

May 5, 2023

NARRATIVE LETTER

Existing & Proposed Use: Single Family Residence
Property Address: 5855 N Bay Rd. Miami Beach, Florida. 33140
Folio Number: 02-3215-003-0810

DRB23-0917

Dear Plan Reviewer,

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

1. APPLICATION COMPLETENESS

- a. Provide construction cost estimate under separate cover or LOI
n/a
- b. Recommend that all floor plans be rotated to have north facing up
-Plans were rotated in all sheets
- c. Increase dimensions text height on floorplans
-text size increased in all floor plans
- d. Understory floor plan: include a dashed line showing the 5' setback from understory edge, see Section 142-105(b)d.
-(A-2.1) Plan updated to show Outline of habitable above and 5ft setback for pavers on ground floor.
- e. Understory Floor plan: Revise plan to include graphics that demonstrate compliance with all points of 142-105(b)d. Example, include area of entry vestibule and % to lot area, width of driveway, etc.
-(A-1.1) shows driveway width 10ft (8% used of the 30% or 18ft max allowed)
-(A-1.4) Diagram show garage and access areas. AC access used 70sf. (0.84% of 5% allowed)
- f. Elevations: Include dimensions of building volumes
-(A-3.1, A-3.2) Length of volumes added to sheets
- g. Elevations, provide additional dimension string from First FF to top of roof
-(A-3.1, A-3.2) note and dimensions added showing 24ft height from first floor slab to top of roof slab.
- h. Include a material board sheet, with images of proposed materials
-(A-3.0) sheet added, Material legend.
- i. Lot coverage exceeds 25%: Show compliance with Section 142-105(b)(4)c.: linear feet, setback and % setback for both side facing street and front 2nd floor elevations.
-(A-1.1) side, req. 35% recessed 5 ft min – 69.53% facade recessed 6'-10"
-(A-1.1) front, req. 50% recessed 5 ft min – 47.95% facade recessed 7'-8"

2. ARCHITECTURAL REPRESENTATION

- a. Provide a written narrative with responses.
-sheet provided
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
-updated in cover sheet

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

-to be updated when submitted

3. DESIGN RECOMMENDATIONS

a. Include more architectural interest blank stucco, white walls such as additional planar movement, high quality material finish, specifically on south / rear elevation

-(A-3.2) A balcony to 2nd floor bedroom was added, increased wood cladding, added louvers, added concrete framing to horz windows for planar movements and material contrast.

b. Consider introducing high quality finish on east elevation

-(A-3.2) wood material finish added, louvers added to balc, concrete framing to horz. Windows added.

4. ZONING COMMENT

a. Seeking waiver from section sec. 142-106(a)(2)(d).

Open space requirements for two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet.

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

Sincerely,

Jose L. Sanchez. AIA

Praxis Architecture Inc.

AR 0016966

