

42 STAR PAVILION

42 STAR ISLAND, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL

FINAL CSS SUBMISSION

APRIL 6TH, 2020



Robert M
Moehring
2020.04.06
16:36:25 -05'00'

DOMO
ARCHITECTURE + DESIGN

NEW ACCESSORY STRUCTURE

PRE-APPLICATION MEETING: FEBRUARY 6TH, 2020
 FIRST CSS SUBMISSION: MARCH 16TH, 2020
 DATE OF CSS FINAL SUBMITTAL: APRIL 6TH, 2020
 DATE OF HEARING: JUNE 2ND, 2020

DESIGN REVIEW BOARD

42 STAR ISLAND

MIAMI BEACH, FLORIDA

CLIENT

LEONARD HOCHSTEIN
 42 STAR ISLAND DRIVE
 MIAMI BEACH, FL

ARCHITECT

DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
 SUITE 506
 MIAMI BEACH, FLORIDA 33139
 O: 305.674.8031
 F: 305.328.9006
 WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT

JFS DESIGN INC.
 LANDSCAPE ARCHITECTURE

12420 SW 20TH ST
 MIRAMAR, FLORIDA 33027
 O: 305.793.5213
 WWW.JFSDESIGNFL.COM

CONSULTANTS

SCOPE OF WORK

- NEW ONE STORY ACCESSORY STRUCTURE
-VARIANCE REQUEST 01: TO REDUCE THE MINIMUM REQUIRED OPEN SPACE IN THE REAR YARD BY 15.62%
-VARIANCE REQUEST 02: TO EXCEED THE MAXIMUM UNIT SIZE AREA OF THE ACCESSORY STRUCTURES IN REFERENCE TO THE MAIN HOUSE BY 21.94%

INDEX OF DRAWINGS

CV-0.0	COVER SHEET	A-1.0	SITE PLAN
		A-1.0A	SITE PLAN - ENLARGED PROPOSED ACCESSORY STRUCTURE
EX-1.0	SURVEY	A-1.1	PROPOSED ACCESSORY STRUCTURE - FLOOR PLAN
EX-2.0	LOCATION PLAN	A-1.1A	PROPOSED ACCESSORY STRUCTURE - FLOOR PLAN - ENLARGED
EX-2.1	NEIGHBORHOOD ANALYSIS - KEY PLAN	A-1.2	PROPOSED ACCESSORY STRUCTURE - ROOF PLAN
EX-2.2	NEIGHBORHOOD ANALYSIS- EXSTG EXTERIOR	A-1.2A	PROPOSED ACCESSORY STRUCTURE - ROOF PLAN - ENLARGED
EX-2.3	NEIGHBORHOOD ANALYSIS- EXSTG EXTERIOR	A-2.0	ZONING DIAGRAM- LOT COVERAGE
EX-2.4	NEIGHBORHOOD ANALYSIS- EXSTG EXTERIOR	A-2.1	ZONING DIAGRAM- UNIT SIZE DIAGRAM - GROUND FLOOR
EX-2.5	NEIGHBORHOOD ANALYSIS- EXSTG EXTERIOR	A-2.2	ZONING DIAGRAM- UNIT SIZE DIAGRAM - SECOND FLOOR
EX-2.6	NEIGHBORHOOD ANALYSIS- EXSTG EXTERIOR	A-2.3	ZONING DIAGRAM- UNIT SIZE DIAGRAM - ROOF TERRACE
EX-2.7	NEIGHBORHOOD ANALYSIS- CONTEXT	A-2.4	ZONING DIAGRAM- OPEN SPACE
EX-2.8	NEIGHBORHOOD ANALYSIS- CONTEXT	A-2.5	ZONING DIAGRAM - ENLARGED REAR YARD
		A-2.6	ZONING DIAGRAM- AXONOMETRIC
EX-3.0	EXISTING GROUND FLOOR PLAN	A-3.0	MATERIAL BOARD
EX-3.1	EXISTING SECOND FLOOR PLAN	A-4.0	ELEVATIONS - NORTH
EX-3.2	EXISTING ROOF PLAN	A-4.1	ELEVATIONS - SOUTH
EX-3.3	EXISTING GUEST HOUSE FLOOR PLAN	A-4.2	ELEVATIONS - EAST
EX-3.4	EXISTING GARAGE FLOOR PLAN	A-4.3	ELEVATIONS - WEST
EX-3.5	EXISTING MAIN HOUSE ELEVATION - NORTH	A-5.0	SECTIONS
EX-3.6	EXISTING MAIN HOUSE ELEVATION - SOUTH	A-5.1	SECTIONS
EX-3.7	EXISTING MAIN HOUSE ELEVATION - EAST	A-5.2	SECTIONS
EX-3.8	EXISTING MAIN HOUSE ELEVATION - WEST	A-5.3	SECTIONS
EX-3.9	EXISTING GUEST HOUSE ELEVATION	A-6.0	VARIANCE REQUEST 01
EX-3.10	EXISTING GARAGE ELEVATION - FRONT AND BACK	A-6.0	VARIANCE REQUEST 02
EX-3.11	EXISTING GARAGE ELEVATION - SIDE	A-7.0	RENDERINGS
EX-3.12	EXISTING LOT COVERAGE	A-7.1	RENDERINGS
EX-3.13	EXISTING UNIT SIZE - GROUND FLOOR	A-7.2	RENDERINGS
EX-3.14	EXISTING UNIT SIZE - SECOND FLOOR	A-7.3	RENDERINGS
EX-3.15	EXISTING UNIT SIZE - ROOF TERRACE	A-7.4	RENDERINGS
EX-3.16	EXISTING REAR YARD OPEN SPACE	L-1	LANDSCAPE PLAN
A-0.0	ZONING SHEET	L-2	LANDSCAPE DETAIL
		TD-1	TREE DISPOSITION PLAN



LEGEND

- ▲ = A/C
- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- Chatta = Chattahoochee
- C = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC. = Concrete
- D = Delta
- ∅ = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Enc. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.P. = Light Pole
- M = Measured
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- N/A = Not Applicable
- ND = Nail & Disc
- NTS = Not to Scale
- OS = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- P.L. = Property Line
- PL = Planter
- P.O.B. = Point of Beginning
- P.D.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- ⚡ = Denotes Spot Elevations Taken

NOTE:

- 1) All easements and encroachments shown hereon are of the apparent nature, fence legal ownership.
- 2) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- 3) The graphic portions of this document are intended to be displayed as such, without the computerized data.
- 4) Accuracy: The expected use of land as classified in the minimum technical standards of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed the requirements, based on occupation on the herein described parcel for building, zoning information and utility location.
- 5) All data shown hereon is public unless otherwise noted.
- 6) No information was found in the public records of Miami-Dade County that would indicate an error in the information shown hereon.
- 7) The graphic portions of this document are intended to be displayed as such, without the computerized data.
- 8) Accuracy: The expected use of land as classified in the minimum technical standards of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed the requirements, based on occupation on the herein described parcel for building, zoning information and utility location.

TREE CHART

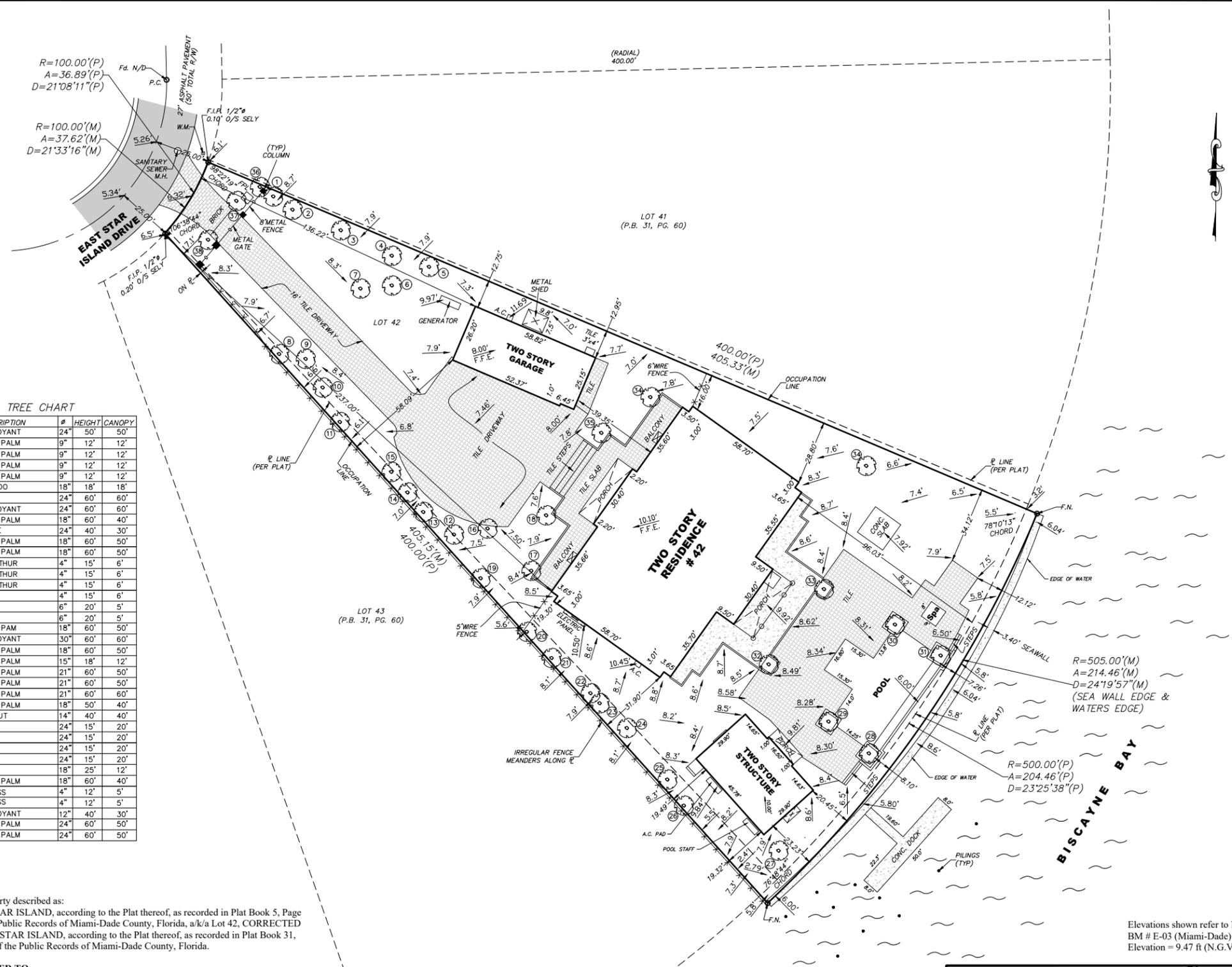
#	DESCRIPTION	∅	HEIGHT	CANOPY
1	FLAMBOYANT	24"	50'	50'
2	ROYAL PALM	9"	12'	12'
3	ROYAL PALM	9"	12'	12'
4	ROYAL PALM	9"	12'	12'
5	ROYAL PALM	9"	12'	12'
6	AVOCADO	18"	18'	18'
7	MANGO	24"	60'	60'
8	FLAMBOYANT	24"	60'	60'
9	ROYAL PALM	18"	60'	40'
10	SAPOTE	24"	40'	30'
11	ROYAL PALM	18"	60'	50'
12	ROYAL PALM	18"	60'	50'
13	MACARTHUR	4"	15'	6'
14	MACARTHUR	4"	15'	6'
15	MACARTHUR	4"	15'	6'
16	TREE	4"	15'	6'
17	PINO	6"	20'	5'
18	PINO	6"	20'	5'
19	ROYAL PAM	18"	60'	50'
20	FLAMBOYANT	30"	60'	60'
21	ROYAL PALM	18"	60'	50'
22	ROYAL PALM	15"	18'	12'
23	ROYAL PALM	21"	60'	50'
24	ROYAL PALM	21"	60'	50'
25	ROYAL PALM	21"	60'	60'
26	ROYAL PALM	18"	50'	40'
27	COCONUT	14"	40'	40'
28	PALM	24"	15'	20'
29	PALM	24"	15'	20'
30	PALM	24"	15'	20'
31	PALM	24"	15'	20'
32	TREE	18"	25'	12'
33	ROYAL PALM	18"	60'	40'
34	CYPRESS	4"	12'	5'
35	CYPRESS	4"	12'	5'
36	FLAMBOYANT	12"	40'	30'
37	ROYAL PALM	24"	60'	50'
38	ROYAL PALM	24"	60'	50'

This property described as:
 Lot 42, STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 5, Page 52, of the Public Records of Miami-Dade County, Florida, a/k/a Lot 42, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
 Leonard M. Hochstein
 Bank of America, N.A.
 its successors and/or assigns, ATIMA
 Fox Rothschild LLP
 Fidelity National Title Insurance Company

42 Star Island Drive, Miami Beach, FL 33139

Bearing, if any, shown based on N/A (reference) N/A



	AREA
SQ. FT.	±51050.02
ACRES	±1.171

Elevations shown refer to N.G.V.D. 1929.
 BM # E-03 (Miami-Dade)
 Elevation = 9.47 ft (N.G.V.D.), 7.92 ft (N.A.V.D.)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0319	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		
09/11/09	09/11/09	+10 FT N.G.V.D. (+8.45 FT N.A.V.D.)		

REVISIONS:

04/11/13 Certified to Revised	08/28/14 Elevations added
10/08/13 Survey Revised	11/12/14 Spot survey
05/29/14 Piling As-built	12/03/14 Information added
06/11/14 Seawall Elev. added and datum changed to N.A.V.D. 1989	05/22/17 Final Survey
07/03/14 Additional Piling As-built	08/15/19 Update Survey
	03/06/20 Spot Elevations and tree Update

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 478.027 Florida Statutes.

RENE AIGUESVIVES 10/03/12
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Dwg. No.
09/28/12	1"=30'	D.G.	12-15732





NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - CONTEXT



NEIGHBORHOOD ANALYSIS - CONTEXT

