




1480 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB24-1046 - FINAL SUBMITTAL 

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY

 MIAMI BEACH - FINAL SUBMITTAL

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

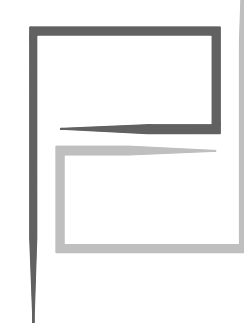
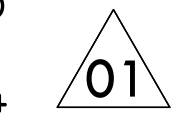
 PRESCHEL + BASSAN
STUDIO

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

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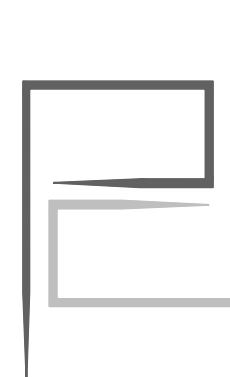
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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1480 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-2090		
3	BOARD AND FILE NUMBERS:	DRB24-1046		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOD ELEVATION:	AE - 8.00 FT NGVD	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	ACCESSORY 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

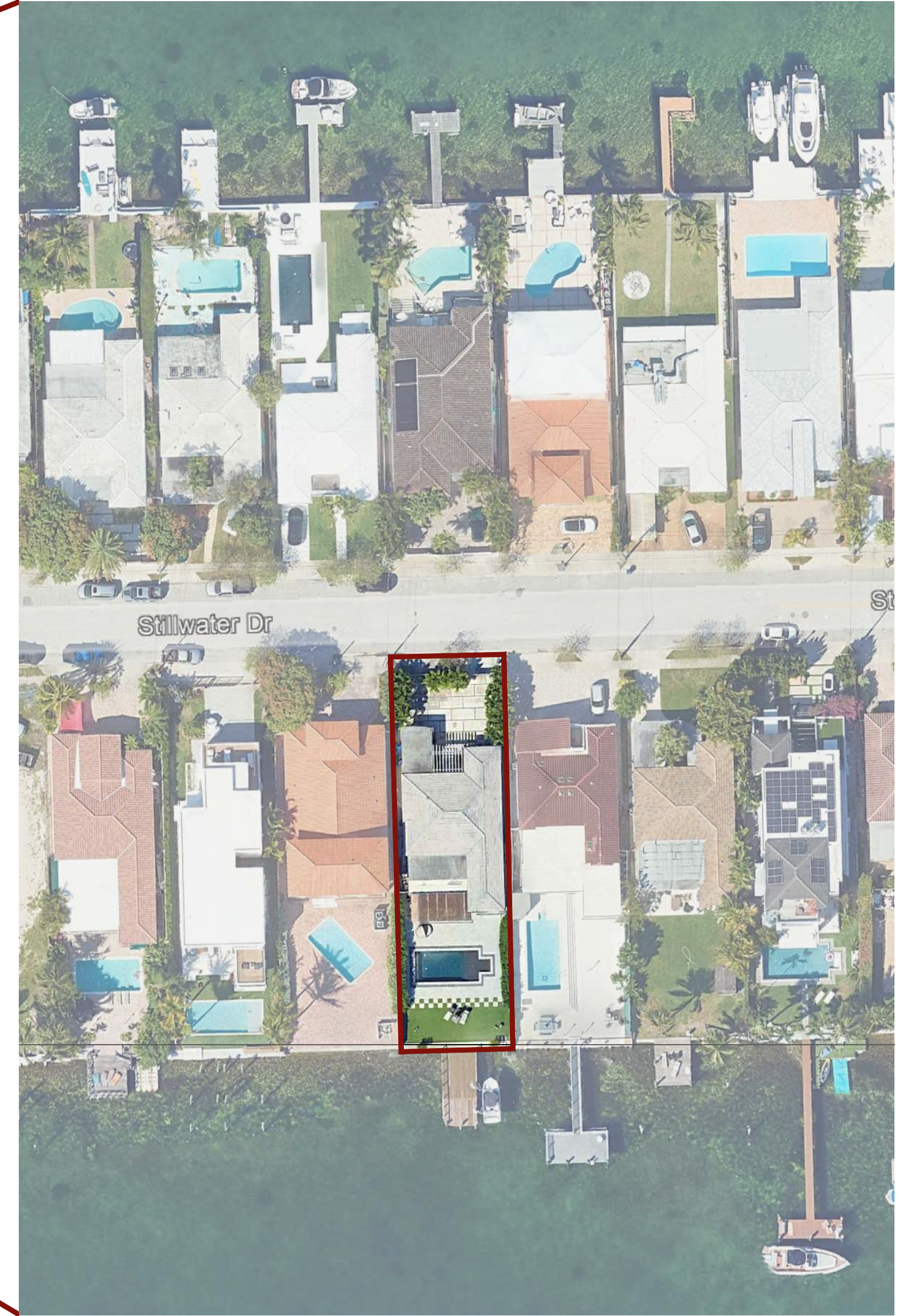
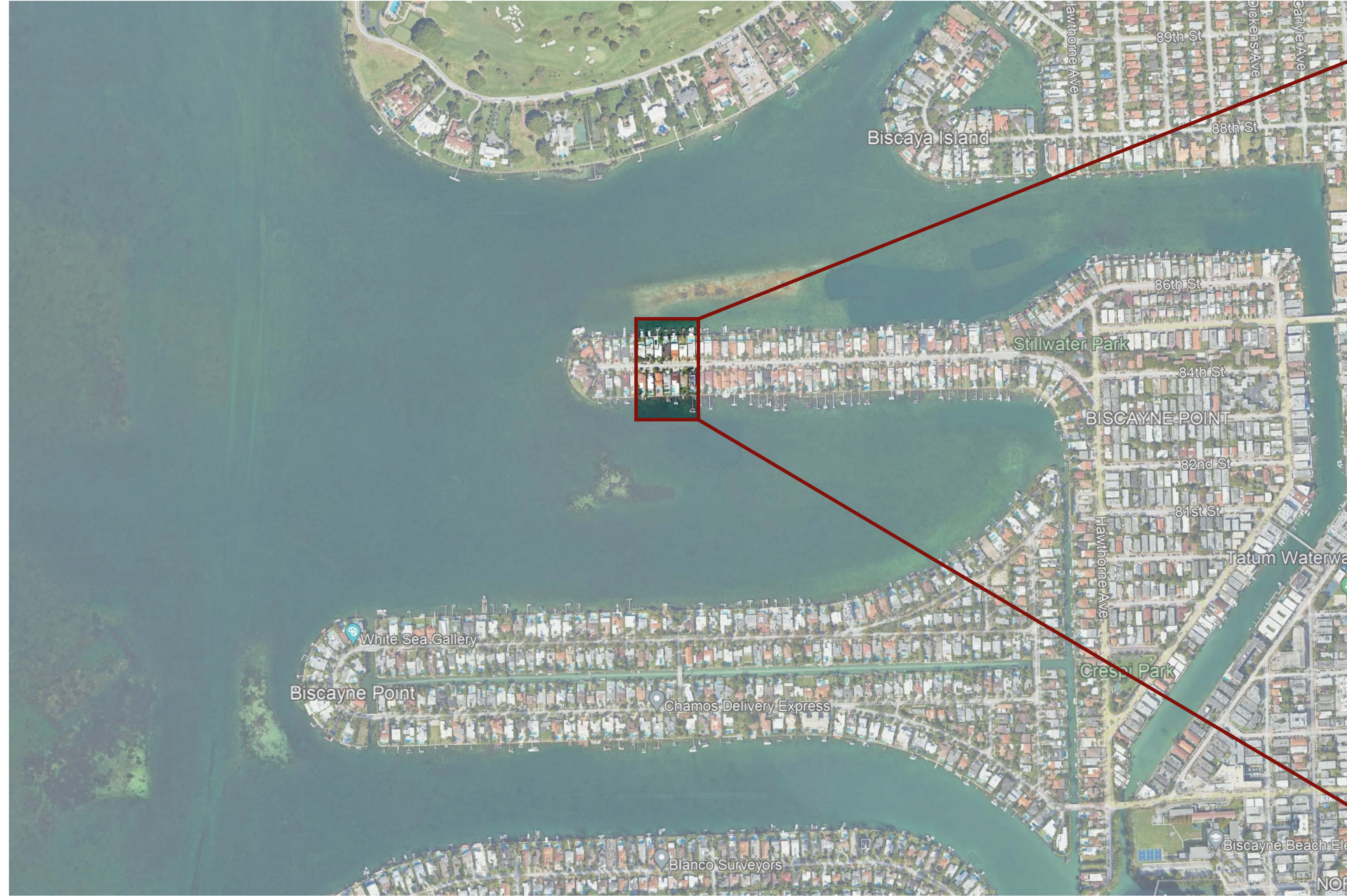


ZONING INFORMATION

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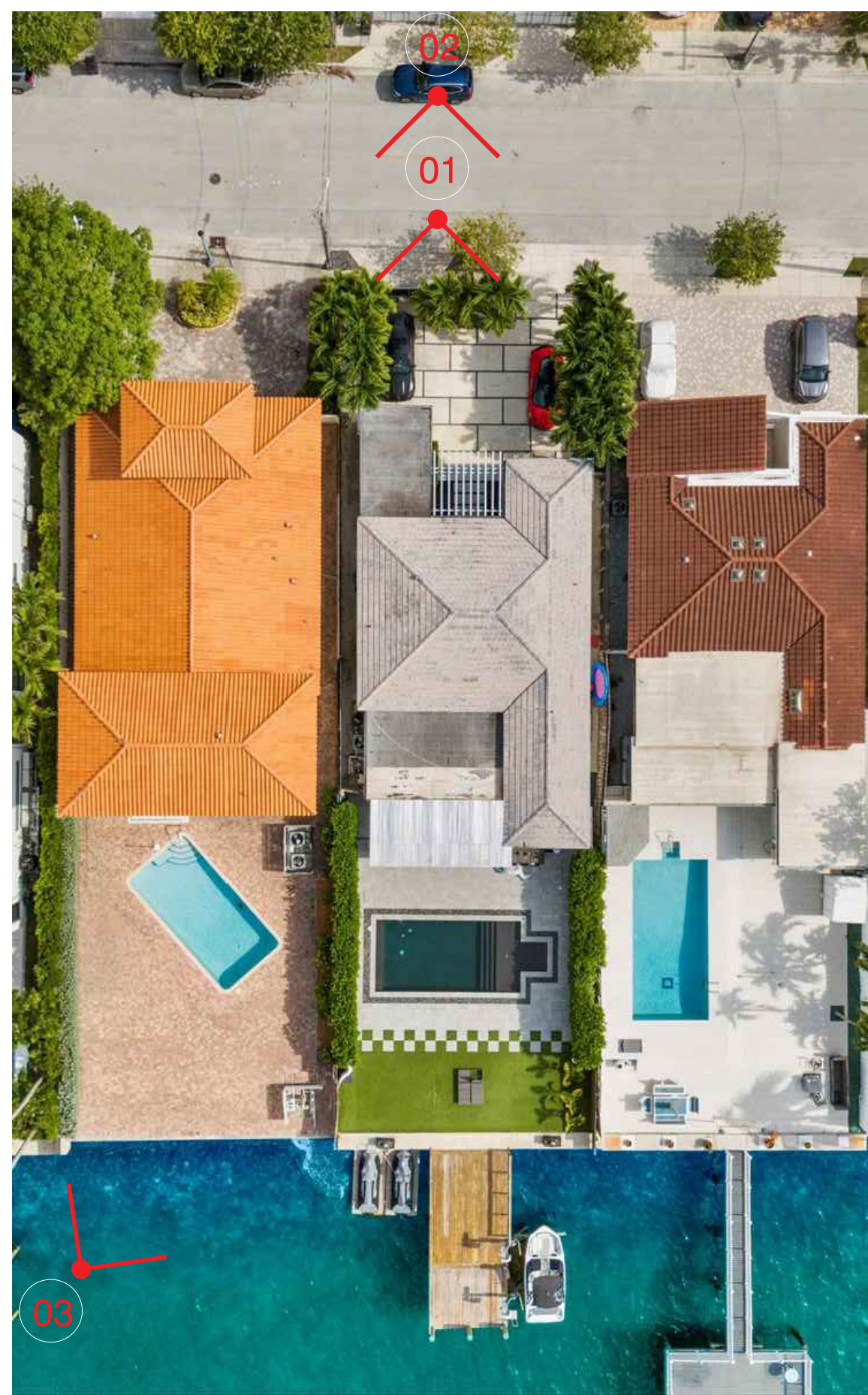


LOCATION MAP

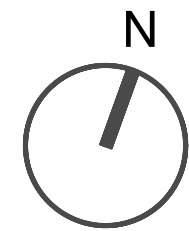
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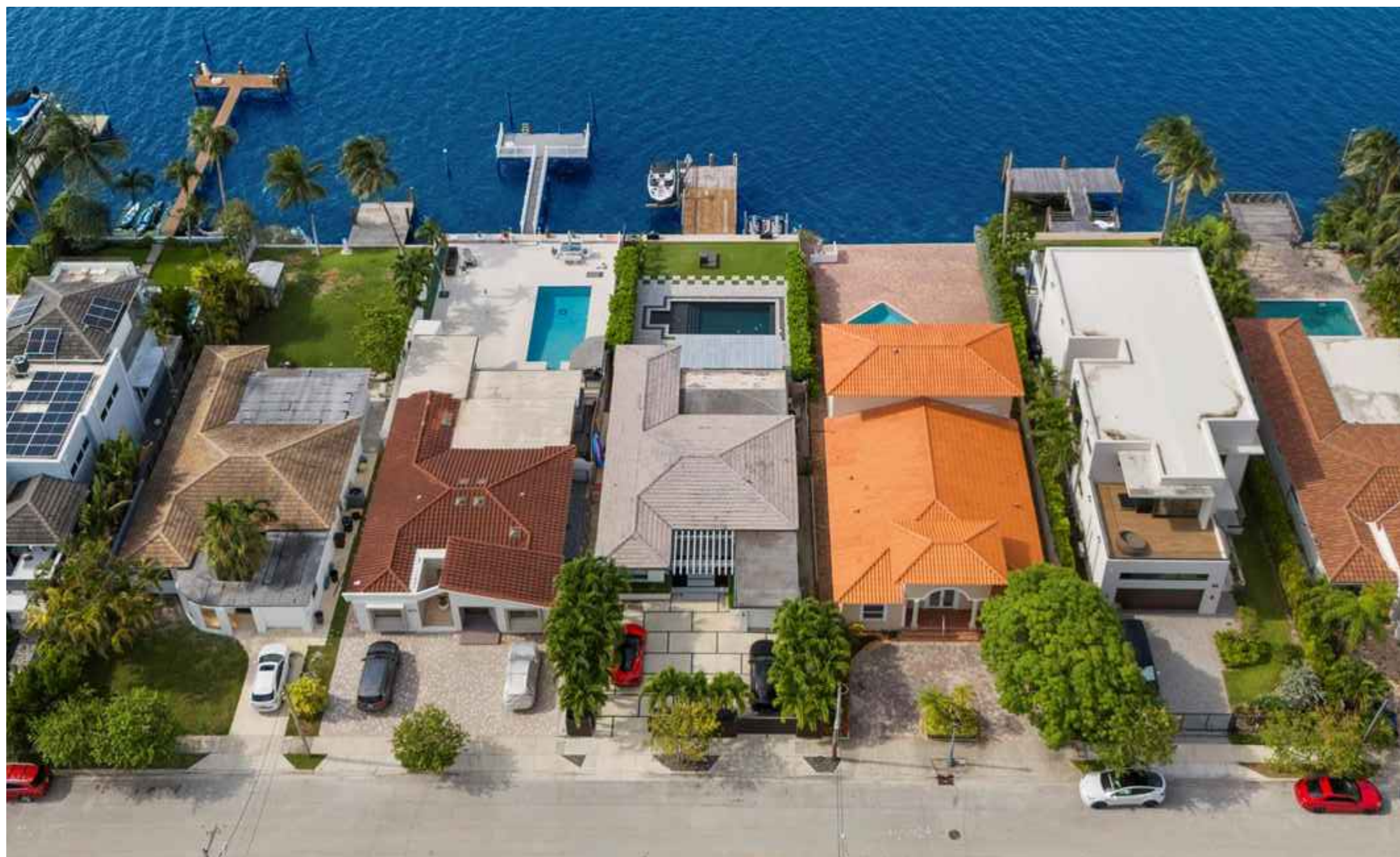
A-02



00 LOCATION MAP
SCALE: N/A



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



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

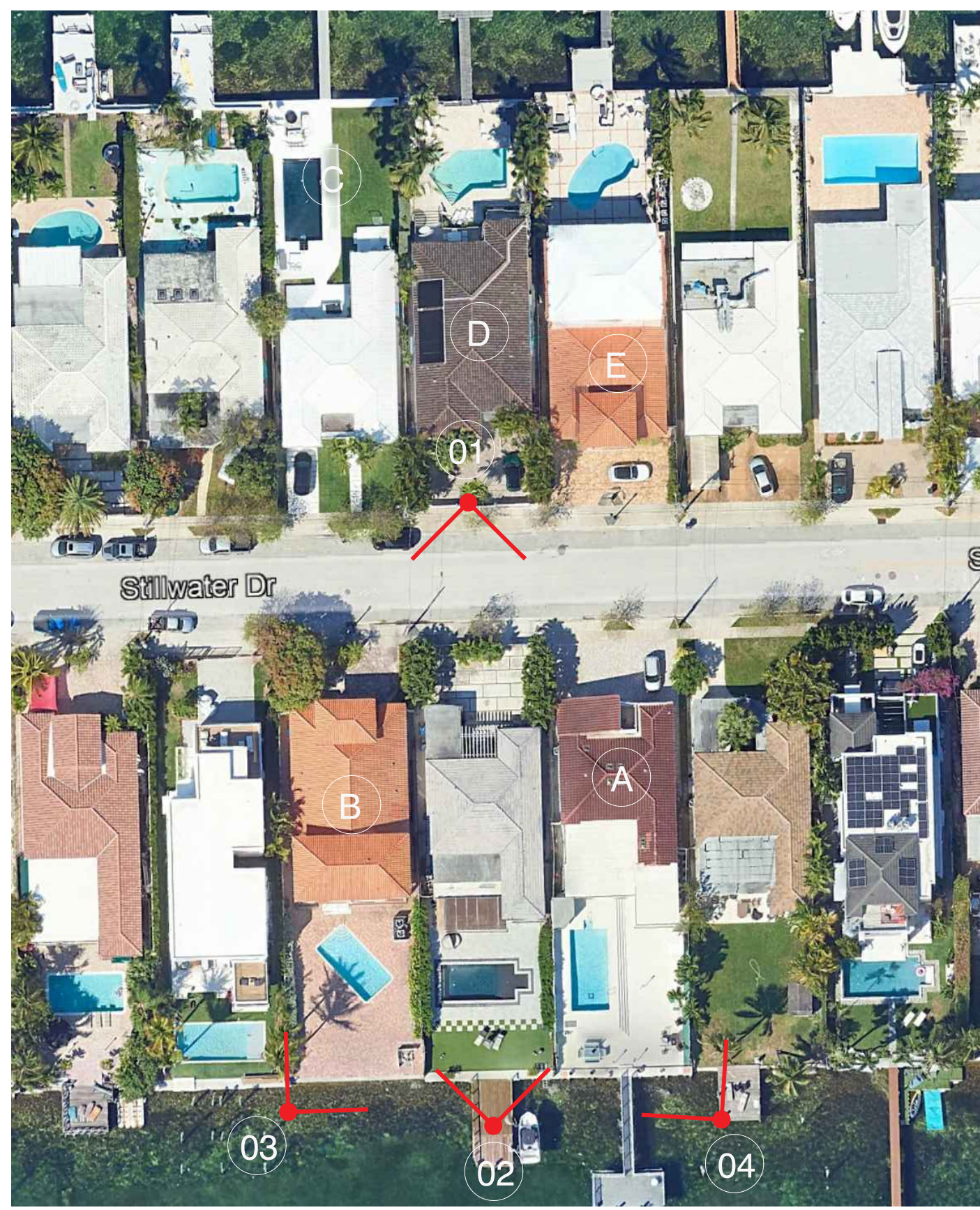


03 AERIAL VIEW (REAR VIEW)
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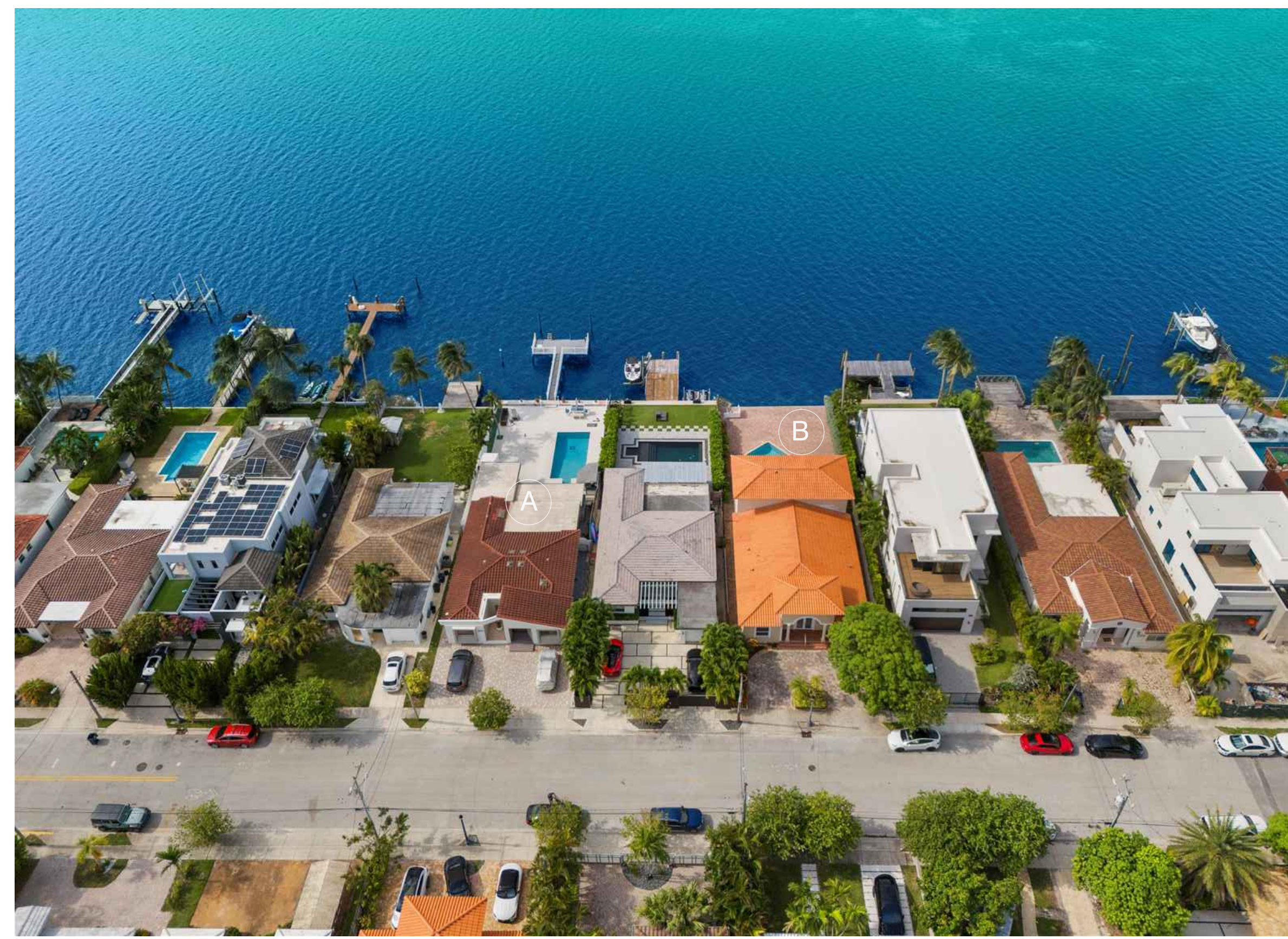
EXISTING CONDITIONS

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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



SITE



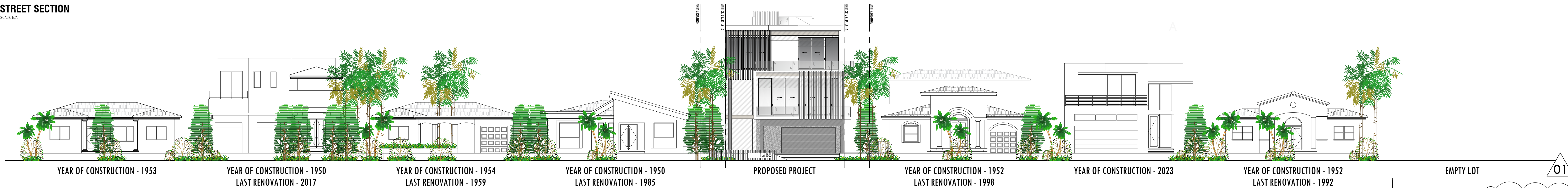
11. 1560 STILLWATER



12. 1580 STILLWATER

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

01 STREET SECTION

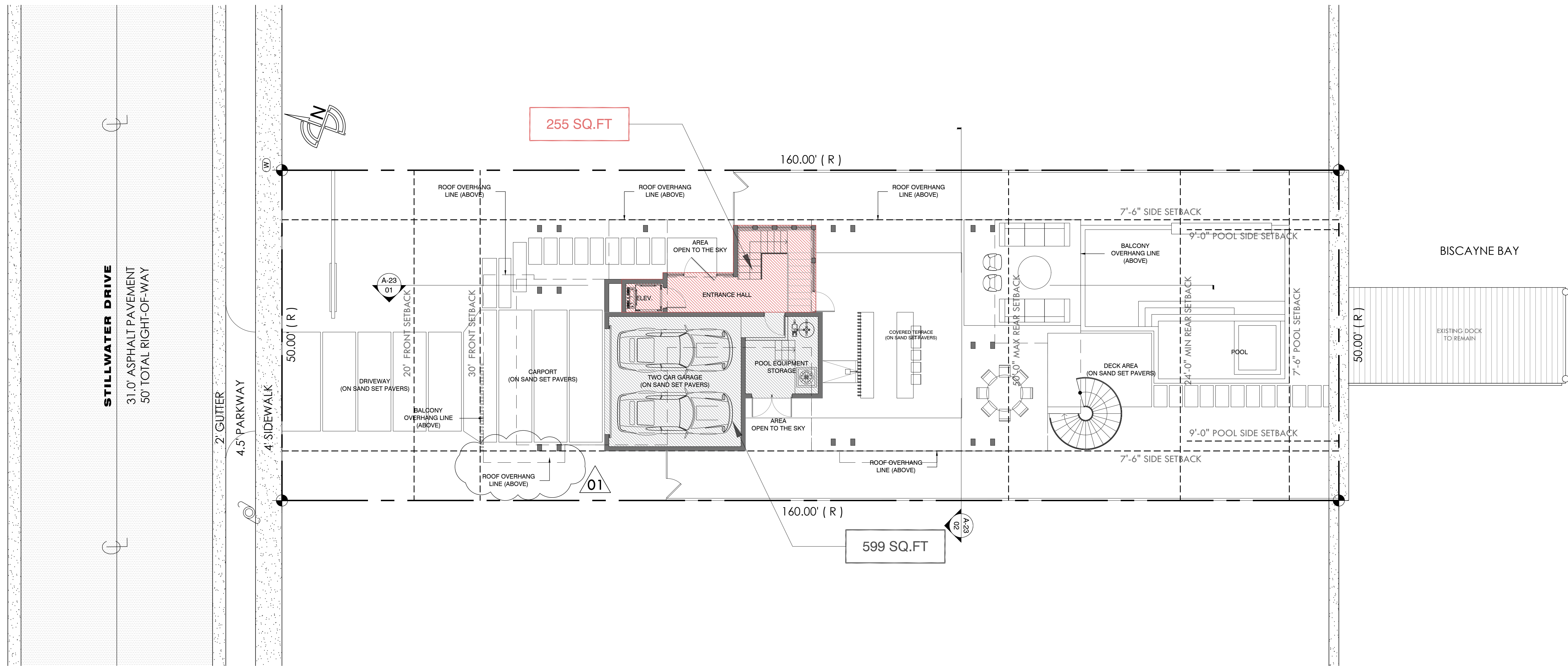


CONTEXTUAL ELEVATION

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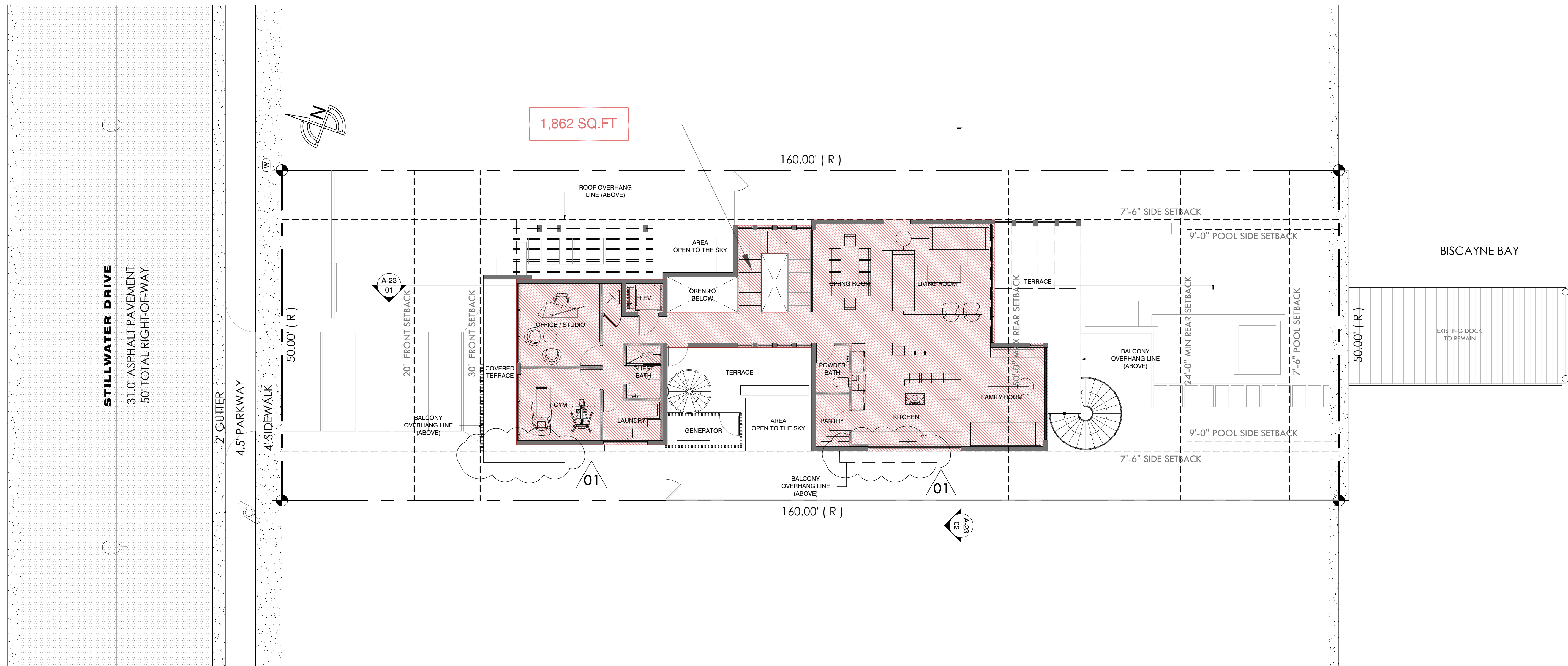
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A-04.1

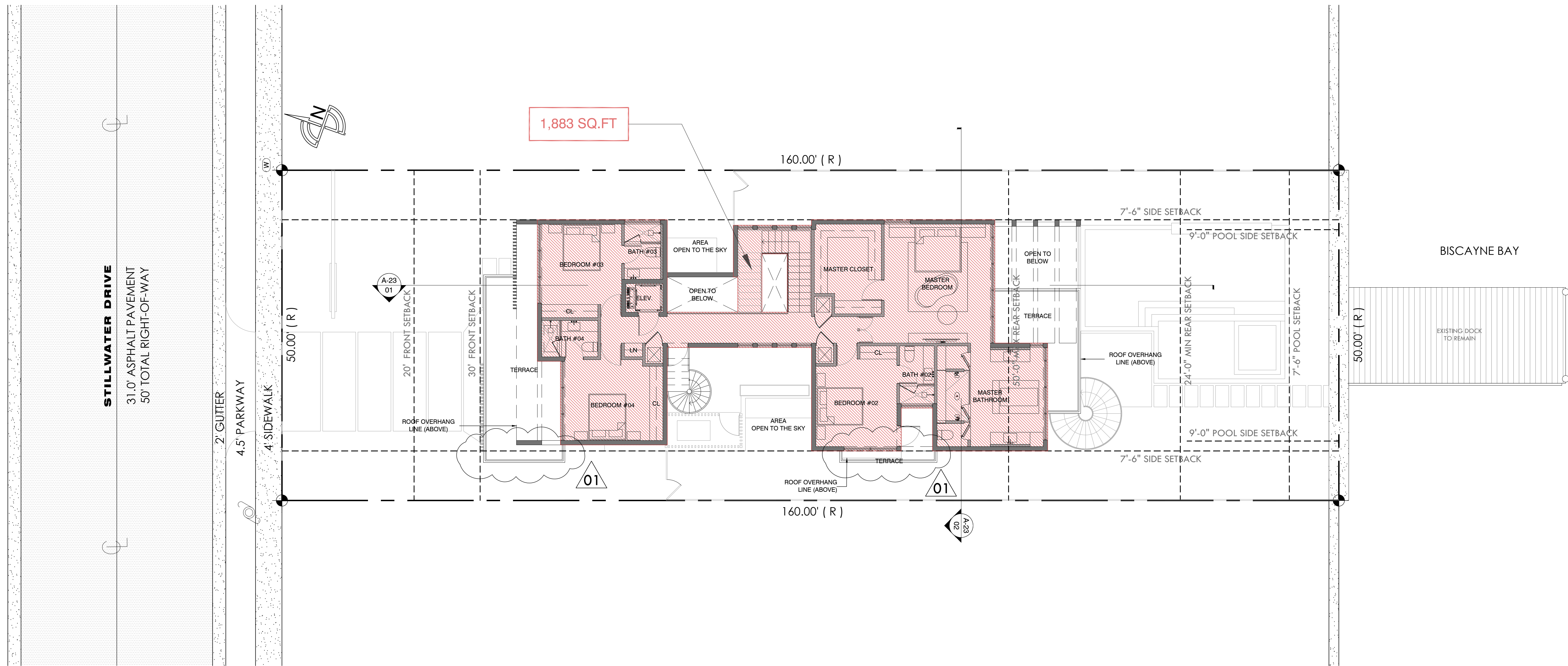


UNDERSTORY UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 5% = 400 SQ.FT
PROVIDED	
- UNDERSTORY	3.19% = 255 SQ.FT

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



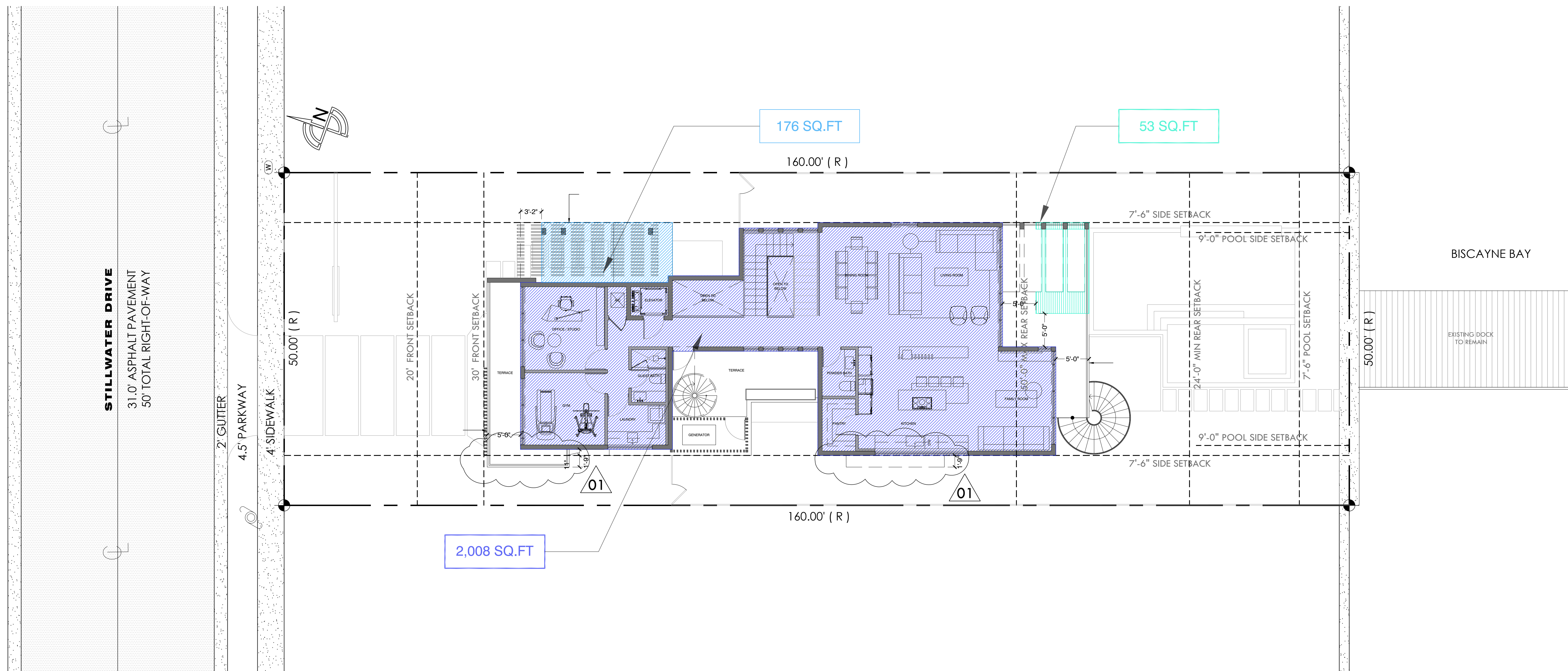
UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 50% = 4,000 SQ.FT
PROVIDED	
- UNDERSTORY.....	255 SQ.FT
- FIRST FLOOR	1,862 SQ.FT
- SECOND FLOOR	1,883 SQ.FT
TOTAL UNIT SIZE PROVIDED	= 50% = 4,000 SQ.FT

UNIT SIZE DIAGRAM - SECOND FLOOR

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A-07



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

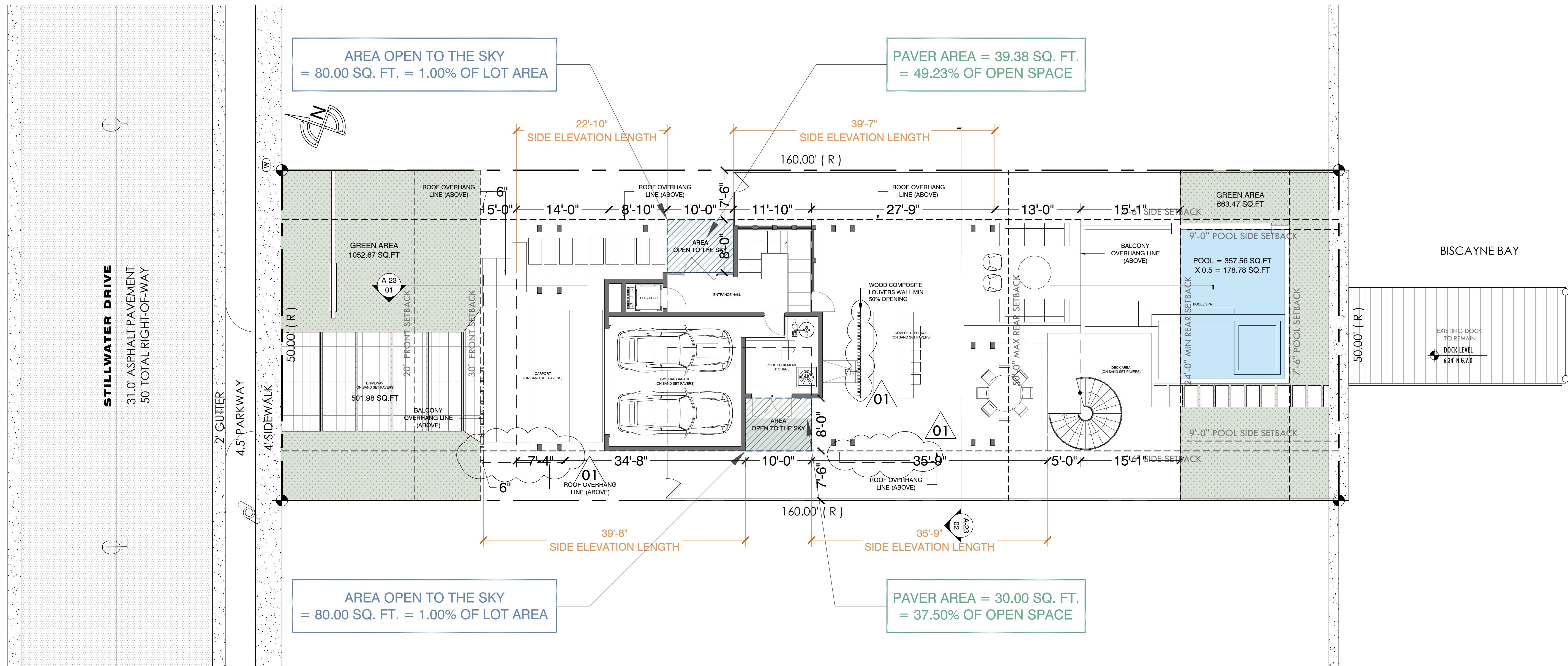
LOT COVERAGE CALCULATION	
MAXIMUM PERMITTED	= 30% = 2,400 SQ.FT
PROVIDED	
- FIRST FLOOR	2,008 SQ.FT
- SECOND FLOOR	176 SQ.FT
- ROOF OVERHANG	53 SQ.FT
TOTAL PROVIDED	= 27.96% = 2,237 SQ.FT

ZONING DATA - LOT COVERAGE DIAGRAM

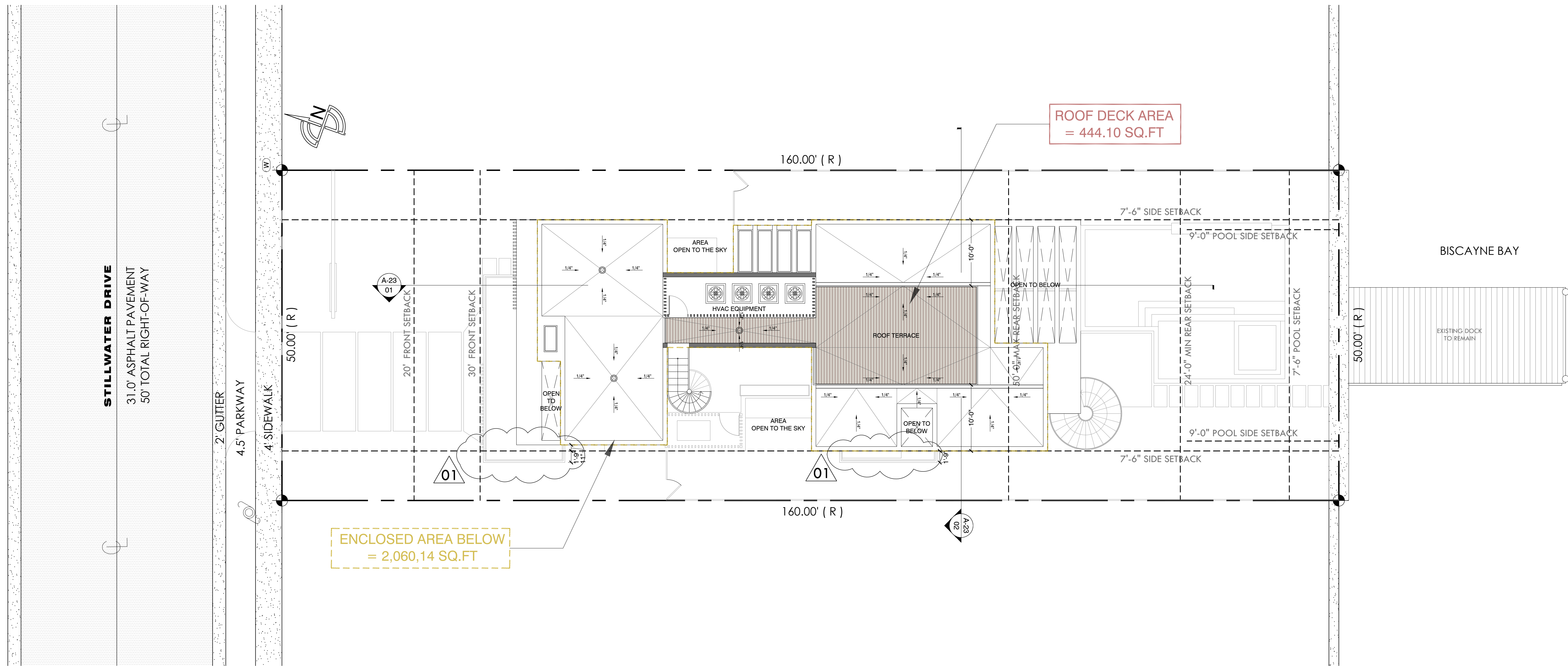
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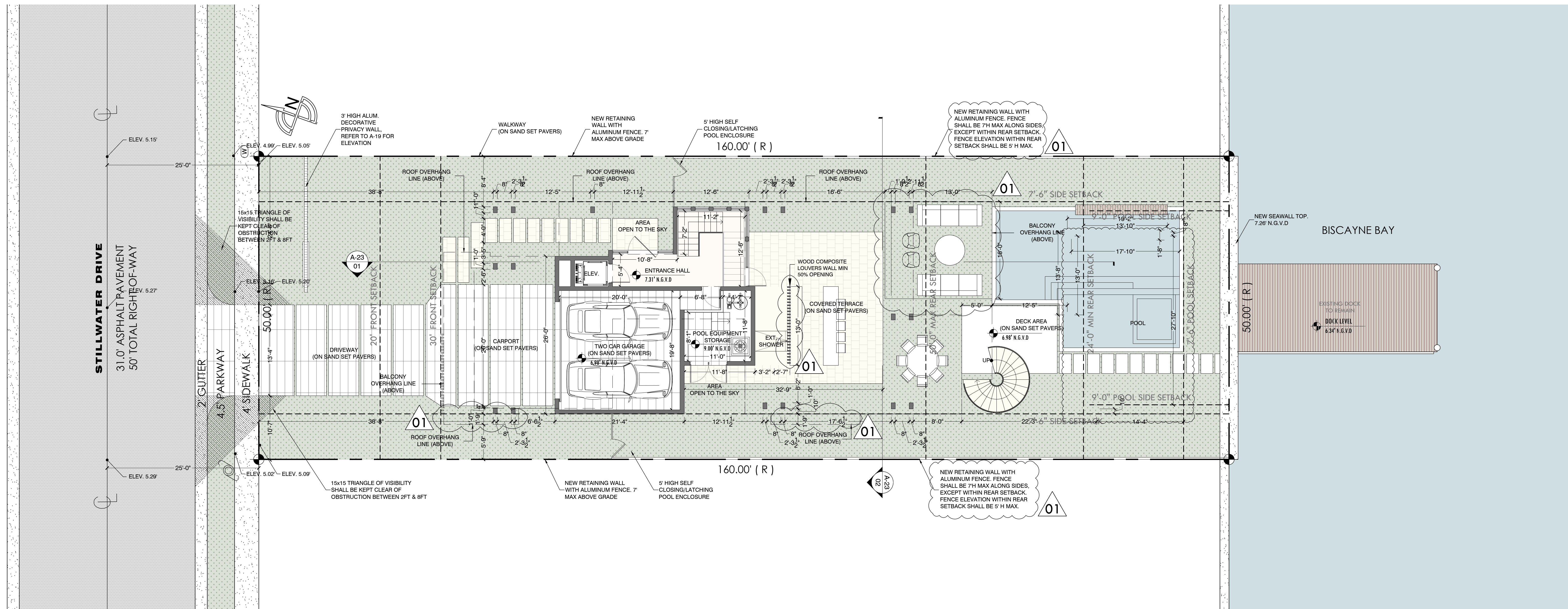
A-08



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



ROOF DECK AREA CALCULATION	
MAXIMUM PERMITTED	= 25% = 515.04 SQ.FT
PROVIDED	
- ROOF DECK	21.55% = 444.10 SQ.FT



SITE PLAN

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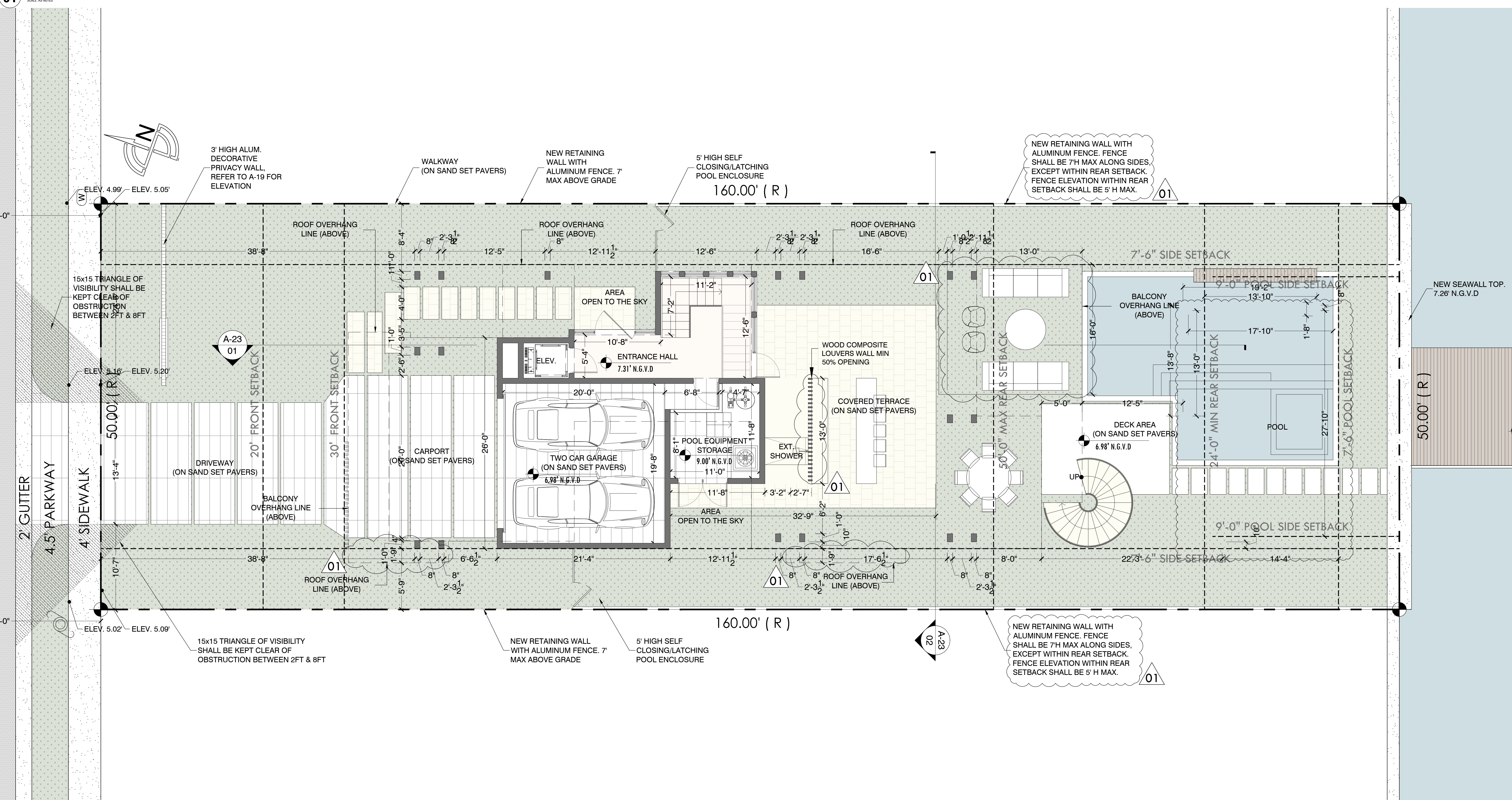
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SCALE: 1/16" = 1'-0"

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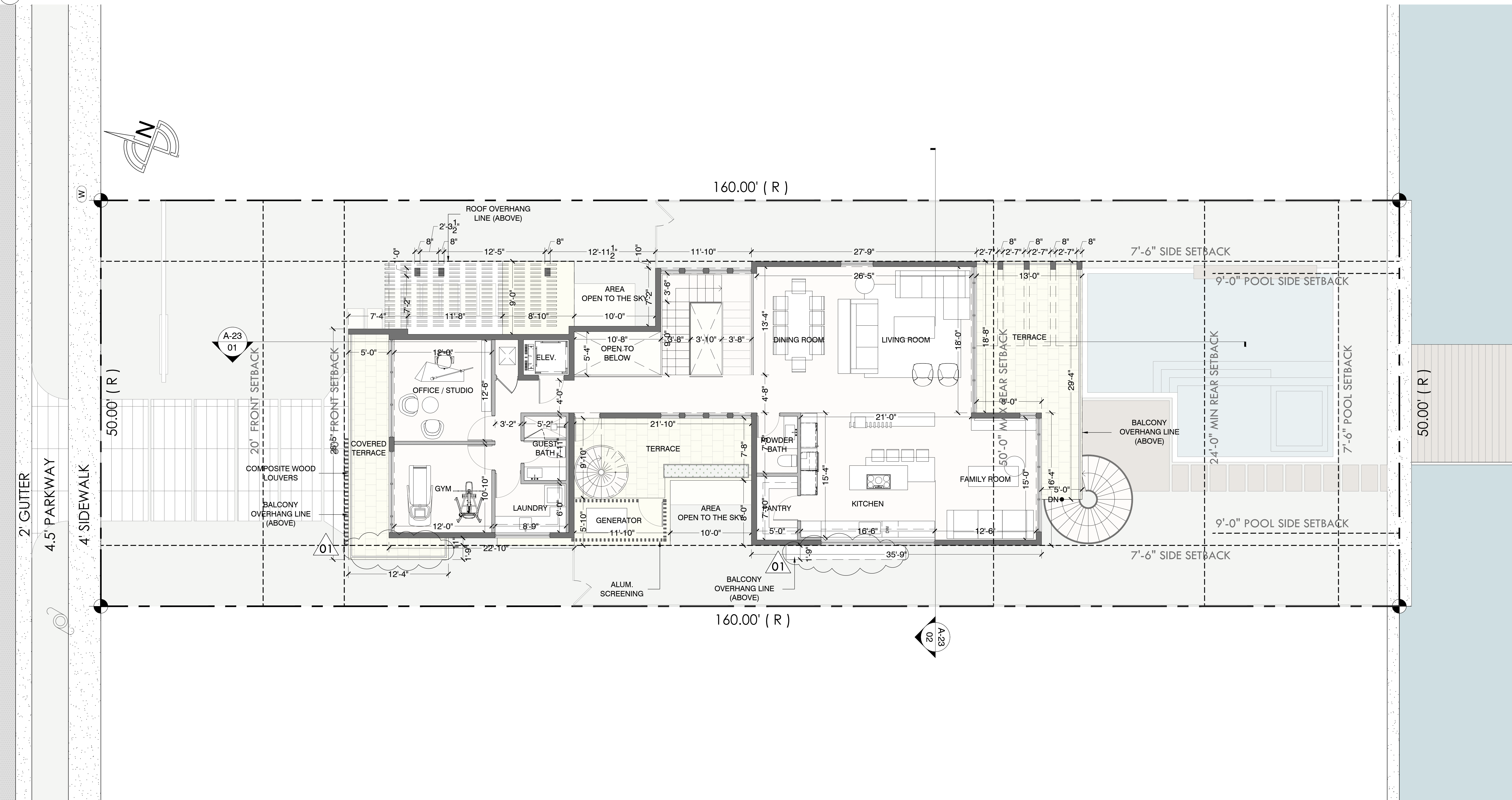
UNDERSTORY FLOOR PLAN

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

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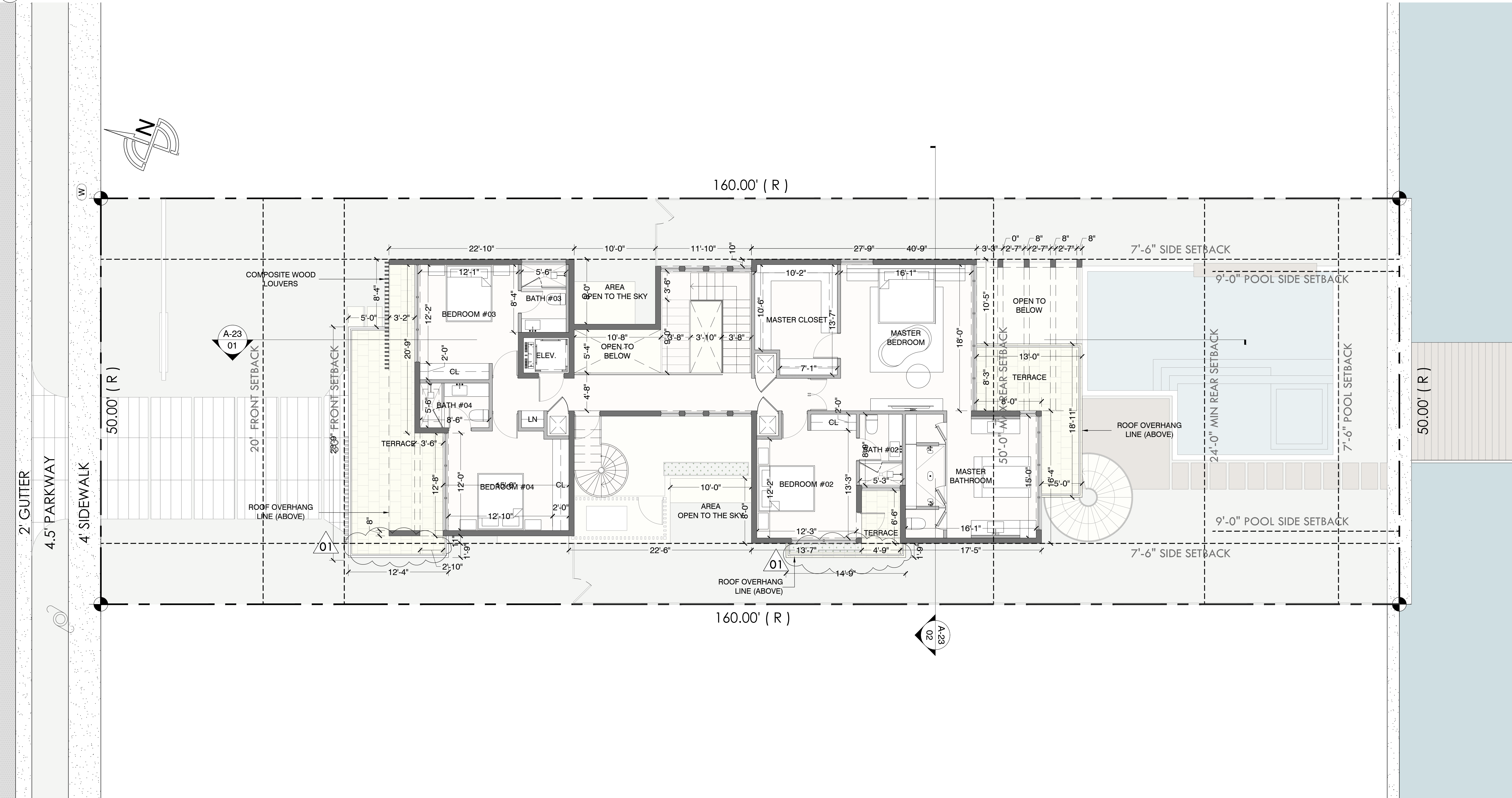


FIRST FLOOR PLAN

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


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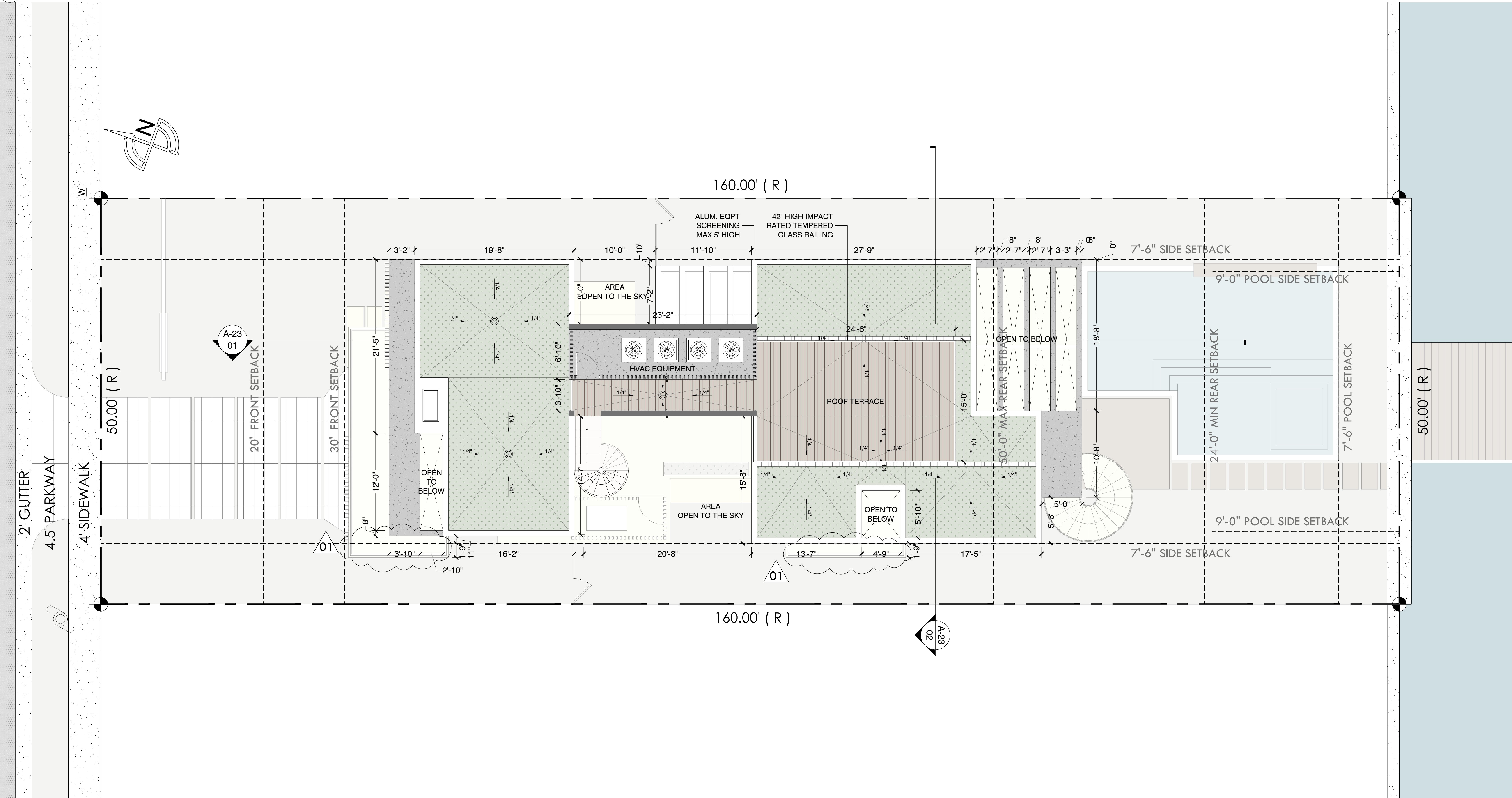
SECOND FLOOR PLAN

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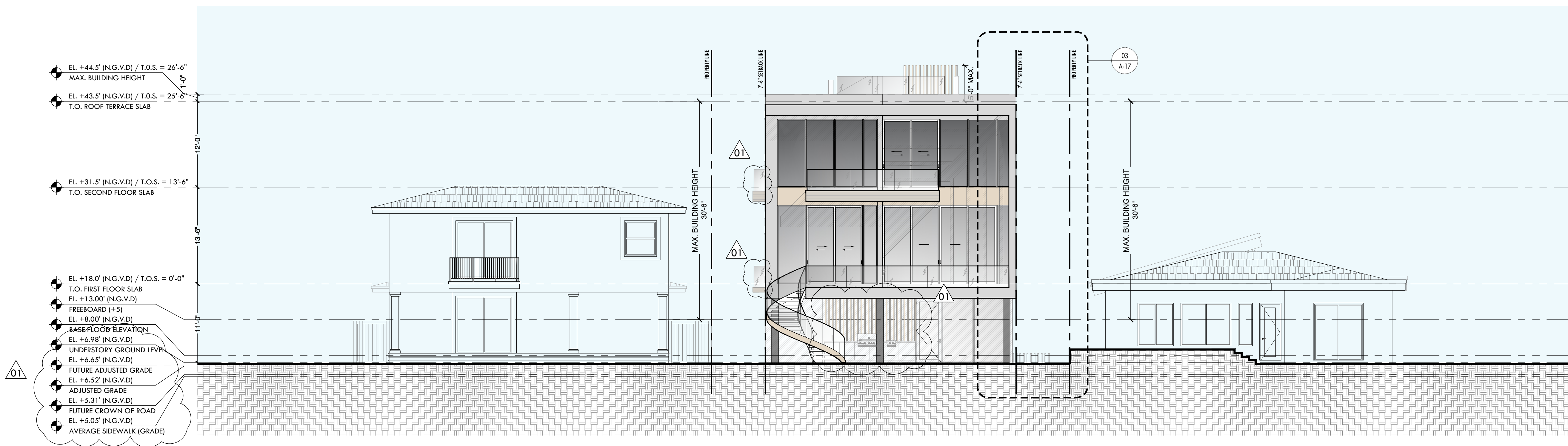
ROOF PLAN

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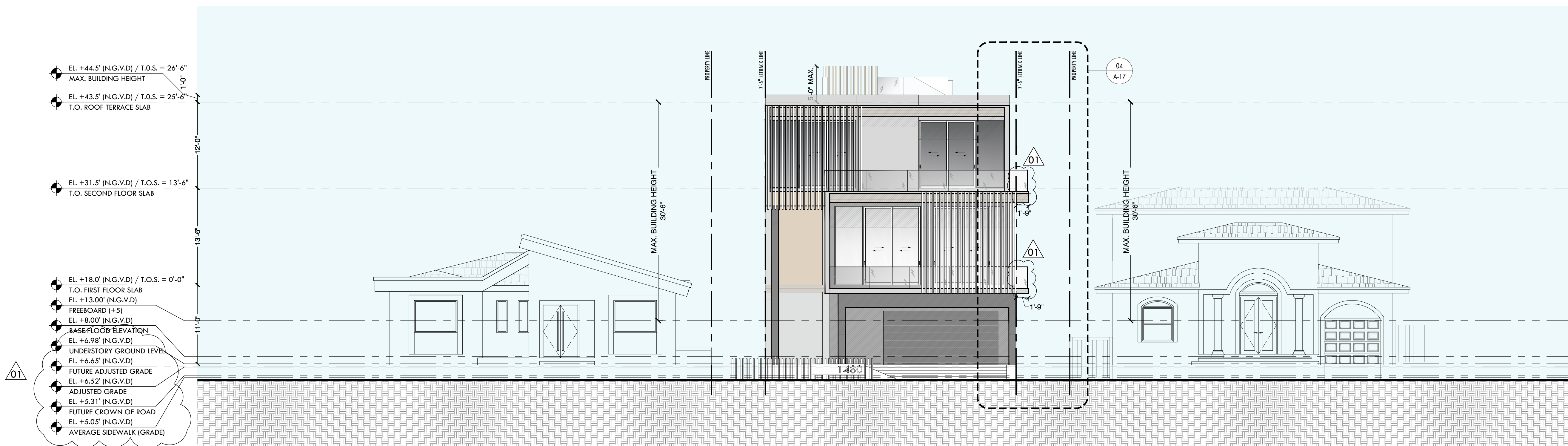
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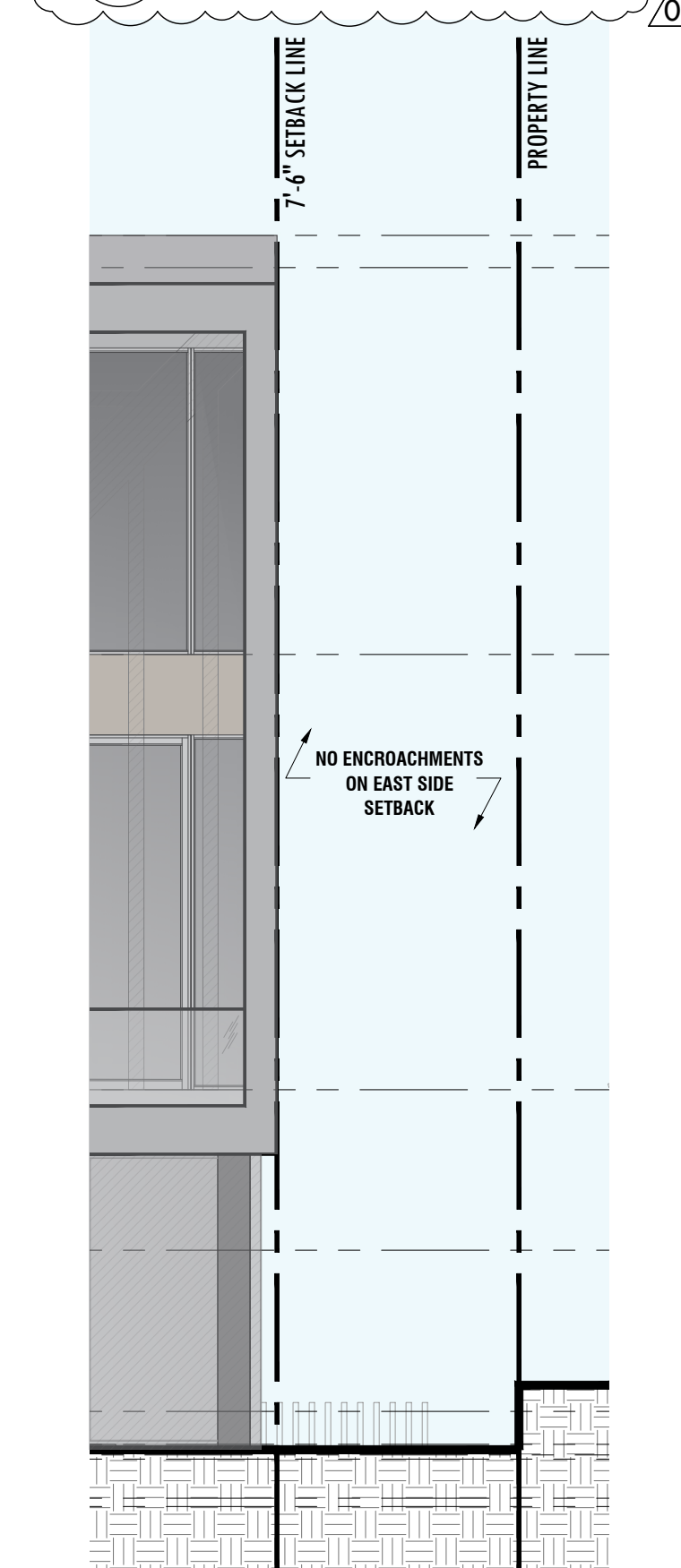
01 SOUTH ELEVATION
SCALE AS NOTED



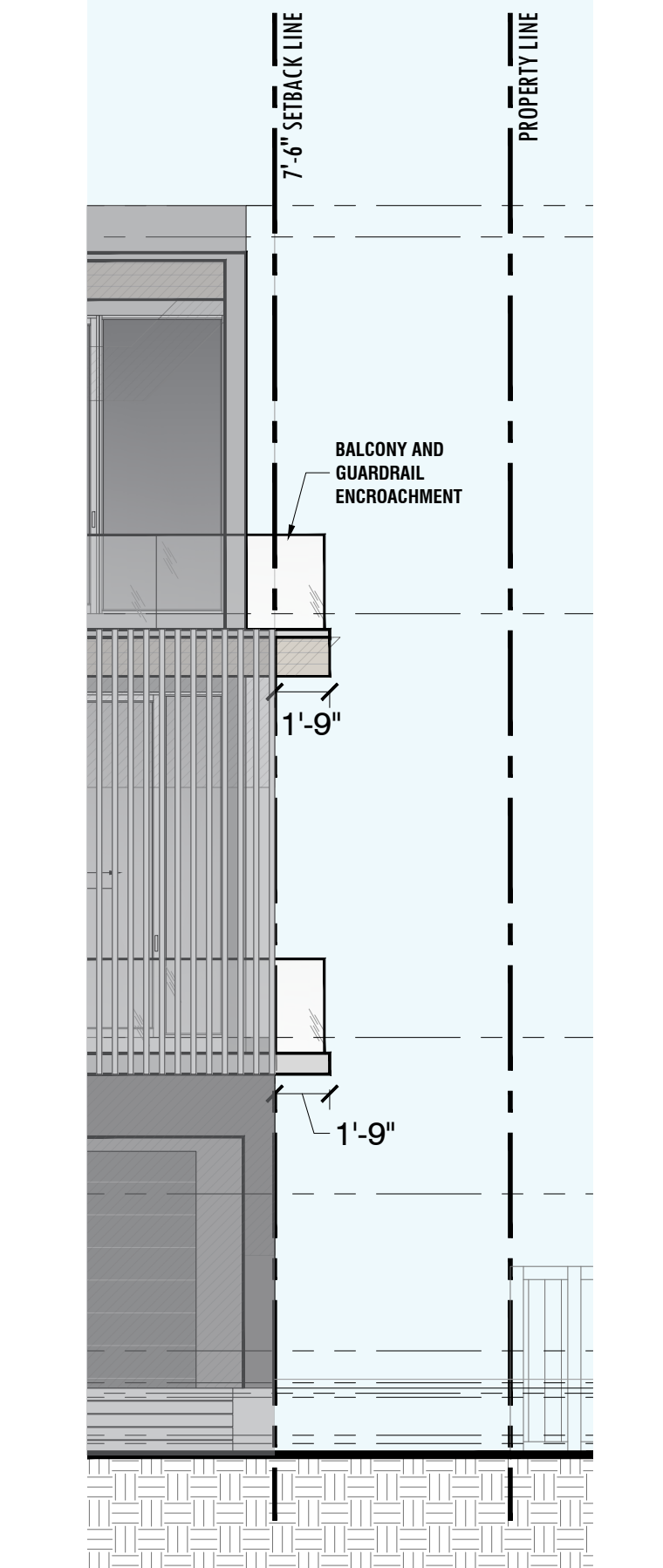
02 NORTH ELEVATION
SCALE AS NOTED



03 EAST SIDE YARD DRAWING
SCALE 3/16" = 1'-0"



04 WEST SIDE YARD DRAWING
SCALE 3/16" = 1'-0"



NORTH / SOUTH ELEVATIONS

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

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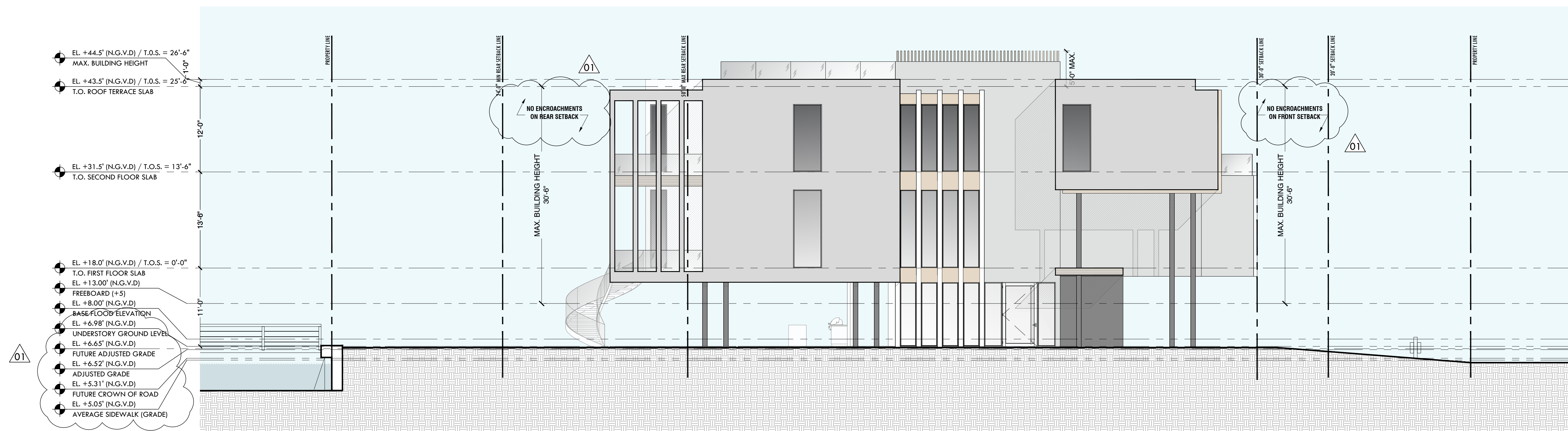
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01 WEST ELEVATION
SCALE: AS NOTED



02 EAST ELEVATION
SCALE: AS NOTED



EAST / WEST ELEVATIONS

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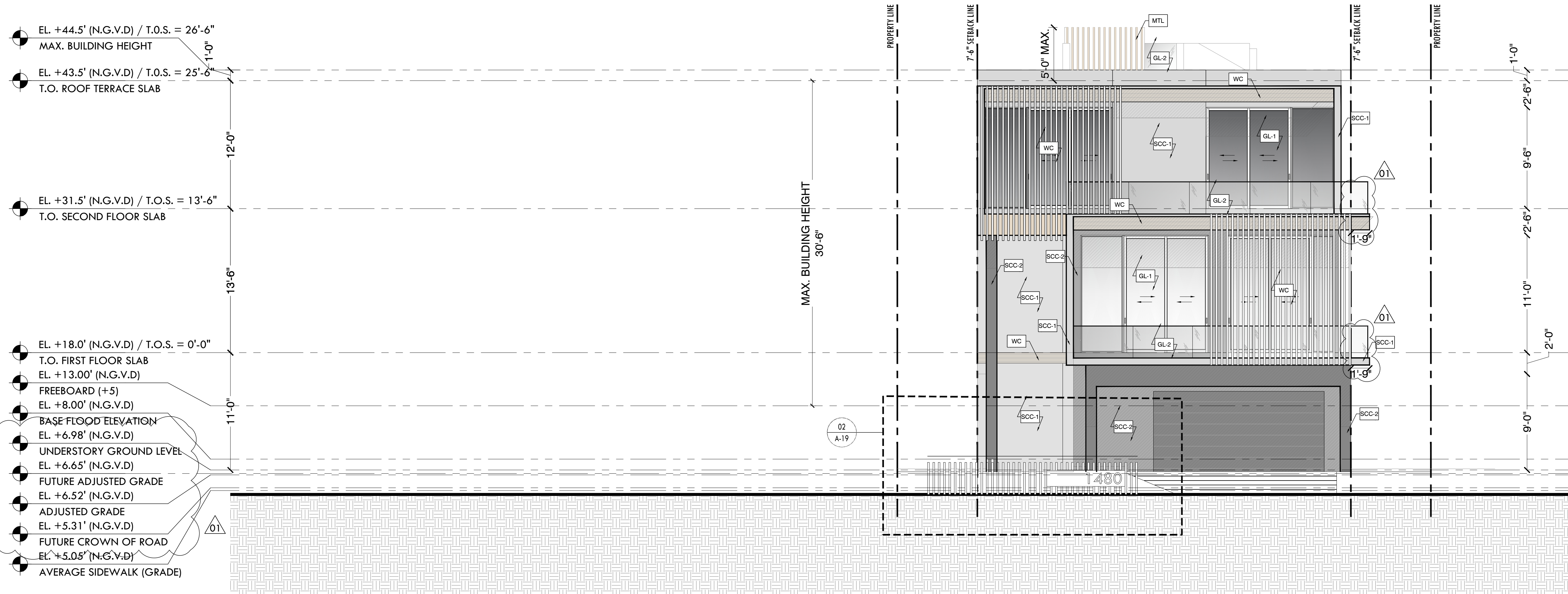
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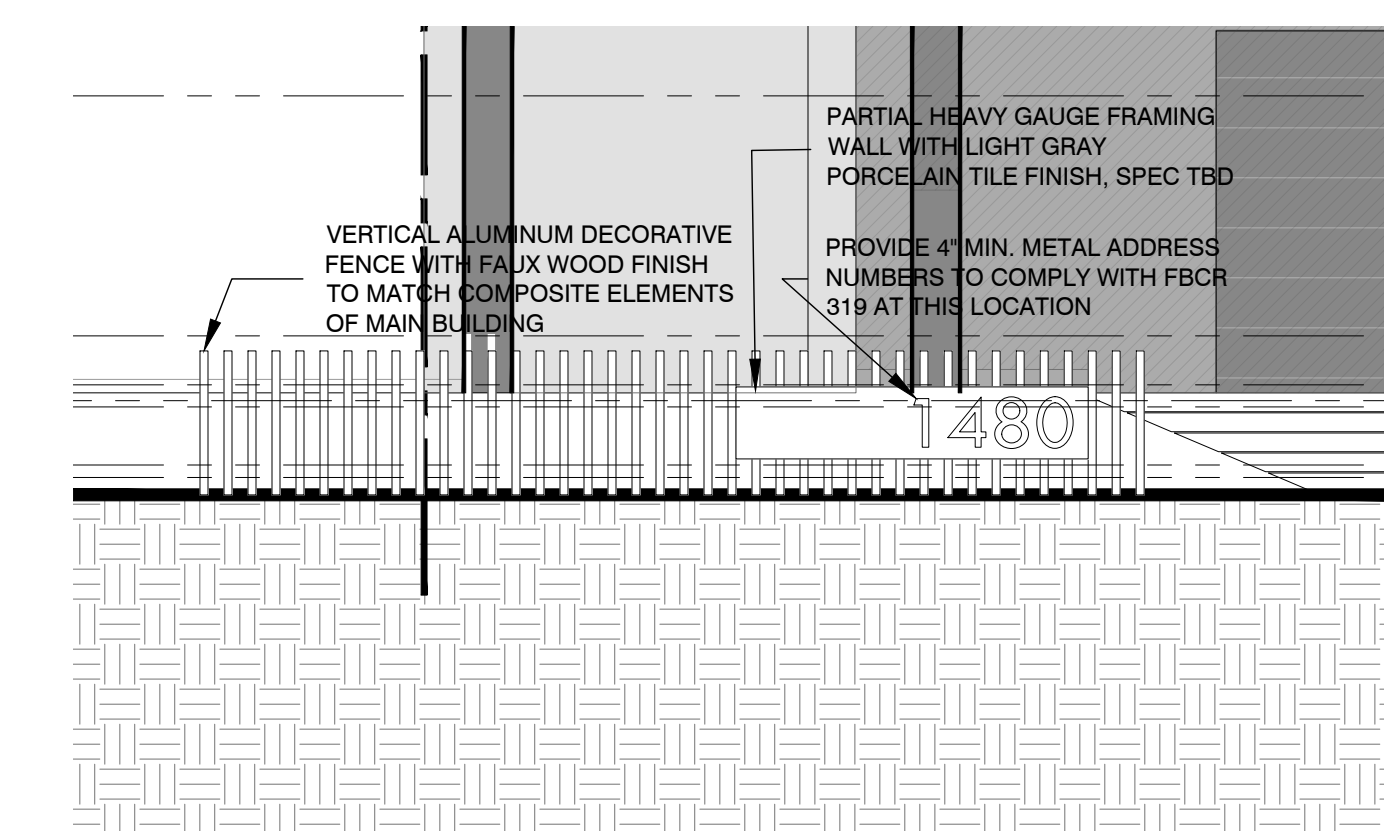
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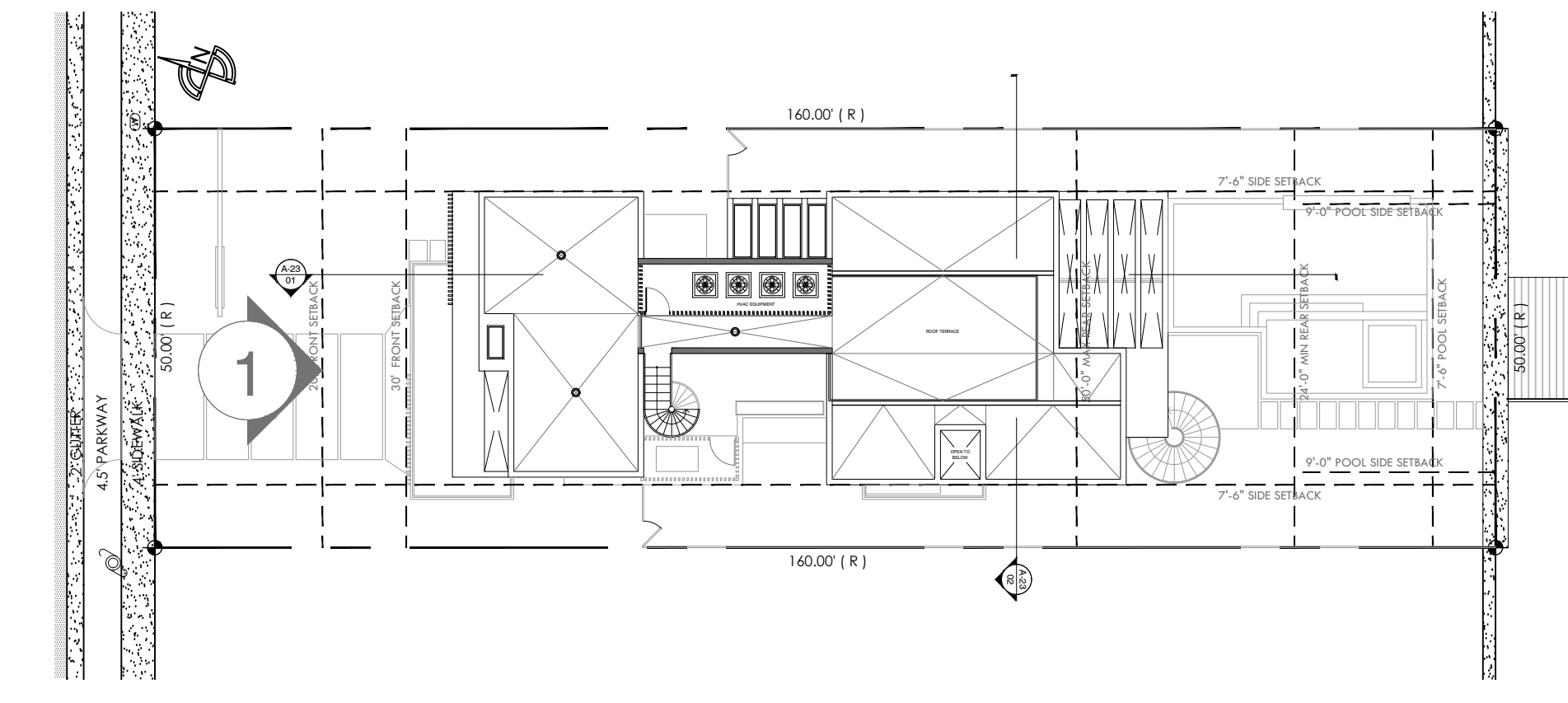
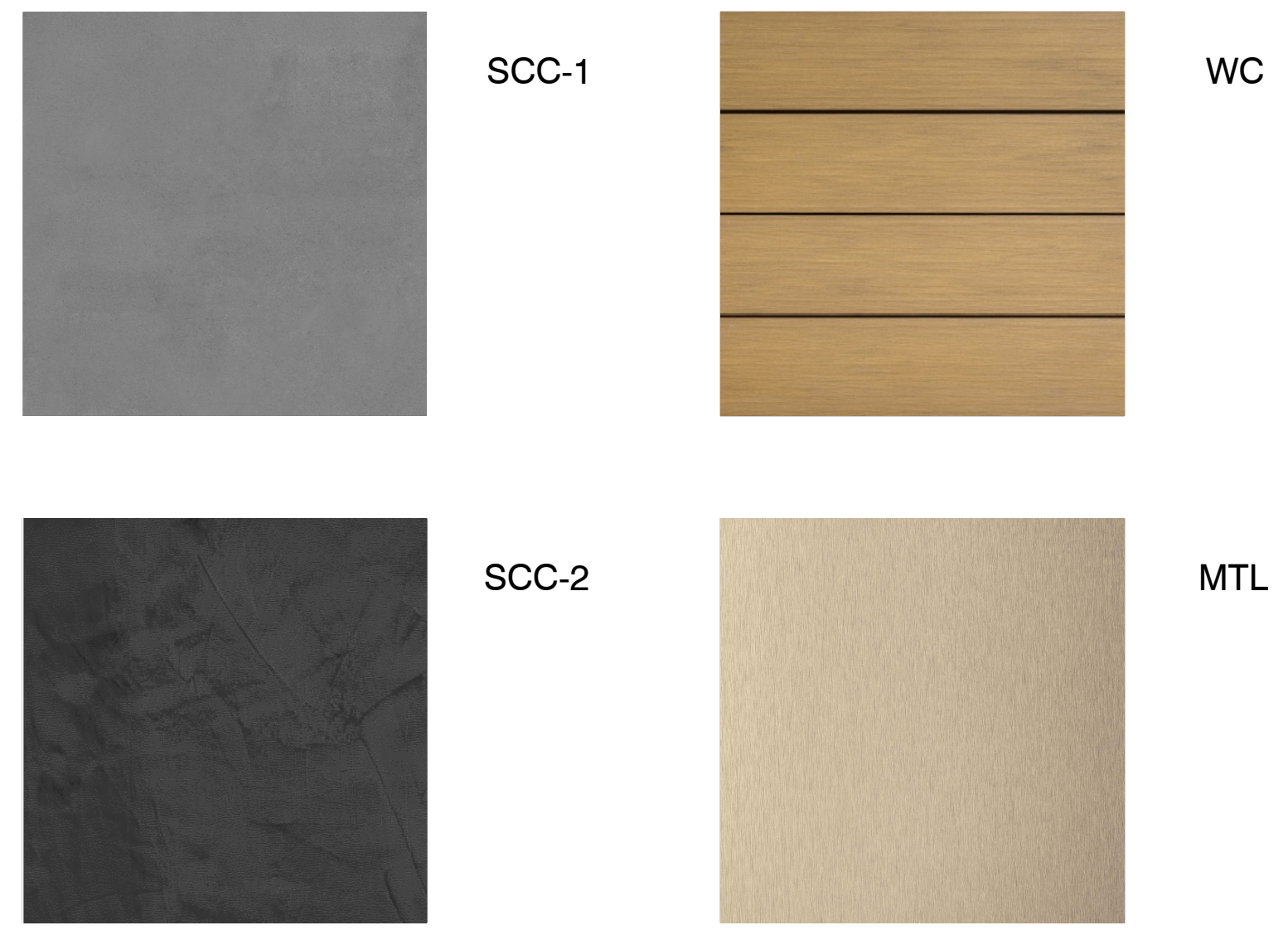
01 NORTH ELEVATION
SCALE: AS NOTED



02 DECORATIVE FENCE ELEVATION
SCALE: AS NOTED

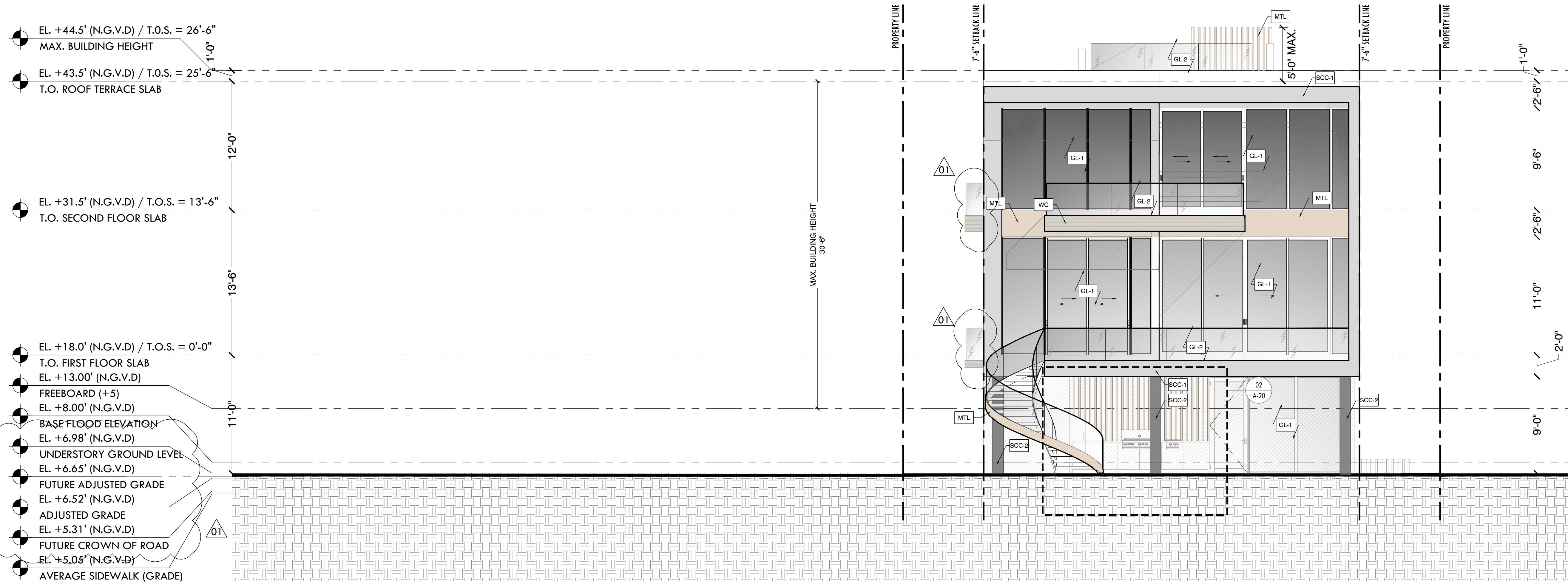


ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE 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.

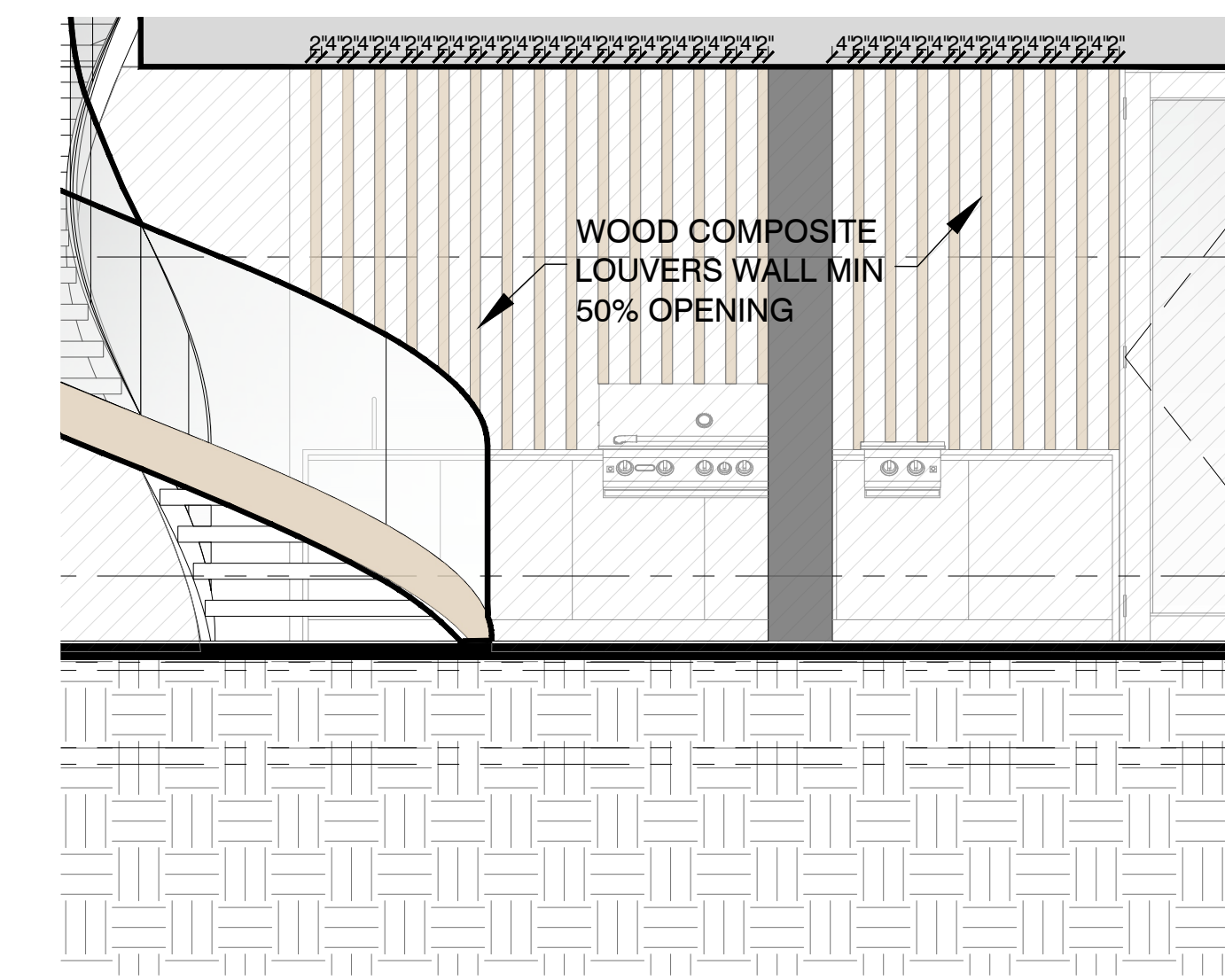


02 ELEVATION KEY PLAN

01 SOUTH ELEVATION
SCALE AS NOTED

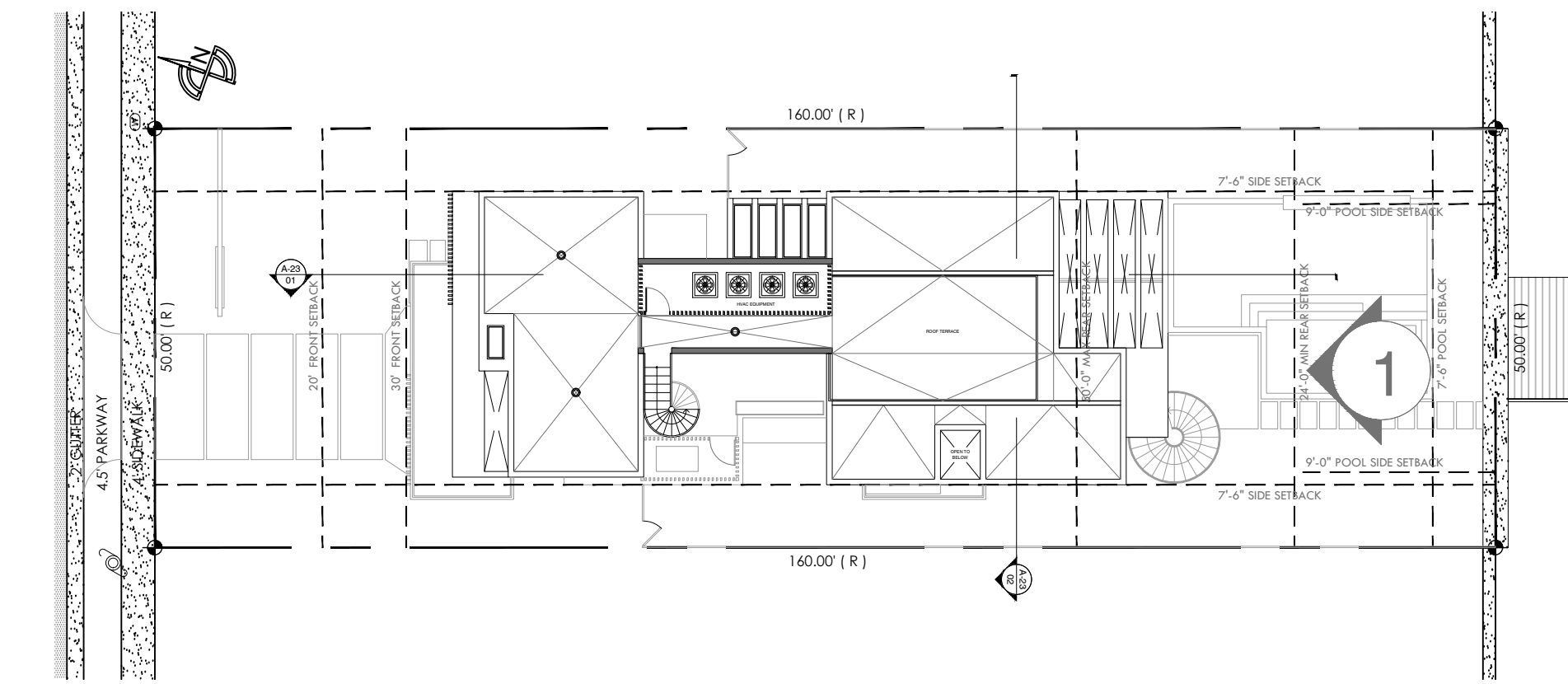
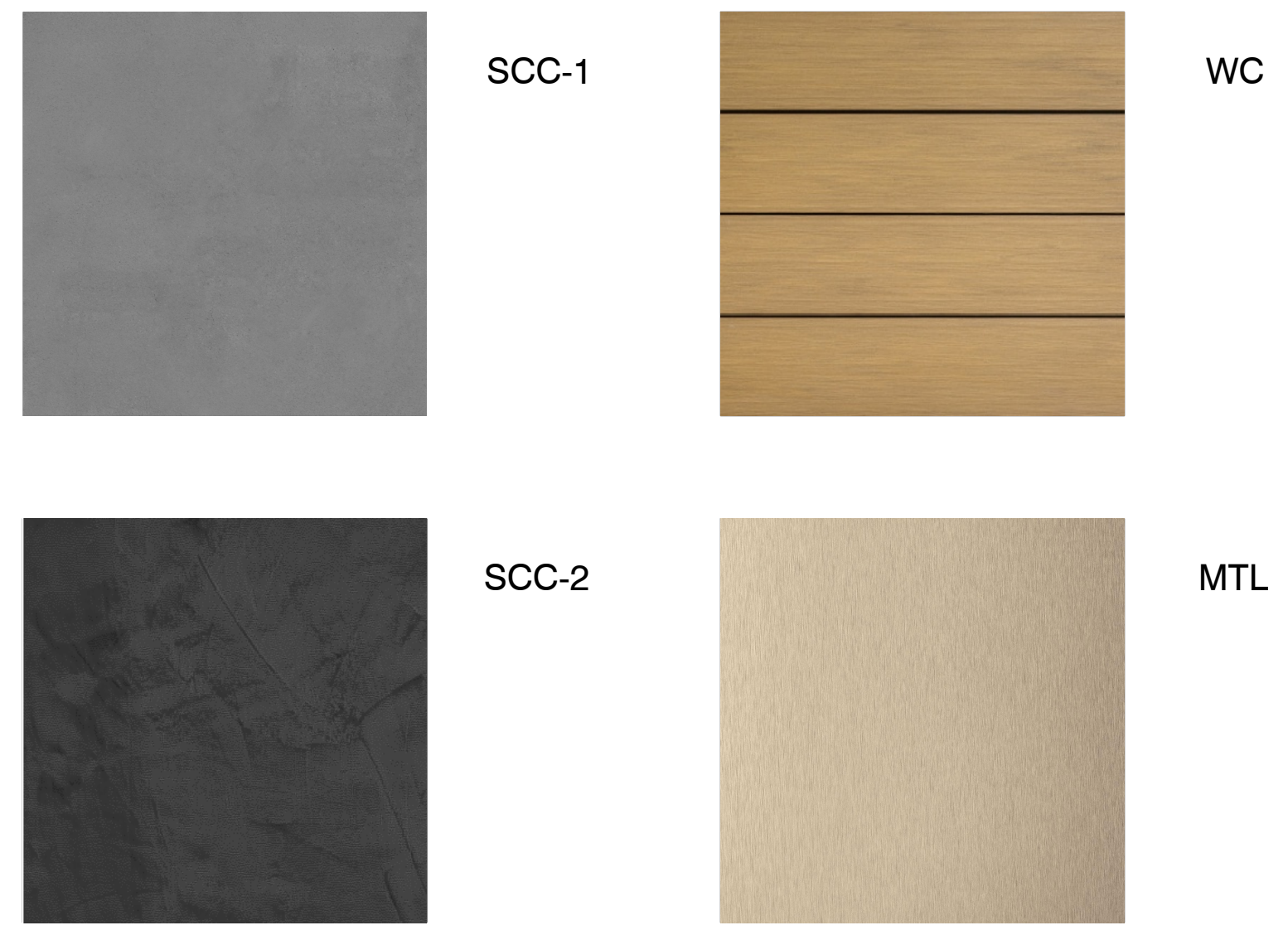


02 DECORATIVE FENCE ELEVATION
SCALE AS NOTED

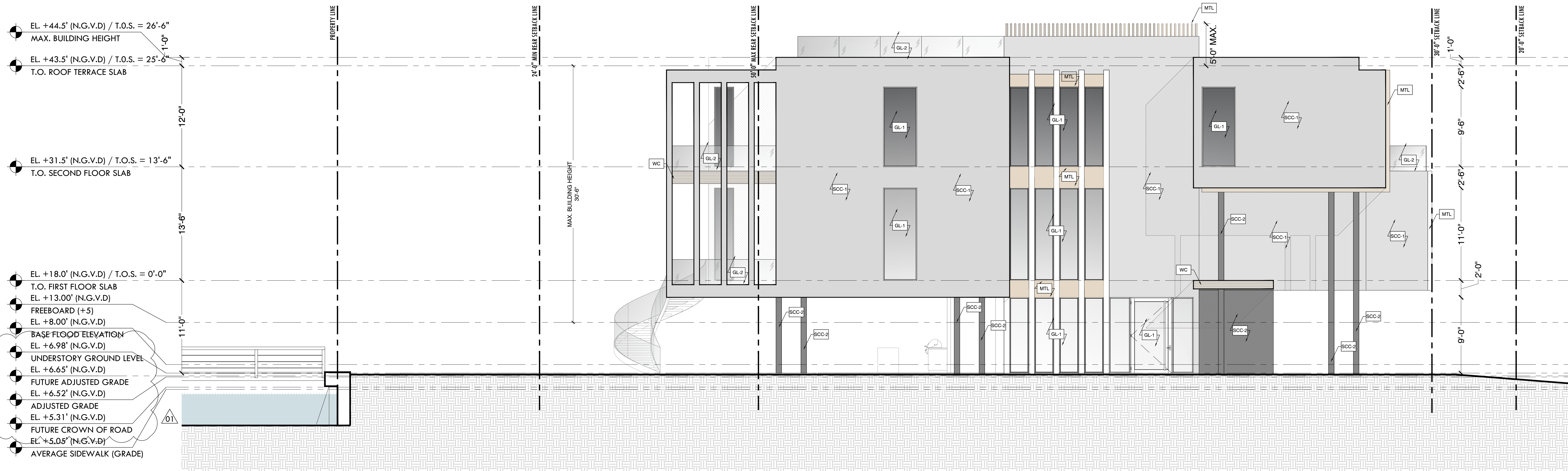


TOTAL AREA OF WALL = 119.21 SQ. FT
TOTAL OPEN AREA = 79.29 SQ. FT = 66.21% OF TOTAL

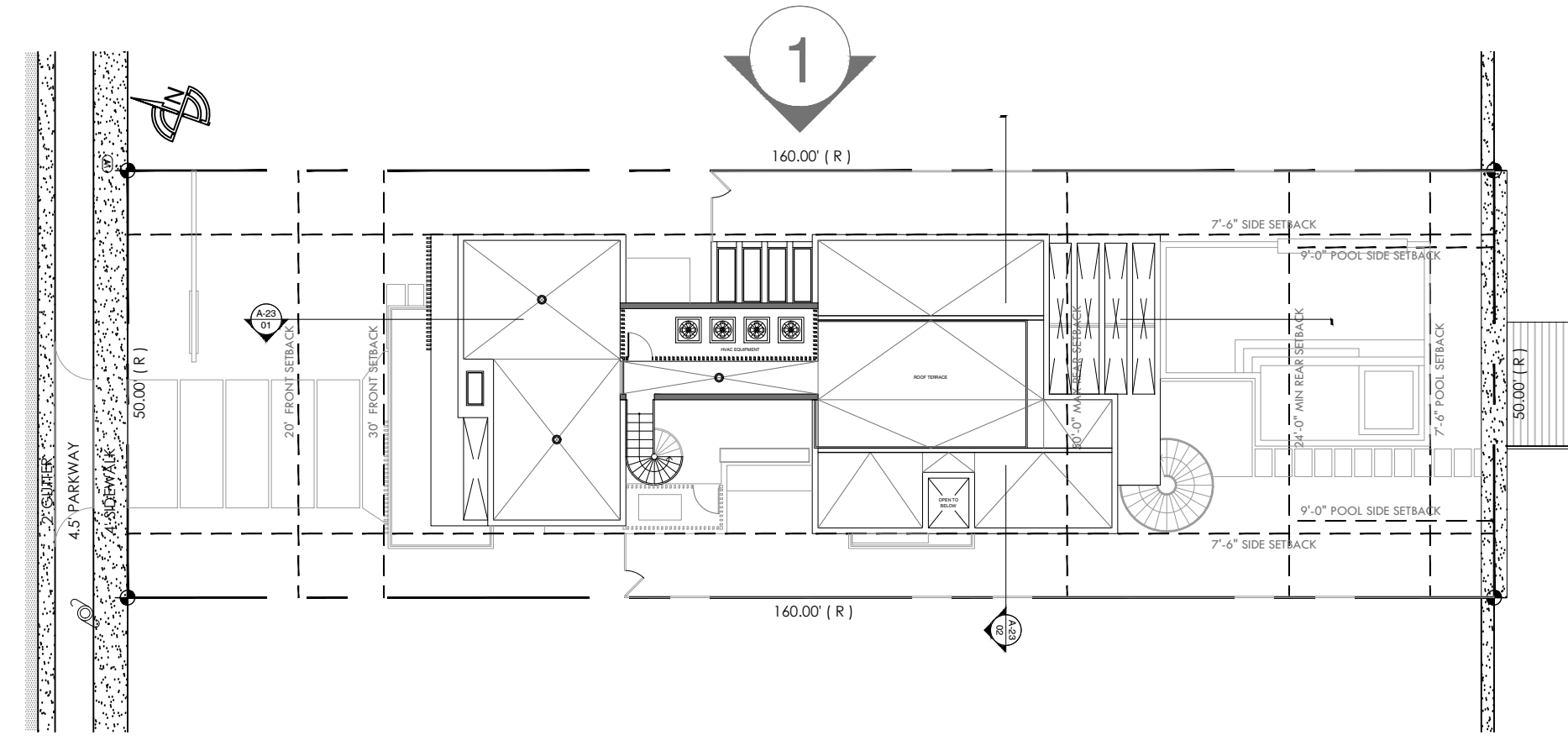
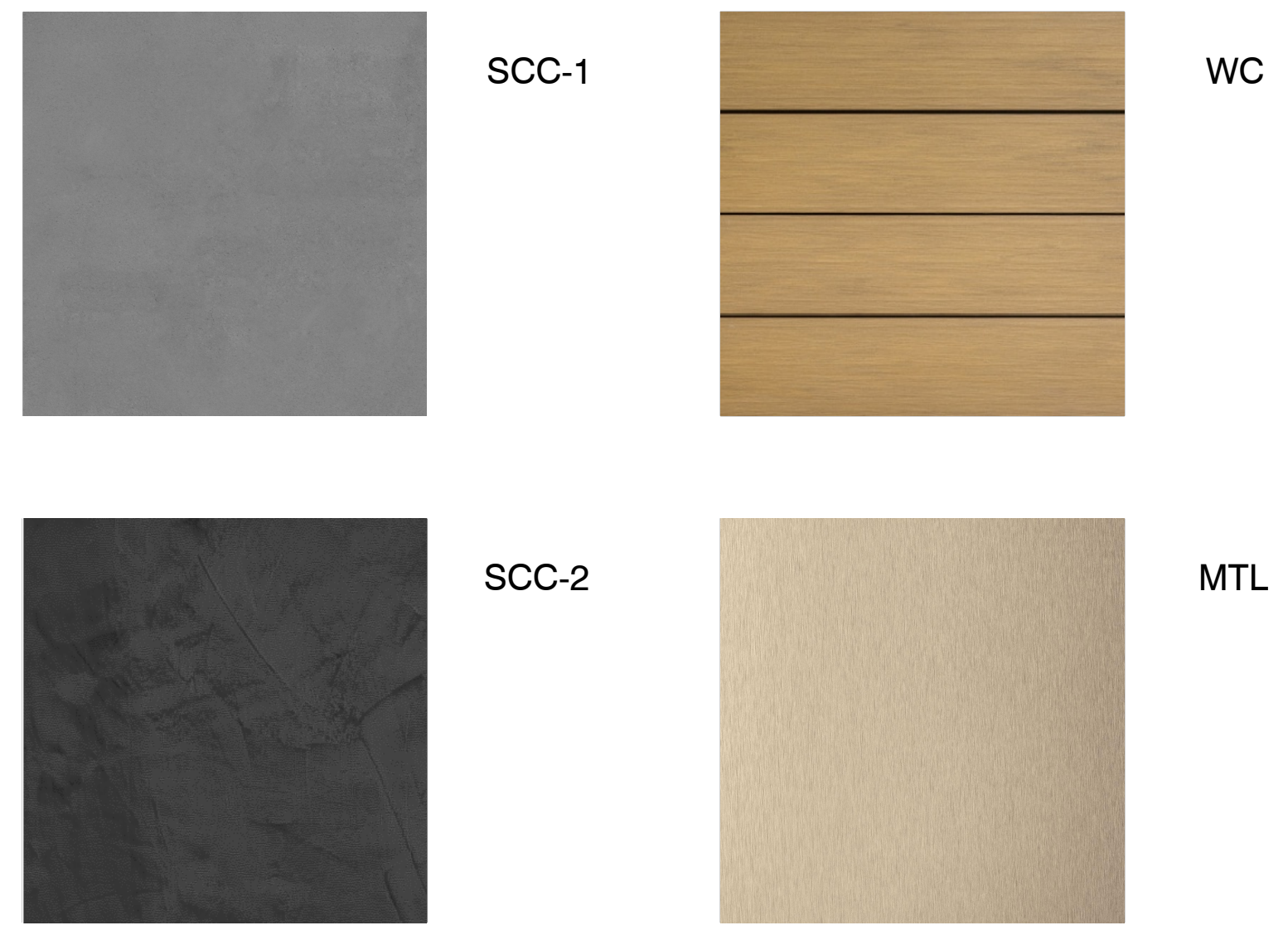
ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE 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.



02 ELEVATION KEY PLAN



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