

PLAN CORRECTIONS REPORT (HPB24-0625): RESPONSES TO COMMENTS

PLAN ADDRESS: 947 Lincoln Road

PARCEL: 02-3234-018-0010

Submittal Intake **Version: 1** **Date Received: 07/19/2024** **Date Completed: 07/25/2024**
Final Submittal: **August 4, 2024**
Notice to Proceed Issued: **August 14, 2024**
Paper Final Submittal: **August 16, 2024**
HPB Hearing: October 8, 2024

Submittal Intake Comments:	Responses to Comments:
1. Sheet EXIST-201, the entrance door on the corner is not shown to be demolished.	Please see Sheet EXIST-101 Legend, Note #11, and Sheet EXIST-201, Legend, Note #03, noting that the existing aluminum corner door is to be removed.
2. Provide a larger scale plan of the kitchen area and label all equipment.	Please see Sheet A-101.1 with enlarged kitchen plan and Equipment Schedule identifying the Wood Work Table and other equipment near the Lincoln Road frontage.
3. Provide detailed section drawings of all cooking equipment and counters within the storefront windows and how they interact with the storefronts.	Please see Sheet A-101.1 with enlarged kitchen plan and Equipment Schedule identifying the Wood Work Table and other equipment near the Lincoln Road frontage, and see Rendering Sheets R003 and R004 depicting equipment and counters as seen from the Lincoln Road frontage.
4. Provide a detailed plan, elevation and section of the new arched storefronts. It is not clear if all of the doors are to be operable.	Please see Sheet A201 depicting the West Elevation and the arched storefronts, with knee walls, and the two remaining operable doors, and as depicted by Rendering R001.
5. Provide a detail of the proposed wood lattice system including installation method.	Please see Sheet A301 with cypress lattice detail and cross section.

6. Rendering R001, shows no depth for the arched window openings. The rendering also included large light fixtures that are not included in the plans.	Please see Sheet A301 with cypress lattice detail and cross section, with light sconces, and please see Sheet A201 depicting the light sconces on the West elevation window coverings.
7. Rendering R001, shown the storefronts along Michigan Avenue extending all the way to ground which is not consistent with the current configuration or the proposed plans. Please clarify.	Please see Renderings R001, R002 and R003 depicting the knee walls below the glazing along Michigan Avenue, and the plans on Sheet A201 depicting the retention of all knee walls.
8. Clarify how the second floor will be supported as it appears that the structure is being removed on the ground floor.	Please note the General Demolition Notes on Sheet EXIST-101 Note 4 (B) and (C) stating that no structural (load bearing) walls are to be demolished, and that structural engineer inspection is required prior to demolition of any walls.
DESIGN/APPROPRIATENESS COMMENTS (Recommendations):	
1. The preliminary evaluation plans showed more of an exhibition type kitchen as viewed from the street. This plan has changed to more utilitarian type equipment adjacent to the storefront. Staff recommends a plan more consistent with what was shown at the preliminary evaluation.	In response to this Recommendation, we have returned to the original show kitchen concept. Please see Sheet A-101.1 depicting the enlarged kitchen plan and Equipment Schedule identifying the Wood Work Table and other equipment near the Lincoln Road frontage, and see Renderings Sheets R003 and R004 depicting equipment and counters from the Lincoln Road frontage.
2. Within the arched openings, doors do not need to be provided if they are not intended to be used. Recommend. Removing these doors.	In response to this Recommendation, six of the storefront doors within the arched openings are now removed, with two retained at the northernmost and southernmost openings. Please see Sheet A201 depicting the West Elevation and the arched storefronts with knee walls and two remaining operable doors, and please the updated configuration as depicted by Rendering R001.

3. Staff recommends that the door opening between the two northernmost arched windows be retained.	In response to this Recommendation, the retention of the door opening was studied, but its use presented a conflict with the interior restaurant design by requiring the loss of valuable limited booth seating space, and it would shift and impair the current design for the host reception area for patrons waiting to be seated, which is best accommodated in its present configuration using the door nearest the northernmost corner, as opposed to shifting the host reception to the south and placement of a table in the northeastern corner.
4. Staff recommends that the wood screens be designed to be easily removable in the future.	In response to this Recommendation, the wood lattice systems are removable by design. Please see Sheet A301 with cypress lattice detail and cross section.
5. Staff recommends exploration of the introduction of divided lite transoms within the arched window consistent with the elevation drawing on page 8 of the historic resources report.	In response to this Recommendation, upon review of the use of the divided lite transoms, it was determined that their use would not be compatible with the proposed wood lattice system on the balance of the window surface, as well as conflict with the overall design aesthetic.
6. Provide physical material samples at hearing.	The Applicant will provide physical material samples of the proposed wood lattice system to share with the Board.