

HILL RESIDENCE

248 WEST RIVO ALTO DRIVE ,
 MIAMI BEACH, FL 33139
 DRB21-0640 / PARCEL: 0232330010210

DRB
 Final Submittal
 03-08-2022

**SECOND SUBMITTAL REVIEW****NATURAL GAS PIPING PERMIT ACTIVITY COMMENTS**

COMMENT	SHEET LOCATION	RESPONSE
ZONING REVIEW		
1) Lot coverage calculation cannot exceed 30%, unless a variance is granted. Revise zoning information and calculations.	A-007	Response: Lot coverage revised to be at 30%. Media room and laundry size reduced to meet this requirement.
2) Revise zoning information table. Proposed maximum unit size is 50%.	A-002	Response: Maximum unit size revised as per the current total unit size.
3) Revise grade elevation. Grade is the elevation of the sidewalk at the center of the property. In this case an average between the points on sidewalk can be grade = 4.51' NGVD..		Response: Adjusted Grade revised to be 6.75' NGVD throughout the set. Grade at property is 4.51' NGVD Base Flood Elevation is 9.00 NGVD. $(4.49 / 2) + (4.51) = 6.745'$ NGVD
4) Minimum side yard elevation is 6.56' NGVD.	A-100 / A-400	Response: Side Yard elevations revised to meet this requirement.
5) Revise unit size calculations and diagrams. Elevator at the roof counts in unit size.	A-002 through A-006	Response: Unit size calculation include the elevator. Hatch legend and unit size SF listed on unit size diagrams as a reference.
DRB PLAN REVIEW		
Draft Notice: DRB21-0640, 248 West Rivo Alto Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including one or more waivers and an understory area, to replace an existing pre-1942 architecturally significant residence.		Response: No waivers or variances are being requested with this application.
1. APPLICATION COMPLETENESS a. Update LOI to include DRB understory review and include waivers that are being requested by the Board.	LOI - Supporting Document	Response: Refer to supporting documents for LOI including text pertaining to the understory. No waivers or variances are being requested with this application.
2. ARCHITECTURAL REPRESENTATION a. Zoning Data Sheet i. Grade per Section 114-1. Definitions sidewalk elevation at center of property line. In calculating averages of survey's elevation = 4.5' NGVD – Advise if reading survey correctly. If so, revise zoning data sheet accordingly.	A-002 / A-100	Response: Grade elevation at sidewalk revised to be at 4.51 NGVD. Refer to zoning data sheet, and site plan.

ii. Freeboard: +5' or 14' NGVD	A-102	Response: The top of the first floor slab is set at 14' NGVD. Refer to plans.
iii. Proposed Unit Size: Revise percentage 7067/15,750 = 45%		Response: Proposed revised unit size is 6,977SF per the plan changes. The proposed unit size is measured against the maximum allowable unit size of 7,875SF. $6,977 / 7,875 = 89\%$. $6,977 / 15,750 = 44\%$. Both calculations have been noted on the zoning data sheet.
iv. Remove the yes from "Determined to be architecturally significant" – that is another application process and formal determination by Planning Director that is bypassed by going to the DRB. Leave blank – home pre-1942 fall under this category, but this home has not had a formal determination as such.	A-002	Response: Zoning data revised. Refer to item #29 on the data. This property is not determined to be architecturally significant.
b. Lot Coverage – as proposed exceeds the allowed 30% by .004% or 63 SF	A-002 / A-007	Response: Lot coverage revised to be at 30%. Media room and laundry size reduced to meet this requirement.
c. Unit Size – Provide itemized calculations of what is being counted, example a chart with each floor and associated SF counting towards unit size. Elevator at roof counts. Include unit size diagram for roof level	A-002 through A-006	Response: Refer to zoning diagrams for itemized SF being counted toward unit size. Elevator at roof is included in the unit size calculation. Unit size diagram for room is included.
d. A-003 Unenclosed non air-conditioned areas of understory do NOT count towards unit size. All air-conditioned enclosed areas do count – Ensure understory calcs clearly reflect what is and isn't counted.	A-003	Response: Unenclosed non air-conditioned area of the understory is not being counted towards the unit size. Understory areas counted towards unit size consist of the enclosed A/C space, and enclosed garage portion exceeding 600SF.
e. A-003 – show entire site in plan	A-003	Response: Plan revised to show the entire site.
f. A-006 – Show second floor projections with a dashed line – the second story master bath and master suite projection may not be included in the hatched calculation. These areas appear to project beyond the first floor exterior building walls at rear.	A-004 / A-102	Response: Refer to projection of line above on diagrams, and plans. The second story master bathroom is recessed from the edge of the first floor below.
g. A-008 – remove sheet – Code establishes open space requirement for side yards facing a street, not interior side yards. Diagram not needed for side yards in this case.	A-008	Response: Side yard diagram sheet removed.
h. FOR ALL PLANS – include dimensions of structure and building volumes	A-002 through A-006 / A-100 through A-104	Response: Dimensions have been added to zoning diagram plans. Refer to diagrams and floor plans for dimension tags.
i. A-009 – dimension roof deck	A-009	Response: Roof deck has been dimensioned on A-009
j. A-101 – understory edge is difficult to decipher, change line type or scale, or color for clarification.	A-101	Response: Line of understory edge has been bolded and accentuated.
k. A-101 - dimension the required 5' for the understory edge	A-101 / A-003	Response: 5ft Understory edge has been dimensions on A-101 and A-003

l. A-101 – walkways w/in required yards are to be 44" wide' and may exceed this width with design review approval. SEC 142-106(b) (13)k.	A-101	Response: Walkway within the required side yard is set at 30" wide. Dimensions have been added for clarification.
m. General Elevation Comments: increase text size, include horizontal dimensions for volumes, vertical dimensions for overall height and any allowable height encroachments.	A-200 - A203a	Text sizes increased, horizontal dimensions added, and vertical dimensions added. Elevator bulkhead height indicated.
n. Missing yard sections drawings – detail section of required yards that include property lines, section lines and min. max yard elevations, fence heights, and other projections in required yards.	A-400	Response: Refer to added yard section sheet.
o. Waiver Diagram - 2-story interior side yard massing exceeding 60' as identified in Sec. 142-106(a)(2)d. - can't determine if the south interior side yard complies with this portion of the code as there are building dimensions. If not, waiver is required.	A-103	Response: 2-story uninterrupted interior side yard elevation does not exceed 60ft. Proposed 2-story massing measures 51'-7" total, and is broken up into shorter expanses..
p. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity of reference for next deadline. Final drawing set to be signed and sealed and dated.	COVER PAGE	Response: Final Submittal and DRB file number have been added to the cover sheet. Please refer to attached signed and sealed drawings.
3. ZONING COMMENTS a. Understory Review b. Waiver: 2-story massing exceeding 60' as identified in Sec. 142-106(a)(2)d.	A-100 - A-103	Response: 2-story interior side yard massing does not exceed 60ft. Proposed 2-story massing measures 52'-7".
PLANNING LANDSCAPE REVIEW		
Based on Chapter 126 / Landscape Code, it appears that a total of 5 canopy shade street trees would be required in the public ROW adjacent to the property. Please review the plan and , landscape table and tree disposition plan to identify and demonstrate compliance	L-104	Refer to sheet L-104. Plan has been updated and a street tree schedule has been added. 5 canopy shade trees have been added to the public ROW.
Based on Chapter 126 / Landscape Code, it appears that a total of 15 'lot trees' would be required within private property. Please review the plan, landscape table and tree disposition plan to identify and demonstrate compliance	L-104	Refer to sheet L-104. Plan and Tree Schedule indicate 12 new 'lot' trees to be added. Existing Trees to Remain schedule indicates 5 canopy trees remaining on the lot totalling 17 lot trees.
Following updates to tree tabulation, please revise the remainder of the landscape plan and table as it relates to the rest of the minimum landscape code requirements.	L-102	L-102 Tree mitigation chart, calculations and landscape legend have been updated to reflect revisions to plan. All other plans have been updated to reflect the revised canopy layout.
Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing canopy shade tree scheduled for relocation or removal.	See Supporting Documents	A Comprehensive Tree Report by an ISA Certified arborist is attached to this submission.