


PROJECT:		N 1255 N Biscayne Point Rd		 KOBİ KARP ARCHITECTURE INTERIOR DESIGN PLANNING	
REPORT:		(DRB21-0736)			
COMMENTS RESPONSES:		DRB Plan Review 11/15/2021			
CONSULTANT		Final Submittal Comments - Fernanda Sotelo - 11/15/2021	RESPONSES		
ARCHITECTURE	1	Provide estimate construction cost in LOI or under separate cover	To be provided.		
	2	Missing existing building original permit card	To be provided.		
	3	Lot Coverage: the trellis area at front and rear is not counted in lot coverage; the trellised area of cabana does not count in lot coverage	Lot Coverage has been updated. See sheet A0.06		
	4	The interior side elevations need more refinement; include more fenestration; planar movement and architectural interest to soften those elevations. Expansive walls of no glazing and planar movement are concerning. Setting back the understory walls will positively impact the design – softening the heaviness of the cube and the homes presence on the street, so it does not look like a 3-story building.	Interior side elevations has been refined to improve architectural interes. See sheet A4.00, A4.01		
	5	In sheet A4.01 – side elevation: the cabana structure does not comply with code in terms with height; to be measured from BFE+1 fb.	Cabana height has been updated.See sheet A4.00, A4.01 &A5.01		
	6	Understory does not comply with code and variances will be needed	Understory has been modified to comply with code.See A3.00		
	7	The south side elevation of understory level is solid – needs to be 50% open	South side elevation has been modified to comply with 50% opening.See sheet A4.00		
	8	The front elevation is predominately berm – needs to be 50% open.	Front elevation has been modified to comply with 50% opening.See sheet A4.00		
	9	CMU walls not allowed along understory edge – only structure walls.	CMU wall has been changed to structural walls.See Sheet A3.00		
	10	Void area on south side of property, towards rear, is shown in section as a space. Must be open, or berm, or shall count towards unit size.	Void area has been modify, note has been added that state backfilled to underside of slab.See sheet A5.01		
	11	Roof deck at north side must comply with 10’ setback	Roof deck has been modify, setbacks now complies. See sheet A3.03		
	12	Waiver – 2 story side elevation – staff recommends deeper recess to ensure compliance with 1% of lot area			
	13	Understory edge does not comply with code; variances required to maintain as proposed.	Understory edge now complies. See Sheet A3.00		