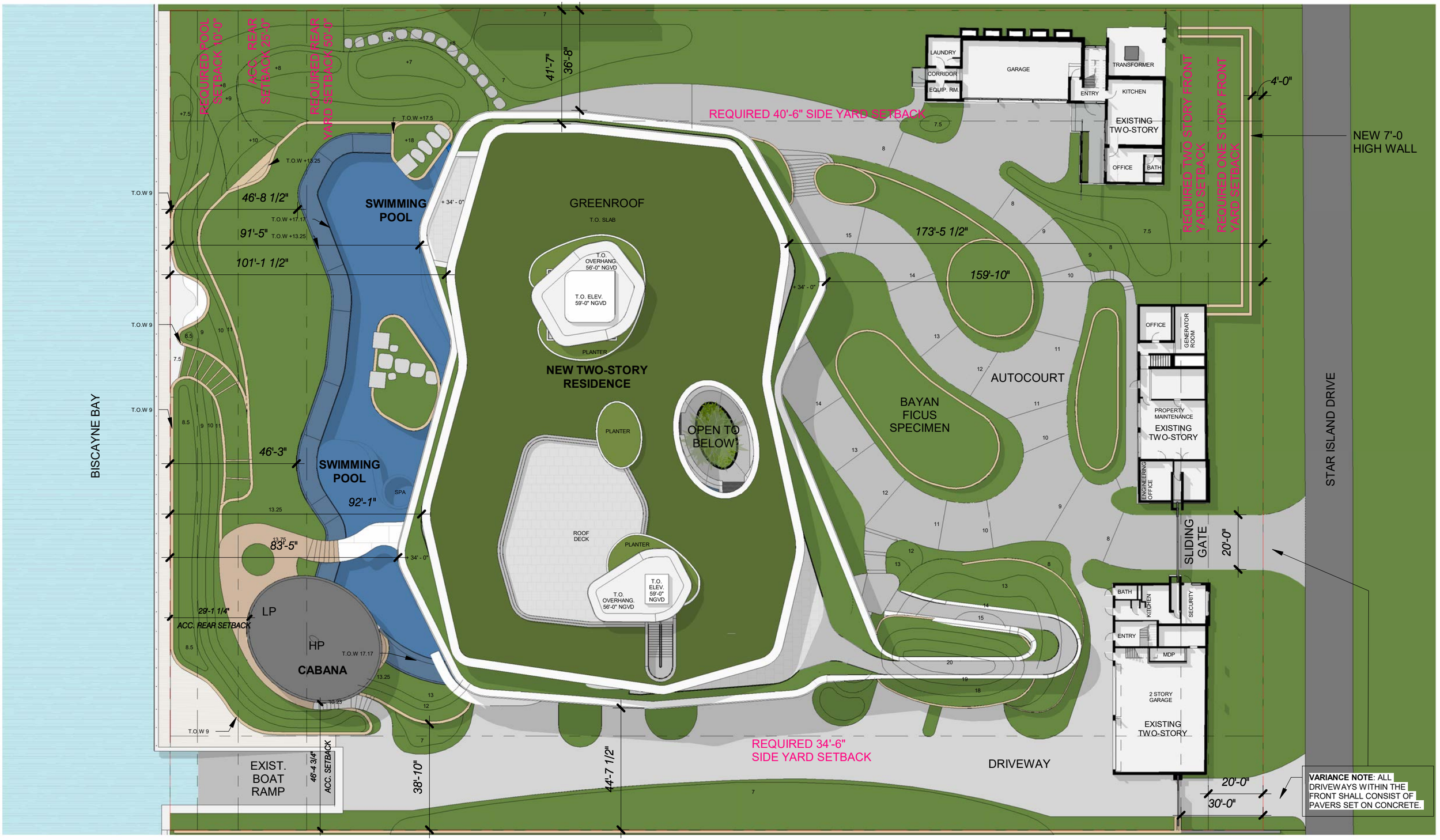


4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ

Robert M Moehring
2024.04.05
22:37:44 -04'00'

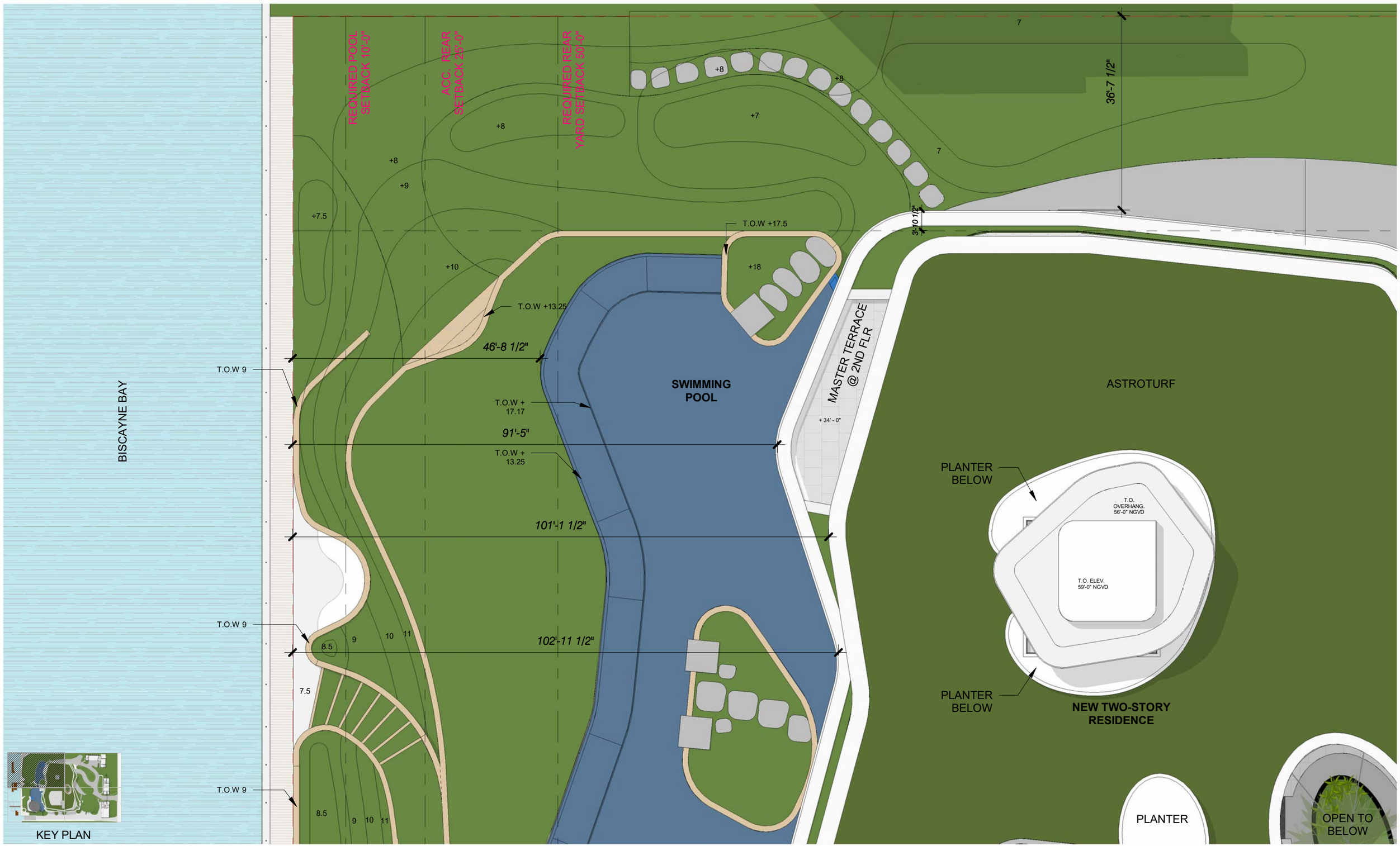
SITE PLAN

N

1/32" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:38:18 -04'00'

SITE PLAN - A

N

As indicated

4.7.2024
FINAL SUBMITTAL

A1.0.1

LAUNDRY
+10.0 NGVD
CORRIDOR
EQUIP. RM.
EXIST. GARAGE
+8.0 NGVD
TRANSFORMER
KITCHEN
+10.0 NGVD
EXISTING
TWO-STORY
OFFICE
BATH
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
REQUIRED 40'-6" SIDE YARD SETBACK
NEW 7'-0 HIGH FROM GRADE PLANTER WALL
NEW WALL
STAR ISLAND DRIVE
42'-9"
8'-9 1/2"
9'-11"
35'-6 1/2"
4'-2 1/2"
5'-9 1/2"
4'-0"
105'-10 1/2"
36'-6"
ROOF TOP
(ASTROTURF)
173'-5 1/2"
+ 34' - 0"
159'-10"
BAYAN
TREE
180'-2"
AUTOCOURT
176'-4 1/2"
BAYAN
FICUS
SPECIMEN
OFFICE
GENERATOR
ROOM
4'-2 1/2"
16'-8"
4'-0"
+ 7' - 0 23/32" NGVD
PROPERTY
MAINTENANCE
EXISTING
TWO-STORY
KEY PLAN
OPEN TO
BELOW

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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Robert M Moehring
2024.04.05 22:38:59
-04'00'

SITE PLAN - B | N | As indicated | 4.7.2024 FINAL SUBMITTAL | A1.0.2

OPEN TO BELOW

MAIN ROOF TOP

T.O. ELEV. 59'-0" NGVD

MAIN DRIVE COURT

UP

2ND FLOOR TERRACE

RAMP UP WALKWAY

REQUIRED 34'-6" SIDE YARD SETBACK

44'-7 1/2"

34'-6"

DRIVEWAY PAVERS

KEY PLAN

EXISTING TWO-STORY

OFFICE

19'-7"

EXIST. FRONT SB

31'-0 1/2"

NEW SLIDING GATE

20'-0"

DRIVEWAY

STAR ISLAND DRIVE

19'-3 1/2"

EXIST. FRONT SB

BATH

KITCHEN

SECURITY

ENTRY

MDP

2 STORY GARAGE

REQUIRED TWO STORY FRONT YARD SETBACK

REQUIRED ONE STORY FRONT YARD SETBACK

EXISTING TWO-STORY

20'-4"

2'-6"

2'-0"

1'-4"

NEW SWING GATE

14'-0"

DRIVEWAY

5'-0"

5'-0"

R 5'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ

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Robert M Moehring
2024.04.05 22:39:22 -04'00'

SITE PLAN - C

N

As indicated

4.7.2024
FINAL SUBMITTAL

A1.0.3

BISCAYNE BAY

8.5 9 10 11

46'-2 7/8"

18'-0 1/2"

27'-10 5/8"

POOL (BELOW)

13.25

13.75

83'-1"

POOL (BELOW)

LP

HP

CABANA (BELOW)

8.5

T.O.W 17.17

13.25

13

12

10.23

T.O.W 9

7

+ 34' - 0"

PLANTER

OPEN TO BELOW

ROOF DECK

PLANTER

T.O. ELEV. 59'-0" NGVD

T.O. OVERHANG. 56'-0" NGVD

REQUIRED 44'-6" SIDE YARD SETBACK

DRIVEWAY

POOL SETBACK 10'-0"

ACC. REAR SETBACK 25'-0"

REAR SETBACK 50'-0"

47'-5 1/4"

34'-6"

38'-9 3/4"

15'-8"

44'-3 3/8"

KEY PLAN

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:39:54 -04'00'

SITE PLAN - D

N

As indicated

4.7.2024
FINAL SUBMITTAL

A1.0.4



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ

Robert M Moehring
2024.04.05 22:40:32
-04'00'

SITE PLAN - RENDERED

N

4.7.2024
FINAL SUBMITTAL

A1.0.b

400'-0"

LOT DEPTH

POOL SETBACK 10'-0"

ACC. SETBACK 25'-0"

REAR SETBACK 50'-0"

LINE OF FLOOR ABOVE

51'-4 1/2"

41'-10"

43'-2 1/2"

DRIVEWAY

SIDE SETBACK = 40'-6"

+7.5 NGVD

T.O.W +17.5

T.O.W +13.25

POOL BASIN

GREEN ISLAND

103'-11"

STG (NON-AC)

10'-0"

LOBBY (AC)

EL

KOI BASIN

EQUIP

PERVIOUS PAVERS

OPEN UNDER STORY (NON-AC)

+7.5 NGVD

30'-6 5/8"

KOI POND EQUIP (NON AC).

KOI POND BASIN

KOI STEPS ABV

PLANTER ABOVE

NOTE: ALL REQUIRED PARKING TO BE PROVIDED WITHIN THE UNDERSTORY AREA.

RAMP DOWN

191'-1"

LAUNDRY

CORRIDOR

EQUIP. RM.

EXIST. GARAGE 8.0' NGVD

ENTRY

TRANSFORMER

KITCHEN

EXISTING TWO-STORY

OFFICE

BATH

7.5

+8.0'

8

REQUIRED TWO STORY FRONT YARD SETBACK

REQUIRED ONE STORY FRONT YARD SETBACK

5'-9 1/2"

105'-10 1/2"

4'-0"

OFFICE

GENERATOR ROOM

PROPERTY MAINTENANCE EXISTING TWO-STORY

ENGINEERING OFFICE

168'-11"

300'-0"

LOT WIDTH

STAR ISLAND DRIVE

(FUTURE CROWN OF ROAD IS +5.64 NAVD (USE NGVD))

BISCAYNE BAY

POOL BASIN

SPA

POOL EQUIP (NON AC).

13.25

13.75

90'-5 1/2"

POOL BASIN

CABANA ABOVE

8.5

13.25

10.23

UNCONDITION OPEN AIR

REQUIRED PARKING ZONE

UNDERSTORY GUEST ELEVATOR (AC)

STORAGE (NON-AC)

EL

BOAT STORAGE (NON-AC)

STG.

+7.6 NGVD

GUEST PARKING

AREA UNDERGRADE

RAMP UP

153'-6"

COVERED PARKING

BATH

KITCHEN

SECURITY

ENTRY

MDP

2 STORY GARAGE

EXISTING TWO-STORY

20'-0"

14'-0"

5'-0"

SIDE SETBACK = 34'-6"

DRIVEWAY

+7.0

34'-6"

EXIST.RAMP DOWN

+7.5

39'-3 1/2"

60'-1 1/2"

31'-2"

15'-9 5/8"

16'-1 3/8"

18'-11 1/2"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ



Robert M Moehring
2024.04.05 22:41:01 -04'00'

UNDERSTORY SITE PLAN

N

1/32" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0b

POOL SETBACK 10'-0"
ACC. SETBACK 25'-0"
REAR SETBACK 50'-0"
REQUIRED 40'-6" SIDE YARD SETBACK
LANDSCAPE, SEE LANDS DWGS.
+8
+7
+9
+7.5
+10
+18
T.O.W +17.5
T.O.W +13.25
T.O.W 9
T.O.W +17.17
BELOW GRADE
POOL BASIN
103'-11"
BISCAYNE BAY
8.5
9
10
11
7.5
51'-4 3/4"
41'-10"
DASH LINE INDICATES FLOOR ABOVE
DRIVEWAY
VEHICULAR RAMP UP @ 6%
5'-7 1/4"
30'-4 3/4"
(OPEN)
17'-11"
14'-8 5/8"
3/4"
MOUND UP
9'-6 3/4"
OPEN AIR UNDERSTORY
(SAND SET PAVERS 7.5' NGVD)
OPEN AIR UNDER-STORY
KOI POND EQUIPMENT ROOM
53'-11 1/4"
56'-8 1/2"
STG.
UNDERSTORY LOBBY (AC) 7.6' NGVD
38'-4 5/8"
28'-8 3/4"
KOI POND BASIN
EL
KOI BASIN
15'-0 1/4"
LOBBY EQUIP
12'-9"
KOI STEPS ABV
UNDERSTORY PARKING
LINE OF AC AREA ABOVE
PLANTER ABOVE
6'-4 3/4"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:41:28
-04'00'

UNDERSTORY SITE PLAN - A N 1/16" = 1'-0" 4.7.2024 A1.0b.1

FINAL SUBMITTAL

8'-9 1/2" EXISTING
35'-7 1/2"
5'-9 1/2"
40'-6"
56'-5 1/2"
LAUNDRY
CORRIDOR
EQUIP. RM.
EXIST. GARAGE
+ 8' - 0 1/4" NGVD
TRANSFORMER
KITCHEN
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
REQUIRED 40'-6" SIDE SETBACK
7.5
+8.3'
EXISTING TWO-STORY
STEPS UP
DRIVEWAY
OFFICE
BATH
33'-9"
36'-6"
190'-9"
38'-3"
KOI POND EQUIP.
NEW LANDSCAPE, SEE LANDS DWGS
8
VEHICULAR RAMP DOWN
STAR ISLAND DRIVE
20'-8"
AREA UNDERGROUND
OFFICE
GENERATOR ROOM
4'-0"
LOWER LEVEL KOI POND
VEHICULAR RAMP UP
KOI STEPS ABV
SAND SET PAVERS
PROPERTY MAINTENANCE
EXISTING TWO-STORY
PLANTER ABOVE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:41:58 -04'00'

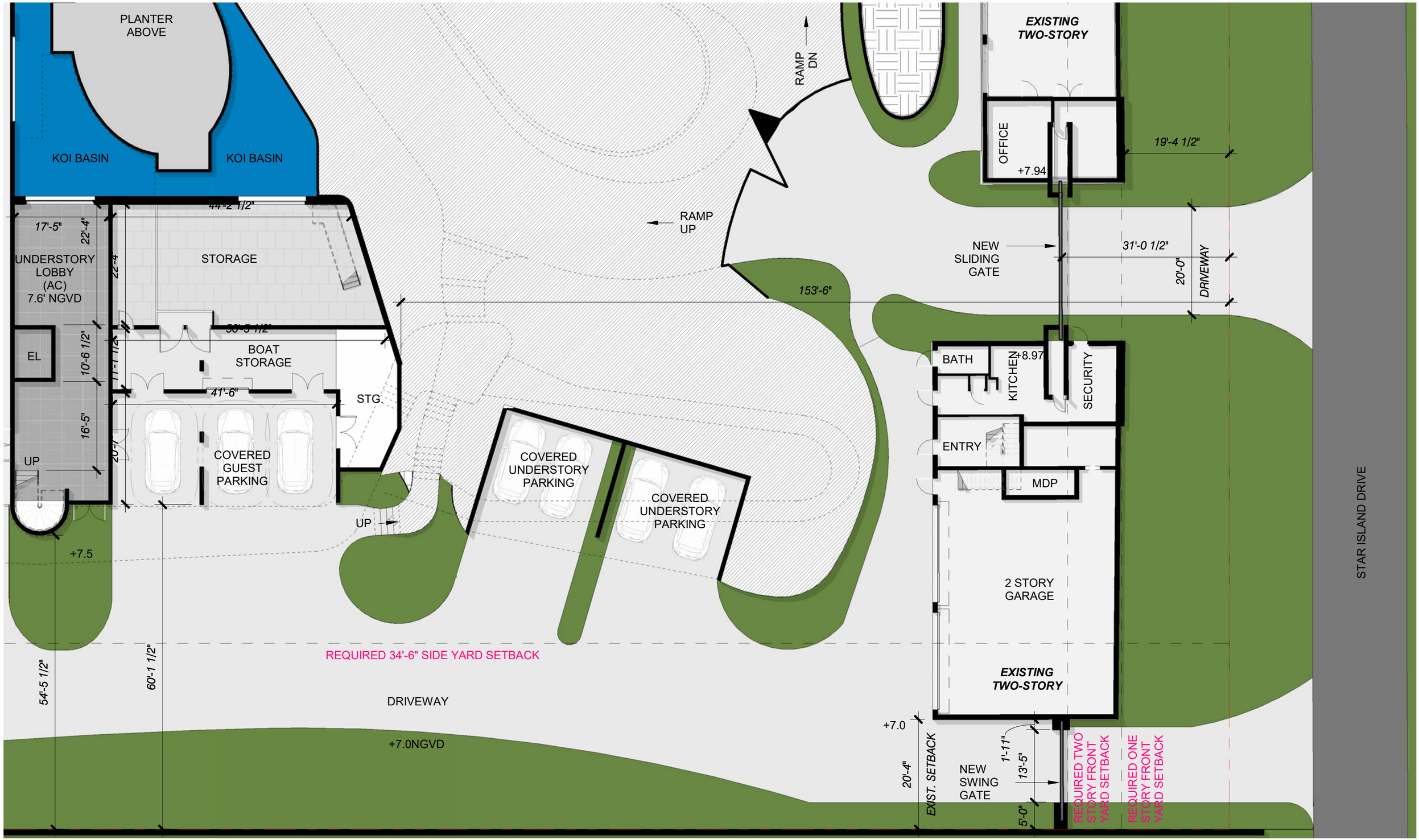
UNDERSTORY SITE PLAN - B

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0b.2



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:42:38 -04'00'

UNDERSTORY SITE PLAN - C N 1/16" = 1'-0" 4.7.2024 A1.0b.3

FINAL SUBMITTAL

T.O.W 9
8.5
9
10
1'
BISCAYNE BAY
POOL BASIN
SPA BASIN
13.25
13.75
90'-5 1/2"
POOL EQUIPMENT
CABANA ABOVE
POOL BASIN
8.5
T.O.W 17.17
13.25
10.23
13
12
T.O.W 9
7
OPEN UNDER STORY (NON-AC)
1'-9"
8'-6"
1'-9"
20'-2 3/4"
12'-8 1/8"
14'-11"
7'-11 5/8"
15'-2 1/2"
14'-5 1/2"
12'-5"
16'-2"
9"
2'-7 1/2"
9"
PLANTER ABOVE
KOI BASIN
17'-5 1/4"
22'-4 1/8"
UNDERSTORY GUEST ELEVATOR LOBBY
9'-0 7/8"
EL
16'-6"
+7.5
REQUIRED 34'-6" SIDE YARD SETBACK
DRIVEWAY
60'-1 1/2"
54'-6 1/2"
38'-10"
34'-11 1/2"
+7.5
+7.0
POOL SETBACK 10'-0"
ACC. SETBACK 25'-0"
REAR SETBACK 50'-0"
EXIST. BOAT RAMP

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:43:12 -04'00'

UNDERSTORY SITE PLAN - D

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0b.4



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ

Robert M Moehring
2024.04.05
22:43:47 -04'00'

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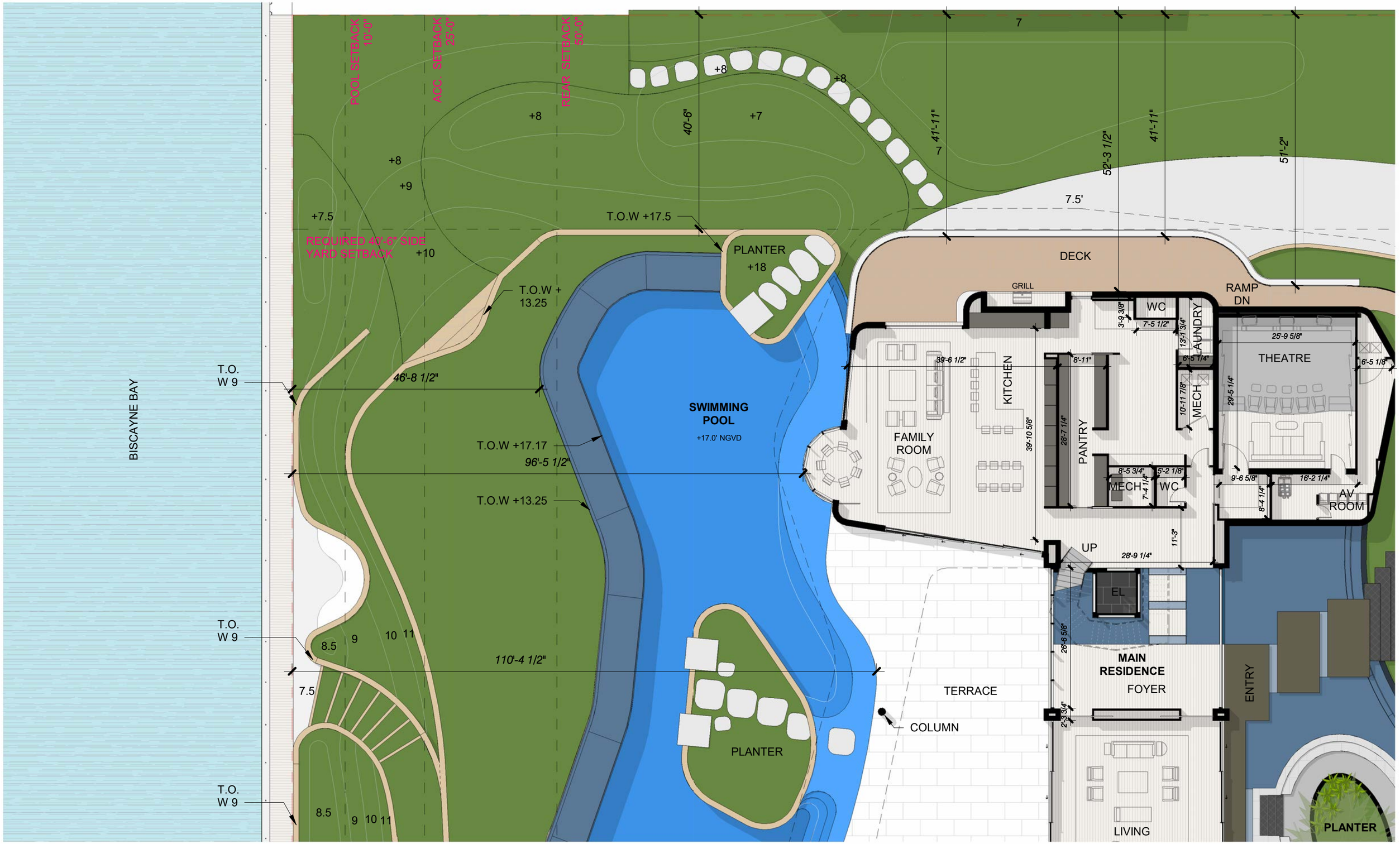
FIRST LEVEL SITE PLAN

N

1/32" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0c



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:44:28 -04'00'

FIRST LEVEL SITE PLAN - A

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0c.1

+9.61

8'-9 1/2"

6'-3"

4'-0"

5'-9 1/2"

55'-1 1/2"

LAUNDRY

CORRIDOR

EQUIP. RM.

EXIST. GARAGE

TRANSFORMER

KITCHEN

REQUIRED TWO STORY FRONT YARD SETBACK

REQUIRED ONE STORY FRONT YARD SETBACK

2'-0"

1'-1"

1'-1"

4'-0"

REQUIRED 40'-6" SIDE YARD SETBACK

7.5

+8.61

EXISTING TWO-STORY

8

OFFICE

BATH

105'-10 1/2"

25'-9 5/8"

6'-5 1/8"

+13'-3 3/4"

190'-5"

36'-6"

29'-11 7/8"

DN

8

9'-6 5/8"

16'-2 1/4"

8'-4 1/4"

15

9

7.5

8

9

196'-9 1/2"

14

10

COLUMN

+14'

15.5'

LINE OF 2ND FLOOR ABV

13

11

12

AUTOCOURT

14

BAYAN FICUS SPECIMEN

11

PROPERTY MAINTENANCE

EXISTING TWO-STORY

10

10

OFFICE

GENERATOR ROOM

STAR ISLAND DRIVE

PLANTER

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ

Robert M Moehring
2024.04.05
22:45:16 -04'00'

FIRST LEVEL SITE PLAN - B

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0c.2

PLANTER
KOI POND
WINE ROOM
WINE ROOM
WINE ROOM
COMMERCIAL KITCHEN
STAFF ROOM
BATH ROOM
14'-10 3/4"
26'-1 7/8"
5'-0"
6'-8 1/4"
20-11 5/8"
17'-9"
22'-11 7/8"
9'-10 3/8"
6'-3 3/8"
7'-10"
11'-11 3/8"
11'-4 3/4"
15'-4 7/8"
4'-6"
7'-3 3/4"
4'-6"
17'-3 1/4"
9'-3 1/4"
7'-0"
26'-10 5/8"
14'-9 1/2"
5'-3"
15'-9"
14'-7"
25'-9 1/4"
3'-11 7/8"
7'-6 5/8"
7'-9 7/8"
13'-8 3/8"
6'-0 3/8"
8'-2 1/2"
9'-0 5/8"
3'-5 3/4"
3'-9 3/4"
+14'
+7.5
+7.5
+7.9
+7.0
+7.0
1/2" PER FOOT
+11'-7/8"
164'-10"
155'-2 1/8"
REQUIRED 34'-6" SIDE YARD SETBACK
DRIVEWAY
49'-4"
54'-2 3/8"
51'-6 1/8"
EXISTING TWO-STORY
OFFICE
+7.94
19'-7 1/4"
NEW SLIDING GATE
20'-0"
BATH
KITCHEN
+8.97
SECURITY
SECURITY
ENTRY
MDP
2 STORY GARAGE
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
EXISTING TWO-STORY
NEW SWING GATE
+5.1
STAR ISLAND DRIVE
10
13
12
11
10
9
8
12
13
8
13
14
15
20
19
18
7

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA REGISTERED ARCHITECT AR93585

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Robert M Moehring
2024.04.05
22:46:11 -04'00'

FIRST LEVEL SITE PLAN - C

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0c.3

T.O.W 9
8.5
9 10 11
46'-3"
SWIMMING POOL
T.O. POOL +17.0' NGVD
SPA
97'-5"
13.25
+7.5' DOCK
18'-0 1/2"
13.75
BISCAYNE BAY
T.O. POOL +17.0' NGVD
T.O.W 17.17
8.5
CABANA
41'-5 1/2"
13.25
10.23
13
12
7
T.O. W 9
POOL SETBACK 10'-0
ACC. REAR SETBACK 25'-0
EXIST. BOAT RAMP
RAMP DN
REAR SETBACK 50'-0
+7.5
34'-11 1/2"
38'-10"
45'-7"
49'-3"
54'-2 1/2"
+7.0
DRIVEWAY (BELOW)
REQUIRED 34'-6" SIDE YARD SETBACK
+7.5
SLIDE
UP
TERRACE
DASH LINE OPENING ABOVE
OUTDOOR LIVING
BAR
OUTDOOR DINING
LIVING
PLANTER
KOI POND
2'-3"
28'-8 7/8"
28'-11 3/4"
LOUNGE
14'-10 3/4"
WINE ROOM
20'-11 5/8"
WINE ROOM
5'-6 1/4"
5'-7 3/4"
10'-0 1/8"
6'-1 5/8"
MECH. ROOM
11'-0 3/8"
11'-0 3/8"
28'-9 1/2"
EL
9'-3 1/4"
14'-9 1/2"
KITCHEN
5'-3"
15'-9"
21'-6 1/8"
GAME ROOM
7'-6 5/8"
3'-11 7/8"
7'-9 7/8"
13'-8 3/8"
6'-0 3/8"
9'-0"
3'-5 3/4"
3'-9 3/4"

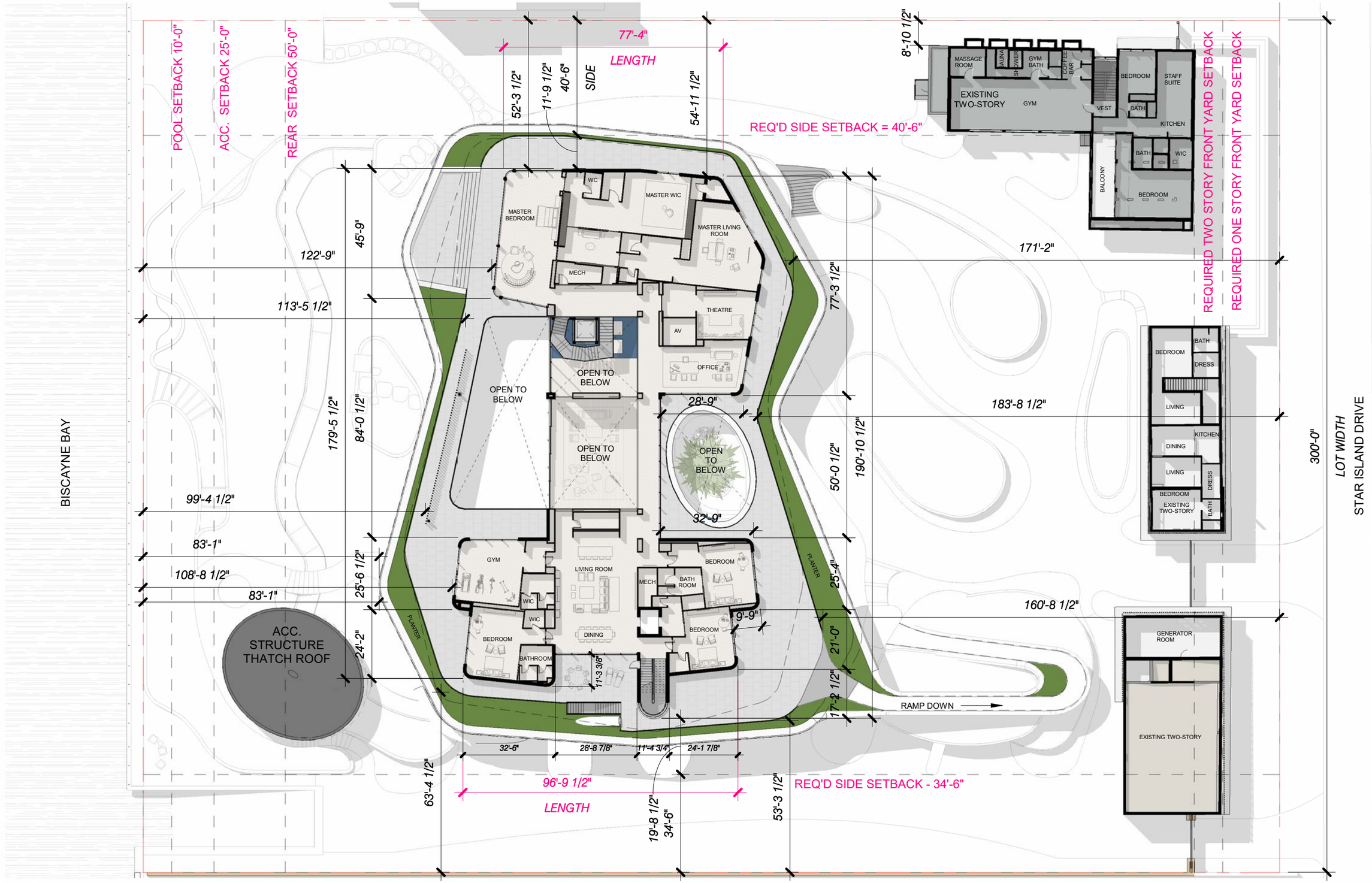
4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:46:47 -04'00'

FIRST LEVEL SITE PLAN - D N 1/16" = 1'-0" 4.7.2024 A1.0c.4

FINAL SUBMITTAL



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft

jungles

CFZ



Robert M Moehring
2024.04.05 22:47:26 -04'00'

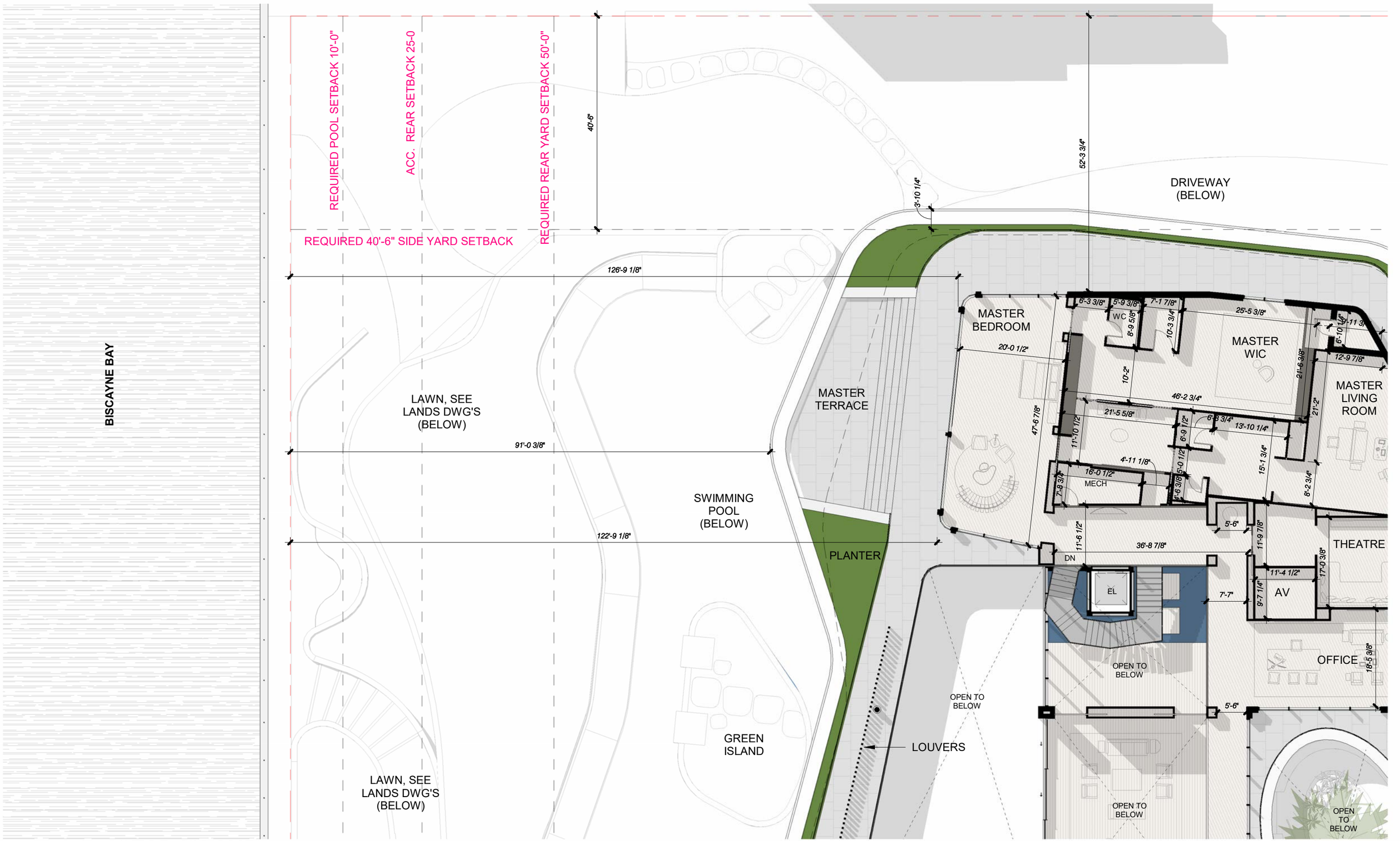
SECOND LEVEL SITE PLAN

N

1/32" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0d



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:48:04
-04'00'

SECOND LEVEL SITE PLAN - A

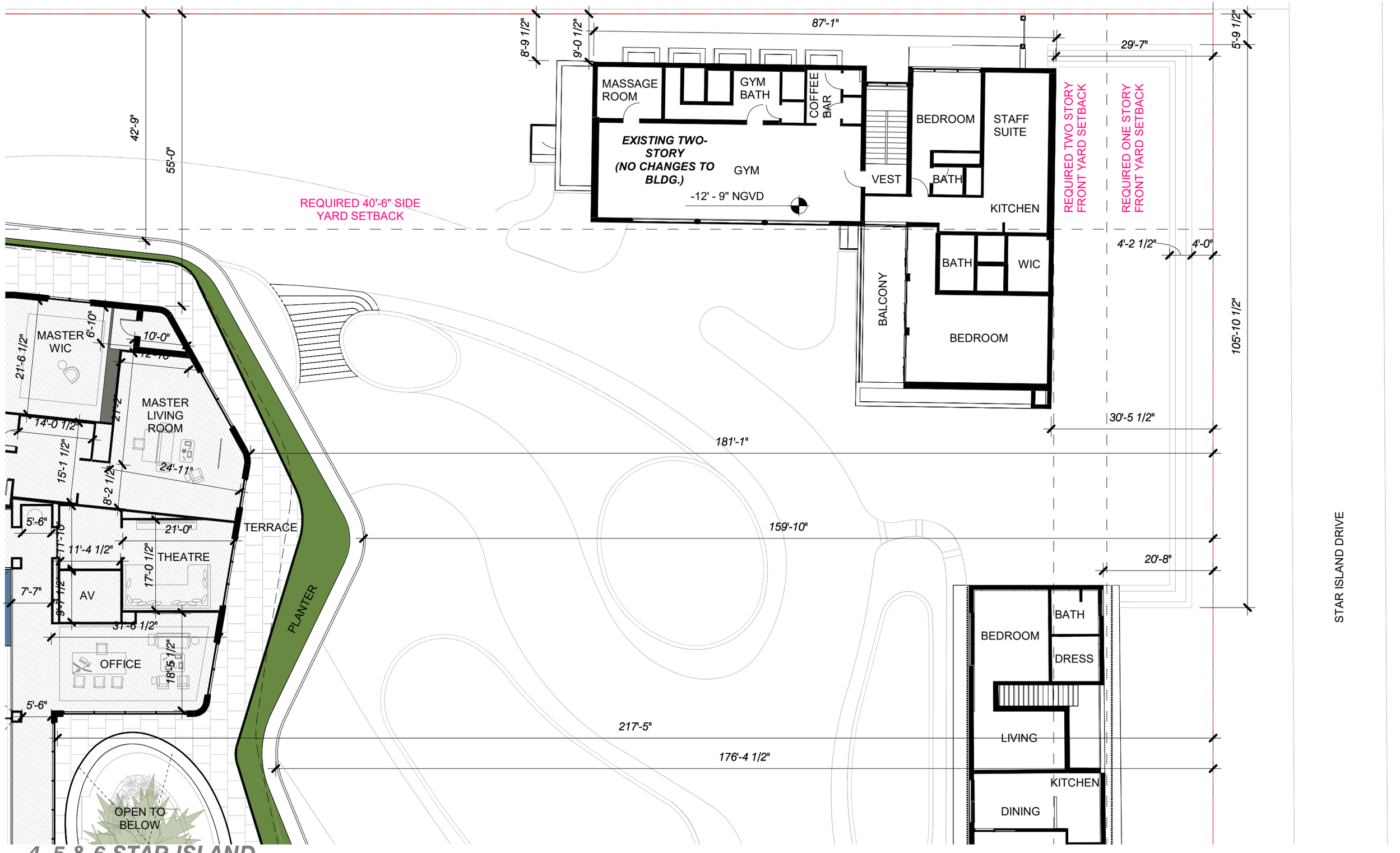
N

1/16" = 1'-0"

4.7.2024

FINAL SUBMITTAL

A1.0d.1



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:48:46 -04'00'

SECOND LEVEL SITE PLAN - B N 1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0d.2

OPEN TO BELOW

BANYAN TREE BELOW

COURT BELOW

DINING

LIVING

DRESS

BEDROOM

BATH

EXISTING TWO-STORY

7'-9 3/8"

5'-8 3/8"

217'-10 3/8"

183'-0 1/2"

190'-7 1/2"

10'-2 1/4"

18'-1 1/4"

8'-1 5/8"

BEDROOM

5'-8 1/4"

21'-7 7/8"

MECH

6'-0 1/2"

BATH ROOM

9'-7 3/8"

9'-9 7/8"

3'-6 1/2"

3'-2"

5'-0"

7'-8 1/8"

13'-10 7/8"

4'-10 3/8"

7'-11 5/8"

BEDROOM

21'-0"

6'-0 1/8"

15'-10 1/2"

6'-10"

7'-0 1/8"

DECK TERRACE

PLANTER

RAMP DOWN

NEW GENERATOR ROOM

NEW LOUVERS

NEW OVERHANG 3'-0 TYP.

STAR ISLAND DRIVE

EXISTING TWO-STORY

REQUIRED TWO STORY FRONT YARD SETBACK

REQUIRED ONE STORY FRONT YARD SETBACK

REQUIRED 34'-6" SIDE YARD SETBACK

34'-0 3/8"

20'-11 1/4"

20'-4"

71'-5"

54'-2 3/8"

EXIST. WALL ON NEIGHBOR PROPERTY

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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Robert M Moehring
2024.04.05
22:49:28 -04'00'

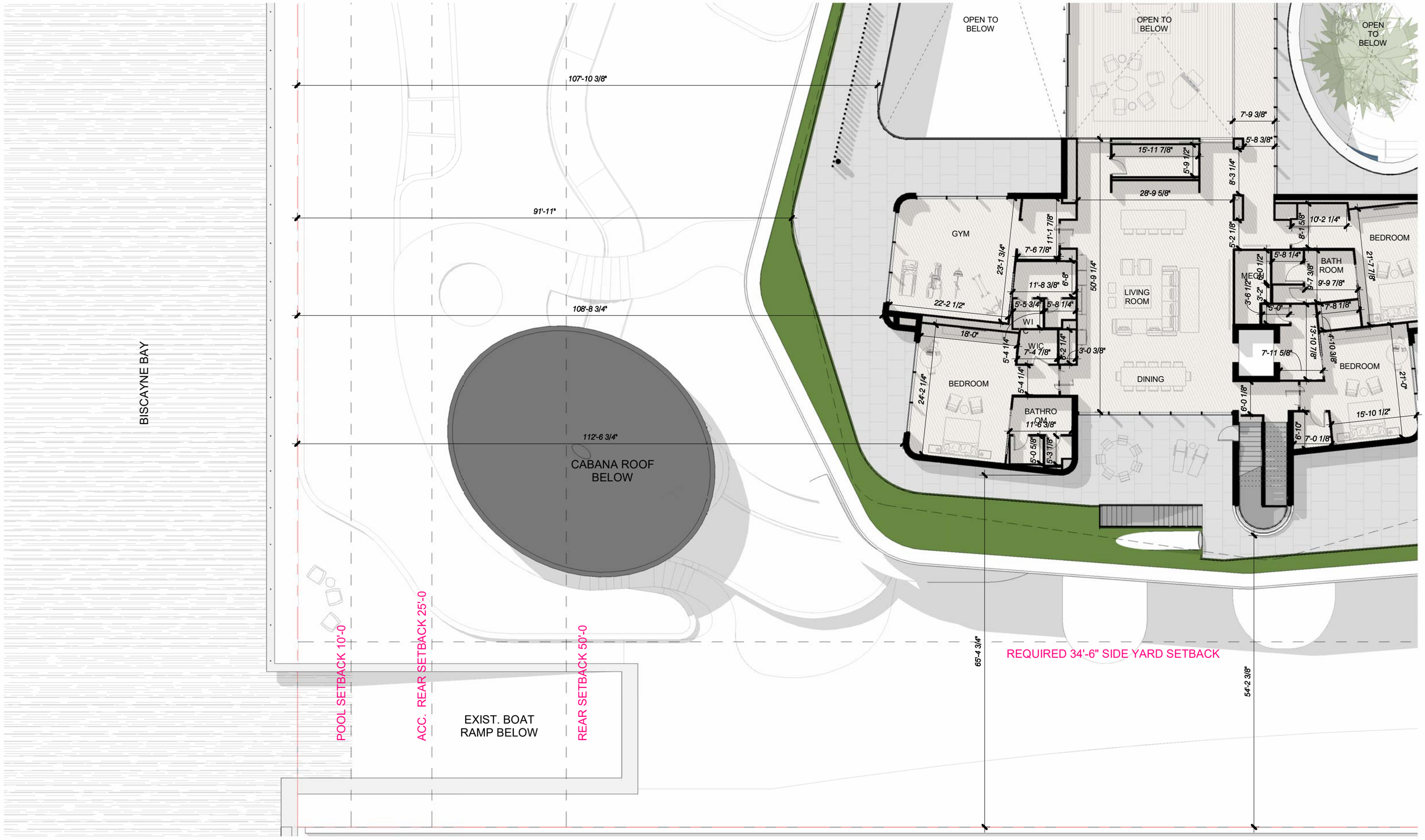
SECOND LEVEL SITE PLAN - C

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0d.3



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:50:25 -04'00'

SECOND LEVEL SITE PLAN - D 1/16" = 1'-0" *4.7.2024* *A1.0d.4*

FINAL SUBMITTAL

10'-0"
POOL SETBACK 10'-0"
ACC. SETBACK 25'-0"
REAR SETBACK 50'-0"
40'-6"
40'-6"
41'-7"
47'-2"
REQUIRED SIDE SETBACK = 40'-6"
50'-0"
REQUIRED REAR SETBACK
POOL
(BELOW)
+ 34' - 0"
ASTROTURF
42'-10 1/2"
52'-5 1/2"
13'-1 1/2"
planter
EL
DASH LINE-
ROOF CANOPY
ABOVE
266.85 SF
48'-4"
101'-1 1/2"
105'-4 1/2"
NEW TWO-STORY
RESIDENCE
T.O. CONC. SLAB
+46.0' NGVD
planter
OPEN TO
BELOW
ROOF
DECK
2690.57 SF
39'-3"
13'-6"
planter
EL
10'-0"
STAIR-
OPEN TO
BELOW
SECOND FLOOR
OUTLINE BELOW
IN ORANGE
DASH LINE-
ELEV. ROOF
CANOPY ABOVE
92'-1"
SECOND FLOOR
OUTLINE BELOW
IN ORANGE
+ 34' - 0"
LP
26' 7.5" NGVD
HP
31' 0.75 NGVD
CABANA
(BELOW)
BISCAYNE BAY
EXIST. ROOF
(NO
CHANGES)
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
173'-5 1/2"
BAYAN
FICUS
SPECIMEN
AUTOCOURT
180'-2"
NEW
SOLAR
PANELS
167'-9 1/2"
SLIDING
GATE
NEW
SOLAR
PANELS
20'-0"
30'-0"
STAR ISLAND DRIVE
REQUIRED SIDE SETBACK = 34'-6"
59'-10"
49'-9 1/2"
34'-6"
10'-0"
25'-0"
50'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:51:15 -04'00'

ROOF PLAN

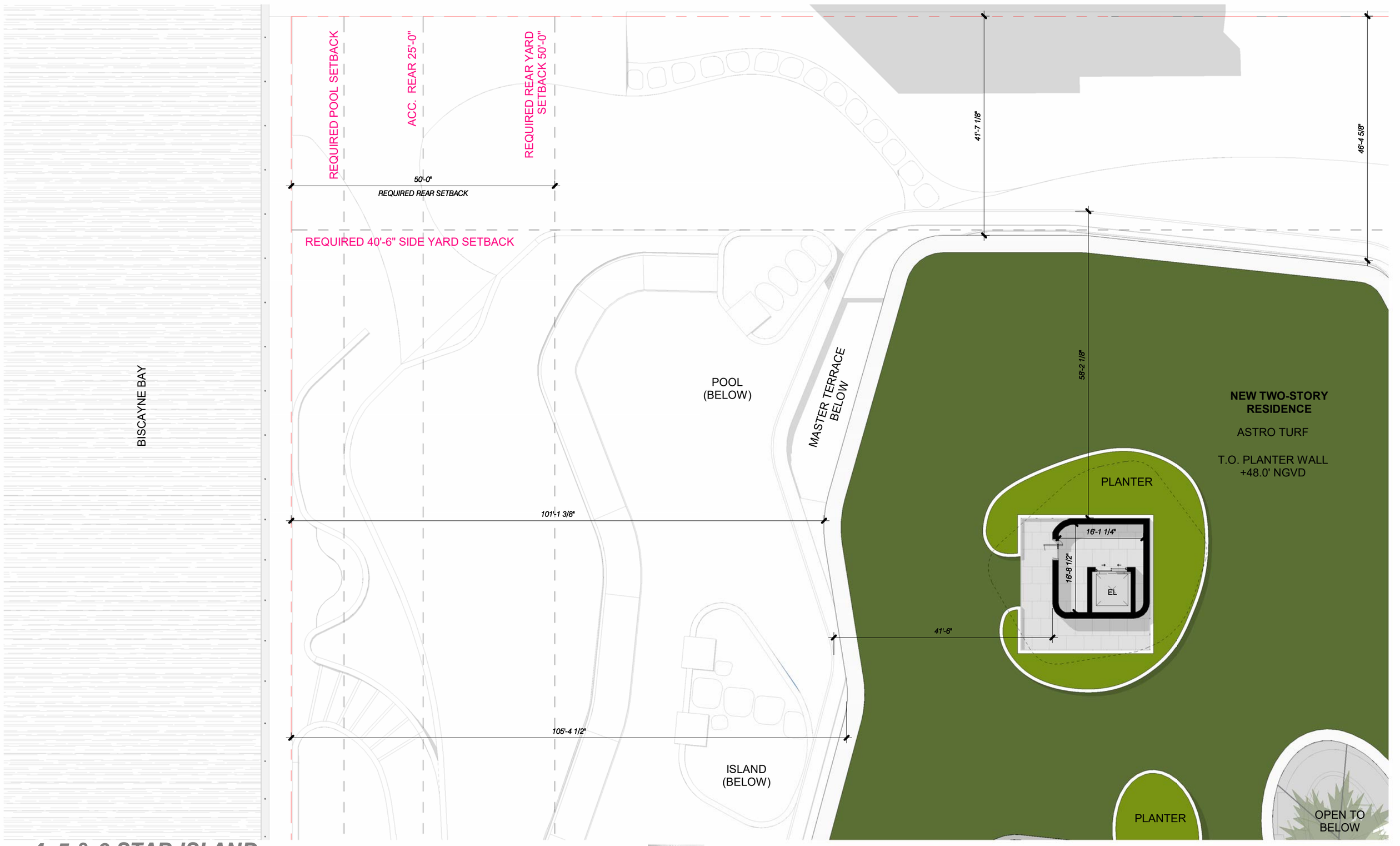
N

1/32" = 1'-0"

4.7.2024

FINAL SUBMITTAL

A1.0f



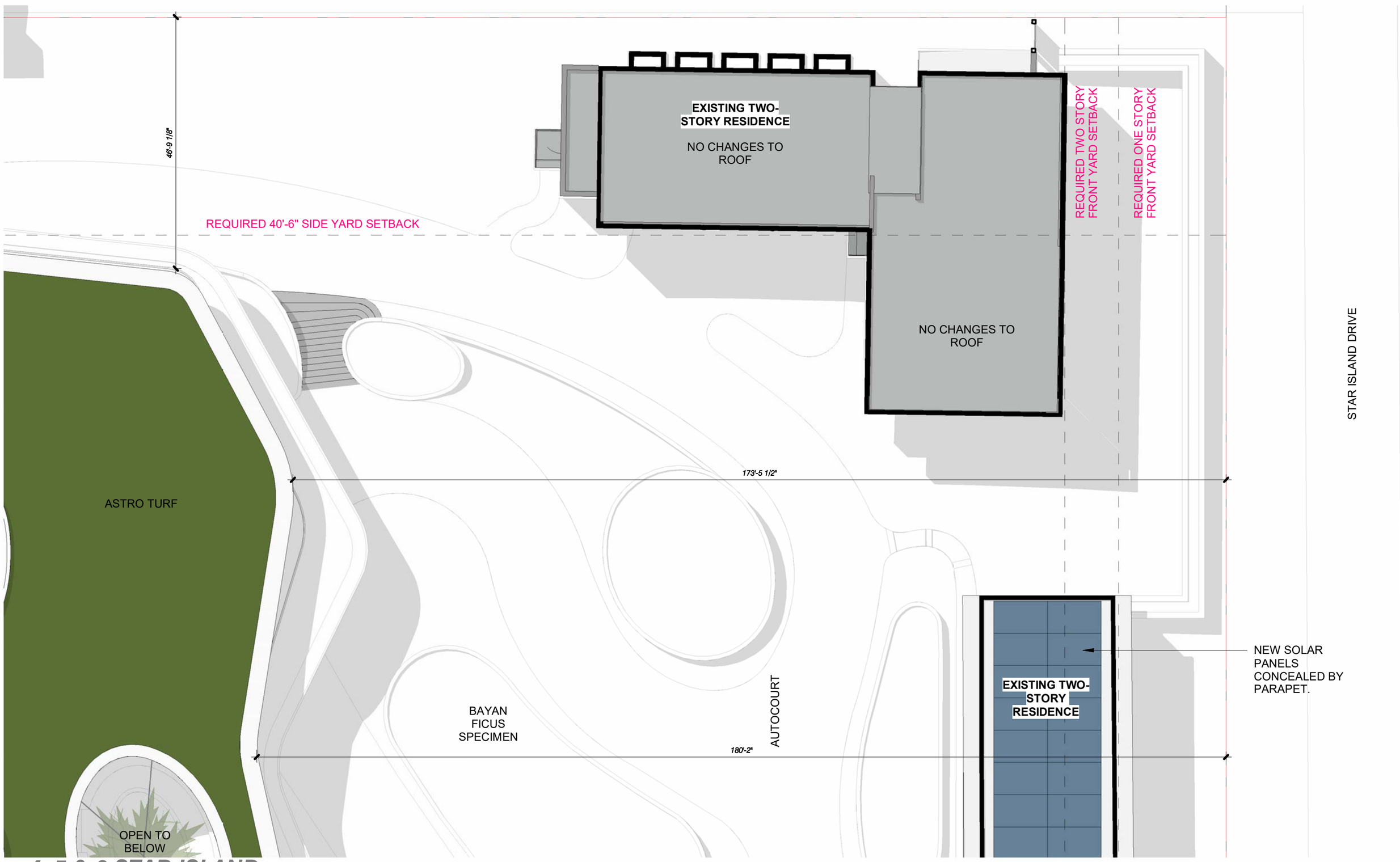
4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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22:52:16 -04'00'

ROOF PLAN - A | N | 1/16" = 1'-0" | 4.7.2024 FINAL SUBMITTAL | A1.0f.1



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
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-04'00'

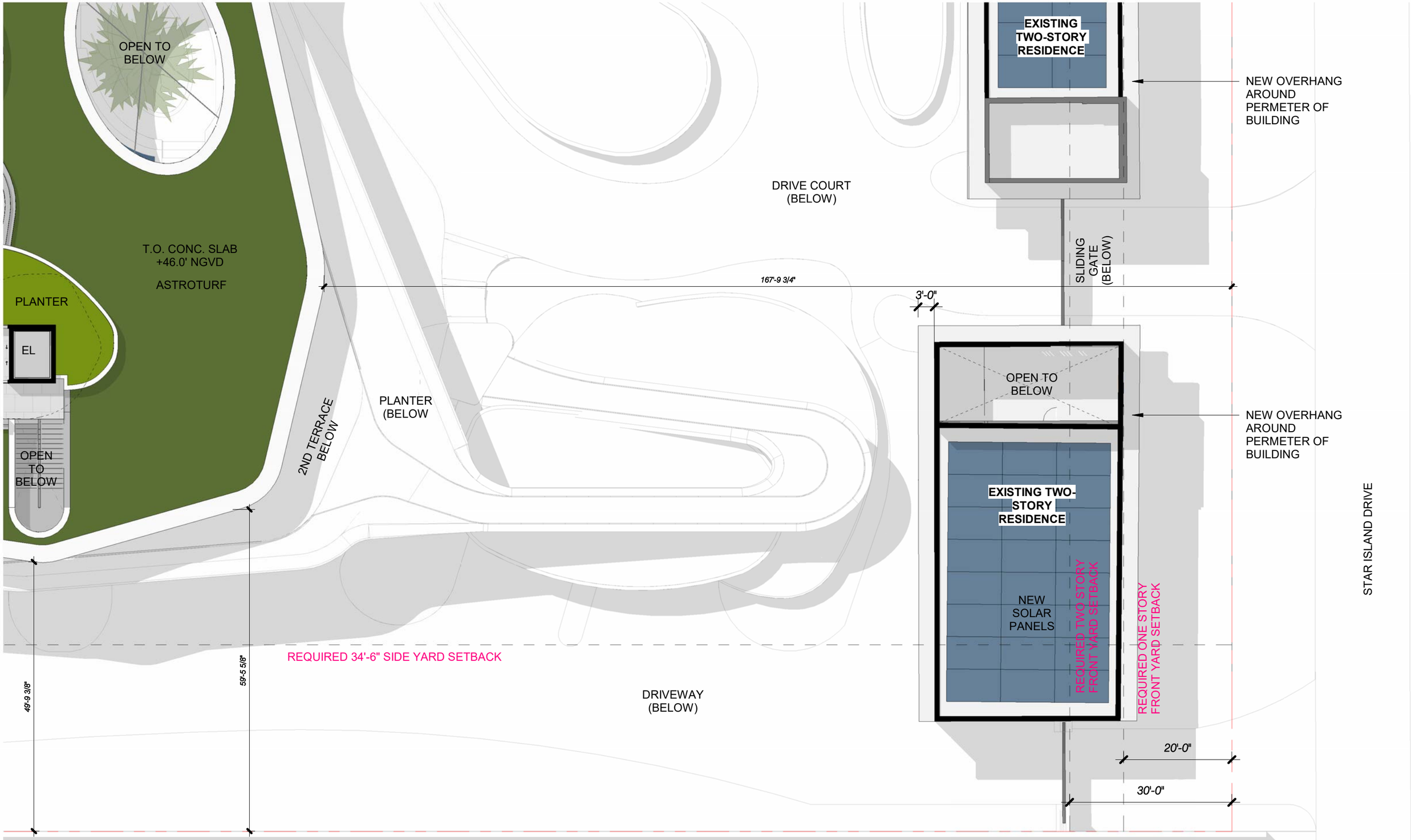
ROOF PLAN - B

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0f.2



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:54:08 -04'00'

ROOF PLAN - C

N

1/16" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A1.0f.3

BISCAYNE BAY

POOL
(BELOW)

92'-1"

INSET
MASTER
PLUNGE
POOL

83'-5 1/8"

BALCONY
BELOW

LP
26' 7.5" NGVD

POOL
BELOW

CABANA
BELOW

HP
31' 0.75 NGVD

POOL SETBACK 10'-0"

ACC. REAR SETBACK 25'-0"

REAR SETBACK 50'-0"

ASTROTURF

T.O. CONC. SLAB
+46.0' NGVD

PLANTER

OPEN TO
BELOW

ROOF
DECK

T.O. PLANTER
WALL
+48.0' NGVD

PLANTER

EL.

T.O. CONC. SLAB
+46.0' NGVD

9'-0"

BALCONY
BELOW

59'-10 1/8"

DRIVEWAY
(BELOW)

49'-9 3/8"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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Robert M
Moehring
2024.04.05
22:55:03 -04'00'

ROOF PLAN - D

N

1/16" = 1'-0"

4.7.2024

FINAL SUBMITTAL

A1.0f.4



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING- HONED AND FILLED



ST2
STONE CLADDING- ROUGH FACE



GL1
IMPACT GLAZING- CLEAR



GL2
IMPACT GLASS HANDRAIL- CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



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2024.04.05 22:55:48 -04'00'

MAIN HOUSE EAST ELEVATION

4.7.2024
FINAL SUBMITTAL

A2.0b



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING- HONED AND FILLED



ST2
STONE CLADDING- ROUGH FACE



GL1
IMPACT GLAZING- CLEAR



GL2
IMPACT GLASS HANDRAIL- CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



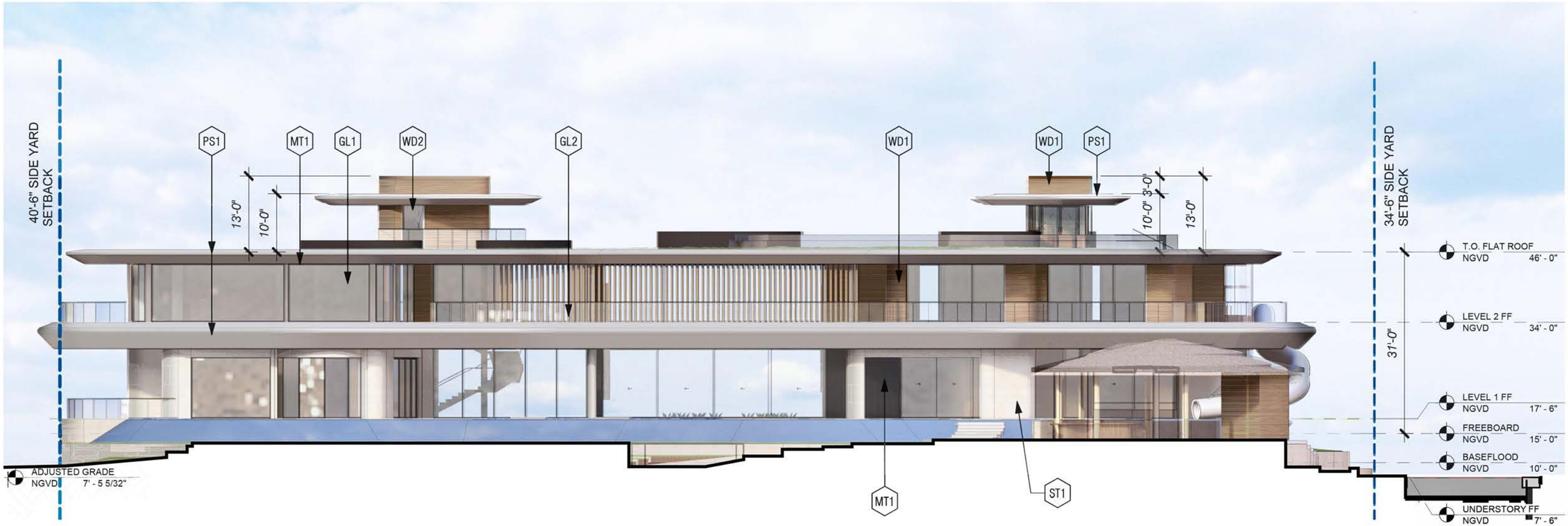
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2024.04.05 22:56:46 -04'00'

MAIN HOUSE EAST ELEVATION WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A2.0c



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING- HONED AND FILLED



ST2
STONE CLADDING- ROUGH FACE



GL1
IMPACT GLAZING- CLEAR



GL2
IMPACT GLASS HANDRAIL- CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



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2024.04.05 22:57:40 -04'00'

MAIN HOUSE WEST ELEVATION

4.7.2024
FINAL SUBMITTAL

A2.1b



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING- HONED AND FILLED



ST2
STONE CLADDING- ROUGH FACE



GL1
IMPACT GLAZING- CLEAR



GL2
IMPACT GLASS HANDRAIL- CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING- POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN- POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



Robert M Moehring
2024.04.05 22:58:32 -04'00'

MAIN HOUSE WEST ELEVATION WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A2.1c



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING-HONED AND FILLED



ST2
STONE CLADDING-ROUGH FACE



GL1
IMPACT GLAZING-CLEAR



GL2
IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING-POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN-POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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2024.04.05 22:59:22 -04'00'

MAIN HOUSE NORTH ELEVATION

4.7.2024
FINAL SUBMITTAL

A2.2b



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



PS1
LIME PLASTER STUCCO FINISH



MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH



ST1
STONE CLADDING-HONED AND FILLED



ST2
STONE CLADDING-ROUGH FACE



GL1
IMPACT GLAZING-CLEAR



GL2
IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS



WD1
EXTERIOR ALUMINUM CLADDING-POWDERCOATED PTF FINISH



WD2
EXTERIOR ALUMINUM SCREEN-POWDERCOATED PTF FINISH, 50% OPEN



ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



Robert M Moehring
2024.04.05 23:00:30 -04'00'

MAIN HOUSE NORTH ELEVATION WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A2.2c



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



PS1
LIME PLASTER STUCCO FINISH

MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH

ST1
STONE CLADDING-HONED AND FILLED

ST2
STONE CLADDING-ROUGH FACE

GL1
IMPACT GLAZING-CLEAR

GL2
IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS

WD1
EXTERIOR ALUMINUM CLADDING-POWDERCOATED PTF FINISH

WD2
EXTERIOR ALUMINUM SCREEN-POWDERCOATED PTF FINISH, 50% OPEN

ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA ROBERT MOEHRING AR95555 REGISTERED ARCHITECT

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Robert M Moehring
2024.04.05 23:01:42 -04'00'

MAIN HOUSE SOUTH ELEVATION

4.7.2024
FINAL SUBMITTAL

A2.3b



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



PS1
LIME PLASTER STUCCO FINISH

MT1
METAL MULLIONS, DOORS, COLUMN COVERS - KYNAR FINISH

ST1
STONE CLADDING-HONED AND FILLED

ST2
STONE CLADDING-ROUGH FACE

GL1
IMPACT GLAZING-CLEAR

GL2
IMPACT GLASS HANDRAIL-CLEAR, RADIUSED CORNERS

WD1
EXTERIOR ALUMINUM CLADDING-POWDERCOATED PTF FINISH

WD2
EXTERIOR ALUMINUM SCREEN-POWDERCOATED PTF FINISH, 50% OPEN

ST3
OOLITE

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA
REGISTERED ARCHITECT
AR93559

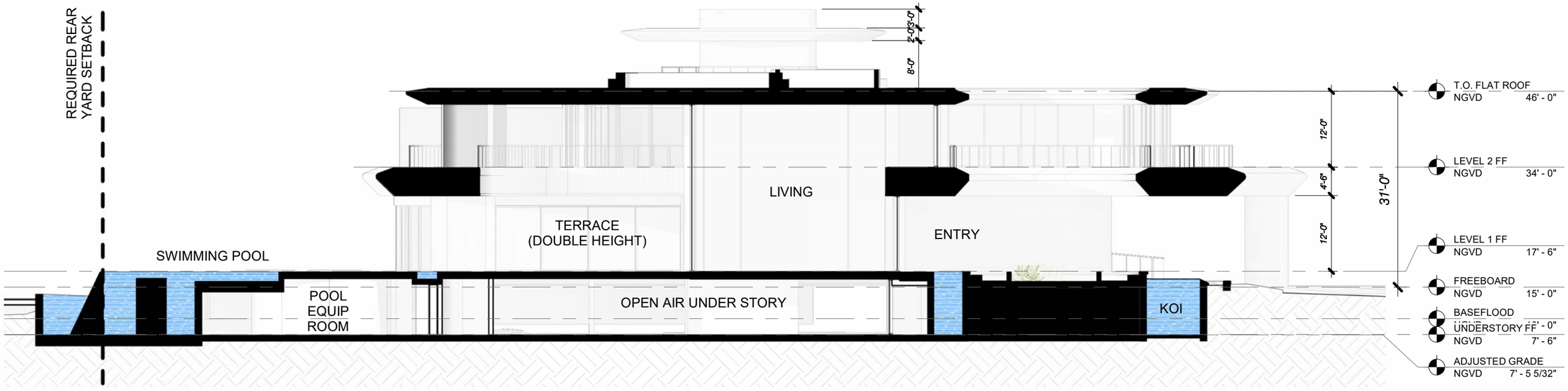
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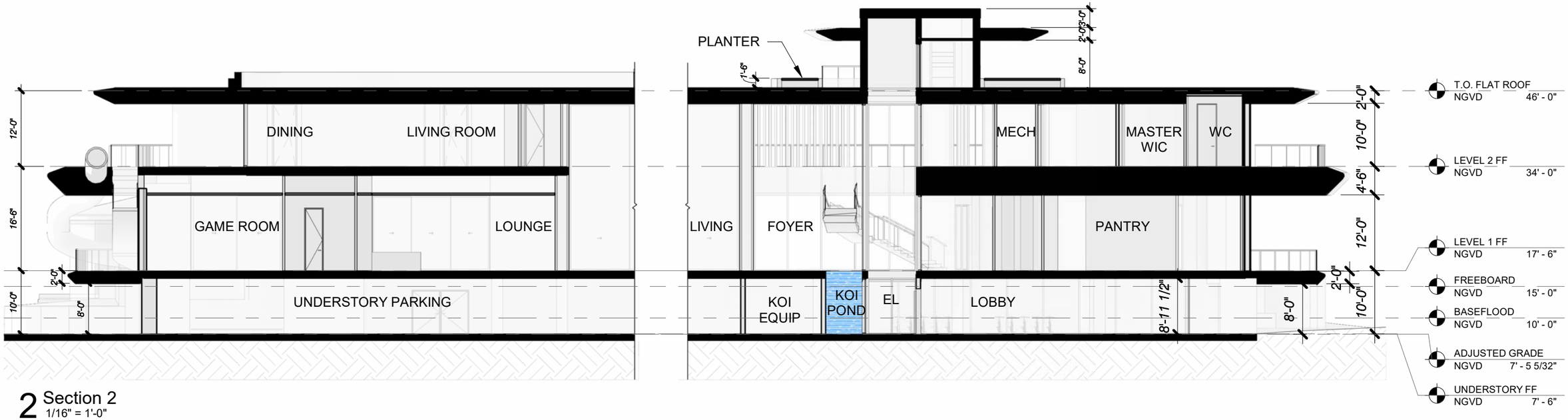
MAIN HOUSE SOUTH ELEVATION WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A2.3c



1 Section 1
1/16" = 1'-0"



2 Section 2
1/16" = 1'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

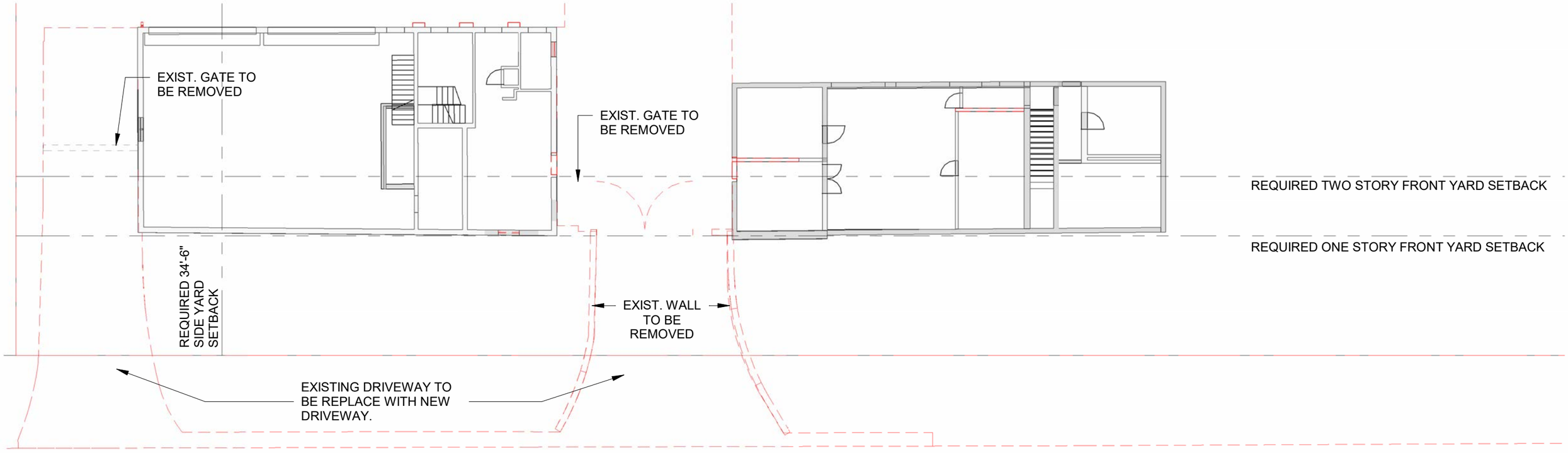
STATE OF FLORIDA — REGISTERED ARCHITECT — AR88559

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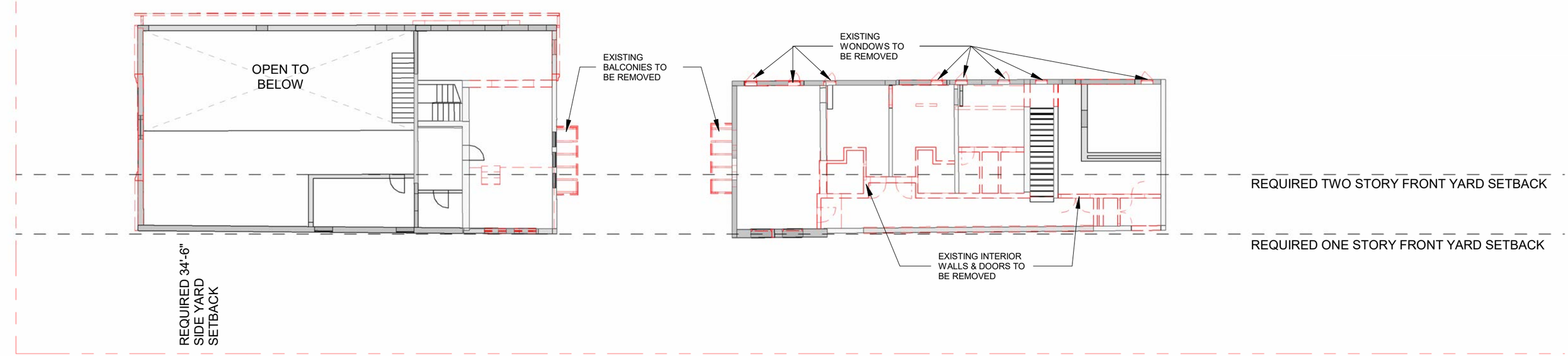
Robert M Moehring
2024.04.05
23:04:03 -04'00'

MAIN HOUSE SECTIONS | *1/16" = 1'-0"* | *4.7.2024* | *A3.1*

FINAL SUBMITTAL



1 ENLARGED FIRST LEVEL DEMOLITION FRONT BUILDINGS
1/16" = 1'-0"



2 ENLARGED SECOND LEVEL DEMOLITION FRONT BUILDINGS
1/16" = 1'-0"

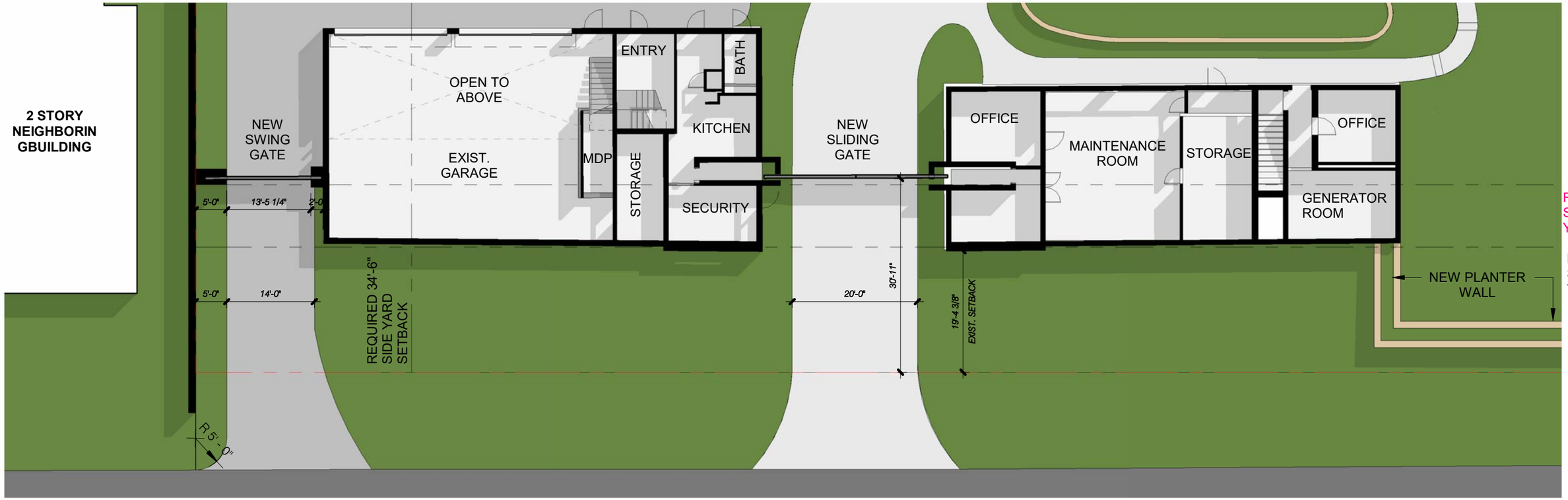
4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

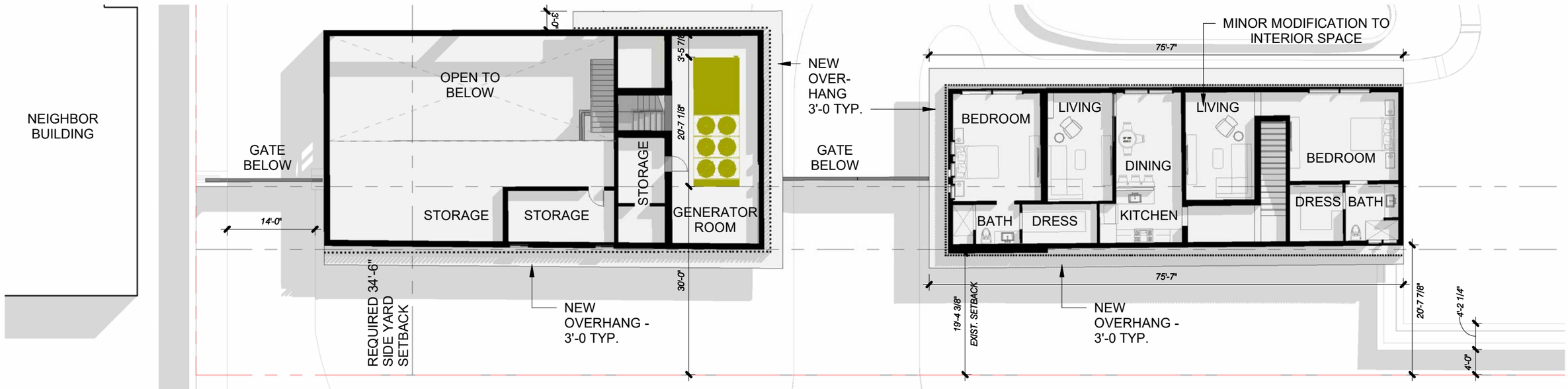
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FRONT BUILDINGS FIRST LEVEL DEMOLITION PLANS	1/16" = 1'-0"	4.7.2024 FINAL SUBMITTAL	A5.1



1 ENLARGED PROPOSED FRONT BUILDINGS FIRST LEVEL
1/16" = 1'-0"



2 ENLARGED PROPOSED FRONT BUILDINGS SECOND LEVEL
1/16" = 1'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

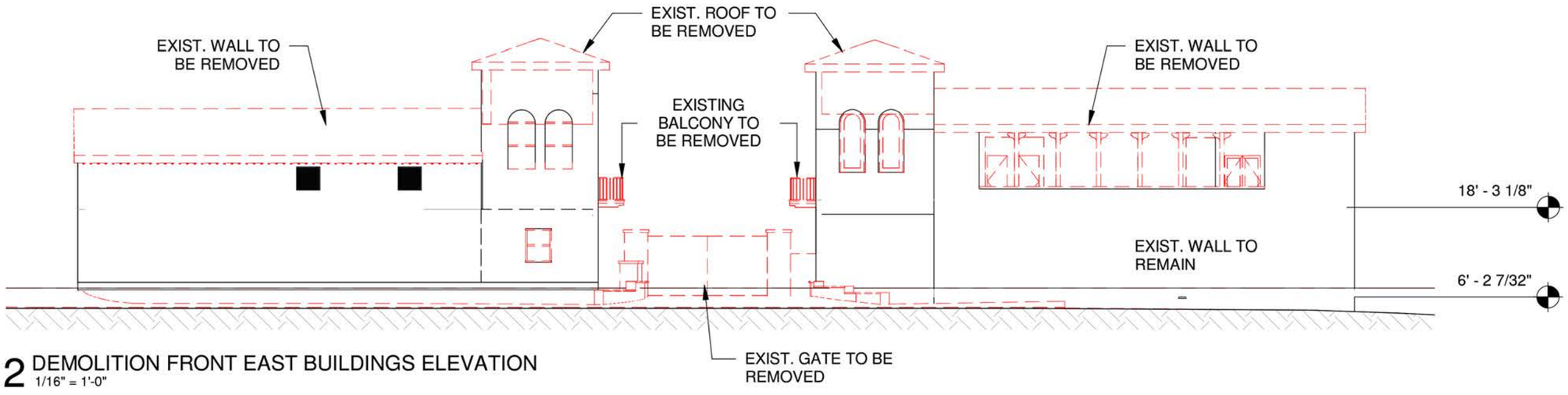
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Robert M Moehring
2024.04.05 23:06:05 -04'00'

FRONT BUILDINGS PROPOSED FIRST LEVEL	*1/16" = 1'-0"*	*4.7.2024* FINAL SUBMITTAL	*A5.2*



1 PROPOSED FRONT BUILDINGS EAST ELEVATION
1/16" = 1'-0"



2 DEMOLITION FRONT EAST BUILDINGS ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

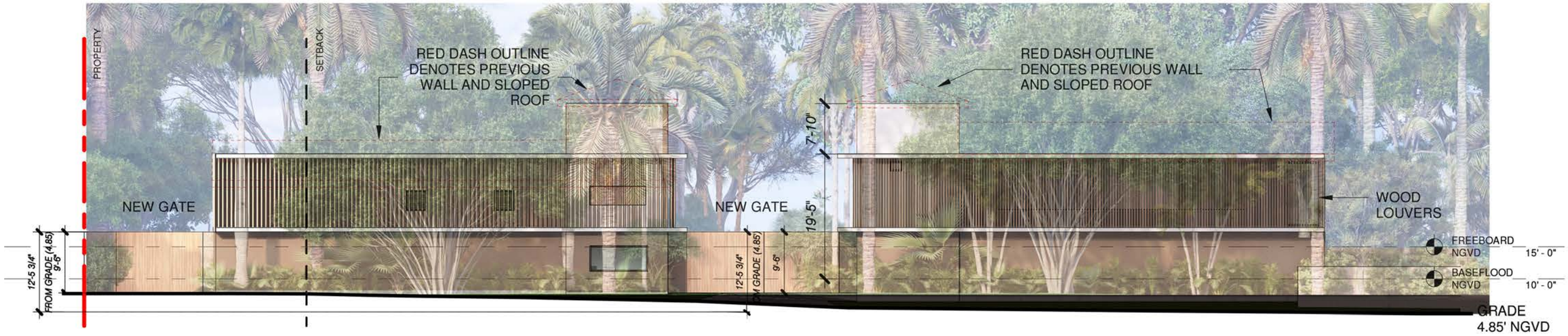


Robert M Moehring
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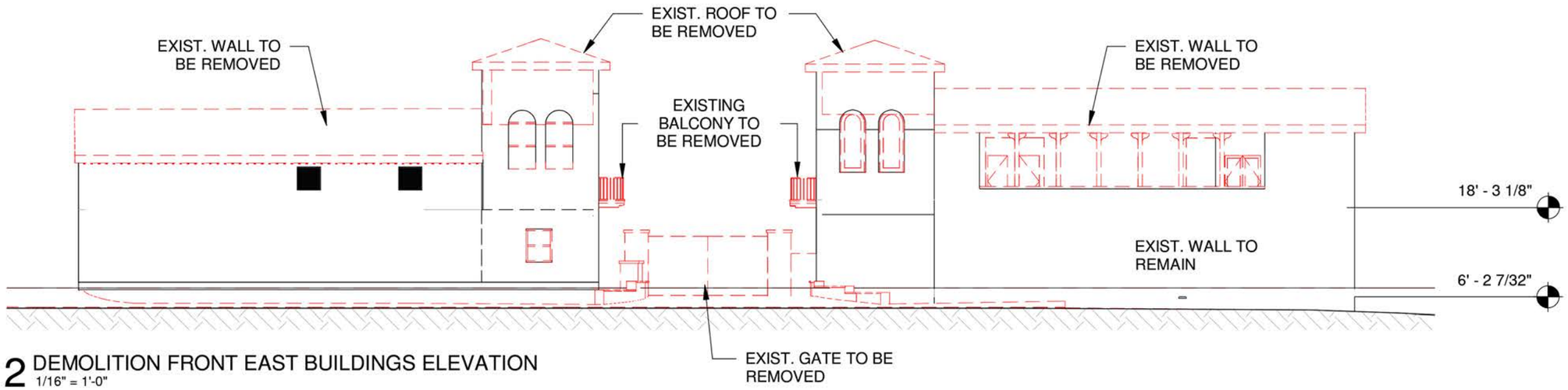
FRONT BUILDINGS DEMOLITION & PROPOSED EAST ELEVATIONS

4.7.2024
FINAL SUBMITTAL

A5.2.2

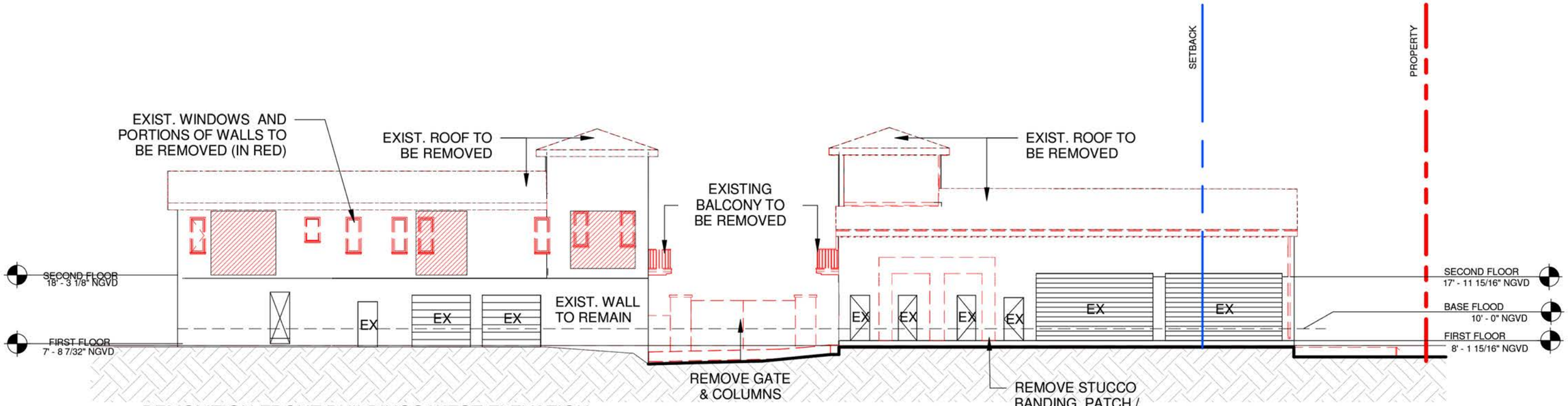


1 PROPOSED FRONT BUILDINGS EAST ELEVATION
1/16" = 1'-0"

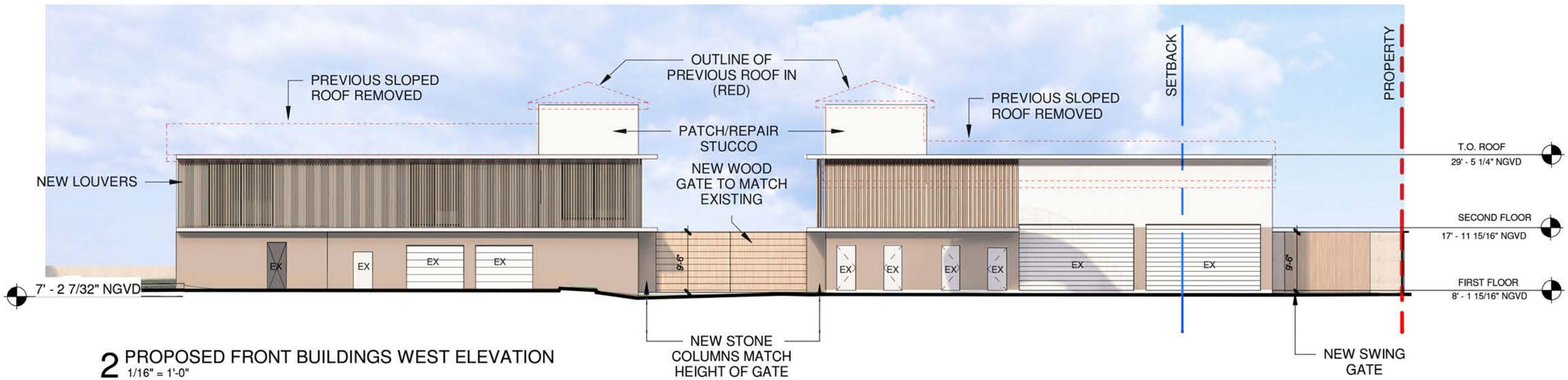


2 DEMOLITION FRONT EAST BUILDINGS ELEVATION
1/16" = 1'-0"





1 DEMOLITION FRONT BUILDINGS WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED FRONT BUILDINGS WEST ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

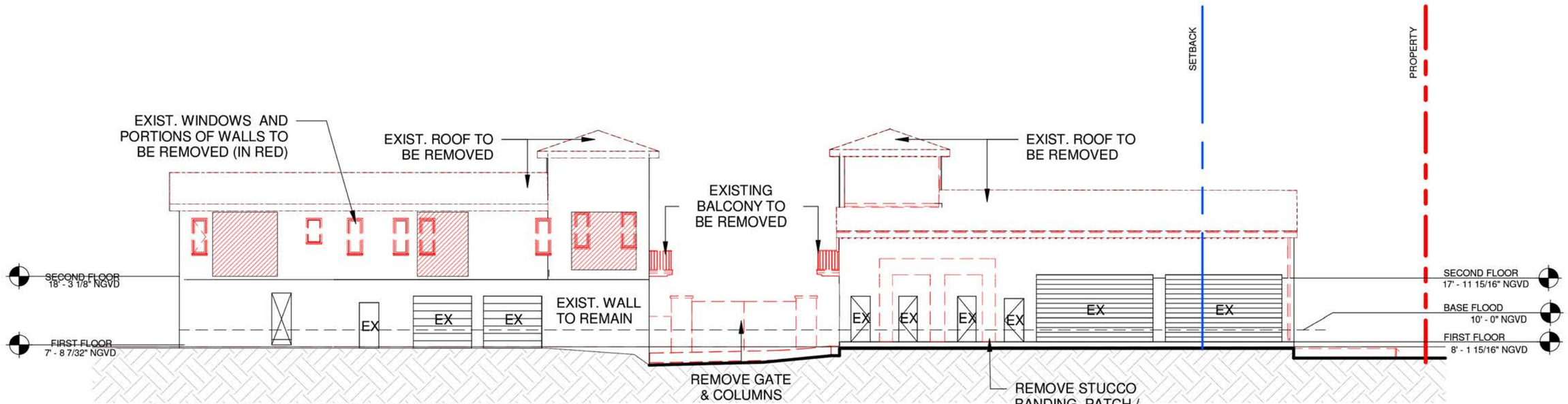
DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring 2024.04.05 23:09:28 -04'00'

FRONT BUILDINGS DEMOLITION & PROPOSED WEST ELEVATIONS

4.7.2024
FINAL SUBMITTAL

A5.2.4



1 DEMOLITION FRONT BUILDINGS WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED FRONT BUILDINGS WEST ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

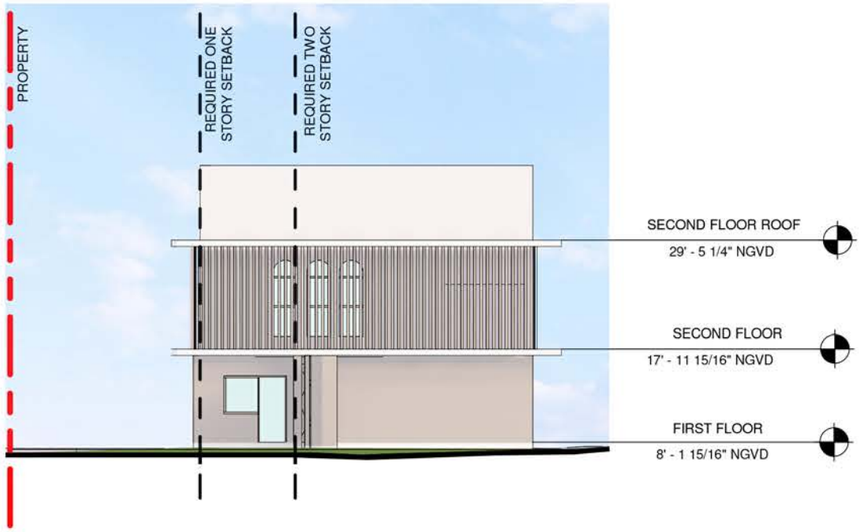
DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 23:10:30 -04'00'

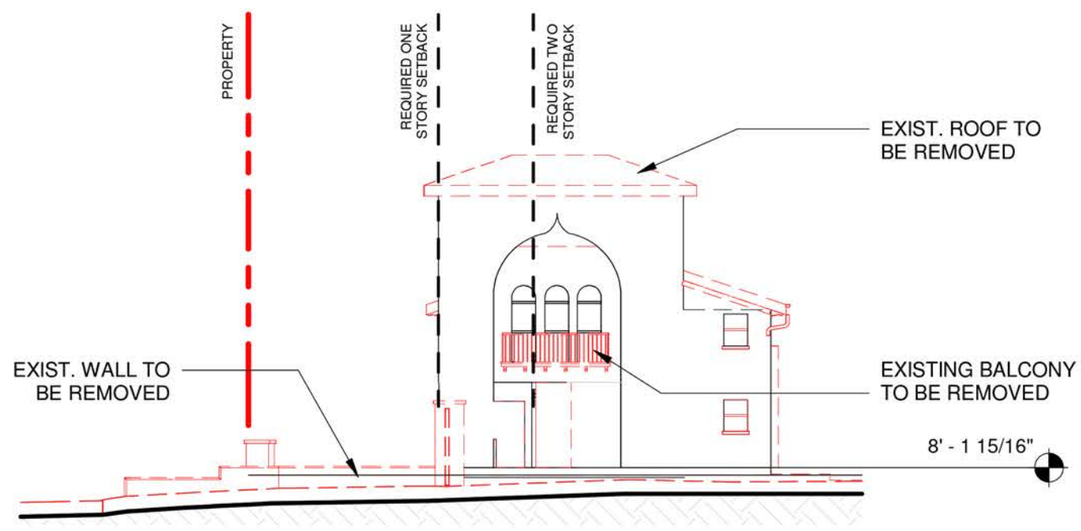
FRONT BUILDINGS DEMOLITION & PROPOSED WEST ELEVATIONS - WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

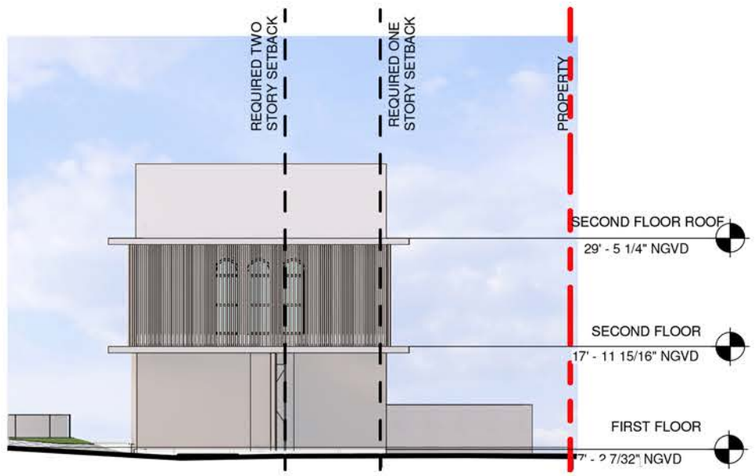
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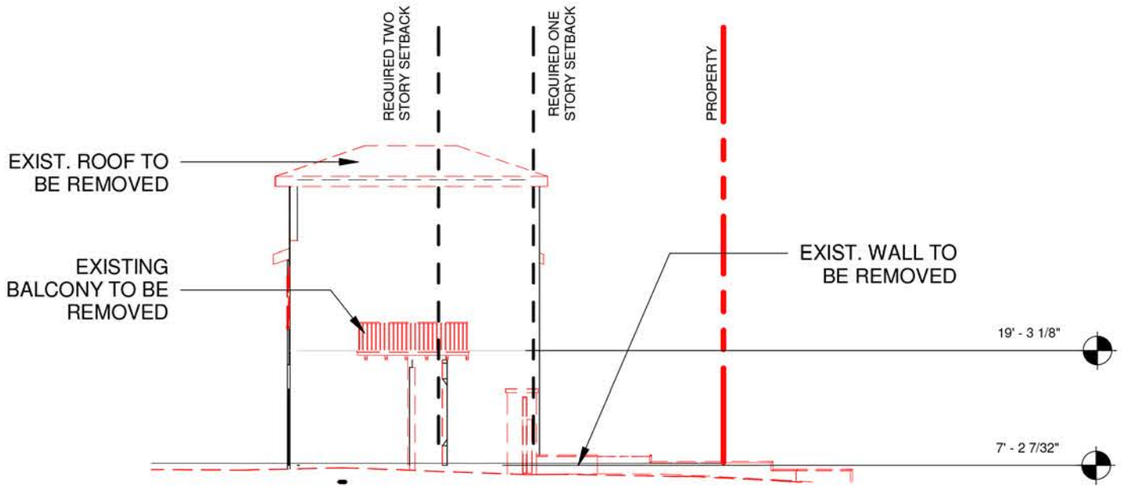
1 BUILDING 4 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



2 BUILDING 4 DEMOLITION NORTH ELEVATION
1/16" = 1'-0"



3 BUILDING 5 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



4 BUILDING 5 DEMOLITION SOUTH ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA REGISTERED ARCHITECT AR93559

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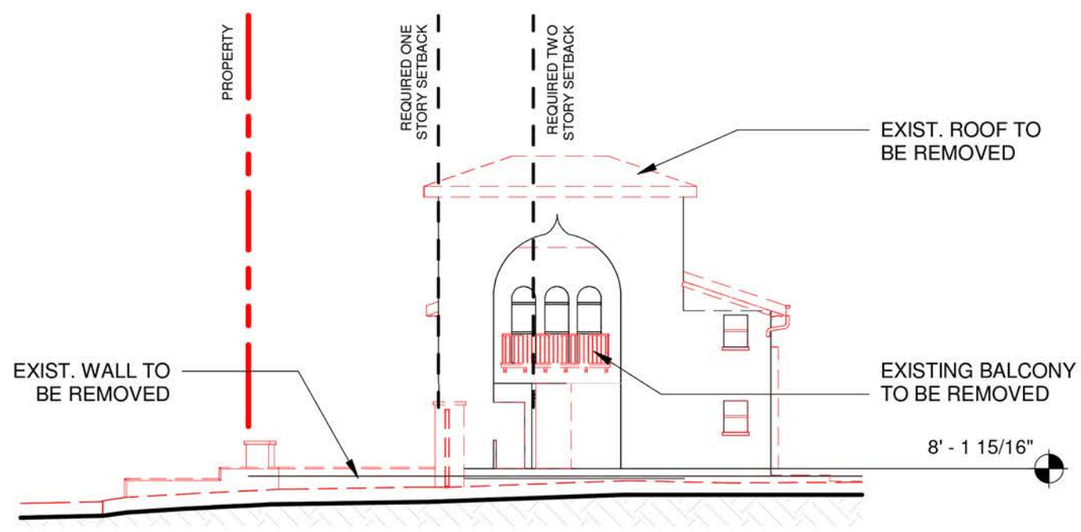
FRONT BUILDINGS DEMOLITION & PROPOSED NORTH AND SOUTH ELEVATIONS

4.7.2024
FINAL SUBMITTAL

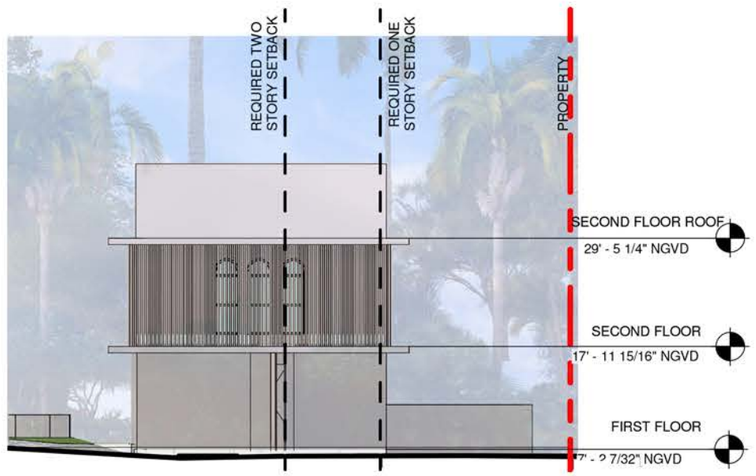
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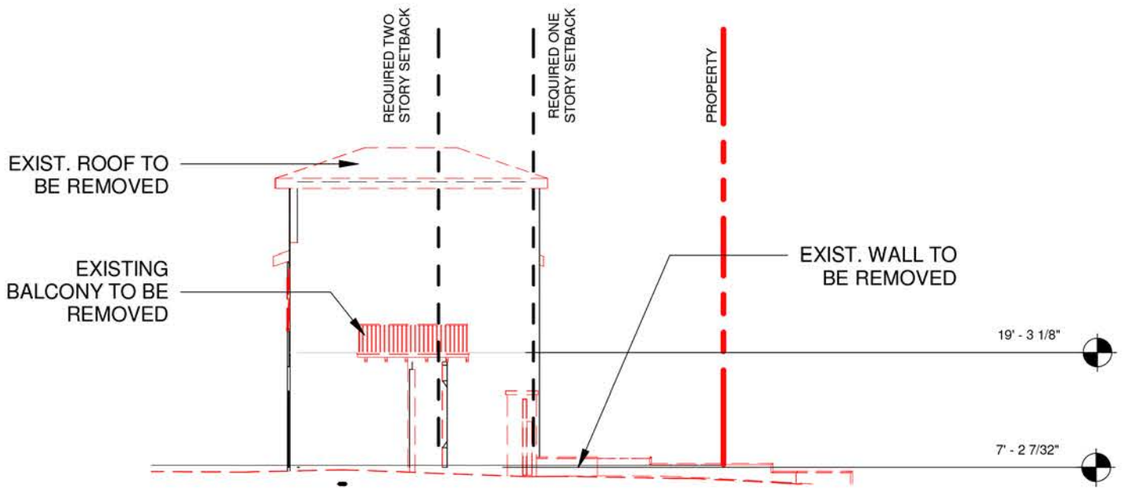
1 BUILDING 4 PROPOSED NORTH ELEVATION
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1/16" = 1'-0"



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1/16" = 1'-0"



4 BUILDING 5 DEMOLITION SOUTH ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

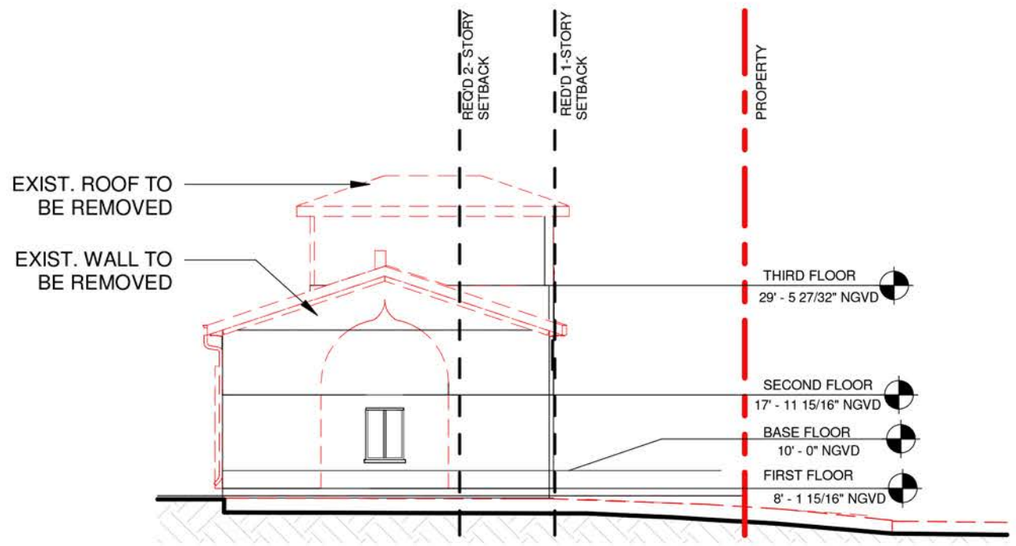
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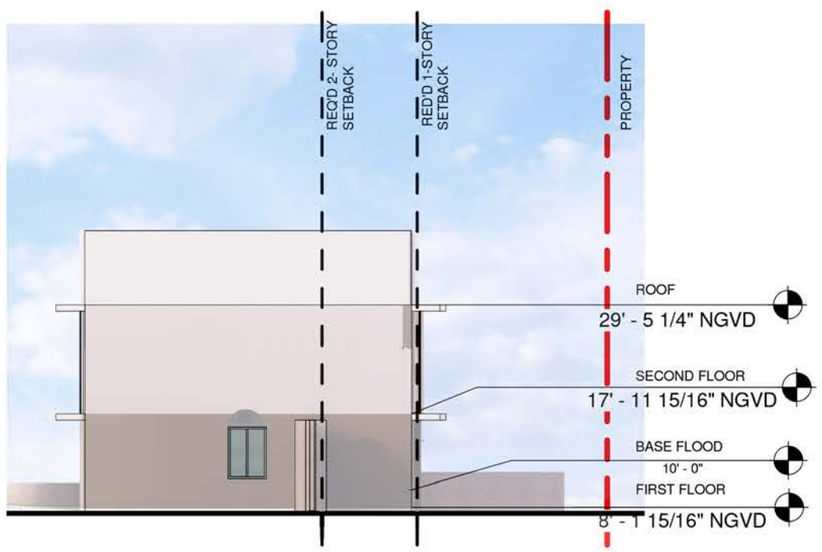
FRONT BUILDINGS DEMOLITION & PROPOSED NORTH AND SOUTH ELEVATIONS - WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

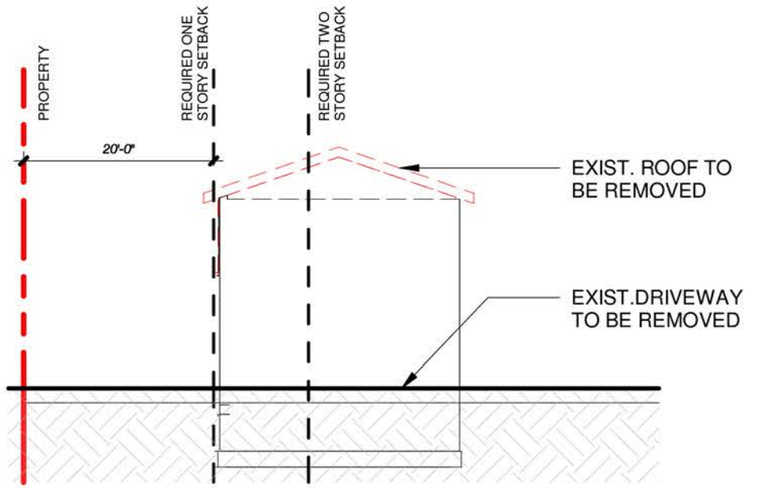
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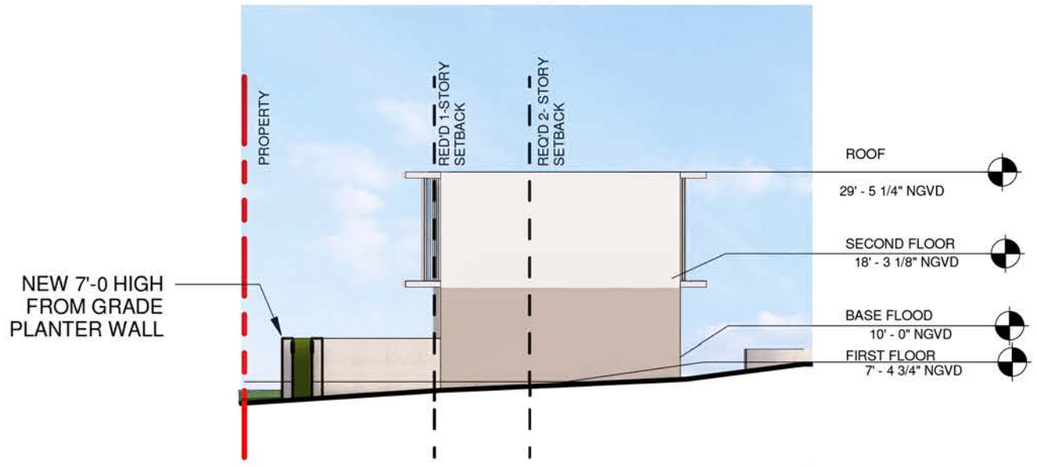
1 DEMOLITION BUILDING 4 PROPOSED SOUTH ELEVATION.
1/16" = 1'-0"



2 BUILDING 4 PROPOSED SOUTH ELEVATION.
1/16" = 1'-0"



3 DEMOLITION BUILDING 5 NORTH ELEVATION
1/16" = 1'-0"



4 BUILDING 5 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

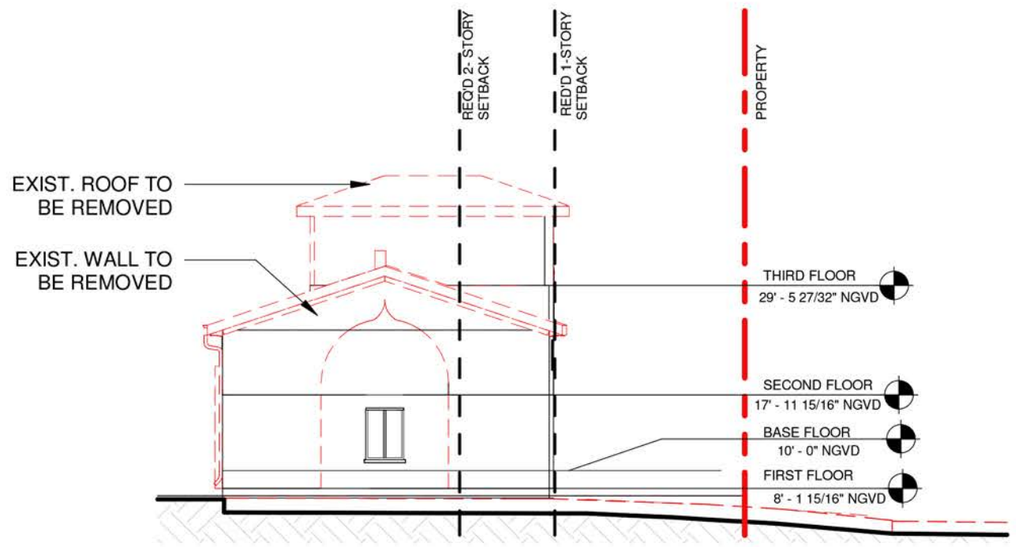
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FRONT BUILDINGS DEMOLITION & PROPOSED NORTH AND SOUTH ELEVATIONS

4.7.2024
FINAL SUBMITTAL

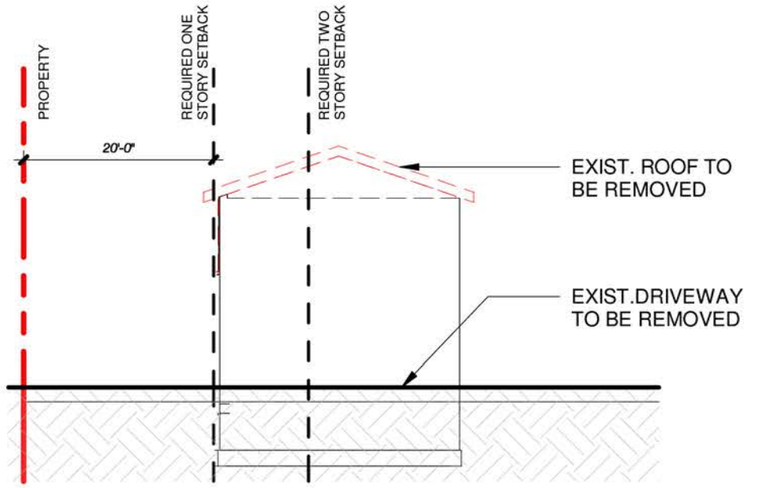
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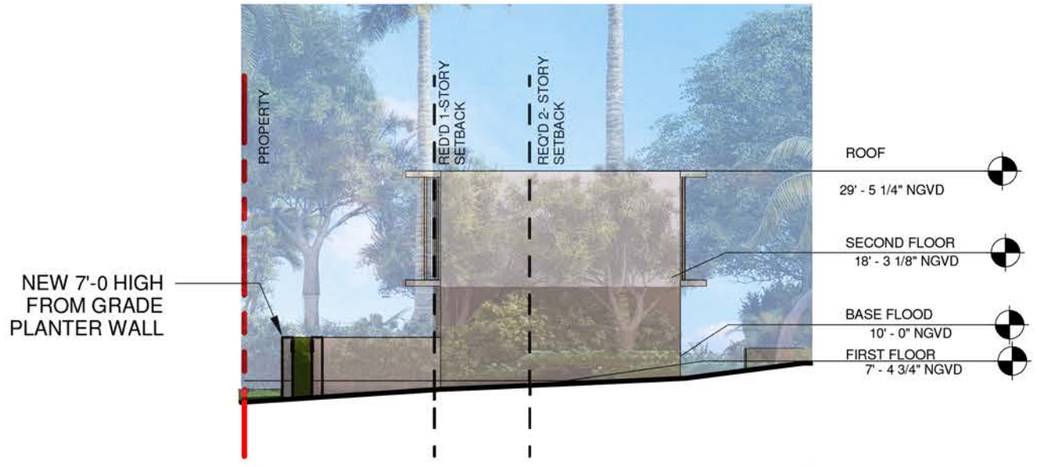
1 DEMOLITION BUILDING 4 PROPOSED SOUTH ELEVATION.
1/16" = 1'-0"



2 BUILDING 4 PROPOSED SOUTH ELEVATION.
1/16" = 1'-0"



3 DEMOLITION BUILDING 5 NORTH ELEVATION
1/16" = 1'-0"



4 BUILDING 5 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

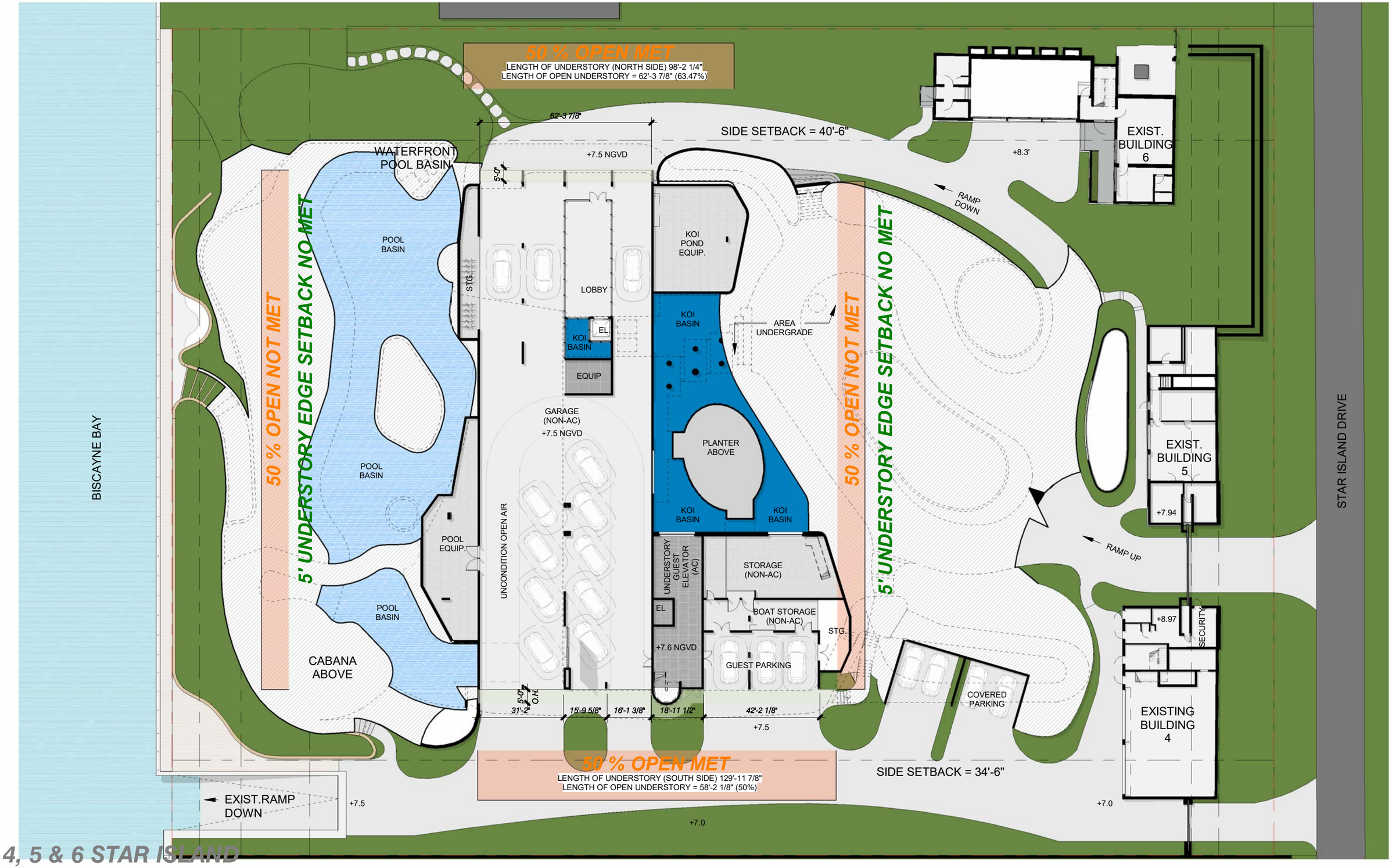
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FRONT BUILDINGS DEMOLITION & PROPOSED NORTH AND SOUTH ELEVATIONS - WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A5.2.9



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

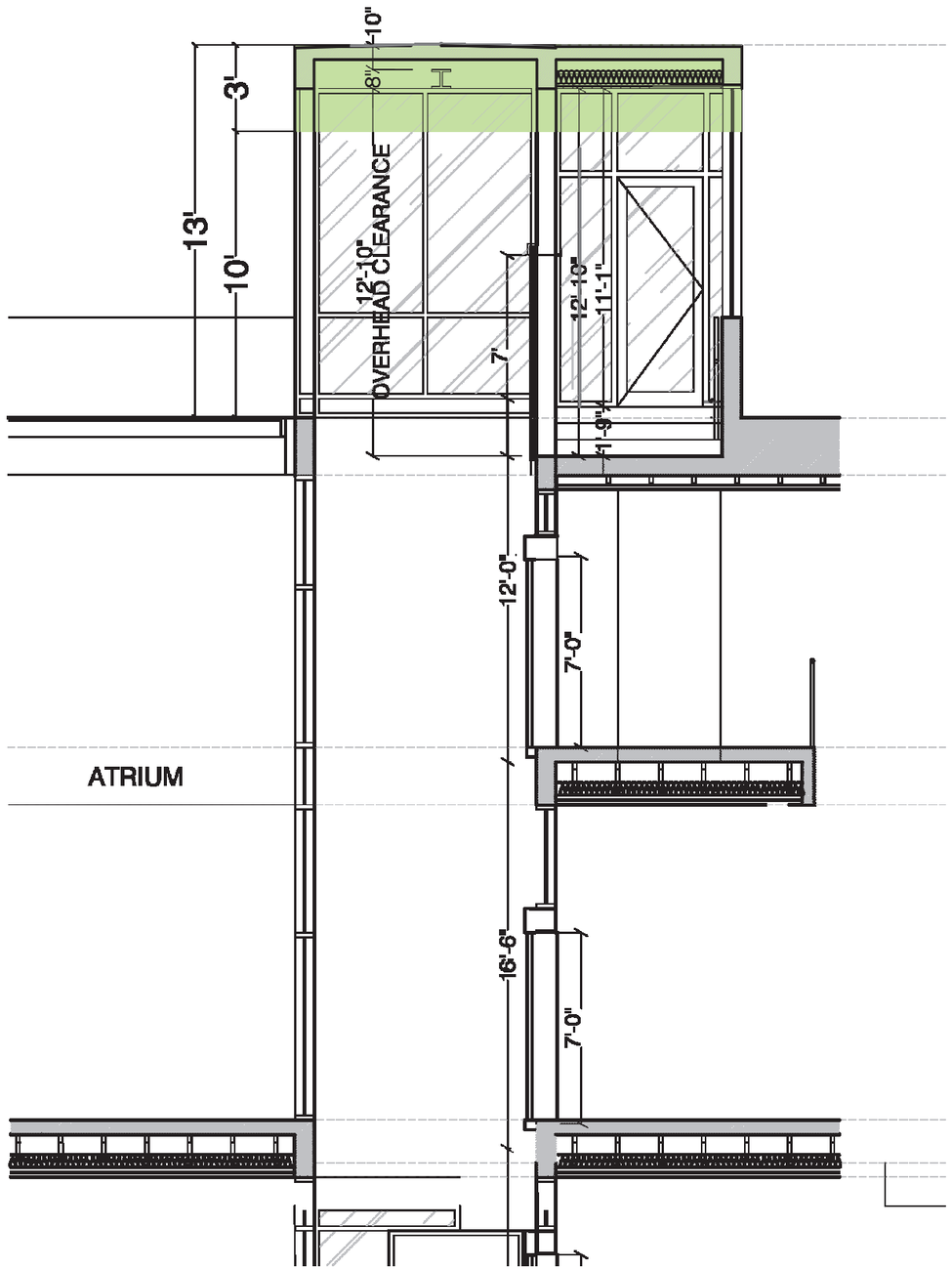
Robert M Moehring
2024.04.05 23:17:03
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VARIANCE REQ. 01 - UNDERSTORY OPENing

1/32" = 1'-0"

4.7.2024
FINAL SUBMITTAL

A9.0



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

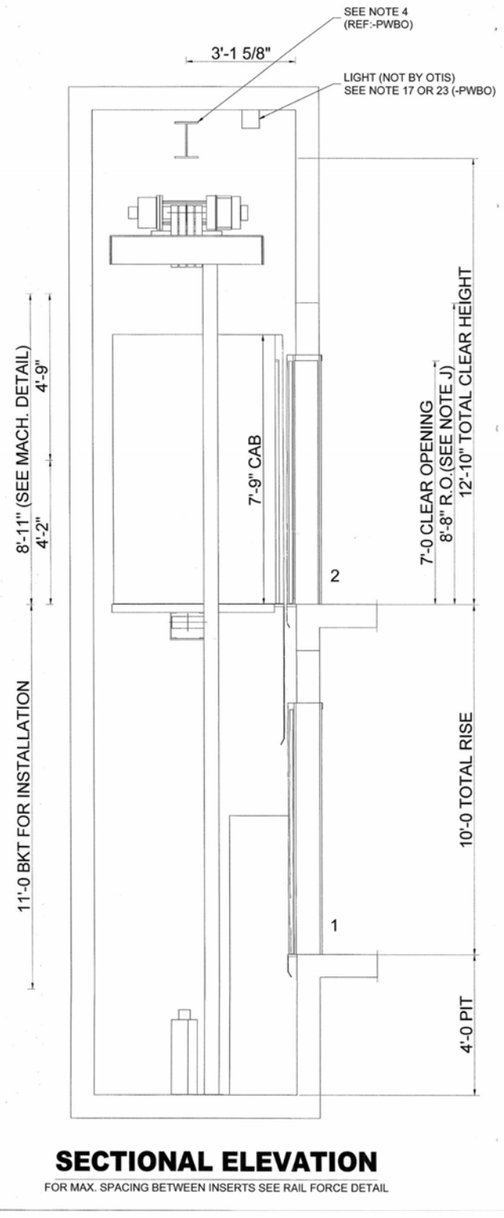
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VARIANCE REQ. 02 - ELEVATOR OVERRIDE DETAIL

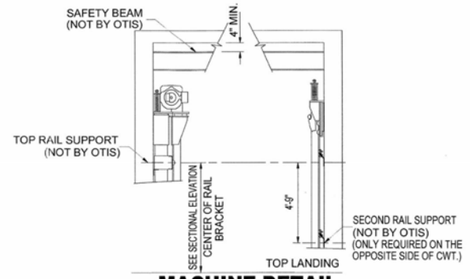
4.7.2024
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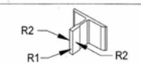
SECTIONAL ELEVATION

FOR MAX. SPACING BETWEEN INSERTS SEE RAIL FORCE DETAIL



MACHINE DETAIL

RAIL FORCE & BRACKET SPACING DETAIL



SEE NOTES 6 & 7

CAR	R1	367 lbs
	R2	54 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	1-1/2
CWT	R1	228 lbs
	R2	16 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	2

FIRST INTERMEDIATE RAIL SUPPORT LOCATION TO BE LOCATED 14' 0" FROM PIT FLOOR. ALL OTHER INTERMEDIATE SUPPORTS CANNOT EXCEED THE MAXIMUM BRACKET SPACING IN THE RAIL FORCE & BRACKET SPACING DETAIL

CAR R1 = SAFETY APPLICATION
CWT R1 = LOADING OR RUNNING
R2 = LOADING OR RUNNING

REQUIREMENTS FOR RAIL BRACKET SUPPORT (NOT BY OTIS):
DEFLECTION NOT TO EXCEED 1/8"
BASED ON HORIZONTAL RAIL FORCES.

NOTE J
ROUGH OPENING AT ALL FLOORS, EXCEPT TOP LANDING, EQUALS 7'-10"
TOP LANDING EQUALS 8'-8".

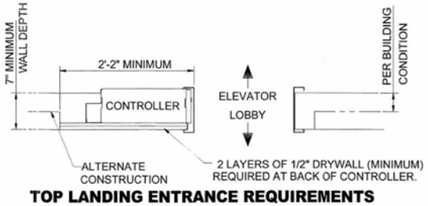
APPROVED WITH NO EXCEPTION

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN INC.

CHECKING IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF HIS WORK. DOES NOT REPRESENT ARCHITECTS ASSUMPTION OF LIABILITY FOR DEVIATIONS FROM THE SPECIFICATIONS.

☒ NO EXCEPTIONS TAKEN
☐ REVISE AND RESUBMIT
☐ MAKE CORRECTIONS NOTED. RESUBMISSION IS NOT REQUIRED
☐ MAKE CORRECTIONS NOTED. SUBMIT SIGNED RECORD COPY

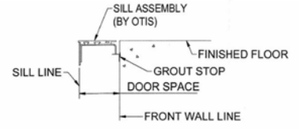
SIGNED:
DATED: 4/8/2024



TOP LANDING ENTRANCE REQUIREMENTS

(MUST BE LOCATED AT THE FRONT TOP ENTRANCE)

ELEV. No. 1



DETAIL "A"
SILL SUPPORT

ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE ASSEMBLY REQUIRED. MUST WITHSTAND A HORIZONTAL PULL-OUT FORCE OF 140 LBS. @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET (NOT BY OTIS).

APPROVAL
THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED

SIGNED: _____ DATE: _____

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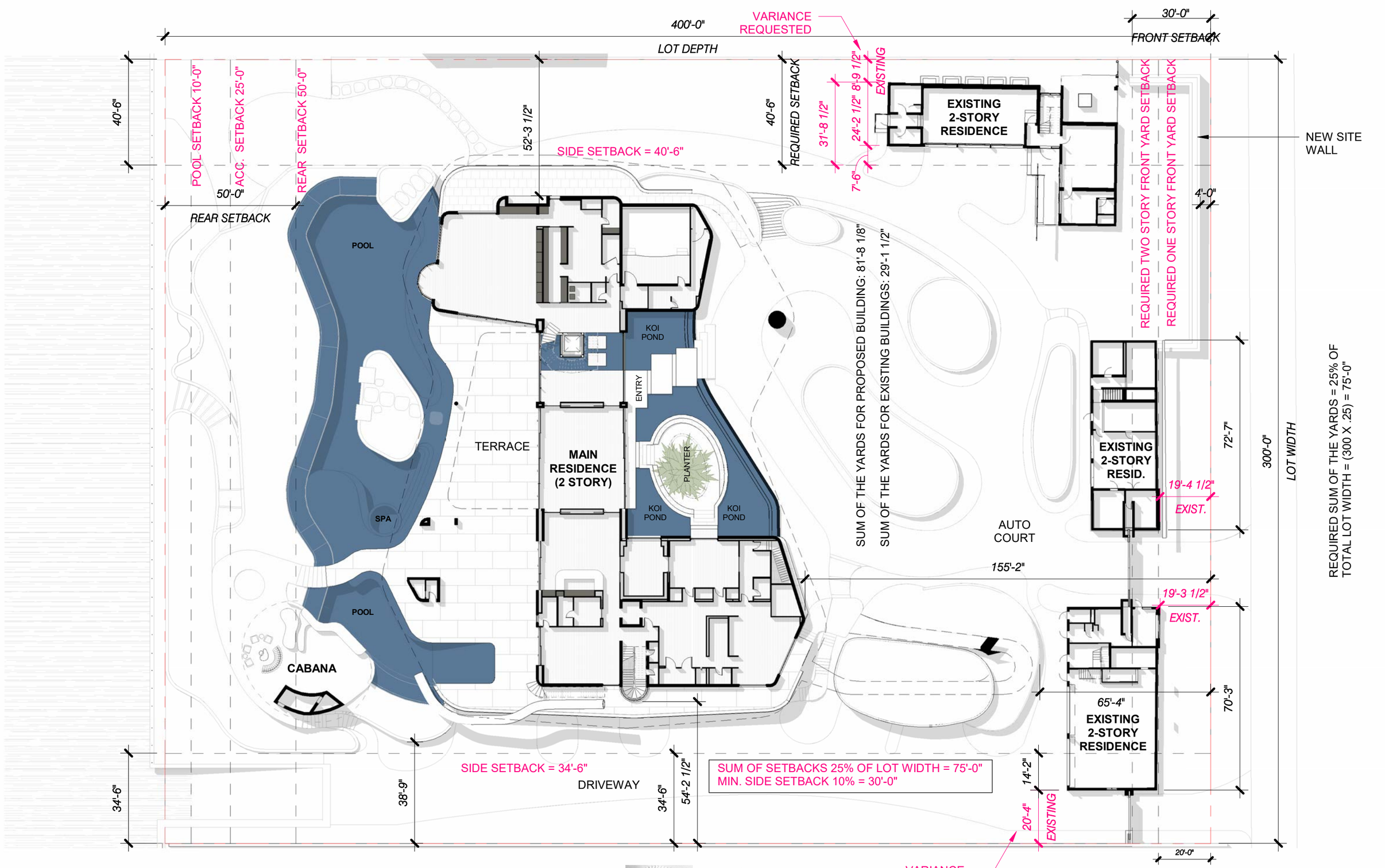
Gen2®

2100# @ 150 F.P.M.
SEISMIC 0/1

Otis
A United Technologies Company

DWG. NO.:	G2S 2100-EL
BUILDING	Star Island Residence
LOCATION	6 Star Island Drive. Miami Beach FL 33139
CONT. WITH	Todd Glaser
OWNER	
ARCHT.	Kobi Karp Architecture
CONTRACT NO.	

4/8/2024 1:44:12 PM



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
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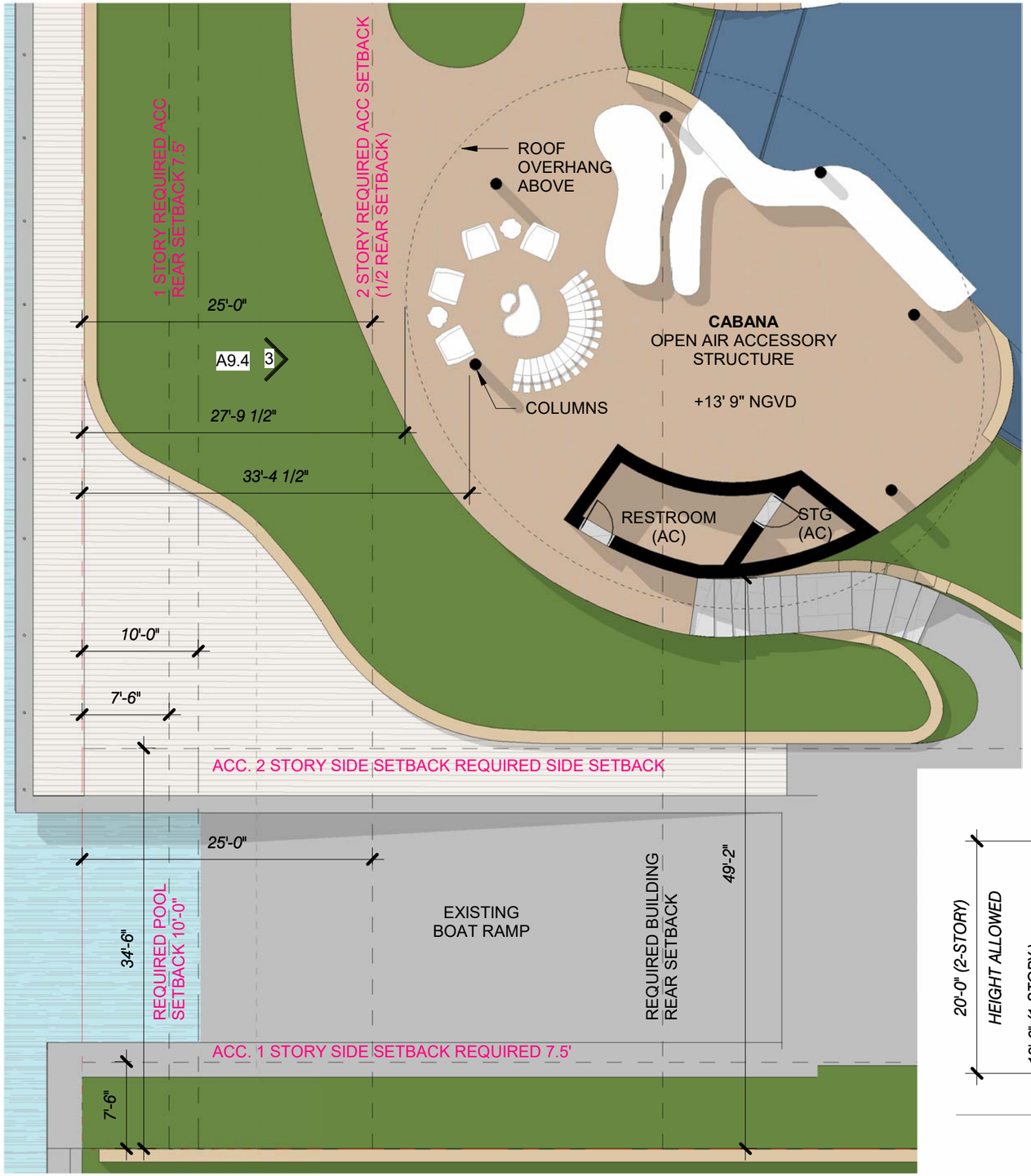
VARIANCE REQ. 03 SETBACK VARIANCE DIAGRAMS

N.T.S

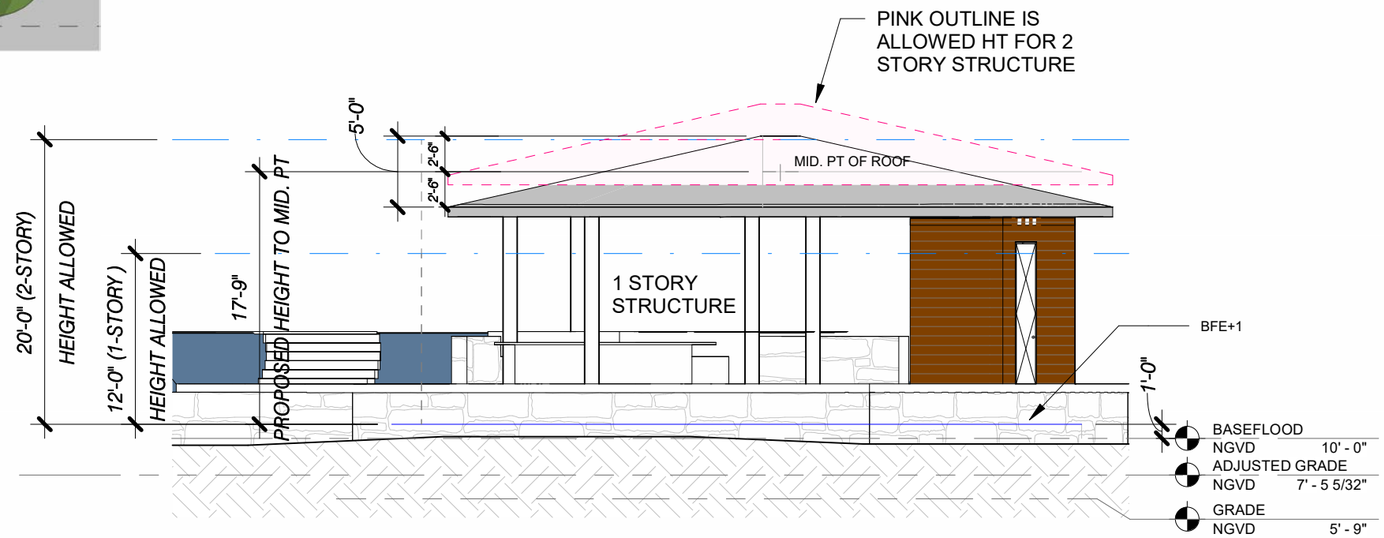
4.7.2024
FINAL SUBMITTAL

N

A9.2







3 ELEVATION - CABANA
3/32" = 1'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 23:23:38
-04'00'

VARIANCE REQ. 03 - CABANA | 3/32" = 1'-0" | 4.7.2024 | A9.4

FINAL SUBMITTAL