



September 8, 2023

Re: Response to HPB Plan Review Comments, **Permit # HPB23-0592**  
624 Collins Avenue, Miami Beach, FL 33139

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**RESPONSE TO HPB PLAN REVIEW COMMENTS**

<b>HPB PLAN REVIEW</b>	
09/05/2023   Review by James Seiberling	
<b>Comment</b>	<b>Response</b>
<b>1. DEFICIENCIES IN PRESENTATION</b>	
a. Provide larger scale existing and proposed FAR diagrams that show the floor plans.	R./ A separate sheet is provided with a larger scale of the existing and proposed F.A.R. diagrams. Please, refer to A005 sheet
b. The text on most sheets is illegible when printed on an 11x17 sheet. Please enlarge text size.	R./ Overall text sizes and dimensions have been enlarged for greater legibility.
c. Provide section drawing between column lines 5 & 6 through the new stairs on the south and architectural projection on the north. Further information is needed on the north side projection in order to determine if it is FAR and if it is or is not an allowable yard projection. Please dimension the projection into the side yard (25% max into existing setback).	R./ A building section is provided showing the southern new stair and northern projection, which is proposed to project 1'-3" (25%) into the existing setback of 5'-0".
<b>2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)</b>	
a. Staff recommends that the 2nd floor balustrade on the east façade be recreated based upon available historical documentation to the greatest extent possible and that a new storefront window be introduced behind the recreated balustrade.	R. / Second floor balustrade has been recreated with vertical mullions at the proposed storefront upon recommendation.
b. Staff recommends a bronze window and door frame finish in lieu of black.	R. / Proposed finish for Storefronts, Windows and Doors has been revised to dark bronze in lieu of black.