internationaldesign idea engineeringarchitecture
One Aventura Executive Center
20900 NE 30 TH Ave., suite 914
Aventura, FL 33180
Phone: 305-792-0015
Fax: 305-931-0279
www.absolute-idea.com
ARCH LICENSE NBR: AA26001856
ENG. CA No. 28787

Aventura, August 17th 2016

City of Miami Beach
Planning Department
1700 Convention Center Drive, Miami Beach, Florida 33139

HISTORICAL PRESERVATION BOARD
PROJECT: 12-651BUS – New Commercial Building, 929 Alton Road, Miami Beach, FL. 33139

NARRATIVE ANSWER TO PLANNING BOARD FIRST SUBMITTAL REVIEW (08-04-2016)

JAMES SEIBERLING

Comments Issued:	**August 12, 2016**
Revised plans uploaded to CAP:	**August 18, 2016, 9:00AM**
Final Submittal:	**August 22, 2016**
Scheduled Board Meeting Date:	**October 11, 2016**

1. DEFICENCIES IN ARCHITECTURAL PRESENTATION

a. The rendering shows the louvers located at the parking levels do not provide a visual obstruction to the parking/car head lights. Provide details of the proposed louvers.

See attached "CS Exteriors" louver details. (VERT-A-CADE 301 / Grilles & Screens)

2. DESIGN/APPROPRIATENESS COMMENTS

a. Physical material samples must be presented at the hearing

Material samples will be presented at scheduled board meeting.

b. Staff recommends further development of the south elevation above the ground floor

South elevation on the ground floor is accurately on the property line and faces the next door mini strip mall. See sheet 13A/15 for the existing adjacent condition.

c. Staff is concerned with regard to the open louver system facing the residential neighborhood to the east.

See attached architectural louver detail. The system will offer depth and dimension to the building with both functional and decorative attributes. It will provide a wind and rain protection as well as a vision barrier. Also, a tall landscaping wall will offer a curtain like protection from the residential neighborhood. Above 28' in building height, the building is setback 60'. See attached existing projects below as well as the specifications and drawings.

RICARDO GUZMAN

1. Overall number of canopy shade trees along the rear yard should be increased.

Kiehl Semler from Rosenberg Gardner Design spoke with Mr. Guzman from the city and cleared up the tree overhang issue. He is fine with the current plans.

2. At a minimum, 50% of the roof area shall be designed to be a green roof inclusive of irrigation.

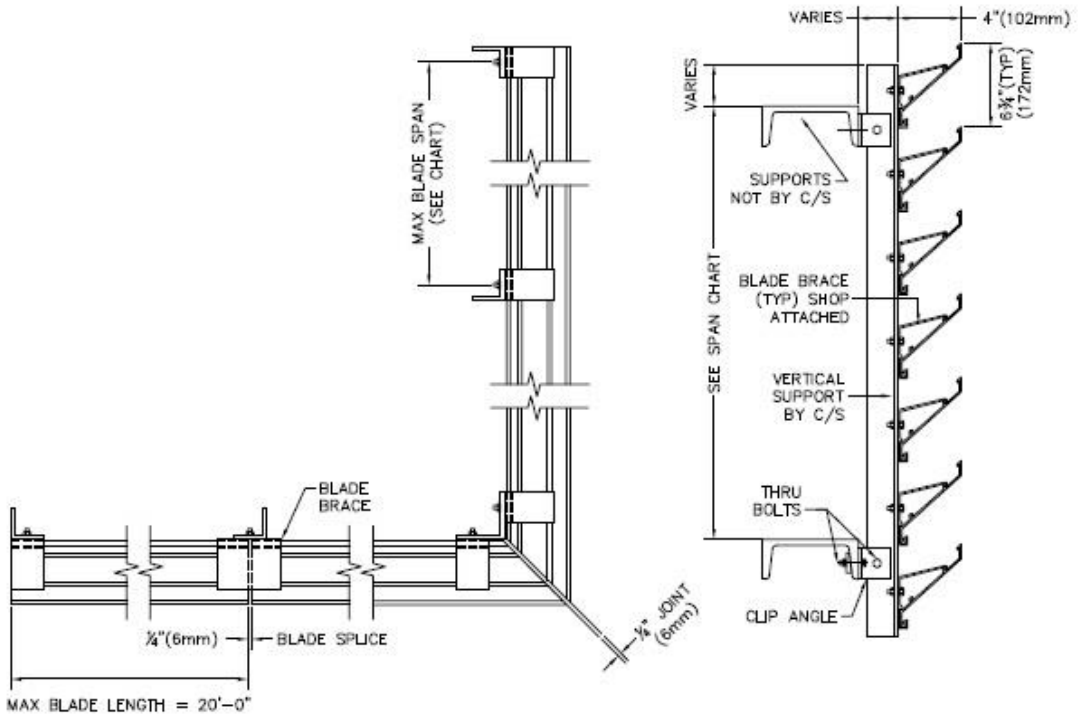
The possibility of a green roof will be explored with a LEED consultant later during the sustainability study. Ricardo mentioned that this was a suggestion and the design team will most definitely look at the possibility.

3. Width of concrete sidewalk in rear yard should be reduced and landscape area increased.

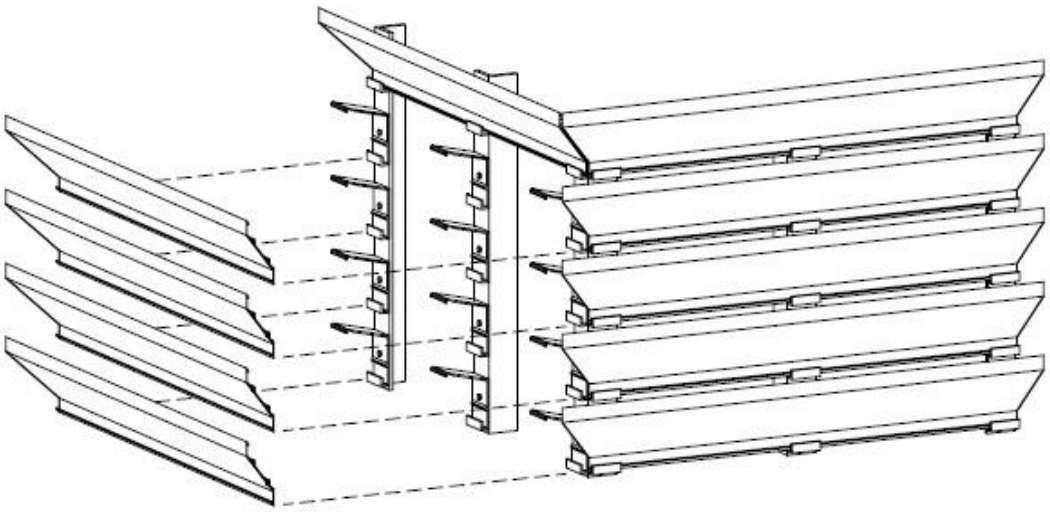
Ricardo spoke of moving some utilities and widening the greenspace in the rear but I doubt that's possible. The utility lines are located *outside* the property in the utility easement. The lines are servicing the entire block and we have no improvements affecting their current condition. As for the rear sidewalk, it's an FPL requirement to maintain a clear 10' pathway all the way to the FPL vault for their forklift.

4. Staggered height Sabal Palms spaced closely shall be provided along the western edge of the landscape area in order to buffer the building elevation from the adjacent recreational uses. Palm height should range from 22' to 28' o.a. in height at the time of installation.

"Situation discussed and clarified with Ricardo Guzman. Existing tree canopies off site prevent planting of new palms here; however, these large existing trees a) act as a buffer for residences to the east and b) are supplemented by the transplanted date palms in the NE and SE corners to buffer the residences to the NE and SE.



MODEL VC-301



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	CUSTOMER:	DSGN & DRW BY: M. MORCOS
	ARCH'T:	DATE:
	AGENT:	DRW NO : 1 OF 4

End of narrative answer to planning board first submittal review.

By Jean Francois Gervais, AIA LEED AP
Director International Design Engineering & Architecture LLC