

Carino & Company

Drawing Revision Narrative-3136 Prairie Avenue

TO: Miami Beach Design Review Board
From: John Carino
PROJECT: 3136 Prairie Avenue, Miami Beach
Date of Revision: 8/3/2018
DISCIPLINE: **DRB Comments**
Process # DRB18-0278

COMMENT	DESCRIPTION
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- a. Variance for side access stair platform
Response Understood, we are requesting the variance on the stairs.
- b. The project requires 70% second floor area ratio waiver, not requested, based on the lot coverage of 25%=2437.5 sf
Response Correct, no waiver requested. We took 1" out of the width which reduced our numbers to: $2,436.92 / 9,750 = 24.9941\%$. This can now be seen in the revised set.
- c. Fences on the side and front exceed the maximum height allowed from grade of 3.67' NGVD.
Response The fence height has been reduced. All fences are now measured from sidewalk grade of 3.67'. Grading on the interior of the side fence has been revised so we have 42" tall wall to prevent someone from falling over it.
- d. The top beam on the fence where the house number is shall be removed.
Response Top beam is now removed.
- e. Application can move forward with conditions on final order to comply with deficiencies by the time of the building permit.
Response Understood.

Landscaping

1. Please note that a revised landscape plan addressing minimum canopy shade tree count will be required for building permit. Also, planters above grade shall be included in the landscape and irrigation plans.
Based on the size of this lot, CMB 126(c)4 would require a total of 10 canopy shade trees in private property. Only four trees are being proposed which satisfy the minimum required tree size for non-native species of 12' hgt x 6 spr with a 2" cal
Response This comment has been addressed by our Landscape Architect and is illustrated in the revised set.

NOTE: Easement area previously shown in back yard has been removed from the plans. After further review of property records there is not an easement.