

NARRATIVE RESPONSE TO PLAN CORRECTIONS REPORT DRB18-0297

Continuum Master Association
S 30 S Pointe Dr.
Miami Beach 33139

Contact Matteo Ronga

PLAN REVIEW NARRATIVE RESPONSE:

1- Refer to updated Application

2a-Refer to supplemental document 'Meeting Notes' for the outcome from conversations and meetings with Public Works, Fire Department and CIP.

2b- Scope of the project was reduced and the retail sidewalk along South Pointe Drive is now excluded from the renovation. Therefore, a revised maintenance agreement will not be necessary.

2c-Additional notes were added to sheets A100, A102, A103, A112 and for clarity.

2d- Zoning legend edited, includes areas requested. Note: scope of the project is all 'open area' that will remain as open area, modifications are in pervious and impervious area percentages.

2e- New Sheet A008 was added with more site photos as requested.

2f- 'Callouts' were coordinated and lettering was enlarged on sheet A111.

2g- Sheet A112 Identifies new elements.

2h- Sheets L1-140 and L1-141 identify all finishes in the project. L1-140 hardscape/floor materials and L1-141 wall materials.

2i- Cover Sheet and dates revised as requested.

2j- Narrative on Sheet A001.

3-Entrance sign will be replaced with a new entrance sign in the same orientation of the existing sign. Therefore, a variance is not necessary.

LANDSCAPE NARRATIVE RESPONSE:

1-Raised planters were increased to 8' x 8' in order to provide adequate rooting space for Date Palms.

2- Scope of the project was reduced and the retail sidewalk along South Pointe Drive is now excluded from the renovation. The existing Coconut palms and the existing pavers will remain.