

NEW SINGLE FAMILY RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

22 STAR ISLAND DRIVE

MIAMI BEACH, FLORIDA

CLIENT

ARCHITECT

CONSULTANTS

LANDSCAPE

SCOPE OF WORK

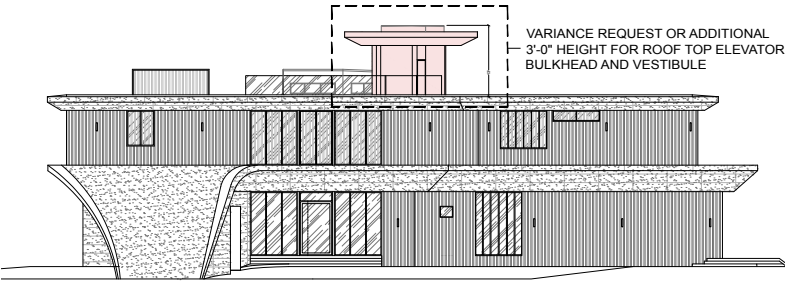
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
SUITE 506
MIAMI BEACH, FLORIDA 33139
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CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET #1106
MIAMI, FLORIDA 33138
O: 786.534.53271
WWW.CHRISTOPHERCAWLEY.COM

-MODIFICATION TO PREVIOUSLY PERMITTED TWO-STORY SINGLE RESIDENCE (DRB FILE No. 23089 AND PERMIT No B1506654); ENCLOSE INTERIOR COURTYARD WITH SKYLIGHT; VARIANCE FOR AN ADDITIONAL 3' HEIGHT FOR THE ROOFTOP ELEVATOR BULKHEAD AND VESTIBULE



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ZONING DATA SHEET

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	22 STAR ISLAND DRIVE, MIAMI BEACH FL			
2	Folio number(s):	02-4204-001-0191			
3	Board and file numbers :				
4	Year built:	2017	Zoning District:	RS-1	
5	Based Flood Elevation:	+10.0"NGVD	Grade value in NGVD:	5.51'	
6	Adjusted grade (Flood+Grade/2):	7.76FT	Free board:	N/A	
7	Lot Area:	58,906 SQ.FT			
8	Lot width:	100'	Lot Depth:	400'-0"	
9	Max Lot Coverage SF and %:	17,672 (30%)	Proposed Lot Coverage SF and %:	14,689 SF(24.9%) 14,687SQ.FT (24.9%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	0sf	
11	Front Yard Open Space SF and %:	692.61SQ.FT (64.57%)	Rear Yard Open Space SF and %:	8,465.96 SQ.FT (73.24%)	
12	Max Unit Size SF and %:	29,453SF (50%)	Proposed Unit Size SF and %:	24,801 SQ.FT (42.1%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	14,298 SQ.FT	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	10,503 SQ.FT (42.10%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,751.07 SF (16.67%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	N/A	31'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	106'-9"	N/A
20	Front Second level:	30'-0"	N/A	204'	N/A
21	Side 1(east):	4'-0"	N/A	4'-0"	N/A
22	Side 2(west):	15'-0"	N/A	25'-0"	N/A
23	Rear:	50'-0"	N/A	77'-1"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	19'-0"	N/A	29'-4"	N/A
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	

Notes:				
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If not applicable write N/A				
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All other data information should be presented like the above format			
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2 STAR ISLAND DRIVE
MANHATTAN, NEW YORK 10021
DOMO ARCHITECTS
150 EAST 57TH STREET, 10TH FLOOR
NEW YORK, NEW YORK 10022
TEL: 212 692 9200
WWW.DOMOARCHITECTS.COM

MIAMI BEACH, FLORIDA

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	22 STAR ISLAND DRIVE, MIAMI BEACH FL	
2	Folio number(s):	02-4204-001-0191	
3	Board and file numbers :		
4	Year built:	2017	Zoning District: RS-1
5	Based Flood Elevation:	+10.0"NGVD	Grade value in NGVD: 5.51'
6	Adjusted grade (Flood+Grade/2):	7.76FT	Free board: N/A
7	Lot Area:	58,906 SQ.FT	
8	Lot width:	100'	Lot Depth: 400'-0"
9	Max Lot Coverage SF and %:	17,672 (30%)	Proposed Lot Coverage SF and %:14,689 SF(24.9%) 13,204 SQ.FT (22.42%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 0sf
11	Front Yard Open Space SF and %:	692.61SQ.FT (64.57%)	Rear Yard Open Space SF and %: 8,465.96 SQ.FT (73.24%)
12	Max Unit Size SF and %:	29,453SF (50%)	Proposed Unit Size SF and %: 23,500.13 SQ.FT (39.89%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 12,869 SQ.FT
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) N/A
15		N/A	Proposed Second Floor Unit Size SF and % : 10,503 SQ.FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 1,751.07 SF (16.67%)

		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	N/A	31'-0"+13' ELEVATOR	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	106'-9"	N/A
20	Front Second level:	30'-0"	N/A	204'	N/A
21	Side 1(east):	4'-0"	N/A	4'-0"	N/A
22	Side 2(west):	15'-0"	N/A	25'-0"	N/A
23	Rear:	50'-0"	N/A	77'-1"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	19'-0"	N/A	29'-4"	N/A

27	Located within a Local Historic District?	no
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28	Designated as an individual Historic Single Family Residence Site?	no
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29	Determined to be Architecturally Significant?	no
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Notes:				
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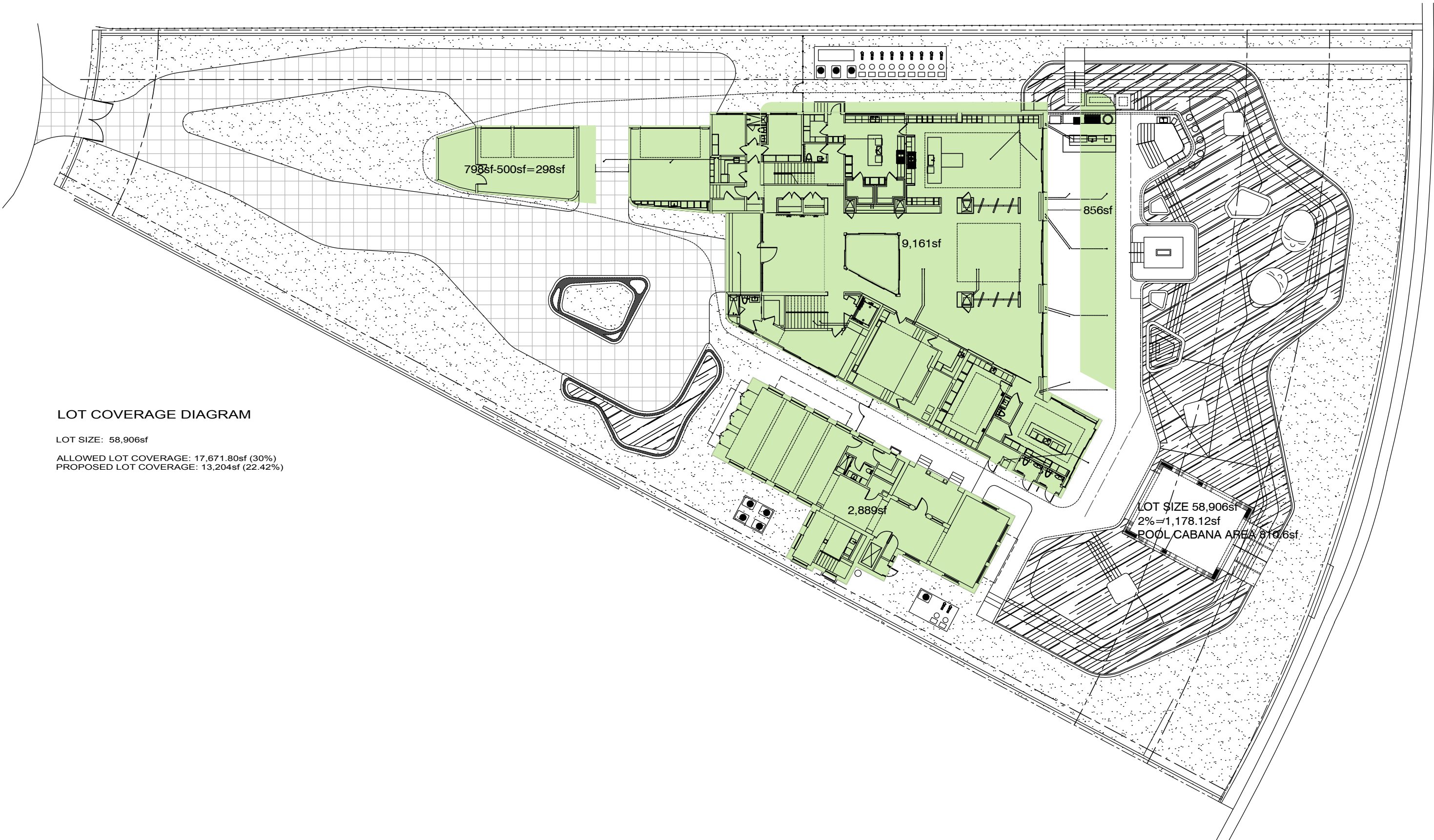
If not applicable write N/A				
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All other data information should be presented like the above format			
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TURE + DESIGN

ARCHITECTURE PLANNING

ZONING DIAGRAM - PROPOSED LOT COVERAGE



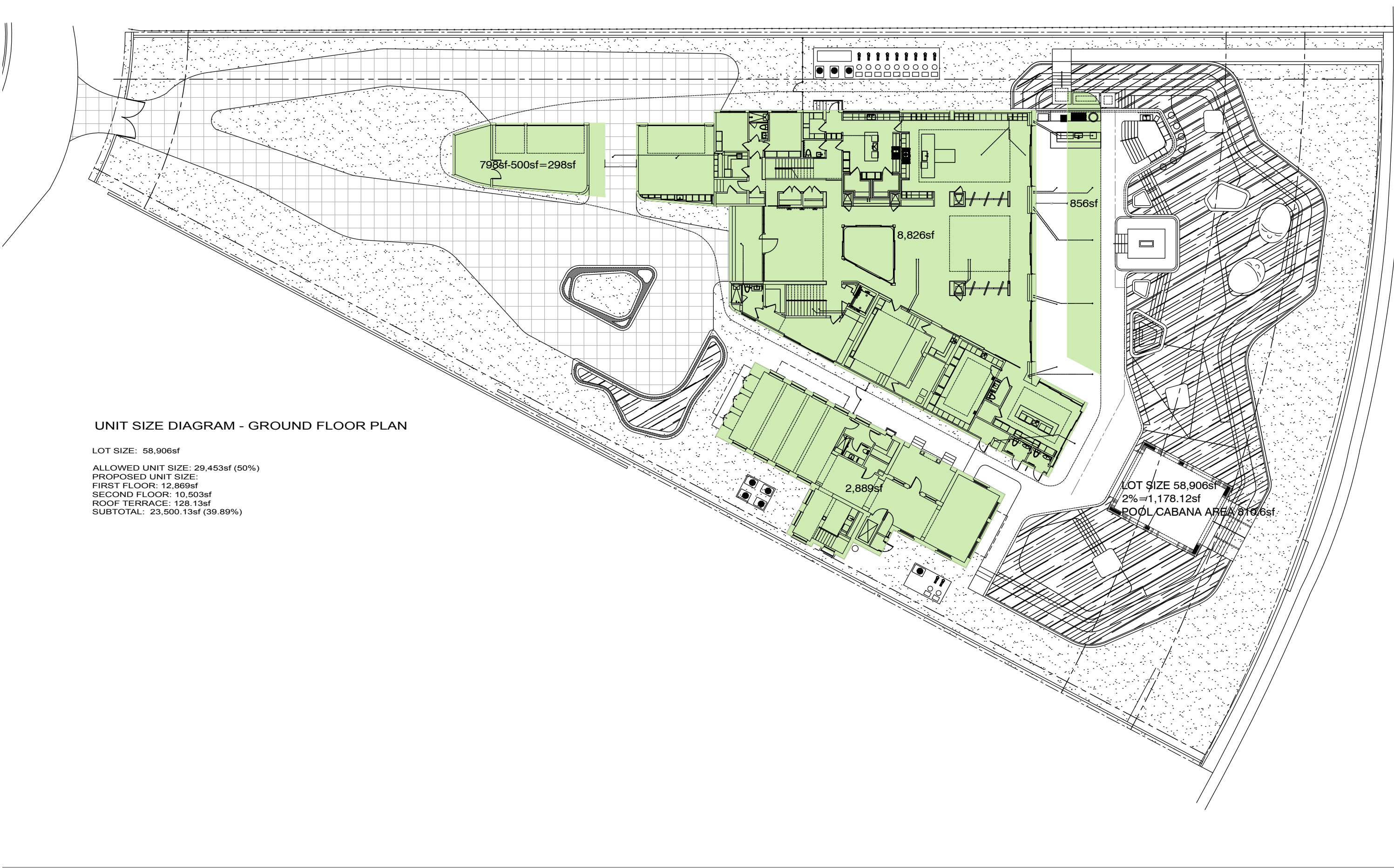
LOT COVERAGE DIAGRAM

LOT SIZE: 58,906sf

ALLOWED LOT COVERAGE: 17,671.80sf (30%)

PROPOSED LOT COVERAGE: 13,204sf (22.42%)

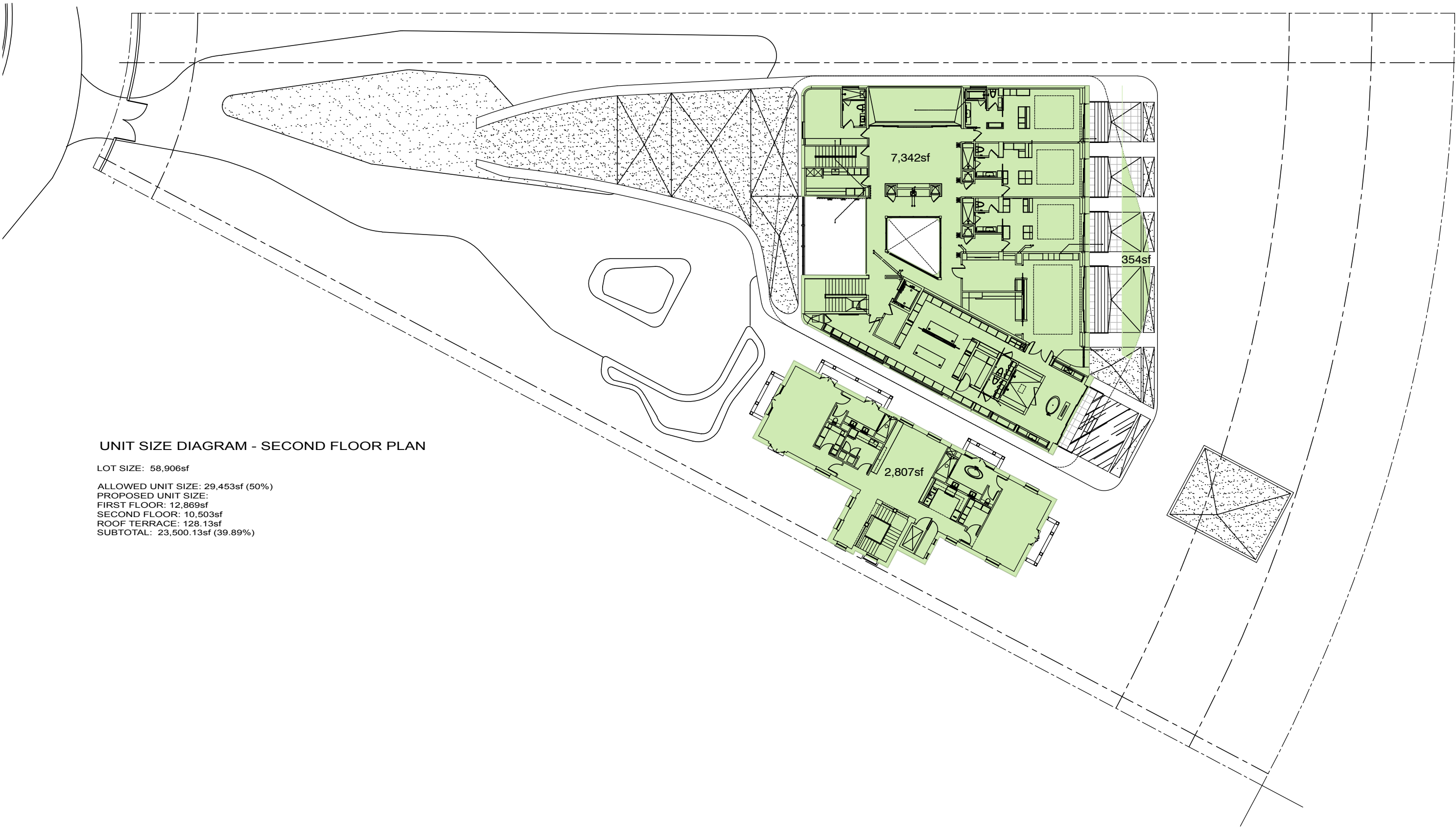
ZONING DIAGRAM - PROPOSED UNIT SIZE



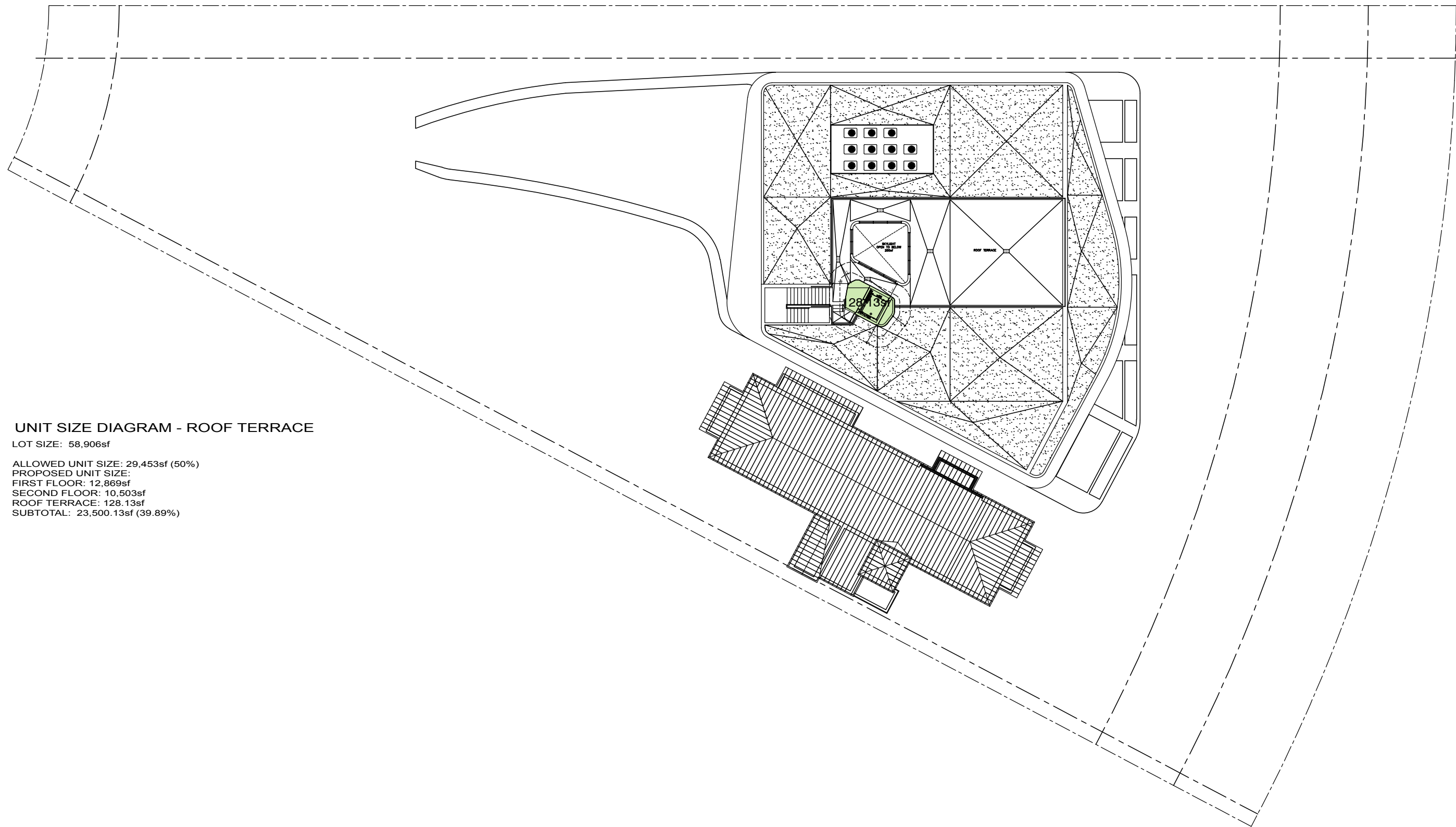
UNIT SIZE DIAGRAM - GROUND FLOOR PLAN

LOT SIZE: 58,906sf
ALLOWED UNIT SIZE: 29,453sf (50%)
PROPOSED UNIT SIZE:
FIRST FLOOR: 12,869sf
SECOND FLOOR: 10,503sf
ROOF TERRACE: 128.13sf
SUBTOTAL: 23,500.13sf (39.89%)

ZONING DIAGRAM - PROPOSED UNIT SIZE



ZONING DIAGRAM - PROPOSED UNIT SIZE



UNIT SIZE DIAGRAM - ROOF TERRACE

LOT SIZE: 58,906sf

ALLOWED UNIT SIZE: 29,453sf (50%)

PROPOSED UNIT SIZE:

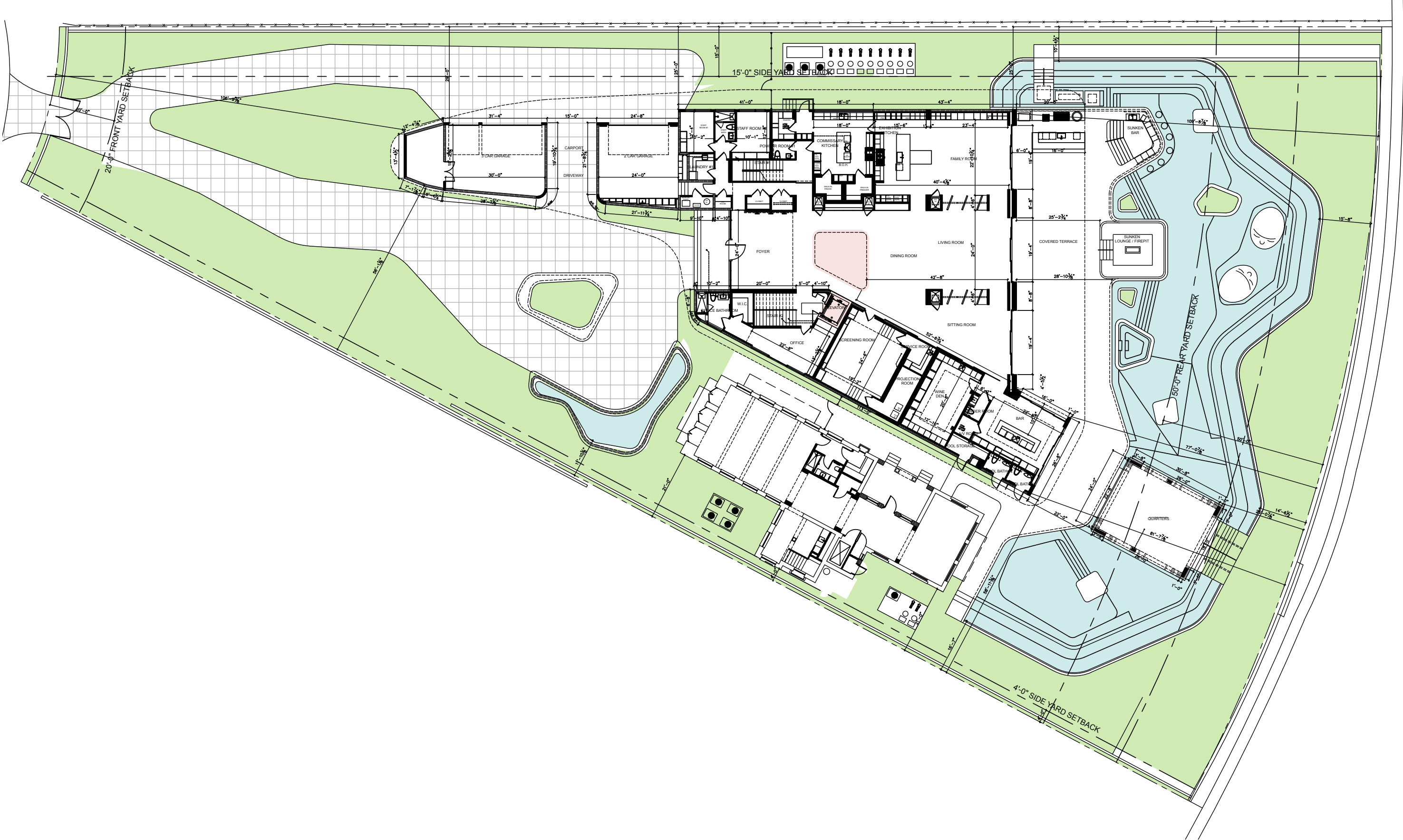
FIRST FLOOR: 12,869sf

SECOND FLOOR: 10,503sf

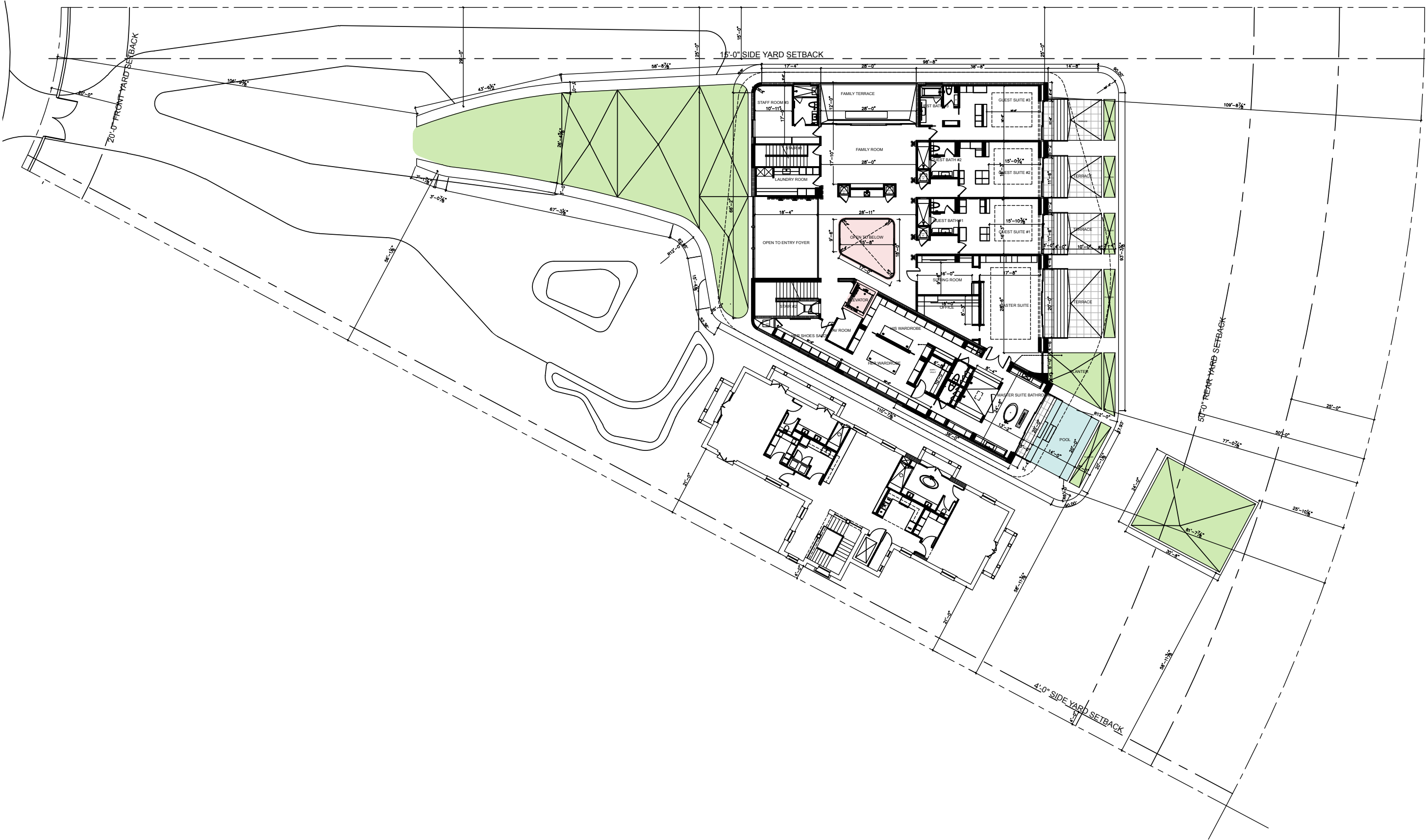
ROOF TERRACE: 128.13sf

SUBTOTAL: 23,500.13sf (39.89%)

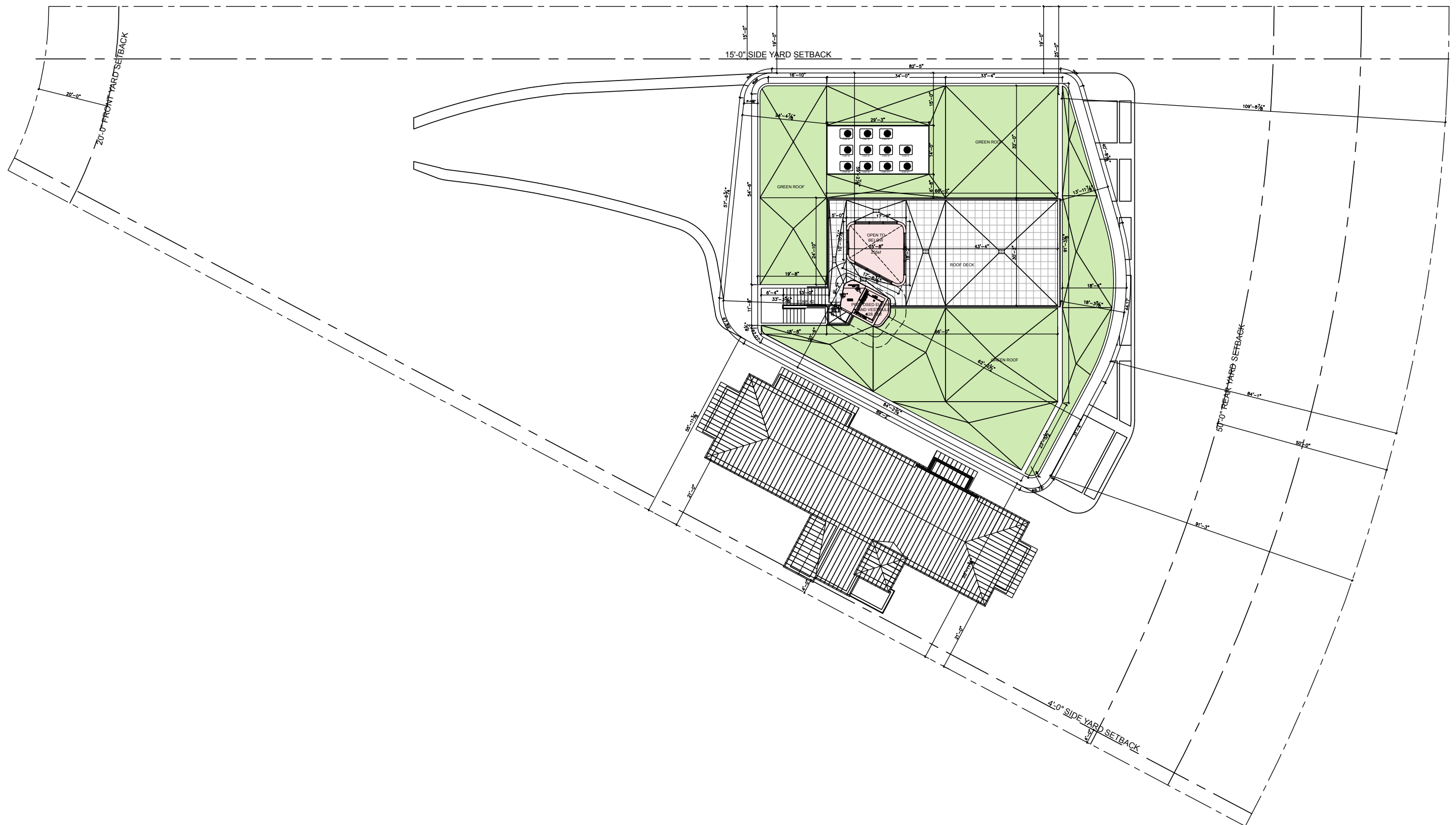
FIRST FLOOR PLAN - PROPOSED



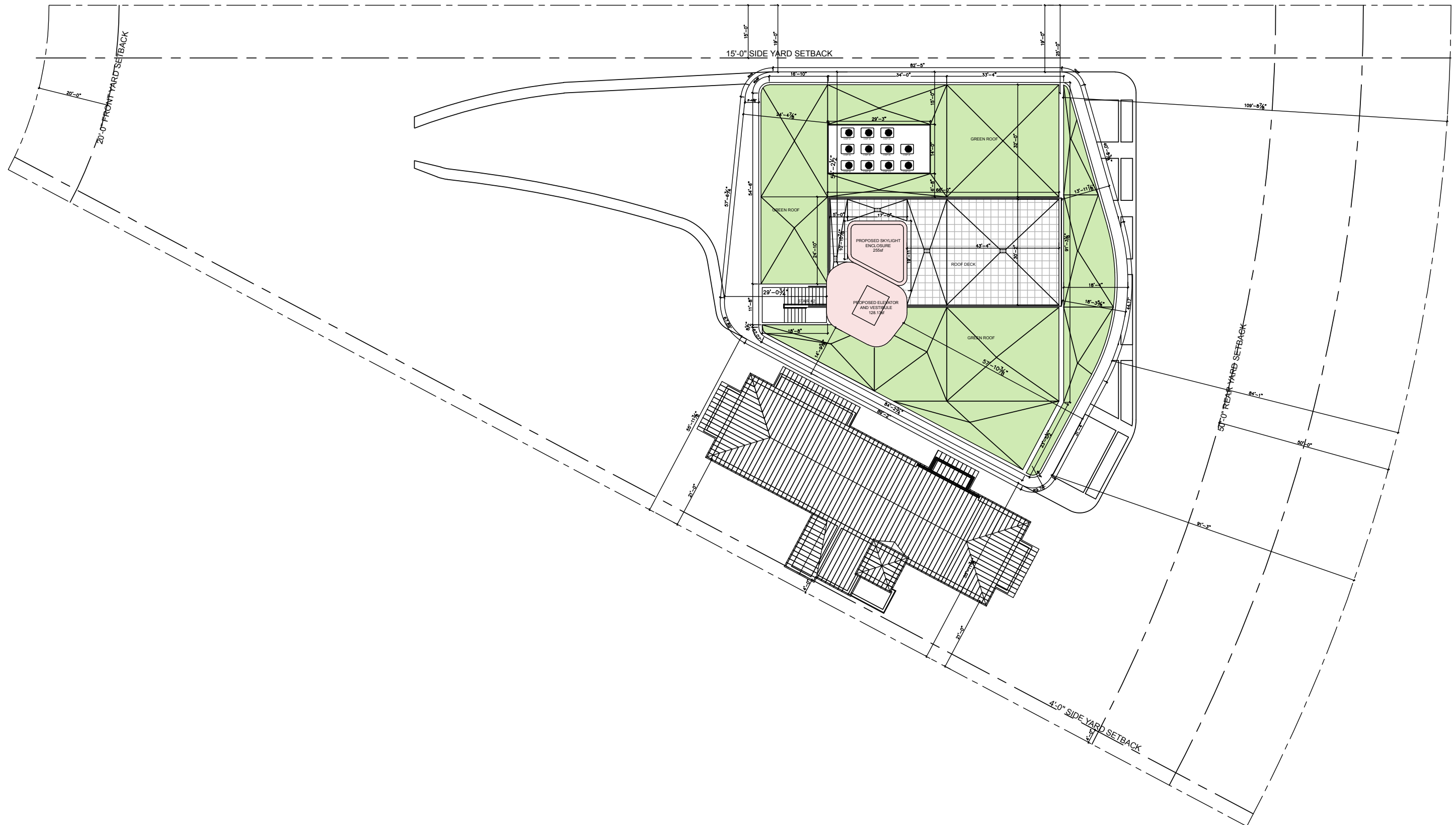
SECOND FLOOR PLAN - PROPOSED

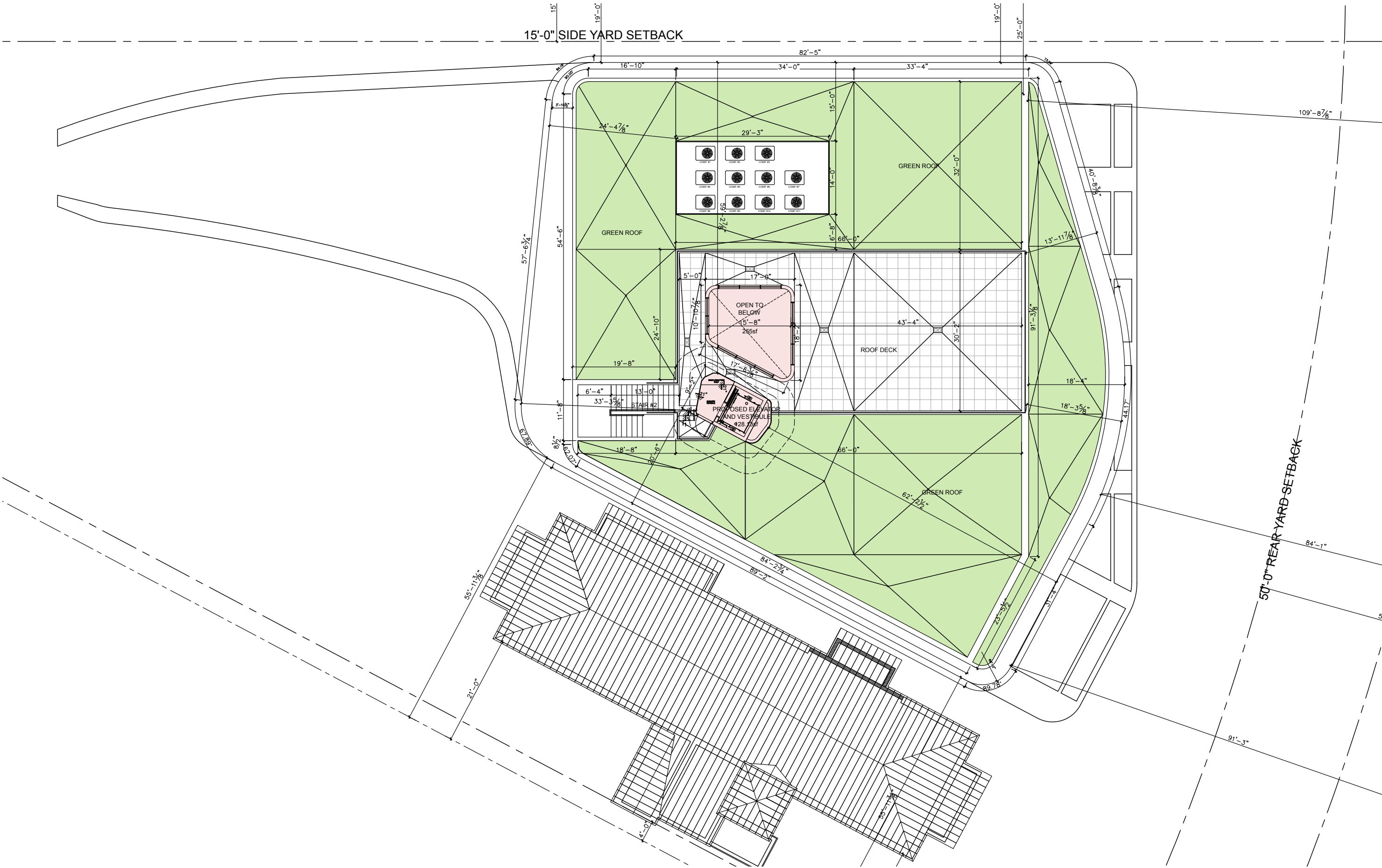


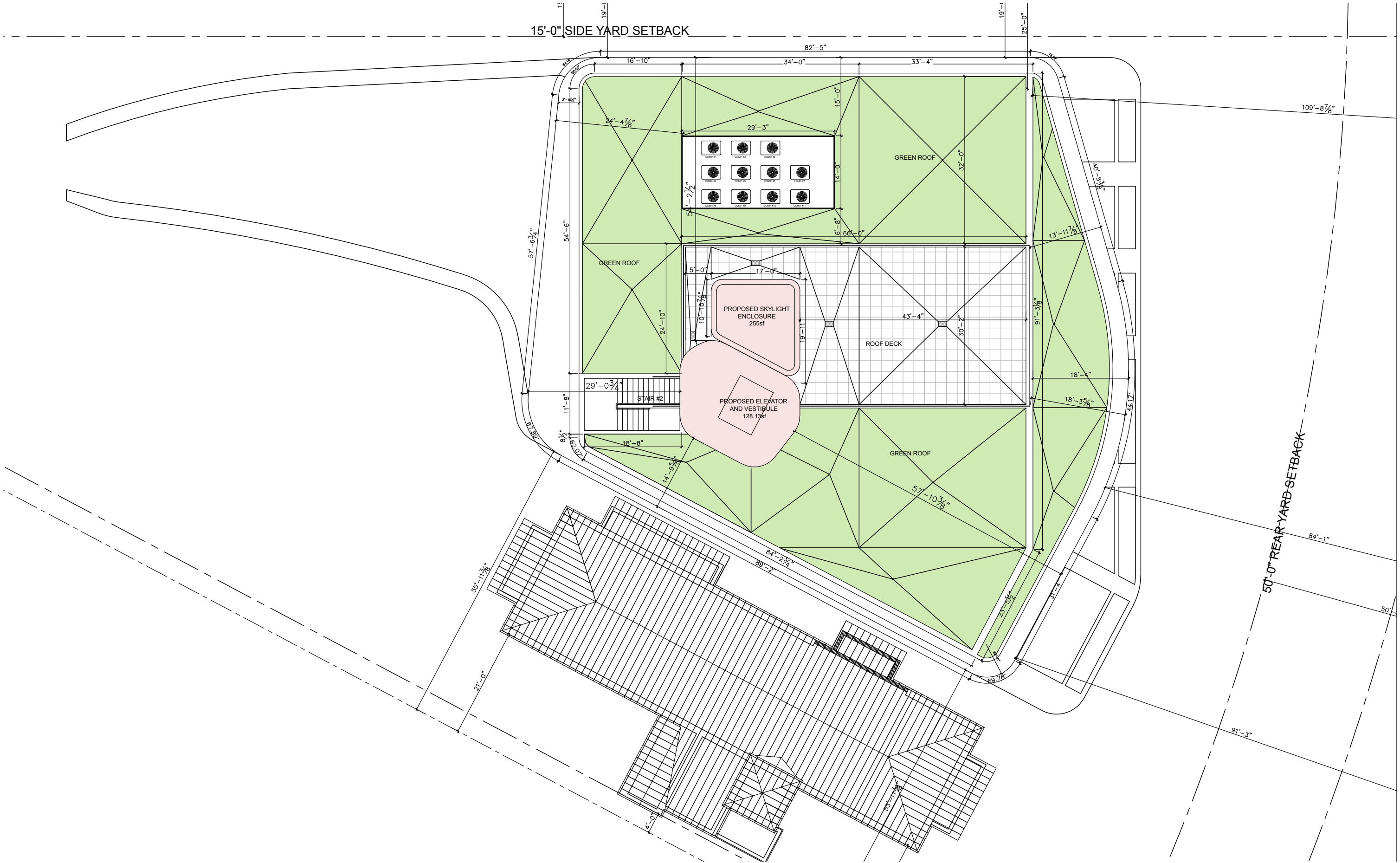
ROOF TERRACE - PROPOSED



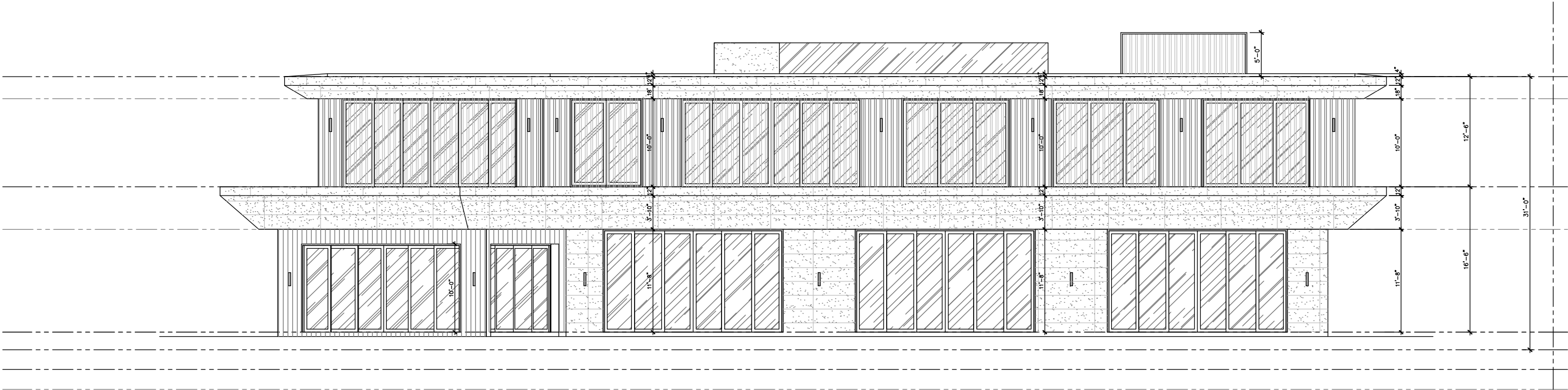
ROOF PLAN - PROPOSED



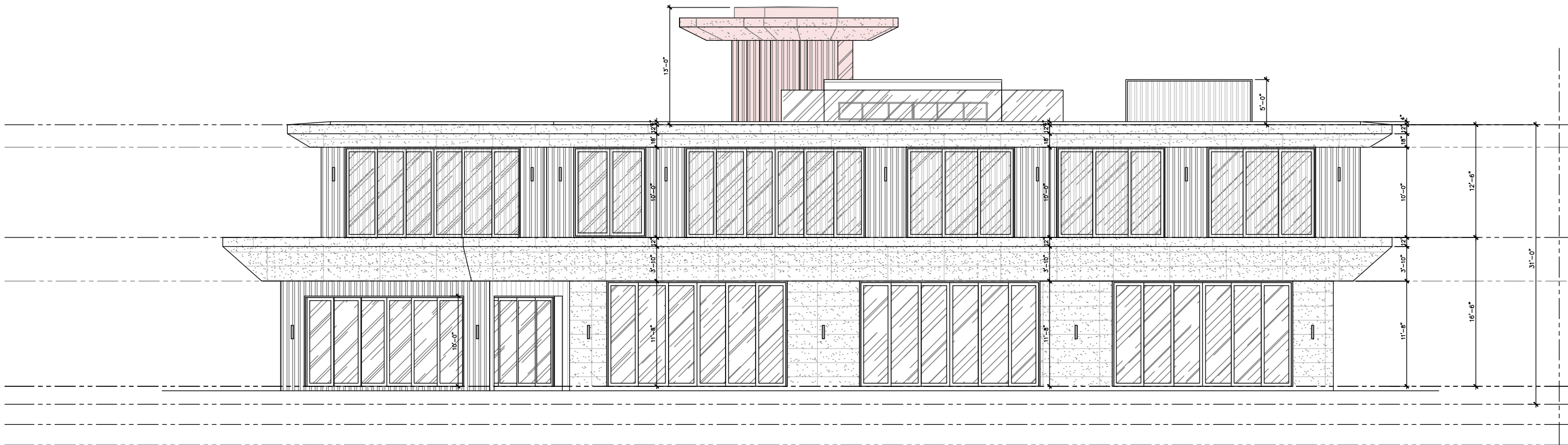




NORTH ELEVATION - PERMITTED AND PROPOSED

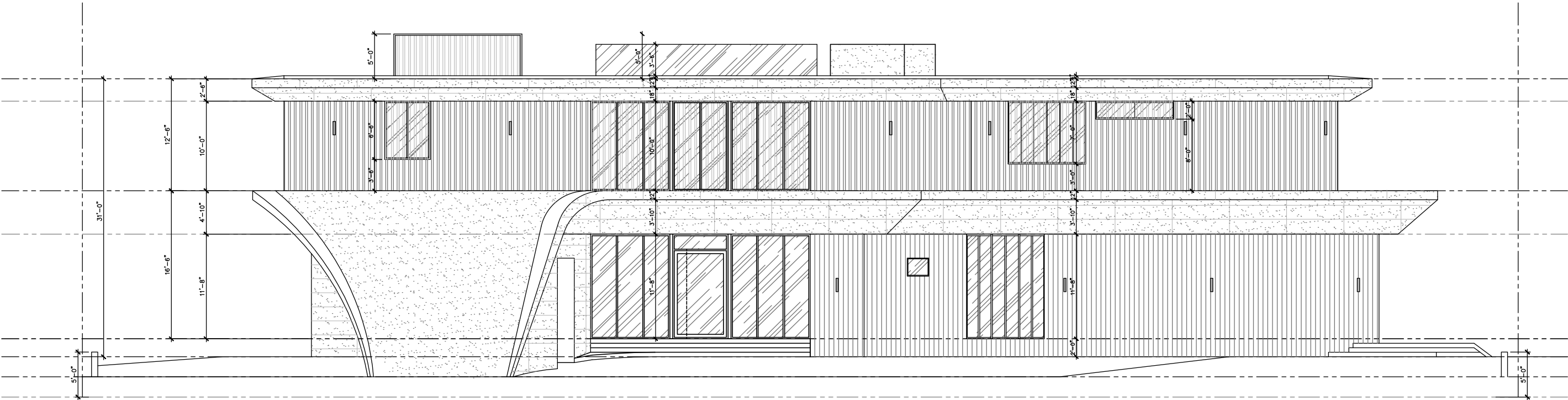


PERMITTED(B1506654)

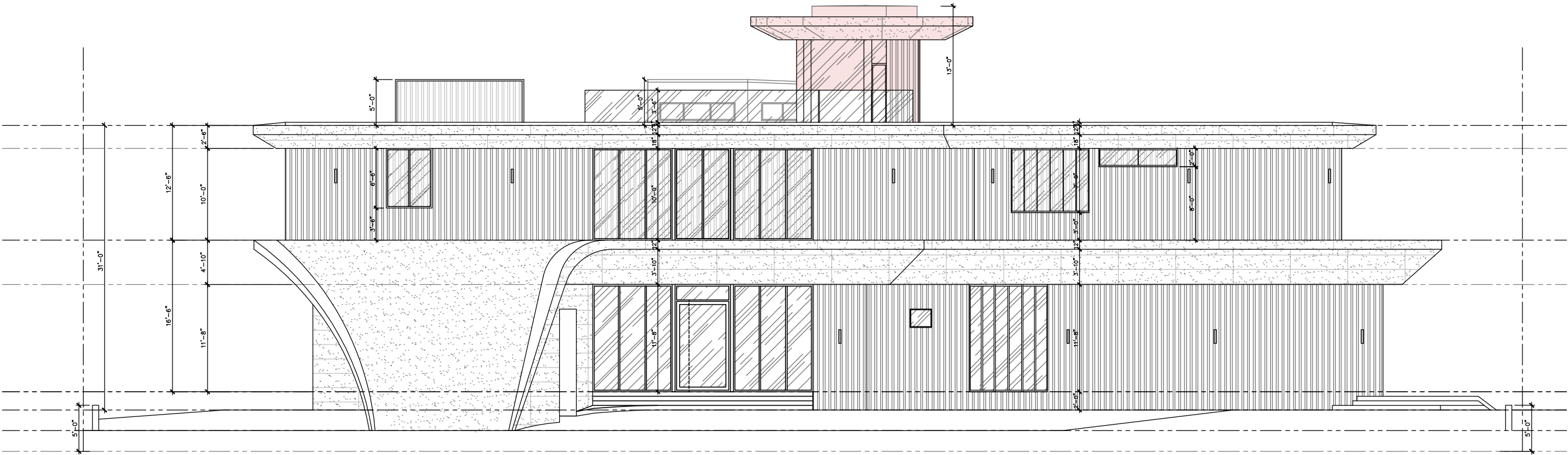


PROPOSED

SOUTH ELEVATIONS- PERMITTED AND PROPOSED

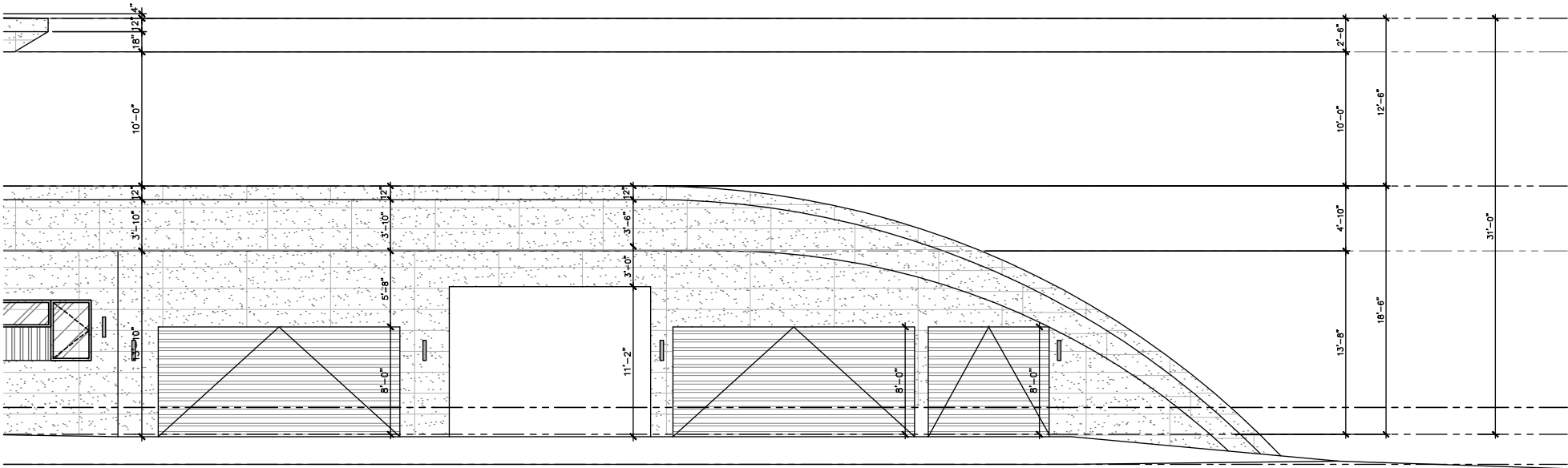
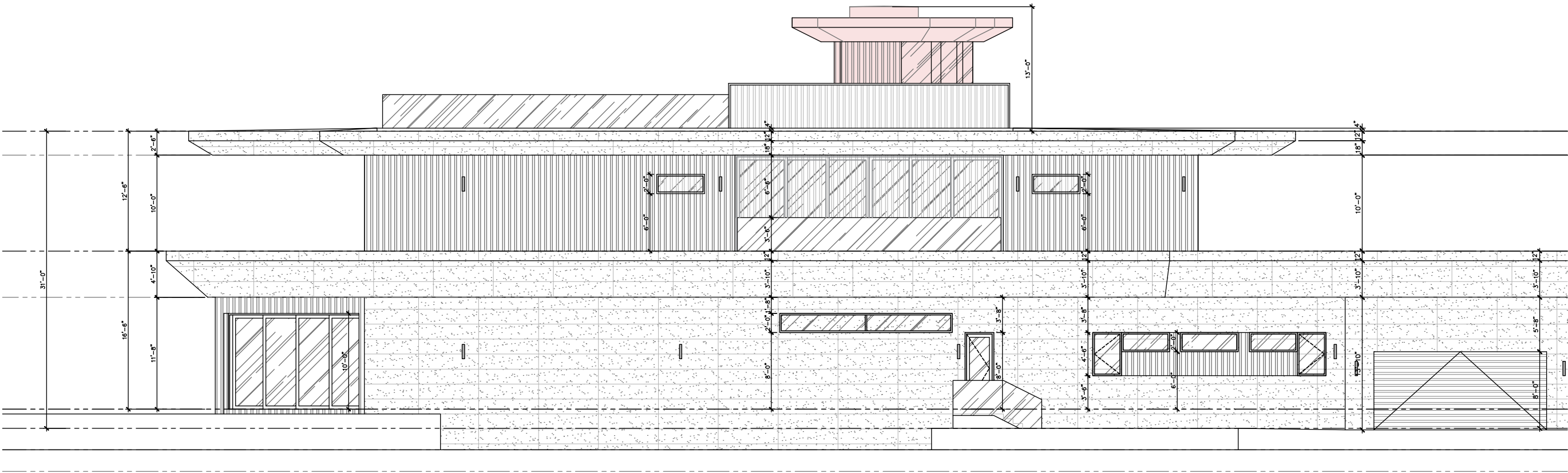


PERMITTED(B1506654)

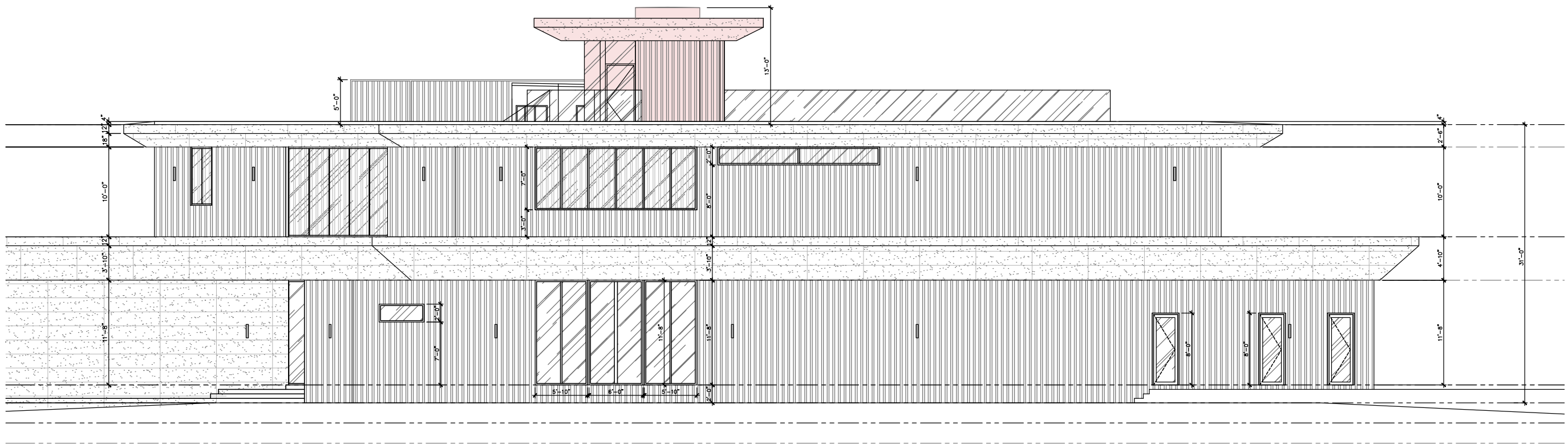


PROPOSED

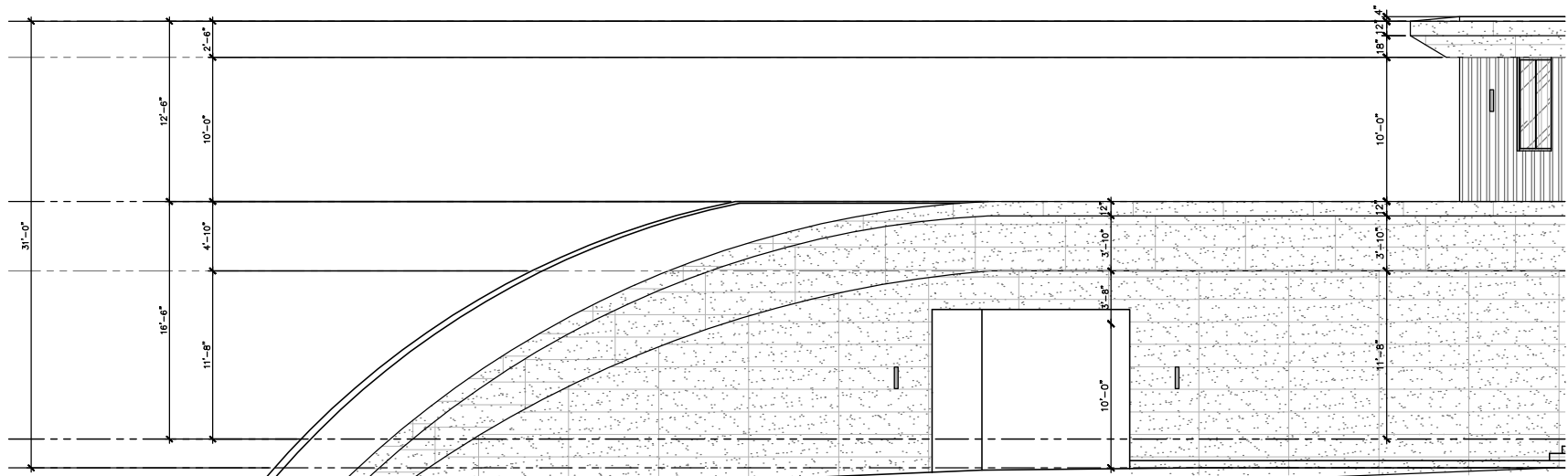
PROPOSED WEST ELEVATION



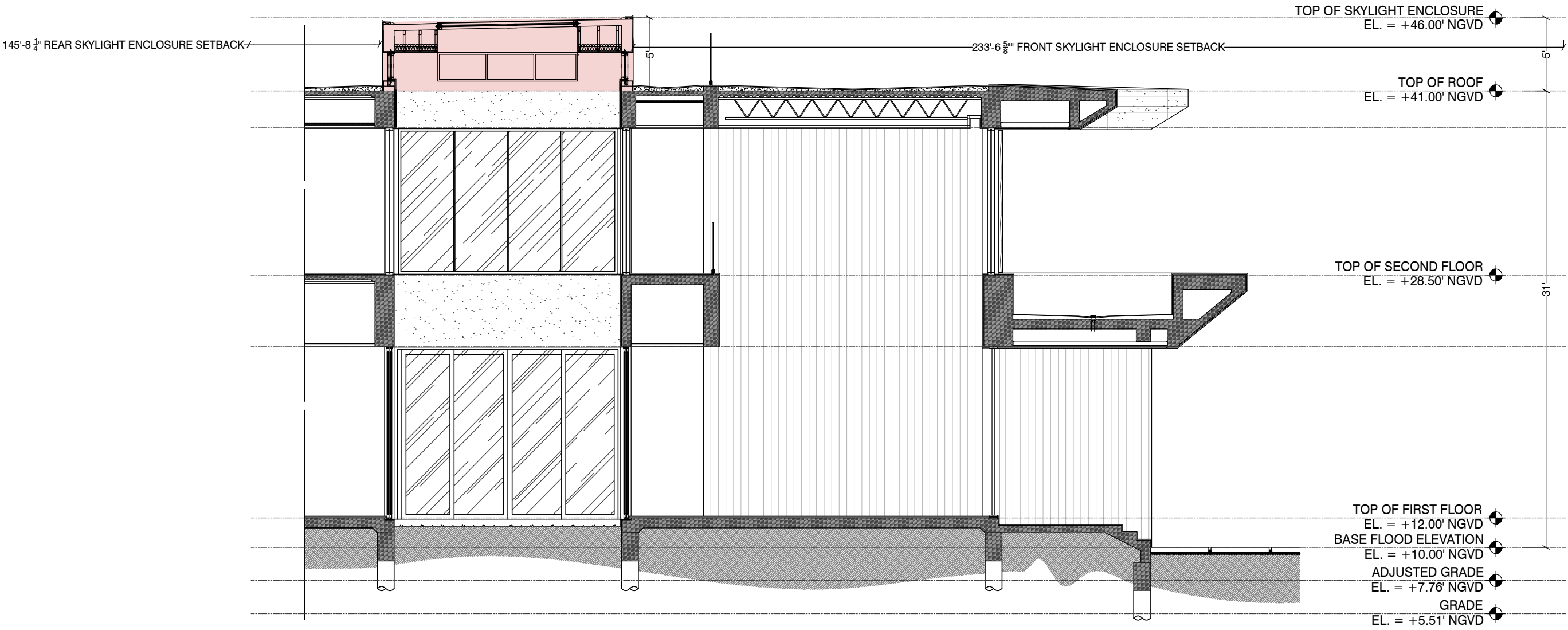
PROPOSED EAST ELEVATION



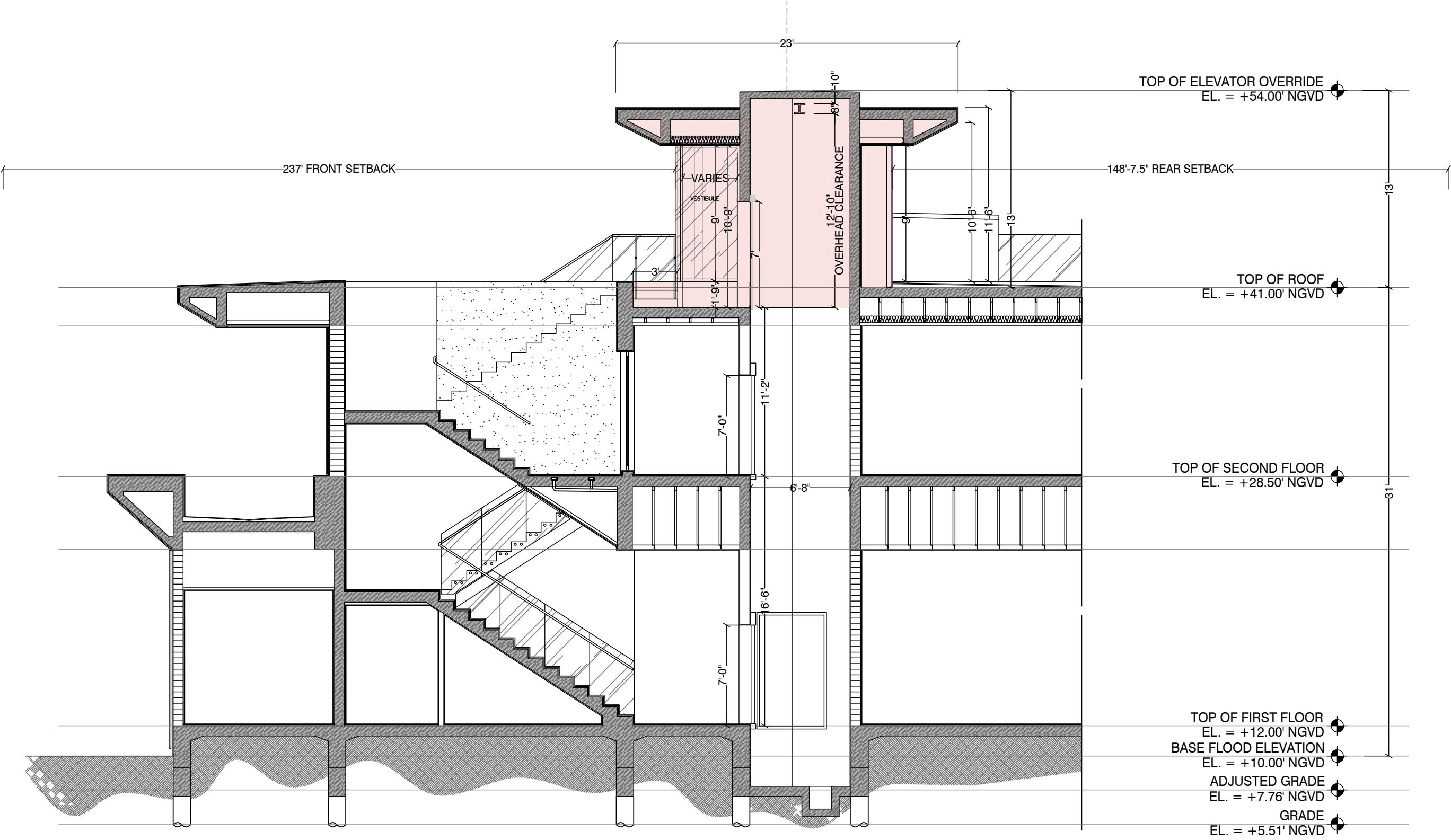
SIDE elevation EAST
SCALE: 3/16" = 1'-0"

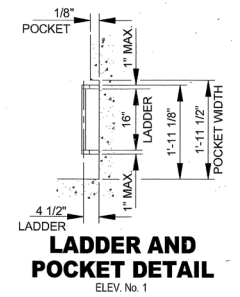
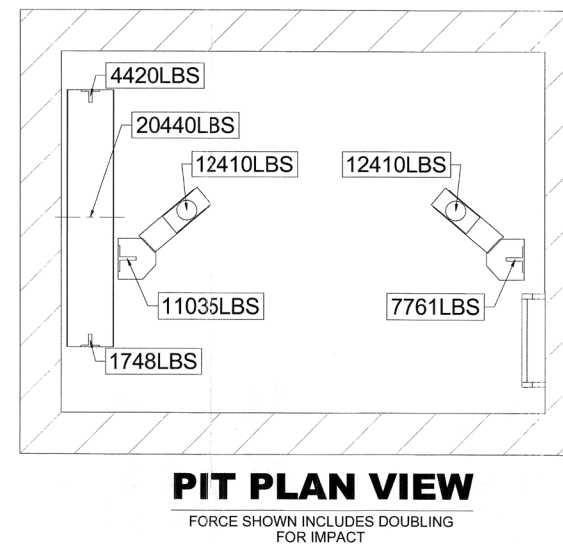
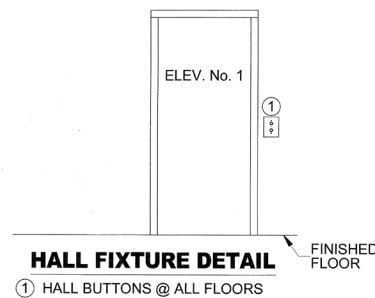
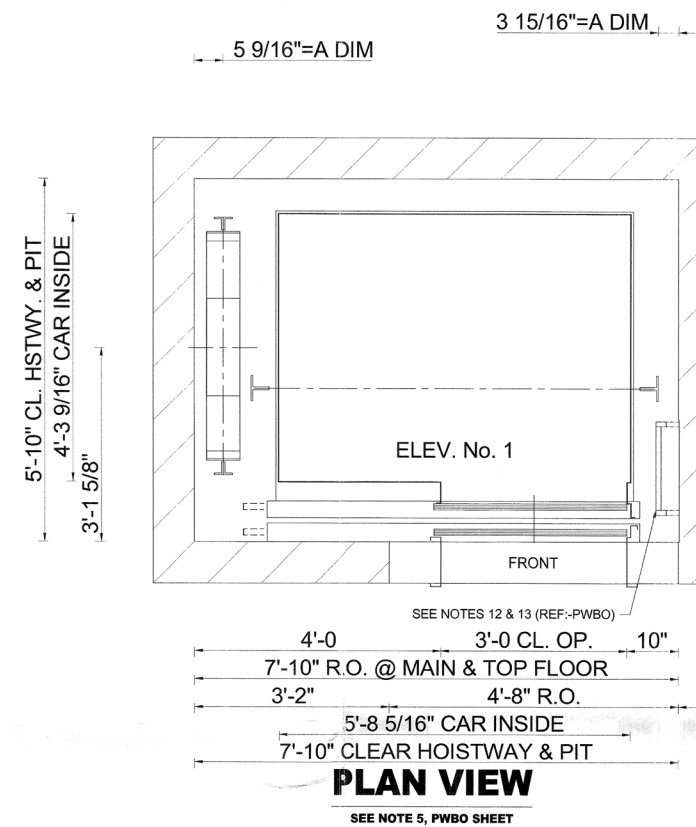


COURTYARD SECTION - PROPOSED



ELEVATOR SECTION - PROPOSED





APPROVED WITHOUT EXCEPTION

**KOBI KARC ARCHITECTURE
AND INTERIOR DESIGN INC.**

CHECKING IS ONLY FOR GENERAL CONFORMANCE
WITH THE DESIGN CONCEPT OF THE PROJECT AND
GENERAL CONSTRUCTION. THE INFORMATION
GIVEN IN THE CONTRACT DOCUMENTS,
ANY ACTION SHOULD BE SUBJECT TO THE
REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS
WHICH MAY BE DISCREPANCY AND CORRELATED
AT THE JOB SITE. FABRICATION PROCESSES AND
TECHNIQUES ARE CONSIDERED THE RESPONSIBILITY
OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND
THE SATISFACTORY PERFORMANCE OF HIS WORK.
THE CONTRACTOR IS NOT DEPENDENT UPON THE
ASSUMPTION OF LIABILITY FOR DEFICIENCIES FROM
THESE SPECIFICATIONS.

☒ NO DISCREPANCIES FOUND

☐ REUSE AND RESUBMIT

☐ MAKE CORRECTIONS NOTED;
RESUBMISSION IS NOT REQUIRED

☐ MAKE CORRECTIONS NOTED
SATISFACTORY REWORK REQUIRED

SIGNED: _____
DATED: 1-14-2016

NOTE A
THESE DIMENSIONS ARE BASED ON HOISTWAY SIZES SHOWN
& 30" INSERTS. IF EITHER OF THESE VARY, CONSULT THE
SALES REPRESENTATIVE.

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-PN**

BUILDING	Star Island Residence
----------	-----------------------

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

CONT. WITH Todd Glaser

OWNER

ARCHT. Kobi Karp Architecture

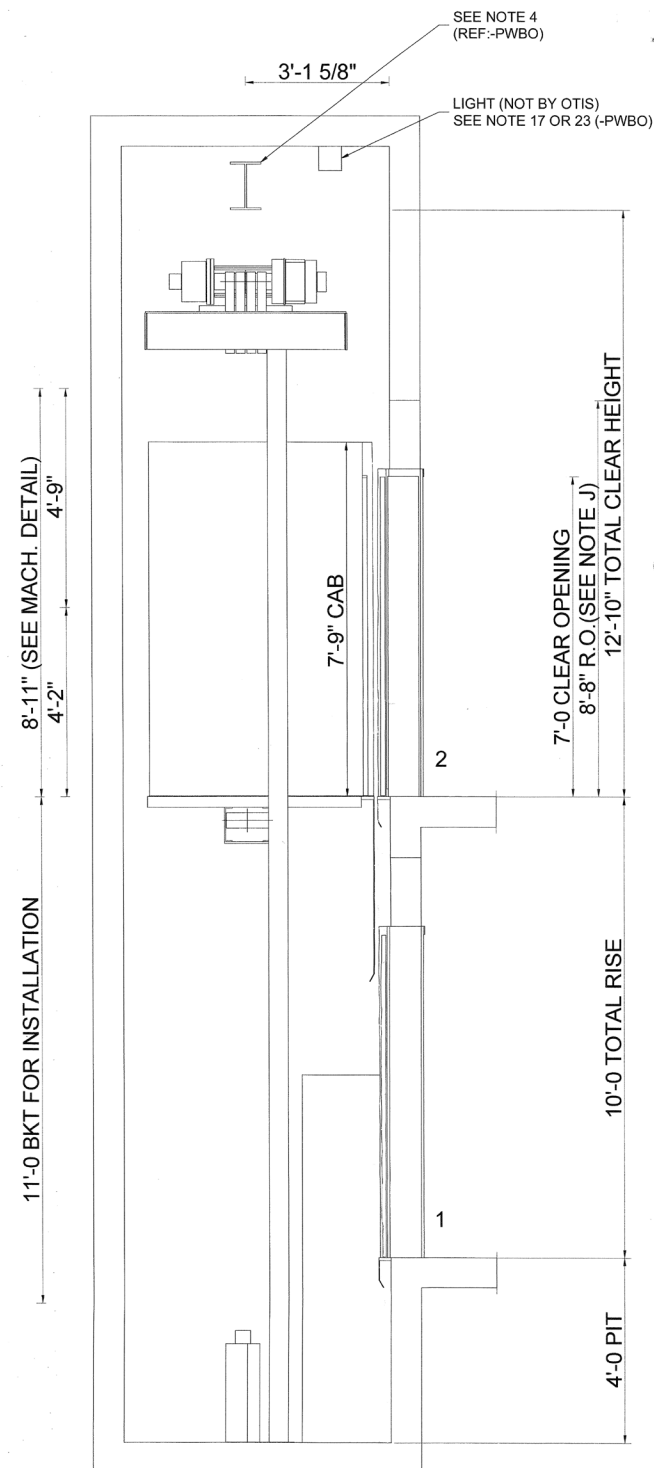
CONTRACT NO.

DIRECTIONAL ARROW
INDICATES NORTH

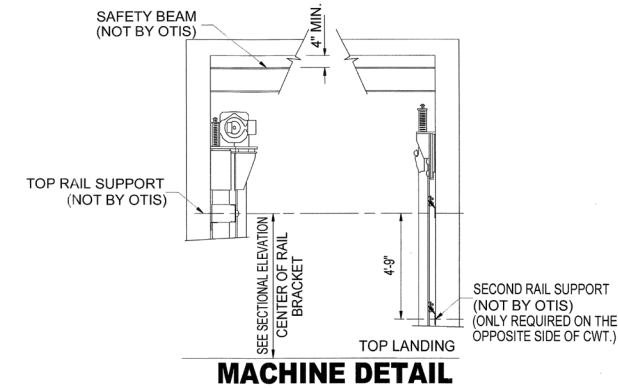
NOTE - DO NOT SCALE THIS DRAWING

REFER TO DWG'S. NO. G2S 2100-PWBO, G2S 2100-EL

EXPRESS DRAW: WEI



SECTIONAL ELEVATION



MACHINE DETAIL

RAIL FORCE & BRACKET SPACING DETAIL

SEE NOTES 6 & 7

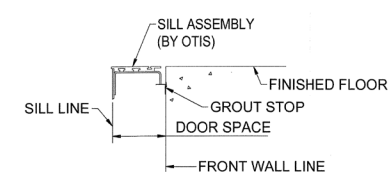
CAR	R1	367 lbs
	R2	54 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	1-1/2
CWT	R1	228 lbs
	R2	16 lbs
	MAXIMUM BRACKET SPACING	12' 0"
	RAIL SIZE	2

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".

TOP LANDING ENTRANCE REQUIREMENTS
(MUST BE LOCATED AT THE FRONT TOP ENTRANCE)




DETAIL "A" SILL SUPPORT

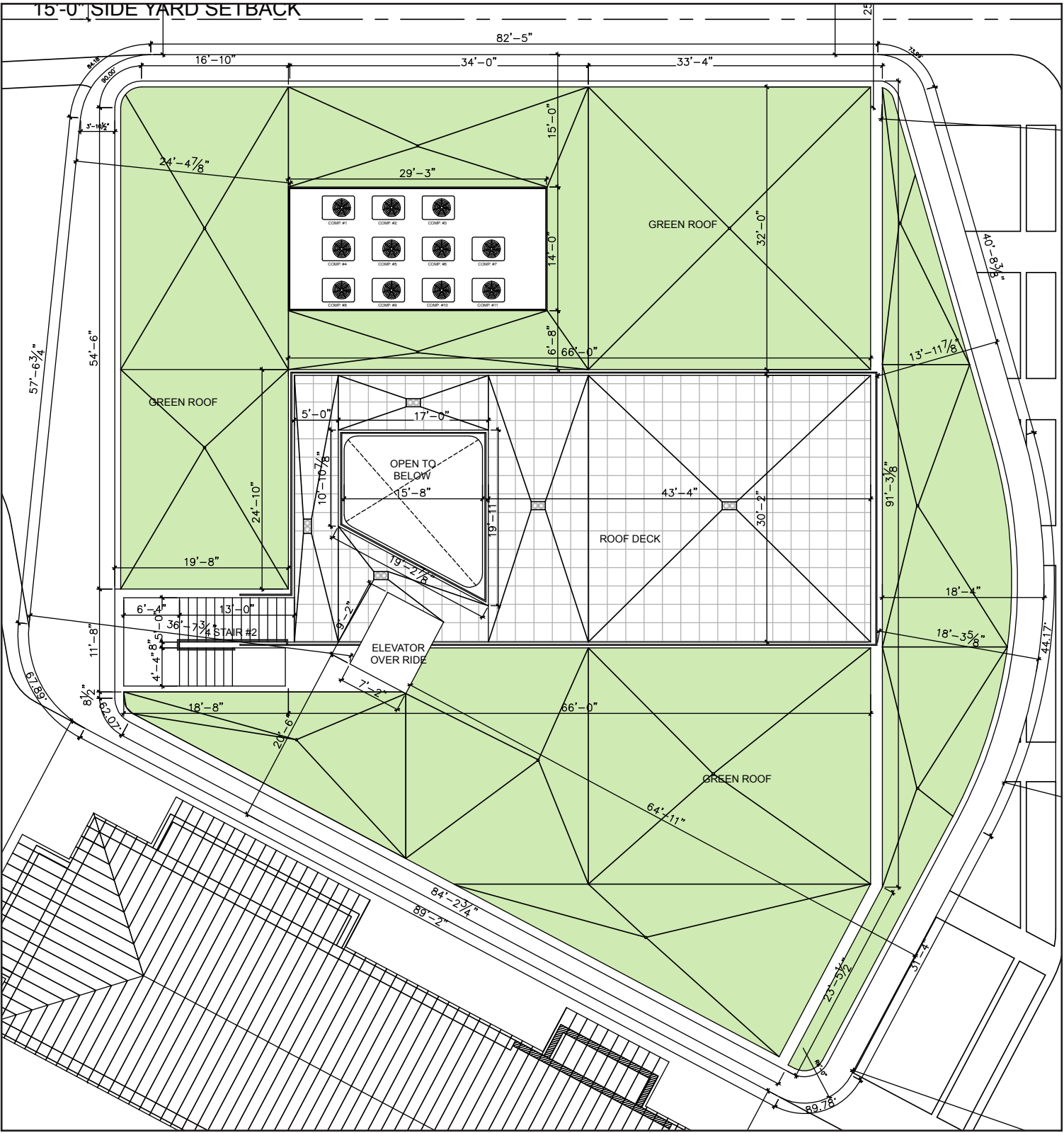
ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE ASSEMBLY REQUIRED. MUST WITHSTAND A HORIZONTAL PULL-OUT FORCE OF 140 LBS. @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET (NOT BY OTIS).

NOTE - DO NOT SCALE THIS DRAWING

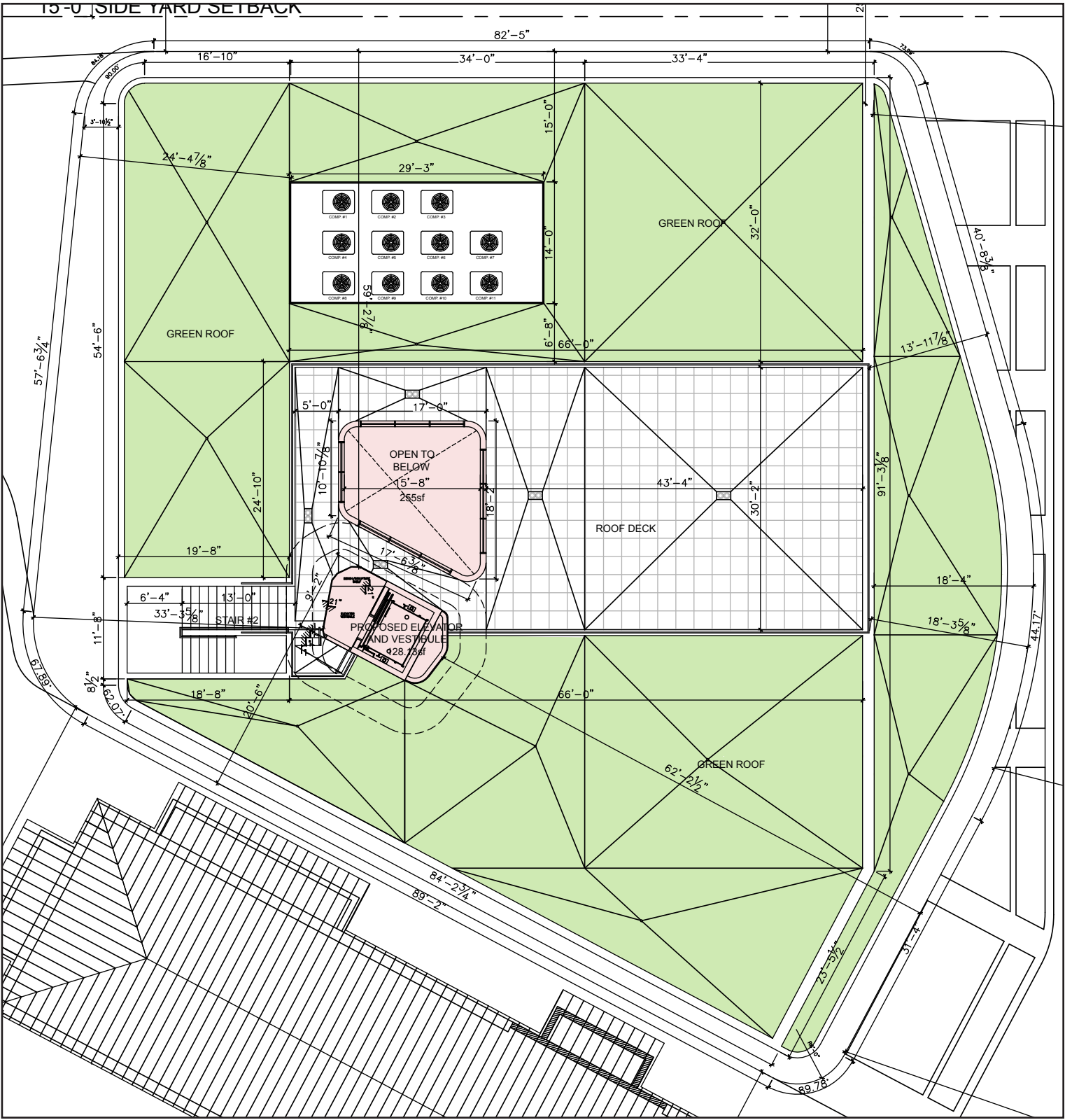
REFER TO DWG'S. NO. G2S 2100-PWBO, G2S 2100-PN

APPROVAL THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED	
SIGNED: _____	DATE: _____
<p>THIS WORK AND THE INFORMATION IT CONTAINS ARE THE PROPERTY OF OTIS ELEVATOR COMPANY ("OTIS"). IT IS DELIVERED TO OTHERS ON THE EXPRESS CONDITION THAT IT WILL BE USED ONLY FOR OR ON BEHALF OF OTIS; THAT NEITHER IT NOR THE INFORMATION IT CONTAINS WILL BE REPRODUCED OR DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF OTIS; AND THAT ON DEMAND IT AND ANY COPIES WILL BE PROMPTLY RETURNED TO OTIS.</p> <p>UNPUBLISHED WORK © OTIS ELEVATOR COMPANY 2004 ALL RIGHTS RESERVED.</p>	
<h1>Gen2®</h1> <p>2100# @ 150 F.P.M. SEISMIC 0/1</p>	
<div style="display: flex; align-items: center;"><div style="margin-left: 20px;"><h2>Otis</h2><p>A United Technologies Company</p></div></div>	
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.	

ENLARGED VARIANCE PLAN - ROOF TERRACE PLAN

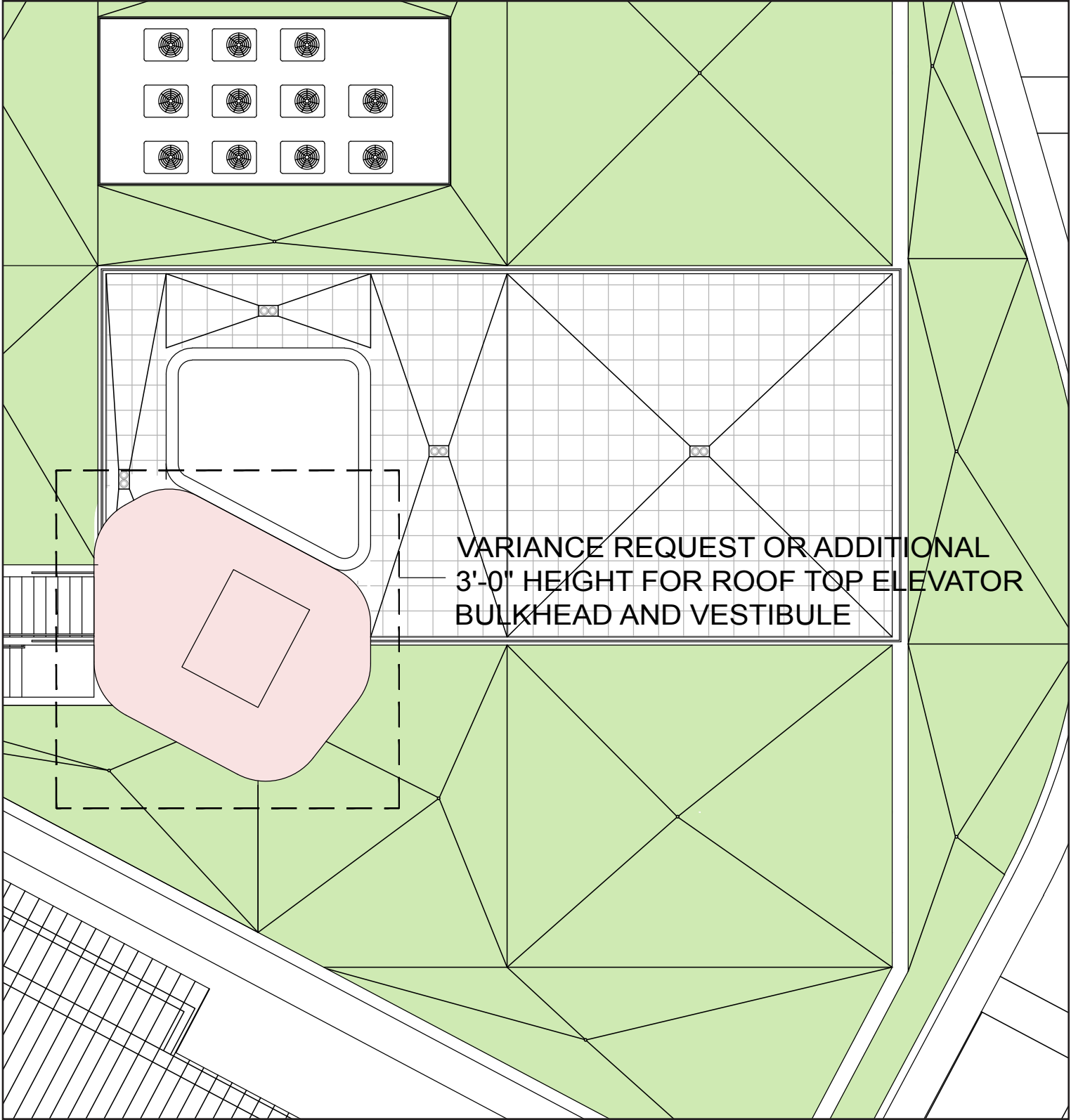
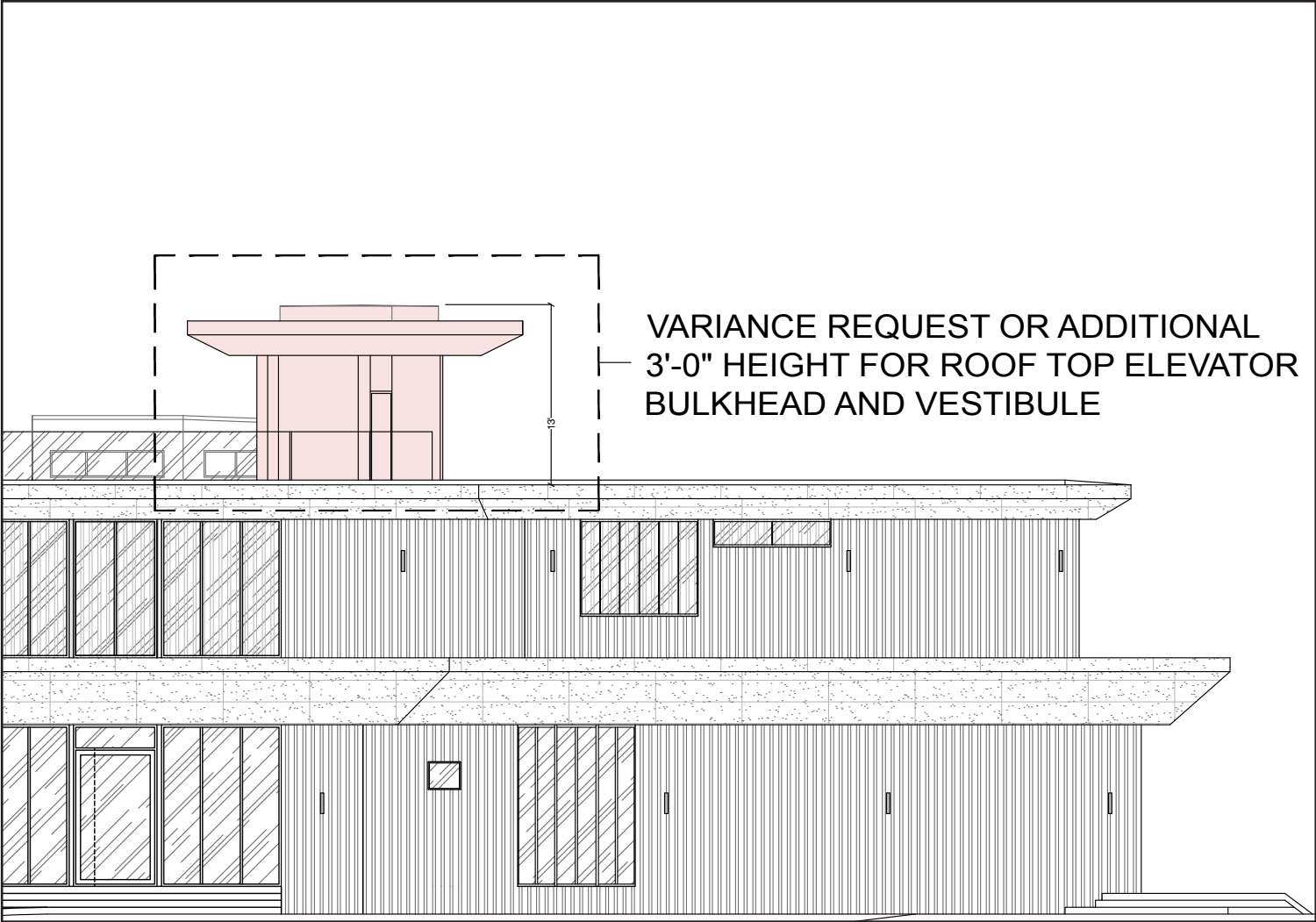


PERMITTED(B1506654)



PROPOSED

VARIANCE DIAGRAM



PERMITTED(B1506654)

PROPOSED