

DATE: October 9th, 2023
DRB#: DRB23-0964
ADDRESS: 1810 Daytona Road. Miami Beach, FL. 33140
REFERENCE: Response to First Submittal DRB comments.

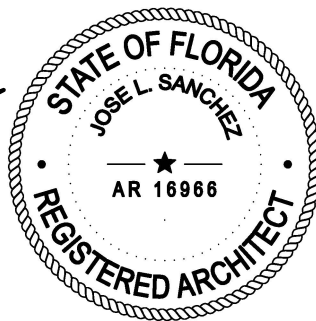
Dear Plan Reviewer,

Below, please find response to your recent comments.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.

Jose L. Sanchez, AIA, LEED AP
PRAXIS Architecture
AR0016966



1. APPLICATION COMPLETENESS

a. Provide a demolition plan as part of the final submittal set.

- **DEMOLITION PLAN ADDED TO PRESENTATION SET. SEE SHEET A-0.11**

b. Include the building sections for all elevations.

- **BUILDING SECTIONS ADDED. SEE SHEET A-4.1**

c. A context elevation line drawing shall be submitted from corner to corner, across the street, and surrounding properties.

- **CONTEXTUAL ELEVATIONS FOR SURROUNDING PROPERTIES ADDED TO PRESENTATION PLANS. PLEASE NOTE THAT THE PROPERTY IS LOCATED INSIDE A GATED COMMUNITY AND THE STREET LOOPS BACK TO THE ENTRANCE (NO CORNERS). SEE SHEET A-0.9**

d. Provide a section that includes the required yards and the elevation of all encroachments.

- **REQUIRED YARD SECTIONS ADDED TO PLANS. SEE SHEETS A-1.2, A-1.3.**

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.

- **COST ESTIMATE ADDED TO LETTER OF INTENT.**

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

- **COVER SHEET HAS BEEN REVISED WITH THE "FINAL SUBMITTAL" LABEL.**

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

- **ALL DRAWINGS HAVE BEEN SIGNED AND DATED.**

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. The total area of enclosed and air-conditioned building access shall be limited to no greater than five percent of the lot area. Provide the dimensions of the staircase, elevator, and lobby in the understory floor plan.

- **DIMENSIONS AND AREA NOTE ADDED FOR UNDERSTORY LOBBY. SEE SHEET A-1.5, A-2.1**

b. The maximum width of all driveways at the property line shall not exceed 30 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width.

- **DRIVEWAY REDUCED TO PROVIDE A TOTAL WITH OF 24% THE LOT WIDTH. SEE SHEET A-1.0**

c. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. Based on the dimensions of all impervious pavers, the front yard does not comply with the minimum 70% of pervious open space.

- **WIDTH OF DRIVEWAYS AND WALKWAY REDUCED TO PROVIDE 70% OPEN SPACE. SEE SHEETS A-1.0, A-1.1, A-1.6**

d. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

- **MATERIAL NOTE REVISED FOR DRIVEWAY AND WALKWAY PAVERS IN THE FRONT YARD. SEE SHEET A-1.1.**

e. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department to determine the future crown of the road for this site.

- **PLEASE NOTE THAT MULTIPLE ATTEMPS WERE MADE TO CONTACT PUBLIC WORKS REQUESTING THIS INFORMATION BEFORE THIS SUBMITTAL BUT TO THIS DAY WE HAVE NOT RECEIVED A RESPONSE.**

f. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area.

- **ADDITIONAL MATERIAL NOTES FOR UNDERSTORY ADDED TO PLAN. SEE SHEET A-2.1**

g. Provide the setback for the portion of the second story that is recessed from the 40' front setback line for further review.

- **ADDITIONAL DIMENSIONS ADDED FOR SECOND STORY BEHIND THE 40 FT FRONT SETBACK LINE. SEE SHEET A-2.3.**

h. The elevated terrace on the first floor cannot exceed 25% of the required rear yard.

- **PROJECTION INTO REAR YARD COORDINATED AND DIMENSION ADDED TO EACH LEVEL. PROJECTION IS 17.77%. SEE SHEETS A-1.1, A-2.2, A-2.3, A-2.3, A-3.3.**

i. Provide the dimensions of the pool and raised terrace for further review of the open space in the rear yard.

- **DIMENSIONS FOR POOL AND RAISED YARD ADDED TO PLAN. PLEASE NOTE THAT THE RAISED YARD IS AT THE MAXIMUM HEIGHT ALLOWED (BFE+5). SEE SHEETS A-1.1, A-2.1, A-2.2.**

j. Include the dimensions of the ledge/eyebrow in the courtyard along the east elevation.

- **DIMENSIONS AND PERCENTAGE ADDED TO PLANS FOR EYEBROWS AND LEDGES PROJECTING INTO THE SIDE YARD. SEE SHEETS A-1.1, A-2.2, A-2.3, A-2.4**

k. Roof decks shall not exceed a combined deck area of 25 percent (25%) of the enclosed floor area immediately one floor below, regardless of deck height. Provide the dimensions of the roof deck in the roof plan.

- **DIMENSIONS ADDED TO ROOF DECK. ROOF DECK AREA IS 20.54% OF THE SECOND FLOOR AREA. SEE SHEETS A-1.4, A-2.4**

l. Roof decks shall be setback a minimum of 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Provide the setback from the building edge to the proposed deck on the west and east side.

- **SETBACK DIMENSIONS FOR ROOF DECK ADDED TO ROOF PLAN. SEE SHEET A-2.4**

m. The front and interior side yards shall not exceed B.F.E., and the rear yard shall not exceed D.F.E.

- **REQUIRED YARD SECTIONS ADDED TO PLANS. SEE SHEETS A-1.2, A-1.3.**

n. The retaining wall in the front and interior sides cannot exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.

- **REQUIRED YARD SECTIONS ADDED TO PLANS. PLEASE NOTE THAT SECTION 7.2.2.3 (b)(x)(2) STATES THE MAXIMUM INTERIOR SIDE RETAINING WALL ELEVATION IS 3 FT. SEE SHEETS A-1.2, A-1.3.**

o. Covered structures, which are open on all sides, and do not extend interior habitable space on the roof shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below and shall be set back a minimum of 10 feet from the perimeter of the enclosed floor below.

- **PLEASE NOTE THAT AN OUTLINE FOR AN ALUMINUM TRELLIS IS SHOWN ON ROOF PLAN, THIS IS NOT PROPOSED AS A SOLID CONSTRUCTION. NOTE ADDED TO ROOF PLAN. SEE SHEET A-2.4.**

p. Provide a written narrative with responses.