



1745 W 24 ST, MIAMI BEACH

MIAMI BEACH DRB21-0698 - FINAL SUBMITTAL

- NEW 2 STORY HOME REPLACING EXISTING 2 STORY PRE-1942 HOME
- 2' HEIGHT WAIVER



MIAMI BEACH DRB21-0698 - FINAL SUBMITTAL

SUNSET ISLAND RESIDENCE

1745 W 24 ST, MIAMI BEACH, FL 33140

DATE: 07.05.2021



PRESCHEL + BASSAN
STUDIO

15805 BISCAYNE BLVD. SUITE #206
NORTH MIAMI BEACH, FLORIDA 33160
INFO@PRESCHELBASSAN.COM

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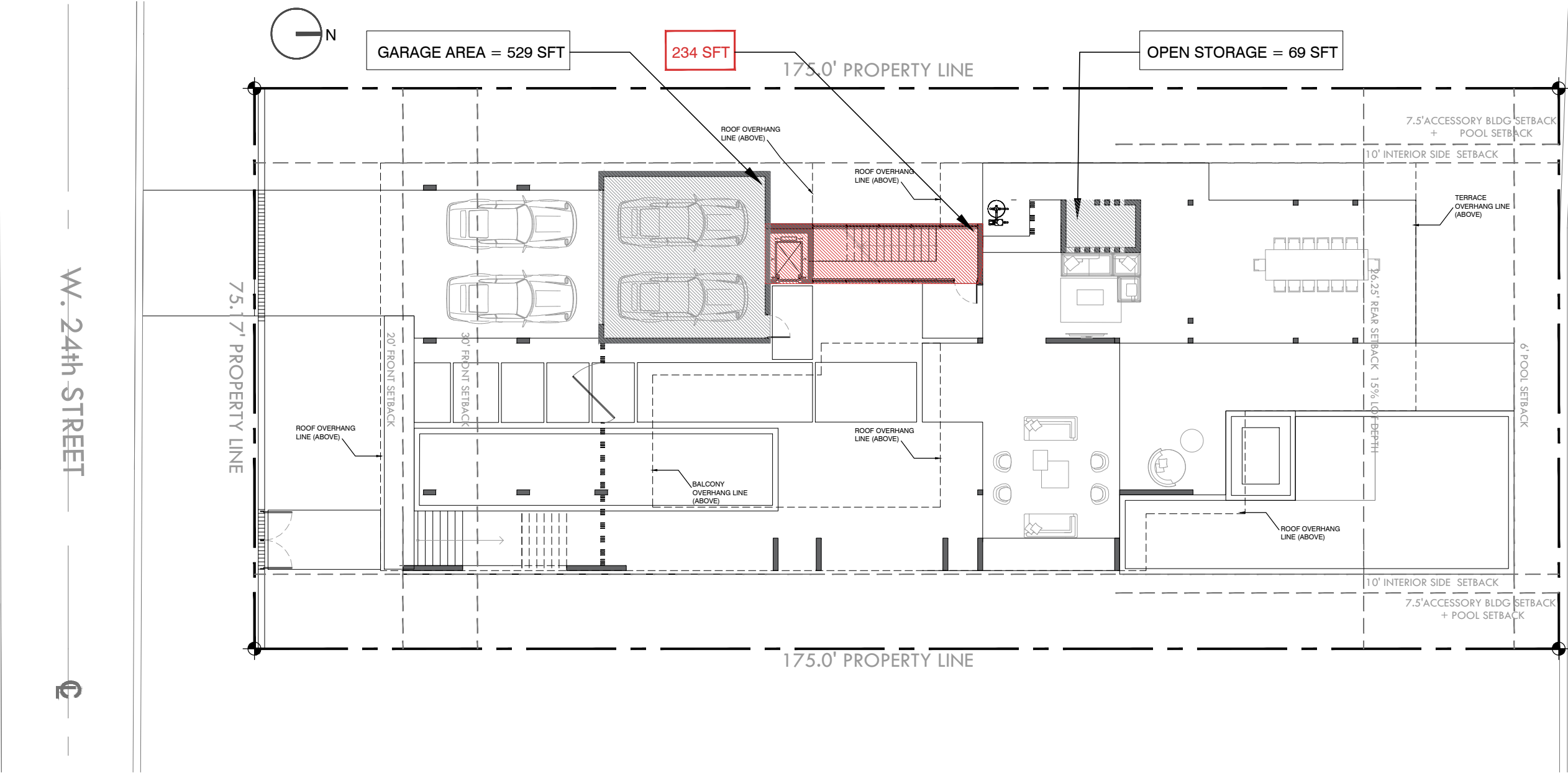
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SURVEY	

ITEM #	ZONING INFORMATION					ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
1	ADDRESS	1745 W 24 STREET, MIAMI BEACH FL, 33140			17	HEIGHT	24'	N/A	13' - FRONT VOLUME	
2	FOLIO NUMBER	02-3228-001-1840							24' + 2' WAIVER	
3	BOARD AMD FILE NUMBER				18	SETBACKS				
4	YEAR BUILT	1937	ZONING DISTRICT	RS-3	19	FRONT FIRST LEVEL	20'	N/A	20'	
5	BASED FLOOD ELEVATION	+8.0 FT	GRADE VALUE IN NGVD	+4.37 FT	20	FRONT SECOND LEVEL	30'	N/A	54'-3"	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.19 FT	FREE BOARD	+13 FT (5FT)	21	EAST SIDE	10'	N/A	10'	
7	LOT AREA	13,154 SFT			22	WEST SIDE	10'	N/A	10'	
8	LOT WIDTH	75.17 FT	LOT DEPTH	175 FT	23	REAR	26.25'	N/A	27'	
9	MAX LOT COVERAGE SF AND %	30% = 3,946 SFT	PROPOSED LOT COVERAGE SF AND %	29.89% = 3,932 SFT	24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET)	N/A	N/A	N/A	
10	EXISTING LOT COVERAGE SF AND %		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF							
11	FRONT YARD OPEN SPACE SF AND %	70.13% = 1,050 SFT	REAR YARD OPEN SPACE SF AND %	70.1% = 1,380 SFT	25	ACCESSORY STRUCTURE REAR				
12	MAX UNIT SIZE SF AND %	50% = 6,577 SFT	PROPOSED UNIT SIZE SF AND %	49.98% = 6,575 SFT	26	SUM OF SIDE YARD	20' MIN	N/A	20'	
13	EXISTING FIRST FLOOR UNIT SIZE		PROPOSED UNDERSTORY UNIT SIZE SF AND %	234 SFT	27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	N/A			
14	EXISTING SECOND FLOOR UNIT SIZE		PROPOSED FIRST FLOOR UNIT SIZE SF AND %	3,526 SFT						
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	2,815 SFT	28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE	N/A			
16										
					29	DETERMINATED TO BE ARCHITECTURALLY SIGNIFICANT?	YES			
					NOTES					
					IF NOT APPLICABLE WRITE N/A					
					ALL OTHER DATA INFORMATION SHOULD BE PRESENTED LIKE THE ABOVE FORMAT					

UNIT SIZE CALCULATIONS	
MAXIMUM PERMITTED = 50% = 6,577 SFT	
PROVIDED	
- UNDERSTORY = 234 SFT	
- FIRST FLOOR = 3,526 SFT	
- SECOND FLOOR = 2,815 SFT	
TOTAL UNIT SIZE PROVIDED = 49.98%=6,575 SFT	



01 UNDERSTORY UNIT SIZE

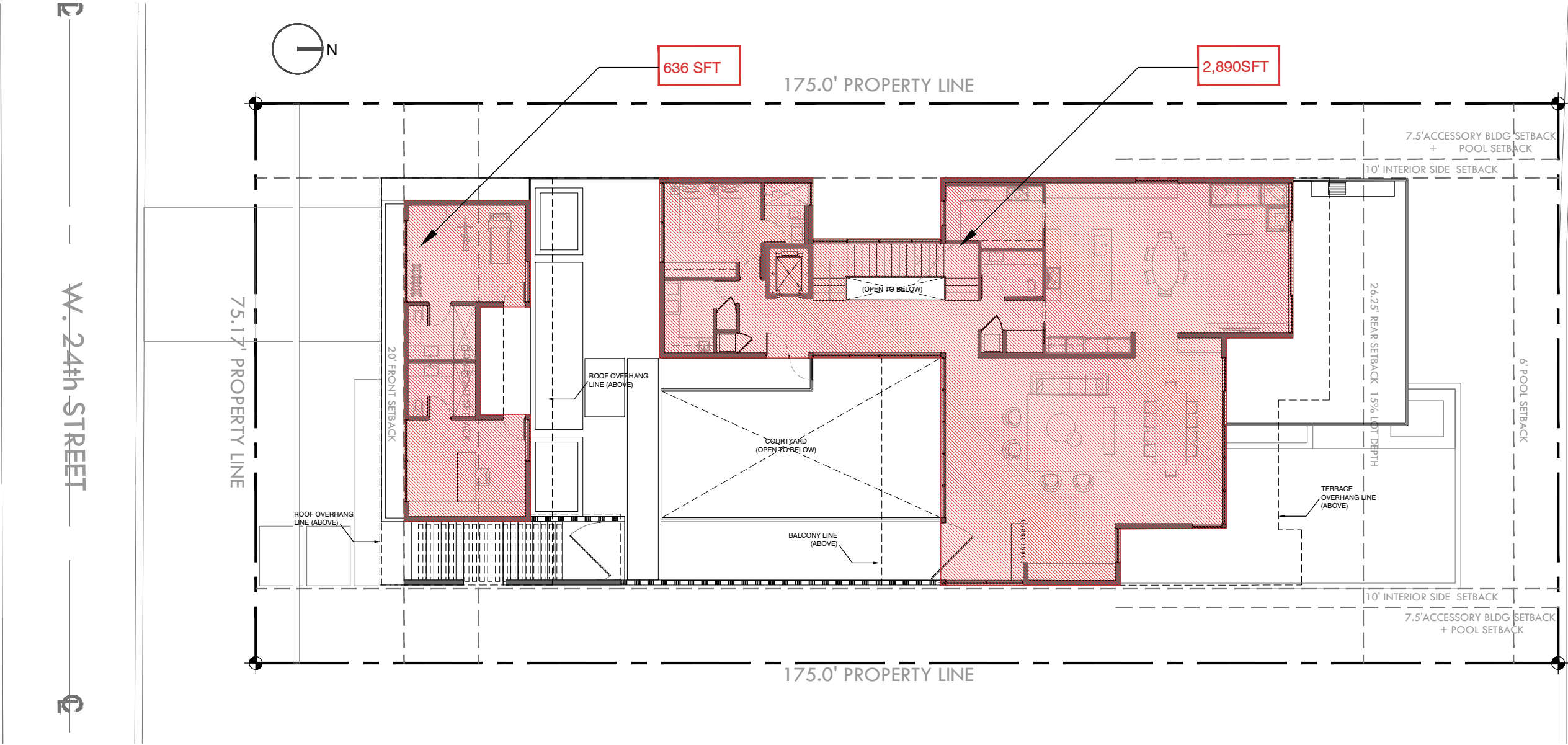
UNIT SIZE DIAGRAM - UNDERSTORY

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UNIT SIZE CALCULATIONS	
MAXIMUM PERMITTED = 50% = 6,577 SFT	
PROVIDED	
-	UNDERSTORY = 234 SFT
-	FIRST FLOOR = 3,526 SFT
-	SECOND FLOOR = 2,815 SFT
TOTAL UNIT SIZE PROVIDED = 49.98%=6,575 SFT	



01 FIRST FLOOR UNIT SIZE

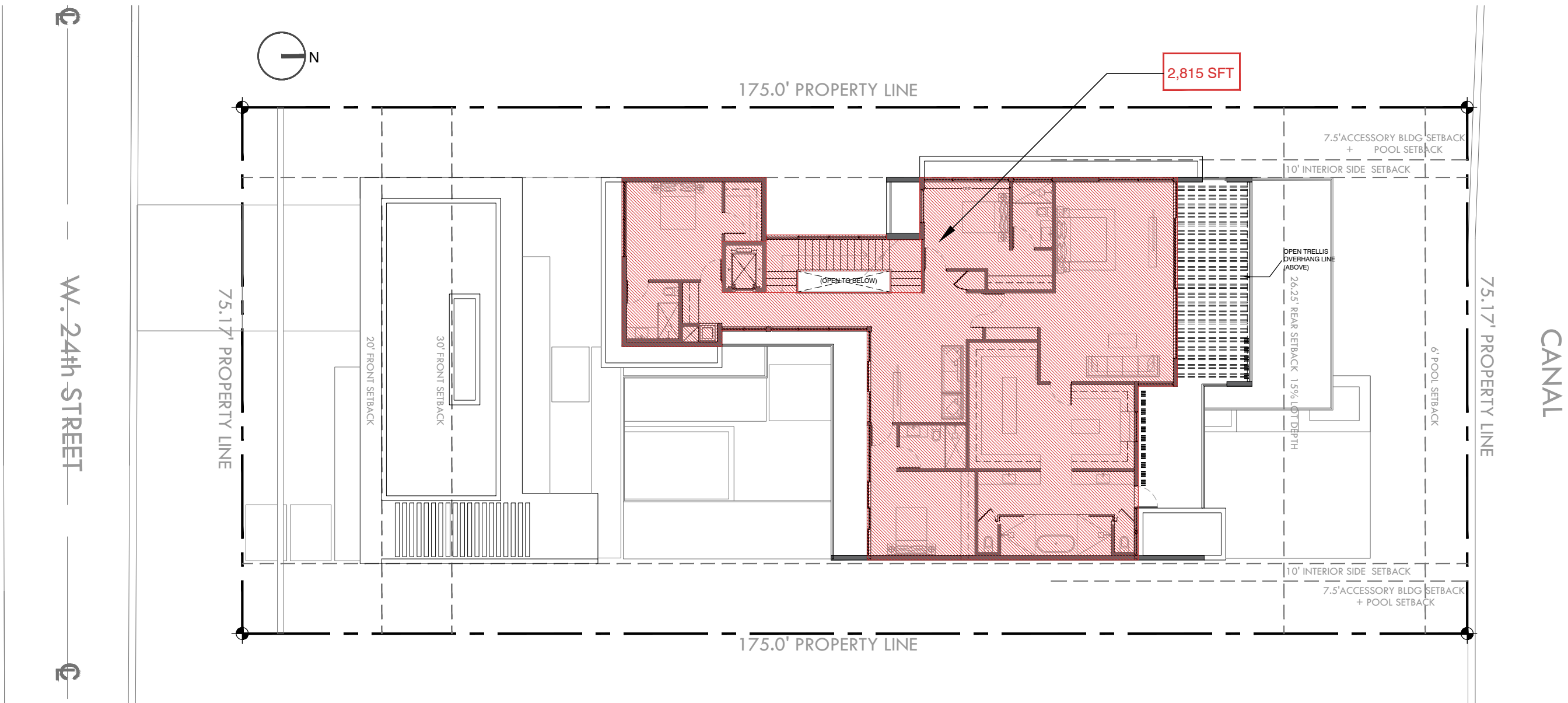
UNIT SIZE CALCULATIONS

MAXIMUM PERMITTED = 50% = 6,577 SFT

PROVIDED

- UNDERSTORY = 234 SFT
- FIRST FLOOR = 3,526 SFT
- SECOND FLOOR = 2,815 SFT

TOTAL UNIT SIZE PROVIDED = 49.98%=6,575 SFT



01 SECOND FLOOR UNIT SIZE

UNIT SIZE DIAGRAM - SECOND FLOOR

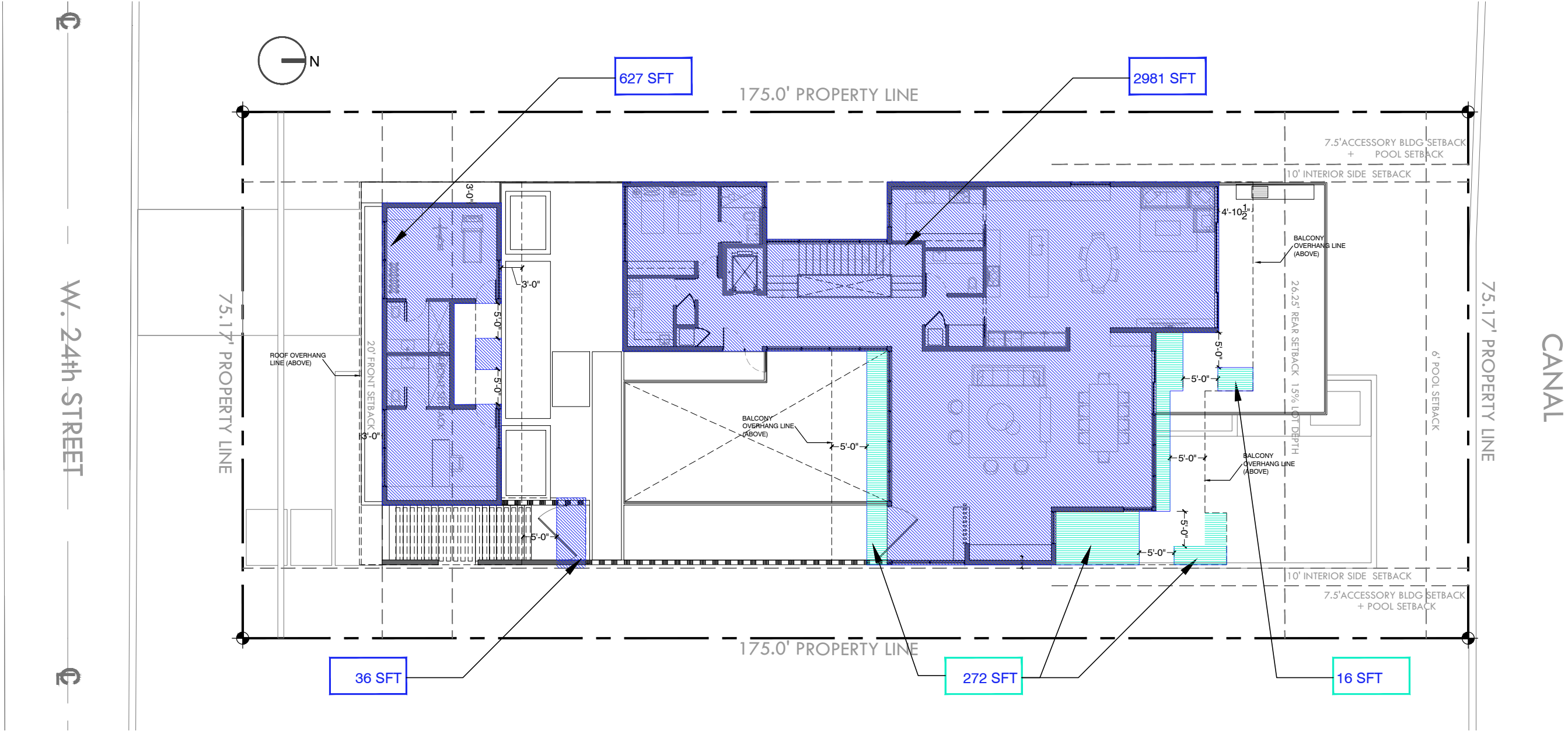
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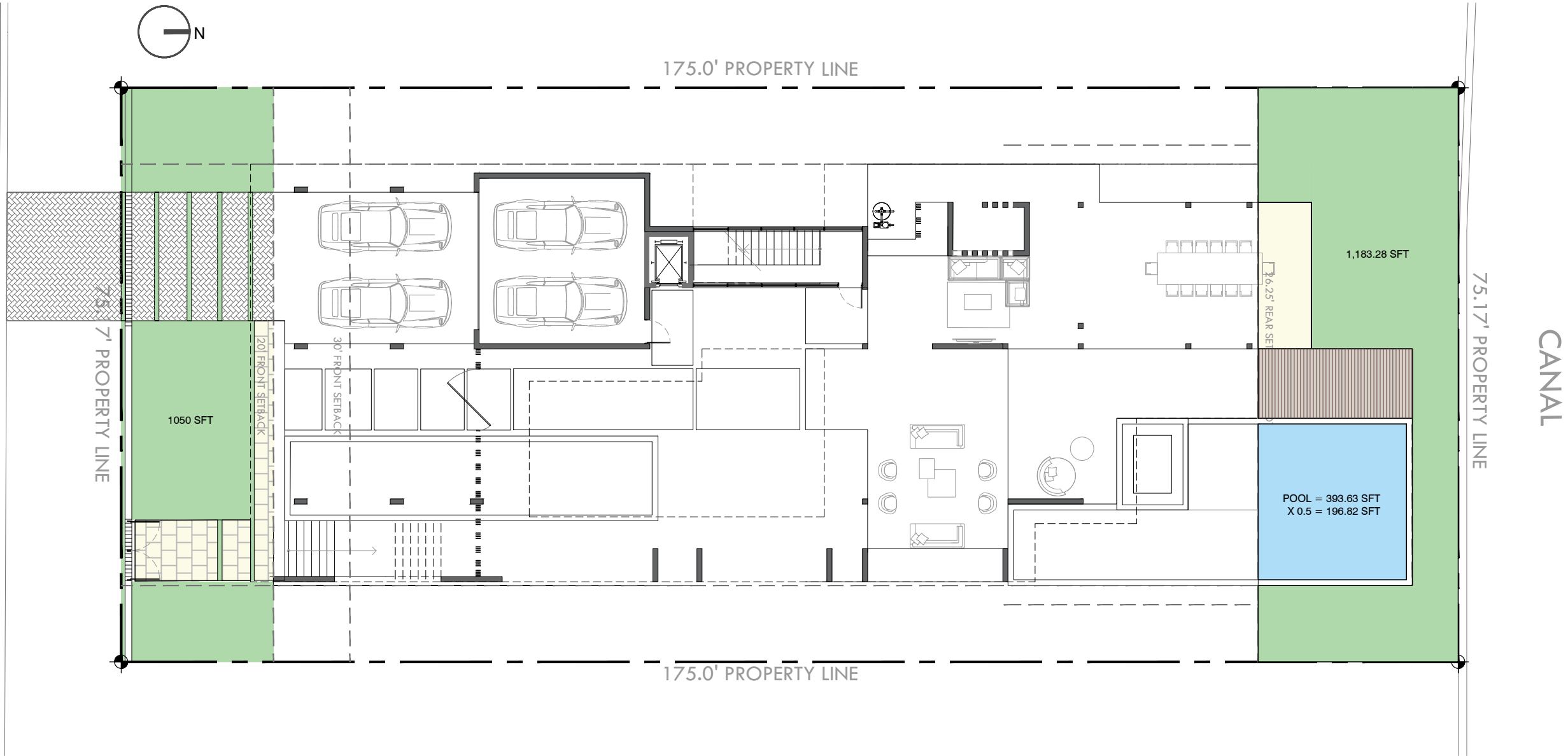
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LOT COVERAGE CALCULATIONS
MAXIMUM PERMITTED = 30% = 3,946 SFT
PROVIDED = 29.89%=3,932 SFT



01 LOT COVERAGE DIAGRAM

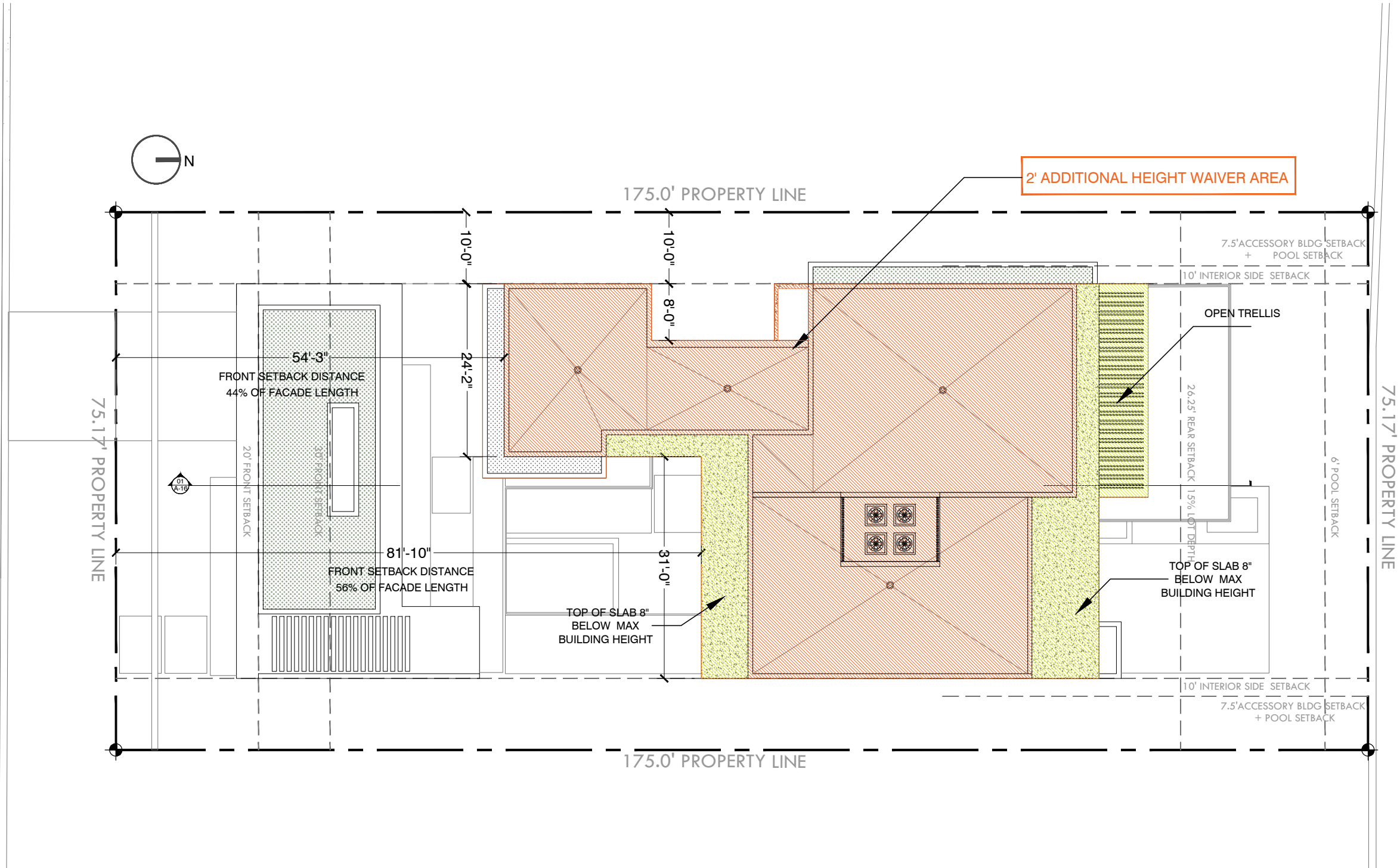
OPEN SPACE CALCULATIONS	
FRONT YARD:	1,497.10 SFT
REQUIRED OPEN SPACE:	1047 (70%)
PROPOSED OPEN SPACE:	1050 SFT
REAR YARD:	1,968.13 SFT
REQUIRED OPEN SPACE:	1,377.69 SFT (70%)
PROPOSED OPEN SPACE:	1,380.10 SFT (70.10%)



01 OPEN SPACE DIAGRAM



W. 24th STREET



01 HEIGHT WAIVER DIAGRAM



OPEN SPACE DIAGRAM

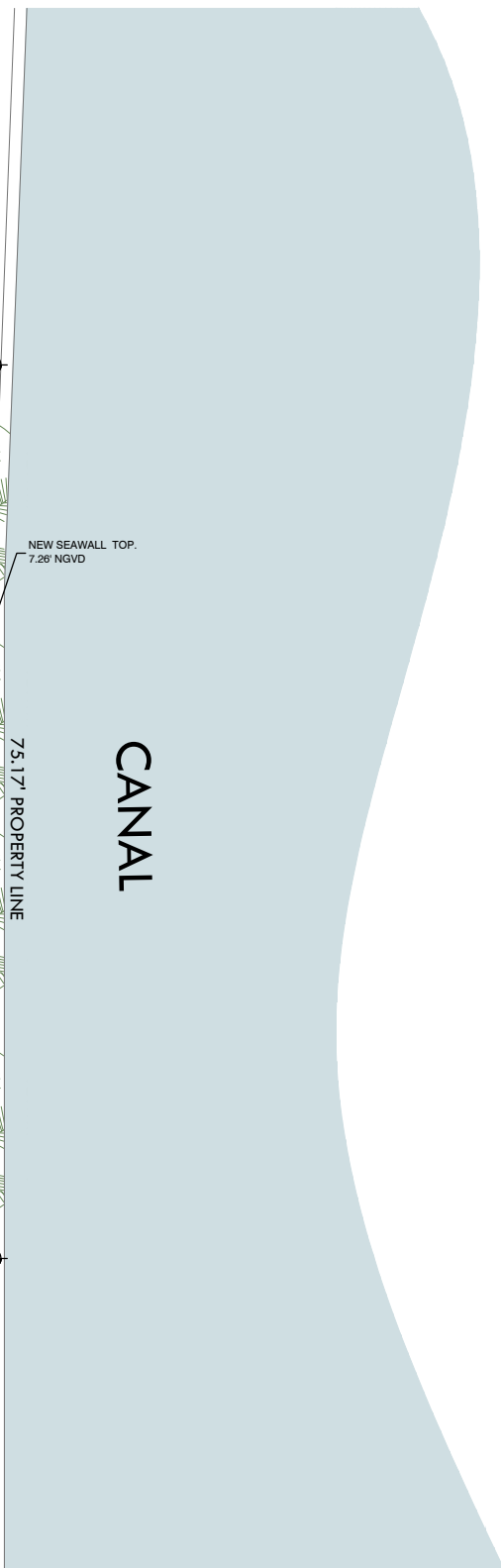
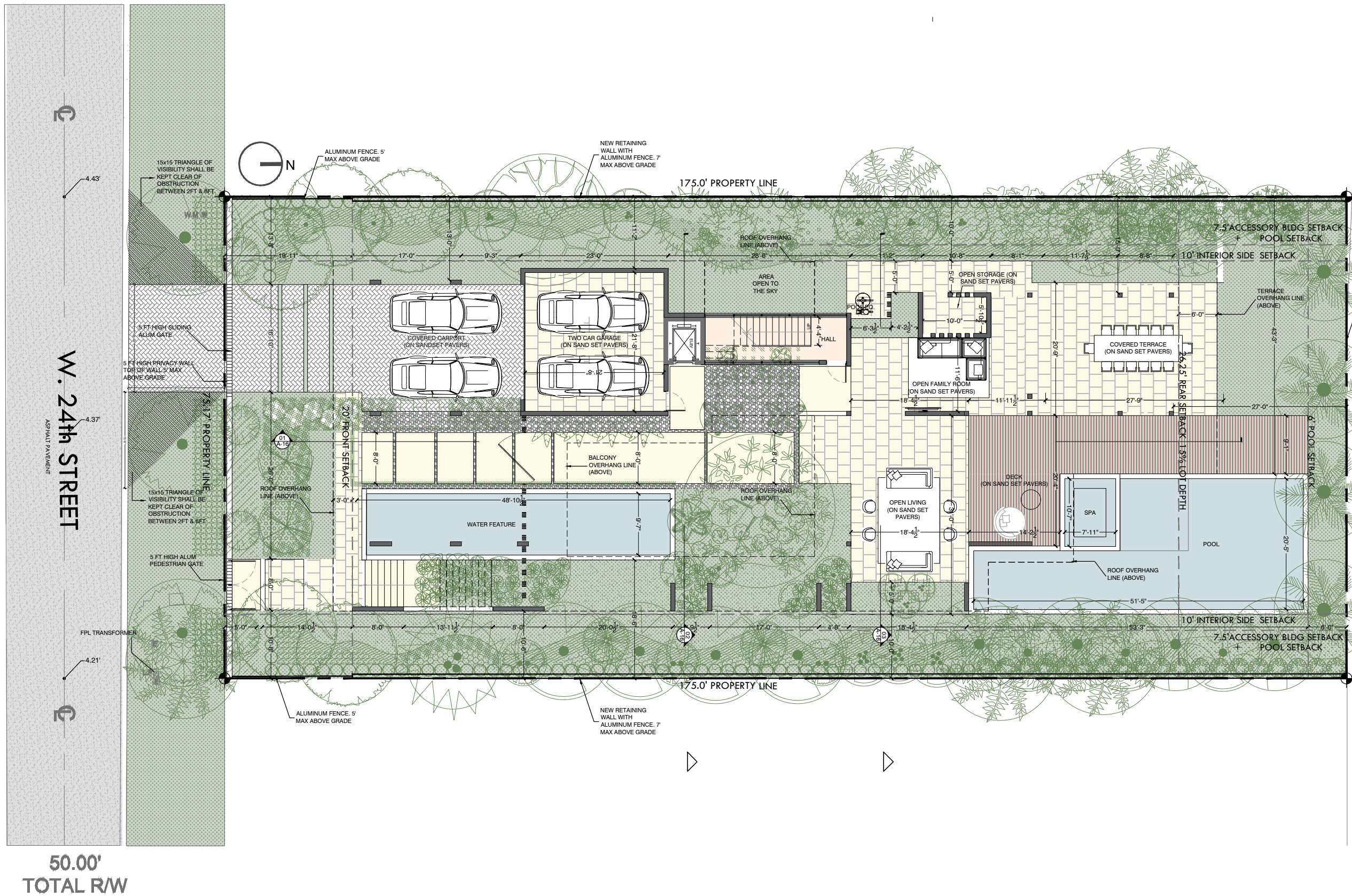
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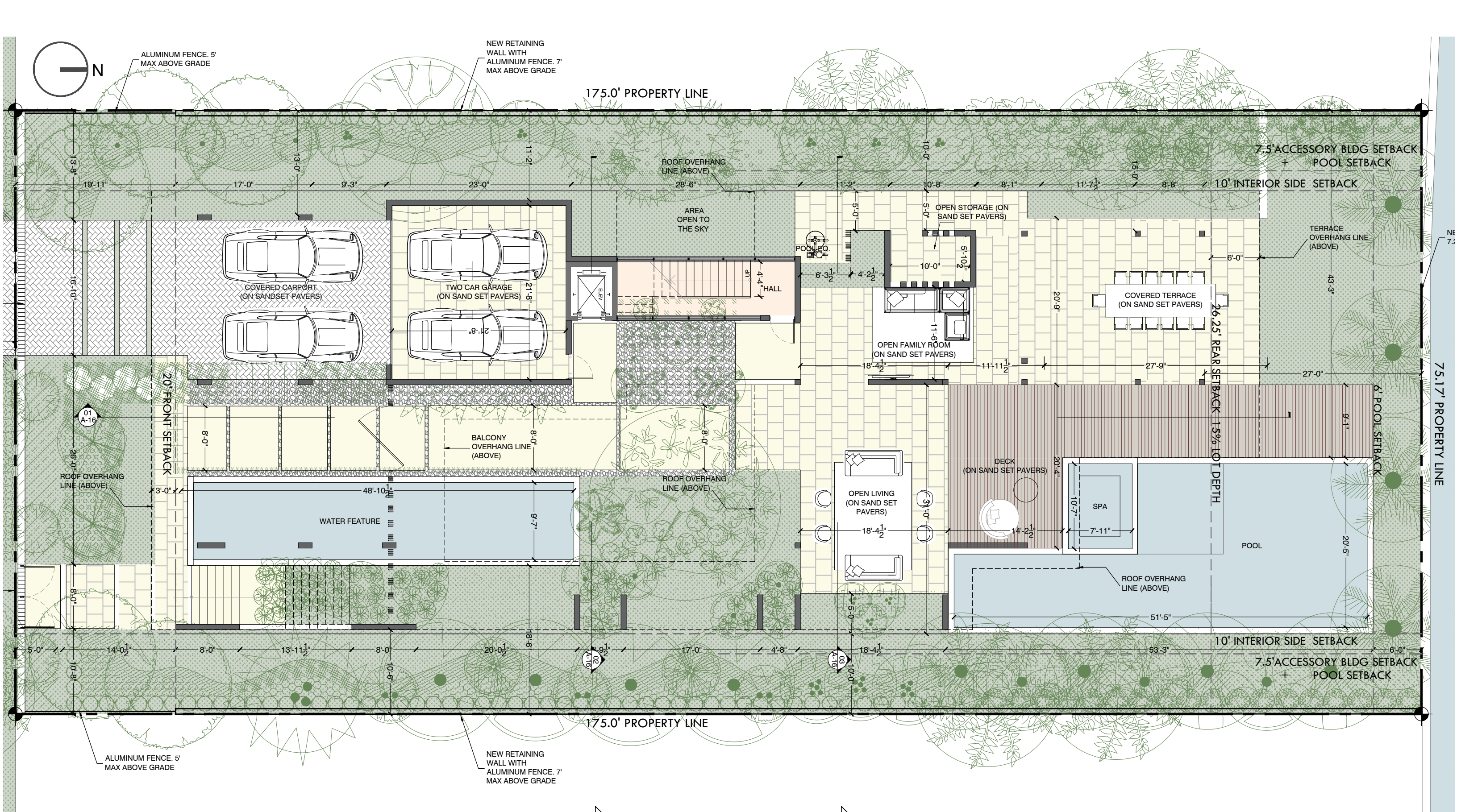


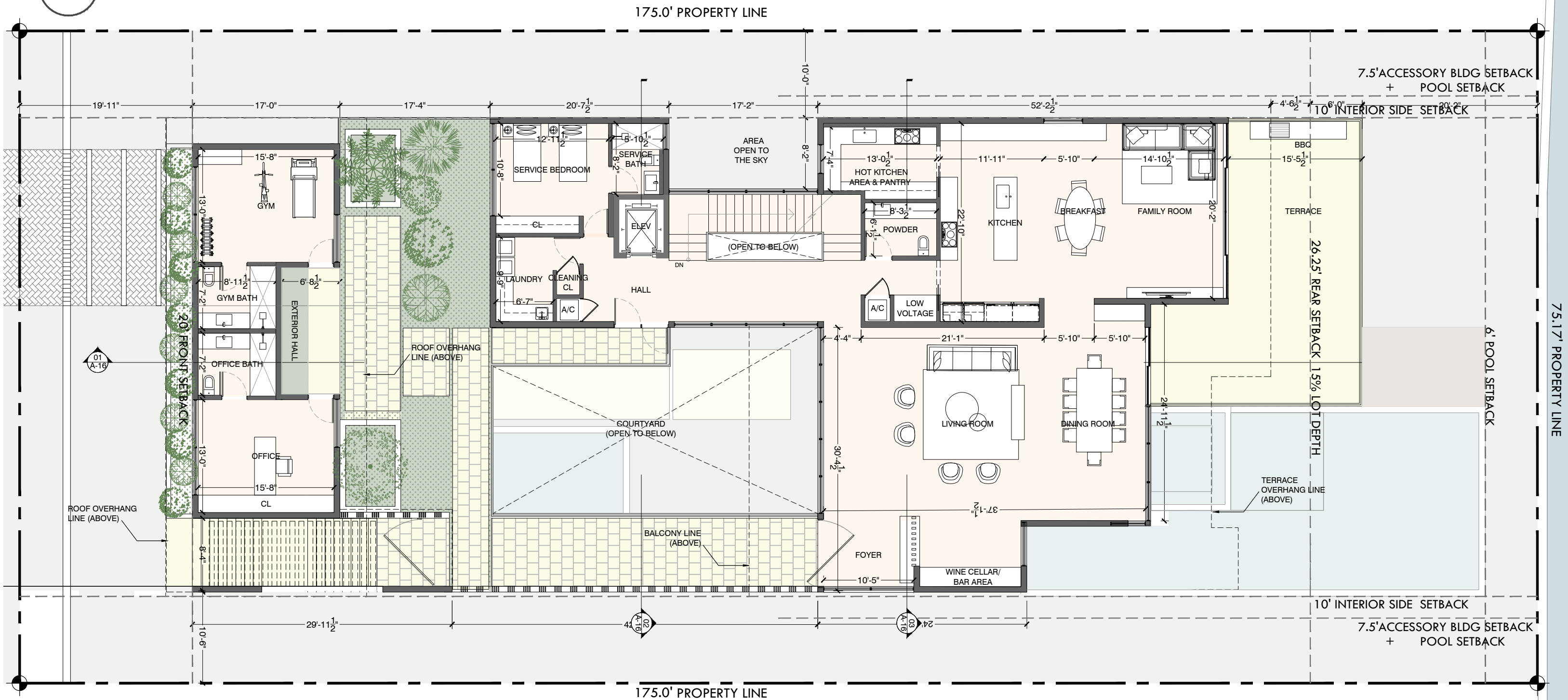
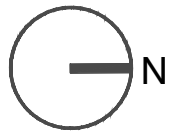
SITE PLAN
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
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SCALE: 1/32" = 1'-0"

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FIRST FLOOR PLAN

SUNSET ISLAND RESIDENCE

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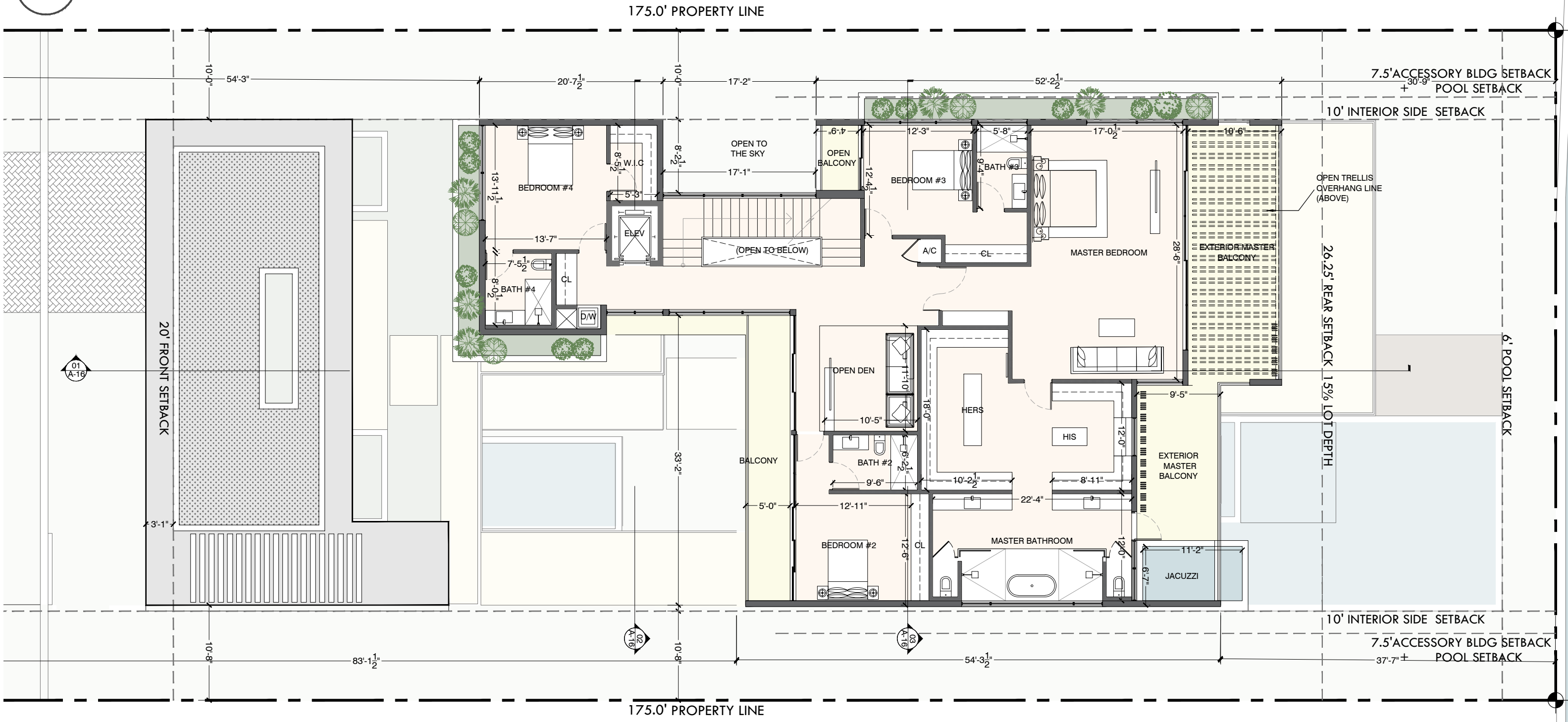
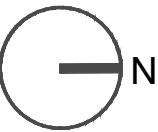
DATE: 07.05.2021

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



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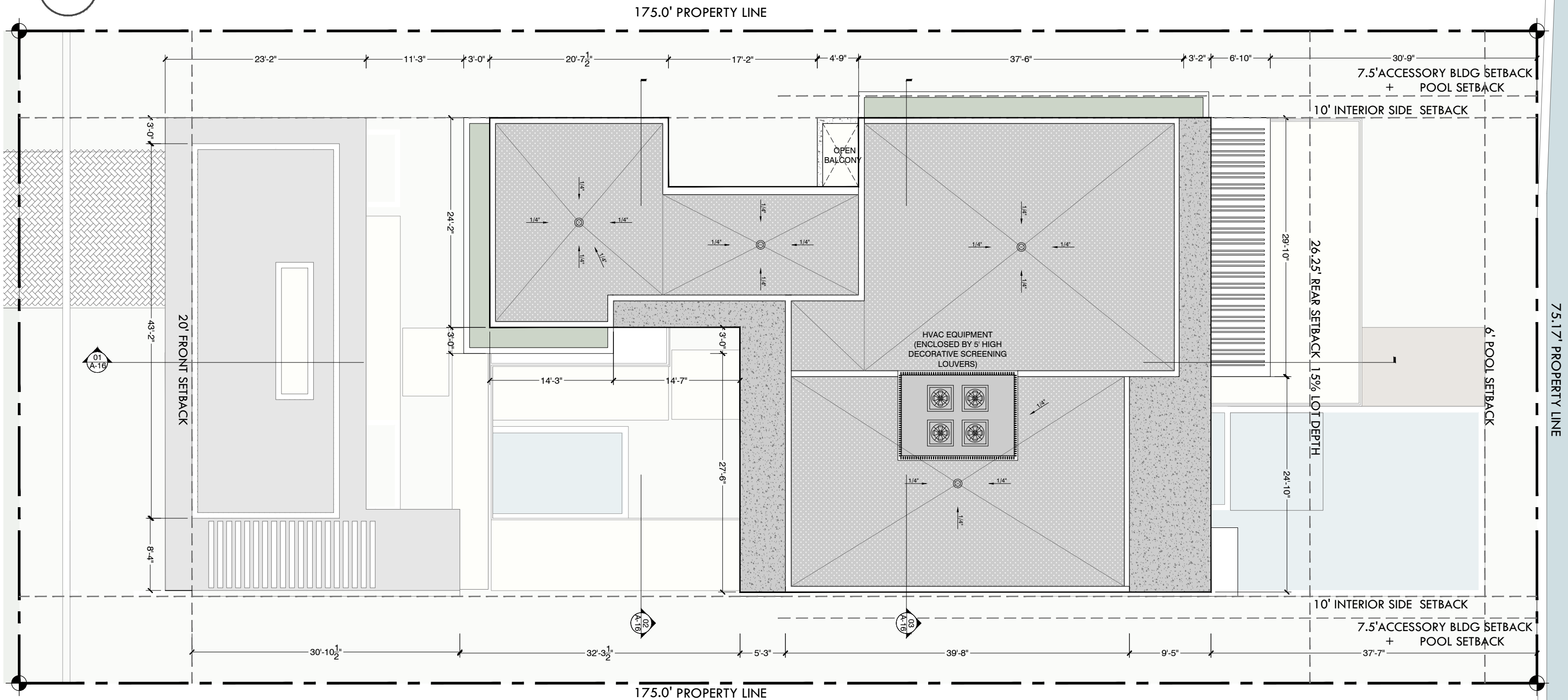
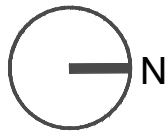
SECOND FLOOR PLAN
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SCALE: 3/32" = 1'-0"



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ROOF PLAN

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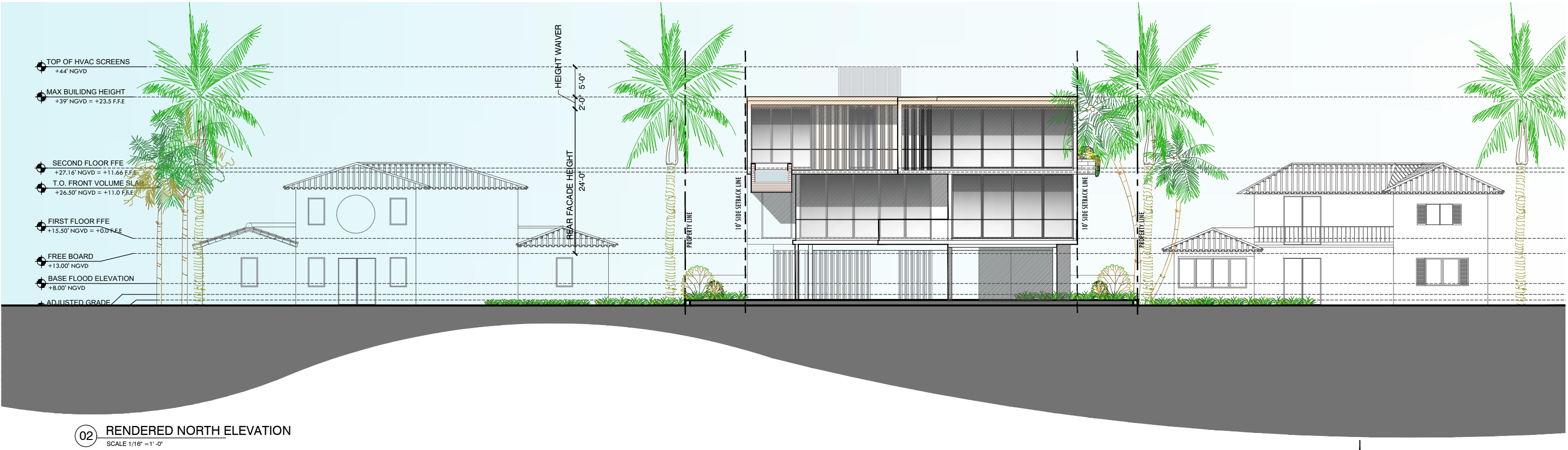
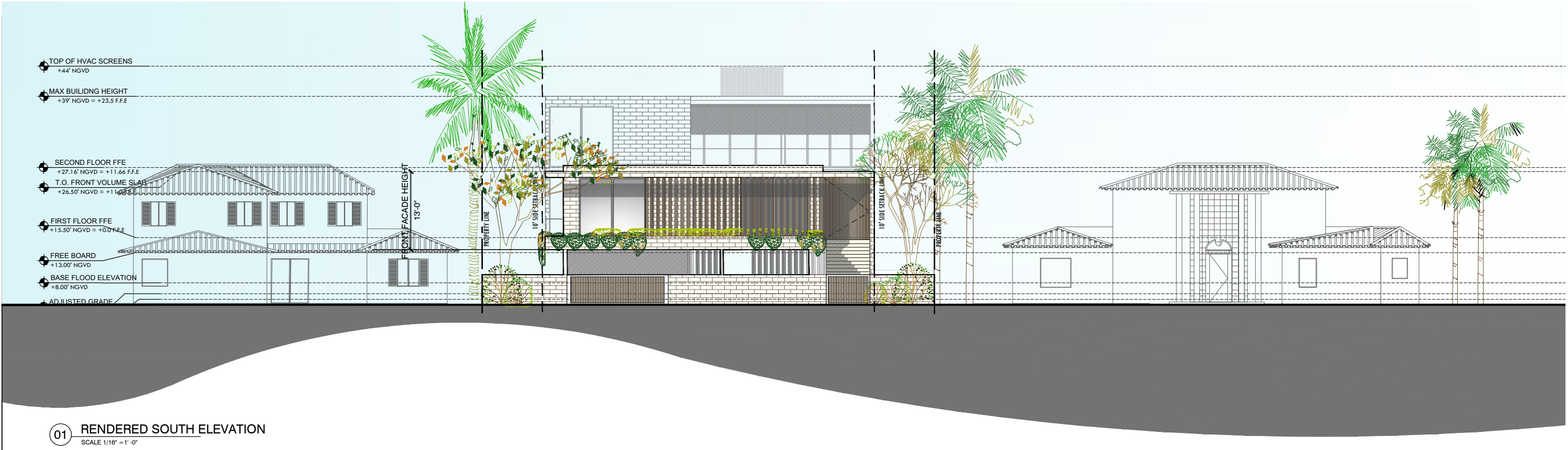
SCALE: 3/32" = 1'-0"

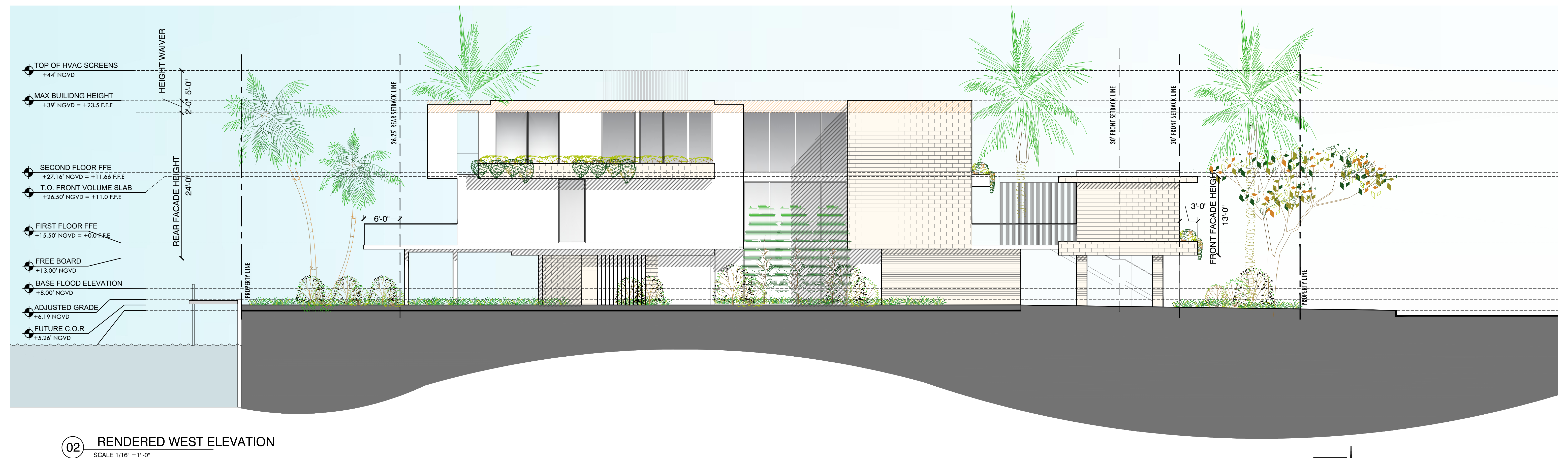


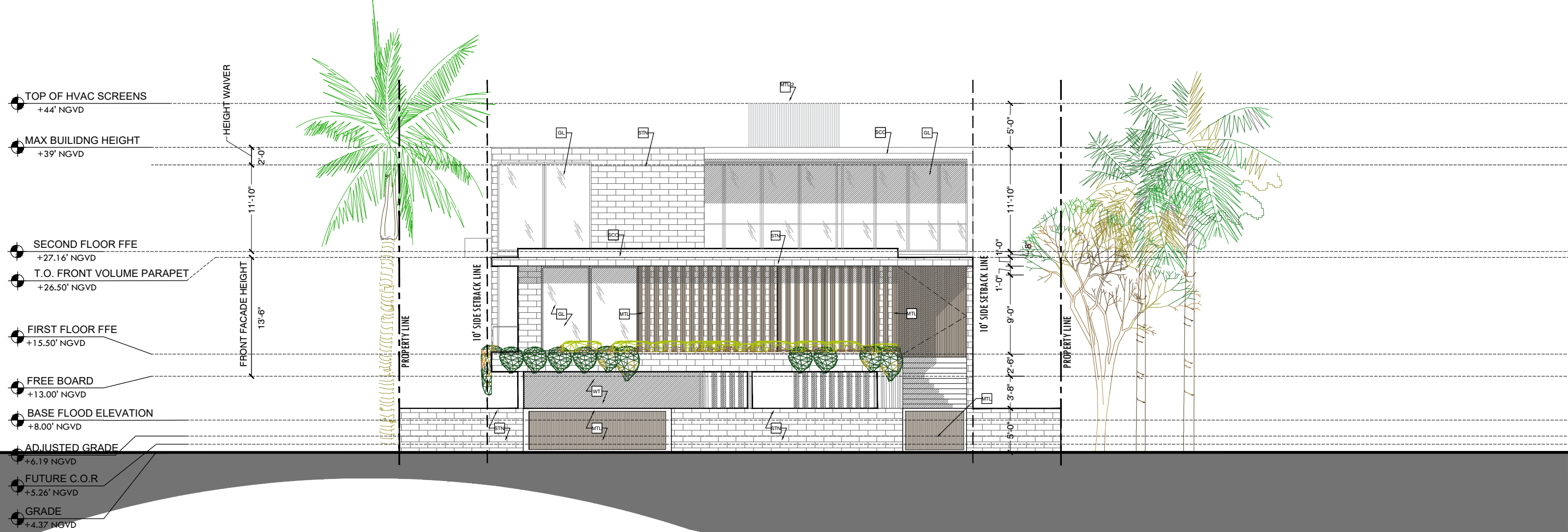
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01 NON RENDERED SOUTH ELEVATION
SCALE 3/32" = 1'-0"

SPEC.	SPEC. 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
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	DECORATIVE ALUMINUM LOUVERS . SPACING BETWEEN LOUVERS SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



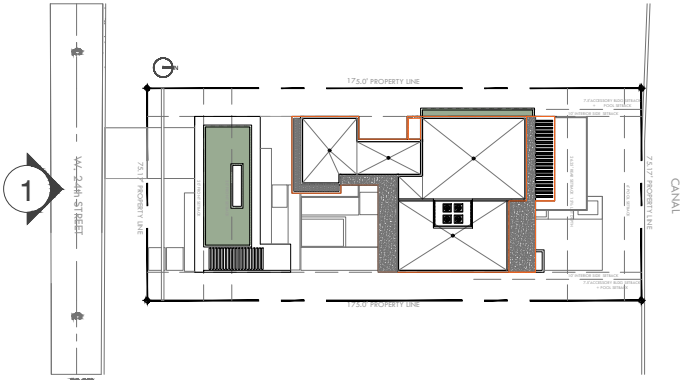
STN



WT



GL/MTL
BRONZE
FINISH



02 ELEVATION KEY PLAN



NON RENDERED FRONT/ SOUTH ELEVATION

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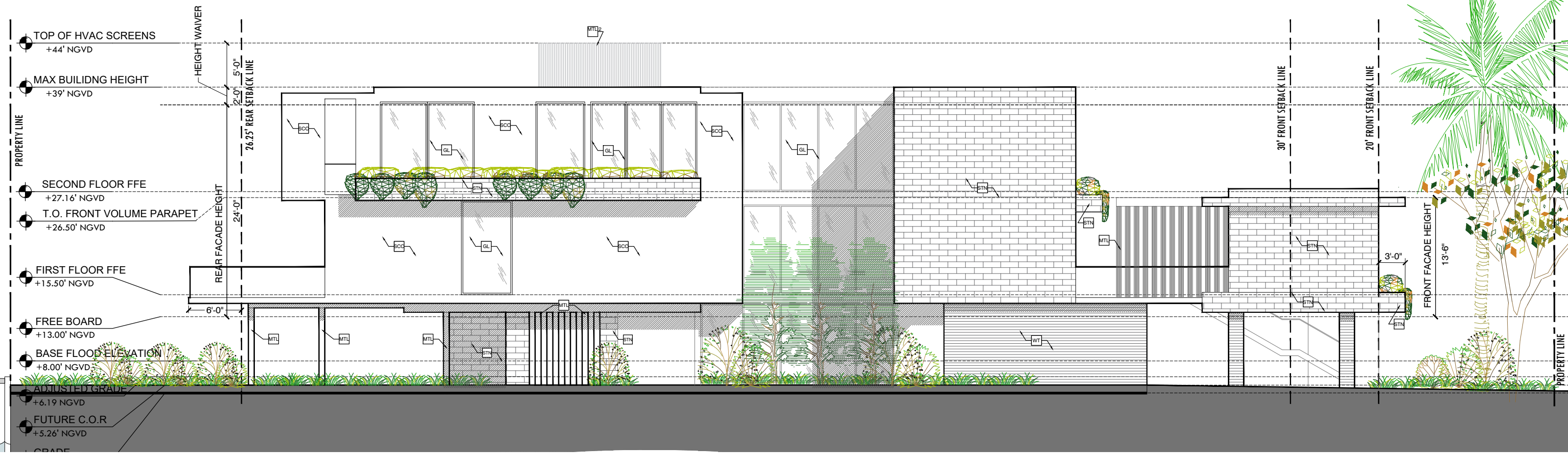
SCALE: 1/16" = 1'-0"



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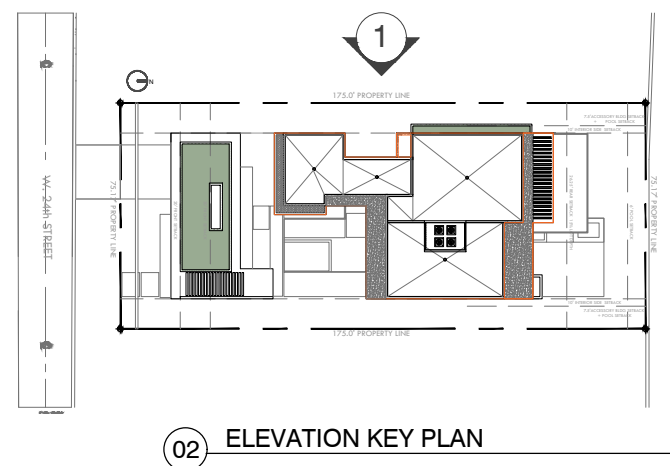
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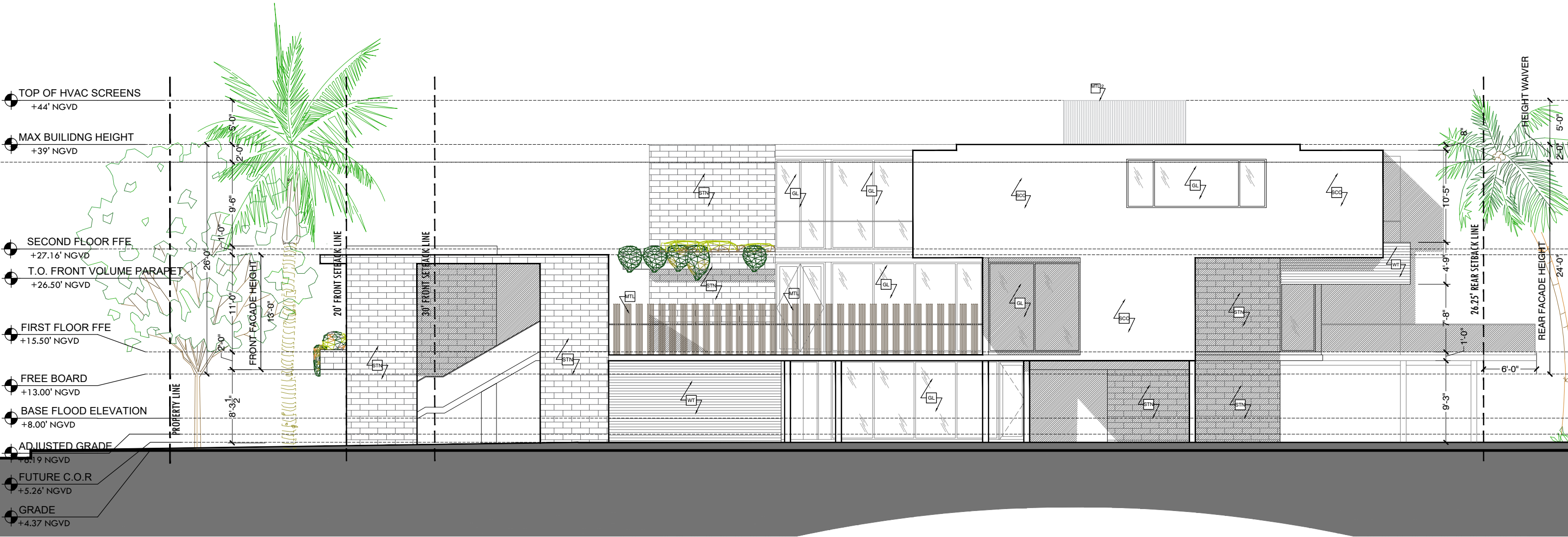


01 NON RENDERED WEST ELEVATION
SCALE 3/32" = 1'-0"

SPEC.	SPEC. 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
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	DECORATIVE ALUMINUM LOUVERS . SPACING BETWEEN LOUVERS SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



02 ELEVATION KEY PLAN



01 NON RENDERED EAST ELEVATION
SCALE 3/32" = 1'-0"

SPEC.	SPEC. 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
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	DECORATIVE ALUMINUM LOUVERS . SPACING BETWEEN LOUVERS SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



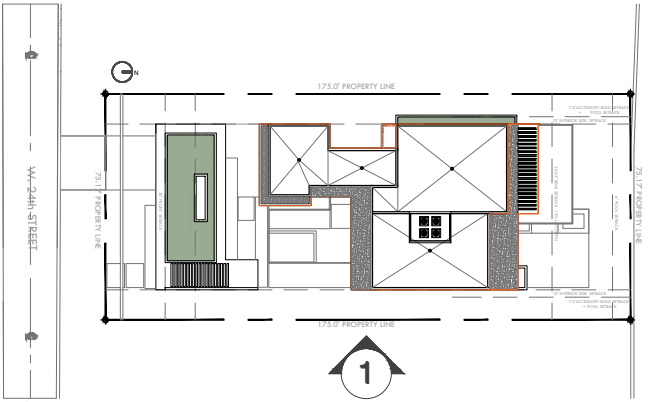
STN



WT



GL/MTL
BRONZE
FINISH



02 ELEVATION KEY PLAN



NON RENDERED EAST ELEVATION

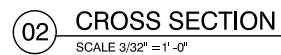
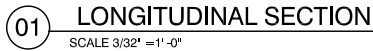
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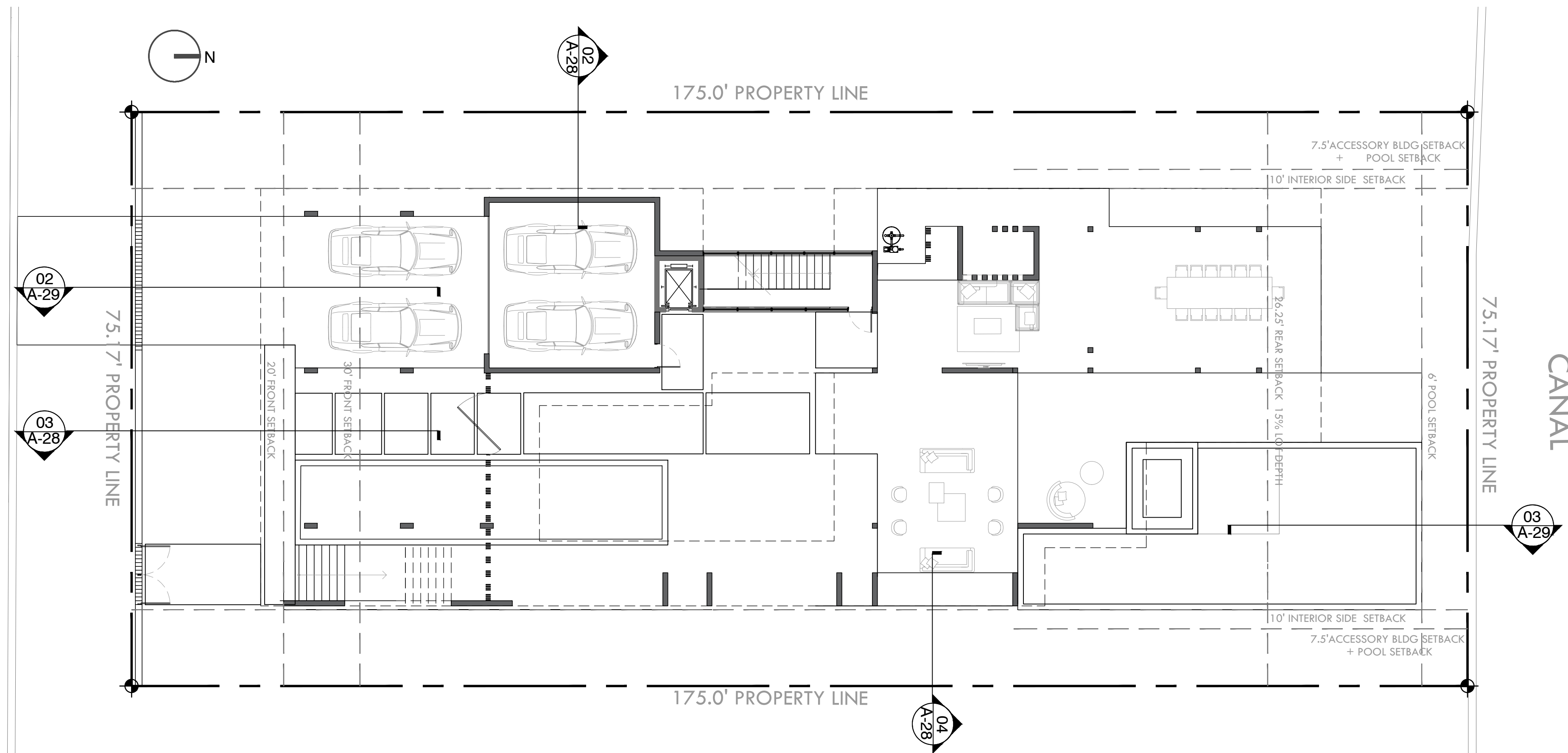
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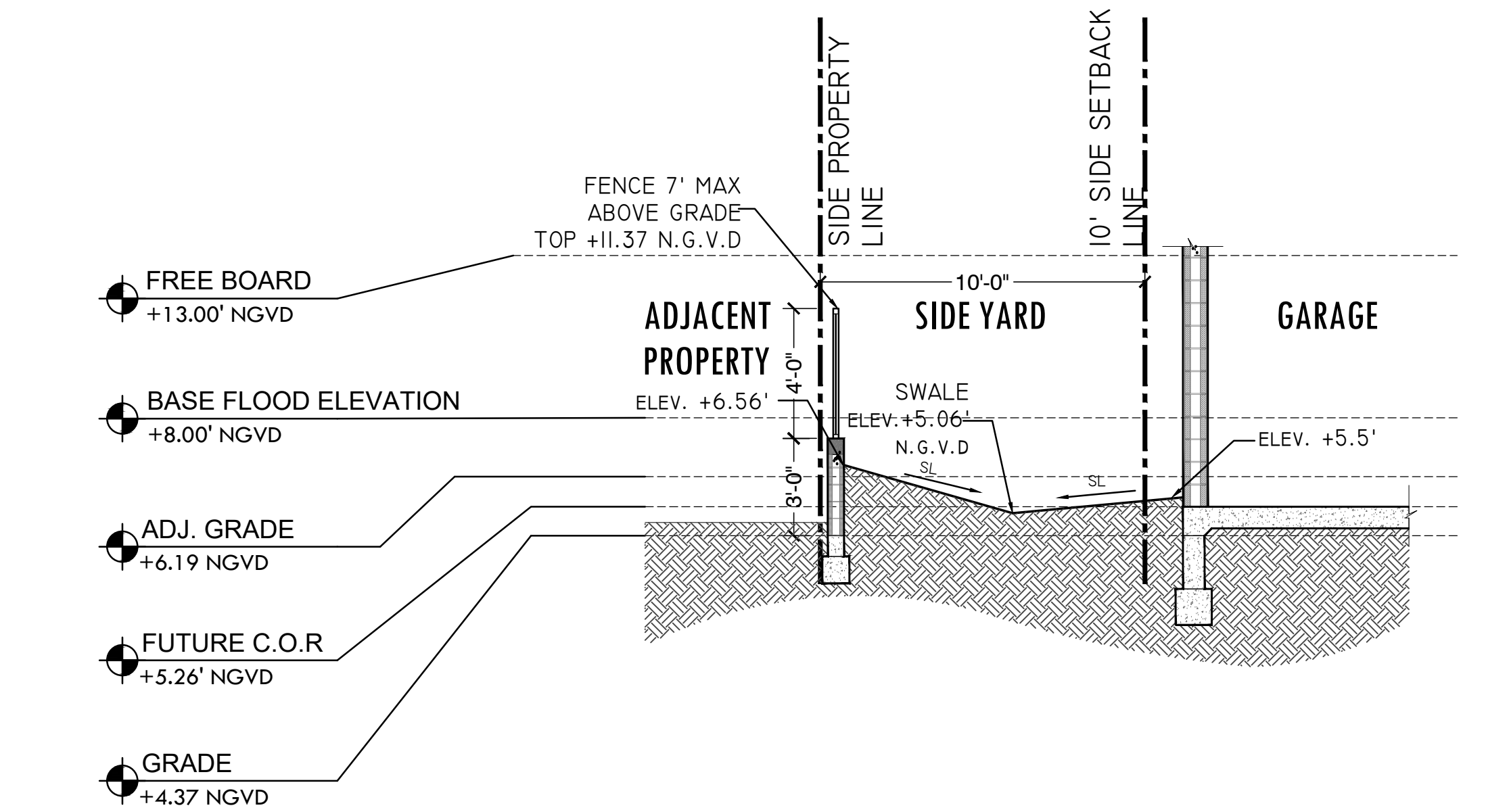
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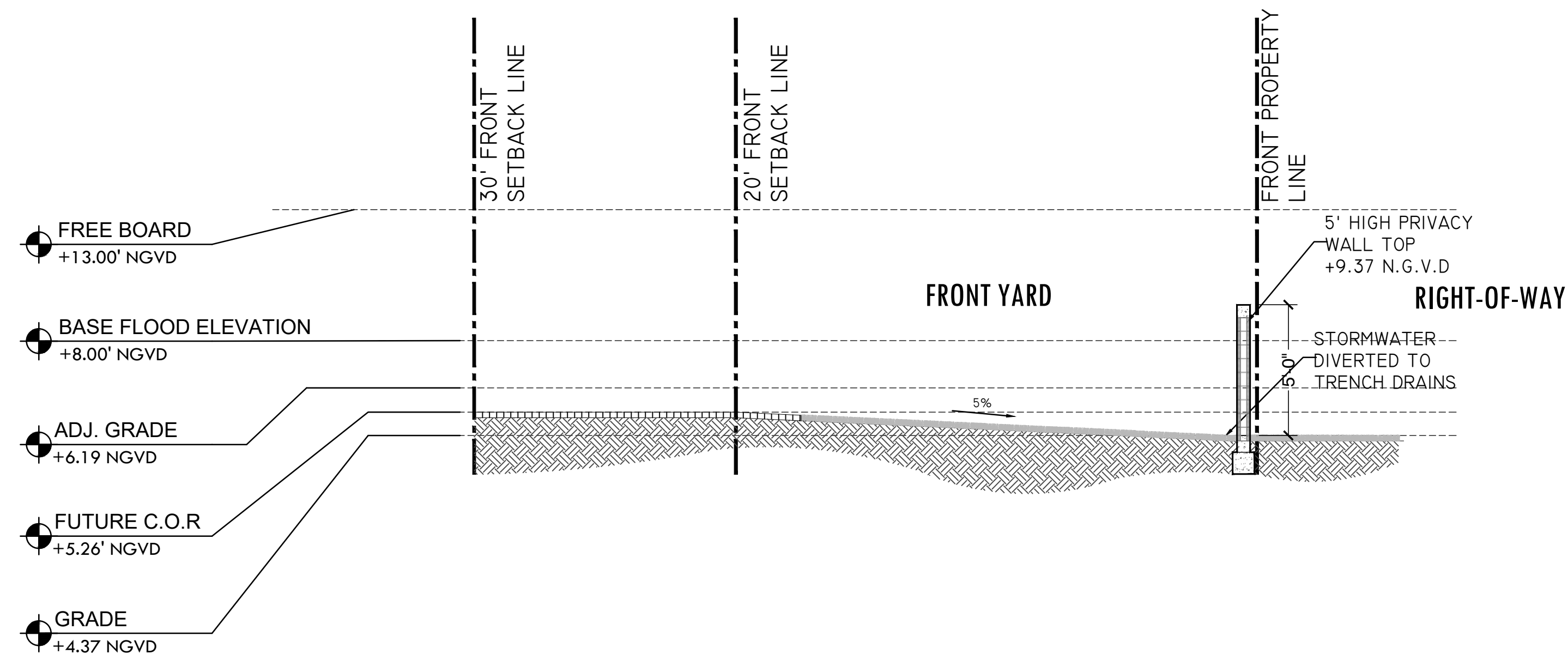




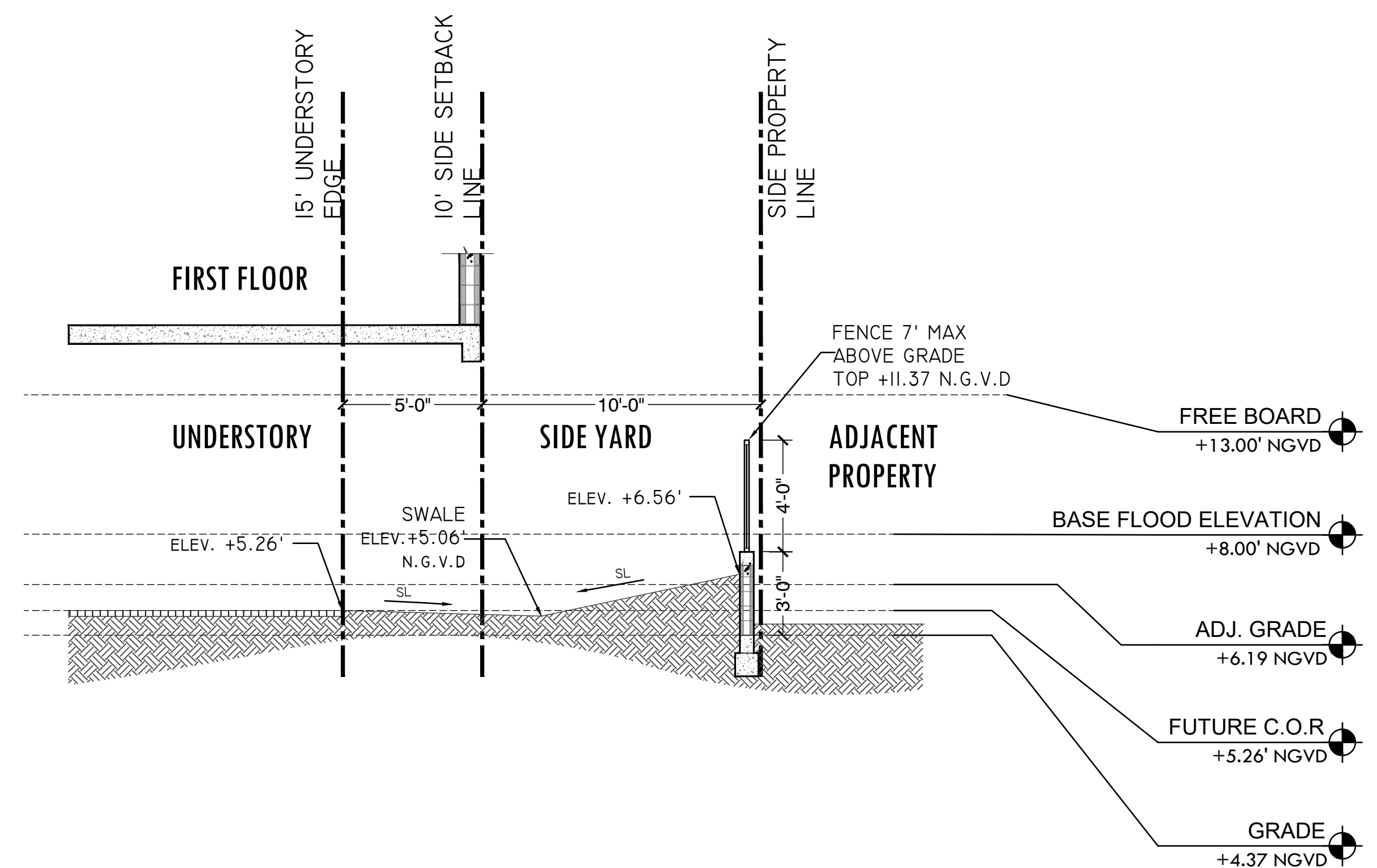
01 LONGITUDINAL SECTION
SCALE 3/32" = 1'-0"



02 SIDE YARD (WEST) SECTION



03 FRONT YARD SECTION



04 SIDE YARD (EAST) SECTION

DIAGRAMATIC SECTIONS

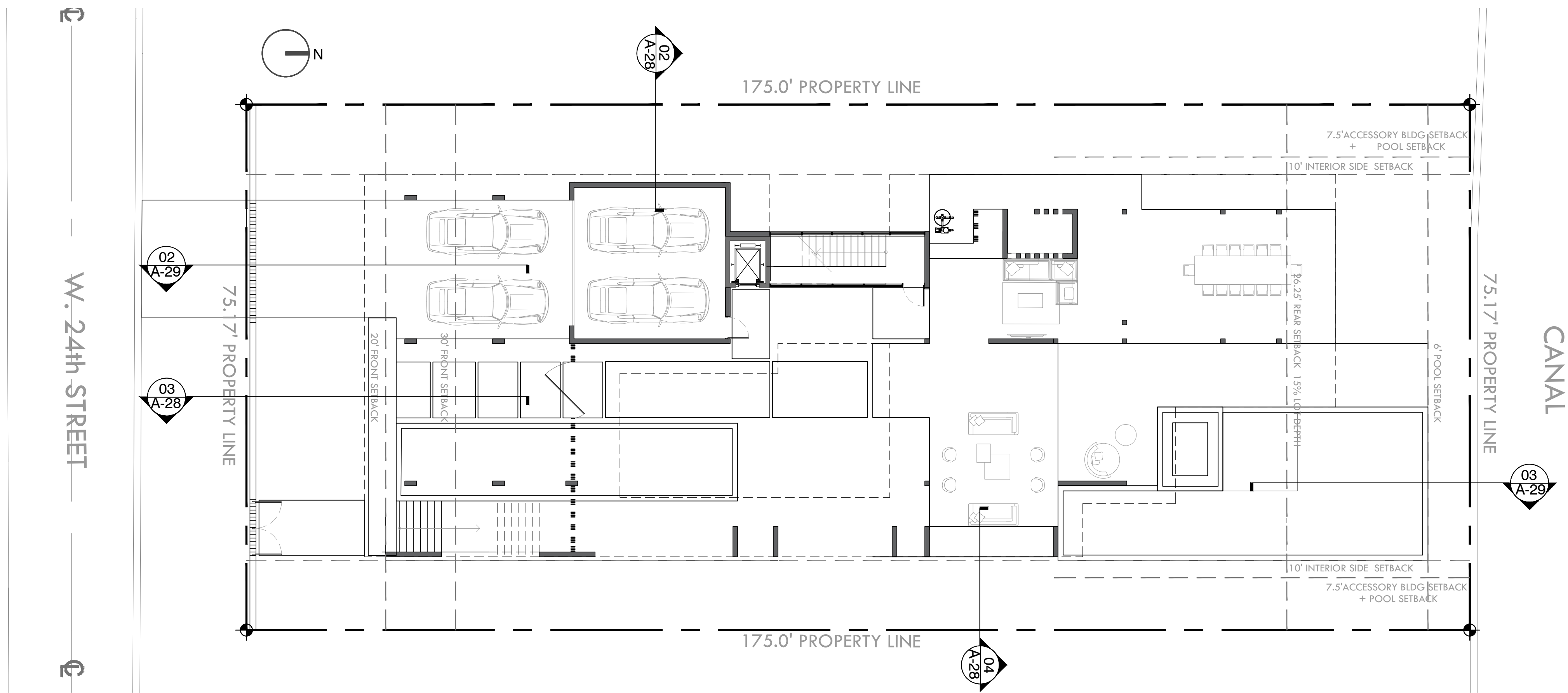
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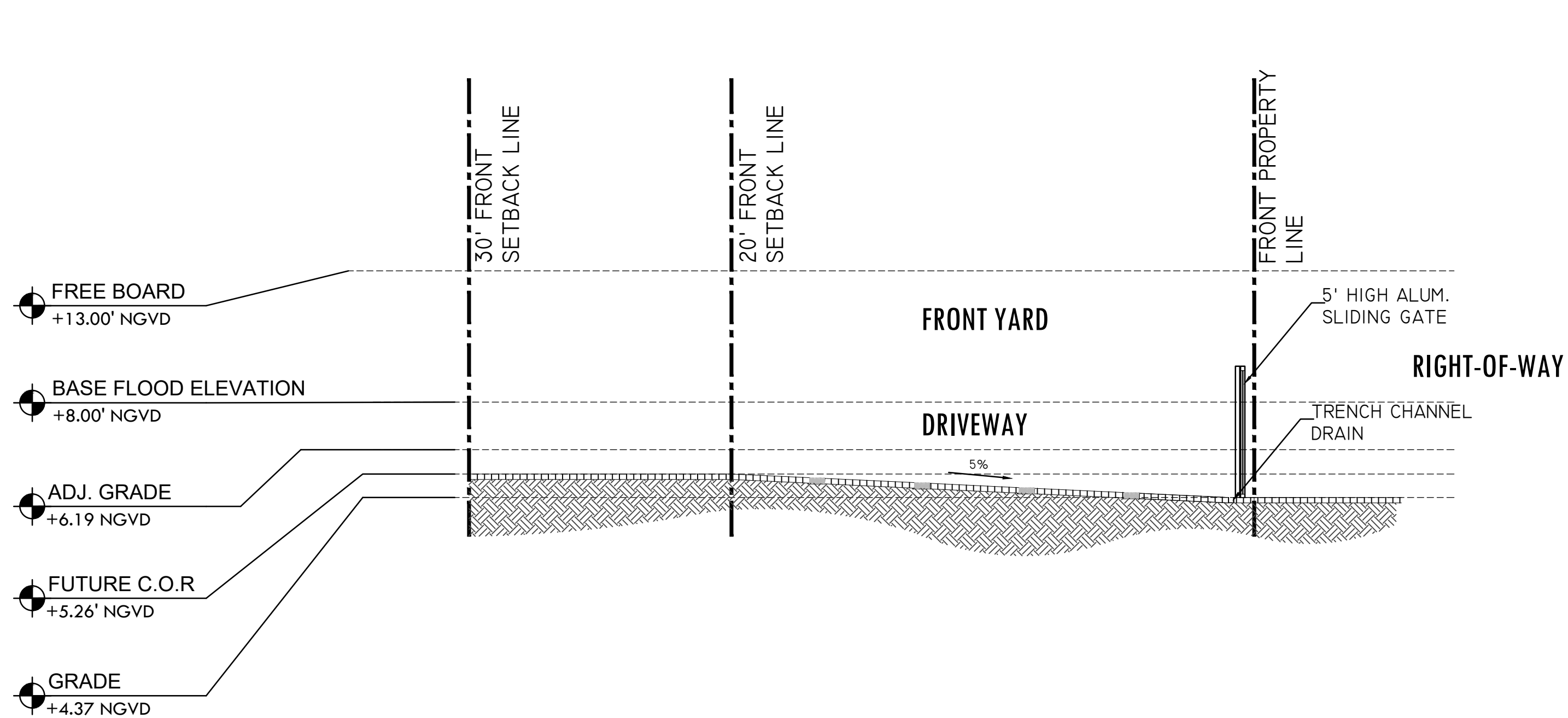
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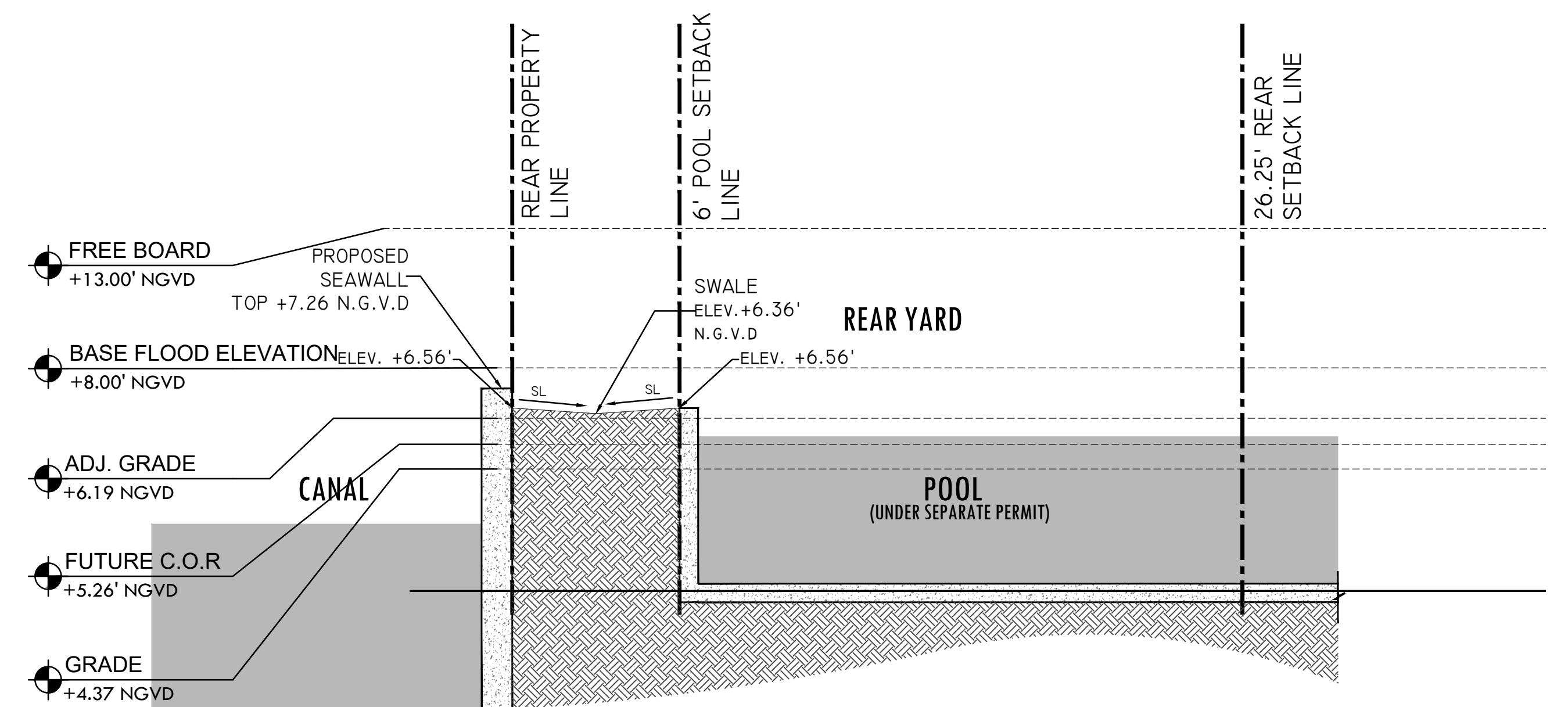
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01 LONGITUDINAL SECTION
SCALE 3/32" = 1'-0"



02 FRONT YARD SECTION



03 SIDE YARD (EAST) SECTION

DIAGRAMATIC SECTIONS

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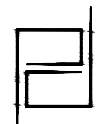


AXONOMETRIC VIEW (WEST)

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01 FRONT VOLUMETRIC B/W RENDERING (WITHOUT FRONT FENCE)



02 BACK /SIDE VOLUMETRIC B/W RENDERING



03 EAST SIDE VOLUMETRIC B/W RENDERING (WITHOUT PERIMETER FENCE)



04 BACK VOLUMETRIC B/W RENDERING



BLACK AND WHITE VOLUMETRIC VIEWS

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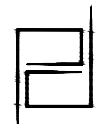


RENDER - FRONT VIEW

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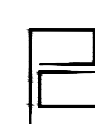
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BACK VIEW

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