



basecamp305

HISTORIC PRESERVATION BOARD
JULY 8, 2019 SUBMITTAL PACKAGE

245 & 251 WASHINGTON AVENUE
MIAMI BEACH

PROJECT DATA

I. SITE DATA SUMMARY

ZONING CLASSIFICATION:	RPS-3 RESIDENTIAL PERFORMANCE STANDARD Medium High Denisty Development OCEAN BEACH HISTORIC DISTRICT AE (EL. + 8.00’ NGVD)		
HISTORIC DISTRICT	OCEAN BEACH HISTORIC DISTRICT		
FEMA ZONE	AE (EL. + 8.00’ NGVD)		
GROSS LOT AREA:	13,000 S.F. (0.2984 ACRE)		

II. FLOOR AREA SUMARY

	FAR	ALLOWED	PROVIDED
MAXIMUM ALLOWABLE FAR	1.75 SF	22,750 SF	
GROUND FLOOR:			4,031.6 S.F.
MEZZANINE FLOOR:			1,160 S.F.
TOTAL F.A.R.:	0.46 SF		5,980S.F.

III. SETBACKS

	REQUIRED	PROVIDED	DEFICIENCY
PEDESTAL FRONT (WASHINGTON AVENUE)	5.00’ (ALSO MAXIMUM)	5.00’	
PEDESTAL SIDE, INTERIOR			
NORTH, INTERIOR SIDE SETBACK	50.00’	7.50’	42.50’(VARIANCE REQUESTED)
SOUTH, INTERIOR SIDE SETBACK	50.00’	7.50’	42.50’(VARIANCE REQUESTED)
Section 142-1131 (d) Minimum side yards, public & semi-public buildings – schools			
PEDESTAL, REAR			
NON-OCEANFRONT - 10%	13.00’	47.50’	
ON-GRADE PARKING SETBACK, FRONT	5.00’	5.00’	
ON-GRADE PARKING SETBACK, SIDE, INTERIOR	5.00’	5.00’	
ON-GRADE PARKING SETBACK, REAR			
NON-OCEANFRONT	5.00’	5.00’	

IV. BUILDING STATISTICS

	ALLOWED	PROVIDED	DEFICIENCY
MAXIMUM BUILDING HEIGHT	5	2	
GRADE		+5.10’ NGVD	
EAVE LINE	50’-0”	+29.75’ NGVD	
MID-POINT OF SLOPED ROOF		+35.75’ NGVD (30.65 FROM GRADE)	
TOP OF THE ROOF RIDGE		+43.00’ NGVD (37.90 FROM GRADE)	

V. MINIMUM OFF-STREET PARKING

Section 130-32 (28)	1 space per classroom	2 (2- classrooms)
...ELEMENTARY AND NURSERY SCHOOLS	1 space per 15 seats in Main Assembly Room	2 (25 seats)
TOTAL PARKING	4	4

VI. OPEN SPACE

OPEN SPACE	9,100 SF (0.70)	5,685 SF	3,415 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



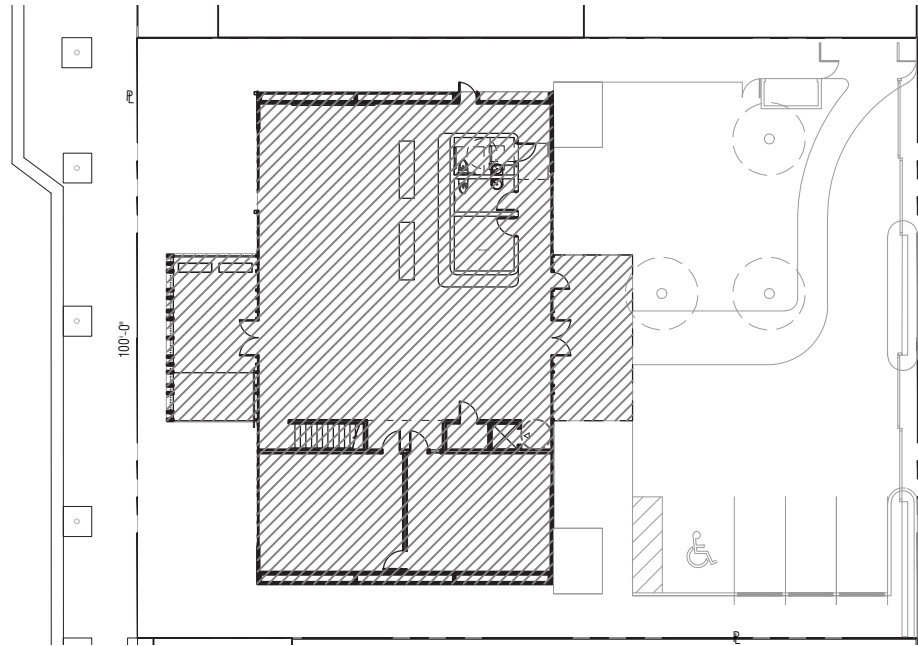
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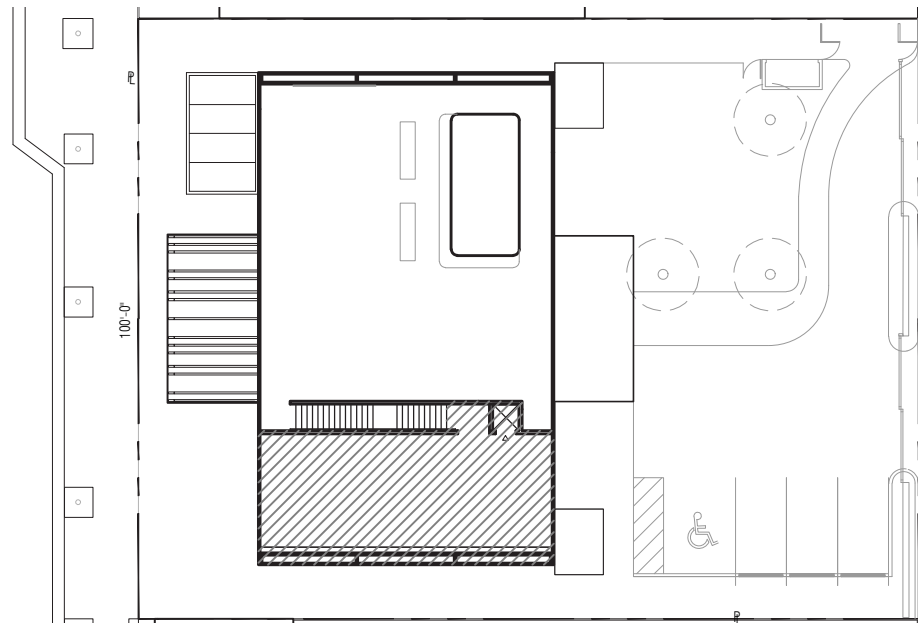
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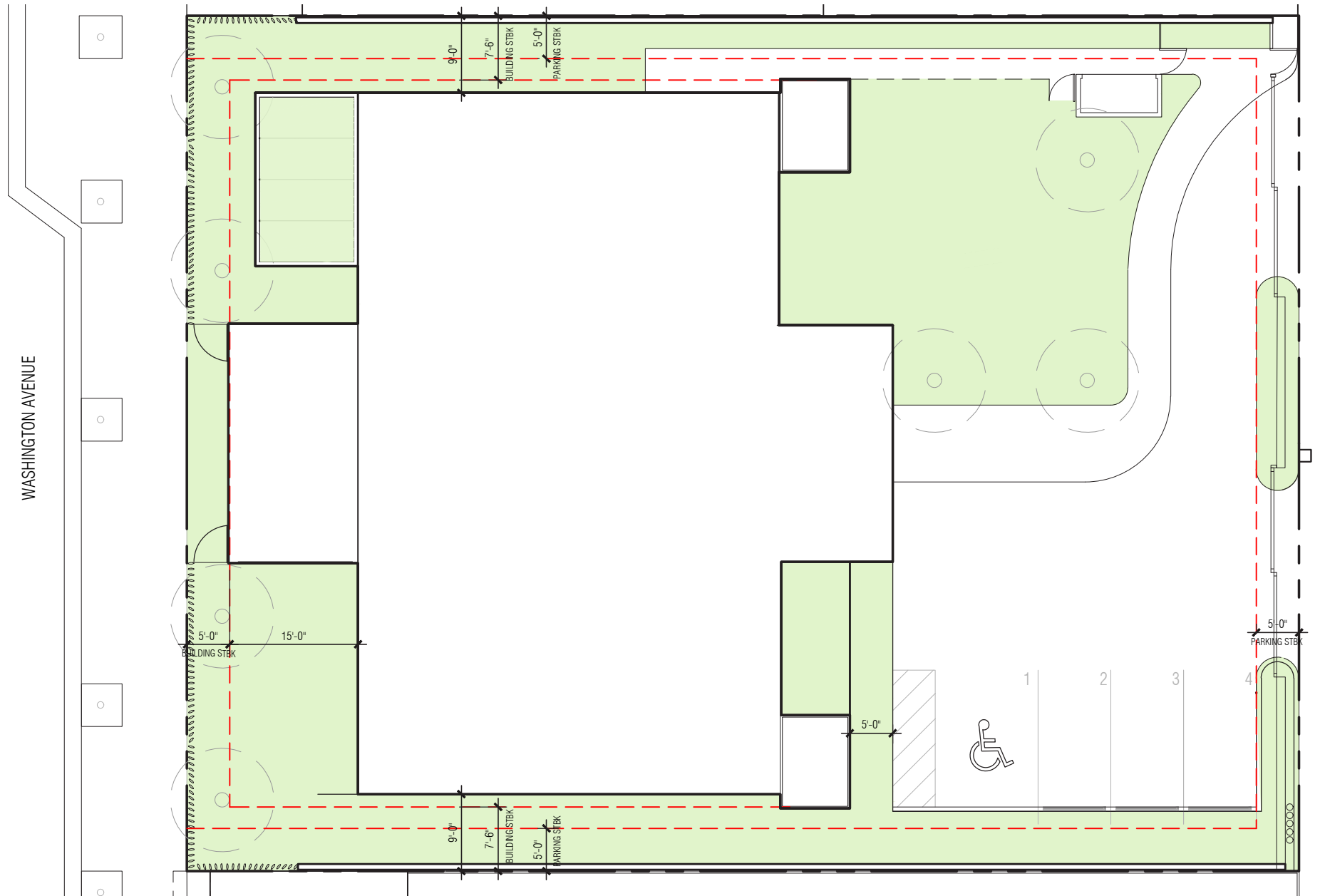
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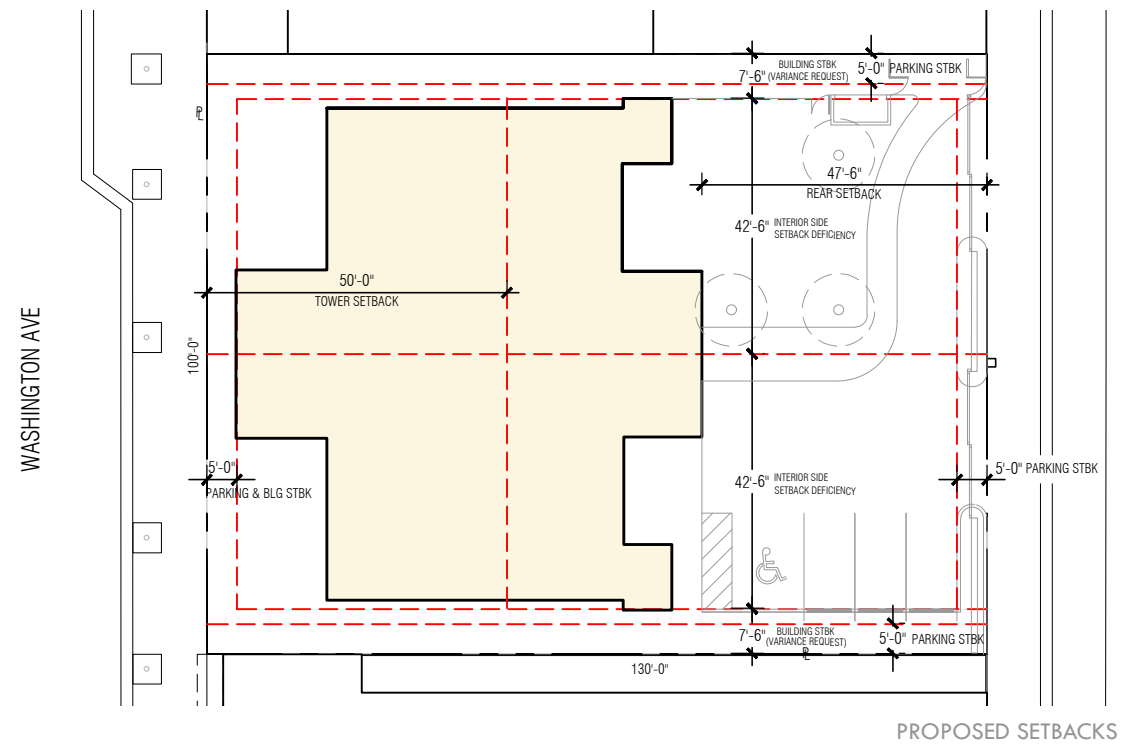
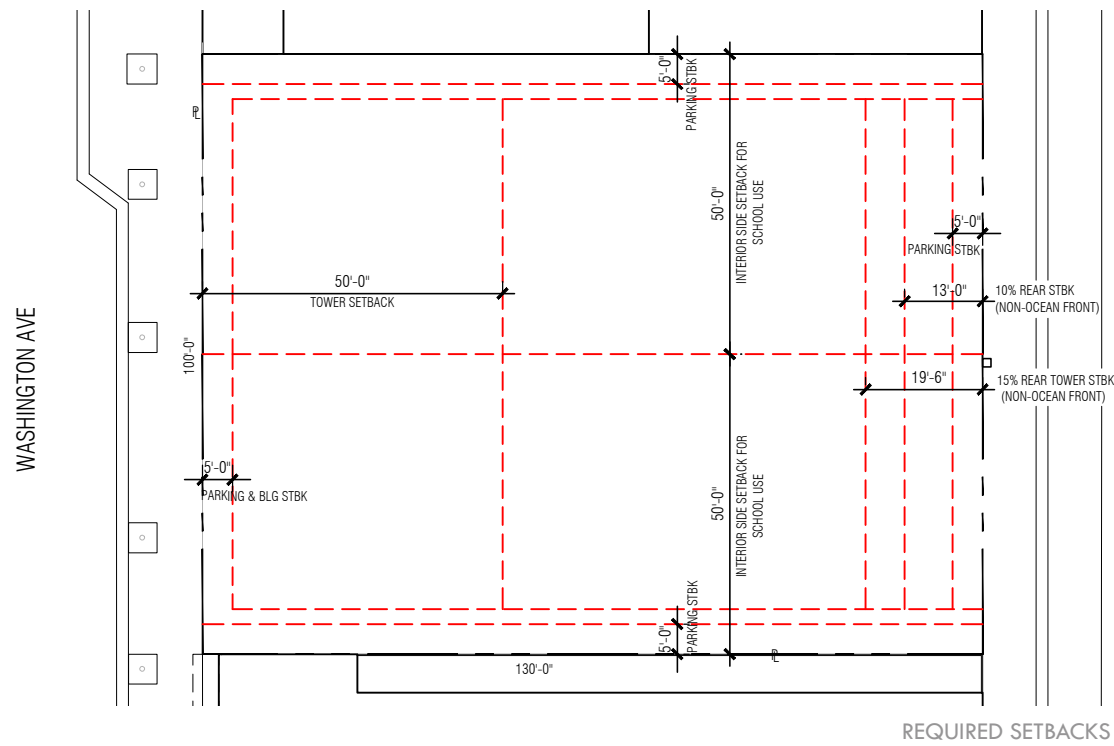
GROUND LEVEL
TOTAL F.A.R: 4,820 SF



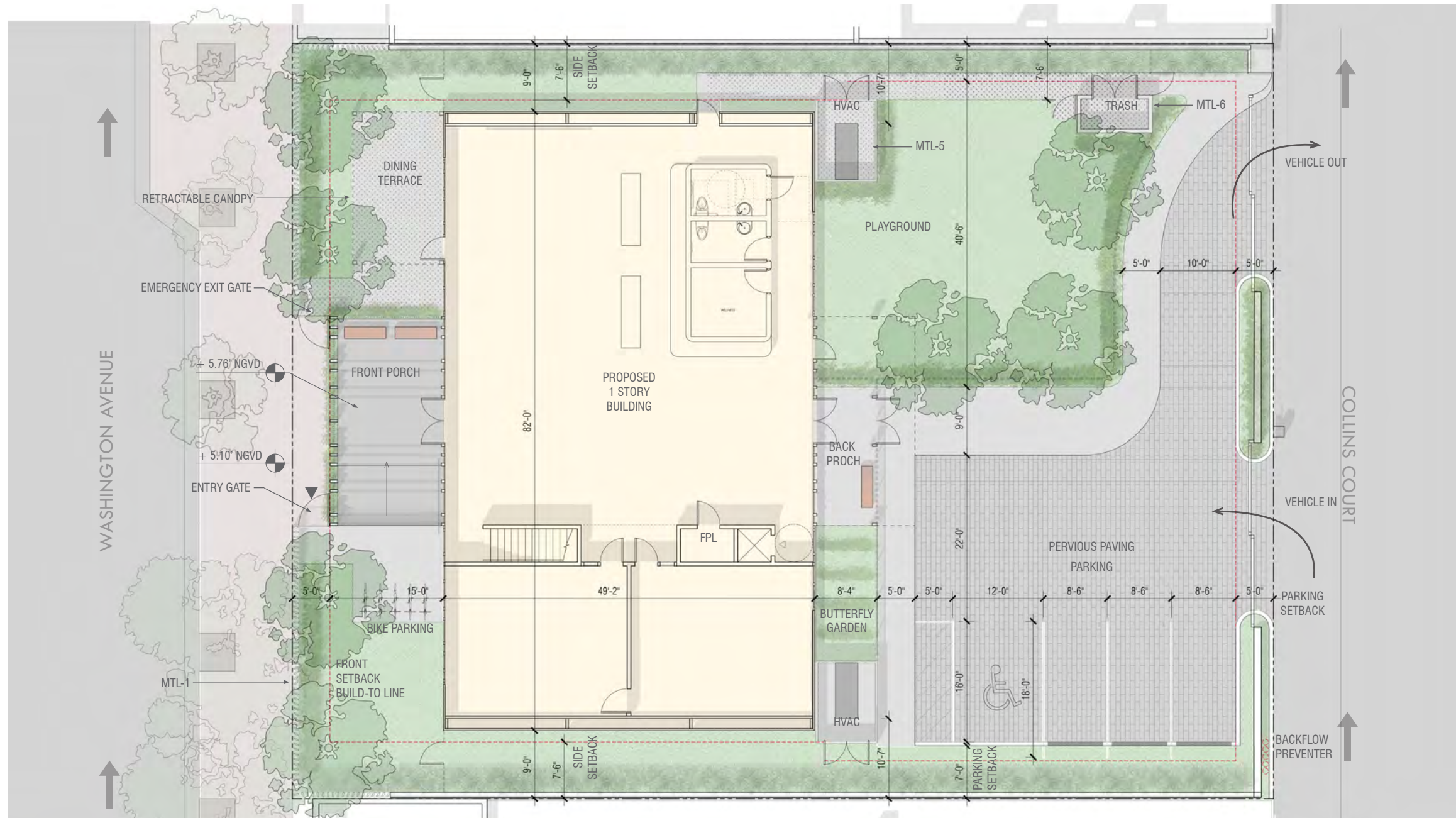
MEZZANINE LEVEL
TOTAL F.A.R: 1,160 SF



OPEN SPACE DIAGRAM	
MINIMUM OPEN SPACE REQUIRED (0.7 Lot Area)	9,100 SF
OPEN SPACE PROVIDED	5,685 SF
DEFICIENCY IN OPEN SPACE	3,415 SF
Applicant will comply with the Open Space requirement through payment-in-lieu pursuant to Section 142-704 (b) (4)	







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 TEXTURE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY)
- MTL- 1 TERRA COTTA BAGUETTE SYSTEM WITH AIRFOIL PROFILE X GLAZED FINISH MULTI-COLOR FENCE - SEE DETAIL A-26
- MTL-2 ARCHITECTURAL SCREEN (SLATE BLUE) AND ROOF CANOPY W/ STAINLESS STEEL CABLE COMPONENT FOR PLANTING
- 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
- MTL-6 METAL LOUVERED ENCLOSURE FOR TRASH - SEE SHEET A-36
- SE-1 METAL, PIN-MOUNTED LETTERS ATTACHED TO ROOF CANOPY
- RS-1 ACRYLIC PTO, HIGH-STRENGTH, TENSILE ROOF MEMBRANE



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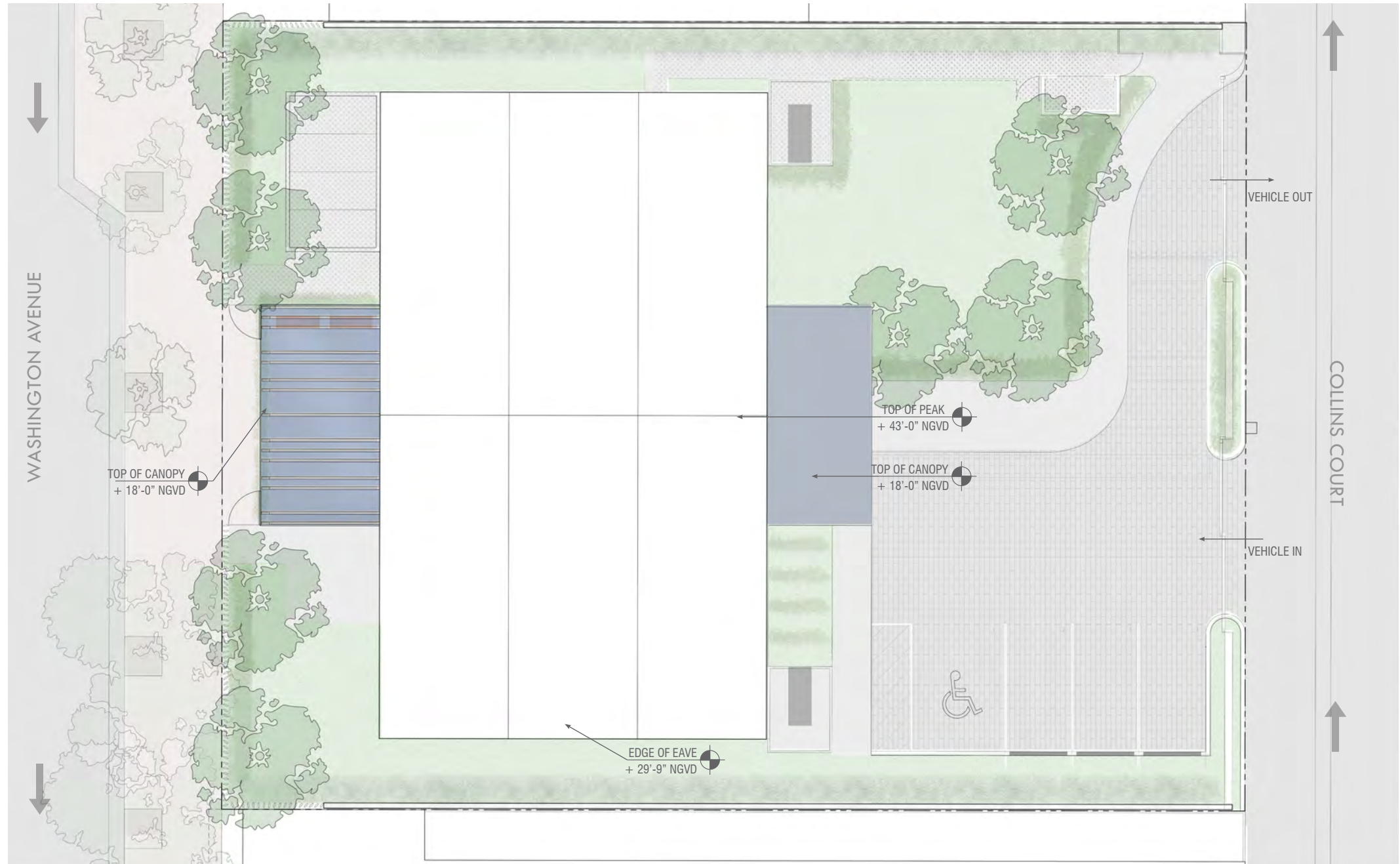


PROPOSED GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

A-14







SITE

WASHINGTON AVENUE (WEST) ELEVATION



SITE

COLLINS COURT (EAST) ELEVATION



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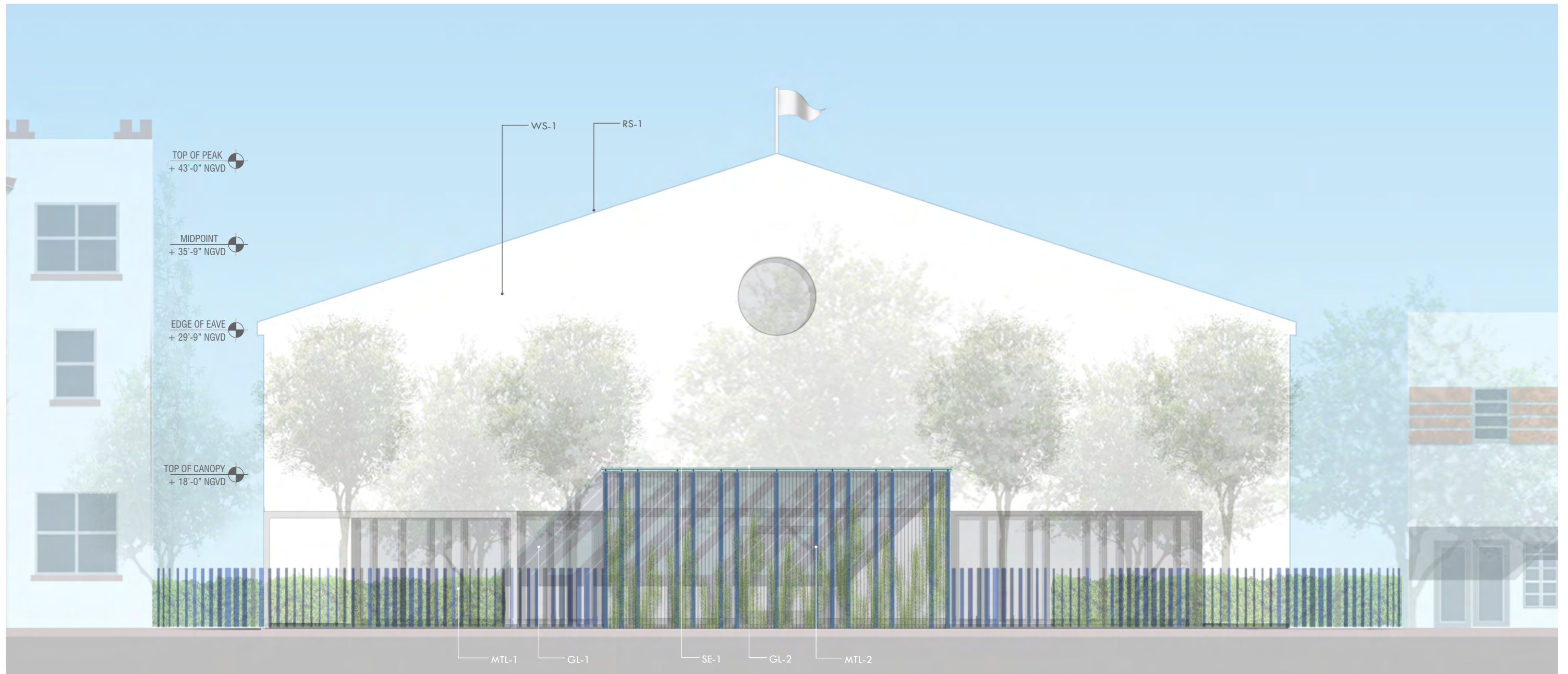


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PROPOSED CONTEXT ELEVATIONS - WASHINGTON AVENUE & COLLINS COURT

SCALE: 1/32"=1'

A-18



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 TEXTULE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY)
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PROPOSED ELEVATION - WEST
SCALE: 1/8" = 1'-0"

A-19



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 TEXTURE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY)

MTL- 1 TERRA COTTA BAGUETTE SYSTEM WITH AIRFOIL PROFILE X GLAZED FINISH MULTI-COLOR FENCE - SEE DETAIL A-26

MTL-2 ARCHITECTURAL SCREEN (SLATE BLUE) AND ROOF CANOPY W/ STAINLESS STEEL CABLE COMPONENT FOR PLANTING

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

MTL-6 METAL LOUVERED ENCLOSURE FOR TRACH - SEE SHEET A-36

SE-1 METAL, PIN-MOUNTED LETTERS ATTACHED TO ROOF CANOPY

RS-1 ACRYLIC PTO, HIGH-STRENGTH, TENSILE ROOF MEMBRANE



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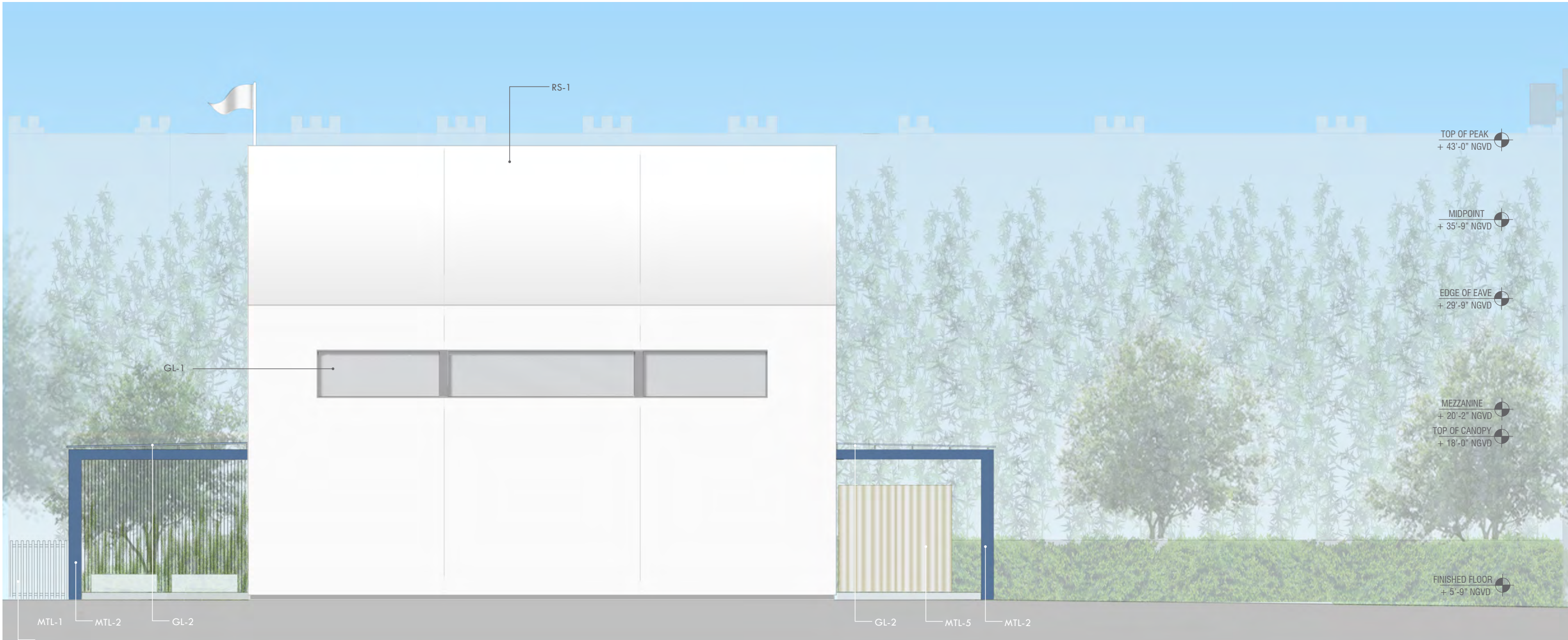
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PROPOSED ELEVATION - NORTH

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

A-20



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 TEXTULE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY)
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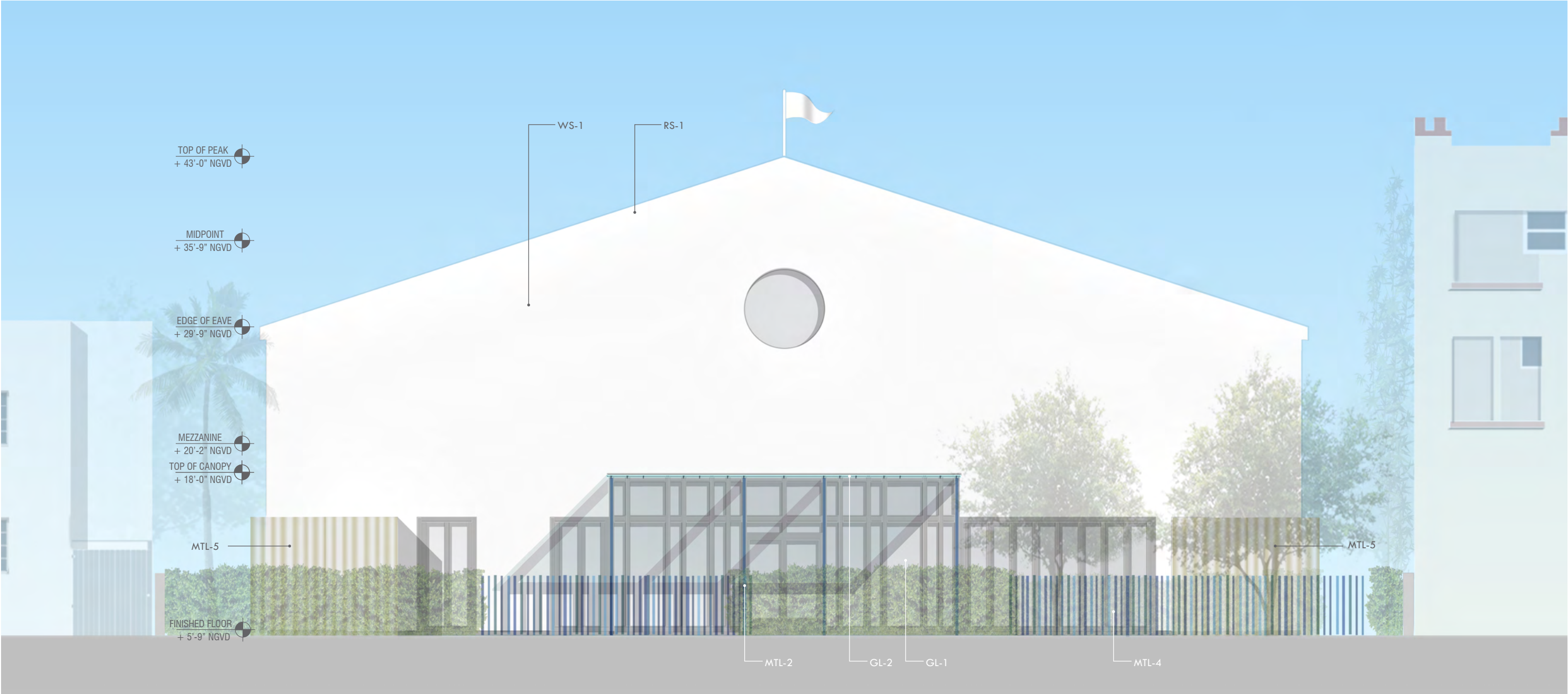
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PROPOSED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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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 TEXTULE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY)
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- 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
- MTL-6 METAL LOUVERED ENCLOSURE FOR TRACH - SEE SHEET A-36
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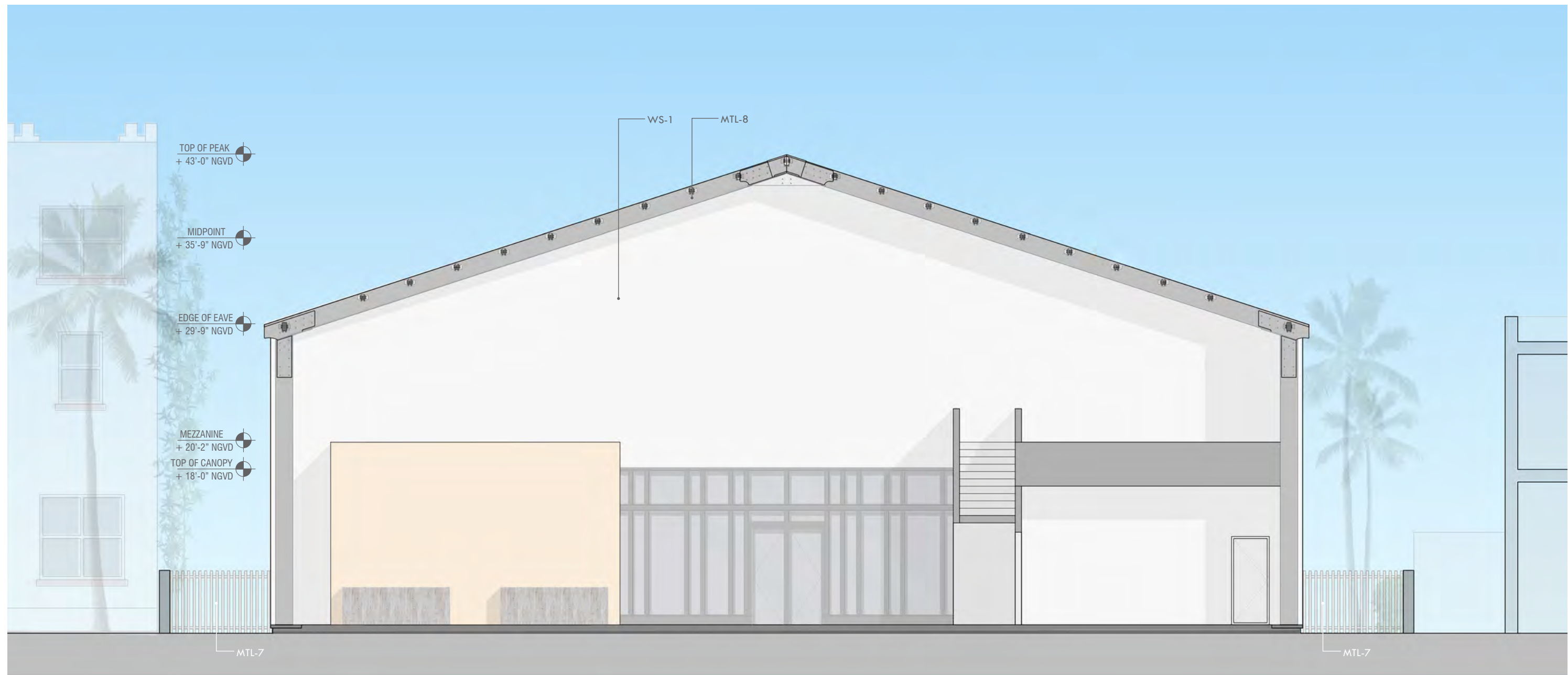
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PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

A-22



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
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SECTION LOOKING EAST

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

A-23



LEGEND:

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- GL-2 GLASS CANOPY OVER METAL PURLINS
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- MTL-5 METAL LOUVERED ENCLOSURE FOR HVAC EQUIPMENT - SEE DETAIL _____
- MTL-6 METAL LOUVERED ENCLOSURE FOR TRACH - SEE DETAIL _____
- MTL-7 COLORED METAL PEDESTRIAN GATE (SEE SHEET A-28 FOR COLORS)
- MTL-8 ALUMINUM STRUCTURE (COMPONENT OF PROPRIETARY)
- SE-1 METAL, PIN-MOUNTED LETTERS ATTACHED TO ROOF CANOPY
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SECTION LOOKING NORTH

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

A-24



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VIEW FROM WASHINGTON AVENUE

A-25

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



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VIEW FROM WASHINGTON AVENUE

A-26

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019





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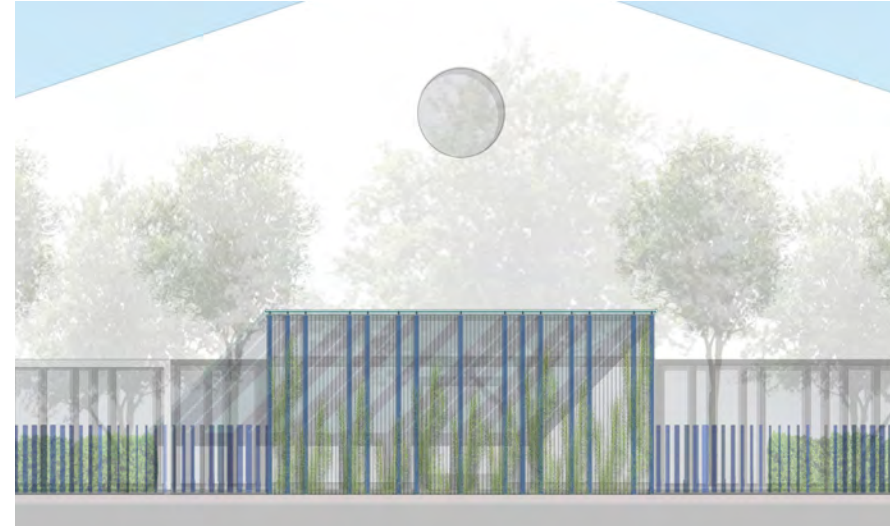
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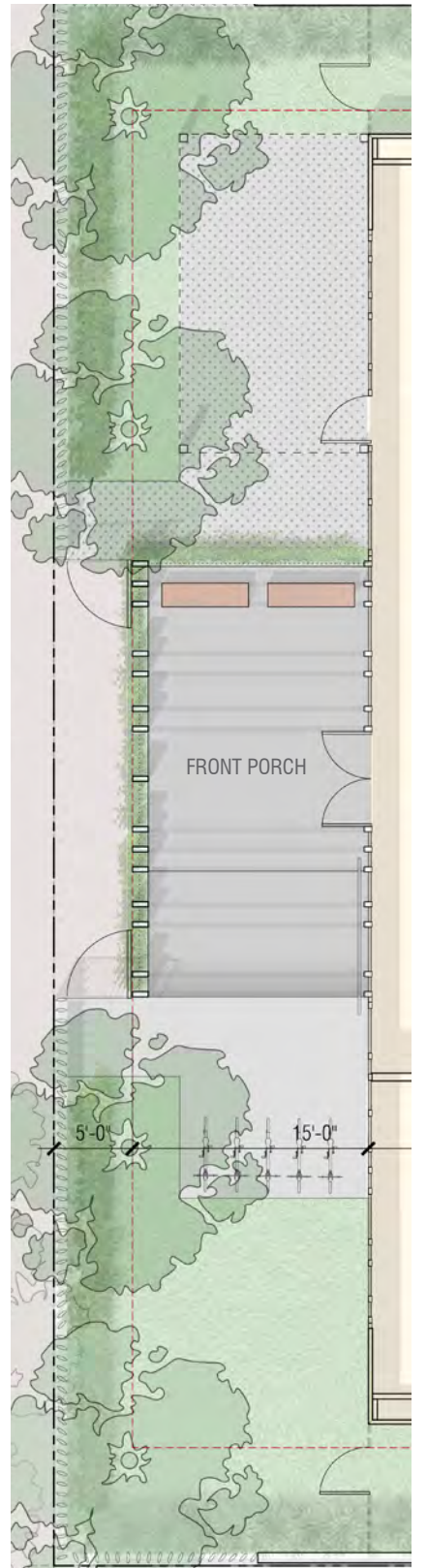
VIEW FROM COLLINS COURT

A-27



EXAMPLE OF GLAZING SYSTEM BY EVENTSTAR

INSPIRATION IMAGES: FABRIC ARCHITECTURE AND GLAZING SYSTEM BY EVENTSTAR

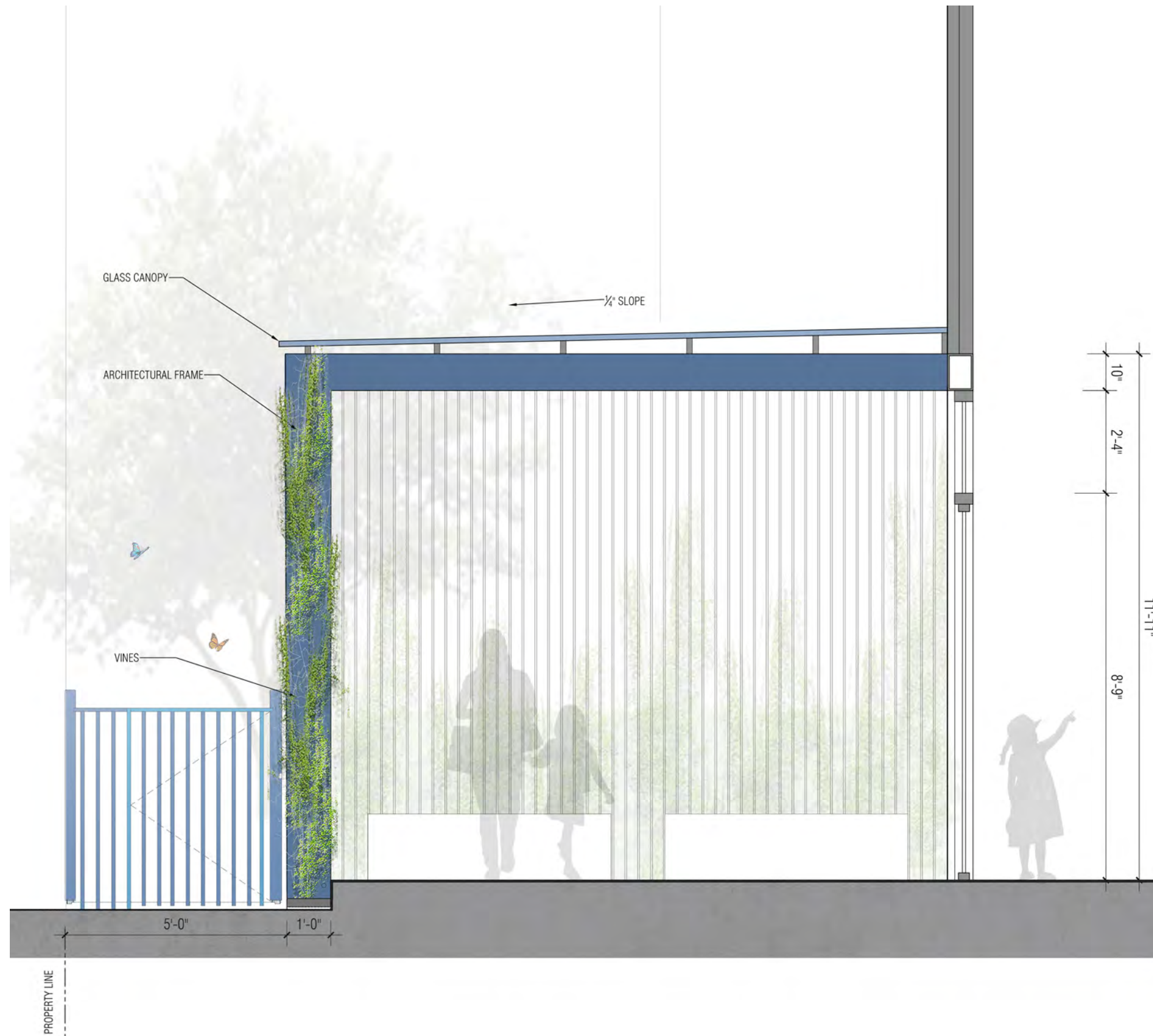


SPECIFICATION
 TOUZET STUDIO IS PROPOSING A JAKOB STAINLESS CABLE RAIL SYSTEM AS A LIVING VERTICAL GREEN ELEMENT AND POWDER COATED METAL ARCHITECTURAL SCREEN (DARK SLATE BLUE)

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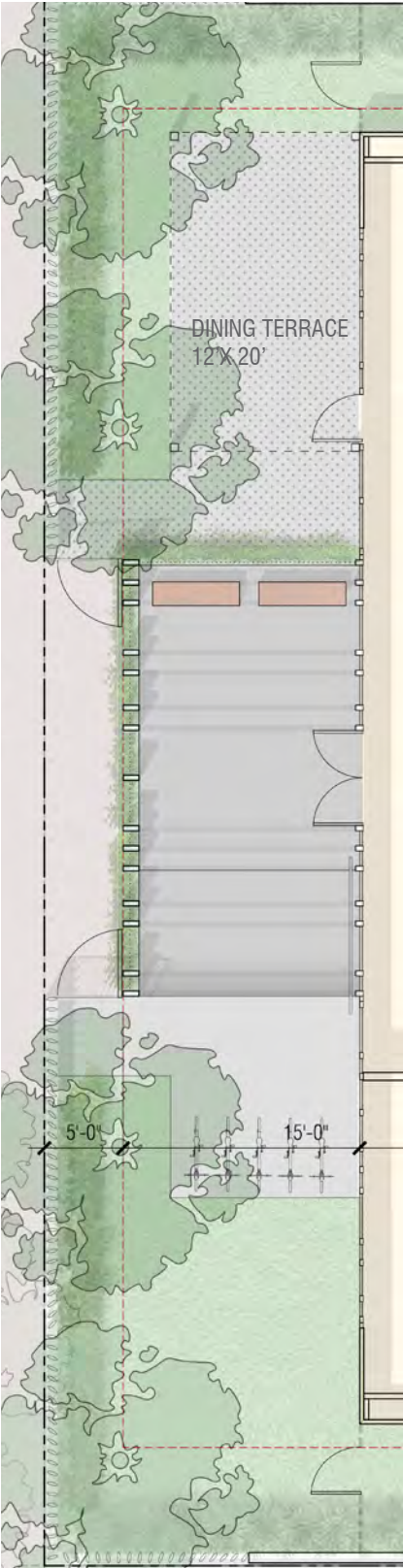
INSPIRATION IMAGES: ARCHITECTURAL SCREEN





SPECIFICATION TBD: METAL PRE FABRICATED CANOPY SYSTEM WITH RETRACTABLE FABRIC AWNING
 COLOR WILL BE WHITE FOR FABRIC AND WHITE (OR VERY LIGHT GREY) FOR METAL SUPPORTS STRUCTURE
 REQUIRED - ESP FINISH
 TOUZET STUDIO WILL SUBMIT SAMPLES

(INSPIRATION IMAGE)

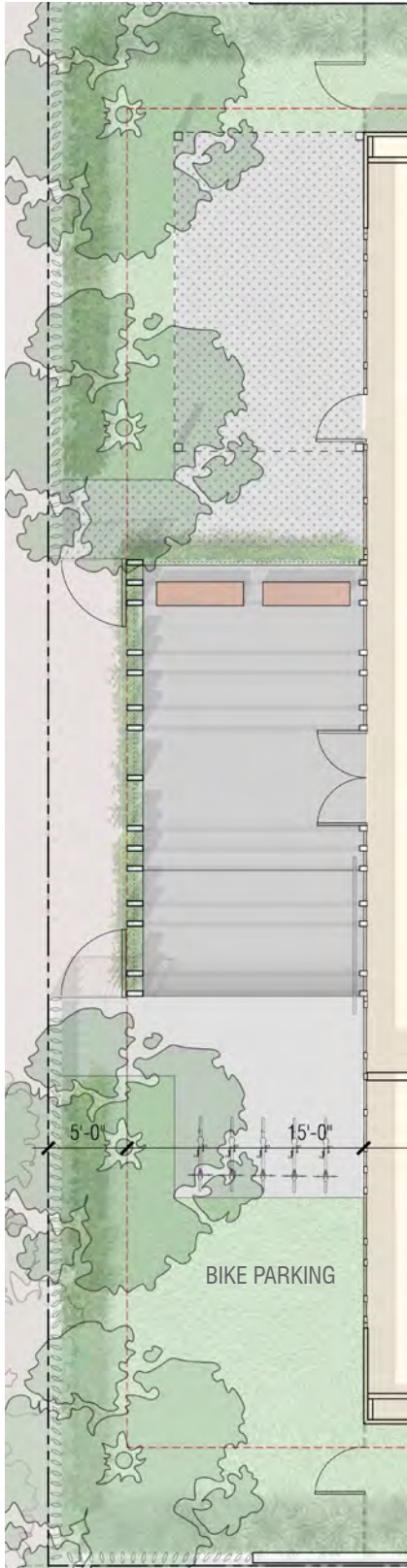




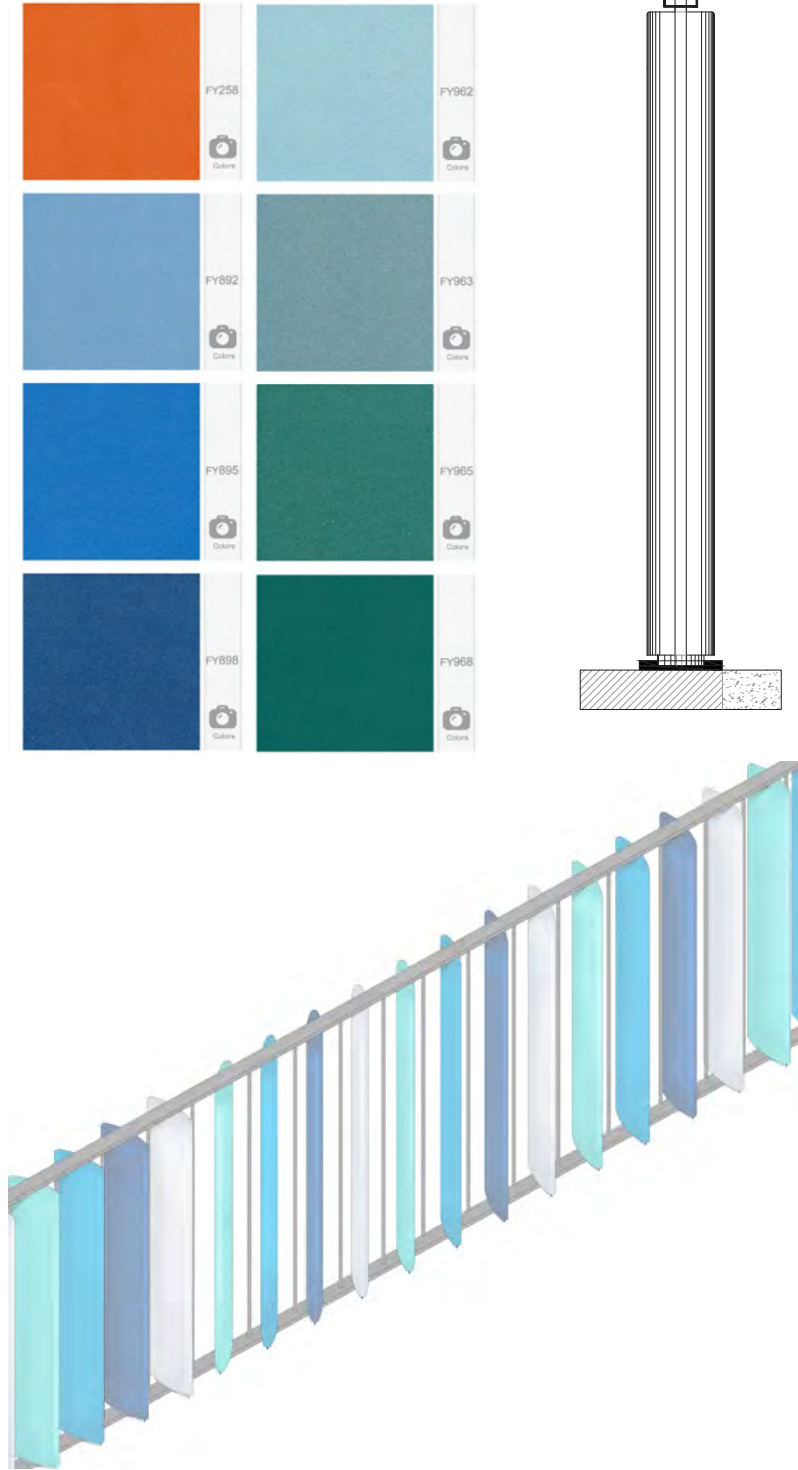
OUTDOOR LEARNING ENVIRONMENT
WATER CONSERVATION, BUTTERFLY GARDENS



BIKE FRIENDLY



PERMEABLE PAVERS



COLOR INSPIRATION:
 GLAZED TERRACOTTA 5'-0" HIGH FENCE WITH DARK GREY METAL PICKET FRAMING SYSTEM TO KEEP
 OPENINGS AT 3.5" MAX.
 COLOR AS CLOSE AS POSSIBLE TO BLUES AND GREYS OF CLIENTS COLORS- SEE DESIGN



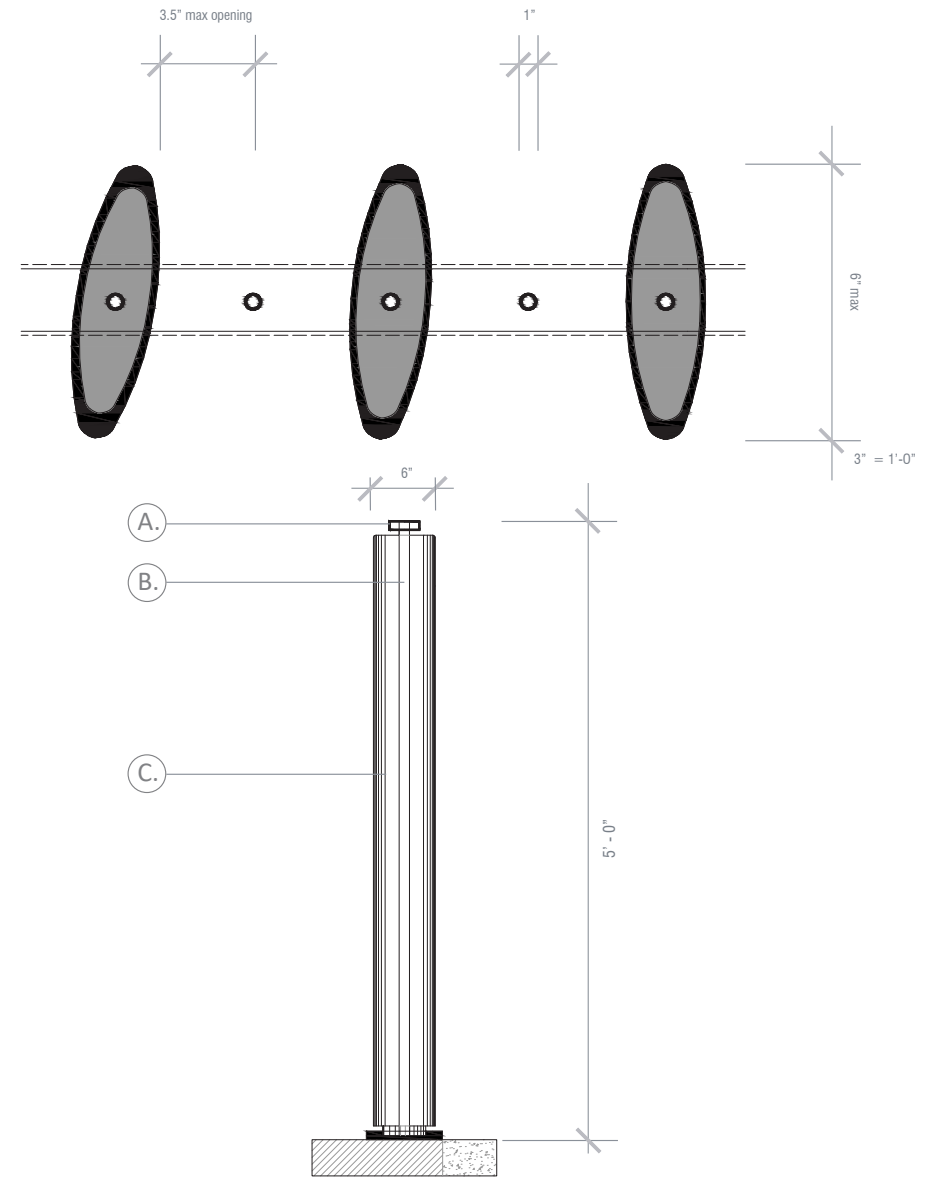
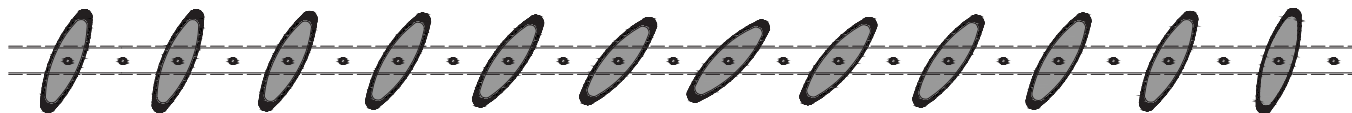
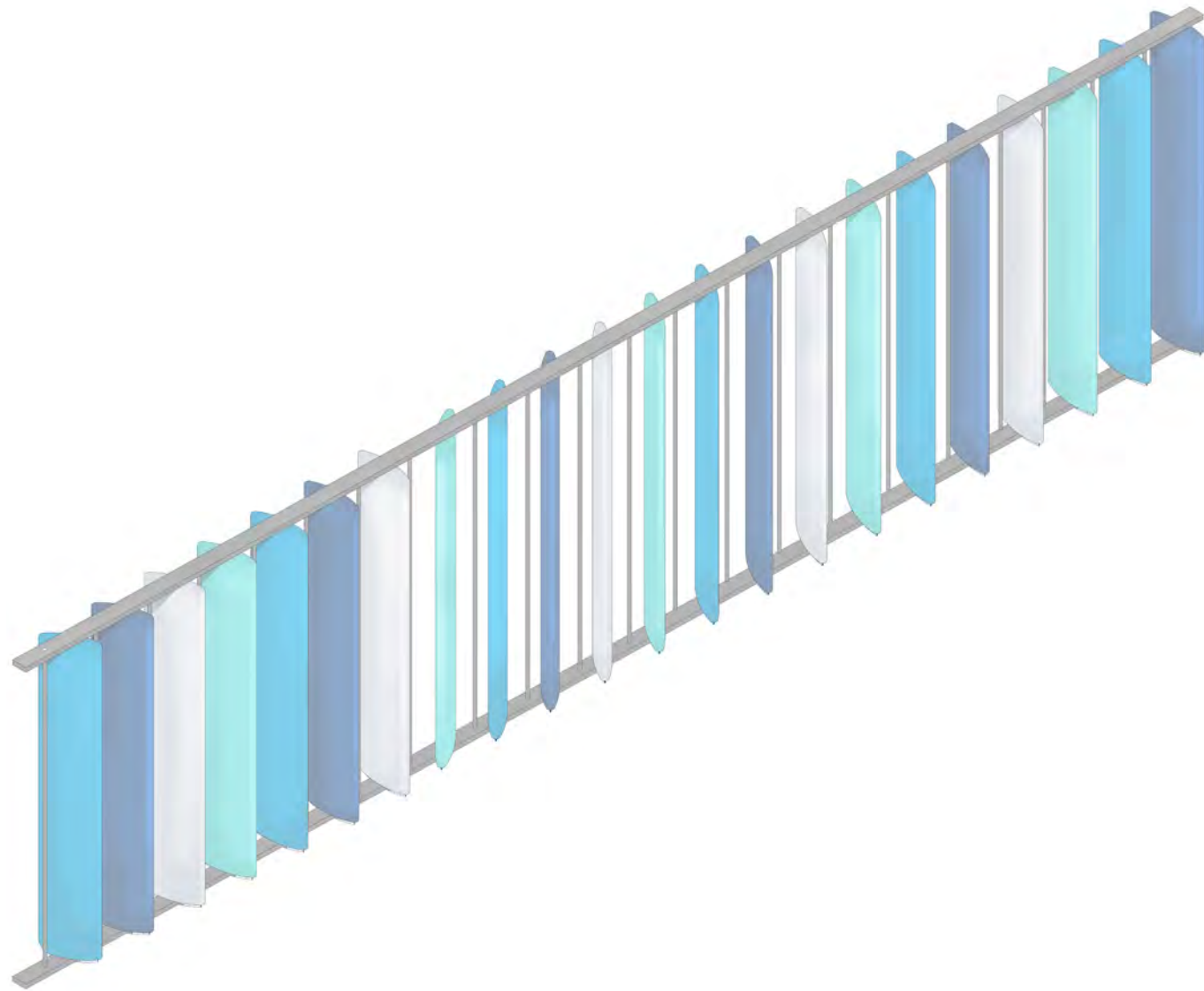
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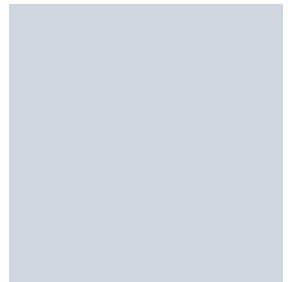
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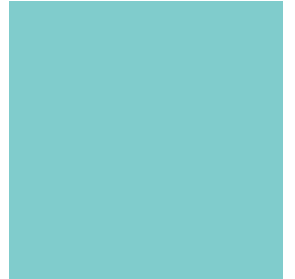
MATERIALS: GLAZED COLOR TERRACOTTA BAGUETTE FENCING



LEGEND
A. Aluminum Frame
B. 1" Diameter Aluminum Rod
C. 6" Terracotta Baguette
-System with Air Profile
-Glazed Finish



GRAY/BLUE
PMS: 537C
CMYK: 26 16 12 0
RGB: 188 197 208
HEX: #BCC5D0



TEAL
PMS: 7472C
CMYK: 65 0 30 0
RGB: 70 193 190
HEX: #46C1BE



BRIGHT BLUE
PMS: 7461 C
CMYK: 2 33 9 0
RGB: 0 140 191
HEX: #008CBF



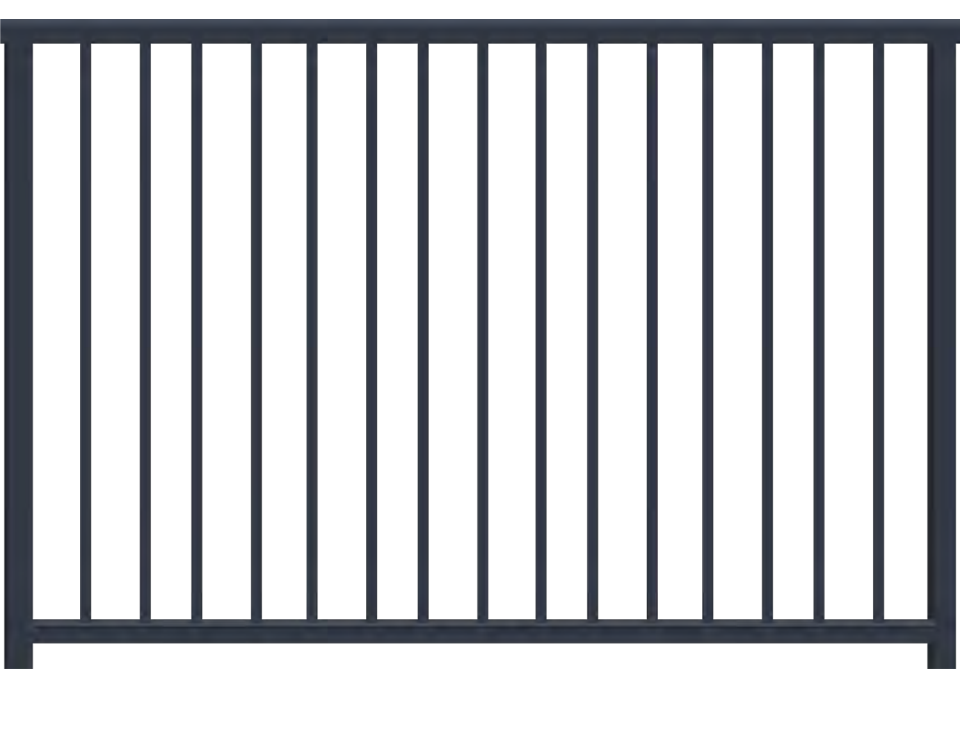
DARK BLUE
PMS: 534C
CMYK: 100 83 29 14
RGB: 6 64 84
HEX: #A4072

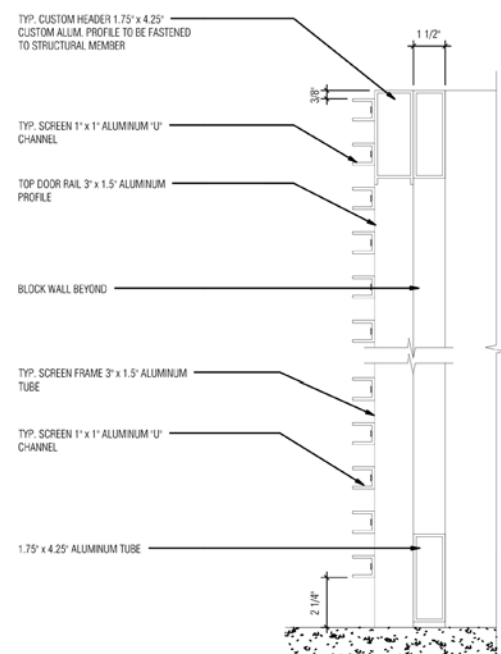
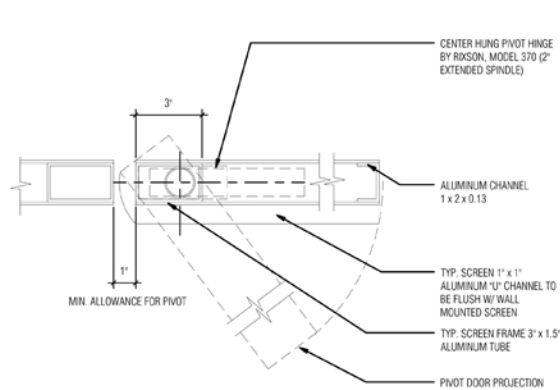
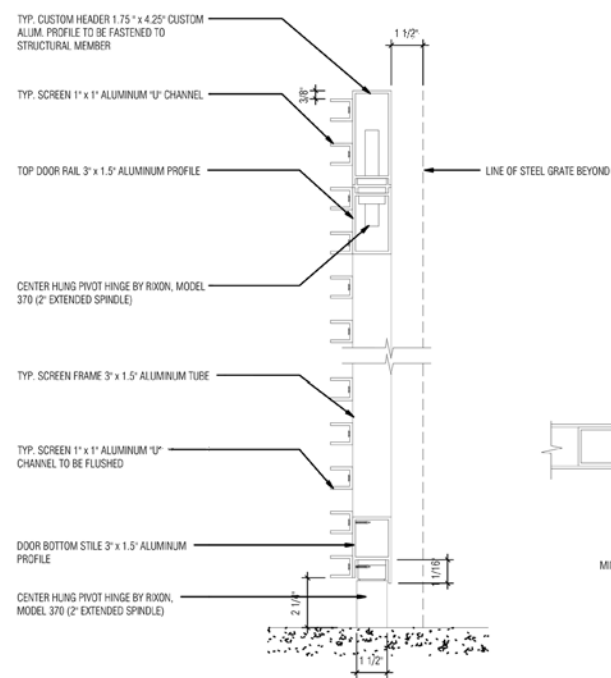
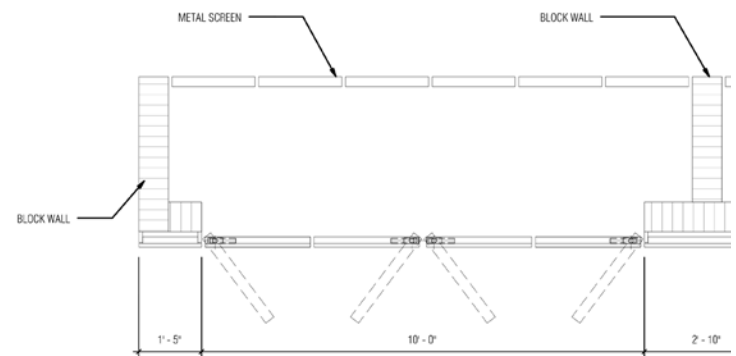


COLOR INSPIRATION FOR GATES:
MATCH CLIENT BLUE AND GREY COLORS



MATERIAL AND DESIGN INSPIRATION:
SIMPLE, MODERN PICKET (SOMETIMES EMBEDDED IN LANDSCAPE)





INSPIRATION IMAGE FOR COLOR AND MATERIAL
MUELTONNENBOX-SHOP/MUELTONNENBOX-METALL/