



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 12-07-2020

TO: City of Miami Beach- Planning Department

**RE: DRB20-0597 – First Submittal Narrative Response Sheet
1753-1771 North View Dr**

In reference to First Submittal Comments of 11/25/2020:

1. GENERALLY

a. *An amendment to the Single Family LDR's took effect October 14, 2020; this application was initiated in September and shall comply with the previous Single Family District LDR's*

b. *Missing Letter of Intent and Application*

kk - Provided with Final Submittal

2. ARCHITECTURAL REPRESENTATION

a. *URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) 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. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.*

kk - Driveways and Parking Areas will be paved with stone pavers, note in sheet A-3.01 specify stone to be used to comply with this code.

b. *A-1.05 Fix Overlapping text – illegible*

kk- Fixed

c. *A-1.08 Yard Section Diagrams – Increase size of yard diagram section– show property line and setbacks in sections*

kk- Done as requested.

d. *A-3.04 – Roof plan text overlapping and hard to read – relocate for clarification*

kk- Fixed

e. *Elevations and Sections – Add dimension string for height, ie. From First Floor to Top of roof.*

kk- Height dimensions added

f. *A4.09 – Context Elevation -Consider including sheet at front of drawing set*

kk- Sheet A4.09 has been moved to sheet A0.09

g. *Add “FINAL SUBMITTAL” and DRB case file number to front cover title for heightened clarity of reference for next deadline. Ensure drawings are dated*

kk- Indications added as requested

h. *Add narrative response sheet.*



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kk- Added

3. **DESIGN COMMENTS**

4. **ZONING**

a. *As proposed, the project requires a variance from the required side and sum of the side setbacks to install light poles with 20' in height.*

kk- Light poles for tennis court have been reduced to 10' in height.

b. *Missing letter of intent.*

kk- Added.

c. *Clearly indicate that accessory building is setback 5'-0" from the main home structure.*

kk- Indication can be found in Second Level Plan

d. *Maximum area of an accessible roof deck is 25% of the area of the floor immediately below. It appears that the roof deck exceeds 25%. Base applicable area is unit size.*

kk- Roof deck has been modified to comply.

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