

NEW SINGLE FAMILY RESIDENCE

1050 STILLWATER DR. MIAMI BEACH, FL



SCOPE OF WORK

DEMOLITION : REMOVAL OF EXISTING STRUCTURE AND PAVERS.

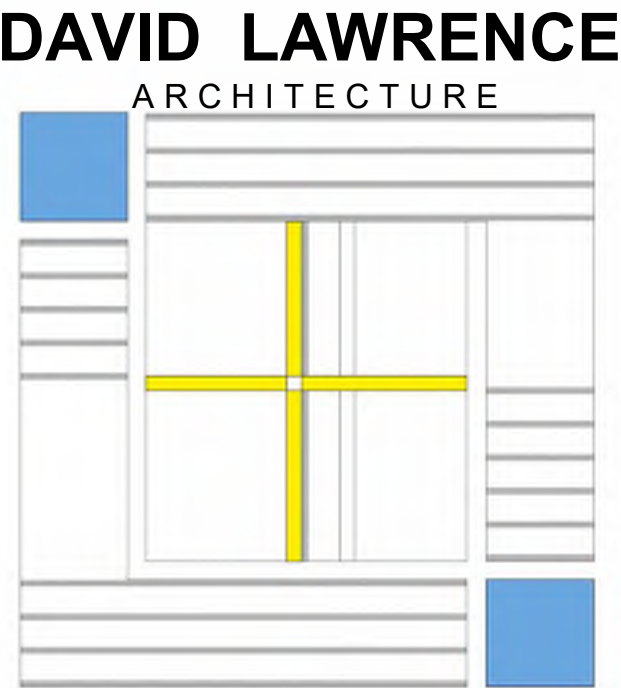
NEW CONSTRUCTION : NEW 2-STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE AND ROOFTOP DECK

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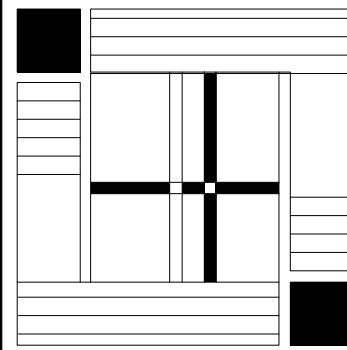


1 LOCATION MAP



2 SITE MAP

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141
LOCATION MAPS



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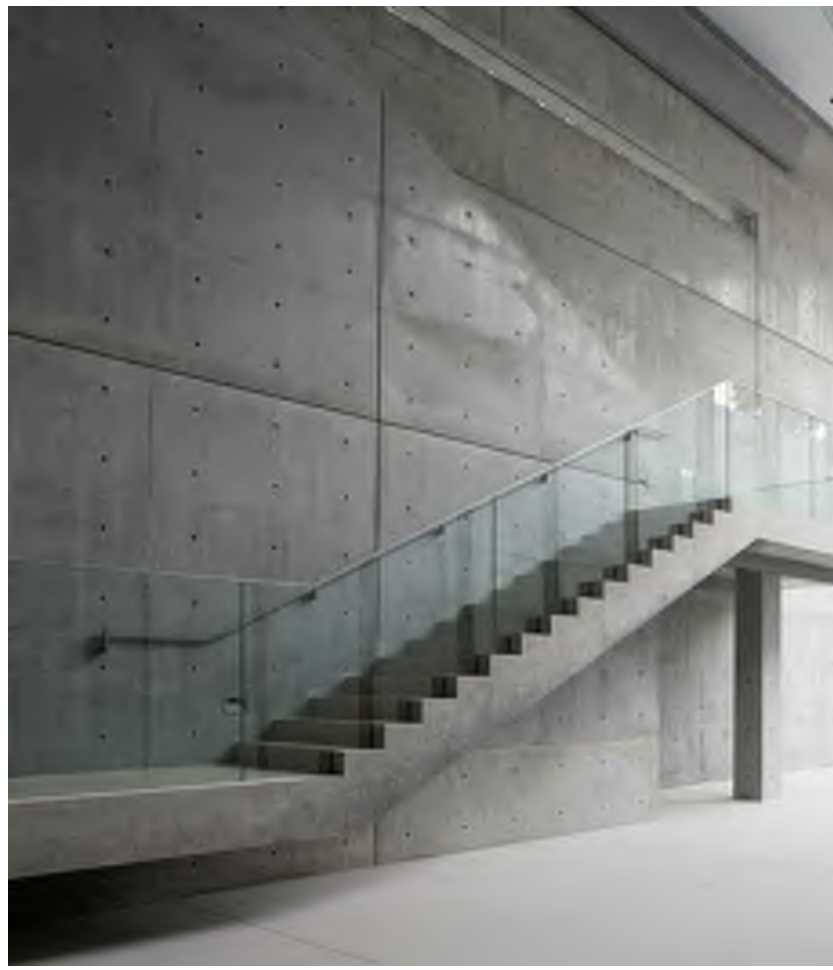
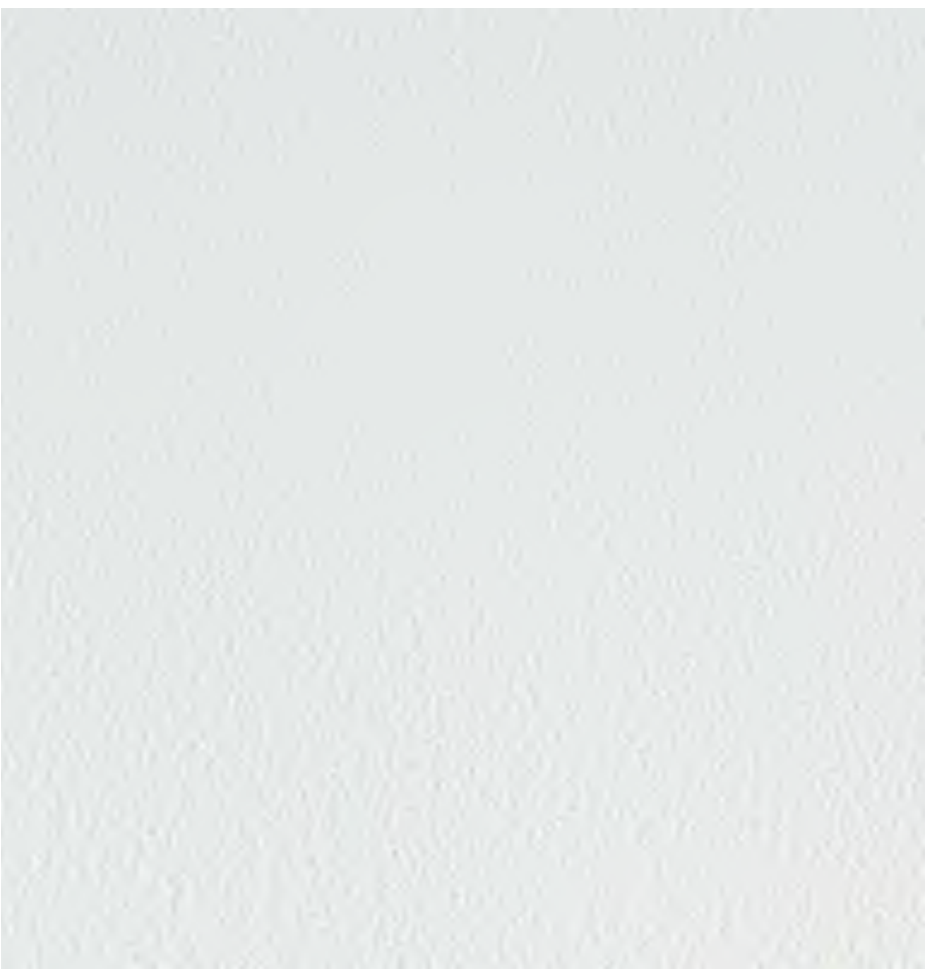
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PAVERS



SMOOTH WHITE STUCCO



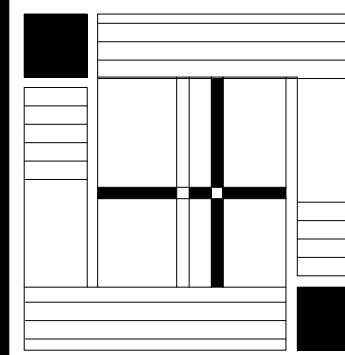
SMOOTH POLISHED CONCRETE



CLEAR GLASS RAILING



CABLE RAILING



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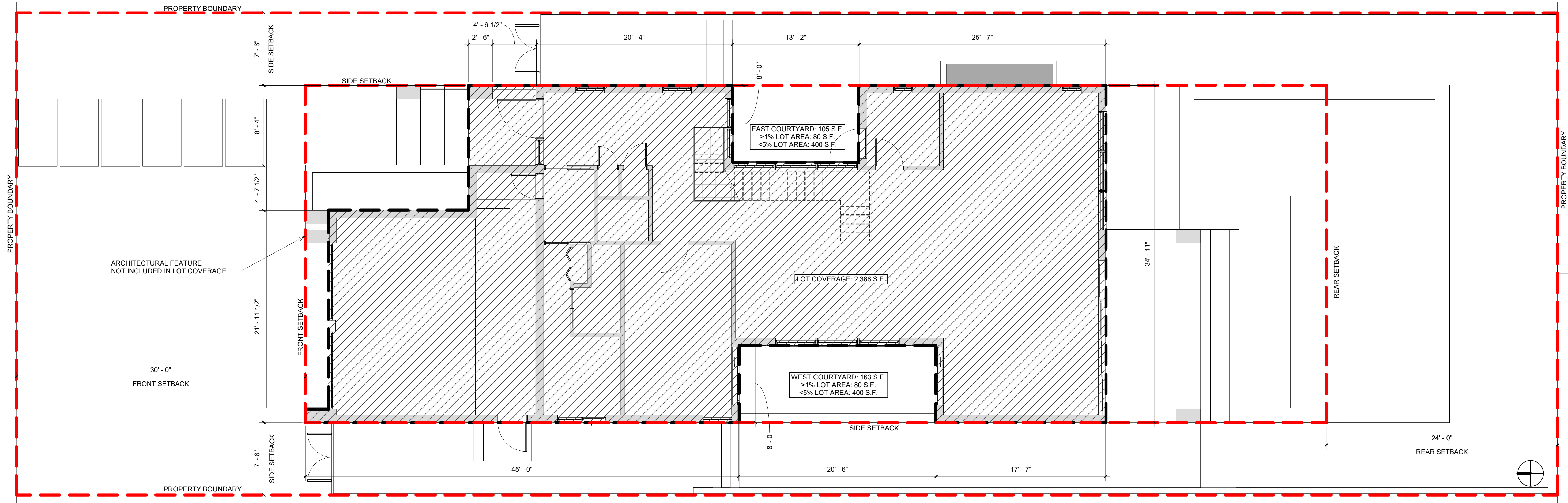
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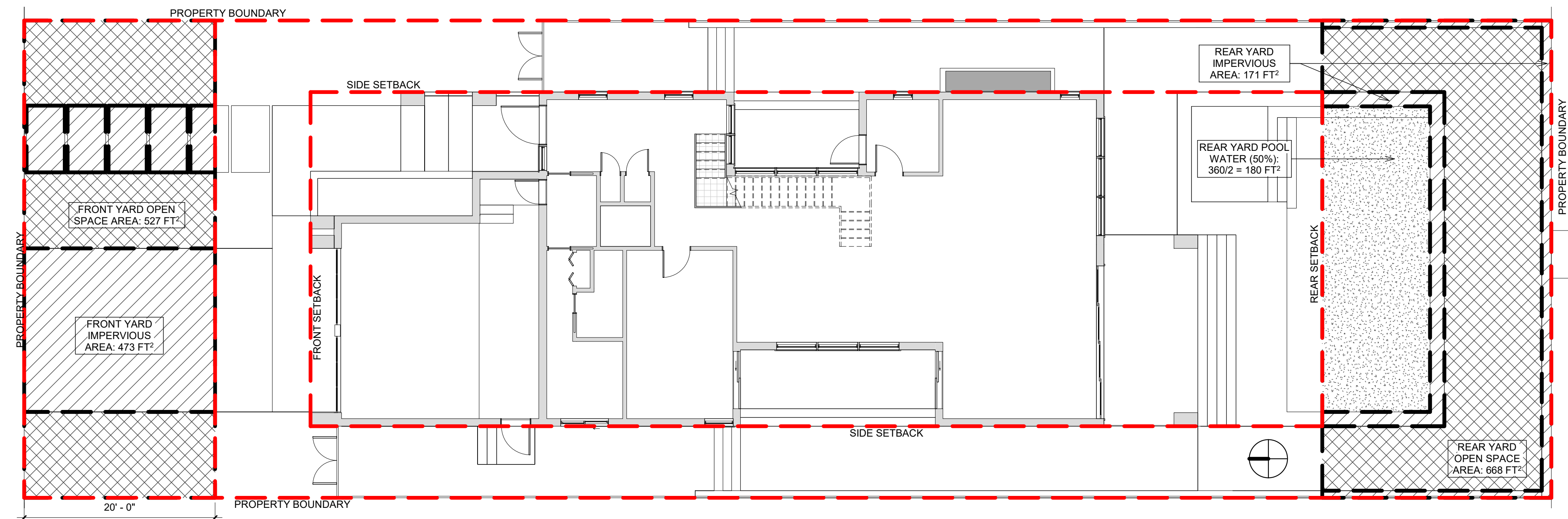
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1 LOT COVERAGE DIAGRAM
3/16" = 1'-0"



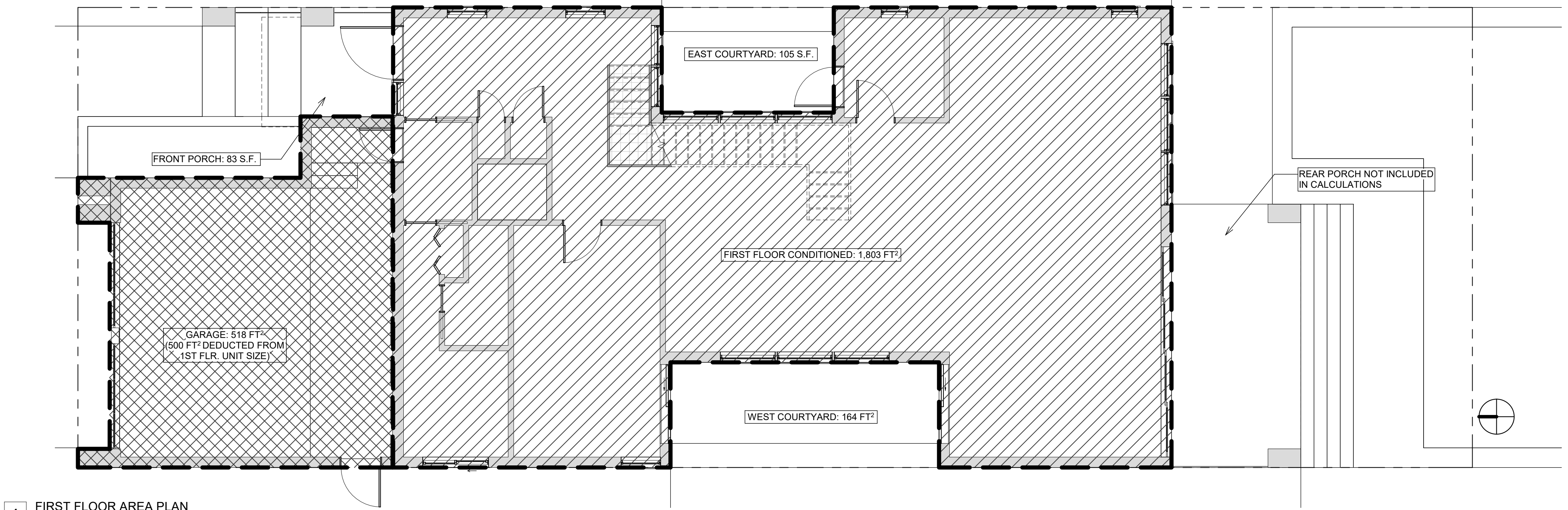
2 OPEN SPACE DIAGRAM
1/8" = 1'-0"

ZONING CALCULATIONS	
LOT AREA	8,000 FT²
COVERAGE PERMITTED (29.9%)	2,392 FT²
PROPOSED COVERAGE	2,372 FT²
SECOND FLOOR ALLOWED (70% FIRST FLOOR COVERAGE)	1,670 FT²
PROPOSED SECOND FLOOR (76% FIRST FLOOR COVERAGE)	1,804 FT²

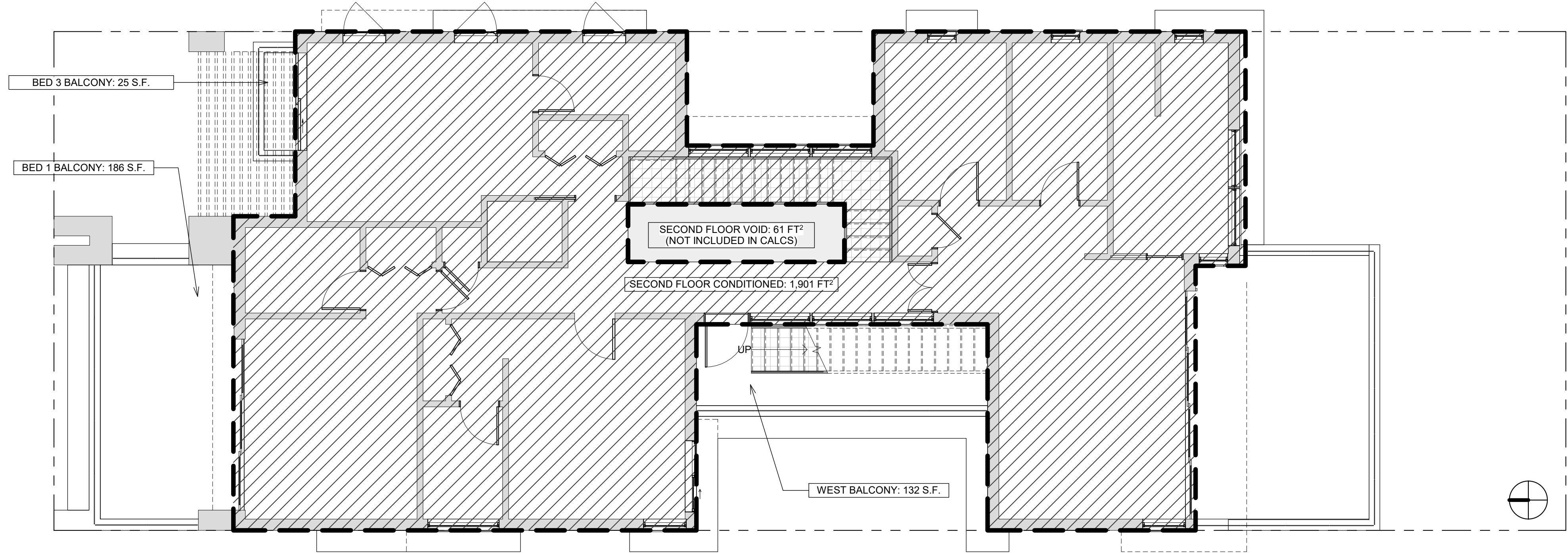
OPEN SPACE CALCULATIONS	
FRONT YARD TOTAL	1,000 FT²
FRONT YARD OPEN SPACE	527 FT² (53%)
FRONT YARD IMPERVIOUS	473 FT² (47%)
REAR YARD TOTAL	1200 FT²
REAR YARD LAWN	668 FT²
REAR YARD POOL WATER (COUNTED AT 50%)	360/2 = 180 FT²
TOTAL REAR YARD OPEN SPACE	848 FT² (71% OF TOTAL)
REAR YARD IMPERVIOUS	171 FT² (14% OF TOTAL)

DESCRIPTION	DATE	REV. NO.

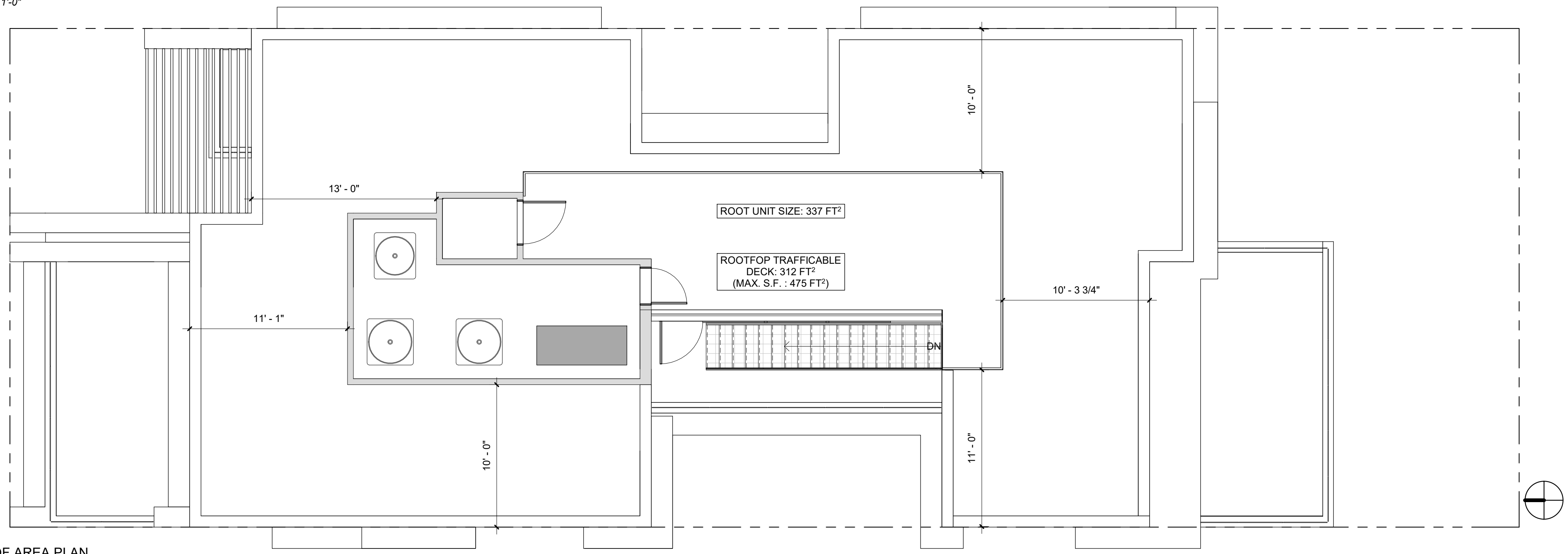
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1 FIRST FLOOR AREA PLAN
3/16" = 1'-0"



2 SECOND FLOOR AREA PLAN
3/16" = 1'-0"

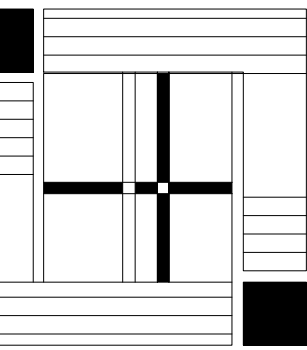


3 ROOF AREA PLAN
3/16" = 1'-0"

AREA SUMMARY	
FIRST FLOOR CONDITIONED	1,803 FT²
SECOND FLOOR CONDITIONED	1,901 FT²
TOTAL CONDITIONED	3,704 FT²
GARAGE	518 FT²
EXTERNAL COURTYARDS	269 FT²
FIRST FLOOR PORCHES	83 FT²
SECOND FLOOR OPEN BALCONIES	410 FT²
ROOFTOP DECK	337 FT²
TOTAL LIVABLE SQUARE FOOTAGE	5,321 FT²

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141

UNIT SIZE CALCULATIONS



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DATE

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DATE: 06/10/2019

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ZONING INFORMATION

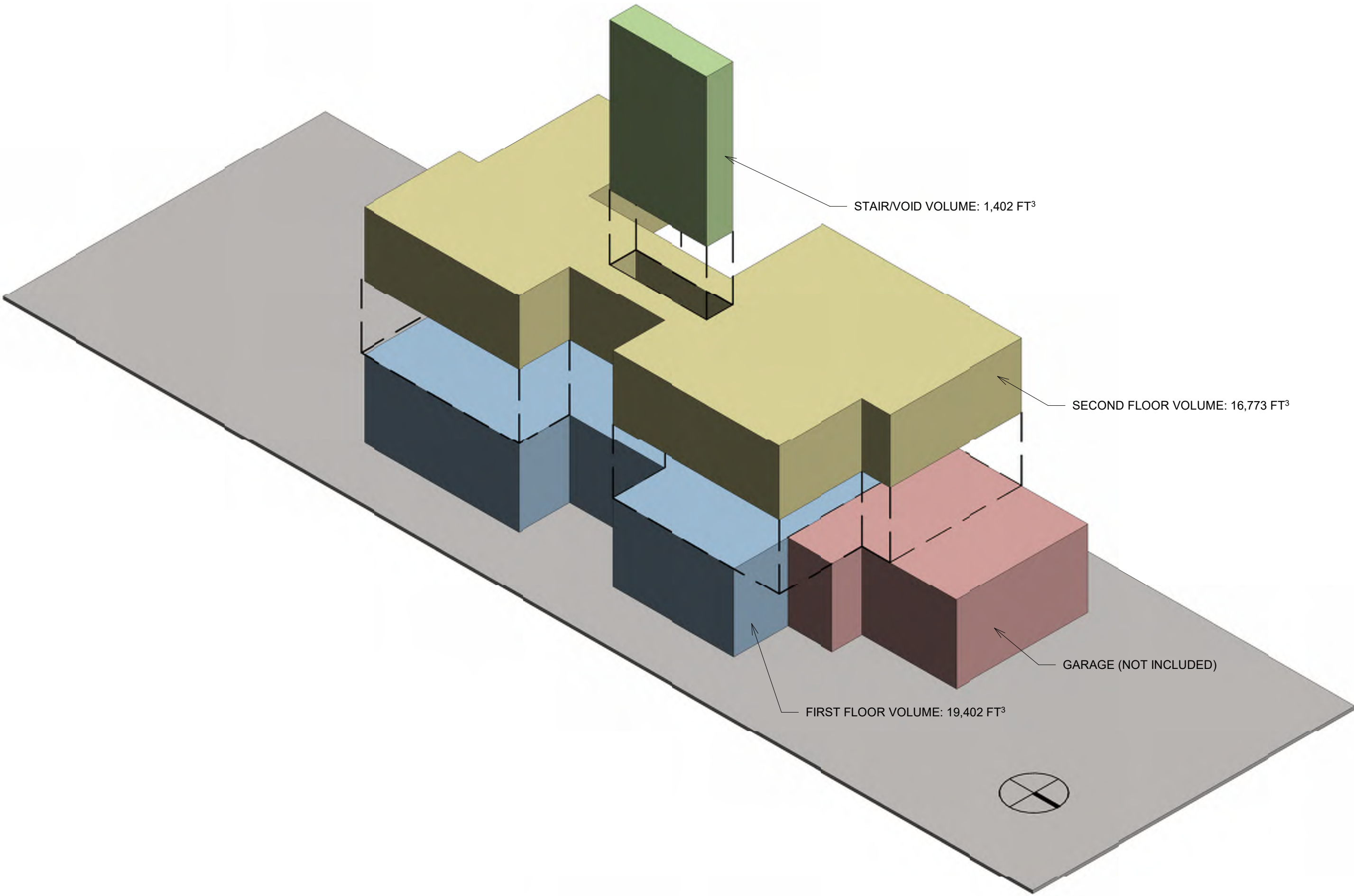
1	ADDRESS	1050 STILLWATER DRIVE, MIAMI BEACH, FL 33141		
2	FOLIO NUMBER(S)	02-3203-011-1720		
3	BOARD AND FILE NUMBERS	N/A		
4	YEAR BUILT	N/A	ZONING DISTRICT	RS-3
5	BASED FLOOD ELEVATION	8.0' N.G.V.D.	GRADE VALUE (AVG.)	5.26' N.G.V.D.
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.63' N.G.V.D.	FREE BOARD	2'-0"
7	LOT AREA	8,000 FT²		
8	LOT WIDTH	50'-0"	LOT DEPTH	160'-0"
9	MAX LOT COVERAGE FT² & %	2,400 FT² (30%)	PROPOSED LOT COVERAGE FT² & %	2,673 - 500 = 2,173 FT² (27%)
10	EXISTING LOT COVERAGE FT² & %	N/A	LOT COVERAGE DEDUCTED (GARAGE/STORAGE) FT²	500 FT²
11	FRONT YARD OPEN SPACE %	50%	REAR YARD OPEN SPACE %	70%
12	MAX UNIT SIZE FT² & %	4,000 FT² (50%)	PROPOSED UNIT SIZE FT² & %	3,704 FT² (46%)
13	EXISTING FIRST FLOOR UNIT SIZE	N/A	PROPOSED FIRST FLOOR UNIT SIZE	1,803 FT²
14	EXISTING SECOND FLOOR VOLUMETRIC VOLUME UNIT SIZE	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE FT² & % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	16,773 FT³ (86%)
15	EXISTING SECOND FLOOR UNIT SIZE	N/A	PROPOSED SECOND FLOOR UNIT SIZE FT² & %	1,901 FT²
16	EXISTING ROOF DECK AREA	N/A	PROPOSED ROOF DECK AREA FT² & % (NOTE: MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	337 FT² (18%)

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT	24'-0"	N/A	24'-0"	NONE
18	SETBACKS:				
19	FRONT SETBACK FIRST LEVEL	20'-0"	N/A	30'-0"	NONE
20	FRONT SETBACK SECOND LEVEL	30'-0"	N/A	40'-1 1/2"	NONE
21	SIDE SETBACK 1	7'-6"	N/A	7'-6"	NONE
22	SIDE SETBACK 2 (FACING STREET)	N/A	N/A	---	---
23	REAR SETBACK	24'-0"	N/A	36'-6"	NONE
24	ACCESSORY STRUCTURE SIDE 1 SETBACK	N/A	N/A	N/A	N/A
25	ACCESSORY STRUCTURE SIDE 2 SETBACK (FACING STREET)	N/A	N/A	N/A	N/A
26	SUM OF SIDE YARD	N/A	N/A	N/A	N/A

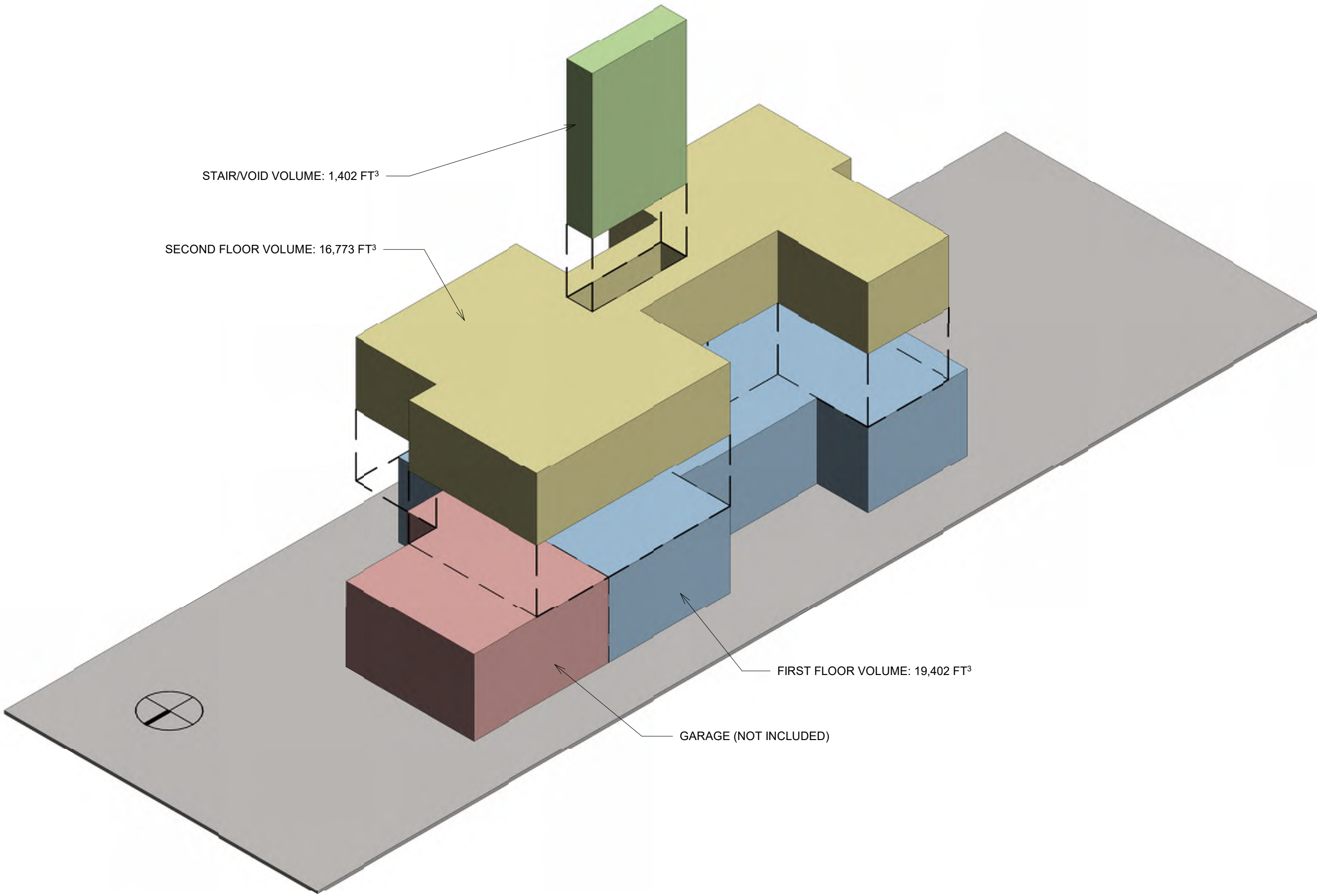
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE	NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT	NO

DESIGN WAIVER REQUESTED	
30	WAIVER TO REMOVE THE REQUIRED 70% RATIO OF PHYSICAL VOLUME OF THE SECOND FLOOR COMPARED TO THE FIRST FLOOR

VOLUMETRIC FLOOR RATIO PERCENTAGE		
34	FIRST FLOOR TOTAL	19,402 FT³
35	SECOND FLOOR TOTAL	16,773 FT³
36	RATIO	86%

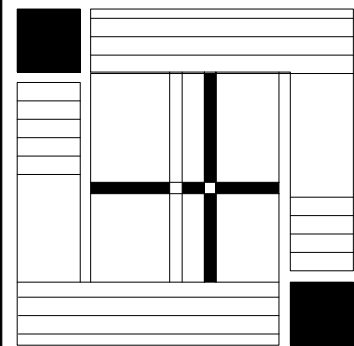


1 VOLUME DIAGRAM - NORTHEAST



2 VOLUME DIAGRAM - NORTHWEST

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141
ZONING CALCULATIONS & DIAGRAMS



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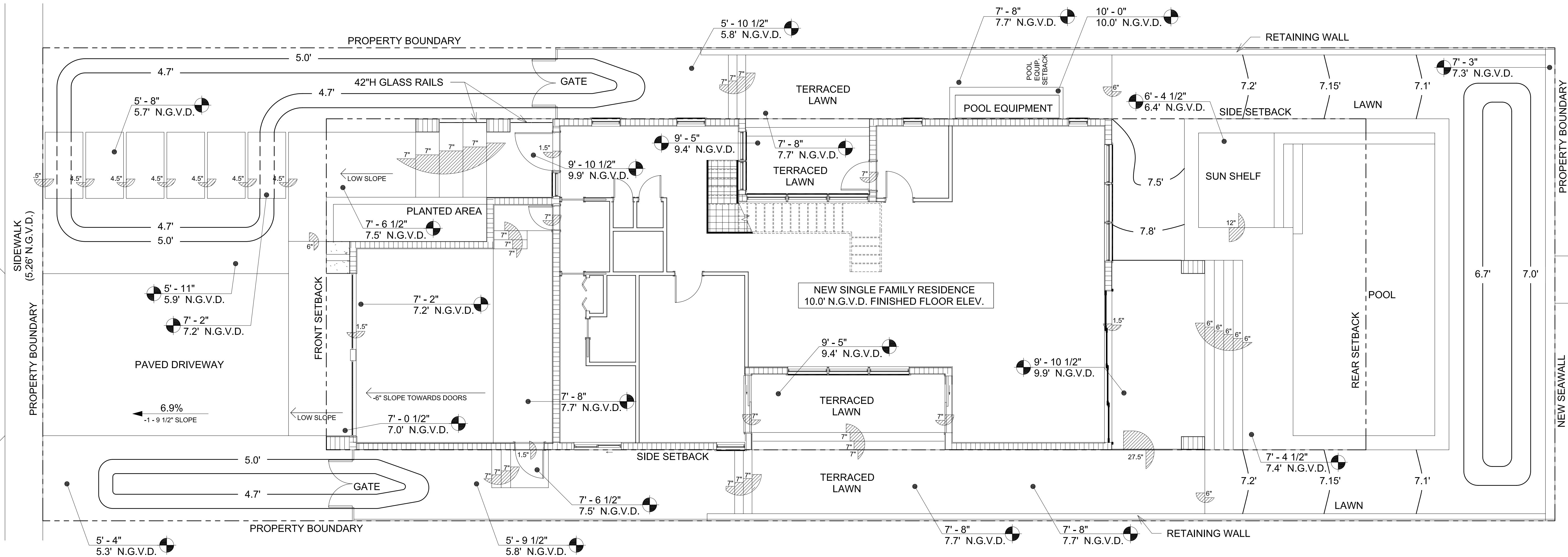
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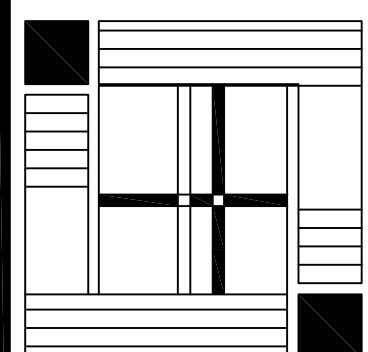
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A-0.5



1 CONTOUR/GRADING PLAN
3/16" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DRIVE MIAMI BEACH, FL
CONTOUR/GRADING PLAN



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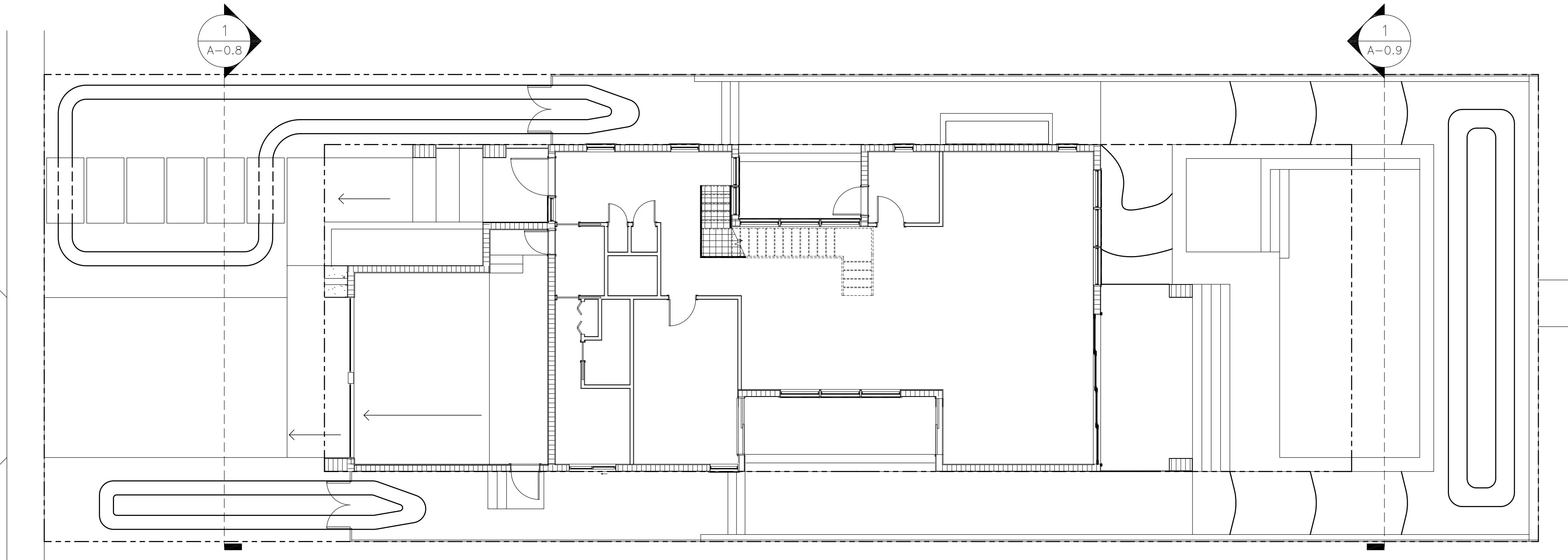
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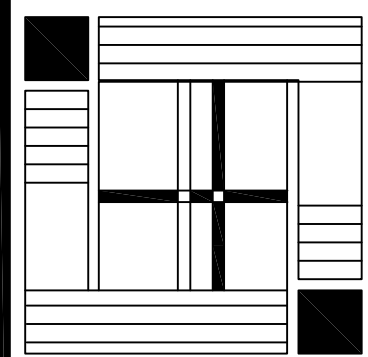
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2 CONTOUR/GRADING KEY PLAN
1/8" = 1'-0"



1 GRADING SECTION
3/8" = 1'-0"



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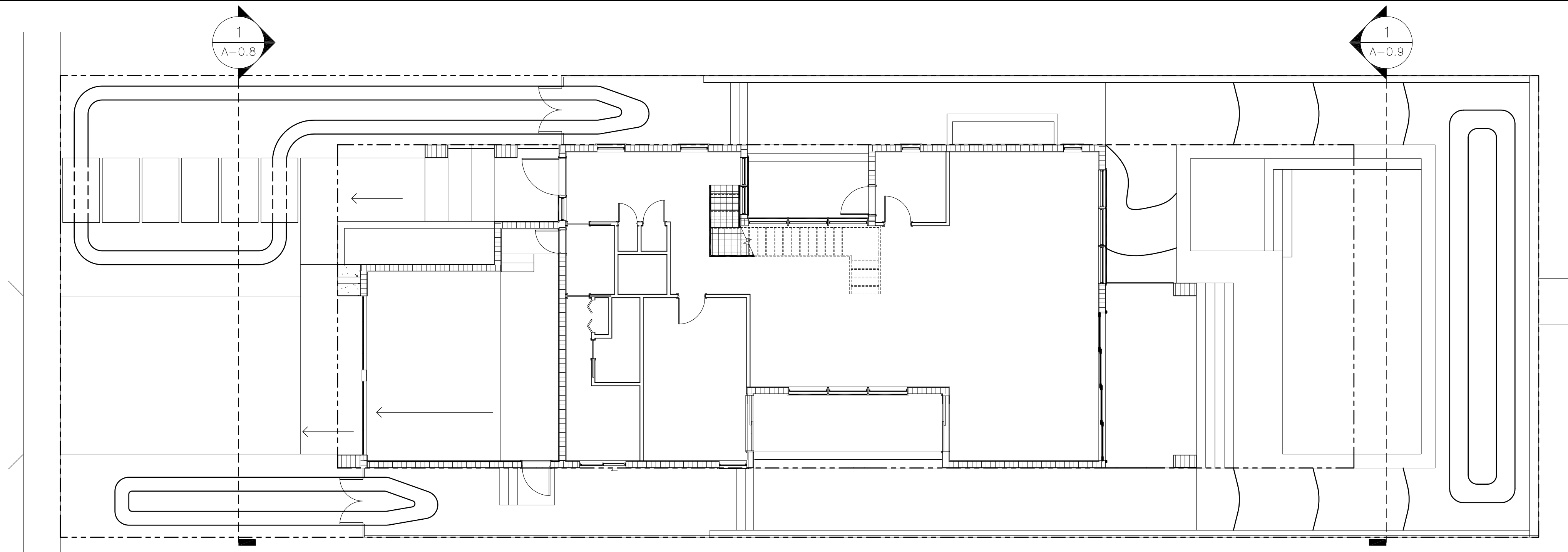
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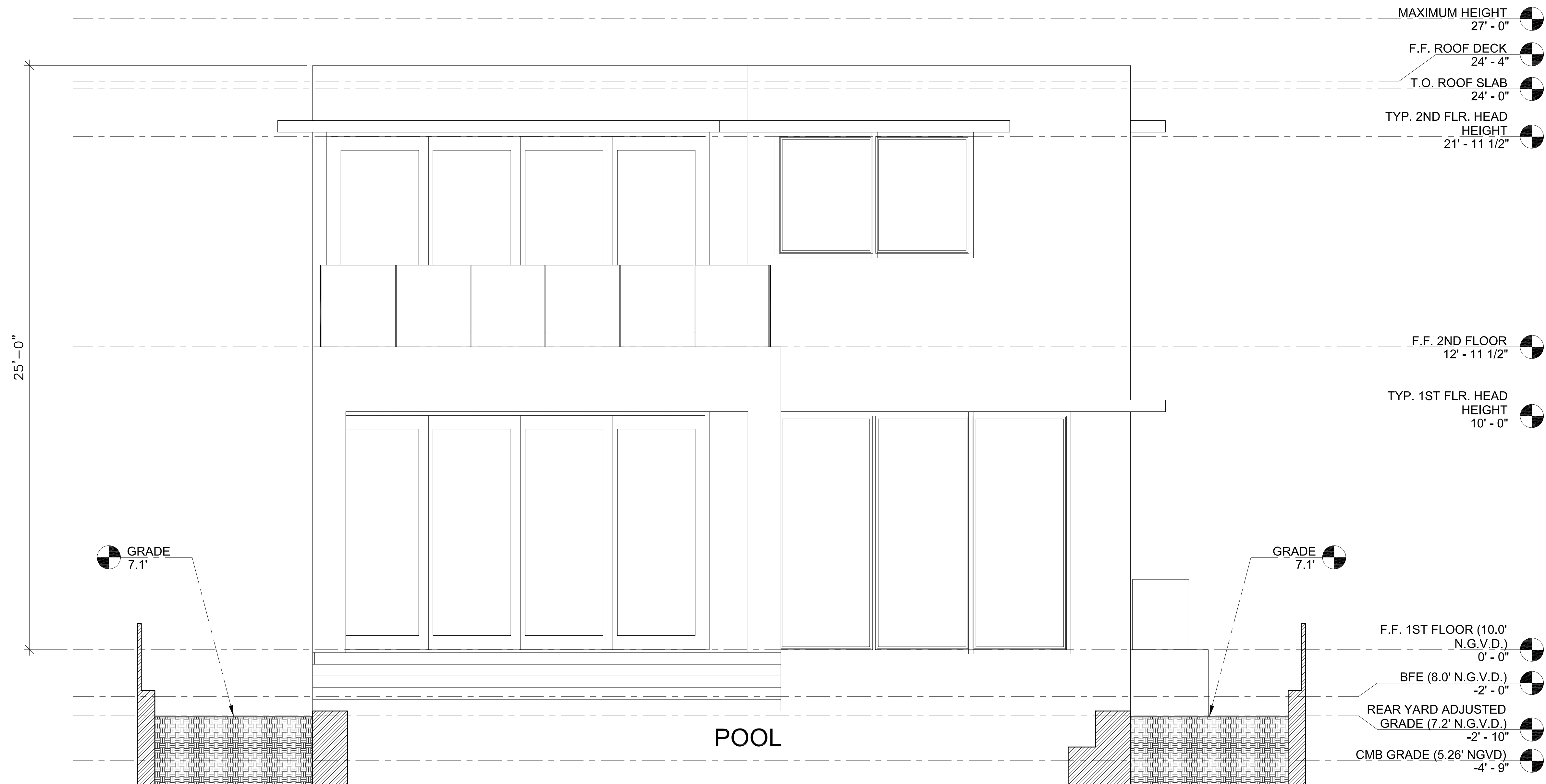
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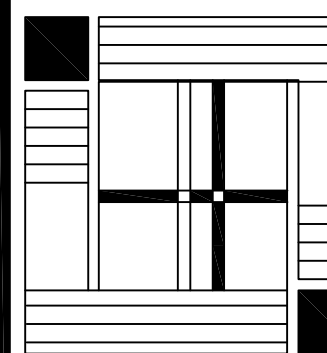
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2 CONTOUR/GRADING KEY PLAN
1/8" = 1'-0"



1 GRADING SECTION
3/8" = 1'-0"



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SITE PLAN



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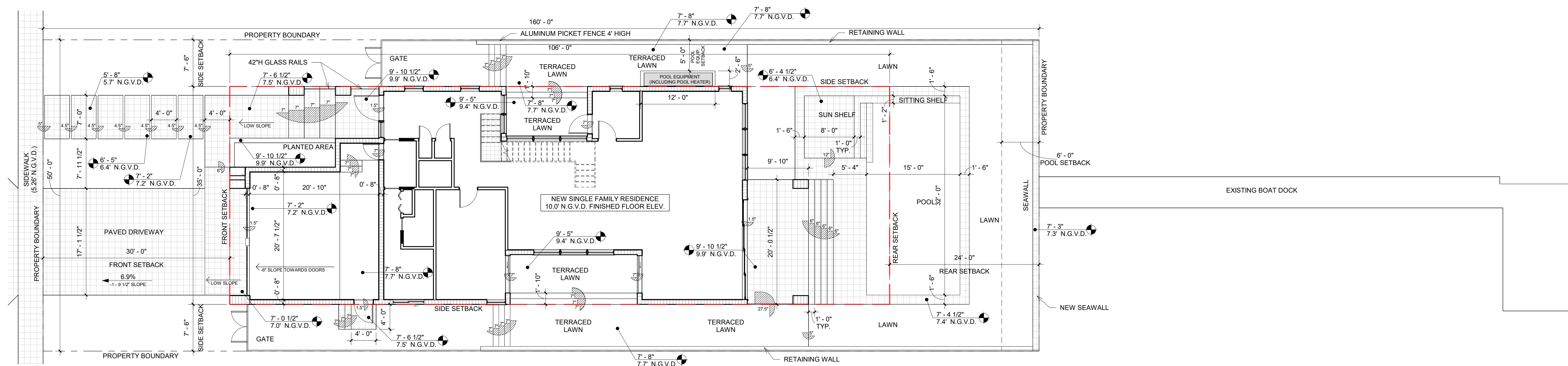
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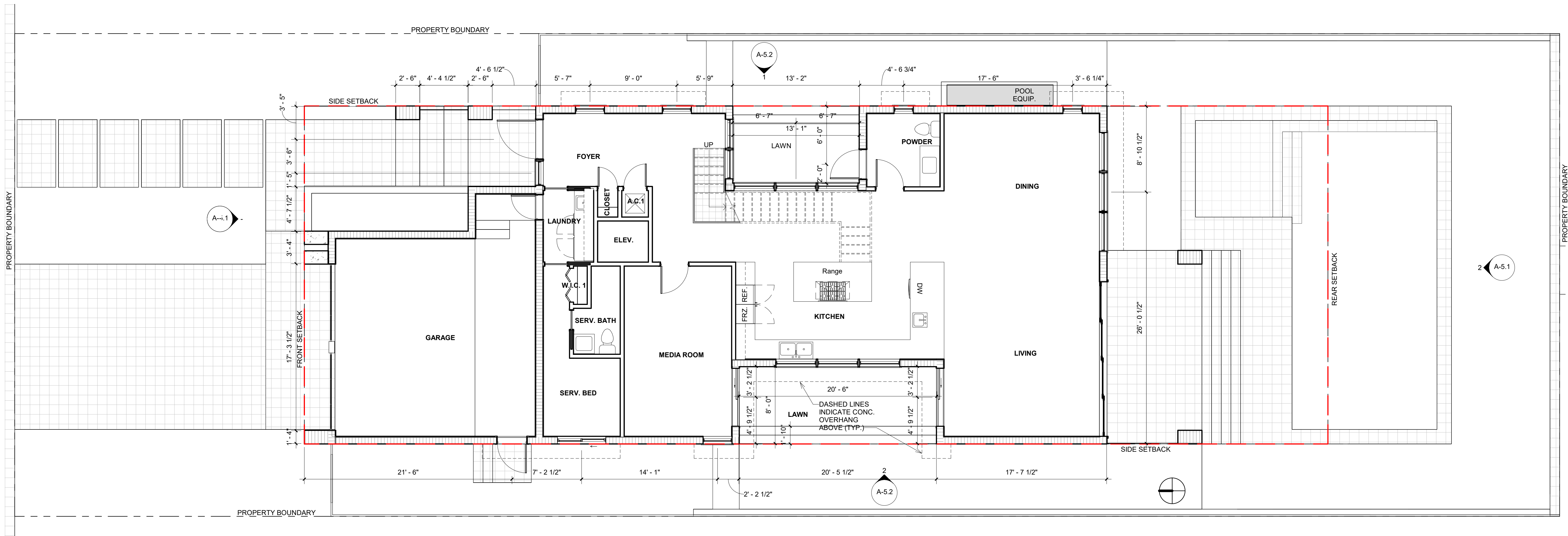
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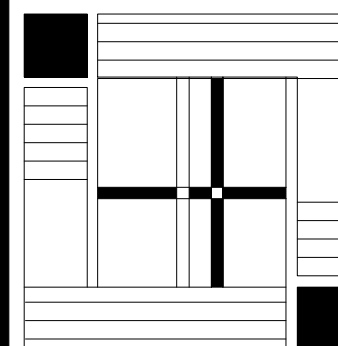


1 SITE PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
3/16" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141
FIRST FLOOR PLAN



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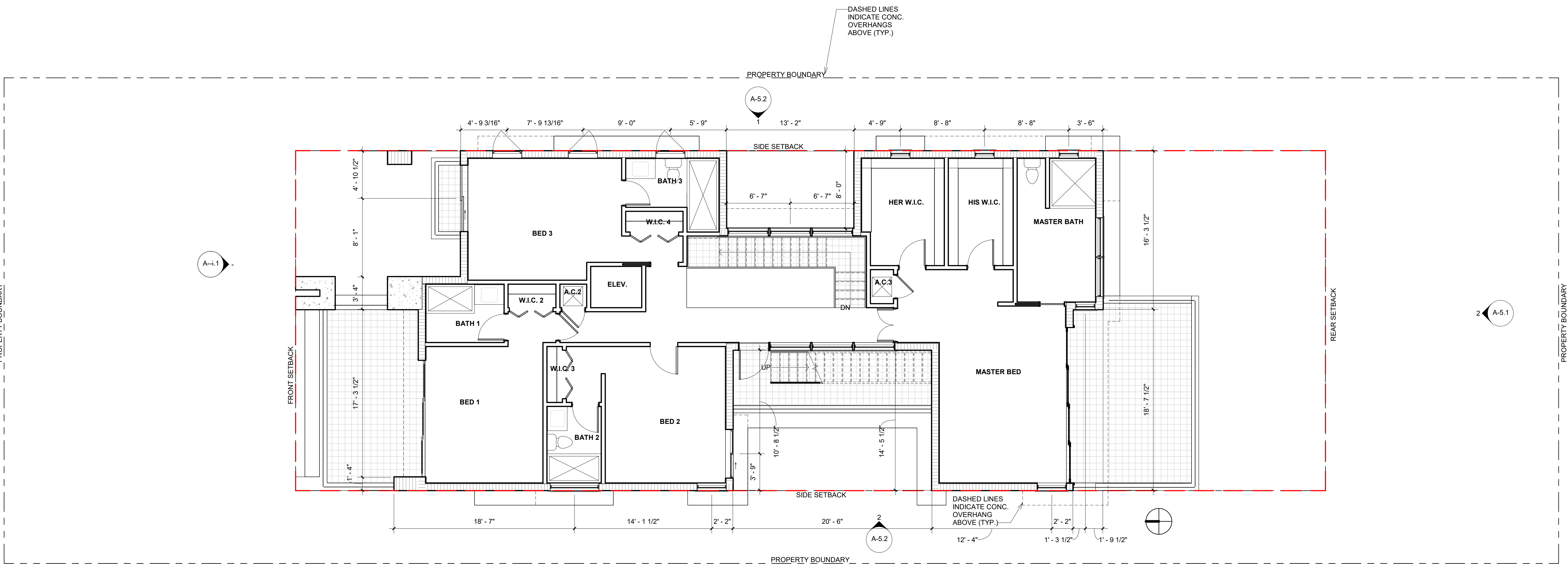
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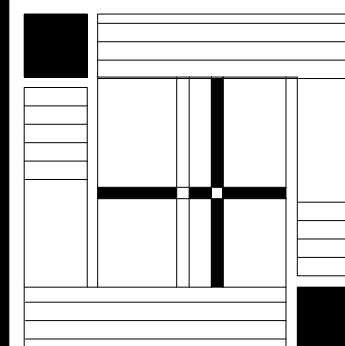
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1 SECOND FLOOR PLAN
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NEW SINGLE FAMILY RESIDENCE
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SECOND FLOOR PLAN



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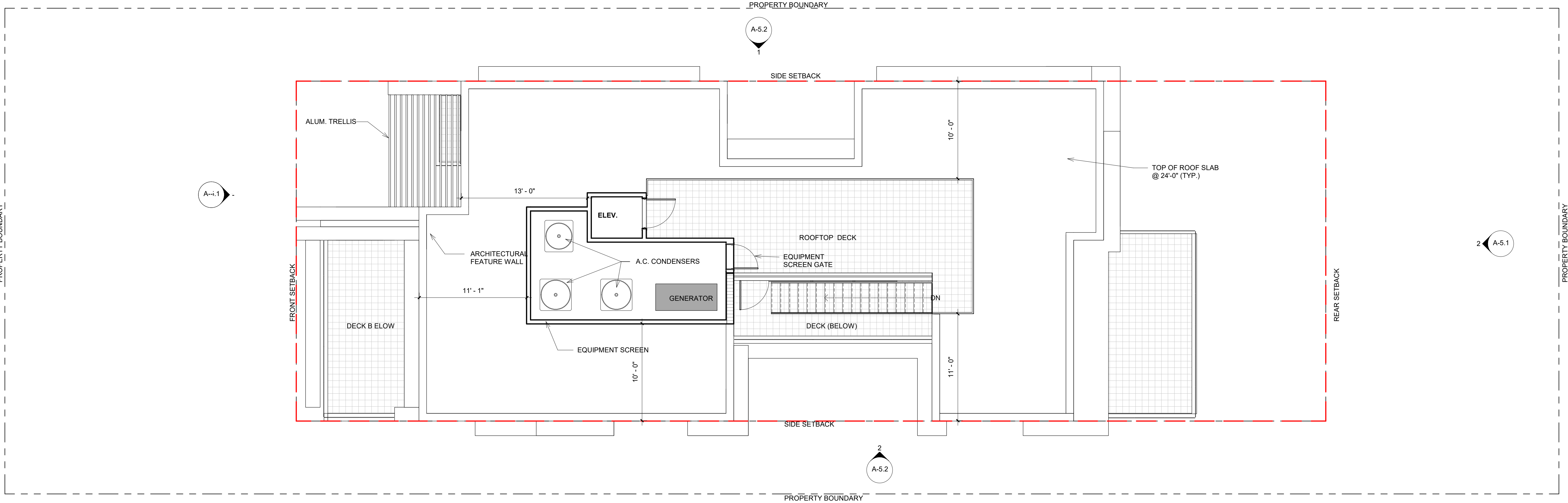
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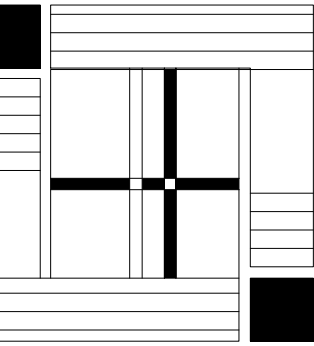
A-2.0



1 ROOF PLAN
3/16" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141

ROOF PLAN



DAVID LAWRENCE
ARCHITECTURE INC.
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FX. 561.588.5074
LIC. NO. AR 0016260
CERT. OF AUTH. NO. AA 26001334
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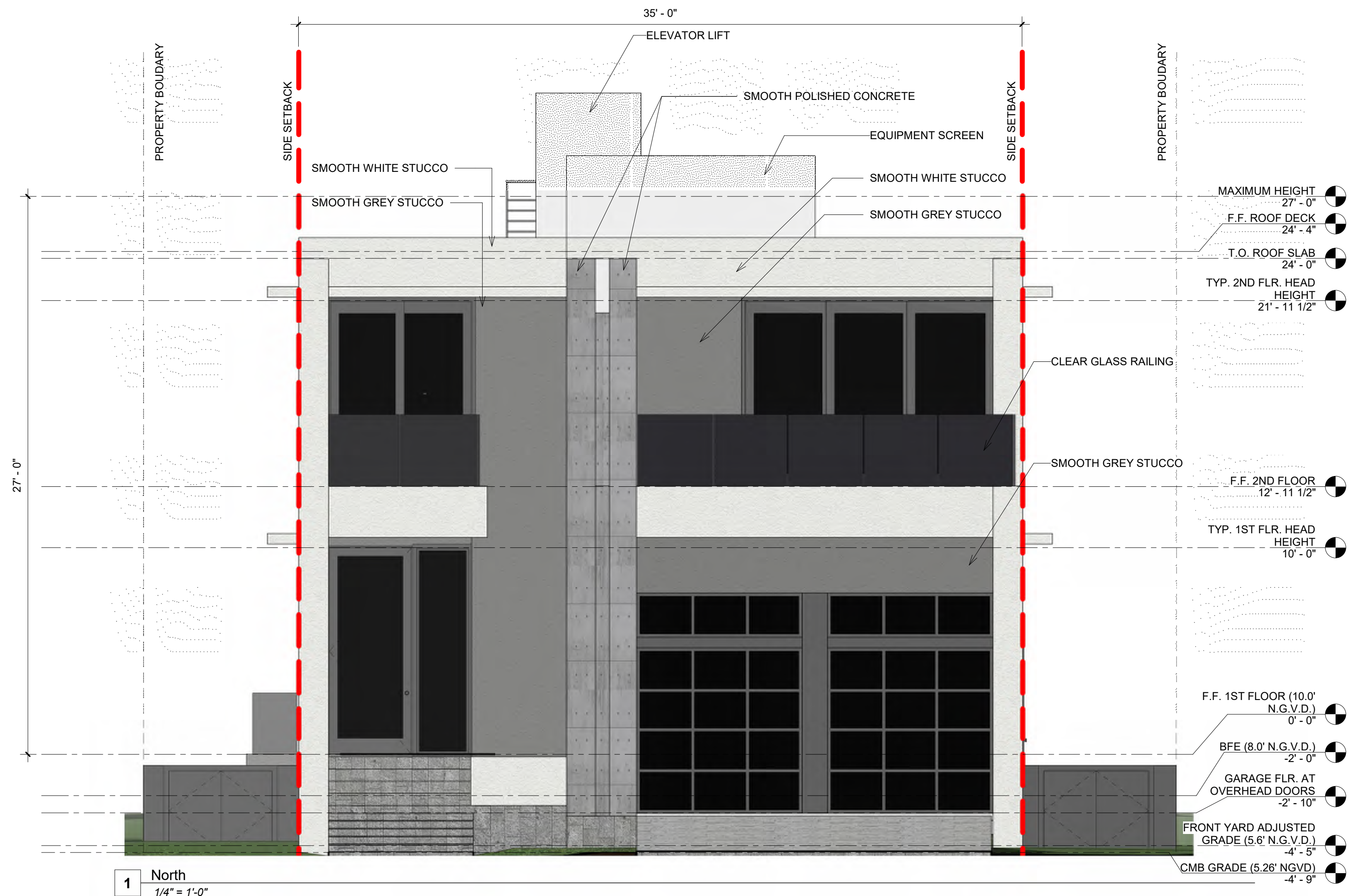
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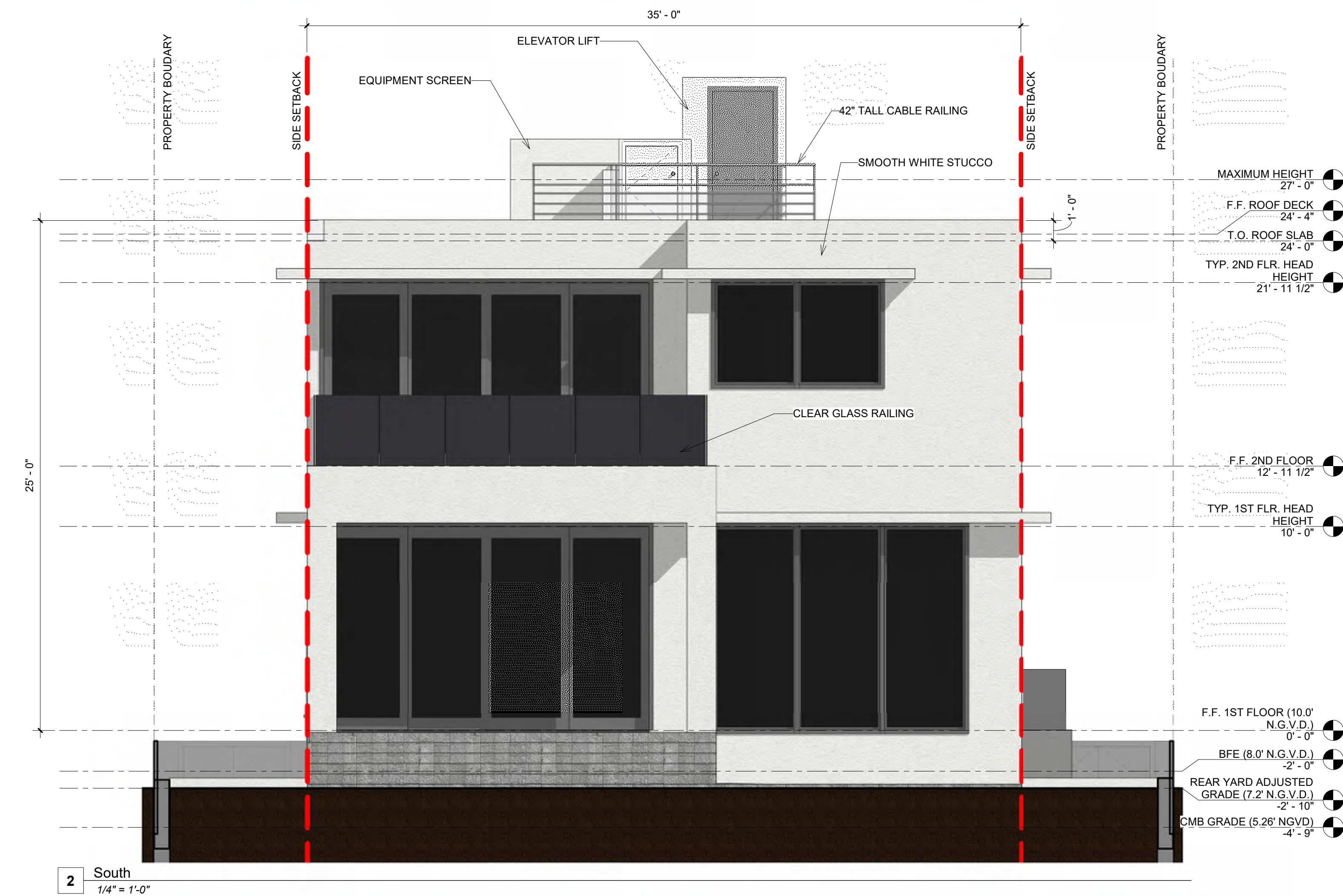
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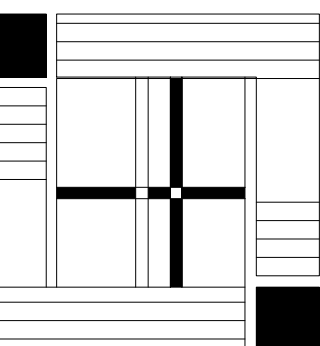
3 GARAGE DOOR DETAIL



NEW SINGLE FAMILY RESIDENCE

1050 STILLWATER DR. MIAMI BEACH, FL 33141

EXTERIOR ELEVATIONS



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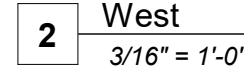
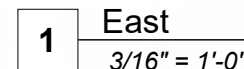
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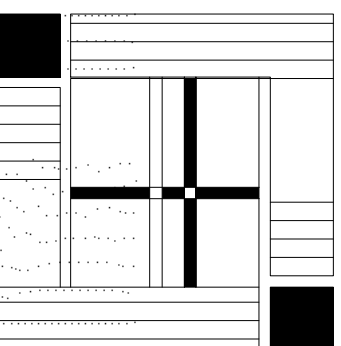
A-5.1



NEW SINGLE FAMILY RESIDENCE

1050 STILLWATER DR. MIAMI BEACH, FL 33141

EXTERIOR ELEVATIONS



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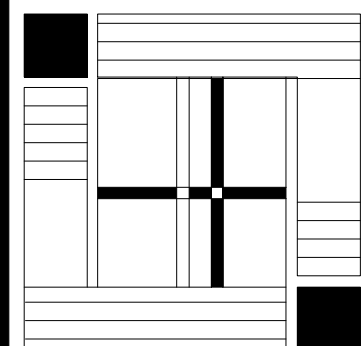
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A-5.2



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CONTEXTUAL STREET ELEVATIONS



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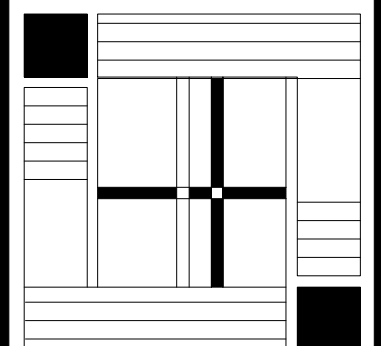
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A-5.3



FRONT PERSPECTIVE

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FRONT RENDERING



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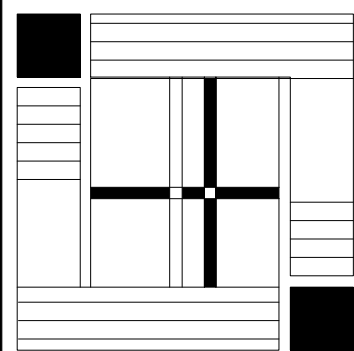
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REAR PERSPECTIVE

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1050 STILLWATER DR. MIAMI BEACH, FL 33141
REAR RENDERING



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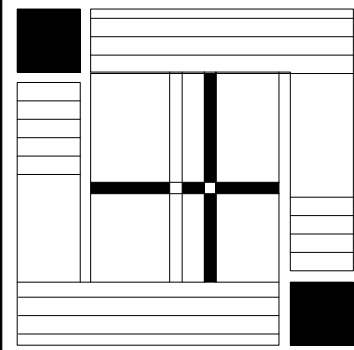


EAST COURTYARD



WEST COURTYARD

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141



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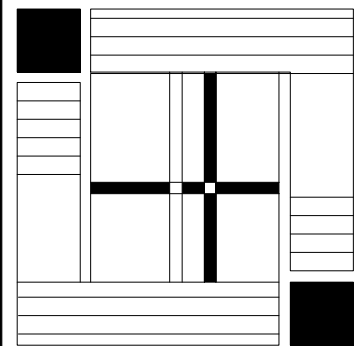
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ROOF DECK

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ROOF DECK RENDERING



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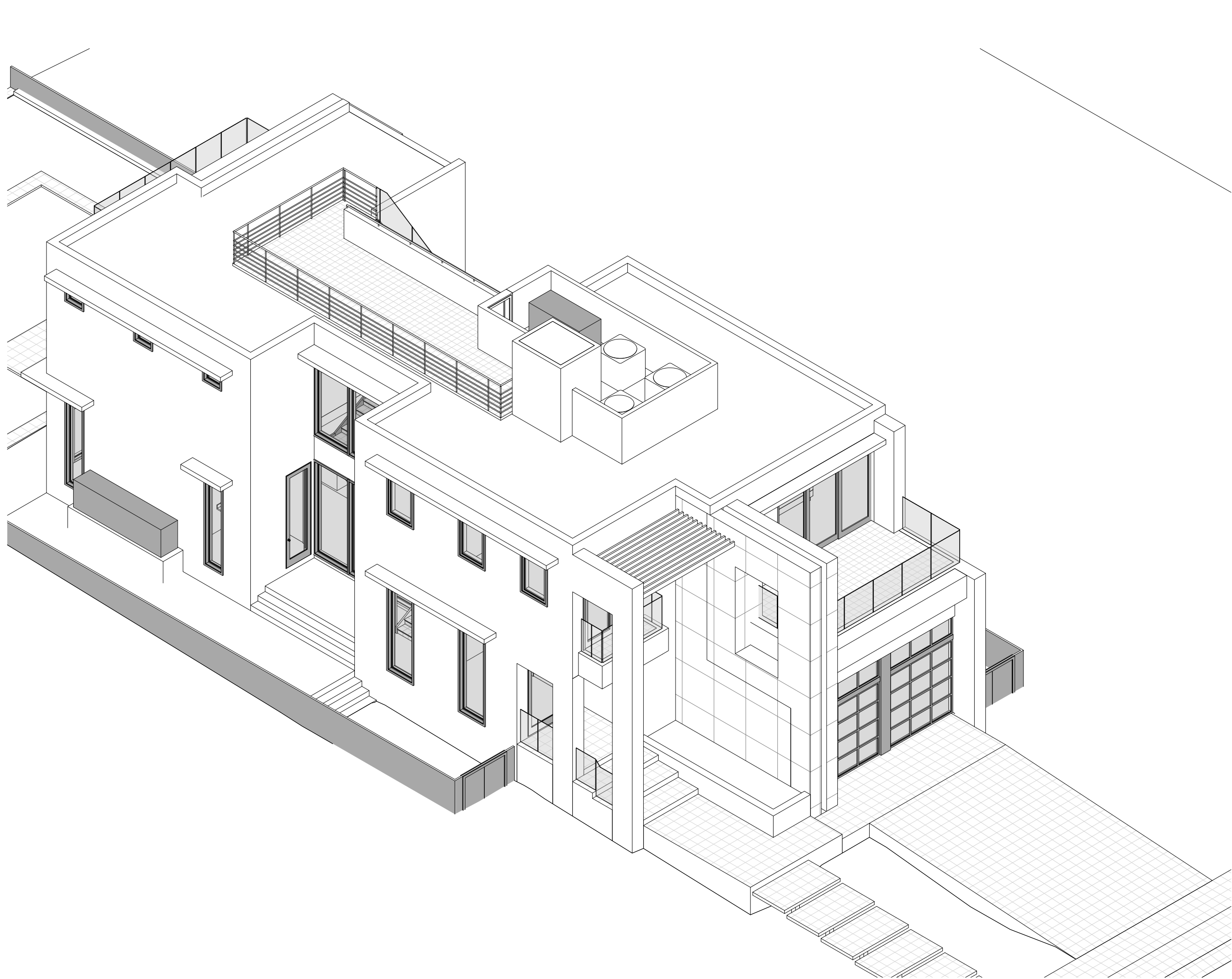
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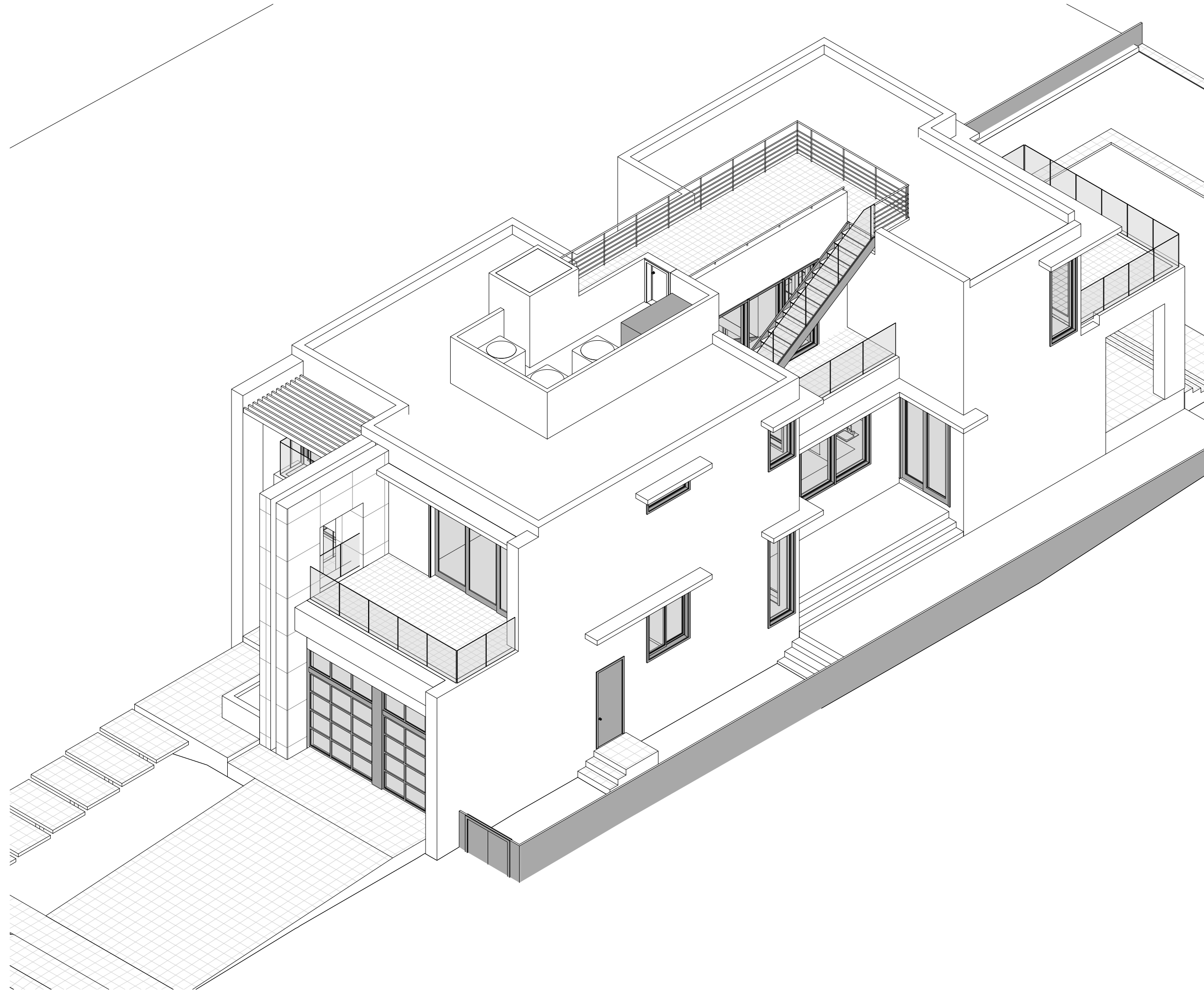
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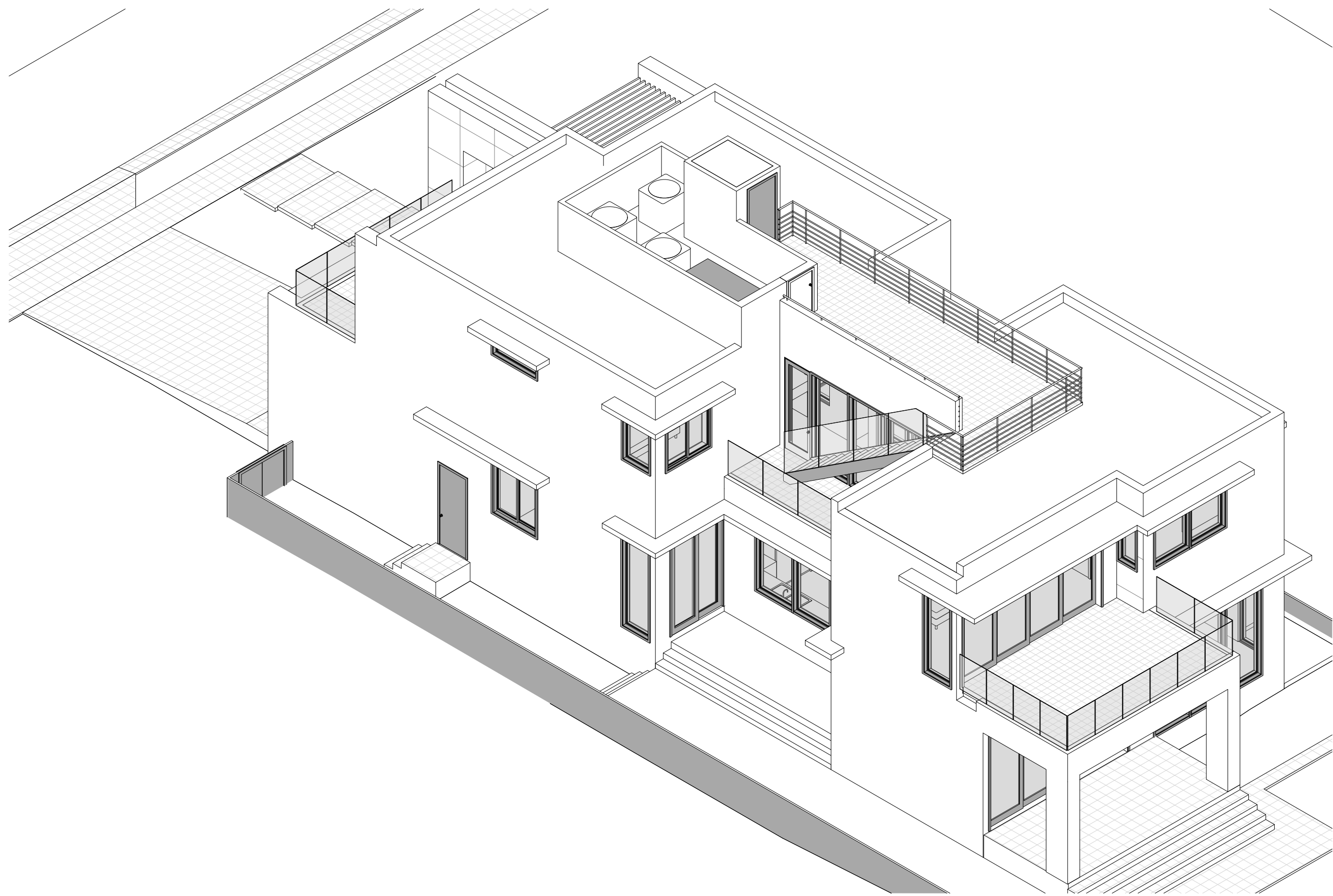
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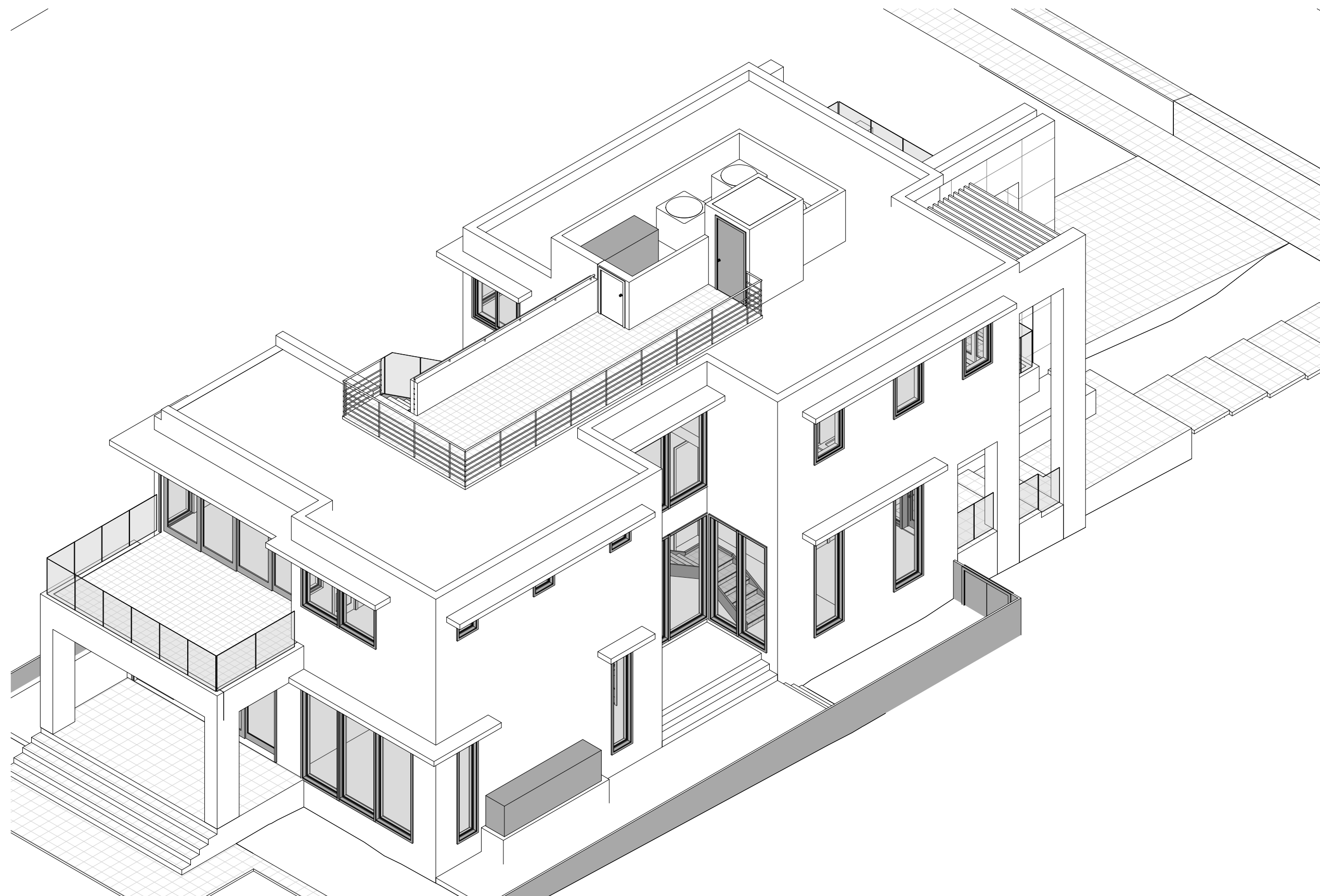
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2 NORTHWEST AXONOMETRIC



3 SOUTHWEST AXONOMETRIC

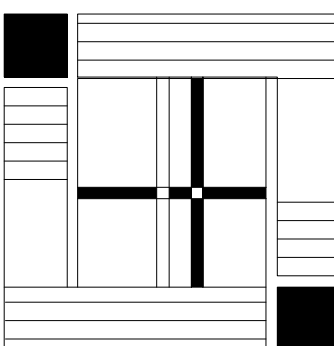


4 SOUTHEAST AXONOMETRIC

NEW SINGLE FAMILY RESIDENCE

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AXONOMETRIC PERSPECTIVE VIEWS



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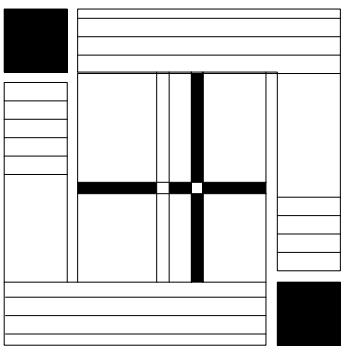
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2 1025



3 1030



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1 1035



2 1040

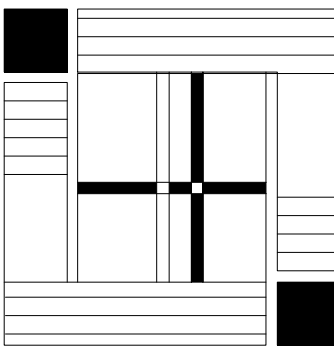


3 1050 - PROJECT LOCATION



NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141

CONTEXT PHOTOGRAPHS



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1 1055



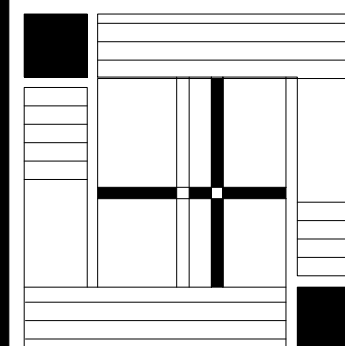
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3 1070



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1 1077



2 1080

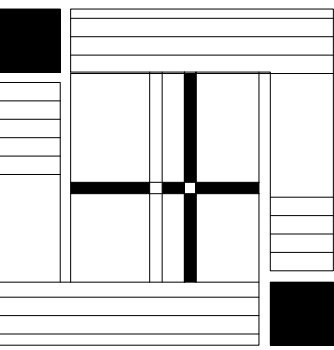


3 1140



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CONTEXT PHOTOGRAPHS



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1 1141



2 1260



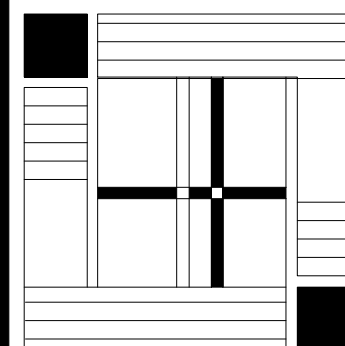
3 1321a



4 1321b



NEW SINGLE FAMILY RESIDENCE
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CONTEXT PHOTOGRAPHS



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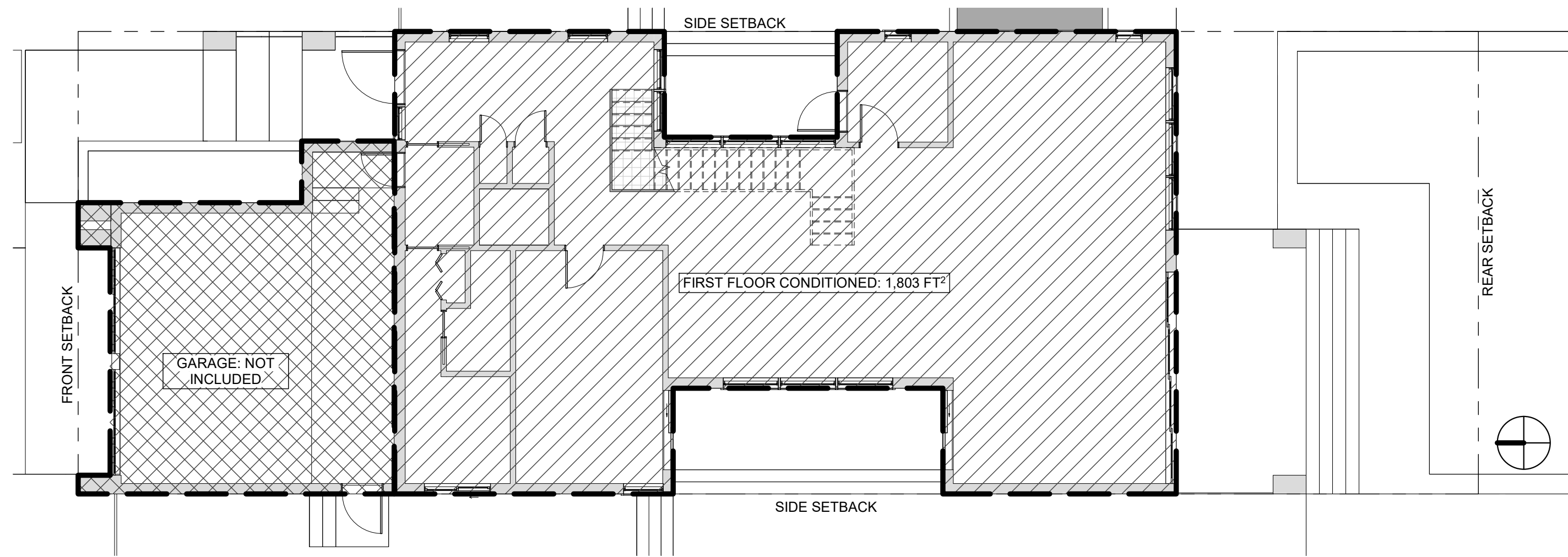
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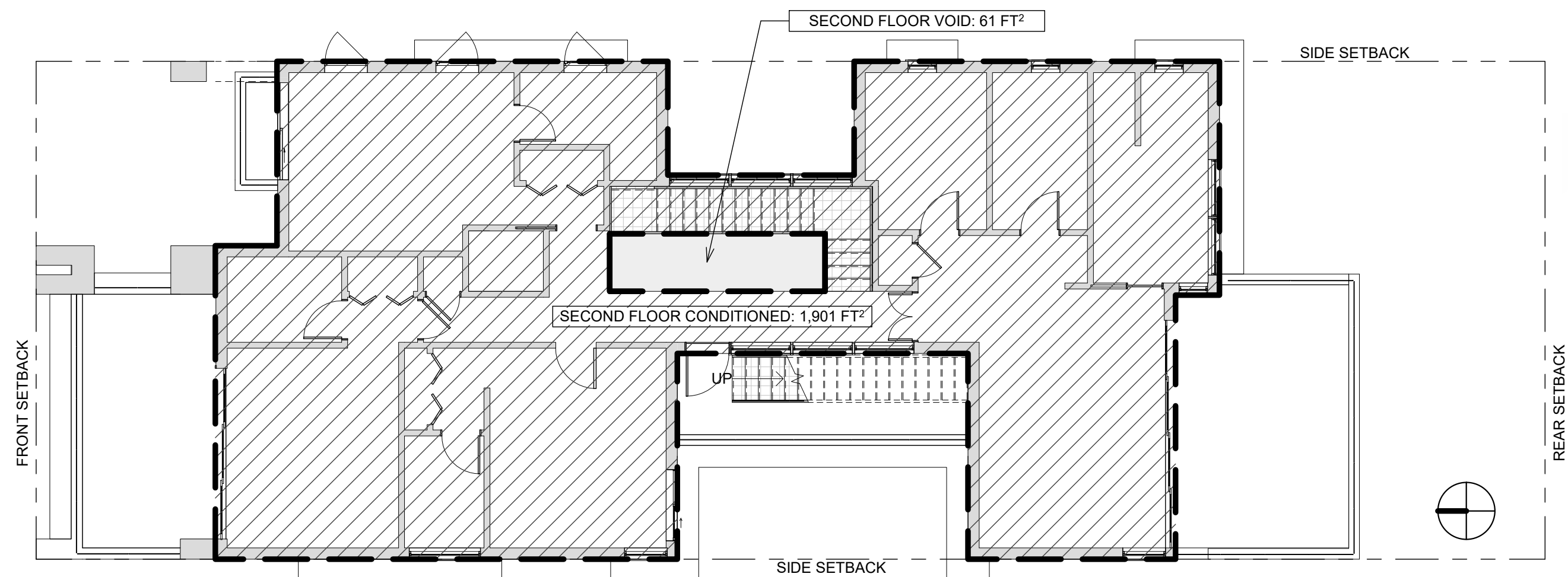
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DATE: 06/10/2019
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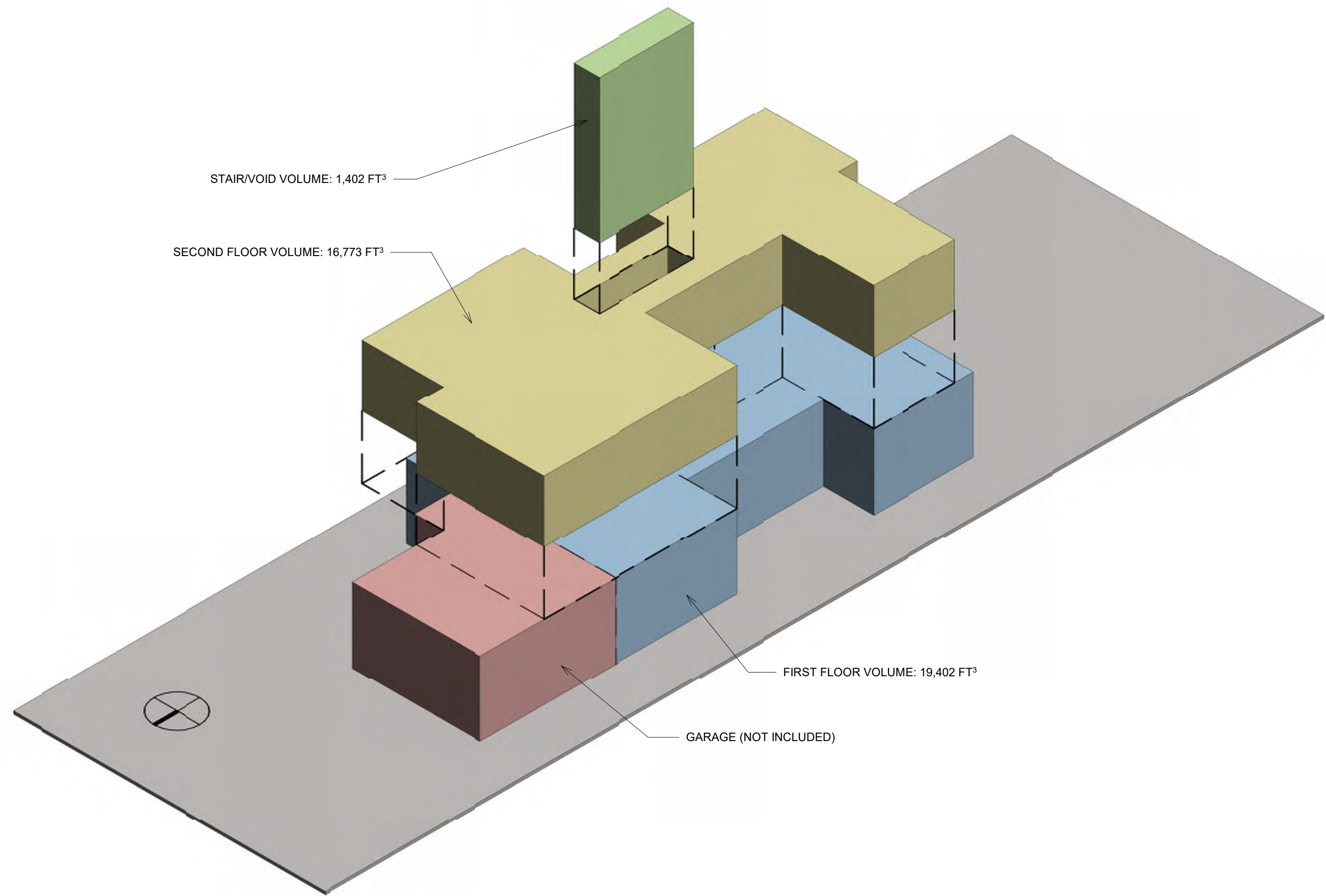
SHEET NO.
A-7.4



1 FIRST FLOOR AREA DIAGRAM
1/8" = 1'-0"



2 SECOND FLOOR AREA DIAGRAM
1/8" = 1'-0"



3 VOLUME DIAGRAM

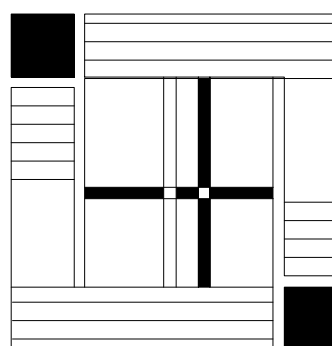
FLOOR RATIO PERCENTAGE	
FIRST FLOOR TOTAL	19,402 FT³
SECOND FLOOR TOTAL	16,773 FT³
RATIO	86%

DESIGN WAIVERS REQUESTED
WAIVER TO REMOVE THE REQUIRED 70% RATIO OF PHYSICAL VOLUME OF THE SECOND FLOOR COMPARED TO THE FIRST FLOOR (11% WAIVER).

NEW SINGLE FAMILY RESIDENCE

1050 STILLWATER DR. MIAMI BEACH, FL 33141

DESIGN WAIVER 1



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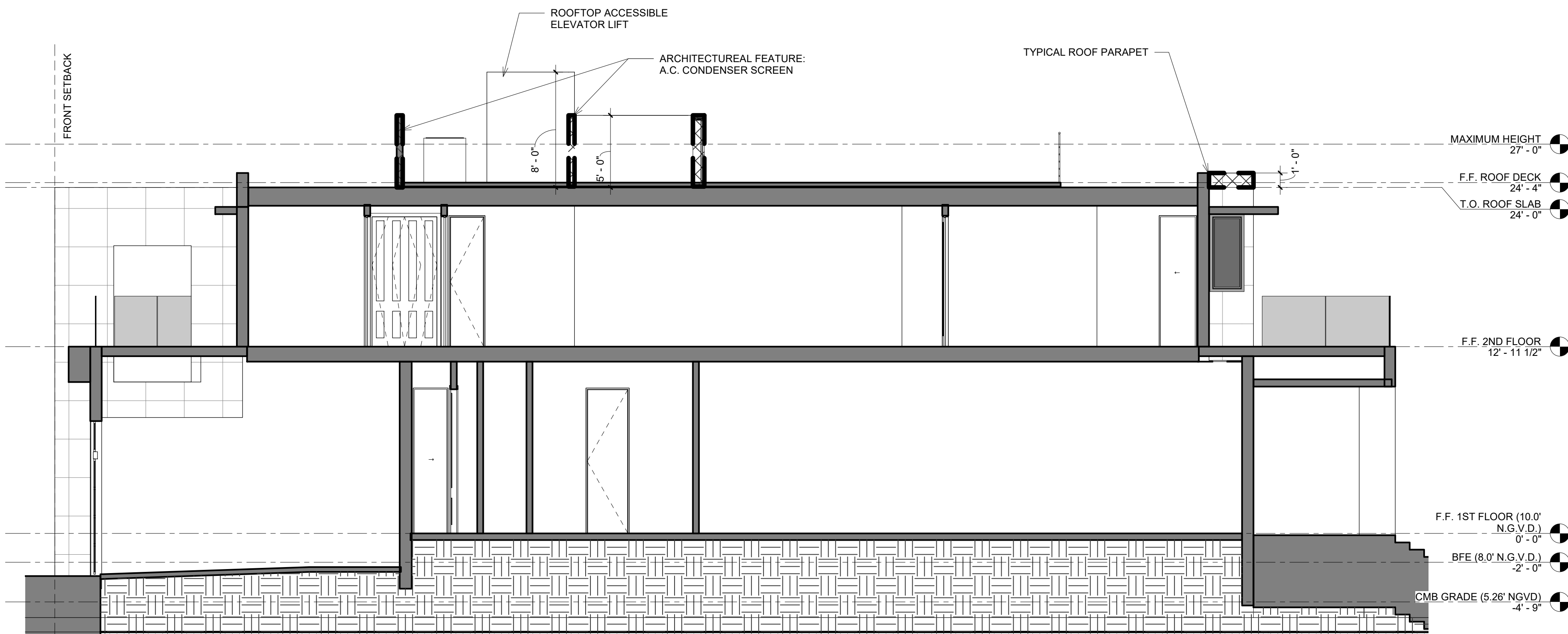
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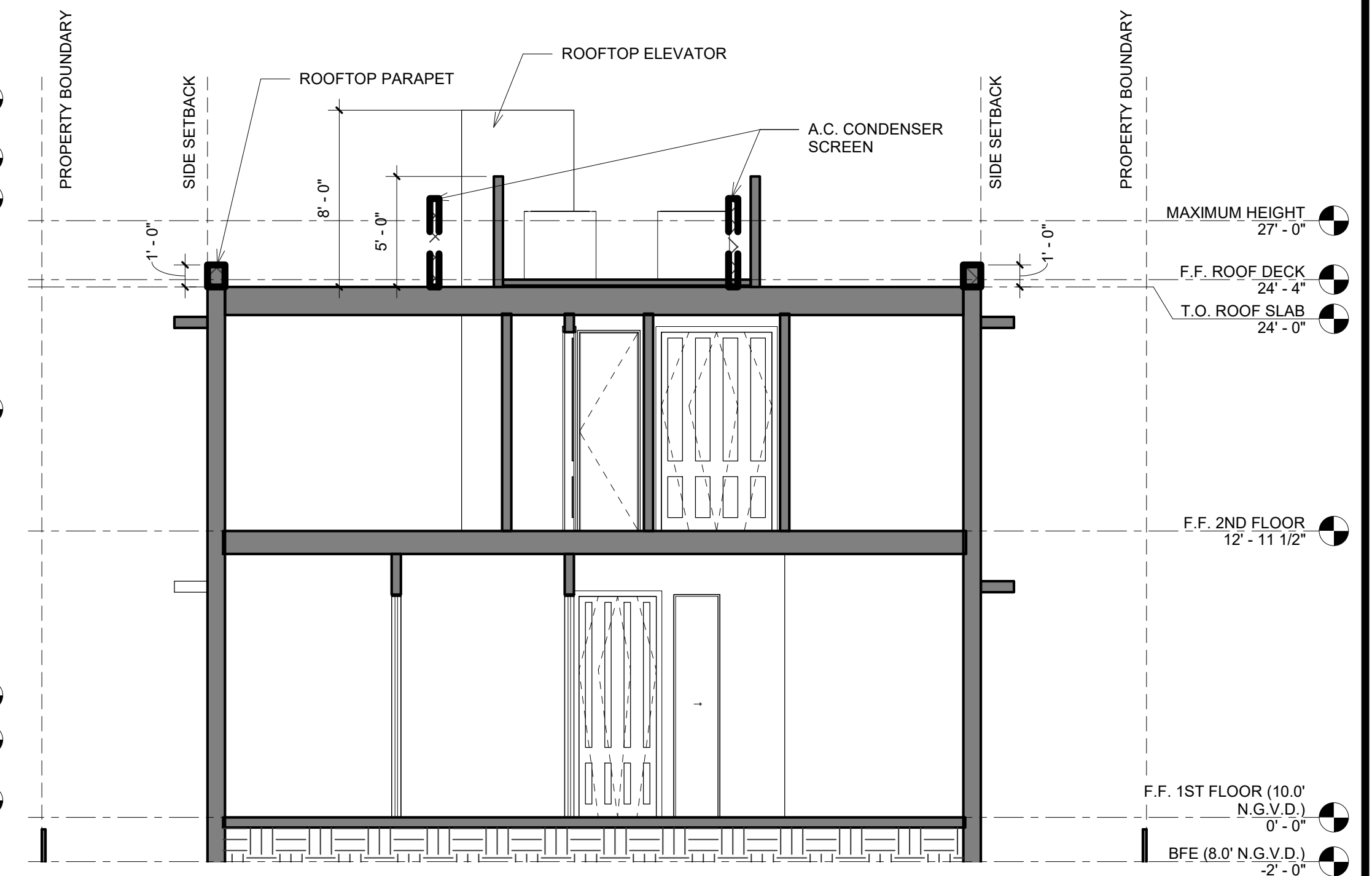
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A-8.0



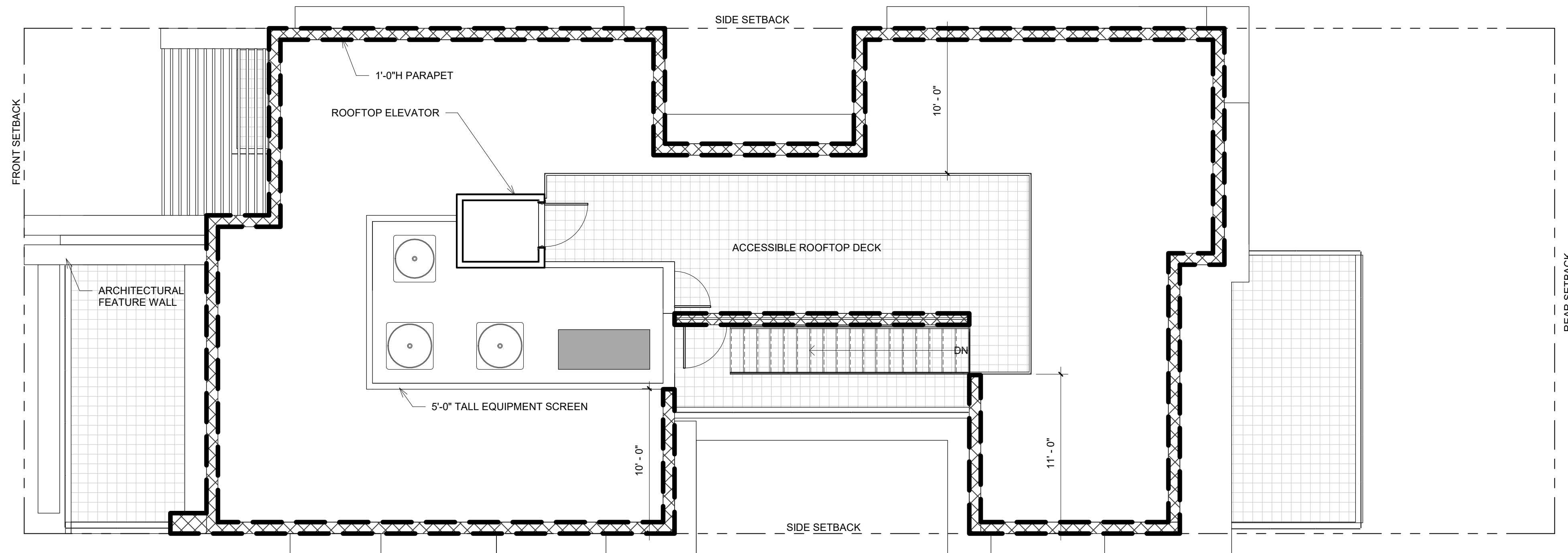
LONGITUDINAL SECTION - DESIGN
WAIVER 2

1
3/16" = 1'-0"



TRANSVERSE SECTION - DESIGN
WAIVER 2

2
3/16" = 1'-0"

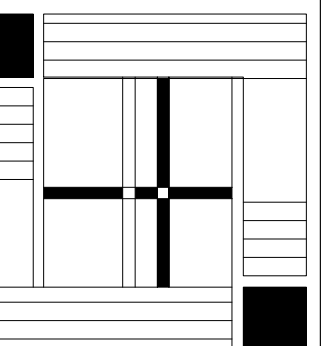


ROOF PLAN
WAIVER 2

3
3/16" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141

SECTIONS



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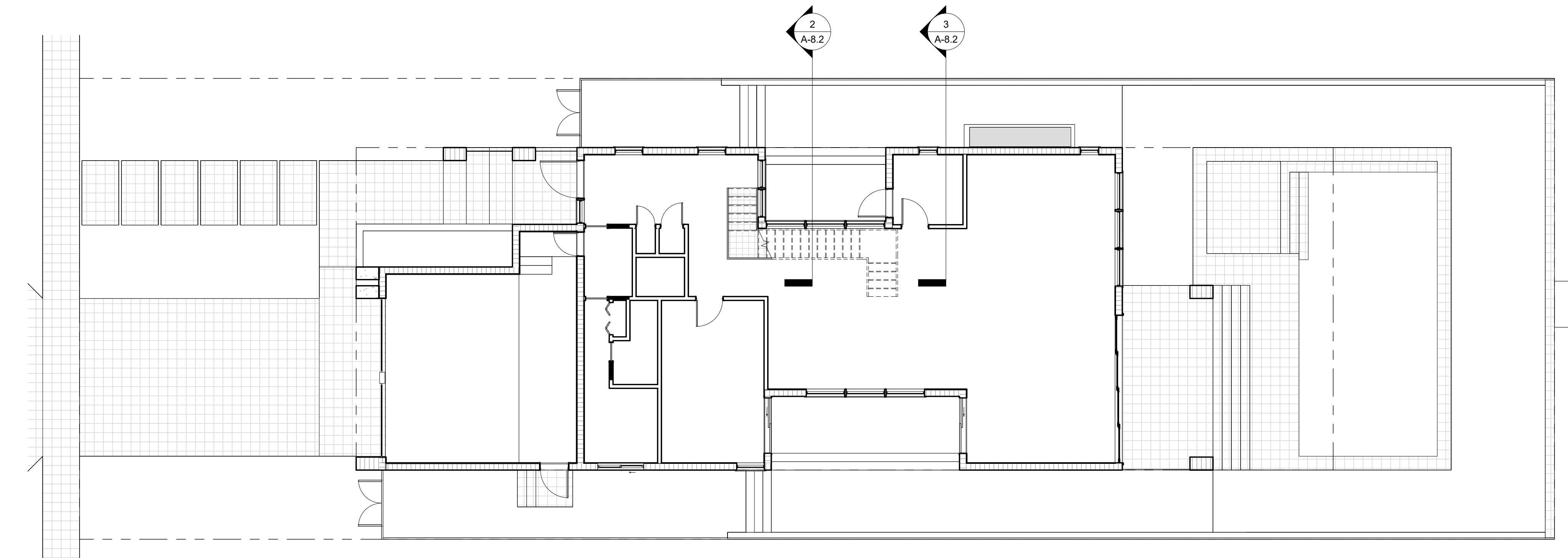
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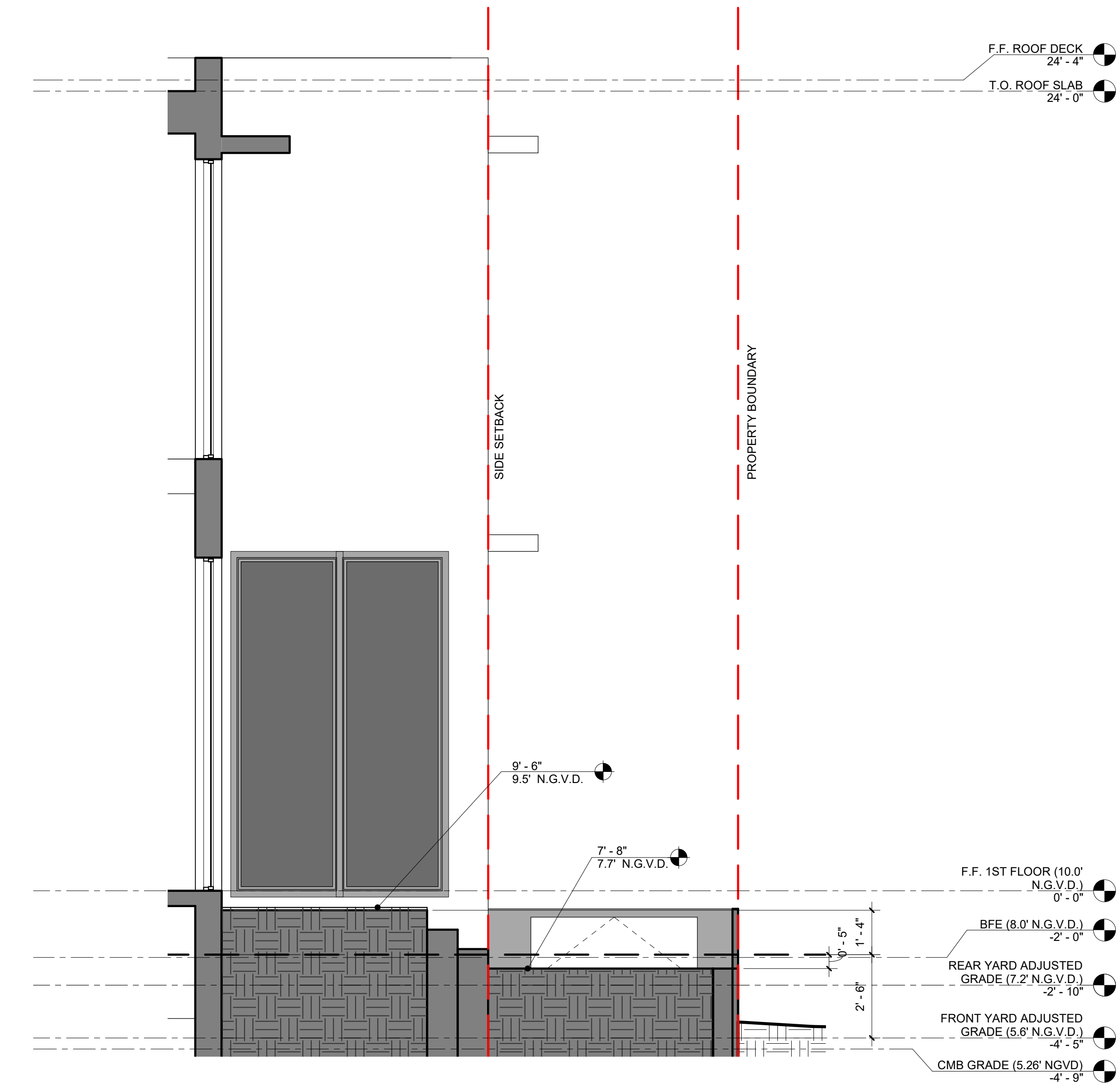
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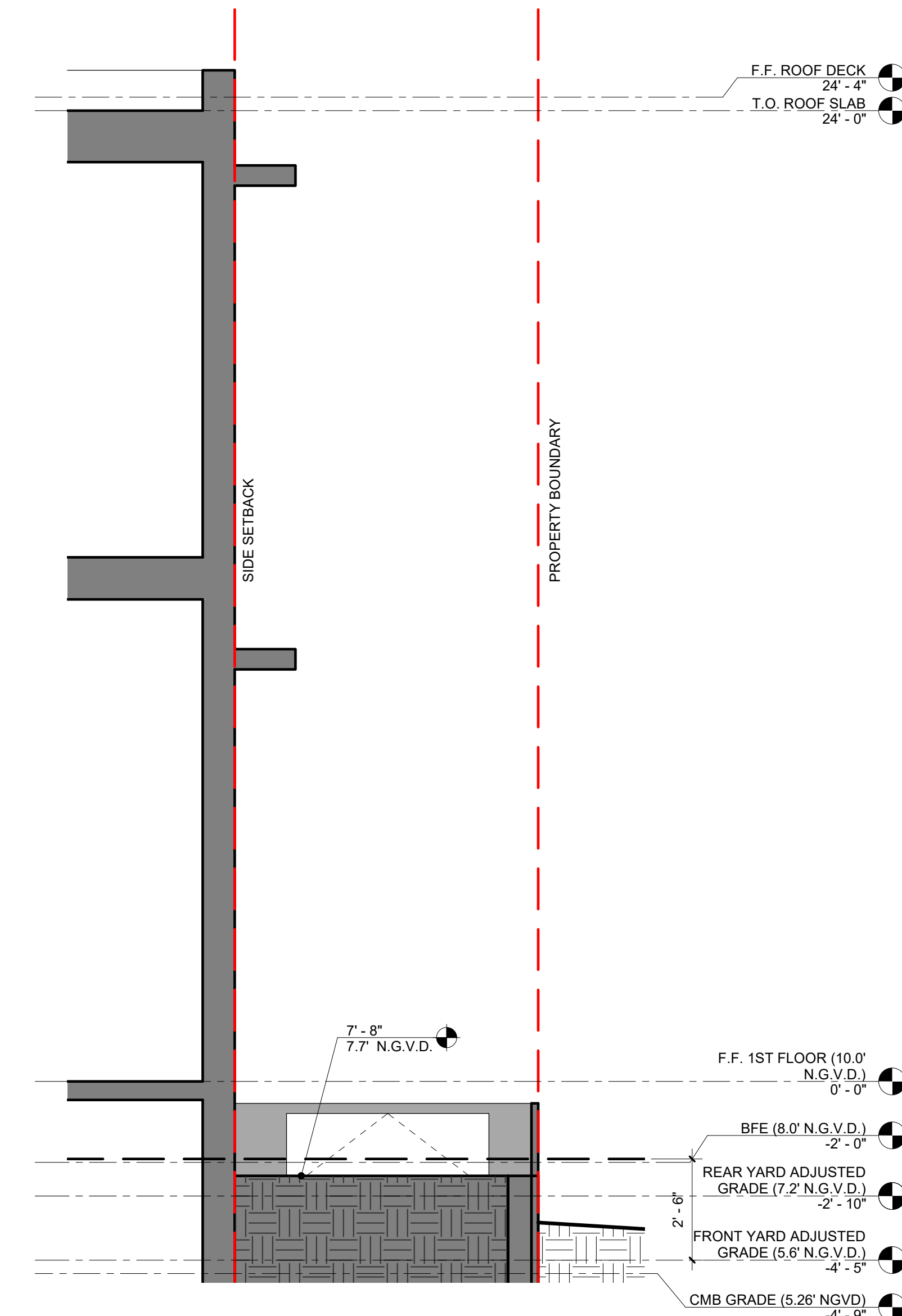
A-8.1



1 KEY PLAN A
1/8" = 1'-0"



2 EAST COURTYARD SECTION 1
3/8" = 1'-0"

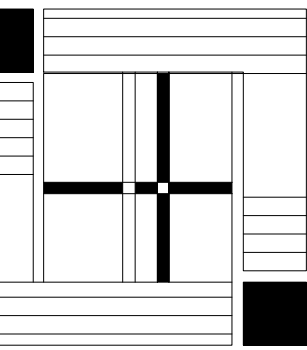


3 EAST COURTYARD SECTION 2
3/8" = 1'-0"

NEW SINGLE FAMILY RESIDENCE

1050 STILLWATER DR. MIAMI BEACH, FL 33141

SECTIONS



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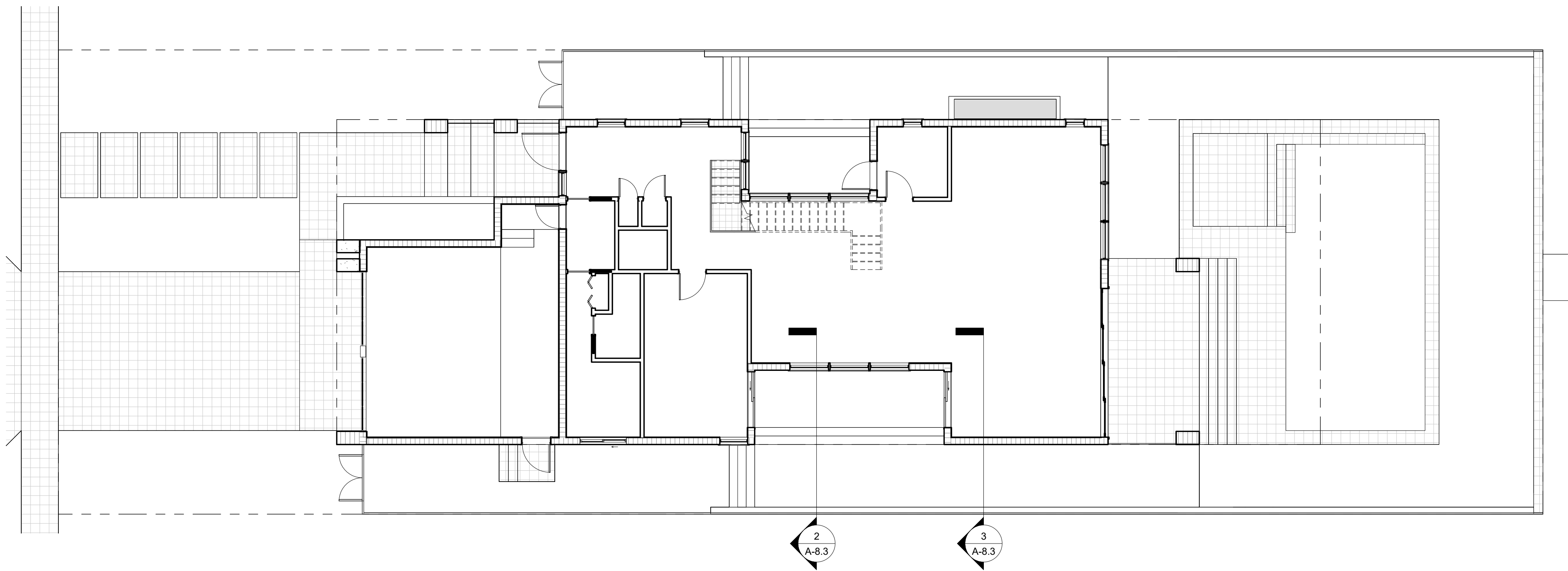
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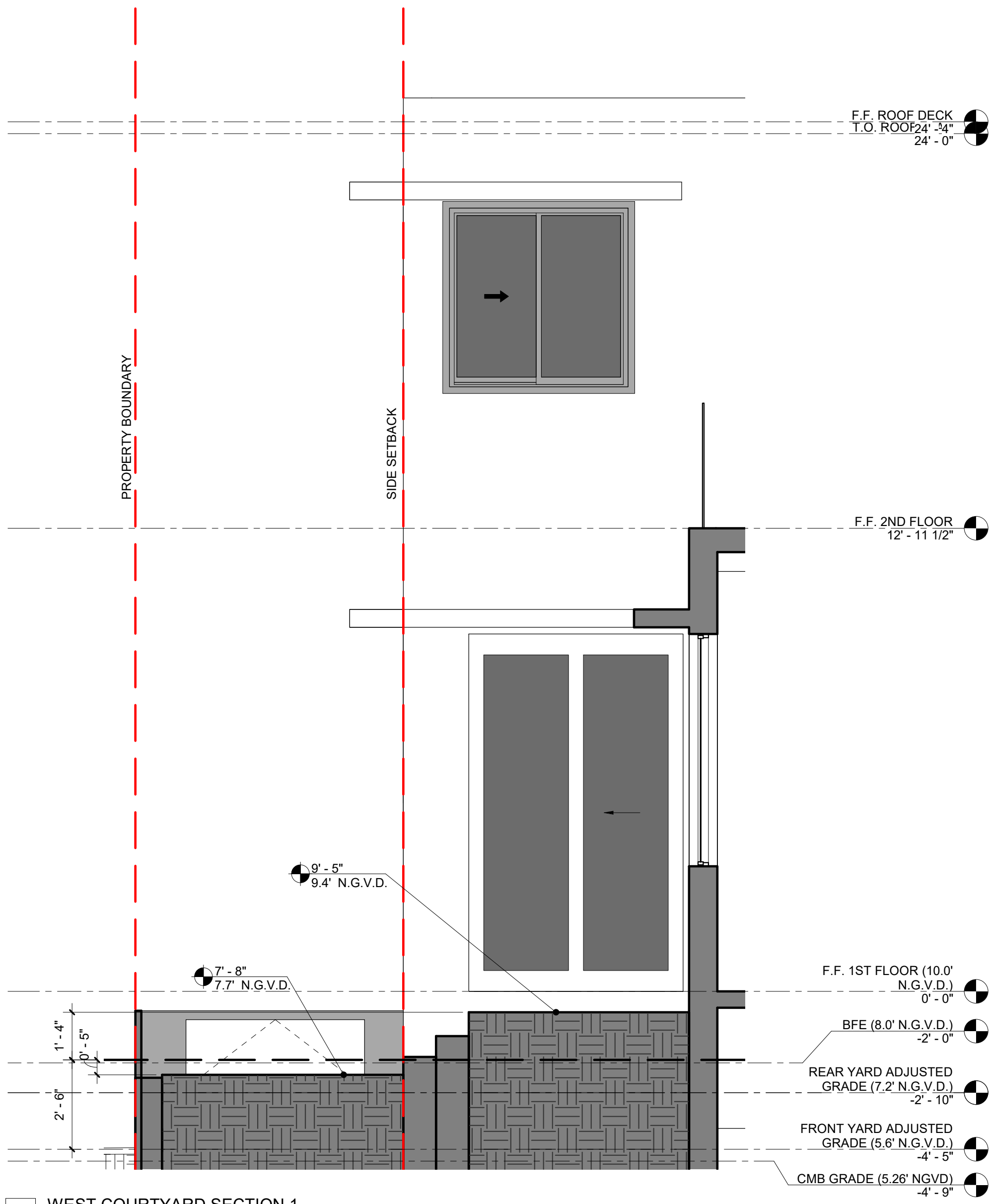
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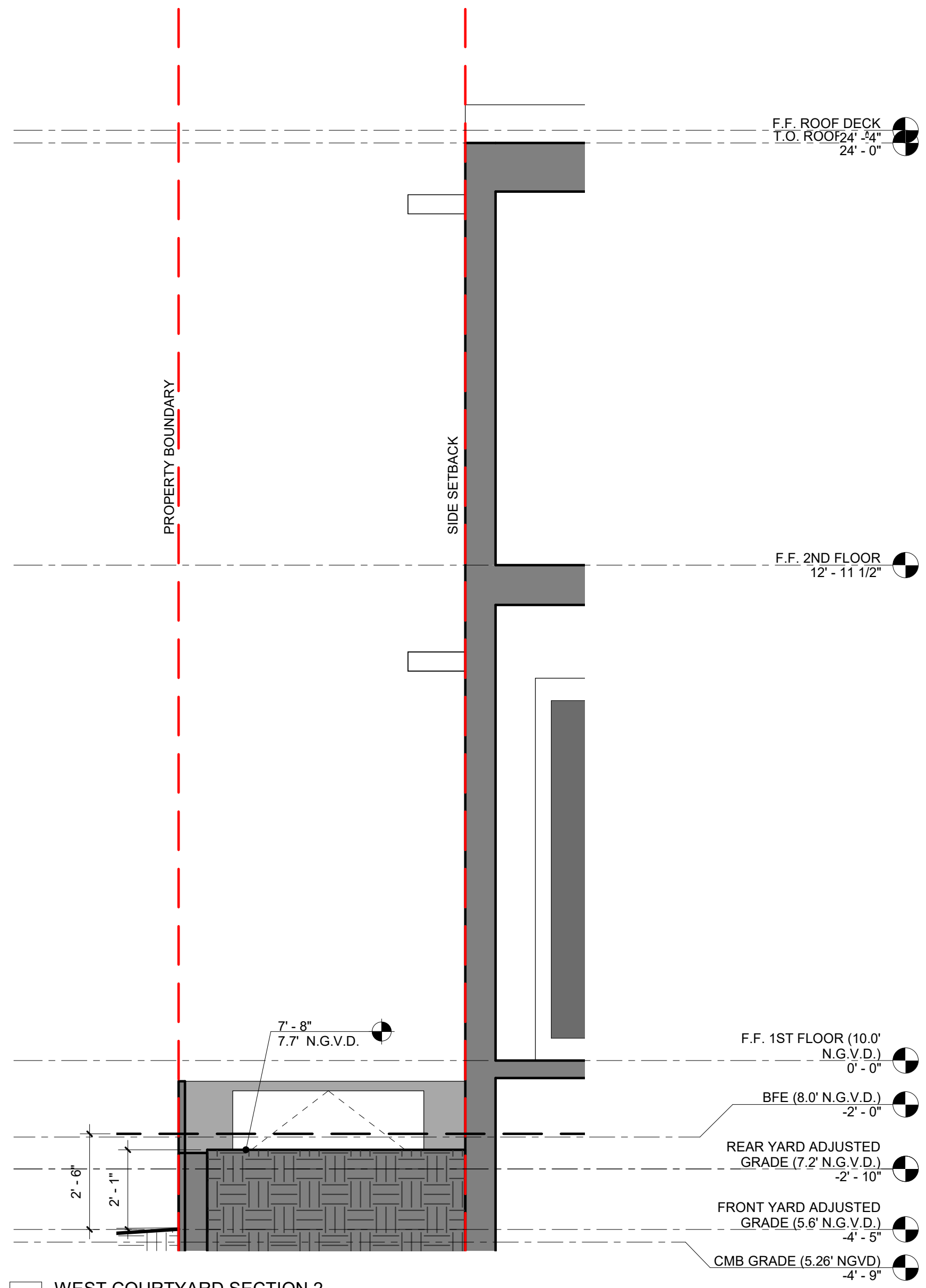
A-8.2



1 KEY PLAN B
1/8" = 1'-0"



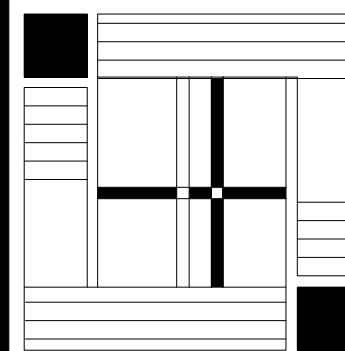
2 WEST COURTYARD SECTION 1
3/8" = 1'-0"



3 WEST COURTYARD SECTION 2
3/8" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
1050 STILLWATER DR. MIAMI BEACH, FL 33141

SECTIONS



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SHEET NO.
A-8.3



MIAMI BEACH DESIGN REVIEW BOARD FIRST SUBMITTAL
NEW RESIDENCE | 1050 STILLWATER DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1050 STILLWATER DRIVE
MIAMI BEACH, FL 33141

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of palms with two crape myrtle trees in the ROW, which the landscape architect is proposing to relocate. In addition, due to the grade of the entire site being lifted, the landscape architect is requesting to clear all vegetation. Please note that palm canopy loss will be mitigated for by integrating new native tree canopy and vegetation into a new improved landscape design.

SCOPE OF WORK

- To provide a new tropical landscape design that complements new contemporary residence and introduces native tree canopy to the site. To provide a visual buffer / screening to adjacent properties
- Mitigation for removal of vegetation on site

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Landscape Plan
- L-2 Landscape Notes + Details
- L-3 Existing Tree Survey + Disposition Plan
- L-4 Plant Material Image Board



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Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE

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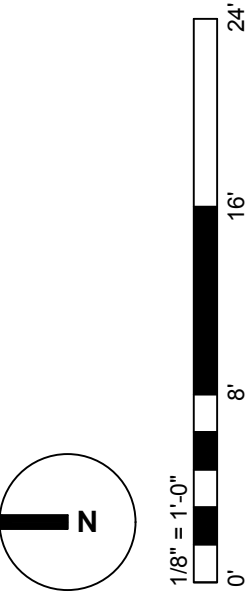
NEW
RESIDENCE
1050 STILLWATER DRIVE
MIAMI BEACH FL 33141

SHEET TITLE:

COVER +
SHEET INDEX

CHRISTOPHER CAWLEY, RLA
Florida License LA 6986786

SCALE + NORTH ARROW:



DATE:

DECEMBER 14, 2018

SHEET NO:

L-0



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
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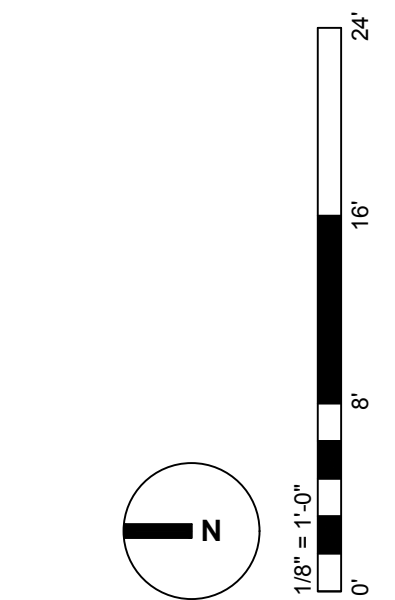
**NEW
RESIDENCE**
1050 STILLWATER DRIVE
MIAMI BEACH FL 33141

SHEET TITLE:

**LANDSCAPE
PLAN**

CHRISTOPHER CAWLEY, RLA
Florida License LA 6966786

SCALE + NORTH ARROW:

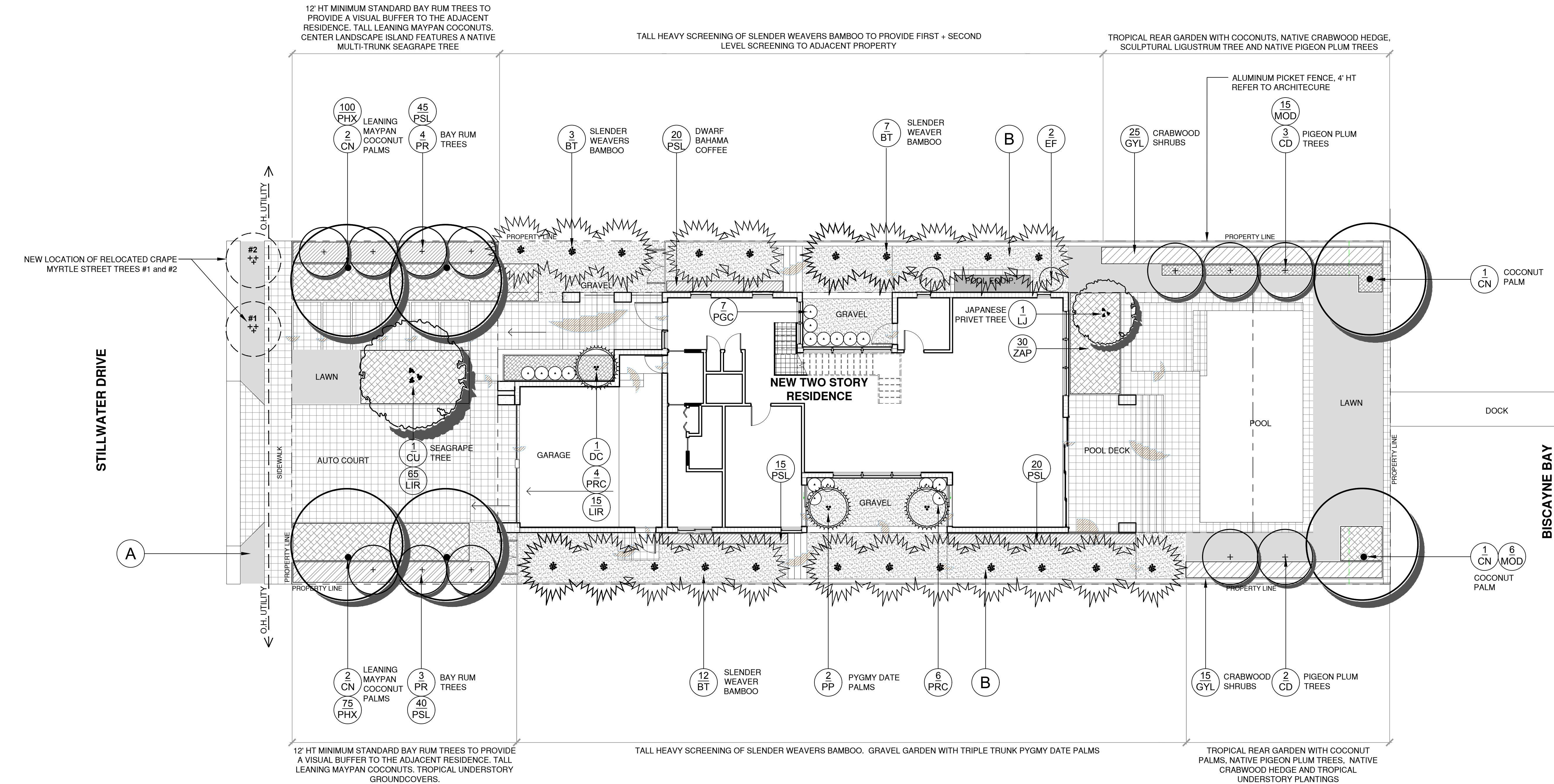


DATE:

DECEMBER 14, 2018

SHEET NO:

L-1



PLANTLIST - 1050 STILLWATER DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	5	PIGEON PLUM TREE	Coccoloba diversifolia	65 gallon, 12' ht min, 6' spread, 3" dbh, equal to Treeworld Wholesale
CU	YES	1	SEA GRAPE TREE	Coccoloba uvifera	14' height min, 8' spread min, multi, limbed up, character trunk, equal to Treeworld
EF	YES	1	SPANISH STOPPER TREE	Eugenia foetida	10' height minimum, 4' spread, 2" dbh, 3' clear trunk, equal to Treeworld Wholesale
LJ	NO	1	JAPANESE PRIVET TREE	Ligustrum lucidum	12' height min, 8' spread min, multi, limbed up for bonsai effect
PR	NO	7	BAY RUM TREE	Pimenta racemosa	12' height min, 6' spread min, 2.5" dbh min, 3' clear trunk, standard
PALMS + BAMBOO					
BT	NO	24	SLENDER WEAVERS BAMBOO	Bambusa textilis gracilis	16' height min, full to base
CN	NO	6	'MAYPAN' COCONUT PALM	Cocos nucifera 'Maypan'	10' grey wood min, Florida Fancy, full heads, character trunks
DC	NO	1	CABADA PALM	Dypsis cabadae	10-12' height, partial shade grown w/ dark green trunks + fronds, full to base
PP	NO	2	PYGMY DATE PALM	Phoenix roebellii	Field grown, 6' overall height, full, number of trunks as indicated

PLANTLIST - 1050 STILLWATER DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS					
GYL	YES	40	CRABWOOD	Gymnanthes lucida	15 gallon, 5' height, 3' spread, space 24" on center, full
PSL	YES	140	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, space 18" on center, full
TROPICALS, GROUNDCOVERS, + ACCENTS					
LIR	NO	as req.	LILYTURF	Liriope muscari 'Big Blue'	3 gallon, full, 18" on center
MOD	NO	as req.	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 36" on center
PGC	NO	as req.	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, full 24" on center
PHX	NO	as req.	PHILODENDRON 'XANADU'	Same	3 gallon, full, 18" on center
PRC	NO	as req.	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 24" on center
ZAP	YES	as req.	COONTIE	Zamia pumila	7 gallon, full, 24" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI' MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS)				
SOD	EMPIRE ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

LANDSCAPE PLAN LEGEND

- A 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B 3/8" DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- C AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

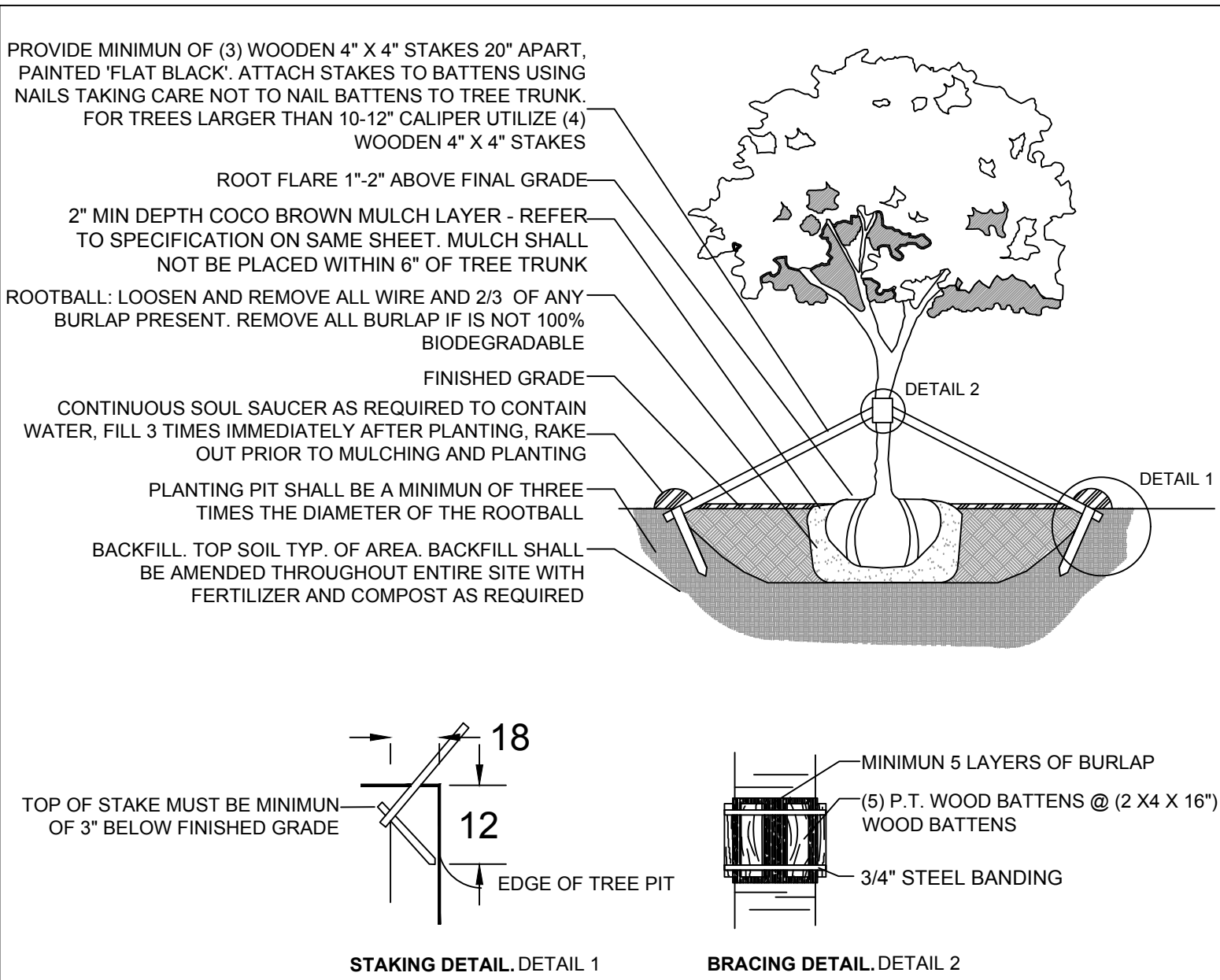
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

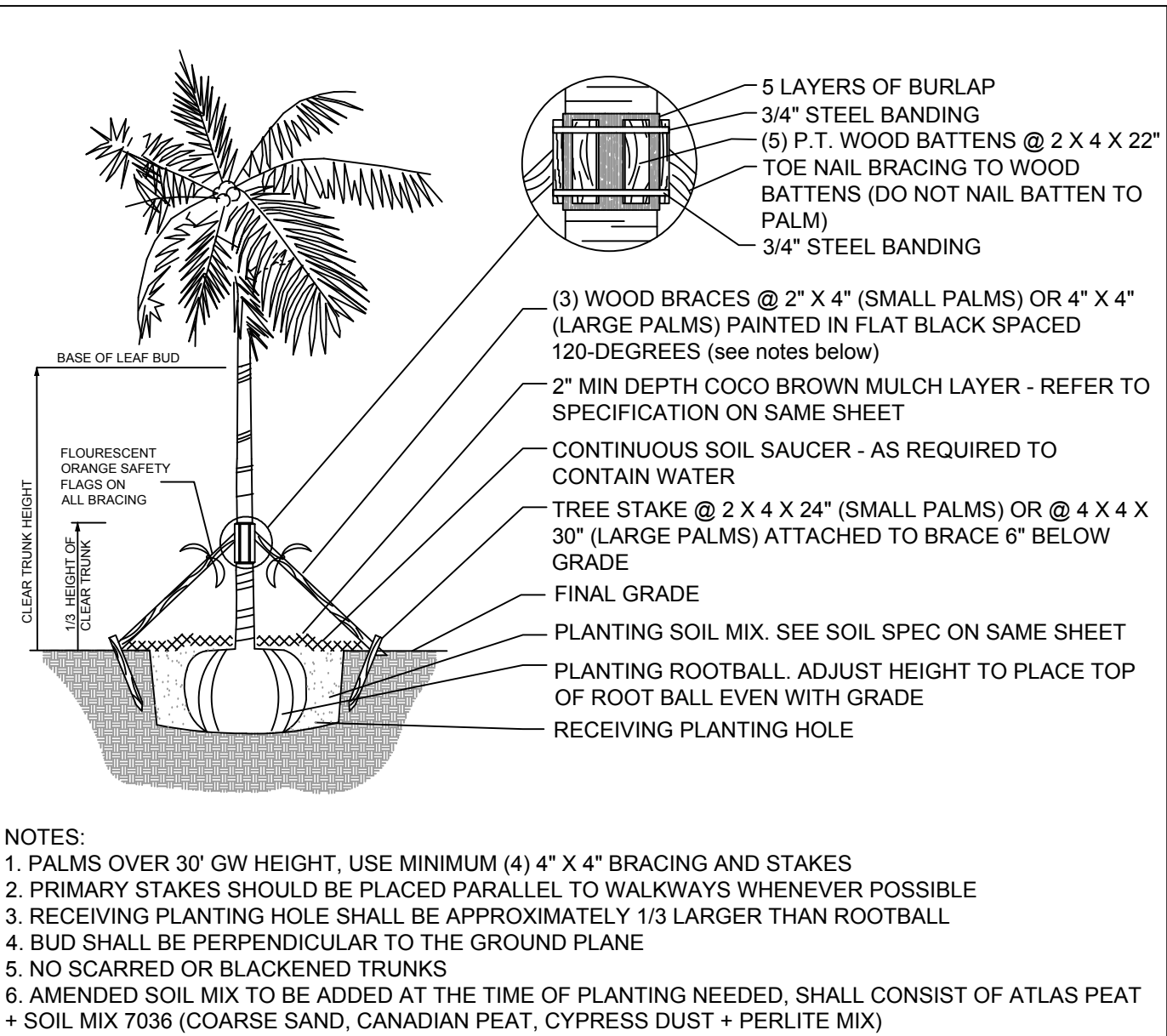
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.



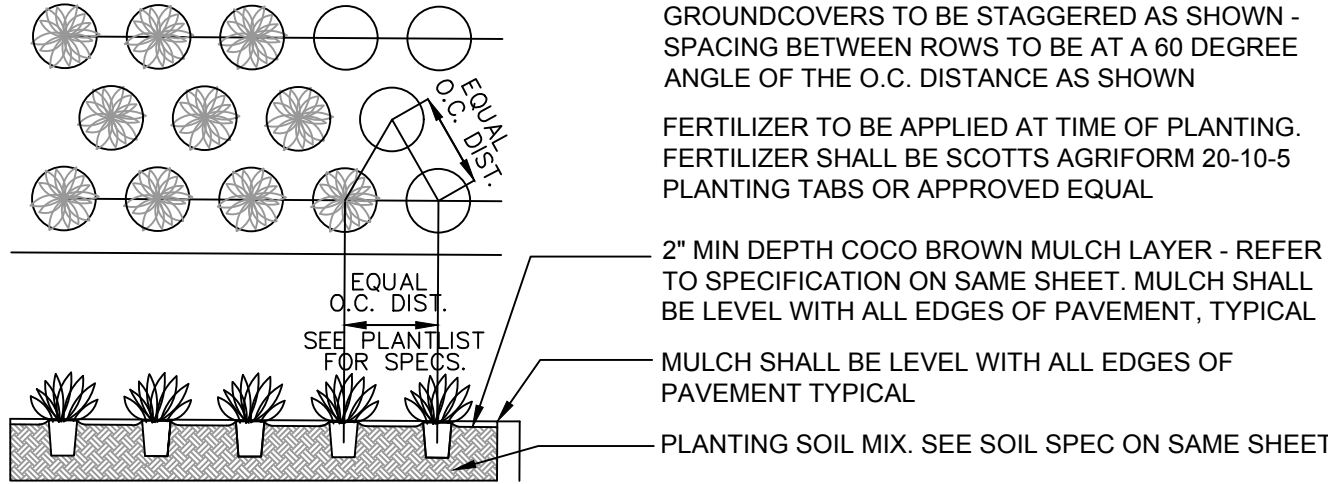
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



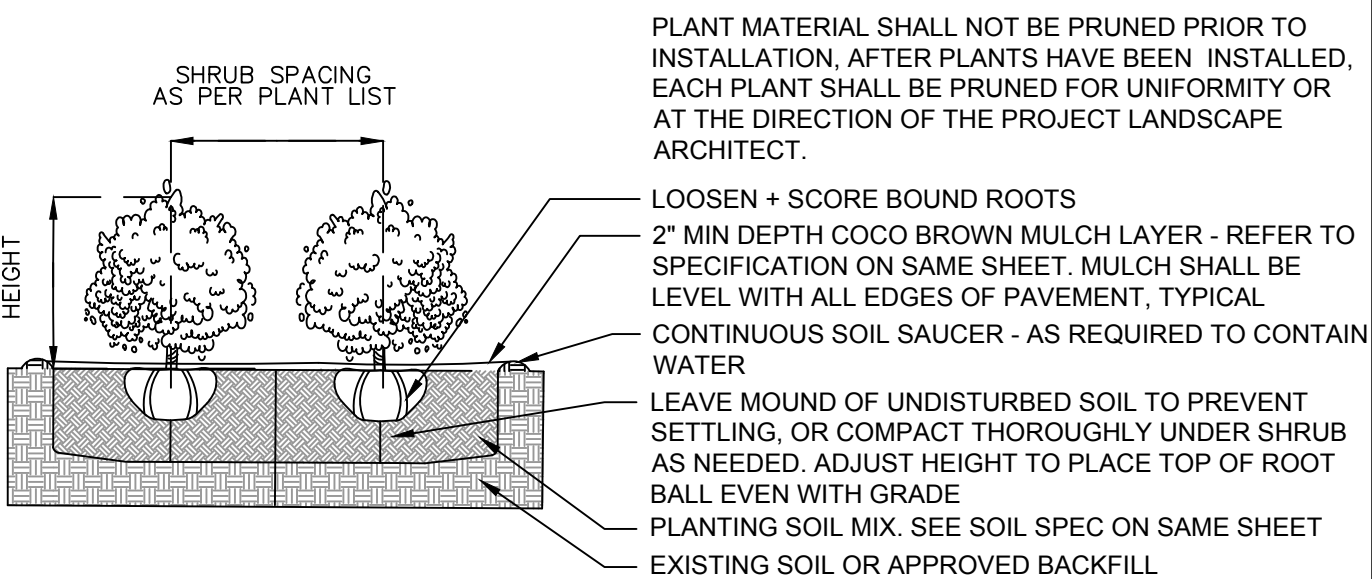
C.M.B. PALM PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS3 **LOT SIZE:** 8,000 SF **ACRES:** 0.18

TREES
FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED
REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.
1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

8,000 SF - 6000 SF = 2,000 SF = 2 ADDITIONAL TREES + 5 REQUIRED TREES = 7
TOTAL TREES REQUIRED / 15 TREES PROVIDED (1 NATIVE SEA GRAPE TREE + 5 PIGEON PLUM TREES + 1 NATIVE SPANISH STOPPER TREE + 1 LIGUSTRUM TREE + 7 BAY RUM TREES PROVIDED)

DIVERSITY REQUIREMENT
6-10 REQUIRED TREES = 3 TREE SPECIES / 3 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 7 = 2.1 **NATIVE TREES REQUIRED / 7 NATIVE TREES PROVIDED (1 NATIVE SEA GRAPE TREE + 5 PIGEON PLUM TREES + 1 NATIVE SPANISH STOPPER TREES PROVIDED)**

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 7 = 3.5 **LOW MAINTENANCE TREES REQUIRED / 7 LOW MAINTENANCE TREES PROVIDED (1 NATIVE SEA GRAPE TREE + 5 PIGEON PLUM TREES + 1 NATIVE SPANISH STOPPER TREES PROVIDED)**

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
STILLWATER DRIVE: 50 LF / 20 = 2.5 **STREET TREES REQUIRED / 2 STREET TREES PROVIDED (DUE TO CONFLICT WITH SITE TRIANGLES)**

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (9.5) = 114 **SHRUBS REQUIRED / 180 SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS + 140 NATIVE BAHAMA WILD COFFEE SHRUBS PROVIDED)**

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 114 = 57 **NATIVE SHRUBS REQUIRED / 140 NATIVE SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS + 140 NATIVE BAHAMA WILD COFFEE SHRUBS PROVIDED)**

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 114 = 11 **LARGE SHRUBS OR SMALL TREES REQUIRED = 40 LARGE SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS PROVIDED)**

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 11 = 5.5 **NATIVE SHRUBS REQUIRED / 40 NATIVE LARGE SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS PROVIDED)**

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

C.M.B. CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 1,236 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED - A TOTAL 1,600 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (1) NATIVE SEA GRAPE TREES: 300 SF (MB category I @ 300 SF each)
- (5) NATIVE PIGEON PLUM TREES: 750 SF (MB category II @ 150 SF each)
- (1) LIGUSTRUM TREE: 150 SF (MB category II @ 150 SF each)
- (1) NATIVE SPANISH STOPPER TREE: 100 SF (MB category III @ 100 SF each)
- (6) 'MAYPAN' COCONUT PALMS: 300 SF (MB category IV @ 50 SF each)

CC
LA

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REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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PROJECT INFO:

NEW
RESIDENCE

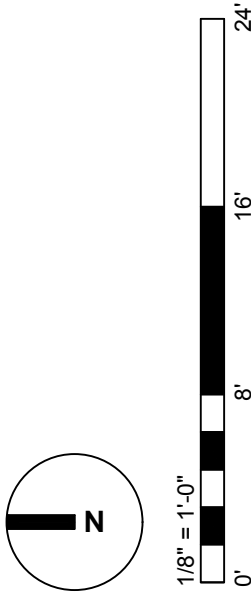
1050 STILLWATER DRIVE
MIAMI BEACH FL 33141

SHEET TITLE:

LANDSCAPE
NOTES +
DETAILS

CHRISTOPHER CAWLEY, RLA
Florida License LA 6966786

SCALE + NORTH ARROW:



DATE:

DECEMBER 14, 2018

SHEET NO:

REVISION SCHEDULE

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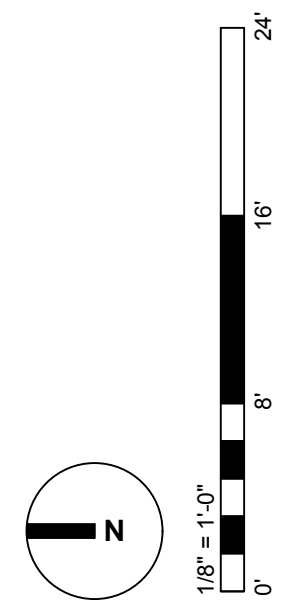
1050 STILLWATER DRIVE
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SHEET TITLE:

EXISTING TREE
SURVEY +
DISPOSITION
PLAN

CHRISTOPHER CAWLEY, RLA
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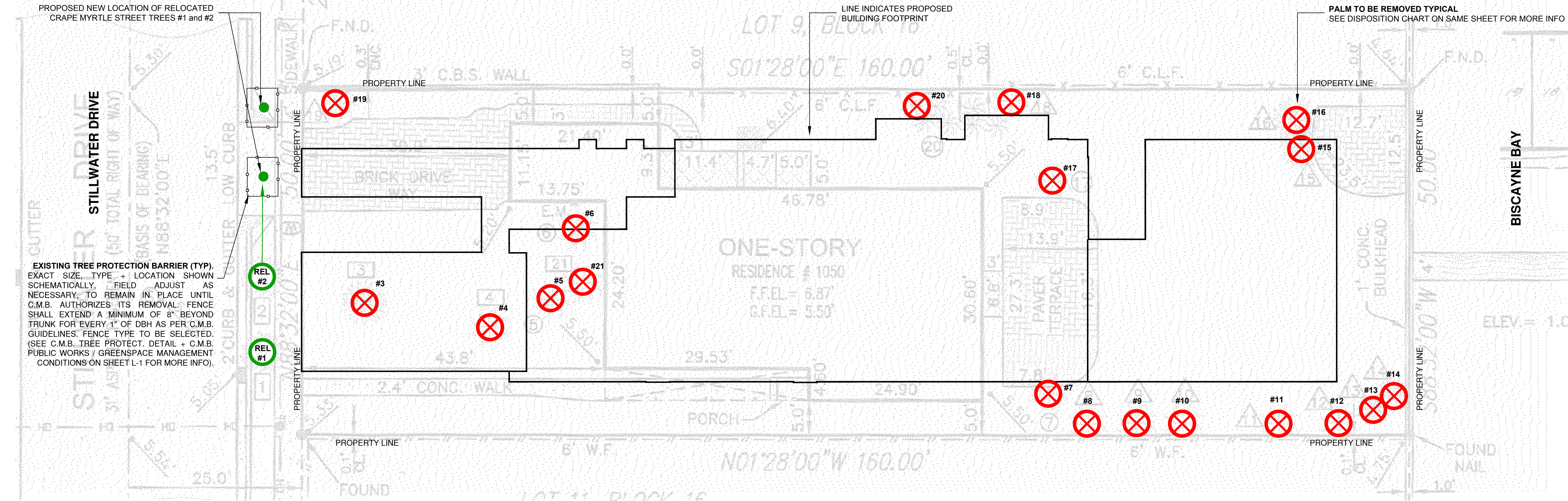
SCALE + NORTH ARROW:



DATE:

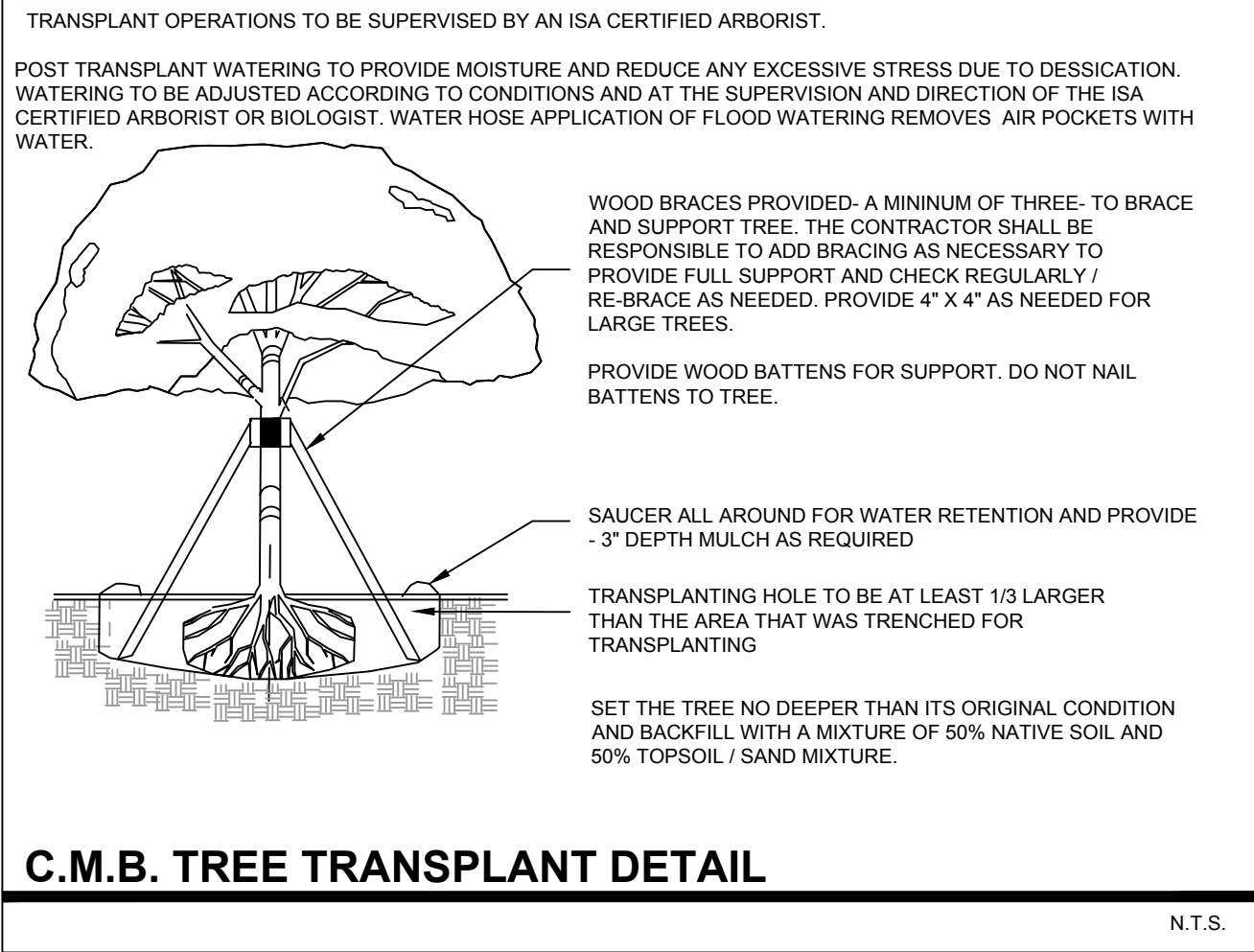
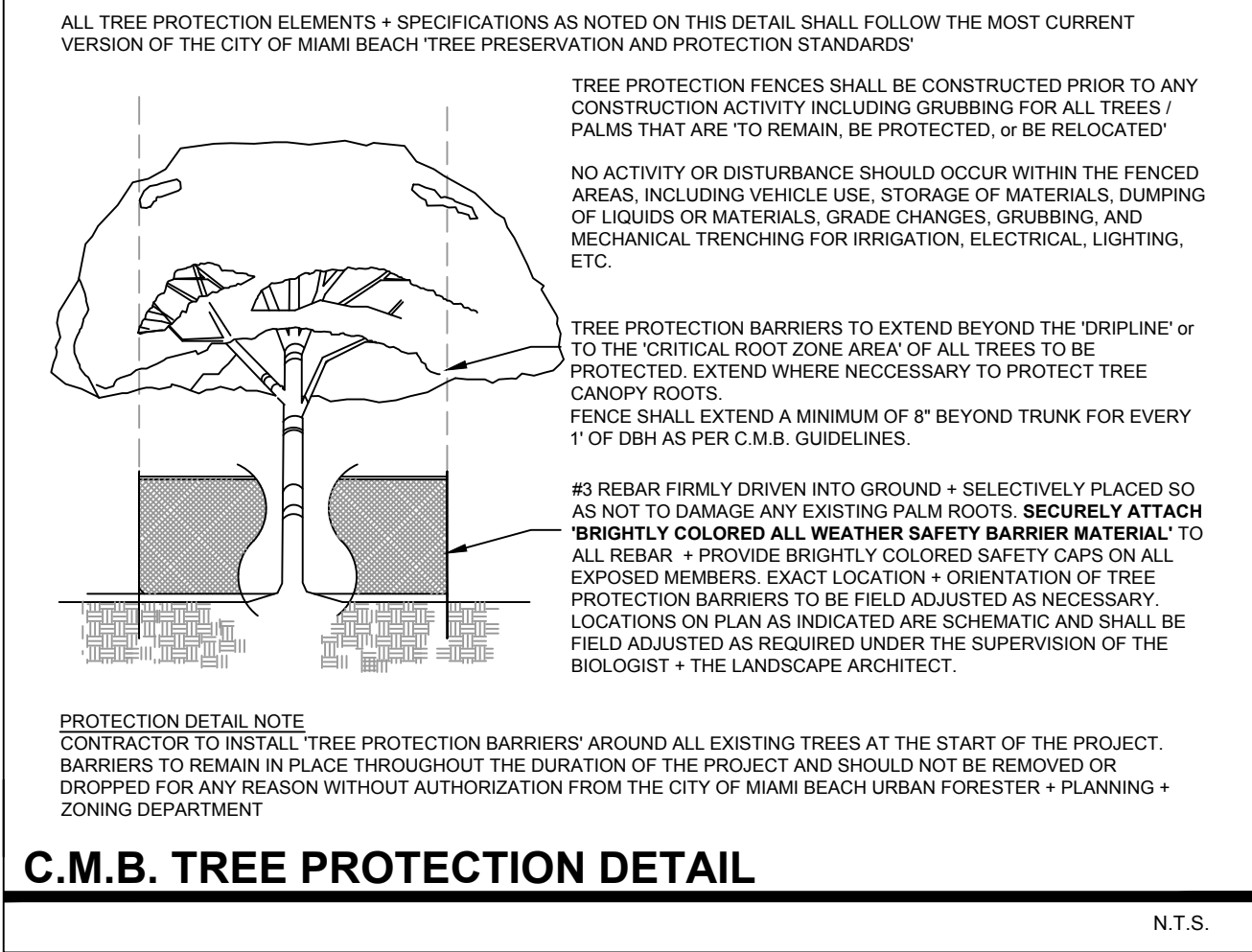
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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY GARY B CASTEL SURVEYING, INC. DATED 01.12.16
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.10.18
- REVIEW AND APPROVAL IS REQUIRED BY CITY OF MIAMI BEACH P+Z PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.



TREE TRANSPLANTING PROCEDURAL SPECIFICATION

- PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.
- ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST OR BIOLOGIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE 'EXPERT ARBORIST OF RECORD' TO CARRY OUT THE FOLLOWING DUTIES:
 - SHALL MAKE SITE VISITS PRIOR TO AND DURING ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION IS PERFORMED ACCORDING TO ALL APPLICABLE TREE RELOCATION GUIDELINES.
 - SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.
 - SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC

C.M.B. EXISTING TREE SURVEY LEGEND

- PALM TO BE REMOVED
- STREET TREE TO BE RELOCATED
- RELOCATED STREET TREE
- TREE PROTECTION FENCE

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1050 STILLWATER DRIVE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z, ODM, PW, N/A
#1	Crape Myrtle Tree	Lagerstromia spp	NO	+/- 8"	+/- 8'	+/- 12'	GOOD	RELOCATE	114 SF	0 SF	IN CONFLICT SEE PROPOSED NEW LOCATION	GREEN SPACE MANGMT / PW
#2	Crape Myrtle Tree	Lagerstromia spp	NO	+/- 8"	+/- 8'	+/- 12'	GOOD	RELOCATE	114 SF	0 SF	IN CONFLICT SEE PROPOSED NEW LOCATION	GREEN SPACE MANGMT / PW
#3	Coconut Palm	Cocos nucifera	YES	+/- 24"	+/- 30'	+/- 18'	GOOD	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#4	Royal Palm	Roystonia elata	YES	+/- 18"	+/- 30'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#5	Montgomery Palm	Veitchia montgomeryana	NO	+/- 4"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#6	Christmas Palm	Adonidia merrelli	NO	+/- 2"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#7	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#8	Alexander Palms	Pythosperma elegans	NO	+/- 1.3"	+/- 23'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#9	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#10	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 18'	+/- 10'	GOOD	REMOVE	177 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#11	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 18'	+/- 10'	GOOD	REMOVE	177 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#12	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 13'	+/- 6'	GOOD	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#13	Coconut Palm	Cocos nucifera	NO	+/- 1.5"	+/- 20'	+/- 15'	GOOD	REMOVE	177 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#14	Coconut Palm	Cocos nucifera	NO	+/- 1.5"	+/- 20'	+/- 15'	GOOD	REMOVE	177 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#15	Coconut Palm	Cocos nucifera	YES	+/- 30"	+/- 25'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#16	Coconut Palm	Cocos nucifera	NO	+/- 1.5"	+/- 25'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#17	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	FAIR	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#18	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 15'	+/- 6'	FAIR	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#19	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 30'	+/- 6'	FAIR	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#20	Areca Palm cluster	Dypsis lutescens	NO	+/- 10"	+/- 15'	+/- 10'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#21	White Bird of Paradise	Strelitzia alba	NO	+/- 1.7"	+/- 7'	+/- 6'	FAIR	REMOVE	29 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 1,236 SF
TOTAL MITIGATION PROVIDED: 1,600 SF



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106 MIAMI, FL 33138
C 786.534.5327
C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE

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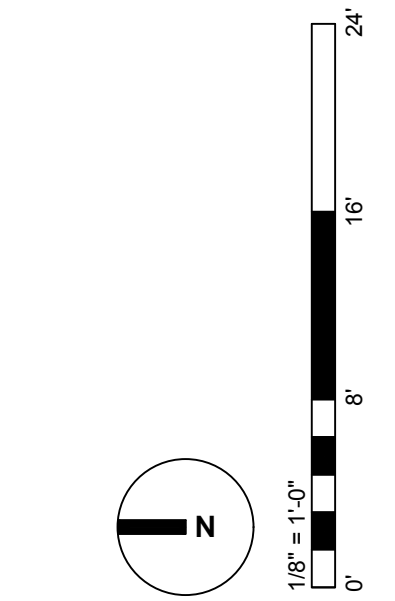
**NEW
RESIDENCE**
1050 STILLWATER DRIVE
MIAMI BEACH FL 33141

SHEET TITLE:

**PLANT
MATERIAL
IMAGE BOARD**

CHRISTOPHER CAWLEY, RLA
Florida License LA 6966786

SCALE + NORTH ARROW:



DATE:

DECEMBER 14, 2018

SHEET NO:

L-4



LJ / LIGUSTRUM TREE



CN / COCONUT PALM



PHX / PHILODENDRON XANADU



BT / SLENDER WEAVERS BAMBOO



MOD / MONSTERA



PP / PYGMY DATE PALM



CD / PIGEON PLUM TREE



DC / CABADA PALM



ZAP / COONTIE



PRC / PHILODENDRON ROJO CONGO

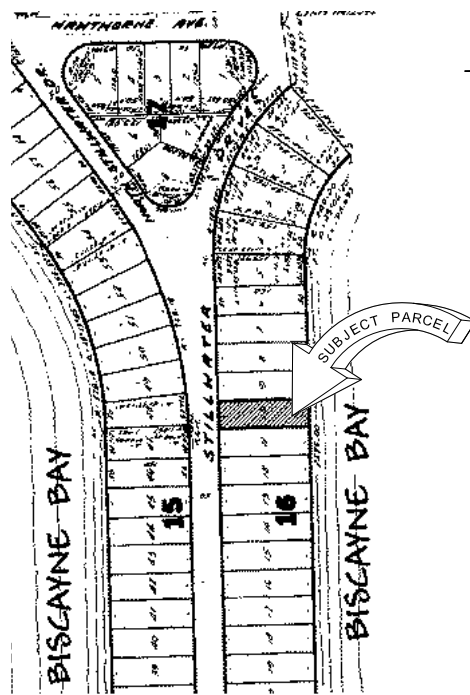
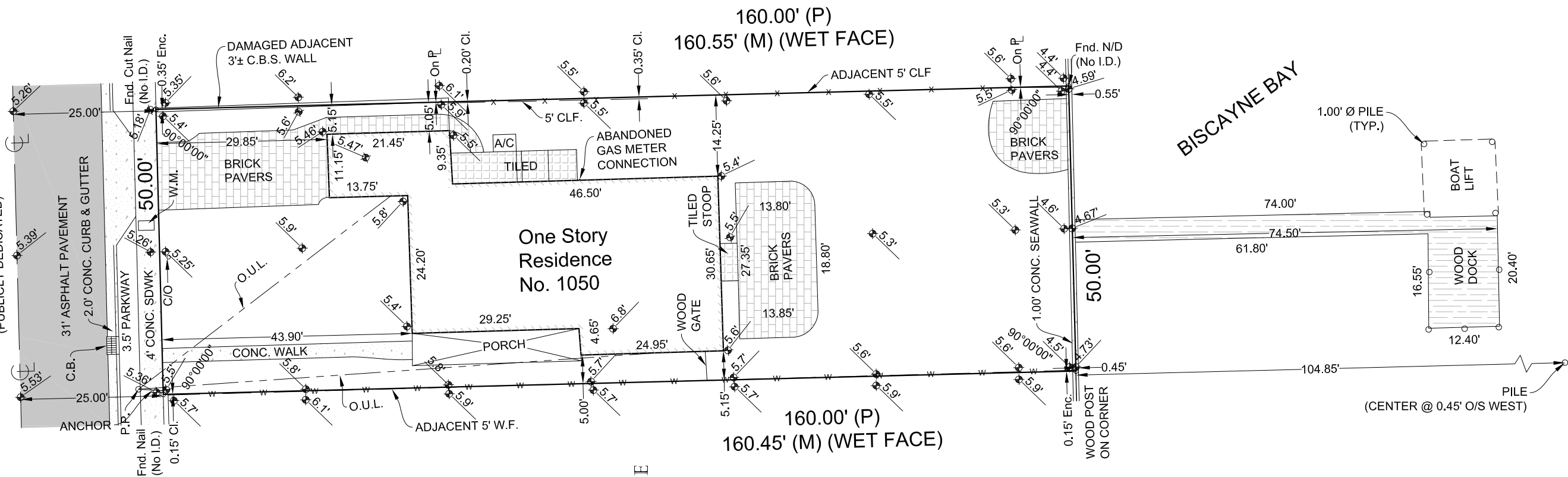


GYL / CRABWOOD SHRUB

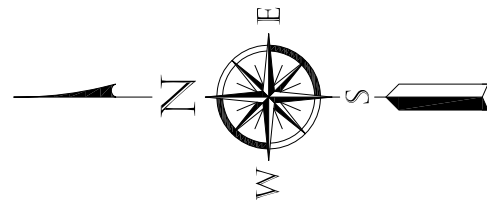


CU / SEAGRAPE LEAF DETAIL

STILLWATER DRIVE
(PUBLICLY DEDICATED)



Location Sketch
NTS



LEGAL DESCRIPTION:

Lot 10, Block 16, 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.

PREPARED FOR: 1050 Stillwater LLC, 1050 Stillwater Drive,
Miami Beach, FL 33141

Surveyor's Note:

- \diamond Denotes Spot Elevation
- Elevations shown are based on City of Miami Beach BM #SW-01;
Elevation = 4.66' National Geodetic Vertical Datum 1929.

LEGEND

Δ	= Central Angle
A	= Arc
A/C	= Air Conditioner
ASPH	= Asphalt
BBQ	= Barbecue
C	= Calculated
CB	= Catch Basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
\odot	= Center Line
CLF	= Chain Link Fence
Cl.	= Clear
Conc.	= Concrete
D	= Deed
\emptyset	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easmt
Easmt	= Easement
Enc.	= Encroachment
F.H.	= Fire Hydrant
FIP	= Found 1/2" Iron Pipe
FIR	= Found 1/2" Iron Rebar
FPL	= Florida Power & Light
ID	= Identification
I.P.	= Iron Pipe
LB	= Licensed Business
LME	= Lake Maintenance Easement
L.P.	= Light Pole
M	= Measured
MAINT.	= Maintenance
ME	= Maintenance Easement
ML	= Monument Line
Mon.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
N°	= Number
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PKWY	= Parkway
\square	= Property Line
PL	= Planter
PLS	= Professional Land Surveyor
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
PRC	= Point of Reverse Curvature
PRM	= Point of Reference Monument
PT	= Point of Tangency
R	= Radius
Res.	= Residence
R.L.S.	= Registered Land Surveyor
RNG	= Range
R/R	= Railroad
RSM	= Registered Surveyor & Mapper
R/W	= Right-of-Way
Sdwk	= Sidewalk
Sec.	= Section
T	= Tangent
TWP	= Township
U.E.	= Utility Easement
UTIL.	= Utility
W.F.	= Wood Fence
W.M.	= Water Meter
WME	= Wall Maintenance Easement

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of record.
- Legal description as per title commitment No. 15048041 ALM, dated April 30, 2015 at 8:00 am, provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field.
- Lot Area = 8,000 Square Feet per record; Lot Area = 8,024 Square Feet to Wet Face

SURVEYOR'S SEAL

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED: 05-27-15
08-10-18

BOUNDARY SURVEY

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.



Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, FL 33256-0126 (305) 278-2494

FLOOD ZONE: AE

BASE: 8

DATE:

SCALE:

DWN. BY

JOB NO.

03-15-10

1" = 20'

NMJR

10-0059