

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

March 7, 2022

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DRB21-0774

Miam Beach – Staff Comments Response

Miami Beach, FL 33131

Re: 1415 Marseille Drive, Lot 11 Miami Beach

Dear DRB Staff & Review Board,

Here are the responses to the last comments for our project DRB21 – 0774

1. Based on our professional opinion and knowledge, our cost estimate for the new Lot 11 residence is \$1,102,500.
2. We have provided survey with all three lots split.
3. We have cleaned up the drawing index.
4. We have provided a separate lot coverage diagram that shows what is included in the Lot Coverage diagram on pages A-06 and A-06A.
5. Yards are now complying with the required yard elevations. These are shown in several places, drawing A-07 and A-08 and on the Elevations and on the Axonometrics on page A-17 and A-18.
6. We have corrected the information regarding the height and elevation of the accessory structure on pages,
7. We have shown the corrected elevations on several pages, Elevations and the Sections. We have put notes on to comply with the PWD elevations for the existing seawall.
8. We have added 'Final Submittal' on all the drawings with the correct date.

DESIGN RECOMMENDATIONS

1. We have refined our windows so that the home does not appear to be three stories. We believe we have improved the design of the home and believe that staff will see the improvement.

LANDSCAPE COMMENTS

1. The landscape comments are being addressed by our Landscape Architect. We believe that there may have been a mixup of the size of the lot. Lot size is 7,811 SF, not 24,187 SF.

Thank you for your consideration.

Sincerely,

Russell Blue



Russell Blue, LEED AP
RWB/thf

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

February 13, 2022

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Staff Review – Project -DRB21 - 0774

Marseille Drive – Lot 11 – DRB Review #1 – dated 1/28/22

Comments:

1. Missing Lot Coverage Diagram
2. Missing Unit Size Diagram.

Responses:

1. We have adjusted the existing Lot Coverage Diagram on A-06 and A-7 to better clarify the Lot Coverage numbers & locations on A-06 and A-07.
2. We have clarified the existing Lot Unit Sizedrawings on A-08 and A-09 with more shading on the A-08 and A-09 drawings and shown additional information.

Application Completeness

1. Estimated Construction cost is in progress and shall be provided for final submittal.
2. Survey of all three lots from log split is included as Dwg. A-02a. Survey has also been separately submitted.
3. Drawing Index is now legible
4. Lot split 25% for coverage and 40% for Maximum Unit Size is shown on Sheets A-06 THRU A-09
5. Zoning Data Sheet is no longer blurry on A-06.
6. Referenced Missing Lot Coverage Diagram is on A-06
7. Missing Unit Size sheets are A-08 and A-09, one for each floor.
8. Rear side yards are at raised level. Terrace down landscaping to original low level with cabana and pool, as allowed for waterfront lots. Mechanical Systems, AC equipment are located at interior of garage at raised platform, accessible from exterior.
Pool Equipment/heater shall be incorporated into cabana rear wall in location.
9. More information has been provided about the cabana accessory structure on drawing A-13.
10. All elevations will include one story height of garage.
11. First Submittal has been enlarged on the Cover Sheet, all drawings continue to have dated with the submittal date.

Design Recommendations

We have taken the staff recommendations seriously and have adjusted the building so that the 2nd story setback starts further from the road to help emphasize the 2 story nature of the building and hope that this and removal of the horizontal mullions has made it easier to read the house as a two story residence.

Thanks,
Russell

Russell Blue, RA – LEED AP
RWB/thf