

THE WEBER STUDIO
ARCHITECTURE

April 10, 2023

**RE: Revision Narrative No. 1
DRB23-0915**

**PROJECT: Kruppa Residence
4447 N Bay Road
Miami Beach, Florida 33139**

PLANNING REVIEW

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

a. The owner affidavit, disclosures, and applicant affidavit must be completed in the application (sheets 4-8) with original signatures.

a. Please see attached updated application.

b. The survey provided shall include the lot area.

a. Unfortunately we did not have enough time to review the survey, we will make sure that is updated for the final presentation

c. Provide color photographs of existing interior space (no Google images, minimum 4"x6").

a. Please see new sheets A0.5 & A0.6 with photographs of existing interior spaces.

d. Current color photographs shall be submitted, dated, minimum 4" x 6" of context, corner to corner, across the street and surrounding properties, with a key directional plan (no Google images).

a. Please refer to new sheets A0.7-A0.10

e. Provide a demolition plan (floor plans and elevations with dimensions).

a. Please refer to new sheet D1.1, a new Demolition Plan has been added showing the site and the house. The existing house is to be demolished and a new two story residence is being proposed on the site. Unfortunately we do not have enough information from the microfilm to recreate the existing elevations and floorplan and we did not have enough time for the Final Submittal. We will include this information for the final presentation.

f. The proposed elevations shall note the material finish of all exterior surfaces.

a. Please refer to sheets A4.1 & A4.2 updated with the material finishes selection.

g. Include section drawings for all cardinal directions.

a. Please refer to new sheets A5.2& A5.3 with additional sections.

h. Provide color renderings for the north and south elevations (interior sides).

a. Color renderings of side elevations will be provided at the time of the final presentation.

i. The landscape plan shall be submitted and include a tree survey, disposition plan, hardscape, and lighting plan.

a. Please see new Landscape Plans

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j. Please provide an exploded axonometric diagram that shows the second-floor relationship to the first floor).

a. Please see new sheet A2.3 with a diagram showing the relationship between the two floors, an axonometric view will be completed for the final presentation.

k. A required yard section drawing shall be included in the architectural set.

a. Please refer to sheets A5.1-A5.3

2. ARCHITECTURAL REPRESENTATION

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

a. The cost estimate has been included in the Letter of Intent

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

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

a. Noted, please see attached updated plans.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. The cardinal direction on the floor plans do not coordinate with the exterior elevations. Please label the elevations correctly.

a. Please refer to updated Elevation sheets A4.1 & A4.2

b. All portions of covered areas exceeding a projection of five feet shall be included in the lot coverage calculation. Please include the offset of the covered overhangs, balconies, porches, and terraces from the exterior wall of the second floor.

a. Please refer to updated plans and Lot Coverage Calculation, the Balcony has been reduced to 5'

c. The stairs leading up to the first floor in the garage count as unit size in the first-floor.

a. Please see updated Unit Size Diagram

d. As per the survey provided, the B.F.E. is 7.0 N.G.V.D. Please revise elevations and sections to include the correct B.F.E.numerical value.

a. Please see attached email correspondence with the zoning department

e. The proposed clearstory is not an allowable height exception. This would require a height variance if plans are not amended.

a. No clearstory is being proposed, please see updated Elevations

f. Skylights, not to exceed five feet above the main roofline, and provided that the area of skylight(s) does not exceed ten percent of the total roof area of the roof in which it is placed. Provide the elevation of the skylight and dimensions on the roof plan.

a. The skylight shall be flush with the roof-Please see diagram and size on sheet A3.3

g. The maximum yard elevation for the rear yard is 6.56' N.G.V.D. This includes the landscape, pool, and deck within the rear yard.

a. The grade has been updated throughout the set.

h. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. Provide the linear dimensions of

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the side elevation on the second-floor for further review. Please be aware that if the side elevation of the second floor exceeds 60', the additional open space must comply with sec. 142-106(a)(2)(d).

a. The side elevations are less than 60 feet, please see new dimension added on sheet A3.2

i. Provide the dimensions of the driveway in the site plan for further review of front yard open space.

a. Please refer to updated sheet A2.1, the dimensions of the driveway have been added.

j. When located above adjusted grade, the water portion of a swimming pool count towards 50 percent of this requirement. Please revise the open space diagram in the rear yard to show the pool counting as only 50% of pervious area.

a. Please refer to updated sheet A1.4

k. The generator cannot be closer than five feet to a rear or interior side lot line.

a. Please see updated sheet A2.1, the dimension has been added.

l. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code.

a. Please see updated sheet A2.1

m. Planters, not to exceed four feet in height when measured from the finished floor of the primary structure when located within the required yard.

a. The proposed planter will be lower than the finished floor of the Primary Structure. Refer to updated Elevations and Sections

n. Provide a written narrative with responses. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

a. Noted

Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your time.

Thomas Weber, Architect
The Weber Studio, LLC



Patricia Arrinda <parrinda@weberstudiomiami.com>

RE: Kruppa Residence 4447 N Bay Road

1 message

Villegas, Irina <IrinaVillegas@miamibeachfl.gov>

Thu, Nov 17, 2022 at 12:50 PM

To: Patricia Arrinda <parrinda@weberstudiomiami.com>, Thomas Weber <tweber@weberstudiomiami.com>, Julio Romero <jromero@weberstudiomiami.com>

Hi Patricia,

Regarding base flood, the minimum in the city is 8.0', regardless of FEMA, so the DFE shall be 9.0' NGVD.



Irina Villegas

Principal Planner

Planning Department

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It's easy being Green! Please consider our environment before printing this email.

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Patricia Arrinda <parrinda@weberstudiomiami.com>

Sent: Tuesday, November 8, 2022 9:56 AM

To: Villegas, Irina <IrinaVillegas@miamibeachfl.gov>; Thomas Weber <tweber@weberstudiomiami.com>; Julio Romero <jromero@weberstudiomiami.com>

Subject: Kruppa Residence 4447 N Bay Road

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good morning Irina,

We have a new project located at [4447 N Bay Road](#), and we are having trouble with the side setback. Could you please help us?

We are trying to determine the side setbacks, and the width of our lot.

If we take the width of the lot from the 20' front setback line, we get approximately 64', which makes our side setbacks 7.5'. Could you please confirm if this is correct?

Also, we get that the Base Flood Elevation is 7.0' NGVD from the Survey and the FEMA website, would the Freeboard still be +1.0'?

Please see attached the Survey

Thank you very much in advance.

Best regards,

Patricia Arrinda

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