



1480 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB24-1046 - FINAL SUBMITTAL

01

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY

MIAMI BEACH - FINAL SUBMITTAL

01

1480 STILLWATER RESIDENCE

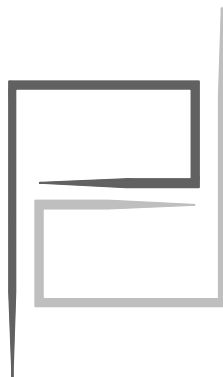
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

PRESCHER + BASSAN
STUDIO

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

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1480 STILLWATER RESIDENCE
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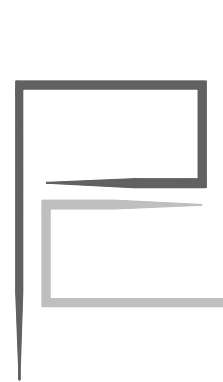
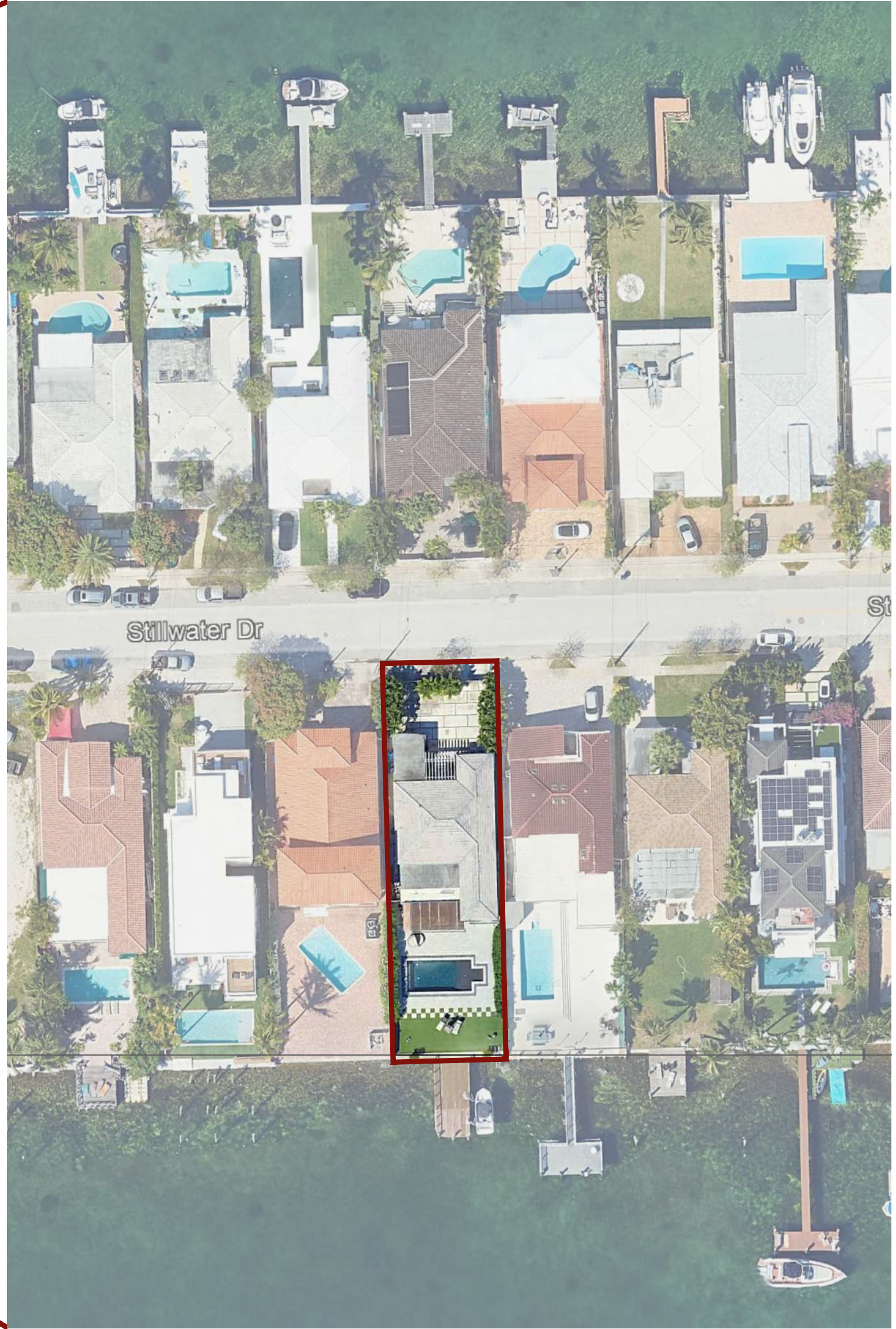
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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1480 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-2090		
3	BOARD AND FILE NUMBERS:	DRB24-1046		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOD ELEVATION:	AE - 8.00 FT NGVD	GRADE VALUE IN NGVD:	5.05 FT
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.52 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,000 SQ.FT	FUTURE CROWN OF ROAD:	5.96 FT
8	LOT WITH:	50.00 FT	LOT DEPTH:	160.00 FT
9	MAX LOT COVERAGE SF AND %:	30% MAX - 2,400 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	27.96% - 2,237 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 %:	1,052.67 SQ.FT = 70.18%	REAR YARD OPEN SPACE SF AND %:	842.25 SQ.FT = 70.19%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,000 SQ.FT	PROPOSED UNIT SIZE SF AND %:	50% - 4,000 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	255 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,862 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	1,883 SQ.FT
16	MAX. ROOF DECK AREA SF AND %	25% MAX - 515.04 SQ.FT	PROPOSED ROOF DECK AREA SF AND %:	21.55% = 444.10 SQ.FT

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31'-0" FT	N/A	30'-6" FT	
18	SETBACKS:				
19	FRONT:	30'-0"	N/A	30'0"	
20	EAST SIDE:	7'-6"	N/A	7'-6"	
21	WEST SIDE:	7'-6"	N/A	7'-6"	
22	REAR:	24'-0"	N/A	39'-1"	
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	ACCESORRY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-0"	N/A	15'-0"	
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



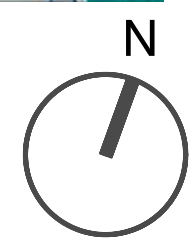
LOCATION MAP

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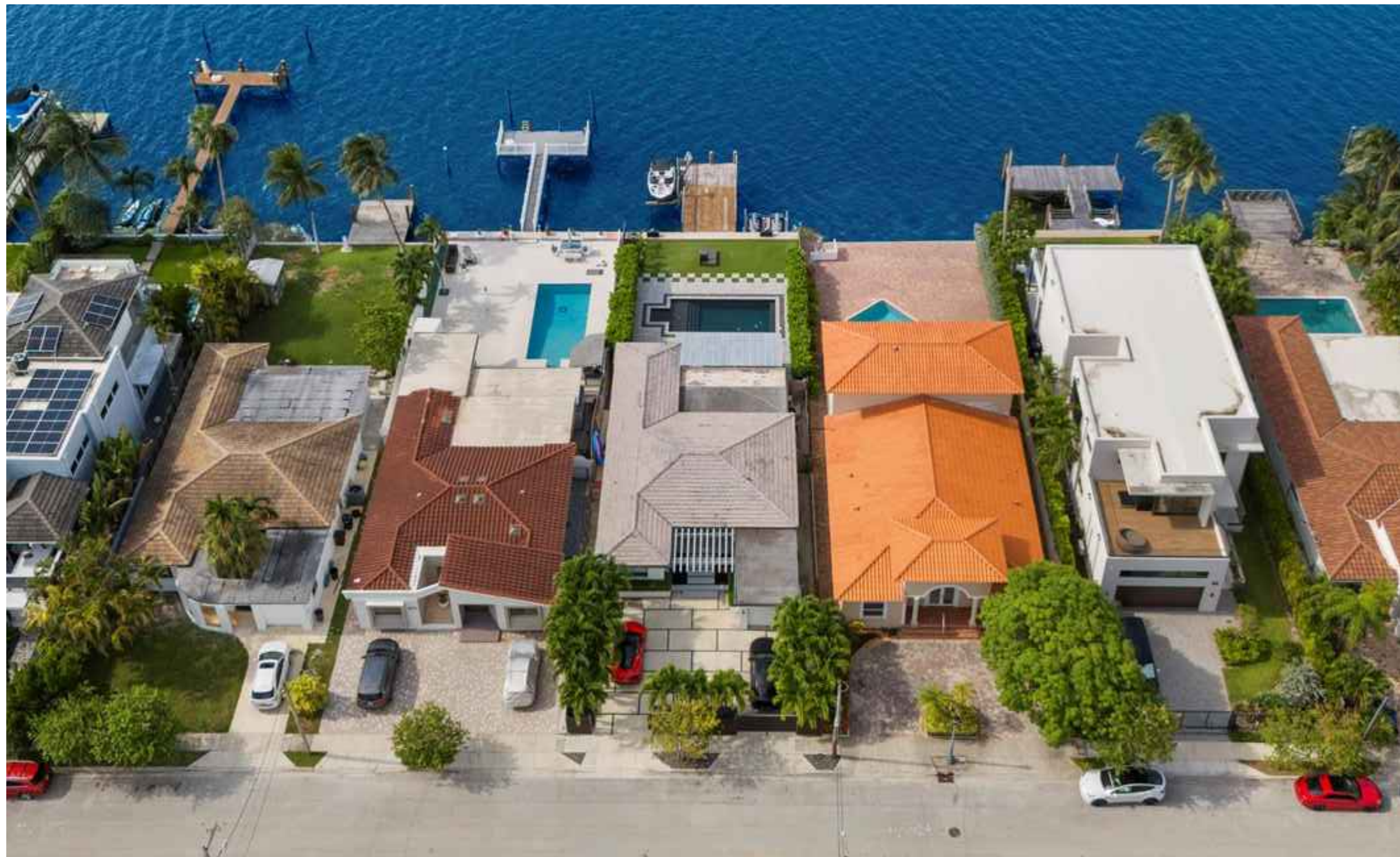
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00 LOCATION MAP
SCALE: N/A



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



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



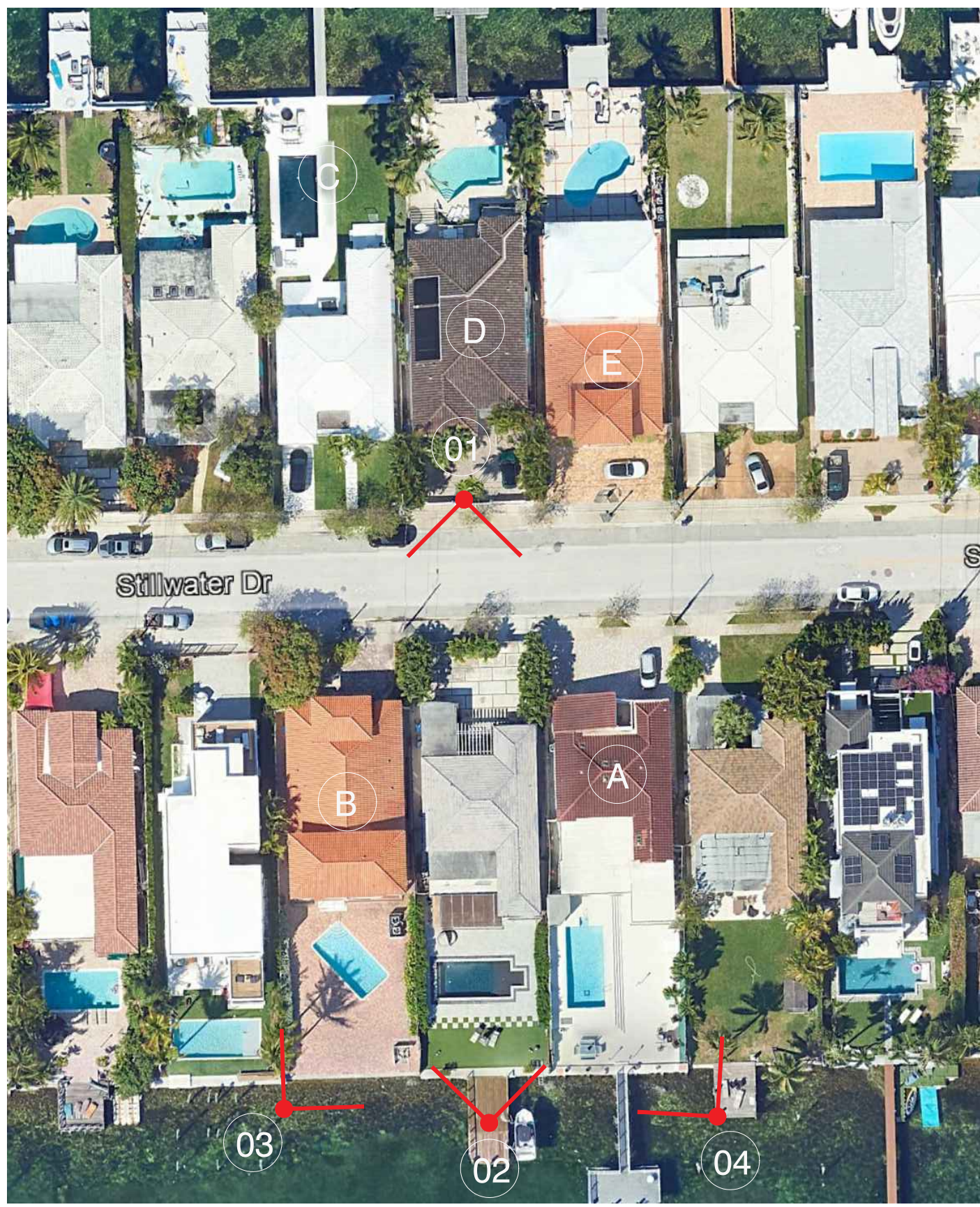
03 AERIAL VIEW (REAR VIEW)
SCALE: N/A

EXISTING CONDITIONS

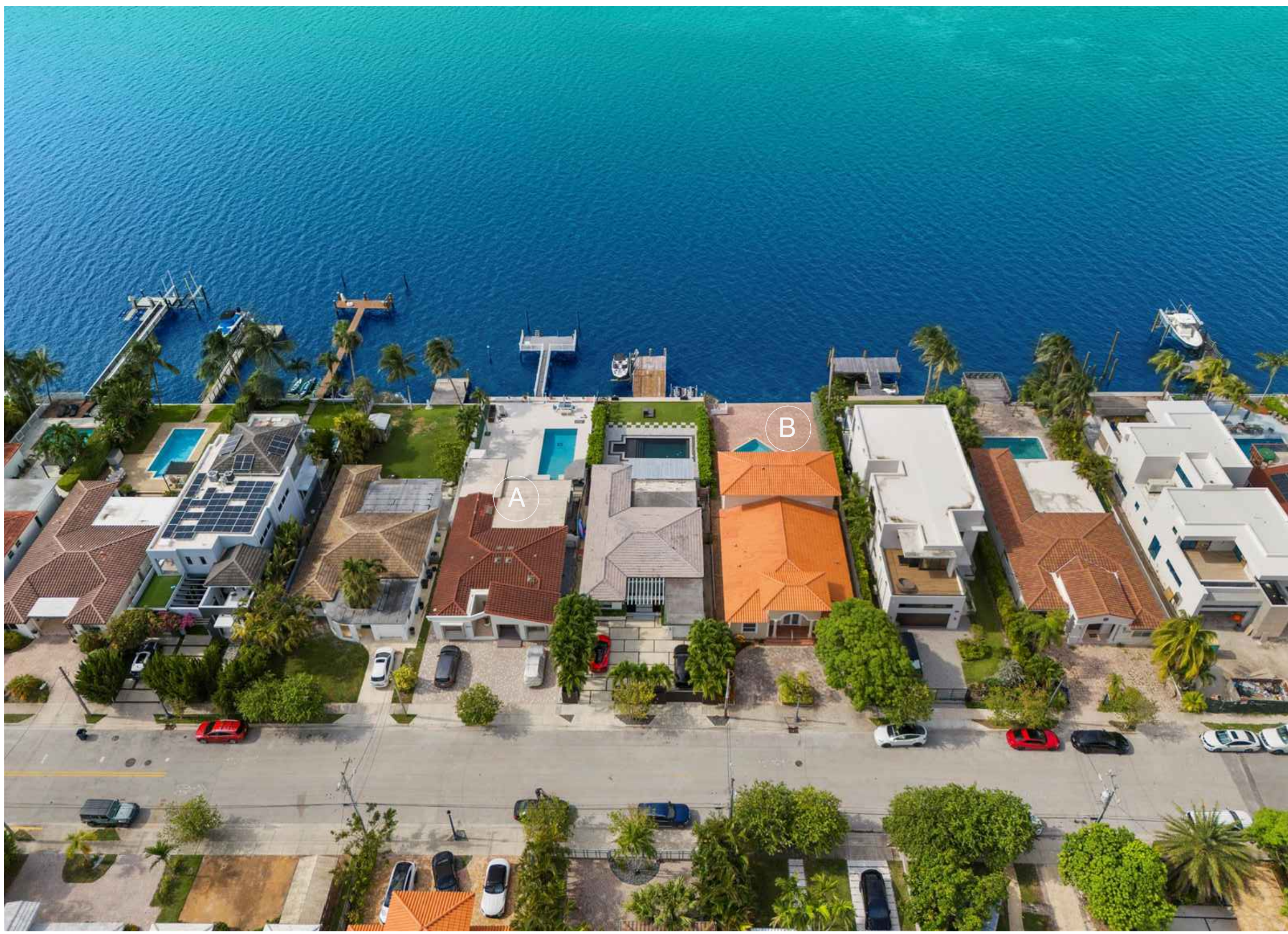
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A-03



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

EXISTING CONDITIONS - NEIGHBORING PROPERTIES

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1. 940 STILLWATER



2. 1015 STILLWATER



3. 1050 STILLWATER



4. 1110 STILLWATER



5. 1120 STILLWATER



6. 1211 STILLWATER



7. 1221 STILLWATER



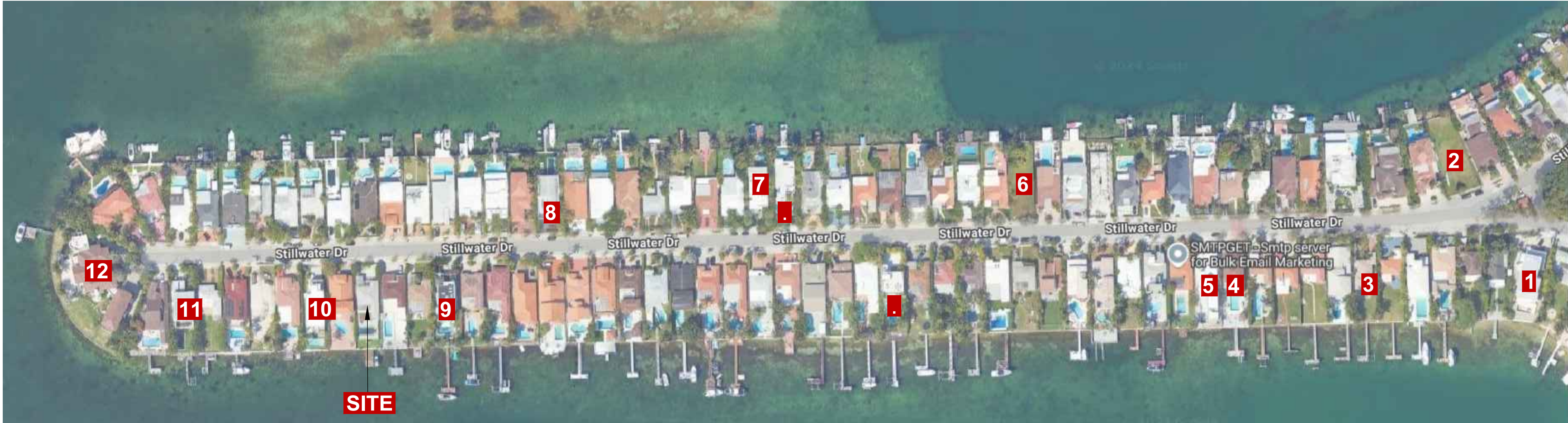
8. 1411 STILLWATER



9. 1450 STILLWATER



10. 1510 STILLWATER



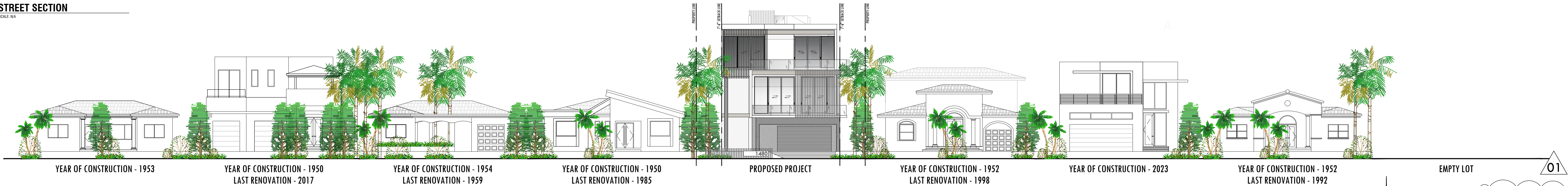
11. 1560 STILLWATER



12. 1580 STILLWATER

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

01 STREET SECTION

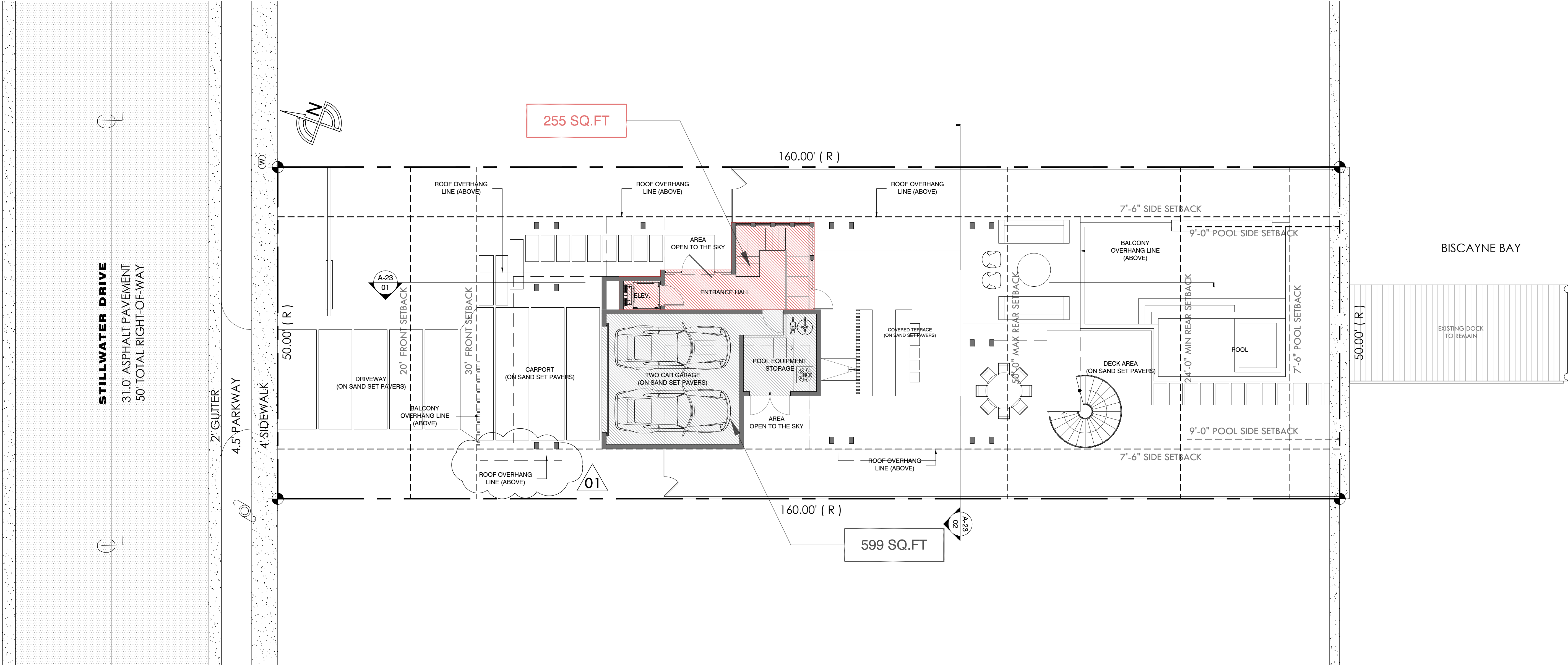


CONTEXTUAL ELEVATION

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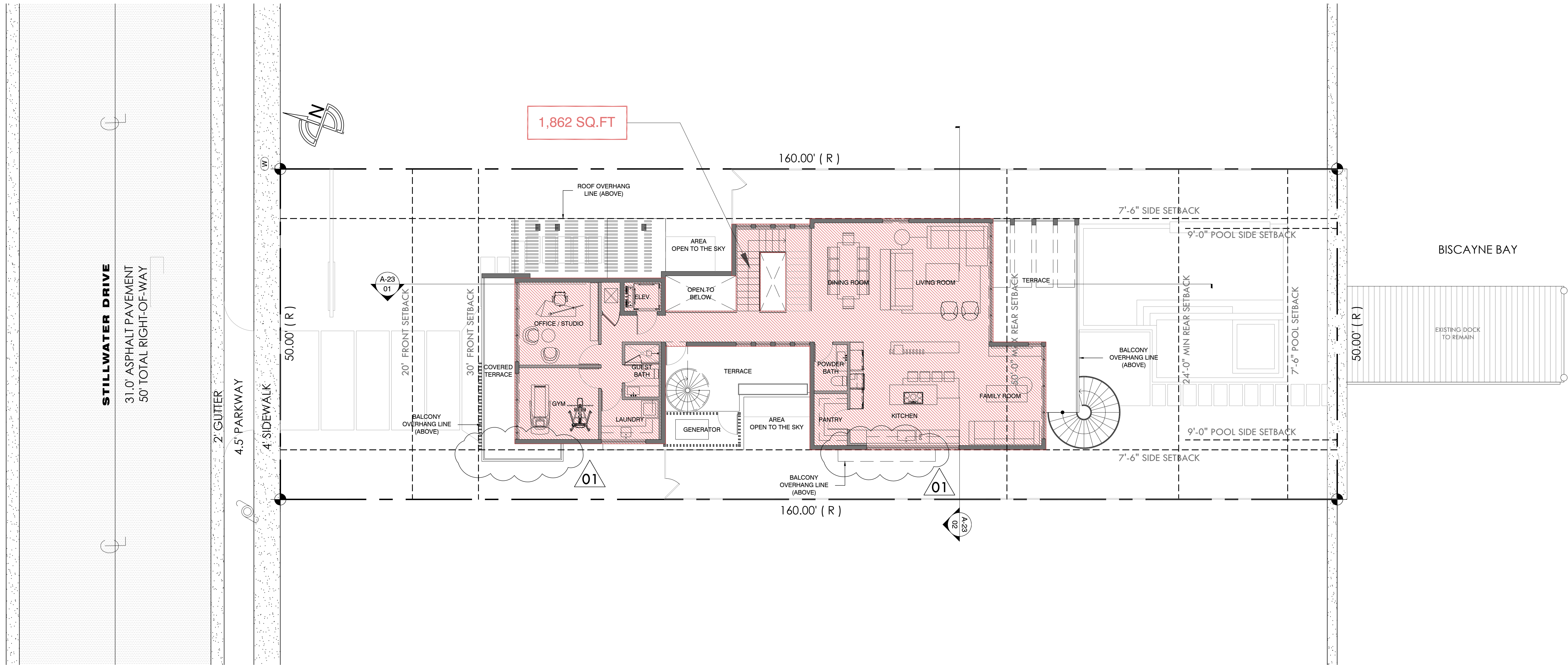
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A-04.1



UNDERSTORY UNIT SIZE CALCULATION			
MAXIMUM PERMITTED	=	5% = 400 SQ.FT	
PROVIDED			
- UNDERSTORY	.....	3.19% = 255 SQ.FT	

UNIT SIZE CALCULATION			
MAXIMUM PERMITTED	=	50% = 4,000 SQ.FT	
PROVIDED			
- UNDERSTORY	.....	255 SQ.FT	
- FIRST FLOOR	.....	1,862 SQ.FT	
- SECOND FLOOR	.....	1,883 SQ.FT	
TOTAL UNIT SIZE PROVIDED	=	50% = 4,000 SQ.FT	



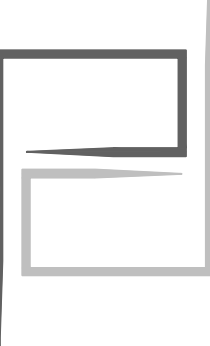
UNIT SIZE CALCULATION

MAXIMUM PERMITTED = 50% = 4,000 SQ.FT

PROVIDED

- UNDERSTORY..... 255 SQ.FT
- FIRST FLOOR 1,862 SQ.FT
- SECOND FLOOR 1,883 SQ.FT

TOTAL UNIT SIZE PROVIDED = 50% = 4,000 SQ.FT

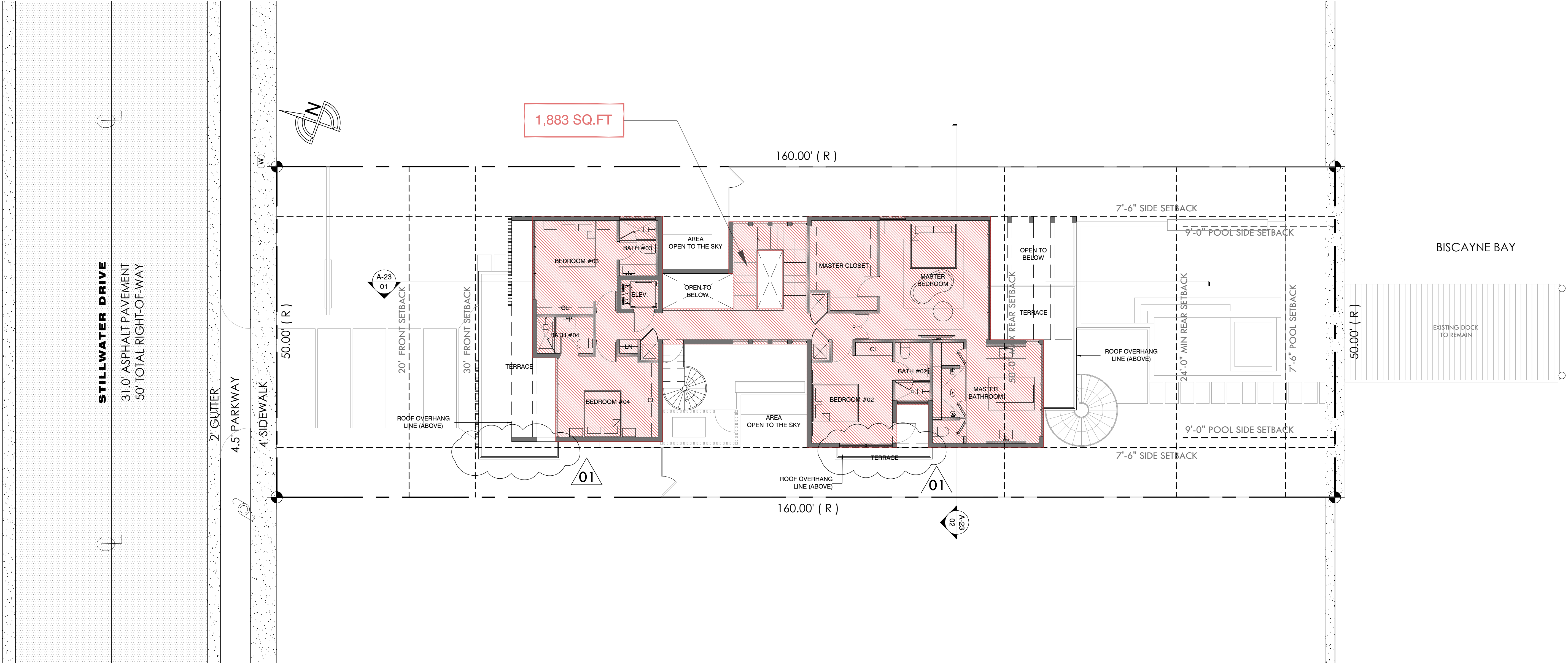


UNIT SIZE DIAGRAM - FIRST FLOOR

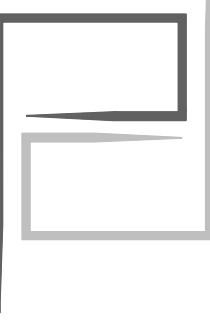
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UNIT SIZE CALCULATION			
MAXIMUM PERMITTED	=	50% = 4,000 SQ.FT	
PROVIDED			
- UNDERSTORY.....		255 SQ.FT	
- FIRST FLOOR		1,862 SQ.FT	
- SECOND FLOOR		1,883 SQ.FT	
TOTAL UNIT SIZE PROVIDED	=	50% = 4,000 SQ.FT	

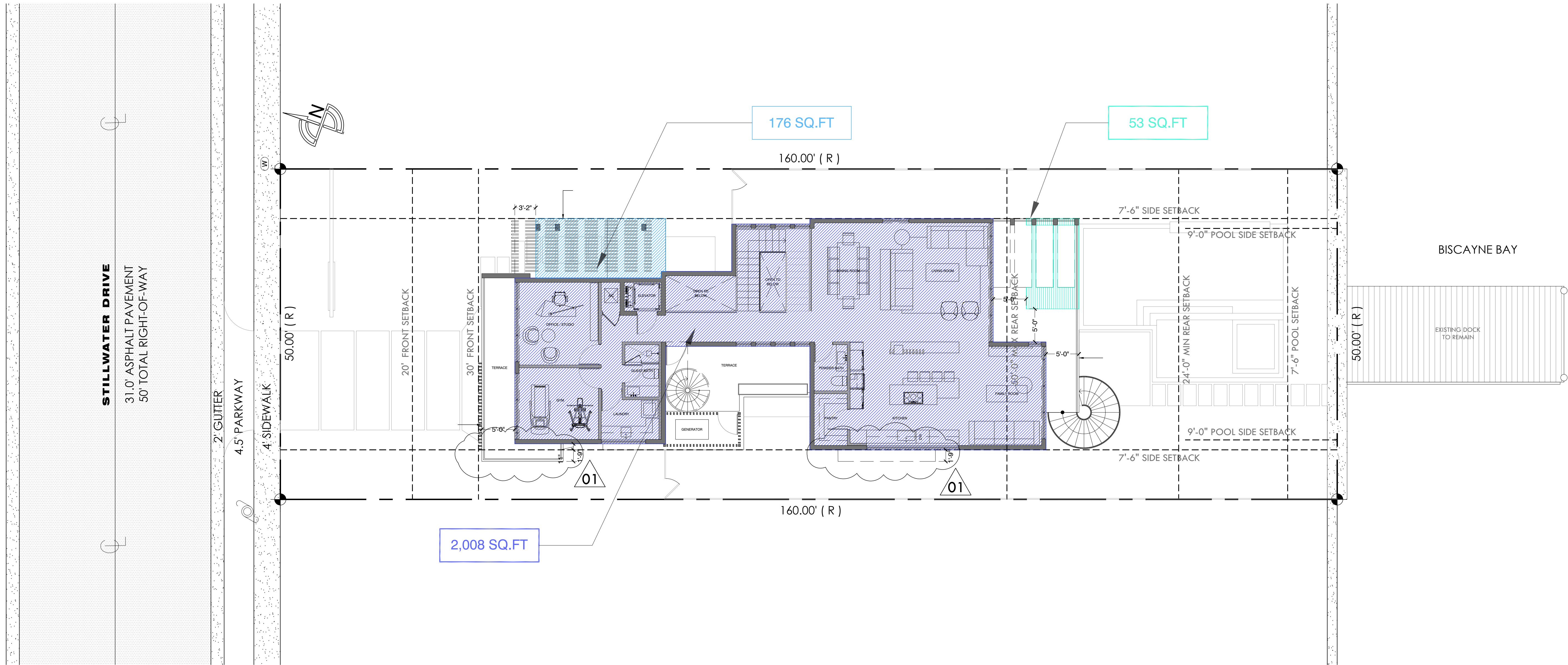


UNIT SIZE DIAGRAM - SECOND FLOOR

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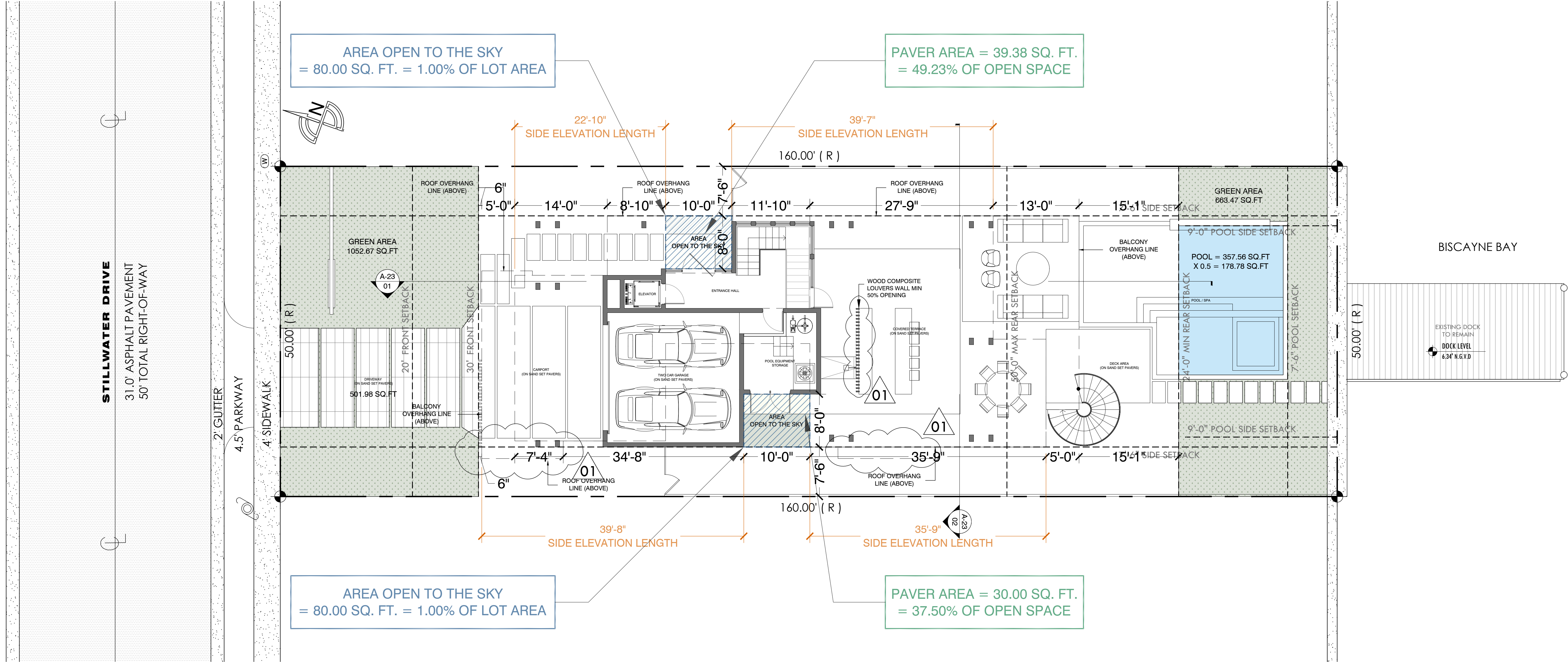
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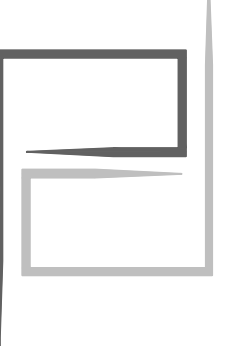


- FIRST FLOOR LIVING AREA
- SECOND FLOOR LIVING AREA OVERLAY
- ROOF OVERHANGS EXCEEDING 5'

LOT COVERAGE CALCULATION			
MAXIMUM PERMITTED	=	30% =	2,400 SQ.FT
PROVIDED			
- FIRST FLOOR	.....	2,008	SQ.FT
- SECOND FLOOR	.....	176	SQ.FT
- ROOF OVERHANG	.....	53	SQ.FT
TOTAL PROVIDED	=	27.96% =	2,237 SQ.FT



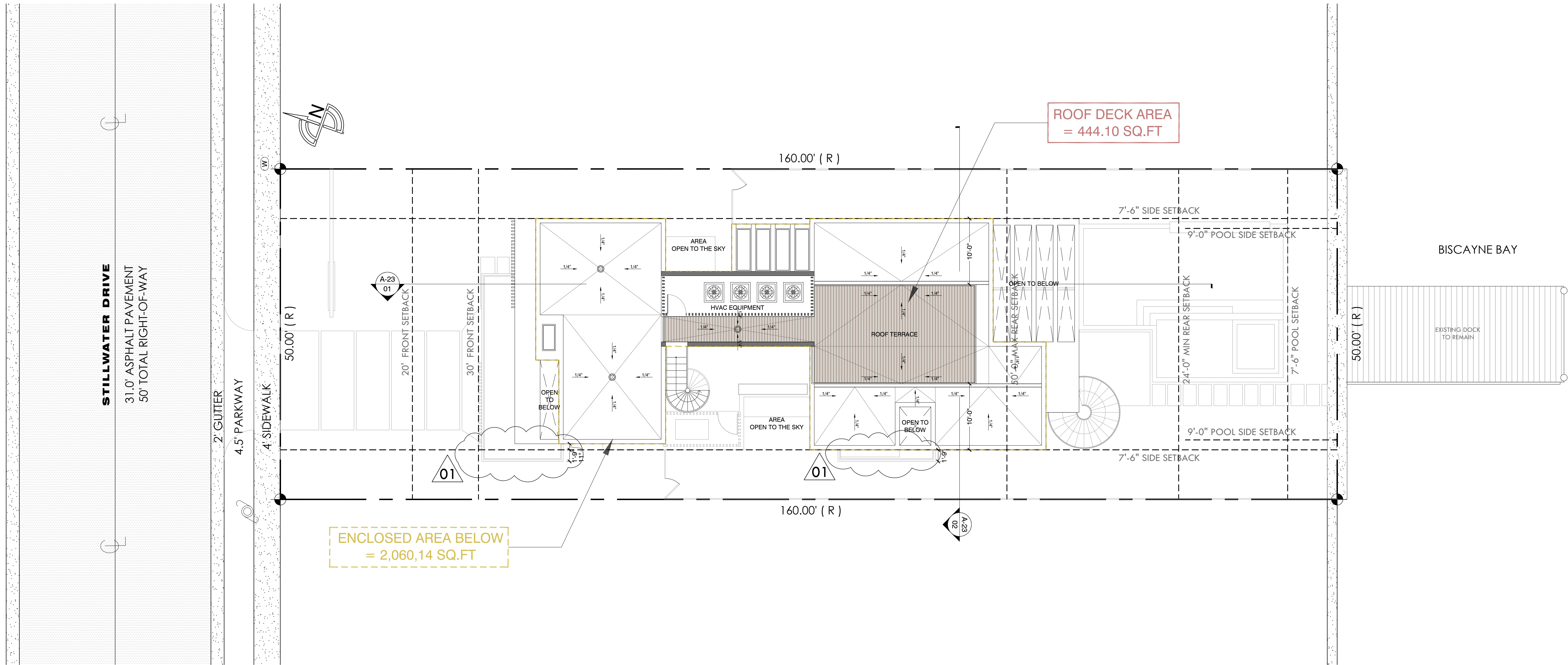
OPEN SPACE CALCULATION	
FRONT YARD	1,500.00 SQ.FT
REQUIRED OPEN SPACE (70%).....	1,050.00 SQ.FT
PROVIDED OPEN SPACE	70.18% = 1,052.67 SQ.FT
REAR YARD.....	1,200.00 SQ.FT
REQUIRED OPEN SPACE (70%).....	840.00 SQ.FT
PROVIDED OPEN SPACE.....	70.19% = 842.25 SQ.FT



OPEN SPACE DIAGRAM

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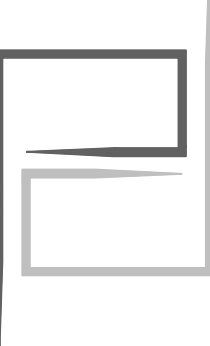
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ROOF DECK AREA CALCULATION

MAXIMUM PERMITTED = 25% = 515.04 SQ.FT

PROVIDED
- ROOF DECK 21.55% = 444.10 SQ.FT

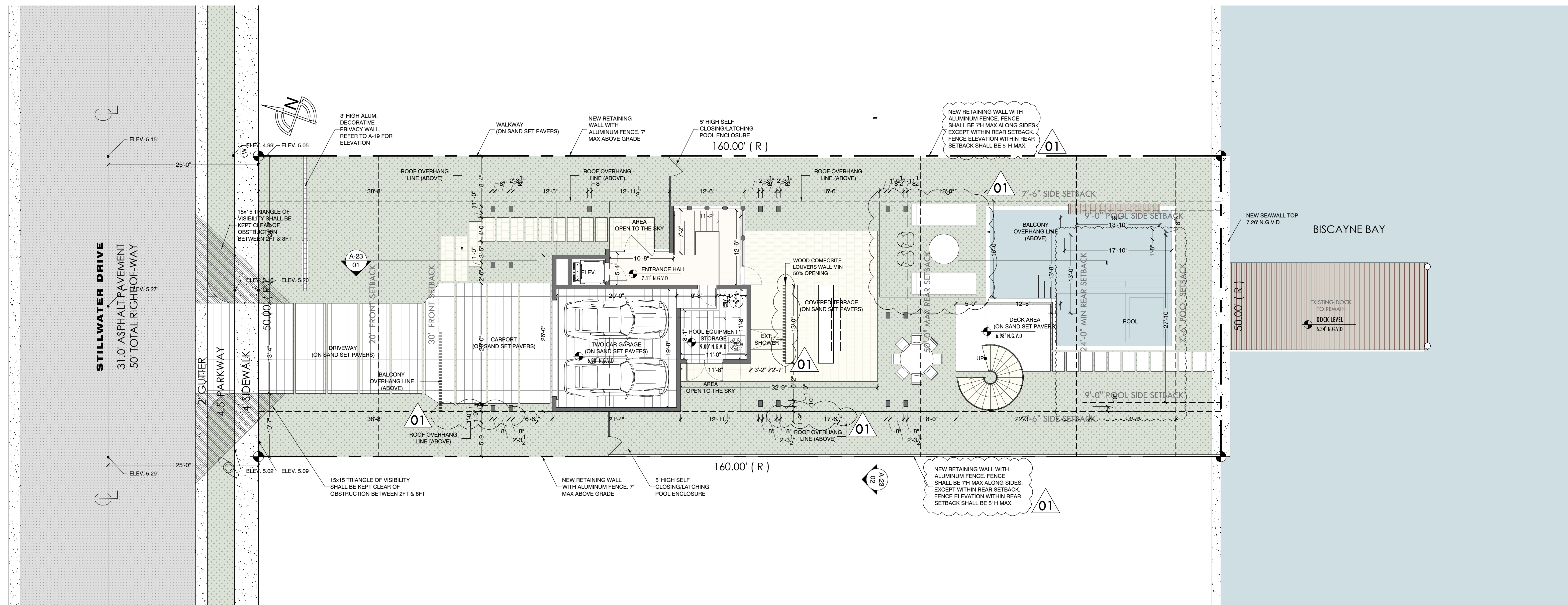


ROOF DECK DIAGRAM

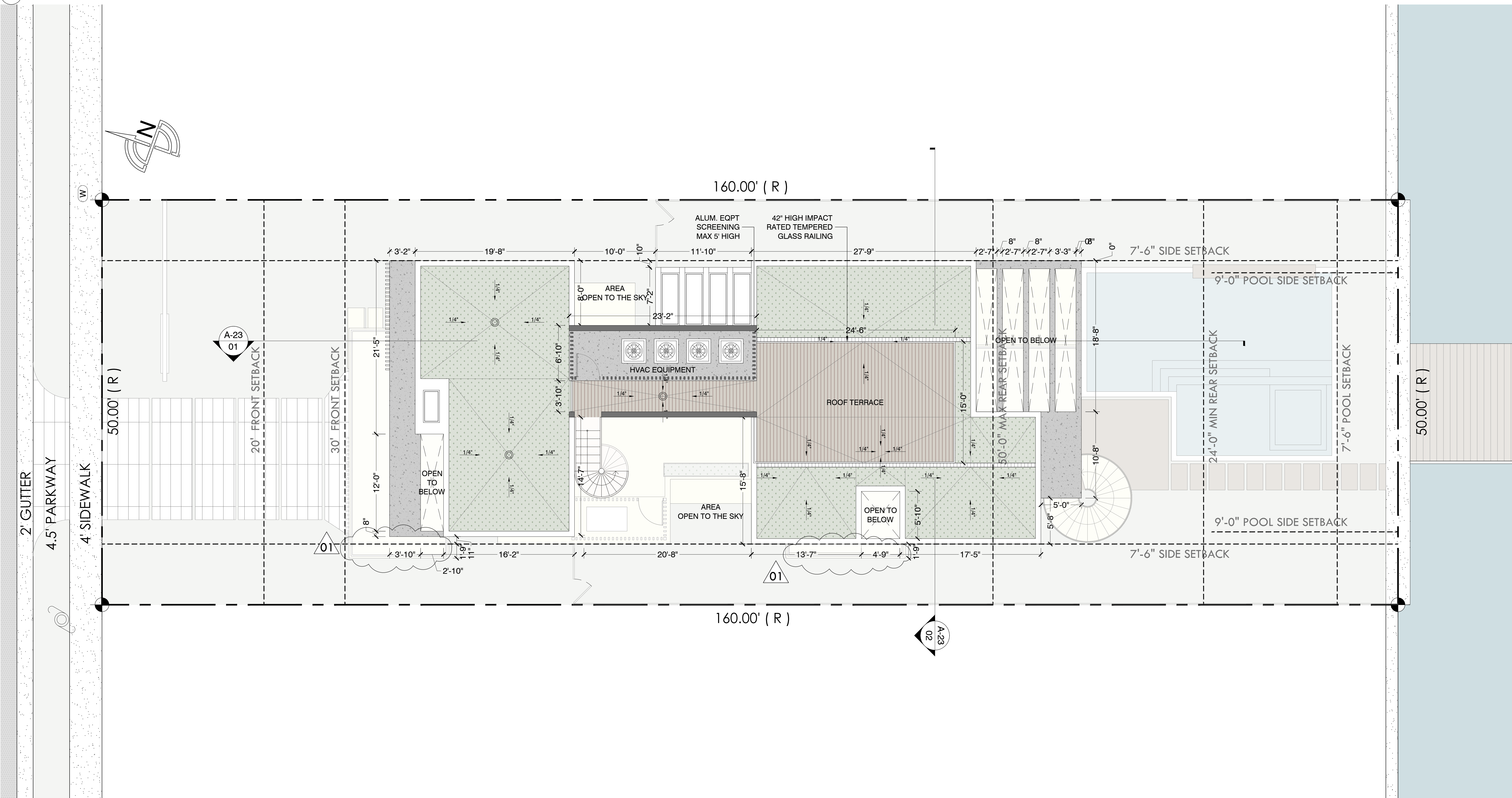
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ROOF PLAN

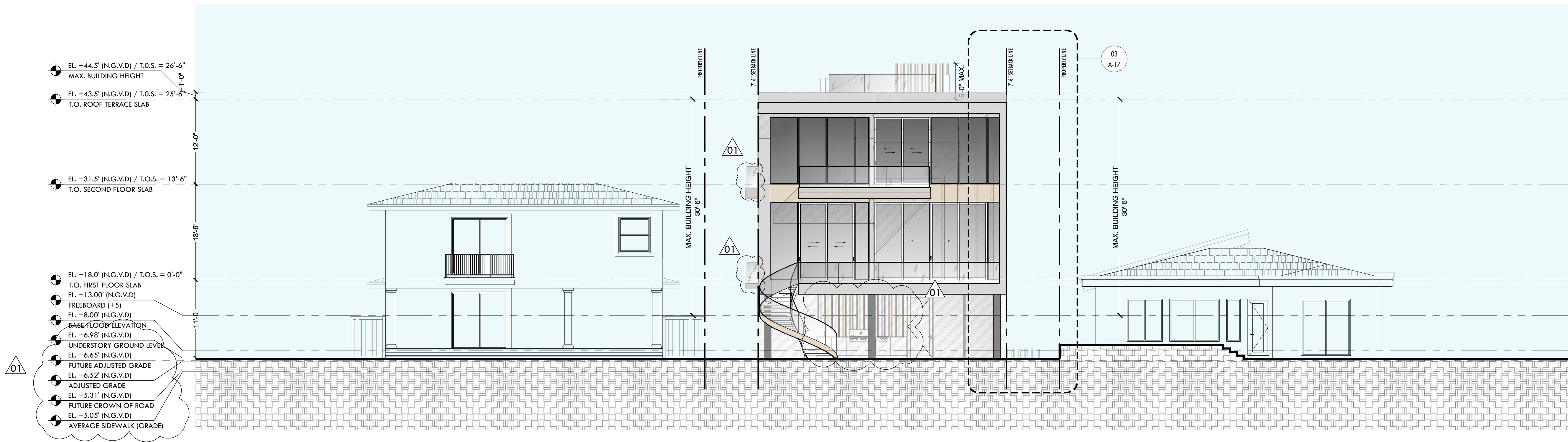
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SCALE: 3/32" = 1'-0"

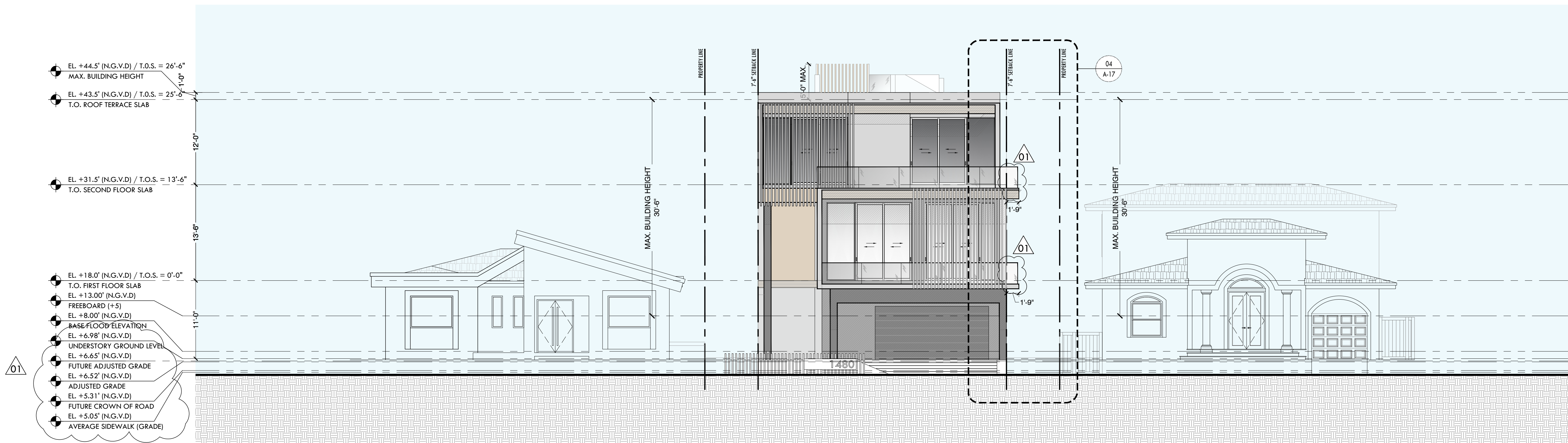
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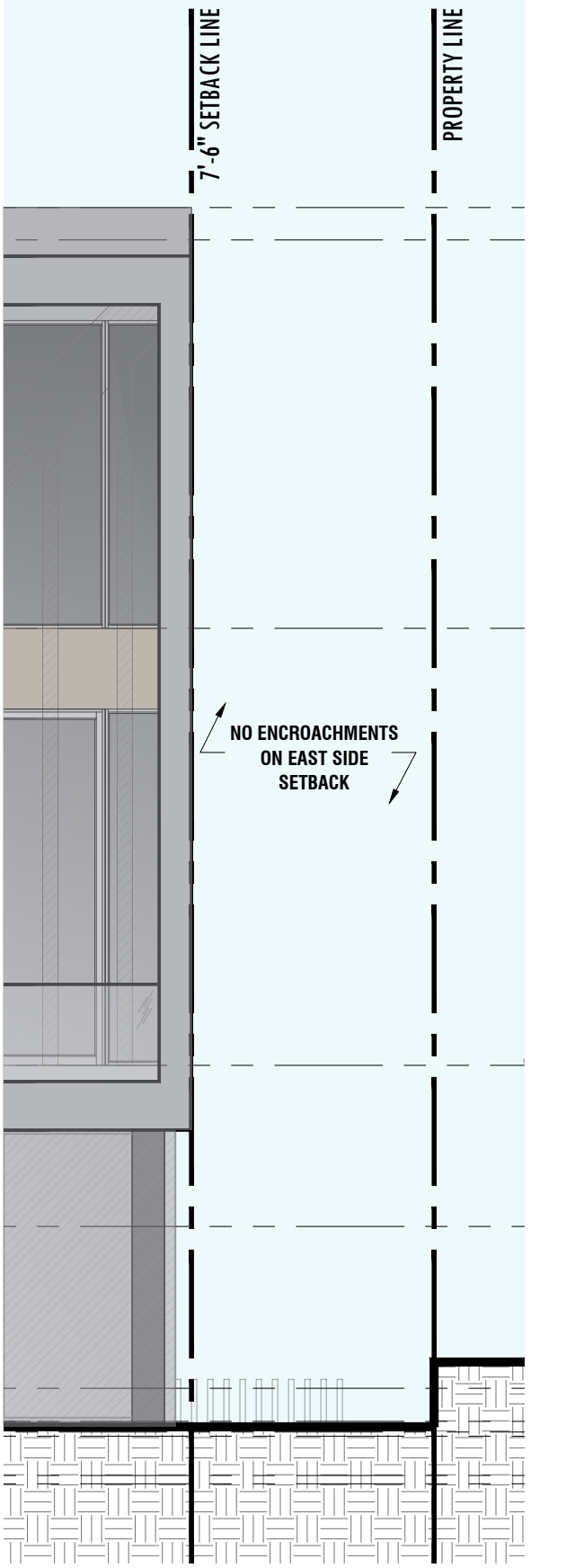
01 SOUTH ELEVATION



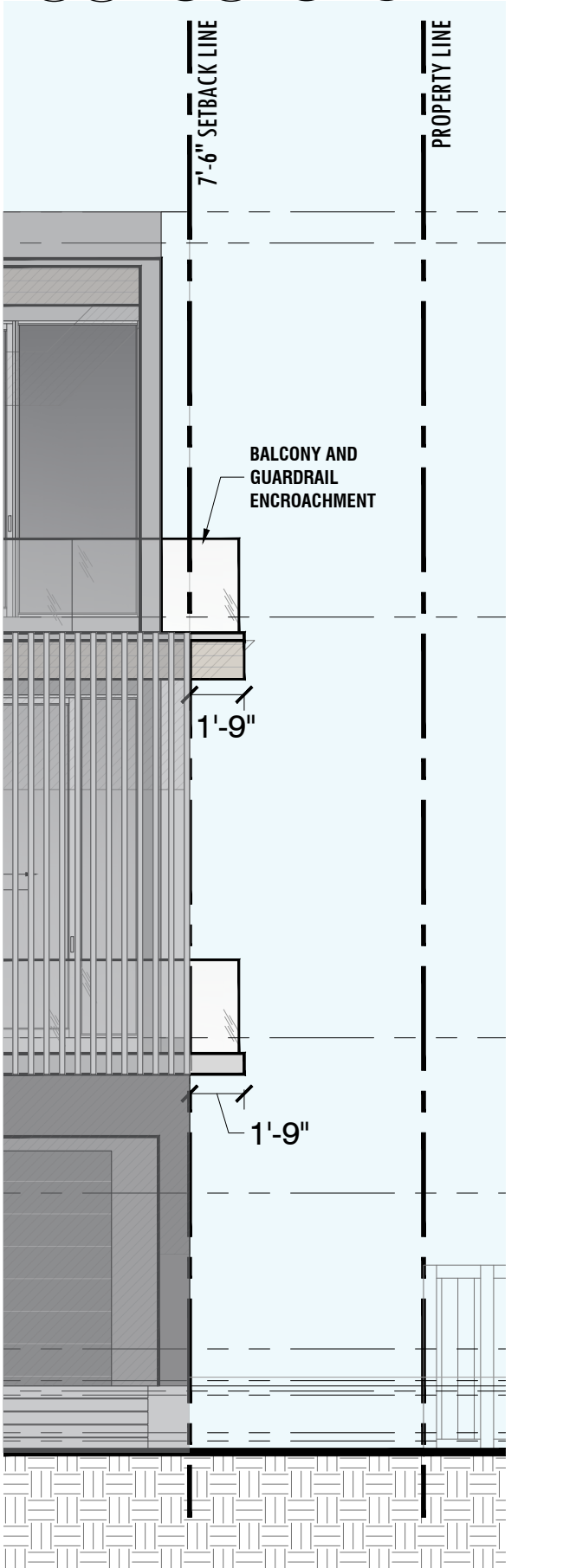
02 NORTH ELEVATION



03 EAST SIDE YARD DRAWING



04 WEST SIDE YARD DRAWING



NORTH / SOUTH ELEVATIONS

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

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

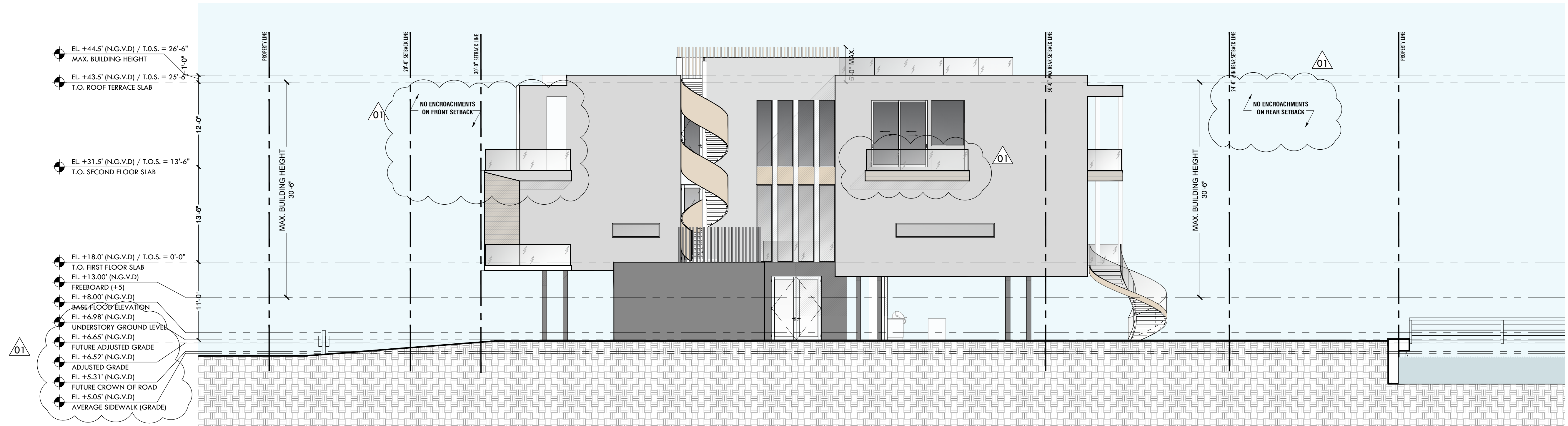
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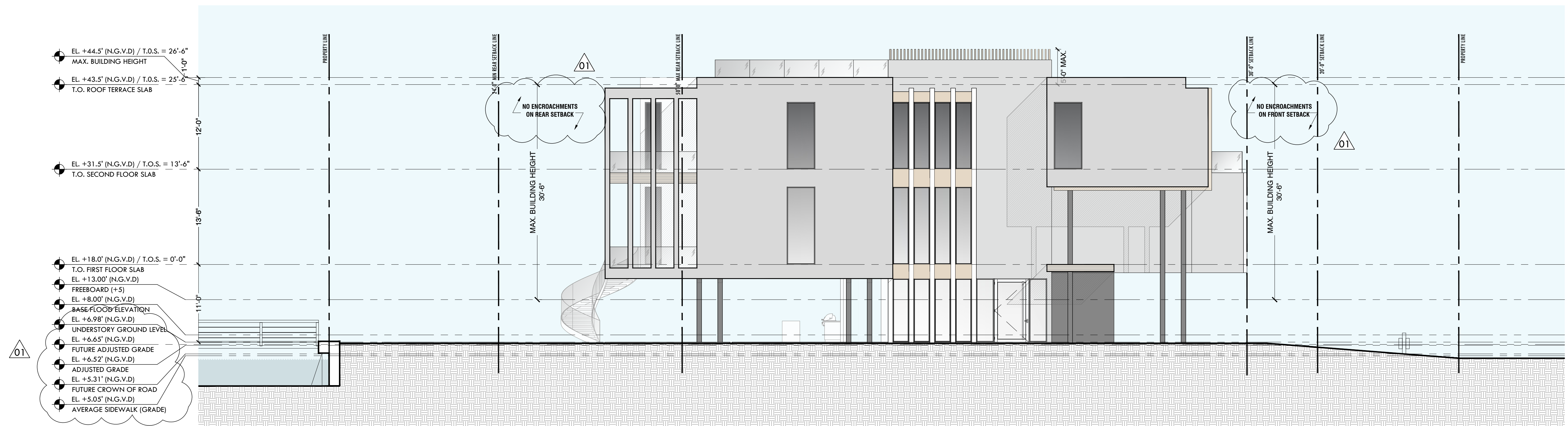
01 WEST ELEVATION

SCALE: AS NOTED



02 EAST ELEVATION

SCALE: AS NOTED



EAST / WEST ELEVATIONS

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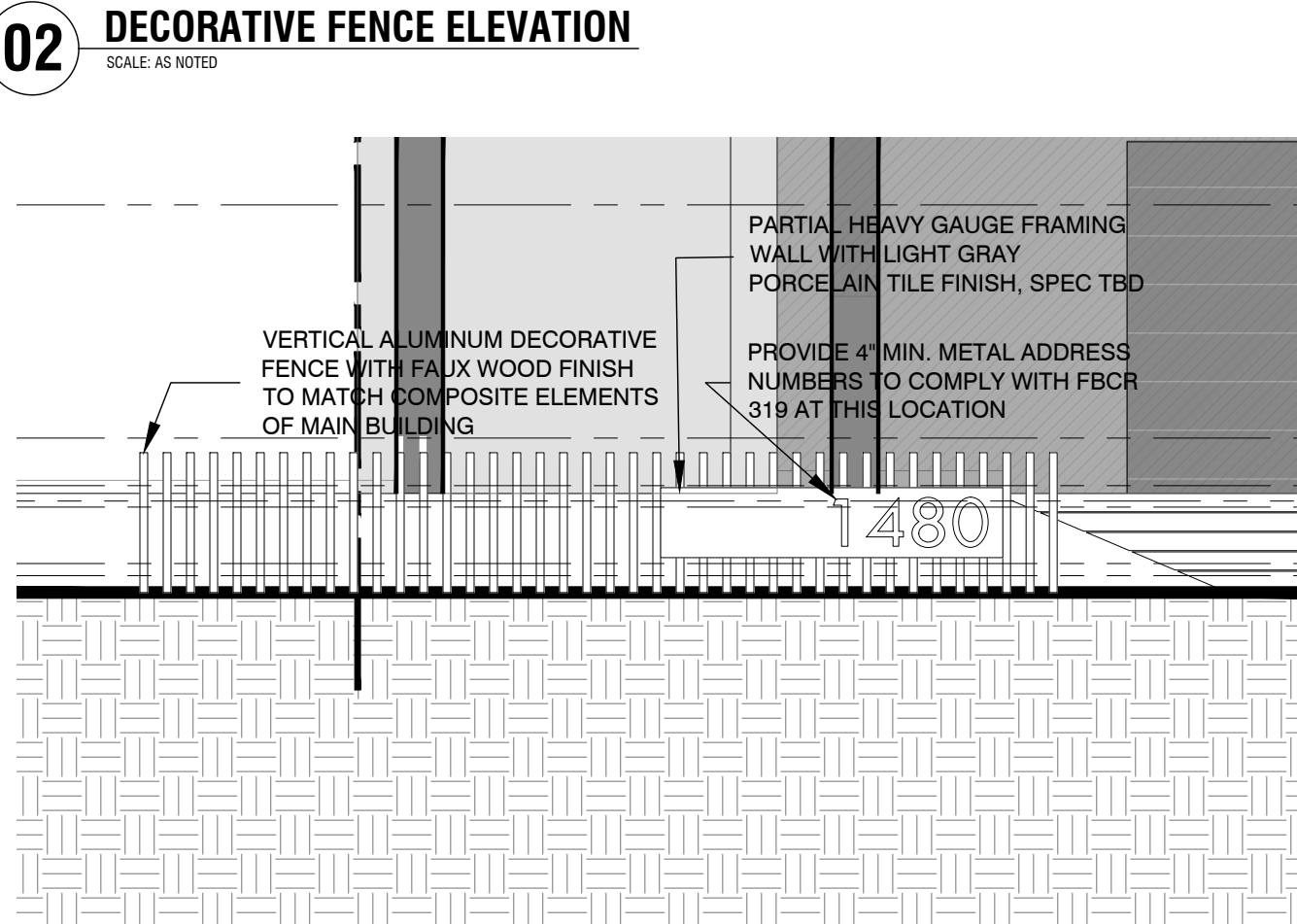
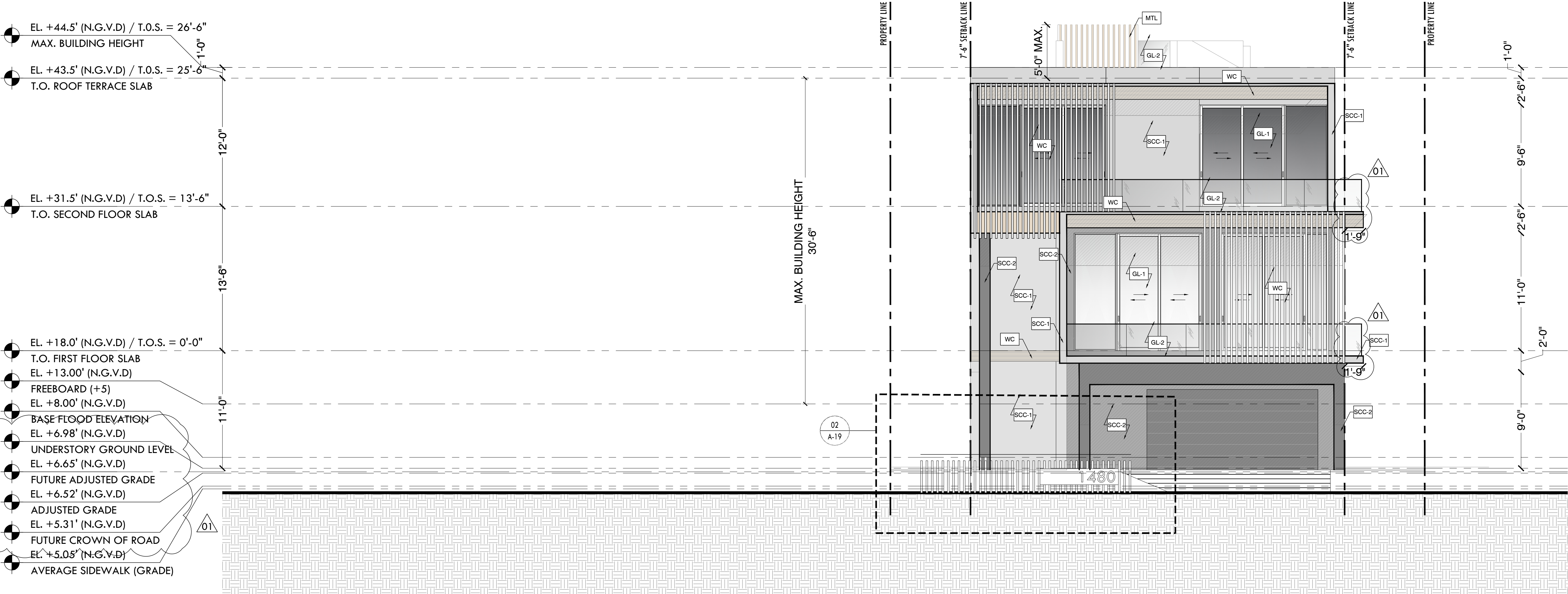
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SCALE: 1/16" = 1'-0"

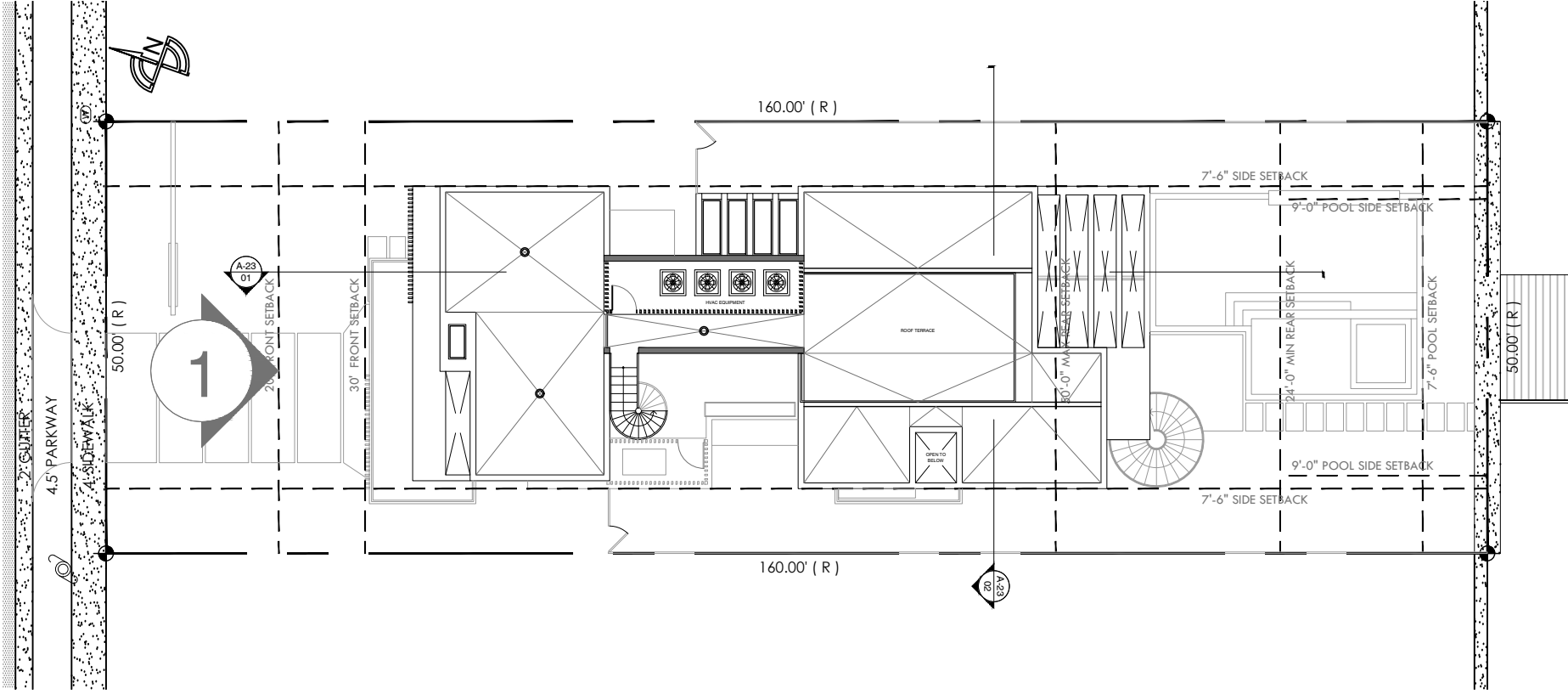
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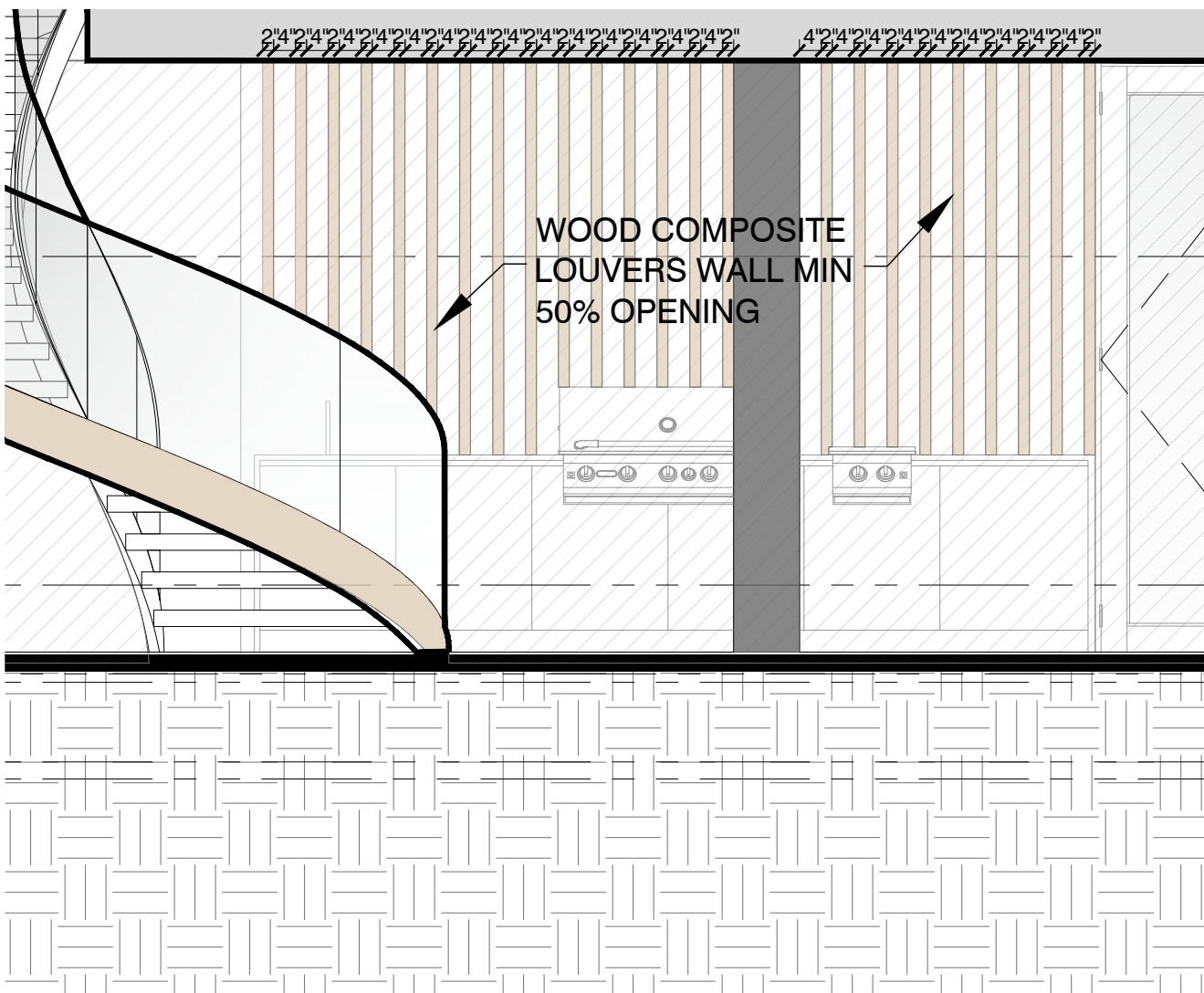
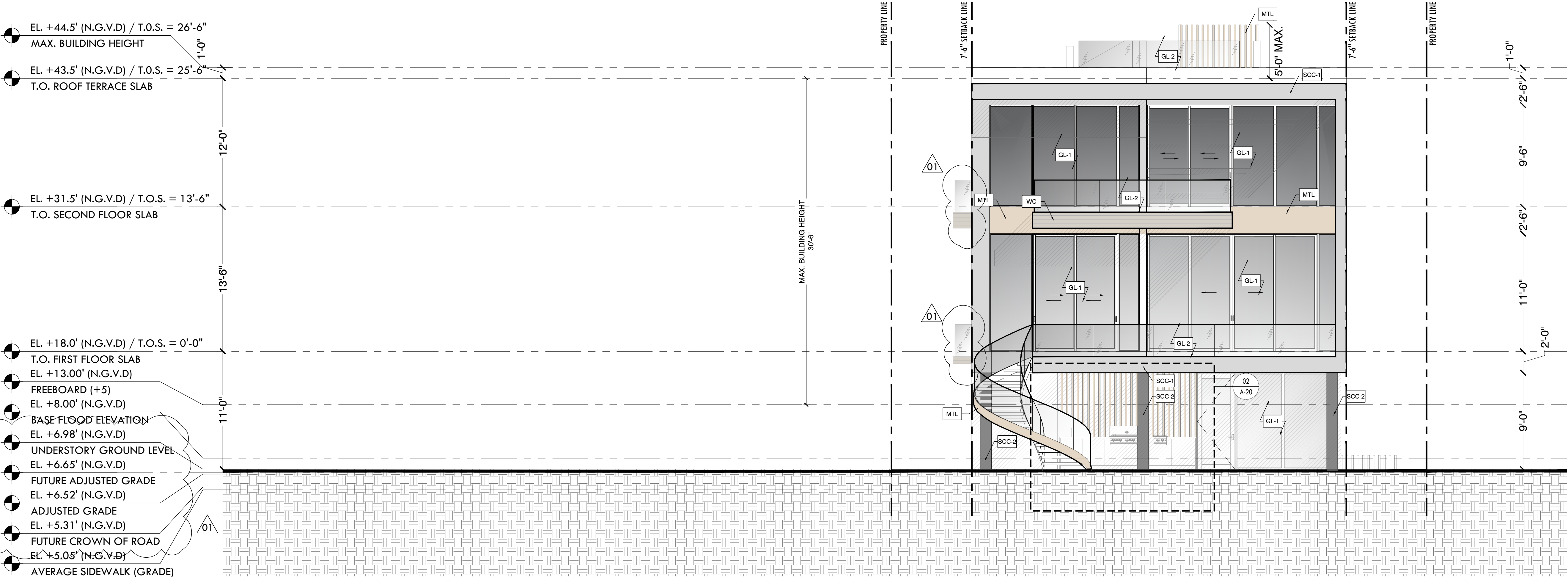


ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.



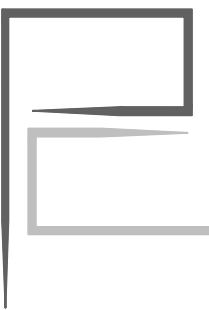
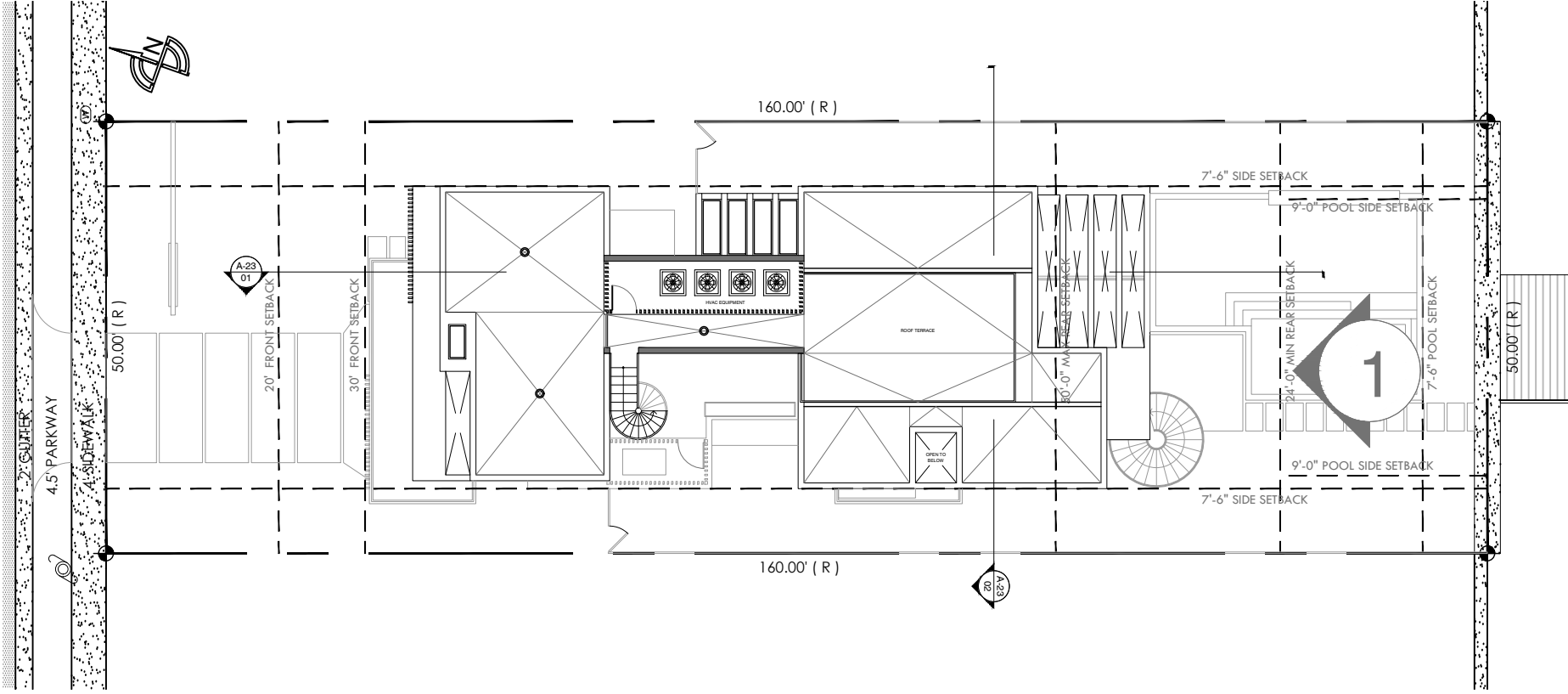
02

ELEVATION KEY PLAN



TOTAL AREA OF WALL = 119.21 SQ. FT
TOTAL OPEN AREA = 79.29 SQ. FT = 66.21% OF TOTAL

ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. 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 DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.

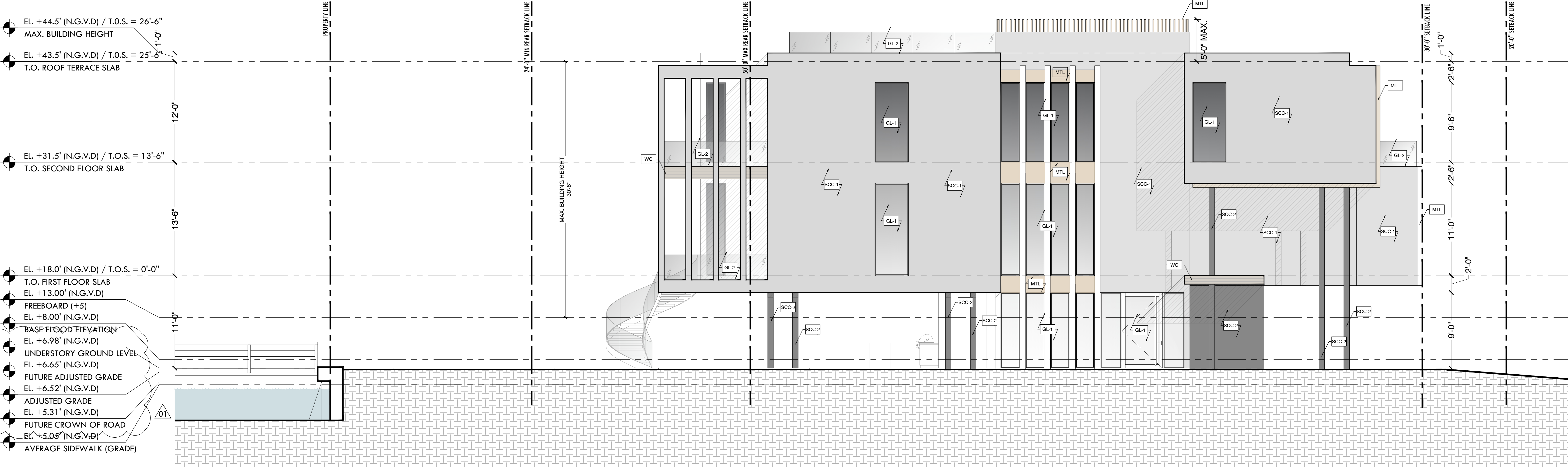


SOUTH ELEVATION

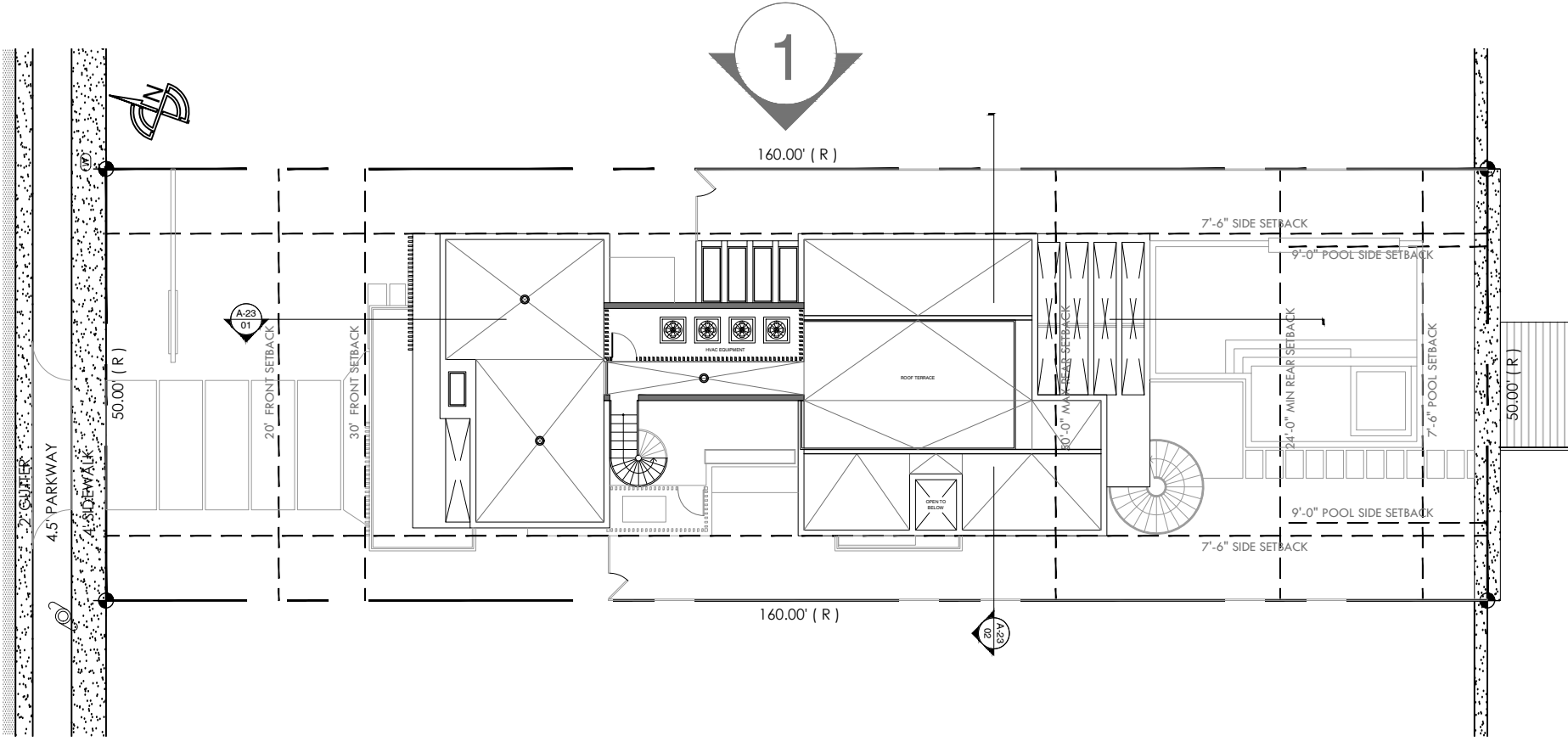
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A-20



ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. 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 DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.



02 ELEVATION KEY PLAN



EAST ELEVATION

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

PRESCHER + BASSAN
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