



ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard

Suite 300, Miami, FL 33131

www.brzoninglaw.com

KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205
MIAMI, FLORIDA 33143
info@kirkweng.com
+1.305.851.3351

July 10, 2023

VIA ELECTRONIC AND HARD COPY SUBMITTAL

Re: HPB23-0577, 119 Washington Avenue - Narrative
Response to Comments

Please allow this to serve as the narrative responses to the comments issued on July 3, 2023.

1. DEFICIENCIES IN PRESENTATION

a. Provide existing level 7 FAR diagram.

See sheet A 0.05-4.

b. Update rendering on cover page.

Updated.

c. Provide confirmation from the Fire/Building Departments that the entirety of the areas labeled "Emergency Power & Elec Panels" and "Fire Control Panel & Tele/Data" on the 4th, 5th and 6th levels are the minimum areas required for life safety, in order to exclude from FAR.

"Emergency Power & Elec Panels" and "Fire Control Panel & Tele/Data" areas each floor are added to the FAR calculation. See sheets A 0.05-2, A 0.05-3, A 0.05-4, A 0.05-5.