

# CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

## **DRB21-0667**

190 S Hibiscus Dr, Miami Beach, FL, 33139

### **1) DRB Zoning Review – Fail, Irina Villegas**

1. Revise lot coverage calculations. For covered terrace only the portions exceeding 5'-0" from exterior columns count in lot coverage.

CMA Design: Please refer to sheets **A1.1 Zoning Data** & **A1.3 Lot Coverage** to see revised calculations and diagram.

### **2) DRB Plan Review – Fail, Fernanda Sotelo**

1. Application Completeness

N/A

2. Architectural Representation

a. Include demolition plan

CMA Design: Refer to new sheet **D1.0 Demolition Plan**.

b. Site Plan – entire garage, including cladding, to comply with front setback

CMA Design: Refer to sheet **A1.0 Site Plan**. Garage has been pushed back 7" to comply, resulting in a reduction of 14 SF. Zoning table and calculations have been revised accordingly.

c. Unit Size Diagrams – include ground floor plan and show any 2nd floor projections as dashed 'above' lines

CMA Design: Refer to sheet **A1.2 Unit Size** to see revised drawings with full floor plans and roof lines above.

d. Lot coverage – include ground floor plan and show any 2nd floor projections as dashed 'above' lines

CMA Design: Refer to sheet **A1.3 Lot Coverage** to see revised drawings with full floor plan and roof lines above.

e. Yard open space diagrams – required front yard for 2-story is 30', show compliance of open space at 30'

CMA Design: Refer to sheet **A1.5 Yard Open Space** to see revised front yard diagram and calculations with 30' setback. The zoning table has been revised accordingly.

f. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

CMA Design: Refer to revisions on front cover.

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- g. Final submittal drawings need to be DATED, SIGNED AND SEALED

CMA Design: Refer to bottom left corner for date.

## 3. Design Recommendations

N/A

## 4. Zoning Comments

- a. Waiver #1 - +1'-11" height

N/A

## 3) DRB Admin Review – Fail, Monique Fons

N/A

## 4) DRB Planning Landscape Review – Fail, Enrique Nunez

- 1. Dark/black hatch areas not defined in Materials Plan sheet L301. Note that if artificial turf is being proposed, then it is only allowed in rear yard setback areas.

Nielson Landscape Architects: All hatches have been labeled and correspond to the Materials Plan Legend. No artificial turf is being proposed. Please see sheet **L301. Revision 1**

- 2. Refer to Chapter 126 for the minimum landscape requirements

- a. Revise the landscape plans and landscape legend form (require column) as follows:
- b. 23,400 sf lot requires a minimum of 23 lot trees. Minimum 6 street trees are ok
- c. 29 total trees require a minimum of 348 shrubs and 35 large shrubs

Nielson Landscape Architects: Landscape plans and Legend Form have been revised to reflect the correct minimum requirements. Please see sheets **L700 and L703. Revision 1.**