REQUEST FOR DRB APPROVAL FOR:

HSIEH RESIDENCE

FINAL SUBMITTAL 01/07/2024

34 STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA 33139

FILE No. DRB23-0983

CLIENT

JSLA STAR LLC, AND ANTHONY HSIEH

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE

ENEA GARDEN DESIGN INC.
7580 NE 4TH COURT, STUDIO 105
MIAMI, FL 33138
(305) 576-6702

SCOPE OF WORK

1. REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT
34 STAR ISLAND DR, MIAMI BEACH, FL. 33139

VARIANCE REQUEST:
•ADDITIONAL BULKHEAD ELEVATOR HEIGHT OF 3'-0" FROM MAX 10' ABOVE ROOF LINE.

WAIVER REQUEST:
•OPEN AREAS AT SOUTH AND NORTH ELEVATIONS.

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HSIEH RESIDENCE
34 STAR ISLAND DRIVE
MIAMI BEACH, FL, 33139

seal

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AA26003009

comm no.
2318

date:
01/05/2024

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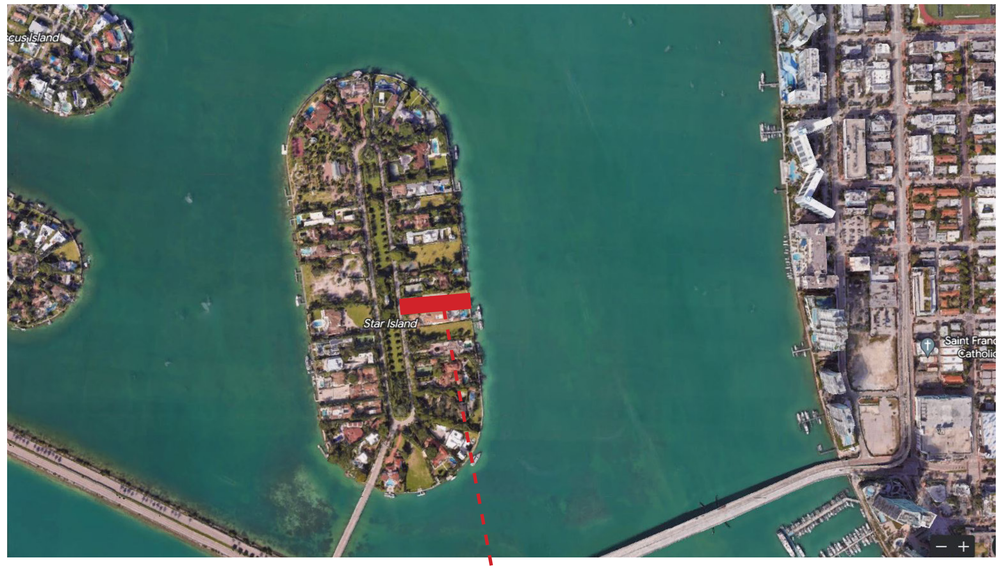

LOCATION MAP
SCALE: N.T.S.

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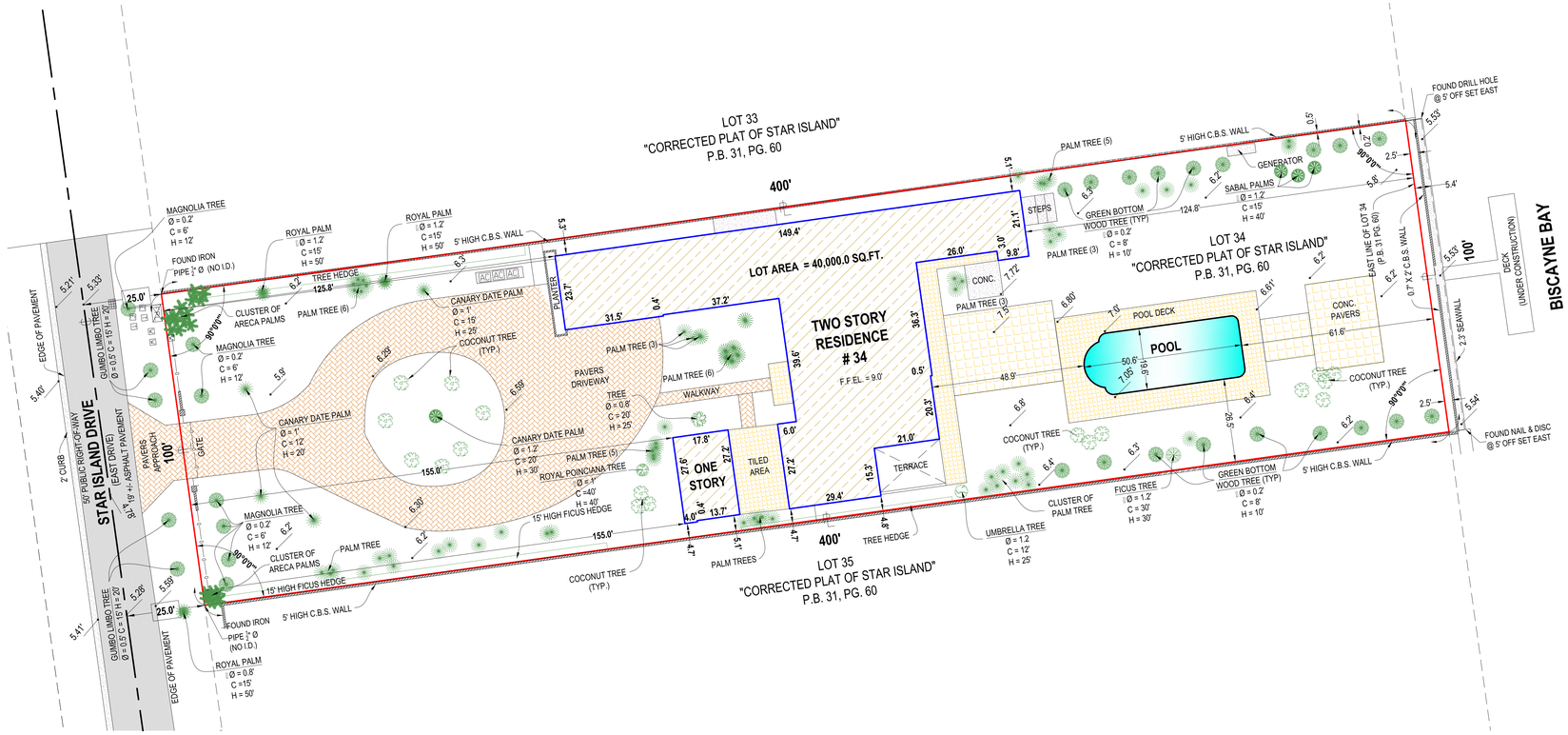
MAP OF SURVEY

SHEET 1/1

N

SCALE: 1" = 30'



TYPE OF SURVEY: **BOUNDARY SURVEY** ONLY

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

LEGAL DESCRIPTION:
LOT 34 OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120651** PANEL NO. **0319** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **10.0'**

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

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

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

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

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

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: CMB STAR 02R ELEVATION: 7.13
NAVD1988 = 8.65' NGVD (1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

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

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

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

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

CERTIFY TO:
STAR BRITE GROUP

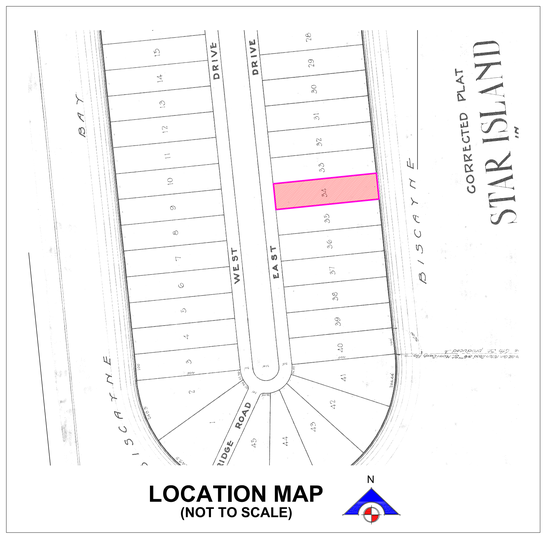
SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez Date: 2023.07.18 18:13:43 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR



LOCATION MAP
(NOT TO SCALE)

N

REVISIONS AND/OR UP-DATES

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 07-09-2023

JOB NO. **2307-0048**

LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH	CLP = CONC. LIGHT POLE	MH = MAN HOLE	P(L = PROPERTY LINE
A/C = AIR CONDITIONING PAD	CONC. = CONCRETE	(M) = MEASURED	(R) = RECORDED
ALUM. = ALUMINUM FENCE	C = CENTRAL ANGLE	M.T. = MOUNTAIN TIME	R = RADIUS
B/D = BUILDING	E = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	R/W = RIGHT OF WAY
B/C = BLOCK CORNER	E = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE	RES. = RESIDENCE
C.B. = CATCH BASIN	F.D.H.= FOUND DRILL HOLE	O/E = OVERHEAD ELECTRIC LINES	S/MH = SEWER MANHOLE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.N.D. = FOUND NAIL & DISC	P.B. = PLAT BOOK	SEC. = SECTION
CH. = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT	S.I.P. = SET IRON PIPE No. ____
CL. = CLEAR	F.R. = FOUND REBAR	PG. = PAGE	S.N.D. = SET NAIL & DISC
C.L. = CENTER LINE	F.N. = FOUND NAIL	P.O.B. = POINT OF BEGINNING	ST. = STREET
CLF = CHAIN LINK FENCE	F.C. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT	S.T.S. = STORY
	L.P. = LIGHT POLE		

SWK. = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TELEVISION SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
WM = WATER METER

MW - GAS MONITORING WELL
MH - STORM DRAIN MANHOLE
UP - WOOD UTILITY POLE
CUP - CONC. UTILITY POLE
CB - CATCH BASIN

ELEVATIONS
TILES
BRICK
ASPHALT
BLDG.
CONC.
WALL

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HSIEH RESIDENCE
34 STAR ISLAND DRIVE
MIAMI BEACH, FL. 33139

seal

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AA26003009

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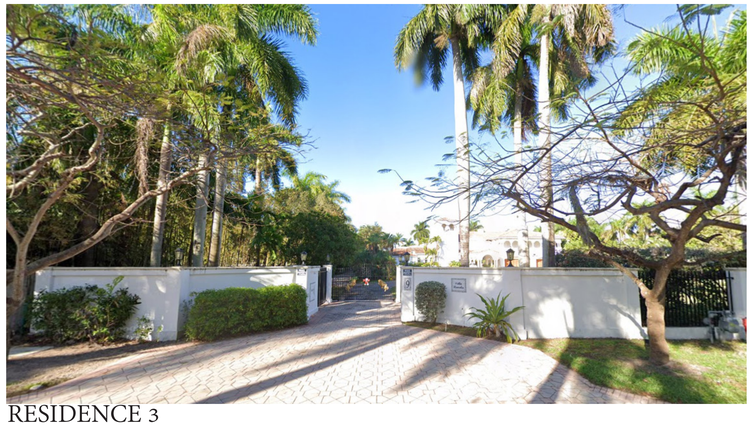
revised:

sheet no. A-0.2

SITE

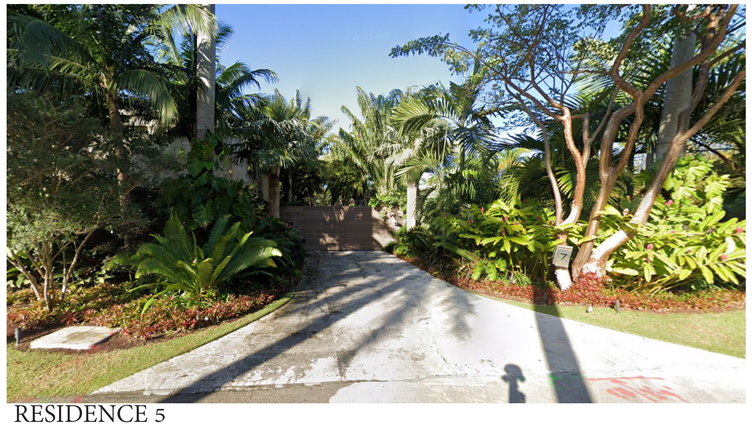
RESIDENCE 1

RESIDENCE 2



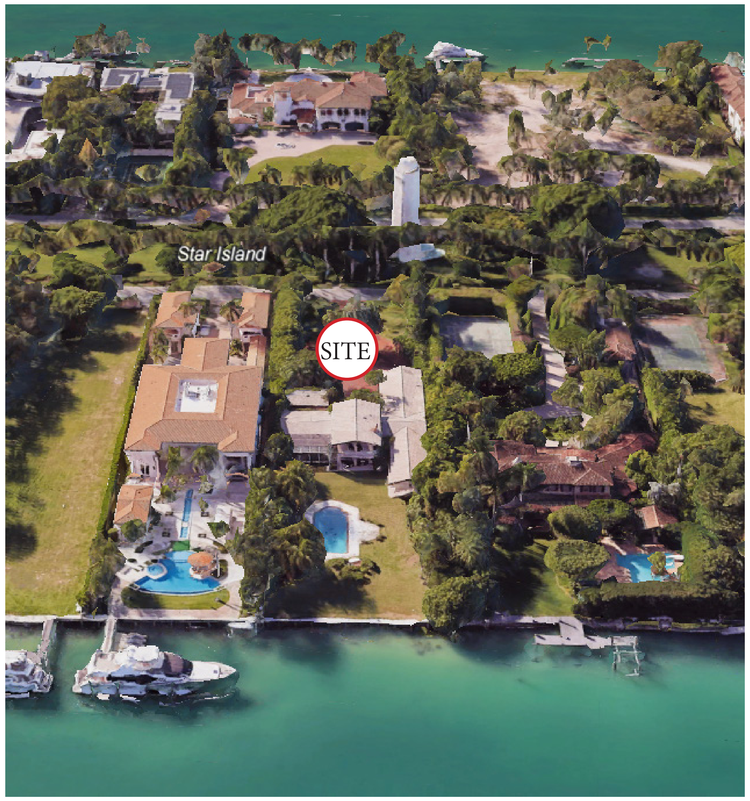
RESIDENCE 3

RESIDENCE 4



RESIDENCE 5

AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING

AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES

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SUBJECT PROPERTY 1 (34 W Star Island)

RESIDENCE 1

RESIDENCE 2

AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED

SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

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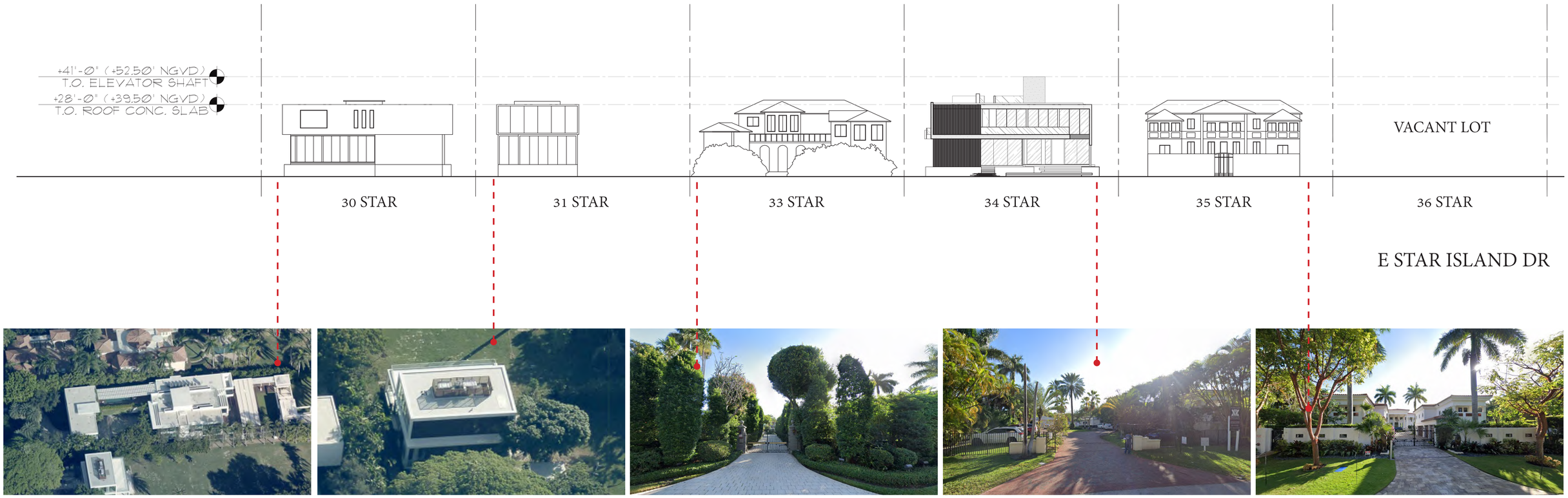

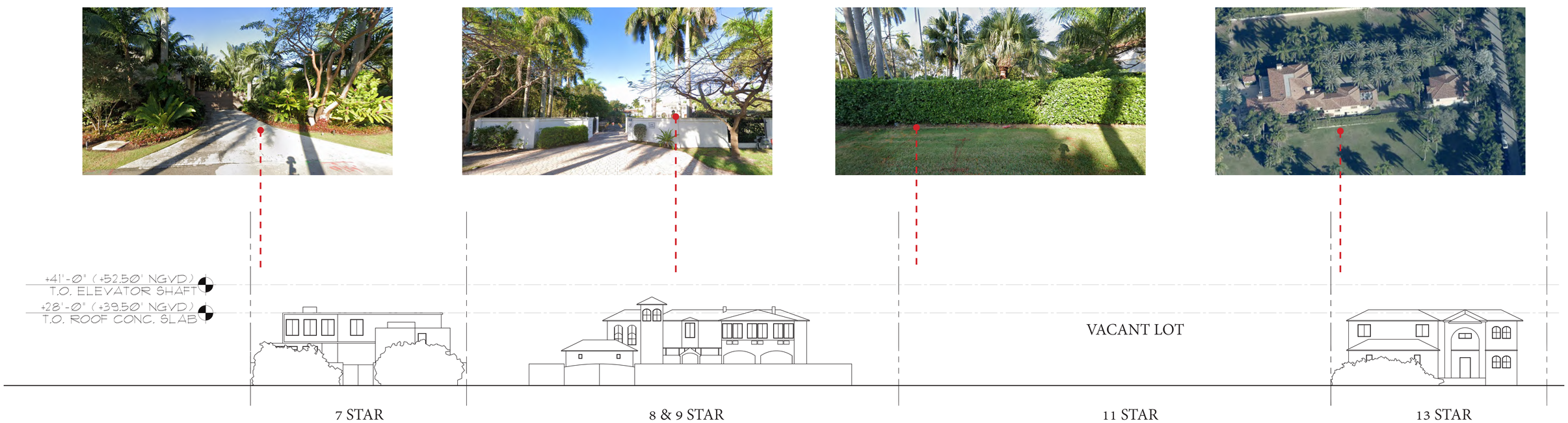

CONTEXTUAL ELEVATION

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ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 10	
2	FIRM Map Number	12086C0319L	
3	Base Flood Elevation (BFE):	+10.00' NGVD	
4	Proposed Design Flood Elevation:	+11.5' NGVD	
5	Existing Crown of Road Elevation:	+4.78' NGVD	
5.1	Future Crown of Road Elevation:	+5.92' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equipt. (Pool)	+10.50' NGVD	
8.1	Lowest Elev. of Equipt. (Mech.)	+11.50' NGVD	
9	Lowest Adjacent Grade	+8.00' NGVD	
10	Highest Adjacent Grade	+10.00' NGVD	

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	34 STAR ISLAND DR, Miami Beach, FL 33139 LEGAL DESCRIPTION: LOT 34 OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-4204-001-0280			
3	Board and file numbers :				
4	Year built:	1961	Zoning District:		RS-1
5	Based Flood Elevation:	10.00' (Zone AE +10)	Exist. Grade value & Future Crown of road		+4.78' NGVD (+5.92')
6	Adjusted grade (Flood+Grade/2):	7.96' NGVD	Free board:		1.5' NGVD (above 10')
7	Lot Area:	40,000 SF			
8	Lot width:	100'-0"	Lot Depth:		400'-0"
9	Max Lot Coverage SF and %:	12,000 SF (30%)	Proposed Lot Coverage SF and %:		11,991.9 SF (29.97%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		500 SF
11	Front Yard Open Space SF and %:	1,939.1 SF (64.5%)	Rear Yard Open Space SF and %:		3,853.7 SF (77.2%)
12	Max Unit Size SF and %:	20,000 SF (50%)	Proposed Unit Size SF and %:		19,368.0 SF (48.4%)
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size :		9,621.0 SF
			Proposed Second Floor Unit Size:		9,591.4 SF
14			Proposed First Floor Unit Size (volumetric) :		N/A
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)		N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		1,762.5 SF (17.3 %)
		Required	**Existing**	**Proposed**	**Notes**
17	**Height:**	28'-0"		28'-0"	
18	Front First level Setback :	20'-0"		61'-9"	
19	Front Second level Setback :	30'-0"		59'-11"	
20	Side 1 Setback :	12'-6"		12'-6"	
21	Side 2 Setback :	12'-6"		12'-6"	
22	Rear Setback :	50'-0"		65'-0"	
23	Accessory Structure Side 1 Setback:	7'-6"		12'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	30'-0"		33'-0"	
26	Sum of Side yard	25'-0" PER MIN. REQ.		25'-0"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					

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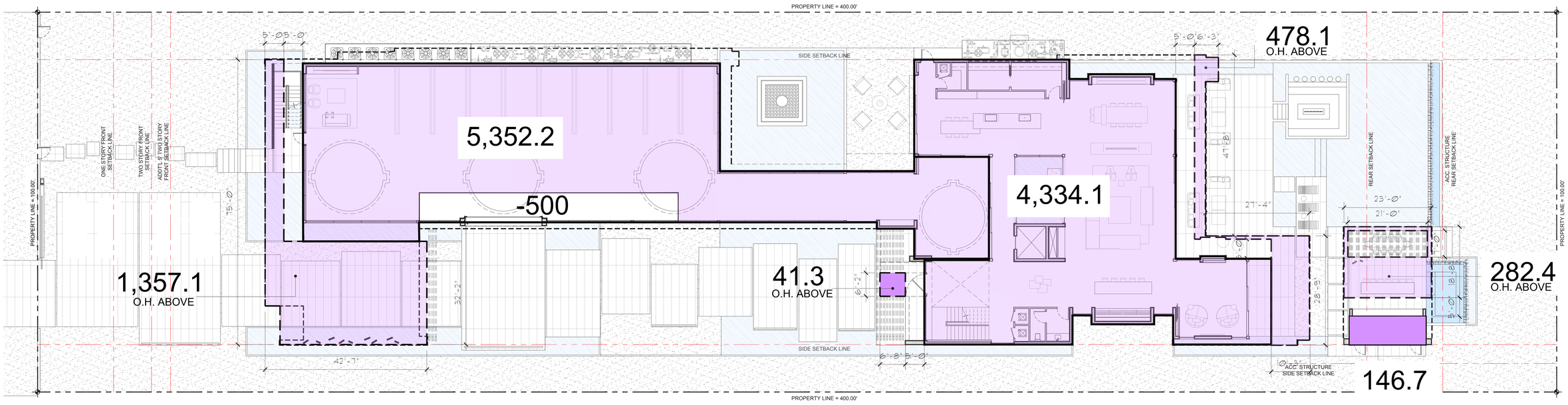
LOT COVERAGE (FOOTPRINT):

LOT SIZE:	40,000 S.F.
FIRST FLOOR	10,333.0 S.F.
SECOND FLOOR OVERHANGS	2,158.9 S.F.
GARAGE REDUCTION	-500 S.F.
TOTAL UNIT / LOT COVERAGE	11,991.9 S.F. (29.97% S.F.)
	(30% MAX)



1 A-002 FIRST FLOOR LOT COVERAGE
Scale: 3/32" = 1'-0"

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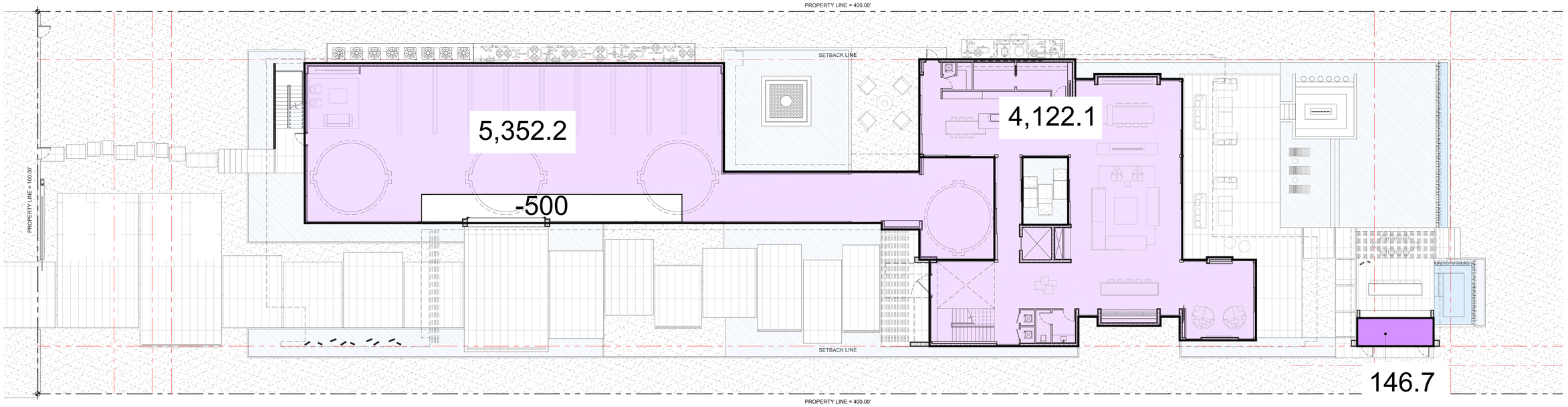
A-002

UNIT SIZE :

LOT SIZE:	40,000 S.F.
FIRST FLOOR	9,621.0 S.F.
SECOND FLOOR	9,591.4 S.F.
ROOFTOP	155.6 S.F.
TOTAL	19,368.0 S.F.
UNIT / LOT SIZE	48.4% (50% MAX)



1 A-003 FIRST FLOOR UNIT SIZE
Scale: 3/32" = 1'-0"

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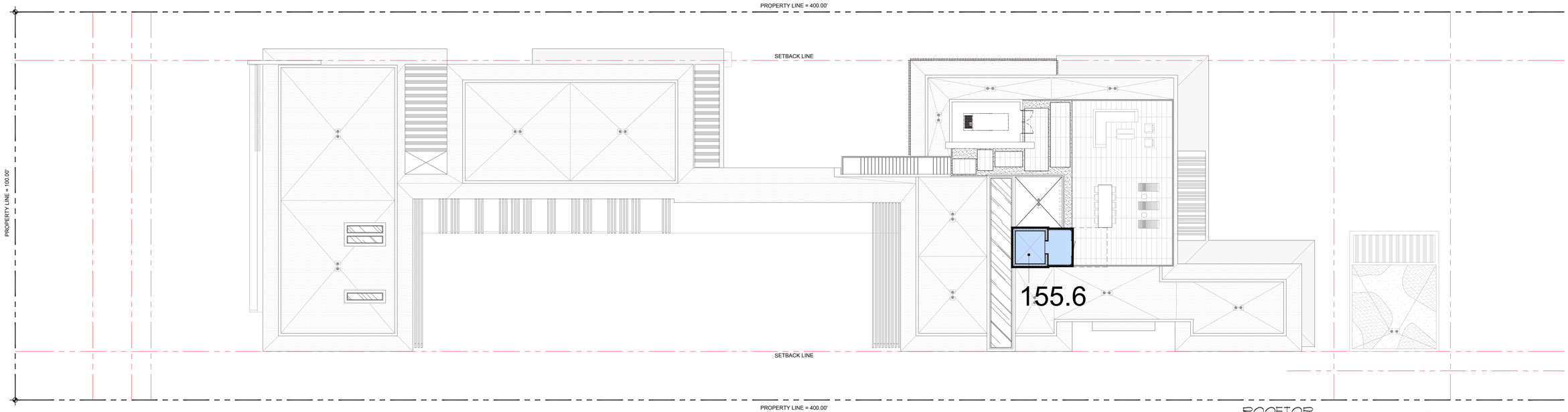
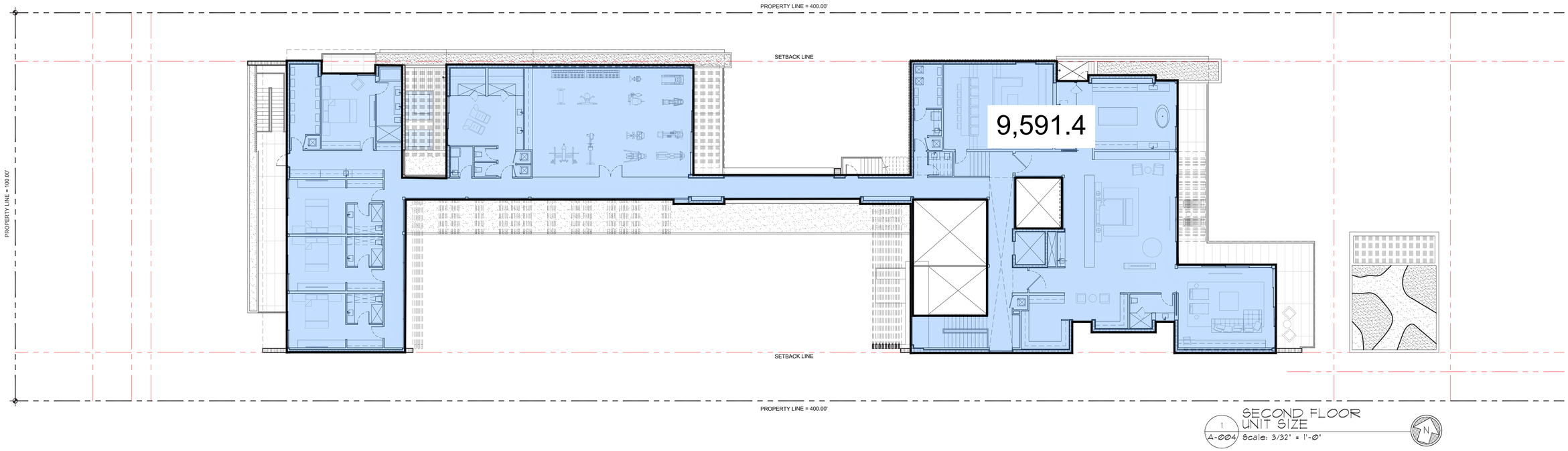
UNIT SIZE :

LOT SIZE:	40,000 S.F.
FIRST FLOOR	9,621.0 S.F.
SECOND FLOOR	9,591.4 S.F.
ROOFTOP	155.6 S.F.
TOTAL	19,368.0 S.F.
UNIT / LOT SIZE	48.4%
	(50% MAX)



2 A-004 ROOFTOP UNIT SIZE
Scale: 3/32" = 1'-0"



1 A-004 SECOND FLOOR UNIT SIZE
Scale: 3/32" = 1'-0"

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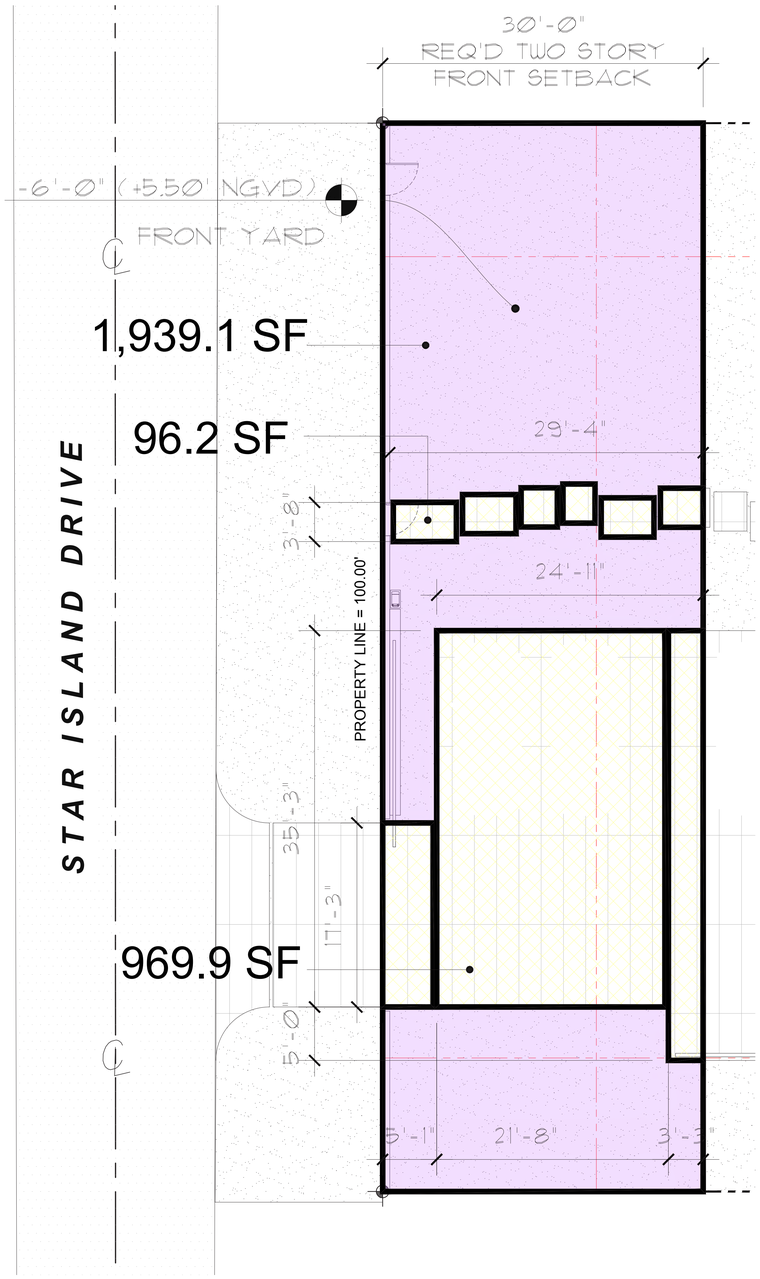
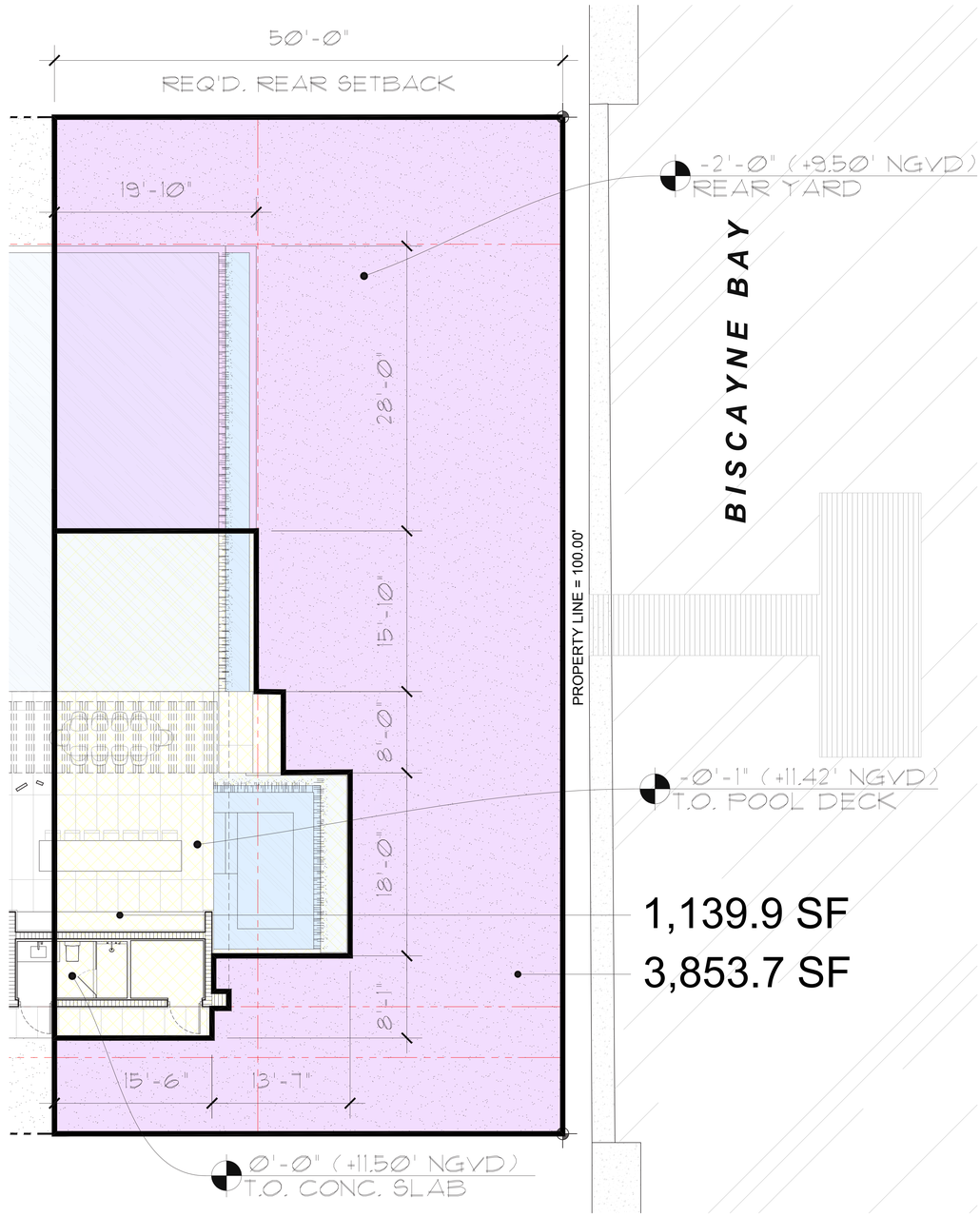
FRONT YARD CALCULATIONS :

AREA:	3,000 S. F.	100%
IMPERVIOUS AREA:	1,066.1 S. F.	35.5%
PERVIOUS AREA:	1,939.1 S. F.	64.5% (50% MIN.)



REAR YARD CALCULATIONS :

AREA:	5,000 S. F.	100 %
IMPERVIOUS AREA:	1,139.9 S. F.	22.8 %
PERVIOUS AREA:	3,853.7 S. F.	77.2 % (70%MIN.)



1 A-005 YARD CALCULATIONS
Scale: 3/16" = 1'-0"

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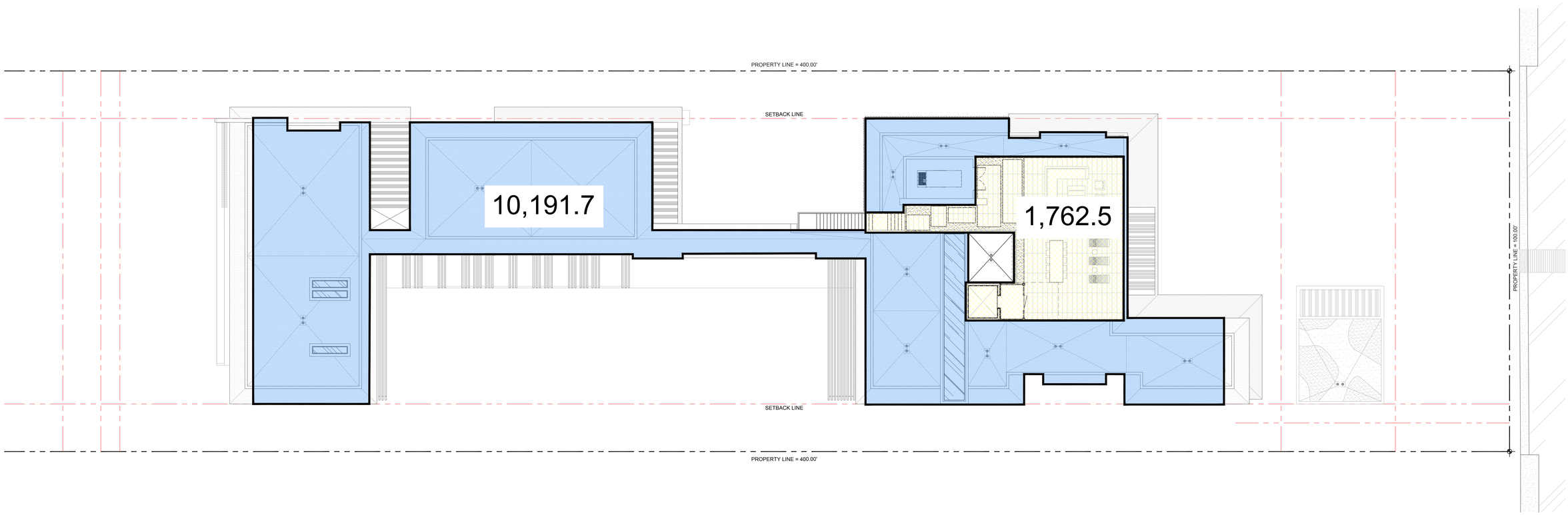
A-005

ROOF DECK AREA :

SECOND FLOOR ENCLOSED AREA — 10,191.7 S.F.

ROOF DECK AREA — 1,762.5 S.F.
(17.3% S.F. OF THE ROOF BELOW)

(25% MAX)



1 A-006 ROOF DECK
Scale: 3/32" = 1'-0"

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STAR ISLAND DRIVE

BISCAYNE BAY

35'-0"
REQ'D TWO STORY FRONT SETBACK OVER 25% LOT COVERAGE
30'-0"
REQ'D TWO STORY FRONT SETBACK
5'-0"
111'-8" SLOPE UP @ 4% MAX
0'-3"
123'-1"
109'-8"
0'-0" (+11.50' NGVD) T.O MECH. SLAB
-1'-6" (+10.00' NGVD) SIDE YARD
WALKWAY WIDTH NOT TO EXCEED 44"
65'-6"
-5'-7" (+5.92' NGVD) FUTURE CROWN OF ROAD
-6'-8" (+4.78' NGVD) EXISTING CROWN OF ROAD
15'X15' VISIBILITY TRIANGLE
PROPERTY LINE = 100.00'
12'-6 REQ'D SIDE SETBACK
2'-6" PROJECTION MAX. ALLOWED 3'-1 ½")
EXTERIOR STAIR
LANDSCAPE
59'-11"
PROVIDED 2ND FLR. FRONT SETBACK
-3'-6" (+8.00' NGVD) FRONT YARD
-6'-0" (+5.50' NGVD) FRONT YARD
ONE STORY FRONT SETBACK LINE
TWO STORY FRONT SETBACK LINE
CAR MUSEUM
-0'-6" (+11.00' NGVD) T.O. 1ST FLR. CONC. SLAB
MOTOR COURT
SLOPE UP @ 4.5% MAX
DECORATIVE TRELLIS ABOVE
158'-6"
OUTLINE OF SECOND FLOOR ABOVE
DRIVEWAY WIDTH
17'-3"
15'-0"
18'-3"
15'X15' VISIBILITY TRIANGLE DRIVEWAY FINISH TO BE POROUS PAVEMENT OR HIGH ALBEDO SURFACE.
3'-1" PROJECTION MAX.ALLOWED 3'-1 ½")
DRIVEWAY SETBACK (MIN. 4'-0")
63'-8"
39'-0"

N FRONT YARD PLAN
SCALE: 3/32" = 1'-0"
0 5' 10' 20'

-1'-6" (+10.00' NGVD) SIDE YARD
50'-0"
REQ'D. REAR SETBACK
74'-8" SLOPE DOWN @ 4% MAX
SLOPE DWN @ 4% MAX
OUTLINE OF SECOND FLOOR ABOVE
POOL WATER'S EDGE SIDE SETBACK
12'-6 REQ'D SIDE SETBACK
SEAWALL
SUNKEN LOUNGE
POOL
LANDSCAPE
-2'-0" (+9.50' NGVD) REAR YARD
65'-0"
PROVIDED REAR SETBACK
20'-11"
DECORATIVE TRELLIS ABOVE
3R @ 7.68"
1'-11"
UP
POOL DECK SETBACK
21'-3"
REAR SETBACK LINE
ACCESSORY STRUCTURE
AREA= 146.7 SF (enclosed)
SPA
POOL WATER'S EDGE SETBACK
PROPERTY LINE = 100.00'
-2'-0" (+9.50' NGVD) REAR YARD
46'-3"
28'-9"
6'-0"
16'-0"
101'-0" SLOPE DOWN @ 3% MAX
9'-0"
26'-0"
30'-0"
REQ'D ACC. STRUCT. SIDE SETBACK
11'-6"

N REAR YARD PLAN
SCALE: 3/32" = 1'-0"
0 5' 10' 20'

61'-9"
PROVIDED 1ST. FLR. FRONT SETBACK
35'-0"
REQ'D TWO STORY FRONT SETBACK OVER 25% LOT COVERAGE
30'-0"
REQ'D TWO STORY FRONT SETBACK
5'-0"
0'-0" (+11.50' NGVD) T.O MECH. SLAB
-1'-6" (+10.00' NGVD) SIDE YARD
247'-11"
-1'-0" (+10.50' NGVD) T.O. POOL EQUIP SLAB
123'-1"
48'-0"
76'-10"
111'-8" SLOPE UP @ 4% MAX
0'-3"
109'-8"
3'-2"
40'-10"
28'-4"
7'-8"
PROPERTY LINE = 400.00'
2'-6" PROJECTION MAX. ALLOWED 3'-1 ½")
EXTERIOR STAIR
LANDSCAPE
59'-11"
PROVIDED 2ND FLR. FRONT SETBACK
-3'-6" (+8.00' NGVD) FRONT YARD
-6'-0" (+5.50' NGVD) FRONT YARD
PROPERTY LINE = 100.00'
ONE STORY FRONT SETBACK LINE
TWO STORY FRONT SETBACK LINE
CAR MUSEUM
-0'-6" (+11.00' NGVD) T.O. 1ST FLR. CONC. SLAB
3'-1" PROJECTION MAX. ALLOWED 3'-1 ½")
PLANTER
OPEN SPACE AREA = 1,188.07 SF (2.97%)
POND
NEW TWO STORY (MAIN HOUSE)
LOT COVERAGE= 11,980.5 SF (29.95% OF LOT AREA)
TOP OF 1ST FLOOR SLAB= 11.5' NGVD
CAR MUSEUM
ATRIUM (open above)
POOL DECK
0'-1" (+11.42' NGVD) T.O. POOL DECK
MOTOR COURT
SLOPE UP @ 4.5% MAX
DECORATIVE TRELLIS ABOVE
158'-6"
0'-0" (+11.50' NGVD) T.O. 1ST FLR. CONC. SLAB
OUTLINE OF SECOND FLOOR ABOVE
LANDSCAPE
3'-1" PROJECTION MAX.ALLOWED 3'-1 ½")
DRIVEWAY SETBACK (MIN. 4'-0")
63'-8"
39'-0"
125'-10"
44'-0"
26'-6"
36'-0"
9'-0"
26'-0"
30'-0"
271'-4"
111'-8" SLOPE UP @ 4% MAX
-0'-7" (+10.92' NGVD) DRIVEWAY
-1'-6" (+10.00' NGVD) SIDE YARD
-1'-6" (+10.00' NGVD) SIDE YARD
16'-0"
101'-0" SLOPE DOWN @ 3% MAX
BUILDING SEPARATION
0'-0" (+11.50' NGVD) T.O. CONC. SLAB
REQ'D. ACC. STRUCTURE REAR SETBACK
33'-0"
PROVIDED ACC. STRUCTURE REAR SETBACK

N SITE PLAN
SCALE: 3/32" = 1'-0"
0 5' 10' 20'

seal

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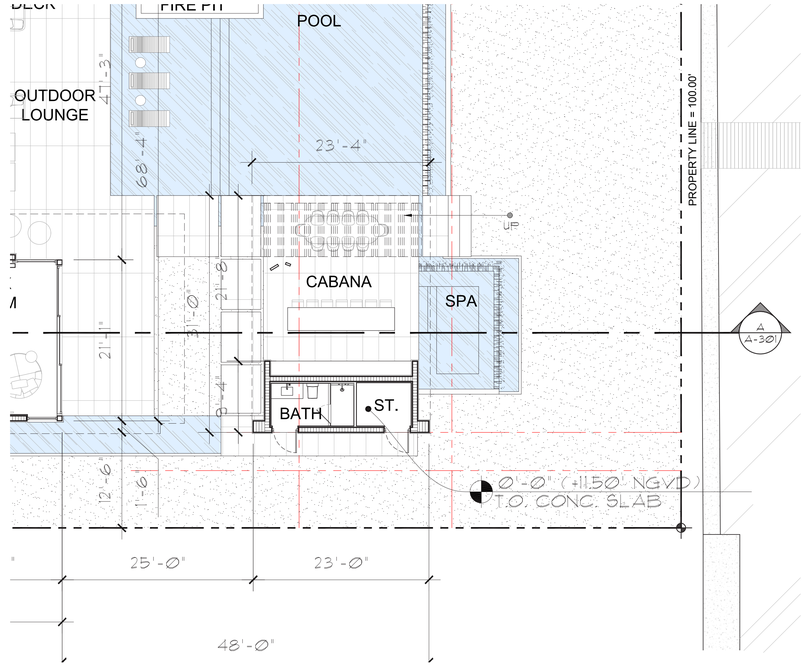
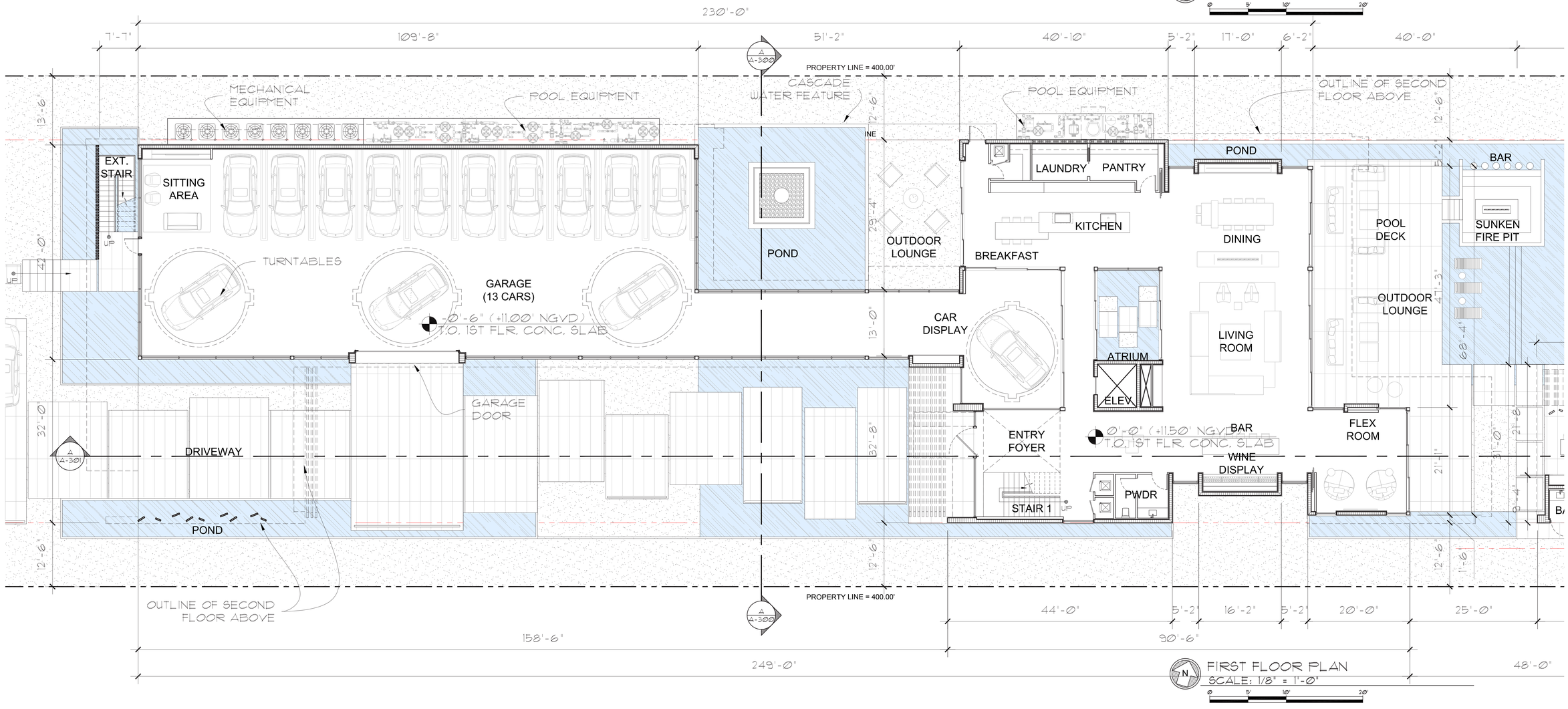


CABANA FLOOR PLAN
SCALE: 1/8" = 1'-Ø"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-Ø"

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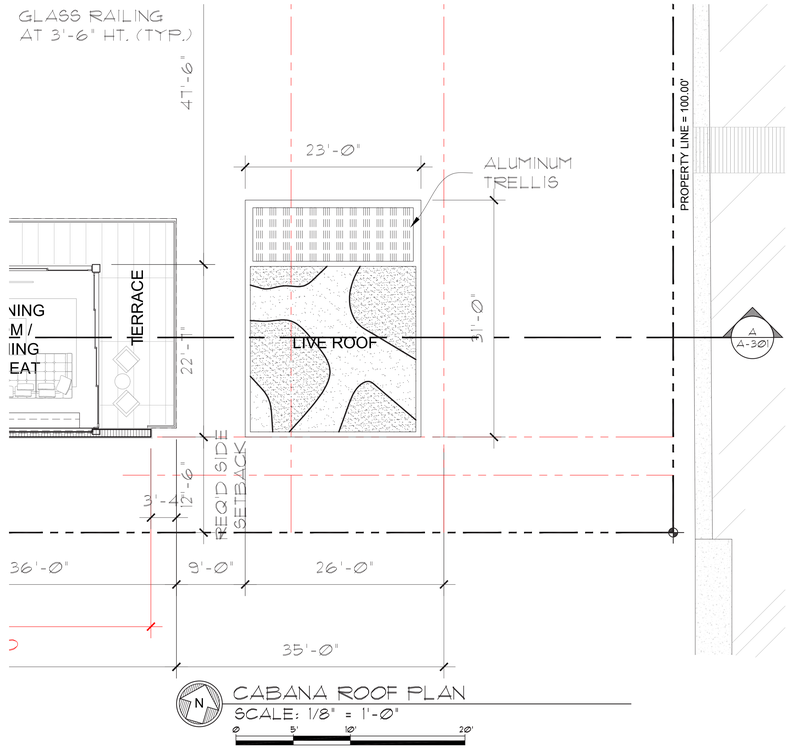
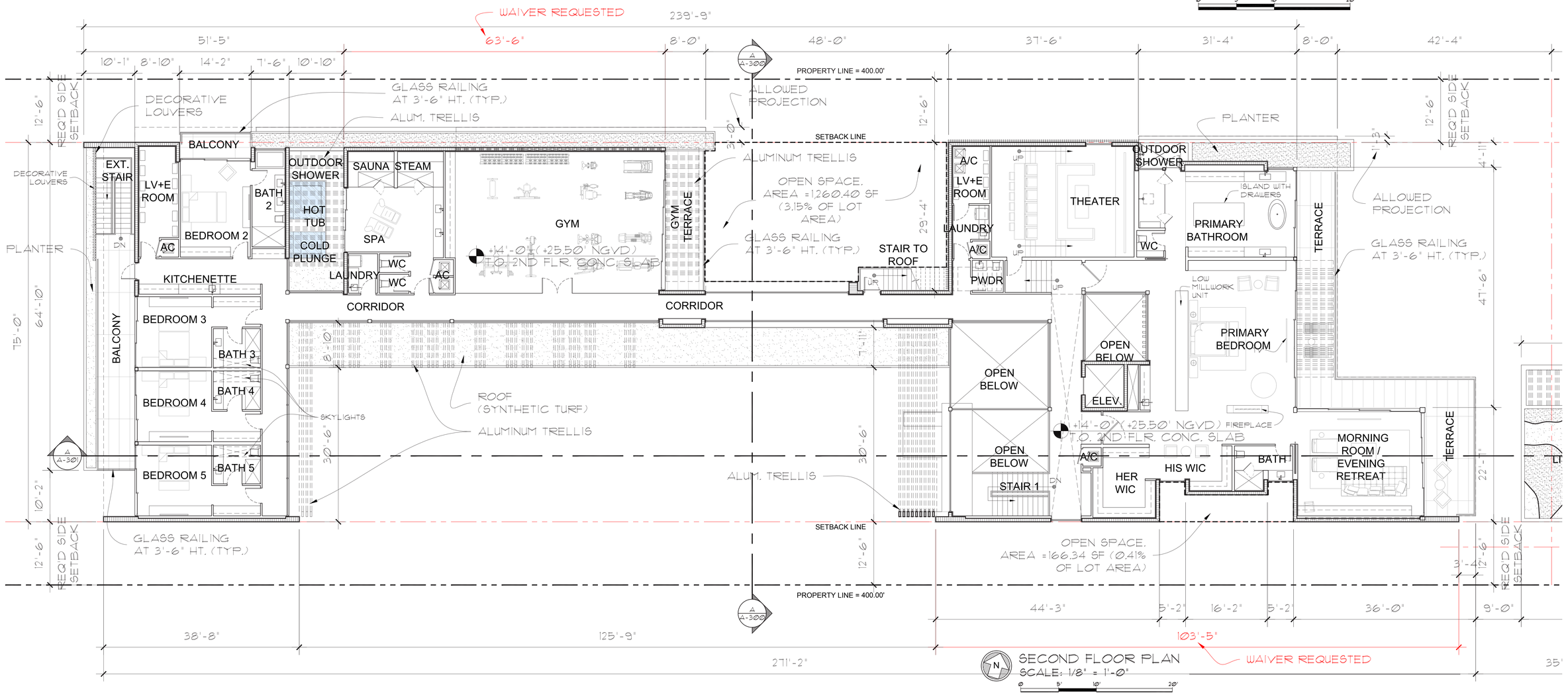


CABANA ROOF PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SETBACK LINE

ROOF BELOW

ROOF DECK BELOW

OPEN BELOW

28'-11"

24'-4"

26'-2"

44'-5"

ROOF BELOW

ELEVATOR BULKHEAD

9'-10"

ELEVATOR BULKHEAD SUBJECT OF VARIANCE.
AREA =202.8 SF
HEIGHT = +41'-0" (+52.50 NGVD)
3'-0" ABOVE 10'-0" MAX. ALLOWED FROM ROOF LINE.

ROOF BELOW

16'-7"

+41'-0" (+52.50' NGVD)
T.O. SHAFT CONC. ROOF SLAB

21'-11"

5'-4"

SETBACK LINE

SKYLIGHT BELOW

PROPERTY LINE = 400.00'

ELEVATOR ROOF PLAN
SCALE: 1/8" = 1'-0"

WAIVER REQUESTED

239'-9"

3'-11" | 36'-8" | 10'-10" | 63'-6" | 7'-10" | 48'-2" | 37'-7" | 31'-3" | 8'-0" | 42'-4"

A A-300

PROPERTY LINE = 400.00'

12'-6" REQD SIDE SETBACK

DECORATIVE LOUVERS

ALUM. TRELLIS

3'-0"

SETBACK LINE

ALLOWED PROJECTION ALUMINUM TRELLIS

ROOF

+28'-0" (+39.50' NGVD)
T.O. ROOF CONC. SLAB

24'-8"

GENERATOR ENCLOSURE. CMU WALL @ 42" HT.

GENERATOR

10'-0"

ROOF

10'-0"

STAIR TO 2ND FLOOR

GLASS RAILING AT 3'-6" HT. (TYP.)

+28'-6" (+40.00' NGVD)
T.O. ROOF DECK

TRELLIS

ROOFTOP AREA = 1,762.5 SF

47'-8"

75'-0"

10'-8"

6'-0"

10'-8"

3'-4"

8'-10"

30'-6"

GREEN WALL. T.O. WALL @ 5'-0" ABOVE ROOF.

OPEN BELOW

ELEV.

ALUMINUM TRELLIS

ROOF

45'-0"

38'-5"

ROOF

+28'-0" (+39.50' NGVD)
T.O. ROOF CONC. SLAB

76'-3"

6'-0"

22'-7"

ALUM. TRELLIS

7'-4"

SETBACK LINE

(3) SKYLIGHTS
COMBINED AREA= 99.56 SF. (0.97% OF ROOF)
SKYLIGHT CURB 18" ABOVE ROOF. (TYP.)

SKYLIGHT AREA=330 SF.
(3.24% OF ROOF)
SKYLIGHT CURB 18"
ABOVE ROOF. (TYP.)

3'-4"

PROPERTY LINE = 400.00'

44'-3" | 5'-2" | 16'-2" | 5'-2" | 36'-0"

103'-5"

WAIVER REQUESTED

38'-8" | 125'-9"

271'-2"

ROOF PLAN
SCALE: 1/8" = 1'-0"

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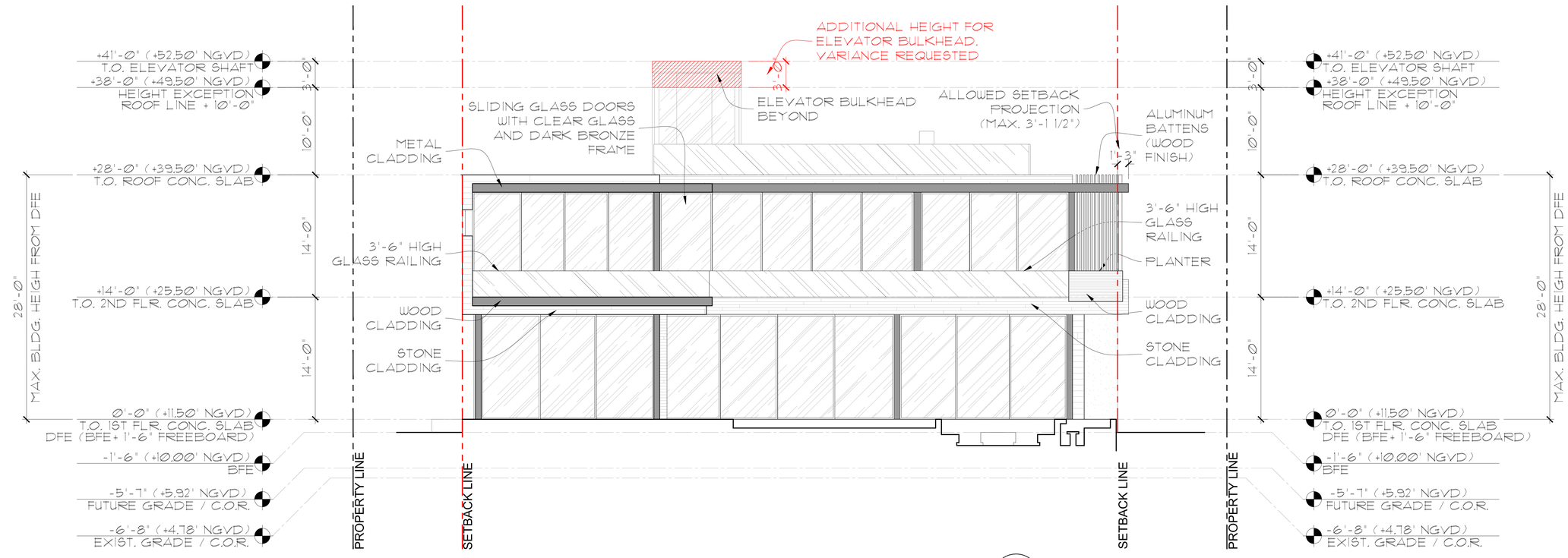
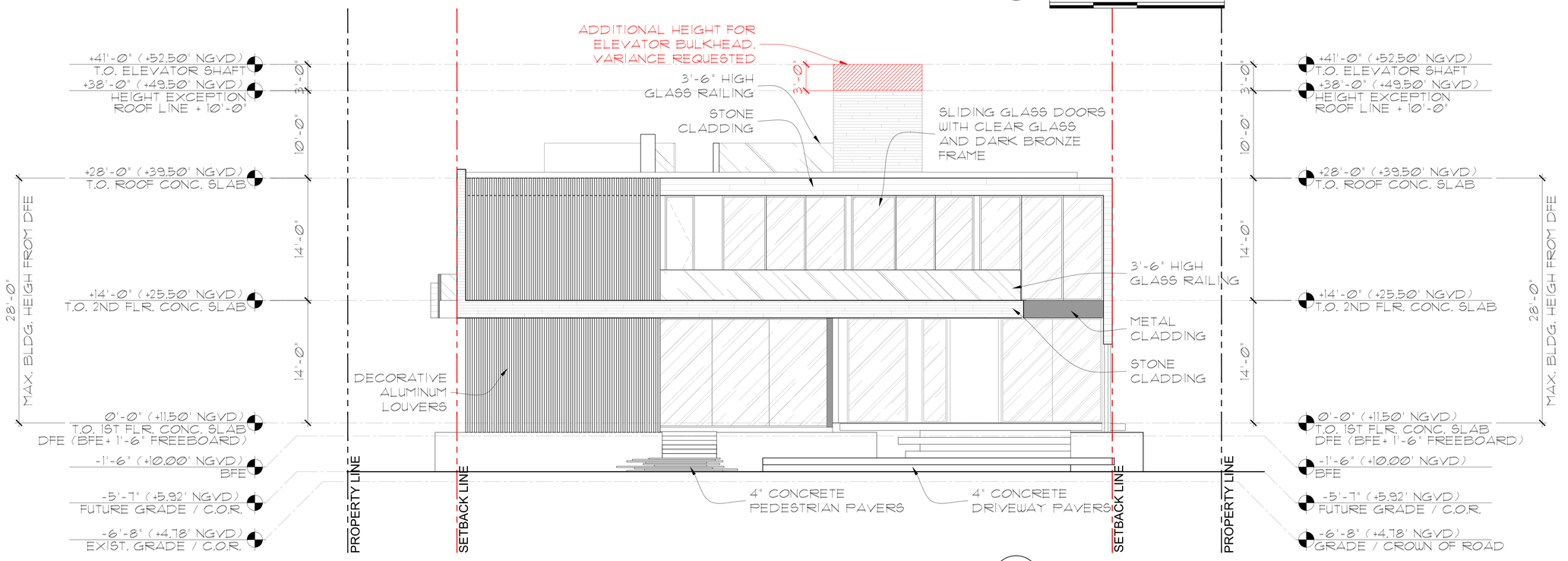
A-103



2 A-200 REAR ELEVATION (EAST)

SCALE: 3/16" = 1'=Ø"

Ø 5' 10' 20'



1 A-200 FRONT ELEVATION (WEST)

SCALE: 3/16" = 1'=Ø"

Ø 5' 10' 20'

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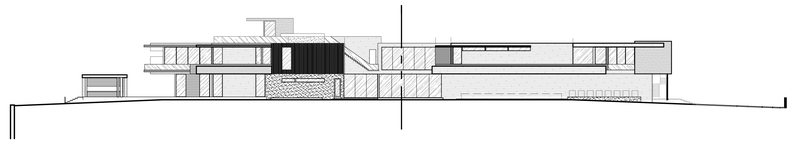
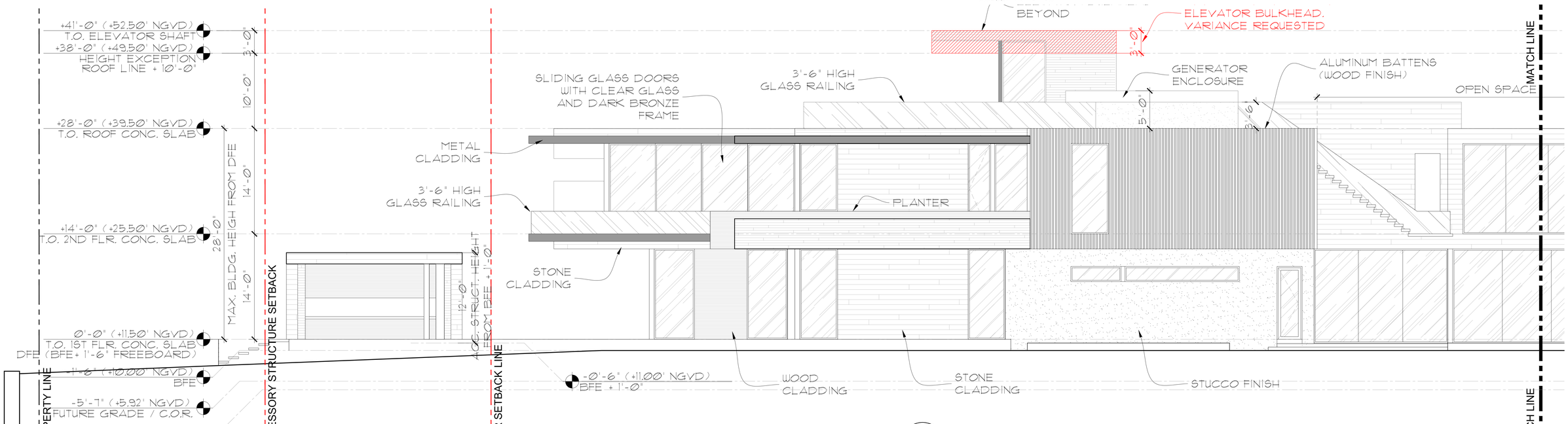
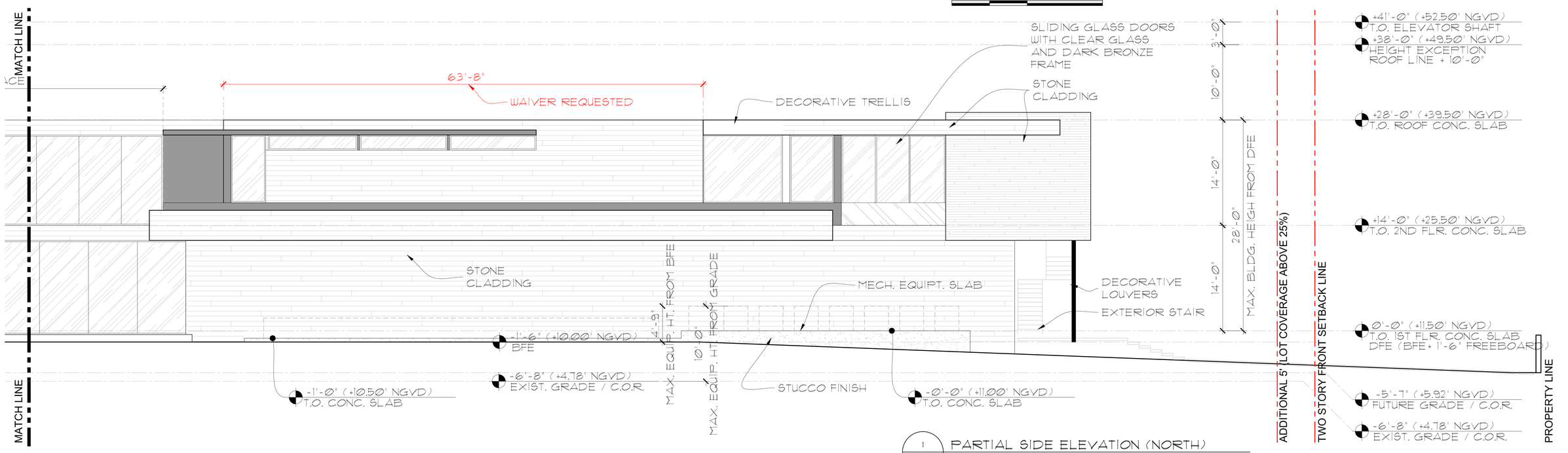
A-200



SIDE ELEVATION (NORTH)
SCALE: 1/16" = 1'=Ø"



2 A-201 PARTIAL SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'=Ø"
Ø 5' 10' 20'



1 A-201 PARTIAL SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'=Ø"
Ø 5' 10' 20'

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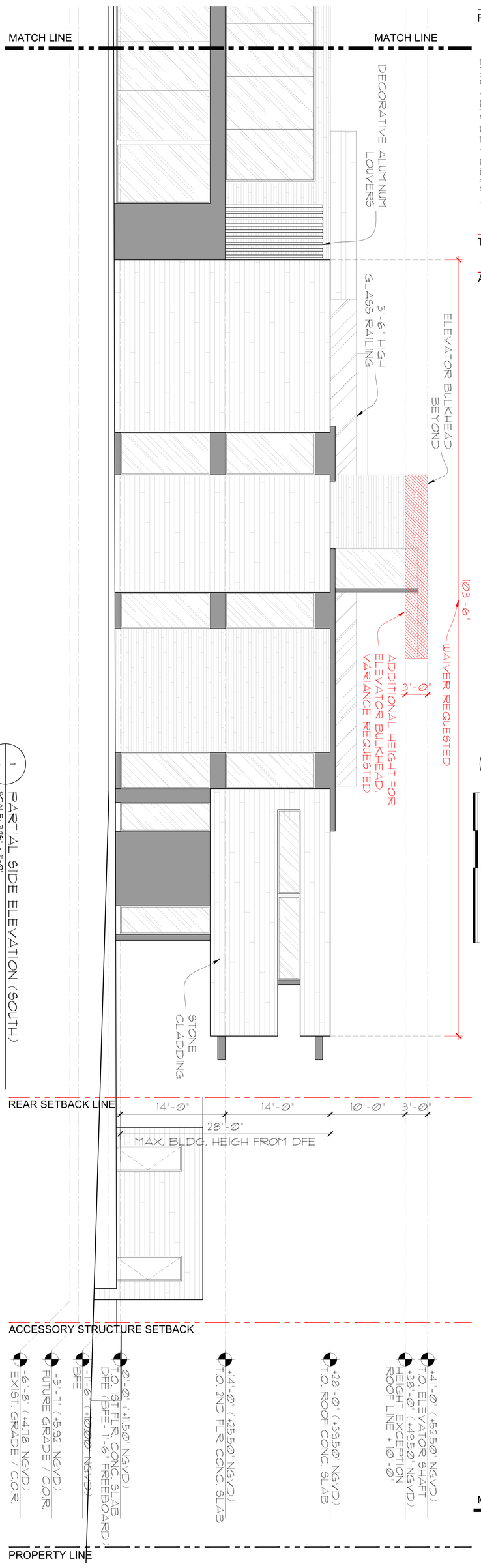
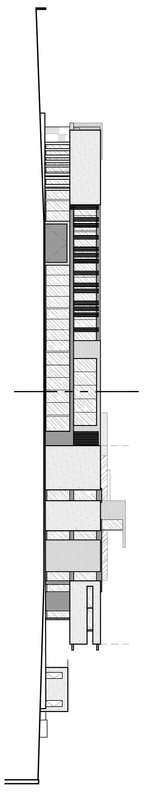


1 A-202 PARTIAL SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-Ø"

2 A-202 PARTIAL SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-Ø"

SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-Ø"



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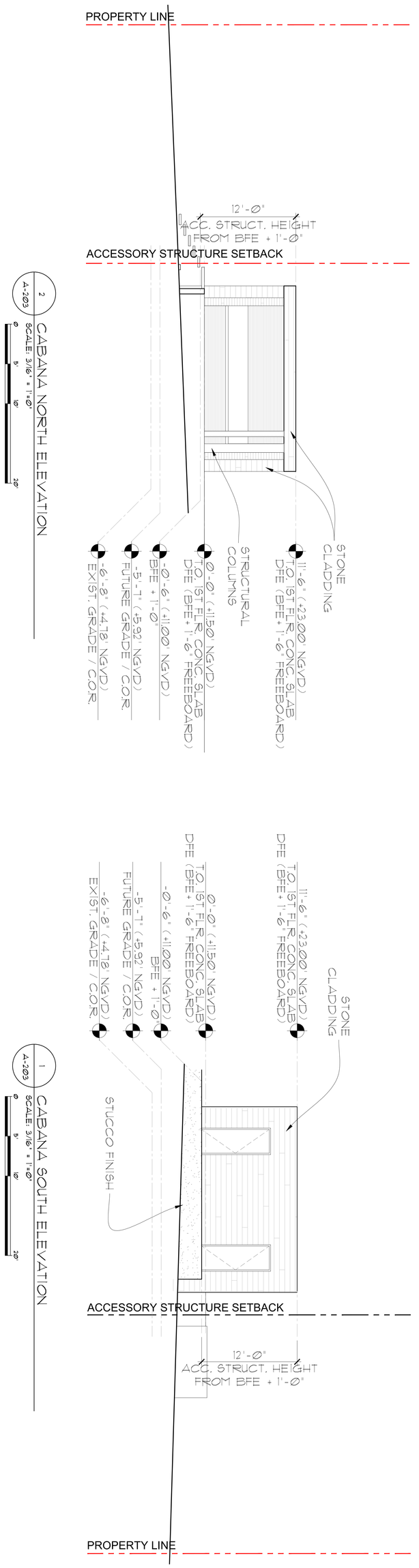
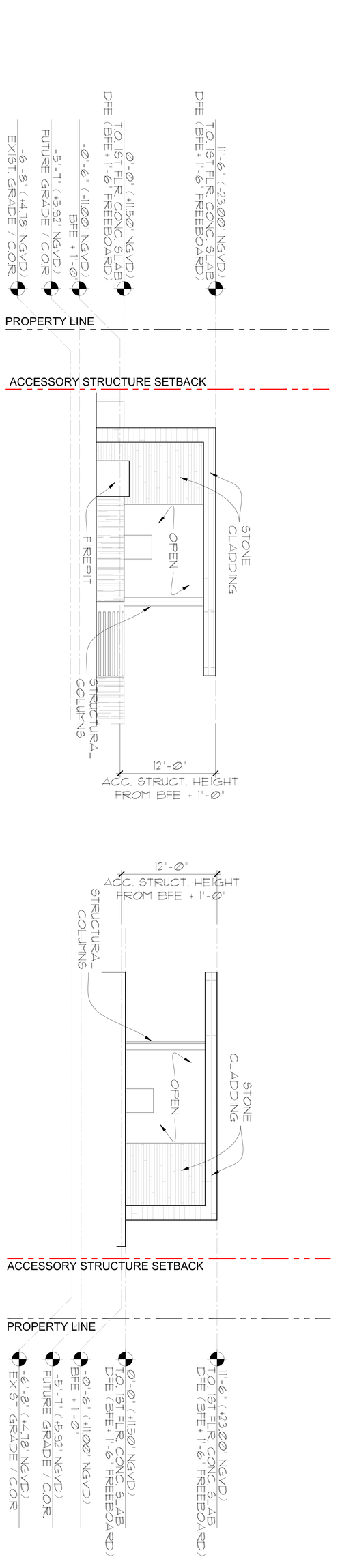


4 A-203
CABANA EAST ELEVATION
SCALE: 3/16" = 1'-Ø"
Ø 5' 1Ø' 2Ø'



3 A-203
CABANA WEST ELEVATION
SCALE: 3/16" = 1'-Ø"
Ø 5' 1Ø' 2Ø'

1 A-203
CABANA SOUTH ELEVATION
SCALE: 3/16" = 1'-Ø"
Ø 5' 1Ø' 2Ø'

2 A-203
CABANA NORTH ELEVATION
SCALE: 3/16" = 1'-Ø"
Ø 5' 1Ø' 2Ø'

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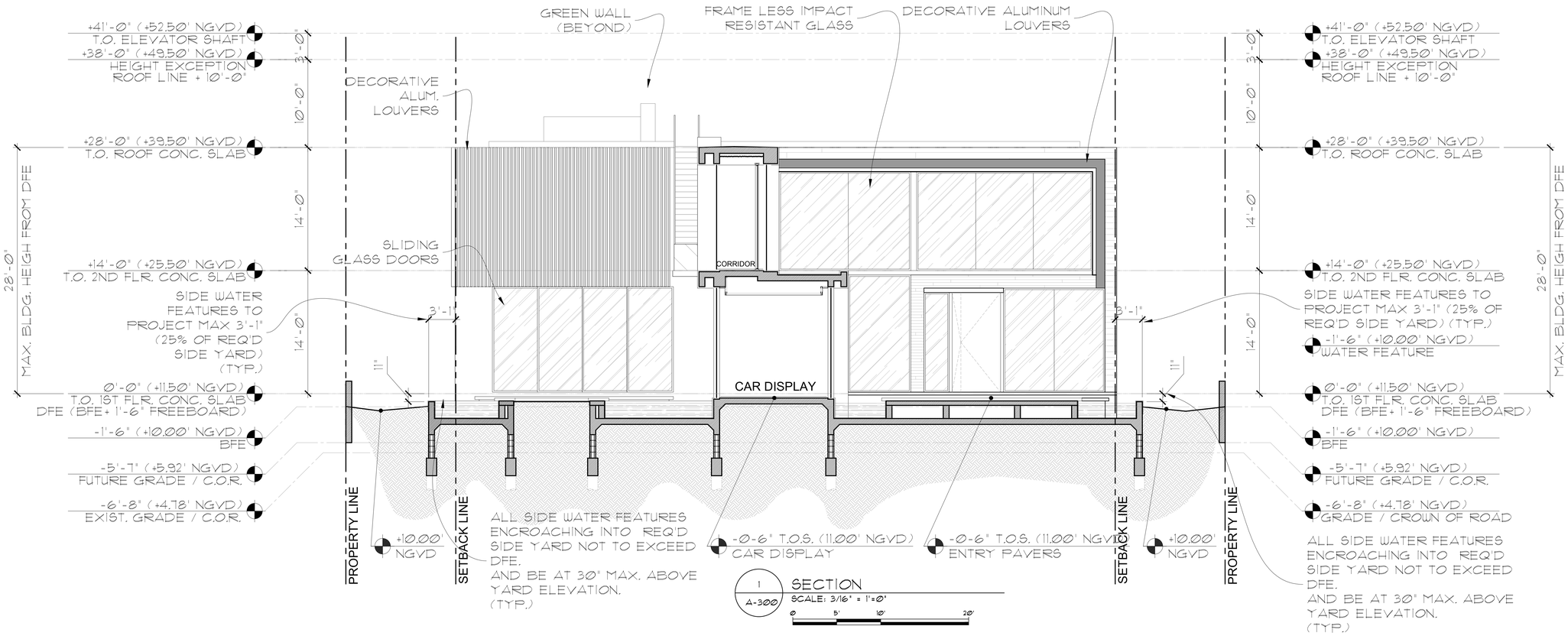

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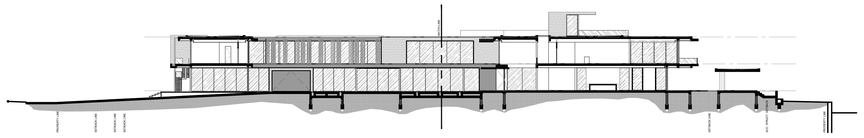
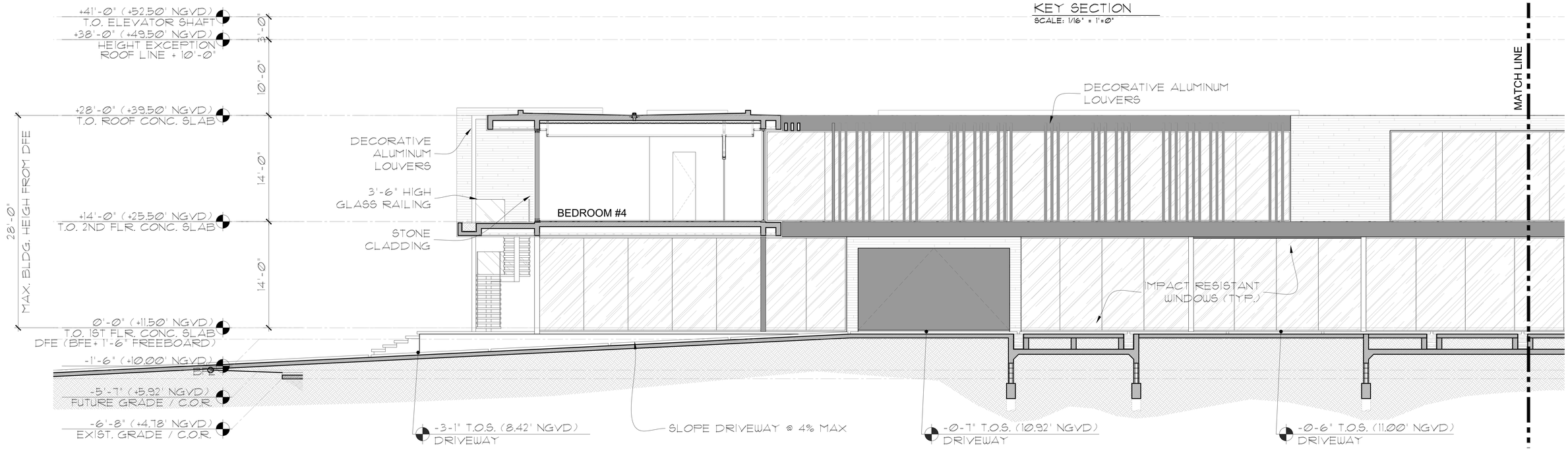
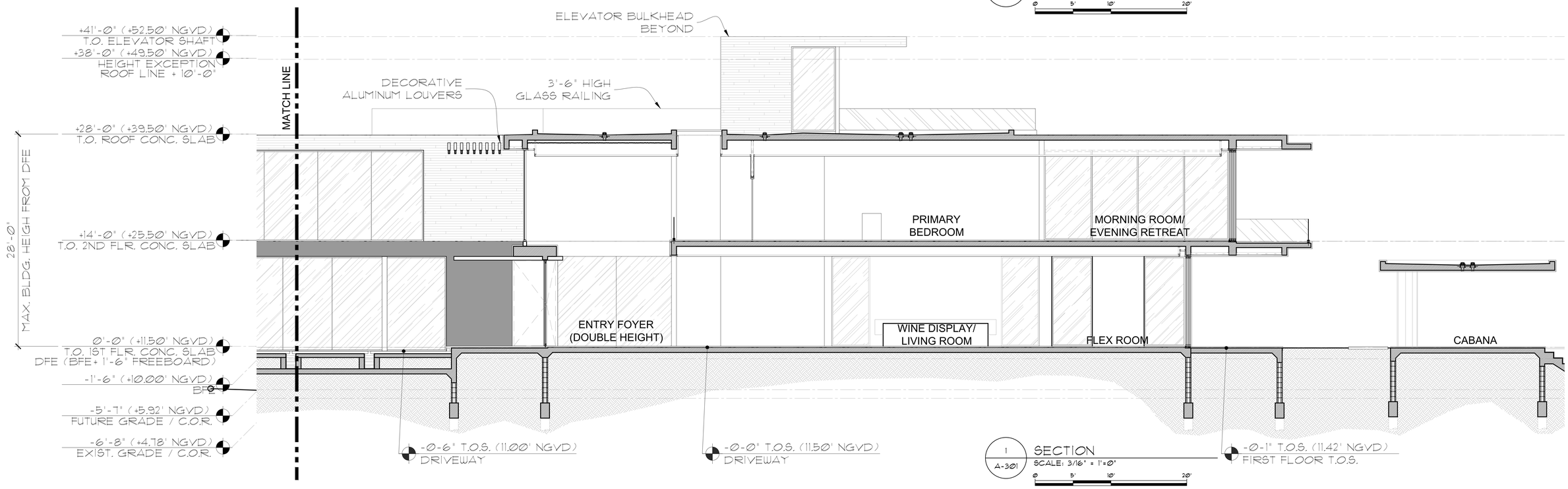


KEY SECTION
SCALE: 1/16" = 1'-0"



2 / A-301 SECTION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'



1 / A-301 SECTION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'

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comm no.
2318

date:
01/05/2024

revised:

sheet no.
A-301

SW AXONOMETRIC VIEW

NW AXONOMETRIC VIEW

SE AXONOMETRIC VIEW

NE AXONOMETRIC VIEW

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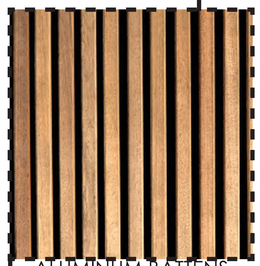
G-100

REAR ELEVATION (EAST)

TRAVERTINE STONE CLADDING

LIMESTONE CLADDING

CLEAR INSULATED GLASS



ALUMINUM BATTENS
(WOOD FINISH)

DARK BRONZE CLADDING

FRONT ELEVATION (WEST)

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REAR ELEVATION (EAST)

FRONT ELEVATION (WEST)

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