

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue • Suite 101 • Coral Gables, FL 33134

Job address: 1120 Bay Drive- Lot 11

DRB25-1107

1(a)-(c) See revised application form. Cost estimate provided in LOI. No waivers or variances are requested.

1. APPLICATION COMPLETENESS

c. Checklist item 18: Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). (only 3 properties to the west, 1 to the east and 6 across from the street).

PLEASE SEE SHEET G1.2H.

d. G1.2C – G1.2J Images: to reduce pages, provide four images per page and small key plan.

REDUCED PAGES AND INLCUED KEY. PLEASE SEE G1.2C, G1.2D, G1.2E, G1.2F, AND G1.2G.

e. A1.1D – Required open space for two story side elevations: the dimension and area on the plan is illegible, the width and depth dimensions and area for each side shall be clear. Provide a chart showing what is required and provided for both sides. Width dimensions should be shown at the roof plan (A4.0).

PLEASE SEE SHEET A1.1D. ROOF PLAN NOW SHOWN WITH REQUIRED AND PROPSED CHART.

2. ARCHITECTURAL REPRESENTATION

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

BOTH ADDED TO COVER.

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

NOTED.

c. Site Plan: Provide pool equipment location and setback from PL if applicable.

PLEASE SEE SHEET A1.0 FOR POOL EQUIPMENT LOCATION AND SETBACK.

d. All floor plans: provide section markers.

SECTION MARKERS ADDED, PLEASE SEE A2.0, A2.1, AND A4.0.

e. Materials: provide location of the swing gates (material #16)

MATERIAL LEGEND AND CALLOUT FOR MATERIAL #16 ADDED TO SHEET A5.1.

f. Materials: clarify if glass is clear or tinted.

GLASS TO BE CLEAR OR AS CLOSE TO CLEAR AS POSSIBLE BASED ON THE MECHANICAL LOADS. NOTE UPDATED ON A5.0, A5.1, A5.2, A5.2A, A5.3, AND A5.3A.

g. Per Planning Board Order, condition B.1.i. The applicant shall include landscaping and design buffers to better shield the new homes from the immediately adjacent properties, in a manner to be reviewed and approved by staff. The west side of this lot shall demonstrate compliance with this requirement. Provide this on the landscape plans include this on the landscape narrative as well. **See landscape plan and narrative.**

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; Please revise, per diagrams on this lot is 78.4%, zoning data states 64.4%.

THE CODE HAS RECENTLY CHANGED: Per email with Rogelio Madan on 6/26/25

(6). At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may not count toward this requirement. The aforementioned sodded or landscaped pervious open space requirement may be reduced to less than 70 percent (70%) but shall be no less than 50 percent (50%), provided that additional sodded or landscaped pervious area is included along an interior or street side elevation, the area of which is equal to or greater than the deficiency in the 70% rear yard requirement.

WE ARE ABOVE THE 50% IN THE REAR YARD, AND WE ARE MAKING UP THE ADDITIONAL SODDED PERVIOUS AREA IN THE SIDE YARDS. THE DRIVEWAY WILL BE PAVERS ON SAND. A NOTE HAS BEEN ADDED TO A1.0 FOR CLARITY.

b. Site plans Retaining walls/fences located at the perimeter of the property or in the required yards, shall be shown on the site plan, provide height and setbacks if applicable, See Section 7.2.2.3.b.12.H. Provide separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade, materials etc.,

DETAILED SITE WALL ELEVATIONS HAVE BEEN ADDED TO A1.0.

c. 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 pervious paver finish of the driveway in the site plan.

A1.0 UPDATED TO ADD NOTE ABOUT PAVER DRIVEWAY ON SAND.

d. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus

minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

PLEASE SEE EMAIL FROM PUBLIC WORKS. FUTURE CROWN OF ROAD IS 4.4' NAVD. BASE FLOOD IS 7.00' NAVD. FUTURE ADJUSTED GRADE IS 5.70' NAVD. PLEASE SEE CHART ON A1.0A.

e. Detailed yard sections from the property line to the required setback shall be provided, showing elevations, property line and required setback.

PLEASE SEE A7.0 AND A7.1.

f. Future crown of road value – Provide Public works written verification, this value should be noted on yard sections and added to the zoning data.

PLEASE SEE EMAIL FROM PUBLIC WORKS. THE FUTURE CROWN OF ROAD VALUE IS SHOWN ON THE TABLE ON A1.0A.

5. Notes

a. A

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

NOTED.