



DRB 18-0312

287 Palm Ave

Miami Beach, FL

## **FIRST SUBMITTAL REVIEW RESPONSE SHEET**

10/04/2018

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### **1. APPLICATION COMMENTS**

- a. *Missing labels and cd surveyor*
- b. *Missing check list*
- c. *Missing application*
- d. *Refer to CAP system for additional Application comments*
- e. *Bind similar application items into one PDF, ie. Architectural Drawings*
- f. *Name files according to Department's naming conventions, submittal date followed by Document name.*

*R/ Required documentation has been provided, organized and named as required.*

### **2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

- a. *COVER : Remove waiver #1*

*R/ Waiver #1 has been removed on Cover page*

- b. *A-02.B Graphically improve Variance diagram to highlight building envelope with required front setback. ADD 3 graphic numbers to plan to depict 3 variances request.*

*R/ Variance diagram has been revised according to comment requirements.*

- c. *Add "FINAL SUBMITTAL: NOV DRB" to front cover tile for heightened clarity of reference for next deadline.*

*R/ "FINAL SUBMITTAL: DEC DRB" has been added.*

- d. *Add narrative response sheet for first submittal comments*

*R/ Narrative has been provided.*

### **3.ZONING/VARIANCE COMMENTS**

- a. *Deck expanded to the side of garage exceeds the maximum 25% encroachment in required yards. Based on lot width of 100', the required yard on this is 13'-9" (25'-0" – 11'-3" = 13'-9") and only a walkway (3'-6") or a deck complying with maximum projection is allowed. The deck would require a 10'-4" setback as allowable encroachment.*

*R/ The proposed deck has been revised to meet the allowable encroachment of 10'-4". Refer to page A-0.1 Architectural Site Plan.*

- b. Maximum height for fence is measured from grade elevation. Fence in the front yard does not comply with 5'-0" in height.*

*R/ proposed fence on front yard has been modify to comply with the required 5'-0" height. Refer to revised page A-0.7*

- c. Landscape plan does not match site plan.*

*R/ Landscape plan has been updated accordingly.*

#### 1. DESIGN/APPROPRIATENESS COMMENTS

- a. Waiver 70%*
- b. Open space waiver required for two-story east side elevation, exceeding 60' in length.*

*R/ The proposed side elevation has an interrupted length of 47'-4" before an open space is provided. The area of the proposed open to the sky space is 95 s.f.*

- c. A-0.0 green wall "bleeding heart vine" depicted on front (Palm Avenue) elevation should also be incorporated into vertical support piece in front wall to soften the impact.*

*R/ Bleeding heart vine has been incorporated to the vertical support piece. Refer to provided renders.*

- d. A-8.0 higher quality material should be explored to replace "porcelain tile"*

*R/ the proposed material is a high quality Italian porcelain tile that has been tested and declared high values of DCOF, chemical resistance, surface abrasion, stain resistance, water absorption, breaking strength and scratch hardness. A Technical specification sheet has been attached for your reference.*

- e. The trellis structure on the roof has been determined to be an allowable height exception and may be reincorporated.*

*R/ As per client request the trellis has been removed from the proposed design.*

