

April 8, 2019

**New single-family residence
2726 Alton Road, Miami Beach
DRB19-0373**

To Miami Beach Planning Department,

Our response to DRP Staff Comments are listed below in response to comments issued 3/22/2019.

1. APPLICATION COMMENTS

- a. Exhibit A has been attached.
- b. Pre-app checklist included here.
- c. Mailing labels and associated documents included here.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. A letter of intent has been included here.
- b. Attached response to chapter 133-Sustainability and Resiliency has been included here.
- c. All elevations have been changed to show NGVD references only.
- d. A0.1 CMB Grade added to table as requested.
- e. A0.5, yard open space revised to include only first 20', as result, the driveway has been made narrower. Sidewalk grade has been indicated 3.54' NGVD. Zoning legend moved to sheet A0.1. The SF of garage moved to be indicated on unit area drawing.
- f. A0.6 Zoning legend moved to sheet A0.1. This diagram was enlarged and moved to separate sheet A0.7. Unit area calculated to include stair treads as requested.
- g. Drawing A0.7 moved to sheet A0.8. Notations were removed as requested. Ratio is based on weather exterior wall surface as requested.
- h. A1.0 setback lines shown as RED, property lines shown as BLUE. Dimensions have been enlarged for clarity.
- i. A2.1 rear deck size has been reduced to fall within the allowable area. Existing notations have been removed. Outline of pool is clearly marked. Yards have all been elevated to meet 6.56' minimum. 4' side setback minimum has been shown on north side of driveway backing area.
- j. A2.1 and A2.2 have been revised to include property lines.
- k. A3.1 All elevations have been marked in NGVD. Added datum to both sides and items requested. Double height space has horizontal/vertical mullions which are not visible from front elevation as they are located behind the glass storefront curtain wall which is "butt glazed." These mullions would only be slightly visible from the street as they are somewhat obscured by the front face of the glass. Overall length dimension added.

- l. A3.2 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added.
 - m. A3.3 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added.
 - n. A3.3 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added. Overall length of two story and first story element has been added. Alignment of windows from second floor to first has been verified.
 - o. Context elevations have been provided on A0.3.
 - p. Material page added to new sheet A3.5.
 - q. Enlarged sections added on sheets A4.4 and A4.5, dimensions added for yard encroachments.
 - r. Note added "FINAL SUBMITAL" and date added to all sheets.
 - s. Included here.
 - t. Survey was updated to include requested info.
 - u. Replaced as requested
 - v. Grade revised and noted on A0.1.
 - w. Planning and zoning chart included here.
 - x. Sheets have been adjusted as requested.
 - y. A0.7 we are requesting waiver on this item.
 - z. A1.0 and A2.0 dimensions have been enlarged for clarity.
 - aa. As requested, all items are shown on NGVD.
 - bb. Material sheet added as page A3.5, references noted on elevation drawings.
 - cc. Yard diagrams are shown on sheets A0.5, A0.6.
3. DESIGN/ APPROPRIATENESS COMMENTS
- a. Waiver requested
 - b. Rear yard and pool have been revised
 - c. Pedestrian path of travel is shared with driveway. Dimensions have been added for clarity to site plan sheet A1.0.
 - d. Access door for garage has been moved to side elevation.
 - e. These items on the pool deck have been revised. Please see updated drawings. It is not our intent to apply for any Variances on this project.
 - f. The deck on the south side has been removed.
 - g. The stairs on the south side have been removed.
 - h. Yard elevations have been revised to meet minimum standard.
 - i. As requested, was moved to south elevation of garage.
4. ZONING/ VARIANCE COMMENTS
- a. Narrative included here.
 - b. All vertical datum have been revised to reflect NGVD references. Freeboard has been indicated here as 1.16'.
 - c. Waiver is requested.
 - d. Letter of intent has been included.
 - e. Items noted as requested, mechanical equipment now located on roof.

- f. Materials page has been added A3.5.
 - g. Walkway widths indicated on site plan A1.0
 - h. The maneuvering area required to access the side entry of the garage is needed for vehicle access to the side entry garage. We have reduced the width of this area as much as possible, to allow for backing distance and ability to back up car and exit the driveway by heading driver forward to Alton Rd. We felt this was a better solution than a car backing out directly on to Alton Rd.
 - i. Front yard open area has been adjusted to be counted for 20', as result the driveway width has to be reduced.
 - j. Rear yard open space calculation has been revised.
 - k. Elevations have been added in NGVD.
 - l. Grades are indicated on the site plan A1.0. Additional engineering graded plans shall be provided at time of building permit application. Grades shall be in conformance with CMB criteria.
 - m. Have been indicated as requested.
 - n. As requested, the height of these items have been revised. Maximum elevation of pool does not exceed required 30" above grade and is now complying.
 - o. These have been removed from the plans and revised accordingly.
 - p. All references are noted as NGVD.
 - q. Revised as requested.
 - r. Adjusted as requested.
 - s. Adjusted as requested.
 - t. Adjusted as requested, note that the pervious pool deck is elevated not more than 30" above minimum required grade to allow sufficient space for a pool. Creating steps down from the interior space to the rear yard and/or steps down to the covered loggia would not allow sufficient space for a pool at all. Therefore we have a minimal elevated pool deck to accommodate the pool as shown. The pool deck will be completely pervious.
 - u. Mechanical equipment has been moved to the roof with screening not more than 5' tall. Pool equipment and associated support slab are not within the minimum 5' side setback from side property line.
 - v. Note added to plan indicating the equipment height requirement for pool equipment.
 - w. Unit size measurements have been revised. Please see sheet A0.8.
5. LANDSCAPE COMMENTS
- a. Landscape plans have now been prepared by Registered LA in FL.
 - b. Tree survey included on survey.