



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 07-06-2017

TO: City of Miami Beach Planning and Zoning

RE: Narrative for DRB17-0159 1825 W 24th Street, Miami Beach, FL

Architectural Comments

Comment 2a: Provide an original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area, grade (If no sidewalk exists, provide the elevation of the crown of the road), utilities and easements

Response 2a: Please refer to the survey inserted into the latest set.

Comment 2b: Enlarge scale of zoning chart on A0.01

Response 1: Please see enlarged chart on Sheet A0.01

Comment 2b: Enlarge scale of zoning chart on A0.01

Response 2b: Please see enlarged chart on Sheet A0.01

Comment 2c: Provide dimensions on plans to demonstrate compliance with mechanical encroachments in side yard setbacks.

Response 2c: Please see revised plans. Dimensions have been added.

Comment 2d: Turn-off non-pertinent dimensions/layers in all plans

Response 2d: Please see revised plans. Dimensions have been cleaned up.

Comment 2e: Include property lines in all plans.

Response 2e: Please see revised plans.

Comment 2f: A0.08 – Section 2 – provide distance of concrete slab and equipment from setback line.

Response 2f: Please see revised section.

Comment 2g: A0.08 – Section 2 – provide height of mechanical equipment from current flood elevation, refer to Sec. 142-1132.

Response 2g: Please see revised section.

Comment 2h: Skylight must be all glass in order to be considered a skylight OR in the alternative request a height variance.

Response 2h: Waiver being sought.

Comment 2i: Include an exploded axonometric diagram demonstrating the relationship of floors.

Response 2i: Please see Sheet A0.22.



ARCHITECTURE INTERIOR DESIGN PLANNING

Comment 2j: Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline

Response 2j: Please see cover.

Comment 4a: East (side) facade is rather stark; recommendation to continue some of the vertical detail articulation, as found at the double-story pool terrace wall, along the façade.

Response 4a: Please see A0.21,A0.22. Proposed elevation has been tweaked.

[Landscape Comments](#)

Comment 1: Please include CMB standard landscape legend and demonstrate compliance with minimum code requirements as per CMB Chapter 126.

Response 1: Please refer to the Landscape Legend in the Cover Sheet L001.

Comment 2: Provide a site diagram demonstrating compliance with minimum greenspace requirements in the front and rear yards.

Response 2: Please refer to the Open Space Calculations in the Cover Sheet L001.