

RE: HPB22-0513

Base Camp 305
251 Washington Ave
Miami Fl 33139

Architectural and Landscape Plan Correction Responses:

1. ZONING

- a. Provide enlarged FAR diagrams that clearly label all areas excluded from FAR
 - The FAR diagrams have been enlarged and labels – see sheets A18.0, A19.0 & A20.0.
- b. Why is a portion of the terrace at the 2nd level not counted as FAR
 - This was a misinterpretation of the code, it has now been included in the FAR.
- c. The following variances have been requested:
 - i. A variance to exceed by 42'-6" the minimum required side interior setback for a school of 50'-0" in order to construct the school building at a setback of 7'-6" from the north and south interior side setbacks.
 - ii. A variance to reduce by 2 the required 2 off-street loading spaces in order to provide no off-street loading spaces.
 - iii. A variance to reduce the north interior side setback by 44" to 3'-10" for a length of 20'-6" for a 44" wide exterior stair.

2. DEFICIENCIES IN PRESENTATION

- a. Provide line drawn context elevation drawings including the immediately adjacent buildings to the north and south.
 - This line drawing has been provided. See sheet A10.0
- b. No railings or guardrails are shown in the elevations or sections.
 - Railings and guardrails have been added to the elevations and sections.
- c. Provide an upper roof plan.
 - An upper roof plan has been provided. See sheet A8.0
- d. Show proposed rooftop mechanical equipment.
 - The rooftop equipment is now shown on the roof and upper roof plans, A7.0 & A8.0.
- e. Provide line drawn, non-shaded and fully dimensioned elevation drawings.
 - Line drawn elevations have been provided. See sheets A11.0A, A12.0A, A13.0A & A14.0A.
- f. Provide details of the proposed vertical planter walls at the ground level, these do not seem to be indicated in the landscape plans.
 - Please refer to Drawing L -1.0 for vertical planter wall.
- g. The adjacent buildings must be rendered in the rendering
 - The adjacent building have been added to the renderings. See sheets A16.0 & A17.0.
- h. Provide a pedestrian level (eye-level 5'-6") rendering.
 - An eye level rendering has been provided, taken from across the street from the site.

3. DESIGN /APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the portion of the building that exceeds the maximum building height be reduced to the greatest extent possible including, in area, in height, and in setback from Washington ave, as these areas give the appearance of an additional 2 levels of building.
 - The building height is per the allowable height regulation exceptions per Div 5 sec 142-1161, (a)(b) with a height not to exceed 25 feet above the height of the roofline of the main structure

- (1) Air conditioning, ventilation ... or equipment rooms,
- (5) Elevator bulkheads
- (7) Parapet walls not to exceed three and one half feet above the roofline
- (8) Planters, not to exceed three feet above the main roofline
- (10) Stairwell bulkheads
- (14) Trellis, pergolas or similar structures that have an open roof of cross rafters or lattice work
- (16) Bathrooms as required by the Florida Building Code, not to exceed the minimum size dimensions required under the Building Code, provided such bathrooms are not visible when viewed at eye level (five feet six inches from grade) from the opposite side of the adjacent right of way.

6. PLANNING LANDSCAPE REVIEW

- a. Refer to the Chapter 126 landscape ordinance and provide completed landscape plans to include the CMB landscape legend form.
 - Landscape legend has been added to page L- 1.0
- b. Also, refer to the Ch 126 section on compliance options for the code required plant materials that cannot be planted on the subject property.
 - All Planting minimums have been accommodated on site.