

Property Address: 4736 North Bay Road, Miami Beach, 33140

DRB19-0452

Tentative Hearing: October 1, 2019

Comments issued on: 7/26/19 | JGM, FSC, IV, EN

1. Application Comments
  - a. Refer to Comments Posted by Monique Fons
2. General
  - a. Provide a narrative responding to stasurvff comments.
    - i. This is the narrative response sheet.
  - b. Add FINAL SUBMITTAL to the front cover for heightened clarity of reference for next deadline.
    - i. See sheet C-0.0, 0.1. Final submittal date and hearing date has been added.
  - c. Final submittal drawings must be dated.
    - i. All drawings have been dated on the lower right hand corner with Final Submittal Date and Hearing Date.
3. Deficiencies in Architectural Presentation
  - a. C-0.0 Use rendering in color. Confirm landscaping reflects species in plans.
    - i. C-0.0 rendering is now in color, and the landscaping reflects the Landscape Plans.
  - b. A-0.3 Zoning Legend/ Survey indicates CMB Grade @ 4.08 NGVD (2.52 NAVD) Correct. Survey missing lot area.
    - i. CMB Grade/ Adjusted grade has been updated on A-0.3.
  - c. A-1.0 (Now A-0.5) – LOT COVERAGE. Add note depth of courtyard greater than 30% of the maximum developable building width (+/-25') of the property, as measured from the interior setback lines. Covered cabana area when detached from the main home building(s), or part of an attached structure projecting more than ten feet from the main home building(s), such as outdoor covered areas shall not be included in the lot coverage calculation, provided that such outdoor covered areas do not exceed 2% of the lot area. Relocate large notation outside of diagram. Correct pagination – early A pages are duplicated in the title block.
    - i. Added developable width calculation on A-0.9, an additional 19.6 SF was added to the LOT COV. due to Dev. Width. Cabana Area (484.1SF) is not counted in the lot coverage because it is under 2% of the Lot Area

(508.2SF). Please see note on A-0.5. Pagination has been corrected.

Now the Area calculations are A-0.5 – 0.9.

- d. A-1.3 (Now A-0.8) – Open space Diagram of water of pool does not contribute to open space calculation at provided height elevation. Remove from calcs, if included.
  - i. Pool Water area counts only 50% as per Sec.142-106(3). Please see note on sheet A-0.8. Additionally, hatching has been changed in this area to avoid confusion.
- e. Floor Plans reduce scale to allow for entire site to be included in the drawings sheet, including setback lines and property lines.
  - i. See A-1.0, 1.1, 1.2, 1.3. All Floor Plans have been reduced to the same scale, showing all PL and SETBACK lines.
- f. A-1.2 (Now A-0.7) detached garage 689.3 does not count towards ground floor volume. Actual waiver request is 96%
  - i. See A-0.7 – Garage has been removed.
- g. A-1.3 (Now A-0.8) Improve graphically pervious/ impervious.
  - i. Sheet A-0.8 has been improved graphically.
- h. A-1.0 (Now A-1.0) Enlarge plan slightly. Include property lines, include red dashed setback lines. Add 25' developable depth dimension to courtyard. Enlarge measurements. This size plan shall regulate all others. Driveway width 12'-0". Roof deck SF exceeds 25% of second floor. Ara limited to 1,454.
  - i. Property lines and red dashed setback lines are shown. Measurements and notes have been enlarged. All floor plans are the same size now. Driveway width is 15' – 15'-3" max (15% lot Width) Sec. 142-105(b)(4)e.6. Developable width lines have been added. A-0.5 – Roof Deck size has been modified to 24.6% of 5,816.5SF.
- i. A-1.1 (Now A-1.1) Reduce plan to same size as A-1.0. Include Property lines, Red dashed setback lines. Enlarge Measurements and notes. Reduce unnecessary markings and dimensions. Add slab elevation mark. Add overall building measurements, remove interior markings.
  - i. A-1.1 has been reduced to same size as A-1.0. PL and red dashed Setback lines have been included. Increased size of measurements and notes. Removed unnecessary markings. Added slab elevation marks and overall dimensions.
- j. A-1.2 (Now A-1.2) Reduce plan to same size as A-1.0. Include property lines, include red dashed setback lines. Enlarge measurements. Enlarge notes. Reduce unnecessary markings and dimensions. Add slab elevation mark. Add overall building measurements, remove interior markings. Reduce driveway to 12' wide.
  - i. A-1.2 has been reduced to same size as A-1.0. PL and red dashed Setback lines have been included. Increased size of measurements and notes. Removed unnecessary markings. Added slab elevation marks and

overall dimensions. Driveway width is 15' – 15'-3" max (15% lot Width)  
Sec. 142-105(b)(4)e.6.

- k. A-1.3 (now A-1.3) Reduce plan to same size as A-1.0. Include property lines, include red dashed setback lines. Enlarge measurements and notes. Add roof slab elevation mark. Add roofdeck mark. Relocate Mechanical equipment label adjacent to mech equipment. Add roof deck setbacks from building edge. Area south of roofdeck identified as open to below. Two, second floor bathrooms are open to the sky? Skylight?
  - i. A-1.3 has been reduced to same size as A-1.0. PL and red dashed Setback lines have been included. Increased size of measurements and notes. Removed unnecessary markings. Added slab elevation marks and overall dimensions. Mech equipment label and open to below label have been adjusted, open to below now reads as skylight. Added roof deck setbacks from building edge.
- l. A-1.4 (Missing) Add overall roof plan with all roofs noted with elevation marks.
  - i. On sheet A-1.3, we have added the top level marker for the elevator.
- m. A-3.0, 3.1, 3.2, 3.3 – Elevation sizes in elevation measurements must be increased. Add key plan of where elevation is taken. Enlarge notes. Add rooftop projections to overall elevation marking alignment. Add overall elevation lengths.
  - i. See A-3.0, 3.1, 3.2, 3.3 - Measurements and notes have been increased. Key Plan is there. Roof top projects have been added. Elevation lengths have also been added.
- n. A-5.0, 5.1, 5.2, 5.3 Elevations sizes in elevation measurements must be increased. Add key plan of where elevation is taken. Enlarge notes. Add rooftop projections to overall elevation marking alignment. Add overall elevation lengths. Add material legend.
  - i. Elevation notes and dimensions have been enlarged. Roof Top projection dimensions have been added. Elevation lengths have been added. Material Legend has been added.
- o. G-1.0 Confirm landscaping reflects species in plans
  - i. Confirmed.
- p. G-10 (Now G2.0) Confirm landscaping reflects species in plans
  - i. Confirmed.
- q. Missing Yard Section Diagrams. Enlarge scale, Font Sizes in elevation measurements must be increased. Add key plan of where sections are taken and setback lines are shown. Add standard elevation datum marks (CMB Grade, Adjusted grade, BFE, FFE, 30" above Adj grade) to each section. Include overall height of all encroaching elements; include projection distances into required yards. Refer to grade calculations for minimum and maximum elevation in yards.

- i. A-6.0 - Font size and scale have been increased. Key plan has been added. Added standard elevation marks (CMB Grade, Adjusted grade, BFE, FFE, ADJ Grade +30"). Included height of encroaching slab, projection distances. Min grade elev is 6.56'NGVD.

4. Zoning/ Variance Comments

- a. Lot width is determined at the 20'-0" setback, not as the average of front and rear property lines. The average applies when the property has a radial front property line and is located in a cul-de-sac.
  - i. Lot width is now 101'-11"
- b. Lot depth is determined at the center of the property. Indicate length of both property line and mid length in survey.
  - i. New survey provided, indicating size of the property. Property lines are included here, as well as a dashed line indicating mid length.
- c. Survey shall be signed and sealed. Indicate Lot Area. Indicate grade elevation at the center of the sidewalk.
  - i. Signed and sealed survey provided. Includes lot Area, and Grade elevation at sidewalk.
- d. Revise lot coverage diagrams and calculations. The area exceeding 10'-0" from building walls at rear area shall be measured only from and along the wall of the rear façade, not including the portion between the cabana and main house rear wall. The area that exceeds 2% of the lot area counts in lot coverage. Provide total area exceeding 10'-0" and indicate 2% of the lot area in calculations. It is not clear the areas counted. Portions of the second floor projecting on the southwest corner count in lot coverage. It appears that the area of the pond on the north side does not count in lot coverage.
  - i. A-0.5 Lot Coverage has been updated to include Rear Cabana Area. It also includes 2<sup>nd</sup> floor overhangs. We are now at 29.59% Lot Cov.
- e. The required setbacks for pool and water's edge apply to the pool trough
  - i. Pool Trough at West side of property is now at 7'-6" from the PL. See A-1.0 Site Plan.
- f. Provide a diagram showing the requirements of the open space for two-story side elevations. Based on the new lot width, show 1/3 of the developable width and area in excess of that. Area exceeding 1/3 of the developable width and/ or 5% of the lot area shall be counted in the lot coverage. Sec.142-16(2)d.
  - i. See Developable width diagram, A-0.9.
- g. Revise unit size calculations. Add additional area in the front entry that is covered at the roof level. All area exceeding 10' from the rear wall (as noted in comment 5) counts in unit size.
  - i. Additional Area in the front entry has been added. See Lot cov diagram A-0.5 for Rear Area.
- h. Indicate use of the enclosed area next to the stairs at the rear. Area will have to be open to the sky or substantially open.

- i. Enclosed area has been called out as Pool Storage.