

THE WEBER STUDIO
ARCHITECTURE

September 6, 2022

RE: Revision Narrative No. 1
DRB22-0875

PROJECT: Berman Residence
800 W 44th Ct
Miami Beach, Florida 33139

1. APPLICATION COMPLETENESS

2. ARCHITECTURAL REPRESENTATION

a. Provide the complete board application, affidavits, and disclosures of interest (original signatures).

Please see attached

b. The letter of intent shall include and respond for all variances as per sec. 118-353(d) of the City Code.

Please see attached

c. The letter of intent shall include and respond to all seal level rise and resiliency review criteria as per sec. 133-50 of the City Code.

Please see attached

d. A signed and sealed survey must be submitted as part of the architectural set.

Please see attached

e. Include a contextual elevation line drawing, corner to corner, across the street and surrounding properties (dated).

Please see new sheet A0.5

f. Provide an axonometric plan (showing second to first floor relationship).

Refer to renderings on sheets R1.1, R1.2 & R1.3

g. A yard section drawing is required in the final submittal plans.

Please refer to section A5.4

h. Label each elevation by cardinal direction.

Refer to updated sheets A4.1 & A4.2

i. Provide Cost Estimate in LOI or under separate cover

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

Please see updated Cover Sheet

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

Noted. See attached.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. Provide the maximum projection of the covered porch in the floor plans and lot coverage diagram.

Please refer to updated page A1.2

THE WEBER STUDIO
ARCHITECTURE

b. A maximum of five feet from the exterior wall of the carport can be deducted from the lot coverage. The remaining square footage shall be included in the lot coverage calculation. Please make sure to dimension this area upon further review.

Please refer to updated page A1.2

c. Identify the use for the two rooms that are located east of the pantry room and west of the carport on the first floor. The area is not included in the first-floor unit size. Please clarify.

The two areas are open storage for the Carport, located at the same level as the carport. See updated sheet A1.3

d. The first-floor unit size diagram notes that the entire area is 2,506 S.F. however, the calculation table states that the first floor is 2,501 S.F. Please be aware that the total unit size cannot exceed 5,515 S.F. Please make sure that both the diagram and calculation chart is consistent in terms of square footage and percentages.

Please see updated sheet A1.3, the area denoted on the floorplan was a typo.

e. The maximum building height cannot exceed 27' for a sloped roof when measured from B.F.E., plus freeboard, to the mid-slope of the roof. Please revise the building elevations and sections to show the height from the mid-slope to B.F.E., plus freeboard.

Refer to updated sheets A4.1 & A4.2

f. The required yard shall comply with the minimum and maximum elevation of sec. 142-105(b)(8). Provide the elevation of the yard in the site plan for further review.

Please refer to updated sheet A2.1

g. The total square footage of the required side-yard open space shall consist of 1,725 S.F. (15' x 115).

Please refer to updated sheet A1.4

h. Provide the lot width from the required 20' front setback line.

Please refer to updated sheet A2.1

i. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. Provide the dimensions of the side elevation on the second-floor plan for further review of open space requirement.

Please refer to updated sheet A3.2

j. Mechanical equipment cannot be closer than five feet to a rear or interior side lot line, or ten feet to a side lot line facing a street.

Please refer to updated sheet A2.1, the Mechanical Equipment setback is 6' from the side Property Line

k. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code.

Please refer to updated sheet A2.1

l. A ten-foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.

Please refer to updated sheet A2.1

THE WEBER STUDIO
ARCHITECTURE

m. A six-foot minimum setback is required from the rear property line to swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure associated or not associated with a swimming pool.

Please refer to updated sheet A2.1

n. There shall be a minimum seven-and-one-half-foot setback from the rear property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

Please refer to updated sheet A2.1

o. Specify the structure that is located north of the walkway and driveway in the site plan.

Please refer to updated sheet A2.1, the structure is a planter.

Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your time.

Thomas Weber, Architect
The Weber Studio, LLC