



Castellanos Design Studio, LLC
333 SE 2nd Avenue Suite 2066
Miami, FL 33131
Tel: 786.218.5335
www.castellanosdesign.com
AA#26002467

October 5, 2018

City of Miami Beach Building Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: **DRB18-0333** – 5500 COLLINS AVE – Towerhouse Condominium

Dear Plans Reviewer:

Please review my responses to your comments.

DRB Admin Review	Fail	4/26/2018	4/27/2018	Fons, Monique
HPB Plan Review	Fail	4/26/2018	4/25/2018	Murphy, James

1. HPB Admin Review

1. Disclosure of Interest: Page 6 of the Application is incomplete. A list of the Board of Directors and all unit owners must be provided. **Response: Board of Directors have been added. See page 6 of the application.**

2. HPB Plan Review

1. Application Comments
 - a. Missing Applicant's name. **Response: Applicant's name has been added, see first page of application.**
2. Deficiencies in Architectural Presentation
 - a. How many balconies per floor. How many balconies total. How many face West (Indian Creek). How many North & how many South? **Response: See balcony information in sheet GN-1.**
 - b. Submittal is missing drawings, axonometric and photos that depicting the current disposition of the precast fins of the building elevations and the proposed balcony design modifications. **Response: See new sheets E-2.9 & A-2.9.**
 - c. Missing detail drawing that demonstrates the existing balcony railing design and its relationship to the adjacent slab and enclosed glazing system (elevation and axonometric). **Response: See new sheet E-2.9.**
 - d. Missing detail drawing that demonstrates the proposed balcony railing design and its relationship to the adjacent slab and enclosed glazing system (elevation and axonometric). **Response: See new sheet A-2.9.**
 - e. Include "live" close-up photos if existing conditions (precast fins). Photos must be taken "live" and reproduced in submittal, no more than 4 color photos to a page. **Response: See new sheet E-2.9.**
 - e. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. **Response: Final Submittal has been added to the title block and the cover sheet.**

October 5, 2018

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,

Wesley A. Castellanos, Architect