

# ATELIER305

ARCHITECTURE+DESIGN

Phone: 305-951-2894

## Responses to City comments

**Project: Richardson's Villa**

**Location: 3114 Prairie Avenue. Miami Beach, FL 33140**

**Subject: DRB20-0605**

**November 27th, 2020**

Comment No.	Comment Description	Reviewer	Responses
<b>APPLICATION COMMENTS</b>			
a	An application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers to replace an architecturally significant pre-1942 two-story residence.	Monique Fons	Noted
<b>1. GENERAL</b>			
a	Replace 2story 1937 sfe Albert Anis	Monique Fons	Noted
<b>2. ARCHITECTURAL REPRESENTATION</b>			
a	Revise Letter of intent / Waiver Description. The waiver being sought is for the required 10' rear setback from building exterior for roof decks.	James Murphy	Please refer to enclosed revised Letter of Intent
b	HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.	James Murphy	Noted. Proposed Driveway is high-albedo pavers, and driveway approach in public way is high-albedo concrete, as noted in revised Sheet A-1.4 (Site Plan) A-2.1 (Ground Floor Plan)
c	A-1.4 The proposed mechanical equipment (pool, AC, generator) must be located at minimum BFE +1 (9' NGVD), confirm with building department; as such any equipment located up to 5'-0" to property line must comply with the elevation restrictions in Sec. 142-106(b)(5).	James Murphy	Noted. The proposed equipments (on 9' NGVD concrete pads) are located 6'-0" from property line, as shown in Sheet A-1.4., A-2.1 through A-2.3, A-3.2 and A-3.3
d	A-1.4 Add proposed setback dimension to two story residence to front property line – show compliance with new ordinance for homes w/ lot coverage greater than 25% Section 142-105(b)(4)c.	James Murphy	The dimension has been shown as 49'-0" to cantilevered concrete frame at second level (greater than 40'-0"), in compliance with new ordinance for homes w/ lot coverage greater than 25% Section 142-105(b)(4)c.
e	DRB WAIVER, Sec. 142-105(b)s (6) Roof decks. Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Built in planters, gardens or similar landscaping areas, not to exceed three and one-half feet above the finished roof deck height, may be permitted immediately abutting the roof deck area. All landscape material shall be appropriately secured. The DRB or HPB may forego the required rear deck setback, in accordance with the applicable design review or appropriateness criteria.	James Murphy	Noted. Please refer to Sheets A-3.1 through A-3.4 and A-4.0 through A-4.2
f	A1.9 – Volumetric Diagram – The referenced code has been modified. Show distance of front elevation at second floor from the property line to demonstrate compliance with current code. Section 142-105(b)(4)c.	James Murphy	Refer to revised Sheet -1.9

g	Waiver Diagram – demonstrate as a dashed red line the 10' for the waiver request.	James Murphy	Refer to revised Sheet -1.8
h	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated	James Murphy	Refer to Cover Sheet A-0.0
i	Add narrative response sheet.	James Murphy	Enclosed
<b>3. DESIGN COMMENTS</b>			
a	Consider further refinement of the north interior elevation – specifically the frontmost two-story massing that reads flat, and oversimplified.	Fernanda Sotelo	Noted. We have increased the protrusion of the second level frame in order to emphasize its articulation.
<b>4. ZONING</b>			
1	Waiver #1 – Distance of roofdeck from exterior building wall. DRB WAIVER, Sec. 142-105(b)s (6) Roof decks. Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Built in planters, gardens or similar landscaping areas, not to exceed three and one-half feet above the finished roof deck height, may be permitted immediately abutting the roof deck area. All landscape material shall be appropriately secured. The DRB or HPB may forego the required rear deck setback, in accordance with the applicable design review or appropriateness criteria.	Fernanda Sotelo	Noted