

RESPONSE SHEET

DRB21-0674

Received: 04.30.21

Project: 330 76TH ST., MIAMI BEACH, FL

Zoning

Date: 04/30/2021

Rejected By: Irina Villegas

ARCHITECTURAL REPRESENTATION

a. Need to update survey

Response: Please refer to updated survey submitted with this package. The updated survey had already been submitted in the initial CSS submittal, but we are re-uploading it now for the final one.

b. Clarify if elevations in survey are in NGVD or NAVD.

Response: Survey elevations are given in NGVD, as per note 4 of Surveyor's Note in the Survey.

c. Requires a front setback for lift, stair and corner of building. Based on new setback regulations, a variance from the maximum projections is not necessary.

Response: As per email exchange with Irina and Michael, we are requesting one variance to reduce the required front setback on the front yard for the of lift, stair entrance and corner of building structure. Please refer to sheet 9 of the DRB Presentation for variance and waiver diagrams.

d. Provide a diagram showing compliance with additional 5% of landscape area in addition to the setback area.

Response: Please refer to Landscaped Areas Diagram provided on sheet 9.1, which shows we comply with the minimum 5% requested landscaped areas in addition to the landscape provided within setback (provided 291 sqft.).

e. Requires a waiver to not provide 12'-0" from BFE+1 foot to underside of the floor slab above. Provide a section diagram of garage showing proposed height, as noted.

Response: As advised, we are requesting a waiver to reduce the minimum allowed height from B.F.E. + 1FT. to the underside of the slab above, providing 10'-6" which complies with the min. approved by waiver of 10'. Please refer to Sheet 9 of the DRB presentation submitted for waiver diagram.

f. Provide active outdoor space at ground floor.

Response: As per email exchange with Irina and Michael, this comment can be dismissed.

g. PIV and Fire connection shall be removed from the front yard.

Response: As per email exchange with Irina and Michael, this comment can be dismissed.

The note for the PIV and FDC to be chrome plated had been added: please refer to Revision Cloud 1 on Sheet 8 of the DRB Presentation.

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

Response: Has been added to front cover.

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

Response: OK.

3. DESIGN RECOMMENDATIONS

4. The final screen/louver design needs to ensure garage is fully screened; Final design and details will need to be reviewed by staff.

Response: Please note the louver from the garage entrance was removed from initial design due to a comment from the Fire Department (Raul Cardoso) during the permitting process, where the common path of travel from the garage required an unobstructed exit. The final design was approved without the louvers at the garage entrance.