



4, 5 & 6 STAR ISLAND | FINAL SUBMITTAL DRB24-1014 | JUNE 04, 2024 DRB MEETING

DOMO
ARCHITECTURE + DESIGN

handcraft jungles CFZ

COVER SHEET



Robert M
Moehring
2024.04.05
22:06:58 -04'00'

4.7.2024
FINAL SUBMITTAL

A0.00

ZONING	
• = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS	SHEETS
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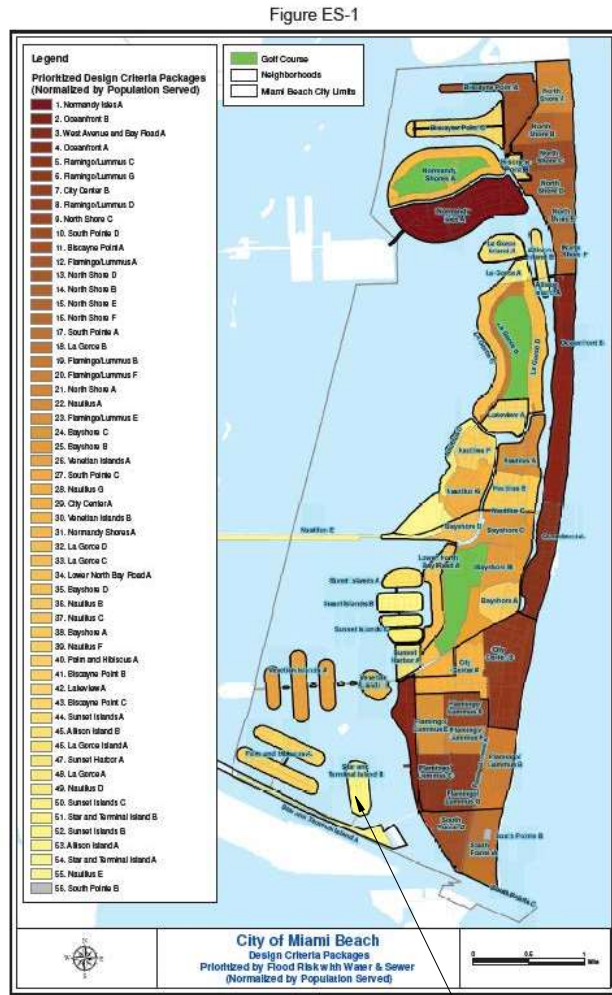
This sheet has been electronically signed and sealed by Robert Moehring using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Robert M
Moehring
2024.04.05
22:07:27 -04'00'

A0.01



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information			
1	Address:	4-5-6 STAR ISLAND DRIVE		
2	Folio number(s):	02-4204-001-0040 (4-5 STAR) 02-4204-001-0060 (6 STAR)		
3	Board and file number(s) :	CORRECTED PL OF STAR ISLAND, PB-31-60, LOT 5, LOT SIZE 100X400, OR 19780-1689 07 2001 2(2)		
4	Year built: N/A	Zoning District:	RS-1	
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):	NO		
7	Home determined Architecturally Significant by CMB (Yes or No):			
8	Base Flood Elevation:	AE +10.00' ZONE	Grade value in NGVD:	(NAVD)
9	Adjusted grade (Flood+Grade/2):	(10.00' + 4.85)/2 = 7.43	Free board:	5'-0
10	30" above grade:		Lot Area:	120,000 SF
11	Lot width:	300'-0"	Lot Depth:	400'-0
12	Max Lot Coverage SF and %:	36,000	Proposed Lot Coverage SF and %:	35,929.21 SF (29.94%)
13	Existing Lot Coverage SF and %:	14,430 SF (12.03%)	Net Lot coverage (garage-storage)	-600
14	Front Yard Open Space SF and %:	10,500.00 SF (70%)	Rear Yard Open Space SF and %:	12,280.275 SF (81.86%)
15	Max Unit Size SF and %:	60,000 SF	Proposed Unit Size SF and %:	46,451.56 SF (38.70 %)
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	3,341 (25%)		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	yes
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed
19	Height measured from B.F.E. plus freeboard	28'-0"		31'-0"
20	Front Setbacks:			
	Front First level:	20'-0"	19'-3 5/8"	65'-4"
	Front second level:	30'-0"		
	Front second level if lot coverage is 25% or greater:	YES		
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	100%		
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		
22	Sum of side yard :	75'	N/A	106'-5 3/4"
23	Side 1:	36'-6"	N/A	54'-2"
24	Side 2 or (facing street):	44'-6"	N/A	52'-3 3/4"
25	Rear:	50'	N/A	83'-1"
26	Accessory Structure Side 1:	10'-0	N/A	46'-4"
27	Accessory Structure Side 2 or (facing street) :	n/a	N/A	N/A
28	Accessory Structure Rear:	25'	N/A	29'-1 1/4"
30	Additional data or information that may be applicable to the project shall be provided in the following fields.			

Notes: Indicate N/A if not applicable.

PUBLIC WORKS: FUTURE CROWN OF ROAD IS 4.4 NAVD (5.96 NGVD)

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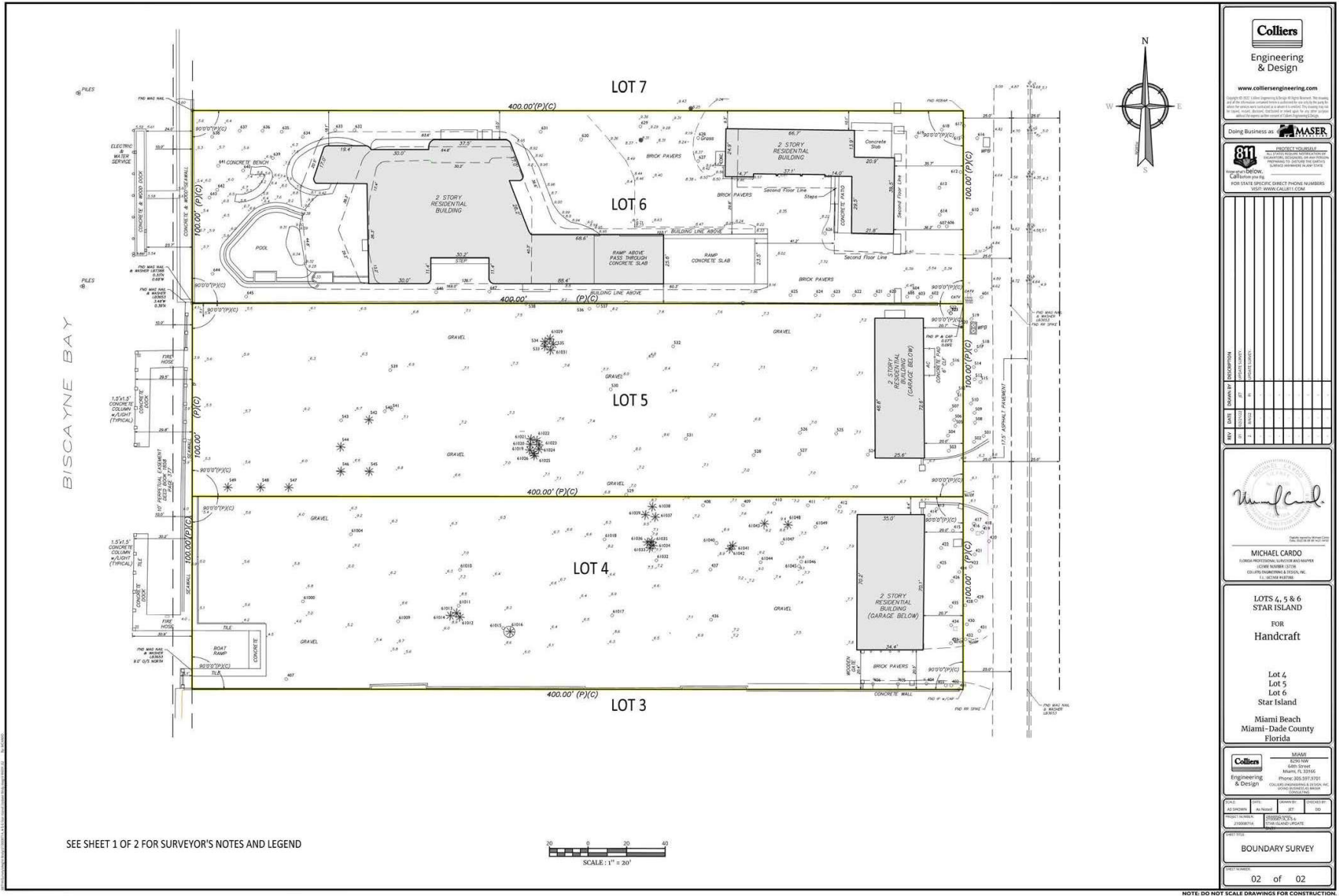


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DATA SHEET

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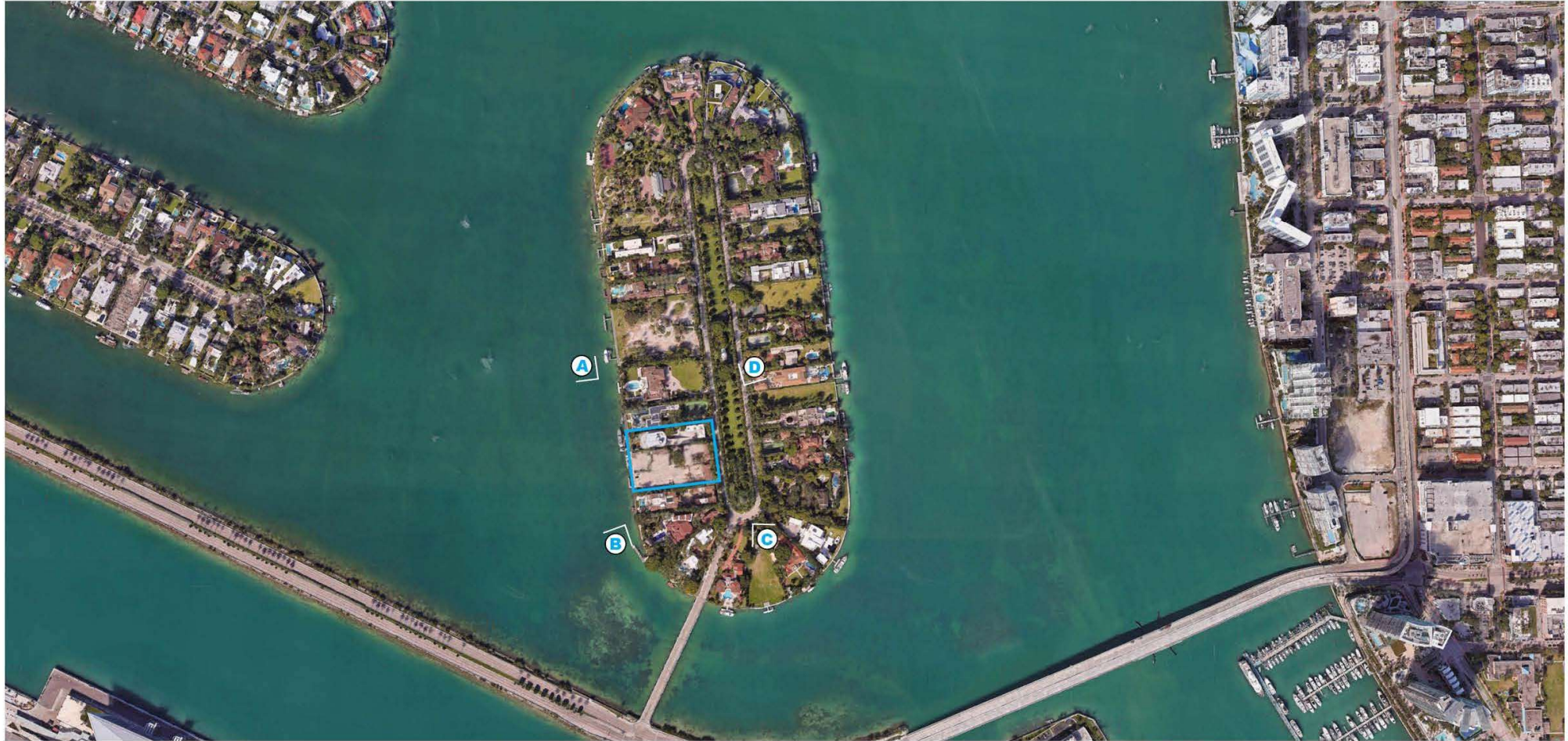


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Moehring
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SURVEY

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AERIAL VIEWS

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22:09:20 -04'00'

AERIAL VIEWS

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A0.06b



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AXONMETRIC VIEWS

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AXONMETRIC VIEWS

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-04'00'

AXONOMETRIC VIEWS

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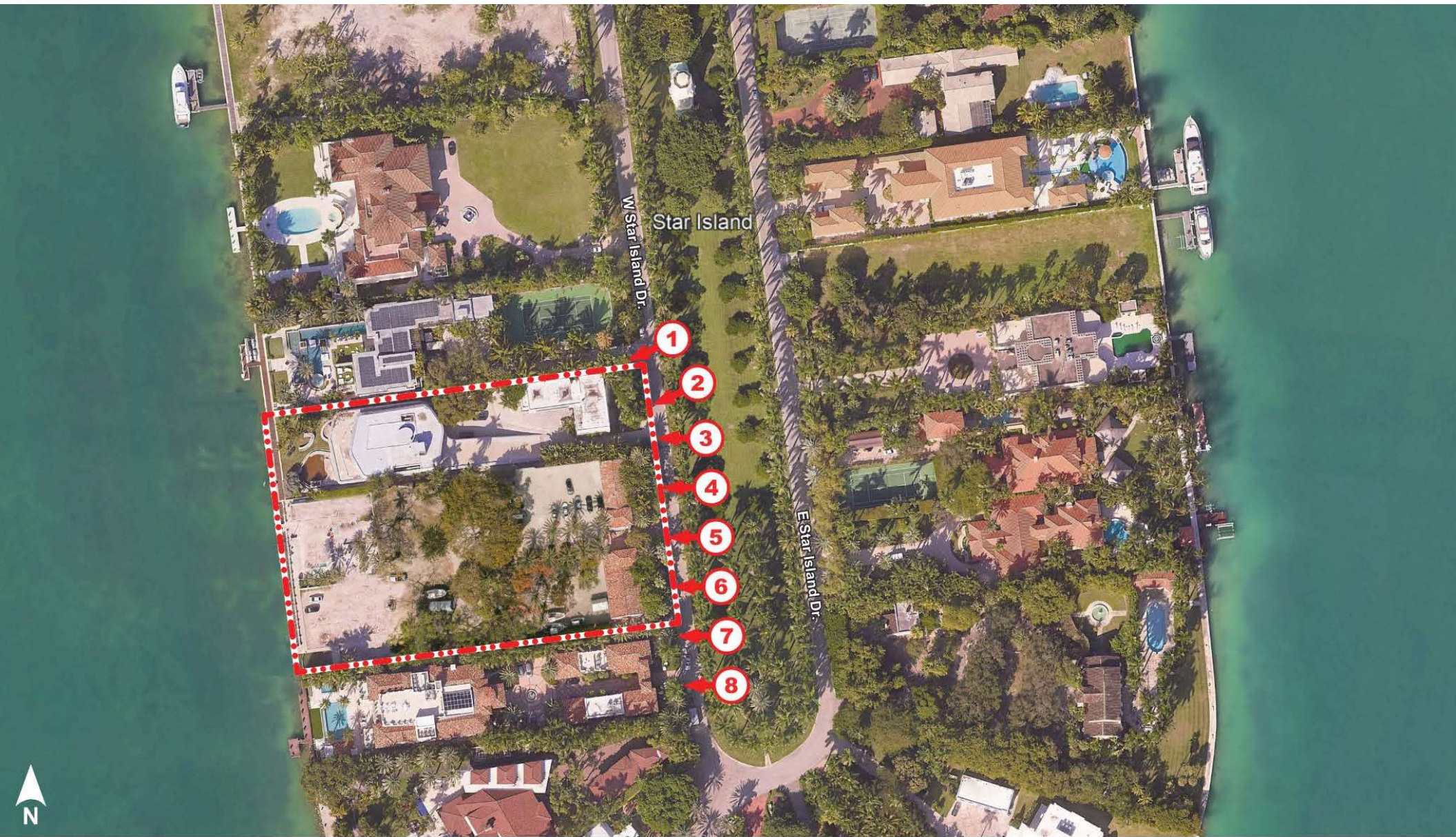


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Moehring
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AXONMETRIC VIEWS

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A0.07d



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Robert M
Moehring
2024.04.05
22:12:15 -04'00'

SITE PHOTO LOCATIONS - STREET

4.7.2024
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A0.08.0



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Robert M Moehring
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-04'00'

CONTEXT PHOTOS

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A0.08.0.a



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Robert M Moehring
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CONTEXT PHOTOS

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A0.08.0.b



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Moehring
2024.04.05
22:14:07 -04'00'

LOT 4 EXIST. BLDG PHOTO LOCATIONS

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A0.08.1

LOT 4



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Robert M Moehring
2024.04.05
22:15:02 -04'00'

LOT 4 EXIST. BLDG PHOTOS

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A0.08.1.a



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Robert M
Moehring
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22:15:54 -04'00'

LOT 4 EXIST. BLDG PHOTOS

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A0.08.1.b



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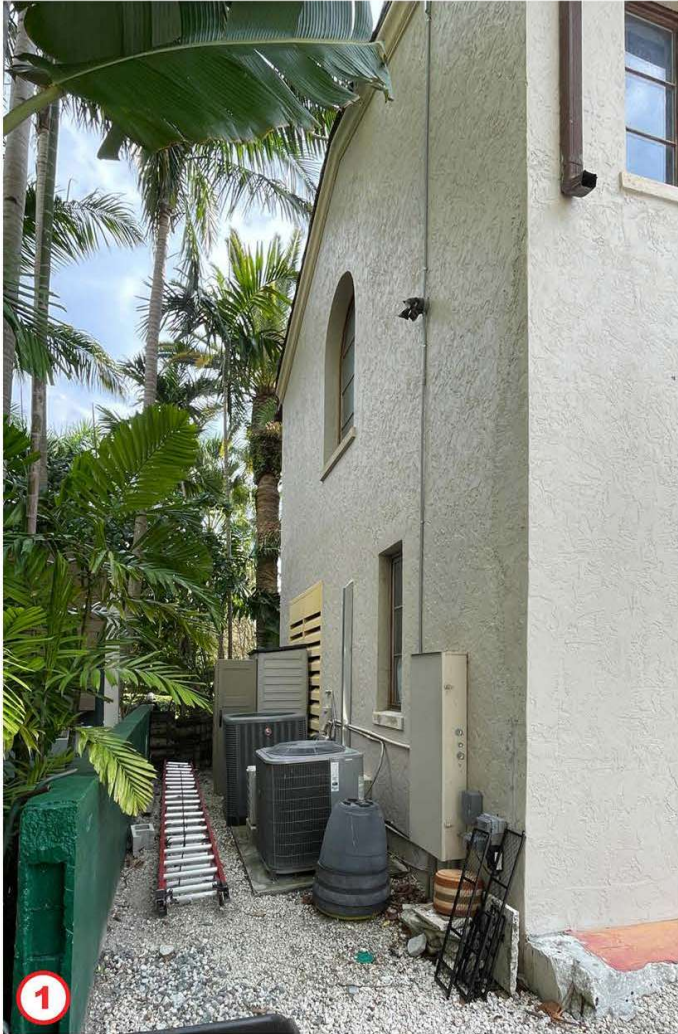


Robert M
Moehring
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LOT 5 EXIST. BLDG PHOTO LOCATIONS

4.7.2024
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A0.08.2



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Robert M Moehring
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-04'00'

LOT 5 EXIST. BLDG PHOTOS

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A0.08.2.a



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Robert M
Moehring
2024.04.05
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LOT 5 EXIST. BLDG PHOTOS

4.7.2024
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A0.08.2.b



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Robert M
Moehring
2024.04.05
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LOT 6 EXIST. BLDG PHOTO LOCATIONS

4.7.2024
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A0.08.3



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Robert M
Moehring
2024.04.05
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LOT 6 EXIST. BUILDING PHOTOS

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A0.08.3.a



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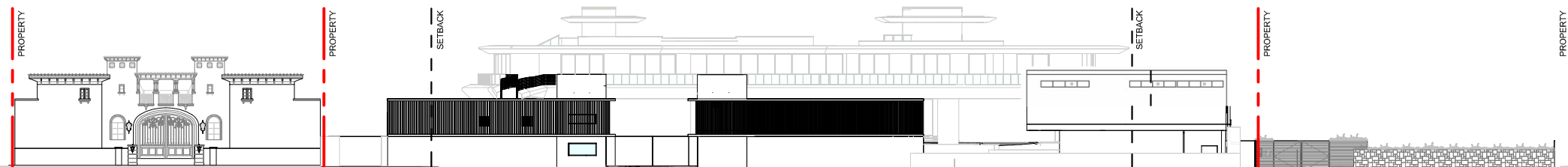
Robert M
Moehring

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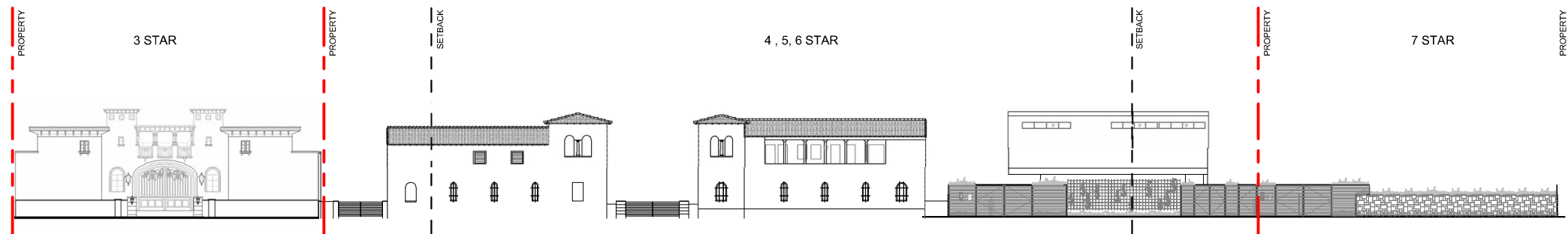
22:20:01 -04'00' CONTEXT ELEVATIONS

4.7.2024
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A0.09c



1 LOTS 3-7 PROPOSED ELEVATIONS (STREET VIEW)
1" = 30'-0"



2 LOTS 3-7 EXISTING ELEVATION
1" = 30'-0"

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2024.04.05
22:20:43 -04'00'

CONTEXT ELEVATIONS EXISTING &
PROPOSED WEST

1" = 30'-0"

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A0.09d

PARK ACROSS THE STREET.
NO LINE ELEVATION PROVIDED ACROSS
STREET DUE TO NO BUILDINGS.



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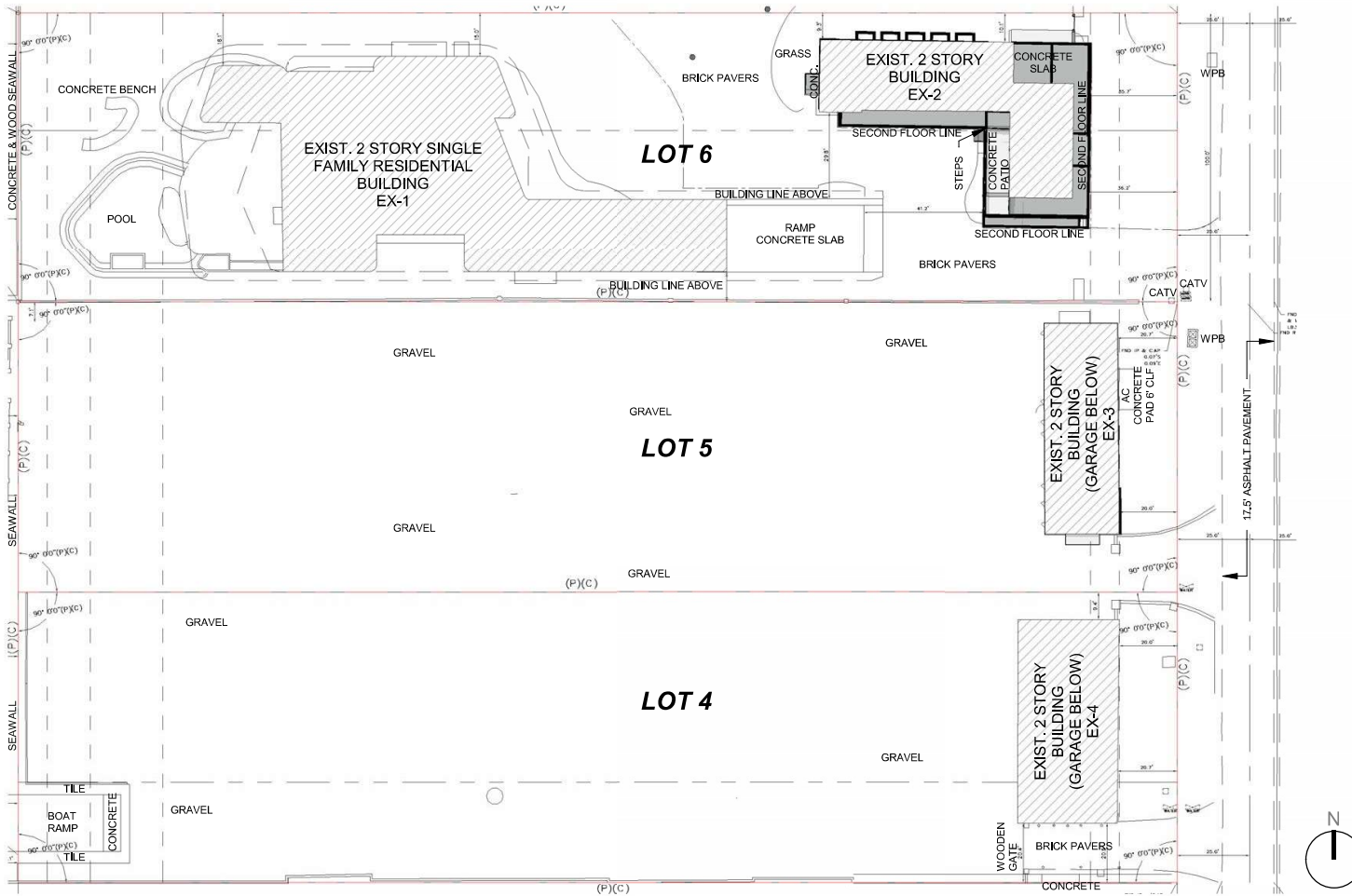


Robert M
Moehring
2024.04.05
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CONTEXT ELEVATIONS EXISTING &
PROPOSED EAST

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A0.09e



EXISTING LOT COVERAGE		
LOT		120,000 SF
ALLOWED	120,000 SF x 30% =	36,000 SF
EXISTING		14,430.42 SF (12.03%)
EXISTING BUILDING		
MARK	AREA	PERCENT
EX-1	7,681.10 SF	6.4%
EX-2	2,466.92 SF	2.06%
EX-3	1,848.12 SF	1.54%
EX-4	2,434.28 SF	2.03%
	14,430.42 SF	12.03%

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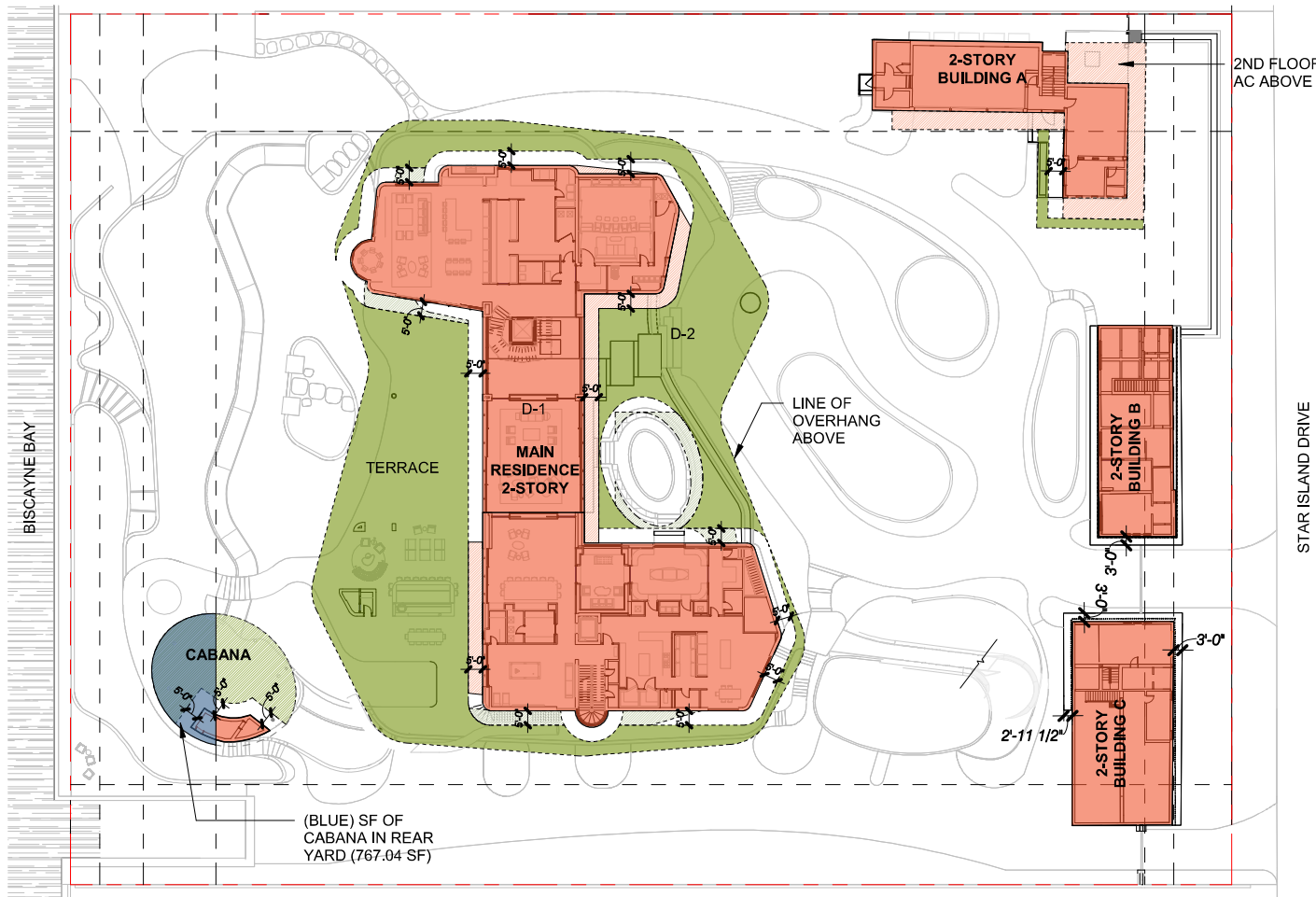
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Moehring
2024.04.05
22:22:11 -04'00'

EXISTING LOT COVERAGE

As indicated

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A0.10



- AREA UNDER AC
- ROOF OVERHANG >5' PROJECTION

ACCESSORY LOT COVERAGE IN REAR YARD	
REAR YARD AREA 15,000 SF	
ALLOWABLE 25% OF REAR YARD AREA =	3,750 SF
CABANA AREA WITHIN REAR YARD	767.04 SF (5.1%)

1 PROPOSED LOT COVERAGE DIAGRAM - LEVEL 1
1" = 40'-0"

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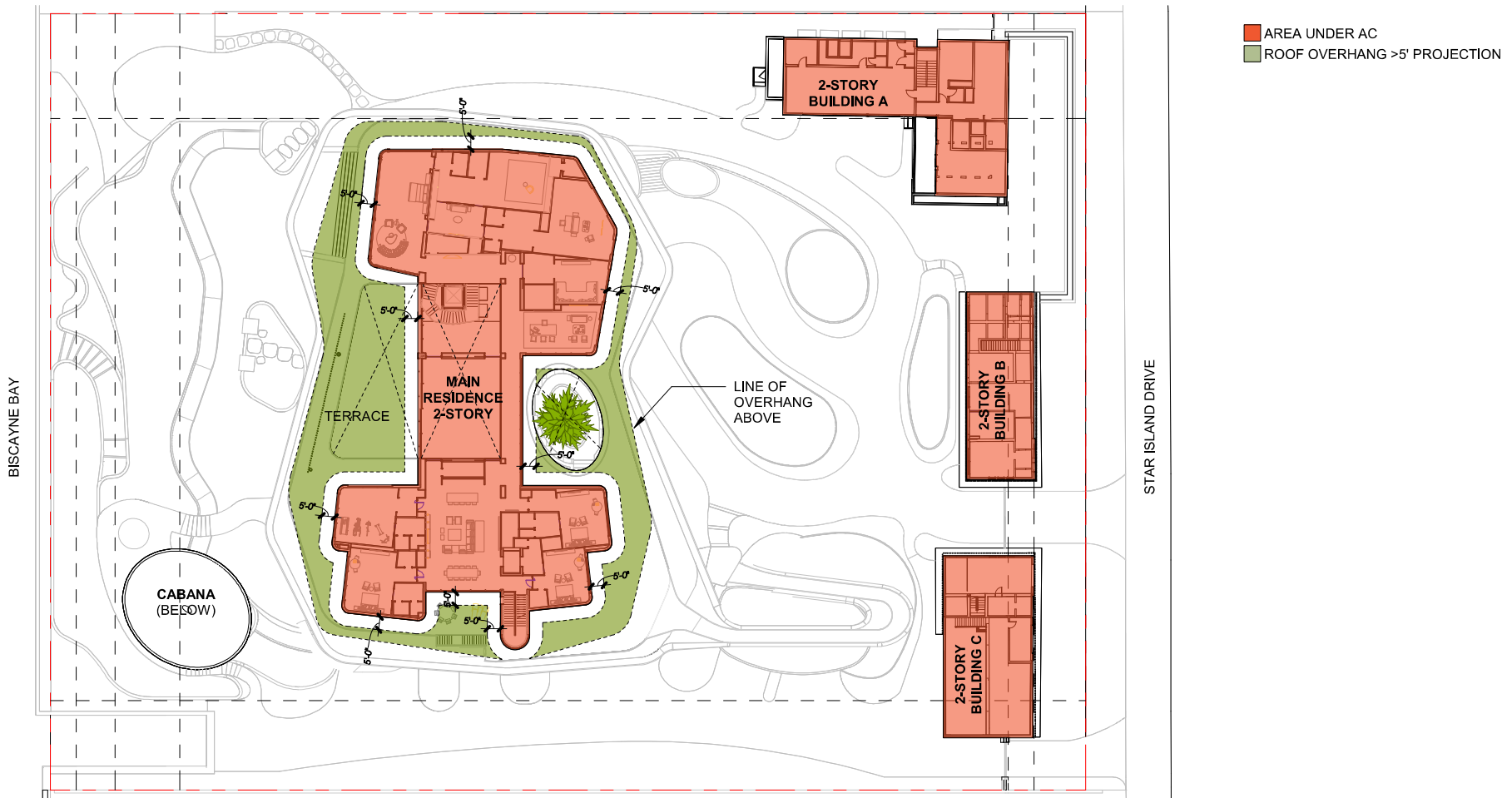
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Moehring
2024.04.05
22:23:01 -04'00'

PROPOSED LOT COVERAGE DIAGRAM -
LEVEL 1

As indicated

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2 PROPOSED LOT COVERAGE DIAGRAM - LEVEL 2 Copy 1
1" = 40'-0"



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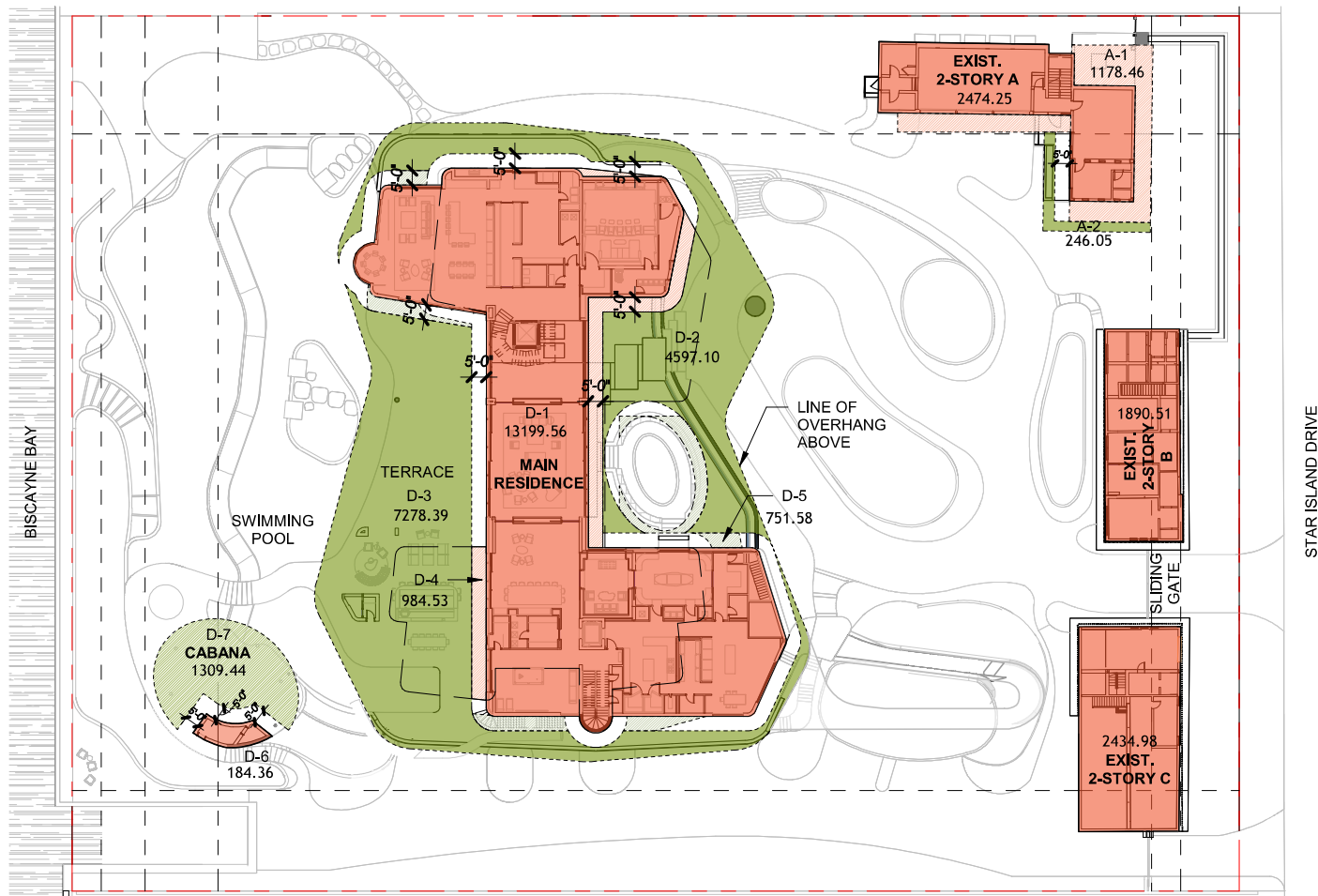
Robert M
Moehring
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PROPOSED LOT COVERAGE DIAGRAM -
LEVEL 2

As indicated

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A0.11a



1 PROPOSED LOT COVERAGE 1" = 40'-0"

AREA UNDER AC
LEVEL 1

AREA UNDER AC
LEVEL 2

ROOF OVERHANG >5' PROJECTION
FIRST FLOOR

ROOF OVERHANG >5' PROJECTION
SECOND FLOOR



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-04'00'

PROPOSED LOT COVERAGE

As indicated

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PROPOSED LOT COVERAGE

LOT 120,000 SF
ALLOWED 120,000 SF x 30% = 36,000 SF

PROPOSED MAIN RESIDENCE

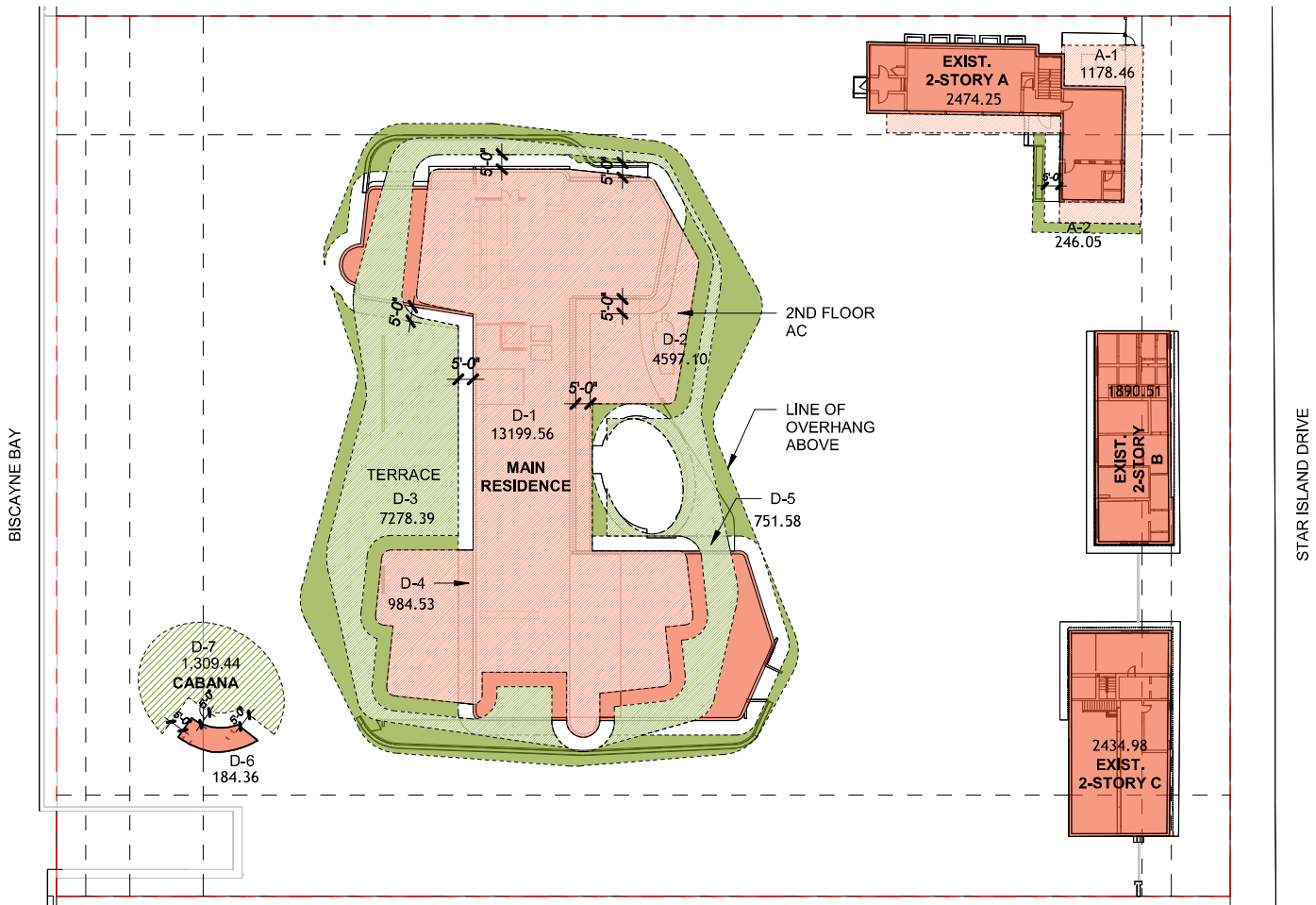
MARK	AREA
CABANA AC (D-6)	184.36 SF
CABANA OVERHANG (D-7)	1,309.44 SF
MAIN BUILDING 2ND FLOOR ROOF OVERHANG (D-5)	751.58 SF
MAIN BUILDING AC (D-1)	13,199.56 SF
MAIN BUILDING AC OVERHANG (D-4)	984.53 SF
MAIN BUILDING OVERHANG (D-2)	4,597.10 SF
MAIN BUILDING OVERHANG (D-3)	7,278.39 SF
	28,304.96 SF

EXISTING BUILDING

MARK	AREA
EXISTING BUILDING (AC OVERHANG) A-1	1,178.46 SF
EXISTING BUILDING (AC) A	2,474.25 SF
EXISTING BUILDING (AC) B	1,890.51 SF
EXISTING BUILDING (AC) C	2,434.98 SF
EXISTING BUILDING (ROOF OVERHANG) A-2	246.05 SF
	8,224.25 SF

GARAGE REDUCTION 600 SF

PROPOSED LOT COVERAGE 35,929.21 SF (29.94%)



1 PROPOSED LOT COVERAGE Copy 1
1" = 40'-0"

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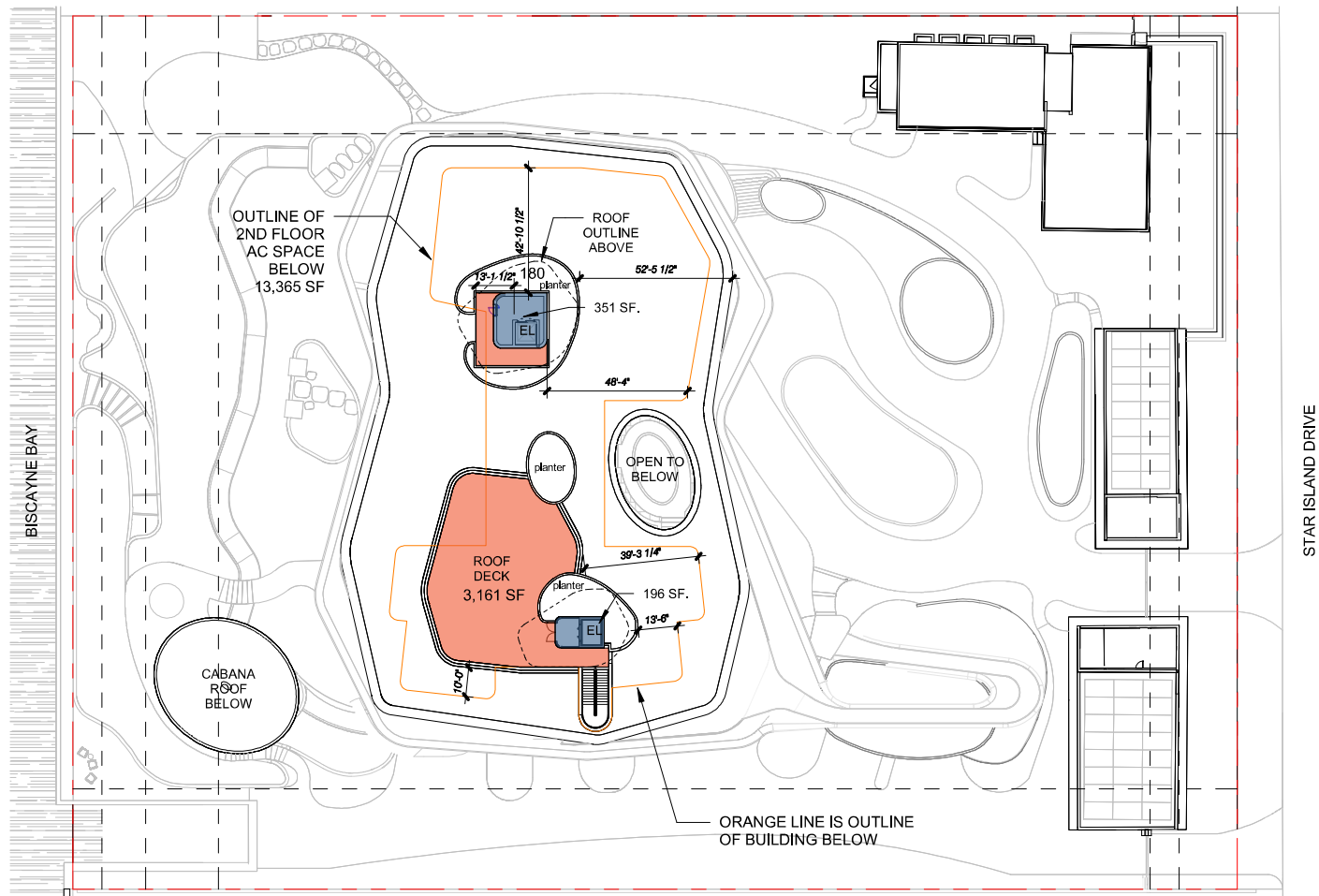
Robert M
Moehring
2024.04.05
22:25:40 -04'00'

PROPOSED LOT COVERAGE
COMPOSITE





As indicated

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A0.11c



ROOF DECK

ALLOWED	ROOF DECK AREA 25% OF FLOOR AREA BELOW	
	$13,364.69 \text{ SF} \times 25\% = 3,341.17 \text{ SF}$	
ELEVATOR BULKHEAD		525.01 SF
PROPOSED ROOF DECK AREA		3,333.54 (24.9%) SF
	OUTLINE OF SECOND FLOOR BELOW	
	OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE	

1 PROPOSED LOT COVERAGE DIAGRAM - ROOF DECK
1" = 40'-0"

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Robert M
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2024.04.05
22:29:03 -04'00'

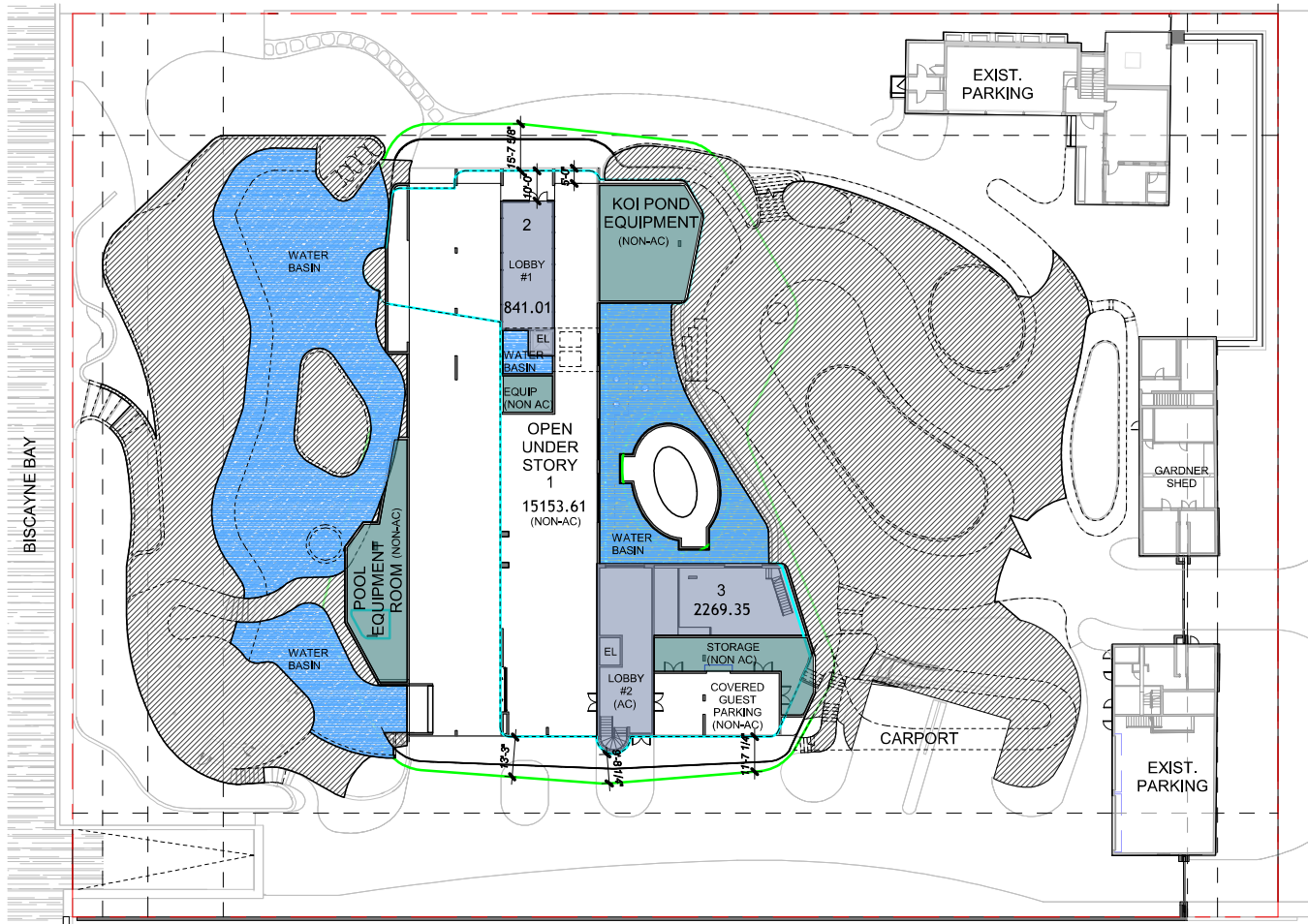


PROPOSED LOT COVERAGE - ROOF
DECK

As indicated

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A0.12



ENCLOSED UNDERSTORY AREA

ALLOWED	120,000 SF x 5% =	6,000 SF
ENCLOSED AC SPACE		3,110.36 SF (2.59%)
1. NON - AC SPACE		15,153.61 SF
—	OUTLINE OF LEVEL 1 FOOTPRINT ABOVE	
—	OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE	

UNIT SIZE - UNDERSTORY

LOT	120,000 SF
ALLOWED	120,000 SF x 50% = 60,000 SF
PROPOSED MAIN RESIDENCE	
2 - LOBBY #1	841.01 SF
3 - LOBBY #2	2,269.35 SF
UNDERSTORY UNIT SIZE (AC):	3,110.36 SF
UNDERSTORY UNIT SIZE (ENCLOSED, NON AC):	
KOI POND EQUIPMENT ROOM	1,190.29 SF
POOL EQUIPMENT ROOM	1,094.12 SF
STORAGE ROOM	757.95 SF
EQUIPMENT ROOM	196.55 SF
UNDERSTORY UNIT SIZE (ENCLOSED, NON AC):	3,202.80 SF
TOTAL UNDERSTORY UNIT SIZE:	6,313.16 SF

■	= WATER BASIN	■	= ENCLOSED AC AREA
■	= ENCLOSED NON AC AREA		

1 PROPOSED UNIT DIAGRAM - UNDERSTORY
1" = 40'-0"

4, 5 & 6 STAR ISLAND

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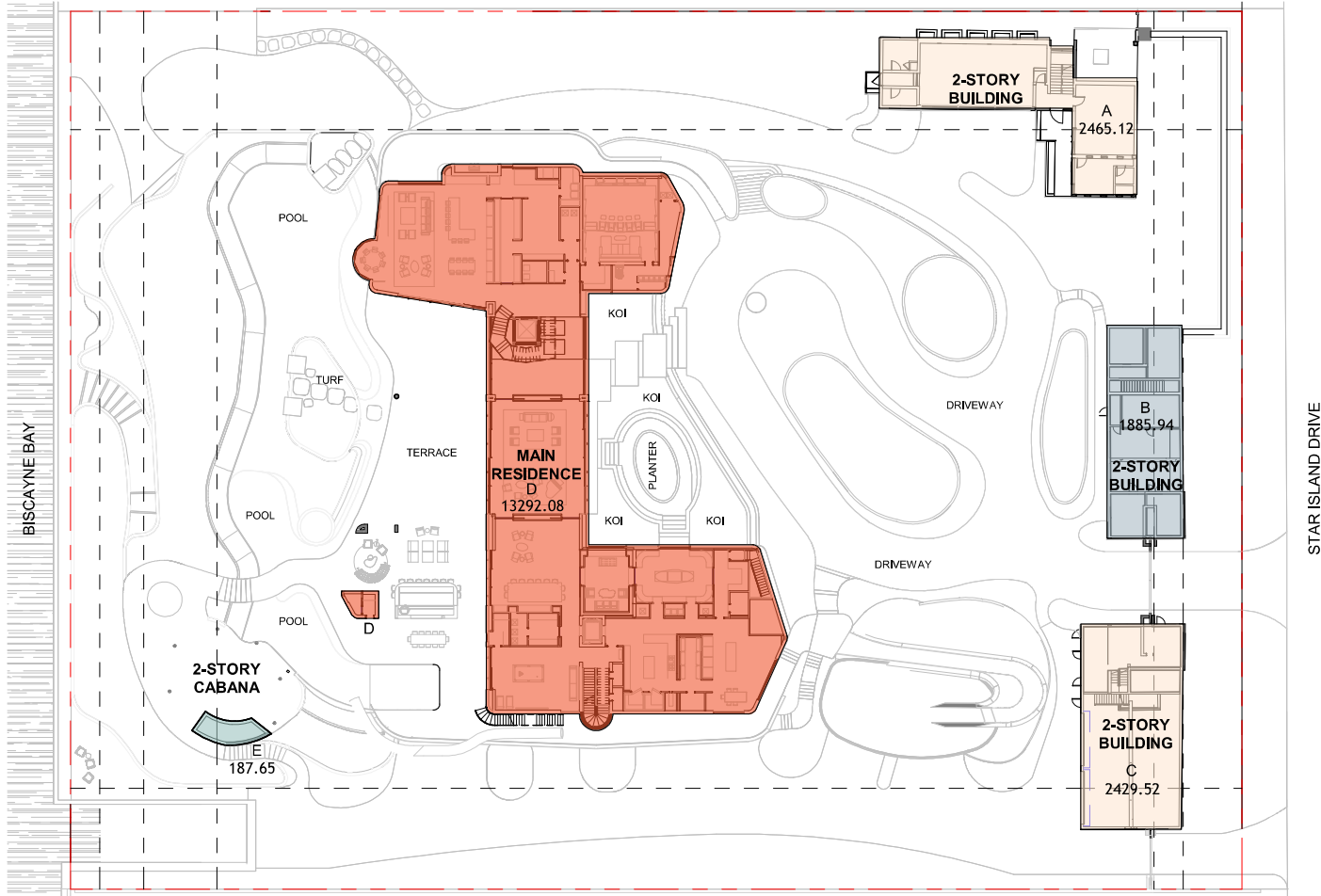
Robert M
Moehring
2024.04.05
22:30:29 -04'00'

PROPOSED UNIT DIAGRAM -
UNDERSTORY

As indicated

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A0.14a



1 DIAGRAM PROPOSED UNIT SIZE - LEVEL 1

Scale: 1" = 40'-0"

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Moehring
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UNIT SIZE - LEVEL 1

LOT 120,000 SF
ALLOWED 120,000 SF x 50% = 60,000 SF

PROPOSED MAIN RESIDENCE

MARK	AREA	PERCENT
D	13,292.08 SF	11.08%
E	187.65 SF	0.16%
	13,479.73 SF	11.23%

EXISTING BUILDING

MARK	AREA	PERCENT
A	2,465.12 SF	2.05%
B	1,885.94 SF	1.57%
C	2,429.52 SF	2.02%
	6,780.58 SF	5.65%

LEVEL 1 SUB TOTAL 20,260.31 SF (16.89%)

OVERALL UNIT SIZE

LOT 120,000 SF
ALLOWED 120,000 SF x 50% = 60,000 SF

EXISTING BLDG A

LEVEL 1	2,465.12 SF
LEVEL 2	3,451.21 SF
SUB TOTAL	5,916.33 SF

EXISTING BLDG B

LEVEL 1	1,885.94 SF
LEVEL 2	2,450.15 SF
SUB TOTAL	4,336.09 SF

EXISTING BLDG C

LEVEL 1	2,429.52 SF
LEVEL 2	1,905.84 SF
SUB TOTAL	4,335.36 SF

MAIN NEW BLDG

UNDER STORY	6,313.16 SF
LEVEL 1	13,479.73 SF
LEVEL 2	11,545.88 SF
ROOF DECK	525.01 SF
SUB TOTAL	31,863.78 SF

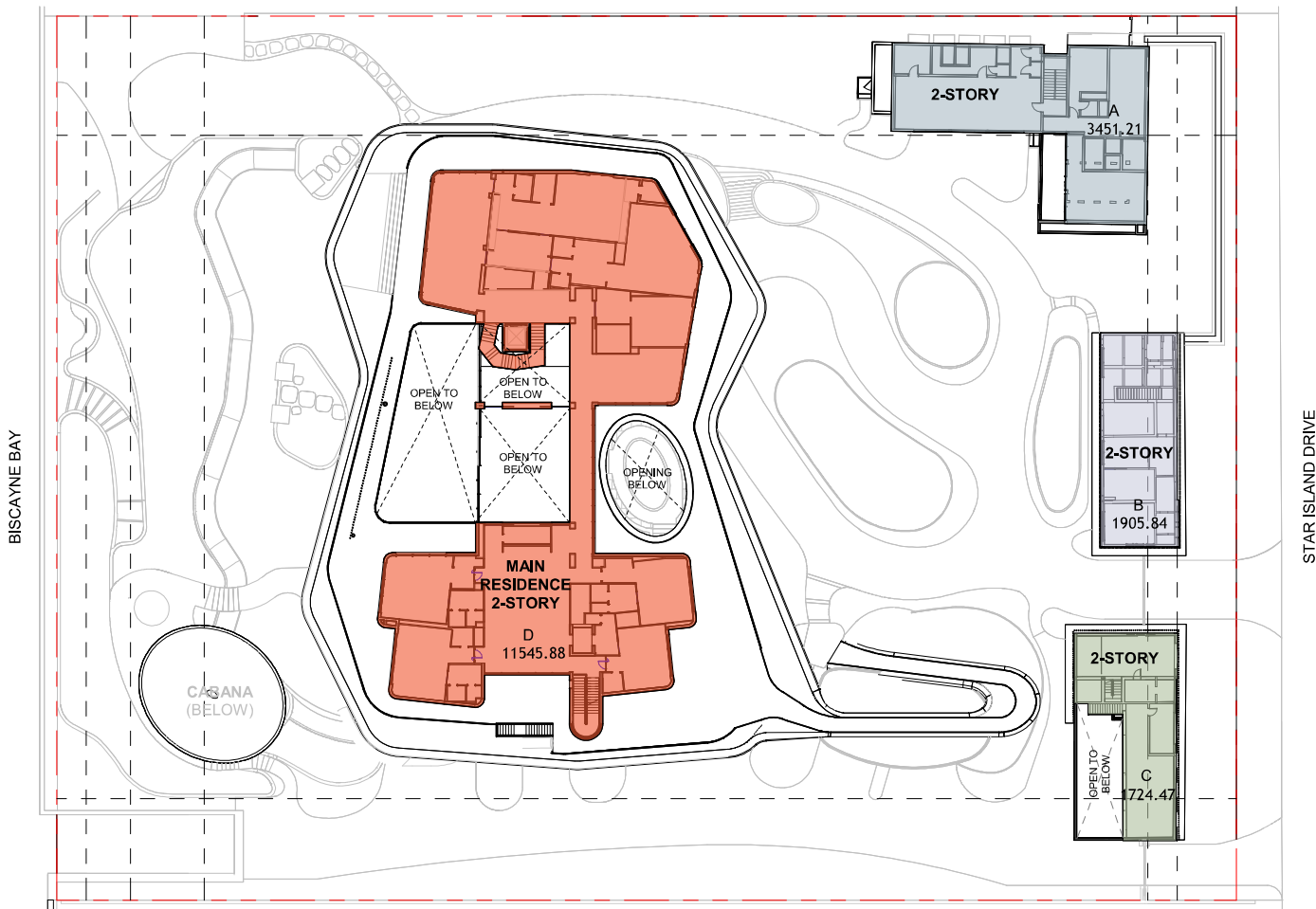
PROPOSED GRAND TOTAL 46,451.56 SF (38.70 %)

PROPOSED UNIT DIAGRAM - LEVEL 1

As indicated

4.7.2024
FINAL SUBMITTAL

A0.14b



1 DIAGRAM PROPOSED UNIT SIZE - LEVEL 2
1" = 40'-0"

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PROPOSED UNIT DIAGRAM - LEVEL 2

UNIT SIZE - LEVEL 2

LOT	120,000 SF
ALLOWED	120,000 SF x 50% = 60,000 SF

PROPOSED MAIN RESIDENCE

MARK	AREA	PERCENT
D	11,545.88 SF	9.62%
	11,545.88 SF	9.62%

EXISTING BUILDING

MARK	AREA	PERCENT
A	3,451.21 SF	2.88%
B	1,724.47 SF	1.44%
C	1,905.84 SF	1.59%
	7,081.52 SF	5.9%

GRAND TOTAL	18,299.33 SF (15.24 %)
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OVERALL UNIT SIZE

LOT	120,000 SF
ALLOWED	120,000 SF x 50% = 60,000 SF

EXISTING BLDG A

LEVEL 1	2,465.12 SF
LEVEL 2	3,451.21 SF
SUB TOTAL	5,916.33 SF

EXISTING BLDG B

LEVEL 1	1,885.94 SF
LEVEL 2	2,450.15 SF
SUB TOTAL	4,336.09 SF

EXISTING BLDG C

LEVEL 1	2,429.52 SF
LEVEL 2	1,905.84 SF
SUB TOTAL	4,335.36 SF

MAIN NEW BLDG

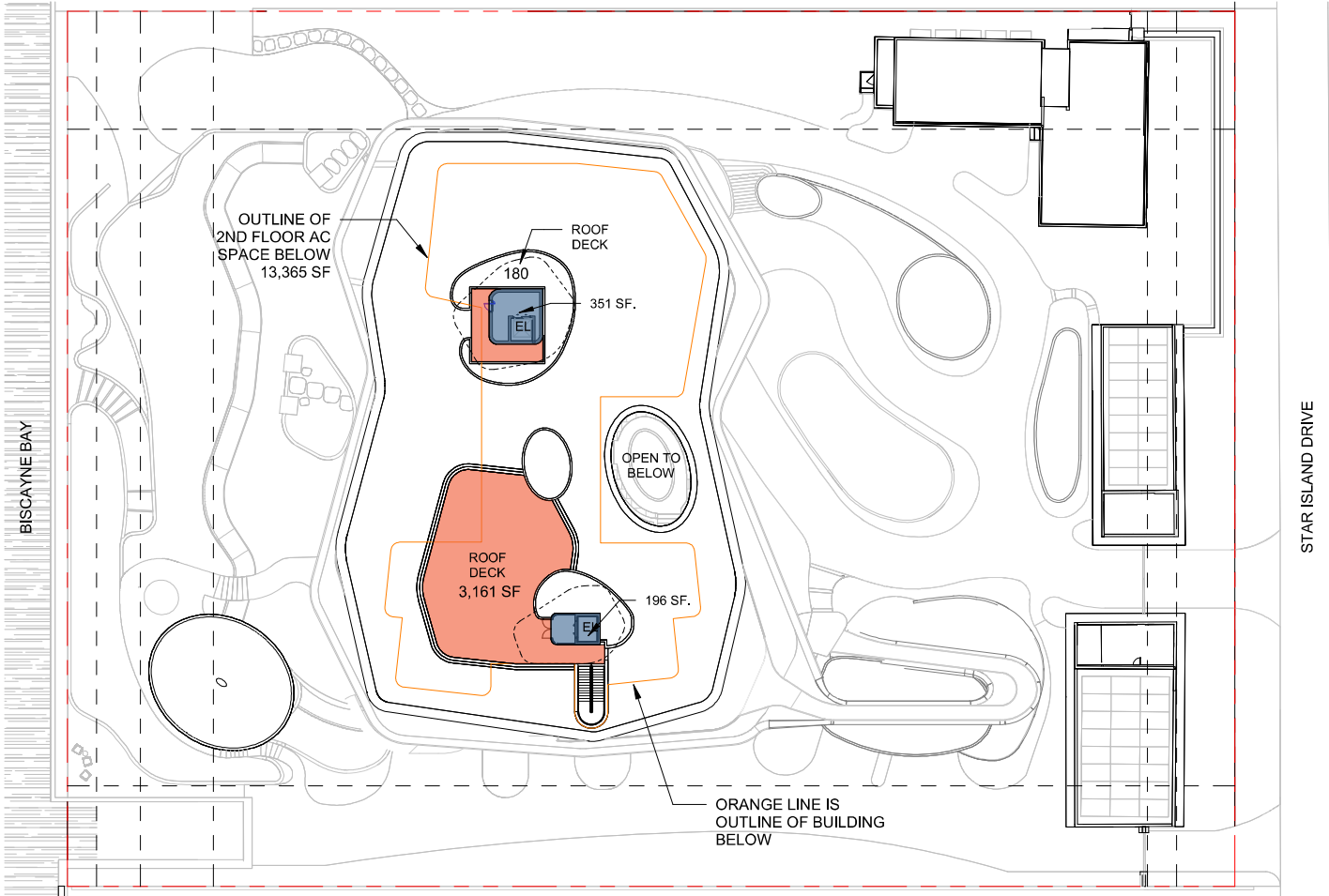
UNDER STORY	6,313.16 SF
LEVEL 1	13,479.73 SF
LEVEL 2	11,545.88 SF
ROOF DECK	525.01 SF
SUB TOTAL	31,863.78 SF

PROPOSED GRAND TOTAL	46,451.56 SF (38.70 %)
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As indicated

4.7.2024
FINAL SUBMITTAL

A0.14c

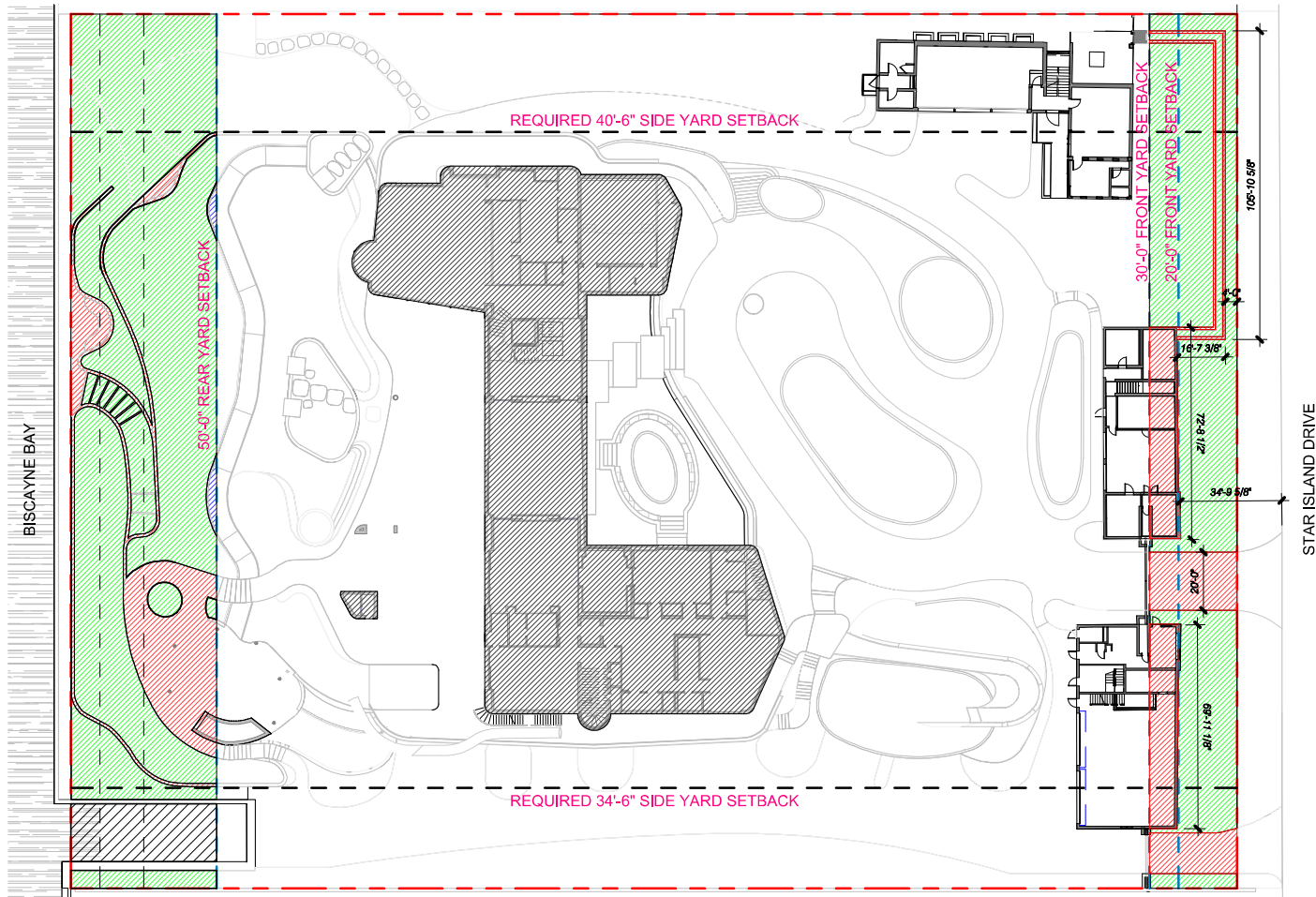


1 PROPOSED UNIT DIAGRAM - ROOF DECK
1" = 40'-0"



UNIT SIZE - ROOF DECK		
LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
PROPOSED MAIN RESIDENCE		
ELEVATORS		525.01 SF (0.43 %)

OVERALL UNIT SIZE		
LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
EXISTING BLDG A		
LEVEL 1		2,465.12 SF
LEVEL 2		3,451.21 SF
SUB TOTAL		5,916.33 SF
EXISTING BLDG B		
LEVEL 1		1,885.94 SF
LEVEL 2		2,450.15 SF
SUB TOTAL		4,336.09 SF
EXISTING BLDG C		
LEVEL 1		2,429.52 SF
LEVEL 2		1,905.84 SF
SUB TOTAL		4,335.36 SF
MAIN NEW BLDG		
UNDER STORY		6,313.16 SF
LEVEL 1		13,479.73 SF
LEVEL 2		11,545.88 SF
ROOF DECK		525.01 SF
SUB TOTAL		31,863.78 SF
PROPOSED GRAND TOTAL		46,451.56 SF (38.70 %)



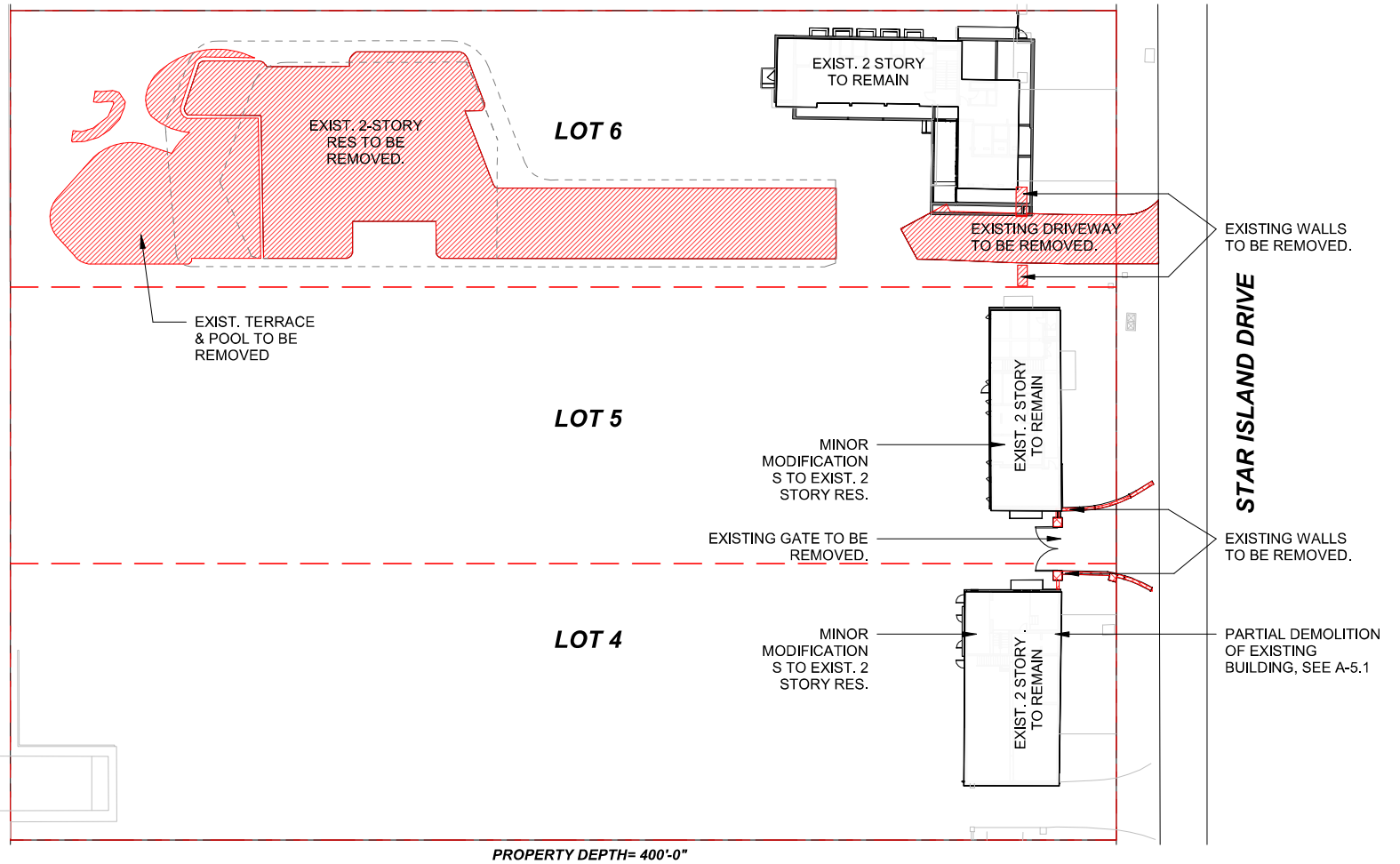
PROPOSED FRONT YARD OPEN SPACE	
FRONT YARD AREA	9,000.00 SF
REQUIRED	9,000.00 SF x 70% = 6,300.00 SF
PROPOSED	6,300.00 SF (70.00%) Max.

PROPOSED REAR YARD OPEN SPACE	
REAR YARD AREA	15,000.00 SF
REQUIRED	15,000.00 SF x 70% = 10,500.00 SF
POOL @ 50% AREA	(107.23 SF / 2) = 53.615 SF
GREEN SPACE	11,191.81 SF
DOCK SPACE	988.08 SF
PROPOSED	12,233.50 SF (81.55%)

1 DIAGRAM FRONT & REAR YARD
1" = 40'-0"



BISCAYNE BAY



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Moehring
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22:35:29 -04'00'

DEMOLITION PLAN

1" = 40'-0"

4.7.2024
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