

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 THE EXTERIOR STAIRS 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 A VARIANCE TO REDUCE BY 2 THE REQUIRED 2 OFF-STREET LOADING SPACES IN ORDER TO PROVIDE NO OFF-STREET LOADING SPACES~~ WITHDRAWN BY APPLICANT

BASECAMP305

MIAMI BEACH - FLORIDA

HISTORIC PRESERVATION BOARD
FINAL SUBMISSION
APRIL 11, 2022
JUNE 21, 2022 - REV 1

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

DRAWING: COVER SHEET
SCALE:
DATE: REV 1 JUNE 21, 2022

A0.0

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L-6.0	4TH. FLOOR LANDSCAPE PLAN
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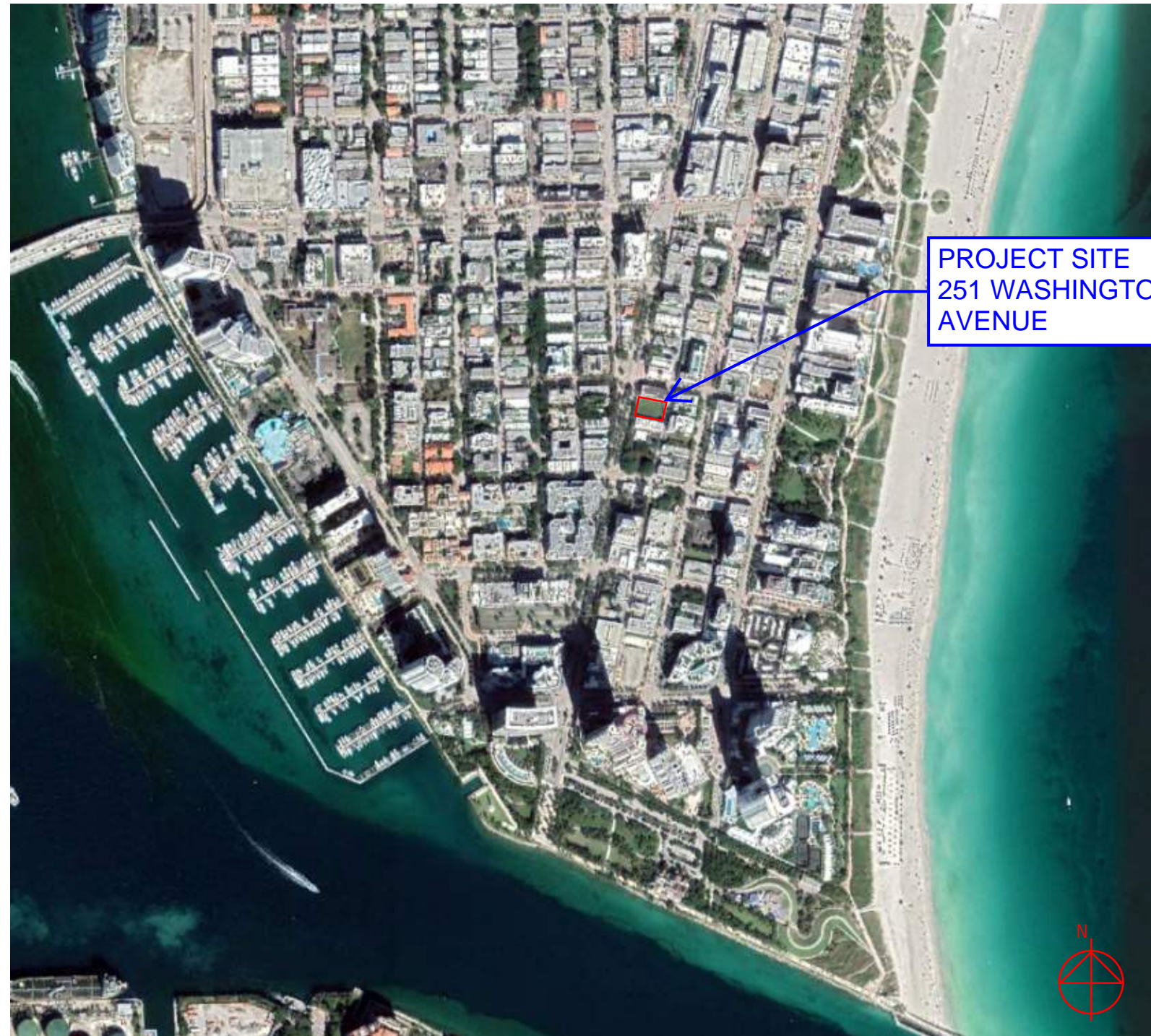
Zoning Schedule

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

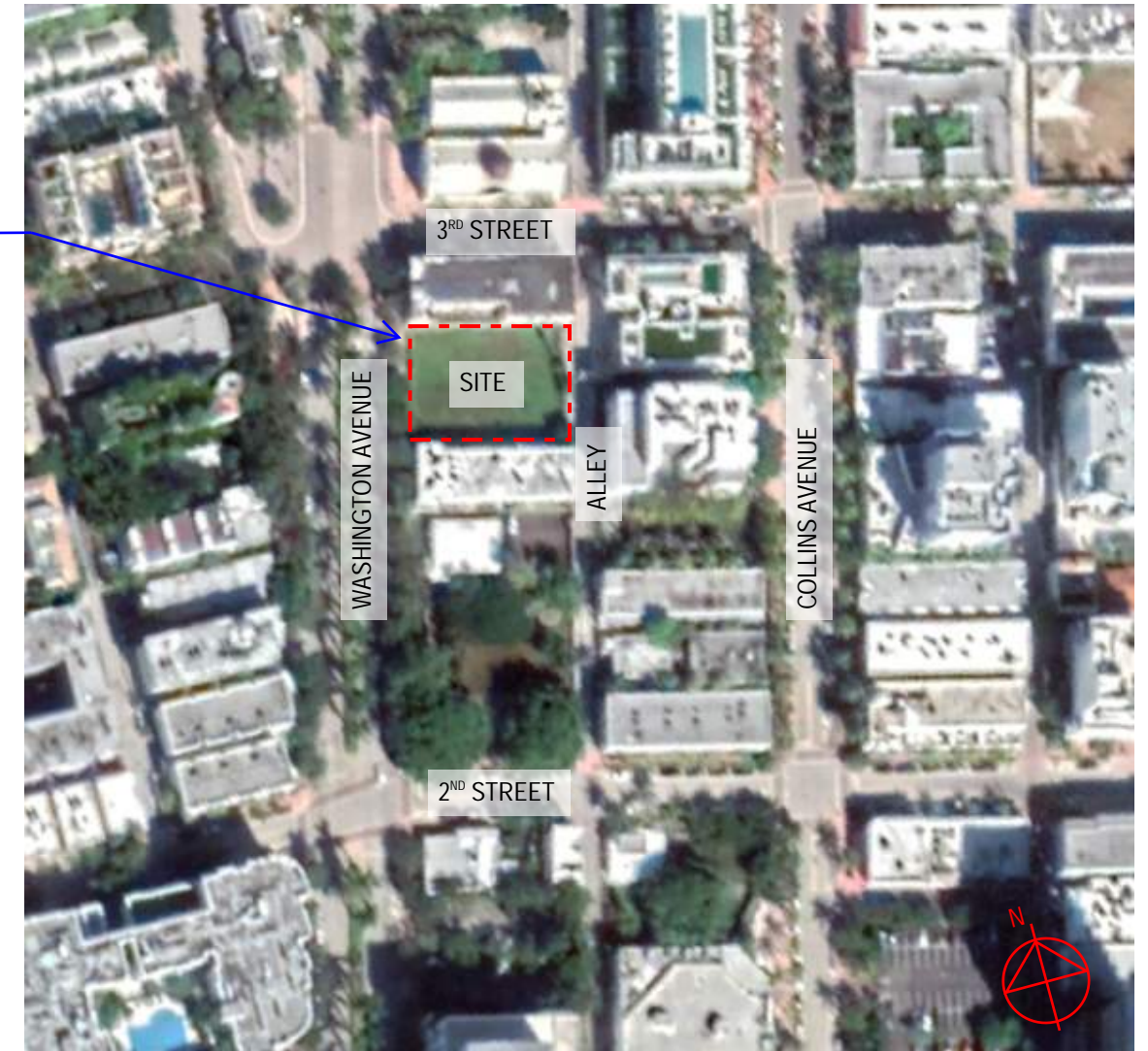
Lot Occupation	Required	Provided
Lot Area	5,750 sf min.	13,000 sf (0.298 acres)
Lot Width	50 ft min.	100 ft
Floor Area Ratio(FAR)	Max 1.75 = Max. 22,750 sf	22,497 sf
Open Space Ratio	0.70 min = 9,100 sf	7,582 sf
Open Space at grade	Equal to Setback Area min = 2,800 sf	2,805 sf
Open Space areas below 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 = 77 peo /15= 5.13 or 6 spaces)	5.13 round up to 6	
1 space per classroom (10 classrooms = 10 spaces)	<u>10 spaces</u> 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 = 18 spaces

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



LOCATION MAP



AREA MAP



A



B



C



D

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E. Washington Avenue east



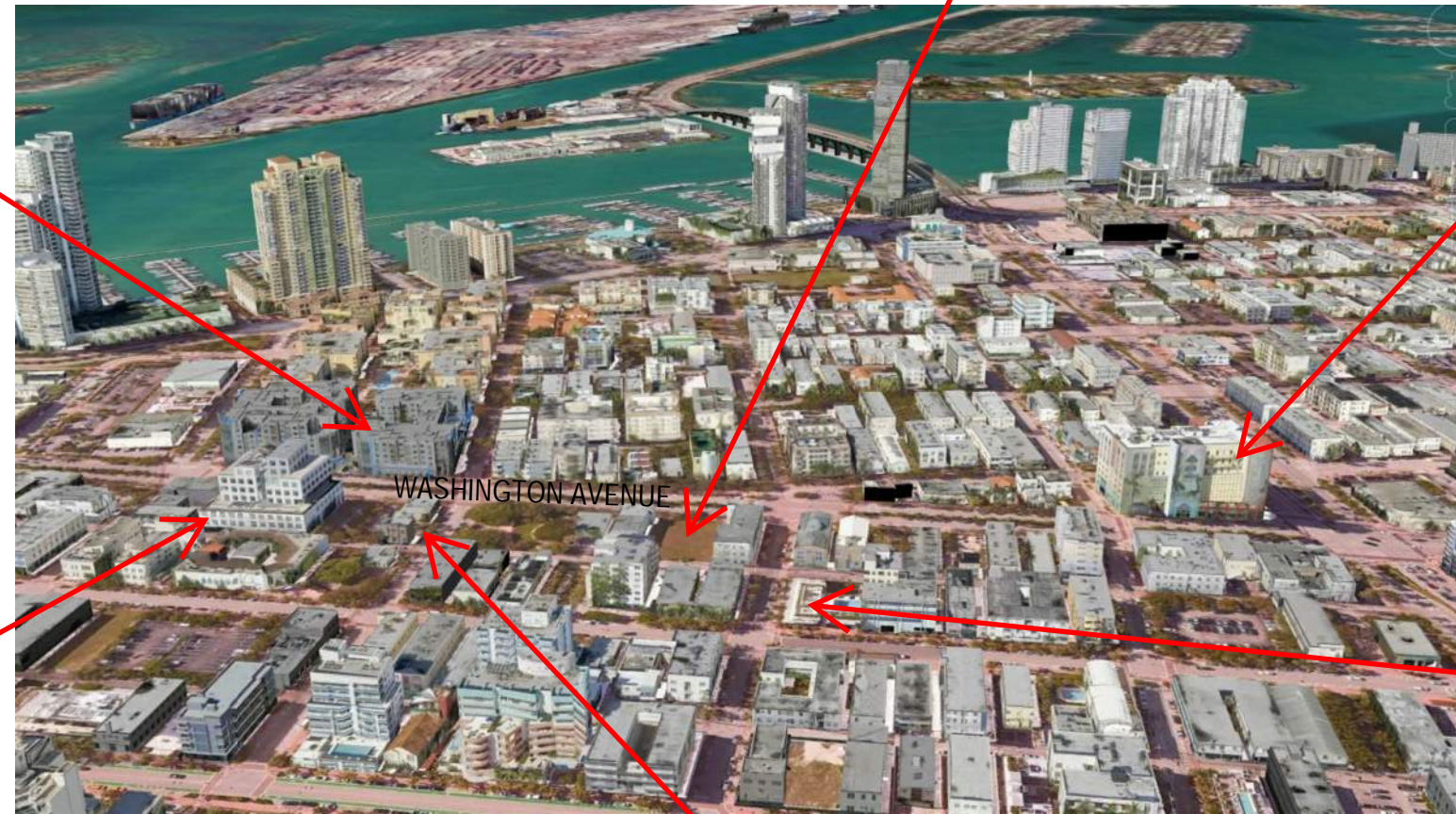
F. Washington Avenue west



Cosmopolitan
110 Washington Ave
8 stories



119 Washington Ave
8 stories



Basecamp 305 Site
251 Washington Ave



404 Washington Ave
8 stories



300 Collins Avenue



Basecamp 305
Lower School
224 2nd Street

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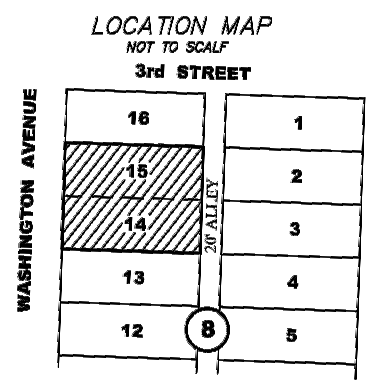
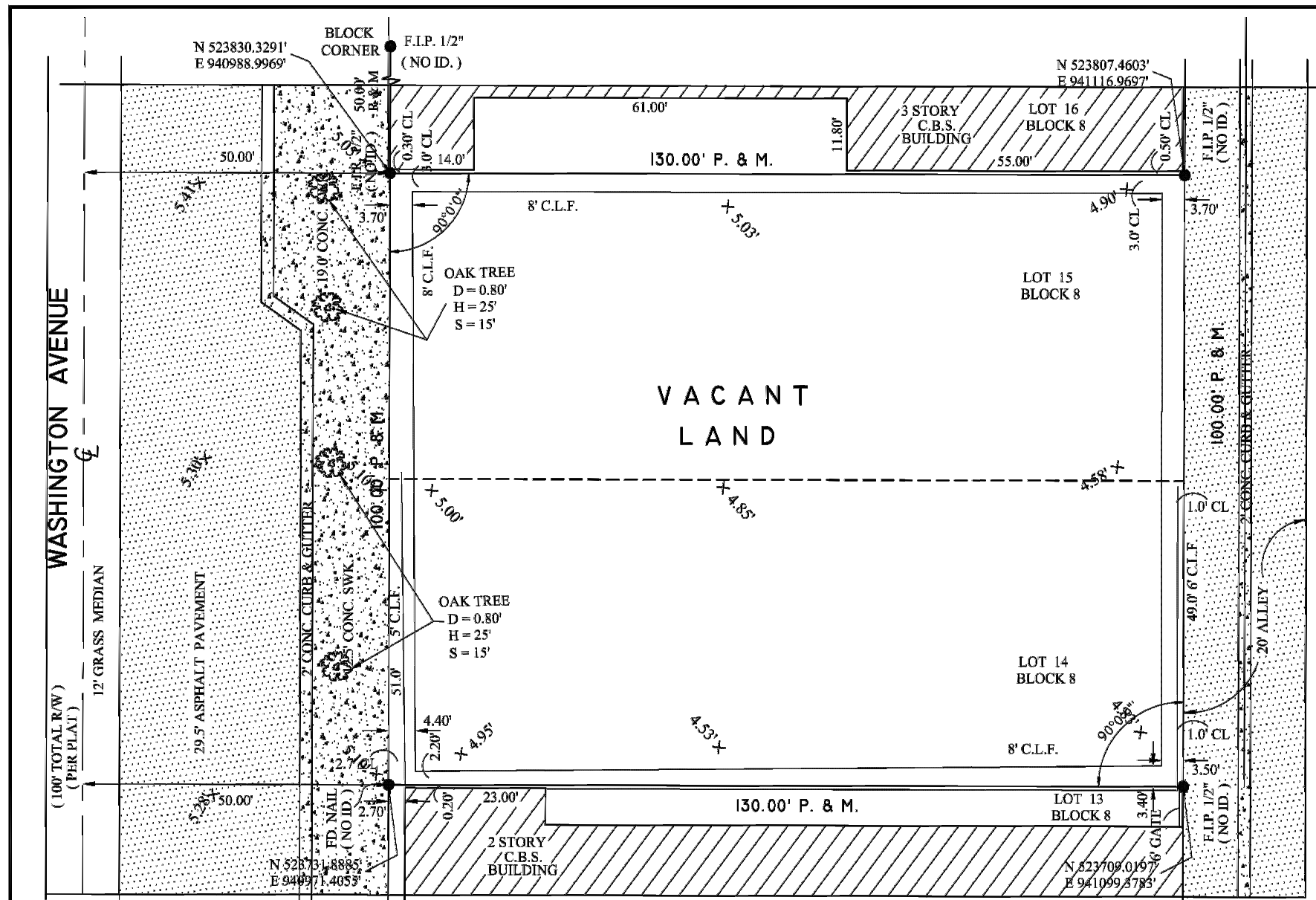
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SCALE: NTS
DATE: REV 1 JUNE 21, 2022

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PROPERTY ADDRESS: 251 WASHINGTON AVE., MIAMI BEACH, FL. 33139.

FOLIO#
02-4203-003-1080
02-4203-003-1090

CERTIFIED TO
251 WASHINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

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.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) ELEVATIONS BASED OFF OF BM# D-116 LOCATOR: 4231 NE ELEV: 5.03' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 38

LOT AREA = 13,000 SQ. FT. (0.298 ACRES)

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

<p>CONCRETE CONC. BLOCK WALL WOOD DECK COVERED AREA ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON FENCE (IF) ARC DISTANCE LENGTH CENTRAL ANGLE / DELTA RADIUS TANGENT POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE CATCH BASIN CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER P.L. = PROPERTY LINE C.L. = CENTER LINE M.L. = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT F.D. NAIL = FOUND NAIL F.D. D/H = FOUND DRILL HOLE F.D. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.A. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.S. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK F.D. I.R. = FOUND IRON REBAR F.D. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD T.X. = TRANSFORMER P.F. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + 0.0' = EXISTING ELEVATION</p>	<p>ELEV. = ELEVATION SEC. = SECTION TWS. = TOWNSHIP RG. = RANGE SWK = SIDEWALK</p>
--	--	--	--	--

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

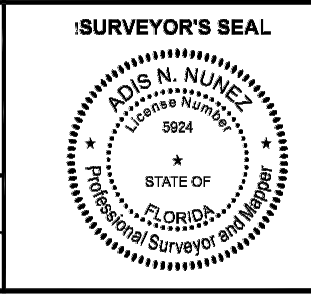
ADIS NUNEZ
2022.04.08 15:54:23 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
Blanco Surveyors Inc.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: 8'
PANEL: 0319	COMMUNITY # 120851	DWN. BY: R.BELLO	JOB No. 22-176
DATE: 3/11/22	SCALE: 1" = 20'		



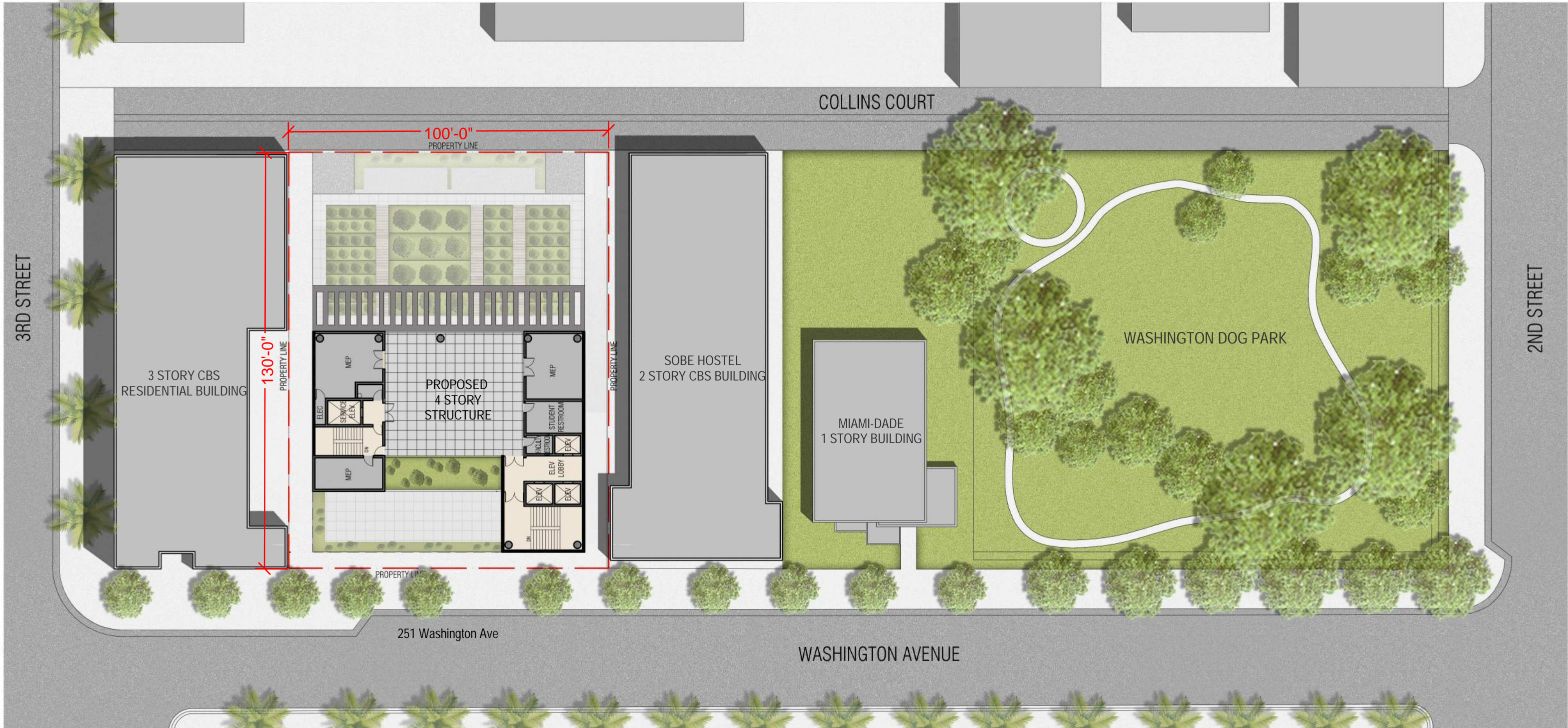
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DRAWING: SURVEY
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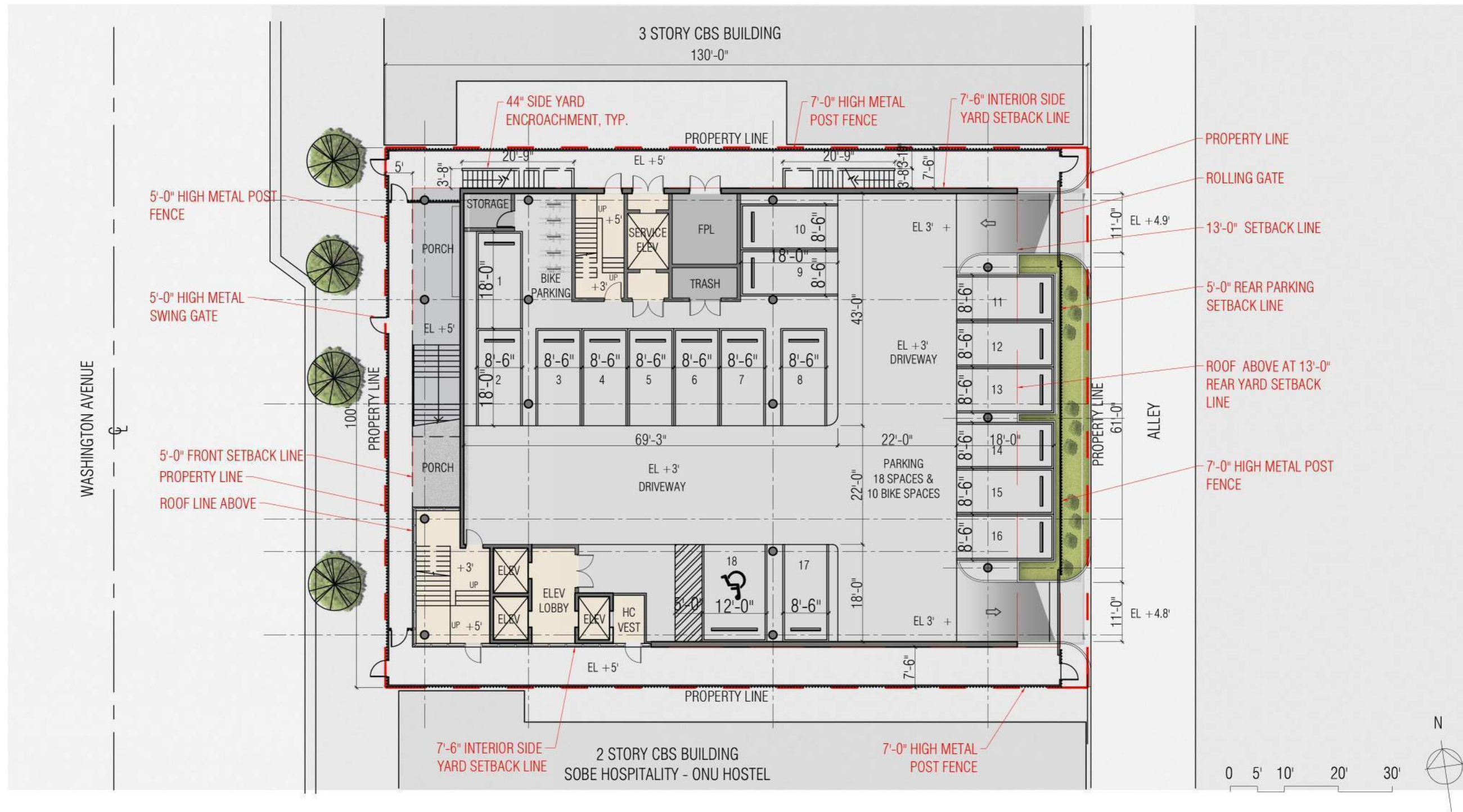
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DRAWING: SITE PLAN
 SCALE: 1:30
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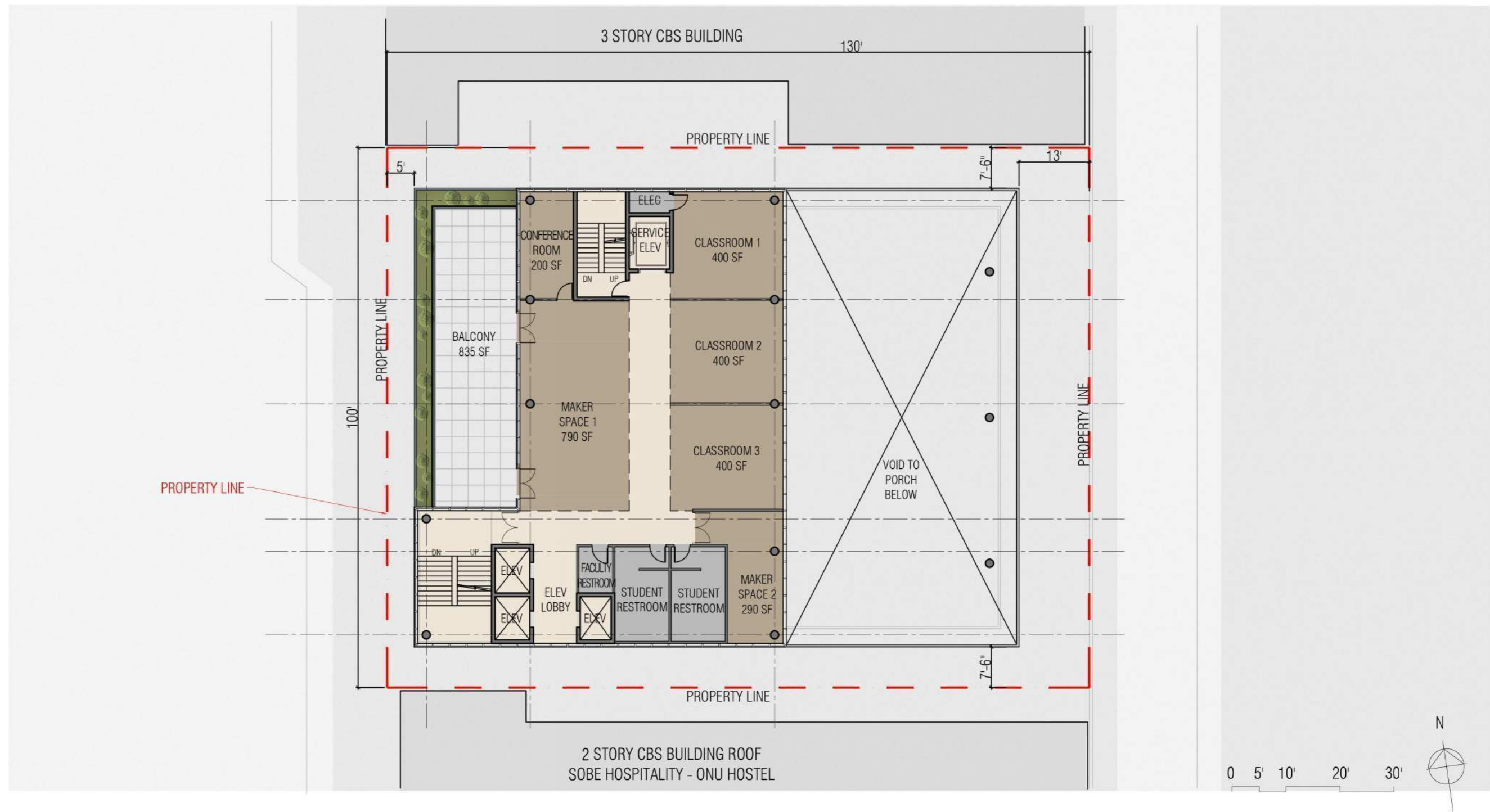
DRAWING: LOWER FLOOR PLAN

SCALE: 1:20

DATE: REV 1 JUNE 21, 2022

A2.0





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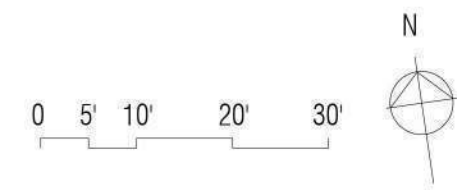
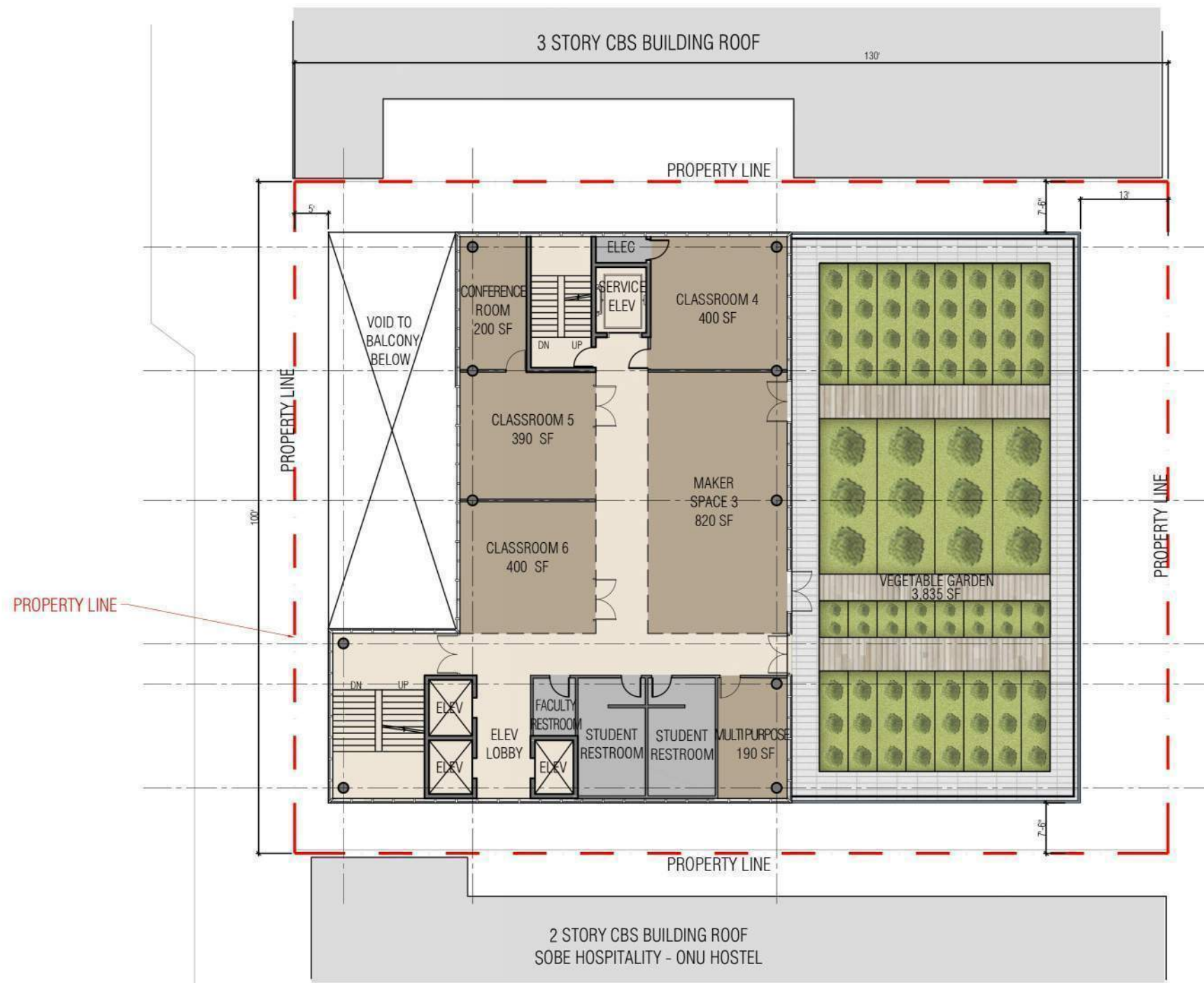
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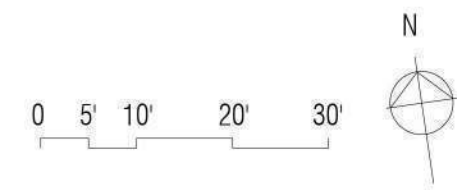
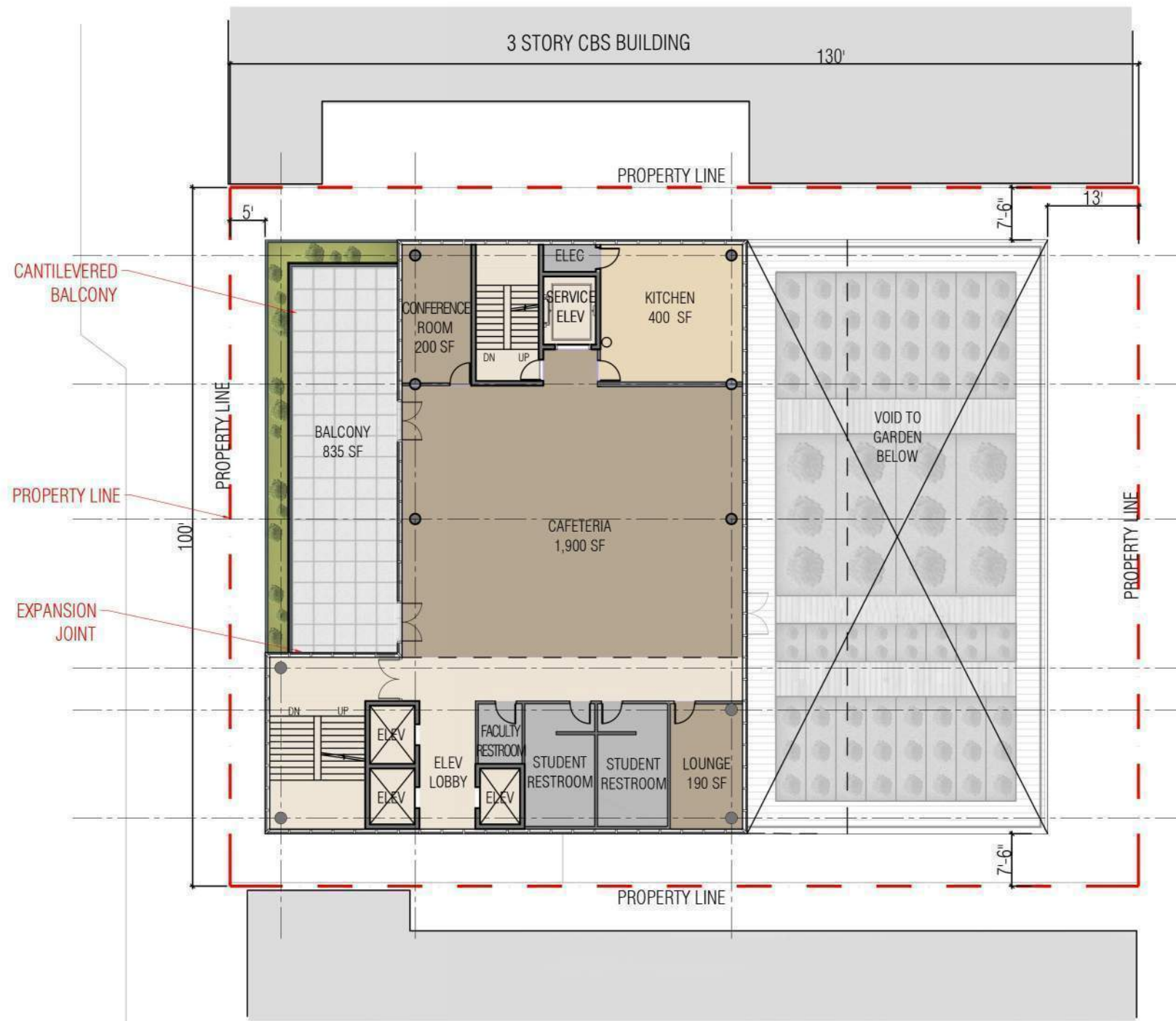
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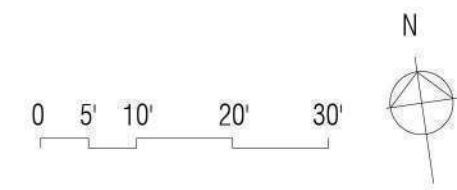
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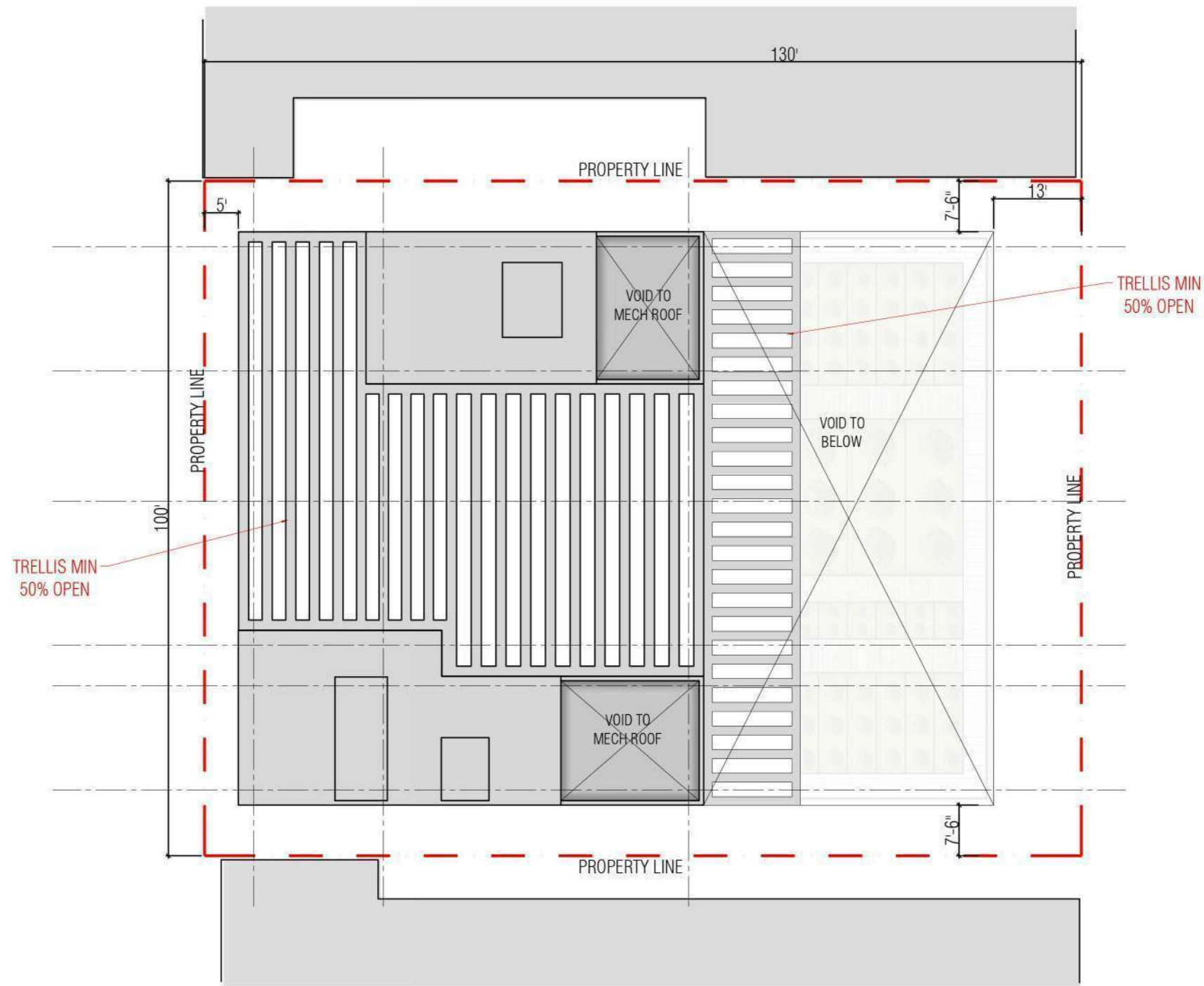
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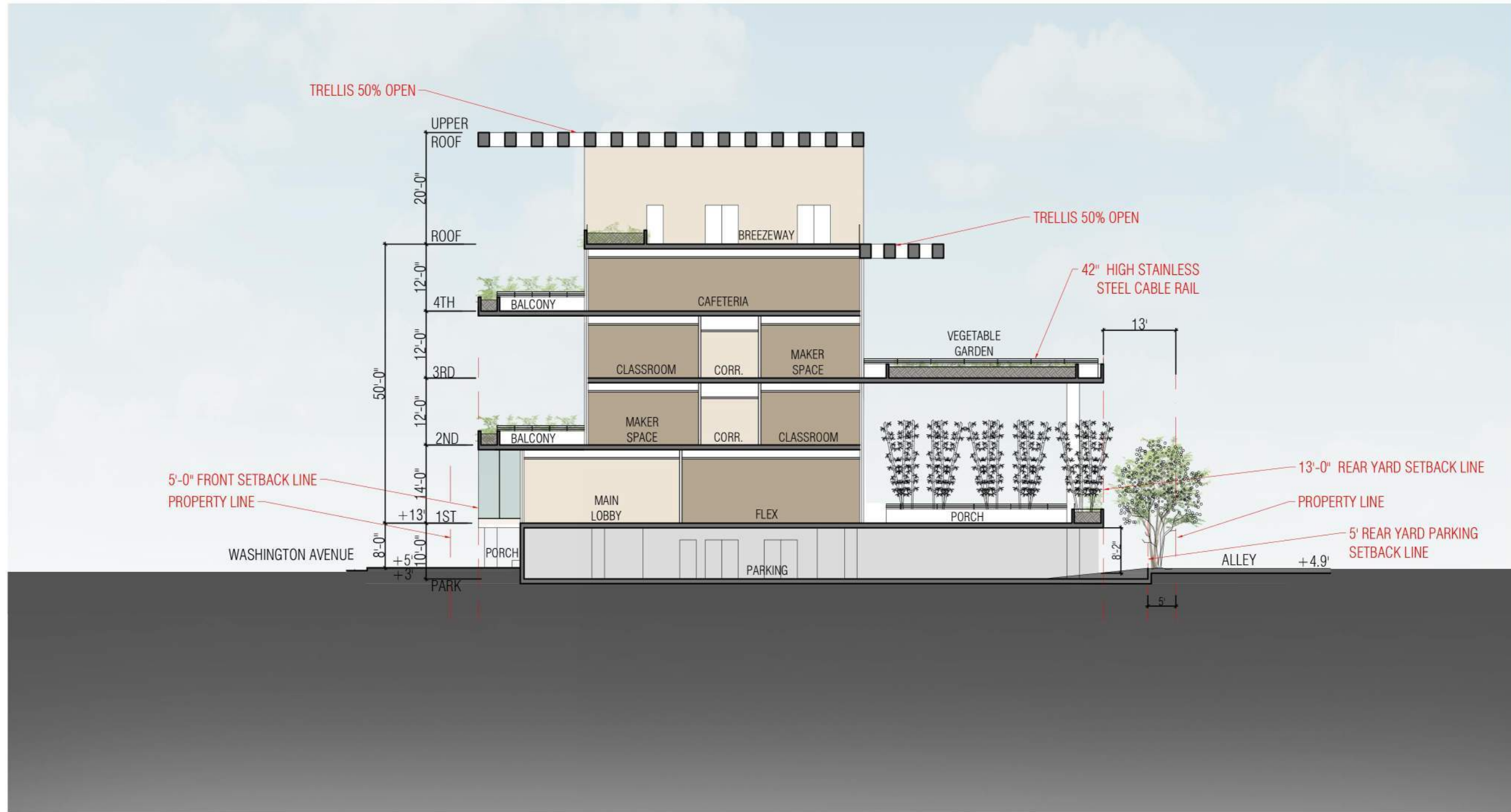
DRAWING: UPPER ROOF PLAN

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DATE: JUNE 1, 2022

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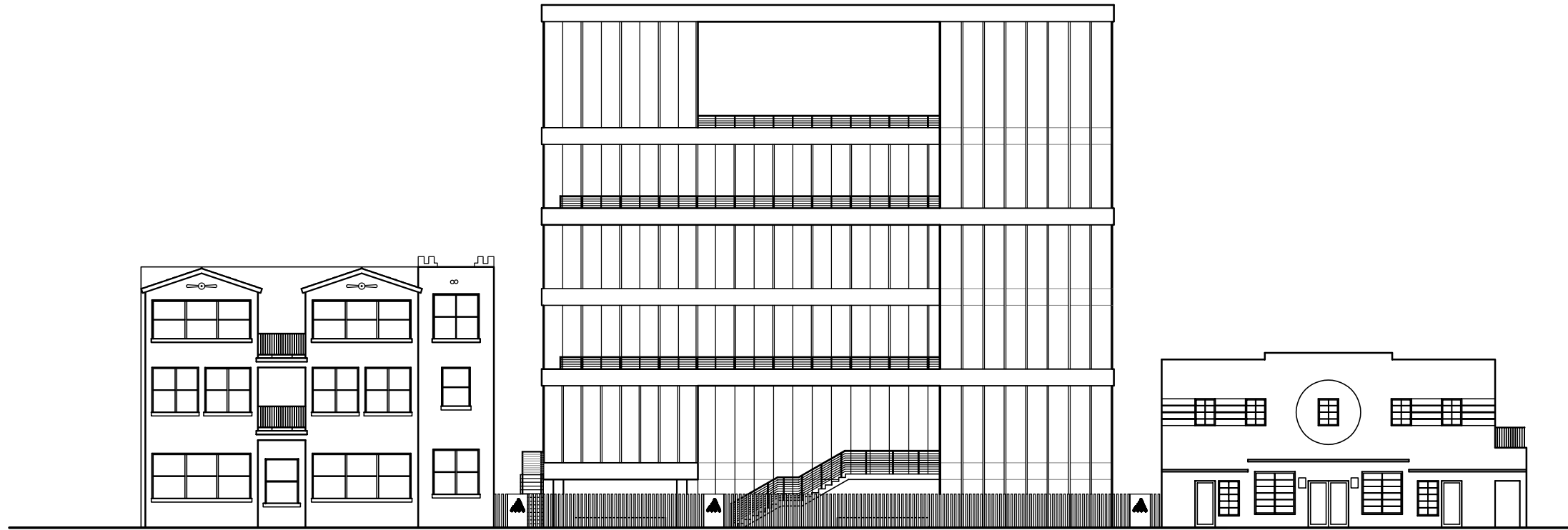
DRAWING: BUILDING SECTION

SCALE: 1:20

DATE: JUNE 1, 2022

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251 WASHINGTON AVENUE SITE



251 WASHINGTON AVENUE SITE

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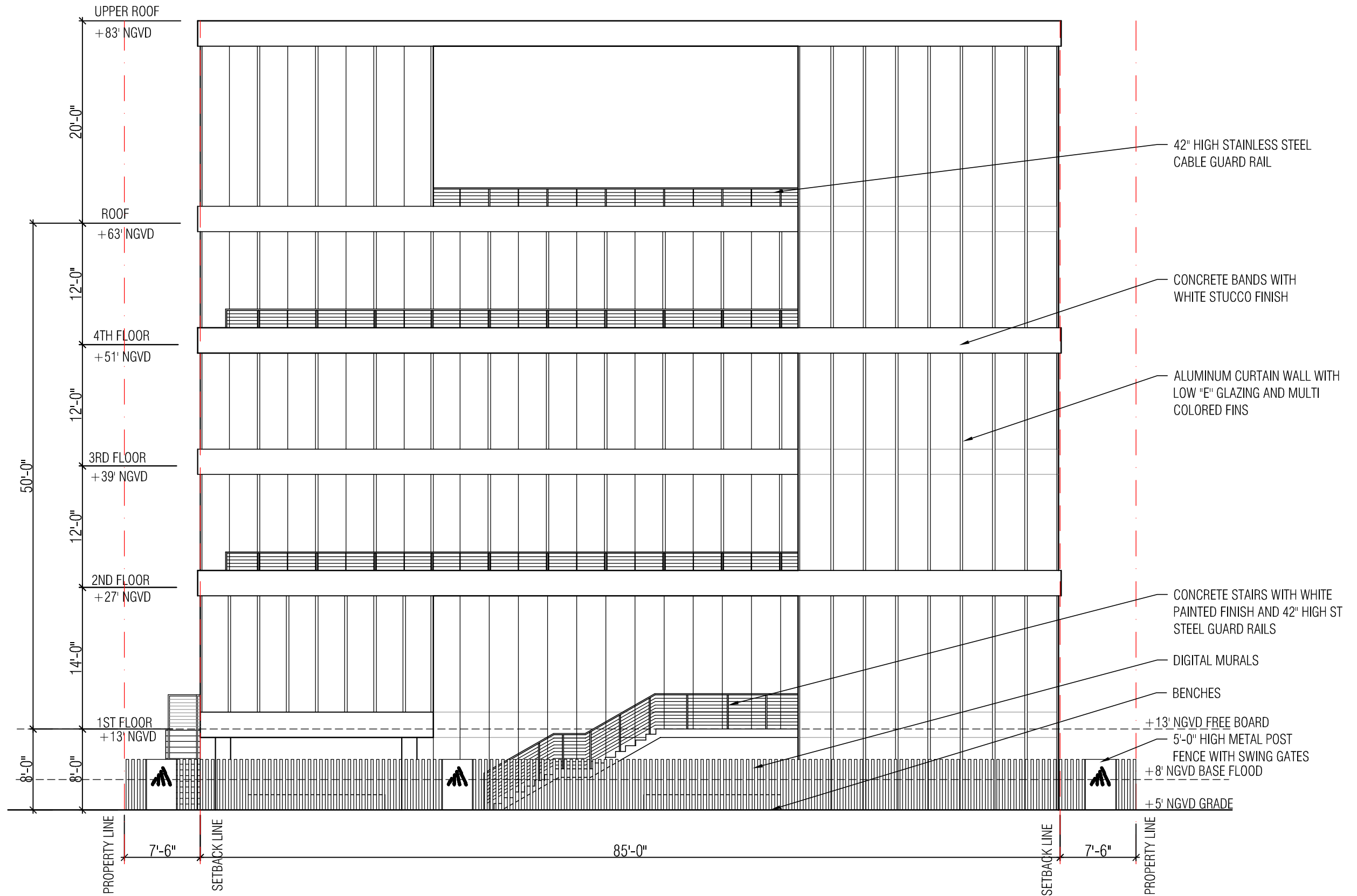
DRAWING: WASHINGTON AVE ELEVATIONS

SCALE: 1:20 , $\frac{1}{32}'' = 1'-0''$

DATE: REV 1 JUNE 21, 2022

A10.0

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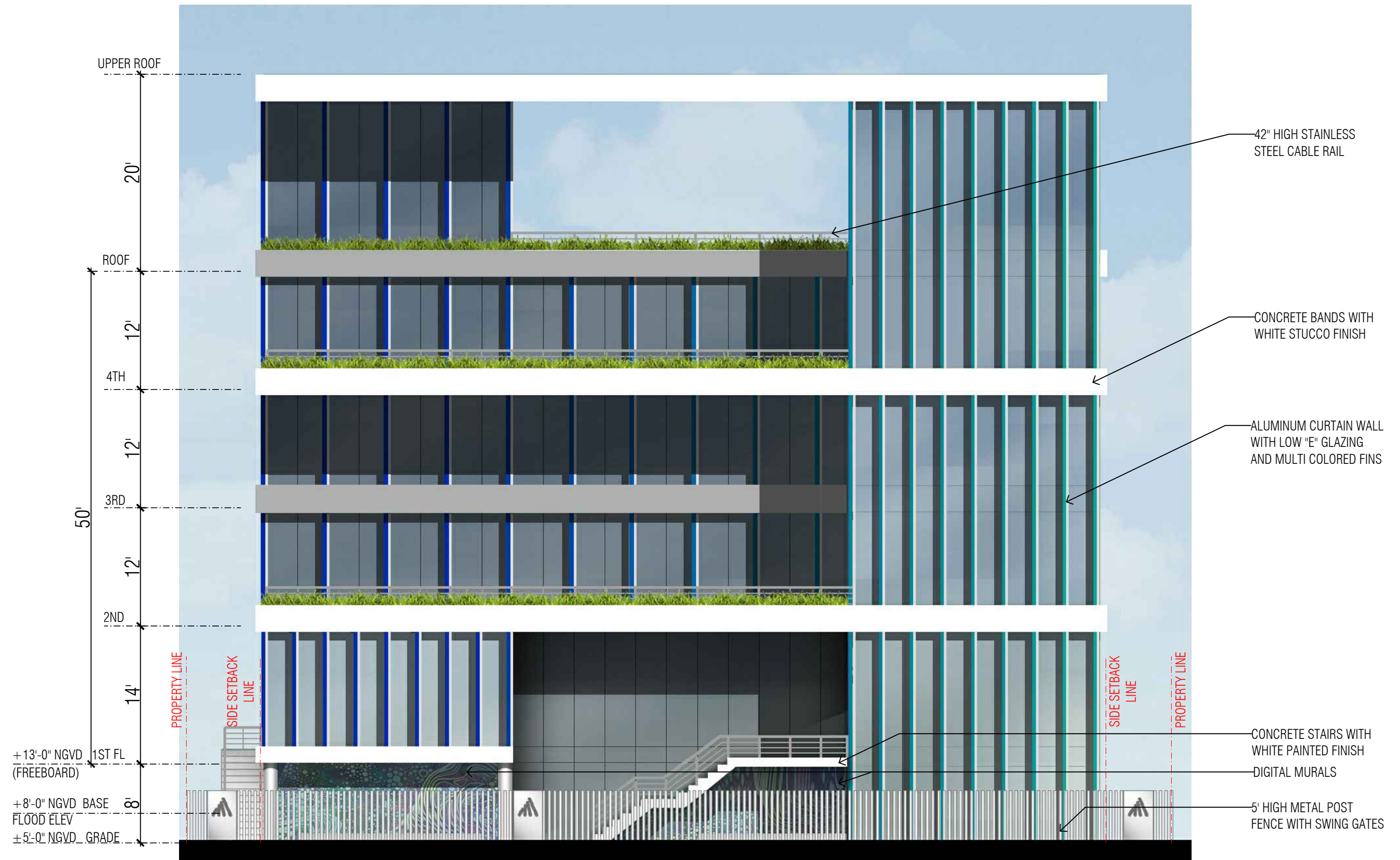
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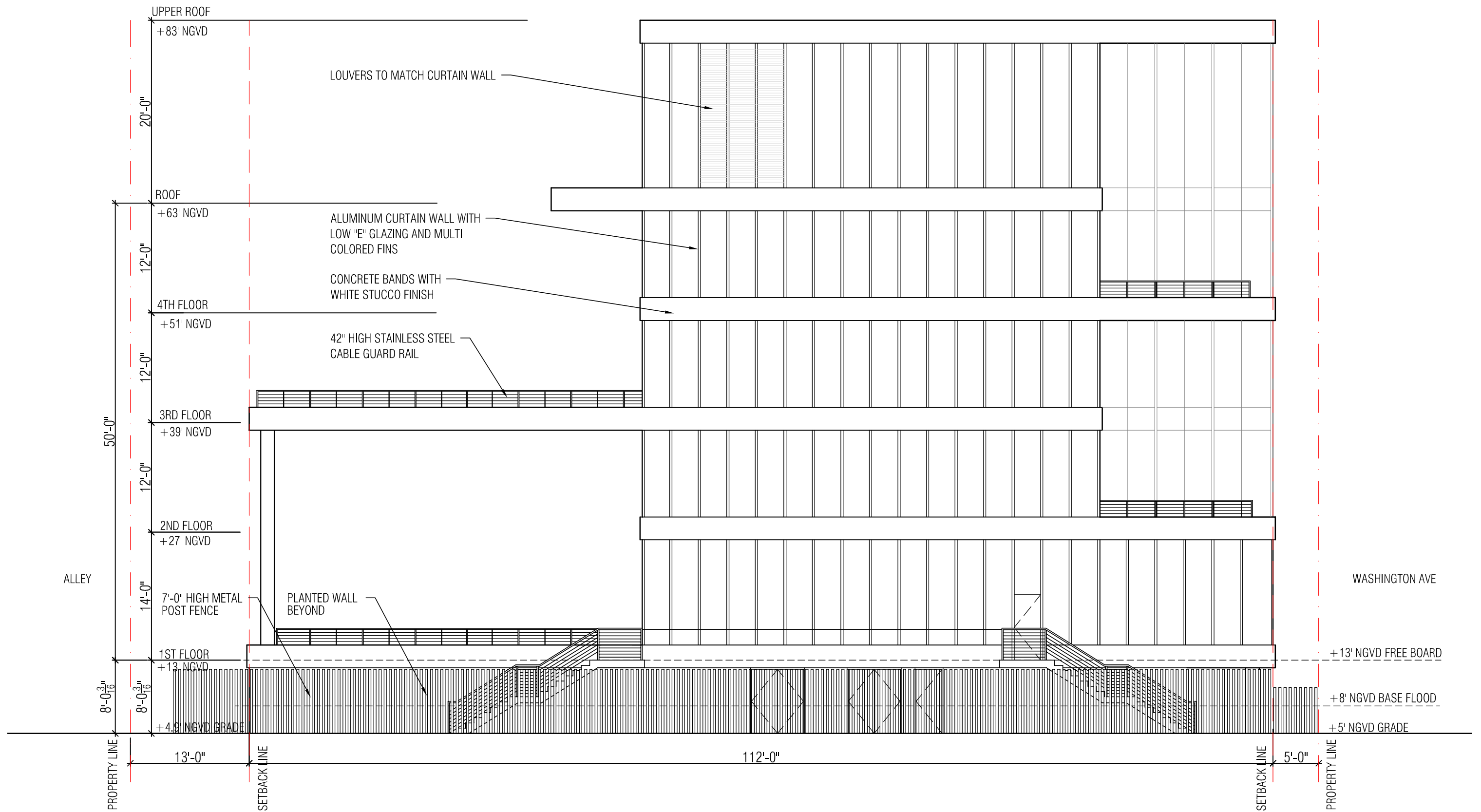
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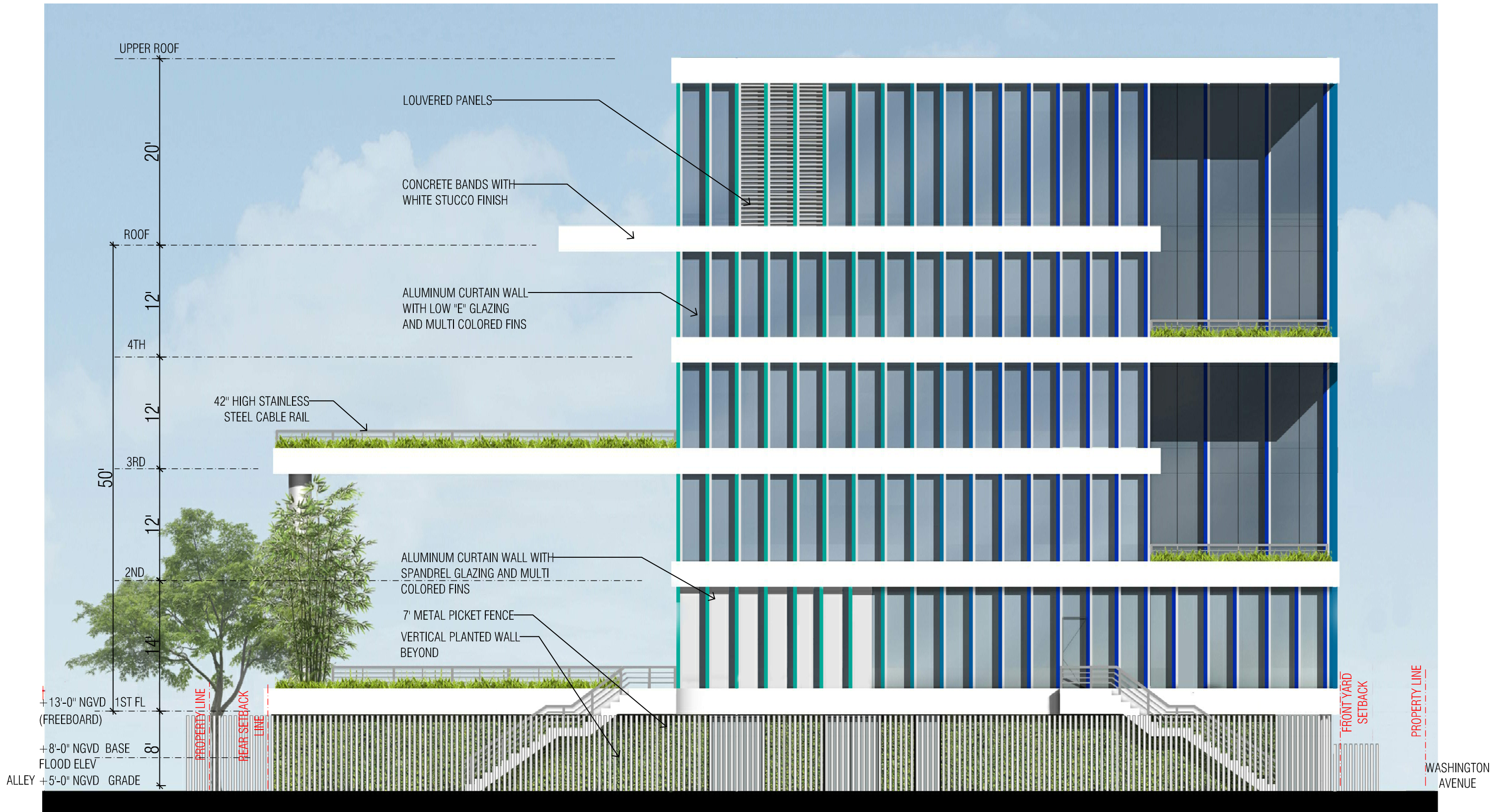
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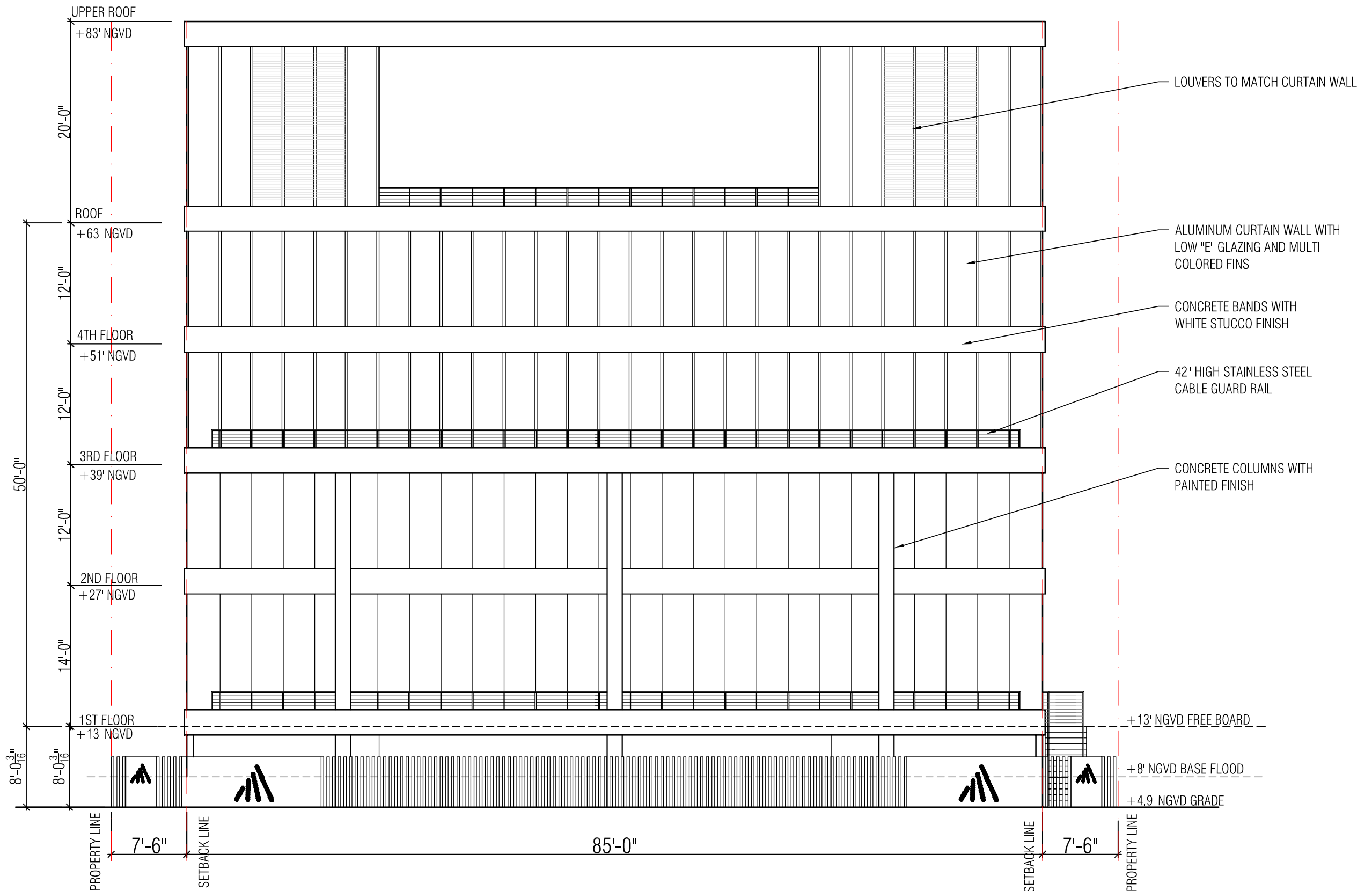
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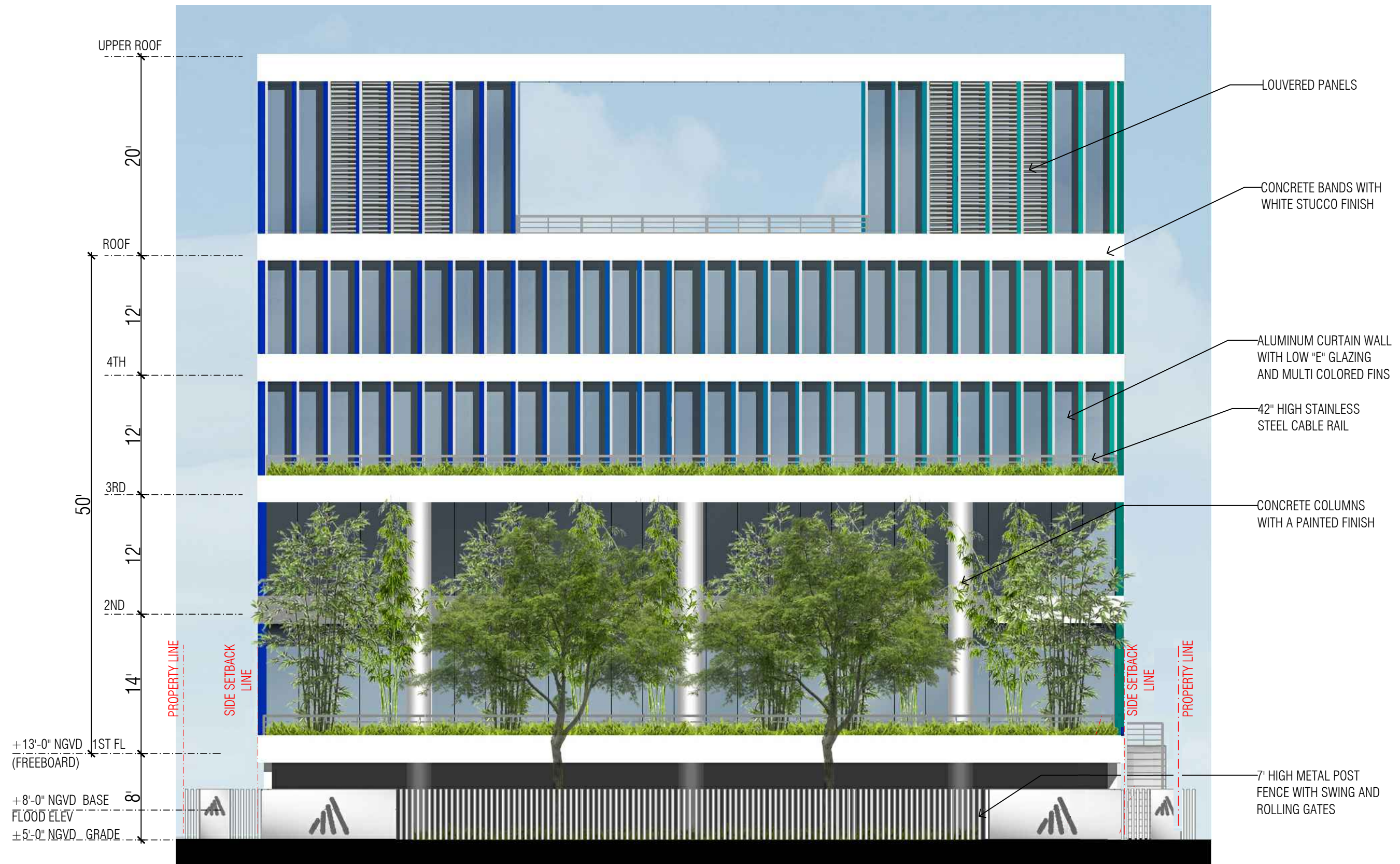
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