

**521 W 30<sup>th</sup> St. LLC.****521 W 30<sup>th</sup> Street, Miami Beach, Florida 33140****Narrative Responses:****1. APPLICATION COMPLETENESS**

- a) In the project information of the application (page 2), please select “yes” to exterior demolition. Additionally, the square footage of the new construction and gross floor area shall be noted.

**Response: Provided by Attorney**

- b) Please initial all sheets of the signed application checklist

**Response: Provided by Attorney**

- c) The context site plan shall also include color photographs of existing site conditions (minimum 4” x 6”) of the surrounding north properties.

**Response: Please refer to sheets A1.4 to A1.15. Existing site conditions of surrounding properties images provided.**

- d) Include color photographs of interior spaces (no Google images, minimum 4” x 6”) of the surrounding north properties.

**Response: Please refer to sheets A1.16 to A1.18. Existing interior conditions of property provided.**

- e) Provide a copy of the previous approved building permits.

**Response: Provided by Attorney**

- f) Provide a contextual elevation line drawing (corner to corner, surrounding properties) that shows the elevator with a 3’ height increase.

**Response: Please refer to sheet A3.4. Contextual Elevation provided.**

- g) Include an exploded axonometric plan showing the second-floor relationship to the first floor).

**Response: Please refer to sheet A5.1. Exploded Axonometric provided.**

- h) Provide an open space calculation for the required front and rear yard.

**Response: Please refer to sheet A5.2. Open space calculations of yards provided.**

- i) Include the required yard section drawings in the architectural set.

**Response: Please refer to sheet A5.1**

## 2. ARCHITECTURAL REPRESENTATION

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

**Response: Please refer to sheet A1.2. Cost estimate provided.**

- b) Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**Response: Please refer to Cover sheet. Information added.**

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

**Response: Noted. Drawings signed and sealed.**

## 3. DESIGN RECOMMENDATIONS

### 4. ZONING COMMENTS

- a) All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

**Response: Please refer to sheets A2.7 & 2.8. Material used in Walkway & Driveway provided.**

- b) All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Provide the color image and/or specs of the proposed coral pavers in the understory.

**Response: Please refer to sheet A2.8. Color image of paver provided.**

- c) All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, except for driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area.

**Response: Please refer to sheets A2.7 & A2.8. Comment addressed.**

- d) As per the survey, the grade elevation is taken from the crown of road. As a result, the grade shall consist of 4.1 N.G.V.D. and the adjusted grade (midpoint between grade and B.F.E.) is 6.05' N.G.V.D. Please revise the zoning data sheet and all corresponding sheets (elevations, sections, etc.) with the correct information.

**Response:**

- e) The height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof. Please dimension the height of the structure from B.F.E., plus freeboard to the mid-point of the slope of the roof in all elevations and sections.

**Response: Please refer to sheets A3.0 to A3.3 (Elevations) & sheets A4.0 to A4.1 (Sections). Height of structure provided as requested.**

- f) The required yard elevation shall comply with the minimum and maximum yard elevation as per sec. 142-105(b)(8).

**Response: Please refer to sheet A2.7. Project complies as required.**

- g) Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. Provide the additional open space calculation within the side elevation as per sec. 142-106(a)(2)(d).

**Response: Please refer to sheet A2.7 (Site Plan) & sheets A3.2 to A3.3 (Elevations). Information shown as required.**

- h) Provide the location of the mechanical equipment and setbacks to the property line(s).

**Response: Please refer to sheets A2.7 & A2.8. Location of mechanical equipment provided.**

- i) Provide the maximum projection of the roof overhang that are within the required yard in the roof plan.

**Response: Please refer to sheet A2.11. Roof information provided.**

- j) A six-foot minimum setback is required from the rear property line to swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure associated or not associated with a swimming pool.

**Response: Please refer to sheets A2.7 (Site Plan) & A5.2 (Open Space Calculations). Information provided.**

- k) There shall be a minimum seven-and-one-half-foot setback from the rear property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

**Response: Please refer to sheets A2.7 (Site Plan) & A5.2 (Open Space Calculations). Information provided.**

- l) A nine-foot minimum setback shall be required from the side property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

**Response: Please refer to sheets A2.7 (Site Plan) & A5.2 (Open Space Calculations). Information provided.**

- m) Provide a written narrative with responses.

**Response: Narrative provided**

Best Regards,  
Manuel D. Fernandez, AIA  
AR95601