

Project: 1824 AQUA HOTEL			
Plan Correction Report Matrix			
Date: 11.01.2019			
Plan Address: 1530 Collins Avenue, Miami Beach, FL 33139			
1st App. Date: 10/7/2019			
HPB Comments		Response	Reference Sheet
1. Environmental Review - not reviewed			
2. HPB Plan Review			
	HPB19-0353, 1530 Collins Avenue First submittal: October 21, 2019 Comments issued: November 1, 2019 Final submittal (CAP & Paper): November 12, 2019 Notice to proceed issued: November 18, 2019 Agenda finalized & all fees paid by: November 20, 2019 Tentative HPB meeting agenda date: January 14, 2020		
1	DEFICIENCIES IN ARCHITECTURAL PRESENTATION		
a	The renderings are not consistent with the elevation drawing:	Renderings have been updated	A-601, A-602
b	Provide existing and proposed interior elevation drawings of the lobby	Interior elevations of lobby area added	A-009a
c	Provide a detail drawing of the double railing system and explanation of design	Detail added. Proposed railing enhances the horizontal design of the historic building. A glass panel is added to the rear of the horizontal bars for security reasons, to prevent potential climbing due to the ladder created by the horizontal bars	A-032
d	Clarify the reason for the lift at the driveway	The ADA lift is required to provide accessibility from the drop off area since the vehicular ramp does not have the required slope and the ramp provided only allows accessibility from the sidewalk because is not accessible from the drop off area.	A-032
e	The roof deck heights are not consistent throughout the plans. Indicate roof deck heights in elevation and section drawings	Roof deck height revised and updated	A-100, A-105
f	The pantry/storage room and bar counter are not allowable height encroachment	Pantry/storage mislabeled, actually pool equipment room (mechanical area). Bar counter removed	A-105
2	DESIGN/APPROPRIATENESS COMMENTS (Recommendations)		
a	Staff recommends that the fifth floor be further setback from the east face of the fourth floor and the east roof deck and railing be further setback back from the face of the fifth floor	Further increasing setback from the east facade creates difficulties developing proper areas for the amenities at the roof deck and guestrooms depths. Our proposed design provides an equivalent setback than the recently built design for the 1600 Collins Avenue. See graphic showing compared setbacks provided for both projects.	A-014a
b	Staff recommends swapping the location of the pool deck with the bar deck in order to lower the east deck height	Pool deck location allows to capture views of the ocean not possible from the south side. It is an important feature for Hotel marketing and successful operations.	
c	Staff recommends providing a rendering of the courtyard area	Rendering provided	A-603
3	URBAN FORESTRY GROUP REVIEW - NOT REVIEWED		
4	PUBLIC WORKS - LUB REVIEW - NOT REVIEWED		
5	TRANSPORTATION - LUB REVIEW - NOT REVIEWED		
6	HPB ZONING REVIEW		
	Comments issued on November 1.		
1	Provide a narrative responding to staff comments	Provided	
2	Letter of intent is missing.	Included	
3	Lot area shall be indicated in survey	See revised survey	
4	Page A-003. Remove plumbing fixture calculations. Enlarge text on zoning setbacks	Plumbing fixture calculation eliminated. Texts enlarged.	A-003
5	Revise grade elevation in zoning information. Survey indicates 6.9' NGVD along the front sidewalk	Revised	A-003
6	Revise rooms breakdown table and areas. Some inconsistencies are - Room with 320.25 sf is located at the 1 floor, not on second floor plan. Room with 303.25 sf at the ground level is only 1 unit, table show 2 units, etc	Revised	A-003
7	Driveway front setback: In order to retain the existing driveway front setback, the Board shall find that the existing building and the addition complies with section 118-395(b)(2)d.2. for the replication and restoration of contributing buildings	Please see attached graphic with calculated areas of driveway and setback	A-029
8	Provide area of the existing driveway. Staff would recommend that the area of the new driveway would not exceed the existing of the driveway	Please see attached graphic with calculated areas of driveway and setback	A-029
9	As submitted, a variance from the minimum size for hotel units is required for the units within the new addition. The non-conforming units within the existing building are subject to the Board's approval based on section 118-395(b)(2)d.2	Variance Requested	
10	Note that there is a parking requirement of 0.5 space per hotel unit	Parking Calculation added	A-003
11	Note that there are off-street loading requirements for the new hotel units. A waiver may be approved by the Board conditioned to the submission of a plan delineating on-street loading approved by the parking Department	Waiver Requested	
12	Height of restrooms at the roof shall be reduced to the minimum required by the Florida Building Code	Height adjusted	A-501
13	Bar counter is not an allowable height exception and shall be removed from roof	Removed	A-105
14	Pantry/storage at the roof level is not allowed as a height exception and shall be removed from roof	Pantry/storage mislabeled, actually pool equipment room (mechanical area). Bar counter removed	A-105
15	Revise FAR calculations- bathrooms at the ground level shall be counted, all covered corridors around the courtyard shall count. Covered courtyard shall count. Trash area can be removed from FAR	Bathroom is been included in FAR. Covered corridors are part of the courtyard terrace area. Per definition of FAR terraces are not included in FAR.	A-015 to A-018
16	Indicate front setback to the elevated deck/seating area	Setback added added	A-101
17	Area of accessible roof deck above the main roof cannot exceed 50% of the area of the floor below. Provide area and calculations to satisfy this requirement.	Calculation added	A-030
18	Provide a section thru the planters at the roof level. Planters cannot exceed 3'-0" above the main roof	Section shown. Planters do not exceed 3' in height	A-502
19	Improve line weight on elevation drawings. Some features are missing	Improved	
20	Elevations of the roof decks are not consistent on pages A-100 and page A-105	Elevations revised	A-100 and A-105
21	Provide a section detail through the courtyard.	Enlargement provided	A-504
22	The maximum width of the walkway on the east side cannot exceed 44". Clarify height of this walkway. Is this another ramp?	Walkway proposed is 44" . It is part of the accessible route from the sidewalk and it ramps up to the lobby elevation	A-101
23	Provide details and sections of the lift in the front yard	Detail provided	A-032