DRB SET "FINAL SUBMITTAL"

DRB 22-0826

July 5, 2022

1211 RESIDENCE

1211 Stillwater Dr,

Miami Beach, FL 33141

AERIAL VIEW

LOOKING NORTH FROM THE SITE
(FEBRUARY 15TH, 2022)

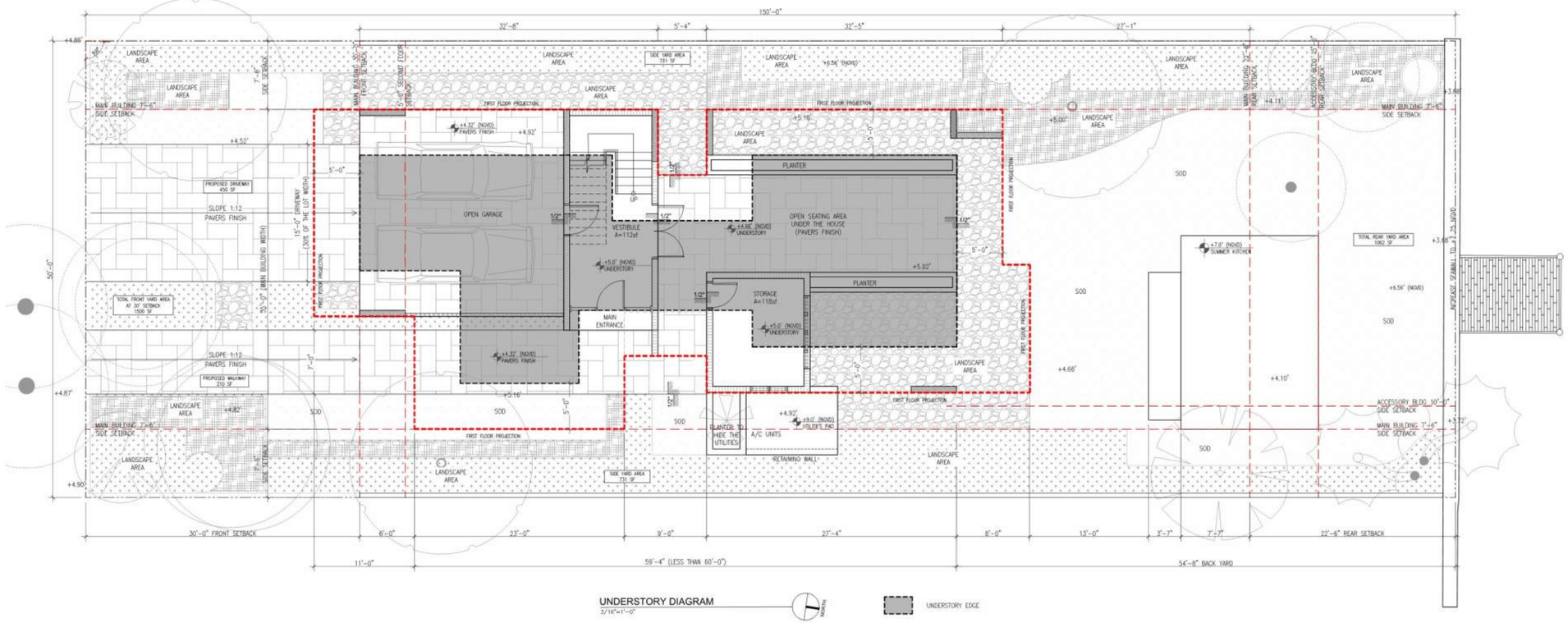
LOOKING SOUTH FROM THE SITE
(FEBRUARY 15TH, 2022)

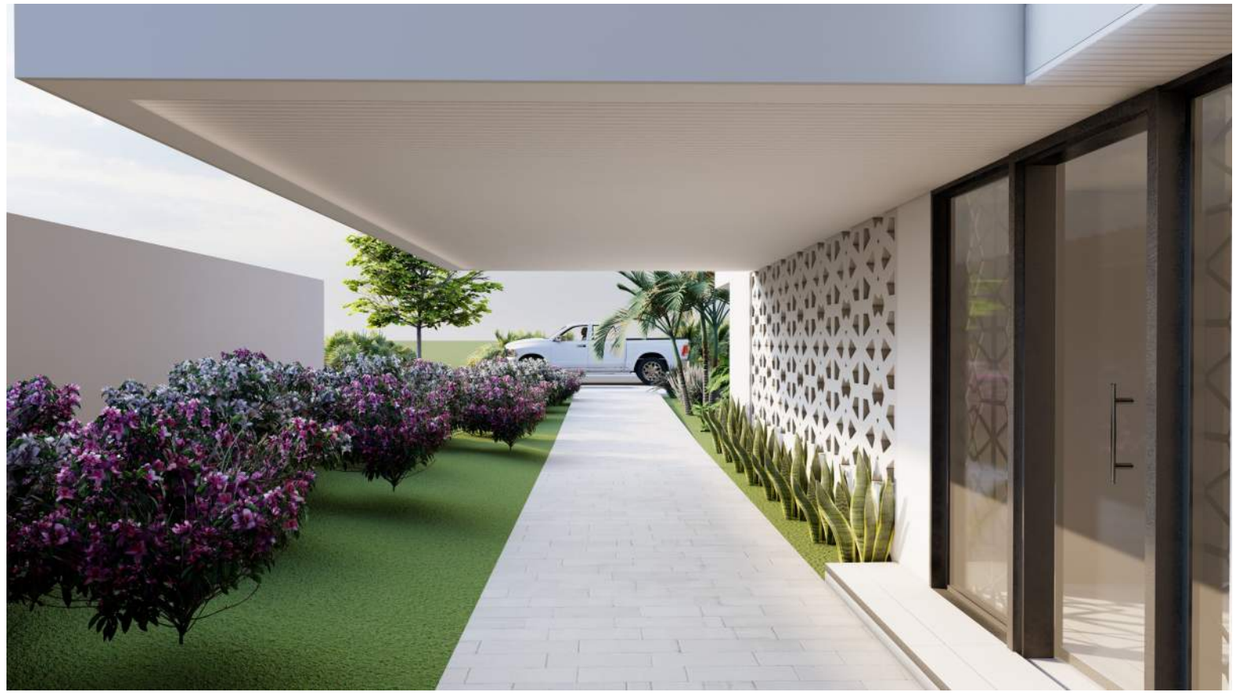
- Windows and doors will be hurricane proof impact, and low e to comply with energy conservation
- There will be operable windows for passive cooling system
- Solar Panels will be installed to maximum possible configuration
- Resilient salt tolerant and native landscape will be planted
- The First floor elevation will be Base Flood Elevation plus 5 feet
- The proposed house has an understory that will accommodate raising the roads in the future
- All mechanical equipment will be at base flood elevation plus 1 foot higher
- The understory will retain all stormwater
- Pervious pavers will be used

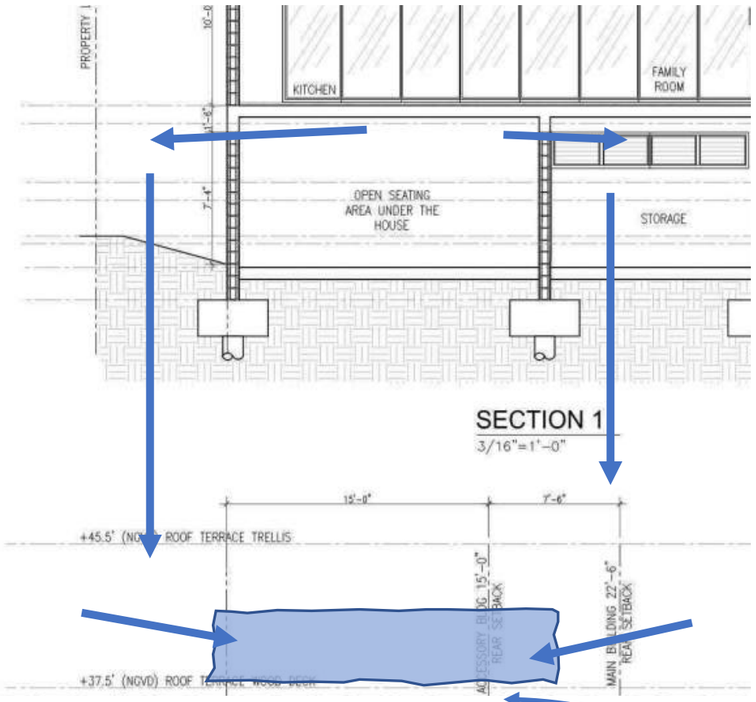
Lot Coverage

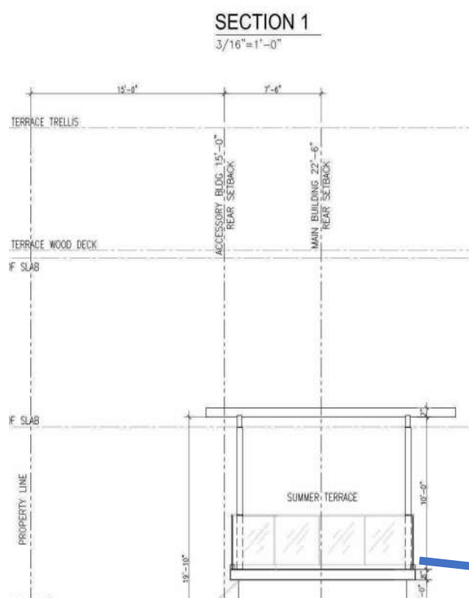
North

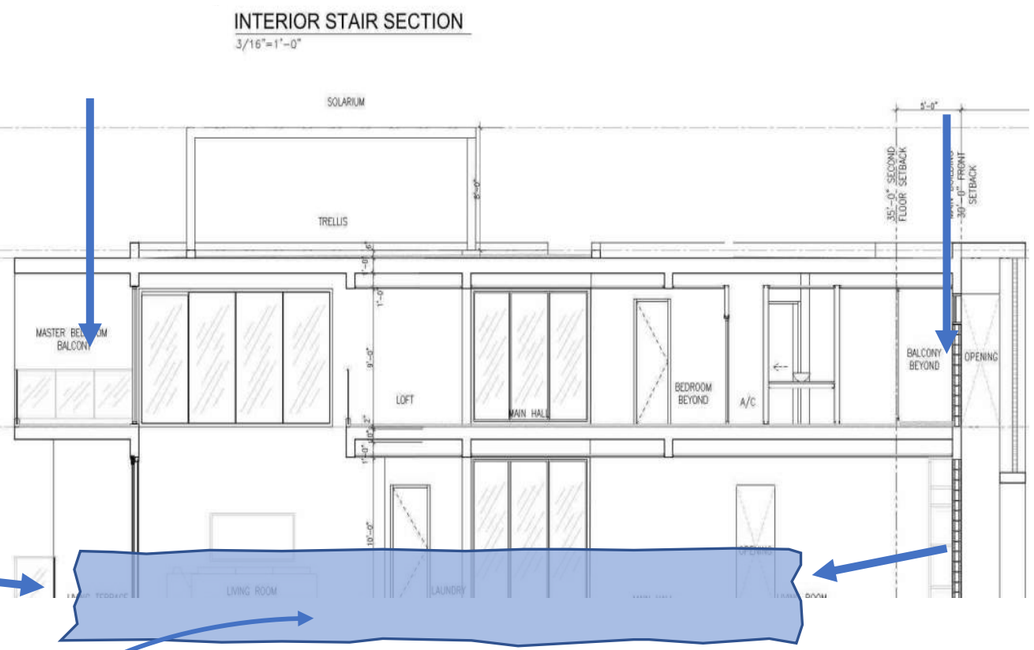
Understory Diagram





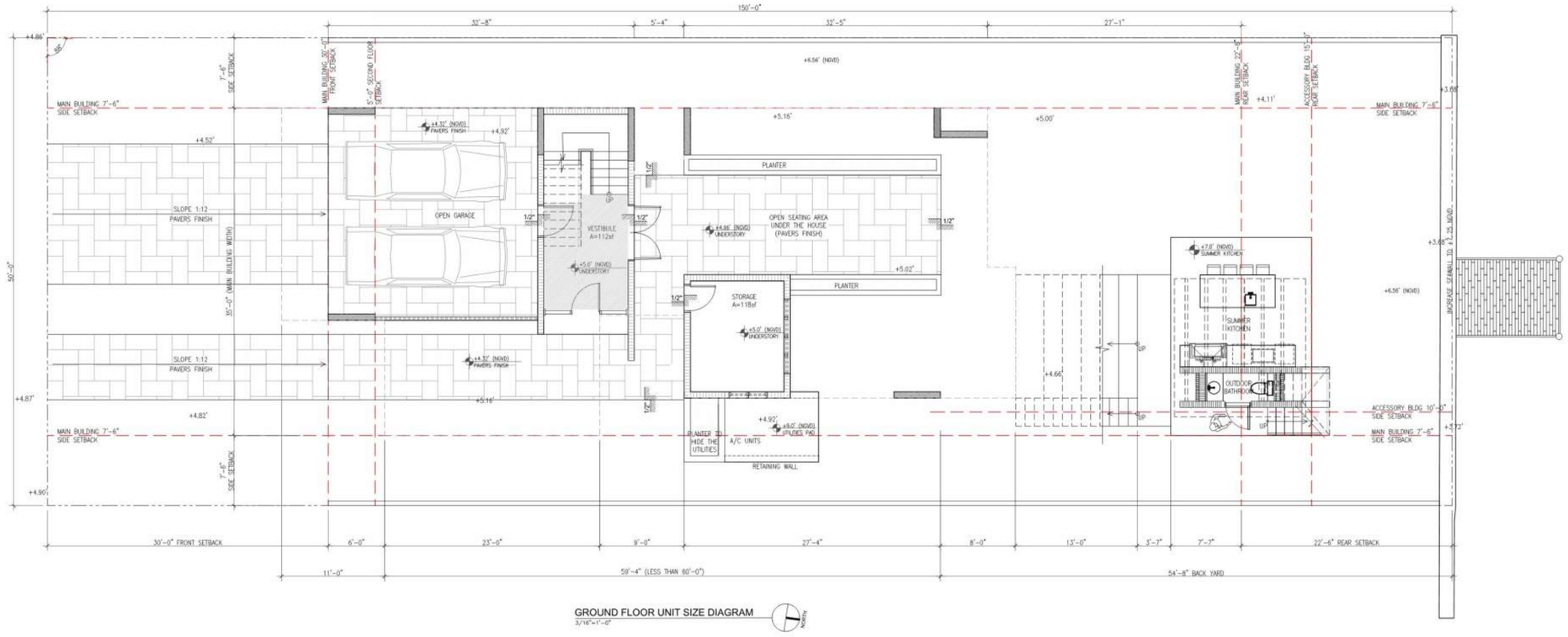






Runoff
Collection &
Storage

Ground Floor Plan



GROUND FLOOR UNIT SIZE DIAGRAM

3/16"=1'-0"

1st floor Plan

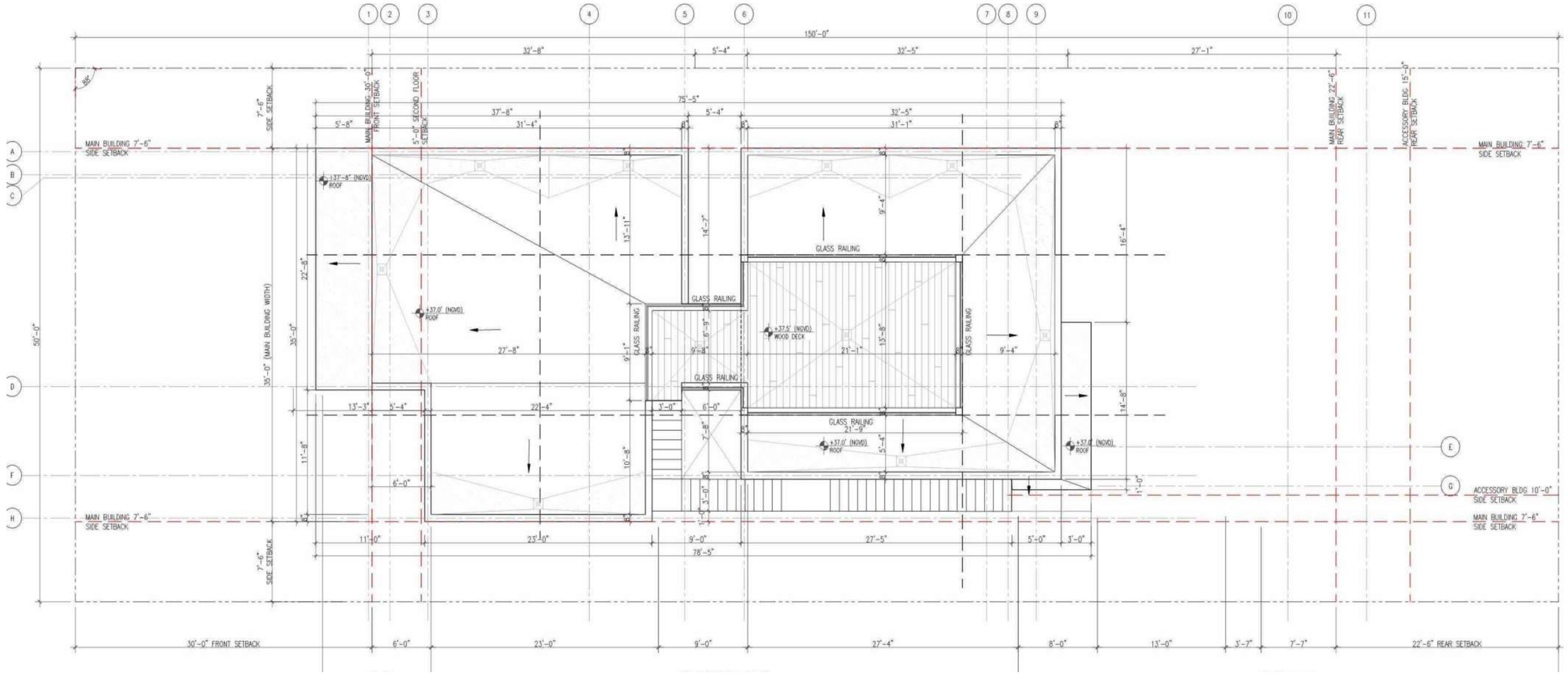
FIRST FLOOR UNIT SIZE DIAGRAM
3/16"=1'-0"

2nd Floor Plan

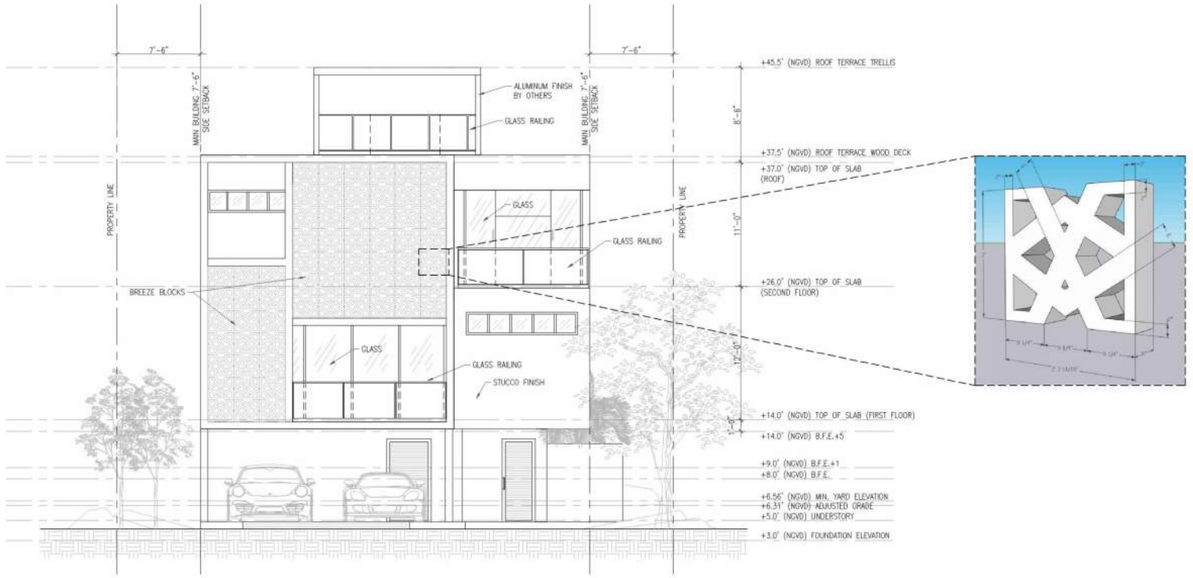
SECOND FLOOR UNIT SIZE DIAGRAM

3/16"=1'-0"

Roof Plan


150'-0"
32'-8"
5'-4"
32'-5"
27'-1"
75'-5"
37'-8"
31'-4"
31'-1"
MAIN BUILDING 7'-6" SIDE SETBACK
MAIN BUILDING 30'-0" FRONT SETBACK
5'-0" SECOND FLOOR SETBACK
MAIN BUILDING 22'-6" REAR SETBACK
ACCESSORY BLDG 15'-0" REAR SETBACK
+37.8' (NGVD) ROOF
+37.0' (NGVD) ROOF
+37.5' (NGVD) WOOD DECK
GLASS RAILING
GLASS RAILING 21'-9"
35'-0" (MAIN BUILDING WIDTH)
50'-0"
ACCESSORY BLDG 10'-0" SIDE SETBACK
11'-0"
23'-0"
9'-0"
27'-5"
78'-5"
30'-0" FRONT SETBACK
27'-4"
8'-0"
13'-0"
3'-7"
7'-7"
22'-6" REAR SETBACK

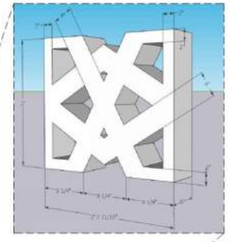
WEST ELEVATION
3/16"=1'-0"

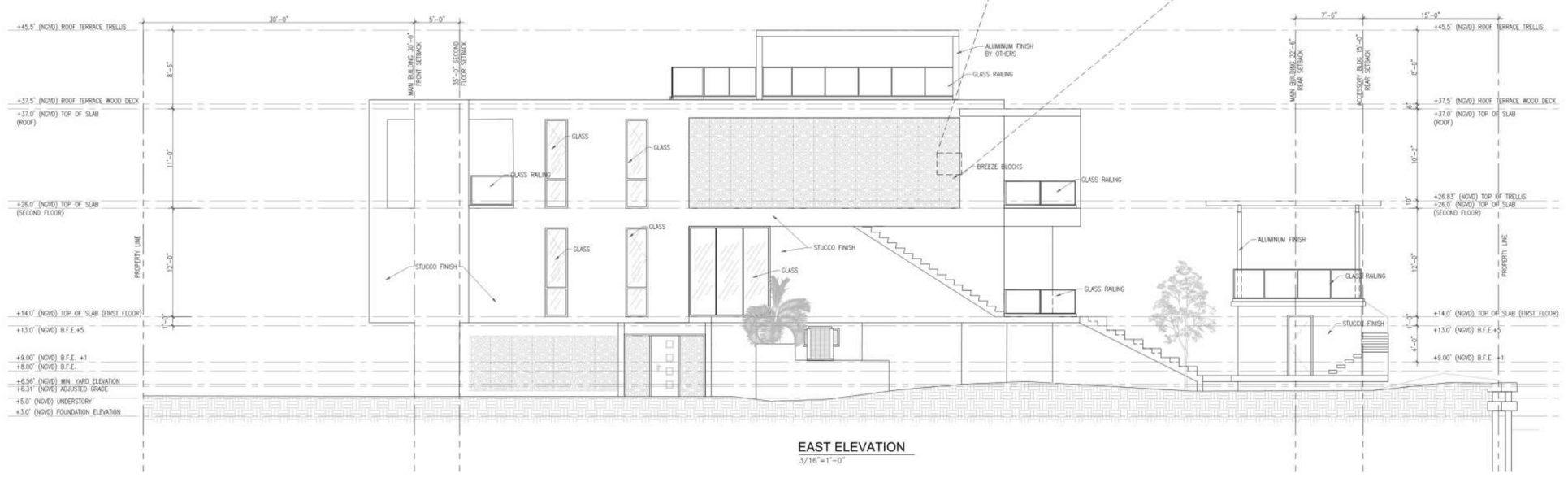


SOUTH ELEVATION
3/16"=1'-0"

NORTH ELEVATION

3/16"=1'-0"





EAST ELEVATION

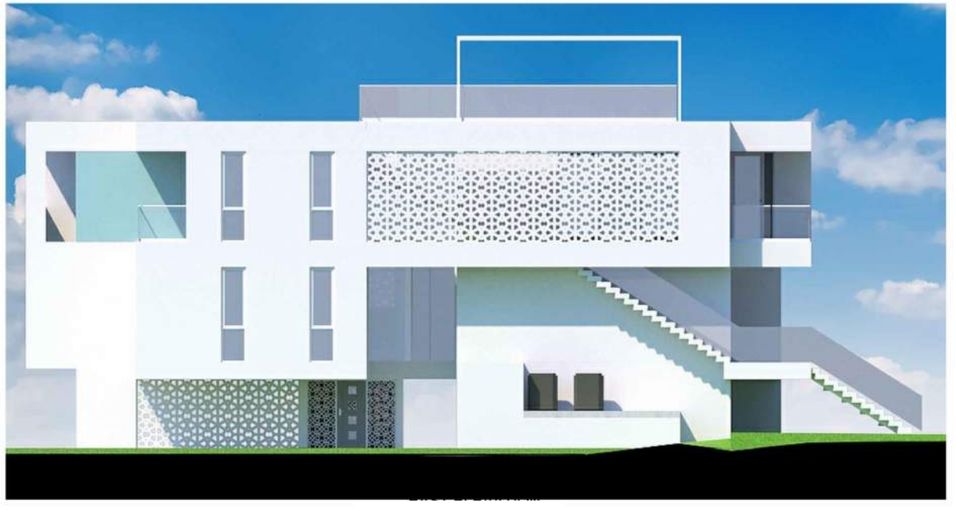
3/16"=1'-0"

SOUTH-WEST 3D VIEW
N/S

NORTH-WEST 3D VIEW
N/S

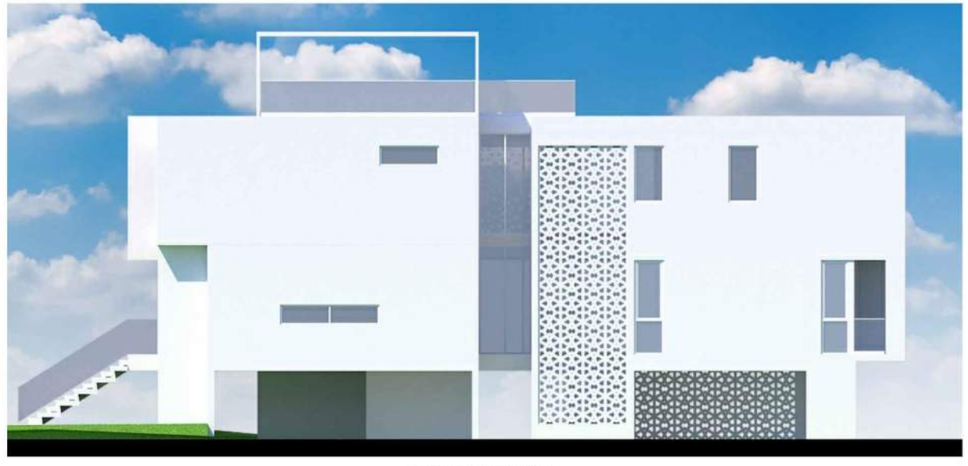
SOUTH-EAST 3D VIEW
N/S

South Elevation



East Elevation

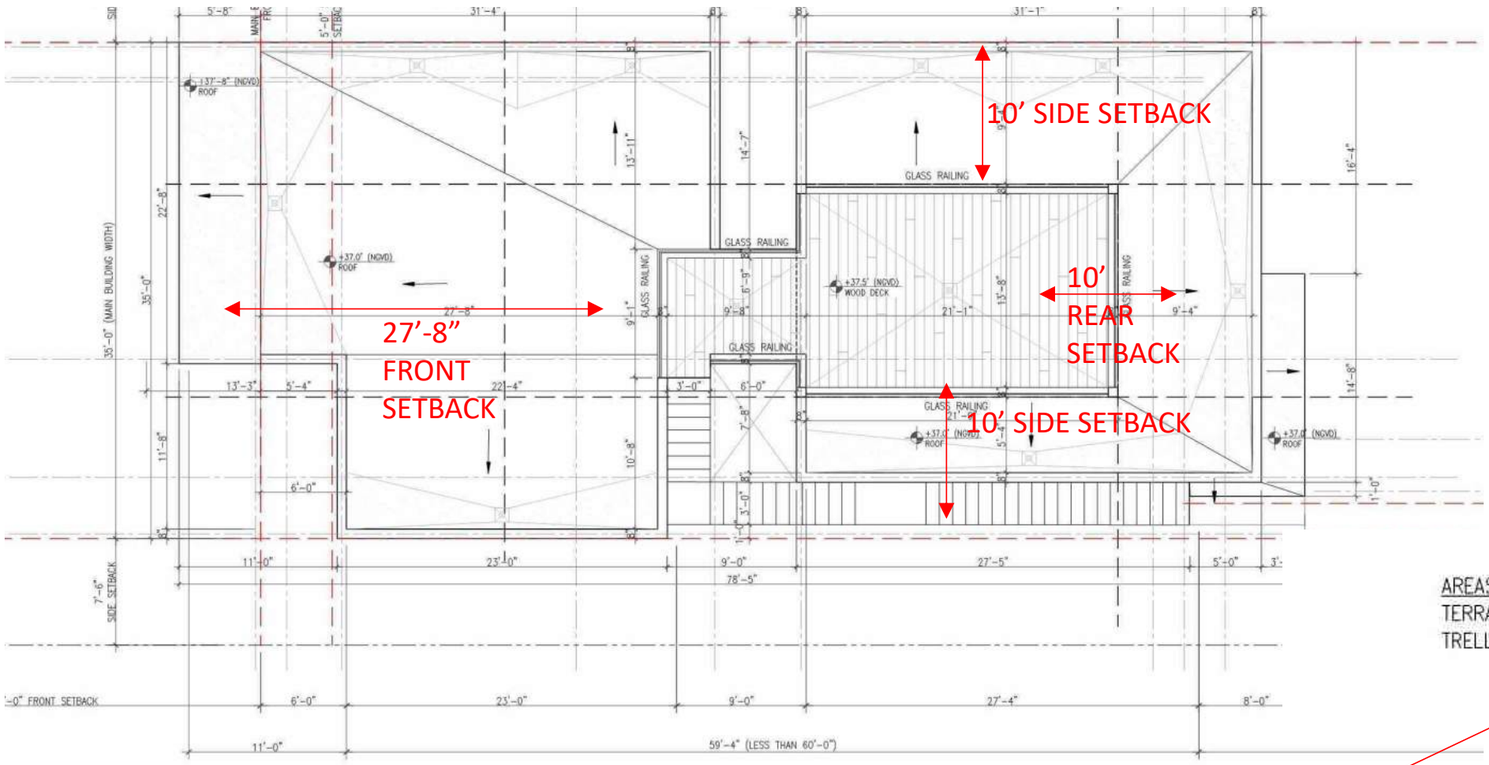
North Elevation



West Elevation

Design Review Comments

Design Review;
I.D.1.a: Additional landscape in the understory area, [WILL WORK WITH STAFF]
I.D.1.b: Roof Deck setbacks [WE COMPLY, 10’ SETBACKS FROM BUILDING EDGE]
I.D.1.c: Trellis Size: On Sheet A-10 listing terrace and trellis size of 334 SF (19.95% of floor below), less than 20%, [WE COMPLY]



PROPOSED ROOF PLAN
3/16”=1’-0”

AREAS
TERRACE (MAX. 25% OF THE FLOOR BELOW):418 SQ. FT. (24.97%)
TRELLIS (MAX. 20% OF THE FLOOR BELOW): 334 SQ. FT. (19.95%)

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Design Review Comments

Design Review;

I.D.1.d: East and West Elevations, more windows : [WE SUGGEST THE FOLLOWING]

East Elevation Submitted

East Elevation Proposed

Design Review Comments

Design Review;
I.D.1.d: East and West Elevations, more windows : [WE SUGGEST THE FOLLOWING]

West Elevation Submitted

West Elevation Proposed

Design Review Comments

Design Review;

I.D.1.e: Front office Elevation window: [WE SUGGEST THE FOLLOWING]

South Elevation Submitted

South Elevation Proposed

THANK YOU