

January 11, 2021.

RE: HPB20-0430, 3425 Collins Avenue.

Narrative of Modifications per HPB meeting recommendations 11/10/2020.

BUILDING HEIGHT

The building height was reduced from the previously submitted 263'-0" N.G.V.D. to 233'-4" N.G.V.D. to the top of counter at the roof top terrace level per alternative presented to the board in 11/10/2020 .

The top of structure (mechanical enclosure) was reduced to 251'-3" N.G.V.D.

The clear Lobby height, was increased by 6 feet from the previously presented alternative to the Historic Preservation Board in 11/10/2020 by reducing the clear floor height of the residential levels.

Please see sheets A-022 and A-023 for a progress comparison of height modifications of Previously Submitted Set of 09/08/2020, Previously Presented Revision to the Board on 11/10/2020, and Current Proposed Revision.

BUILDING SEPARATION

The building envelope and balcony geometry were revised to increase the building separation from the Historic Versailles structure. The closest dimension to the Versailles at the East edge was increased from 22'-8" to 26'-4" .

Please note that the previously approved design from 2016 had a separation of 22'-7" at the same location. See sheet A-024 for a comparisons side by side of the previously approved separation and currently proposed design.

To achieve this greater separation from the Historic Versailles a combination of design revisions were introduced including:

- reduction of glass enclosure at the north-east corner of the building,
- reduction of balconies at the east and north sides of the building,
- reduction of balconies extents at the north perimeter of the building,
- reduction of balconies to the east,
- and overall shift of the building to the south and west.

CURB CUTS REDUCTION

The Access to the properties from Collins Avenue was revised to eliminate one curb cut.

The two, previously independent entrances for the Hotel and the Residents were consolidated into a single entrance, reducing the number of curb cuts on Collins Avenue from three to two per COMB Staff recommendation.

Barbara Pederzoli
For the Firm