

Sep 1, 2022

NARRATIVE LETTER

Existing & Proposed Use: Single Family Residence
Property Address: E . 333 Rivo Alto, Miami Beach, Florida. 33139
Folio Number: 02-3233-001-0450

DRB22-0876

Dear Plan Reviewer,

Please find a summary of recent plan revisions in the PDF attached

#1. n/a

#2.

- a. new survey shows lot area.
- b. an axonometric plan for volumes added. A-1.4
- c. to be provided by others
- d. n/a
- e. "Final Submittal" and "DRB NO#" added to cover page.
- f. Updated.

#3.

- a. added more decorative design elements to north and south elevations. A-3.1, A-3.2

#4.

- a. Fountain moved back to only project 7.5ft from setback(25%) A-1.1
- b. removed louvers on north and south elevations and replaced with circular concrete column to allow a more open space, remaining louvers are alum. 2x6 with 6" spacing in between. A-3.1, A3.2
- c. building access Ac area equals 135 sf (1.26% of lot). A-1.5
- d. garage dimensions provided A-1.5
- e. all walkways, driveways and understory area to be pavers on compacted sand base. A-1.1, A-2.1
- f. notes added to . A-1.1, A-2.1
- g. area included A-1.5
- h. current height equals 4 ft. A-3.2
- i. roof trellis area equals 508 sf. (19.86%). A-1.1
- j. height lowered, new height equals 23.0' NGVD. (+10.0 base flood + 1 +12) A-1.1, A-3.1, A-3.2
- k. 7 ft updated to be 5 ft fence, max height (grade 4.8' ngvd) +5 ft. A-1.1

We hope that this will help assist you in your review to your satisfaction.
Sincerely,

Jose L. Sanchez. AIA
Praxis Architecture Inc.
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