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MIAMI-DADE COUNTY
PROCESS #: D15-004
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BY: FURNEYS



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ESPLANADE
BISCAYNE BOULEVARD & N.E. 112TH STREET

(Zoning & Planning Response Narrative to Comments)

August 31, 2015

Re: Guillermo Garcia
Sustainability, Planning and Economic Enhancement Dept.
111 NW 1 Street, 11th Floor
Miami, FL 33128
305-3752129

Substantial Compliance#: D2015000004

1. Provide 15'-0" drive aisle's at front of property.

Resp: 15'-0" Drive Aisle added as requested. Refer to sheet A-1.3

2. Coordinate all Balconies of Building with Unit Types.

Resp: Refer to new sheets A-4.1 through A-4.83 for partial Floor Plans with balcony legend which addresses all balcony types.

1- 4" Aluminum Louver Guardrail as per elevation

2- Aluminum Railing 42" A.F.F. min.

3- 8 C.M.U. parapet guardrail 42" A.F.F. min.

4- 8" C.M.U. Semi-Enclosed Balcony with Aluminum Railing.

5- 8" C.M.U. Semi-Enclosed Balcony.

Should you have any questions please contact my office at (305) 854-4070

Sincerely,

Ernesto Toledo