

RESPONSE TO PLAN CORRECTIONS REPORT (HPB22-0562) / 6747 Collins Ave

Department	Status	Reviewer
HPB PLANNING DEPARTMENT	<i>Fail</i>	James Seiberling

Comment Number	Comment	Response	Plan Reviewer
COMPLIANCE WITH DESIGN REVIEW CRITERIA			
1.A	FAR: the open-air stair at Collins Av counts in FAR, the bike storage room counts as FAR unless bike parking is being provided to reduce the parking requirement. Level 2, the portion of the floor between the parking and the easternmost columns counts as FAR.	Noted	<i>James Seiberling</i>
1.B	Provide a design inspiration narrative and diagrams and explain design of the currently proposed Collins Av façade.	Provided. See Project Narrative/Inspiration	<i>James Seiberling</i>
1.C	Indicate all materials in elevation. It is not clear what the brown materials is.	Added Material Board	<i>James Seiberling</i>
2.A	Staff believes that the design of the Collins Avenue facades submitted at the April final submittal is more successful and would recommend returning to a similar design.	Noted	<i>James Seiberling</i>

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COMPLIANCE WITH DESIGN REVIEW CRITERIA			
1.A	Dimension all driveways, ramps and parking spaces.	Updated. See sheets A1.103-104	James Seiberling
1.B	Plans are extremely diagrammatic. Single lines representing walls are not acceptable. All walls should be drawn with a thickness. Additionally, all door and windows must be represented in plan.	Updated	James Seiberling
1.C	All rooms must be clearly labeled.	Updated	James Seiberling
1.D	FAR diagrams cannot be reviewed until the rooms are labeled and the walls are properly represented.	Updated	James Seiberling
1.E	On level 3, all mechanical lifts should be represented in plan. Please number each parking space. Mechanical lifts require the review and approval of the Planning Board.	Updated and Noted. Applicant will seek PB Approval for Mechanical Parking.	James Seiberling
1.F	Provide a hotel unit size chart with unit number and square footage.	See sheet A0.011	James Seiberling
1.G	Provide unshaded line drawn elevations without landscaping.	See sheet A3.100A, 101A, 102A & 103A	James Seiberling
1.H	Provide level heights in elevation and section in NGVD values.	Provided. See Elevations	James Seiberling
1.I	Building height is measured from BFE plus CMB freeboard to the top of the roof. Please revise building height dimension on elevations and section.	Revised. See Elevations	James Seiberling
1.J	Indicate the maximum pedestal height in elevation drawings with a dashed line.	Provided. See Elevations	James Seiberling
1.K	Staff is not able to determine if the project complies with the tower setbacks. It appears that the covered roof area along Collins Ave and the deck at level 5 do not comply. The covered roof area does not appear constructable as shown in elevation.	Revised. See Elevations and Section. The deck will be part of the podium and less than 50' in height. The covered roof area will be a trellis and the edges of the amenity deck will be planters, permitted height exceptions.	James Seiberling
1.L	Dimension height of rooftop parapet and mechanical room at roof level.	Revised. See Elevations	James Seiberling
1.M	Provide context elevation drawing.	Provided. See sheet A3.105	James Seiberling
1.N	Provide enlarged elevation drawings of the podium at east and west elevations.	Provided. See sheet A3.104	James Seiberling
1.O	Provide a rendering from Collins Avenue including a pedestrian level rendering.	Provided. See sheet A4.102	James Seiberling
1.P	Provide a design inspiration narrative and diagrams and explain design of Collins Av podium level.	Provided. See sheet A0.010	James Seiberling