

1015 STILLWATER, MIAMI BEACH

MIAMI BEACH DRB24-1043

NEW 2 STORY SINGLE
FAMILY RESIDENCE WITH UNDERSTORY
REVISION TO UNDERSTORY HEIGHT



MIAMI BEACH

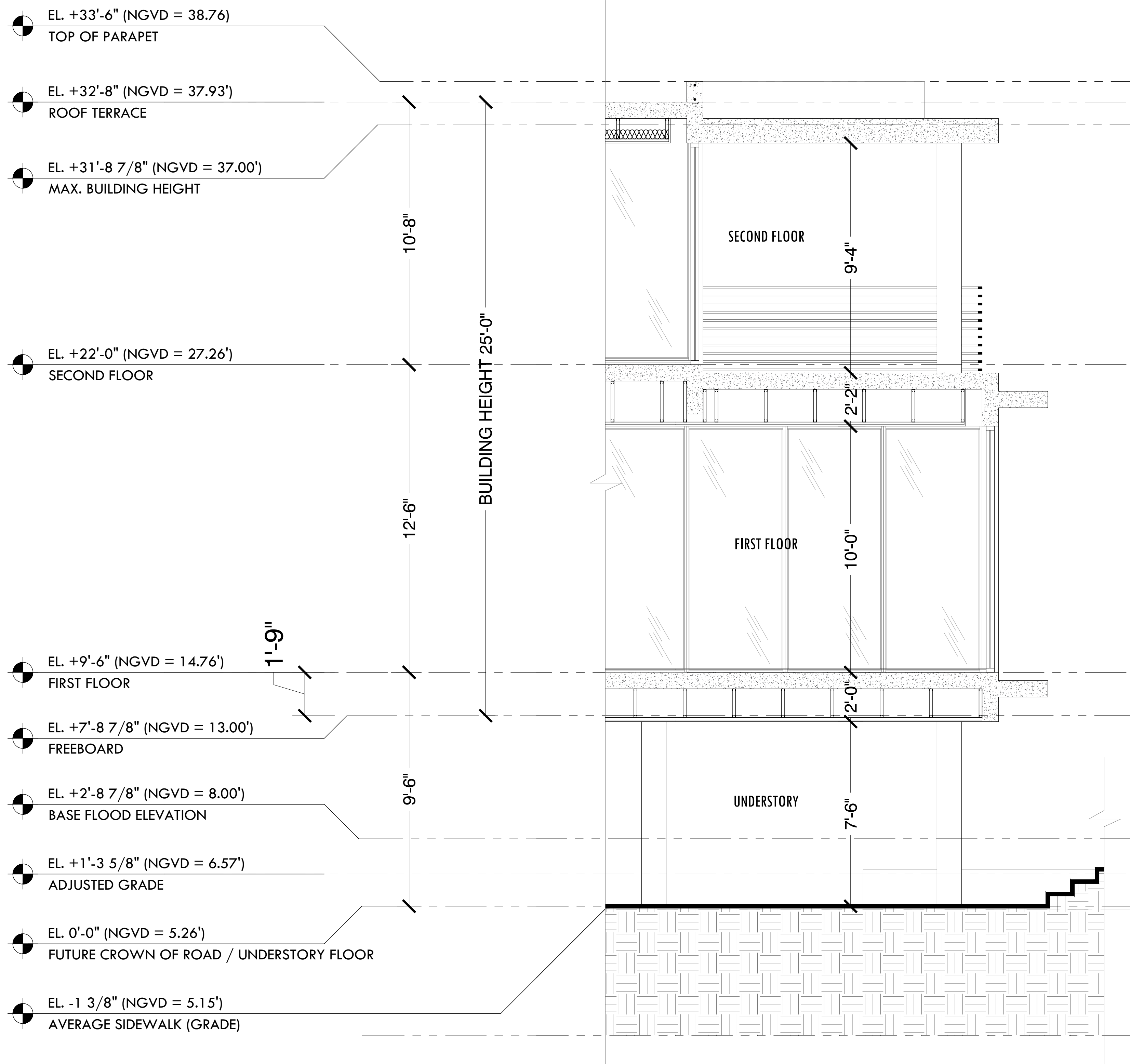
1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
DATE: 12.10.2024

PRESCHEL + BASSAN
STUDIO

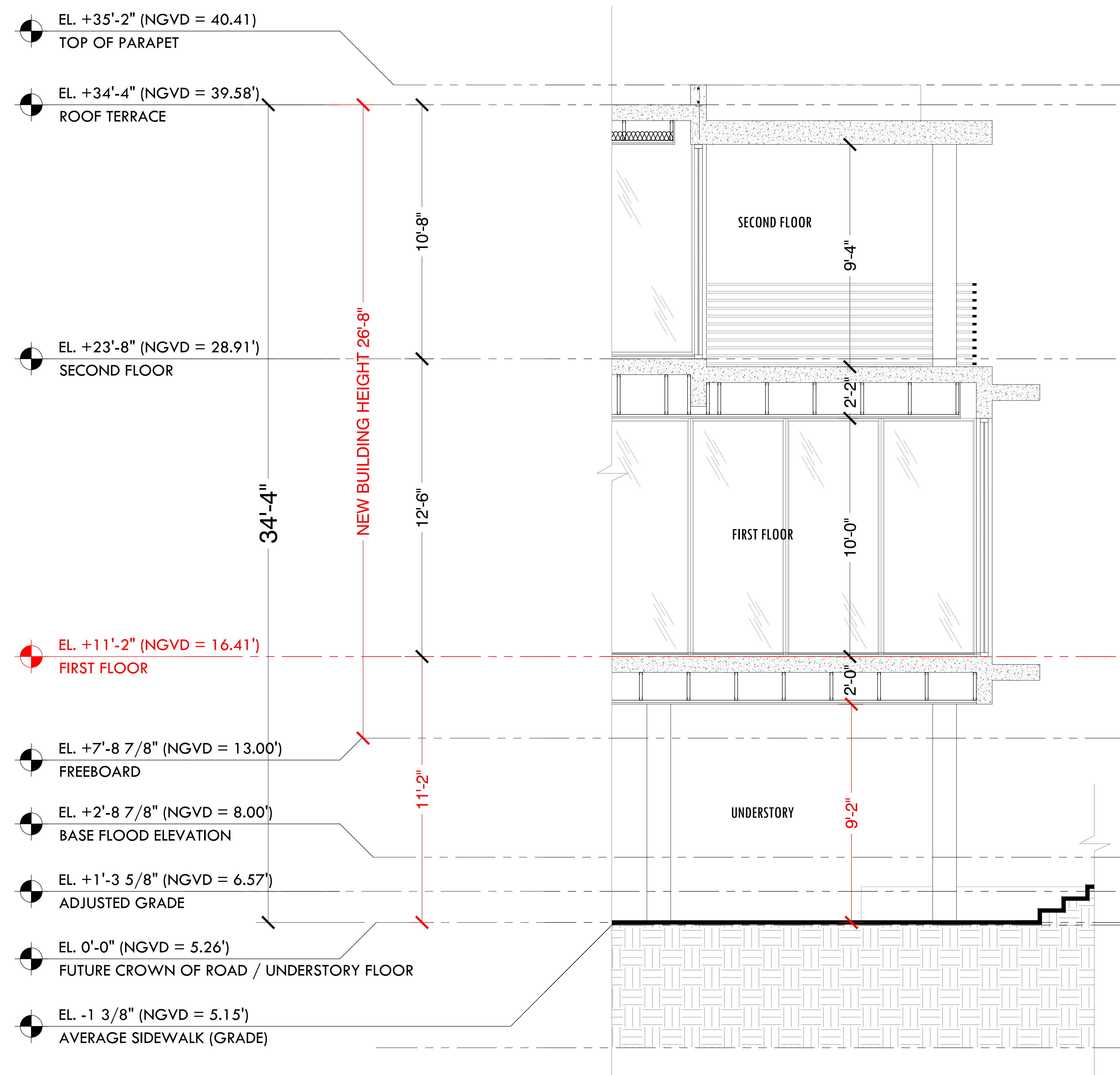
800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

A-00

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



02 PROPOSED
26'-7" BUILDING HEIGHT



**SKETCH OF AS-BUILT SURVEY OF:
 1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139**



LOCATION MAP
NOT TO SCALE

CURVE TABLE (P)

CURVE	TRADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'53"
C2	728.18'	162.97'	04°57'17.2"
C3	578.18'	50.00'	04°57'17.2"
C4	578.18'	50.00'	04°57'17.2"



VIEW 1
NOT TO SCALE



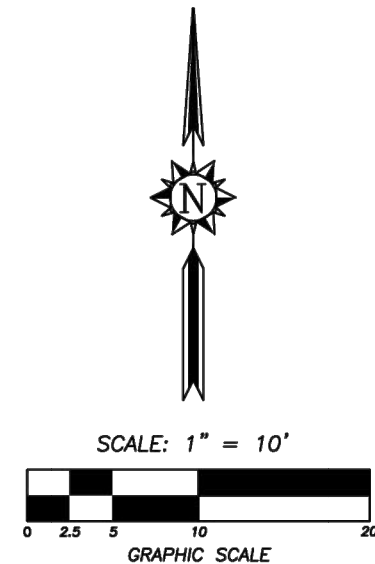
VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 3
NOT TO SCALE



- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - ID. IDENTIFICATION
 - EL. ELEVATION
 - OHW- OVERHEAD WIRES
 - (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
 - C1 CURVE NO. 1 (SEE CURVE TABLE)
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - WATER METER
 - SANITARY SEWER MANHOLE
 - WOOD POWER POLE
 - CATCH BASIN
 - STORM DRAIN MANHOLE
 - YARD DRAIN
 - SEWER BOX
 - SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - BREAK IN SCALE
 - VIEW 1

LEGAL DESCRIPTION:
 LOT 51, BLOCK 15, BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS AN AS-BUILT (FORMBOARD AND FOUNDATION) SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.66°05'22"W, ALONG A CALCULATED LINE FROM A FOUND 1/2" IRON PIPE, NO I.D., AT THE S.E. CORNER OF LOT 54, BLOCK 15 TO A FOUND NAIL, NO I.D., AT THE SOUTHWEST CORNER OF LOT 50, BLOCK 15 OF BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C, 0307 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - THE PROPERTY SHOWN HEREON CONTAINS 0.20 ACRES (8,473 SQUARE FEET), MORE OR LESS.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 - ECS LAND SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "SW 01" AND REFER TO THE NATIONAL VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND WASHER SET IN BULL NOSE OF CONCRETE MEDIAN LOCATED AT THE ENTRANCE OF STILLWATER DRIVE. ELEVATION=5.18'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 88 TO NGVD 29 BY ADDING A FACTOR OF 1.55" UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:
 EMUNA CONSTRUCTION.

CERTIFICATE:
 THIS IS TO CERTIFY THAT THIS AS-BUILT (FORMBOARD AND FOUNDATION) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by
JAVIER DE LA ROCHA
 Date: 2024.11.19
 15:32:28 -05'00'

JAVIER DE LA ROCHA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
 STATE OF FLORIDA

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS LAND SURVEYORS, INC.
 34680 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

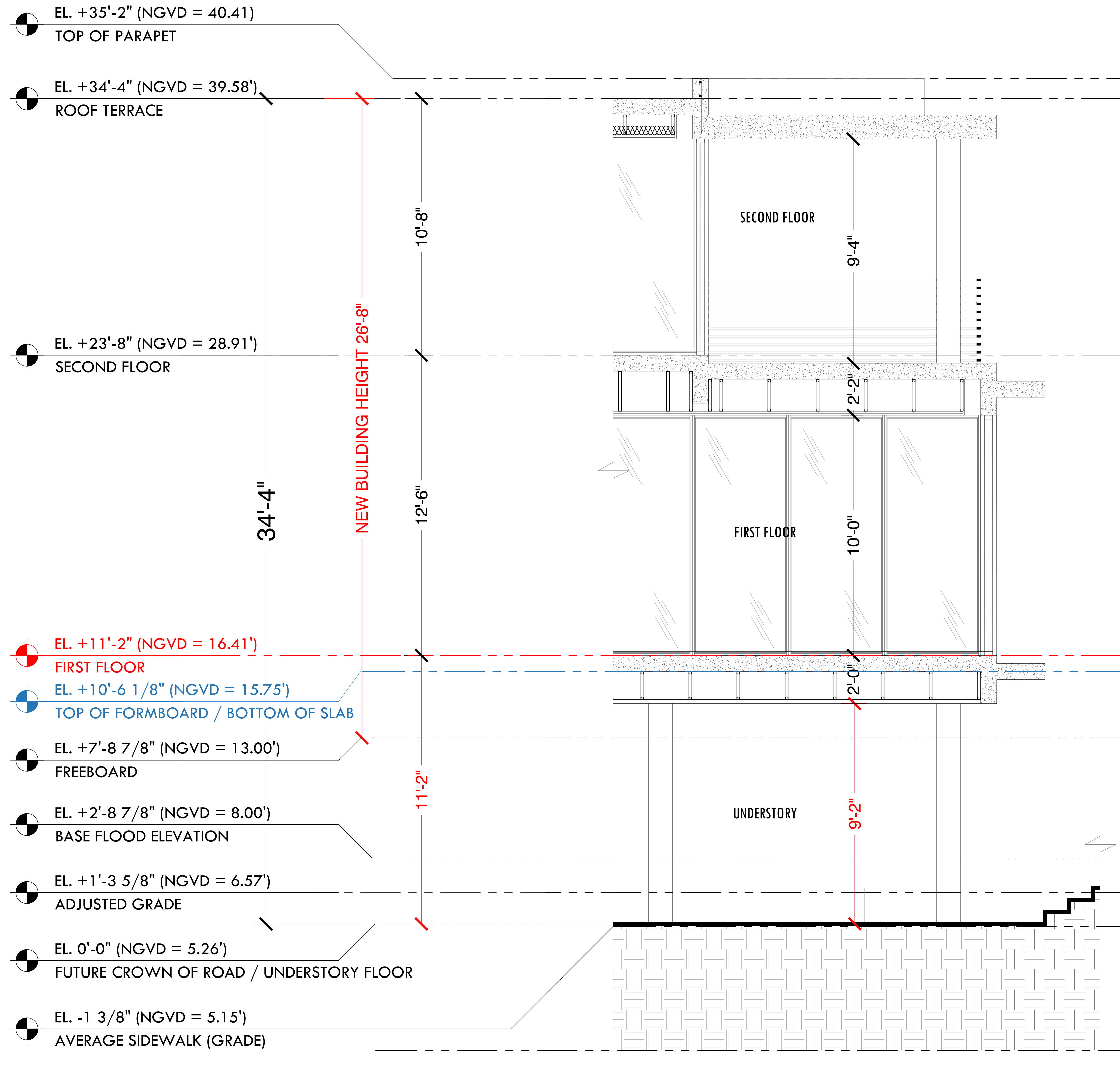
SKETCH OF AS-BUILT SURVEY
 LOT 15, BLOCK 15
 BISCAYNE BEACH 2ND ADDITION
 PLAT BOOK 46, PAGE 39
 MIAMI-DADE COUNTY PUBLIC RECORDS
 1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139

CLIENT: EMUNA CONSTRUCTION
 DATE: 07/28/24
 DRAWN BY: JEC
 CHKD BY: JDLR
 LAST FIELD DATE: 11/14/24

REVISIONS:
 01 BOUNDARY SURVEY 07/28/24
 02 STAKE OUT GRID LINES 07/31/24
 03 AS-BUILT (FORMBOARD & FOUNDATION) SURVEY 11/19/24

JOB NO.
ECS3671
TASK 3
 SHEET NO.
 01 OF 01

01 PROPOSED
26'-7" BUILDING HEIGHT



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1015 STILLWATER DRIVE	FOR INSURANCE COMPANY USE
City: MIAMI BEACH State: FL ZIP Code: 33139	Policy Number: _____
	Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: SW 01; EL.=5.18' Vertical Datum: NGVD 29

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	5.47	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	5.34	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	3.53	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	4.95	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Javier De La Rocha License Number: 6080
Title: President
Company Name: ECS Land Surveyors, Inc.
Address: 3460 Fairlane Farms Road, Suite 6
City: Wellington State: FL ZIP Code: 33414
Telephone: (561) 314-0769 Ext.: _____ Email: javier@ecssurveyors.com

Signature: *Javier De La Rocha* Date: 11/19/2024

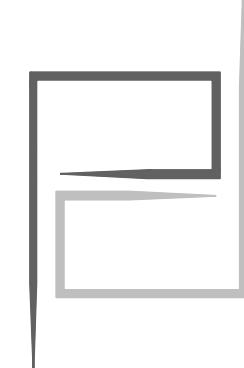
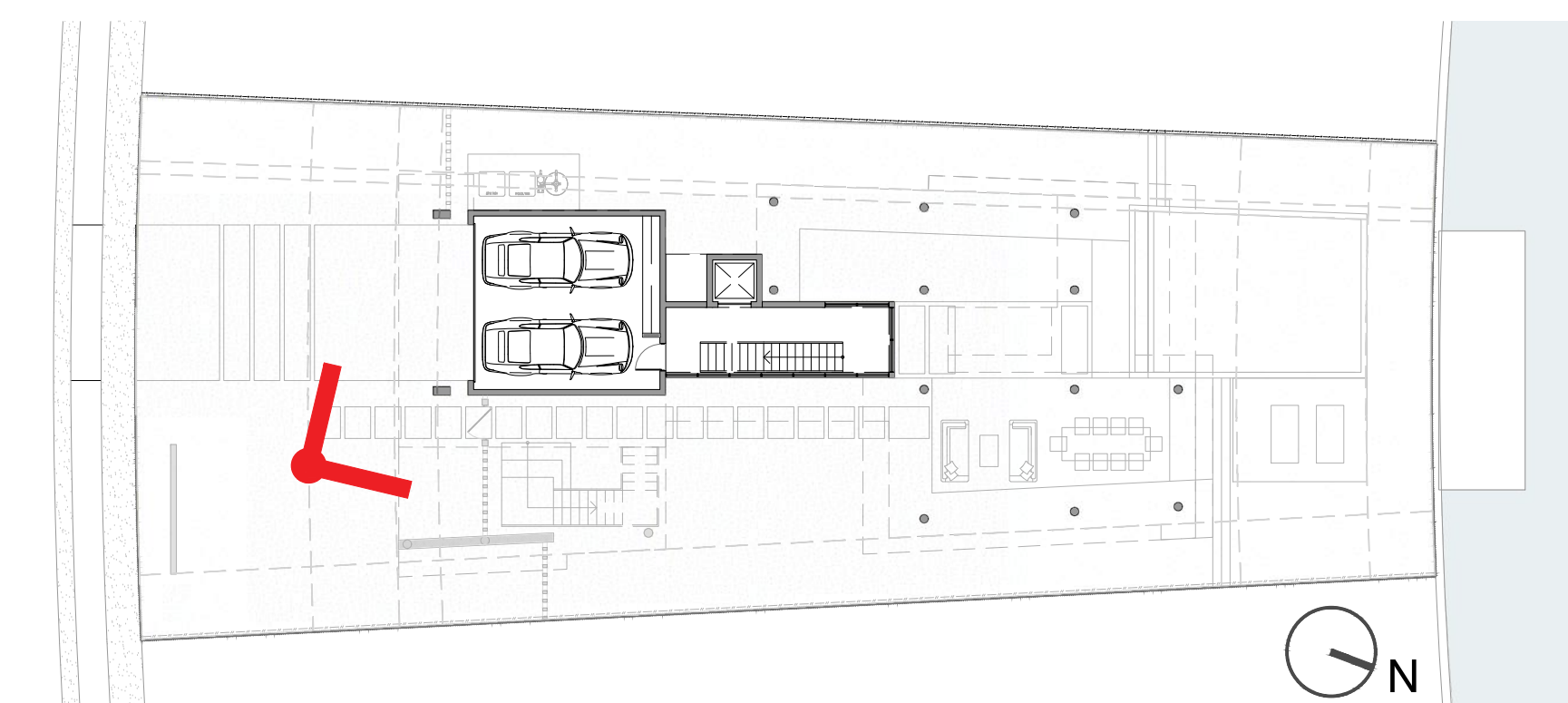
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Digitally signed by JAVIER DE LA ROCHA
Date: 2024.11.19 15:23:52 -05'00'
Place Seal Here

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
ELEVATIONS SHOWN HEREON WERE OBTAINED BY CONVENTIONAL SURVEY LEVELING METHODS CLOSE LOOP BENCHRUN. THE LAT/LONG WAS OBTAINED USING GPS EQUIPMENT. THE SECOND FLOOR TOP OF FORMBOARD ELEVATION = 15.75'. CROWN OF ROAD EL.=4.90'.



- DATE: NOVEMBER 5TH
- VIEW FROM SOUTH EAST CORNER UNDERSTORY LEVEL
- PRIOR POURING GARAGE CONCRETE SLAB



CONSTRUCTION PICTURES - UNDERSTORY FLOOR

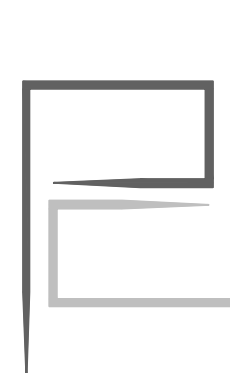
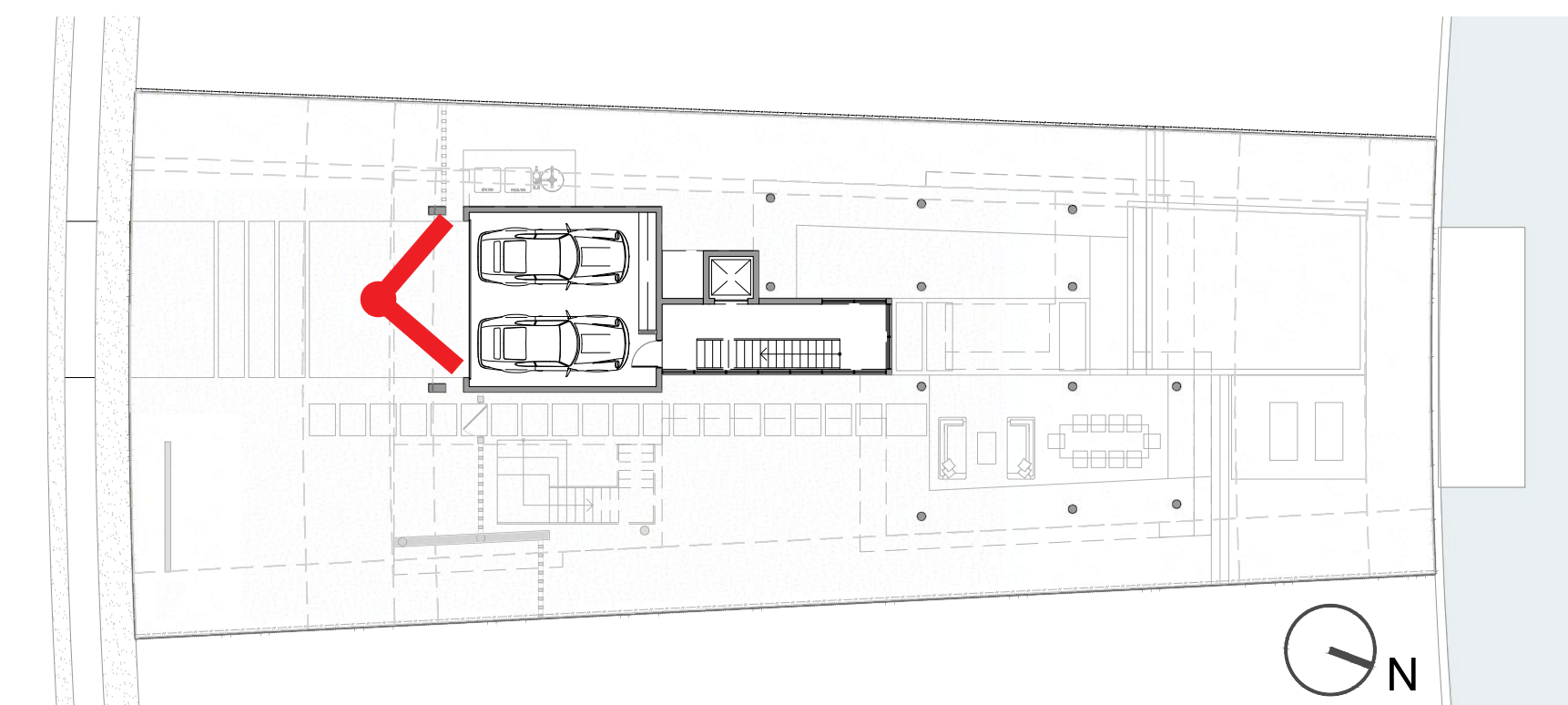
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1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
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A-05



- DATE: NOVEMBER 7TH
- VIEW FROM SOUTH EAST CORNER UNDERSTORY LEVEL
- GARAGE SLAB WAS POURED



CONSTRUCTION PICTURES - UNDERSTORY FLOOR

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
DATE: 12.10.2024

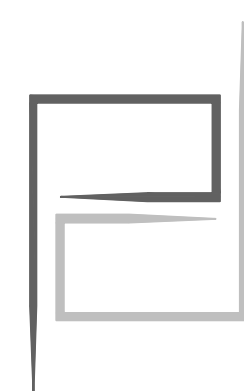
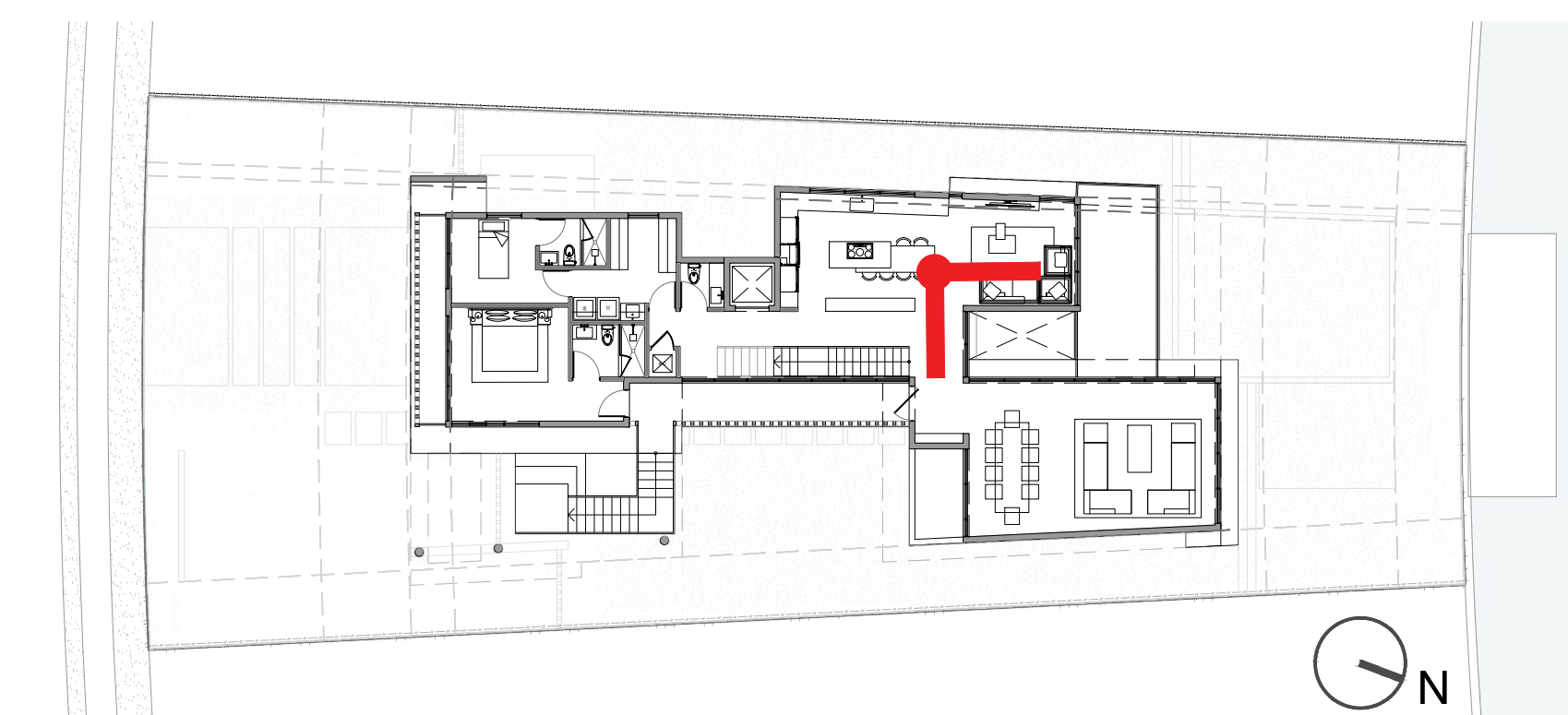
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A-06



- DATE: NOVEMBER 6TH
- FORMWORK AND REBAR FROM THE NORTH WEST AREA
- TEMPORARY PLYWOOD EXTENSIONS ARE FOR CIRCULATION PURPOSES PRIOR POURING THE SLAB ONLY



CONSTRUCTION PICTURES - FIRST FLOOR

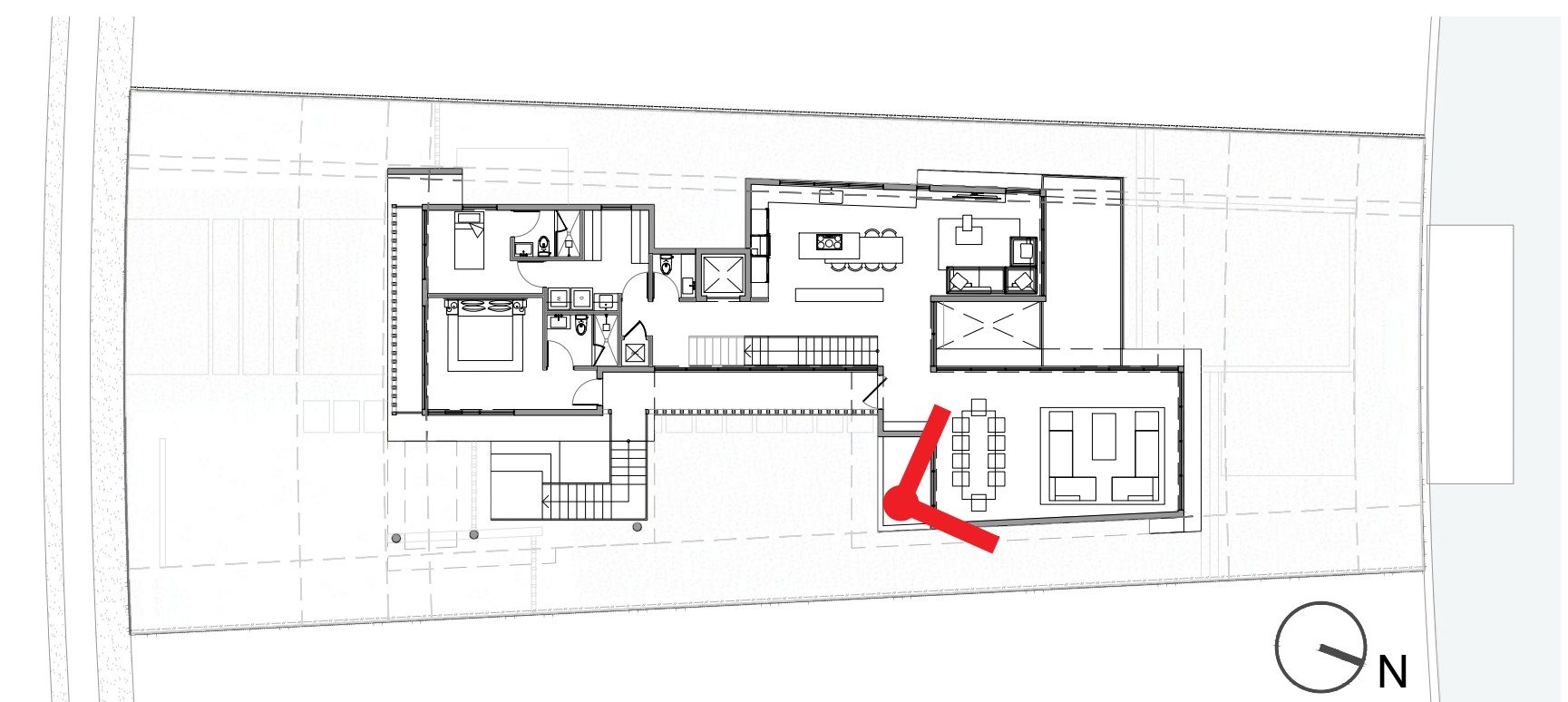
1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
DATE: 12.10.2024

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A-07

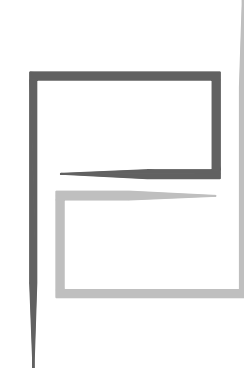
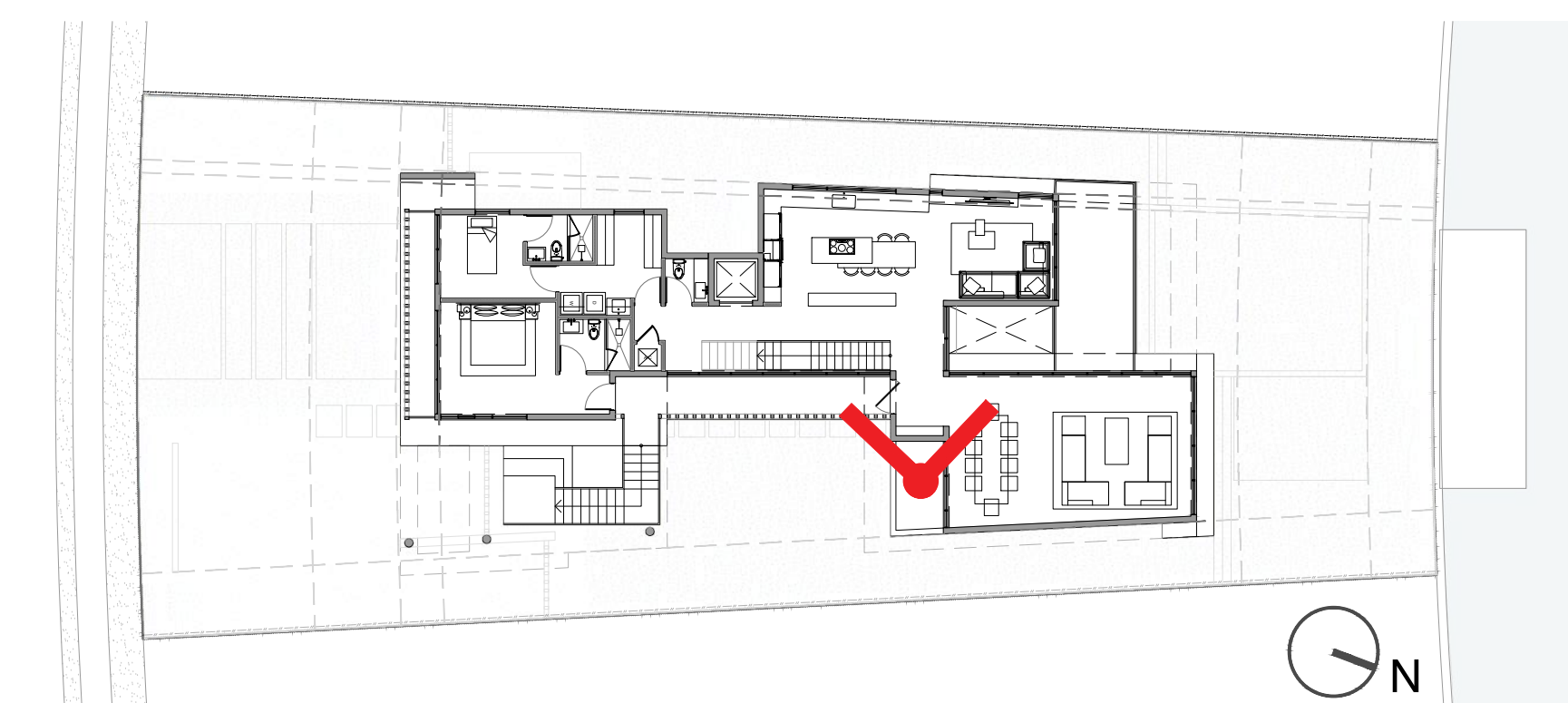


- DATE: NOVEMBER 6TH
- FORMWORK AND REBAR FROM WORK ALONG THE EAST SIDE
- PLYWOOD EXTENSIONS ON THE NORTH EAST CORNER FOR PURPOSES OF PLACING MATERIALS ONLY





- DATE: NOVEMBER 6TH
- FORMWORK AND REBAR FROM THE EAST AREA
- TEMPORARY PLYWOOD EXTENSIONS FOR CIRCULATION PURPOSES ONLY



CONSTRUCTION PICTURES - FIRST FLOOR

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
DATE: 12.10.2024

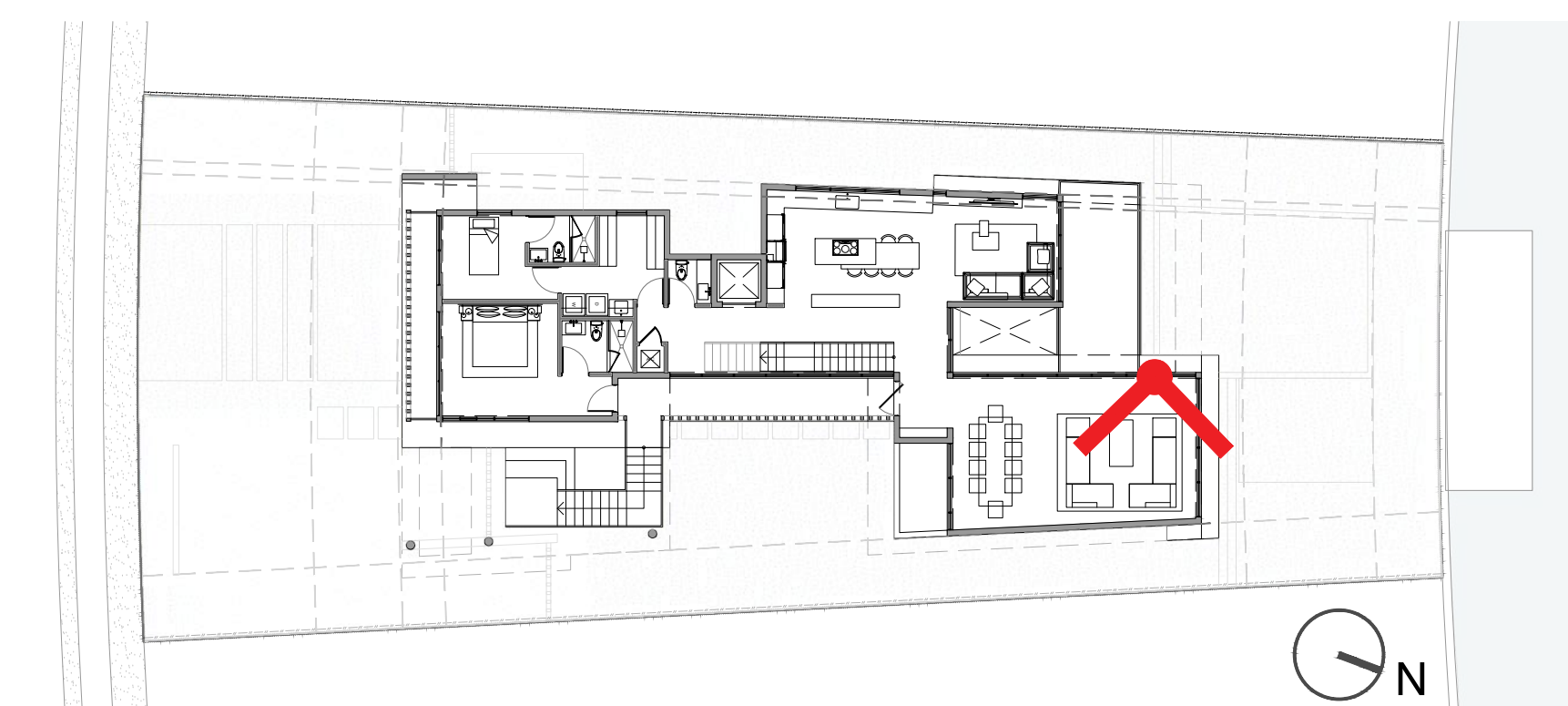
PRESCHER + BASSAN
STUDIO

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FLORIDA, 33009
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A-09



- DATE: NOVEMBER 6TH
- FORMWORK AND REBAR FROM THE NORTH CENTRAL AREA
- TEMPORARY PLYWOOD EXTENSIONS FOR CIRCULATION PURPOSES ONLY





- DATE IMAGE #1: NOVEMBER 6TH
- DATE IMAGE #2: NOVEMBER 14TH
- FORMWORK AND REBAR ALONG THE WEST SIDE
- TEMPORARY PLYWOOD EXTENSIONS ARE FOR PLACEMENT OF MATERIAL ONLY

