

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

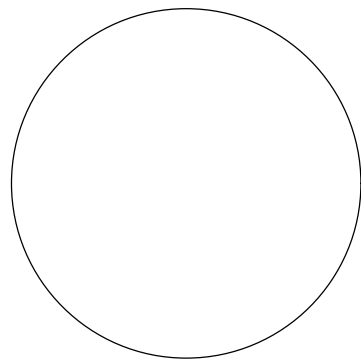
TABLE OF CONTENTS	
A-00	COVER SHEET
A-01	ZONING INFORMATION
A-02	MAP OF BOUNDARY SURVEY
A-03.1	SITE CONTEXT STUDY
A-03.2	SITE CONTEXT STUDY
A-03.3	SITE CONTEXT STUDY
A-03.4	CONTEXTUAL MAP
A-04.1	LOT COVERAGE
A-04.2	OPEN SPACE DIAGRAM
A-04.3	UNDERSTORY DIAGRAM
A-05.1	UNIT SIZE CALCULATIONS
A-05.2	UNIT SIZE CALCULATIONS
A-05.3	UNIT SIZE CALCULATIONS
A-06	SITE PLAN
A-07	PROPOSED UNDERSTORY FLOOR PLAN
A-08	PROPOSED FIRST FLOOR PLAN
A-09	PROPOSED SECOND FLOOR PLAN
A-10	PROPOSED ROOF PLAN
A-11.1	ELEVATIONS
A-11.2	ELEVATIONS
A-12	SECTIONS
A-13	RENDERING
A-14	RENDERING
LA-101	EXISTING TREE DISPOSITION PLAN
LA-102	PLANTING PLAN
LA-201	PLANTING SPECS AND DETAILS
IR-101	IRRIGATION PLAN
IR-201	IRRIGATION NOTES SPECIFICATIONS AND DETAILS



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
(305) 969-9453

www.yhengineering.com



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

SCOPE OF WORK:

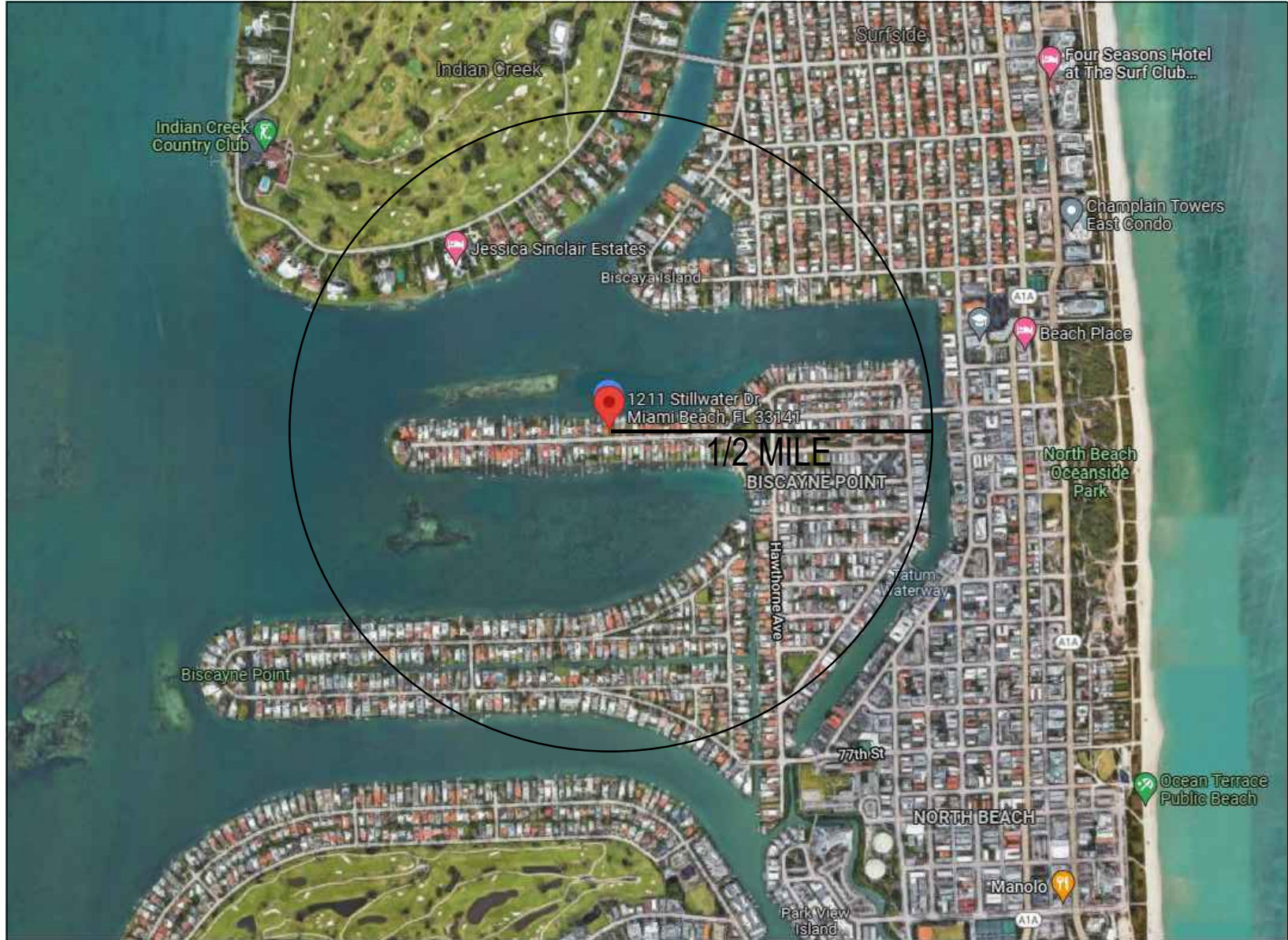
NEW SINGLE FAMILY RESIDENCE – TWO STORY

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

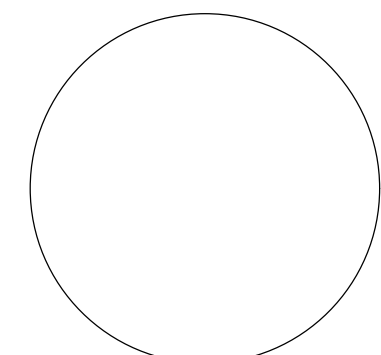


LOCATION

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

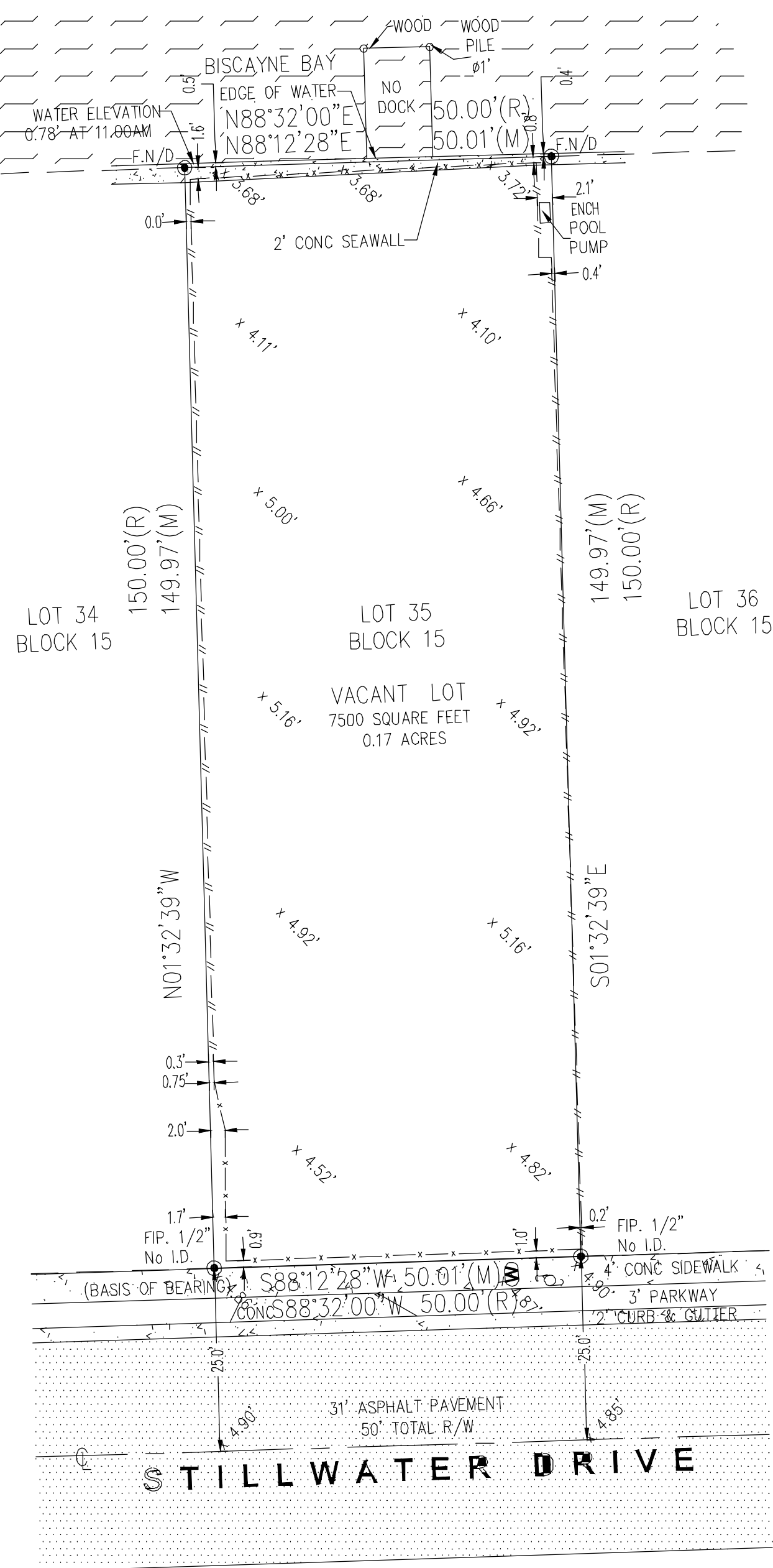
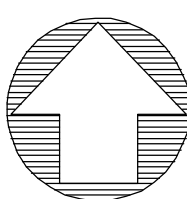
DATE	REVISION
DWG. TITLE	
ZONING INFORMATION	
SCALE	
AS SHOWN	
BY	CHK'D
KA	YHH
PROJECT NO.	
H220020	
DATE	
03/25/2022	
SHEET NUMBER	
A-01	



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:

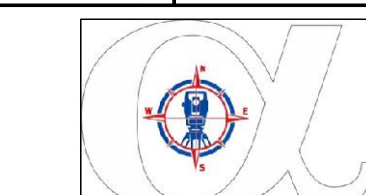
AC	-DENOTES AIR CONDITIONING UNIT
B.C.	-DENOTES BLOCK CORNER
B.M.	-DENOTES BENCH MARK
C.B.S.	-DENOTES CONCRETE BLOCK STUCCO
C & G	-DENOTES CURVE & GUTTER
V.G.	-DENOTES VALLEY GUTTER
C	-DENOTES CENTERLINE
M	-DENOTES MONUMENT LINE
FTE	-DENOTES FINISH FLOOR ELEVATION
F. 1/2"	-DENOTES FOUND IRON PIPE
NO 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:

THIS SURVEY IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 29 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

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.

04-13-2022

FOR THE FIRM
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

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;

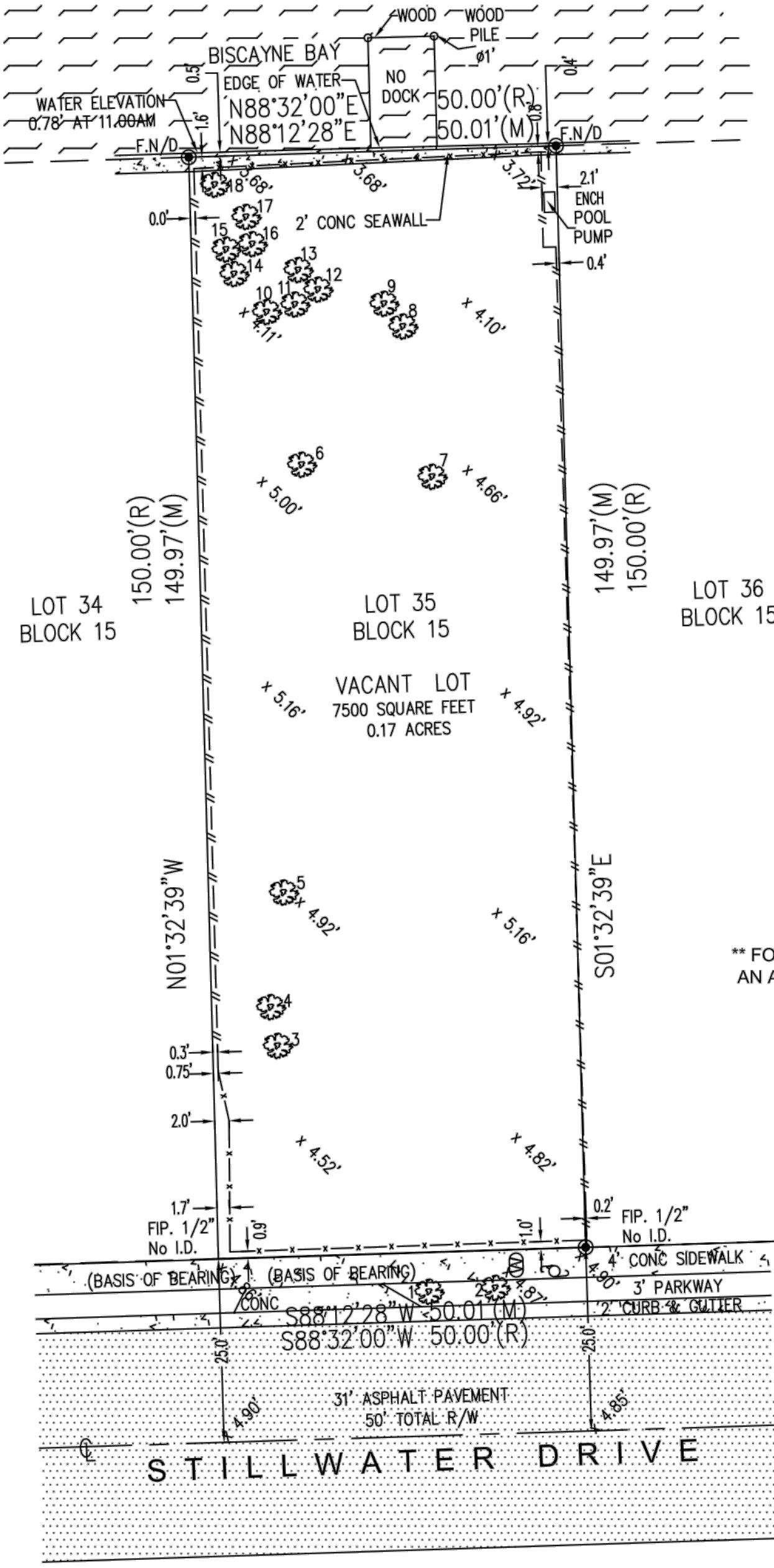
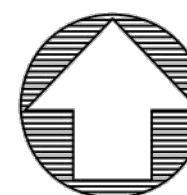
JOB NUMBER: 220112

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

NOTE:

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

BOUNDARY SURVEY



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

ABBREVIATIONS AND LEGEND:

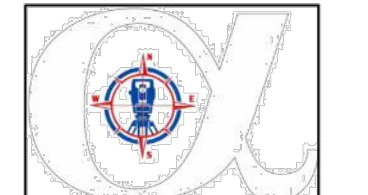
AC	-DENOTES AIR CONDITIONING UNIT
B.C.	-DENOTES BLOCK CORNER
B.M.	-DENOTES BENCH MARK
C.B.S.	-DENOTES CONCRETE BLOCK STUCCO
C & G	-DENOTES CURVE & GUTTER
V.G.	-DENOTES VALLEY GUTTER
C	-DENOTES CENTERLINE
M	-DENOTES MONUMENT LINE
FTE	-DENOTES FINISH FLOOR ELEVATION
F. 1/2"	-DENOTES FOUND IRON PIPE
NO 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:

THIS SURVEY IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 29 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

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.

04-13-2022

PROPERTY ADDRESS:

1211 STILLWATER DRIVE, MIAMI BEACH, FLORIDA, 33141

LEGAL DESCRIPTION:

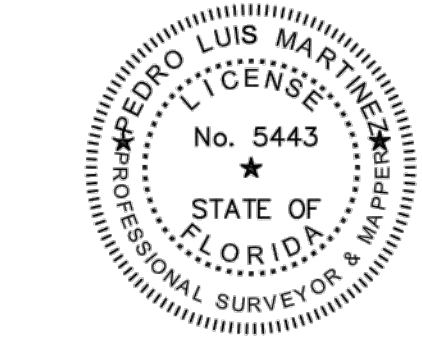
LOT 35, BLOCK 15, BISCAYNE BEACH, 2nd ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- SALAM HACHEM AND YOUSSEF H. HACHEM;

JOB NUMBER: 220112

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



BOUNDARY SURVEY

N/S

TREE SURVEY

N/S

DWG. TITLE

MAP OF BOUNDARY SURVEY

SCALE

AS SHOWN

BY KA YHH

PROJECT NO.

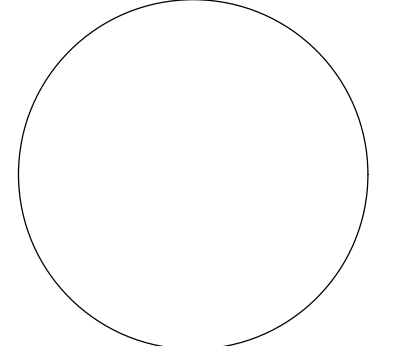
H220020

DATE

03/25/2022

SHEET NUMBER

A-02



△ DATE
REVISION

DWG. TITLE	
SITE CONTEXT STUDY	
SCALE	
BY	AS SHOWN CHK'D
KA	YHH
PROJECT NO.	
H22002	
DATE	
03/25/2022	
SHEET NUMBER	
A-03.2	

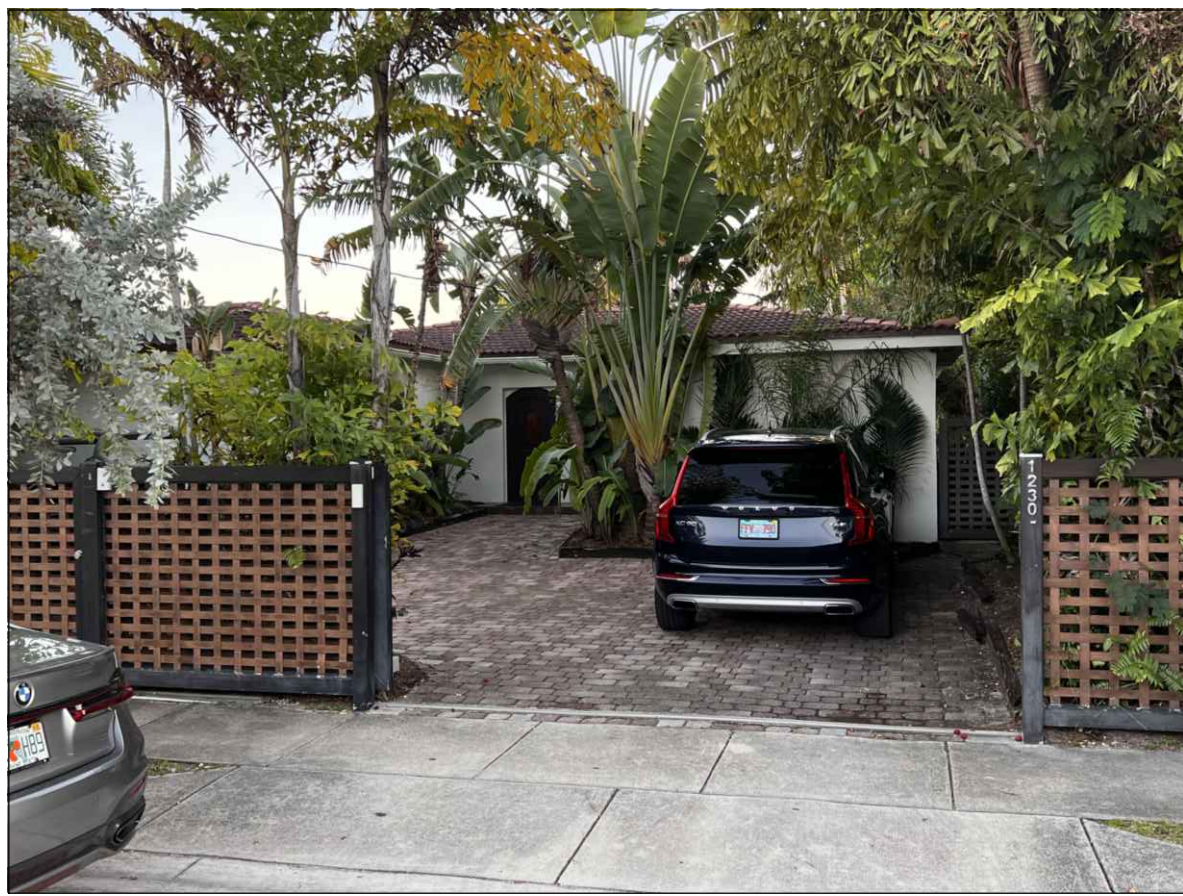




1 1231 STILLWATER DR
PHOTO 1



5 1171 STILLWATER DR
PHOTO 5



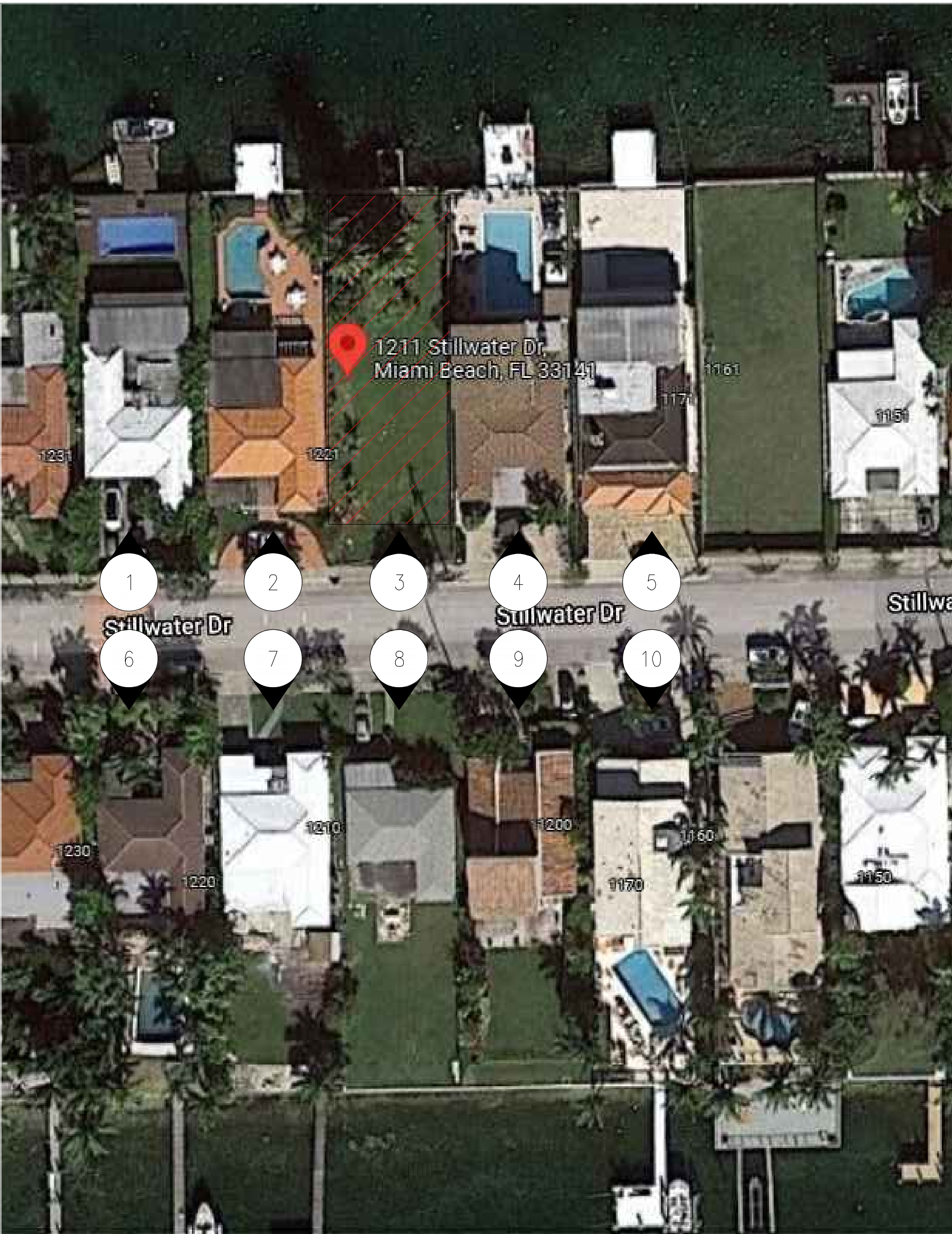
6 1230 STILLWATER DR
PHOTO 6



7 1220 STILLWATER DR
PHOTO 7



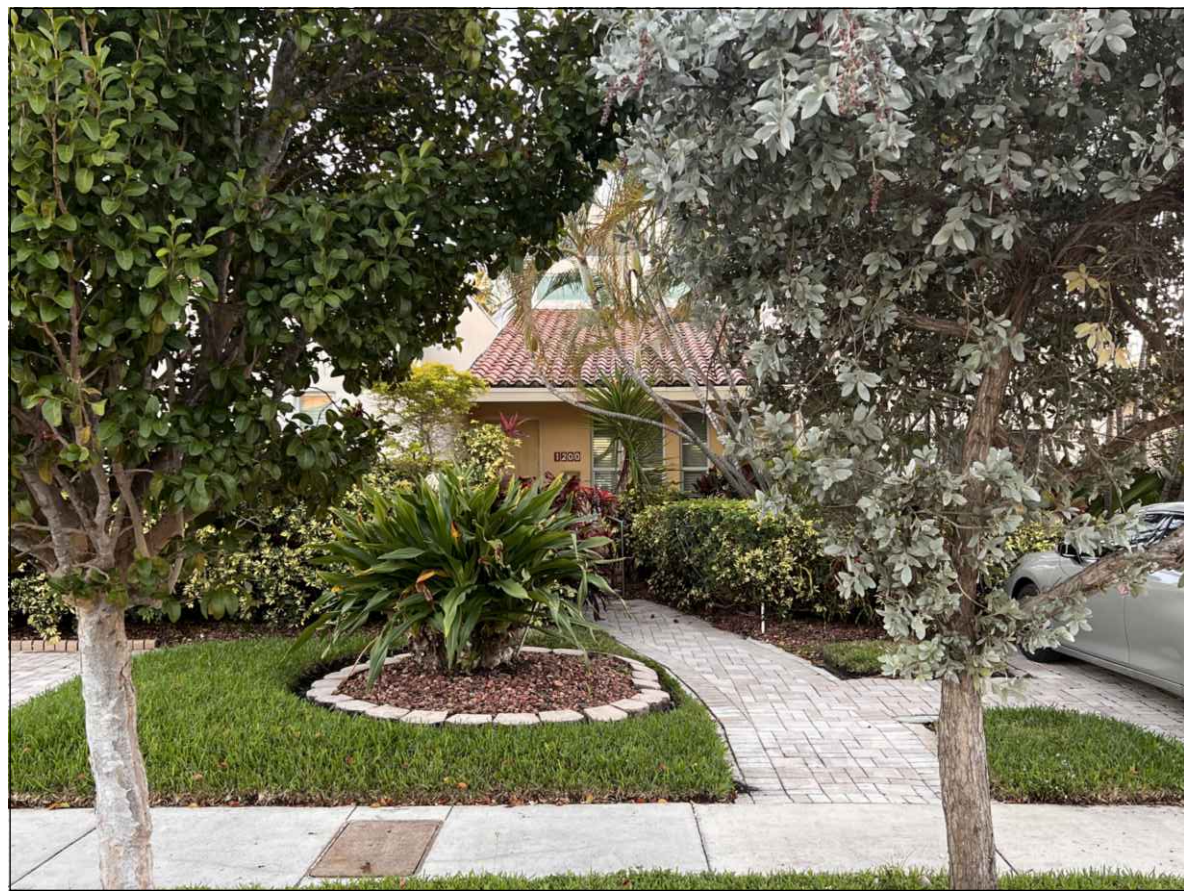
2 1221 STILLWATER DR
PHOTO 2



8 1210 STILLWATER DR
PHOTO 8



3 1211 STILLWATER DR
PHOTO 3



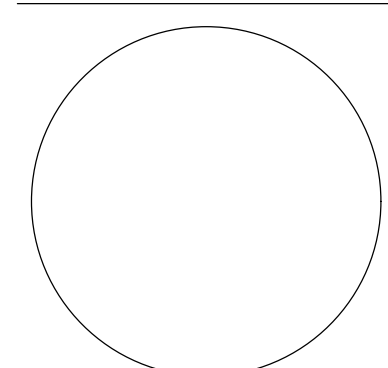
9 1200 STILLWATER DR
PHOTO 9



4 1201 STILLWATER DR
PHOTO 4



10 1170 STILLWATER DR
PHOTO 10



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

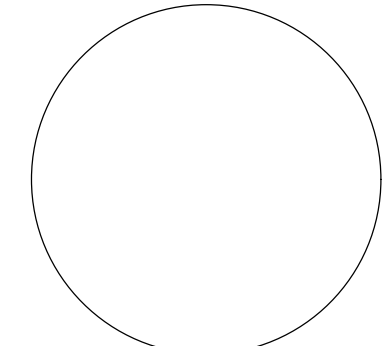
DATE	REVISION
DWG. TITLE	
CONTEXTUAL MAP	
SCALE	
AS SHOWN	
BY	CHK'D
KA	YHH
PROJECT NO.	
H220020	
DATE	
03/25/2022	
SHEET NUMBER	
A-03.4	



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
TEL. (305) 969-9453
FAX

www.yhengineering.com

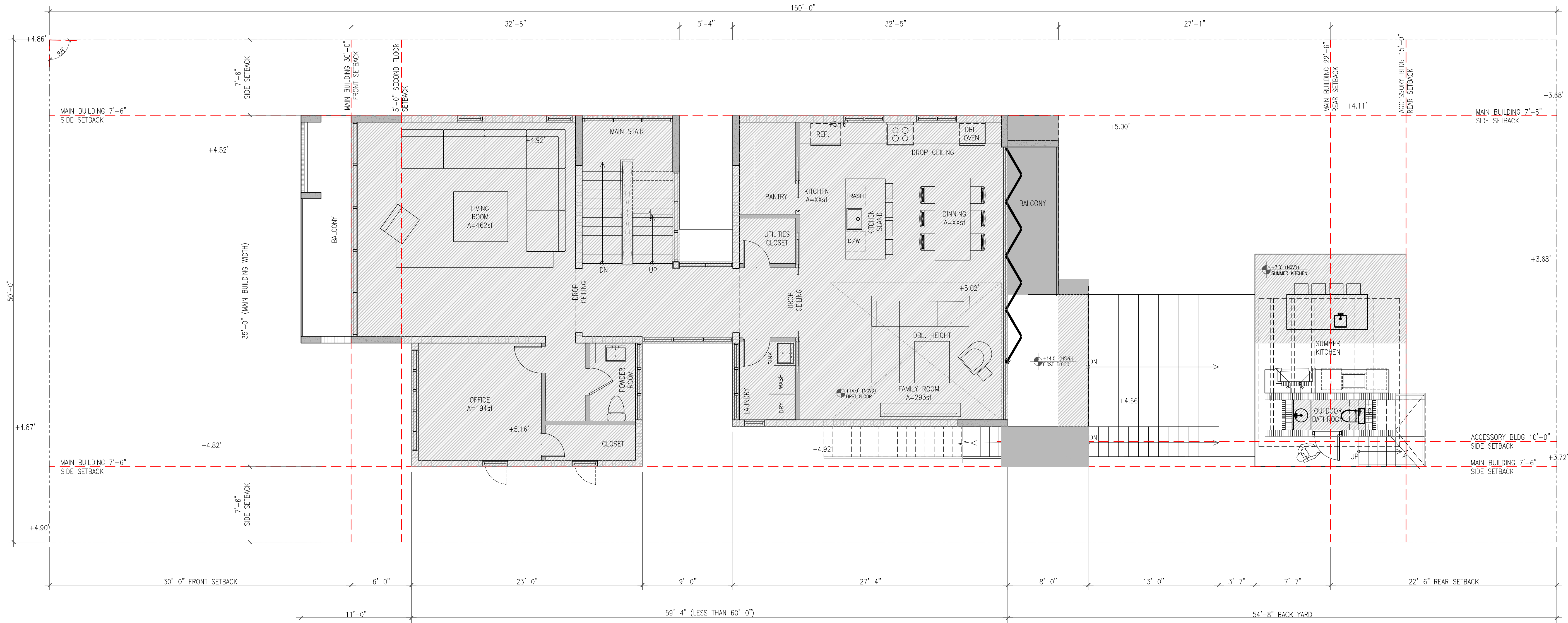


YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

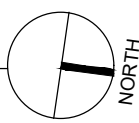
LOT COVERAGE CALCULATIONS

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"



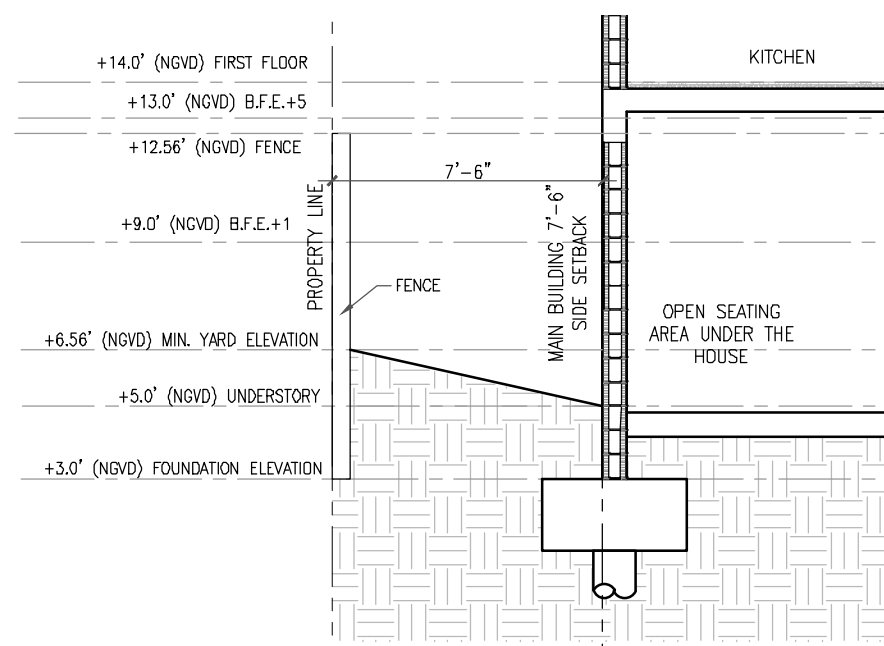
1211 RESIDENCE
1211 STILL WATER DRIVE,
MIAMI BEACH, FL 33141

DATE REVISION

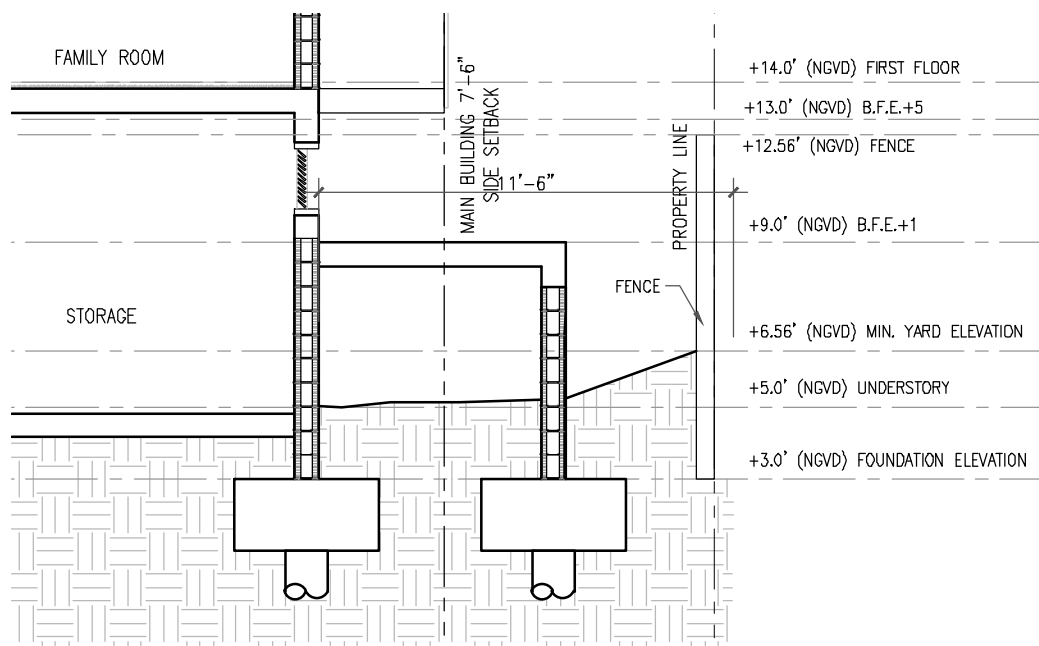
DWG. TITLE
LOT COVERAGE

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

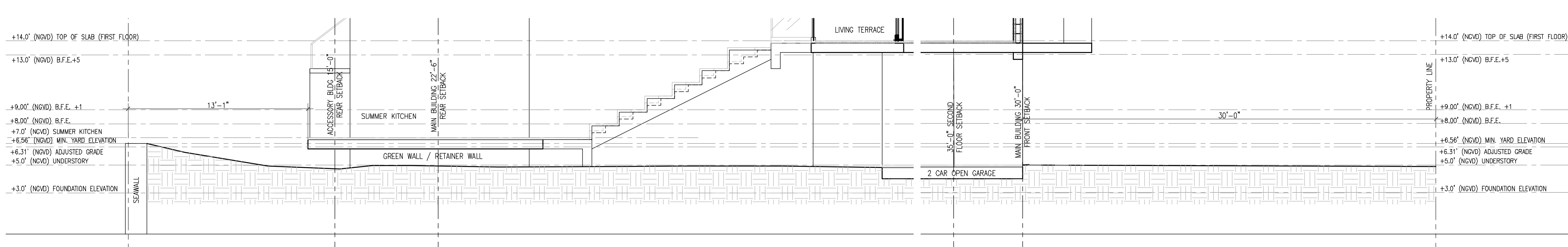
A-04.1



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

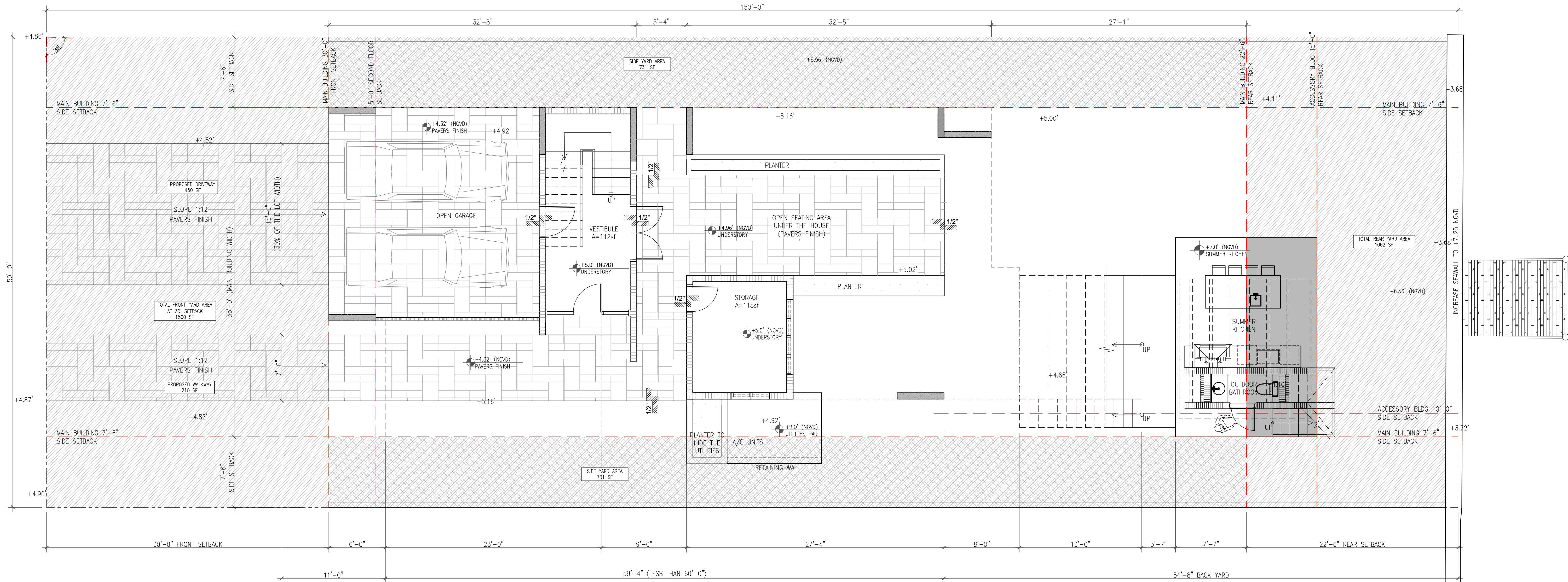


EAST SIDE YARD SECTION
3/16"=1'-0"



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"

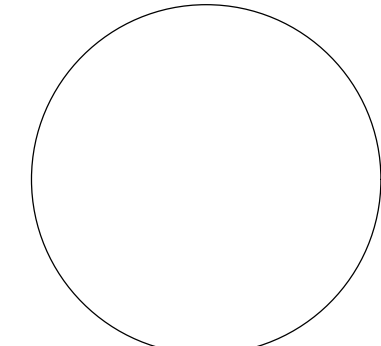
	AREA COUNTED AS PERVIOUS
	AREA COUNTED AS IMPERVIOUS
	SIDE YARDS



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
(305) 969-9453

www.yhengineering.com



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

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

DATE	REVISION

DWG. TITLE
OPEN SPACE
DIAGRAM

SCALE

AS SHOWN

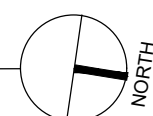
BY CHK'D
KA YHH

PROJECT NO. H220020

DATE 03/25/2022

SHEET NUMBER

A-04.2

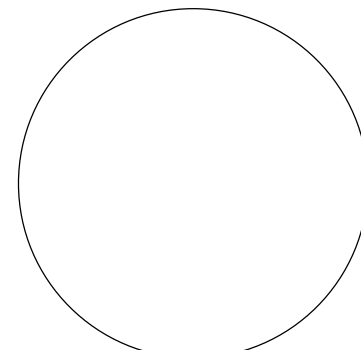
A-04.3 UNDERSTORY EDGE



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
TEL. (305) 969-9453
FAX

www.yhengineering.com

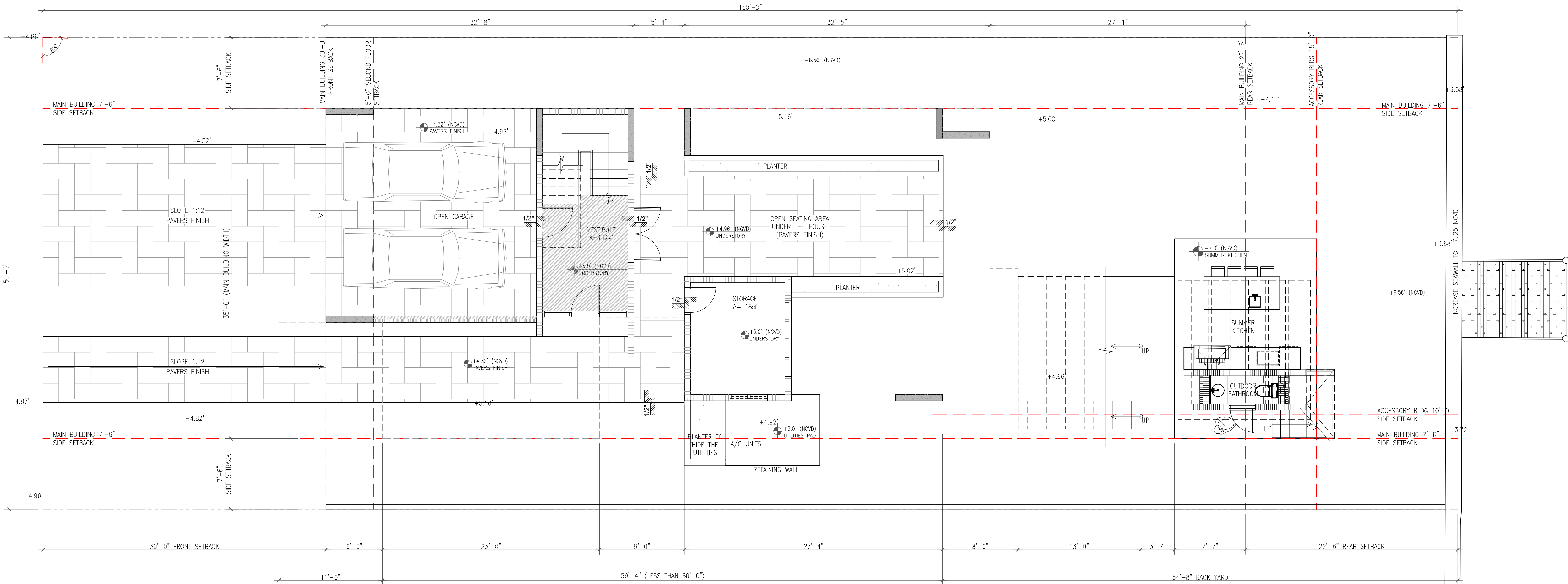


YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

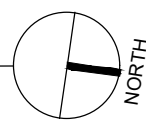
UNIT SIZE CALCULATIONS

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"



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

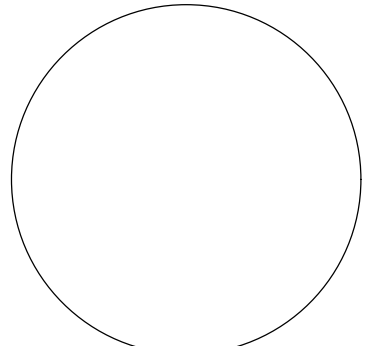
SHEET NUMBER
A-05.1



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
TEL. (305) 969-9453
FAX

www.yhengineering.com

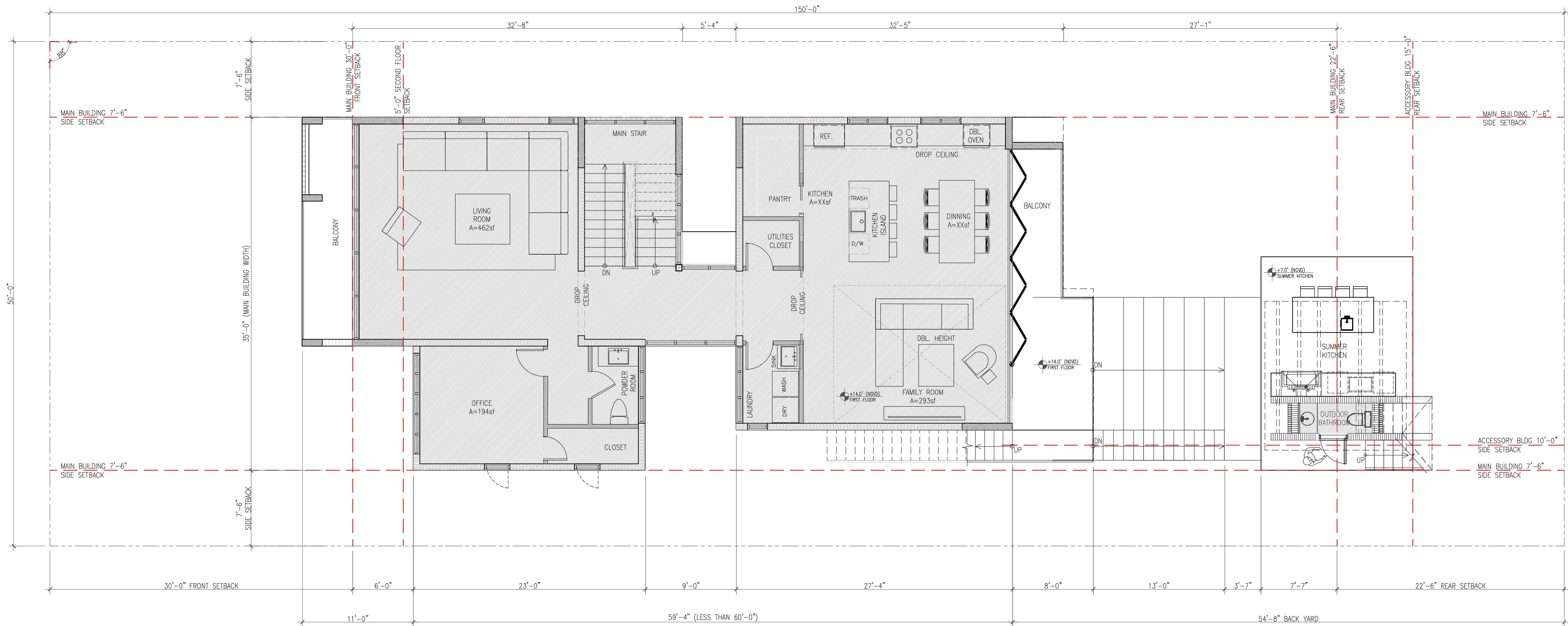


YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

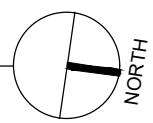
UNIT SIZE CALCULATIONS

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

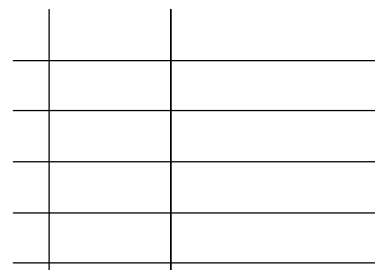


FIRST FLOOR UNIT SIZE DIAGRAM
3/16"=1'-0"



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

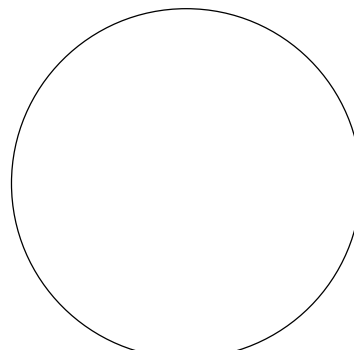
SHEET NUMBER
A-05.2



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
TEL. (305) 969-9453
FAX

www.yhengineering.com

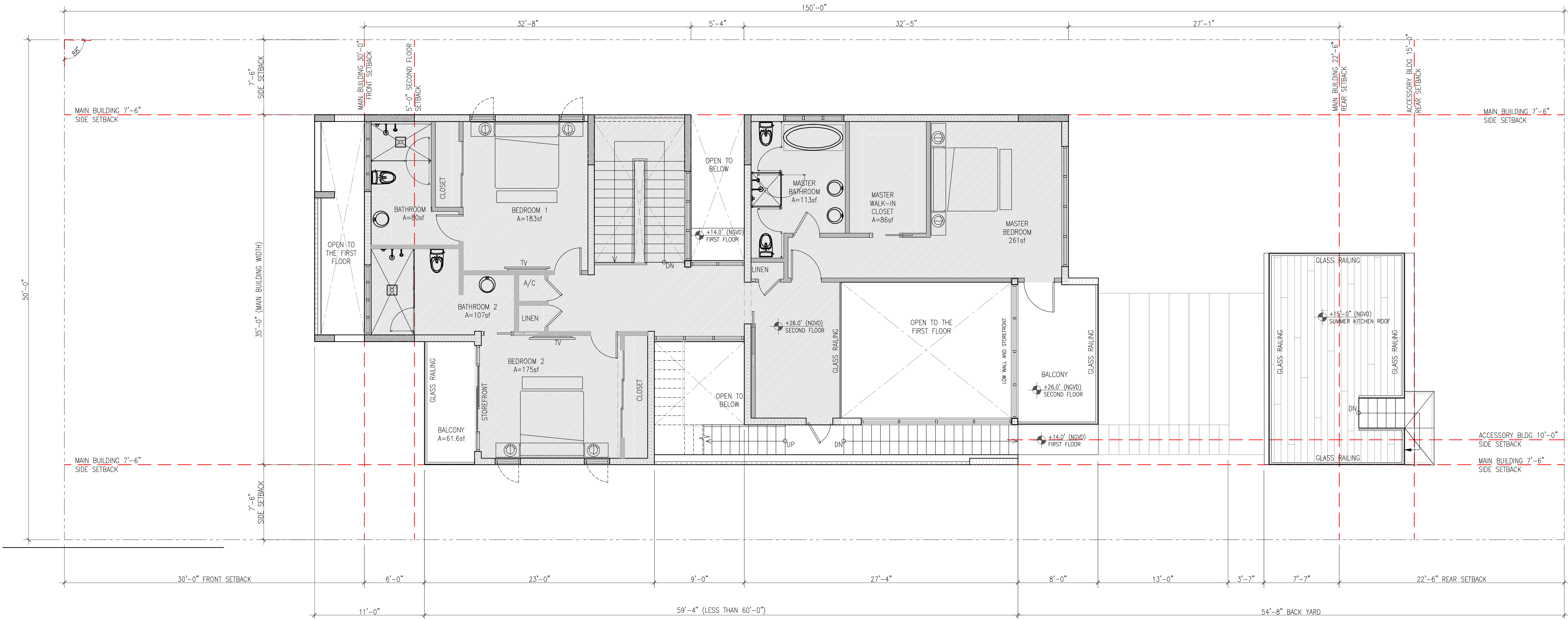


YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

UNIT SIZE CALCULATIONS

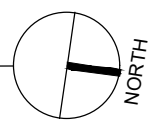
LOT AREA	7,500 SF
MAX UNIT SIZE (50%)	3,750 SF
GROUND FLOOR	
VESTIBULE	112 SF
TWO CARS OPEN GARAGE (AFTER 500 SQ. FT.)	6 SF
FIRST FLOOR	1915 SF
SECOND FLOOR	1674 SF
OUTDOOR BATH	22 SF
TOTAL UNIT SIZE	3730 SF
PROPOSED PERCENTAGE	49.7%

 AREA COUNTED IN UNIT SIZE CALCULATIONS



SECOND FLOOR UNIT SIZE DIAGRAM

3/16"=1'-0"



1211 RESIDENCE
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

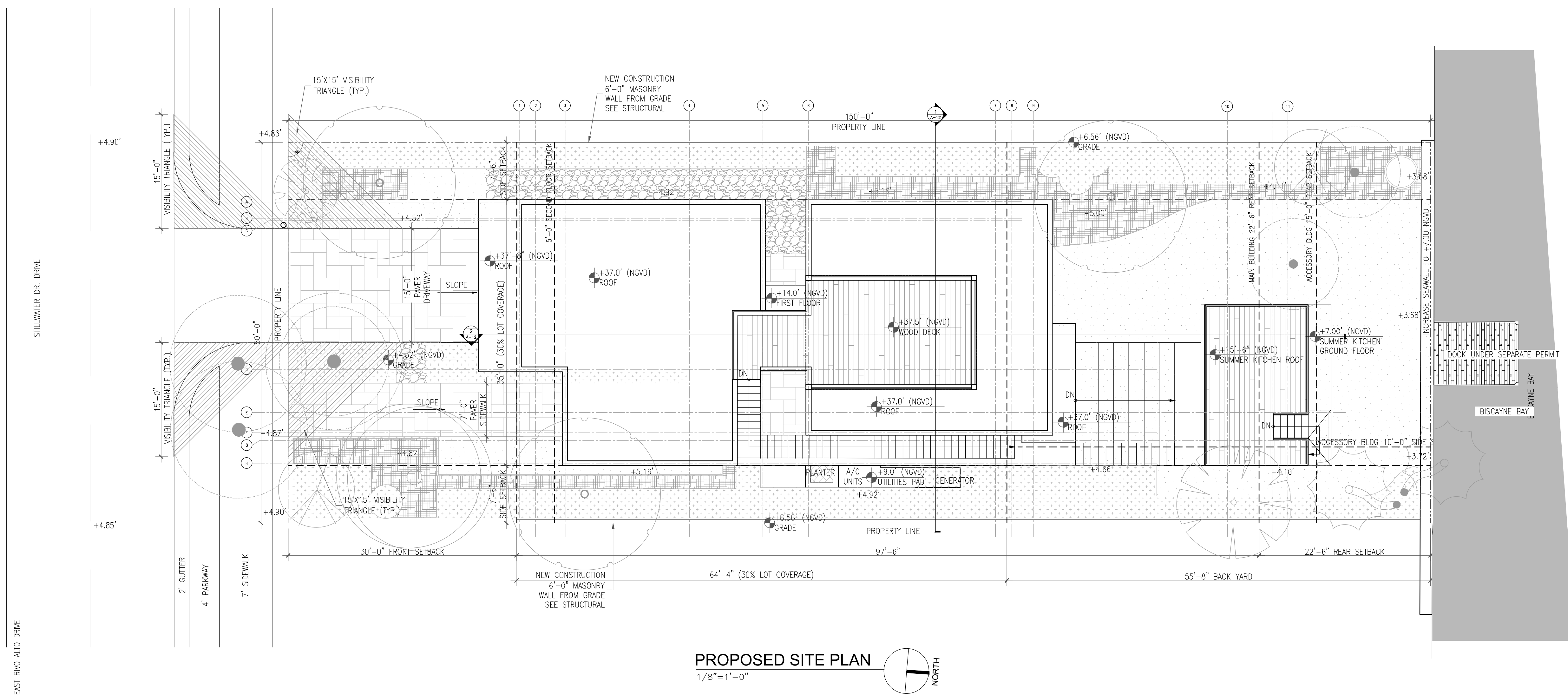
DATE

03/25/2022

SHEET NUMBER

A-05.3

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



DATE _____ REVISION _____

DWG. TITLE
PROPOSED SITE PLAN

SCALE _____ AS SHOWN _____

BY _____ CHK'D _____
KA YHH

PROJECT NO. _____ H2200020 _____

DATE _____ 03/25/2022 _____

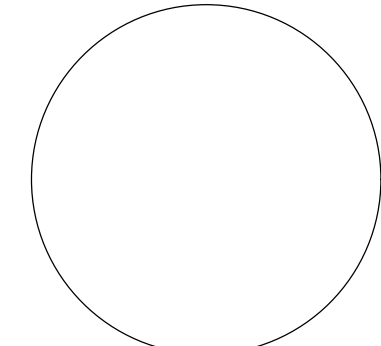
SHEET NUMBER _____ A-06



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
(305) 969-9453

www.yhengineering.com



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

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

DATE REVISION

DWG. TITLE
PROPOSED
UNDERSTORY
FLOOR PLAN

SCALE

AS SHOWN

BY CHK'D
KA YHH

PROJECT NO.

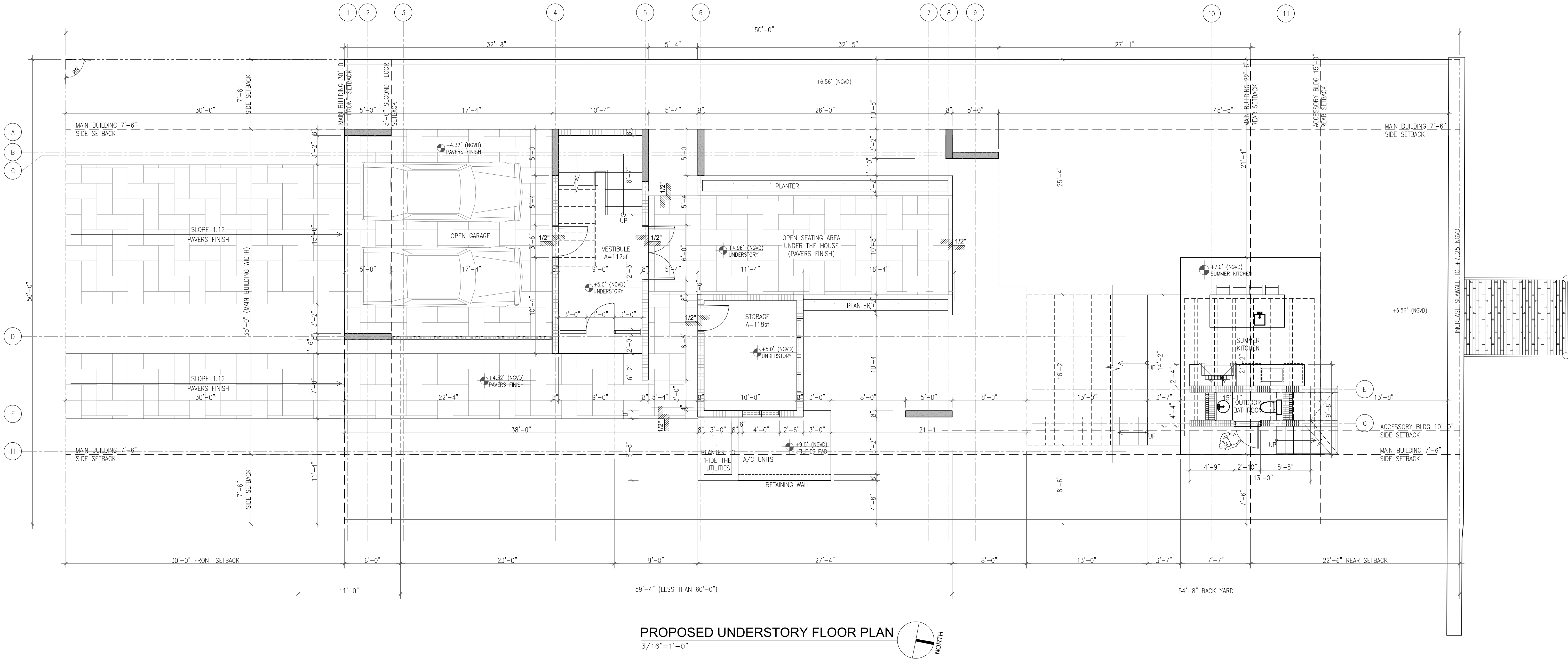
H220020

DATE

03/25/2022

SHEET NUMBER

A-07

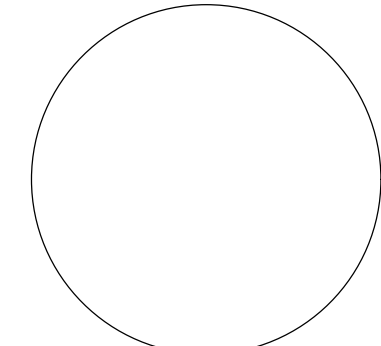




YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL 33125
TEL (786) 287-9120
FAX (305) 969-9453

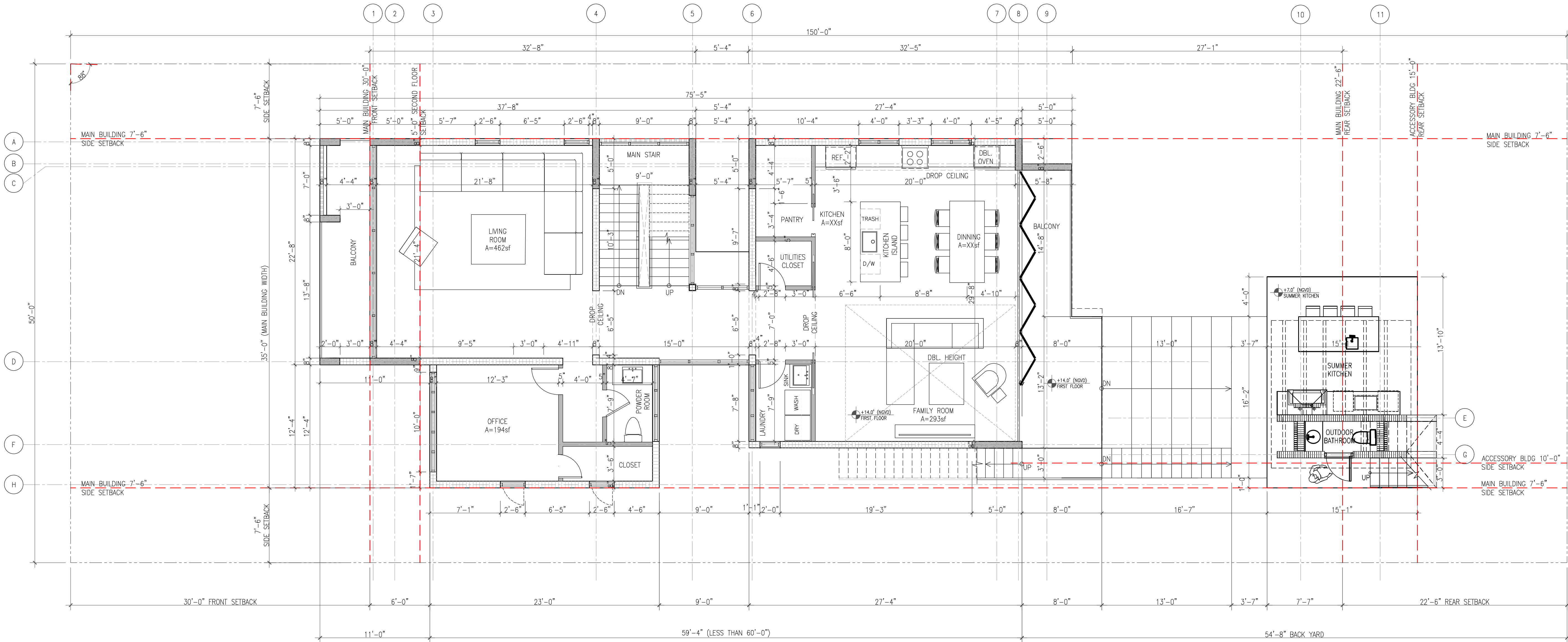
www.yhengineering.com



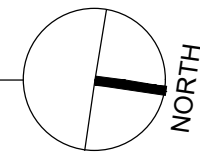
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

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

THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE ONLY. 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 EXTENDED TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING, INC. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING IS PROHIBITED. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



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.

H220020

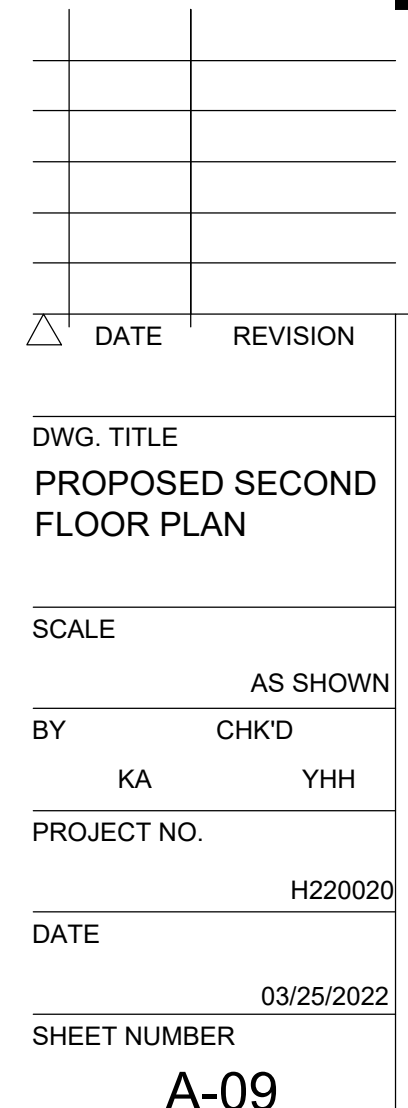
DATE

03/25/2022

SHEET NUMBER

A-08

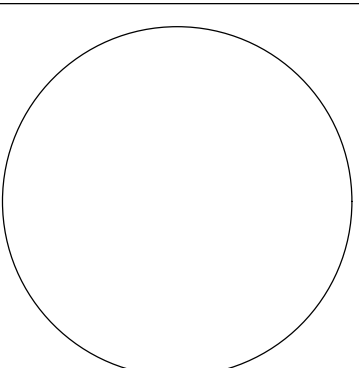
A-09





YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

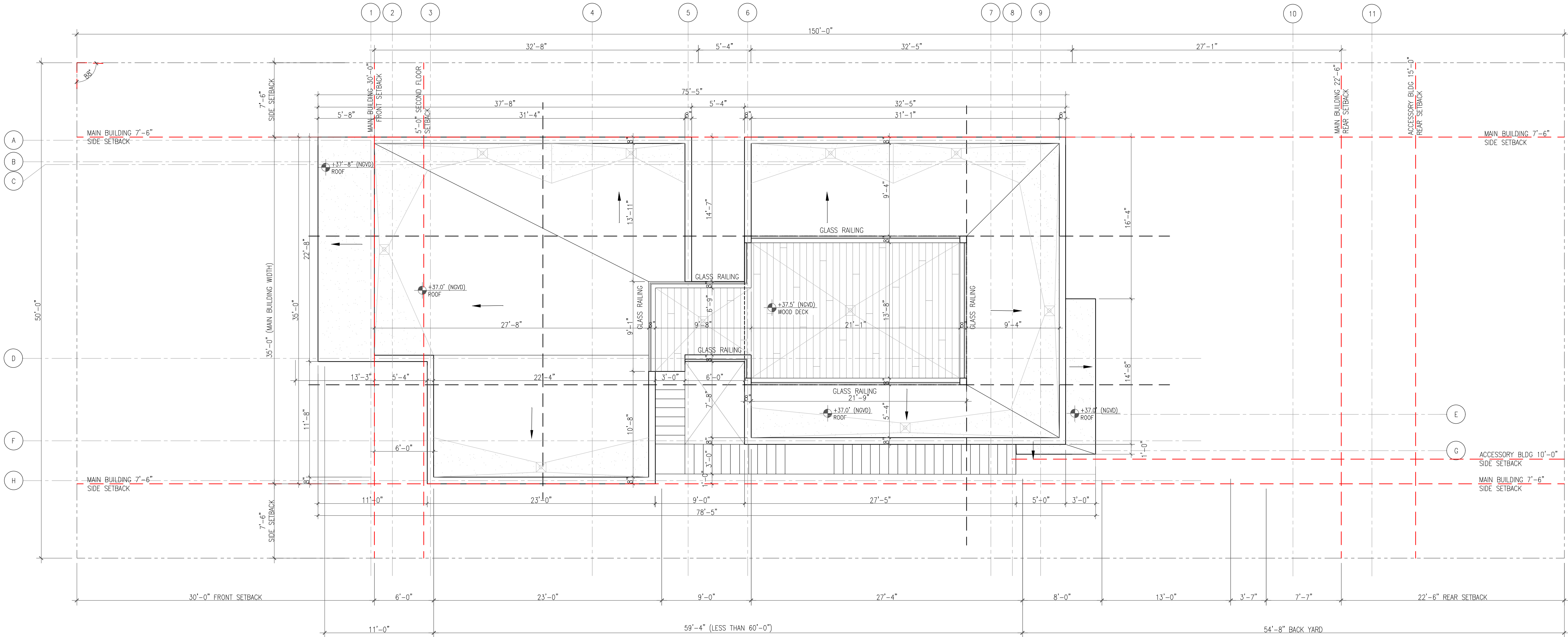
99 NW 27TH AVE
MIAMI, FL. 33125
(786) 287-9120
TEL: (305) 969-9453
FAX: www.yhengineering.com



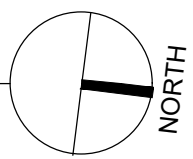
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

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

THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE ONLY. 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 OR FOR OTHER PROJECTS OR EXTENDED TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING, INC. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF YOUSSEF HACHEM CONSULTING ENGINEERING IS PROHIBITED. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



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%)

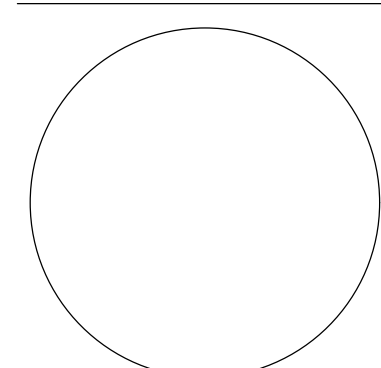
DATE	REVISION
DWG. TITLE PROPOSED ROOF PLAN	
SCALE AS SHOWN	
BY KA	CHK'D YHH
PROJECT NO. H220020	
DATE 03/25/2022	
SHEET NUMBER A-10	



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

99 NW 27TH AVE
MIAMI, FL 33125
(786) 287-9120
(305) 969-9453

www.yhengineering.com



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

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

DATE	REVISION

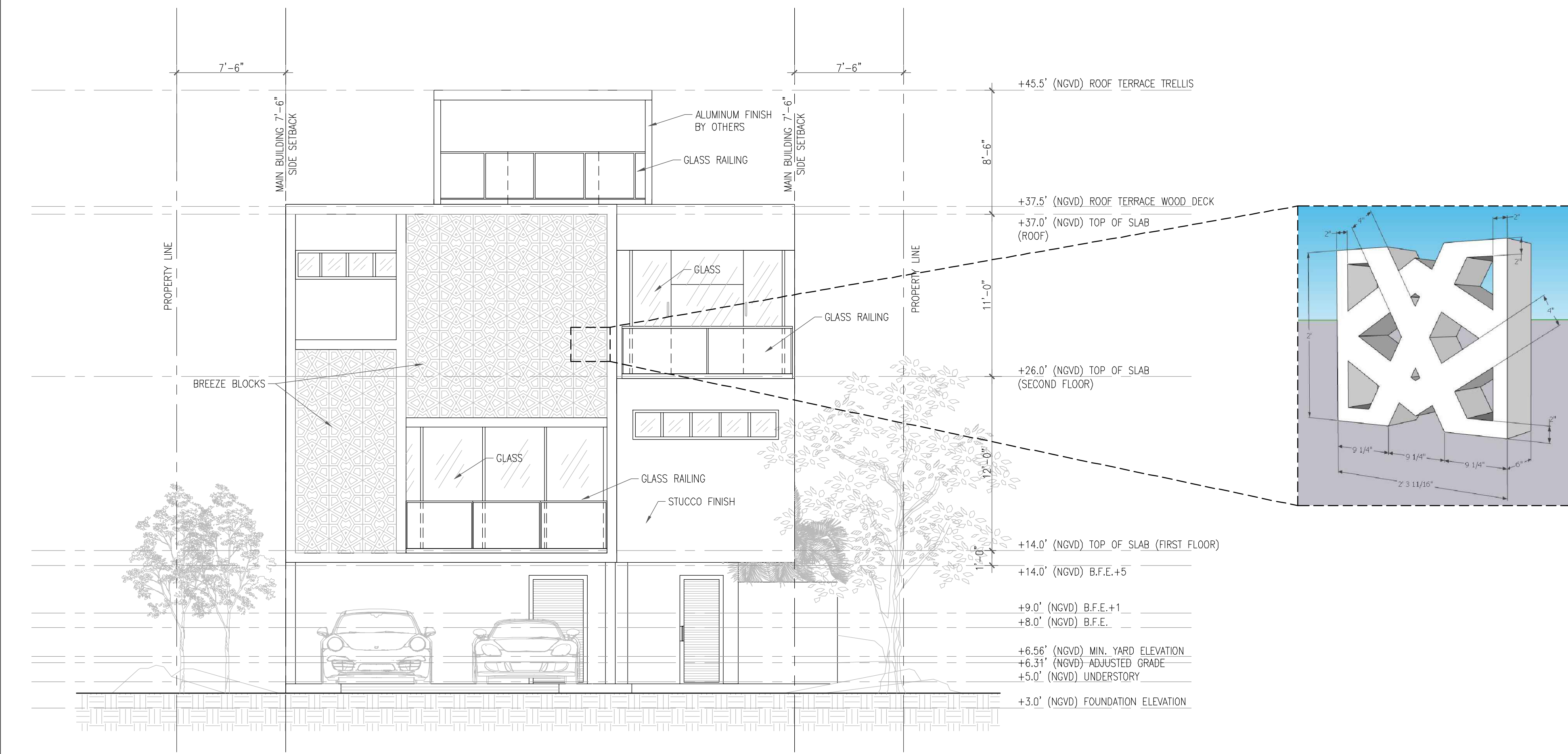
DWG. TITLE	ELEVATIONS
SCALE	AS SHOWN
BY	CHK'D
KA	YHH
PROJECT NO.	H220020
DATE	02/04/2022
SHEET NUMBER	A-11.1

Copyright 2008. All rights reserved. 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 by any manner on other projects or for extending to this project except by agreement in writing and with the appropriate compensation to Youssef Hachem Consulting Engineering, Inc. Reproductions of drawings and specifications without the written consent of Youssef Hachem Consulting Engineering is prohibited. Contractor responsible for verifying all site conditions prior to proceeding with work.



WEST ELEVATION

3/16"=1'-0"



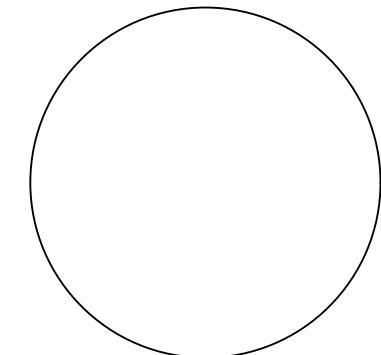
SOUTH ELEVATION

3/16"=1'-0"



YOUSSEF HACHEM
CONSULTING ENGINEERING INC
CA 26553

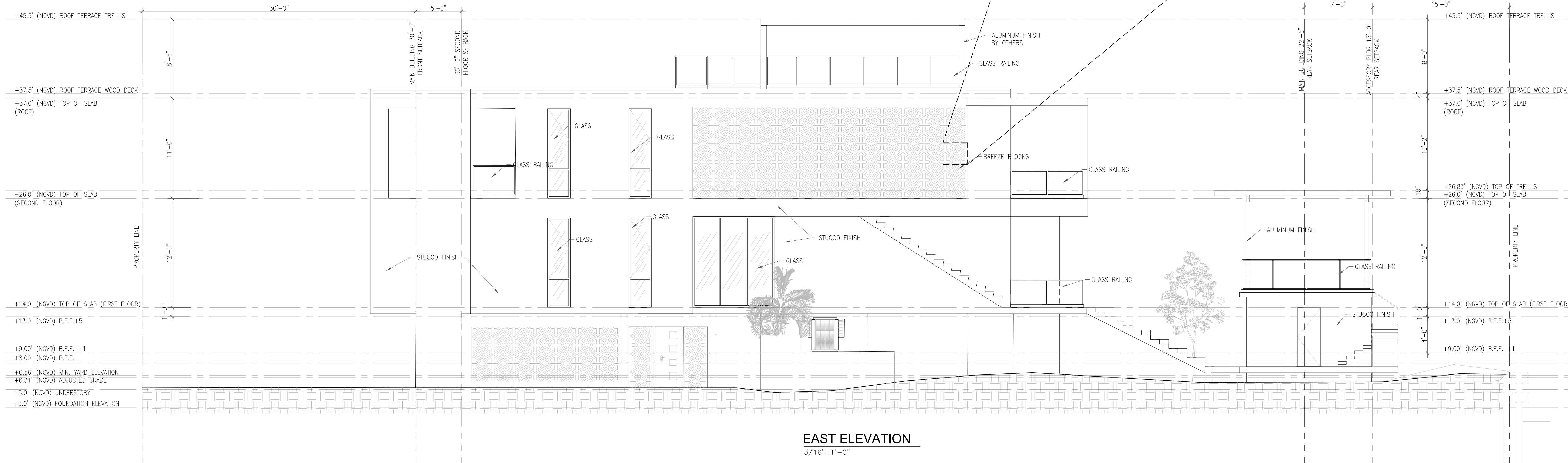
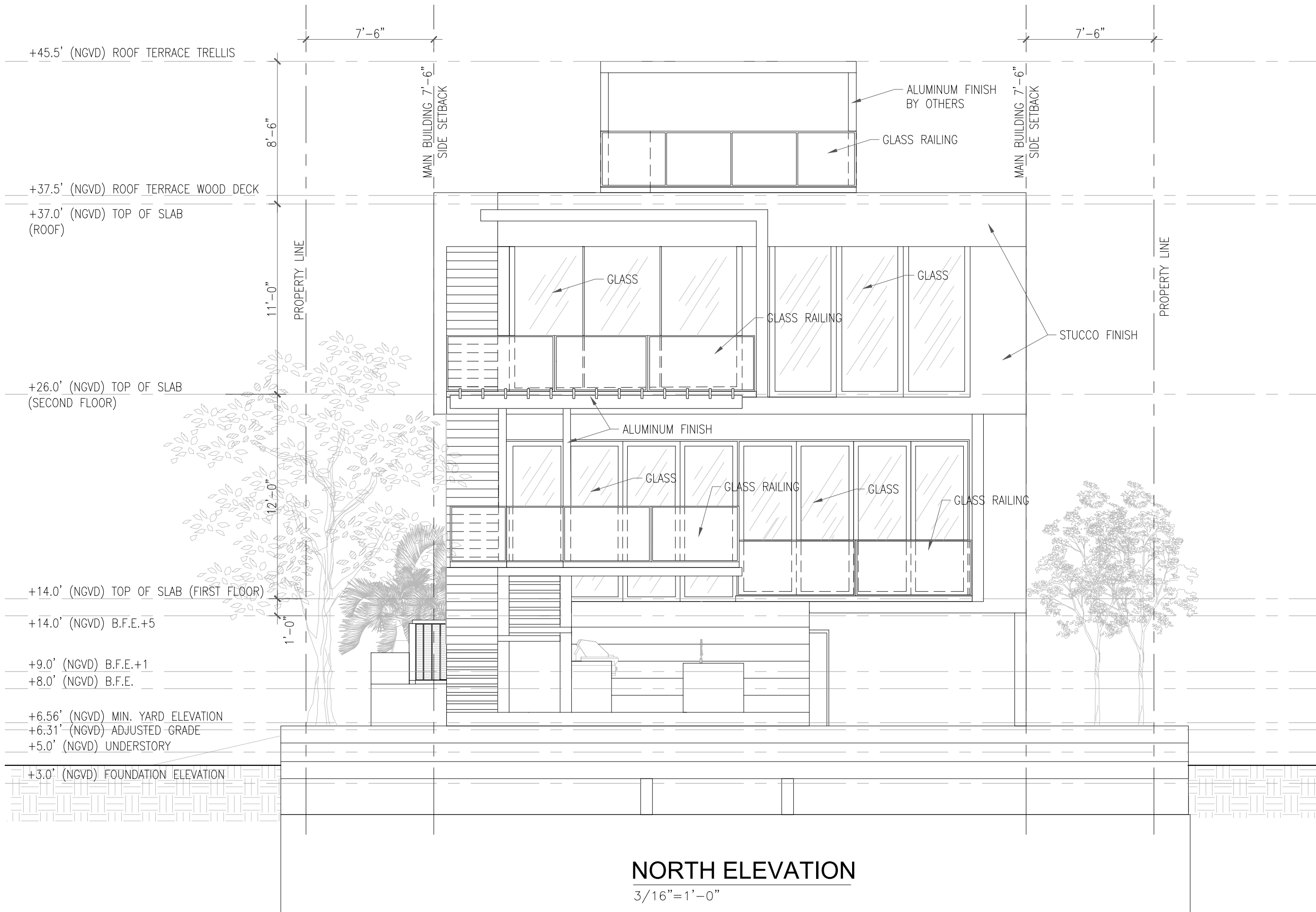
99 NW 27TH AVE
MIAMI, FL. 33125
TEL. (786) 287-9120
FAX (305) 969-9453
www.yhengineering.com

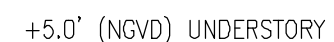
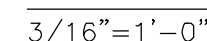


YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

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

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	




$$\overline{3/16'' = 1' - 0''}$$

$$\overline{3/16'' = 1' - 0''}$$
A-12



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		
KA	YHH		
PROJECT NO.			
		H220020	
DATE			
		03/25/2022	
SHEET NUMBER			
A13			



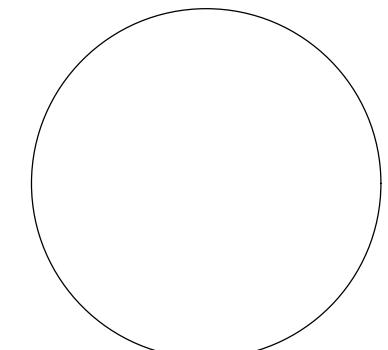
NORTH ELEVATION
N/S



EAST ELEVATION
N/S



WEST ELEVATION
N/S



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

DATE	REVISION

DWG. TITLE	RENDERING
SCALE	AS SHOWN
BY	CHK'D
KA	YHH
PROJECT NO.	H220020
DATE	03/25/2022
SHEET NUMBER	A14