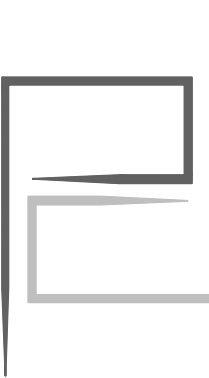


I015 STILLWATER , MIAMI BEACH

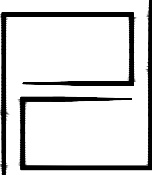
MIAMI BEACH DRB24-I043 - FINAL SUBMITTAL

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



MIAMI BEACH - FINAL SUBMITTAL

I015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 09.08.2024

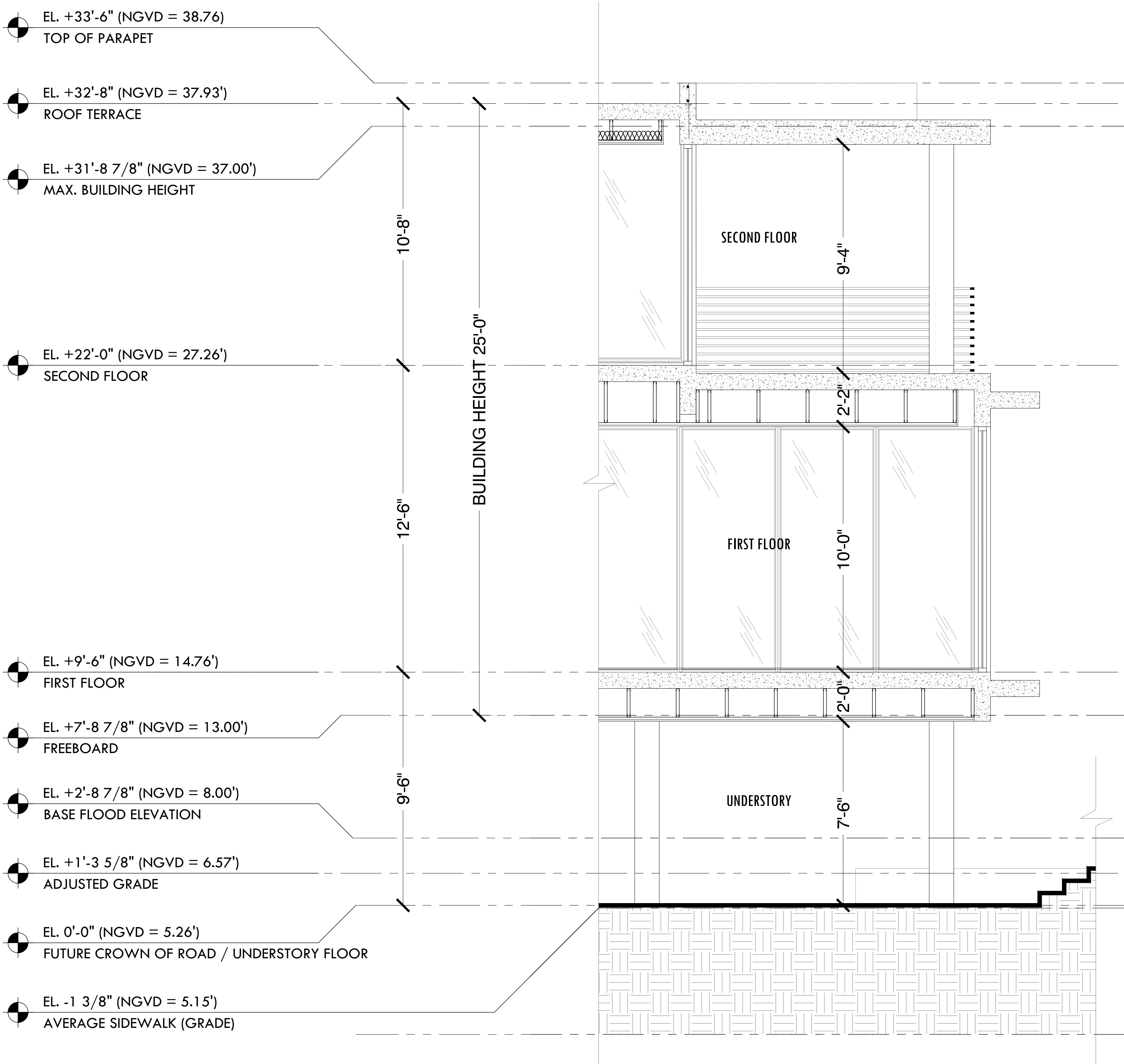


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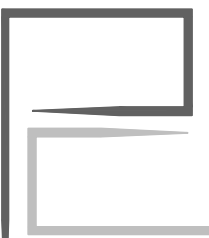
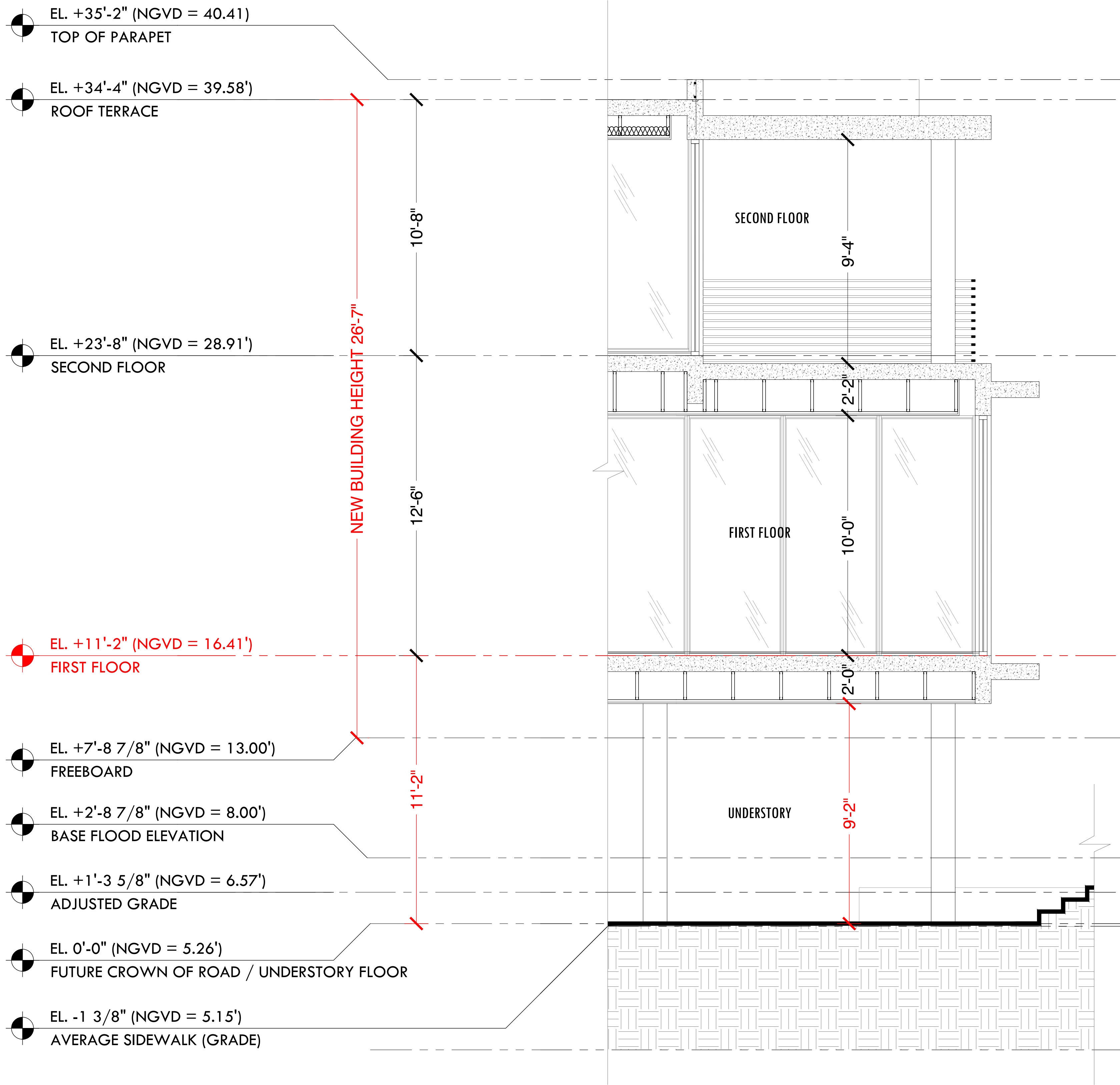
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A-0

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



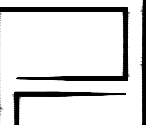
02 PROPOSED  
26'-7" BUILDING HEIGHT



SCOPE OF REVISION

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
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SCALE: 3/8" = 1'-0"



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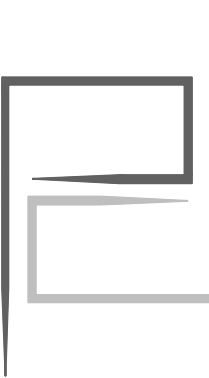
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1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
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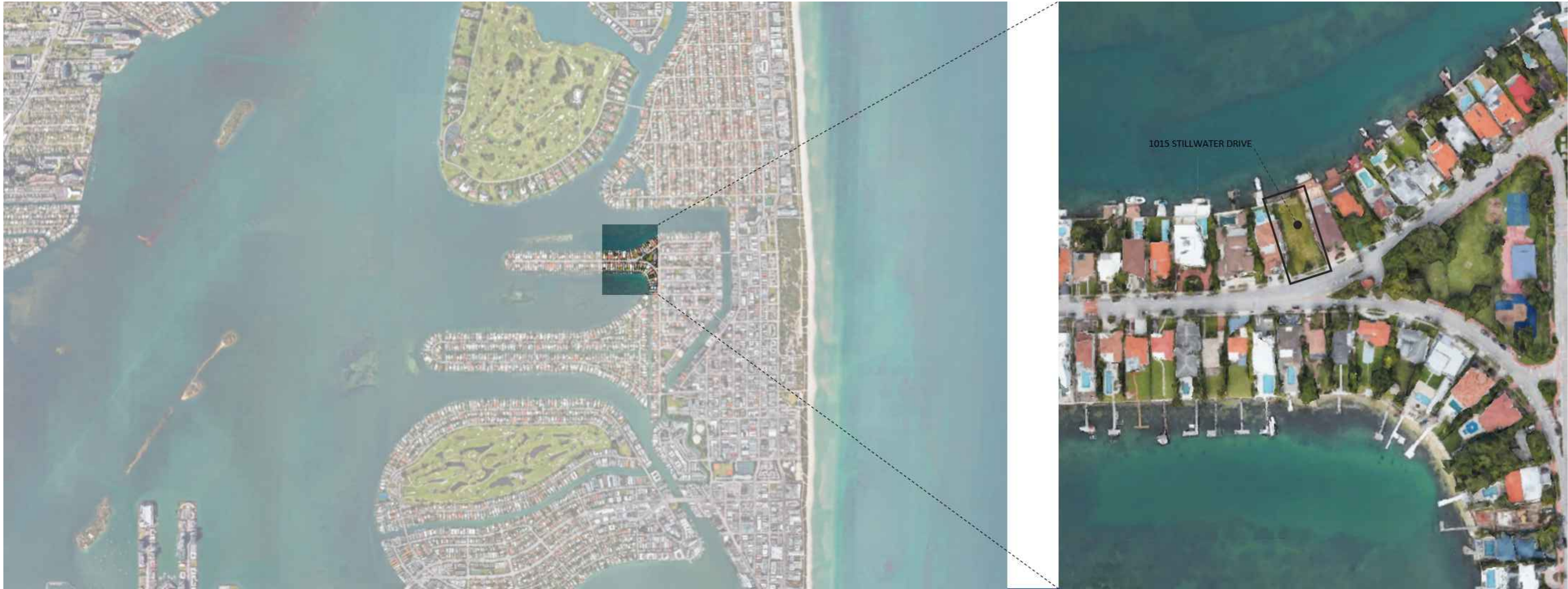
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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:	DRB24-1043		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOR ELEVATION:	8.00 FT	GRADE VALUE 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



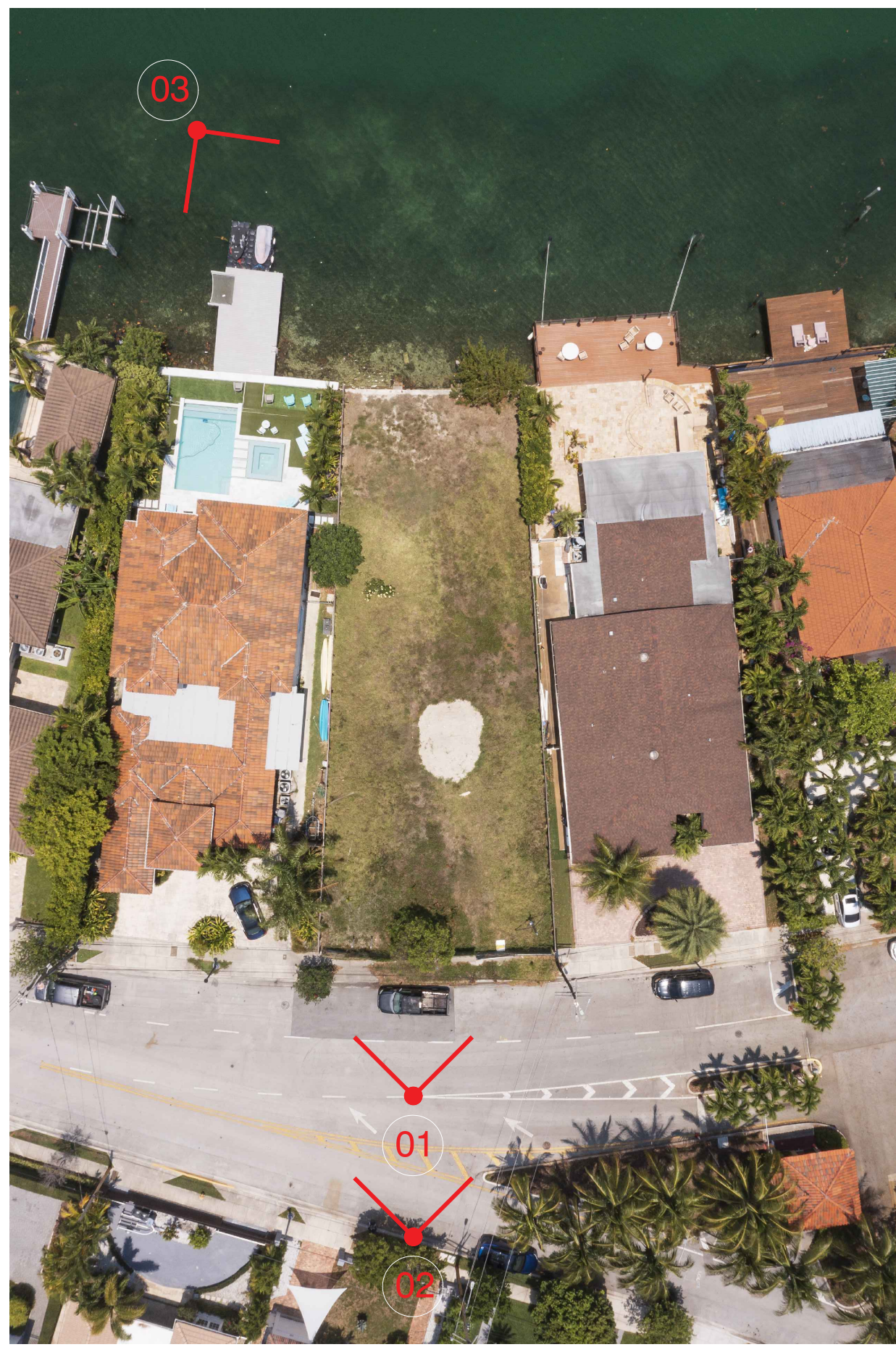
## LOCATION MAP

**I015 STILLWATER RESIDENCE**  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
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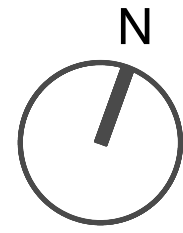
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**A-02**



**00 LOCATION MAP**  
SCALE: N/A



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



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



**03 AERIAL VIEW (REAR VIEW)**  
SCALE: N/A

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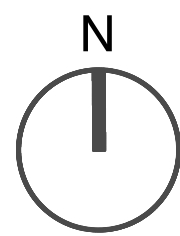
EXISTING CONDITIONS

**I015 STILLWATER RESIDENCE**  
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FINAL SUBMITTAL  
DATE: 09.08.2024

**A-03**



00 LOCATION MAP  
SCALE: N/A



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 (AERIAL VIEW)  
SCALE: N/A



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

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EXISTING CONDITIONS - NEIGHBORING PROPERTIES

1015 STILLWATER RESIDENCE  
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A-04



1. 940 STILLWATER



12. 1580 STILLWATER



3. 1050 STILLWATER



4. 1110 STILLWATER



5. 1120 STILLWATER



6. 1211 STILLWATER



7. 1221 STILLWATER



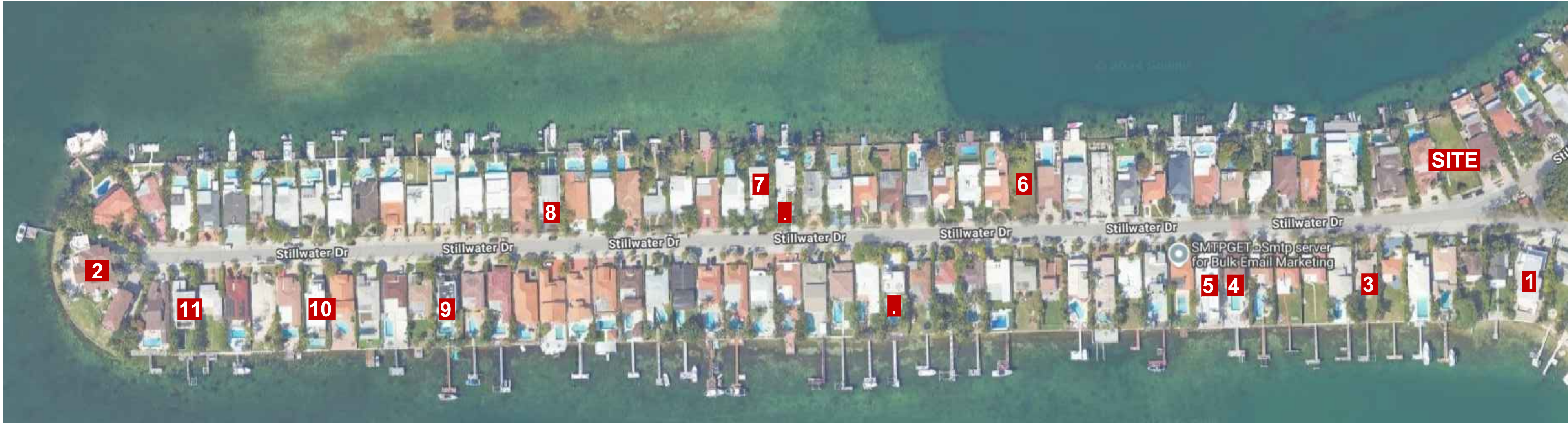
8. 1411 STILLWATER



9. 1450 STILLWATER



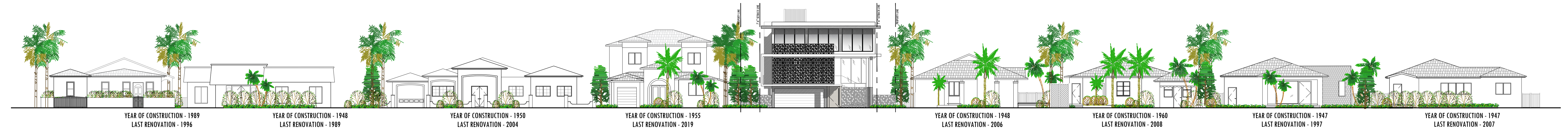
10. 1510 STILLWATER



11. 1560 STILLWATER

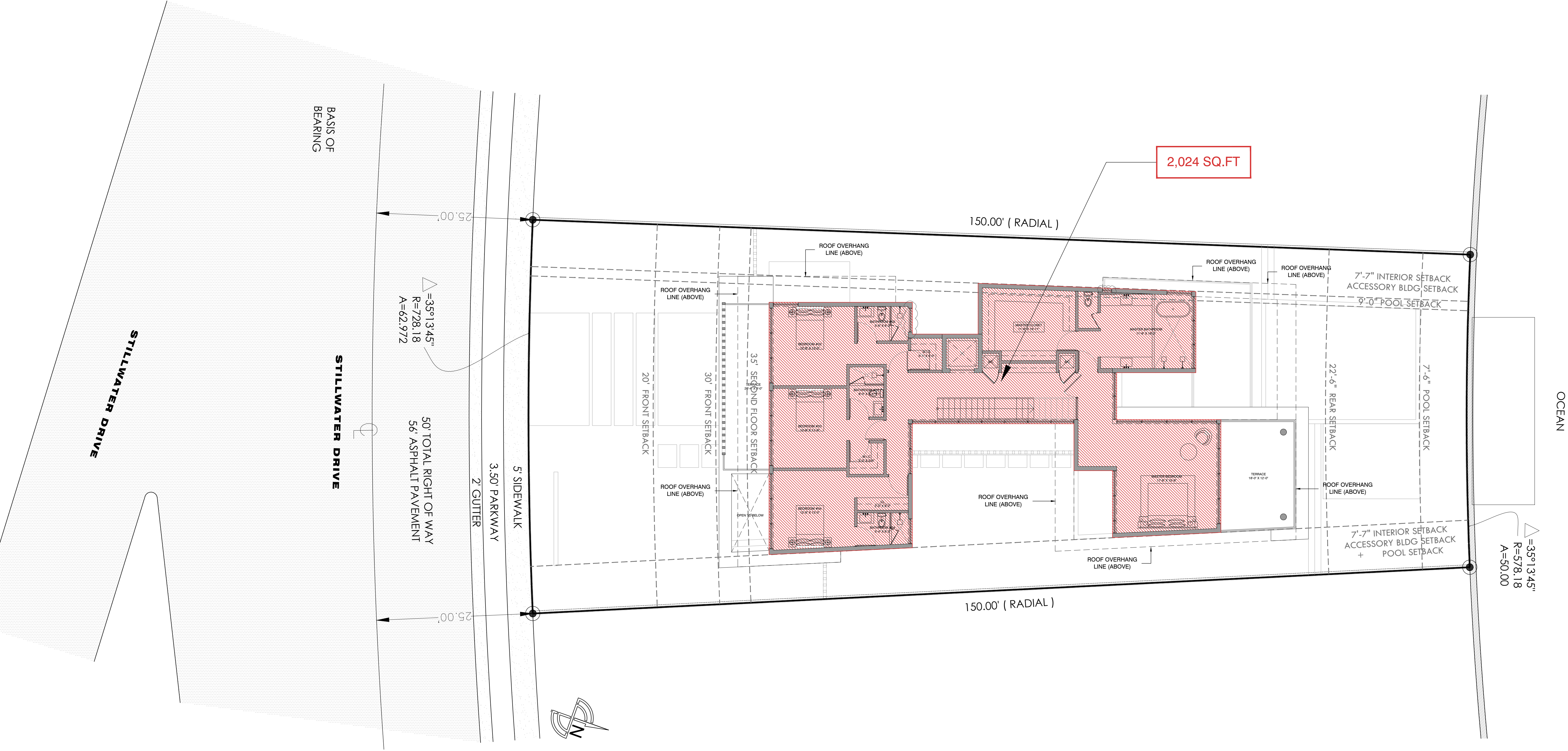
NOTE: HOUSES HIGHLIGHTED IN RED INDICATE NEW CONSTRUCTION / DRB APPROVED RESIDENCES SINCE 2014

01 STREET SECTION









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

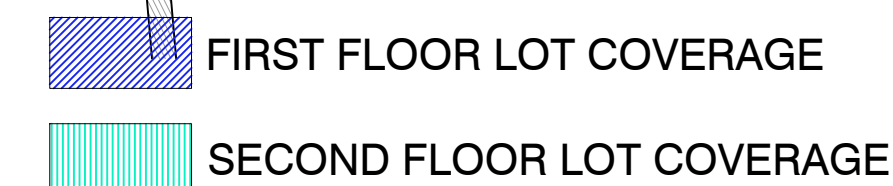
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UNIT SIZE DIAGRAM - SECOND FLOOR

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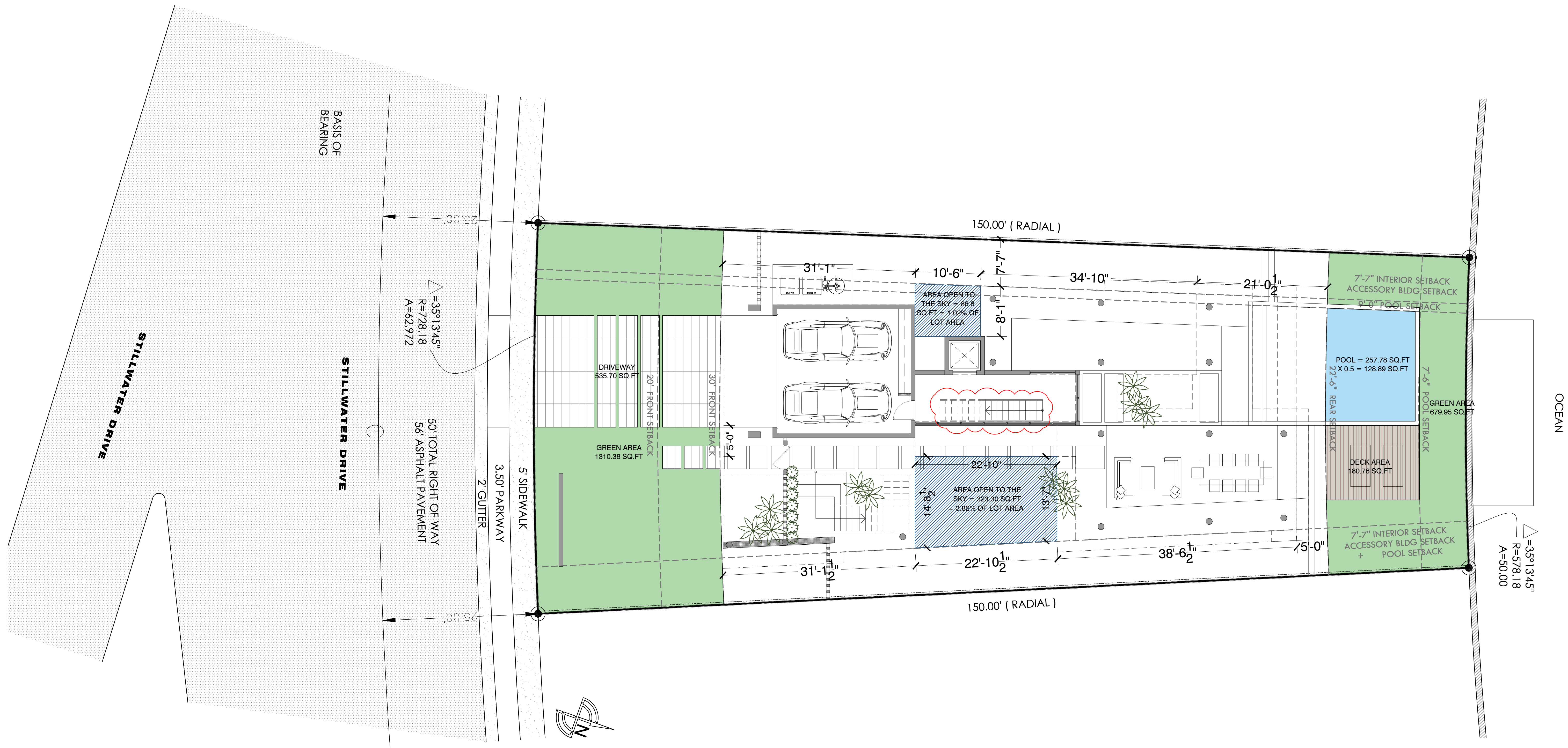
MAXIMUM PERMITTED	=	30% = 2,542 SQ.FT
PROVIDED		
- FIRST FLOOR .....		2,017 SQ.FT
- SECOND FLOOR .....		382 SQ.FT
TOTAL PROVIDED	=	28.31% = 2,399 SQ.FT

FINAL SUBMITTAL  
DATE: 09.08.2024

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A-08





## OPEN SPACE CALCULATION

FRONT YARD .....1,846.11 SQ.FT  
 REQUIRED OPEN SPACE (70%).....1292.27 SQ.FT  
 PROVIDED OPEN SPACE .....70.98% = 1310.38 SQ.FT

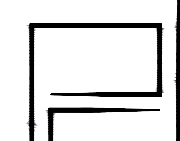
REAR YARD.....1,146.87 SQ.FT  
 REQUIRED OPEN SPACE (70%).....802.81 SQ.FT  
 PROVIDED OPEN SPACE..... 70.53% = 808.84 SQ.FT

## OPEN SPACE DIAGRAM

1015 STILLWATER RESIDENCE  
 1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

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 DATE: 09.08.2024

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