

Date: December 8th, 2017

To: City of Miami Beach

Attn. Planning Department

From: Architect – ArchitectureWorks LLC.

Re: Project 1325 Bay Drive

File Number: DRB17-0197

Subject: First Submittal Review Comments Feedback – Design Review Board.

Comment #	Comment	Response
APPLICATION COMMENTS		
	CMB GRADE: 3.9 NGVD < 5.26 NGVD Min side yard elevation: 6.560 MAX side yard 6.560 Min rear YARD elevation 6.560 Max rear yard: 6.560 Min front yard elevation: 6.560 MAX front yard 7.125	Please refer to updated Zoning Data Sheet on A1.0
DEFICIENCIES IN ARCHITECTURAL PRESENTATION		
a		
b	Add sea level rise to LOI	Please refer to updated LOI.
c	Original microfilm and building card	No microfilm existing for this property. Building card was submitted into CAP on first submittal. Copy of Building Card is provided in this submittal.
d	Improved context elevation	Please refer to sheet A0.4
e	A1.0>: Required Rear setback = 21'-0".	Please refer to updated Zoning Data Sheet on A1.0
f	A1.1: Required Front setback = 30'-0". Front porch may encroach 25% into this setback UP TO 6'-0" Revise front porch projection. Eliminate structural vertical wall element. At least 50 percent of the required front yard area shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.	Please refer to updated Sheet A1.1 Landscaped pervious area in front yard is a 57.4% of the front yard total area. Please refer to sheet A1.6 for calculations.

The above content will stand as written, unless written corrections are received at the architect's office within a period of five (5) working days from the date of this document. If you have any questions please call our office. Thank you.

g	A3.0 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.	Please refer to updated Sheet A3.0
h	A3.1 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.	Please refer to updated Sheet A3.1
i	A3.2 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.	Please refer to updated Sheet A3.2
j	A3.3 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.	Please refer to updated Sheet A3.3
k	A4.0 Sections: Revise and Enlarge to one section per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements.	Please refer to updated Sheet A4.0
l	A4.1 Sections: Revise and Enlarge to one section per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above	Please refer to updated Sheet A4.1

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	Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements.	
m	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.	Final Submittal date is provided in Cover Sheet and every sheet.
n	Add narrative response sheet.	Provided.
ZONING/VARIANCE COMMENTS		
DESIGN/APPROPRIATENESS COMMENT		
a	Materials to be identified? No higher quality contrasting material proposed?	Please refer to elevations sheets A3.0 thru A3.3
LANDSCAPING COMMENTS		
a	Pending	
PUBLIC WORKS COMMENTS		

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