



SUNSET ISLAND RESIDENCE

2142 Bay Ave., Miami Beach, FL 33139



October 6, 2020

DESIGN REVIEW BOARD

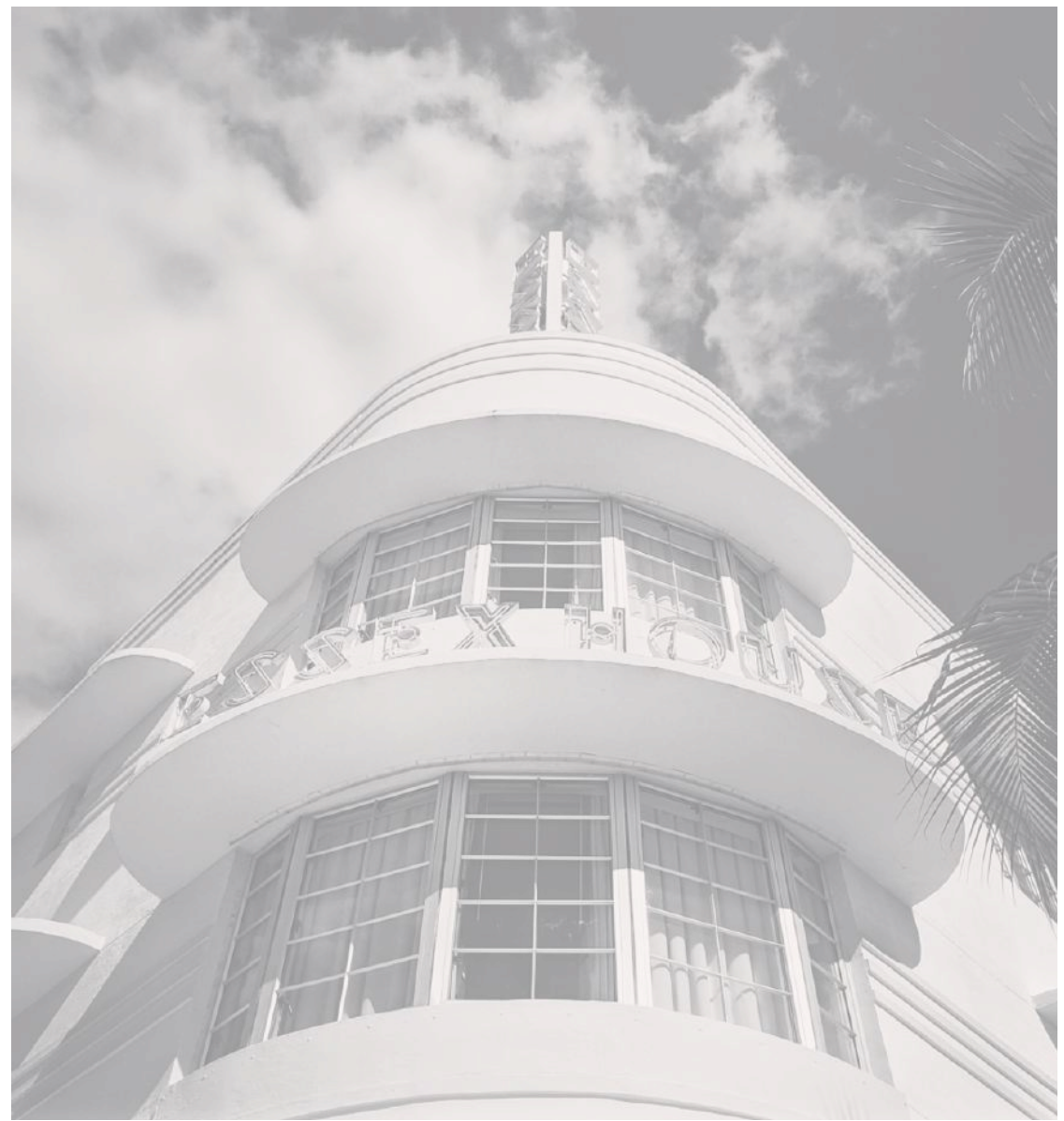
Neighbor Outreach and Support
2142 Bay Avenue
Kapa Trust, The Regent Trust Company as Trustee
DRB20-0570



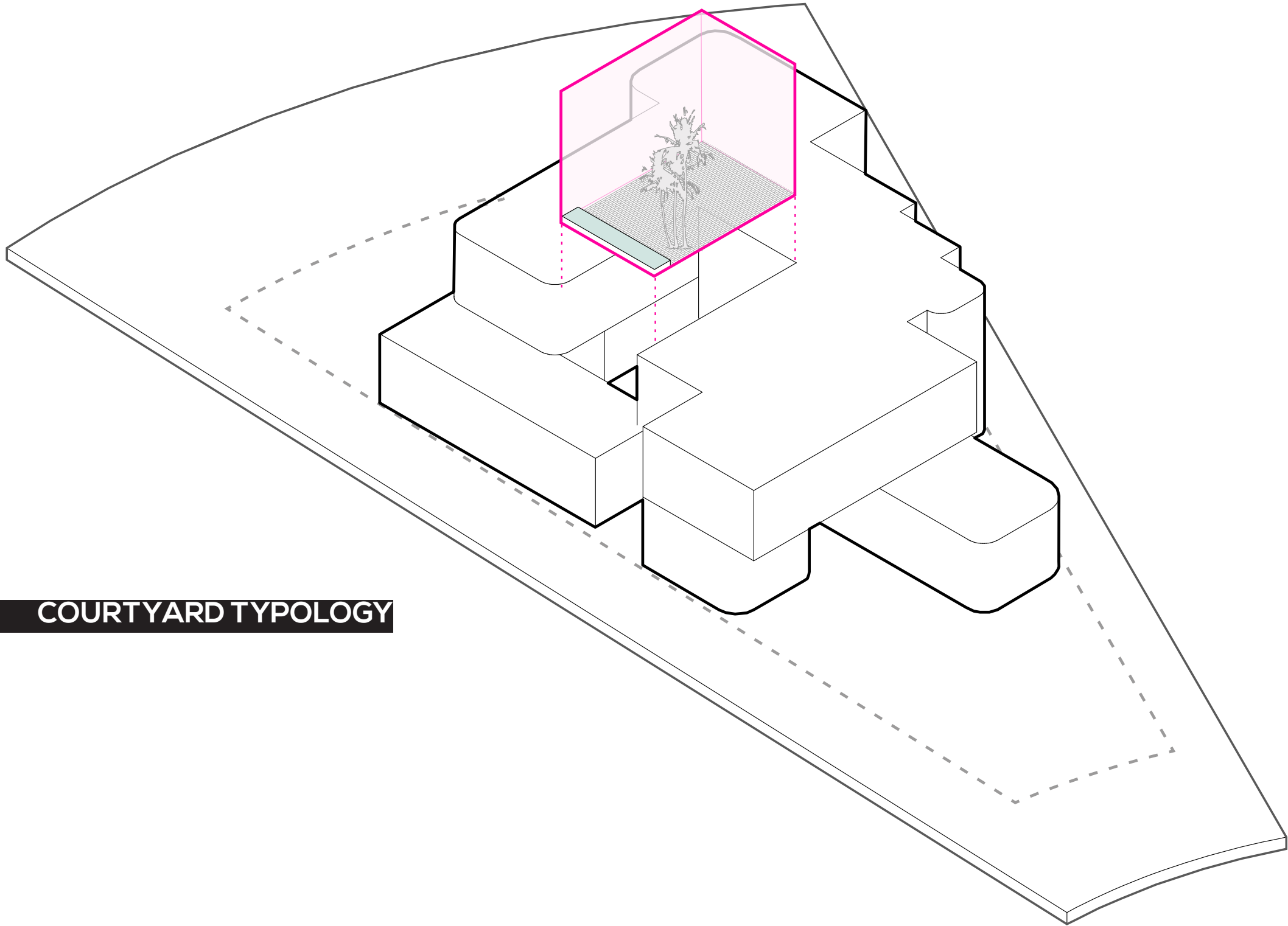
Supportive

Outreach

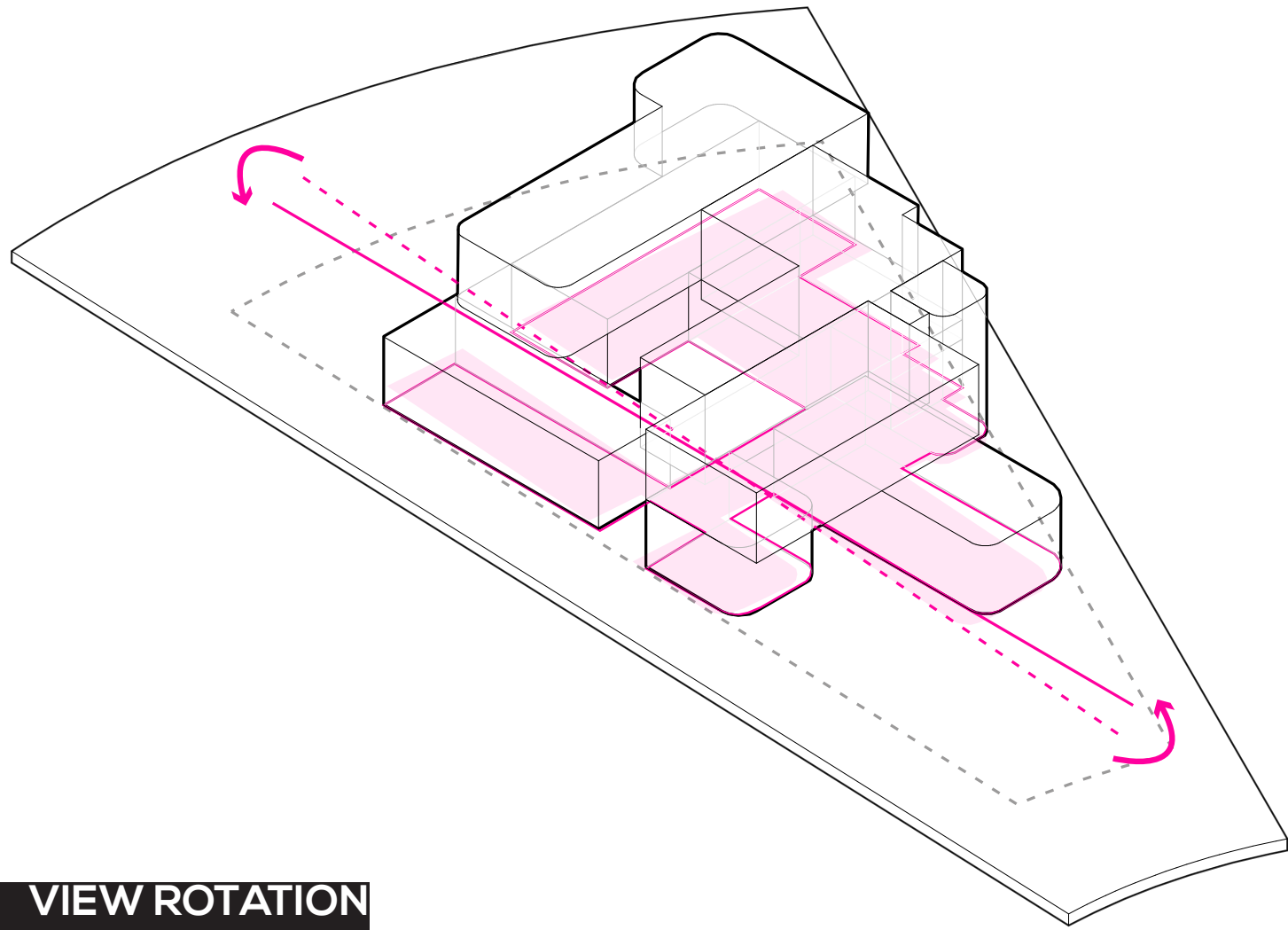
No.	Property Address	Owner
1	1649 W 22 Street	Donald M Abrashoff JTRS & Bruce A Carter JTRS
2	2138 Bay Avenue	2138 Bay Home LLC - Supportive
3	2130 Bay Avenue	Jeffrey L. and Irene R. Brandon.
4	2131 Bay Avenue	Star I Gutman
5	1645 W 22 Street	Keith A Gray TRS & Keith A Gray Intervivos TRS
6	1635 W 22 Street	1635 West 22nd Street LLC – Todd Glaser – MGR
7	1515 W 22 Street	Brad Miller and Jaime Miller - Supportive
8	2125 Lake Avenue	Paul James Rahal Trs C/O Robert T Napier Calusa Trust - Supportive



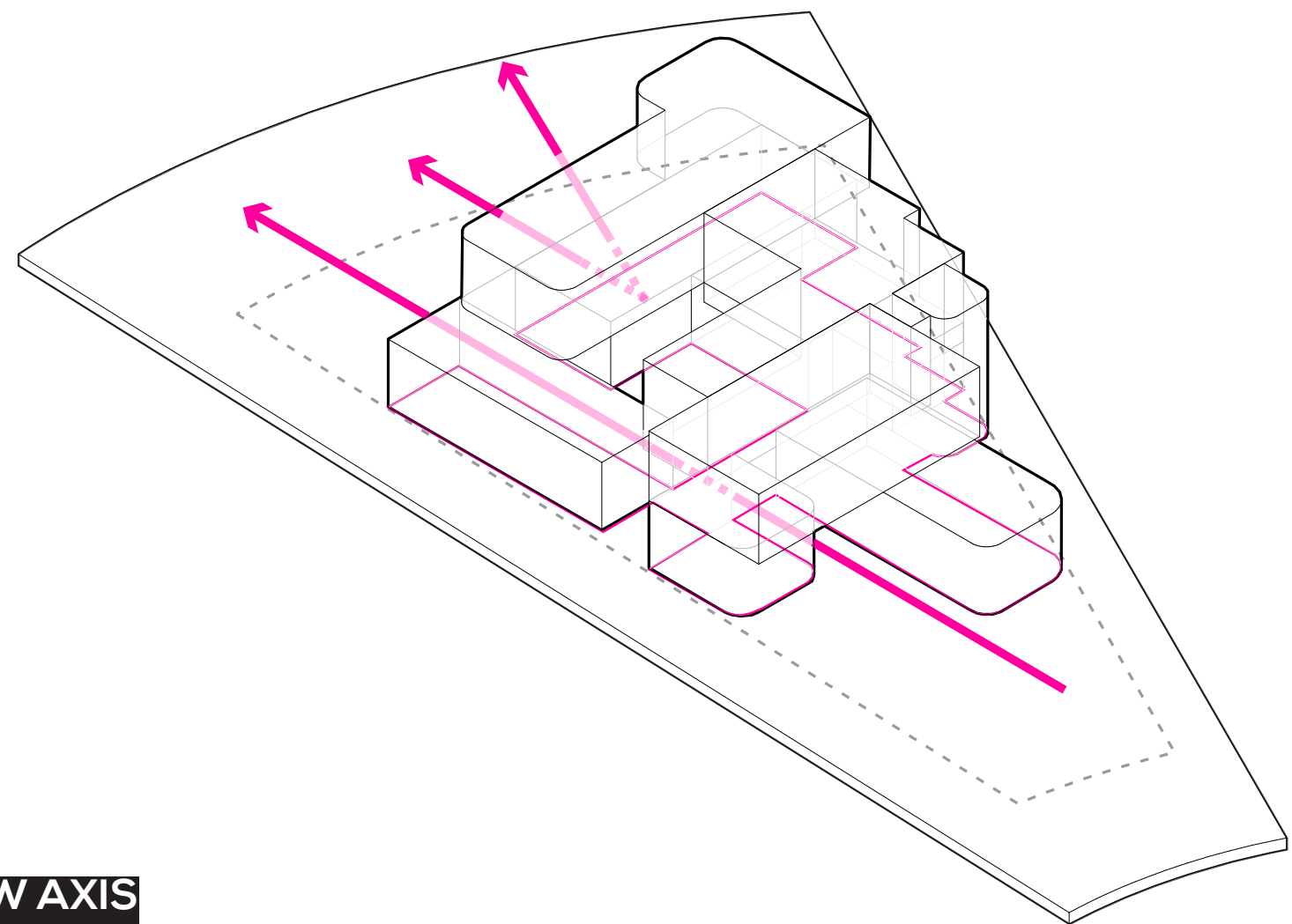




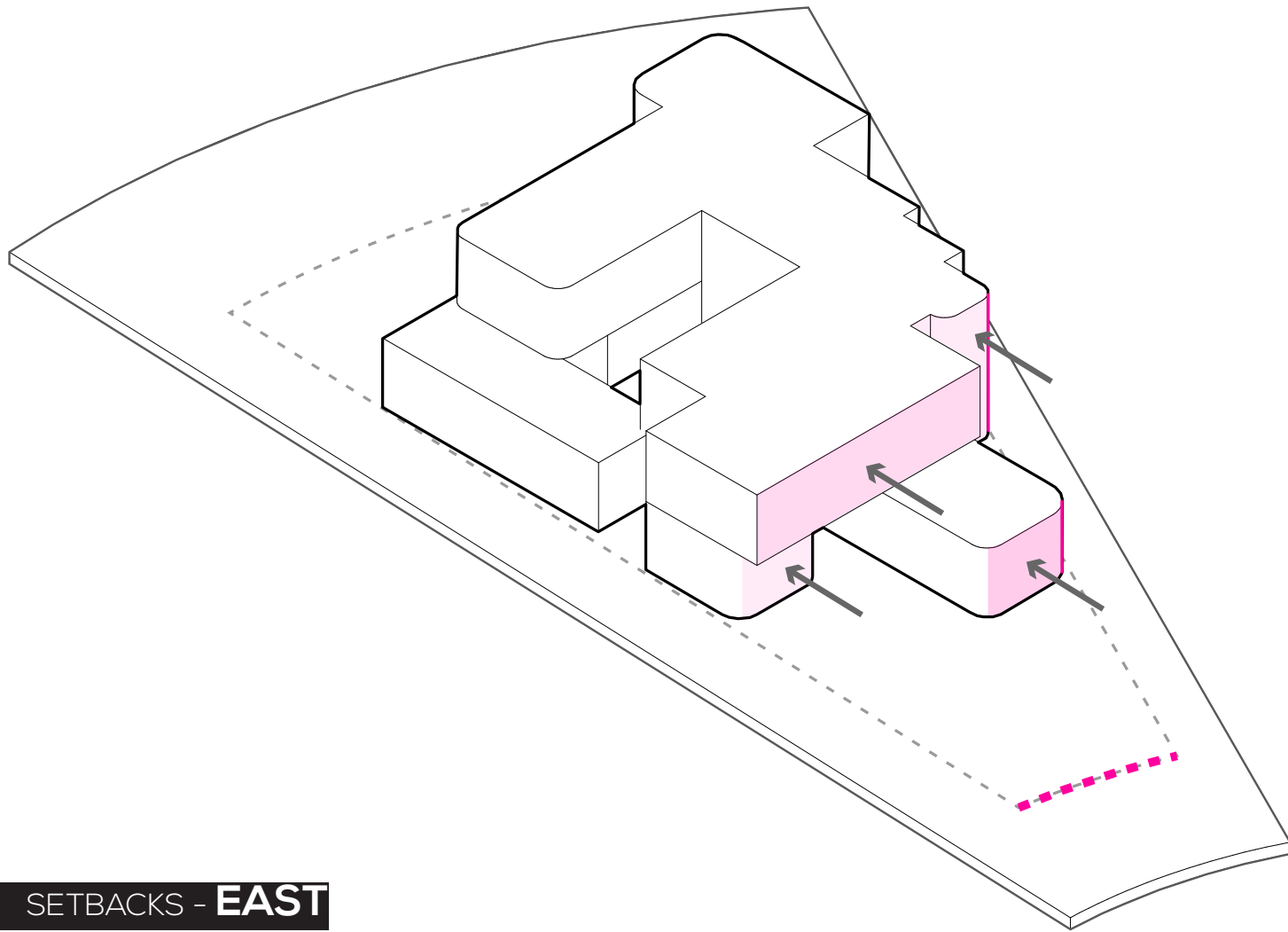
COURTYARD TYPOLOGY



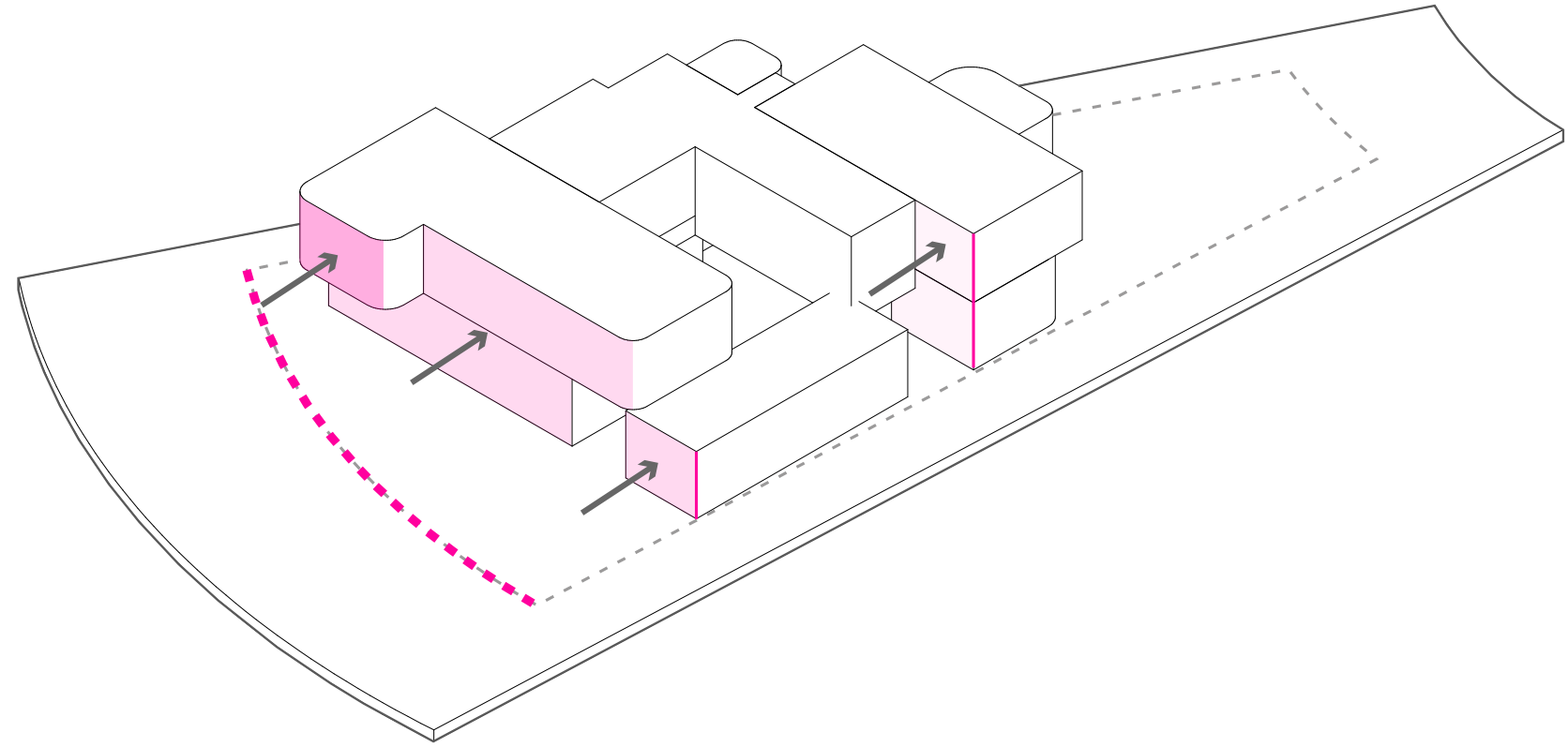
VIEW ROTATION



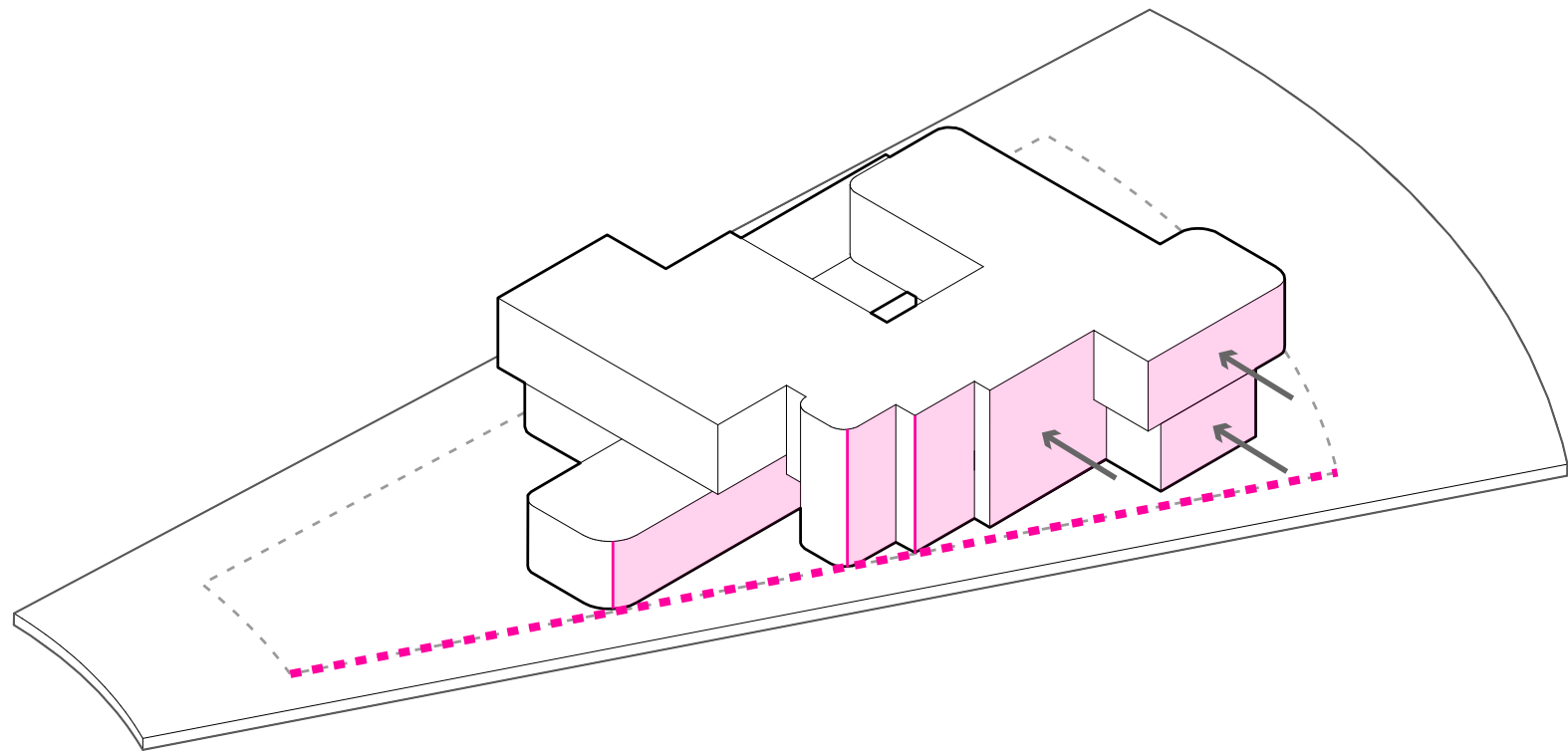
VIEW AXIS



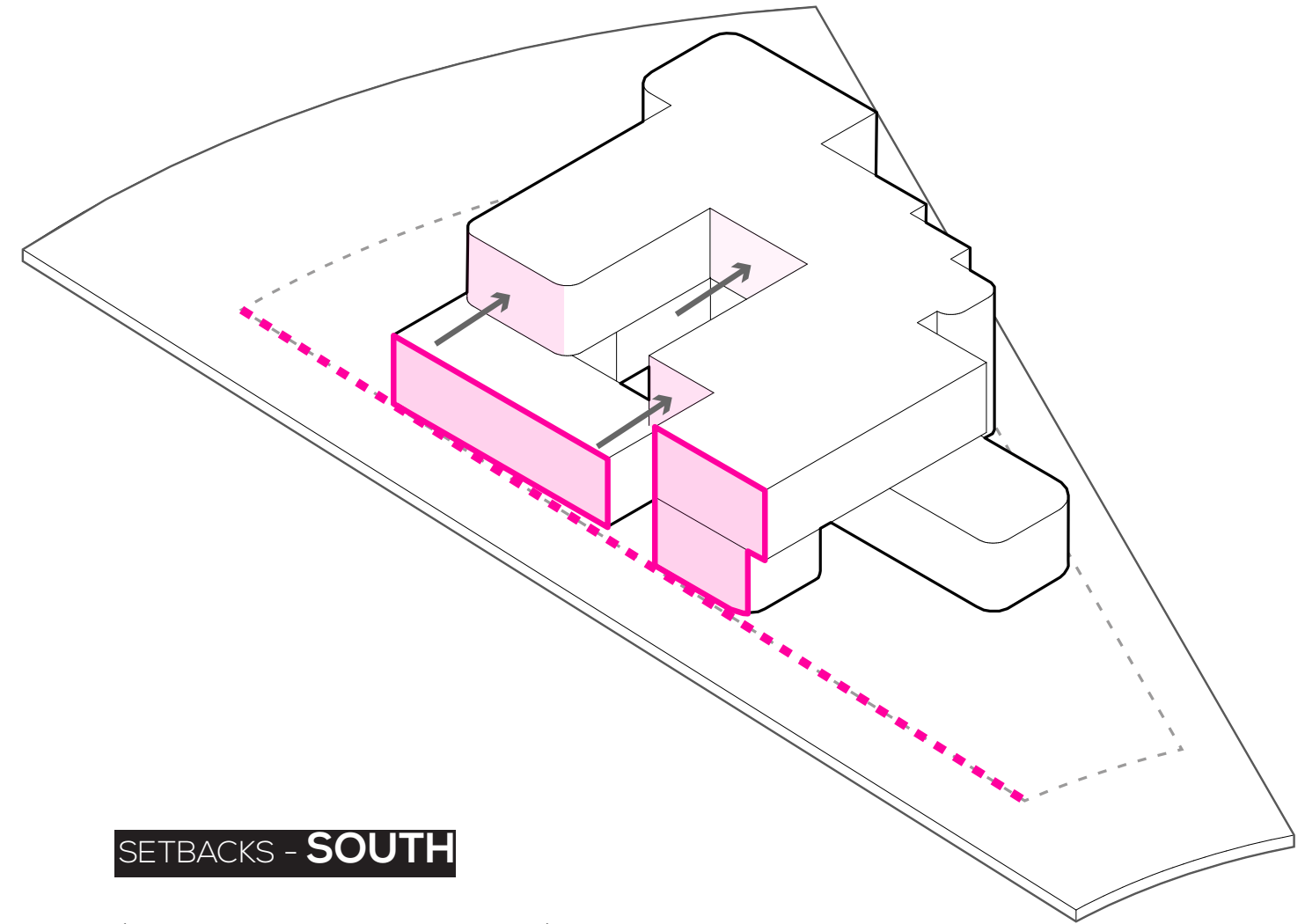
SETBACKS - EAST



SETBACKS - WEST

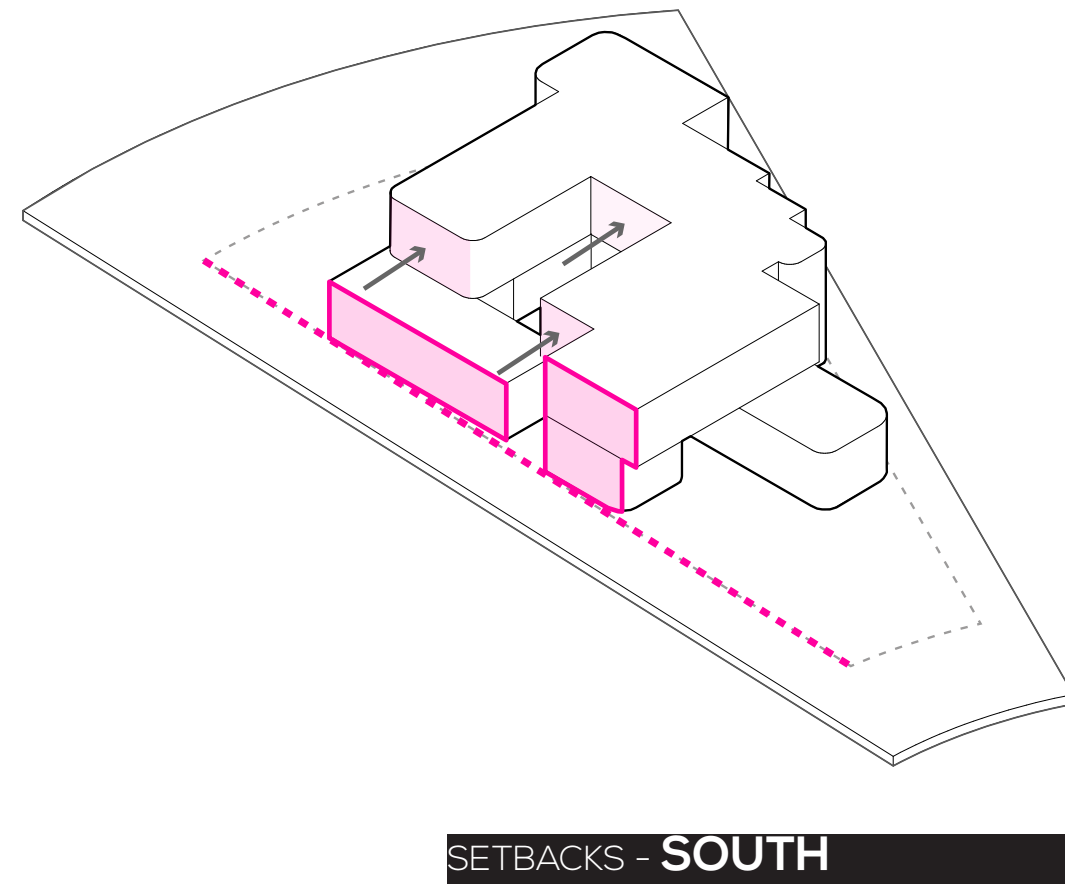
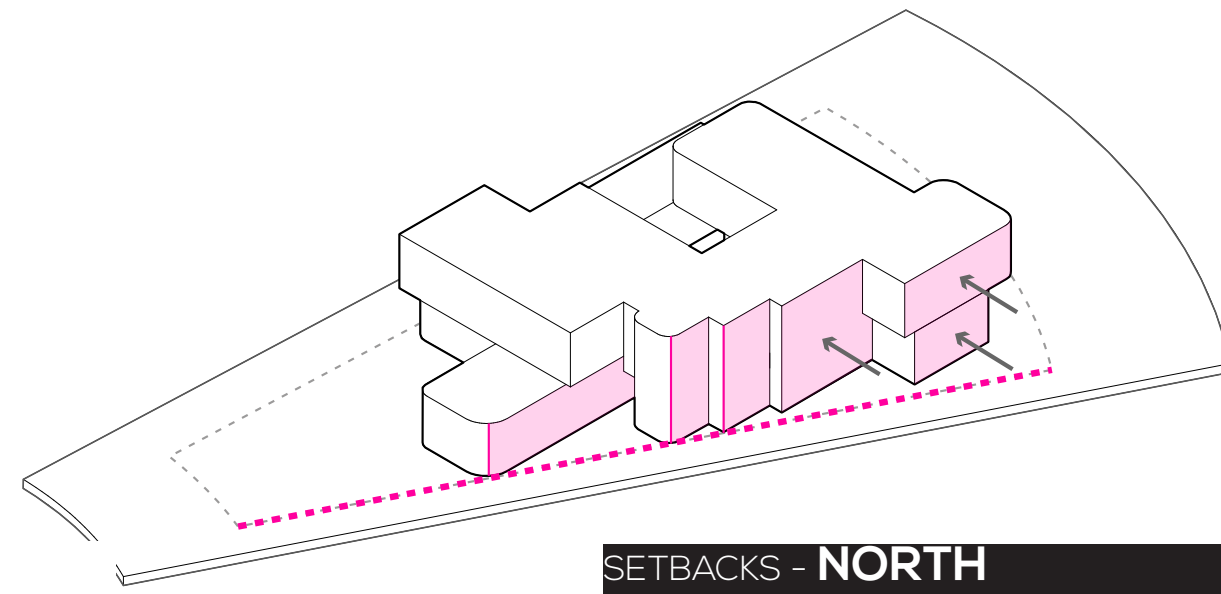
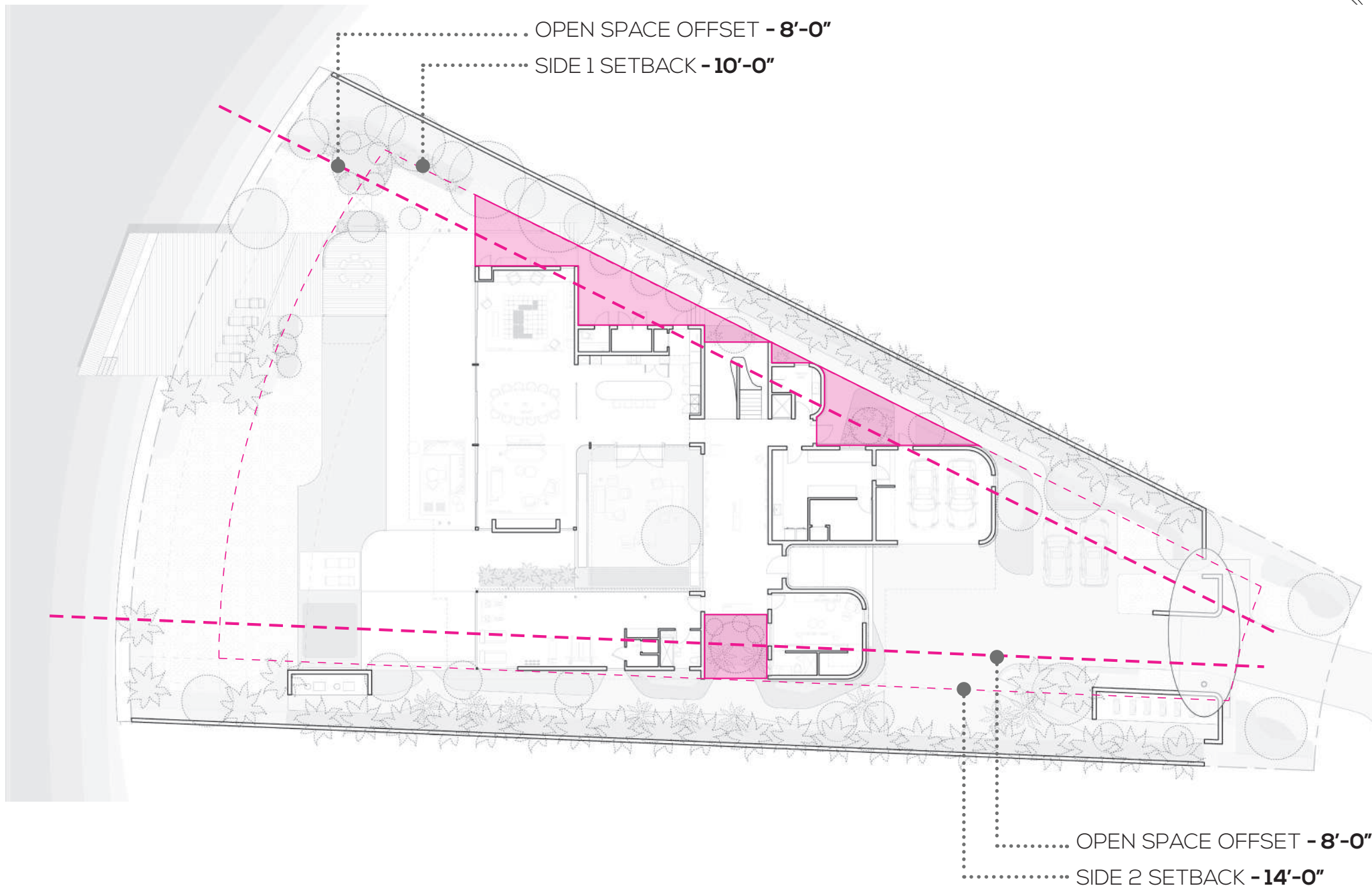


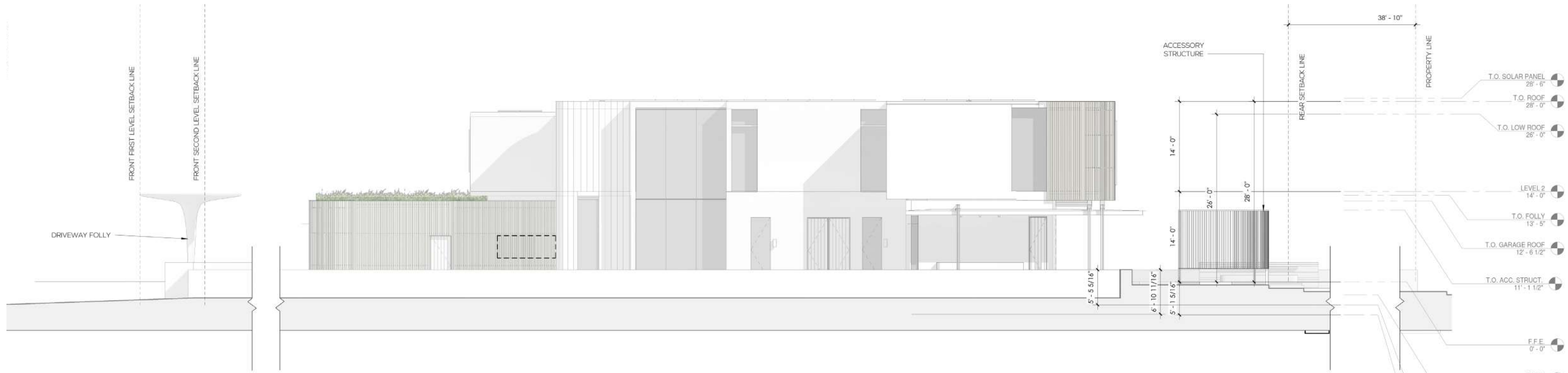
SETBACKS - NORTH
(WAIVER REQUESTED)



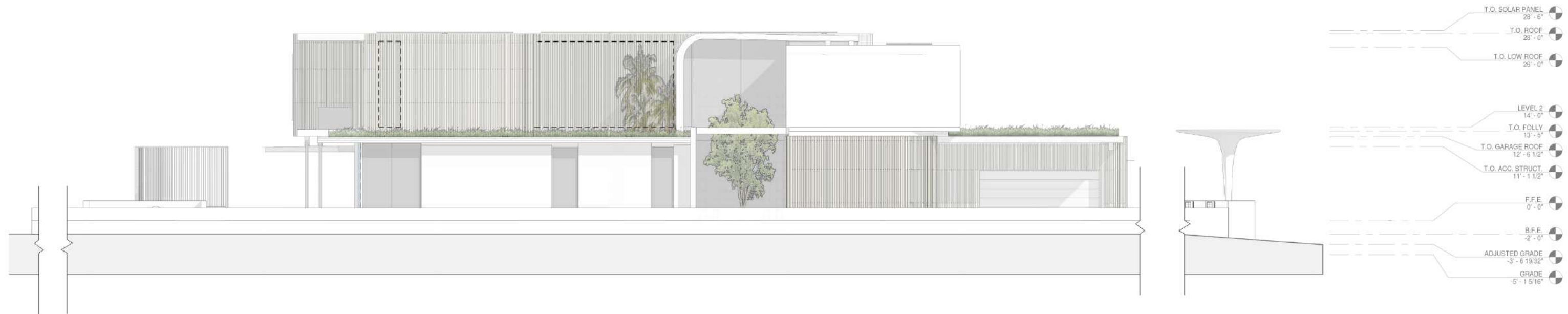
SETBACKS - SOUTH
(WAIVER REQUESTED)

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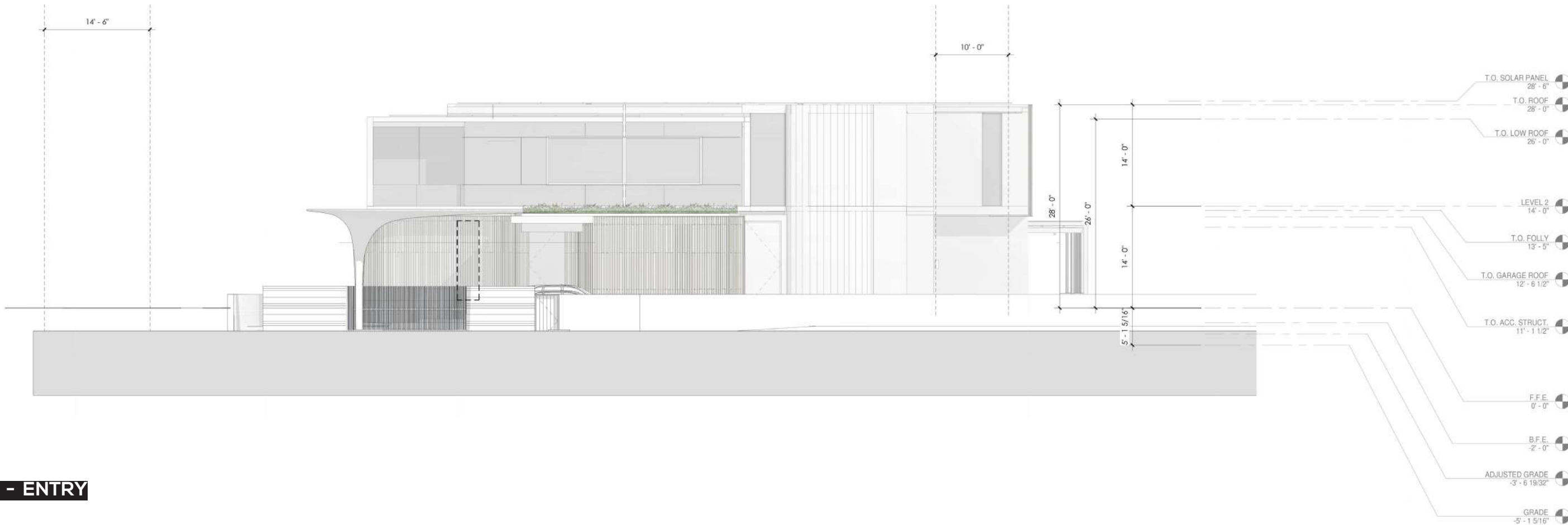




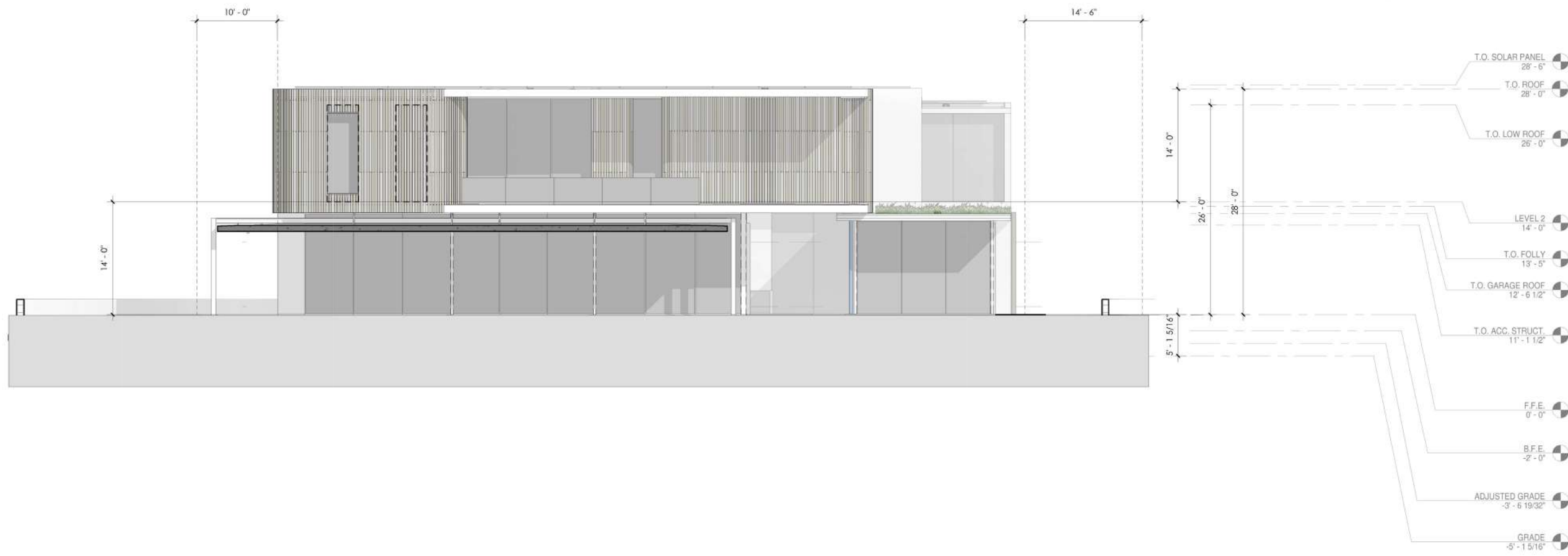
NORTH ELEVATION



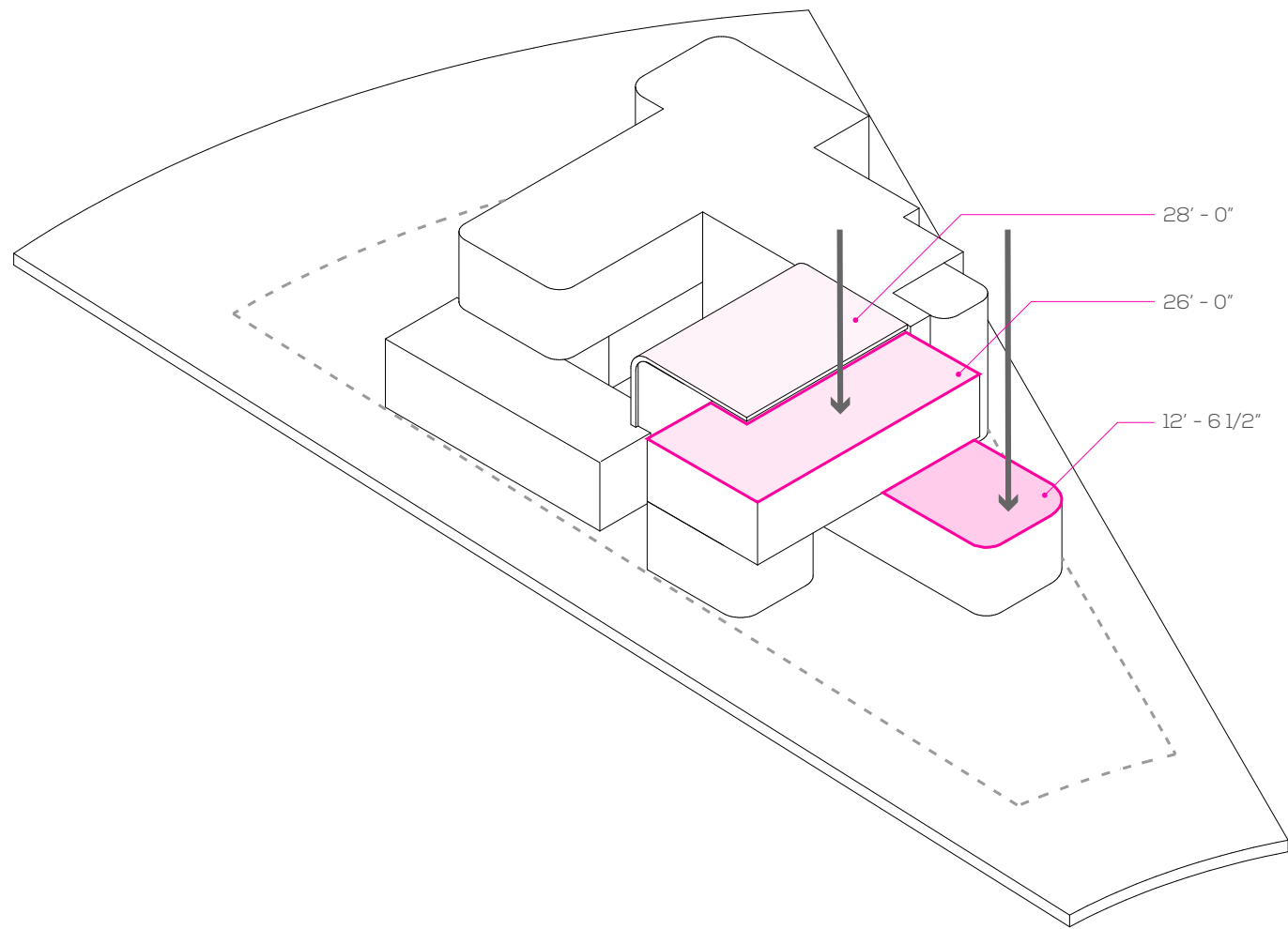
SOUTH ELEVATION



EAST ELEVATION - ENTRY

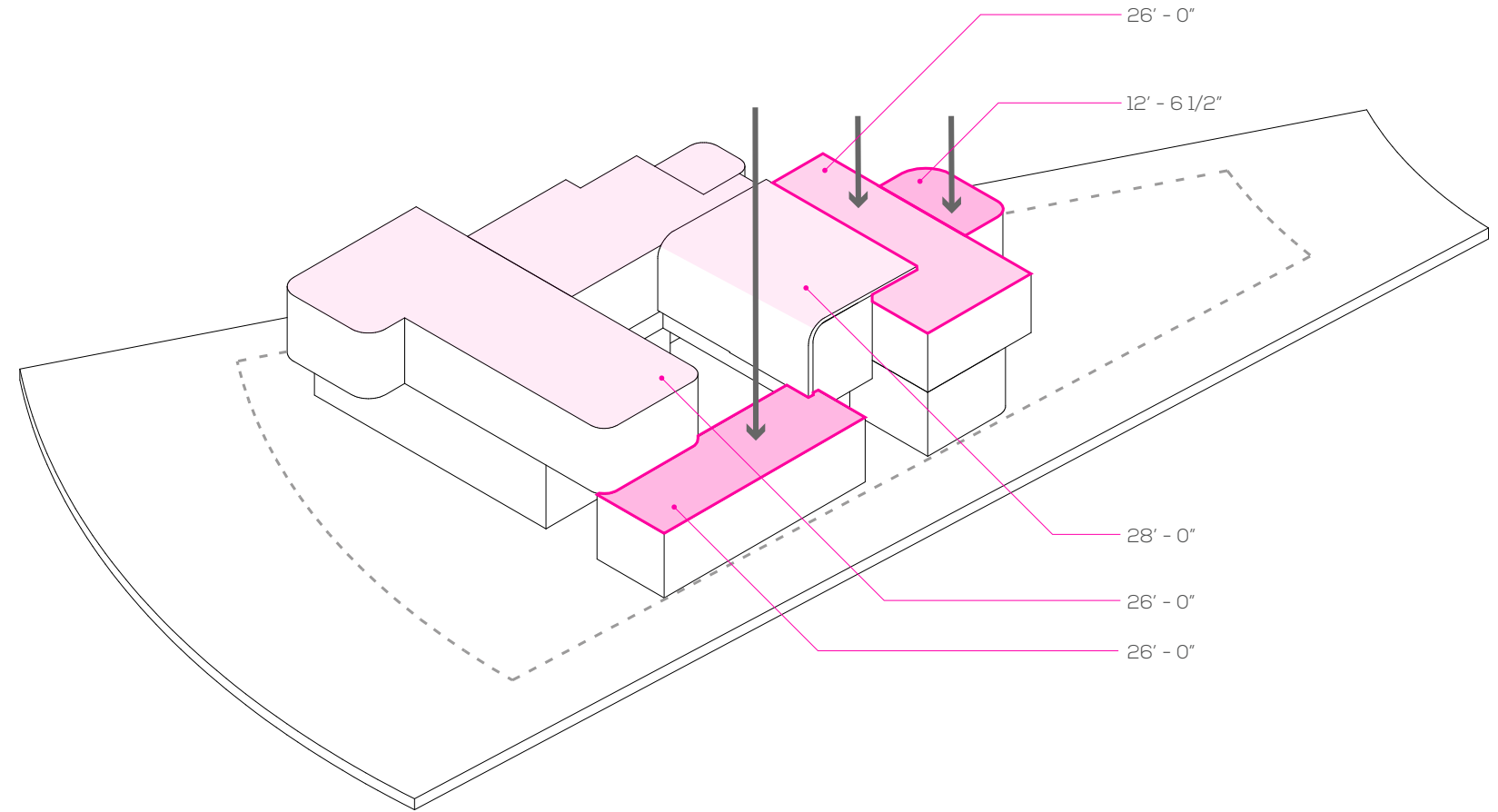


WEST ELEVATION



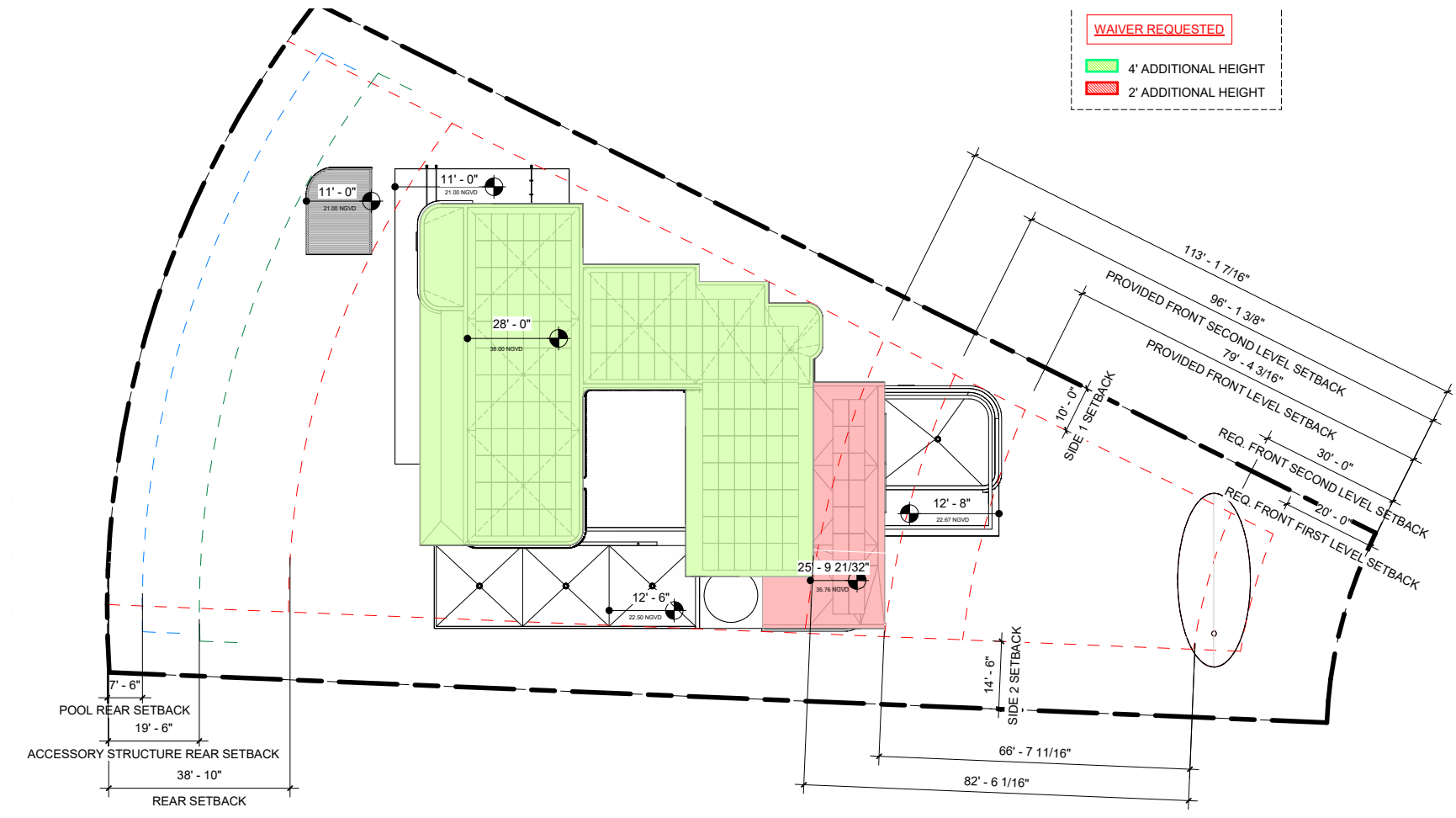
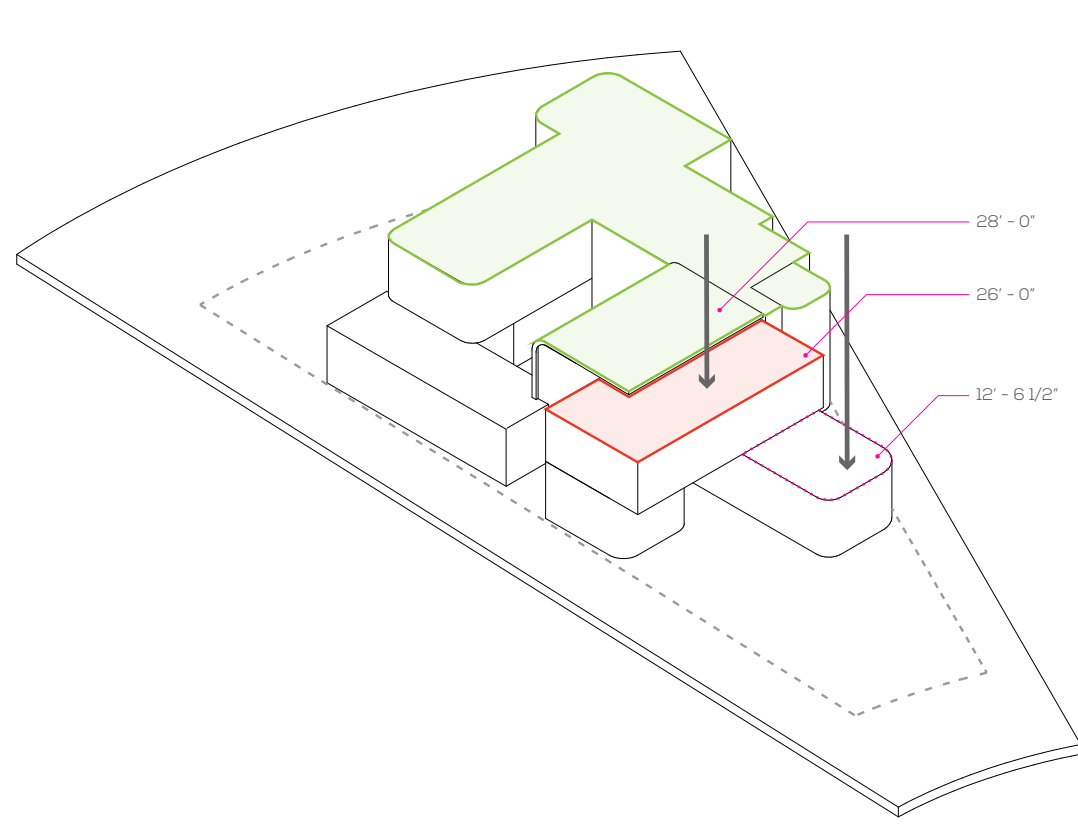
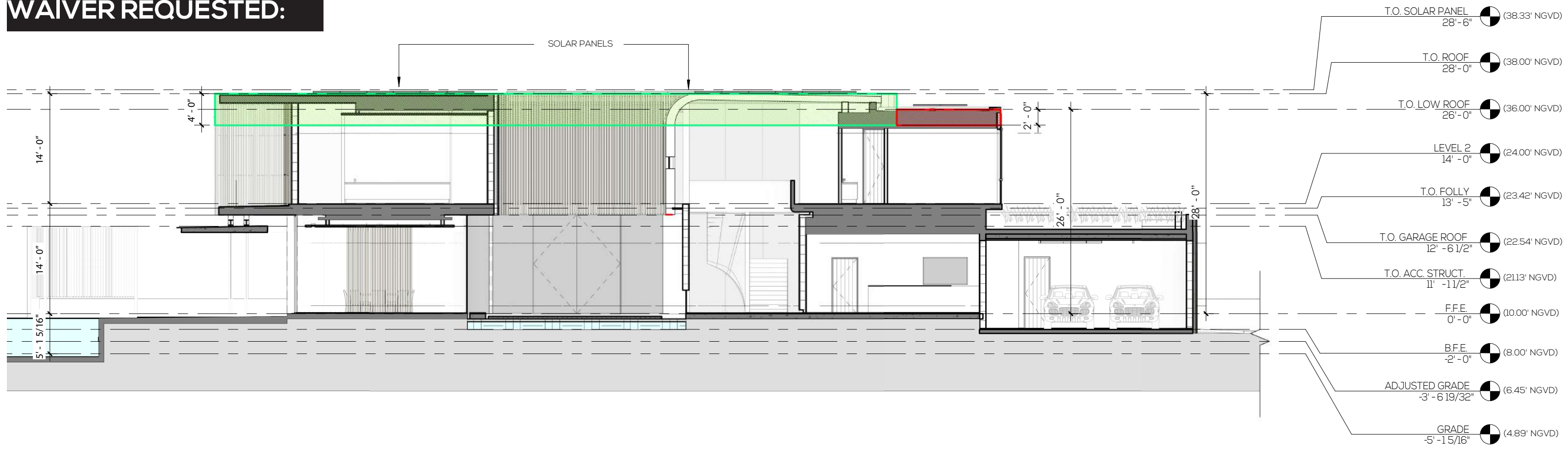
TERRACED ROOFS

(WAIVER REQUESTED)

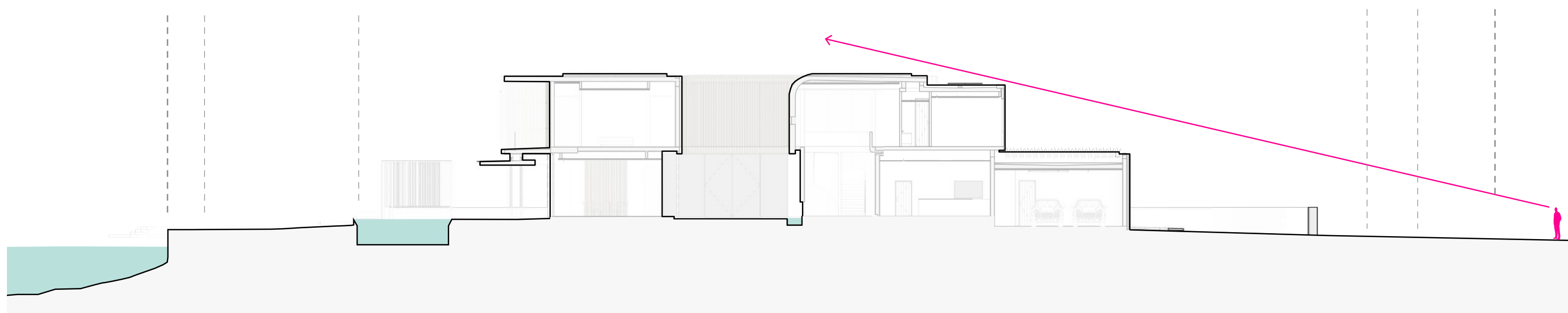
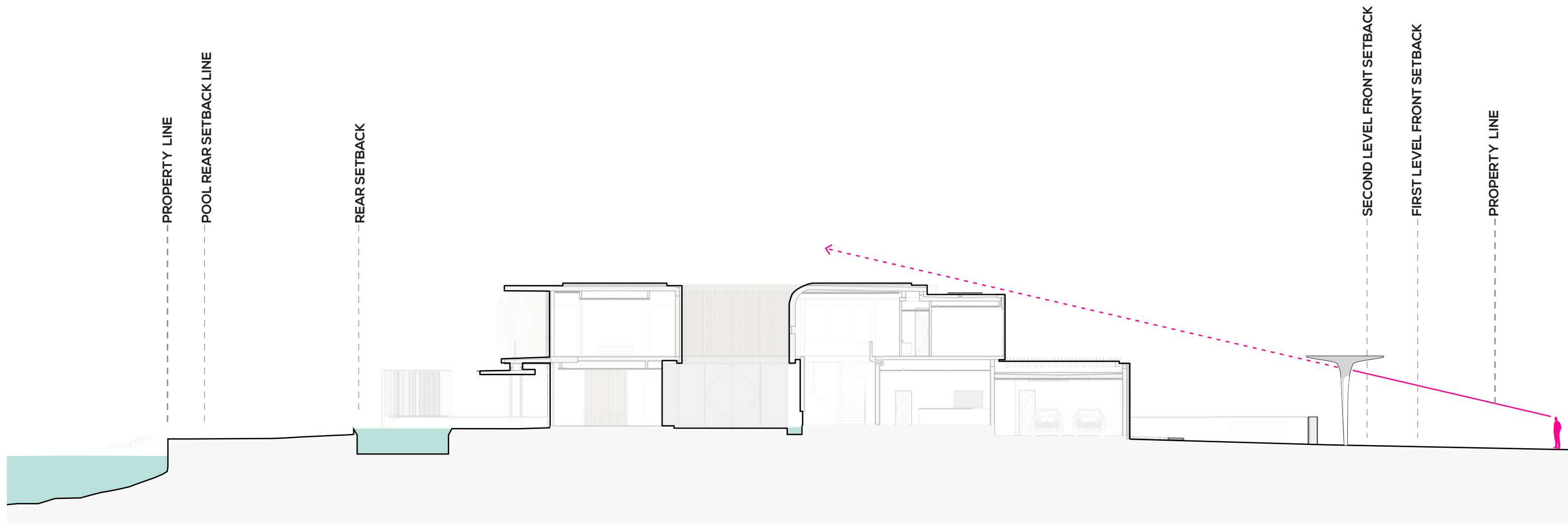


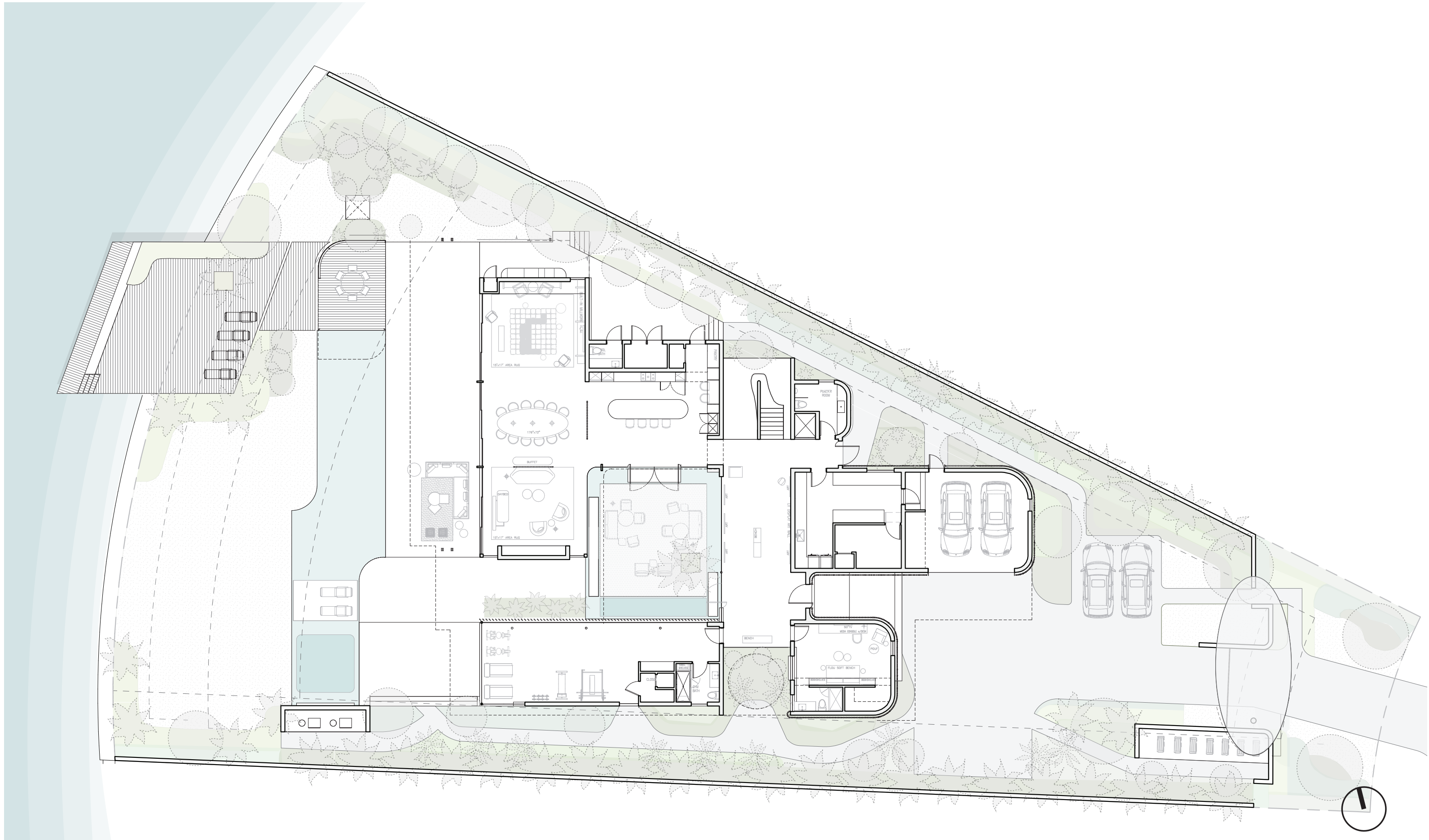
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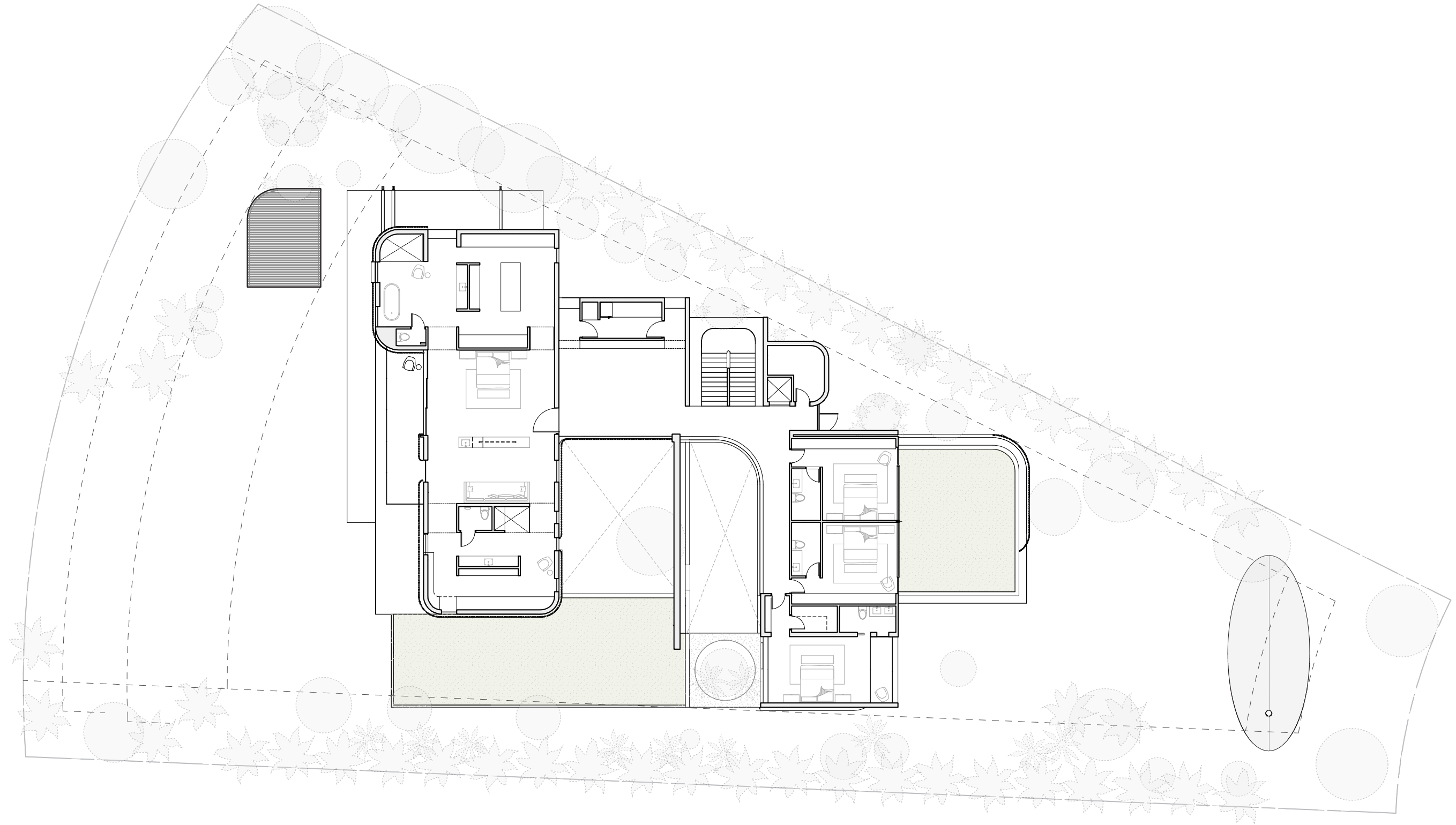
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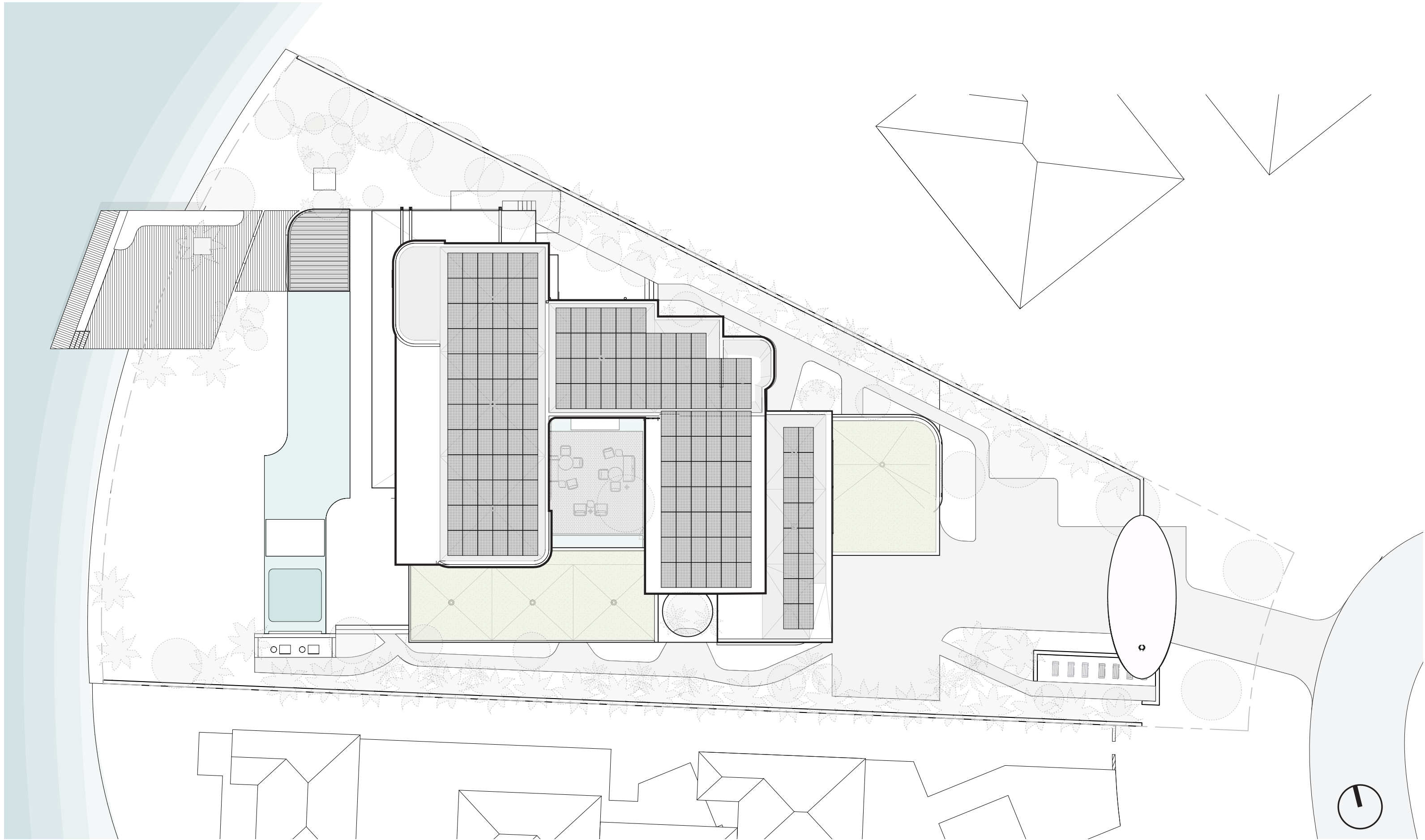


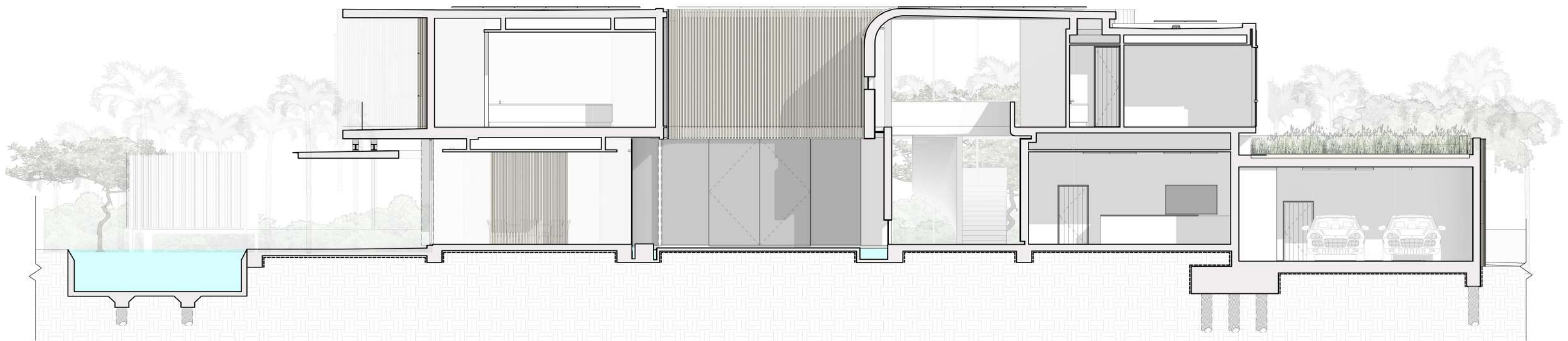
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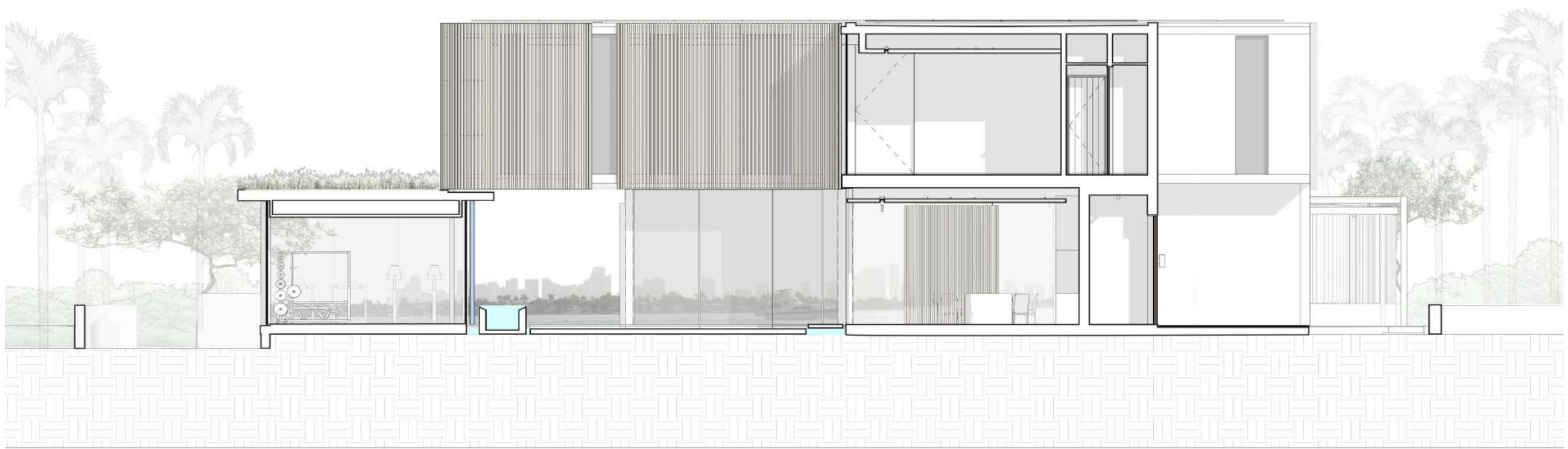




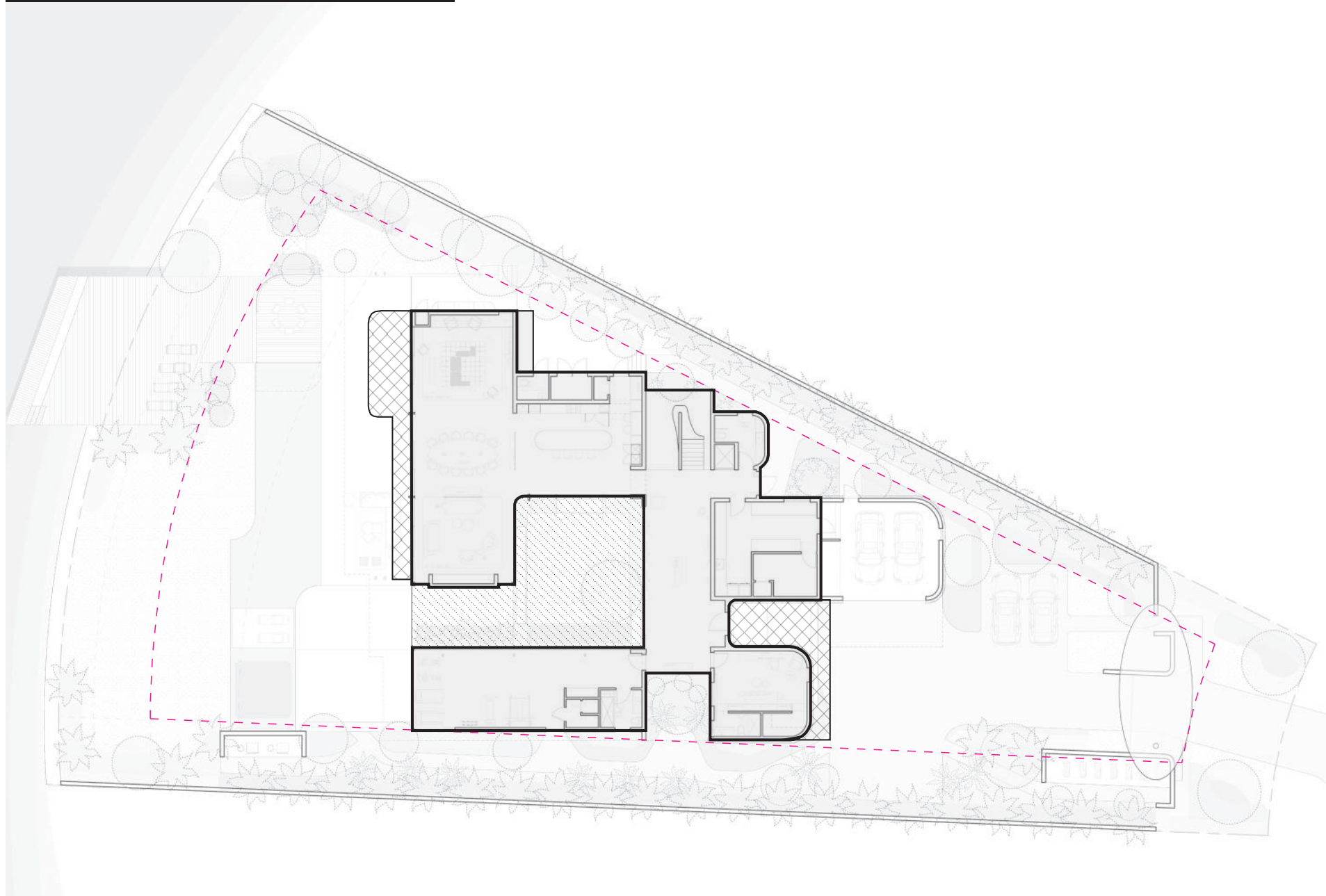




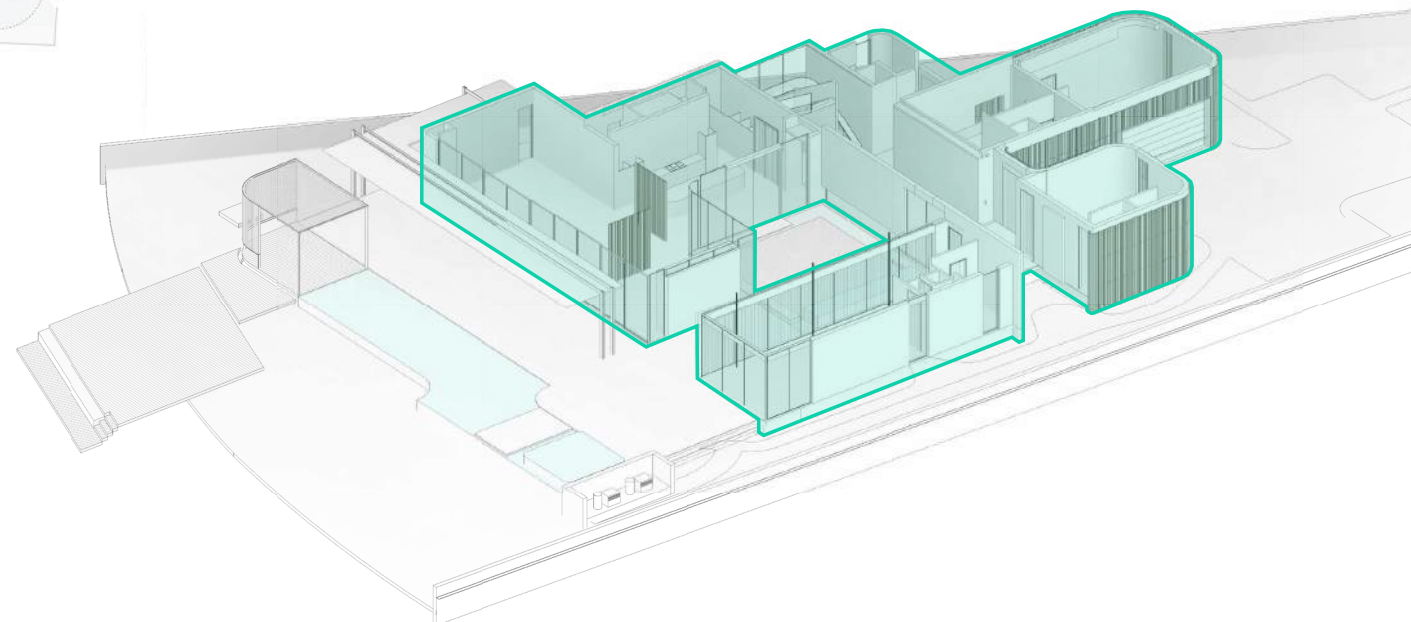
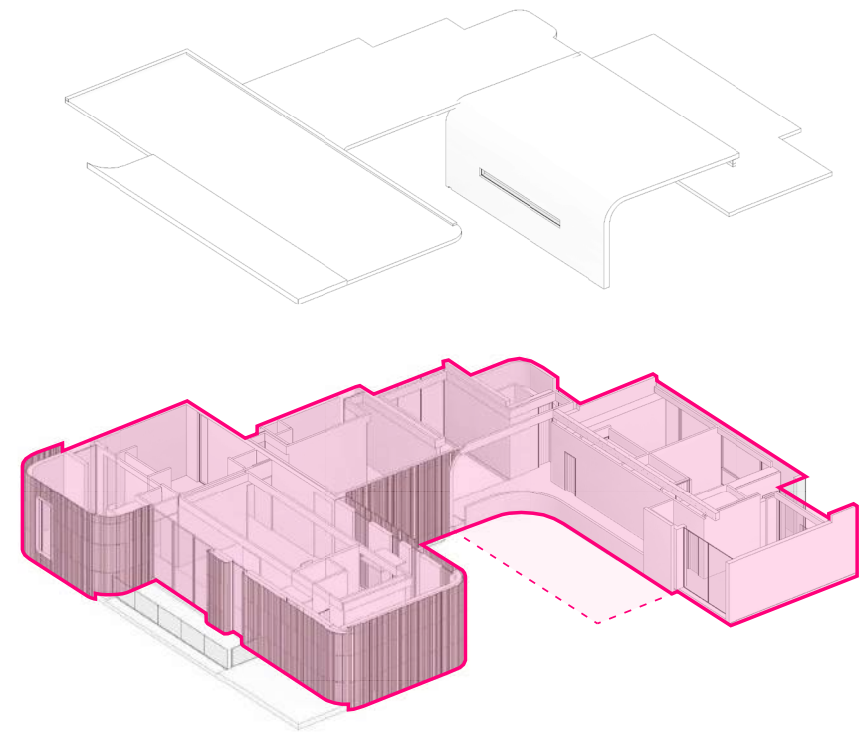




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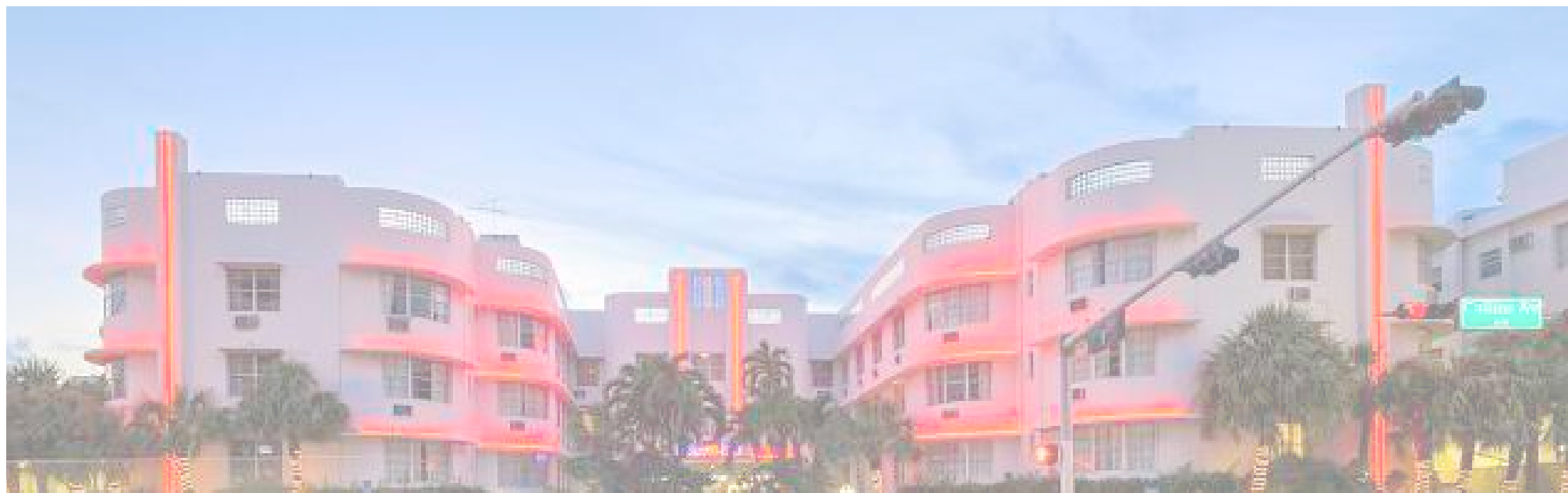
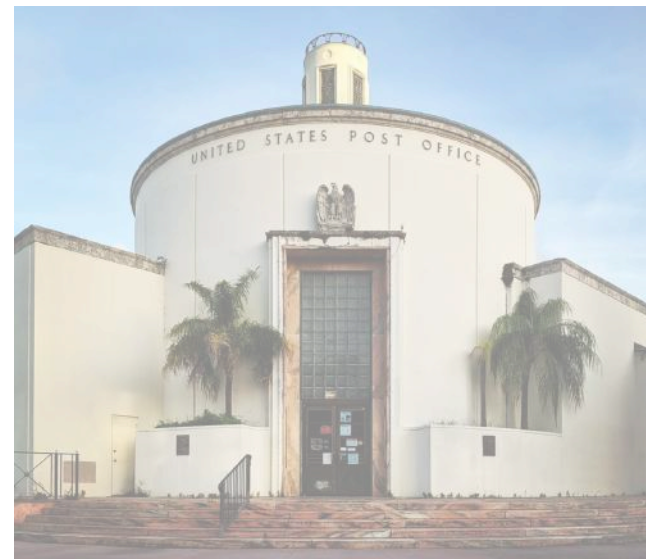


PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE - **5123 SF (92.17%)** ■
 PROPOSED FIRST FLOOR VOLUMETRIC UNIT SIZE - **5558 SF** ■



LOT AREA	25,460 SF
PERMITTED LOT COVERAGE (30%)	7,638 SF
PROPOSED LOT COVERAGE (TOTAL)	6,958.42 SF (27.33%)
LOT COVERAGE WITHOUT COURTYARD	5,788.35 SF (22.74%)

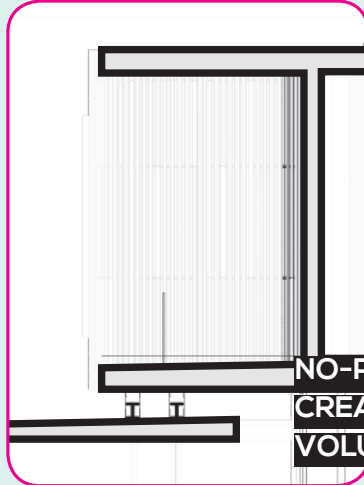
 PROPOSED 1st FLOOR HABITABLE	5,107.02 SF
 PROPOSED 2nd FLOOR HABITABLE	681.33 SF
 PROPOSED COURTYARD	1,170.07 SF



MIAMI MODERN INSPIRED DESIGN



**MORRIS LAPIDUS
INSPIRED FOLLY**



**NO-PARAPET CONDITION
CREATING CLEAN, DISTINCT
VOLUMES**



**SOFT, CURVED VOLUMES
+ LINEAR EYEBROWS**



STREAMLINE DESIGN



**WOGGLE-INSPIRED
DESIGN ELEMENTS**



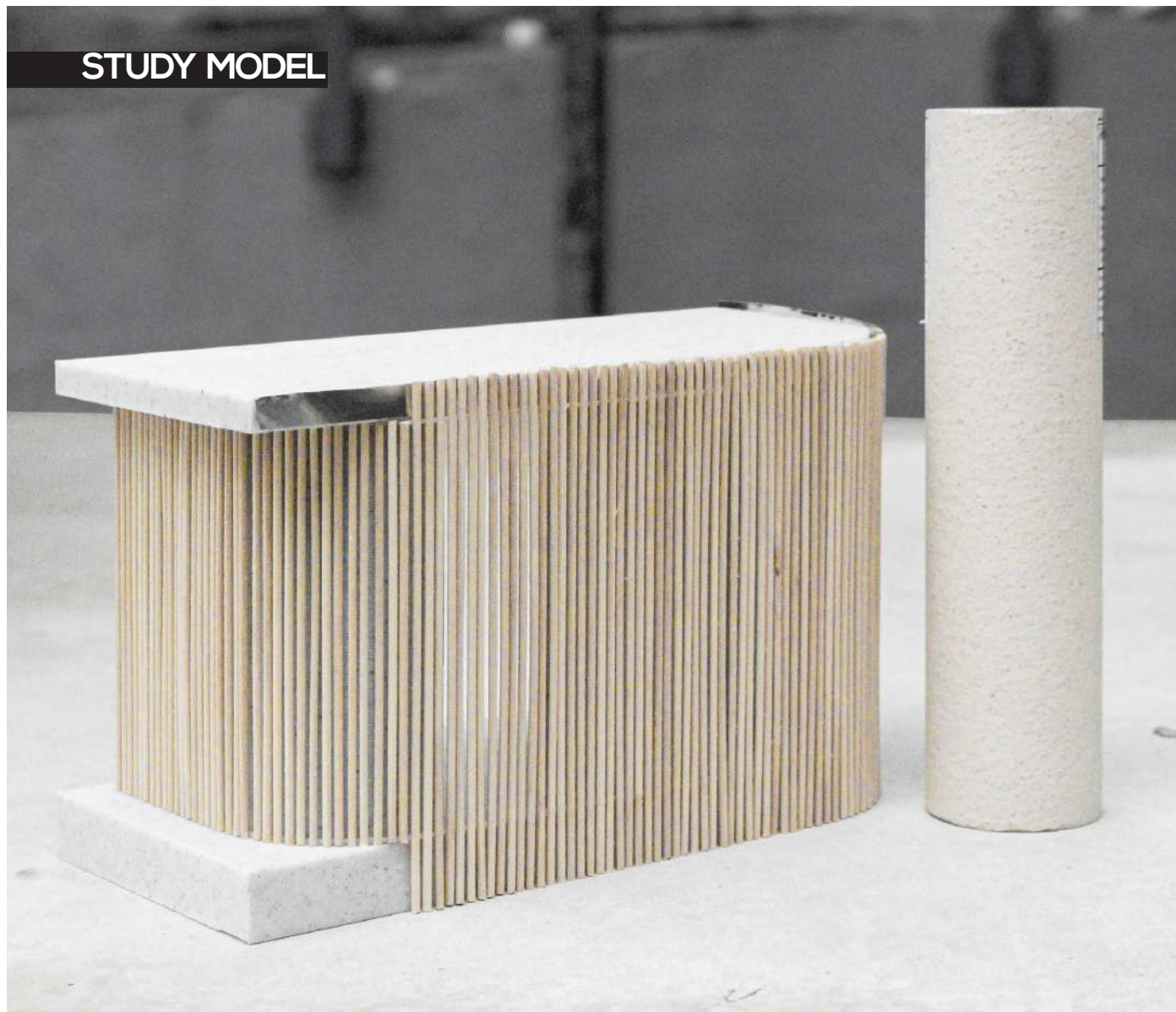


The design aesthetic of the driveway folly is inspired by the 1950'-1960's architecture of Morris Lapidus most notably depicted on Lincoln Road. The reinforced concrete follies or "doodles", as Lapidus referred to them, depicted whimsical and striking designs that stem from extravagant scales and unique forms such as "geometric mushrooms and armadillo shells." The smooth, curvilinear forms of this proposed folly structure connect the soft, curvilinear forms of the proposed residence to the rich architectural history of Miami Beach. In this way, the entry structure becomes the architectural threshold between the historic city and the new residence.









STUDY MODEL



TESTING MATERIAL COMBINATIONS

TERRACOTTA

CONCRETE

WINDOWS

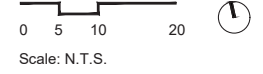
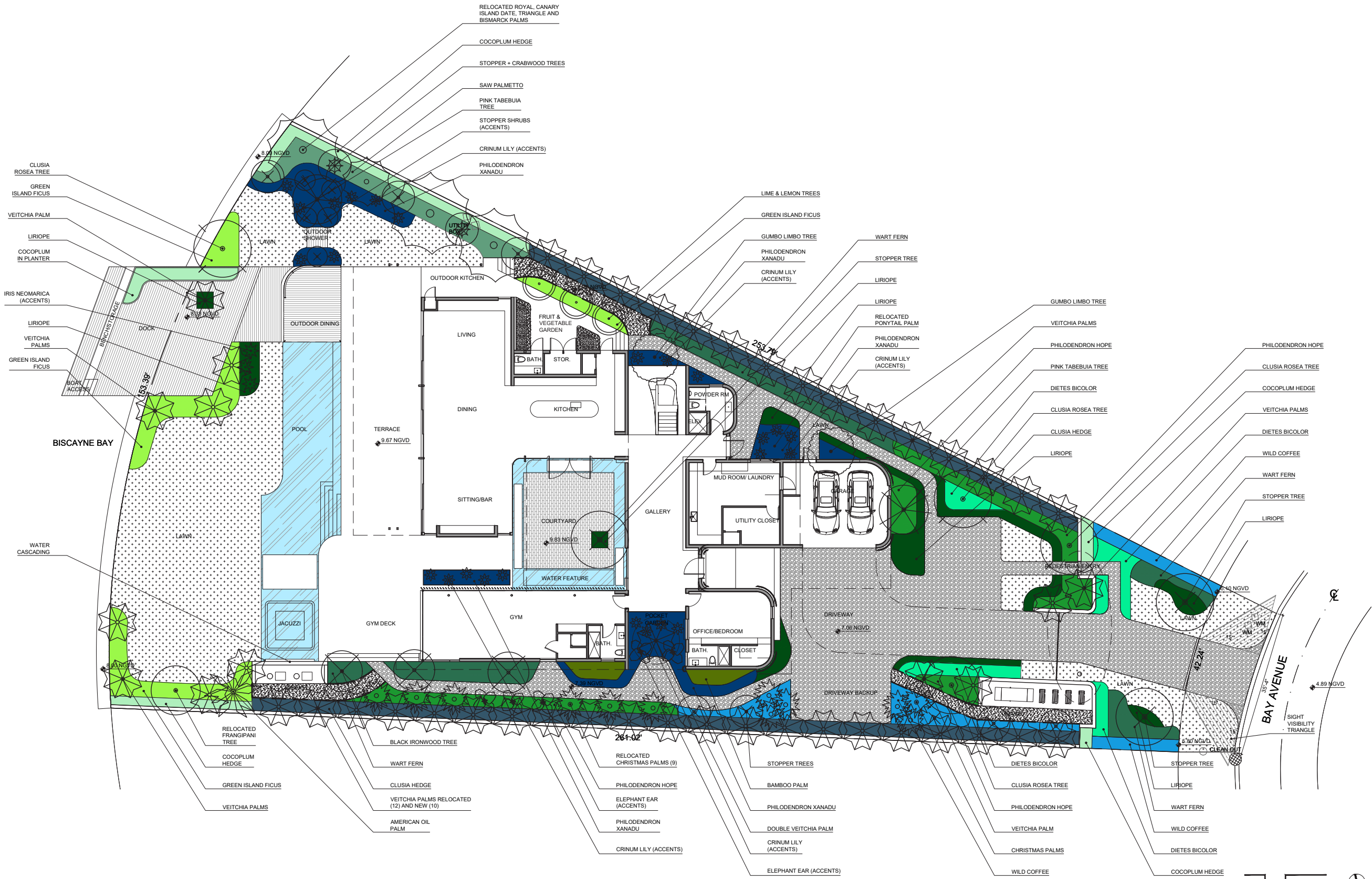
METAL TRIM

NATURE

WOOD FLOORING

INTERIOR FLOORING

SITE PLAN



Royal Palm
(*Roystonea regia*)



Montgomery Palm
(*Veitchia arecina*)



Bismarck Palm
(*Bismarckia nobilis*)



Canary Island Date Palm
(*Phoenix canariensis*)



Christmas Palm
(*Adonidia merrillii*)



Triangle Palm
(*Dypsis decaryi*)



Ponytail Palm
(*Beaucarnea recurvata*)



Frangipani Tree
(*Plumeria* ssp.)



Pink Trumpet Tree
(*Tabebuia heterophylla*)



Autograph Tree
(*Clusia rosea*)



Gumbo Limbo Tree
(*Bursera simaruba*)



Black Ironwood Tree
(*Krugiodendron ferreum*)



Lychee Tree
(*Litchi chinensis*)



Lemon Tree
(*Citrus x meyeri*)



Lime Tree
(*Tilia* ssp.)



American Oil Palm
(*Attalea maripa*)



Bamboo Palm
(*Chamaedorea seifrizii*)



Clusia
(*Clusia guttifera*)



Green Tip Cocoplum
(*C. icaco 'Green Tip'*)



Philodendron Hope
(*P. bipinnatifidum*)



Saw Palmetto
(*Serenoa repens*)



Wild Coffee
(*Psychotria nervosa*)



African Iris
(*Dietes bicolor*)



Philodendron Xanadu
(*Philodendron xanadu*)



Wart Fern
(*Phymatosorus scolopendria*)



Green Island Ficus
(*Ficus microcarpa*)



Simpson's Stopper
(*Myrcianthes fragrans*)



Elephant Ear
(*Alocasia macrorrhiza*)



Crinum Lily
(*Crinum asiaticum*)



Iris Neomarica
(*Neomarica caerulea*)



Liriope
(*Liriope muscari*)





SUNSET ISLAND RESIDENCE

2142 Bay Ave., Miami Beach, FL 33139

Thank You.

DESIGN REVIEW BOARD

October 6, 2020

Project Collaborators + KoDA Contributors:

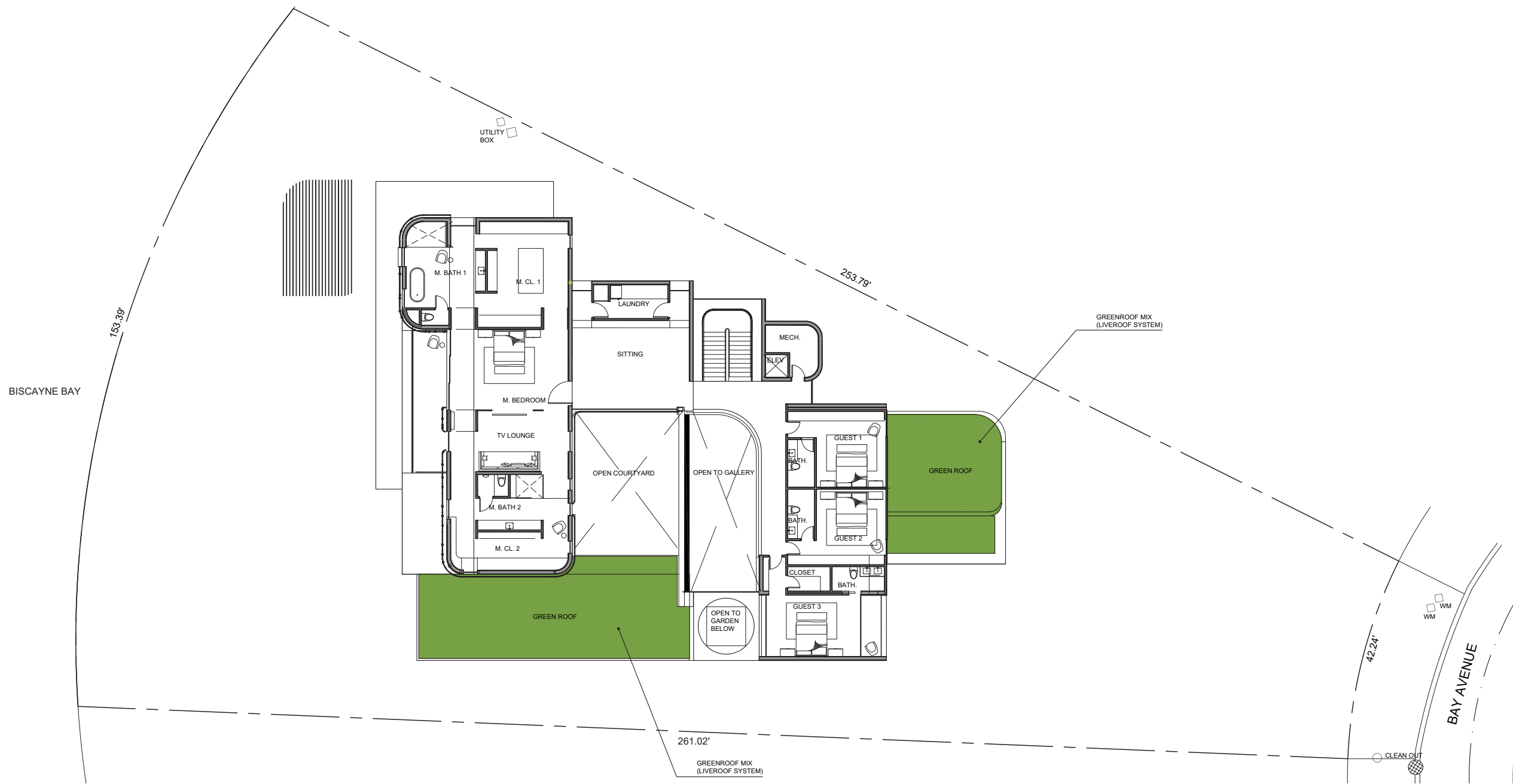
Wesley Kean (Principal + Creative Director)

Chance Stillman

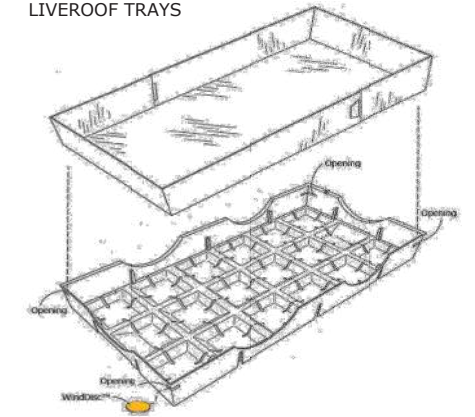
Fadia Jawhari

Jake Crociati

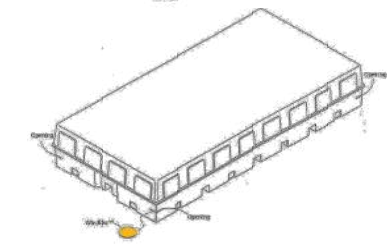
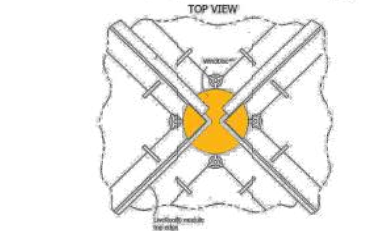
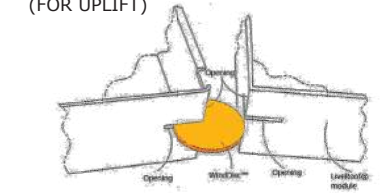
GREEN ROOF

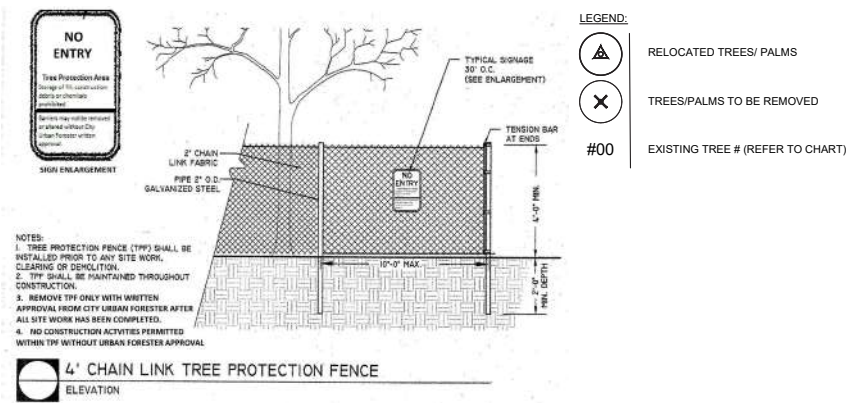
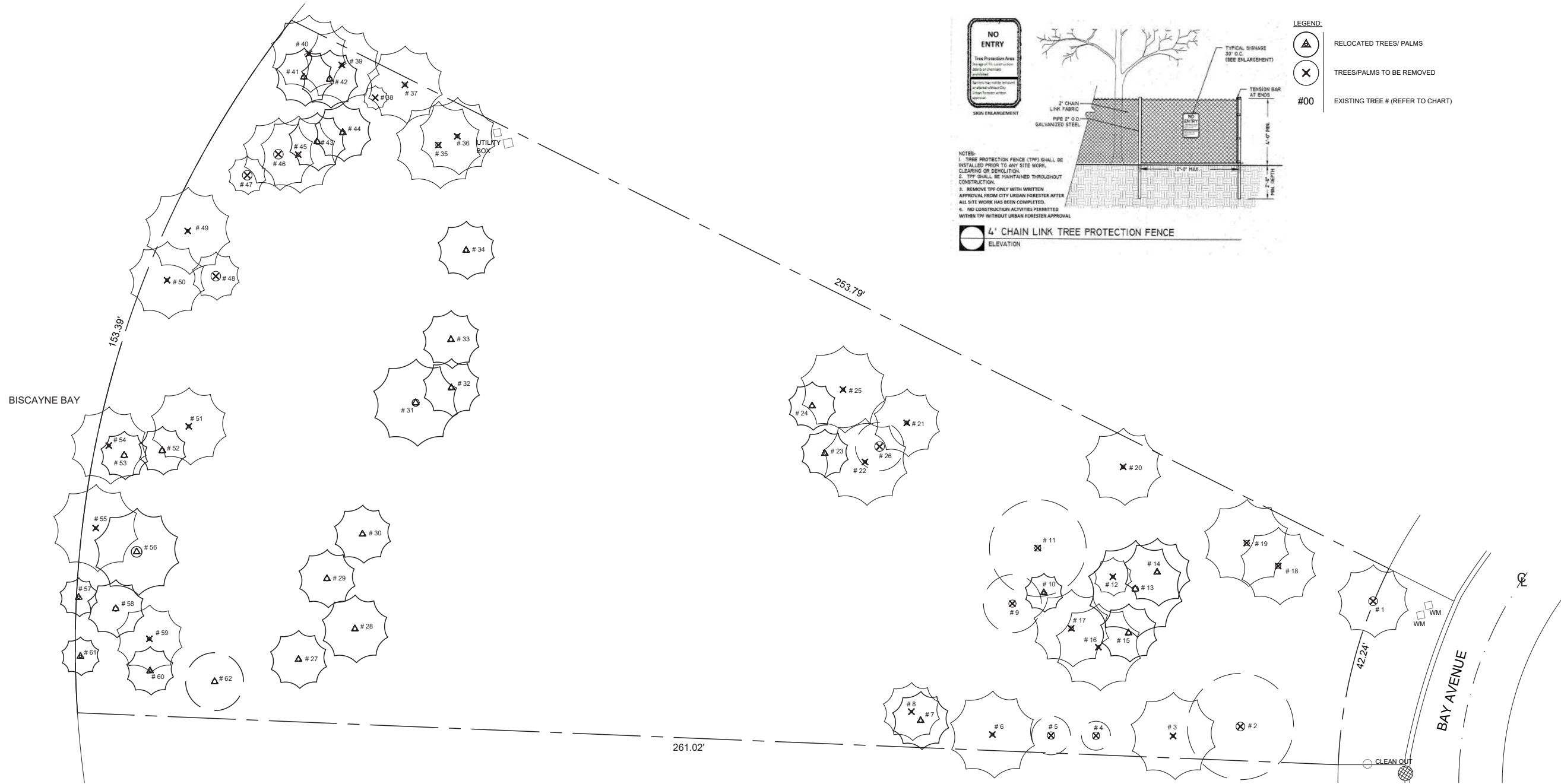


LIVEROOF TRAYS



TRAY CONNECTORS (FOR UPLIFT)





- NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

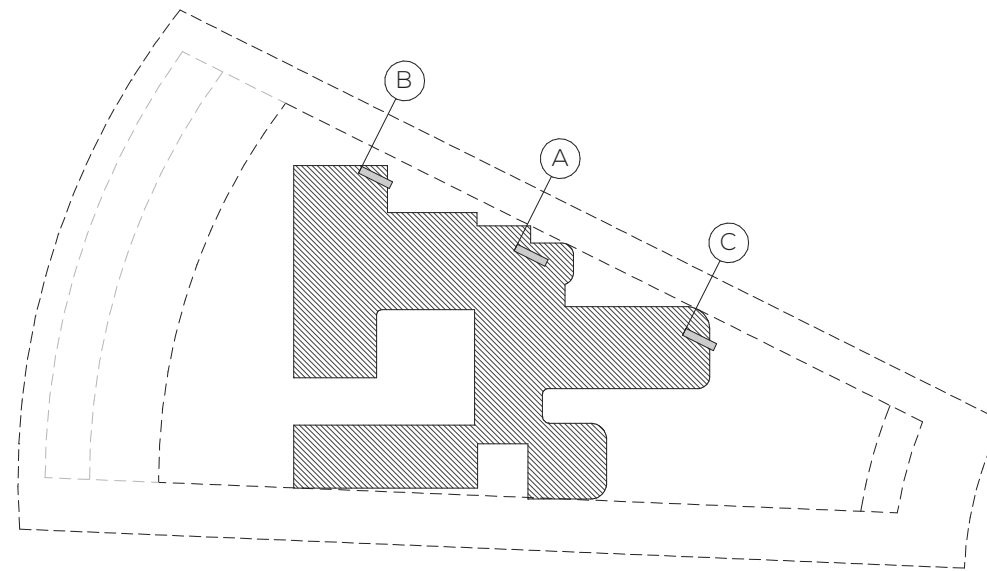
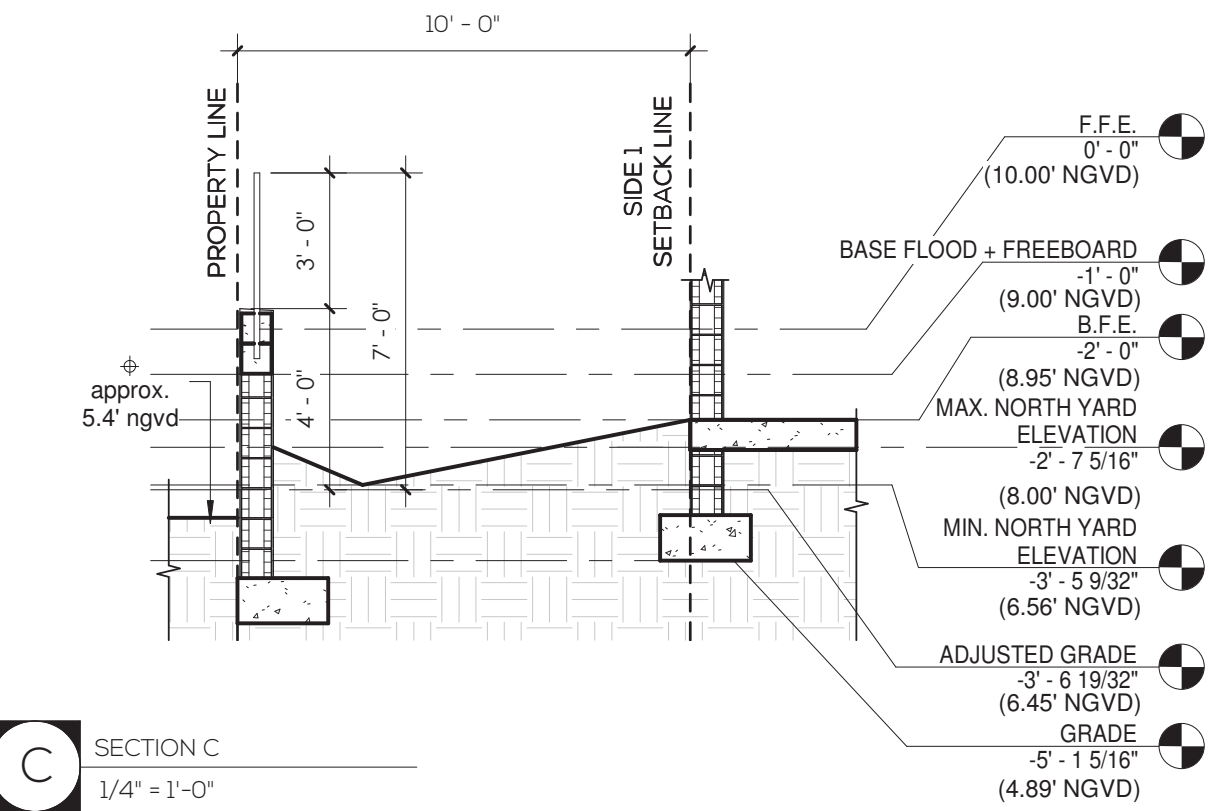
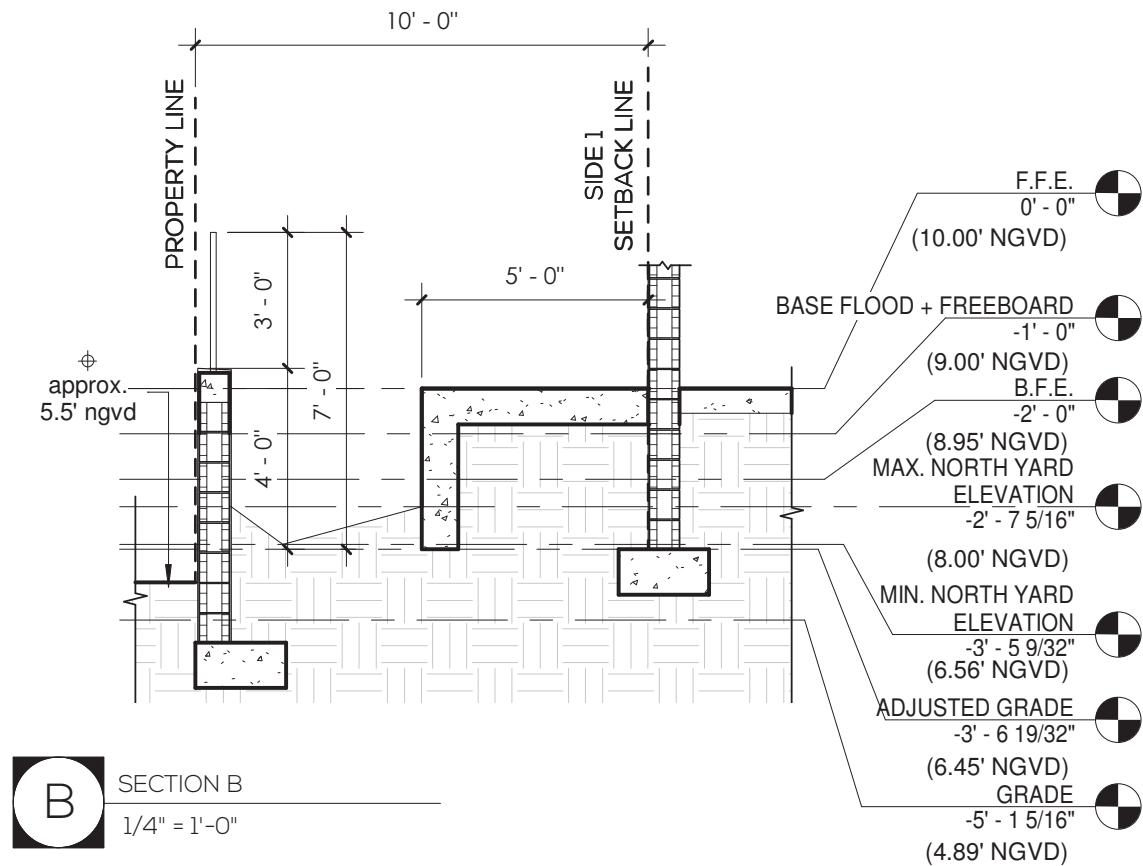
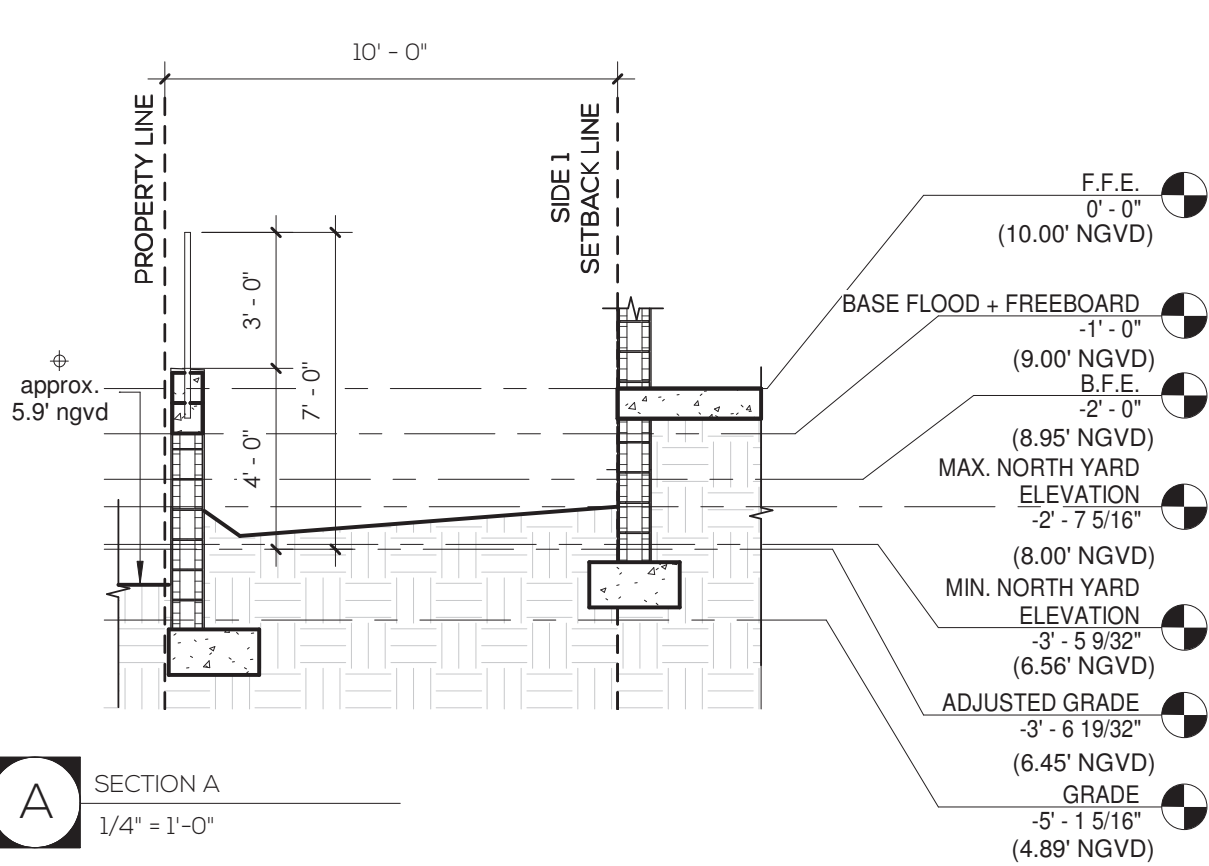
- LEGEND:
- △ RELOCATED TREES/ PALMS
 - ⊗ TREES/PALMS TO BE REMOVED
 - #00 EXISTING TREE # (REFER TO CHART)

TREE DISPOSITION SCHEDULE - 2142 BAY AVE.

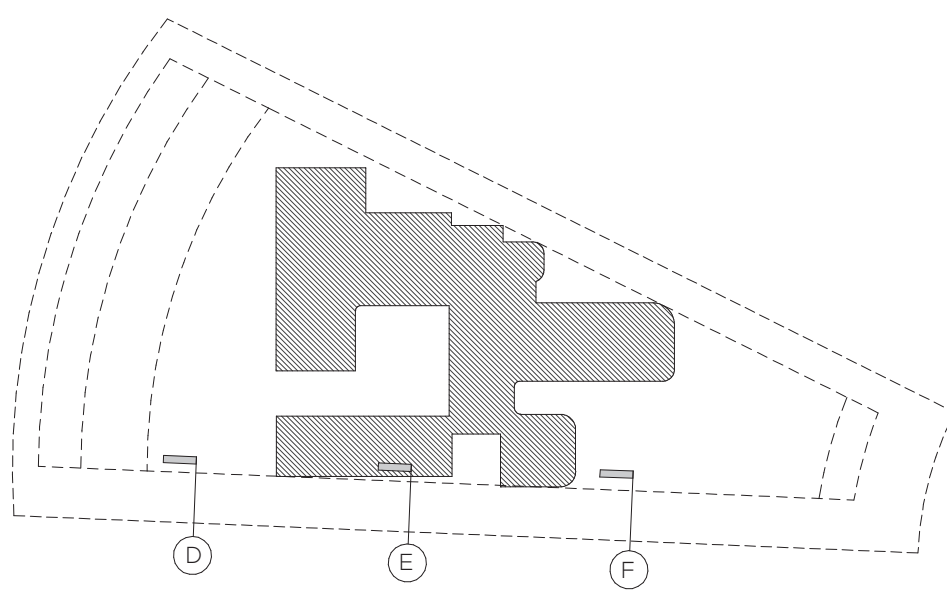
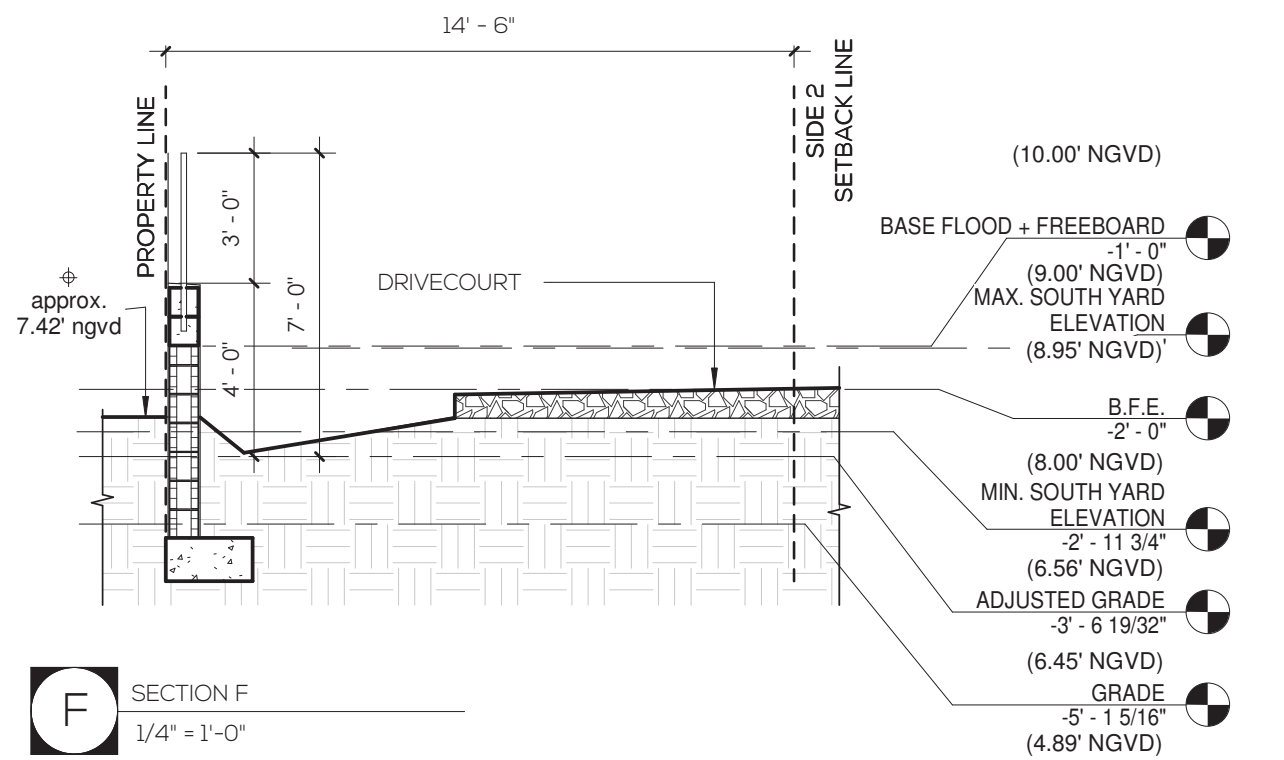
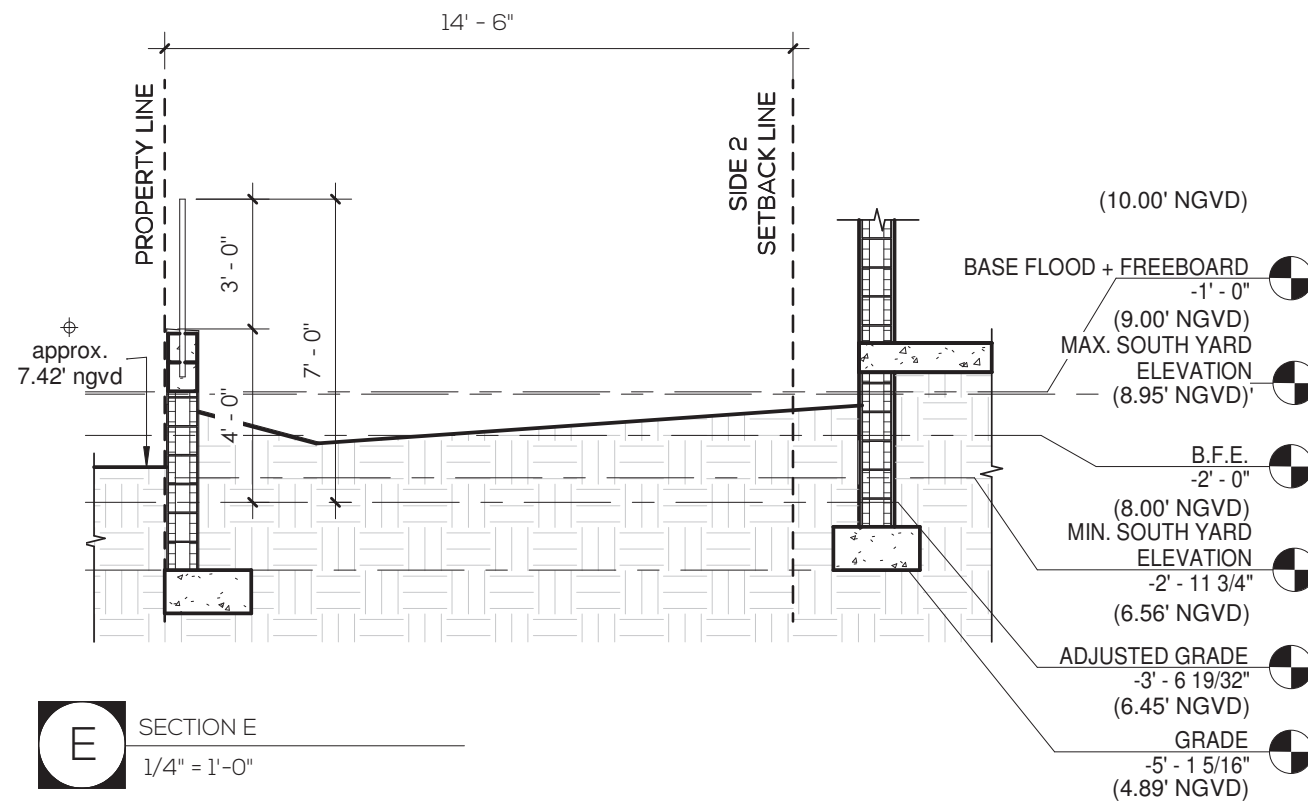
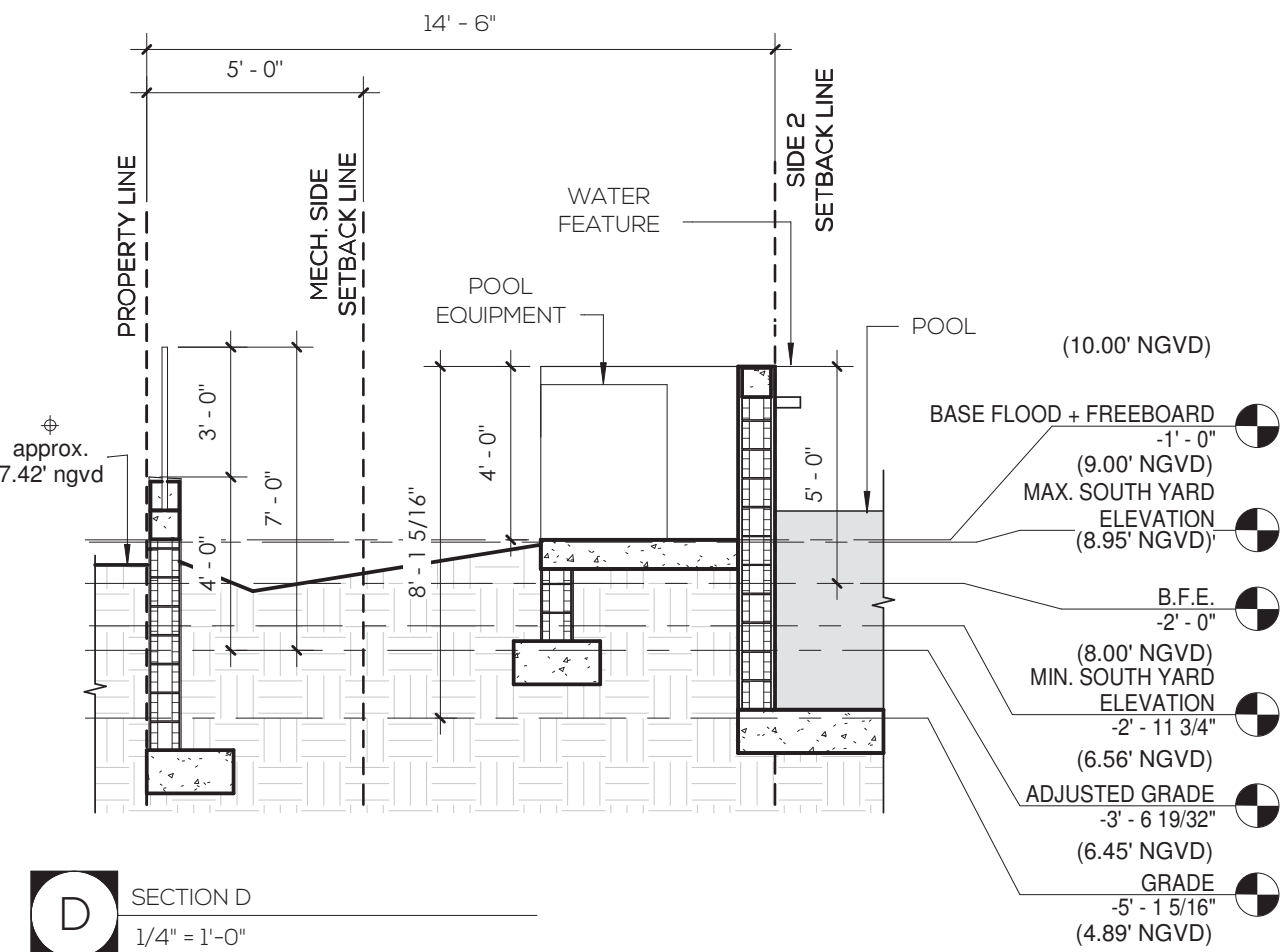
#	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION
1	ARECA PALM	DYSPIS LUTESCENS	20	15	15	GOOD	TO REMOVE
2	MANGO	MANGIFERA INDICA	22	28	33	GOOD	TO REMOVE
3	COCONUT PALM	COCOS NUCIFERA	7	32	18	GOOD	TO REMOVE
4	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	8	6	GOOD	TO REMOVE
5	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	12	8	GOOD	TO REMOVE
6	COCONUT PALM	COCOS NUCIFERA	7.5	35	18	GOOD	TO REMOVE
7	MONTGOMERY PALM	VEITCHIA ARECINA	8.5	32	12	FAIR	TO RELOCATE
8	MONTGOMERY PALM	VEITCHIA ARECINA	6.5	23	12	POOR	TO REMOVE
9	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	15	12	FAIR	TO REMOVE
10	PONYTAIL PALM	BEAUCARNEA RECURVATA	7	12	8	GOOD	TO RELOCATE
11	AVOCADO	PERSEA AMERICANA	15	28	20	FAIR	TO REMOVE
12	MONTGOMERY PALM	VEITCHIA ARECINA	8	32	8	POOR	TO REMOVE
13	BISMARCK PALM	BISMARCKIA NOBILIS	15	23	20	GOOD	TO RELOCATE
14	MONTGOMERY PALM	VEITCHIA ARECINA	8	40	14	GOOD	TO RELOCATE
15	MONTGOMERY PALM	VEITCHIA ARECINA	9.5	40	12	FAIR	TO RELOCATE
16	COCONUT PALM	COCOS NUCIFERA	8.5	30	18	GOOD	TO REMOVE
17	COCONUT PALM	COCOS NUCIFERA	11.5	43	16	FAIR	TO REMOVE
18	COCONUT PALM	COCOS NUCIFERA	13	40	16	FAIR	TO REMOVE
19	COCONUT PALM	COCOS NUCIFERA	13	35	18	FAIR	TO REMOVE
20	COCONUT PALM	COCOS NUCIFERA	9.5	35	16	FAIR	TO REMOVE
21	COCONUT PALM	COCOS NUCIFERA	10	40	14	POOR	TO REMOVE
22	COCONUT PALM	COCOS NUCIFERA	8	35	18	GOOD	TO REMOVE
23	MONTGOMERY PALM	VEITCHIA ARECINA	8.5	35	10	FAIR	TO RELOCATE
24	MONTGOMERY PALM	VEITCHIA ARECINA	10	40	10	FAIR	TO RELOCATE
25	COCONUT PALM	COCOS NUCIFERA	8.5	32	18	FAIR	TO REMOVE
26	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	10	10	GOOD	TO REMOVE
27	MONTGOMERY PALM	VEITCHIA ARECINA	8.5	36	12	GOOD	TO RELOCATE
28	MONTGOMERY PALM	VEITCHIA ARECINA	9.5	38	14	GOOD	TO RELOCATE
29	MONTGOMERY PALM	VEITCHIA ARECINA	10.5	38	12	GOOD	TO RELOCATE
30	MONTGOMERY PALM	VEITCHIA ARECINA	9.5	38	12	GOOD	TO RELOCATE
31	ROYAL PALM	ROYSTONIA REGIA	17.5	40	18	FAIR	TO RELOCATE

32	MONTGOMERY PALM	VEITCHIA ARECINA	9	38	12	FAIR	TO RELOCATE
33	MONTGOMERY PALM	VEITCHIA ARECINA	9	38	12	FAIR	TO RELOCATE
34	MONTGOMERY PALM	VEITCHIA ARECINA	8.5	35	12	FAIR	TO RELOCATE
35	COCONUT PALM	COCOS NUCIFERA	13	35	18	GOOD	TO REMOVE
36	COCONUT PALM	COCOS NUCIFERA	9	38	16	FAIR	TO REMOVE
37	COCONUT PALM	COCOS NUCIFERA	9	30	16	FAIR	TO REMOVE
38	FLORIDA THATCH PALM	THRINAX RADIATA	3.5	10	5	POOR	TO REMOVE
39	COCONUT PALM	COCOS NUCIFERA	9	30	16	GOOD	TO REMOVE
40	COCONUT PALM	COCOS NUCIFERA	8.5	30	16	GOOD	TO REMOVE
41	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	15	12	GOOD	TO RELOCATE
42	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	15	12	GOOD	TO RELOCATE
43	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	15	12	GOOD	TO RELOCATE
44	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	15	12	GOOD	TO RELOCATE
45	COCONUT PALM	COCOS NUCIFERA	9	35	16	GOOD	TO REMOVE
46	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	12	15	GOOD	TO REMOVE
47	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	10	8	GOOD	TO REMOVE
48	WHITE BIRD-OF-PARADISE	STRELITZIA NICOLAI	CLUSTER	10	10	GOOD	TO REMOVE
49	COCONUT PALM	COCOS NUCIFERA	8	30	18	FAIR	TO REMOVE
50	COCONUT PALM	COCOS NUCIFERA	7.5	26	16	FAIR	TO REMOVE
51	COCONUT PALM	COCOS NUCIFERA	8	38	16	FAIR	TO REMOVE
52	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	14	10	GOOD	TO RELOCATE
53	CHRISTMAS PALM	ADONIDIA MERRILLII	6.6	14	10	GOOD	TO RELOCATE
54	COCONUT PALM	COCOS NUCIFERA	8	26	16	POOR	TO REMOVE
55	COCONUT PALM	COCOS NUCIFERA	8	32	18	GOOD	TO REMOVE
56	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	26.5	15	18	GOOD	TO RELOCATE
57	CHRISTMAS PALM	ADONIDIA MERRILLII	6.5	14	8	FAIR	TO RELOCATE
58	TRIANGLE PALM	DYSPIS DECARYI	12.5	15	12	GOOD	TO RELOCATE
59	QUEEN PALM	SYAGRUS ROMANZOFFIANA	9.5	30	14	POOR	TO REMOVE
60	CHRISTMAS PALM	ADONIDIA MERRILLII	6	14	10	GOOD	TO RELOCATE
61	CHRISTMAS PALM	ADONIDIA MERRILLII	6	14	8	FAIR	TO RELOCATE
62	FRANGIPANI	PLUMERIA SPP.	5.6	12	12	FAIR	TO RELOCATE

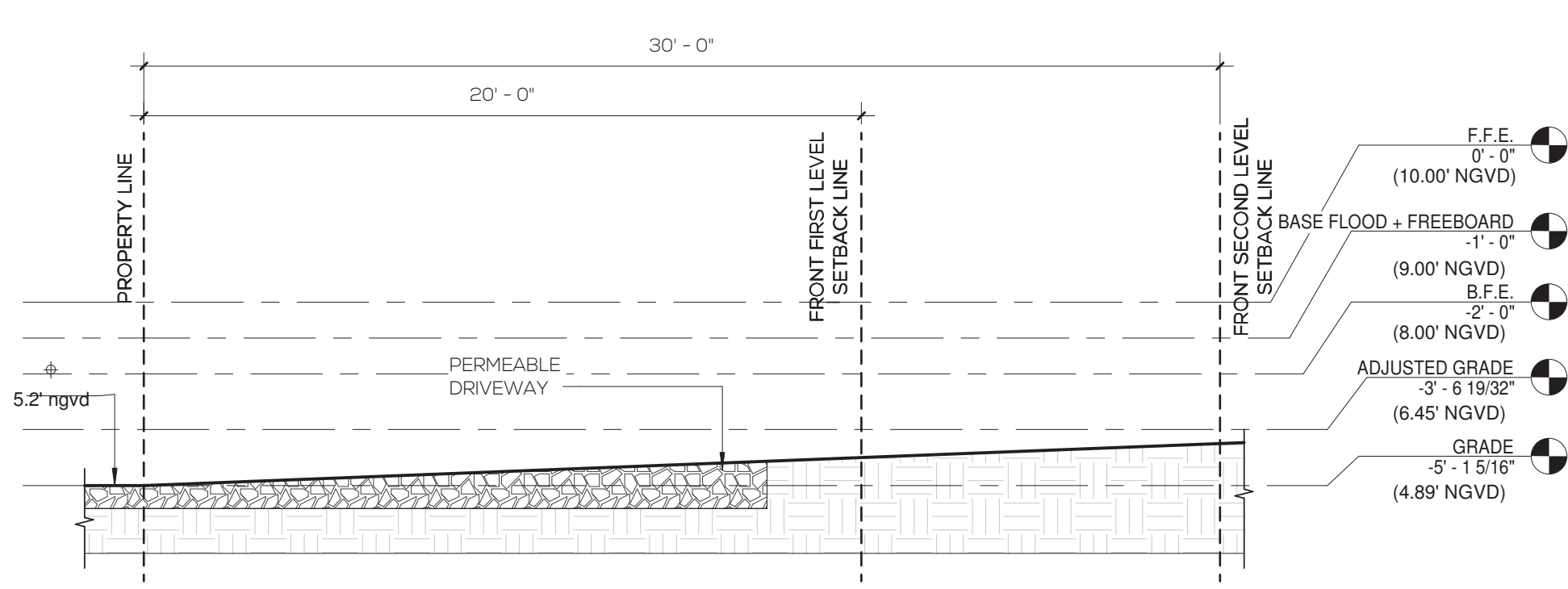
Note: See arborist report for detailed information on the trees



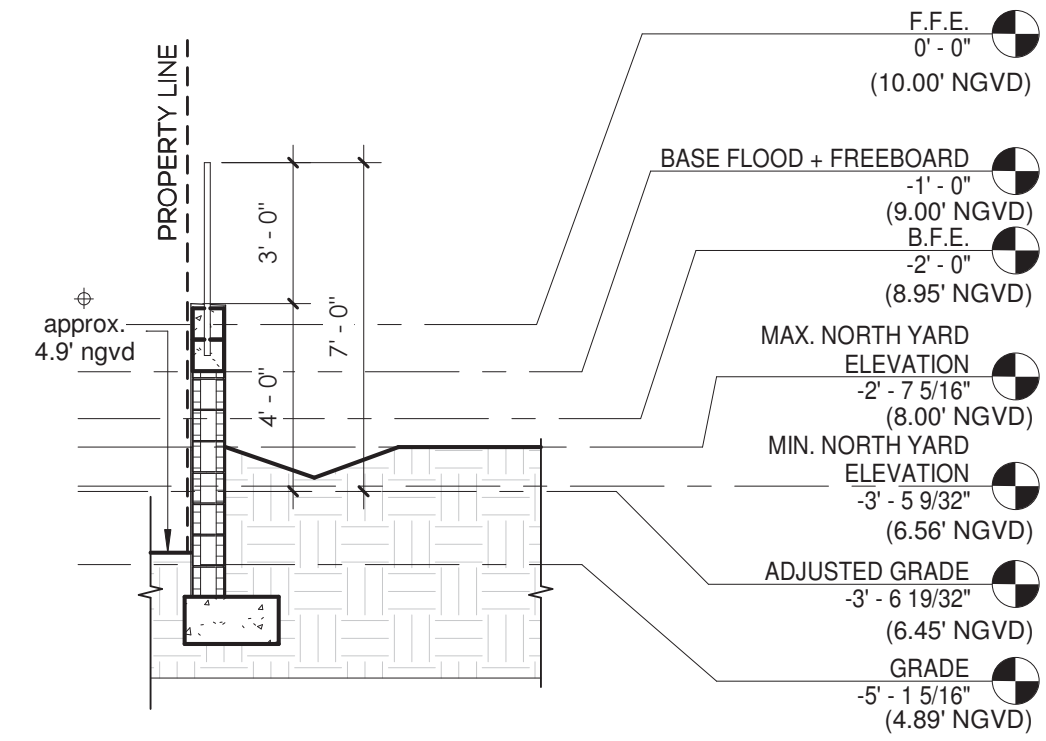
NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



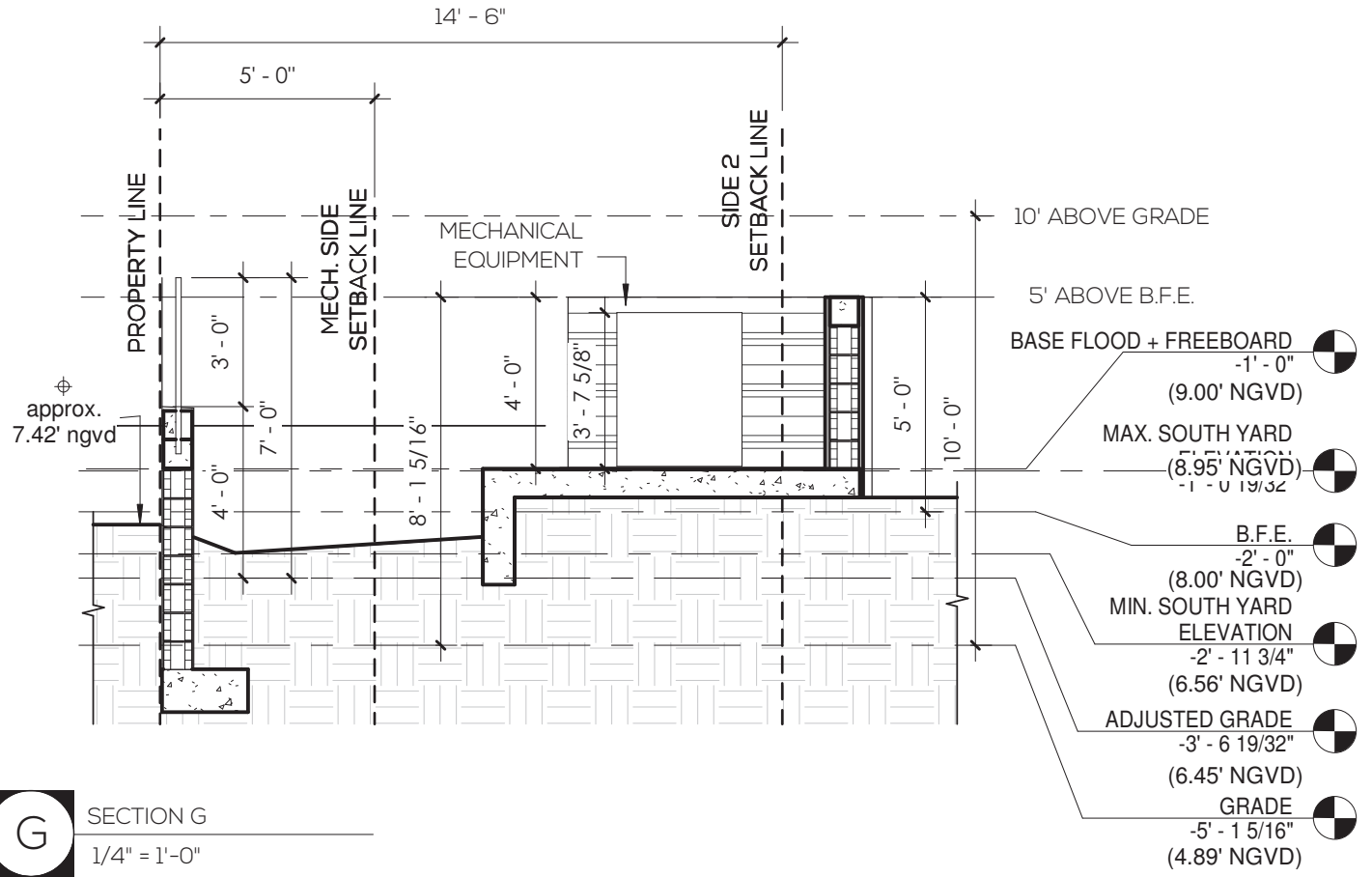
NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



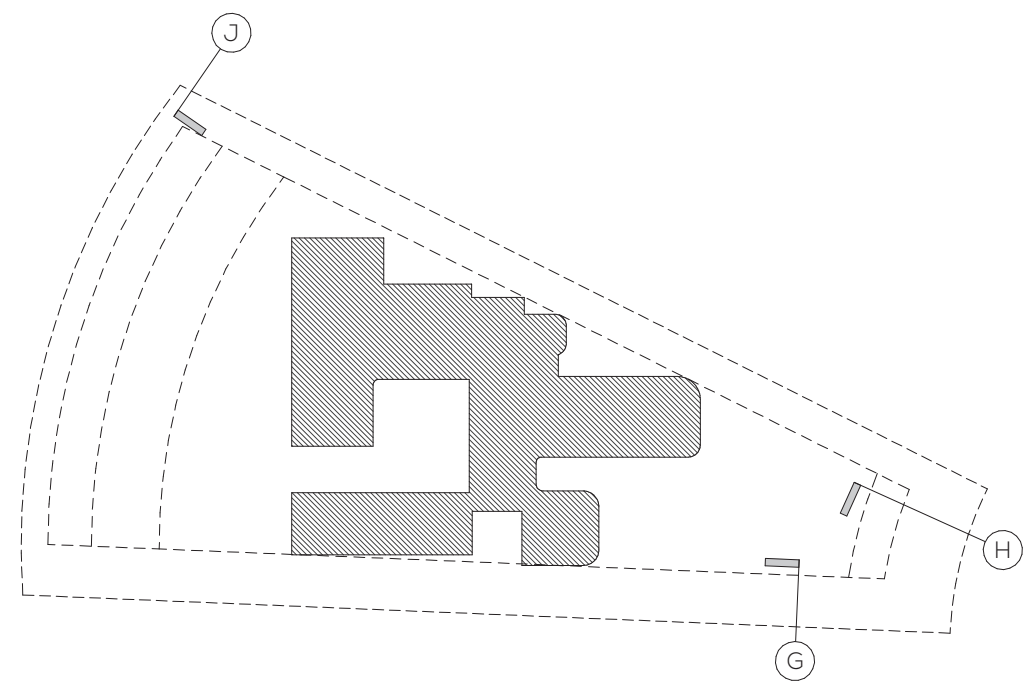
H SECTION H
1/4" = 1'-0"



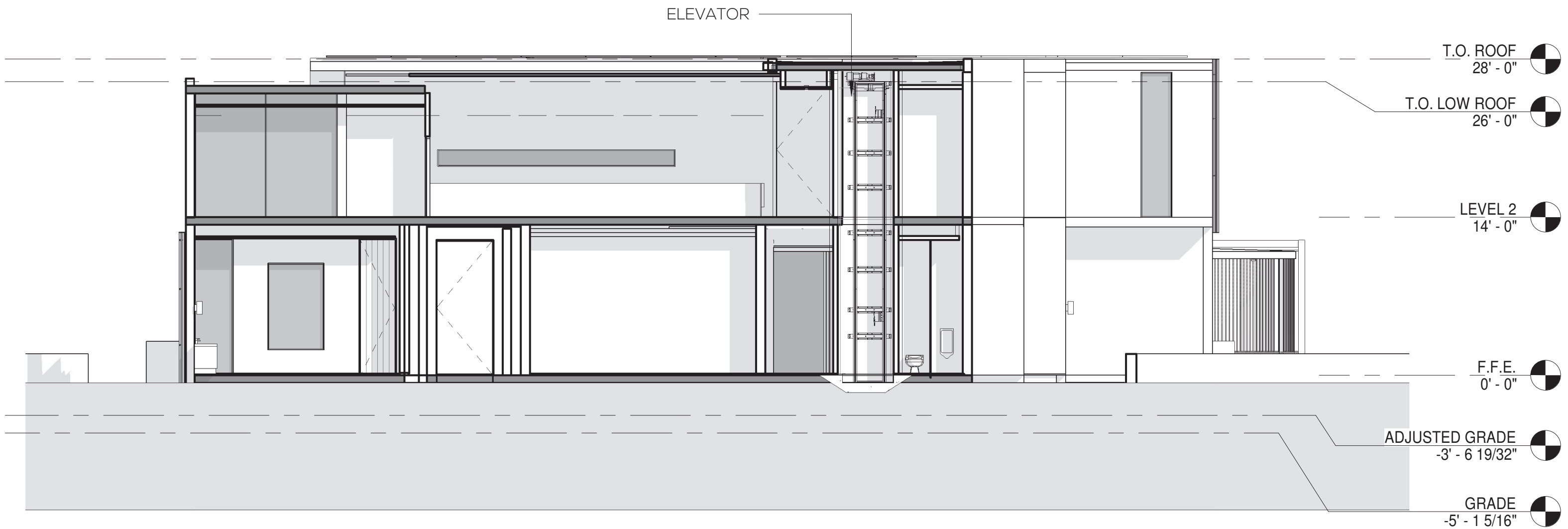
J Section J
1/4" = 1'-0"



G SECTION G
1/4" = 1'-0"



NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



1 SECTION 8
 3/32" = 1'-0"

