

**Norberto Rosenstein
Architect, Inc.**

Architects – Interior Designers – Planners A.I.A.

June 1, 2020

Attn: City of Miami Beach Planning Department

Job Name: Firestone

1575 Alton Rd.

Miami Beach, Florida 33139

PLANNING REVIEW:

1. LOI: Please confirm with the Parking Department that they are going to approve 4 off-site parking spaces as a drop off area for the valet operations and times indicated in the LOI.

a. By Mickey Marrero. No changes to plans.

2. Site plan:

a. Remove hatched area on Alton Road sidewalk.

a. Hatch removed. See revised Site Plan sheet A-3.2.

b. Label 3 main restaurants/spaces.

a. Labels for 3 main spaces added. See revised Site Plan sheet A-3.2.

c. Provide a chart with parking calculations that shows how did you apply parking requirements to get 77 required parking spaces and the section of the code that was used.

a. See section 04 on revised Site Plan sheet A-3.2. for parking calculations and code section used.

d. Please note that parking calculation results should be rounded up, revise if necessary.

a. Noted. Parking calculation changed from 77 spaces to 78 spaces total.

3. Ground floor plan:

a. Room labels text are too small.

a. Labels have been scaled up. See revised Floor Plan sheet A-6.0.

b. Line weights on the kitchen equipment and in overall are too heavy please revise the plan is not legible/busy.

a. Line weights have been revised. See revised Floor Plan sheet A-6.0.

c. Turn off hatches for restaurant A and B and provide bigger labels for restaurant A, outdoor dining restaurant A, restaurant B, outdoor dining restaurant B and Bakery.

a. Hatches have been removed and labels have been added. See revised Floor Plan sheet A-6.0.

d. Number and label each seat individually according to seat chart provided.

a. Seat counts have been added. See revised Floor Plan sheet A-6.0.

e. The trash room should be enclosed and A/C room, provide a label indicating this.

**Norberto Rosenstein
Architect, Inc.**

Architects – Interior Designers – Planners A.I.A.

a. Note has been added. See revised Floor Plan sheet A-6.0.

f. Total number of seats should include ADA seats please clarify and revise parking calculations if necessary.

a. Seat calculations were already including ADA seats. See the added individual seat count labels throughout the Floor Plan sheet A-6.0 for clarification.

g. Identify on a map the closest loading zone to the site.

a. See new sheet A-3.2b for a zoomed-out site plan showing closest existing loading zones and proposed loading areas.

h. Provide a narrative response.

a. Noted and provided.

OTHER:

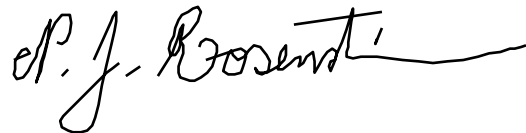
Sheet A-1.0:

- **Final submittal date added.**
- **Sheet index updated with new sheet A-3.2b.**

Sheet A-3.0:

- **Total required parking revised in the chart from 77 spaces to 78 spaces.**

Respectfully Submitted,



Norberto Rosenstein Architect, AIA, NCARB
Lic. #AR0016674