

1015 STILLWATER DRIVE

1015 STILLWATER DRIVE, MIAMI BEACH FL 33141

FILE NO. DRB22-0853

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TRADES	REVIEWER	COMMENT		RESPONSE BY	PAGE	RESPONSE	STATUS
Design Recommendations		1	Provide a contrasting material finish on the west and east elevation.	ARCHITECT	A-18, A-21, A-22	West and East elevation have been modified, providing contrasting material finishes. Textured stucco finish with a grey color and wood composite tile has been incorporated in design of side elevations.	CLOSED
DRB Zoning Review		1	The lot width is measured at the required front yard setback line and parallel to the front street line. Please dimension the lot width at the required 30’ front setback.	ARCHITECT	A-01, A-12	Lot width have been modified, measuring the lot width at 30' setback as requested. Lot width measures 60.33'.	CLOSED
		2	All allowable pavers located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above.	ARCHITECT	A-09	Understory diagram and areas have been modified, placing the pavers five feet from each side of the underneath of the first floor's slab edge.	CLOSED
		3	The building height shall be measured from B.F.E., plus freeboard. The maximum freeboard is five feet from B.F.E., 8.0 N.G.V.D.	ARCHITECT	A-17, A-18, A-19, A-20, A-21, A-22, A-23	Buiding height is being mesasured from B.F.E plus freeboard. See elevations as indicated.	CLOSED
		4	The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. Please provide the yard elevation in the site plan for further review.	ARCHITECT	A-12	Yard elevations have been provided in site plan. Swales, driveways and transition areas are at lower elevation than 6.56 as an exception per Sec 142.105-(8)b.1. Lower elevations relate to neighboring properties condition. Where possible higher than 6.56 have been provided.	CLOSED
		5	Please be aware that the sum of the required side yards shall be at least 25 percent of the lot width. As per the lot width provided, 25% of the required sum of the side yard is approximately 15.743’. The proposed interior side setback shall be increased to comply with this requirement.	ARCHITECT	A-01, A-12, A-13, A-14, A-15, A-16	Lot width is now measured from 30' front setback line as requested. Therefore 25% of the required sum of side yard is approximately 15.08'. The preposed interior side setback have been modified to comply with this requirement to 7'-7" on each side.	CLOSED
		6	The square footage of the additional open space shall not be less than one percent of the lot area or 84.72 sq. ft. The additional open space does not comply with this requirement on the west elevation.	ARCHITECT	A-10	Open space on the west elevation have been increased to comply with the requirements.	CLOSED
		7	Provide the elevation of the pool coping and deck for further review of open space calculation in rear yard.	ARCHITECT	A-12, A-25	Pool coping and deck elevation have been provided for review.	CLOSED
		8	Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway, or golf course, the maximum height shall not exceed five feet. Please indicate height of fence within the rear yard.	ARCHITECT	A-12, A-25	Heigh of the fences have been provided, refer to yard elevation diagrams and site plan notes.	CLOSED
		9	Walkways cannot exceed 44” within the required yard, unless approved by the DRB.	ARCHITECT	A-12, A-13	Walkways have been modified and do not exceed 44".	CLOSED
		10	The portion of the deck area that is located within the interior east side shall be setback 7'-6” from the side lot line.	ARCHITECT	A-12, A-13	Deck area has been modified and does not encroach in 7'-7" side setback line.	CLOSED
		11	Roof overhangs cannot exceed 25% of the required yard.	ARCHITECT	A-13, A-14, A-15, A-16	Roof overhangs have been modified and do not exced 25% of the required yards. Dimensions have been provided on plans for review.	CLOSED