

PROJECT: 420 W 51st Street, Miami Beach, FL 33140

MASTER PERMIT #: DRB-21-0687

COMMENTS RESPONSES: DRB FINAL SUBMITTAL RESPONSES



KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT		Notice to Proceed Comments - FERNANDA SOTELO - 07/12/2021	RESPONSES
ARCHITECTURAL	1a	Include the existing lot split order from the Planning Board	Provided.
	1b	Include proposed modifications to the lot split order	Provided.
	2a	Rendering should correctly reflect proposed plans elevations; ie. Roof top trellis is not correctly represented in renderings	Renderings have been updated accordingly.
	3a	Planning will strongly recommend denial of all requested variances.	Noted. Plans have been updated to remove variances for the East Side Yard of the Tennis court, Tennis Court Fence, & Tennis Court Lighting.
	3b	The project does not comply with the understory requirements. Revise plans to comply. Additional variances will not be accepted for final submittal.	Proposed understory plan has been updated to show compliance.
	3c	As presented, this application will not be placed on the September agenda since it does not fully comply with the understory requirements.	Noted.
	3d	Driveway not dimensioned.	Dimension has been added.
	3e	Any waivers, variances, or substantial inconsistencies in the plans that are identified after final submittal will result in removal of the application from the September 10th agenda. For example – rendering does not match the plans (rooftop)– this or similar inconsistencies will result in removal of the application from the agenda.	Noted, inconsistencies have been addressed.
CONSULTANT		Notice to Proceed Comments - IRINA VILLEGAS - 07/12/2021	RESPONSES
ARCHITECTURAL	1	Understory is not conforming with the Code requirements. Pages A1.10, A1.18 and A3.0 are not consistent. The 5'-0" required setback from the slab of the floor above shall be landscaped. Renderings, elevations and floor plans are not consistent.	Sheets mentioned have been updated to consistently show proposed understory conditions, and compliance.
	2	Rear yard open space shall be revised. Shading is confusing. It is not clear what areas are counted. Rear yard area appears to be approximately 3,746.1 sf (37'-5 x 100.12') which requires 2,622.31 sf of open space.	See Sheet A1.10. Rear Yard Pervious Space has been updated.
	3	Revise lot coverage calculations. AC Area of second floor over rear terrace counts in lot coverage. 5'-0" from the second-floor walls can be discounted in this portion.	Lot Coverage calculations have been updated accordingly, see Sheet A1.10. Overall Lot Coverage numbers remained constant.
	4	Staff recommends relocating the mechanical equipment or have them cantilevered conditioned to complying with maximum height to the top of the equipment allowed.	KKAIID has reviewed, and by providing a concrete equipment pad at the side yard elevation, and elevating the equipment on stands, it provides the understory area with better "openness" for the East façade for air circulation. A cantilevered slab would be tough to achieve and maintain the open facade, as it could require additional columns.
	5	Revise information regarding maximum covered structure at the roof (20%) to be 933.6 sf, not 985 sf, as noted on page A-1.15.	Information has been revised, see Sheet A1.15.
	6	Portions of elevated portion of pavement and pool deck on the side yard/rear cannot exceed 7.33' NGVD, the maximum elevation allowed.	Pool deck has been clarified. Pool Deck encroachment is as per Section 142-106(b)(13)(f) "Such projections and encroachments may be located up to the first habitable floor elevation and include stairs, steps, ADA-compliant ramps and related walkways, not exceeding five feet in width, which provide access to all porches, platforms, terraces and the first floor when elevated to meet minimum flood elevation requirements, including freeboard." Elevations of the pool deck encroachment is 11.5' NGVD, which falls within the BFE + Freeboard requirements, and no higher than the first habitable floor.
	7	Missing grading plan.	Grade elevations have now been provided on site plan, Sheet A2.01.
	8	Missing finish elevations of the tennis court.	Finish Elevations have now provided on site plan, Sheet A2.01.
	9	Renderings do not show trellis structure at the roof.	Renderings have been updated accordingly.

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	10	Clearly indicate height of fences and light poles measured from tennis court finish surface.	Please see Sheet A4.04, requested information has been added.
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