

SCOPE OF WORK

A NEW 4 STORY PRIVATE ELEMENTARY AND MIDDLE SCHOOL BUILDING SERVING GRADES 3 THROUGH 8, WITH 1 CLASS PER GRADE.

Basecamp305

MIAMI BEACH - FLORIDA

HISTORIC PLANNING BOARD
FINAL SUBMISSION - JANUARY 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: January 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	22,612 sf
Open Space Ratio	0.70 min = 9,100 sf	7,582 sf
Open Space at grade	Equal to 0.70 Setback Area = 1,826 sf	2,083 sf
Open Space areas below 50' from freeboard	9,100 sf - 2,083 sf = 7,017 sf min	4,653 sf
The 2,364 SF balance of open space requirement shall be fulfilled in fees to the Pointe Streetscape fund		

Buidling Setbacks

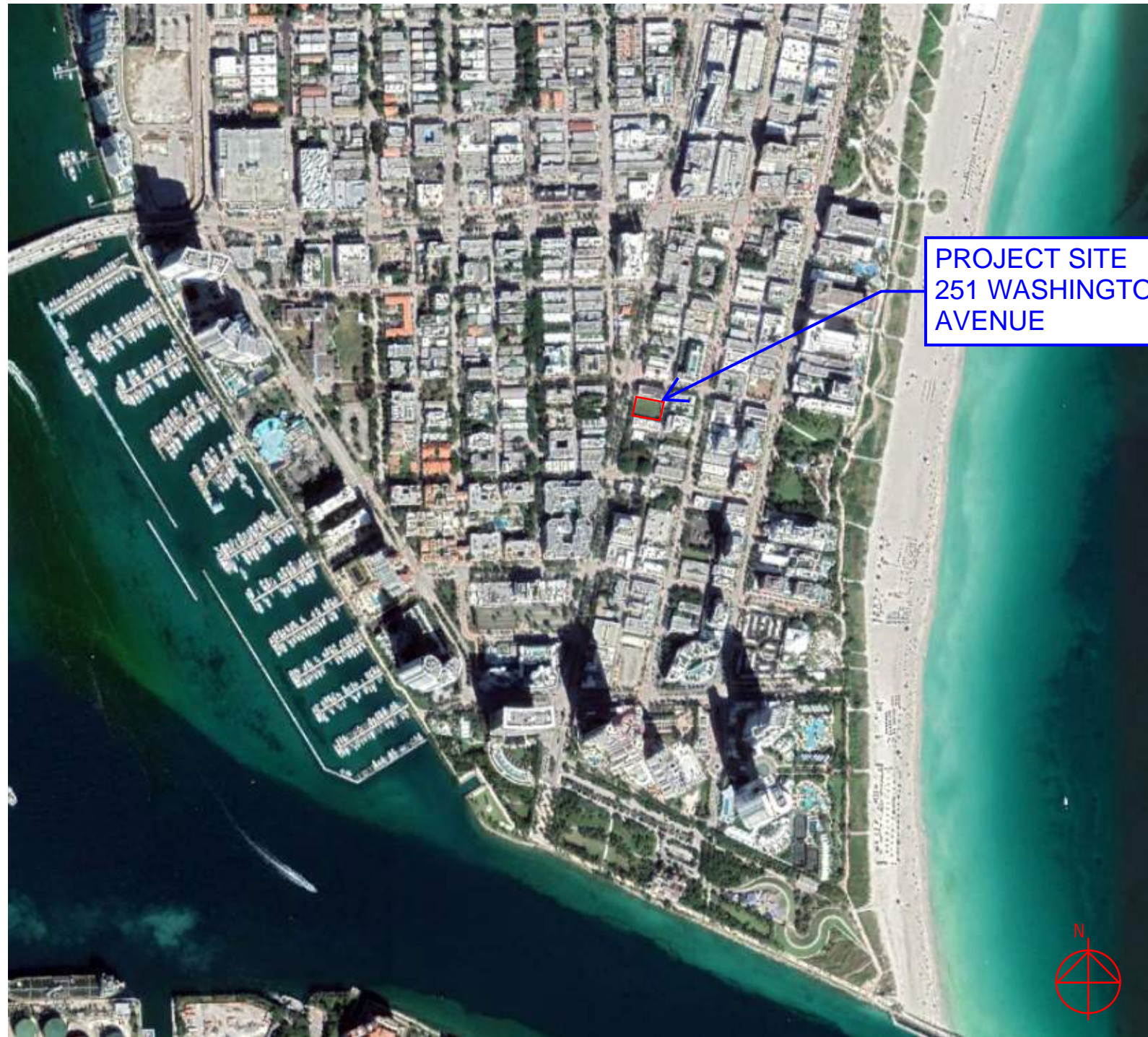
	Required	Provided
PARKING		
Front - Washington Avenue	5 ft min.	5 ft
Interior Side	5 ft min.	7.5 ft
Rear	5 ft min.	5 ft
PEDESTAL		
Front - Washington Avenue	5 ft max / min	5 ft
Interior Side	7.5 ft min	7.5 ft
Rear	10% Lot depth = 13 ft	13 ft

Building Height

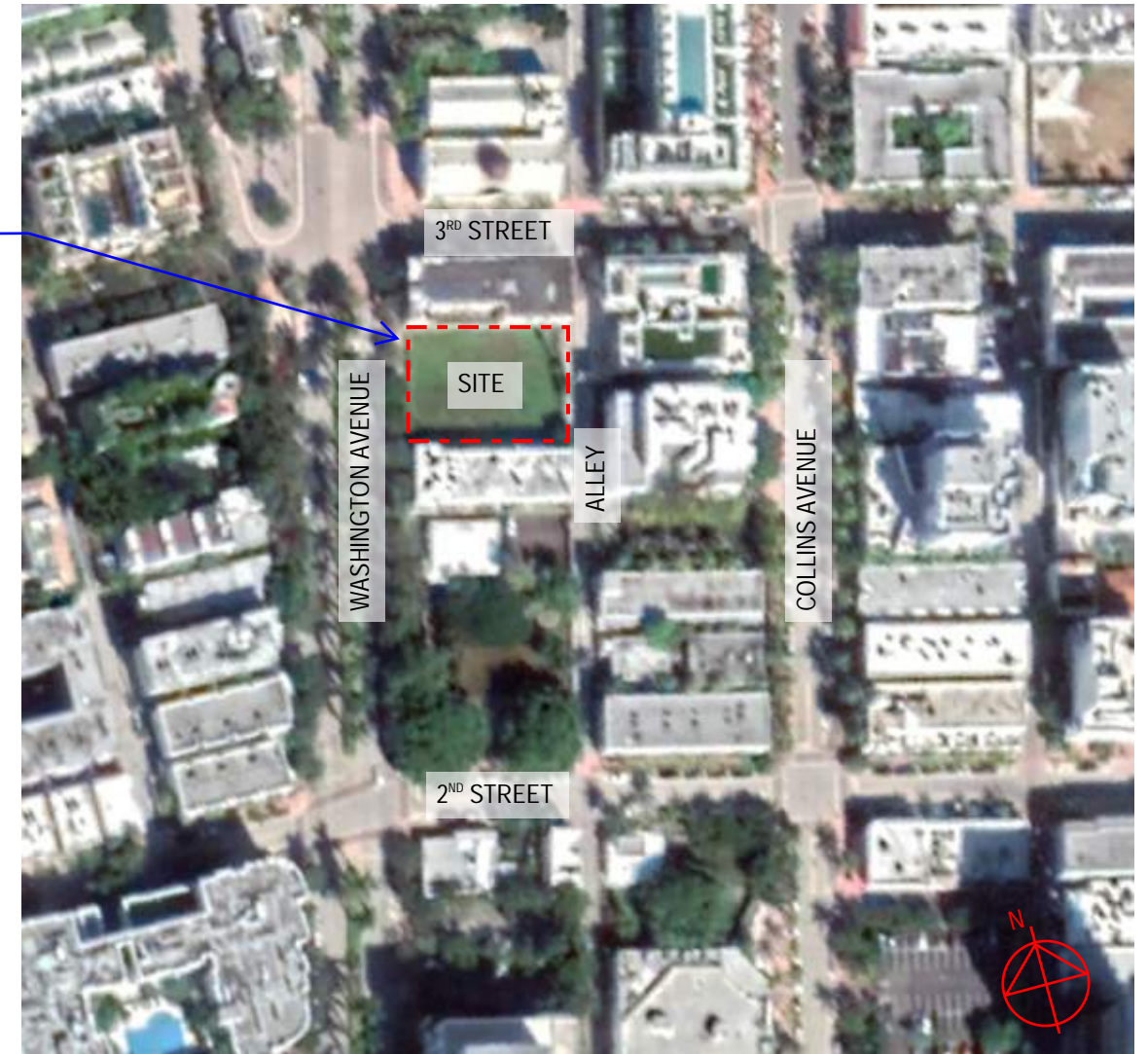
	Required	Provided
Building Height	50 ft	50 ft
Number of Stories	Educational Type IIA const- Max 4 stories	4 stories

Parking Requirements - Parking District #1

	Required	Provided
1 space per 15 seats of largest assembly area (1268/15 = 84 peo /15= 6 spaces)	6 spaces	
1 space per classroom (9 classrooms = 9 spaces)	<u>9 spaces</u> 15 spaces	15 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		
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	20 Bike Spaces
TOTAL PARKING		15 spaces & 2 loading



LOCATION MAP



AREA MAP



A



B



C



D

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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

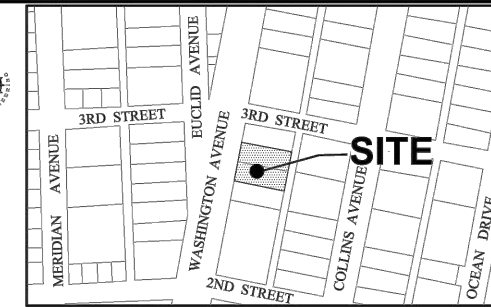
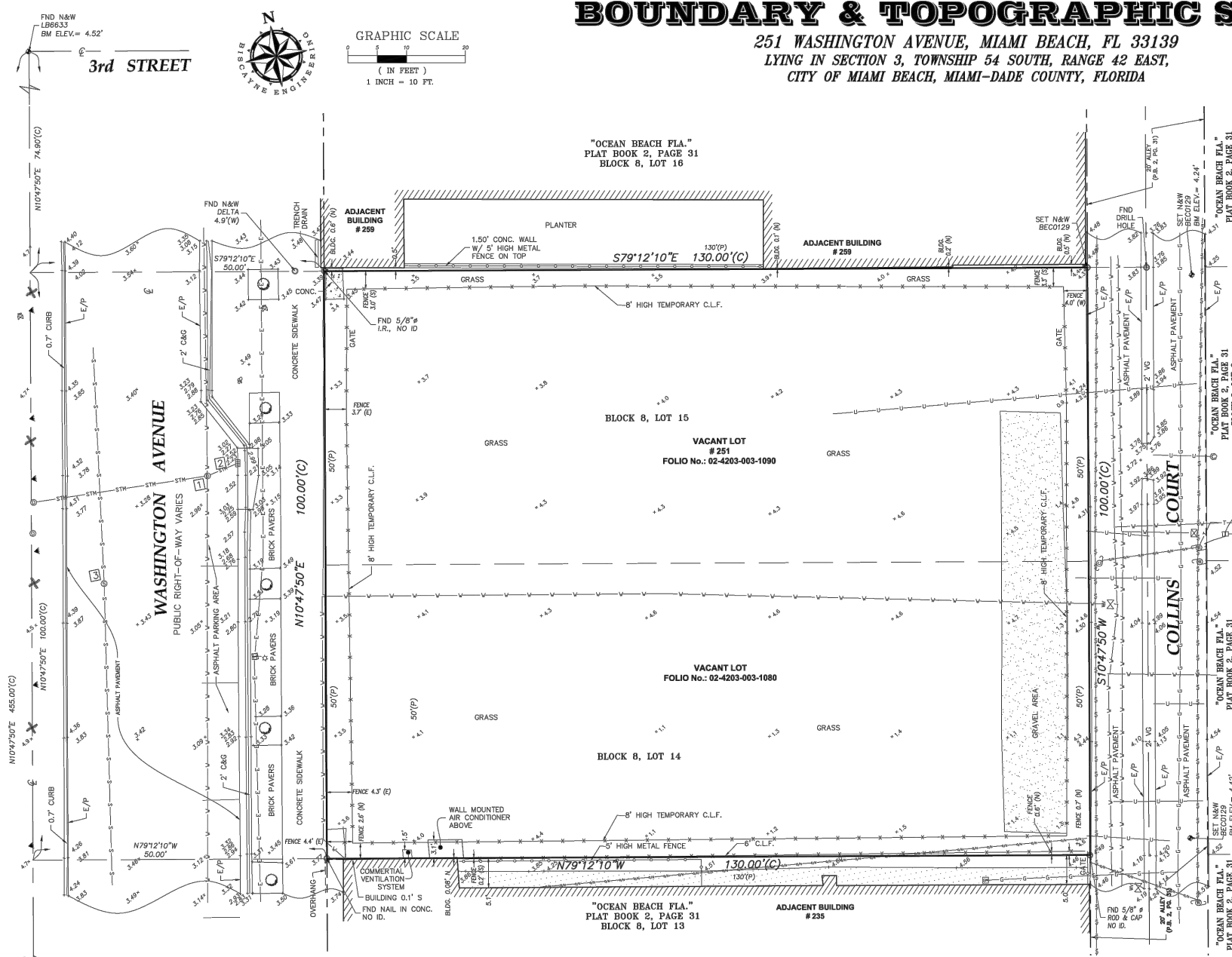


J. 404 WASHINGTON AVENUE



BOUNDARY & TOPOGRAPHIC SURVEY

251 WASHINGTON AVENUE, MIAMI BEACH, FL 33139
 LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
 SCALE: 1"=200'
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL.

LEGAL DESCRIPTION:

LOT 14, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 AND
 LOT 15, IN BLOCK 8 OF OCEAN BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

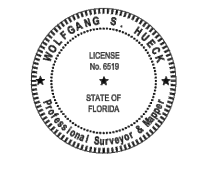
SURVEYOR'S NOTES:

- 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 25494, PAGE 1959 & OFFICIAL RECORD BOOK 18469, PAGE 4345 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- BEARINGS 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 CENTERLINE OF WASHINGTON AVENUE, HAVING A BEARING OF N10°47'50"E.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAIYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- 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. A QUALITY LEVEL B 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 FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE 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 FIRM MAP NUMBER 12086C0319, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE REFERENCED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - i) BENCHMARK CMB-W-03: PK NAIL AND WASHER ON CONCRETE CURB, ELEVATION = 3.62' (NAVD88), NE INTERSECTION OF 3rd STREET & WASHINGTON AVENUE.
 - ii) BENCHMARK D-116: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, ELEVATION = 3.48' (NAVD88), S STREET 85' SOUTH OF CENTERLINE, AND WASHINGTON AVENUE 39' 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 AND 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
 THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

Digitally signed by WOLFGANG S HUECK
 Date: 2022.12.19 16:02:07 -05'00'



BISCAIYNE ENGINEERING COMPANY, INC.
 529 WEST FLAGLER STREET, MIAMI, FL 33130
 305-324-7871
 STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
 LB-0000129

SURVEY DATE: 12-07-2022
 WOLFGANG S. HUECK, PSM, FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6519
 STATE OF FLORIDA

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.

ABBREVIATIONS:

- BEC = BISCAIYNE ENGINEERING CO.
- BM = BENCHMARK
- BTM = BOTTOM OF TRENCH
- CBG = CURB AND GUTTER
- CLF = CHAIN LINK FENCE
- COM = COMMUNICATION
- CONC. = CONCRETE
- CB = CATCH BASIN
- D.B. = DEED BOOK
- EB = ELECTRIC BOX
- E/P = EDGE OF PAVEMENT
- ESMT. = EASEMENT
- FOUND = FOUND
- FPL = FLORIDA POWER AND LIGHT
- HPEPE = HIGH-DENSITY POLYETHYLENE
- LR. = IRON ROD
- L = LENGTH (WHEN USED IN CURVE DATA)
- LB = LICENSED BUSINESS
- LP = LIGHT POLE
- MW = MONITORING WELL
- MHD = STORM SEWER MANHOLE
- MHS = SANITARY SEWER MANHOLE
- NE = NORTHEAST
- NE/NE = NORTHEASTERLY
- N/NE = NORTHERLY
- NW = NORTHWEST
- NW/NE = NORTHWESTERLY
- NW/SE = NORTHWESTERLY
- N&W = NAIL AND WASHER
- N&W = NAIL AND WASHER
- NIT = NATIONAL INSTRUMENTS
- NOV029 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- PC = PERMANENT CONTROL POINT
- P.C.P. = PARKER KALON
- PRM = PERMANENT REFERENCE MONUMENT
- PVC = POLYVINYL CHLORIDE
- R&C = REBAR AND CAP
- RD. = ROAD
- RT/W = RIGHT-OF-WAY
- SEC. = SECTION
- STLY = SOUTHERLY
- STA. = STATION
- SW/NE = SOUTHWESTERLY
- VALLEY GUTTER = VALLEY GUTTER
- W = CENTER LINE

STRUCTURES TABLE					
NO.	TYPE	RIM ELEV.	INVERT ELEV.	DIAMETER	MATERIAL DIRECTION
1	MHD	2.84'	-0.76'	15"	HDPE EAST
			-0.92'	15"	HDPE WEST
2	CB	2.57'	-0.55'	15"	HDPE WEST
			-2.28'		
3	MHS	3.64'	-8.70'	24"	PVC WEST
			-8.66'	24"	PVC SOUTH

UNDERGROUND UTILITY LINE TYPES:

- C-C- COMMUNICATION UNDERGROUND LINE
- E-E- ELECTRIC UNDERGROUND LINE
- G-G- GAS UNDERGROUND LINE
- U-U- UNKNOWN UNDERGROUND LINE
- S-S- SANITARY SEWER UNDERGROUND LINE
- W-W- WATER UNDERGROUND LINE
- STH-STH- STORM LINE

LINE TYPES:

- CENTER LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - BUILDING OVERHANG LIMITS
- - - CHAIN LINK FENCE
- - - OVERHEAD WIRE
- - - BUILDING FOOTPRINT
- - - CONCRETE WALL
- - - BUILDING LIMITS

LEGEND:

- BACK FLOW PREVENTER
- BENCH
- BOLLARD
- CATCH BASIN
- CLEAN-OUT
- CONCRETE POWER POLE
- DRAIN
- DRAINAGE MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FLOOD LIGHT
- GUY WIRE
- HANDICAP PARKING SPACE

LEGEND:

- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- TELEPHONE/COMMUNICATION MANHOLE
- WATER METER
- WATER VALVE
- WELL
- WIRE PULL BOX
- WOOD POWER POLE
- GROUND ELEVATION (TYPICAL)
- HARD SURFACE ELEVATION (TYPICAL)
- BENCHMARK ELEVATION (TYPICAL)
- STRUCTURE IDENTIFIER

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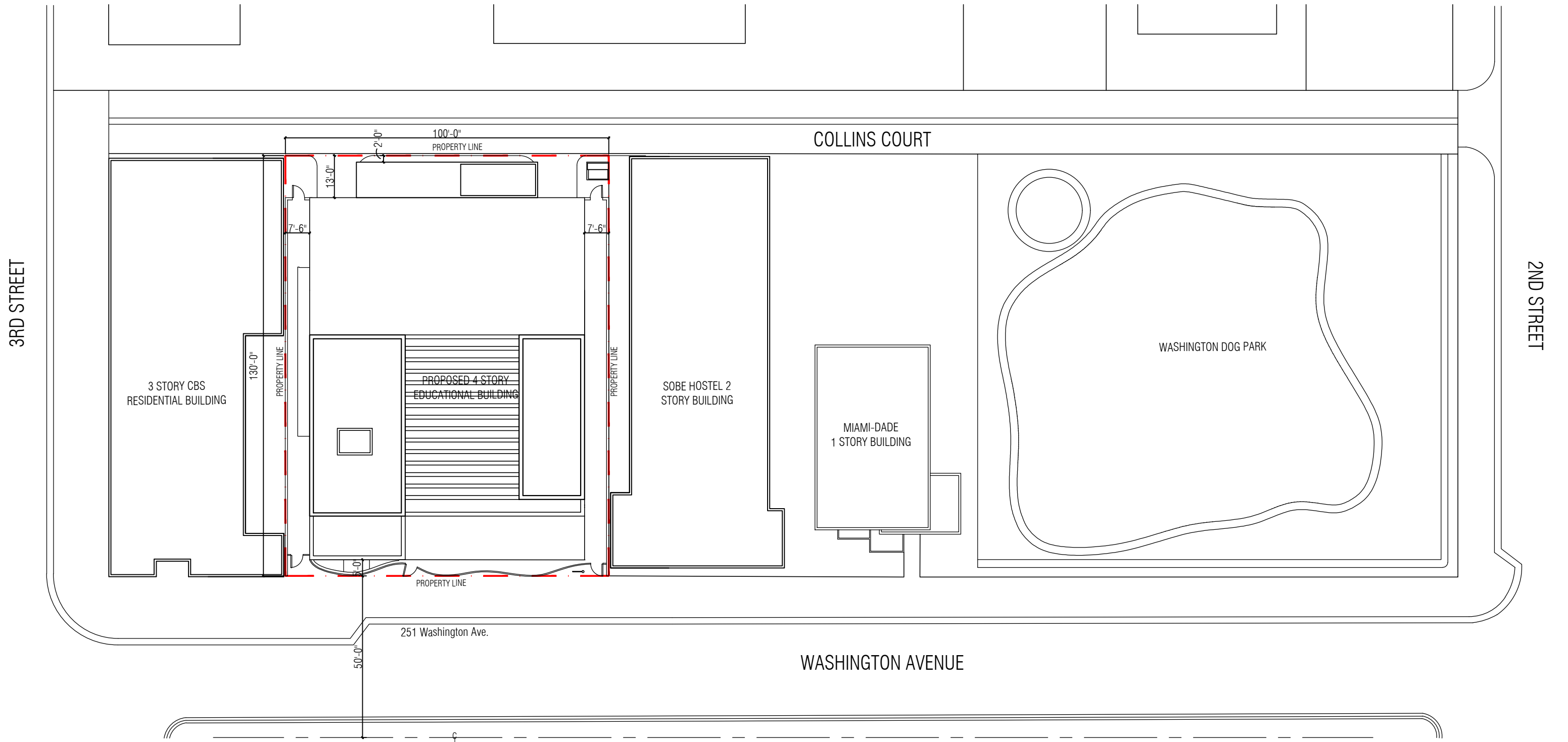
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DRAWING: SITE PLAN

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3 STORY CBS BUILDING

130'-0"

CONC WALL BELOW GLAZING TO 4' AFF AND FLOOD BARRIER AT DOOR

CONC WALL BELOW GLAZING TO 4' AFF

MONUMENT SIGN ON 4' HIGH BASE WITH PLANTERS

5'-0" HIGH METAL SWING GATE

5'-0" HIGH UNDULATING METAL POST FENCE

SOFFIT LINE ABOVE

RECESS UNDER STAIR FOR PLANTING

PROPERTY LINE

MURAL ON REAR WALL LIT FROM ABOVE

5'-0" FRONT SETBACK LINE

FREE STANDING FLAG POLE WITH AMERICAN FLAG

JAN SINK, WASHER & DRIER & FRIG WITHIN CABINETY

7'-0" PAINTED CMU FENCE

5'-6" FLOOD BARRIER AT DOOR

ARTIFICIALLY PLANTED WALL LIT FROM ABOVE

7'-6" INTERIOR SIDE YARD SETBACK LINE

PROPERTY LINE

SLOPED WALKWAY DN 1:20

SLOPED WALKWAY UP 1:20

STAIR 1
EL +5'
UP

BIKE PARKING
20 BIKES

WASH/DRY & FRIG

ELEV VEST
EL +3'-6"

TRASH RM

SERVICE
1:20
5'-4"

LOADING 1
10'-0"

LOADING 2
10'-0"

RAMP 1:12

RAMP 1:12

EL +5.25'

STAIR 3

1
8'-6"

2
8'-6"

3
12'-0"

4
8'-6"

5
8'-6"

6
8'-6"

EL +5.25'

EL +3'-0"

7
8'-6"

8
8'-6"

9
8'-6"

10
8'-6"

11
8'-6"

12
8'-6"

13
18'-0"

14
8'-6"

15
8'-6"

EL +5.25'

EL +3'-0"

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

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6'-0" FLOOD BARRIER AT DOOR

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6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

PORCH

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

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DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

DRIVEWAY
EL +3'-0"

EL +5.25'

EL +3'-2"

7
8'-6"

8
8'-6"

9
8'-6"

10
8'-6"

11
8'-6"

12
8'-6"

13
18'-0"

14
8'-6"

15
8'-6"

EL +5.25'

EL +3'-2"

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

RAMP DN 1:12 MAX

EL +5.25'

EL +3'-2"

7'-6" INTERIOR SIDE YARD SETBACK LINE

5'-10" FLOOD BARRIER AT DOOR

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EL +5.25'

EL +3'-2"

GATE FOR FUTURE CONNECTION

GATE FOR FUTURE CONNECTION

GATE FOR FUTURE CONNECTION

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GATE FOR FUTURE CONNECTION

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GATE FOR FUTURE CONNECTION

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EL +5.25'

EL +3'-2"

7'-6" INTERIOR SIDE YARD SETBACK LINE

5'-10" FLOOD BARRIER AT DOOR

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

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PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EL +5.25'

EL +3'-2"

GATE FOR FUTURE CONNECTION

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GATE FOR FUTURE CONNECTION

2 STORY CBS BUILDING
SOBE HOSPITALITY - ONU HOSTEL

SOFT FLOORING MATERIAL UNDER CLIMBING WALL

CLIMBING WALL LIT FROM ABOVE

FLOOR DRAINS AS REQ'D

PARKING 15 SPACES
2 LOADING SPACES &
20 BIKE SPACES

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

6'-0" FLOOD BARRIER AT DOOR

PROPERTY LINE

ROLL DOWN GATE

FLOOR MOUNTABLE FLOOD BARRIER AT GATE OPENING

TRENCH DRAINS AT TOP AND BASE OF RAMP

13'-0" SETBACK LINE

5'-0" REAR PARKING SETBACK LINE

BUILDING LINE ABOVE

4'-0" HIGH CMU FLOOD WALL FENCE

ROOF ABOVE AT 13'-0" REAR YARD SETBACK LINE

EXISTING CONCRETE POWER POLE TO REMAIN

PROPERTY LINE

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

FIRE & DOMESTIC BACKFLOWS

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

DRAWING: LOWER FLOOR PLAN
SCALE: 1/16" = 1'-0"
DATE: January 10, 2023

A2.0

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3 STORY CBS BUILDING

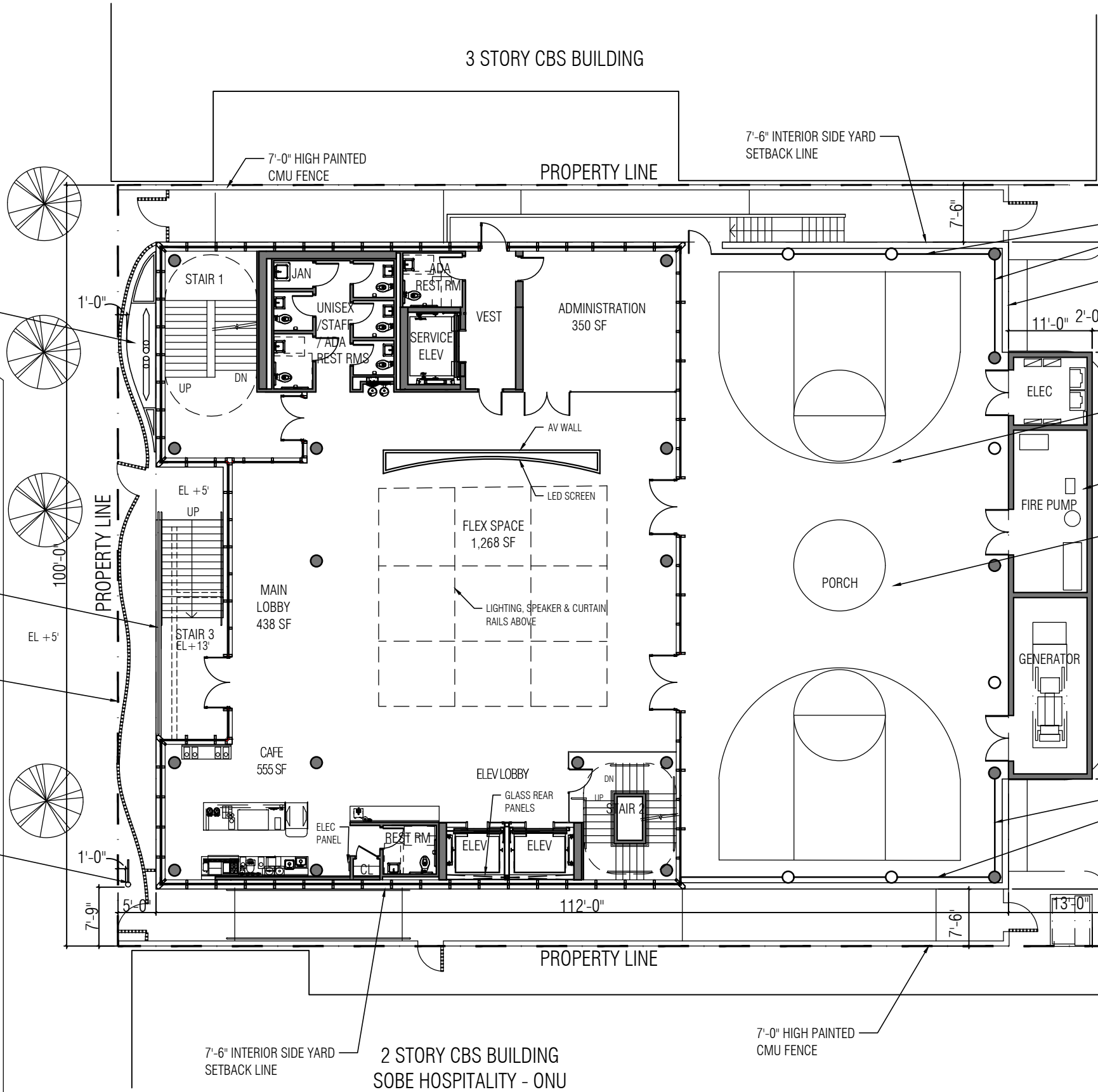
WASHINGTON AVENUE

MONUMENT SIGN ON 4' HIGH BASE WITH PLANTERS

5'-0" FRONT YARD SETBACK LINE

PROPERTY LINE

FREESTANDING FLAG POLE W/ AMERICAN FLAG



MESH SCREENS

13'-0" REAR YARD SETBACK LINE

PROPERTY LINE

SOUND ATTENUATION AT CEILING ABOVE

LIFE SAFETY EQUIPMENT EXTENSION

PLAY SURFACE WITH DEMOUNTABLE TENNIS / VOLLEYBALL NETS

85'-0" ALLEY

MESH SCREENS

2 STORY CBS BUILDING SOBE HOSPITALITY - ONU HOSTEL

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DRAWING: 1ST FLOOR PLAN

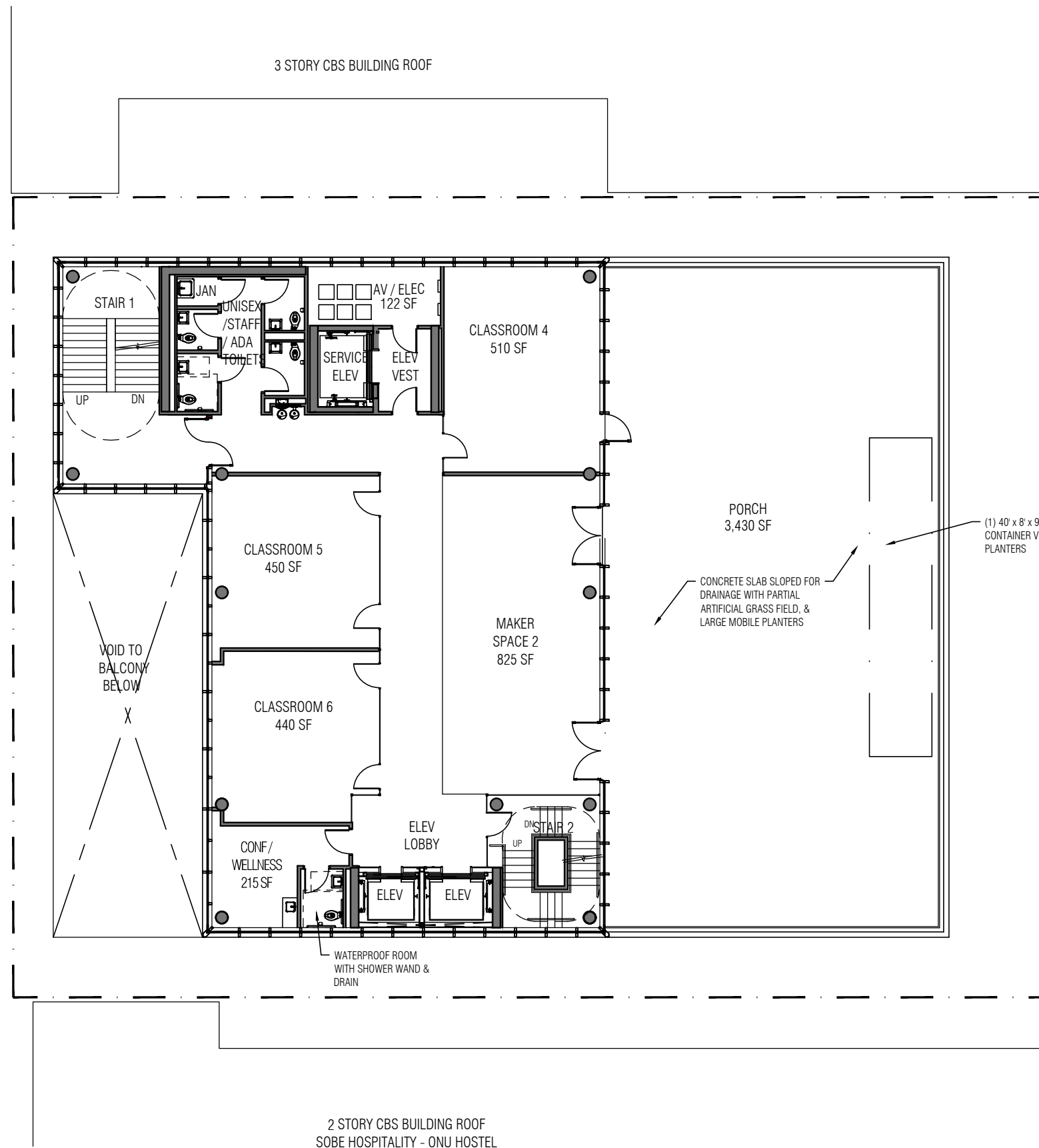
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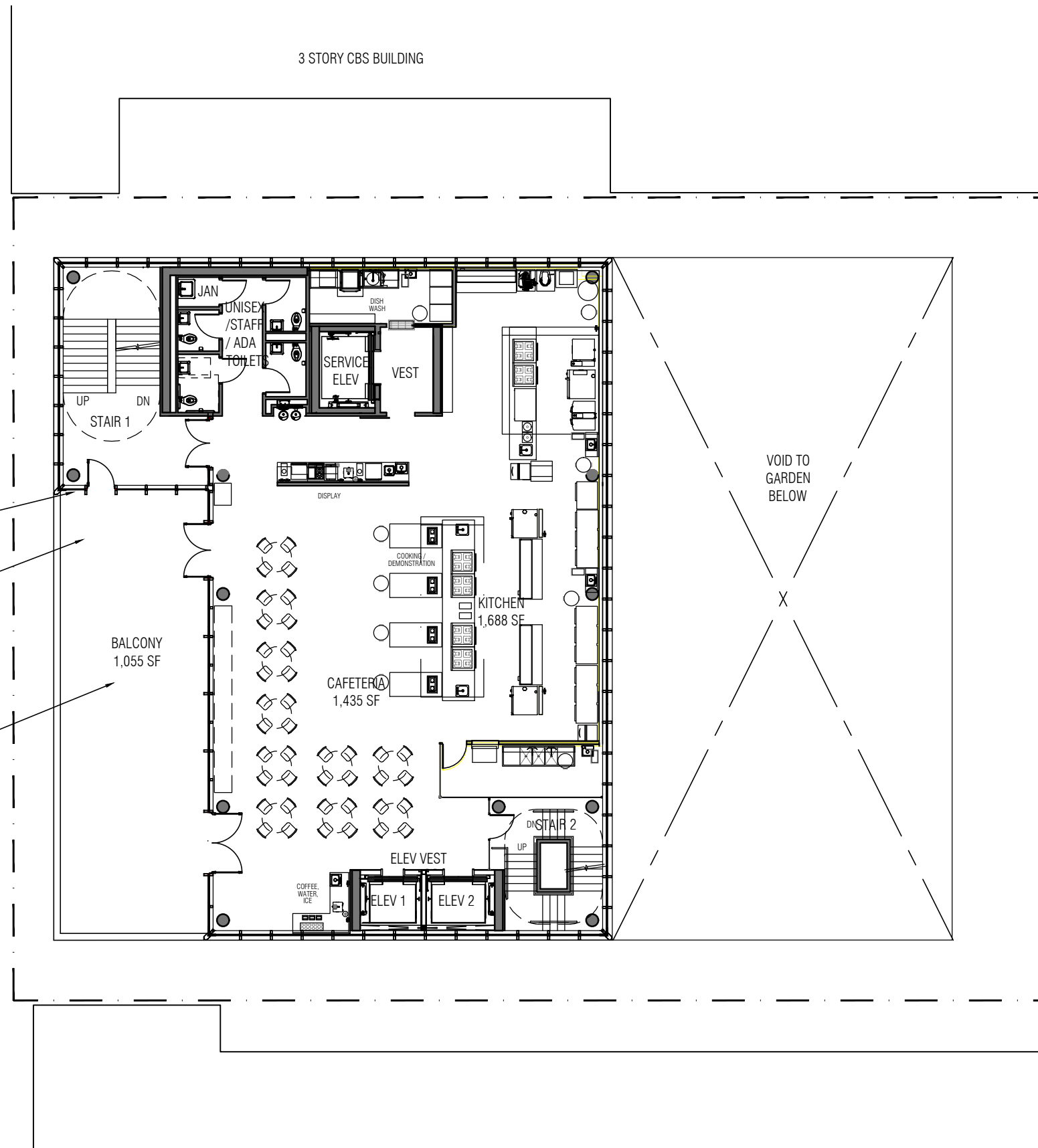
DATE: January 10, 2023

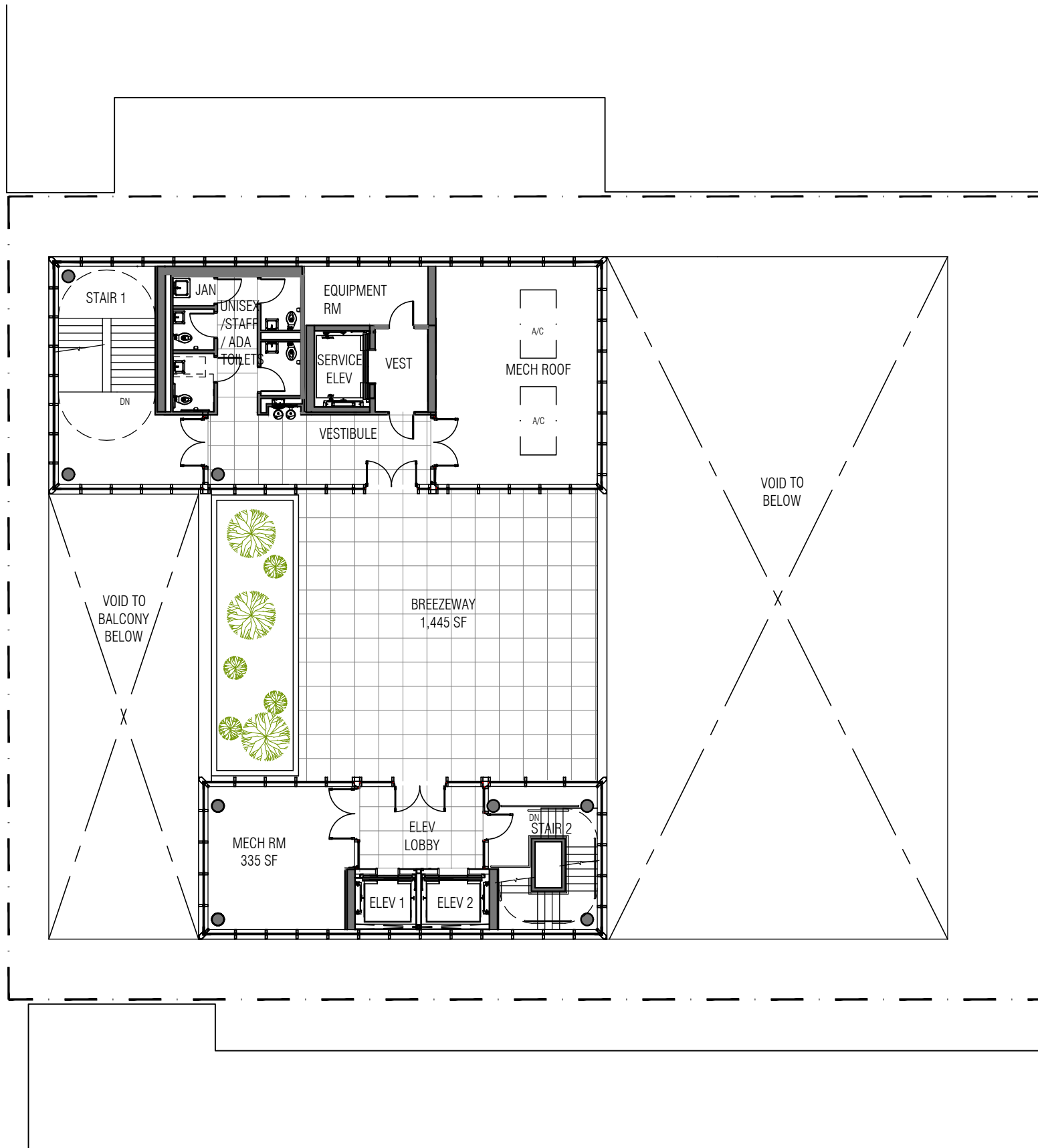
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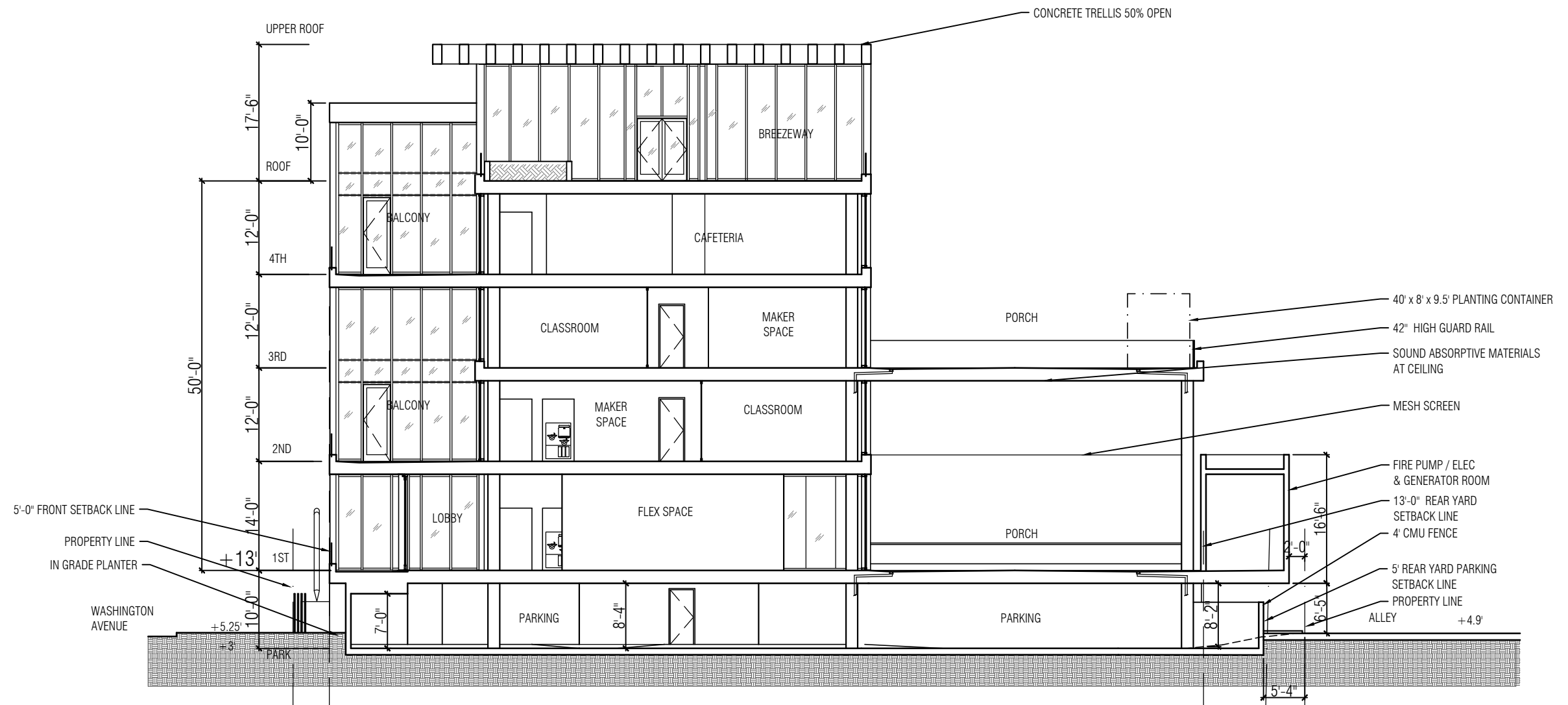
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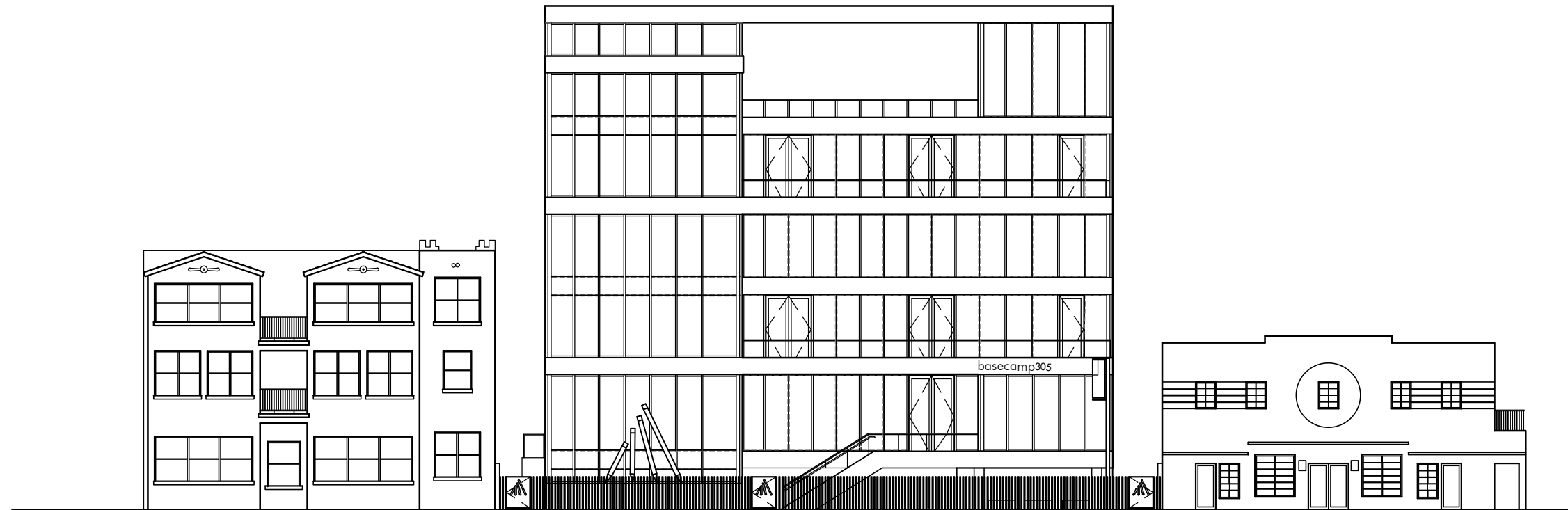
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DRAWING: BUILDING SECTION

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

DATE: January 10, 2023

A8.0



251 WASHINGTON AVENUE SITE



251 WASHINGTON AVENUE SITE

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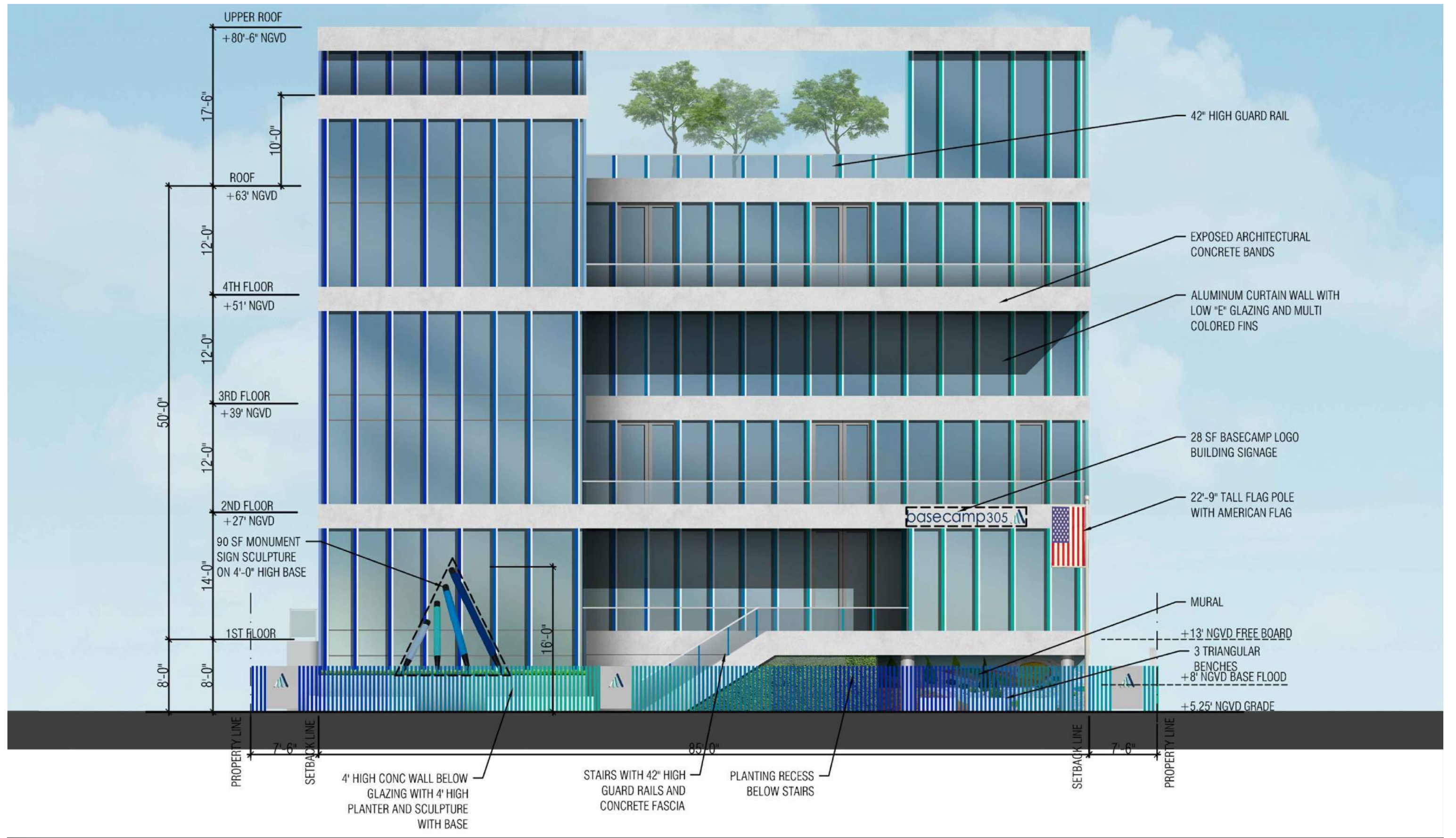
DRAWING: WASHINGTON AVE CONTEXT ELEVATIONS

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

DATE: January 10, 2023

A9.0

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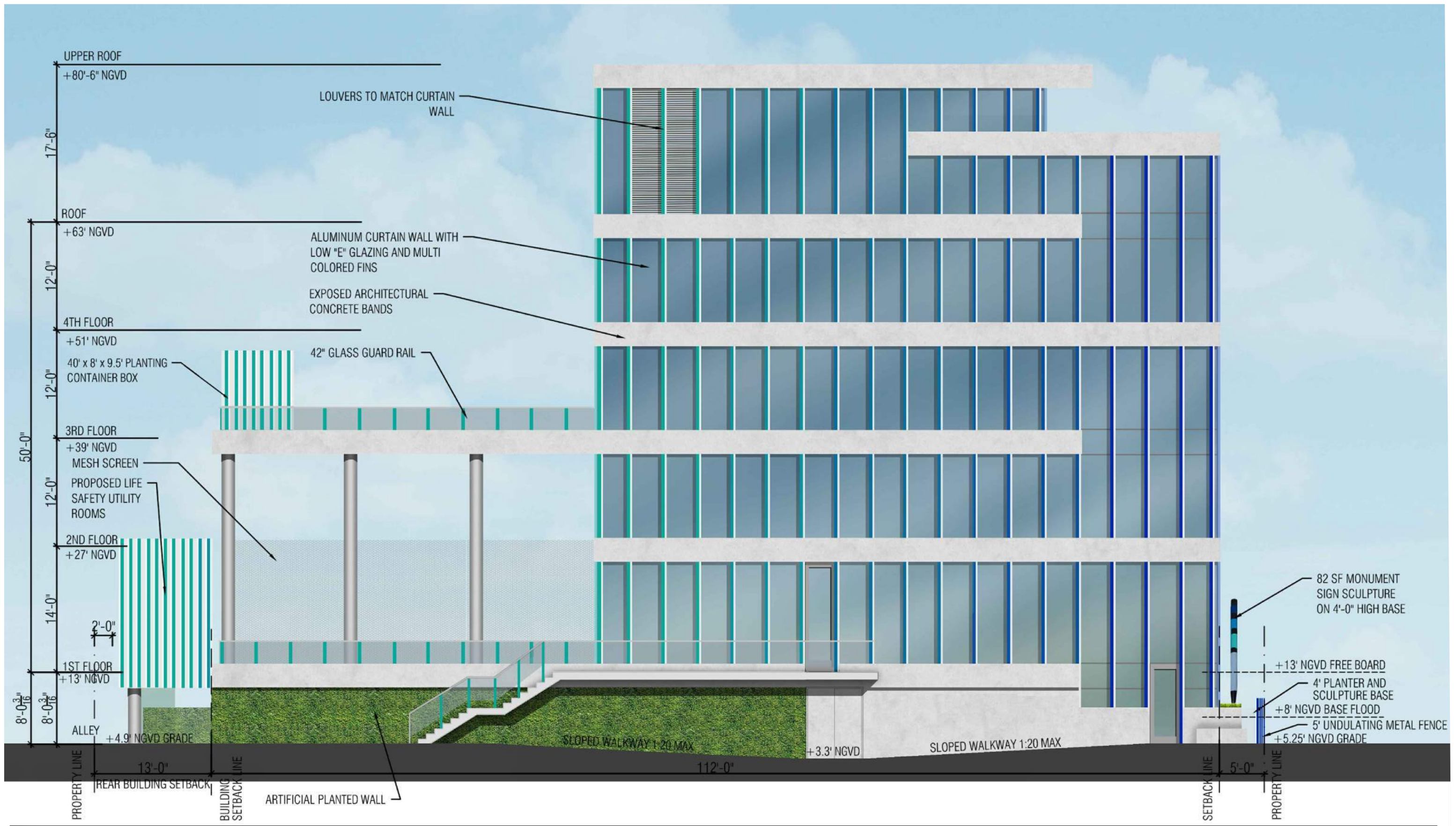
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DRAWING: WEST ELEVATION

SCALE: 1:10

DATE: January 10, 2023

A10.0



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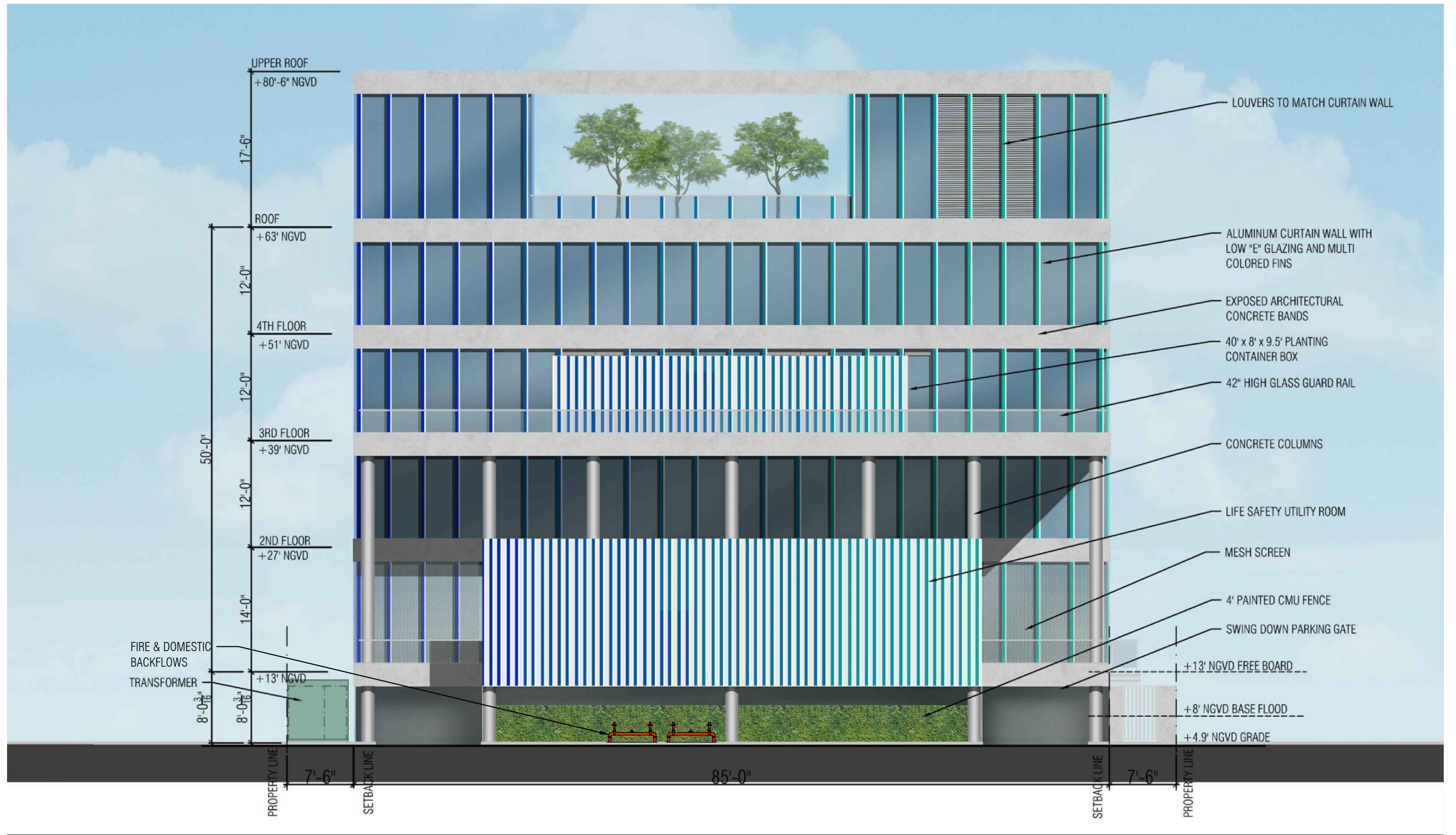
DRAWING: NORTH ELEVATION

SCALE: 1:10

DATE: January 10, 2023

A11.0

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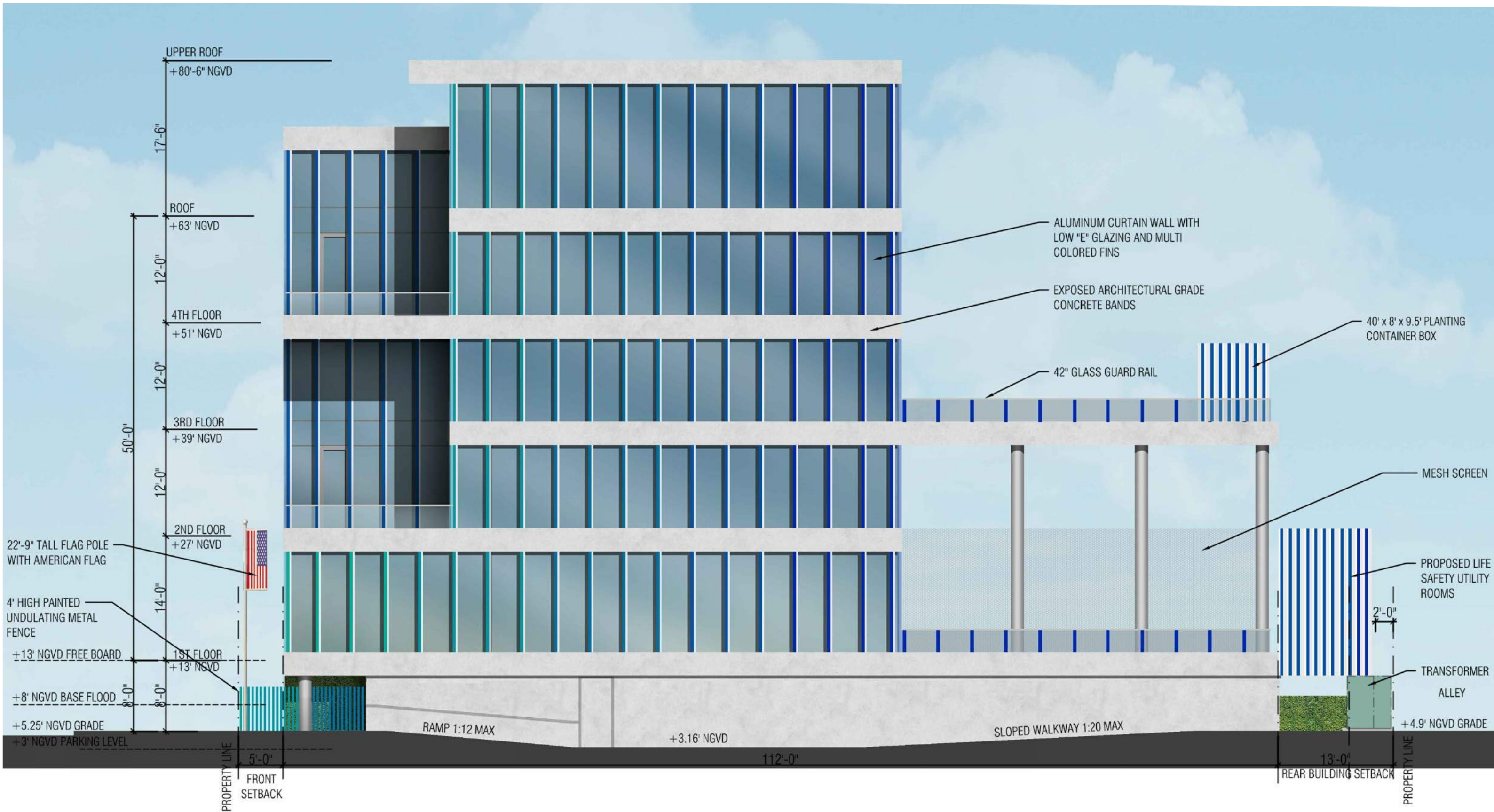
DRAWING: EAST ELEVATION

SCALE: 1:10

DATE: January 10, 2023

A12.0

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DRAWING: SOUTH ELEVATION

SCALE: 1:10

DATE: January 10, 2023

A13.0

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DRAWING: WASHINGTON AVE EYE LEVEL RENDERING

SCALE:

DATE: January 10, 2023

A14.0



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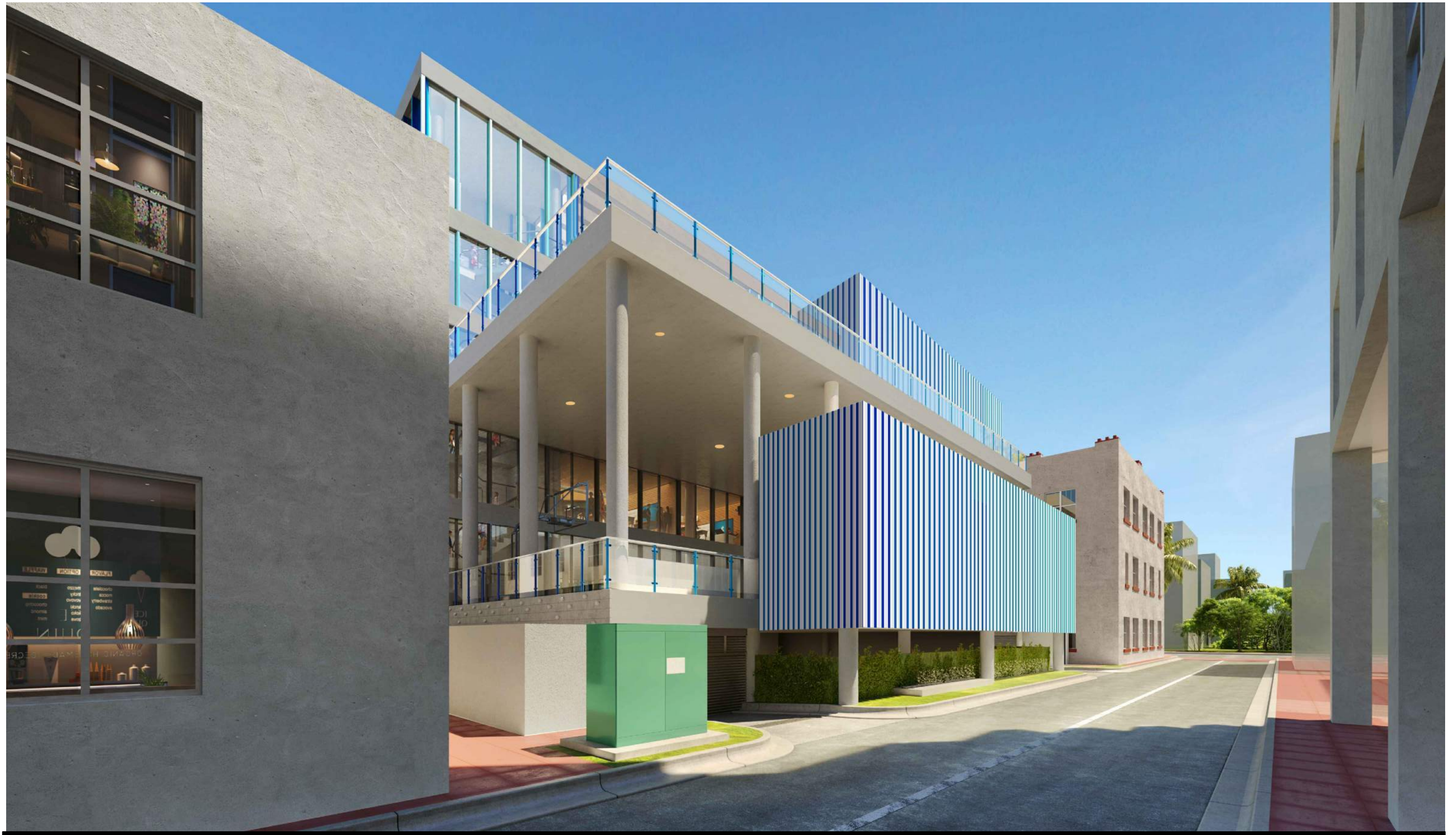
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DRAWING: WASHINGTON AVE RENDERING

SCALE:

DATE: January 10, 2023

A15.0



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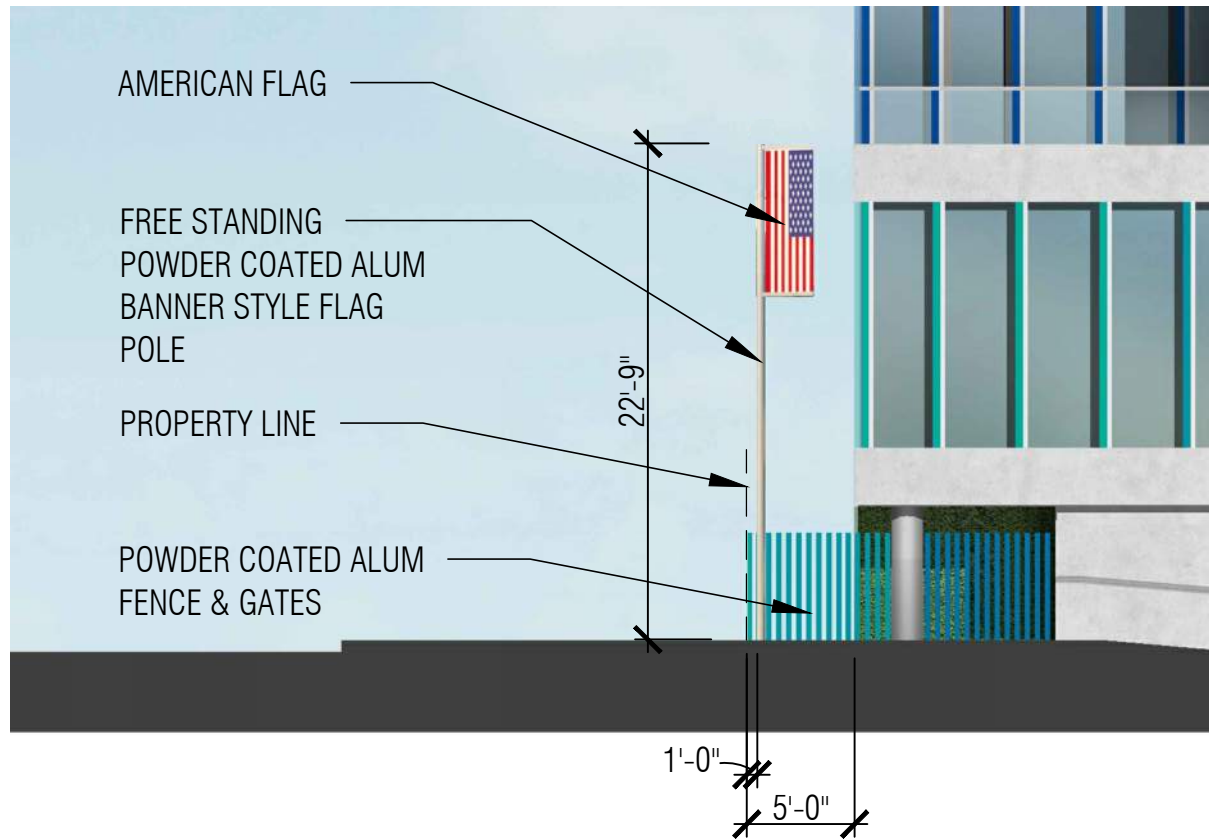
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DRAWING: COLLINS COURT RENDERING

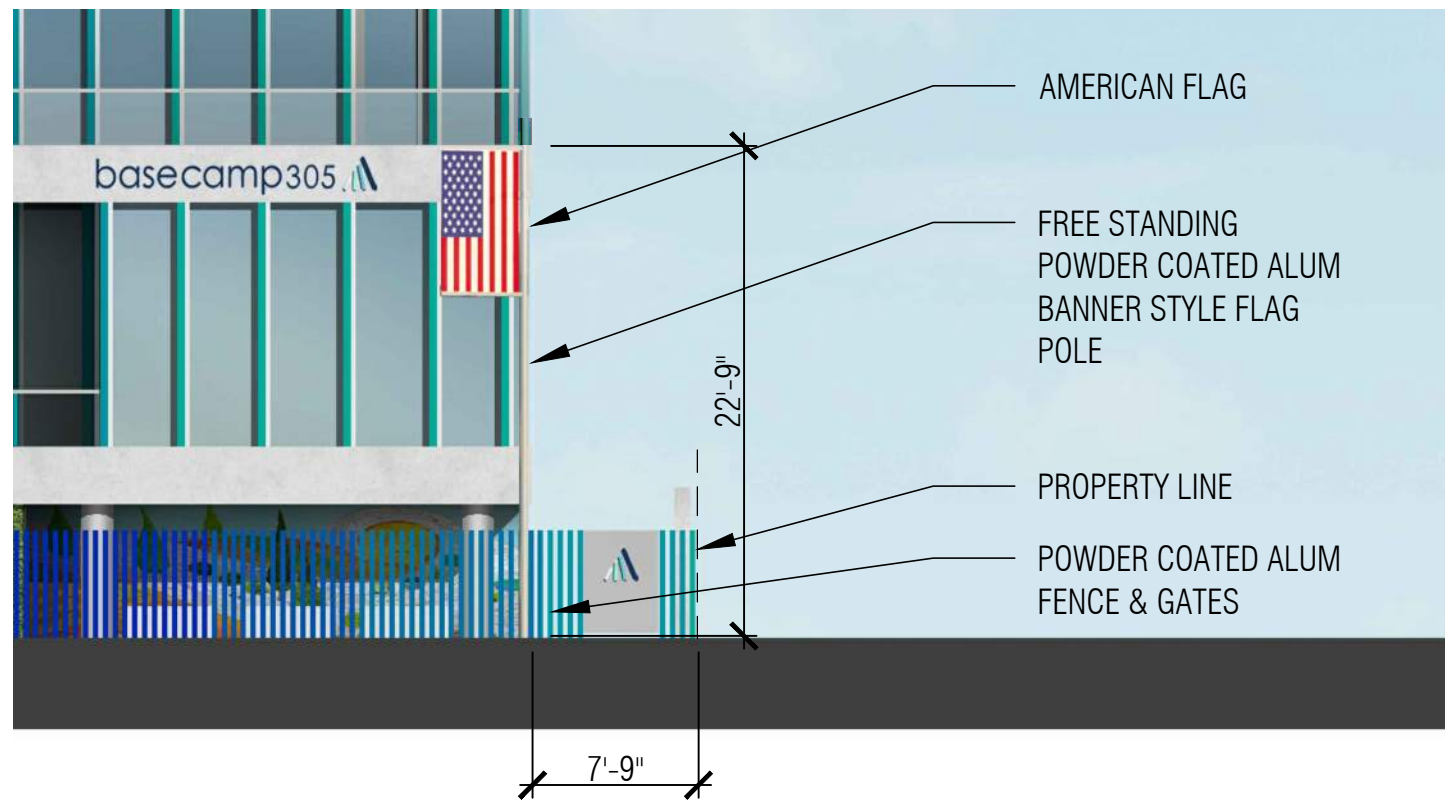
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DATE: January 10, 2023

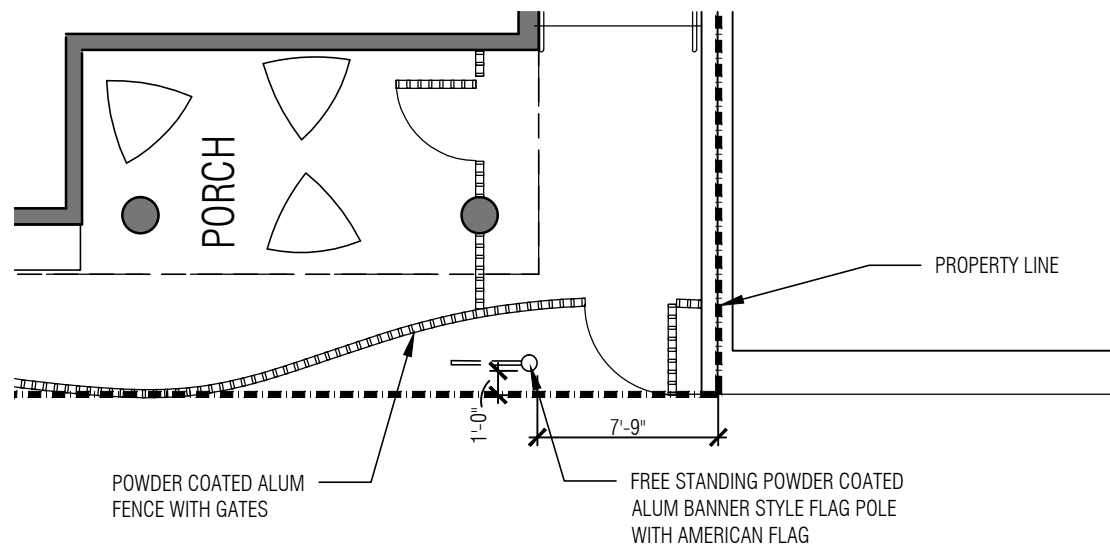
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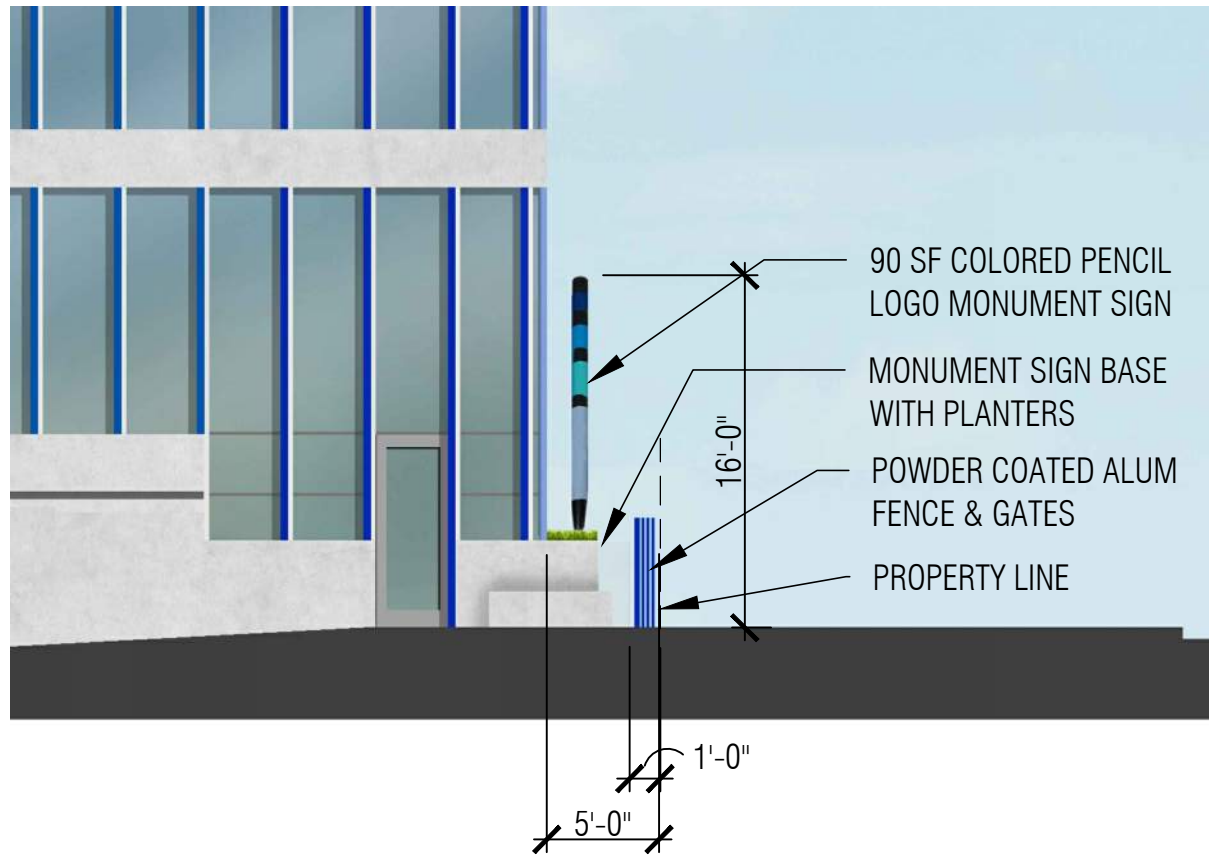
FREE STANDING FLAG POLE SIDE ELEVATION



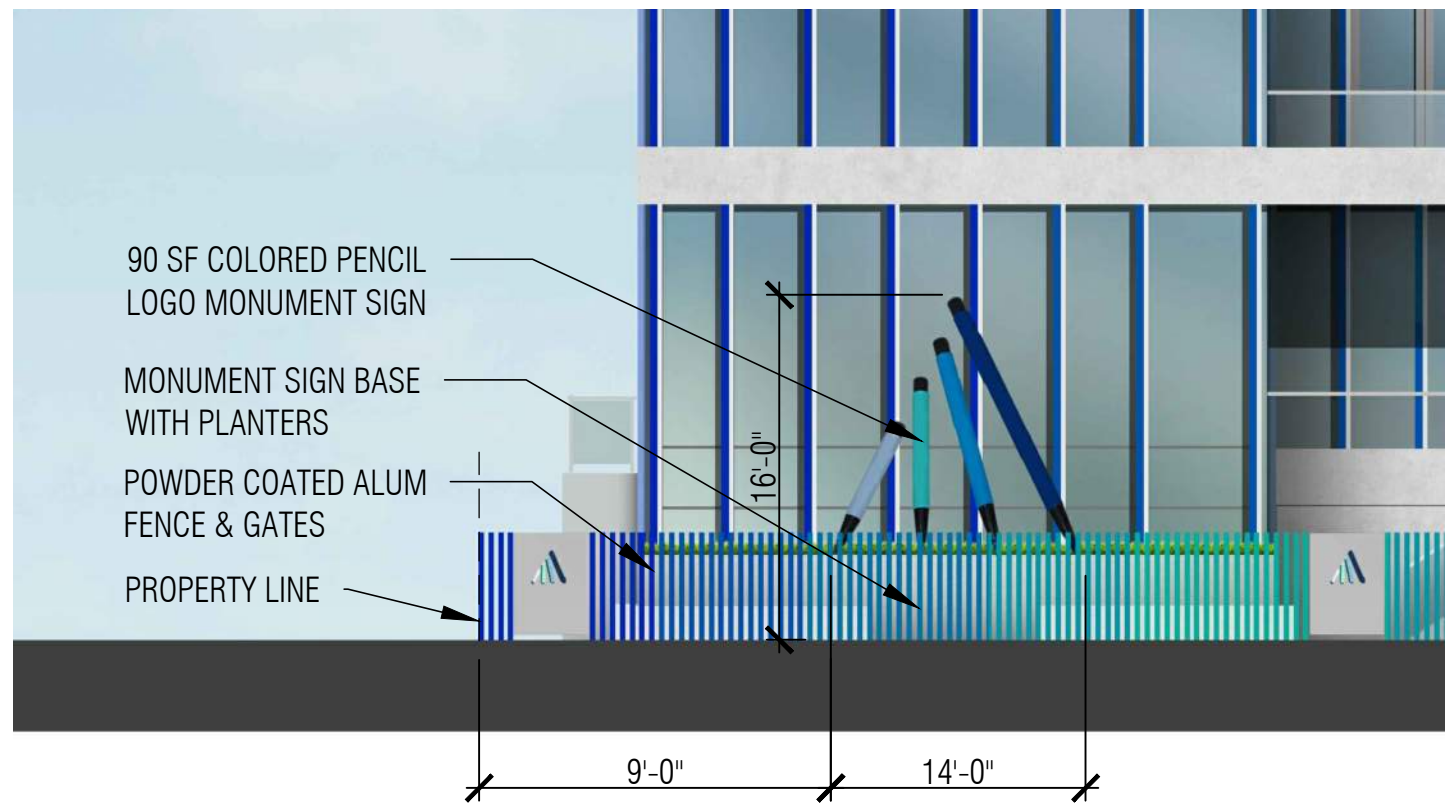
FREE STANDING FLAG POLE ELEVATION



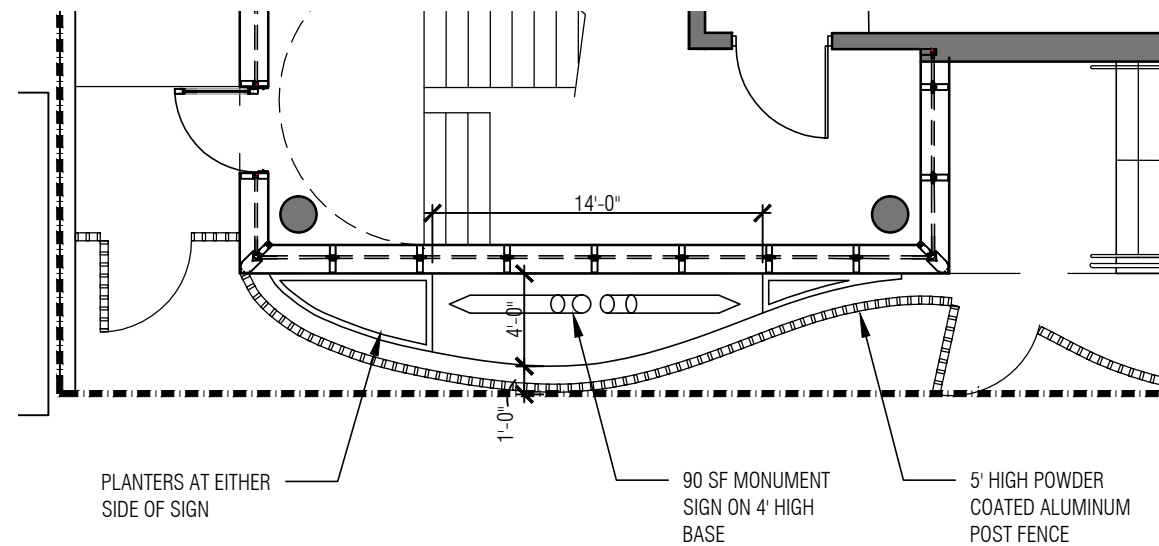
FREE STANDING FLAG POLE PLAN



MONUMENT SIGN SIDE ELEVATION



MONUMENT SIGN FRONT ELEVATION



MONUMENT SIGN PLAN

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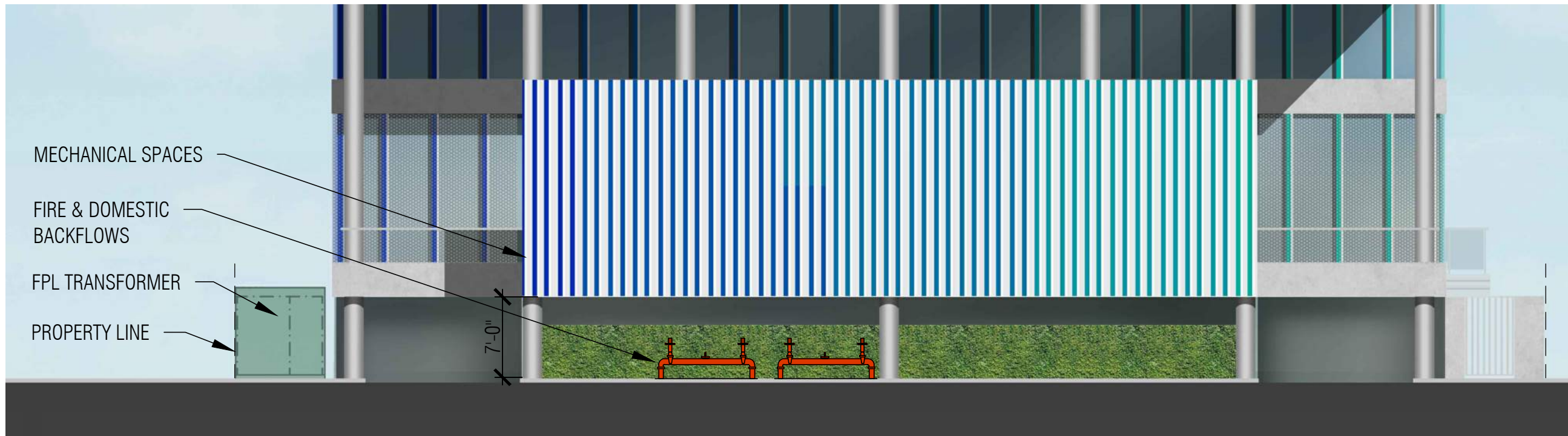
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DRAWING: MONUMENT SIGN

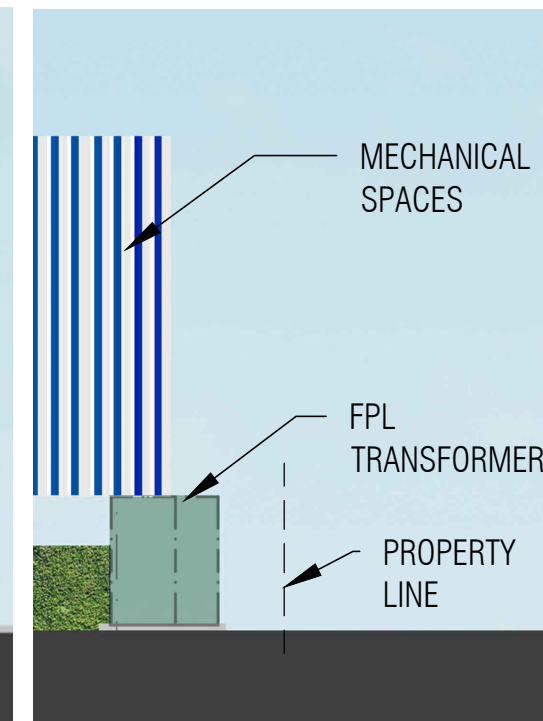
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DATE: January 10, 2023

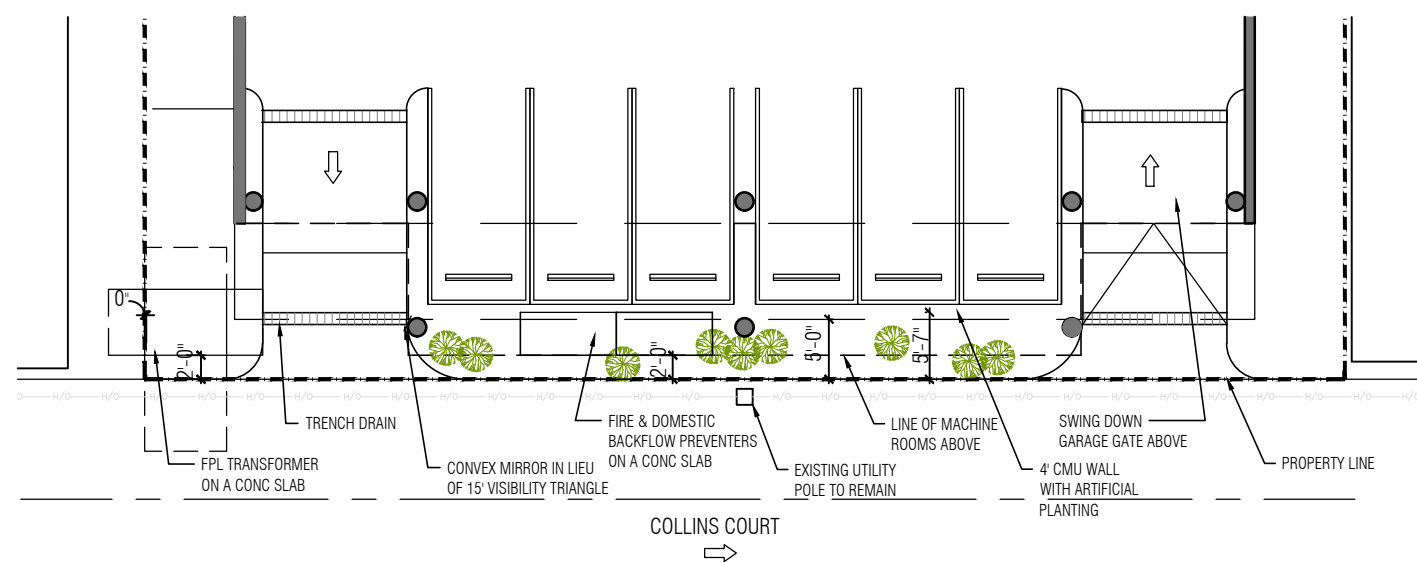
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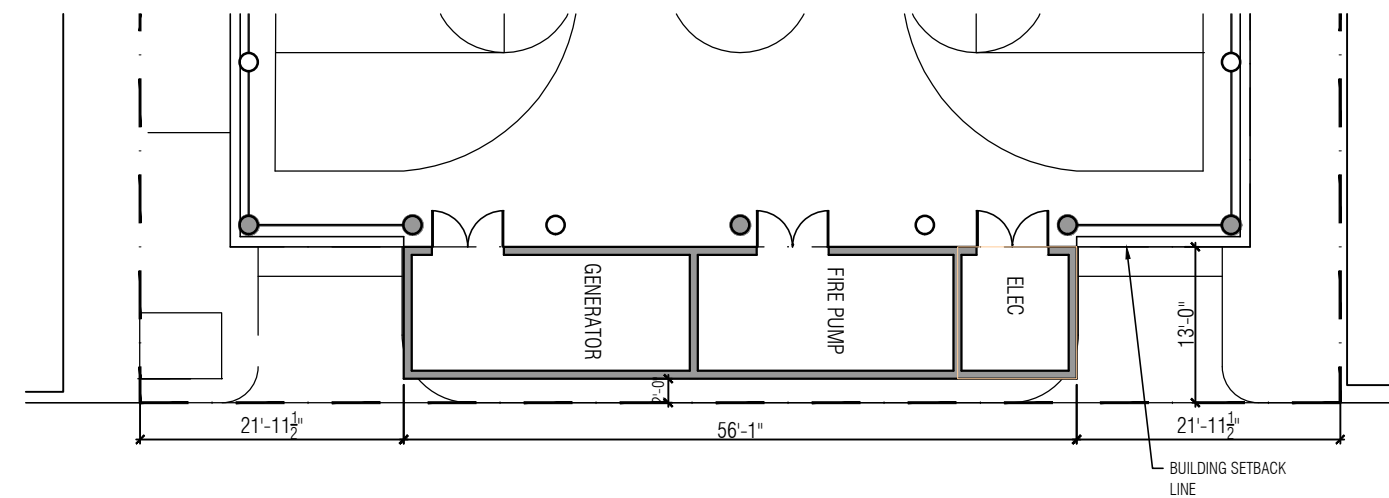
UTILITY & MACHINE ROOM ELEVATION



UTILITY & MACHINE ROOM SIDE ELEVATION



LOWER LEVEL UTILITY PLAN



FIRST FLOOR MACHINE RM PLAN

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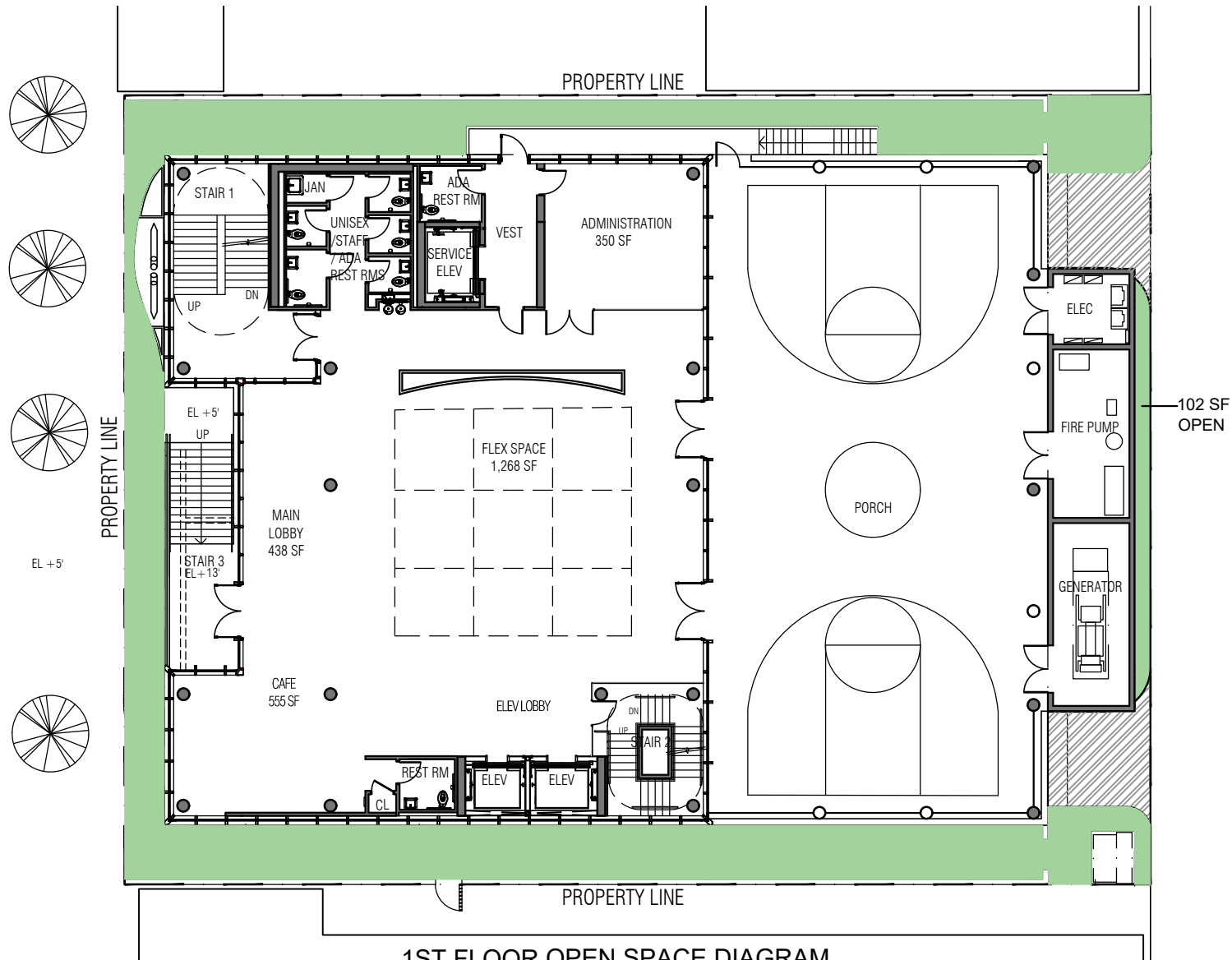
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DRAWING: REAR UTILITY & EQUIPMENT AREAS
 SCALE: 1/16" = 1'-0"
 DATE: January 10, 2023

A19.0

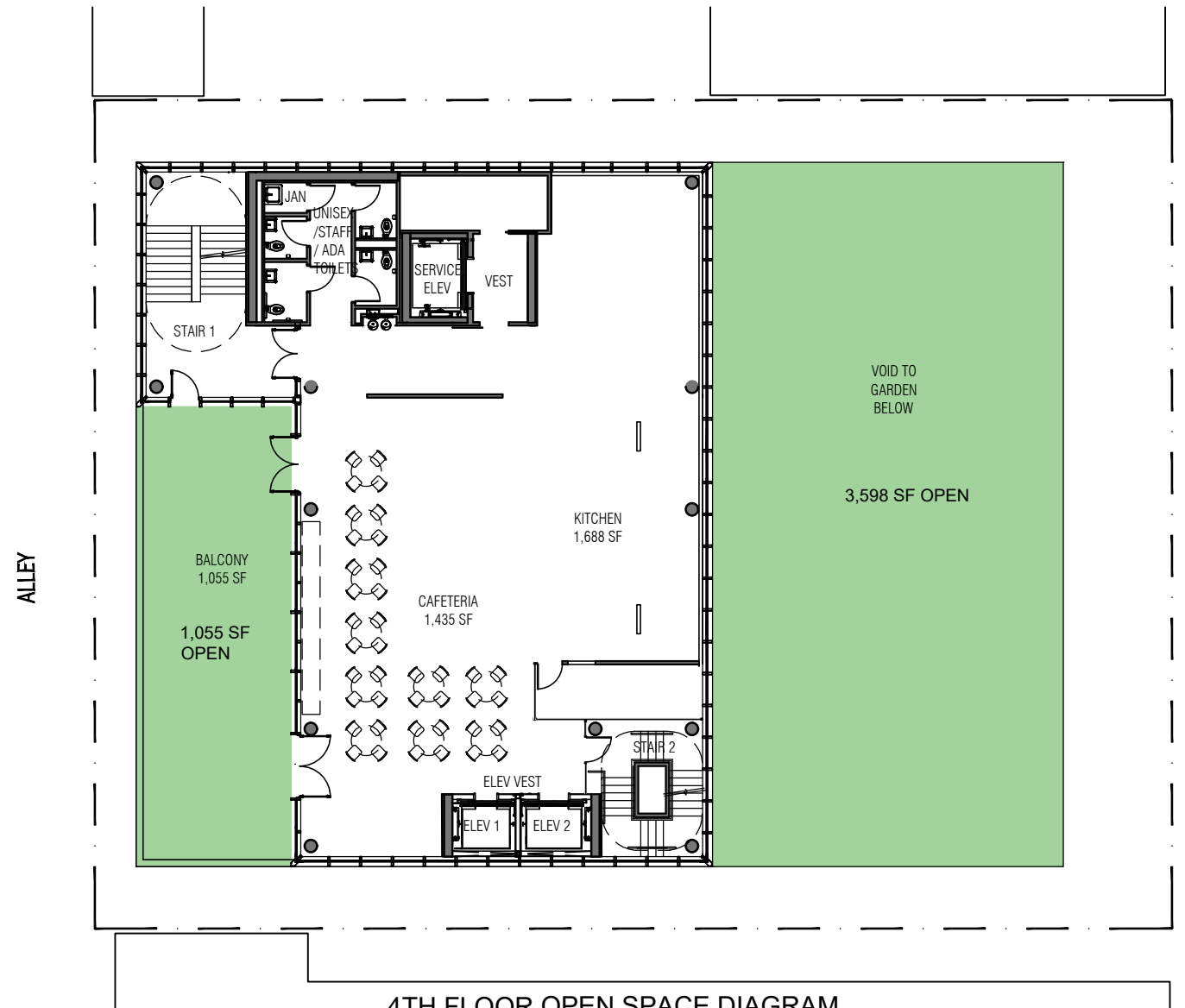
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1ST FLOOR OPEN SPACE DIAGRAM

- OPEN SPACE AT GRADE LEVEL
- DRIVEWAY

OPEN SPACE AT GRADE LEVEL:
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AT GRADE LEVEL REQUIRED: 2,609 x 0.7 = 1,826 SF
 OPEN SPACE AT GRADE LEVEL PROVIDED: 2,083 SF



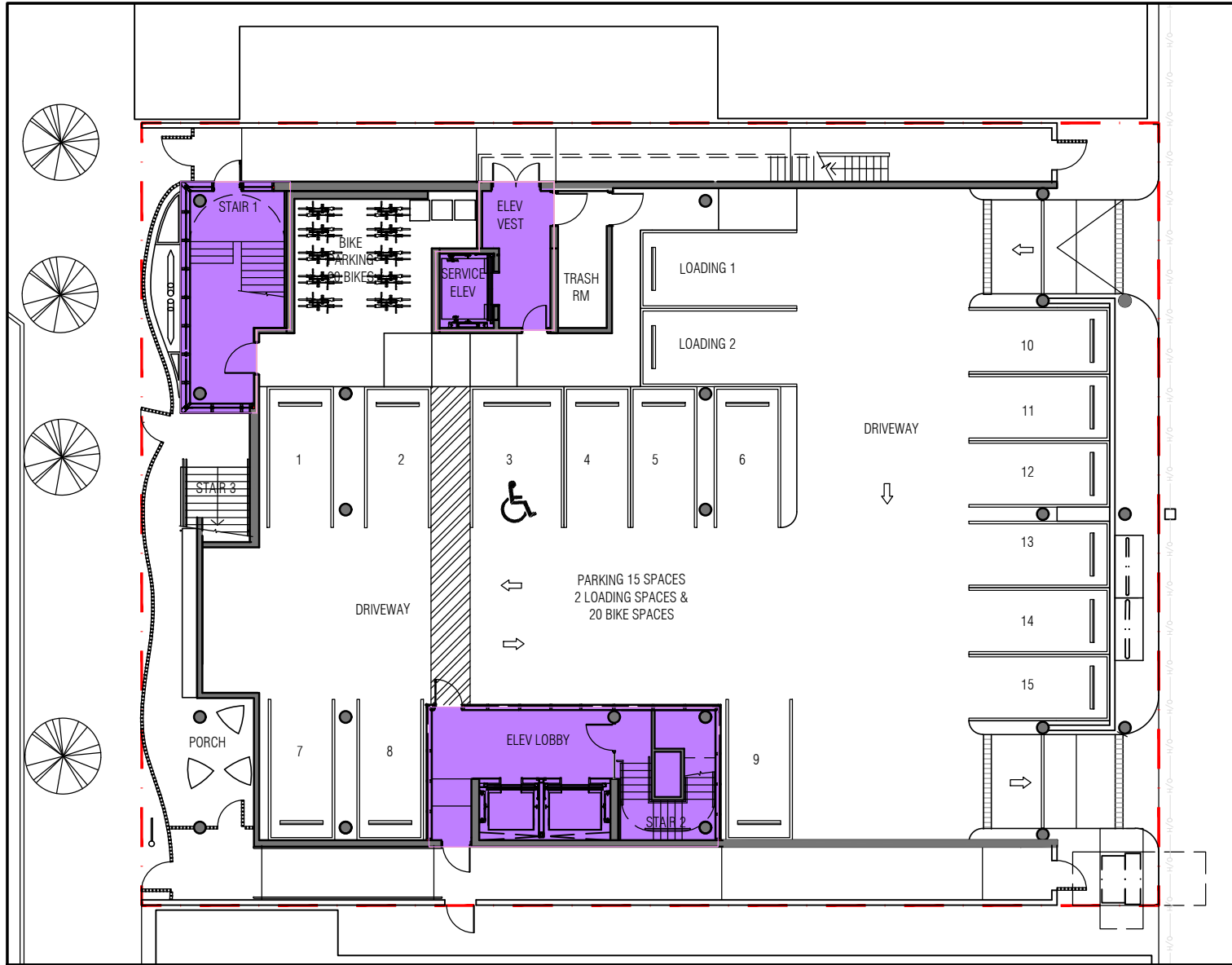
4TH FLOOR OPEN SPACE DIAGRAM

- OPEN SPACE BELOW 50'

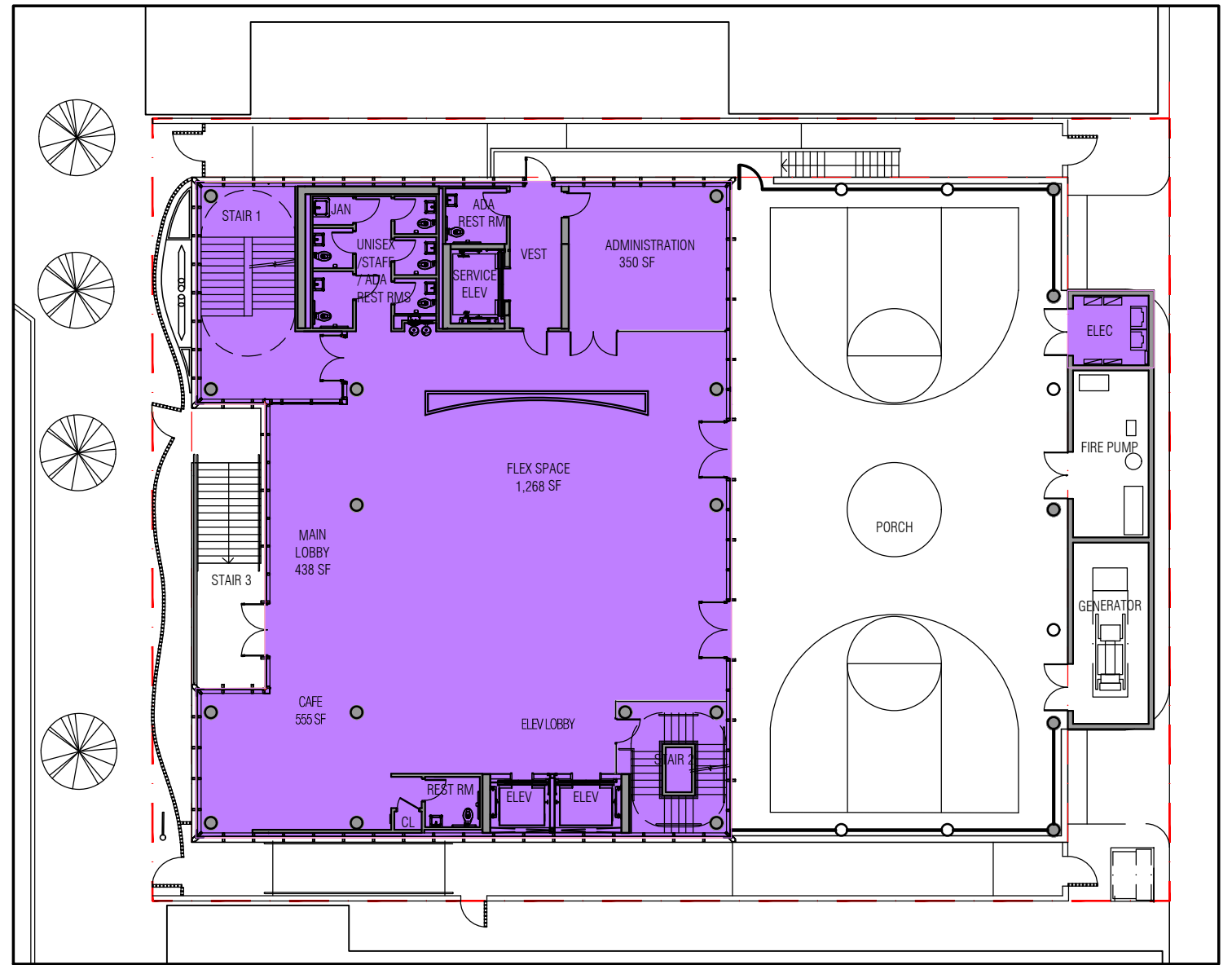
OPEN SPACE BELOW 50':
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AREA REQUIRED: 9,100 SF
 OPEN SPACE AREA PROVIDED AT GRADE: 2,083 SF
 OPEN SPACE AREA PROVIDED AT 4TH FLOOR: 4,653 SF
 TOTAL PROVIDED OPEN SPACE: 6,736 SF
 OPEN SPACE BALANCE: 2,364 SF

THE BALANCE OF THE OPEN SPACE REQUIREMENT TO BE PROVIDED BY THE APPLICANT THROUGH PAYMENT-IN-LIEU PERSUANT WITH THE OPEN SPACE REQUIREMENT SECTION 142-704 (B)(4)

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LOWER LEVEL PLAN FAR = 1,266 SF



1st FLOOR PLAN FAR = 5,531 SF

- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR	=	632 SF
4th FL FAR	=	4,710 SF
3rd FL FAR	=	5,030 SF
2nd FL FAR	=	5,423 SF
1st FL FAR	=	5,531 SF
LOWER LEVEL FAR	=	1,266 SF
		<hr/>
		22,592 SF

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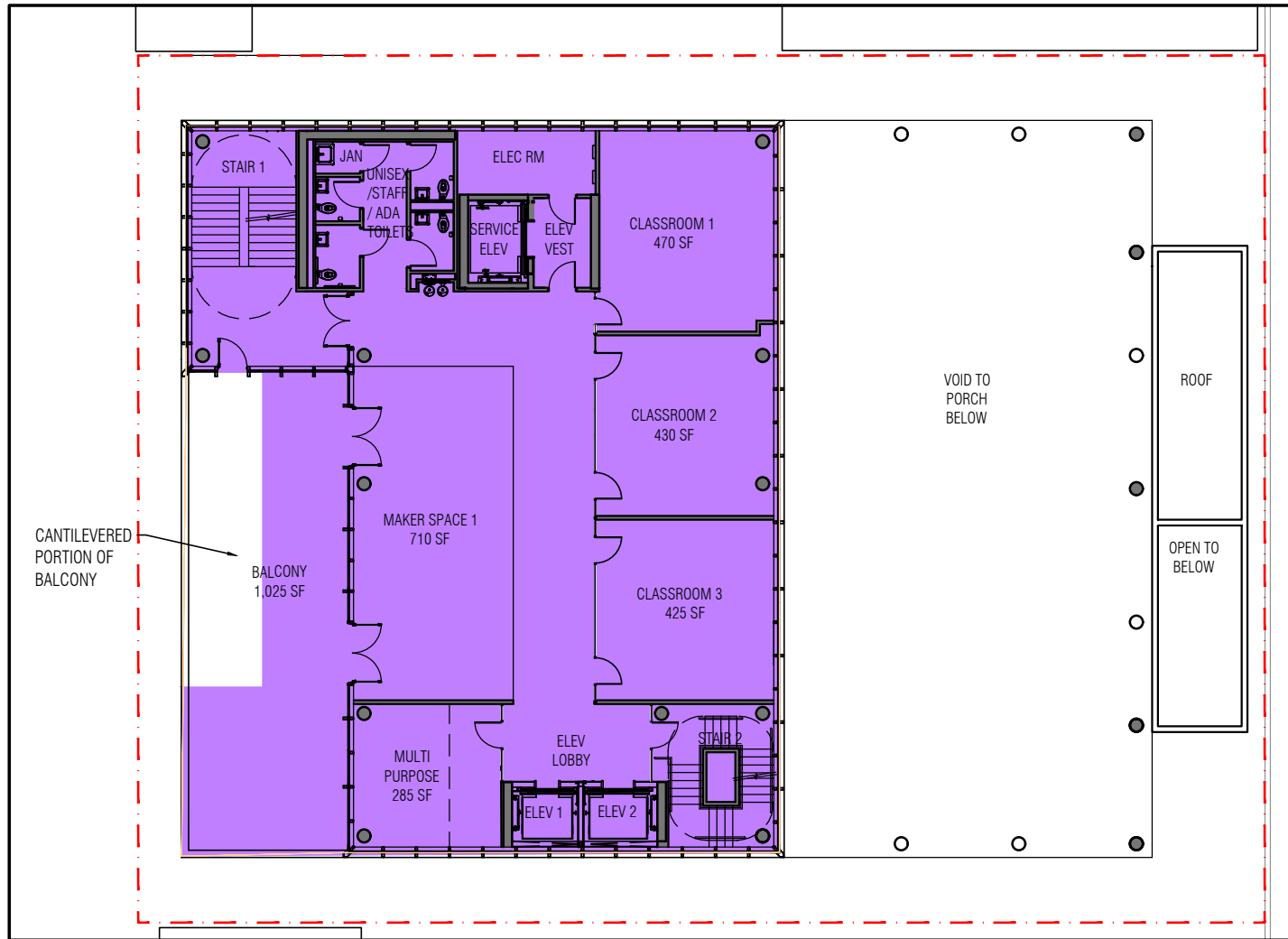
DRAWING: LOWER LEVEL & 1ST FL FAR DIAGRAMS

SCALE: 1:20

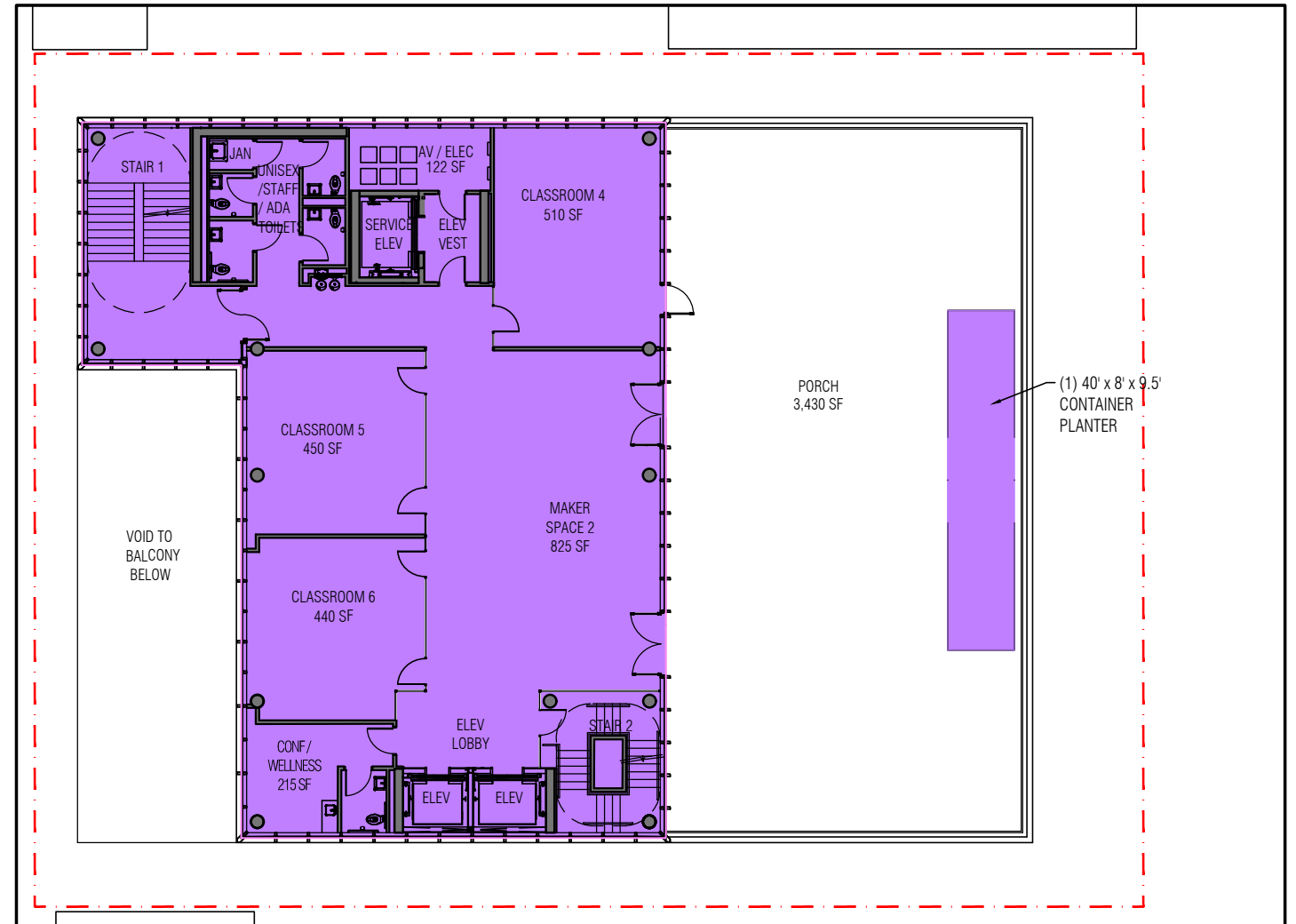
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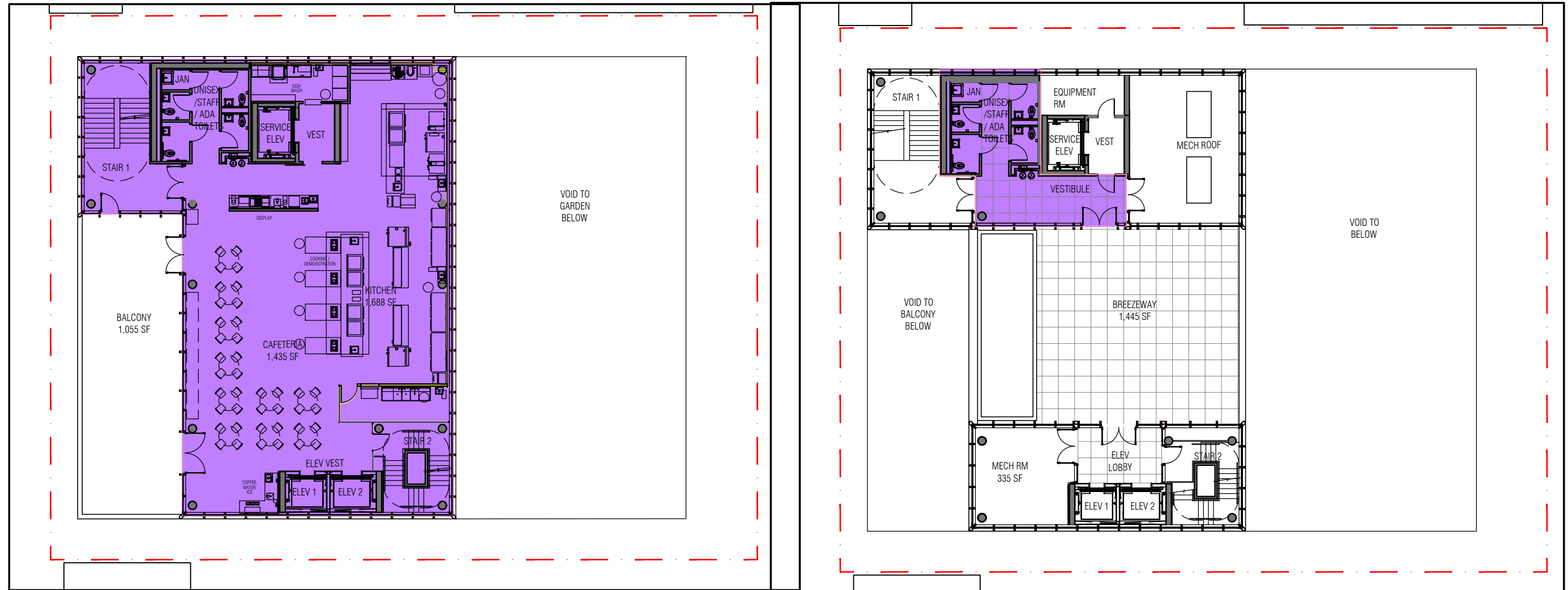
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2nd FLOOR PLAN FAR = 5,423 SF

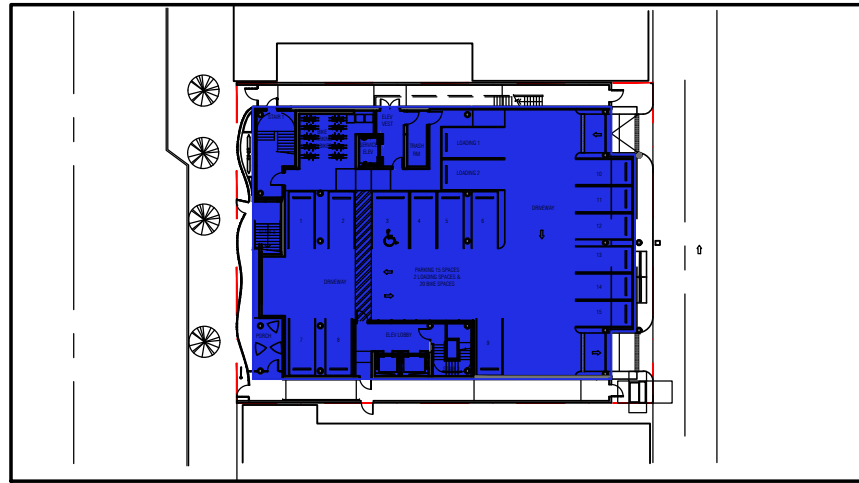


3rd LEVEL PLAN FAR = 5,030 SF

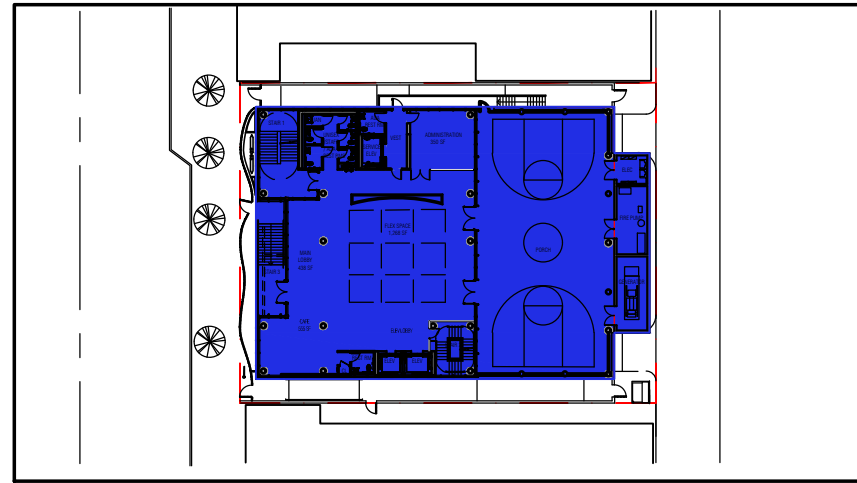


4th FLOOR PLAN FAR = 4,710 SF

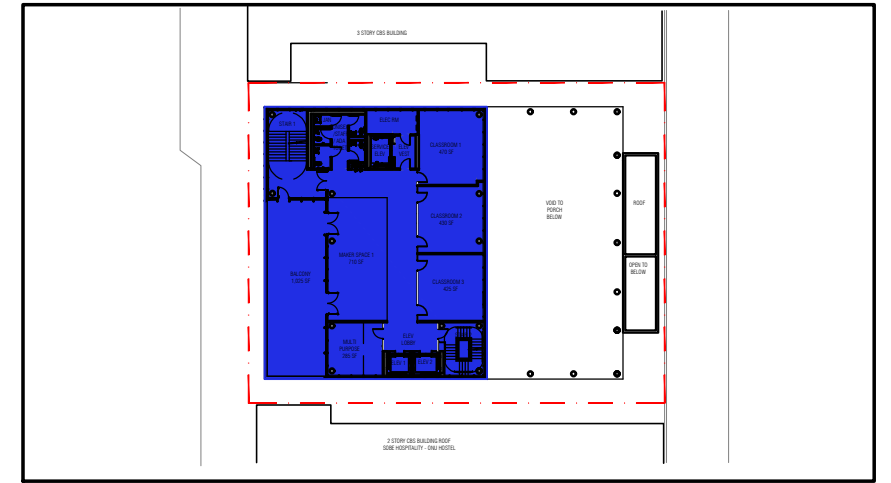
ROOFTOP PLAN FAR = 632 SF



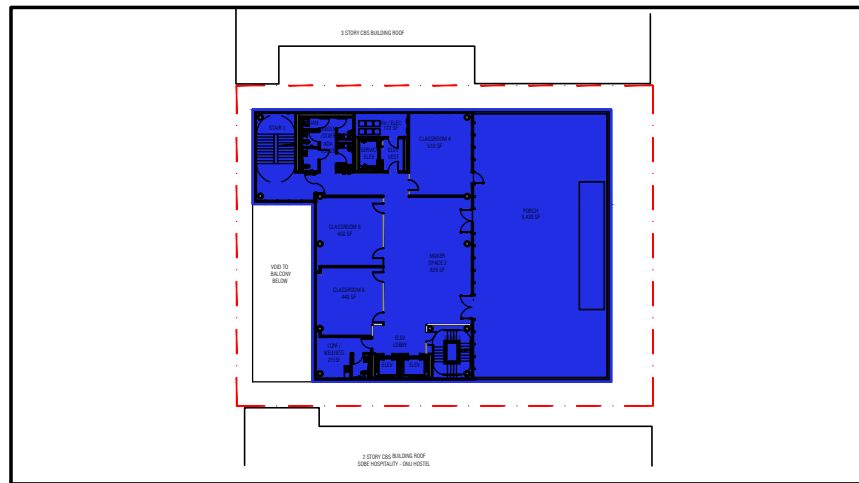
LOWER LEVEL PLAN GROSS = 9,929 SF
SCALE: 1/60"=1'-60"



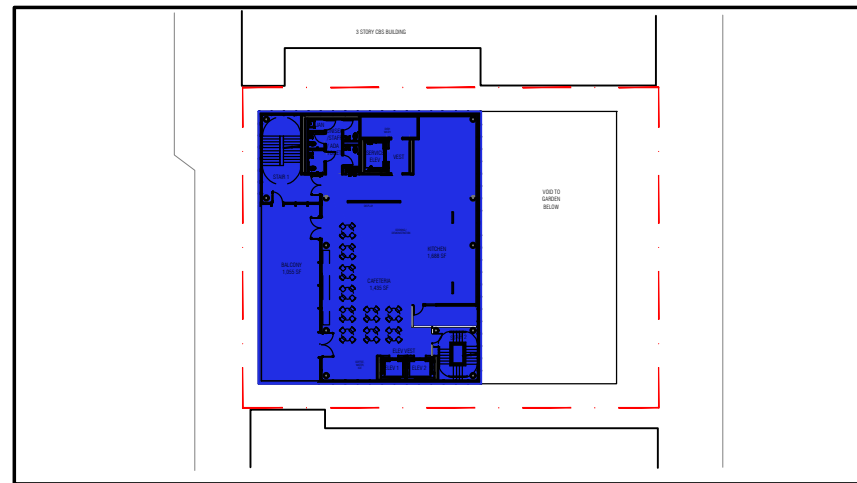
1st FLOOR PLAN GROSS = 10,136 SF
SCALE: 1/60"=1'-60"



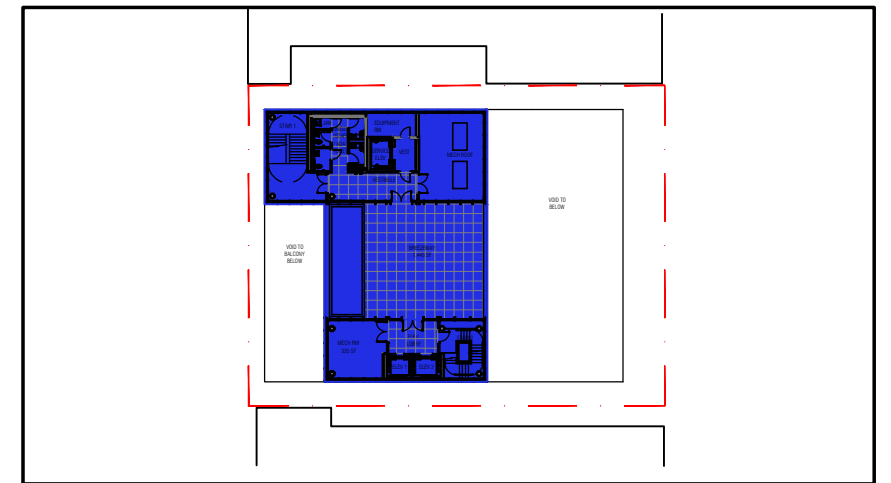
2nd FLOOR PLAN GROSS = 5,910 SF
SCALE: 1/60"=1'-60"



3rd LEVEL PLAN GROSS = 8,485 SF
SCALE: 1/60"=1'-60"



4th FLOOR PLAN GROSS = 5,911 SF
SCALE: 1/60"=1'-60"



ROOFTOP PLAN GROSS = 4,876 SF
SCALE: 1/60"=1'-60"

-GROSS CONSTRUCTION AREA

ROOF	=	4,876 SF
4th FL	=	5,911 SF
3rd FL	=	8,485 SF
2nd FL	=	5,910 SF
1st FL	=	10,136 SF
LOWER LEVEL	=	9,929 SF
		<hr/>
		45,247 SF

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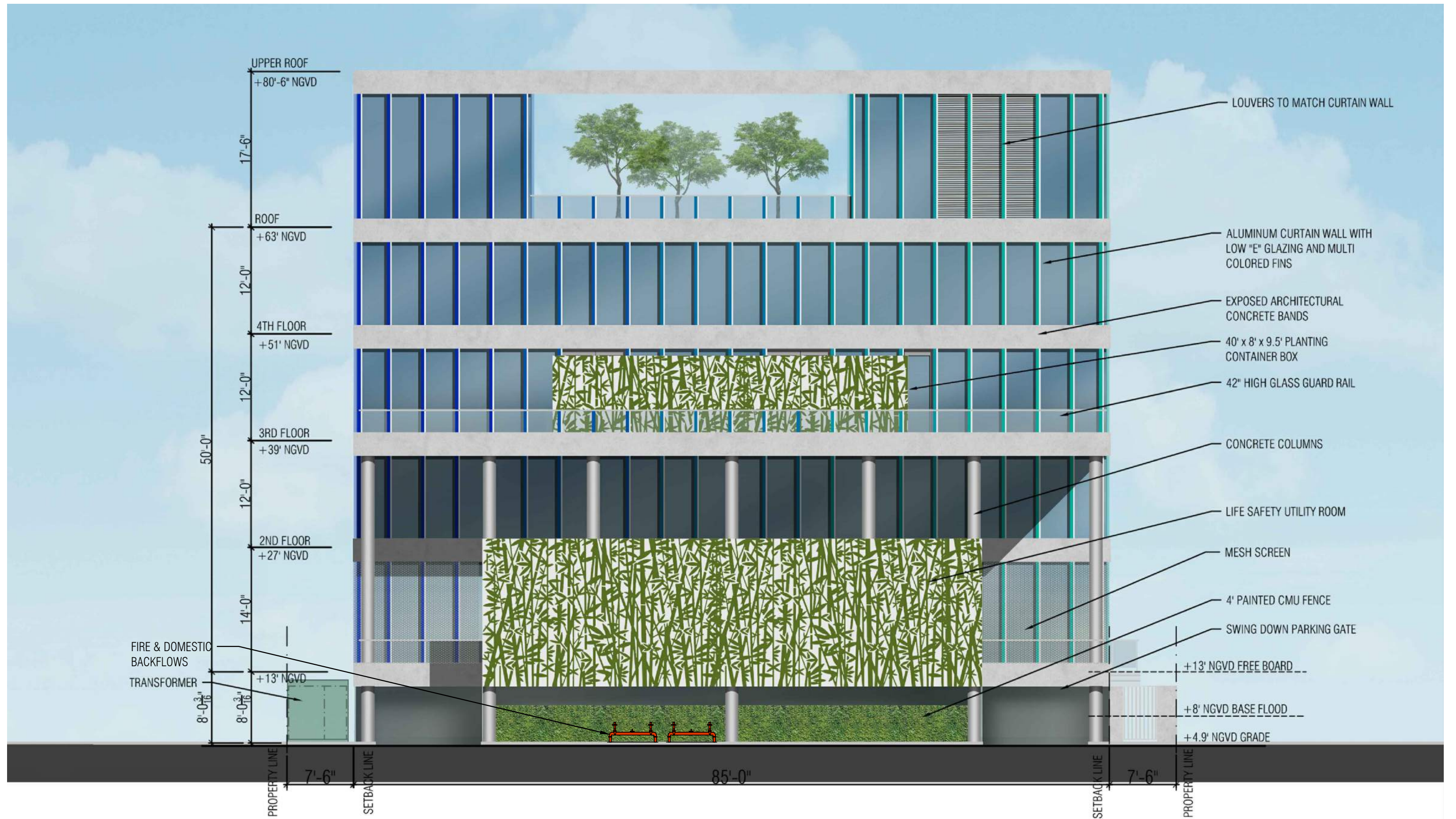
DRAWING: GROSS FLOOR AREA DIAGRAMS

SCALE: 1:60

DATE: January 10, 2023

A24.0

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DRAWING: ALTERNATE EAST ELEVATION
SCALE: 1:10
DATE: January 10, 2023

A25.0