



September 6, 2024

Re: Response to DRB Plan Review Comments, **Process # DRB24-1039**

1691 Michigan Avenue, Miami, FL 33139

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RESPONSE TO DRB PLAN REVIEW COMMENTS

DRB PLANNING REVIEW	
07/18/2024 Review by Giselle Deschamps	
DRB24-1039 1691 Michigan Ave An application has been filed requesting Design Review Board approval for design modifications of a proposed new driveway aisle for valet service.	
Comment	Response
1. APPLICATION COMPLETENESS	
a. The letter of intent shall respond to the Design Review Criteria of sec. 2.5.3.1 of the Resiliency Code.	By Owner/Attorney
b. Include current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).	Please review photographs at sheets A-002 and A-003
c. Provide demolition plans (Floor Plans & Elevations with dimensions) for further review.	Please review demolition plans sheets EXIST-101 and EXIST-102
d. An interior lighting plan shall be submitted as part of the architectural set.	Please review lighting plans as part of sheets A-102 and A-103
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.	Please refer to cover sheet
c. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Acknowledged
3. DESIGN RECOMMENDATIONS	
a. Provide product details of the synthetic wood finish and the split face stone.	Please review sheets A-104 and A-105
b. Include a material legend with enlarged photos of the material finish for further review.	Please refer to sheets A-104 and A-105
c. Based on the color rendering, a variety of planters will be located along the front elevation. Please specify the landscaping material for further review.	Planters were removed from the scope of work. Please refer to sheets A-102, A-104 and renderings.
d. Identify the roofing material that is displayed in the renderings.	No roofing will be part of this permit, only renovation of existing driveway.
4. ZONING COMMENTS	
a. Portions of the driveway aisle do not meet the minimum two-way width of 22'. Please be aware that the reduction of the two-way driveway width may consist of a variance.	The driveway had been revised. Please refer to sheet A-102
b. Provide the dimensions of the ADA parking spaces.	Please refer to sheet A-102