

Dear reviewer,

The following is a written document to respond to the comments issued by the City of Miami Beach, in regards to the new construction to be located on 7801 Atlantic Way, Miami Beach, FL. 33141. Architect's answers are in **bold**:

1. DEFICIENCIES IN PRESENTATION

a. The text is too small. All text must be legible on a printed 11"x17" sheet. **Text enlarged as much as possible without causing overcrowding of the plans. Please refer to submitted plans.**

b. The survey shall be updated to include grade. Grade means the city sidewalk elevation at the centerline of the front of the property. If there is no sidewalk, the elevation of the crown of the road at the centerline of the front of the property shall be used. **Please refer to submitted, updated survey.**

c. Please remove lot coverage calculations and diagrams as they are not applicable in Altos del Mar. **Please refer to revised sheet A-100.2, removing Lot Coverage calculations. Area diagrams were left as they relate to the area permitted above and below habitable level, as per Altos del Mar regulations, and for further understanding of the overall size of the house.**

d. The proposed context elevation shall be further refined to include more detail of the surrounding buildings. **Please refer to updated sheet A-008 showing refined contextual elevations in the near surroundings of the property.**

e. The exterior spiral stair must comply with the 75' front setback. **Please refer to updated sheet A-103 showing spiral stair relocated to stay behind the required setback.**

f. Dimension all projections into the setbacks including overhangs and balconies in elevation and plan. **Please refer to sheets A-101, A-102, A-103, A-200, A-201, A-300, A-301 showing dimensions of projections into setbacks.**

g. Per section 142-107(e) of the city code, the single-family height regulation exceptions shall not apply except chimneys and air vents. As such, the a/c units, generator, spa planters etc must comply with the maximum height. **Please refer to modified Roof Plan (A-104) showing rooftop terrace with sunken spa to comply with regulations. Mechanical equipment was relocated to storage at ground floor at an elevation of 9'-10", which exceeds the required base flood elevation of 8+1'= 9' by 10".**

h. Provide demolition elevation drawings. **Please refer to sheet A-009 for demolition elevation drawings.**

i. Provide details of all proposed site walls/fences and ensure compliance with height requirements. Section 142-107(l)(2) Fences, walls and gates shall not be permitted eastward of the Miami Beach Bulkhead Line and shall not exceed 42 inches in height within 130 feet west of the Miami Beach Bulkhead Line. **Please refer to sheet A-100.4 with fence detail elevations and heights in compliance with section 142-107 (l)(2).**

j. Structural Evaluation Report: the report indicates that the flood zone is V. According to the survey, the home is primarily located in flood zone X with a small portion at the western portion of the property within AE. Please explain how property is located within flood zone V. The report does not indicate that the property is almost entirely located

within the CCCL. This is critical information necessary for the Board's review of total demolition. **Please refer to updated report showing correct flood zones.**

k. Altos del Mar Guidelines: The project as proposed does not comply with Building and Site Design Guidelines letter d & l.

d) Main Entrances - Collins Avenue buildings should have a clearly recognizable front entrance facing the avenue while oceanfront buildings should have this entrance facing Atlantic Way. Entrances should be immediately visible to pedestrians and vehicles even if vehicular entrances are located elsewhere. In this regard, each facade of the house should be given equal dignity to that of the front facade and the front entrance should further incorporate a bold, visible shape which stands out from the facade of the building and is distinguishable as the main entrance. **Project is proposing entrance on both Atlantic Way and Dahlia Street, which counts with both vehicular and pedestrian access. Design has been modified to show clearly the difference between the vehicular and pedestrian gate and numbers have been added to pilasters on the side to further accentuate this entryway.**

l) Light on Two Sides of Every Room - It is recommended that each room be located so that it is adjacent to an outdoor space on at least two (2) sides so natural light and air circulation is prevalent in every room from more than one direction. **Window was added to bedroom #3 to comply with design recommendation. The only bedroom which counts with windows on only one side is bedroom #2 in the guest house. However, window in this bedroom is 10' wide and runs the entire height of the bedroom, providing a very ample area to get natural light into the room.**

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends providing diagrams that illustrate the location of the CCCL and the existing building section and the challenges retaining the existing home. **CCCL is illustrated in Site Plan, furthermore submittal has provided 2 reports, one from a Structural Engineer and one from a Coastal Compliance consultant explaining the non-compliance of the existing home with coastal design guidelines.**

b. Staff recommends that the project comply with all of the ADM guidelines including d & m as noted above. **Please refer to responses above.**