

April 5, 2024

Re: Response to DRB Plan Review Comments, **Process # DRB24-1009**

1691 Michigan Avenue, Miami, FL 33139

Page 1 of 1

RESPONSE TO DRB PLAN REVIEW COMMENTS

DRB PLAN REVIEW	
03/28/2024 Review by Giselle Deschamps	
Comment	Response
1. APPLICATION COMPLETENESS	
a. Provide a copy of signed and dated check list issued at Pre-Application meeting.	By Owner/Attorney
b. Current color photographs shall be submitted of the surrounding properties, dated, Min 4"x 6", corner to corner, with a key directional plan (no Google images).	See date and images dimension on A-002.
c. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	See plans added: A-003, A-004, A-005 and A-006 with contextual images and contextual elevation line drawings.
2. ARCHITECTURAL REPRESENTATION	
a. Include the cost of estimate under a separate cover or in the letter of intent.	By Owner/Attorney
b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	See A-000 Cover sheet.
c. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Acknowledged
3. DESIGN RECOMMENDATIONS	
a. The image that is referenced for the natural Sunbrella shade is not consistent with the color renderings. The canvas awning shall have a contrast from the ivory roman clay finish.	See proposed new color on renderings and elevations. Material No.5 on A-401.
b. The proposed second floor plan demonstrates that only the awning will be installed. However, the exterior elevations introduce the concrete planter at second level. The proposed floor plans and elevations shall coordinate and demonstrate all design elements.	See A-102 Proposed second level showing the awning. On the Elevation A-201 and A-204 key notes 12 "proposed awning". Second level awning provides shade to ground level and protects the main entrance.
c. Provide demolition floor plans and elevations specifying all areas that will be demolished on site.	See eyebrows /planters to be demolished on elevation A-201, A-202, A-203 and A-204. See key notes 1 ,2 and 3 on existing floor plans and Detail A on A-301 and A- 302.
d. The signs will be under a separate permit. Please remove from the elevation plans.	Sings were removed see renderings and elevations.