



JSK ARCHITECTURAL GROUP

architects - construction managers - interior designers
AA003187

NARRATIVE TO HISTORIC PRESERVATION BOARD DESIGN COMMENTS

September 7, 2018

RE: **File No.: HPB18-0242**

Project Name: **Fratelli La Bufala**

Project Address: **431-437 Washington Ave, Miami Beach, FL, 33139**

To: **City of Miami Beach Historic Preservation Board**

Plan Reviewer:

James Seiberling

Tel: 305-673-7000, ext. 6577

Email: jamesSeiberling@miamibeachfl.gov

COMMENT:

1. Provide a cut sheet for the proposed door systems.

RESPONSE: *Please see proposed cut sheet attached named "09-07-2018 PRODUCT CUT SHEET" attached.*

COMMENT:

2. Provide elevation drawings for when the doors are open.

RESPONSE: *Please refer to new sheet A-302 for proposed elevations showing the elevation with the glass garage door opened.*

COMMENT:

3. Provide section drawings for when the door systems are open and when they are closed.

RESPONSE: *Please refer to new sheet A-500 for section drawings showing both the garage door in the closed position, and in the open position.*

COMMENT:

4. Sheet A-200, label existing floor plan “Previously Approved floor plans HPB17-0110”

RESPONSE: *Please refer to sheet A-200 for revised drawing labels.*

COMMENT:

5. When the doors are closed during rain, there is no means of egress for patrons to leave. Provide correspondence with the Fire/Building Departments that the windows can be closed while patrons are inside.

RESPONSE: *We started an inquiry with Chief Meizoso as to the feasibility of installing the garage doors. Please see e-mail messages attached.*

COMMENT:

6. Provide a written narrative responding to all of the comments noted above.

RESPONSE: *Included*

STAFF RECOMMENDATION:

6. Staff recommends removal of the frames around the arched openings.

RESPONSE: *as per e-mail message from James Seiberling the item commented does not apply to this project.*