

VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

December 12, 2022

Miami Beach- DRB22-0901
Staff First Submittal Comments

RE: Project comments response to comment sheet dated December 05, 2022
Single Family Residence – 1275 N. Biscayne Point Rd., Miami Beach, FL 33141

Note: Numbering correspond to answers on Project Comments review.

1. APPLICATION COMPLETENESS

- a. Missing Letter of Intent, describing the application, including the waiver request.
Provided Letter of Intent

2. ARCHITECTURAL REPRESENTATION

- a. Increase the scale of all drawings so that they are more legible on each sheet. Provide a graphic scale in place of the arch. scale.
Increased drawing size and provided graphic scale.
- b. Plans must be formatted for printing on 11x17 sheets. Adjust so that all text is clearly legible at that size. Increase the don't size of all texts and dimensions.
Drawings formatted for 11x17 sheet size and increased font size for legibility.
- c. Round up all square footages on the zoning data sheet and plans to the nearest whole number. Do not use decimals for square footages. Round percentages to the nearest tenth of a percent (ex. 29.5%)
Adjusted Zoning Data and plans to the nearest whole number.
- d. Provide the overall length of each 2-story portion of the elevation in order to demonstrate compliance with the requirement that no 2-story portion exceed 60 feet in length.
Reduced building length to 60 feet and revised zoning data and zoning diagrams accordingly.
- e. The letter of intent must include the Sea Level Rise and Resiliency Criteria as per sec. 133-50.
Included the Sea Level Rise and Resiliency Criteria as per sec. 133-50 onto the letter of intent.
- f. Generator and A/C units must comply with required building setbacks. If proposing at less than the required setbacks, show sections to demonstrate height requirements to comply with the requirements when a 5 foot minimum setback is provided.
The Generator and the A/C units moved to the roof. Pool Equipment relocated to where the Generator was.
- g. On EACH elevation provide the height to the midpoint of the sloped roof AND the height to the flat roof, as measured from BFE + 5 foot.
Provided dimension line for both flat & slope roof on each elevation.
- h. Provide the height of the elevator bulkhead from flat roof to top. Show on ALL elevations.
Proposed elevator bulkhead removed. Updated Zoning Data, Diagrams, Roof Plan, and Elevations.
- i. Please include color photographs of the exterior site and neighboring properties (no Google images), with a key plan
Provided color photographs of the exterior site and neighboring properties with a Key Plan

- j. A contextual elevation line drawing must be included in the architectural set
Provided contextual elevation line drawing in the Architectural Set.
- k. Include the cost of estimate under a separate cover or in the letter of intent.
Provided cost of estimate in the Letter of Intent
- l. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.
Provided Final Submittal and DRB File No. to the Front Cover Sheet
- m. Final submittal drawings need to be DATED, SIGNED AND SEALED.
Provided (1) signed and sealed set of Architectural & Landscaping Drawings

Should you have any questions or need any additional information please do not hesitate to contact us.



Rafael Rodriguez