

NEW RESIDENCE:
1520 STILLWATER DRIVE
MIAMI BEACH, FL. 33141

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH
DRB24-1042
FINAL SUBMITTAL: 02-02-2025



PROJECT GENERAL DATA:
ADDRESS:
1520 STILLWATER DRIVE, MIAMI BEACH, FL. 33141

FOLIO NUMBER: 02-3203-011-2120

ZONING: RS-4 RESIDENTIAL SINGLE FAMILY

LEGAL DESCRIPTION:
LOT 51, BLOCK 16, BISCAYNE BEACH SECOND ADDITION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI
DADE COUNTY, FLORIDA.

SCOPE OF WORK:
CONSTRUCTION OF NEW RESIDENCE WITH UNDERSTORY
(NON-HABITABLE GROUND FLOOR) & 2 FLOORS UNDER A/C)

APPLICABLE CODES:
FLORIDA BUILDING CODE 2023, 8TH EDITION-RESIDENTIAL
CITY OF MIAMI BEACH CODE OF ORDINANCES

INDEX OF DWGS

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Digitally signed by Antonio E Rodriguez
DN: c=US, o=Cad Studio Architecture Inc.,
dnQualifier=A01410C0000019, 1683CD5290000FB60,
cn=Antonio E Rodriguez
Date: 2025.02.01 09:59:06 -05'00'



RESIDENCE FOR :
1520 STILLWATER DRIVE
MIAMI BEACH
FLORIDA

OWNER:
HILMAR THOR KRITINSON
RANVEIG EINARSDOTTIR

DATE: 02/02/2025
ISSUED: _____
DRAWN: _____
CHECKED: _____
PROJECT No: _____

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042
DRAWING TITLE:

COVER SHEET/
INDEX OF DRAWINGS

SHEET:

A-0.0

1 OF 34



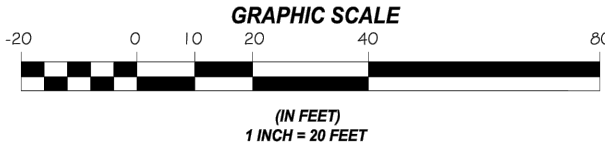
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 282-0400
FAX: (305) 282-0401

5726 DEL PRADO BLVD. S.
SUITE 605
CAJAL CORRAL, FL 33504
PH: (239) 540-2860
FAX: (239) 540-2864



MAP OF BOUNDARY SURVEY



LOCATION MAP
SCALE = N.T.S.



**FLORIDA DEPARTMENT OF
Environmental Protection**

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ben DeSantis
Governor
Jennifer Miller
Lt. Governor
Shawn Hamilton
Secretary

Tidal Water Survey Procedural Approval

Date: 4/15/2024

Name: John Ibarra

Firm Name: John Ibarra & Associates, Inc.

Address: 777 NW 72nd Avenue, Suite 3025

Miami, FL 33126

Phone: 305.282.0400 Email: dnm@ibarralandsurveyors.com

Tide Interpolation Point No. 163

County: Miami

USGS 7.5-Minute Quad Map Name: 163

Mean High Water (MHW): 0.18 ft

Mean Low Water (MLW): -1.87 ft

Unit of Measurement: Feet

Date: NAVD88

Tidal Epoch: 1983-2001

Procedure: Extend the above MHW height to job if within one-half mile.

Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.

This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one-half mile of the point identified above.

Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.

Contact: Florida Department of Environmental Protection

Bureau of Survey and Mapping

Mean High Water Repository

3900 Commonwealth Boulevard, Mail Station 105

Tallahassee, FL 32399-3000

Tel: (850) 245-2840

email pdf to: mhwrequest@floridadep.gov

1520 Stillwater Drive - Miami Beach

Approved by:

Eric Sellers

4/15/2024

(Date)

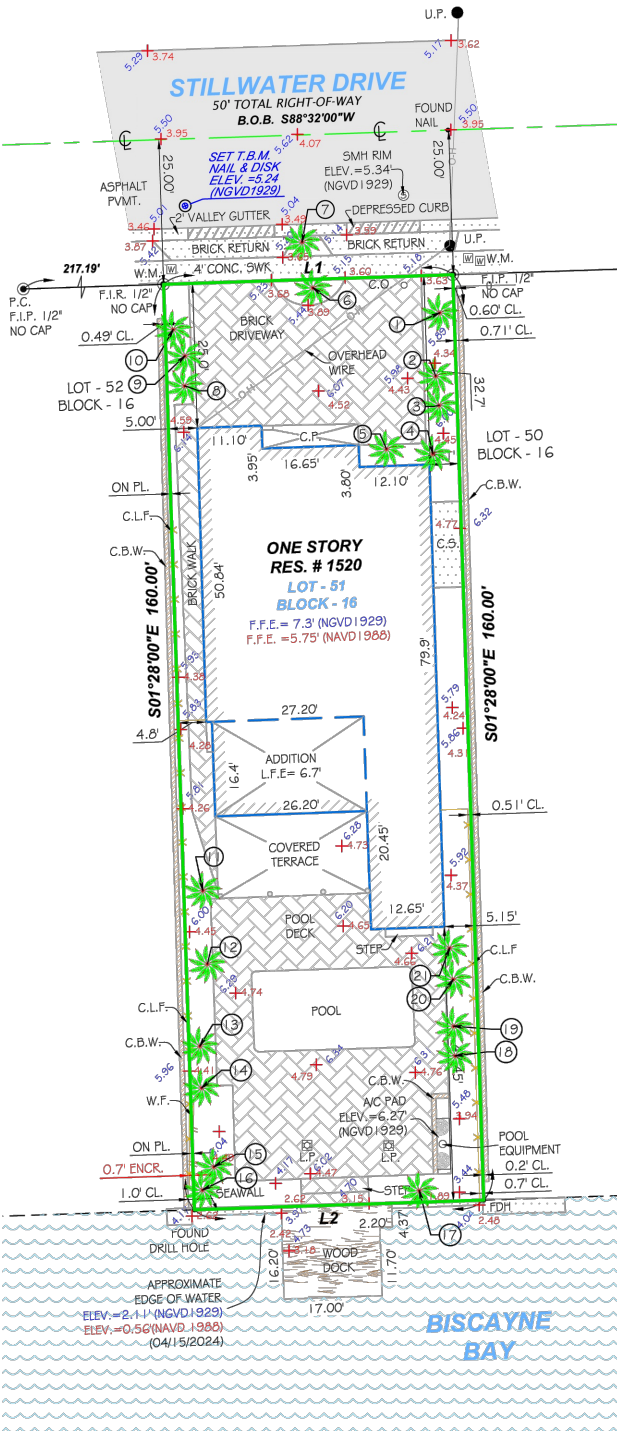
TREE TABLE				
No.	Name	Diameter (ft.)	Height (ft.)	Spread (ft.)
1	PALM CLUSTER	0.40	5	5
2	PALM	0.70	20	10
3	PALM	0.45	8	5
4	PALM	1.00	3	5
5	PALM	0.35	10	5
6	PALM	0.35	6	3
7	CREPE MYRTLE	0.20	9	3
8	COCONUT PALM	0.80	8	5
9	COCONUT PALM	0.90	25	15
10	PALM	0.35	8	5
11	ARECA PALM	0.30	15	10
12	PALM	1.00	2	10
13	COCONUT PALM	0.90	32	15
14	COCONUT PALM	0.90	7	15
15	PALM CLUSTER	0.40	8	5
16	COCONUT PALM	1.00	37	15
17	PALM	0.40	7	5
18	PALM	0.70	22	10
19	PALM	1.00	6	10
20	PALM	1.00	5	10
21	PALM	1.00	3	10

ELEVATION NOTE

NGVD ELEV. - 1.55' = ELEV. IN NAVD 1988

× 0.00 = ELEVATION IN NGVD 1929.

× 0.00 = ELEVATION IN NAVD 1988.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°32'00\"W	50.00'
L2	S88°32'00\"W	50.00'

ABBREVIATIONS

A = ARC
AC = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.D. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CHAIN CUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CHAIN MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE POLE
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE. = DRIVEWAY
E. = EGRESS
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR HEIGHT
I.A.E.G. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L. = LAKES
M. = MINUTES
M.D. = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
M.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
N. = NORTH
O.S. = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.M.T. = PAVEMENT
P.L. = PLANTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.O.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF REVERSE CURVATURE
P.W. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.S. = POWER POLE
P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
R. = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R.W. = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RSE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.P. = SET FOR PIPE
S. = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
S. = SECOND
T. = TANGENT
T.B. = TELEPHONE BOOTHS
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP
UTL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M. = MONUMENT LINE
C. = CENTER LINE
Δ = DELTA

LEGEND

— O—H — = OVERHEAD UTILITY LINES
— X—X—X—X — = CONCRETE BLOCK WALL
— 0—0—0—0 — = CHAIN LINK FENCE
— #—#—#—# — = IRON FENCE
— — — — — = WOOD FENCE
— — — — — = BUILDING SETBACK LINE
— — — — — = LIMITED EASEMENT
— — — — — = UTILITY EASEMENT
— — — — — = NON-VEHICULAR ACCESS R/W
— — — — — = EXISTING ELEVATIONS

LEGAL DESCRIPTION:

LOT 51, BLOCK 16, BISCAYNE BEACH SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1520 STILLWATER DRIVE
MIAMI BEACH, FLORIDA 33141

CERTIFICATION:

NELLY B. DIAZ

THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 8,000 SQUARE FEET OR ± 0.18 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FT
COMMUNITY: 120651
PANEL: 0307
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1/7600 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 1786.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK CMB SW 01 LOCATED @ ENTRANCE TO STILLWATER DRIVE, PK N&W IN BULL NOSE OF CONC MEDIAN NO. 3220 SE @ 81ST STREET & BYRON AVENUE; ELEVATION IS 3.58 FEET OF N.A.V.D. OF 1988, CONVERTED TO NGVD (1929) BY USING CORPSON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLETES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 475.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA
Date: 2025.01.28 12:33:44 -05'00'

BY: CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ADD ELEVATION IN NAVD DATUM - 10/03/2024

REVISED ON: BOUNDARY AND TOPOGRAPHIC SURVEY - 04/15/2024

DRAWN BY:	CARLOS D.
FIELD DATE:	04/15/2024
SURVEY NO:	24-000583-2
SHEET:	1 OF 1



ANTONIO E. RODRIGUEZ
CAD Studio Architecture
Antonio E. Rodriguez, Architect, AIA
4800 S.W. 72 AVENUE, MIAMI FL 33155
LIC. No. A993389
T: (305) 602-1008

RESIDENCE FOR :
1520 STILLWATER DRIVE
MIAMI BEACH

OWNER:

HILMAR THOR KRITINSSON

RANVEIG EIN EINHARDOTTIR

DATE: 02/02/2025

ISSUED:

DRAWN:

CHECKED:

PROJECT NO.

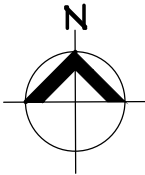
DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042

DRAWING TITLE:

SURVEY

SHEET:

Δ-0.1



LOCATION PLAN

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

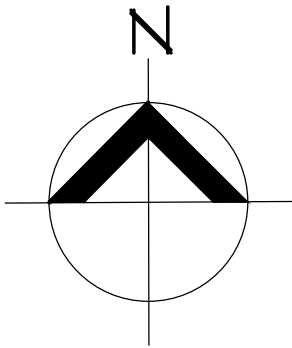
ITEM #	Project Information				
1	Address:	1520 STILLWATER DRIVE, MIAMI BEACH, FL. 33141			
2	Folio number(s):	02-3203-011-2120			
3	Board and file number(s) :				
4	Year built: MULTIPLE	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	+8.0' NGVD	Grade value in NGVD:	+5.2 NGVD	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	6.6/7.37' NGVD	Free board:	+13' NGVD	
10	30" above grade:	+7.7' NGVD	Lot Area:	8,000 SF	
11	Lot width:	50'-0"	Lot Depth:	160'-0"	
12	Max Lot Coverage SF and %:	2,400 SF (30%)	Proposed Lot Coverage SF and %:	2,399 SF (29.9%)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,050 SF (70%)	Rear Yard Open Space SF and %:	841.5 SF (70.125%)	
15	Max Unit Size SF and %:	4,000 SF (50%)	Proposed Unit Size SF and %:	4,000 SF (50%)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	31'-0" MAX.		31'-0" MAX.	
Front Setbacks:					
20	Front First level:	30'-0"		35'-0"	
	Front second level:	30'-0"		30'-0"	
Front second level if lot coverage is 25% or greater:		35'-0"		30'-0"	WAIVER REQUEST
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'-0"		31'-8"	WAIVER REQUEST
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :				
23	Side 1:	12'-6"		16'-8"	
24	Side 2 or (facing street):				
25	Rear:	24'-0"		44'-2"	
26	Accessory Structure Side 1:	N/A			
27	Accessory Structure Side 2 or (facing street) :	N/A			
28	Accessory Structure Rear:	N/A			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

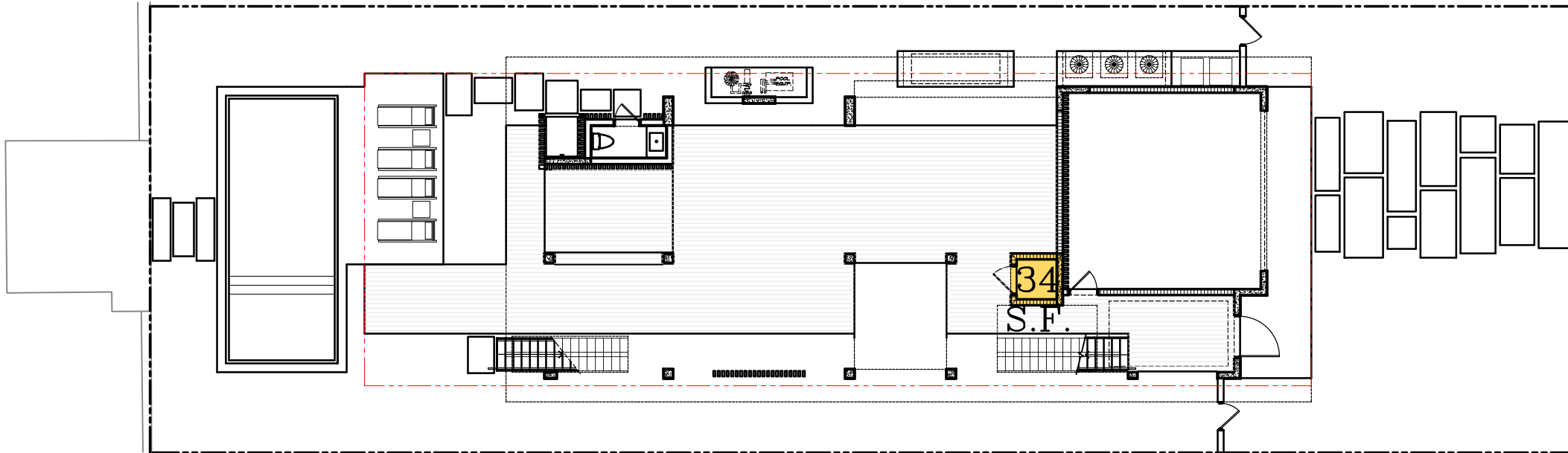
Notes: Indicate N/A if not applicable.

ZONING DATA



CONTEXT LOCATION MAP
LOCATION PLAN (1/2 MILE RADIUS)



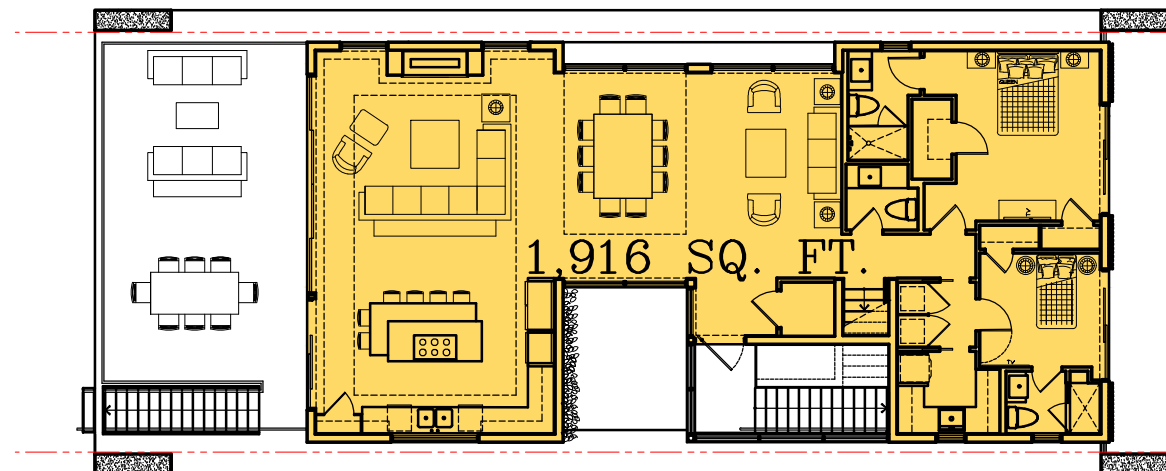


AS PER SECTION 12.2.3-(b)(5)(VII)
NON-AIR CONDITIONED AREAS
LOCATED DIRECTLY BELOW THE FIRST
HABITABLE FLOOR DOES NOT COUNT
IN THE UNIT SIZE CALCULATION

*AS PER SECTION 12.2.3-(b)(6)(D)
UP TO 600 S.F. OF GARAGE DOES NOT
COUNT IN THE UNIT SIZE CALCULATION

UNDERSTORY LEVEL UNIT SIZE: 34 SQ. FT.

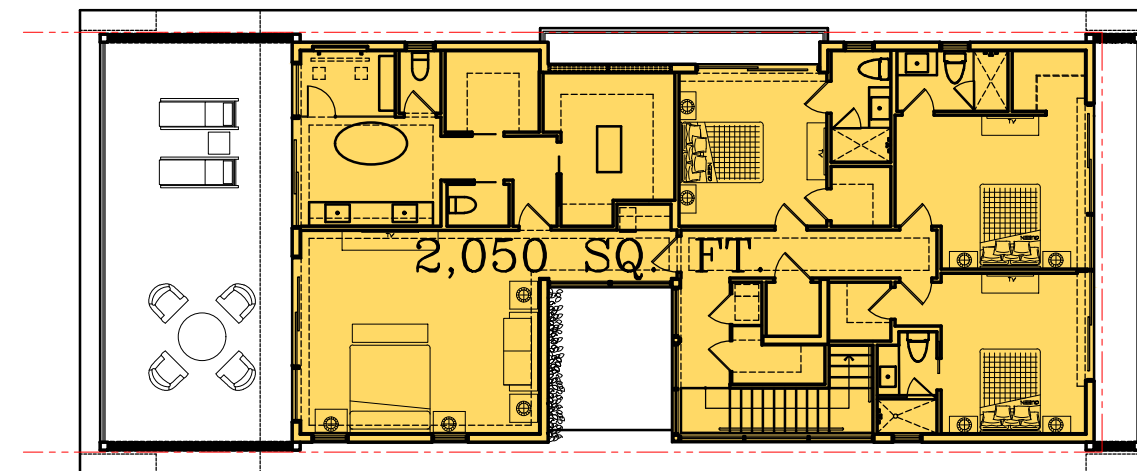
A/C AREA (ELEVATOR) : 34 SQ. FT.



FIRST HABITABLE LEVEL UNIT SIZE: 1,916 SQ. FT.

A/C AREA : 1,916 SQ. FT.

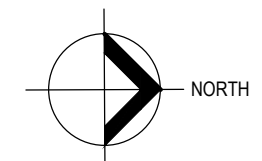
MAX. UNIT SIZE ALLOWED = 4,000 SQ. FT. (50 %)
MAX. UNIT SIZE PROVIDED = 4,000 SQ. FT. (50 %)

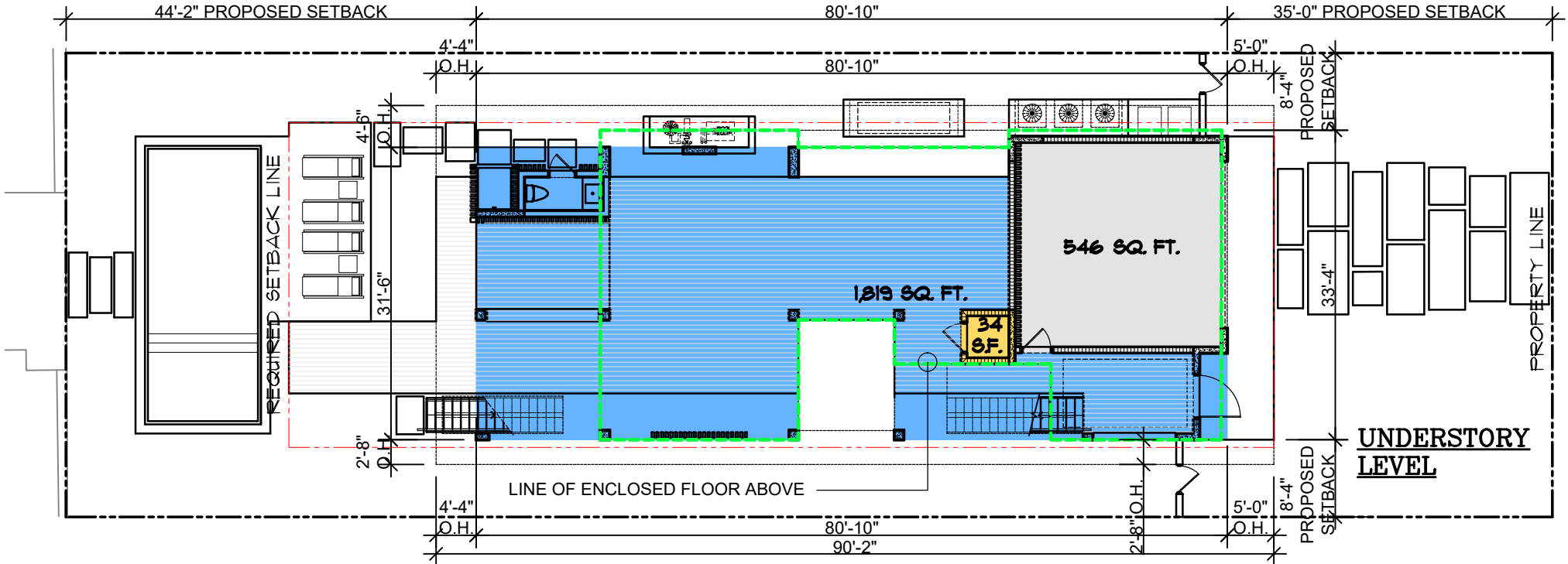


SECOND FLOOR LEVEL UNIT SIZE: 2,050 SQ. FT.

A/C AREA : 2,050 SQ. FT.

UNIT SIZE CALCULATIONS
SCALE : 1/16" = 1'-0"





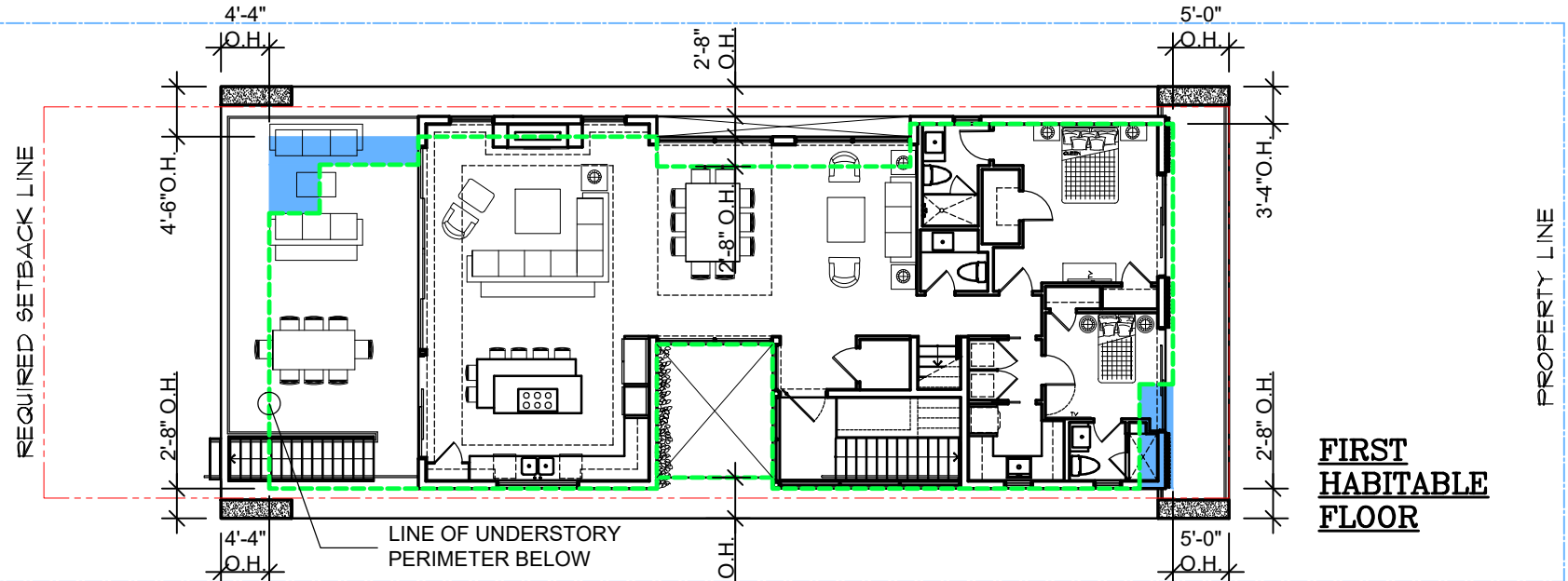
LOT COVERAGE

AS PER MIAMI BEACH RESILIENCY CODE, 12.2.3 (b) (1)
MAX. LOT COVERAGE (30% OF 8,000) : 2,400 SQ. FT.

UNDERSTORY A/C AREA (ELEVATOR):	34 SQ. FT.
2 CAR CARPORT :	546 SQ. FT.
COVERED AREAS (OUTDOOR AREA COVERED BY AN ENCLOSED FLOOR ABOVE) :	1,819 SQ. FT.
TOTAL LOT COVERAGE :	2,399 SQ. FT. (29.9%)

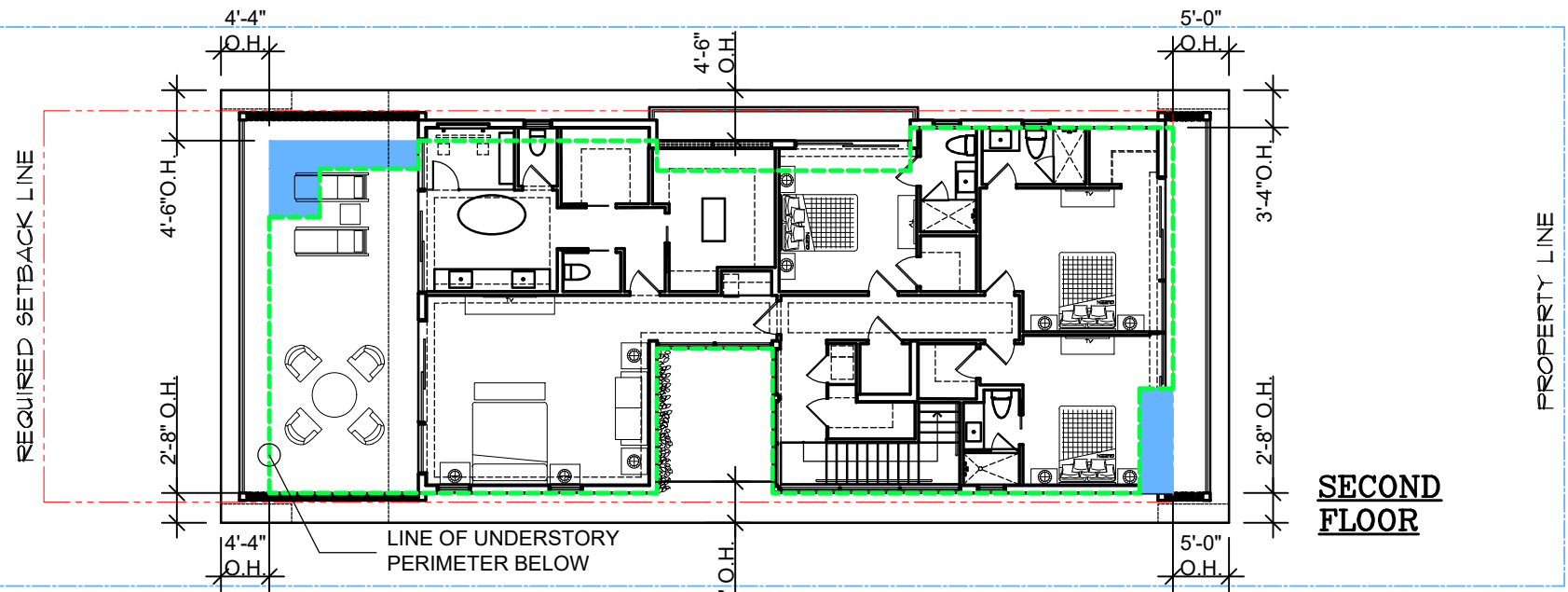
KEY NOTE: UNDERSTORY LEVEL

- LINE OF FIRST HABITABLE FLOOR LEVEL ABOVE
- AREAS WITH MORE THAN 5'-0" PROJECTING AT UNDERSTORY LEVEL (INCLUDED IN THE LOT COVERAGE CALCULATION)



KEY NOTE: FIRST HAB. FLOOR

- LINE OF UNDERSTORY PERIMETER BELOW
- AREAS WITH MORE THAN 5'-0" PROJECTING AT UNDERSTORY LEVEL (INCLUDED IN THE LOT COVERAGE CALCULATION)



KEY NOTE: SECOND FLOOR

- LINE OF UNDERSTORY PERIMETER BELOW
- AREAS WITH MORE THAN 5'-0" PROJECTING AT UNDERSTORY LEVEL

LOT COVERAGE

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

NOTE: ALL PROJECTIONS EXCEEDING 5'-0" ARE COUNTED IN THE LOT COVERAGE CALCULATION.

NORTH

ANTONIO E. RODRIGUEZ

CAD Studio Architecture

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4800 S.W. 72 AVENUE, MIAMI FL 33155
T: (305) 662-1008

RESIDENCE FOR :

1520 STILLWATER DRIVE

MIAMI BEACH

OWNER:

HILMAR THOR KRITINSSON

RANVEIG EINARSDOTTIR

DATE: 02/02/2025

ISSUED: _____

DRAWN: _____

CHECKED: _____

PROJECT No: _____

DESIGN REVIEW BOARD,

CITY OF MIAMI BEACH

DRB24-1042

DRAWING TITLE:

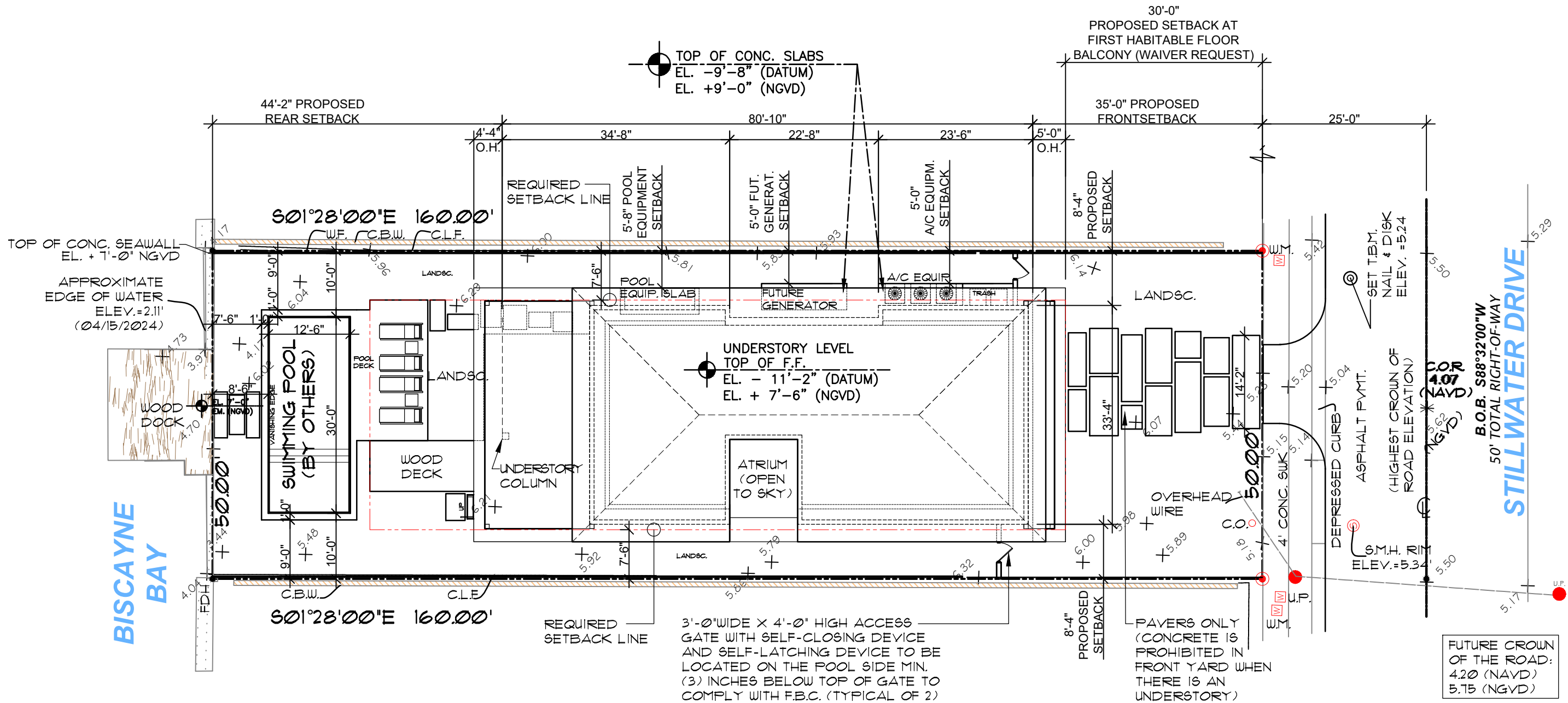
LOT COVERAGE

DIAGRAM

SHEET:

A-1.2

6 OF 34



BUILDING SETBACKS

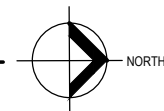
AS PER 7.2.2.3 (b)(1)		
	REQUIRED	PROVIDED
PRINCIPAL FRONT (UNDERSTORY)	30' MIN.	35'-0"
FIRST HABITABLE FLOOR	30' MIN.	35'-8"
SECOND FLOOR *	35' MIN.	35'-8"
LEFT SIDE	7'-6" MIN.	8'-4"
RIGHT SIDE	7'-6" MIN.	8'-4"
REAR (15% OF LOT DEPTH)	24' MIN.	44'-2"

* AS PER 7.2.2.3 (b)(2)(B)(I)
FOR A 2 STORY HOME WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, AT LEAST 35% OF THE SECOND FLOOR ALONG THE FRONT ELEVATION SHALL SET BACK A MIN. OF 5' FROM THE MIN. REQUIRED.
THE DRB MAY FOREGO THESE REQUIREMENTS, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.

SWIMMING POOL SETBACKS

7.2.2.3(b)(12)(P)				
	TO SWIMMING POOL DECK		TO WATER'S EDGE	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT	30'	127'	30'	139'
LEFT SIDE	7'-6' MIN.	7'-6'	9'-0' MIN.	10'-0'
RIGHT SIDE	7'-6' MIN.	7'-6'	9'-0' MIN.	10'-0'
REAR	6' MIN.	6'	7'-6' MIN.	8'-6"

PROPOSED SITE PLAN
SCALE : 1/16" = 1'-0"





1. FRONT VIEW



2. FRONT VIEW



3. REAR VIEW

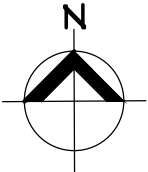


4. REAR VIEW



5. REAR WATER VIEW

CURRENT PROPERTY VIEWS



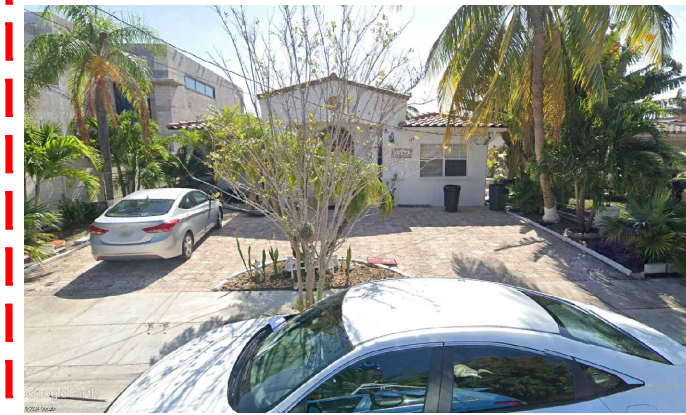
KEY PLAN



1 1500 STILLWATER DR.



3 1510 STILLWATER DR.



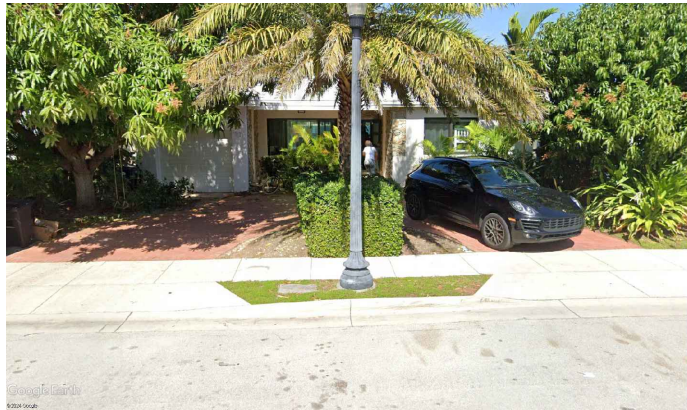
5 1520 STILLWATER DR.
PROJECT SITE



2 1501 STILLWATER DR.



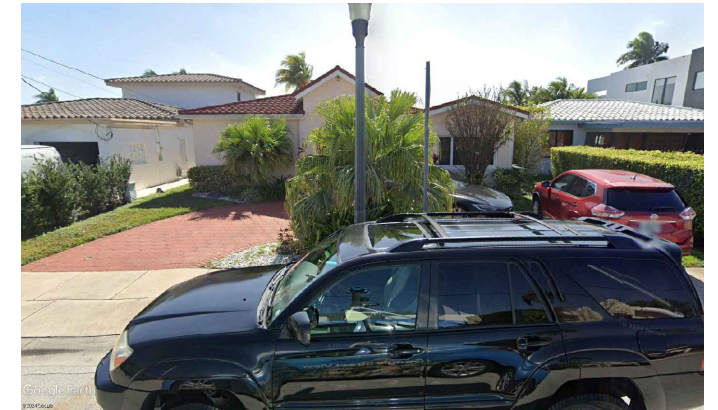
4 1511 STILLWATER DR.



6 1521 STILLWATER DR.

VACANT
LOT

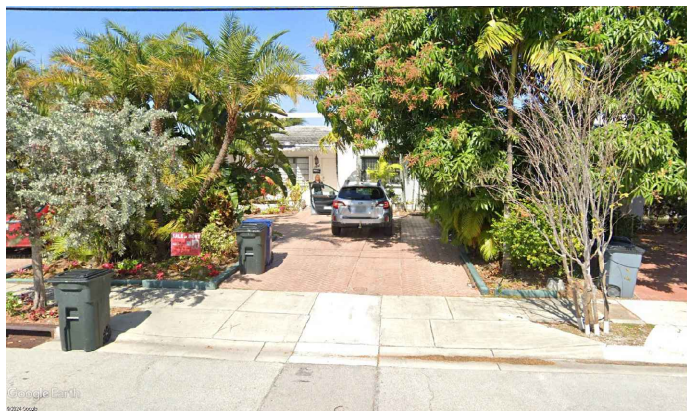
7 1530 STILLWATER DR.



9 1540 STILLWATER DR.



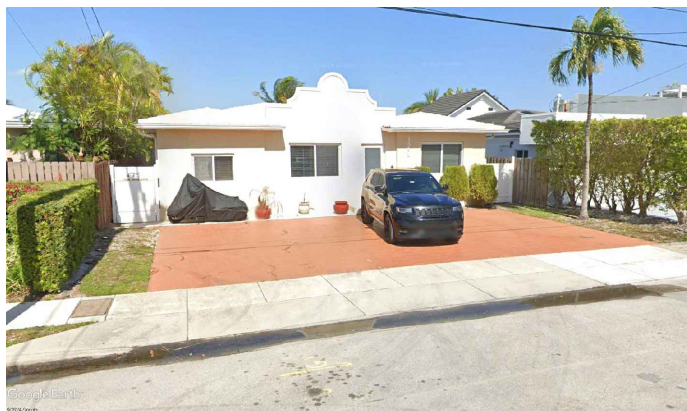
11 1550 STILLWATER DR.



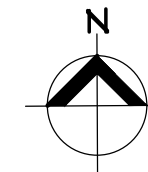
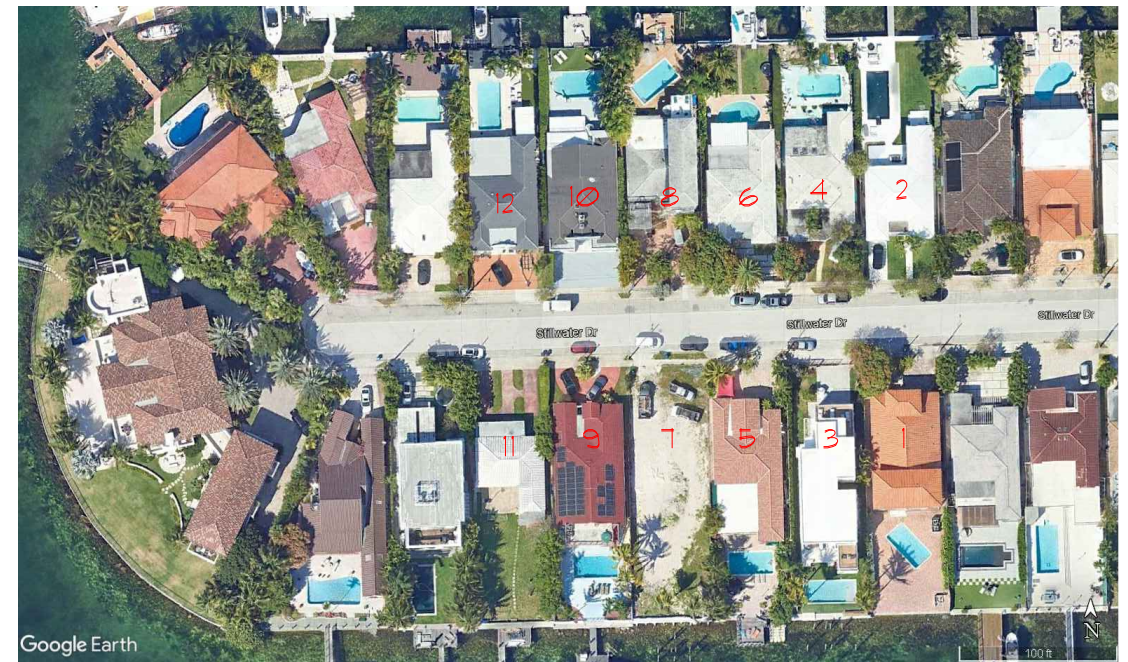
8 1531 STILLWATER DR.



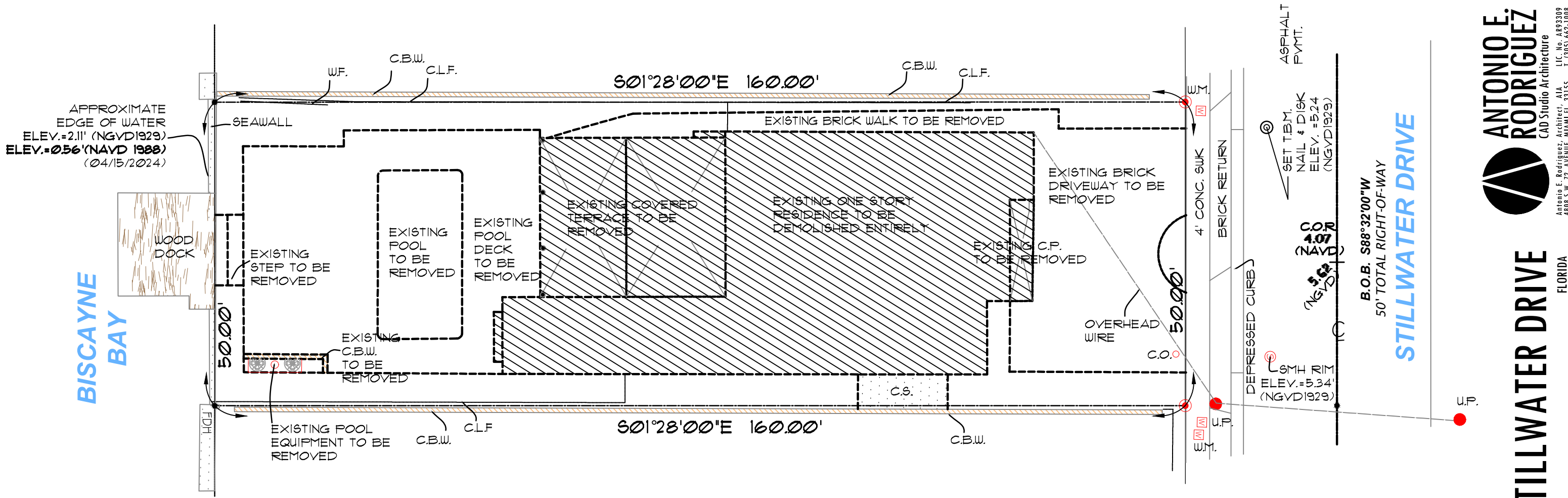
10 1541 STILLWATER DR.



12 1551 STILLWATER DR.



KEY PLAN



DEMOLITION NOTES :

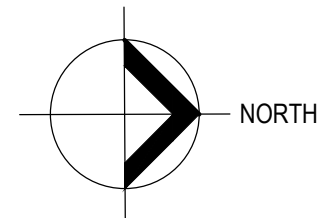
1. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
2. CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
4. CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
5. CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
7. MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
8. CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
9. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A 'BROOM CLEAN' CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
10. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

SCOPE OF WORK :

1. SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN.

DEMOLITION SITE PLAN

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



RESIDENCE FOR :

1520 STILLWATER DRIVE

MIAMI BEACH

OWNER:

HILMAR THOR KRITINSSON

RANNVEIG EIN EINHARDOTTIR

DATE: 02/02/2025

ISSUED:

D.P.

CHECKED:

PROJECT No.

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042
DRAWING TITLE:

DEMOLITION
SITE PLAN

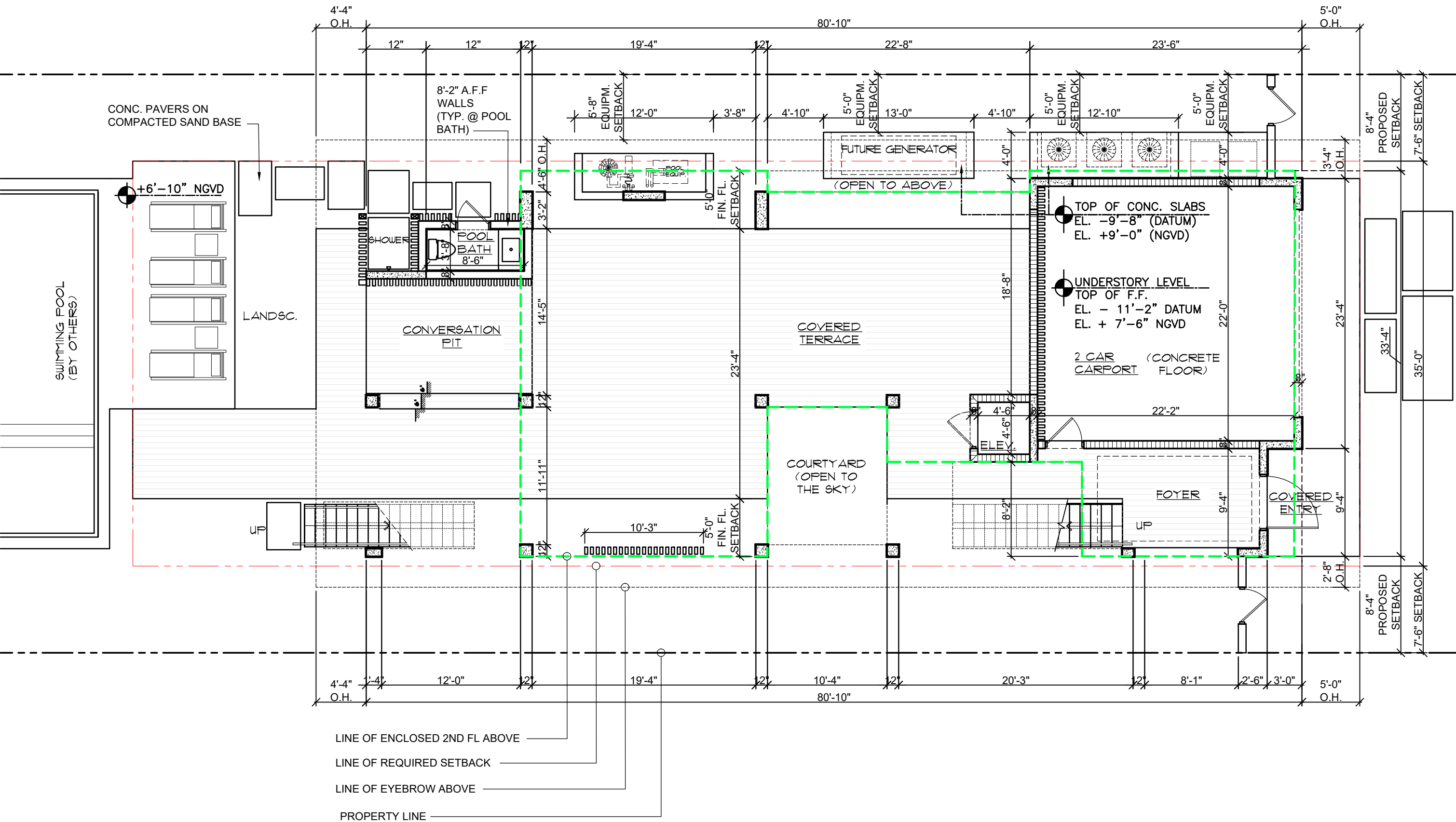
SHEET:

A-2.0

10 OF 34

ANTONIO E. RODRIGUEZ
CAD Studio Architecture

Antonio E. Rodriguez, Architect, AIA
LIC. No. AB93309
4800 S.W. 72 AVENUE, MIAMI FL. 33155
T: (305) 662-1008



8'-2" A.F.F CMU WALL

CONC. COLUMN

CMU BREAKAWAY WALL

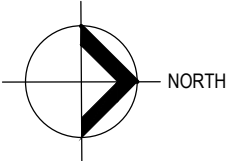
3" TYP. 3" TYP.

3"x8" @ 6" O.C. ALUMN. SCREEN

WOOD DECK FLOORING W/ 1/8" GAP BETWEEN SLATS

UNDERSTORY LEVEL PLAN

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



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RESIDENCE FOR :

1520 STILLWATER DRIVE

FLORIDA

MIAMI BEACH

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RANVEIG EIR EINARSDOTTIR

DATE:	02/02/2025
ISSUED:	
DRAWN:	D.P.
CHECKED:	A.R.
PROJECT No.	

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042

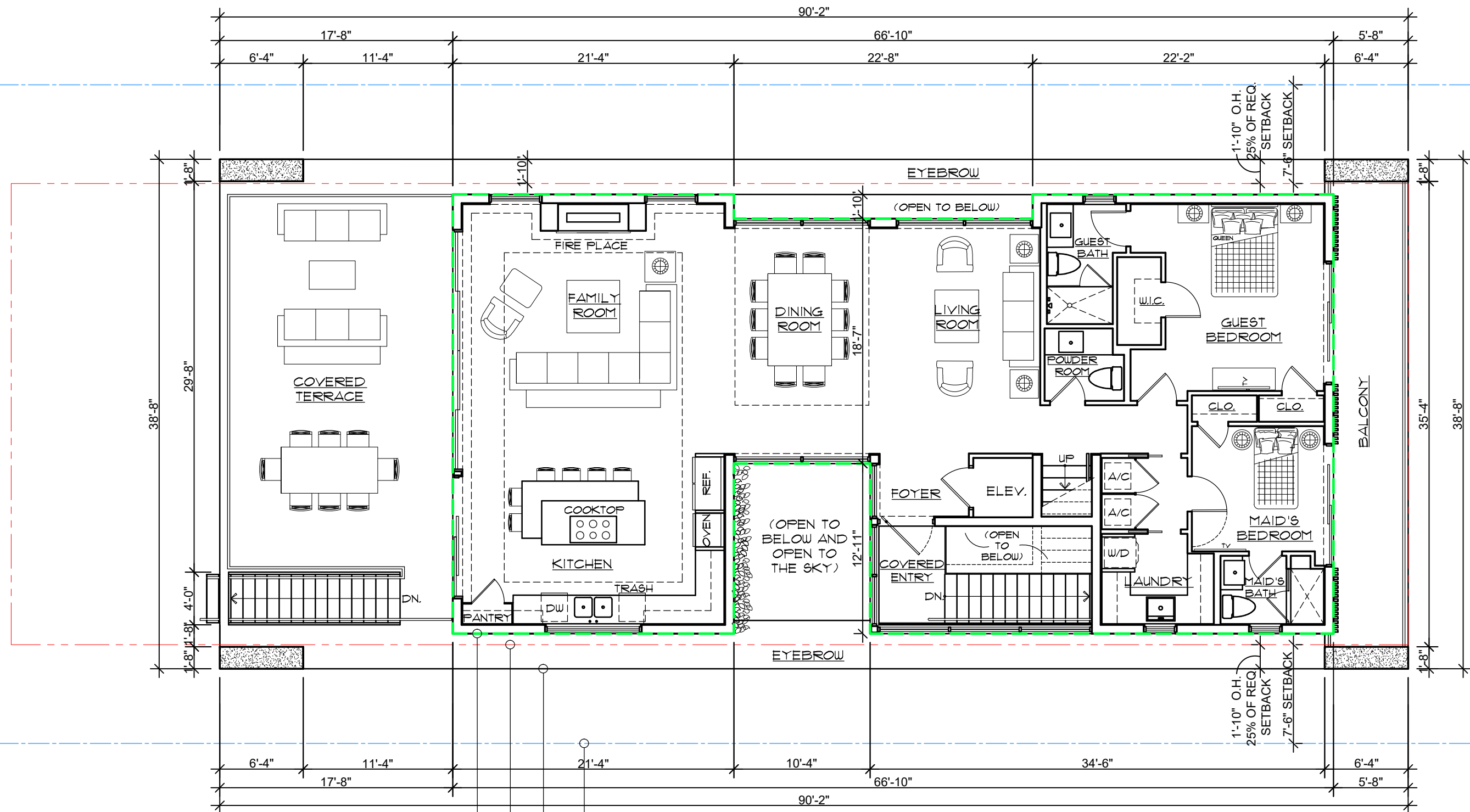
DRAWING TITLE:

UNDERSTORY
LEVEL PLAN

SHEET:

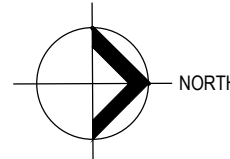
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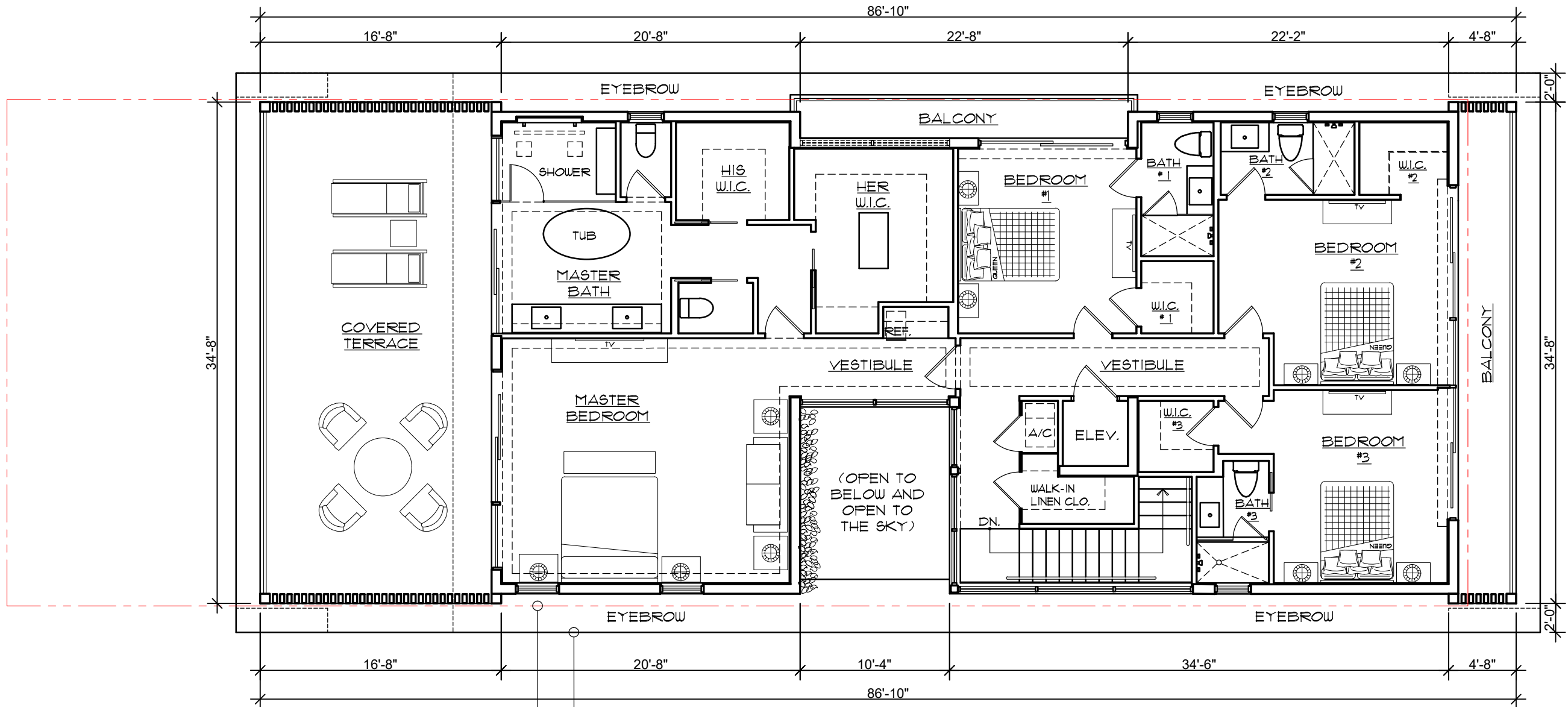
11 OF 34



LINE OF ENCLOSED 2ND FL ABOVE
LINE OF REQUIRED SETBACK
LINE OF EYEBROW
PROPERTY LINE

FIRST HABITABLE
FLOOR LEVEL PLAN
SCALE : 1/8" = 1'-0"





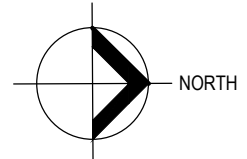
LINE OF REQUIRED SETBACK _____

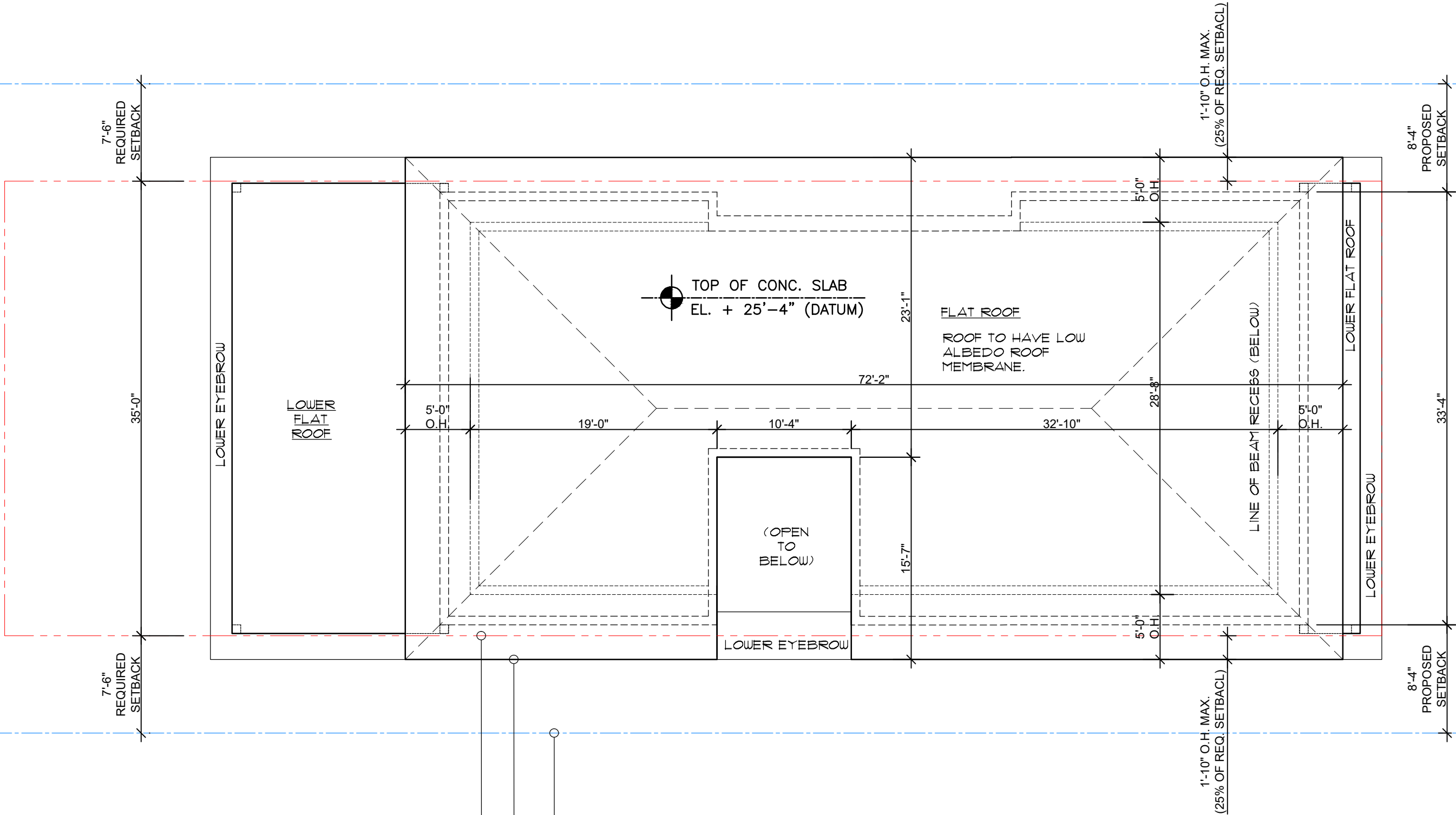
LINE OF EYEBROW AND O.H. (ABOVE) _____

PROPERTY LINE _____

SECOND FLOOR LEVEL PLAN

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





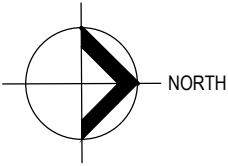
LINE OF REQUIRED SETBACK

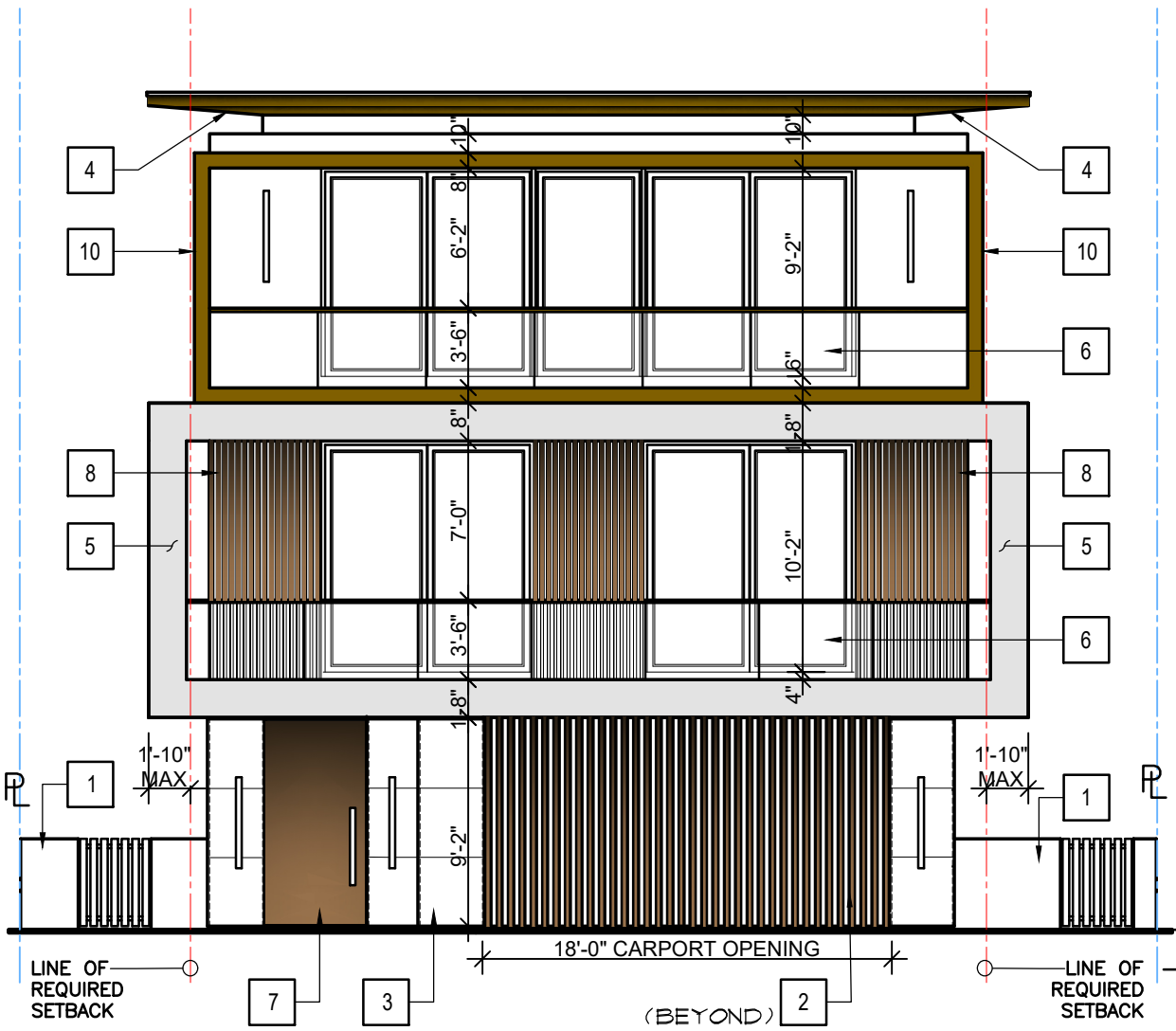
LINE OF O.H.

PROPERTY LINE

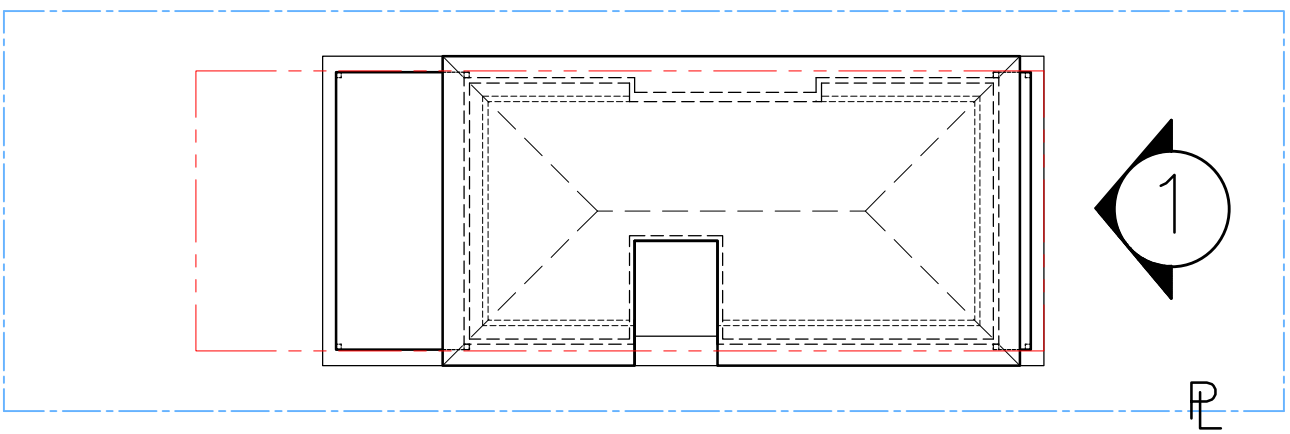
ROOF PLAN

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

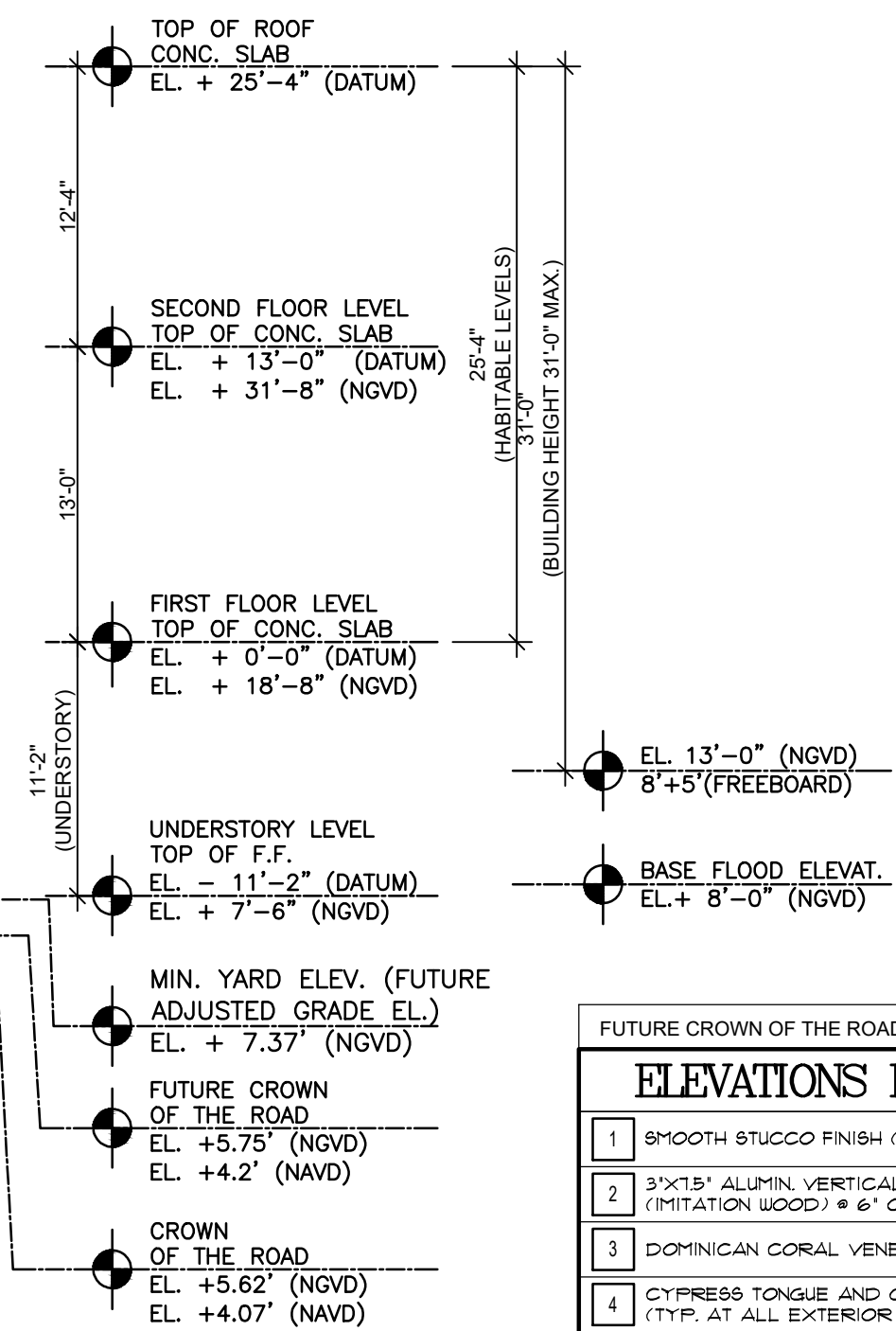
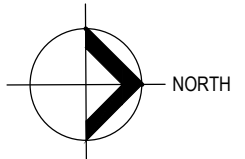




1 FRONT (NORTH) ELEVATION
SCALE : 1/8" = 1'-0"

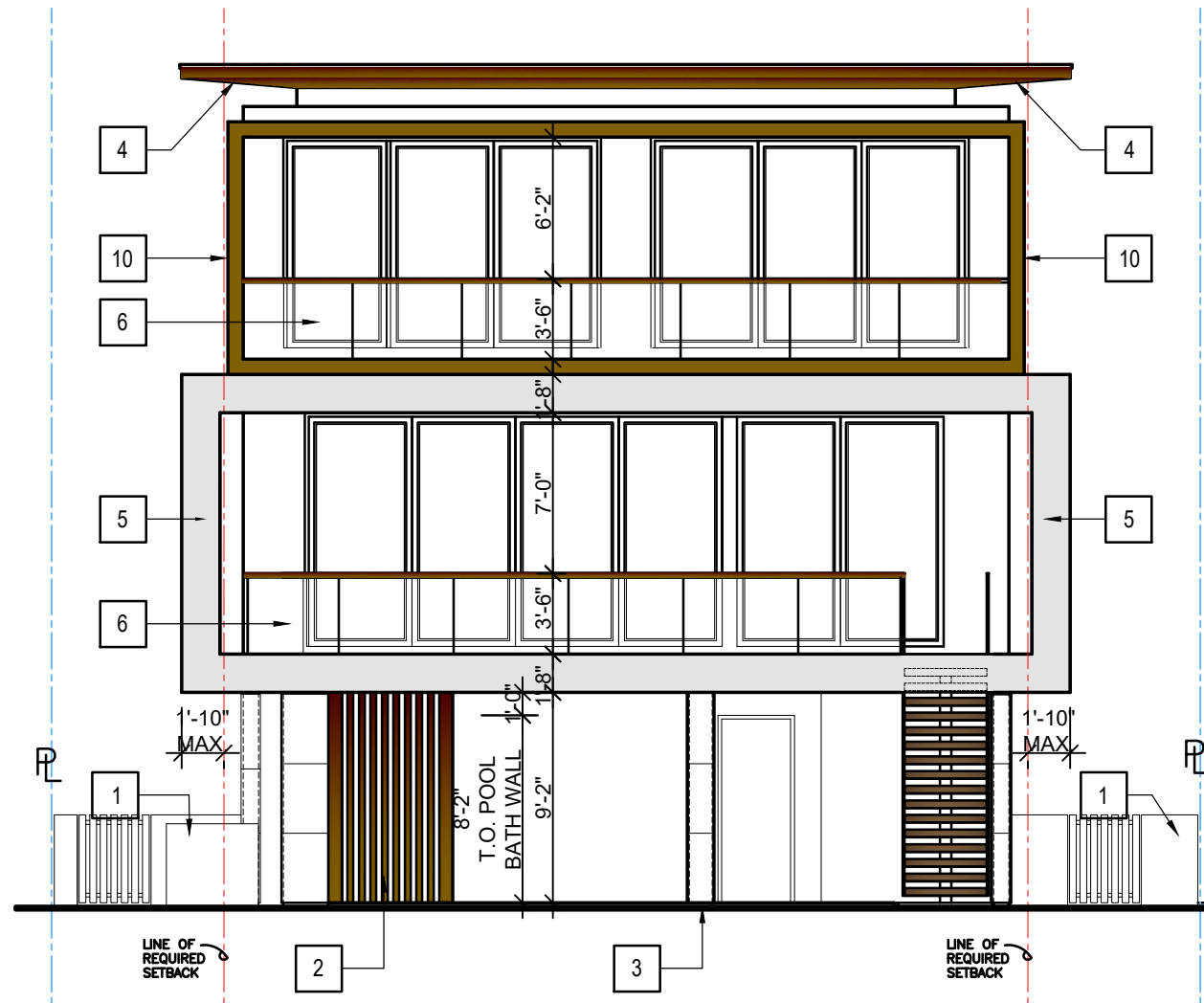


ELEVATION KEY PLAN
N.T.S.

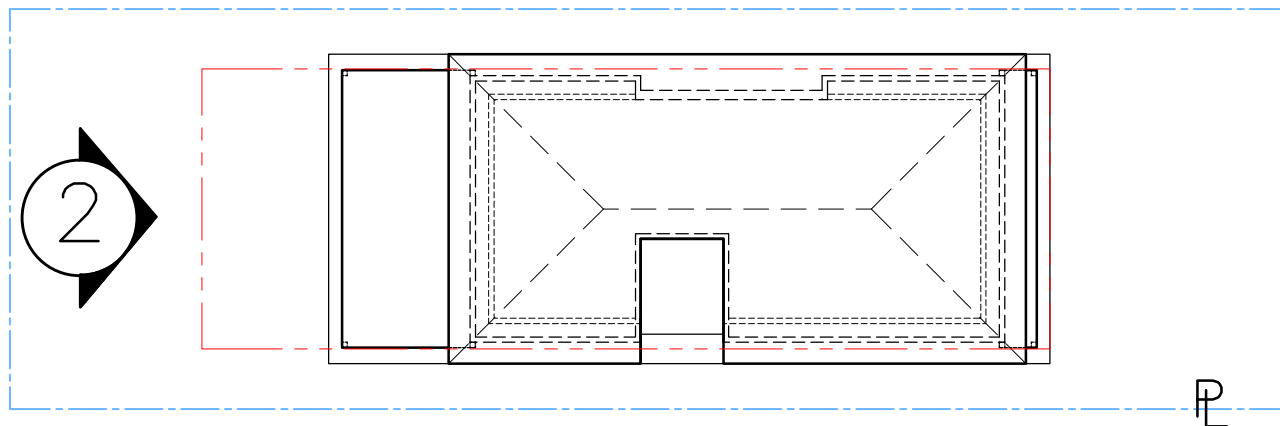


BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED
FOR UNDERSTORY, MEASURED
FROM FREEBOARD. PER SECTION
7.2.2.3(b)(1) FOOTNOTE 8

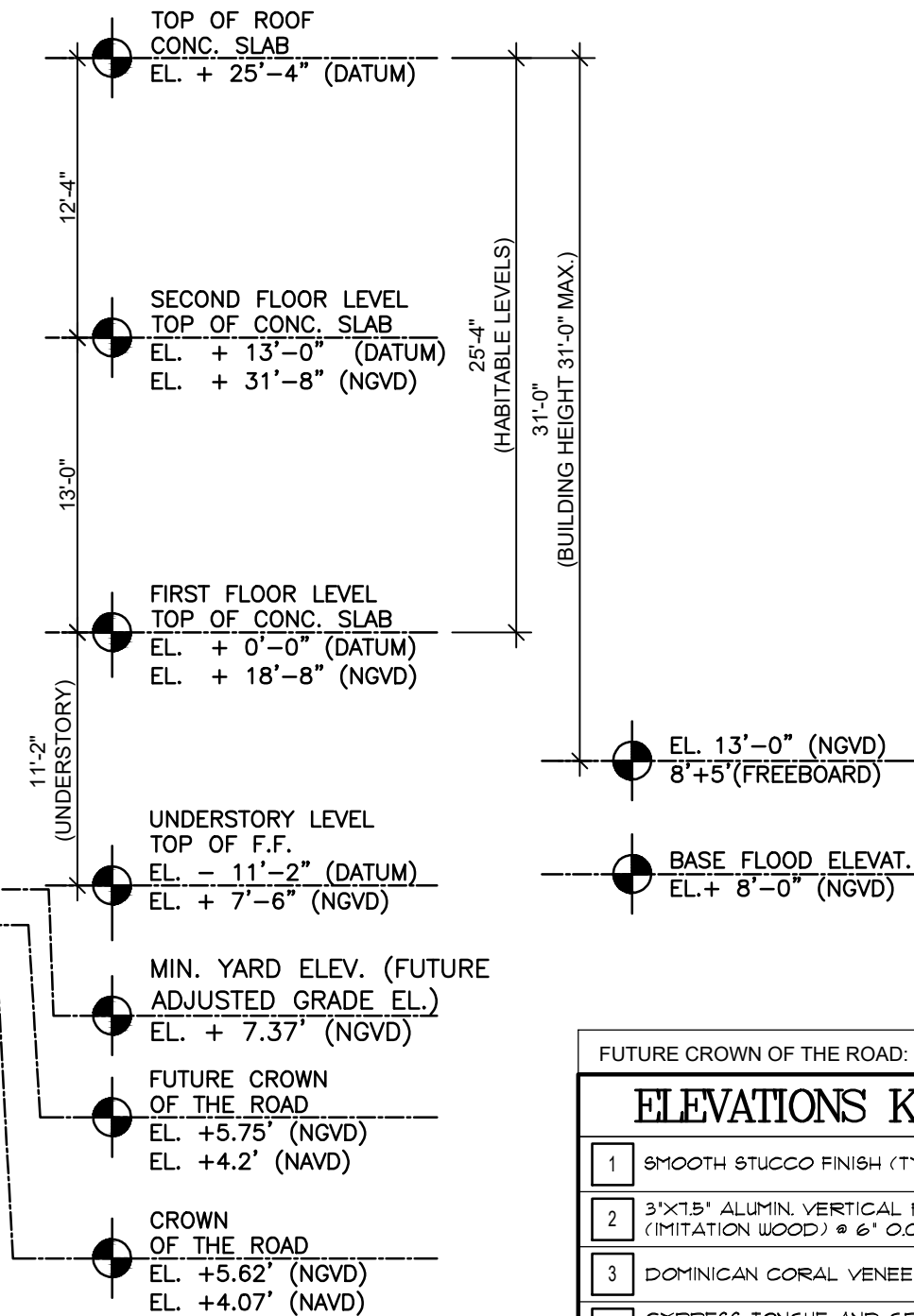
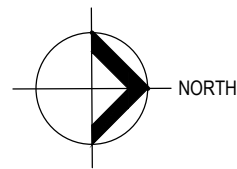
FUTURE CROWN OF THE ROAD: 5.75 (NGVD)/4.20 (NAVD)	
ELEVATIONS KEY NOTES	
1	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
2	3"x7.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) @ 6" O.C.
3	DOMINICAN CORAL VENEER (TYP. WHERE SHOWN)
4	CYPRESS TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
5	EXPOSED CONCRETE FINISH.
6	42" AFF. CAT. II SAFETY GLASS RAILING
7	MAHOGANY WOOD DOOR
8	2"x4" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 4" O.C.
9	ARTIFICIAL GREEN WALL (BY OTHERS)
10	ALUMIN. CLADDING OVER CONCRETE (IMITATION WOOD COLOR)
11	3.5"x7.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 6" O.C.
NOTES: - ALL WINDOWS & EXTERIOR DOORS TO BE IMPACT RESISTANT. - ROOF TO HAVE LOW ALBEDO ROOF MEMBRANE.	



2 REAR (SOUTH) ELEVATION
SCALE : 1/8" = 1'-0"



ELEVATION KEY PLAN
N.T.S.



BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED
FOR UNDERSTORY, MEASURED
FROM FREEBOARD. PER SECTION
7.2.2.3(b)(1) FOOTNOTE 8

RESIDENCE FOR :

1520 STILLWATER DRIVE
FLORIDA

MIAMI BEACH

OWNER:
HILMAR THOR KRITINSSON
RANVEIG EIR EINARSDOTTIR

DATE: 02/02/2025
ISSUED: D.P.
DRAWN: A.R.
CHECKED: A.R.
PROJECT No.

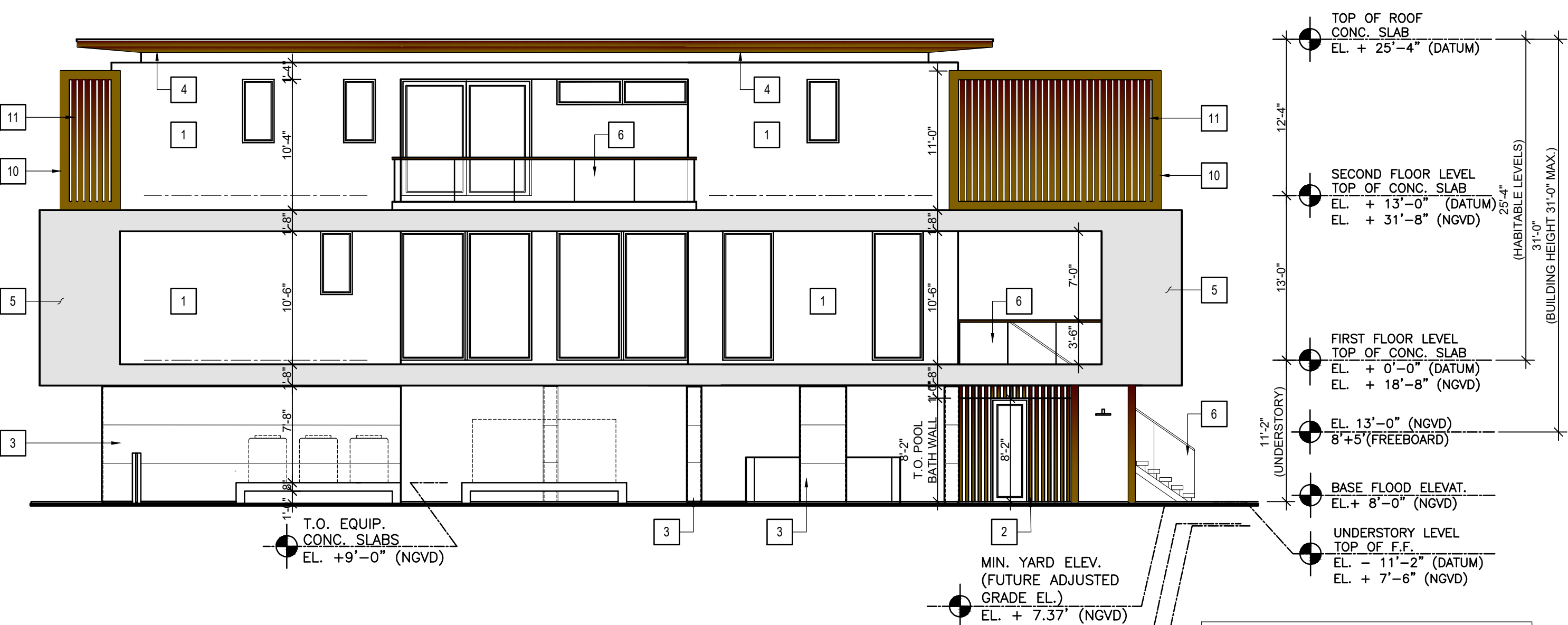
DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DBR24-1042
DRAWING TITLE:

REAR
ELEVATION
(SOUTH)

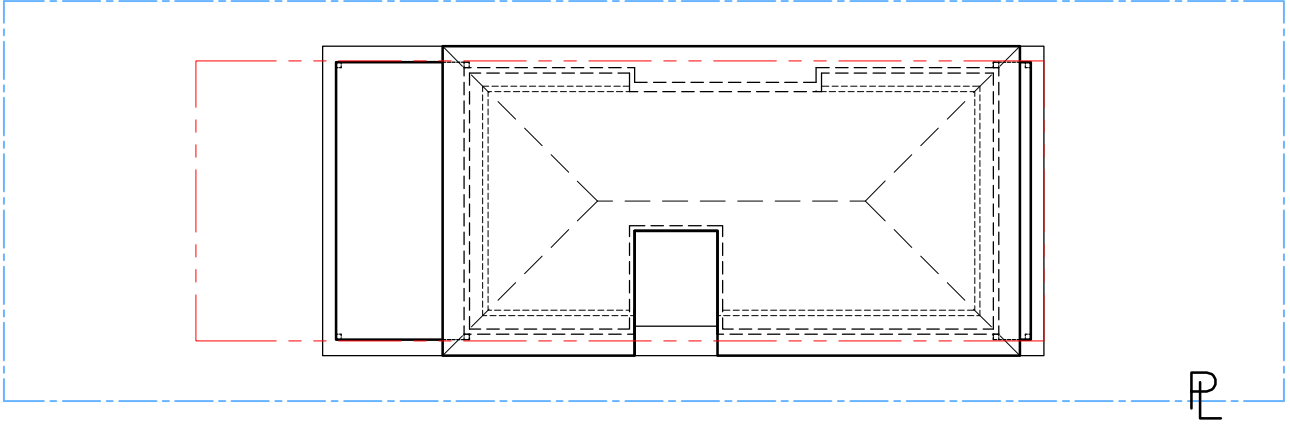
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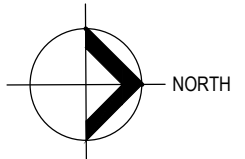
16 OF 34



3 RIGHT SIDE ELEVATION (WEST)
SCALE : 1/8" = 1'-0"



ELEVATION KEYPLAN
N.T.S.



- MIN. YARD ELEV. (FUTURE ADJUSTED GRADE EL.)
EL. + 7.37' (NGVD)
- FUTURE CROWN OF THE ROAD
EL. + 5.75' (NGVD)
EL. + 4.2' (NAVD)
- CROWN OF THE ROAD
EL. + 5.62' (NGVD)
EL. + 4.07' (NAVD)

BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED
FOR UNDERSTORY, MEASURED
FROM FREEBOARD. PER SECTION
7.2.2.3(b)(1) FOOTNOTE 8

FUTURE CROWN OF THE ROAD: 5.75 (NGVD)/4.20 (NAVD)	
ELEVATIONS KEY NOTES	
1	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
2	3"x1.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) @ 6" O.C.
3	DOMINICAN CORAL VENEER (TYP. WHERE SHOWN)
4	CYPRESS TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
5	EXPOSED CONCRETE FINISH.
6	42" AFF. CAT. II SAFETY GLASS RAILING
7	MAHOGANY WOOD DOOR
8	2"x4" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 4" O.C.
9	ARTIFICIAL GREEN WALL (BY OTHERS)
10	ALUMIN. CLADDING OVER CONCRETE (IMITATION WOOD COLOR)
11	3.5"x1.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 6" O.C.
NOTES: - ALL WINDOWS & EXTERIOR DOORS TO BE IMPACT RESISTANT. - ROOF TO HAVE LOW ALBEDO ROOF MEMBRANE.	

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T: (305) 662-1008

1520 STILLWATER DRIVE

FLORIDA

RESIDENCE FOR :

HILMAR THOR KRITINSSON

RANNVEIG EIN EINARSDOTTIR

MIAMI BEACH

DATE: 02/02/2025

ISSUED: _____

DRAWN: _____

CHECKED: _____

PROJECT No: _____

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH DRB24-1042

DRAWING TITLE: RIGHT SIDE ELEVATION (WEST)

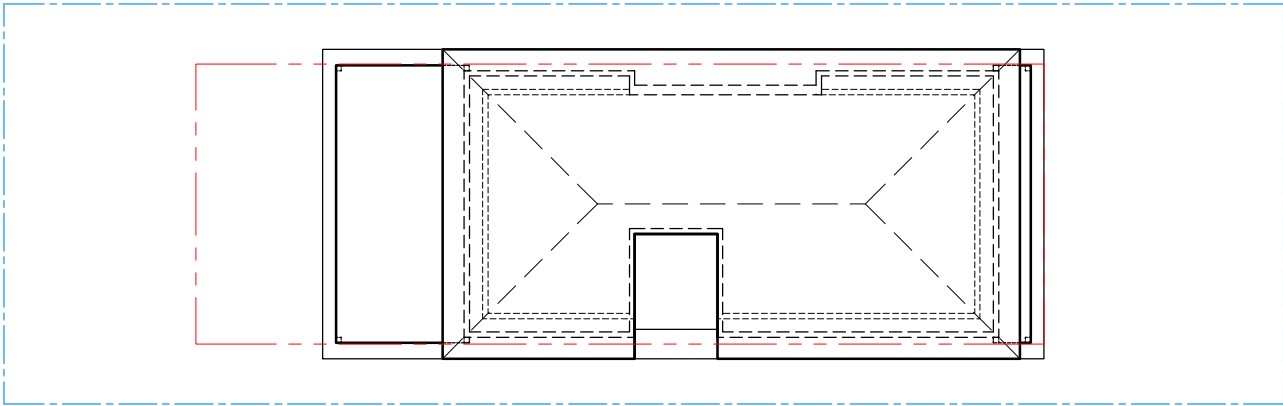
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17 OF 34



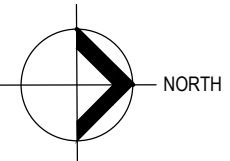
4

LEFT SIDE ELEVATION (EAST)
SCALE : 1/8" = 1'-0"



4

ELEVATION KEYPLAN
N.T.S.



- MIN. YARD ELEV.
(FUTURE ADJUSTED
GRADE EL.)
EL. + 7.37' (NGVD)
- FUTURE CROWN
OF THE ROAD
EL. +5.75' (NGVD)
EL. +4.2' (NAVD)
- CROWN
OF THE ROAD
EL. +5.62' (NGVD)
EL. +4.07' (NAVD)

BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED
FOR UNDERSTORY, MEASURED
FROM FREEBOARD. PER SECTION
7.2.2.3(b)(1) FOOTNOTE 8

- TOP OF ROOF
CONC. SLAB
EL. + 25'-4" (DATUM)
- SECOND FLOOR LEVEL
TOP OF CONC. SLAB
EL. + 13'-0" (DATUM)
EL. + 31'-8" (NGVD)
- FIRST FLOOR LEVEL
TOP OF CONC. SLAB
EL. + 0'-0" (DATUM)
EL. + 18'-8" (NGVD)
- EL. 13'-0" (NGVD)
8'+5" (FREEBOARD)
- BASE FLOOD ELEVAT.
EL. + 8'-0" (NGVD)
- UNDERSTORY LEVEL
TOP OF F.F.
EL. - 11'-2" (DATUM)
EL. + 7'-6" (NGVD)

FUTURE CROWN OF THE ROAD: 5.75 (NGVD)/4.20 (NAVD)	
ELEVATIONS KEY NOTES	
1	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
2	3"x1.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) @ 6" O.C.
3	DOMINICAN CORAL VENEER (TYP. WHERE SHOWN)
4	CYPRESS TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
5	EXPOSED CONCRETE FINISH.
6	42" AFF. CAT. II SAFETY GLASS RAILING
7	MAHOGANY WOOD DOOR
8	2"x4" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 4" O.C.
9	ARTIFICIAL GREEN WALL (BY OTHERS)
10	ALUMIN. CLADDING OVER CONCRETE (IMITATION WOOD COLOR)
11	3.5"x1.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 6" O.C.
NOTES: - ALL WINDOWS & EXTERIOR DOORS TO BE IMPACT RESISTANT. - ROOF TO HAVE LOW ALBEDO ROOF MEMBRANE.	



1

FRONT ELEVATION (NORTH)

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

TOTAL UNDERSTORY FACADE AREA:	301 SQ. FT. (100%)
AREA: (23 SQ. FT. + 41 SQ. FT. + 47 SQ. FT. + 26 SQ. FT.)=	137 SQ. FT. (45.5 %)
OPEN AREA:	164 SQ. FT. (54.5%)



2

REAR ELEVATION (SOUTH)

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

TOTAL UNDERSTORY FACADE AREA:	272 SQ. FT. (100%)
50 S.F. + 11 S.F. + 8 S.F.=	69 SQ. FT. (25%)
OPEN AREA:	203 SQ. FT. (75%)



3

WEST ELEVATION (RIGHT)

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

TOTAL UNDERSTORY FACADE AREA:	748 SQ. FT. (100%)
AREA: (216 SQ. FT. + 11 SQ. FT. + 60 SQ. FT. + 87 SQ. FT.)=	374 SQ. FT. (50%)
OPEN AREA:	374 SQ. FT. (50%)

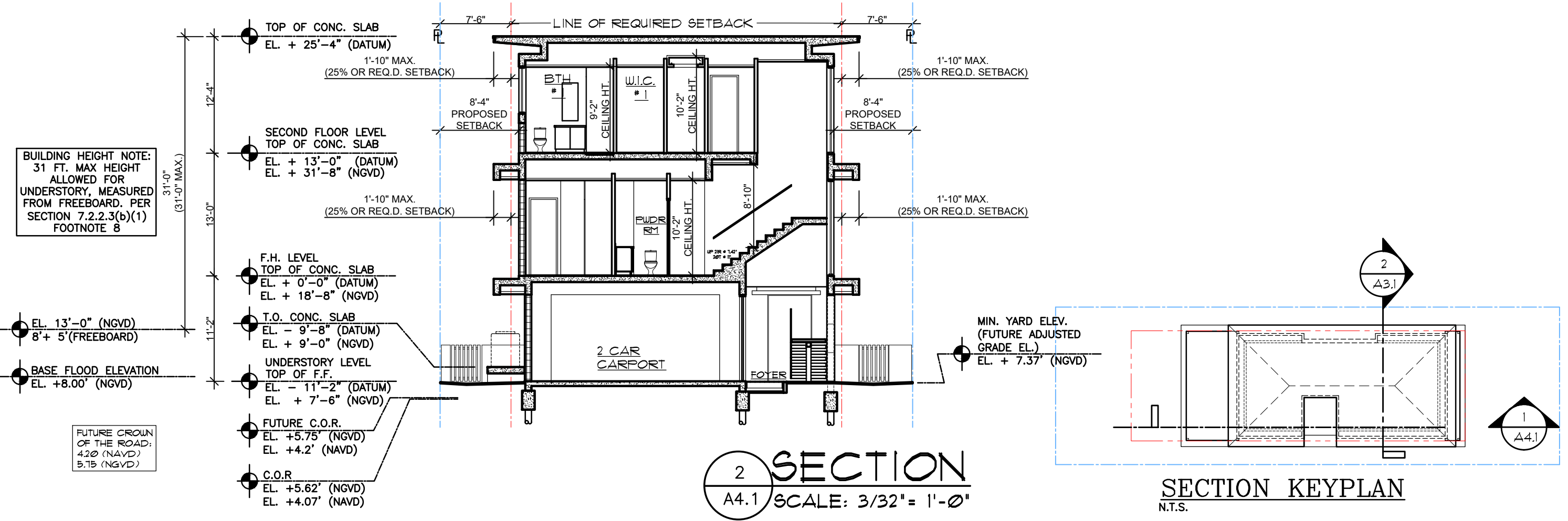
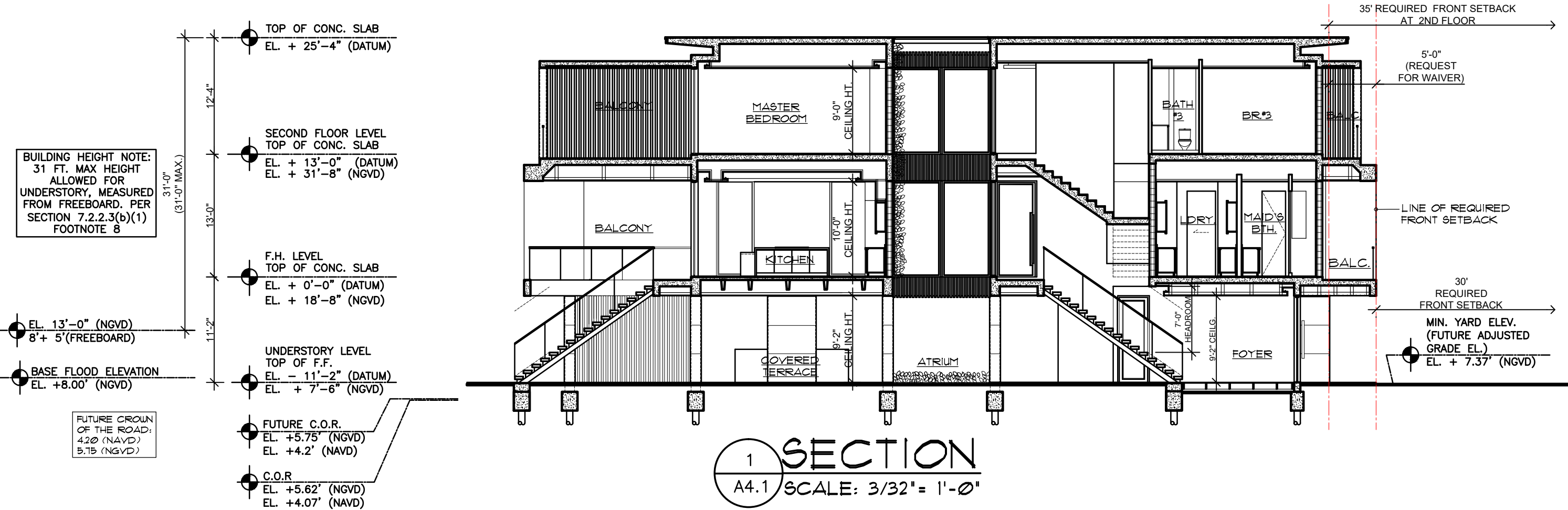


4

EAST ELEVATION (LEFT)

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

TOTAL UNDERSTORY FACADE AREA:	709 SQ. FT. (100%)
14 S.F. + (11 S.F. X 4) + 94 S.F. + 24 S.F.=	176 SQ. FT. (25%)
OPEN AREA:	533 SQ. FT. (75%)



ANTONIO E. RODRIGUEZ

CAD Studio Architecture

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FLA. ARCH. 11,355
4800 S.W. 72 AVENUE, MIAMI FL 33155

1520 STILLWATER DRIVE

FLORIDA

RESIDENCE FOR:

1520 STILLWATER DRIVE

MIAMI BEACH

OWNER:

HILMAR THOR KRITINSSON

RANNEVG EIR EINARSDOTTIR

DATE: 02/02/2025

ISSUED: _____

DRAWN: _____

CHECKED: _____

PROJECT No. _____

DESIGN REVIEW BOARD,

CITY OF MIAMI BEACH

DRAWING TITLE: _____

SECTIONS

SHEET:

A-4.1

20 OF 34



3D FRONT VIEW (NORTH)

MATERIAL BOARD



1

SMOOTH STUCCO FINISH WHITE



2

ALUMN. PICKETS
WOOD IMITATION



3

DOMINICAN CORAL VENEER



4

EXPOSED CONCRETE FINISH



5

MAHOGANY WOOD DOOR



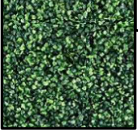
6

CLEAR GLASS WITH
BRONZE FRAMES



7

ALUMN. CLADDING OVER
CONCRETE WITH WOOD COLOR



8

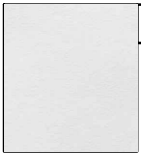
ARTIFICIAL GREEN WALL
(BY OTHERS)

NOTES:
- ALL WINDOWS AND EXTERIOR
DOORS TO BE IMPACT RESISTANT.
- ROOF TO HAVE LOW ALBEDO
ROOF MEMBRANE.



3D FRONT/LEFT SIDE
VIEW (NORTH-EAST)

MATERIAL BOARD



1

SMOOTH STUCCO FINISH WHITE



2

ALUMN. PICKETS
WOOD IMITATION



3

DOMINICAN CORAL VENEER



4

EXPOSED CONCRETE FINISH



5

MAHOGANY WOOD DOOR



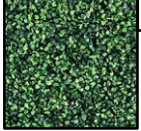
6

CLEAR GLASS WITH
BRONZE FRAMES



7

ALUMN. CLADDING OVER
CONCRETE WITH WOOD COLOR



8

ARTIFICIAL GREEN WALL
(BY OTHERS)

NOTES:
- ALL WINDOWS AND EXTERIOR
DOORS TO BE IMPACT RESISTANT.
- ROOF TO HAVE LOW ALBEDO
ROOF MEMBRANE.

ANTONIO E.
RODRIGUEZ

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LIC. No. AB93309
T: (305) 662-1008

RESIDENCE FOR :
1520 STILLWATER DRIVE
FLORIDA

OWNER:
HILMAR THOR KRITINSSON
RANVEIG EIR EINARSDOTTIR
MIAMI BEACH

DATE:	02/02/2025	ISSUED:		D.P.:		PROJECT No.	
DRAWN:		CHECKED:		APR:			

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042

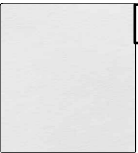
DRAWING TITLE:
3D FRONT/LEFT SIDE
VIEW COLOR
RENDERING

SHEET:
A-5.2



3D REAR VIEW (SOUTH)

MATERIAL BOARD



1

SMOOTH STUCCO FINISH WHITE



2

ALUMN. PICKETS
WOOD IMITATION



3

DOMINICAN CORAL VENEER



4

EXPOSED CONCRETE FINISH



5

MAHOGANY WOOD DOOR



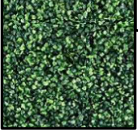
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CLEAR GLASS WITH
BRONZE FRAMES



7

ALUMN. CLADDING OVER
CONCRETE WITH WOOD COLOR

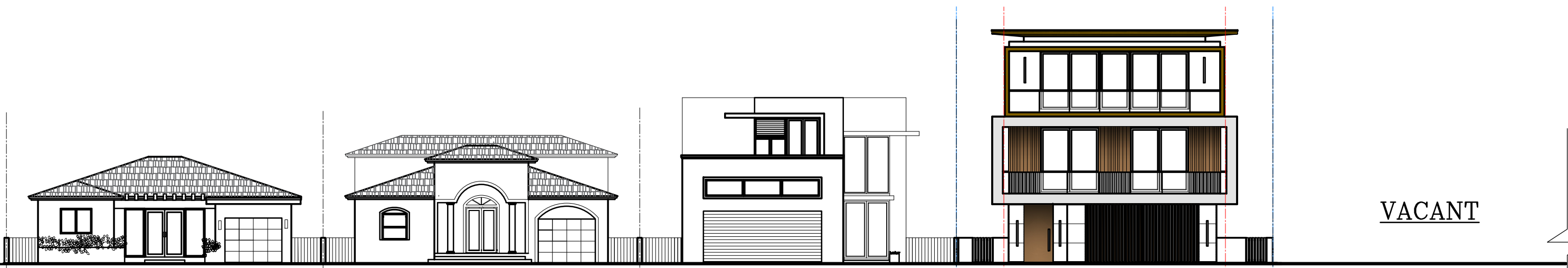


8

ARTIFICIAL GREEN WALL
(BY OTHERS)

NOTES:
- ALL WINDOWS AND EXTERIOR
DOORS TO BE IMPACT RESISTANT.
- ROOF TO HAVE LOW ALBEDO
ROOF MEMBRANE.

DATE:	02/02/2025	ISSUED:		D.P.		A.R.	
DRAWN:		CHECKED:					
PROJECT No.							



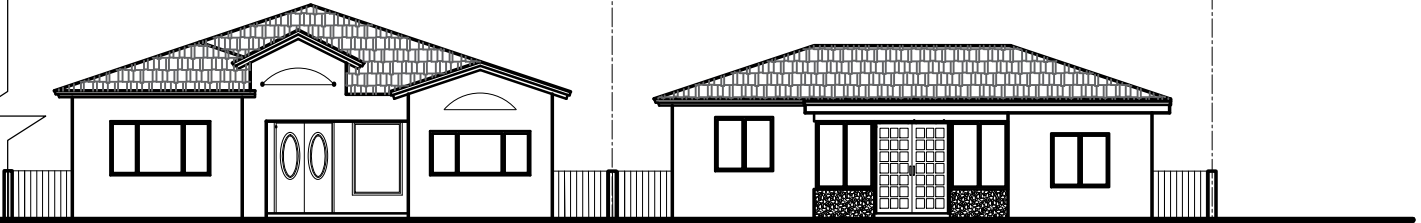
1480 STILLWATER DR.
SCALE : NTS

1500 STILLWATER DR.
SCALE : NTS

1510 STILLWATER DR.
SCALE : NTS

1520 STILLWATER DR.
SCALE : NTS

1530 STILLWATER DR.
SCALE : NTS



1540 STILLWATER DR.
SCALE : NTS

1550 STILLWATER DR.
SCALE : NTS

STILLWATER DRIVE
CONTEXTUAL (NORTH) ELEVATIONS
SCALE : NTS



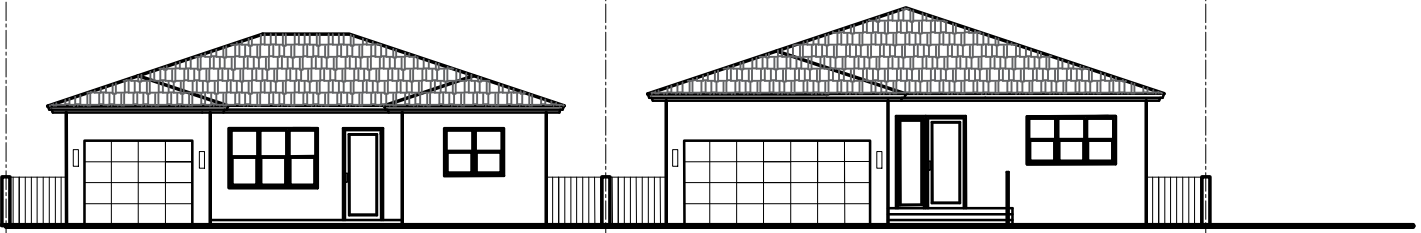
1551 STILLWATER DR.
SCALE : NTS

1541 STILLWATER DR.
SCALE : NTS

1531 STILLWATER DR.
SCALE : NTS

1521 STILLWATER DR.
SCALE : NTS

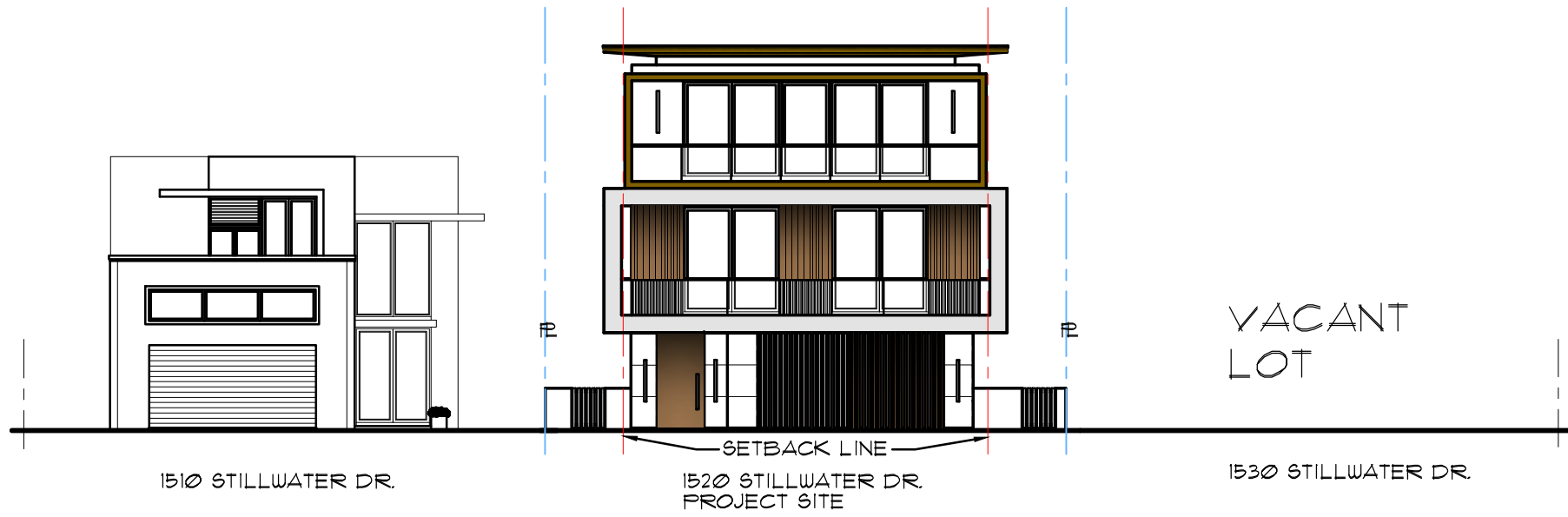
1511 STILLWATER DR.
SCALE : NTS



1501 STILLWATER DR.
SCALE : NTS

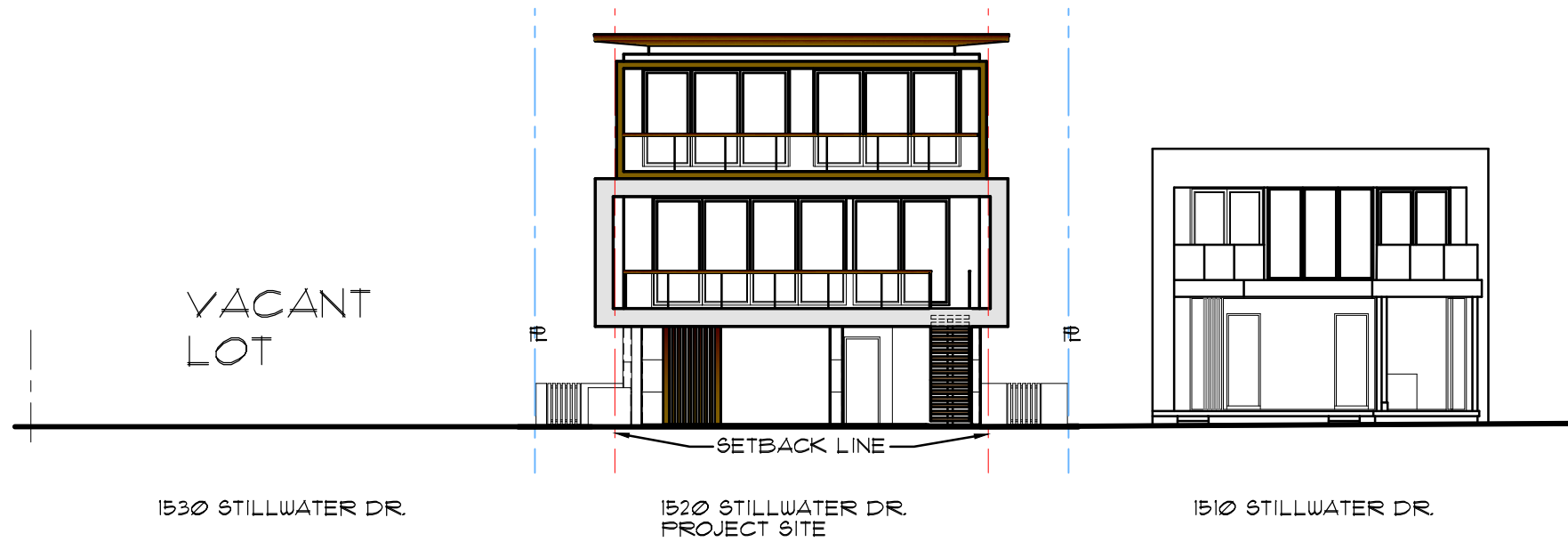
1481 STILLWATER DR.
SCALE : NTS

STILLWATER DRIVE
CONTEXTUAL (SOUTH) ELEVATIONS
SCALE : NTS



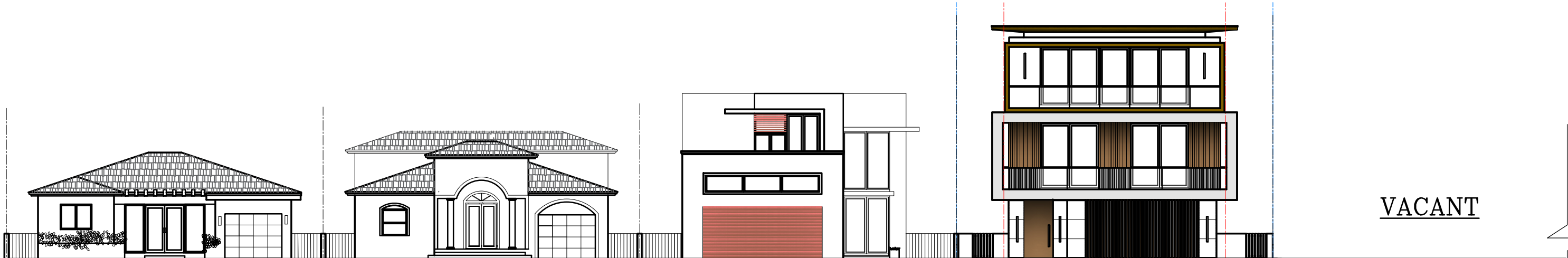
FRONT CONTEXTUAL ELEVATIONS

N.T.S.



REAR CONTEXTUAL ELEVATIONS

N.T.S.



1480 STILLWATER DR.

SCALE : NTS

1500 STILLWATER DR.

SCALE : NTS

1510 STILLWATER DR.

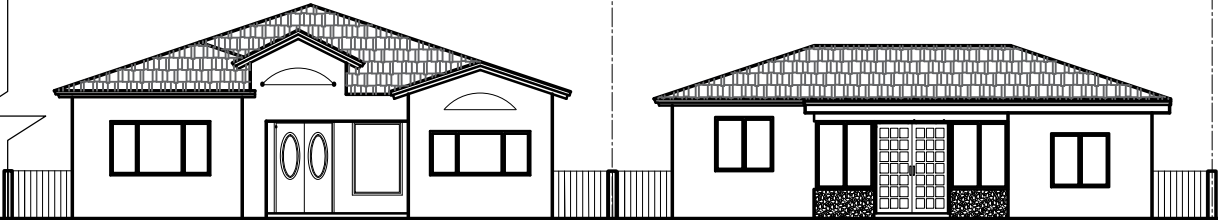
SCALE : NTS

1520 STILLWATER DR.

SCALE : NTS

1530 STILLWATER DR.

SCALE : NTS



1540 STILLWATER DR.

SCALE : NTS

1550 STILLWATER DR.

SCALE : NTS



1551 STILLWATER DR.

SCALE : NTS

1541 STILLWATER DR.

SCALE : NTS

1531 STILLWATER DR.

SCALE : NTS

1521 STILLWATER DR.

SCALE : NTS

1511 STILLWATER DR.

SCALE : NTS



1501 STILLWATER DR.

SCALE : NTS

1481 STILLWATER DR.

SCALE : NTS

STILLWATER DRIVE
CONTEXTUAL (NORTH) ELEVATIONS

SCALE : NTS

STILLWATER DRIVE
CONTEXTUAL (SOUTH) ELEVATIONS

SCALE : NTS

ANTONIO E.
RODRIGUEZ

CAD Studio Architecture

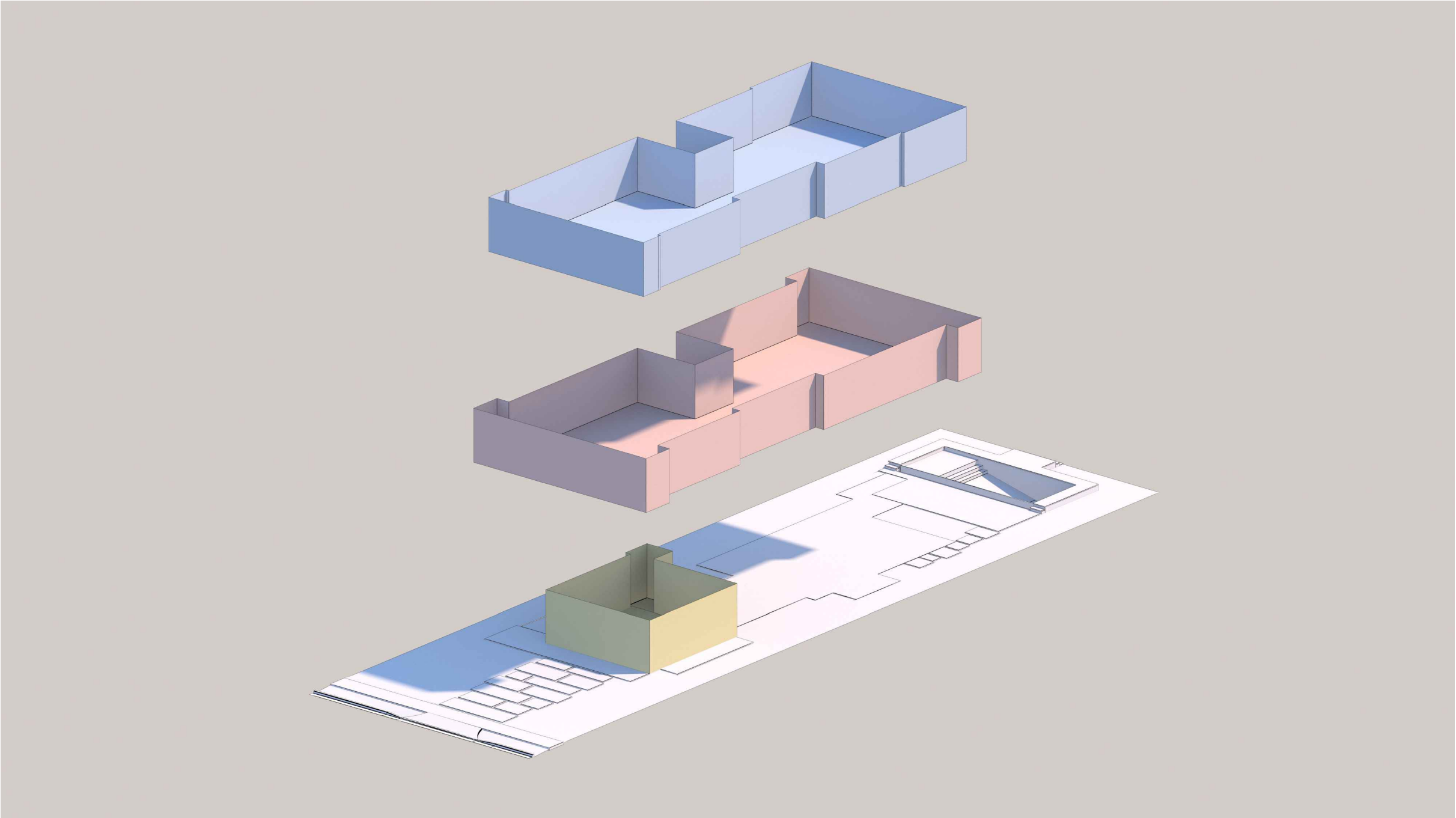
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CHECKED: _____
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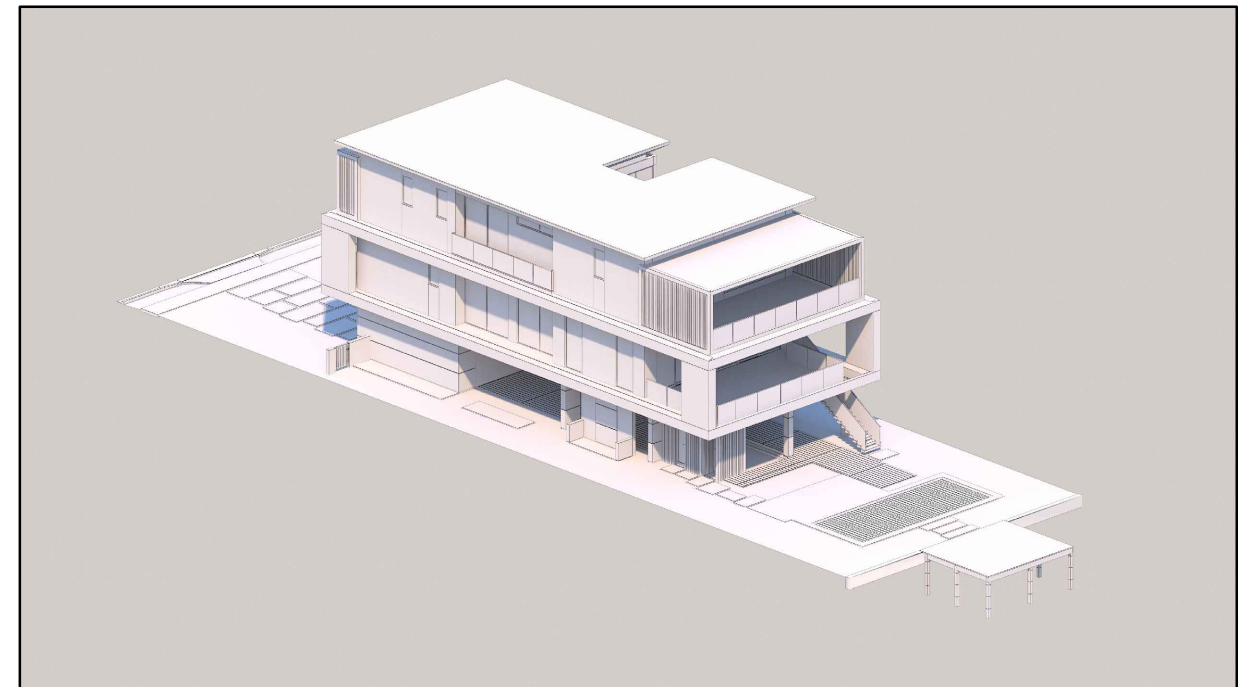
DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042
DRAWING TITLE:
STILLWATER DR.
CONTEXTUAL
ELEVATIONS
SHEET:
A-6.2
26 OF 34



EXPLODED AXONOMETRIC DIAGRAM
N.T.S.



PERSPECTIVE SCHEMATIC VIEWS - FRONT



PERSPECTIVE SCHEMATIC VIEWS - REAR



1 1500 STILLWATER DR.



3 1510 STILLWATER DR.



5 1520 STILLWATER DR.
PROJECT SITE

VACANT
LOT

7 1530 STILLWATER DR.



9 1540 STILLWATER DR.



11 1550 STILLWATER DR.

EXISTING STREETSCAPE



1 1500 STILLWATER DR.



3 1510 STILLWATER DR.



5 1520 STILLWATER DR.
PROJECT SITE

VACANT
LOT

7 1530 STILLWATER DR.

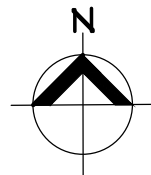
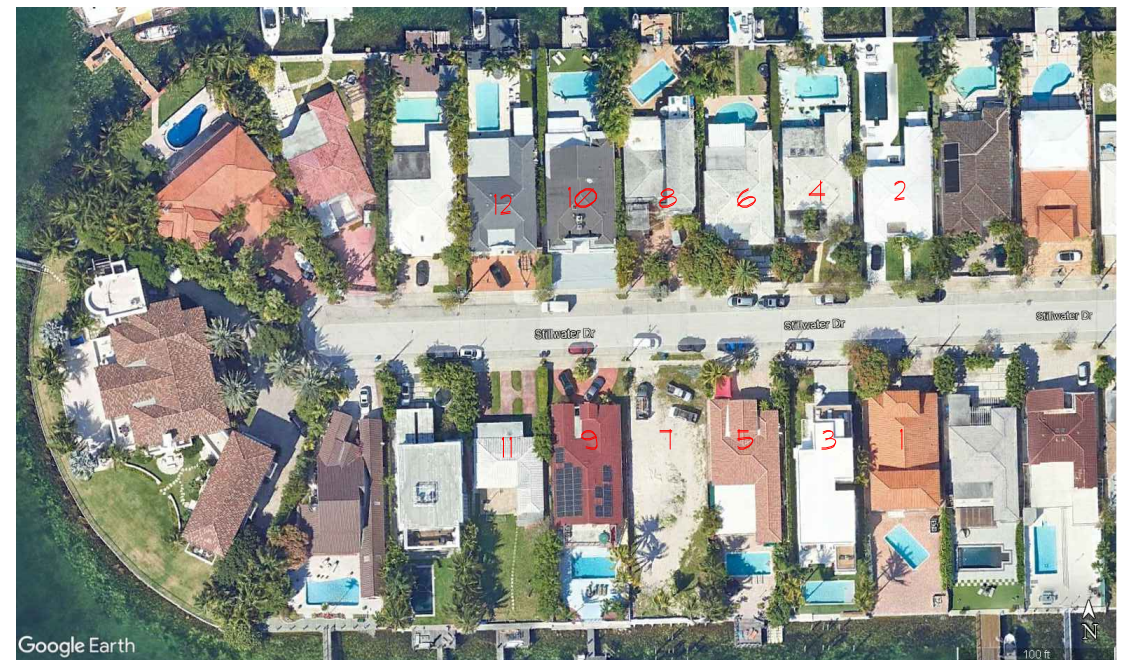


9 1540 STILLWATER DR.

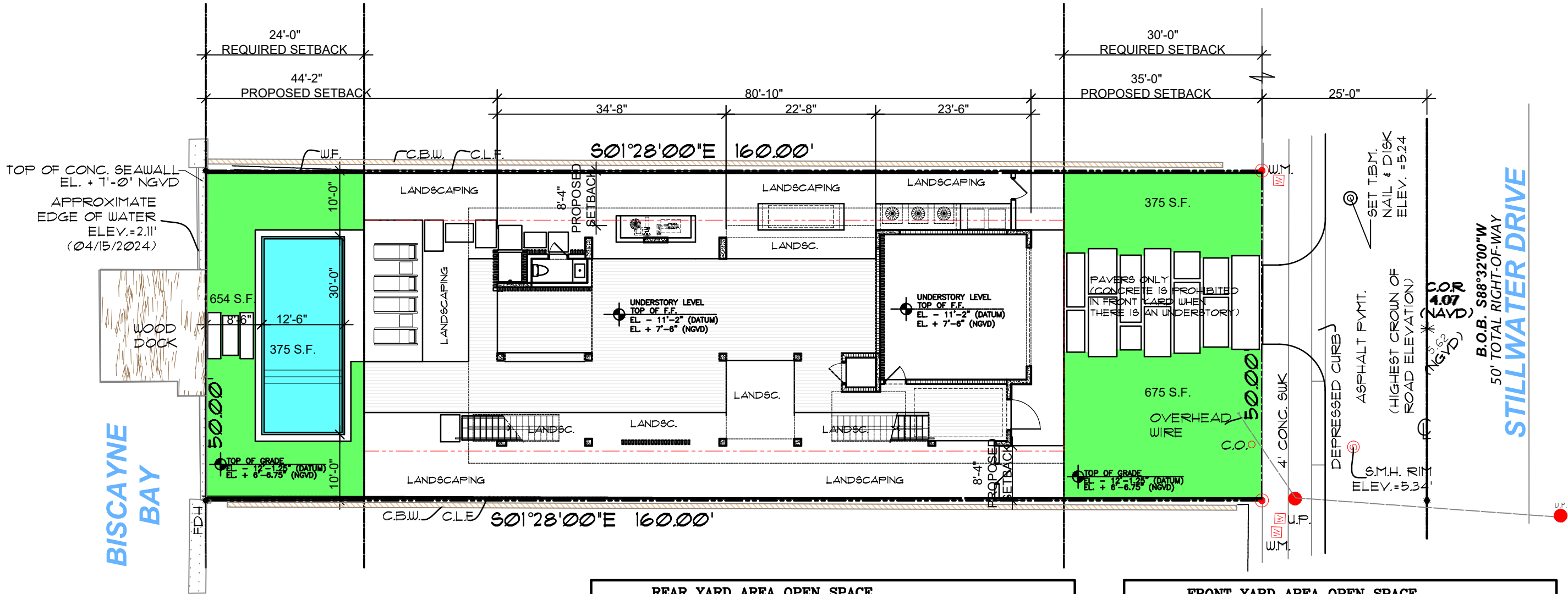


11 1550 STILLWATER DR.

PROPOSED STREETSCAPE



KEY PLAN



BUILDING SETBACKS

AS PER 7.2.2.3 (b)(1)		
	REQUIRED	PROVIDED
PRINCIPAL FRONT (UNDERSTORY)	30' MIN.	35'-0"
FIRST HABITABLE FLOOR	30' MIN.	35'-8"
SECOND FLOOR *	35' MIN.	35'-8"
LEFT SIDE	7'-6" MIN.	8'-4"
RIGHT SIDE	7'-6" MIN.	8'-4"
REAR (15% OF LOT DEPTH)	24' MIN.	44'-2"

* AS PER 7.2.2.3 (b)(2)(B)(i)
FOR A 2 STORY HOME WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, AT LEAST 35% OF THE SECOND FLOOR ALONG THE FRONT ELEVATION SHALL SET BACK A MIN. OF 5' FROM THE MIN. REQUIRED.
THE DRB MAY FOREGO THESE REQUIREMENTS, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.

SWIMMING POOL SETBACKS

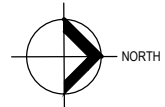
7.2.2.3(b)(12)(P)				
	TO SWIMMING POOL DECK		TO WATER'S EDGE	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT	30'	127'	30'	139'
LEFT SIDE	7'-6" MIN.	9'-0"	9'-0" MIN.	10'-0"
RIGHT SIDE	7'-6" MIN.	9'-0"	9'-0" MIN.	10'-0"
REAR	6' MIN.	7'-6"	7'-6" MIN.	8'-6"

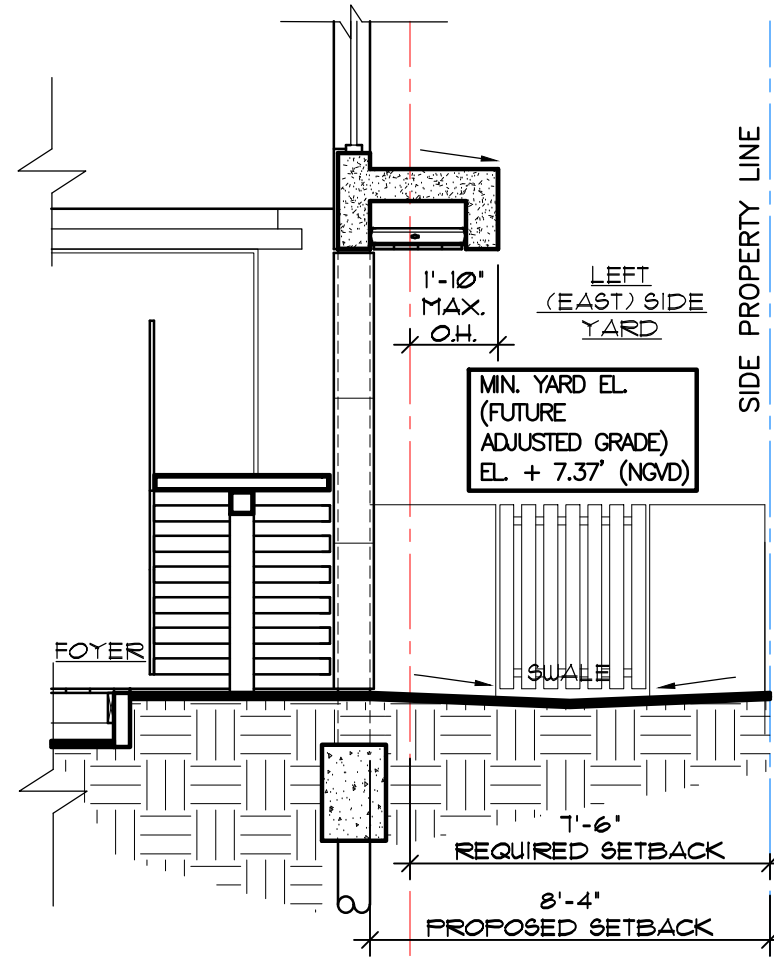
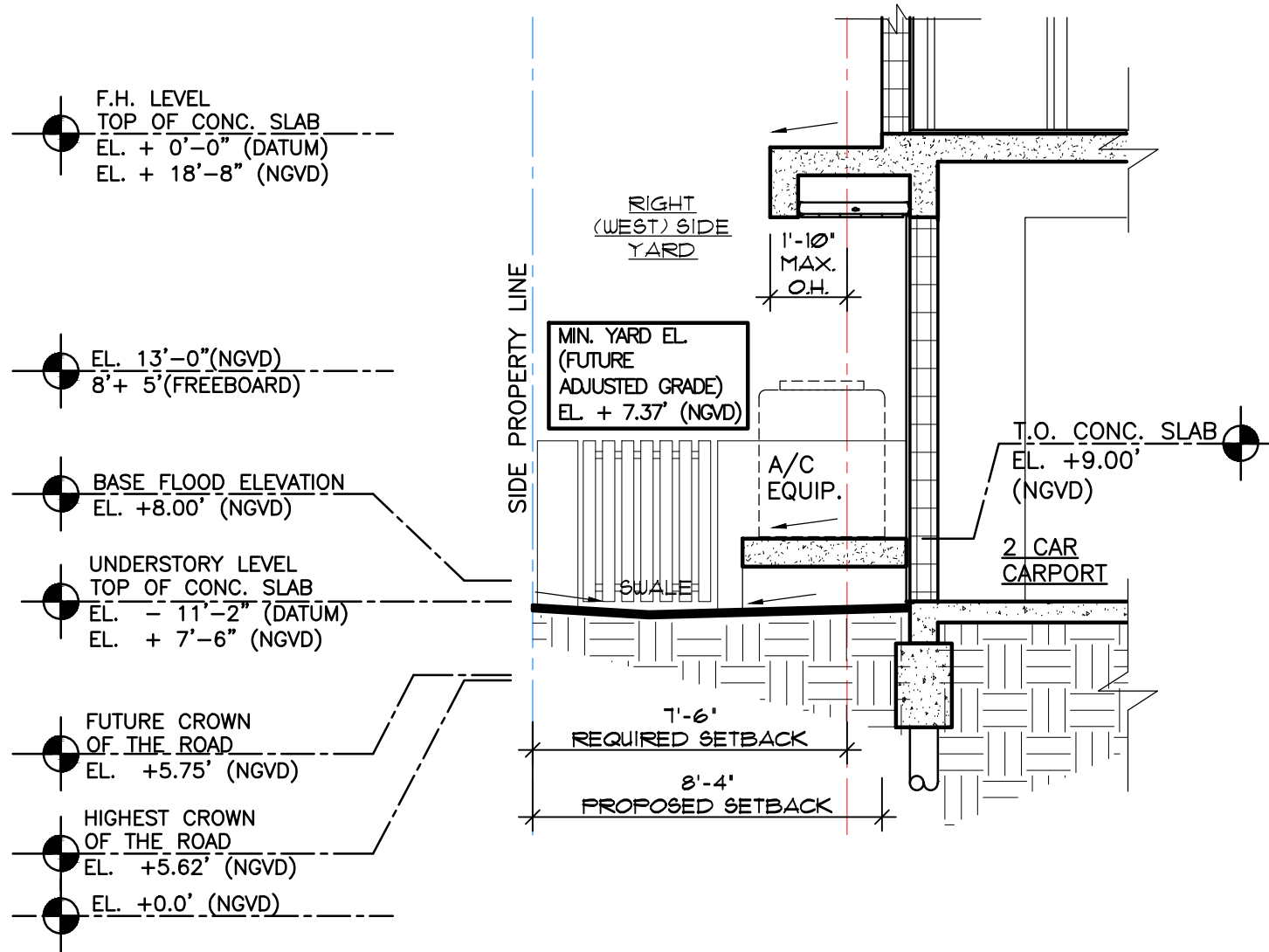
REAR YARD AREA OPEN SPACE AS PER 1223 (b) (1) (7) :	
REAR YARD AREA=	1200 SF.
MAX. IMPERVIOUS AREA ALLOWED: 30% OF REAR YARD AREA (1200 SF X 0.30) =	360 SF.
IMPERVIOUS PROVIDED (LANDSCAPE):	358.5 SF (29.87 %)
MIN. OPEN SPACE REQUIRED: 70% OF REAR YARD AREA (1200 SF X 0.70) =	840 SF.
PERVIOUS (LANDSCAPE):	654 SF (54.5 %)
PERVIOUS (WATER FROM SWIMMING POOL @ 50%):	187.5 SF (15.625 %)
TOTAL OPEN SPACE (PERVIOUS) PROVIDED:	841.5 SF (70.125 %)

AREA CALCULATION	
FIRST FL. A/C AREA :	1916 SQ. FT.
SECOND FL. A/C AREA :	2050 SQ. FT.
UNDERSTORY (ELEVATOR) :	34 SQ. FT.
TOTAL A/C AREA:	4000 SQ. FT.
UNDERSTORY (NO A/C) :	1813 SQ. FT.
2 CAR GARPORT :	546 SQ. FT.
FIRST FL. FRONT BALCONY :	220 SQ. FT.
FIRST FL. REAR COVERED TERRACE :	571 SQ. FT.
SECOND FL. FRONT BALCONY :	140 SQ. FT.
SECOND FL. REAR TERRACE :	614 SQ. FT.
TOTAL AREA :	7,910 SQ. FT.

FRONT YARD AREA OPEN SPACE AS PER 1223 (b) (1) (6) :	
REAR YARD AREA=	1300 SF.
MIN. OPEN SPACE REQUIRED: 10% OF FRONT YARD AREA (1300 SF) =	1300 SF.
IMPERVIOUS (DRIVEWAY) :	- 450 SF (30 %)
PERVIOUS (LANDSCAPE) :	1050 SF (70 %)
OPEN SPACE PROVIDED=	1050 SF. (70%)

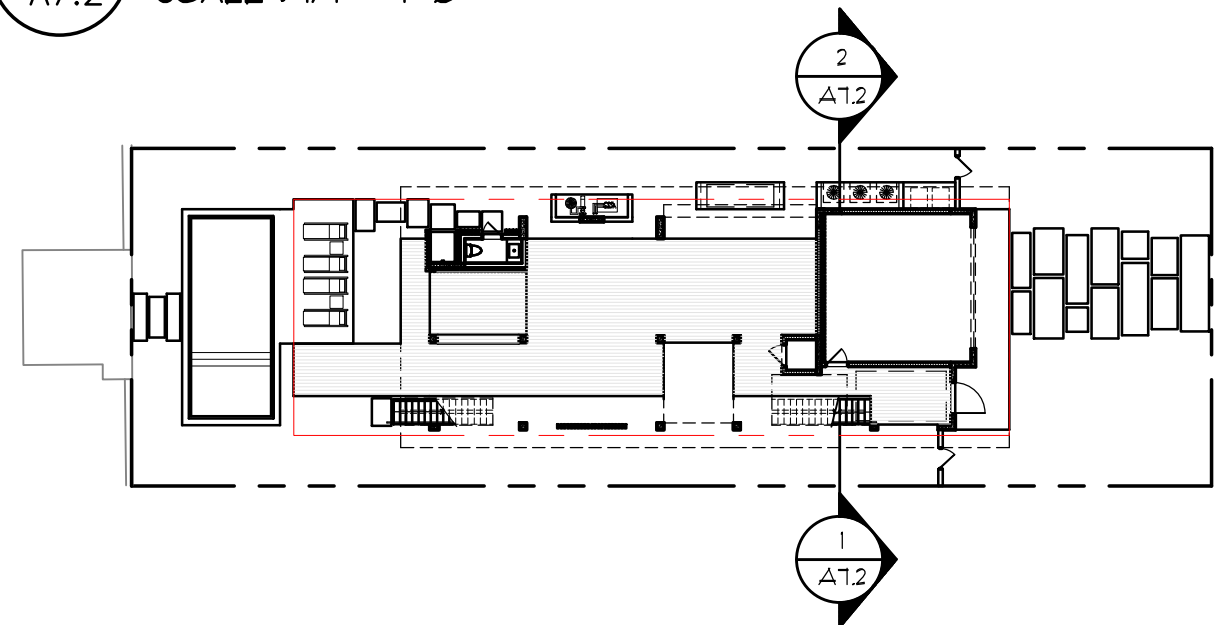
FRONT & REAR
YARD OPEN SPACE
SCALE : 1/16" = 1'-0"



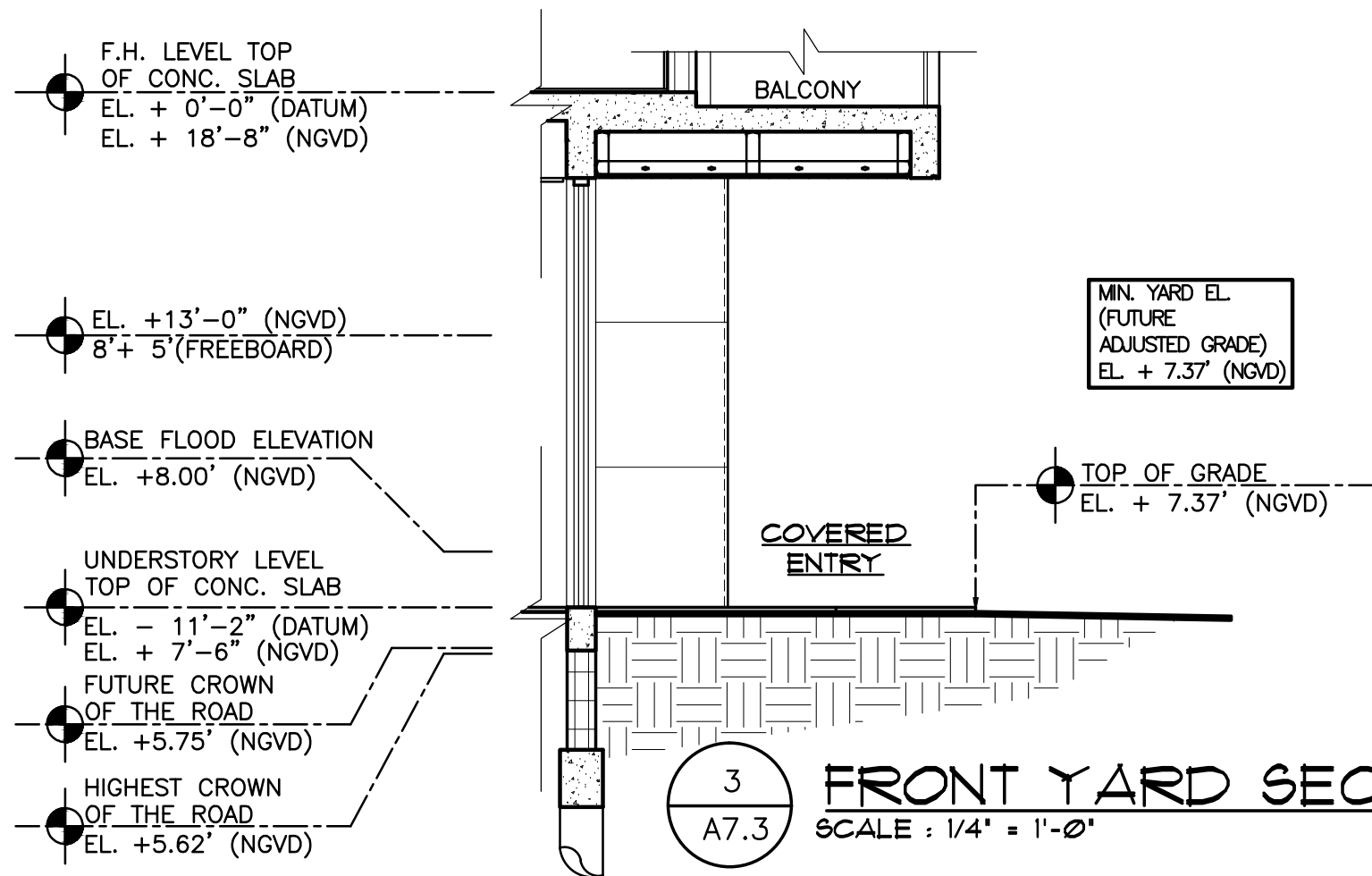
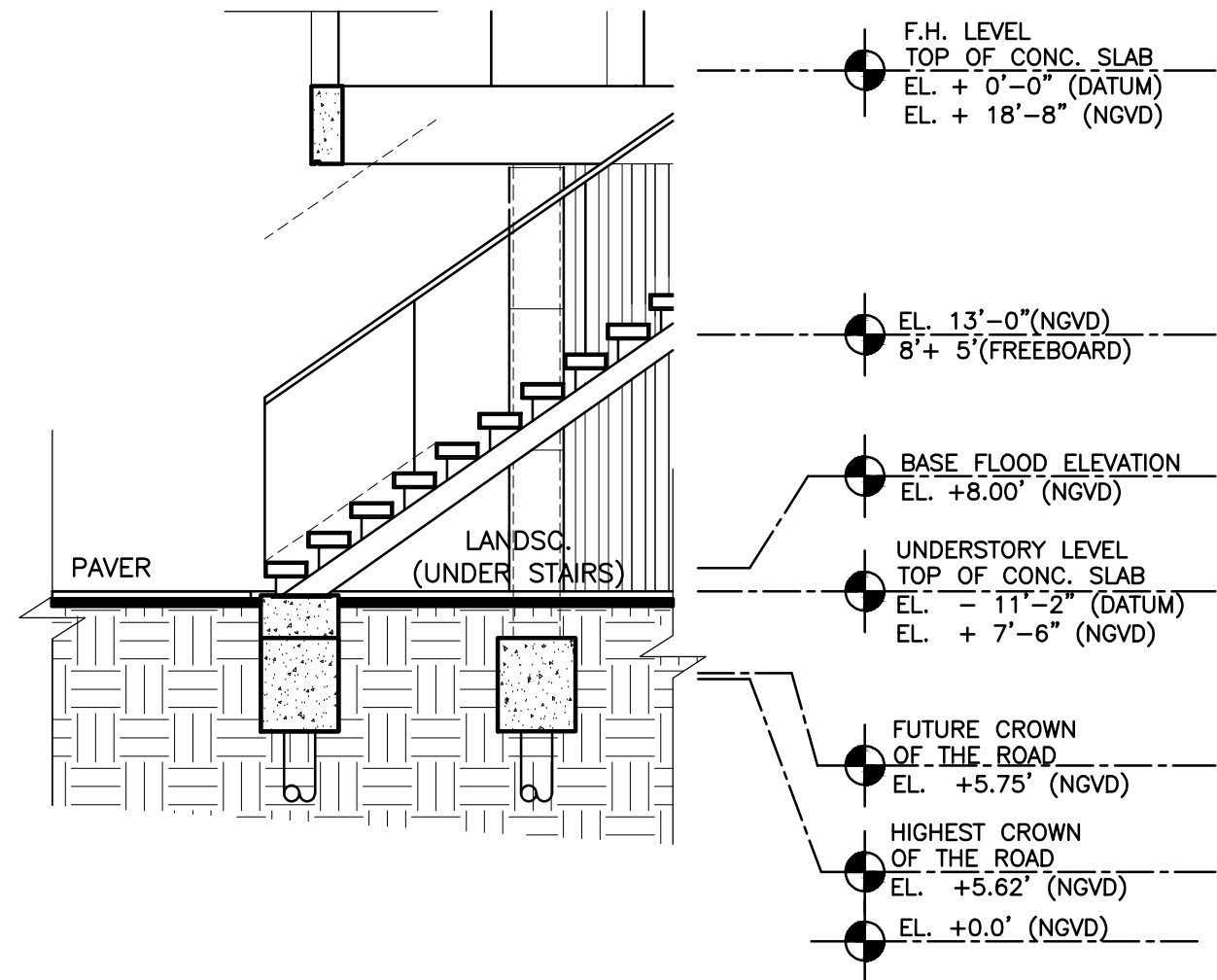
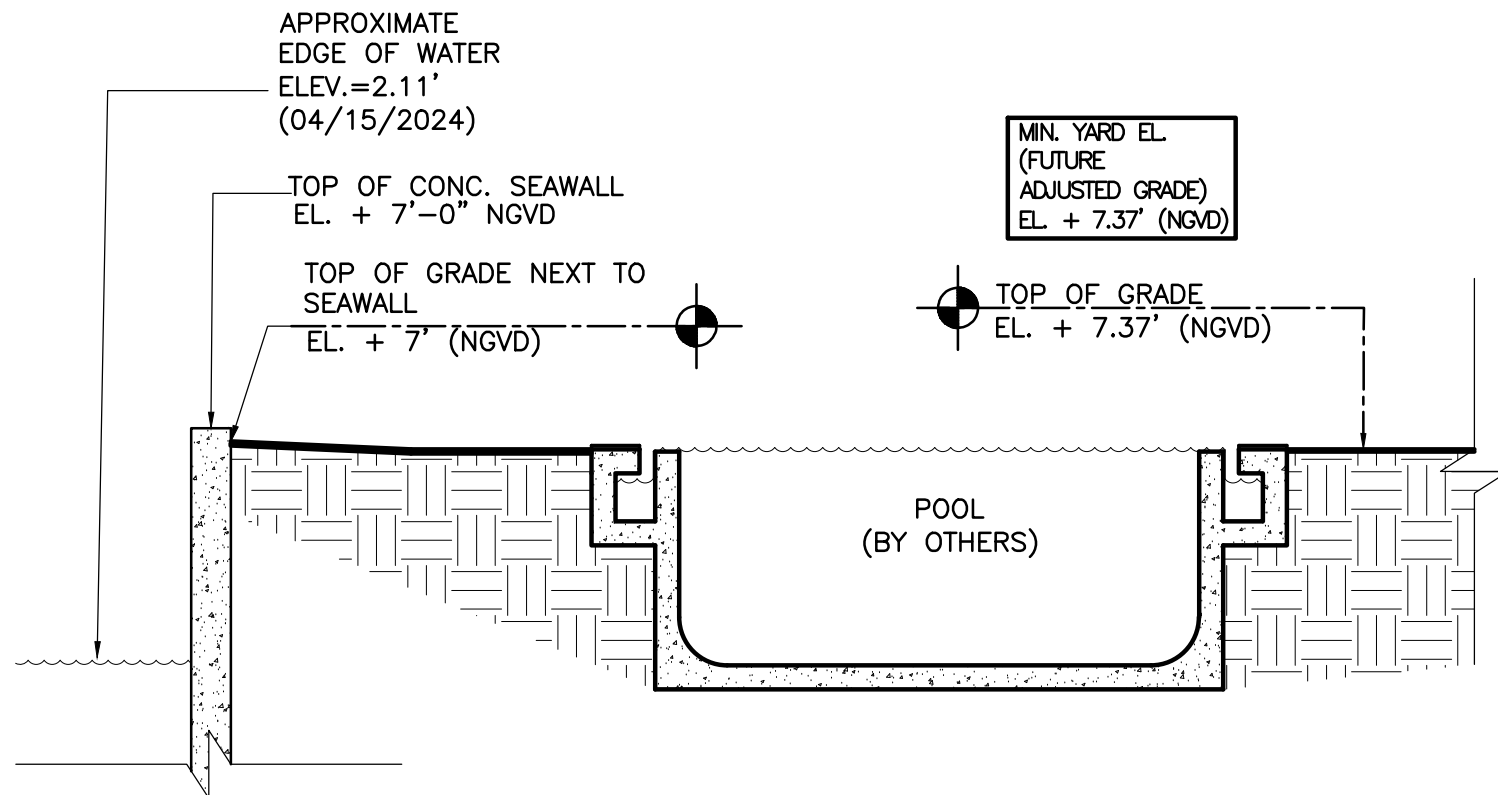


2
 A7.2
 INTERIOR SIDE YARD SECTION
 SCALE : 1/4" = 1'-0"

1
 A7.2
 INTERIOR SIDE YARD SECTION
 SCALE : 1/4" = 1'-0"



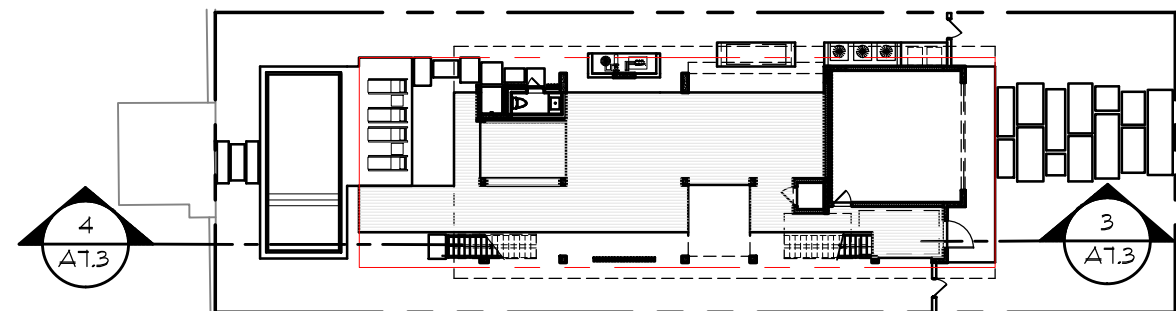
YARD SECTION KEYPLAN



4
A7.3

REAR YARD SECTION

SCALE : 1/4" = 1'-0"



YARD SECTION KEYPLAN

COURTYARD REQUIREMENTS:

TWO STORY HOUSES STANDARDS.
TWO-STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50 PERCENT (50%) OF THE LOT DEPTH, OR 60 FEET, WHICHEVER IS LESS, WITHOUT INCORPORATING ADDITIONAL OPEN SPACE, IN EXCESS OF THE MINIMUM REQUIRED SIDE YARD, DIRECTLY ADJACENT TO THE REQUIRED SIDE YARD. THE ADDITIONAL OPEN SPACE SHALL BE REGULAR IN SHAPE, OPEN TO THE SKY FROM GRADE, AND AT LEAST 8 FEET IN DEPTH, MEASURED PERPENDICULAR FROM THE MINIMUM REQUIRED SIDE SETBACK LINE. THE SQUARE FOOTAGE OF THE ADDITIONAL OPEN SPACE SHALL NOT BE LESS THAN ONE PERCENT (1%) OF THE LOT AREA.

LOT AREA: 8,000 SF
COURTYARD AREA MIN. REQUIRED: 80 SF (1%)

WAIVER REQUEST:

REQUEST TO WAIVE ONE SIDE COURTYARD FOR REQUIREMENTS FOR 2 STORY ELEVATIONS GREATER THAN 60' IN LENGTH:
AS PER 7.2.2.4.A.4.A.V. COURTYARDS: THE MINIMUM COURTYARD REQUIREMENTS SPECIFIED IN SECTION 7.2.2.3.B.2.A. MAY BE WAIVED AT THE ADMINISTRATIVE LEVEL, PROVIDED THAT THE REVIEW CRITERIA IN SECTION 7.2.2.3 HAVE BEEN SATISFIED, AS DETERMINED BY THE PLANNING DIRECTOR OR DESIGNEE.

WAIVER REQUEST:

NO OPEN TO THE SKY COURTYARD AREA PROVIDED

COURTYARD AREA REQUIRED
10'X8'=80 SF
(1% OF LOT AREA: 8,000 SF)

COURTYARD AREA
REQUIRED =10'X8'=80 SF
(1% OF LOT AREA: 8,000 SF)

COURTYARD AREA PROVIDED
11'-11" X 10'-2"=121 SF
THIS COURTYARD COMPLIES

LINE OF ENCLOSED 2ND FL ABOVE

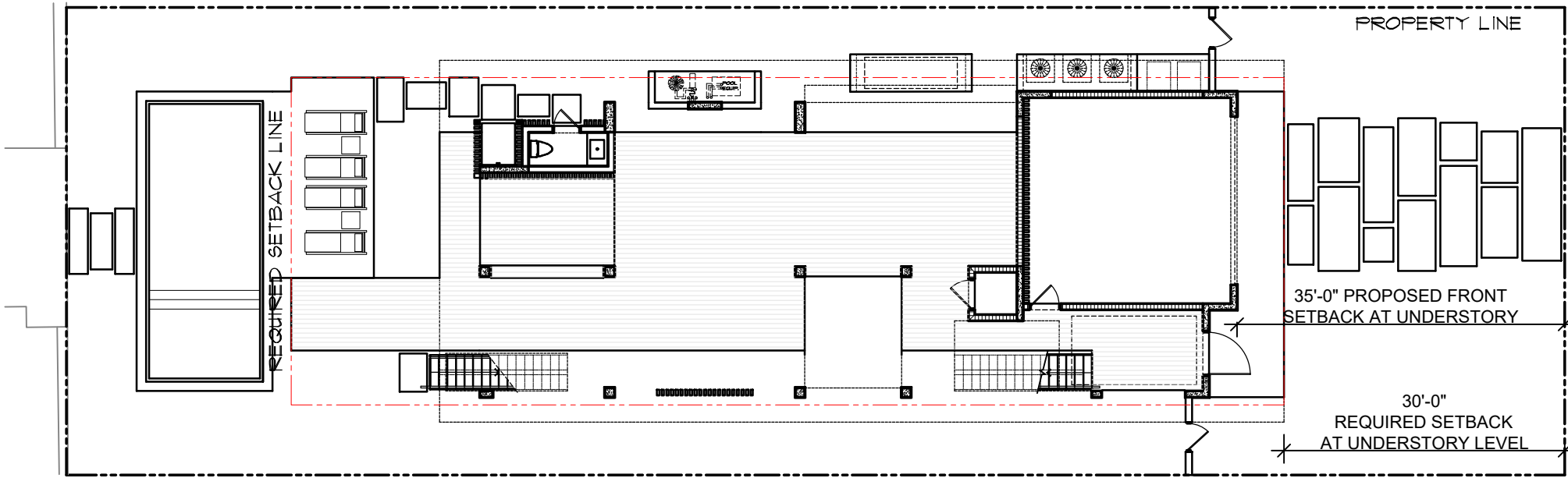
LINE OF REQUIRED SETBACK

LINE OF EYEBROW ABOVE

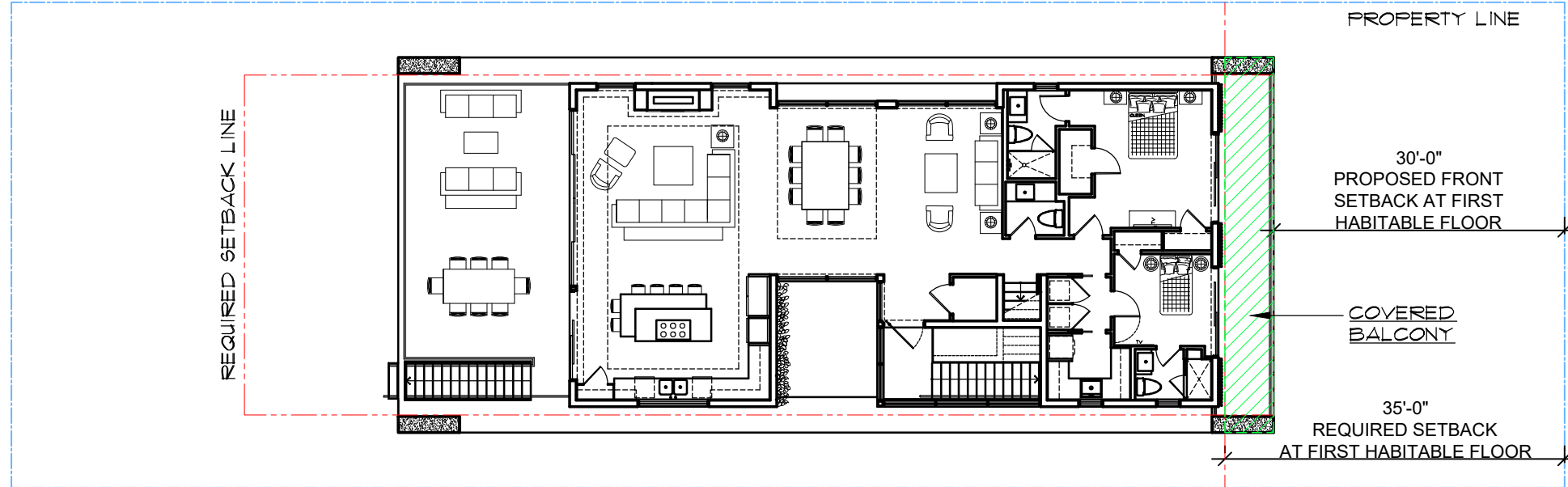
PROPERTY LINE

WAIVER REQUEST
DIAGRAM: COURTYARD
SCALE : 1/8" = 1'-0"

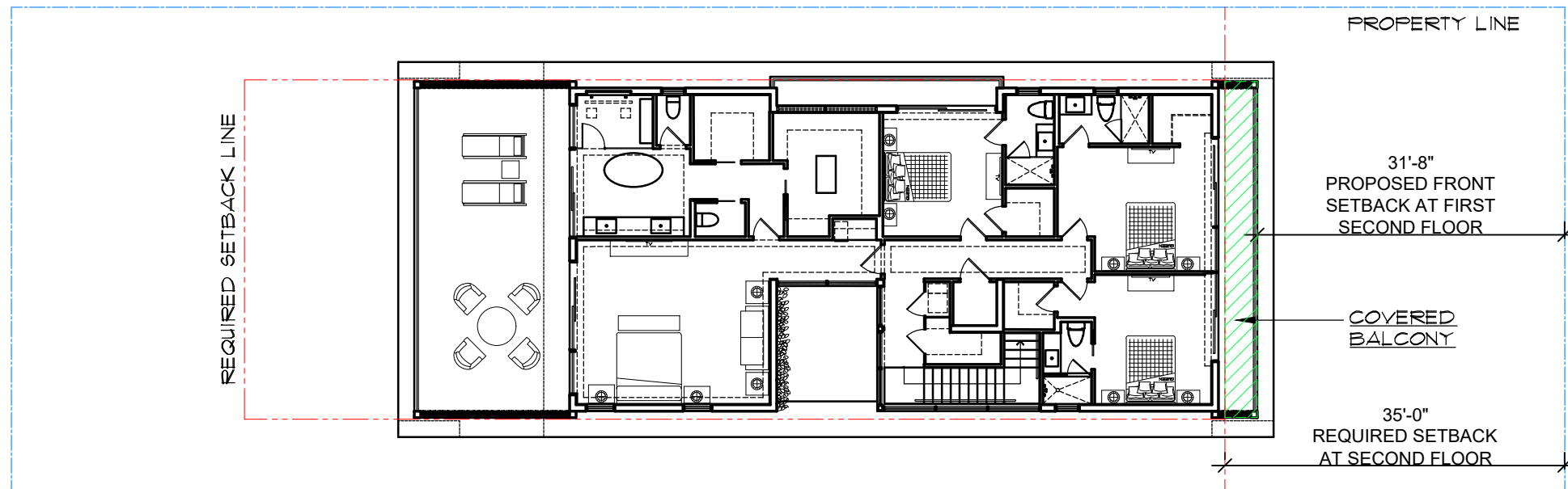




UNDERSTORY LEVEL

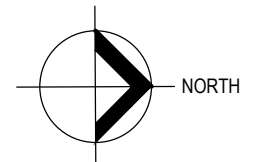


FIRST HABITABLE FLOOR



SECOND FLOOR

WAIVER REQUEST
DIAGRAM: FRONT
BALCONIES SETBACK



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