

HIRSCH RESIDENCE

Address: 2192 Alton Road, Miami Beach, FL 33140

Folio Number: 02-3227-008-1130



City of Miami Beach DRB Number: DRB19-0363

Planning Landscape Review

Guzman, Ricardo

1- Provide a Tree Report prepared by a certified Arborist for any non-invasive canopy shade trees scheduled for relocation or removal.

Response: Arborist Report submitted as additional document.

2- The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.

Response: Note added. Refer to sheet LP002 Landscape Plan.

3- Address tree mitigation requirements as per CMB Chapter 46 as part of the proposed landscape plan.

Response: See Mitigation Summary. Refer to sheet LP003 Landscape Data.

4- Ficus aurea is a native ficus and retention / relocation should be re-evaluated.

Response: Conflicts with design. Refer to LP001 Tree Disposition Plan.

DRB Plan Review

Murphy, James

1. APPLICATION COMMENTS

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. D-100 Second floor volumetric calculation is incorrect. Provide exploded axonometric depicting SF for enclosed first floor and enclosed second floor (not second floor unit size) Only exterior terraces and balconies are exempt at second level. Waiver requests likely > 72% as indicated in LOI

Response: Calculation is depicted in exploded axonometric. Refer to Sheet D-100 Zoning Chart.

b. D-100 And D-300 Identifies "pergola" in plan view only: no further details of element

Response: Pergola has been articulated. Refer to Sheet D-200 Site Plan, D-300 Ground Floor Plan and D-401 Building Elevations.

c. D-300 and D-301 Add total length of side elevations.

Response: Total length is dimensioned. Refer to Sheet D-300 Ground Floor Plan and D-301 Second Floor Plan.

d. D-400, D-401, D-402, and D-403 Elevations

- Include NGVD values of elevations
- Missing Grade of yards, Adjusted Grade, NOTE: minimum yard elevation=6.560
- Add total length of elevations.

Response: NGVD values and Grade of yards added; elevations dimensioned. Refer to Sheet D-200 Site Plan and D-400 – D-403 Building Elevations.

e. D-500 Section

- Include NGVD values of elevations
- Missing Grade of garage slab NOTE min elevation=7.12
- Currently, solar panels are not an allowable height

Response: NGVD values added to elevations and garage slab. Refer to Sheet D-500. See D-501 For new solar panel location at correct height.

f. Missing Exhibits:

- Open space calculations for yards
- Side yard section diagrams
- Waiver diagrams
- Grading/countour plan

Response: Refer to Sheet D-104 Open Area Diagram, D-501 Building, D-100 Zoning Chart and Section D-200 Site Plan

g. Waivers Requesting:

- 2nd to 1st Floor volumetric ratio

Response: Refer to Sheet D-100 Zoning Chart

h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: Noted. Refer to D-000 Cover Page and all other pages for the date at the top right corner of each page.

i. Add narrative response sheet

Response: Noted. Refer to narrative.

3. DESIGN/APPROPRIATENESS COMMENTS

a. Further refinement of façade design in order to enhance architecture, ie changes in plane, architectural features, contrasting material, for example.

Response: Elements have been diversified in materials, massing and detailing. Refer to D-400 – D-403 Building Sections, D-600 – D-601 Axonometric Views, and D-800 – D801 Renderings.

4. VARIANCE/ZONING COMMENTS

a. Provide a narrative responding to staff comments. A 5'-0" separation between the main structures shall be provided the open space shall be clear from the ground to the sky. Roof overhangs and eyebrows cannot be closer than 5'-0" to the garage structure. A corner of the main entry is also closer than 5'-0" to the garage.

Response: Garage and primary structure are further separated. Refer to Sheet D-200 Site Plan and Sheet D-301 Second Floor Plan.

b. Provide finish floor elevation of garage.

Response: See NGVD tag. Refer to Sheet D-300 Ground Floor Plan.

c. Missing required yards elevations.

Response: Required elevations have been added. Refer to Sheet D-200 Site Plan.

d. Provide pool deck elevation.

Response: Pool deck elevation tag has been added. Refer to Sheet D-200 Site Plan.

e. Provide dimensions and details of pergola indicated on site plan and first floor plan.

Response: Dimensions and details provided. Refer to Sheet D-200 Site Plan and Sheet D-300 Ground Floor Plan.

f. Revise unit size calculations to include portion of the stair at the second floor. Every tread covered counts.

Response: Second floor stair included in calculation. Refer to Sheet D-103 Unit Size 2nd Floor.

g. Parallel parking shall be setback 5'-0" from the property line. Project indicates 4'-5".

Response: Driveway made thinner for 5' space. Refer to Sheet D-200 Site Plan.

h. Revise open space calculations in the front yard. Based on the driveway dimensions, the front yard doesn't comply with the 50% open space calculations. Note that grass area between pavers do not count in the open space.

Response: Front yard pervious area complies with over 50%. Refer to Sheet D-104 Open Area Diagram.

i. Solar panels are not allowable height encroachments; therefore, they can't be located above the roof. Note that the City is proposing an amendment to allow solar panels on the roof of single family homes, but approval may be within 2-3 months.

Response: Solar panels moved to shorter volume below roof level. Refer to Sheet D-302 Roof Plan.

j. Based on the proposed design, the maximum length for a two-story side elevation on the north side is measured for the entire length of the façade, including terrace and vertical elements. The project need a waiver as this length exceeds 60'-0". 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.

Response: Refer to Sheet D-200 Site Plan. The North Elevation measures 55'-3" from the front wall of the building to the rear column.

DRB Zoning Review

Villegas, Irina

1. Provide a narrative responding to staff comments.

Response: Noted. Refer to narrative.

2. A 5'-0" separation between the main structures shall be provided the open space shall be clear from the ground to the sky. Roof overhangs and eyebrows cannot be closer than 5'-0" to the garage structure. A corner of the main entry is also closer than 5'-0" to the garage.

Response: Garage and primary structure are further separated. Refer to Sheet D-200 Site Plan and Sheet D-301 Second Floor Plan.

3. Provide finish floor elevation of garage.

Response: See NGVD tag. Refer to Sheet D-300 Ground Floor Plan.

4. Missing required yards elevations.

Response: Required elevations have been added. Refer to Sheet D-200 Site Plan.

5. Provide pool deck elevation.

Response: Pool deck elevation tag has been added. Refer to Sheet D-200 Site Plan.

6. Provide dimensions and details of pergola indicated on site plan and first floor plan.

Response: Dimensions and details provided. Refer to Sheet D-200 Site Plan and Sheet D-300 Ground Floor Plan.

7. Revise unit size calculations to include portion of the stair at the second floor. Every tread covered counts.

Response: Second floor stair included in calculation. Refer to Sheet D-103 Unit Size 2nd Floor.

8. Parallel parking shall be setback 5'-0" from the property line. Project indicates 4'-5".

Response: Driveway made thinner for 5' space. Refer to Sheet D-200 Site Plan.

9. Revise open space calculations in the front yard. Based on the driveway dimensions, the front yard doesn't comply with the 50% open space calculations. Note that grass area between pavers do not count in the open space.

Response: Front yard pervious area complies with over 50%. Refer to Sheet D-104 Open Area Diagram.

10. Solar panels are not allowable height encroachments; therefore, they can't be located above the roof. Note that the City is proposing an amendment to allow solar panels on the roof of single family homes, but approval may be within 2-3 months.

Response: Solar panels moved to shorter volume below roof level. Refer to Sheet D-302 Roof Plan.

11. Based on the proposed design, the maximum length for a two-story side elevation on the north side is measured for the entire length of the façade, including terrace and vertical elements. The project need a waiver as this length exceeds 60'-0".

Response: Refer to Sheet D-200 Site Plan. Refer to Sheet D-200 Site Plan. The North Elevation measures 55'-3" from the front wall of the building to the rear column.

DRB Plan Review

Sotelo, Fernanda

SUBJECT: DRB18-0363, 2192 Alton Road Comments Issued: 01/24/19 | fsc

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Zoning Chart:

- i. Revise Proposed unit size percentage, currently noted as 99% of site.
- ii. Include 2nd floor unit size
- iii. Include percentage of 2nd floor volume to first floor volume

Response: Noted and corrected. Refer to Sheet D-100 Zoning Chart.

b. D-101 – D-104: include setback dimensions and property line distances

Response: Noted. Refer to Sheet D-101 – D-104.

c. Missing 2nd to 1st floor volume axonometric diagram (to show relationship, as well as note the percentage difference.

Response: Diagram and percentages added. Refer to Sheet D-100 Zoning Chart.

d. Waiver for 2nd to 1st Floor volume needed

Response: Waiver has been requested.

2. DESIGN/APPROPRIATENESS COMMENTS

a. North elevation needs further refinement

Response: North elevation shows volumetric shifts, and further details. Refer to Sheet D-402 Building Elevations.

3. ZONING DEFICIENCIES

a. Refer to comments posted by Irina Villegas on CAP 4.

LANDSCAPE COMMENT

a. Refer to comments posted by Ricardo Guzman or Enrique Nunez on CAP 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.

DRB Admin Review

Fons, Monique

COMMENTS ISSUED 1/25/18 1) PAGE 4, 5 AND 8 OF THE APPLICATION MUST BE NOTARIZED. REVISED APPLICATION MUST BE UPLOADED TO CAP.

Response: Refer to updated Application.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline FEBRUARY 11, 2019:

1. Advertisement - \$1,500

2. Posting - \$100

3. Mail Label Fee (\$4 per mailing label) - \$ 124 (\$4 p/ mailing label)

4. Courier - \$ 70

5. Board Order Recording - \$ 100

6. Variance(s) - \$ ___ (\$500 p/ variance)

7. Sq. Ft Fee - \$1,086.50 (50 cents p/ Sq Ft.) Total Outstanding Balance = \$ 2,980.50 ALL FEES MUST BE PAID BY FEBRUARY 13, 2019 In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline FEBRUARY 4, 2019 before 12 p.m. (Tardiness may affect being placed on the agenda)

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- 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 (Each document must be less than 15MB). NOTE: Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me. Monique Fons: 305.673.7550/ moniquefons@miamibeachfl.gov