



**Architecture | Virtual Reality | Consulting**

FL. LIC.#AR98681 | NY. LIC.#041222

**Comment Response Sheets**

**CITY OF MIAMI BEACH – DRB FINAL SUBMITTAL**

**File Number: DRB21-0683**

**Property Address: 5226 N. Bay Rd., Miami Beach Fl, 33140**

**DRB PLAN REVIEW - SOTELO, FERNANDA**

1. APPLICATION COMPLETENESS

- a. Include in CSS file the square feet of the project and the valuation

**NOTED. CSS FILE REFLECTS 6,800 SF AND 3.5M VALUATION.**

2. ARCHITECTURAL REPRESENTATION

- a. Quality of renderings quality needs to be refined; hard to see the architecture; very yellow and bright

**RENDERINGS HAVE BEEN REVISED. SHEETS R.10, R1.1 & R1.2**

- b. Lot Coverage – show projections / above as hatch

**PROJECTIONS HAVE BEEN ADDED AS A SEPARATE HATCH. SHEET A0.0**

- c. Zoning legend notes waiver as 3'-6", elevation not it as 2', LOI notes it as 2'; Clarify and coordinate correct request

**2'-0" CONFIRMED. DRAWINGS HAVE BEEN COORDINATED.**

- d. A1.0 – show accessory structure setbacks and pool deck setbacks (especially at sides)

**ADDITIONAL SET BACK DIMENSIONS HAVE BEEN ADDED. SHEET A1.0**

- e. Dimensions on floor plans are too small in height and illegible at times, especially when noting the 2nd floor side yard encroachments

**FONT HAS BEEN INCREASED, AND TEXT ADJUSTED FOR LEGIBILITY. SHEETS A1.0, A2.0, A2.1**

- f. Include in elevations and sections the setback lines

**PROPERTY & SETBACK LINES HAVE BEEN ADDED TO ALL SECTIONS AND ELEVATIONS. PLEASE KEEP IN MIND THE LOT IS SEMI-PIE-SHAPED AND THESE LINES ARE NOT PARALLEL. SHEETS A5.0, A5.1, A6.0, A6.1, A6.2, A6.3, A6.4, A6.5, A7.0, A7.1, A7.2**

- g. Missing yard section diagrams

**SEE NEW SHEETS A7.0, A7.1, A7.2. WE STILL HAVE NOT HEARD BACK REGARDING THE SIDE YARDS.**

- h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

**NOTED, AND ADDED.**

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

- a. Height Waiver of either 2' or 3'-6"

**2'-0" CONFIRMED. DRAWINGS HAVE BEEN COORDINATED.**