

1685 Collins Ave
NARRATIVE RESPONSE CHART
Comments Issued: 11/24/2021
Final Submittal: December 6, 2021

Item	Comment	Response	Reference Sheet Number
1) HPB Plan Review – Jake Seiberling			
1. DEFICIENCIES IN PRESENTATION			
a.	Provide a rendering of the proposed modifications to the front porch area.	A rendering of the front porch has been provided on Sheet A405.	See Sheet A405
b.	Provide additional information regarding the modifications to the front porch area (flooring/step, ramps, fountain, new doors etc.)	A rendering of the front porch area has been provided on Sheet A405.	See Sheet A405
c.	Provide enlarged plan elevations section of the trellis and canopy structure.	See enclosed enlarged floor plan, roof plan and section on Sheet A404A and A404B.	Sheet A404A A404B
d.	<p>Provide additional detail of the proposed terrazzo flooring. Is it tile, poured, will it have dividers? Provide a detail with dimensions.</p> <p>The “plan” on ID-16 shows that the angles of the diamonds are not consistent, is this on purpose?</p>	<p>Please see enclosed additional details regarding the proposed terrazzo floor including the detailed dimensions on Sheet ID-16. Yes, it will be a poured installation with no metal strip details. It will be divided between the two tones of terrazzo to create the border.</p> <p>Yes, the angles of the diamonds are inconsistent on purpose to create the effect of handmade work.</p>	See Sheet ID-16

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)			
a.	Staff recommends that the octagonal columns be restored. Staff would be supportive of a new finish or material but not a new design.	In response to staff's recommendation, we are making all of the columns octagonal. They will be painted with the terrazzo recessed base. The columns at the mezzanine bridge will be clad in mirror.	See Sheet ID-37 (rendering) and Sheet ID-24
b.	Staff recommends elimination of the proposed ceiling treatment as it is not consistent with the postwar deco style of the building, the two sections do not match and the columns cannot be centered. If the applicant wishes to provide additional interest at the ceiling staff recommends exploration of a tray ceiling detail with light cove.	Following staff's recommendation, we are re-introducing the historic ceiling design.	See Sheet ID-19 and ID-20
c.	Staff recommends that the terrazzo floor pattern within the lobby be scaled up in a similar or larger size to the exterior terrazzo. Staff recommends providing a border at the perimeter, columns, etc.	Following staff's recommendation, we studied the transition from the exterior terrazzo to interior and have modified the interior terrazzo design to be more similar to the exterior terrazzo, including enlarging the size of the terrazzo floor pattern in the lobby.	See Sheet ID-16 through ID-18
d.	Staff finds that the non-Miami reference images are not relevant.	Acknowledged. Non-Miami reference images have been removed unless for internal design purposes to show references of color or materiality.	N/A
2) HPB Zoning Review – Irina Villegas (via email)			
a.	Page A2.02B, A2.02C. Cabanas shall be setback a minimum of 5'-0" from the side property line.	See updated movable pool furniture on sheets A2.02B and A2.02C. See also proposed concepts on ID-32, which will not be permanently affixed to the ground (and therefore permitted within the 5 foot setback area).	See Sheets: A2.02B, A2.02C, and ID-32

b.	Existing height of mechanical equipment on the roof of the bungalow building at the north side is not indicated on plans. Although a parapet is proposed to screen visibility from the right-of-way and Beachwalk, it is unclear if the existing equipment is still visible from any point along the right-of-way. Applicant is responsible to ensure compliance with the City Code.	See elevation for the height of the mechanical equipment on Sheet A403A. The proposed parapet covers the proposed mechanical equipment.	See Sheet A403A
3) Planning Landscape Review			
1.	Provide a completed landscape legend form. The "provided" column is applicable/required during the plans review process.	Raymond Jungles, Inc. spoke to Enrique Nunez on December 1, 2021 regarding this comment. We agreed that the "required" column should be based on the limited work that is being proposed by the Application. The revised landscape Legend form can be found on LP.301.	See Sheet LP.301

Index of Plans

<u>File Name</u>	<u>Description</u>
Plans 1	Cover sheet, renderings, survey, index, data, FAR
Plans 2	Site photos, historic images, microfilm
Plans 3	Existing and Demo plans and elevations
Plans 4	Proposed plans and elevations
Plans 5	Interior Design Package
Plans 6	Interior Design Package (continued)
Landscape 1	Cover sheet
Landscape 2	Tree disposition plan
Landscape 3	Hardscape plan
Landscape 4	Grading Plan
Landscape 5	Canopy and Understory Planting Plan, Proposed plant list, landscape mitigation and planting details