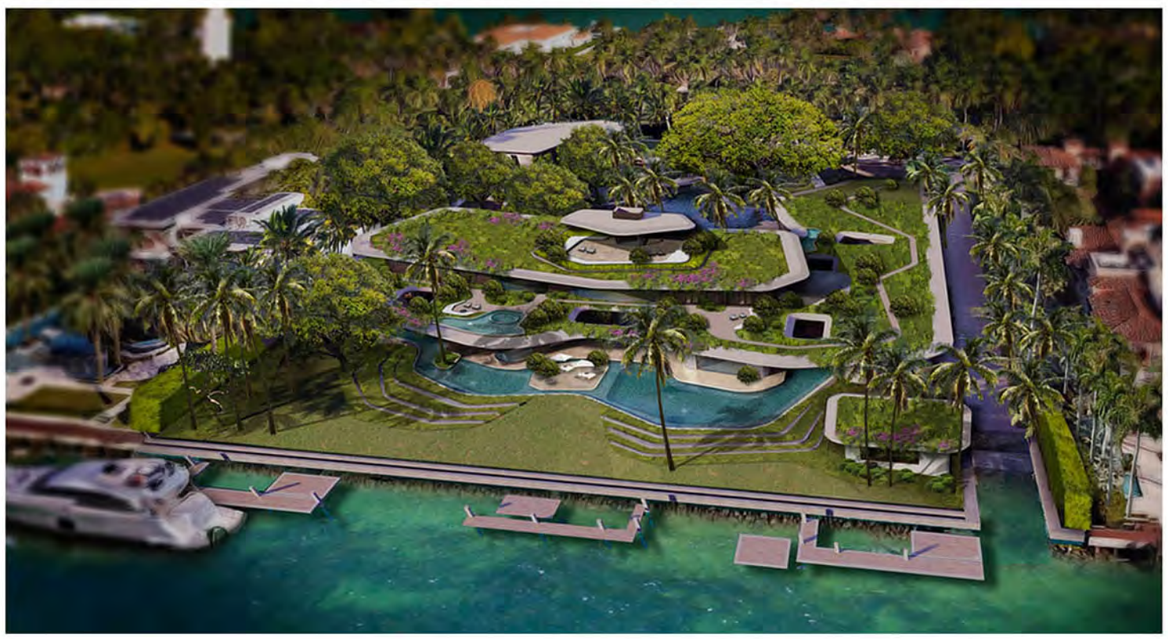


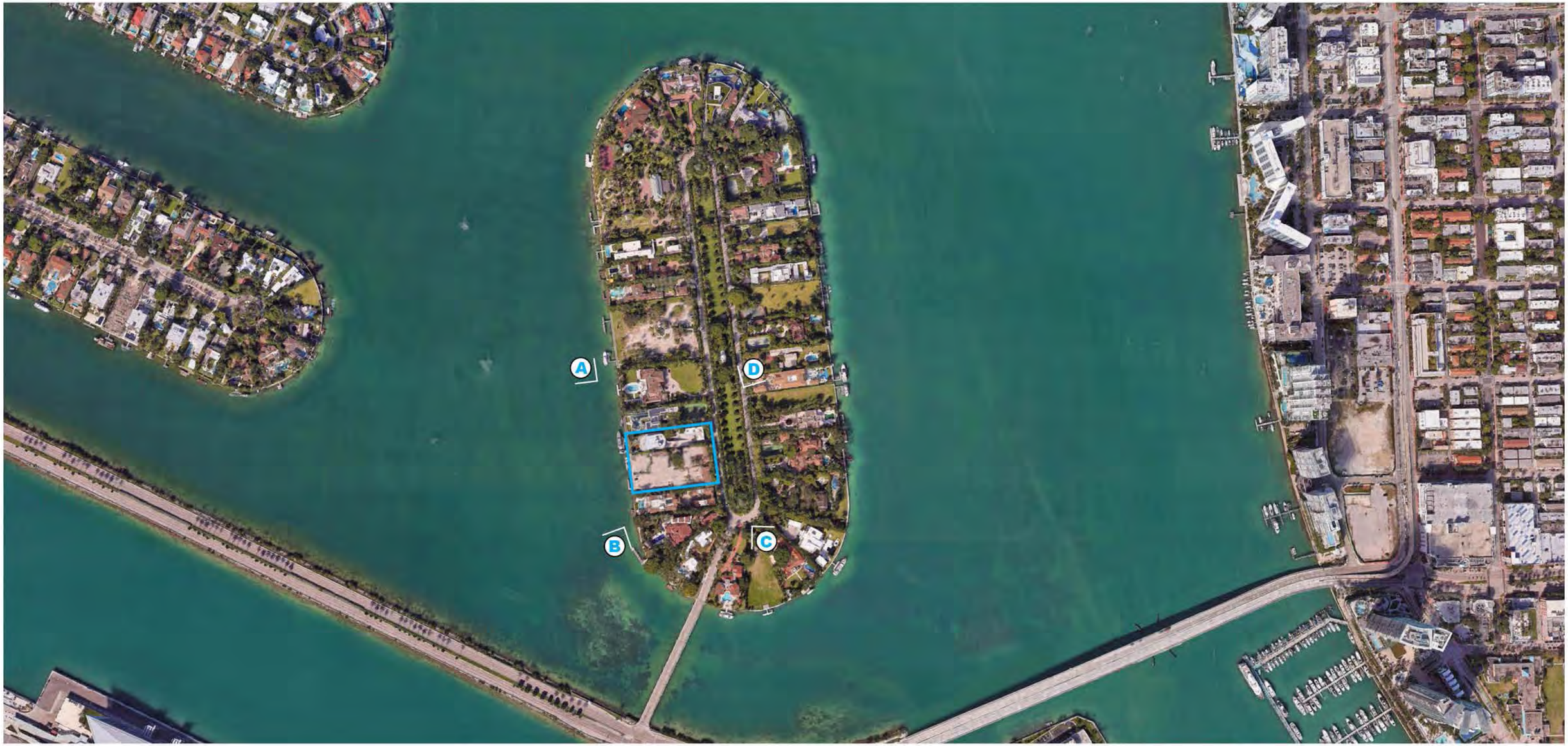












N

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

AERIAL VIEWS

4.7.2024
FINAL SUBMITTAL

A0.06


A


B


C


D





4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

AXONMETRIC VIEWS

4.7.2024
FINAL SUBMITTAL

A0.07b



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

AXONMETRIC VIEWS

4.7.2024
FINAL SUBMITTAL

A0.07c



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

AXONMETRIC VIEWS

4.7.2024

FINAL SUBMITTAL

A0.07d



4, 5 & 6 STAR ISLAND

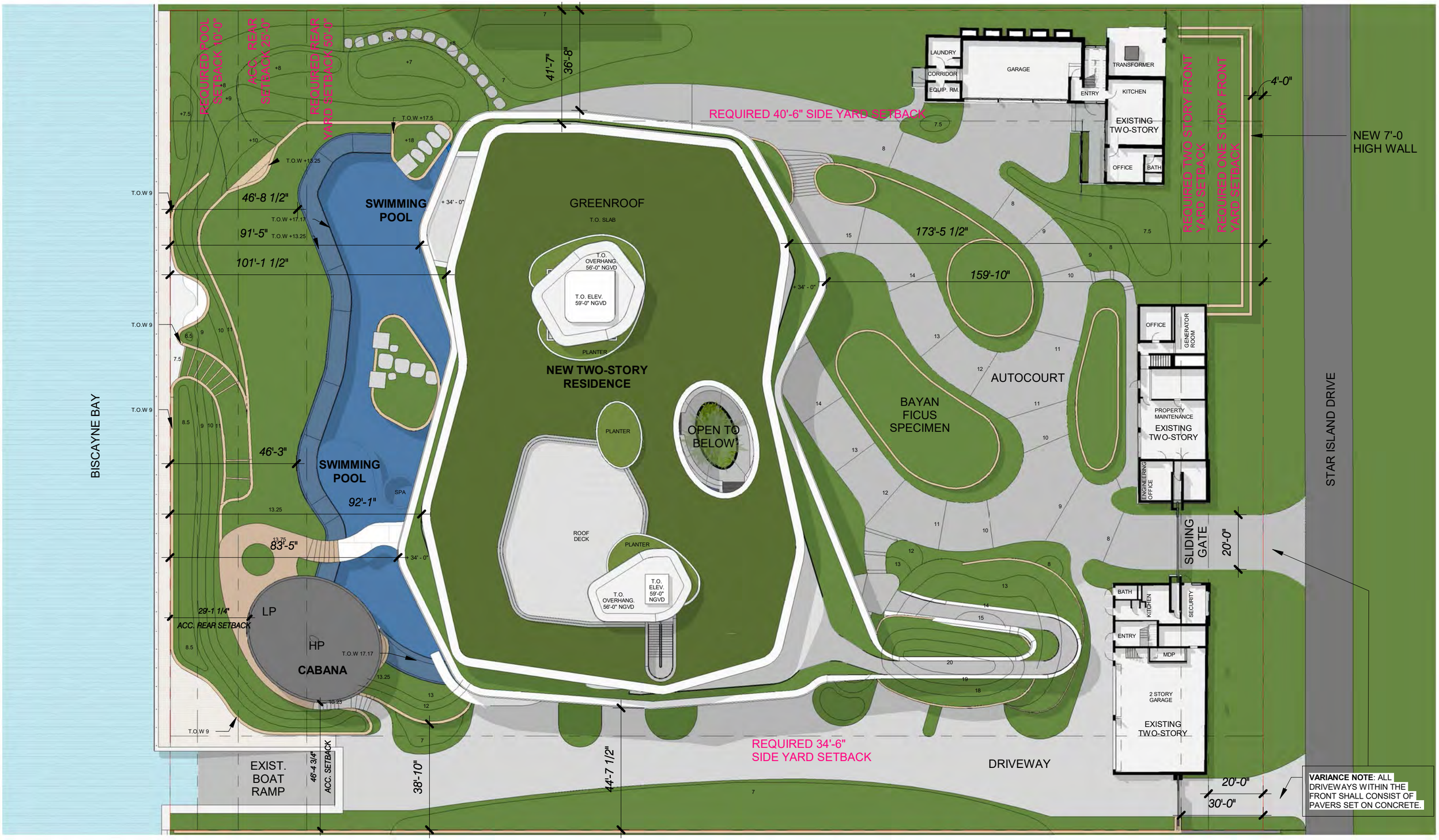
DOMO ARCHITECTURE + DESIGN | handcraft | jungles | CFZ

SITE PLAN - RENDERED

N

4.7.2024
FINAL SUBMITTAL

A1.0.b



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

SITE PLAN N 1/32" = 1'-0" 4.7.2024 A1.0

FINAL SUBMITTAL

400'-0"

LOT DEPTH

POOL SETBACK 10'-0"

AC. SETBACK 25'-0"

REAR SETBACK 50'-0"

51'-4 1/2"

41'-10"

43'-2 1/2"

LINE OF FLOOR ABOVE

DRIVEWAY

SIDE SETBACK = 40'-6"

+7.5 NGVD

T.O.W +17.5

T.O.W +13.25

POOL BASIN

GREEN ISLAND

SPA

POOL BASIN

CABANA ABOVE

POOL EQUIP (NON AC).

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"

UNCONDITION OPEN AIR

REQUIRED PARKING ZONE

KOI POND EQUIP (NON AC).

KOI POND BASIN

KOI STEPS ABV

PLANTER ABOVE

UNDERSTORY GUEST ELEVATOR (AC)

EL

+7.6 NGVD

STORAGE (NON-AC)

BOAT STORAGE (NON-AC)

STG.

GUEST PARKING

AREA UNDERGRADE

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

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

REQUIRED TWO STORY FRONT YARD SETBACK

REQUIRED ONE STORY FRONT YARD SETBACK

105'-10 1/2"

5'-9 1/2"

4'-0"

OFFICE

GENERATOR ROOM

PROPERTY MAINTENANCE EXISTING TWO-STORY

ENGINEERING OFFICE

168'-11"

RAMP UP

153'-6"

20'-0"

BATH

KITCHEN

SECURITY

ENTRY

MDP

2 STORY GARAGE

EXISTING TWO-STORY

COVERED PARKING

SIDE SETBACK = 34'-6"

31'-2"

15'-9 5/8"

16'-1 3/8"

18'-11 1/2"

+7.5

DRIVEWAY

+7.0

60'-1 1/2"

39'-3 1/2"

34'-6"

14'-0"

5'-0"

EXIST.RAMP DOWN

+7.5

BISCAYNE BAY

300'-0"

LOT WIDTH

STAR ISLAND DRIVE

(FUTURE CROWN OF ROAD IS +5.44 NAVD (+5.94 NGVD))

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft jungles CFZ

UNDERSTORY SITE PLAN

N

1/32" = 1'-0"

4.7.2024

FINAL SUBMITTAL

A1.0b



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

FIRST LEVEL SITE PLAN N 1/32" = 1'-0" 4.7.2024 A1.0c

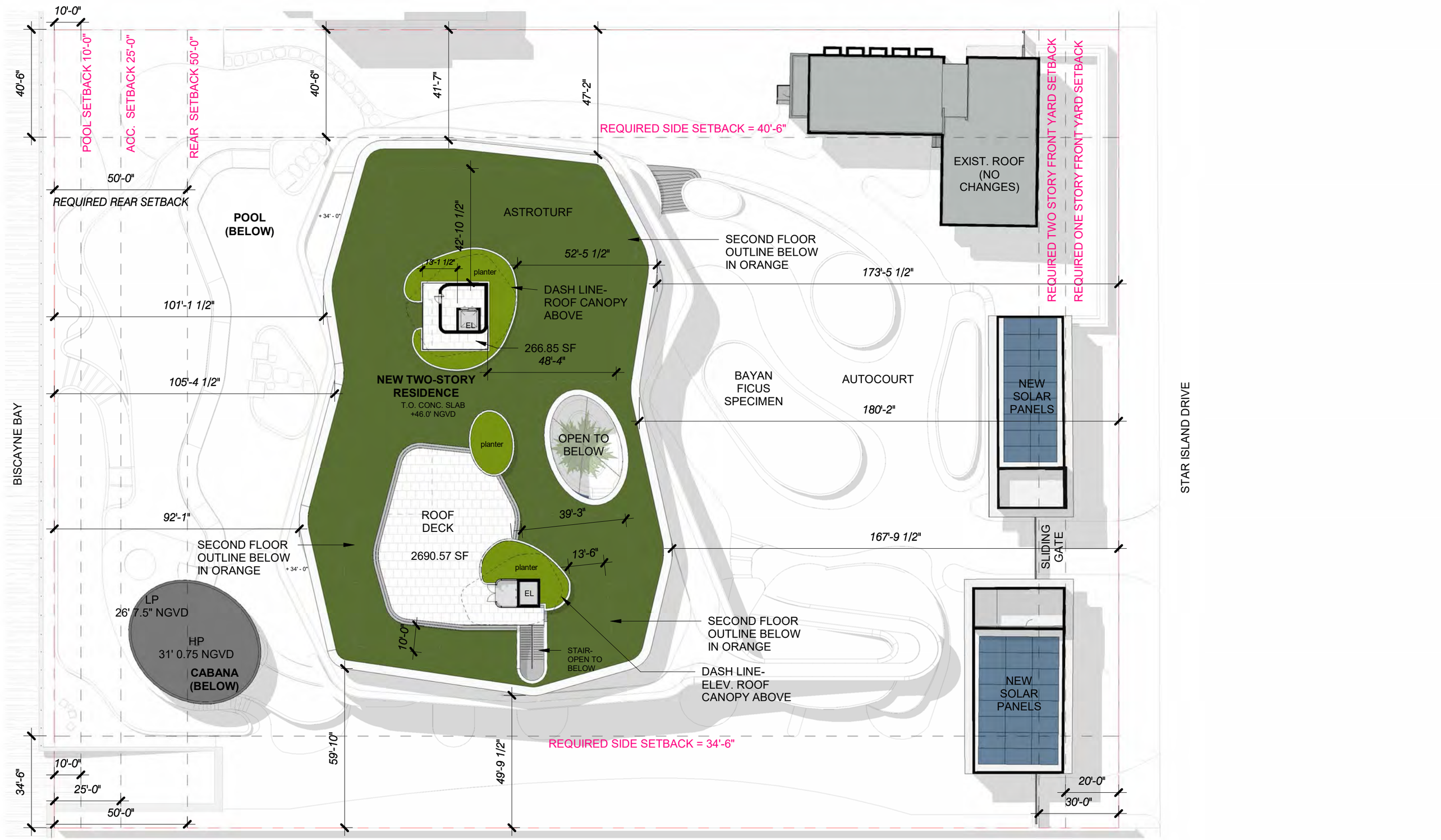
FINAL SUBMITTAL

POOL SETBACK 10'-0"
ACC. SETBACK 25'-0"
REAR SETBACK 50'-0"
77'-4"
LENGTH
52'-3 1/2"
11'-9 1/2"
40'-6"
SIDE
54'-11 1/2"
REQ'D SIDE SETBACK = 40'-6"
8'-10 1/2"
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
300'-0"
LOT WIDTH
STAR ISLAND DRIVE
(FUTURE CROWN OF ROAD IS 4.4 NAVD (5.96 NGVD))
BISCAYNE BAY
MASSAGE ROOM
SAUNA
SHOWER
GYM BATH
COFFEE BAR
EXISTING TWO-STORY
GYM
VEST
BEDROOM
STAFF SUITE
BATH
KITCHEN
BALCONY
BATH
WIC
BEDROOM
WC
MASTER WIC
MASTER BEDROOM
MASTER LIVING ROOM
MECH
THEATRE
AV
OFFICE
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
122'-9"
45'-9"
113'-5 1/2"
179'-5 1/2"
84'-0 1/2"
99'-4 1/2"
83'-1"
108'-8 1/2"
83'-1"
28'-9"
32'-9"
77'-3 1/2"
50'-0 1/2"
190'-10 1/2"
171'-2"
183'-8 1/2"
160'-8 1/2"
BEDROOM
BATH
DRESS
LIVING
KITCHEN
DINING
LIVING
DRESS
BEDROOM
EXISTING TWO-STORY
BATH
GENERATOR ROOM
EXISTING TWO-STORY
ACC. STRUCTURE THATCH ROOF
GYM
LIVING ROOM
MECH
BATH ROOM
BEDROOM
WIC
WIC
BEDROOM
DINING
BEDROOM
BATHROOM
PLANTER
PLANTER
25'-6 1/2"
24'-2"
11'-3 3/8"
25'-4"
21'-0"
9'-9"
17'-2 1/2"
RAMP DOWN
32'-6"
28'-8 7/8"
11'-4 3/4"
24'-1 7/8"
63'-4 1/2"
96'-9 1/2"
LENGTH
19'-8 1/2"
34'-6"
53'-3 1/2"
REQ'D SIDE SETBACK - 34'-6"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN
handcraft
jungles
CFZ

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

ROOF PLAN N 1/32" = 1'-0" 4.7.2024 A1.0f

FINAL SUBMITTAL

FLORIDA NATURAL PRECEDENTS - GEOLOGICAL FORMATIONS



BLOWING ROCK JUPITER, FL



CAVE FORMATION JUPITER, FL



GATOR ROCK, FL

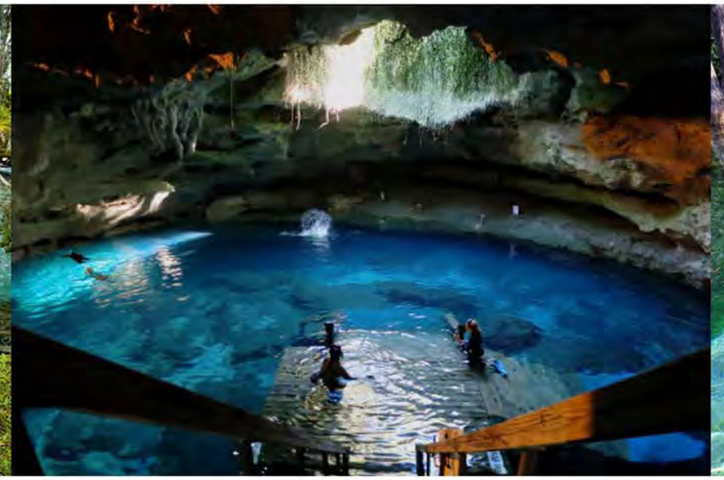




FLORIDA NATURAL PRECEDENTS - BLUE SPRINGS



THREE SISTERS SPRINGS, FL



DEVILS DEN - CRYSTAL RIVER, FL



JACKSON BLUE SPRINGS, MARIANNA ,FL







FLORIDA NATURAL PRECEDENTS - LANDSCAPE PRINCIPLES



NATURAL EVOLUTION



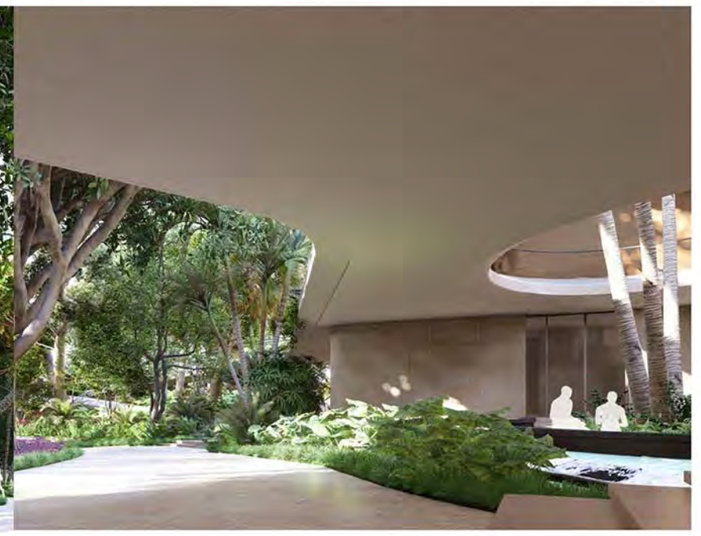
BANYAN TREE LIGHT FILTRATION



NATURAL PERMEATION









VIEW : ARRIVAL



VIEW : MOTOR COURT



VIEW :ENTRY TO UNDERSTORY PARKING



VIEW :REAR YARD VIEW AT NW CORNER



VIEW : AT CABANA LOOKING BACK AT RESIDENCE



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

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



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



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

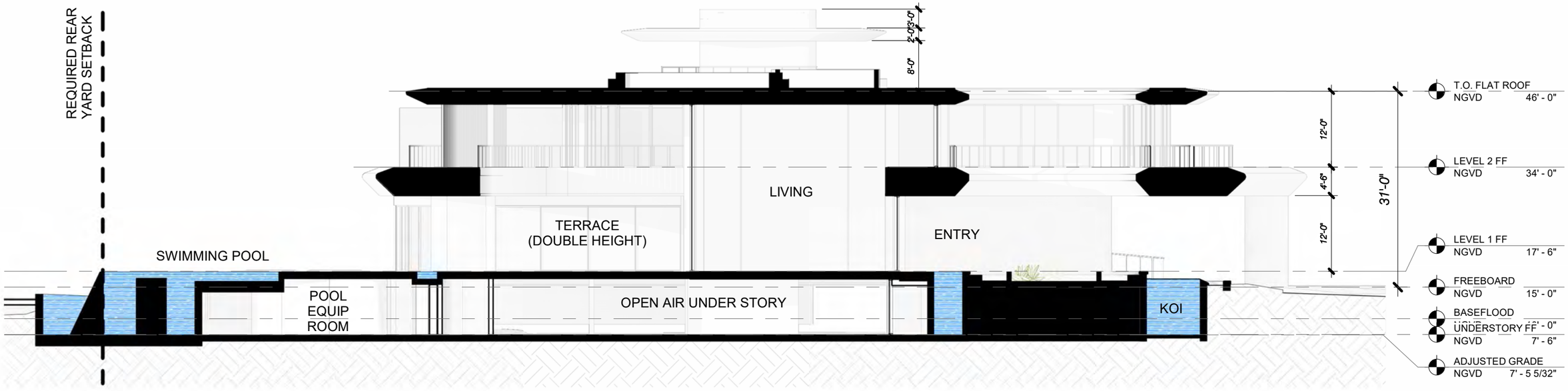
4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

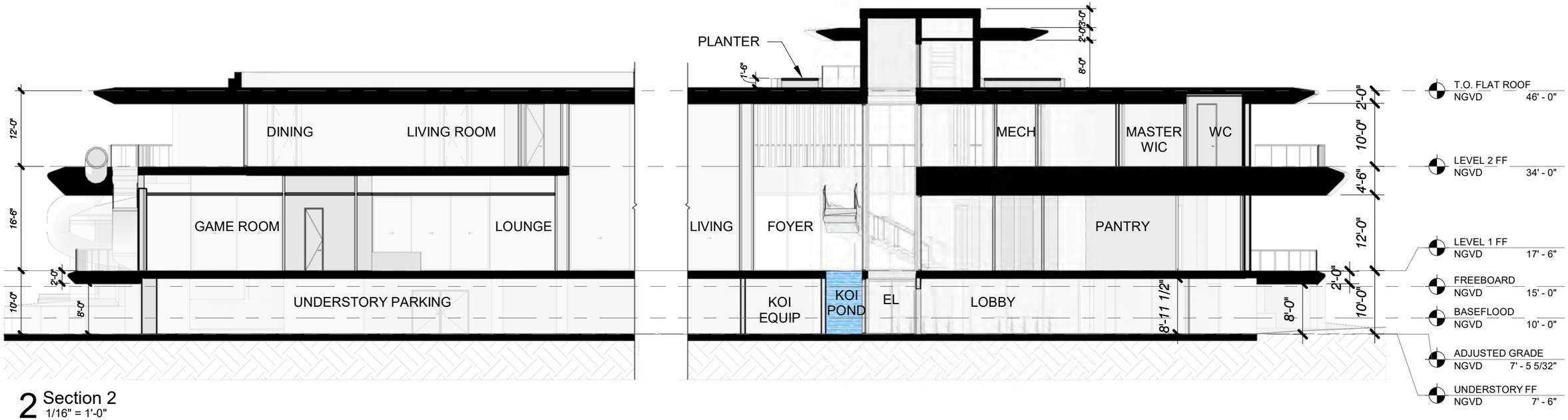
MAIN HOUSE SOUTH ELEVATION WITH LANDSCAPE

4.7.2024
FINAL SUBMITTAL

A2.3c



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



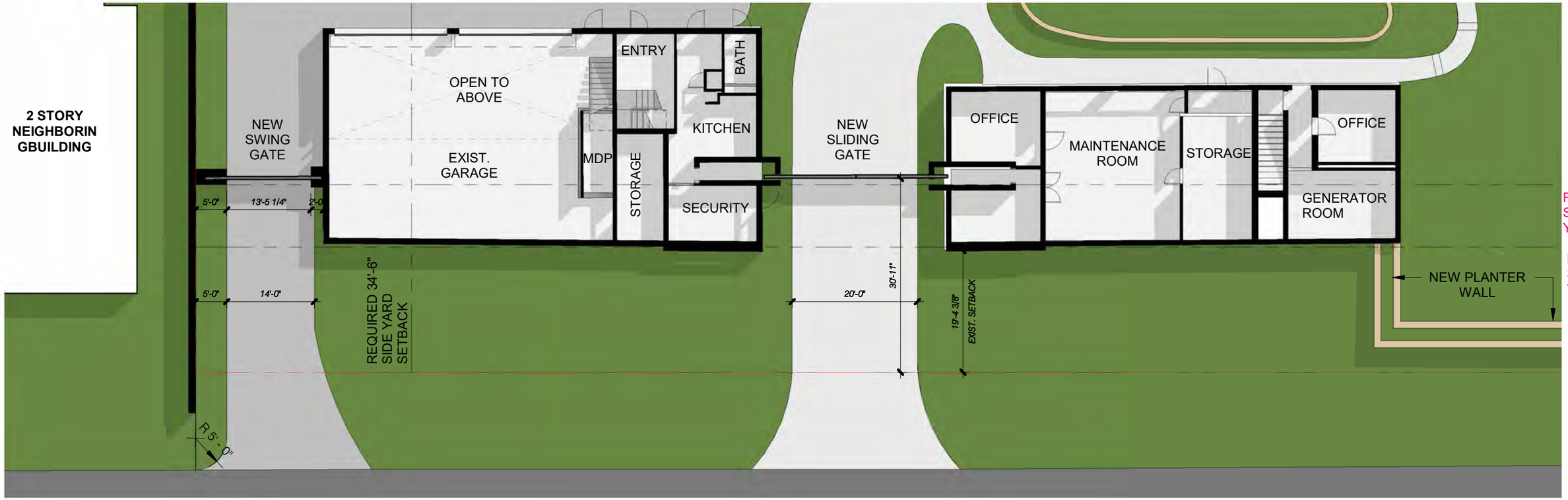
2 Section 2
1/16" = 1'-0"

4, 5 & 6 STAR ISLAND

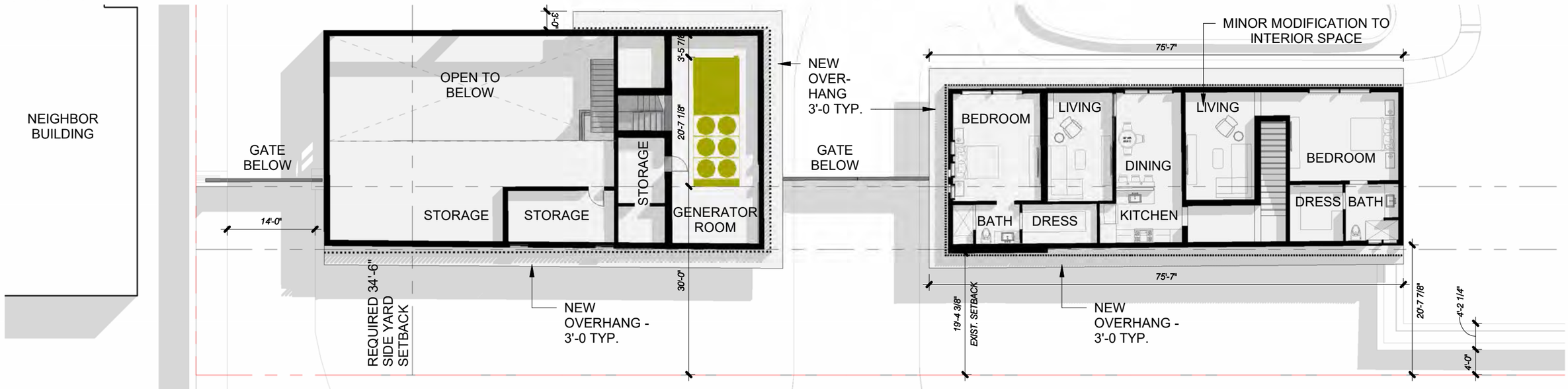
DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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

FINAL SUBMITTAL



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

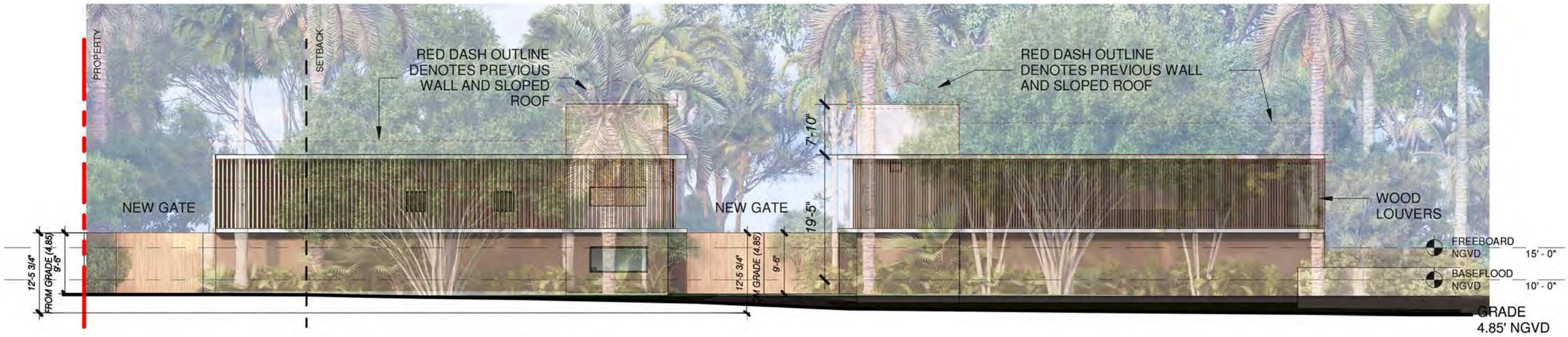


2 ENLARGED PROPOSED FRONT BUILDINGS SECOND LEVEL
1/16" = 1'-0"

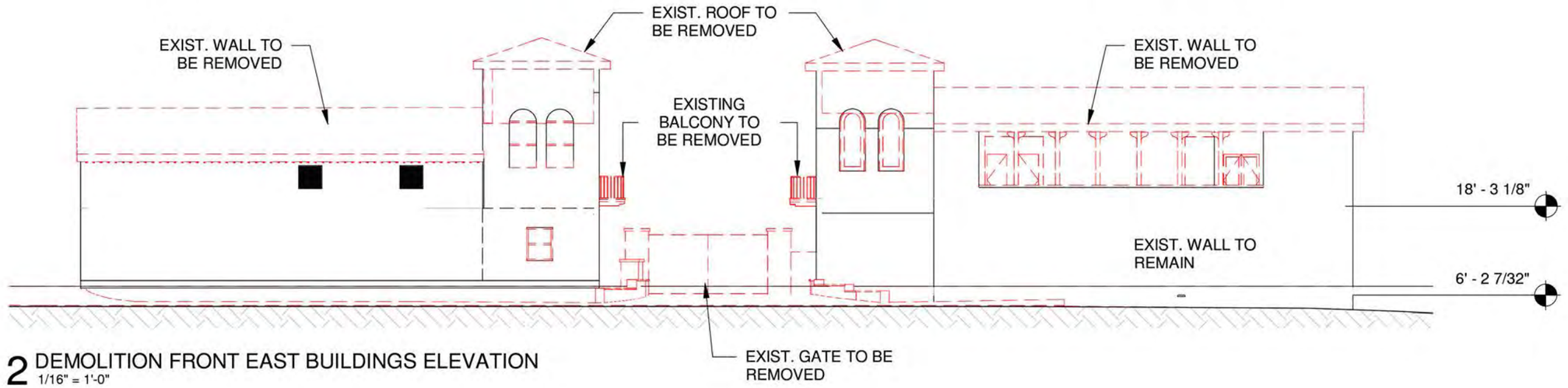
4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

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

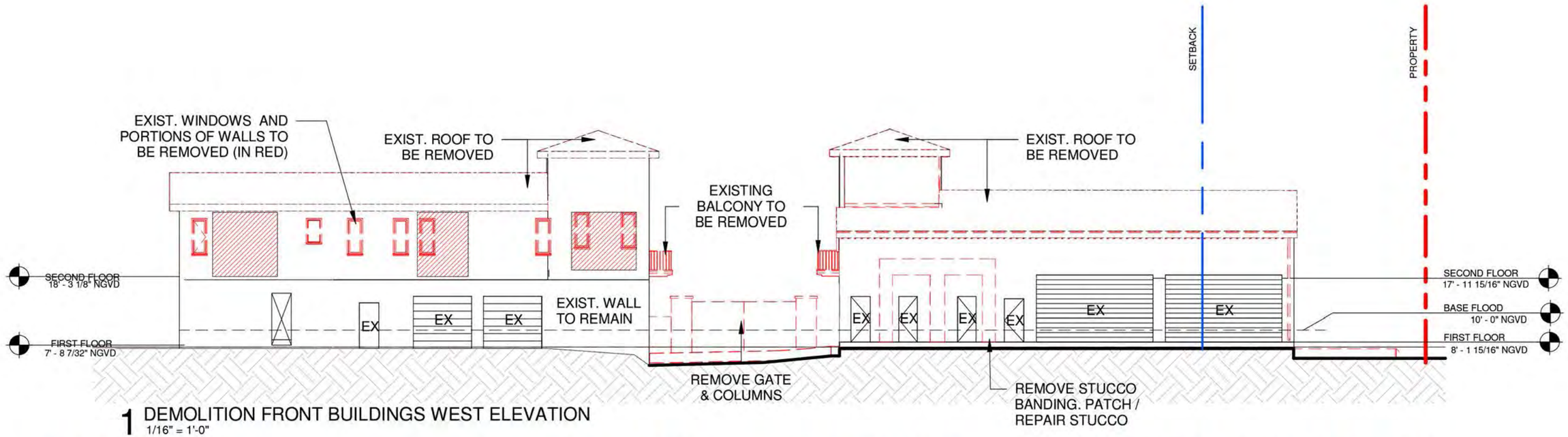


1 PROPOSED FRONT BUILDINGS EAST ELEVATION
1/16" = 1'-0"



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





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

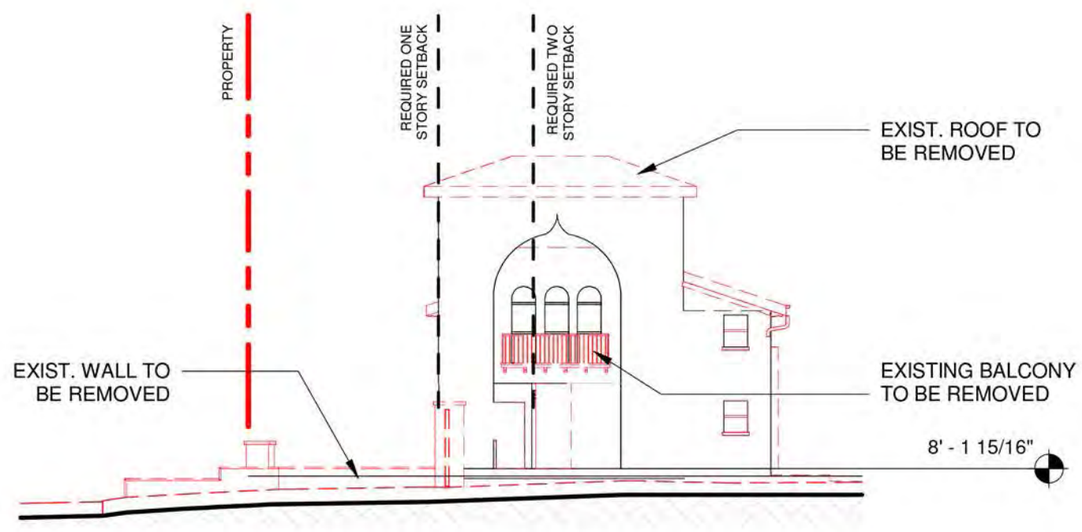


2 PROPOSED FRONT BUILDINGS WEST ELEVATION
1/16" = 1'-0"

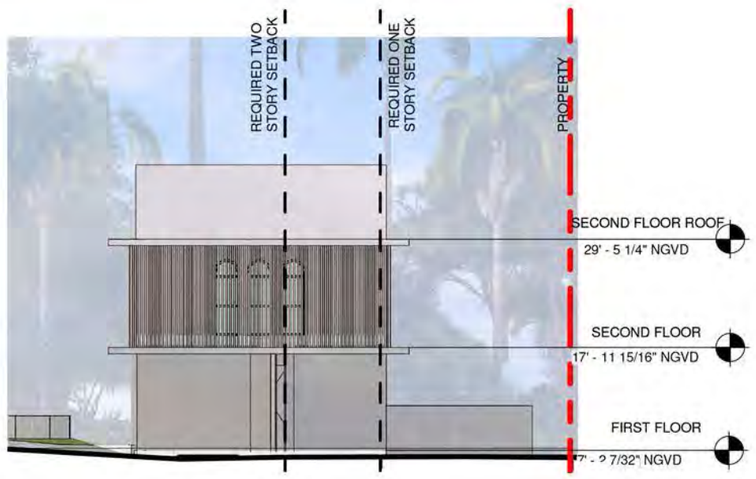




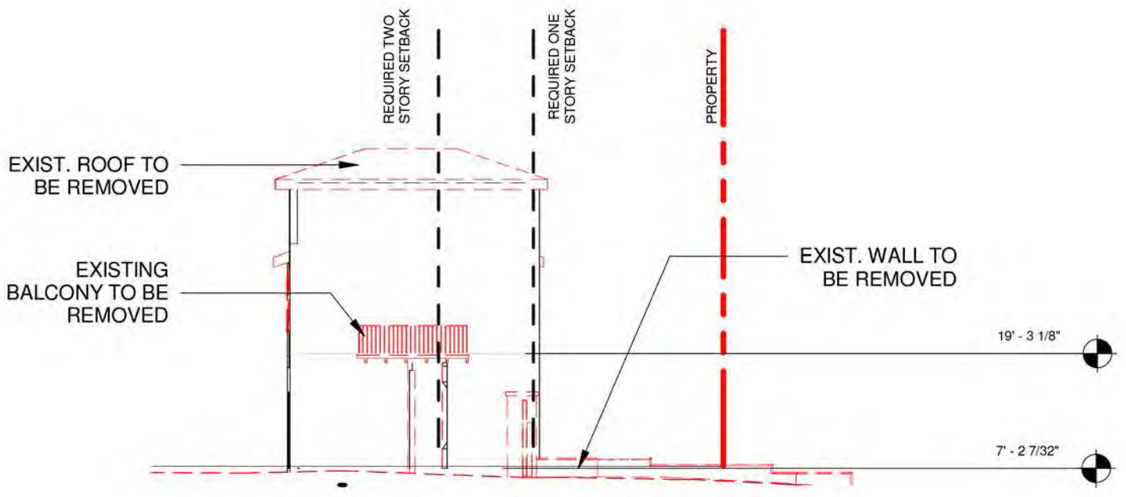
1 BUILDING 4 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



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

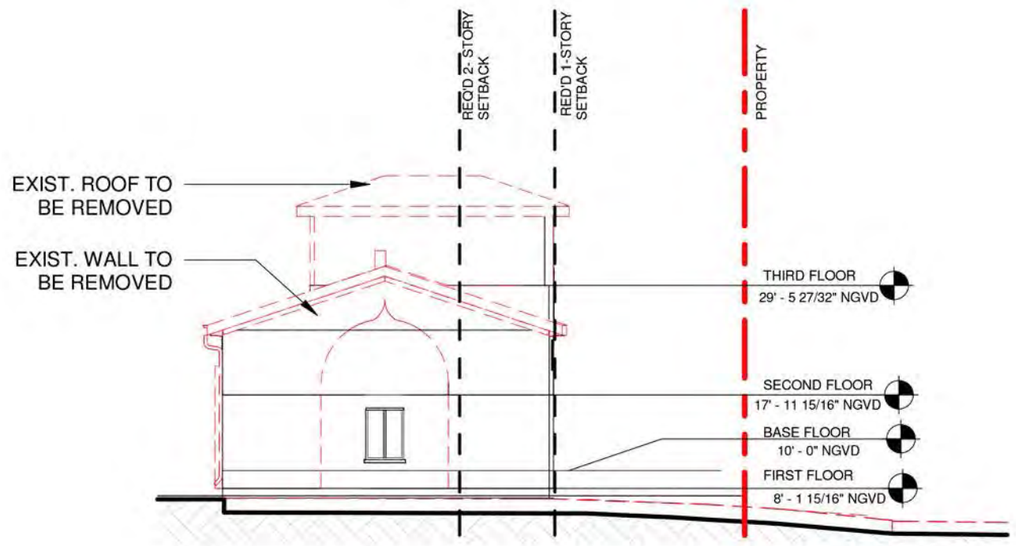


3 BUILDING 5 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



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

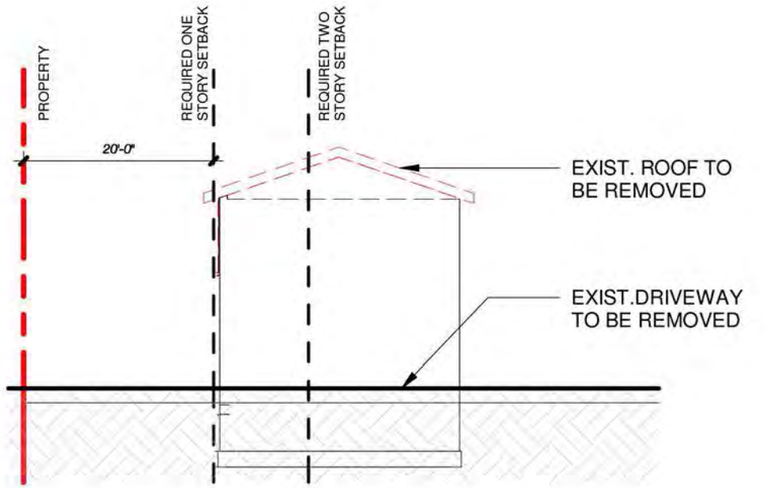




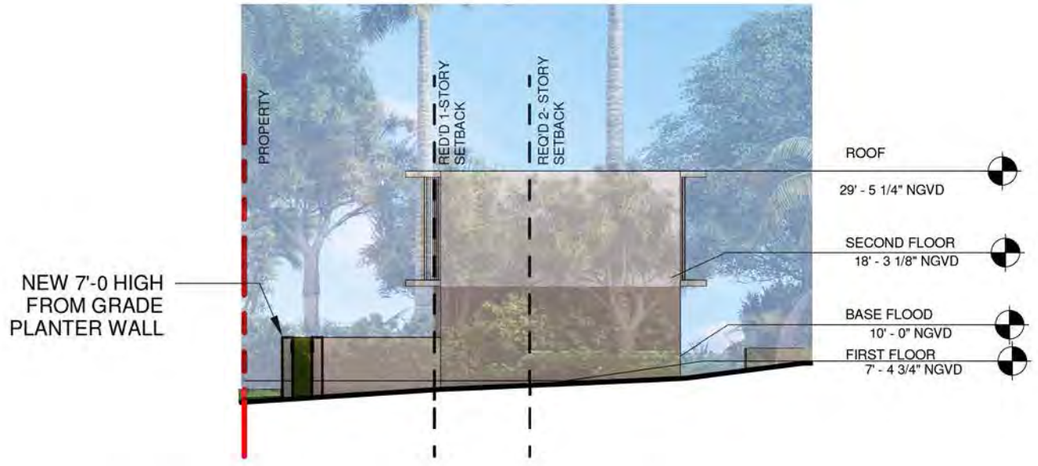
1 DEMOLITION BUILDING 4 PROPOSED SOUTH ELEVATION.
1/16" = 1'-0"



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"



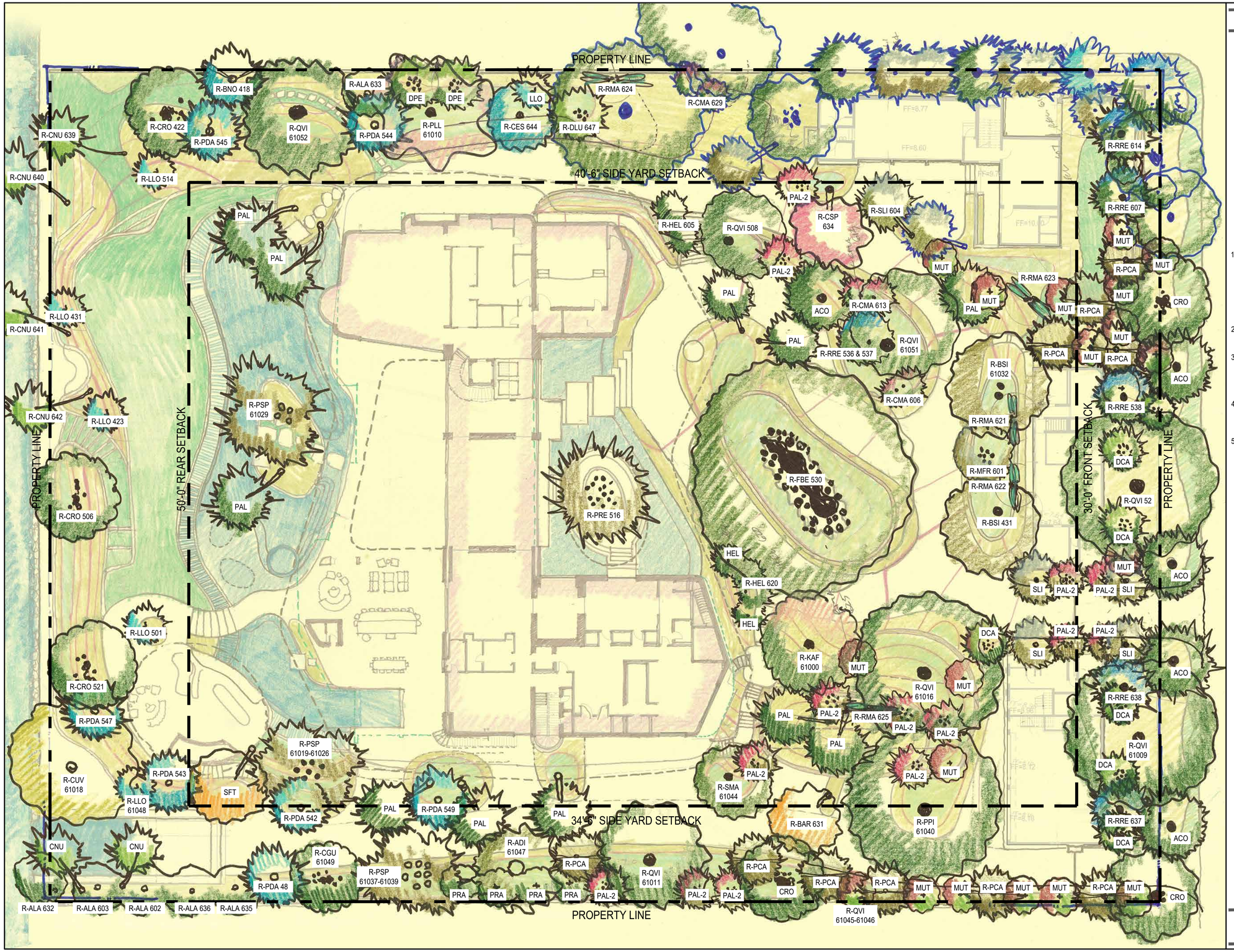


MILLER GARDEN
STAR ISLAND

DRB Presentation

4-6 Star island Drive, Miami Beach, FL 33139 | June 4, 2024

jungles



LEGEND

PROPERTY LINE

SETBACK

PROPOSED

PLANTING AREA

LAWN

WATER

GENERAL NOTES

1. ALL QUANTITIES IN PLANT MATERIAL SHALL BE VERIFIED BY THE OWNER UPON DELIVERY. ANY QUANTITIES IN PLANT MATERIAL THAT IS NOT USED SHALL BE CREDITED BACK TO THE OWNER OR PLACED ELSEWHERE ON SITE AT THE DIRECTION OF THE OWNER.
2. CONTRACTORS SHALL ADHERE TO PLANT SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR MINIMUM FROM THE TIME OF SUBSTANTIAL COMPLETION.
4. REFER TO SHEET LP.300 FOR PLANTING SCHEDULE AND PECIFICATIONS.
5. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

N

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

jungles
RAYMOND JUNGLES INC
Landscape Architect FASLA
2964 Aviation Ave., Miami, FL 33133
PH 305.858.6777
www.raymondjungles.com
PROJECT NO. : 22065

Final Submittal DRB 24-1014

MILLER GARDEN
STAR ISLAND

4-6 Star Island Drive, Miami Beach, FL 33139

REVISIONS:

No.	Date	Description

SEAL:

LANDSCAPE ARCHITECT:

FLORIDA LICENSE NO. LA0000856

Not valid for construction unless signed in this box

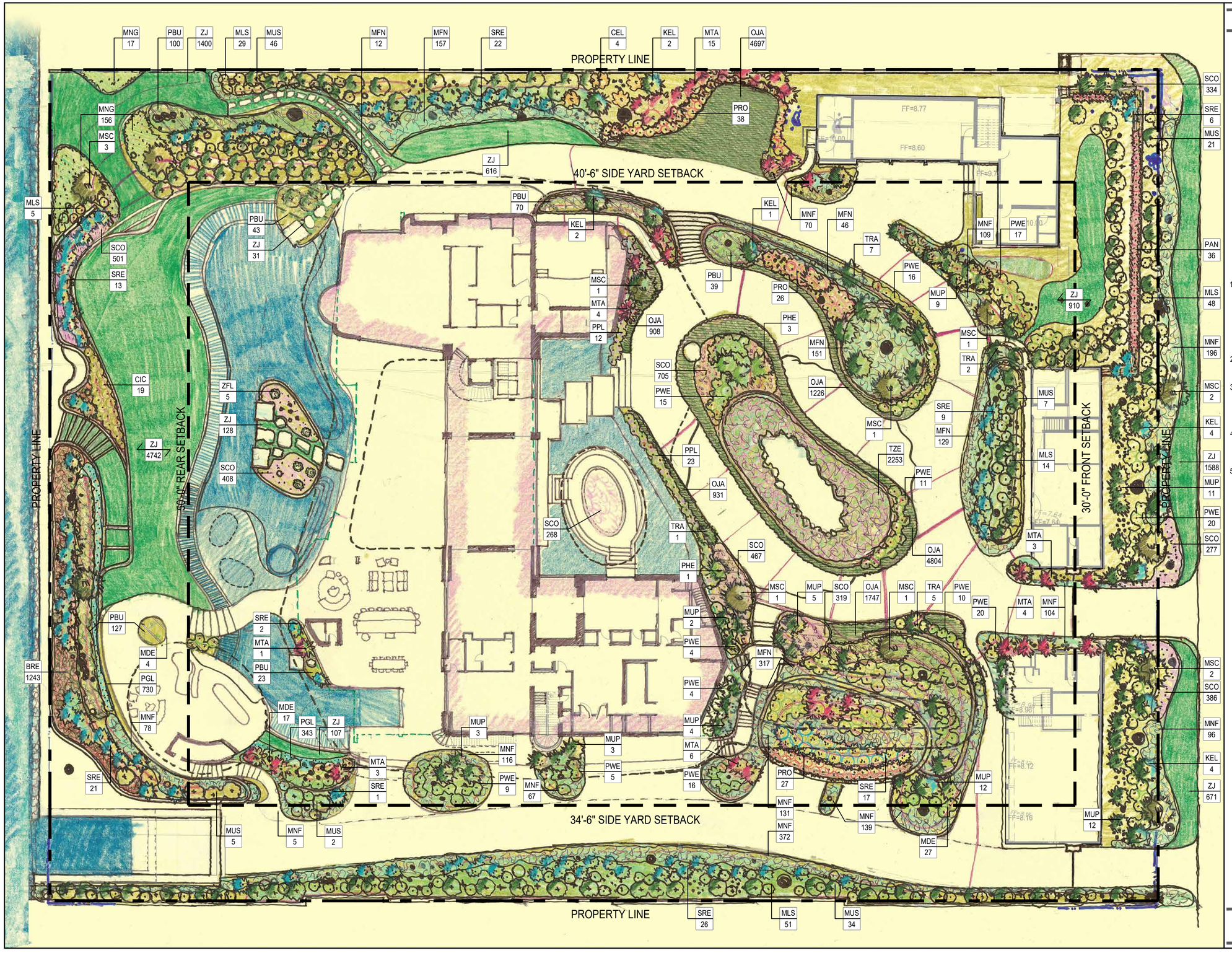
SHEET TITLE:

CANOPY PLANTING PLAN

Scale: AS NOTED
Drawn By: JL, HJ
Checked By: BG
Date: 04-19-2024

SHEET NUMBER:

LP.100



LEGEND

PROPERTY LINE

SETBACK

PROPOSED

PLANTING LABEL XX / ##

PLANTING AREA

LAWN

WATER

GENERAL NOTES

1. ALL QUANTITIES IN PLANT MATERIAL SHALL BE VERIFIED BY THE OWNER UPON DELIVERY. ANY QUANTITIES IN PLANT MATERIAL THAT ARE NOT USED SHALL BE CREDITED BACK TO THE OWNER OR PLACED ELSEWHERE ON SITE AT THE DIRECTION OF THE OWNER.
2. CONTRACTOR SHALL ADHERE TO PLANT SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR MINIMUM FROM THE TIME OF SUBSTANTIAL COMPLETION.
4. REFER TO SHEET LP.300 FOR PLANTING SCHEDULE AND SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

N

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

jungles
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Landscape Architect FASLA
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Final Submittal DRB 24-1014

MILLER GARDEN
STAR ISLAND

4-6 Star Island Drive, Miami Beach, FL 33139

REVISIONS:

No.	Date	Description

SEAL:

LANDSCAPE ARCHITECT:

FLORIDA LICENSE NO. LA0000896

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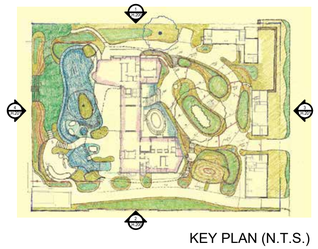
SHEET TITLE:

UNDERSTORY PLANTING PLAN

Scale: AS NOTED
Drawn By: JL, HJ
Checked By: BG
Date: 04-19-2024

SHEET NUMBER:

LP.200



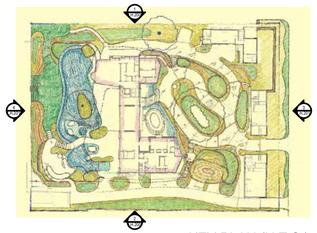
KEY PLAN (N.T.S.)



1 NORTH ELEVATION
Scale: 1" = 30'-0"



2 SOUTH ELEVATION
Scale: 1" = 30'-0"



KEY PLAN (N.T.S.)



3 EAST ELEVATION
Scale: 1" = 30'-0"



4 WEST ELEVATION
Scale: 1" = 30'-0"









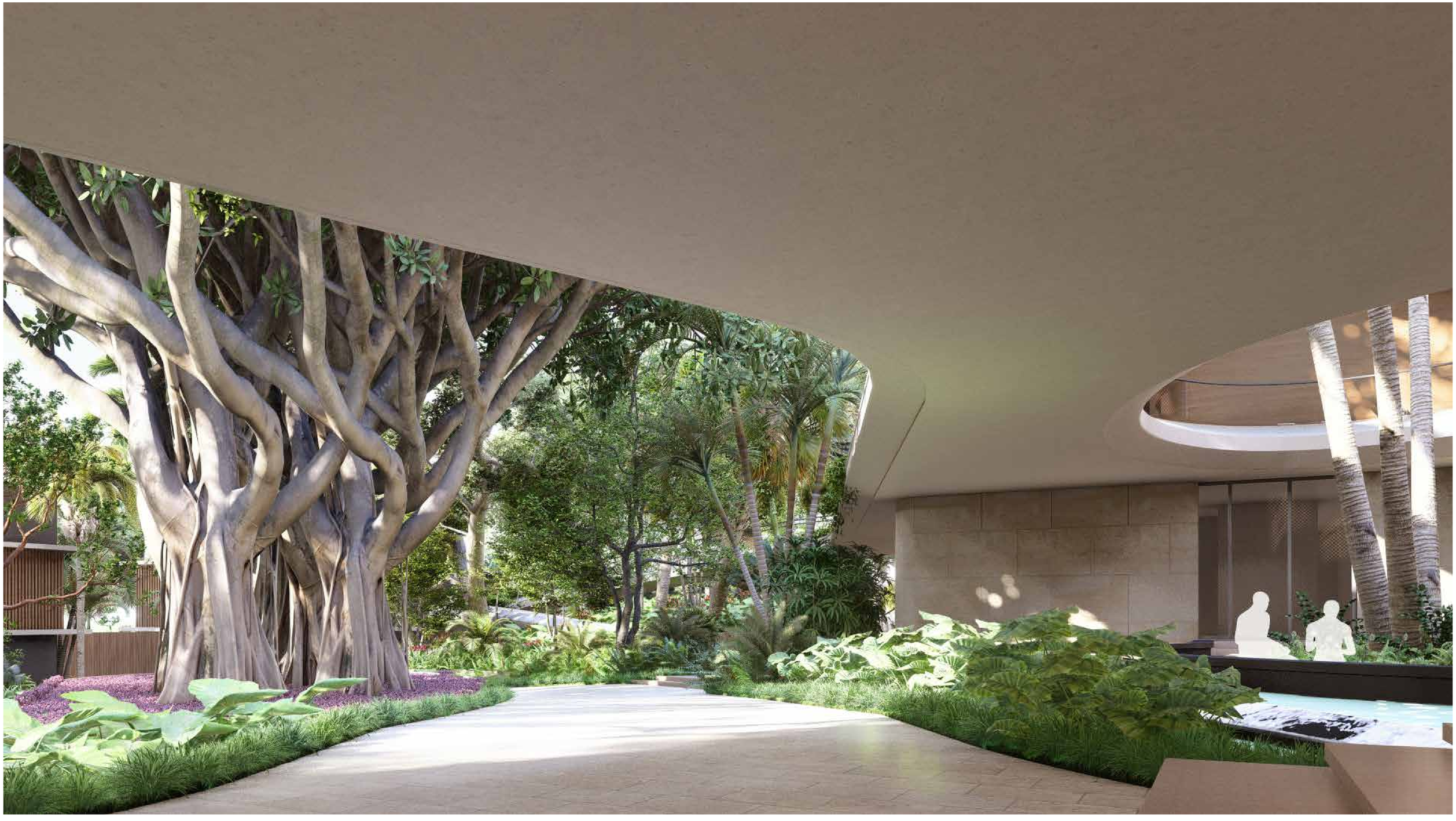




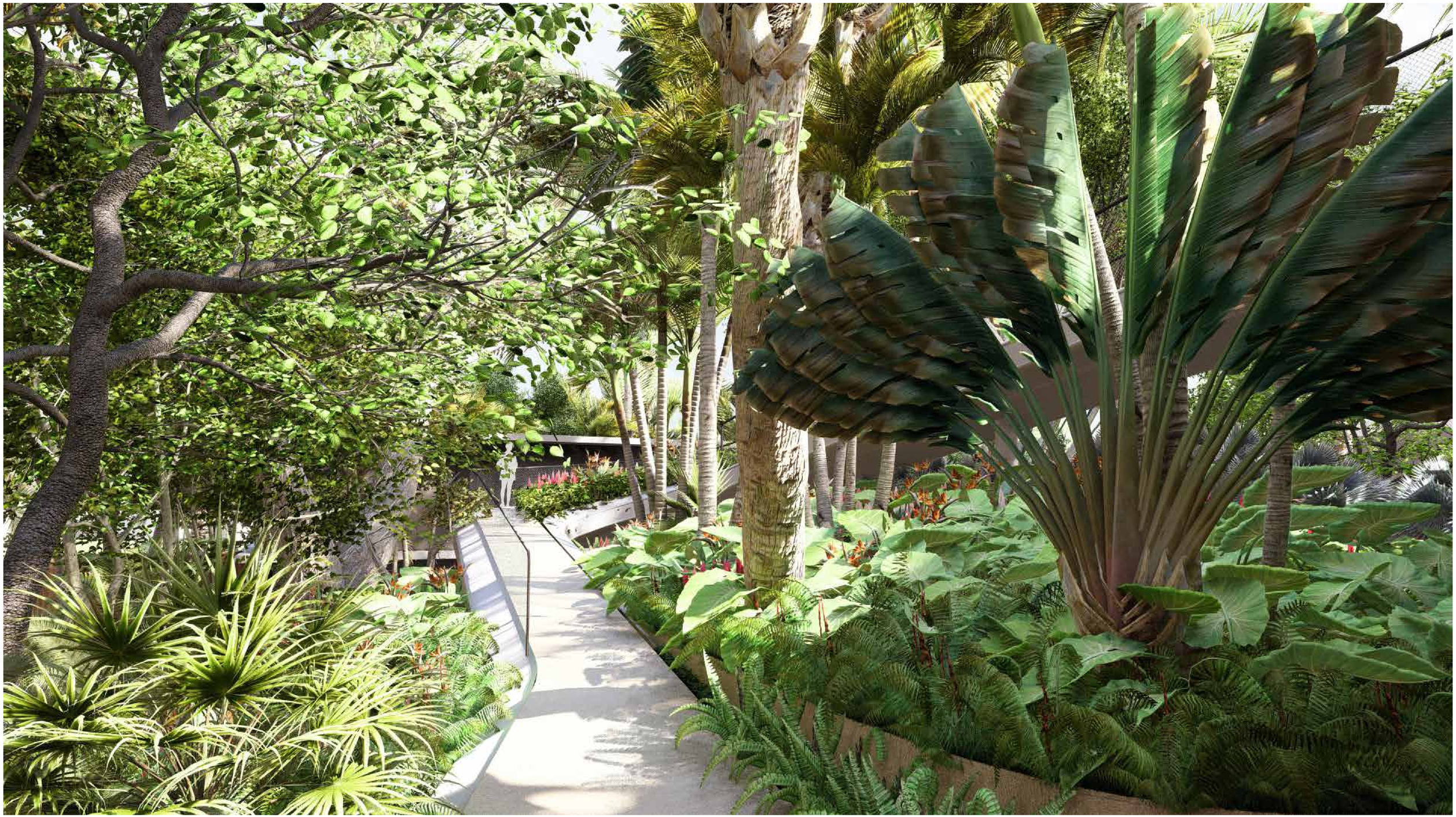


jungles









jungles













jungles





jungles





jungles





jungles



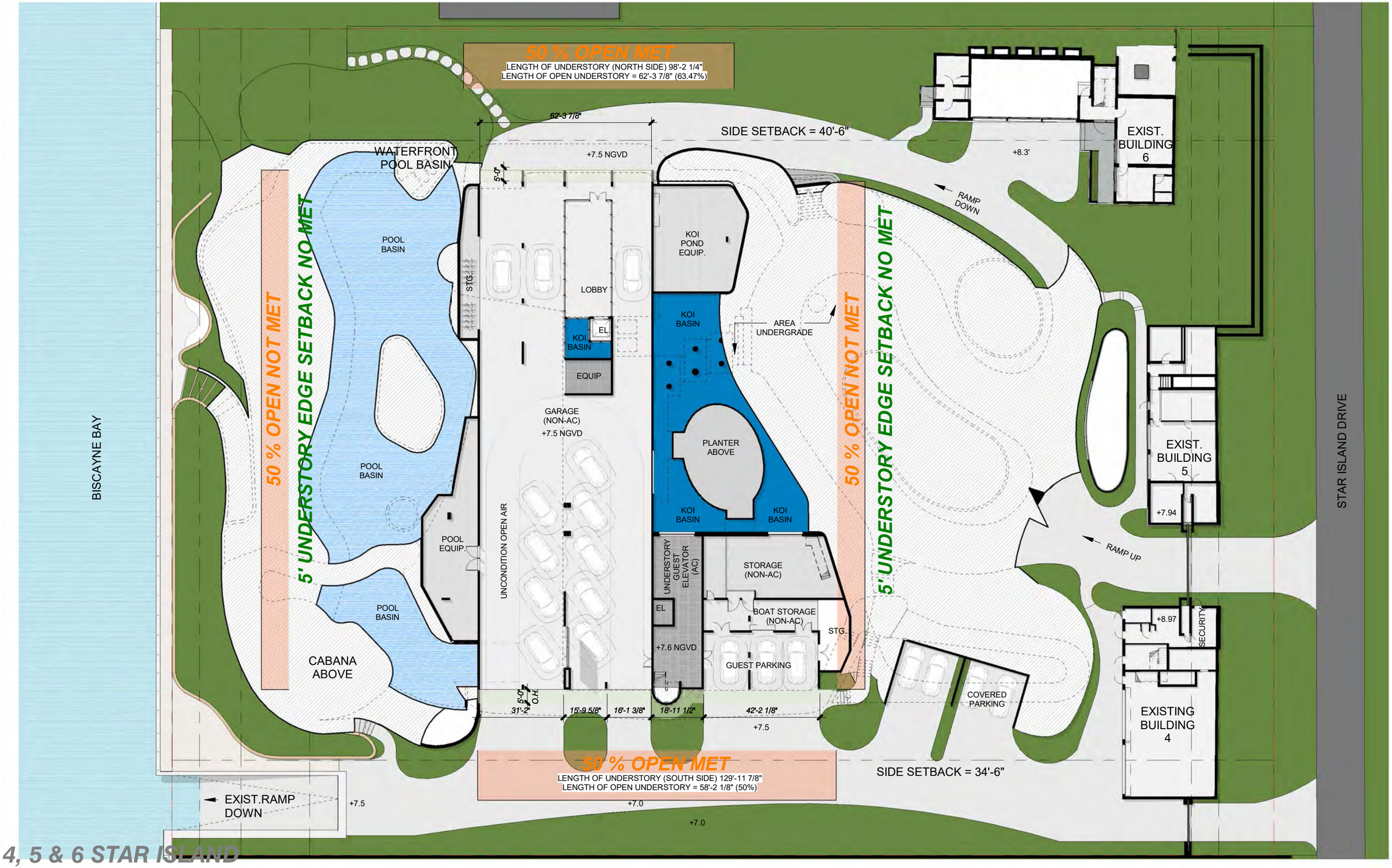






jungles

VARIANCE DIAGRAMS



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN

handcraft jungles CFZ

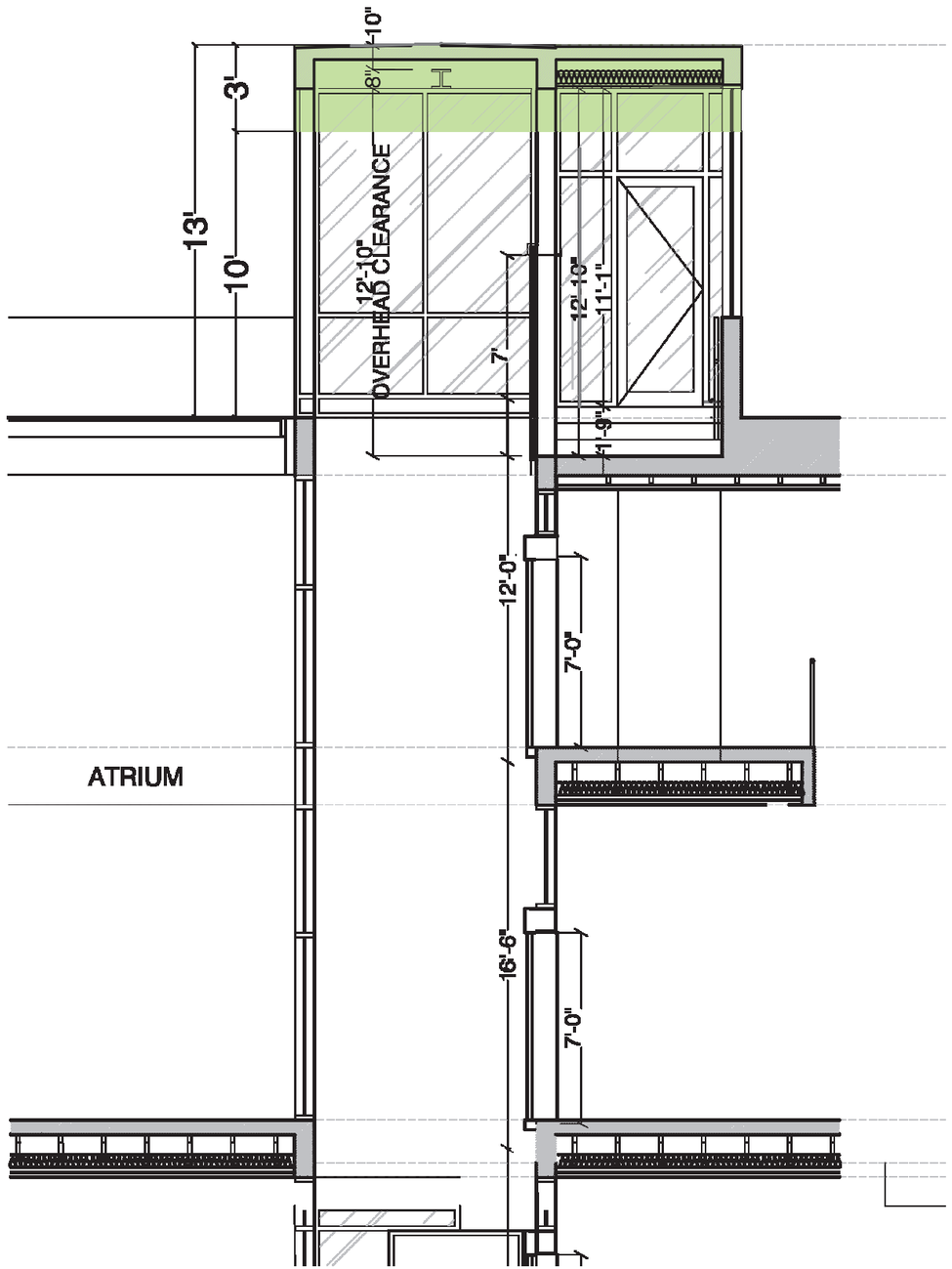
VARIANCE REQ. 01 - UNDERSTORY OPENing

1/32" = 1'-0"

4.7.2024

FINAL SUBMITTAL

A9.0


13'
10'
3'
8½"
1'-10"
OVERHEAD CLEARANCE
12'-10"
7'
12'-10"
11'-1"
1'-9½"
12'-0"
7'-0"
ATRIUM
16'-6"
7'-0"

400'-0"
LOT DEPTH
VARIANCE REQUESTED
30'-0"
FRONT SETBACK
40'-6"
POOL SETBACK 10'-0"
ACC. SETBACK 25'-0"
REAR SETBACK 50'-0"
50'-0"
REAR SETBACK
52'-3 1/2"
SIDE SETBACK = 40'-6"
40'-6"
REQUIRED SETBACK
31'-8 1/2"
24'-2 1/2"
8'-9 1/2"
EXISTING
7'-6"
EXISTING 2-STORY RESIDENCE
NEW SITE WALL
4'-0"
REQUIRED TWO STORY FRONT YARD SETBACK
REQUIRED ONE STORY FRONT YARD SETBACK
POOL
KOI POND
ENTRY
TERRACE
MAIN RESIDENCE (2 STORY)
PLANTER
KOI POND
KOI POND
SPA
POOL
CABANA
SUM OF THE YARDS FOR PROPOSED BUILDING: 81'-8 1/8"
SUM OF THE YARDS FOR EXISTING BUILDINGS: 29'-1 1/2"
AUTO COURT
155'-2"
EXISTING 2-STORY RESID.
19'-4 1/2"
EXIST.
72'-7"
300'-0"
LOT WIDTH
REQUIRED SUM OF THE YARDS = 25% OF TOTAL LOT WIDTH = (300 X .25) = 75'-0"
19'-3 1/2"
EXIST.
65'-4"
EXISTING 2-STORY RESIDENCE
70'-3"
34'-6"
SIDE SETBACK = 34'-6"
38'-9"
DRIVEWAY
34'-6"
54'-2 1/2"
SUM OF SETBACKS 25% OF LOT WIDTH = 75'-0"
MIN. SIDE SETBACK 10% = 30'-0"
14'-2"
20'-4"
EXISTING
20'-0"
VARIANCE REQUESTED

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

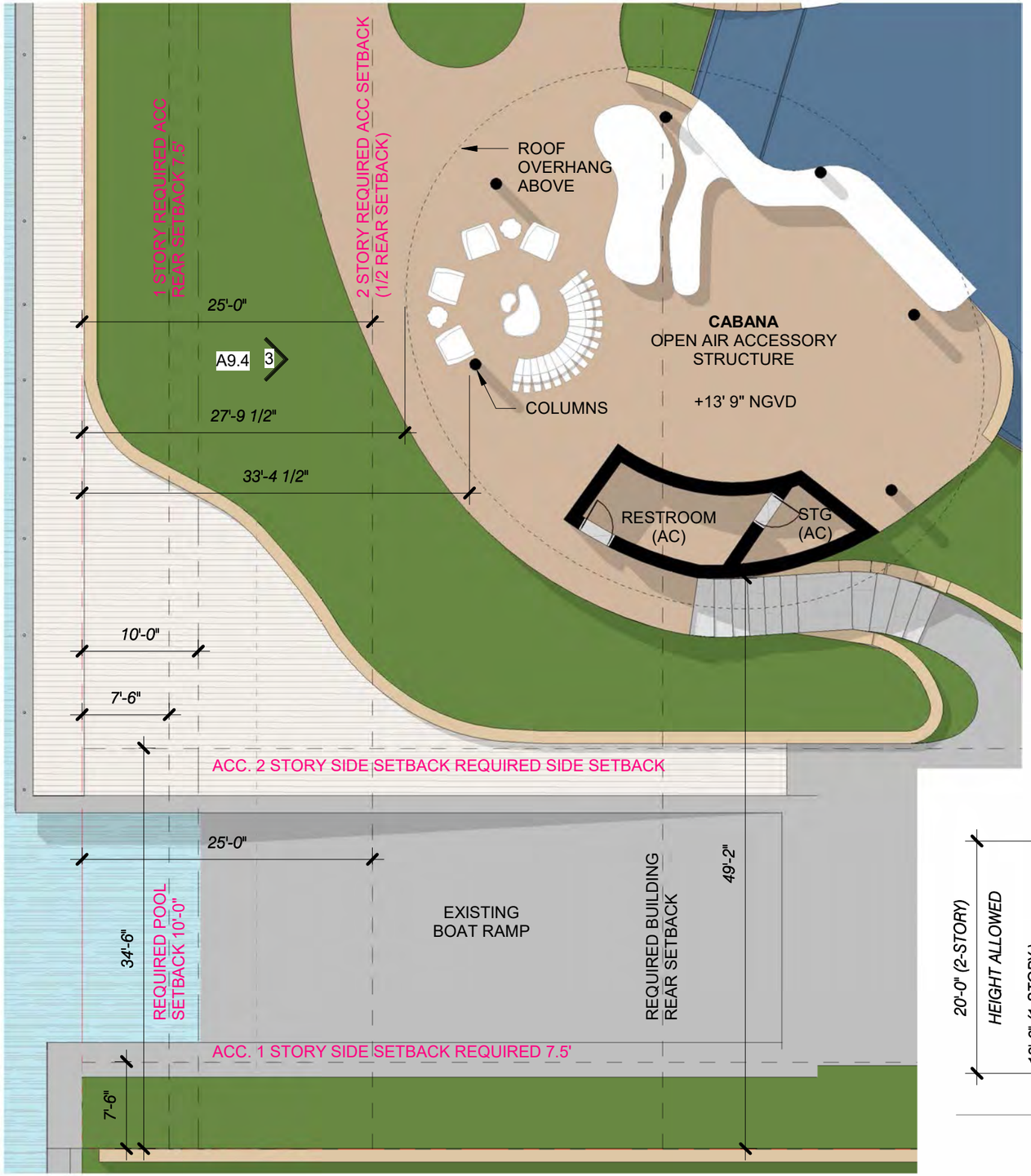
VARIANCE REQ. 03 SETBACK
VARIANCE DIAGRAMS

N.T.S

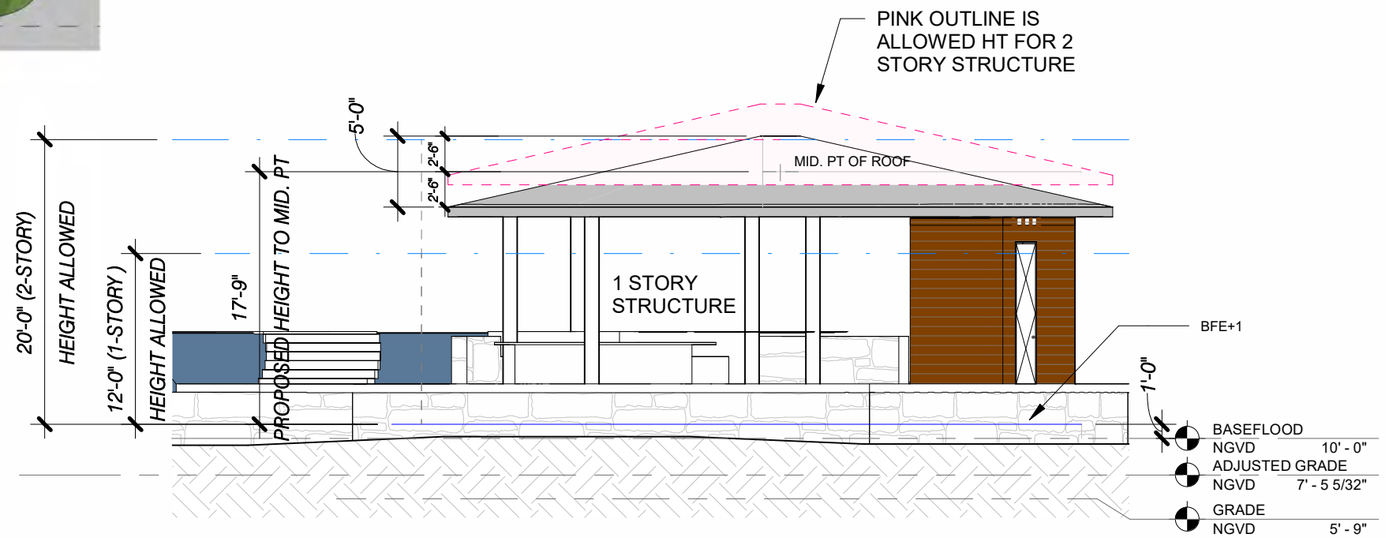
4.7.2024
FINAL SUBMITTAL

N

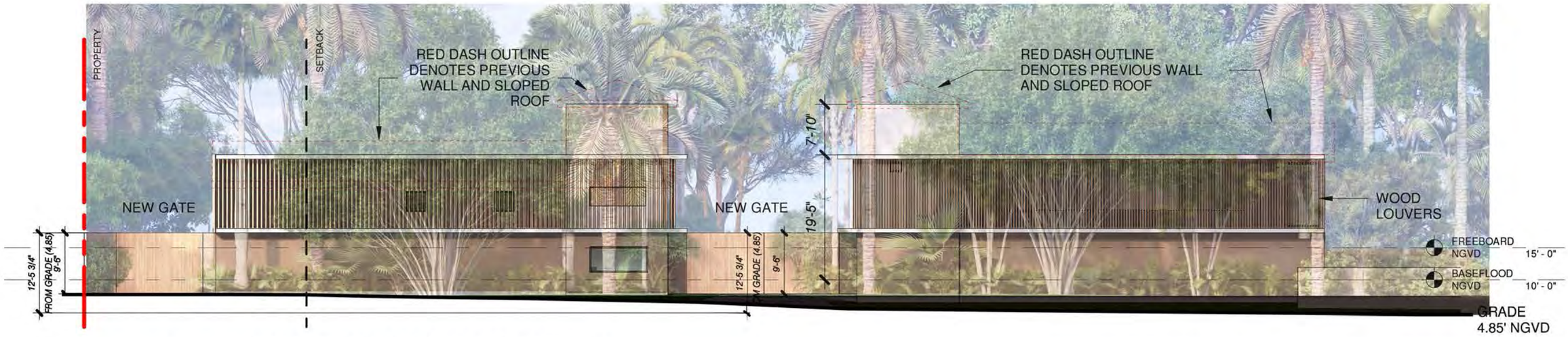
A9.2



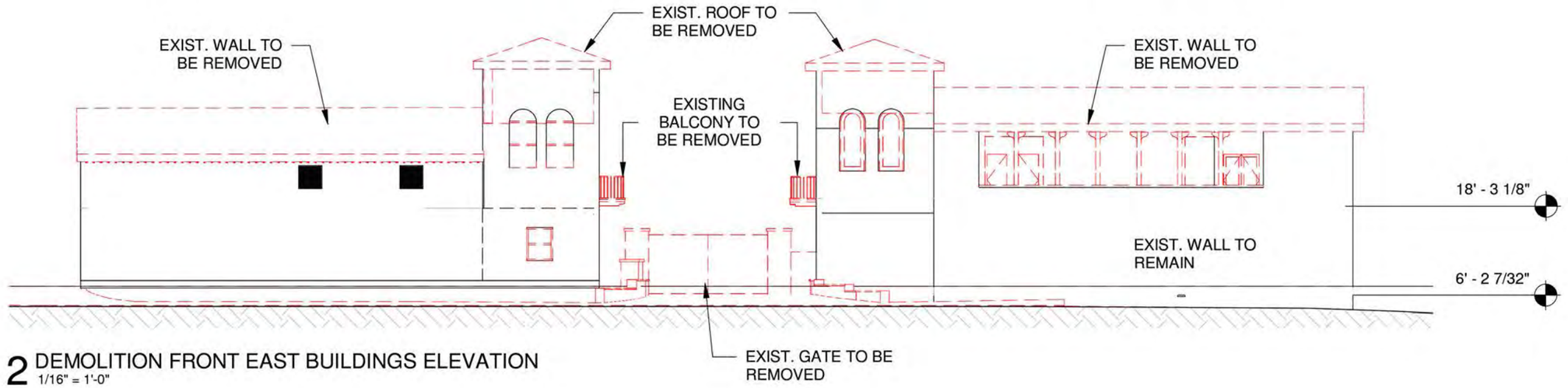




3 ELEVATION - CABANA
3/32" = 1'-0"



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

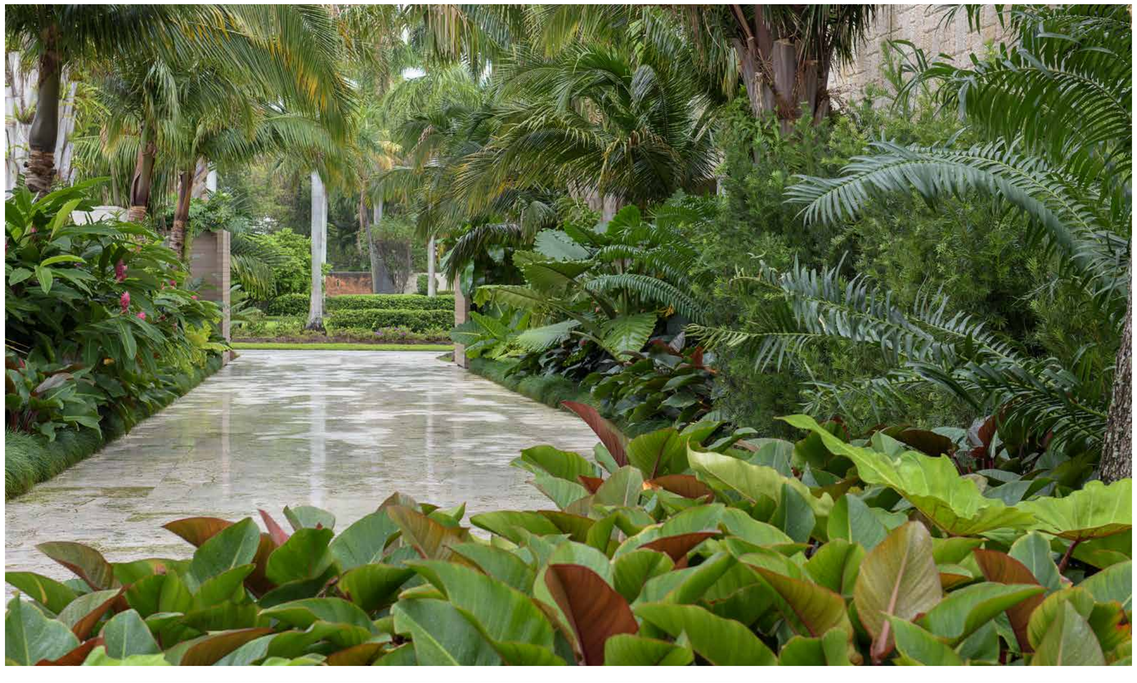


2 DEMOLITION FRONT EAST BUILDINGS ELEVATION
1/16" = 1'-0"





DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ







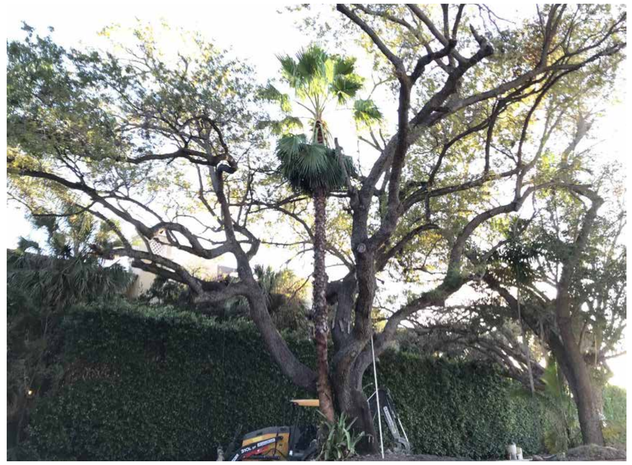




#530
Ficus benghalensis - Banyan



#61051-QVI-Quercus virginiana



#61016-QVI-Quercus virginiana



#61052-QVI-Quercus virginiana



#61000-KAF-Kigelia africana



#61010-PLL-Pseudobombax ellipticum



#61017-QVI-Quercus virginiana



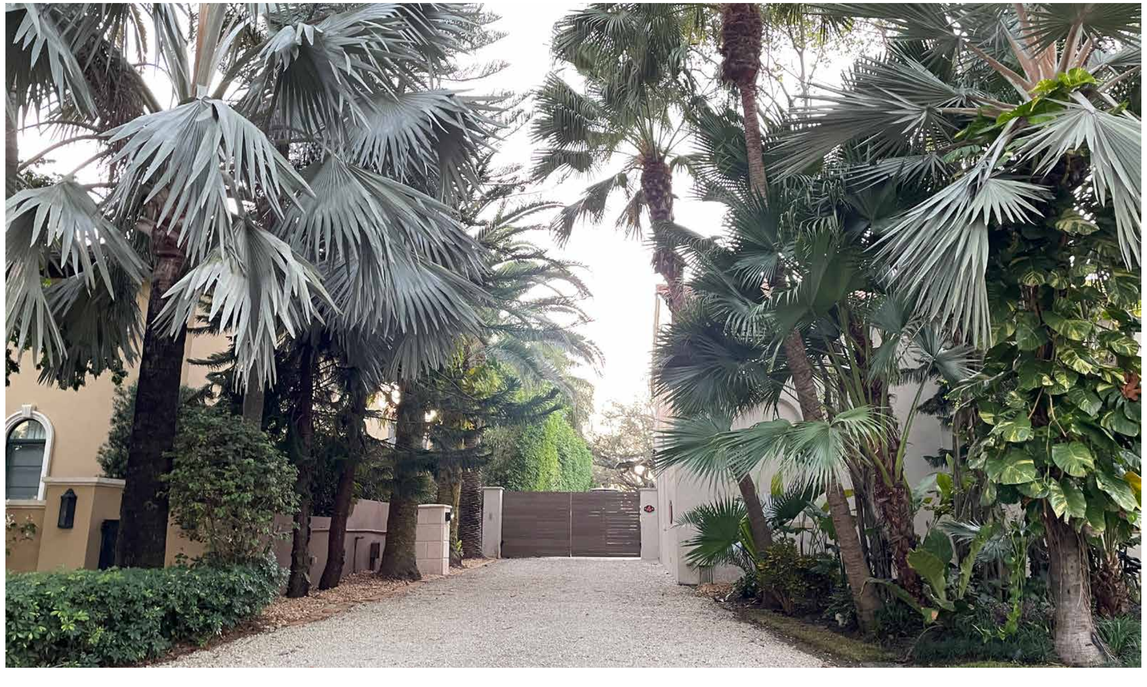
#61040-PPI-Pongamia pinnata



#61032-BSI-Bursera simaruba



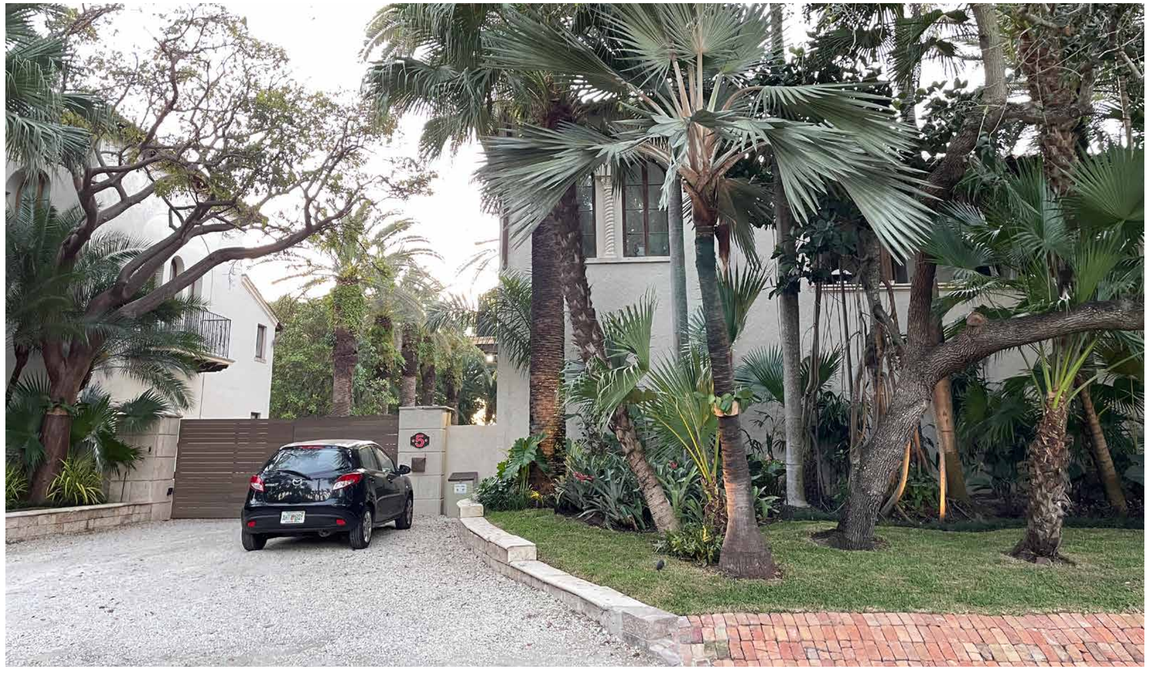
#61009-QVI-Quercus virginiana











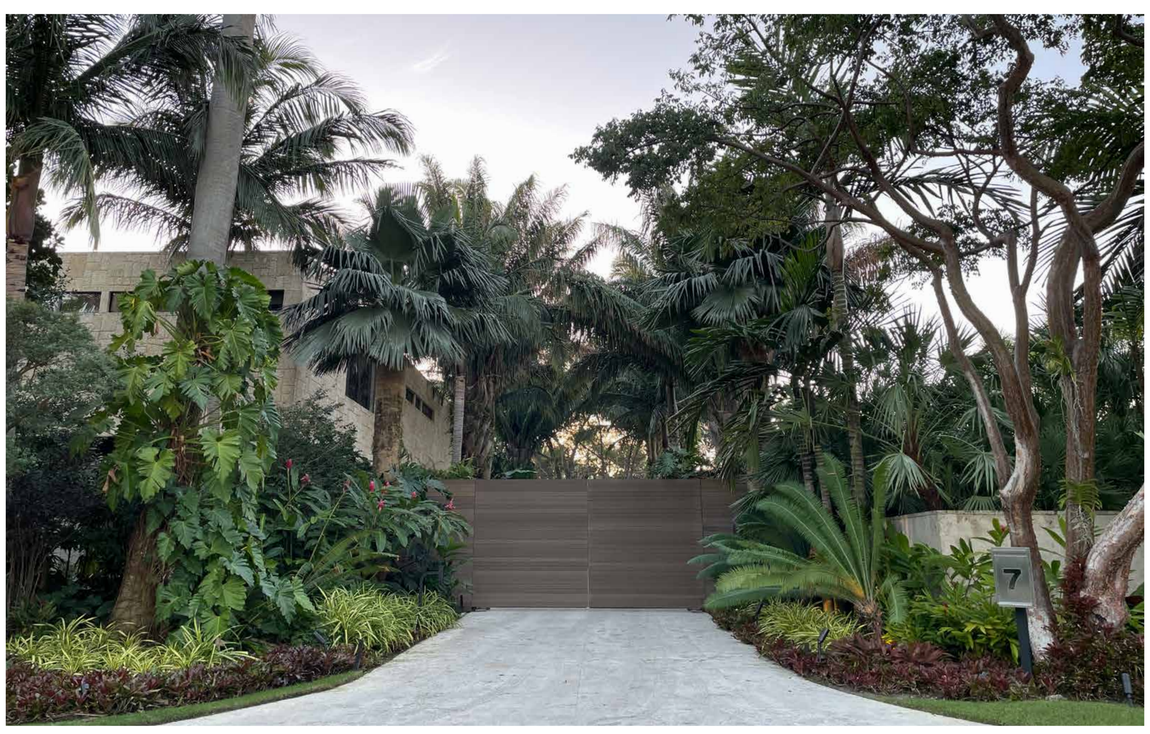











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