

**CHARLES H. BENSON & ASSOCIATES  
ARCHITECTS P.A.**

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

October 24th, 2022

Re: Restaurant Apartment 200  
1111 Lincoln Road, 4<sup>th</sup> Floor  
Miami Beach, Fl. 33139

1. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Gabriela Freitas.  
**Done. Comments have been addressed**
  
2. Provide a narrative response when addressing the following comments with page(s) location if applicable.  
**Done**
  
3. The plans are insufficient and are not organized/presented as required per check list submitted to the applicant.  
**Done. Information has been added**
  
4. COMMENT NOT ADDRESSED – The drawings are still set up at 42x30 and the printed set has a lot of text that is illegible, please revise. Checklist item #11: plans and exhibits must be set up on 11”x17” format, as we require printed sets for final submittal, print one set and make sure that all text and dimensions are legible. Right now, the plans are set up on 42”x30” format.  
**Done. Plans format has been addressed**
  
5. COMMENT NOT ADDRESSED – Missing chart with seats and occupancy load with zoning data – Third page should be all the applicable zoning data using the planning department zoning data sheet format with a chart of proposed number of interior and outdoor seats and occupancy loads. Check list (11c)  
**Done. Chart of proposed interior and exterior seats and occupancy has been added in sheets A-3 and A-13**
  
6. COMMENT PARTIALLY ADDRESSED – This plan is not legible on the printed sets, please revise, name of the streets and location of the project is not

clear. -Next page: check list (11d) Context Location Plan, Min 8.5”X11” Color Aerial ½ mile radius, identifying project and showing name of streets.

**Done. Context plan has been changed in Sheet A-4**

7. A-13: Count separately the indoor and outdoor seats the labels provided with the subtotal amounts of seats are not matching the amounts of seats on each area. label at interior main seating area “74 seats” and label near bar area “30 seats”. Revise count and coordinate subtotals with the seating chart, enlarge these subtotal text, all the handicap chairs shall be counted. revise/recount seats, number/label each seat individually and as requested before count each area separately, one for the interior main area, one for the bar area on the north side and one for the terrace. Start each area sequence from 0, and revise chart accordingly. Provide a larger floor plan of the venue (you can rotate and enlarge the plan) number/label each seat individually, count separately the interior and outdoor seats, provide a chart with the number of proposed indoor and outdoor seats with occupancy loads. Make sure all the text is legible when printed  
**Done. Chart has been rectified**  
**Seats have been numbered per comment**
8. COMMENT NOT ADDRESSED – PROVIDE THIS DETAIL, IS IT FIXED, IS IT A NANO WALL, LABELS AND DETAILS SHALL BE PROVIDED.  
Enlarged floor plan: Provide a note describing the type of windows that are located between the interior and exterior areas.  
**Done. Note added to proposed floor plan. Details for new out folding bi-fold aluminum door system have been added in Sheet A-12**  
**Details in sheet A-14**
9. PARTIALLY ADDRESSED. Provide a bold line with a different color to identify the restaurant location on plans. Elevations and sections as shown on A-4 to A-6: highlight where the venue is located  
**Done. Venue has been highlighted floor plans sheet a-11**  
**Elevations and Sections sheets A-14 and A-16**
10. Occupant load and seat count chart shall coordinate and be included in plans, LOI and OP  
**Done. Occupant load chart and seating chart added in Sheet A-3 and A-13**