



basecamp305

PLANNING BOARD  
JULY 26, 2019 SUBMITTAL PACKAGE

245 & 251 WASHINGTON AVENUE  
MIAMI BEACH

I. SITE DATA SUMMARY

ZONING CLASSIFICATION:	RPS-3 RESIDENTIAL PERFORMANCE STANDARD		
	Medium High Denisty Development		
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:			4,112 S.F.
MEZZANINE FLOOR:			1,471 S.F.
TOTAL F.A.R.:	0.42 SF		5,583 S.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 (27)	1space per classroom	2 (2- classrooms)
...ELEMENTARY AND NURSERY SCHOOLS	1 space per 15 seats	2 (25 seats)
	in Main Assembly Room	
TOTAL PARKING	4	4

VI. OPEN SPACE

OPEN SPACE	9,100 SF (0.70)	5,603 SF	3,497 SF
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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



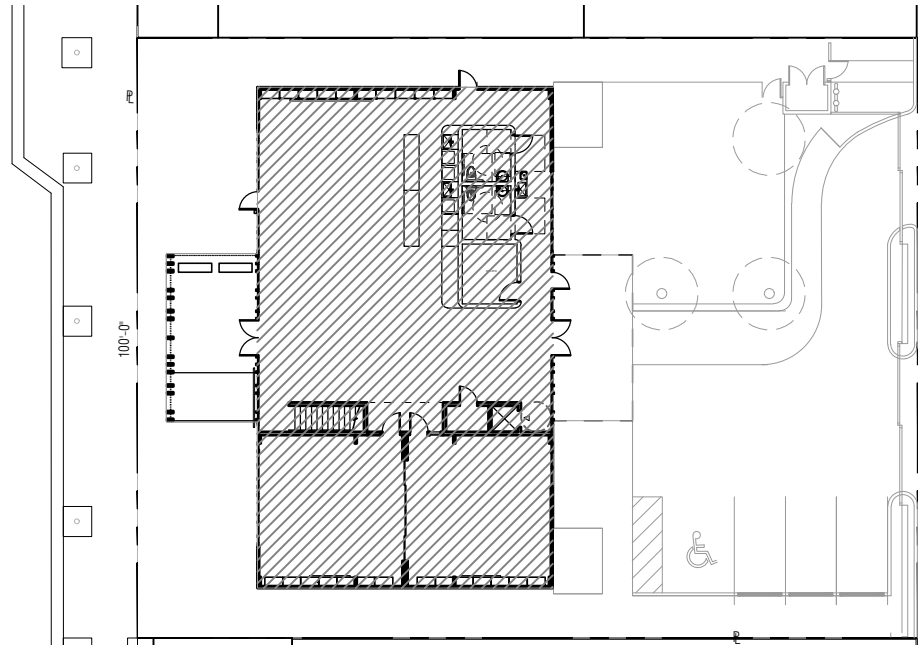
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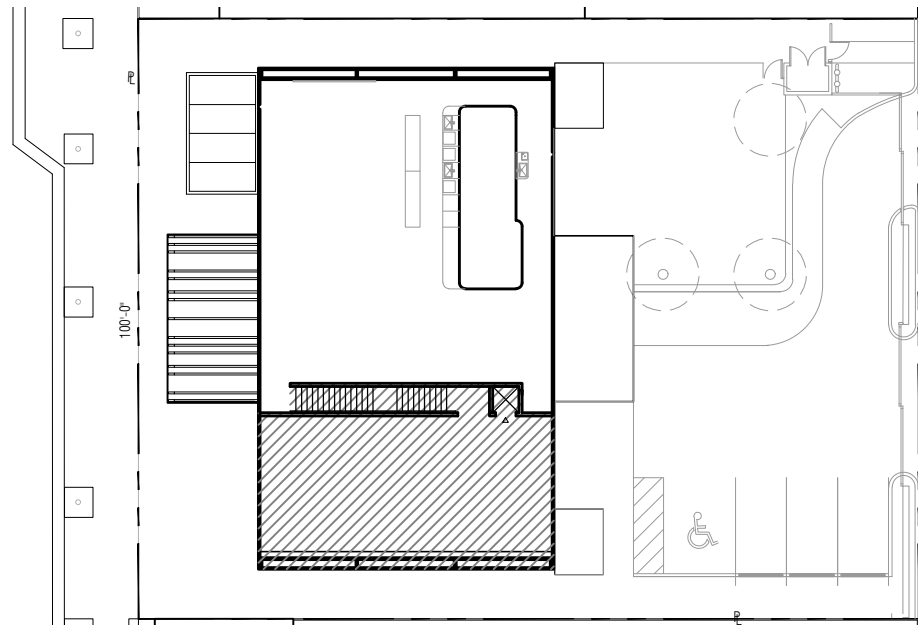
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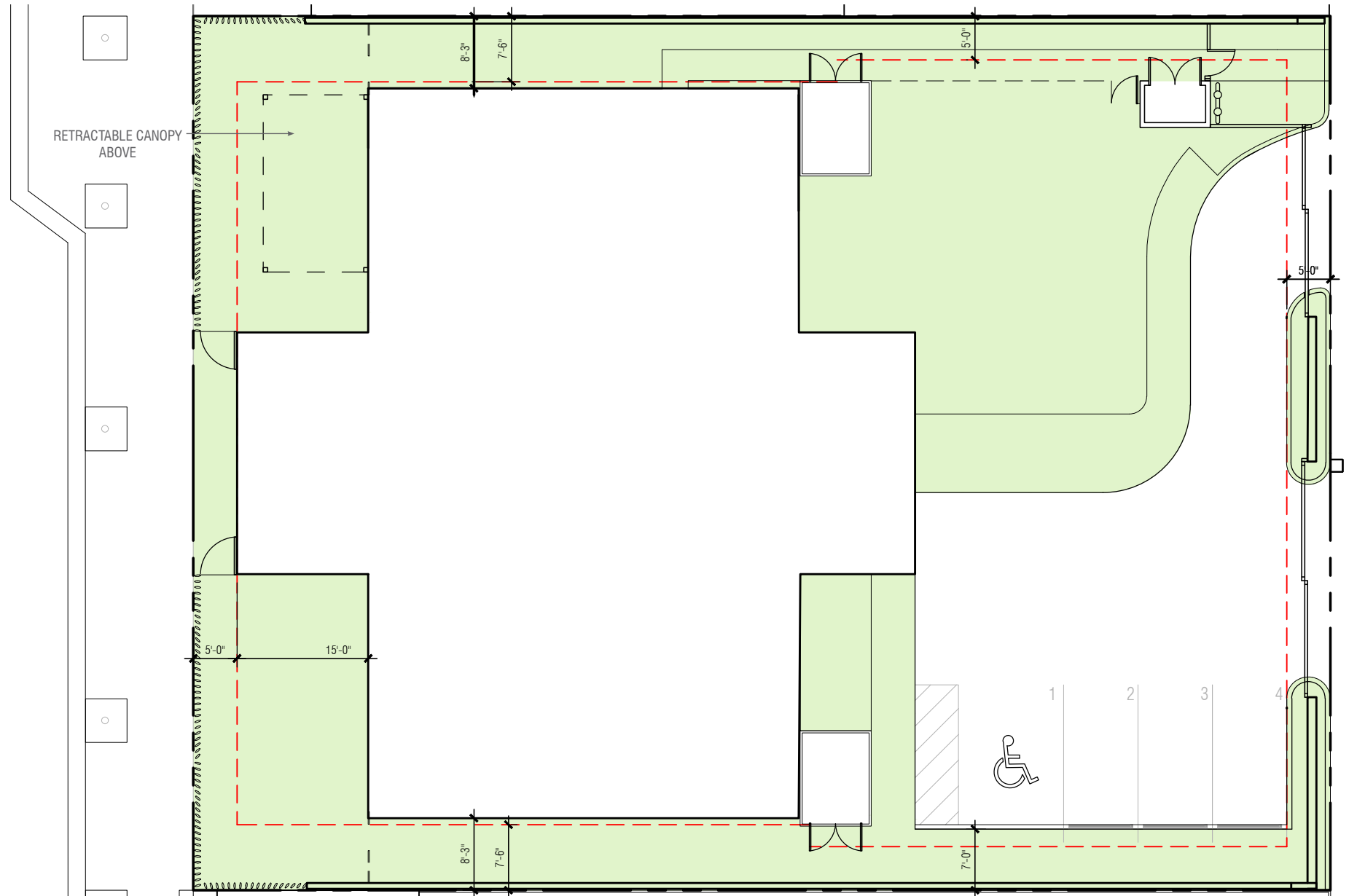


GROUND LEVEL  
F.A.R: 4,112 SF



MEZZANINE LEVEL  
F.A.R: 1,471 SF

//// F.A.R AREA  
TOTAL F.A.R: 5,583 SF



OPEN SPACE AREA

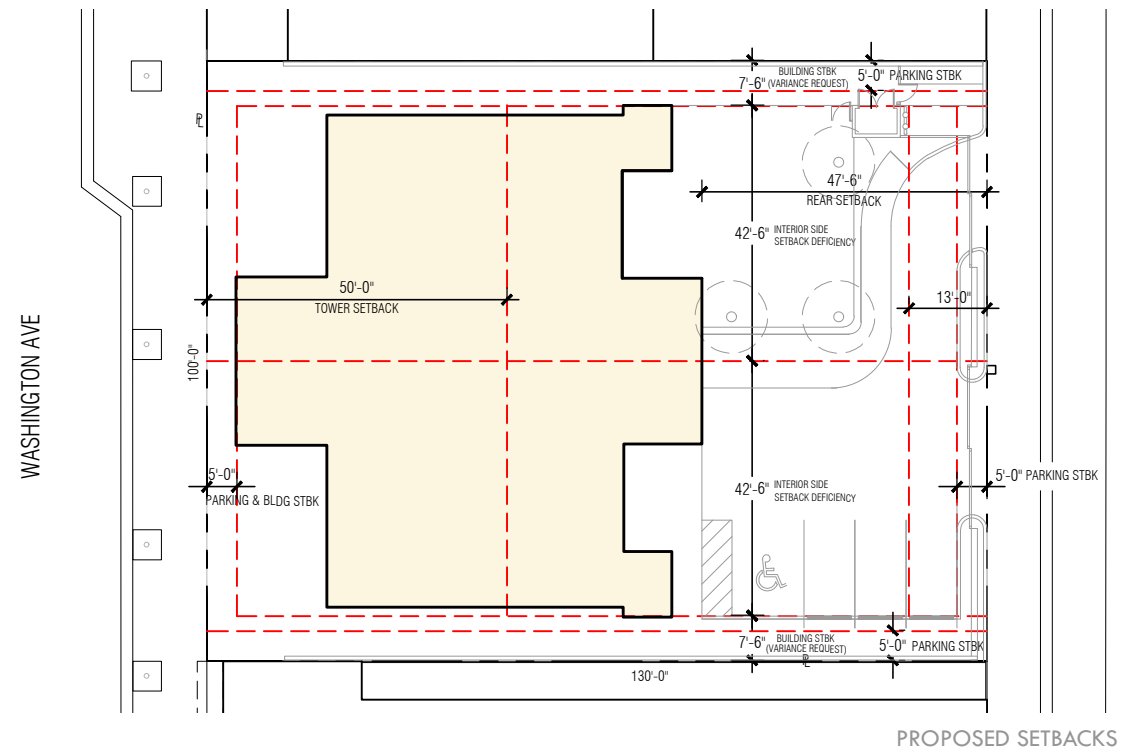
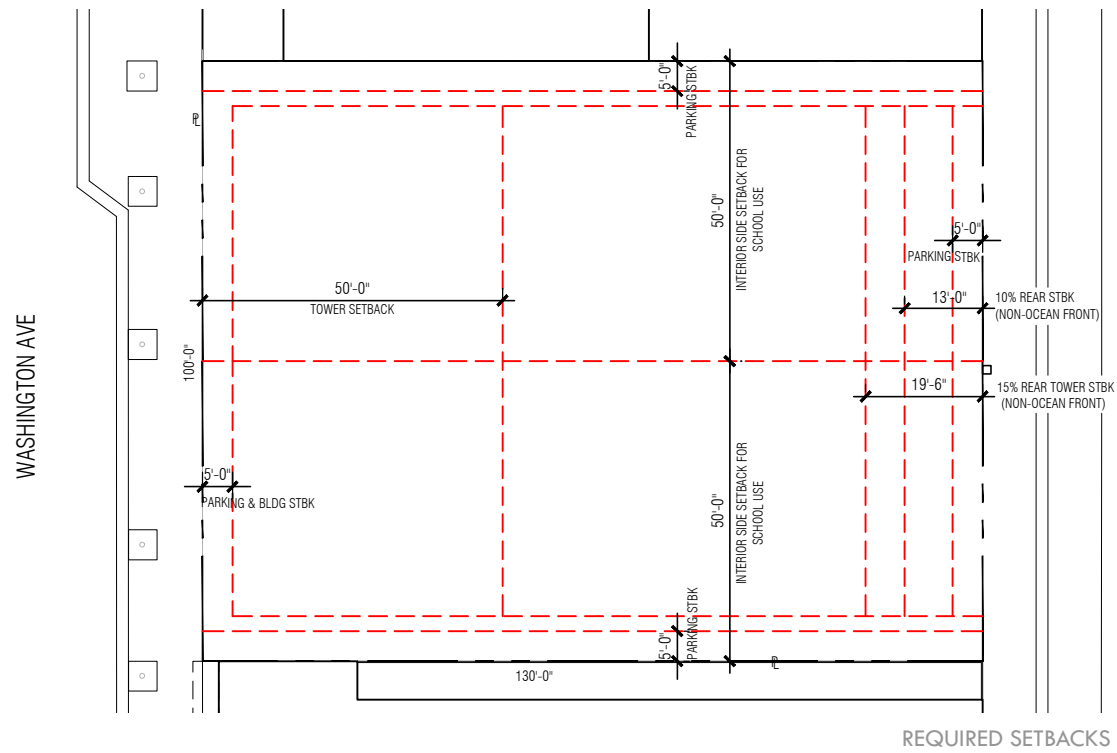
OPEN SPACE DIAGRAM

MINIMUM OPEN SPACE REQUIRED (0.7 Lot Area) 9,100 SF

OPEN SPACE PROVIDED 5,603 SF

DEFICIENCY IN OPEN SPACE 3,497 SF

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







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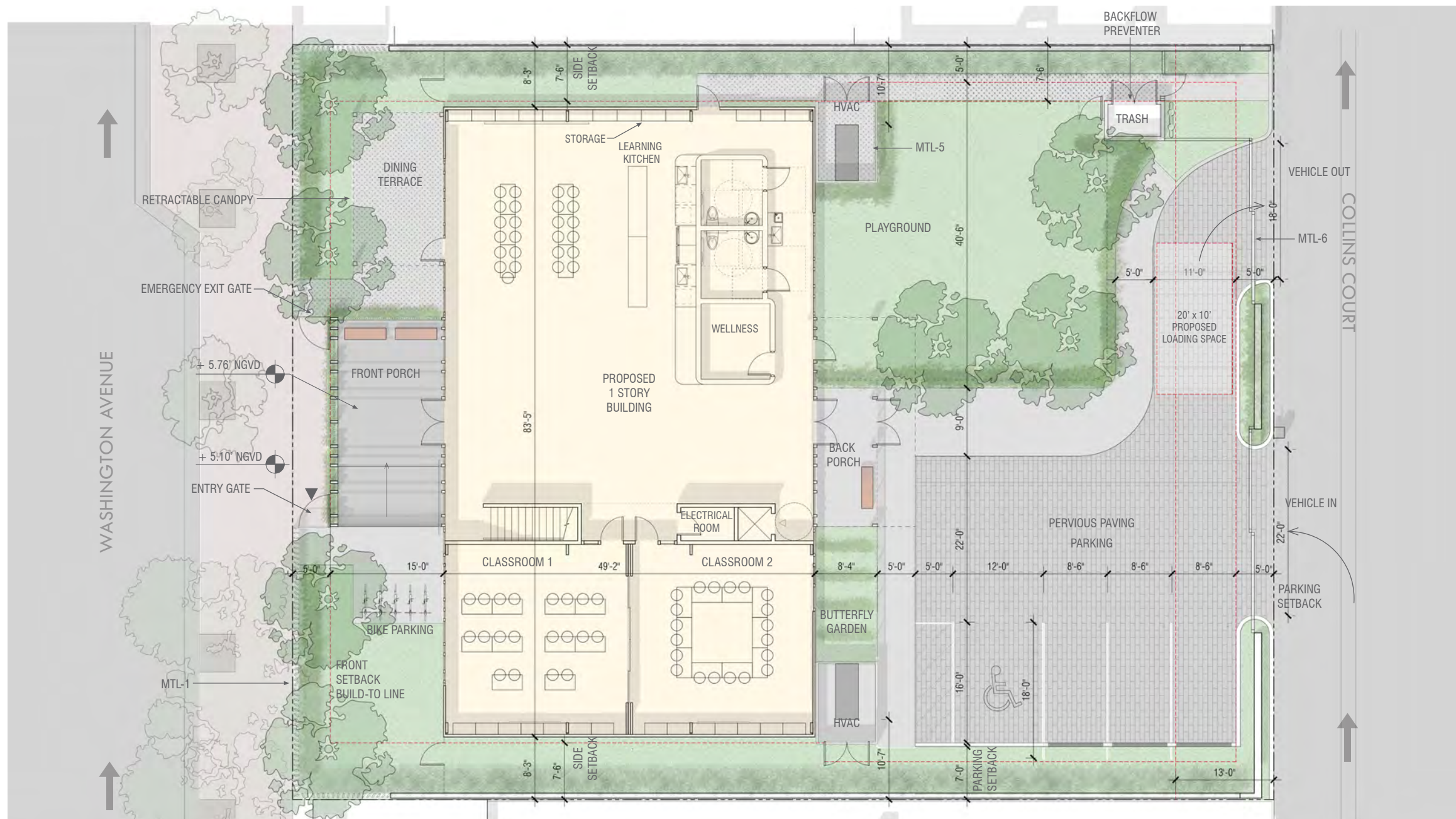
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PROPOSED CONTEXT PLAN  
SCALE: 1:30

A-13





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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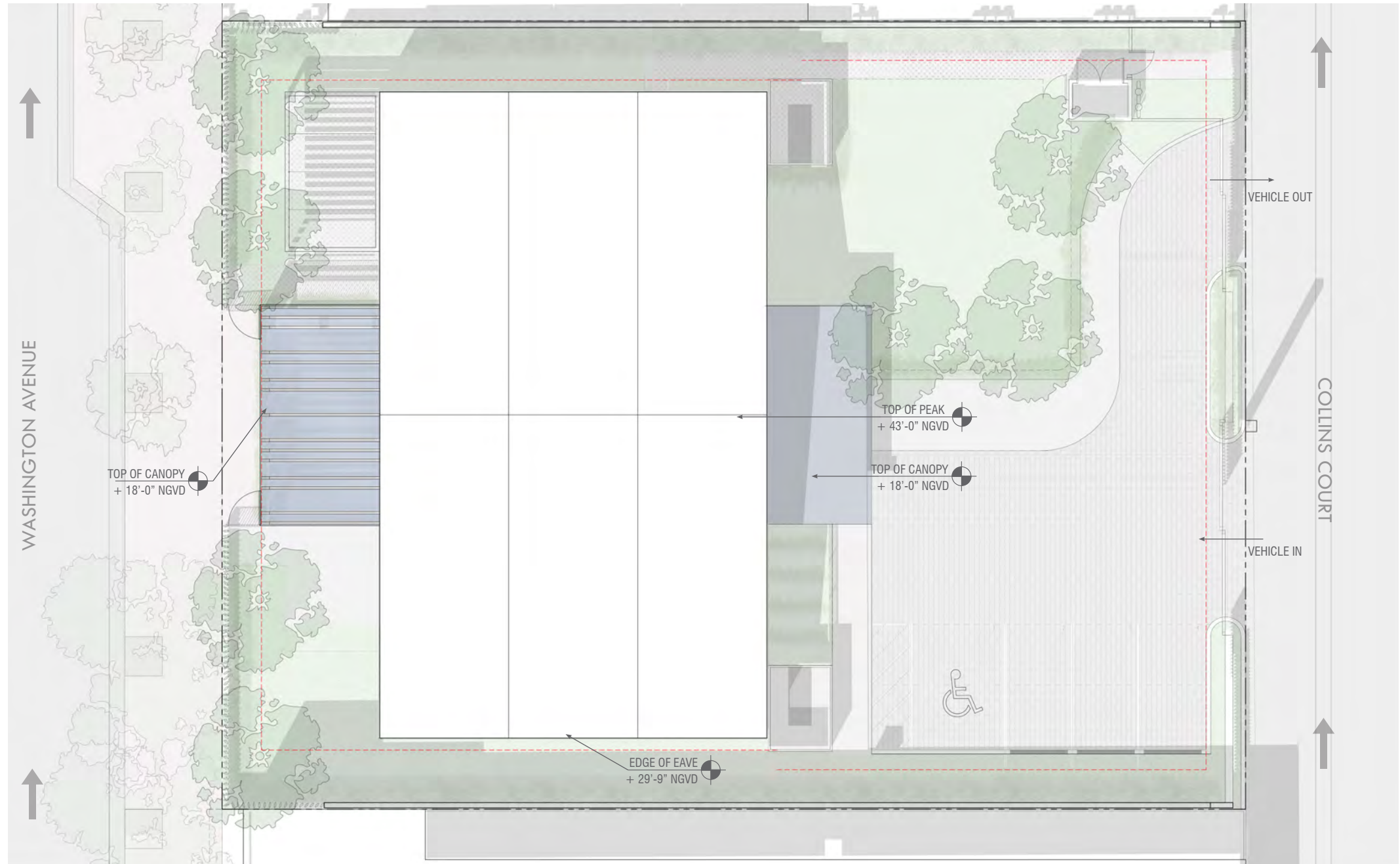
PROPOSED GROUND FLOOR PLAN

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

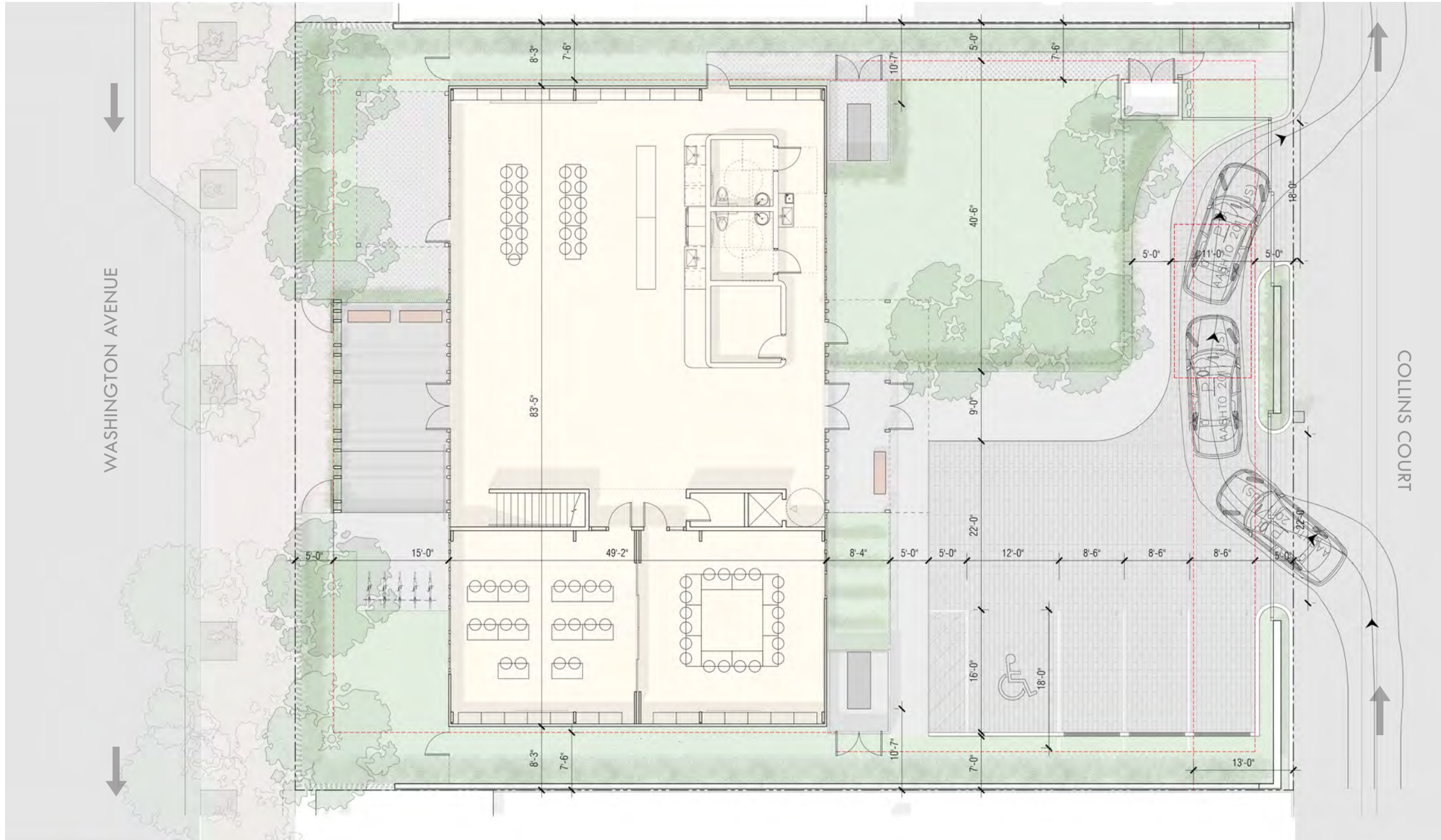
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SITE

WASHINGTON AVENUE (WEST) ELEVATION



SITE

COLLINS COURT (EAST) ELEVATION



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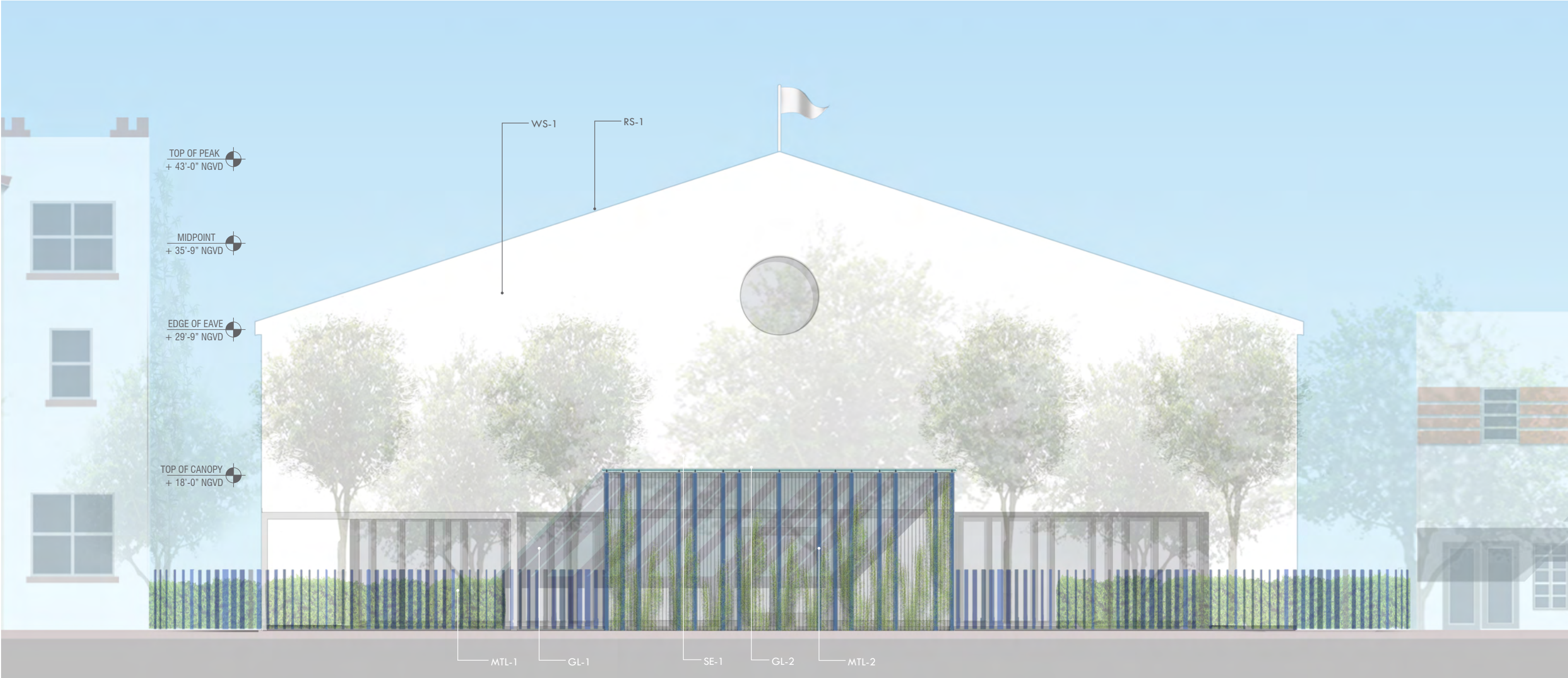
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PROPOSED CONTEXT ELEVATIONS - WASHINGTON AVENUE & COLLINS COURT

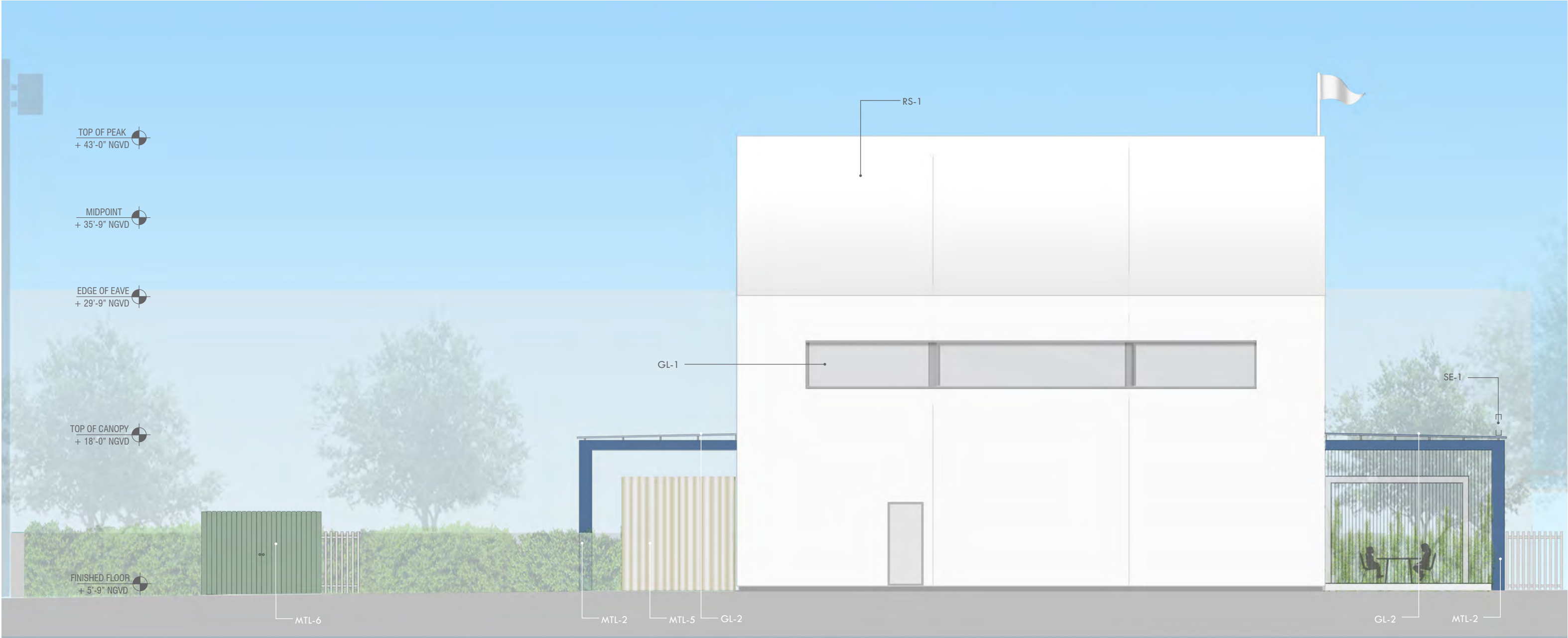
SCALE: 1/32"=1'

A-18





- LEGEND:
- |        |   |       |   |
|--------|---|-------|---|
| GL-1   | CLEAR, LAMINATED GLASS UNITS WITH LARGE MISSILE-IMPACT INTERLAYER IN GREY FINISHED METAL STOREFRONT SYSTEM        | MTL-4 | COLORLED METAL VEHICULAR GATE IN PERIMETER FENCE WITH PEDESTRIAN DOOR COMPONENT (SEE SHEET A-28 FOR COLORS) |
| GL-2   | GLASS CANOPY OVER METAL PURLINS   | MTL-5 | METAL LOUVERED ENCLOSURE FOR HVAC EQUIPMENT   |
| WS-1   | ACRYLIC, HIGH-STRENGTH TEXTULE WALL COVERING OVER INSULATED, HIGH-STRENGTH WALL PANELS (COMPONENT OF PROPRIETARY) | MTL-6 | METAL LOUVERED ENCLOSURE FOR TRACH - SEE SHEET A-36   |
| MTL- 1 | TERRA COTTA BAGUETTE SYSTEM WITH AIRFOIL PROFILE X GLAZED FINISH MULTI-COLOR FENCE - SEE DETAIL A-26              | SE-1  | METAL, PIN-MOUNTED LETTERS ATTACHED TO ROOF CANOPY  |
| MTL-2  | ARCHITECTURAL SCREEN (SLATE BLUE) AND ROOF CANOPY W/ STAINLESS STEEL CABLE COMPONENT FOR PLANTING                 | RS-1  | ACRYLIC PTO, HIGH-STRENGTH, TENSILE ROOF MEMBRANE   |
| MTL- 3 | METAL FENCE EMBEDDED WITHIN DECORATIVE HEDGE PLANTING - SEE LANDSCAPE   |       |   |



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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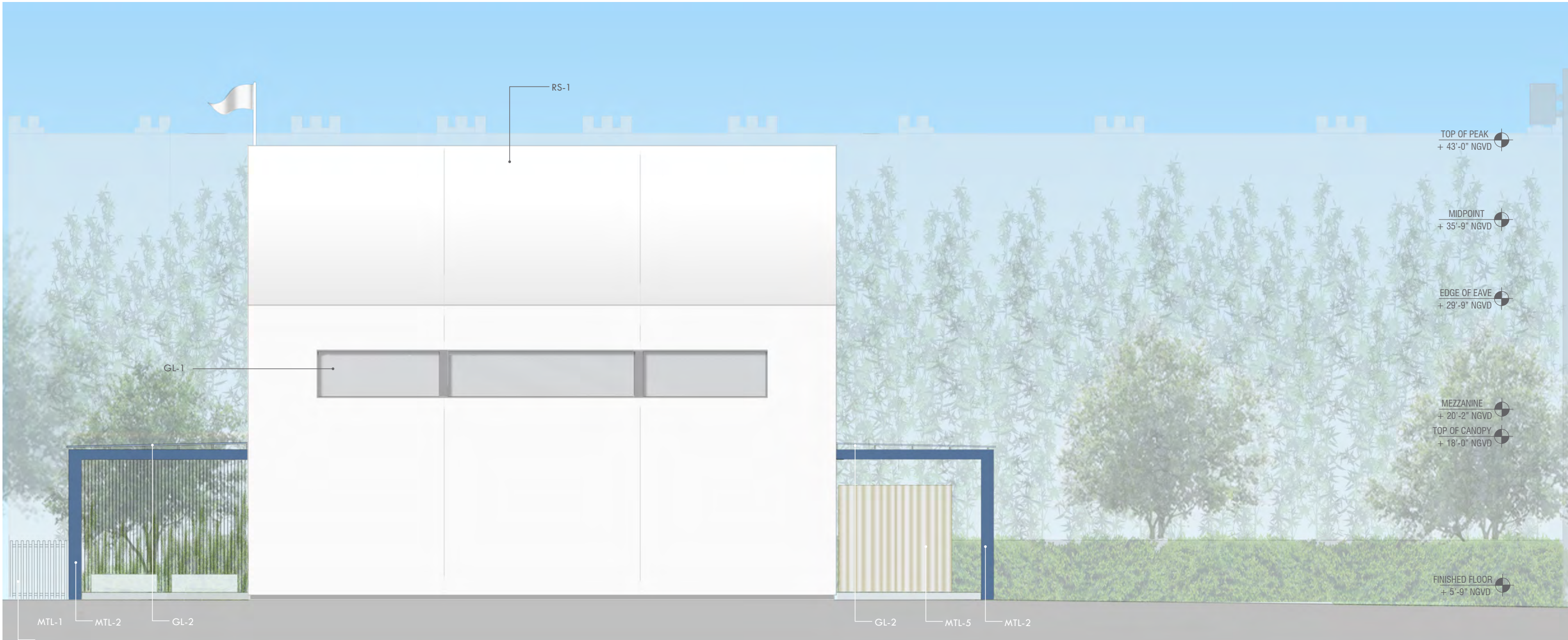


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PROPOSED ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

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



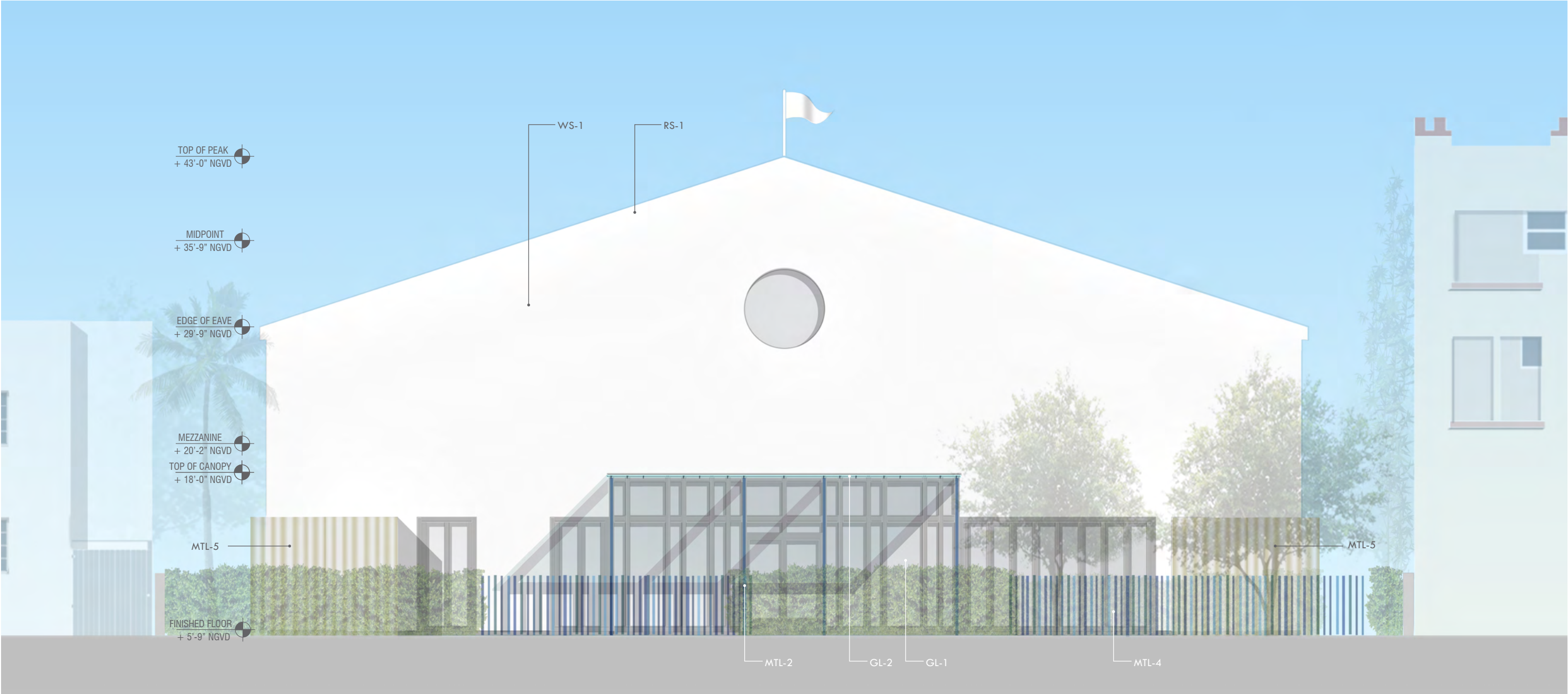
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PROPOSED ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"

A-21



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)
- 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

COLORLED METAL VEHICULAR GATE IN PERIMETER FENCE WITH PEDESTRIAN DOOR COMPONENT (SEE SHEET A-28 FOR COLORS)
- MTL-5

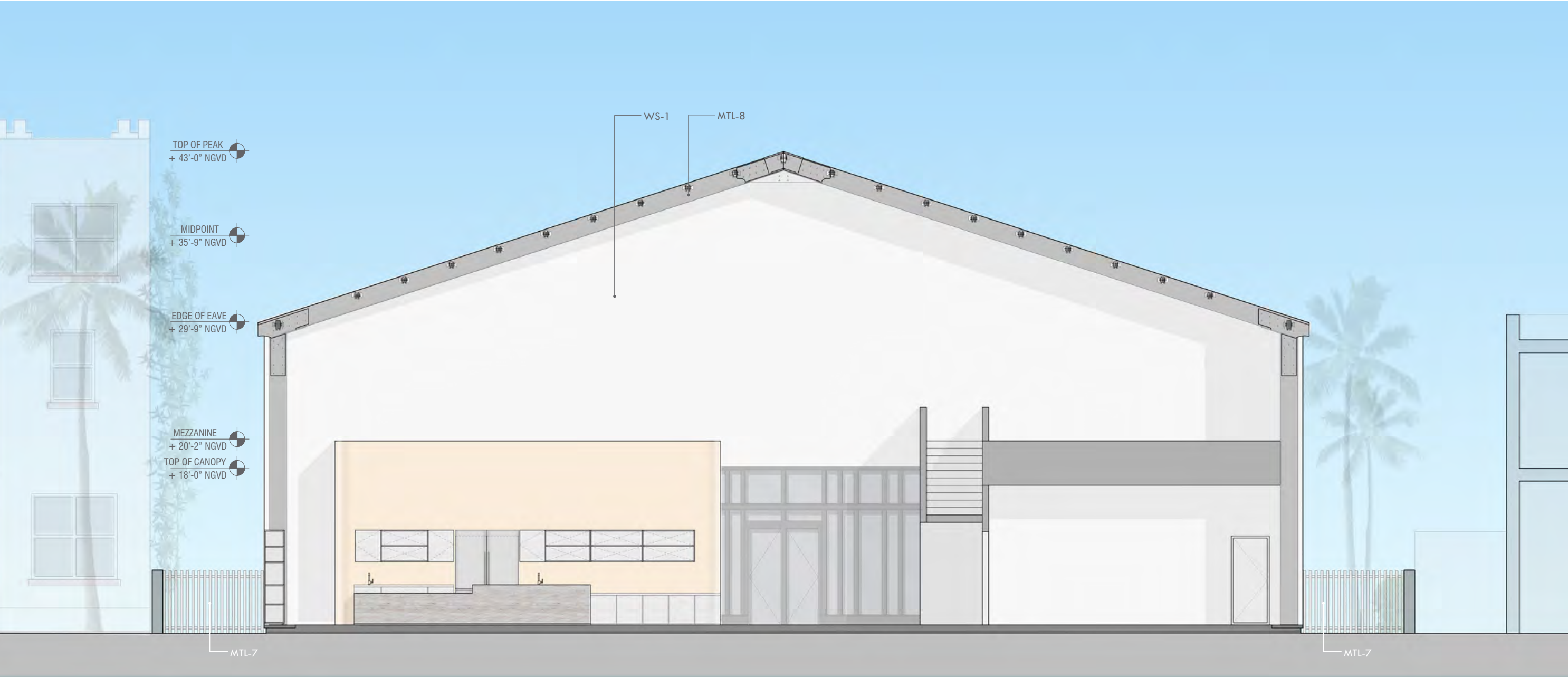
METAL LOUVERED ENCLOSURE FOR HVAC EQUIPMENT
- MTL-6

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





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)

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
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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



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



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SECTION LOOKING NORTH

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

A-24






  
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VIEW FROM WASHINGTON AVENUE

A-25

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VIEW FROM WASHINGTON AVENUE

A-26

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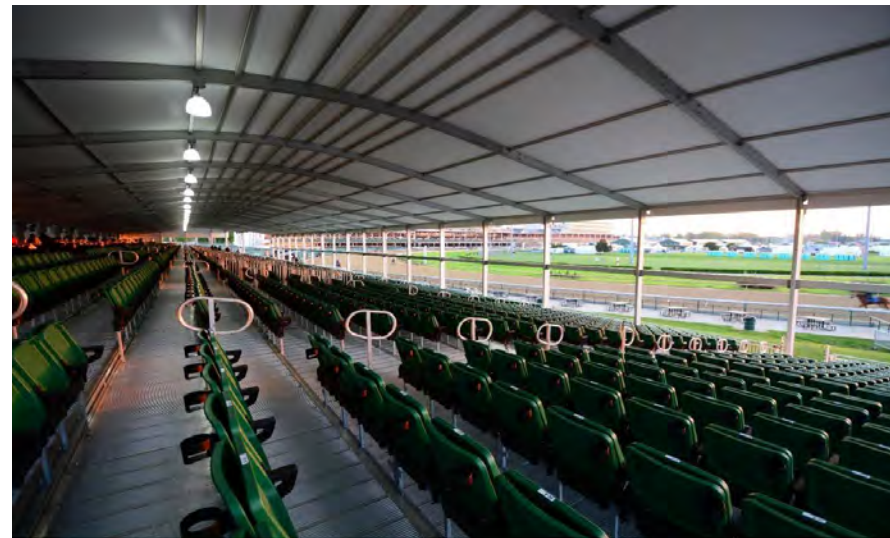
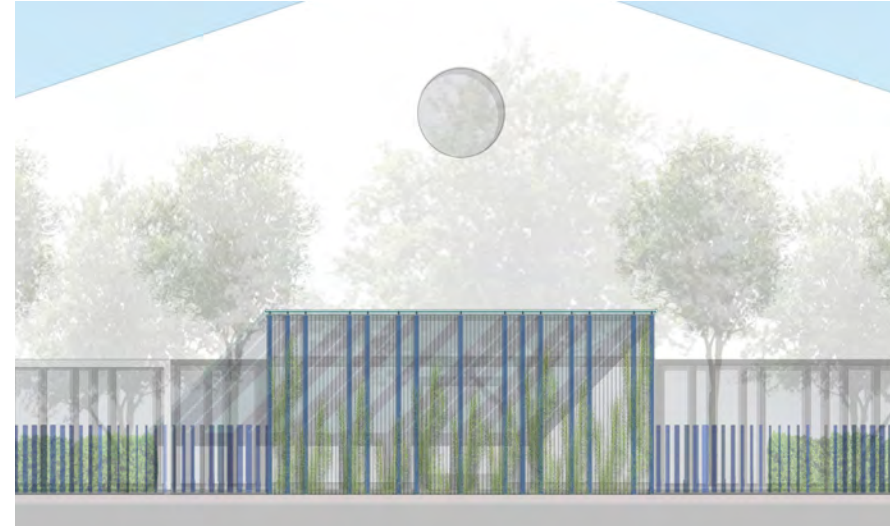
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VIEW FROM COLLINS COURT

A-27

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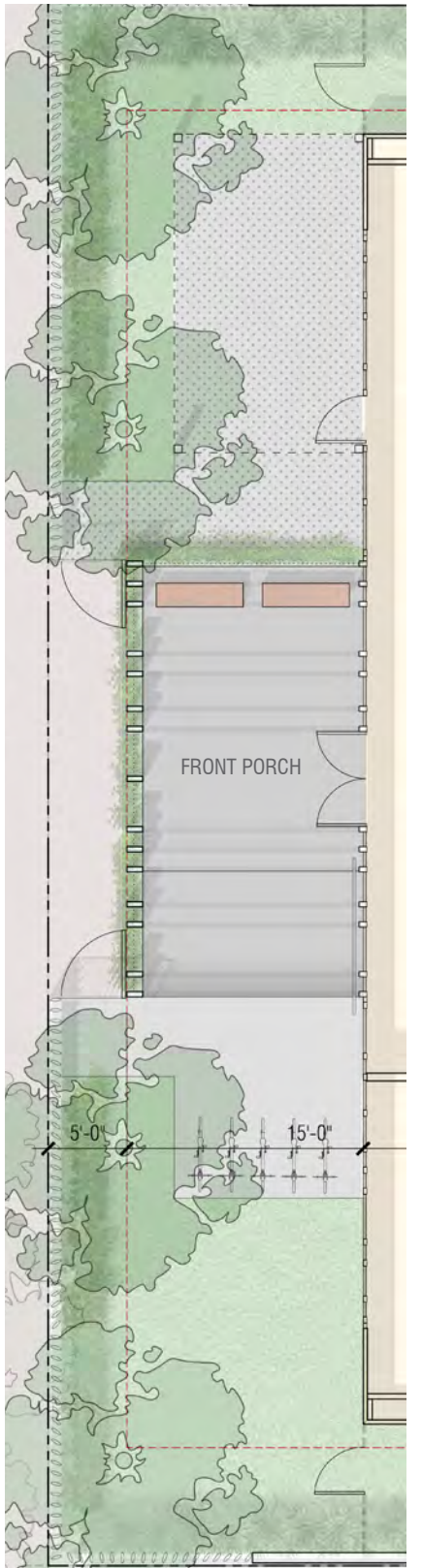




EXAMPLE OF GLAZING SYSTEM BY EVENTSTAR

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



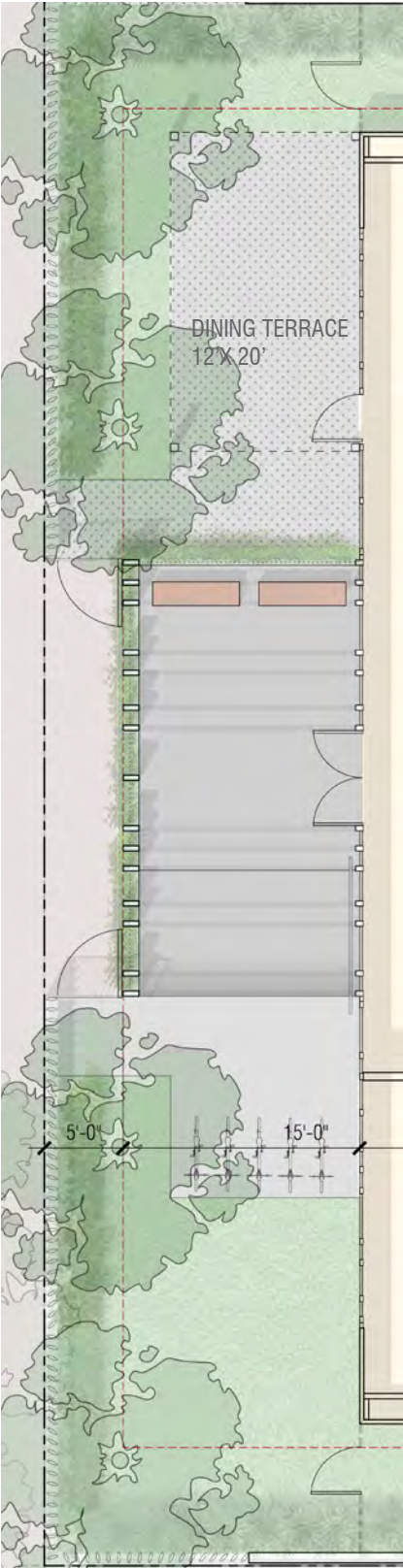






**SPECIFICATION TBD: METAL PRE FABRICATED CANOPY SYSTEM WITH RETRACTABLE FABRIC AWNING**  
COLOR WILL BE WHITE FOR FABRIC AND WHITE (OR VERY LIGHT GREY) FOR METAL SUPPORTS STRUCTURE  
REQUIRED - ESP FINISH  
TOUZET STUDIO WILL SUBMIT SAMPLES

(INSPIRATION IMAGE)



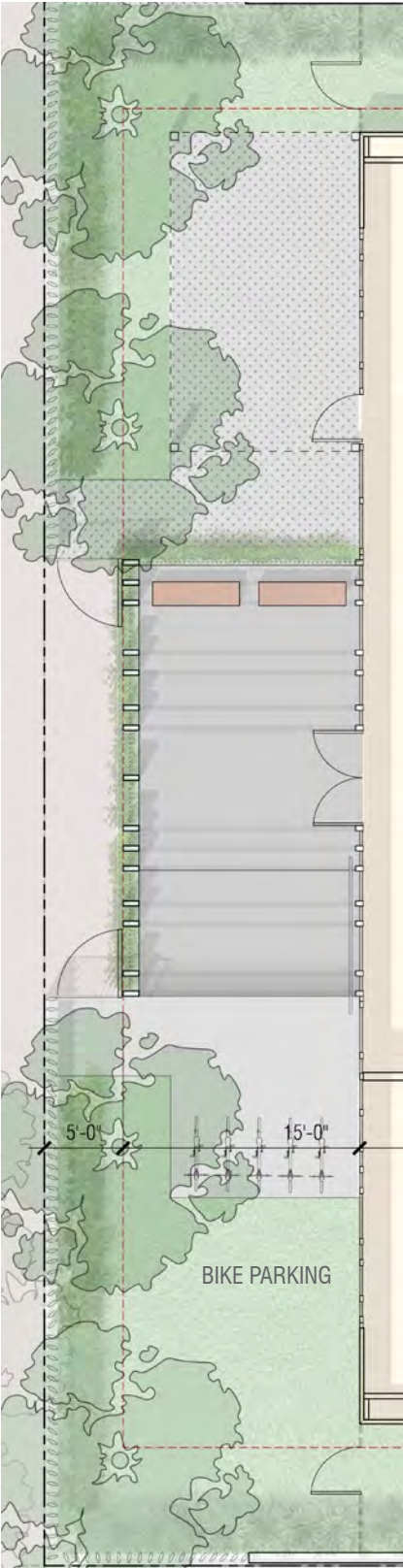




OUTDOOR LEARNING ENVIRONMENT  
WATER CONSERVATION, BUTTERFLY GARDENS

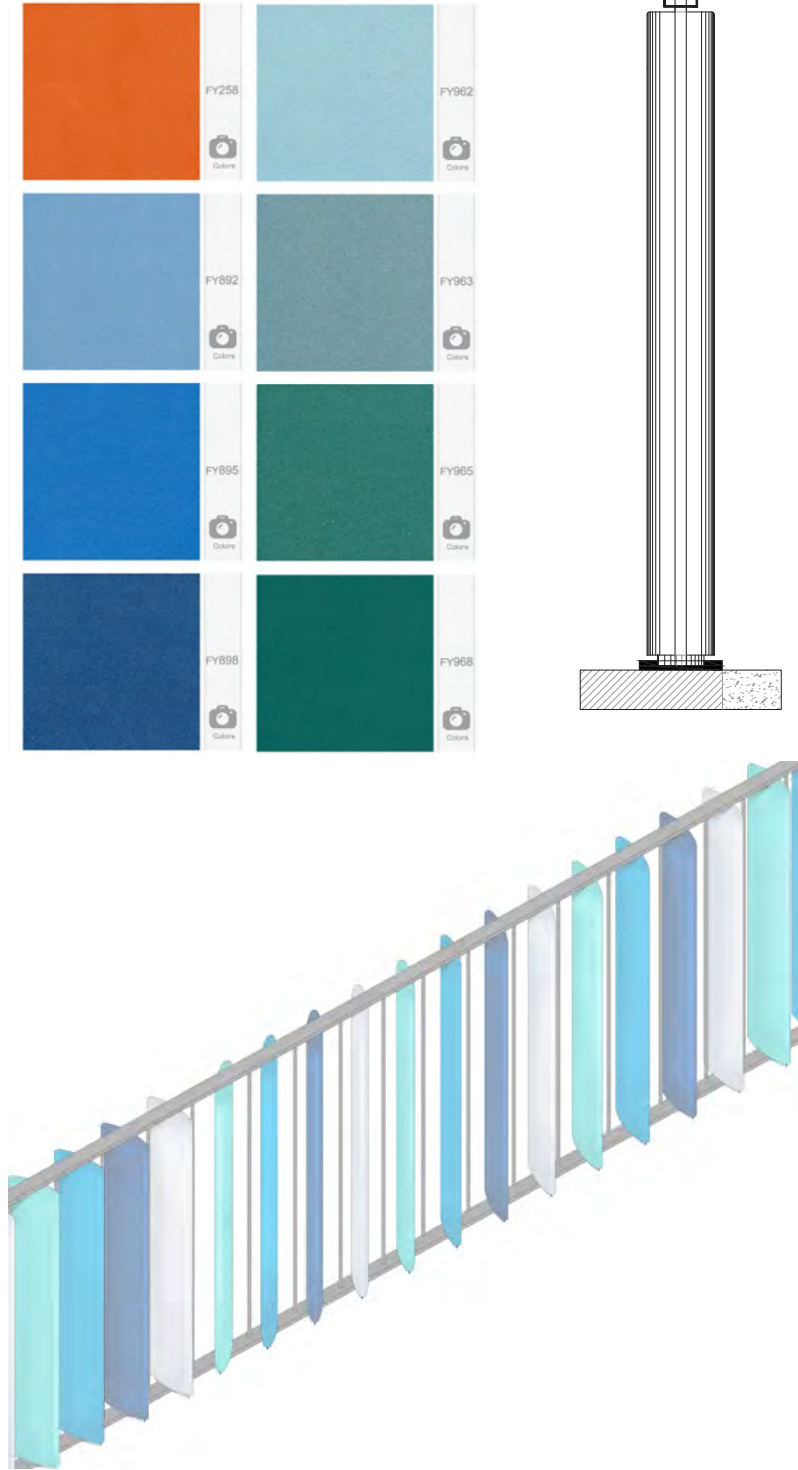


BIKE FRIENDLY



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



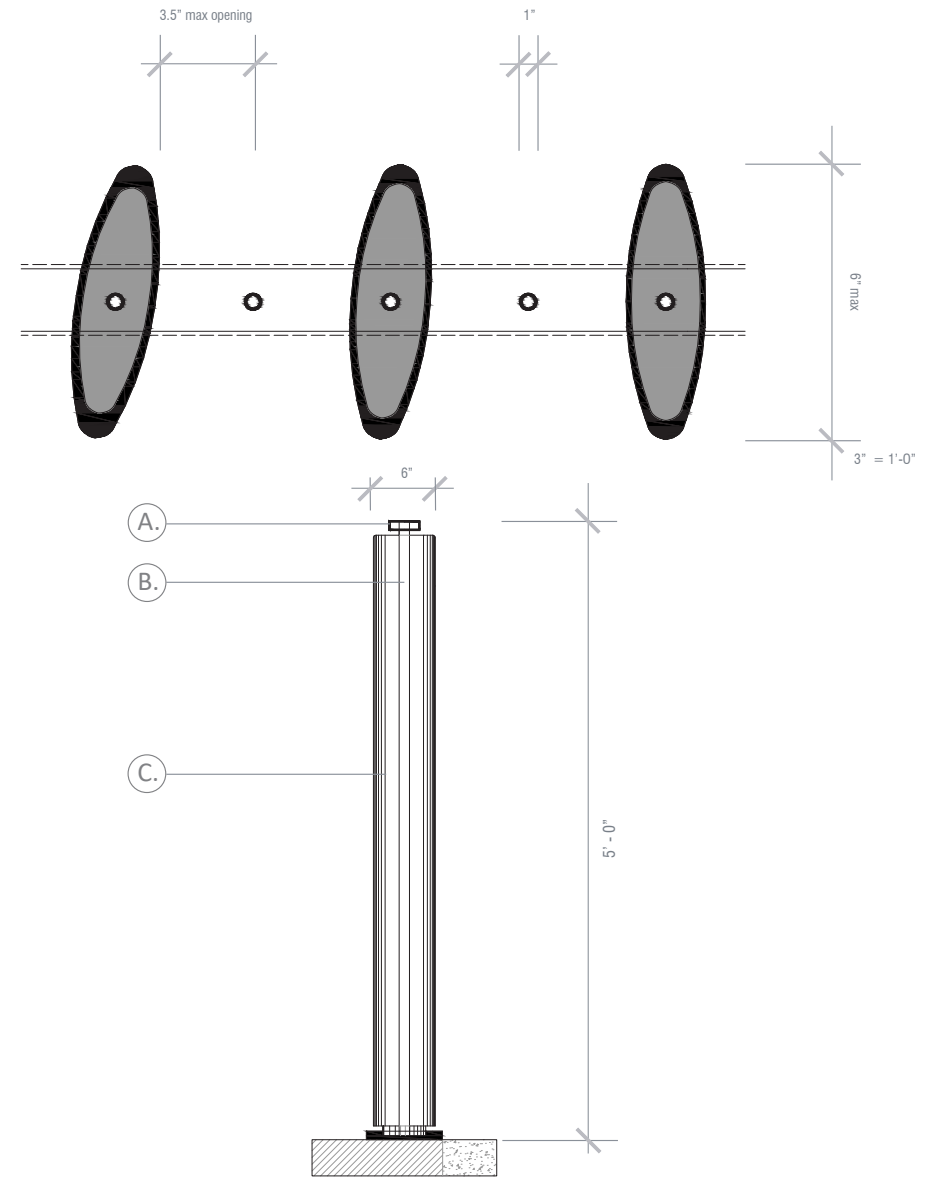
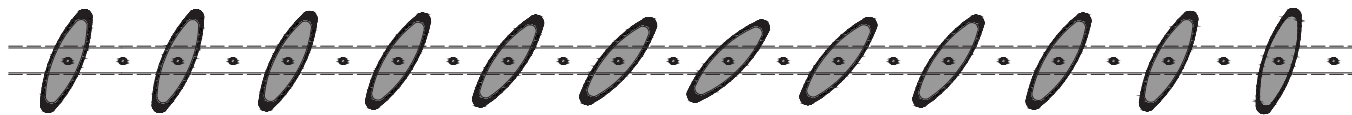
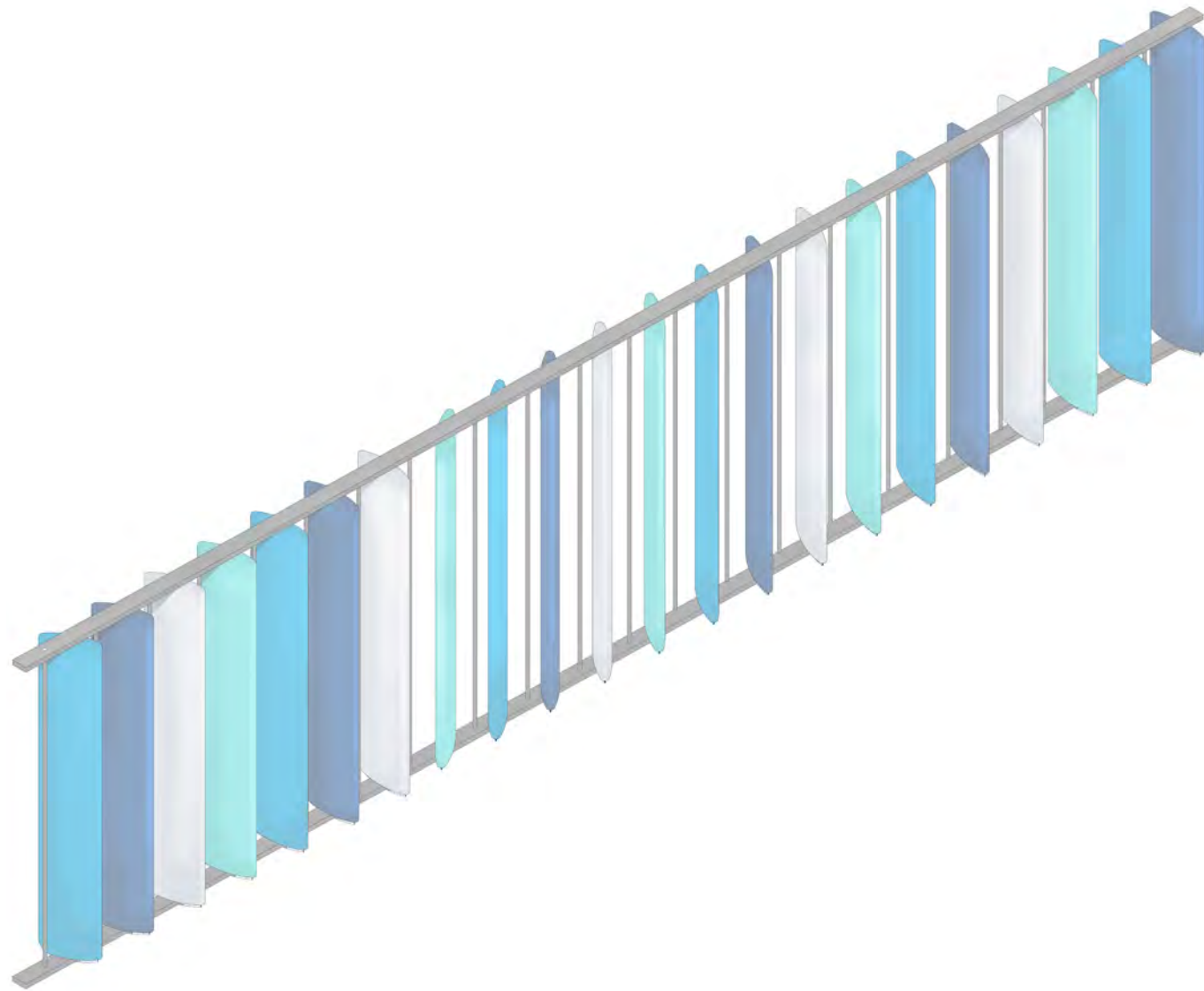
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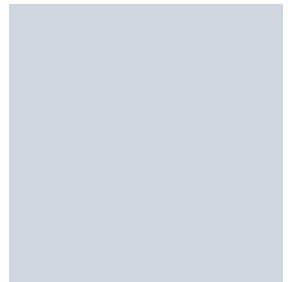
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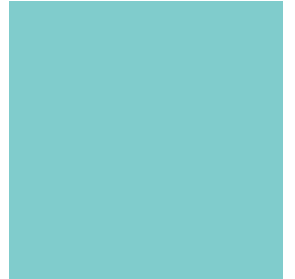
MATERIALS: GLAZED COLOR TERRACOTTA BAGUETTE FENCING



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

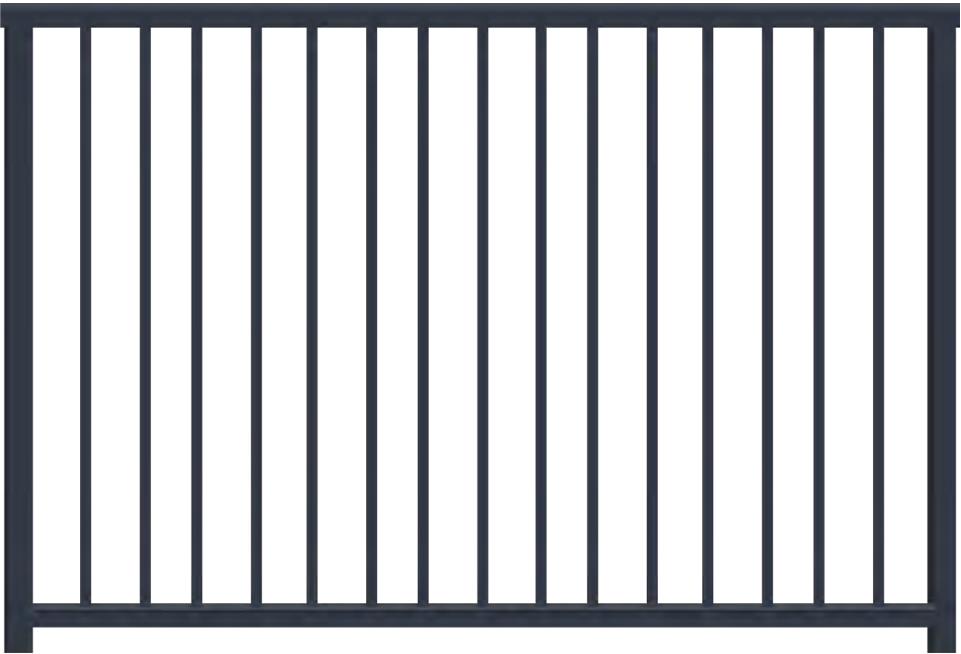


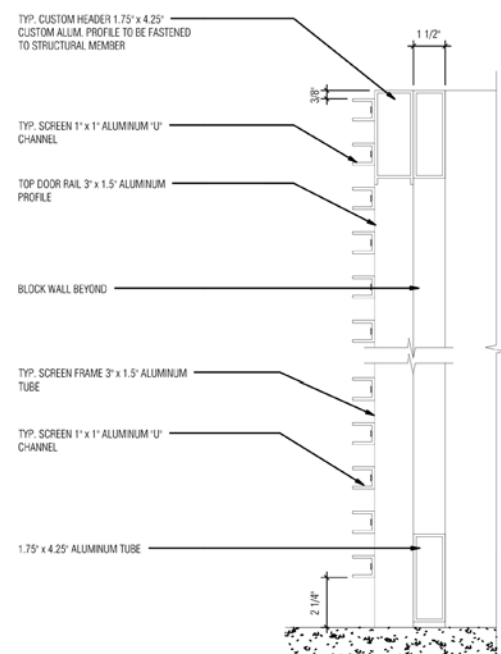
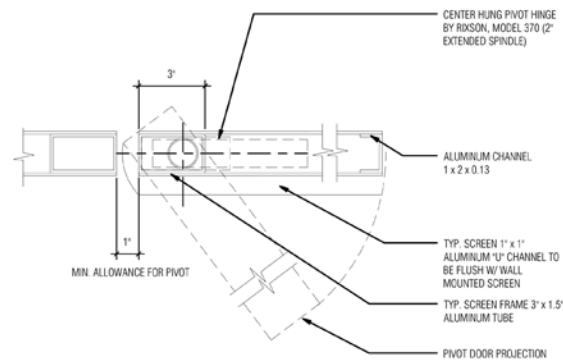
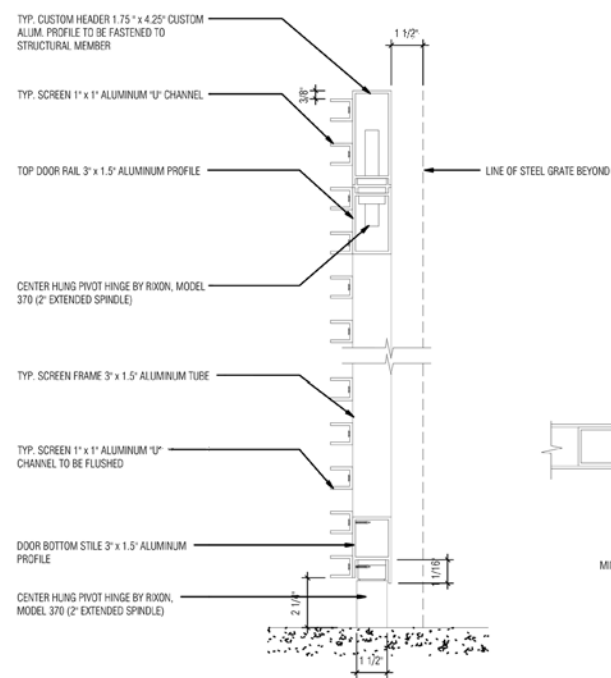
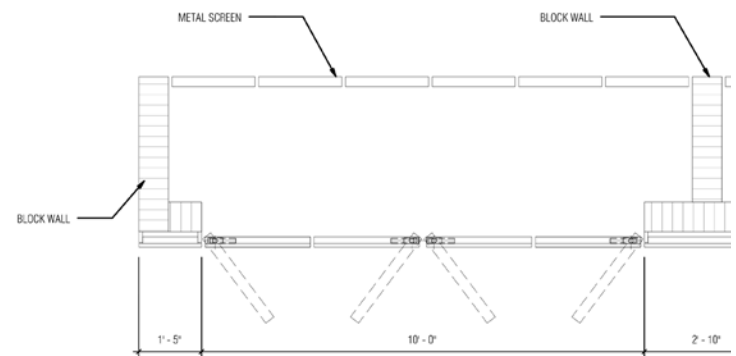


COLOR INSPIRATION FOR GATES:  
MATCH CLIENT BLUE AND GREY COLORS



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





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