

SCOPE OF WORK:

A NEW 4 STORY PRIVATE ELEMENTARY AND MIDDLE SCHOOL BUILDING SERVING GRADES 3 THROUGH 8, WITH 1 CLASS PER GRADE.

VARIANCES:

1. A VARIANCE TO EXCEED BY 46'-2" ON THE NORTH AND 42'-6" ON THE SOUTH THE MINIMUM REQUIRED INTERIOR SIDE SETBACKS FOR A SCHOOL TO PROVIDE A NORTH SIDE SETBACK OF 3'-10" TO A STAIR AND A SOUTH SIDE SETBACK OF 7'-6" TO THE SCHOOL BUILDING.

2. A VARIANCE TO REDUCE BY 2 THE REQUIRED 2 OFF-STREET LOADING SPACES IN ORDER TO PROVIDE NO OFF-STREET LOADING SPACES

BASE CAMP 305

MIAMI BEACH - FLORIDA

PLANNING BOARD FINAL SUBMISSION

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Base Camp 305
Planning Board Final Submission
251 Washington Avenue, Miami Beach, FL 33139

DRAWING: COVER SHEET

SCALE:

DATE: April 25, 2022

A0.0

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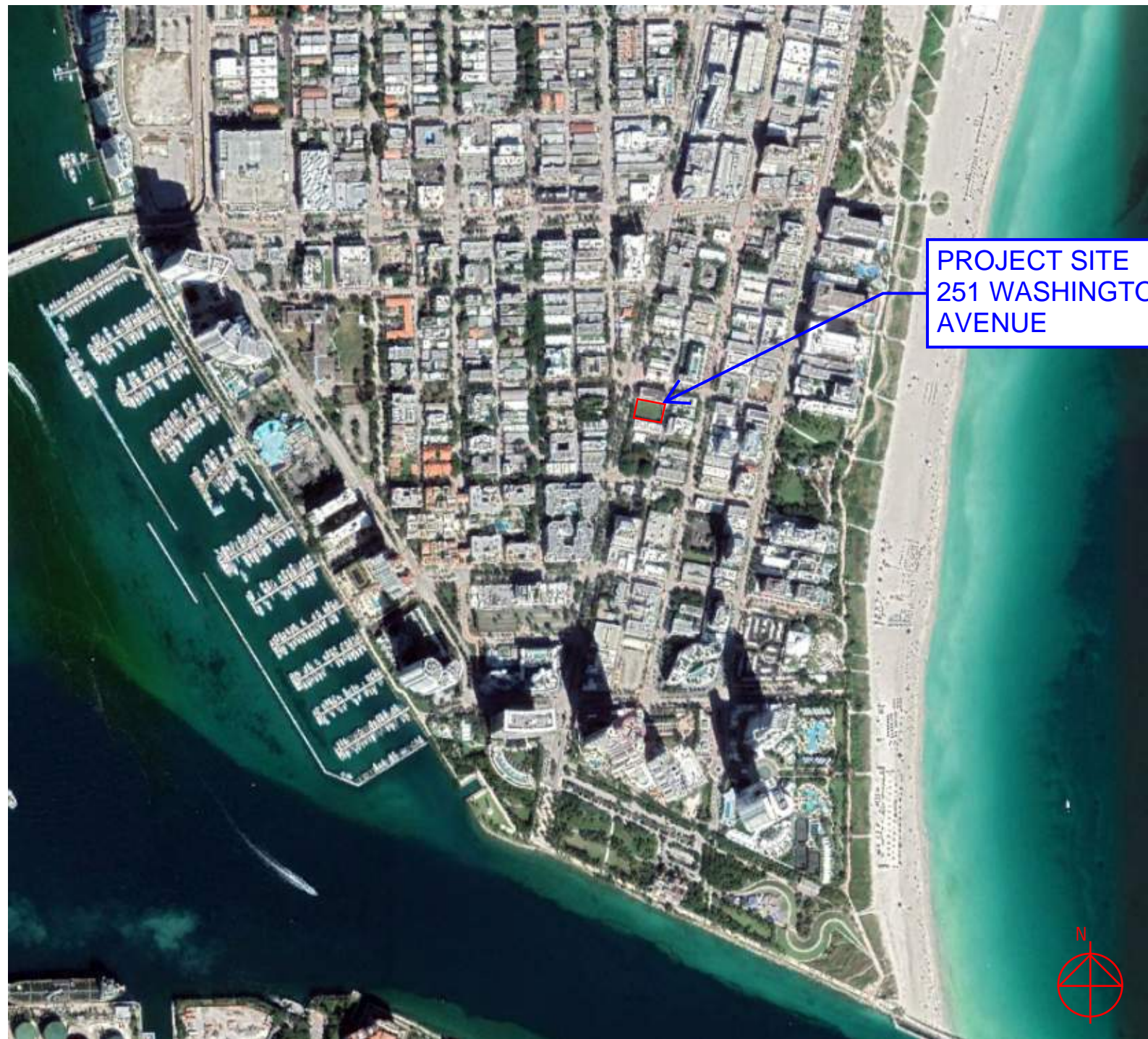
Zoning Schedule

Lot Addresses:	251 WASHINGTON AVE - MIAMI BEACH, FL 33139
Zoning District	R-PS3 Residential Performance Standard District, Medium High Density
Overlays	Ocean Beach Historic District
Flood Zone	AE 8
Use	Institutional

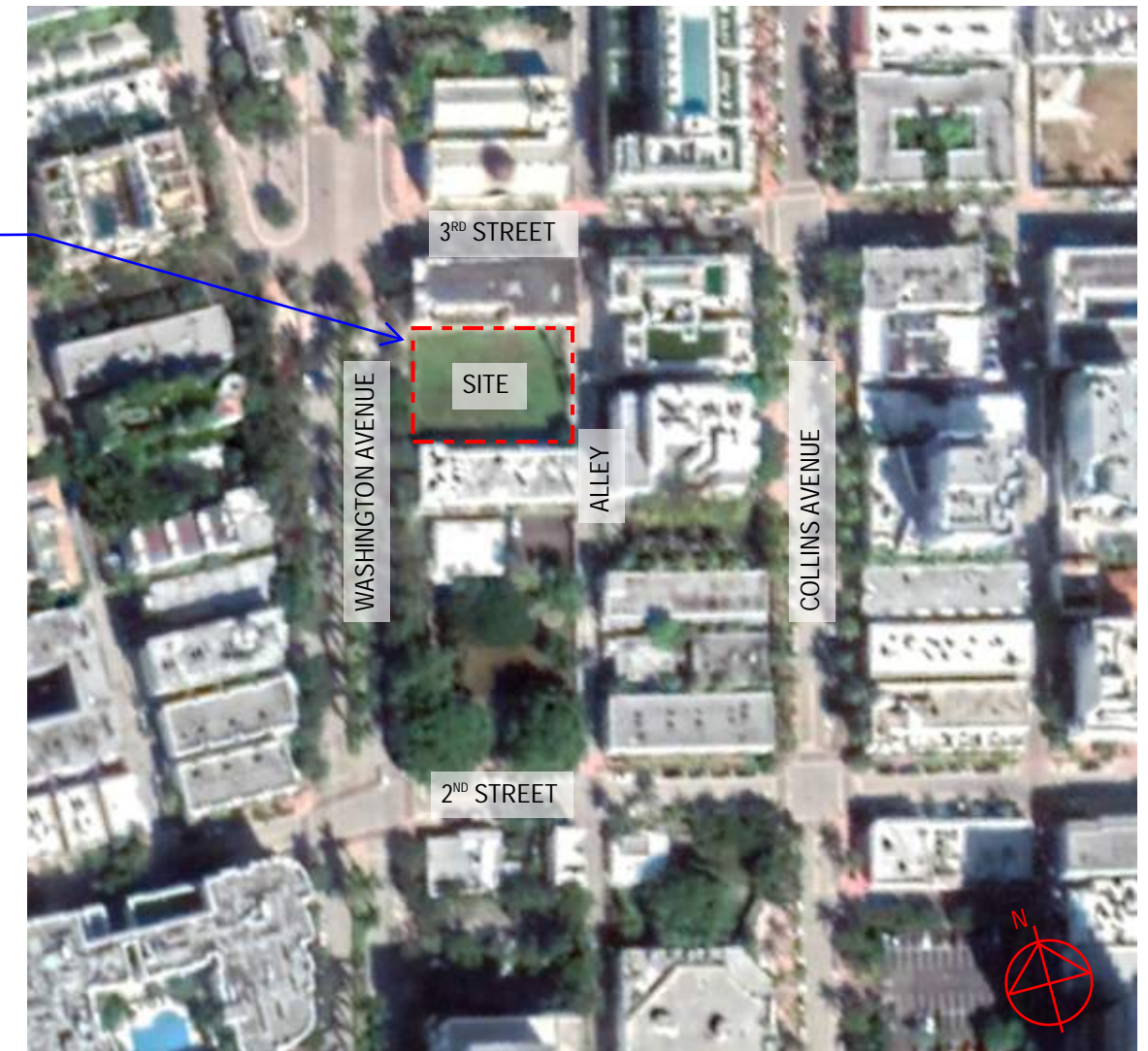
Lot Occupation	Required	Provided
Lot Area	5,750 sf min.	13,000 sf (0.298 acres)
Lot Width	50 ft min.	100 ft
Floor Area Ratio(FAR)	Max 1.75 = Max. 22,750 sf	22,497 sf
Open Space Ratio	0.70 min = 9,100 sf	7,582 sf
Open Space at grade	Equal to Setback Area min = 2,800 sf	2,805 sf
Open Space areas below 50' from freeboard	9,100 sf - 2,805 sf = 6,295 sf min	4,777 sf *
Gross Building Area		45, 015 sf
Buidling Setbacks	Required	Provided
PARKING		
Front - Washington Avenue	5 ft min.	5 ft
Interior Side	5 ft min.	7.5 ft
Rear	5 ft min.	5 ft
PEDESTAL		
Front - Washington Avenue	5 ft max / min	5 ft
Interior Side	7.5 ft min	7.5 ft
Rear	10% Lot depth = 13 ft	13 ft
Building Height	Required	Provided
Building Height	50 ft	50 ft
Number of Stories	Educational Type IIA const- Max 4 stories	4 stories
Parking Requirements - Parking District #1	Required	Provided

1 space per 15 seats of largest assembly area (1180/15 = 79 peo /15= 6 spaces)	6 spaces	
1 space per classroom (10 classrooms = 10 spaces)	10 spaces 16 spaces	18 Spaces
Accessible spaces (1 to 25 spaces).	1 space	1 space (included)
Off street loading spaces (10,000 sf - 100,000 sf).	2 spaces	0 spaces
Bicycle Parking		
5 long term reduces parking by 1 space to 15% max	0	0 Bike Spaces
10 short term reduces parking by 1 space to 15% max	0	10 Bike Spaces
TOTAL PARKING		18 SPACES & 10 BIKES = 19 spaces

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



LOCATION MAP



AREA MAP

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DRAWING: LOCATION MAPS

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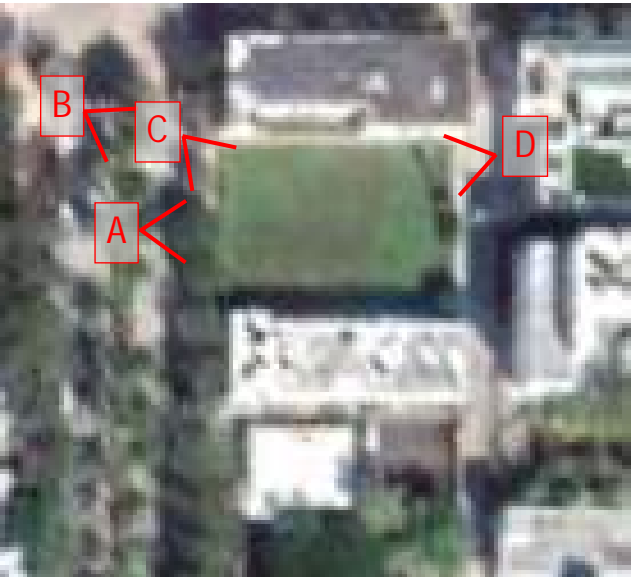
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A



B



C



D

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E. Washington Avenue east



F. Washington Avenue west



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G. CONTEXT PHOTO WASHINGTON AVENUE



H. 110 WASHINGTON AVENUE



I. 119 WASHINGTON AVENUE



J. 404 WASHINGTON AVENUE



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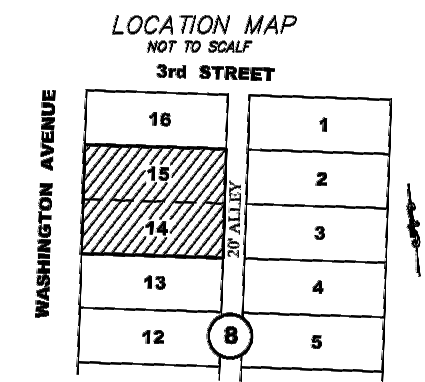
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LEGAL DESCRIPTION: LOTS 14 AND 15, BLOCK 8, OF OCEAN BEACH
FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.



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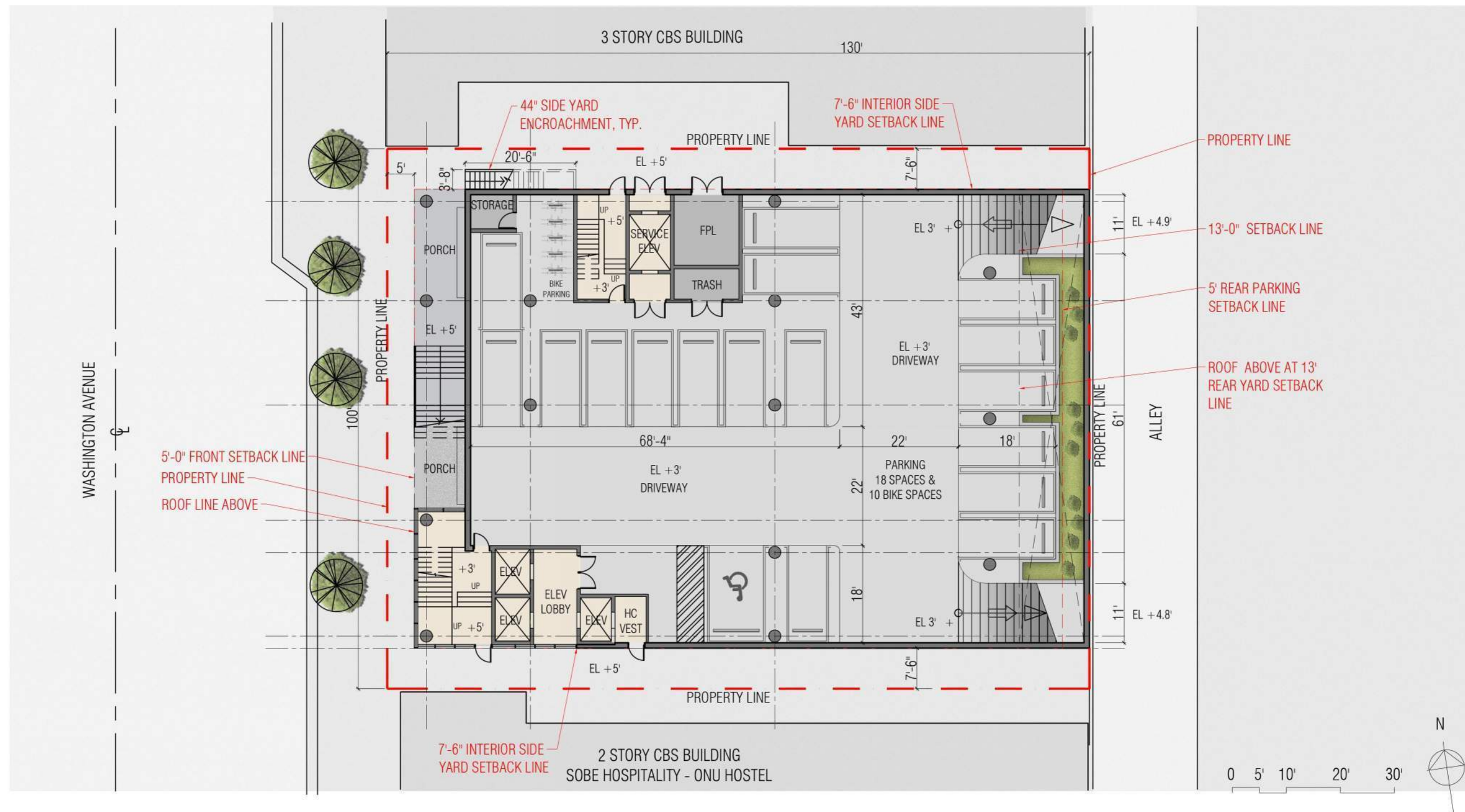
DRAWING: SITE PLAN

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A1.0

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DRAWING: LOWER FLOOR PLAN

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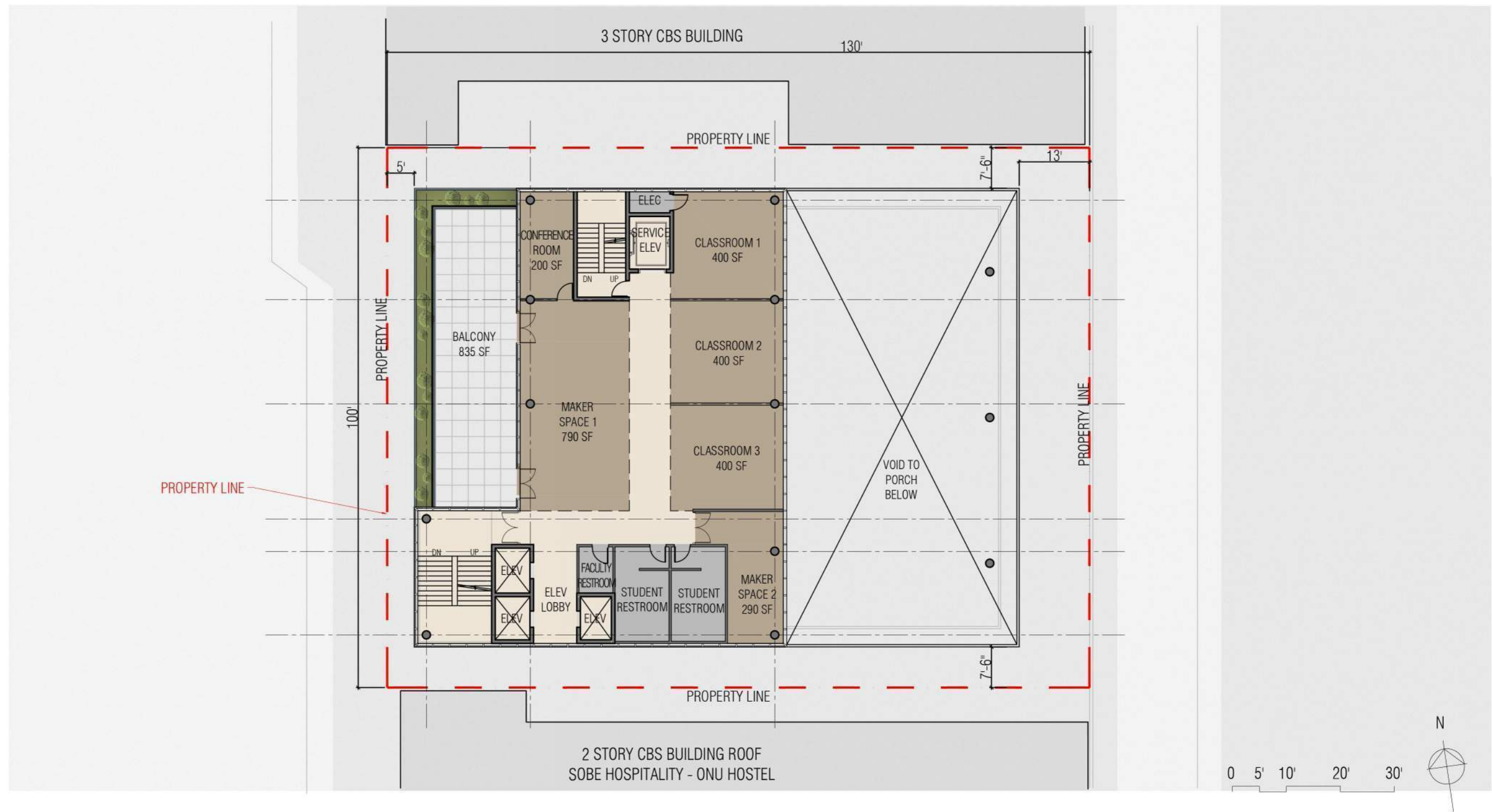
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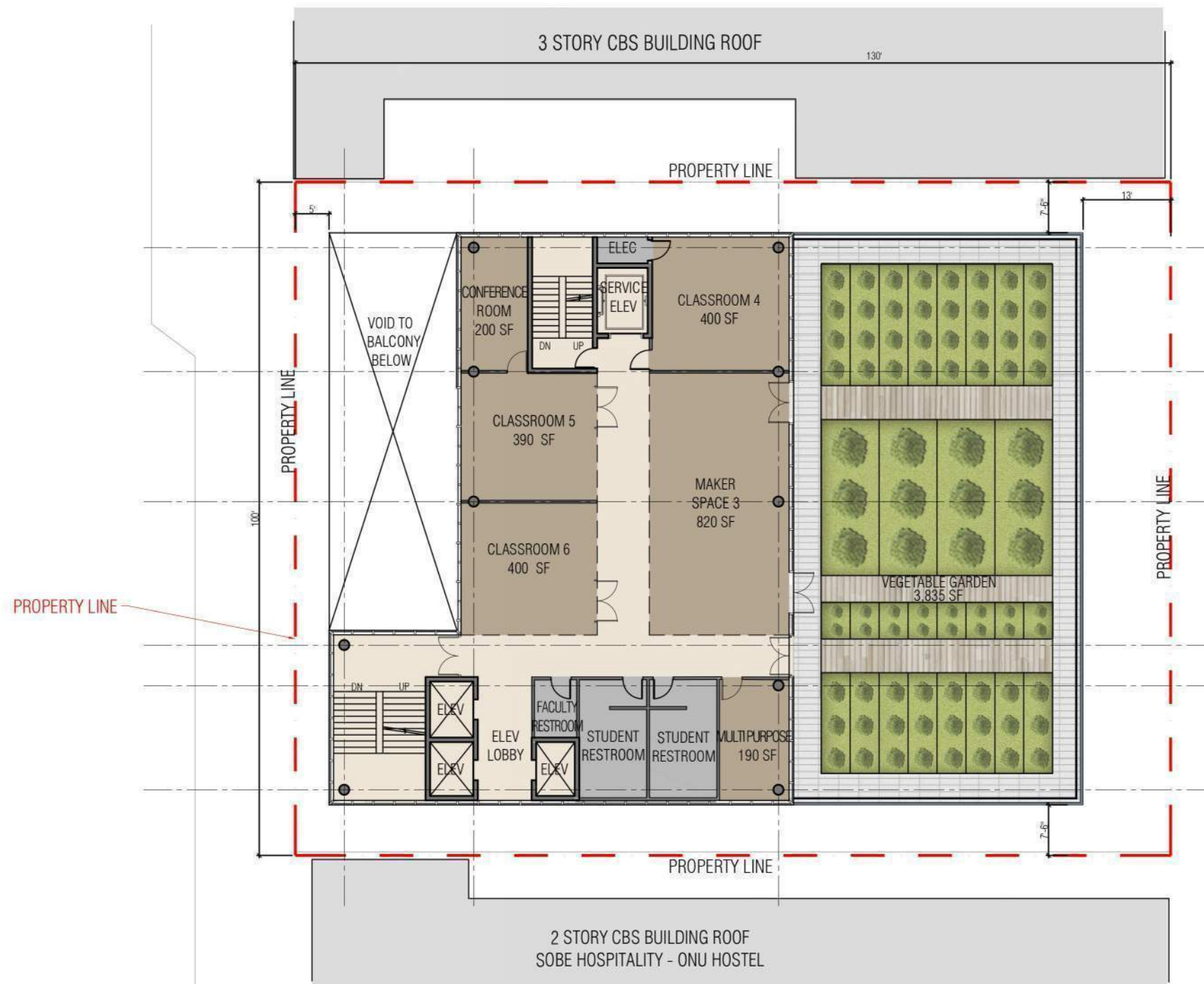
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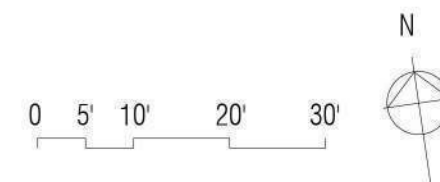
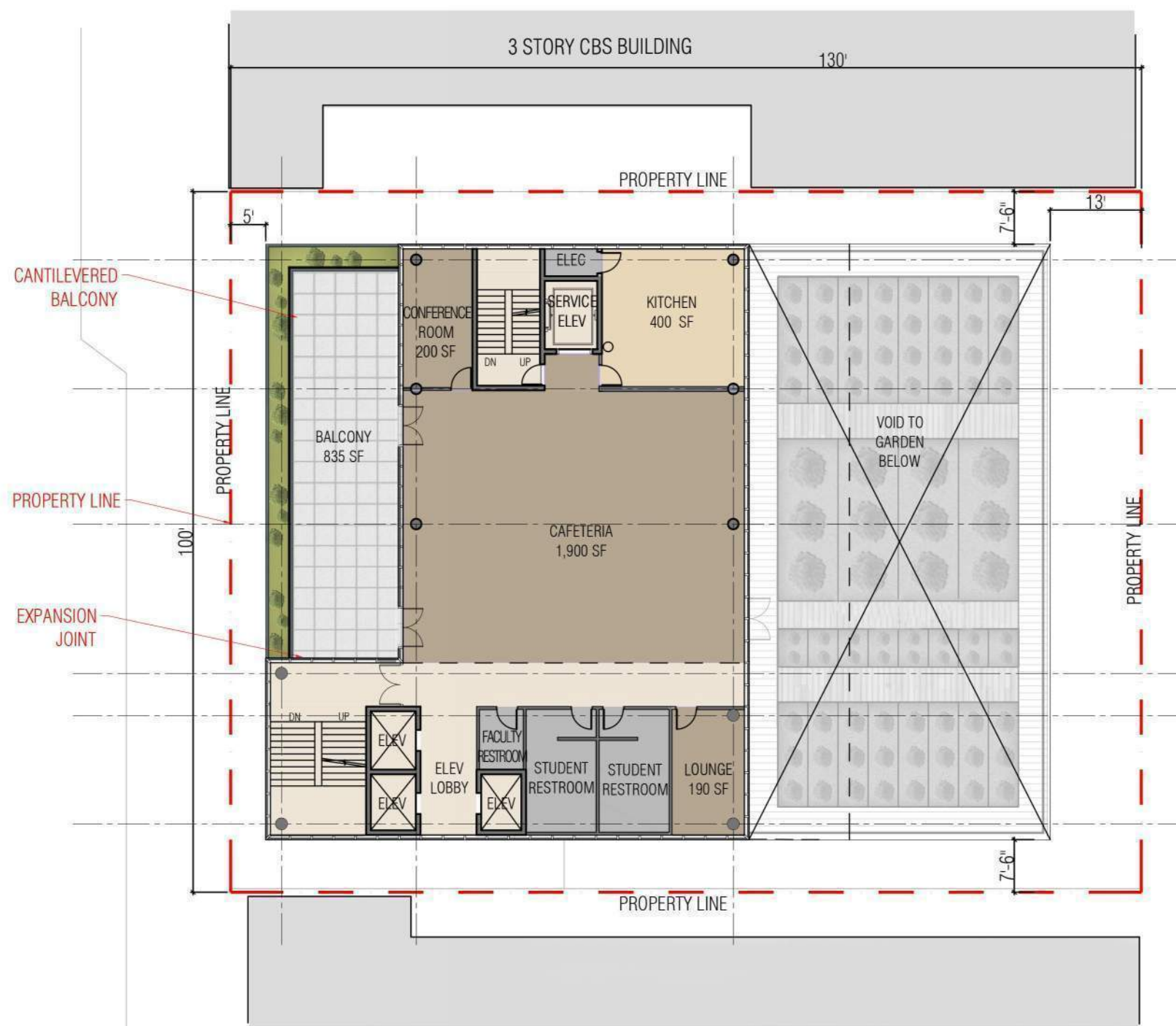
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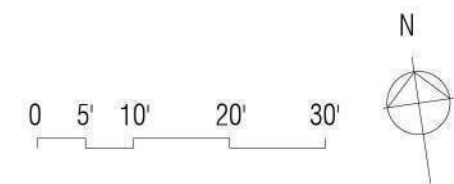
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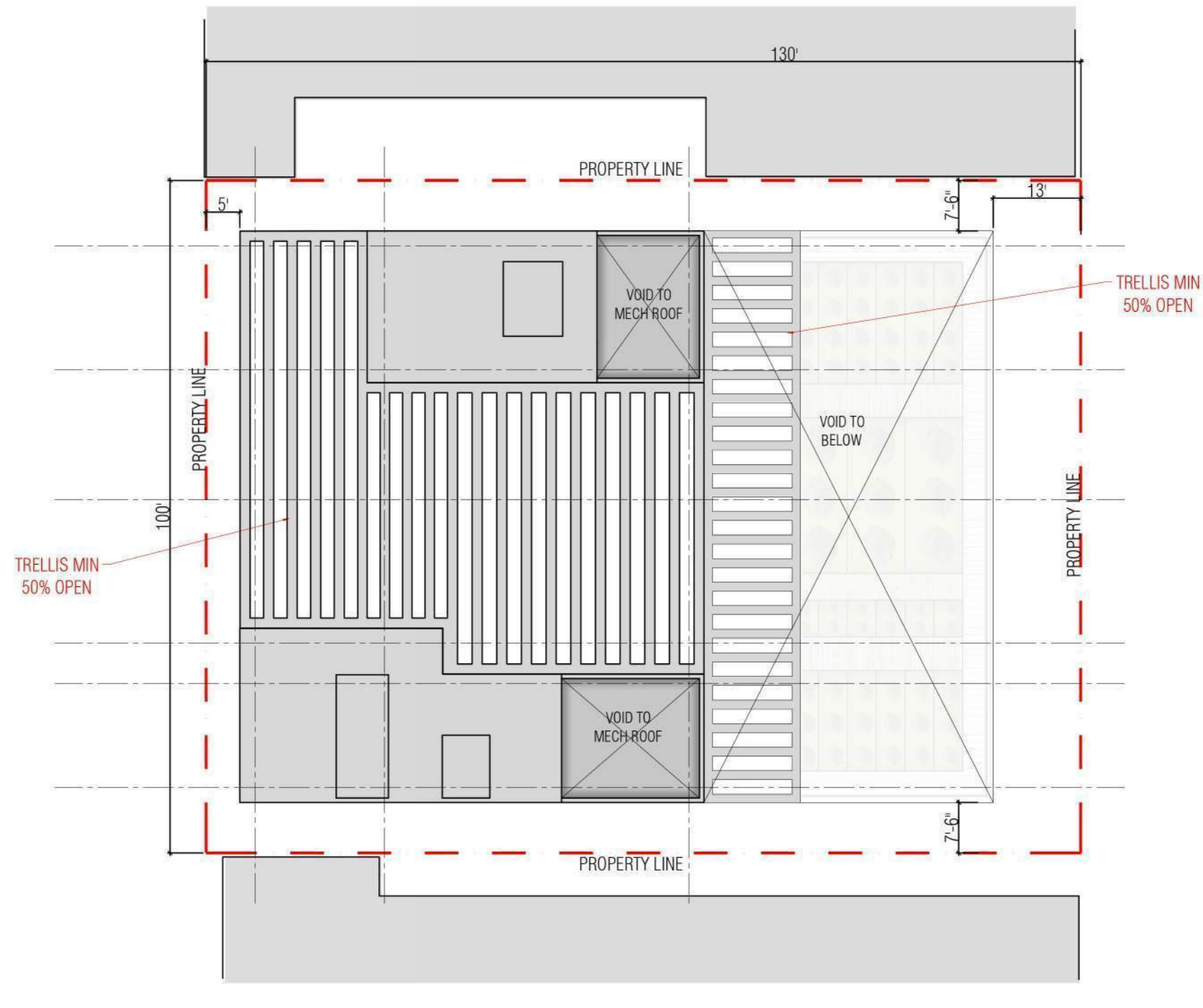
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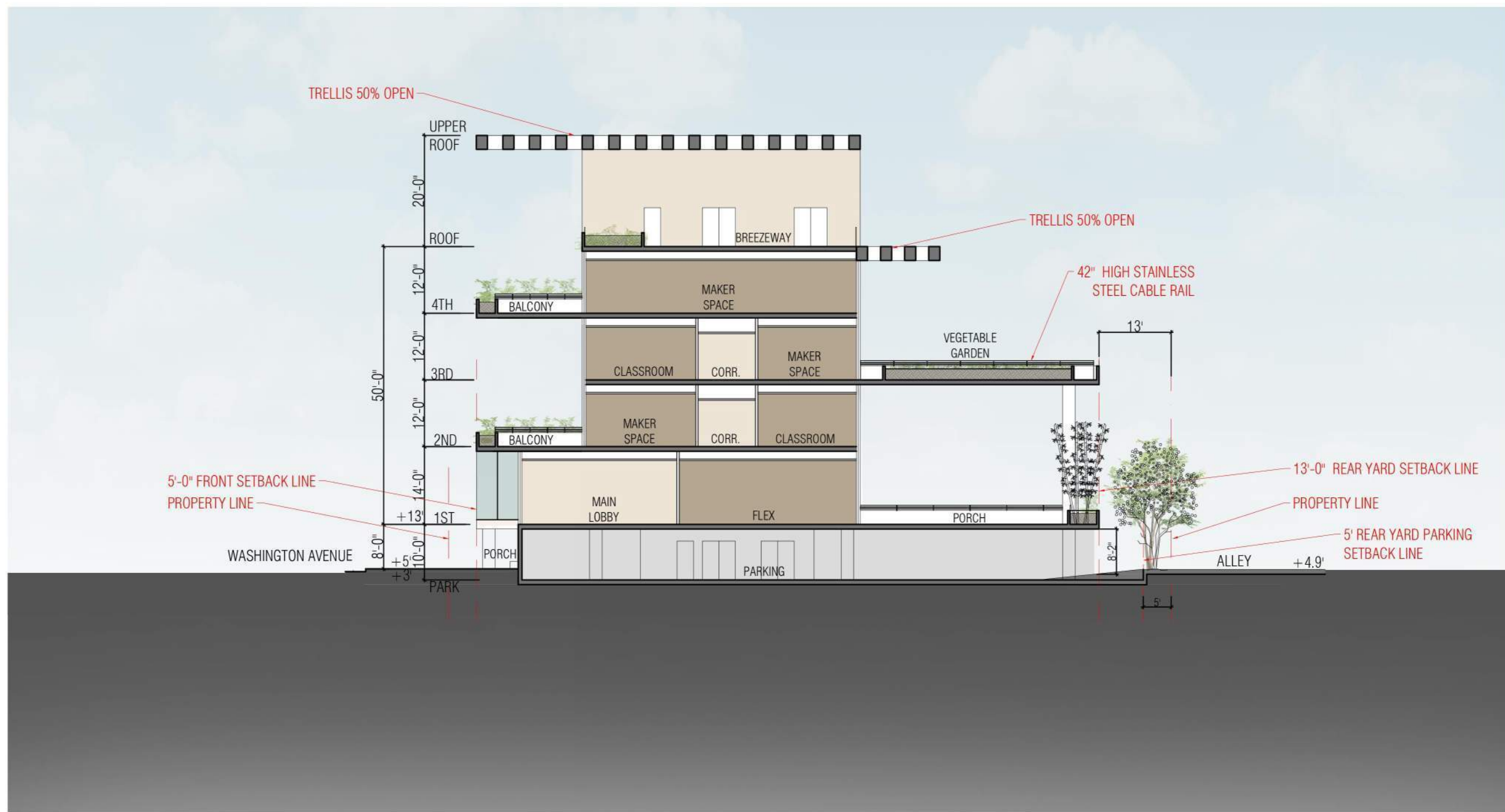
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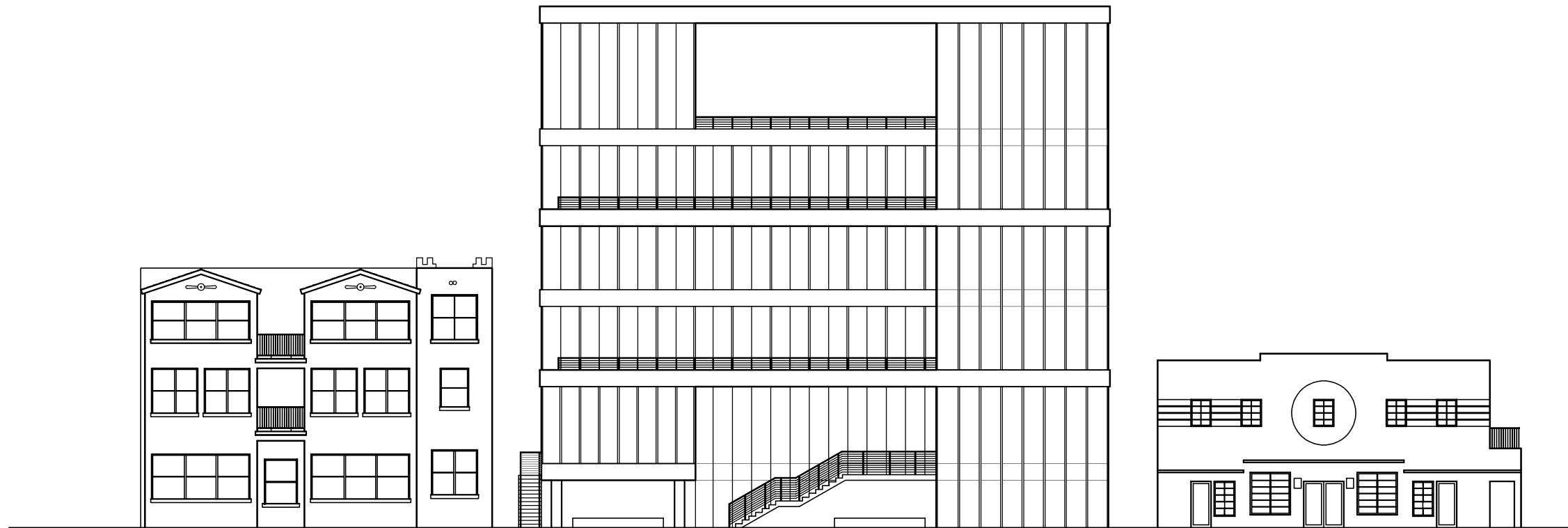
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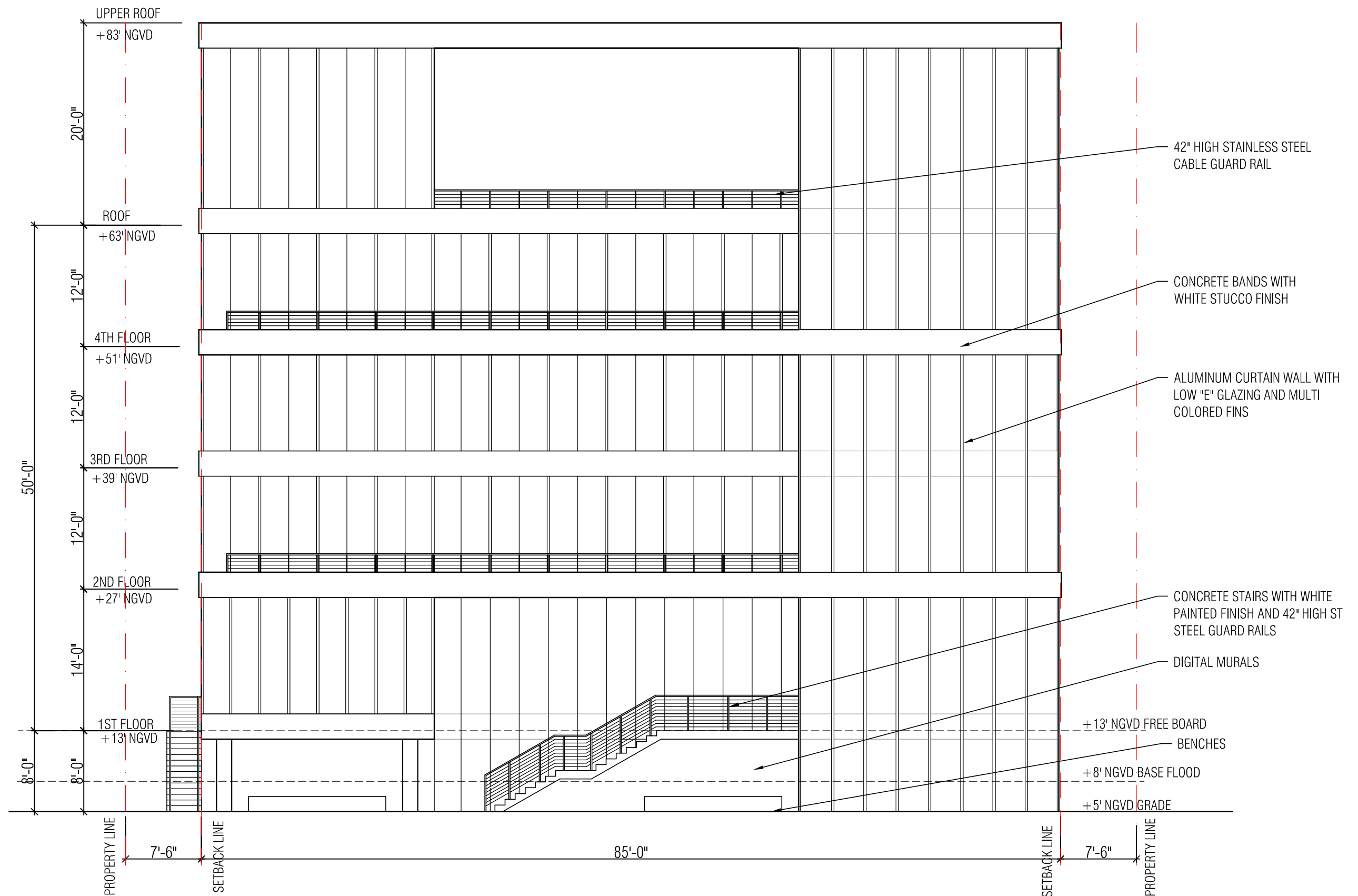
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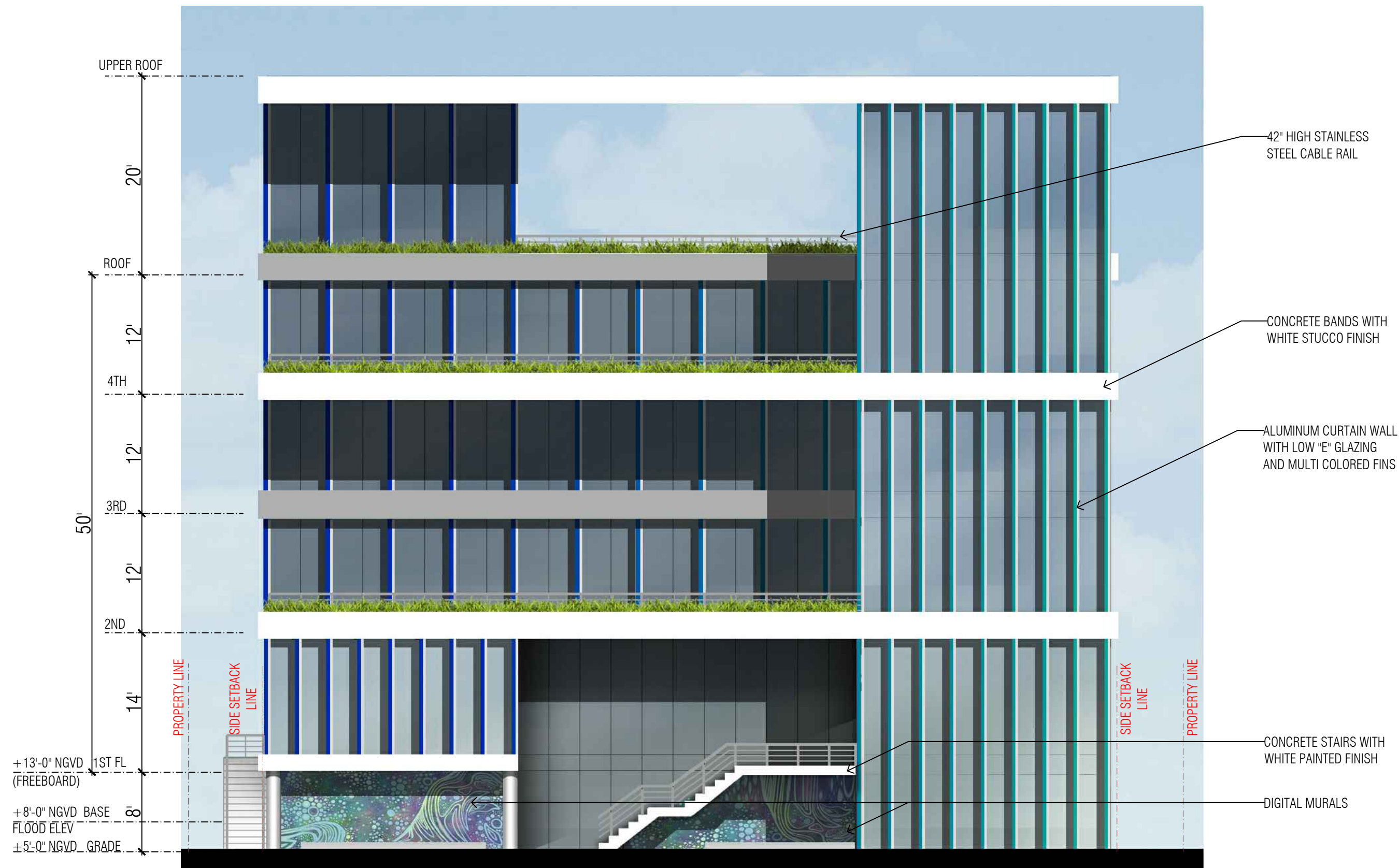
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DRAWING: WEST ELEVATION

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A11.0A



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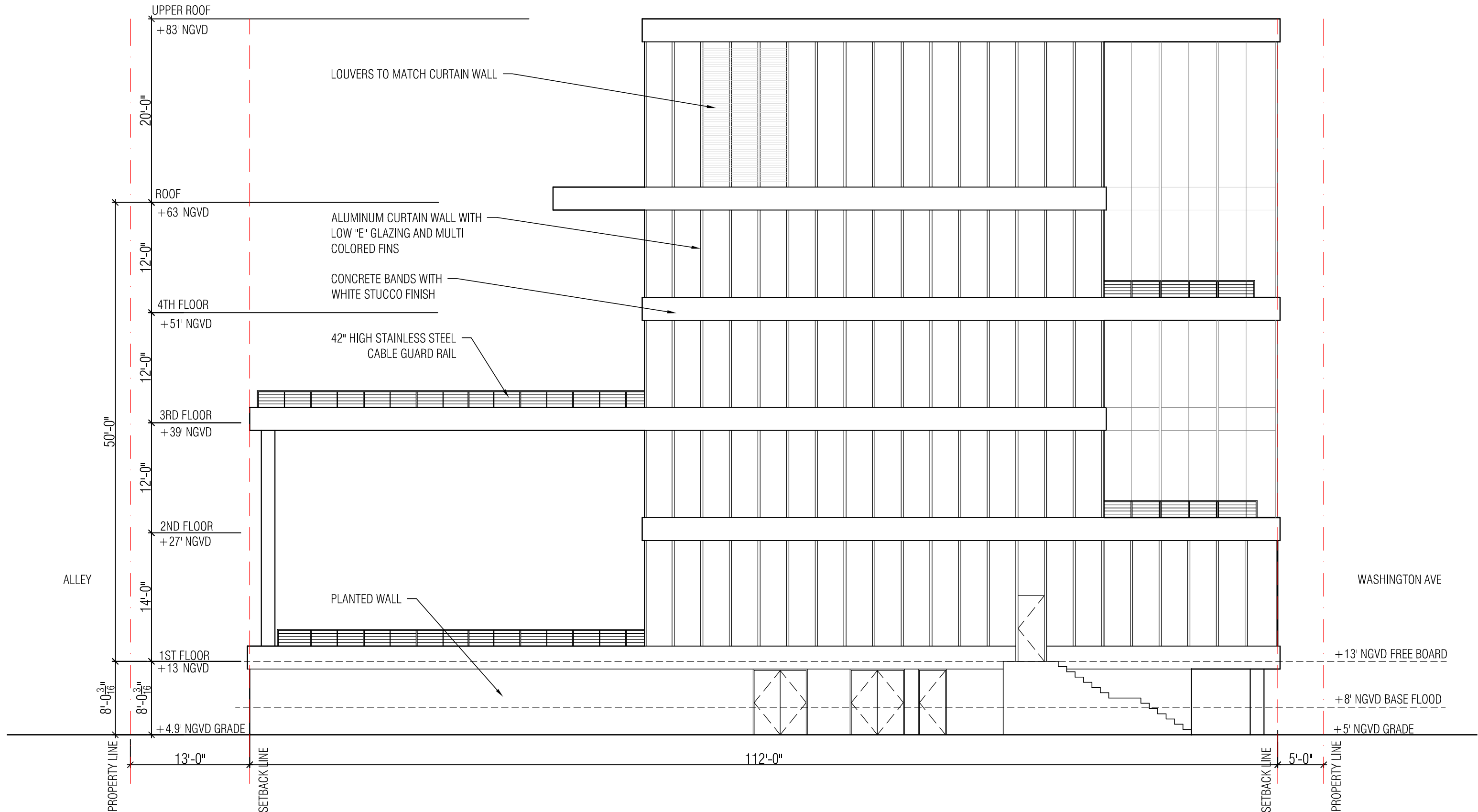
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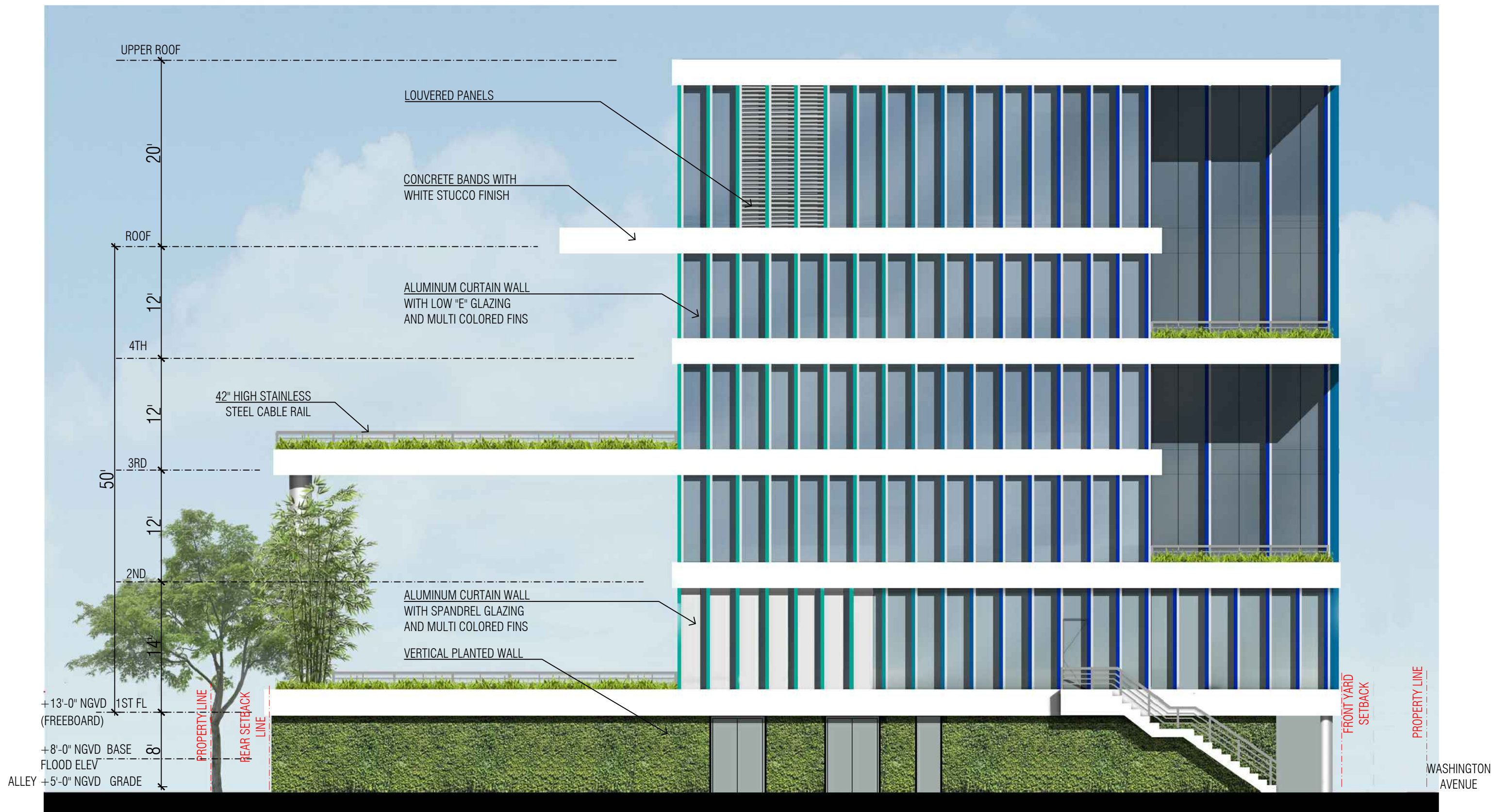
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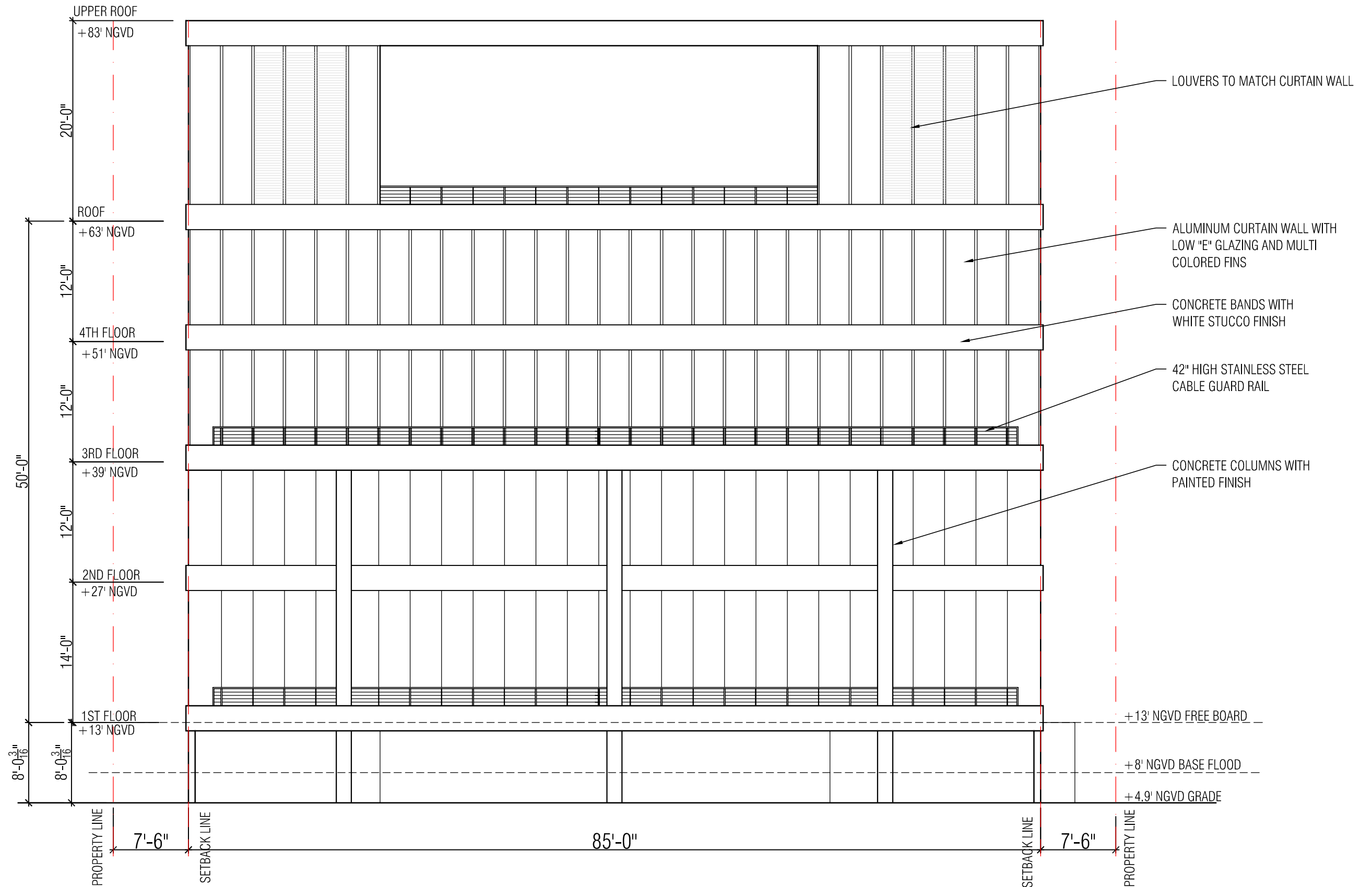
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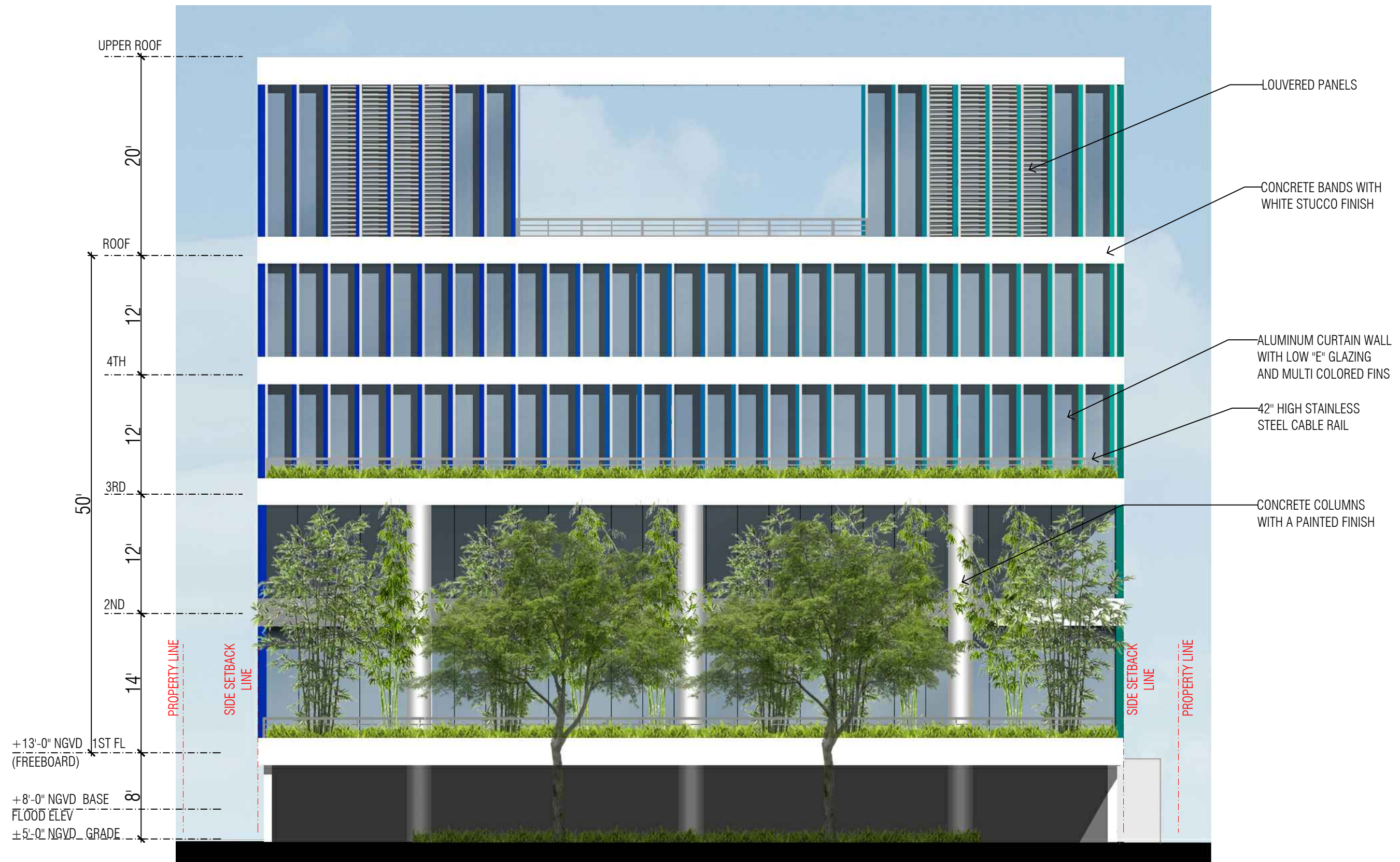
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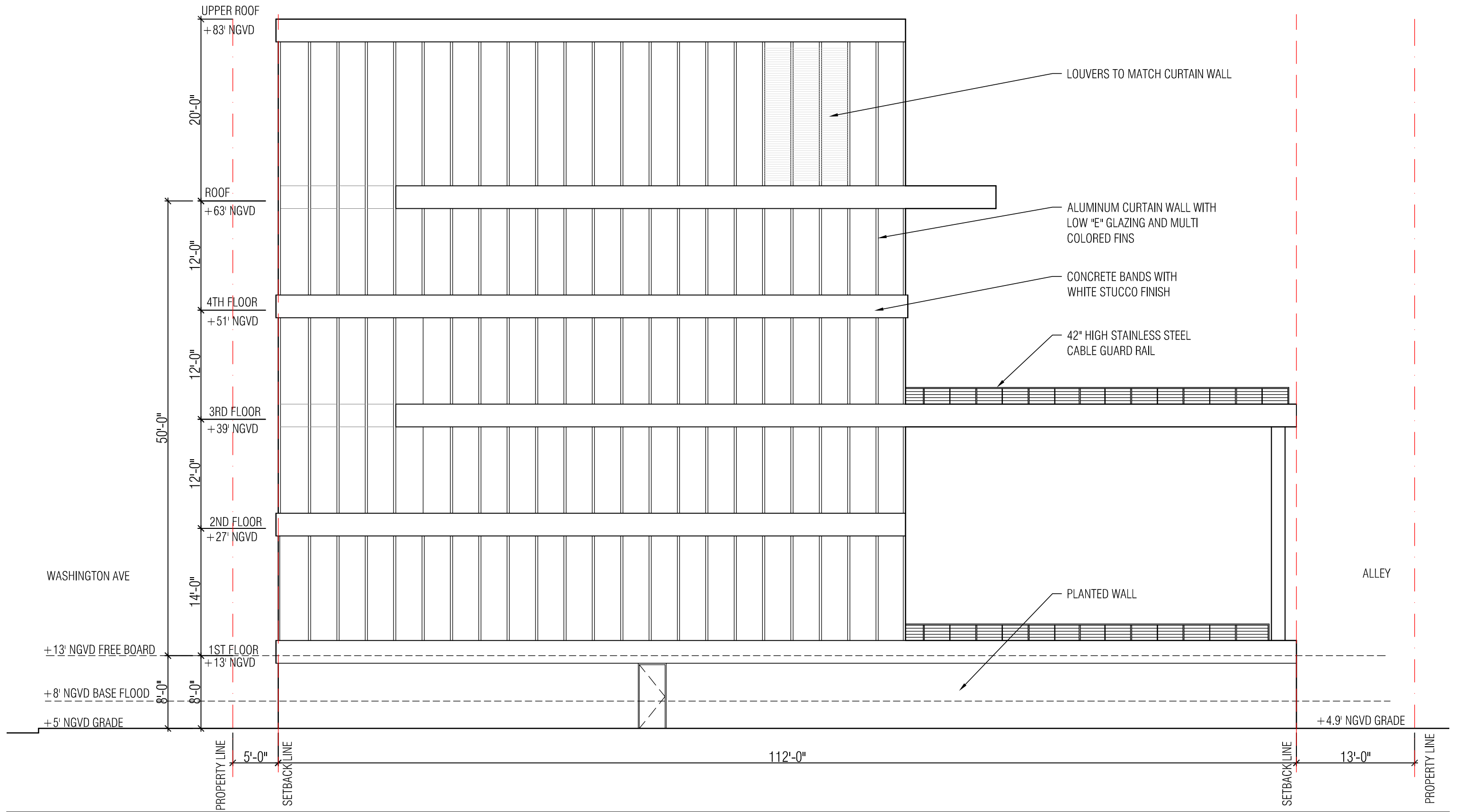
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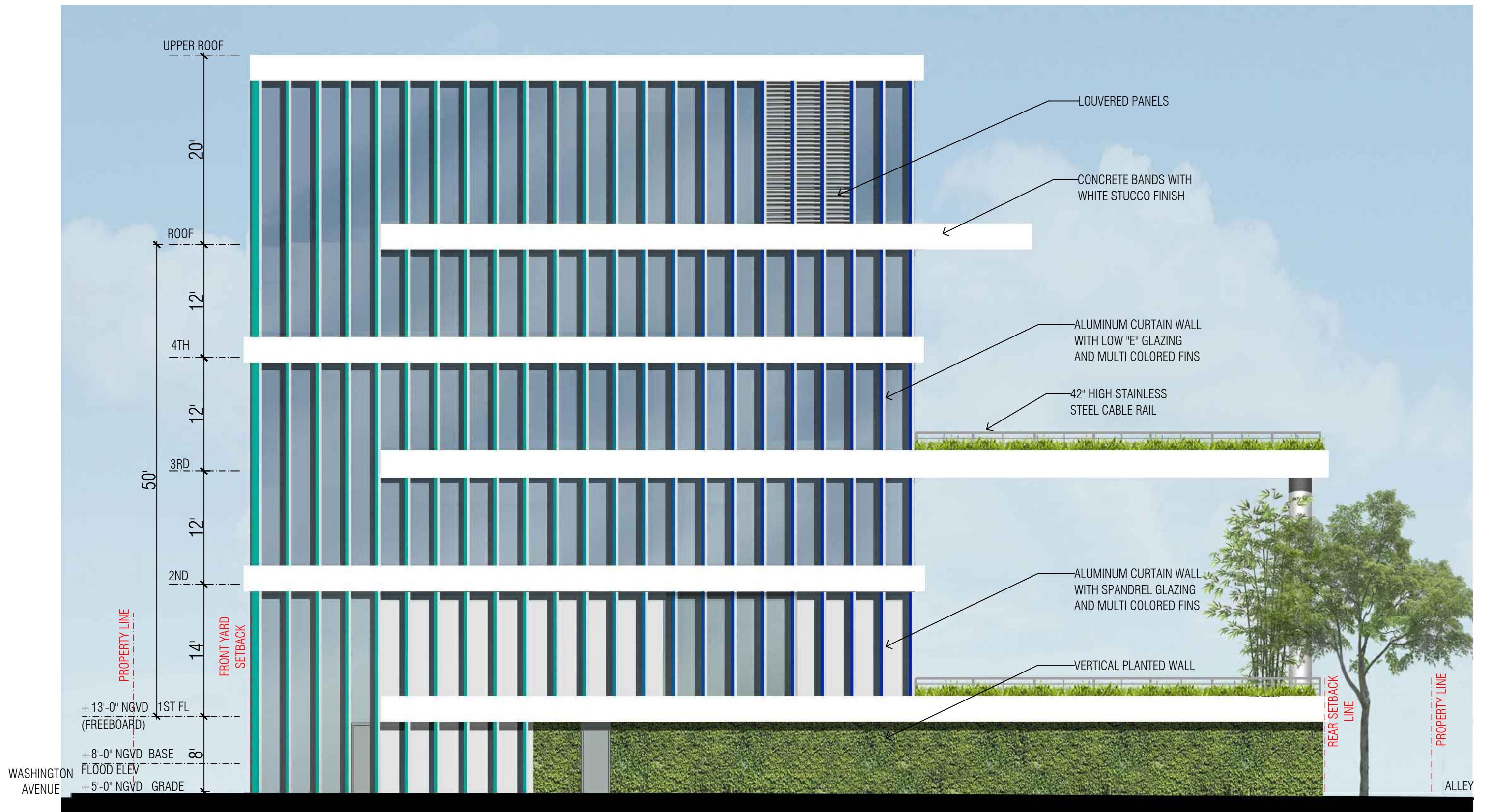
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DRAWING: SOUTH ELEVATION

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A14.0A





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DATE: April 25, 2022

A15.0

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Base Camp 305

Planning Board Final Submission
251 Washington Avenue, Miami Beach, Fl 33139

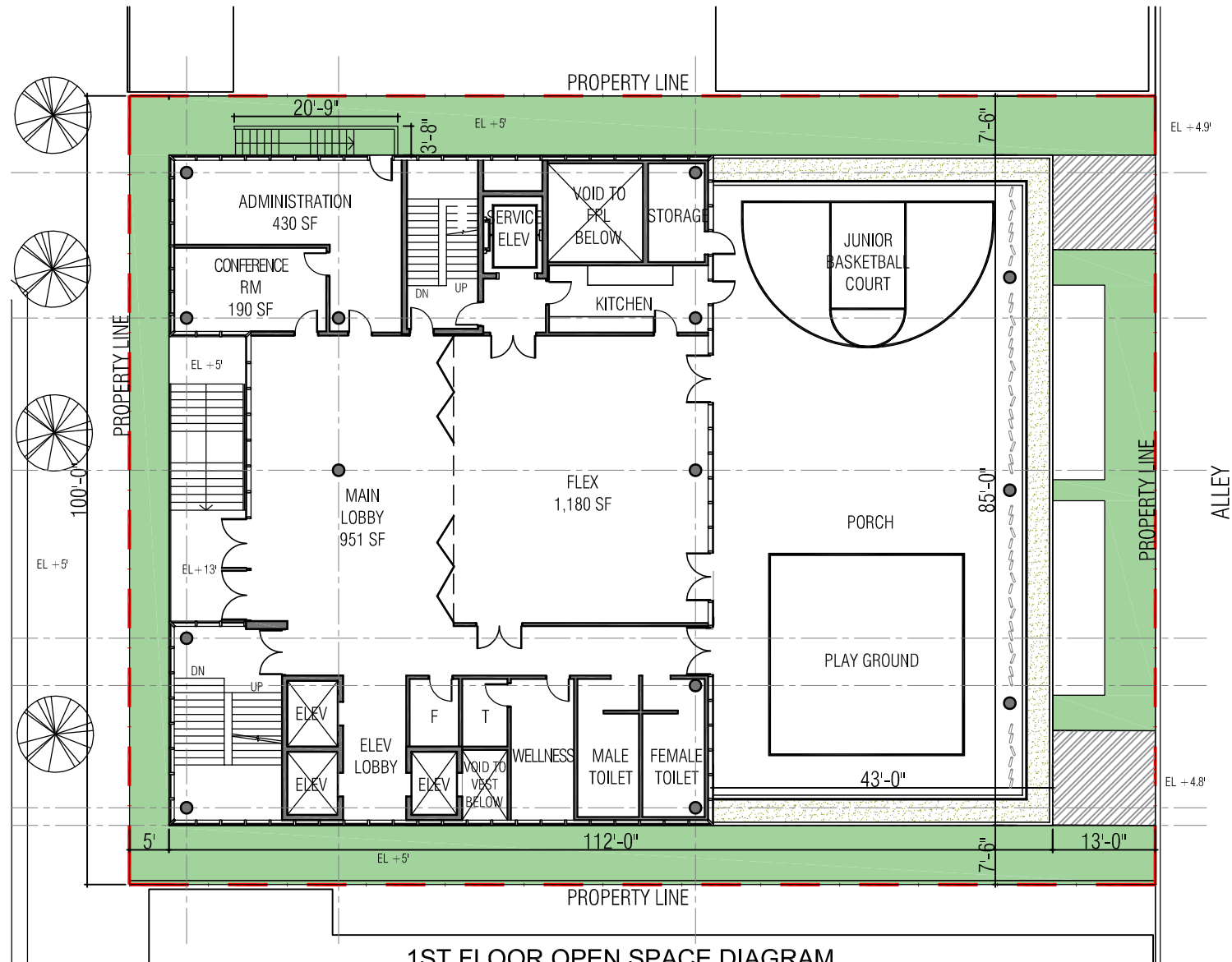
DRAWING: WASHINGTON AVE PEDESTRIAN LEVEL RENDERING

SCALE:

DATE: April 25, 2022

A16.0

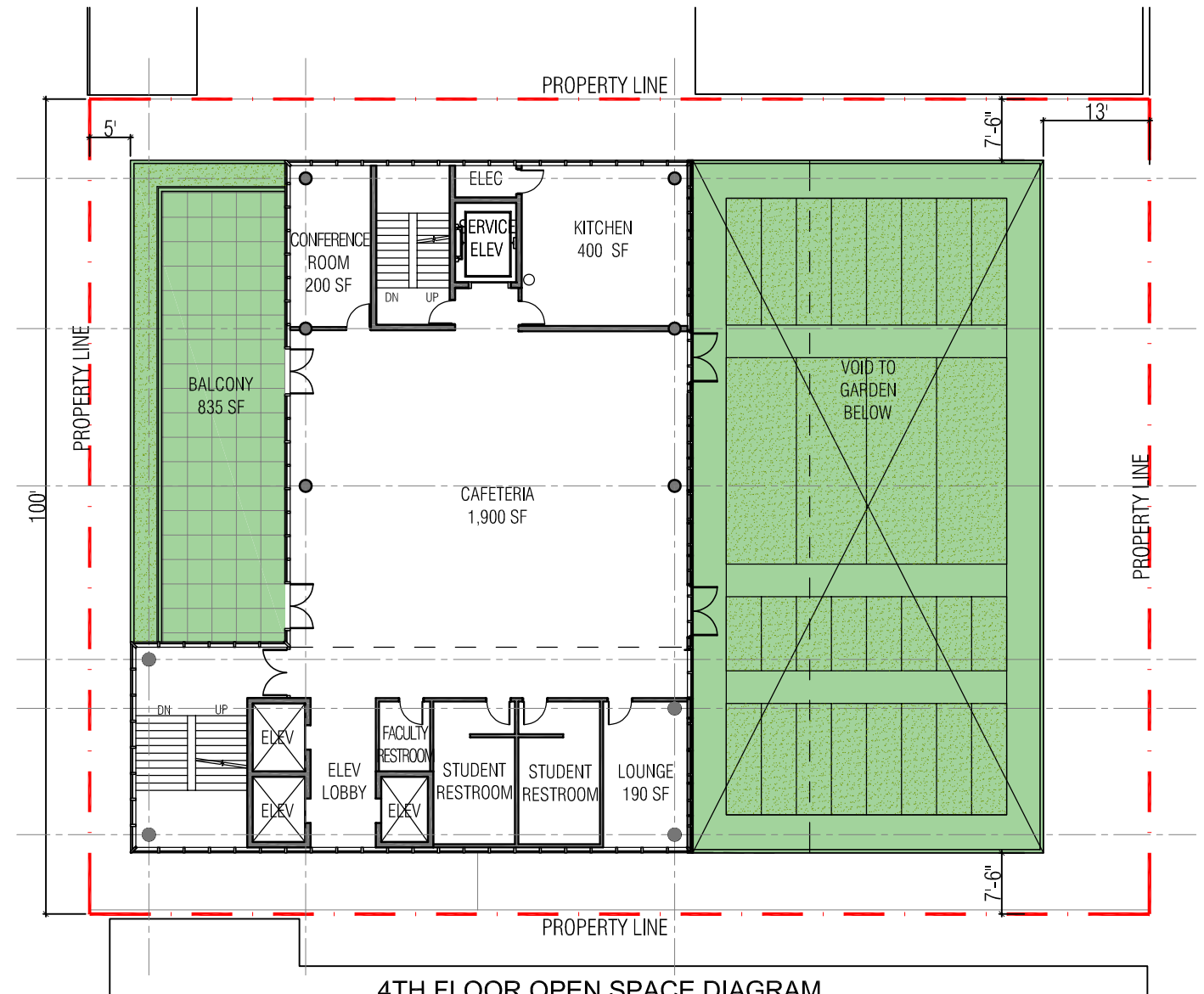
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1ST FLOOR OPEN SPACE DIAGRAM

- OPEN SPACE AT GRADE LEVEL
- DRIVEWAY

OPEN SPACE AT GRADE LEVEL:
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AT GRADE LEVEL AREA REQUIRED: 2,800 SF
 OPEN SPACE AT GRADE LEVEL AREA PROVIDED: 2,805 SF

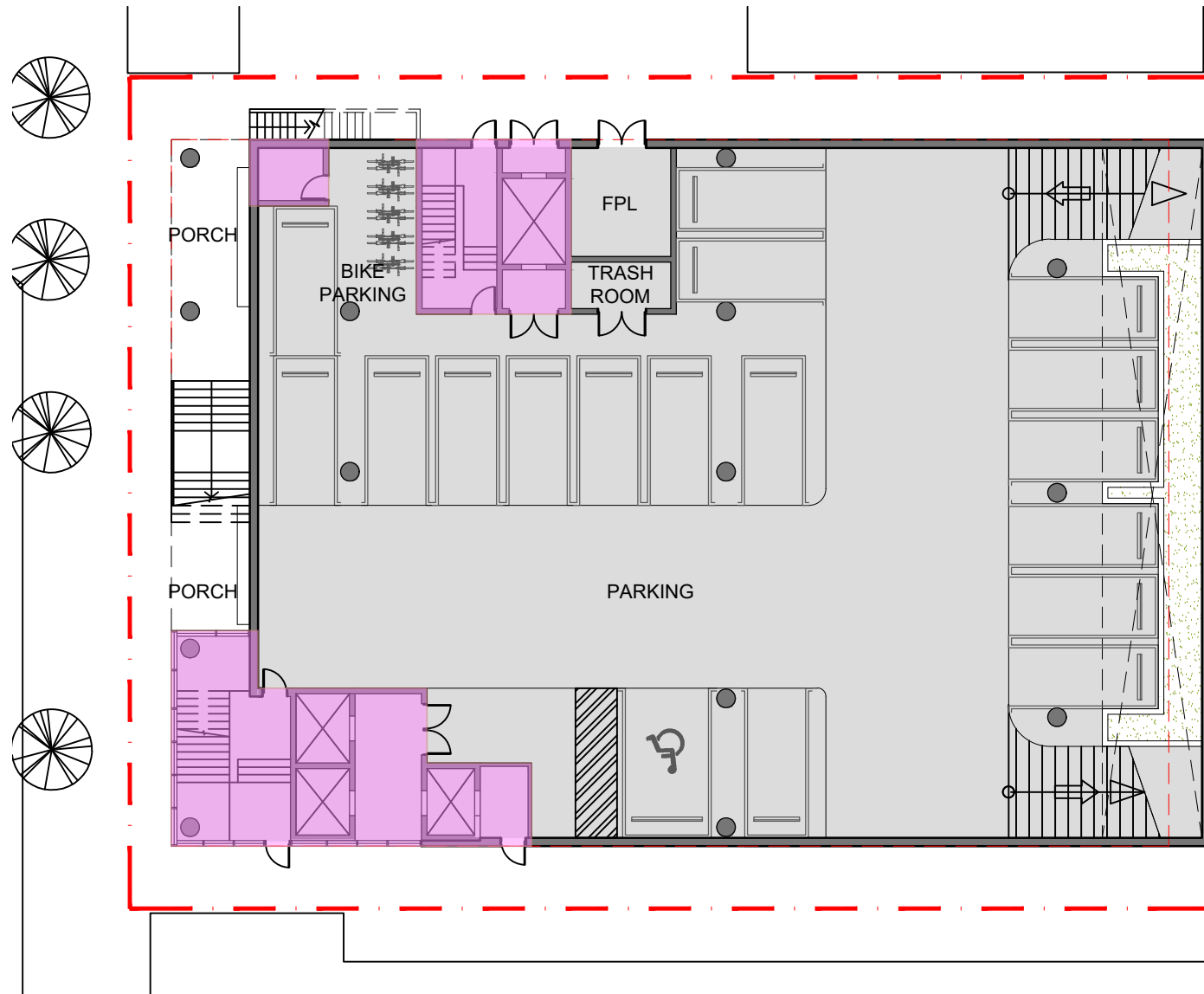


4TH FLOOR OPEN SPACE DIAGRAM

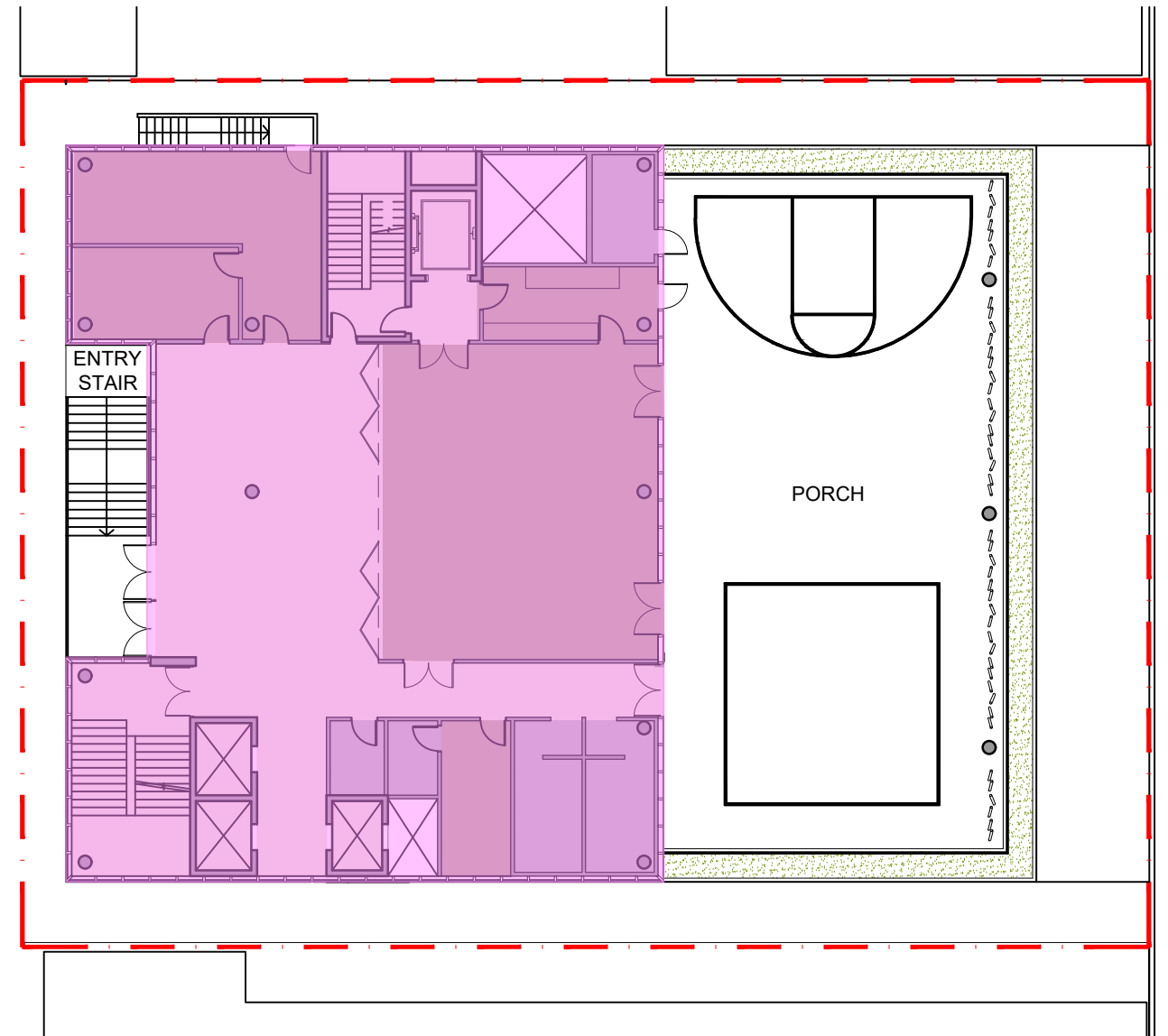
- OPEN SPACE BELOW 50'

OPEN SPACE BELOW 50':
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AREA REQUIRED: 6,295 SF
 OPEN SPACE AREA PROVIDED: 4,777 SF
 OPEN SPACE BALANCE: 1,518 SF

BALANCE OF OPEN SPACE REQUIREMENT TO BE PROVIDED BY APPLICANT THROUGH PAYMENT-IN-LIEU PURSUANT WITH THE OPEN SPACE REQUIREMENT SECTION 142-704 (b)(4)



LOWER LEVEL PLAN FAR = 1,250 SF
SCALE: 1/20"=1'-20"



1st FLOOR PLAN FAR = 5,526 SF
SCALE: 1/20"=1'-20"



- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR = 370 SF
4th FL FAR = 4,743 SF
3rd FL FAR = 4,743 SF
2nd FL FAR = 5,865 SF
1st FL FAR = 5,526 SF

LOWER LEVEL FAR = 1,250 SF

22,497 SF

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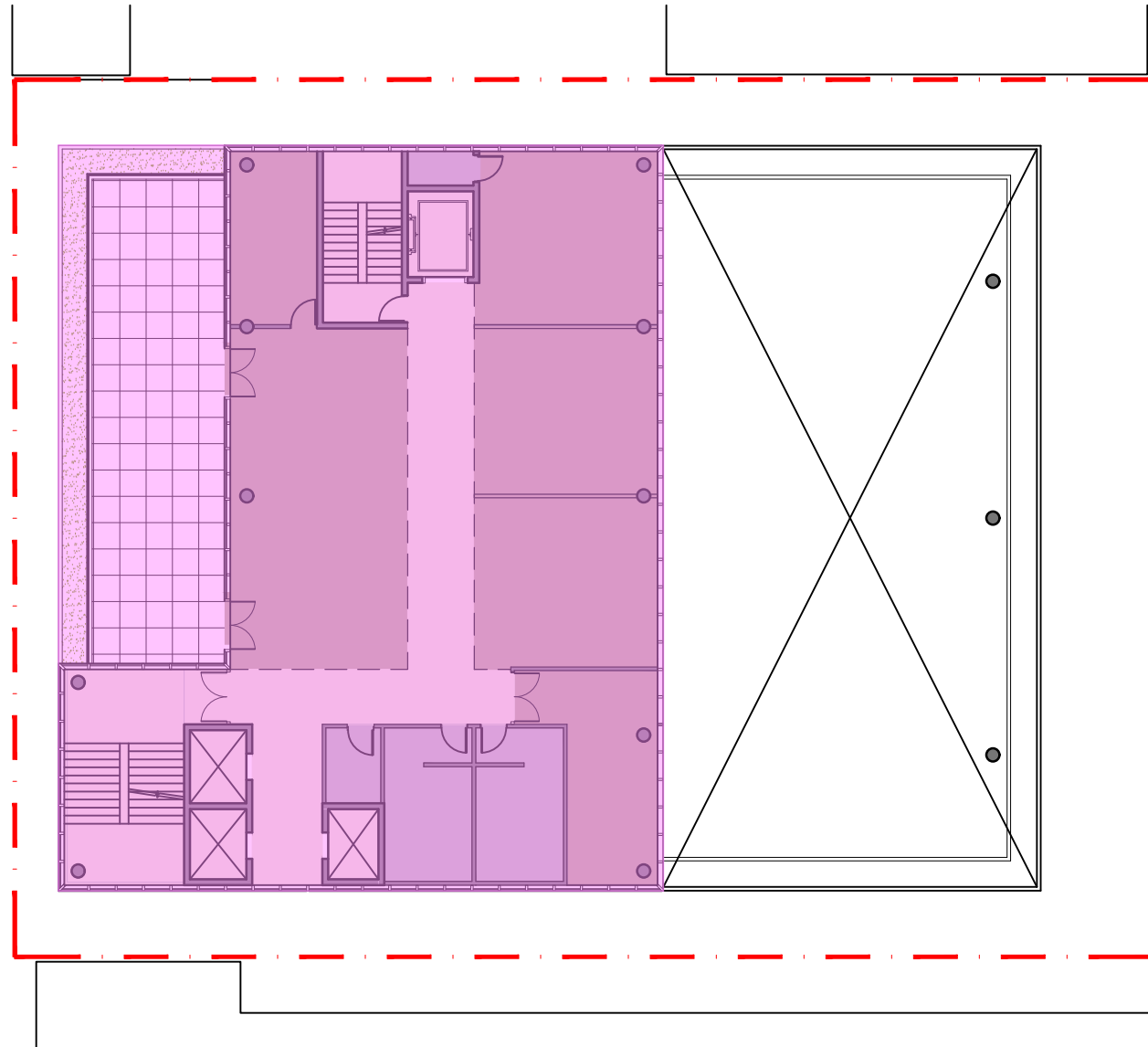
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DRAWING: FAR DIAGRAMS

SCALE: 1:20

DATE: April 25, 2022

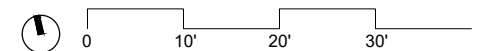
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2nd FLOOR PLAN FAR = 5,865 SF
1/20"=1'-20" SCALE:



3rd LEVEL PLAN FAR = 4,743 SF
SCALE: 1/20"=1'-20"



- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		<hr/>
		22,497 SF

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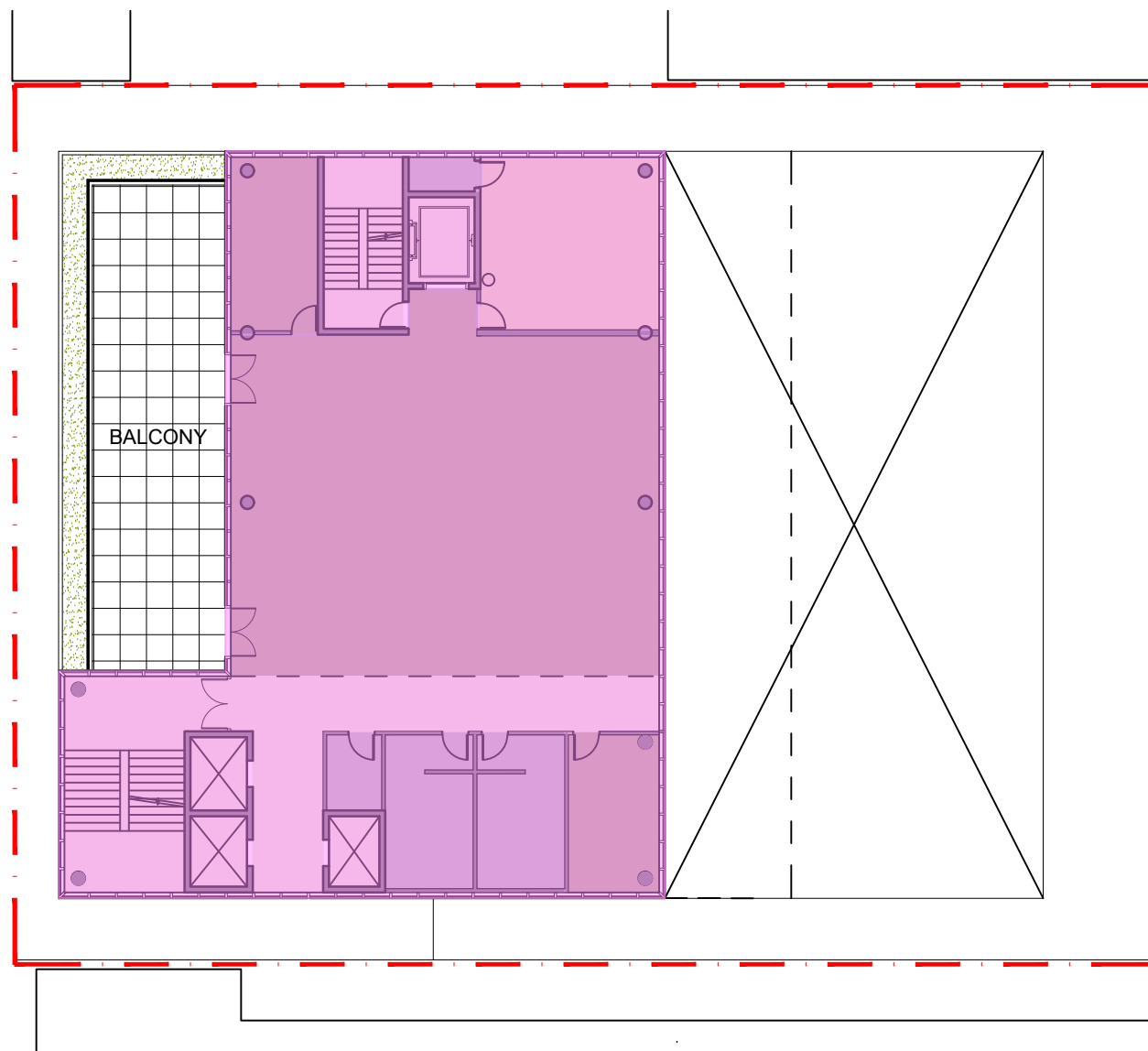
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DRAWING: FAR DIAGRAMS

SCALE: 1:20

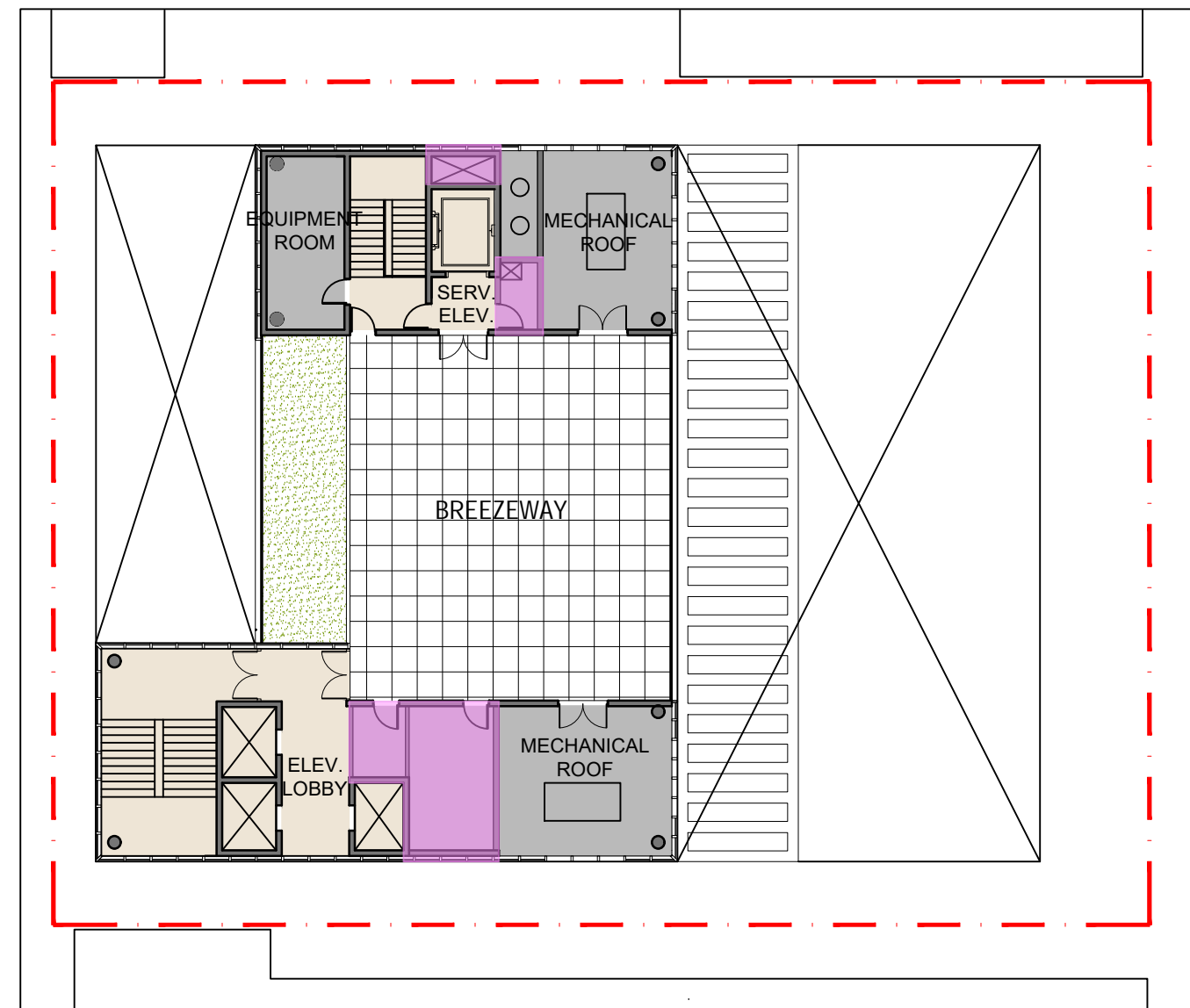
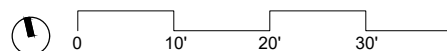
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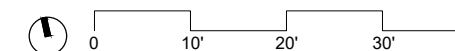
4th FLOOR PLAN
SCALE: 1/20"=1'-20"

FAR = 4,743 SF



ROOFTOP PLAN
SCALE: 1/20"=1'-20"

FAR = 370 SF



- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		<hr/>
		22,497 SF

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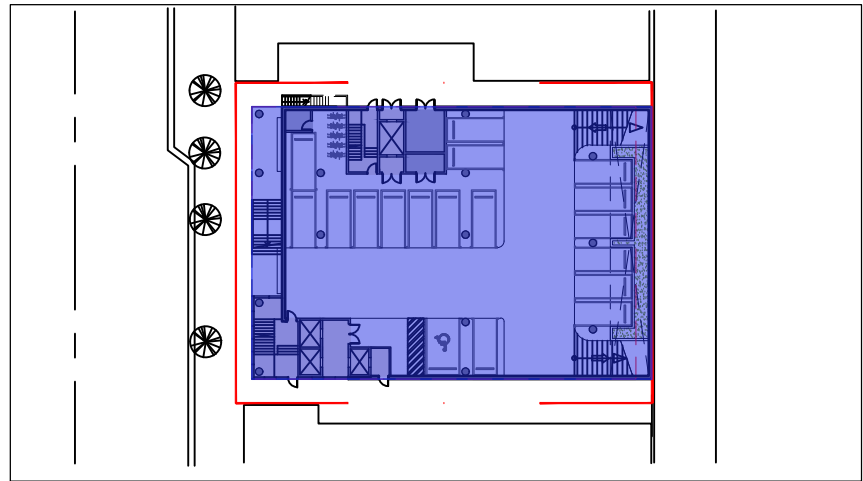
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DRAWING: FAR DIAGRAMS

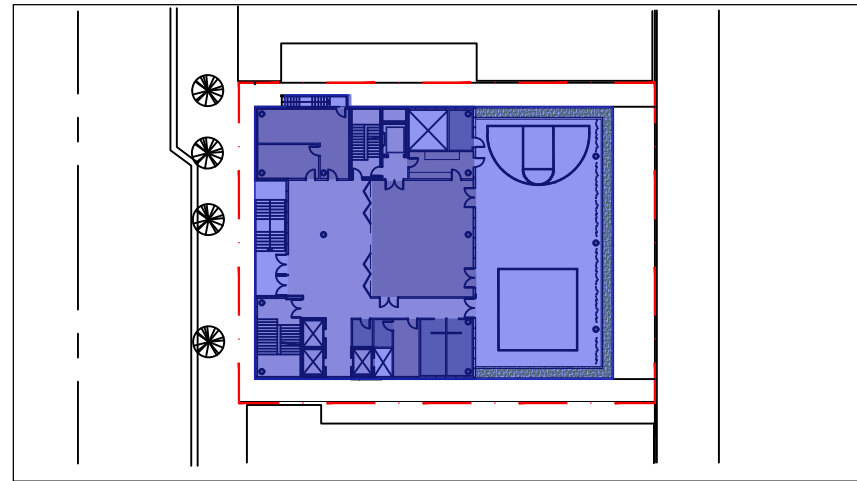
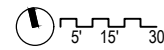
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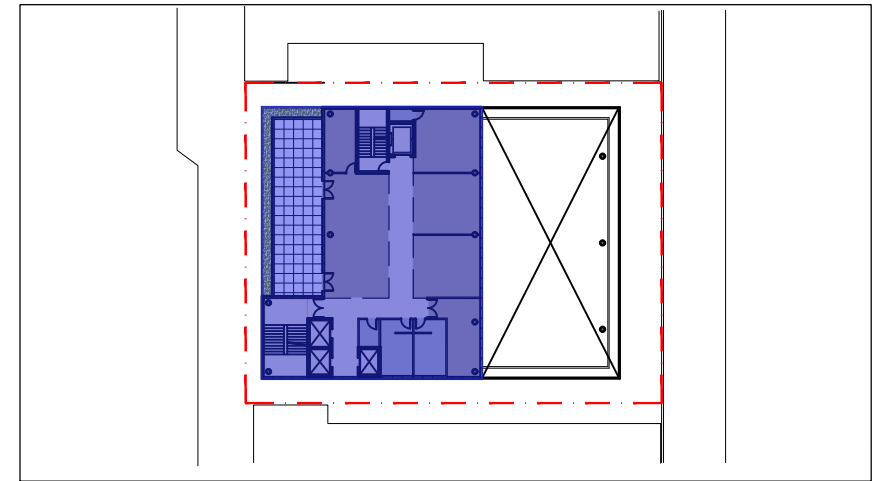
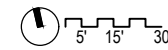
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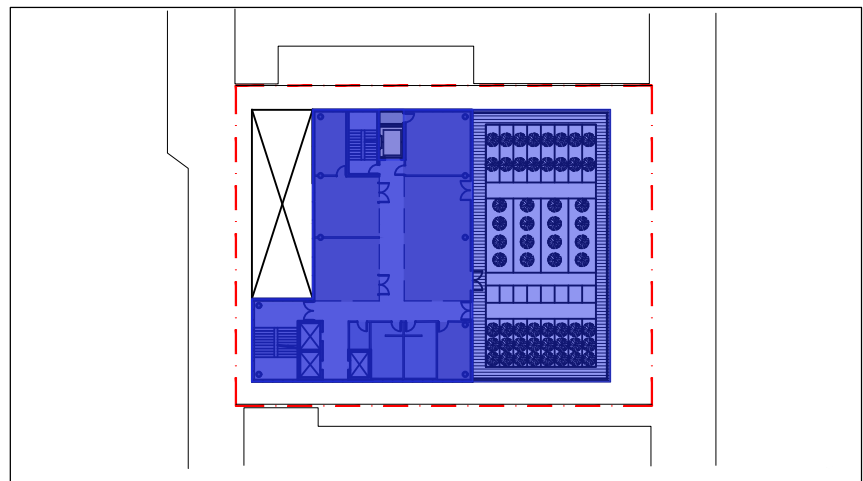
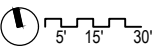
LOWER LEVEL PLAN GROSS = 10,625 SF
SCALE: 1/60"=1'-60"



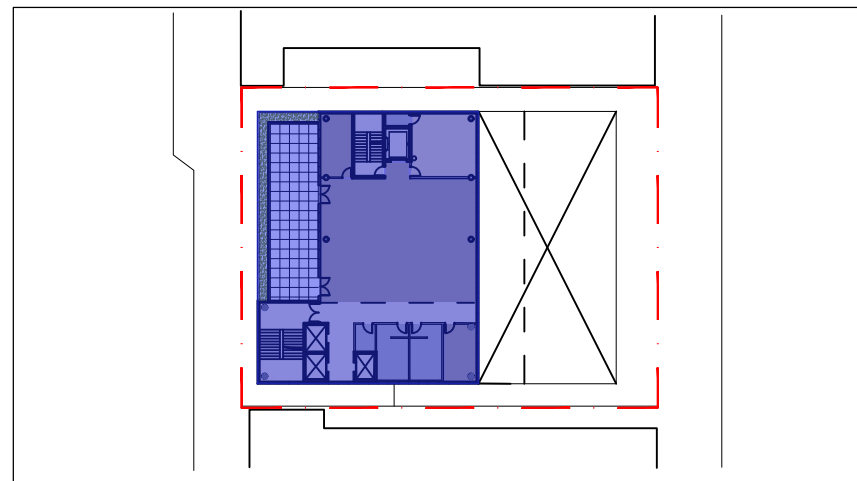
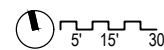
1st FLOOR PLAN GROSS = 9,595 SF
SCALE: 1/60"=1'-60"



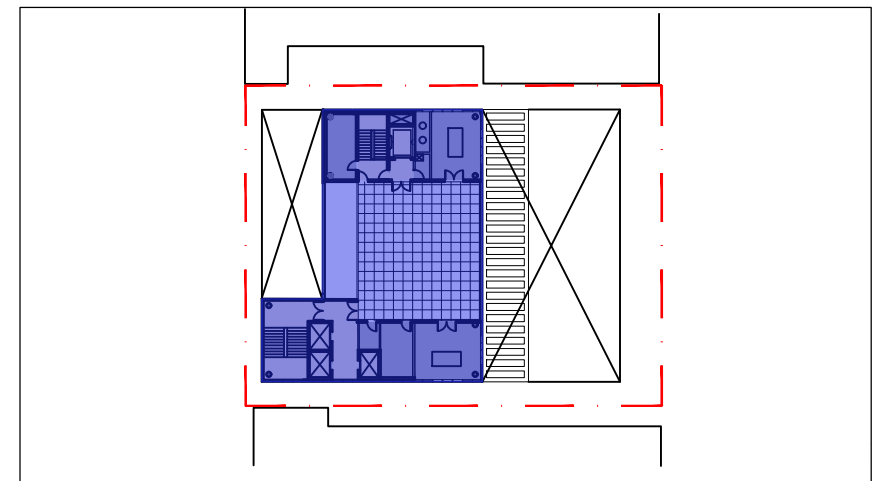
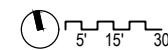
2nd FLOOR PLAN GROSS = 5,865 SF
SCALE: 1/60"=1'-60"



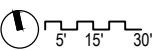
3rd LEVEL PLAN GROSS = 8,397 SF
SCALE: 1/60"=1'-60"



4th FLOOR PLAN GROSS = 5,865 SF
SCALE: 1/60"=1'-60"



ROOFTOP PLAN GROSS = 4,742 SF
SCALE: 1/60"=1'-60"



-GROSS CONSTRUCTION AREA

ROOF	=	4,742 SF
4th FL	=	5,865 SF
3rd FL	=	8,397 SF
2nd FL	=	5,865 SF
1st FL	=	9,595 SF
LOWER LEVEL	=	10,625 SF
		<hr/>
		45,089 SF