



ARCHITECTURE INTERIOR DESIGN PLANNING

NARRATIVE – 16 W DI LIDO DR.

Date: April 8, 2022

Re: DRB Revision 1

This narrative outlines the revisions that took place in **Delta #1** issuance to the Design Review Board of Miami Beach.

DRB PLAN REVIEW COMMENTS • FERNANDA SOTELO

1.APPLICATION COMPLETENESS

- a. *Missing original building card and record drawings for existing building*
R= This will be submitted separately.
- b. *Missing mailing labels and associated documents*
R= This will be submitted separately.

2.ARCHITECTURAL REPRESENTATION

- a. *Provide Construction Cost Estimate in LOI or under separate cover.*
R= This will be submitted separately.
- b. *Revise LOI to include the open space waiver for two-story interior side elevations*
R= The LOI has been revised,
- c. *Lot Coverage Diagram - Rear , 1-story building in north yard, can offset 5' from exterior wall into breezeway – slightly reduce overall lot coverage*
R= No change made, 5' separation was already provided.
- d. *Front elevation, Sheet A4.00- Clear Up and clean up - Rendering is difficult to read and it lists a 5th level which is not allowed.*
R= Drawings have been cleaned up
- e. *Include line drawing elevations.*
R= Elevations included on Sheet A4.00
- f. *Roof top terrace, no permanent counters, plumbing allowable above max. height - not allowable encroachments*
R= Counter has been removed.
- g. *Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.*
R= Note added to cover sheet.
- h. *Final submittal drawings need to be DATED, SIGNED AND SEALED.*
R= Drawings have been dated, signed and sealed.

3.ZONING COMMENTS

- a. *4' Height Waiver, RS-3 Zoning, lot area of 17,780 SF*
R= Waiver submitted separately.
- b. *Waiver: Two-story side elevation exceeding 60' – for South Interior yard: open space is not 50% landscape and as such does not comply with the strict adherence of code*

R= Side wall has been reduced in length. Waiver applied for separately.