

DATE: OCT 5, 2024

DRB#: DRB24-1051

ADDRESS: 310 S. Coconut Ln. Miami Beach, FL. 33139

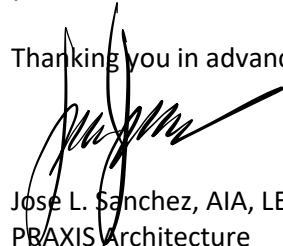
REFERENCE: Response to Final Submittal DRB comments.

Dear Plan Reviewer,

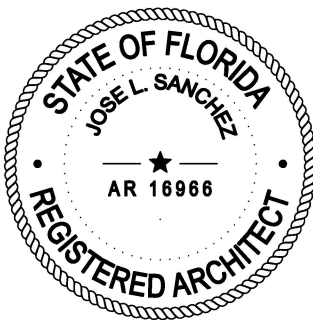
Below, please find response to your recent comments.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.



Jose L. Sanchez, AIA, LEED AP
PRAXIS Architecture
AR0016966



2024-11-05 – MEETING NOTES

a-Reduce building height from 28'-6" to 28'-0".

- **HEIGHT REDUCTION (A-3.1, A-3.2, A-3.3, A-3.4, A-4.1)**

b-incorporate more openings to the front volume.

- **PLEASE SEE SHEET (C-1).**

A BEAM IN THE VOLUMES WAS REDUCED BY 12" IN HEIGHT AND THE ADJACENT ENTRY STAIR IS NOW OPEN RISER AND ITS RAILING WAS UPDATED FROM CMU TO GLASS RAILING,

c-setback pond 5ft from habitable area in floor above.

- **A WAIVER IS BEING REQUESTED TO ALLOW 3FT SETBACK INSTEAD OF 5FT. AN EXTRA 2 FT ARE BEING ADDED TO THE OTHER SIDE TO COMPENSATE MAKING THAT SIDE A 7FT INSTEAD OF THE REQUIRED 5FT. THE 3 FT SETBACK IS REQUIRED TO FULFILL THE INTENDED DESIGN BETWEEN THE POND AND CURVED CMU WALL.**

d-additional views requested

- **VIEWS ADDED SHEETS (A-6.A,B,C,D) FOR VOLUMETRIC VIEWS AND & (A-7.A,B,C) FOR DETAIL VIEWS.**

OTHER:

A WAIVER WAS PREVIOUSLY REQUESTED TO ALLOW FOR A BEAM ABOVE REQUIRED YARD, THE BEAM WAS REMOVED, AND WAIVER IS NO LONGER REQUIRED.