1015 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB24-1043 - FINAL SUBMITTAL

NEW 2 STORY SINGLE
FAMILY RESIDENCE WITH UNDERSTORY

REVISION TO UNDERSTORY HEIGHT



STATE OF FLORIDA
DENISE PRESCHEL GUNCZLER
AR99182
REGISTERED ARCHITECT

Digitally signed by
Denise Preschel Gunczler
Date: 2024.09.06
11:44:43 -04'00'

MIAMI BEACH - FINAL SUBMITTAL

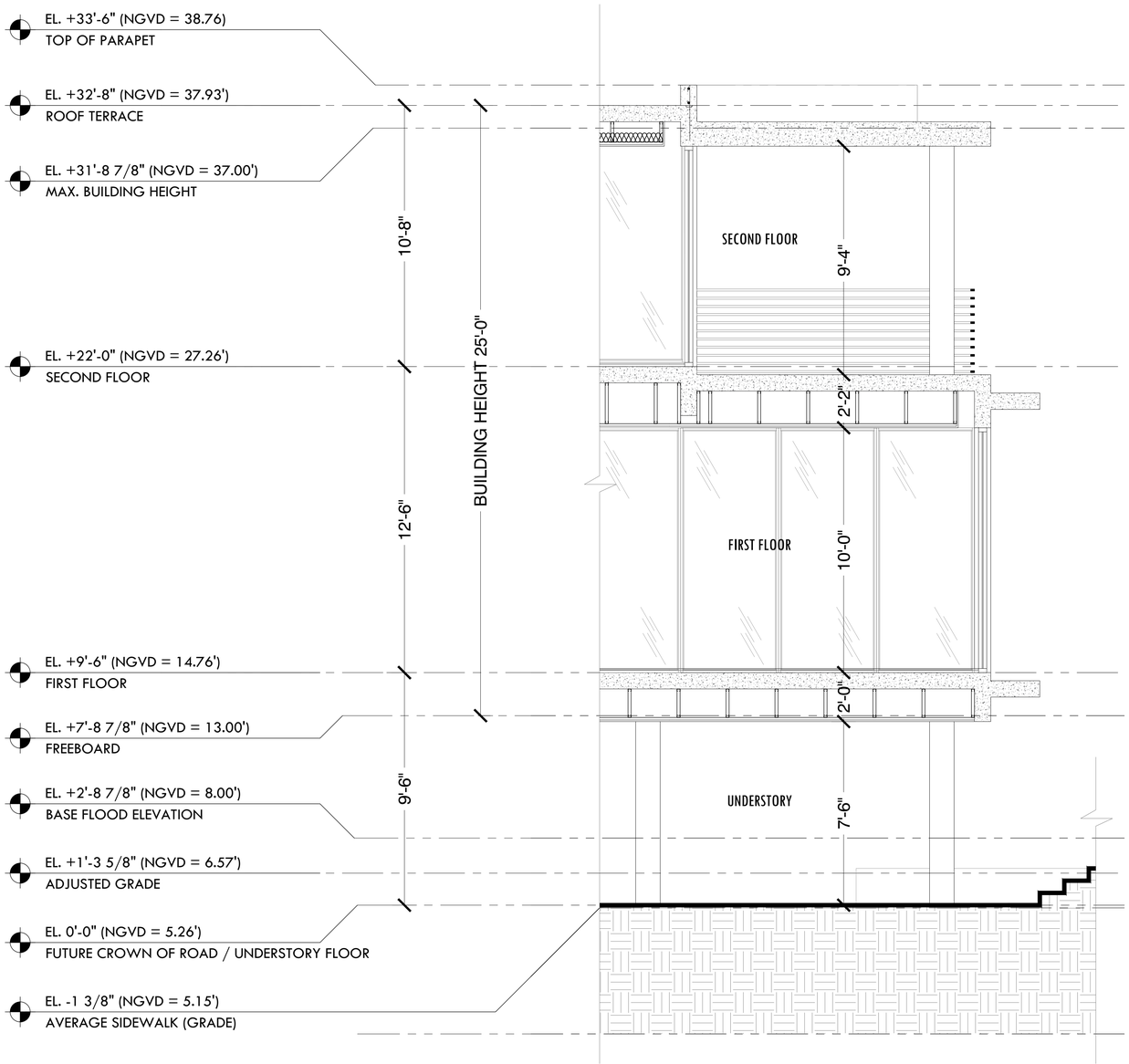
1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

PRESCHEL + BASSAN
STUDIO

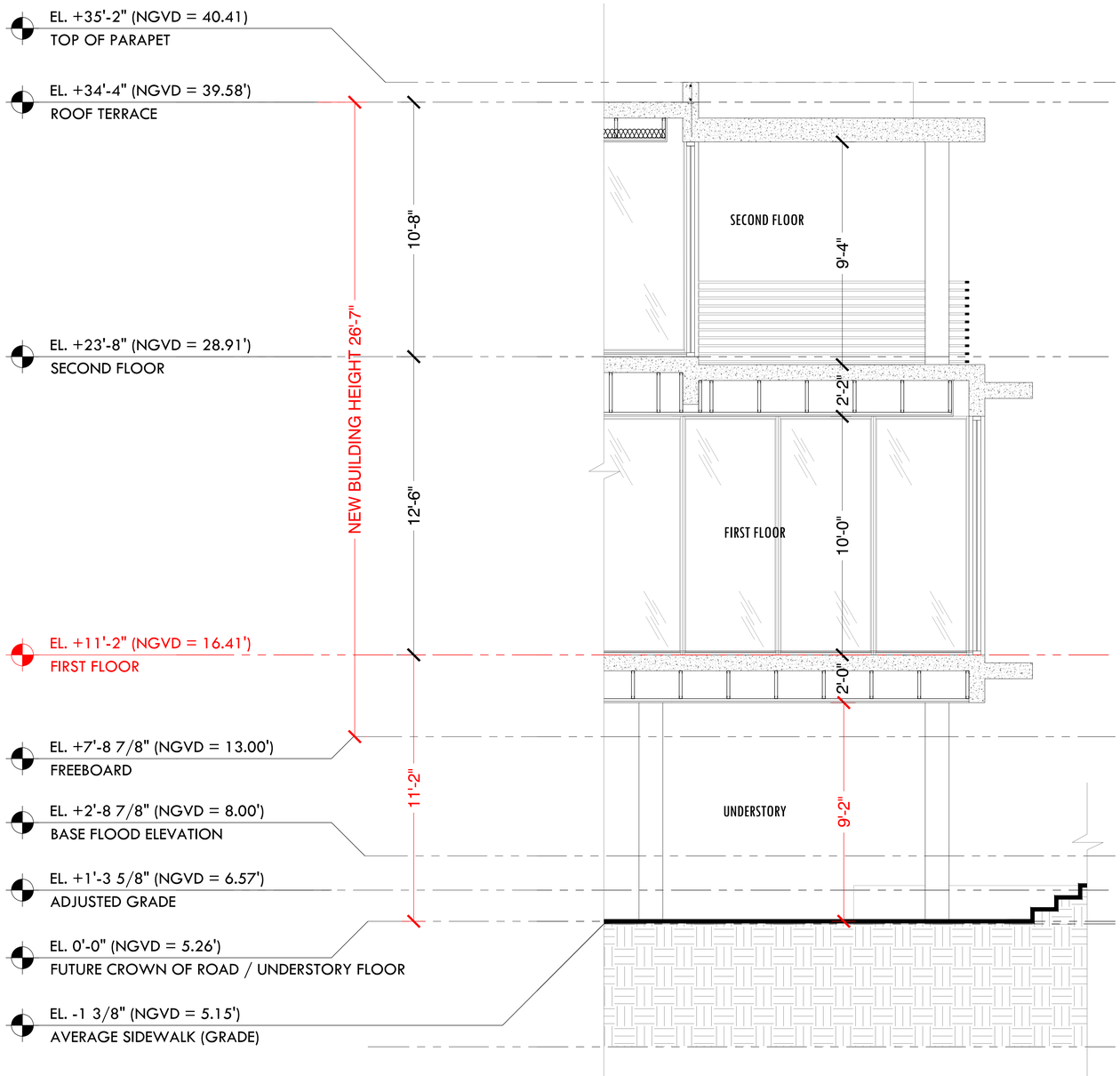
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A-0

01 PREVIOUSLY APPROVED BY DRB
24'-0" BUILDING HEIGHT + 1' VARIANCE



02 PROPOSED
26'-7" BUILDING HEIGHT



SCOPE OF REVISION

1015 STILLWATER RESIDENCE

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SCALE: 3/8" = 1'-0"

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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:	DRB24-1043		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOR ELEVATION:	8.00 FT	GRADE VALUE IN NGVD:	5.15 FT
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.57 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,473 SQ.FT	FUTURE CROWN OF ROAD:	5.26 FT
8	LOT WITH:	60.33 FT	LOT DEPTH:	150.00 FT
9	MAX LOT COVERAGE SF AND%:	30% MAX - 2,542 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	28.31% - 2,399 SQ.FT
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,310.38 SQ.FT = 70.98%	REAR YARD OPEN SPACE SF AND %:	808.84 SQ.FT = 70.53%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,236 SQ.FT	PROPOSED UNIT SIZE SF AND %:	49.90% - 4,228 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	252 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,952 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,024 SQ.FT
16			PROPOSED ROOF DECK AREA SF AND %:	N/A

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31.00 FT	N/A	26.58 FT	
18	SETBACKS:				
19	FRONT:	30'-0" FT	N/A	30'-0" FT	
20	EAST SIDE:	7'-7" FT	N/A	7'-7" FT	
21	WEST SIDE:	7'-7" FT	N/A	7'-7" FT	
22	REAR:	22'-6" FT	N/A	27'-3" FT	
23	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-2" FT	N/A	15'-2" FT	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO	
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION				

NOTE:
IF NOT APPLICABLE WRITE N/A

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LOCATION MAP

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

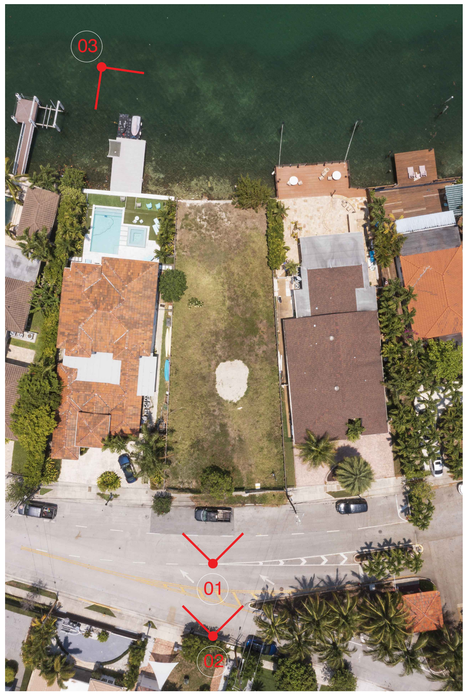
FINAL SUBMITTAL

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00 LOCATION MAP
SCALE: N/A

N



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



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



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

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EXISTING CONDITIONS

1015 STILLWATER RESIDENCE

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A-03



00 LOCATION MAP
SCALE: N/A

N



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



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



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



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

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EXISTING CONDITIONS - NEIGHBORING PROPERTIES

1015 STILLWATER RESIDENCE

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A-04

























NOTE: HOUSES HIGHLIGHTED IN RED INDICATE NEW CONSTRUCTION / DRB APPROVED RESIDENCES SINCE 2014

01 STREET SECTION
SCALE: N/A



CONTEXTUAL ELEVATION

1015 STILLWATER RESIDENCE

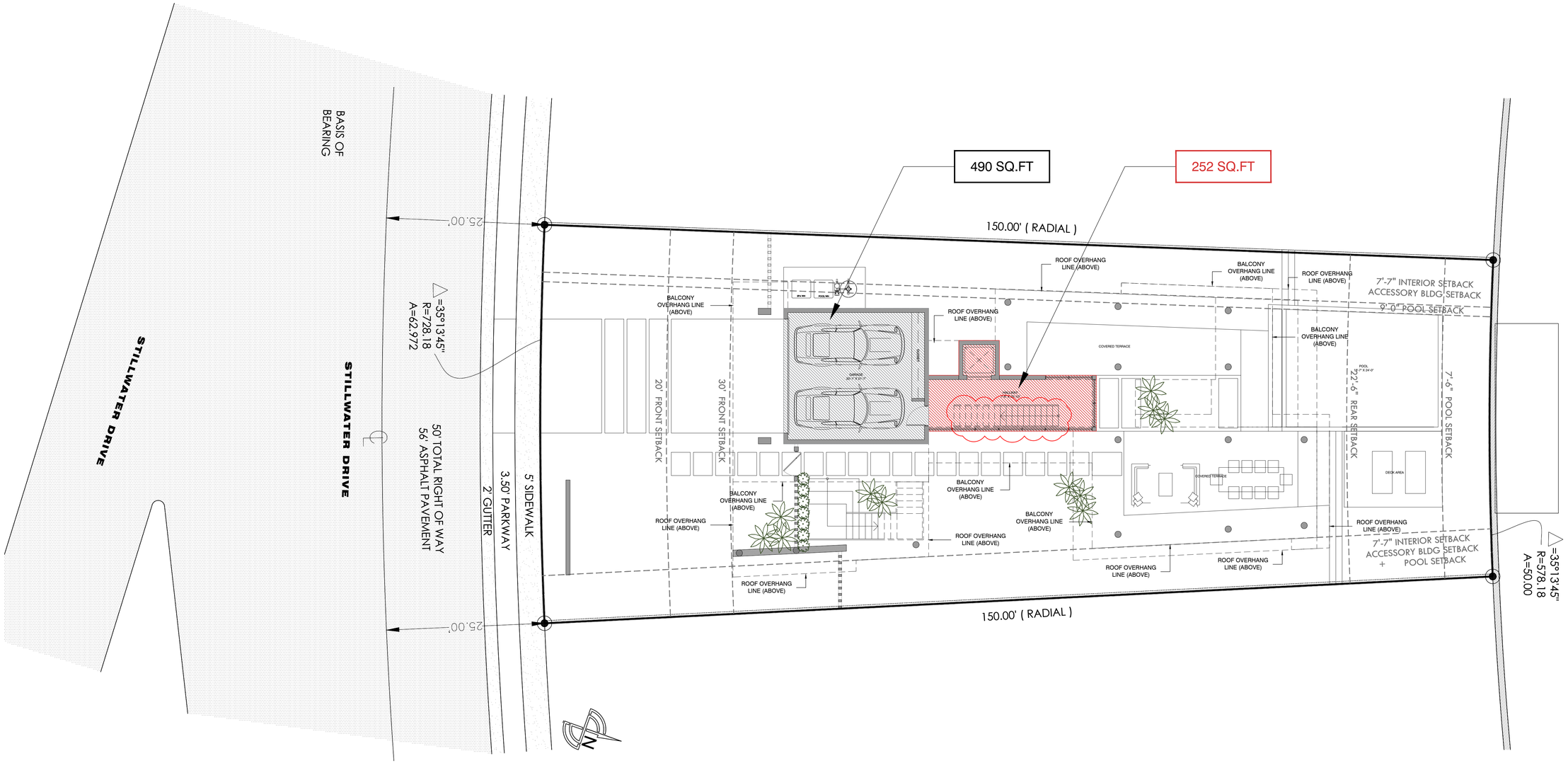
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A-04.1

01 UNIT SIZE - UNDERSTORY

SCALE: AS NOTED



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

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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - UNDERSTORY

1015 STILLWATER RESIDENCE

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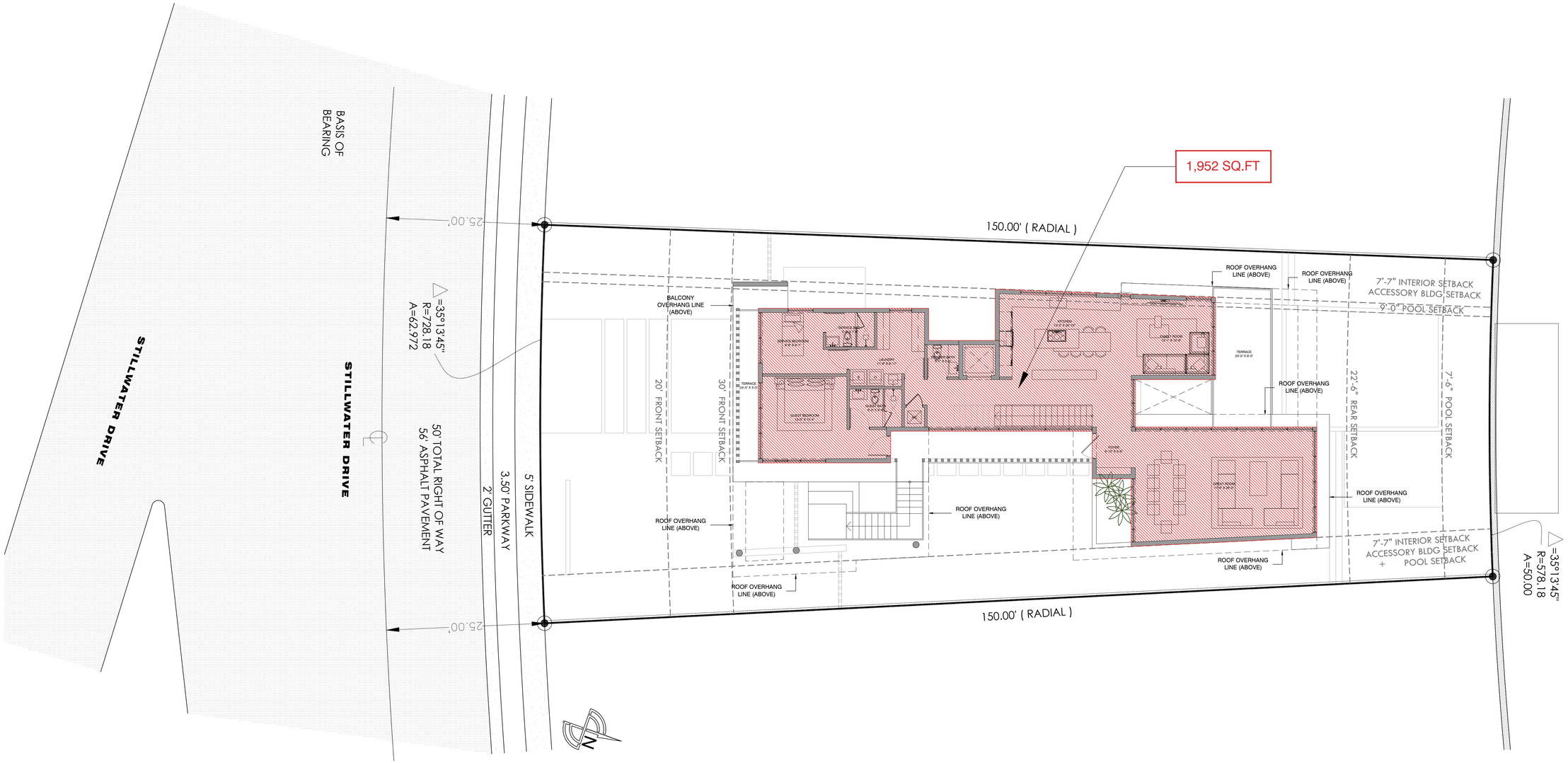
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A-05

01 UNIT SIZE - FIRST FLOOR

SCALE: AS NOTED



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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - FIRST FLOOR

1015 STILLWATER RESIDENCE

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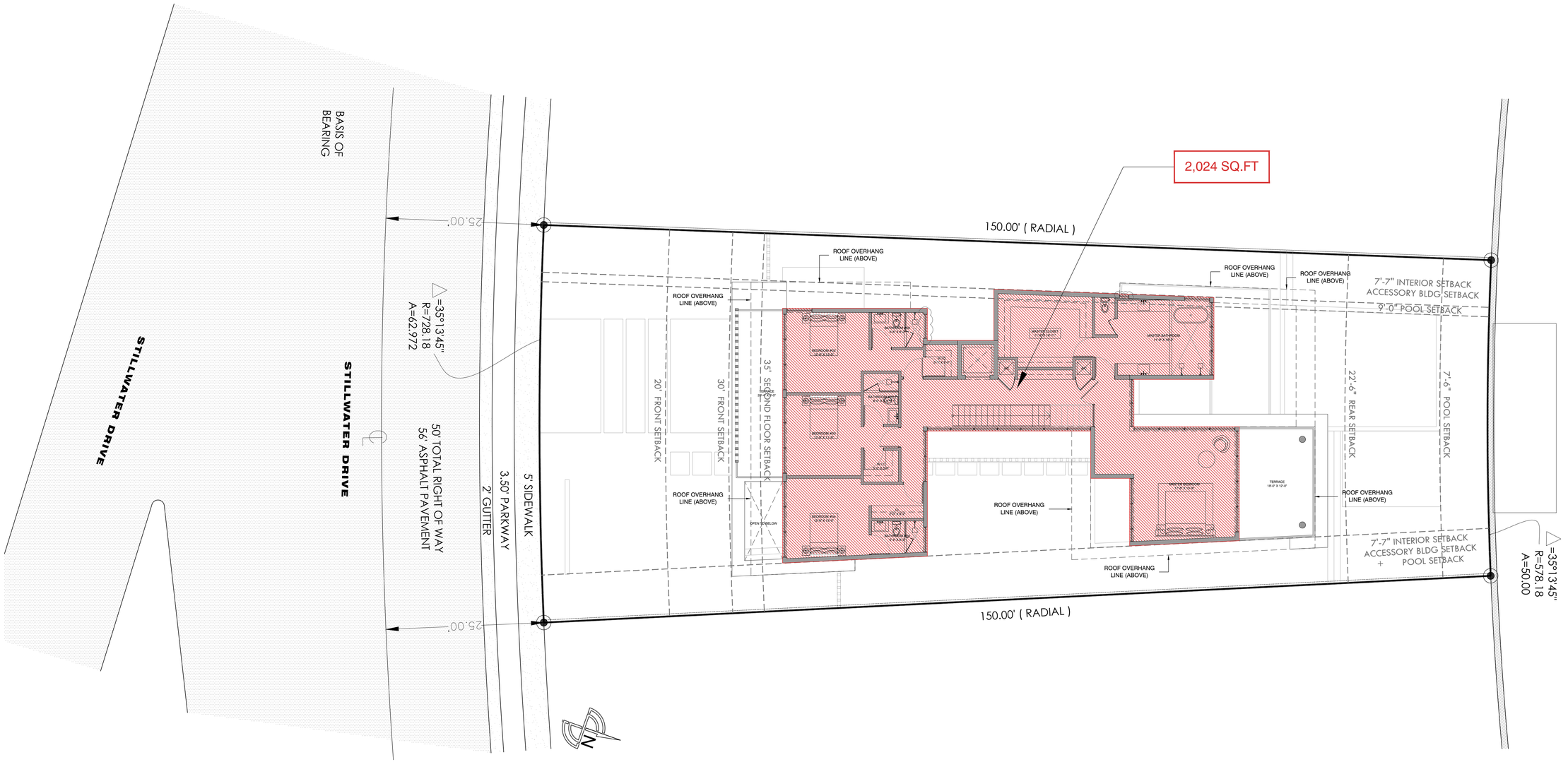
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A-06

01 UNIT SIZE - SECOND FLOOR

SCALE: AS NOTED



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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - SECOND FLOOR

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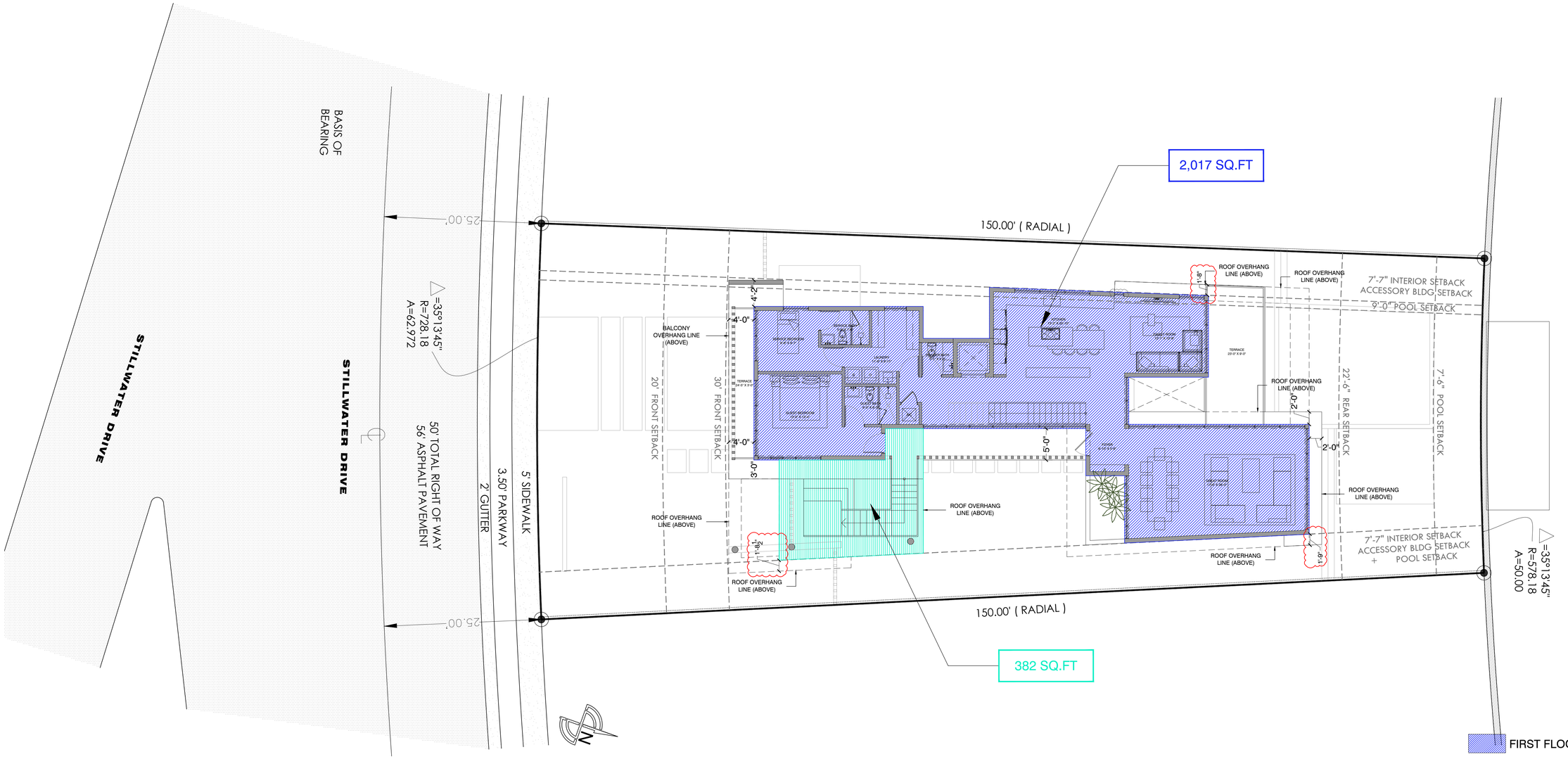
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A-07

01 LOT COVERAGE DIAGRAM

SCALE: AS NOTED



FIRST FLOOR LOT COVERAGE

SECOND FLOOR LOT COVERAGE

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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

ZONING DATA - LOT COVERAGE DIAGRAM

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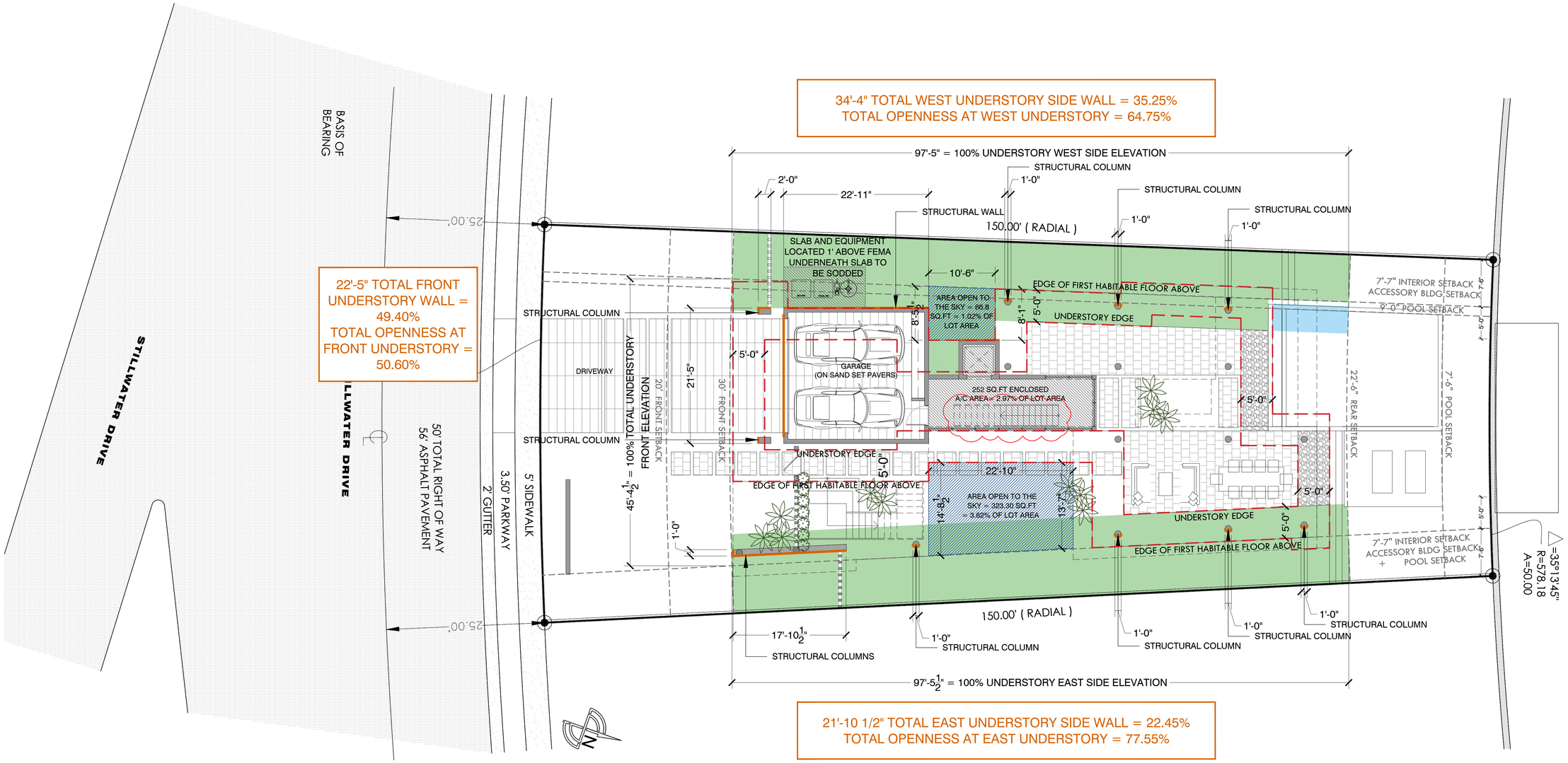
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A-08

01 UNDERSTORY DIAGRAM

SCALE: AS NOTED



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UNDERSTORY DIAGRAM

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

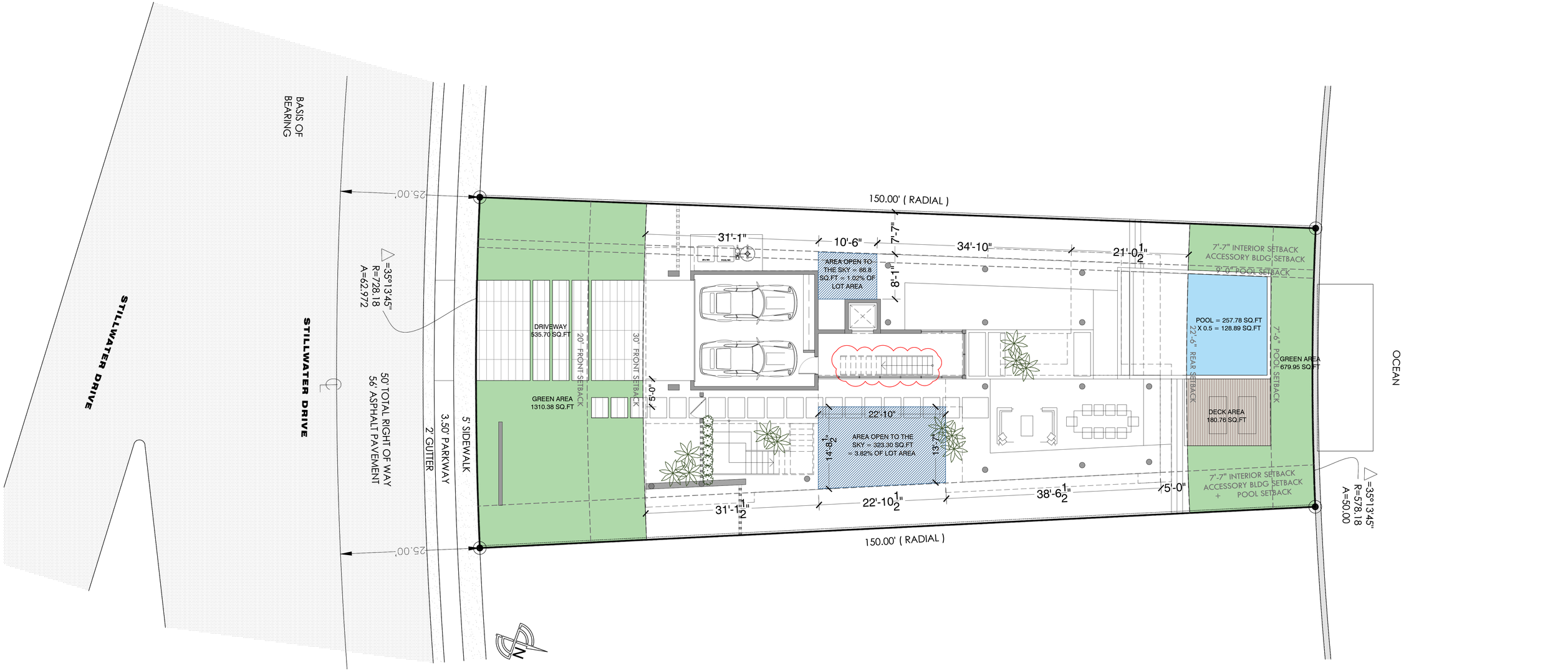
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01 OPEN SPACE DIAGRAM

SCALE: AS NOTED



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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

OPEN SPACE DIAGRAM

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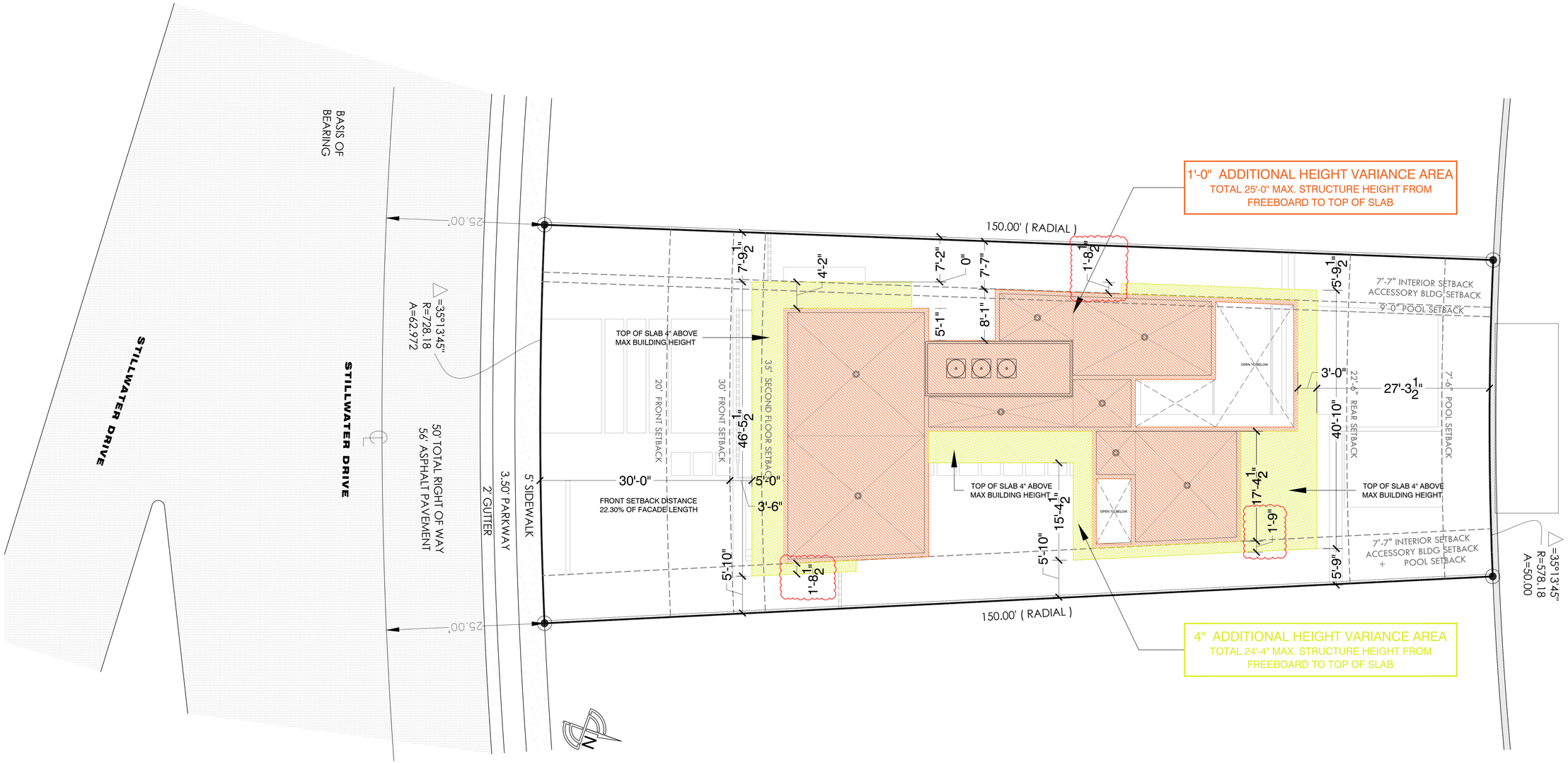
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A-10

01 HEIGHT WAIVER DIAGRAM

SCALE: AS NOTED



HEIGHT WAIVER DIAGRAM

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