

ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
 TEL. 305.372.1812 FAX. 305.372.1175
 www.arquitectonica.com

BaseCamp305

Historic Preservation Board Submission
 251 Washington Avenue, Miami Beach, FL 33139

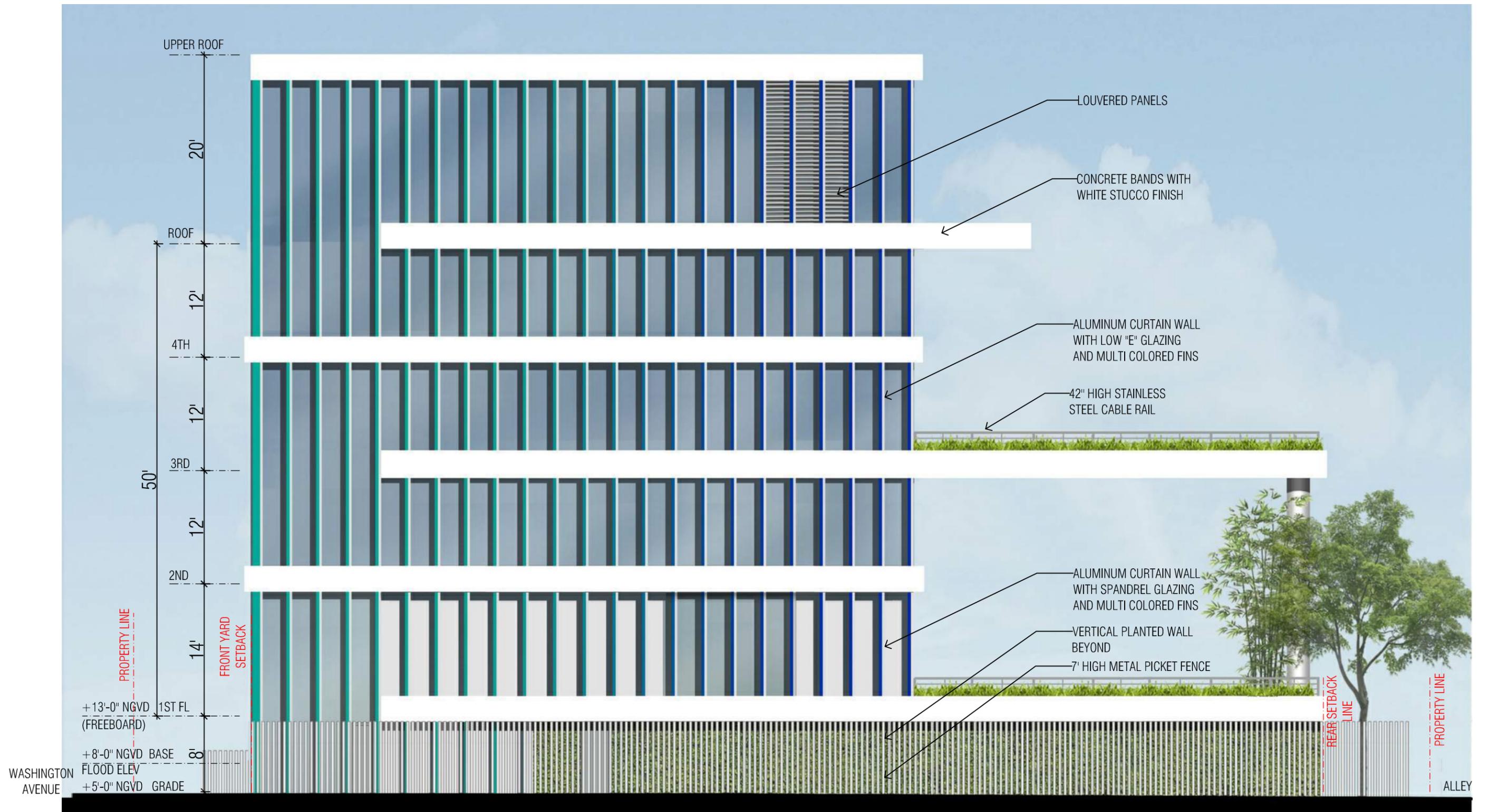
DRAWING: SOUTH ELEVATION

SCALE: 1:10

DATE: REV 1 JUNE 21, 2022

A14.0A

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DRAWING: SOUTH ELEVATION RENDERED

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A14.0B

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DRAWING: WASHINGTON AVE RENDERING

SCALE:

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A15.0

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DRAWING: WASHINGTON AVE PEDESTRIAN LEVEL RENDERING
SCALE: **A16.0**
DATE: REV 1 JUNE 21, 2022

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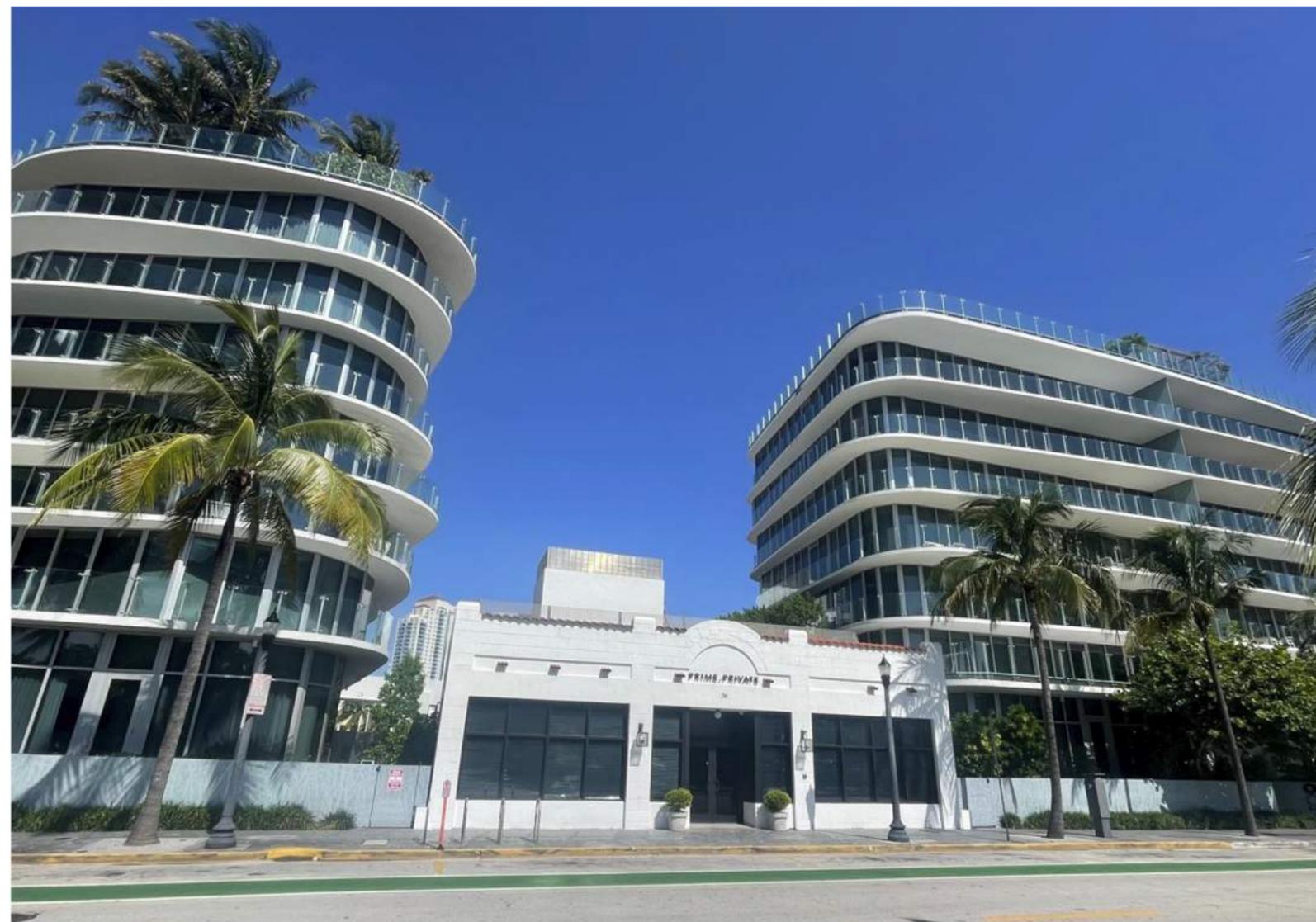
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A18.0



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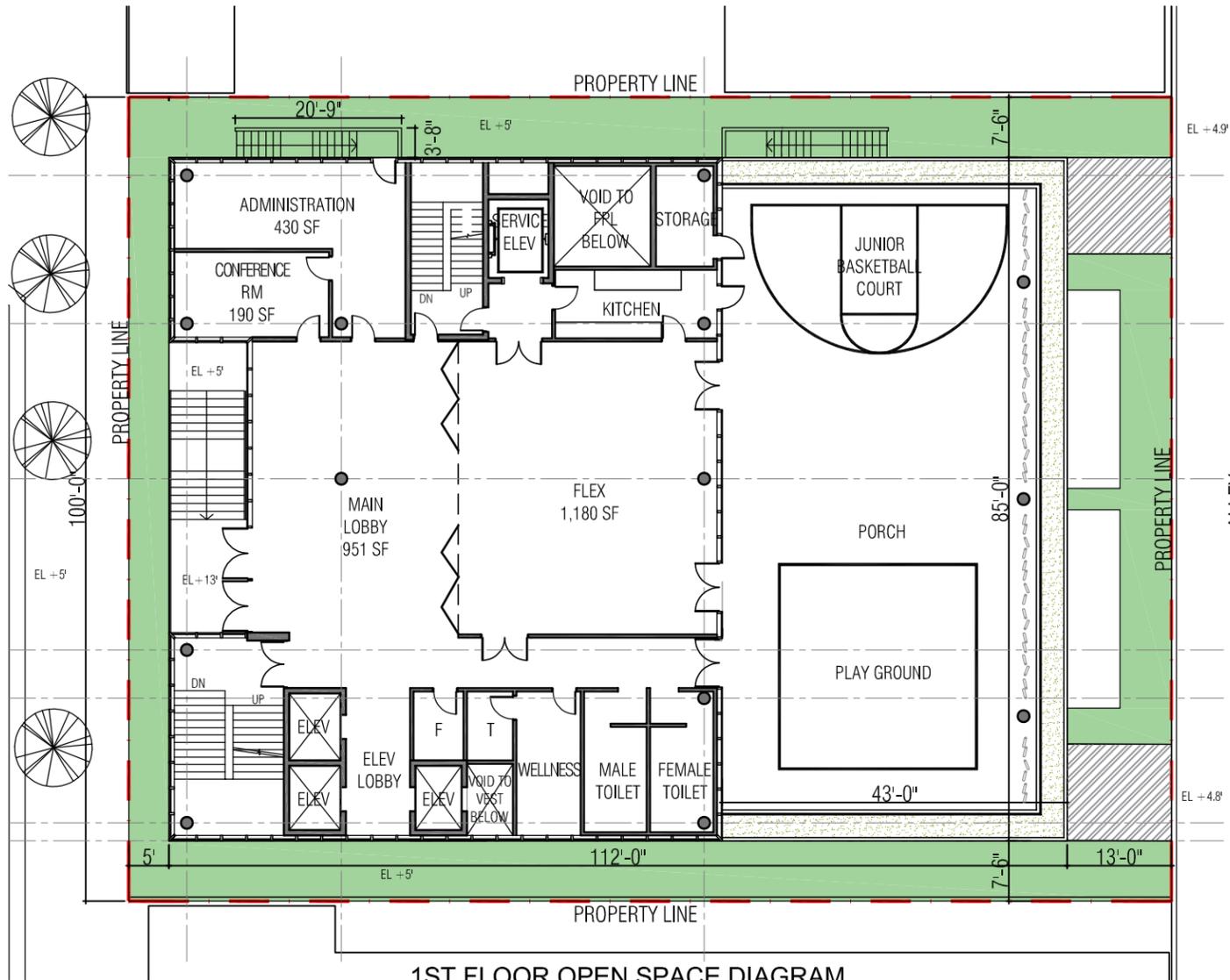
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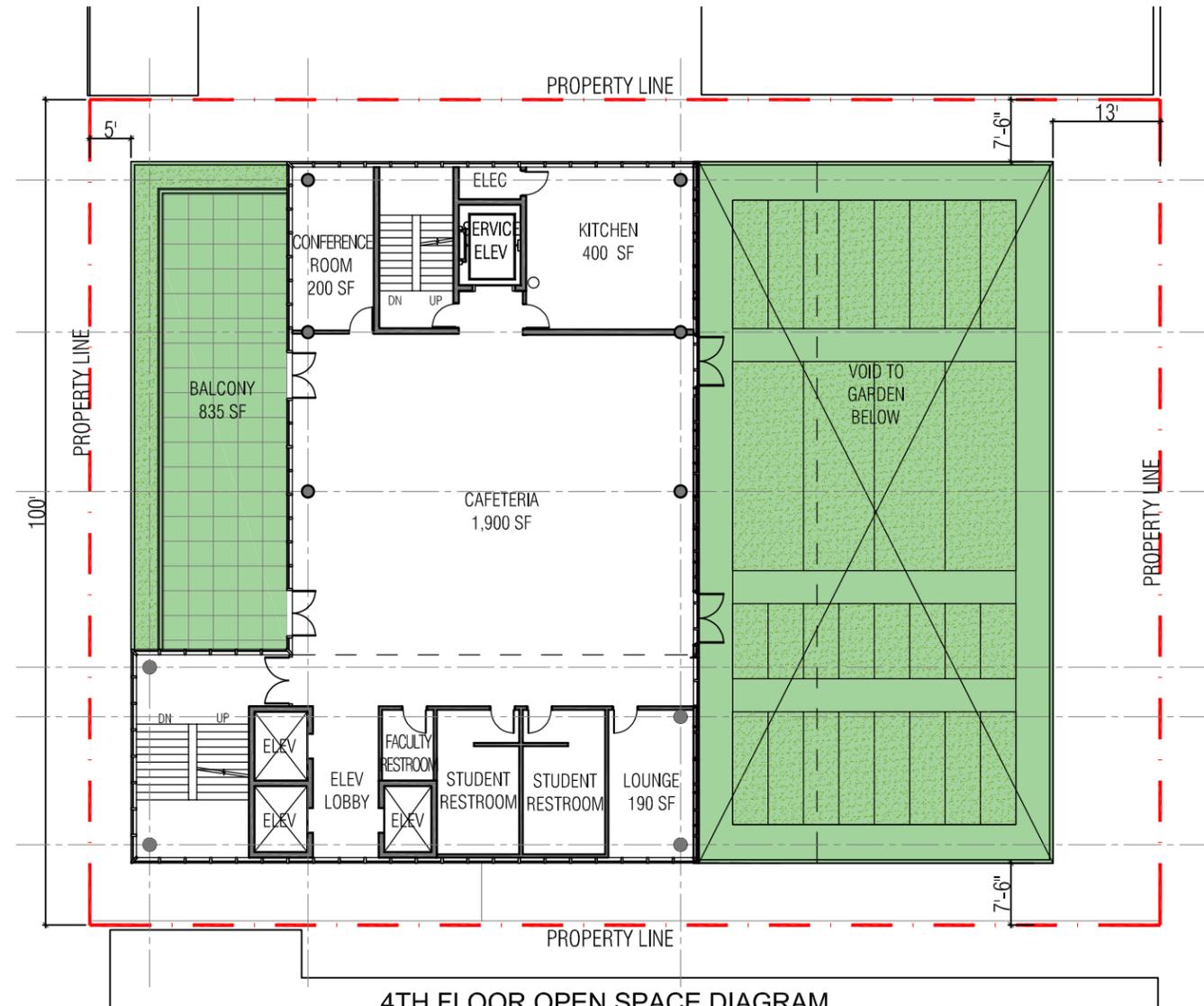
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1ST FLOOR OPEN SPACE DIAGRAM

- 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

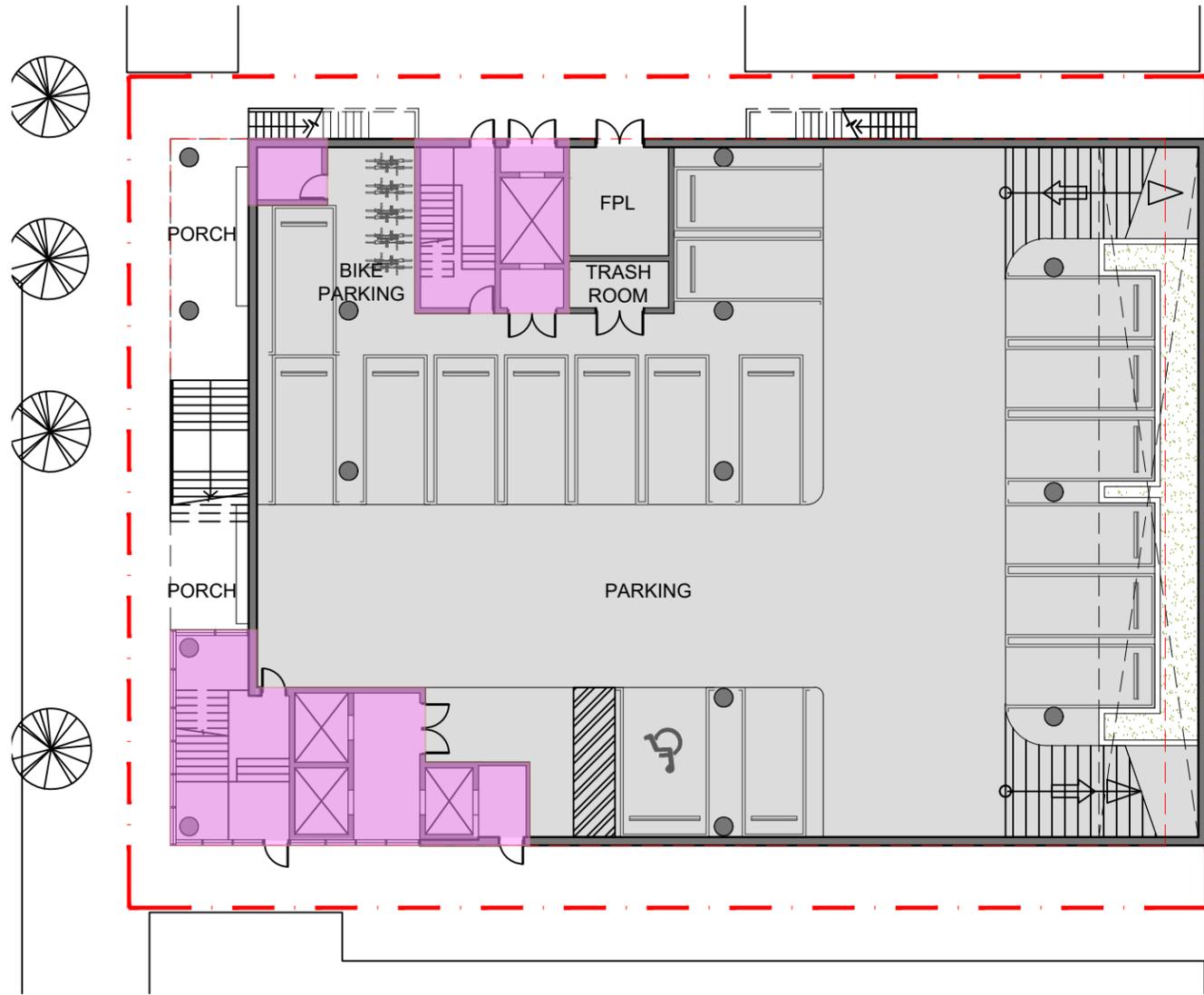


4TH FLOOR OPEN SPACE DIAGRAM

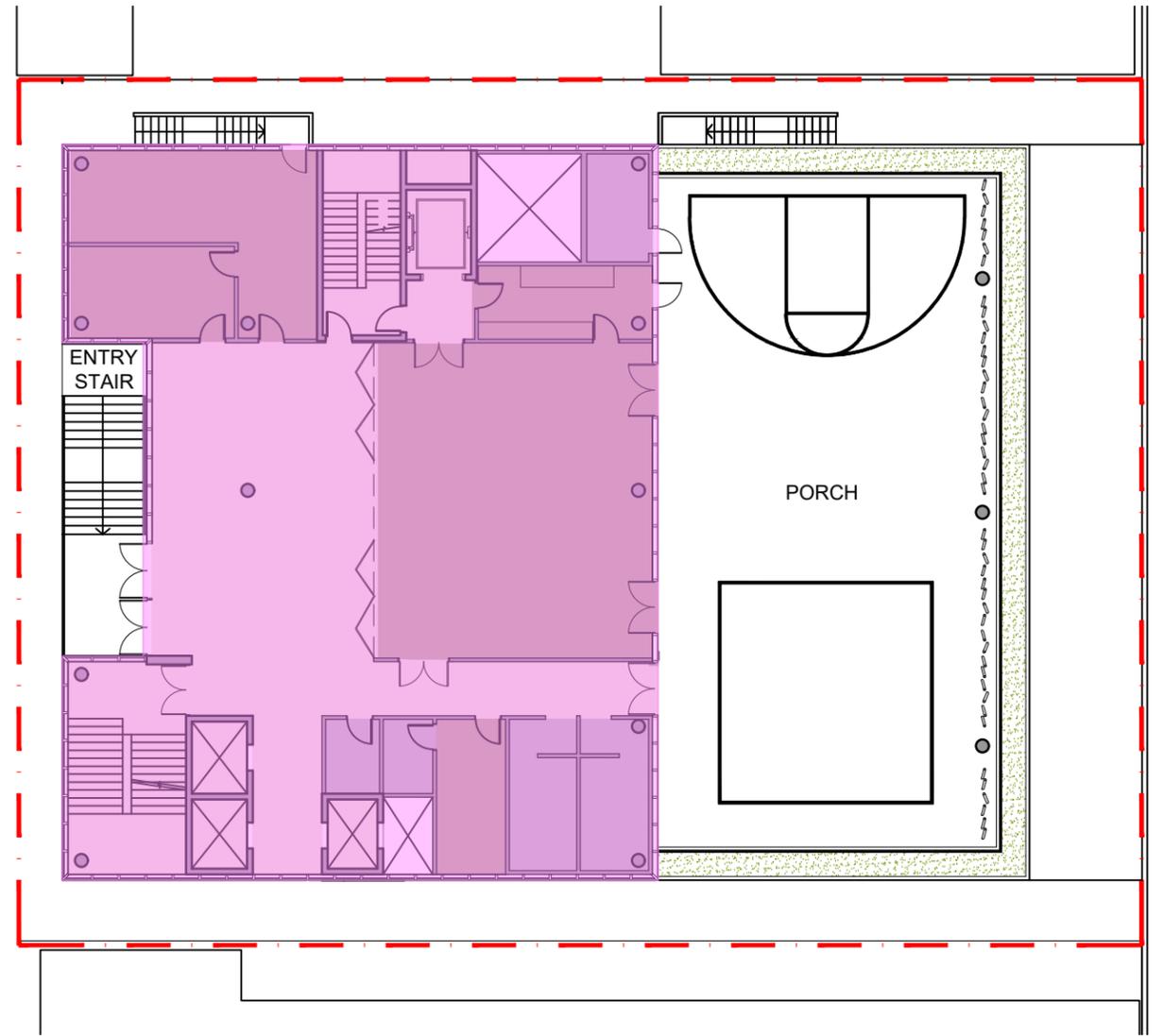
- OPEN SPACE BELOW 50'

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"



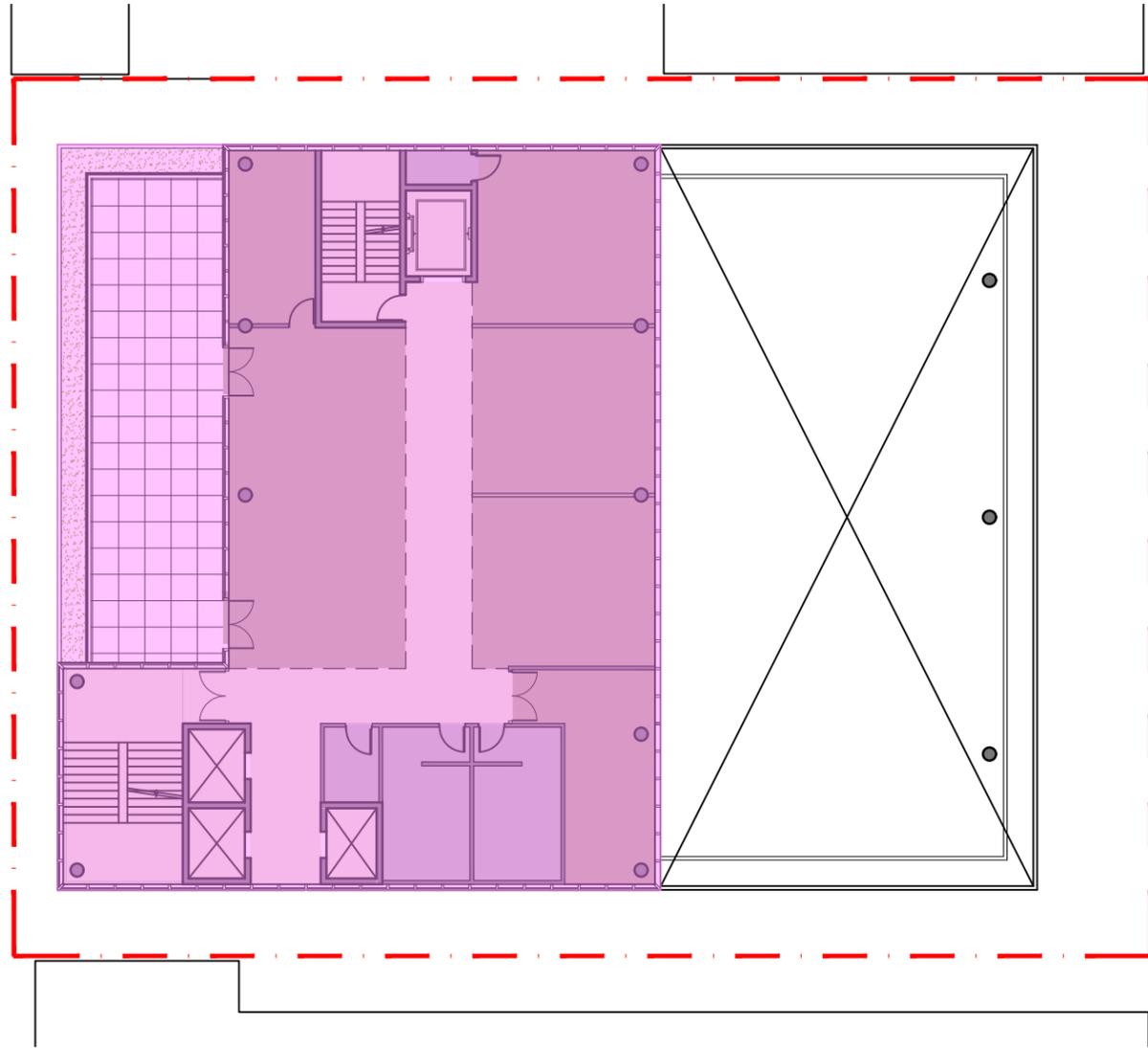
1st FLOOR PLAN FAR = 5,526 SF
SCALE: 1/20"=1'-20"

- 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



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



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



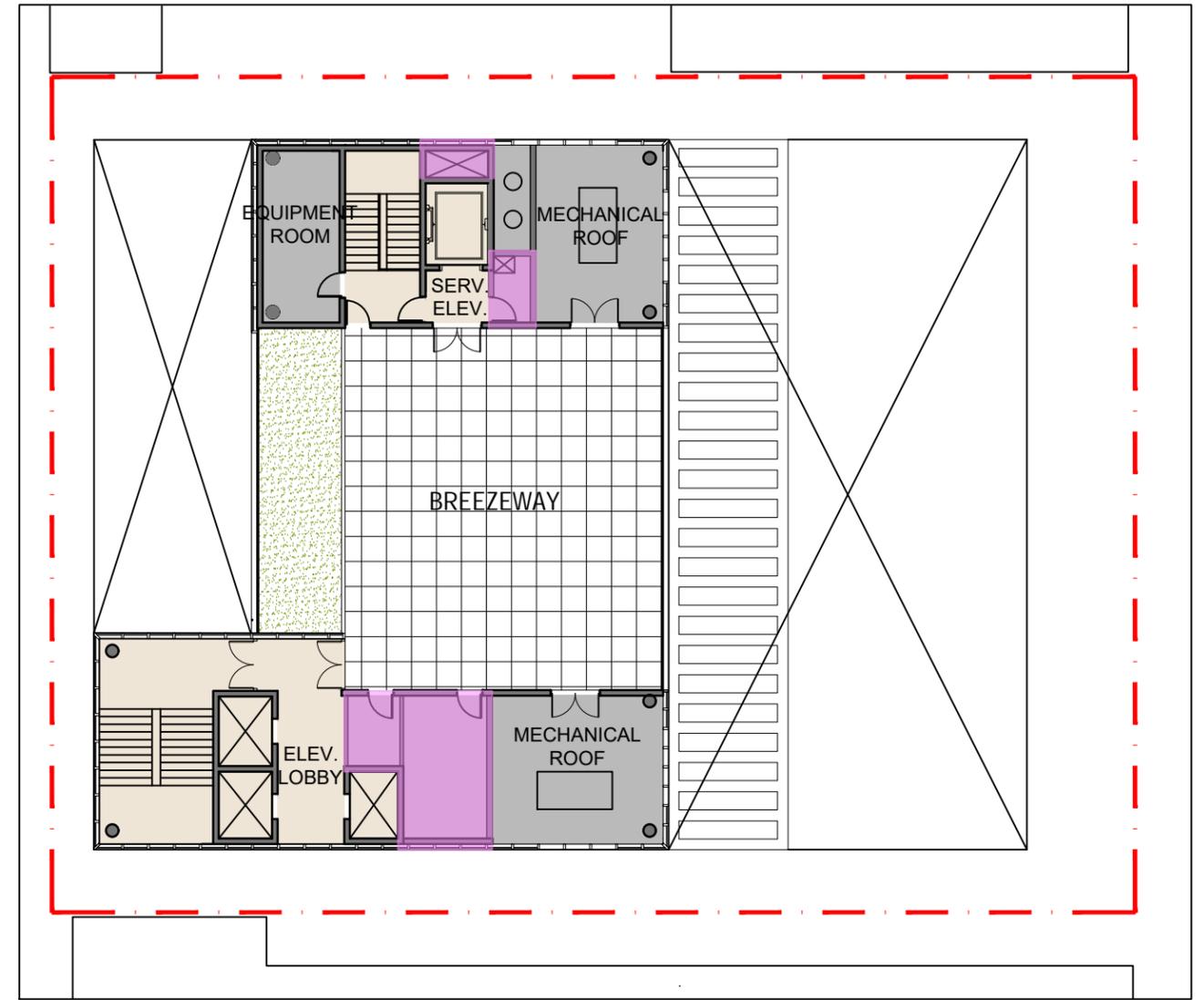
- FAR PERMITTED = 22,750 SF

-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
		22,497 SF



4th FLOOR PLAN FAR = 4,743 SF
SCALE: 1/20"=1'-20"



ROOFTOP PLAN FAR = 370 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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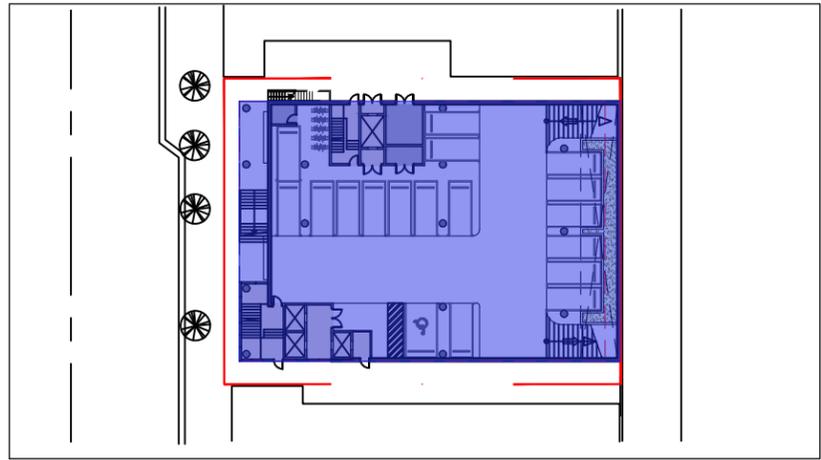
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DRAWING: FAR DIAGRAMS

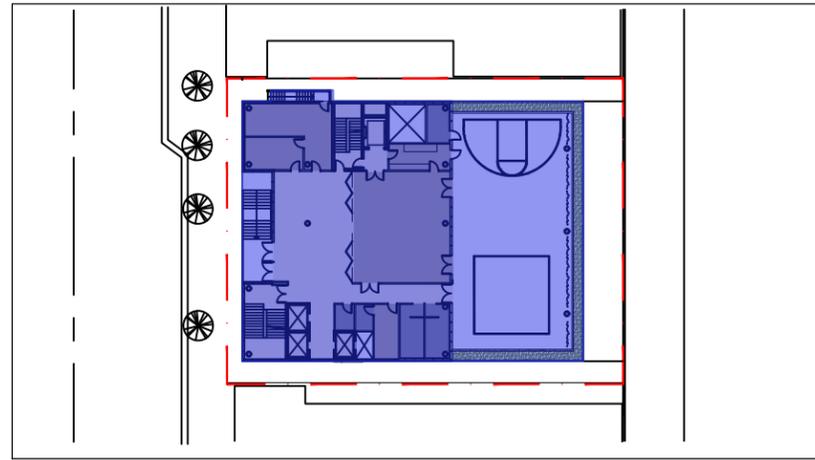
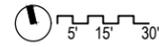
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DATE: APRIL 11, 2022

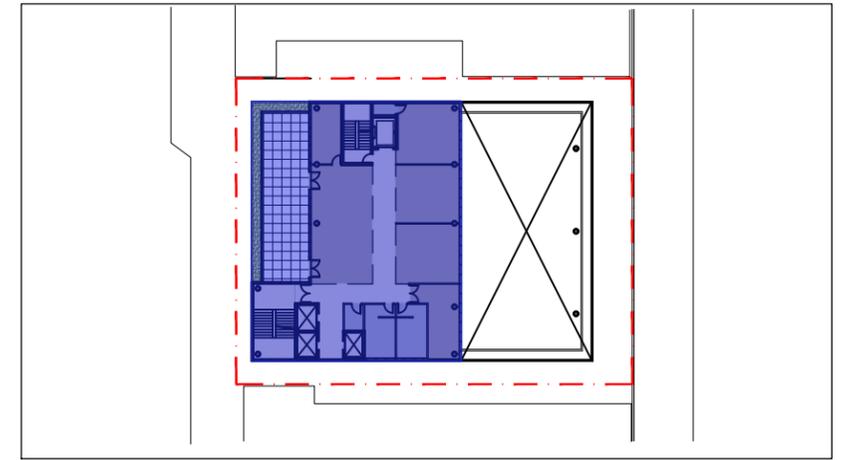
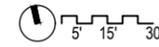
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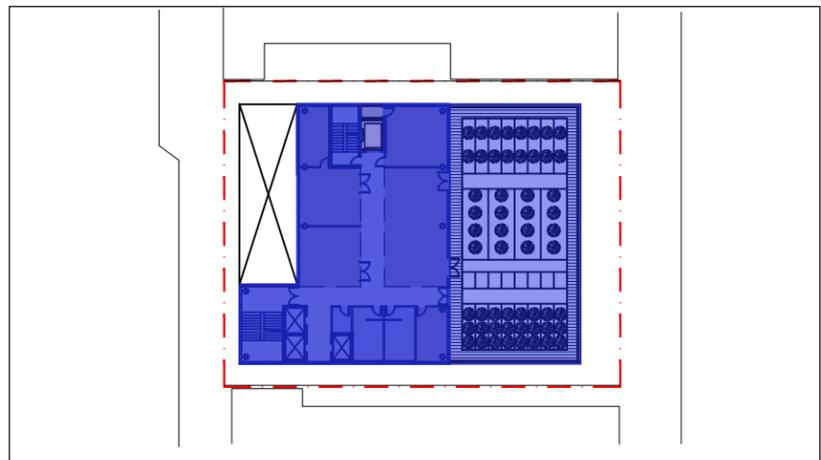
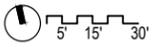
LOWER LEVEL PLAN GROSS = 10,625 SF
SCALE: 1/60"=1'-60"



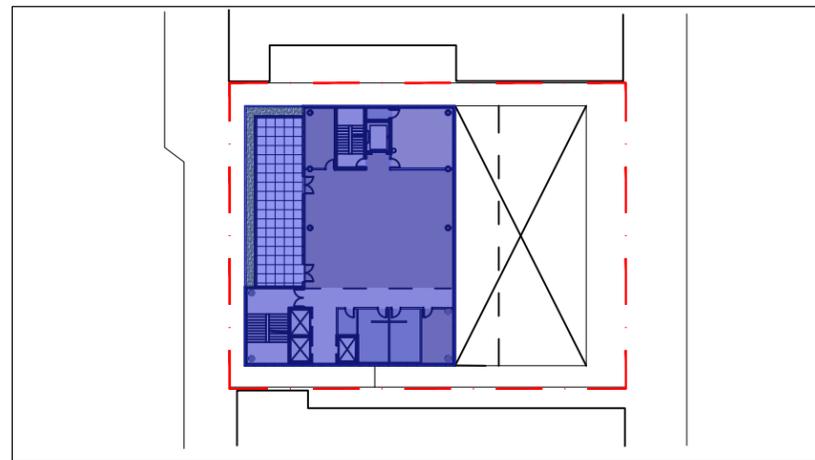
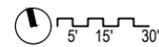
1st FLOOR PLAN GROSS = 9,595 SF
SCALE: 1/60"=1'-60"



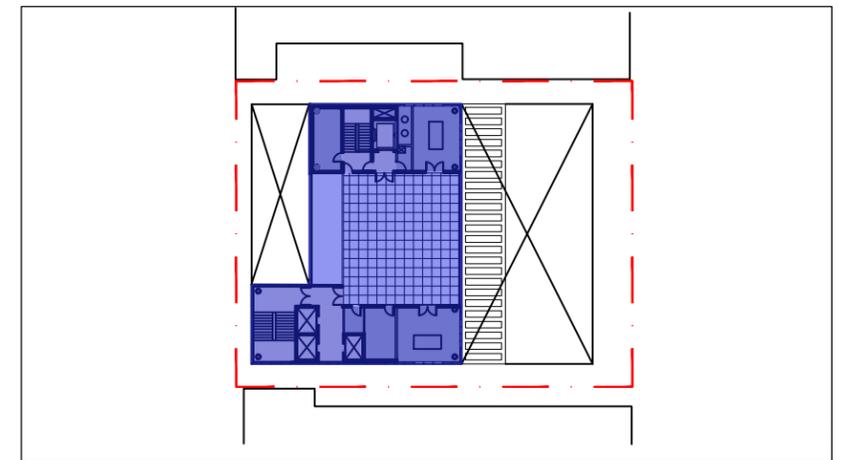
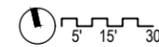
2nd FLOOR PLAN GROSS = 5,865 SF
SCALE: 1/60"=1'-60"



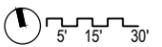
3rd LEVEL PLAN GROSS = 8,397 SF
SCALE: 1/60"=1'-60"



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
		45,089 SF

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DRAWING: GROSS FLOOR AREA DIAGRAMS

SCALE: 1:60

DATE: APRIL 11, 2022

A25.0

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