

PROPERTY LINE (700' - 0")

PROPERTY LINE (400' - 0")

PROPERTY LINE (400' - 0")

REAR SETBACK 50' - 0"

TWO STORY FRONT SETBACK 30' - 0"

PROPERTY LINE (700' - 0")

**VARIANCE #7**  
**WIDTH OF DRIVEWAYS**

ALLOWED:  
Section 7.2.2.3.b.12.G.III

The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.  
700'-0" X .30 = 210'-0" (30%) MAX TOTAL WIDTH ALLOWED

**PROPOSED:**

Driveway 1 and 4 = 18'-0" wide  
Driveway 2 and 3 = 25'-0" wide  
25'-0" - 18'-0" = 7'-0" (VARIANCE)  
18'-0" + 25'-0" + 25'-0" + 18'-0" = 86'-0" (12.28%) PROPOSED TOTAL WIDTH

209.84 SF

209.84 SF

1 VARIANCE DIAGRAM #7 WIDTH OF DRIVEWAYS  
1" = 50'-0"

**BOA**  
**SUBMITTAL**

**PROJECT TEAM**

ARCHITECT OF RECORD  
**STUDIO Mc+G**  
ARCHITECTURE  
7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND**  
ARCHITECTURE  
51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

STRUCTURAL ENGINEER  
**Silman**

32 Old Slip, 10<sup>th</sup> Floor New York, NY 10005  
312.682.6301

MEP ENGINEER  
**JBB**  
Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

LANDSCAPE ARCHITECT  
**CCLA**  
Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33188  
786.536.2961

PROJECT NUMBER  
**2201**

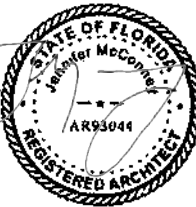
PROJECT NAME  
**PRIVATE**  
**RESIDENCE**

**8 - 14 STAR ISLAND**  
**DRIVE MIAMI BEACH,**  
**FL. 33139**

**DRAWING**

**VARIANCE**  
**DIAGRAM #7**  
**DRIVEWAYS**

**DIGITAL SEAL**



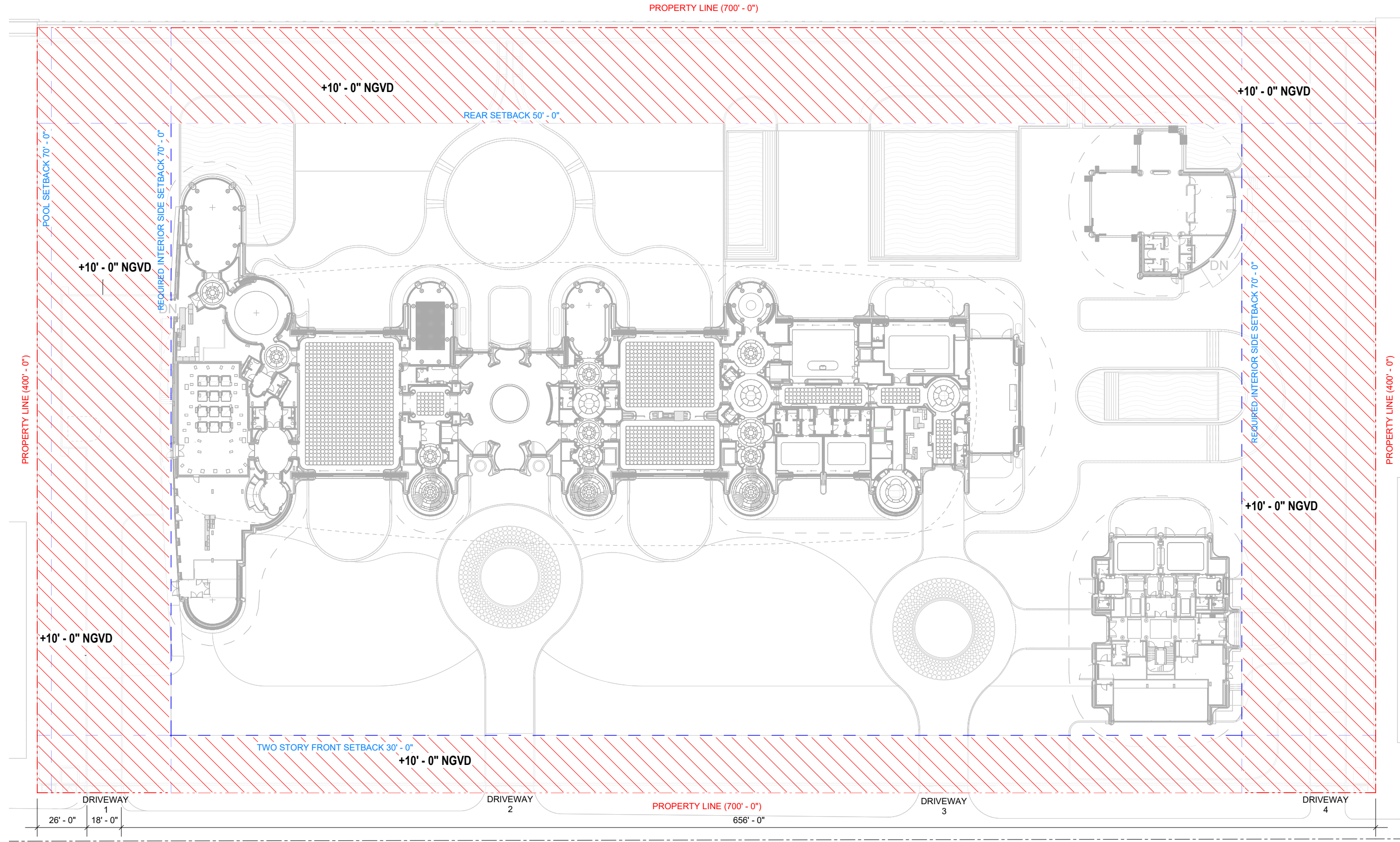
JENNIFER McCONNIEY  
FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS		
REV	DESCRIPTION	DATE

Scale: 1" = 50'-0"  
Drawn: CA  
Check: PDC/JMcG  
Date: 12/15/24

SHEET NUMBER

**A0.37**



**VARIANCE #8**  
**MAXIMUM YARD ELEVATION**

ALLOWED:  
Section 7.2.2.3.b.10

MINIMUM AND MAXIMUM YARD ELEVATION REQUIREMENTS (FE)		
	Minimum	Maximum
Front Yard	Future Adj. Grade (E (2) (6))	Base Flood Elevation (BFE) (2) (6) (4)
Side, Facing a Street Yard		
Side, Interior Yard		Base Flood Elevation (BFE) (2) (6) (4)
Rear Yard - Non Waterfront		Base Flood Elevation (BFE) plus maximum freeboard (2) (6)
Rear Yard - Waterfront		

ALLOWED:  
CURRENT FEMA BASE FLOOD ELEVATION (BFE) = 10FT NGVD

PROPOSED: TO MAINTAIN 10FT NGVD MAX YARD ELEVATION  
WHERE IF AND WHEN FEMA FLOOD MAPS ARE FORMALLY ADOPTED AND BFE REDUCES TO 7.56' NGVD  
FRONT YARD 10FT NGVD  
INTERIOR SIDE YARD 10FT NGVD  
REAR YARD WATERFRONT 10FT NGVD

NOTE: NOT ALL AREAS OF REQUIRED YARDS WILL BE AT ELEVATION 10' NGVD. TRANSITION AND STORMWATER RETENTION AREAS WILL BE LOWER AND WILL BE DETAILED THROUGH THE SUBSEQUENT BUILDING PERMIT PROCESS.

1 MAXIMUM YARD ELEVATION PLAN  
1" = 50'-0"

**BOA**  
**SUBMITTAL**

PROJECT TEAM

ARCHITECT OF RECORD  
**STUDIO Mc+G**  
ARCHITECTURE

7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND**  
ARCHITECTURE

51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

STRUCTURAL ENGINEER

**Silman**

32 Old Slip, 10th Floor New York, NY 10005  
312.682.6301

MEP ENGINEER

**JBB**

Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

LANDSCAPE ARCHITECT

**CCLA**

Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33188  
786.536.2961

PROJECT NUMBER

**2201**

PROJECT NAME

**PRIVATE  
RESIDENCE**

**8 - 14 STAR ISLAND  
DRIVE MIAMI BEACH,  
FL. 33139**

DRAWING

**VARIANCE  
DIAGRAM #8  
MAXIMUM  
YARD  
ELEVATION**

DIGITAL SEAL



JENNIFER McCONNEY  
FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS

REV	DESCRIPTION	DATE

Scale: 1" = 50'-0"  
Drawn: CA  
Check: PDC/JMcG  
Date: 12/15/24

SHEET NUMBER

**A0.38**



BOA  
SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD  
**STUDIO Mc+G ARCHITECTURE**

7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND ARCHITECTURE**  
51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

STRUCTURAL ENGINEER  
**Silman**

32 Old Slip, 10<sup>th</sup> Floor New York, NY 10005  
312.682.6301

MEP ENGINEER  
**JBB**  
Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

LANDSCAPE ARCHITECT  
**CCLA**  
Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33138  
786.536.2961

PROJECT NUMBER

2201

PROJECT NAME

PRIVATE  
RESIDENCE

8 - 14 STAR ISLAND  
DRIVE MIAMI BEACH,  
FL. 33139

DRAWING

LOT  
COVERAGE  
DIAGRAM

DIGITAL SEAL



JENNIFER McCONNEY  
FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS

REV	DESCRIPTION	DATE

Scale: As indicated

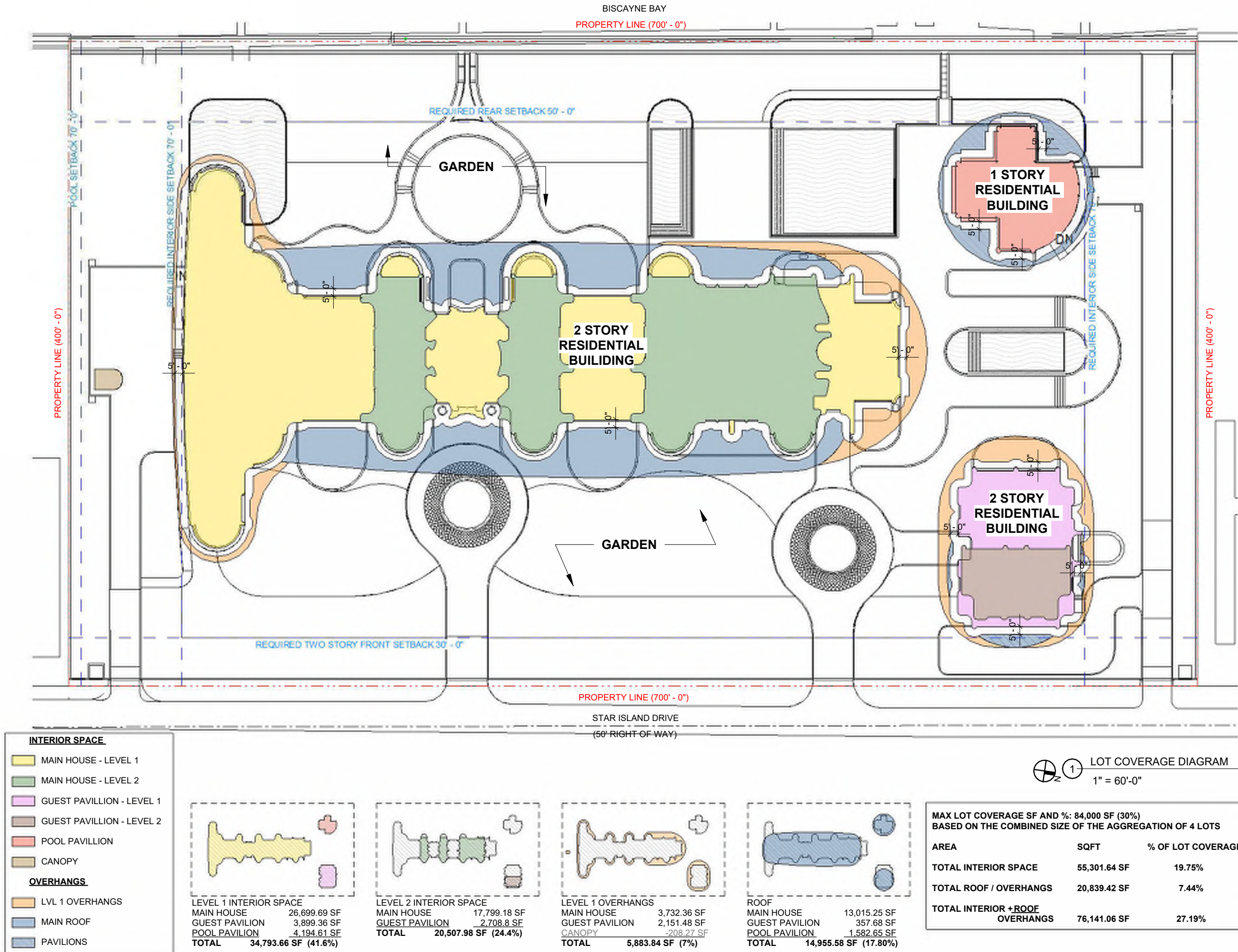
Drawn: CA

Check: PDC/JMcG

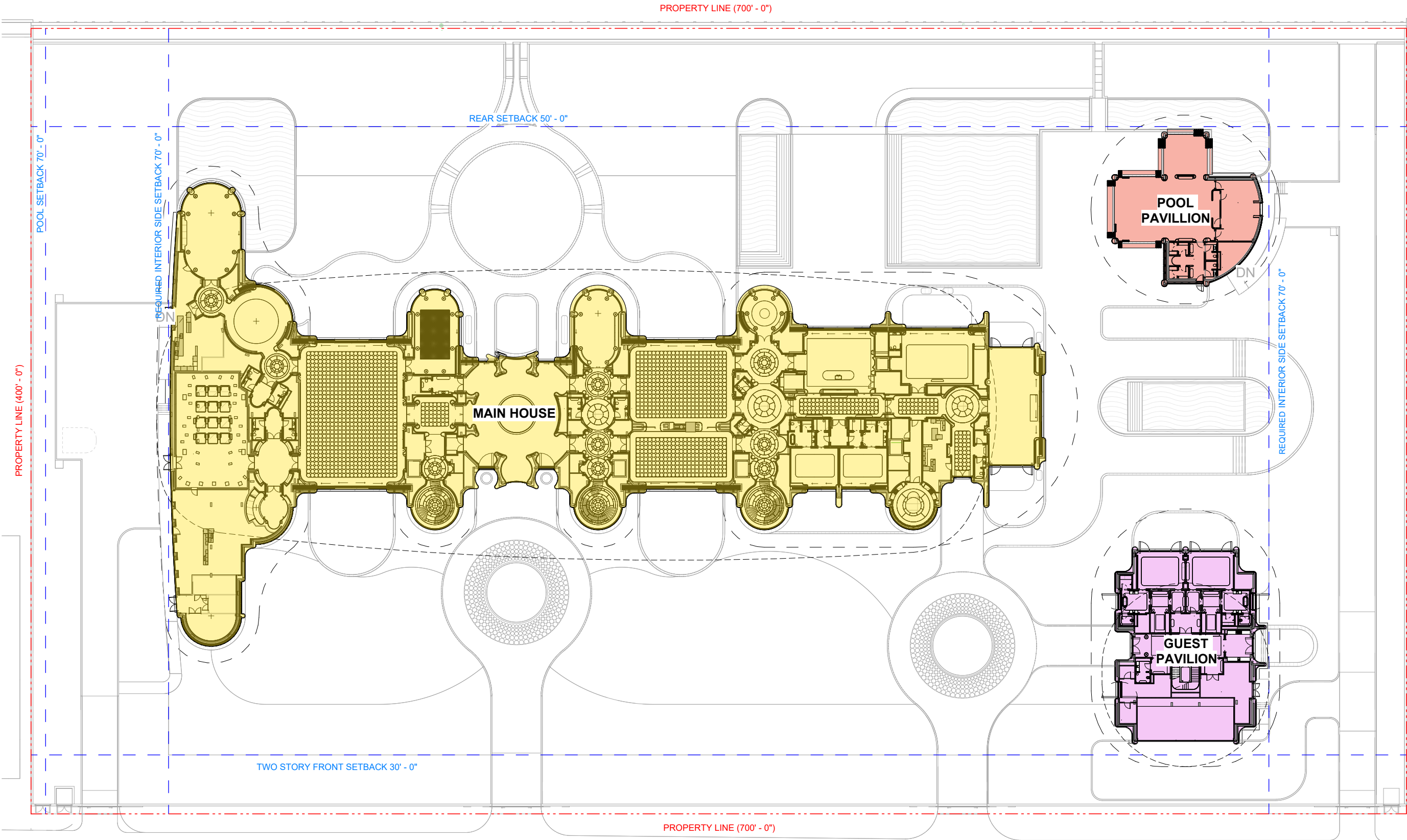
Date: 12/15/24

SHEET NUMBER

A0.39







LEVEL 1 - UNIT SIZE	
MAIN HOUSE	44,322.29 SF
POOL PAVILION	4,194.61 SF
GUEST PAVILION	6,560.77 SF
TOTAL INTERIOR	
55,077.67 SF	

UNIT SIZE - LEVEL 1  
1" = 50'-0"

## BOA SUBMITTAL

### PROJECT TEAM

ARCHITECT OF RECORD  
**STUDIO Mc+G**  
ARCHITECTURE

7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND**  
ARCHITECTURE

51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

STRUCTURAL ENGINEER  
**Silman**

32 Old Slip, 10th Floor New York, NY 10005  
312.682.6301

MEP ENGINEER  
**JBB**

Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

LANDSCAPE ARCHITECT  
**CCLA**

Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33188  
786.536.2961

PROJECT NUMBER

2201

PROJECT NAME  
**PRIVATE  
RESIDENCE**

8 - 14 STAR ISLAND  
DRIVE MIAMI BEACH,  
FL. 33139

DRAWING

UNIT SIZE  
DIAGRAM 1ST  
FLOOR

DIGITAL SEAL



JENNIFER MCCONNEY  
FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS

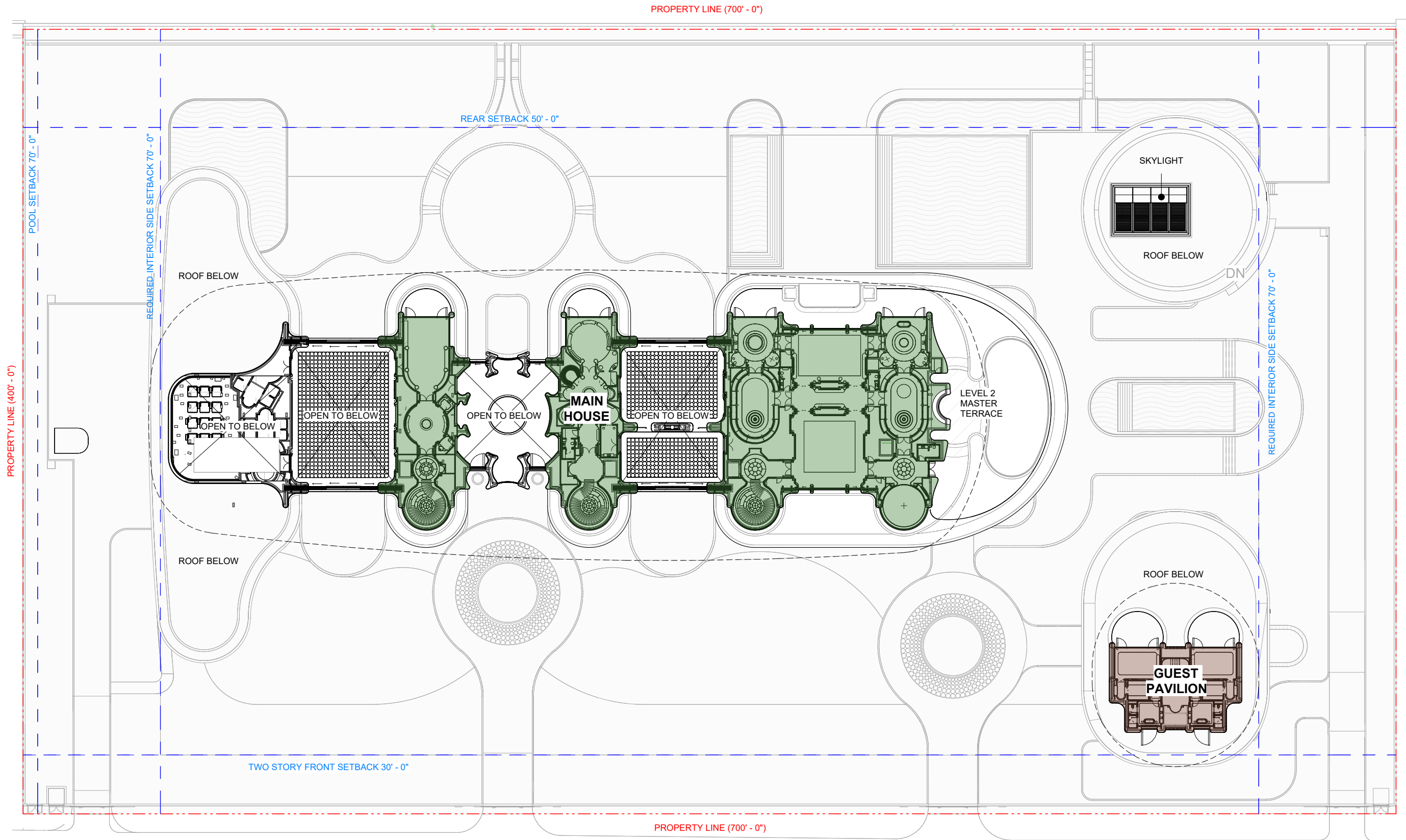
REV	DESCRIPTION	DATE

Scale: As indicated  
Drawn: CA  
Check: PDC/JMcG  
Date: 12/15/24

SHEET NUMBER

A0.40





LEVEL 2 - UNIT SIZE	SQ FT
MAIN HOUSE	17,799.18 SF
GUEST PAVILION	2,708.38 SF

TOTAL INTERIOR 20,507.56 SF

Minimum Unit Size (Square Feet) 1,800 SF  
Maximum Unit Size (% of Lot Area) 50%  
50% of 280,000 SF = 140,000 SF

LEVEL 1 55,077.67 SF  
LEVEL 2 20,507.56 SF

TOTAL UNIT SIZE 75,585.23 SF (27%)

UNIT SIZE DIAGRAM- LEVEL 2  
1" = 50'-0"

## BOA SUBMITTAL

### PROJECT TEAM

ARCHITECT OF RECORD  
**STUDIO Mc+G**  
ARCHITECTURE

7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND**  
ARCHITECTURE

51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

### STRUCTURAL ENGINEER

**Silman**

32 Old Slip, 10th Floor New York, NY 10005  
312.682.6301

### MEP ENGINEER

**JBB**

Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

### LANDSCAPE ARCHITECT

**CCLA**

Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33188  
786.536.2961

### PROJECT NUMBER

2201

### PROJECT NAME

PRIVATE  
RESIDENCE

8 - 14 STAR ISLAND  
DRIVE MIAMI BEACH,  
FL. 33139

### DRAWING

UNIT SIZE  
DIAGRAM 2ND  
FLOOR

### DIGITAL SEAL



JENNIFER McCONNEY  
FLORIDA LIC# AR93044

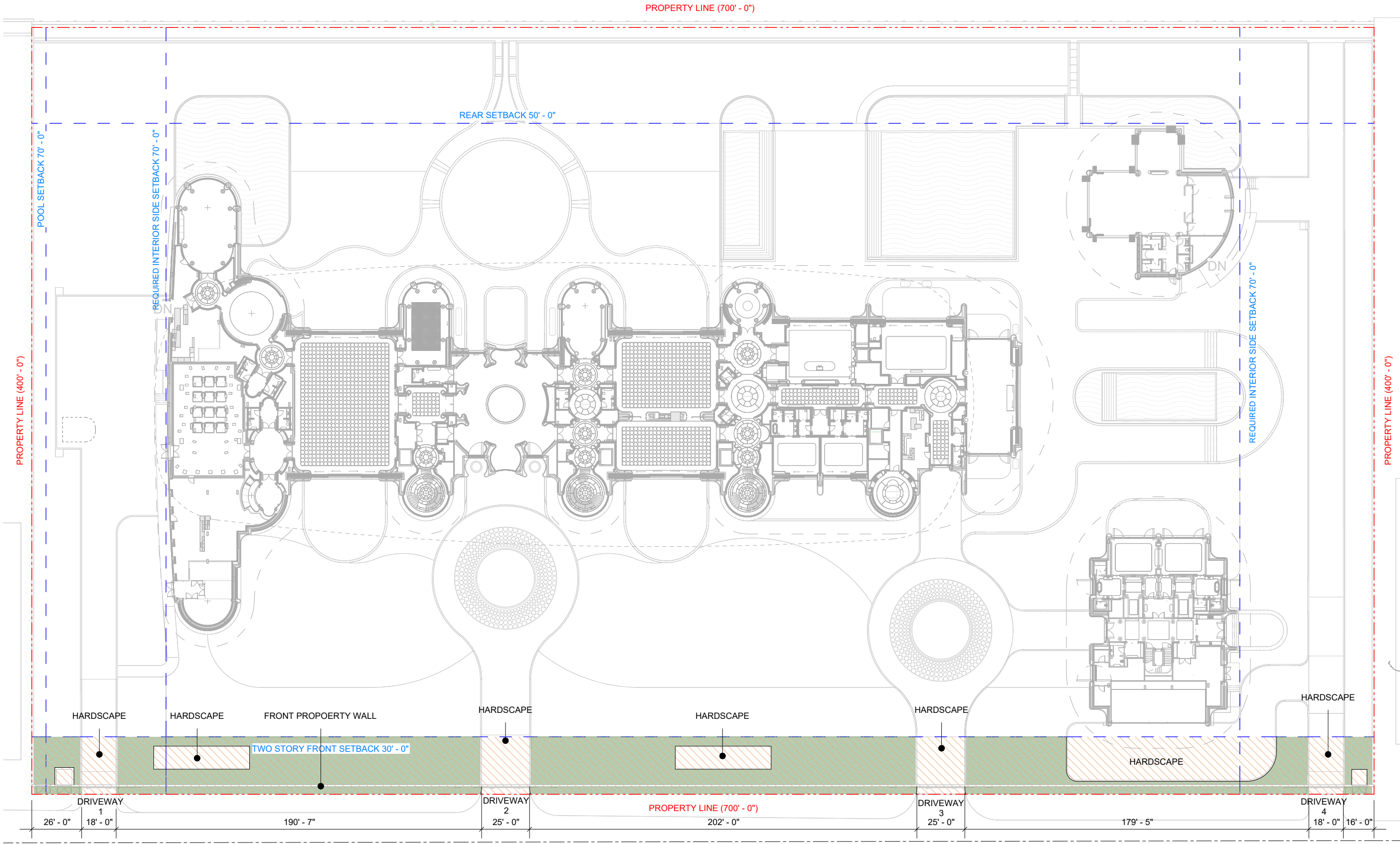
ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS		
REV	DESCRIPTION	DATE

Scale: As indicated  
Drawn: CA  
Check: PDC/JMcG  
Date: 12/15/24

### SHEET NUMBER

A0.41



<u>PERVIOUS OPEN SPACE</u> FRONT YARD 100%	<u>SQ FT</u> 20,928.50 SF
REQUIRED PERVIOUS OPEN SPACE 50% OF FRONT YARD	10,464.25 SF
PROVIDED PERVIOUS OPEN SPACE 65.76% OF FRONT YARD	13,762.60 SF

FRONT YARD PERVIOUS OPEN SPACE DIAGRAM  
1" = 50'-0"

BOA  
SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD  
**STUDIO Mc+G**  
ARCHITECTURE  
7500 NE 4th Ct Studio 102 Miami, FL 33138  
305.573.2728

DESIGNER  
**JOSEPH DIRAND**  
ARCHITECTURE  
51, Rue Saint Georges 75009 Paris, France  
+33.1.44.69.04.80

STRUCTURAL ENGINEER  
**Silman**

32 Old Slip, 10<sup>th</sup> Floor New York, NY 10005  
312.682.6301

MEP ENGINEER  
**JBB**  
Jaros, Baum & Bolles Consulting Engineers,  
LLP 80 Pine Street, New York, NY 10005  
212.530.9300

LANDSCAPE ARCHITECT  
**CCLA**  
Christopher Cawley Landscape Architecture  
780 NE 69th St, Suite 200 Miami, FL 33188  
786.536.2961

PROJECT NUMBER  
**2201**

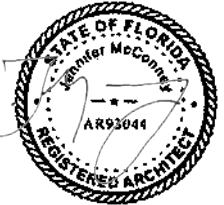
PROJECT NAME  
**PRIVATE  
RESIDENCE**

8 - 14 STAR ISLAND  
DRIVE MIAMI BEACH,  
FL. 33139

DRAWING

FRONT YARD  
OPEN SPACE  
DIAGRAM

DIGITAL SEAL



JENNIFER McCONNEY  
FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE THE  
ORIGINAL AND UNPUBLISHED WORK OF  
STUDIO Mc+G ARCHITECTURE, INC. AND  
MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF STUDIO Mc+G  
ARCHITECTURE, INC. (c) 2024

REVISIONS		
REV	DESCRIPTION	DATE

Scale: As indicated  
Drawn: CA  
Check: PDC/JMcG  
Date: 12/15/24

SHEET NUMBER

**A0.42**