

November 23, 2020

Miami Beach Planning Department

REVISED DRB 20-0505 Final Submittal
666 71ST Street

DRB Revisions Narrative
Town Center Gateway Project

Please find the following summary for design revisions to each of the originally submitted 6.04.2020 Final Submittal. We believe the design has been engineered to fundamentally meet the approved zoning design intent. There are no new variance being requested with this revision submittal.

Sustainable criteria – we are proposing to follow NGBS in lieu of LEED Gold certification

Cover sheet-	updated rendering from the intersection of Indian Creek Drive and 71 st street Drawing index of revised DRB sheets
Page 3	Zoning Summary Checklist: All revised cells are highlighted in yellow. Minor adjustments to the total Far, gross area, total building height and parking counts.
Page 5	Frontage Diagram: Updated to reflect the engineered first floor, with proposed inset on 71 st for outdoor dining / tenant use.
Page 5.1	Glazing Diagrams: Updated to show the glazing calculations to the underside of the required shade canopy. Aluminum panels have be included above the canopy to allow for mech louvers in the retail ceiling cavity. The Canopy depth is increased to 6' form the previously proposed 5' minimum. The façade also illustrated the removal of one residential floor in the podium mass.
Page 5.2	Glazing Diagrams: Updated to show the glazing calculations to the underside of the required shade canopy. Aluminum panels have be included above the canopy to allow for mech louvers in the retail ceiling cavity. The Canopy depth is increased to 6' form the previously proposed 5' minimum. The façade also illustrated the removal of one residential floor in the podium mass.
Page 6	Program Area Summary: Updated to reflect final FAR area per floor, revised floor areas and parking counts.

Page 9	FAR Diagrams: floor	Updated FAR section diagram with new FAR areas per floor
Page 10	FAR Diagrams	Updated plan FAR diagrams illustrating the updated FAR calculations base on new city ordinance to exclude roof top stairs, fpl / electric rooms, enclosed bicycle rooms.
Page 11	FAR Diagrams floor plans.	Updated plan FAR diagrams illustrating the updated floor plans.
Page 12	FAR Diagrams floor plans.	Updated plan FAR diagrams illustrating the updated floor plans.
Page 13	FAR Diagrams	Updated roof top restaurant FAR plan
Page 14	First Floor Plan	Revised to show engineered plan with proposed new inset area on 71 st street for tenant outdoor dining / use. Updated fpl / electric rooms. Trash and loading areas.
Page 23	North Elevation	Revised to indicate the podium height change, total building height and final parking screening scope.
Page 24	West Elevation	Revised to indicate the podium height change, total building height and final parking screening scope.
Page 25	East Elevation	Revised to indicate the podium height change, total building height and final parking screening scope.
Page 26	Building Section configuration	Revised to illustrate the podium height change /
Page 28	Rendering	Revised to illustrate updated building mass, continuous balcony on north façade, revised roof top configuration.