

MAY 4th, 2018

**VIA HAND DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**Re: Application to Design Review Board (DRB18-0272) – Response to Staff  
Final Submittal Review Comments Dated April 27, 2018**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated May 4th, 2018 for Application DRB18-0272 in connection with approval of a two-story single family residence located at 1635 W 22nd Street, Miami Beach. The Applicants responses to the comments are as follows:

**2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION:**

a. Generally, Revise line weights throughout - all the same line weights and it is difficult to decipher elements in background vs forefront. Use sheet L-100 as a guide.

**Lineweights revised throughout. Please refer to architectural drawing set.**

b. EX-1.2 - Survey notes crown of road: 4.40 NGVD - CMB Grade; Grade as noted by Public Works Letter valid only if road work is slated in near future and plans from PWD can be provided.

**CMB Grade and Adjusted Grade recalculated and implemented into the drawings.**

c. A-0.0: Correct adjusted grade and Grade in Zoning Chart (CMB Grade + BFE/2)

**CMB Grade and Adjusted Grade recalculated and implemented into the Zoning Chart. Please refer to sheet A-0.0**

d. A-1.0 Site Plan graphically depict the setback lines in dashed red line throughout all drawings. Site Plan should show required setback lines in red and proposed setback lines and distances. Remove all other measurements. Accurately call out section marks

(number and sheet page) in dashed light line. Remove unnecessary regulating lines. Use sheet L-100 as a guide.

**Setback lines depicted as dashed red lines and proposed and required setbacks defined. Site Plan modified to implement direction given. Please refer to Sheet A-1.0**

e. A-1.1: GROUND FLOOR graphically depict the setback lines in dashed red line throughout all drawings. Section 142-105b4d: Up to, but not exceeding 600sf of segregated parking garage area may be permitted under main structure. Remove 'Maid storage room'. The area under the first habitable floor of the main structure shall consist of non-air conditioned space. Such area shall not be subdivided into rooms, with the exception of the parking garage area, and required stairs and/or elevators. Create auto court driveways similar to geometry of Sheet L-100. Fill in earth area of under-building that is in-between circular drive and fill of earth under guest pavilion.

**Setback lines depicted as dashed red lines throughout architectural drawing set. Removed 'Storage room'. Reduced parking area under the building to 600sf. Adapted driveway geometry to match Sheet L-100. Filled in area of under-building as directed. Please refer to sheet A-1.1**

f. A-1.2: FIRST FLOOR graphically depict the setback lines in dashed red line throughout all drawings. Increase font size. Turn off regulating lines. Turn off unnecessary dimensions. Add elevations marks on grounds.

**Setback lines depicted as dashed red lines and font size increased. First Floor Plan modified to implement direction given including addition of spot grade elevations. Please refer to Sheet A-1.2**

g. A-1.3: SECOND FLOOR graphically depict the setback lines in dashed red line throughout all drawings. Increase font size. Turn off regulating lines. Turn off unnecessary dimensions. Accurately call out section marks (number and sheet page) in dashed light line.

**Setback lines depicted as dashed red lines and font size increased. Second Floor Plan modified to implement direction given including modifying section cuts. Please refer to Sheet A-1.3**

h. A-1.4: ROOF FLOOR graphically depict the setback lines in dashed red line throughout all drawings. Increase font size. Turn off regulating lines. Turn off unnecessary dimensions. Accurately call out section marks (number and sheet page) in dashed light line.

**Setback lines depicted as dashed red lines and font size increased. Roof Plan modified to implement direction given including revision to section cuts. Please refer to Sheet A-1.4**

- i. A-2.0 LOT COVERAGE Turn off unnecessary dimensions and notations. Turn off regulating lines. Turn off section cut. Turn off cars. Drawing should include outline of building and site plan and colored (green) area that is touted towards unit size.

**Unnecessary dimensions and notations, sections cuts, and cars turned off. Please refer to Sheet A-2.0**

- j. A-2.1 UNIT SIZE GROUND Turn off all unnecessary dimensions and notations. Turn off regulating lines. Turn off section cut. Turn off cars. Drawing should include outline of building and site plan and colored (green) area that is counted towards unit size.

**Unnecessary dimensions, notations, section cuts, and cars turned off. Please refer to Sheet A-2.1**

- k. A-2.2 UNIT SIZE FIRST Turn off all unnecessary dimensions and notations. Turn off regulating lines. Turn off section cut. Turn off cars. Drawing should include outline of building and site plan and colored (green) area that is counted towards unit size. How much does the cabana roof project? Count area in excess of 10' from pool bath wall.

**Unnecessary dimensions, notations, section cuts, and cars turned off. Portions of cabana roof projecting beyond 10' from pool bath wall included in unit size calculation. Please refer to Sheet A-2.2**

- l. A-2.3 UNIT SIZE SECOND Turn off all unnecessary dimensions and notations. Turn off regulating lines. Turn off section cut. Turn off cars. Drawing should include outline of building and site plan and colored (green) area that is counted towards unit size. How much does the cabana roof project? Count area in excess of 10' from pool bath wall.

**Unnecessary dimensions, notations, section cuts, and cars turned off. Portions of cabana roof projecting beyond 10' from pool bath wall included in unit size calculation for the first floor on Sheet A-2.2. Please refer to Sheet A-2.3**

- m. A-2.4 OPEN SPACE Turn off all unnecessary dimensions and notations. Turn off regulating lines. Turn off section cut. Turn off cars. Drawing should include graphic study of rear and front open spaces.

**Unnecessary dimensions, notations, section cuts, and cars turned off. Please refer to Sheet A-2.4**

n. A-2.5 and A-2.6. Redraw as volumetric study as an exploded axonometric depicting first floor and second floor wireframe SF areas. Detached front cabana and rear cabana do not count towards the second. A-2.6: Missing elevation on Guest house roof.

**Volumetric Diagram redrawn as exploded axonometric per direction. Detached front guest house and rear cabana columns included in first floor calculation. Please refer to Sheet A-2.5. Sheet A-2.6 deleted.**

o. A-2.7 Improve quality, one per page.

**More detail added to axonometric massing models. Sheets reformatted to be one image per page. Please refer to Sheets A-3.0-A-3.3**

p. A-4.0, A-4.1, A-4.2, and A-4.3 Elevations must be dramatically improved. Revise line weights. Increase font size. Missing height of cabana.

**Elevations redrawn completely with new line weights, increased font size and dimensions. Material Key added to each elevation for reference. Please refer to sheets A-4.0-A-4.5**

q. A-4.0 Entrance Foyer is not shown. Ground is not shown. Site context such as side property fence (with heights) driveway, etc not shown. Show overall height of all three volumes.

**Elevation redrawn completely with new line weights, increased font size and dimensions. Material Key added to the elevation for reference. Please refer to sheets A-4.0.**

r. A-4.2 and A-4.3 Missing height of guest house, Missing height of rear cabana. Missing height of carport entrance, as well as ground line of entrance. A/c compressors, pool equipment, etc.

**Elevations redrawn completely with new line weights, increased font size and dimensions. Material Key added to each elevation for reference. Mechanical equipment locations identified. Please refer to sheets A-4.1-A-4.5**

s. A-5.0 Separate sections, increase font size. Remove projection slab in section A-2, slab and extension of interior space not an allowable projection into the required yard.

**Sections reformatted to be on separate sheets. Font size increased and projection modified to be a bay window. Please refer to sheet A-5.0-A-5.1**

t. Include a sheet with main house elevation/section

**Additional elevations added to drawing set. Please refer to Sheets A-4.0-A-5.1**

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u. Missing Yard diagrams

**Yard diagrams were included in first submission. Additional information added and line weights and fonts adjusted. Please refer to Sheet A-6.1-A-6.3**

v. Lightwell in interior gardenL not shown in renderings, details are missing, is it glass? Is it enclosed by a grate? etc.

**Lightwell shape modified due to comment e. Lightwell opening is surrounded by a planter and has a glass rail. Glass rail added to the Interior Garden Rendering. Please refer to Sheets A-7.2, A-5.0, A-1.0, and A-1.1**

w. Rendering of guest house are note showing an opening at entrance, as noted and detailed in floorplans

**Guest house/streetfront rendering modified to show opening beyond. Please refer to sheet A-7.0**

x. Missing context elevations

**Adjacent properties building elevation information unavailable**

y. Add 'FINAL SUBMITTAL' to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

**'Final Submittal' and date added. Please refer to Cover Sheet.**

z. Add narrative response sheet.

**Narrative response included herein.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.