

# CHISHOLM

Fax  Letter  Plans  Drawings  Other

**To:** Jessica Gonzalez  
 Planning Department, 2<sup>nd</sup> Floor  
 1700 Convention Center Dr.  
 Miami Beach, Florida 33139  
 Tel: 305-673-7000 ext. 2594

**Date:** December 12, 2016  
**Project Name:** JF South Beach Residence

**Project No.:** 1816  
**DRB Number:** DRB16-0047

**From:** Josefina Bussola  
 For Matthew Polak AIA, LEED AP

**Phone:** 305-661-2070  
**Fax:** 305-661-6090

Dear Jessica:

Below are the responses to the latest comments to JF South Beach Residence. If you have any further questions, please contact Josefina Bussola at (305) 661-2070 or via electronic mail at [jbussola@chisholmarchitects.com](mailto:jbussola@chisholmarchitects.com)

<b>Review Type: DRB</b>	
<b>Process #'s: See top of first page</b>	
1.	Diagram and calculations of the open space in the rear yard is not provided. It shall be included on page Z004.
	<i>Comment Response: Diagrams and calculations of open space have been provided. Refer to sheet Z004.</i>
2.	The calculations and diagram of the front yard open space is incorrect. It shall only include the first 20 feet, not 30'. See page Z004.
	<i>Comment Response: Calculations and diagram of front yard open space have been revised. Refer to sheet Z004.</i>
3.	The proposed ground level unit size diagram shall include shading of the accessory building and its area. See page Z002.
	<i>Comment Response: Proposed ground level unit size diagram has been revised. Refer to sheet Z002.</i>
4.	Page A017 showing variances requested does not correspond with the variances on the letter of intent.
	<i>Comment Response: Variance diagram and letter of intent have been revised.</i>
5.	Variance 5 indicated on page A017 is incorrect. The maximum area of the accessory building in the rear yard is 25%, not 30%. This is also incorrect on variance 6 on the letter of intent.
	<i>Comment Response: Variance 5 calculations have been revised. Refer to sheet A017.</i>
6.	The maximum open space in the rear yard is 30%, which includes the accessory building and pool deck proposed. See attached previous staff report for the November meeting for reference.
	<i>Comment Response: Rear yard open space calculations have been included. Refer to sheet Z004.</i>
7.	The material identified as keystone cladding does not coordinate with rendered

	elevations.
	<i>Comment Response: Elevations have been revised. Refer to sheet A200-A201.</i>
8.	not supportive of vermin mesh as base
	<i>Comment Response: Vermin mesh has been replaced with 8" masonry wall. Refer to sheets A200-A302</i>
9.	additional details of decorative sculpture
	<i>Comment Response: Refer to sheet A302 for additional details on decorative sculpture.</i>

**End of Comment Responses**