

Design Review Board First Submission Response Letter

Property Address: 621 W 44th Street Miami Beach FL 33140

Application #: DRB22-0838

Date: 07.11.22

2. Architectural Representation

A. Provide existing unit size and lot coverage calculations and shaded diagrams.

Response: See Pages A-06.2 Existing Unit Size Plan & A-06.3 Existing Lot Coverage Plan for existing unit size and lot coverage calculations and shaded diagrams

Existing Unit Size = 2,045 sqft (33%)

Existing Lot Coverage = 2,045 sqft (33%)

B. A separate site plan should be submitted with full dimensions of setbacks, existing and proposed, including adjacent right-of-way

Response: See Pages A-06.4 Existing Site Plan & A-17.2 Proposed Site Plan with fully dimensioned setbacks for existing and proposed plans. Adjacent right of way is included in the site plans.

5ft Wide Sidewalks

70ft Right of Way @ W 44th Street

35ft @ both front property line corners to the centerline of W 44th Street

C. Include axonometric plan as part of permit set.

Response: See Page A-26 Axonometric Views, showing axonometric views of the house/lot

D. Provide yard section drawings for further review.

Response: See Page A-24 Yard Sections at Property Lines showing proposed yard grade at edges of the property.

E. A separate variance/waiver diagram shall be submitted.

Response: See Page A-25 Building Height Variance Diagram showing the proposed building height at 25'-0" (1 ft above Max 24'-0" allowable building height) with calculations.

F. Provide Cost Estimate in LOI or under separate cover

Response: Cost Estimate Provided for review

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

Response: See Page G-01 Coversheet showing Final submittal and DRB File No. DRB22-0838

H. Final submittal drawings need to be Dated, signed and sealed.

Response: All pages have been dated, signed and sealed.

3. Design Recommendations

- A. The proposed material finishes in the wood sliding, wall tiles, and metal canopy shall consist of a light color surface throughout all building elevations.

Response: Design team will consider

4. Zoning Comments

- A. The survey provided does not show grade elevation and the lot area. Grade means the city sidewalk elevation at the centerline of the property. If there is no sidewalk, the public works director shall establish the city sidewalk elevations.

Response: See provided survey

- B. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the material finish of the proposed driveway within the required front yard.

Response: See Landscape Drawing set for updated walkways & driveway paving.

- C. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the material finish of the pavers within the understory level.

Response: See Landscape Drawing Set for updated understory paving.

- D. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments 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, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. Provide the setback from the side underneath the slab of the first habitable floor to the proposed pavers.

Response: See Page A-14 Proposed Site/ Understory Plan showing added 5ft understory setback lines along each side of the understory. No breakaway walls, lattice work, louvers are within the setback. West understory setback: Pervious walkway for access is allowed within the 5ft understory setback as shown. East understory setback: no breakaway wall/ paving within setback.

- E. Based on the building elevations, the applicant is requesting a variance for a height increase of two feet increase. Please revise LOI.

Response: See page A-25 Building Height Variance Diagram & proposed exterior elevations (Pages A-18 thru A-21) Showing the variance request for an additional 1ft building height.

Calculations:

MAXIMUM FREEBOARD = + 13.0' NGVD

ALLOWABLE BUILDING HEIGHT 24'-0" HIGH STARTING FROM MAX FREEBOARD

CALCULATION: 13.0' NGVD + 24.0' NGVD = **37.0' NGVD MAX ALLOWED BUILDING HEIGHT**

PROVIDED BUILDING HEIGHT 25'-0" HIGH STARTING FROM MAX FREEBOARD

CALCULATION: 13.0' NGVD + 25.0' NGVD = **38.0' NGVD (1 FT ADDITION IN HEIGHT)**

VARIANCE/ WAIVER FOR 1FT ADDITION TO MAXIMUM ALLOWED BUILDING HEIGHT

- F. The sum of the required side yards shall be at least 25 percent of the lot width.

Response: See Pages A-01 Zoning Data Sheet & A-12 Lot Coverage Plan showing the lot width at 63'-9 1/2" Wide. (Refer to Marker C on the plan – taken parallel of the street at the 30ft front setback line)

25% of the lot width = 15.94' ft Allowable Minimal Side Yard Sum.

All Lot widths at the house provided show compliance with the 25% minimum lot width.

- G. The maximum height of the equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the a/c unit measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.

Response: See Page A-21 Proposed East Elevation showing the pool equipment at grade complying with current flood regulations and city code (not exceeding 5ft above

the current +8.0' NGVD BFE. The Mechanical AC unit is located on the east roof (on center of the roof) to minimize visual appearance. See proposed exterior elevations to reference the ac unit/ mechanical screening height (2'-6"H above the 6"H parapet height)

H. Provide the elevation of the pool deck and coping for further review of open space calculation in the rear yard.

Response: See page A-14 Proposed Site/ Understory Plan & A-24 Yard Sections at Property Lines with the provided pool height of +5.26' NGVD.