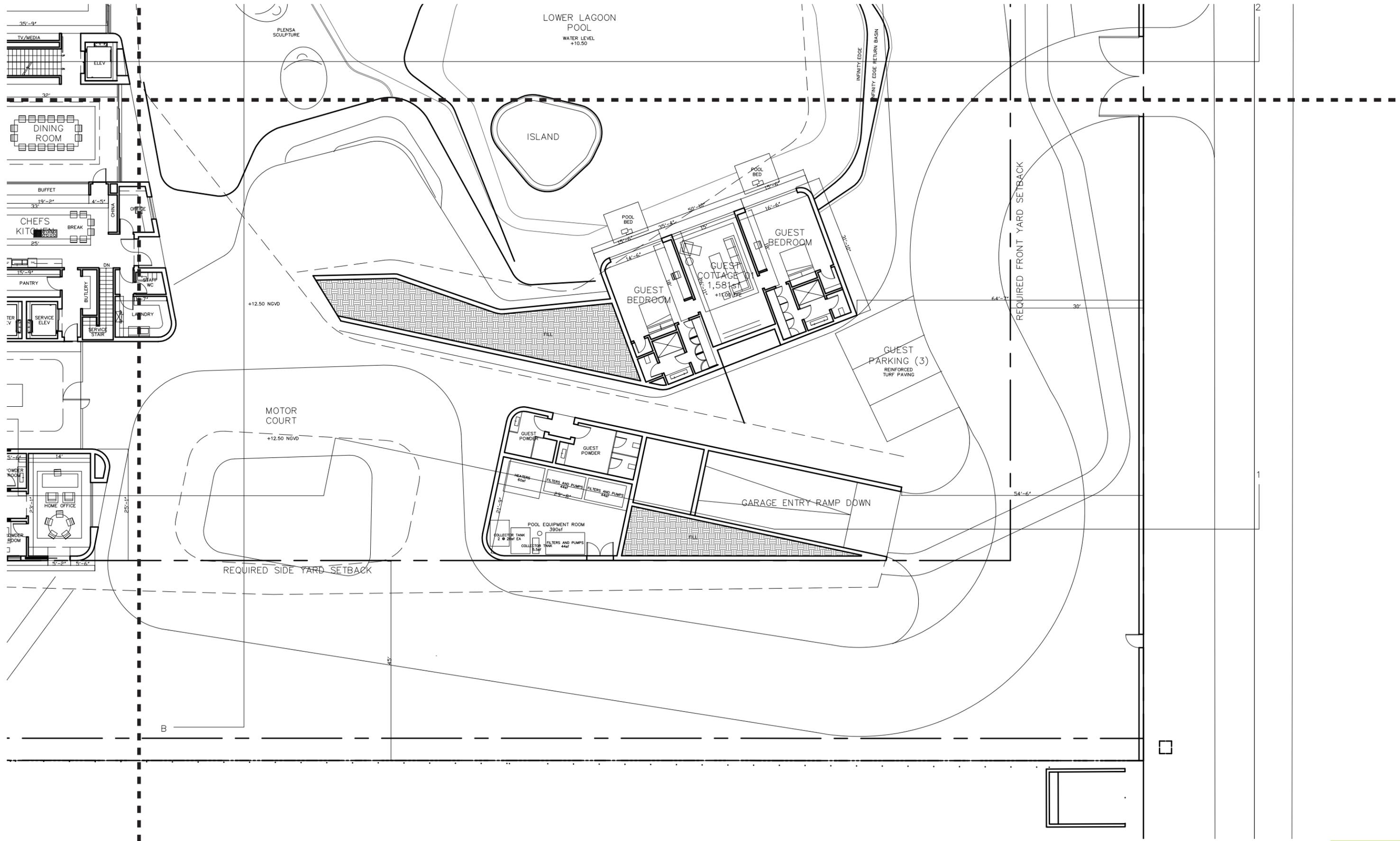


# PROPOSED BUILDING - GROUND FLOOR PLAN



GROUND FLOOR PLAN

# PROPOSED BUILDING - GROUND FLOOR PLAN

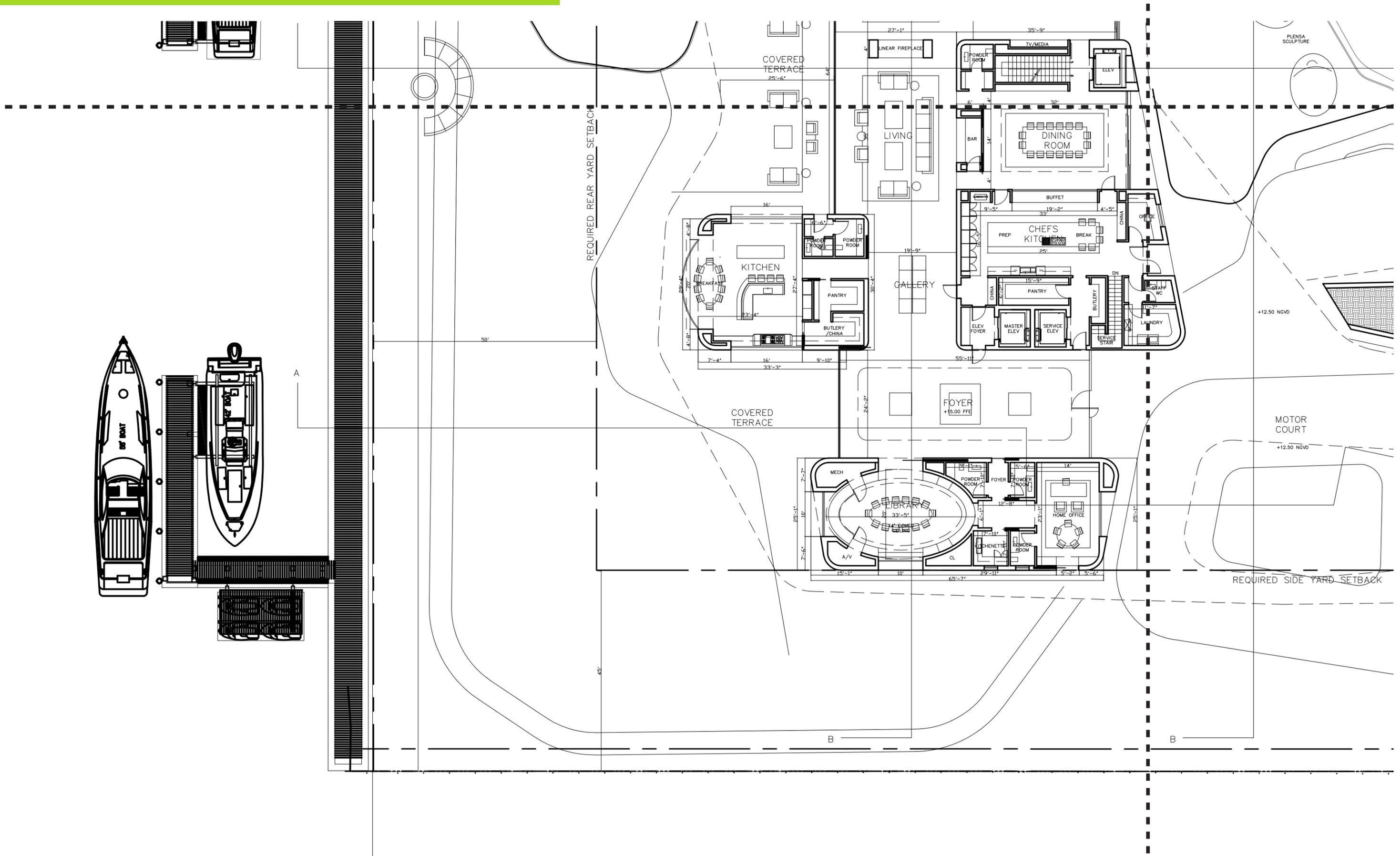


# PROPOSED BUILDING - GROUND FLOOR PLAN

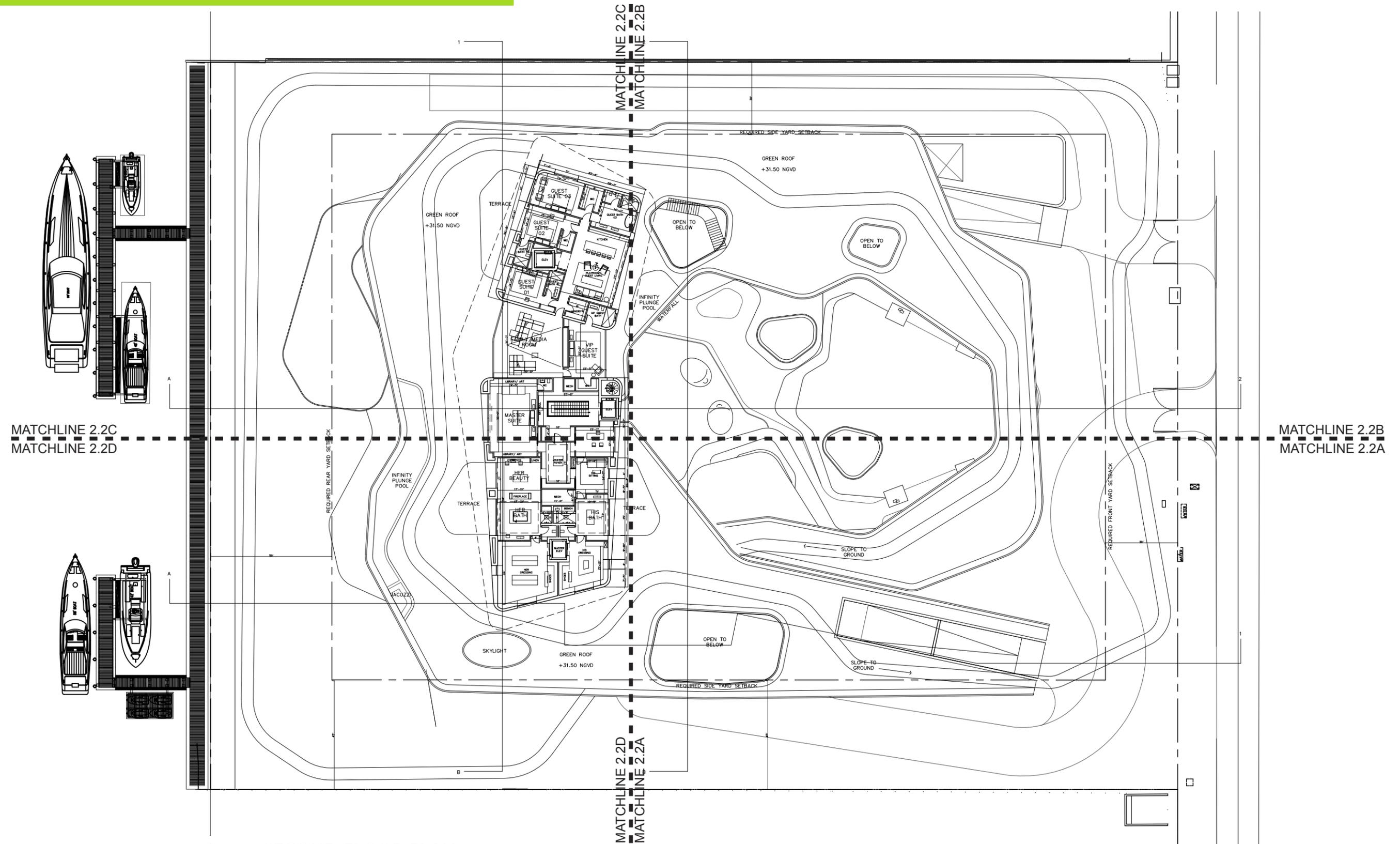


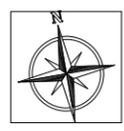
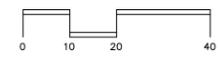


# PROPOSED BUILDING - GROUND FLOOR PLAN

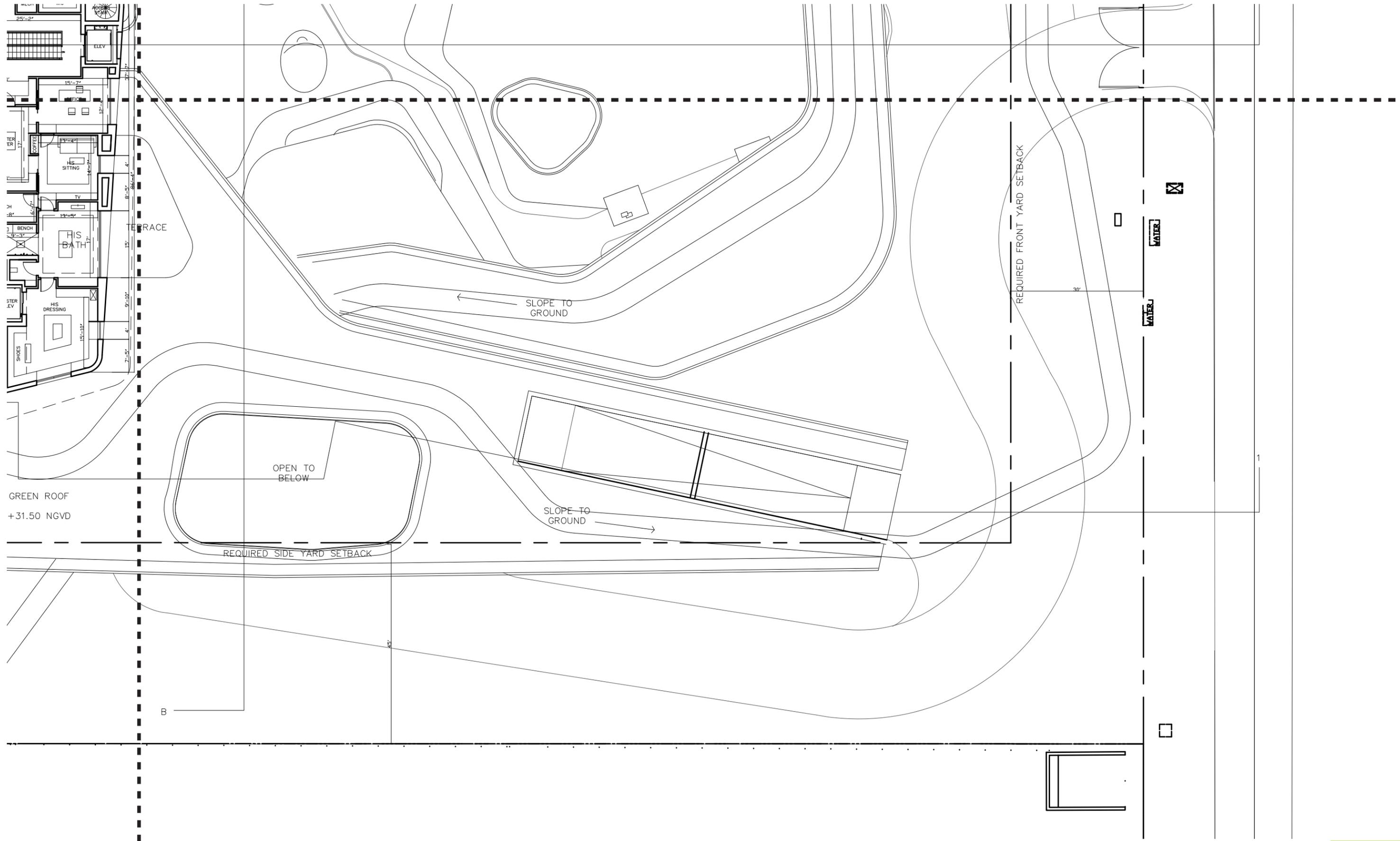


# PROPOSED BUILDING - SECOND FLOOR PLAN



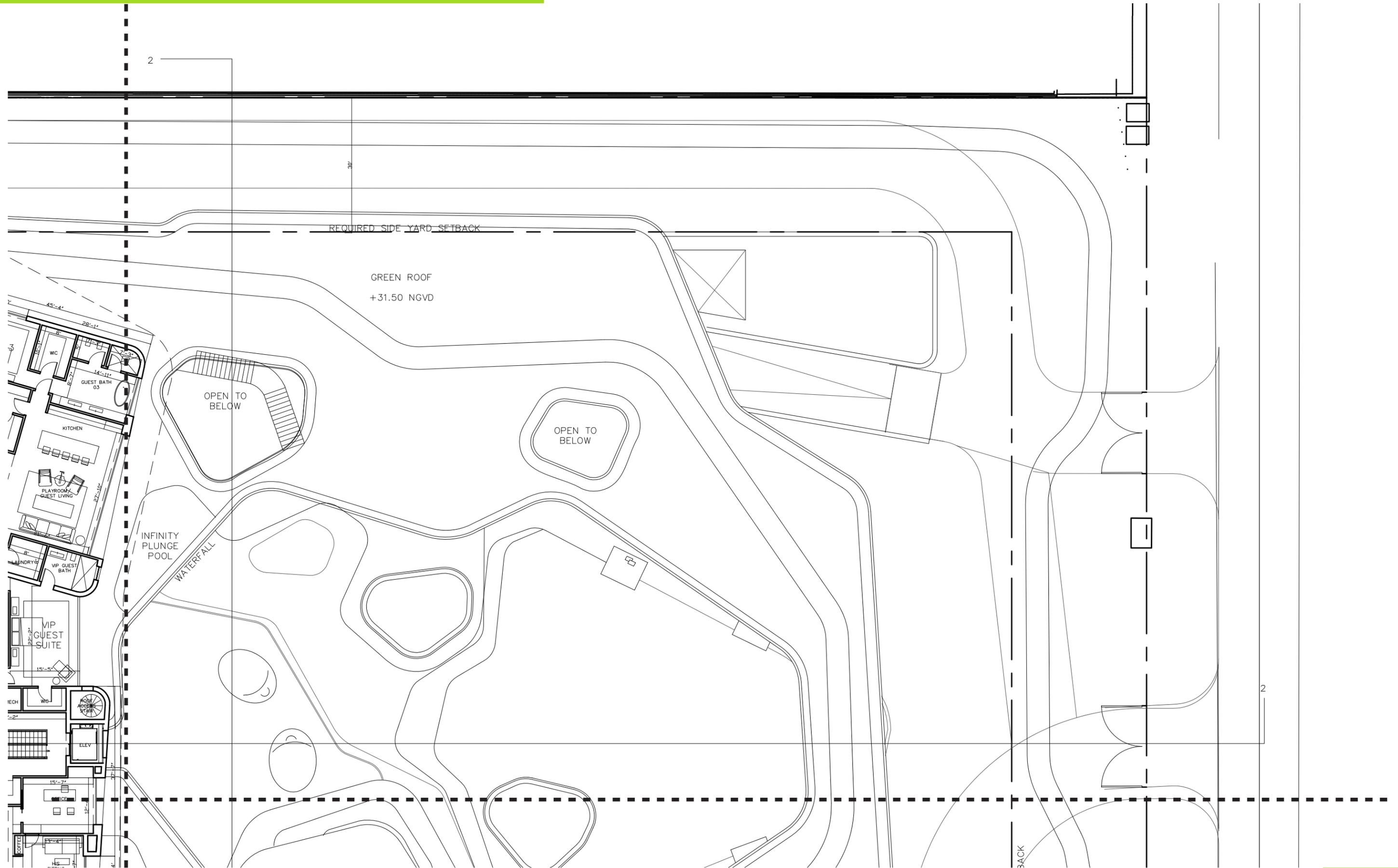

**SECOND FLOOR PLAN**  


# PROPOSED BUILDING - SECOND FLOOR PLAN

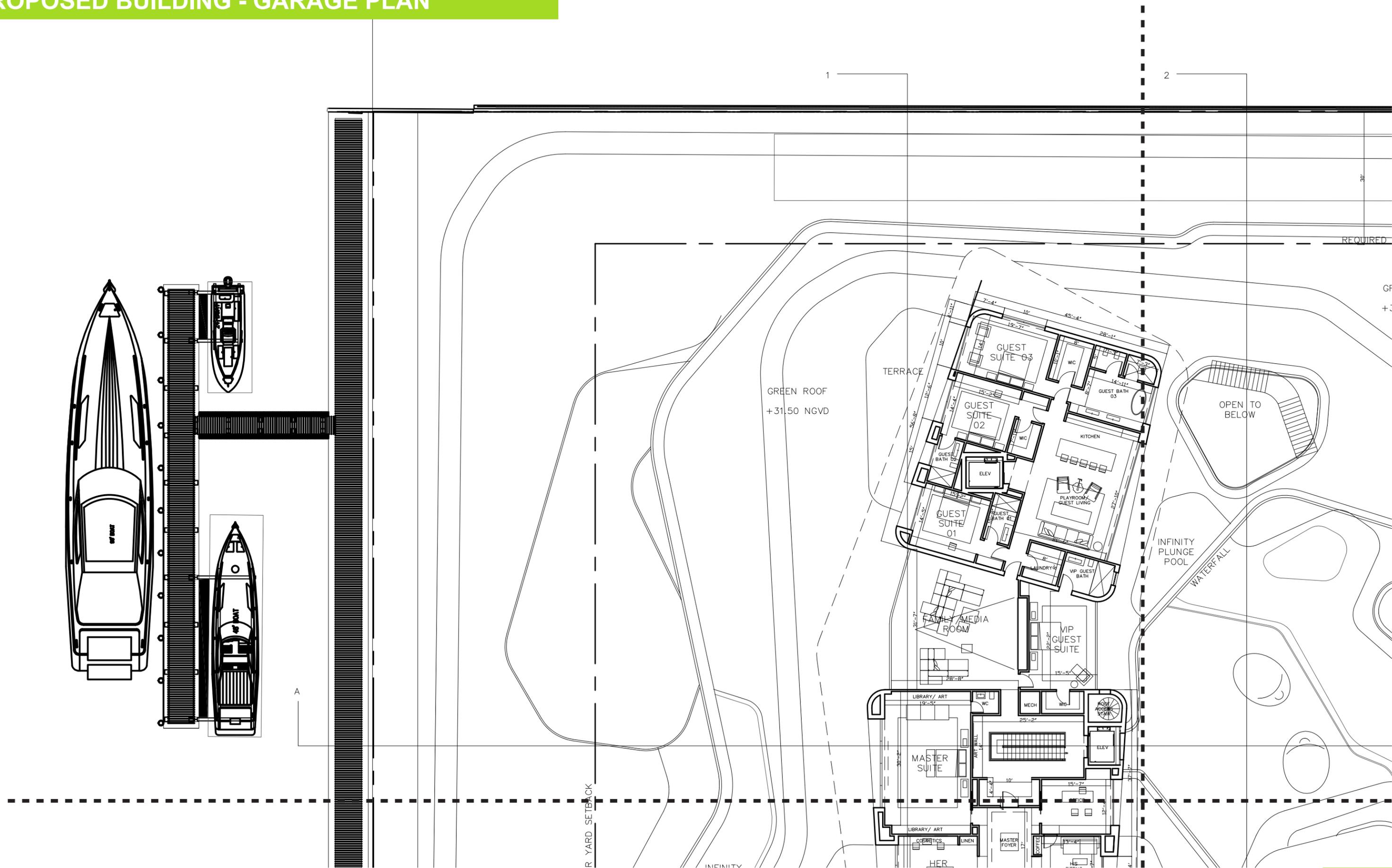


GREEN ROOF  
+31.50 NGVD

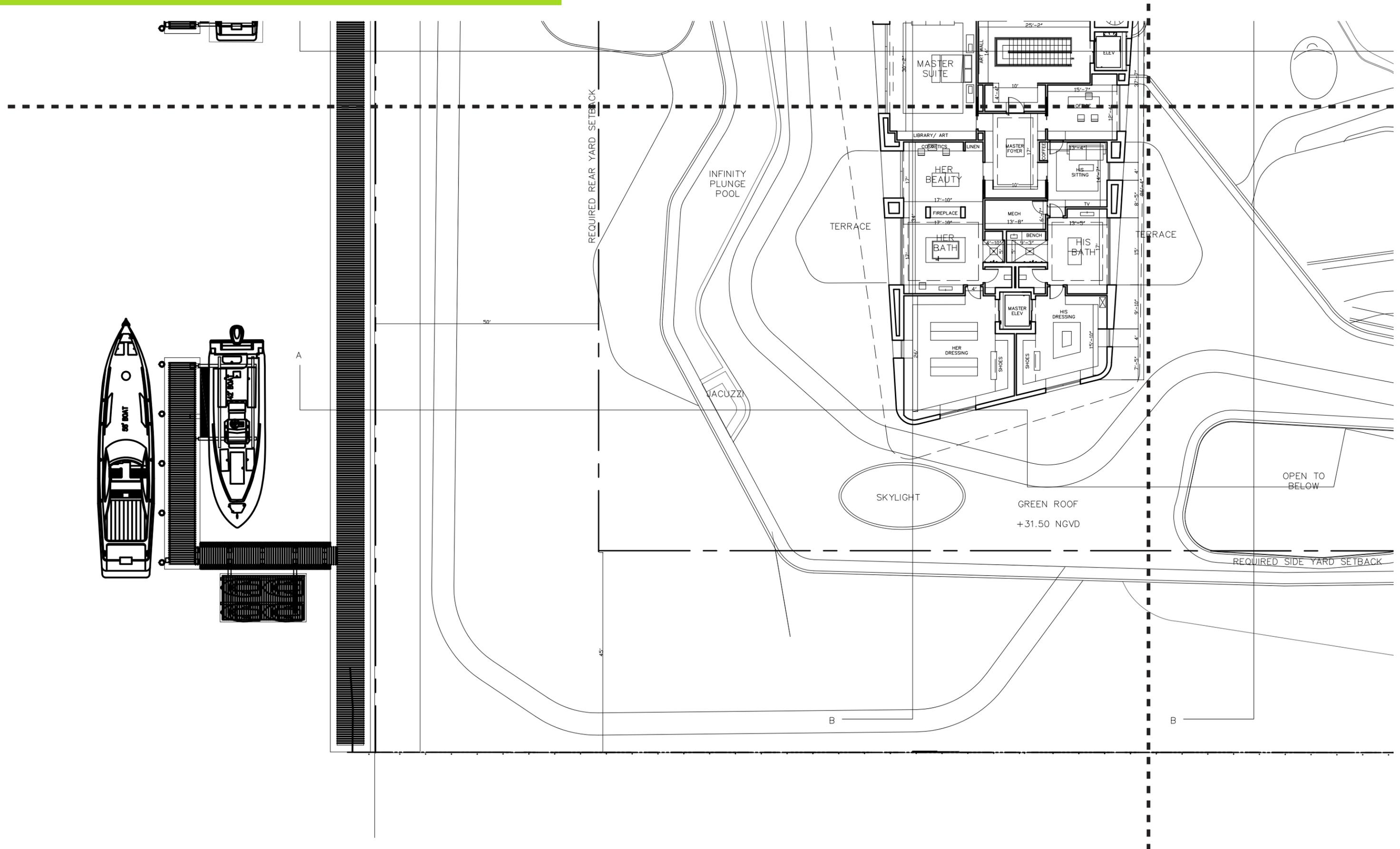
# PROPOSED BUILDING - SECOND FLOOR PLAN



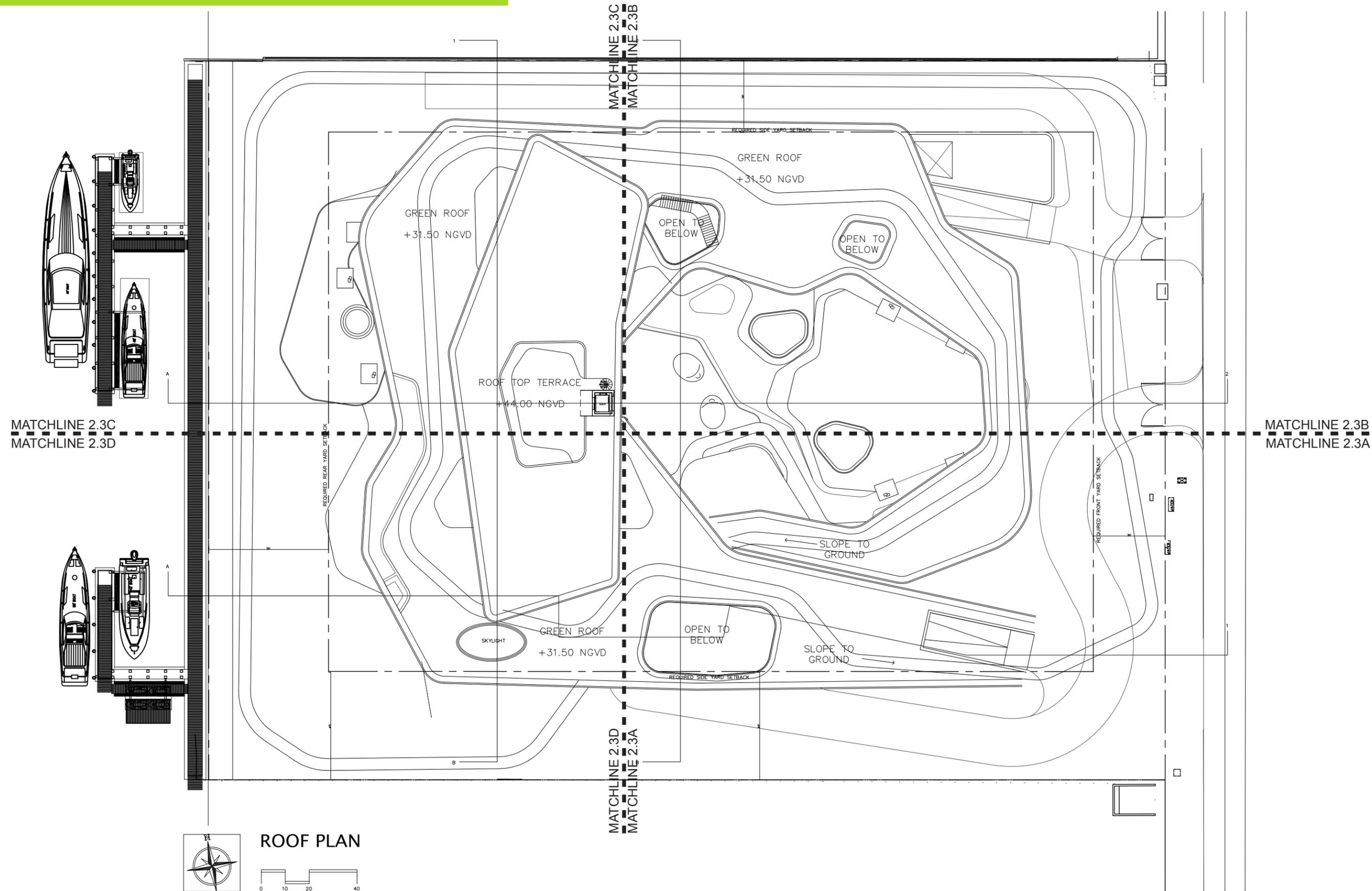
# PROPOSED BUILDING - GARAGE PLAN



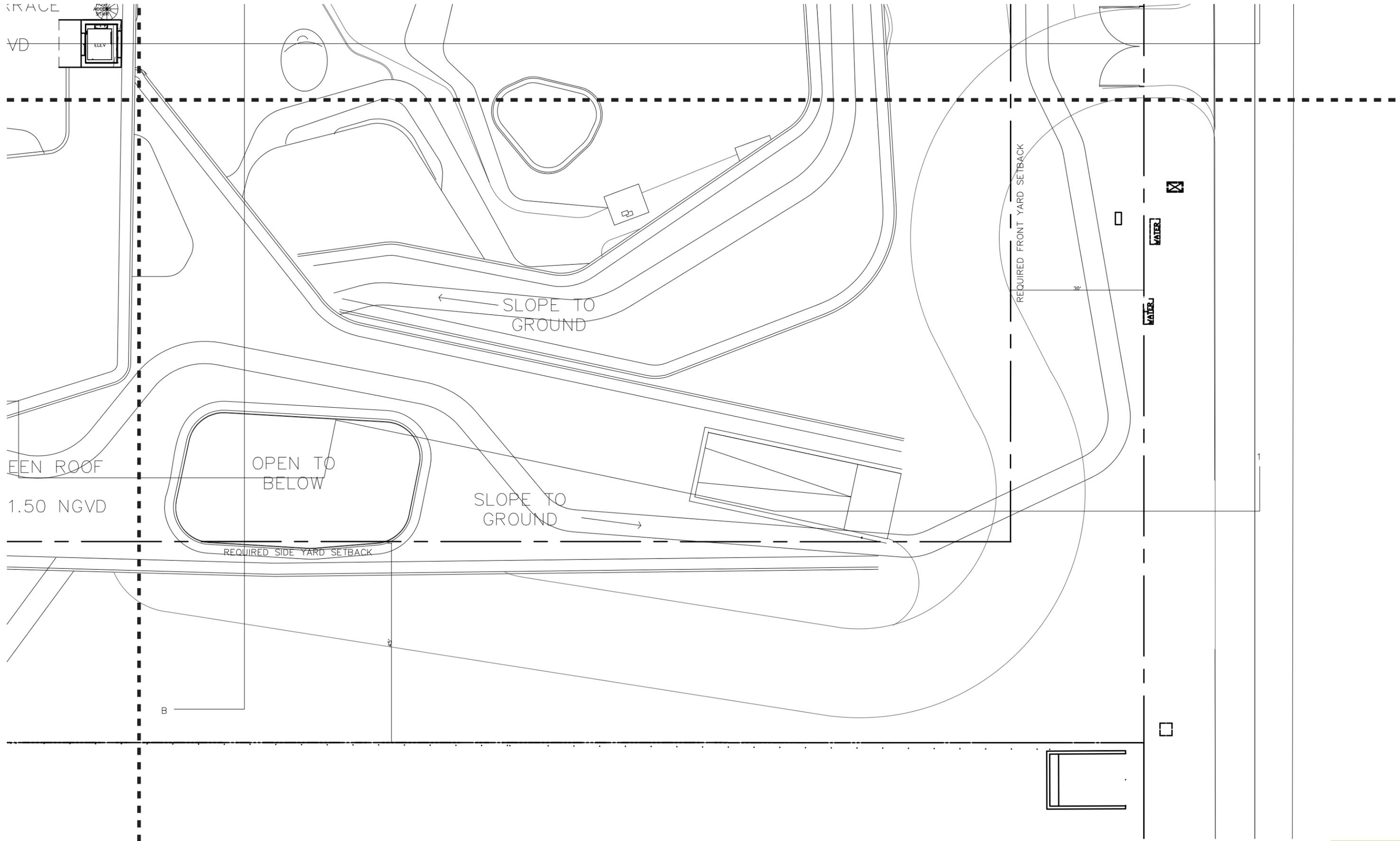
# PROPOSED BUILDING - SECOND FLOOR PLAN



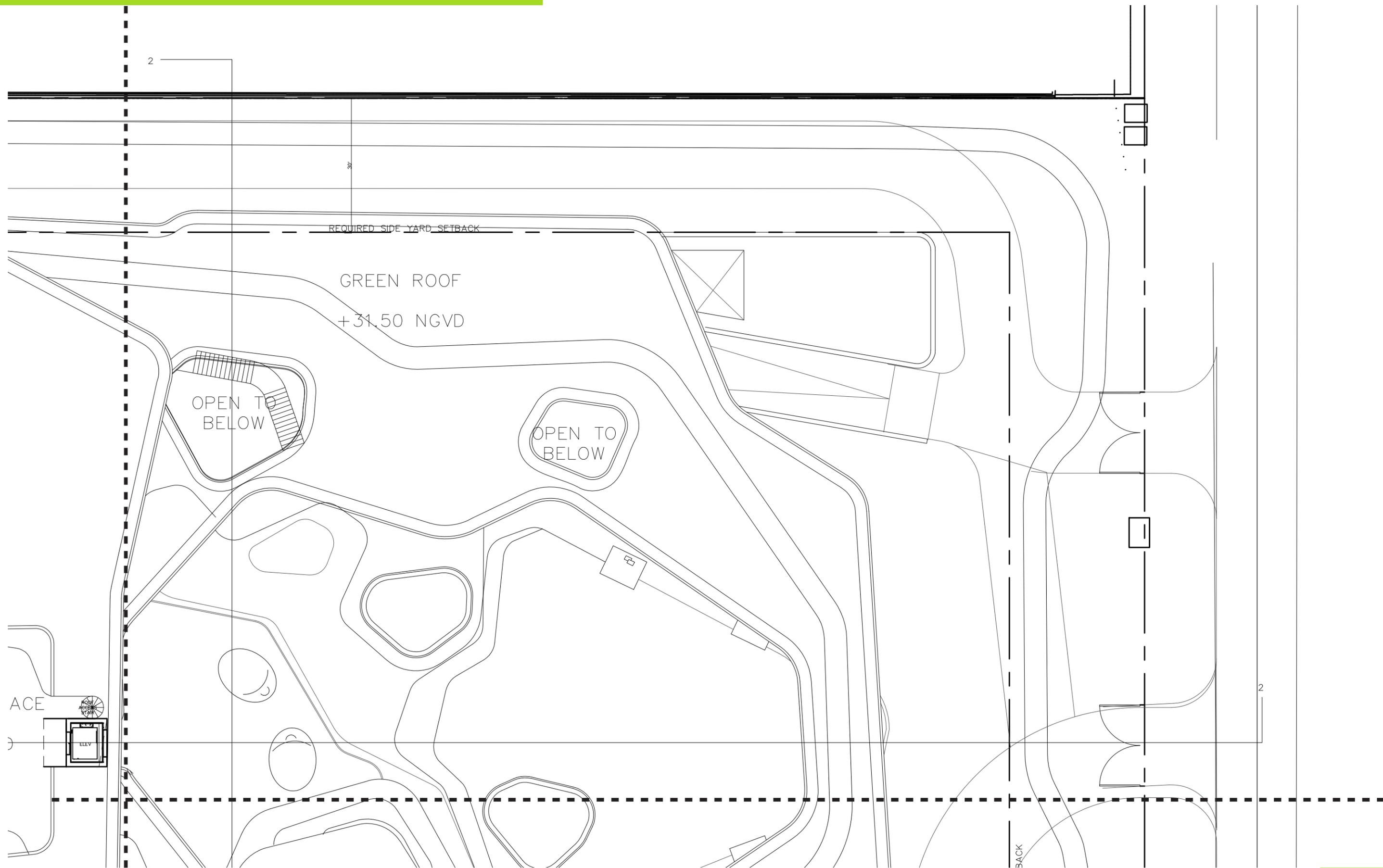
# PROPOSED BUILDING - ROOF PLAN



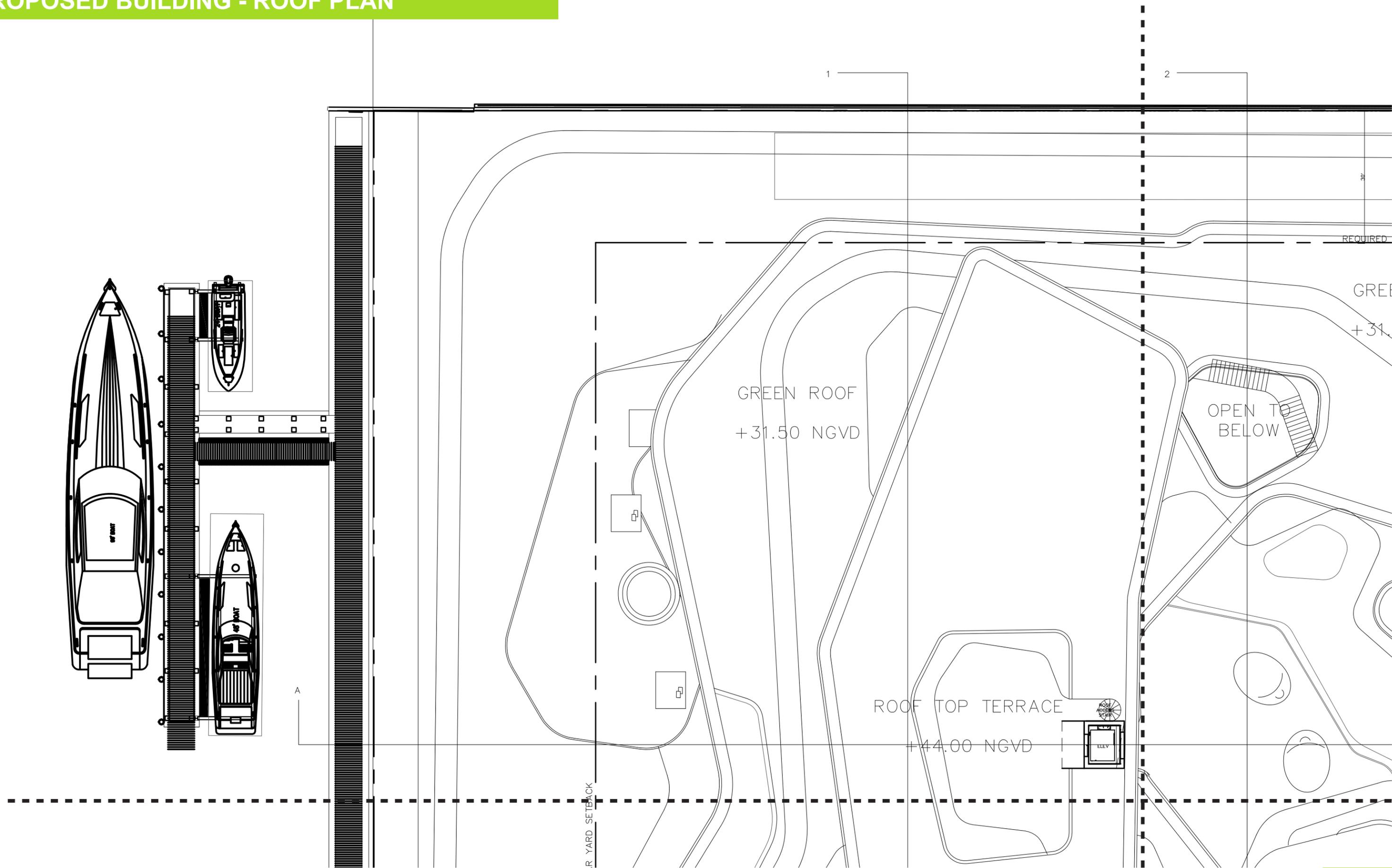
# PROPOSED BUILDING - GARAGE PLAN



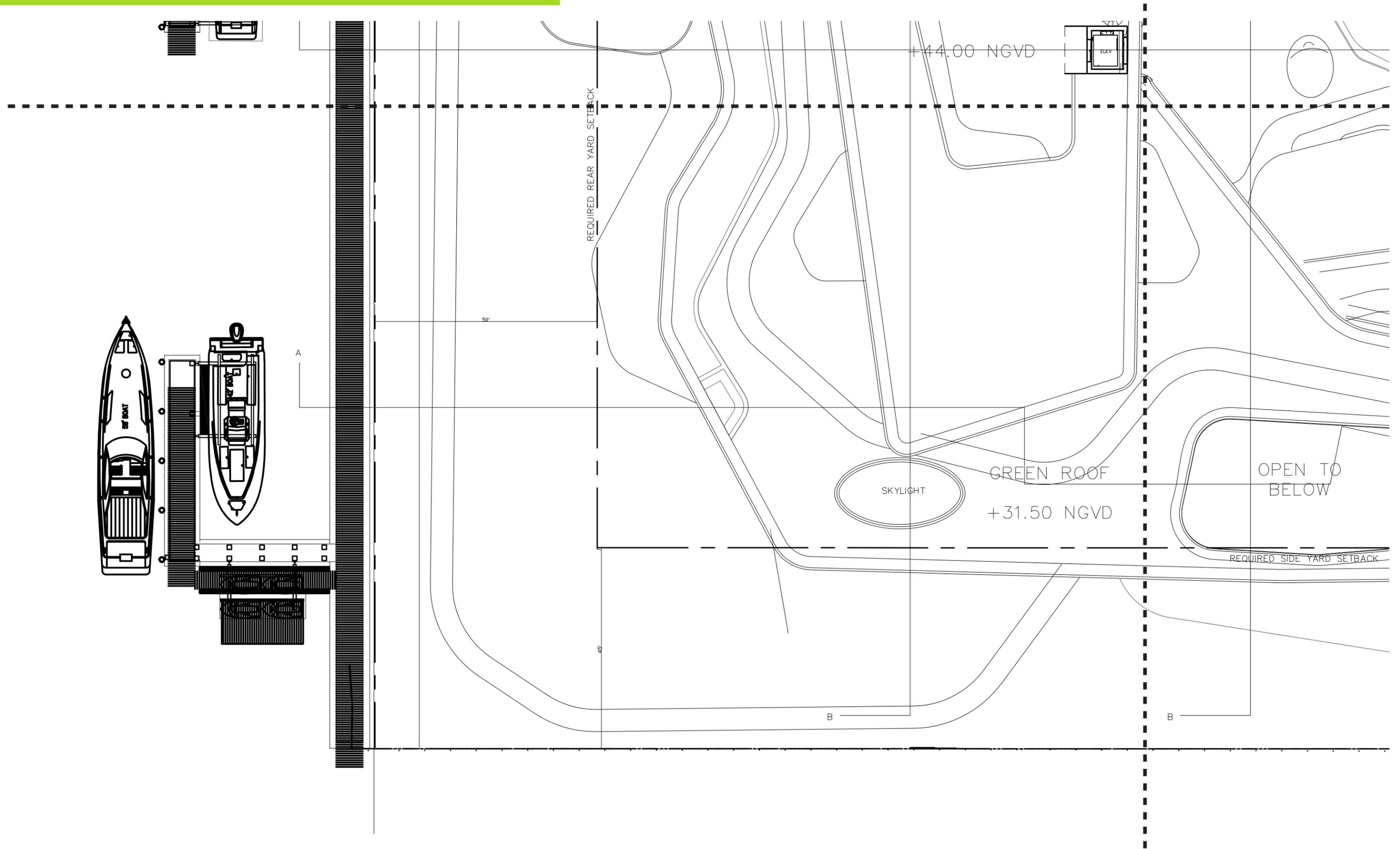
# PROPOSED BUILDING - ROOF PLAN



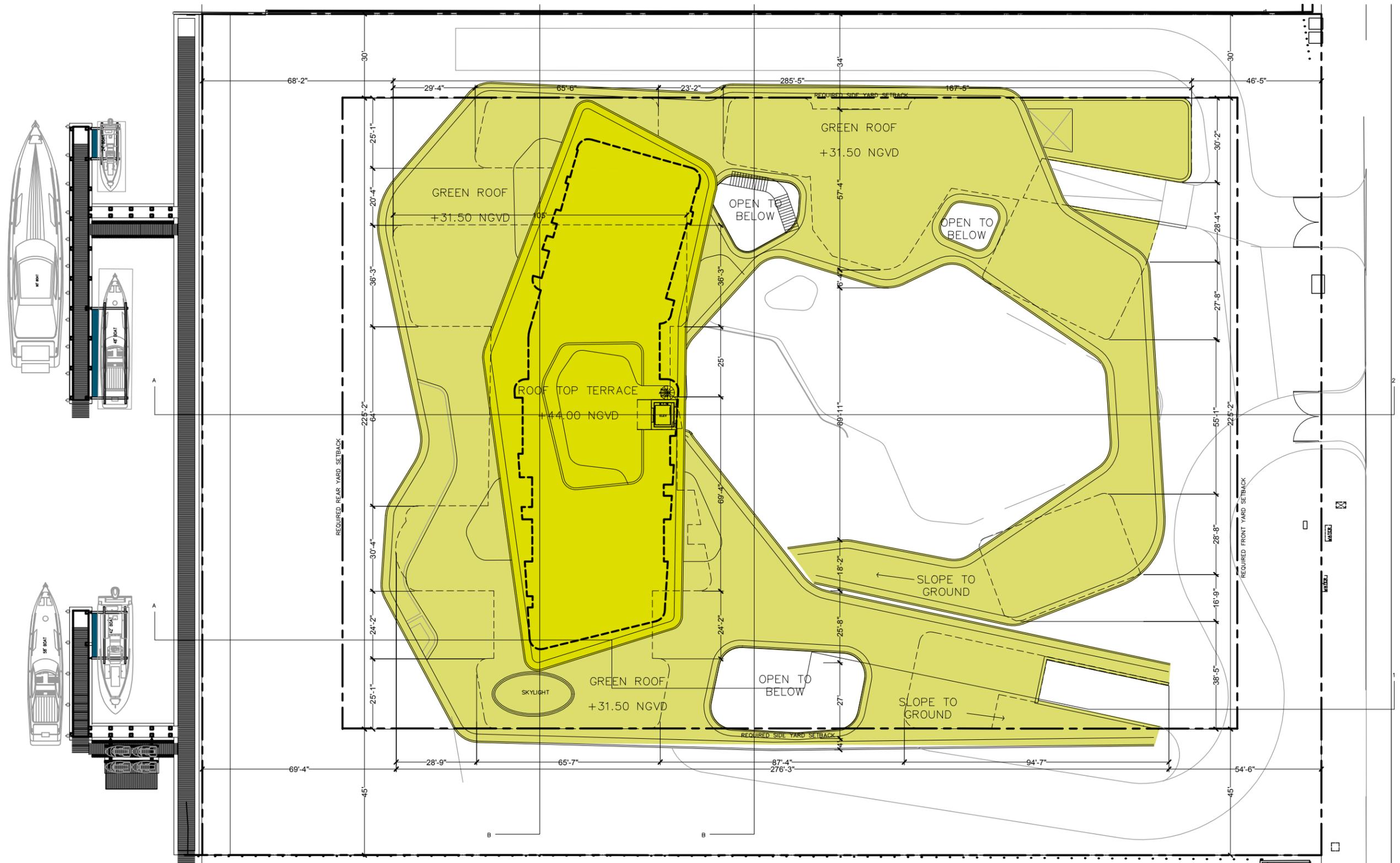
# PROPOSED BUILDING - ROOF PLAN



# PROPOSED BUILDING - ROOF PLAN



# PROPOSED BUILDING - AREA DIAGRAM

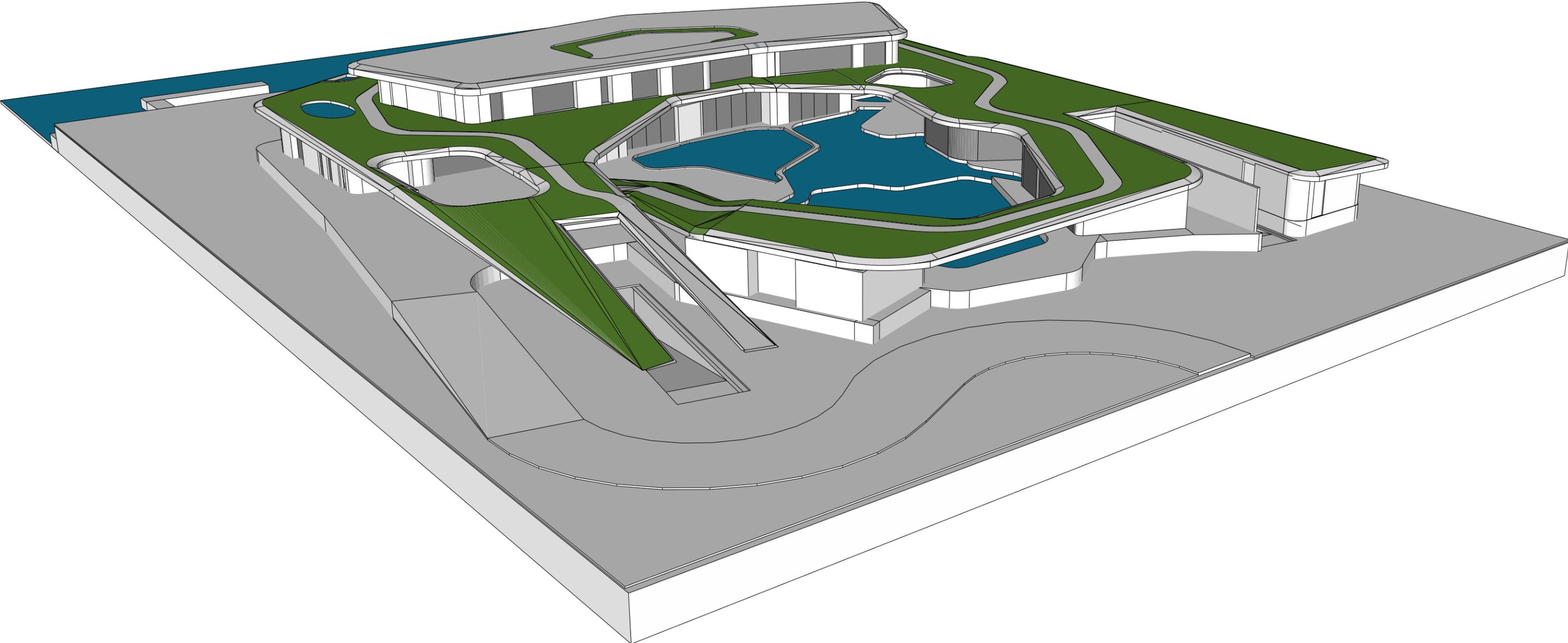


GROUND FLOOR	
ROOFED AREA	46,441 SF
UNDER AC	27,951 SF
COVERED PORCH	18,490 SF

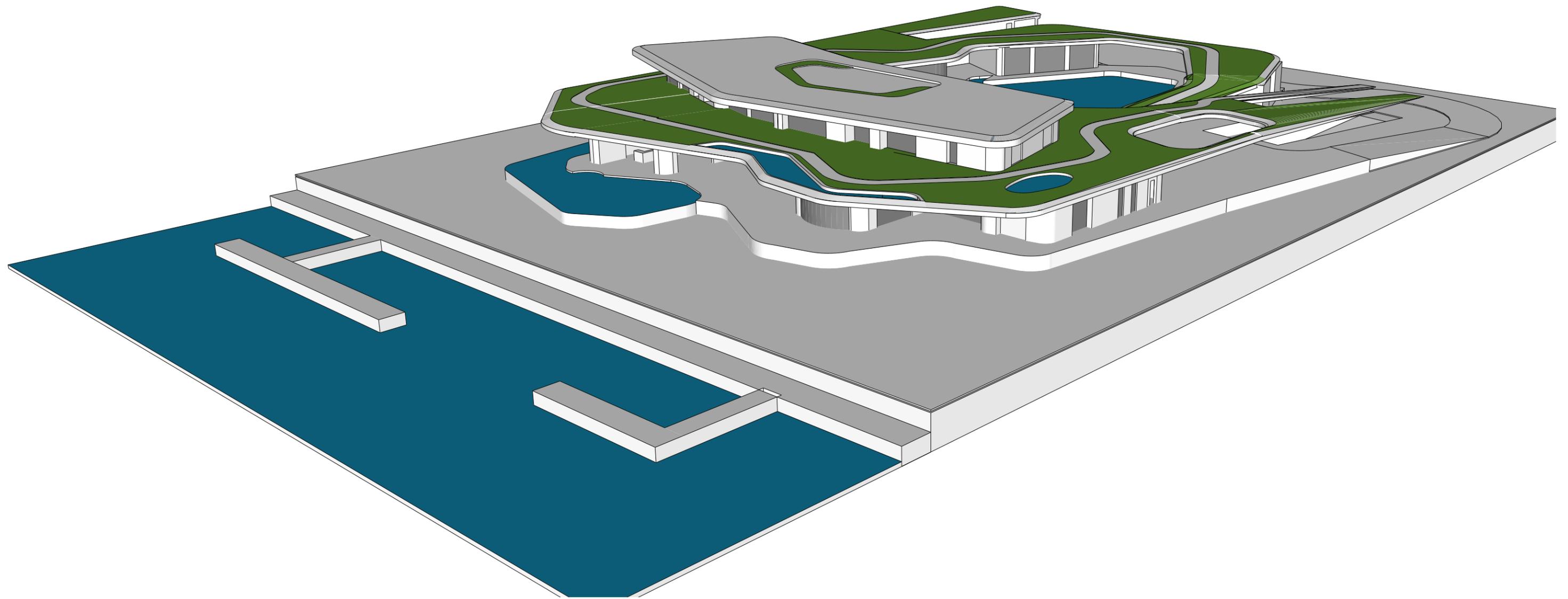
SECOND FLOOR	
ROOFED AREA	12,017 SF
AREA UNDER AC	8,787 SF
COVERED PORCH	3,230 SF

ROOF PLAN

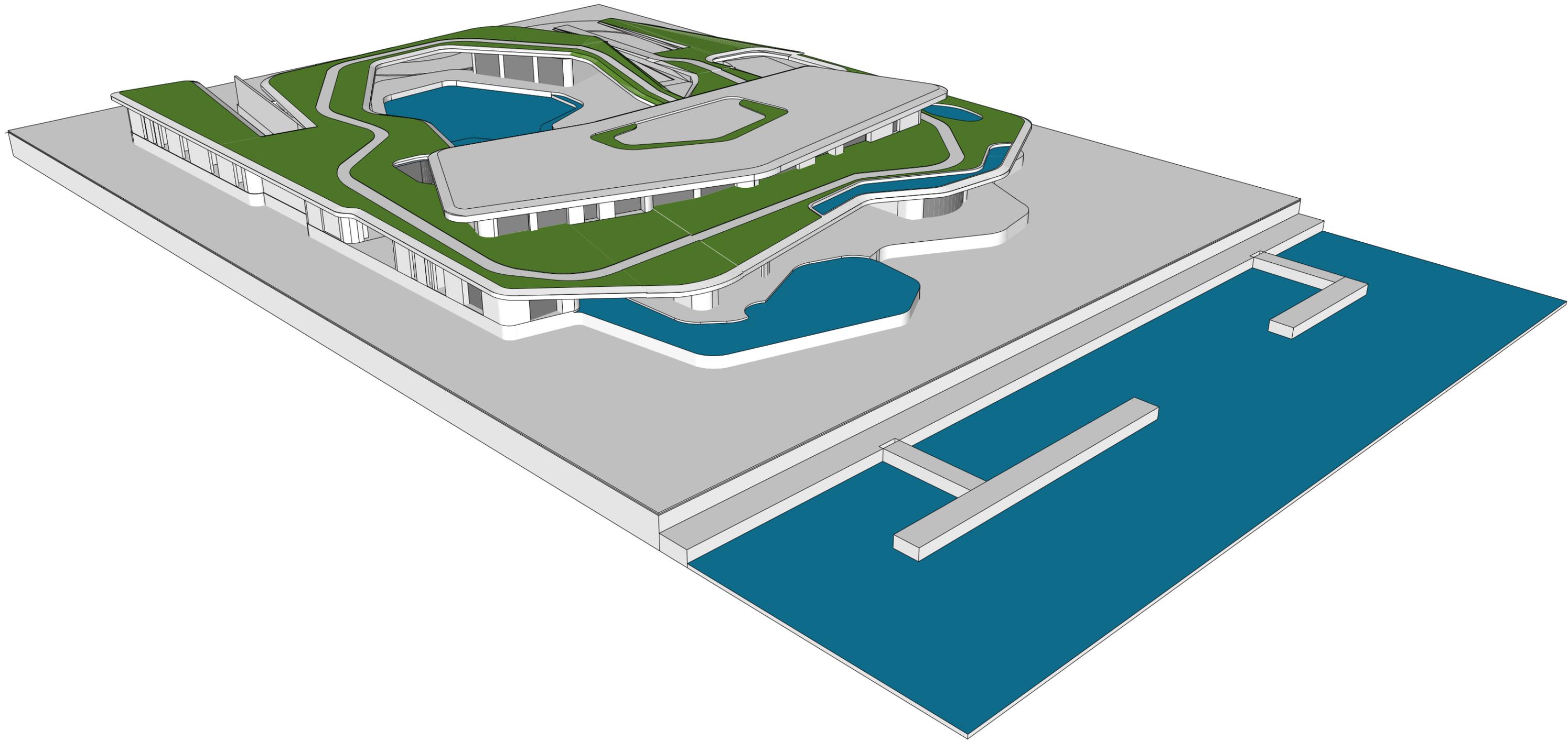
PROPOSED BUILDING - SOUTH WEST AXONOMETRIC



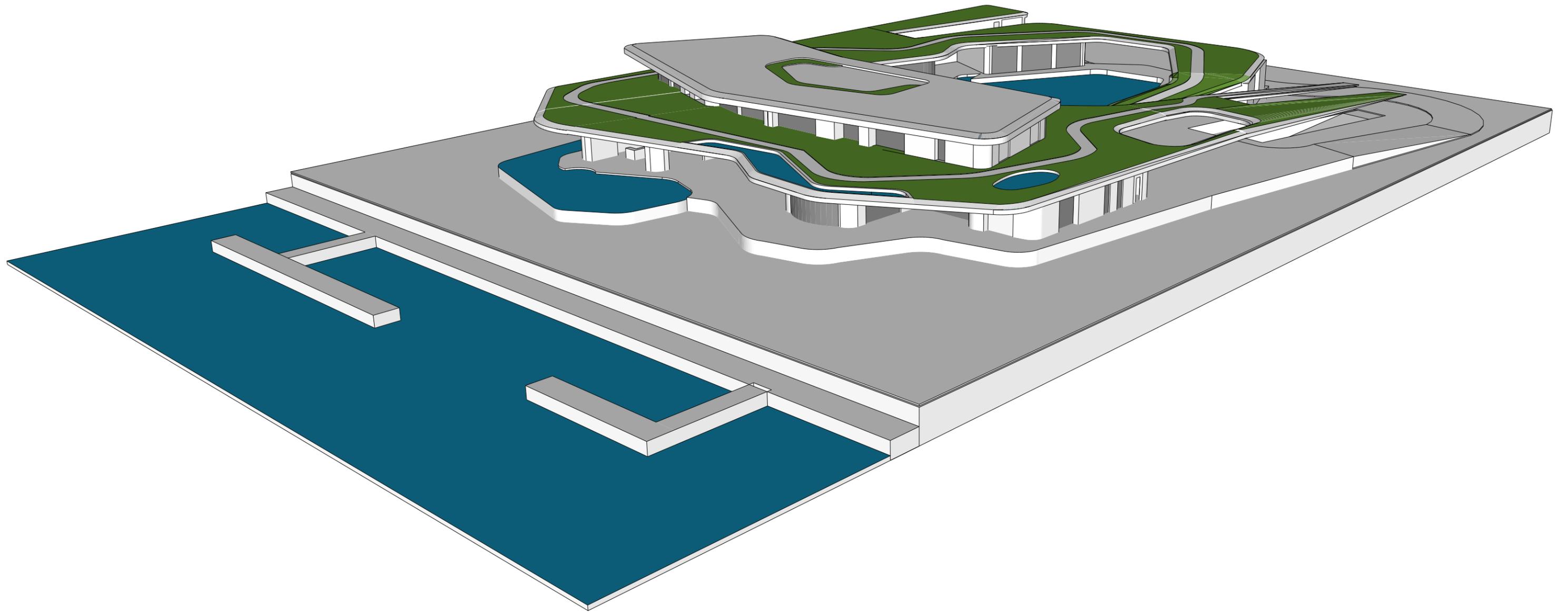
PROPOSED BUILDING - SOUTH EAST AXONOMETRIC



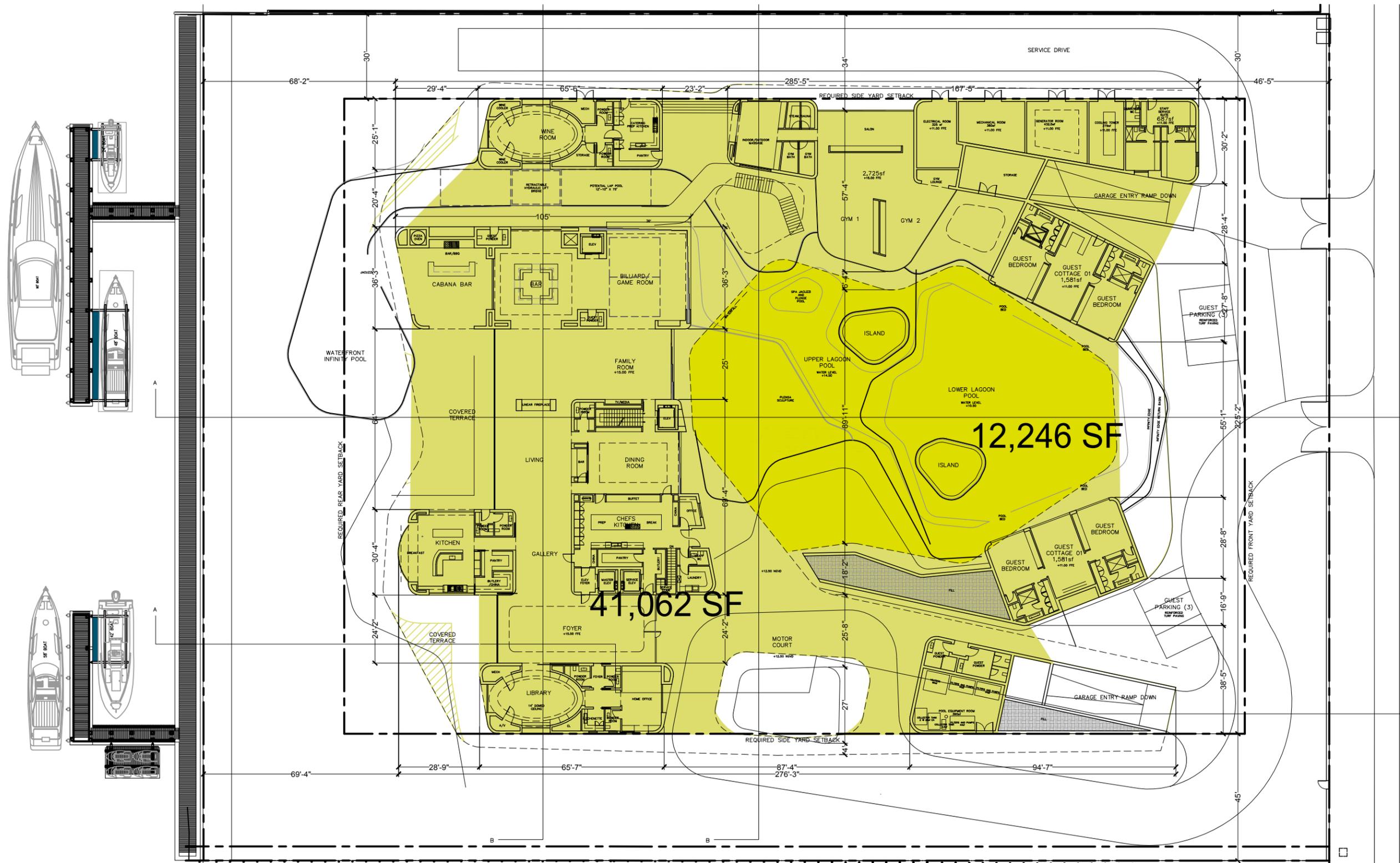
PROPOSED BUILDING - NORTH EAST AXONOMETRIC



PROPOSED BUILDING - NORTH WEST AXONOMETRIC



# ZONING DIAGRAM - LOT COVERAGE



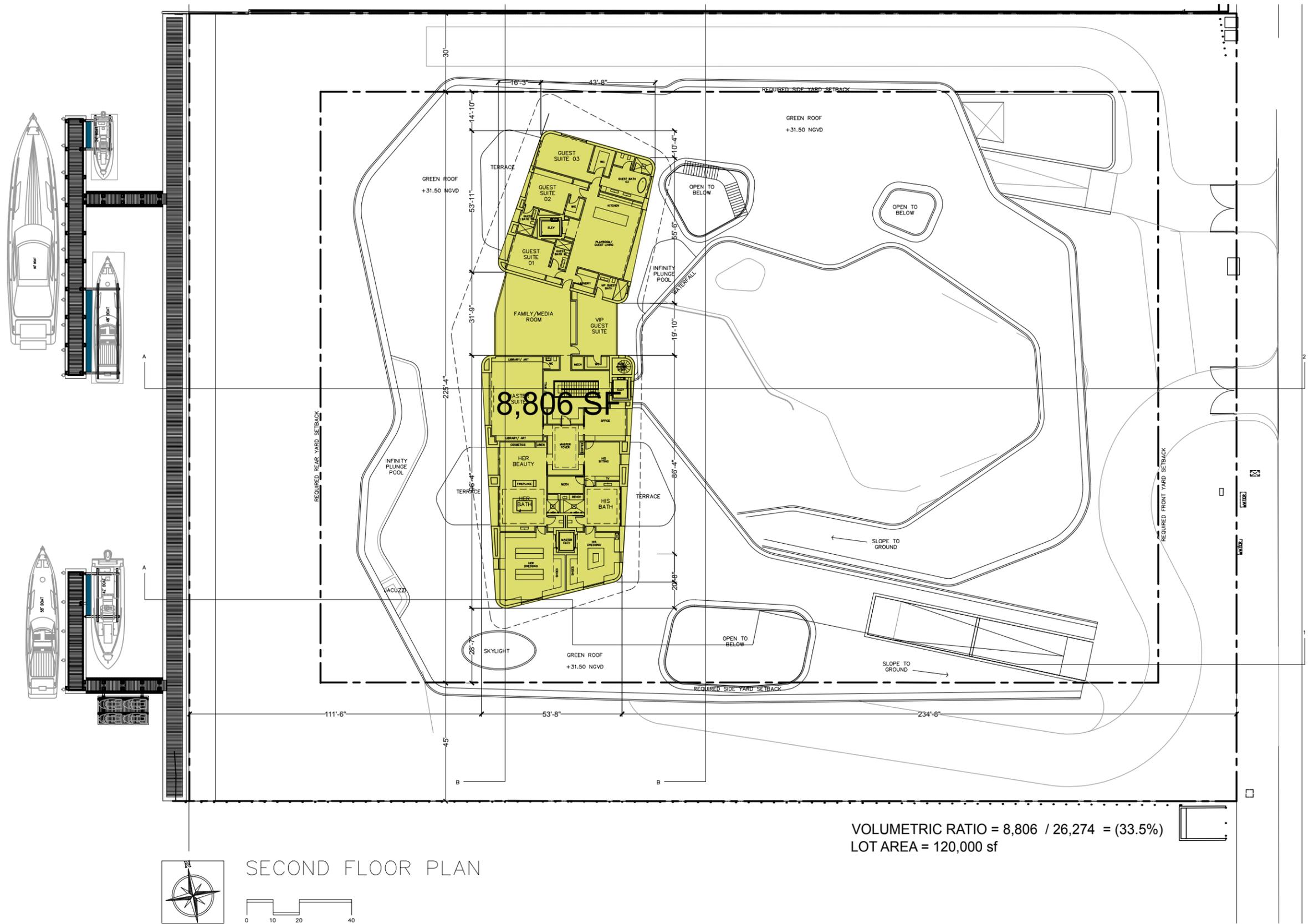
<span style="display:inline-block; width:15px; height:10px; background-color:#d9ead3;"></span>	MAIN STRUCTURE	41,062 SF (34.2%)
<span style="display:inline-block; width:15px; height:10px; background-color:#f0ad4e;"></span>	LAGOON	12,246 SF (10.2%)
	TOTAL LOT COVERAGE	53,308 SF (44.4%)
	LOT AREA =	120,000 SF
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px);"></span>	ROOFED AREA > 10'	567 SF (0.5% LOT AREA)
	NOT INCLUDED IN LOT COVERAGE	

GROUND FLOOR PLAN





# ZONING DIAGRAM - VOLUMETRIC STUDY

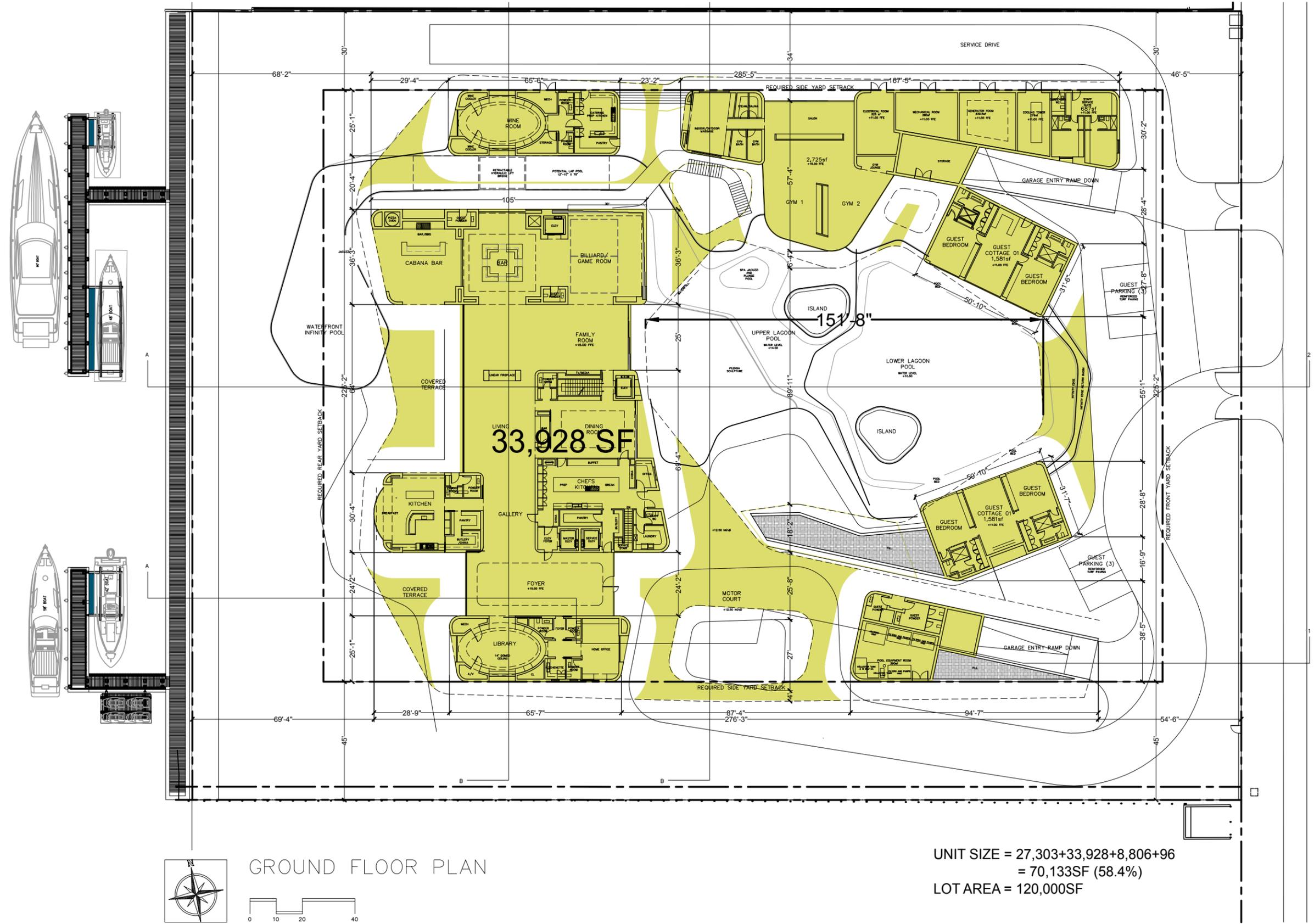


VOLUMETRIC RATIO =  $8,806 / 26,274 = (33.5\%)$   
 LOT AREA = 120,000 sf

SECOND FLOOR PLAN

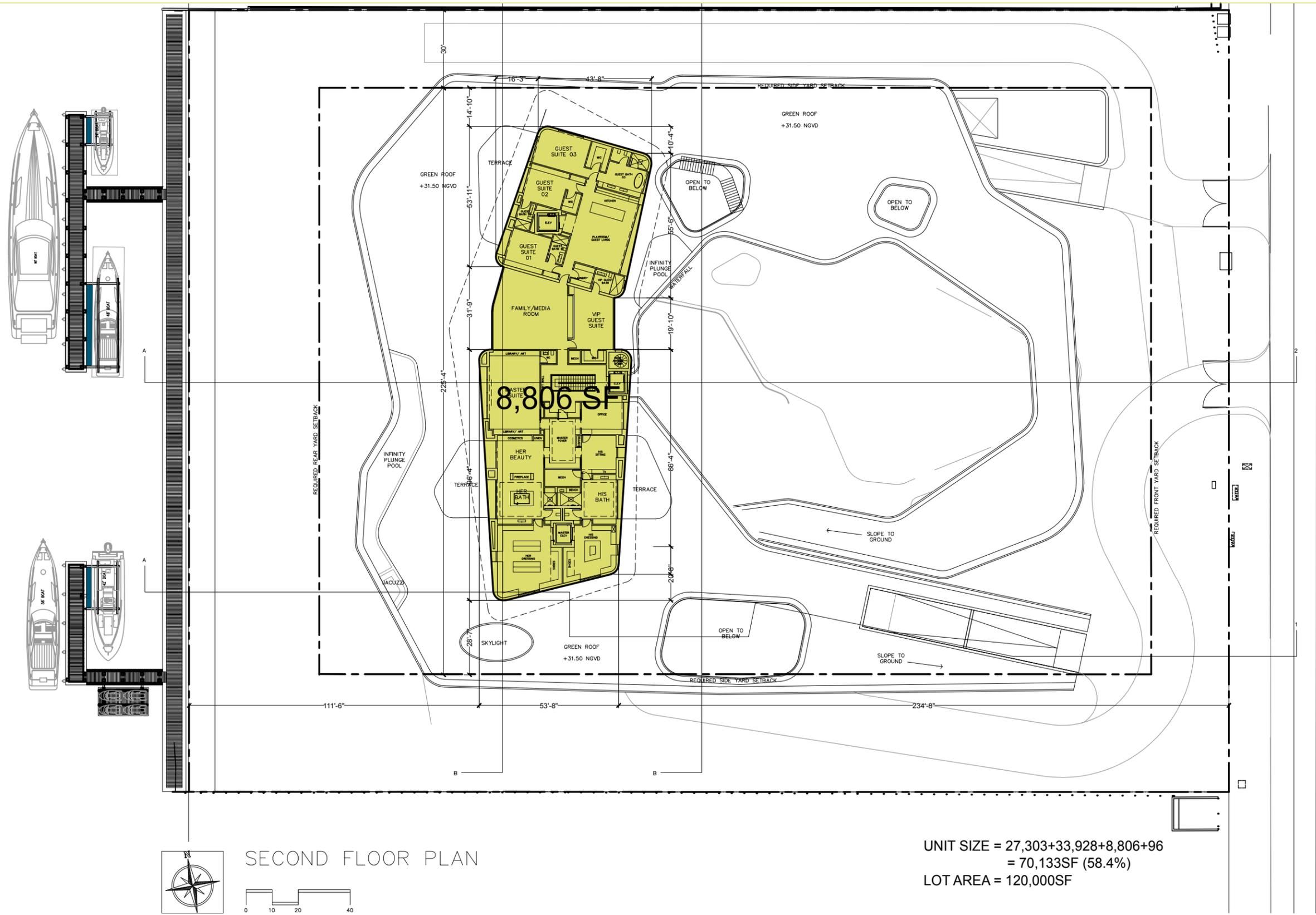


# ZONING DIAGRAM - UNIT SIZE

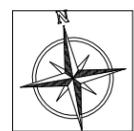
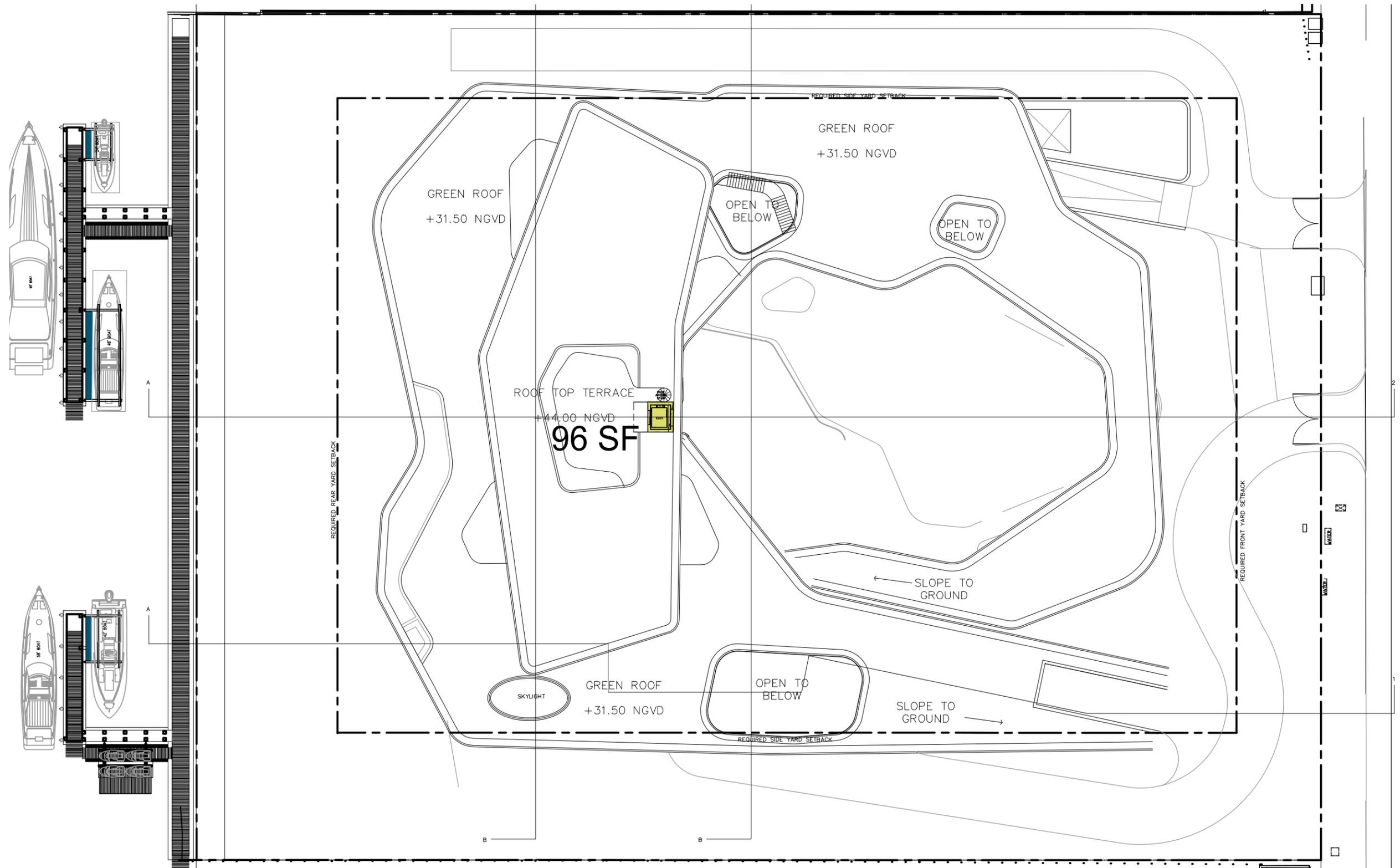


UNIT SIZE = 27,303+33,928+8,806+96  
 = 70,133SF (58.4%)  
 LOT AREA = 120,000SF

# ZONING DIAGRAM - UNIT SIZE



# ZONING DIAGRAM - UNIT SIZE

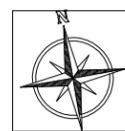
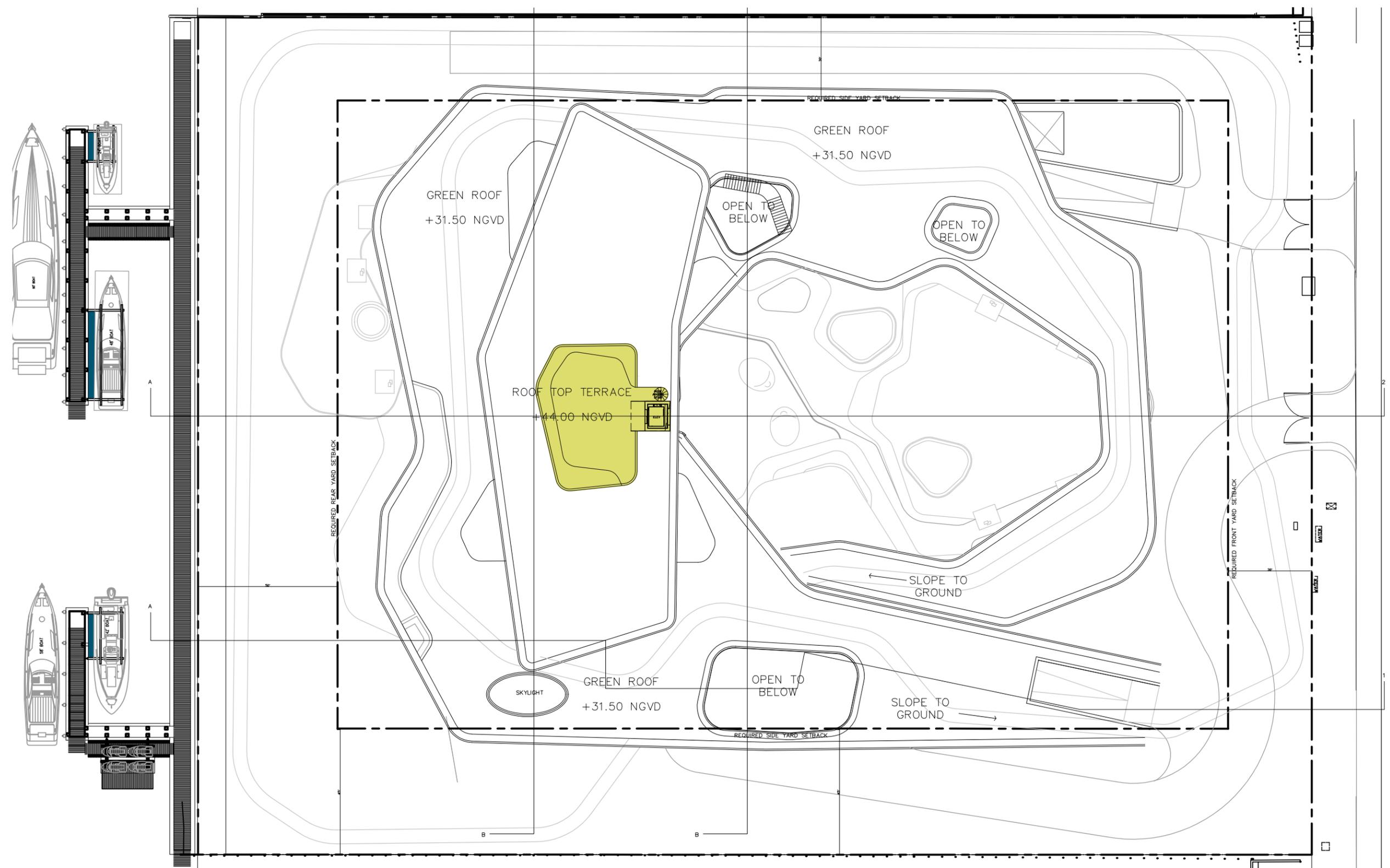


ROOF PLAN



UNIT SIZE = 27,303+33,928+8,806+96  
 = 70,133SF (58.4%)  
 LOT AREA = 120,000SF

# ZONING DIAGRAM - ROOF TERRACE

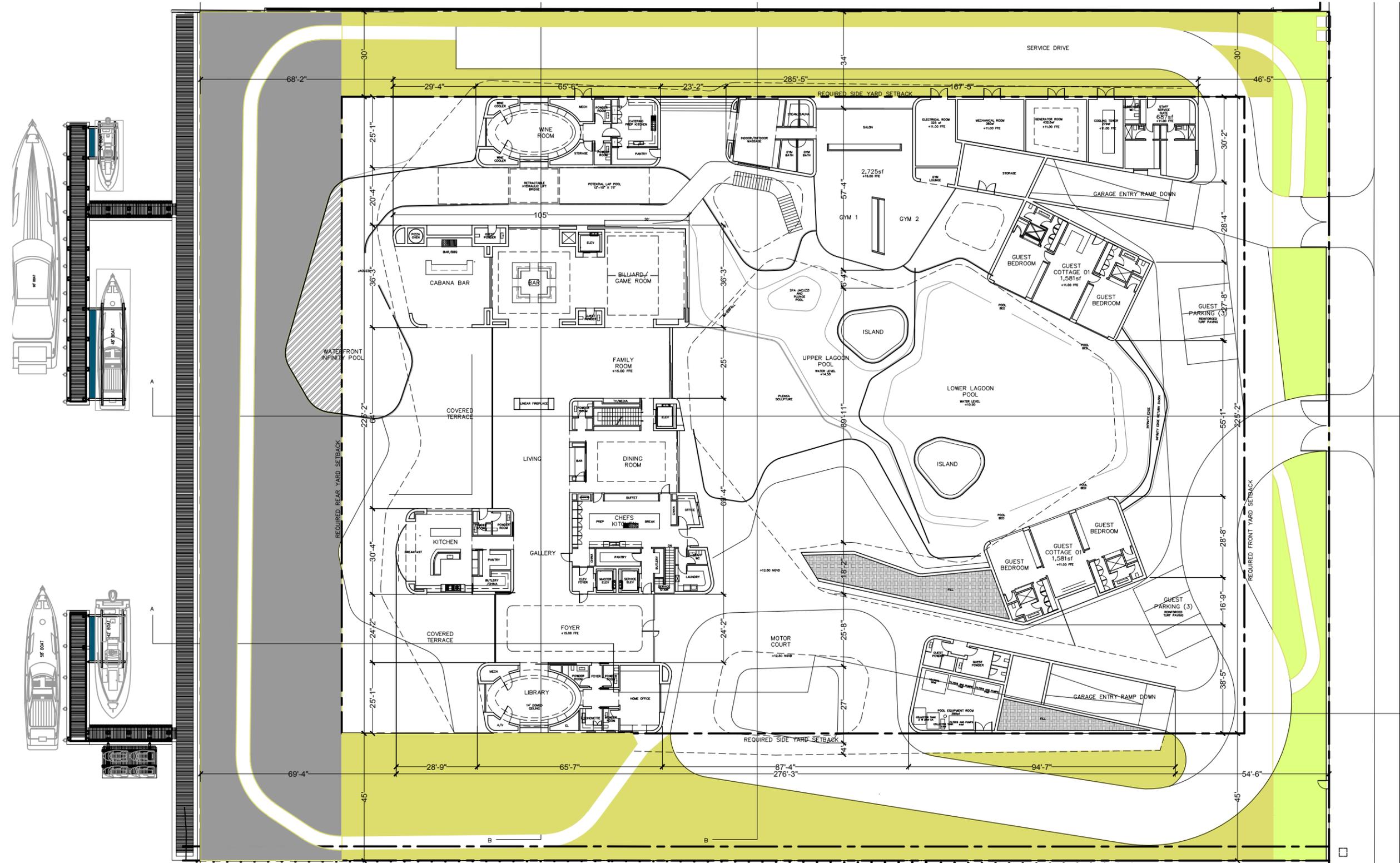


ROOF PLAN

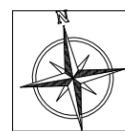


UNIT SIZE = 1,858 SF  
 = 1,858/8806 (21.1%)  
 LOT AREA = 120,000SF

# ZONING DIAGRAM - OPEN SPACE



- FRONT YARD  
3,908 SF / 6,000SF = 65.1% (50% REQUIRED)
- REAR YARD  
12,840SF' / 15,000SF = 85.6% (70% REQUIRED)
- SIDE YARD  
(9,017SF (SOUTH) + 5,329SF (NORTH)) / 24,750 SF = 58% (35% REQUIRED)



GROUND FLOOR PLAN



# MATERIAL BOARD



ST1 TRAVERTINE CLADDING



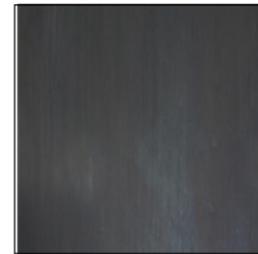
WD1 IPE EXTERIOR CLADDING



WD2 IPE EXTERIOR CLADDING #2



ST2 BOARD FORMED CONCRETE



MT1 BRONZE FINISH ALUMINUM



GL1 CLEAR GLAZING

# RENDERED ELEVATION - SOUTH



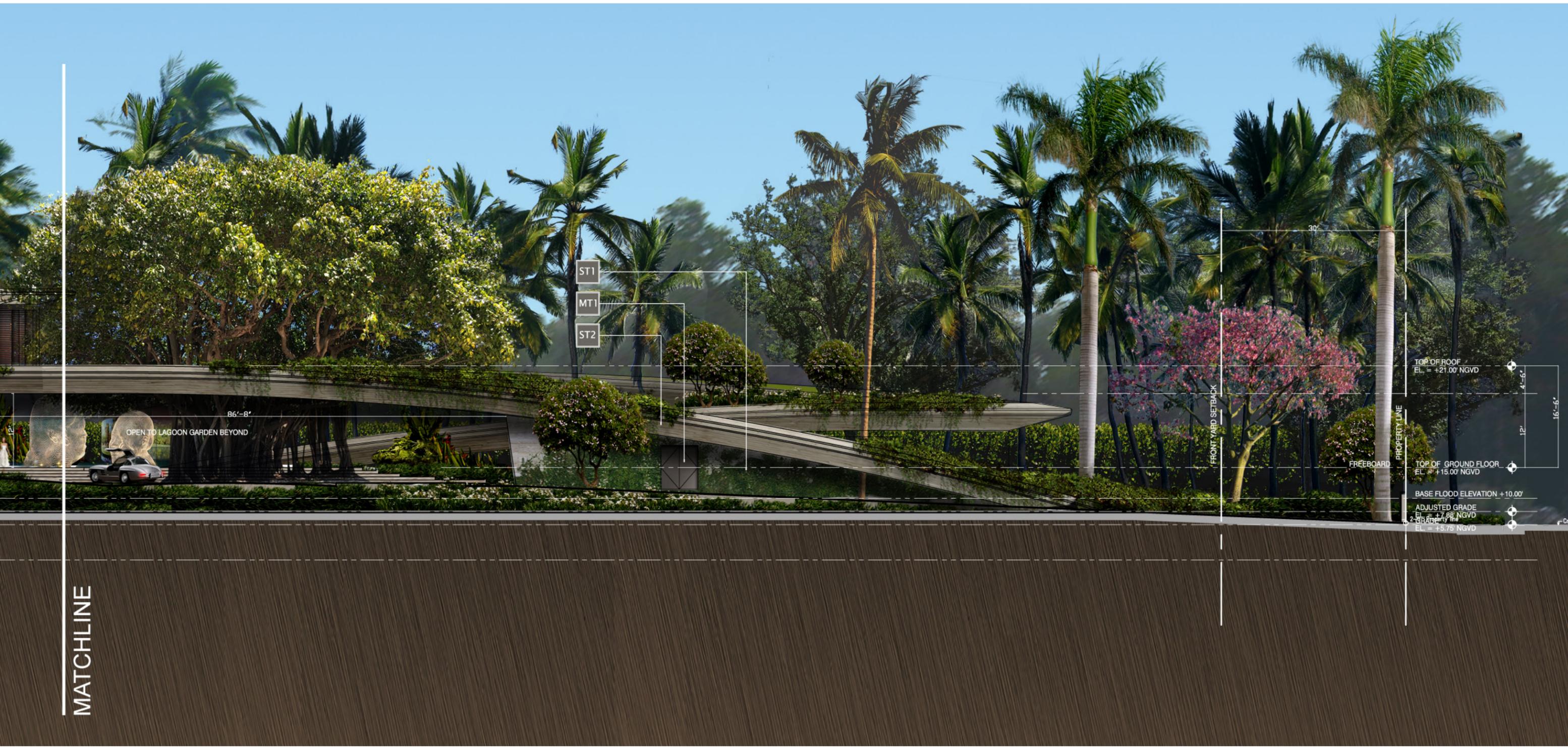
1 SOUTH ELEVATION  
SCALE --

# RENDERED ELEVATION - SOUTH



**1** SOUTH ELEVATION  
SCALE --

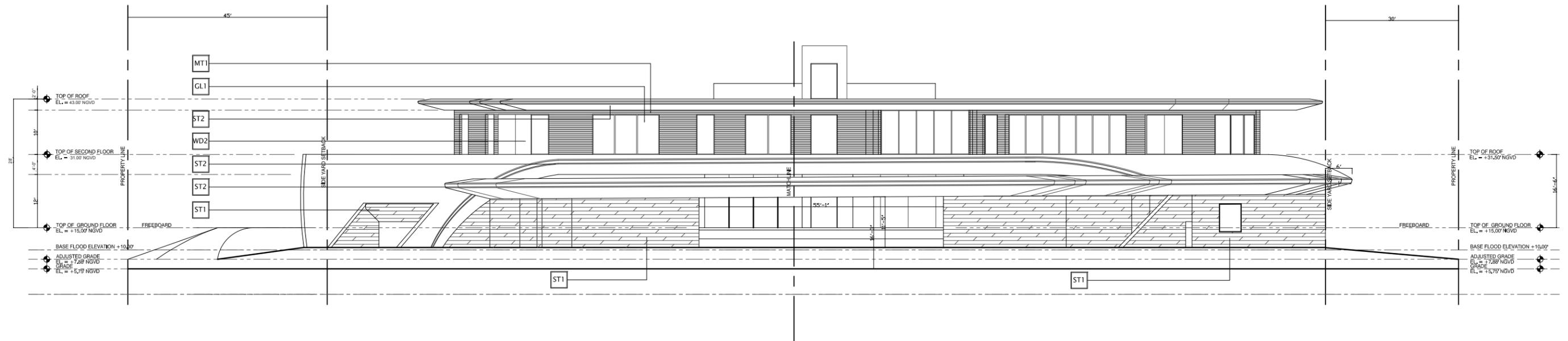
# RENDERED ELEVATION - SOUTH



MATCHLINE

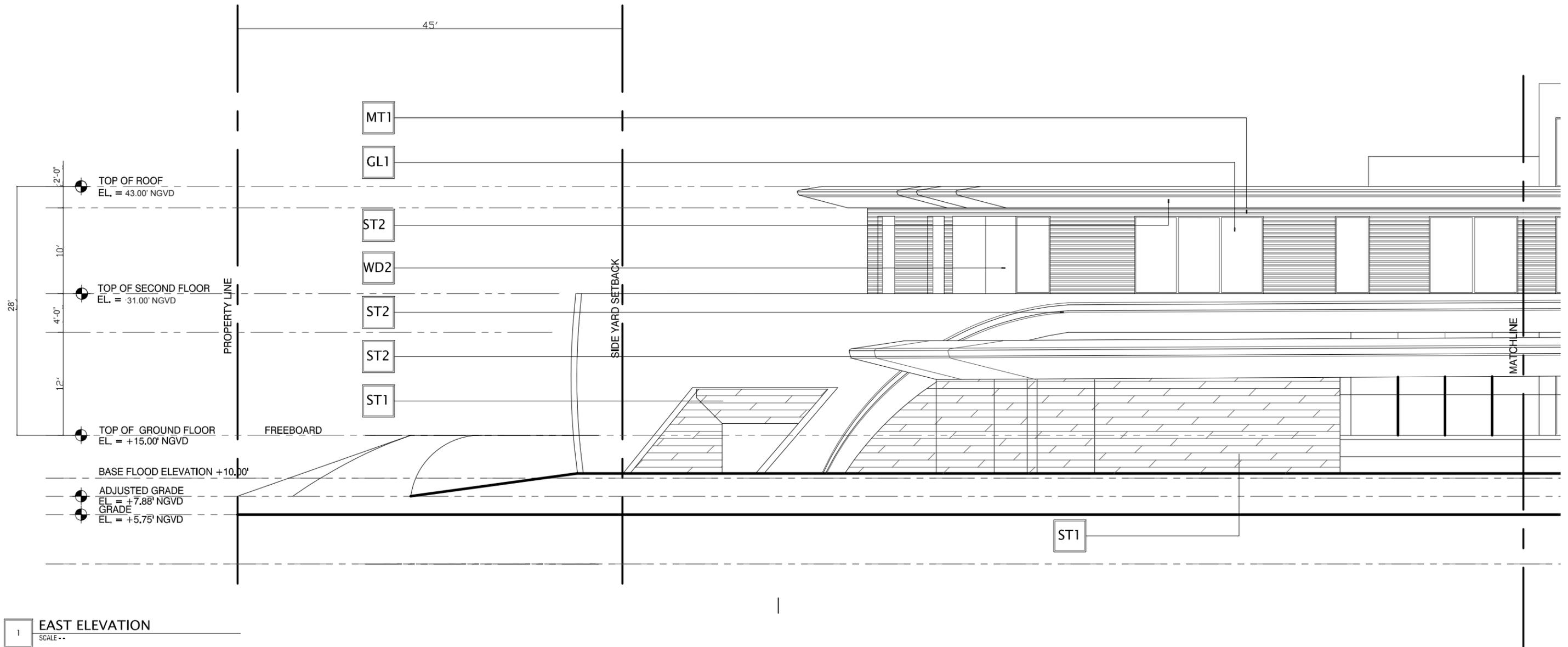
1 SOUTH ELEVATION  
SCALE --

# ELEVATIONS - EAST



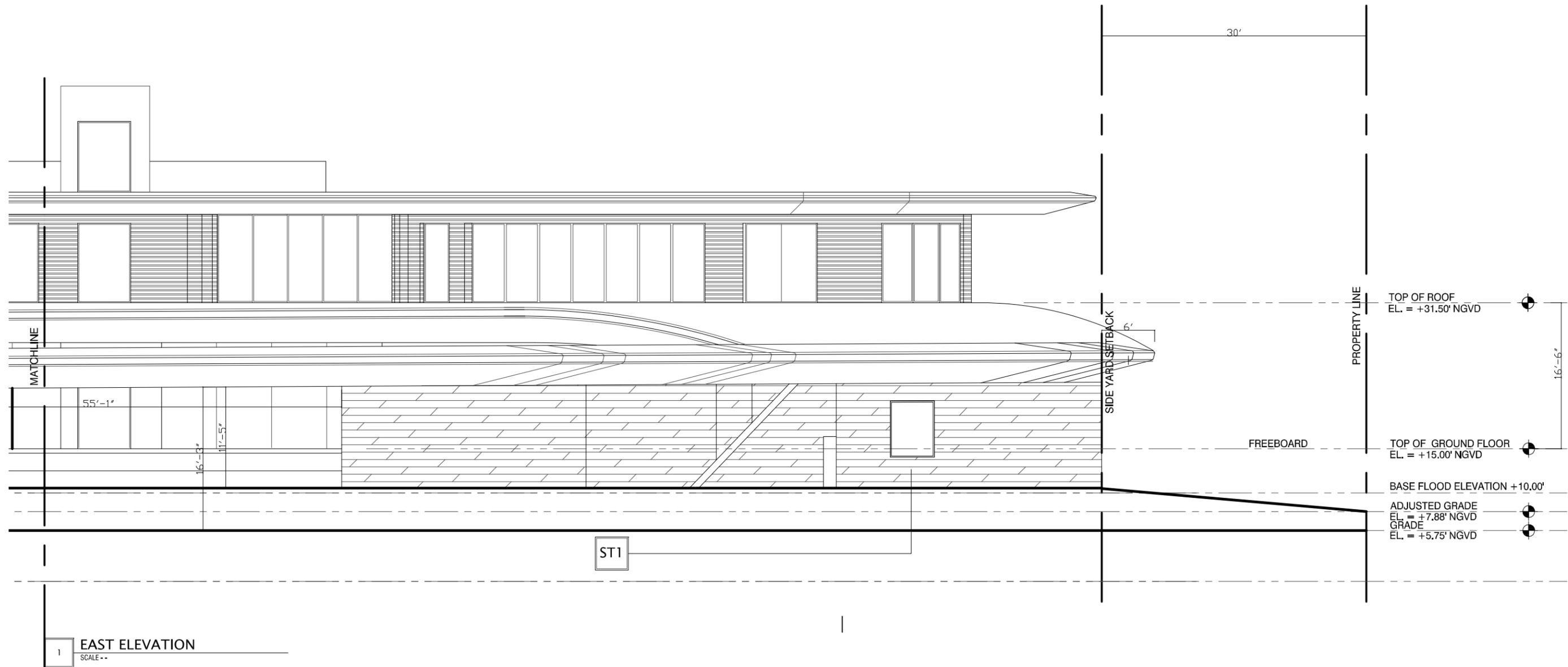
1 EAST ELEVATION  
SCALE --

# ELEVATIONS - EAST



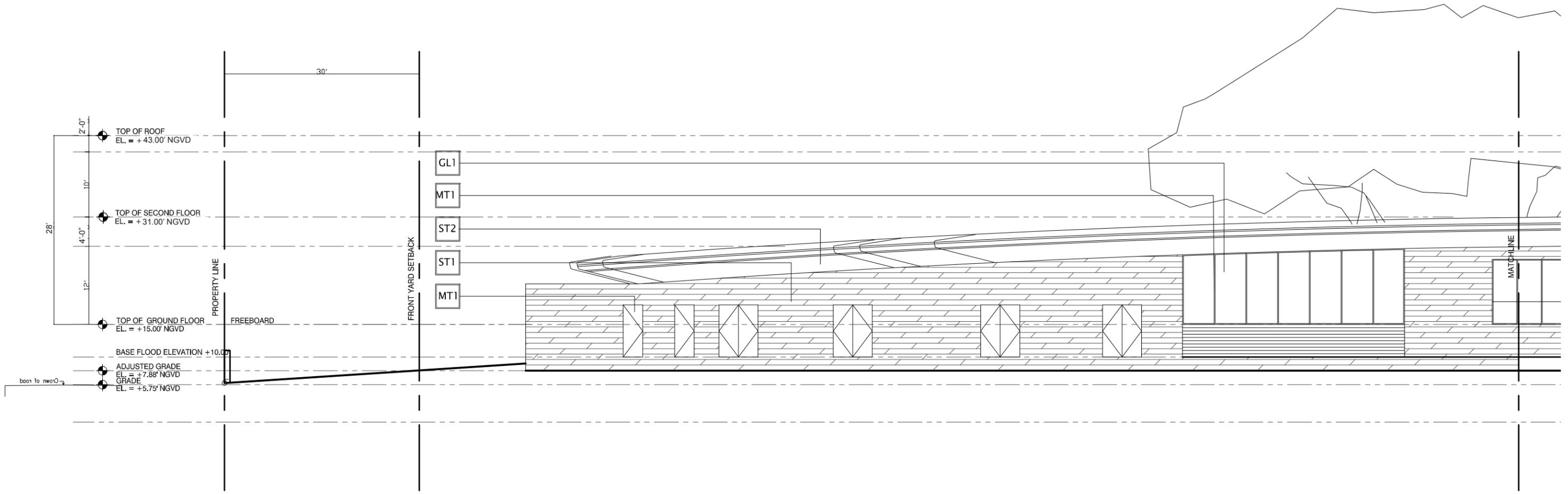
1 EAST ELEVATION  
SCALE --

# ELEVATIONS - EAST



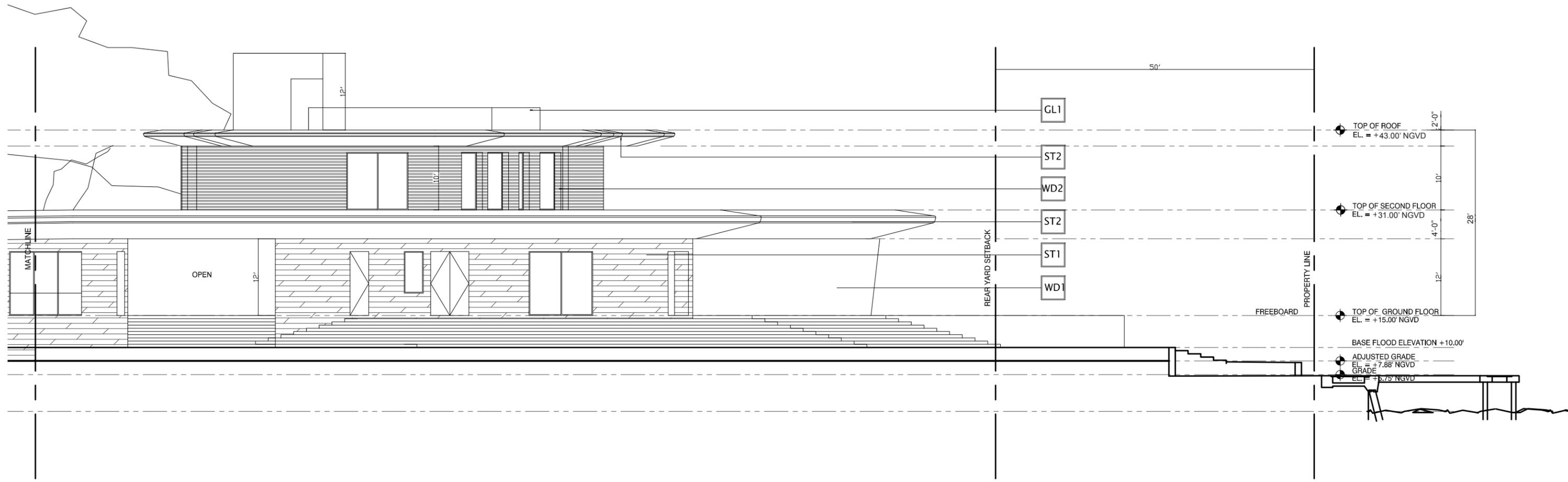


# ELEVATIONS - NORTH



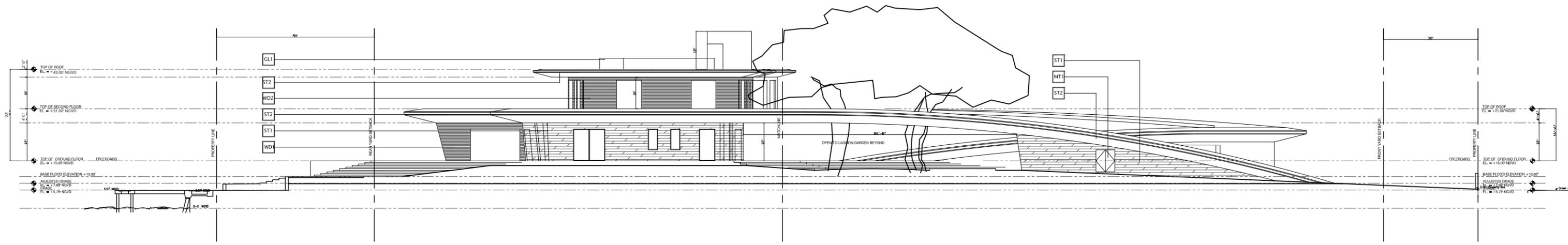
1 NORTH ELEVATION  
SCALE - -

# ELEVATIONS - NORTH



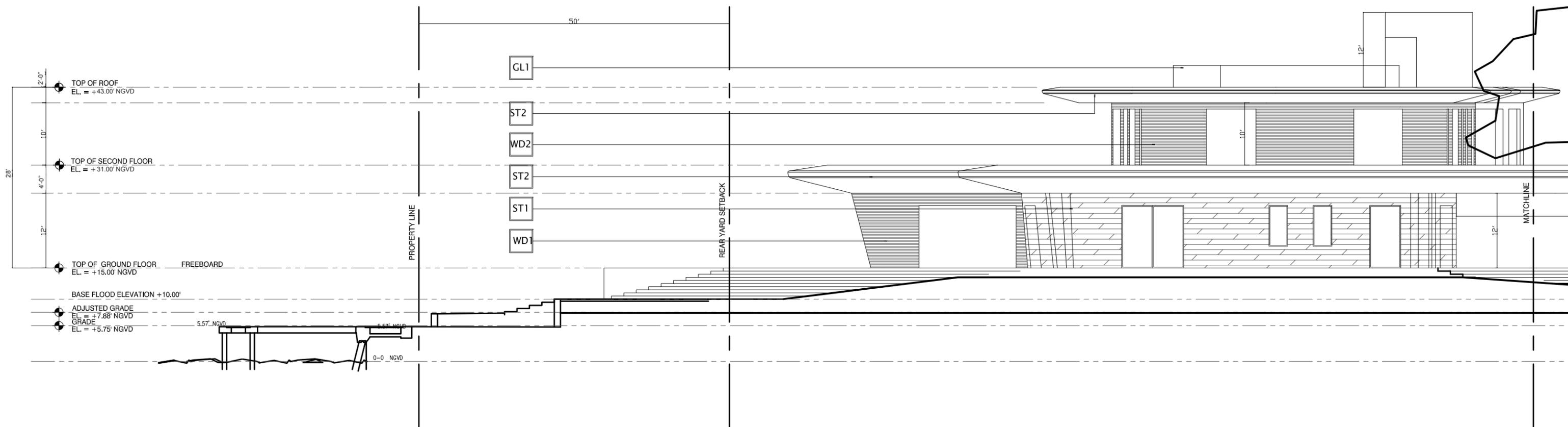
1 NORTH ELEVATION  
SCALE --

# ELEVATIONS - SOUTH



1 SOUTH ELEVATION  
SCALE --

# ELEVATIONS - SOUTH

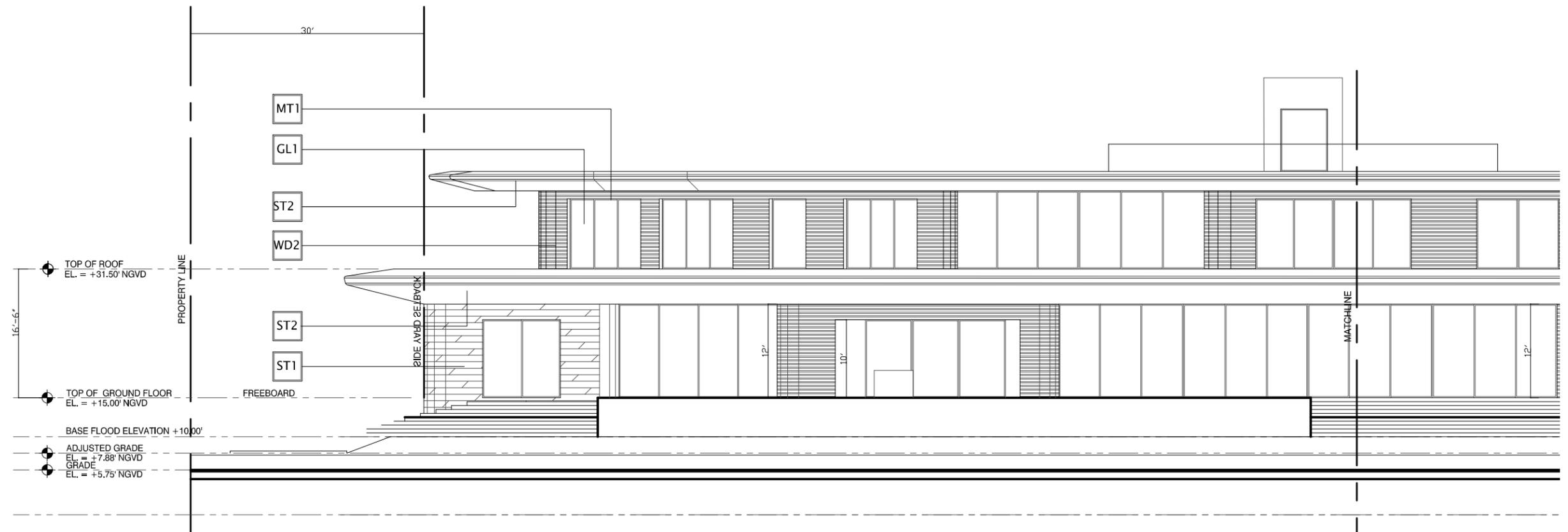


1 SOUTH ELEVATION  
SCALE--



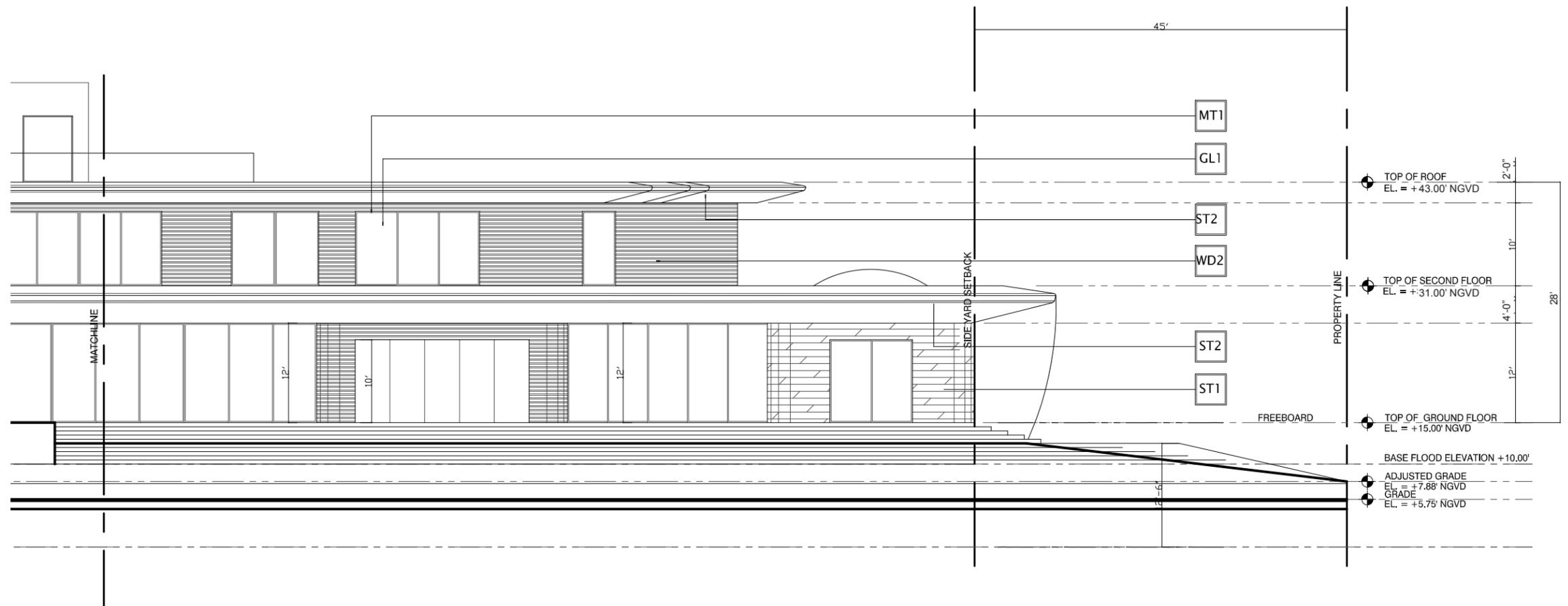


# ELEVATIONS - WEST



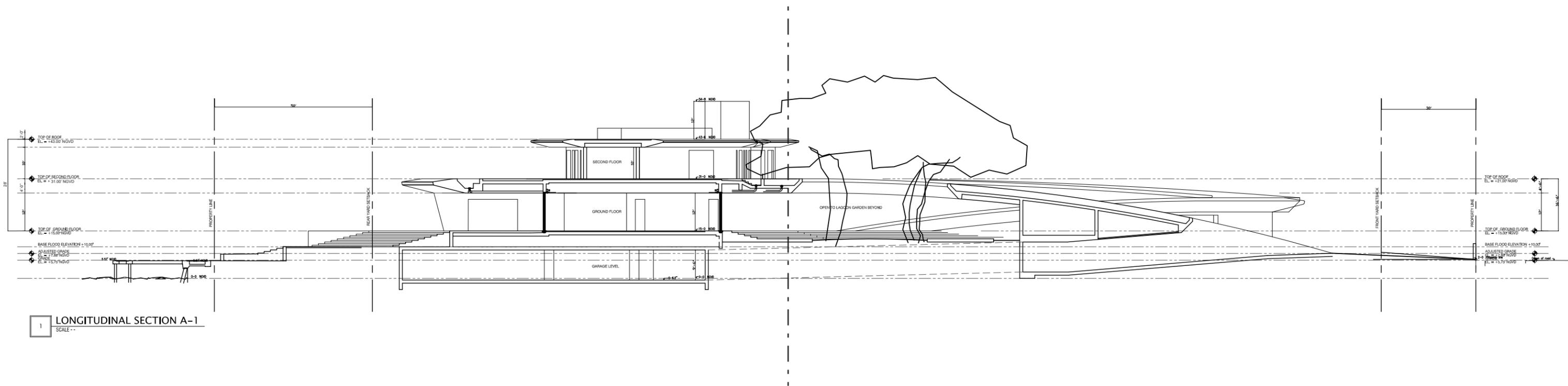
1 WEST ELEVATION  
SCALE --

# ELEVATIONS - WEST



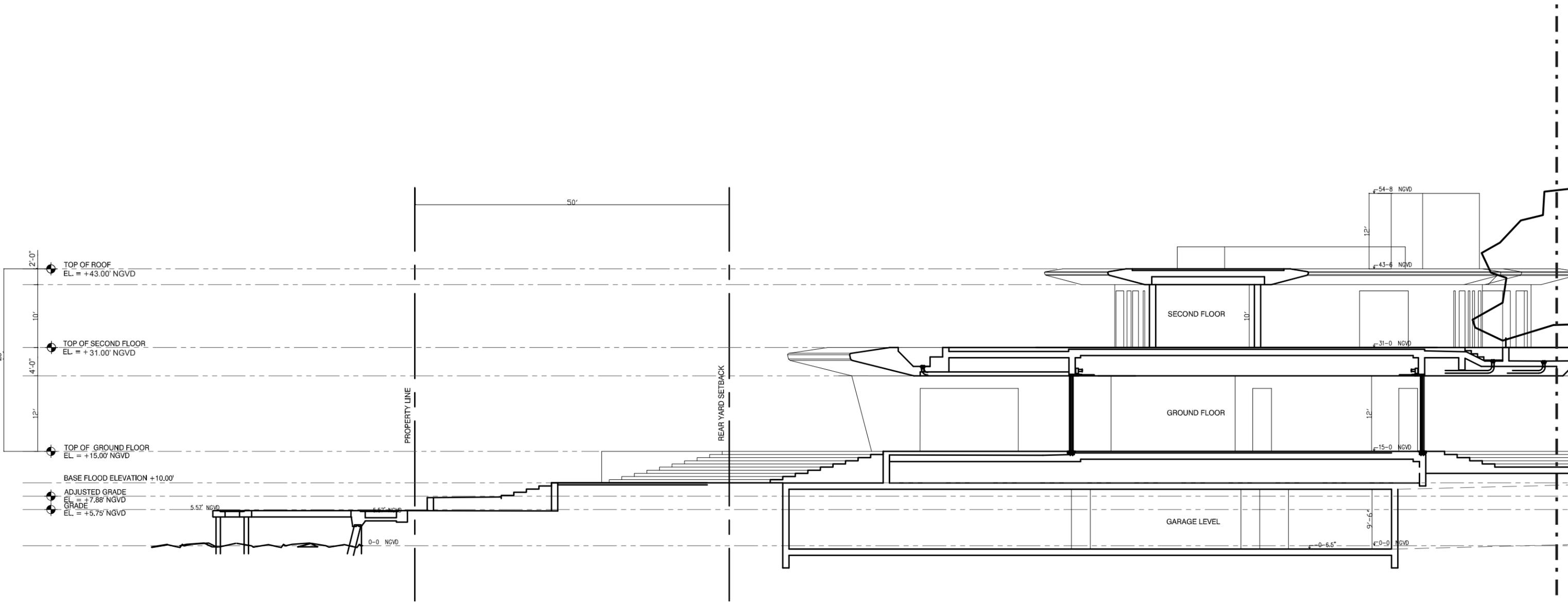
1 WEST ELEVATION  
SCALE --

# SECTION A-1



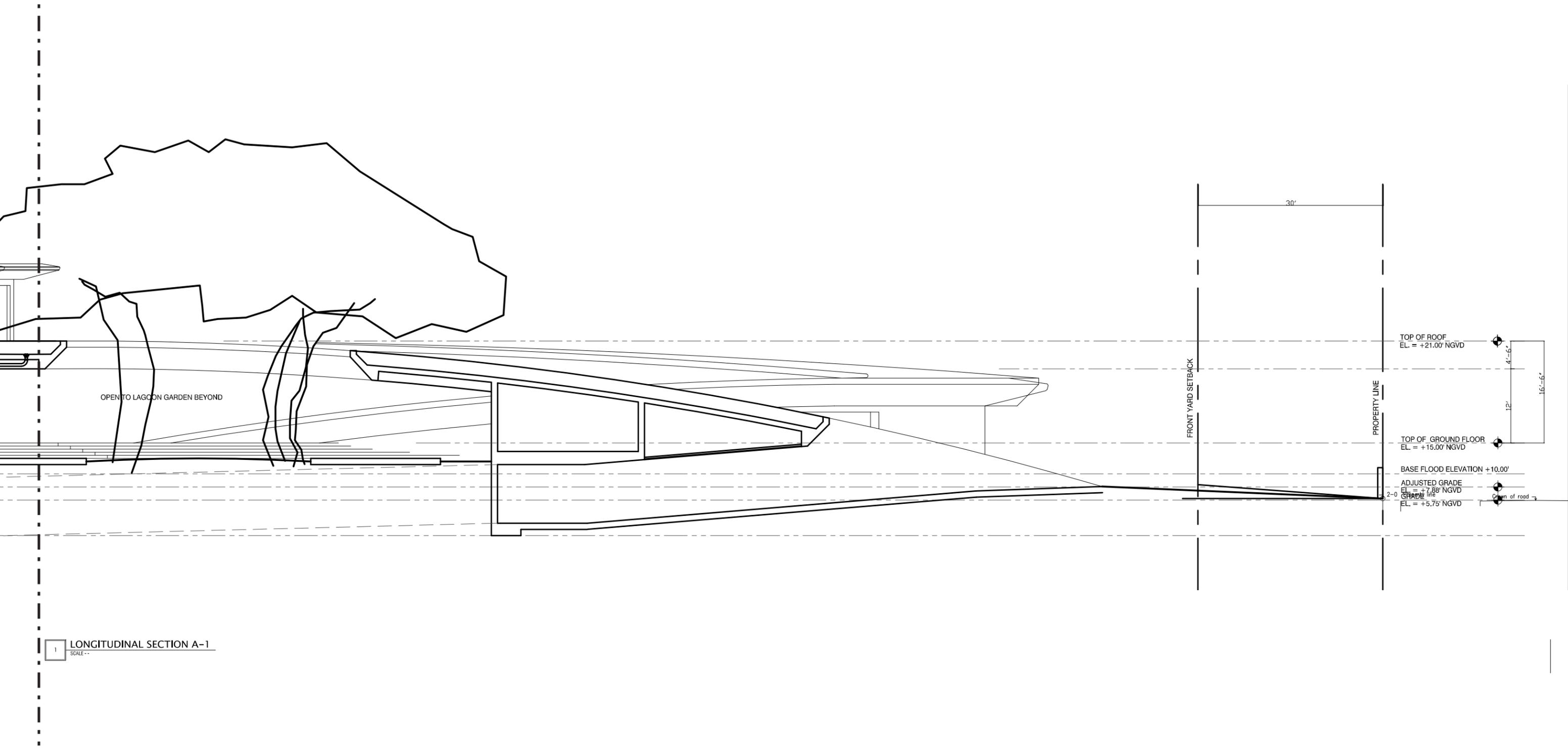
1 LONGITUDINAL SECTION A-1  
SCALE --

# SECTION A-1

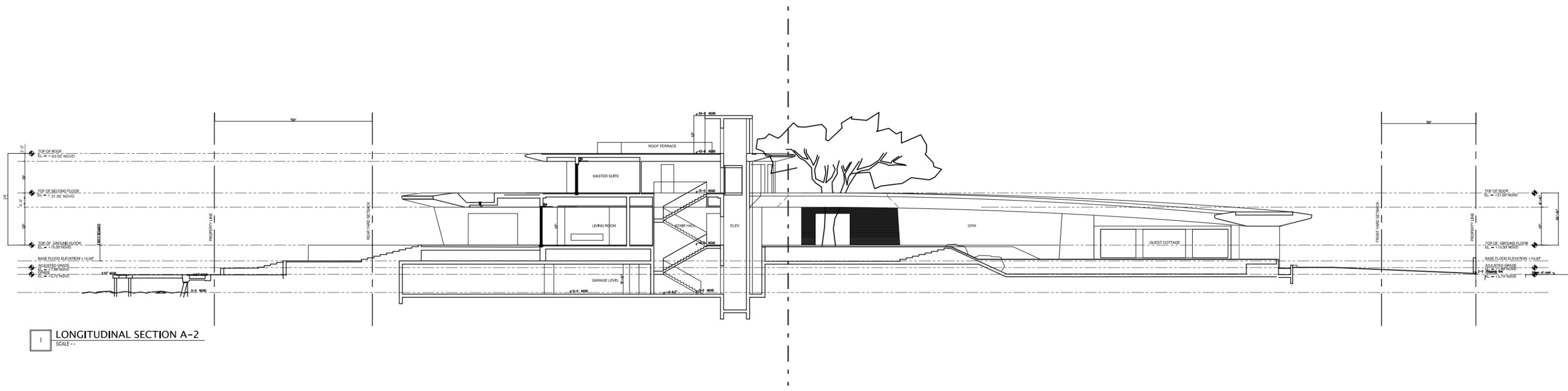


1 LONGITUDINAL SECTION A-1  
SCALE --

# SECTION A-1

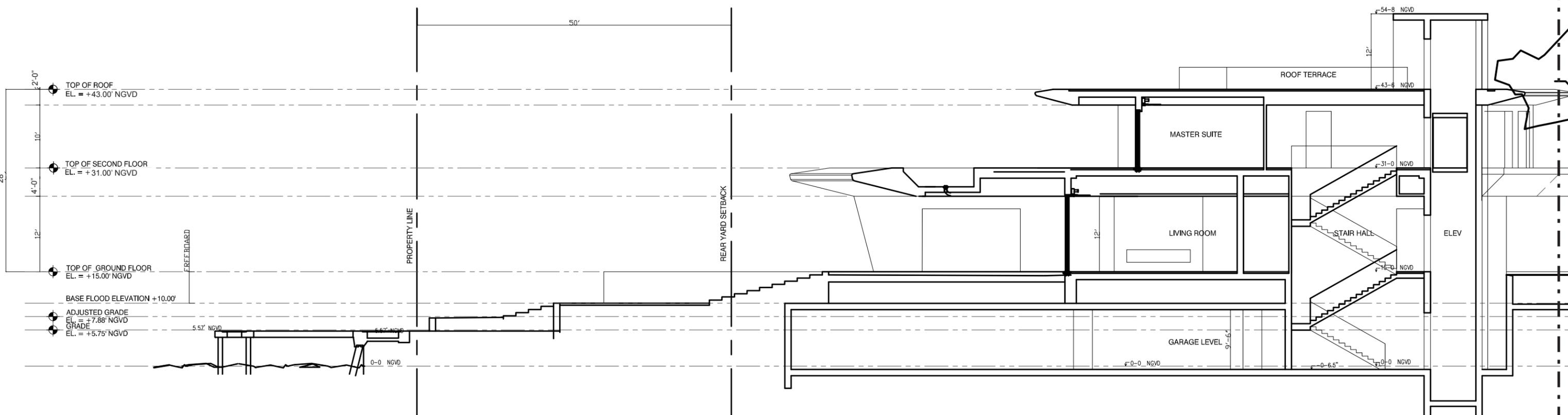


# SECTION A-2



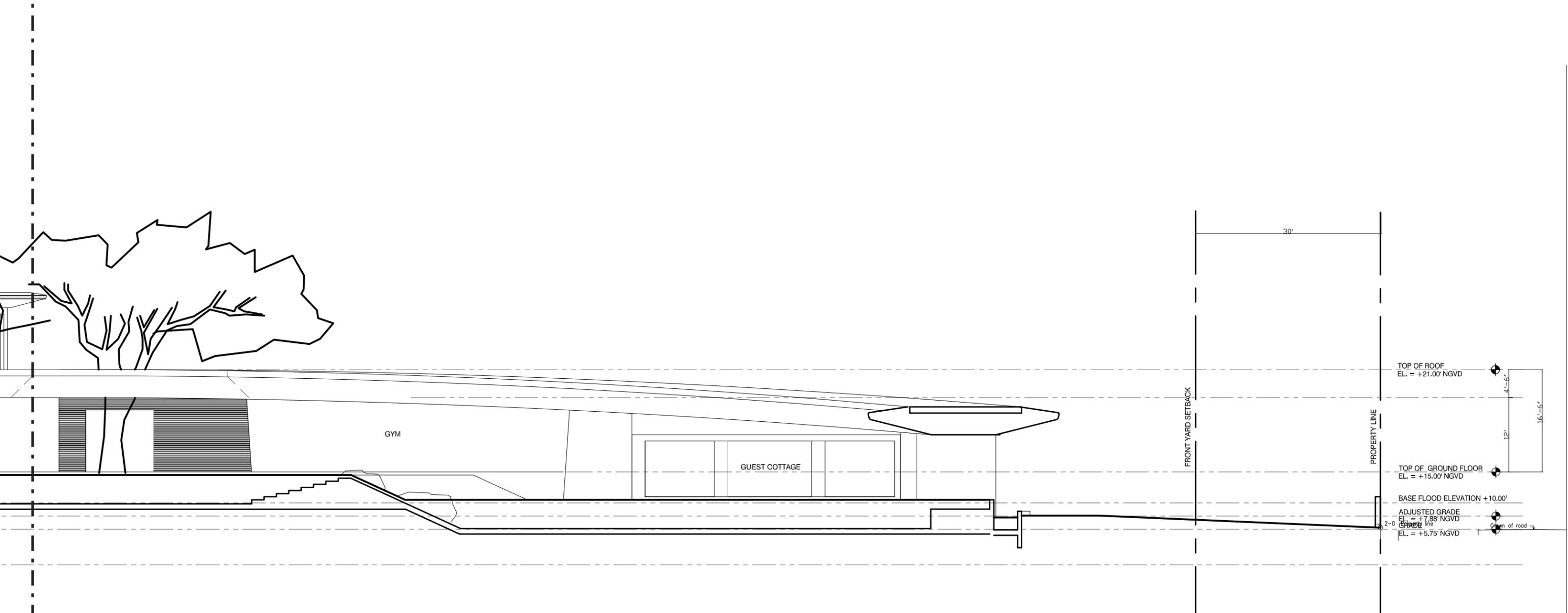
1 LONGITUDINAL SECTION A-2  
SCALE - -

# SECTION A-2



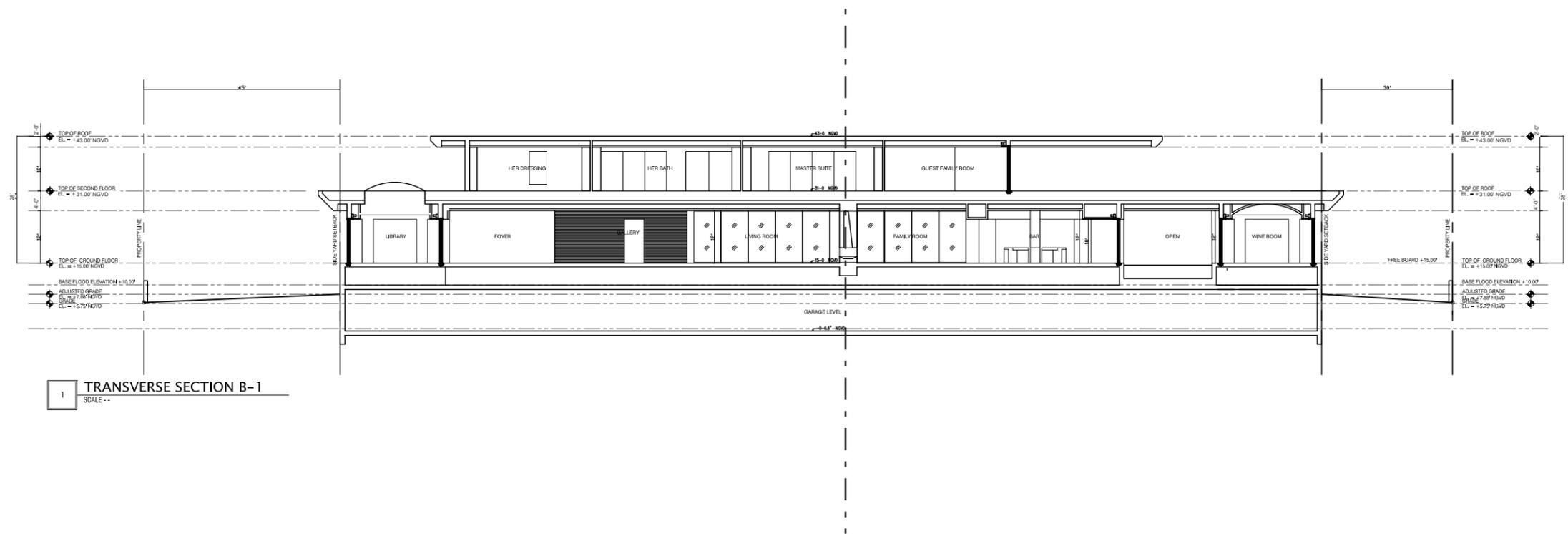
1 LONGITUDINAL SECTION A-2  
SCALE --

# SECTION A-2



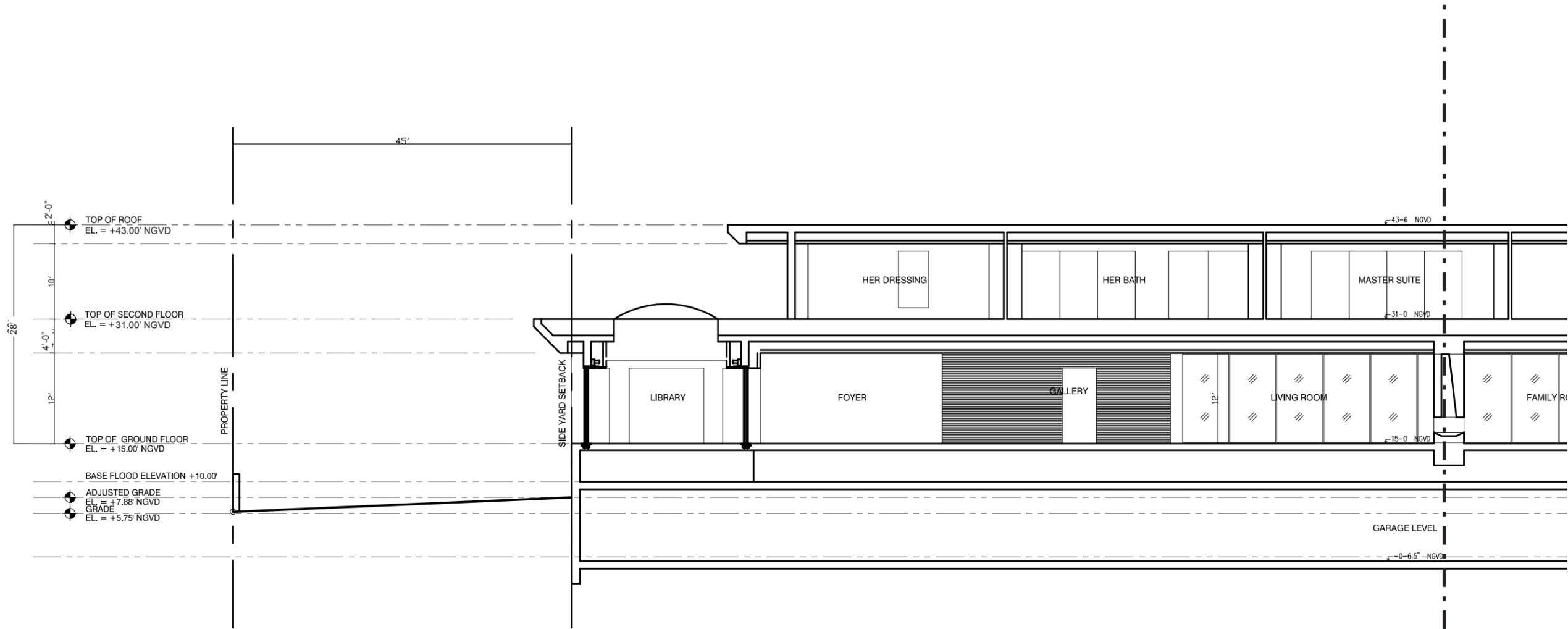
1 LONGITUDINAL SECTION A-2  
SCALE --

# SECTION B-1



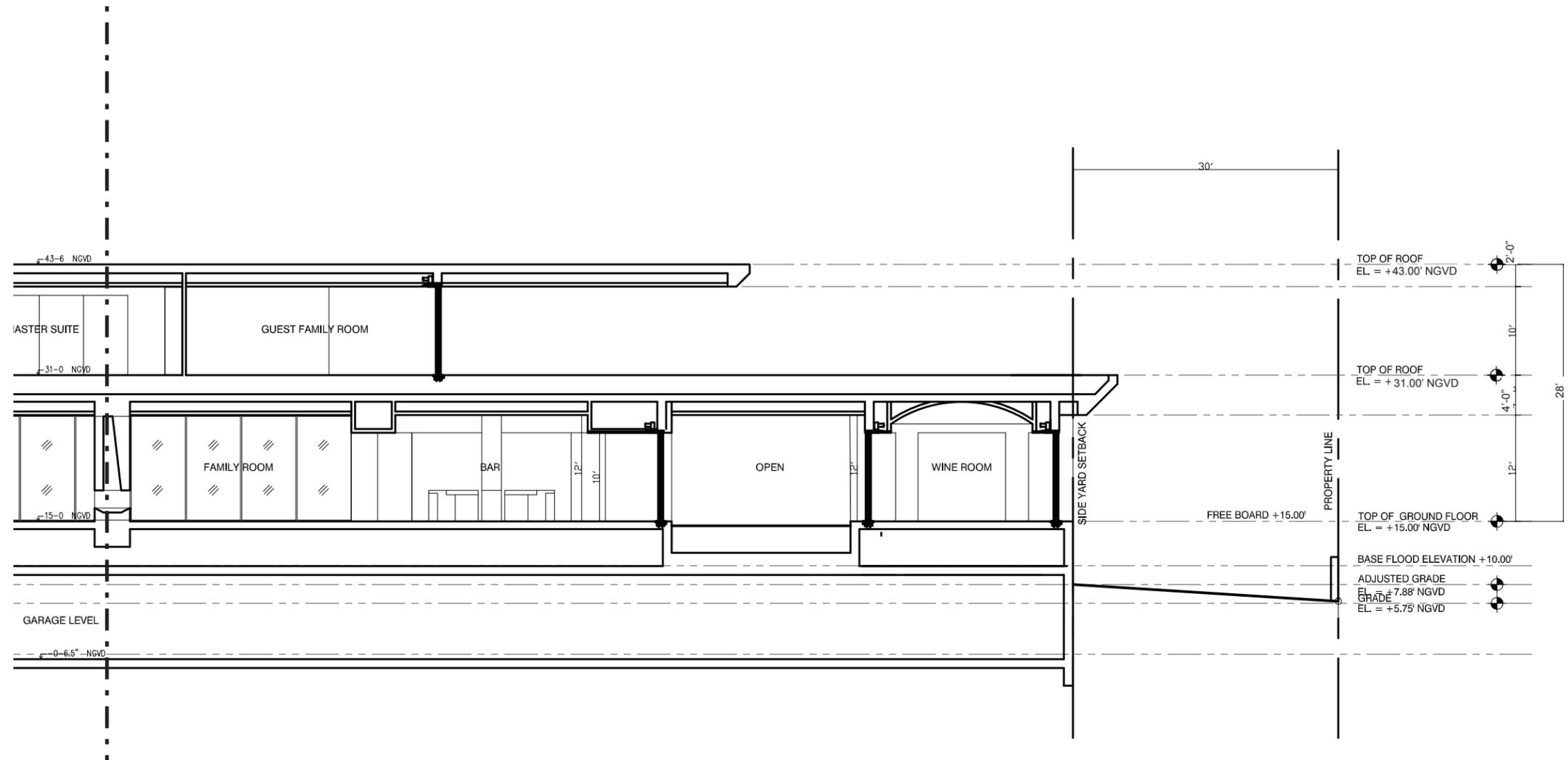
1 TRANSVERSE SECTION B-1  
SCALE --

# SECTION B-1

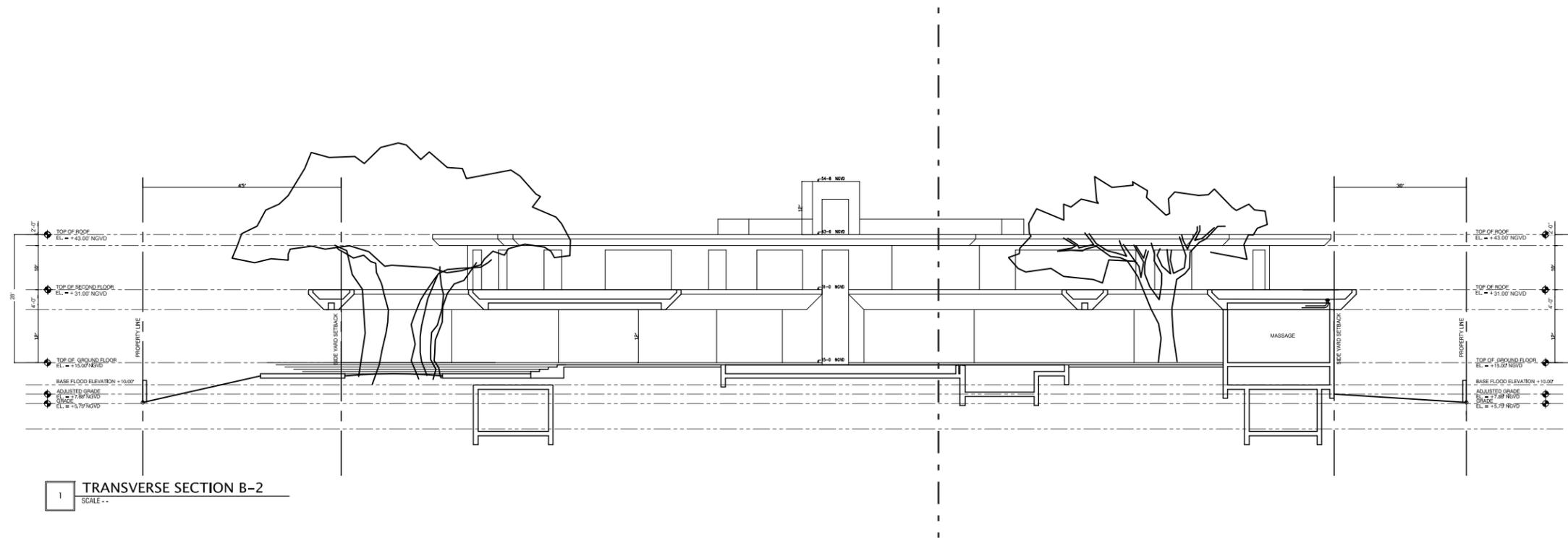


1 TRANSVERSE SECTION B-1  
SCALE --

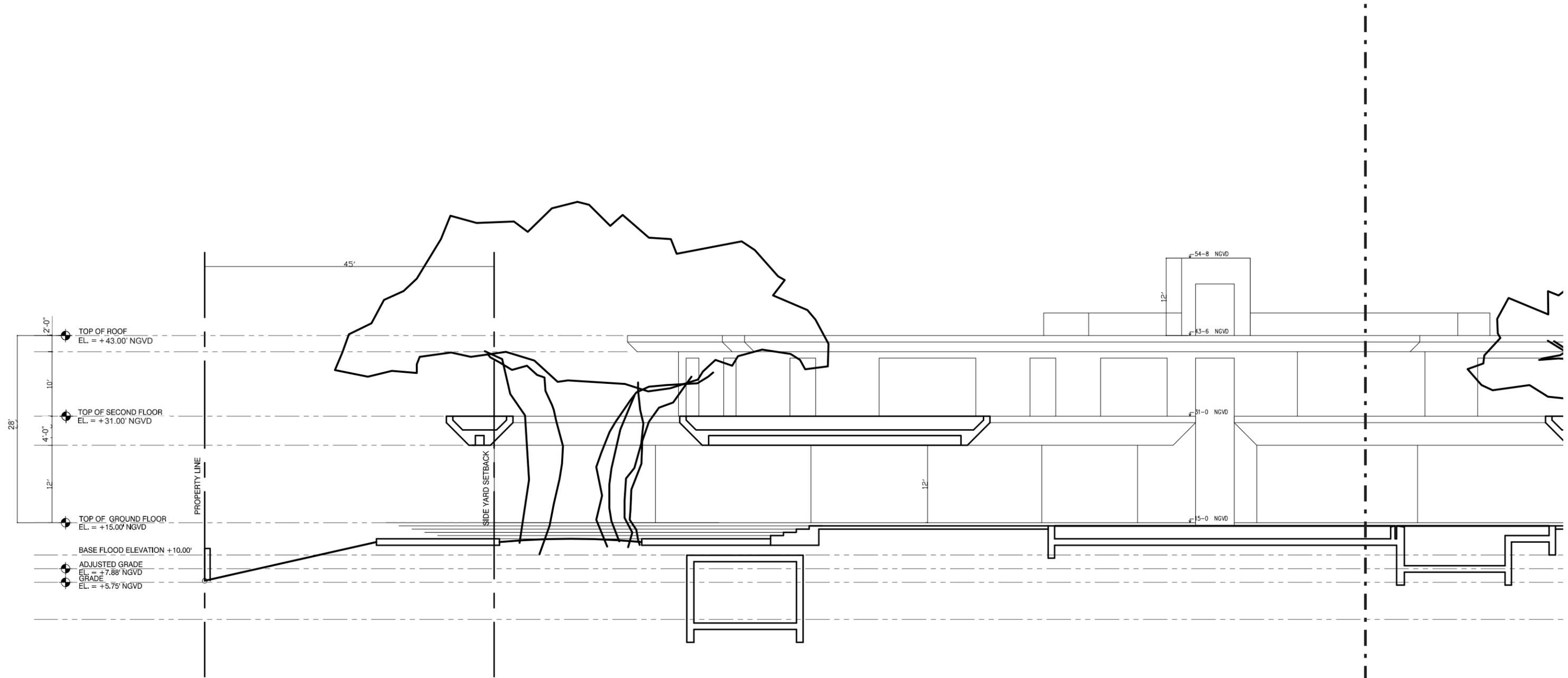
# SECTION B-1



1 TRANSVERSE SECTION B-1  
SCALE --



# SECTION B-2



1 TRANSVERSE SECTION B-2  
SCALE --

