

8<sup>th</sup> July, 2019

## **Narrative in Response to HPB First Submittal Comments**

**Project:** **743 Washington Avenue**

**File #:** **19-0314**

### HPB Zoning Review

1. Provide a narrative responding to staff comments.  
[Refer herein.](#)
2. Provide a recent signed and sealed survey not older than 6 month from the application date.  
[Refer attached survey.](#)
3. Indicate street names on page 19.  
[Street names have been added to all plans.](#)
4. Indicate dimensions of interior space on page 21.  
[Interior dimensions added to all plans.](#)
5. Daylight and nighttime color renderings shall be provided for the proposed signs.  
[Refer renderings on sheets A-401-404 for both schemes, day and night.](#)
6. Page 23. Indicate length of frontage on plans. Requires a variance to exceed the maximum aggregate area allowed in this front, a variance to exceed the maximum area for projecting sign.  
[Refer dimensions added to all proposed plans and signage tabulation.](#)
7. Page 24. Indicate length of frontage on plans for each tenant to determine maximum sign area allowed per tenant.  
[Refer dimensions added to all proposed plans and signage tabulation.](#)
8. Only one side of the double faced sign counts in the sign area.  
[Noted, and included in signage tabulation.](#)

### HPB Plan Review

#### DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Rendering shall include proposed signage  
[Refer all renderings for signage proposed for both 1 Tenant and 2 Tenant schemes, sheets A-401-404.](#)
- b. The area between the curved wall and sidewalk currently appears to contain river rocks. What is proposed for this area? Extension of sidewalk, landscaping etc?  
[It is proposed to continue the Miami Beach pink concrete sidewalk to the face of the building.](#)  
[Refer proposed plans for notes.](#)
- c. Is the paving between the building and the columns on the Washington Ave side proposed to be replaced?  
[It is proposed to continue the Miami Beach pink concrete sidewalk to the face of the building.](#)  
[Refer proposed plans for notes.](#)

d. Provide photos and a section drawing illustrating the drop ceiling/mechanical condition at the upper façade/storefronts

Refer photo #4, sheet A-006 for photo from exterior, and refer section on A-501 for location of dropped ceiling and mechanical plenum area.

e. The 'awning signs' must hang down from the awnings not project from the wall. 2.

Refer revised detail on A-502.

#### DESIGN/APPROPRIATENESS COMMENTS

a. Staff is not supportive of the vertical blade signs on the columns or the curved wall.

b. Staff recommends a dark color paint or the exploration of other materials for the curved wall and anodized aluminum storefront window frames and eyebrow to be more consistent with the original design and to make future restoration more achievable.

c. Staff would recommend exploring the removal of the awning structures and provide black out tinting on the glass of the upper façade. *Black out tinting alone will not provide sufficient solar heat gain protection, and in fact provides a dark surface to retain more heat. The awning is required to keep direct sun from the glass façade.*

d. If awnings are desired, staff would recommend exploring a dark grey or black awning fabric.

e. Staff would recommend the exploration of a different color/material for the knee wall that would require less maintenance than white stucco.

f. Staff would recommend the exploration of the introduction of sign ledges inspired by the entrance canopy along Washington Avenue in lieu of the blade signs and awnings.