



DVICE INC

DESIGN HOUSE & BUILTWORKS

Dan Ritchie [DVICE INC]
FL #AA26002729 [made@dviceinc.com]
p.610 733 4295
2018.04.24

COMMENT RESPONSE WORKSHEET

Re: Single-Family Residence Improvement (2040 N Bay Road, Miami Beach, FL 33140)
DRB18-0259

General Correction Staff First Submittal Review Comments Design Review Board SUBJECT: DRB18-0259 2040 North Bay Road Comments Issued: 04/19 JGM Final CAP/PAPER Submittal: 1:00 PM on 05/04 Notice to Proceed: 05/14 Tentative Board Meeting Date: 07/03/18* *APPLICANT MUST SCHEDULE A FINAL PAPER SUMITTAL DROP-OFF TIME WITH Victor Nunez, VictorNunez@miamibeachfl.gov PERTINENT INFO The CAP and Paper Final submittal deadline is 1:00 PM on 05/04/18 for the July 2018 meeting. o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed. o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department. • All other associated fees due 05/16/18 DRAFT NOTICE: DRB18-0259, 2040 North Bay Road. The applicant, sssssssss, is requesting Design Review Approval for the construction of a new second floor addition to an existing two-story single-family residence including one or more waivers.

1. APPLICATION COMMENTS

a. Architect is not applicant. As per application forms, OWNER assigned power of attorney to ARCHITECT for purposes of submitting and responding as "APPLICANT"

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Survey needs to be updated w/in 6 months of initial advertising (5/27). Also, Grade needs to be identified at city sidewalk elevation at the centerline of the front of the property See updated survey with full tree survey.

b. First waiver: two-story elevation > than 60'-0" in length not supported by staff. OWNER wants to proceed to submit anyway.

c. Second waiver: second floor 90%

d. A100-remove zoning legend, add separate sheet CMB zoning legend: existing vs proposed DONE, added A101

e. MISSING LOT COVERAGE diagram: A100 diagram shows 8955SF of lot coverage Thank you for spotting error on calculation, now updated on A100. Lot Coverage diagram added to A102.

f. A104- increase elevation marks sizes DONE

g. A104-remove building length legend or correct: Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less... Info corrected, retitled sheet A106

h. A200- graphically show property line, and setback distance DONE

i. A201- graphically show property line, and setback distance DONE

NOTE: Elevation sheets revised to show EXISTING + PROPOSED on same sheet for ease and visual clarity. All scales and marks enlarged.

j. A500- increase elevation marks sizes DONE

k. A500- show elevation length(s) DONE

l. A502- show mini elevation of entirety of elevation Please see revised A500/501 elevations for "overall" view

m. A502- increase elevation legend DONE

n. A502- increase elevation marks sizes DONE

- o. A503- increase elevation legend **DONE**
- p. A503- increase elevation marks sizes **DONE**
- q. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
- r. Add narrative response sheet. **DONE. Print/Date tag appears in far lower-left corner of each sheet.**

3. ZONING/VARIANCE COMMENTS

4. DESIGN/APPROPRIATENESS COMMENTS

5. LANDSCAPE COMMENTS These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review. JGM/FSC

LANDSCAPE REVIEW

1. Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms that are a minimum of ten feet in height and 3 inches in diameter (DBH) for trees and a minimum of 4 inches in diameter (DBH) for palms. Include a copy of the Tree Survey with the Landscape Plans.
2. Provide a Tree Disposition Plan that corresponds to the tree survey and shall locate and list existing trees and palms to remain, to be relocated, to be removed, and the condition of each. The CMB approved tree protection fence detail shall be affixed to this plan.
3. If the building official determines that the value of the addition or rehabilitation is more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of Miami Beach Landscape Ordinance is required.
4. Provide a Landscape Plan with planting details, specifications, notes, and Landscape Legend form permanently affixed to the Landscape Plans, in order to show compliance with the City of Miami Beach Landscape Ordinance.
5. Sec. 126-4(b) and (c) states that tree disposition and landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.