



Jul 11, 2022
City of Miami Beach
Planning Department – Design Review Board
1700 Convention Center Drive, Second Floor
Miami Beach, FL 33139

PLP CONSTRUCTION GROUP INC. LETTER OF INTENT:

Re: 7711 Carlyle Ave
Miami Beach, FL 33141

Members of the City of Miami Beach DRB,

Let this serve as the Architect's Letter of Intent as it regards a proposed new seven (7) units, three (3) story multifamily residential building to be located at 7711 Carlyle Ave Miami Beach, FL 33141. The property lot size is 5,625sf. This property is located at a RM-1 Zone. The FEMA Base Flood designation is AE 8 (+8' NGVD).

We are proposing a new multi-family residence building a 9'-0" NGVD which is 1'-0" above the FEMA Base Flood designation and approximately 4'-0" above the existing adjacent grade. The lot is 50'-0" width and 112'-6" length; the required setbacks are the following, 20' on the front, 17' on the back and 7'-6" on each side. We are proposing the following setbacks; 20' on the front, 17' on the back and 7'-6" on each side, which is within the required setbacks. The highest point of the building is at 50' NGVD AND 45' from adjacent grade which is within the max-allowed height.

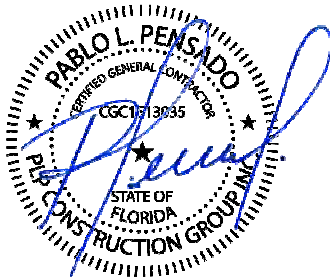
This is small building that was meticulously designed in order to comply with our client requirements along with the City of Miami Beach Planning Department recommendation. In order to comply, we followed the most recent City of Miami Beach and FBC2020 7th Edition requirements.

Is you were to stand in front of the proposed building; you will enjoy the properly designed landscape views. On the left (North) side, a 5' width walkway leads you to the main entrance of the building; this is a non-slippery textured concrete walkway that becomes a fenced protected ramp, this ramp cantilevered out of the building wall in order to allow for more opened ground area. This 30' long ramp in a 1/12 slope that is in compliance with ADA Standard, the first rest area is right at the portico of the building and continues to ramp up into the building for another 18' long at 1/12 slope, allowing a proper ADA access to the apartment on the 1st floor. On the 1st floor, there is also a storage for 11 bicycles, trash room, electrical and utility rooms, across the interior hallway, there are 6 mopeds assigned spaces storage. The interior hallway leads to the common / opened terrace area that is at 6'-6" NGVD intentionally graveled to allow for more opened ground area. The tie beam in between the column footing with it top surface at 6'-6" NGVD will contain the gravel within the terrace. All stair steps and railing leading to the back yard are with-in requirements. On the other side (South) of the building, a graveled walkway leads from the front to the backyard of the building. The max lot coverage is 40%, 2250 sf of a 5625sf lot size. We are proposing 39.31%, 2211sf of lot coverage that left us with 60.69% 3414 sf of opened ground area. Both sides of the building are gate and only member of this building will have access to it. There is one main stair that allows vertical circulation through 1st, 2nd and 3rd levels. After City of Miami Beach Planning Department recommendation, we further investigate and found out that do to the nature of this building, a mechanical elevator is not required. All units' area of this building respect the required FAR requirements using 1.25 factor. FAR areas tabulation is represented on COV Sheet and FAR shaded plans are on Sheets FAR-01, FAR-02 and FAR-03. For more detailed information on units layout, please refer to Sheets A-1, A-2 and A-3. The layout was purposely designed this way in order to maximize the interior space and economize on the space used to plumbing and electrical vertical shafts. By flipping the units on the 1st floors, will unbalance the lay out on the 2nd and 3rd floor units.



Proposing balconies and stairs out of the first floor unit will encroach into the setback. We believe this is a great approach but will compromise a substantial amount of interior space. On the south façade, there is an orange blazing powder coated aluminum louvers at the area of the stair wall, this is an approach that will allow natural light, passive cooling into the core of the building and protect from weather and direct sunlight. Orange blazing color was also integrated to the north and east facades in order to create cohesiveness all around the building. Same principle we are applying using other materials, colors and architectural features around the building in order to maintain unity in the design. The glassing used in all doors, windows and balconies railing are impact resistance glass. As you can see on elevations on Sheets A-5, A-6 and A-7 we are proposing enough operable windows and door to provide natural light and passive cooling into every rooms of the units, we believe that this is environmental friendly approach. On the other note, all electrical and mechanical system are located above the base flood elevation. A swale was added to the property site 2' away from the interior of the property line in order retain storm water on site, this you can see on Site Plan Sheet S-1.

We diligently followed to the best of our ability all of the City of Miami Beach planning department recommendation in order to design a functional, environmental friendly yet modern and elegant building and we want to thank you for your time in previous meeting and the time you took to review this application.



Sincerely,

Pablo L. Pensado, President
PLP Construction Group Inc