

SITE PLAN

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

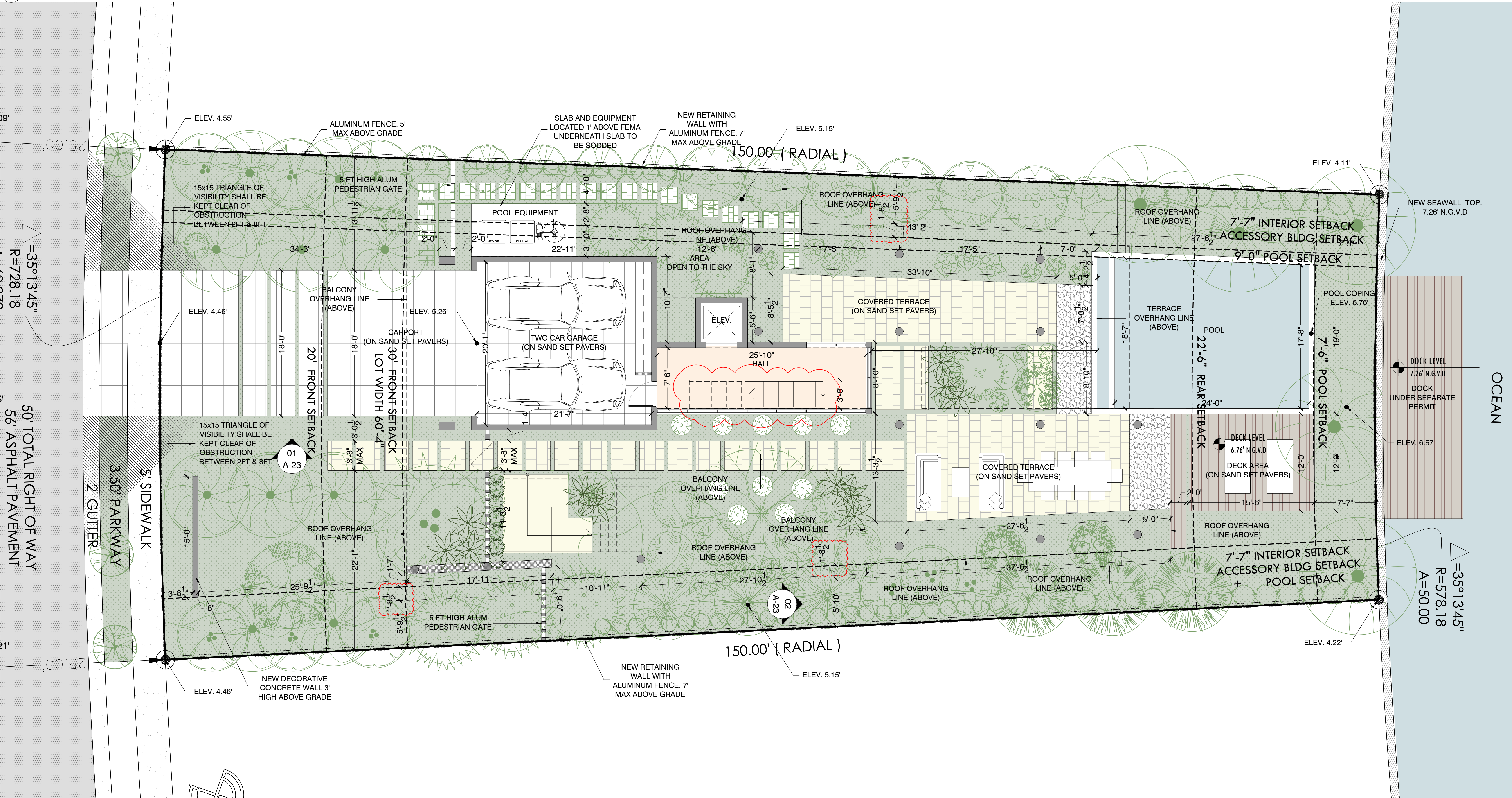
FINAL SUBMITTAL
DATE: 09.08.2024

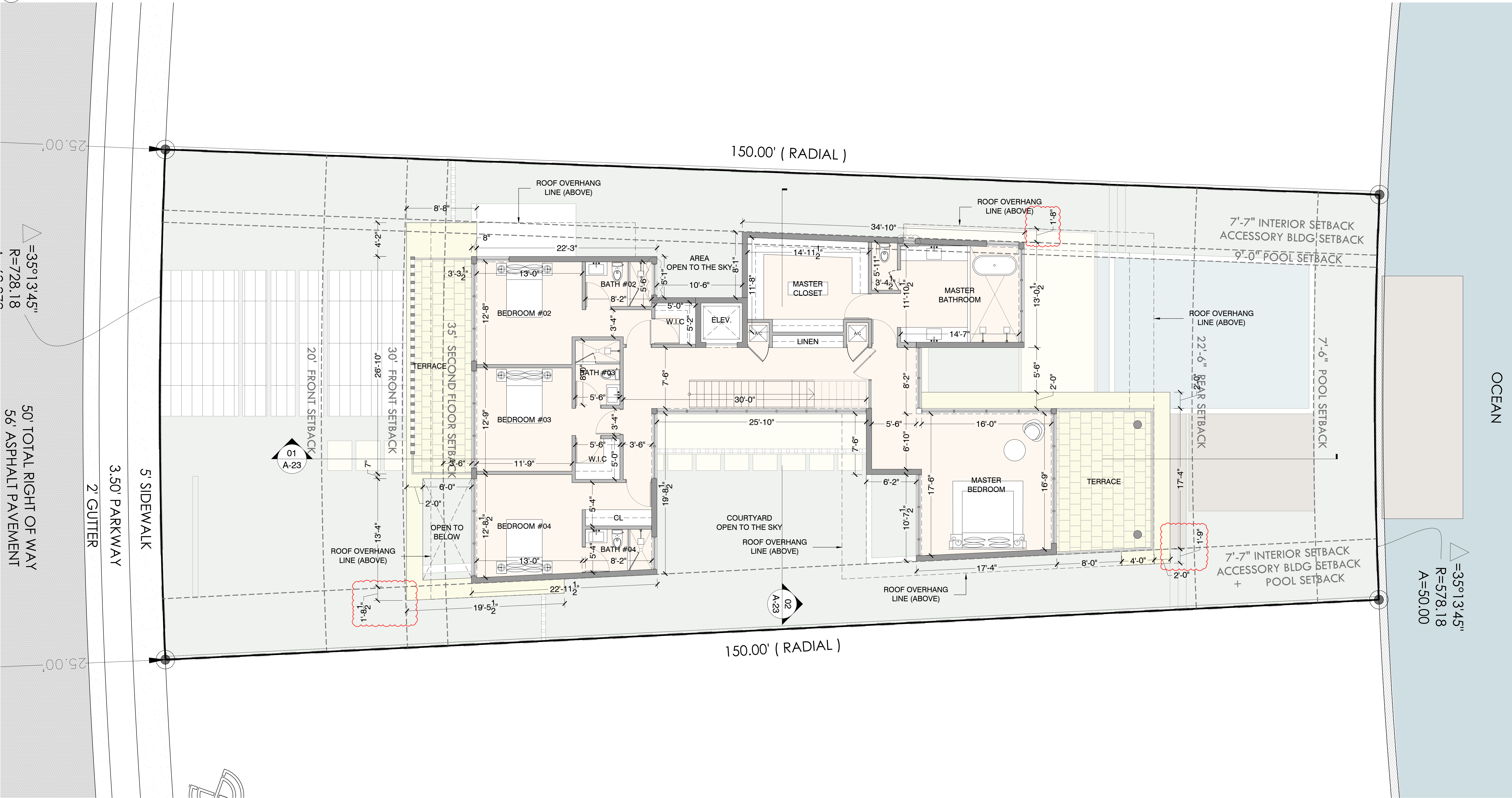
SCALE: 1/16" = 1'-0"

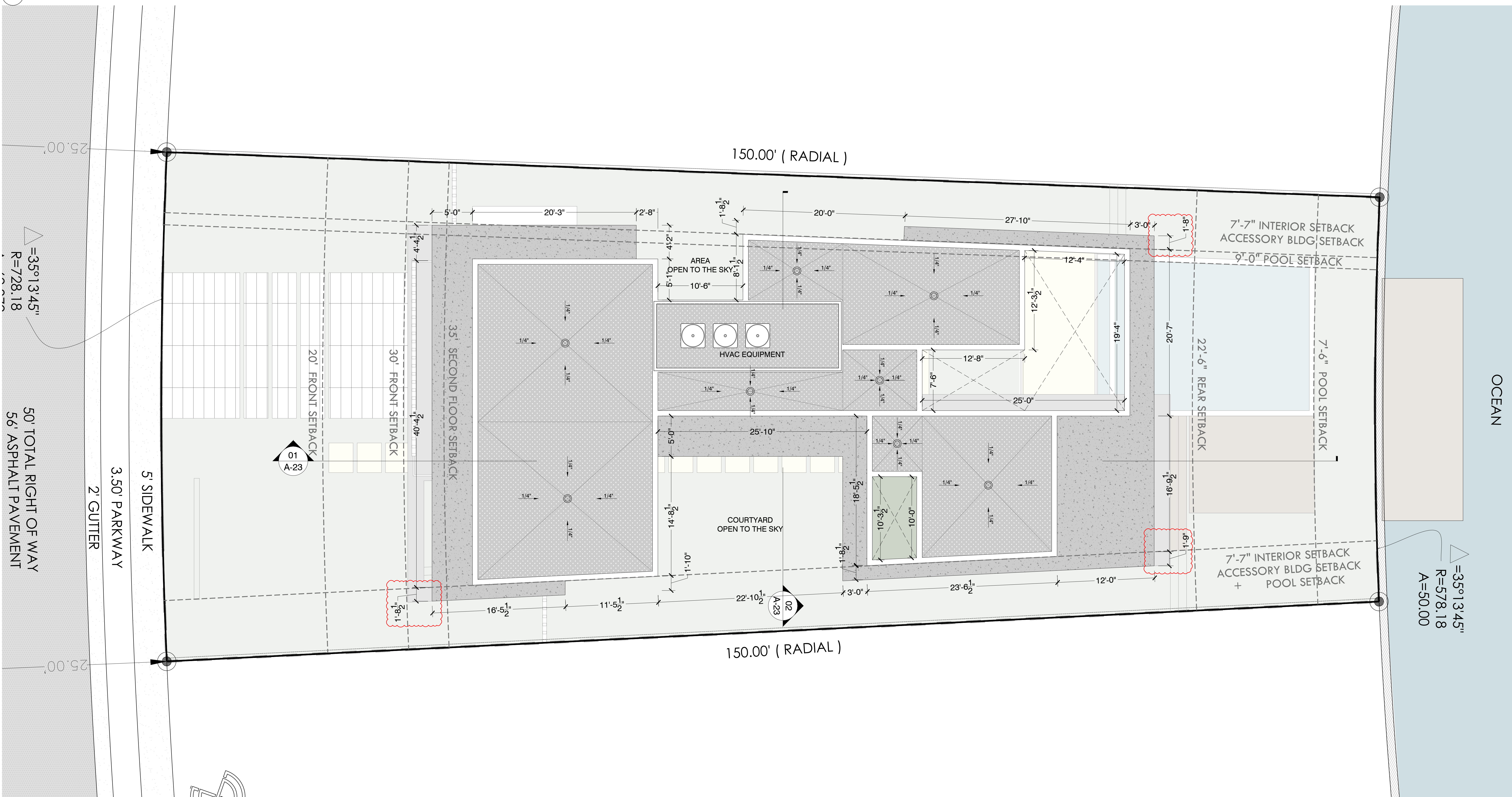
PRESCHER + BASSAN
STUDIO

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HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHERBASSAN.COM

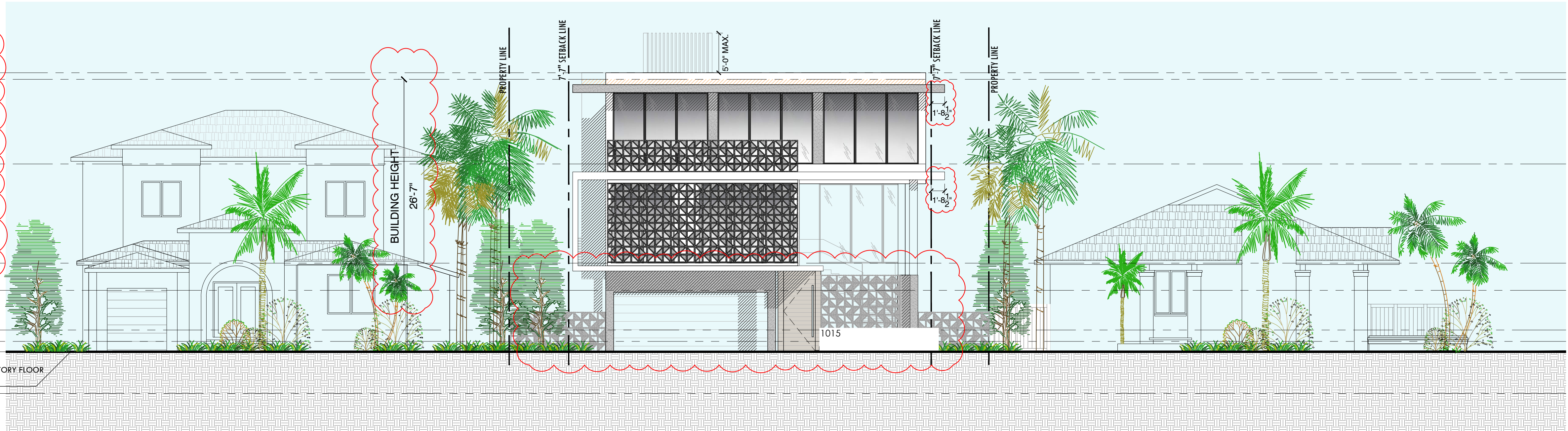
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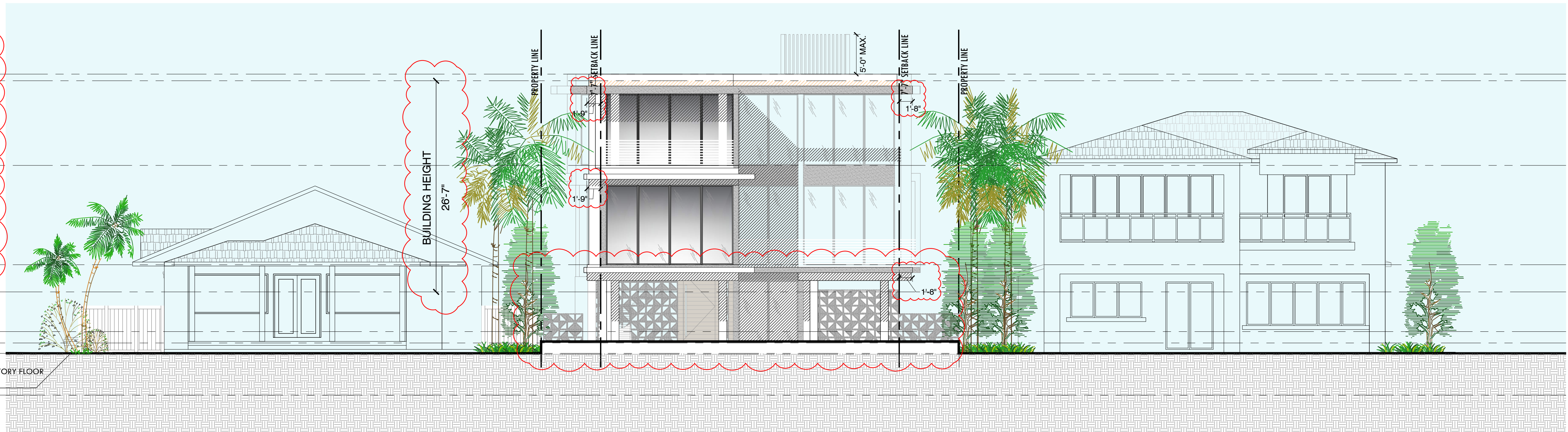




- EL +35'-2" (NGVD = 40.41)
TOP OF PARAPET
- EL +34'-4" (NGVD = 39.58)
ROOF TERRACE
- EL +23'-8" (NGVD = 28.91)
SECOND FLOOR
- EL +11'-2" (NGVD = 16.41)
FIRST FLOOR
- EL +7'-8 7/8" (NGVD = 13.00)
FREEBOARD
- EL +2'-8 7/8" (NGVD = 8.00)
BASE FLOOD ELEVATION
- EL +1'-3 5/8" (NGVD = 6.57)
ADJUSTED GRADE
- EL 0'-0" (NGVD = 5.26)
FUTURE CROWN OF ROAD / UNDERSTORY FLOOR
- EL -1 3/8" (NGVD = 5.15)
AVERAGE SIDEWALK (GRADE)



- EL +35'-2" (NGVD = 40.41)
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- EL +34'-4" (NGVD = 39.58)
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FUTURE CROWN OF ROAD / UNDERSTORY FLOOR
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AVERAGE SIDEWALK (GRADE)



NORTH / SOUTH ELEVATIONS

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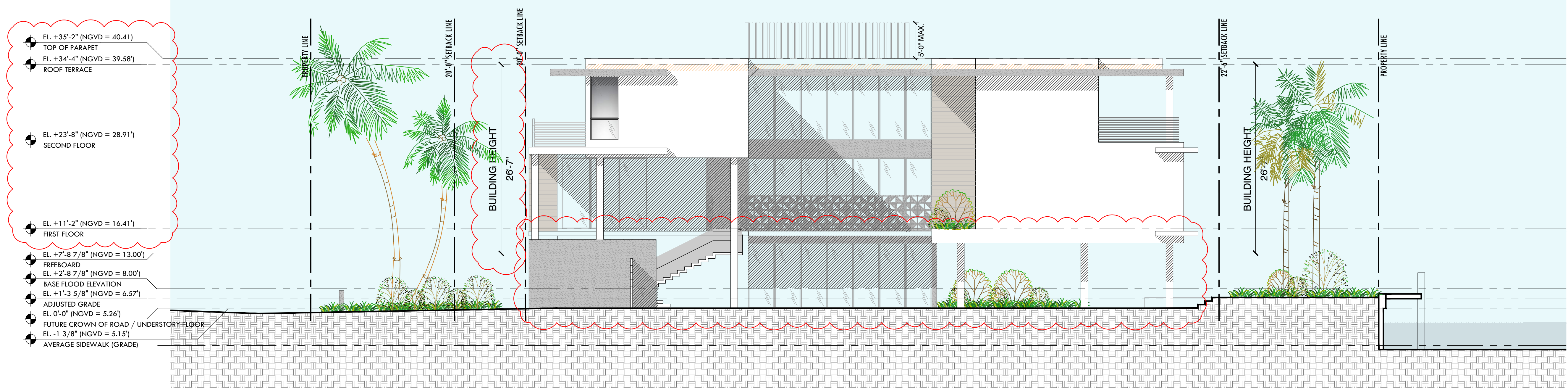
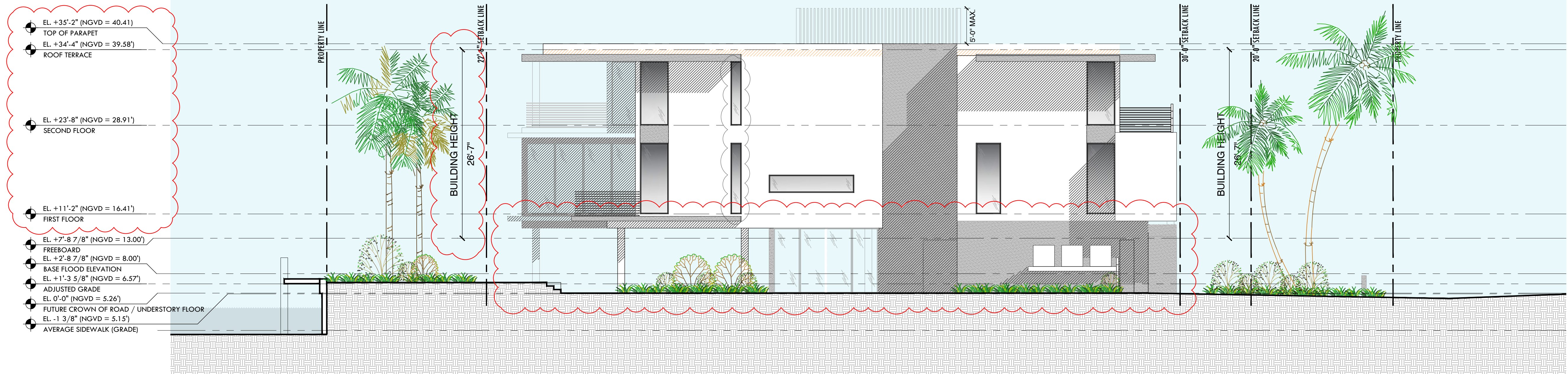
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SCALE: 1/16" = 1'-0"

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EAST / WEST ELEVATIONS

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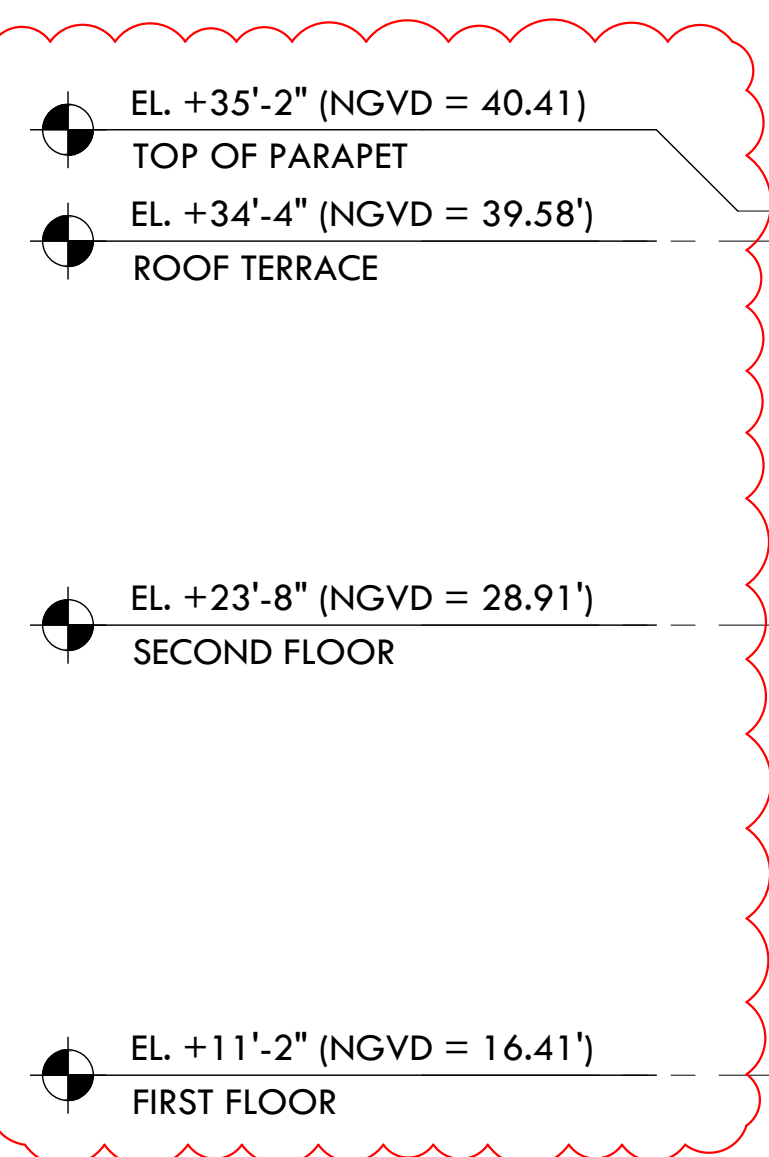
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DATE: 09.08.2024

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

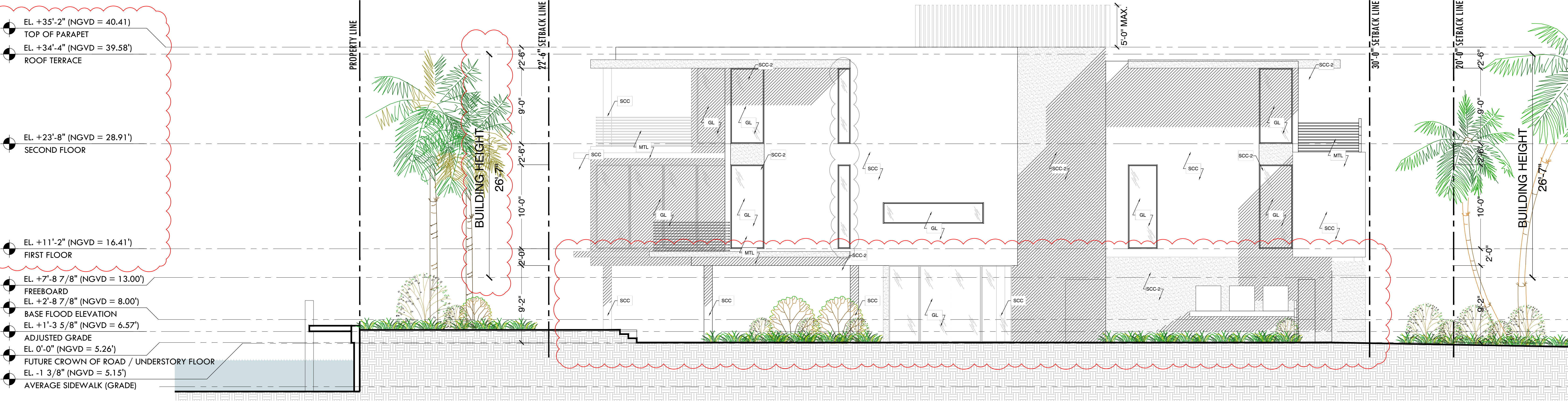
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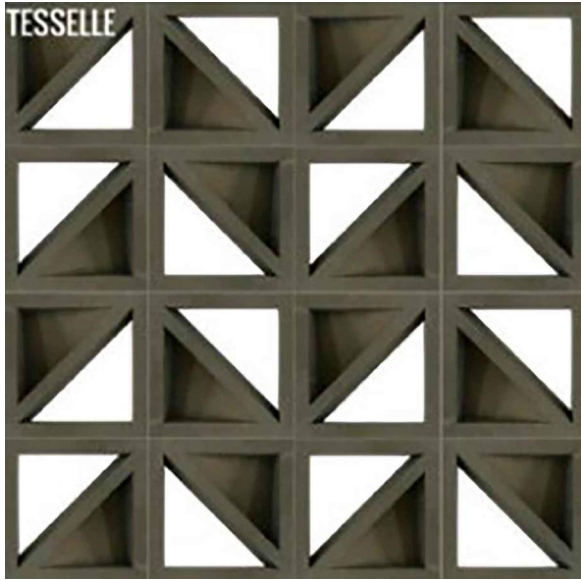
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[illegible]

02 ELEVATION KEY PLAN



ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GRAY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-OP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE.
WT	WOOD COMPOSITE TILE.
MTL	ALUMINUM RAILING. SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM. DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.



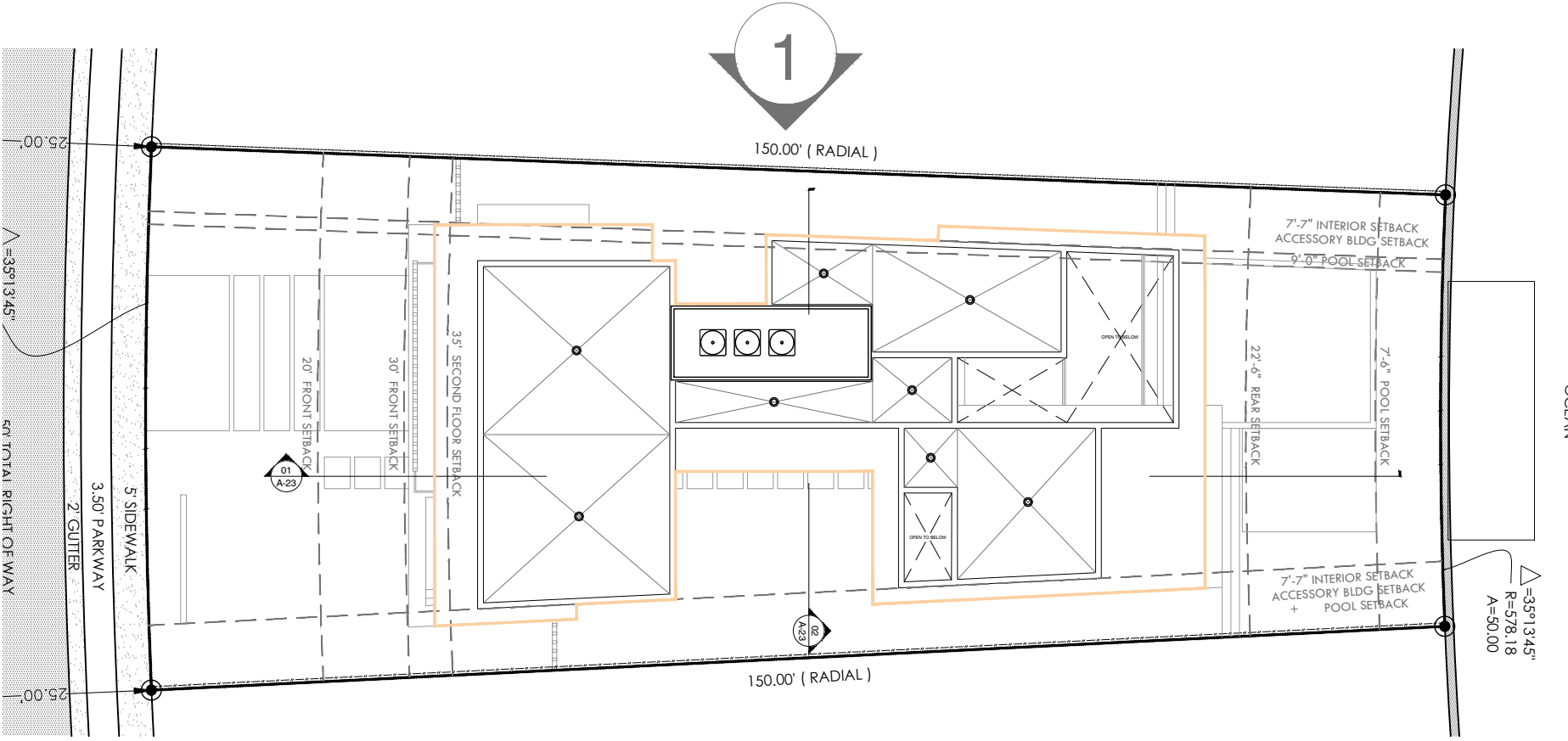
BLK



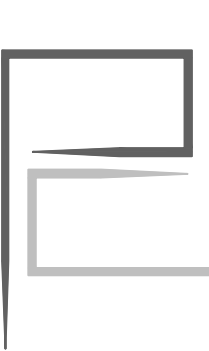
WT



MTL/GL



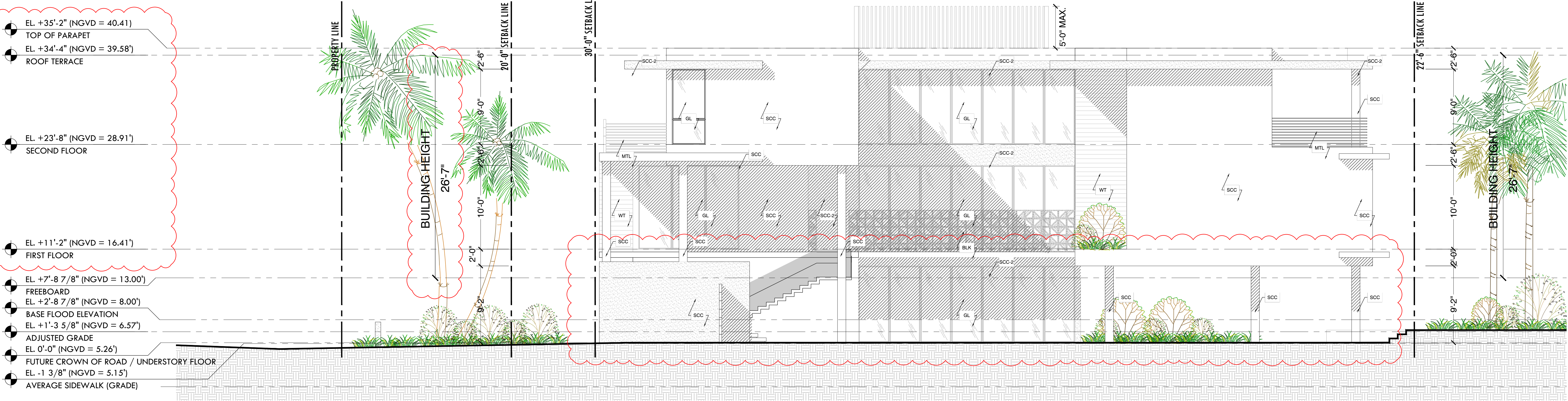
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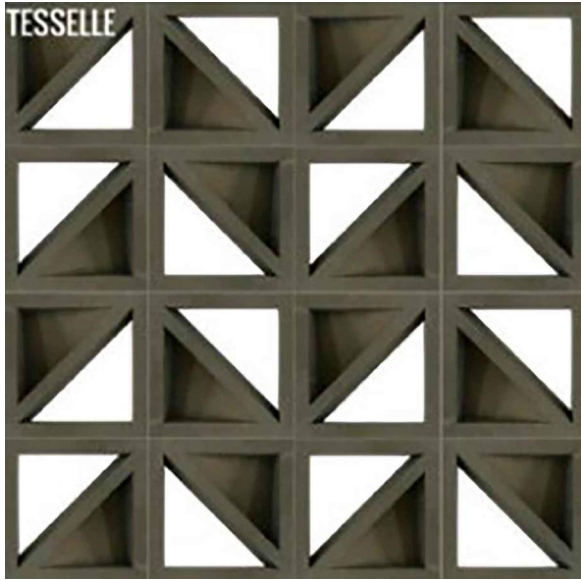
WEST ELEVATION

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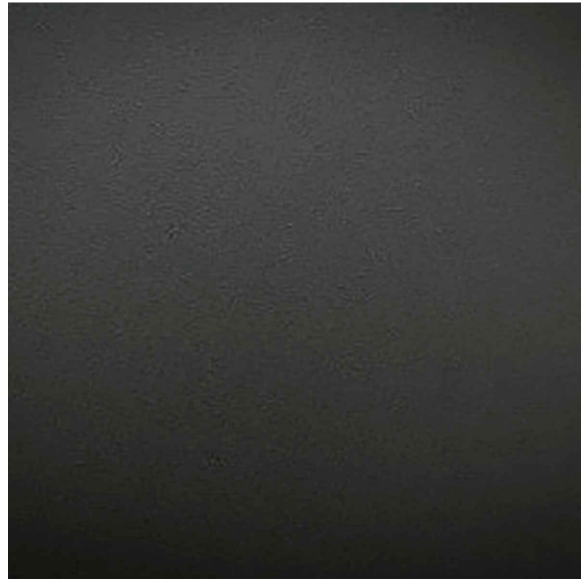
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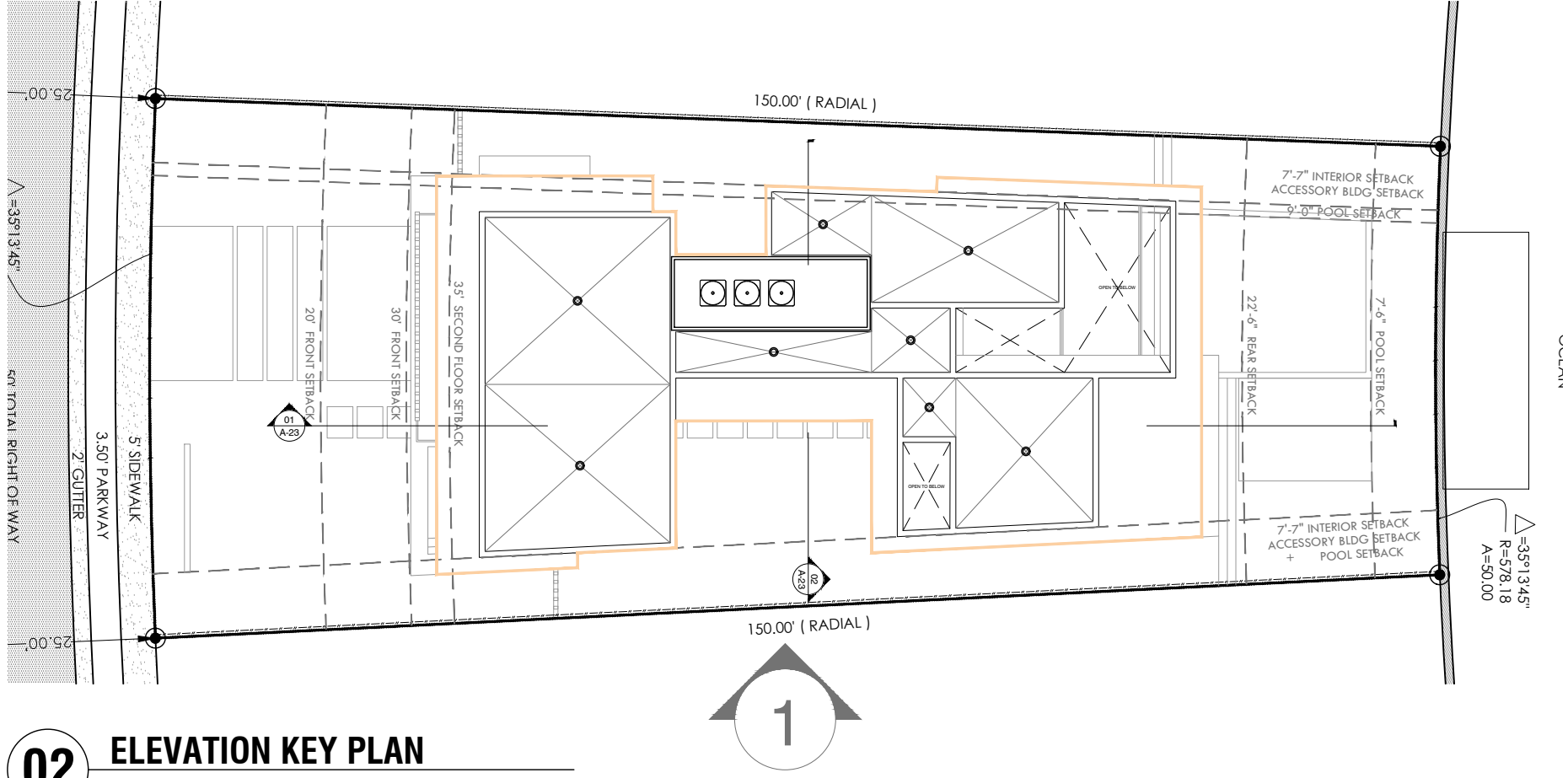
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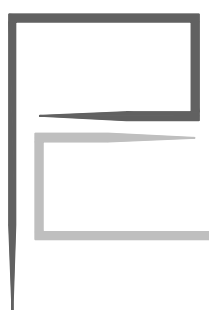


WT



MTL/GL

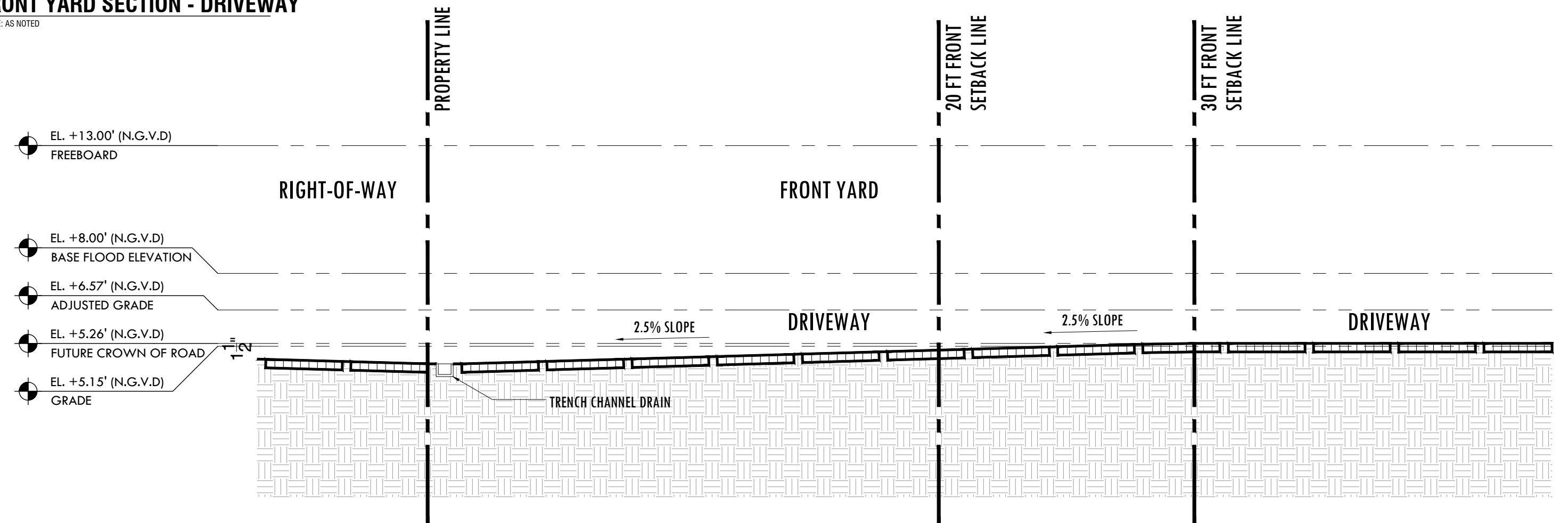
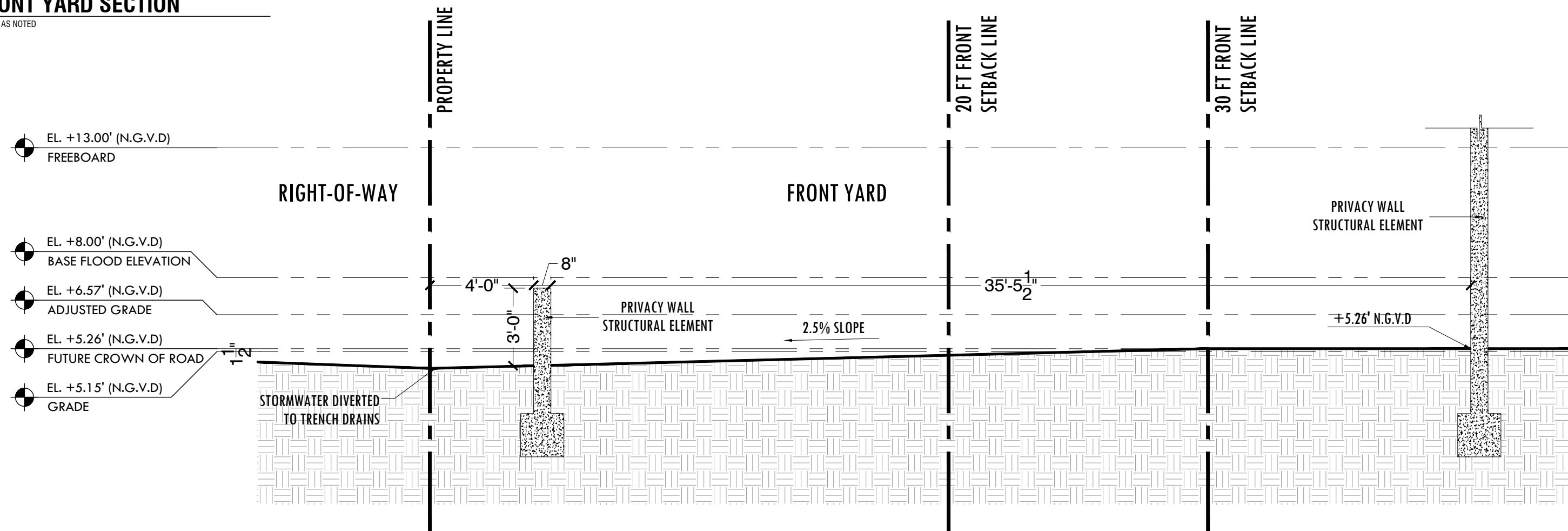
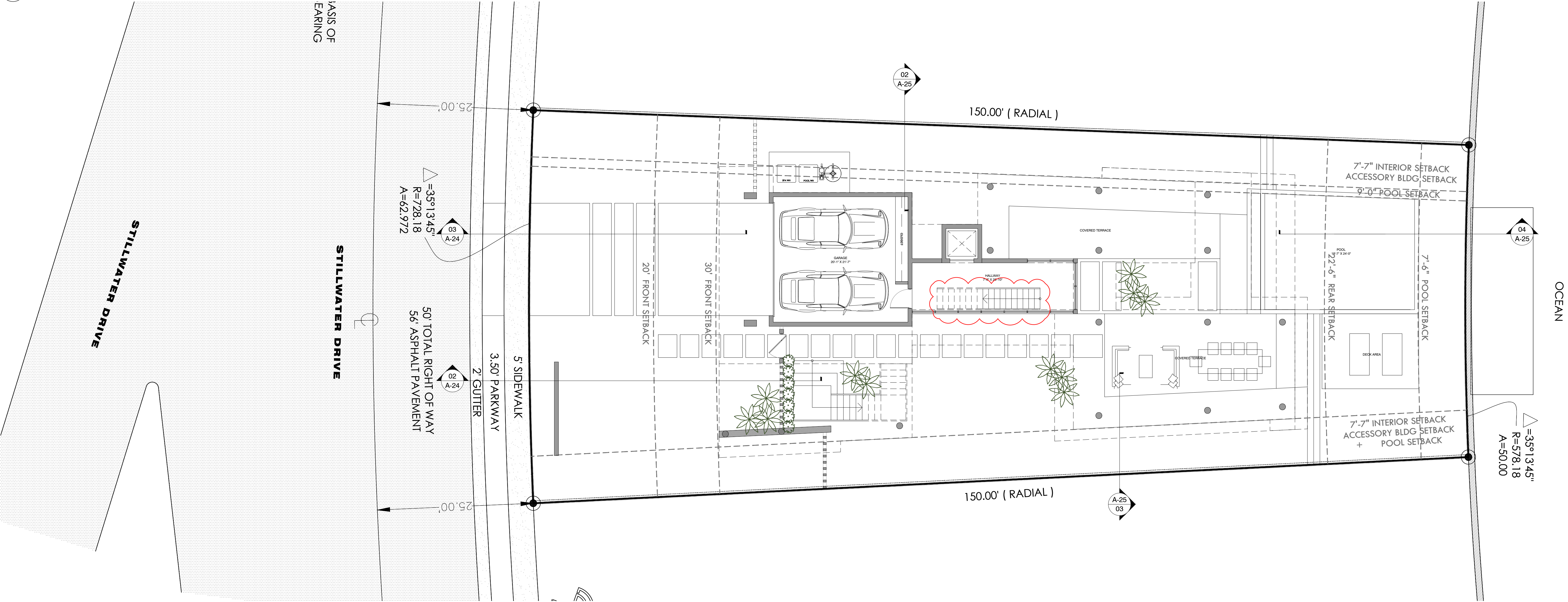




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SCALE: 3/32" = 1'-0"



PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

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

YARD ELEVATION SECTIONS

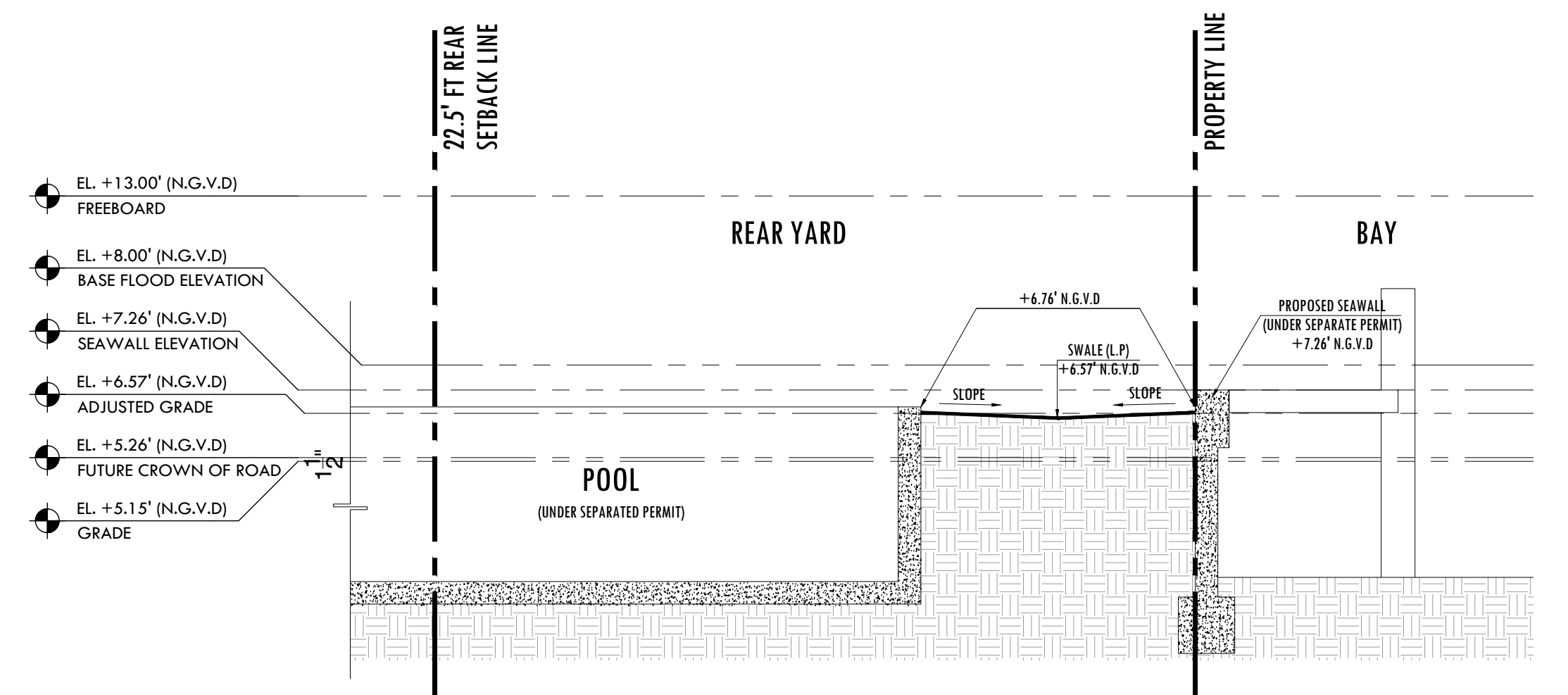
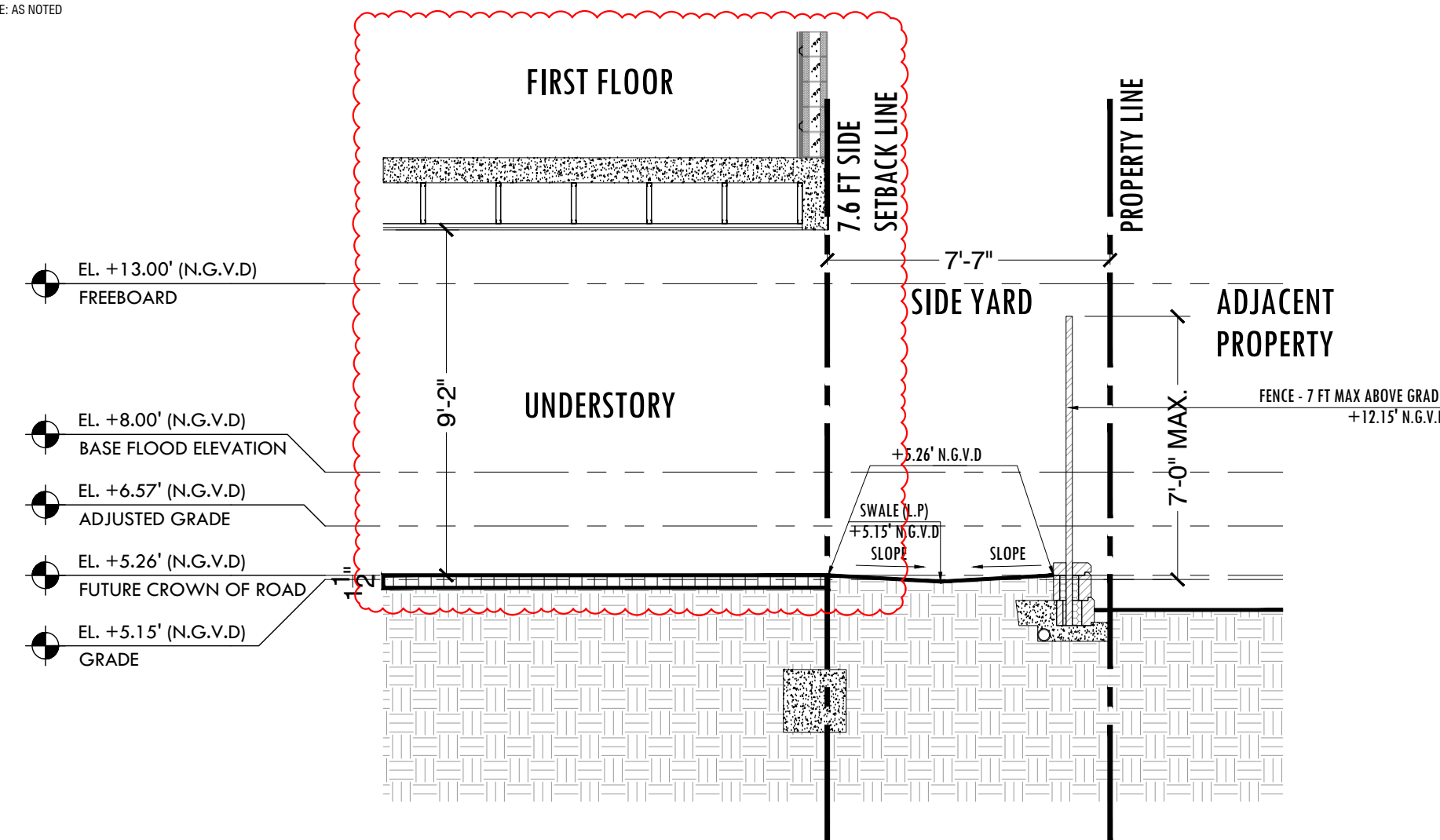
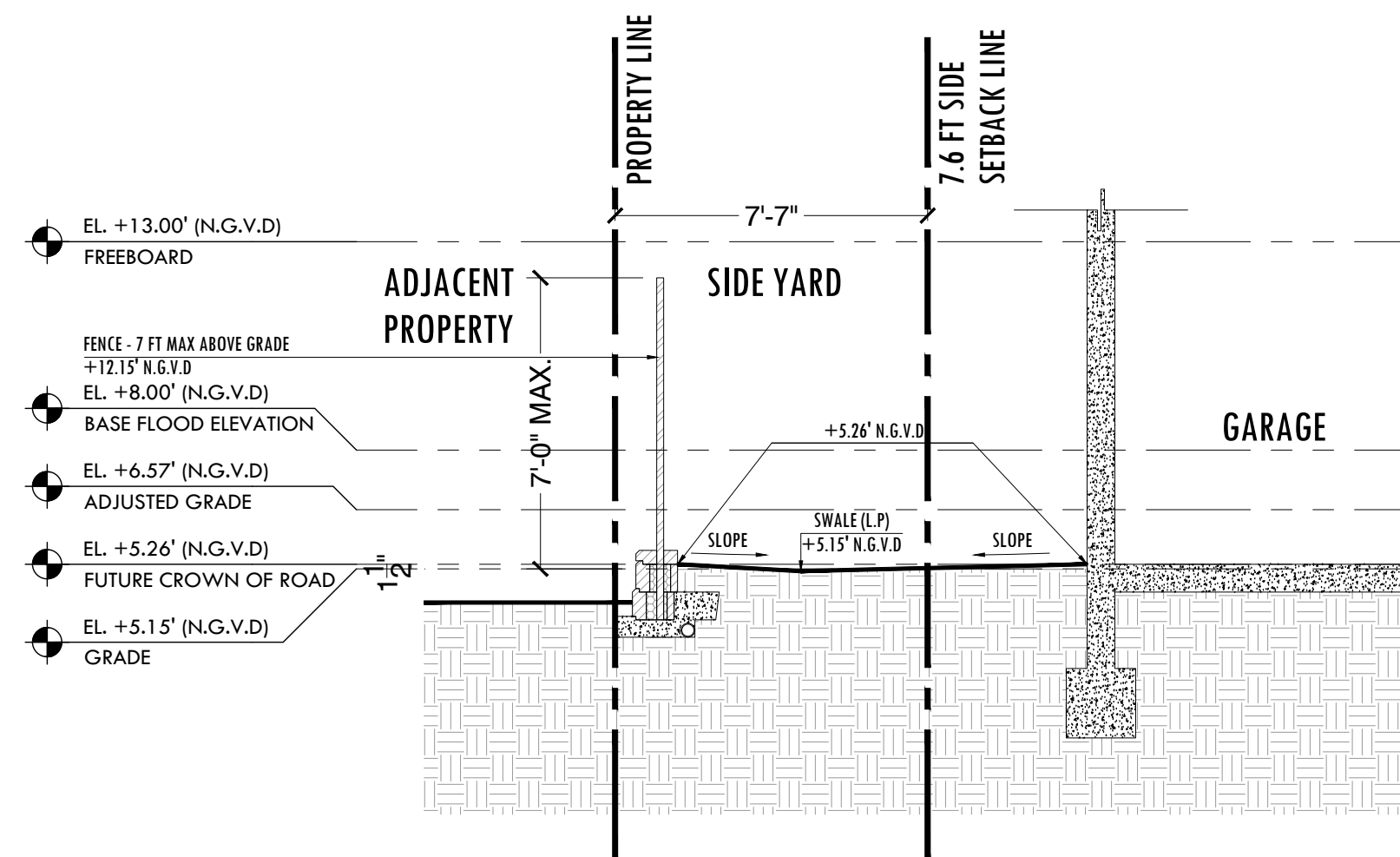
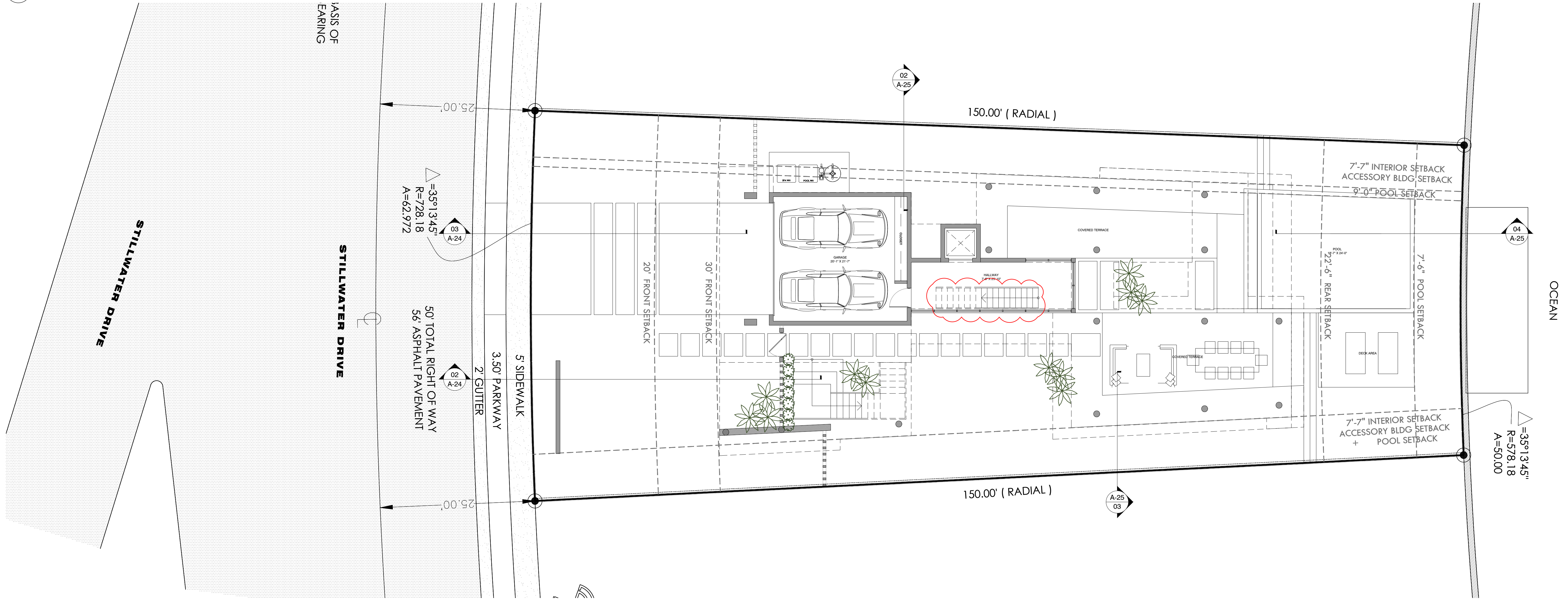
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YARD ELEVATION SECTIONS

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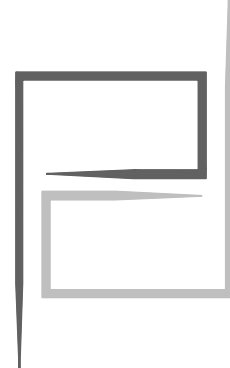
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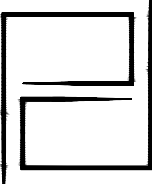
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AXONOMETRIC VIEW - EAST

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