

DRB REVISION NARRATIVE - 08/30/2018

DRB18-0308 316 West Dilido Drive, Miami Beach, FL 33130

DRB Review Board

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- A. Survey is missing elevations, including City Grade (city sidewalk elevation at center of property)
 - i. **New Survey has been added. See sheet A-0.2.**
- B. Zoning Sheet- Missing Grade value and adjusted grade.
- C. Slightly increase font size.
 - i. **Font size increased on Site Plan/Floor Plans/ Elevations.**
- D. A-0.4 (enlarge to A-1.1) Include all property lines and setback line depicted in red dashed lines.
 - i. **Site Plan has been enlarged, include Property Lines with RED Setback lines.**
- E. A-1.2 Include all property lines Add roof level with roof heights.
 - i. **Property Lines are included. For roof plan see sheet A-1.3. Roof heights see elevations, sheet A-3.1 & 3.2.**
- F. A-1.3 bamboo bean poles located outside of setback line, different location than other plans.
 - i. **Bamboo shoot locations have been adjusted in all Floor Plans.**
- G. A-3.1, A-3.2 – Missing Property Lines and Setback lines. Add non-rendered elevations to each page. Separate each elevation to own page. Include a mini key plan where elevation is taken. Include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) include height of roof elements, include projection distances into required yards. Increase size of measurements. Ensure font size is legible.
 - i. **Elevations have been added, including key plan, setback lines, elevations on own sheets, level markers, increased font size. Please see sheets A-3.1, 3.2.**
- H. A-5.0 Revise Unit Size: 2nd floor spiral stair to be counted to unit size. Covered portion of covered cantilever balcony at the rear exceeding 6'-0" counts in unit size. Portion of the front entry covered entry exceeding 10'-0" counts in the unit size. Revise unit size calculations and diagrams. Roof level unit size missing elevator and vestibule.
 - i. **Spiral stair does not count. It is only from 2nd floor to roof, NOT from 1st floor to 2nd floor. Covered cantilever in the rear has been reduced from 9'-0" to 6'-0" so it does NOT count in unit size. Portion of the front entry exceeding 10'-0" has been added. Roof level has been added to Unit Size calcs.**

- I. A-5.1 Revise lot coverage: Revise lot coverage calculations to include area of carport exceeding 10'-0" from wall that exceeds 2% of lot area. Note: 500 SF deducted for garage.
 - i. Carport has been detached from home, thus it does NOT count as lot coverage.
 - J. Missing Waiver Diagrams
 - i. 2nd to 1st floor Ratio (more fully detailed than what is presented on Sheet C-4.0)
 - 1. Setback lines and dimensions have been added. Area values have been adjusted accordingly. See sheet A-5.0.
 - ii. Two-Story side set back additional open space requirements Sec. 142-106(2)d., specifically for the elevation of open space provided. Sheet A-6.0 begins to demonstrate the waiver request by showing side elevation of north open space; south side elevation also requires the waiver. Complete the waiver drawings – ensure the dimensions and plans are included (sections and plans through open space)
 - 1. Open Space diagrams have been added, includes dimensioned plans and sections. Please see sheet A-6.1.
 - K. Missing yard section diagrams.
 - i. Yard Section diagrams have been added, refer to sheet A-6.1.
 - L. Missing Contour plan
 - M. Add Final Submittal: Note FINAL DRB to front cover title for heightened clarity of reference for next deadline.
 - i. Added FINAL DRB – November agenda to sheets A-0.0 (Cover) and A-0.1 (Index)
 - N. Add Narrative Response sheet
 - i. This sheet is the Narrative Response to comments
2. Zoning/ Variance Comments
- A. Structural car port as designed is attached to a two story residence and thus must also comply with front yard setback of 30'-0" being that it is currently drawn at a 20'-0" setback, it will need a front yard setback variance.
 - i. Carport design has changed, it is no longer connected to the main house. Does not have to comply with 30'-0" setback.
 - B. Bamboo Architectural features/ trellis over balcony not allowable projection into yards. Currently shown as encroaching side (north) yard at first floor guest bedroom, and south side yard at 2nd floor – variances required.
 - i. Bamboo Architectural Features at 2nd floor on South side have been moved so they are within the setback. See sheet A-1.2. Bamboo Architectural features at 1st floor have also been pushed back. See sheet A-1.1.
 - C. 2nd floor planter at balcony edge – not an allowable yard projection currently shown encroaching into side yards(north and south) – variances required.
 - i. Variances requested. Please see sheet A-6.2 for Variance diagrams.

D. Rear yard deck does not comply with 7'-6" side setback requirement along many portions of south side yard

- i. Rear yard deck has been updated to fall within the 7'-6" side setback line. See sheet A-1.1 and A-1.2.

E. Variances Identified:

i. Front yard setback variance for car port (Structural elements of the open carport shall be setback 30'-0" Revise plans or request a variances

- 1. Carport design has changed, it is no longer connected to the main house. Does not have to comply with 30'-0" setback.

ii. Interior Side (south) setback for bamboo architectural features and a 2nd story planter

- 1. Bamboo Architectural features have been pushed back to not encroach into the South Setback (See sheet A-1.2). Variance requested for the 2nd floor balcony. Please see sheet A-6.1 for variance diagrams.

iii. Interior side (north) setback for bamboo architectural features and a 2nd story planter

- 1. Bamboo Architectural features have been pushed back to not encroach into the North Setback (See sheet A-1.1). Variance requested for the 2nd floor balcony. Please see sheet A-6.1 for variance diagrams.

iv. Variance for sum of side yards (see 2 and 3)

- 1. Variance requested for the 2nd floor balcony. Please see sheet A-6.1 for variance diagrams.

F. Design Appropriateness Comments – Height exceptions – elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. Relocate or elevator location waiver.

3. Admin Review

A. Outstanding fees

4. DRB Zoning Review

A. Revise survey to indicate grade elevation

- i. New Survey has been provided.

B. Structural elements of the open carport shall be setback 30'-0". Revise plans or request a variance.

- i. Carport design has changed, it is no longer connected to the main house. Does not have to comply with 30'-0" setback.

C. Grading plan is missing

D. Pool deck and exterior edge of low water around hot spa shall be setback 7'-6" from the side property line.

- i. Pool deck and low water trough have been set back to fall within required line of side setback, 7'-6" from Property line.
 - E. Water's edge of low are around hot spa shall be setback 9'-0" from the side property line.
 - i. Pool deck and low water trough have been set back to fall within required line of side setback, 7'-6" from Property line.
 - F. Trellis over balcony at the side exceeds the maximum 25% projection into the south side yard. Revise plans or request a variance.
 - i. Trellis and 2nd floor balcony have been adjusted so they do NOT cross over the 7'-6" setback line.
 - G. Revise unit size calculations. Portion of covered cantilever balcony at the rear exceeding 6'-0" counts in unit size. Portion of the front covered entry exceeding 10'-0" counts in the unit size. Revise unit size calculations and diagrams.
 - i. Covered cantilever has been reduced to 6'-0" Front covered entry exceeding 10'-0" has been added to unit size. See sheet A-5.0.
 - H. Revise lot coverage calculations to include area of carport exceeding 10'-0" from wall that exceeds 2% of lot area.
 - i. Carport design has changed, it is no longer connected to the main house. Does NOT have to be included in the Lot Coverage.
 - I. Planters are not an allowable encroachment in required yards. Remove planters from the side yard or request 3 variances(sides and sum of the side yard setbacks)
 - i. Variances requested. Please see sheet A-6.1 for variance diagrams.
 - J. The vertical elements on the balcony at the side are not an allowable encroachment. Revise plans or request a variance.
 - i. Bamboo Architectural Features have been moved to lie within the 7'-6" setback line.
 - K. Provide a narrative responding to staff comments.
 - i. This is the narrative responding to staff comments.
5. Landscape Review
- A. Clarify legend and include existing trees as part of calculation for required vs. provided lot trees.
 - i. Existing trees have been added. See Sheet L-100.
 - B. Spacing of required shade trees should be increased to accommodate tree canopy spread upon maturity. Tree placement intended to grow and maintained as a hedge may not be included as part of the minimum required number of lot trees to satisfy code (i.e.: 5 CDI along south interior PL line, and 3 CES along north interior PL)
 - i. Spacing of shade trees has been increased. Please see Sheet L-200.
 - C. Per CMB Chapter 126, a minimum of 3 canopy shade trees required within the rear yard.
 - i. See Sheet L-200. Shade trees have been added to rear yard.

- D. Artificial and/or natural sod may not exceed 50% of the minimum required landscape area within the rear required yard. Please confirm and provide calculation.
- i. "Synthetic Sod" does not exceed 50% of the landscape area within rear yard. Please see sheet L-201, Landscape legend for calculations.