



Date: December 14, 2020

Address: **Design Review Board
City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139**

RE: **Preliminary Design Review Approval Comment Responses
Design Review Board Approval for the demolition of the existing one-story residence and the approval for the new two-story residence located at:
4625 Alton Road
Miami Beach, Florida 33140**

1. GENERALLY

- a. Site located in the North Beach National Conservation District, refer to Division 13 – North Beach National Conservation District Overlay

RESPONSE: ACKNOWLEDGED, SITE LOCATION MAP ADDED. REFER TO A-002

2. ARCHITECTURAL REPRESENTATION

- a. Use CMB Zoning Data Sheet for site information – put it one sheet
 - i. CMB Grade – sidewalk elevation at center of front property line
 - ii. Adjusted grade – the average of CBM Grade and BFE
 - iii. BFE –8' NGVD

RESPONSE: ADDED TO ELEVATIONS AND SECTIONS, REFER TO A-201 THRU A-204 AND A301 THRU A-302

- b. Include table of contents

RESPONSE: TABLE OF CONTENTS ADDED, REFER TO A-002

- c. Site Plan – Rotate and increase scale from front and rear lot line, and in this instance at midpoint. Include spot elevations. Include setbacks of pool

RESPONSE: SITE PLAN ROTATED AND INCREASED SCALE. SPOT ELEVATIONS AND POOL SETBACK HAS BEEN ADDED. REFER TO A-020

- d. Floor plans and roof plan: rotate and include site, setbacks and property lines; spot elevation of first floor, deck, pool, etc. Remove construction document notes



RESPONSE: FLOOR PLANS AND ROOF PLANS HAVE BEEN ADJUSTED AND ENTIRE SITE IS VISIBLE. SETBACKS AND SPOT ELEVATIONS HAVE BEEN ADDED TO FIRST FLOOR, CONSTRUCTION NOTES HAVE BEEN REMOVED. REFER TO A-101 THRU A-103

e. Elevations –Include the following datums in NGVD: CMB Grade, BFE, Adjusted Grade, DFE, Second Floor Elev, Top of Roof Elevation. Overall measurement of height from DFE to Top most roof slab. Add elevation lengths, overall and broken down along all sides.

RESPONSE: ELEVATIONS AND SECTIONS HAVE BEEN ADJUSTED TO INCLUDE THE FOLLOWING:

NGVD: CMB Grade, BFE, Adjusted Grade, DFE, Second Floor Elev, Top of Roof Elevation. Overall measurement of height from DFE to Top most roof slab. Add elevation lengths, overall and broken down along all sides.

REFER TO A-201 THRU A-204 AND A301 THRU A-302

f. For two story homes with an overall lot coverage of 25 percent or greater, the following additional requirements shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard):1. At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback. The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.

RESPONSE: THE TWO-STORY RESIDENCE DESIGNED FOR THIS SITE IS LARGER THAN 25% LOT COVERAGE. FRONT ELEVATION OF THE SECOND FLOOR IS SET BACK MORE THAN THE MINIMUM 5' AS REQUIRED BY THIS PORTION OF THE CODE. REFER TO A-022, A-025, A-102 AND A-202 AND PAGE A-301

g. MISSING neighborhood context study

RESPONSE: NEIGHBORHOOD CONTEXT STUDY HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-010- THRU A-13

h. MISSING elevation context drawing

RESPONSE: ELEVATION CONTEXT STUDY HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-012

i. MISSING demolition plans

RESPONSE: DEMOLITION PLAN HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-014

j. MISSING lot coverage diagrams

RESPONSE: EXISTING LOT COVERAGE HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-014



PROPOSED LOT COVERAGE HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-022

k. MISSING unit size diagrams

RESPONSE: UNIT SIZE DIAGRAM HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-021 THRU A-22

l. MISSING open space diagrams

RESPONSE: OPEN SPACE DIAGRAM HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-023

m. MISSING Yard elevations

RESPONSE: YARD ELEVATIONS HAVE BEEN ADDED TO THE PRESENTATION. REFER TO A-401 THRU A403

n. MISSING renderings

RESPONSE: RENDERINGS AND AXONOMETRIC HAVE BEEN ADDED TO THE PRESENTATION. REFER TO A-003 THRU A008

o. MISSING material board

RESPONSE: MATERIAL BOARD HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-501

p. MISSING Landscape drawings signed by FL RLA required per Sec. 126-3.-Short title and applicability.

RESPONSE: LANDSCAPE PLANS HAVE BEEN ADDED TO THE PRESENTATION. REFER TO L-1 THRU L-3

q. Add "FIRST SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

RESPONSE: TITLE OF ALL PAGES HAVE BEEN ADJUSTED AND FIRST SUBMITTAL AS WELL AS DATE HAS BEEN ADDED TO THE PRESENTATION. REFER TO A-1 THRU A-501

r. Add narrative response sheet

RESPONSE: RESPONSE NARRATIVE ADDED

3. DESIGN COMMENTS

a. Further refinement of side elevations

RESPONSE: SIDE ELEVATIONS HAVE BEEN ADJUSTED AND REFINED AS WELL AS THE SECOND FLOOR RAILING HAS BEEN REPLACED WITH HORIZONTAL ALUMINUM RAILING TO ENHANCE THE HORIZONTAL THEME OF THE DESIGN. REFER TO A-005 THRU A-008, A-202 AND A-204

4. ZONING