

421 E San Marino – DRB Final Submission Revision Narrative

(Responses in Red)

- a. Provide an original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area, CMB grade (If no sidewalk exists, provide the elevation of the crown of the road), utilities and easements.
An updated survey is currently being processed. It will be distributed to the City of Miami beach upon receipt.
- b. Additional photos of house and site, a maximum of 4 color photos to a page.
Additional aerial and context photos have been added. See pages Context-1.1 through Context-1.8
- c. Improve context elevation and plan. Superimpose property appraiser/google/bing aerial to review comparison of neighboring footprints to proposed site plan.
- d. Include waiver diagrams: 1/ exploded axonometric of second floor to first. Impossible to determine how architect is calculating %. No ground floor detached structures may be counted towards the first floor %.
Volumetric Area calculations have been added on sheets A-0.5.3 & A-0.5.4. The 2nd to 1st floor ratio has been adjusted to 94.6% excluding the ground floor detached structure. We will make the argument that although the ground floor detached structure may count towards the overall ratio, it is an element within the overall composition that should be considered as part of the ratio. The original value of 80.3% is also being shown as a reference.
- e. Include waiver diagrams: 2/ height diagrams showing “as a right” and DRB RS3 height waiver comparison
The rendered elevations on sheets Context-4.1 through Context-4.4 show a datum for both 24’ height and the allowable/requested 26’ height
- f. As designed, the entire front roofed area does not seem to be accurately measured/determined for lot coverage and unit size calculations. The entire area is determined to be substantially enclosed by three sides. Total area to be included towards lot coverage and unit size. Area can be opened up 50% on side vertical element and made 50% open to the sky to be excluded and analyzed as measurement showing the 10’ wide covered areas of roof.
The front roof area has now been included in the lot coverage calculation. There are portions of the roof that are open to above, which have been excluded from lot coverage calculations. Please refer to the axonometric diagrams for location.
- g. a larger axonometric of the accessible roof area
See sheets Context-5.1 & 5.2
- h. Paginate pages correctly-series of FIVE sheets identified **A-0.5** each showing different information. First two pages of series of **A-0.5** show conflicting ground floor information.
See revised sheets A-0.5 through A-0.5.5
- i. Move renderings to end of architectural pages and before landscaping.
See revised submission
- j. Renderings should graphically depict landscape species identified on plans.
See revised renderings Context-3.2 & 3.3

- k. Move context pages, neighborhood analysis and photographs to before architectural pages
See revised submission
- l. Provide yard diagrams: sections of all required yard setbacks that show all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard diagrams/sections property lines, setback lines, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), Diagrams shall be at an enlarged and drawn to a readily legible scale
See sheets A-0.6 through A-0.8
- m. **A-0.4:** Separate and Enlarge scale of zoning chart
Zoning chart has been separated and enlarged
- n. **A-0.4:** Dashed setback lines to be illustrated in RED color and identified.
See updated sheet A-0.4
- o. **A-0.4:** Enlarge site plan and type for all measurements.
See updated sheet A-0.4
- p. **A-1.1:** Fit to page inclusive of all boundaries; missing north arrow; enlarge size of type for all measurements; Dashed setback lines to be illustrated in RED color and identified.
See updated sheet A-1.1
- q. **A-1.2:** Fit to page inclusive of all boundaries; missing north arrow; enlarge size of type for all measurements; Dashed setback lines to be illustrated in RED color and identified.
See updated sheet A-1.2
- r. **A-1.3:** Fit to page inclusive of all boundaries; missing north arrow; enlarge size of type for all measurements; Dashed setback lines to be illustrated in RED color and identified.
See updated sheet A-1.3
- s. **A1.4:** Darken/adjust line weight for plans; Fit to page inclusive of all boundaries; missing north arrow; enlarge size of type for all measurements; Dashed setback lines to be illustrated in RED color and identified.
See updated sheet A-1.4
- t. **A-3.1 and A-3.2:** Elevations: Enlarge to one elevation per page and include a mini plan of where section is taken; include property lines; include setback lines; include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards
Elevations have been separated to individual pages (A-3.1 – A-3.4), and a reference plan has been added to each sheet. Property lines, setbacks, and datum lines have all been added.
- u. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline
See updated cover sheet A-0.0

REVISION NARRATIVE

July 7, 2017

TO Ms. Fernanda Sotelo-Chotel / Miami Beach Planning Department

RE 421 East San Marino Drive / DRB Comments Dated 06.30.17

Dear Ms. Fernanda Sotelo-Chotel:

Included please find a **Revision Narrative for 421 East San Marino**. Please note that all comments have been addressed under the revised landscape plans **Revision Tag L1 Second DRB Submittal dated 07.06.17**. Thank you for your assistance and please contact me with any questions or comments. Regards,

Chris Cawley, RLA, ASLA
305.979.1585

- 1. Comment:** *Proposed plan does not reflect any trees in the rear yard. Please comply and exceed minimum numbers of trees in the rear yard of the property.*

Response: *Please note that (3) native Silver Buttonwood Trees and (1) native Pitch Apple Tree have been provided in the rear yard exceeding the minimum requirements.*

- 2. Comment:** *Please diversify canopy shade trees plant list to include large canopy shade trees and provide as a feature of the plan, not as a bosque hedge along the interiors.*

Response: *The plant list has been diversified to include (3) new native Gumbo Limbo trees (large canopy shade trees) in the front garden. We believe that the 3 new gumbo limbo trees and the existing specimen Bismarck palms will be a focal feature to the front garden that incorporated the residence into the existing tropical vegetation.*

- 3. Comment:** *Reduce extent of water feature between main house and accessory building in order to increase green space and provide more room for canopy shade trees.*

Response: *Please note the water feature between the main house and the accessory building has not been modified on this submittal. However, please note that additional canopy shade trees have been provided in the front garden areas.*