1015 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB22-0853 - FINAL SUBMITTAL

NEW 2 STORY HOME

1'-0" HEIGHT VARIANCE

PRESCHEL + BASSAN STUDIO

800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR. MIAMI BEACH. FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOD ELEVATION:	8.00 FT	GRADE VALUE IN NGVD:	5.15 FT
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.57 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,472 SQ.FT	FUTURE CROWN OF ROAD:	5.26 FT
8	LOT WITH:	60.33 FT	LOT DEPTH:	150.00 FT
9	MAX LOT COVERAGE SF AND %:	30% MAX - 2,542 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	28.31% - 2,399 SQ.FT
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,310.38 SQ.FT = 70.98%	REAR YARD OPEN SPACE SF AND %:	808.84 SQ.FT = 70.53%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,236 SQ.FT	PROPOSED UNIT SIZE SF AND %:	49.90% - 4,228 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	252 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,952 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,024 SQ.FT
16			PROPOSED ROOF DECK AREA SF AND %:	N/A

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24.00 FT	N/A	25.00 FT	
18	SETBACKS:				
19	FRONT:	30'-0"	N/A	30'0"	
20	EAST SIDE:	7'-7"	N/A	7'-6"	
21	WEST SIDE:	7'-7"	N/A	7'-6"	
22	REAR:	22'-6"	N/A	27'-3"	
23	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
25	ACCESORRY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-2"	N/A	15'-2"	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO	
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION				

NOTE:
IF NOT APPLICABLE WRITE N/A

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LOCATION MAP

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

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A-02

00 LOCATION MAP
SCALE: N/A

N

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

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

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

EXISTING CONDITIONS

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A-03

00 LOCATION MAP
SCALE: N/A

N

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

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

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

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

EXISTING CONDITIONS - NEIGHBORING PROPERTIES

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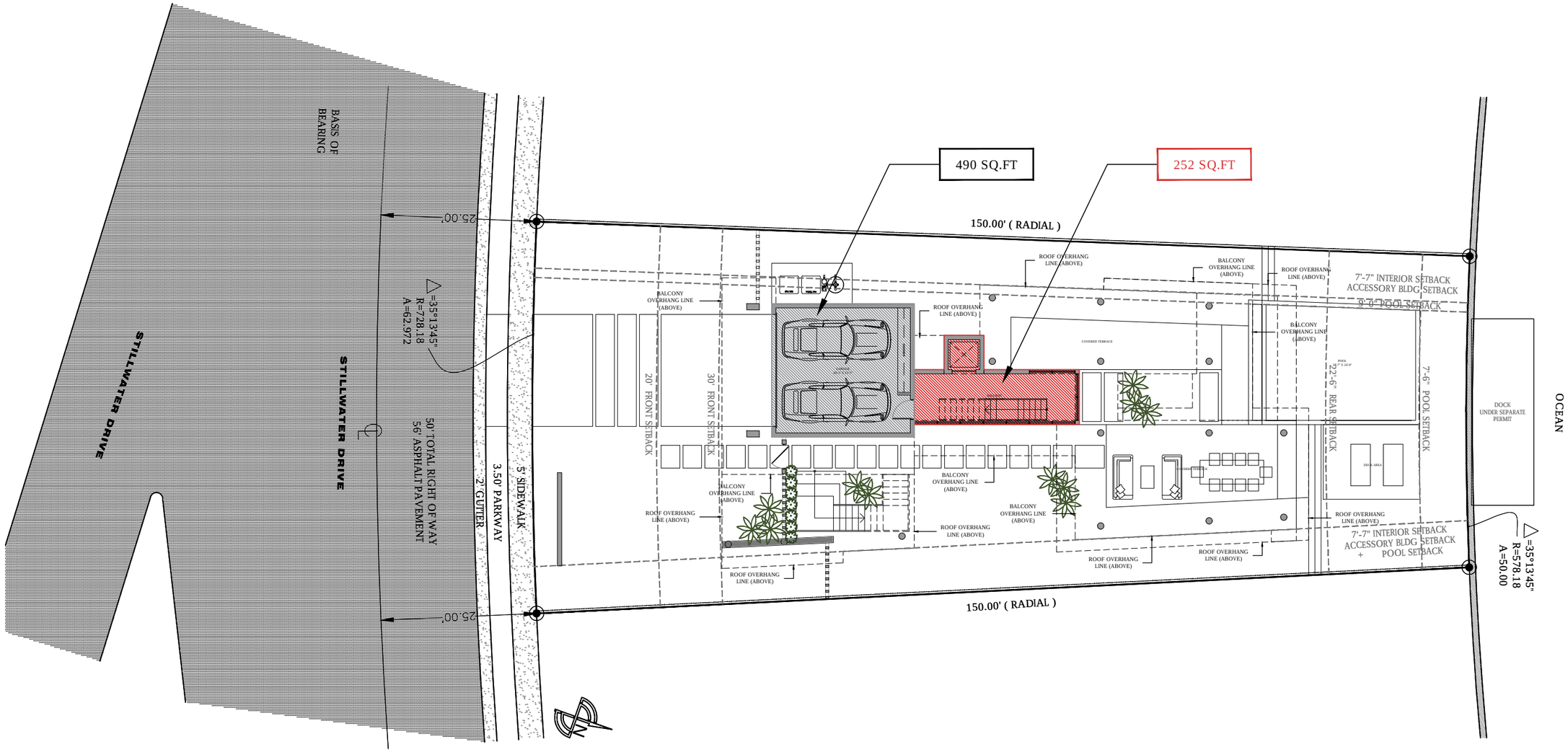
A-04

01 UNIT SIZE - UNDERSTORY
SCALE: AS NOTED



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

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

UNIT SIZE DIAGRAM - UNDERSTORY

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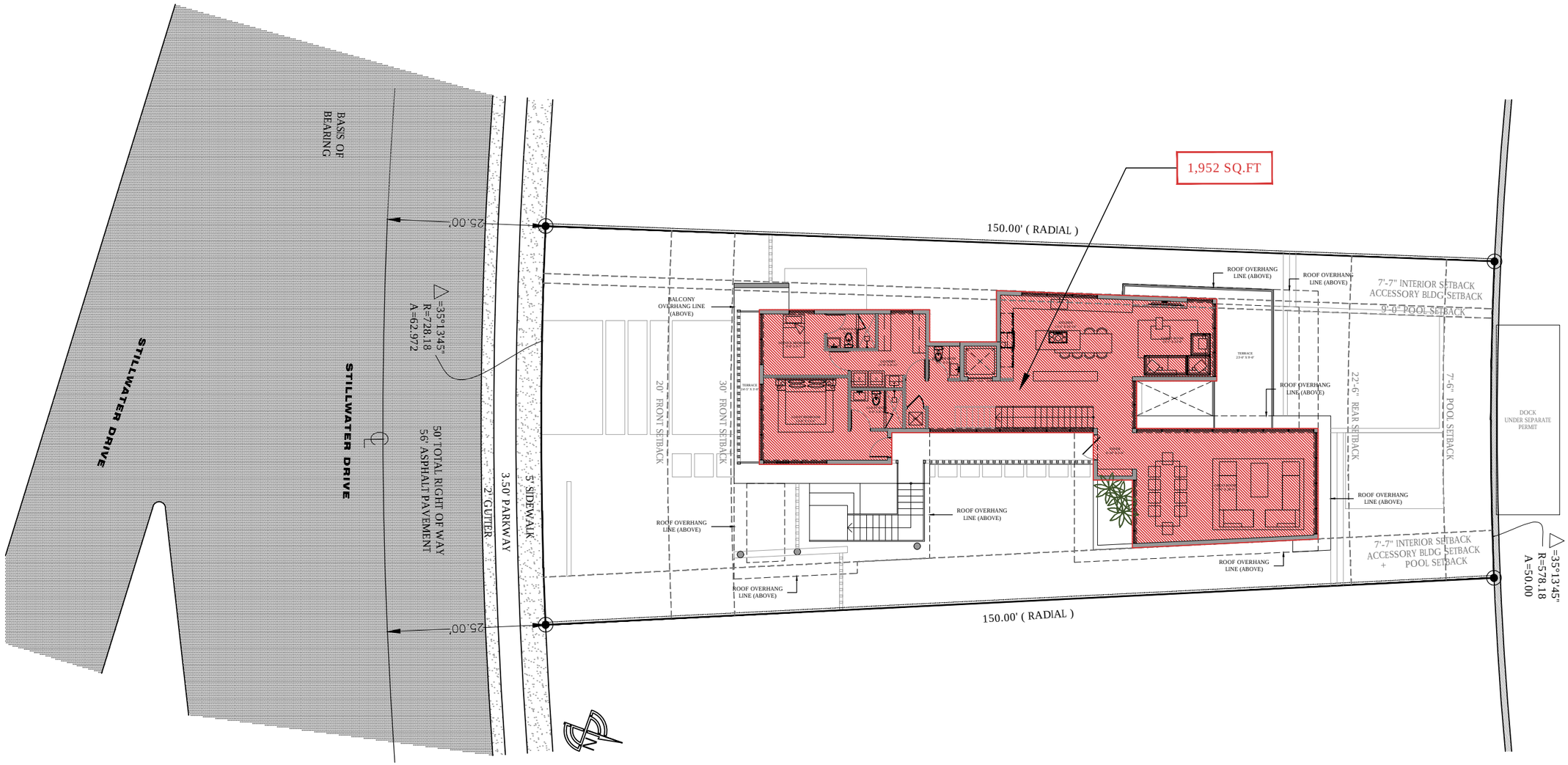
A-05

01 UNIT SIZE - FIRST FLOOR
SCALE: AS NOTED



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

UNIT SIZE DIAGRAM - FIRST FLOOR

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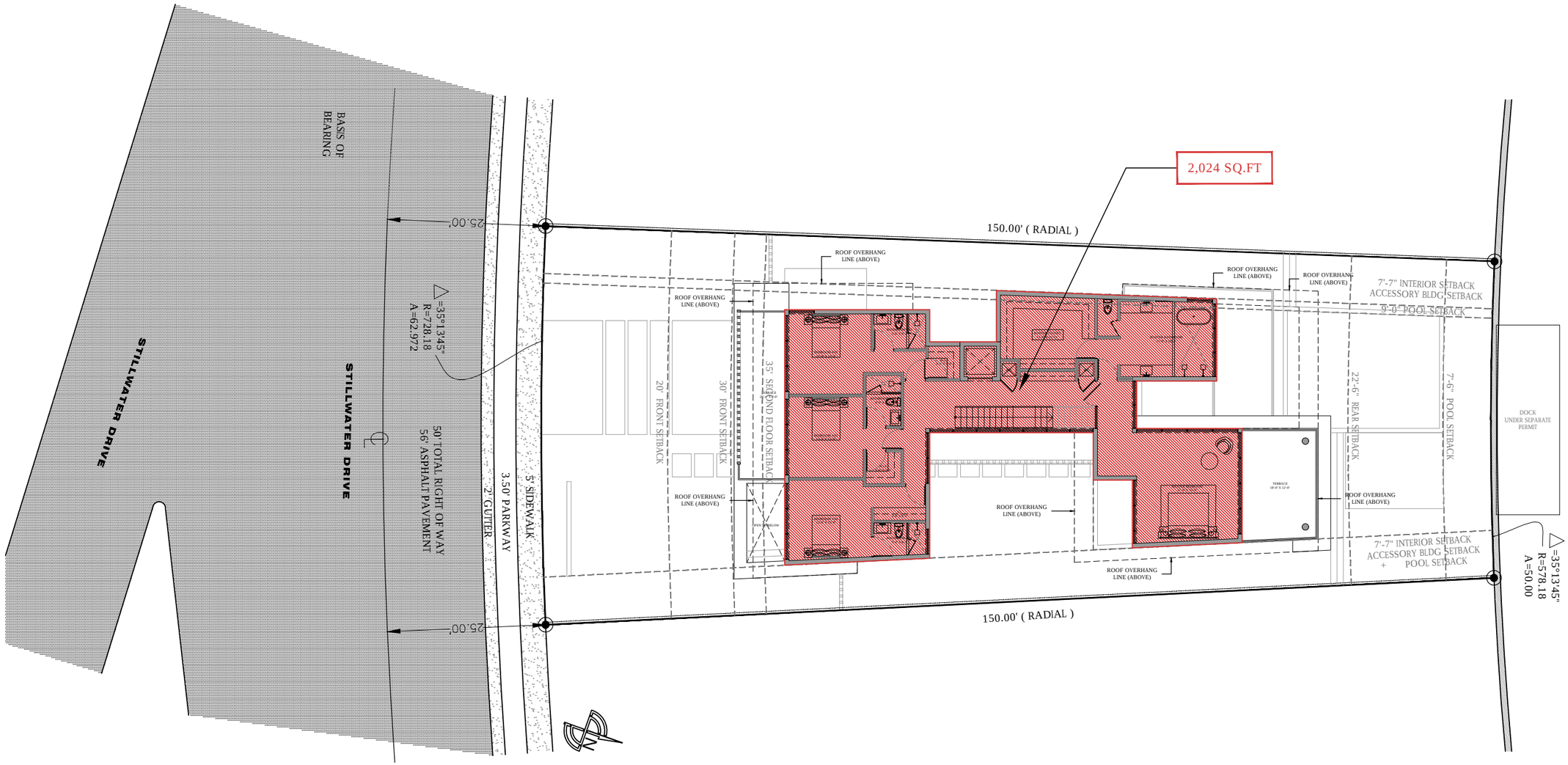
A-06

01 UNIT SIZE - SECOND FLOOR
SCALE: AS NOTED



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

UNIT SIZE DIAGRAM - SECOND FLOOR

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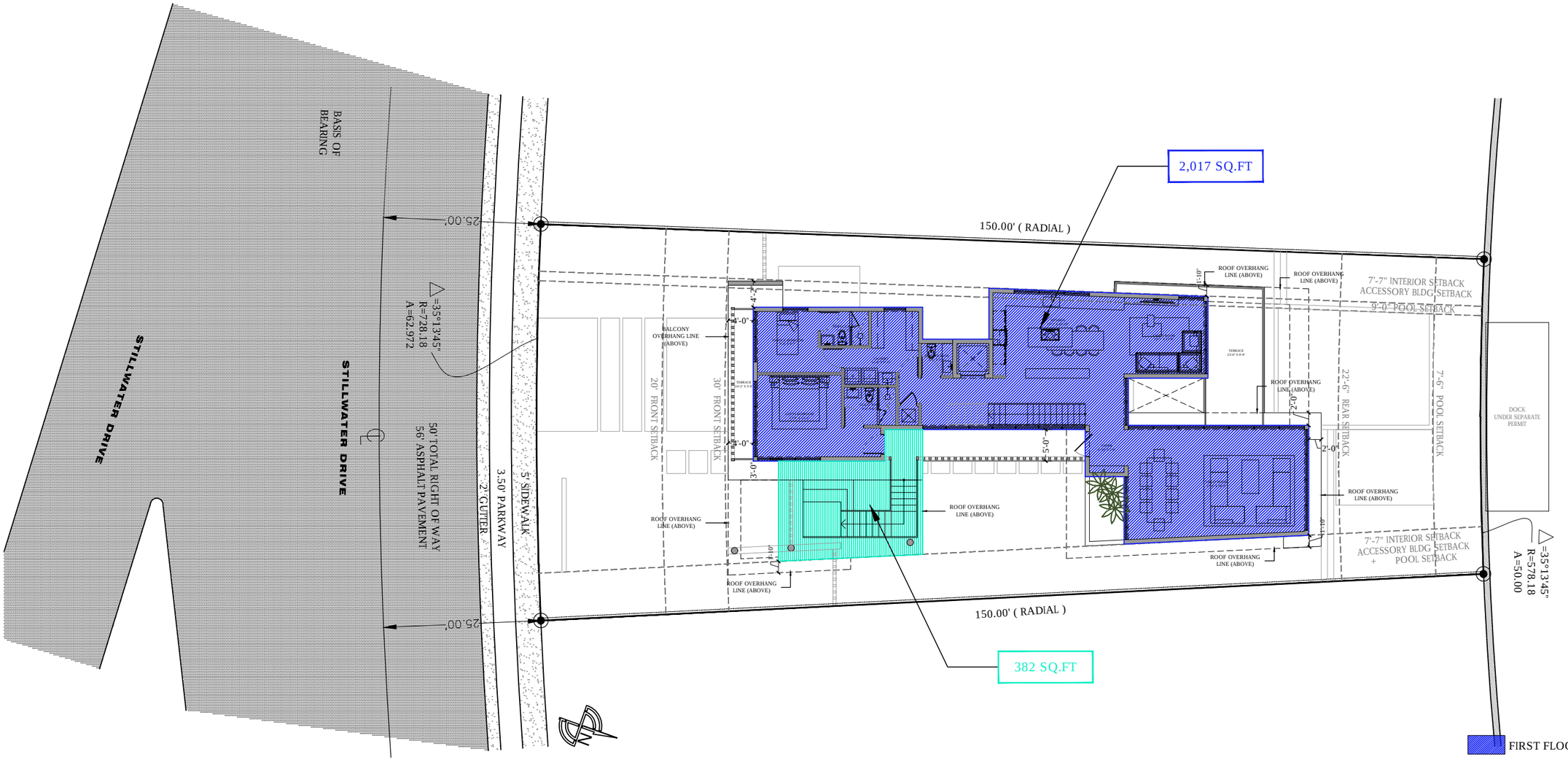
A-07

01 LOT COVERAGE DIAGRAM
SCALE: AS NOTED



FIRST FLOOR LOT COVERAGE

SECOND FLOOR LOT COVERAGE

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

ZONING DATA - LOT COVERAGE DIAGRAM

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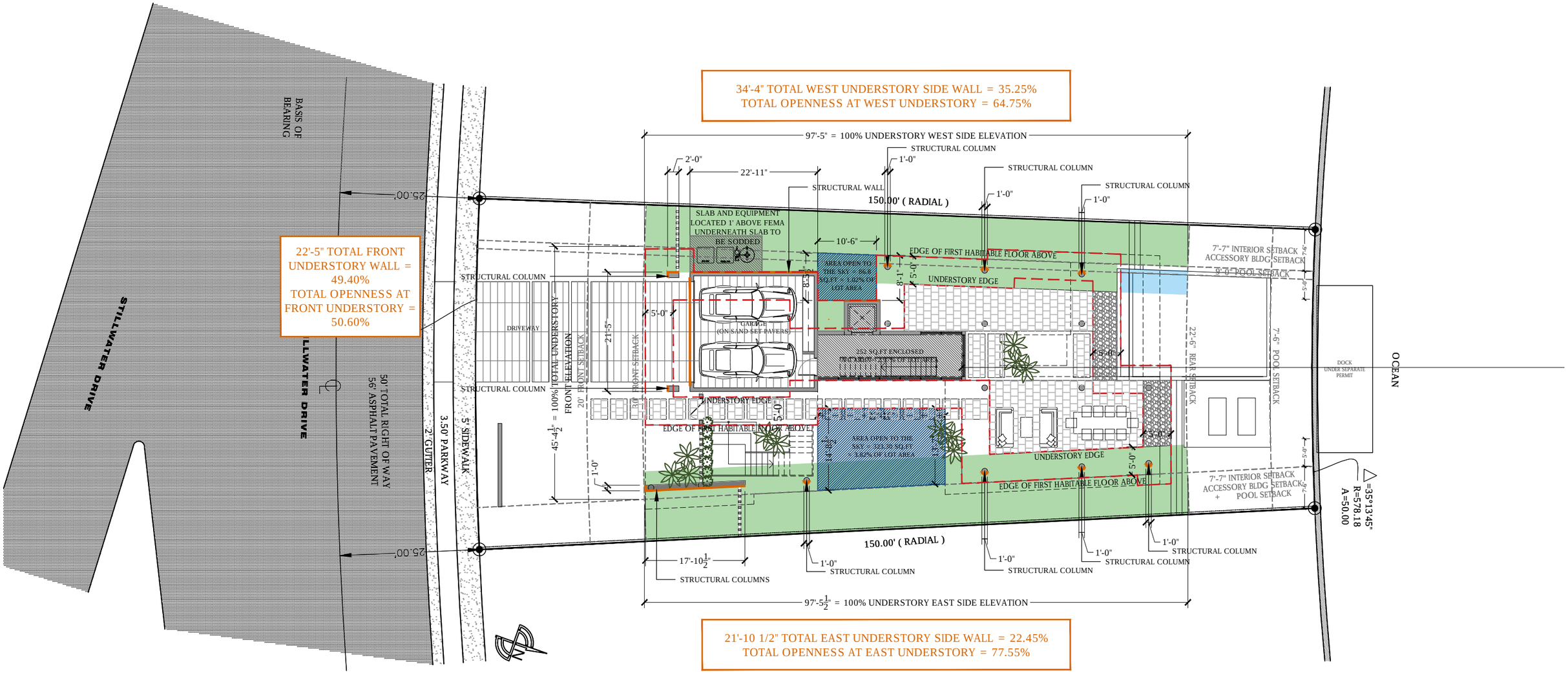
A-08

01 UNDERSTORY DIAGRAM
SCALE: AS NOTED



UNDERSTORY DIAGRAM

1015 STILLWATER RESIDENCE
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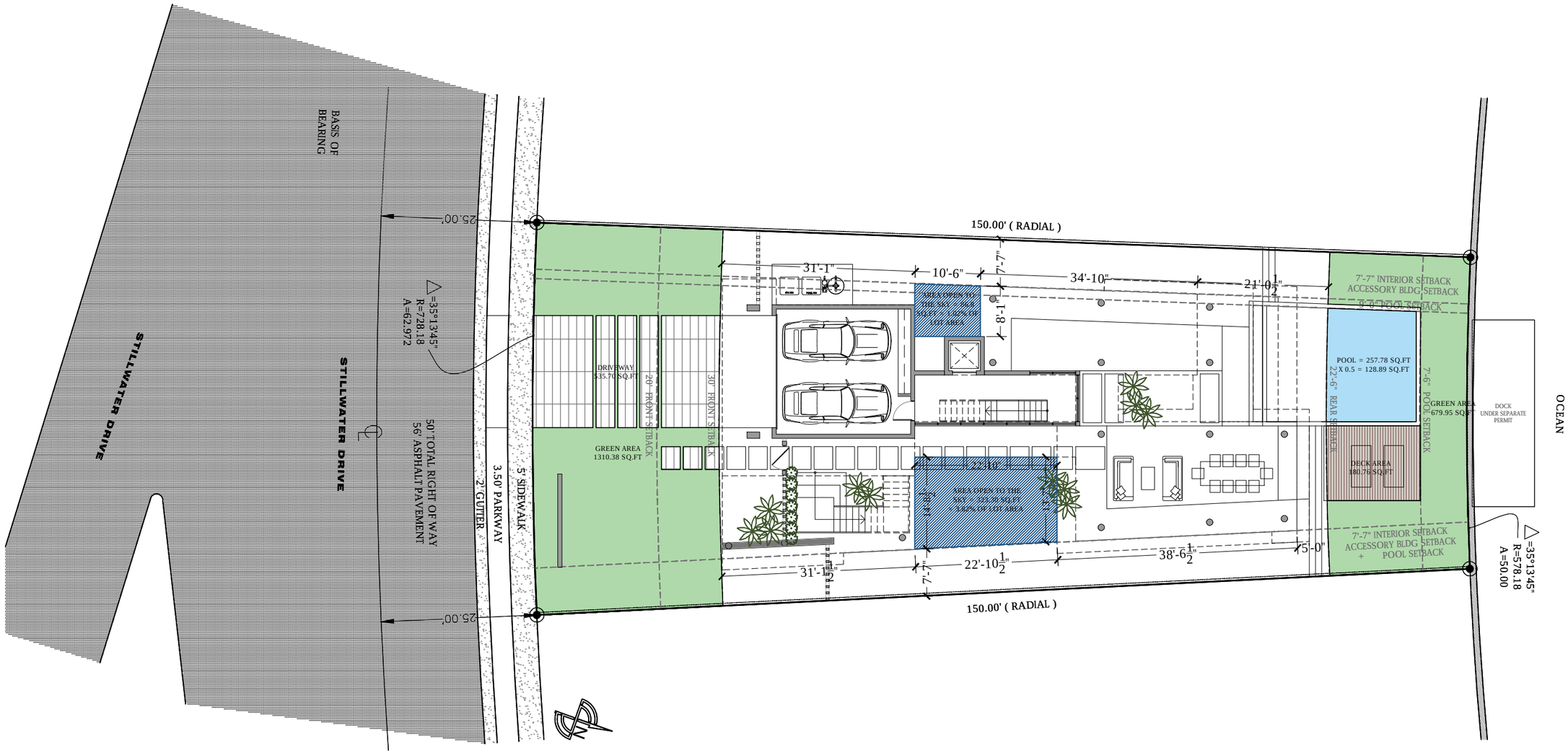
A-09

01 OPEN SPACE DIAGRAM
SCALE: AS NOTED



OPEN SPACE CALCULATION
FRONT YARD .....1,846.11 SQ.FT
REQUIRED OPEN SPACE (70%).....1292.27 SQ.FT
PROVIDED OPEN SPACE .....70.98% = 1310.38 SQ.FT
REAR YARD.....1,146.87 SQ.FT
REQUIRED OPEN SPACE (70%).....802.81 SQ.FT
PROVIDED OPEN SPACE..... 70.53% = 808.84 SQ.FT

OPEN SPACE DIAGRAM

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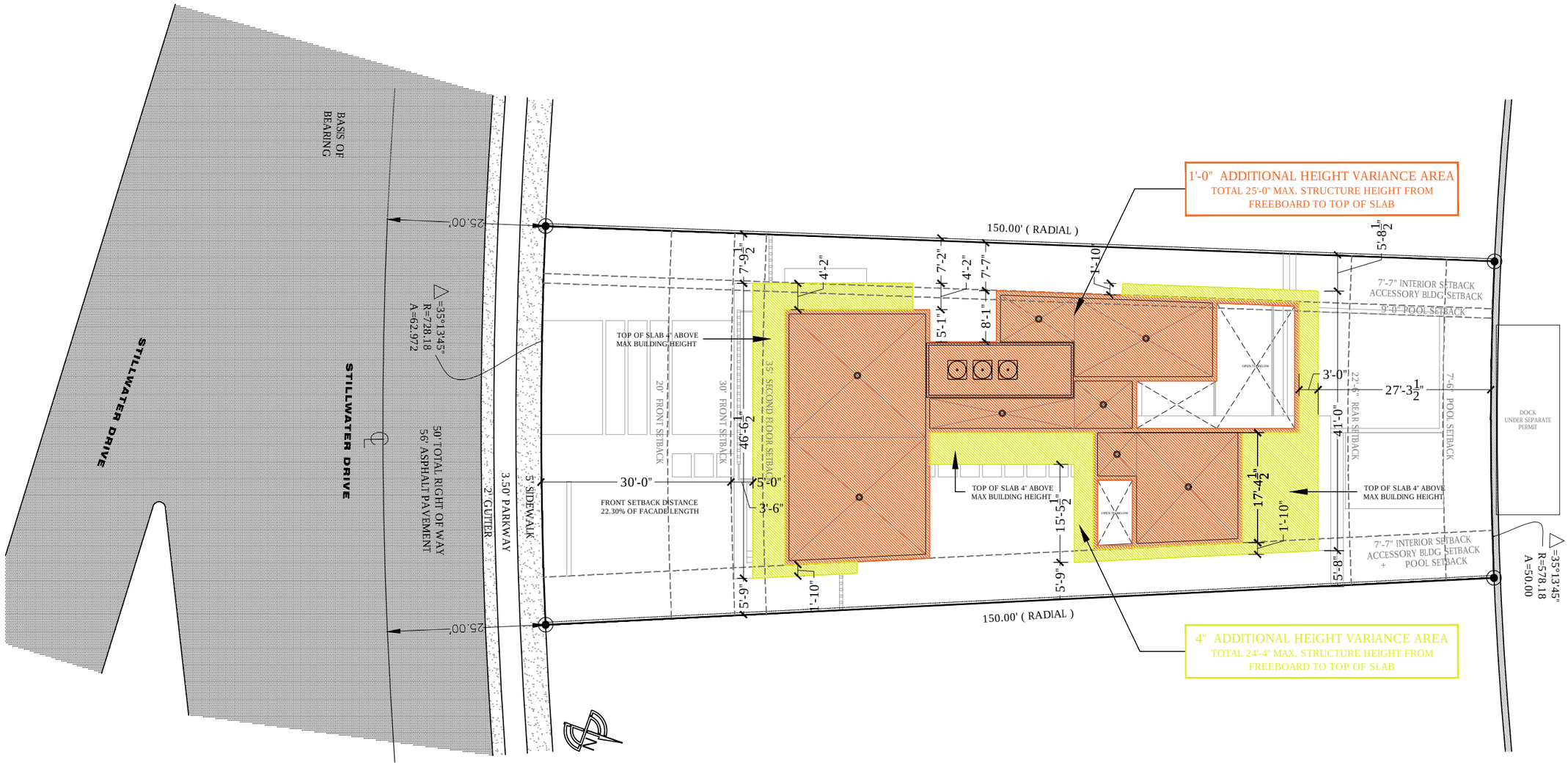
A-10

01 HEIGHT WAIVER DIAGRAM
SCALE: AS NOTED



HEIGHT WAIVER DIAGRAM

1015 STILLWATER RESIDENCE
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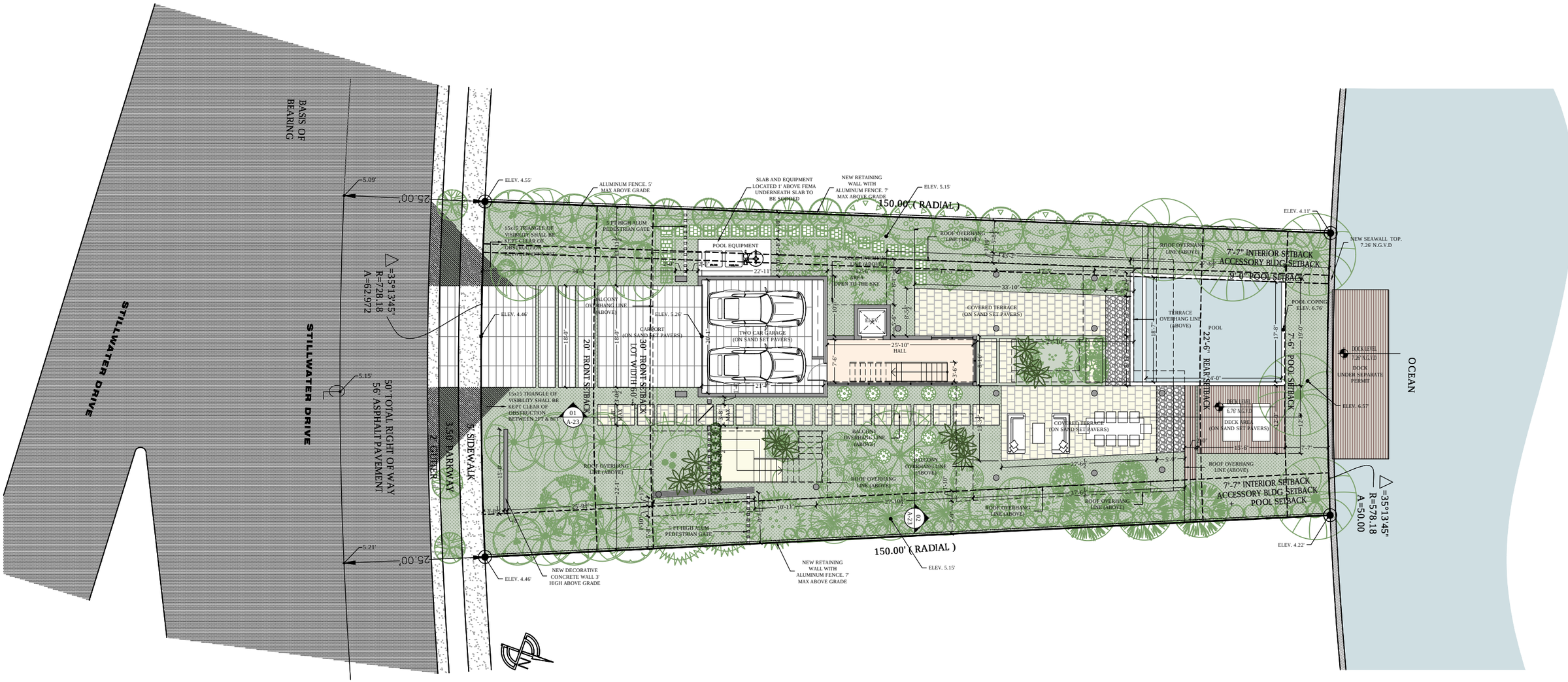
A-11

01 SITE PLAN
SCALE: AS NOTED



SITE PLAN

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

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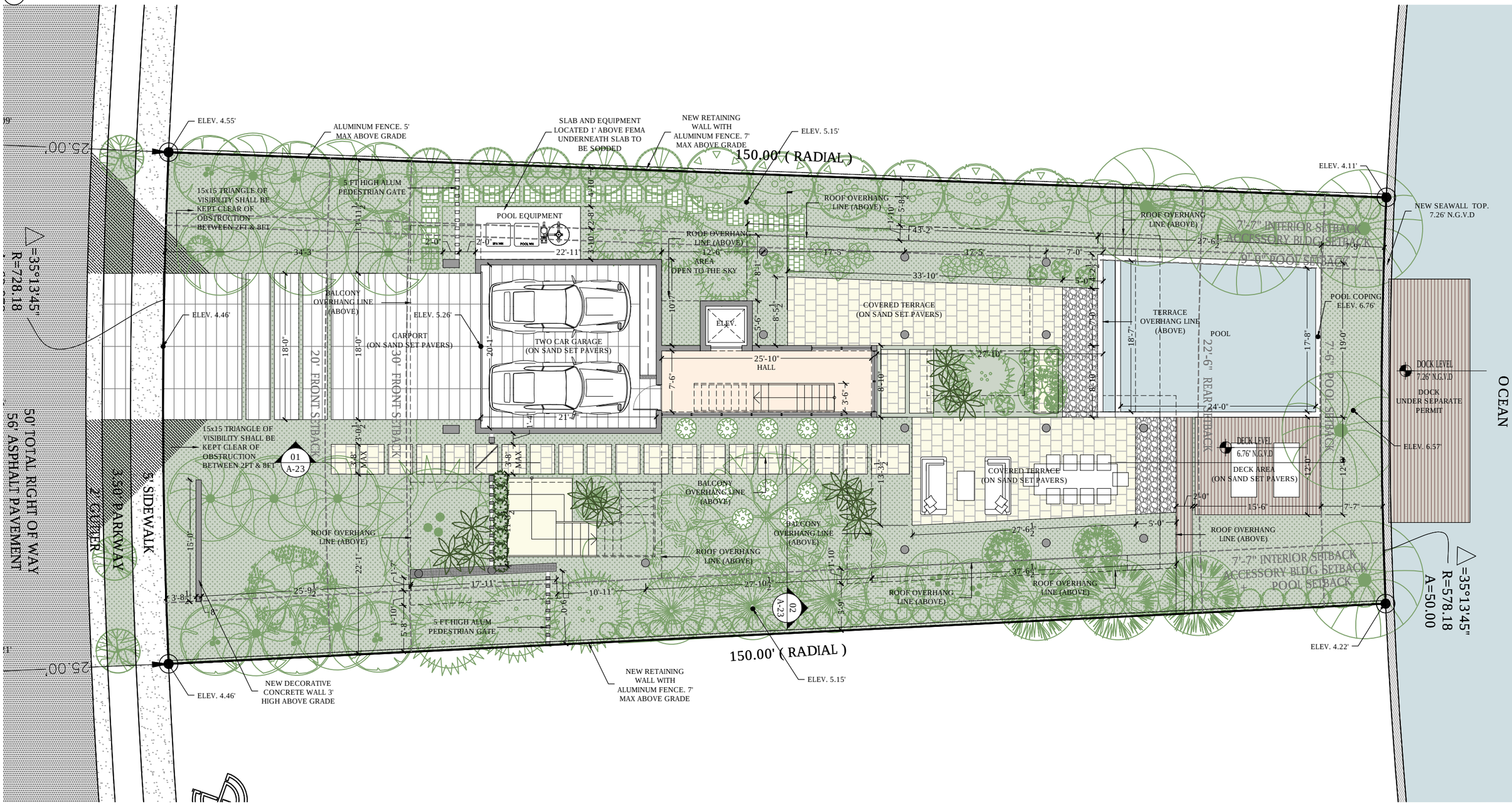
A-12

01 UNDERSTORY FLOOR PLAN
SCALE: AS NOTED



UNDERSTORY FLOOR PLAN

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL

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SCALE: 3/32" = 1'-0"

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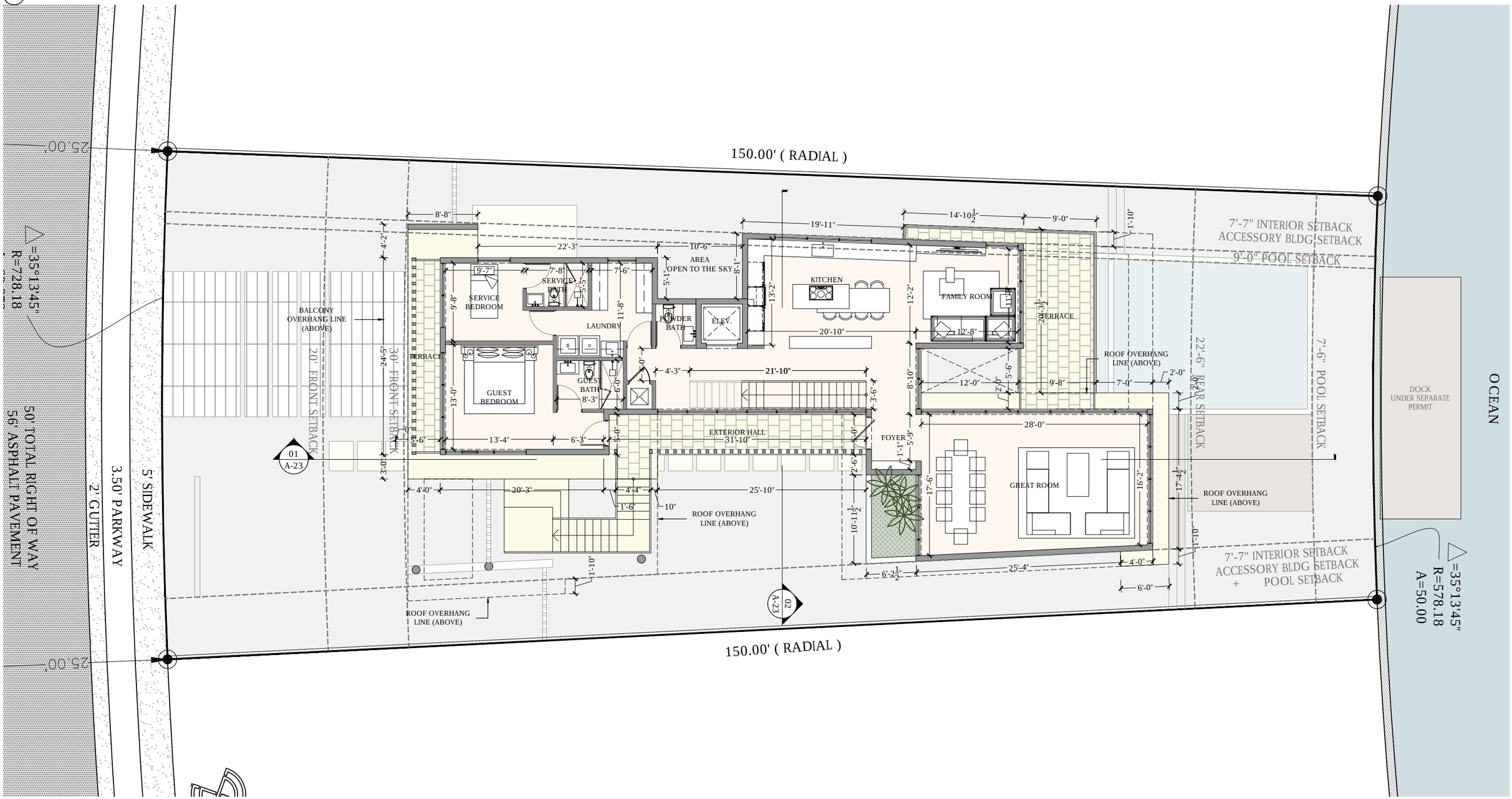
A-13

01 FIRST FLOOR PLAN
SCALE: AS NOTED



FIRST FLOOR PLAN

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL
DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

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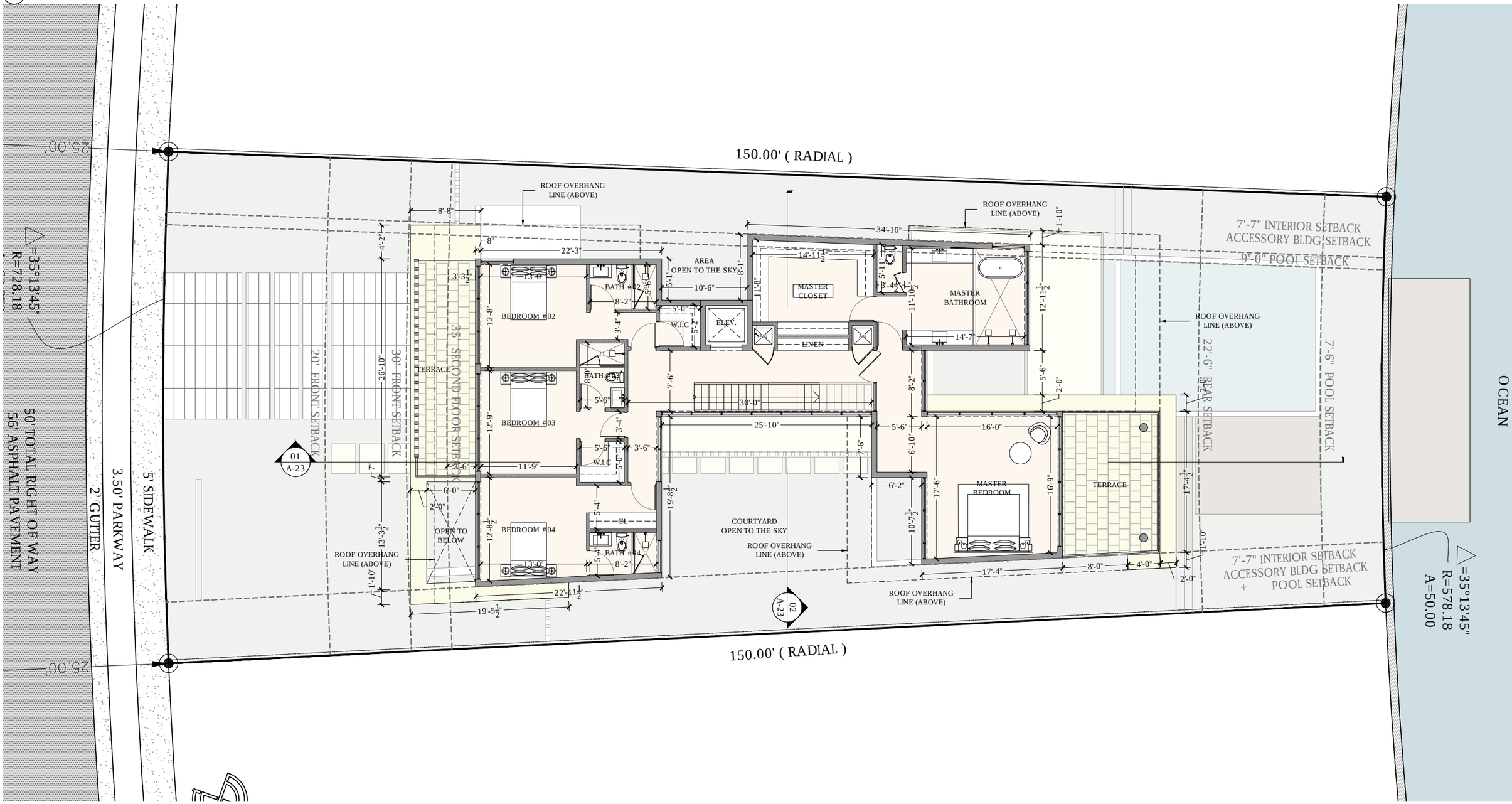
A-14

01 SECOND FLOOR PLAN
SCALE: AS NOTED



SECOND FLOOR PLAN

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL

DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

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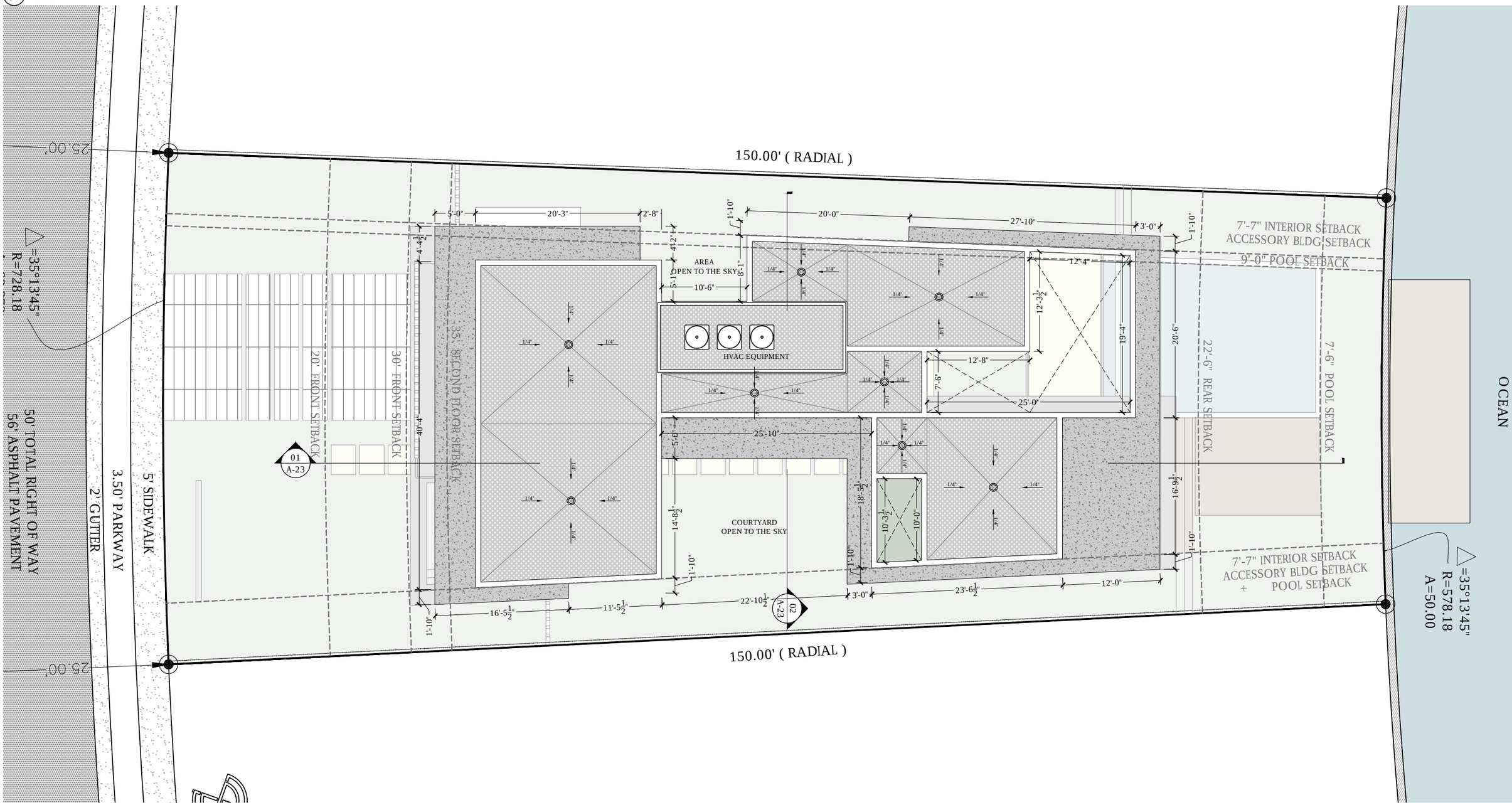
A-15

01 ROOF PLAN
SCALE: AS NOTED



ROOF PLAN

SCALE: 3/32" = 1'-0"

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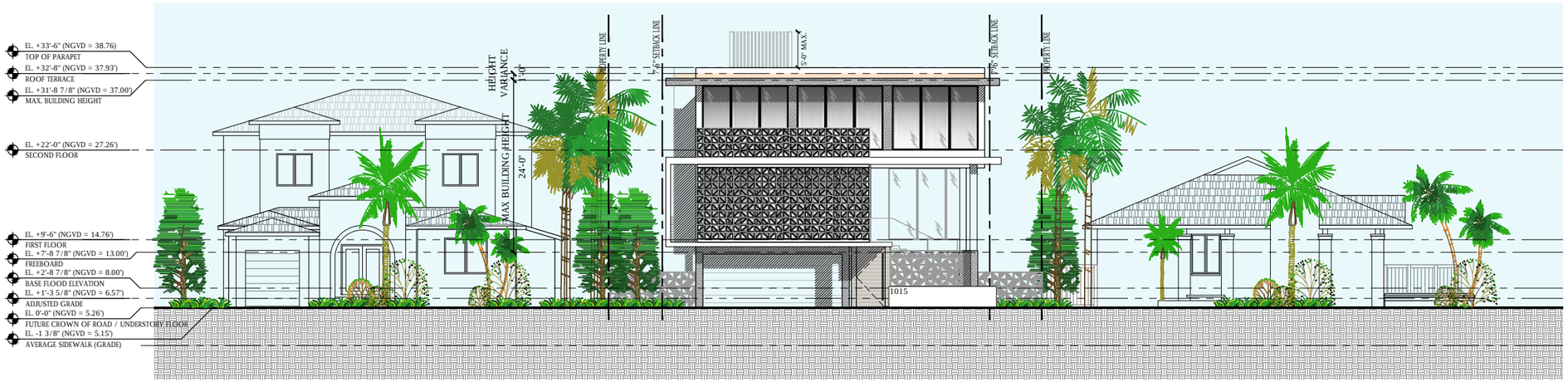
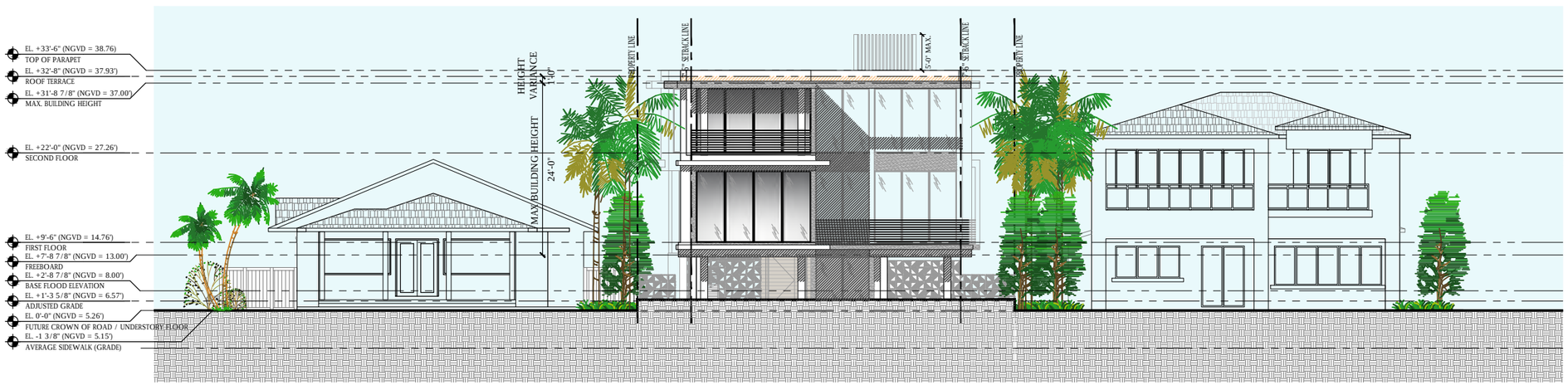
A-16

01 SOUTH ELEVATION
SCALE: AS NOTED



02 NORTH ELEVATION
SCALE: AS NOTED



NORTH / SOUTH ELEVATIONS

1015 STILLWATER RESIDENCE

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

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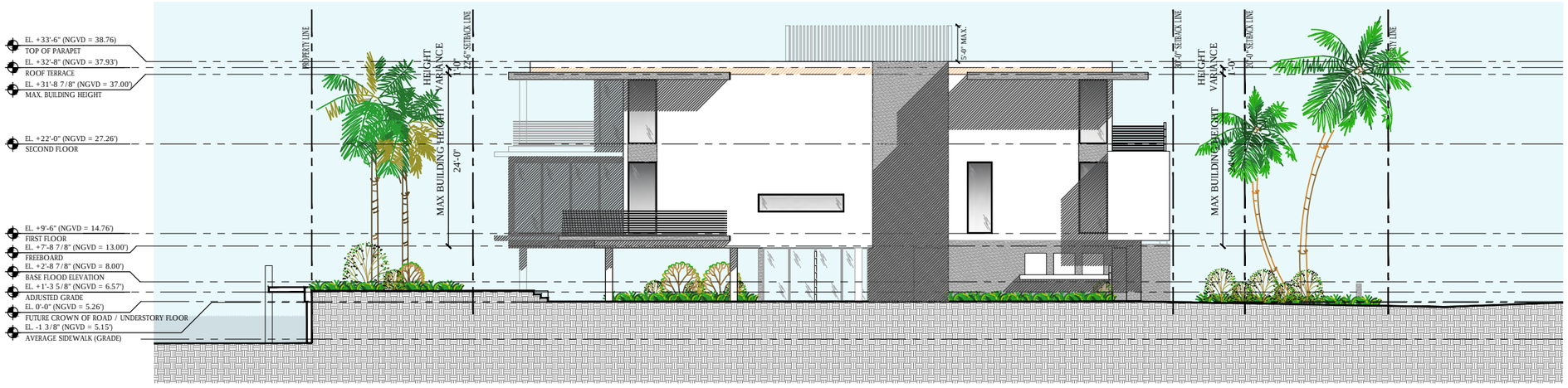
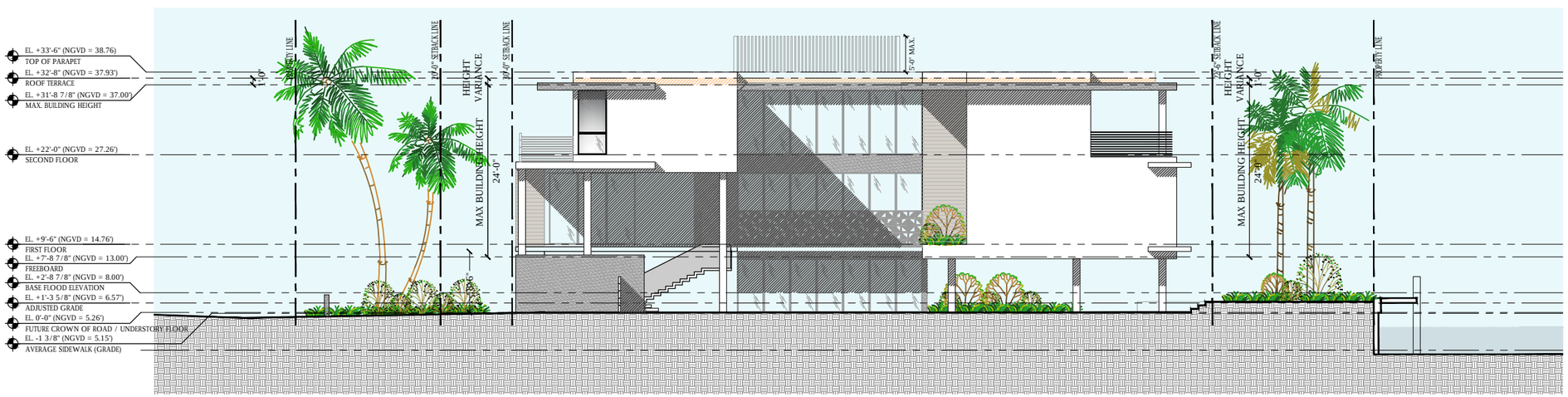
A-17

01 WEST ELEVATION
SCALE: AS NOTED



02 EAST ELEVATION
SCALE: AS NOTED



EAST / WEST ELEVATIONS

1015 STILLWATER RESIDENCE

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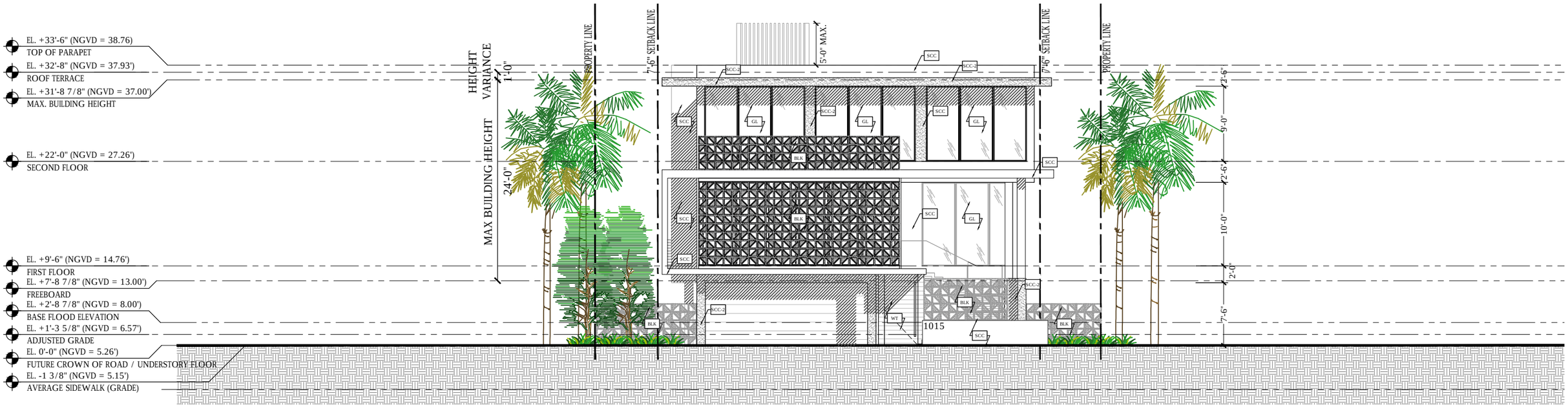
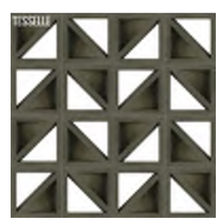
A-18

01 SOUTH ELEVATION
SCALE: AS NOTED

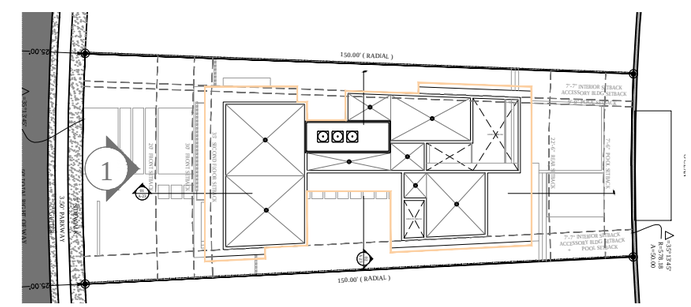


ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GREY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-UP PANEL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


BLK

WT

MTL / GL



02 ELEVATION KEY PLAN

SOUTH ELEVATION

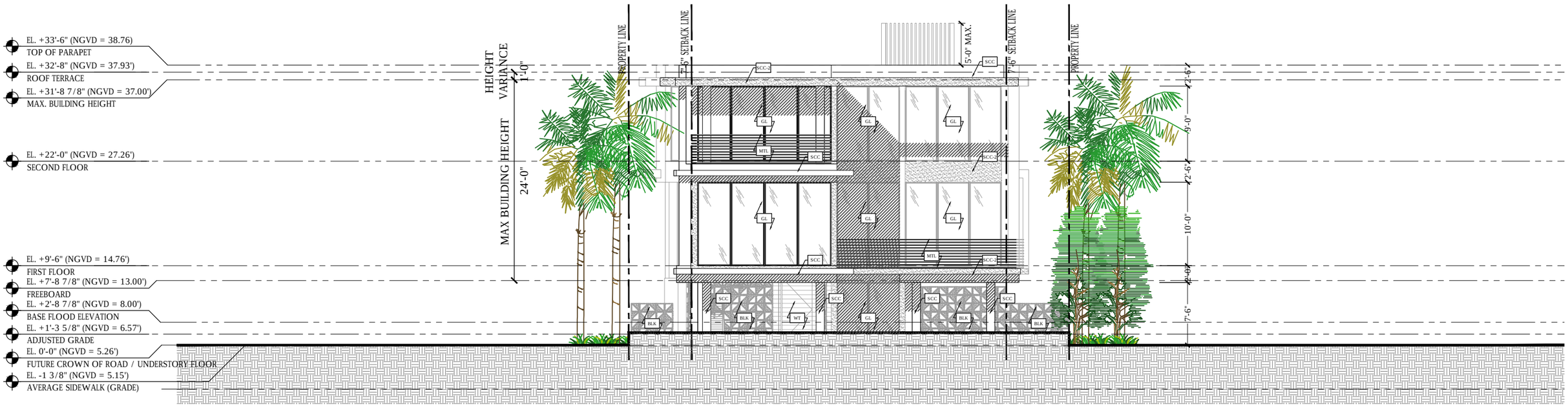
1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

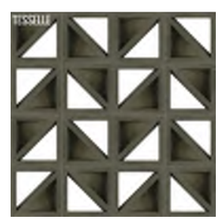
PRESCHEL + BASSAN STUDIO
800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

A-19

01 NORTH ELEVATION
SCALE: AS NOTED



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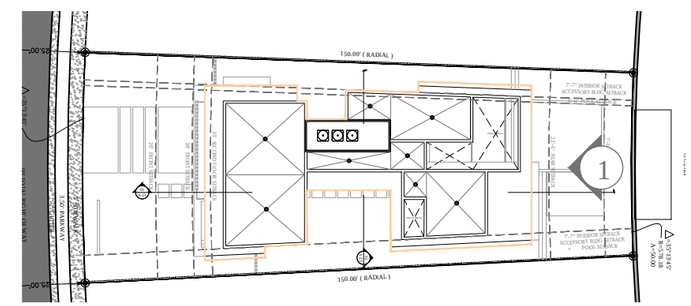
WT

MTL / GL



02 ELEVATION KEY PLAN

NORTH ELEVATION

1015 STILLWATER RESIDENCE
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FINAL SUBMITTAL
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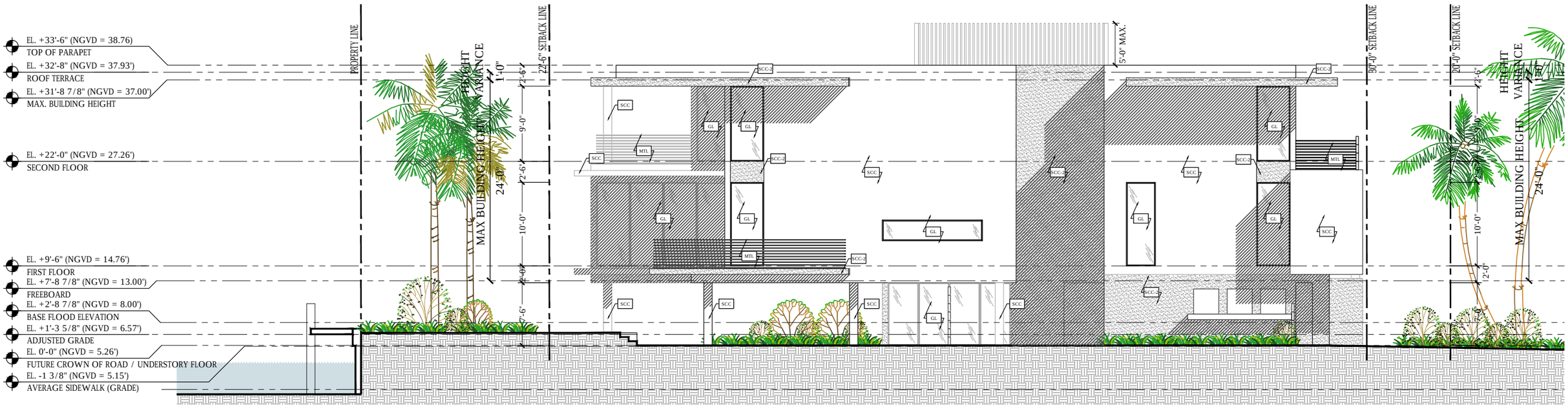
A-20

01 WEST ELEVATION
SCALE: AS NOTED



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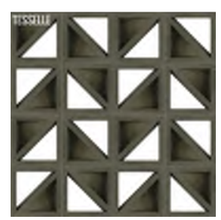
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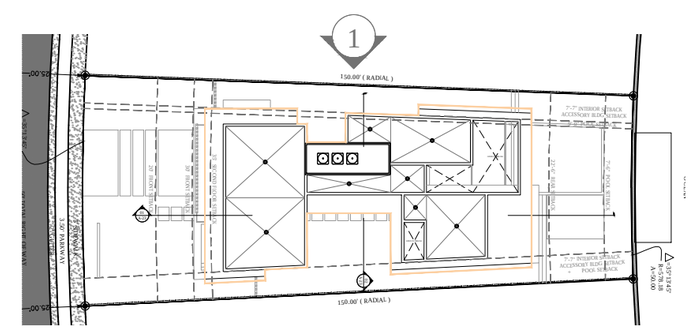
WT

MTL / GL



02 ELEVATION KEY PLAN

WEST ELEVATION

1015 STILLWATER RESIDENCE
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FINAL SUBMITTAL
DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

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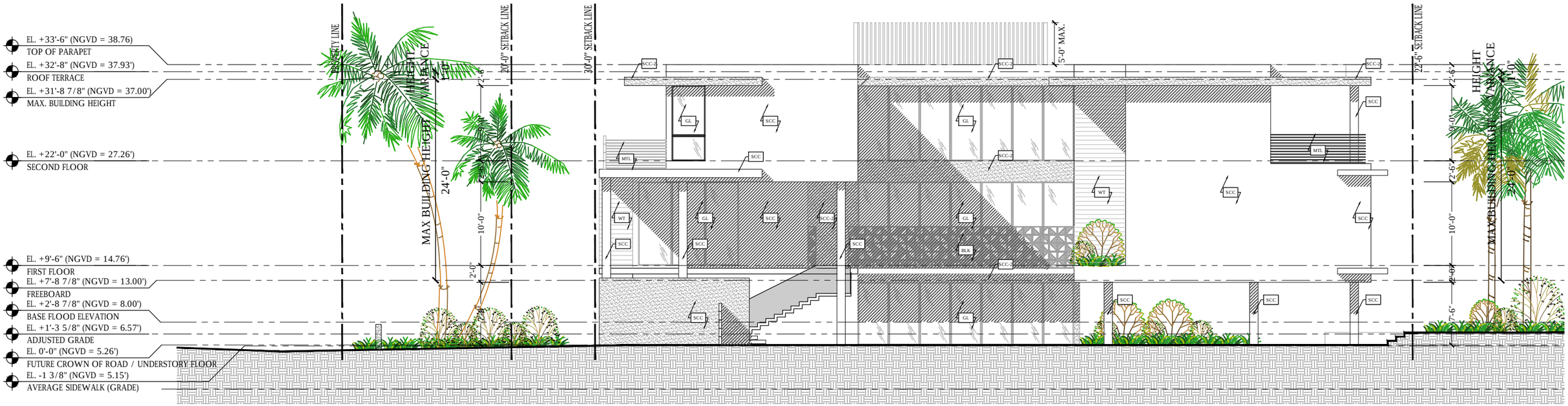
A-21

01 EAST ELEVATION
SCALE: AS NOTED



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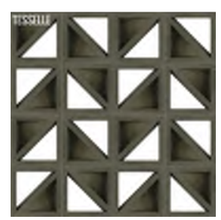

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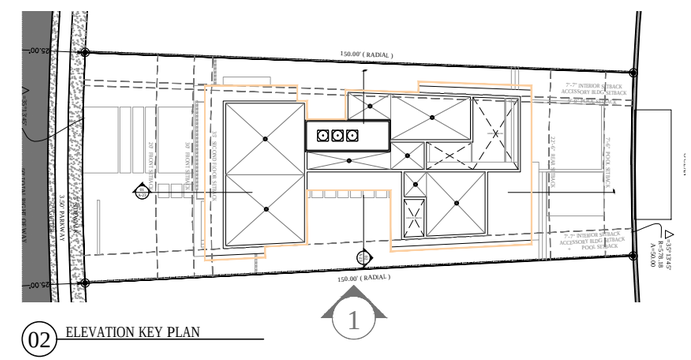
WT

MTL / GL



02 ELEVATION KEY PLAN

EAST ELEVATIONS

1015 STILLWATER RESIDENCE

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DATE: 07.11.2022

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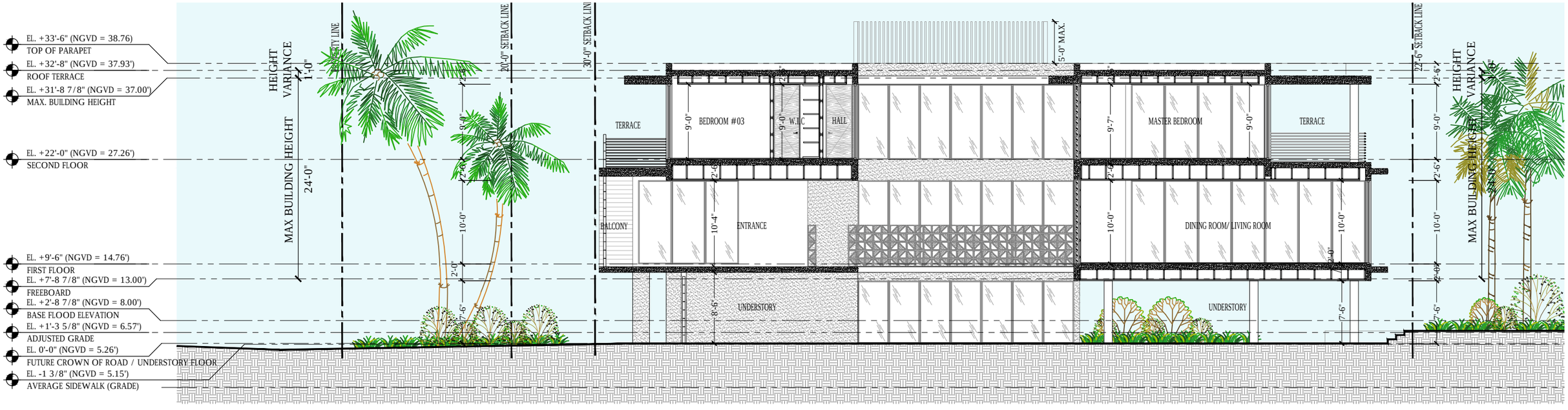
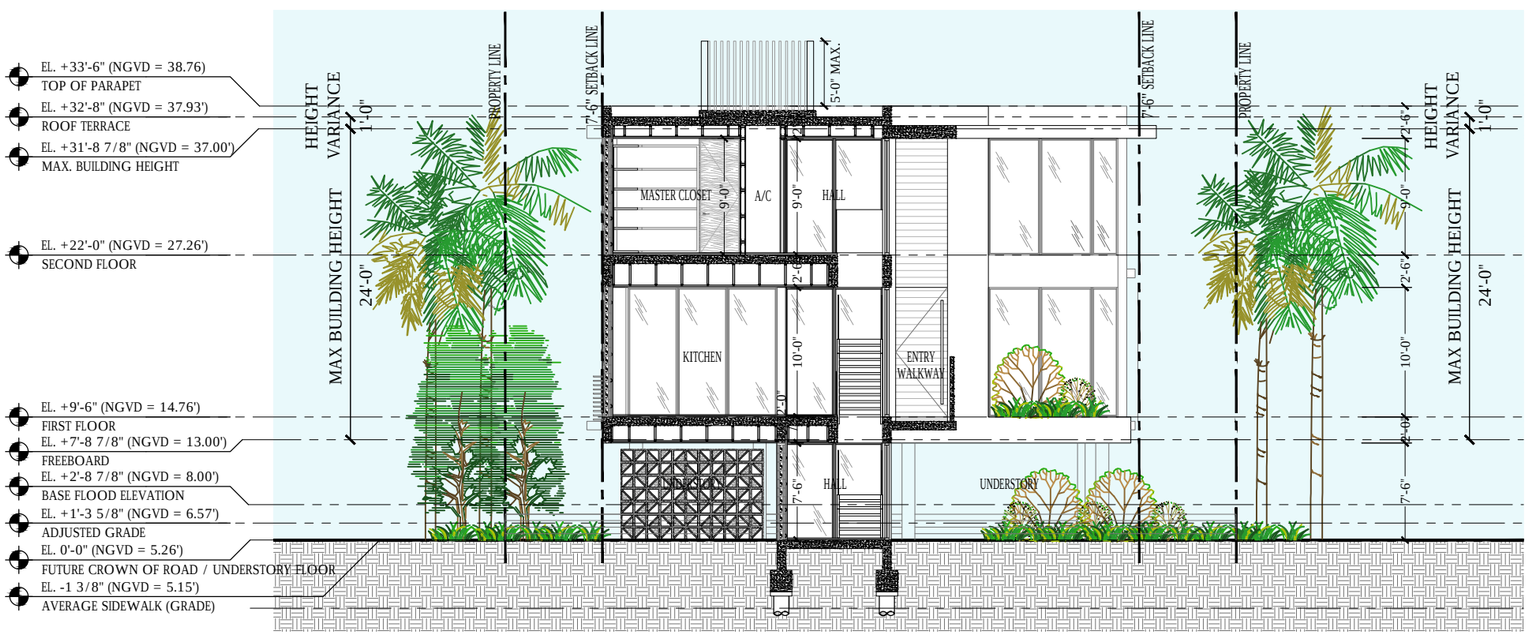
A-22

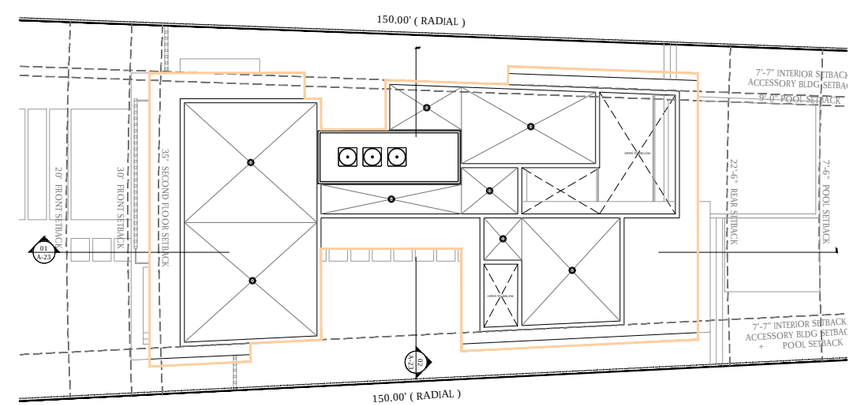
01 LONGITUDINAL SECTION
SCALE: AS NOTED



02 TRANSVERSE SECTION
SCALE: AS NOTED



03 SECTIONS KEY PLAN



DIAGRAMATIC SETIONS

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

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DATE: 07.11.2022

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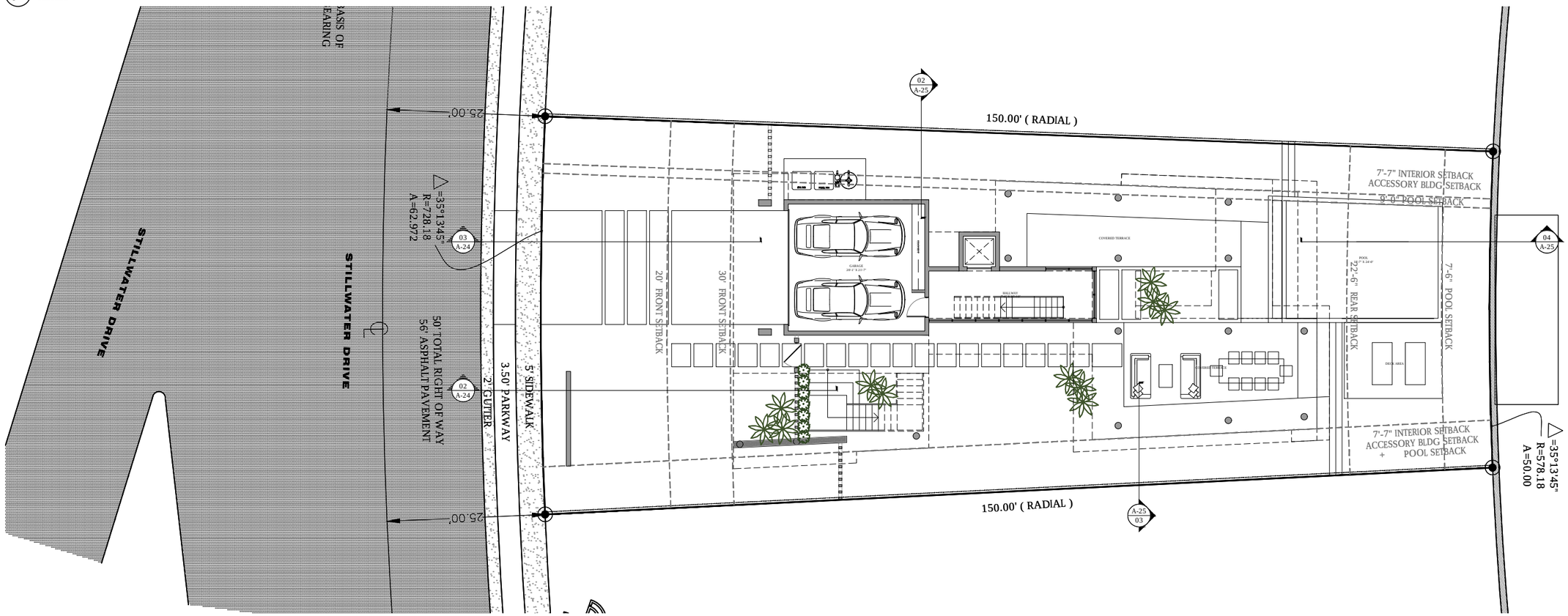
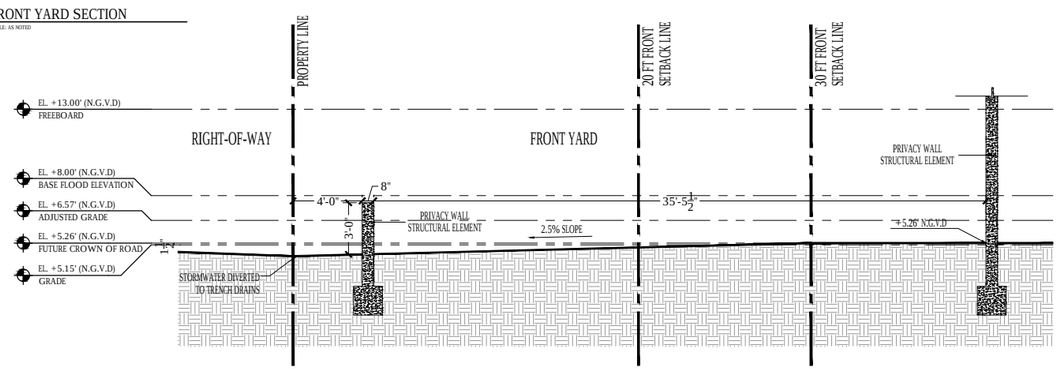
A-23

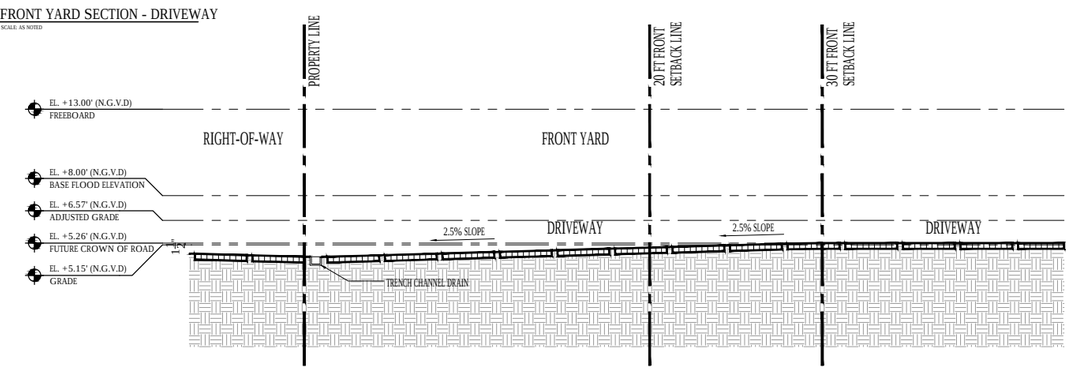
01 KEY PLAN
SCALE: AS NOTED



02 FRONT YARD SECTION
SCALE: AS NOTED



03 FRONT YARD SECTION - DRIVEWAY
SCALE: AS NOTED



YARD ELEVATION SECTIONS

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

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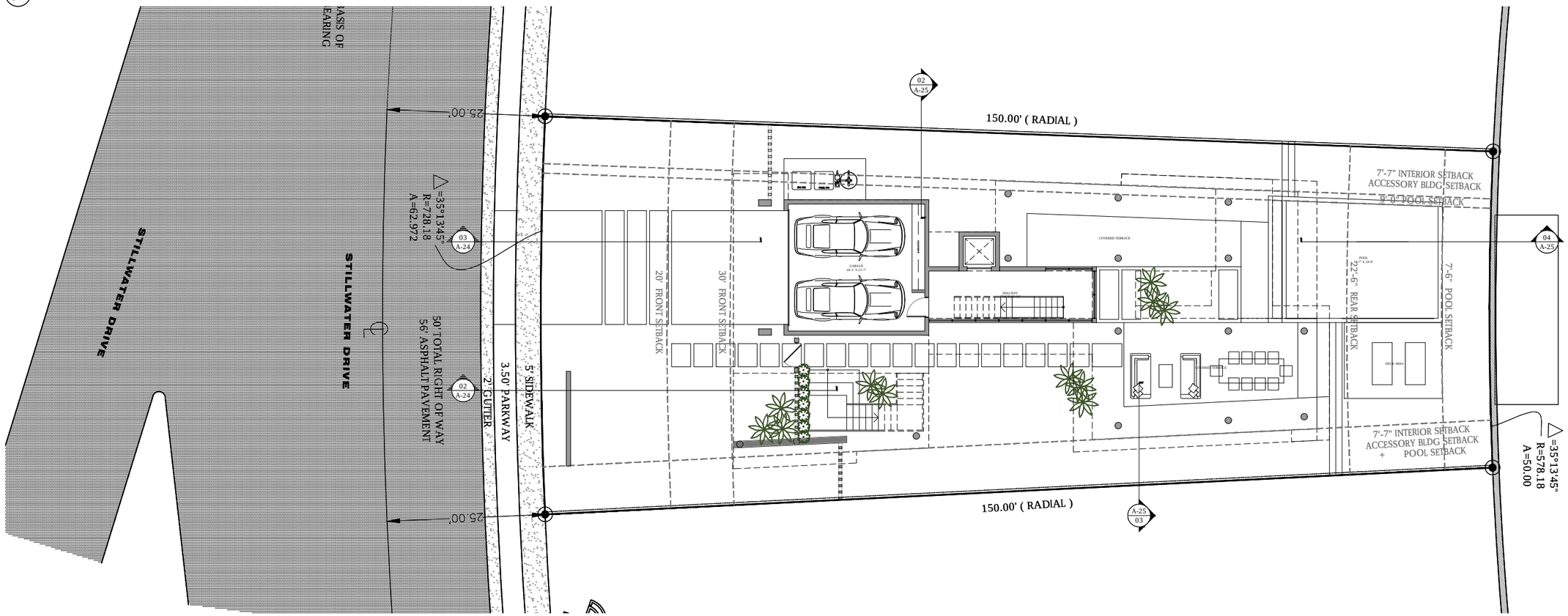
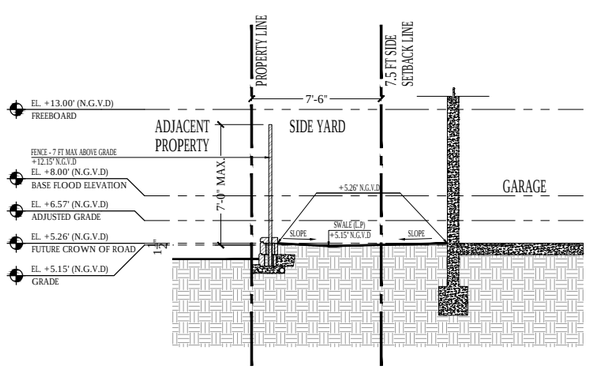
A-24

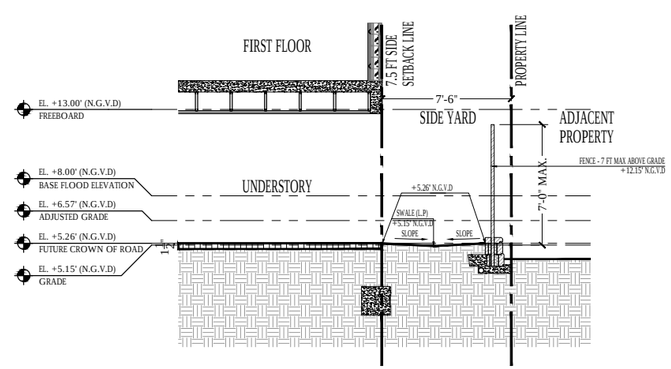
01 KEY PLAN
SCALE: AS NOTED



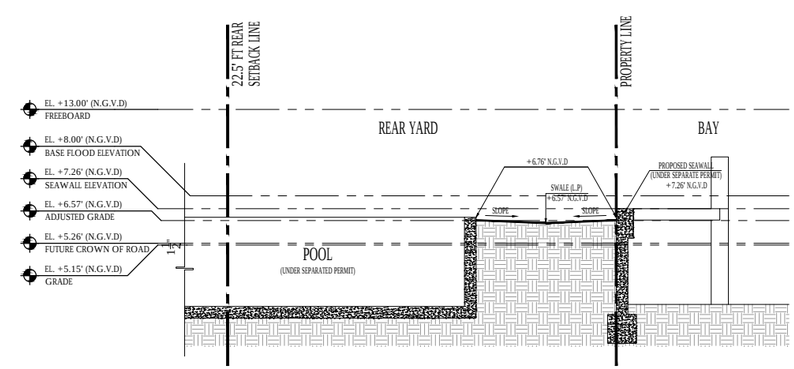
02 SIDE YARD (WEST) SECTION
SCALE: AS NOTED



03 SIDE YARD (EAST) SECTION
SCALE: AS NOTED



04 REAR YARD SECTION
SCALE: AS NOTED



YARD ELEVATION SECTIONS

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL
DATE: 07.11.2022

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A-25

AXONOMETRIC VIEW - EAST

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL

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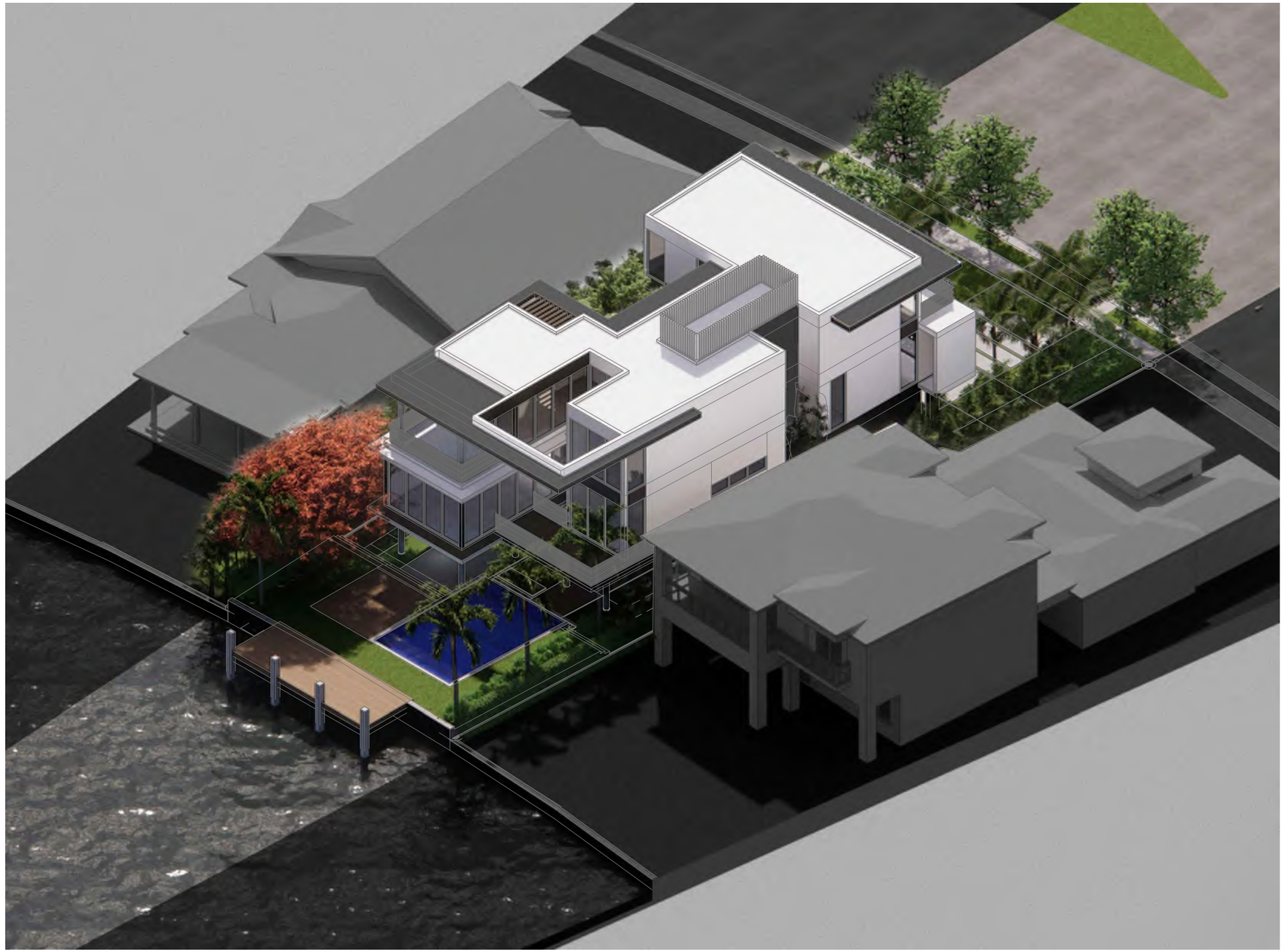
A-26



AXONOMETRIC VIEW - WEST

1015 STILLWATER RESIDENCE

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A-27

FRONT VIEW

1015 STILLWATER RESIDENCE

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A-28

BACK VIEW

1015 STILLWATER RESIDENCE

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A-29

BACK VIEW

1015 STILLWATER RESIDENCE

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A-30

01 SOUTH FACADE (FRONT)
SCALE: N/A

02 NORTH FACADE (REAR)
SCALE: N/A

BLACK AND WHITE RENDERINGS

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A-31

01 EAST FACADE
SCALE: N/A

02 WEST FACADE
SCALE: N/A

BLACK AND WHITE RENDERINGS

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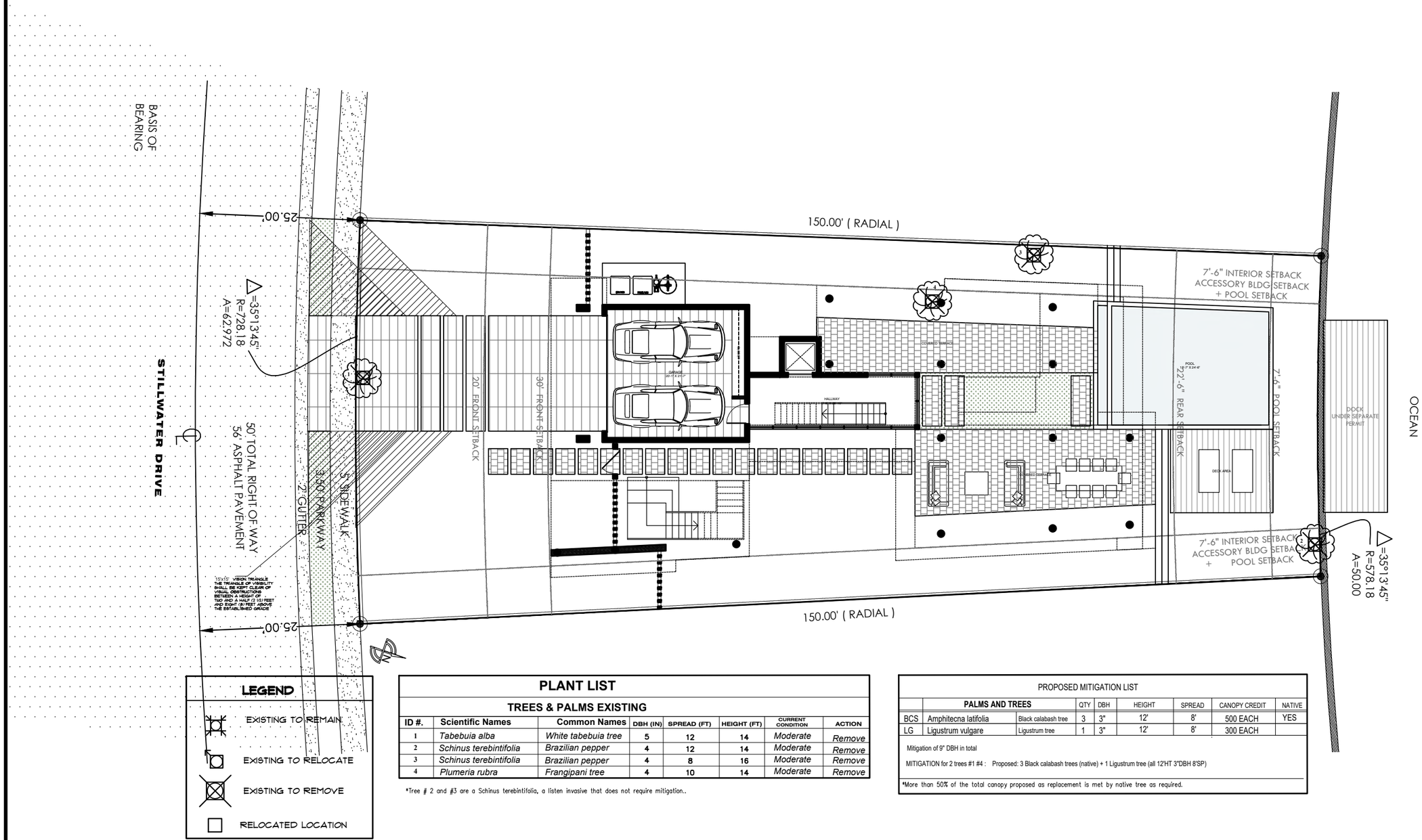
A-32



PLANT LIST

TREES & PALMS EXISTING

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

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

PROPOSED MITIGATION LIST

	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE
BCS	Amphitecna latifolia	Black calabash tree	3	3"	12'	8'	500 EACH	YES
LG	Ligustrum vulgare	Ligustrum tree	1	3"	12'	8'	300 EACH	

Mitigation of 9" DBH in total

MITIGATION for 2 trees #1 #4 : Proposed: 3 Black calabash trees (native) + 1 Ligustrum tree (all 12'HT 3"DBH 8'SP)

*More than 50% of the total canopy proposed as replacement is met by native tree as required.

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
181 Harbor Dr. Key Biscayne, Fl, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE
TREE DISPOSITION PLAN

ISSUE DATE
5/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

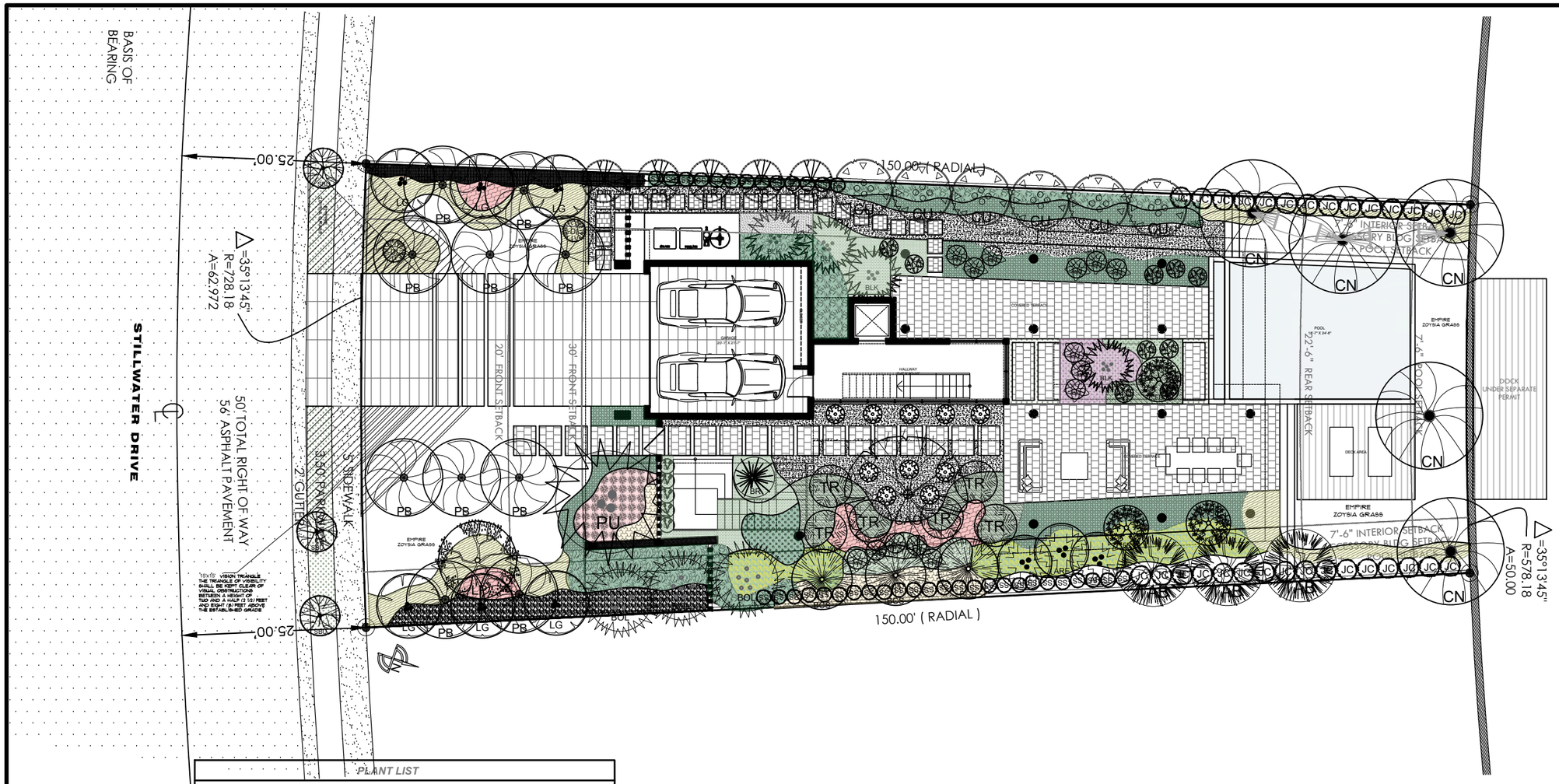
DRAWN
ROBERTO CR

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.00



PLANT LIST

TREES & PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE		
	BR	1	BEAUCARNEA RECURVATA	PONYTAIL PALM	8' HT SINGLE		
	PB	6	ARCHONTOPHOENIX CUNNINGHAMIANA	PECABEEN PALM	12'-16CT x 10' SP SINGLE		
	LG	8	LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 3"DBH MULTITRUNK		Lot tree
	BTX	17	BAMBUSA TEXTILIS	BAMBOO	16'HT MULTI		
	CAG	1	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	16'HT x 8' SP 3"DBH		Lot tree
	PU	1	PANDANUS UTILIS	PANDANUS	12'HT x 12' SP MULTITRUNK		
	BCS	3	AMPHITECNA LATIFOLIA	BLACK CALABASH	12' HT x 8' SP 3"DBH	NATIVE	Lot tree
	CU	6	CARYOTA MITIS	FISHTAIL PALMS	14' HT 8'SP MULTI		
	TAB	3	TABEBUIA BAHAMENSIS	DWARF PINK TABEBUIA	12'HT x 8' SP x 2"DBH		Lot tree
	ARE	8	ARENGA PINNATTA	DWARF SUGAR PALM	10'HT x 8' SP x MULTI		
	SBU	4	CONOCARPUS SERICEUM	SILVER BUTTONWOOD	12'HT x 8' SP x 2.5"DBH standard	NATIVE	Street tree
	FR	4	PLUMERIA EMERGINATA	DWARF FRANGIPANI	8'HT x 6' SP x 2"DBH		
	BLK	2	BAMBUSA LAKO	BLACK BAMBOO	18'HT x 8' SP MULTI		
	CN	5	COCOS NUCIFERA	Coconut palm	12'CT x 12' SP single		
	BOL	3	BAMBUSA OLDHAMII	OLDHAMI BAMBOO	14'HT MULTI		

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
SS	SS	40	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL 4'HT X 2'W	NATIVE
DI	DI	2	DIOON MEJILLAE	DIOON	7 GAL 4'HT X 3'W	
PR	PR	5	PIMENTA RACEMOSA	BAYRUM TREE BUSH	10'HT 2"DBH 8'W	NATIVE
TR	TR	5	CIANTHEA COOPERII	TREE FERN	4'HT 4'W	
ALO	ALO	10	ALOCASIA MACRORRHIZOS	ALOCASIA BLACK STEM	7 GAL 3'HT	
RE	RE	6	PAHIS EXCELSA	PAHIS PALM	15 GAL 4'HT X 2'W	
JC	JC	40	CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	7 GAL 4'HT X 2'W	NATIVE

PLANT LIST

GROUND COVER

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	BIM	10	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL FULL	
	ANT	10	ANTHURIUM HOOKERII	NEST ANTHURIUM	7 GAL FULL	
	ZCH	30	SANCHEZIA SPECIOSA	SANCHEZIA PLANT	7 GAL 24"HT FULL	
	PHX	70	PHILLODENDRON XANADU	XANADU	3 GAL FULL	
	ANP	60	ANTHURIUM ANDREANUM PINK	PINK ANTHURIUM	3 GAL FULL	
	MD	50	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHR	40	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"	
	FGR	100	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	3 GAL 12"	
	WFR	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"	
	ALO	100	ALOCASIA ODORA	ALOCASIA CALIFORNIA	3 GAL 12"	
	SHL	35	ALPINIA ZERUMBET	SHELL GINGER	15 GAL 30"	
	KFR	150	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	AGL	30	AGLAONEMA SSP	ZAMIA ZZ	3 GAL FULL	
	CAL	30	CALATHEA LANCEOLATA	CALATHEA	3 GAL FULL	
	LIR	200	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL	

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(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE
LANDSCAPE PLAN

ISSUE DATE
5/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.01

§ 18A-11

Landscape maintenance.

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

LANDSCAPE NOTES

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

Sec. 30-242. - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
(5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it fails into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District____RS-3 Residential____ Lot Area ___8 472 sqft__ Acres_____0.192_____

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = ___8472___ s.f.x ____30___ % = ____2520___ s.f.	2520	2498
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	2520	2498
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	2520	2498
B. Maximum lawn area (sod) permitted= ____50____ % x __2520__ s.f.	1260	850
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ trees x _____ net lot acres - number of existing trees=	8 trees	9 trees
B. % Natives required: Number of trees provided x 30% =	3 trees	3 trees
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	4 trees	4 trees
D. Street Trees (maximum average spacing of 20' o.c.) _____63_____ linear feet along street divided by 20'=	4 trees	4 trees
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	100
B. % Native shrubs required: Number of shrubs provided x 50%=	48	48
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	10
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	5

*PROPOSED LOT TREES (12)

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

**PROPOSED SHRUBS (100)

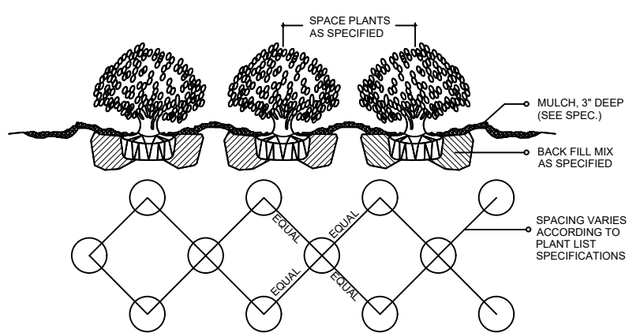
+40 JAMAICAN CAPER (NATIVE)
+40 SIMPSON STOPPER (NATIVE)
+5 BAYRUMS (NATIVE)
+5 PLUMERIA EMERGINATA

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

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

***PROPOSED STREET TREES (4)

+4 SILVER BUTTONWOOD (NATIVE)



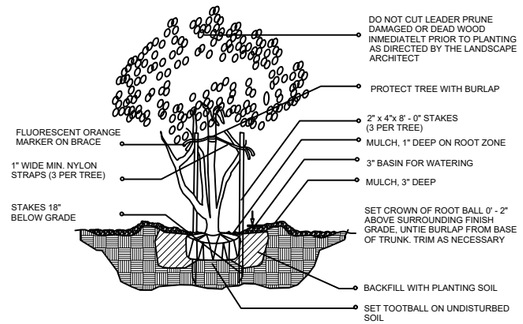
SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

811 Know what's below. Call before you dig. It's the Law!

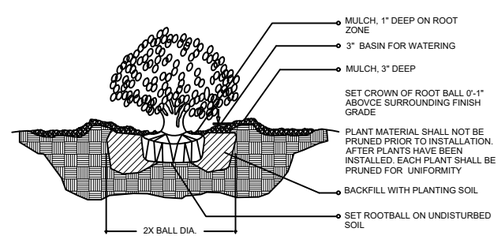
ABBREVIATIONS:

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

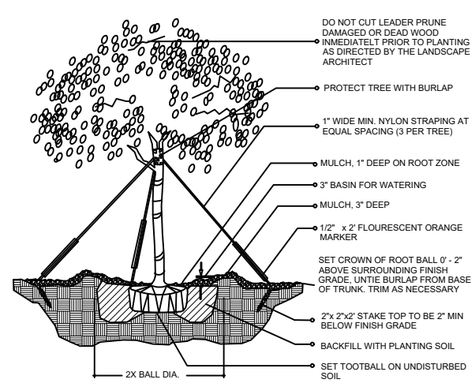
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress/Palm counted toward Tree requirement.
EC= Energy Conservation Zone



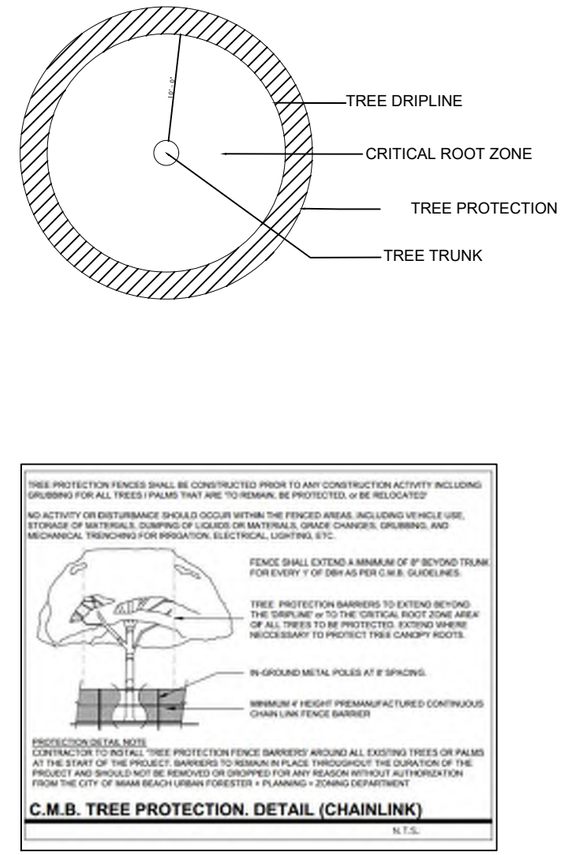
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL

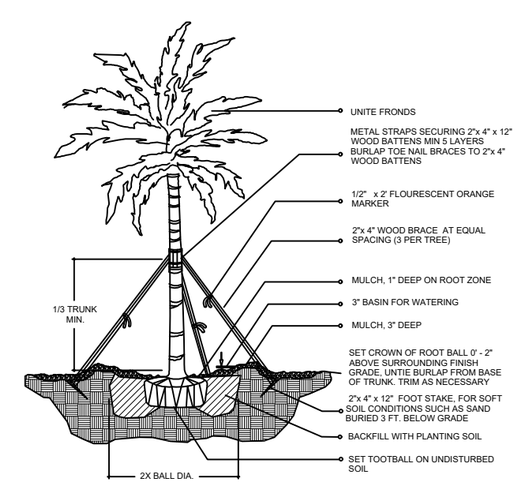


SHRUB / PLANTING DETAIL



(2" cal. and over)
LARGE TREE / PLANTING DETAIL





LARGE PALM / PLANTING DETAIL

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SHEET TITLE
LANDSCAPE DETAILS

ISSUE DATE
05/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE

SEAL

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SHEET TITLE
LANDSCAPE ELEVATIONS 1

ISSUE DATE
05/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

DRAWN
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SCALE

SEAL

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SHEET TITLE
LANDSCAPE ELEVATIONS 2

ISSUE DATE
05/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.04