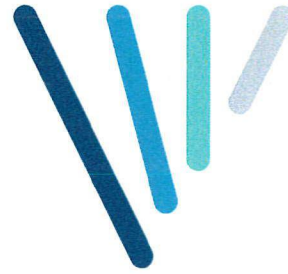

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HISTORIC PRESERVATION BOARD EXHIBIT A

EXHIBIT A

SEPTEMBER 9, 2019 SUBMITTAL

245 & 251 WASHINGTON AVENUE
MIAMI BEACH

MIAMI BEACH



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245 & 251 WASHINGTON AVENUE MIAMI BEACH FLORIDA

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HISTORIC PRESERVATION BOARD SUBMITTAL | 09 SEPTEMBER 2019

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Sheet	Sheet Title	Description of changes from Submittal
A-2	PROJECT DATA AND SHEET INDEX	Adjustments to II - Floor Area Summary; VI - Open Space
A-4	OPEN SPACE AND FAR DIAGRAM	Adjustments to FAR Diagrams and Open Space Diagram
A-7	SETBACKS	Adjustments from First Submittal Side Setbacks
A-13	PROPOSED CONTEXT PLAN	The addition of a Rainwater harvesting feature; the addition of an ADA ramp from the Drop-Off area; the elimination of one of the AC enclosures
A-14	PROPOSED GROUND FLOOR PLAN	Plan adjustments related to the change in floor elevation from +5.76' NGVD to +9.0' NGVD (additional steps to the front porch and an ADA ramp on the Drop-Off side); the addition of a Rainwater harvesting feature; the elimination of one of the AC enclosures.
A-15	PROPOSED MEZZANINE PLAN	The addition of a rest area above the free-standing volume, and of a bridge extension to it.
A-16	PROPOSED ROOF PLAN	An increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD)
A-18	PROPOSED CONTEXT ELEVATIONS - WASHINGTON AVENUE & COLLINS COURT	An increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD); a reduction in glass area at the ends of the front elevation.
A-19	PROPOSED ELEVATION - WEST	An increase in canopy height of the front entry porch (from +18.0' NGVD to +20.5' NGVD); a reduction in glass area at the ends of the front elevation.
A-20	PROPOSED ELEVATION - NORTH	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD); the addition of the ADA ramp.
A-21	PROPOSED ELEVATION - SOUTH	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD); the addition of the ADA ramp.
A-22	PROPOSED ELEVATION - EAST	An increase in canopy height of the Drop-Off entry porch (from +18.0' NGVD to +20.5' NGVD); the addition of a Rainwater harvesting feature; the elimination of one of the AC enclosures; the addition of the ADA ramp.
A-23	SECTION LOOKING EAST	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the addition of a rest area above the free-standing volume, and of a bridge extension to it from the Mezzanine.
A-24	SECTION LOOKING NORTH	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the addition of an ADA ramp; the addition of a rest area above the free-standing volume, and of a bridge extension to it from the Mezzanine.
A-25	VIEW FROM WASHINGTON AVENUE	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD); the elimination of one of the AC enclosures; the addition of a Rainwater harvesting feature; the addition of the ADA ramp.
A-26	VIEW FROM WASHINGTON AVENUE	The increase in floor elevation of the Ground Level from +5.76' NGVD to +9.0' NGVD; the increase in canopy height of the two entry porches (from +18.0' NGVD to +20.5' NGVD); the elimination of one of the AC enclosures; the addition of a Rainwater harvesting feature; the addition of the ADA ramp.
A-27	VIEW FROM COLLINS COURT	An increase in canopy height of the Drop-Off entry porch (from +18.0' NGVD to +20.5' NGVD); the addition of a Rainwater harvesting feature; the elimination of one of the AC enclosures; the addition of the ADA ramp.
A-30	ENLARGED SECTION OF FRONT PORCH	An increase in the canopy height (from +18.0' NGVD to +20.5' NGVD); the addition of vertical structure on the West side of the porch.
L-21	PROPOSED PLANTING PLAN	The addition of a Rainwater harvesting feature; the addition of an ADA ramp from the Drop-Off area; the elimination of one of the AC enclosures

I. SITE DATA SUMMARY

ZONING CLASSIFICATION:

RPS-3 RESIDENTIAL PERFORMANCE STANDARD

HISTORIC DISTRICT

Medium High Density Development

AE (EL. + 8.00' NGVD)

13,000 S.F. (0.2984 ACRE)

GROSS LOT AREA:

II. FLOOR AREA SUMMARY

FAR

ALLOWED

PROVIDED

MAXIMUM ALLOWABLE FAR

1.75 SF

22,750 SF

GROUND FLOOR:

4,214 S.F.

1,990 S.F.

6,204 S.F.

TOTAL F.A.R.:

0.48 SF

III. SETBACKS

REQUIRED

PROVIDED

DEFICIENCY

PEDESTAL FRONT (WASHINGTON AVENUE)

5.00' (ALSO MAXIMUM)

5.00'

PEDESTAL SIDE, INTERIOR

50.00'

7.50'

NORTH, INTERIOR SIDE SETBACK

50.00'

7.50'

42.50' (VARIANCE REQUESTED)

SOUTH, INTERIOR SIDE SETBACK

50.00'

7.50'

42.50' (VARIANCE REQUESTED)

PEDESTAL, REAR

13.00'

47.50'

NON-OCEANFRONT - 10%

5.00'

5.00'

ON-GRADE PARKING SETBACK, FRONT

5.00'

5.00'

ON-GRADE PARKING SETBACK, SIDE, INTERIOR

5.00'

5.00'

ON-GRADE PARKING SETBACK, REAR

5.00'

5.00'

NON-OCEANFRONT

5.00'

5.00'

IV. BUILDING STATISTICS

MAXIMUM BUILDING HEIGHT

5

2

GRADE

+5.10' NGVD

+29.75' NGVD

+35.75' NGVD (30.65 FROM GRADE)

EAVE LINE

50'-0"

+43.00' NGVD (37.90 FROM GRADE)

MID-POINT OF SLOPED ROOF

TOP OF THE ROOF RIDGE

V. MINIMUM OFF-STREET PARKING

Section 130-32 (27)

...ELEMENTARY AND NURSERY SCHOOLS

1 space per classroom

2 (2- classrooms)

1 space per 15 seats

2 (25 seats)

TOTAL PARKING

in Main Assembly Room

4

VI. OPEN SPACE

OPEN SPACE

9,100 SF (0.70)

5,793 SF

3,307 SF

Applicant will comply with the Open Space Requirement through payment-in-lieu pursuant to Section 142-704 (b) (4)

PLEASE NOTE THAT ANY SIGNAGE SUBMITTAL WILL BE PURSUED WITH STAFF AT A FUTURE DATE

DRAWING INDEX

COVER

PROJECT DATA AND SHEET INDEX

SURVEY

OPEN SPACE AND FAR DIAGRAM

SITE LOCATION

ZONING

SETBACKS

SITE VIEWS

SITE VIEWS

EXISTING SITE CONTEXT - WASHINGTON AVENUE

EXISTING SITE CONTEXT - COLLINS COURT

A-11

EXISTING SITE PLAN

A-12

PROPOSED SITE PLAN

A-13

PROPOSED GROUND FLOOR PLAN

A-14

PROPOSED MEZZANINE FLOOR PLAN

A-15

PROPOSED ROOF PLAN

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PROPOSED DROP-OFF DIAGRAM KIMLEY-HORN

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PROPOSED CONTEXT ELEVATIONS - WASHINGTON AVENUE & COLLINS COURT

A-18

PROPOSED ELEVATION - WEST

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PROPOSED ELEVATION - NORTH

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PROPOSED ELEVATION - SOUTH

A-21

PROPOSED ELEVATION - EAST

A-22

SECTION LOOKING NORTH

A-23

SECTION LOOKING EAST

A-24

VIEW FROM WASHINGTON AVENUE

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VIEW FROM WASHINGTON AVENUE

A-26

VIEW FROM COLLINS COURT

A-27

INSPIRATION IMAGES: FABRIC ARCHITECTURE AND GLAZING SYSTEM

A-28

INSPIRATION IMAGES: ARCHITECTURE SCREEN

A-29

ENLARGED SECTION OF FRONT PORCH

A-30

INSPIRATION IMAGES: METAL SHADE CANOPY AT DINING TERRACE

A-31

MATERIALS AND INSPIRATION INSPIRING AND TEACHEING RESILIENCY & SUSTAINABILITY

A-32

MATERIALS: GLAZED COLOR TERRACOTTA BAGUETTE FENCING

A-33

FENCE DETAIL

A-34

MATERIALS: METAL FENCING AND GATES

A-35

HVAC & TRASH ENCLOSURES: SIMPLE, MODERN VERTICAL LOUVERS IN COLOR

A-36

TREE MITIGATION PLAN

L-01

TREE MITIGATION NOTES & DETAILS

L-02

PROPOSED HARDSCAPE PLAN

L-11

PROPOSED PLANTING PLAN

L-21

PLANTING NOTES

L-22

PLANTING DETAILS

L-23

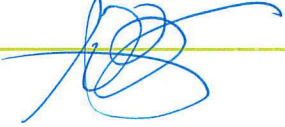
IRRIGATION PLAN

L-31

LANDSCAPE LIGHTING

L-41

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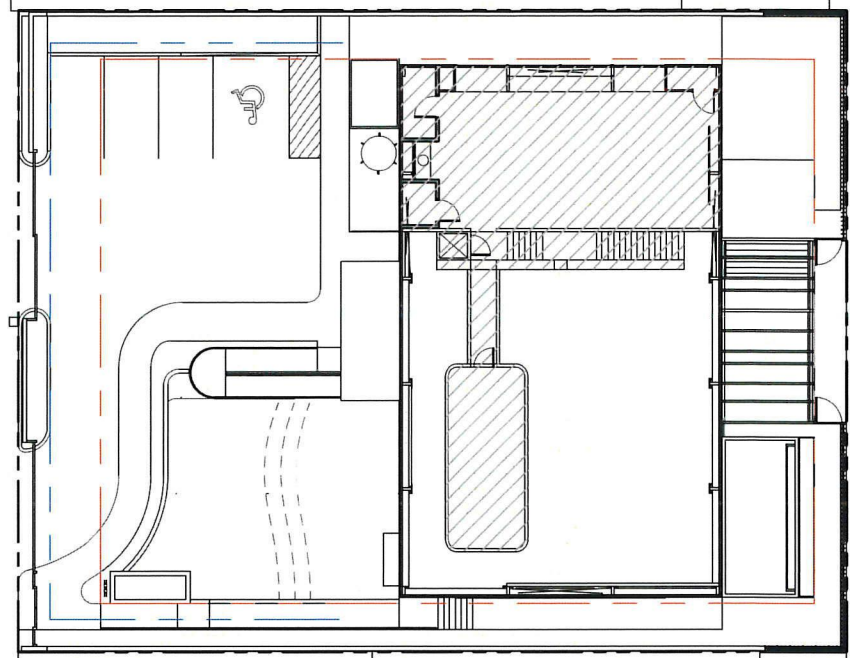


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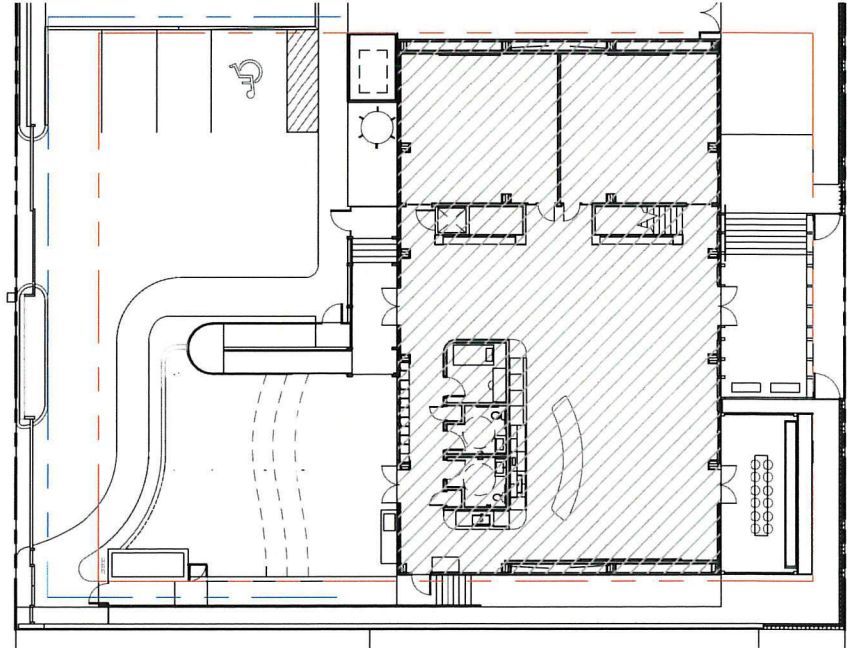


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MEZZANINE LEVEL
F.A.R.: 1,990 SF
F.A.R. AREA
TOTAL F.A.R.: 6,204 SF



GROUND LEVEL
F.A.R.: 4,214 SF

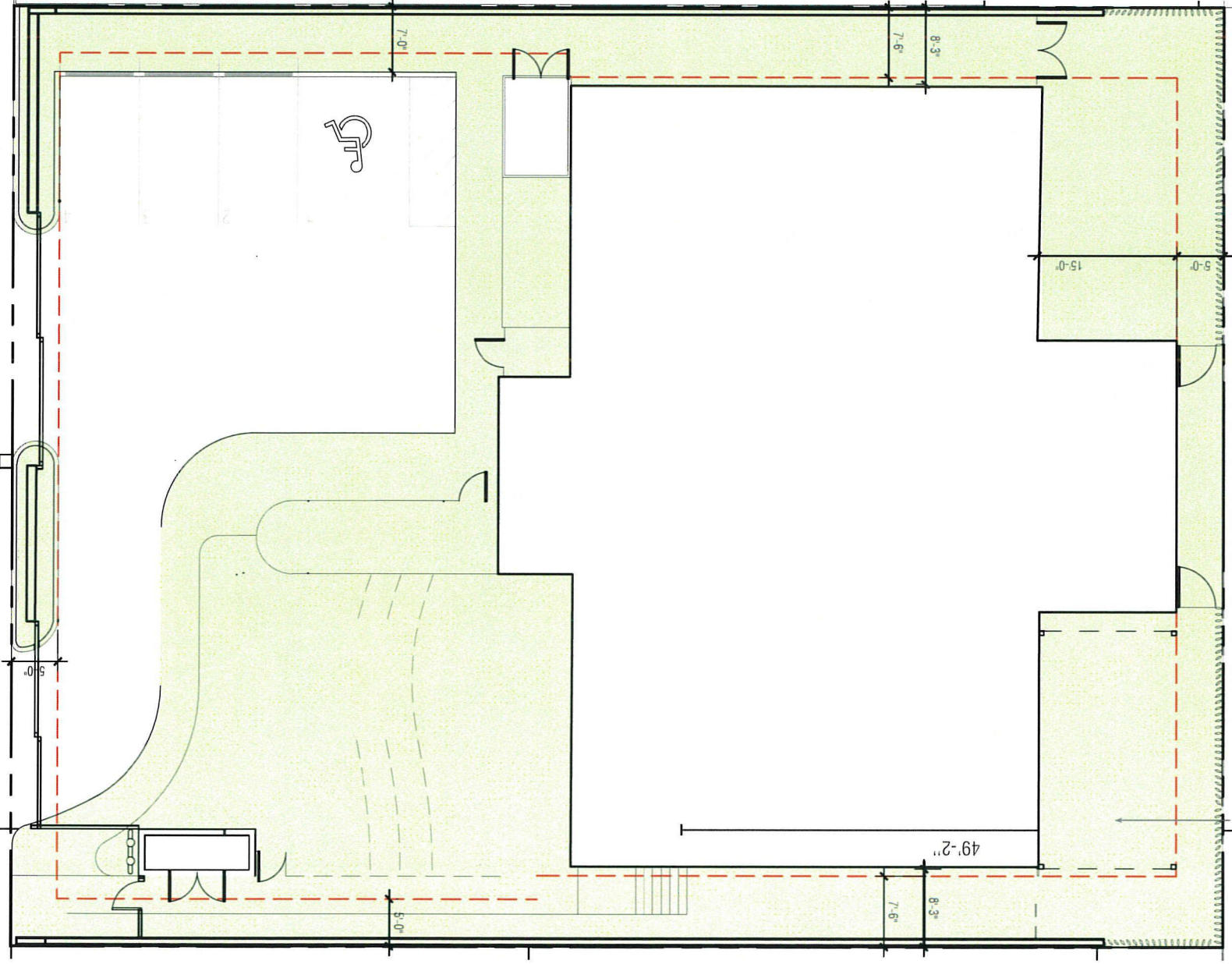


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OPEN SPACE AND F.A.R. DIAGRAM



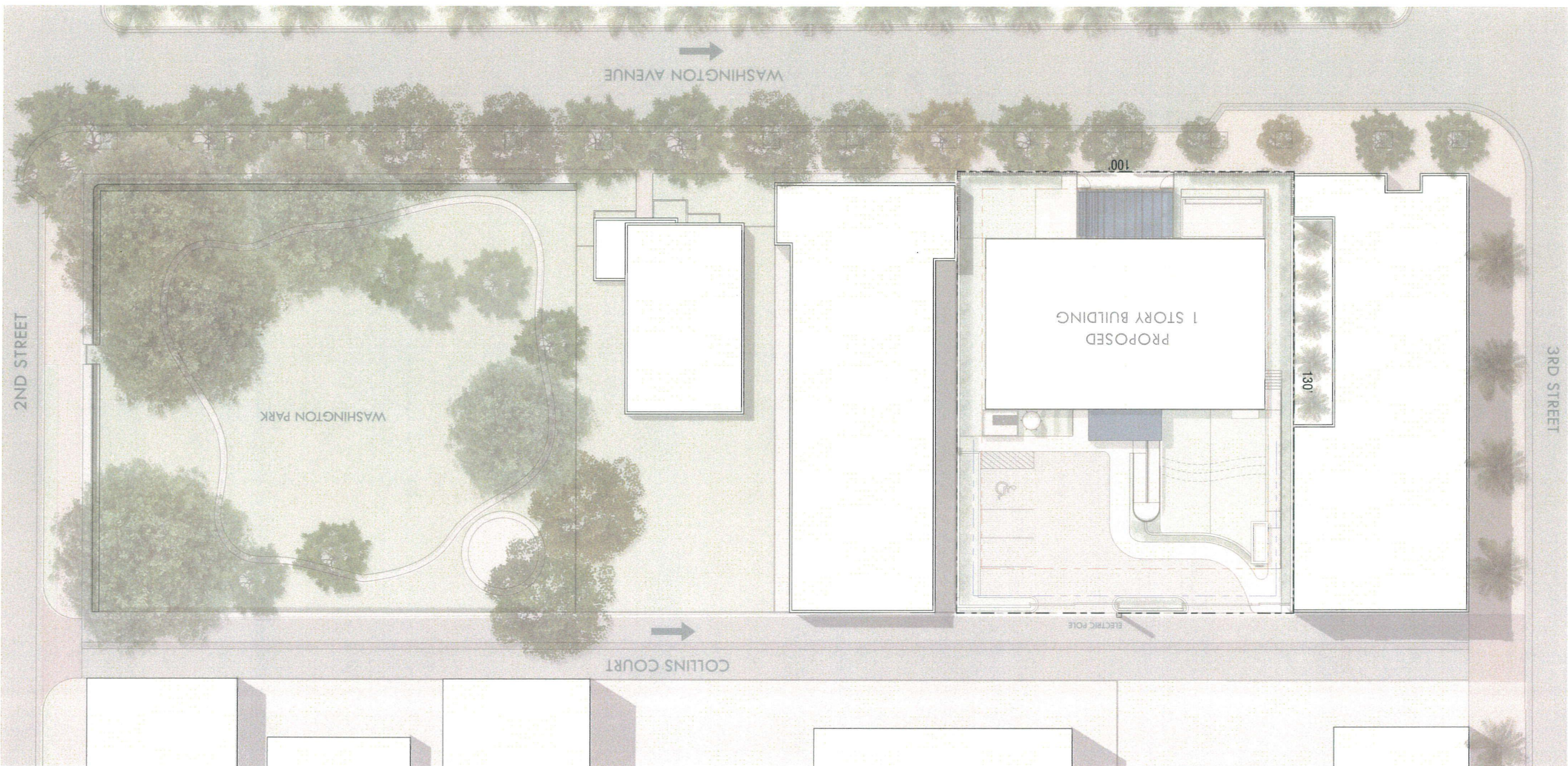
OPEN SPACE AREA
MINIMUM OPEN SPACE REQUIRED (0.7 Lot Area) 9,100 SF
OPEN SPACE PROVIDED 5,793 SF
DEFICIENCY IN OPEN SPACE 3,307 SF
Applicant will comply with the Open Space requirement through payment-in-lieu pursuant to Section 142-704 (b) (4)



RETRACTABLE CANOPY
ABOVE



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PROPOSED MEZZANINE FLOOR PLAN

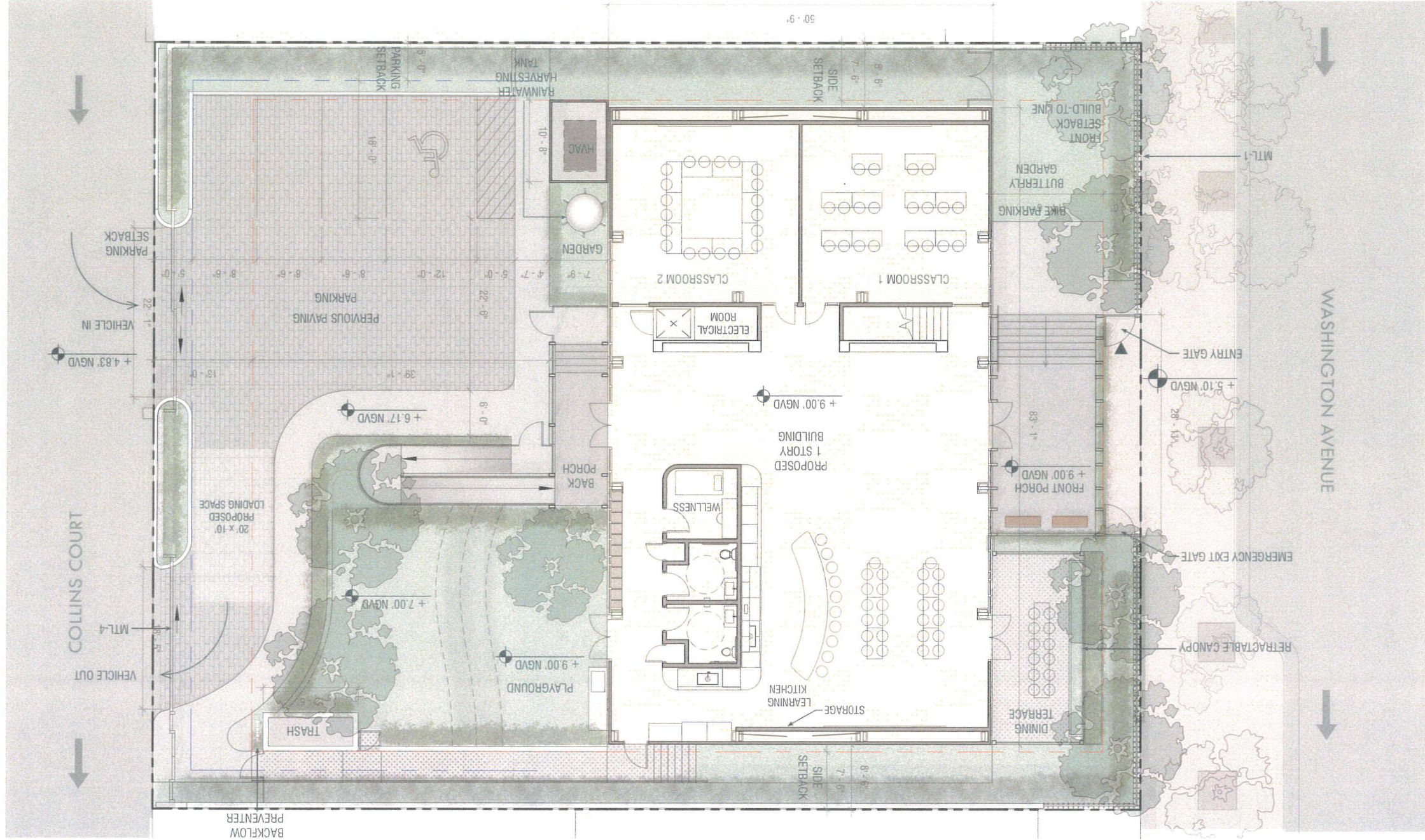
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A-14

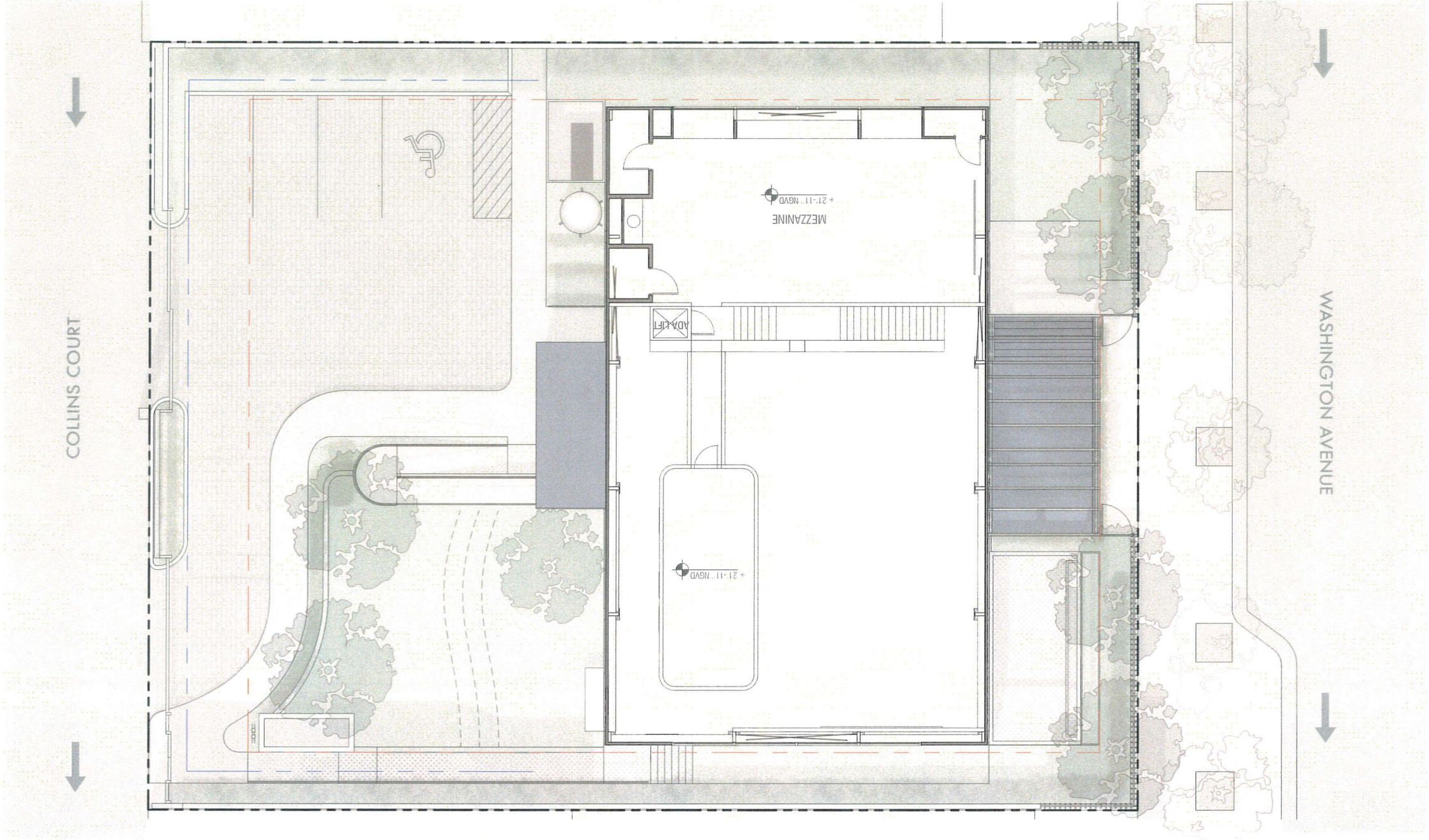


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- LEGEND:
- GL-1 CLEAR, LAMINATED GLASS UNITS WITH LARGE MISSILE-IMPACT INTERLAYER IN GREY FINISHED METAL STOREFRONT SYSTEM
 - GL-2 GLASS CANOPY OVER METAL PURLINS
 - WS-1 ACRYLIC, HIGH-STRENGTH TEXTILE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS
 - MTL-1 INTEGRAL COLOR CAST CEMENTITIOUS AIRFOIL FIN FENCING - SEE DETAIL A-26
 - MTL-2 ARCHITECTURAL SCREEN (SLATE BLUE) AND ROOF CANOPY W / STAINLESS STEEL CABLING FOR PLANT TRAINING
 - MTL-3 METAL FENCE EMBEDDED WITHIN DECORATIVE HEDGE PLANTING - SEE LANDSCAPE
 - MTL-4 COLORED METAL VEHICULAR GATE IN PERIMETER FENCE WITH PEDESTRIAN DOOR COMPONENT (SEE SHEET A-28 FOR COLORS)
 - MTL-5 METAL LOUVERED ENCLOSURE FOR HVAC EQUIPMENT
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 - RS-1 ACRYLIC PTO, HIGH-STRENGTH, TENSILE ROOF MEMBRANE

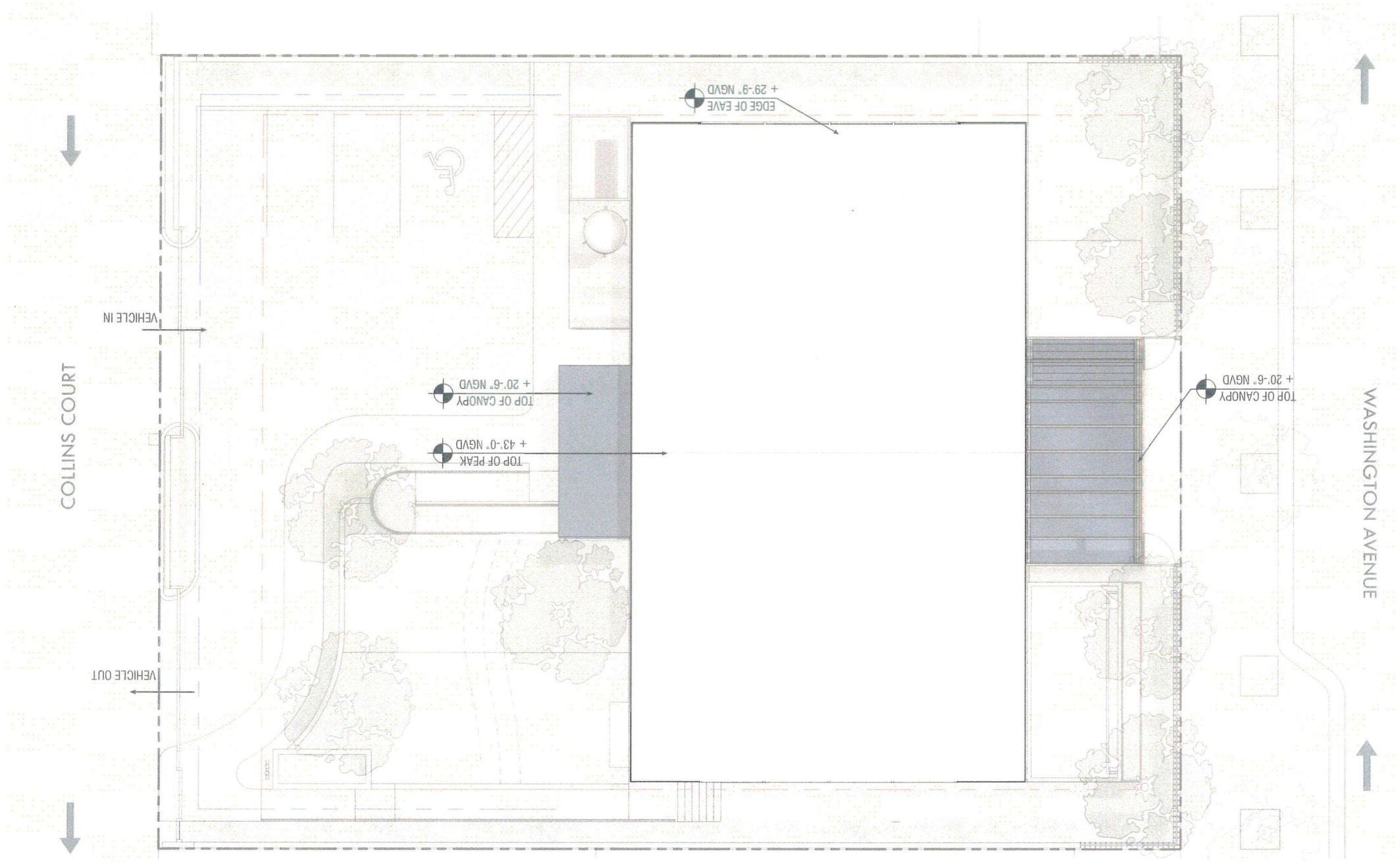


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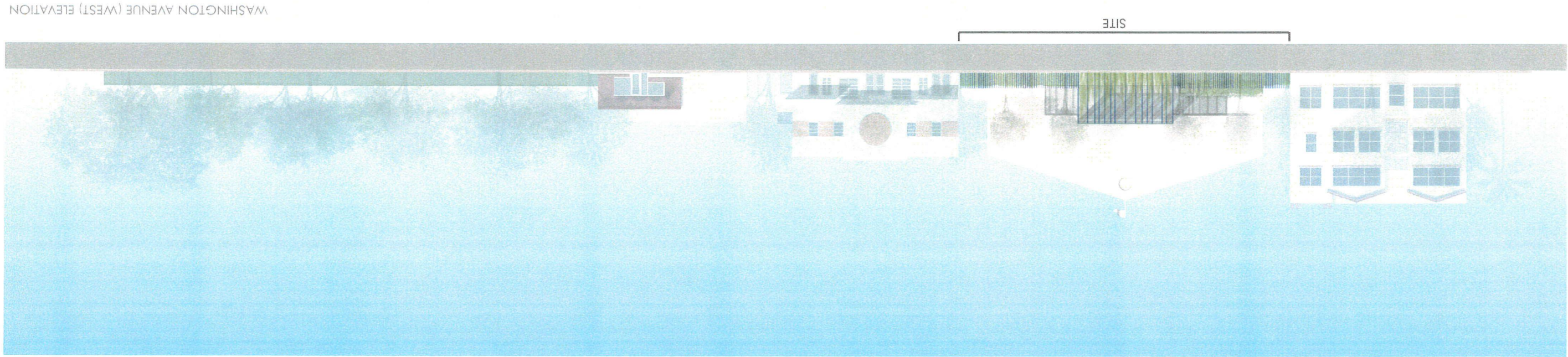
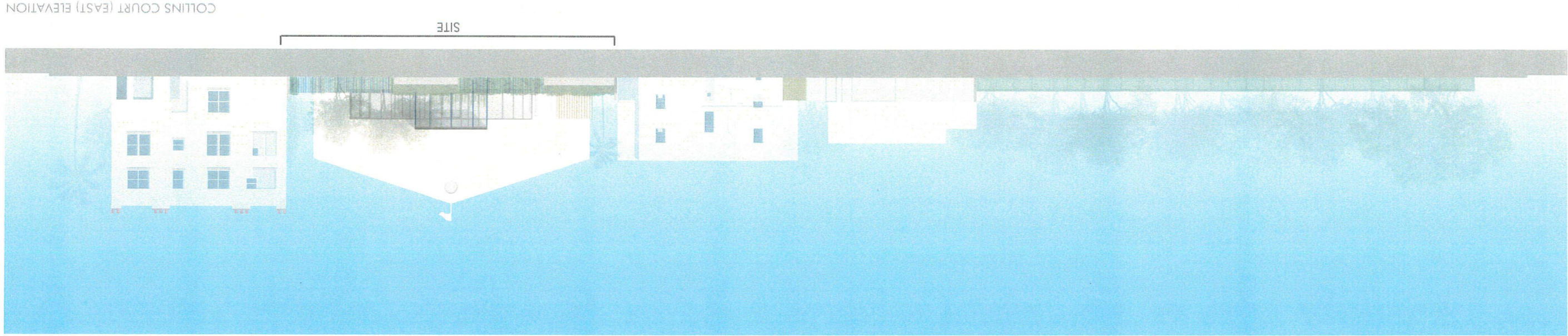


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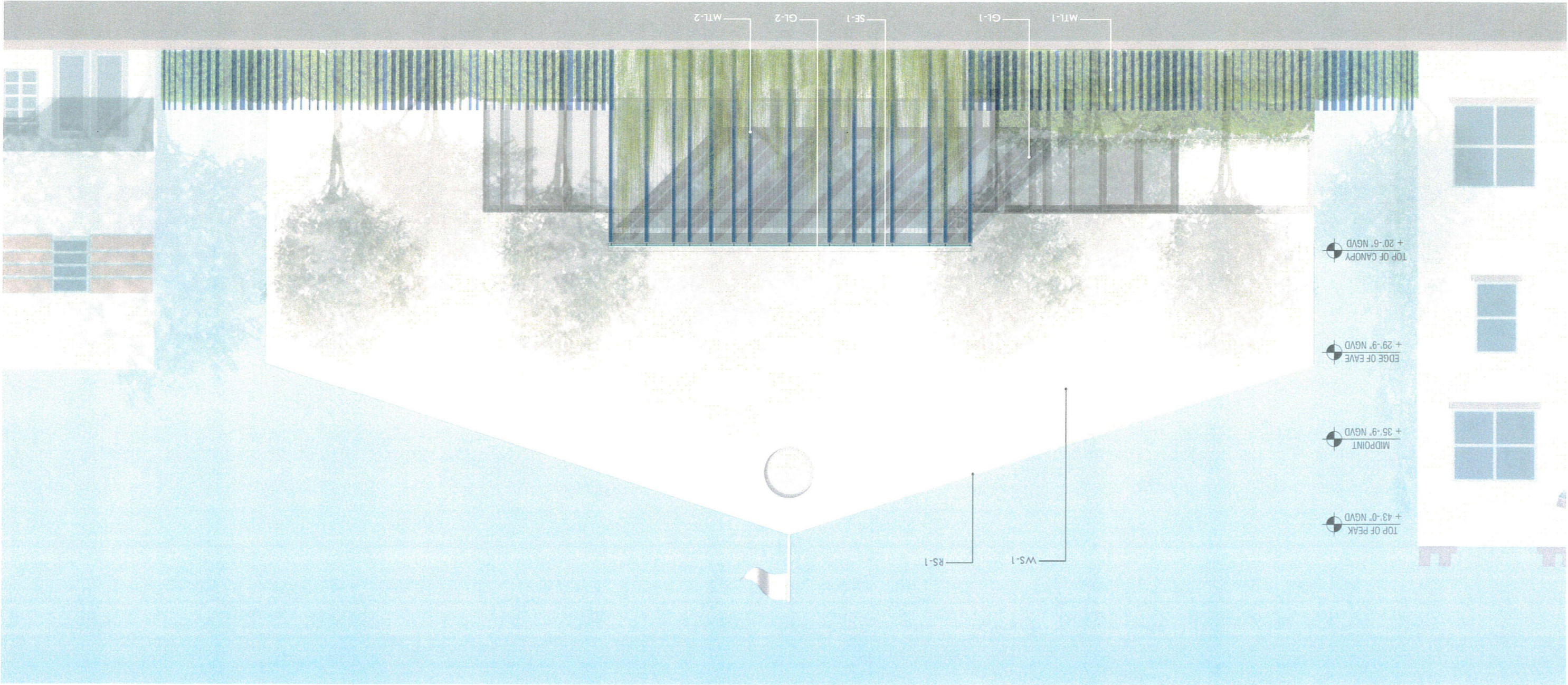


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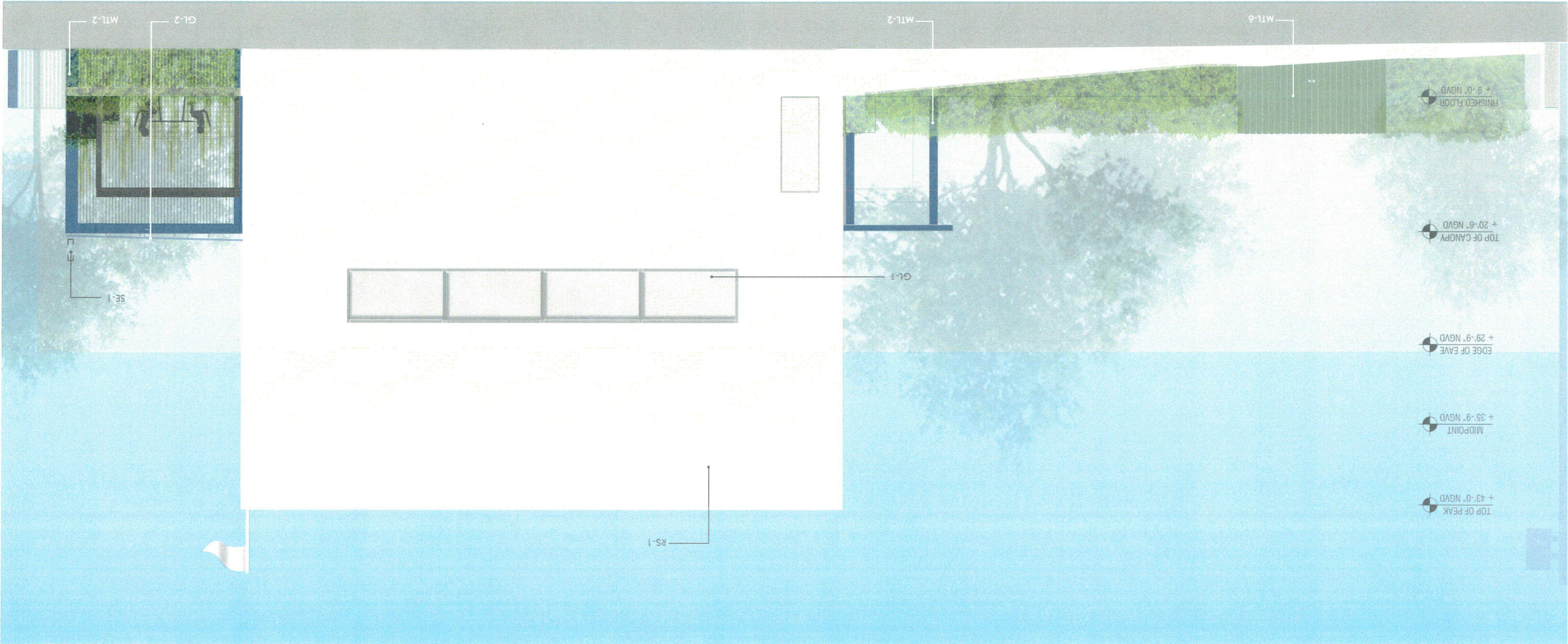
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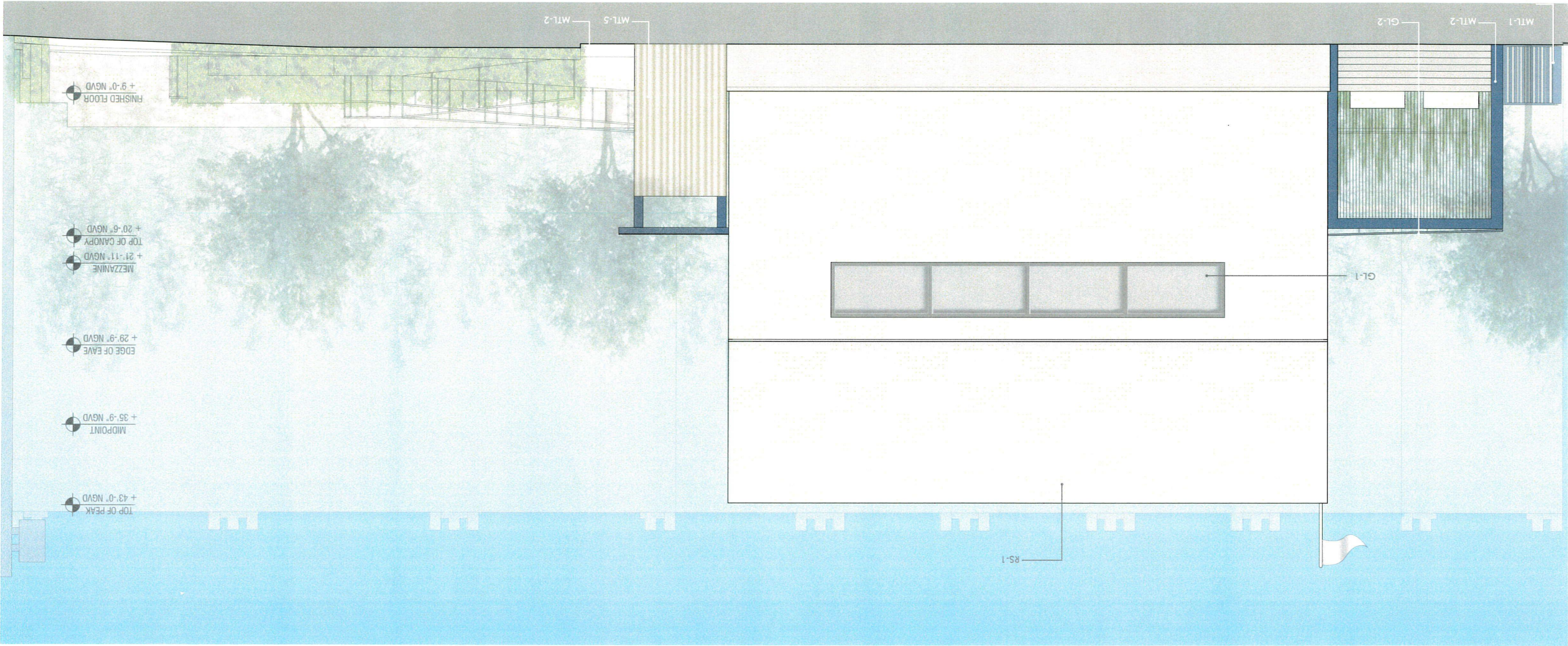
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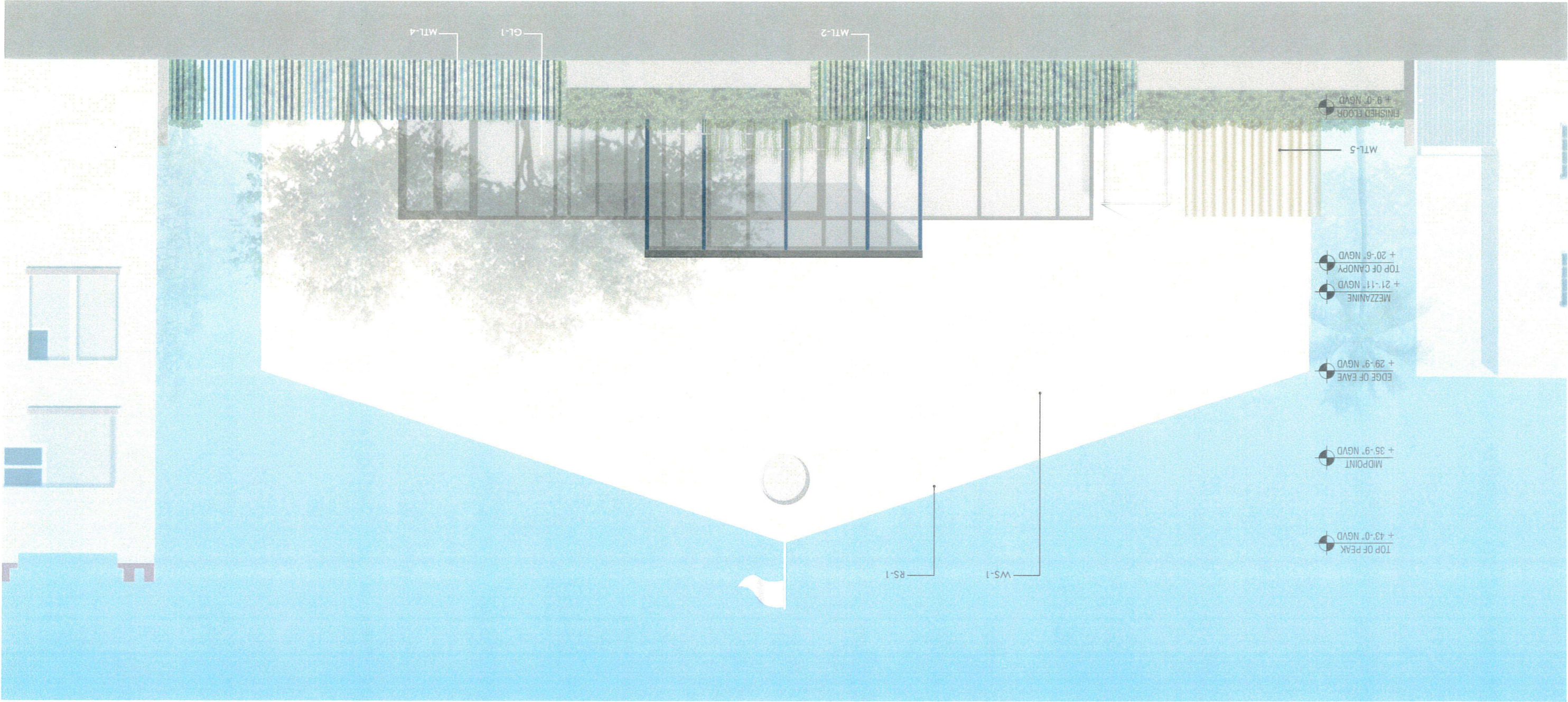


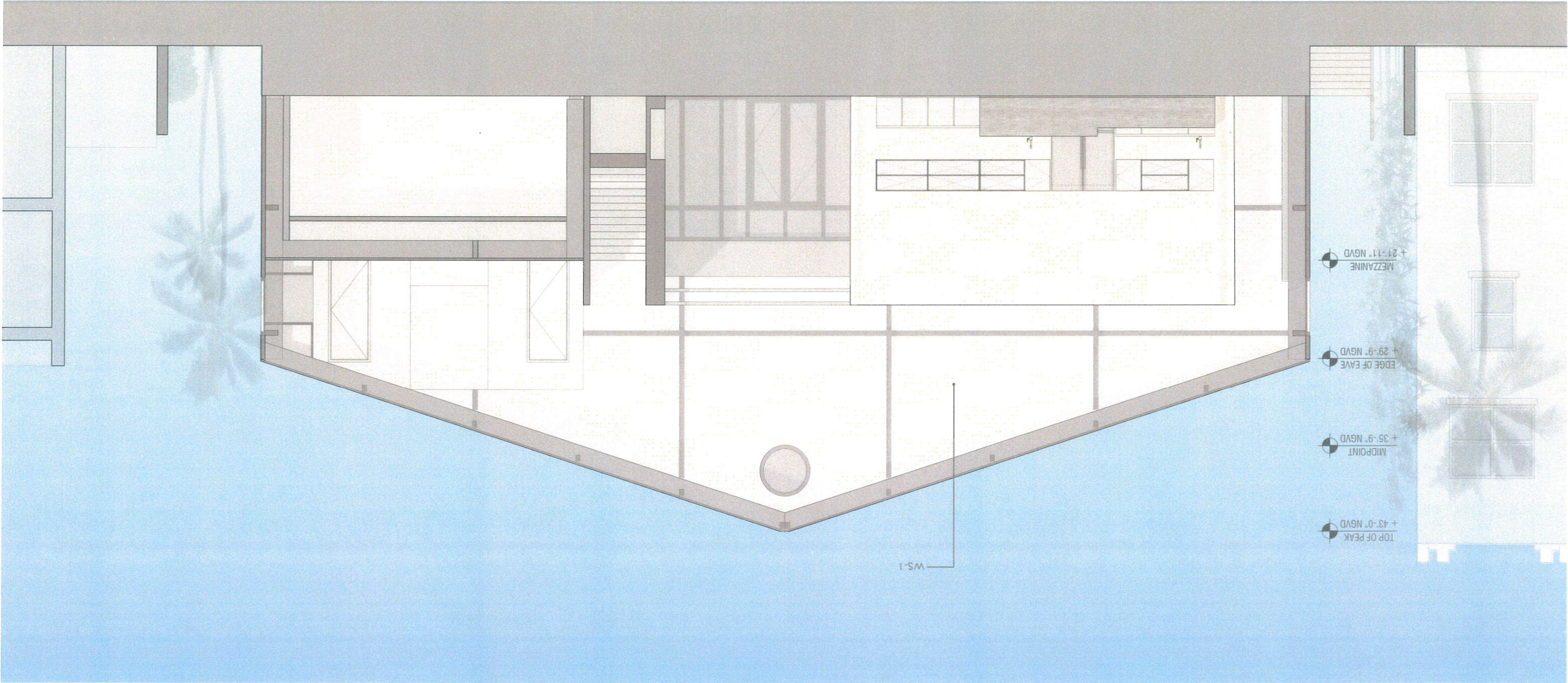
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SECTION LOOKING EAST

SCALE: 1/8" = 1'-0"

A-23

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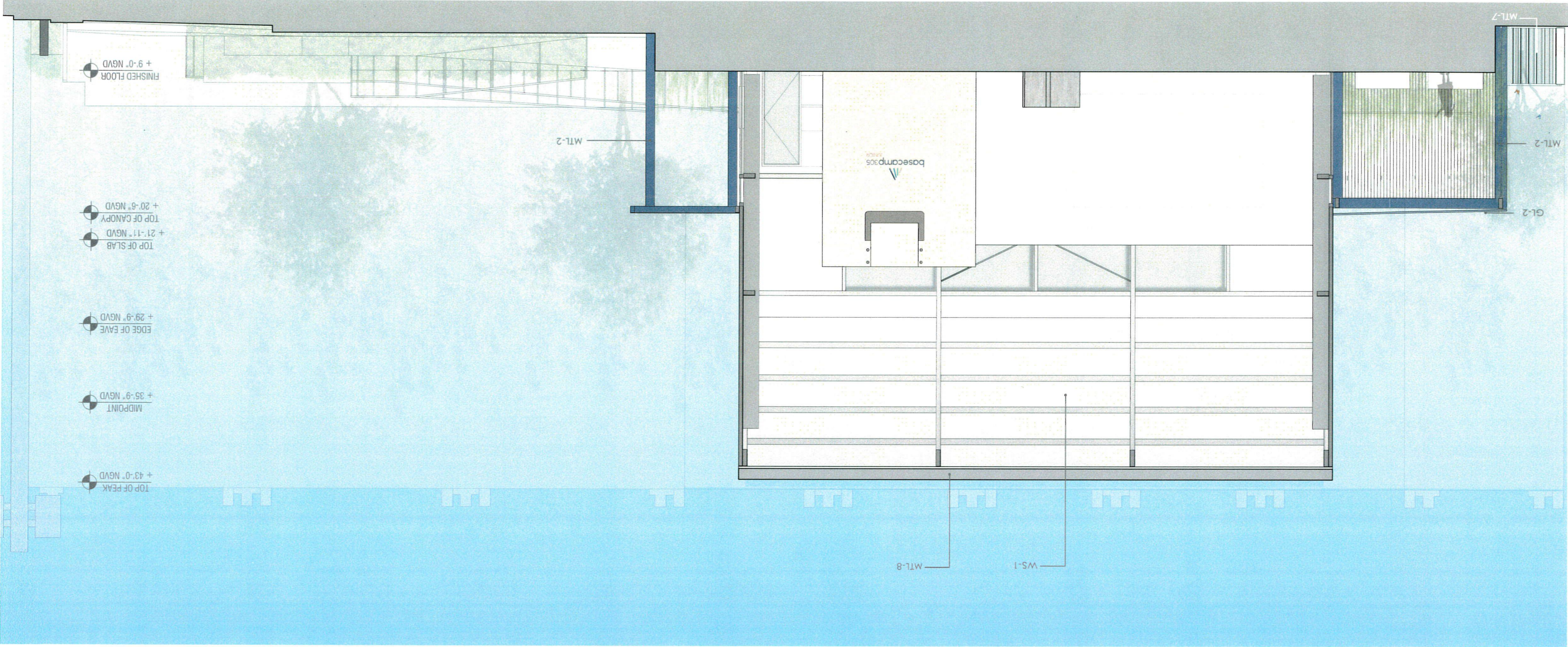
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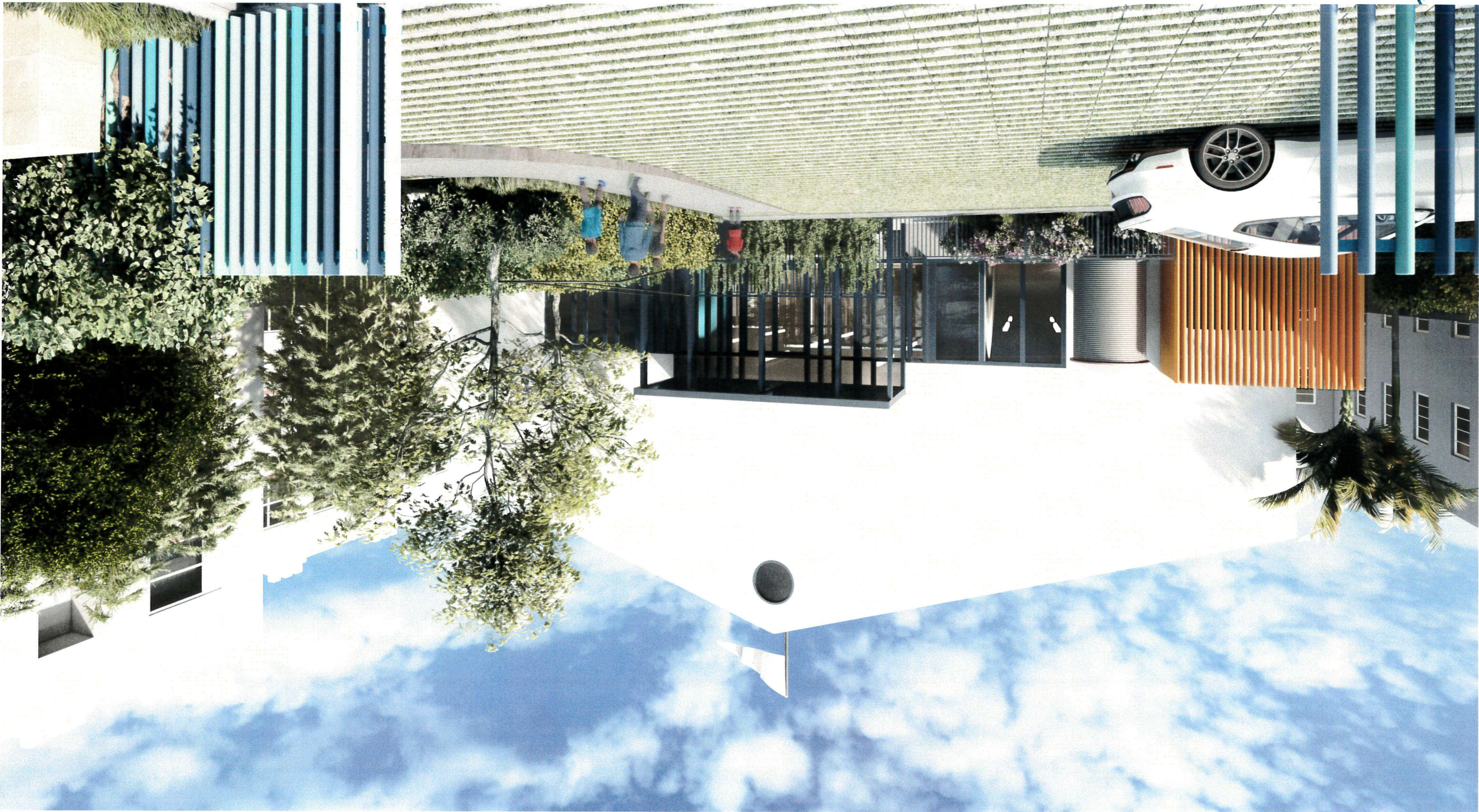
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VIEW FROM COLLINS COURT

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INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

OPEN SPACE

$$\text{Square feet of parking lot open space required as indicated on site plan: } \frac{\text{Number of parking spaces} \times 10 \text{ s.f. parking space}}{4}$$

LAWN AREA CALCULATION

TREES

% Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% =

(maximum average spacing of 20' o.c.):

SHRUBS

LARGE SHRUBS OR SMALL TREES

—%NC x papaword saan urpus

Symb.	Quant.	Botanical Name	Common Name	Description	Native	Canopy Credit
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44	1	<i>Myricophloeus hagens</i>	Simpson's Stopper	(12) 12 OA 2" Min. Caliper, Fl. #1	Yes	CAT-1-1500 (300 x 5)
45	1	<i>Quercus virginiana</i>	Live Oak	8 OA 2" Min. Caliper, Tree form, Multi Trunk	Yes	CAT-1-300 (100 x 3)
46	1	<i>Quercus virginiana</i>	Live Oak	12 OA 2" Min. Caliper, Fl. #1	Yes	CAT-1-300 (200 x 1)

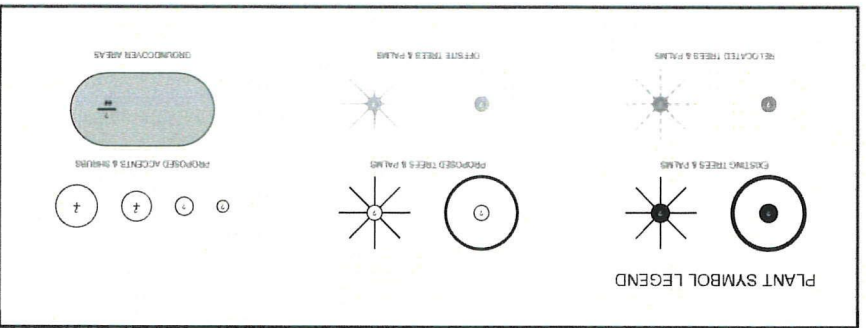
[illegible]

13	Large Flowering Shrub TBD	Same	Must Be Non-Toxic
19	Small Flowering Shrub TBD	Same	Must Be Non-Toxic

50	Groundcover, TBD	Same	G. Approx 24" OC Must Be Non-Toxic
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Miscellaneous Groundcovers

Existing Trees, Relocations & Removals



1

PROPOSED PLANTING PLAN

