



02-AUGUST-2024

Historic Preservation Board
City of Miami Beach
Miami Beach, Florida 33139

Project Address: 2911 INDIAN CREEK DR. Miami Beach, FL 33140
Building Permit: BC2320696 - **Former Building Permit B1602086 Under Florida Building Code Fifth Edition (2014)**
Re: Response to HPB Plan Corrections Report
Reviewer: James Seiberling

Comments issued on July 25th.

I. DEFICIENCIES IN PRESENTATION

1. Sheet A-17, the notation 'to remain' is not accurate. Please revise description to reflect the intent which would be something like salvaged and reintroduced.
RESPONSE: Notations revised throughout to better reflect intent. Refer to updated sheet A-17
2. Sheet A-17, floor plan indicates facades to remain, please clarify as the facades are proposed to be reconstructed
RESPONSE: Notations revised for consistency. Refer to updated sheet A-17
3. Provide previously approved demolition plans and elevations.
RESPONSE: Previously approved demo plans are attached separately. Please refer to document
4. The proposed demolition plans and should show the building to be totally demolished. The demolition elevation plans should show the elements to be salvaged.
RESPONSE: Demolition plans have been revised to reflect total demolition scope. Elevations are now showing salvaged elements
5. Provide current photos of the building to be demolished.
RESPONSE: Current photos have been included in new sheet A-16.1
6. Provide higher quality larger scaled detailed and fully dimensioned drawings of all exterior elevations and significant architectural features.
RESPONSE: Large scale exterior elevations of historical building have been included in sheets A-30 thru A-34
7. Provide information on how the salvaged stairs, tiles, cornices, planter will be removed, stored and protected during construction.
RESPONSE: Refer to sheet A-15 for structural report and preservation strategy