



Date: October 26, 2018

To: City of Miami Beach
Attn. Building Department, Historic Review Board
From: Authorized Representative James Mackenzie, ArchitectureWorks LLC
Re: Plan Corrections Report (DRB18-0336), 1325 Bay Drive, Miami Beach, FL
Subject: Comments/Feedback/Responses
C.C.

Comment # **Comment** **Response** **On 10/26/2018**

DESIGN REVIEW BOARD COMMENTS		
2/A	Missing letter of intent	See letter included in package.
2/B	Missing copy of recorded final order DRB17-0197	See order included in package.
3/A	A. Proposed railing atop of parapet is to only be associated with the allowable portion of roof deck, not the entire roof parapet	The proposed tube on top of the parapet wall is strictly a decorative element.
4/A-B-C	A. Demonstrate roofdeck is 25% of floor area immediately below. B. 3'-6" safety rail/parapet wall must be directly abutting and surrounding roof DECK area. Sheet A4.0 et al, the 18" separation of roofdeck and roof area is not sufficient. C. If the 3'-6" safety rail/parapet wall is not the provided project requires the following: 1. Variance to reduce the side setback for a roofdeck 2. Variance to exceed maximum area for a roofdeck 3. Waiver #1: Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots The DRB may forego the required rear deck setback, in accordance with the applicable design review criteria. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.	A 3'-6" rail is provided, see revised sheet A1.1, A2.2, A4.0 and A4.1 included in package.