



basecamp305

HPB23-0601

251 Washington Avenue

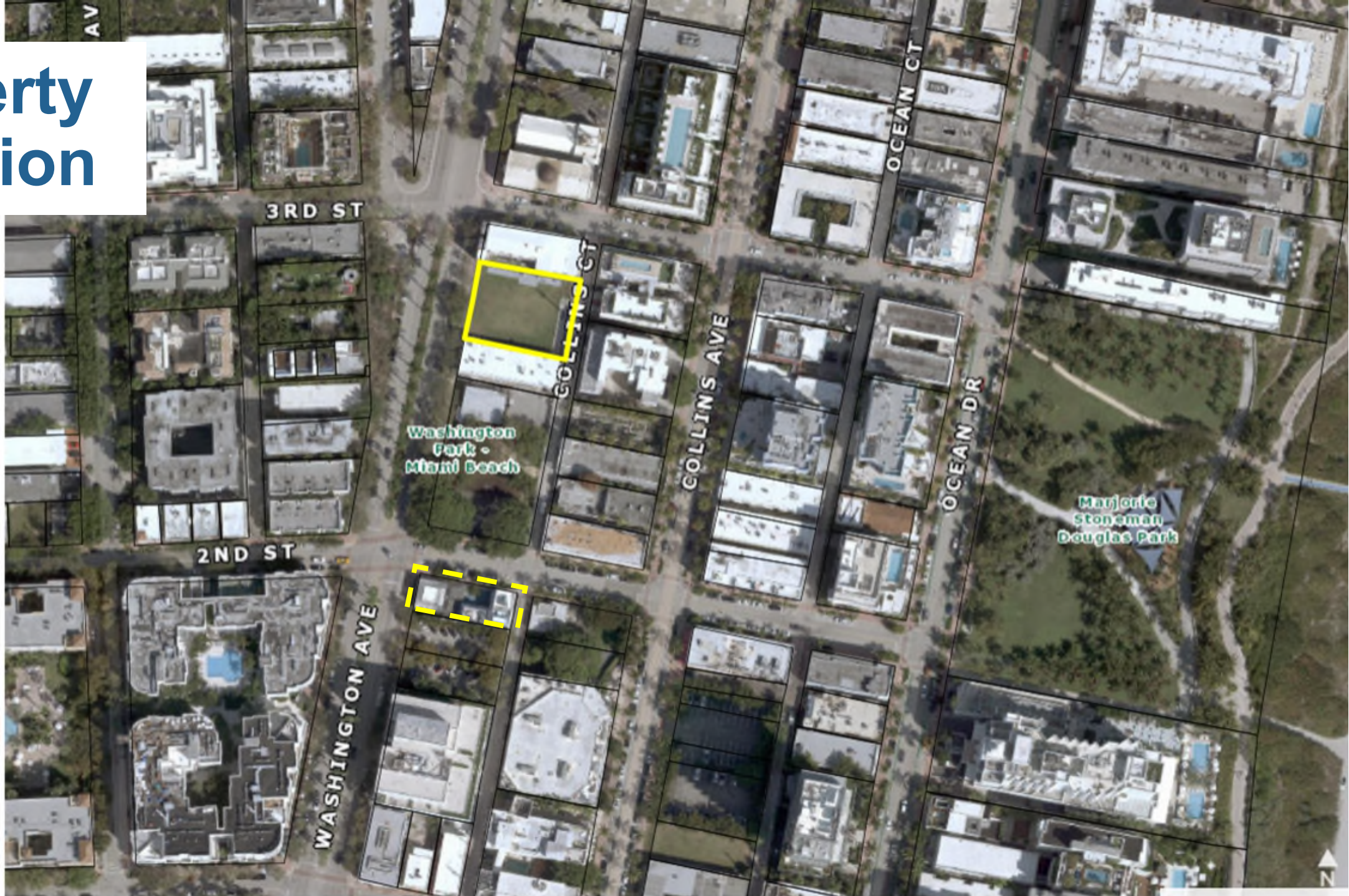
ARQUITECTONICA

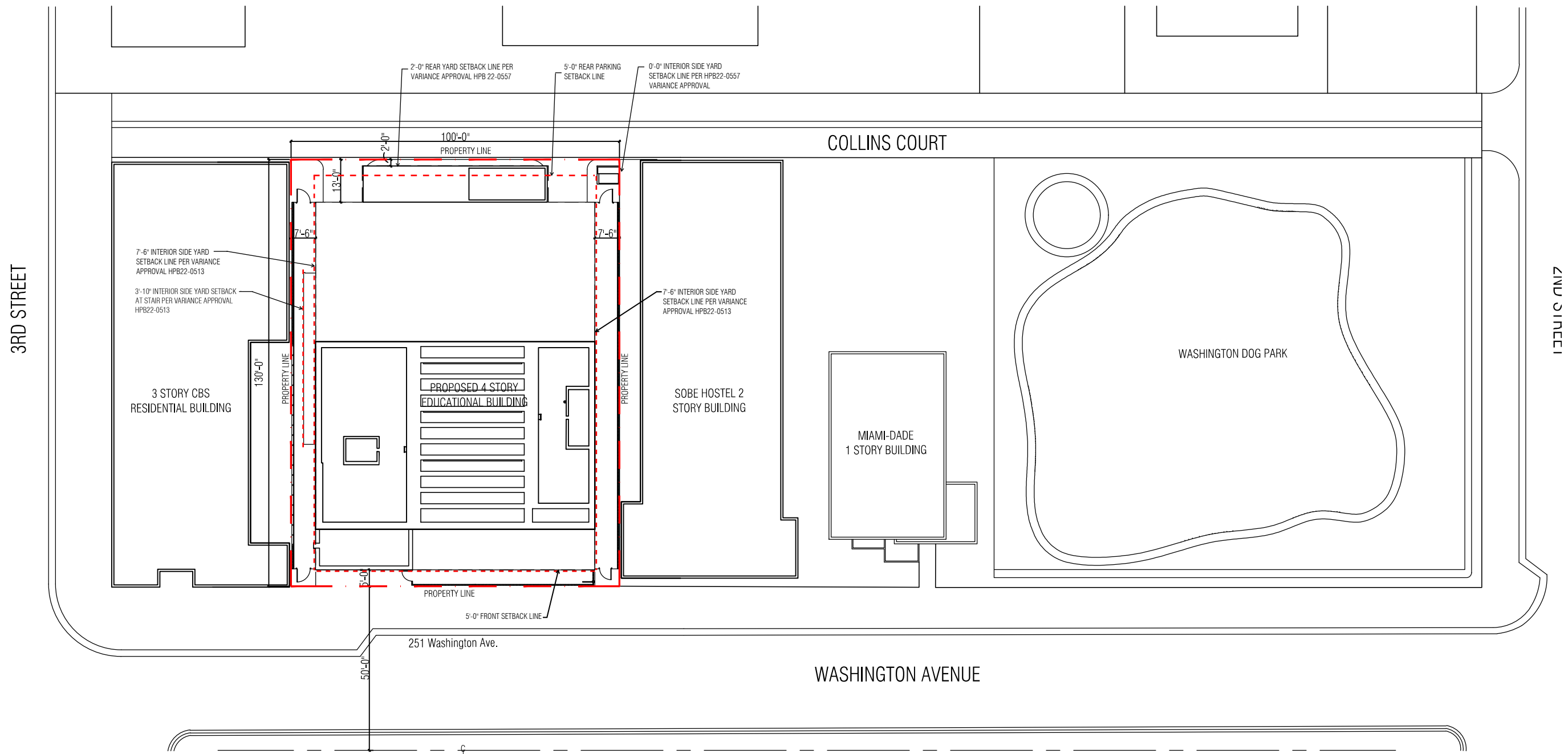


BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND
ENVIRONMENTAL LAW

Property Location





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

A1.0

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B



C



D

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DRAWING: SITE PHOTOS
 SCALE:
 DATE: December 10, 2023

A0.4

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Project Timeline

- September 2019 – After-the-fact demolition and approval of temporary structure for private school with variance to reduce required interior side yard setbacks
- July 2022 – Approval of new permanent structure for private school with variance to reduce required interior side yard setbacks
- March 2023 – Approval of variances to allow FPL transformer and concrete pad within rear and side setbacks
- February 2024 – Current Application, variance to allow 7' fence at property line

224 2nd Street



224 2nd Street





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DRAWING: WASHINGTON AVE EYE LEVEL RENDERING

SCALE:

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A3.0



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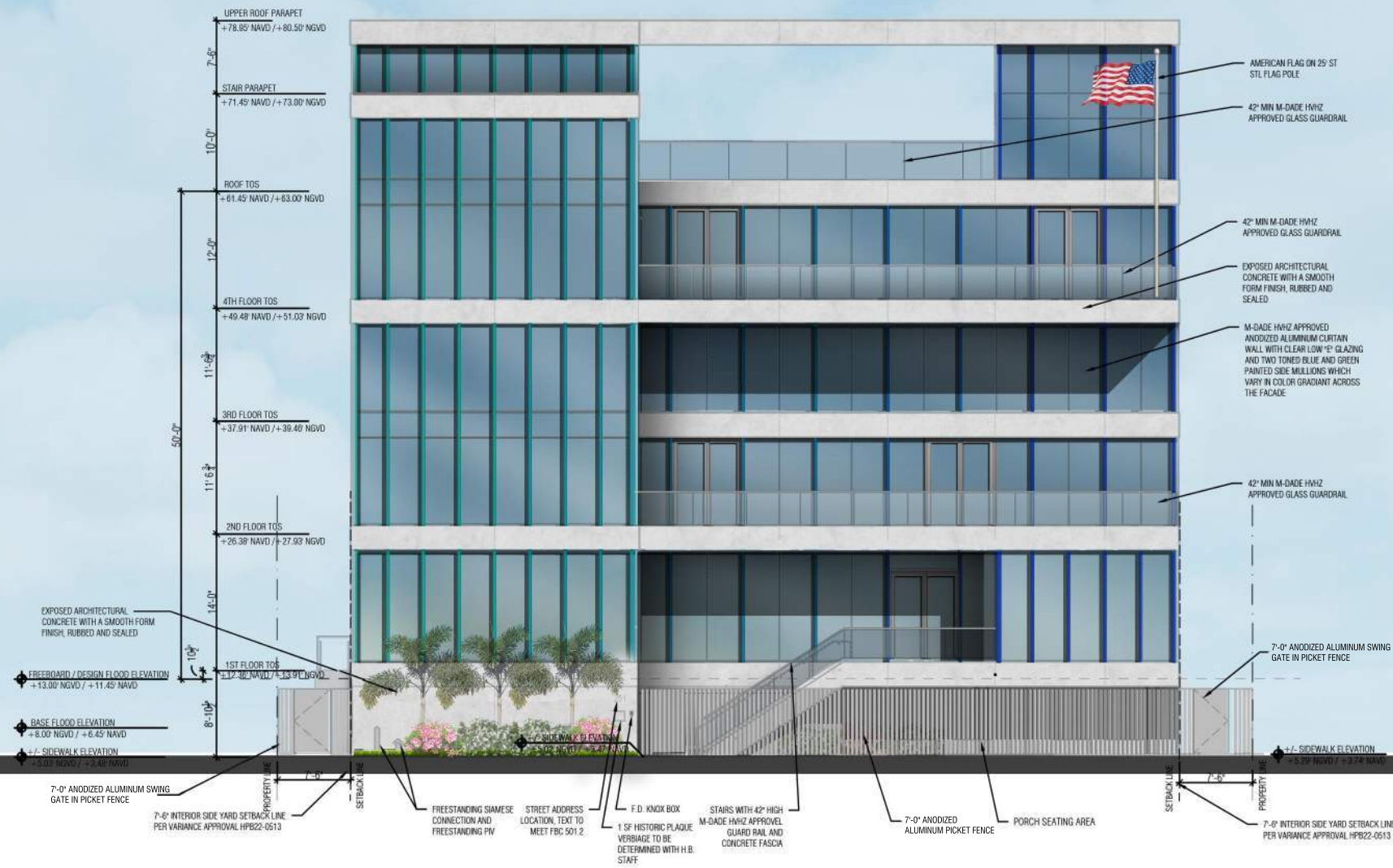
DRAWING: WASHINGTON AVE RENDERING

SCALE:

DATE: December 10, 2023

A4.0

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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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South Pointe Elementary 1050 4th Street



Landow Yeshiva Center/Klurman Mesivta High School

1140 Alton Road



Fienberg/Fisher k-8 Center 1420 Washington Avenue



Miami Beach Senior High

2231 Prairie Avenue



Rabbi Alexander S Gross Hebrew/Rasg Hebrew Academy 2400/2425 Pine Tree Drive



Tree of Knowledge Learning Academy/Mesivta of Greater Miami 4000 Alton Road



North Beach Elementary School

4100 Prairie Avenue

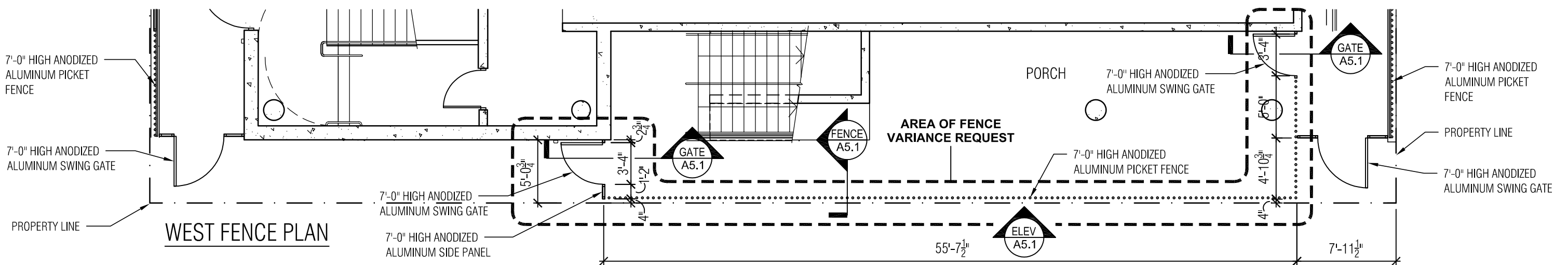
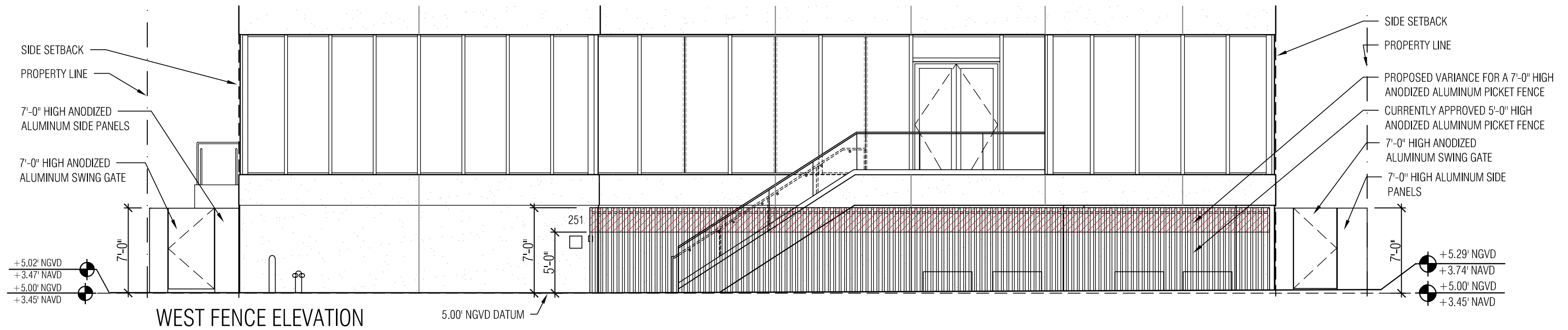


Thank You





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



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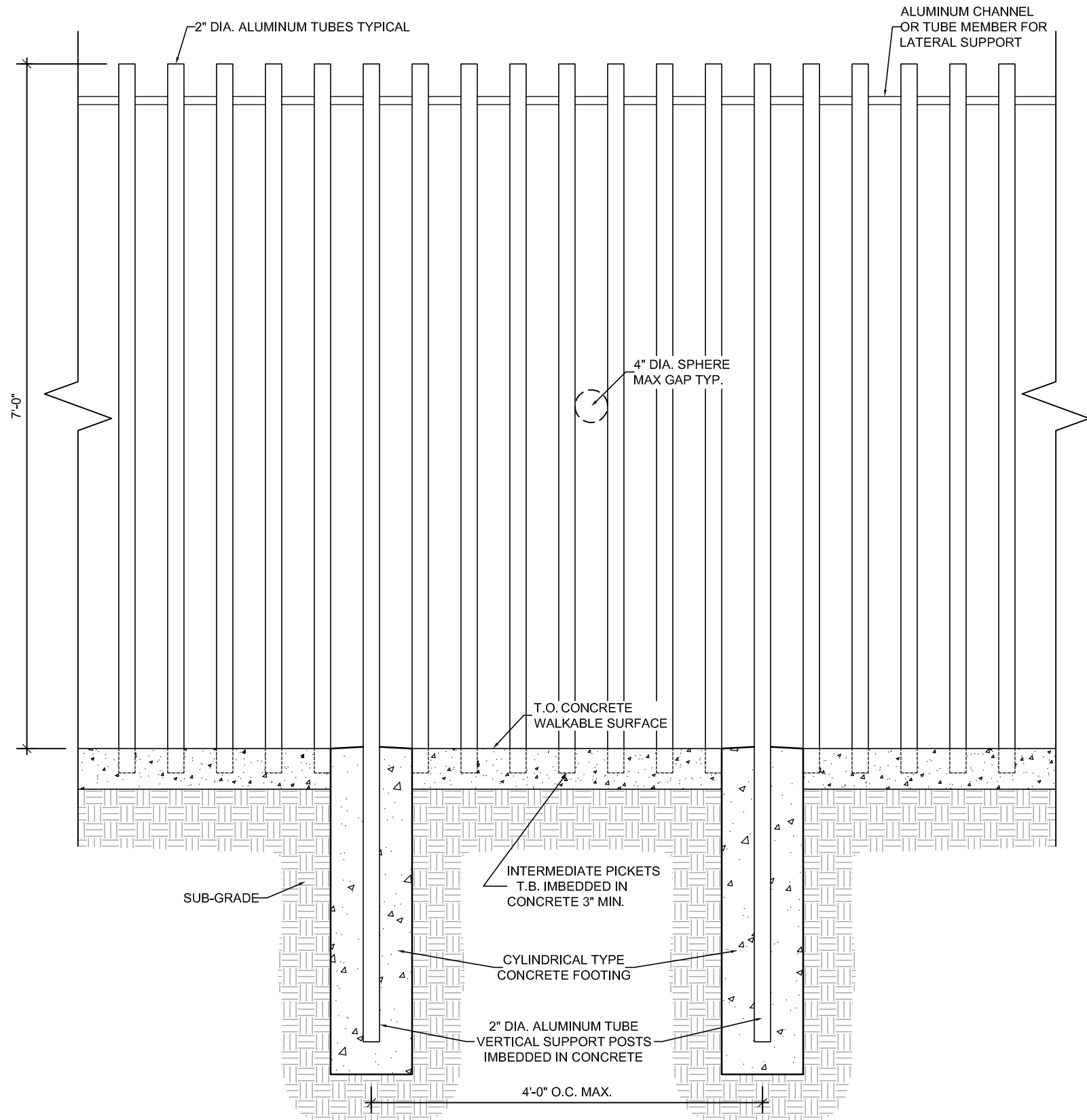
DRAWING: WASHINGTON AVE FENCE

SCALE: $\frac{1}{8}'' = 1'-0''$

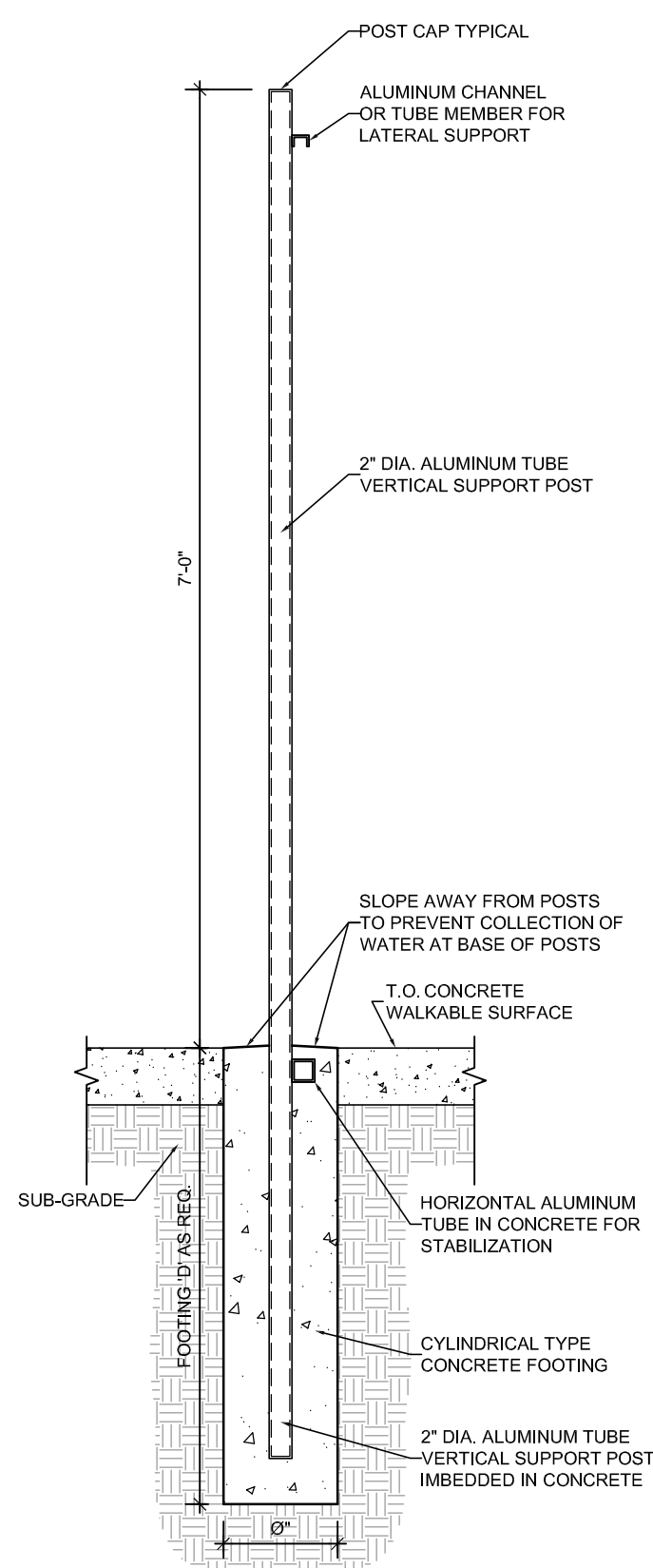
DATE: December 10, 2023

A5.0

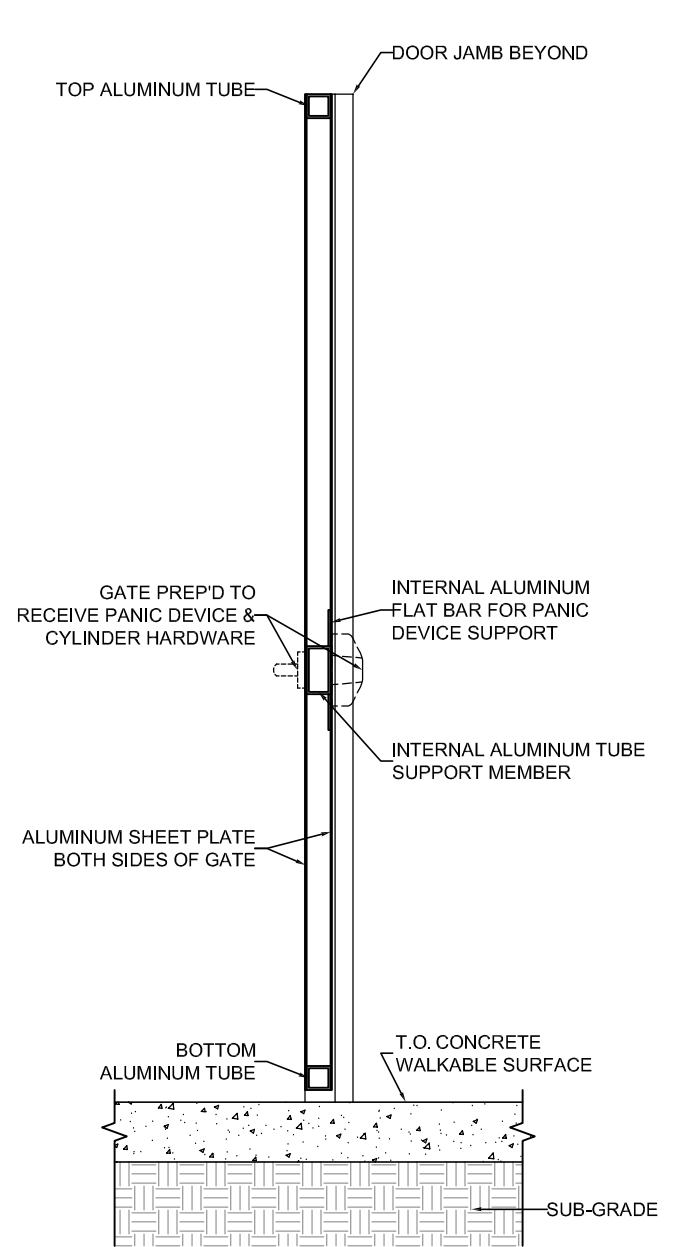
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FENCE ELEVATION/SECTION



FENCE SECTION THRU VERTICAL SUPPORT POSTS



GATE SECTION

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

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