



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 12-06-2021

RE: DRB21-0758 11 E Rivo Alto
Architecture Narrative Response

PLANNING & ZONING:

Application Completeness

1. Provide estimate construction cost in LOI or under separate cover.
-Provided under letter of intent
2. Wonky zoning data sheet – use City's. Its missing Unit Size.
-City's standard zoning data sheet has been used.
3. 5' understory edge should not have any gravel, paving, etc.. The extent of hardscape on understory level is too much.
-Hardscape has been reduced at the understory. Understory edge has been converted to grass.
4. All parking is to be provided within understory - as proposed the parking and hardscape does not comply with this section and variances may be required.
-Parking has been provided only at the understory. Hardscape has been reduced. Understory is being proposed to comply with code.
5. Roof top Trellis must be 20% of enclosed floor below; per dims it is greater. revise
-Roof trellis has been revised to comply.

Design Comments

1. Staff recommends at front elevation thinning out the 2nd story thick roof soffit; as it does not relate well to the cubic 1- story volumes at front.
-Design has been revised to change the materiality of the soffit band to blend in better.
2. Revise the hardscape on site. As proposed, it does not comply with understory section and the edge. Too much hardscaping.
-Hardscape has been reduced at the understory. Understory edge has been converted to grass.



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3. Revise the parking in understory – does not comply

-Parking has been provided only at the understory. Hardscape has been reduced. Understory is being proposed to comply with code

4. Overall design is rather cubic, consider softening the volume.

-Design has been revised to change the materiality of the soffit band to blend in better at the front. Overhang has been added at the front door area.

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