

DRB SET "FINAL SUBMITTAL"

DRB 22-0826
MAY 9TH, 2022



1211 RESIDENCE

1211 Stillwater Dr,
Miami Beach, FL 33141

SCOPE OF WORK
NEW SINGLE FAMILY RESIDENCE - TWO
STORY

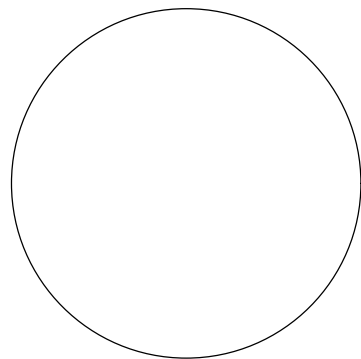
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YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

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(786) 287-9120
(305) 969-9453

www.yhengineering.com



YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

SCOPE OF WORK:

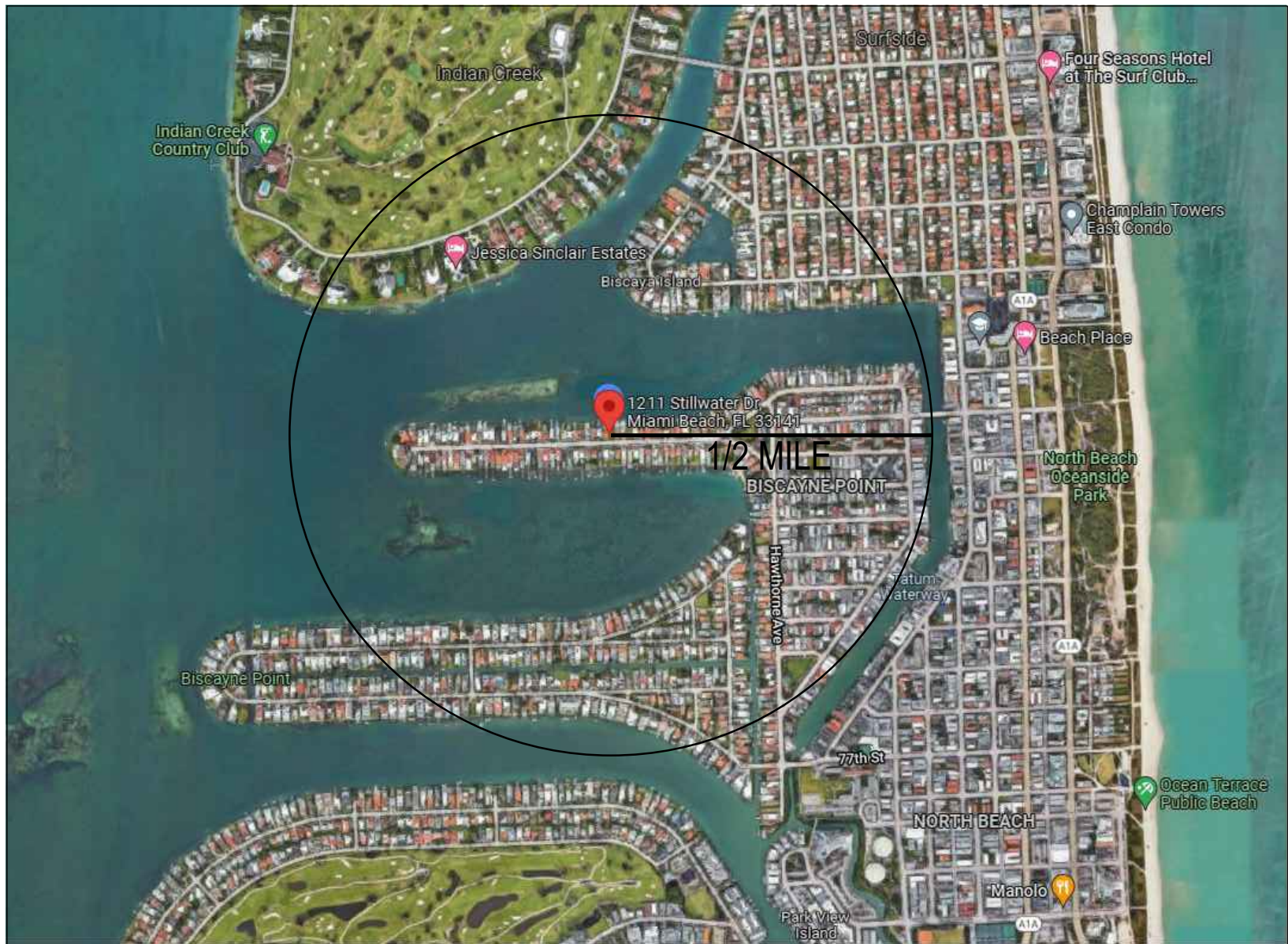
NEW SINGLE FAMILY RESIDENCE – TWO STORY

LEGAL DESCRIPTION:

1211 STILLWATER DRIVE, MIAMI BEACH, FLORIDA, 33141 LOT 35, BLOCK 15, BISCAYNE BEACH, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

APPLICABLE CODES:

GOVERNING ZONING CODE: MIAMI BEACH, FLORIDA CODE OF ORDINANCE, 2021
RESIDENTIAL CODE: FLORIDA RESIDENTIAL CODE 2020
STRUCTURAL: FLORIDA BUILDING CODE 2020, 7th EDITION
PLUMBING: FLORIDA BUILDING CODE 2020, 7th EDITION
MECHANICAL: FLORIDA BUILDING CODE 2020, 7th EDITION
ELECTRICAL: FLORIDA BUILDING CODE 2020, 7th EDITION



LOCATION

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Project Information			
1	Address:	1211 Stillwater Dr, Miami Beach, FL 33141		
2	Folio number(s):	02-3203-011-1370		
3	Board and file numbers :			
4	Year built:	N/A	Zoning District:	RS-4
5	Base Flood Elevation:	+8.00 N.G.V.D	Grade value in NGVD:	+4.74 N.G.V.D (RISE TO +6.56 FT AT THE SIDE YARDS)
6	Adjusted grade (Flood+Grade/2):	+6.37 N.G.V.D	Free board:	5'
7	Lot Area:	7,500 SF		
8	Lot width:	50'-0"	Lot Depth:	150'-0"
9	Max Lot Coverage SF and %:	2,250 SF (30%)	Proposed Lot Coverage SF and %:	2,239 SF (29.85%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	840 SF (56%)	Rear Yard Open Space SF and %:	903 SF (85%)
12	Max Unit Size SF and %:	3,750 SF (50%)	Proposed Unit Size SF and %:	3,730 SF (49.7%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,915 SF
14				
15	Existing Second Floor Unit Size	N/A	Proposed Second Floor Unit Size SF and % :	1,674 SF (87%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	413 SF (24.7%)
Zoning Information / Calculations		Required	Existing	Proposed
17	Height:	24'-0"	N/A	24'-0"
18	Setbacks:			
19	Front First level:	30'-0"	N/A	30'-0"
20	Front Second level:	35'-0"	N/A	35'-0"
21	Side 1:	7'-6"	N/A	7'-6"
22	Side 2 or (facing street):	7'-6"	N/A	7'-6"
23	Rear:	20'-0"	N/A	20'-0"
	Accessory Structure Side 1:	10'-0"	N/A	10'-0"
24	Accessory Structure Side 2 or (facing street) :			
25	Accessory Structure Rear:	15'-0"	N/A	15'-0"
26	Sum of side yard :	15'-0"	N/A	15'-0"
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			
Notes:				
	If not applicable write N/A	N/A	N/A	N/A

1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

DATE REVISION

DWG. TITLE
ZONING
INFORMATION

SCALE AS SHOWN

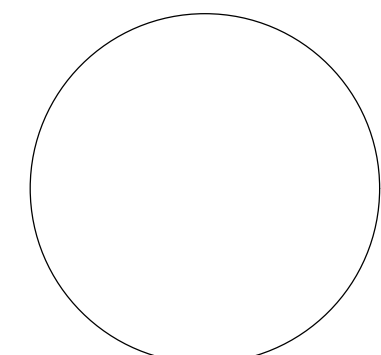
BY CHK'D
KA YHH

PROJECT NO.
H220020

DATE
03/25/2022

SHEET NUMBER

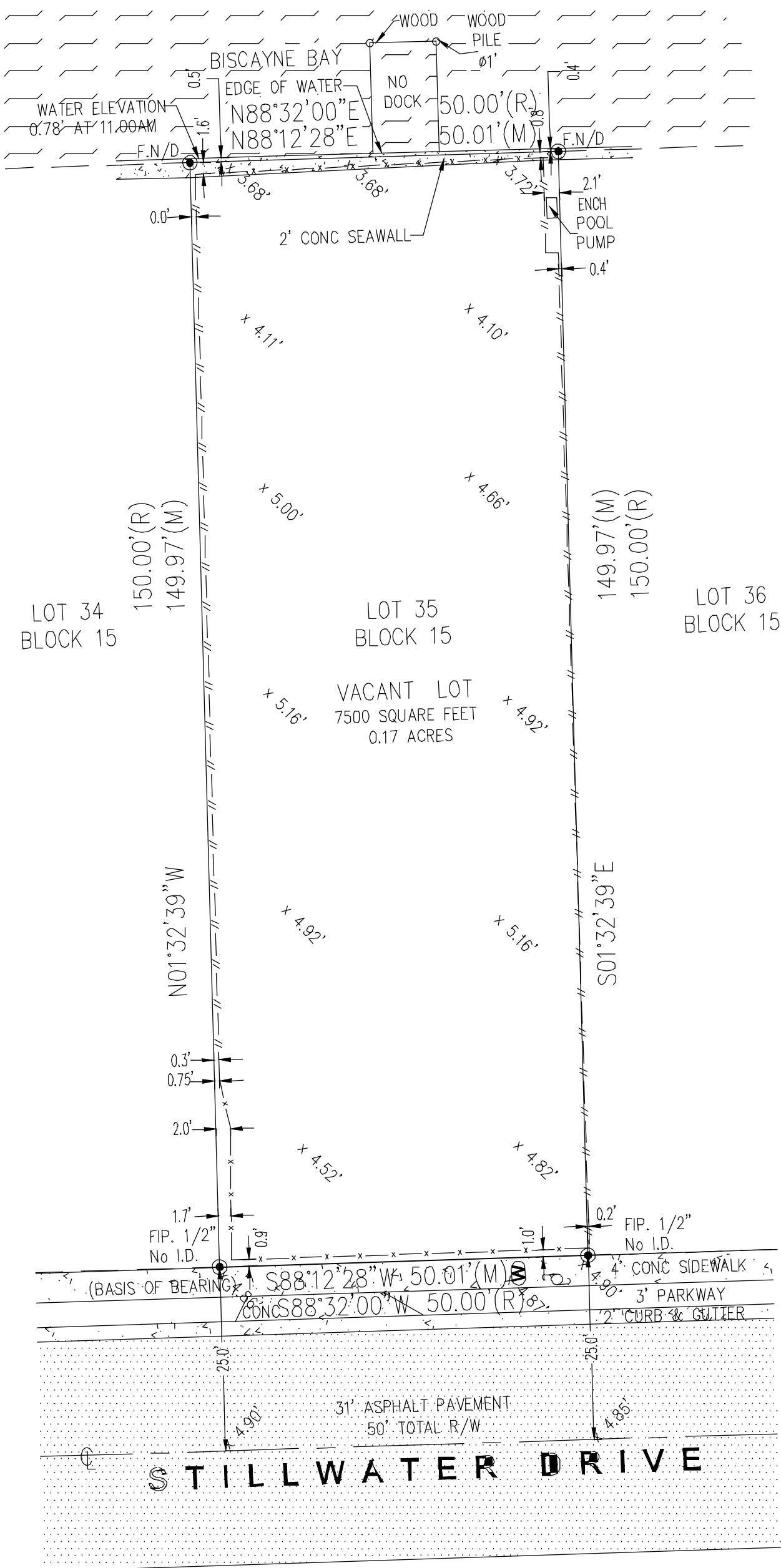
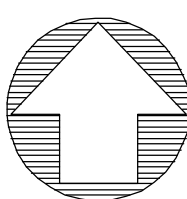
A-01



1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE. SHALL REMAIN THE PROPERTY OF YOUSSEF HACHEM CONSULTING ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENDING TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING, INC. REPRODUCTIONS WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

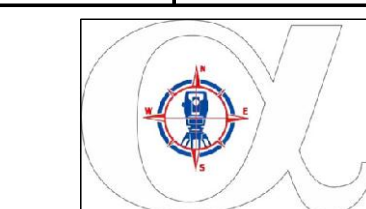
AC	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
C # G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
FTE	=DENOTES FINISH FLOOR ELEVATION
F. 1/2"	=DENOTES FOUND IRON PIPE
NO ID	=NOT IDENTIFIED
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.C.	=DENOTES PERMANENT CONTROL POINT
○	=DENOTES LIGHT POLE
○	=DENOTES EXISTING ELEVATION
○	=DENOTES CATCH BASIN
○	=DENOTES WATER METER
○	=DENOTES WOOD FENCE
○	=DENOTES CHAIN LINK FENCE
○	=DENOTES PLASTIC FENCE
○	=DENOTES OVERHEAD LINE
○	=DENOTES FOUND IRON PIPE (NO ID.)
○	=DENOTES FOUND NAIL AND DISC. (N/I.D.)
○	=DENOTES WOOD POWER POLE
○	=DENOTES MANHOLE SANITARY
○	=DENOTES MANHOLE STORM
○	=DENOTES ASPHALT
○	=DENOTES BRICK
○	=DENOTES CONCRETE PAD
○	=DENOTES TILE

GENERAL NOTES:

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BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
01-12-2022	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
04-12-2022	ELEVATIONS	



ALPHA CAN LAND SERVICES, LLC
BUSINESS LICENSE LB# 8426
5801 N.W. 2ND STREET, MIAMI, FL 33126
(305) 588-6779 (305) 336-1123
ALPHACANLANDSERVICES@GMAIL.COM

SIGNED
PEDRO LUIS MARTINEZ, LS No 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

PROPERTY ADDRESS:

1211 STILLWATER DRIVE, MIAMI BEACH, FLORIDA, 33141

LEGAL DESCRIPTION:

LOT 35, BLOCK 15, BISCAYNE BEACH, 2nd ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- SALAM HACHEM AND YOUSSEF H. HACHEM

NOTE:

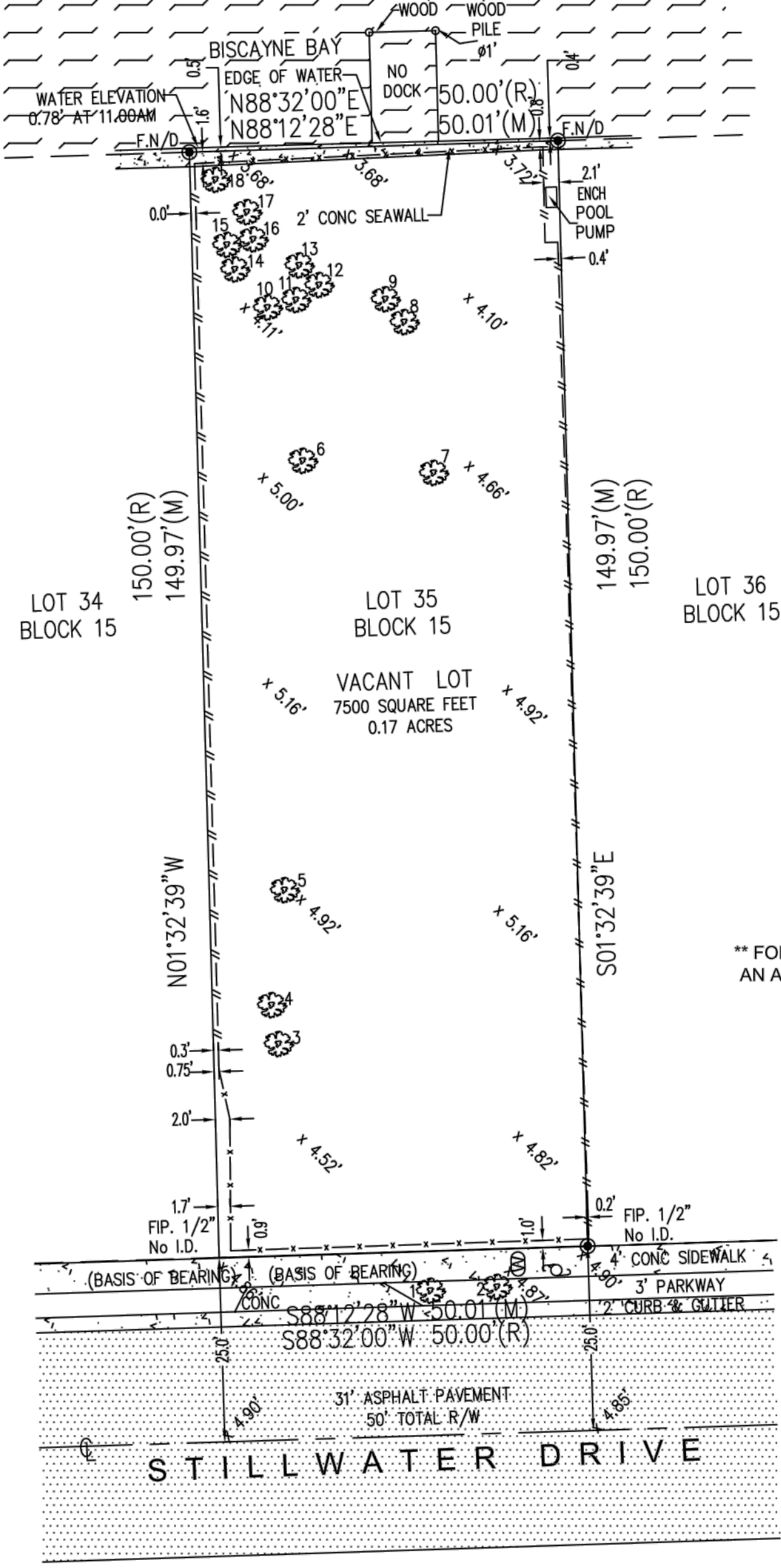
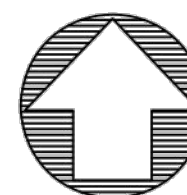
- POOL PUMP AND WOOD FENCE ENCROACHED AT THE NE CORNER OF THE PROPERTY. (2.1 FEET)

JOB NUMBER: 220112

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	FLOOD ZONE	COMMUNITY	PANEL
01-12-2022	AE	120651	0307
BENCH MARK	ELEVATION	DATE OF FIRM	SUFFIX
D-180	8.0'	09-11-2009	L
ELEVATION	3.51'		

BOUNDARY SURVEY



** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

ABBREVIATIONS AND LEGEND:

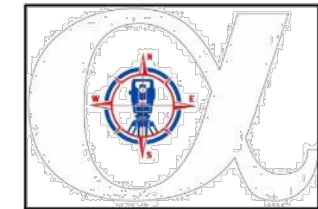
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01-12-2022	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
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04-12-2022	ELEVATIONS	



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D-180	8.0'	09-11-2009	L
ELEVATION	3.51'		

PEDRO L. MARTINEZ
Digitally signed by
PEDRO L. MARTINEZ
Date: 2022.04.29
08:50:43 -0400

SIGNED
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BOUNDARY SURVEY

N/S

TREE SURVEY

N/S

DATE

REVISION

DWG. TITLE

MAP OF BOUNDARY SURVEY

SCALE

AS SHOWN

BY KA YHH

PROJECT NO.

H220020

DATE

03/25/2022

SHEET NUMBER

A-02



LOOKING WEST FROM THE SIDE WALK
(FEBRUARY 15TH, 2022)

PHOTO 1



LOOKING EAST FROM THE SIDE WALK
(FEBRUARY 15TH, 2022)

PHOTO 2



LOOKING SOUTH WEST FROM STILLWATER DR.
(FEBRUARY 15TH, 2022)

PHOTO 3



LOOKING SOUTH EAST FROM STILLWATER DR.
(FEBRUARY 15TH, 2022)

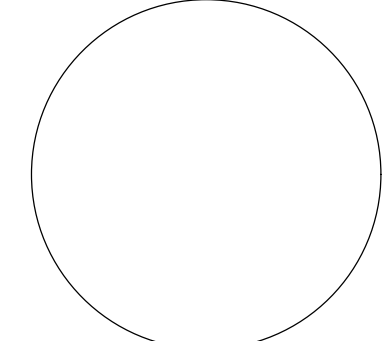
PHOTO 4



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No. 43302

1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

△ DATE REVISION

DWG. TITLE
SITE CONTEXT
STUDY

SCALE AS SHOWN

BY KA CHK'D YHH

PROJECT NO. H220020

DATE 03/25/2022

SHEET NUMBER

A-03.2





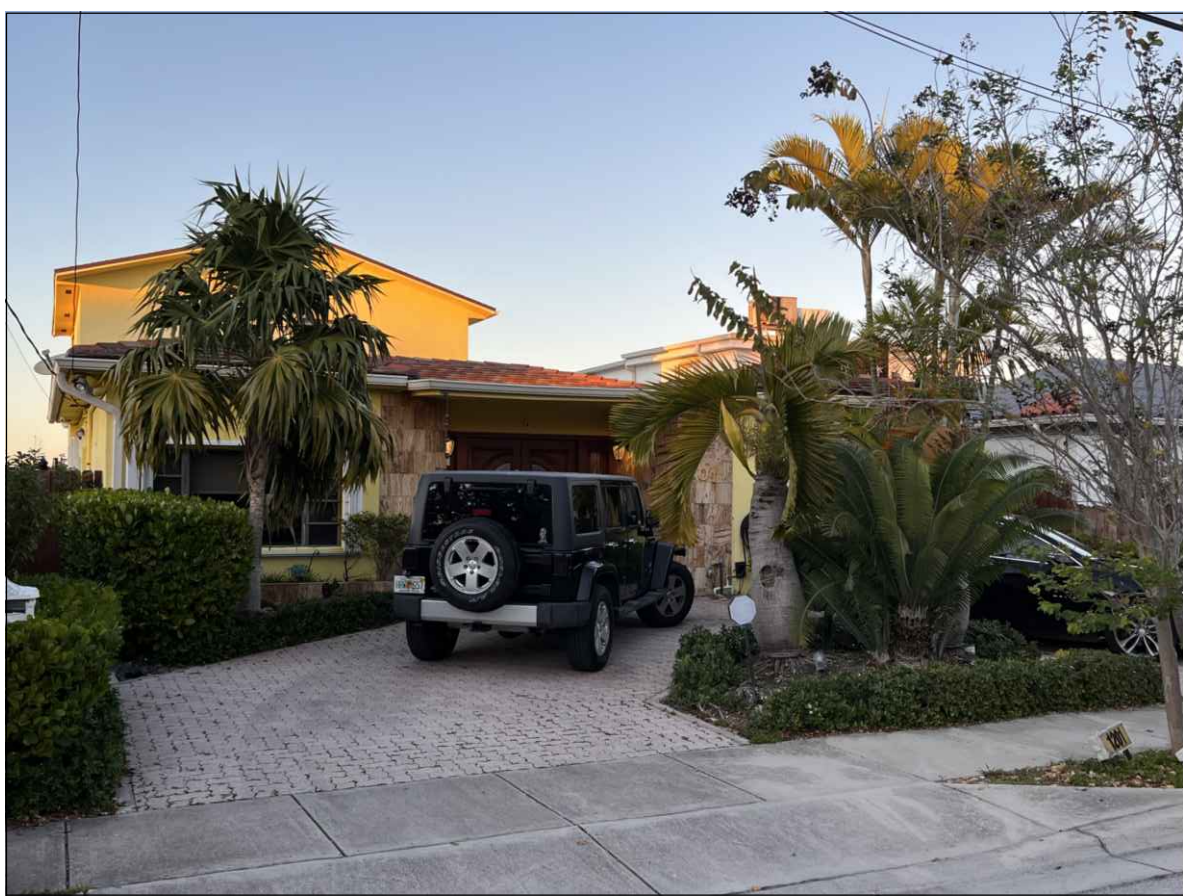
1 1231 STILLWATER DR
PHOTO 1



2 1221 STILLWATER DR
PHOTO 2



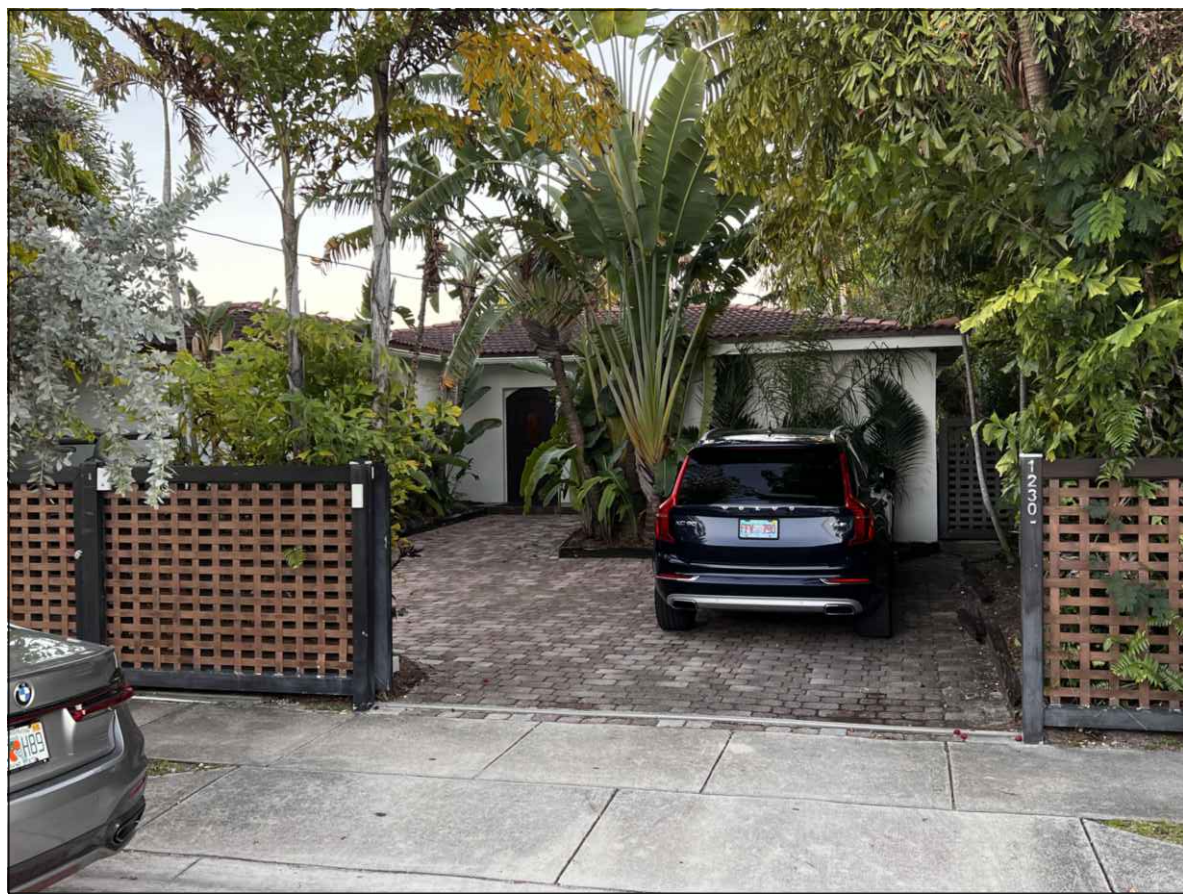
3 1211 STILLWATER DR
PHOTO 3



4 1201 STILLWATER DR
PHOTO 4



5 1171 STILLWATER DR
PHOTO 5



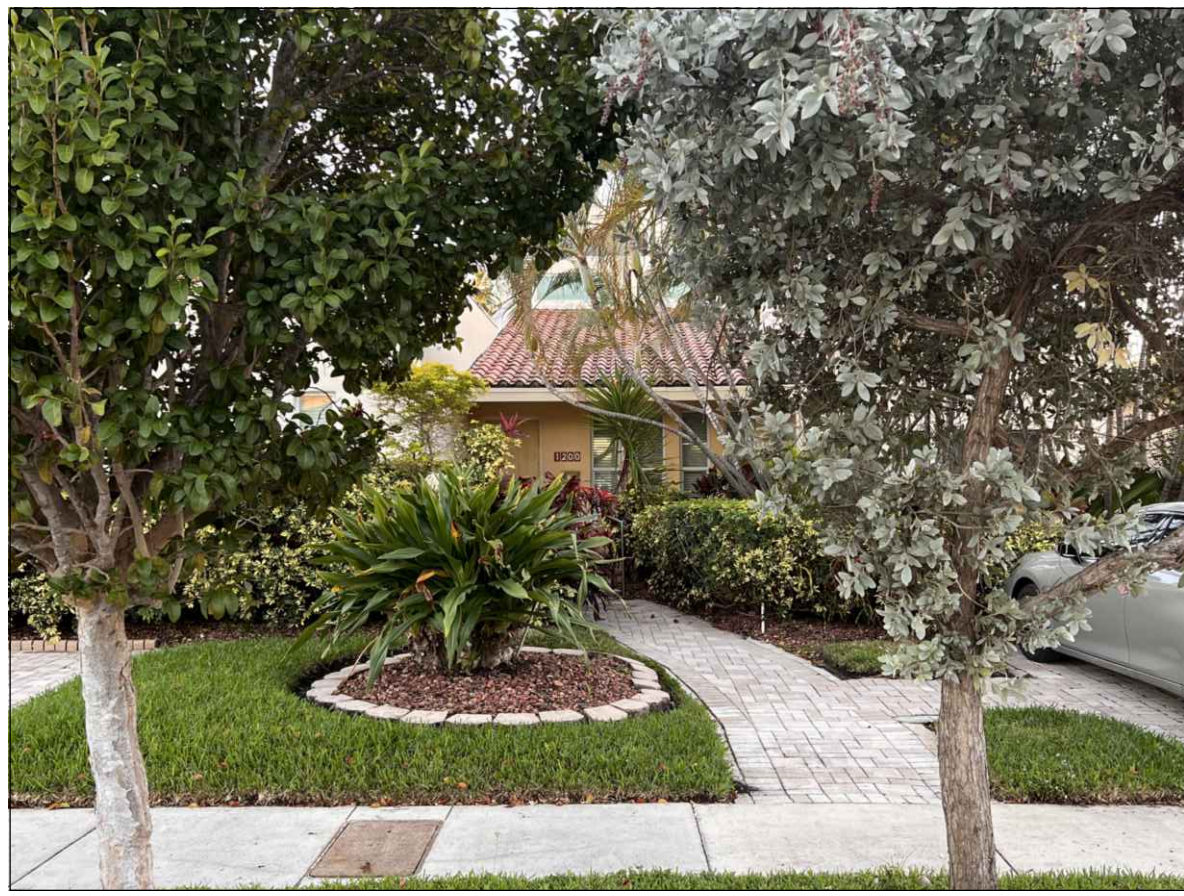
6 1230 STILLWATER DR
PHOTO 6



7 1220 STILLWATER DR
PHOTO 7



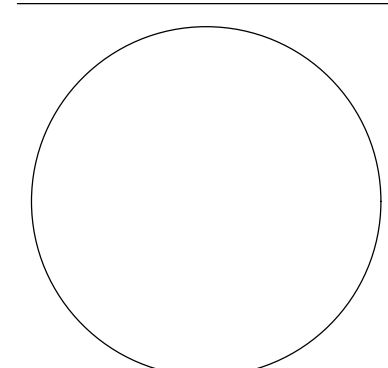
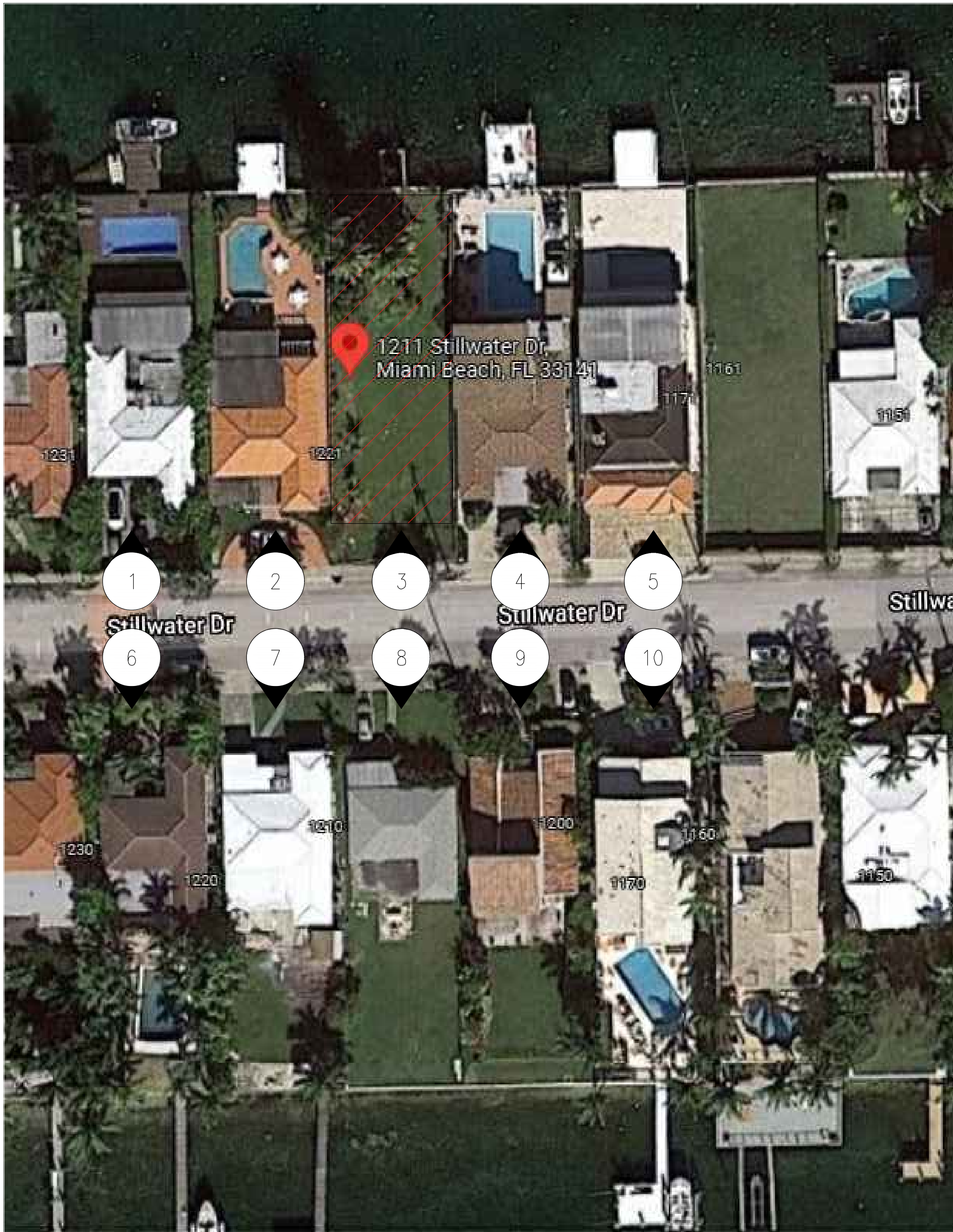
8 1210 STILLWATER DR
PHOTO 8



9 1200 STILLWATER DR
PHOTO 9



10 1170 STILLWATER DR
PHOTO 10



1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

DATE	REVISION

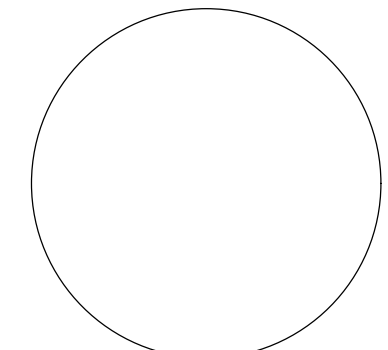
DWG. TITLE	CONTEXTUAL MAP
SCALE	AS SHOWN
BY	CHK'D
KA	YHH
PROJECT NO.	H220020
DATE	03/25/2022
SHEET NUMBER	A-03.4



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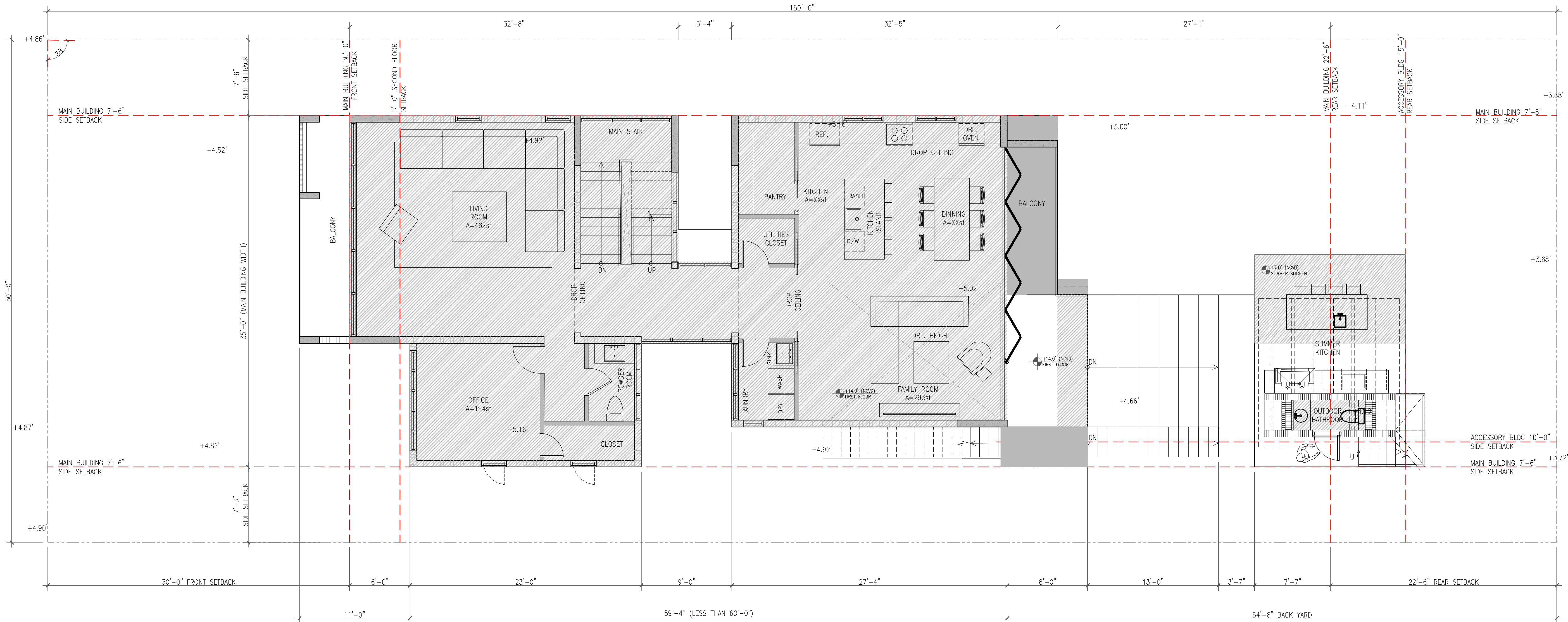


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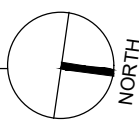
LOT COVERAGE CALCULATIONS

LOT AREA	7,500 SF
MAX. COVERAGE (30%)	2,250 SF
FIRST FLOOR	1915 SF
BALCONY (MORE THAN 5'-0")	40 SF
OUTDOOR BATH	22 SF
CABANA (MORE THAN 5'-0")	133 SF
SECOND FLOOR PROJECTION	129 SF
TOTAL UNIT SIZE	2,239 SF
PROPOSED PERCENTAGE	29.85%

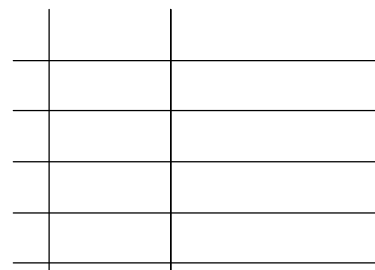
- AREA COUNTED IN FIRST FLOOR COVERAGE
- AREA COUNTED IN SECOND FLOOR COVERAGE



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



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MIAMI BEACH, FL 33141

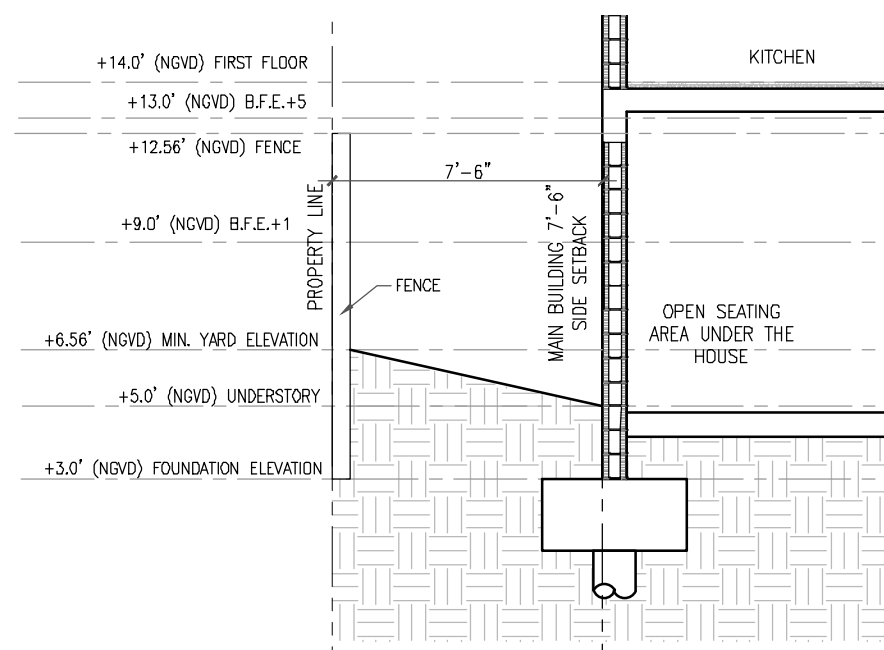


DATE REVISION

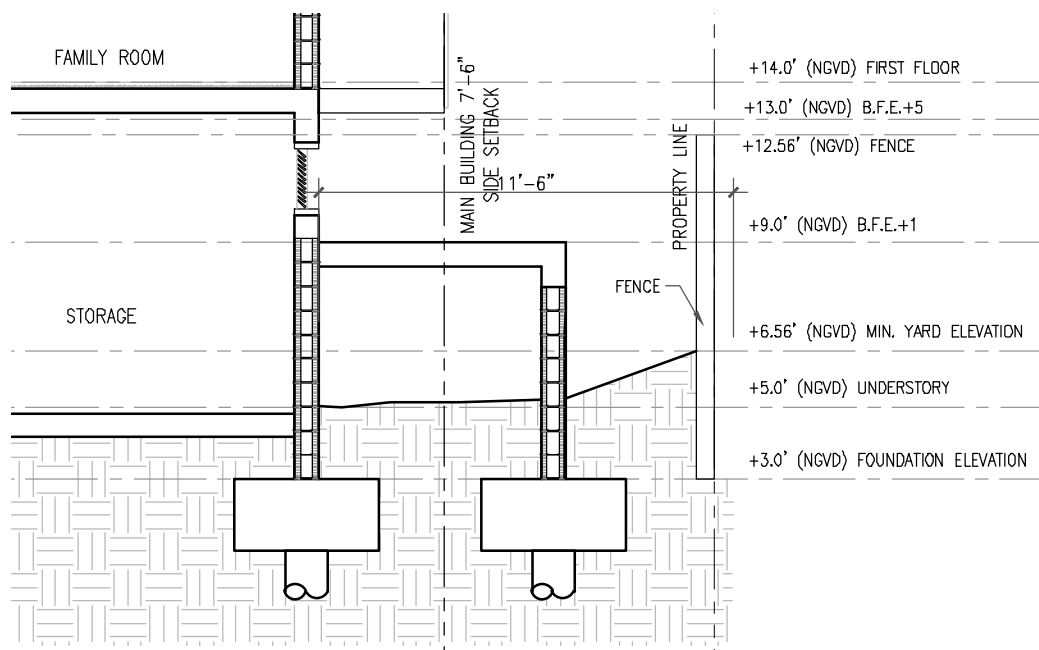
DWG. TITLE
LOT COVERAGE

SCALE
AS SHOWN
BY CHK'D
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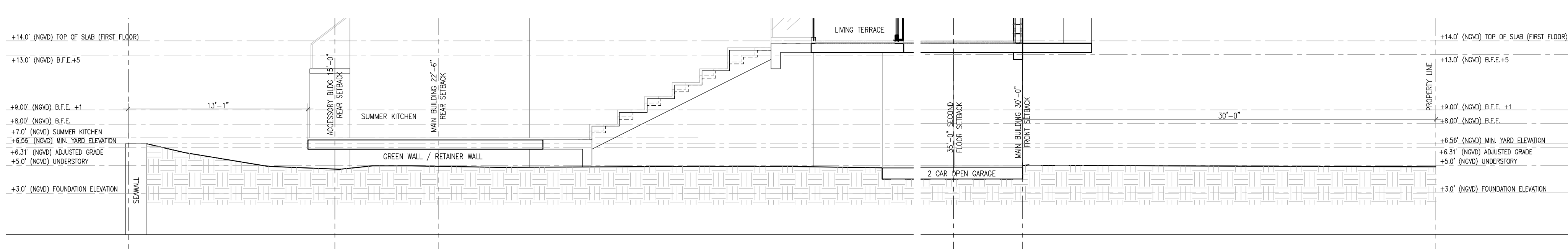
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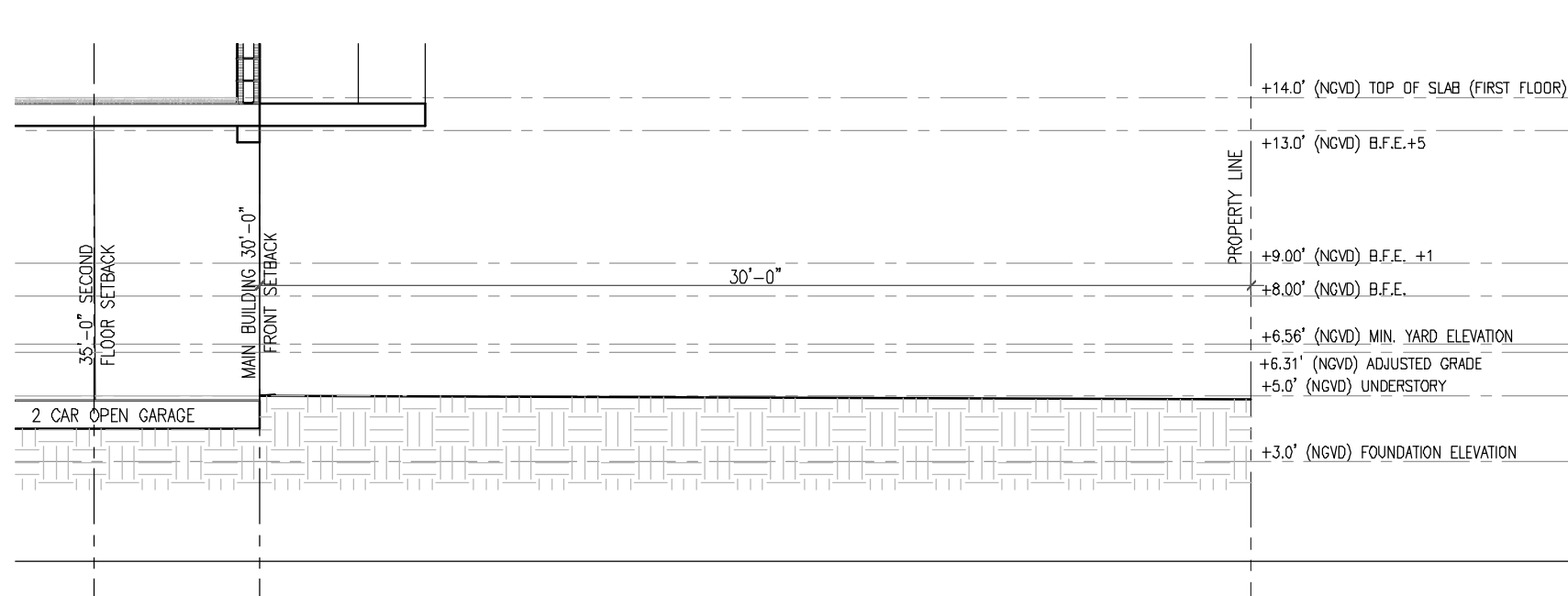
WEST SIDE YARD SECTION
3/16"=1'-0"



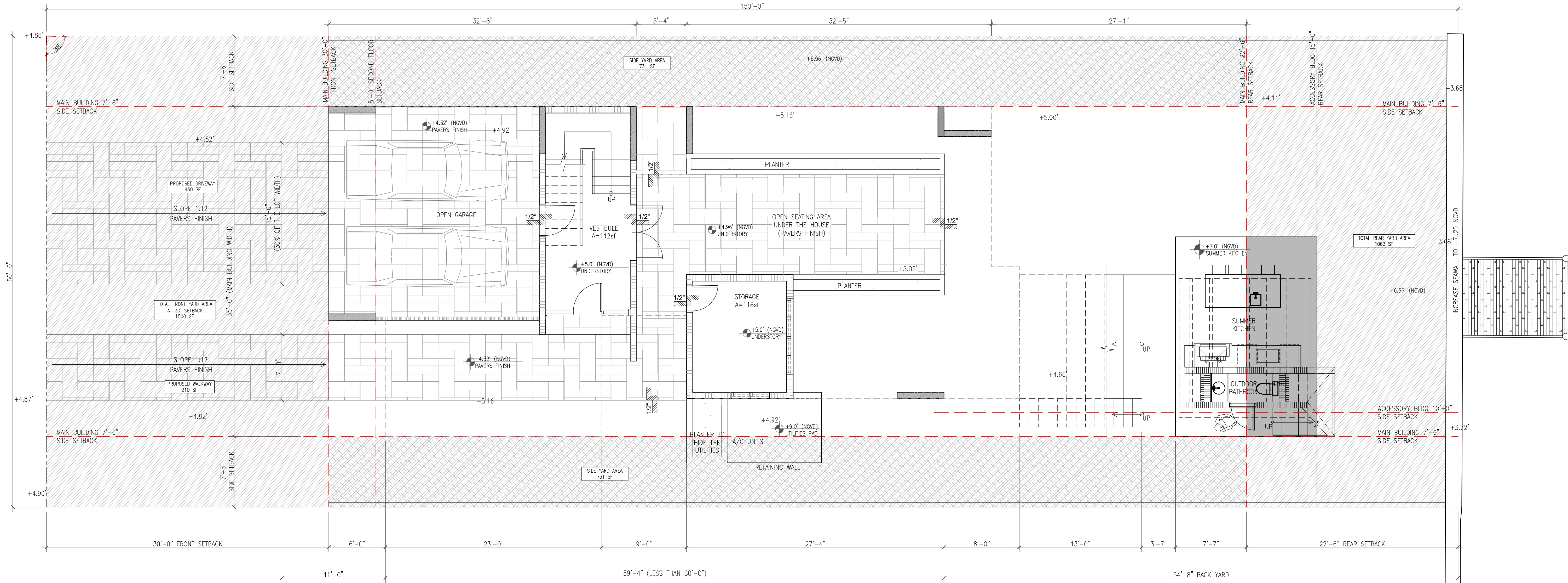
EAST SIDE YARD SECTION
3/16"=1'-0"



NORTH SIDE YARD SECTION
3/16"=1'-0"



SOUTH SIDE YARD SECTION
3/16"=1'-0"



OPEN SPACE CALCULATIONS

FRONT YARD AREA	1,500 SF
MINIMUM PERVIOUS SPACE (50%)	750 SF
DRIVEWAY (PAVERS)	450 SF
WALKWAY (PAVERS)	210 SF
TOTAL PERVIOUS AREA	1500 SF
PROPOSED PERCENTAGE PERVIOUS OPEN SPACE	100.0%

REAR YARD AREA	1,062 SF
MINIMUM PERVIOUS SPACE (70%)	743 SF
CABANA	159 SF
TOTAL IMPERVIOUS AREA	159 SF
TOTAL PERVIOUS AREA	903 SF
PROPOSED PERCENTAGE PERVIOUS OPEN SPACE	85.0%

PERVIOUS OPEN SPACE CALCULATIONS
3/16"=1'-0"

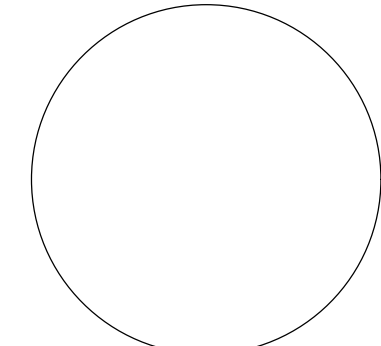
	AREA COUNTED AS PERVIOUS
	AREA COUNTED AS IMPERVIOUS
	SIDE YARDS



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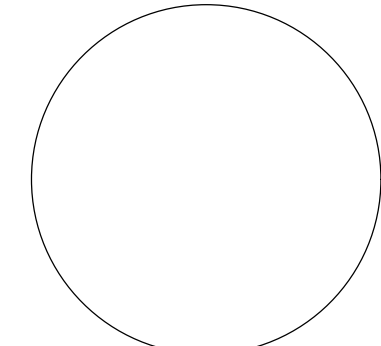
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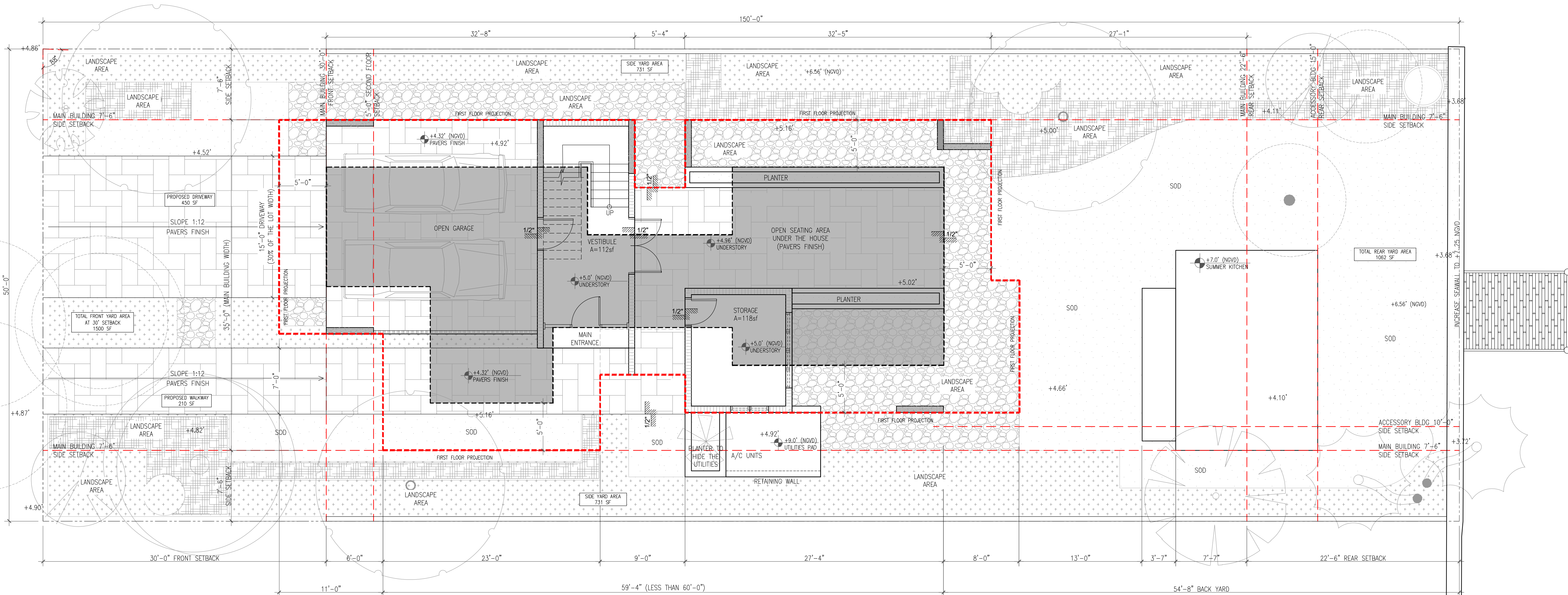
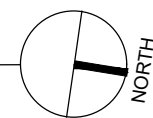
1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

DATE	REVISION
DWG. TITLE	
OPEN SPACE	
DIAGRAM	
SCALE	
AS SHOWN	
BY	CHK'D
KA	YHH
PROJECT NO.	
H220020	
DATE	
03/25/2022	
SHEET NUMBER	
A-04.2	

1211 RESIDENCE
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MIAMI BEACH, FL 33141

DATE	REVISION

DWG. TITLE UNDERSTORY DIAGRAM	
SCALE	AS SHOWN
BY	CHK'D
KA	YHH
PROJECT NO.	H220020
DATE	03/25/2022
SHEET NUMBER	A-04.3

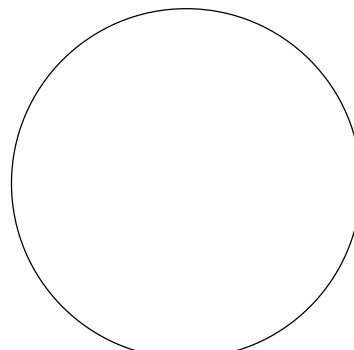
UNDERSTORY DIAGRAM
3/16"=1'-0"



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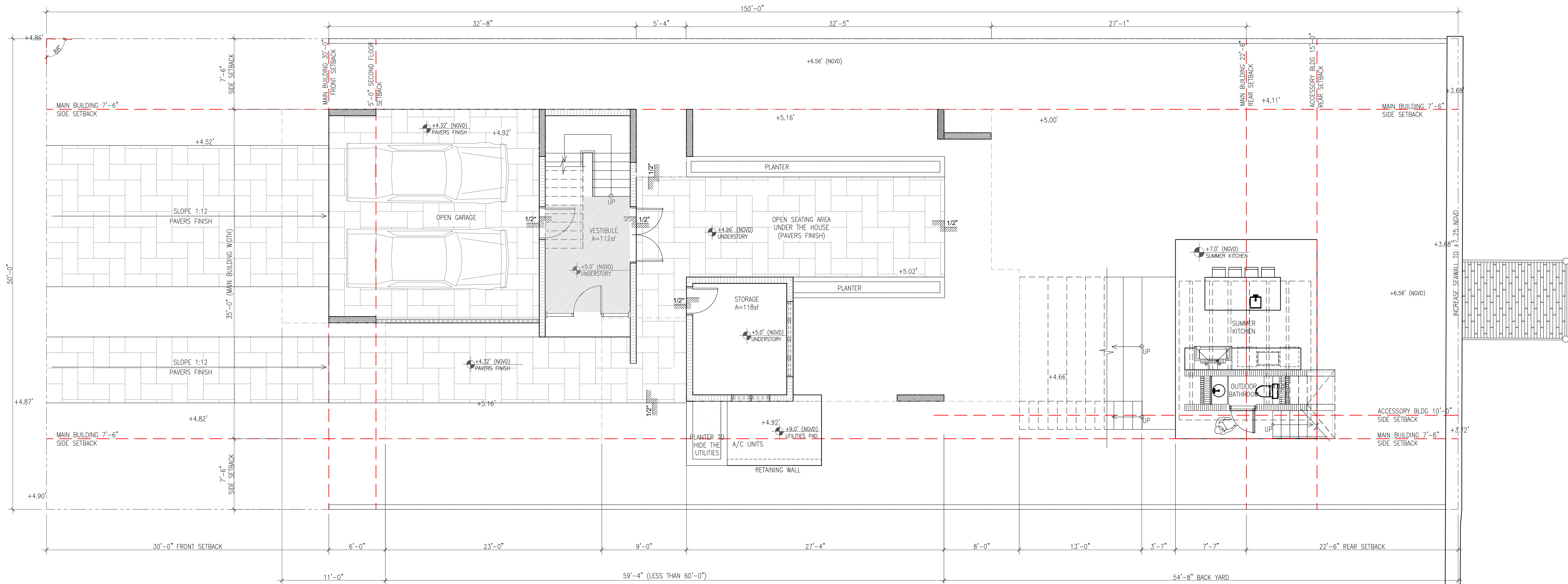


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UNIT SIZE CALCULATIONS

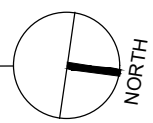
LOT AREA	7,500 SF
MAX UNIT SIZE (50%)	3,750 SF
GROUND FLOOR	
VESTIBULE	112 SF
TWO CARS OPEN GARAGE (AFTER 500 SQ. FT.)	6 SF
FIRST FLOOR	1915 SF
SECOND FLOOR	1674 SF
OUTDOOR BATH	22 SF
TOTAL UNIT SIZE	3730 SF
PROPOSED PERCENTAGE	49.7%

 AREA COUNTED IN UNIT SIZE CALCULATIONS



GROUND FLOOR UNIT SIZE DIAGRAM

3/16"=1'-0"



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DATE REVISION

DWG. TITLE
UNIT SIZE
CALCULATIONS

SCALE AS SHOWN

BY CHK'D
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PROJECT NO. H220020

DATE 03/25/2022

SHEET NUMBER

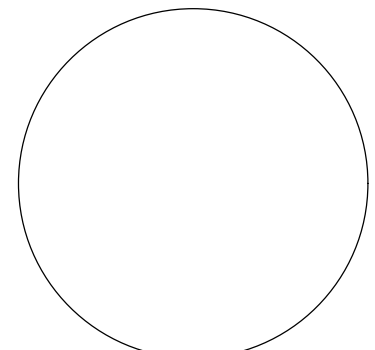
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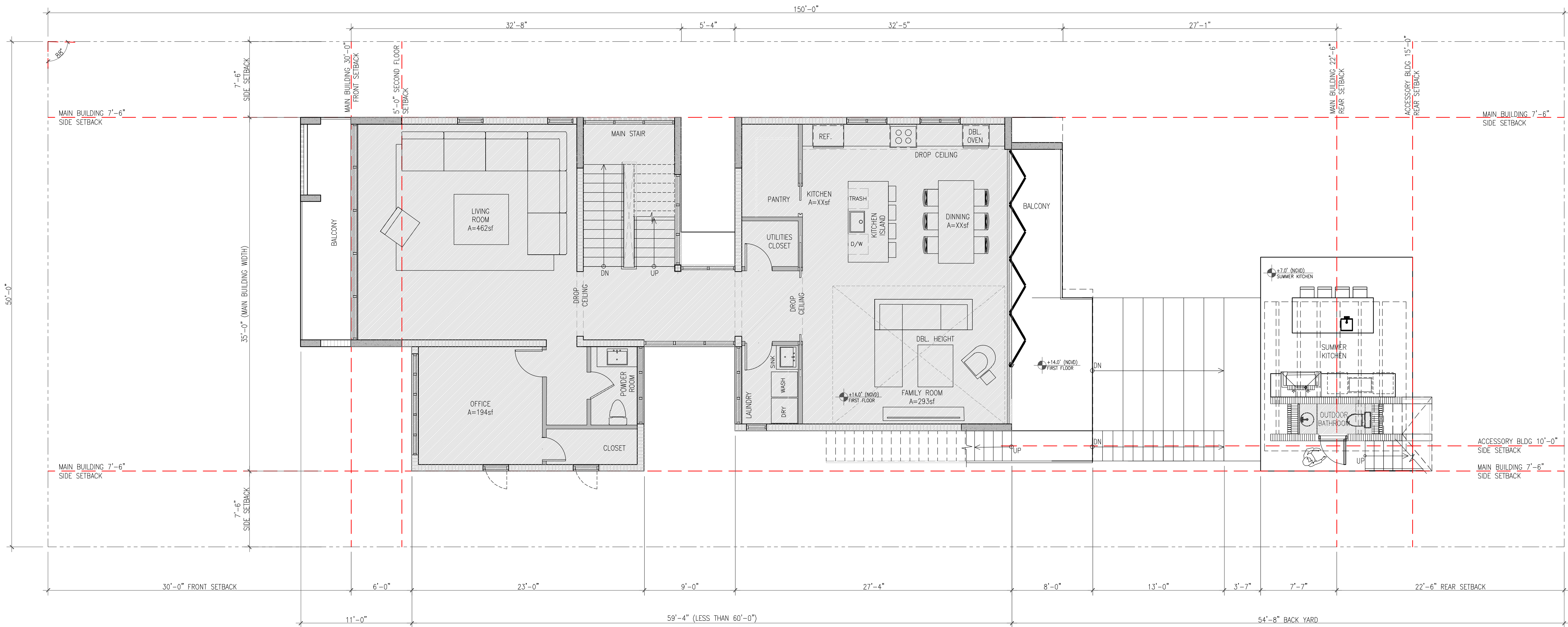


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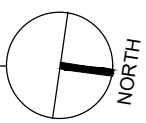
UNIT SIZE CALCULATIONS

LOT AREA	7,500 SF
MAX UNIT SIZE (50%)	3,750 SF
GROUND FLOOR	
VESTIBULE	112 SF
TWO CARS OPEN GARAGE (AFTER 500 SQ. FT.)	6 SF
FIRST FLOOR	1915 SF
SECOND FLOOR	1674 SF
OUTDOOR BATH	22 SF
TOTAL UNIT SIZE	3730 SF
PROPOSED PERCENTAGE	49.7%

 AREA COUNTED IN UNIT SIZE CALCULATIONS



FIRST FLOOR UNIT SIZE DIAGRAM
3/16"=1'-0"



1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

DATE	REVISION
------	----------

DWG. TITLE
UNIT SIZE
CALCULATIONS

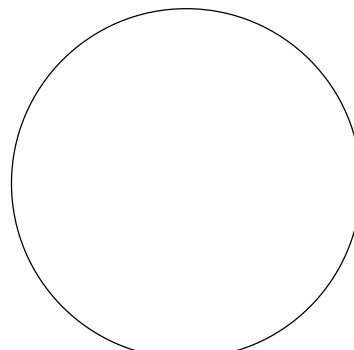
SCALE	AS SHOWN
BY	CHK'D
KA	YHH
PROJECT NO.	H220020
DATE	03/25/2022
SHEET NUMBER	A-05.2



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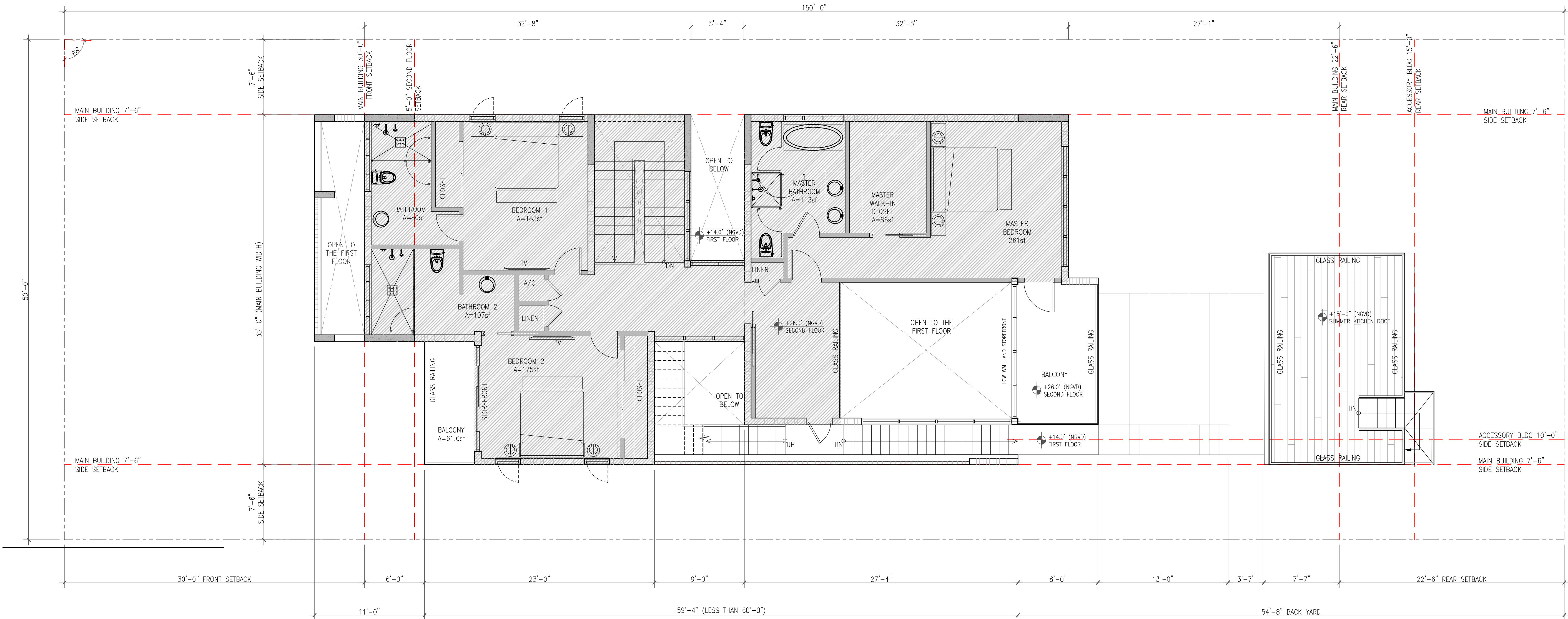


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UNIT SIZE CALCULATIONS

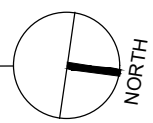
LOT AREA	7,500 SF
MAX UNIT SIZE (50%)	3,750 SF
GROUND FLOOR	
VESTIBULE	112 SF
TWO CARS OPEN GARAGE (AFTER 500 SQ. FT.)	6 SF
FIRST FLOOR	1915 SF
SECOND FLOOR	1674 SF
OUTDOOR BATH	22 SF
TOTAL UNIT SIZE	3730 SF
PROPOSED PERCENTAGE	49.7%

 AREA COUNTED IN UNIT SIZE CALCULATIONS



SECOND FLOOR UNIT SIZE DIAGRAM

3/16"=1'-0"



1211 RESIDENCE
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DATE REVISION

DWG. TITLE
UNIT SIZE
CALCULATIONS

SCALE

AS SHOWN

BY CHK'D

KA YHH

PROJECT NO.

H220020

DATE

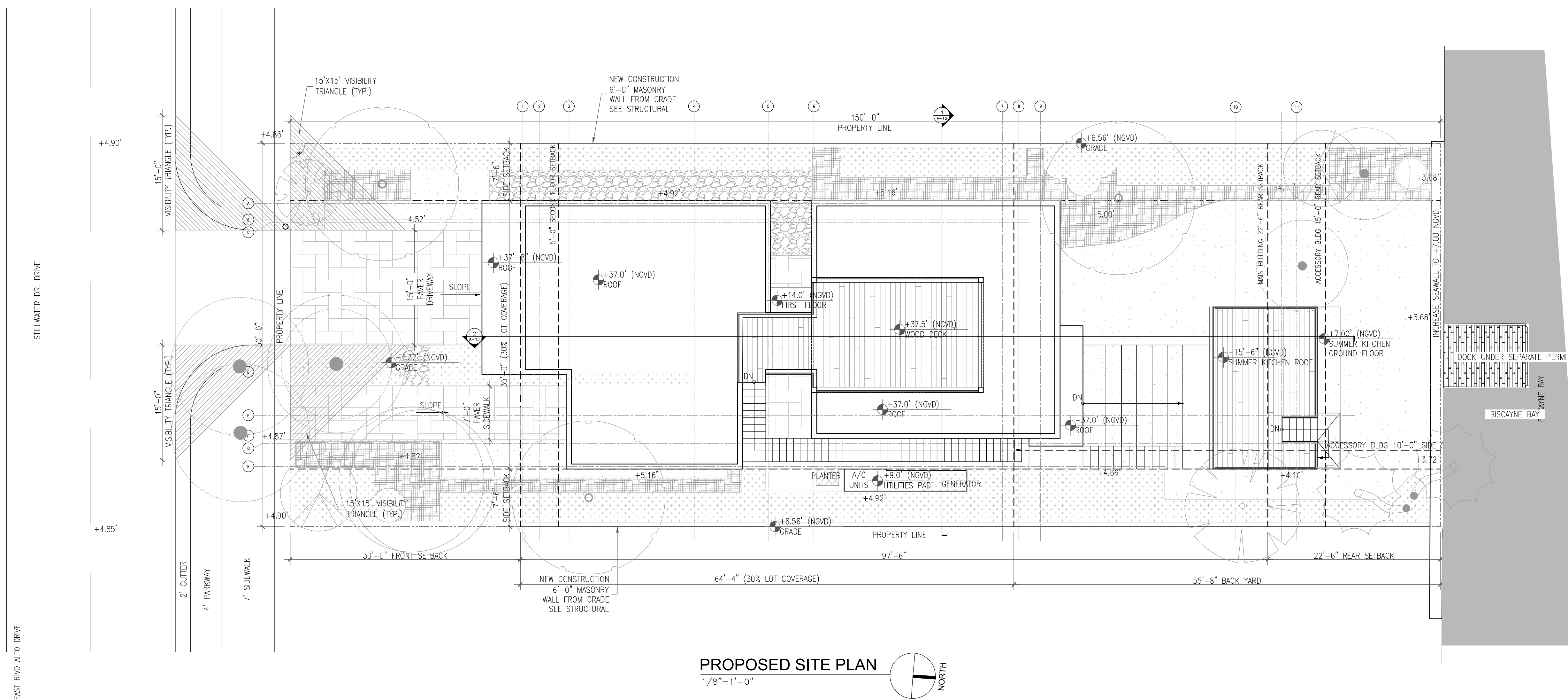
03/25/2022

SHEET NUMBER

A-05.3

1211 RESIDENCE

1211 STILL WATER DRIVE,
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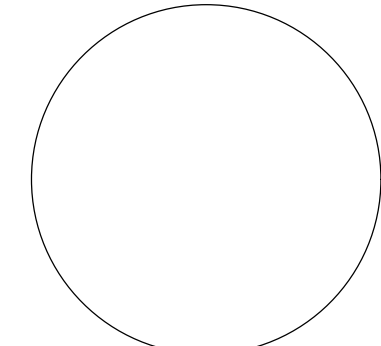
			DATE REVISION		
DWG. TITLE PROPOSED SITE PLAN					
SCALE AS SHOWN					
BY		CHKD			
KA		YHH			
PROJECT NO.					
H220020					
DATE					
03/25/2022					
SHEET NUMBER					
A-06					



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DATE REVISION

DWG. TITLE
PROPOSED
UNDERSTORY
FLOOR PLAN

SCALE

AS SHOWN

BY CHK'D
KA YHH

PROJECT NO.

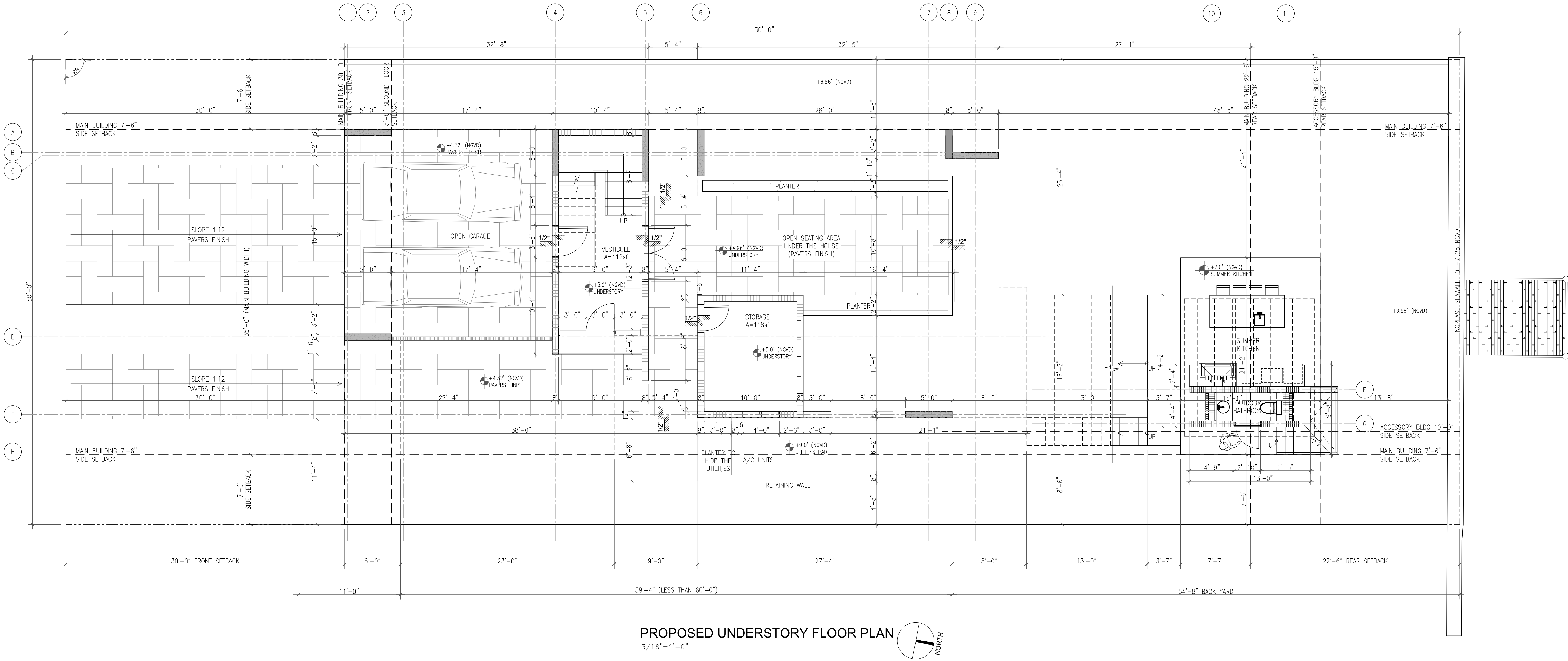
H220020

DATE

03/25/2022

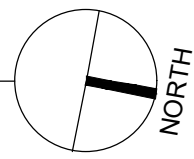
SHEET NUMBER

A-07



PROPOSED UNDERSTORY FLOOR PLAN

3/16"=1'-0"

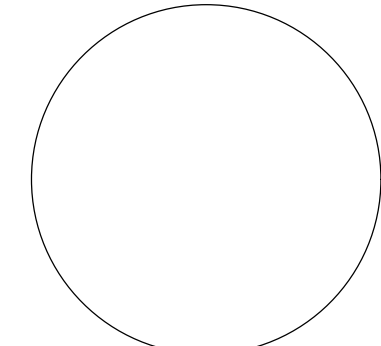




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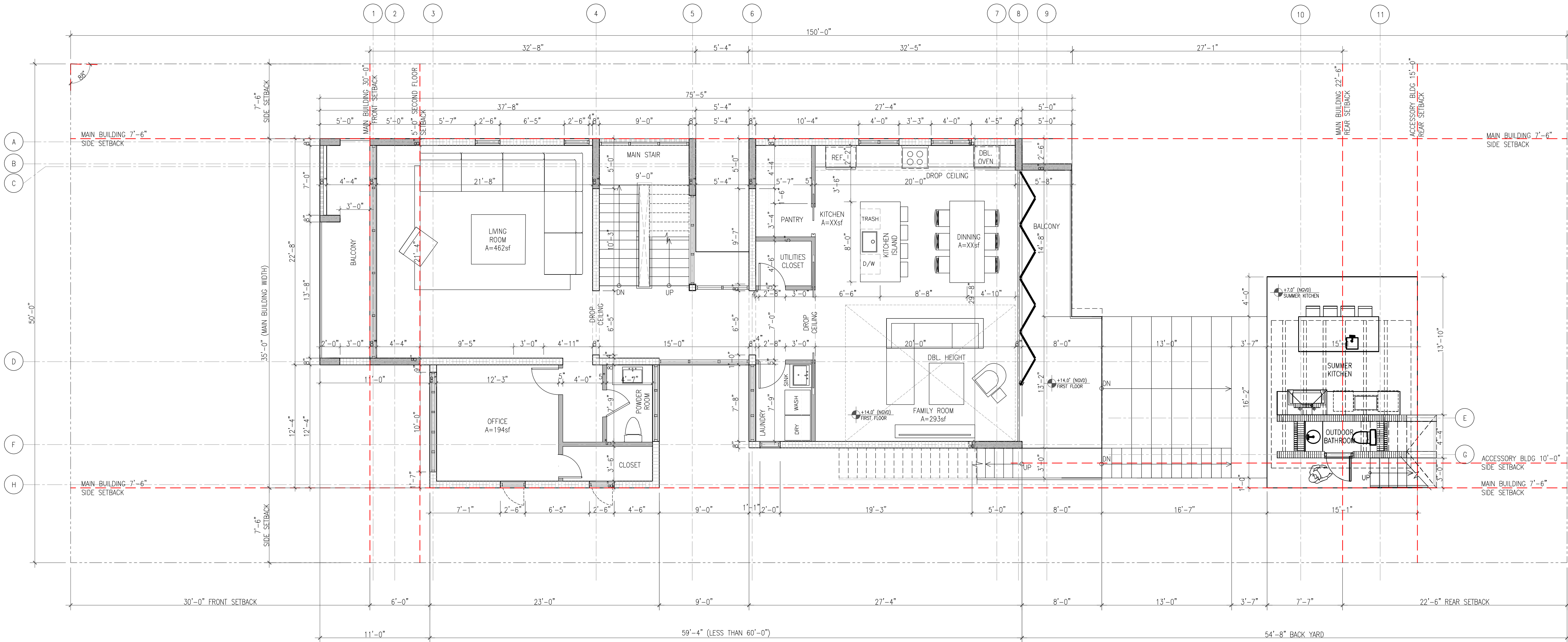
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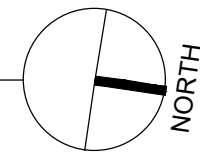
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PROPOSED FIRST FLOOR PLAN

3/16"=1'-0"



DATE	REVISION

DWG. TITLE
PROPOSED FIRST
FLOOR PLAN

SCALE

AS SHOWN

BY CHK'D

KA YHH

PROJECT NO.

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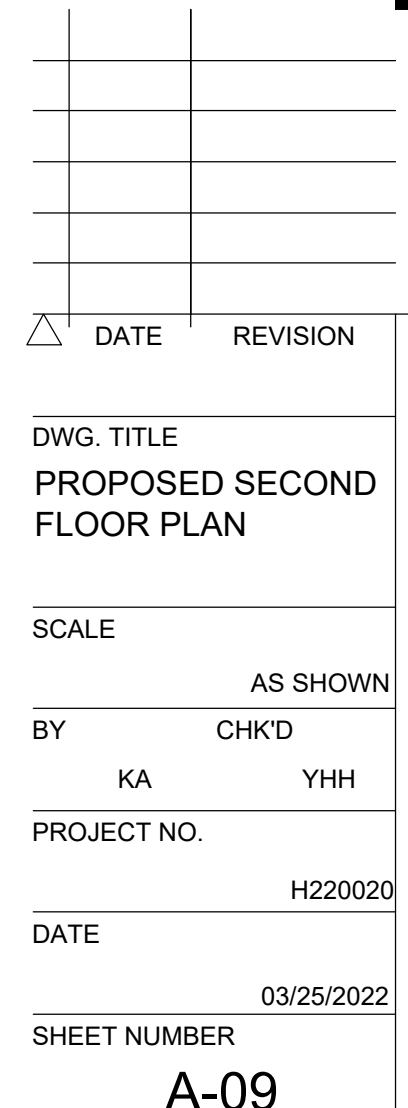
DATE

03/25/2022

SHEET NUMBER

A-08

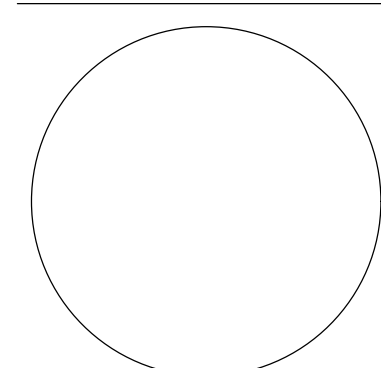
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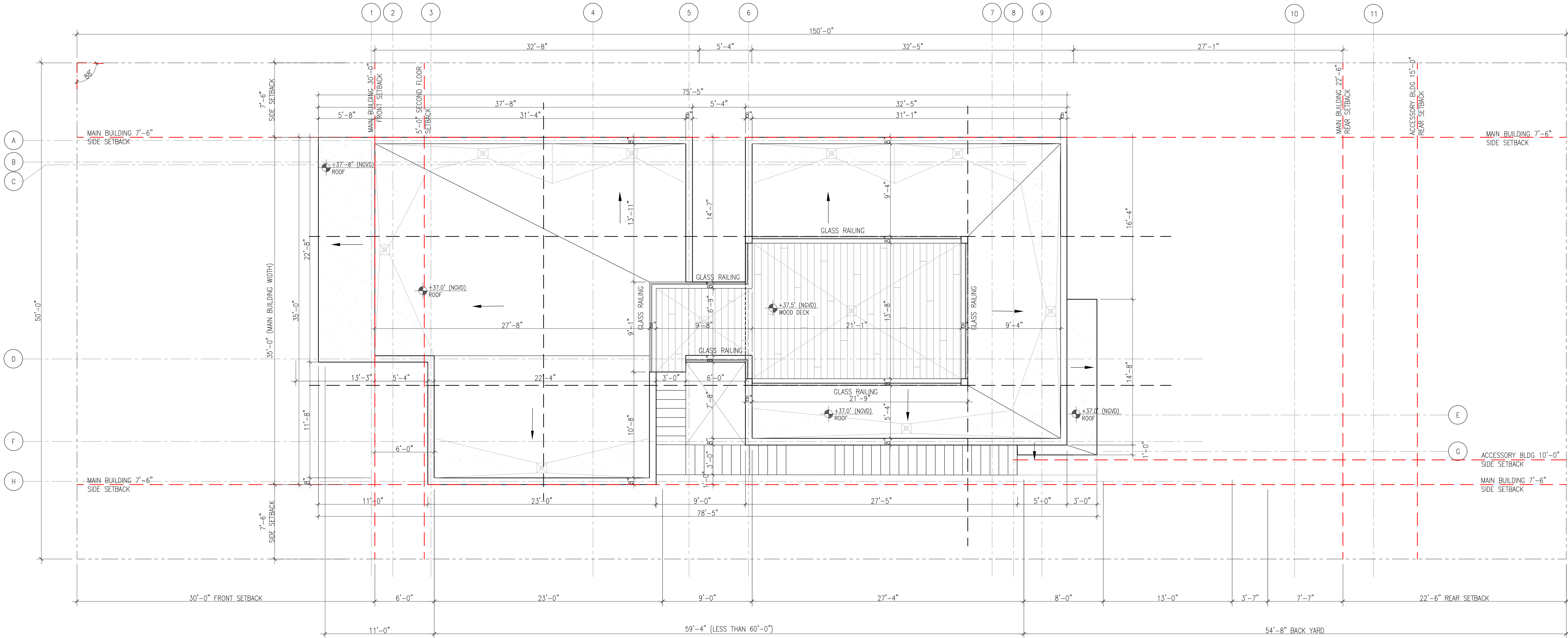
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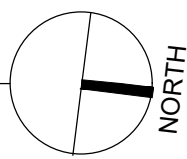
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PROPOSED ROOF PLAN

3/16"=1'-0"



AREAS
TERRACE (MAX. 25% OF THE FLOOR BELOW): 418 SQ. FT. (24.97%)
TRELLIS (MAX. 20% OF THE FLOOR BELOW): 334 SQ. FT. (19.95%)

DATE REVISION

DWG. TITLE
PROPOSED ROOF
PLAN

SCALE

AS SHOWN

BY CHK'D
KA YHH

PROJECT NO.
H220020

DATE
03/25/2022

SHEET NUMBER

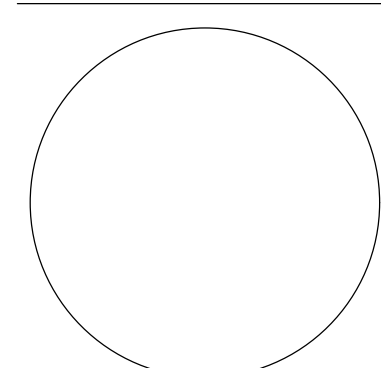
A-10



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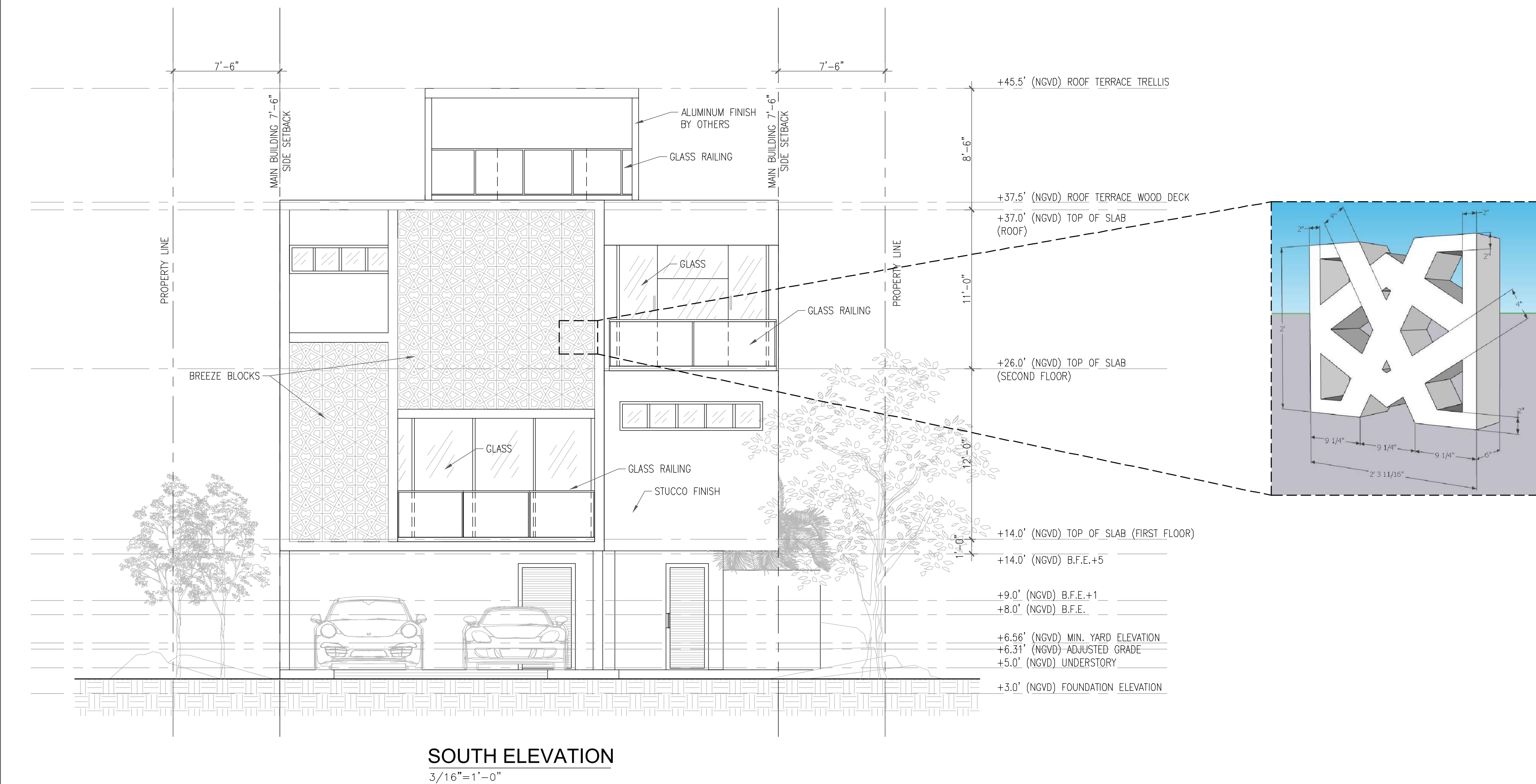
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DATE	REVISION

DWG. TITLE	ELEVATIONS
SCALE	AS SHOWN
BY	CHK'D
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PROJECT NO.	H220020
DATE	02/04/2022
SHEET NUMBER	A-11.1

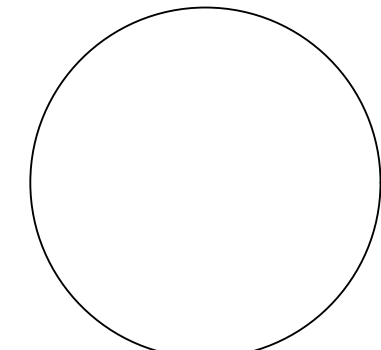
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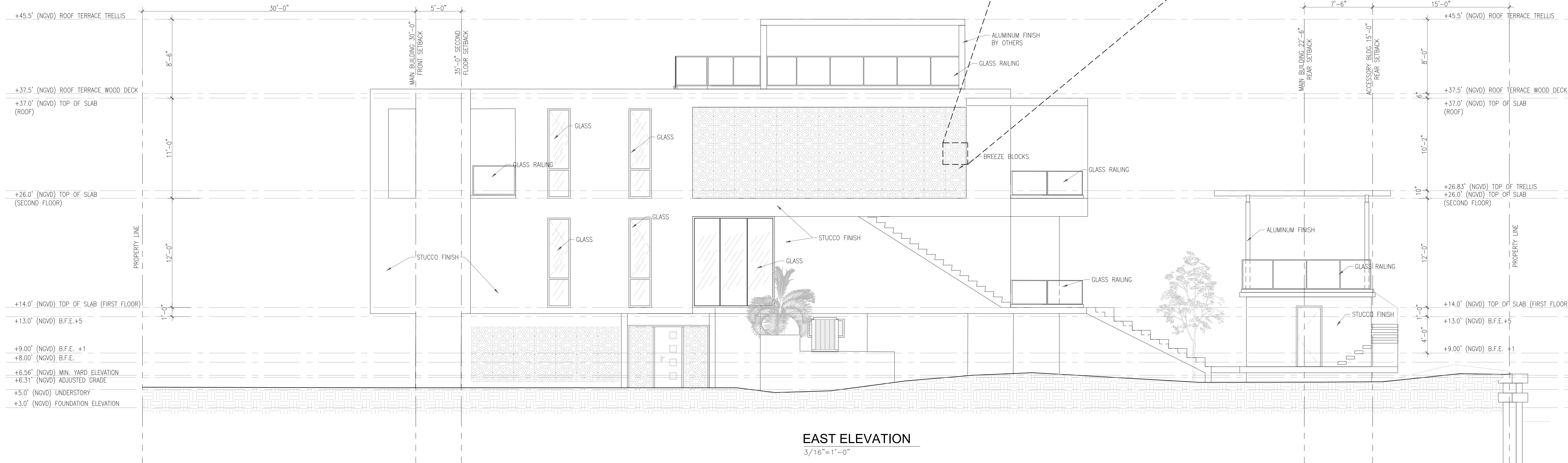
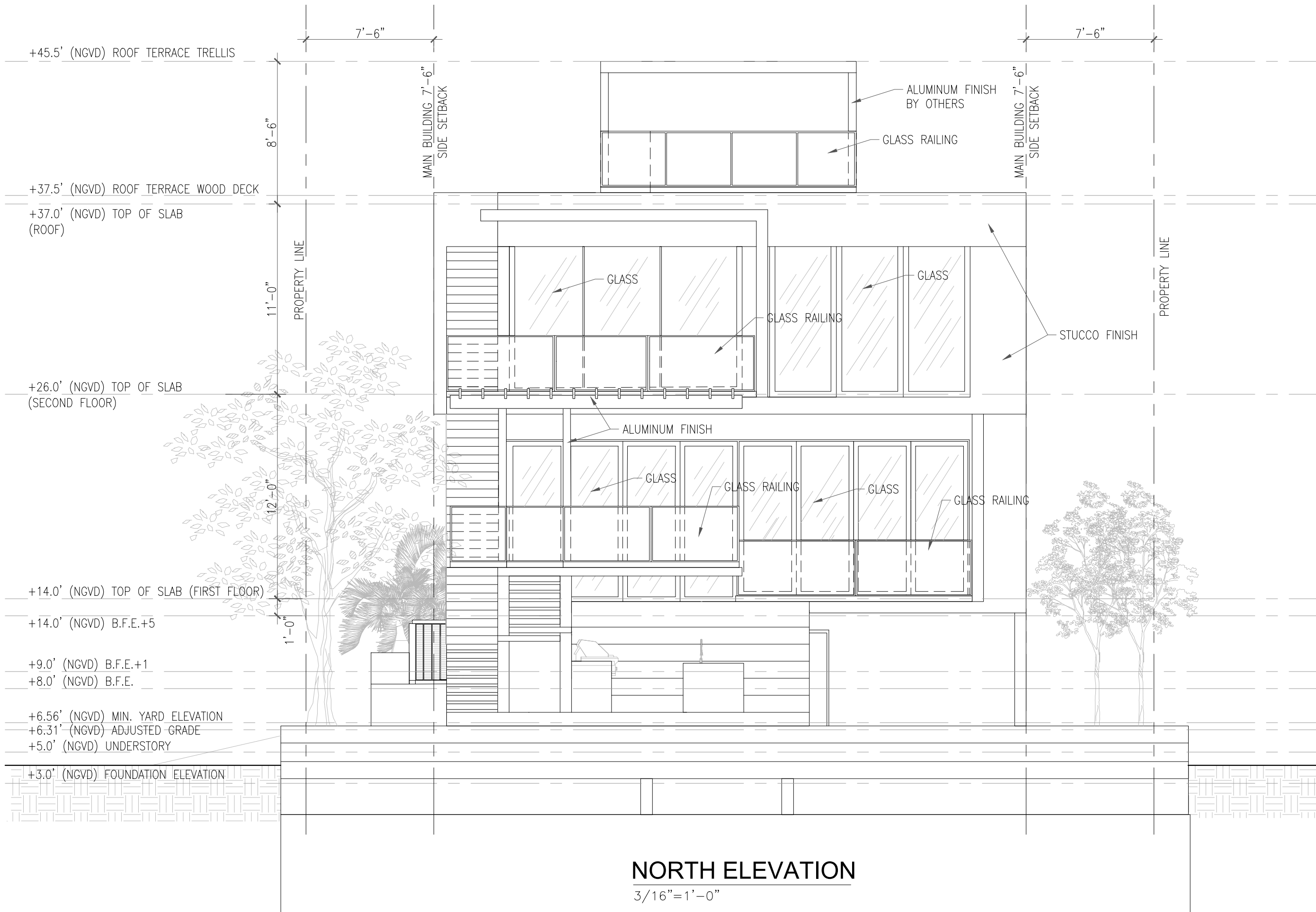
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DATE	REVISION
DWG. TITLE	
ELEVATIONS	
SCALE	
AS SHOWN	
BY	CHK'D
KA	YHH
PROJECT NO.	
H220020	
DATE	
02/04/2022	
SHEET NUMBER	
A-11.2	



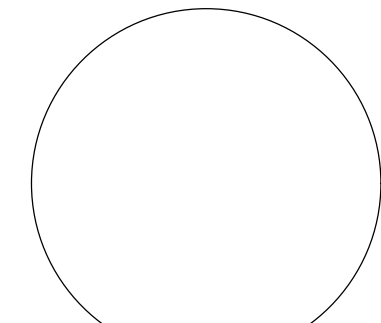


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DATE	REVISION

DWG. TITLE

SECTIONS

SCALE

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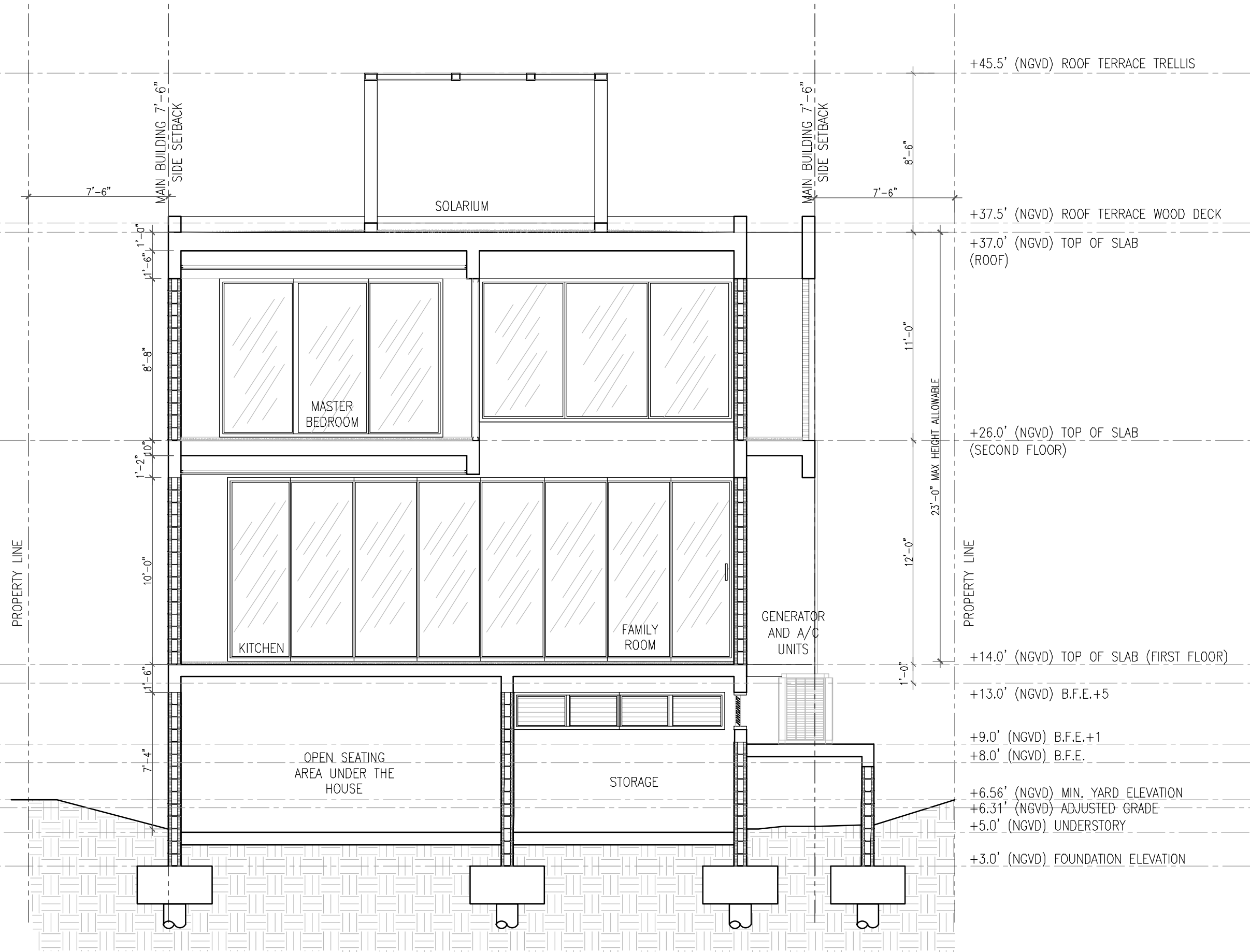
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03/25/2022

SHEET NUMBER

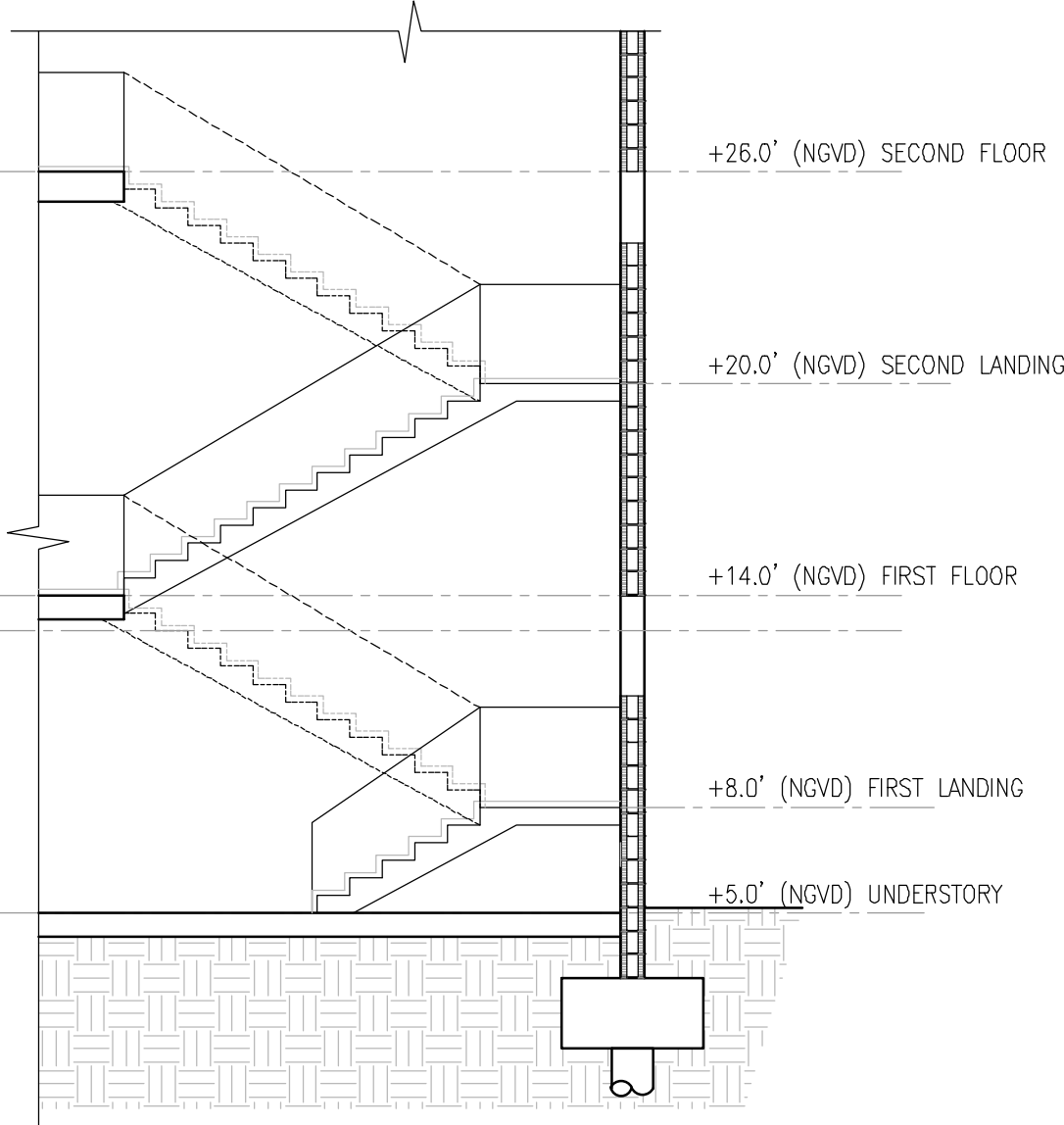
A-12

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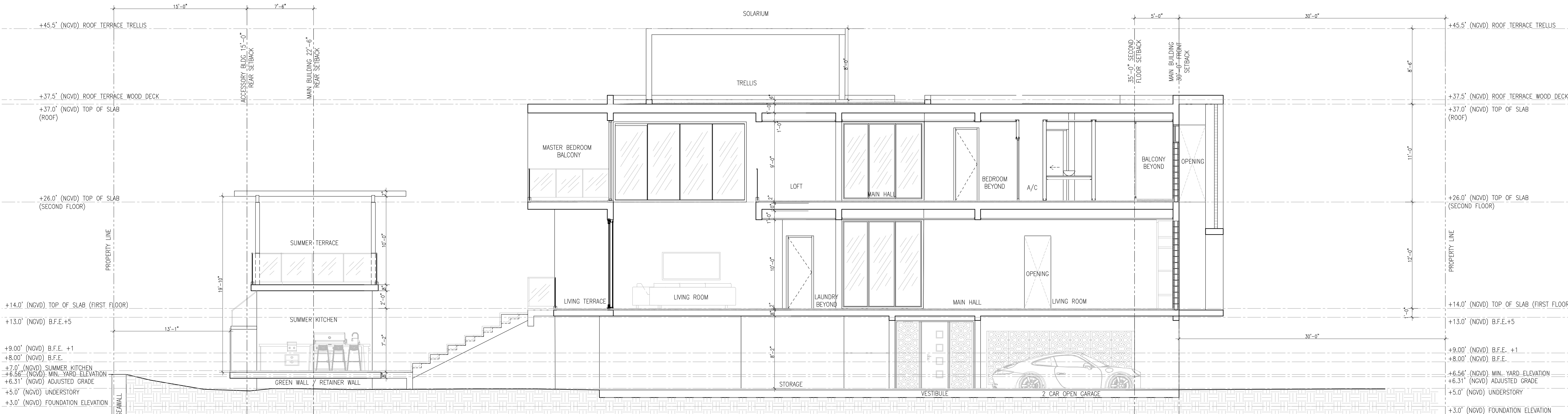
SECTION 1

3/16"=1'-0"



INTERIOR STAIR SECTION

3/16"=1'-0"



SECTION 2

3/16"=1'-0"



SOUTH-WEST 3D VIEW
N/S



NORTH-WEST 3D VIEW
N/S



SOUTH-EAST 3D VIEW
N/S

△	DATE	REVISION	
DWG. TITLE			
RENDERING			
SCALE			
		AS SHOWN	
BY	CHK'D		
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PROJECT NO.			
		H220020	
DATE			
		03/25/2022	
SHEET NUMBER			
A13			



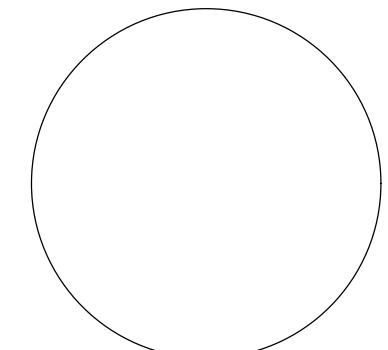
NORTH ELEVATION
N/S



EAST ELEVATION
N/S



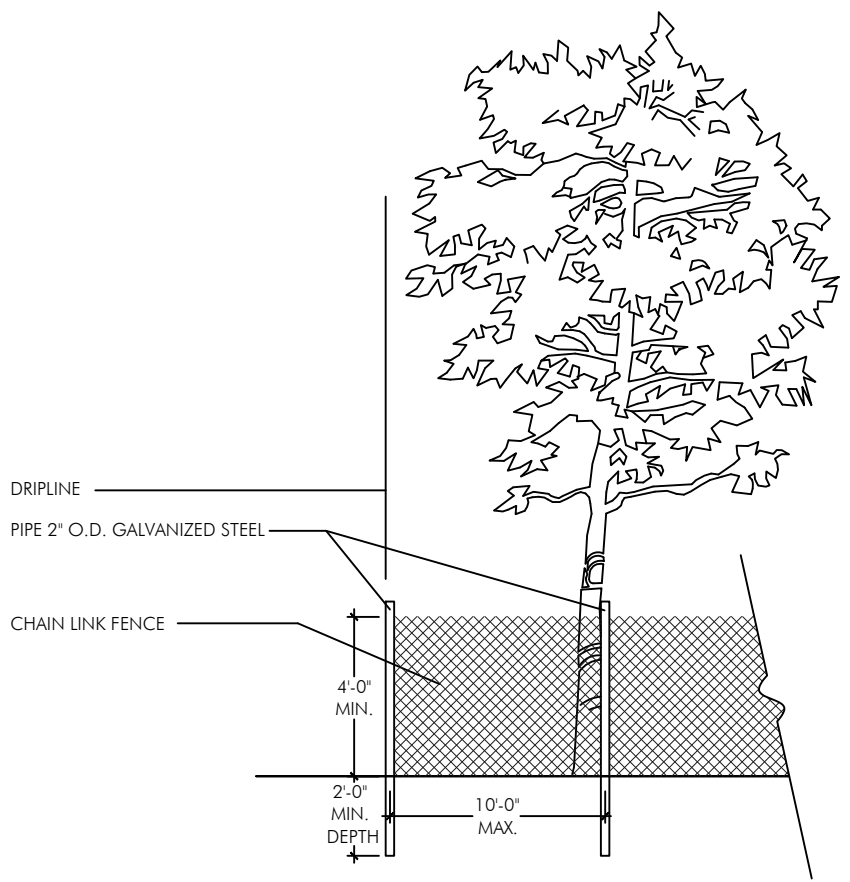
WEST ELEVATION
N/S



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DATE	REVISION

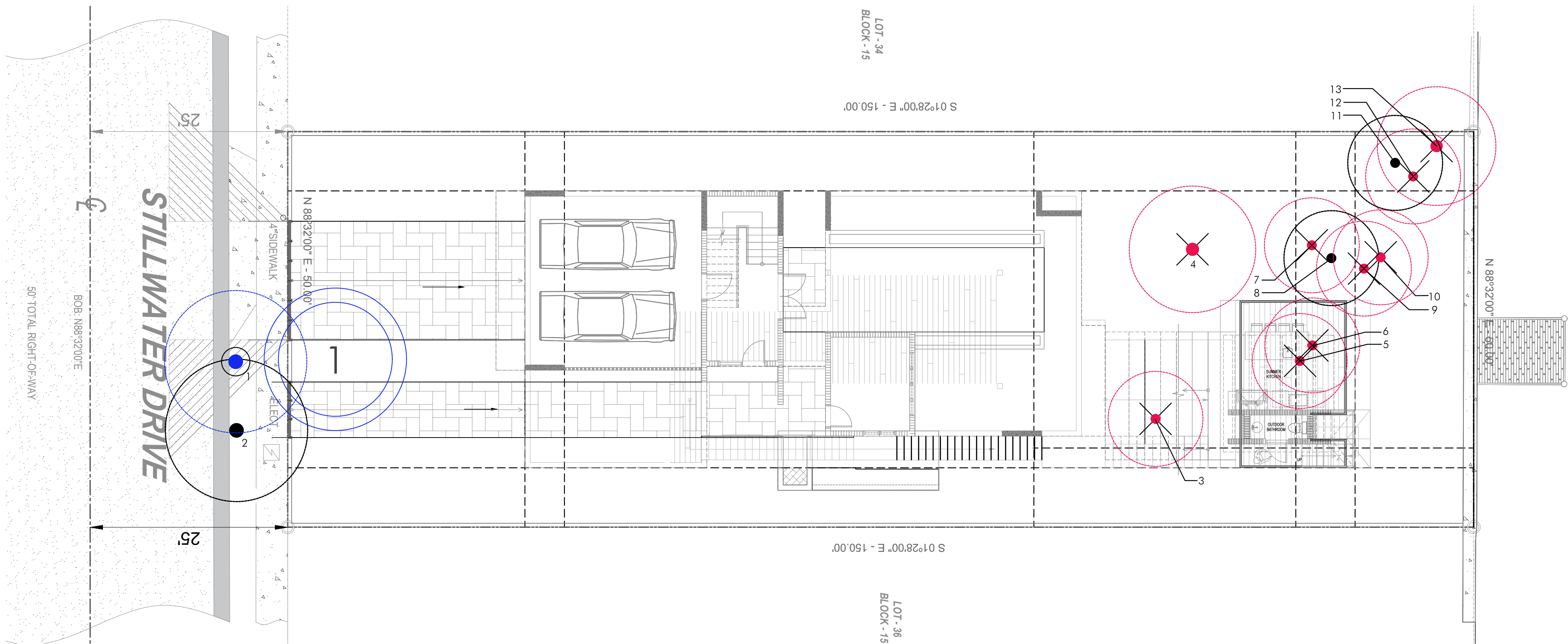
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SCALE	AS SHOWN
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PROJECT NO.	H220020
DATE	03/25/2022
SHEET NUMBER	A14



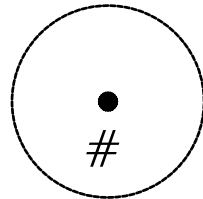
NOTES:
-BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
-TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION, AND MAINTAINED THROUGHOUT CONSTRUCTION.
-REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and/or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A300 Pruning Standards and/or on issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL

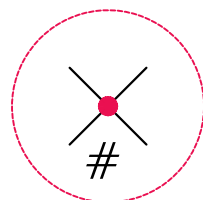
N.T.S.



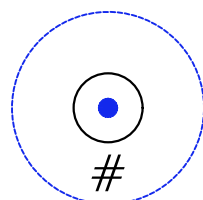
LEGEND



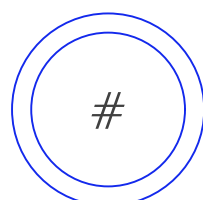
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED



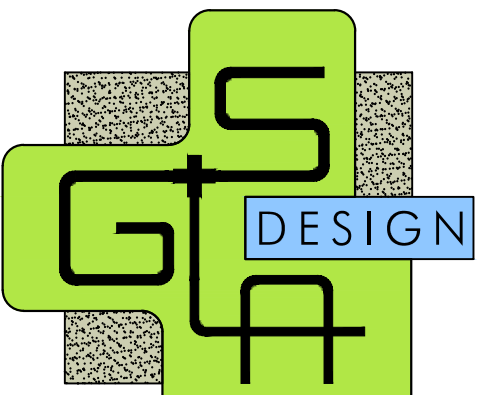
EXISTING TREE TO BE TRANSPLANTED



NEW LOCATION OF TRANSPLANTED TREE

EXISTING TREE DISPOSITION LIST							
KEY	BOTANICAL NAME	COMMON NAME	SIZE		DISPOSITION	NOTES	MITIGATION
			HT (ft.)	SPD (ft.)			DBH (in.)
1	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14	18	Relocate		
2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14	18	Relocate		
3	Manilkara zapota	Sapodilla	20	12	Remove		11
4	Manilkara zapota	Sapodilla	20	16	Remove		11
5	Cocos nucifera	Coconut Palm	32	15	Remove		2
6	Cocos nucifera	Coconut Palm	14	15	Remove		2
7	Cocos nucifera	Coconut Palm	18	15	Remove		2
8	Cocos nucifera	Coconut Palm	36	15	Remove		2
9	Cocos nucifera	Coconut Palm	18	15	Remove		2
10	Cocos nucifera	Coconut Palm	18	15	Remove		2
11	Cocos nucifera	Coconut Palm	40	15	Remove		2
12	Cocos nucifera	Coconut Palm	18	15	Remove		2
13	Schefflera octinophylla	Umbrella Tree	18	15	Remove	Invasive	2
TOTAL DBH INCHES TO BE REMOVED							34
TOTAL PALMS TO BE REMOVED							6
TOTAL DBH INCHES MITIGATION REQUIRED							24
TOTAL DBH INCHES MITIGATION PROVIDED							24

Note: There is a mitigation shortfall of x" DBH (x" DBH of trees and x" DBH in palms). There isn't sufficient room on site to plant these trees, therefore a donation to the City of Miami's Tree Trust Fund must be made in the amount of \$xx.xx.



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MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

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1211 RESIDENCE
1211 STILLWATER DRIVE,
MIAMI BEACH, FL 33141



REV.	

TITLE
EXISTING TREE
DISPOSITION
PLAN

Ken Gardner
Karl Semler
DATE
4.11.2022
SCALE
as noted
SHEET
LA-101

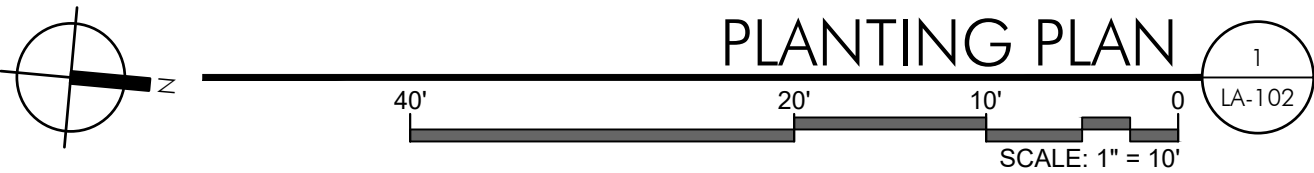
FLA #1569
FLA #6667205



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CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District: RS-4 Lot Area: 7,500 Acres: 0.17			
	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A.	Square feet of required Open Space as indicated on site plan: Front Yard (1500 sf)x50% = 750 + Back Yard (1125 sf)x75% = 844	750+844	845+966
B.	Square feet of parking lot open space required as indicated on site		
	Number of parking spaces $\text{Q} \times 10 \text{ s.f.}$ parking space =	0	0
C.	Total square feet of landscaped open space required: $A+B=$	1,594	1,811
LAWN AREA CALCULATION			
A.	Square feet of landscaped open space required	1,811	1,063
B.	Maximum lawn area (sod) permitted= 50% x 1811 s.f.	906	0
TREES			
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 2 trees in front yard + 3 trees in back yard =	5	5
B.	% Natives required: Number of trees provided x 30% =	2	6
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	3	8
D.	Street Trees (maximum average spacing of 20' o.c.) 50 linear feet along street divided by 20' =	n/a	n/a
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 50 linear feet along street divided by 20' =	3	3
SHRUBS			
A.	Number of shrubs required: Sum of lot and street trees required x	96	187
B.	% Native shrubs required: Number of shrubs provided x 50% =	48	88
LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrubs x 10% =	10	16
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	5	16



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TITLE	
PLANTING PLAN	
Ken Gardner Kiehl Semler	FLA #1569 FLA #6667205
DATE	4.11.2022
SCALE	as noted
SHEET	LA-102

Ken Gardner
Kiehl Semler

DATE 4.11.2022

4.11.2022

SCALE as noted

SHEET LA 300

LA-102



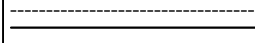
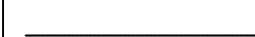
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IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
	MAIN shall be Class 200 PVC	as required
	Bubbler Zone Piping	as required
	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
	Flexible PVC or Polypipe (for swing joints)	as required
	WATER METER (See Civil Plans)	1
	Electric Controller RAINBIRD ESP-TM2 Series Controller	1
	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	#
	Irrigation Control Wire	as required
	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
	RAINBIRD XFS Subsurface Dripperline XFS-09-12-500/250/100	as required
	Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	
	Residential Wide Flow Control Zone Kit (XCZ-100-PRB-LC) (0.3-20 gpm)	1
	RAINBIRD 3-RC Quick Coupler Valve	1
	PVC Supply Header for dripperline Class 200 PVC	as required
	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	14

RAINBIRD Spray Heads 1800 @ 30 PSI as required
Series w/MPR nozzles
6" pop-up in grass areas
12" pop-up on risers in shrub beds

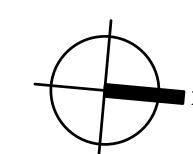
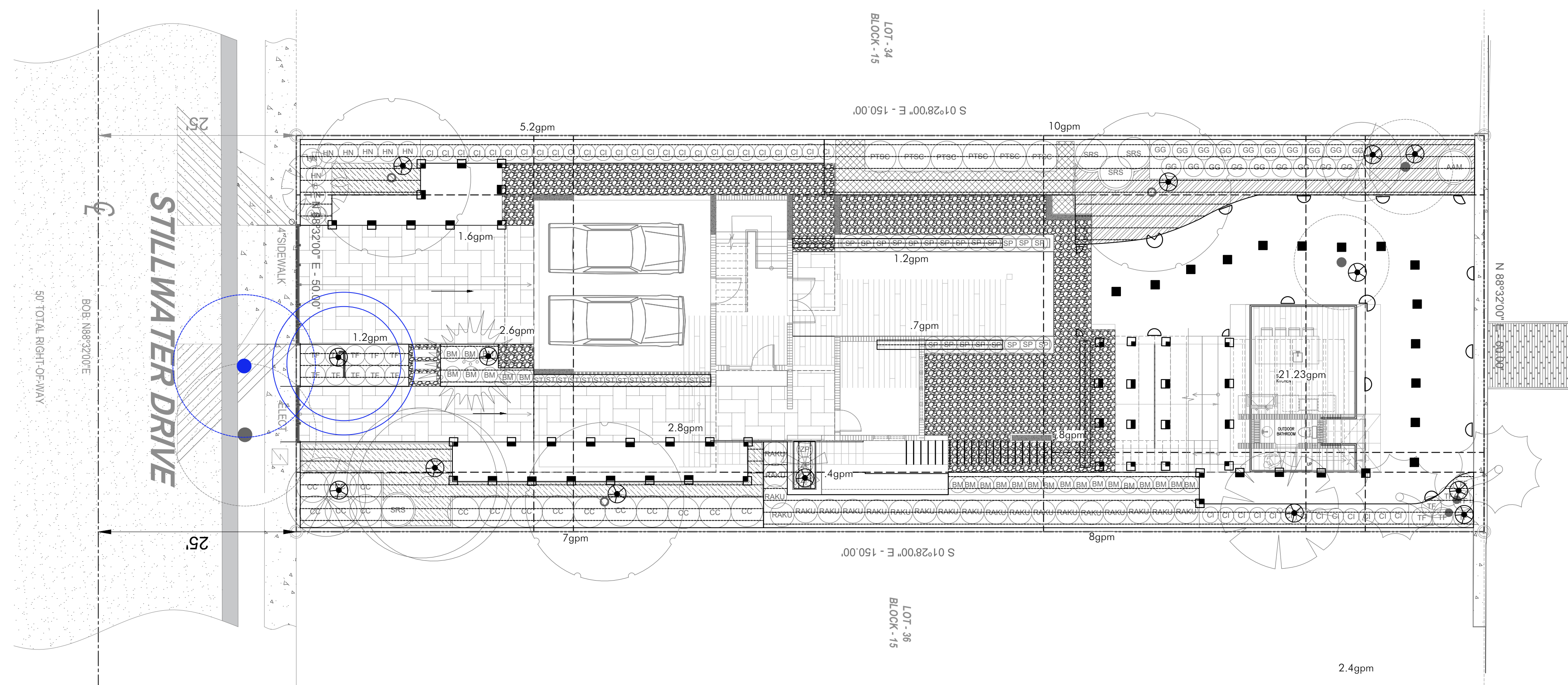
O	10-F	(1.58 gpm)
G	10-TQ	(1.18 gpm)
A	10-H	(.79 gpm)
	10-T	(.53 gpm)
A	10-Q	(.39 gpm)
■	5-F	(.41 gpm)
■	5-TQ	(.33 gpm)
■	5-H	(.20 gpm)
■	5-T	(.13 gpm)
■	5-Q	(.10 gpm)

LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/4"	14-24 GPM
1 1/2"	24-32 GPM
2"	32-50 GPM
2 1/2"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM



IRRIGATION HEAD LAYOUT PLAN

SCALE: 1" = 10'

1211 RESIDENCE
1211 STILLWATER DRIVE,
MIAMI BEACH, FL 33141

[illegible]

TITLE

IRRIGATION PLAN

Ken Gardner Kiehl Semler	FL LA #156 FL LA #666720
DATE	4.11.2021
SCALE	as note
SHEET	IR-10

