



ARCHITECTURAL GROUP

ARCHITECTURE | PLANNING | INTERIORS

**COMMENTS RESPONSE SHEET FOR
DANIAROV RESIDENCE
STAFF FIRST SUBMITTAL COMMENTS DESIGN REVIEW BOARD
4481 PRAIRIE AVENUE, MIAMI BEACH, FLORIDA 33140**

COMMENTS / RESPONSES,

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

Comment A:

LETTER OF INTENT TO BE EXPANDED TO INCLUDE ANALYSIS OF HARDSHIP AND PRACTICAL DIFFICULTY CRITERIA

Response A:

Refer to provided Letter of Intent.

Comment B:

MOVE PAGINATED PAGES INTO RIGHT SIDE CORNER.

Response B:

Refer to Architectural Set.

Comment C:

SURVEY MISSING LOT AREA.

Response C:

Refer to provided Survey and sheet EX0.1 of the Architectural Set.

Comment D:

A1.2 LOT COVERAGE. ADD COVERED ENTRY TO LOT COVERAGE (AREA ENCLOSED ON THREE SIDES)

Response D:

The area enclosed on three sides is now uncovered area, the roof in that portion of the entry has been removed, this way is not included in the lot coverage calculations. Refer to sheets A1.2 Lot Coverage Diagram, A2.2 Roof Plan and A4.1 Renderings.

Comment E:

A1.4 UNIT SIZE. MINUS VOID SPACE FROM SECOND FLOOR UNIT SIZE ADJACENT TO STAIRWELL.

Response E:

The unit size calculations have been updated. Please refer to sheets A1.1 Zoning Data and A1.4 Second Floor Unit Size Diagram.

Comment F:

A2.0, A2.1, A2.2 REDUCE PLANS TO ALWAYS INCLUDE ALL PROPERTY LINES AND RED DASHED SETBACK LINES.

Response F:

Refer to sheets A2.0, A2.1 and A2.2.

Comment G:

A3.0 AND A3.1 ELEVATIONS. ADD MINI PLAN OF WHERE ELEVATION IS TAKEN; INCLUDE DIMENSIONS STRING FOR OVERALL HEIGHT 24' MEASURED FROM BFE+1 OR 9' NGVD.

Response G:

The elevation marks were added in the floor plans and roof plan, refer to sheets A2.0, A2.1 and A2.2.

Comment H:

COVER SHEET, A4.0, A4.1, A4.2, A4.3 AND A4.4 VERIFY LANDSCAPING SPECIES IN RENDERINGS ACCURATELY DEPICT LANDSCAPE SPECIES IN LANDSCAPE PLAN.

Response H:

Refer to Cover Sheet, A4.0, A4.1, A4.2, A4.3, A4.4 and Landscape Plans provided.

Comment I:

A3.2 ADD MINI KEYPLAN AND SECTION MARKS OF WHERE SECTION IS TAKEN

Response I:

The section marks were added in the floor plans and roof plan, refer to sheets A2.0, A2.1 and A2.2.

Comment J:

MISSING EXHIBITS:

- DEMOLITION DRAWINGS, PLANS AND ELEVATIONS-GRAPHICALLY DEPICTING AREAS TO BE REMOVED
- SEPARATE VARIANCE DIAGRAMS

Response J:

Refer to sheets D1.0, A1.9, A1.10 and A1.11.

Comment K:

ADD "FINAL SUBMITTAL" TO FRONT COVER TITLE FOR HEIGHTENED CLARITY OF REFERENCE FOR NEXT DEADLINE. ALSO, DRAWINGS NEED TO BE DATED

Response K:

All the drawings of the Architectural Set had been dated and Final Submittal is showed in Cover sheet and all the other drawings.

Comment L:

ADD NARRATIVE RESPONSE SHEET

Response L:

Refer to this document.

DESIGN / APPROPRIATENESS COMMENTS**Comment A:**

STAFF RECOMMENDS MINIMIZING THE FRAMING ELEMENTS ALONG THE FRONT ELEVATION.

Response A:

The owner of the property and the design team accepts the recommendation but prefer to continue with the proposed design.

VARIANCE / ZONING COMMENTS

The following variances are required for the project:

1. A variance to reduce the required side setback from 10'-0" to 5'-0"
2. A variance to reduce the required side setback from 10'-0" to 7'-9 1/2" (7.8')
3. A variance to reduce the required sum of the side setbacks from 20'-0" to 12'-9 1/2" (12.8')

Comment 1:

FOR NEXT SUBMITTAL FILES UPLOADED TO CAP SHAL 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".

Response 1:

Refer to submitted documents

Comment 2:

PLEASE NOTE THAT STAFF IS NOT SUPPORTIVE OF THE PROPOSED 5'-0" SETBACK ON THE NORTH SIDE.

Response 2:

The owner of the property is aware of that, but he would like to take the case to the Design Review Board in order to keep the existing 5'-0" setback on the north side.

Comment 3:

LETTER OF INTENT SHALL EXPLAIN IN DETAIL HOW THE VARIANCES REQUESTED SATISFY EACH VARIANCE CRITERIA ON SECTION 118-353 (d) OF THE CITY CODE. INDICATE NUMBER OF VARIANCES REQUESTED. IN ADDITION, INCLUDE SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA ON SECTION 133-50 OF THE CITY CODE AND RESPOND HOW THE PROJECT SATISFIES EACH CRITERIA.

Response 3:

Refer to provided Letter of Intent.

Comment 4:

REVISE ADJUSTED GRADE IN ZONING TABLE TO BE 6.46'. $(4.93' + 8') / 2 = 6.46'$ NGVD

Response 4:

Refer to zoning table in sheet A1.1.

LANDSCAPE COMMENTS**Comment 1:**

PROPERLY IDENTIFY EXISTING TREES AND PALMS AND LIST THEM ON THE TREE SURVEY. THE TREE DISPOSITION PLAN MUST CORRESPOND WITH THE TREE SURVEY.

Response 1:

The tree survey does not provide correct scientific and common for the existing species within property limits. The specifications match the survey information.

Comment 2:

REFER TO THE NEW CHAPTER 46 TREE PRESERVATION CODE FOR DETERMINING THE NUMBER OF MITIGATION / REPLACEMENT TREES.

Response 2:

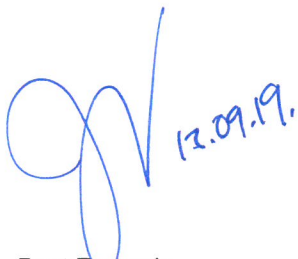
Tree Replacement quantities follow the Tree Replacement Chart from Chapter 46. Any amount of mitigation not provided within the property limits will be paid towards the City of Miami Beach Preservation Tree Fund.

Comment 3:

REFER TO SEC. 126-6 MINIMUM STANDARDS (b) INCLUDES ARTIFICIAL GRASS:
ARTIFICIAL GRASS AREAS MAY BE PERMITTED WITHIN REQUIRED REAR YARDS IN SINGLE FAMILY ZONING DISTRICTS, NOT ALLOWED IN THE FRONT YARDS AND LIMITED TO WALKWAY WIDTHS IN SIDE YARDS.

Response 3:

Artificial Turf has been removed from design. Refer to sheet L-1.0.



Best Regards,
Jose A. Vidal
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