



01

ISSUE

DRB
PRESENTATION

| |
|---------------|
| SEPT 10, 2021 |
|---------------|

DESIGNER:
SCOTT MITCHELL STUDIO
181 NORTH MARTEL AVE.
LOS ANGELES, CA 90036
CONTACT: SCOTT MITCHELL
(323) 933-9078

LOCAL ARCHITECT:
STUDIO MC+G ARCHITECTURE
7500 NE 4TH COURT
STUDIO 103
MIAMI, FL 33138
JENNIFER MCCONNEY-GAYOSO
(305) 573-2728

LANDSCAPE:
RAYMOND JUNGLES, INC.
2964 AVIATION AVENUE
COCONUT GROVE, FL 33133
CONTACT: BENJAMIN GREEN
(305) 858-6777

OWNER'S REPRESENTATIVE:
HANDCRAFT CONSTRUCTION
MANAGEMENT, INC.
1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442
CONTACT: JERRY ROWLAND
(954) 418-6344

REVIEWS

[illegible]

PROJECTS

STAR ISLAND
RESIDENCE

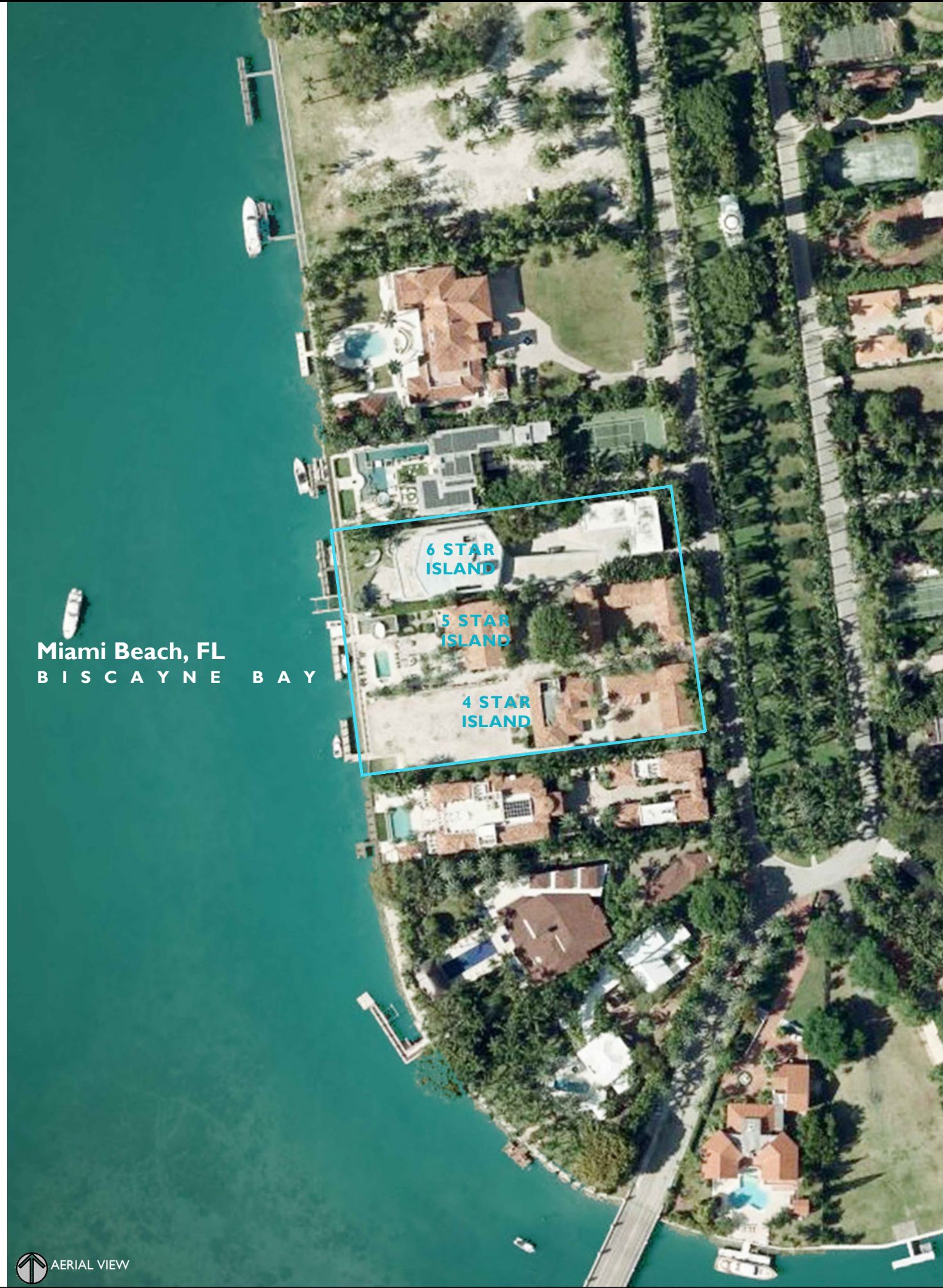
SHEET
TITLE:

SITE
AERIAL

SCALE: _____

SHEET
NUMBER:

02



Miami Beach, FL
B I S C A Y N E B A Y

6 STAR ISLAND

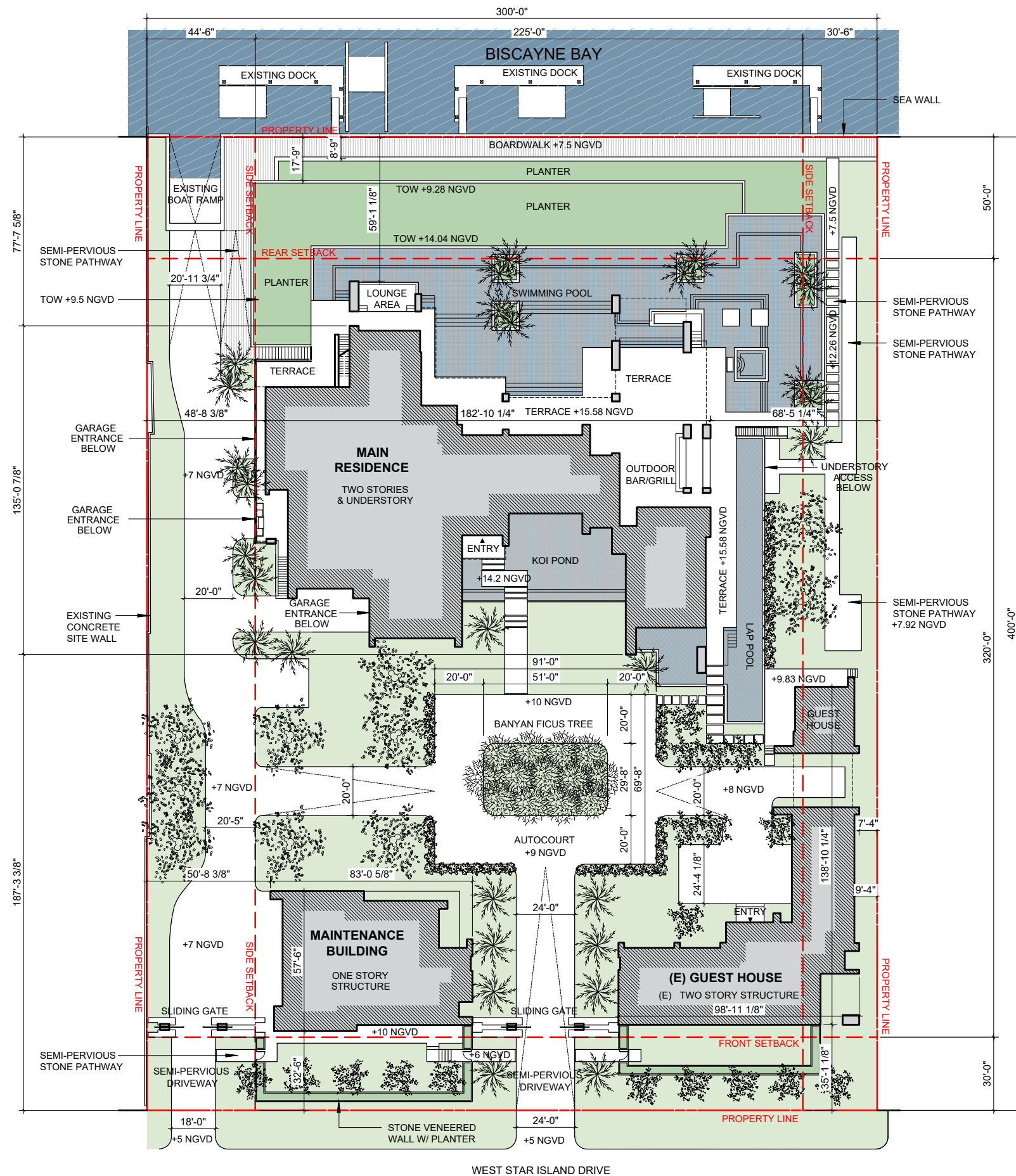
5 STAR ISLAND

4 STAR ISLAND

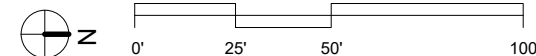
SITE AERIAL

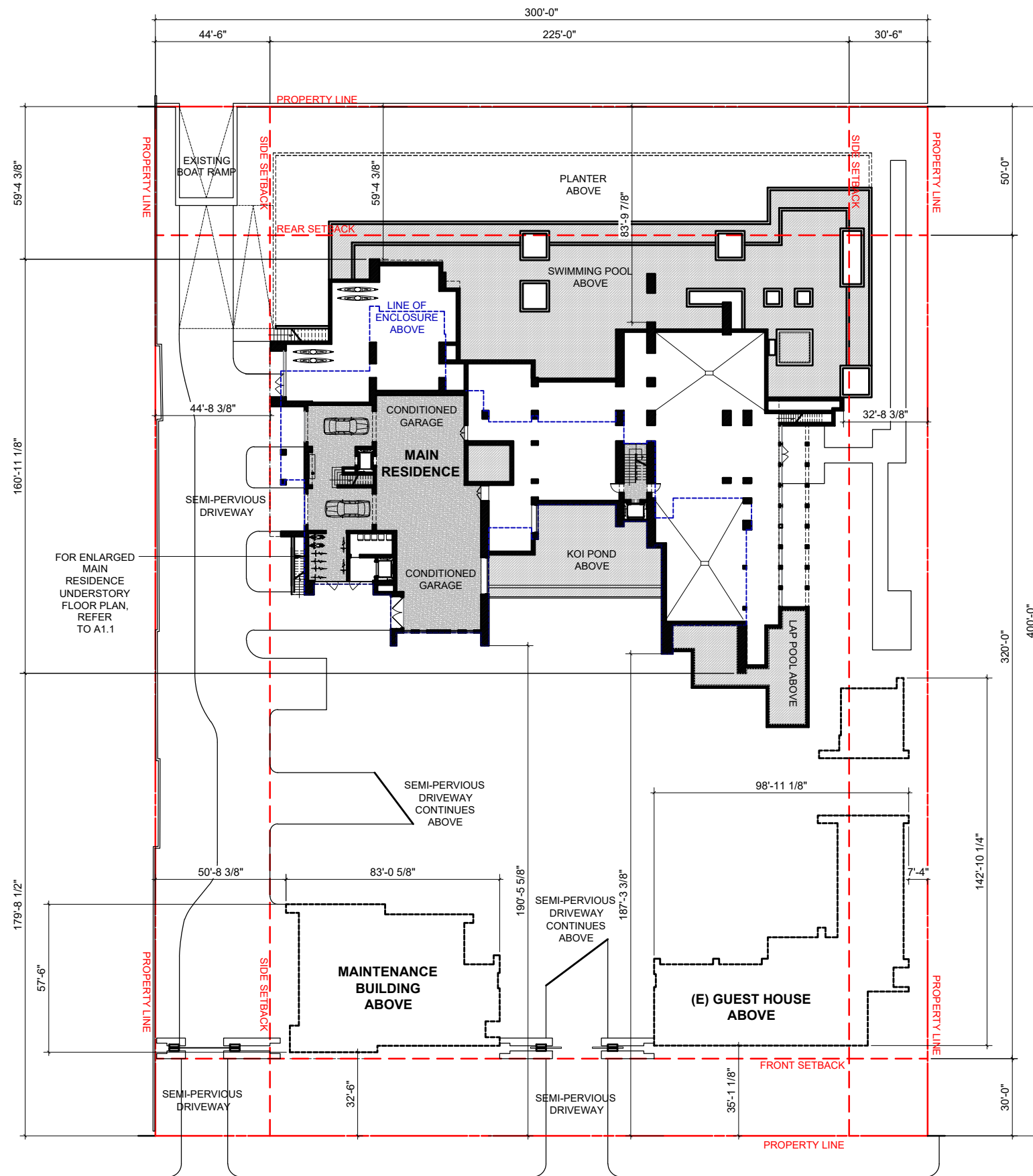


AERIAL VIEW

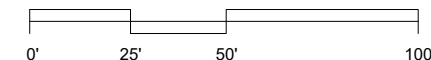


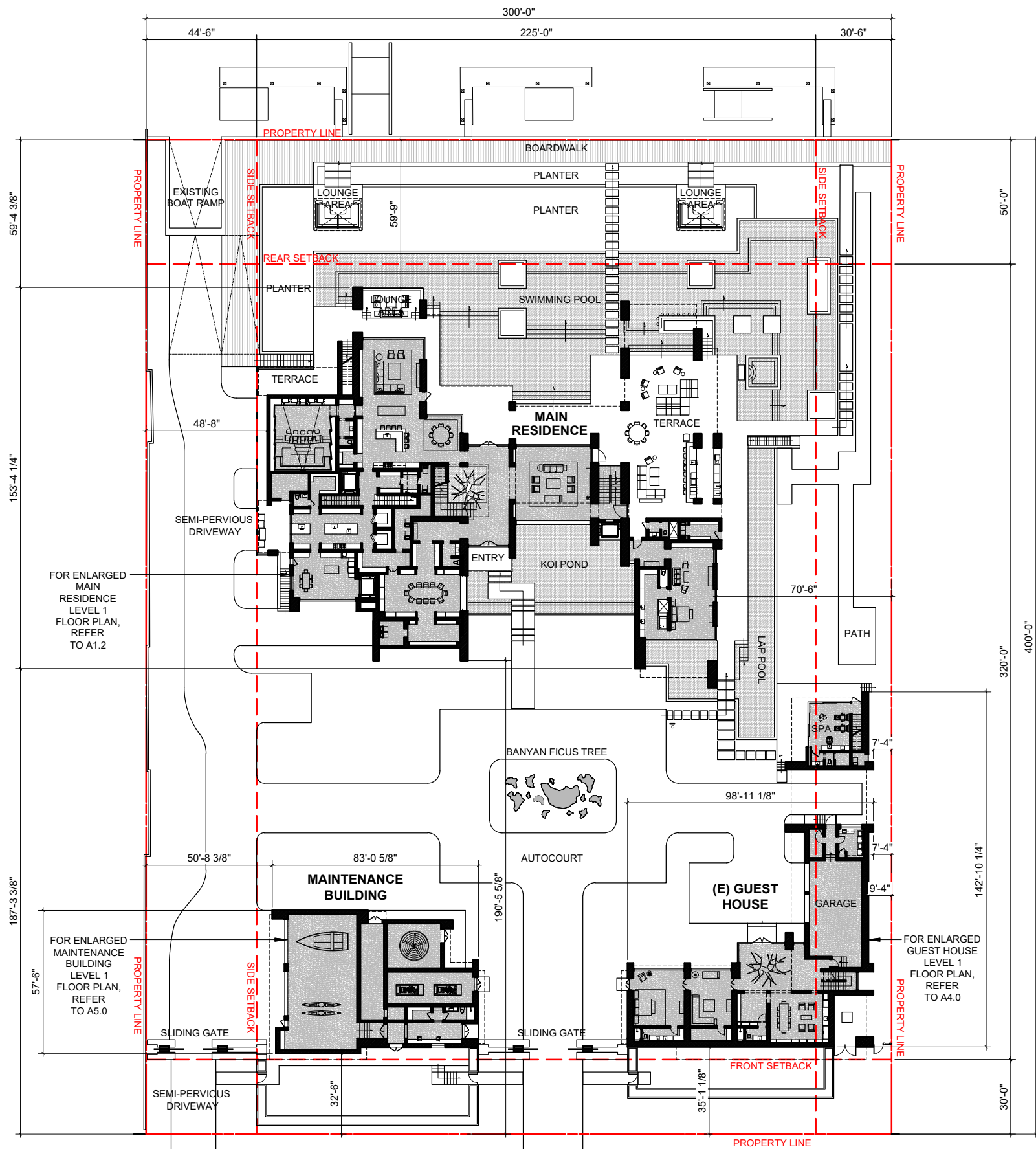
1 OVERALL SITE PLAN
1" = 50'-0"



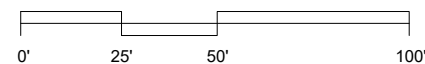


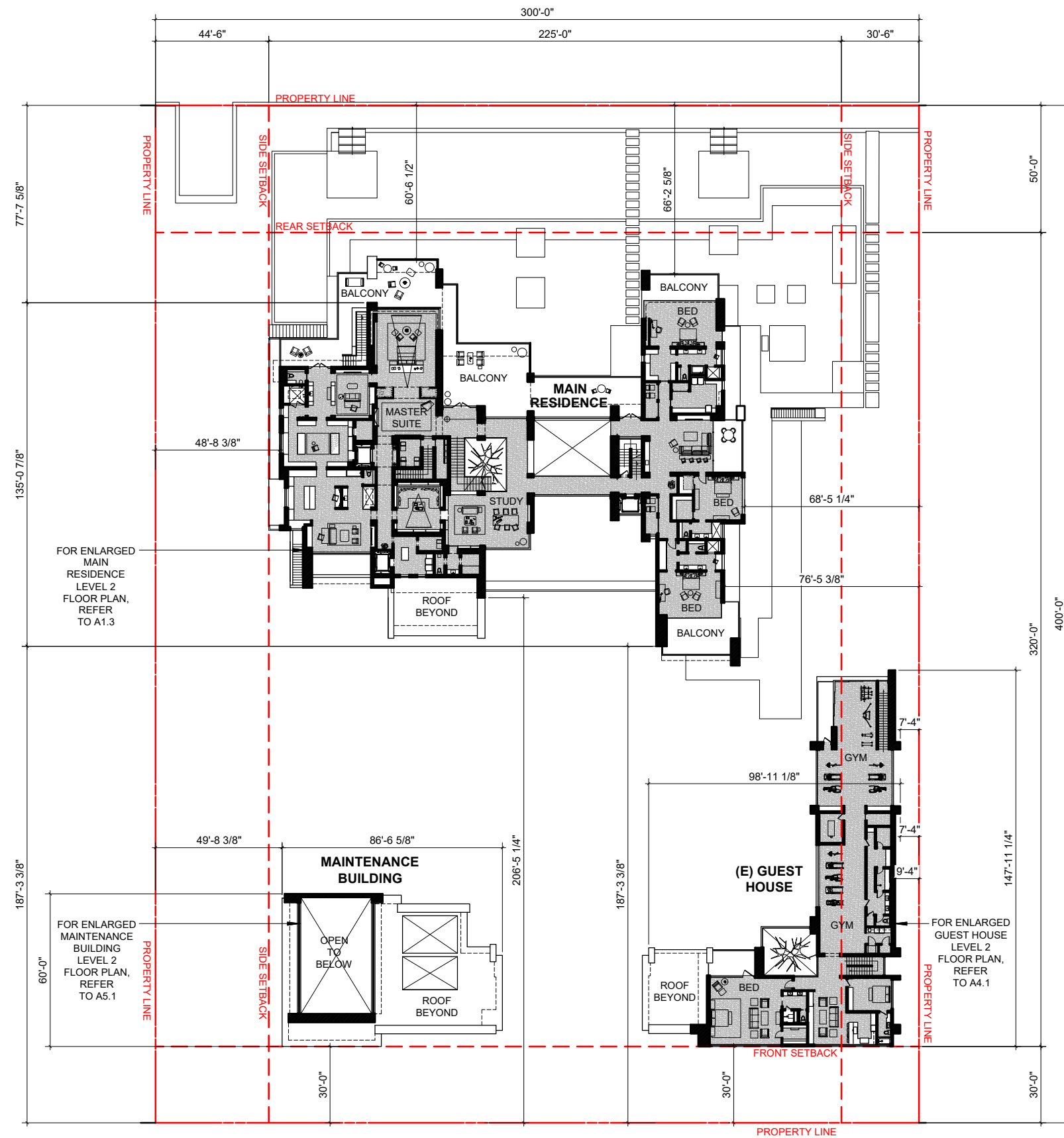
1 UNDERSTORY SITE PLAN
1" = 50'-0"



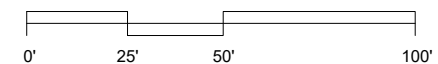


1 FIRST LEVEL SITE PLAN
1" = 50'-0"





1 SECOND LEVEL SITE PLAN
1" = 50'-0"



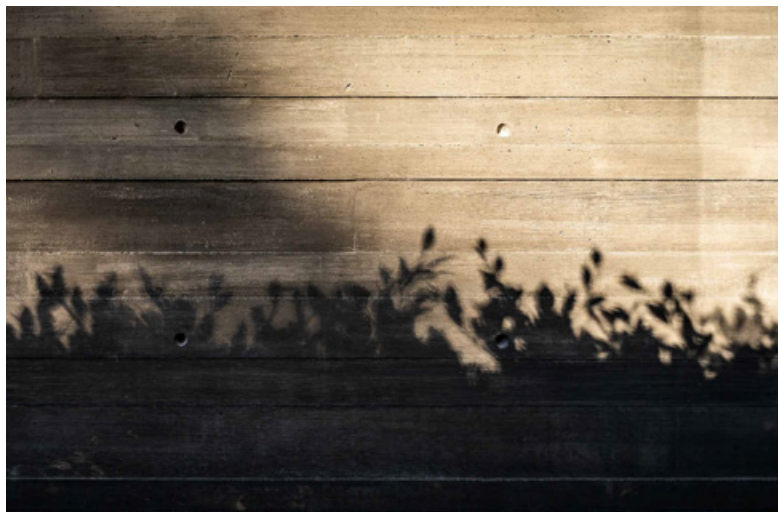
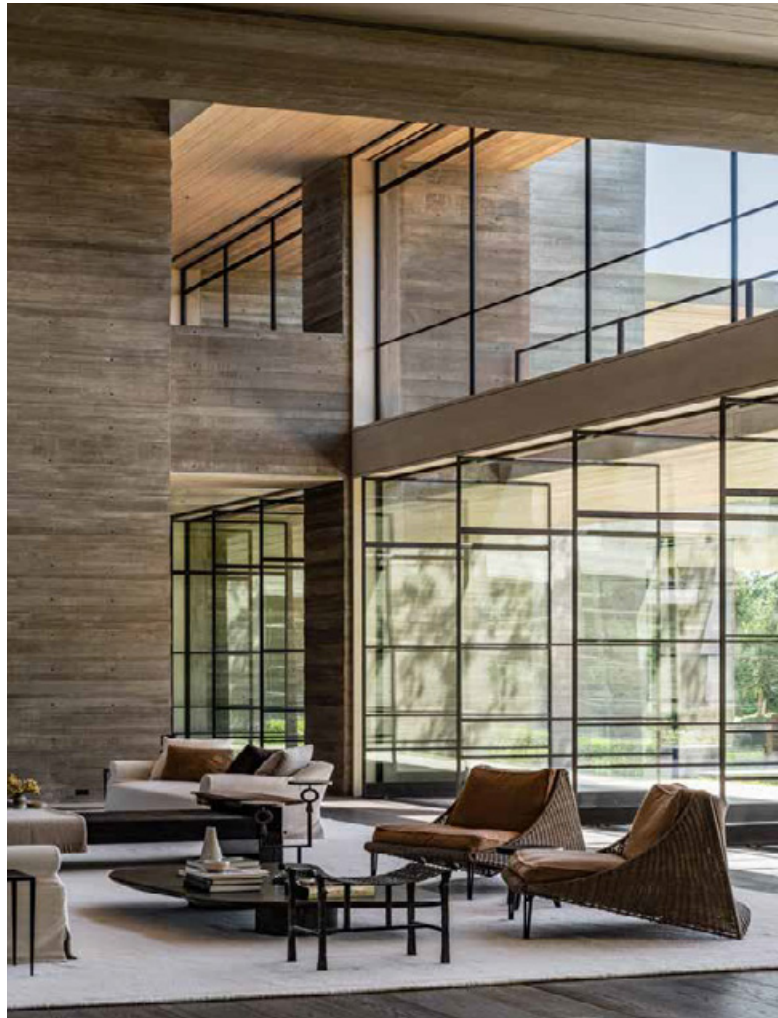
SEPT 10, 2021

DESIGNER:
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181 NORTH MARTEL AVE
LOS ANGELES, CA 90036
CONTACT: SCOTT MITCHELL
(323) 933-9078

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PRECEDENT IMAGES BY SCOTT MITCHELL STUDIO





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Page 10 of 10

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1

1

PROJECT:

SHEET
TITLE:

SCALE:

SHEET
UNLIDED:

KOI POND

[illegible]

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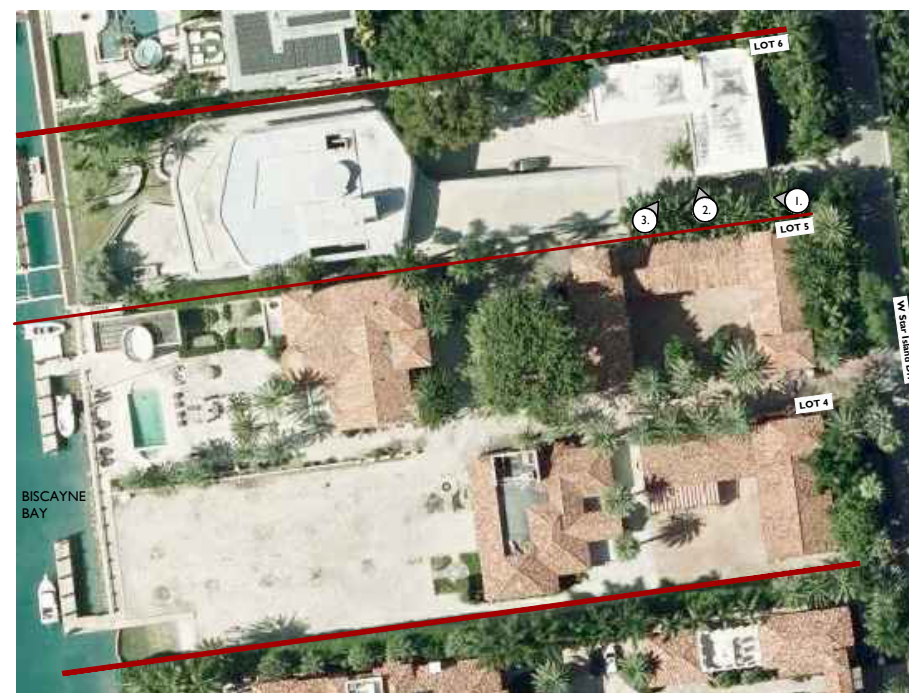
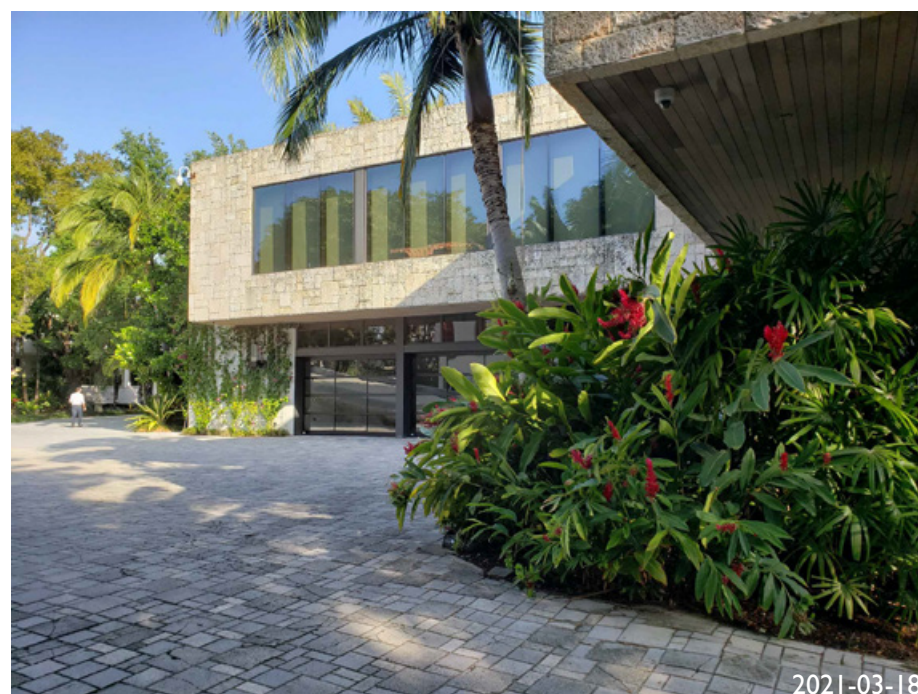
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I. VIEW OF LOT 6 ENTRANCE. EXISTING GUESTHOUSE TO BE REMODELED

SITE AERIAL & EXISTING GUEST HOUSE PHOTO LOCATIONS 

2. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED LOT
6 FACING NW



3. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED
LOT 6 FACING NE

EXISTING GUEST HOUSE PHOTOS

210

210

210

210

210

STAR ISLAND
RESIDENCE

EXISTING
GUEST HOUSE
PHOTOS

19



DESIGNER:
SCOTT MITCHELL STUDIO
81 NORTH MARTEL AVE
LOS ANGELES, CA 90036
CONTACT: SCOTT MITCHELL
(323) 933-9078

LOCAL ARCHITECT:
STUDIO MC+G ARCHITECTURE
500 NE 4TH COURT
STUDIO 103
MIAMI, FL 33138
JENNIFER MCCONNEY-GAYO
(305) 573-2728

LANDSCAPE:
RAYMOND JUNGLES, INC.
1964 AVIATION AVENUE
COCONUT GROVE, FL 3313
CONTACT: BENJAMIN GREEN
(305) 858-6777

OWNER'S REPRESENTATIVE:
HANDCRAFT CONSTRUCTION
MANAGEMENT, INC.
498 NW 3RD STREET
DEERFIELD BEACH, FL 334
CONTACT: JERRY ROWLAND
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181 NORTH MARTEL AVE
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RFV

100

STAR ISLAND
RESIDENCE

SHEE

SHEE

LANDSCAPE
PRECEDENT
IMAGES

SCAL

SHEE

SHEE

21

PRECEDENT IMAGES BY RAYMOND JUNGLES, INC.

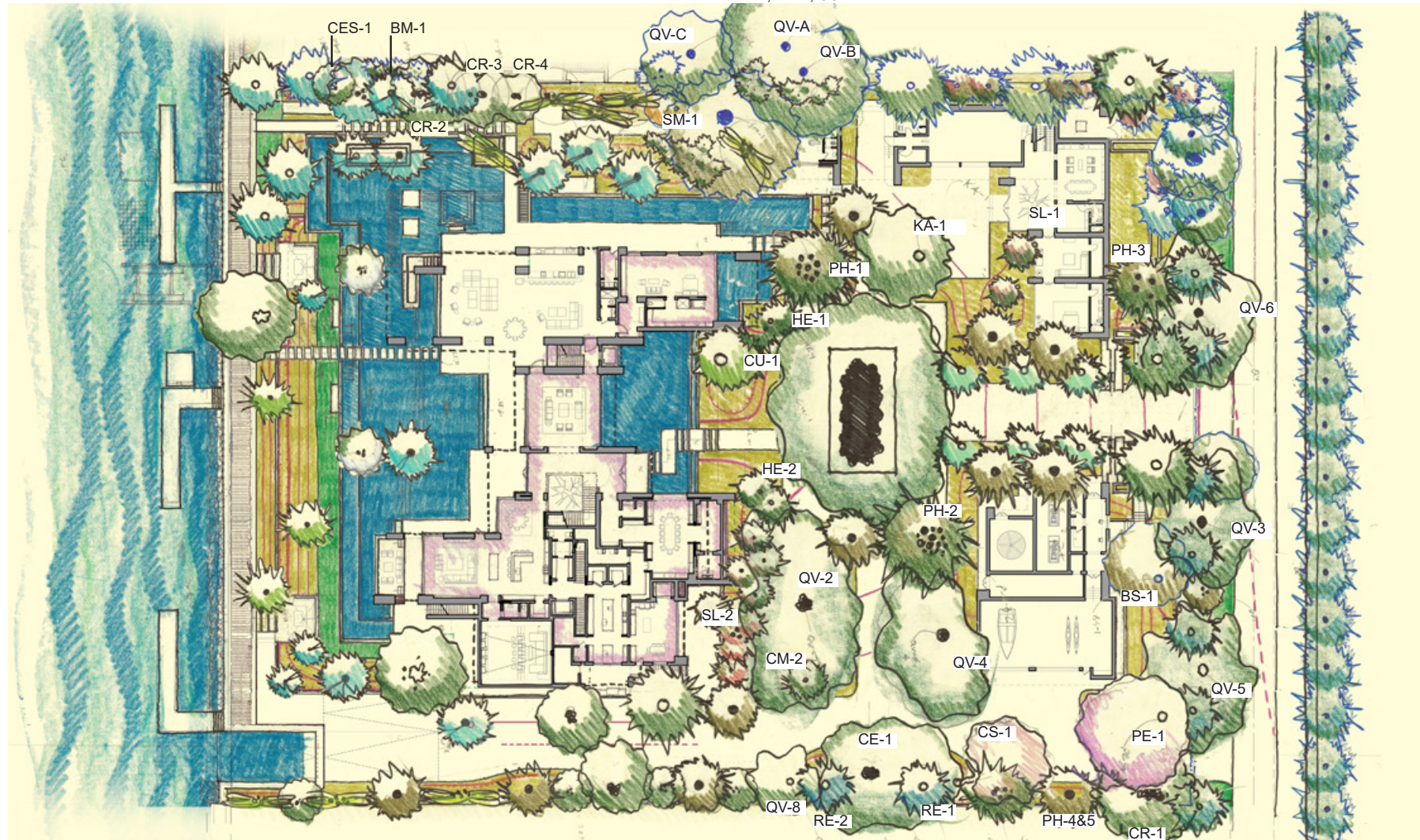
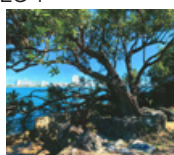
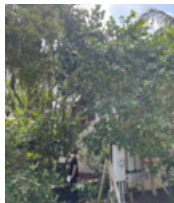
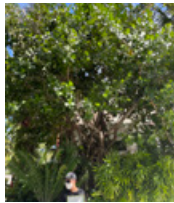
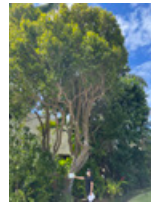
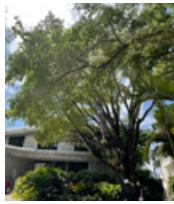
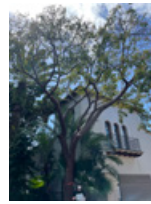
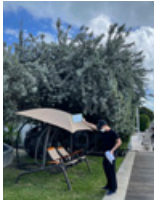
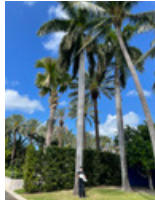
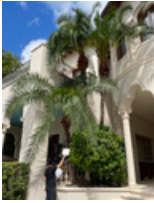
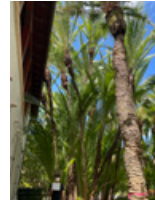
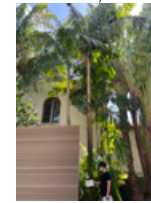
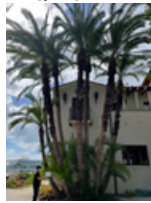
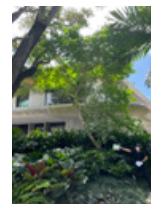
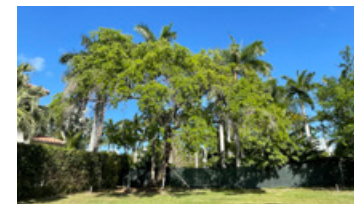
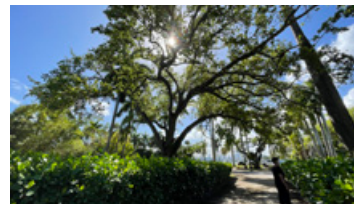
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RELOCATED TREES PLAN

SEPT 10, 2021

DESIGNER:
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181 NORTH MARTEL AVE
LOS ANGELES, CA 90036
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(323) 933-9078

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Quercus virginiana
Live Oak



Quercus virginiana
Live Oak



Quercus virginiana
Live Oak



Quercus virginiana
Live Oak



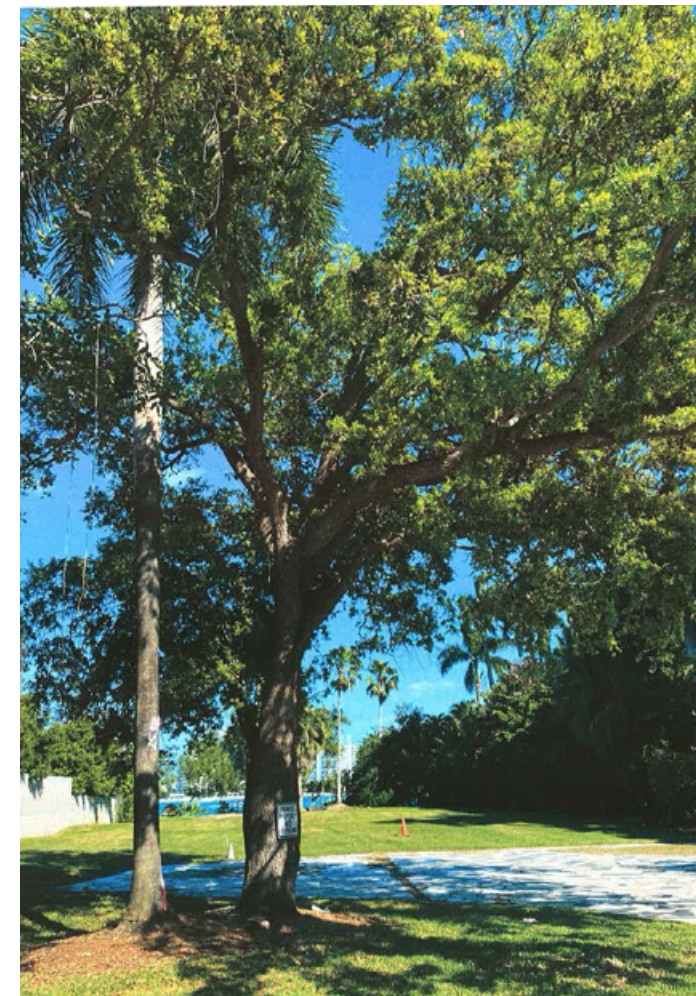
Quercus virginiana
Live Oak



Quercus virginiana
Live Oak



Quercus virginiana
Live Oak



Quercus virginiana
Live Oak

RELOCATED SPECIMEN TREES

STAR ISLAND
RESIDENCE

RELOCATED
SPECIMEN TREES

| | |
|--------|--|
| SCALE: | |
|--------|--|

SHEET
NUMBER:

SEPT 10, 2021

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LIST OF REQUESTED VARIANCES:

- 1) To exceed maximum 50% opening for understory walls.
- 2) To not provide understory edge.
- 3) Driveway width.
- 4) North side setback.
- 5) Sum of the side setbacks.
- 6) Elevator bulkhead.
- 7) Fence on the north side
- 8) Fence on the south side.

EVS:

SUBJECTS

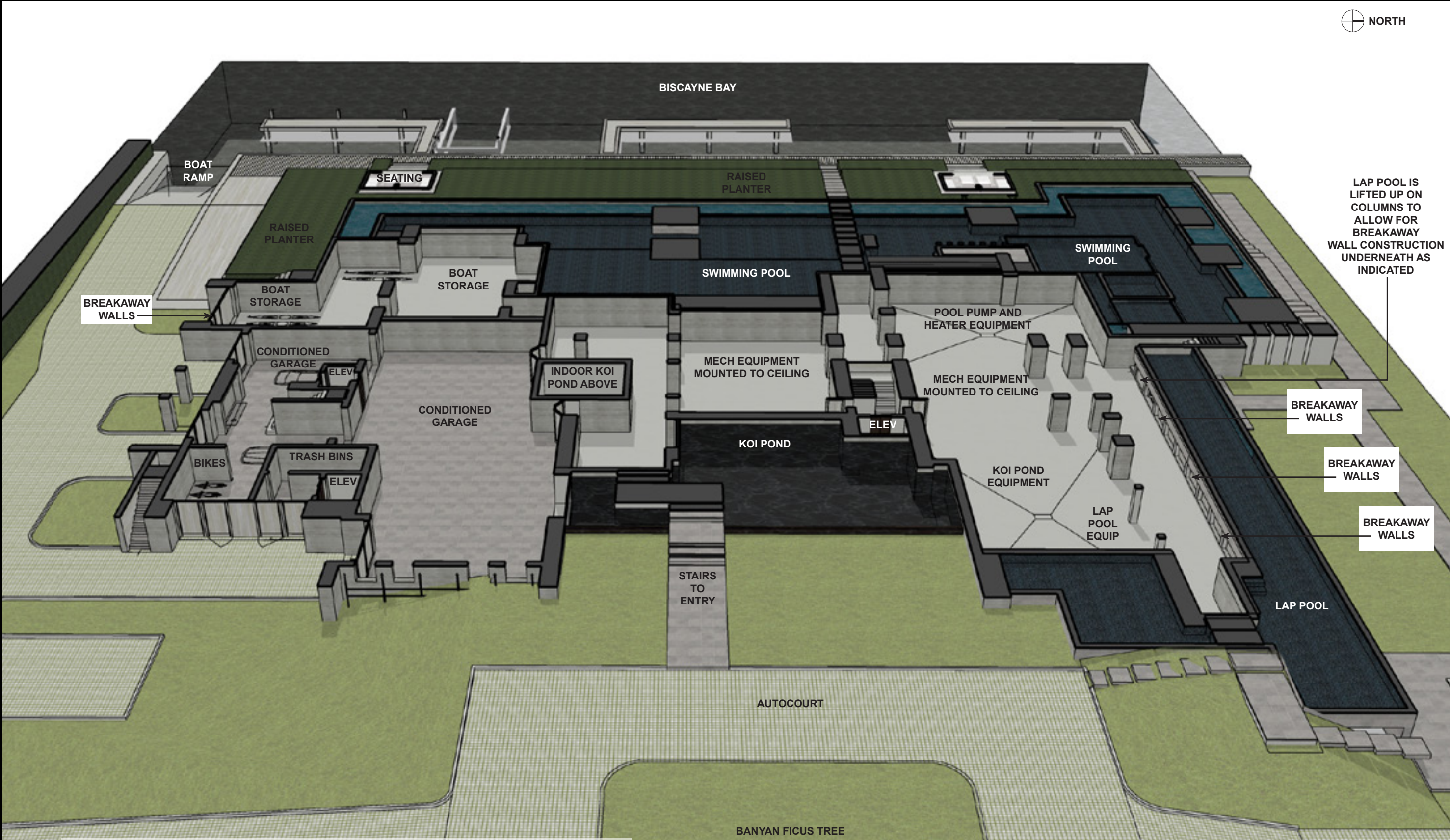
STAR ISLAND
RESIDENCE

HEET
D.C.

LIST OF VARIANCES

| | |
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| SALE: | |
|-------|--|

EET



LAP POOL IS LIFTED UP ON COLUMNS TO ALLOW FOR BREAKAWAY WALL CONSTRUCTION UNDERNEATH AS INDICATED

BREAKAWAY WALLS

BREAKAWAY WALLS

BREAKAWAY WALLS

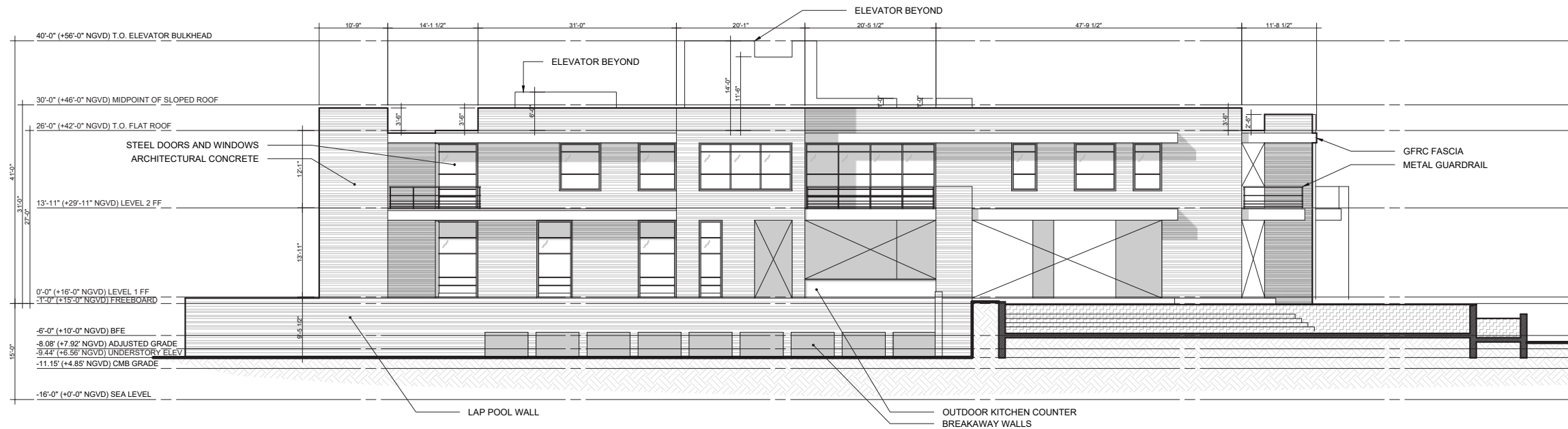
BREAKAWAY WALLS

VARIANCE NO. 1

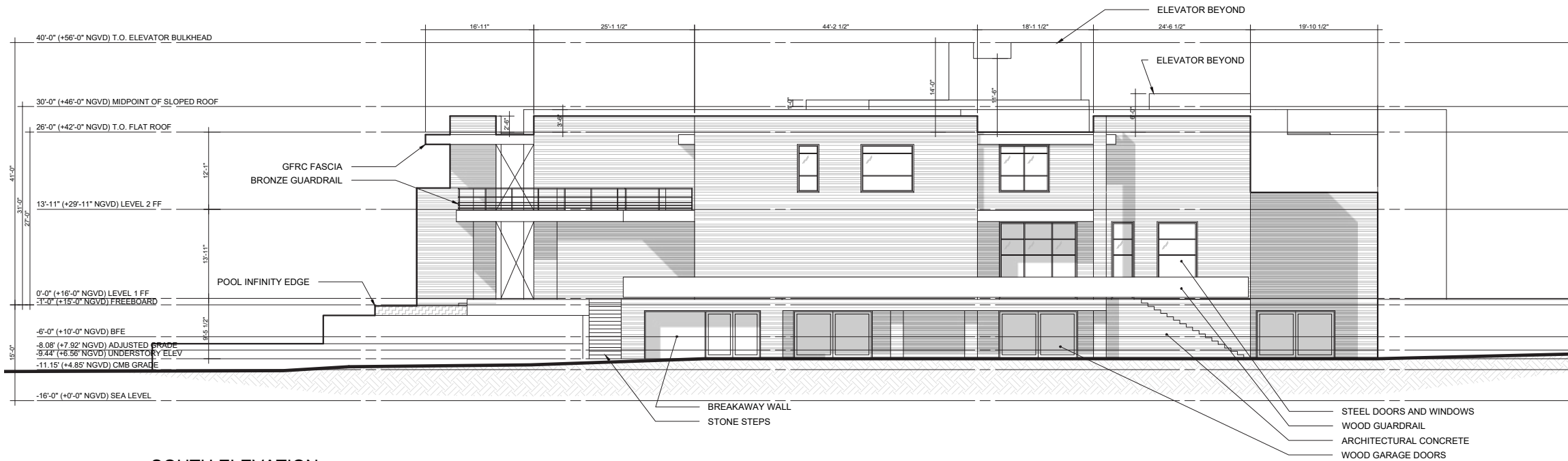
To exceed maximum 50% opening for understory walls.

| | | | | | |
|------------------|---------------|--|---|---|--|
| DRB PRESENTATION | SEPT 10, 2021 | DESIGNER: SCOTT MITCHELL STUDIO 181 NORTH MARTEL AVE LOS ANGELES, CA 90036 CONTACT: SCOTT MITCHELL (323) 933-9078 | LOCAL ARCHITECT: STUDIO M+G ARCHITECTURE 7500 NE 4TH COURT STUDIO 103 MIAMI, FL 33138 JENNIFER MCCONNEY-GAYOSO (305) 573-2728 | LANDSCAPE: RAYMOND JUNGLES, INC. 2964 AVIATION AVENUE COCONUT GROVE, FL 33133 CONTACT: BENJAMIN GREEN (305) 858-6777 | OWNER'S REPRESENTATIVE: HANDCRAFT CONSTRUCTION MANAGEMENT, INC. 1408 NW 3RD STREET DEERFIELD BEACH, FL 33442 CONTACT: JERRY ROWLAND (954) 418-6344 |
| REV: | | | | | |
| PROJECT: | | | | | |
| SHEET TITLE: | | | | | |
| SCALE: | | | | | |
| SHEET NUMBER: | | | | | |

| |
|--------------------------------------|
| STAR ISLAND RESIDENCE |
| 50% UNDERSTORY WALL VARIANCE DIAGRAM |
| 27 |



① NORTH ELEVATION
1/16" = 1'-0"



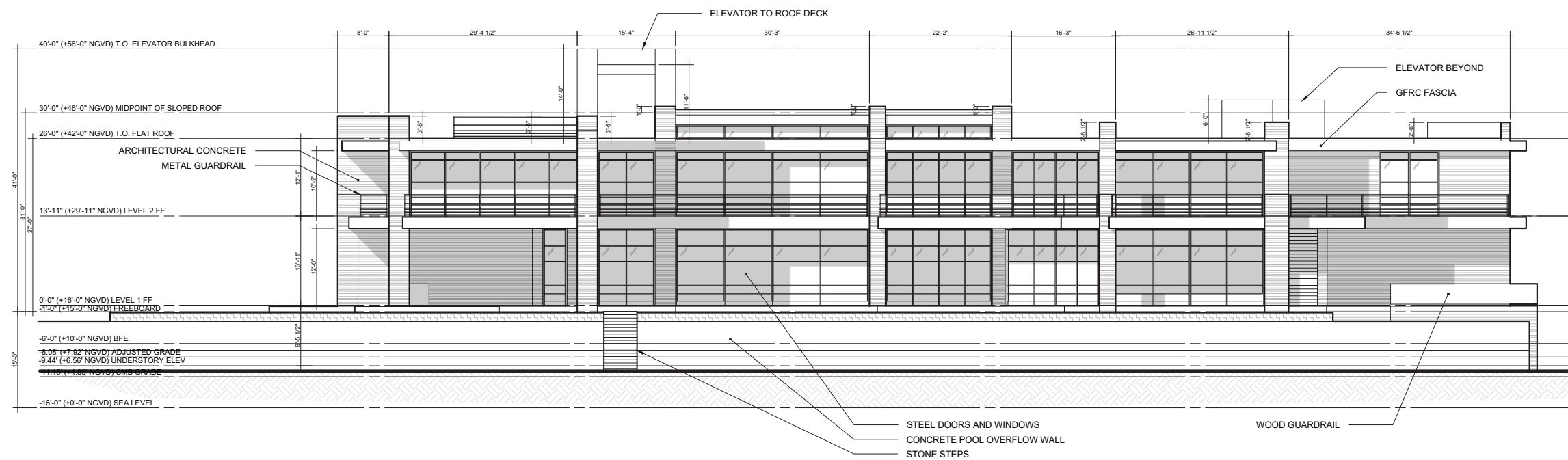
② SOUTH ELEVATION
1/16" = 1'-0"

VARIANCE NO. 1

To exceed maximum 50% opening for understory walls.



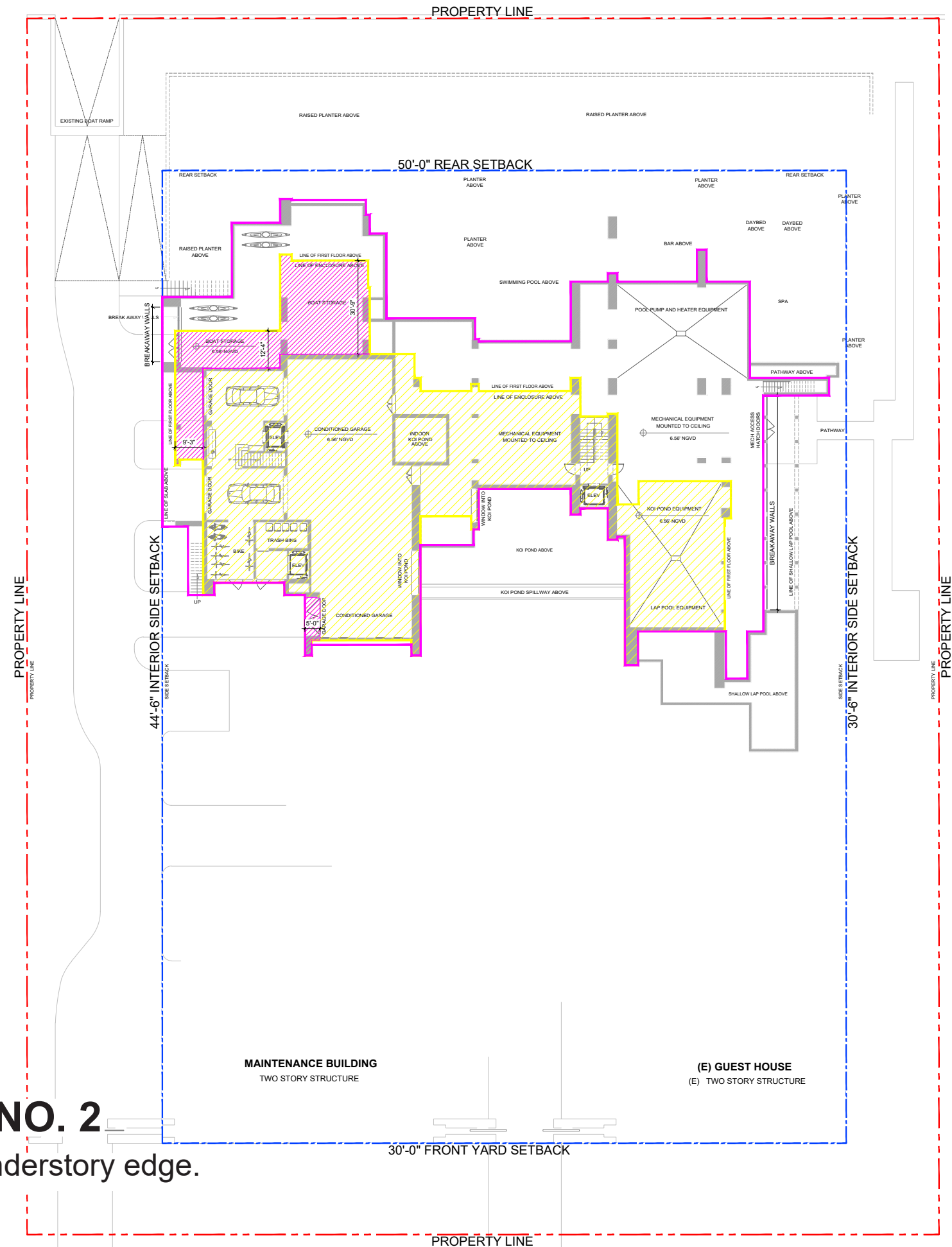
1 EAST ELEVATION
1/16" = 1'-0"





2 WEST ELEVATION
1/16" = 1'-0"

VARIANCE NO. 1

To exceed maximum 50% opening for understory walls.



 OUTLINE OF LEVEL 1 FOOTPRINT ABOVE
 AREA OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE

 AREA OF VARIANCES REQUIRED FOR UNDERSTORY:

UNDERSTORY EDGE

ALL ALLOWABLE DECKING, GRAVEL, PAVERS,
NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD
LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL
TREATMENTS LOCATED IN THE UNDERSTORY AREA
SHALL BE SET BACK A MINIMUM OF 5' FROM EACH SIDE
OF THE UNDERNEATH OF THE SLAB OF THE FIRST
HABITABLE FLOOR ABOVE...

BREAKAWAY WALLS

UNDERSTORY AREAS BELOW THE LOWEST HABITABLE FLOOR CAN UTILIZE NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL TREATMENTS, PROVIDED THEY ARE OPEN A MINIMUM OF 50% ON EACH SIDE.

PROPOSED CONDITIONS FOR THE UNDERSTORY EDGE ARE SETBACK 5'-0" OR MORE AT THE GARAGE & OTHER AREAS.

PROPOSED WALLS AT THE UNDERSTORY ARE
BREAKAWAY WALLS ON THE NORTH AND SOUTH SIDES.

VARIANCE NO. 2

To not provide understory edge.

SEPT 10, 2021

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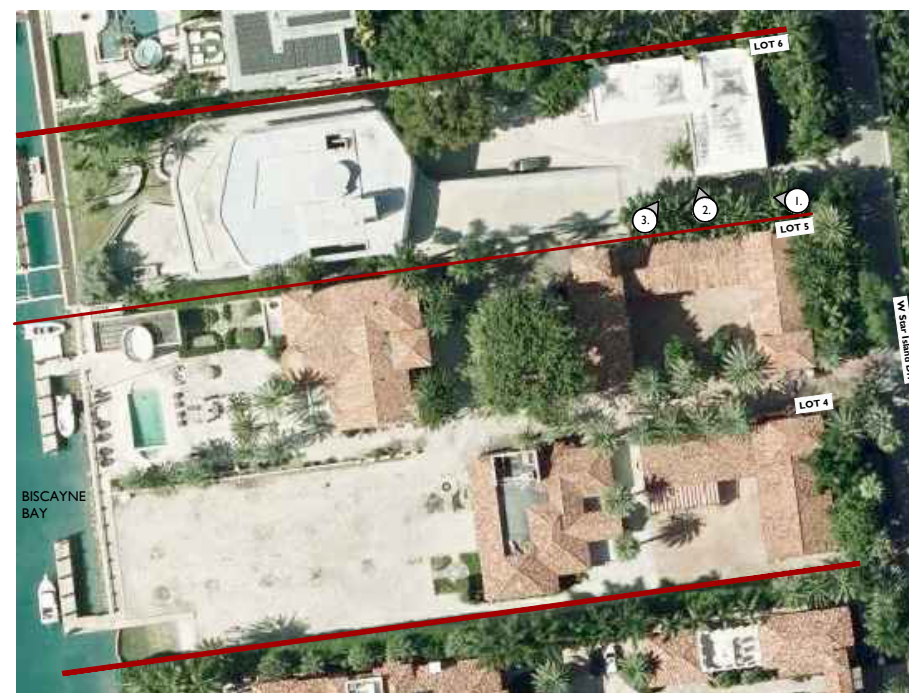
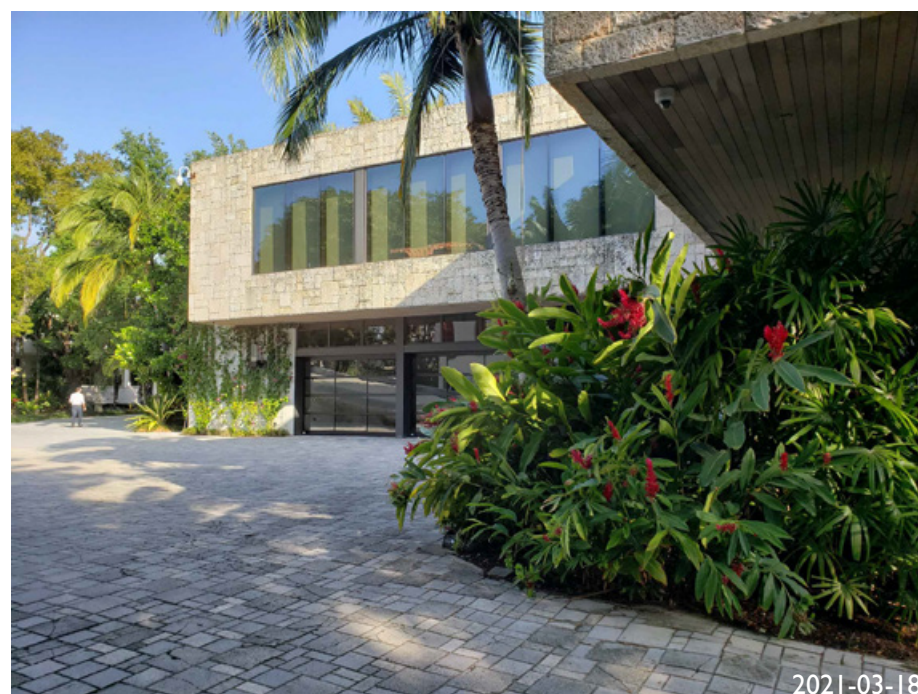
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I. VIEW OF LOT 6 ENTRANCE. EXISTING GUESTHOUSE TO BE REMODELED

SITE AERIAL & EXISTING GUEST HOUSE PHOTO LOCATIONS 

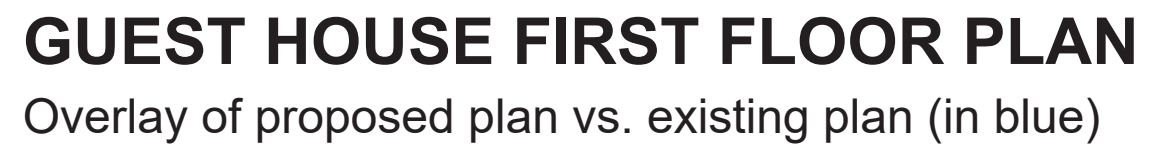
2. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED LOT
6 FACING NW

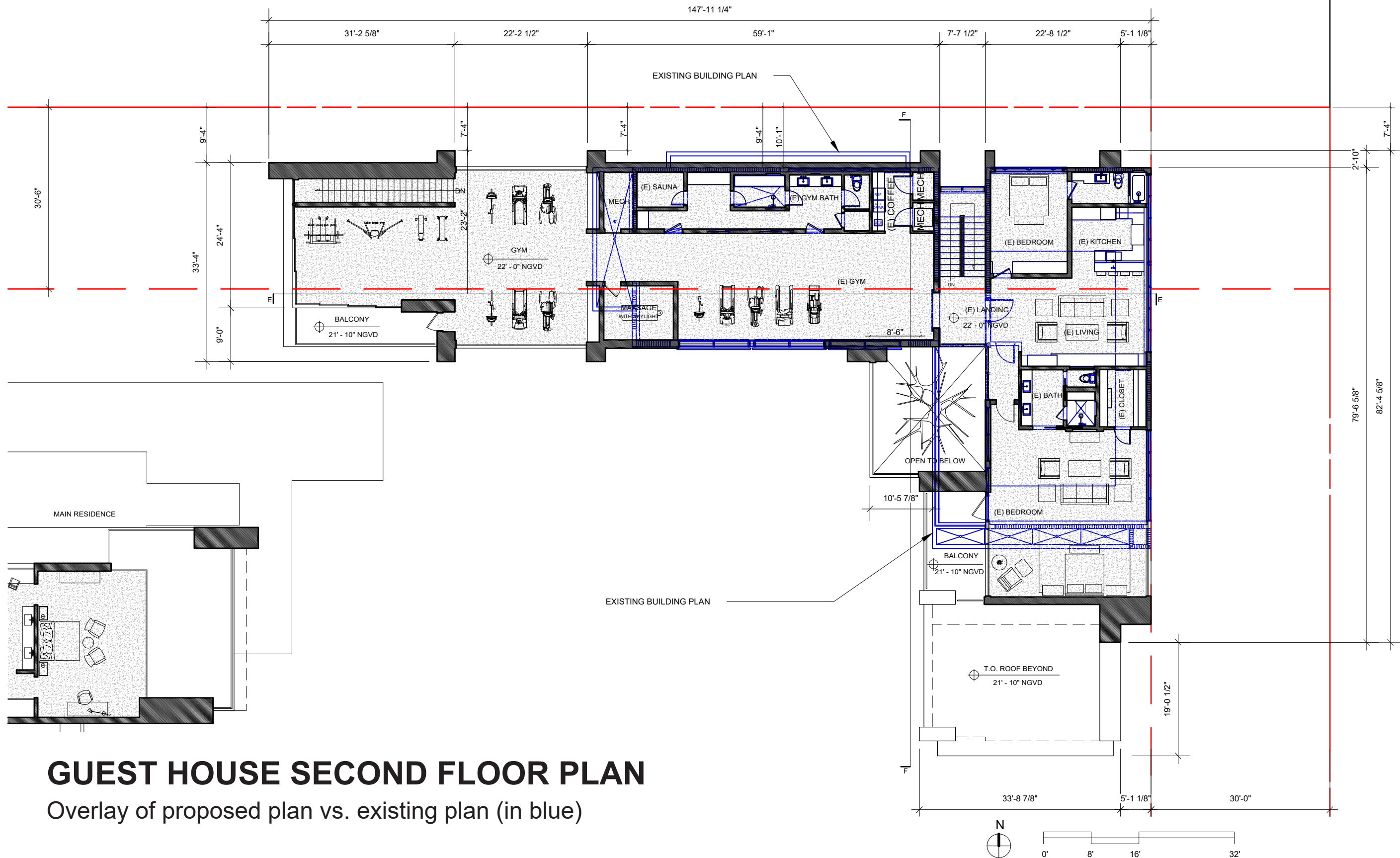


3. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED
LOT 6 FACING NE

EXISTING GUEST HOUSE PHOTOS

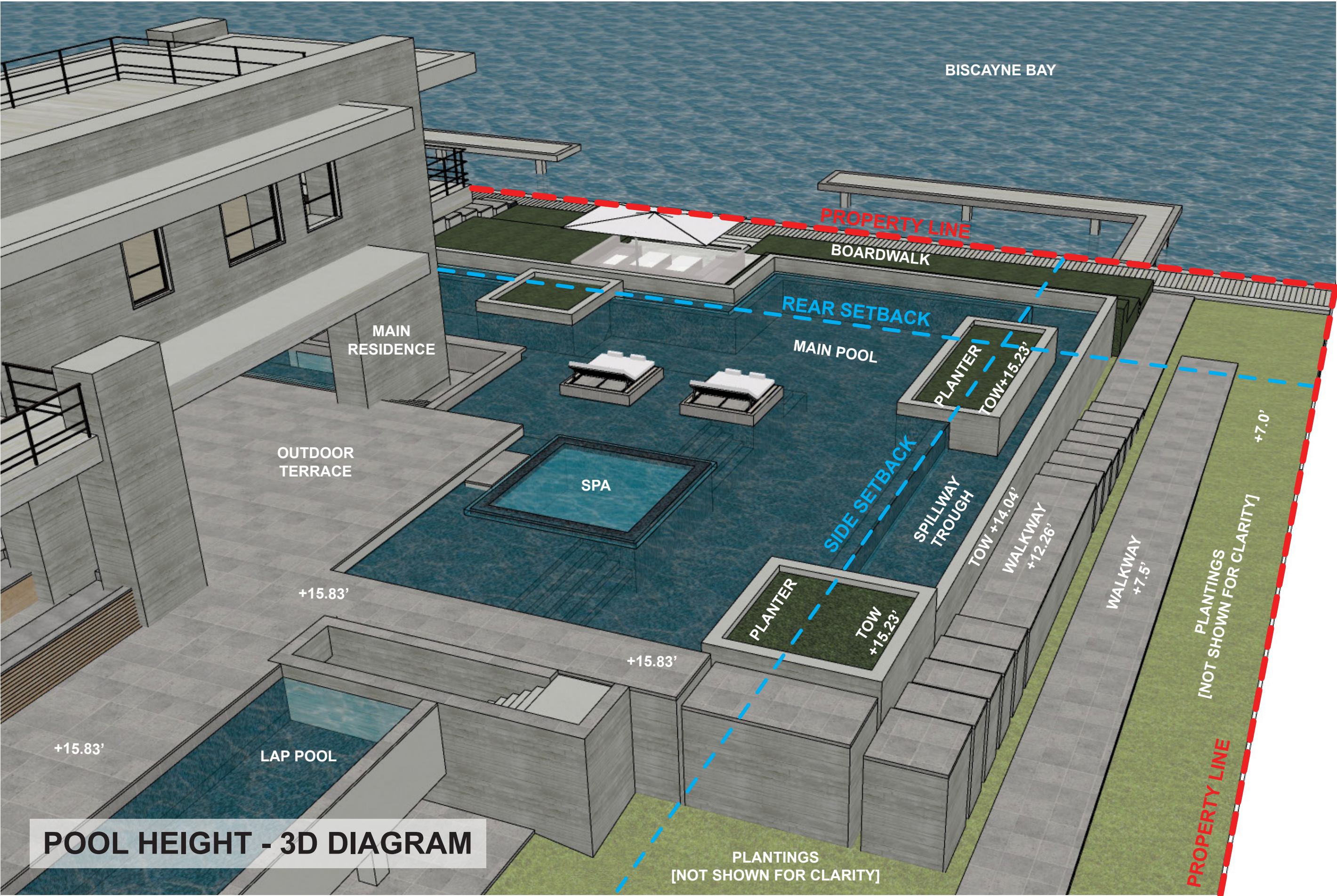
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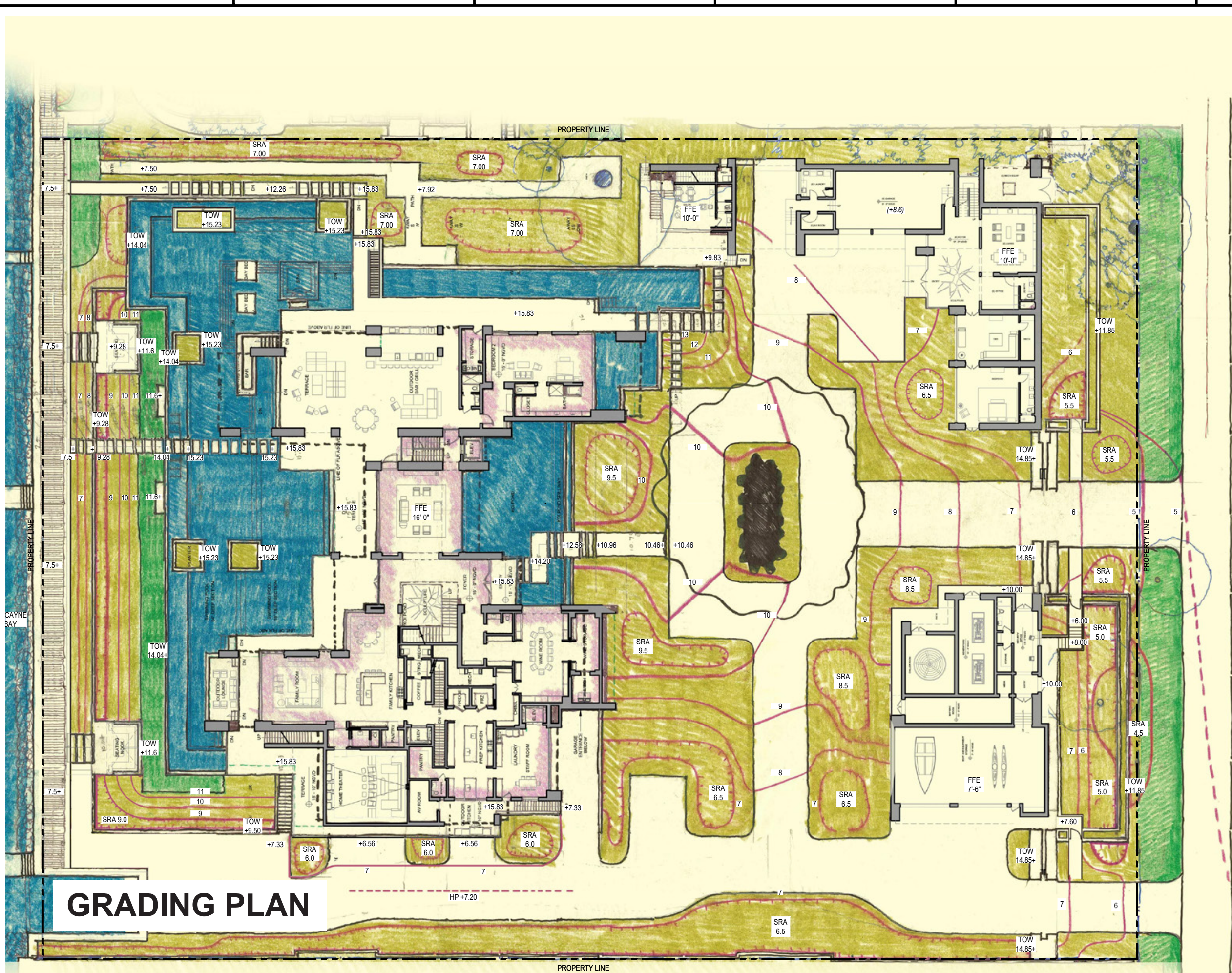
GUEST HOUSE SECOND FLOOR PLAN

Overlay of proposed plan vs. existing plan (in blue)



POOL HEIGHT - 3D DIAGRAM

| |
|--|
| DRB PRESENTATION |
| SEPT 10, 2021 |
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| REVISIONS |
| PROJECT |
| STAR ISLAND RESIDENCE |
| SHEET TITLE |
| POOL HEIGHT 3D DIAGRAM |
| SCALE |
| SHEET NUMBER |
| 35 |



GRADING PLAN

LEGEND

- PROPERTY LINE
- SETBACK
- PROPOSED
- PLANTING
- LAWN
- WATER

DRB
PRESENTATION

SEPT 10, 2021

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(323) 933-9078

LOCAL ARCHITECT:
STUDIO MCG ARCHITECTURE
7500 NE 4TH COURT
STUDIO 103
MIAMI, FL 33138
JENNIFER MCCONNEY-GAYOSO
(305) 573-2728

LANDSCAPE:
RAYMOND JUNGLES, INC.
2964 AVIATION AVENUE
COCONUT GROVE, FL 33133
CONTACT: BENJAMIN GREEN
(305) 858-6777

OWNER'S REPRESENTATIVE:
HANDCRAFT CONSTRUCTION
MANAGEMENT, INC.
1408 NW 3RD STREET
DEERFIELD BEACH, FL 33442
CONTACT: JERRY ROWLAND
(954) 418-6344

STAR ISLAND
RESIDENCE

GRADING
PLAN

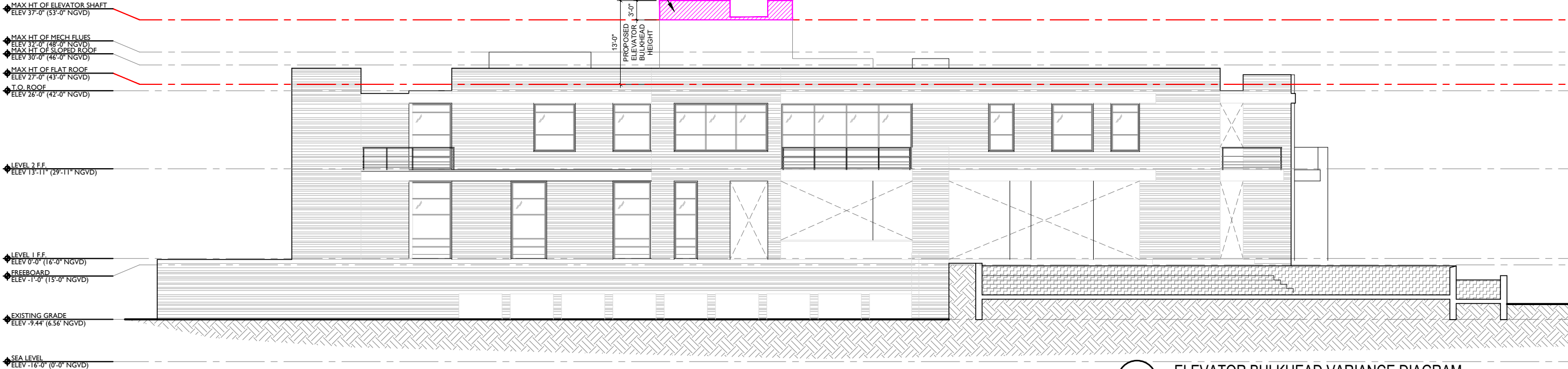
36

AREA OF VARIANCE REQUIRED FOR ELEVATOR BULKHEAD:

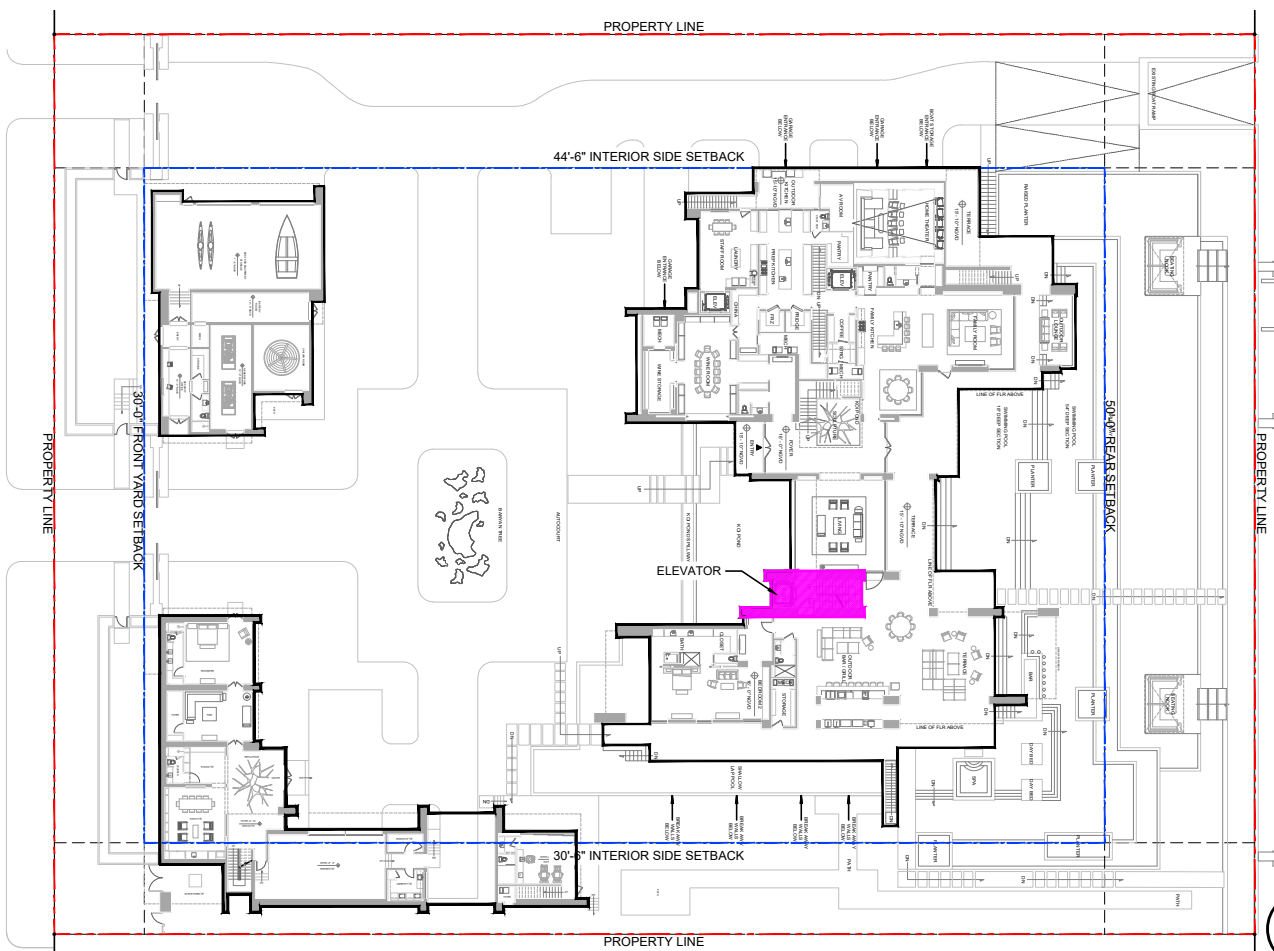
ALLOWABLE HEIGHT EXCEPTION NOT TO EXCEED 10' ABOVE ROOFLINE OF THE STRUCTURE.

PROPOSED ELEVATOR BULKHEAD HEIGHT FROM ROOFLINE = 13'

ELEVATOR BEYOND



2 ELEVATOR BULKHEAD VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0"



1 KEY PLAN - ELEVATOR LOCATION
SCALE: 1/64" = 1'-0"

VARIANCE NO. 6
Elevator bulkhead.

| |
|--|
| DRB PRESENTATION |
| SEPT 10, 2021 |
| DESIGNER: SCOTT MITCHELL STUDIO 181 NORTH MARTEL AVE LOS ANGELES, CA 90036 CONTACT: SCOTT MITCHELL (323) 933-9078 |
| LOCAL ARCHITECT: STUDIO MCG ARCHITECTURE 7500 NE 4TH COURT STUDIO 103 MIAMI, FL 33138 JENNIFER MCCONNEY-GAYOSO (305) 573-2728 |
| LANDSCAPE: RAYMOND JUNGLES, INC. 2964 AVIATION AVENUE COCONUT GROVE, FL 33133 CONTACT: BENJAMIN GREEN (305) 858-6777 |
| OWNER'S REPRESENTATIVE: HANDCRAFT CONSTRUCTION MANAGEMENT, INC. 1498 NW 3RD STREET DEERFIELD BEACH, FL 33442 CONTACT: JERRY ROWLAND (954) 418-6344 |
| PROJECT: STAR ISLAND RESIDENCE |
| SHEET TITLE: ELEVATOR BULKHEAD VARIANCE DIAGRAM |
| SCALE: |
| SHEET NUMBER: 38 |

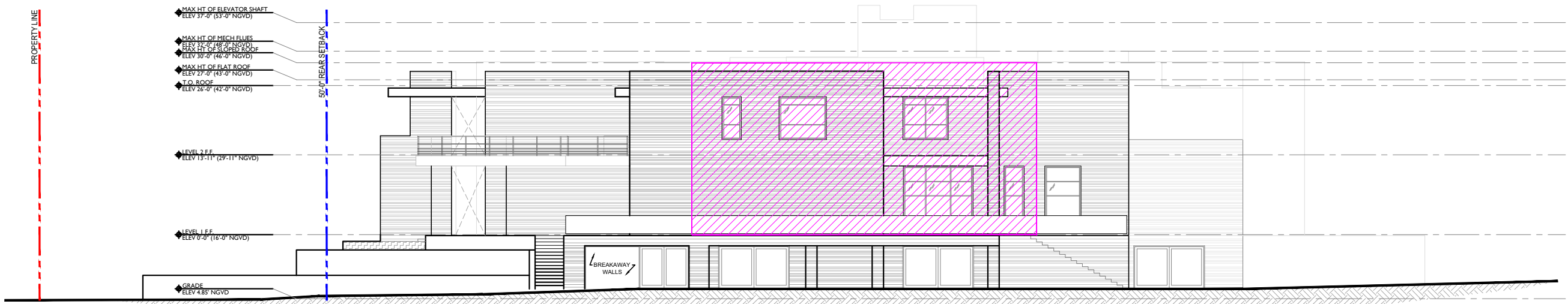
SEPT 10, 2021

DESIGNER:
SCOTT MITCHELL STUDIO
181 NORTH MARTEL AVE
LOS ANGELES, CA 90036
CONTACT: SCOTT MITCHELL
(323) 933-9078

LOCAL ARCHITECT:
STUDIO MO+O ARCHITECTURE
7500 NE 4TH COURT
STUDIO 103
MIAMI, FL 33138
JENNIFER MCCONNEY-GAYOSO
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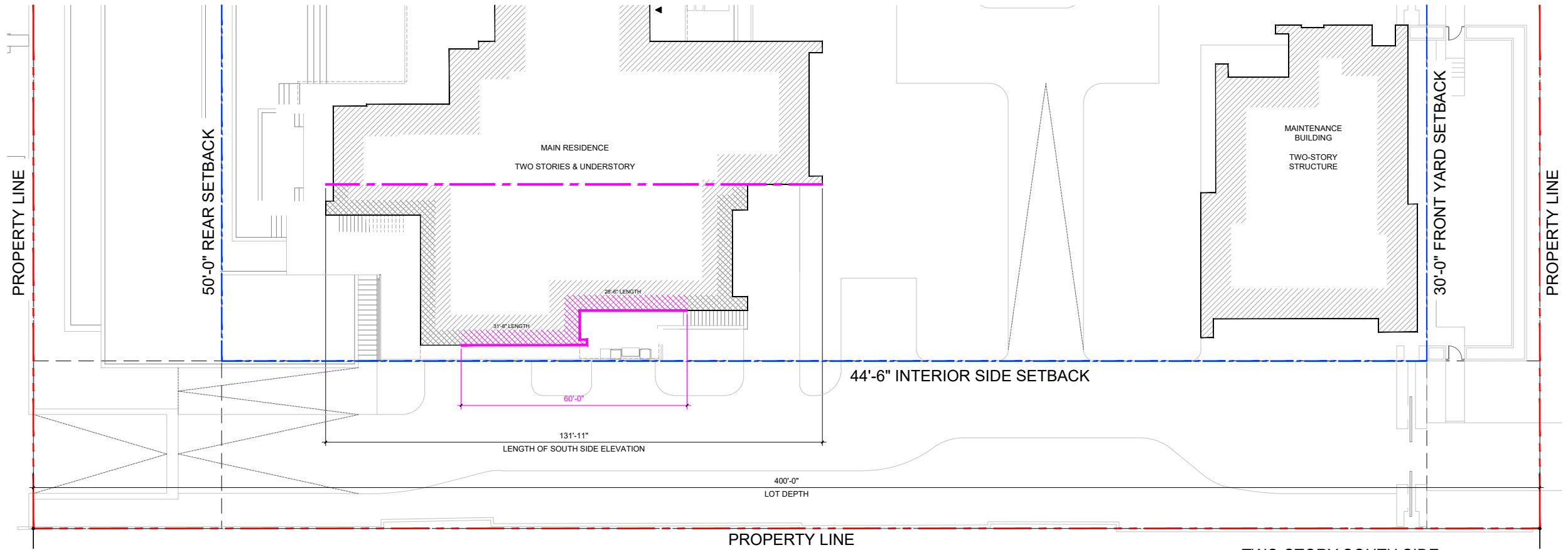


WAIVER REQUIRED FOR 2-STORY, SOUTH SIDE ELEVATION:

REQUIREMENT:
TWO-STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50% OF THE LOT DEPTH, OR 60 FT, WHICHEVER IS LESS, WITHOUT INCORPORATING ADDITIONAL OPEN SPACE, IN EXCESS OF THE MINIMUM REQUIRED SIDE YARD, DIRECTLY ADJACENT TO THE REQUIRED SIDE YARD.

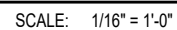
50% OF LOT DEPTH = (0.50)(400 FT) = 200 FT > 60 FT

PROPOSED:
LENGTH OF SOUTH SIDE ELEVATION = 131'-11" > 60 FT



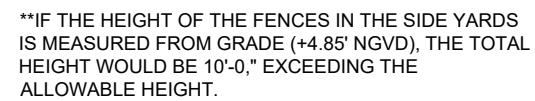
TWO-STORY SOUTH SIDE
ELEVATION DIAGRAMS

SCALE: N.T.S.



**IF THE HEIGHT OF THE FENCES IN THE SIDE YARDS IS MEASURED FROM GRADE (+4.85' NGVD), THE TOTAL HEIGHT WOULD BE 10'-0," EXCEEDING THE ALLOWABLE HEIGHT.

Fence on the north side.



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