

DATE: September 06, 2022

PERMIT: DRB22-0874

ADDRESS: 1610 Bay Drive, Miami Beach, FL. 33141

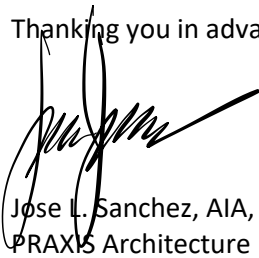
REFERENCE: Revision #1 - Response to Comments.

Dear Plan Reviewer,

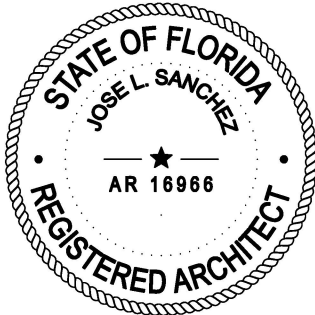
Below, please find response to your recent comments. Separate response sheets have been provided by engineers.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.



Jose L. Sanchez, AIA, LEED AP
PRAXIS Architecture
AR0016966



ARCHITECTURAL REPRESENTATION

- A. CLARIFY / COORDINATE FINISH MATERIALS ON THE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR THE EXTERIOR WALKS AND POOL DECK.

PLANS REVISED AND CHANGED ACCORDINGLY TO AVOID DISCREPANCIES WITH THE LANDSCAPE PLANS. EXTERIOR WALKS AND POOL DECK ARE NOW COORDINATED. SEE SHEETS A-1.1, L100, L101, L200

- B. PROVIDE A CONTEXTUAL ELEVATION LINE DRAWINGS, CORNER TO CORNER, ACROSS THE STREET AND SURROUNDING PROPERTIES (DATED).

CONTEXTUAL ELEVATION DRAWN TO ILLUSTRATE THE HOUSES ON THE SIDES. SEE SHEET PH-2.0.

- C. THE APPLICANT SHALL OBTAIN AND POST A NO TRESPASSING SIGN FROM THE CITY'S POLICE DEPARTMENT FOR THE VACANT SITE.

TO BE PROVIDED BY OWNER.

- D. PROVIDE COLOR PICTURES OF THE ARCHITECTURAL FINISH MATERIALS PROPOSED FOR THE EXTERIOR ELEVATIONS.

RENDER INCLUDED ON EVERY ELEVATION SHEET TO BETTER ILLUSTRATE THE MATERIAL PROPOSED. SEE SHEETS A-3.1, A-3.2, A-3.3, A-3.4.

- E. ADD "FINAL SUBMITTAL" AND DRB FILE NO. TO FRONT COVER TITLE FOR HEIGHTENED CLARITY.

THE NOTE "FINAL SUBMITTAL" WAS ADDED TO ITS CORRESPONDING SHEET, AS WELL AS THE DRB FILE NO. SEE SHEETS COVER, A-1.0.

- F. FINAL SUBMITTAL DRAWINGS NEED TO BE DATED, SIGNED AND SEALED.

ALL SHEETS REVISED, SIGNED AND SEALED.

- G. RENDERINGS SHOULD MORE ACCURATELY REFLECT HOW THE LANDSCAPE DESIGN WORKS WITH THE ARCHITECTURE AND HOW WOULD IT MITIGATE THE WAIVER REQUEST.

CONTEXTUAL RENDERINGS WERE UPDATED TO BETTER ILLUSTRATE THE LANDSCAPE PROPOSED AT ALL SIDES. SEE SHEET 3D-1.0.

ZONING COMMENTS

- A. PROVIDE FENCE ELEVATION DETAILS INDICATING PROPOSED HEIGHT, MATERIALS, AND DESIGN FOR ANY TYPE OF FENCING PROPOSED AROUND THE PERIPHERY OF THE SITE. FENCING SHOULD BE INCORPORATED AS PART OF THE RENDERING, PARTICULARLY AS IT WOULD BE VIEWED FROM THE PUBLIC ROW.

ELEVATION OF FENCE/WALL AROUND THE PERIMETER OF THE SITE HAS BEEN INCLUDED. SEE SHEETS A-3.1, A-3.2, A-3.4.