



**Date:** September 26, 2018

**To:** City of Miami Beach  
**Attn.** Building Department, Historic Review Board  
**From:** Authorized Representative James Mackenzie, ArchitectureWorks LLC  
**Re:** Plan Corrections Report (HPB18-0243), 700 Ocean Drive, Miami Beach, FL  
**Subject:** Comments/Feedback/Responses  
**C.C.**

**Comment #**                      **Comment**    **Response**              **On 10/05/2018**

<b>BUILDING</b>		
A	Provide a Historic Resources Report.	See Report included in package.
B	Provide current photographs of the exterior of the building.	See Sheet A001. Location map and current photographs.
C	The existing planter located at the northeast corner of the building is not shown in plan.	Planter was discovered not to be integral to the original structure as seen in the floor plan of the lobby, café area and front entry terrace (see Historic Resources Report 10/2018); yet there seems to be an intent in the elevations of the building to articulate a reveal along the bottom of the café window to create a sort base as the three-story wall meets the ground. The architect's intent seems clear in his rendition of the lobby floor plan. At what point in time a planter was introduced is unclear.
D	Provide fully dimensioned section drawings of the front of the building/ proposed retractable canopy in the open and closed positions. Indicate height of awning from the sidewalk elevation to the lowest point of the awning.	See Sheet A008. Proposed South Elevation.
E	Provide front elevation drawing of the building/ canopy in the open position.	See Sheet A007. Proposed East Elevation.
F	On site plan, floor plans and details provide an overall awning projection dimension and dimensions from the awning to the front property line and from the front property line to the furthest projection into the right-of-way.	See Sheet A005. Proposed East Elevation.
G	Provide a 3-dimensional rendering.	See Sheet A004. Renderings.
H	Provide attachment details to the existing structure.	See Sheet A009. Product Description.
I	Provide a color photograph of the proposed fabric sample on the plans.	See Sheet A009. Product Description.