

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

Property Address: 6494 Allison Road, Miami Beach, Florida 33141

DRB19-0446

Tentative Hearing: October 1, 2019

Comments issued on: 7/26/19 | JGM, FSC, IV

1. Application Comments
2. General
 - a. Provide a narrative responding to staff comments
 - i. This is the narrative response sheet.
 - b. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.
 - i. FINAL SUBMITTAL and Tentative Hearing date has been added to cover sheet and index sheet.
 - c. All drawings to be dated- ensure final submittal date is on the cover sheet.
 - i. All drawings have been dated in the lower right hand corner of the page. Final Submittal Date is on the cover page. Final Submittal date – 8/5/19 is on the cover page.
3. Deficiencies in Architectural Presentation
 - a. A-0.5 Zoning Legend/ Survey – Survey indicates CMB grade @ 4.75 NGVD however, revise survey to include (centerline at median curb). Correct. Freeboard +2'.
 - i. A-0.5 has been updated. The surveyor is currently updating the survey – we will provide a PDF to James, Fernanda, Irina once received. We will also bring it to the hearing.
 - b. A-1.2 LOT COVERAGE – Covered cabana area when detached from the main home building(s), or part of an attached structure projecting more than ten feet from the main home building(s), such outdoor covered areas shall not be included in the lot coverage calculation, provided that such outdoor covered areas do not exceed two percent of the lot area.
 - i. Cabana area does not count in Lot Coverage since it is less than 2% of lot area. Please see added note on sheet A-1.2 for clarification.
 - c. A-2.2 Reduce Plan to same size as A-2.1. Include property lines, include red dashed setback lines. Enlarge measurements. Reduce unnecessary markings and dimensions. Add slab elevation mark. Add overall building measurements, remove interior marking. Reduce driveway 12' wide.
 - i. See sheet A-2.2. Plan size has been reduced, Property lines and Red Dashed setback lines have been added. Measurements enlarged. Amount of notes and dimensions has been greatly reduced. Slab elevation marks have been added. Overall building dims have been added. Driveway width has been reduced to 12'

- d. A-2.3 Reduce plan to same size as A-2.1. Include property lines and red dashed setback lines. Enlarge measurements. Reduce unnecessary markings and add dimensions. Add slab elevation mark. Add overall building measurements remove interior marks.
 - i. See sheet A-2.3. Plan size has been reduced, Property lines and Red Dashed setback lines have been added. Measurements enlarged. Amount of notes and dimensions has been greatly reduced. Slab elevation marks have been added. Overall building dims have been added.
 - e. A-2.3 Reduce plan to same size as A-2.1. Include property lines, include red dashed setback lines. Enlarge measurements. Add roof slab elevation mark. Add roof deck elevation mark.
 - i. See sheet A-2.4. Plan size has been reduced, Property lines and red dashed setback lines have been added. Measurements enlarged. Amount of notes and dimensions has been greatly reduced. Slab elevation marks have been added. Overall building dims have been added.
 - f. A-3.1, 3.2, 3.3, 3.4 – Elevations sizes in elevation measurements must be increased. Add key plan of where elevation is taken. Add rooftop projections to overall elevation marking alignment. Add overall elevation lengths.
 - i. See sheets A-3.1, 3.2, 3.3, 3.4 - Note size has been increased. Please note that key plan is already included. Overall elevation lengths have been added. Rooftop projections have also been added.
 - g. Floor Plans include dimensions of the extent architectural elements are encroaching into the req. side yards – i.e. overhangs, decks etc...
 - i. See Sheets A-2.1, 2.2, 2.3, 2.4 for dimensions of elements encroaching.
 - h. Missing Yard section diagrams. Enlarged scale, Font sizes in elevation measurements must be increased. Add key plan of where sections are taken. And setback lines are shown. Add standard elevation datum marks (CMB Grade, ADJUSTED Grade, BFE, FFE, 30" above ADJ Grade) to each section. Include overall height of all of encroaching elements, include projection distances into required yards. Refer to grade calculations for minimum and maximum elevation in yards.
 - i. See Sheets A-6.1, 6.2, 6.3 for yard section diagrams. Scale has been enlarged, as well as all note and dimension sizes. Standard elevation datum marks have been added. Elevation height of encroaching elements, and projection distances into required side yards have also been added.
 - i. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
 - i. FINAL SUBMITTAL and Tentative Hearing date has been added to cover sheet and index sheet. All drawings have been dated on the lower right hand corner.
4. Zoning/ Variance Comments
- a. For next submittal files uploaded to CAP shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019 architectural plans and application shall be uploaded as '03-11-2019 Plans.' And '03-11-2019 Application'

- i. CAP submittal documents have been dated.
 - b. Provide a narrative responding to staff comments
 - i. This is the narrative response sheet
 - c. Provide an updated survey.
 - i. The surveyor is currently updating the survey – we will provide a PDF to James, Fernanda, Irina once received. We will also bring it to the hearing.
 - d. The surveyor is currently updating the survey – we will provide a PDF to James, Fernanda, Irina once received. We will also bring it to the hearing. Revise Lot Coverage Calculations. Area of entry counts in lot coverage up to the edge of the floor above. Porches do not count in lot coverage. Only the portion exceeding 2% of the lot area counts towards the lot coverage in the cabana building.
 - i. Lot Coverage sheet revised. See A-1.2.
 - e. Revise unit size calculations. The area of the entry exceeding 10'-0" counts in the unit size up to the edge of the balcony above.
 - i. See sheet A-1.1. Unit size calcs have been updated.
 - f. The cabana building is not located within the rear yard. Therefore, the area exceeding 10' from the building walls count in unit size.
 - i. Per Sec. 142-105(b)(4)b.4. the accessory structure does not count in unit size if it is under 2% in area of the lot size. Accessory structure is 306.67 SF which is less than 324 SF (2% of 16,162.5). See sheet A-1.2 for more information.
 - g. Revise Zoning Information. Revise lot area to be 16,162.5 SF, grade is 4.75' NGVD
 - i. Grade and Lot Area have been revised. Also has been revised in the Area Calculation sheets.
 - h. The front column adjacent to the garage shall be setback 30'-0" from the front property line.
 - i. This column is merely a decorative element – it is not structural. This will be discussed at the hearing.
 - i. Revise lot area in all applicable pages
 - i. Lot area has been revised. See sheets A-0.5, 1.1, 1.2, 1.3
 - j. Enlarge Isometrics on page G-1.0
 - i. Isometrics have been enlarged.
 - k. Two-Story side elevation waiver is required for both side yards
 - i. Waiver requested.
- 5. Design/ Appropriateness Comments
 - a. Waiver #1: Height
 - i. See Cover Sheet
 - b. Waiver #2: Second to First floor Ratio
 - i. See Cover Sheet
 - c. Waiver #3: Open Space (Elevation Height)
 - i. See Cover Sheet
 - d. Waiver #4: Open Space (Elevation Height)
 - i. See cover Sheet