

IN-SITE DESIGN GROUP LLC
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ANNIE CARRUTHERS
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Review/ Remarks Comments - First Submittal

Permit Number:	DRB22-0822
Job Address:	205 East San Marino Drive
City Building Department:	Miami Beach Planning Department

COMMENT:**1. APPLICATION COMPLETENESS****COMMENT:****2. ARCHITECTURAL REPRESENTATION**

a. While the plans are substantially the same as what was previously accepted, the overall scale of the drawings and text must be increased to be legible when printed on 11x17 format. Much of the text is muddy or overlapping other text and is not clearly legible (such as yard elevations overlapping with dimensions. Please go through every sheet to ensure all text and dimensions are clear and legible and remove any extraneous text or lines/fixtures that are not needed.

b. The survey is too old and will need to be updated

c. 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.

RESPONSE:

A. EACH SHEET HAS BEEN REVIEWED AND THE TEXT HAS BEEN CORRECTED ON A NUMBER OF SHEETS.
B. A NEW SURVEY HAS BEEN COMPLETED AND UPLOADED. THE DATE OF THE NEW SURVEY IS APRIL 5, 2022
C. FINAL SUBMITTAL HAS BEEN NOTED ON THE NEW COVER TITLE

SHEET REV.:	RESPONDER:	LAST UPDATE:
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COMMENT:**3. DESIGN RECOMMENDATIONS**

a. As the prior height waiver was denied, it is recommended to consider limiting the footprint of the proposed height increase to one side of the home.

RESPONSE:

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WE ARE SUBMITTING A LOWER HEIGHT THAN PREVIOUSLY REQUESTED. THE ORIGINAL REQUEST FOR WAIVER WAS 27 FEET. THE CURRENT REQUEST IS 26'-4". THE SUGGESTED DIFFERENCE IN THE HEIGHT WOULD BE DETRIMENTAL TO THE LINE AND OVERALL ARCHITECTURAL LOOK OF THE HOME. THE HORIZONTALITY OF THE VOLUME MUST BE MAINTAINED FOR THE STYLE TO HAVE A CONTINUOUS FRAME. WE HAVE NOTED THE REASONS FOR THE HEIGHT INCREASE. PLEASE CONSIDER THE INCREASE DOES OCCUR FAR BACK FROM THE STREET AND THE OVERALL FOOTPRINT IS SMALLER THAN THE ALLOWABLE LOT COVERAGE

SHEET REV.:	RESPONDER:	LAST UPDATE:
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COMMENT:

4. LANDSCAPE COMMENTS

a. Provide tree replacement calculations based on sum of inches to be removed on the tree disposition plan and list the replacement trees on the plant list.

b. Show the CMB sight visibility triangles on the landscape plans.

RESPONSE:

THE SITE TRIANGLE HAS BEEN ADDED AND THE LANDSCAPE PLAN ON SHEET 47. THIS IS A COPY OF THE CURRENT LANDSCAPE APPROVED PERMITTED SET. PERMIT NUMBER IS BR2105615 WE INCLUDED IN THIS SUBMITTAL AS WELL THE APPROVED TREE REMOVAL PERMIT, THE APPROVED LANDSCAPE PLAN, THE TREE DISPOSITION PLAN, THE ARBORIST REPORT AND THE IRRIGATION PLAN THAT WERE FULLY REVIEWED AND PERMITTED.

SHEET REV.:	RESPONDER:	LAST UPDATE:
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If you have any questions please call me at 954-921-5333.

Annie Carruthers
Architect