

NEW SINGLE-FAMILY HOME
4354 N Michigan Ave, Miami Beach, FL 33139
AUGUST 10th, 2020 FINAL SUBMITTAL



**GAIA/S
DESIGN**
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiadesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355

RCTEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

SCOPE OF WORK

DEMOLITION : REMOVAL OF EXISTING CMU 1940 HOME

SITE WORK: REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE; REMODELING OF LANDSCAPE;

NEW CONSTRUCTION: NEW SUSTAINABLE LIGHT GAUGE STEEL FRAME 2-STORY HOME, ZERO EMISSION;

DESIGN WAIVER: WAIVER TO REMOVE THE REQUIRED 70% RATIO OF PHYSICAL VOLUME OF THE SECOND FLOOR COMPARED TO THE GROUND FLOOR, WHEN LOT COVERAGE EXCEEDS 25% OF THE LOT AREA.

INDEX OF DRAWINGS

DRB 0.0 COVER SHEET

CONTEXT

- DRB 0.1 CONTEXT LOCATION PLAN , AERIAL VIEW
- DRB 0.2 EXISTING HOME FRONT PICTURES
- DRB 0.3 EXISTING HOME REAR PICTURES
- DRB 0.4 EXISTING HOME INTERIOR PICTURES
- DRB 0.5 CONTEXTUAL PICTURES
- DRB 0.6 CONTEXTUAL PICTURES AND ELEVATION
- DRB 0.7 CONTEXTUAL PICTURES AND ELEVATION
- DRB 0.8 CONTEXTUAL PICTURES, PLANS AND ELEVATIONS
- DRB 0.9 ORIGINAL SURVEY
- DRB 0.9E ENLARGE ORIGINAL SURVEY

ZONING

- DRB 1.0 ZONING DATA SHEET
- DRB 1.1 PROPOSED LOT COVERAGE SHADED DIAGRAM
- DRB 1.2 PROPOSED YARD OPEN SPACE DIAGRAM
- DRB 1.3 PROPOSED GROUND FLOOR UNIT SIZE
- DRB 1.4 PROPOSED SECOND FLOOR UNIT SIZE
- DRB 1.5 EXPLODED AXONOMETRIC DIAGRAM
- DRB 1.6 DESIGN WAIVER 1.0
- DRB 1.6 DEMOLITION PLAN

PROPOSED PROJECT

- DRB 2.0 SITE PLAN
- DRB 2.1 FIRST FLOOR PLAN
- DRB 2.2 SECOND FLOOR PLAN
- DRB 2.3 ROOF PLAN

DRB 2.4 GRADING PLAN

- DRB 2.5 ENLARGE SIDE YARD SECTIONS
- DRB 3.0 EXTERIOR ELEVATIONS
- DRB 3.1 EXTERIOR ELEVATIONS
- DRB 3.2 COURTYARD ELEVATIONS
- DRB 3.3 LONGITUDINAL BUILDING SECTIONS
- DRB 3.4 TRANSVERSE BUILDING SECTIONS

RENDERINGS

- DRB 4.0 FRONT NORTH CORNER RENDERING
- DRB 4.1 FRONT SOUTH CORNER RENDERING
- DRB 4.2 COURTYARD RENDERING
- DRB 4.3 EAST REAR RENDERING
- DRB 4.4 SOUTH SIDE RENDERING

DESIGN INTENT

- DRB 5.0 SUSTAINABILITY AND PROJECT INTENT
- DRB 5.1 MATERIAL AND FINISH BOARD
- DRB 5.2 ELEVATIONS WITH FINISH
- DRB 5.3 ELEVATIONS WITH FINISH

DESIGN WAIVER

- DRB 6.0 DESIGN WAIVER

LANDSCAPE

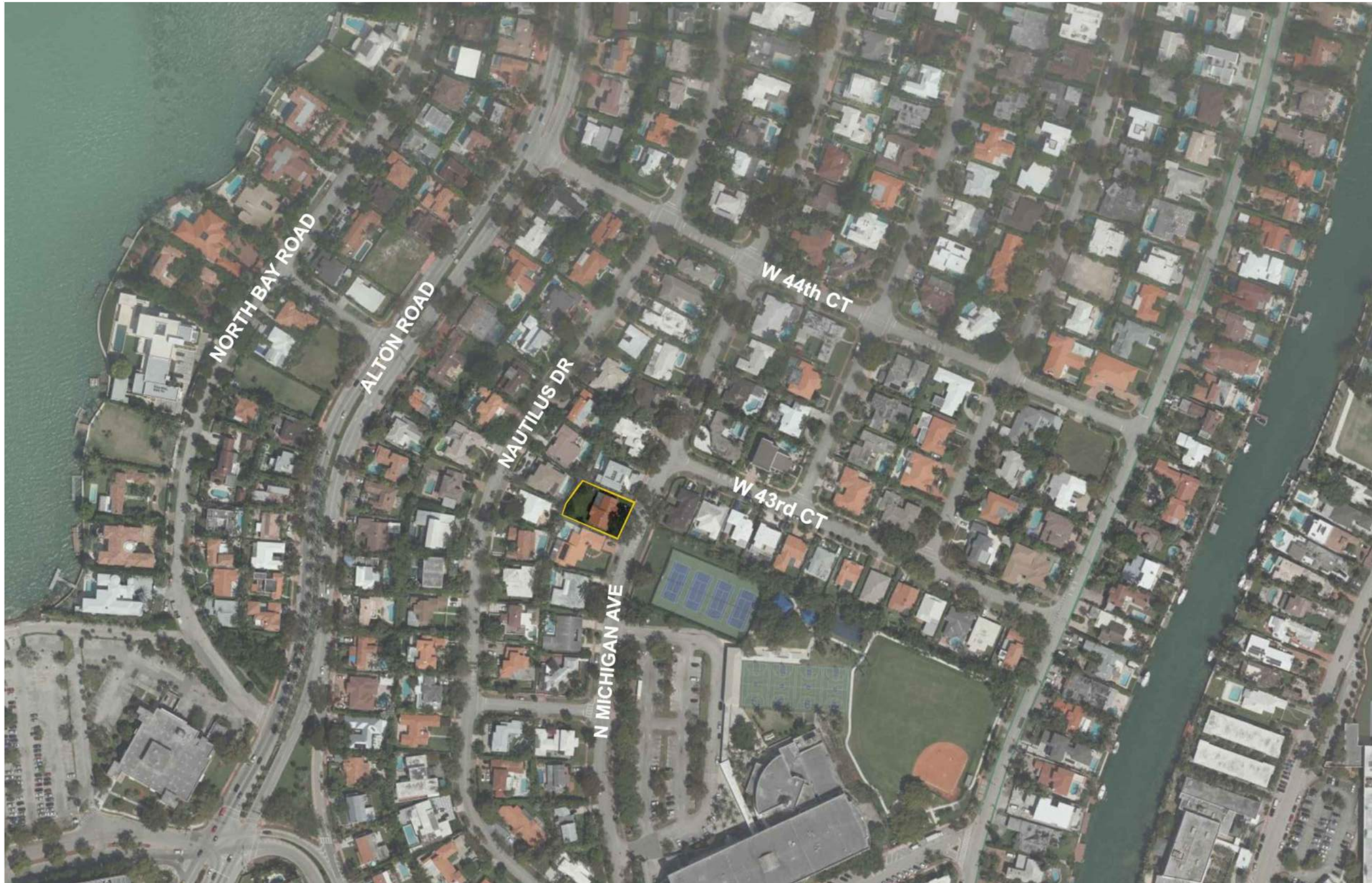
- DRB L.1 TREE DISPOSITION PLAN
- DRB L.2 LANDSCAPE PLAN
- DRB L.3 PLANT BOARD
- DRB L.4 LANDSCAPE DETAILS
- DRB L.5 HARDSCAPE PLAN
- DRB L.6 LANDSCAPE LIGHTING PLAN

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

COVER SHEET

DRB 0.0



1. CONTEXT LOCATION PLAN
SCALE N.T.S.

**GAIA/S
DESIGN**

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

CONTEXT LOCATION
PLAN , AERIAL VIEW

DRB 0.1



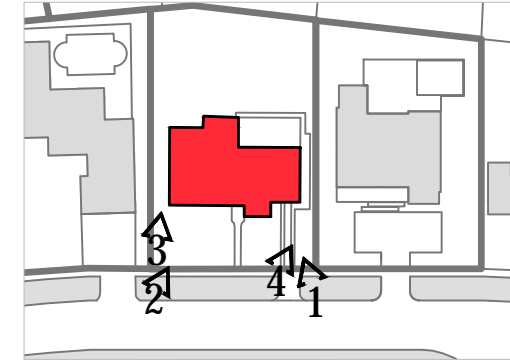
07/15/2020

**1. FRONT EXISTING HOME
NORTH CORNER**



07/15/2020

**2. FRONT EXISTING HOME
SOUTH CORNER**



KEY DIRECTIONAL PLAN



07/15/2020

**3. SIDE 1 EXISTING HOME
SOUTH SIDE**



07/15/2020

**4. SIDE 2 EXISTING HOME
NORTH CORNER**

**GAIA/S
DESIGN**

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355

RC

SEAL

JOHN SACCO AR0004952

**New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140**

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

EXISTING HOME
PICTURES FRONT

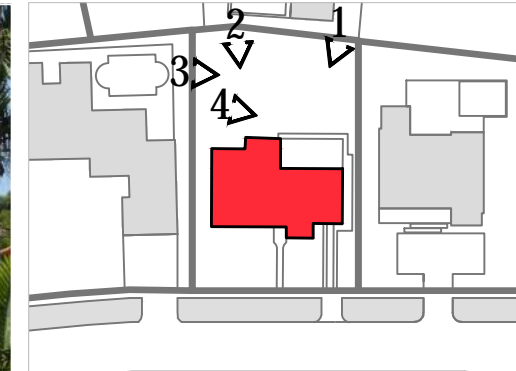
DRB 0.2



1. REAR EXISTING HOME
NORTH WEST CORNER



2. REAR EXISTING HOME



KEY DIRECTIONAL PLAN



3. REAR EXISTING HOME
SOUTH WEST CORNER



4. REAR EXISTING HOME
SOUTH WEST CORNER

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com
LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCKEY ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

EXISTING HOME
PICTURES
REAR

DRB 0.3



1. EXISTING KITCHEN



2. EXISTING BEDROOM



3. EXISTING FAMILY ROOM



4. EXISTING DINING ROOM



5. EXISTING BATHROOM



6. EXISTING PORCH

**GAIA/S
DESIGN**

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

**New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140**

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

EXISTING HOME
PICTURES
INTERIORS

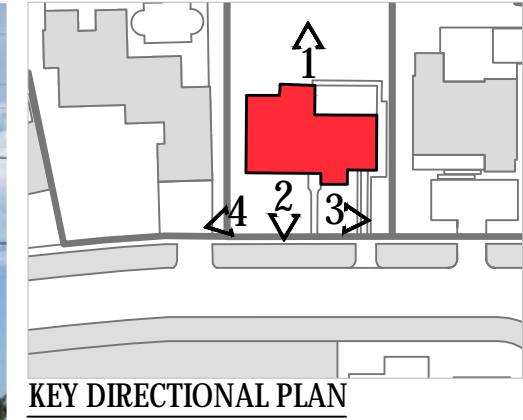
DRB 0.4



1. WEST VIEW FROM REAR



2. EAST VIEW FROM FRONT



3. NORTH VIEW FROM FRONT



4. SOUTH VIEW FROM FRONT

GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiadesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355
 RC TEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

CONTEXTUAL
 PICTURES

DRB 0.5



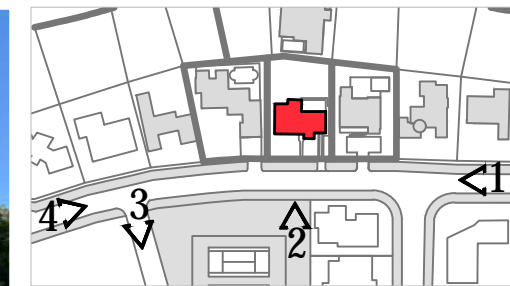
07/15/2020

**1. FROM NORTH TO SOUTH
MICHIGAN AVE**



07/15/2020

2. FROM THE TENNIS COURTS - VIEW OF THE MAJESTIC MAHOGANY TREE



KEY DIRECTIONAL PLAN



07/15/2020

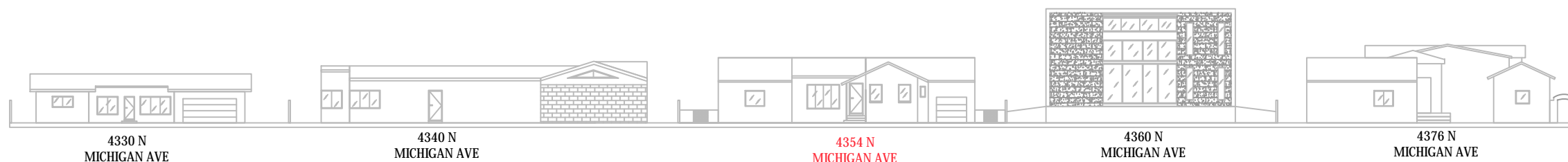
**3. FROM SOUTH TO NORTH
MICHIGAN AVE**



07/15/2020

**4. ENTRANCE TO ADJACENT PARK
AND PARKING LOT**

**5. CONTEXTUAL EAST ELEVATION
EXISTING**



**GAIA/S
DESIGN**
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com
LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCKEY ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

**New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140**

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

CONTEXTUAL
PICTURES
AND ELEVATION
DRB 0.6



07/15/2020

1. 4330 N MICHIGAN AVE



07/15/2020

2. 4340 N MICHIGAN AVE



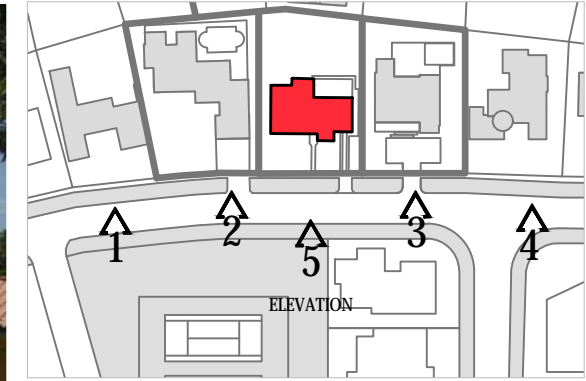
07/15/2020

3. 4360 N MICHIGAN AVE



07/15/2020

4. 4376 N MICHIGAN AVE



KEY DIRECTIONAL PLAN

GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiasdesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355
 RC TEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

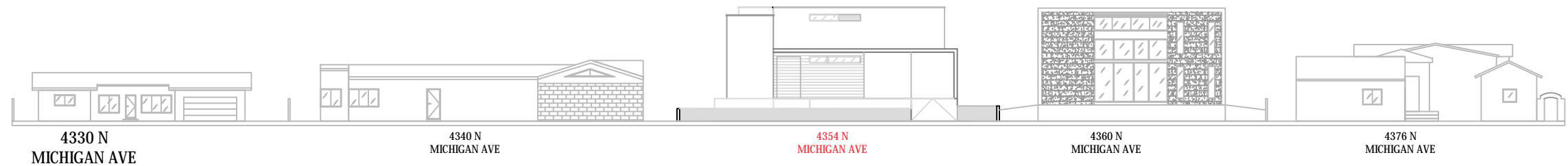
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

CONTEXTUAL
 PICTURES AND
 ELEVATION
DRB 0.7

5. CONTEXTUAL EAST ELEVATION
 PROPOSED

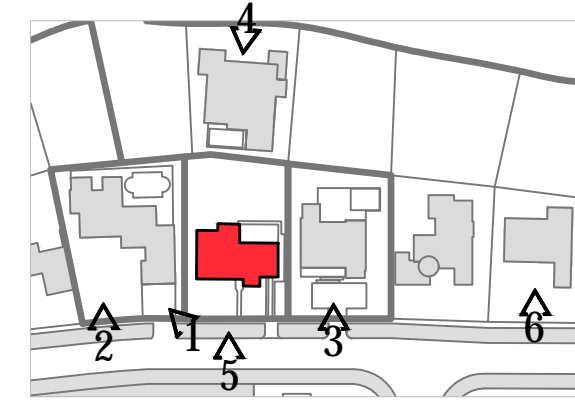




**1. 4330 N MICHIGAN AVE PARK WAY
PROPERTY TO THE SOUTH SIDE OF PROJECT SUBJECT**



**2. 4330 N MICHIGAN AVE FACADE
PROPERTY TO THE SOUTH OF PROJECT SUBJECT**



**ELEVATION
KEY DIRECTIONAL PLAN**

**GAIA/S
DESIGN**
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com
LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RC TEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

**New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140**



**3. 4365 N MICHIGAN AVE FACADE
PROPERTY TO THE NORTH SIDE OF PROJECT SUBJECT**

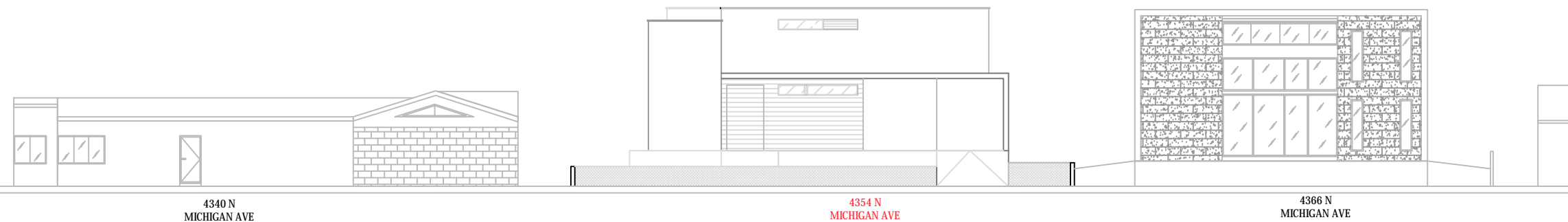


**4. TWO STORY PROPERTY LOCATED ON THE WEST SIDE OF
PROJECT SUBJECT, FULL 2 STORY ON PROXIMITY OF SETBACK**



**6. 4390 N MICHIGAN AVE - HISTORICAL HOME WITH
2 LEVEL "TOWER" VOLUME ON FRONT YARD**

**5. CONTEXTUAL EAST ELEVATION
PROPOSED**

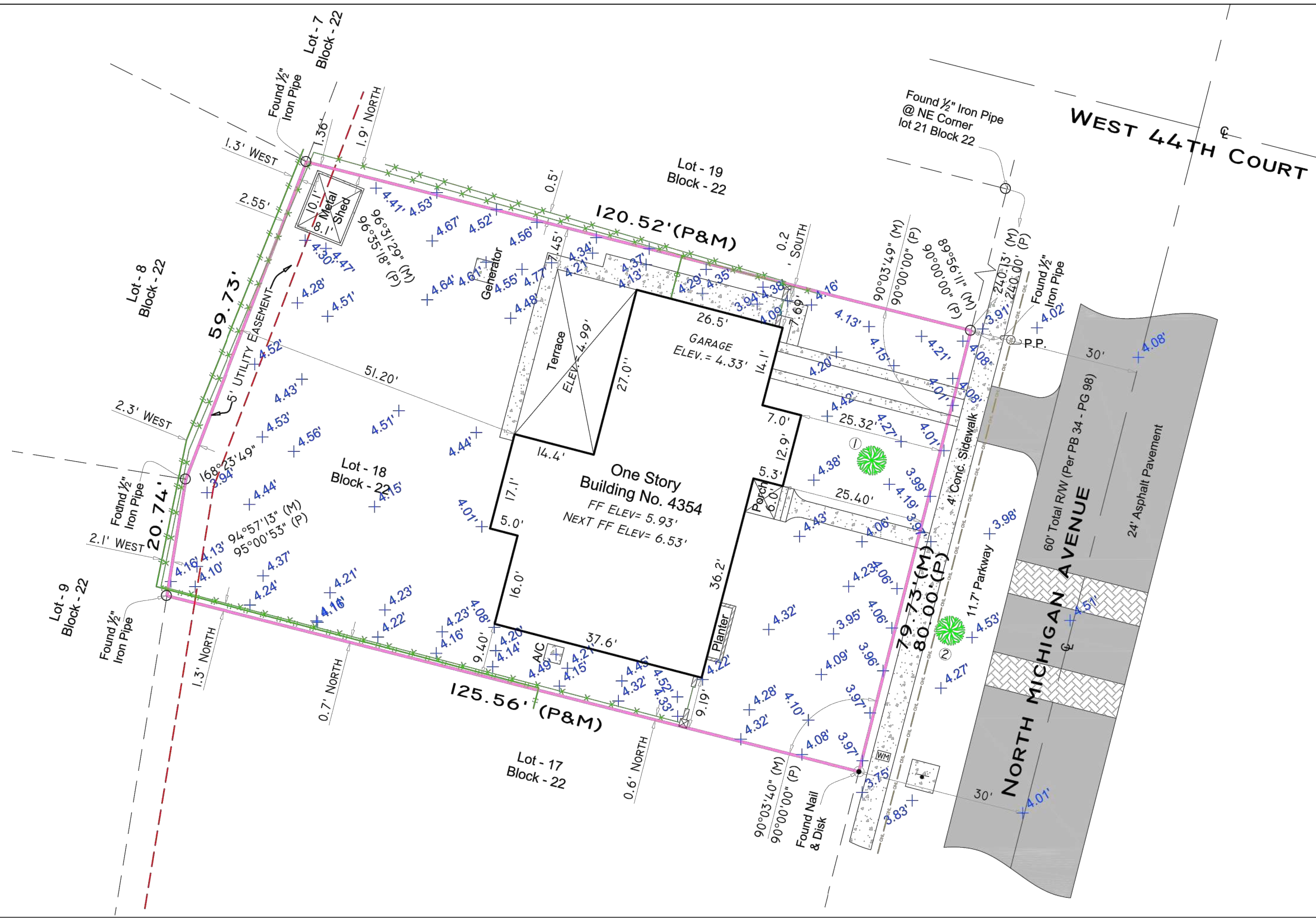


FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

CONTEXTUAL
PICTURES AND
ELEVATION

DRB 0.8



GAIA/S
DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RC TEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

ENLARGE
SURVEY

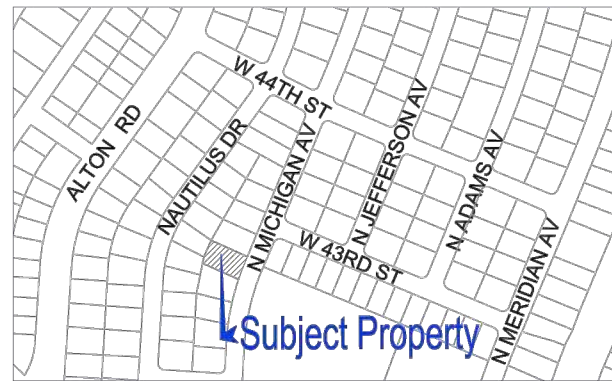
DRB 0.9E

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



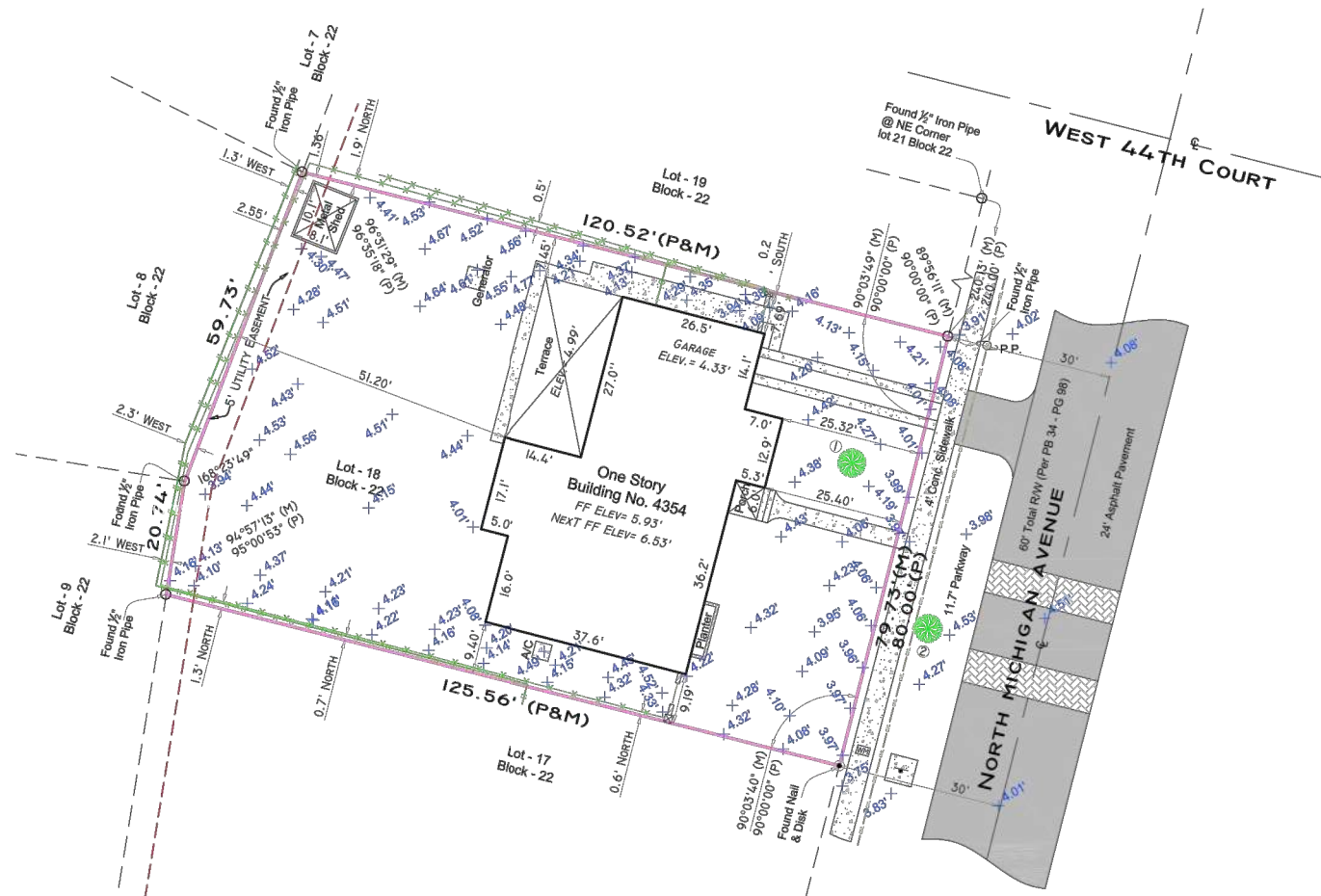
0 10 20
SCALE: 1" = 20'

LOCATION MAP NOT TO SCALE



A parcel of land being a portion of Section 22, Township 53 South, Range 42 East, Miami Beach, Miami-Dade County, Florida.

TREE CHART (Dimensions are Approximate)				
Tree #	Common Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Avocado	5	22	18
2	Oak	36	50	60



LEGEND & ABBREVIATIONS	
[Symbol]	= CONCRETE (CONC.)
[Symbol]	= CONCRETE BLOCK WALL
[Symbol]	= WOOD DECK
[Symbol]	= COVERED AREA
[Symbol]	= ASPHALT
[Symbol]	= TILE
[Symbol]	= PAVERS
[Symbol]	= STONE
[Symbol]	= CHAIN LINK FENCE (CLF)
[Symbol]	= WOOD FENCE (WF)
[Symbol]	= IRON METAL BARS FENCE (IF)
[Symbol]	= OVERHEAD WIRES
[Symbol]	= WATER VALVE (WV)
[Symbol]	= POWER POLE (PP)
[Symbol]	= GUY ANCHOR
[Symbol]	= WATER METER (WM)
[Symbol]	= CONC. LIGHT POLE (LP)
[Symbol]	= WELL
[Symbol]	= STREET SIGN
[Symbol]	= SANITARY MANHOLE
[Symbol]	= DRAINAGE MANHOLE
[Symbol]	= MANHOLE
[Symbol]	= FIRE HYDRANT
[Symbol]	= CABLE BOX (CATV)
[Symbol]	= FPL TRANSFORMER
[Symbol]	= CATCH BASIN OR INLET
[Symbol]	= EXISTING ELEVATION
[Symbol]	= PERMANENT REFERENCE MONUMENT (PRM)
[Symbol]	= PROPERTY CORNER
[Symbol]	= PERMANENT CONTROL POINT (PCP)
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVE
PRC	= POINT OF REVERSE CURVE
BM	= BENCH MARK
BR	= BEARING REFERENCE
TBM	= TEMPORARY BENCH MARK
PL	= PROPERTY LINE
CL	= CENTER LINE
ML	= MONUMENT LINE
BL	= BASE LINE
MEAS	= FIELD MEASURED
P	= PER PLAT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
A/C	= AIR CONDITIONER PAD
ENCR	= ENCRACEMENT
FF ELEV	= FINISHED FLOOR ELEVATION
(XX-XX)	= DENOTES PLAT BOOK XX - PAGE XX
ORB	= OFFICIAL RECORD BOOK
CBS	= CONCRETE BLOCK STRUCTURE
R/W	= RIGHT OF WAY
ELEV	= ELEVATION
SEC	= SECTION
T	= TOWNSHIP
R	= RANGE
CALC	= CALCULATED

LEGAL DESCRIPTION:
Lot 18, Block 22, NAUTILUS EXTENSION THIRD, according to the plat thereof, as recorded in Plat Book 34, Page 98, of the Public Records of Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES (Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651(City of Miami Beach), Panel 0309, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 7 feet (NGVD 1929)
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-157-R,
Elevation = 4.93 feet (NGVD 1929).
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-106,
Elevation = 73.21feet (NGVD 1929)

Note:
Area Lot is 9967.80'

I HEREBY CERTIFY TO:
Peter Lipsick; Desiree D.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Digitally signed
by Odalys C Bello
Date: 2020.08.03
17:59:34 -04'00'

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 07/14/2020

Additional and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigned Florida licensed Surveyor and Mapper.

Property Address:
4354 North Michigan Avenue, Miami Beach, Florida 33140
Project No. 20810



BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

GAIA/S
DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

ORIGINAL
SURVEY

DRB 0.9

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4354 N MICHIGAN AVE		
2	Folio number(s):	02-3222-008-0450		
3	Board and file numbers :	DRB20-0564		
4	Year built:	1940	Zoning District:	RS-4
5	Based Flood Elevation:	8.0	Grade value in NGVD:	3.97
6	Adjusted grade (Flood+Grade/2):	5.985	Free board:	2.0
7	Lot Area:	9,967.80 SF		
8	Lot width:	80'	Lot Depth:	120.52' - 125.56'
9	Max Lot Coverage SF and %:	2,990.34 SF 30%	Proposed Lot Coverage SF and %:	2,748.85 SF /27.57%
10	Existing Lot Coverage SF and %:	2,710.31 SF 27.19%	Lot coverage deducted (garage-storage) SF:	0
11	Front Yard Open Space SF and %:	958.33 SF 59.9%	Rear Yard Open Space SF and %:	1257.54 SF 78.13%
12	Max Unit Size SF and %:	4,983.90 SF 50%	Proposed Unit Size SF and %:	3,933.48 SF /39.46%
13	Existing First Floor Unit Size:	2,710.31 SF 27.88%	Proposed First Floor Unit Size:	2006.5 SF / 20.12%
14	Existing Second Floor Unit Size	0%	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	
15			Proposed Second Floor Unit Size SF and % :	1,926.98 SF / 19.33%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Required	Existing	Proposed	Deficiencies
17	Height:	10' TO 15'	24'	
18	Setbacks:			
19	Front First level:	30'	25.22'	34.02' TO 37.35'
20	Front Second level:	30'	N/A	34.02' TO 37.35'
21	Side 1:	10'	7.72'	10'
22	Side 2 or (facing street):	10'	9.18'	12.26' TO 14.88'
23	Rear:	20'	53'	21.08' TO 26.83'
	Accessory Structure Side 1:	N/A		
24	Accessory Structure Side 2 or (facing street) :	N/A		
25	Accessory Structure Rear:	7.5'	1'	N/A
26	Sum of Side yard :	20'	16.9'	22.26'

27	Located within a Local Historic District?	Yes or <input checked="" type="checkbox"/>
28	Designated as an individual Historic Single Family Residence Site?	Yes or <input checked="" type="checkbox"/>
29	Determined to be Architecturally Significant?	Yes or <input checked="" type="checkbox"/>

Notes:

If not applicable write N/A

All other data information should be presented like the above format

GAIAS DESIGN
 GAIAS DESIGN INC.
 786.777.8716 gaia@gaiadesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355
 RCTEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



JOHN SACCO AR0004952

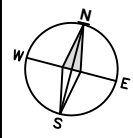
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

ZONING DATA SHEET

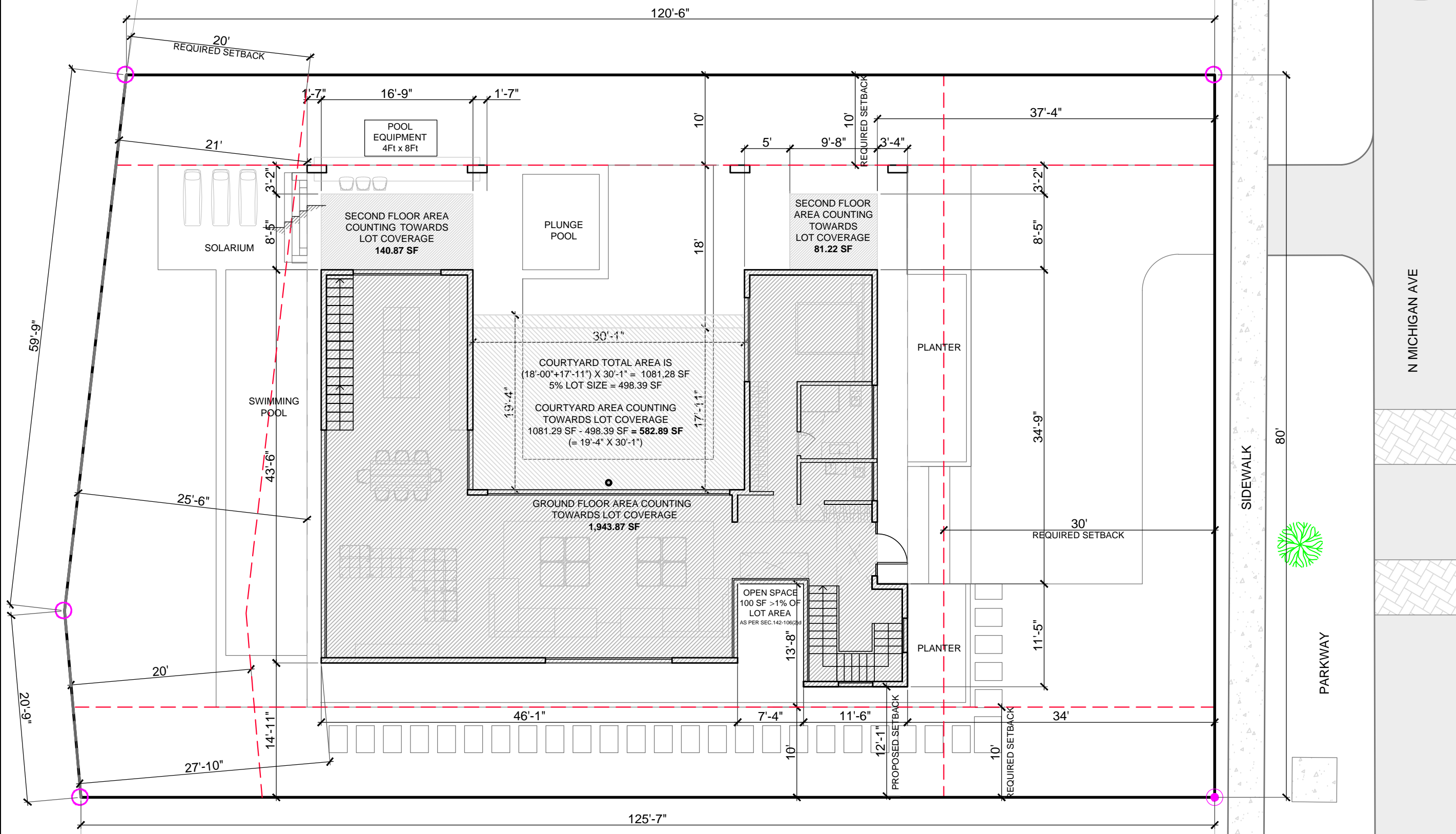
DRB 1.0



- GROUND FLOOR AREA COUNTING TOWARDS LOT COVERAGE
- SECOND FLOOR AREA COUNTING TOWARDS LOT COVERAGE
- COURTYARD AREA COUNTING TOWARDS LOT COVERAGE

LOT COVERAGE CALCULATION

1,943.87 SF + 140.87 SF + 81.22 SF
+ 582.89 SF = **2,748.85 SF / 27.57%**



1. PROPOSED HOME LOT COVERAGE SHADED DIAGRAM
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

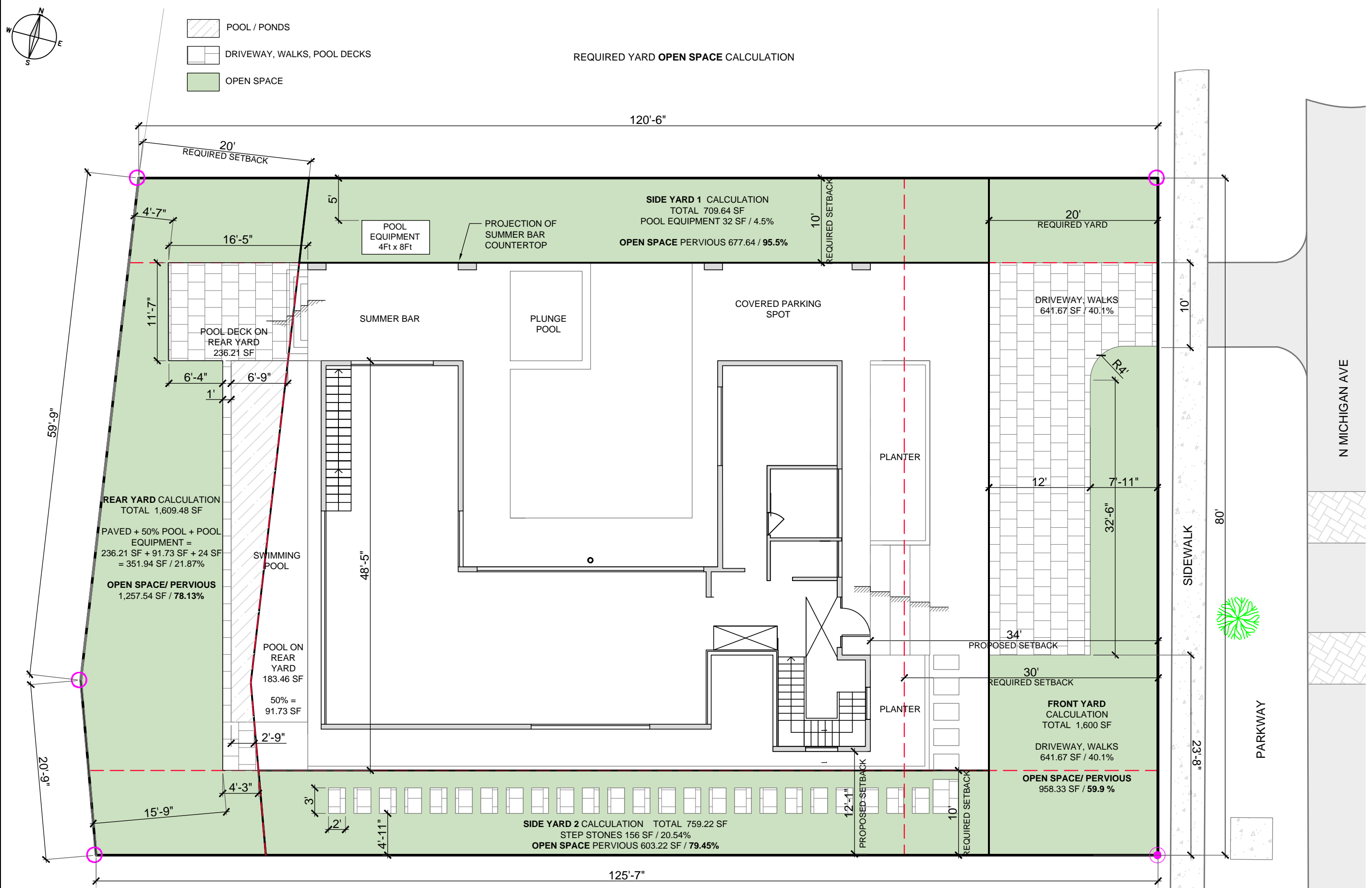
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVAL ARE OBTAINED

LOT COVERAGE
SHADED DIAGRAM

DRB 1.1



1. PROPOSED YARD OPEN SPACE/PERVIOUS AREA SHADED DIAGRAM
 SCALE 3/32" = 1'-0"

GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiasdesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355

RCTEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

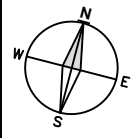
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

PROPOSED YARD OPEN SPACE DIAGRAM

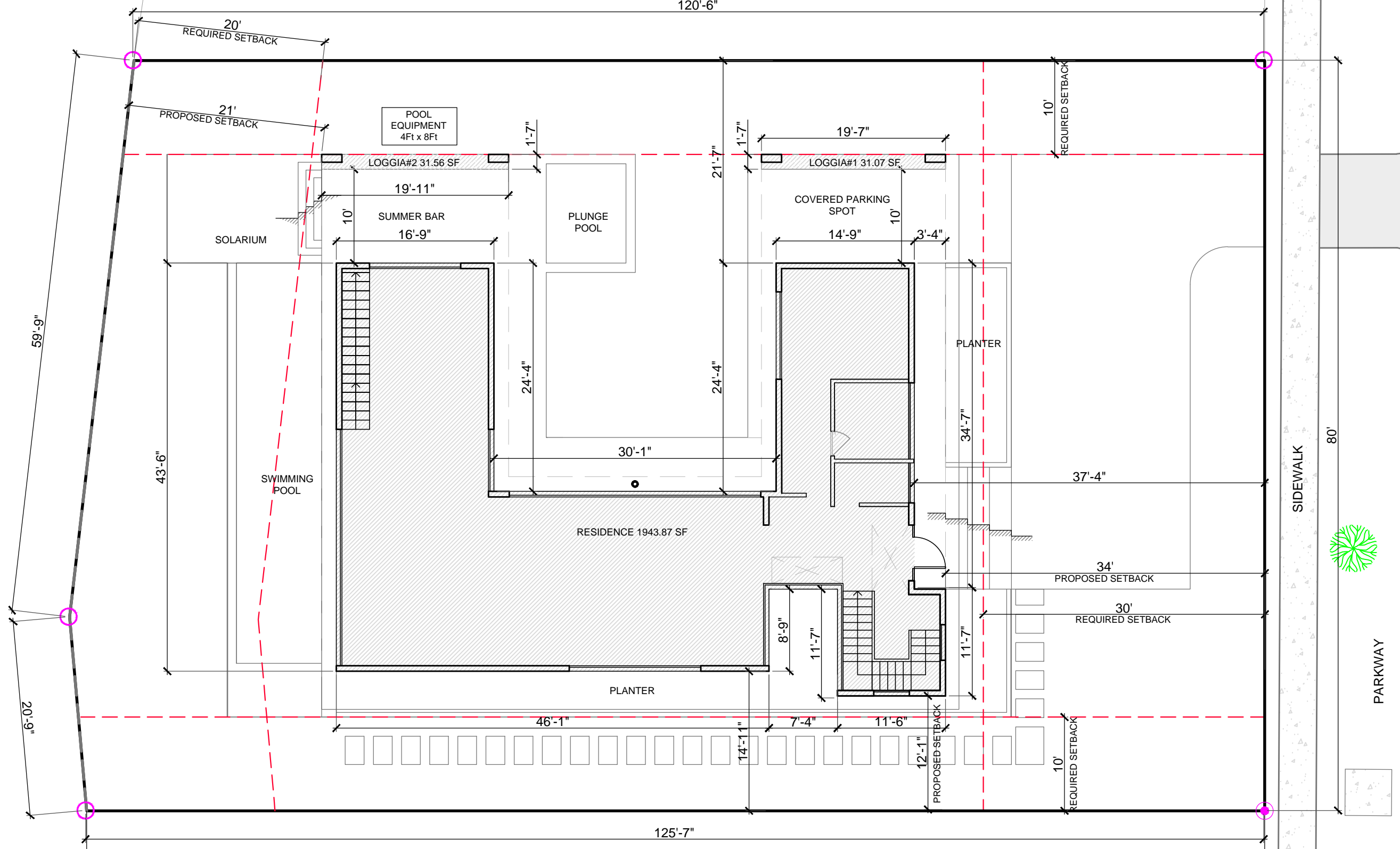
DRB 1.2



RESIDENCE
BALCONY, TERRACES, LOGGIAS

**UNIT SIZE CALCULATION
GROUND FLOOR**

RESIDENCE 1943.87 SF +
LOGGIA#1 31.07 SF +
LOGGIA#2 31.56 SF =
2,006.5 SF / 20.12% LOT AREA
120'-6"



1. PROPOSED HOME GROUND FLOOR UNIT SIZE SHADED DIAGRAM
SCALE 3/32" = 1'-0"

**GAIA/S
DESIGN**
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

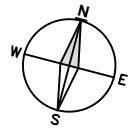
JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

PROPOSED
GROUND FLOOR
UNIT SIZE
DRB 1.3

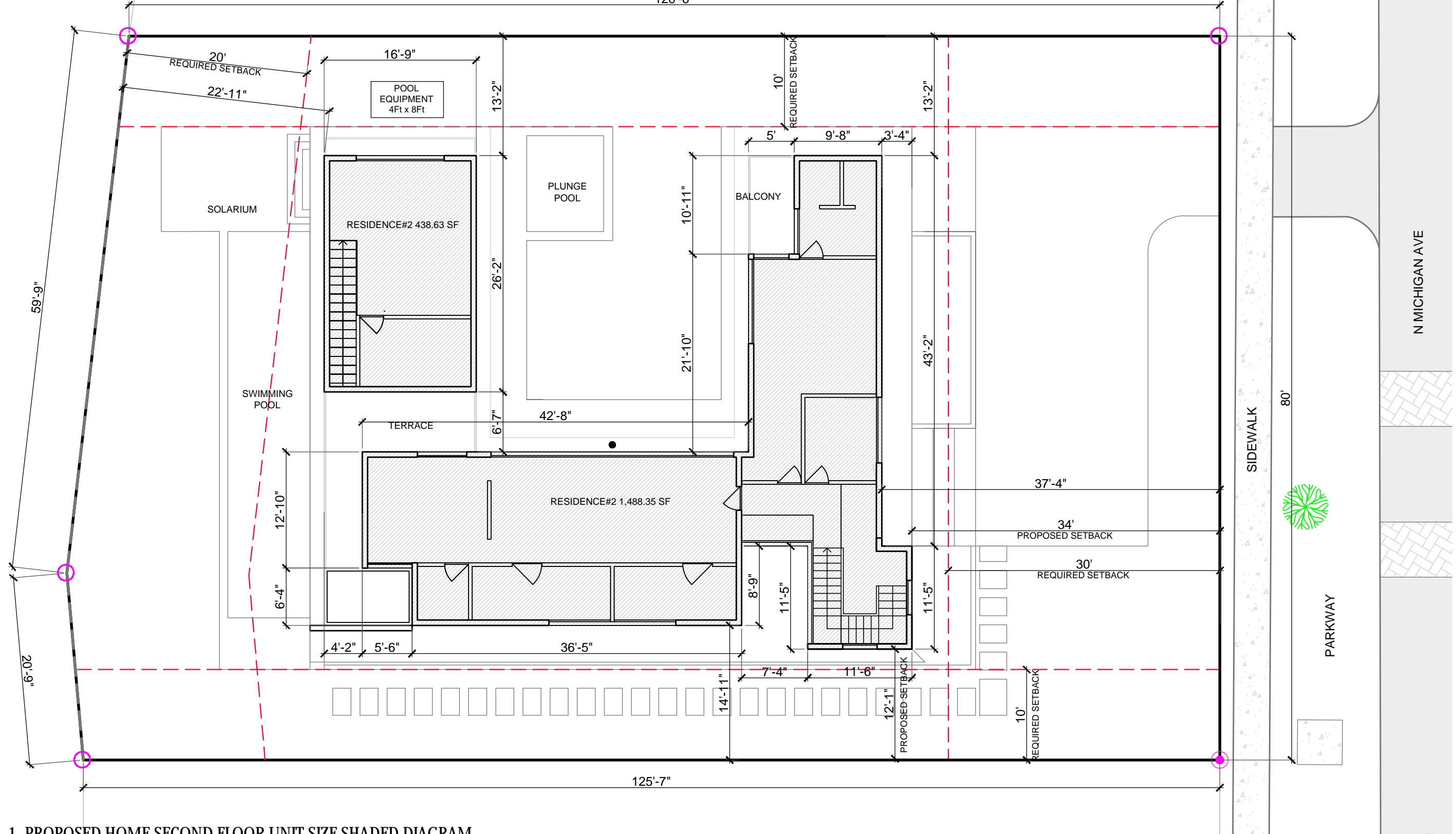


**UNIT SIZE CALCULATION
SECOND FLOOR**

RESIDENCE#1 1488.35 SF +
RESIDENCE#2 438.63 SF =
1,926.98 SF / 19.33% LOT AREA

120'-6"

RESIDENCE



1. PROPOSED HOME SECOND FLOOR UNIT SIZE SHADED DIAGRAM
SCALE 3/32" = 1'-0"

**GAIA/S
DESIGN**
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

PROPOSED
SECOND FLOOR
UNIT SIZE
DRB 1.4



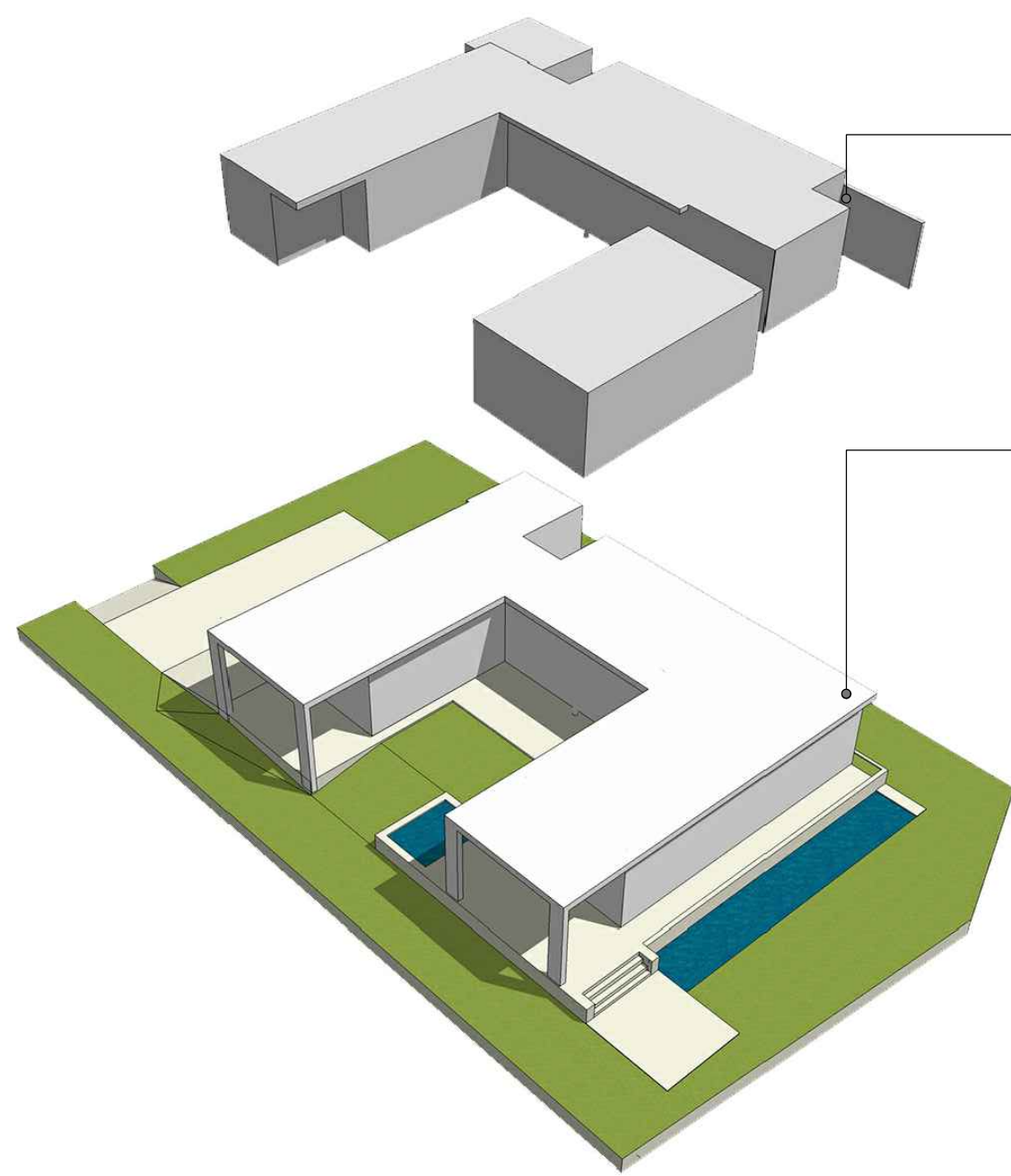
SEAL

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

EXPLODED AXONOMETRIC DIAGRAM
DRB 1.5

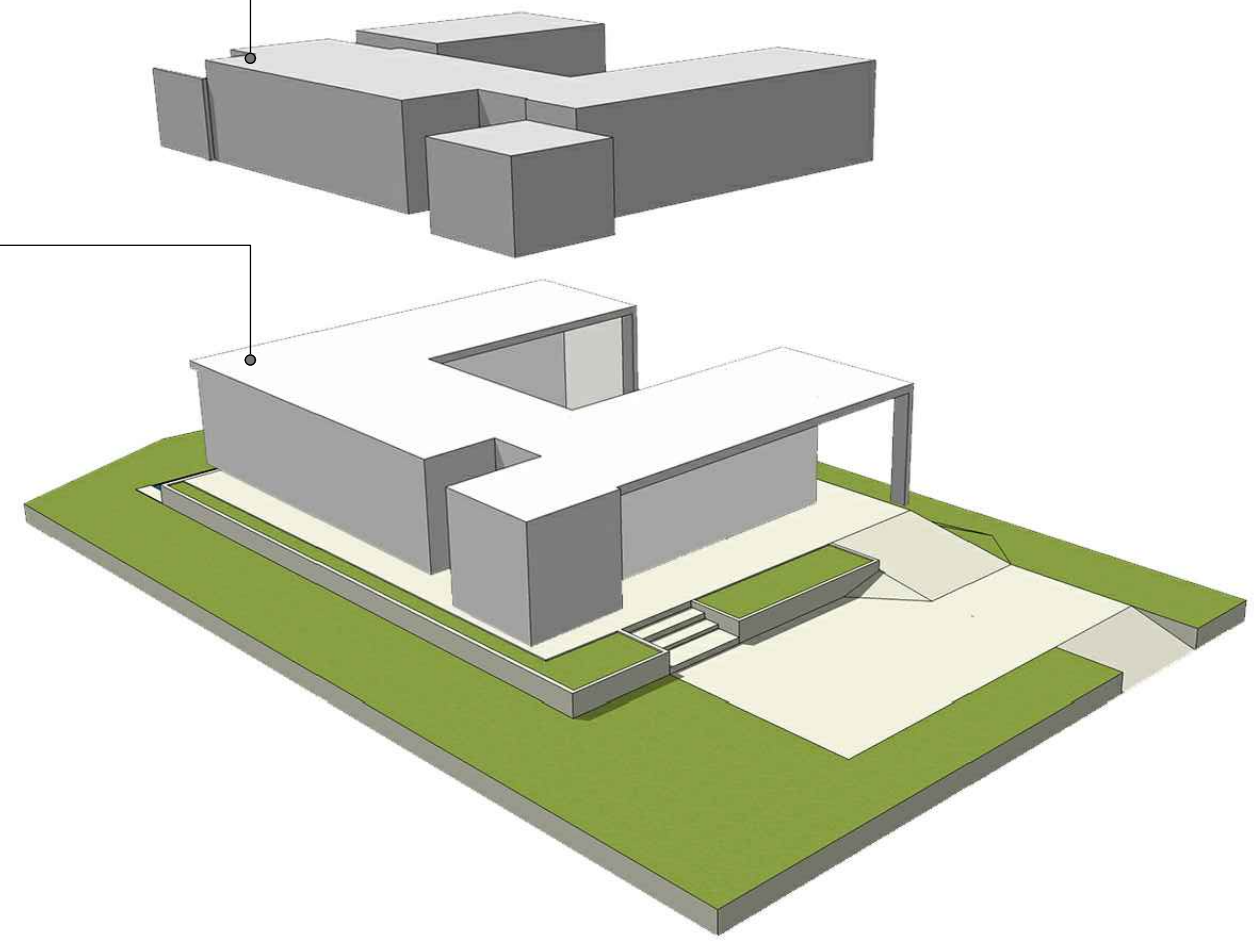


Proposed Second Floor Unit Size SF
1,926.98 SF
 19.33% LOT AREA

Proposed Ground Floor Unit Size
2,006.5 SF
 20.12% LOT AREA

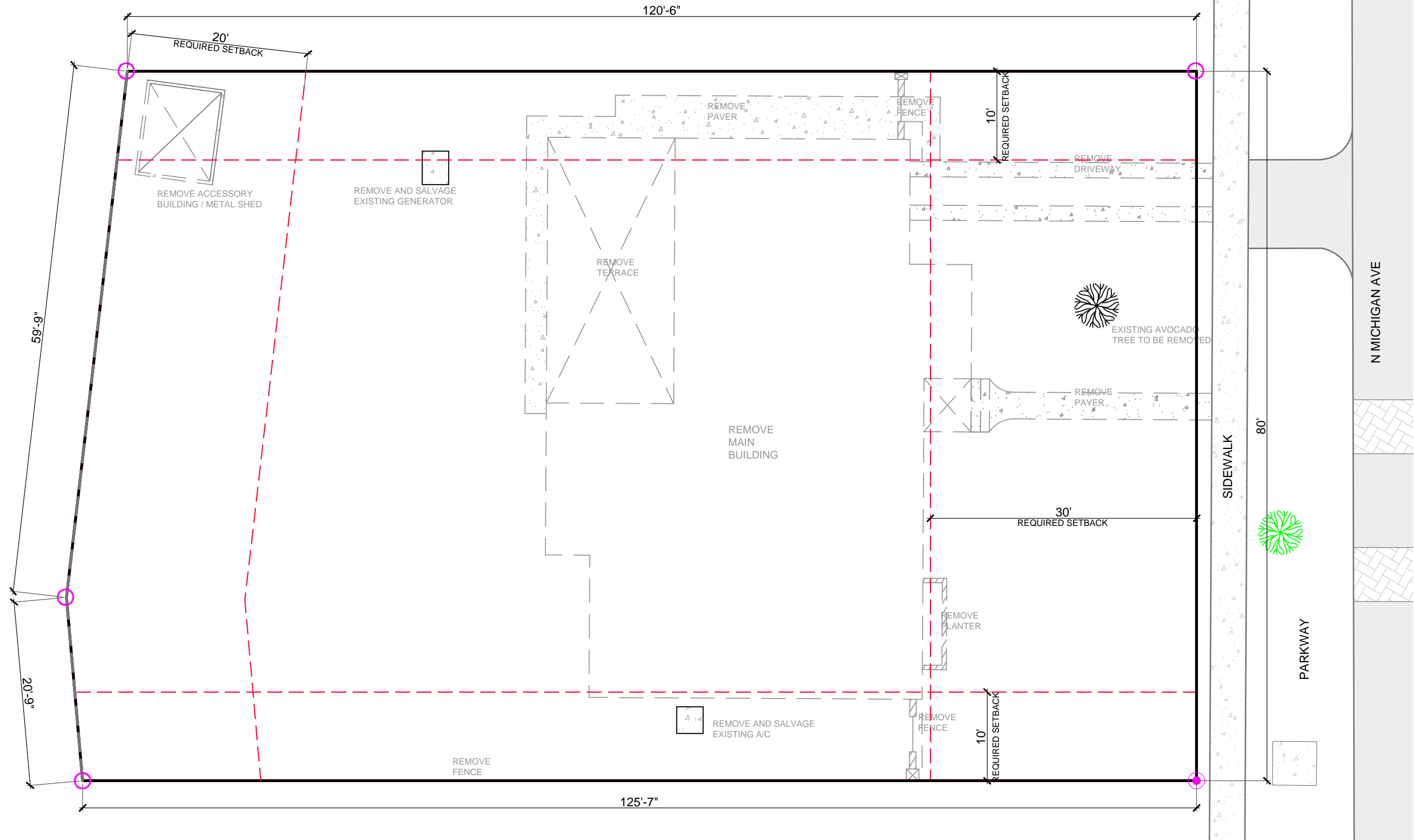
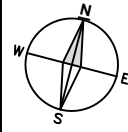
The Unit Size of the Second Floor accounts for the 96.03% of the Unit Size of the Ground Floor.

See DESIGN WAIVER for Volume of Second Floor exceeding 70% of Volume when Lot Coverage is greater than 25% of Ground Floor on DRB 6.0



1. PROPOSED HOME EXPLODED AXONOMETRIC DIAGRAM FROM NORTH WEST CORNER

2. PROPOSED HOME EXPLODED AXONOMETRIC DIAGRAM FROM SOUTH EAST CORNER



1. DEMOLITION PLAN
SCALE 3/32" = 1'-0"

GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

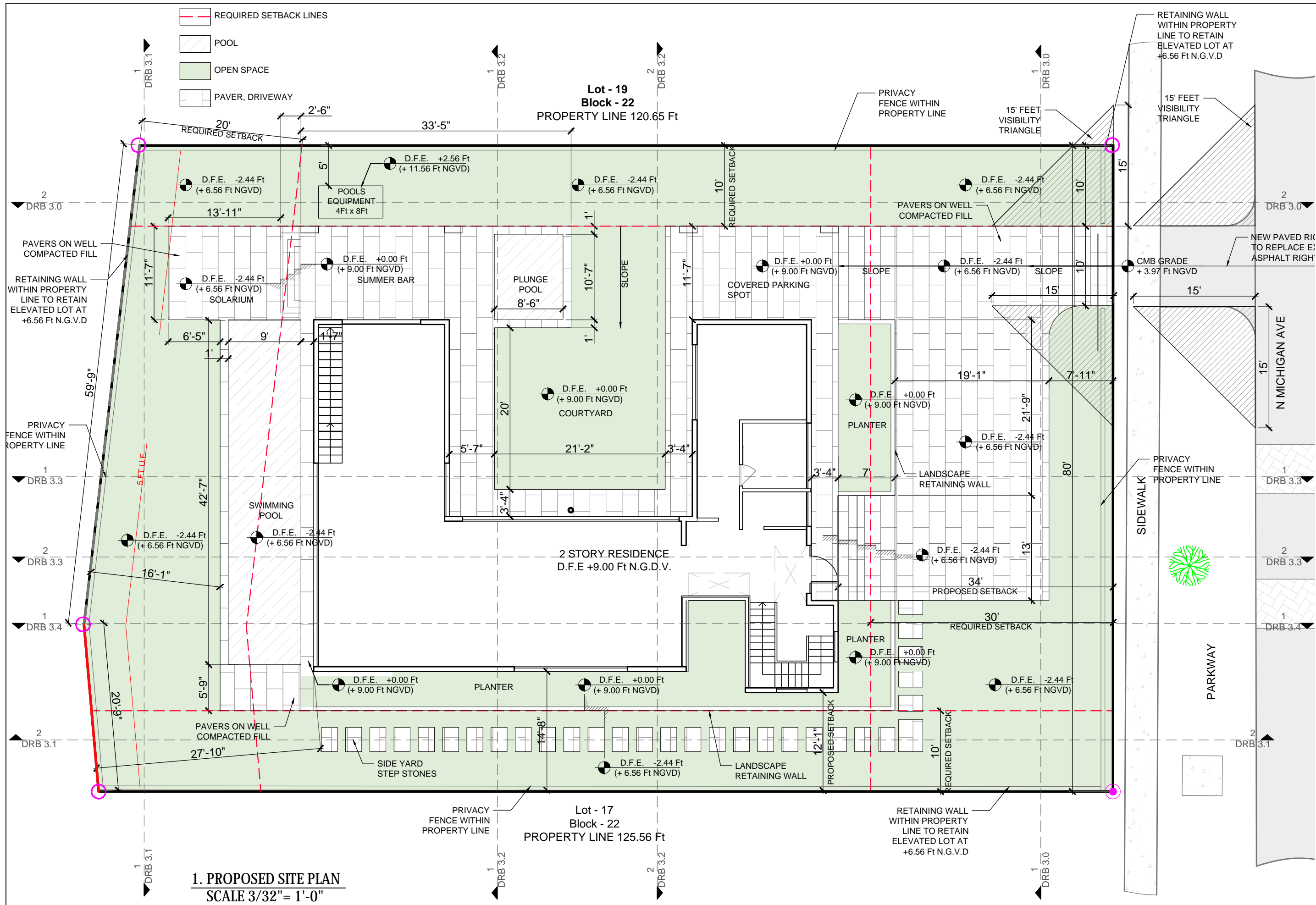
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

DEMOLITION PLAN

DRB 1.6



1. PROPOSED SITE PLAN
 SCALE 3/32" = 1'-0"

GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiasdesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com
 LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355
 RC TEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

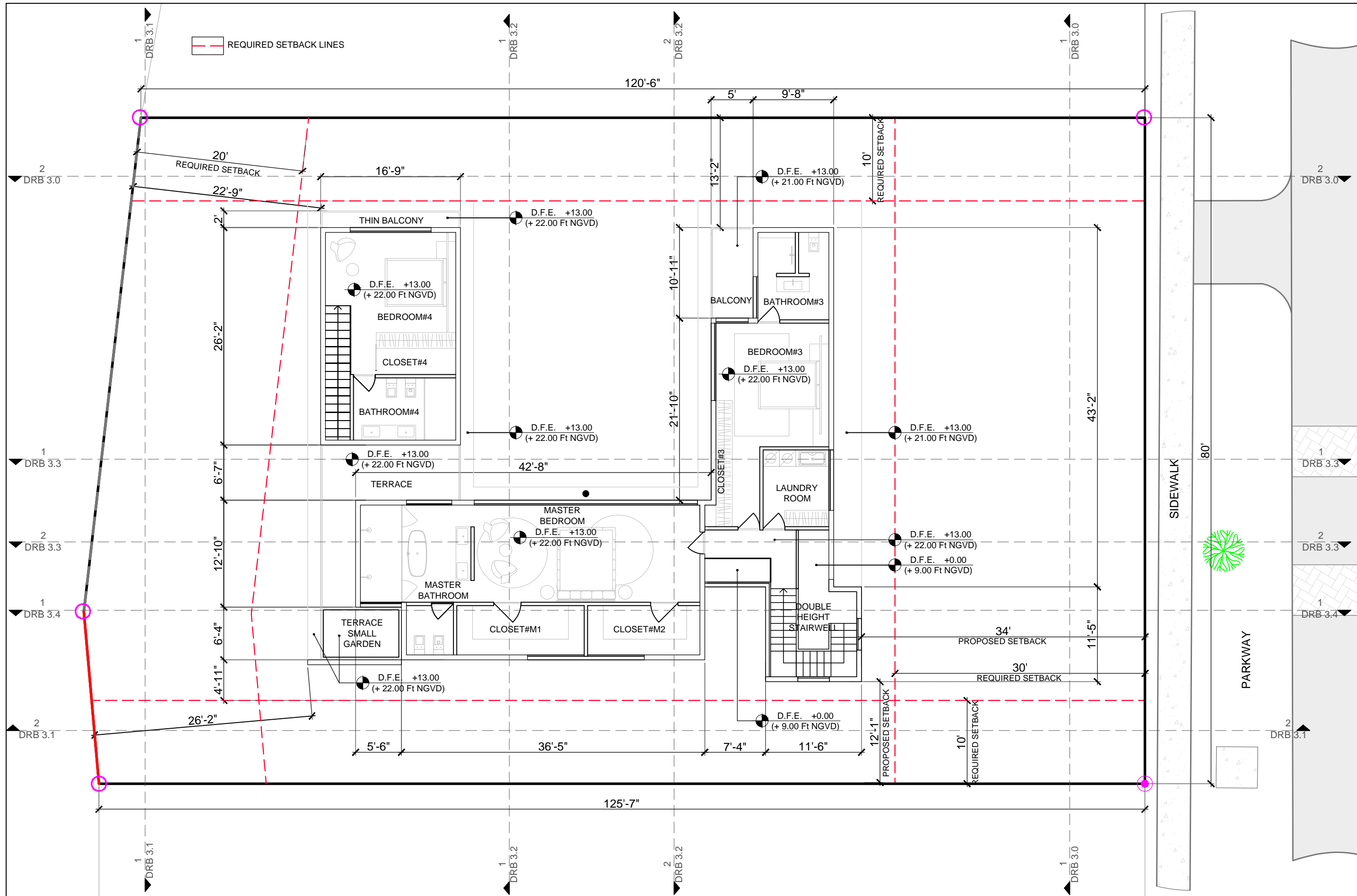
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

PROPOSED
 SITE PLAN

DRB 2.0



GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiasdesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com
 LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355
 RCTEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



JOHN SACCO AR0004952

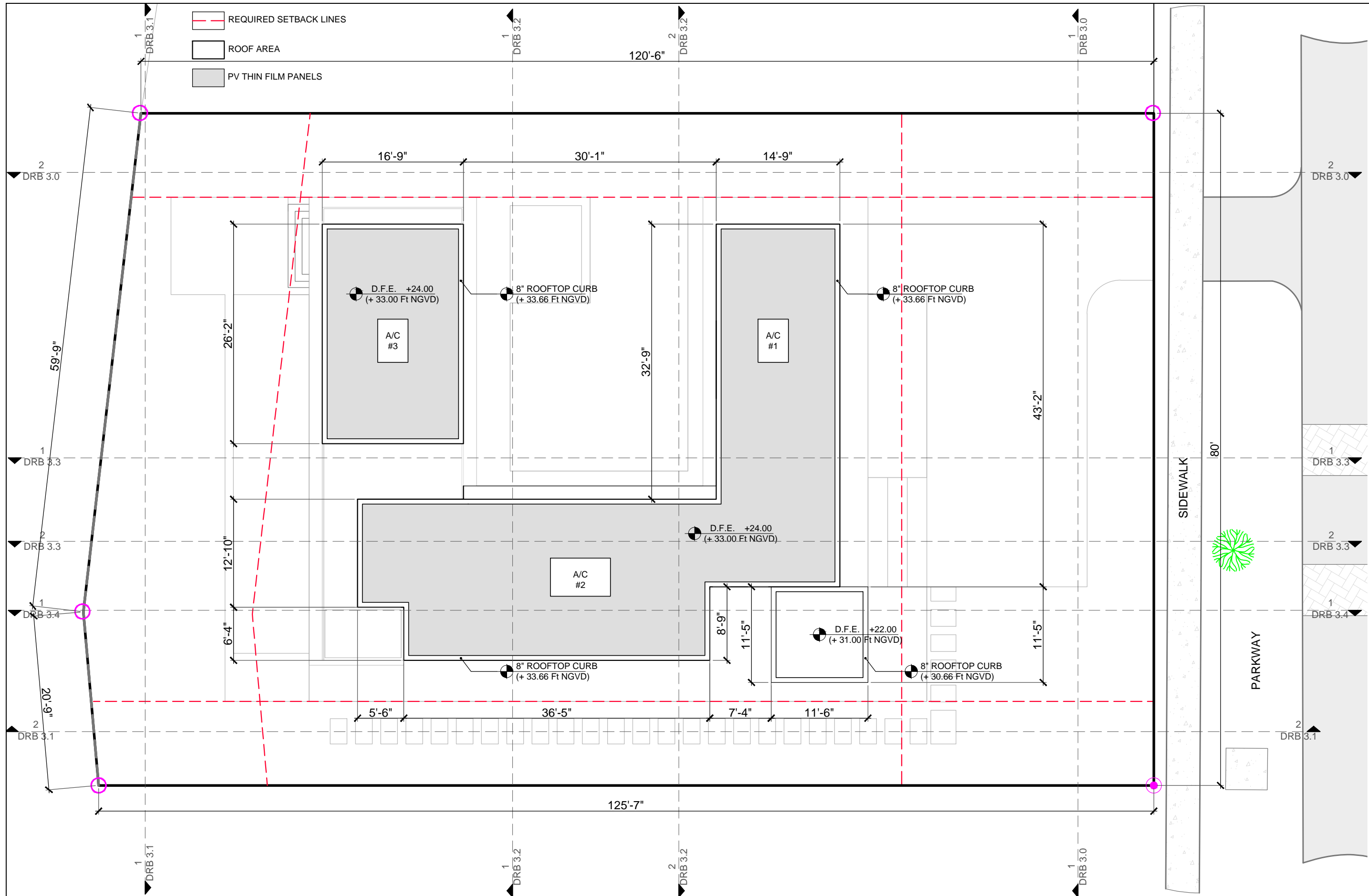
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
 ARE NOT TO BE CONSTRUED AS CONSTRUCTION
 DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
 APPROVAL ARE OBTAINED

PROPOSED
 SECOND FLOOR
 PLAN
DRB 2.2

1. PROPOSED SECOND FLOOR PLAN
 SCALE 3/32" = 1'-0"



- REQUIRED SETBACK LINES
- ROOF AREA
- PV THIN FILM PANELS

1. PROPOSED ROOF PLAN
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



JOHN SACCO AR0004952




New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

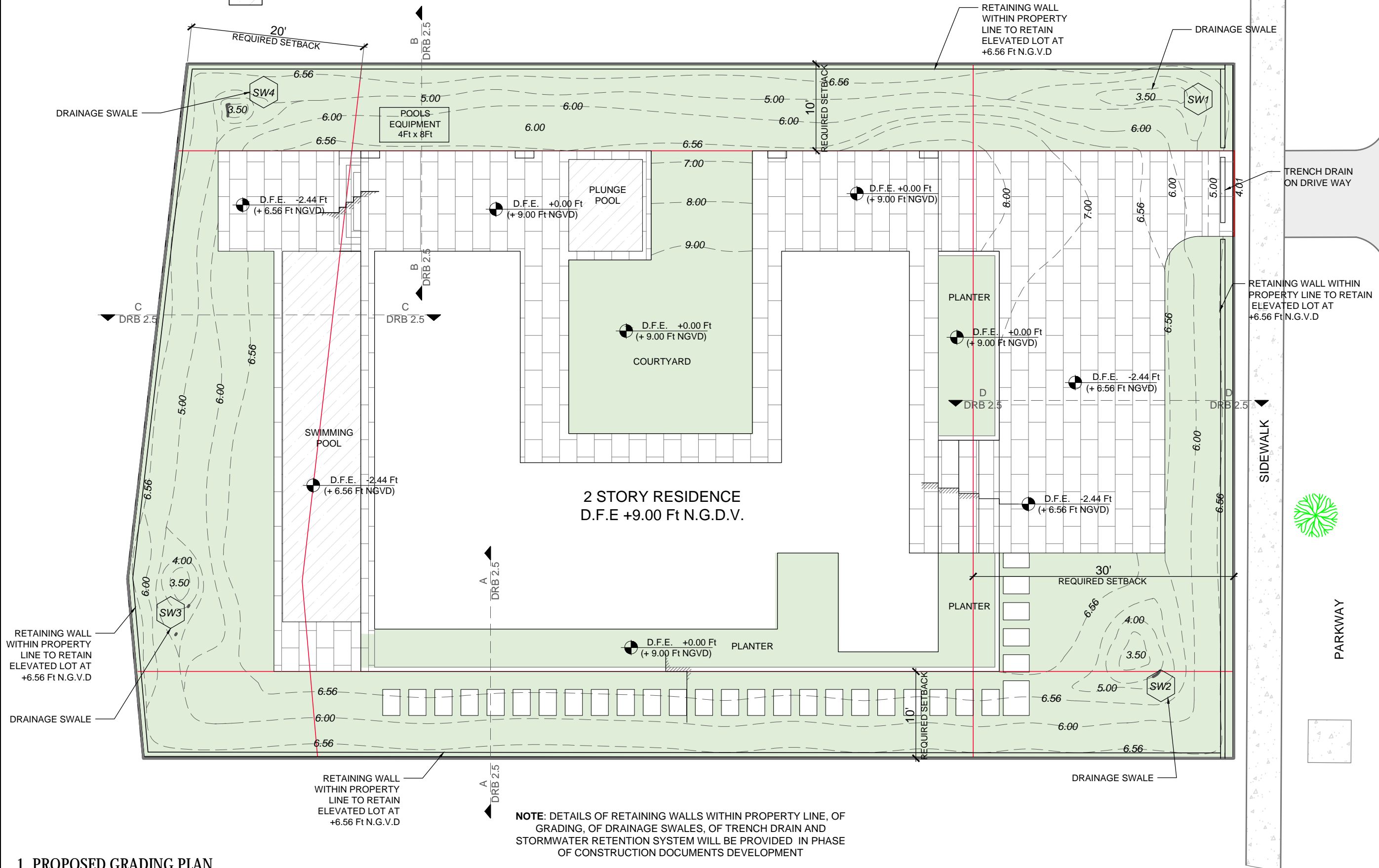
FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

PROPOSED
ROOF PLAN

DRB 2.3

-  LANDSCAPE
-  PAVERS, DECK, DRIVEWAY
-  POOL



NOTE: DETAILS OF RETAINING WALLS WITHIN PROPERTY LINE, OF GRADING, OF DRAINAGE SWALES, OF TRENCH DRAIN AND STORMWATER RETENTION SYSTEM WILL BE PROVIDED IN PHASE OF CONSTRUCTION DOCUMENTS DEVELOPMENT

1. PROPOSED GRADING PLAN
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com
LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

PROPOSED
GRADING PLAN AND
SIDE YARD SECTIONS
DRB 2.4



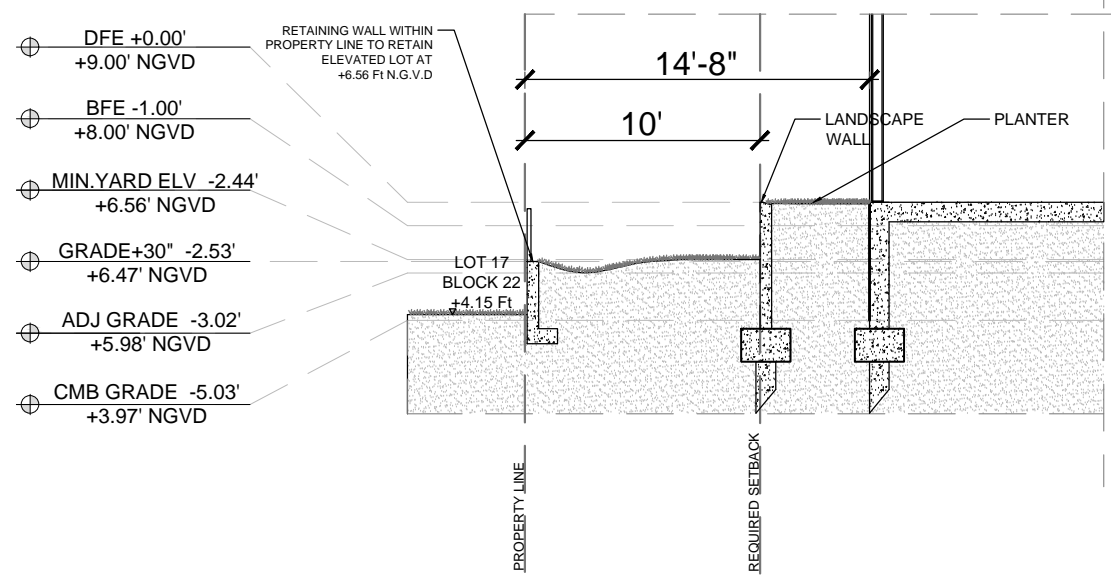
SEAL

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

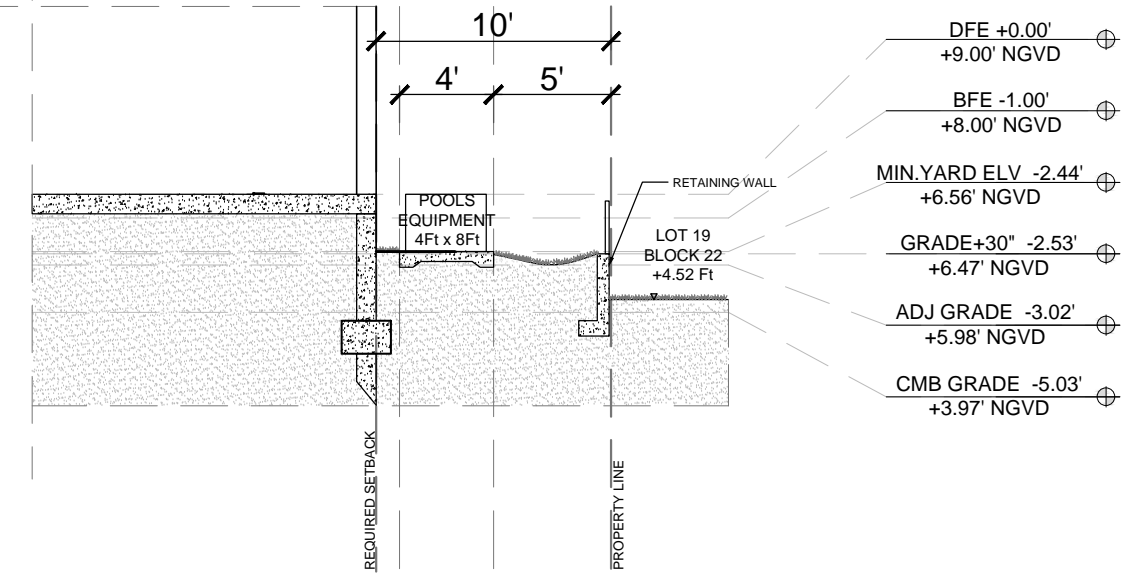
FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

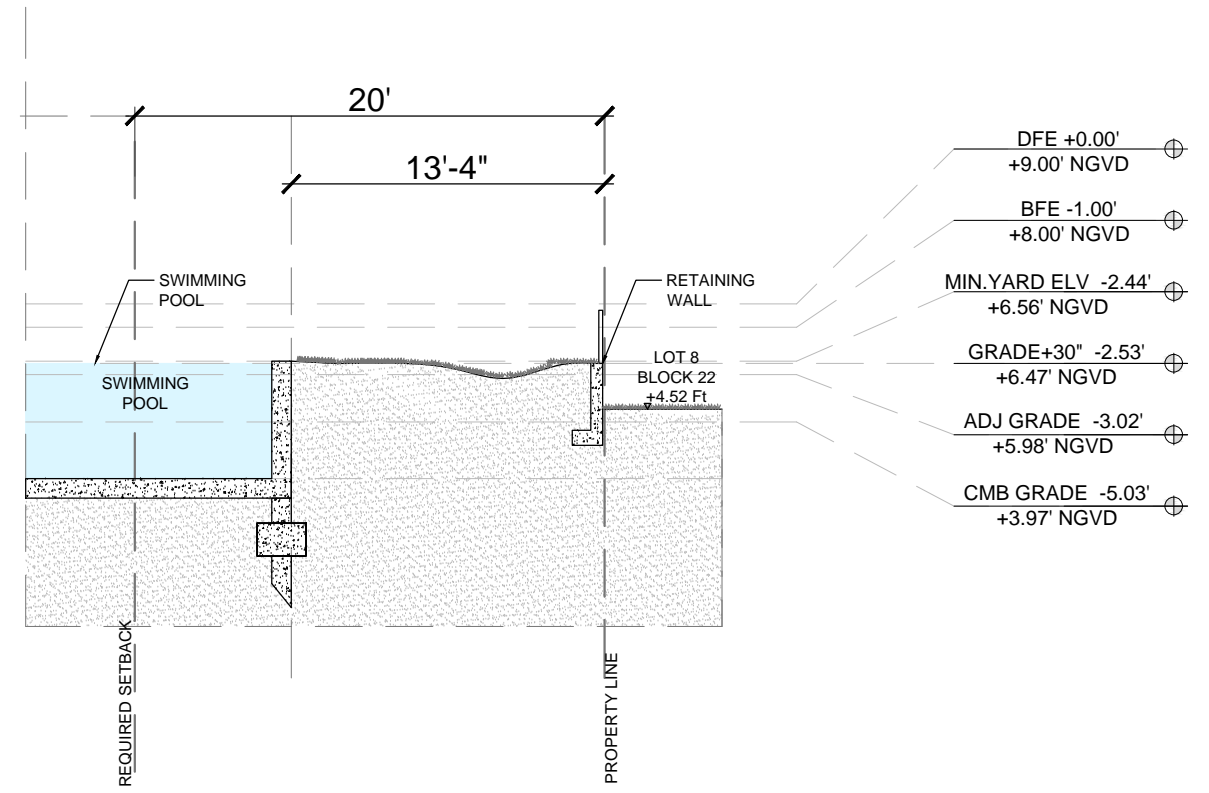
PROPOSED
ENLARGE SIDE YARD
SECTIONS
DRB 2.5



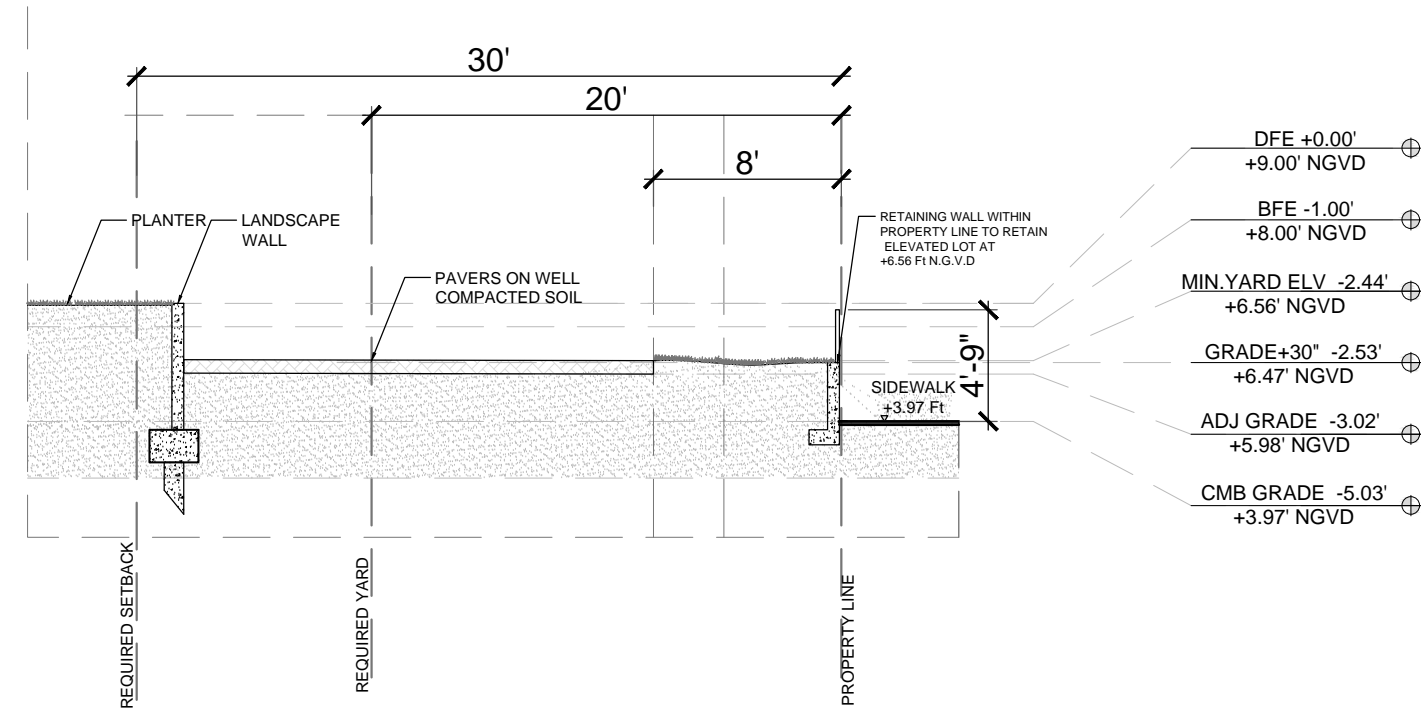
A-A. ENLARGE SIDE 2 YARD SECTION
SCALE 1/8" = 1'-0"



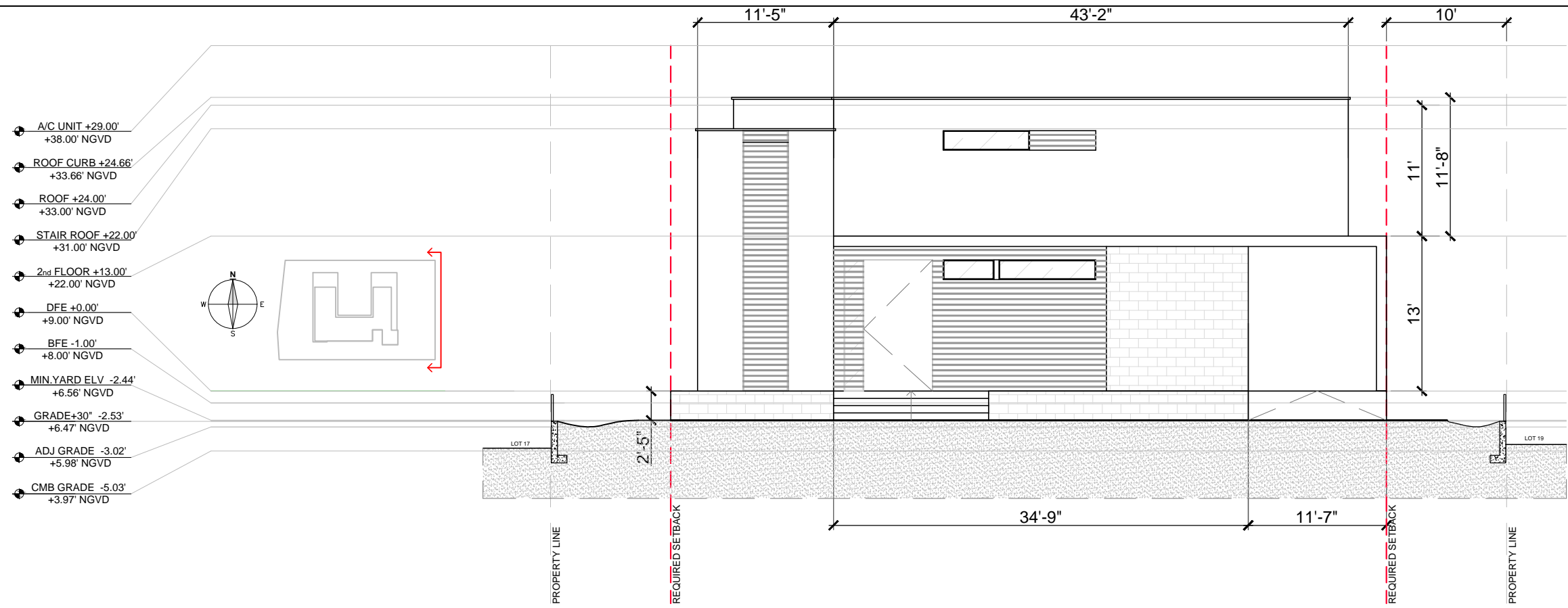
B-B. ENLARGE SIDE 1 YARD SECTION
SCALE 1/8" = 1'-0"



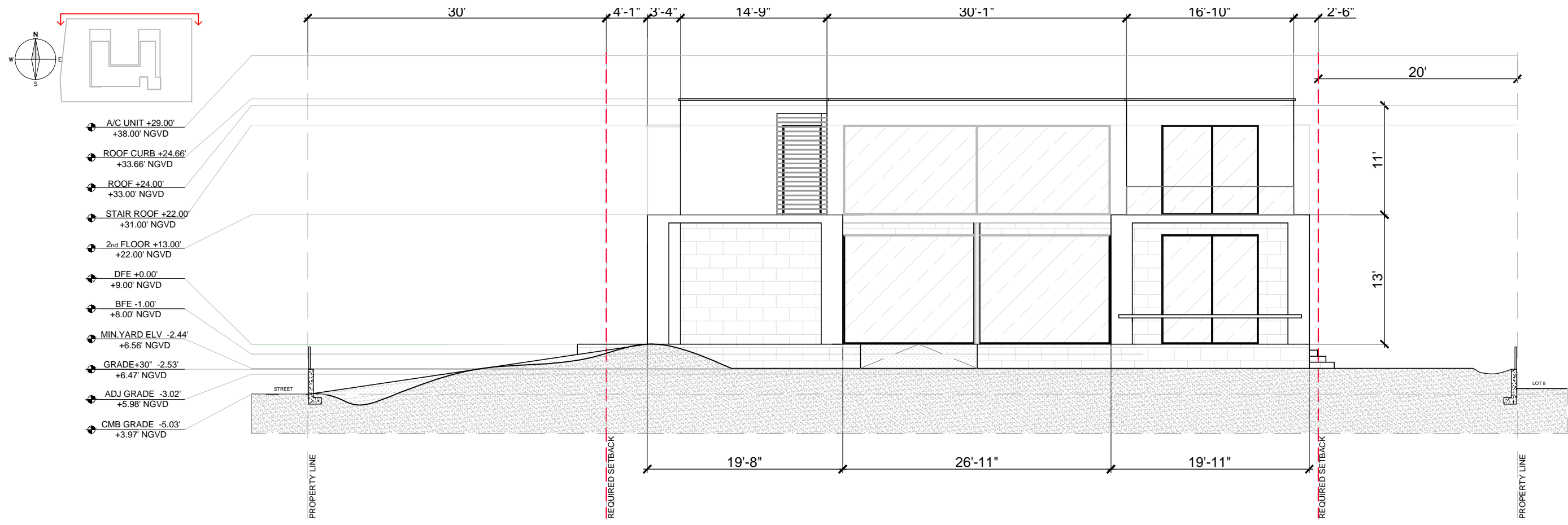
C-C. ENLARGE REAR YARD SECTION
SCALE 1/8" = 1'-0"



D-D. ENLARGE FRONT YARD SECTION
SCALE 1/8" = 1'-0"



1. EAST/FRONT ELEVATION
SCALE 3/32" = 1'-0"



2. NORTH / SIDE ELEVATION
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355

RC
SEAL

JOHN SACCO AR0004952

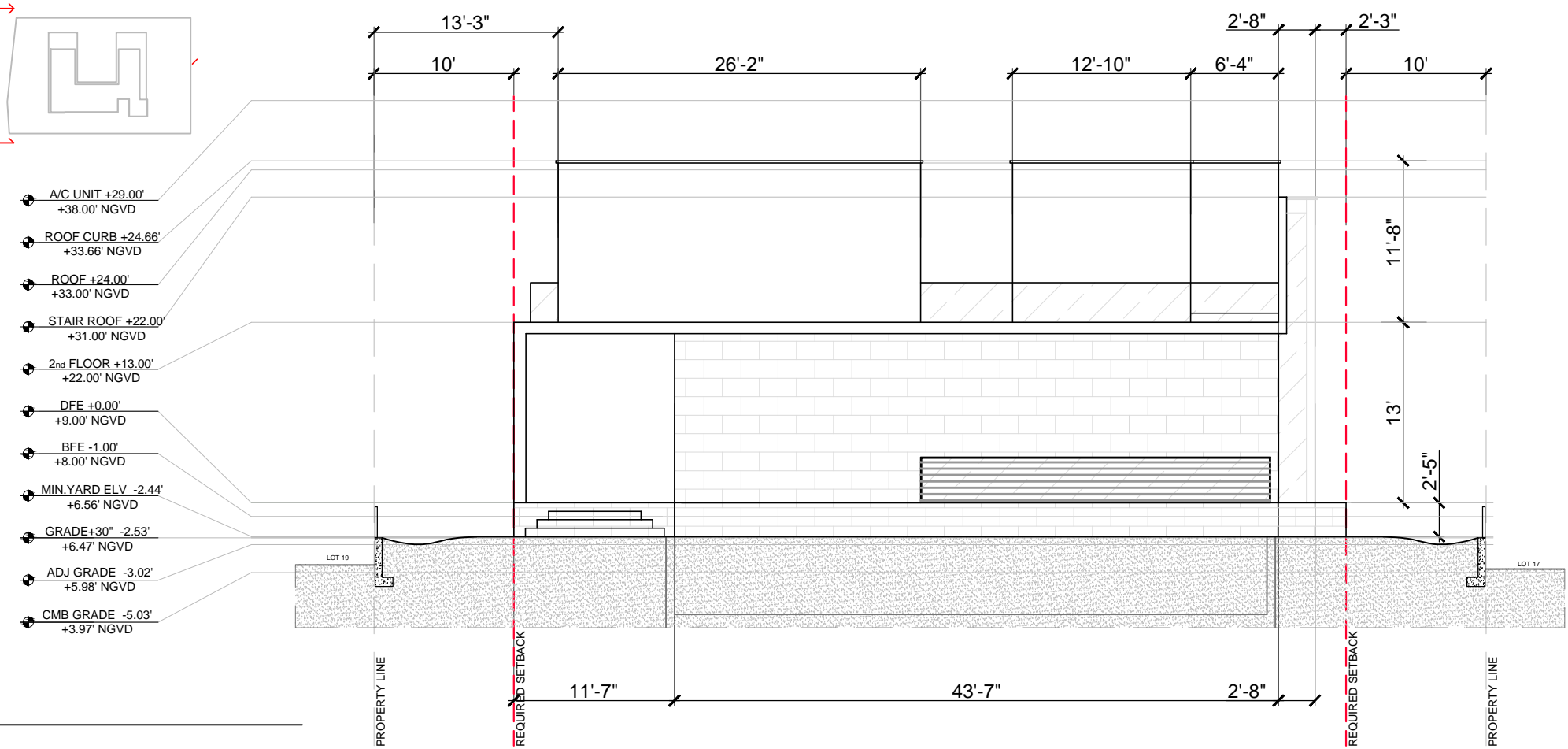
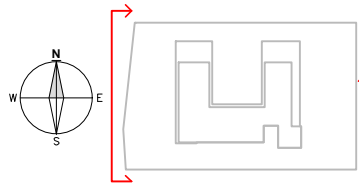
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

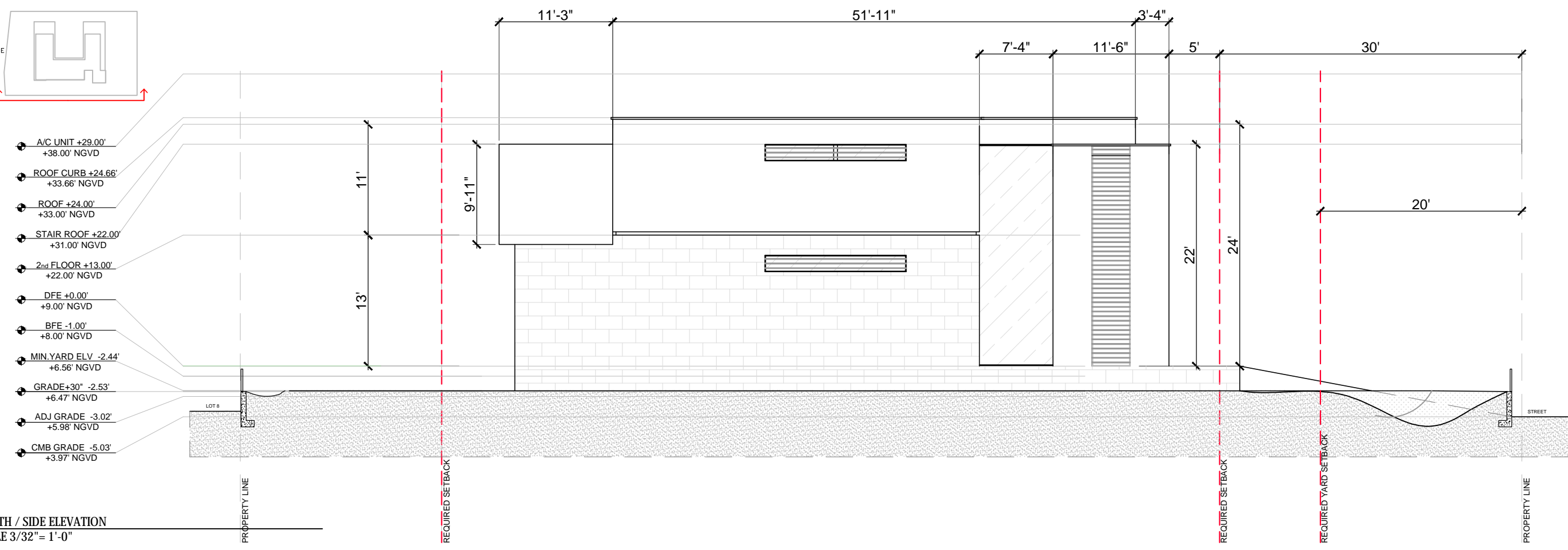
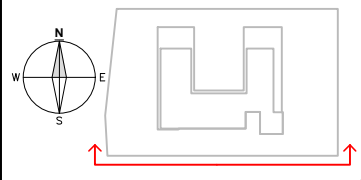
EXTERIOR ELEVATIONS

DRB 3.0



- A/C UNIT +29.00'
+38.00' NGVD
- ROOF CURB +24.66'
+33.66' NGVD
- ROOF +24.00'
+33.00' NGVD
- STAIR ROOF +22.00'
+31.00' NGVD
- 2nd FLOOR +13.00'
+22.00' NGVD
- DFE +0.00'
+9.00' NGVD
- BFE -1.00'
+8.00' NGVD
- MIN. YARD ELV. -2.44'
+6.56' NGVD
- GRADE+30° -2.53'
+6.47' NGVD
- ADJ GRADE -3.02'
+5.98' NGVD
- CMB GRADE -5.03'
+3.97' NGVD

1. WEST/REAR ELEVATION
SCALE 3/32" = 1'-0"



- A/C UNIT +29.00'
+38.00' NGVD
- ROOF CURB +24.66'
+33.66' NGVD
- ROOF +24.00'
+33.00' NGVD
- STAIR ROOF +22.00'
+31.00' NGVD
- 2nd FLOOR +13.00'
+22.00' NGVD
- DFE +0.00'
+9.00' NGVD
- BFE -1.00'
+8.00' NGVD
- MIN. YARD ELV. -2.44'
+6.56' NGVD
- GRADE+30° -2.53'
+6.47' NGVD
- ADJ GRADE -3.02'
+5.98' NGVD
- CMB GRADE -5.03'
+3.97' NGVD

2. SOUTH / SIDE ELEVATION
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
 GAIA/S DESIGN INC.
 786.777.8716 gaia@gaiadesign.com
 OWNER
 Jorge M Campodonico
 703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
 6200 SW 80 ST
 MIAMI, FLORIDA 33143
 (305) 528-4001
 SEAL

DIEGO J. VANDERBIEST
 RLA #6667355

RCTEK ARCHITECTURE LLC
 1395 BRICKELL AVE SUITE 900
 MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

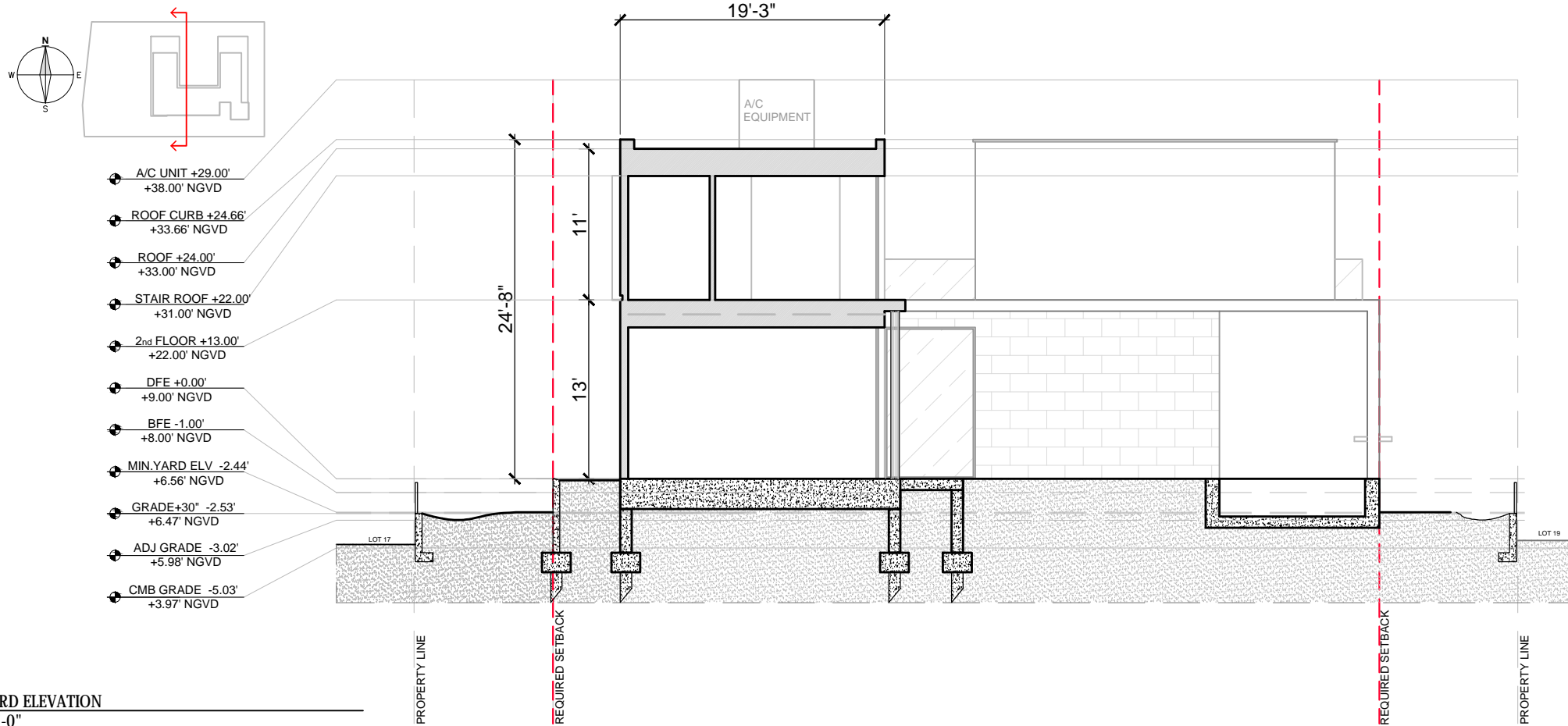
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
 DATE: 08/10/2020

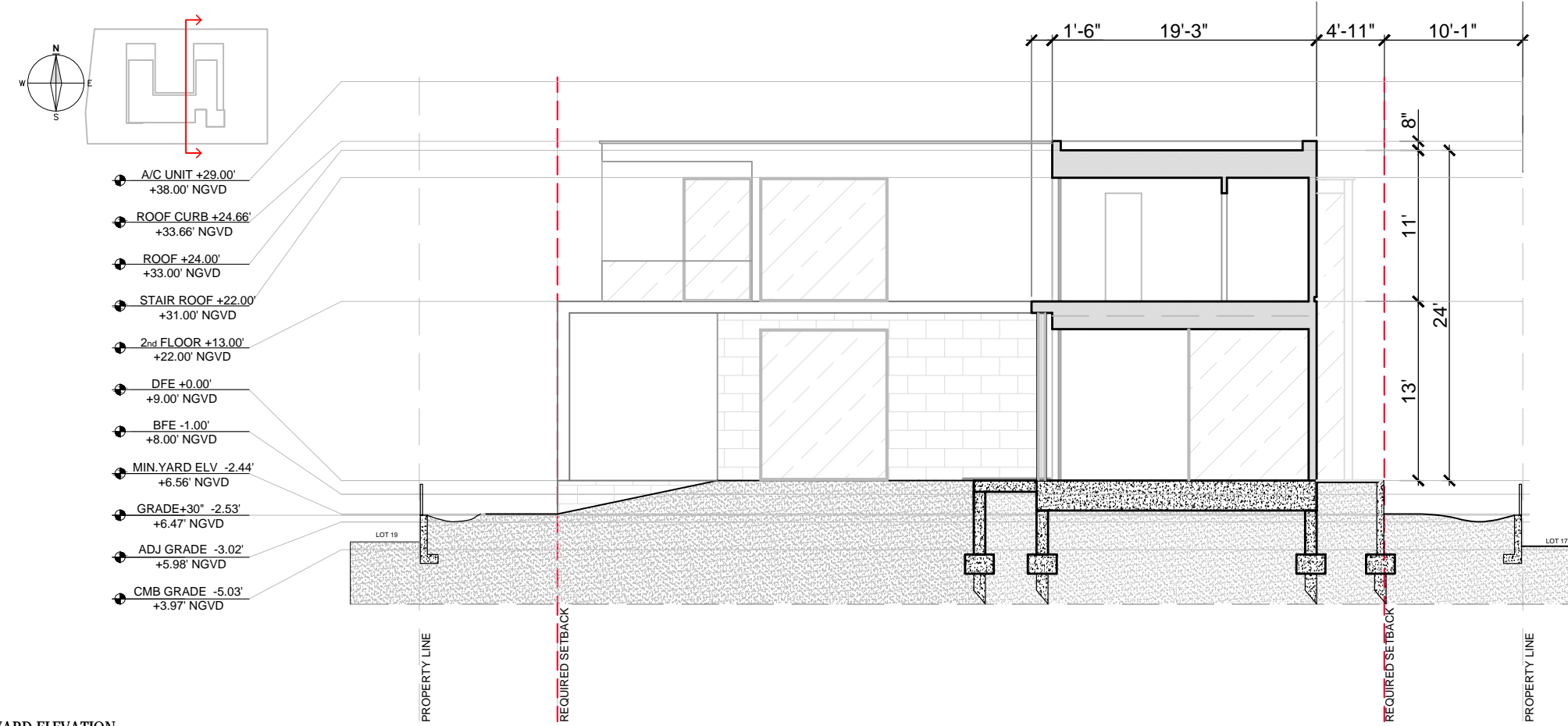
THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
 ARE NOT TO BE CONSTRUED AS CONSTRUCTION
 DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
 APPROVAL ARE OBTAINED

EXTERIOR
 ELEVATIONS

DRB 3.1



1. EAST/COURTYARD ELEVATION
SCALE 3/32" = 1'-0"



2. WEST / COURTYARD ELEVATION
SCALE 3/32" = 1'-0"

GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

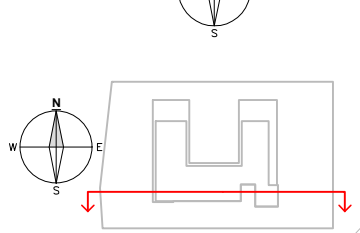
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

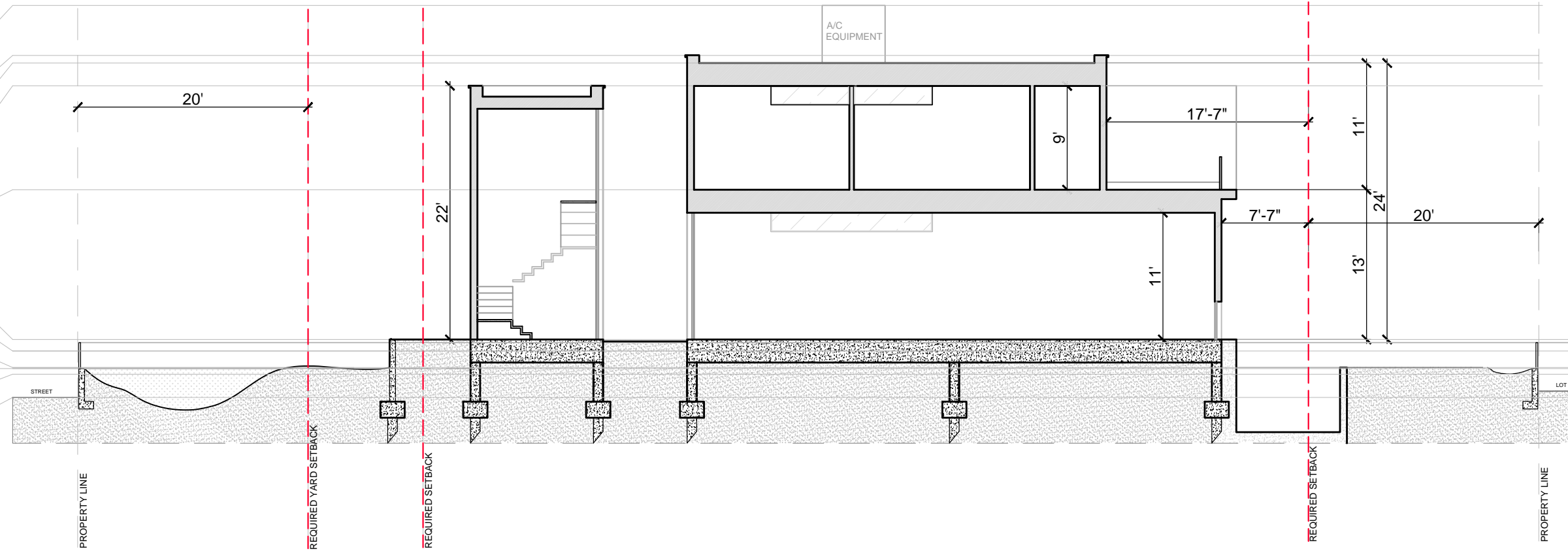
THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

COURTYARD
ELEVATIONS

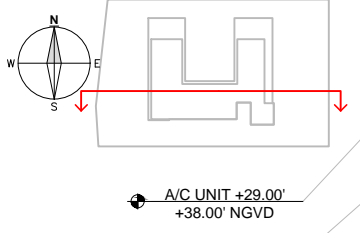
DRB 3.2



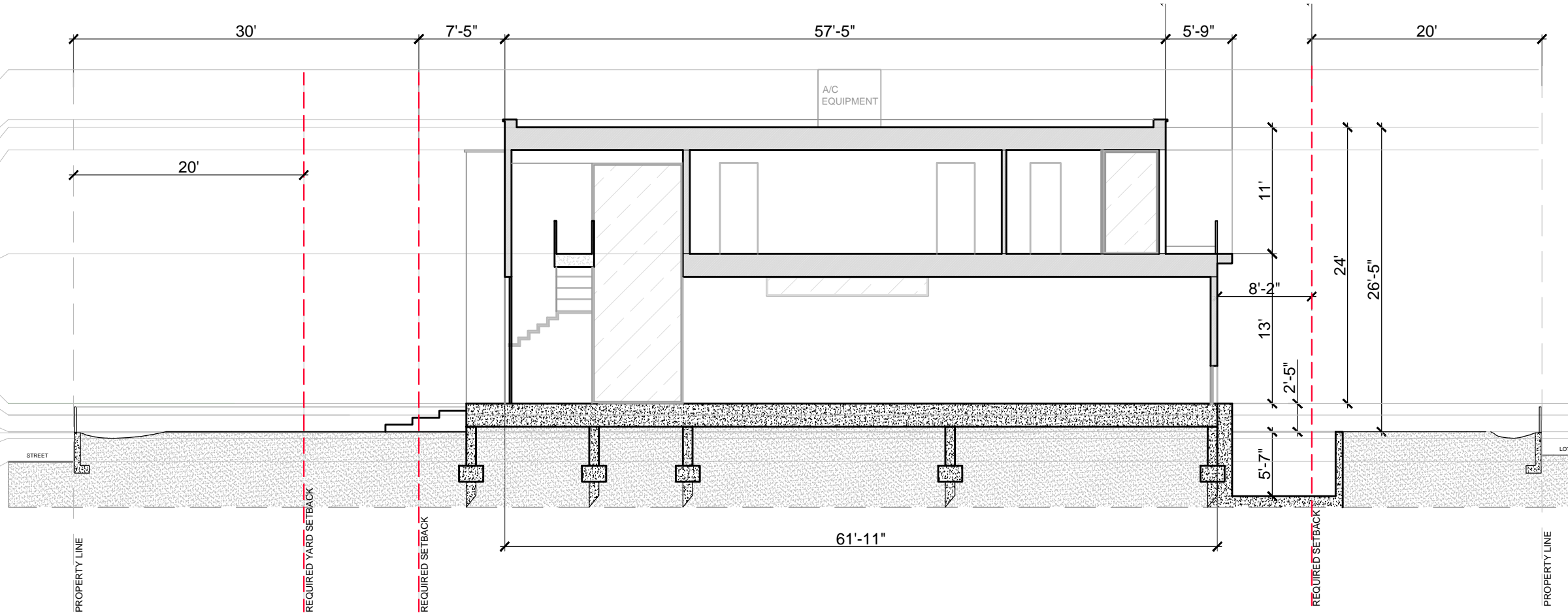
- A/C UNIT +29.00'
+38.00' NGVD
- ROOF CURB +24.66'
+33.66' NGVD
- ROOF +24.00'
+33.00' NGVD
- STAIR ROOF +22.00'
+31.00' NGVD
- 2nd FLOOR +13.00'
+22.00' NGVD
- DFE +0.00'
+9.00' NGVD
- BFE -1.00'
+8.00' NGVD
- MIN. YARD ELV -2.44'
+6.56' NGVD
- GRADE +30" -2.53'
+6.47' NGVD
- ADJ GRADE -3.02'
+5.98' NGVD
- CMB GRADE -5.03'
+3.97' NGVD



1. EAST WEST SECTION
SCALE 3/32" = 1'-0"



- A/C UNIT +29.00'
+38.00' NGVD
- ROOF CURB +24.66'
+33.66' NGVD
- ROOF +24.00'
+33.00' NGVD
- STAIR ROOF +22.00'
+31.00' NGVD
- 2nd FLOOR +13.00'
+22.00' NGVD
- DFE +0.00'
+9.00' NGVD
- BFE -1.00'
+8.00' NGVD
- MIN. YARD ELV -2.44'
+6.56' NGVD
- GRADE +30" -2.53'
+6.47' NGVD
- ADJ GRADE -3.02'
+5.98' NGVD
- CMB GRADE -5.03'
+3.97' NGVD



2. EAST WEST SECTION
SCALE 3/32" = 1'-0"

GAIA/S DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355

RC
SEAL

JOHN SACCO AR0004952

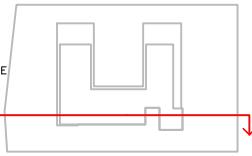
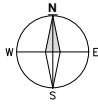
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

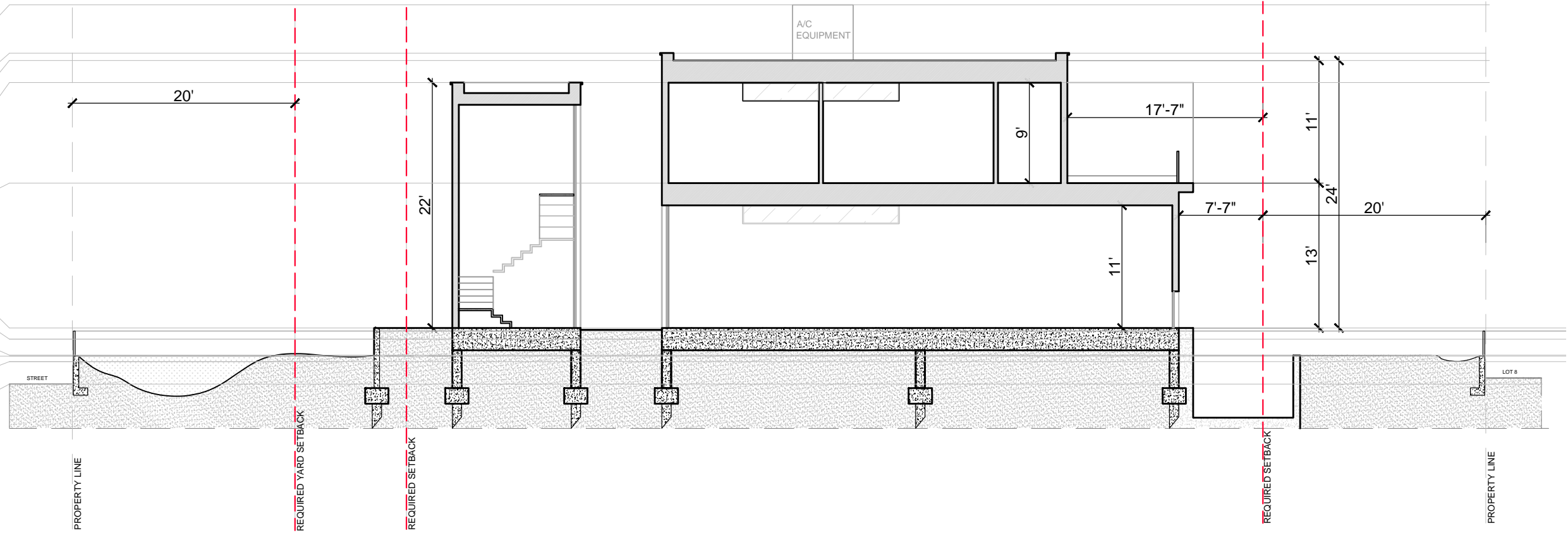
THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

TRANSVERSAL
SECTIONS

DRB 3.3



- A/C UNIT +29.00'
+38.00' NGVD
- ROOF CURB +24.66'
+33.66' NGVD
- ROOF +24.00'
+33.00' NGVD
- STAIR ROOF +22.00'
+31.00' NGVD
- 2nd FLOOR +13.00'
+22.00' NGVD
- DFE +0.00'
+9.00' NGVD
- BFE -1.00'
+8.00' NGVD
- MIN. YARD ELV -2.44'
+6.56' NGVD
- GRADE+30' -2.53'
+6.47' NGVD
- ADJ GRADE -3.02'
+5.98' NGVD
- CMB GRADE -5.03'
+3.97' NGVD



1. EAST WEST SECTION
SCALE 3/32" = 1'-0"

GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiasdesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355
RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

TRANSVERSAL
SECTIONS

DRB 3.4

FRONT NORTH
CORNER RENDERING



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

FRONT NORTH
CORNER RENDERING

DRB 4.0

SOUTH CORNER
FRONT
RENDERING



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

SOUTH CORNER
FRONT
RENDERING

DRB 4.1

COURTYARD
RENDERING



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
4200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RC TEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

COURTYARD
RENDERING

DRB 4.2

WEST REAR
RENDERING



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
4200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

WEST REAR
RENDERING

DRB 4.3

SOUTH SIDE
RENDERING



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RC TEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

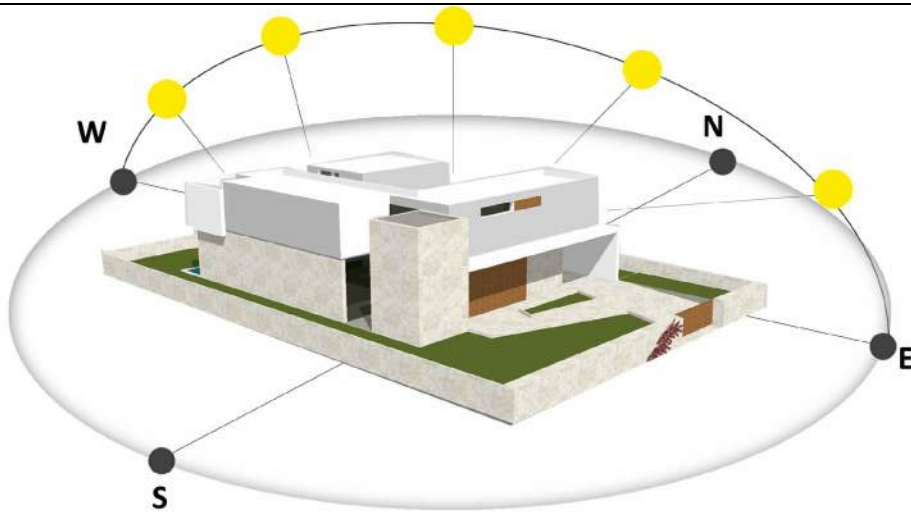
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

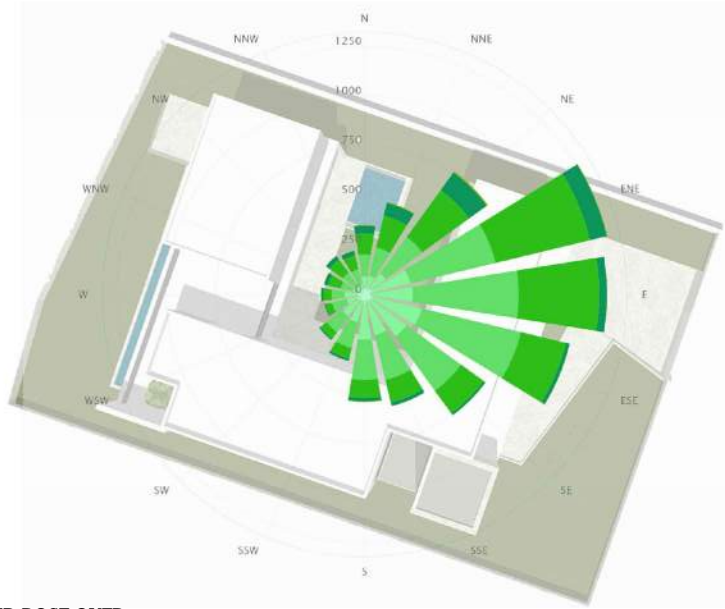
THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

SOUTH SIDE
RENDERING

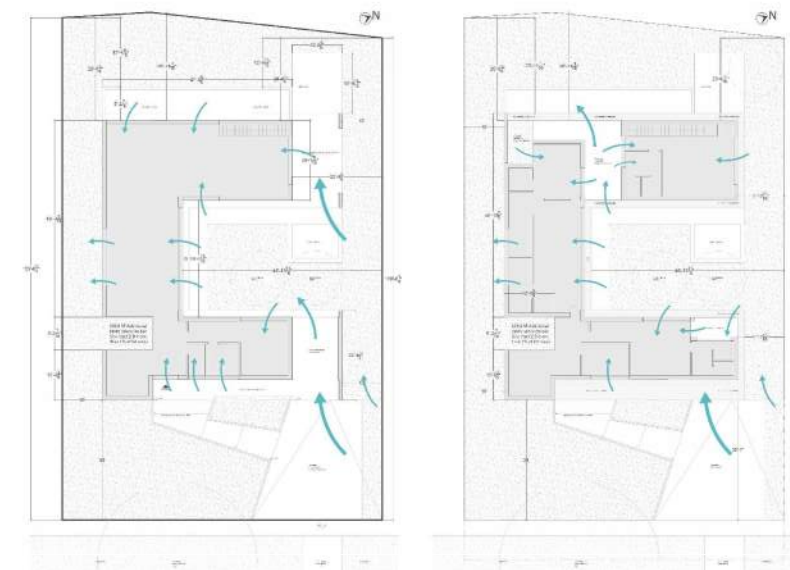
DRB 4.4



1. SUN PATH OVER
4354 N MICHIGAN AVE



2. WIND ROSE OVER
4354 N MICHIGAN AVE



3. CROSS VENTILATION
DIAGRAM

The term "passive design" (or bioclimatic building or green architecture) refers to a building whose architectural features are such that they take advantage of local climatic resources to provide an indoor environment which is as comfortable as possible, thus reducing energy consumption due to the need for mechanical heating or cooling. In passive architecture the means that the architect can use for creating a thermally and visually comfortable indoor environment are: solar radiation, wind, orientation and shape of the building, thermal mass of walls and roof, thermal transmittance and color, opening size and type of glazing.

SHAPE

The capability of a building to store or release heat is related to its volume, to its mass and shape, since losses or gains take place through its surfaces. Thus, the ratio of surface to volume determines the heating rate during the day and the cooling rate during the night: in hot-humid zones like Miami Beach, where the daily temperature swing is small and relative humidity is high, the shape should be as open as possible in order to allow natural ventilation. At the same time, however, sun protection is essential, and all possible measures should be taken to provide it. In hot-humid climates, the building's depth should be limited in order to promote air circulation, and the rooms should be arranged in a row and provided with large openings on the opposite exterior walls. The best solution that takes in consideration all specific elements and environmental aspects of this Miami Beach project, including orientation, shape, natural ventilation, shades, distribution of interior spaces and a well-designed outdoor space is the courtyard. The choice of the courtyard is not only about the use of the outdoor space for its livable square footage, but it is mostly about its function as thermal regulator: in a courtyard a pool of cool night air can be retained, as it is heavier than the surrounding warm air; if the courtyard is small, as in the proposed project, with a width not greater than height, breezes will leave such pools of cool air undisturbed, cooling the surfaces of the envelope and working as resource of cool air for natural indoor ventilation.

ORIENTATION

Building orientation in tropical climates is extremely critical, and the basic rule is minimizing façades facing east and west and take into account local prevailing winds, because of their connection with natural ventilation. The best orientation of a building with respect to the sun is common to all tropical climates, because they spread over a small range of latitudes around the equator (from about + 5° N to - 10° S): in this range the solar path is such that a significant amount of solar energy can fall on east and west-facing façades, where solar protection is difficult.

Therefore the most suitable building orientation and shape is that which is elongated along the east-west axis, in order to maximize the north and south-facing façades, which are easy to protect with small overhangs, and minimize the east and west-facing ones, which are difficult to protect, thus reducing heat gains to a minimum. Thus the choice of locating most opening facing North, providing reflected light and avoiding direct radiations.

While most of the surrounding houses at 4354 N Michigan Ave are oriented and shaped based on lot shape and way of passage, we want to promote a conscious design - that integrates with the neighborhood architecture and massing while taking advantage of the natural environment and climate factors, to promote a new generation of housing development.

Shape and orientation of the building are essential and inseparable factors in sustainable architecture.

NATURAL VENTILATION

Intricately linked to the shape of the building is the distribution of the interior spaces. Layout and spacing are especially important, determining dimensions, proportions, and the relationship between inside and outside, and then, thermal flow, ventilation, daylight and view: looking at 4354 Michigan Ave proposed project, the U shape of the building and the slim body of each space, allow each rooms to have operable openings on opposite sides, which makes cross ventilation possible. With the open air car space and the summer bar - because that area is covered but open on two consequent directions- the main East wind creates a Venturi effect, with amplification of breezes through the space, which, will cool down the overheated East and West facades and if the doors to the kitchen and dining room are open, will draw air from the former through the latter.

The pressure on the East facades originated by strong winds blowing from East, as shown in the Wind Rose over the project, generates anti-pressure on the West facades: given the U shape of the building with north facing courtyard, the shades and the mix of local winds, create a pool of cool air, that favor the cooling of the envelope and the use of open spaces by the user.

Also the volume is scattered in more compact elements that favor the natural flow and circulation of air.

DAYLIGHT

Taking advantage of daylight is essential for sustainable architecture in any climatic conditions, in order to provide visual comfort, reduce the amount of conventional energy used and, at the same time, to diminish thermal gains indoors caused by artificial lighting. The daylight factor expresses the ratio of the illumination level at a point indoors to the illumination outdoors on a horizontal plane, without obstructions. The daylight factor is regulated by set standards and its compliance with these depends on the dimension of the windows, the depth of the room, the shape, location and type of windows and shading devices, the obstruction provided by the context, and the color of the external and internal surfaces. In Miami Beach, since the sky (and not the ground) is the main source of glare, views from the interior spaces directly to the outdoors are suitable: openings should be positioned in such a way that the sky is not directly seen. Overhanging roofs or large verandas can be used for obstructing the direct view of the sky where needed on West, East and South windows. In the proposed project, every room has access to daylight and most of them are oriented to North: North-facing windows provide lighting that is consistent throughout the day, never too harsh or too dull because never direct. Also light-colored interior walls and finishing will be provided, to maximize the reflection of daylight through out each room.

SHADING

In a space, whether it is air-conditioned or not, the goal is to control direct solar radiation to ensure thermal comfort, light and minimization of energy consumption. The ideal sun-shading device will block solar radiation while allowing daylight and breeze to enter the window, and an external view. Horizontal overhangs located above the windows are very effective and should extend beyond the width of the window to shade it properly and where not possible an appropriate shading device must be provided: the choice on this projects are wood laminate louvers, the egg-crate type, which allows a minimum amount of light to be reflected through its surfaces, while blocking solar radiation at different angles.

BUILDING MATERIALS

Building materials play a significant role in sustainable architecture: the choice of materials is crucial from the perspective of both the thermal performance and the environmental impact of the building. While concrete foundations and concrete base are almost mandatory given the location of the project and the necessity to elevate from rising waters, the structure above base flood elevation will be less heavy and more sustainable: light gauge steel frame. Light gauge steel systems are a prefab product and in many ways are similar to wood stud framing but they provide distinct cost, safety, construction time, and environmental impact advantages. Light gauge steel structures are very strong, commonly rated for earthquakes and their ability to resist hurricane-strength winds with a minimum of material. The product is made from 75% recycled steel, it minimalizes onsite waste down to 1%, and is unaffected by pests or mold. The aesthetic result will be identical to a common concrete masonry house, but with a thickness of the wall system reduced to five-inch thick walls, including insulation, and a carbon foot print highly reduced.

GAIA/S
DESIGN
GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com
OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
4200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

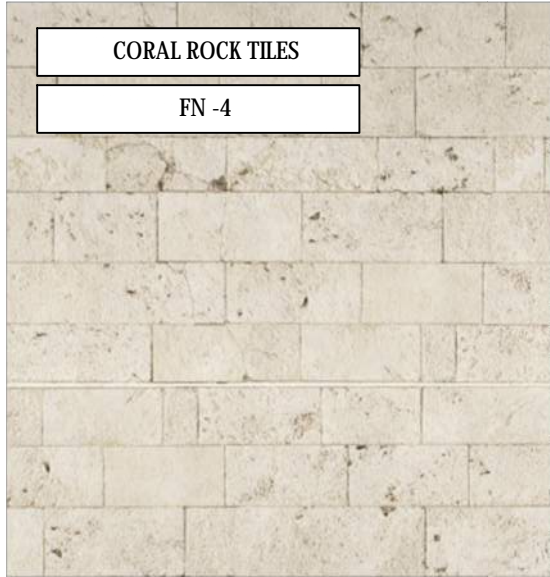
New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

PROJECT INTENT
AND SUSTAINABILITY

DRB 5.0



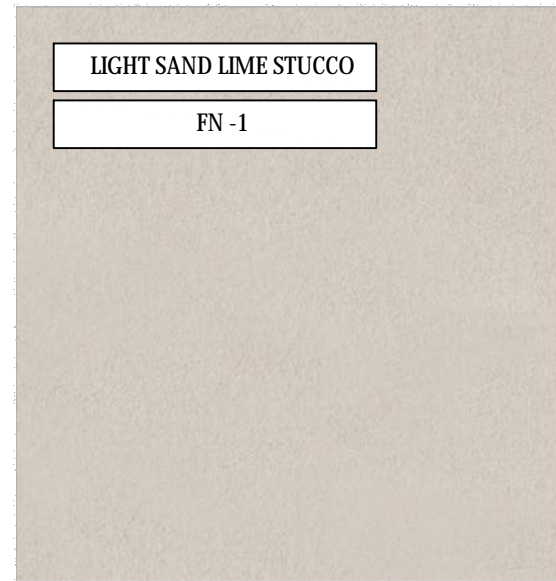
CORAL ROCK TILES

FN -4



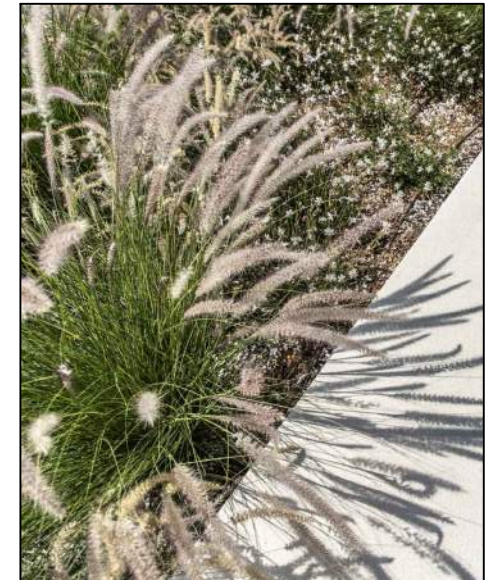
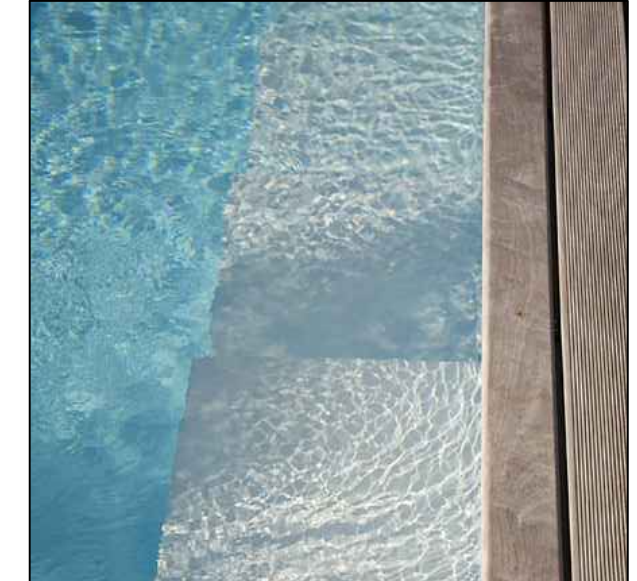
ACCOYA MODIFIED WOOD

FN -3



LIGHT SAND LIME STUCCO

FN -1



GAIA/S DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
4200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

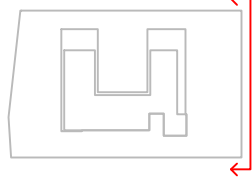
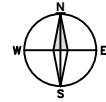
JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

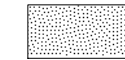



FINAL SUBMITTAL
DATE: 08/10/2020

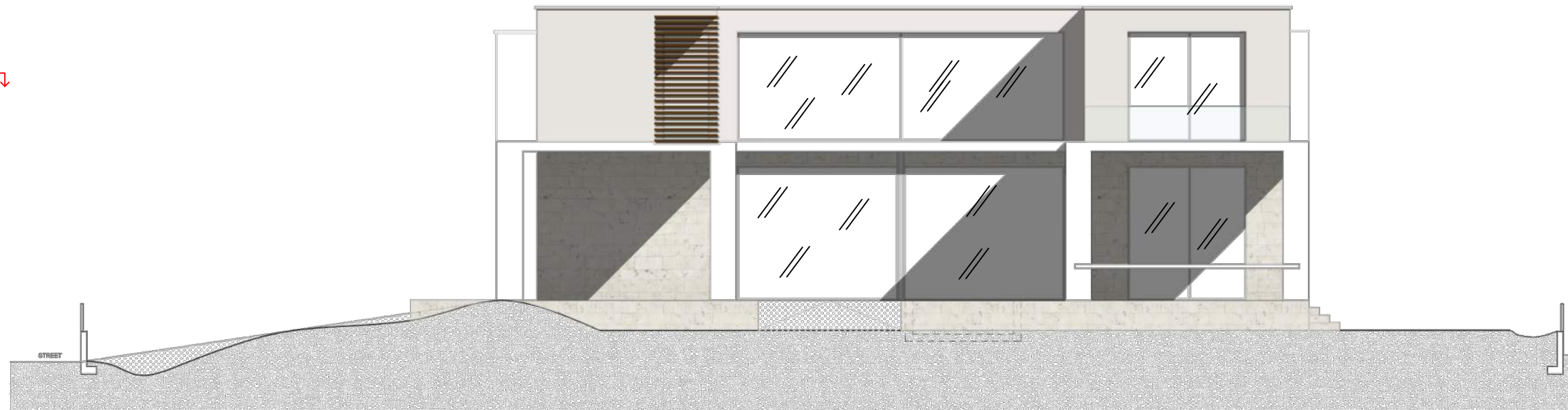
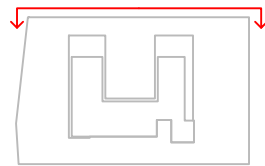
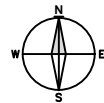
MATERIAL AND FINISH
MOOD BOARD

DRB 5.1



1. EAST ELEVATION WITH FINISH
SCALE N.T.S.

-  FN-1 SAND LIME STUCCO / PAINT
-  FN-1 WHITE LIME STUCCO / PAINT
-  FN-4 CORAL ROCK
-  ACOYA MODIFIED WOOD



2. NORTH ELEVATION WITH FINISH
SCALE N.T.S.

GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT

Diego Vanderbiest
4200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED

ELEVATIONS WITH
FINISH

DRB 5.2



SEAL





New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

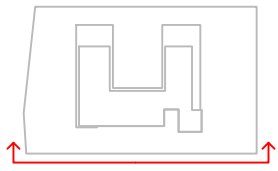
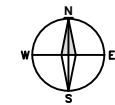
FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS APPROVAL ARE OBTAINED

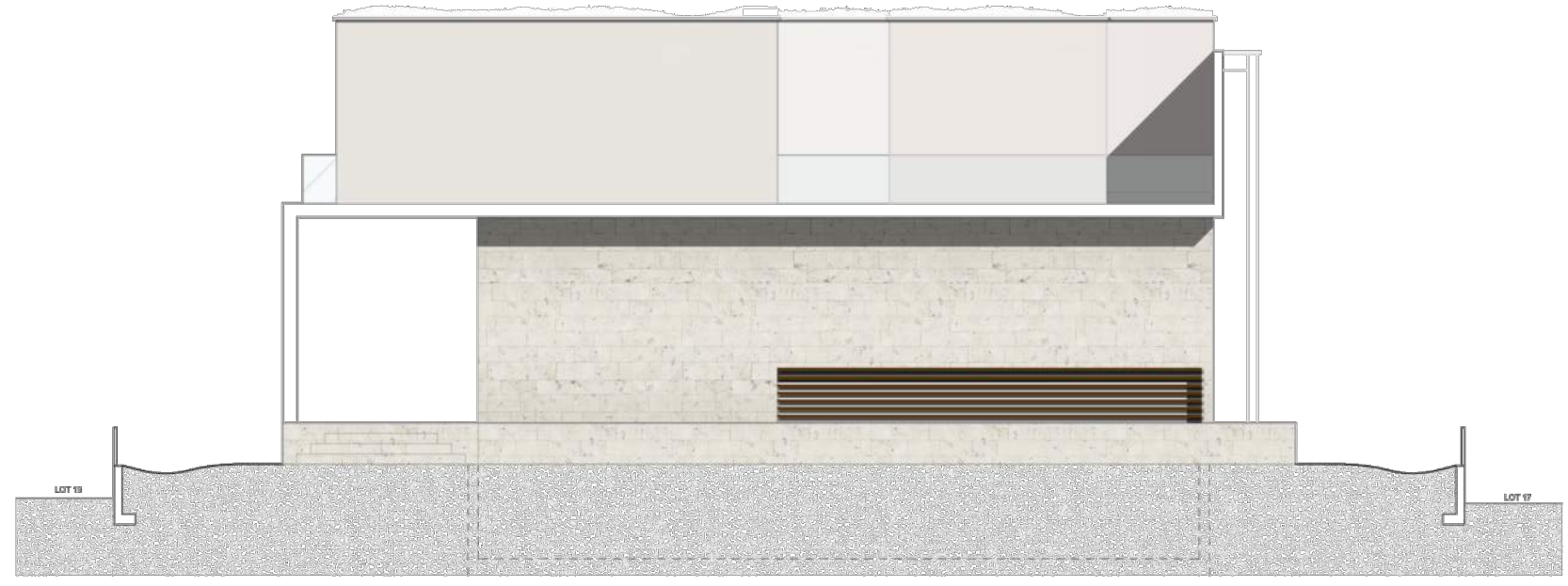
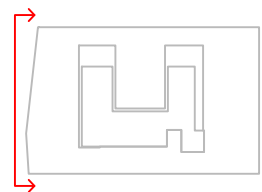
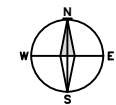
ELEVATIONS WITH FINISH

DRB 5.3

-  FN-1 SAND LIME STUCCO / PAINT
-  FN-1 WHITE LIME STUCCO / PAINT
-  FN-4 CORAL ROCK
-  ACOYA MODIFIED WOOD



1. WEST ELEVATION WITH FINISH
SCALE NTS



2. SOUTH ELEVATION WITH FINISH
SCALE NTS

DESIGN WAIVER

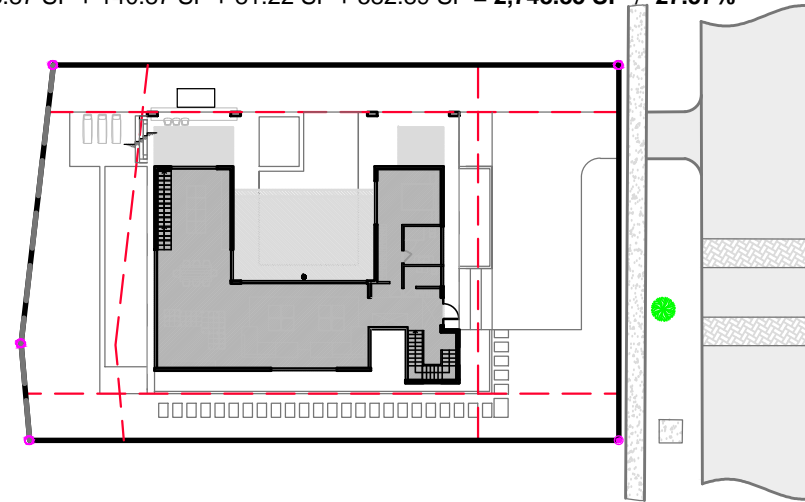
Second Floor Volume exceeding
70 % First Floor Volume

RATIO: 96.03 %

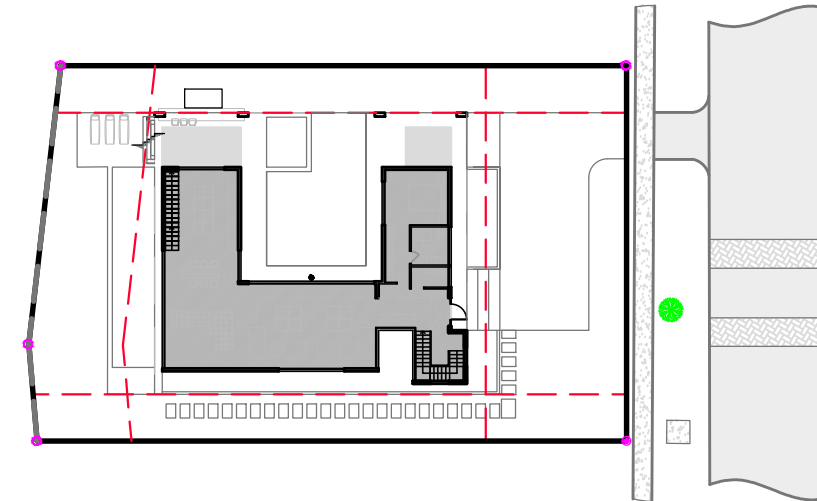
Seeking waiver per Section 142 -
105 (4) (c)

Lot Coverage Calculation without
the open space of the Courtyard
would be 21.72%: as per DRB 5.0,
the Courtyard is an excellent
architectural shape for
sustainability in hot-humid
climate, as it provides shades and
cool air for natural ventilation,
serving as thermal regulator.

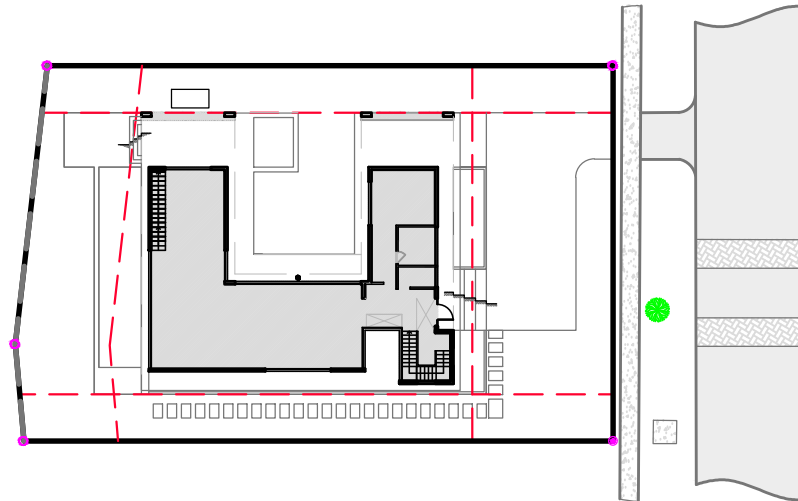
1. LOT COVERAGE CALCULATION PER DRB 1.0
1,943.87 SF + 140.87 SF + 81.22 SF + 582.89 SF = **2,748.85 SF / 27.57%**



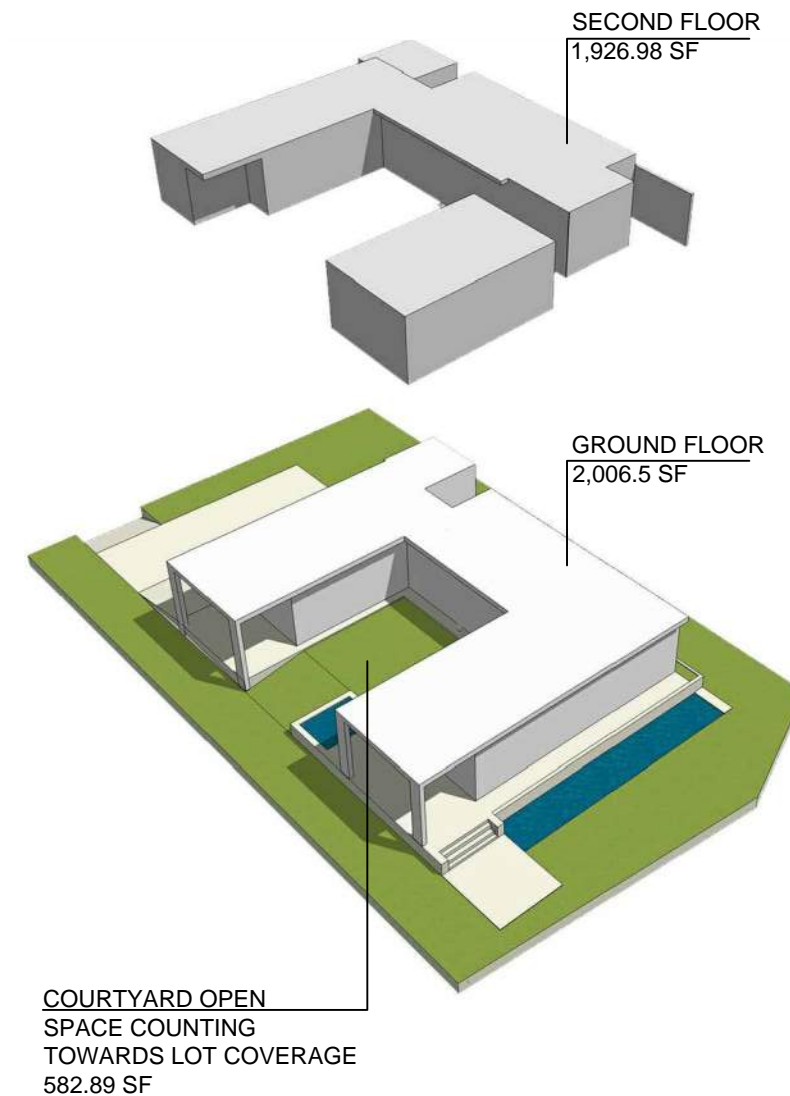
4. LOT COVERAGE CALCULATION WITHOUT OPEN SPACE OF COURTYARD
1,943.87 SF + 140.87 SF + 81.22 SF = **2,748.85 SF / 21.72%**



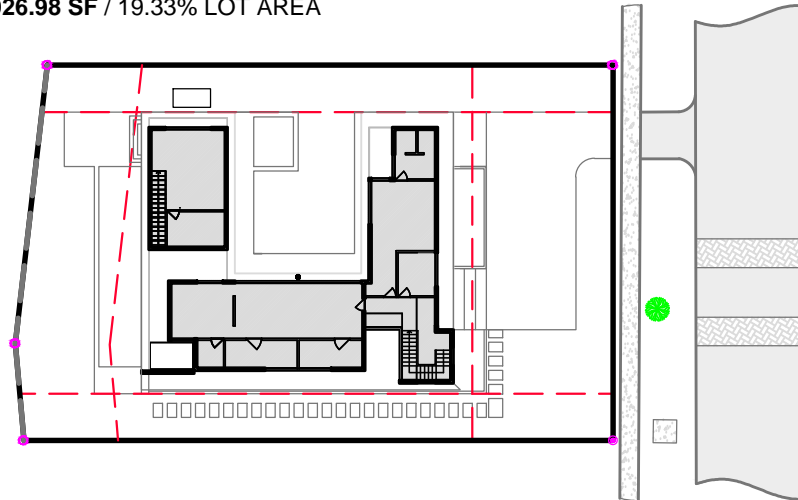
2. UNIT SIZE CALCULATION GROUND FLOOR PER DRB 1.2
RESIDENCE 1943.87 SF + LOGGIA#1 31.07 SF + LOGGIA#2 31.56 =
2,006.5 SF / 20.12% LOT AREA



5. EXPLODED AXONOMETRIC DIAGRAM



3. UNIT SIZE CALCULATION SECOND FLOOR PER DRB 1.3
RESIDENCE#1 1488.35 SF + RESIDENCE#2 438.63 SF =
1,926.98 SF / 19.33% LOT AREA



GAIA/S
DESIGN

GAIA/S DESIGN INC.
786.777.8716 gaia@gaiadesign.com

OWNER
Jorge M Campodonico
703.963.4438 jc@citylendinginc.com

LANDSCAPE ARCHITECT
Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001
SEAL

DIEGO J. VANDERBIEST
RLA #6667355

RCTEK ARCHITECTURE LLC
1395 BRICKELL AVE SUITE 900
MIAMI FL 33131 PH: 305.967.6355



SEAL

JOHN SACCO AR0004952

New Single Family Home
4354 N MICHIGAN AVE
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DATE: 08/10/2020

THESE PLANS ARE FOR DRB REVIEW ONLY. THEY
ARE NOT TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING DEPARTMENTS
APPROVAL ARE OBTAINED.

DESIGN WAIVER

DRB 6.0