


PROJECT:		1683 - 1695 Alton Rd, Miami Beach, FL 33139	 KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING
		DRB22-0827	
COMMENTS RESPONSES:		CITY COMMENTS	
CONSULTANT			RESPONSES
ARCHITECTURE	A	The text on all of the drawings is too small – reformat for printing on 11x17 sheets. Failure to comply with this one requirement will result in the application not being placed on the July agenda.	Noted.
	B	On the proposed floor plans and proposed elevations, outline the area of the proposed addition to more clearly show it.	See Revised Sheets A3.01, A4.01 & A4.02
	C	For floor plans and elevations show first the existing site plan/ floor plan/ elevation and then the corresponding proposal immediately following.	Noted.
	D	Provide demolition plans and elevations.	Provided. See Sheets A2.11, A2.12, A2.13, A2.14, A2.15
	E	The renderings show a trellis structure in the rear. Provide plans and elevations of this structure.	Refer Sheet A3.01 & A4.03
	F	Explain operation of large access gates. We may recommend no access from Alton Road, or that this be an egress only to ensure that there is never a back up at any time of even a single car on Alton Road that would have to wait for a gate to open.	Noted. See Sheet A2.01.
	G	It is recommended to remove the low landscaping in the tree pits on Alton Road and to expand the walkway area with a permeable pavement with street trees.	Noted. See Sheet A2.01.
	H	Dimension the heights of all exterior walls/fences/gates on the elevations.	See Revised Sheet A4.01 & A4.02.
	I	The required rear setback for a structure that is taller than a 7 foot fence is 5 feet. At the height shown, the walls must be setback 5 feet from the alley property line.	Noted. See Sheet A2.01.
	J	Must note the new property walls/fences on the site plan with the proposed height.	See Revised Sheet 2.01.
	K	Doors cannot swing out into the alley or a right of way. We will recommend that all fences/walls be setback 5 feet from the alley, regardless of height.	See Sheet A2.01.
	L	What material is proposed for the parking and driveway?	Refer to Sheet L.201.
	M	Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.	Noted. See Sheet A0.00.
	N	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted.