

August 8, 2022

Tel. (561) 862 - 3391

Fax (631) 918 - 5022

Re: Response to Staff comments – Lot 10 – 1415 Marseille Drive – DRB 22 – 0856– dated July 29, 2022, Under section 2. Planning Landscape Review / Draft Notice:

1. APPLICATION COMPLETENESS
2. ARCHITECTURAL PRESENTATION

- a. The signed and dated check list is attached to this narrative package.
- b. There are first and second floor plans that are dimensioned and include all property lines & setbacks, the drawings are A-8 & A-9.
- c. We have provided a roof plan as requested, see drawing A-09A .
- d. A site demolition plan & existing house removal plans have been provided, see drawings A-18 & A-19. Full architectural demolition plans will be provided to the Miami Beach Building Department (MBBD).
- e. We have provided the proposed elevations with material specification on drawings A-10 through A-13.
- f. We have provided contextual drawings/presentation on drawing A-04A.
- g. We have provided a yard section as required on drawing A- 15A.
- h. We have provided the calculations and diagram of open space requirements for the front and rear yards on drawing A-07. The pervious & impervious percentages and sq.ft. within the front and rear yards are included on page A-07. The calculations for the Open Space are based on the following yard sizes. FY - 20' x 62.5' = 1250 sf, RY - 20' x 65' = 1300 sf., SY – 8'-2-1/2" x 87' = 714 sf., SY – 7'-6" x 84' = 630 sf,
- i. Cost Estimate is provided under separate cover.
- j. The Final Submittal and DRB file number have been added to the A-00 cover sheet and ALL the submitted sheets.
- k. Final Submittal drawings are all DATE, SIGNED & SEALED.
- l. The lot depth of 132.12' has been shown as the depth of the lot on the Zoning Data sheet on drawing A-06.

Design Recommendations:

- a. Front elevation has been refined to meet the requirement of the staff review. The North & South elevations have also been revised as shown on drawings A-10,A-11, A-12 and A-13.

Zoning Comments:

- a. The measurements of our DFE, which is the BFE (+ 8' NVGD), plus one Board Foot, is + 9' NVGD. We have consistently shown the measurements for almost all tagged heights. We have shown the building height from our DFE (+9' NVGD) at the drawings A- 10 through A-13, A-16, A-17, as well as other drawings.
- b. The North Elevation on drawing A-12 is showing that the 1st floor deck is covered by 3'- 6" of the 2nd floor roof overhang. There is no calculation to show since the roof overhanging the 1st floor exterior deck is less than the 5' requirement. This is further clarified on drawing A-11 and A-12 showing the 2nd floor terrace and it's 1'-6" overhang.
- c. There is no exterior stair on the 2nd floor as shown on drawings A-06, it is totally interior and is within the building envelope.
- d. The cabana in the rear yard is 12' x 10' and has louvers that when in the closed position, are still 50% open to the sky. The 120 sq.ft. of the cabana represents 9.2% of the required rear yard of 1,300 sq.ft. This is shown on drawings A-06, A-06a, A-07 and A-09.
- e. We have provided the height of the cabana, detached accessory structure, from both the DFE +9' NVGD and from the Adjusted Grade, + 6.56' at several drawings, A-10 through a-13.
- f. The proposed driveway will be setback a minimum of 4' from each side property line as shown on drawings A-06, A-06a, A-07,A-09a and A-16.
- g. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous or shall have a high albedo surface consisting of a durable material or sealant as required in section114-1 of the Miami Beach Building Code, and is shown on drawing A-07.
- h. The six-foot setback for pool deck or platform does not apply to our project. We are meeting the 7'-6" required setback from the Normandy Waterway edge to the pool water edge. We have pervious walkway material surrounding the pool coping edge. These statements are shown on drawings A-07 shown.
- i. The minimum setback of the pool water edge in the rear yard to the body of water edge is 7'-6",shown on drawings A-06, A-06a, A-07, A-09a and A-17.
- j. All walkways shall be a maximum width of 44" as shown on drawings, A-06, A-06a, A-09a and A-16.

Sincerely,

Russell Blue, RA – LEED AP
RWB/thf

