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PLANNING DEPARTMENT/DESIGN REVIEW BOARD/CITY LAND USE BOARD

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SUBJECT: DRB20-0564, 4354 Michigan Ave

August 10th, 2020

NARRATIVE

Plans and documents updated:

08-10-2020 LOI : Letter of intent was modified and updated;

08-10-2020 Survey: Survey was updated to show lot area;

08-10-2020 Landscape : Landscape Plans updated in response to 07-31-2020 DRB Reviewers Comments;

08-10-2020 Plans : Plans updated in response to 07-31-2020 DRB Reviewers Comments; please see list below for details of updates on Plans;

Please find below *responses* to comments received on July 31th, 2020.

2. GENERALLY

- a. Drawings to be substantially improved to stay on track for OCTOBER DRB. Many aspects not reviewed: missing zoning legend, clear drawings capable of analyzing lot coverage, unit size or elevations.

Drawings have been reviewed following the reviewer's comments. Scale of texts, dimensions and lines has been reviewed to make drawings readable in 11x17 format; zoning legend has been added on DRB 1.0

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. General Comment - keep hatching to minimum on line drawings - at times color conflict with text and dimensions. Use hatch for diagram purposes only.

Hatch has been used for diagram purpose only; dimension lines and texts have been reviewed to avoid conflict.

- b. Reserve site data information to one Zoning Data Sheet w / chart for clarity. Use CMB zoning chart. Remove all others.

Zoning Data Sheet has been added to DRB 1.0; all other Zoning information were removed.

- c. Bring survey, neighborhood context information to beginning of drawings set.

Context information and survey have been moved to the beginning of the Set, please see pages 0.1 to 0.9e

- d. From survey - CMB grade is 3.97' - center of property line at sidewalk. Revise in zoning data sheet/ also revise adjusted grade

CMB grade, ADJ grade and Yard Elevations have been revised following Courtesy Yard shared on July 31st, 2020.

- e. General Comments: BFE is 8' NGVD, you are proposed FFE at 1 O' NGVD, or BFE + 2'. Elevations and Sections have this reversed.

DFE was set at 9' NGVD and all elevations and sections were corrected.

- f. Remove sheet DRB1 .0. Existing not needed.

The previous content of sheet DRB 1.0 was removed.

- g. DRB 1 .1 Lot Coverage - Diagram should clearly identify areas calculated into lot coverage. Use ground floor plan; denoting any 2nd floor volumes that project beyond first floor as above hatch. Remove unrelated hatches and clearly outline and hatch portion of building that is to be count and show associated SF; clearly outline and hatch portion of courtyard that is to count and show associated SF. Show dimension of terraces and balcony projections and any SF that $mXXX \text{ SF} + XXX \text{ SF} = XXXX\text{SF} / XX\%$. Simplify diagram. Showing SF of ares counting towards lot coverage. ADD side courtyard calculations (30% habitable depth)-depict that portion of side courtyard counting towards lot coverage. ADD SF of house to diagram. ADD SF of ciourtyard to diagram

Lot Coverage Diagram has been corrected, with clear indications and dimensions of what has been added to the calculation.

- h. DRB 1 .1 Sec. 142-106(a)(2)(d) The lot width is 80' minus the setback (1 0' each) leaves 60'. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Therefore maximum area of courtyard to be exempt is 486 SF (5% of 9720SF). 18' depth x 27 width maximum = 486 SF.

Lot Area has been updated with Survey Information. Lot Area is 9,967.80 SF. Courtyard area that exceeds 18' in Depth from North property line and 5% of Lot Area, has been added to the Lot Coverage Calculation. 18' line is shown on drawing. Giving the dimensions of the Courtyard and the fact that the 5% of the lot area passes the 18' line, the calculation of the Courtyard area for lot coverage has been done as follows: Total Courtyard Area – 5% Lot Area = Courtyard Area counting towards Lot Coverage.

1. DRB 1 .2 - For rear yard include SF of green are to better understand that sodded are plus ½ of pool = XXX SF / XX%. Front yard open space calculations it taken at the 20' front yard setback - revise diagram.

Rear Yard Calculation has been corrected to show Open Space, Hardscape and 50% Pool; Front Yard has been updated to 20'.

- l. DRB 1.2 Unit Size - Revise. Covered porches/terraces/breezeways attached to main building open on at least two sides, only add unit size calculation those portions that project beyond 1 0' from exterior wall. Provide 1 0' dimension and outline and hatch any portion exceeding that.

Unit Size has been revised, providing 10' dimension line for breezeways and hatching any portion exceeding that line.

- k. DRB 1.5 Volume DOES NOT CONTEMPLATE height of ceiling. Axonometric/ 2nd to 1st Floor Ratio - ratio calculates SF, not CSF. Revise to show SF of 2nd floor and SF of 1st Floor - and % of ratio.

Calculation has been revised to show SF of First Floor and SF of Secondo Floor Ratio.

- l. Site Plan - Increase scale of elevation datums, show in NGVD and include datums at yards and FFE.

Scale and content of elevation datums has been corrected.

- m. DRB2.0 Increase slab elevation mark. Parking / driveway must be dramatically reduced.

Slab elevation mark has been increased. Driveway has been reduced and modified.

- n. DRB2.1, DRB 202 - Increase scale of elevation datum text, remove Interior dimensions, show overall building mass dimensions.

Scale of elevation datums has been increased. Interior information have been removed and overall building mass dimensions have been added.

- o. DRB2.1 Solarium and pool structure exceed maximum yard elevation (6.56 NGVD). Revise and lower.

Solarium and pool structure on Rear Yard have been revised to comply with minimum/maximum yard elevation.

- p. DRB2.3 Illegible roof elements. Increase roof slab elevation mark.

Scale of elevation datums and dimensions has been increased. Roof elements diagram has been corrected to clearly show roof area and roof elements.

- q. DRB3.0, 3.1, 3.2, 3.3, 3.4 - Illegible. Improve line weight quality. Include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet. Add elevation lengths.

Scale of elevation datums and dimensions has been increased; line weight quality has been improved; property lines and setback lines included; standard elevation marks with height of roof elements has been added; added height of main roofline from DFE; added height of curbs and elevations lengths.

- r. DRB6.2, DRB6.3, DRB6.4. Illegible see above

All technical information on Elevation and Sections' Drawings have updated, clarified and shown on DRB 3.0 to 3.4; Elevations with Finishes have been located on sheets number DRB 5.2 and DRB 5.3, the only purpose of these pictures is to show photographic information on material and finishes shown on Material Board at DRB 5.1; legend with Façades finish has been added to the picture elevations.

- s. Missing enlarged section yard diagrams, including sections through all mechanical equipment in yards.

Enlarge section yard diagrams have been added on page DRB 2.5, including section through all mechanical equipment.

- t. Note materials on rendered elevations.

Elevations with Finishes have been located on sheets number DRB 5.2 and DRB 5.3, the only purpose of these pictures is to show photographic information on material and finishes shown on Material Board at DRB 5.1; note with information on Façades finish has been added to the picture elevations.

- u. Remove sheet DRB6.4.

Removed.

- v. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated with final submittal date

Drawings have been updated to show 08.10.2020 Final Submittal date and information.

- w. Add narrative response sheet.

Narrative added.

4. DESIGN COMMENTS

- a. Driveway shall be dramatically reduced in size to match 10' wide curbscut.

The driveway along with the front yard design was completely reviewed: the driveway has been reduced to match existing 10' Driveway, while the park way and motor way has been redesigned. Please see DRB 2.0 and Landscape Plans.

- b. Incorporate neighboring context to new construction (DRB 16-0085) and older building to the south

Additional pictures and enlarged front elevations of DRB 16-0085 and 4340 Michigan Ave have been added on DRB 0.8. Front elevation of the block with existing and proposed project are on the bottom part of pages DRB 0.6 and DRB 0.7

- c. Front facade needs to be refined. Generally, the front facade extends to all minimum setbacks and creates an imposing presence. Staff strongly recommends removing some elements mass from front of property (stairwell) and soften the architecture. Front facade should have a more residential aesthetic.

The volume of the house and in particular the volume of the stairwell, has been reduced and pushed back: the front façade now exceeds the set back line of 4' with the stairwell smaller volume (now at 34') and of almost 8' with the rest of the façade. The Coral Rock finish has been removed from the stairwell element and replaced with a white lime stucco: the volume has been reduced in width, length and height, and it has been "cut" with vertical openings, shaded by wood louvers. The glass cut with wood louver element has been added to the entrance door as well and horizontal wood louvers have been added to any opening not facing North. On DRB 0.8, Context pictures number 3, 4 and 6, show the 2 stories volumes located around the subject property.

With these changes, we believe that the façade has been softened and refined and that the presence of the house is less imponent: the difference of finish between ground floor and second floor and the marked horizontal line of the shading edge between covered parking spot and entrance, are elements that make the volume readable as horizontal, more than vertical. While it is true that the house extends to all minimum setbacks, it does so with smaller or empty volumes: the stair well is at 34' from property line and at 12' from the South side property line, while the rest of the house volume is at 37'-4" from the front and 14'-11" from the South side; the rear of the house, with the property line being irregular, is set at variable distances between 21' and 27'; the north façade with breezeways and courtyard presents variable distances between 10', for the column of the breezeways, 13'-2" for the second floor rooms and up to 46' in the Courtyard. Every design choice in this project, from shape and orientation, to size and location of openings, has been done taking in account sustainability and energy efficiency, as explained in detail on DRB 5.0

5. ZONING COMMENTS

- a. Waiver (possible) first to second floor ratio exceeds 70%

Waiver has been added on page DRB 6.0

- b. Waiver open space (elevation) north side.

North side elevation is 6.56 NGVD as per regulation limits.

- a. Overall improve quality of drawings. Clearly show thicker building lines and reduce line weight for all other elements. Differentiate line weight for building walls, text and dimensions and exterior elements. Text shall be improved to be readable when printed. Provide entire dimensions, not fraction of inches.

Scale of elevation datums, texts and dimensions has been increased; line weight quality has been improved; entire dimensions have been provided.

- b. Survey. Provide lot area.

Lot area marked in RED on DRB 0.9 (Original Survey), left side, lower part.

- c. Revise zoning information. Grade is 3.97' NGVD.

Zoning information has been revised. Please see DRB 1.0 for updated Zoning Data.

- d. Revise open space diagrams. Front yard open space applies to first 20'-0' only. Provide dimensions of all paving. Clearly shade areas counted. Rear yard open space: provide dimensions and setback to all paving and pool. Clearly indicate areas counted.

Diagrams revised; Hatch has been used for diagram purpose only, clearly shading open space versus paved ; dimension lines and texts have been reviewed to avoid conflict. Paving dimensions provided.

- e. Driveway width at the front shall be reduced.

Driveway width has been reduced.

- f. Revise second floor plan. Remove shading and elements located on first floor.

Second floor plan has been reviewed.

- g. Revise roof plan. Remove shading and elements located on first floor.

Roof plan has been reviewed.

- h. Provide a grading plan showing proposed elevations in required yards.

Preliminary grading plan has been provided at sheet DRB 2.4 showing elevations in required yards, swale drains and retaining walls. Grading and draining plan will be developed in detail during construction documents phase.

6. LANDSCAPE COMMENTS

- a. Landscape plans to be completed and signed by registered LA in state of FL

Landscape plans have been completed and signed by FL Landscape Architect, Diego Vanderbiest RLA 6667355

- b. Native species recommended. Desert-like landscaping not supportive in front yard.

Noted, revised and reflected in Landscape Plans.

- c. Landscape in renderings should reflect proposed landscape in plans.

Renderings reflect proposed landscape plan, with addition of existing neighbors plants in the background.

- d. Hardscape in front yard not supportive in front yard.

Hardscape has been modified, please see DRB 2.0 and Landscape Plans.

7. PUBLIC WORKS

1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheet DRB 2.0)

Visibility Triangles have been added as instructed on DRB 2.0.

- A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.
- B. Triangles need to be 15 feet in length.

Noted. Triangles dimensions shown on DRB 2.0

2. Since your property (Entire lot) has been raised for more than 8 inches; you need to provide a retaining wall along the property limit. (Sheet DRB 2.0)

Retaining Wall has been shown in DRB 2.0; 2.4 and 2.5; details of retaining wall will be provided during construction documents development.

3. Show the 6-foot utility easement on the site plan. (Sheet DRB 2.0)

5 Ft Utility Easement shown on DRB 2.0 as per survey information.

4. Construction on the frontage/rear/side property lines must not encroach under or above ground into the adjacent property and/or right-of-way (Public Works Manual Part I / Section 4 / B / I). Relocate the proposed east wall into your private property. (Sheets DRB 3.1, DRB 3.3, DRB 3.4, DRB 6.2, & DRB 6.3)

Proposed East Fence has been relocated within property line.

Notes: 1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

A. Trench drain will be required on the driveway and adjacent to the property line. B. Pre-development and post-development analysis of the drainage system will be required during construction.

2. The pool will need to have one (1) of the following: a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.

b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

3. Retaining Walls must be watertight. All retaining wall proposals must accompany language and specification that shows how they will prevent stormwater runoff from discharging into the adjacent properties.

All Public Works notes will be included and addressed during Construction Documents development.