

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

ARCHITECTURAL PLANS

- A-0.0 COVER SHEET/ INDEX OF DRAWINGS
- A-0.1 SURVEY
- A-0.2 ZONING DATA
- A-0.3 1/2 MILE CONTEXT LOCATION MAP
- A-1.1 UNIT SIZE DIAGRAM
- A-1.2 LOT COVERAGE DIAGRAM
- A-1.3 PROPOSED SITE PLAN
- A-1.4 CURRENT PROPERTY VIEWS
- A-1.5 SURROUNDING PROPERTY VIEWS
- A-2.0 DEMOLITION SITE PLAN
- A-2.1 UNDERSTORY LEVEL PLAN
- A-2.2 FIRST HABITABLE FLOOR
- A-2.3 SECOND FLOOR LEVEL PLAN
- A-2.4 ROOF PLAN
- A-3.1 FRONT ELEVATION (NORTH)
- A-3.2 REAR ELEVATION (SOUTH)
- A-3.3 RIGHT SIDE ELEVATION (WEST)
- A-3.4 LEFT SIDE ELEVATION (EAST)
- A-3.5 OPENING CALCS. OF UNDERSTORY ELEVAT. DIAGRAM
- A-4.1 SECTIONS
- A-5.1 3D FRONT VIEW COLOR RENDERING
- A-5.2 3D FRONT/ LEFT SIDE VIEW COLOR RENDERING
- A-5.3 3D REAR VIEW COLOR RENDERING
- A-5.4 3D REAR/ RIGHT SIDE VIEW COLOR RENDERING
- A-6.1 FRONT AND REAR CONTEXTUAL ELEVATIONS
- A-6.2 STILLWATER DRIVE CONTEXTUAL ELEVATIONS
- A-6.3 EXPLODED AXONOMETRIC DIAGRAMS
- A-6.4 PERSPECTIVE SCHEMATIC VIEWS
- A-6.5 EXISTING AND PROPOSED STREETSCAPE
- A-7.1 OPEN SPACE DIAGRAM
- A-7.2 SIDE YARD SECTIONS
- A-7.3 FRONT AND REAR YARD SECTIONS
- A-8.1 WAIVER REQUEST DIAGRAM: COURTYARD REQ.
- A-8.2 WAIVER REQUEST DIAGRAM: FRONT BALCONIES SETBACK

ANTONIO E. RODRIGUEZ
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L.C. No. A993309
4806 S.W. 72 AVENUE, MIAMI FL. 33155
T: (305) 662-1088

RESIDENCE FOR:
1520 STILLWATER DRIVE
MIAMI BEACH
FLORIDA

OWNER:
HILMAR THOR KRITINSSON
RANVEIG EIR 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

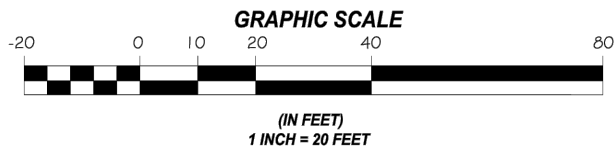
1 OF 34



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



MAP OF BOUNDARY SURVEY



LOCATION MAP
SCALE = N.T.S.



FLORIDA DEPARTMENT OF Environmental Protection
Major Shomon Douglas Building
3300 Commonwealth Boulevard
Tallahassee, FL 32399

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: dwn@ibarralandsurveyors.com

Tide Interpolation Point No.: 183 County: Miami
USGS 7.5-Minute Quad Map Name: Mean High Water (MHW): 0.18 ft Mean Low Water (MLW): -1.87 ft
Unit of Measurement: Feet Datum: NAVD83 Tidal Epoch: 1983-2001

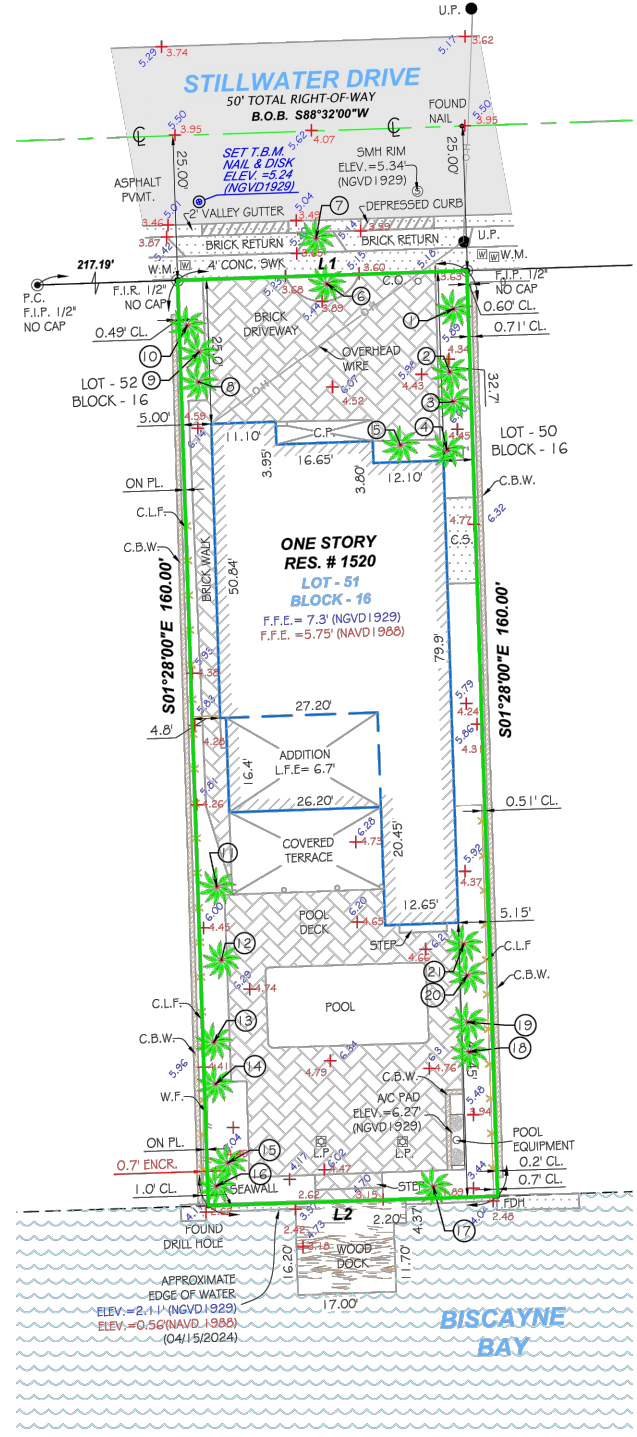
Procedure: Extend the above MHW height to job if within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping

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
3300 Commonwealth Boulevard, Mail Station 705
Tallahassee, FL 32399-3000
Tel: (850) 245-2849
email: pdl@fldep.gov

Approved by: **Eric Sellers**
4/15/2024
1520 Stillwater Drive - Miami Beach



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	5	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	0.90	5	5
9	COCONUT PALM	0.90	25	15
10	PALM	0.35	5	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	5	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
x 0.00 = ELEVATION IN NGVD 1929
x 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
- AE = ANCHOR EASEMENT
- ALR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- BC = BLOCK CORNER
- BLDG = BUILDING
- BM = BENCH MARK
- S.C.R. = BROWARD COUNTY RECORDS
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CL.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CHL = CHORD BEARING
- CL = CLEAR
- C.O. = CLEAR CUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- D.S. = DEGREES
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = 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
- IN. & E.S. = INGRESS AND EGRESS EASEMENT
- LC.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
- 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
- # W.M. = NUMBER
- OS = OFFSET
- Q.U.L. = OVERHEAD UTILITY LINES
- Q.U.B. = OFFICIAL RECORDS BOOK
- Q.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- P. = PLANTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF COMPOUND CURVATURE
- P.O. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R. = RECORD DISTANCE
- R.R. = RAIL ROAD
- R.S. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- RANGE = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SEWER WALK
- S.L.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- " = SECONDS
- T. = TANGENT
- T. = TELEPHONE BODY
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.P. = TRAFFIC SIGNAL POLE
- T.W.P. = 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
- X-X-X-X- = CHAIN LINK FENCE
- O-O-O-O- = IRON FENCE
- ||-||-||-||- = WOOD FENCE
- ||-||-||-||- = BUILDING SETBACK LINE
- ||-||-||-||- = UTILITY EASEMENT
- ||-||-||-||- = LIMITED ACCESS RW
- ||-||-||-||- = NON-VEHICULAR ACCESS RW
- ||-||-||-||- = 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 PLOT 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 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK CMC 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 COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, 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 MAPPERS.)

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

Digitally signed by CARLOS M IBARRA
Date: 2025.01.28 12:34:25 -05'00'

L.B.# 7806 SEAL

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
L.I.C. No. AB93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T: (305) 662-1088

RESIDENCE FOR:
1520 STILLWATER DRIVE
MIAMI BEACH

OWNER:
HILMAR THOR KRITINSSON
RANWEIG EIN EINHARDTTR

DATE: 02/02/2025
ISSUED BY: CARLOS M IBARRA
DRAWN BY: CARLOS M IBARRA
CHECKED BY: CARLOS M IBARRA
PR. DIRECTOR: CARLOS M IBARRA

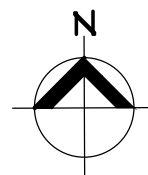
DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042
DRAWING TITLE:
SURVEY
SHEET:
A-01
2 OF 34

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			
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.



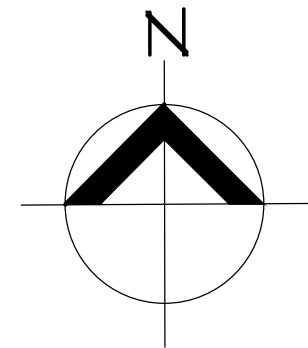
LOCATION PLAN

ZONING DATA



Google Earth

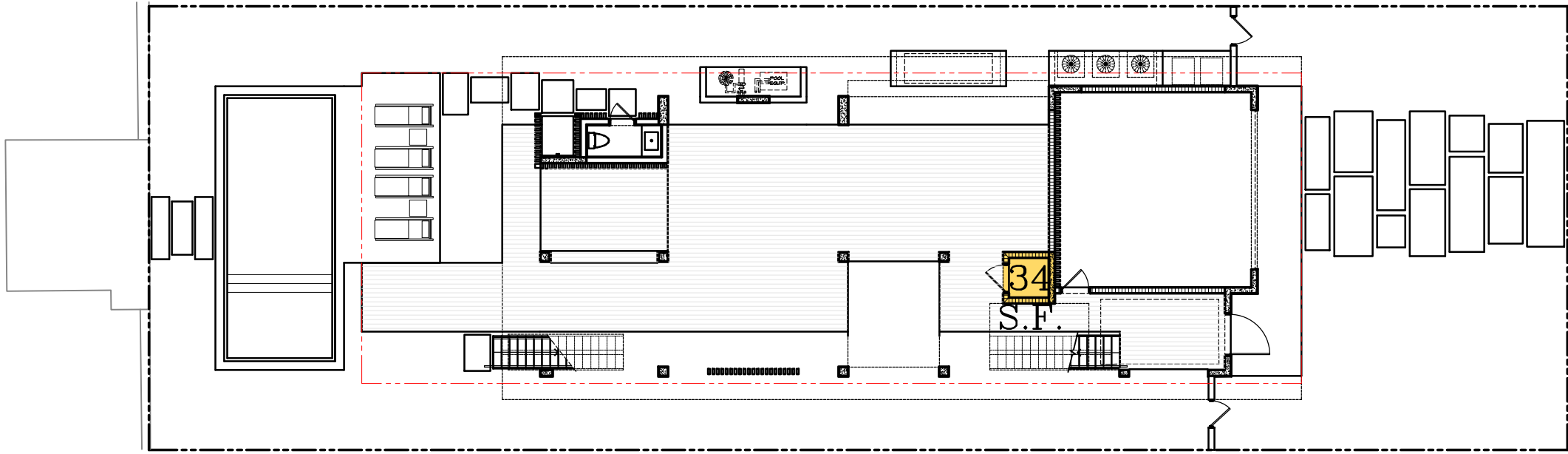
CONTEXT LOCATION MAP
LOCATION PLAN (1/2 MILE RADIUS)



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

DESIGN REVIEW BOARD,
 CITY OF MIAMI BEACH DRB24-1042

DRAWING TITLE:
 1/2 MILE CONTEXT
 LOCATION MAP

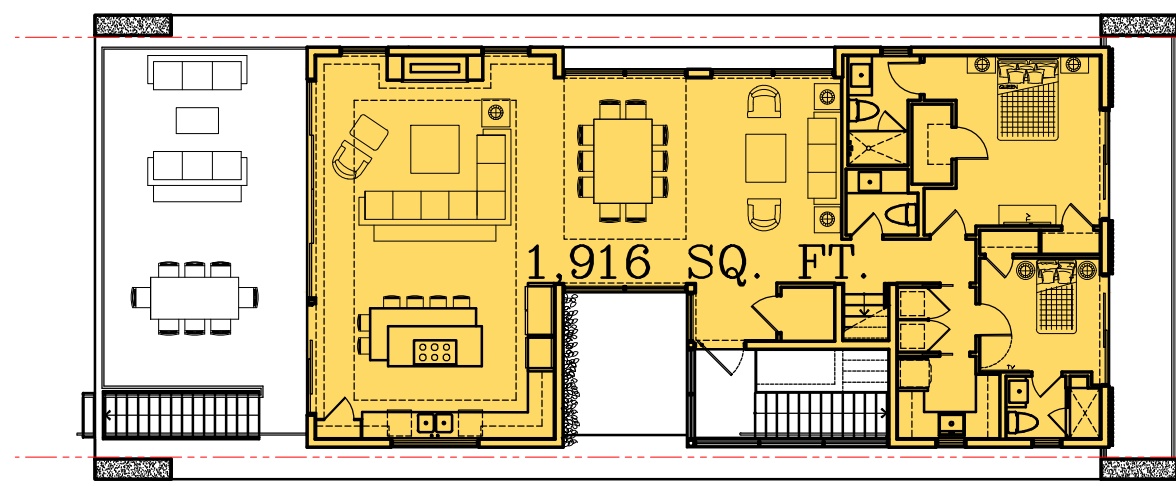


AS PER SECTION 7.2.2.3-(b)(5)(VII)
 NON-AIR CONDITIONED AREAS
 LOCATED DIRECTLY BELOW THE FIRST
 HABITABLE FLOOR DOES NOT COUNT
 IN THE UNIT SIZE CALCULATION

*AS PER SECTION 7.2.2.3-(b)(6)(D)
 UP TO 600 SF. OF GARAGE DOES NOT
 COUNT IN THE UNIT SIZE CALCULATION

UNDERSTORY LEVEL UNIT SIZE: 34 SQ. FT.

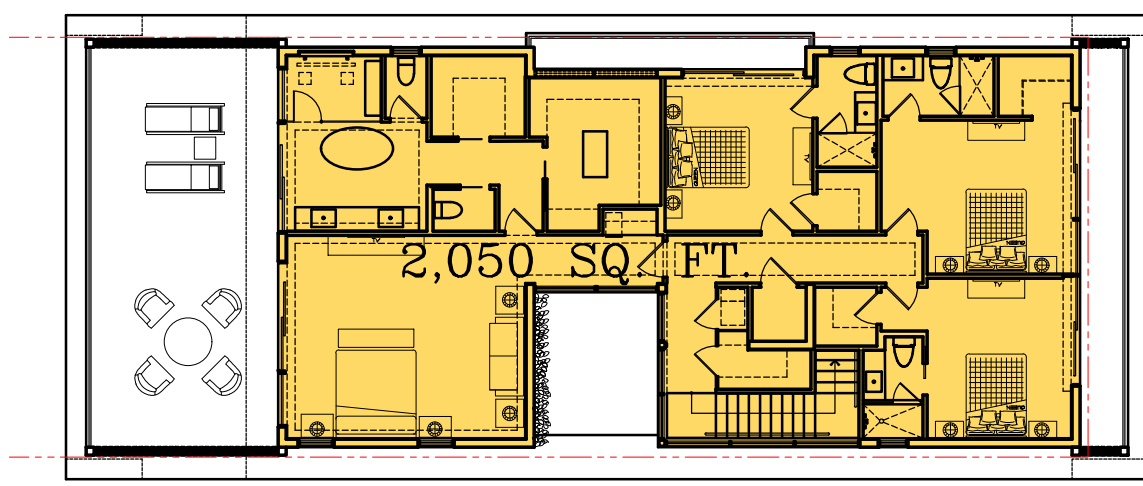
A/C AREA (ELEVATOR) : 34 SQ. FT.



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

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

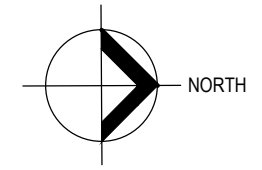
MAX. UNIT SIZE ALLOWED = 4,000 SQ. FT. (50 %)
 MAX. UNIT SIZE PROVIDED = 4,000 SQ. FT. (50 %)

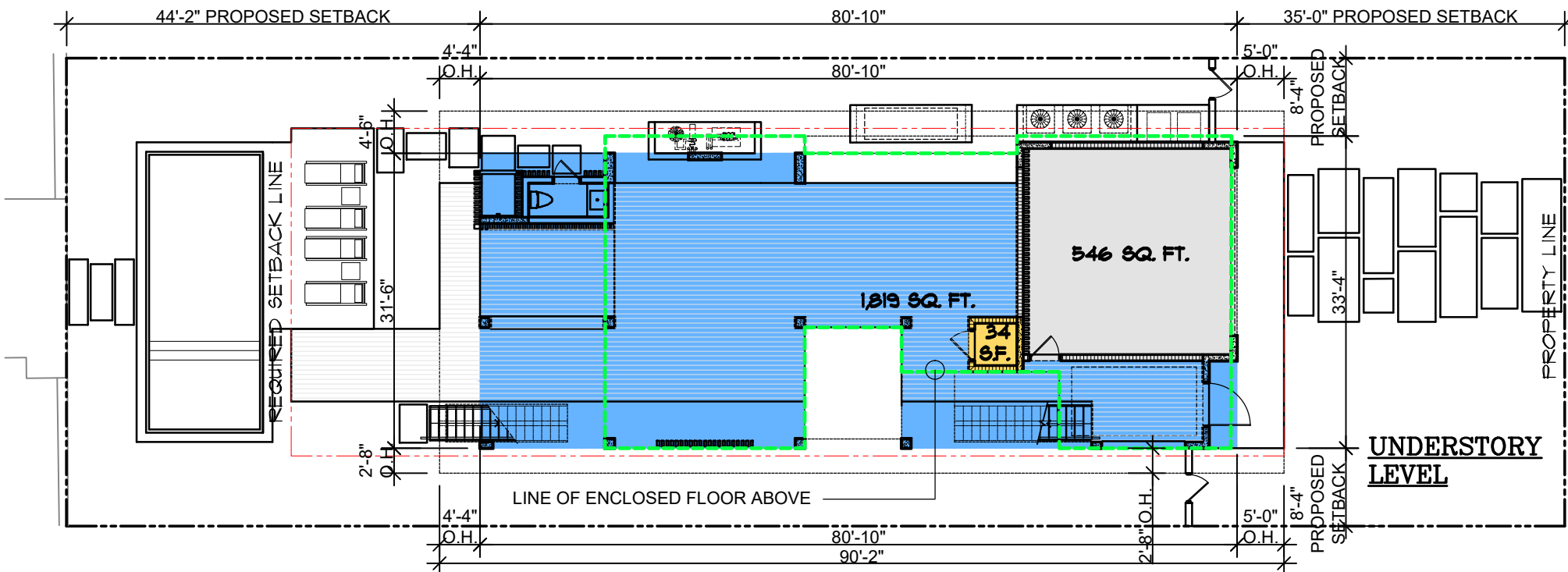


SECOND FLOOR LEVEL UNIT SIZE: 2,050 SQ. FT.

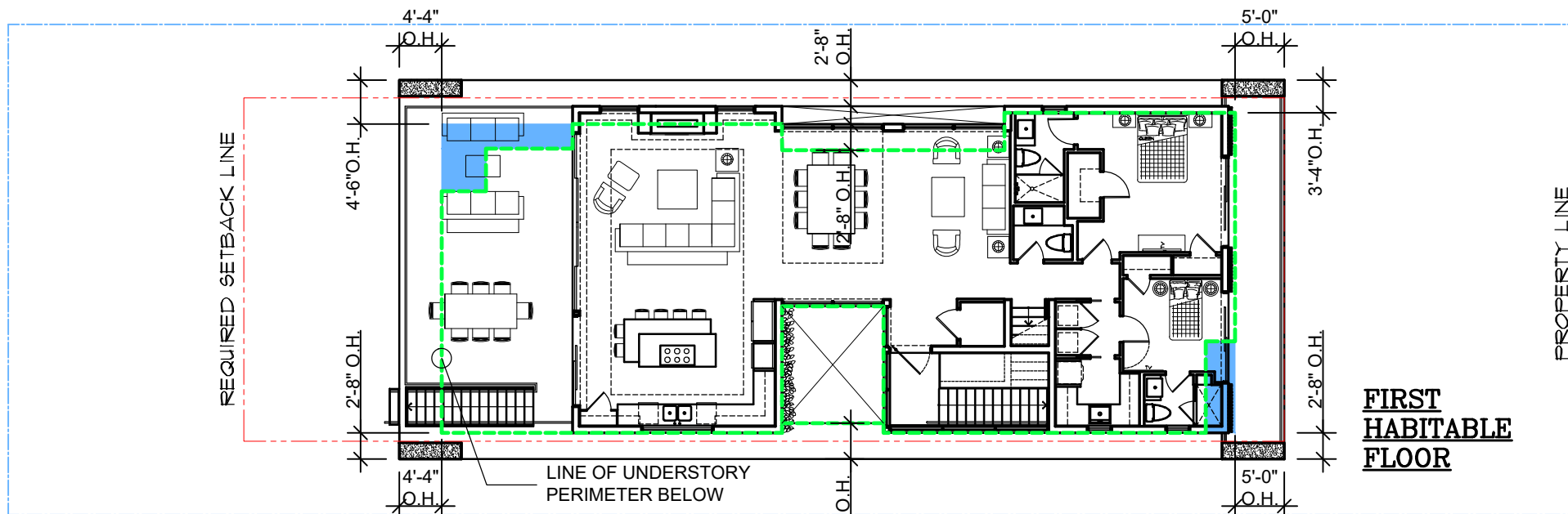
A/C AREA : 2,050 SQ. FT.

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

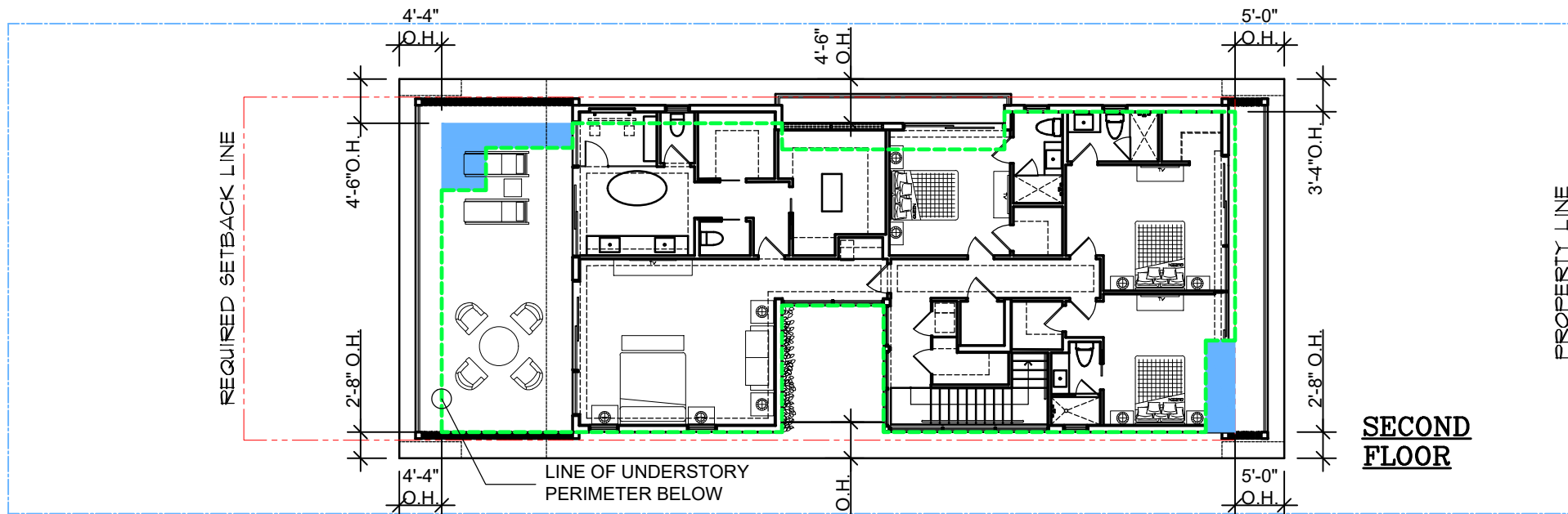




LOT COVERAGE	
AS PER MIAMI BEACH RESILIENCY CODE, 12.2.3 (b) (1)	
MAX. LOT COVERAGE (30% OF 8,000) : 2,400 SQ. FT.	
UNDERSTORY A/C AREA (ELEVATOR):	34 SQ. FT.
2 CAR CARPORT :	546 SQ. FT.
COVERED AREAS (OUTDOOR AREA COVERED BY AN ENCLOSED FLOOR ABOVE) :	1,819 SQ. FT.
TOTAL LOT COVERAGE : 2,399 SQ. FT. (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)	

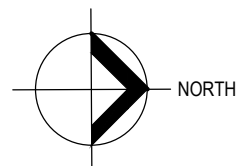


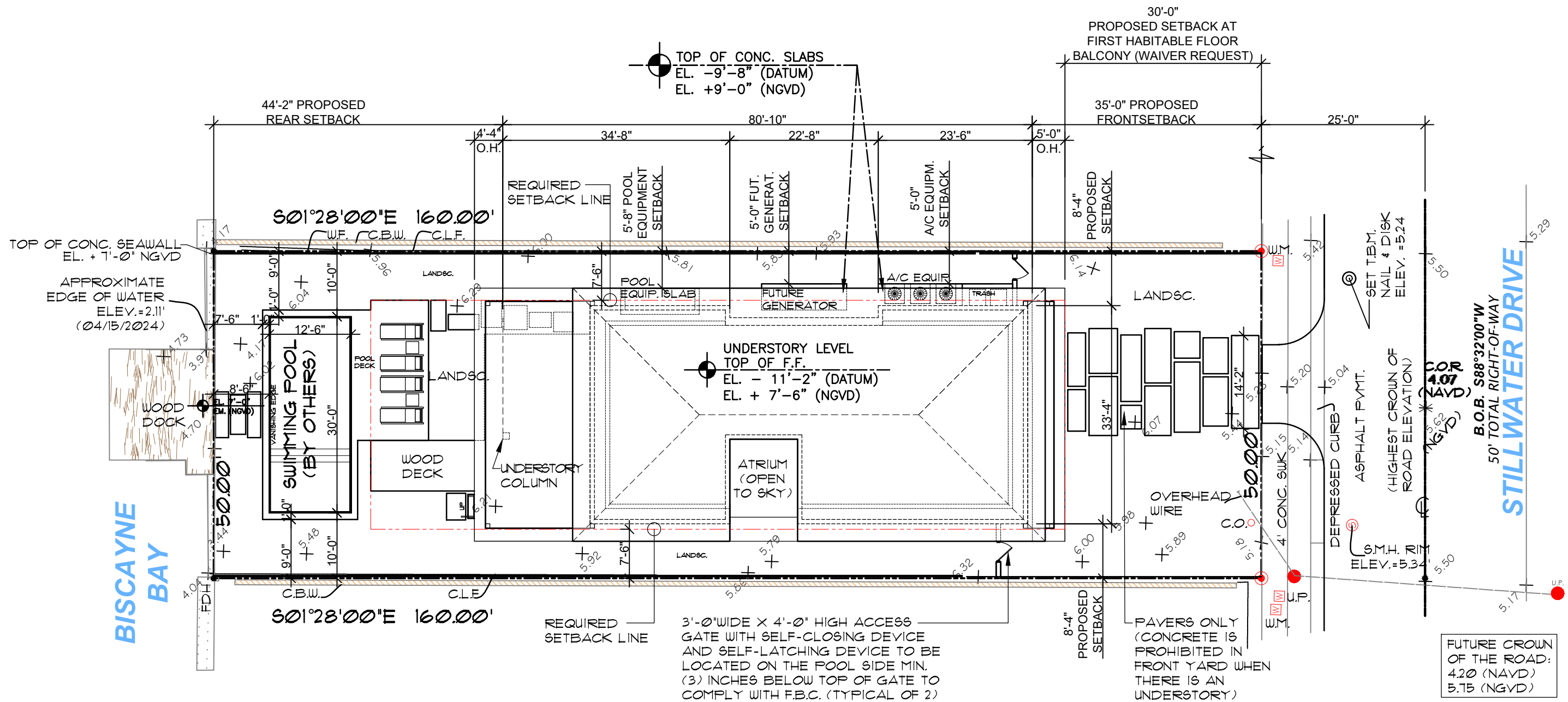
KEY NOTE: SECOND FLOOR	
LINE OF UNDERSTORY PERIMETER BELOW	
AREAS WITH MORE THAN 5'-0" PROJECTING AT UNDERSTORY LEVEL	

LOT COVERAGE

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

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





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"

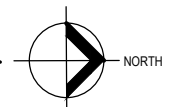
* AS PER 7.2.2.3 (b)(2)(B)(I) FOR A 2 STORY HOME WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, AT LEAST 35% OF THE SECOND FLOOR ALONG THE FRONT ELEVATION SHALL SET BACK A MIN. OF 5' FROM THE MIN. REQUIRED. THE DRB MAY FOREGO THESE REQUIREMENTS, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS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





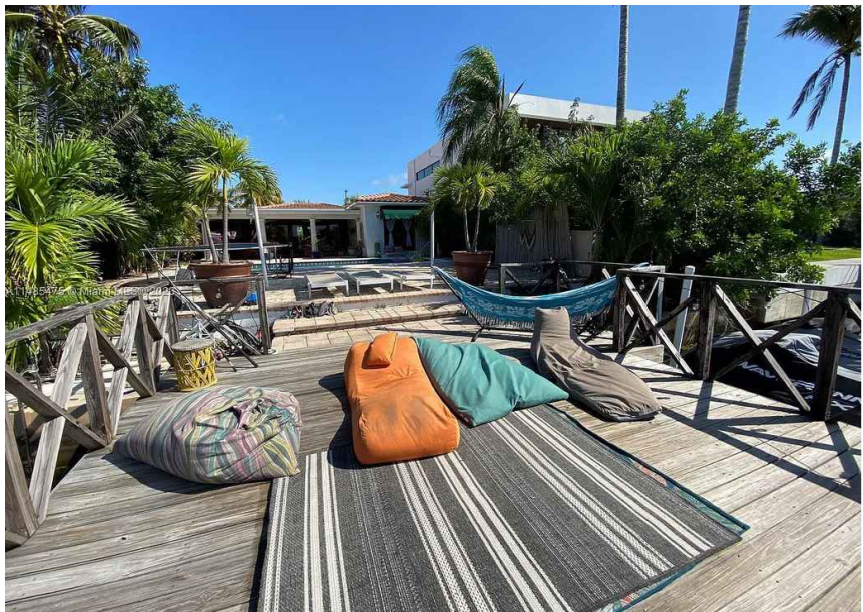
1. FRONT VIEW



2. FRONT VIEW



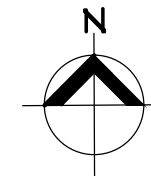
3. REAR VIEW



4. REAR VIEW



5. REAR WATER VIEW



KEY PLAN

CURRENT PROPERTY VIEWS

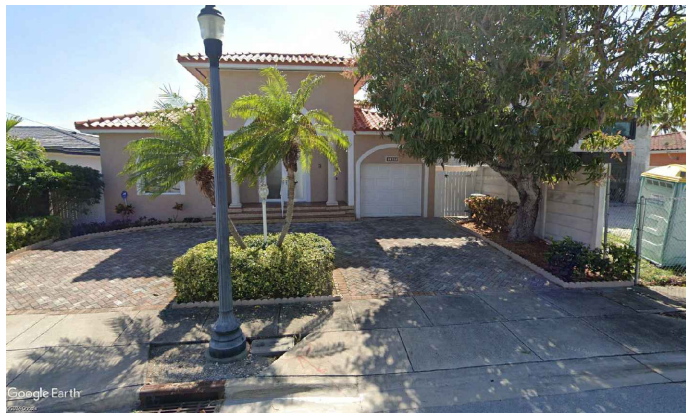
ANTONIO E. RODRIGUEZ
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RESIDENCE FOR :
1520 STILLWATER DRIVE
 MIAMI BEACH
 FLORIDA

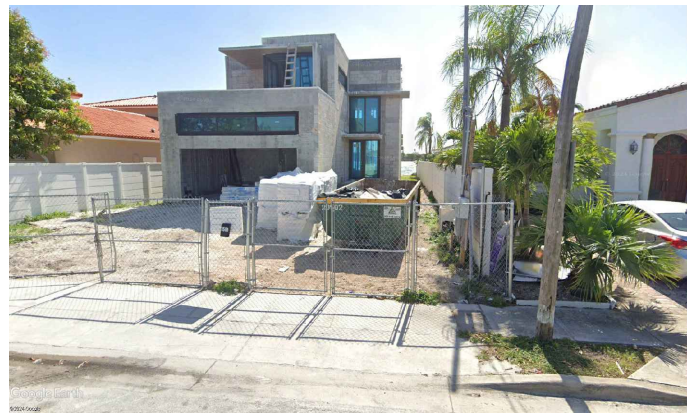
OWNER:
 HILMAR THOR KRITINSSON
 RANVEIG EIR EINARSDOTTIR

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

DESIGN REVIEW BOARD,
 CITY OF MIAMI BEACH DRB24-1042
 DRAWING TITLE:
 CURRENT
 PROPERTY VIEWS
 SHEET:
 A-1.4
 8 OF 34



1 1500 STILLWATER DR.



3 1510 STILLWATER DR.



5 1520 STILLWATER DR.
PROJECT SITE



2 1501 STILLWATER DR.



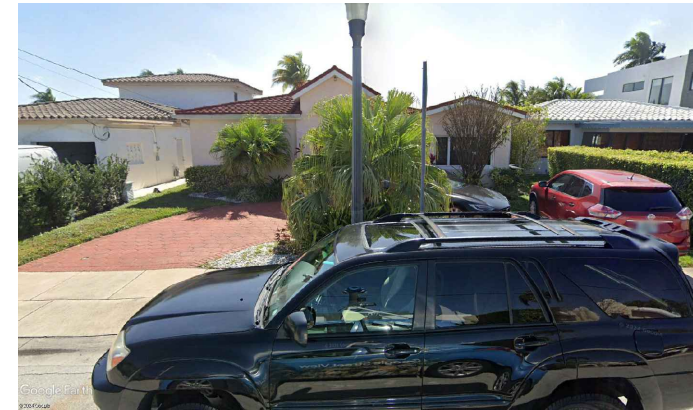
4 1511 STILLWATER DR.



6 1521 STILLWATER DR.

VACANT
LOT

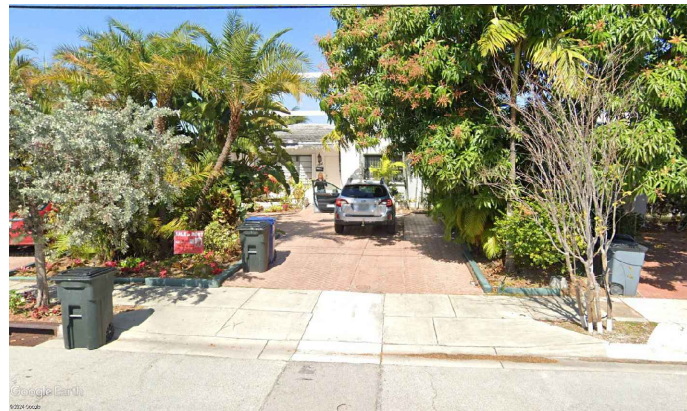
7 1530 STILLWATER DR.



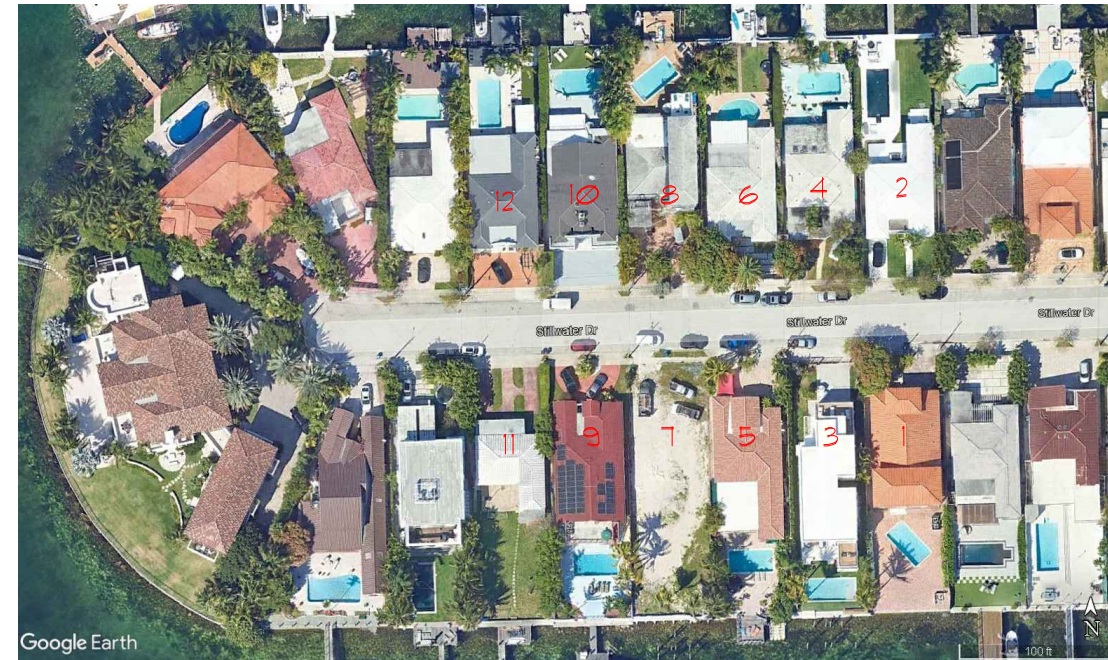
9 1540 STILLWATER DR.



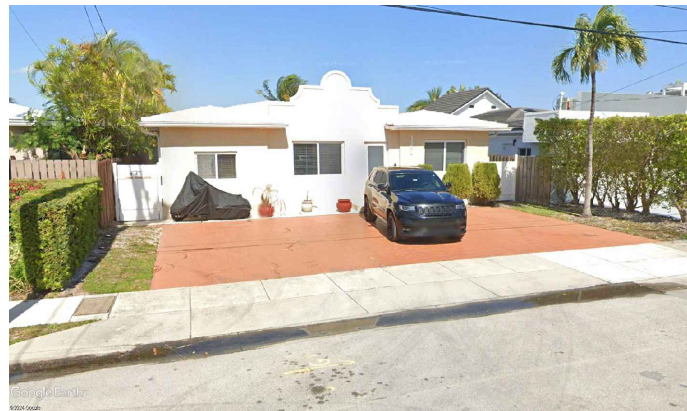
11 1550 STILLWATER DR.



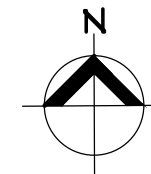
8 1531 STILLWATER DR.



10 1541 STILLWATER DR.



12 1551 STILLWATER DR.



KEY PLAN

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RESIDENCE FOR:
1520 STILLWATER DRIVE
FLORIDA

OWNER:
HILMAR THOR KRITINSSON
RANVEIG EIR EINARSDOTTIR MIAMI BEACH

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

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042

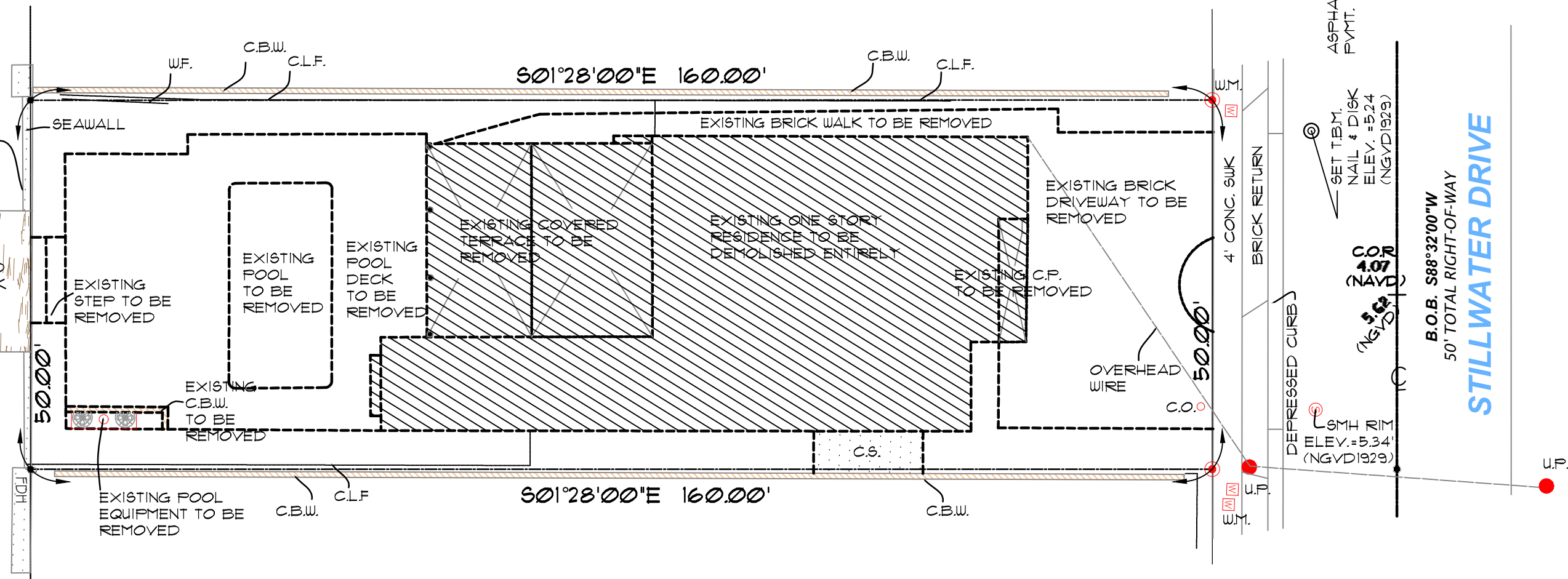
DRAWING TITLE:
SURROUNDING
PROPERTIES VIEWS

SHEET:
A-1.5

9 OF 34

APPROXIMATE
EDGE OF WATER
ELEV.=2.11' (NGVD1929)
ELEV.=0.56'(NAVD 1988)
(04/15/2024)

BISCAYNE
BAY



DEMOLITION NOTES :

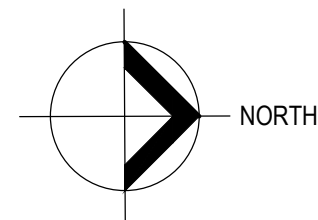
1. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
2. CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE 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"



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1520 STILLWATER DRIVE
MIAMI BEACH
FLORIDA

OWNER:
HILMAR THOR KRITINSSON
RANNVEIG EIR EINARSDOTTIR

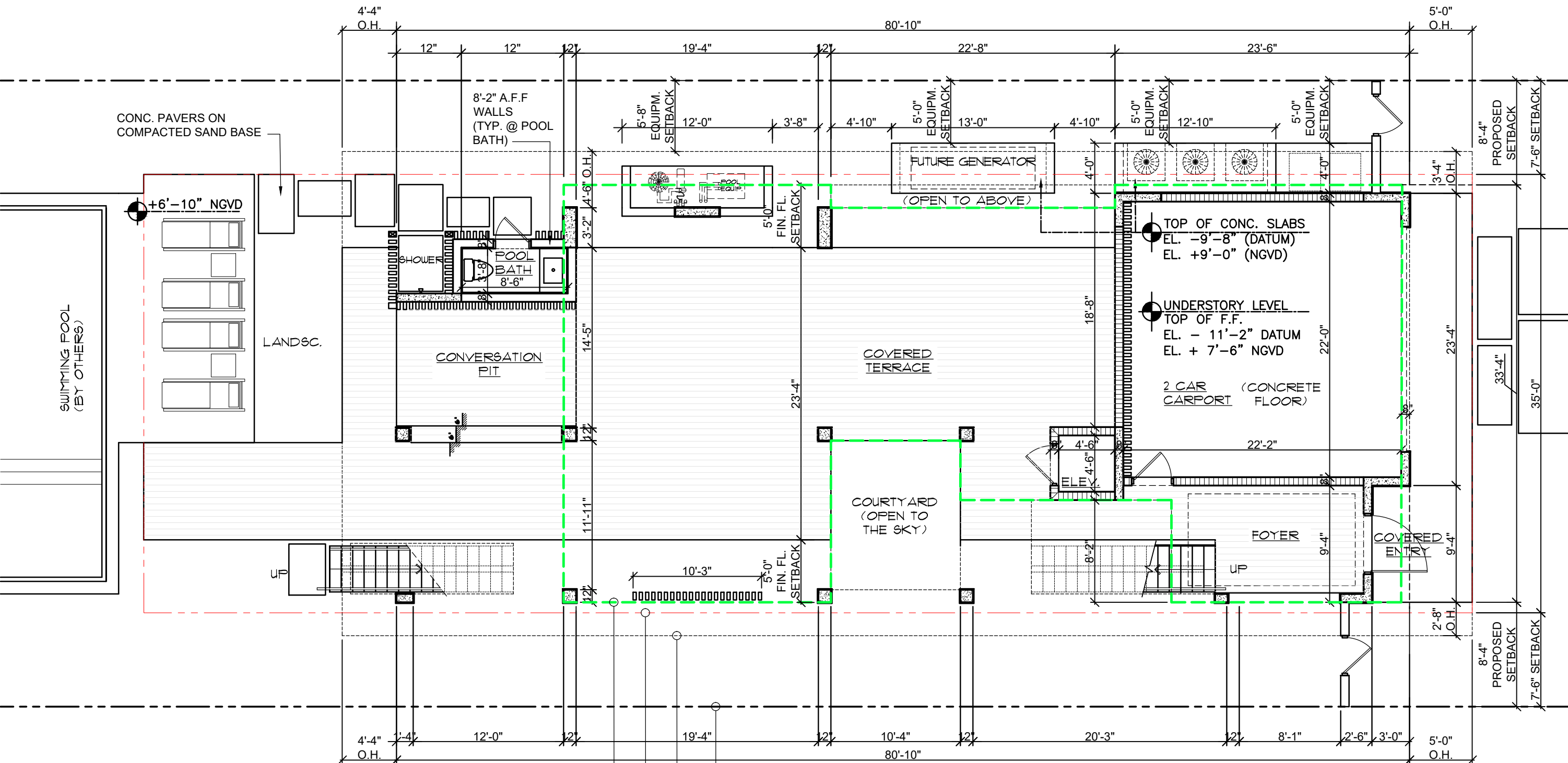
DATE: 02/02/2025
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DRAWN: D.P.
CHECKED: A.R.
PROJECT No. _____

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

DEMOLITION
SITE PLAN

SHEET:
A-2.0

10 OF 34

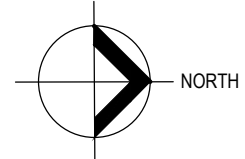


LINE OF ENCLOSED 2ND FL ABOVE
 LINE OF REQUIRED SETBACK
 LINE OF EYEBROW ABOVE
 PROPERTY LINE

	8'-2" AFF CMU WALL		3" TYP.	3"x8" @ 6' O.C. ALUMN. SCREEN
	CONC. COLUMN		WOOD DECK FLOORING W/ 1/8" GAP BETWEEN SLATS	
	CMU BREAKAWAY WALL			

UNDERSTORY LEVEL PLAN

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



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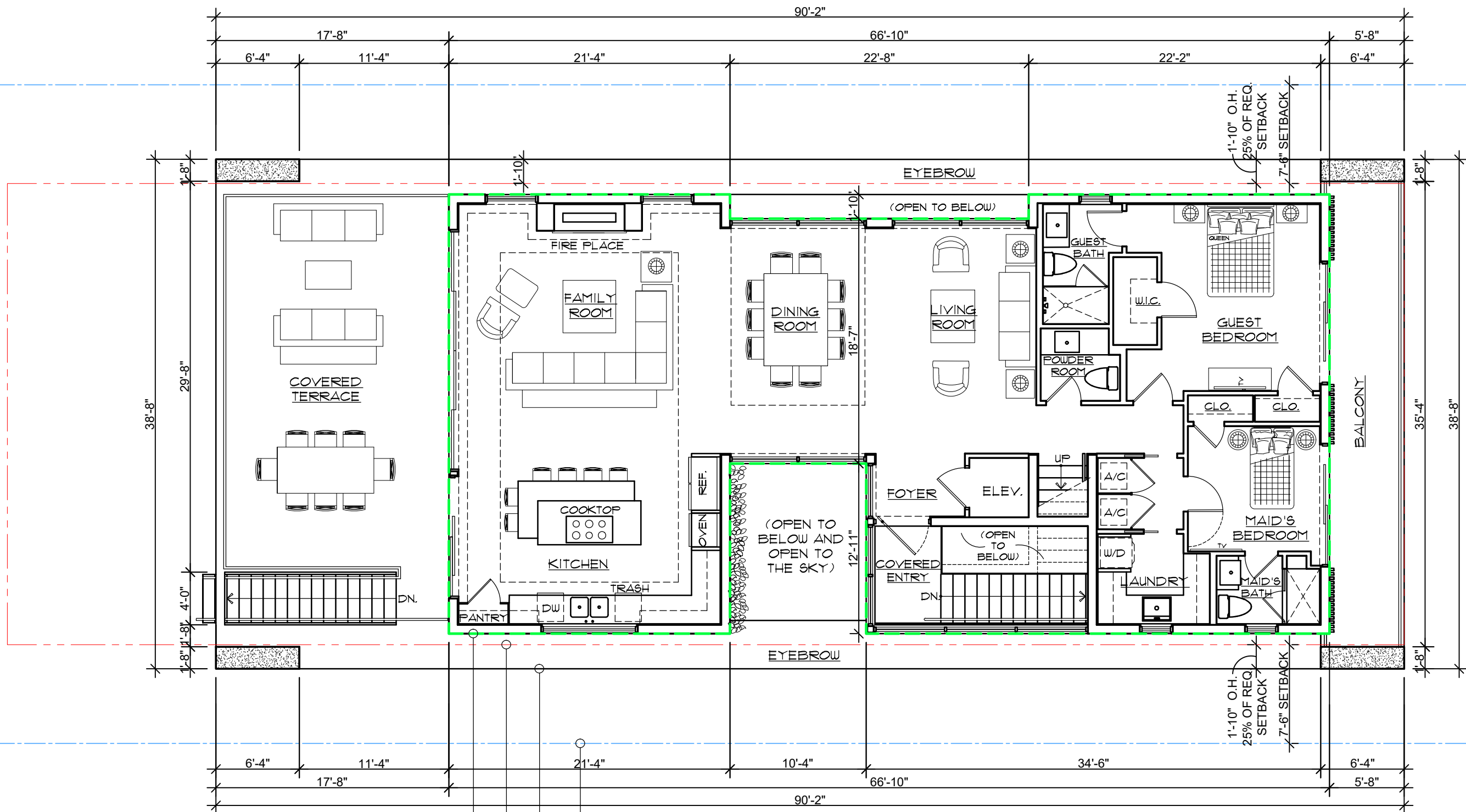
RESIDENCE FOR :
1520 STILLWATER DRIVE
 MIAMI BEACH
 FLORIDA

OWNER:
 HILMAR THOR KRITINSSON
 RANVEIG EIR EINARSDOTTIR

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

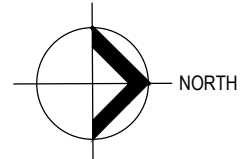
DESIGN REVIEW BOARD,
 CITY OF MIAMI BEACH DRB24-1042
 DRAWING TITLE:
 UNDERSTORY LEVEL PLAN

SHEET:
 A-2.1
 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"

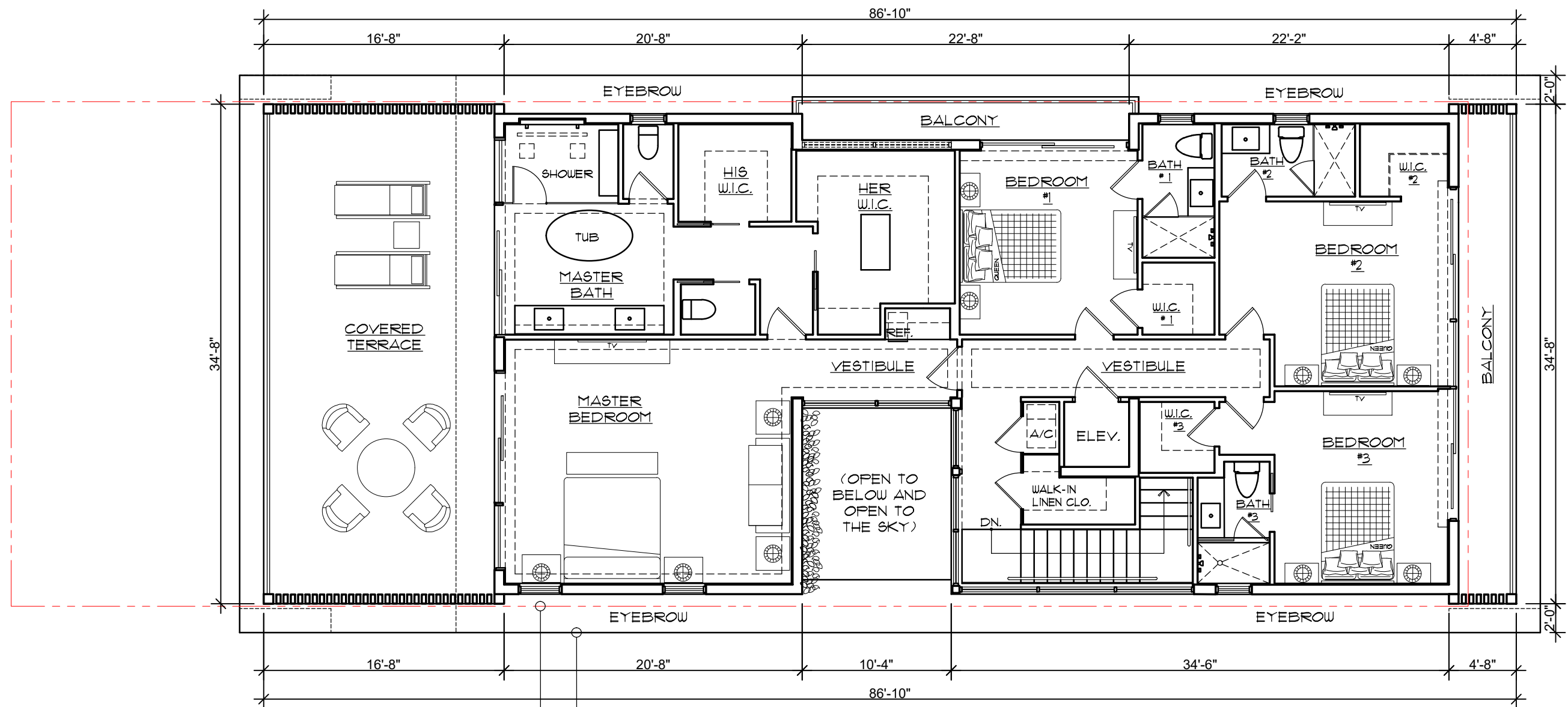


RESIDENCE FOR :
1520 STILLWATER DRIVE
 MIAMI BEACH
 FLORIDA

OWNER:
 HILMAR THOR KRITINSSON
 RANVEIG EIR EINARSDOTTIR

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

DESIGN REVIEW BOARD,
 CITY OF MIAMI BEACH DRB24-1042
 DRAWING TITLE:
 FIRST HABITABLE
 FLOOR LEVEL
 PLAN
 SHEET:
 A-2.2



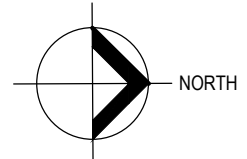
LINE OF REQUIRED SETBACK _____

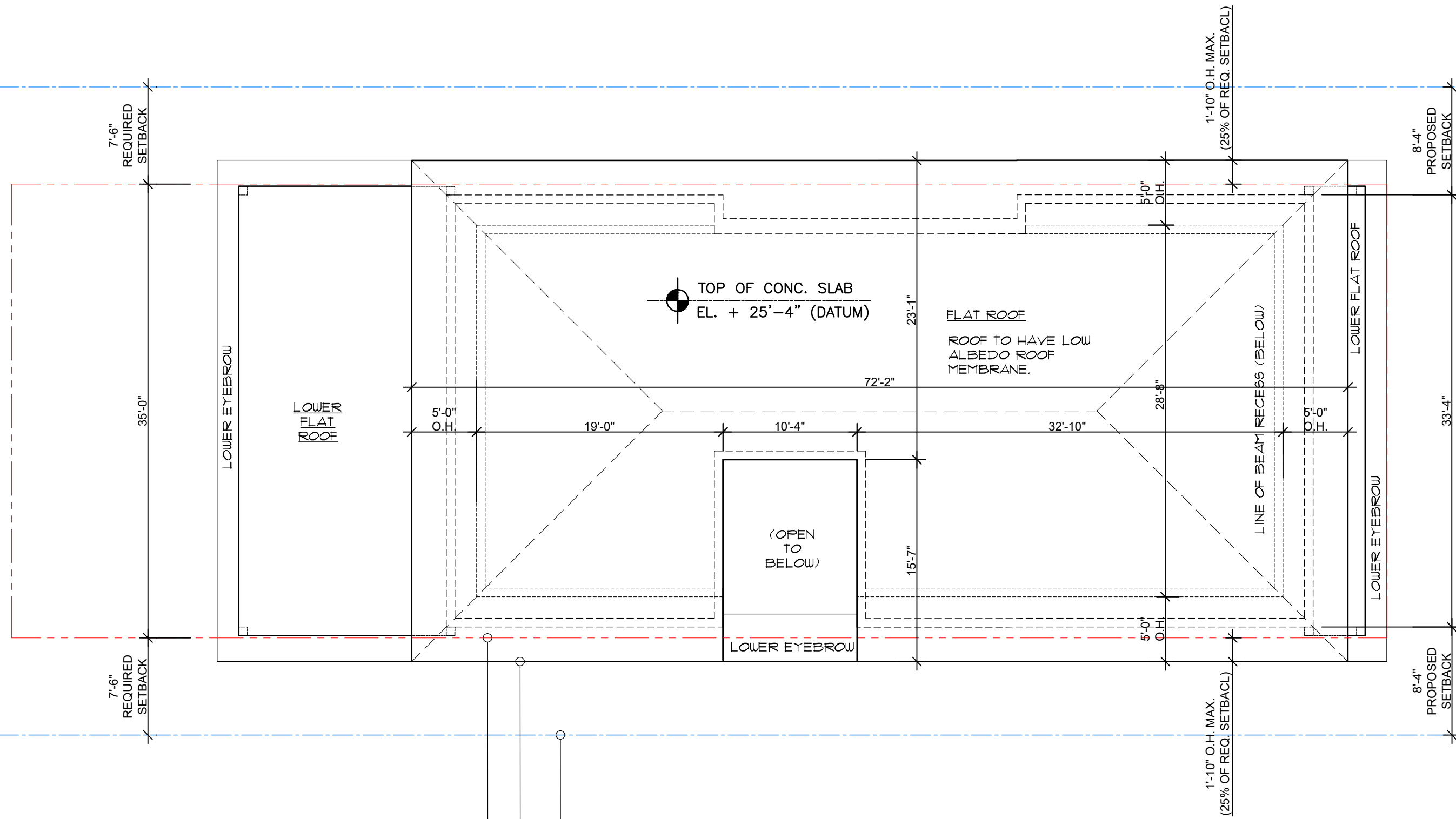
LINE OF EYEBROW AND O.H. (ABOVE) _____

PROPERTY LINE _____

SECOND FLOOR LEVEL PLAN

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





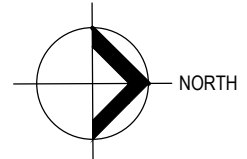
LINE OF REQUIRED SETBACK

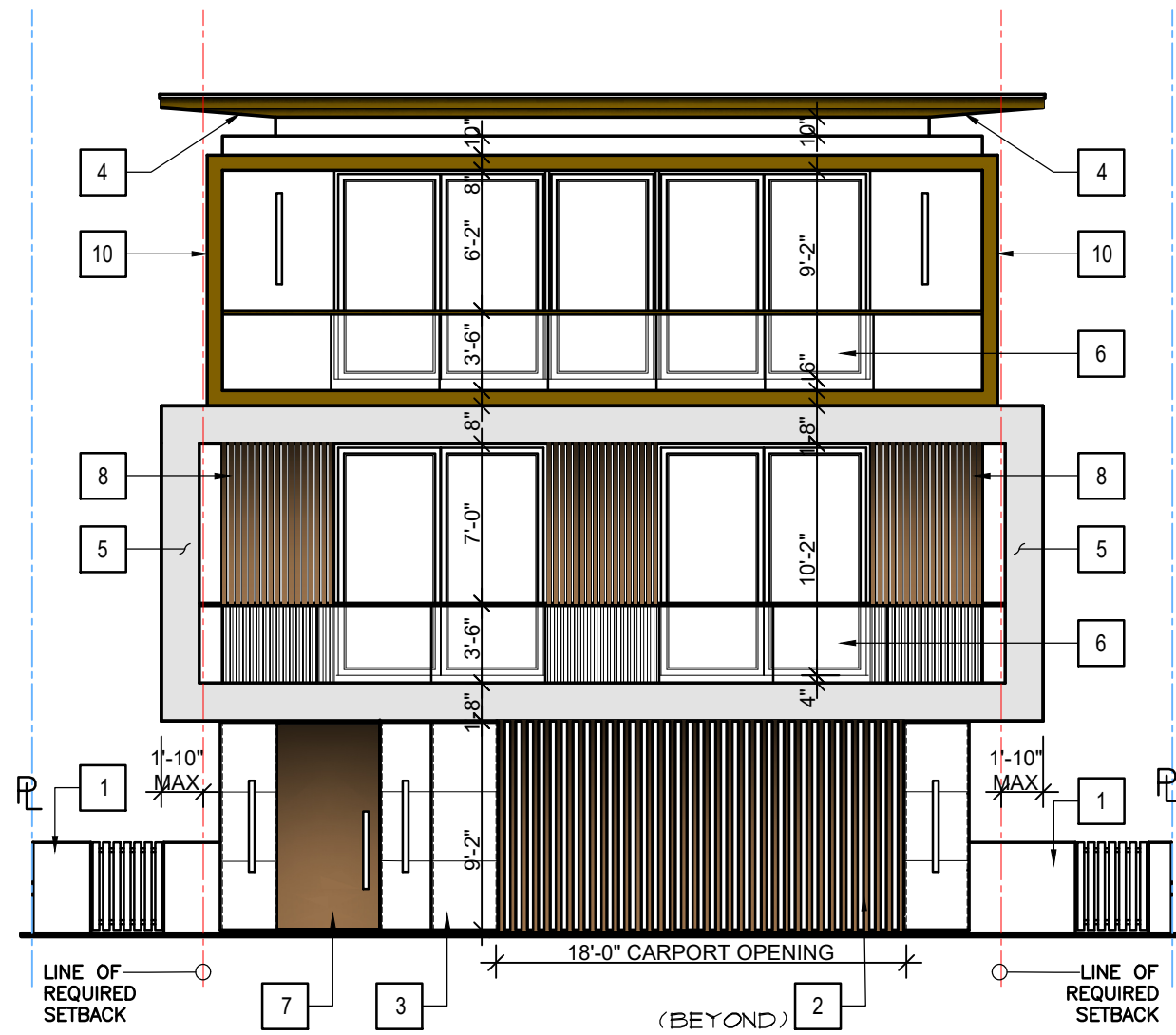
LINE OF O.H.

PROPERTY LINE

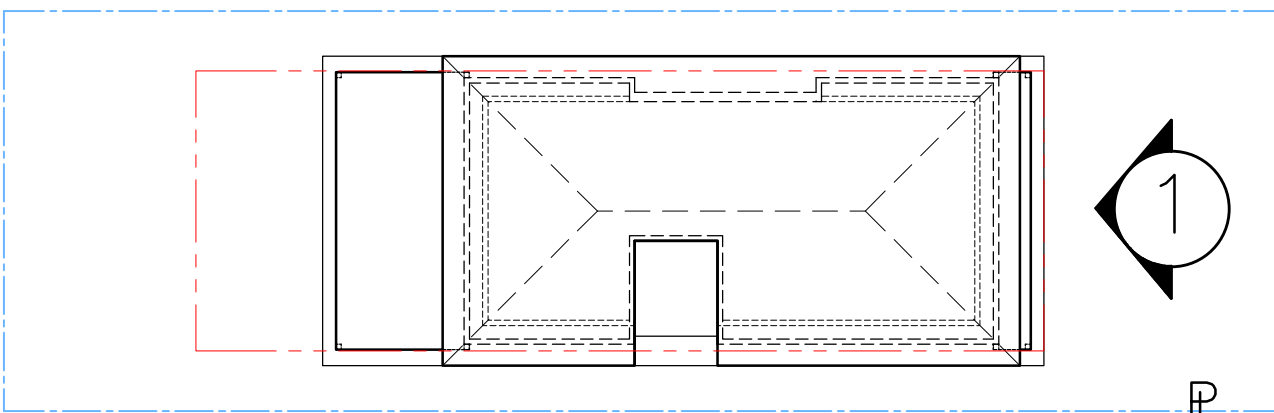
ROOF PLAN

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

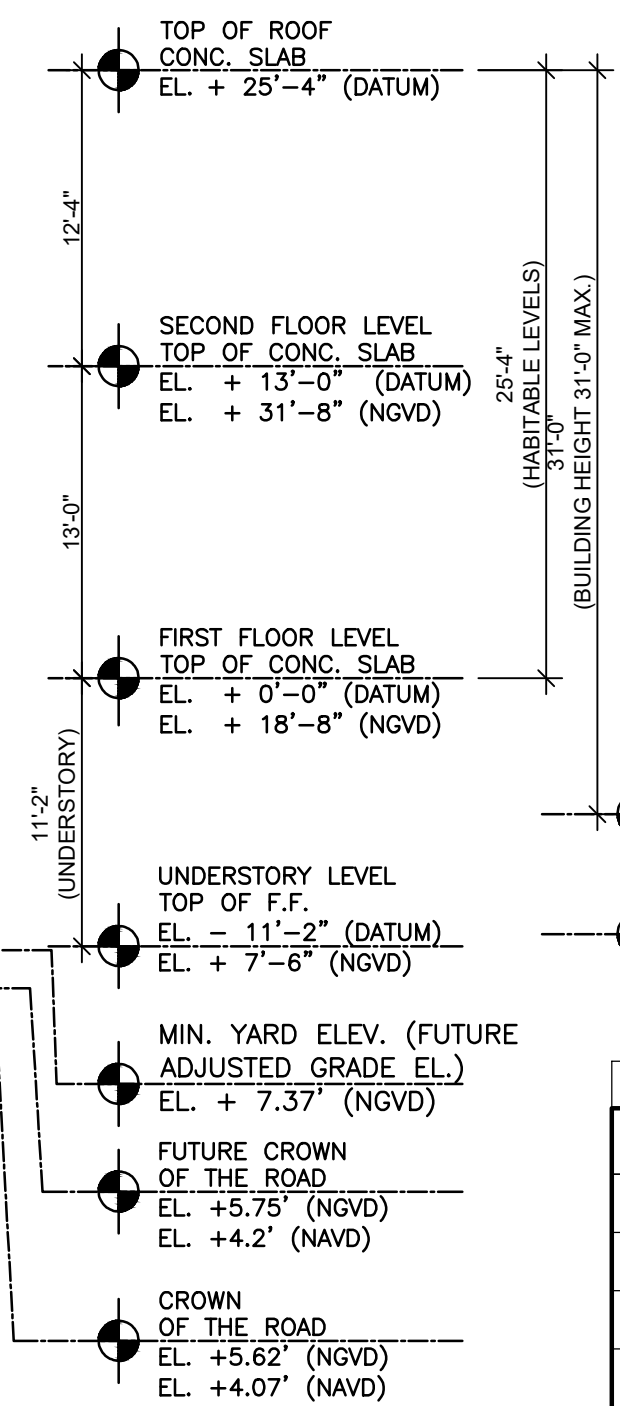
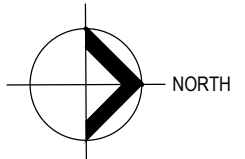




1 FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



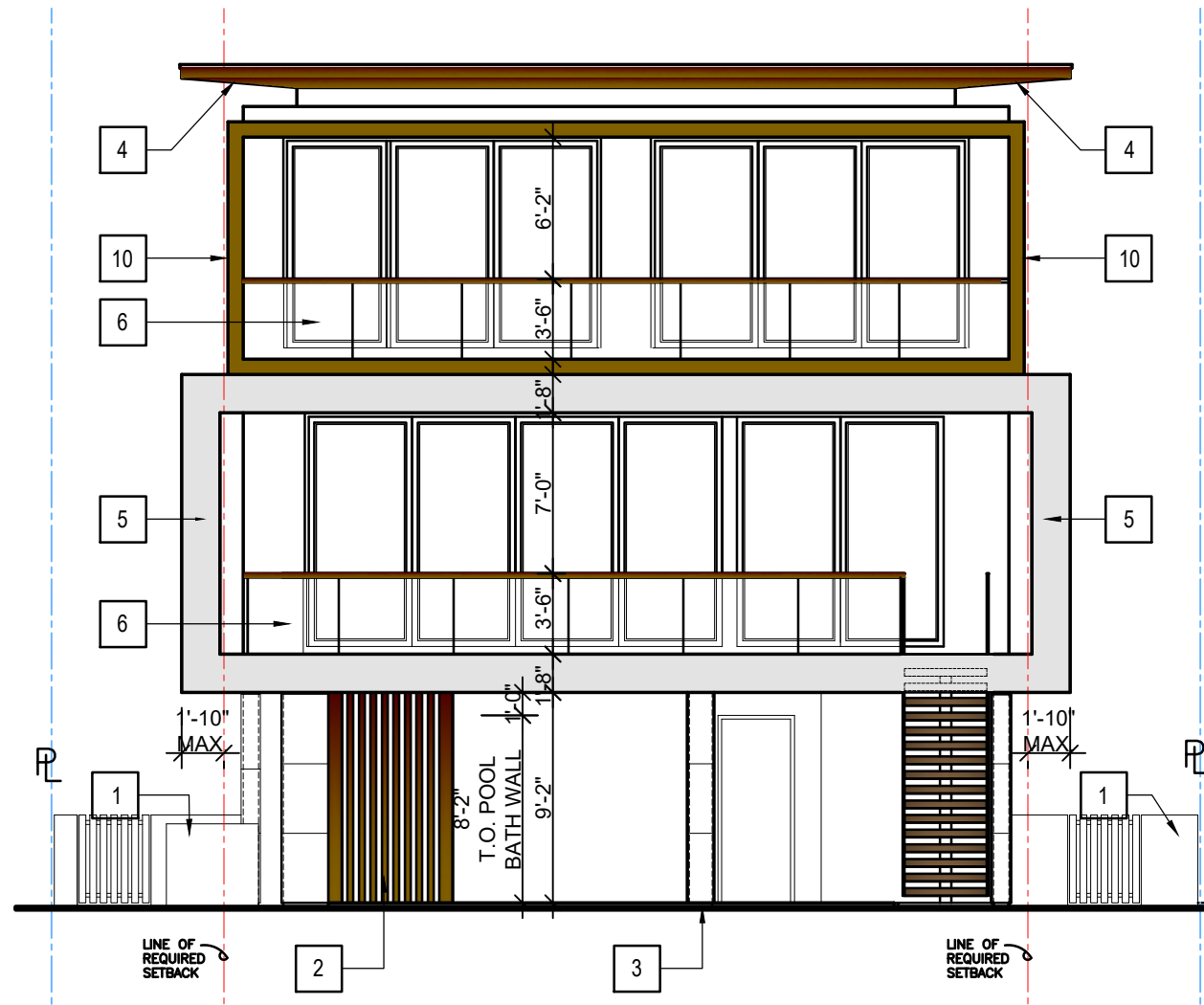
ELEVATION KEYPLAN
N.T.S.



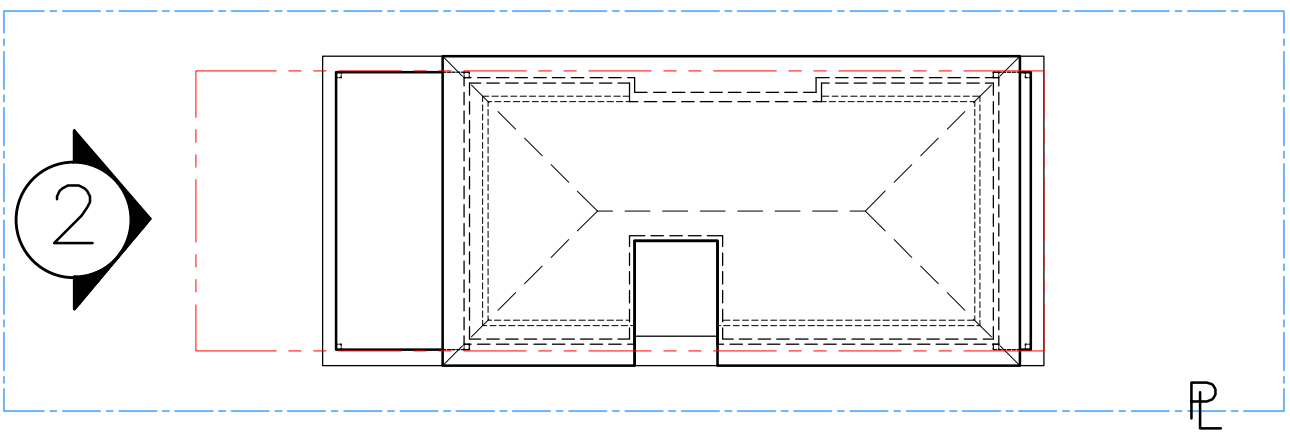
BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED
FOR UNDERSTORY, MEASURED
FROM FREEBOARD. PER SECTION
7.2.2.3(b)(1) FOOTNOTE 8

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	ALUMN. CLADDING OVER CONCRETE (IMITATION WOOD COLOR)
11	3.5"X1.5" ALUMIN. VERTICAL PICKETS (IMITATION WOOD) AT 6" O.C.

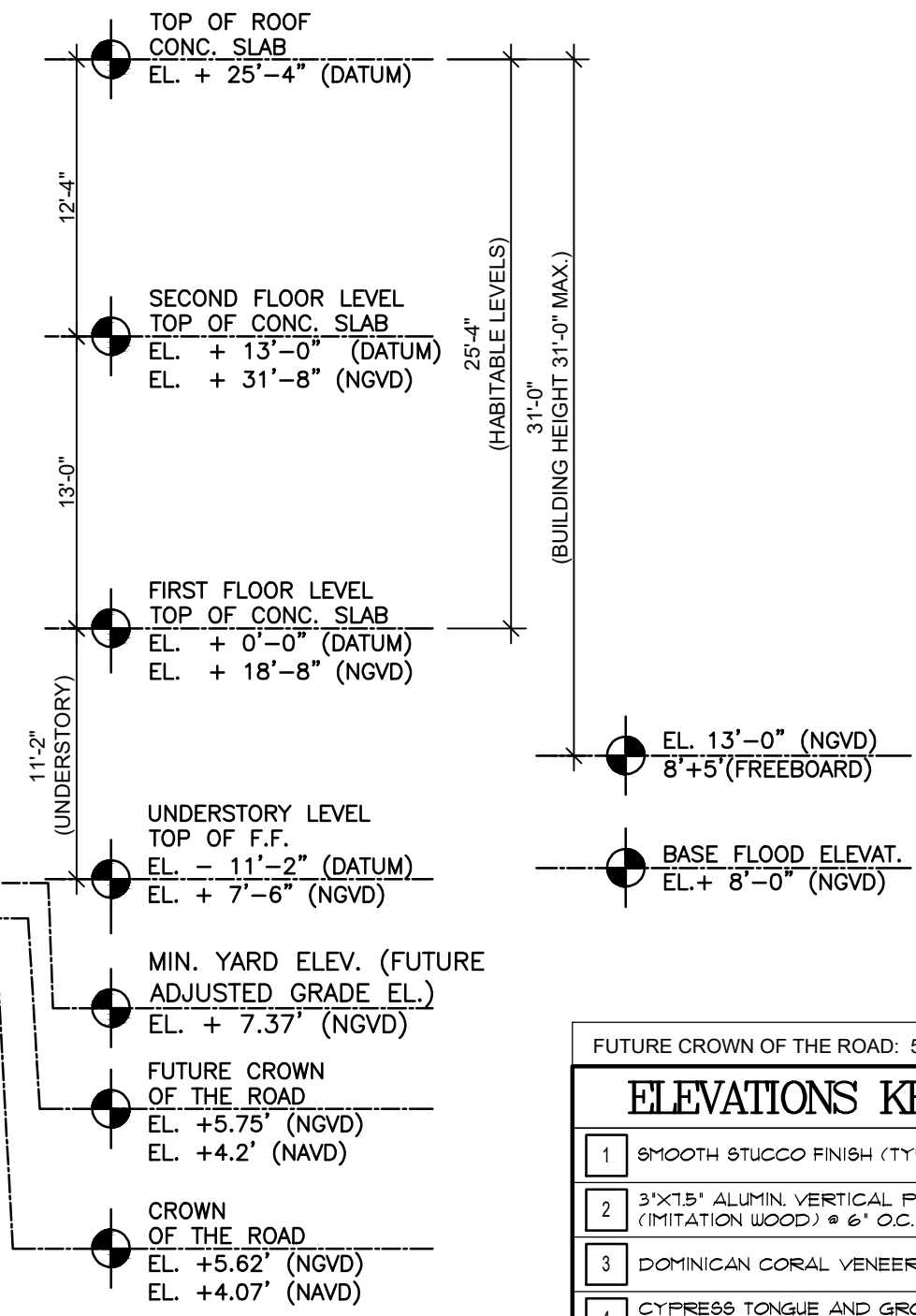
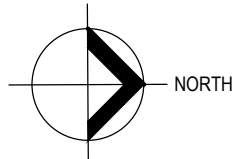
NOTES:
- ALL WINDOWS & EXTERIOR DOORS TO BE IMPACT RESISTANT.
- ROOF TO HAVE LOW ALBEDO ROOF MEMBRANE.



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



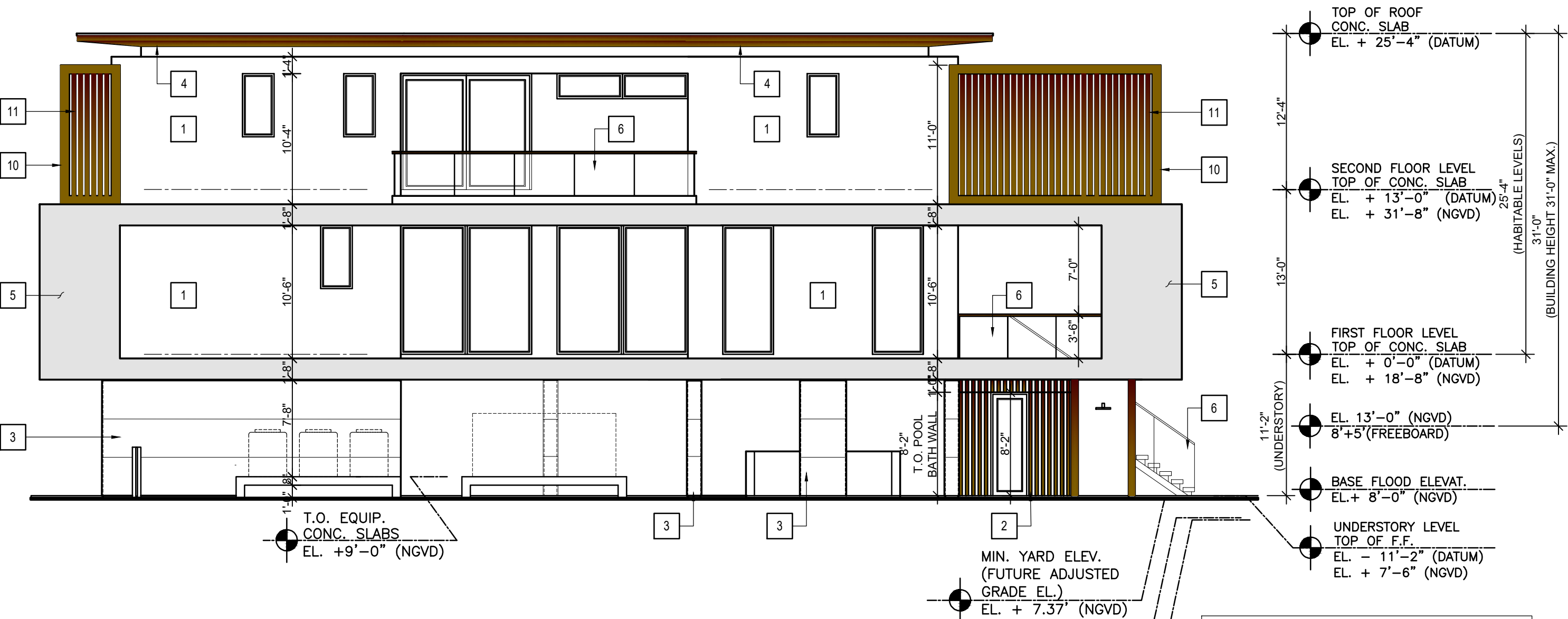
ELEVATION KEYPLAN
N.T.S.



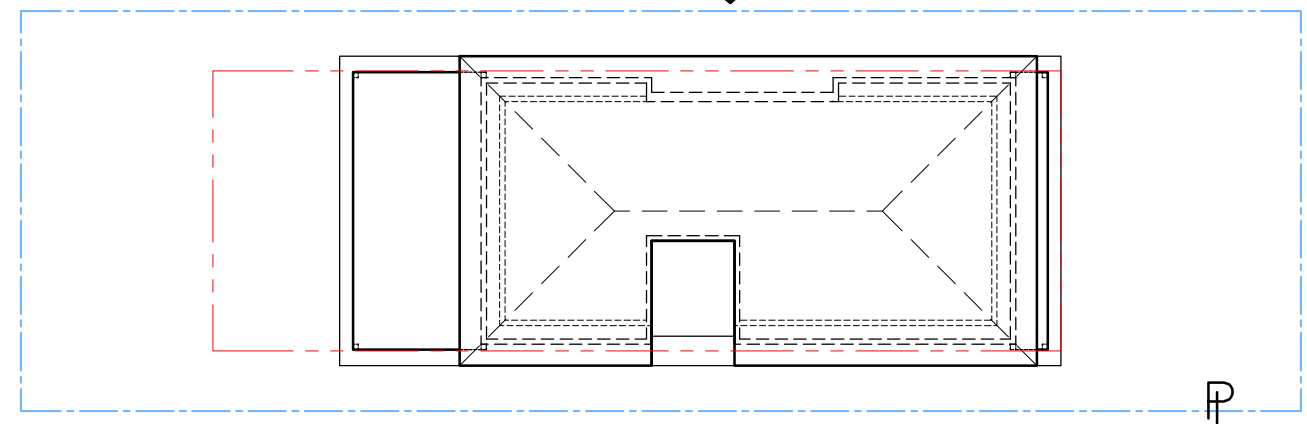
BUILDING HEIGHT NOTE:
31 FT. MAX HEIGHT ALLOWED FOR UNDERSTORY, MEASURED FROM FREEBOARD. PER SECTION 7.2.2.3(b)(1) FOOTNOTE 8

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.



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



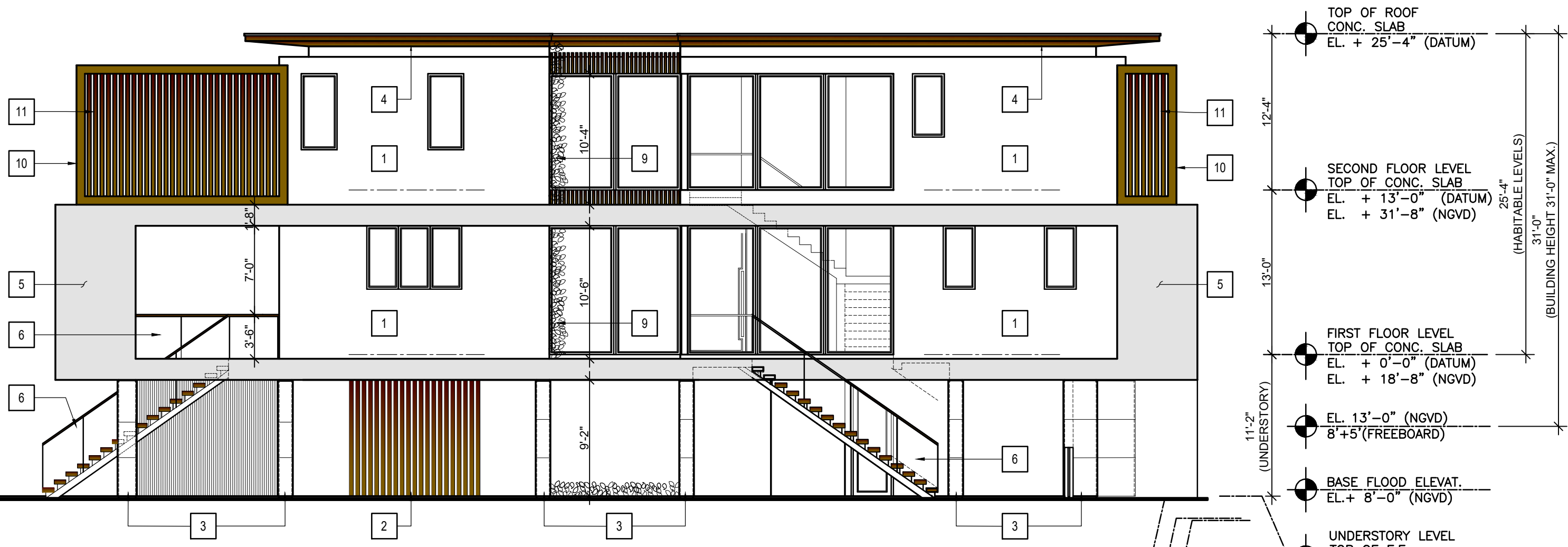
ELEVATION KEYPLAN
 N.T.S.

- 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)

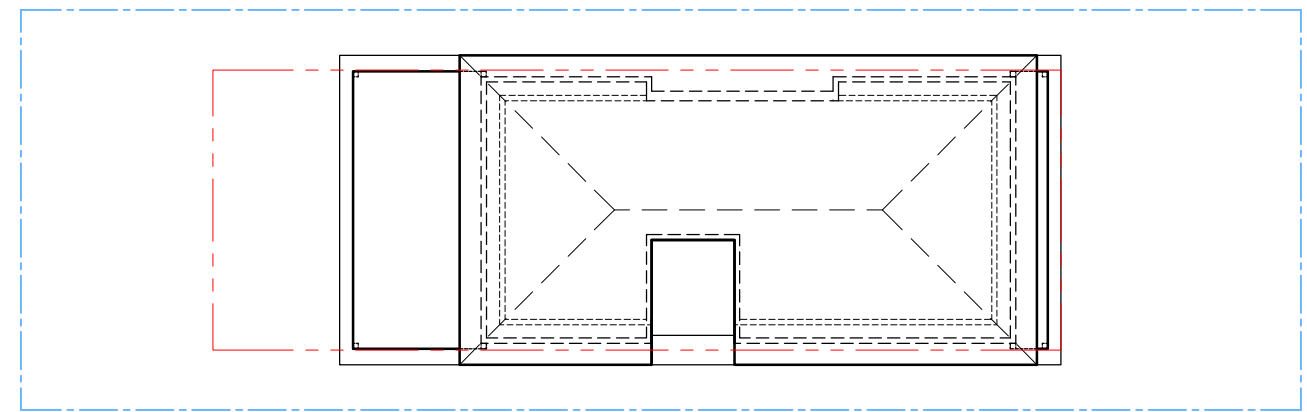
BUILDING HEIGHT NOTE:
 31 FT. MAX HEIGHT ALLOWED FOR UNDERSTORY, MEASURED FROM FREEBOARD. PER SECTION 7.2.2.3(b)(1) FOOTNOTE 8

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.



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



4
ELEVATION KEYPLAN
 N.T.S.

NORTH

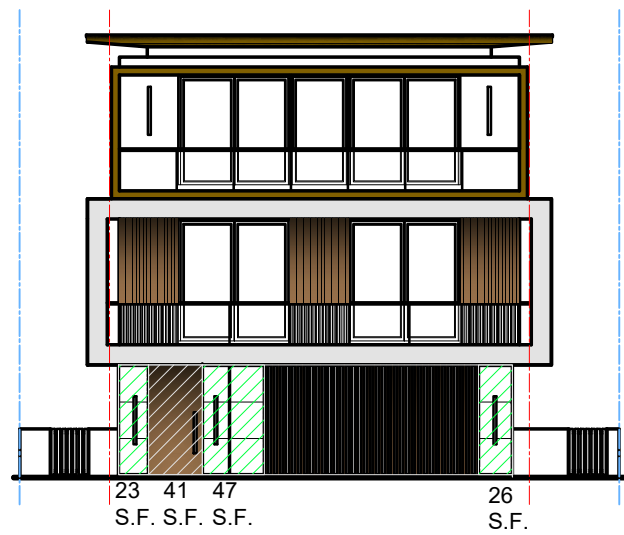
- MIN. YARD ELEV. (FUTURE ADJUSTED GRADE EL.) EL. + 7.37' (NGVD)
- FUTURE CROWN OF THE ROAD EL. +5.75' (NGVD) EL. +4.2' (NAVD)
- CROWN OF THE ROAD EL. +5.62' (NGVD) EL. +4.07' (NAVD)

- 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)
- (HABITABLE LEVELS) 25'-4"
 (BUILDING HEIGHT 31'-0" MAX.) 31'-0"

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	ALUMN. 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.

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

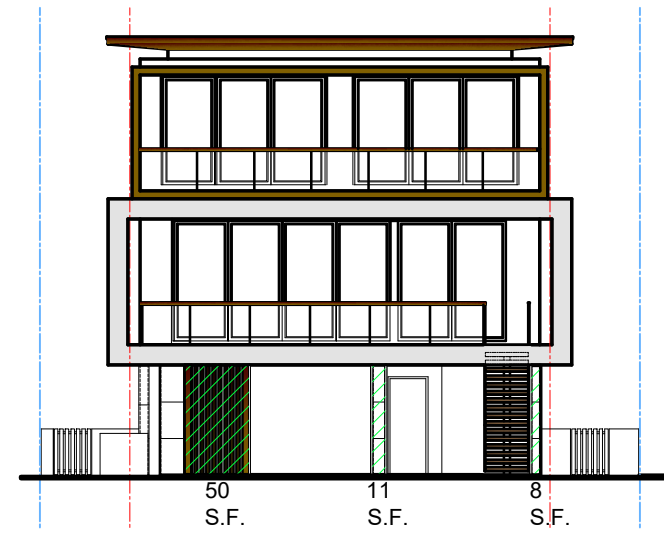


1

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%)

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

EL. 13'-0" (NGVD)
8'+ 5'(FREEBOARD)

BASE FLOOD ELEVATION
EL. +8.00' (NGVD)

FUTURE CROWN
OF THE ROAD:
4.20 (NAVD)
5.75 (NGVD)

TOP OF CONC. SLAB
EL. + 25'-4" (DATUM)

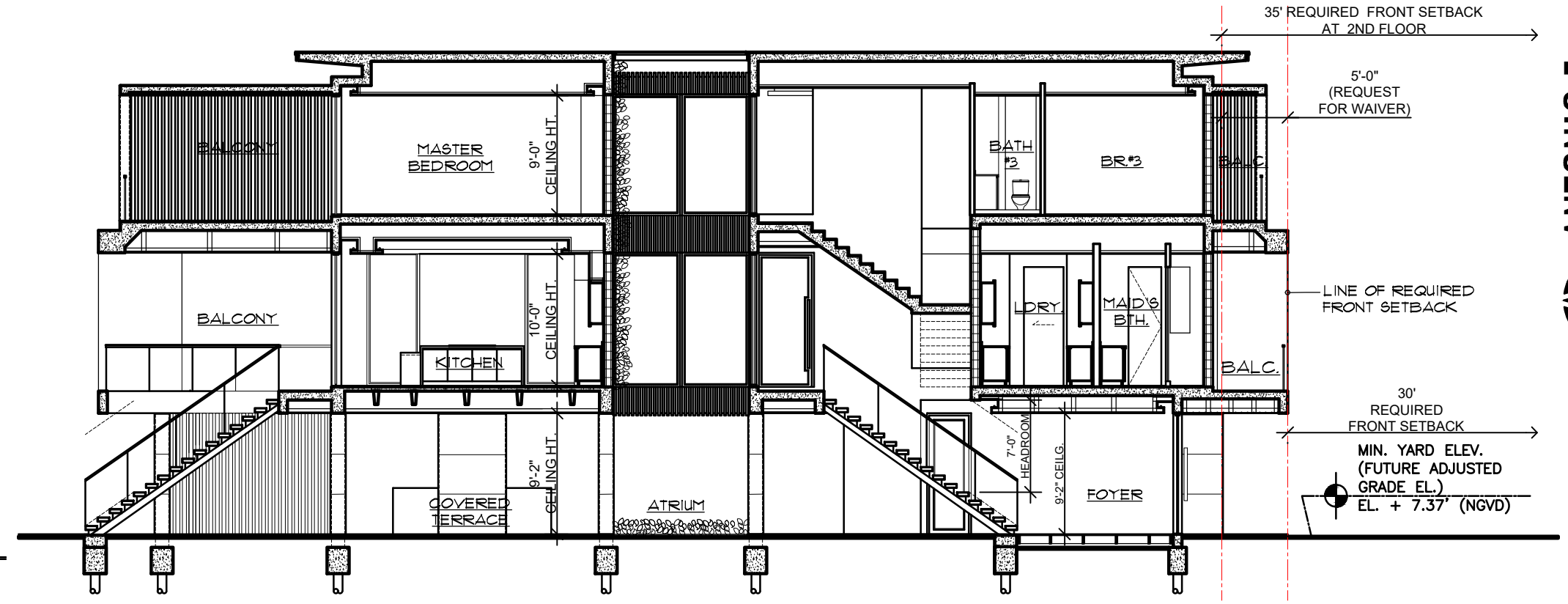
SECOND FLOOR LEVEL
TOP OF CONC. SLAB
EL. + 13'-0" (DATUM)
EL. + 31'-8" (NGVD)

F.H. LEVEL
TOP OF CONC. SLAB
EL. + 0'-0" (DATUM)
EL. + 18'-8" (NGVD)

UNDERSTORY LEVEL
TOP OF F.F.
EL. - 11'-2" (DATUM)
EL. + 7'-6" (NGVD)

FUTURE C.O.R.
EL. +5.75' (NGVD)
EL. +4.2' (NAVD)

C.O.R.
EL. +5.62' (NGVD)
EL. +4.07' (NAVD)



1 SECTION
A4.1 SCALE: 3/32" = 1'-0"

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

EL. 13'-0" (NGVD)
8'+ 5'(FREEBOARD)

BASE FLOOD ELEVATION
EL. +8.00' (NGVD)

FUTURE CROWN
OF THE ROAD:
4.20 (NAVD)
5.75 (NGVD)

TOP OF CONC. SLAB
EL. + 25'-4" (DATUM)

SECOND FLOOR LEVEL
TOP OF CONC. SLAB
EL. + 13'-0" (DATUM)
EL. + 31'-8" (NGVD)

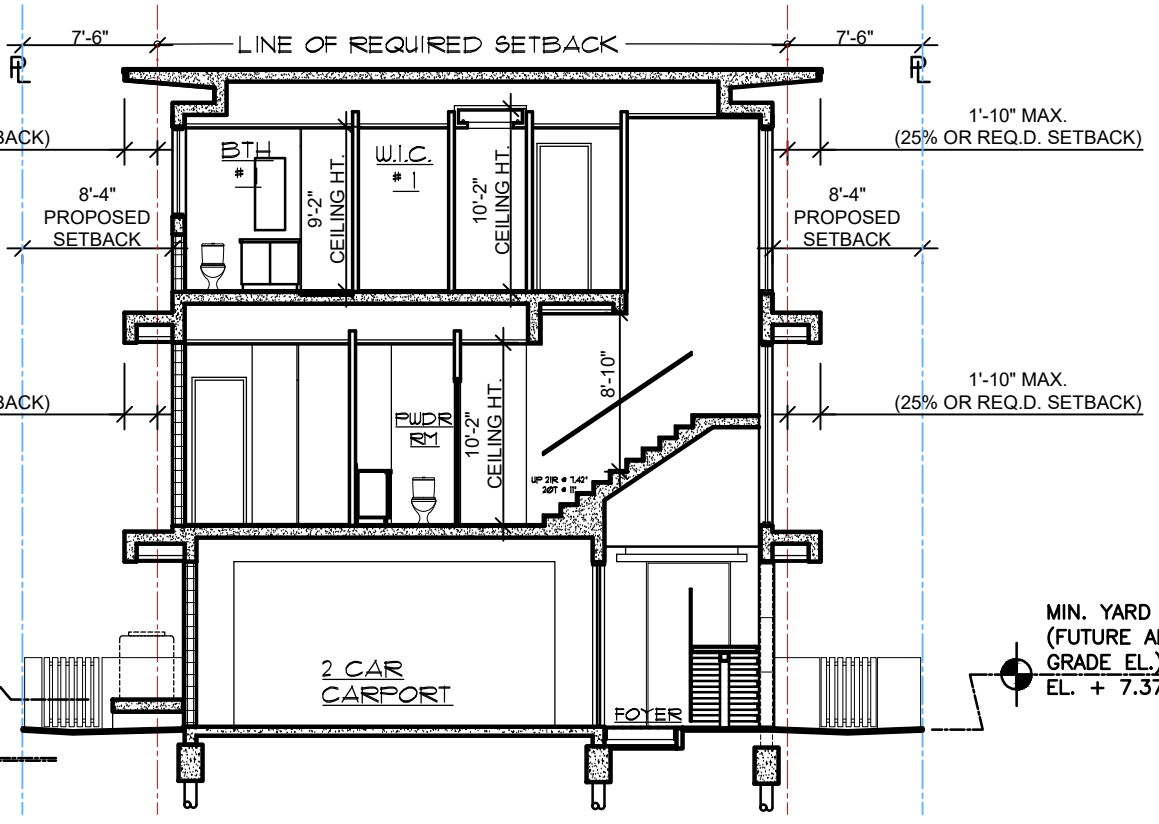
F.H. LEVEL
TOP OF CONC. SLAB
EL. + 0'-0" (DATUM)
EL. + 18'-8" (NGVD)

T.O. CONC. SLAB
EL. - 9'-8" (DATUM)
EL. + 9'-0" (NGVD)

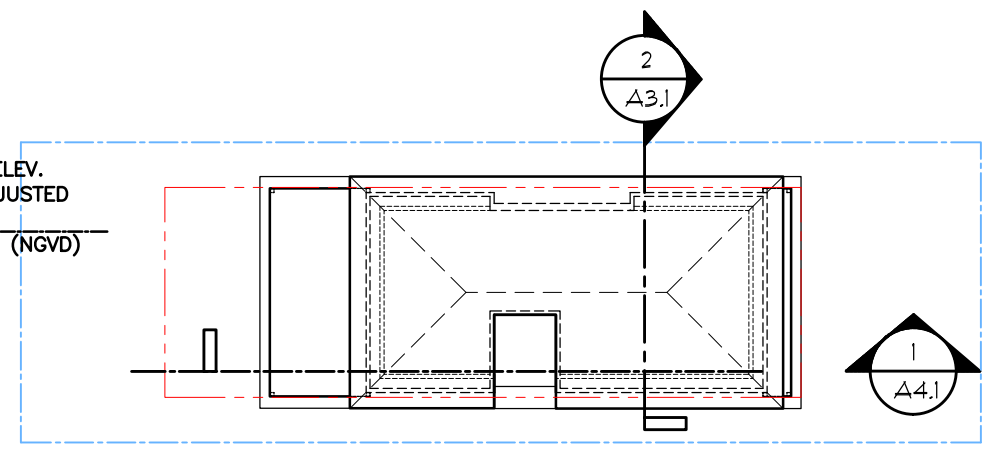
UNDERSTORY LEVEL
TOP OF F.F.
EL. - 11'-2" (DATUM)
EL. + 7'-6" (NGVD)

FUTURE C.O.R.
EL. +5.75' (NGVD)
EL. +4.2' (NAVD)

C.O.R.
EL. +5.62' (NGVD)
EL. +4.07' (NAVD)



2 SECTION
A4.1 SCALE: 3/32" = 1'-0"



SECTION KEYPLAN
N.T.S.

35' REQUIRED FRONT SETBACK
AT 2ND FLOOR

5'-0"
(REQUEST
FOR WAIVER)

LINE OF REQUIRED
FRONT SETBACK

30'
REQUIRED
FRONT SETBACK

MIN. YARD ELEV.
(FUTURE ADJUSTED
GRADE EL.)
EL. + 7.37' (NGVD)

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Antonio E. Rodriguez, Architect, AIA
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LIC. No. AB93309
T: (305) 662-1088

RESIDENCE FOR:
1520 STILLWATER DRIVE
MIAMI BEACH
FLORIDA

OWNER:
HILMAR THOR KRITINSSON
RANNEVEIG EIR EINARSDOTTIR

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

DESIGN REVIEW BOARD,
CITY OF MIAMI BEACH DRB24-1042
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.

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



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

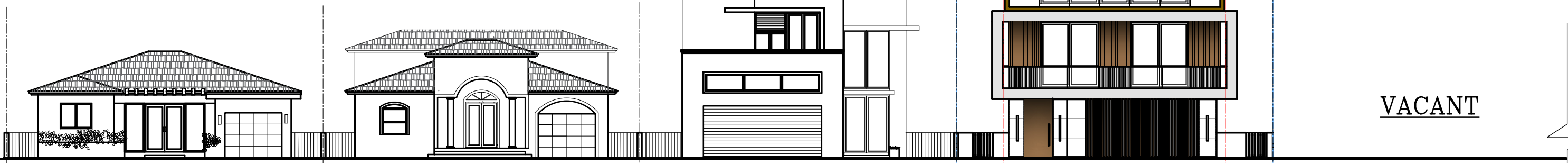
MAHOGANY WOOD DOOR
- 
6

CLEAR GLASS WITH
BRONZE FRAMES
- 
7

ALUMN. CLADDING OVER
CONCRETE WITH WOOD COLOR
- 
8

ARTIFICIAL GREEN WALL
(BY OTHERS)

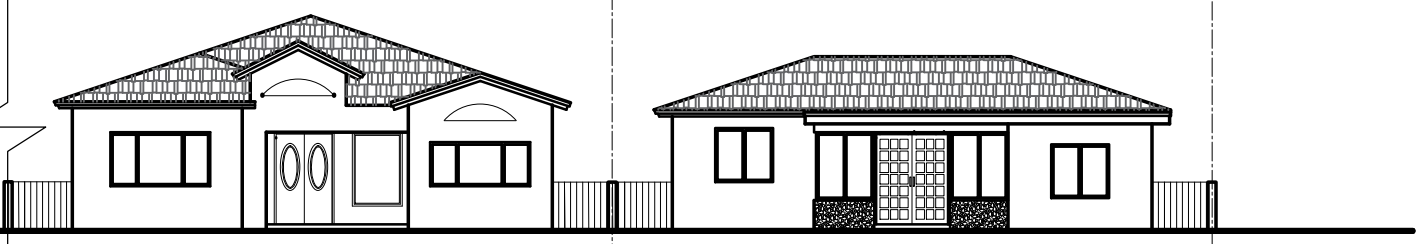
NOTES:
 - ALL WINDOWS AND EXTERIOR DOORS TO BE IMPACT RESISTANT.
 - ROOF TO HAVE LOW ALBEDO ROOF MEMBRANE.



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

VACANT

STILLWATER DRIVE
CONTEXTUAL (NORTH) ELEVATIONS
 SCALE : NTS

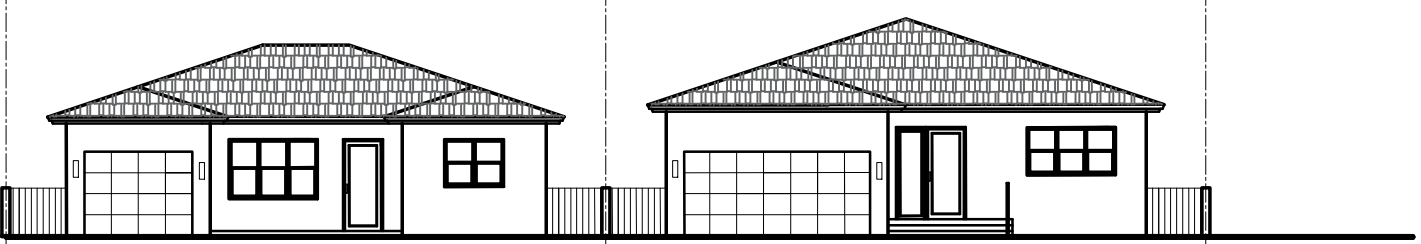


1540 STILLWATER DR. SCALE : NTS 1550 STILLWATER DR. SCALE : NTS

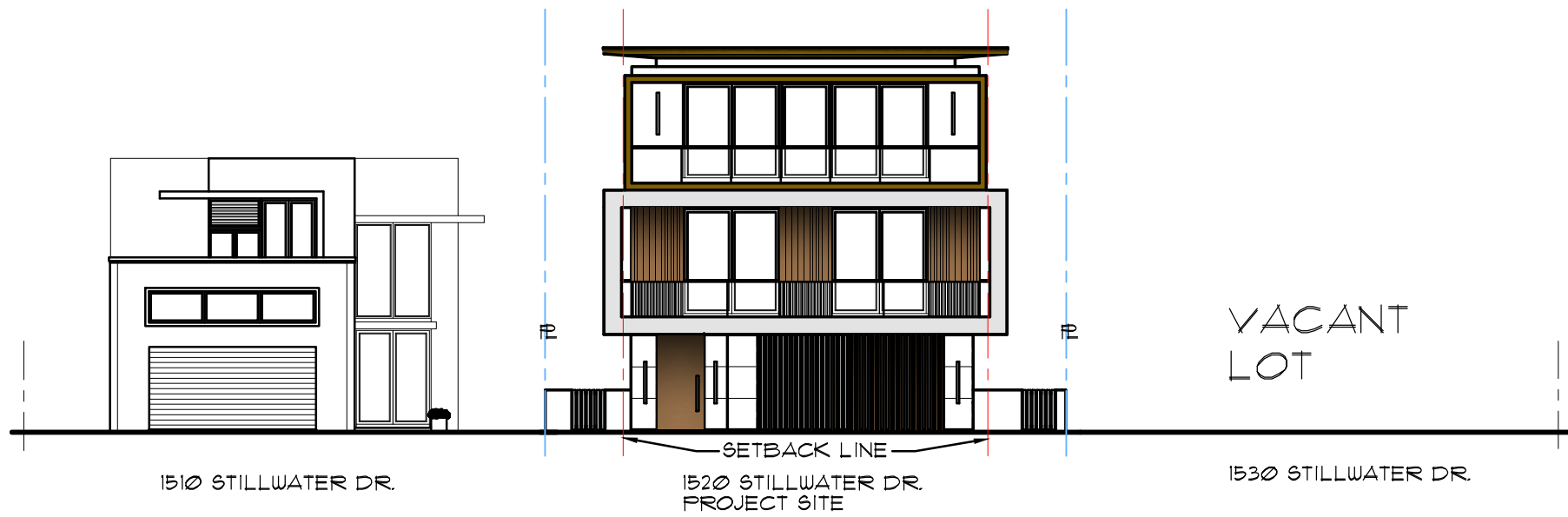


1551 STILLWATER DR. SCALE : NTS 1541 STILLWATER DR. SCALE : NTS 1531 STILLWATER DR. SCALE : NTS 1521 STILLWATER DR. SCALE : NTS 1511 STILLWATER DR. SCALE : NTS

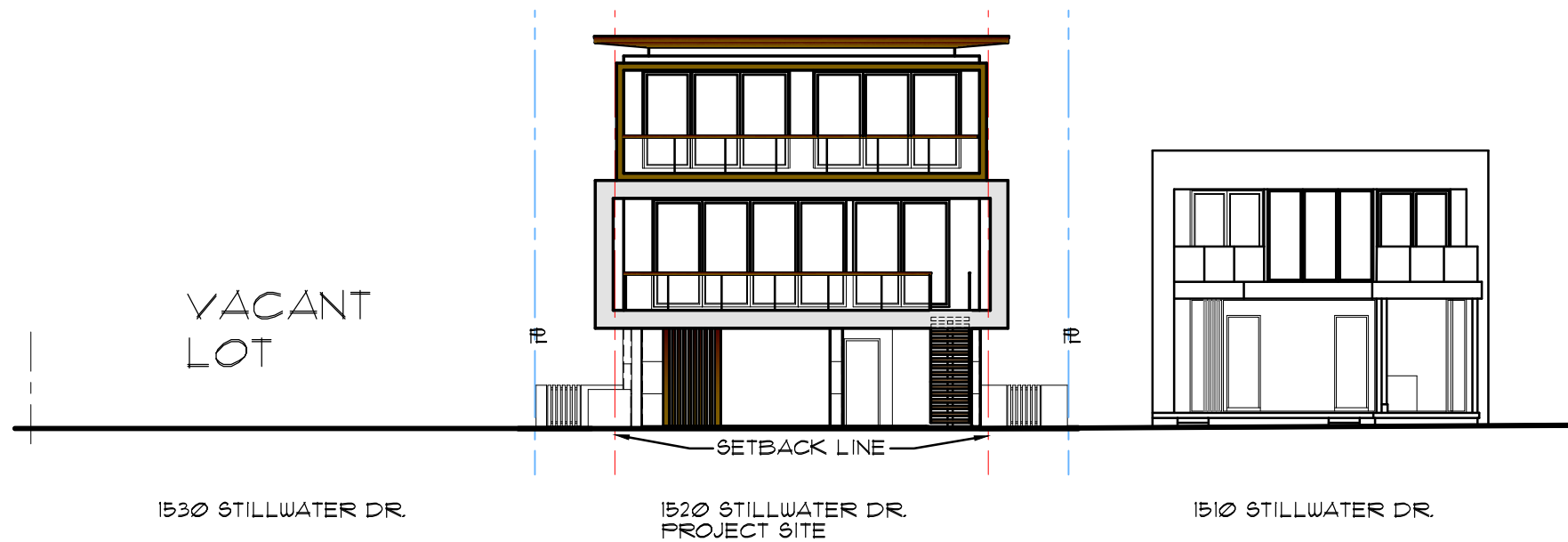
STILLWATER DRIVE
CONTEXTUAL (SOUTH) ELEVATIONS
 SCALE : NTS



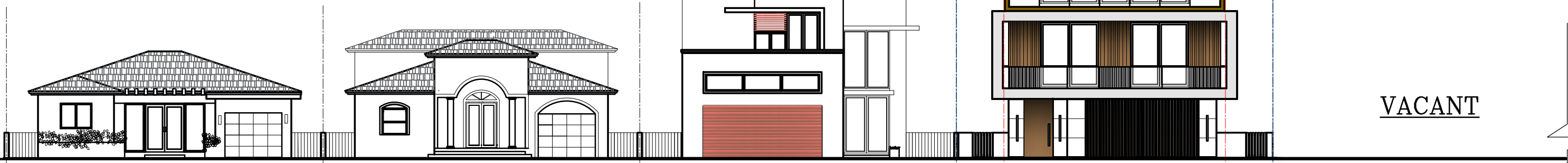
1501 STILLWATER DR. SCALE : NTS 1481 STILLWATER DR. SCALE : NTS



FRONT CONTEXTUAL ELEVATIONS
N.T.S.

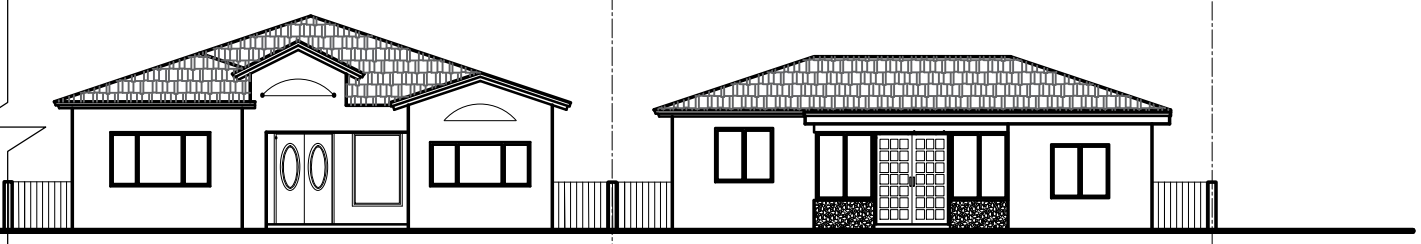


REAR CONTEXTUAL ELEVATIONS
N.T.S.



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

**STILLWATER DRIVE
 CONTEXTUAL (NORTH) ELEVATIONS**
 SCALE : NTS

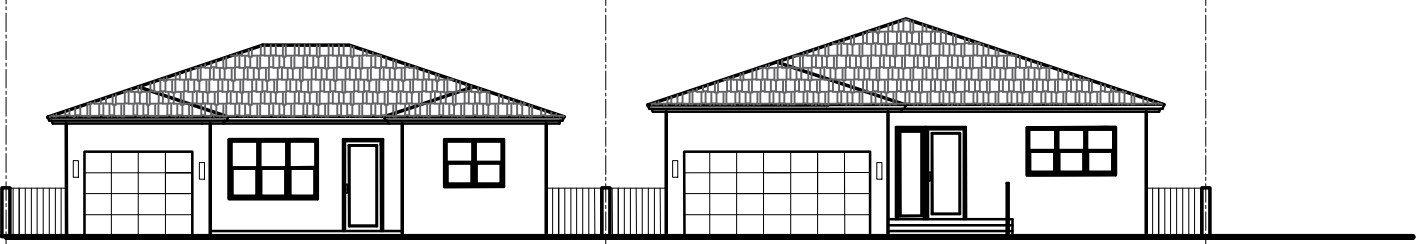


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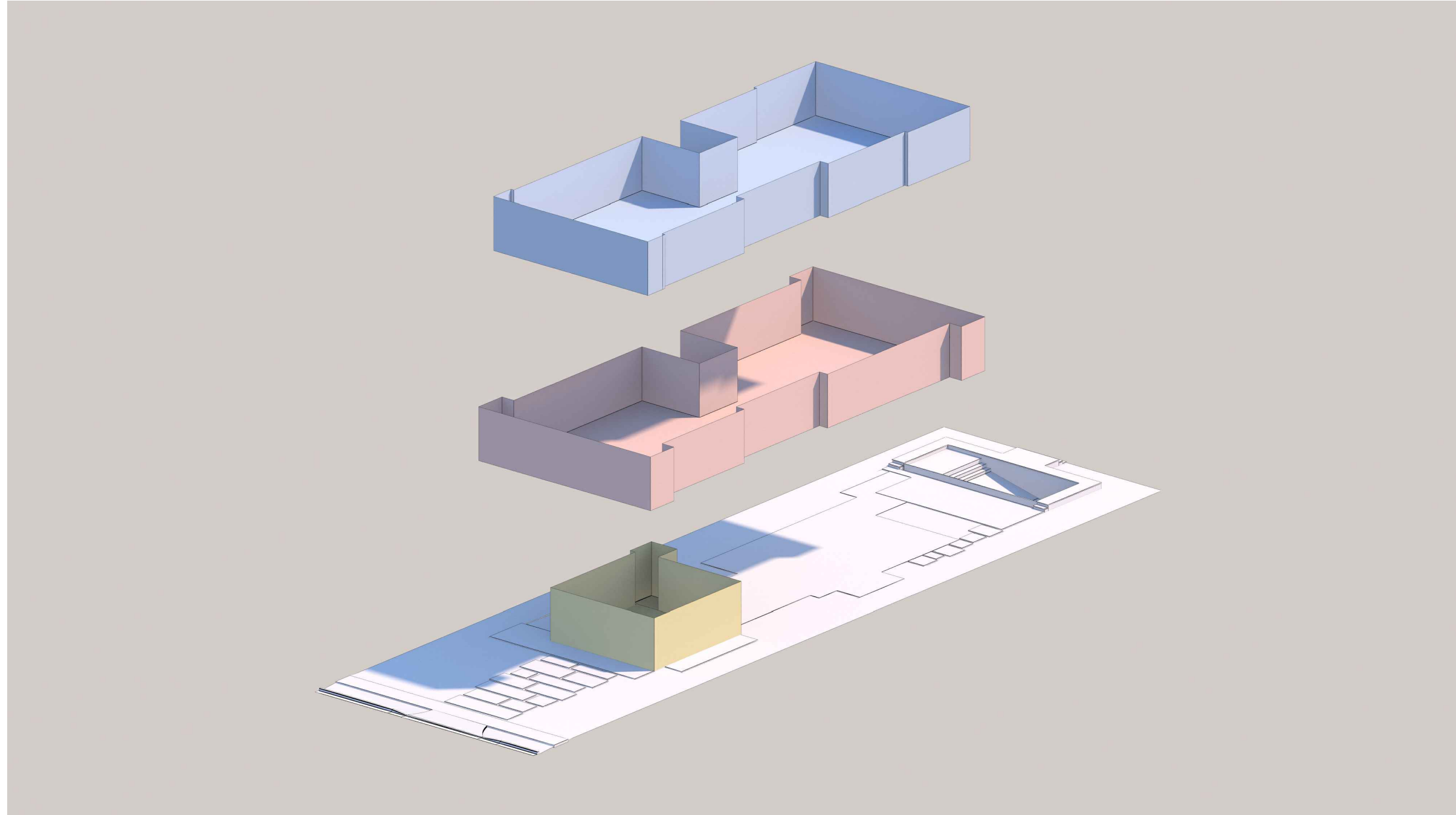


1551 STILLWATER DR. SCALE : NTS 1541 STILLWATER DR. SCALE : NTS 1531 STILLWATER DR. SCALE : NTS 1521 STILLWATER DR. SCALE : NTS 1511 STILLWATER DR. SCALE : NTS

**STILLWATER DRIVE
 CONTEXTUAL (SOUTH) ELEVATIONS**
 SCALE : NTS



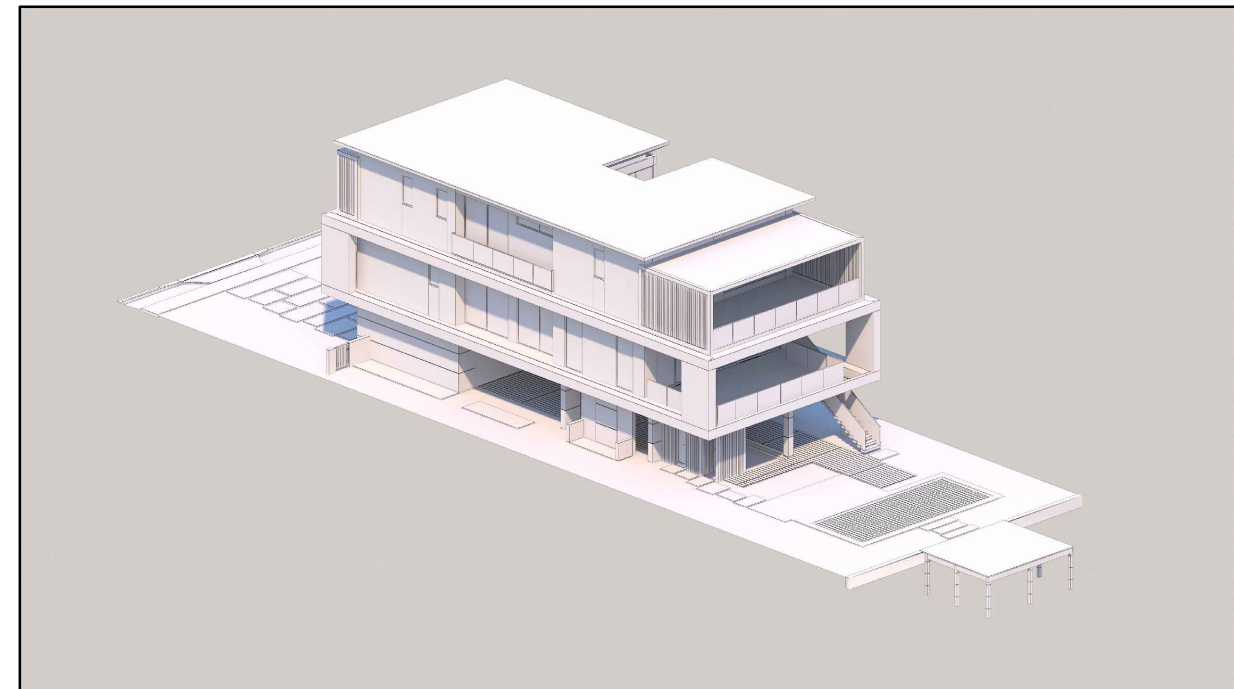
1501 STILLWATER DR. SCALE : NTS 1481 STILLWATER DR. SCALE : NTS



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.

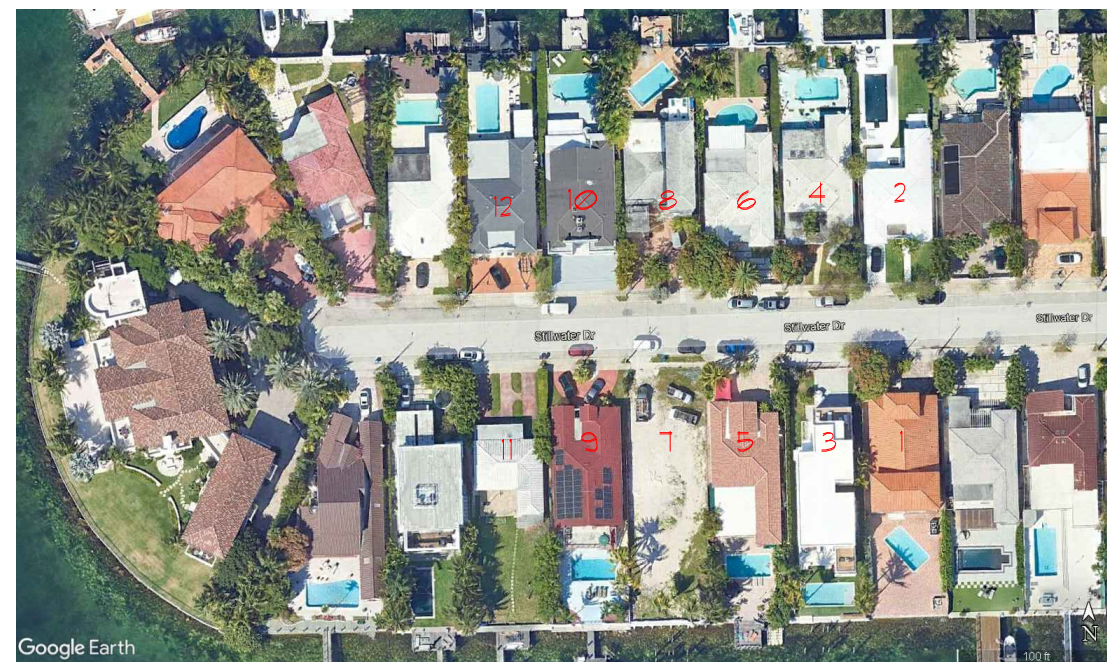


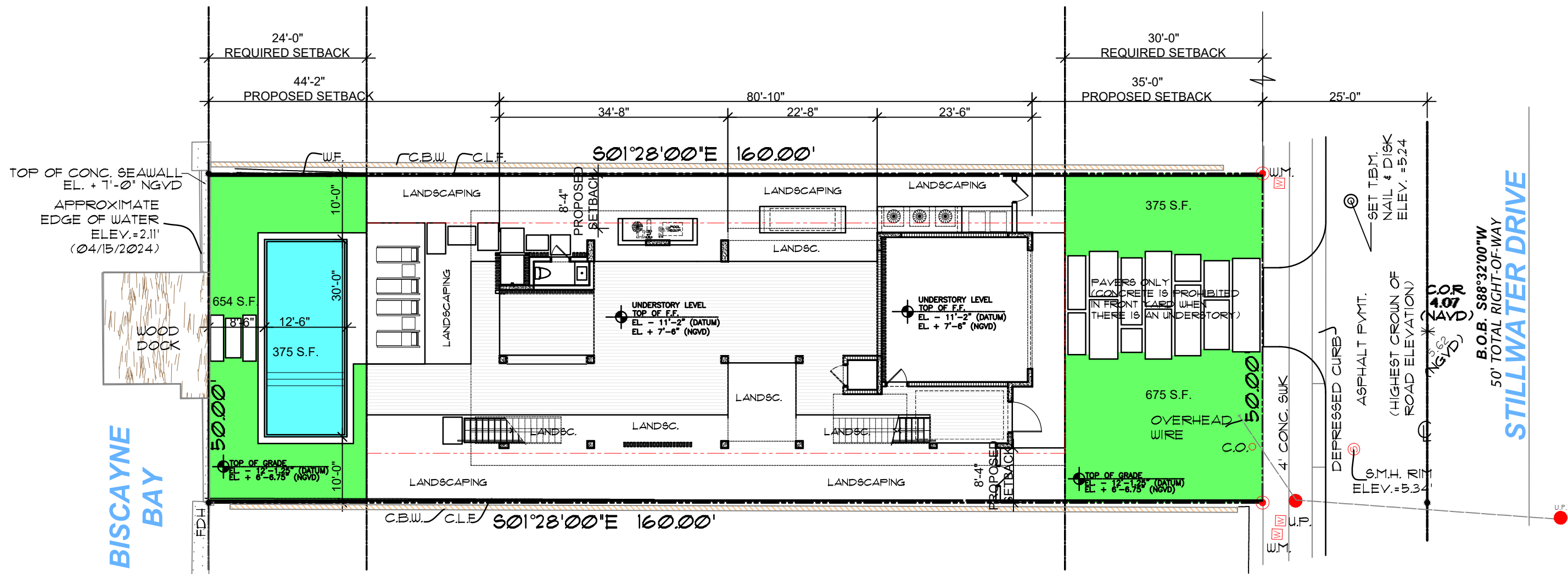
9 1540 STILLWATER DR.



11 1550 STILLWATER DR.

PROPOSED STREETSCAPE





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

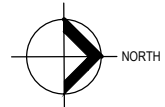
	7.2.2.3(b)(12)(P)			
	TO SWIMMING POOL DECK	TO WATER'S EDGE	REQUIRED	PROPOSED
FRONT	30'	127'	30'	139'
LEFT SIDE	7'-6" MIN.	9'-0"	9'-0" MIN.	10'-0"
RIGHT SIDE	7'-6" MIN.	9'-0"	9'-0" MIN.	10'-0"
REAR	6' MIN.	7'-6"	7'-6" MIN.	8'-6"

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.
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></div> IMPERVIOUS (LANDSCAPE): </div>	654 SF (54.5%)
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ADD8E6; margin-right: 5px;"></div> IMPERVIOUS (WATER FROM SWIMMING POOL @ 50%): </div>	167.5 SF (13.92%)
TOTAL OPEN SPACE (IMPERVIOUS) PROVIDED:	821.5 SF (68.42%)

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%)
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></div> IMPERVIOUS (LANDSCAPE): </div>	1050 SF (70%)
OPEN SPACE PROVIDED=	1050 SF. (70%)

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:	4,000 SQ. FT.
UNDERSTORY (NO A/C) :	1813 SQ. FT.
2 CAR CARPORT :	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 & REAR
 YARD OPEN SPACE**
 SCALE : 1/16" = 1'-0"



F.H. LEVEL
 TOP OF CONC. SLAB
 EL. + 0'-0" (DATUM)
 EL. + 18'-8" (NGVD)

EL. 13'-0" (NGVD)
 8'+ 5" (FREEBOARD)

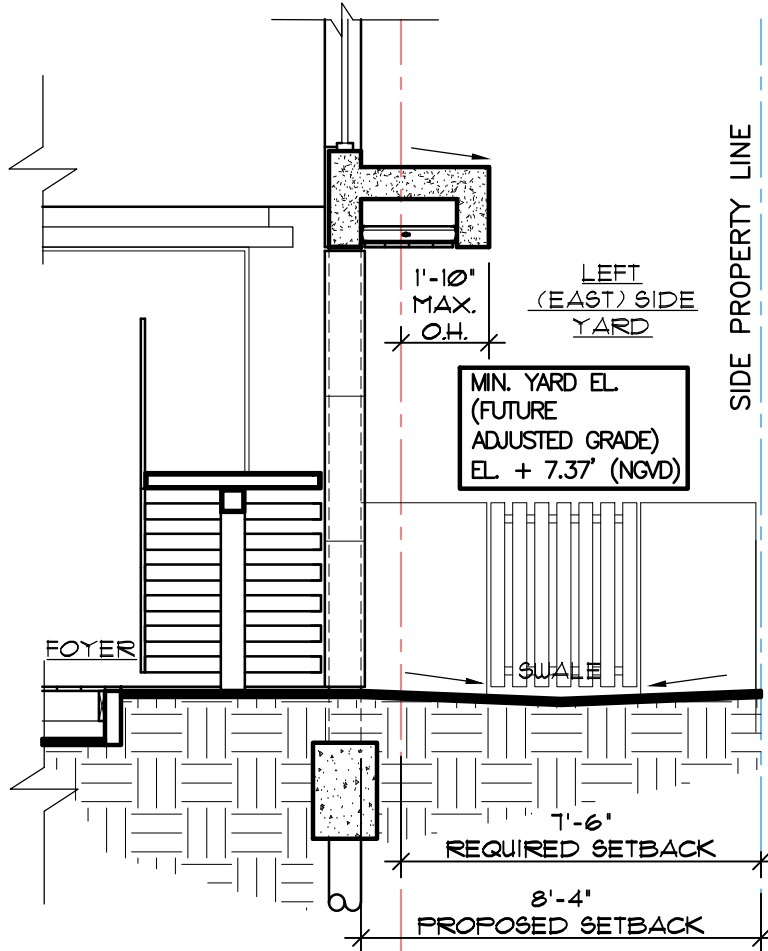
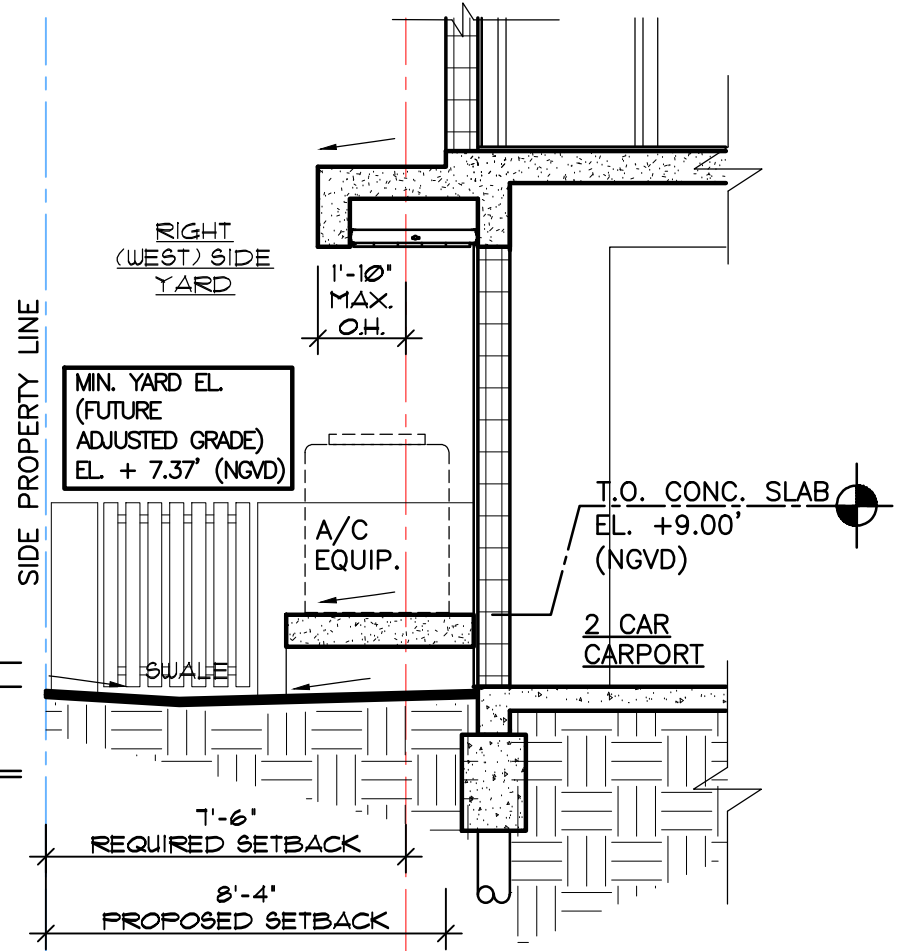
BASE FLOOD ELEVATION
 EL. +8.00' (NGVD)

UNDERSTORY LEVEL
 TOP OF CONC. SLAB
 EL. - 11'-2" (DATUM)
 EL. + 7'-6" (NGVD)

FUTURE CROWN
 OF THE ROAD
 EL. +5.75' (NGVD)

HIGHEST CROWN
 OF THE ROAD
 EL. +5.62' (NGVD)

EL. +0.0' (NGVD)



F.H. LEVEL
 TOP OF CONC. SLAB
 EL. + 0'-0" (DATUM)
 EL. + 18'-8" (NGVD)

EL. 13'-0" (NGVD)
 8'+ 5" (FREEBOARD)

BASE FLOOD ELEVATION
 EL. +8.00' (NGVD)

UNDERSTORY LEVEL
 TOP OF CONC. SLAB
 EL. - 11'-2" (DATUM)
 EL. + 7'-6" (NGVD)

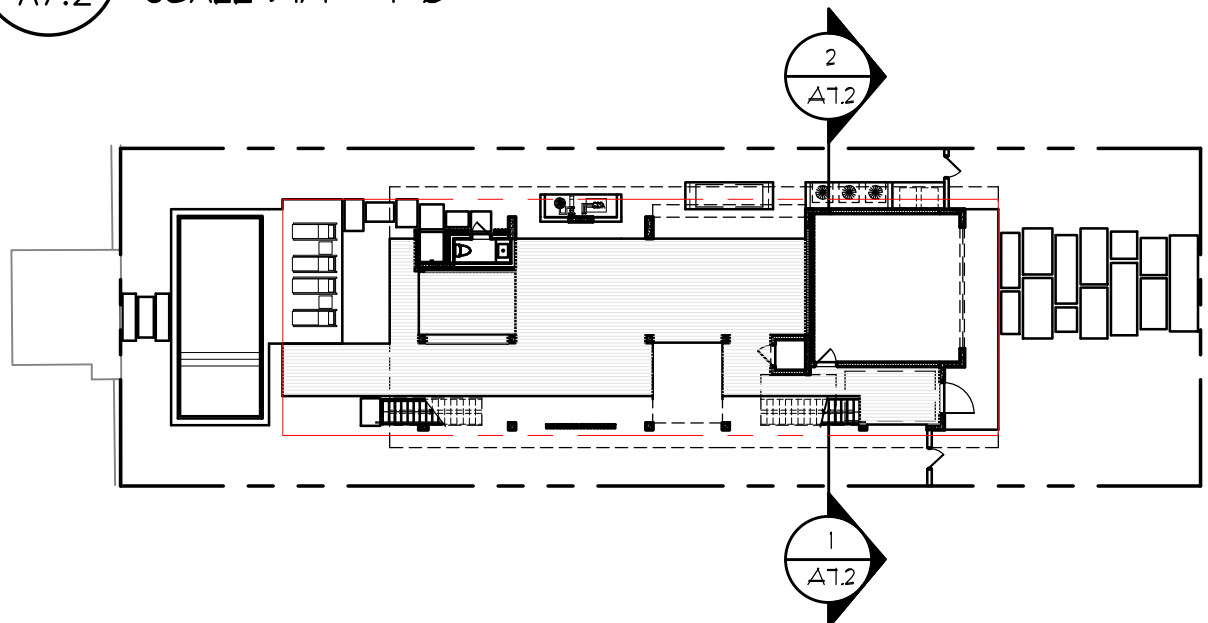
FUTURE CROWN
 OF THE ROAD
 EL. +5.75' (NGVD)

HIGHEST CROWN
 OF THE ROAD
 EL. +5.62' (NGVD)

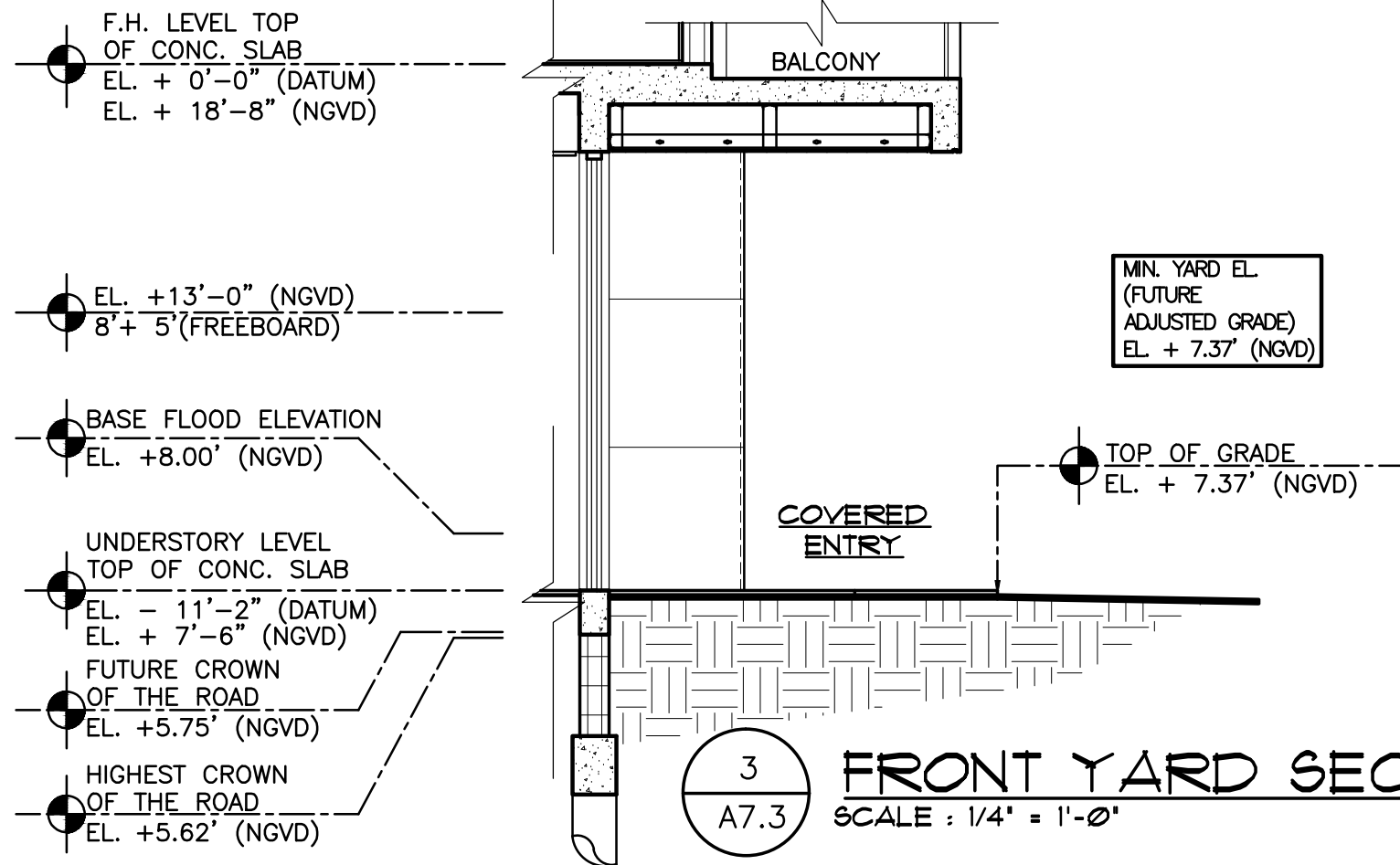
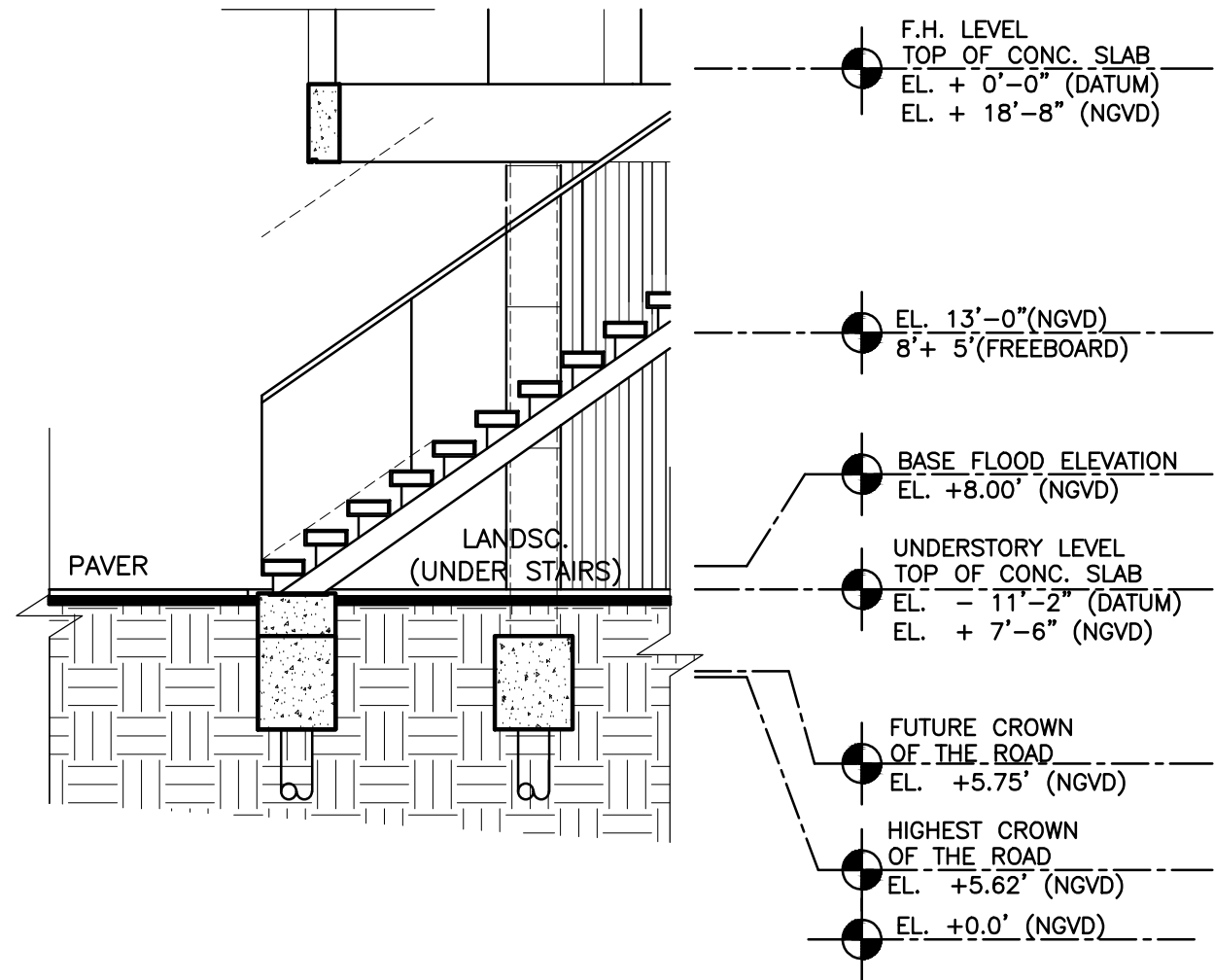
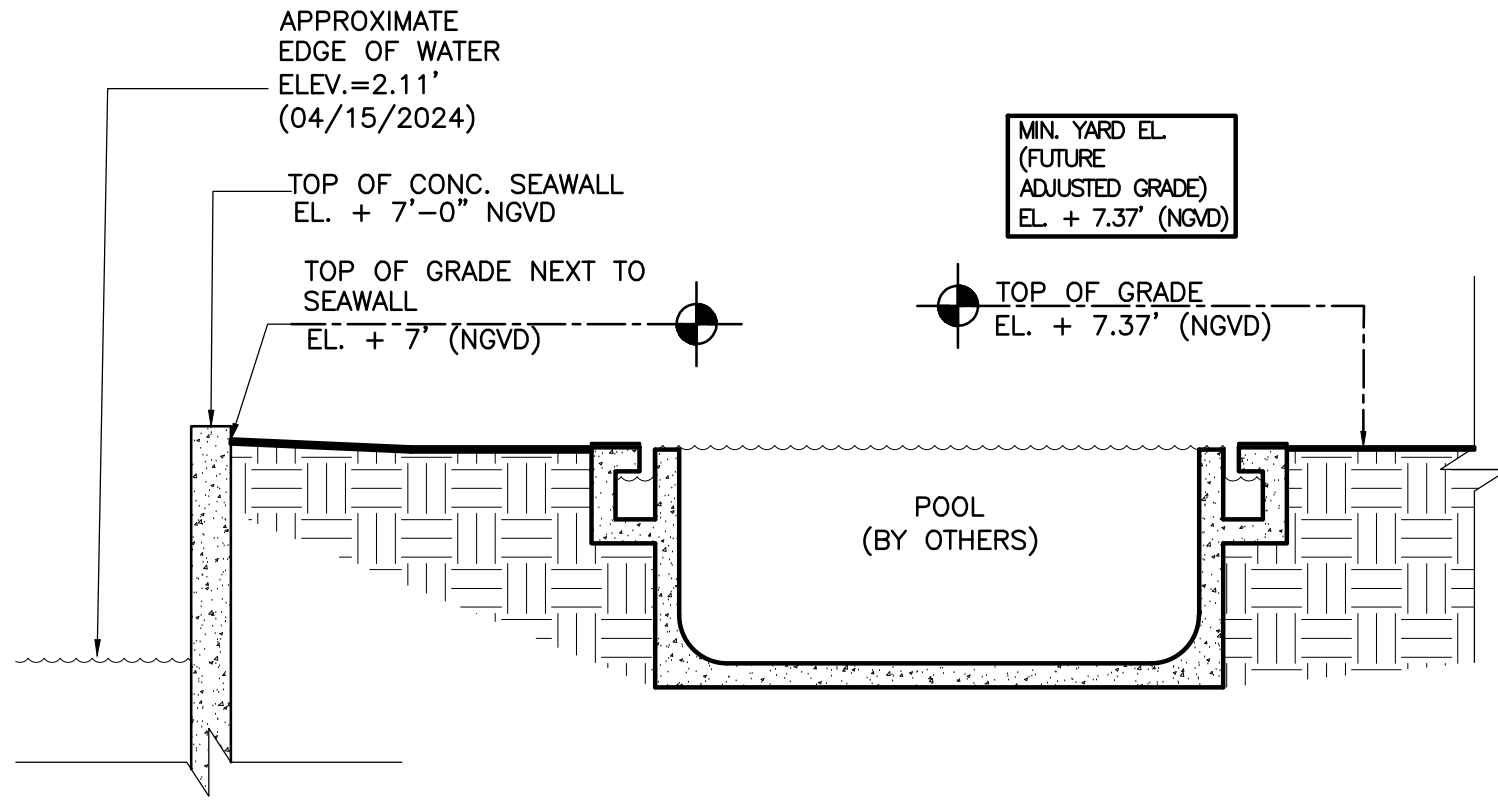
EL. +0.0' (NGVD)

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

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



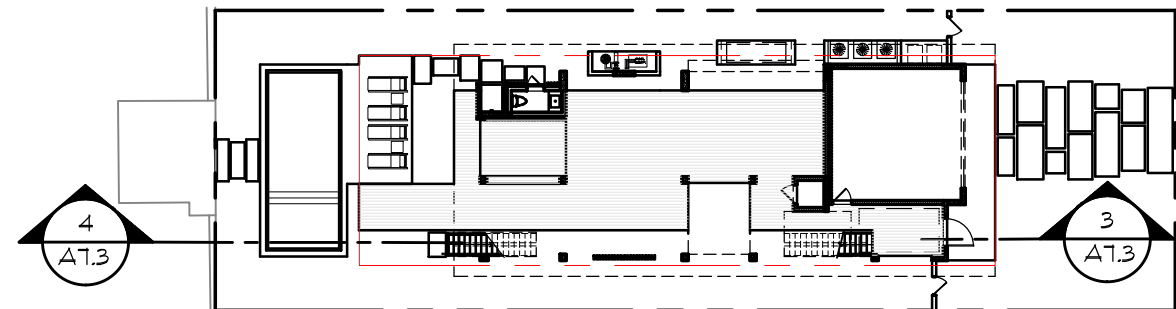
YARD SECTION KEYPLAN



4
A7.3

REAR YARD SECTION

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



3
A7.3

FRONT YARD SECTION

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

YARD SECTION KEYPLAN

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T: (305) 662-1088

RESIDENCE FOR :
1520 STILLWATER DRIVE
FLORIDA
MIAMI BEACH

OWNER:
HILMAR THOR KRITINSSON
RANVEIG EIR EINARSDOTTIR

DATE: 02/02/2025	ISSUED:	DRAWN: A.R.	CHECKED: A.R.	PROJECT No.
DESIGN REVIEW BOARD, CITY OF MIAMI BEACH DRB24-1042				
DRAWING TITLE:				

FRONT & REAR
YARD SECTIONS

SHEET:
A-7.3

32 OF 34

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

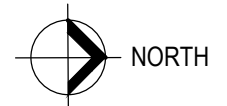
COURTYARD AREA REQUIRED
 10'X8'=80 SF
 (1% OF LOT AREA: 8,000 SF)

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

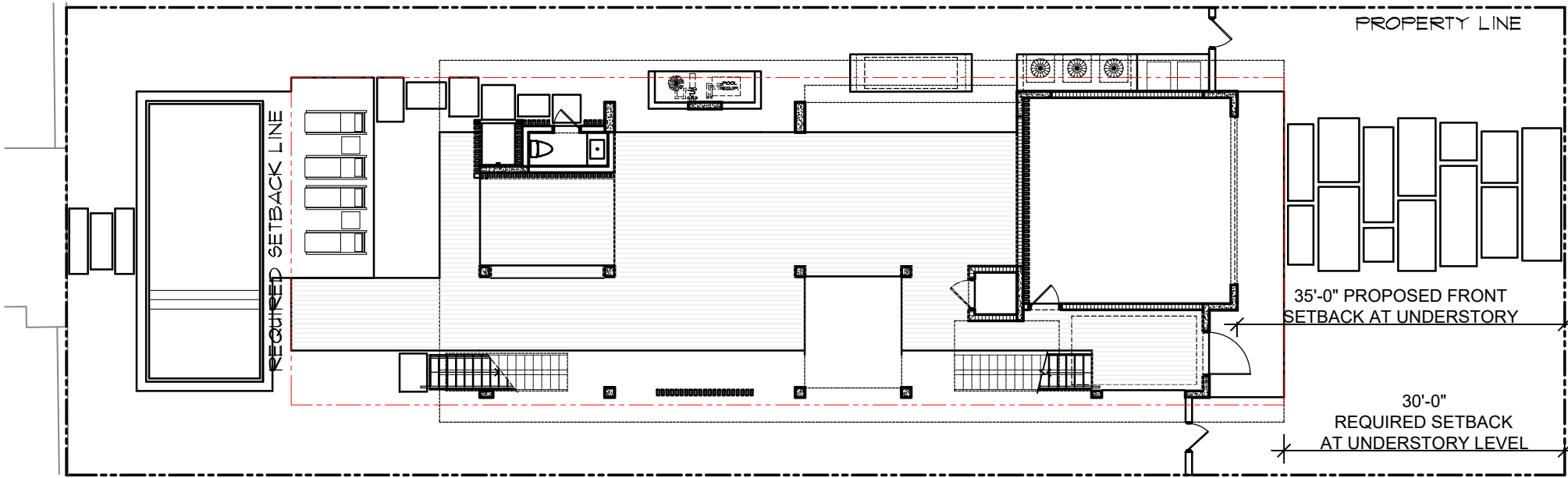
COURTYARD AREA PROVIDED
 11'-11" X 10'-2"=121 SF
 THIS COURTYARD COMPLIES

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

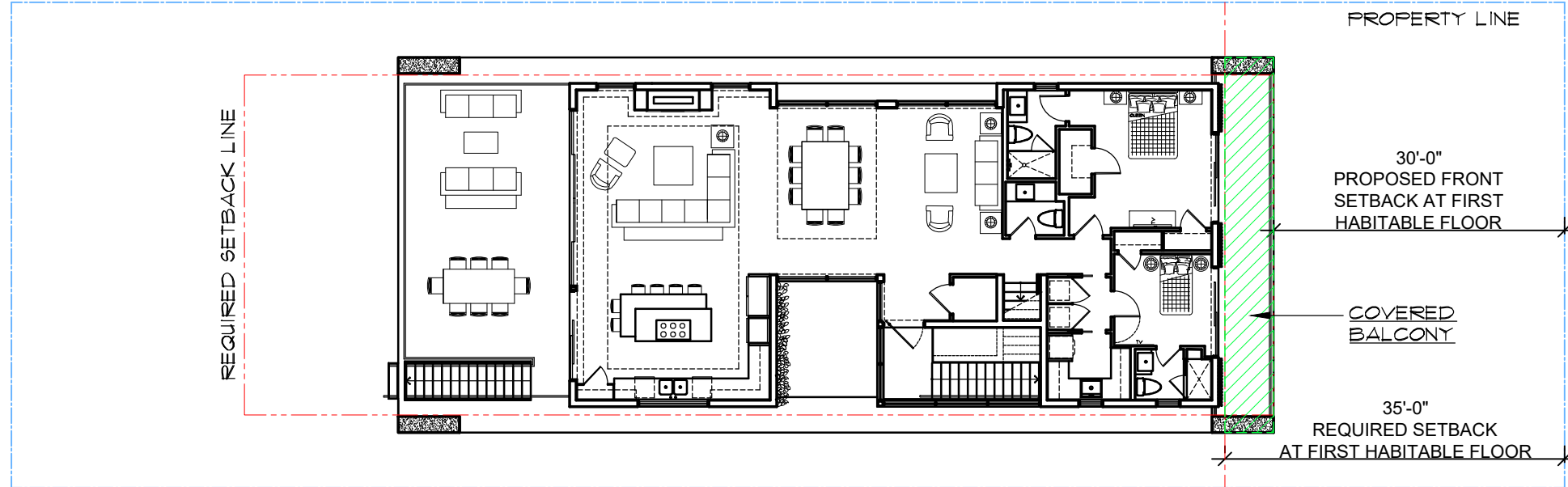
WAIVER REQUEST
DIAGRAM: COURTYARD
 SCALE : 1/8" = 1'-0"



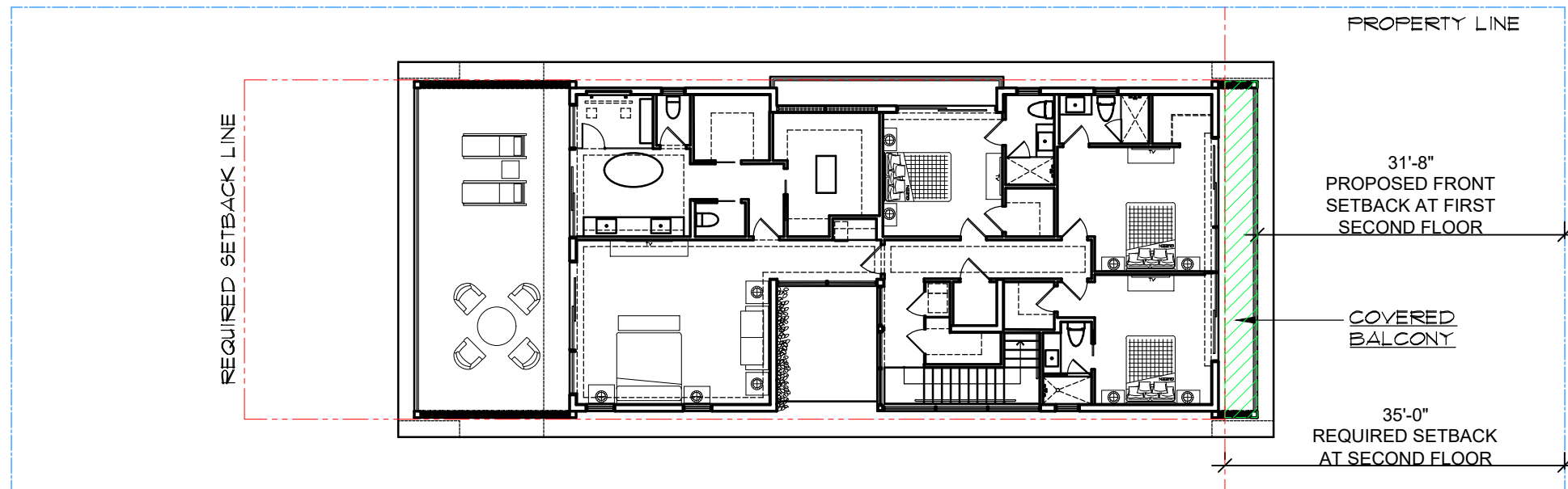
DATE: 02/02/2025	ISSUED:	D.P.	AR
	DRAWN:		
	CHECKED:		
	PROJECT NO:		



UNDERSTORY LEVEL

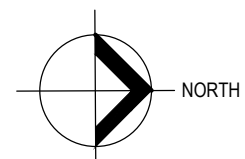


FIRST HABITABLE FLOOR



SECOND FLOOR

**WAIVER REQUEST
DIAGRAM: FRONT
BALCONIES SETBACK**



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

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



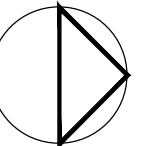
BRUCE HOWARD & ASSOCIATES, INC.

Landscape Architects, Site Planners & Innovative Sustainable Designers

PROJECT: PRIVATE RESIDENCE 1520 Stillwater Drive Miami Beach, FL 33141

DRAWING TITLE: PROPOSED SITE TREE DISPOSITION

DATE: 01-29-2025



NORTH

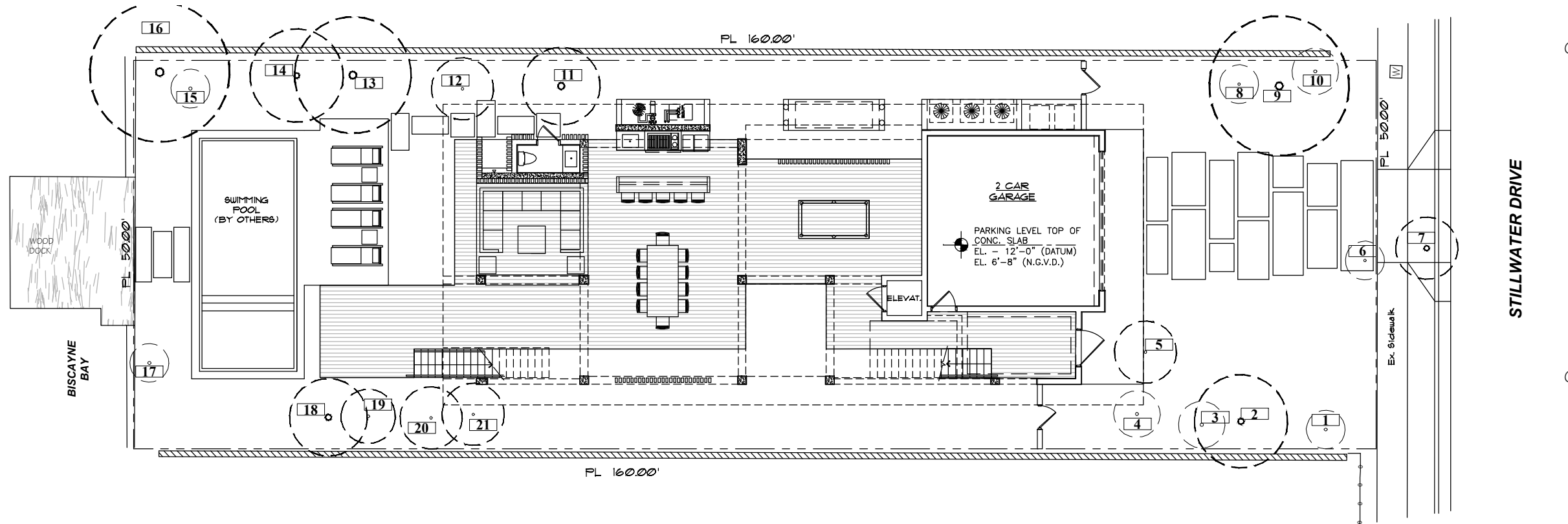
SCALE: 1/16" = 1'-0"

SHEET # LE-1

11285 SW 211 St. - Ste 301 Cutler Bay, Florida 33189

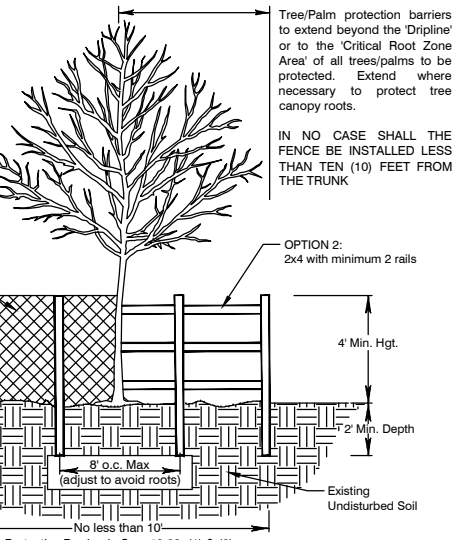
(305) 668-3196

Fax(305) 668-2871



TREE/PALM PROTECTION FENCES shall be constructed prior to ANY construction activity (including grubbing) for all trees/palms that are listed as 'to remain, be protected or be relocated'

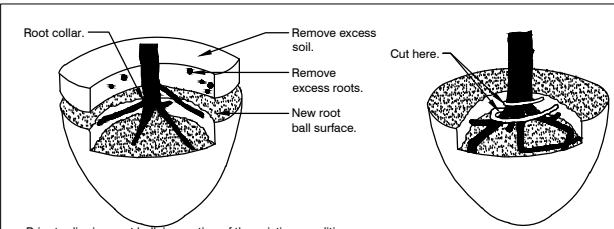
NO Activity or Disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing, and mechanical trenching for irrigation, electrical, lighting, etc.



PROTECTION DETAIL NOTE: Contractor to install 'Tree/Palm Protection Fence Barriers' around all existing trees or palms at the start of the project. Barriers to remain in place throughout the duration of the project and should NOT be removed or dropped for ANY REASON without authorization from the City of Miami Beach Urban Forestry Division + Planning + Zoning Department

1 Tree Protection Barrier Detail

SCALE: 1/2" = 1'-0"



Prior to digging root ball, inspection of the existing conditions are to be done. Trees planted too deeply in soil need to have their root ball extracted from excess soil and root overgrowth. Remove excess soil and roots as illustrated.

ROOT PRUNING PRIOR TO TRANSPLANTING:

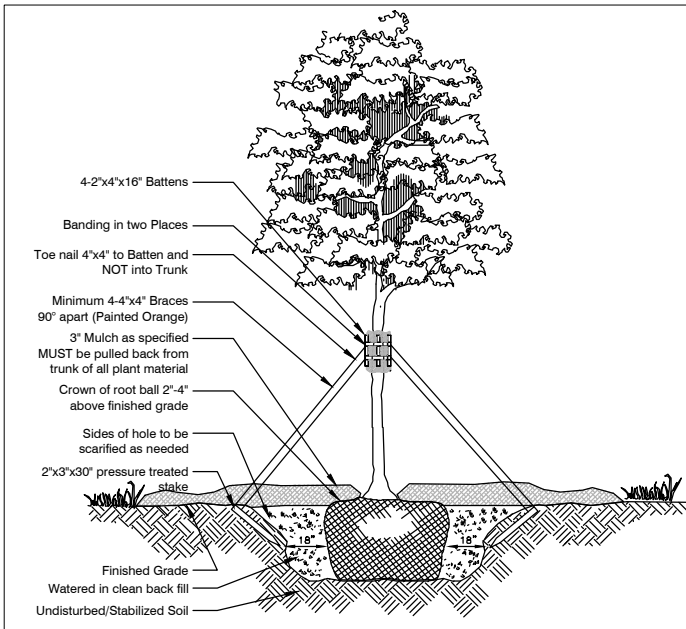
Dig a minimum two-foot deep trench (deeper as needed to accommodate actual root ball size) around the tree at least one foot larger than the size of the root ball (or as much intact viable root material as practical). Carefully prune the roots extending from the ball as you dig down. Dig down a maximum of 50% of the root ball to keep the tree balanced and upright. Water tree as needed to promote healthy growth and keep tree from going into shock. In approx. 1-3 months, new leaf growth should be apparent and feeder roots should appear. The tree is now ready for transplanting.

TRANSPLANTING:

Prior to moving the plant, prepare and dig the hole for the plant in the new location. Also soak the root ball of the plant before moving so that the soil will remain together during the digging process. Carefully dig the soil away from the root ball, and then wrap the whole ball in untreated natural burlap. Be very careful not to use synthetic burlap because it will not rot away and will eventually restrict the growth of the roots. Lash the burlap together securely to hold the roots firmly in place. Carefully move the plant while keeping the root ball intact. Make sure the plant is set at the same depth in the new hole and fill in around the root ball with topsoil. Mulch lightly with three to four inches of mulch, keeping the mulch off of the trunk or stems of the plant, and be sure to provide adequate water.

3 Tree Root Prune and Transplant Detail

SCALE: N.T.S.



2 Tree Relocation Support and Planting Hole Detail

SCALE: N.T.S.

RELOCATION NOTES:

- 1. Tree canopy to only be pruned to remove dead branches and to provide space for lifting straps to be used without damaging tree.
2. Root pruning - Root pruning of palms can be done the same day as they are to be relocated unless otherwise noted. For trees, root prune to be for 2 months.
NOTE: If due to time of year, spring flush of new leaves starts prior to relocation, time frame to be extended for a minimum 1 extra month to allow new growth to harden.
3. New irrigation zone to be created on existing system to allow bubbler/drip rings to be installed around tree to be relocated. Once root prune has begun, tree is to be watered daily. This is to continue for a minimum of 3 months AFTER trees have been relocated.
4. Tree is to be lifted with straps and tree crane ONLY. Drilling a hole and pinning tree is NOT an acceptable relocation method.
5. After relocation, braces for trees to be installed as noted in detail #2.
6. Size of transplant hole as noted in detail #2 is to be 12"-18" wider than root ball size (see 7. below) and edges to be scarified per ANSI A300-Part 6 Planting and Transplanting.
7. Root Ball size for trees to be relocated to have 8" for every inch of DBH per ANSI A-300-Part 6 Planting and Transplanting. Root ball size to be as shown: Tree #7: 6' diameter
8. Certified Arborist to perform or supervise relocation process.
9. Tree MUST survive or be replaced with same size tree.

EXISTING TREE LEGEND

Table with columns: TREE #, COMMON NAME, SCIENTIFIC NAME, DBH (INCHES), HEIGHT (FEET), SPREAD (FEET), STATUS. Lists 21 trees with their respective details and mitigation status.

TREE MITIGATION:

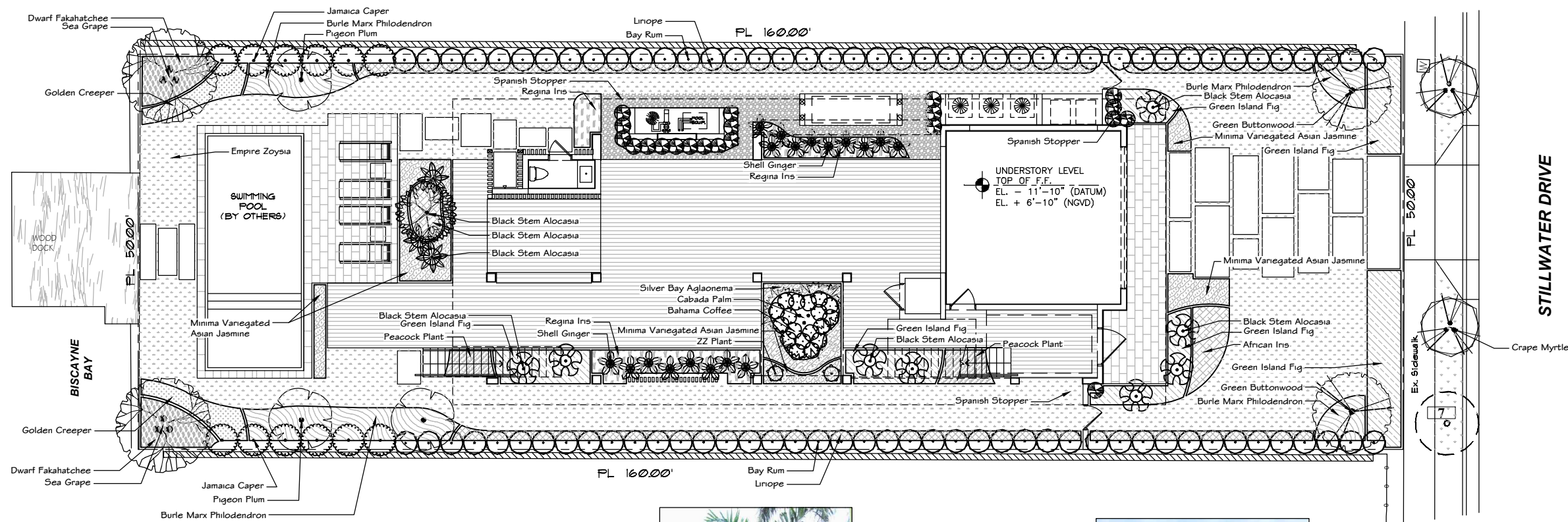
There is NO tree DBH to be replaced with this permit.

Palms #: 2, 8, 13, 16, & 18 to be mitigated per City of Miami Beach Code 46-61.(1)(c) with 1 tree per palm removed. Replacing 5 Palms = 5 Trees with 2" DBH and 12' min. height at time of planting

TOTAL of 5 Trees to Mitigate.

- Adding 5 Trees:
2 Green Buttonwood w/ 2" dbh / 6' spr. / 12' hgt. = 2 trees
3 Pigeon Plum w/ 2" dbh / 6' spr. / 12' hgt. = 3 trees
TOTAL = 5 trees

NOTE: Palms #: 1, 3, 4, 5, 6, 8, 10, 11, 12, 14, 15, 17, 19, 20, & 21 do not meet the minimum standard set forth in City of Miami Beach code 46-56. Definitions a Palm must be both 16' in height and have a DBH of 6". As these trees do not have the proper DBH or Height they are listed as to be removed without any mitigation. Palms listed with Zero (0) DBH do not have any trunk at a height of 4.5' and as such do not have a DBH to depose.



STILLWATER DRIVE



Crape Myrtle



Sea Grape



Minima Variegated Asian Jasmine



ZZ Plant



Cabada Palm



Silver Bay Aglaonema



Lignum Vitae



Spanish Stopper



Green Buttonwood



Golden Creeper



Dwarf Fakahatchee



Peacock Plant



Shell Ginger



Bahama Coffee



Bird Of Paradise



Burle Marx Philodendron



Green Island Fig



Pigeon Plum



Jamaica Caper



Bay Rum



Linope



Regina Ins



Black Stem Alocasia

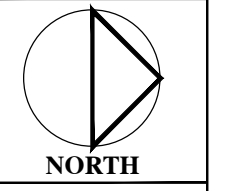


African Ins



Minima Variegated Asian Jasmine

DATE: 01-29-2025



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

SHEET #
LP-2

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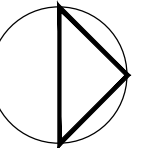
BRUCE HOWARD & ASSOCIATES, INC.

Landscape Architects, Site Planners & Innovative Sustainable Designers

PROJECT: PRIVATE RESIDENCE 1520 Stillwater Drive Miami Beach, FL 33141

DRAWING TITLE: PROPOSED SITE HARDSCAPE PLAN

DATE: 01-29-2025

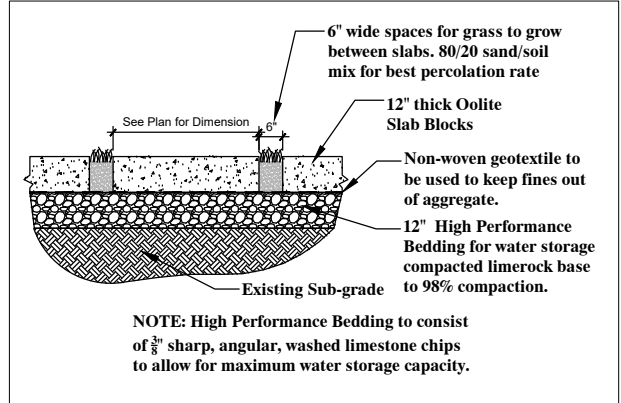
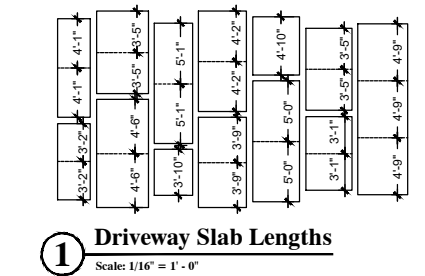
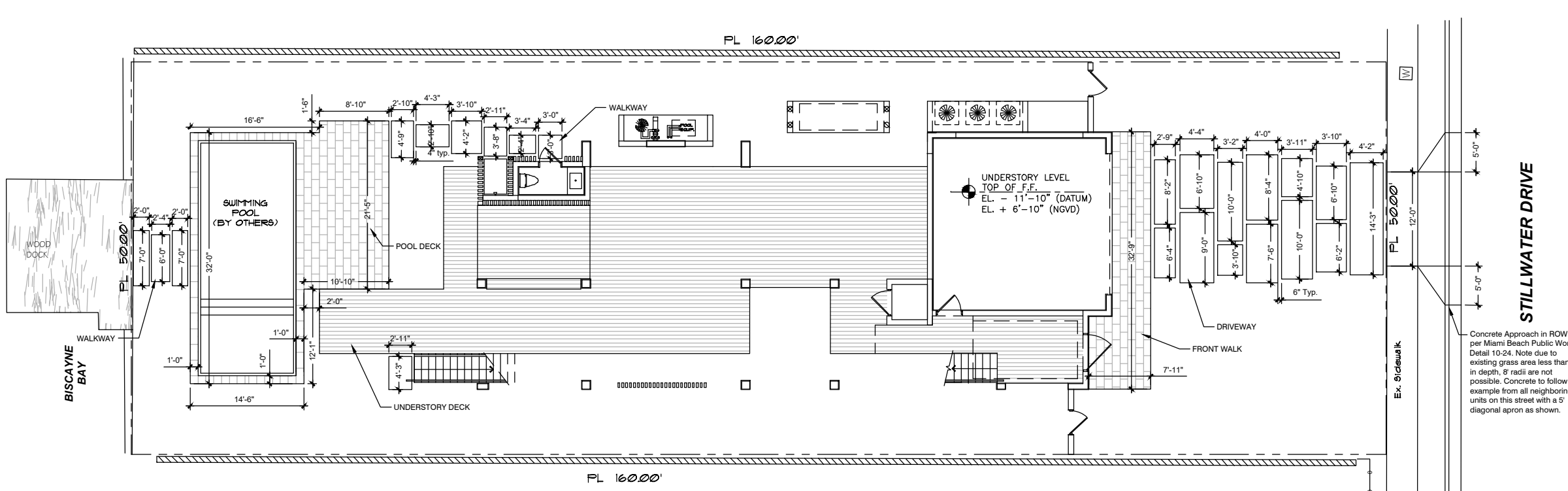


NORTH

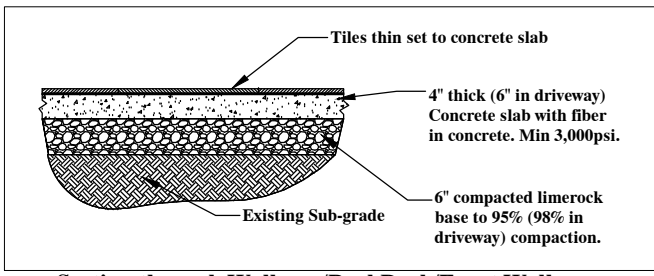
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SHEET # LH-1

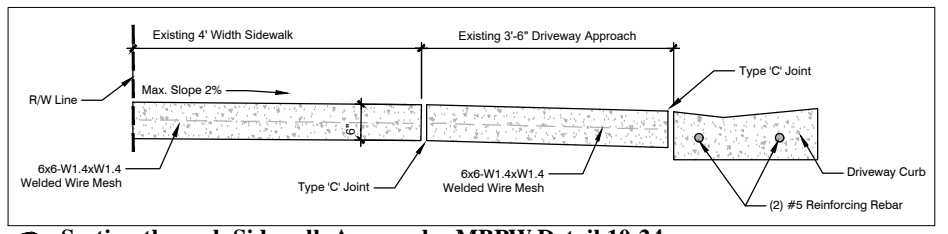
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2 Section through Driveway Scale: N.T.S.



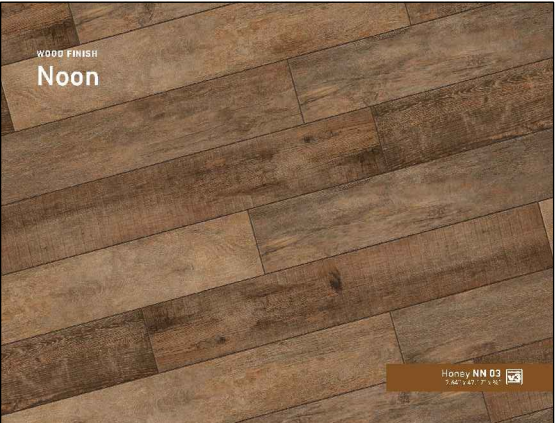
3 Section through Walkway/Pool Deck/Front Walk Scale: N.T.S.



4 Section through Sidewalk-Approach - MBPW Detail 10-24 Scale: 3/4" = 1'-0"



MATERIAL SAMPLES



UNDERSTORY DECK - Porcelain tile 'Aged Wood' Look



DRIVEWAY - Oolite Slabs

Hardscape Materials Schedule table with columns for PATTERN, QTY., and SPECIFICATIONS.

HARDSCAPE NOTES: * Paver quantities are actual amounts and do not allow for cuts or broken pieces. Contractors to do their own 'take-off' and quantifying of material. * Paving contractor to meet with Landscape Architect on site to review all paving conditions and patterns, prior to ordering material.

- General Sediment and Erosion Control Notes (Per MBPW - SES14)
1. The contractor is responsible for following the best erosion and sediment control practices as outlined in the plans, specification, applicable permit(s), and the prevention, correction, control, and abatement of erosion and water pollution in accordance with chapter 62-302, Florida Administrative Code.
2. Erosion and sediment control barriers shall be placed where there is potential for downstream water quality degradation.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. The site contractor is responsible for the maintenance of BMPs to make sure they are functioning as designed at all times.
5. The BMP structures shall be inspected after each rain and repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
6. Correctly installed silt fences will be used along the limits of construction to minimize offsite siltation migration.
7. Sod shall be placed in areas which may require immediate erosion protection to ensure water quality standards are maintained and where no active construction is occurring.
8. The contractor shall pay for any water quality control violations from any agency that results in fines being assessed to the owner because of the contractor's failure to eliminate turbid runoff from leaving the site and raising background levels of turbidity above existing background levels.

- Inlet Protection
9. Wire mesh shall be laid over the top drop inlet so that the wire extends a minimum of 1 foot beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with 1/2 inch opening shall be used. If more than one strip of mesh is necessary the strips shall be overlapped.
10. FDOT NO. 1 coarse aggregate shall be placed over the wire mesh as indicated on detail. The depth of stone shall be at least 12 inches over the entire inlet opening. The stone shall extend beyond the inlet opening at least 18 inches on all sides.
11. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.
12. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet and width of a bale to a minimum depth of four inches. After the bales are stacked, the excavated soil shall be backfilled and compacted against the filter barrier.
13. Bale shall be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.
14. Bales shall be placed lengthwise in single row surrounding the inlet with the ends of adjacent bales pressed together.
15. Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.
16. Loose straw should be wedged between bales to prevent water from entering between bales.

- Turbidity Barriers
17. Floating turbidity barriers will be placed at all outfall locations connected to the work area during active construction. If seagrasses are present barriers will not be placed over them. The floating turbidity barriers shall be installed in a manner to prevent manatee entanglement.
18. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.