



Castellanos Design Studio, LLC
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AA#26002467

June 26, 2019

City of Miami Beach Building Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: **(DRB 19-0409)** – 2001 Bay Dr

Dear Plans Reviewer:

1. DRB ADMIN REVIEW

- a. Missing Application. **Response: See attached physically and online.**
- b. Missing Mailing labels and cd survey. **Response: See attached physically and online.**

2. DRB PLAN REVIEW

- a. Add additional sheet of photos of front balconies, include closer images. **Response: See new closer photographs in sheet GN-3 & GN-5.**
- b. EX-1 Missing vertical columns at balconies. Include entire length of side elevations. Missing rear elevation. **Response: Vertical columns have been added. Entire length of side elevations is shown, and rear(south) elevation is shown in sheet EX-1.**
- c. D-1 Missing vertical columns at balconies. Include entire length of side elevations. Missing rear elevation. Why extend Juliette balcony to portions sliding door opening no longer accessible. **Response: Vertical columns have been added. Entire length of side elevations is shown, and rear(south) elevation is shown in sheet D-1. Juliette balcony is being extended past the sliding door, in order to maintain the existing length of the balconies, and to keep the front façade as similar to its original design as possible.**
- d. A-1.1 Include entire length of side elevations. Missing rear elevation. Why extend Juliette balcony to portions sliding door opening no longer accessible. **Response: Entire length of side elevations is shown, and rear(south) elevation is shown in sheet A-1.1. Juliette balcony is being extended past the sliding door, in order to maintain the existing length of the balconies, and to keep the front façade as similar to its original design as possible.**
- e. A-1.2 Why extend Juliette balcony to portions sliding door opening no longer accessible. **Response: Juliette balcony is being extended past the sliding door, in order to maintain the existing length of the balconies, and to keep the front façade as similar to its original design as possible.**
- e. A-2.1 Include entire length of side elevations. Missing rear elevation. Why extend Juliette balcony to portions sliding door opening no longer accessible. **Response: Entire length of side elevations is shown, and rear(south) elevation is shown in sheet A-1.1. Juliette balcony is being extended past the sliding door, in order to maintain the existing length of the balconies, and to keep the front façade as similar to its original design as possible.**

March 20, 2018

g. A-2.2 Why extend Juliette balcony to portions sliding door opening no longer accessible. **Response:**
Juliette balcony is being extended past the sliding door, in order to maintain the existing length of the balconies, and to keep the front façade as similar to its original design as possible.

h. A-2.3 Rendering does not reflect the proposed railing design (option 2) to match existing railings.
Response: See correct rendering in sheet A-2.3

i. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. **Response: Final Submittal has been added to the front cover and to the title block of the drawings.**

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,

Wesley A. Castellanos, Architect