

SCOPE OF WORK

REQUEST FOR A VARIANCE TO EXCEED THE HEIGHT OF THE PROPOSED FENCE AT THE BUILDING'S FRONT PROPERTY LINE BY 24", ALTERING IT FROM 5'-0" HIGH TO 7'-0" HIGH.

Basecamp305

MIAMI BEACH - FLORIDA

HISTORIC PRESERVATION BOARD
FINAL SUBMISSION - DECEMBER 10, 2023

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: COVER SHEET

SCALE:

DATE: December 10, 2023

A0.0

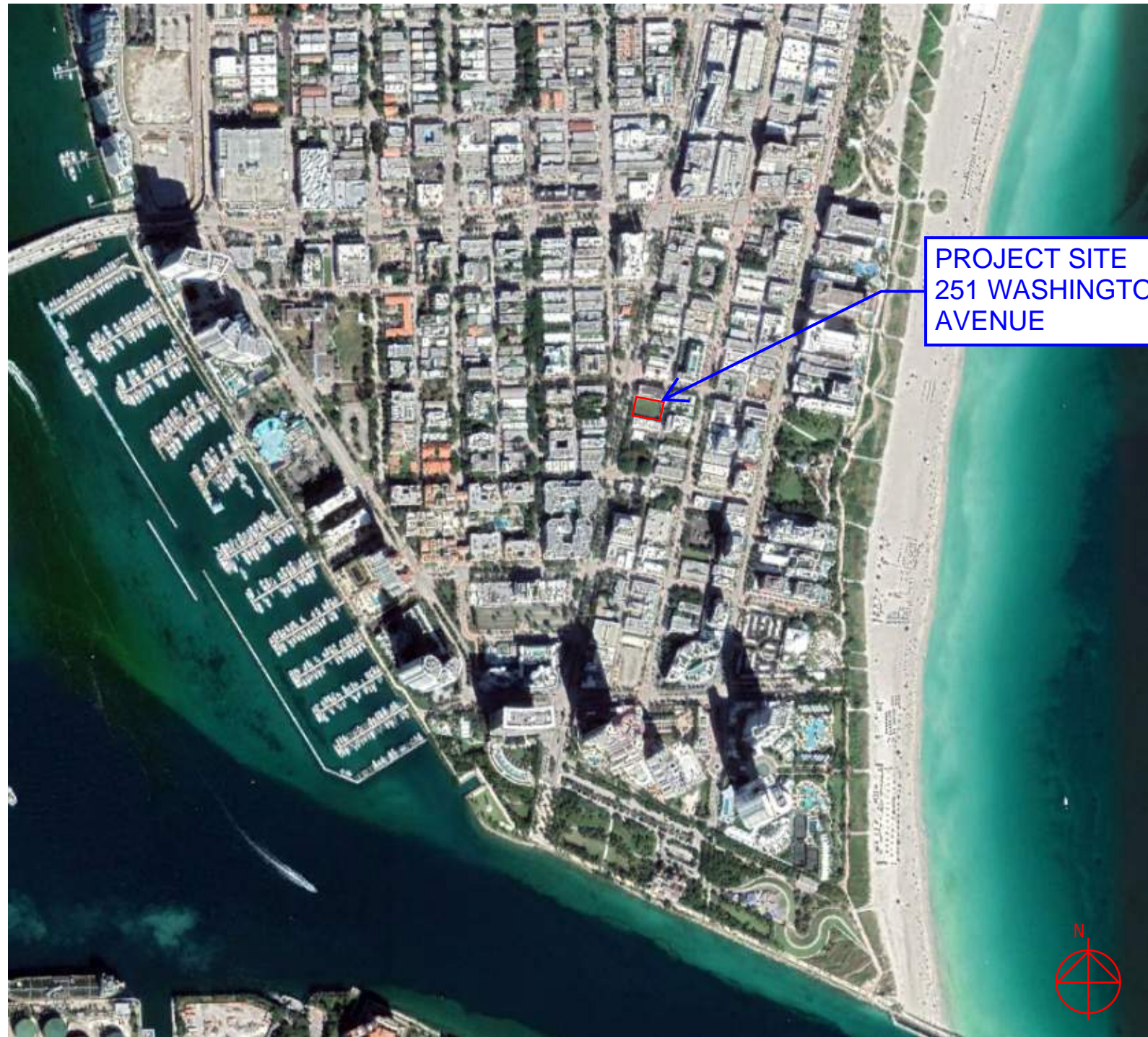
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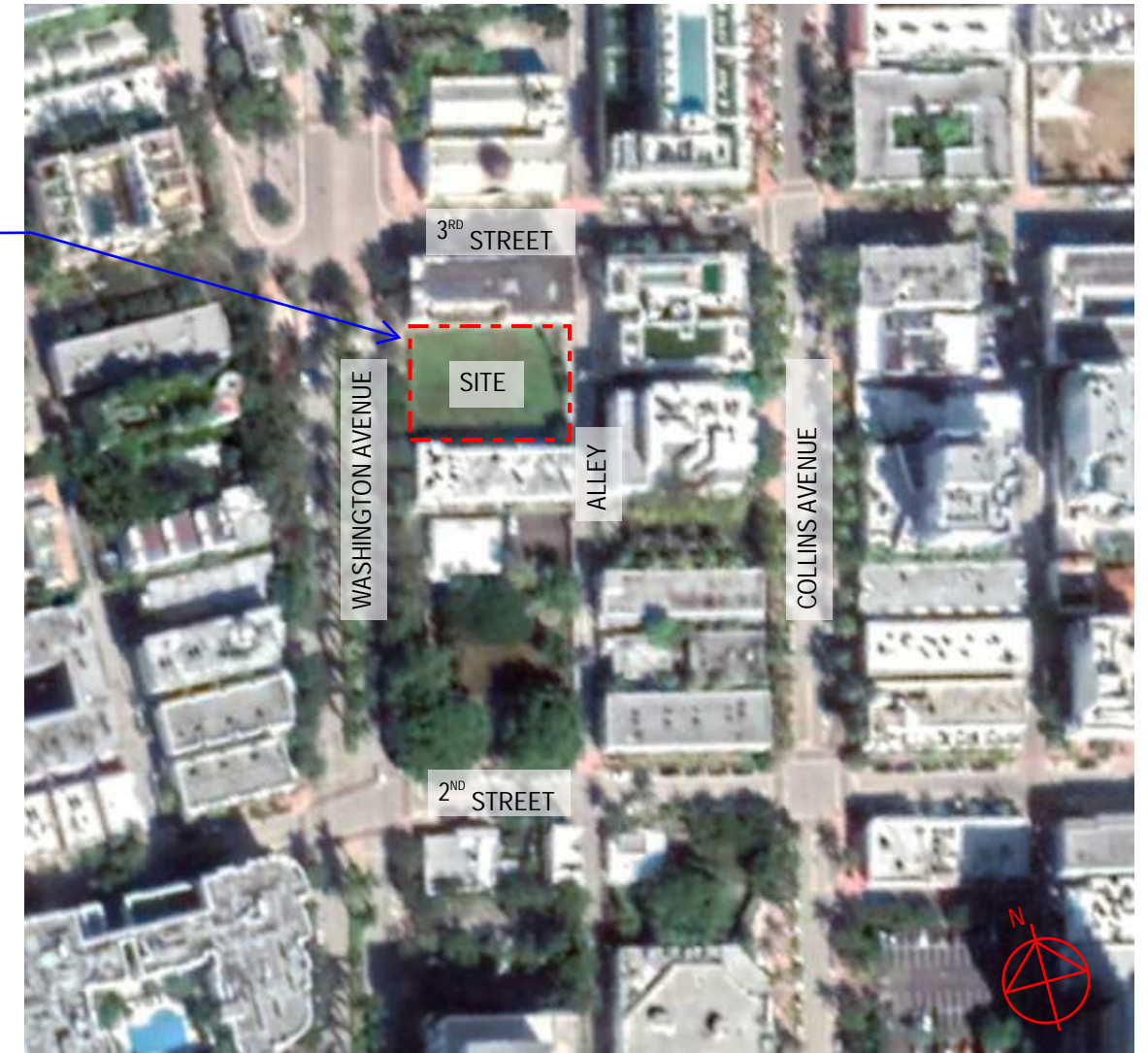
Zoning Information

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	22,749 sf
Open Space Ratio	0.70 min = 9,100 sf	5,784 sf
Open Space at grade	Equal to 0.70 Setback Area = 1,826 sf	2,421 sf
Open Space areas below 50' from freeboard	9,100 sf - 2,083 sf = 7,017 sf min	3,363 sf
	The 3,316 sf balance of open space requirement shall be fulfilled in fees to the Pointe Streetscape Fund	
Building 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
South- Interior Side	50 ft min	per variance HPB22-0513 = 7'-6"
North- Interior Side	50 ft min	per variance HPB22-0513 = 3'-10"
Rear	10% lot depth = 13 ft	per variance HPB22-0557 = 2'-0"
Building Height	Required	Provided
Building Height	50 ft	50 ft
Number of Stories	Educational Type IIA construction- Max 4 stories	4 stories
Parking Requirements - Parking District #1	Required	Provided
Junior High & Elementary School		
1 space per 15 seats of largest assembly area	6 spaces	
77 seats / 15 = 6 spaces		
1 space per classroom	<u>7 spaces</u>	
7 classrooms = 7 spaces	13 spaces	13 Spaces
Accessible spaces (1 to 25 spaces).	1 space	1 space (included)
Off street loading spaces (10,000 sf - 100,000 sf).	2 spaces	2 spaces
Bicycle Parking		
10 short term reduces parking by 1 space to 15% max	0	20 bike spaces
15% of 13 spaces = 1.95 spaces or 2 space reduction		11 spaces
TOTAL PARKING		11 spaces & 2 loading



LOCATION MAP



AREA MAP



A



B



C



D

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DRAWING: SITE PHOTOS
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E. Washington Avenue east



F. Washington Avenue west



G. CONTEXT PHOTO WASHINGTON AVENUE



H. 110 WASHINGTON AVENUE



I. 119 WASHINGTON AVENUE



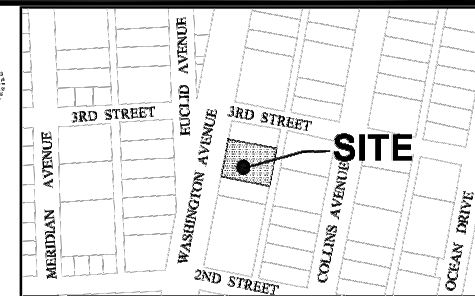
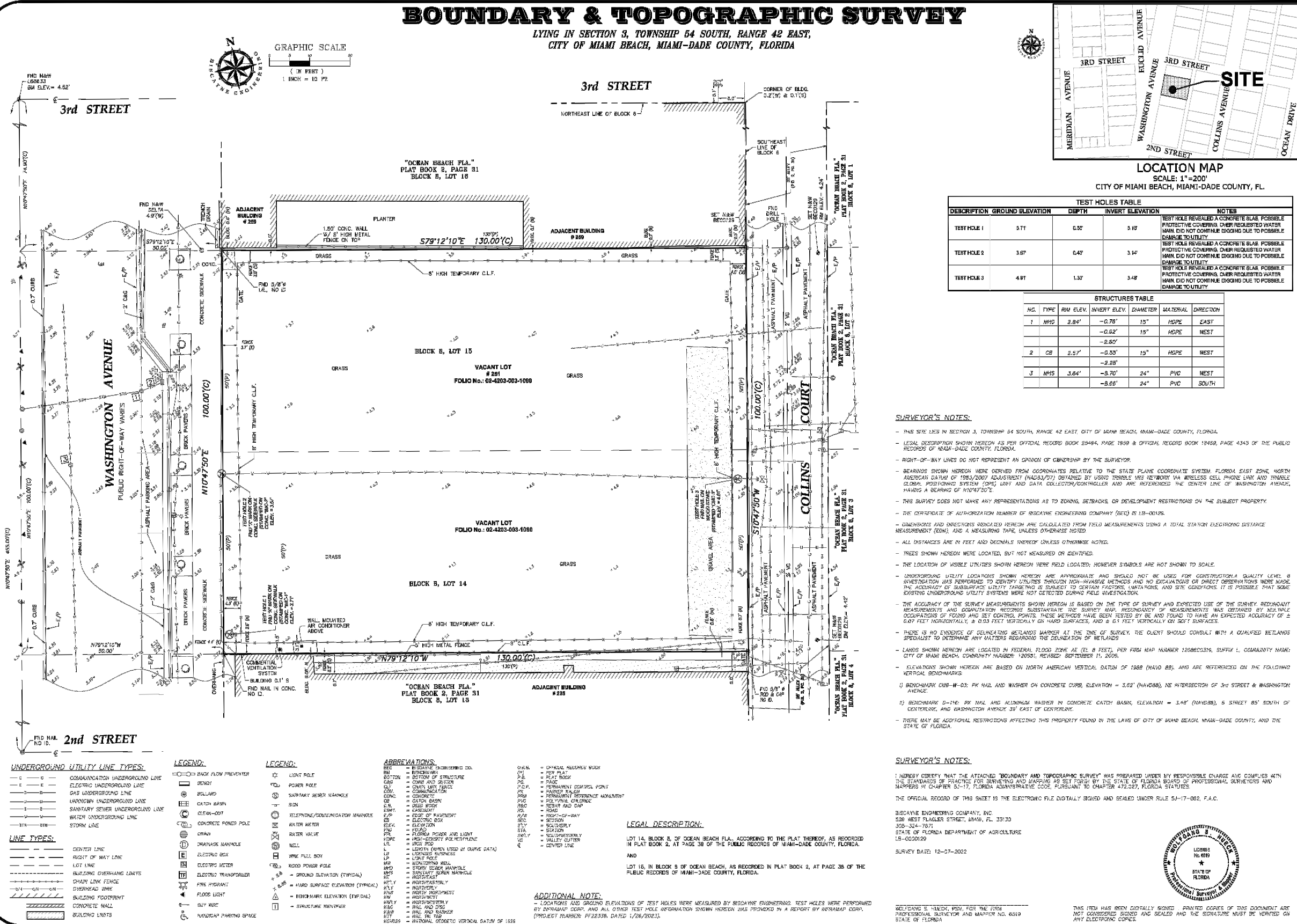
J. 404 WASHINGTON AVENUE



BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

F:\SURVEY\PROJECTS\187503\187503-ARCHITECTONICA\2-51 WASHINGTON AVENUE-ARCHITECTONICA\2 CAD\2.DWG\03-87503-FIRE HYDRANT.dwg [1] Mon 09. 2023 11:17am KFRICK



DESCRIPTION	GROUND ELEVATION	TEST HOLES TABLE		NOTES
		DEPTH	INVERT ELEVATION	
TEST HOLE 1	3.71	0.32	3.39	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING. OTHER REQUESTED WATER MAIN DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 2	3.87	0.47	3.40	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING. OTHER REQUESTED WATER MAIN DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 3	4.81	1.37	3.44	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING. OTHER REQUESTED WATER MAIN DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.

NO.	TYPE	RM. ELEV.	INVERT ELEV.	DIAMETER	MATERIAL	DIRECTION
1	MWD	3.84'	-0.78'	15"	HOPE	EAST
			-0.62'	15"	HOPE	WEST
			-2.60'			
2	CB	2.57'	-0.33'	15"	HOPE	WEST
			-2.28'			
3	MHS	3.84'	-3.70'	24"	PVC	WEST
			-3.66'	24"	PVC	SOUTH

SURVEYOR'S NOTES:

- THIS SITE LIES IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION SHOWN HEREON AS PER OFFICIAL RECORD BOOK 25484, PAGE 1859 & OFFICIAL RECORD BOOK 18458, PAGE 4343 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- BENCHMARKS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED TO THE CENTER LINE OF WASHINGTON AVENUE, HAVING A BENCHMARK OF 187503-01.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS 1E1-0018.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED, BUT NOT MEASURED OR IDENTIFIED.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED; HOWEVER SYMBOLS ARE NOT SHOWN TO SCALE.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION OF A QUALITY LEVEL. IF INVESTIGATION WAS PERFORMED TO IDENTIFY UTILITIES THROUGH NON-INVASIVE METHODS AND NO EXCAVATIONS OR DIRECT OBSERVATIONS WERE MADE, THE ACCURACY OF SUBSURFACE UTILITY TARGETING IS SUBJECT TO CERTAIN FACTORS, LIMITATIONS, AND SITE CONDITIONS. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING FIELD INVESTIGATION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF POINTS AND SET CONTROL POINTS. THESE MEASURES HAVE BEEN DEvised BY ME AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE IS NO EVIDENCE OF DELINEATING WETLANDS MARKER AT THE TIME OF SURVEY. THE CLIENT SHOULD CONSULT WITH A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE AE (EL. 8 FEET), PER FEMA MAP NUMBER 12066C0316, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120501, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE REFERENCED TO THE FOLLOWING VERTICAL BENCHMARKS:
1) BENCHMARK CWS-11-03; PK NAIL AND WASHER ON CONCRETE CURB, ELEVATION = 3.02' (NAVD88), NE INTERSECTION OF 3rd STREET & WASHINGTON AVENUE.
2) BENCHMARK D-116; PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, ELEVATION = 3.48' (NAVD88), 5 STREET 85' SOUTH OF CENTERLINE, AND WASHINGTON AVENUE 35' EAST OF CENTERLINE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

SURVEYOR'S NOTES:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY & TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 47-207, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 54-17-002, F.A.C.

BISCAYNE ENGINEERING COMPANY, INC.
330 WEST FLAGLER STREET, MIAMI, FL 33130
305-324-7871
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LS-000129

SURVEY DATE: 12-07-2022

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 12/07/22 APPROVED BY: WH

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BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS

251 WASHINGTON AVE., MIAMI BEACH, FL 33139

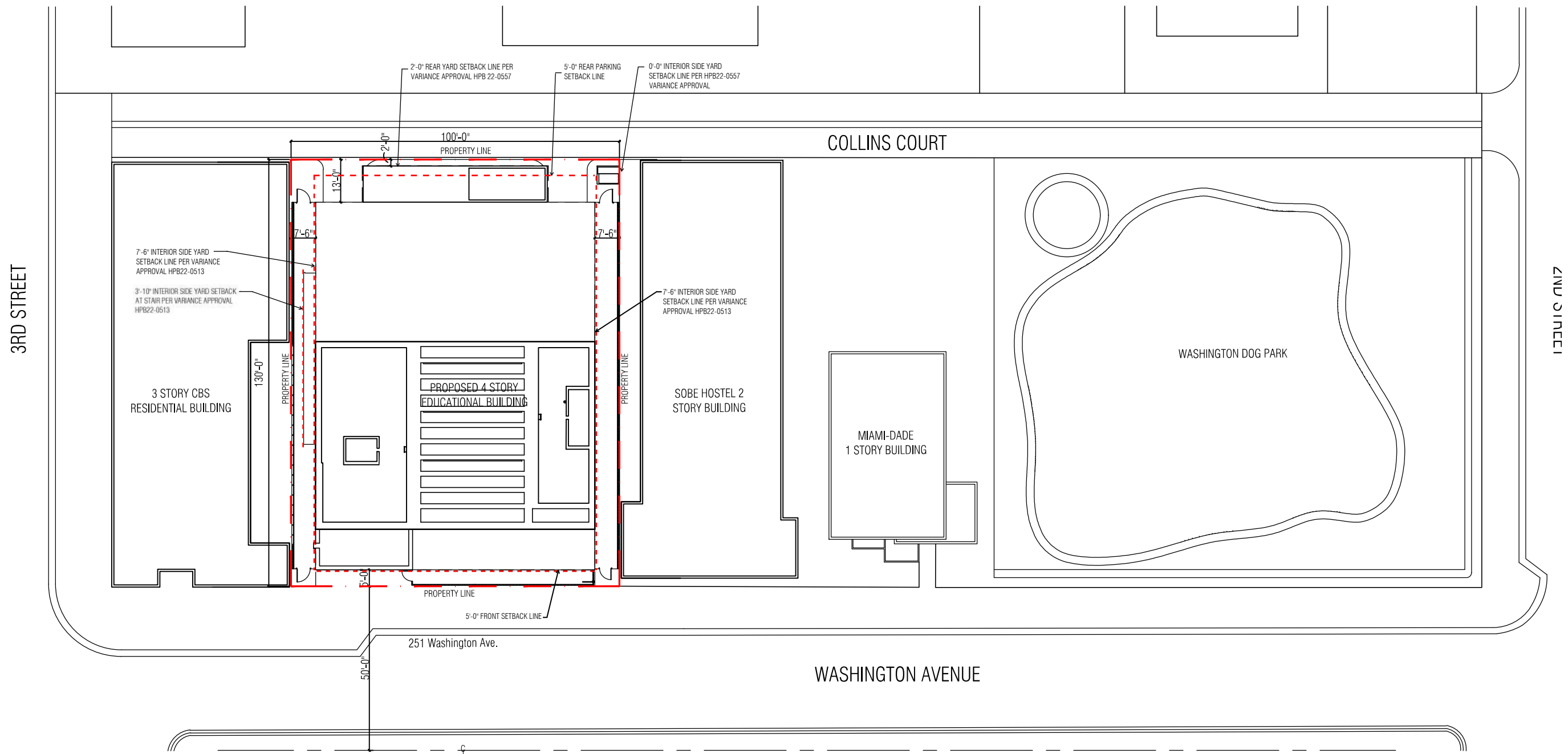
FOR JOHN MARSHALL
SCALE AS SHOWN
DATE: 12/07/22
APPROVED BY: WH

CHECKED BY: AIR
3107/05-69

ORDER NO. 03-87565
SHEET NO. 1 of 1

DC-6470

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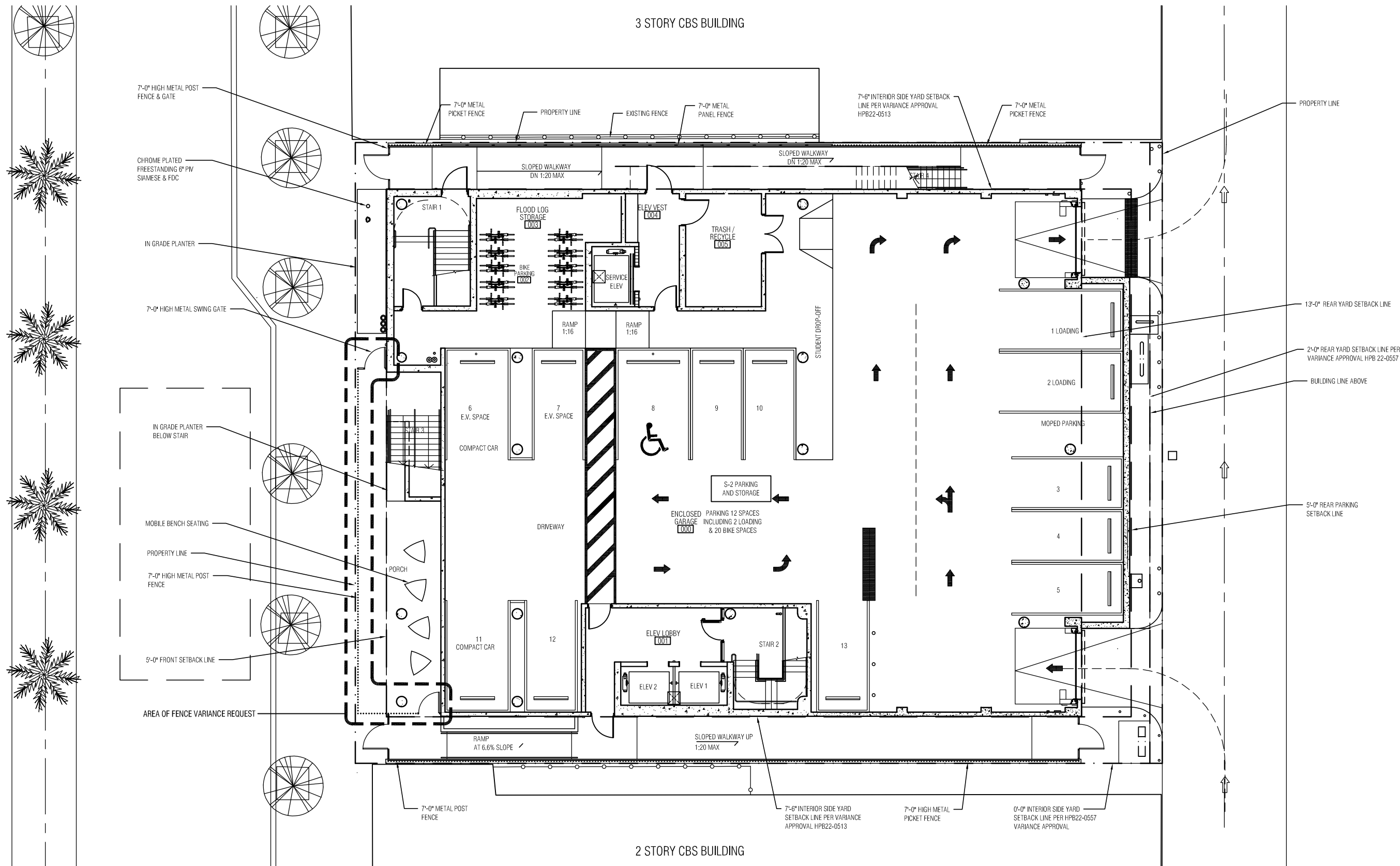
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 251 Washington Avenue, Miami Beach, FL 33139

DRAWING: SITE PLAN
 SCALE: $\frac{1}{30}'' = 1'-0''$
 DATE: December 10, 2023

A1.0

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DRAWING: WASHINGTON AVE EYE LEVEL RENDERING

SCALE:

DATE: December 10, 2023

A3.0



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DRAWING: WASHINGTON AVE RENDERING

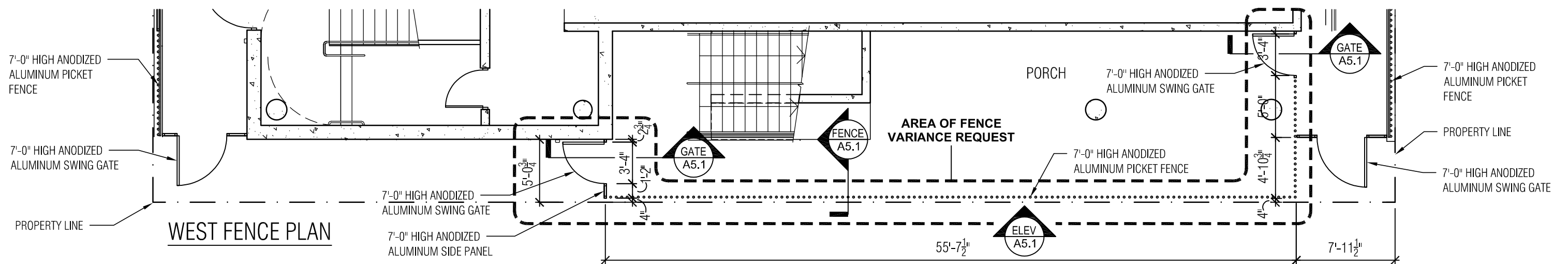
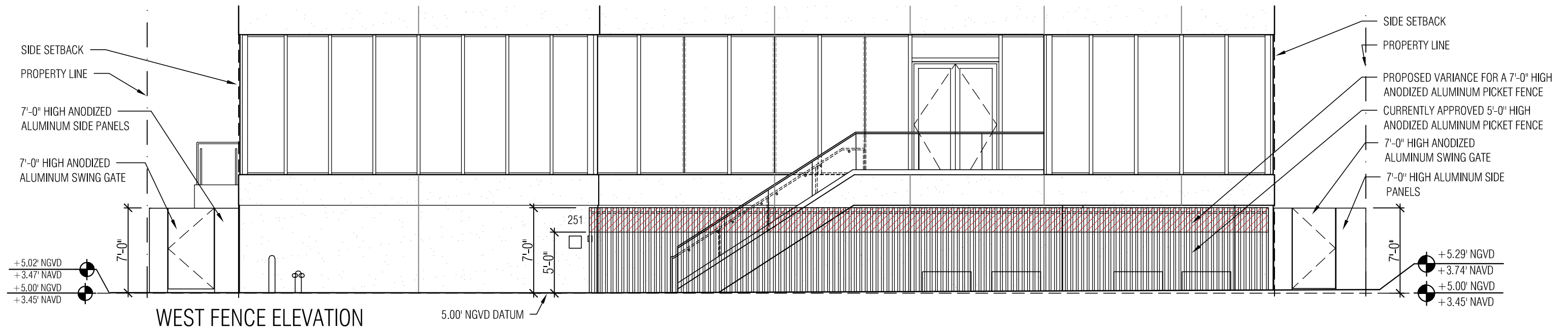
SCALE:

DATE: December 10, 2023

A4.0



FENCE PRECEDENT - EXISTING FENCE AT BASECAMP LOWER SCHOOL AT 224 2ND STREET



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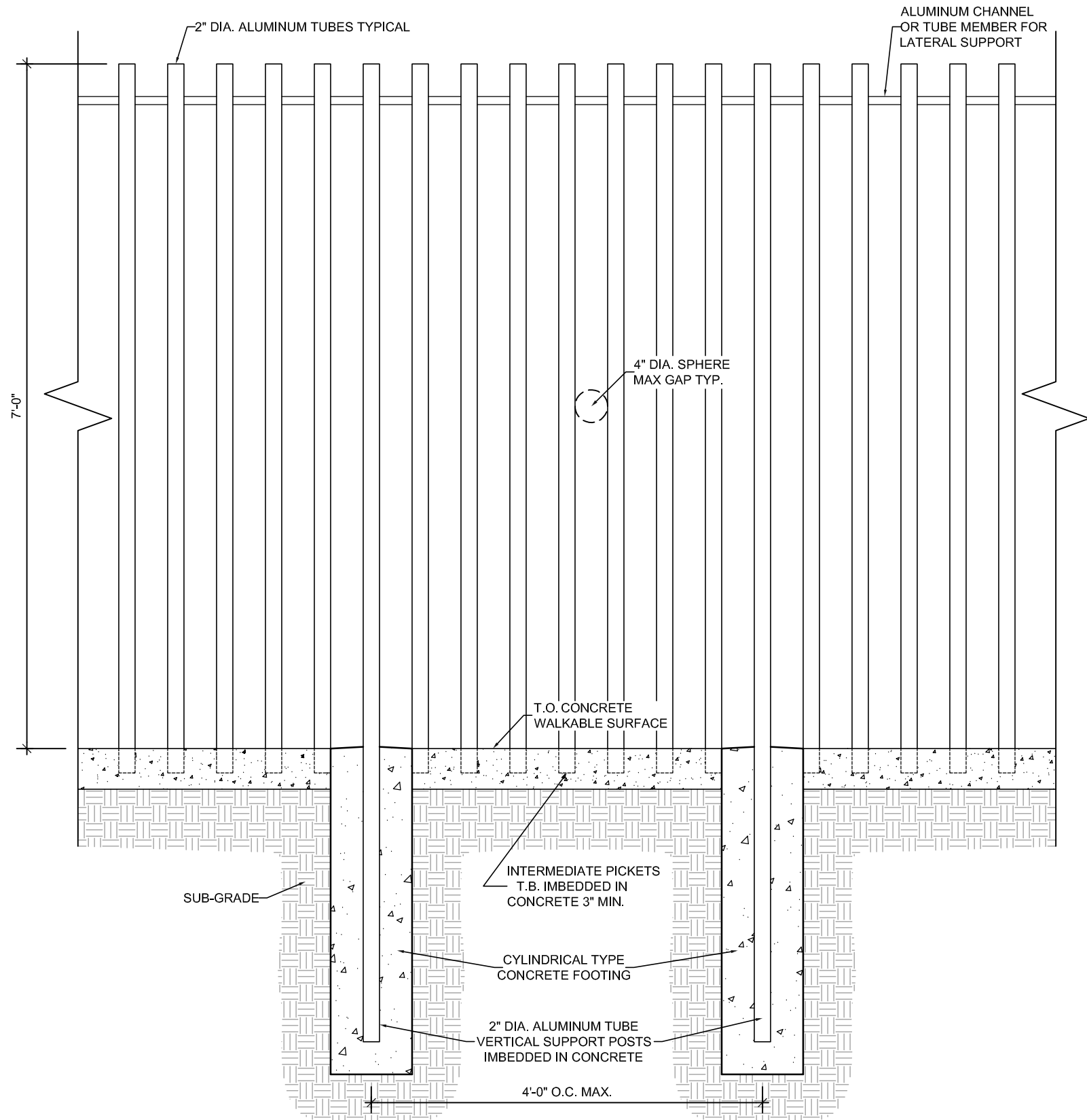
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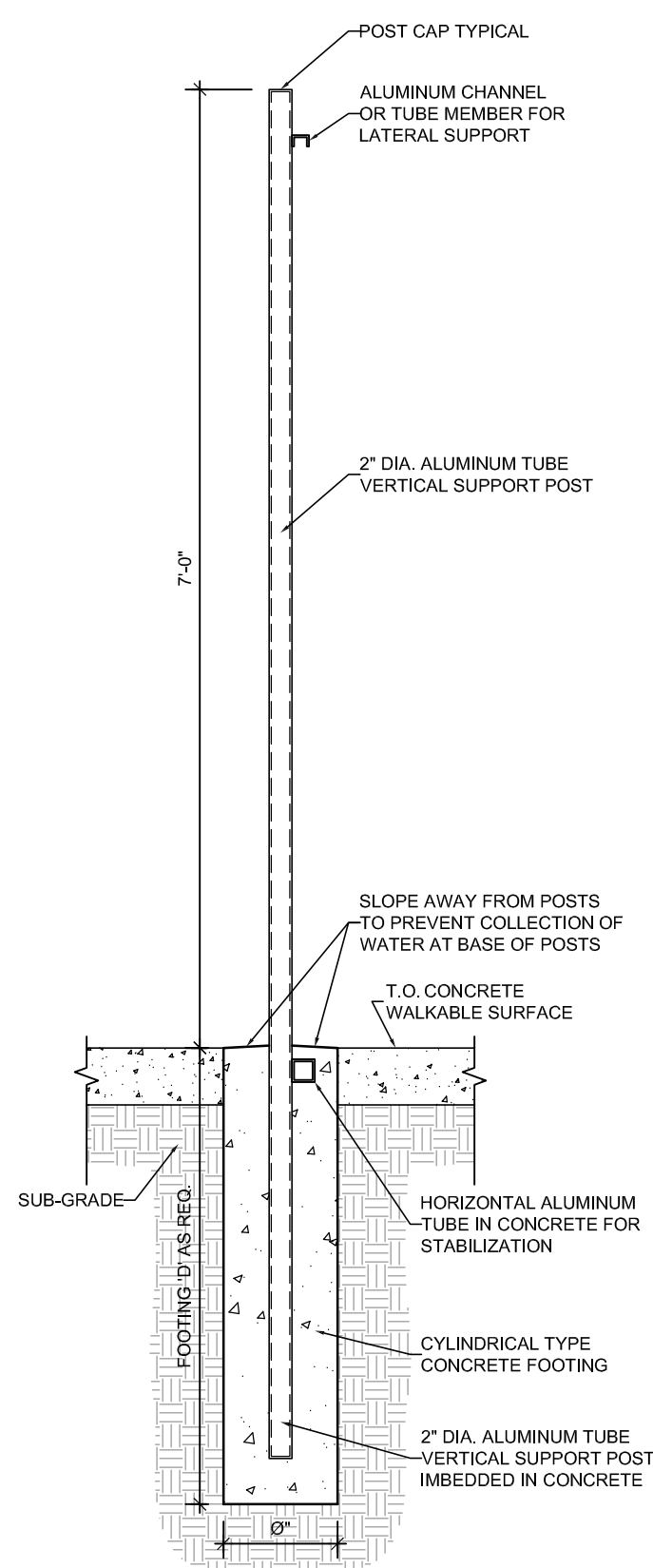
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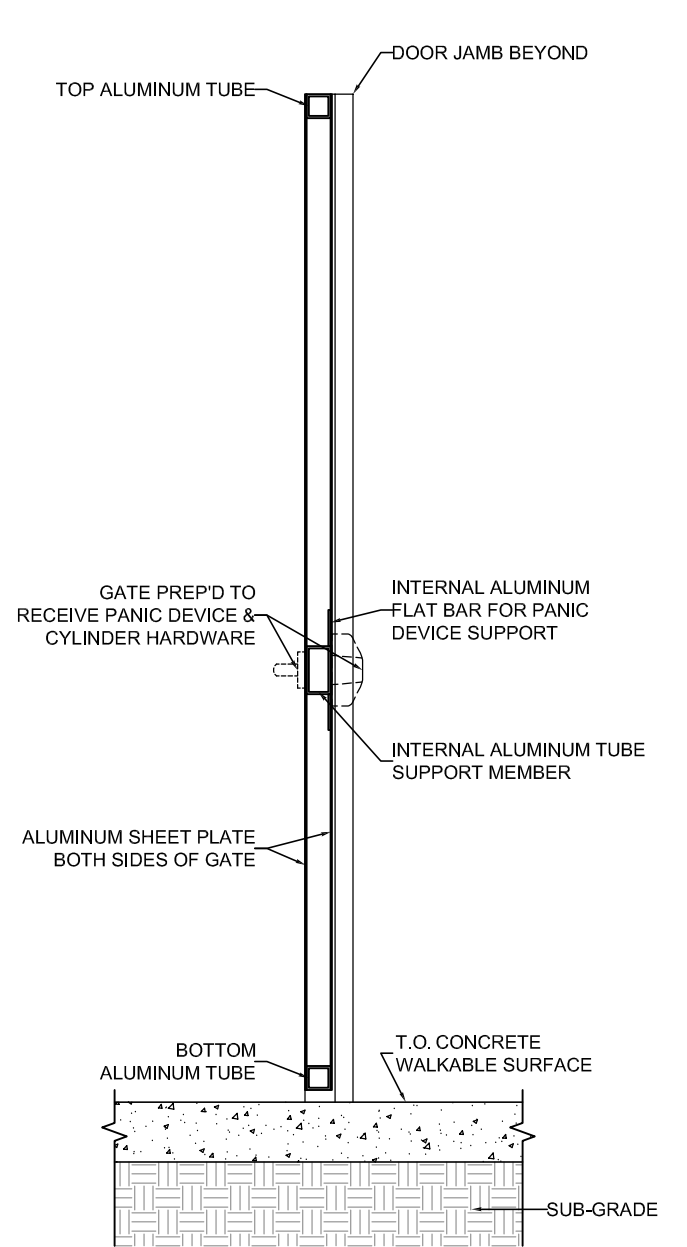
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FENCE ELEVATION/SECTION



FENCE SECTION THRU VERTICAL SUPPORT POSTS



GATE SECTION

NOTE:
ALL FENCE MEMBERS TO BE ANODIZED ALUMINUM UNLESS OTHERWISE NOTED.

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251 WASHINGTON AVENUE SITE



251 WASHINGTON AVENUE SITE

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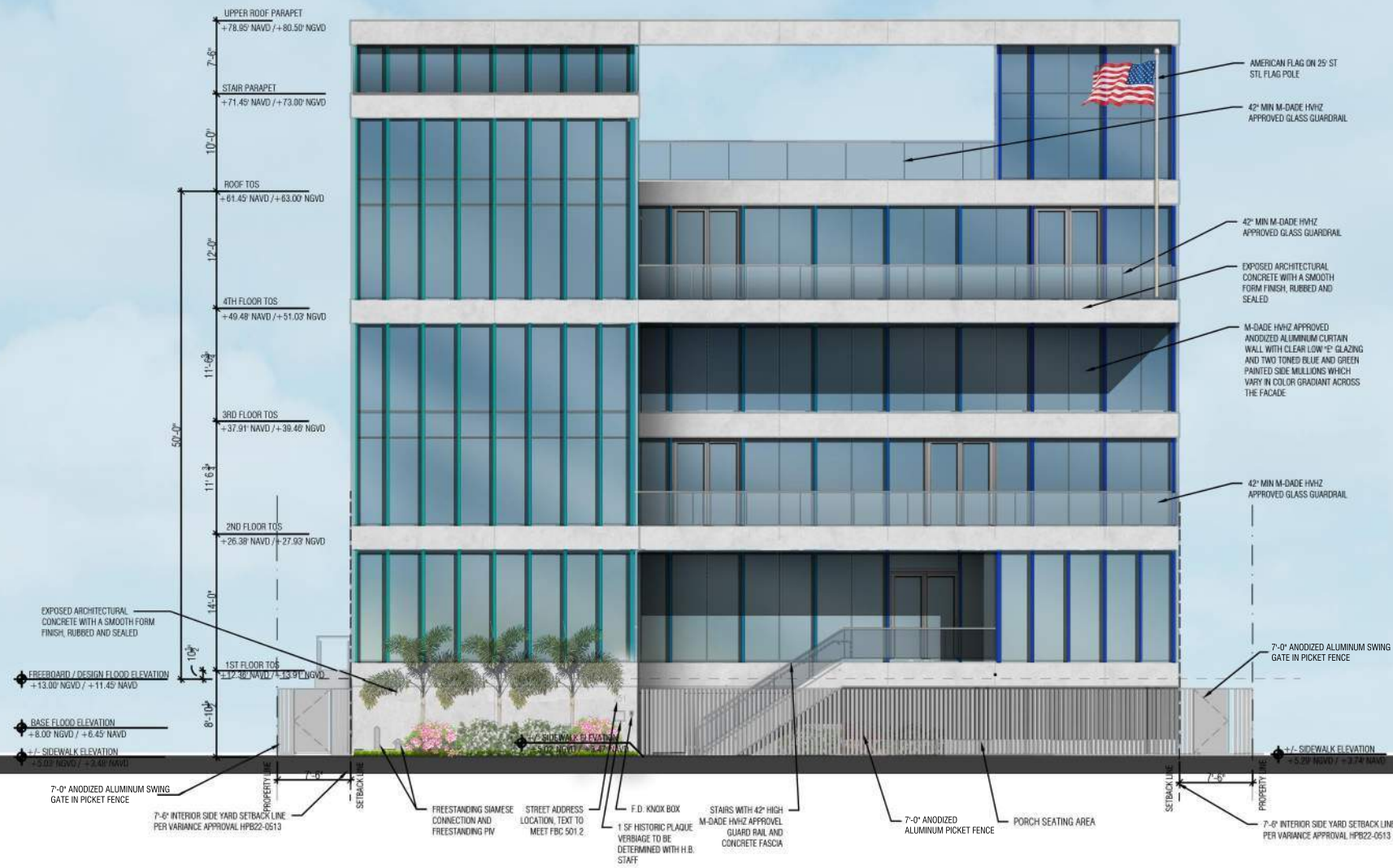
DRAWING: WASHINGTON AVE CONTEXT ELEVATIONS

SCALE: $\frac{1}{32}$ " & $\frac{1}{16}$ " = 1'-0"

DATE: December 10, 2023

A6.0

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ALUMINUM CURTAINWALL SPECIFICATION
 CRAWFORD TRACEY CORP - PRO-TECH 7SG (LMI/SMI)
 FL # 295202
 DESIGN PRESSURES +160 / -160

ALUMINUM SWING DOORS
 ENVIRALUM INDUSTRIES INC
 ENV-350 INSWING & OUTSWING LMI DOORS
 FL # 20701.1

GLAZING SPECIFICATION
 VIRACON 1 + VRE35-4725 INSULATING LAMINATED GLASS
 VLT: 49%
 R OUT: 26%
 SHGC: 0.25
 U value: 0.24

NOTE: ALL EXTERIOR STOREFRONTS & GLASS DOORS MUST COMPLY WITH THE APPROVED ENERGY CALCULATIONS



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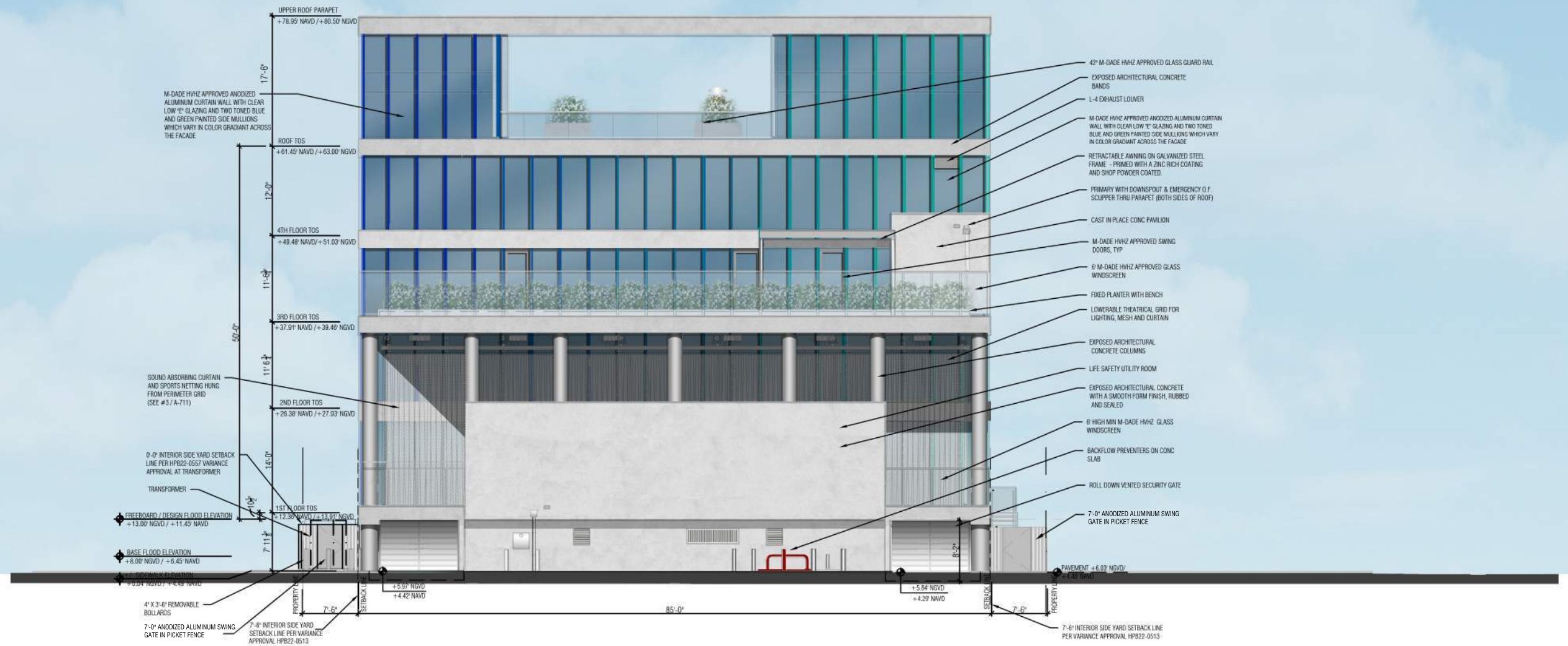
DRAWING: NORTH ELEVATION

SCALE: 1:16

DATE: December 10, 2023

A8.0

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DRAWING: EAST ELEVATION

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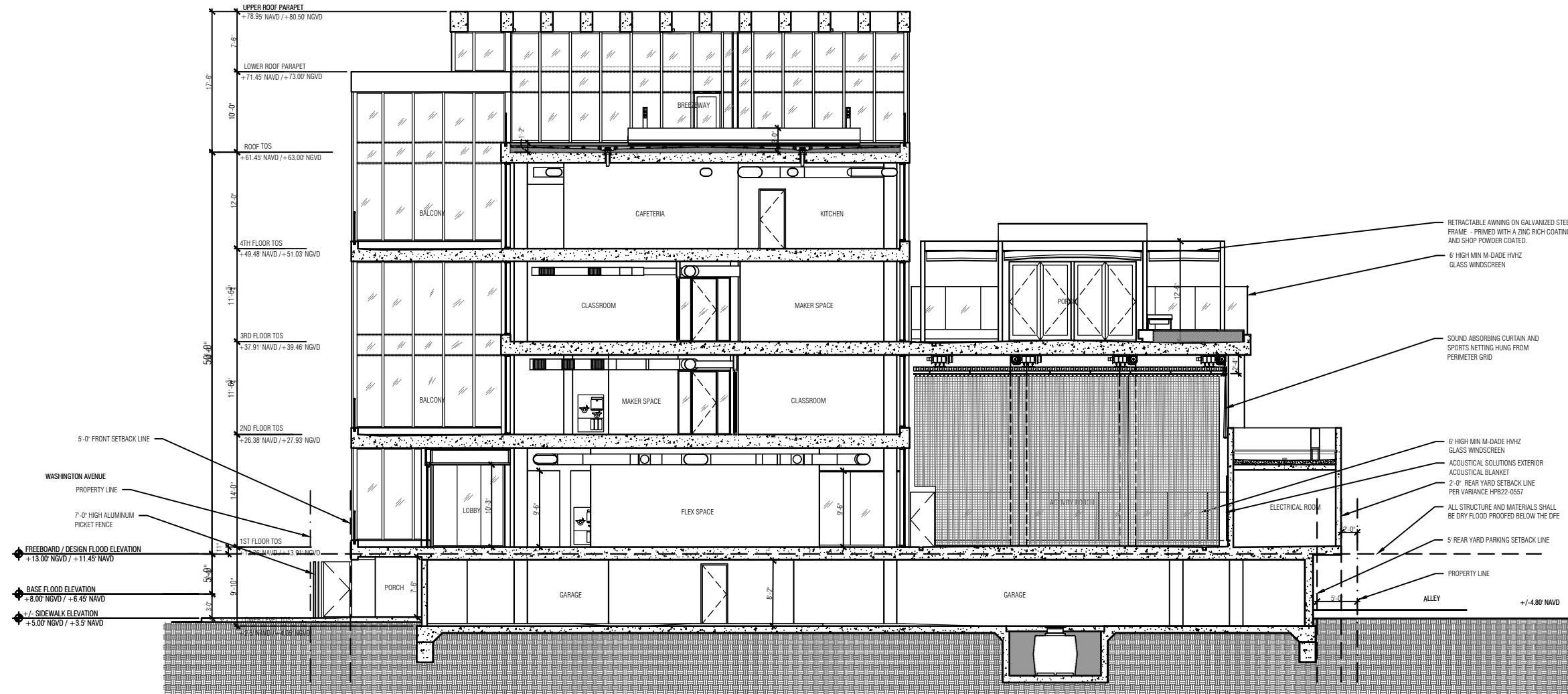
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SCALE: 1:16

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A10.0

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DRAWING: BUILDING SECTION

SCALE: $\frac{1}{16}'' = 1'-0''$

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A11.0