



ARCHITECTURE INTERIOR DESIGN PLANNING

Project: Catch
200 S Point Dr.
Miami Beach, Fl 33139
Subject: Final DRB submittal

From: Chris Zaney

Revision: 1

Date: 2023-02-06

COMMENT RESPONSE

Please provide a narrative response to the comments listed below. Responses in **RED**

1. **APPLICATION COMPLETENESS**
 - a. Provide a copy of the completed checklist that is signed and dated.
Please provided checklist or format
 - a. Provide F.A.R. drawings for reference as part of the final submittal. –
PLEASE REFER TO SUBMITTED MICROFILM DRAWINGS FOR F.A.R. DRAWINGS. THIS APPLICATION DOES NOT PROPOSE ANY CHANGE TO EXISTING BUILDING F.A.R.
 - b. Include a site plan that is fully dimensioned with setbacks and the adjacent right-of-way widths. –
REFER TO SITE PLAN SHEET A2.01
 - c. A demolition plan shall be submitted for the exterior modifications. –
REFER TO DEMO PLANS ON SHEETS A2.02 AND A2.03
 - d. Provide the existing floor plans for the ground and rooftop level as per the existing site conditions.
REFER TO EXISTING PLANS ON SHEETS A3.01 AND A3.03
 - e. The elevation drawings shall be measured from F.F.E. to the main roof line. –
MEASUREMENT FROM FFE PROVIDED ON UPDATED ELEVATION SHEETS A4.00, A4.01, A4.02
 - f. Provide sections drawings that are measured from F.F.E. to the main roof line.
REFER TO NEW SECTION SHEET A4.03
 - g. Include color renderings from the east elevation. –
REFER TO UPDATED RENDER SHEET A6.04 FOR EAST ELEVATION.
 - h. A contextual elevation line drawing shall be included in the architectural set that includes the properties located from corner to corner, across the street, and surrounding properties.
SEE NEW SHEETS A4.04 AND A4.05
 - i. The line-of-sight study shall be explored from across the street in



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both intersections (S. Pointe Drive and Ocean Drive) to the proposed trellis structure. The study shall be in architectural or engineer scale.

SEE NEW SHEET A4.06

- j. Provide a copy of the previous CUP order for reference. –

SEE ATTACHED

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.

REFER TO OWNER PROVIDED DOCUMENT

- b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity. –

ADDED TO COVER A0.00

- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

DOCUMENTS ARE DIGITALLY SIGNED AND DATED

3. DESIGN RECOMMENDATIONS

- a. The aluminum trellis located in the rooftop shall consist of the same color selection and material as the trellis located on the ground floor entrance. –

Instinctively, it may be considered to match both trellises. Yet, the design intent was exactly the opposite. And it is to give a differential aspect at the entry to the language proposed at the roof deck. Since design intent sees the new roof top to be a representation condition which flourishes from the interior to the exterior in a Crown-like format. A blossom of the natural feeling that translates to the top like a flower from a stem.

- b. Please submit specific details of the operation of the aluminum panels on the rooftop level. Is this a single retractable panel or multiple panels? -

MULTIPLE PANELS

- c. Clarify how the curved portion of the retractable roof will operate.

THE FLAT SQUARE AREAS ARE RETRACTABLE. THE CURVED BITS ARE THE ROTATING LOUVER BLADES.

4. ZONING COMMENTS

- a. Please provide the height of the trellis from the main roof line to the top of the structure in both the exterior elevations and section drawings.

REFER TO ELEVATION SHEETS



KOBI KARP

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Should you require any further information please don't hesitate to contact this office.

Sincerely,

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