



## Narrative for Process Number: DRB21-0673

Date: July 7, 2021

**Jurisdiction:** Miami Beach

**Project/ Owner Name:** # 2103-026 6060 Indian Creek Renovations Project

**Project Address:** 6060 Indian Creek Drive, Miami Beach, FL 33140

### Narrative

COMMENT	SHEETS	RESPONSE
1. Provide a detailed and dimensioned East-West section through the existing front entrance from the sidewalk level, and a proposed section.	A-404	Provided, refer to A-404 sheet.
2. Provide photos of the parking lot that are part of the property.	A-005	Provided, refer to A-005 sheet.
3. Dimension existing site plan – walkway, driveway, parking spaces.	A-100	Done as requested, refer to A-100 sheet.
4. Sheet A-500 – Do not show signage block on plan.	A-500	Removed as requested.
5. Dimension the width of the new front terrace.	A-500	New and old terrace dimensions added as requested.
6. Note the building setback on the plans	A-500	Provided as requested.
7. Note the 25% allowable for encroachments on the plans with the front terrace.	A-500	Old and new terrace dimensions added as requested.



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8. Canopy details and dimensions are missing. There should not be any question whatsoever on the plans as to any dimension – Add dimensions throughout the set.	A-402 A-503	Dimensions added as requested, refer to Proposed North Elevation on A-402 sheet, also photographs added to A-503.
9. Sheet A21 – Label the current walkway that accesses the front terrace	A-500	Walkway labeled as requested.
10. On elevations provide actual elevations (NGVD) for every horizontal surface including stair landings.		This information is currently no available.
11. Dimension railing heights	A-400 A-401 A-402 A-403	Railings dimensions added as requested.
12. Missing handrail details – should be flat profile with no end ‘loops’. Handrails should return vertically to the floor surface.	A-503	Handrail detail and profile added to A-503 sheet as requested.
13. Provide details of the exterior walkway and terrace surface	A-500	Materials of exterior walkway and terrace surface specified on A-500 sheet.
14. Shade trees will be recommended surrounding the property.		By others



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<p>15. The landscape plans note removal of all landscaping on upper floor plates. Please clarify what is proposed to be removed. We will not recommend in favor of permanent removal of landscape areas.</p>		<p>By others</p>
<p>16. The DRB must approve any signage located above the ground floor – make this part of the request.</p>	<p>A-400 A-401 A-402</p>	<p>30sqft signs are being located at East and West elevation, and a 20sqft sign is being placed in North elevation.</p>
<p>17. Because of the height of the terrace, a variance will be needed from section 142-1132(o)(6) – for a terrace that is located higher than the maximum of 30 inches above adjusted graded. If the terrace exceeds a projection of 25% then a variance from the maximum projection will also be required.</p>		<p>By Others</p>
<p>18. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.</p>		<p>Done as requested.</p>