

# RESPONSE NARRATIVE



Project Name: Uchiko  
DBR Process Number: DRB23-0967  
Project address: 1759 Purdy Ave. Unit 101, Miami Beach, FL. 33139  
Response Date: October 11<sup>th</sup>, 2023

To whom it may concern:

Please find below our responses to the initial review comments, for the above-referenced project. Our responses will be shown in "**BOLD TEXT**".

## APPLICATION COMPLETENESS

- a. Full details of the proposed interior must be provided, not just a floor plan, including sections. Interior elevations are also required. The plans as submitted are insufficient for review. Please submit ALL relevant drawings from the permit set. Remove ALL extraneous notes and comments that are not relevant to the DRB review.  
**Response: Permit Set Drawings included in this submission. Please refer to full Architectural package submitted.**
- b. Provide a fixture/equipment plan for the bar area. What is proposed along the storefront.  
**Response: Please refer to sheets A-105 and A-105.1 for the requested information.**
- c. Provide an east-west section through the ground level from the street, sidewalk, outdoor dining area, storefront and interior proposed bar.  
**Response: Please refer to Sheet A-400 for the requested information.**
- d. The plans must be organized to clearly show a comparison of the prior DRB approval, and the current proposed plans. Do not simply include the prior DRB set.  
**Response: Please refer to Sheets A-001 and A-002 for the requested information.**
- e. Do not just focus on the limits of the restaurant space. Please provide the adjacent parts of the site and right of way for context.  
**Response: Please refer to Site Plan on Sheet A-100 for the requested information.**
- f. Plans must be formatted for printing on 11x17 sheets. The text is too small on the plans.  
**Response: Please refer to revised Set with legible notes and revised scale**
- g. Planter details on landscape plans must storefront sections if against the storefront.  
**Response: Please refer to attached ID Drawing Sheets SK-001-1 to SK-001-3 and attached Landscape Plans.**

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## DESIGN RECOMMENDATIONS

- a. It is recommended to place any bar along the north side of the interior space, in order to minimize obscuring the storefront along the primary elevation.

***Response: The design team reviewed multiple alternate locations for the beverage bar, including the center and north side of the interior space. A variety of factors played into our decision for the placement we've shown of the bar and ultimately, after many extensive optional layout efforts, a clear winner emerged.***

***First and foremost, it's important that our guests are actively engaged with the streetscape and marina, and so we focused on facing the patrons out - facing the water and sunsets - rather than having their backs to the window. We believe this will enhance not only the experience of the guests, but the pedestrians walking by, in turn promoting a lively streetscape that will encourage tourists and locals alike to visit a new neighborhood restaurant celebrating the beauty of the it's unique location in Sunset Harbor, a respite amidst the hustle and bustle of South Beach.***

***Secondly, the location of the bar promotes comfortable circulation throughout the space, for our service staff as well as ADA and non-ADA patrons alike; actively engaging the entirety of the spatial footprint.***

***Third, it's important for us to have distinct counters for our sushi bar and beverage bar. For code compliance, venting, and trash access the sushi bar is required to be located in close proximity to the BOH kitchen which needs to be located along the north elevation of the restaurant. This is complemented by the beverage bar which is anchored at the south elevation along the windows, which also aids in traffic flow for all guests and staff circulating the restaurant.***

***The carefully considered and meticulously programmed spatial layout will enhance each guest's experience and unique personal dining preferences, while utilizing the space in the best possible way, emphasizing focus on the contextual nature of our location, a timeless gem in the heart of Sunset Harbor.***

- b. We will not be able to finalize a recommendation until complete plans are submitted.

***Response: Acknowledged, complete plans have been included with this submission. We will make ourselves available for a meeting to review as needed at your earliest convenience.***

## ZONING COMMENTS

- a. Prior zoning comments given regarding the size of the proposed restaurant.

***Response: Acknowledged. A concurrent Planning Board application, PB23-0606, has been submitted to modify the Conditional Use Permit and, in relevant part, increase the allowable seating/occupancy in the subject restaurant.***

Please feel free to contact me should you have any other questions.

Sincerely,



Omar A. Morales  
Principal Architect