



December 7, 2022

Re: Response to HPB 1st Review Comments, **File # HPB22-0551**
4000 Collins Avenue, Miami Beach, FL 33140

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RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB PLAN REVIEW 12/05/2022 Review by James Seiberling	Response
2. DEFICIENCIES IN PRESENTATION	
a. The historic resources report must be expanded to include the new addition.	Will be expanded
b. The text on some pages is not legible.	The set has a bigger font size
c. Provide enlarged FAR drawings. All areas excluded from FAR shall be clearly labeled.	Refer to provided FAR diagrams A-006 through A-006.3
d. The lower floor plans do not need to be provided.	We have eliminated from the set the lower floor plans
e. Provide an enlarged rooftop demolition plan and proposed plan. All demolition should be highlighted in red.	See ED-104
f. Provide enlarged rooftop elevation drawings of all sides of the building.	Refer to A203 and A204
g. Provide existing and proposed section drawings through showing the existing roof deck, new elevated roof deck, new mechanical room, bar addition, covered roof etc.	Refer to A-301 and A-302
h. Provide a pedestrian level rendering from Collins Avenue south of 40th Street.	Refer to R-005



Digitally signed
by Jose L Gomez
Date: 2022.12.08
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