

August 03, 2024.

Project: House of Kirschner
4410 Alton Rd
Miami Beach, FL 33140-2851

Attention to: City of Miami Beach

Subject: DRB 24-1037 - Modification to DRB23-0941 to Address Board Conditions

DRB – PLANNING REVIEW

1. APPLICATION COMPLETENESS

- a. The Letter of Intent shall respond to the design review criteria of sec. 2.5.3.1 of the Resiliency Code.

Response:

Criteria included in letter of intent.

- b. Provide a copy of the previous recorded final order.

Response:

Copy of recorded order added to the submitted materials.

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.

Response:

Estimated cost included in letter of intent.

- b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

Response:

FINAL SUBMITTAL and DRB File No. has been added to the front cover see revised set.

- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response:

Acknowledged.

3. DESIGN RECOMMENDATIONS

- a. The proposed concrete finish in the color rendering demonstrates a white color surface. However, the material legend displays a grey color hue at the roof level. The color surface of the roofing material shall be consistent in both the renderings and material legend. Additionally, the roofing material shall consist of a sustainable roofing material as defined in sec. 1.2.1. of the Resiliency Code.

Response:

Color surface of the roofing material is white. Material legend has been revised to clarify and to be consistent with the renderings. The roofing material is to comply with sec. 1.2.1. of the

Resiliency Code, as a white roof system. Proposed roofing finish is a Synthetic white clay roof tile.

4. ZONING COMMENTS

- a. As per the condition I.D.1.c. of the recorded final order, provide a detailed roof plan of the drainage system for further staff review. This includes any scuppers, rain gutters, or additional systems that is designed to collect all rainwater and distribute to the ground level.

Response:

Rainwater management system is of roof drains and overflow drains. Please refer to revised sheet A104.

End of document. Official responses prepared by NMD NOMADAS the Architect



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