

RUSSELL BLUE, ARCHITECT * 7786 Lakeside Blvd.-Ste- 612, Boca Raton, FL 33434

May 17, 2021

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Re: PB21-0420

Dear Sirs;

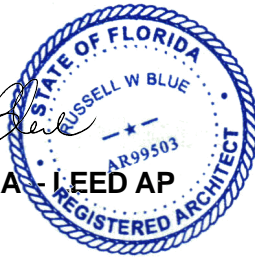
In response to a few of the comments dated, 7/29/2021, of the Miami Beach Planning Department, I submit the following:

5. We have altered the design presentation to accommodate the code and zoning requirements of Sec-142-105, 142-106. The changes can be seen on many of the drawings, but drawings A-16 & A-20 present them well.
6. The two-story side elevations and open space requirements of 142-106 (a)(2)(d) that have the massing requirements are being adjusted and we are showing additional dimensions on the plans, see drawings A-16 & A-20, as well as drawings A-11, A-15, A-18 & A-19. They are not limited to only those drawings.
7. The garages have been adjusted to show a realistic size of 10' x 20', as indicated on drawings A-11.
8. Dimensions of the building height have been added to the isometric drawings, and include the NAVD values for grade, the BFE plus the Freeboard and the maximum height of the roofs, see drawings A-16 & A-20.
9. We have updated all drawings to show the Final Submission date of August 9, 2021, and the PB21-0420 on all of the plans and electronic files.

Thanks,

Sincerely,


Russell Blue, RA - LEED AP
RWB/thf



**RUSSELL
BLUE**

Digitally signed by RUSSELL
BLUE
DN: O=ARCHITECT,
CN=RUSSELL BLUE,
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AIL.COM
Reason: I am the author of
this document
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