



**Response Sheet**

**FINAL & FORMAL SUBMITTAL**

**HPB20-0441, 3425 Collins Avenue.**

**Please provide a narrative response to the comments listed below.**

**1. DEFICIENCIES IN PRESENTATION**

- a. The front (west) portion of the site inclusive of the monumental stair for the residence should be removed from this set of plans and added into HPB20-0430 or this application will need to be delayed until an approval for HPB20-0430 is approved by the Board.  
**R: Comment addressed on sheet A-001.**
- b. Plans should more clearly indicate the areas that are part of this application. Areas that are not part of the application should be noted that they are not within the current scope and should be faded out.  
**R: Comment addressed on sheet A-001.**
- c. Additional details of the trellis structure shall be provided including the tension fabric system proposed. It is not currently clear how or if the fabric retracts. The width of the trellis should be noted, additional development in terms of constructability will need to be submitted (the note on the plans that that it may change after engineering is not sufficient if there are any significant changes. For example, if after approval it is determined that cross beams are required, this structure would need to return to the Board). How is the trellis attached to the wall of the lounge/patisserie?  
**R: Refer to sheets AS-1.101 and 1.102 where more details were included. The Tensile Membrane is fixed but can be removed in the event of a mayor storm.**
- d. Additional details of the pergola structures are required. Sheet AS-1.202 is illegible and should be removed. These structures will need to be clearly identified a dimensioned site plan.  
**R: Sheets AS-1.201 and 1.202 were redesigned and improve with more notes and dimensions.**
- e. Provide additional information regarding the architectural glass wall including height.  
**R: Glass Feature Wall by Artist to be Selected, 9'-9.5" Tall x 20'-0" Wide.**
- f. Provide all required setback lines for the Oceanfront Overlay on plans.  
**R: Lines have been provided in Red on new drawings.**
- g. The landscape material notes shown on L-100.00 are not legible.  
**R: Notes have been clarified. Hatches removed for better legibility.**
- h. The diagrams shown on L-102.01 are not legible.  
**R: Diagram has been clarified. Only color shown for better readability.**



- i. Additional information will need to be provided for the bar counters, including drawings that show that no part of the bar counter, including any back bar is visible from the Beachwalk. Please include dimensioned elevation and plan drawings for the bar counter(s) and pizza oven.  
**R: Sheet A-100.3 shows a section with a line of sight that explain that no bar counter would be visible from the Beachwalk.**
- j. Provide additional details of the proposed bathroom, elevator and both buildings including dimensioned plan and elevation including setback lines.  
**R: Sheet AS-1.201 and 1.203 present the**
- k. Provide site elevation drawings showing the changes in levels for the rear yard, include heights in NGVD. Update site section drawings to show heights.  
**R: Refer to new sheets A-100.2 and A-100.3**

## 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. We recommend that the landscape plan within the dune overlay be amended to remove non-tree landscape that exceeds 36" at maturity for 50% of the linear rear frontage.  
**R: We have cleared 50% of the rear frontage of landscape material that grows past 36" at maturity. Corridors of low grasses and low ground cover have been created at 50% of the length**

### Additional comments made by Irina Villegas.

1. The Planning Director shall approve the use of 'stabilized granite' as applicable for open space required.  
**R: We have included further documentation and will be able to provide a sample at the Director's request. The stabilized granite (or other forms of aggregate) is naturally stabilized without using polymers and it is fully permeable. The aggregate we plan to use (from coquina stone or similar) has a high albedo to prevent overheating. In texture it is just slightly rougher than sand, requires less maintenance and is ADA accessible. In summary, our strategy is to keep this area cool, permeable, accessible and to prevent the high maintenance and intense water consumption of a lawn.**
2. Elevated walkway and ramp that require a handrail shall be setback 15'-0" from the side property lines.  
**R: Refer to the requested variance for this item.**
3. Setbacks and dimensions are missing.  
**R: Sheet A-100.P was revised to address the comment.**
4. If the stabilized granite on walkways in the Dune Overlay is considered not open space material, why is considered as open space in the Oceanfront Overlay.  
**R: Diagram has been corrected to show Stabilized granite (aggregate) as Open to Sky.**



5. The covered terrace on the north side of the Oceanfront Overlay do not count as open space for the portion with grass below, unless the area is open to the sky. Retractable cover is not considered as open space. Revise drawings to clearly indicate if the covered terrace is trellis or retractable roof. Plans are not consistent.

**R: The covering on the trellis has been removed in this area.**

6. Height of fence shall be measured from the elevation of the Beachwalk at the center of the property.

**R: Noted and indicated on the section drawings 3/L-200.00 and 3/L-201.00**

**Additional comments from Ricardo Guzman.**

A minimum of 50% of the property frontage facing the Beachwalk (private and public property) should consist of plant species that would naturally not exceed 36" in height at maturity and would not require periodic pruning in order to maintain such height. Please identify view corridors created by the low height plant material and dimension areas intended to be transparent.

**R: We have cleared 50% of the rear frontage of landscape material that grows past 36" at maturity. Corridors of low grasses and low ground cover have been created at 50% of the length.**