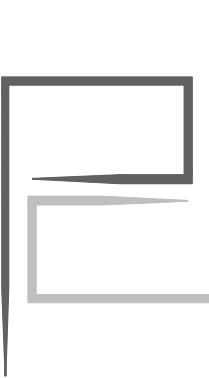


1015 STILLWATER , MIAMI BEACH

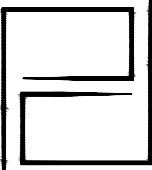
MIAMI BEACH DRB24-1043 - FINAL SUBMITTAL

NEW 2 STORY SINGLE
FAMILY RESIDENCE WITH UNDERSTORY
REVISION TO UNDERSTORY HEIGHT



MIAMI BEACH - FINAL SUBMITTAL

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

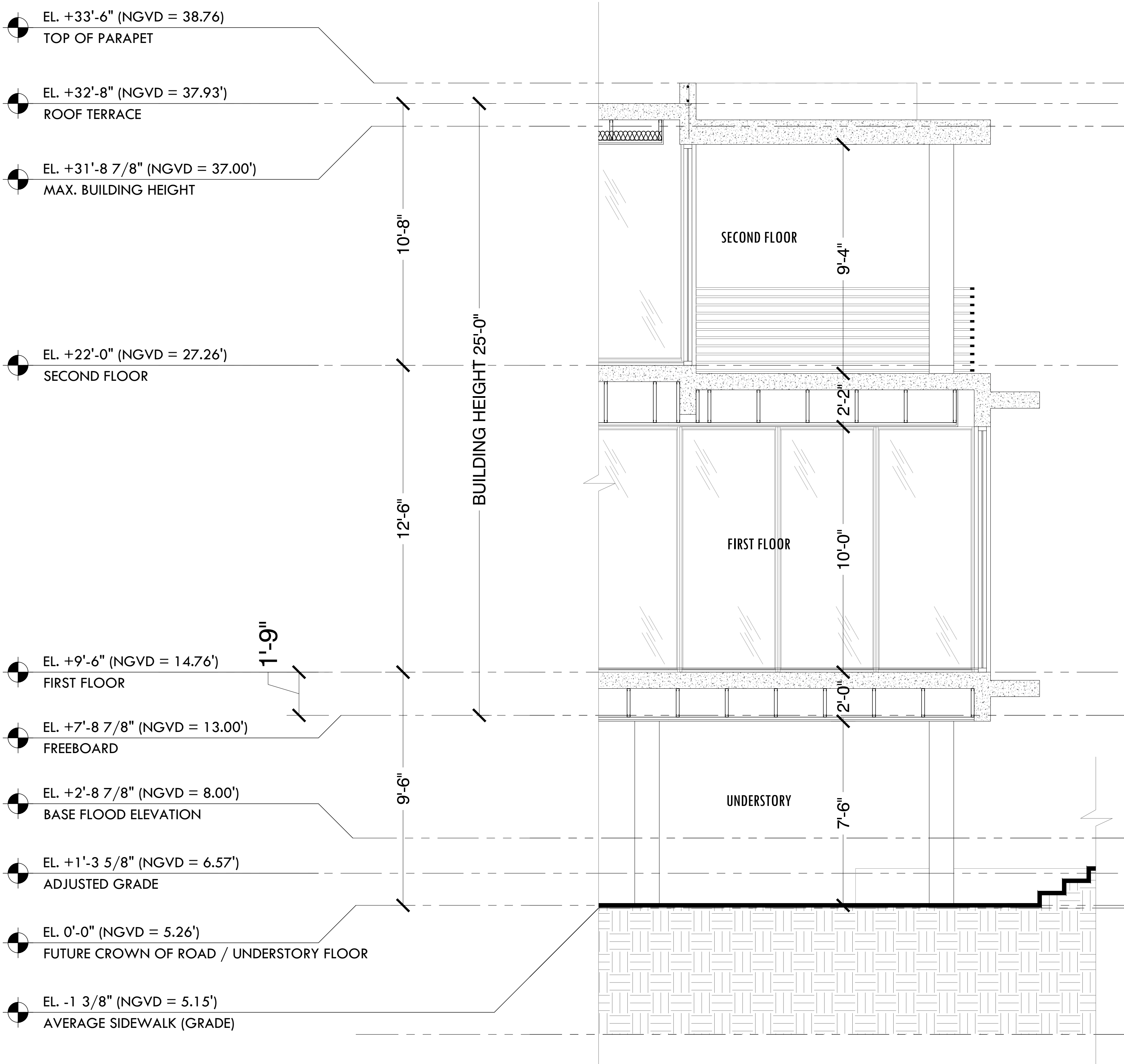


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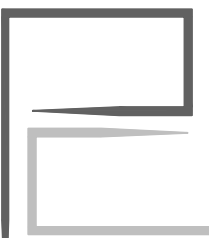
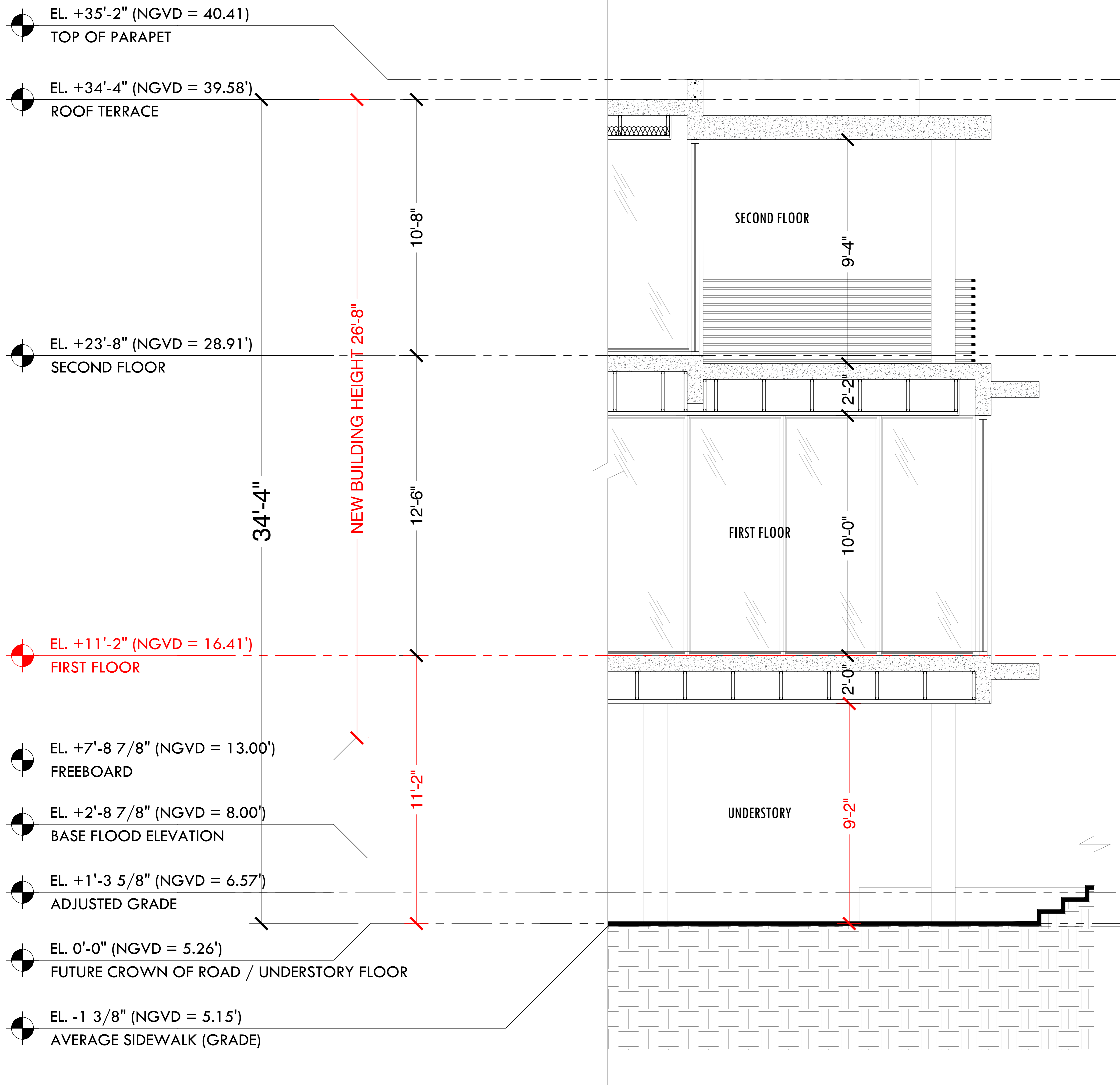
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A-0

01 PREVIOUSLY APPROVED BY DRB
24'-0" BUILDING HEIGHT + 1' VARIANCE



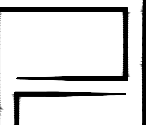
02 PROPOSED
26'-7" BUILDING HEIGHT



SCOPE OF REVISION

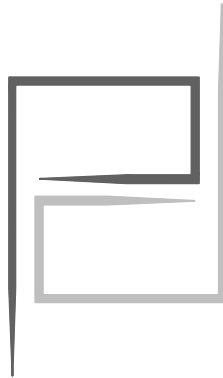
I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 3/8" = 1'-0"



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I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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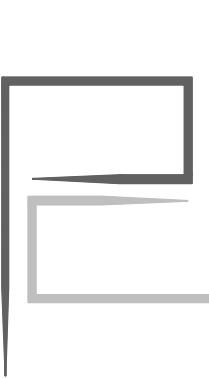
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CONTEXTUAL ELEVATION _____ A.04.1
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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:	DRB24-1043		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOR ELEVATION:	8.00 FT	GRADE VALUE IN NGVD:	5.15 FT
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.57 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,473 SQ.FT	FUTURE CROWN OF ROAD:	5.26 FT
8	LOT WITH:	60.33 FT	LOT DEPTH:	150.00 FT
9	MAX LOT COVERAGE SF AND%:	30% MAX - 2,542 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	28.31% - 2,399 SQ.FT
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,310.38 SQ.FT = 70.98%	REAR YARD OPEN SPACE SF AND %:	808.84 SQ.FT = 70.53%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,236 SQ.FT	PROPOSED UNIT SIZE SF AND %:	49.90% - 4,228 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	252 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,952 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,024 SQ.FT
16			PROPOSED ROOF DECK AREA SF AND %:	N/A

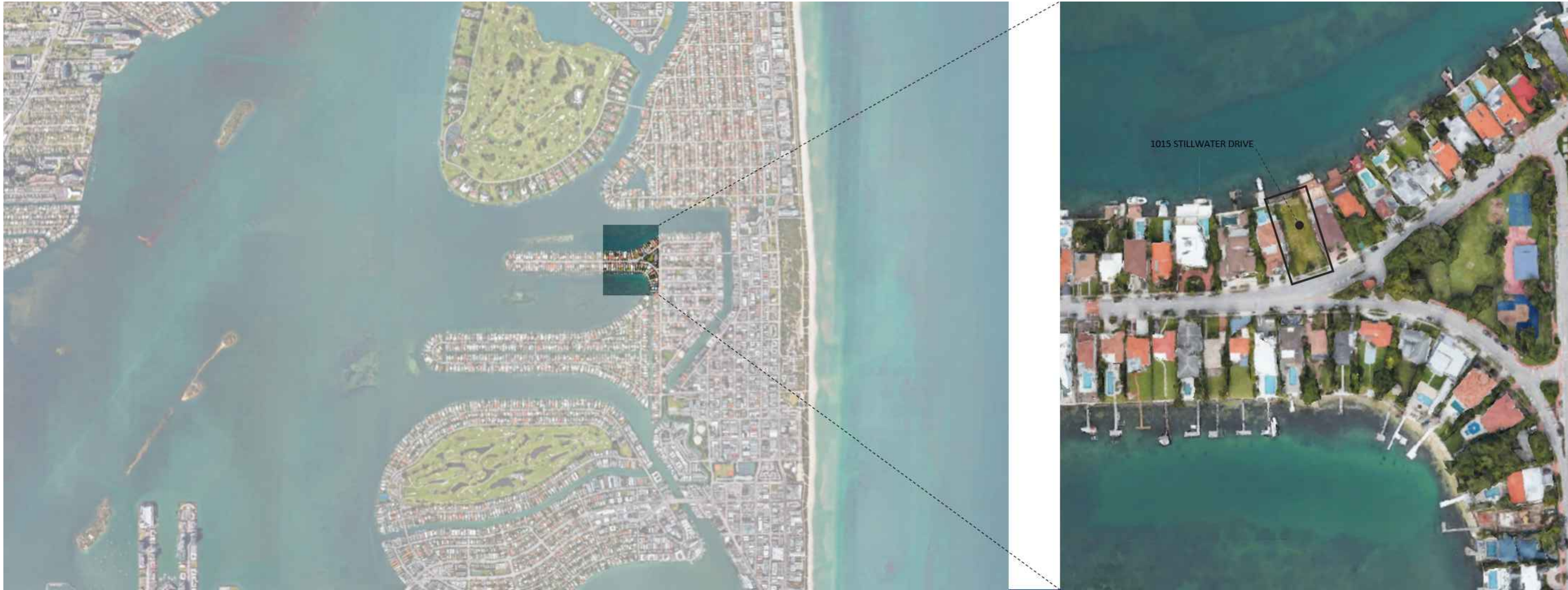
ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31.00 FT	N/A	26.67 FT	
18	SETBACKS:				
19	FRONT:	30'-0" FT	N/A	30'-0" FT	
20	EAST SIDE:	7'-7" FT	N/A	7'-7" FT	
21	WEST SIDE:	7'-7" FT	N/A	7'-7" FT	
22	REAR:	22'-6" FT	N/A	27'-3" FT	
23	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-2" FT	N/A	15'-2" FT	
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	
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION				

NOTE:
IF NOT APPLICABLE WRITE N/A



ZONING INFORMATION

I015 STILLWATER RESIDENCE
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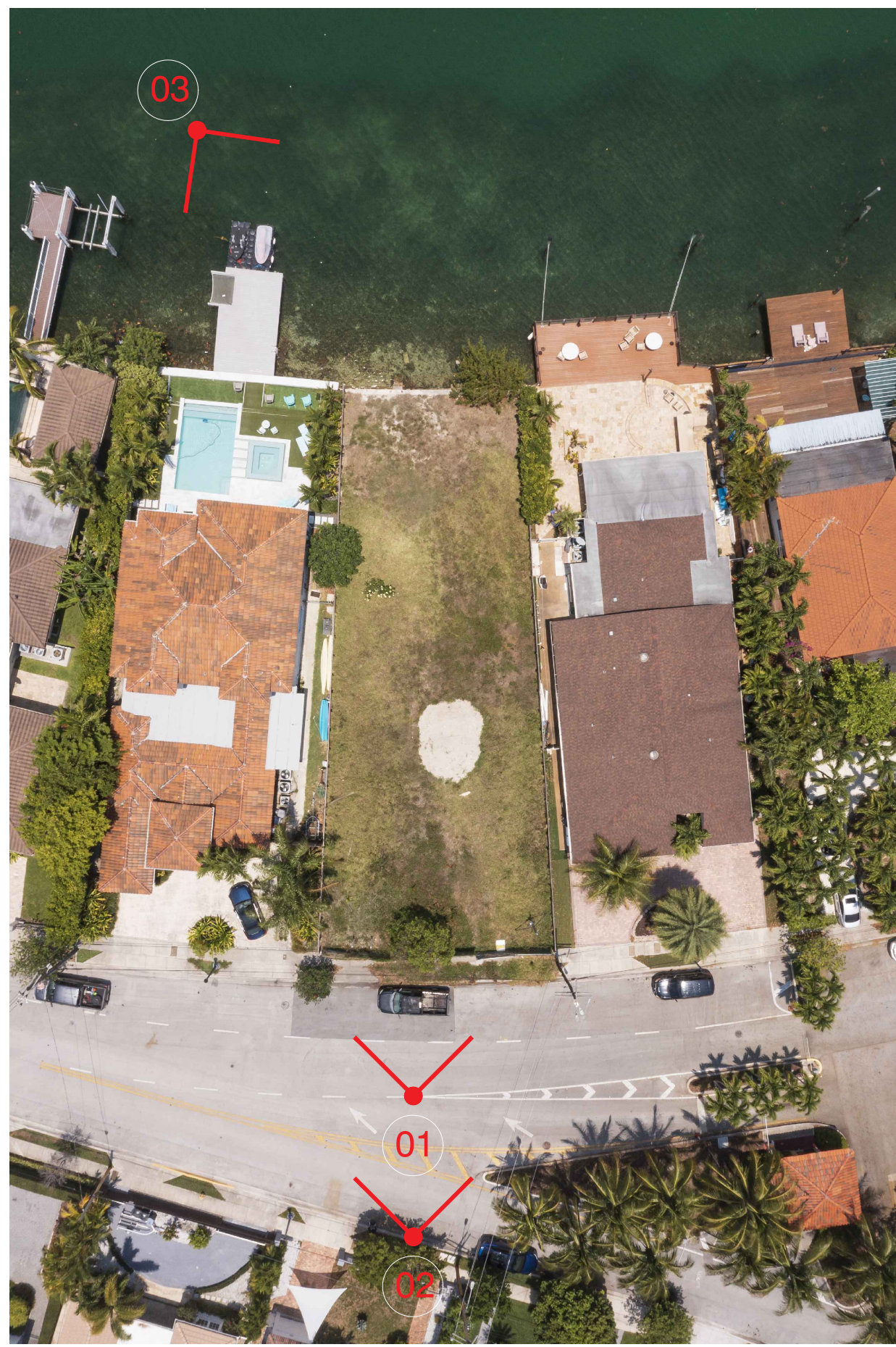
LOCATION MAP

I015 STILLWATER RESIDENCE
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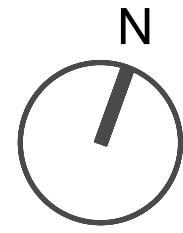
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A-02



00 LOCATION MAP
SCALE: N/A



01 SOUTH FACADE (STREET VIEW)
SCALE: N/A



02 SOUTH FACADE (AERIAL FRONT VIEW)
SCALE: N/A



03 AERIAL VIEW (REAR VIEW)
SCALE: N/A

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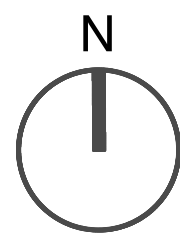
A-03

EXISTING CONDITIONS

I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024



00 LOCATION MAP
SCALE: N/A



01 NEIGHBORING PROPERTIES EAST AND WEST (FRONT VIEW)
SCALE: N/A



02 NEIGHBORING PROPERTIES EAST AND WEST (REAR VIEW)
SCALE: N/A



03 NEIGHBORING PROPERTIES (AERIAL VIEW)
SCALE: N/A



04 NEIGHBORING PROPERTIES (AERIAL VIEW)
SCALE: N/A

EXISTING CONDITIONS - NEIGHBORING PROPERTIES

1015 STILLWATER RESIDENCE
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A-04



1. 940 STILLWATER



12. 1580 STILLWATER



3. 1050 STILLWATER



4. 1110 STILLWATER



5. 1120 STILLWATER



6. 1211 STILLWATER



7. 1221 STILLWATER



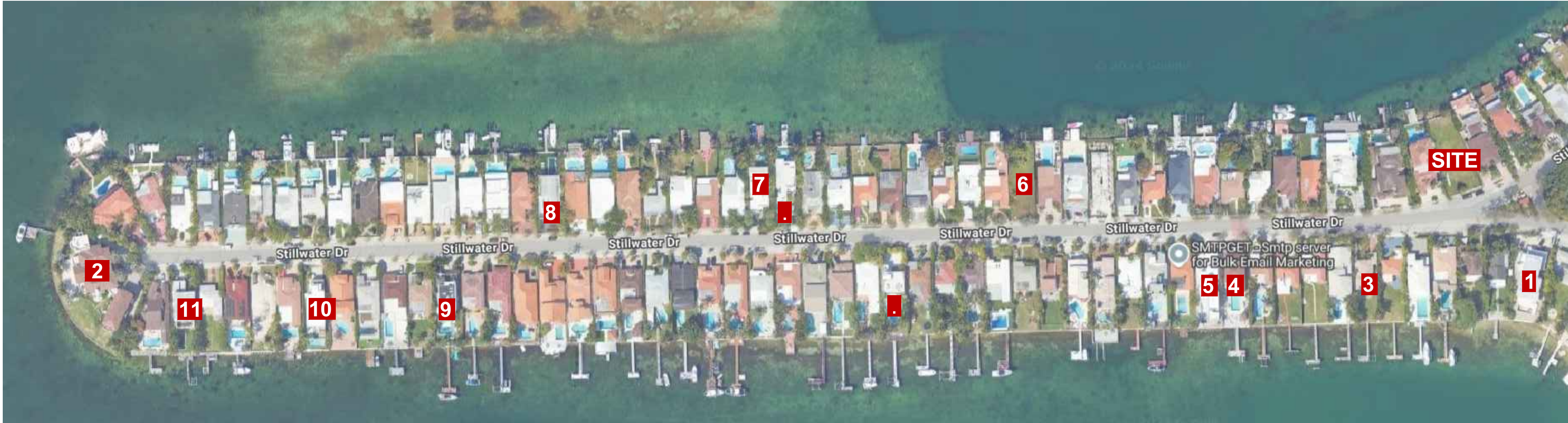
8. 1411 STILLWATER



9. 1450 STILLWATER



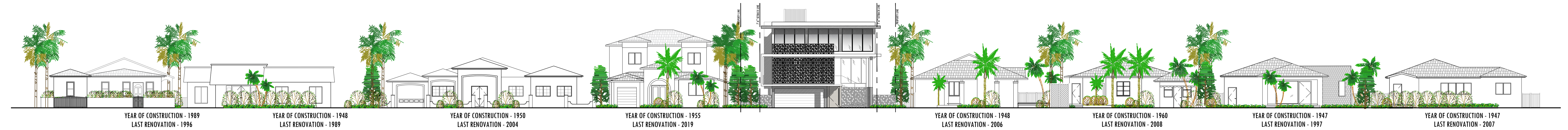
10. 1510 STILLWATER



11. 1560 STILLWATER

NOTE: HOUSES HIGHLIGHTED IN RED INDICATE NEW CONSTRUCTION / DRB APPROVED RESIDENCES SINCE 2014

01 STREET SECTION

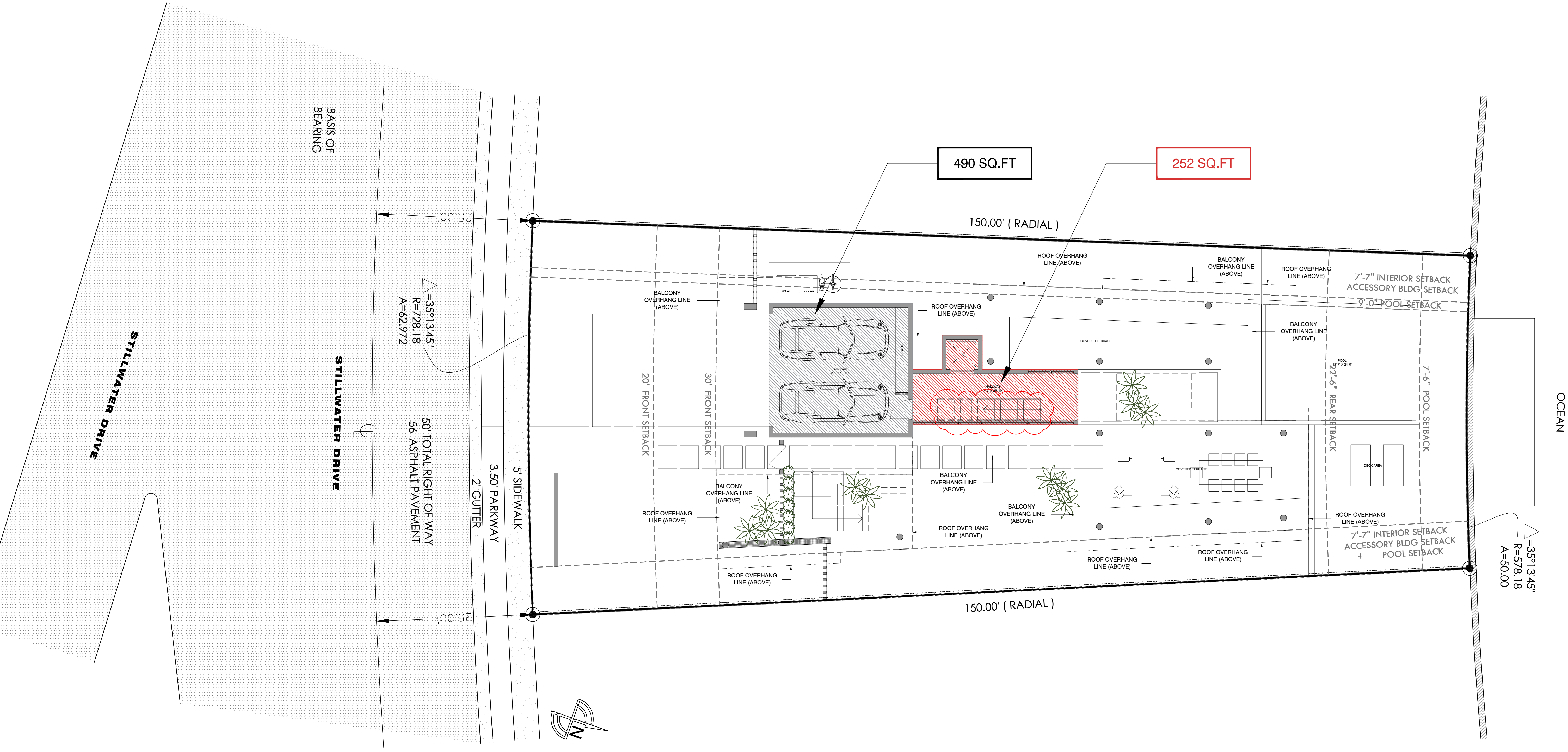


CONTEXTUAL ELEVATION

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A-04.1



UNDERSTORY UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	5% = 423.6 SQ.FT
PROVIDED		
- UNDERSTORY	2.97%	= 252 SQ.FT

UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	50% = 4,236 SQ.FT
PROVIDED		
- UNDERSTORY		252 SQ.FT
- FIRST FLOOR		1,952 SQ.FT
- SECOND FLOOR		2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% = 4,228 SQ.FT

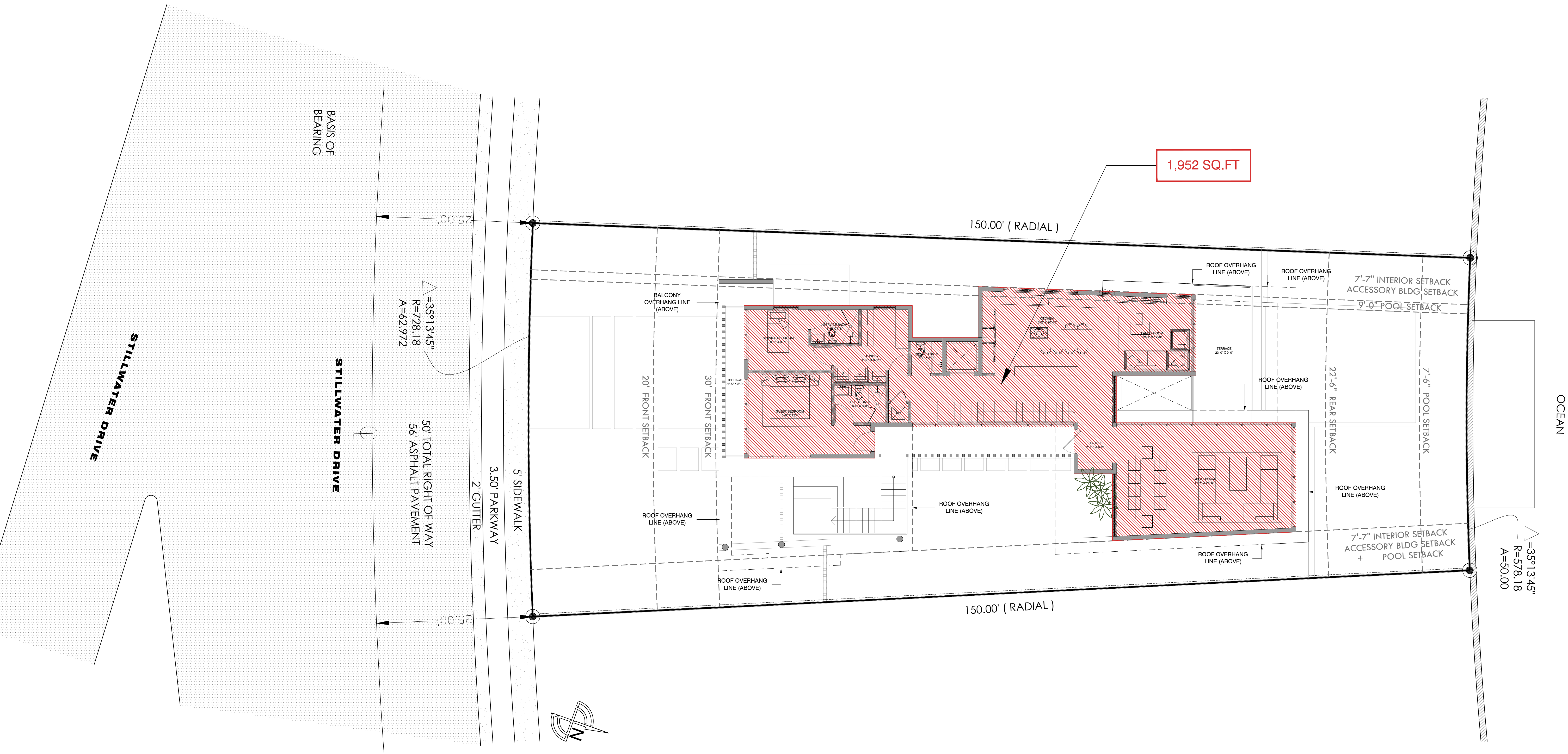
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A-05

UNIT SIZE DIAGRAM - UNDERSTORY

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DATE: 09.08.2024

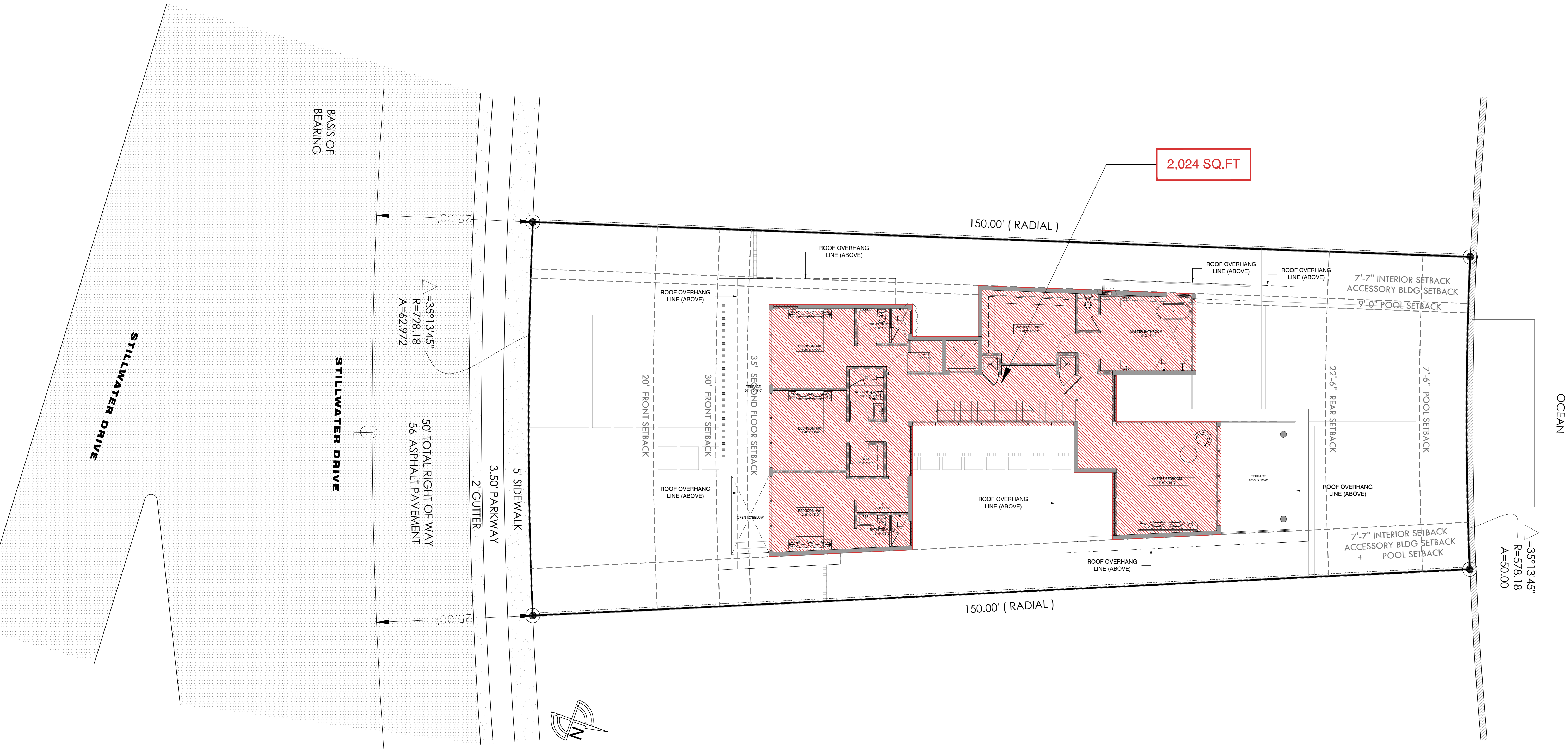


UNIT SIZE CALCULATION			
MAXIMUM PERMITTED	=	50% =	4,236 SQ.FT
PROVIDED			
- UNDERSTORY.....			252 SQ.FT
- FIRST FLOOR			1,952 SQ.FT
- SECOND FLOOR			2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% =	4,228 SQ.FT

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A-06



UNIT SIZE CALCULATION			
MAXIMUM PERMITTED	=	50% =	4,236 SQ.FT
PROVIDED			
- UNDERSTORY.....			252 SQ.FT
- FIRST FLOOR			1,952 SQ.FT
- SECOND FLOOR			2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% =	4,228 SQ.FT

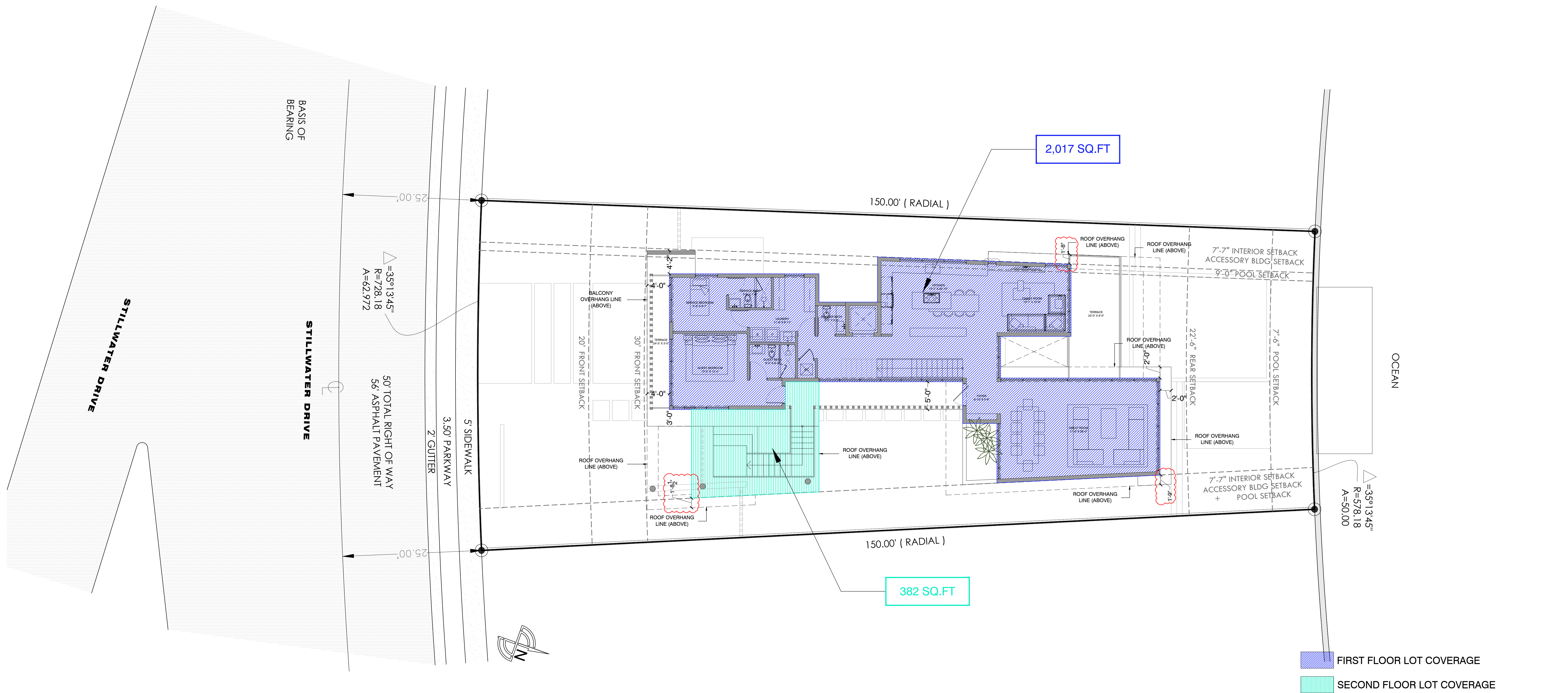
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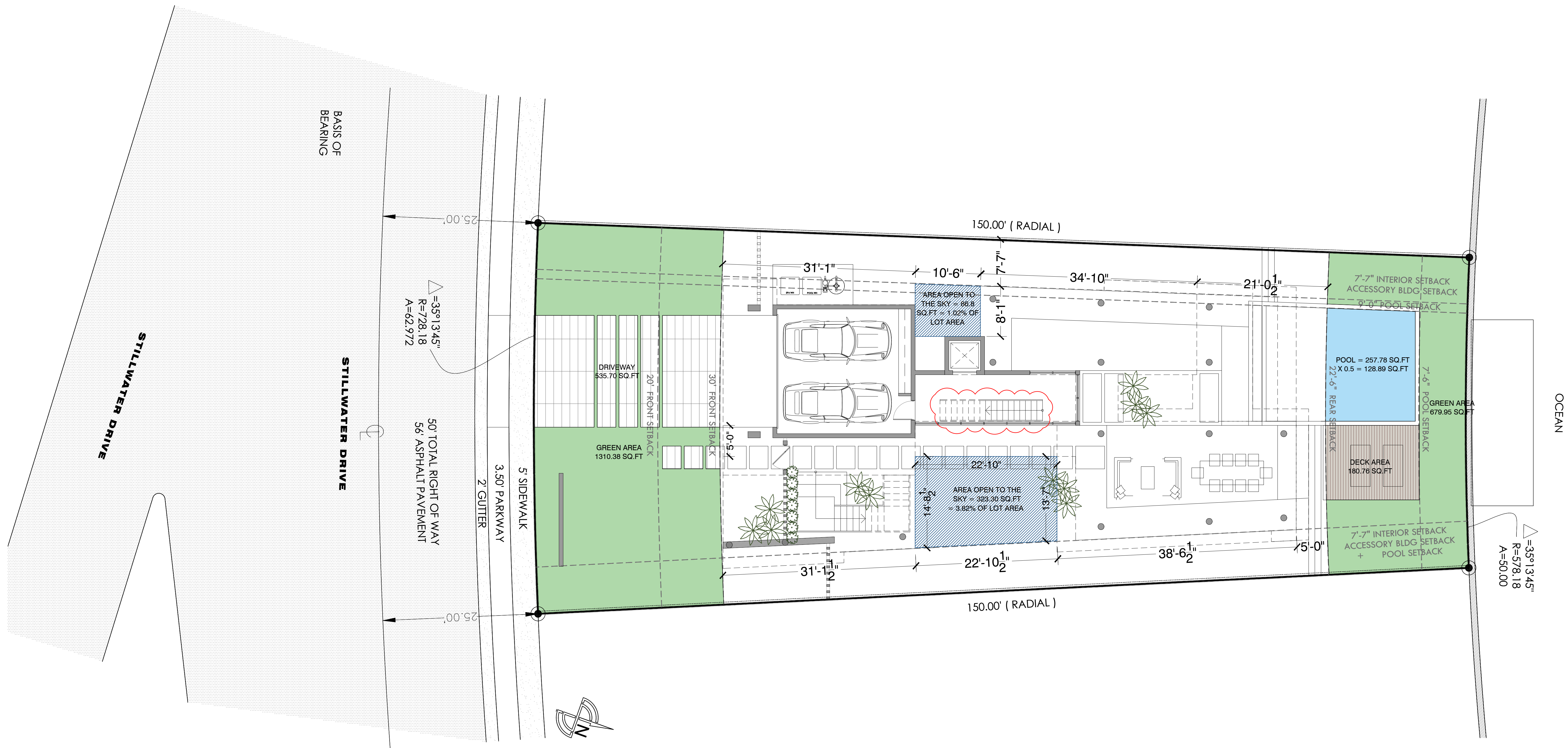
A-07

UNIT SIZE DIAGRAM - SECOND FLOOR

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024



LOT COVERAGE CALCULATION		
MAXIMUM PERMITTED	=	30% = 2,542 SQ.FT
PROVIDED		
- FIRST FLOOR		2,017 SQ.FT
- SECOND FLOOR		382 SQ.FT
TOTAL PROVIDED	=	28.31% = 2,399 SQ.FT



OPEN SPACE DIAGRAM

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

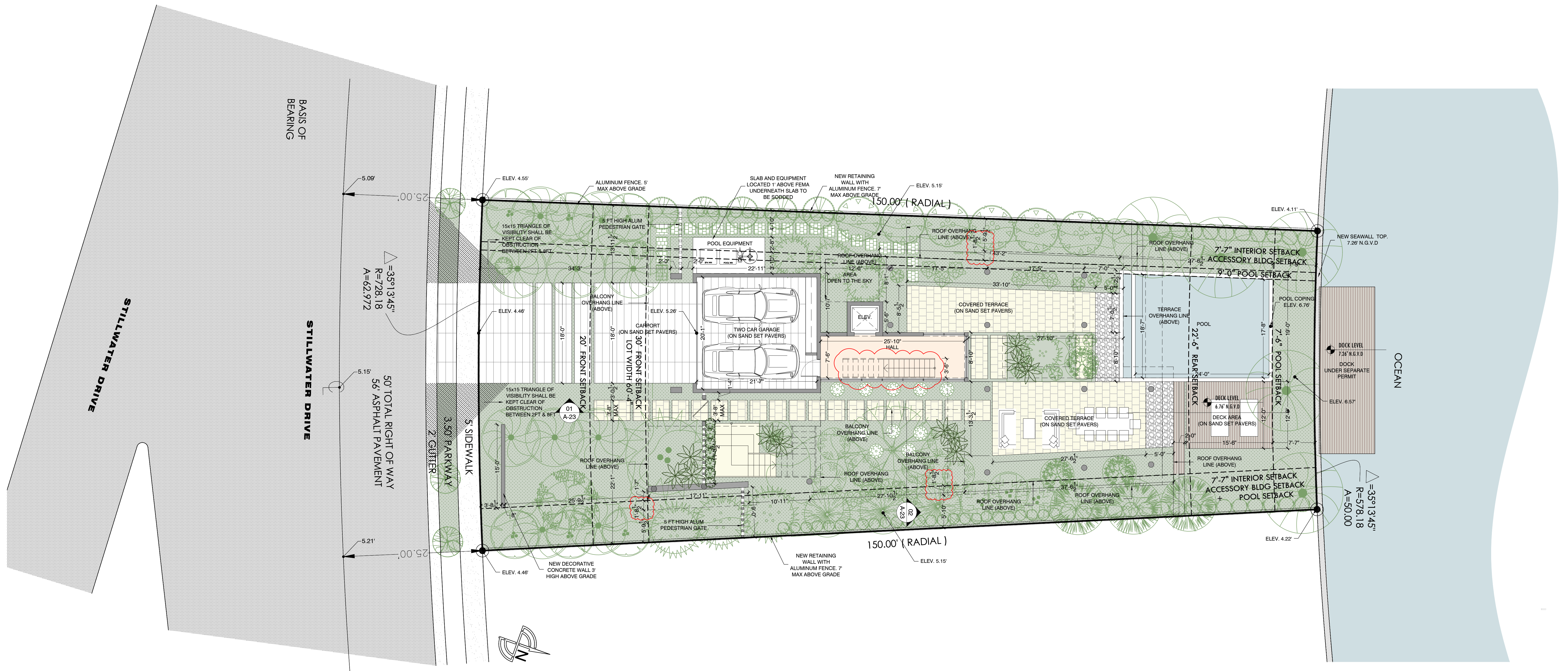
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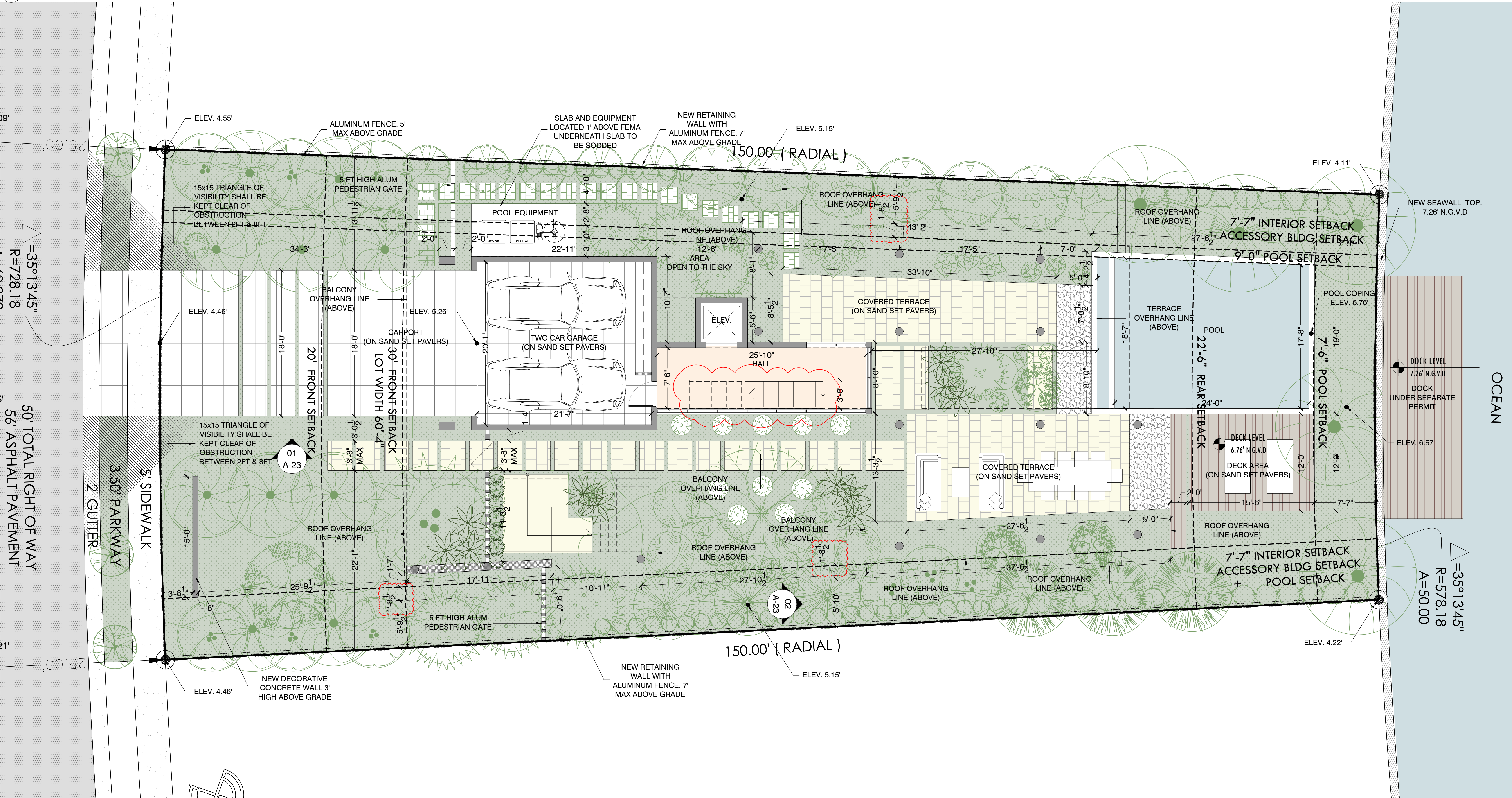
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UNDERSTORY FLOOR PLAN

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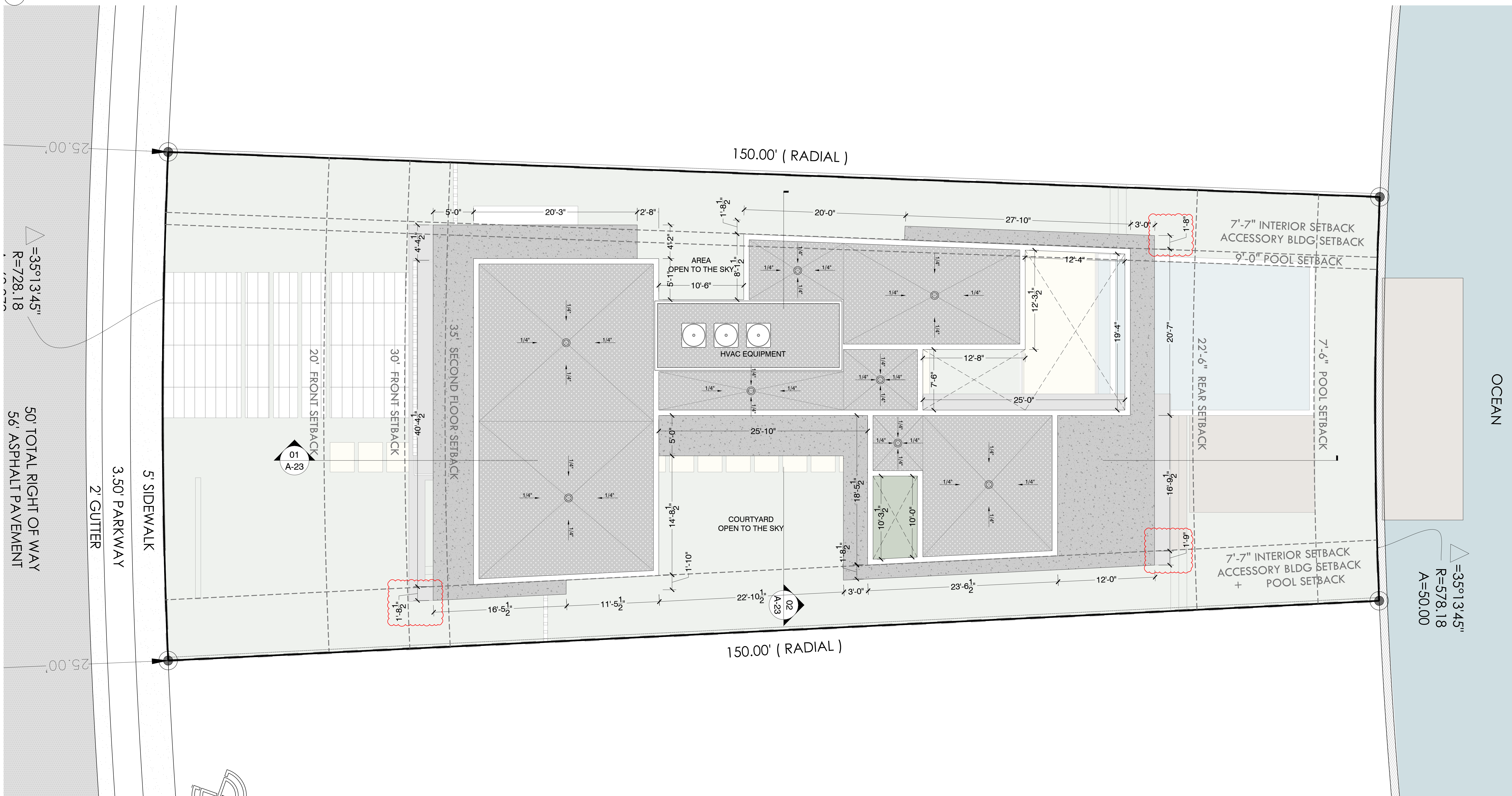
FINAL SUBMITTAL
DATE: 09.08.2024

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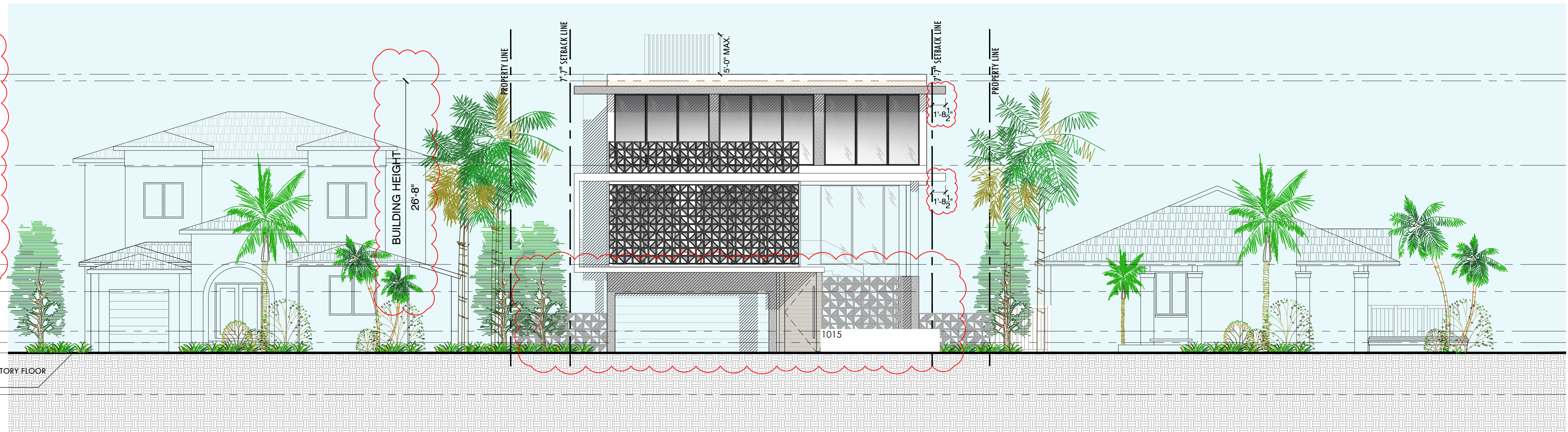
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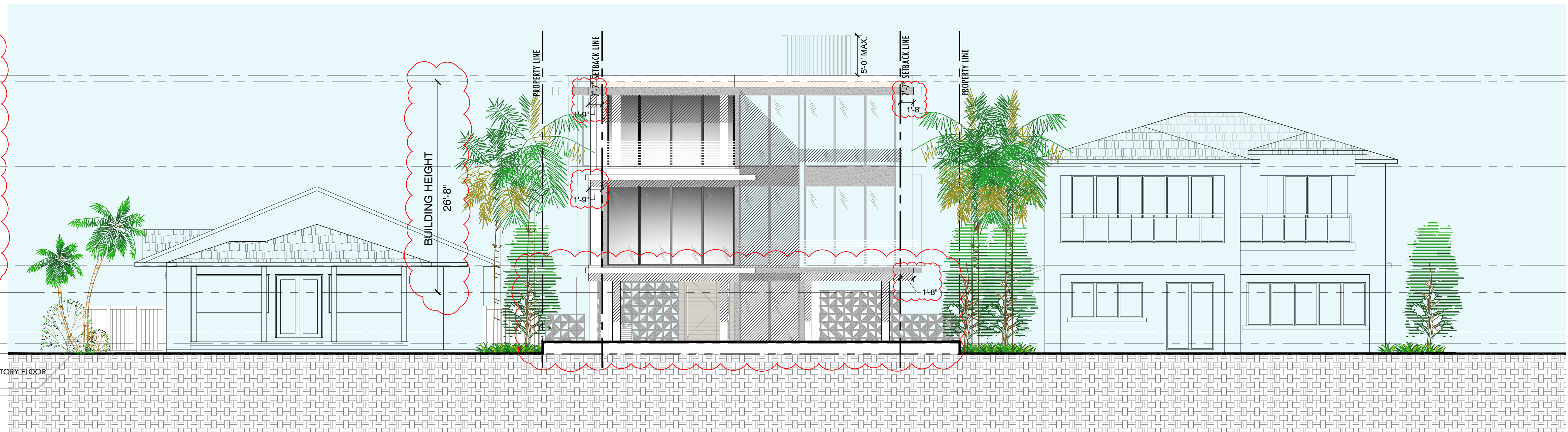
A-13



- EL +35'-2" (NGVD = 40.41)
TOP OF PARAPET
- EL +34'-4" (NGVD = 39.58)
ROOF TERRACE
- EL +23'-8" (NGVD = 28.91)
SECOND FLOOR
- EL +11'-2" (NGVD = 16.41)
FIRST FLOOR
- EL +7'-8 7/8" (NGVD = 13.00)
FREEBOARD
- EL +2'-8 7/8" (NGVD = 8.00)
BASE FLOOD ELEVATION
- EL +1'-3 5/8" (NGVD = 6.57)
ADJUSTED GRADE
- EL 0'-0" (NGVD = 5.26)
FUTURE CROWN OF ROAD / UNDERSTORY FLOOR
- EL -1 3/8" (NGVD = 5.15)
AVERAGE SIDEWALK (GRADE)



- EL +35'-2" (NGVD = 40.41)
TOP OF PARAPET
- EL +34'-4" (NGVD = 39.58)
ROOF TERRACE
- EL +23'-8" (NGVD = 28.91)
SECOND FLOOR
- EL +11'-2" (NGVD = 16.41)
FIRST FLOOR
- EL +7'-8 7/8" (NGVD = 13.00)
FREEBOARD
- EL +2'-8 7/8" (NGVD = 8.00)
BASE FLOOD ELEVATION
- EL +1'-3 5/8" (NGVD = 6.57)
ADJUSTED GRADE
- EL 0'-0" (NGVD = 5.26)
FUTURE CROWN OF ROAD / UNDERSTORY FLOOR
- EL -1 3/8" (NGVD = 5.15)
AVERAGE SIDEWALK (GRADE)



NORTH / SOUTH ELEVATIONS

1015 STILLWATER RESIDENCE
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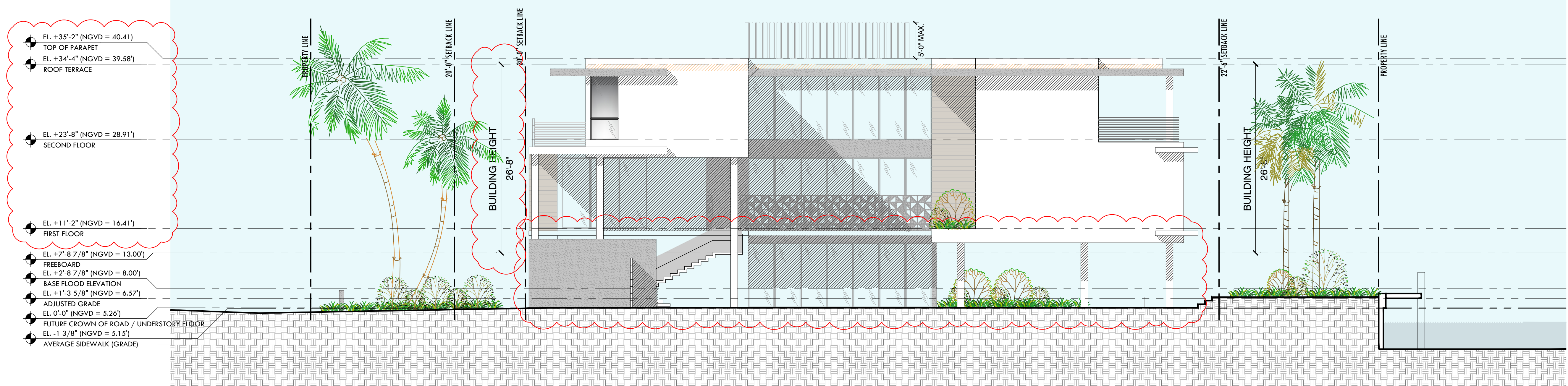
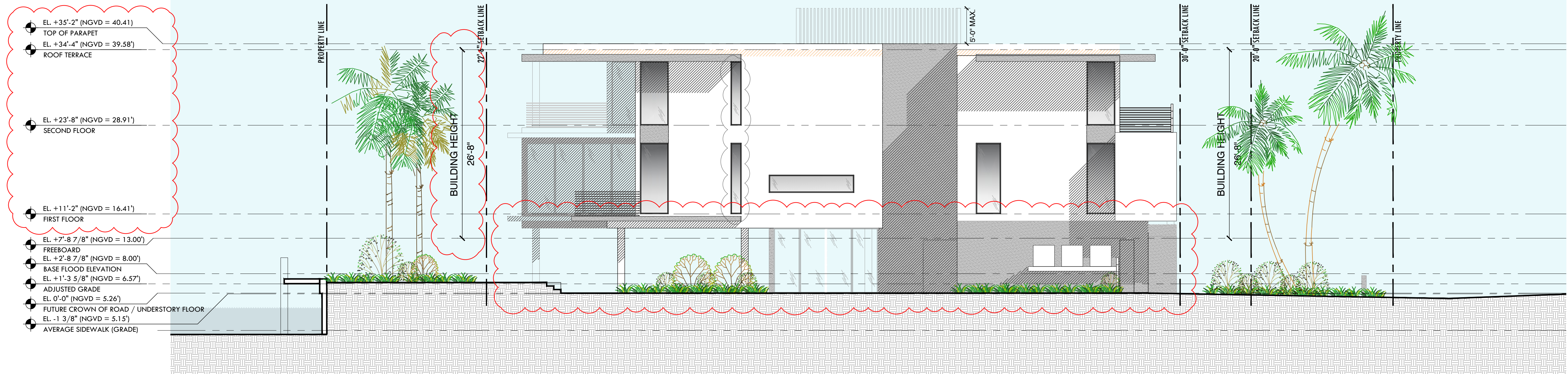
FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 1/16" = 1'-0"

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EAST / WEST ELEVATIONS

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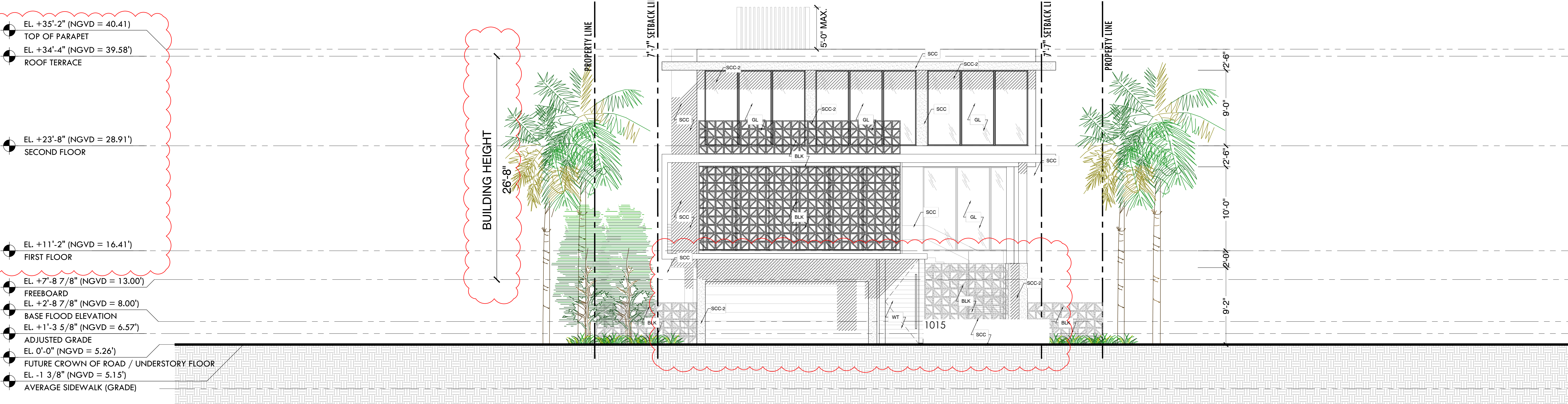
FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 1/16" = 1'-0"

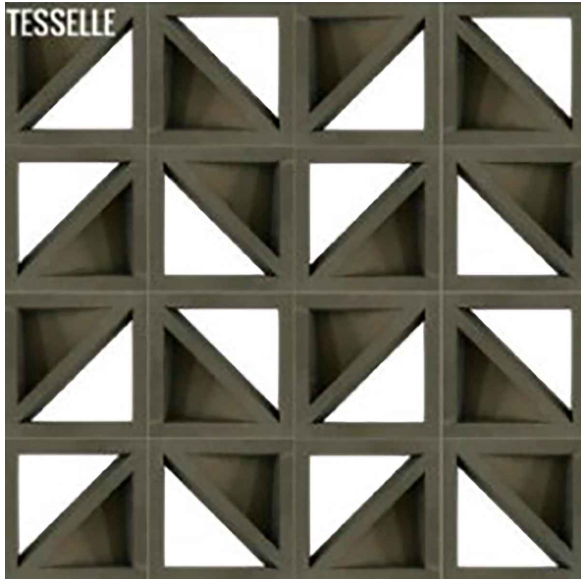
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ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GRAY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-OP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE.
WT	WOOD COMPOSITE TILE.
MTL	ALUMINUM RAILING. SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM. DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.



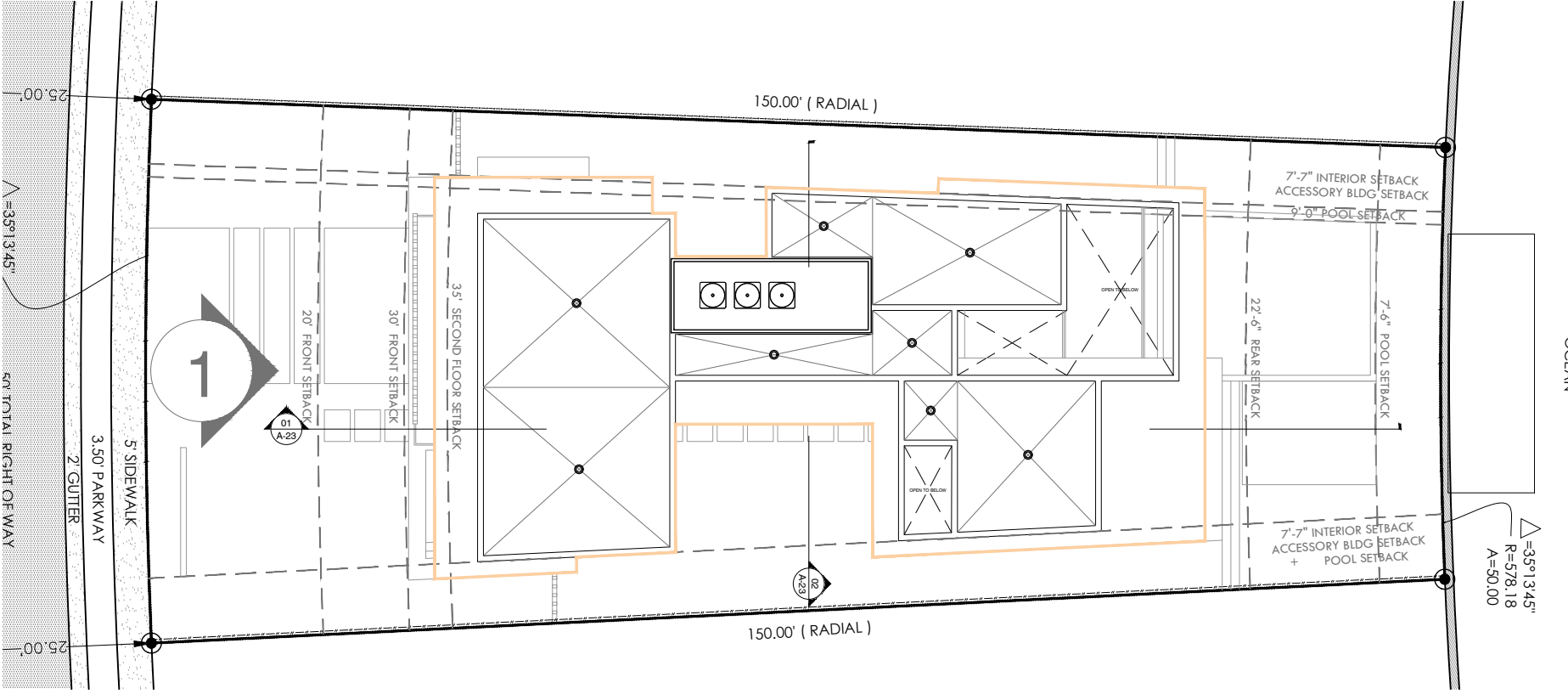
BLK



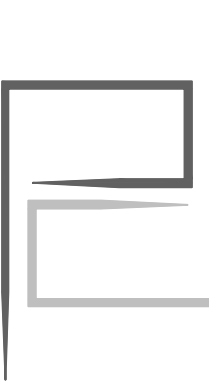
WT



MTL/GL



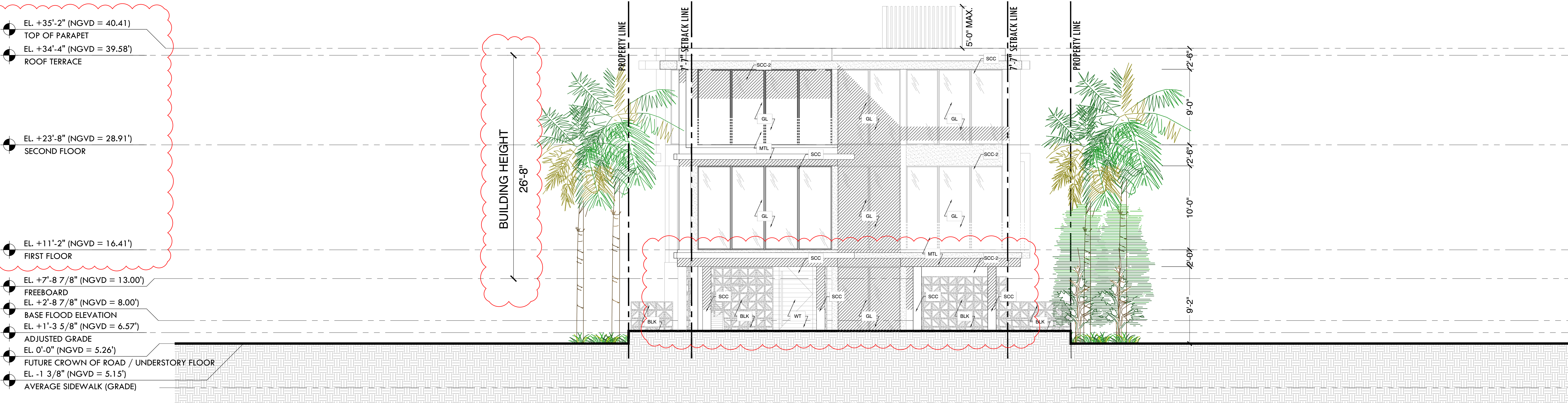
02 ELEVATION KEY PLAN



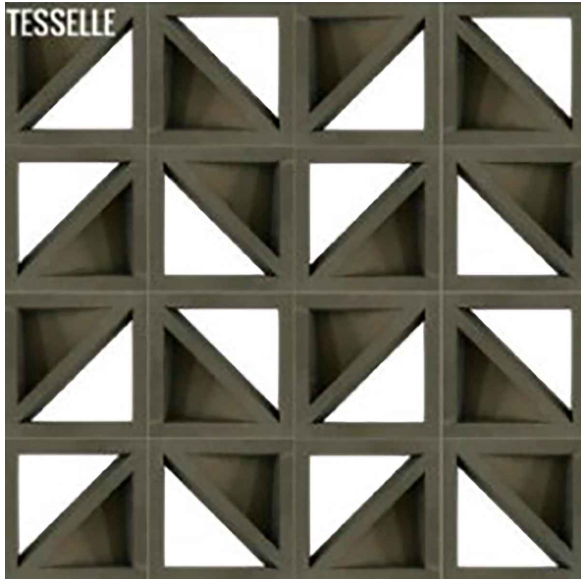
SOUTH ELEVATION

1015 STILLWATER RESIDENCE
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ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GRAY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-OP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE.
WT	WOOD COMPOSITE TILE.
MTL	ALUMINUM RAILING. SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM. DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.



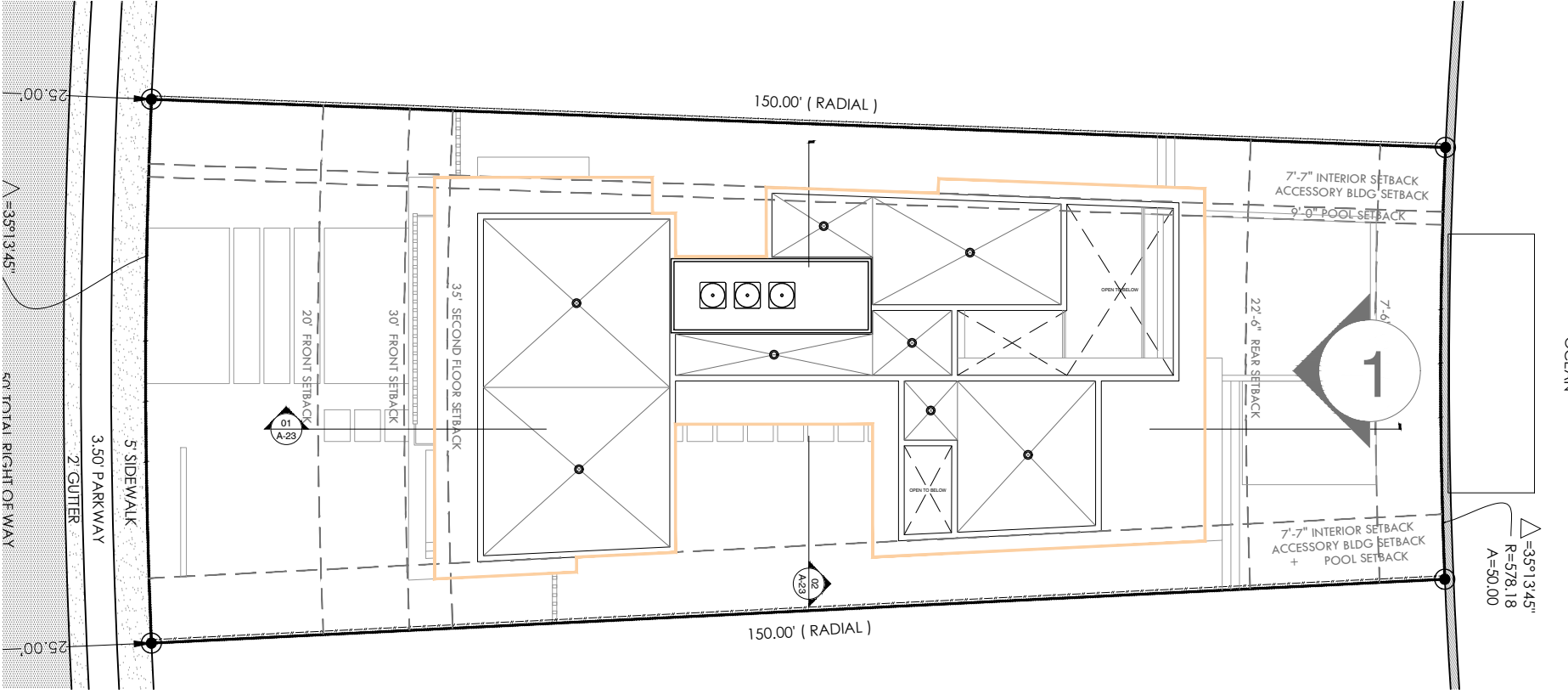
BLK



WT

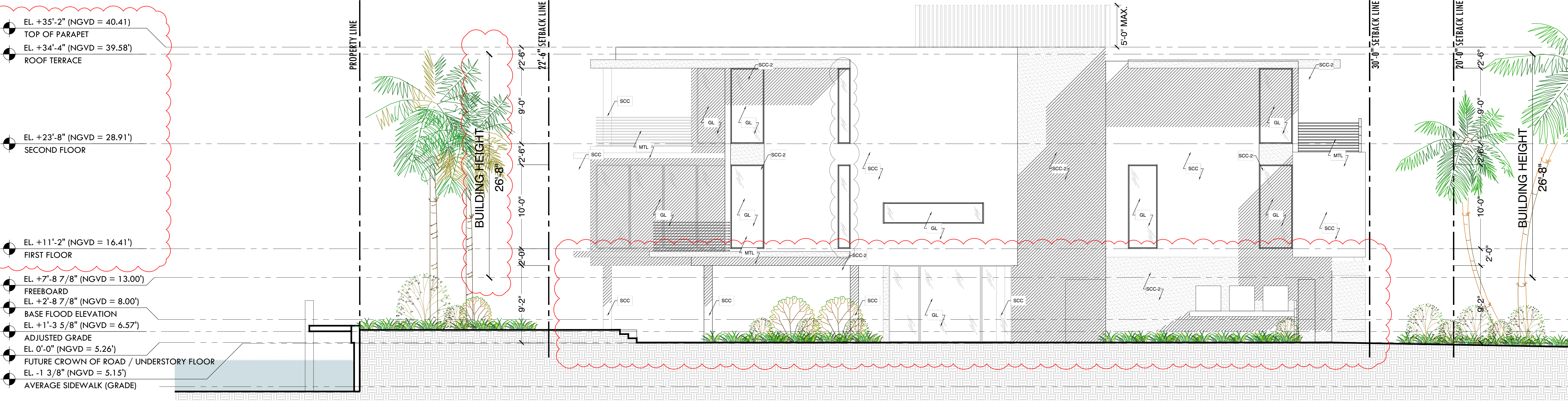


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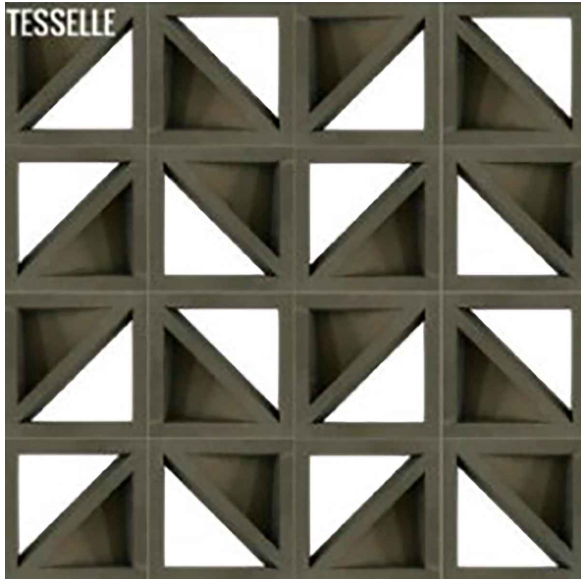


02

ELEVATION KEY PLAN



ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GRAY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-OP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE.
WT	WOOD COMPOSITE TILE.
MTL	ALUMINUM RAILING. SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM. DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.



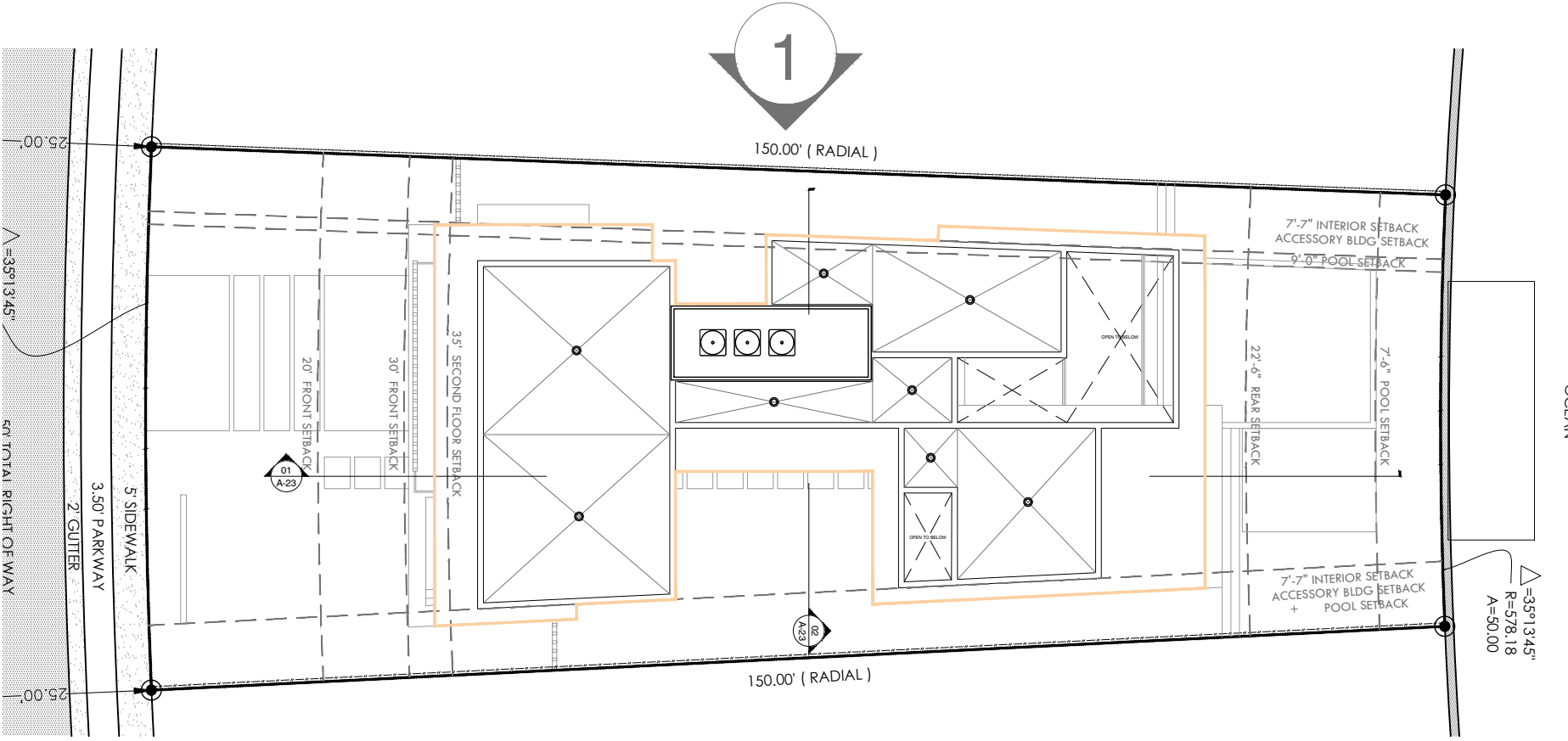
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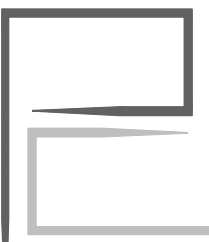
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MTL/GL



02 ELEVATION KEY PLAN

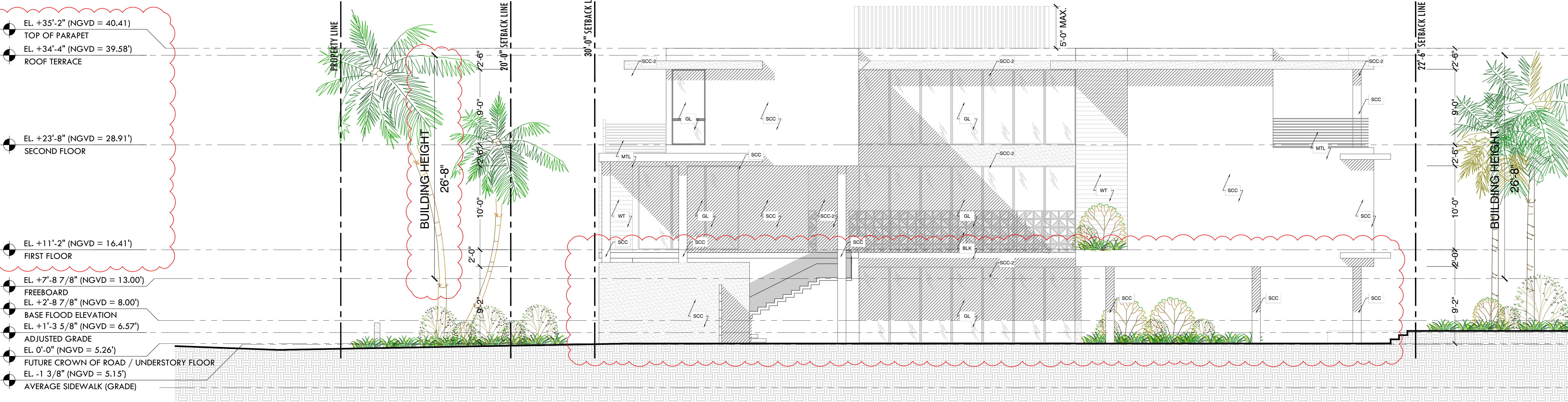


WEST ELEVATION

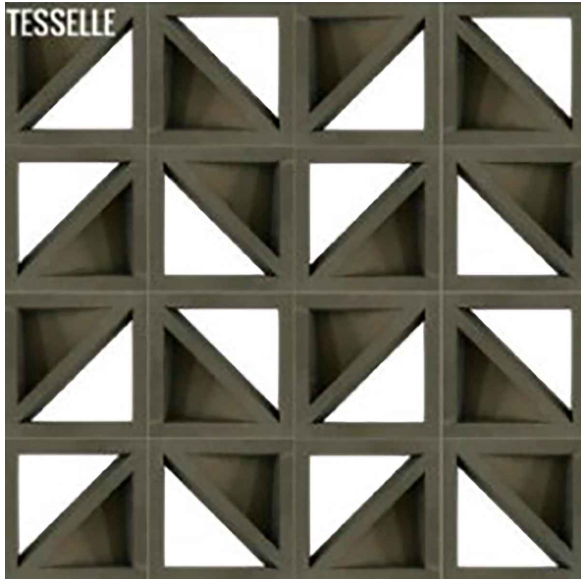
1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

PRESCHER + BASSAN
STUDIO
800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHERBASSAN.COM

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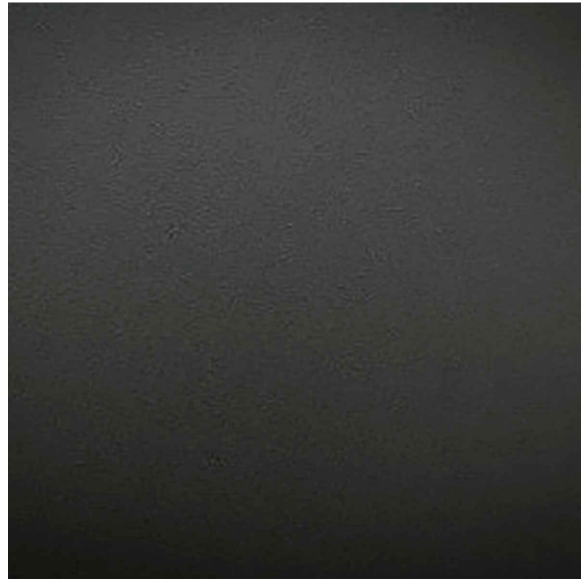
ITEM	SPECIFICATION TYPE
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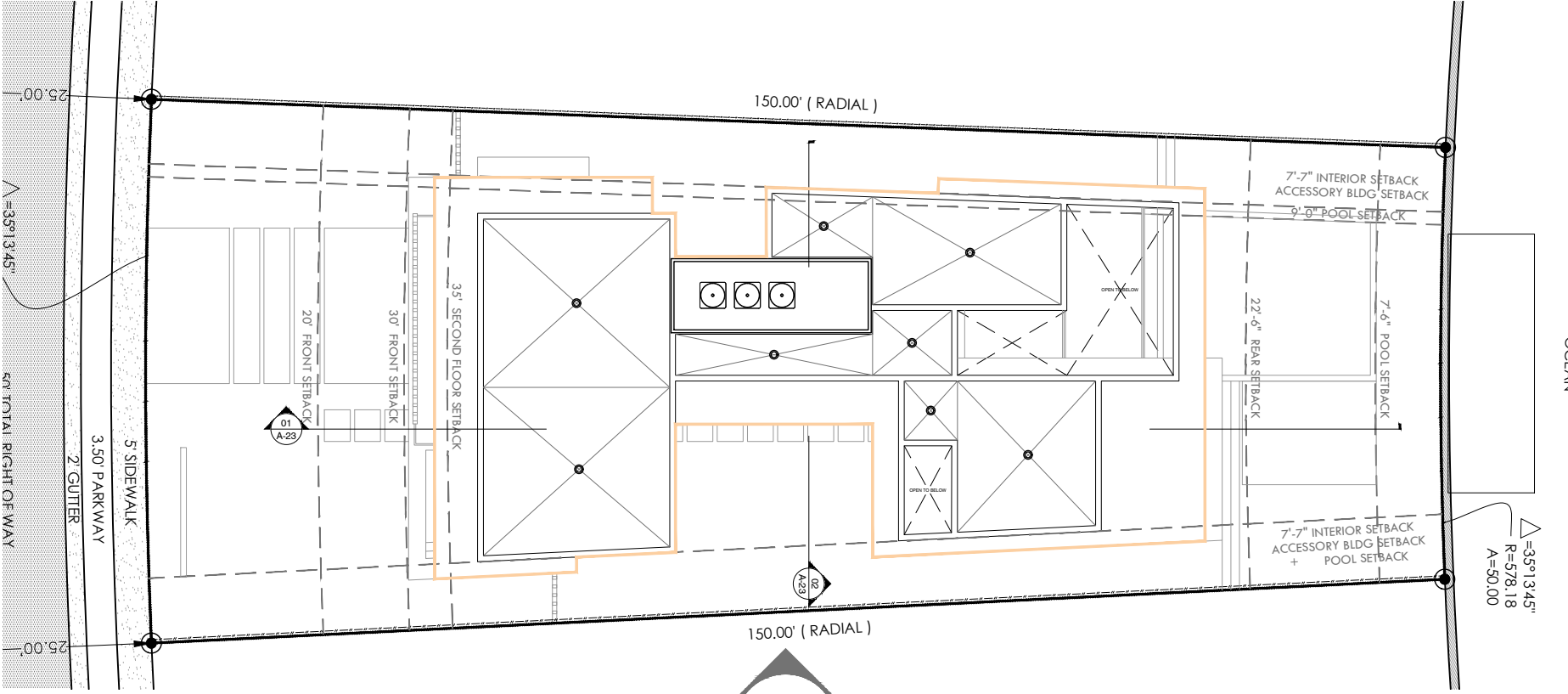
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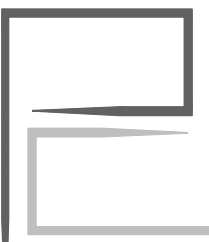
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MTL/GL



02 ELEVATION KEY PLAN

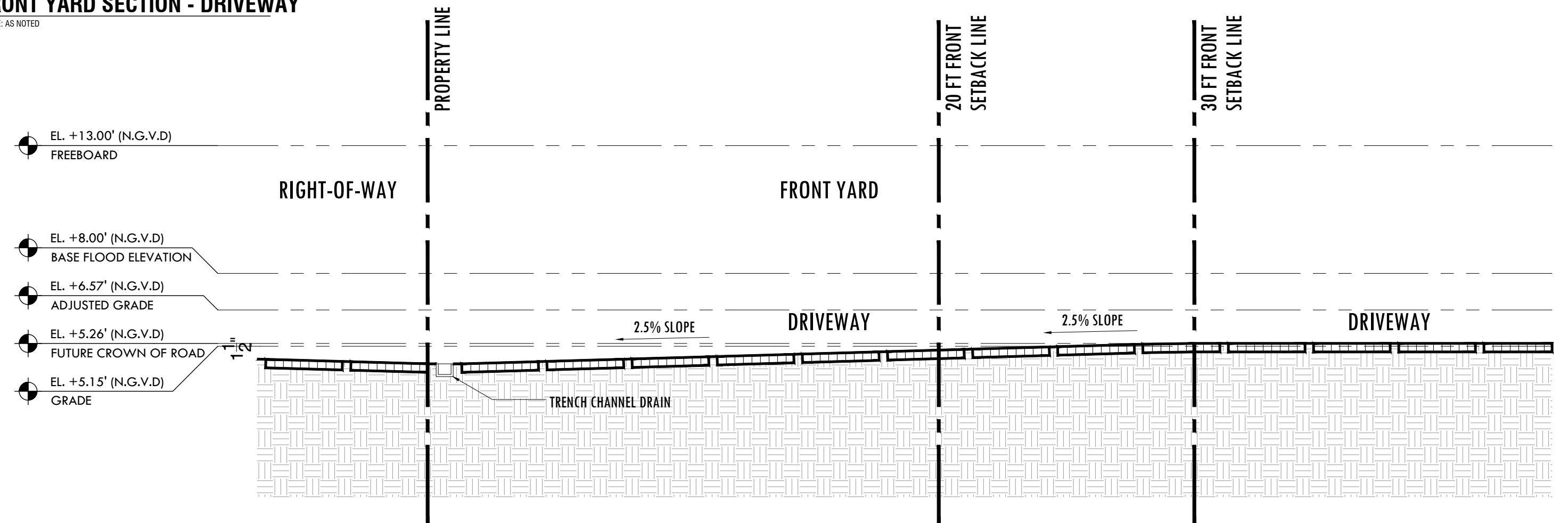
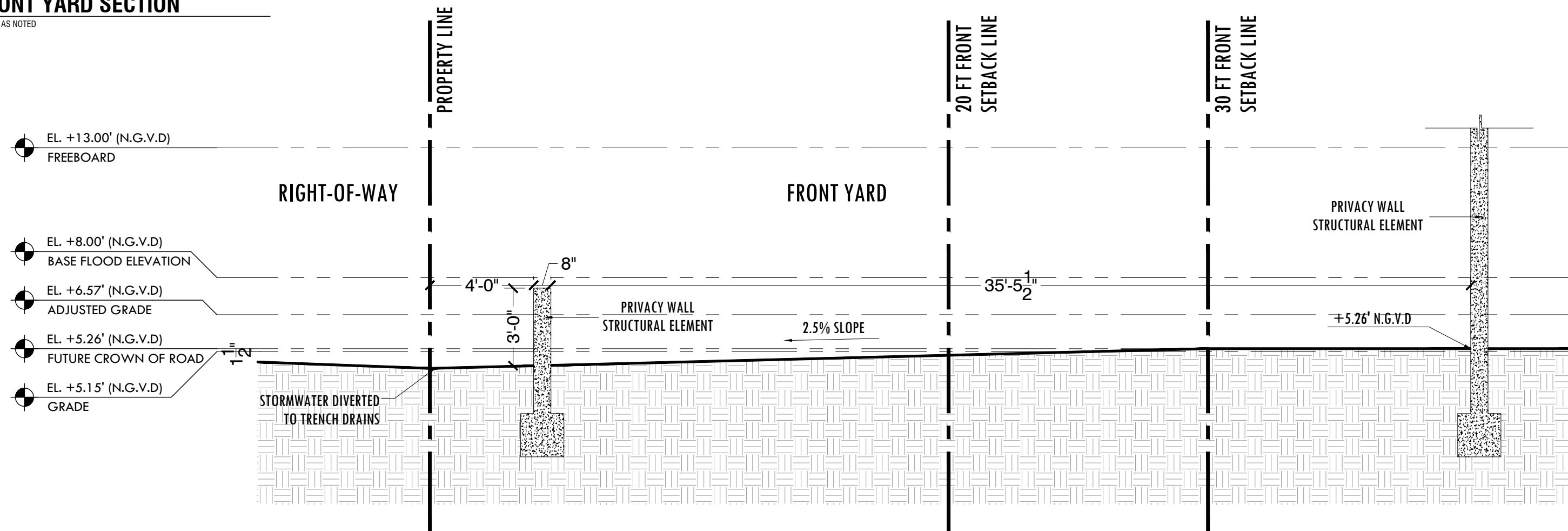
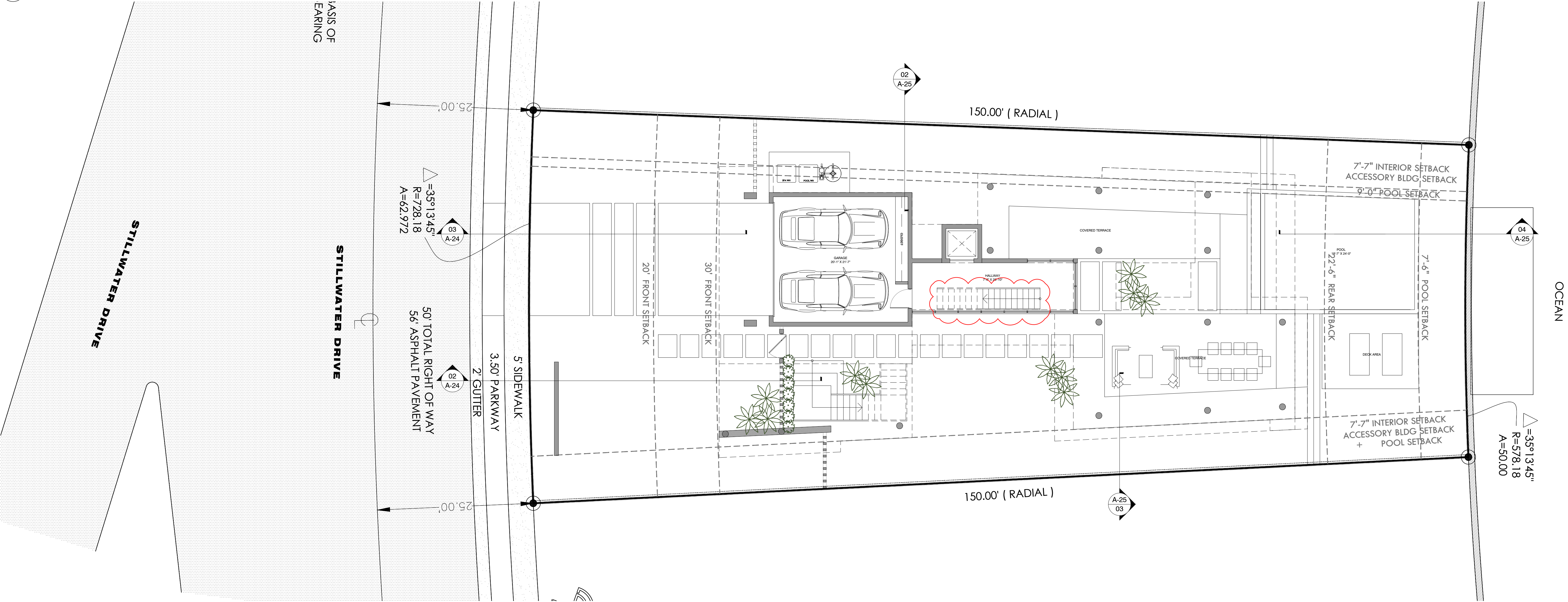


EAST ELEVATIONS

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FINAL SUBMITTAL
DATE: 09.08.2024

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PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

SCALE: 1/8" = 1'-0"

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STUDIO

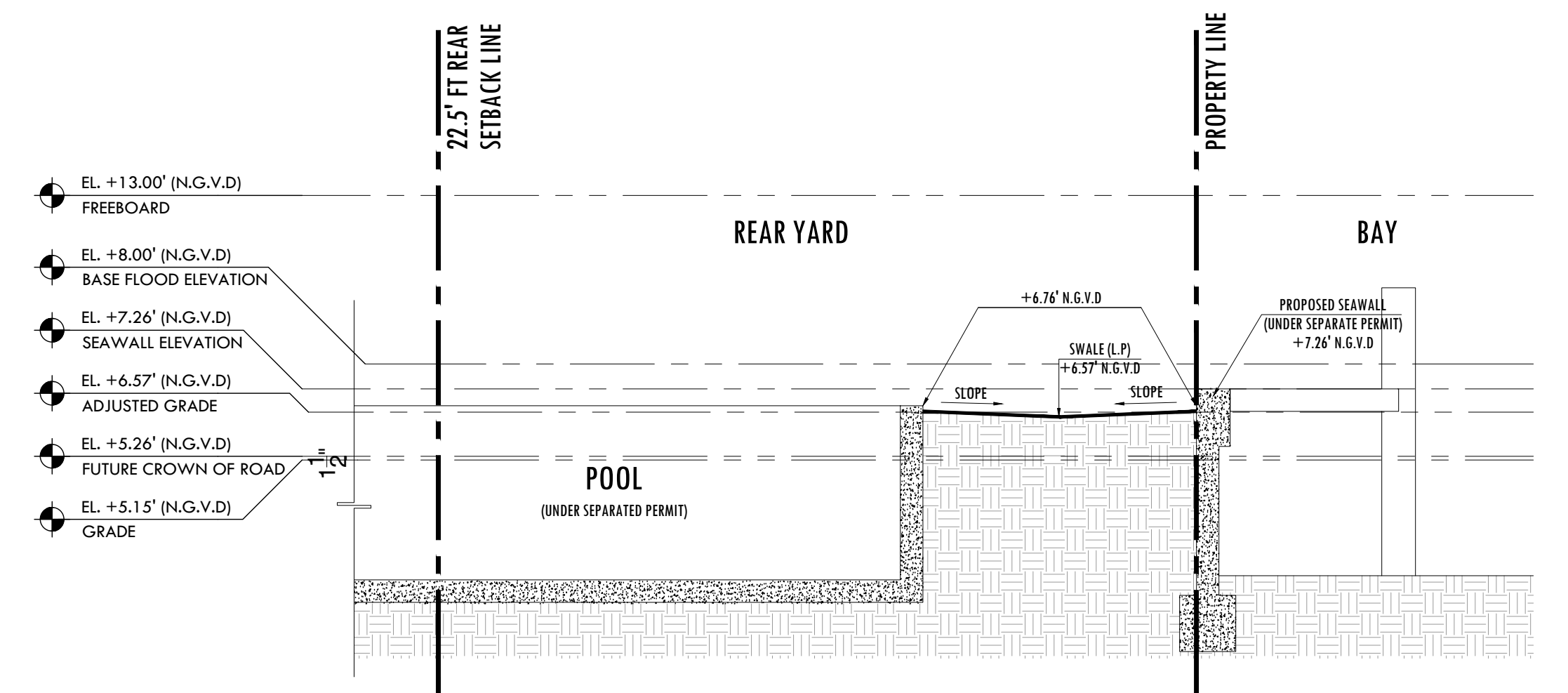
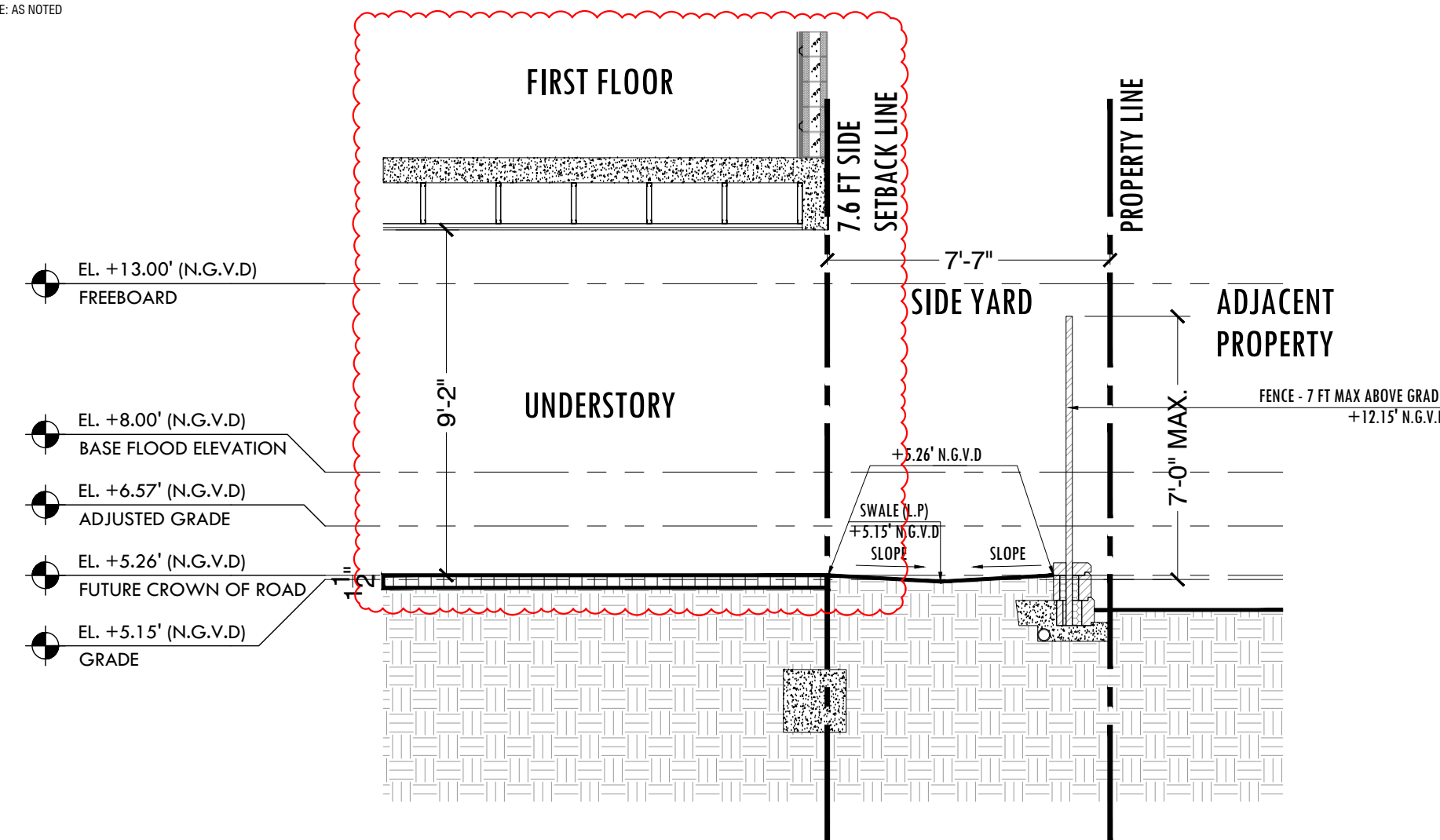
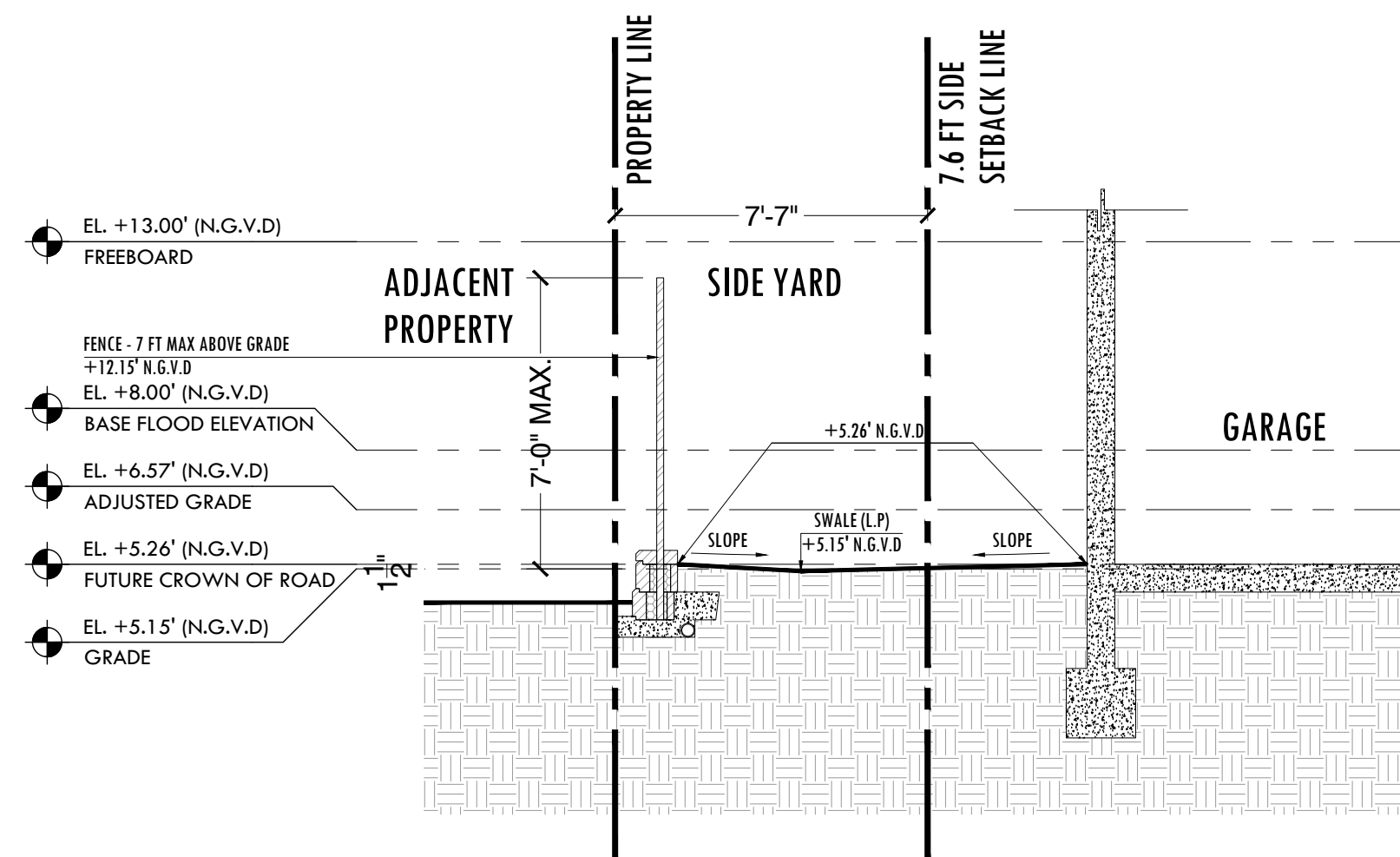
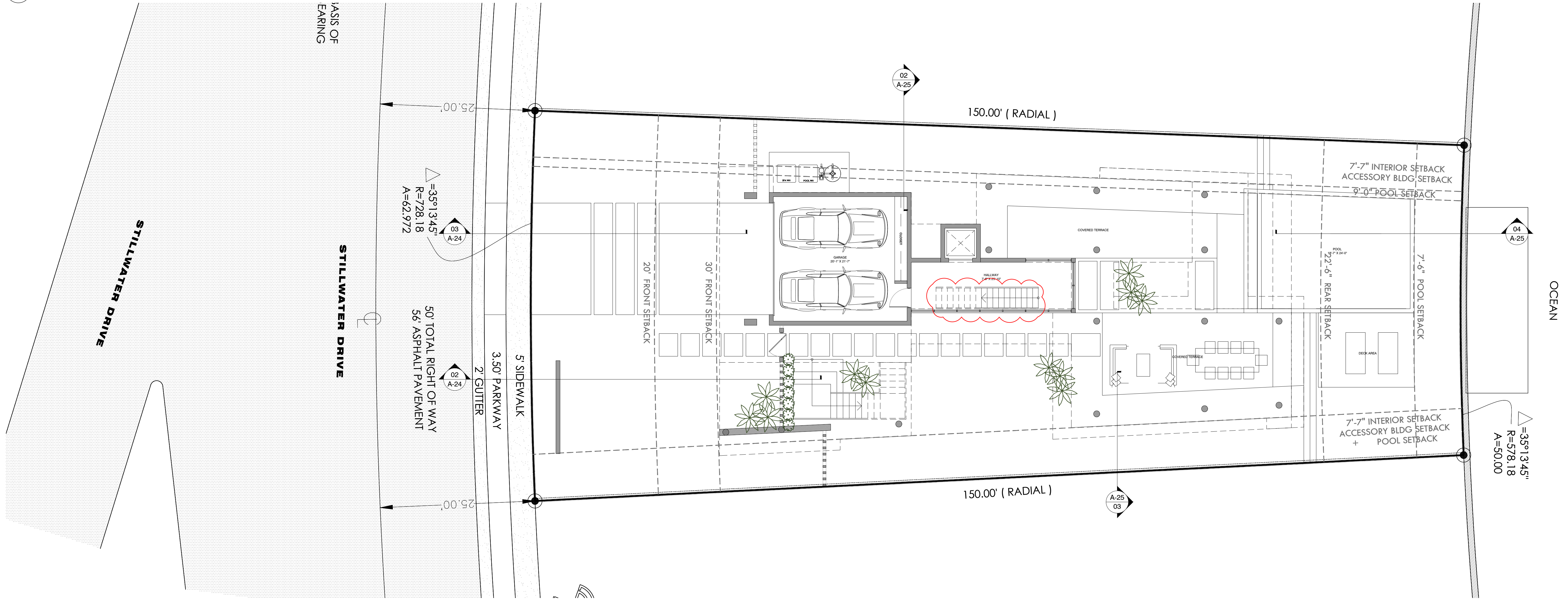
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A-24

YARD ELEVATION SECTIONS

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024



YARD ELEVATION SECTIONS

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

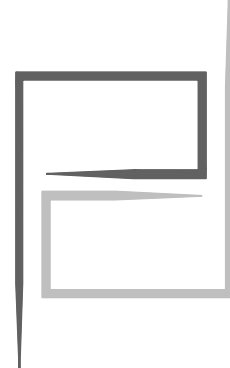
FINAL SUBMITTAL
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SCALE: 1/8" = 1'-0"

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A-25

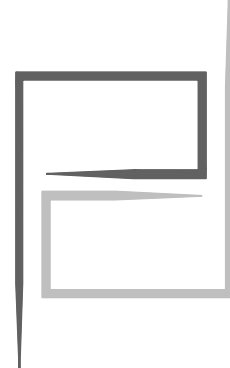
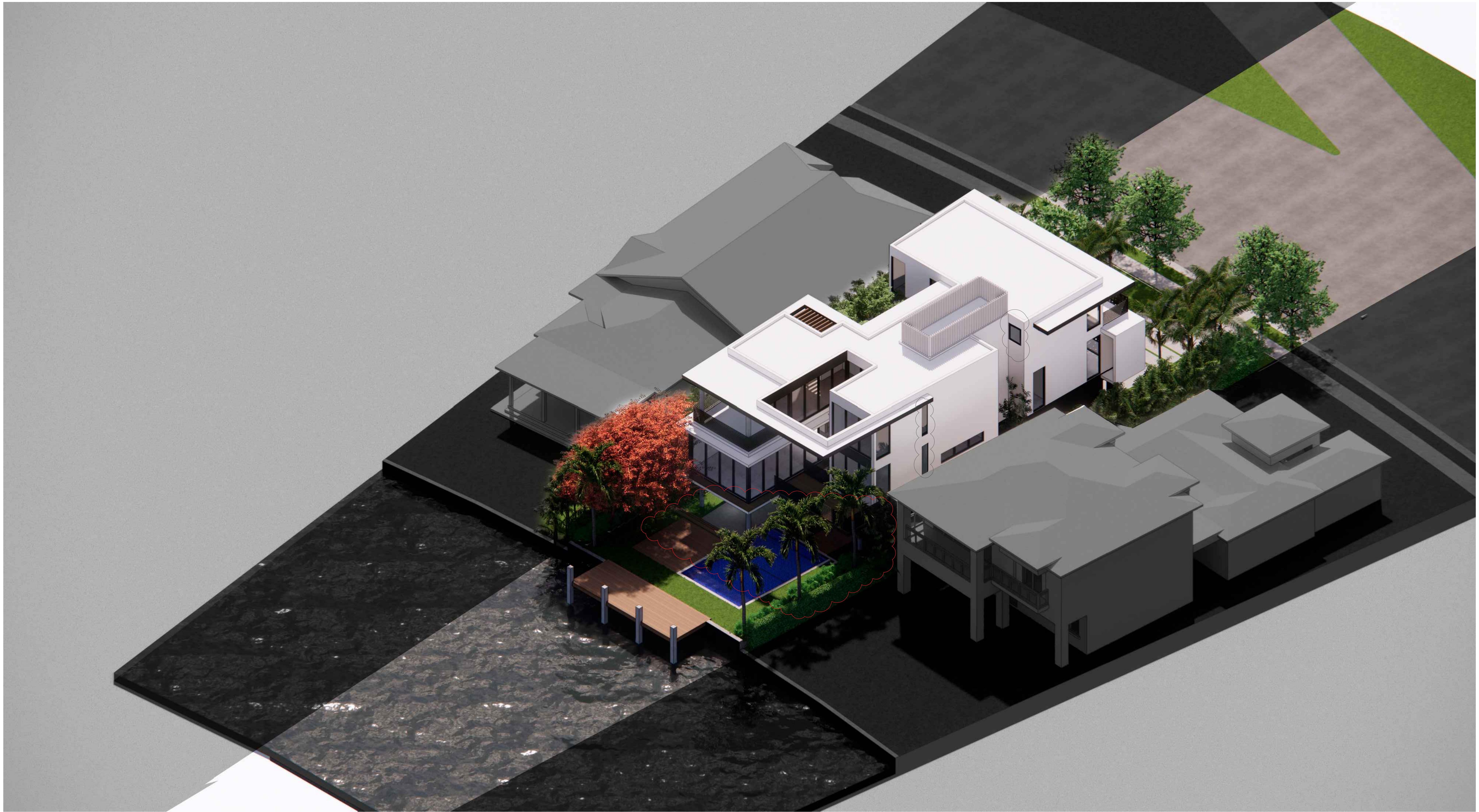


AXONOMETRIC VIEW - EAST

I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

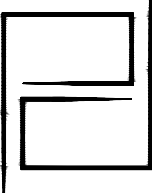
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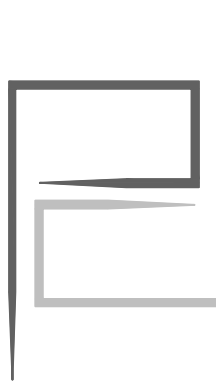
AXONOMETRIC VIEW - WEST

I015 STILLWATER RESIDENCE
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DATE: 09.08.2024



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STUDIO

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FRONT VIEW

1015 STILLWATER RESIDENCE
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DATE: 09.08.2024

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STUDIO
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BACK VIEW

I015 STILLWATER RESIDENCE
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BACK VIEW

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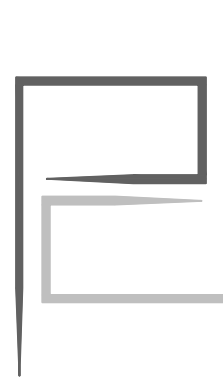
A-30



01 SOUTH FACADE (FRONT)
SCALE: N/A



02 NORTH FACADE (REAR)
SCALE: N/A



BLACK AND WHITE RENDERINGS

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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01 EAST FACADE
SCALE: N/A



02 WEST FACADE
SCALE: N/A

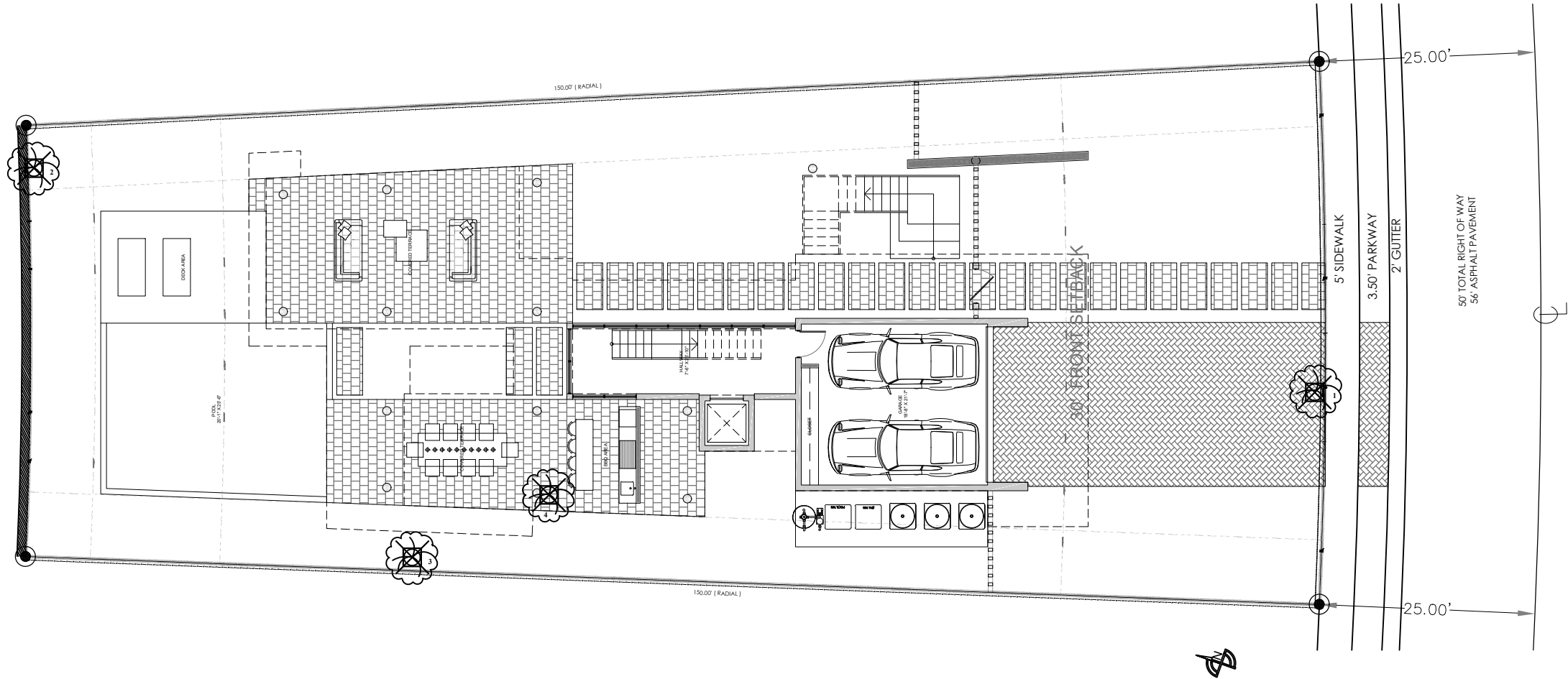
BLACK AND WHITE RENDERINGS

I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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OCEAN



STILLWATER DRIVE

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO RELOCATE
	EXISTING TO REMOVE
	RELOCATED LOCATION

PLANT LIST							
TREES & PALMS EXISTING							
ID #.	Scientific Names	Common Names	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CURRENT CONDITION	ACTION
1	Tabebuia alba	White tabebuia tree	5	12	14	Moderate	Remove
2	Schinus terebintifolia	Brazilian pepper	4	12	14	Moderate	Remove
3	Schinus terebintifolia	Brazilian pepper	4	8	16	Moderate	Remove
4	Plumeria rubra	Frangipani tree	4	10	14	Moderate	Remove

*Tree # 2 and #3 are a Schinus terebintifolia, a listen invasive that does not require mitigation..

PROPOSED MITIGATION LIST									
PALMS AND TREES			QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE	
BCS	Amphitecna latifolia	Black calabash tree	3	3"	12'	8'	500 EACH	YES	
LG	Ligustrum vulgare	Ligustrum tree	1	3"	12'	8'	300 EACH		
Mitigation of 9" DBH in total									
MITIGATION for 2 trees #1 #4 : Proposed: 3 Black calabash trees (native) + 1 Ligustrum tree (all 12HT 3"DBH 8"SP)									
*More than 50% of the total canopy proposed as replacement is met by native tree as required.									

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE	
TREE DISPOSITION PLAN	
ISSUE DATE	5/17/2022
REVISION	DATE
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	1 / 16" = 1" - 0
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	
LA.00	



PLANT LIST				
SHRUB & GROUND COVER				
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES
				SIZE
	ZCH	30	SANCHEZIA SPECIOSA	SANCHEZIA PLANT 7 GAL 24"HT FULL
	PHX	70	PHILLODENDRON XANADU	XANADU 3 GAL FULL
	ANP	60	ANTHURIUM ANDREANUM PINK	PINK ANTHURIUM 3 GAL FULL
	MD	50	MONSTERA DELICIOSA	MONSTERA 7 GAL FULL
	PHR	40	PHILLODENDRON RED CONGO	RED CONGO 3 GAL 18"
	FGR	100	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS 3 GAL 12"
	WFR	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN 3 GAL 12"
	ALO	100	ALOCASIA ODORA	ALOCASIA CALIFORNIA 3 GAL 12"
	SHL	35	ALPINA ZERUMBET	SHELL GINGER 15 GAL 30"
	KFR	150	NEPHROLEPS OBLITERATA	KIMBERLY FERN 3 GAL 12"
	LIR	200	LIRIOPE MUSCARI	LIRIOPE 1 GAL FULL
	AGL	30	AGLAONEMA SSP	ZAMIA ZZ 3 GAL FULL
	CAL	20	CALATHEA LANCEOLATA	CALATHEA 3 GAL FULL

SHEET TITLE
LANDSCAPE PLAN
ISSUE DATE
5/17/2022
REVISION
DATE
DESIGN
MERCEDES PORCARI
DRAWN
ROBERTO CR
SCALE
1 / 16" = 1" - 0
SEAL
THERESA WYMER LA6667363
SHEET NUMBER
LA.01

Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
 - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - (3) Cutting of lateral branches that results in the removal of more than one-third () of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds () of the tree.
 - (5) No more than one-third () of a tree's living canopy shall be removed within a one (1) year period.
 - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
 - (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... kora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.
04. All tees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphie, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc...
- Landscape Archtlect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vission between a heaght of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

- (a)Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
 - (2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b)Installation.
- (1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
 - (2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c)Installation, Maintenance and Repair
- (1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
 - (2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
 - (4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - (5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
 - (6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
 - (7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
 - (8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - (9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
 - (10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
 - (11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
 - (12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District ___ RS-3 Residential ___ Lot Area ___ 8 472 sqft ___

Acres ___ 0.192 ___

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = ___ 8472 ___ s.f. x ___ 30 ___ % = ___ 2520 ___ s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces ___ x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= ___ 50 ___ % x ___ 2520 ___ s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

___ trees x ___ net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.):

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

___ linear feet along street divided by 20' =

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs

x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or

small trees provided x 50%=

*PROPOSED LOT TREES (12)

+ 3 BLACK CALABASH (NATIVE)
+ 3 TABEBUIA BAHAMENSIS
+ 6 LIGUSTRUMS TREE

**PROPOSED SHRUBS (100)

+ 40 JAMAICAN CAPER (NATIVE)
+ 40 SIMPSON STOPPER (NATIVE)
+ 5 BAYSLUMS (NATIVE)
+ 5 PLUMERIA EMERGINATA

***PROPOSED LARGE SHRUBS/SMALL TREES (11)

+ 5 BAYRUM TREES (BUSH FORM) (NATIVE)
+ 6 LIGUSTRUMS (BUSH FORM)

***PROPOSED STREET TREES (4)

+ 4 SILVER BUTTONWOOD (NATIVE)



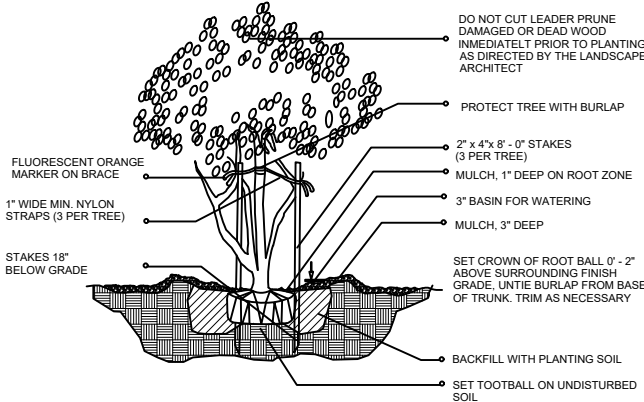
ABBREVIATIONS:

g.t.=Gray Trunk. SPD.=Spread.
c.t.=Clear Trunk. NAT.=Native specie.
o.c.=On Center. g.w.=Gray Wood
B&B=Balled and Burlaped. min.=minimum
o.a.=Overall Height.

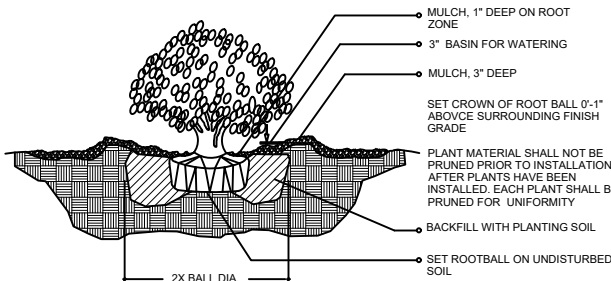
*SC= Shrubs counted toward shrubs requirement.

*TC= Tress/Palm counted toward Tree requirement.

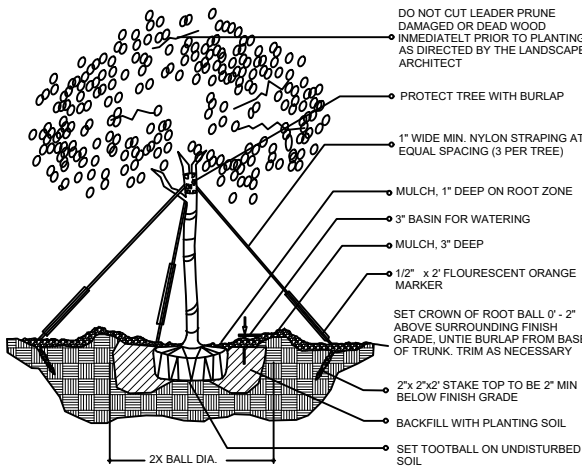
EC= Energy Conservation Zone



MULTI-TRUNK AND SMALL TREE (2" cal. and under) / PLANTING DETAIL

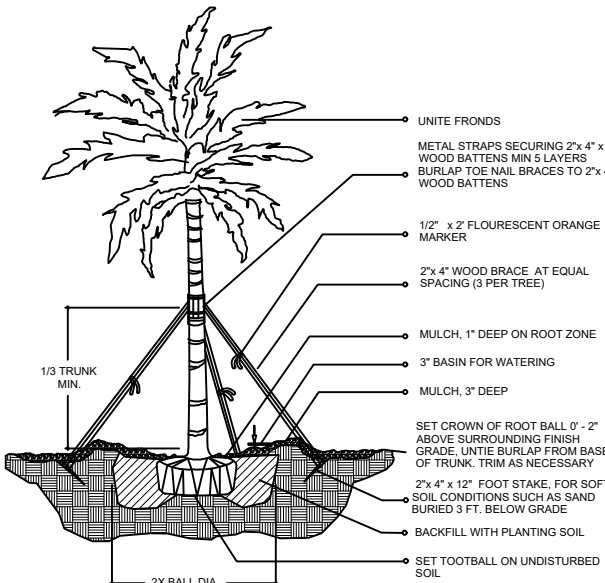
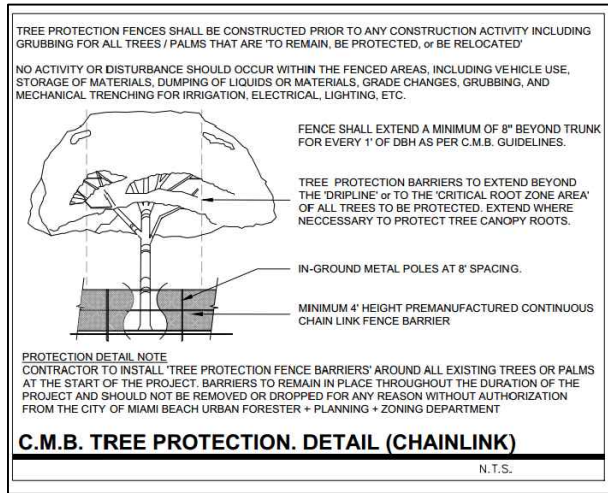
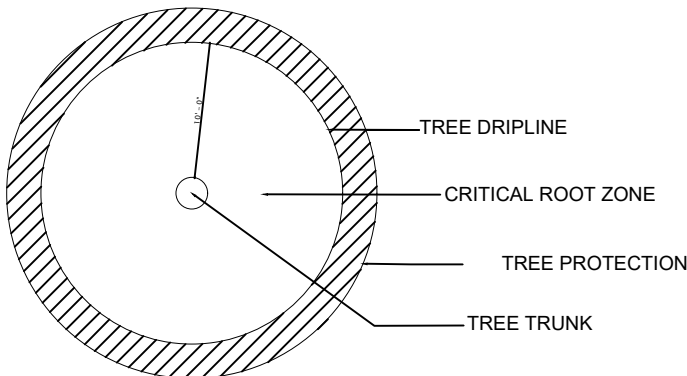


SHRUB / PLANTING DETAIL



(2" cal. and over)

LARGE TREE / PLANTING DETAIL



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149

(305)785-8256

LA Theresa Wymer LA0667363

Mercedes B.Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr

Miami Beach, FL 33141

SHEET TITLE

LANDSCAPE
DETAILS

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

STILLWATER RESIDENCE
1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE

LANDSCAPE
ELEVATIONS 1

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02



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Mercedes B. Porcari

STILLWATER RESIDENCE
1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE	
LANDSCAPE ELEVATIONS 2	
ISSUE DATE	05/17/2022
REVISION	DATE
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	LA.02

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139




LOCATION MAP
NOT TO SCALE

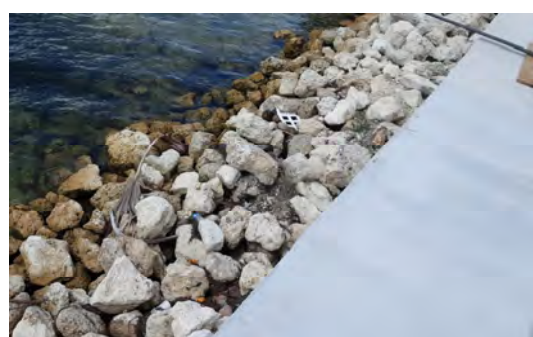
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'52"
C2	728.18'	62.972'	04°57'17.4"
C3	578.18'	50.00'	04°57'17.4"
C4	578.18'	50.00'	04°57'17.4"



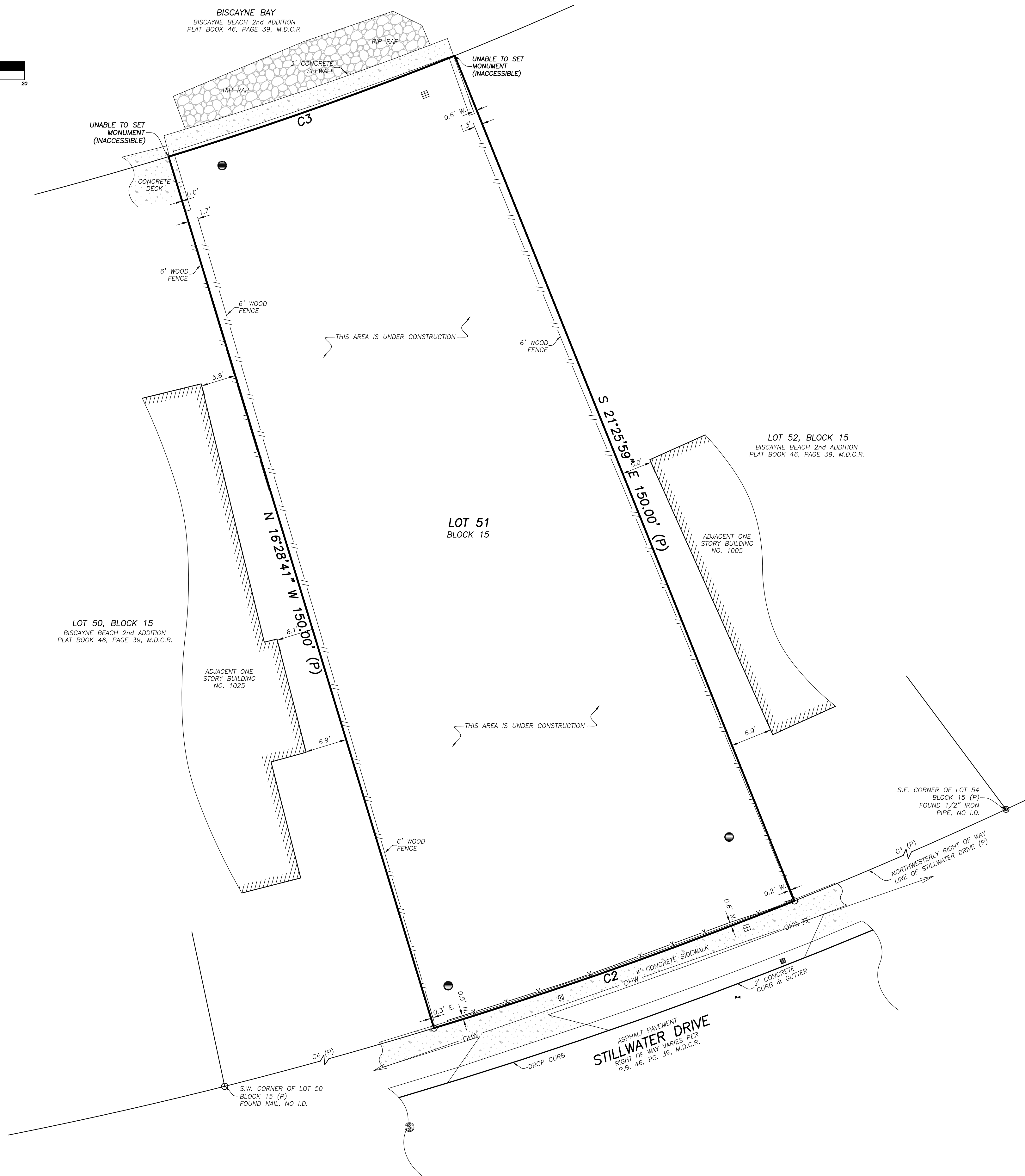
VIEW 1 
NOT TO SCALE




VIEW 2 
NOT TO SCALE



VIEW 3 
NOT TO SCALE



LEGEND:

M.D.C.R. MIAMI-DADE COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
P.G. PAGE
ID. IDENTIFICATION
A/C AIR CONDITIONING UNIT
-OHWP- (P) OVERHEAD WIRES
..... DENOTES BEARING AND/OR DISTANCE
..... BASED ON PLATS OF RECORDS
C1 CURVE NO. 1 (SEE CURVE TABLE)
NAVD 88 NORTH AMERICAN VERTICAL
..... DATUM OF 1988
☒ WATER METER
..... SANITARY SEWER MANHOLE
☒ WOOD POWER POLE
● CATCH BASIN
..... STORM DRAIN MANHOLE
☒ YARD DRAIN
..... SEWER BOX
..... SET NAIL & DISC, L.B. 7551
..... UNLESS OTHERWISE SPECIFIED
..... BREAK IN SCALE
 VIEW 1

LEGAL DESCRIPTION:

LOT 51, BLOCK 15, BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.66°05'22"W., LONG 1.0 CALCULATED LINE FROM A FOUND 1/2" IRON PIPE, NO I.D., AT THE S.E. CORNER OF LOT 50, BLOCK 15 OF BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OF 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0307 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY. THE DATE INDICATED HEREON CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
8. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE SURVEYING FOR VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.20 ACRES (8,473 SQUARE FEET), MORE OR LESS.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
14. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

EMUNA CONSTRUCTION

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

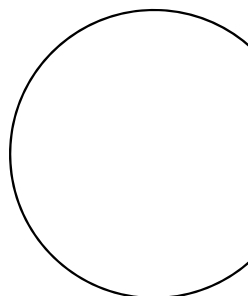
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



33460 FAIRLANE FARMS ROAD SUITE 6 WELLINGTON FL 33414
L.B./551



SKETCH OF BOUNDARY SURVEY

LOT 15, BLOCK 15
BISCAYNE BEACH 2ND ADDITION
PLAT BOOK 46, PAGE 39
MIAMI-DADE COUNTY PUBLIC RECORDS

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139


CLIENT: EMUNA CONSTRUCTION

DATE: 07/25/24

DRAWN BY **CDLR**CHK'D BY JDLR

LAST FIELD DATE: 07/23/24

REVISIONS



JOB NO

ECS3671

SHEET NO.

01

OF

01