

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 A STAIR 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

BASE CAMP 305

MIAMI BEACH - FLORIDA

PLANNING BOARD FINAL SUBMISSION

ARQUITECTONICA

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Base Camp 305
Planning Board Final Submission
251 Washington Avenue, Miami Beach, FL 33139

DRAWING: COVER SHEET

SCALE:

DATE: April 25, 2022

A0.0

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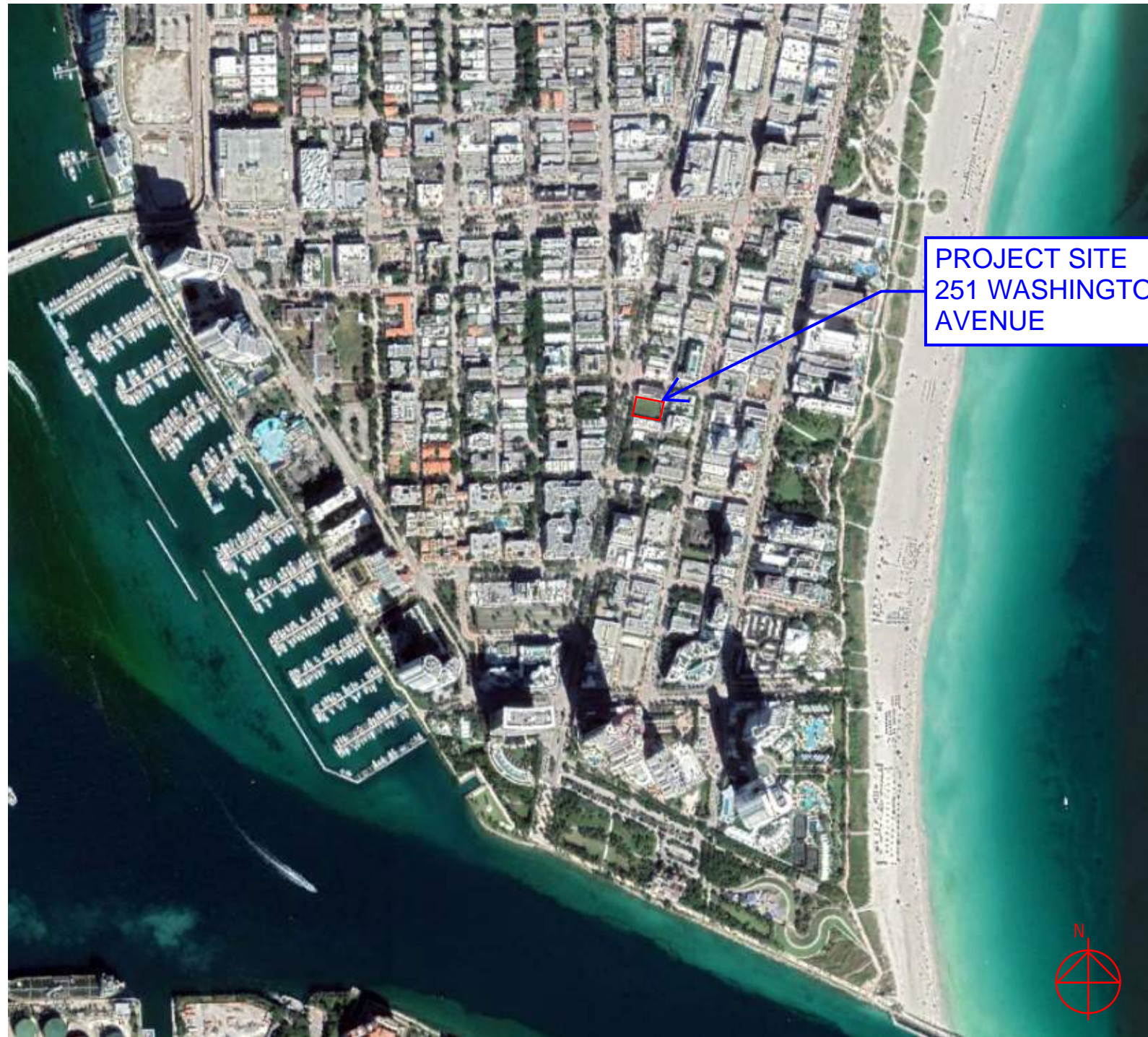
Zoning Schedule

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

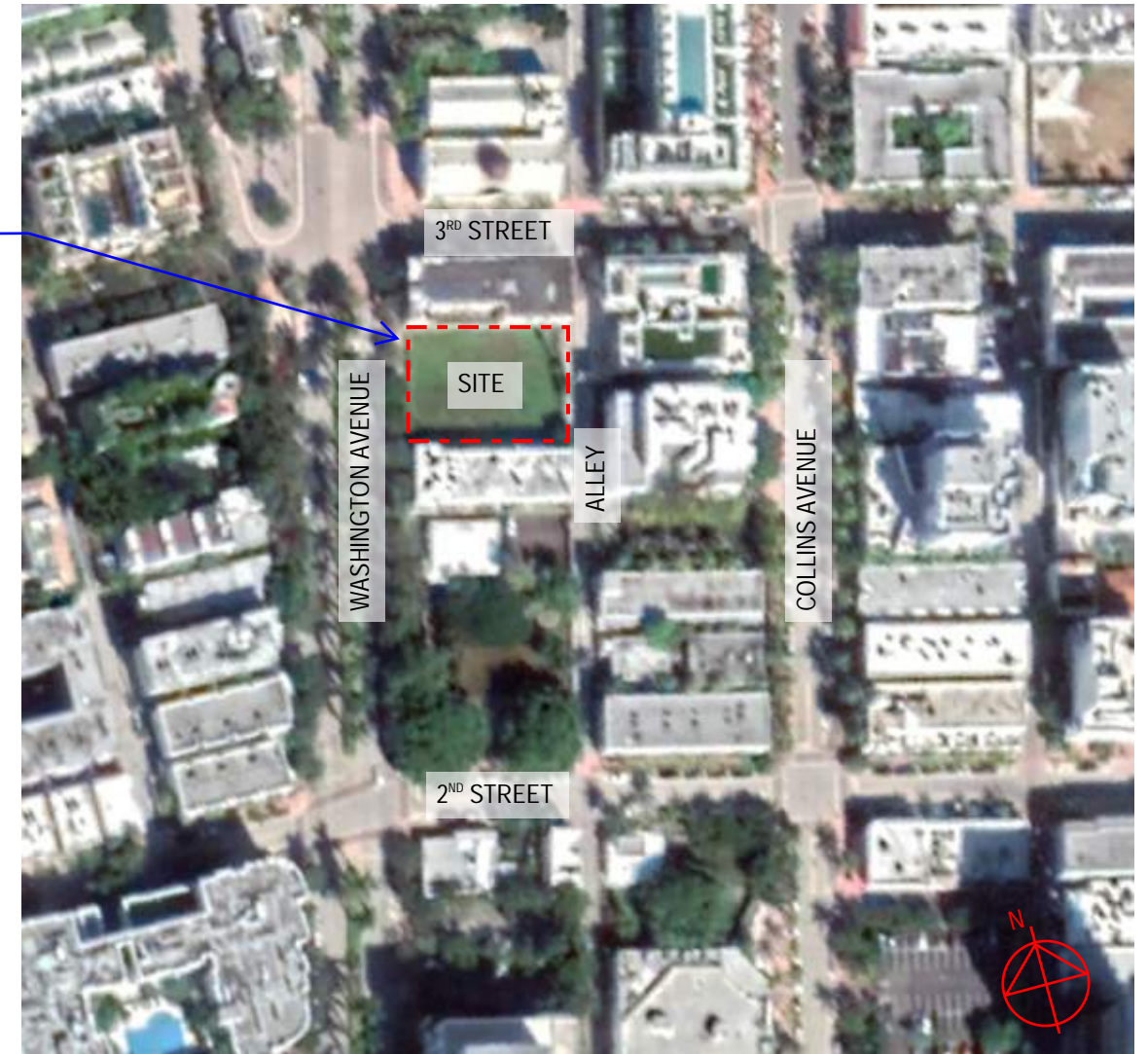
Lot Occupation	Required	Provided
Lot Area	5,750 sf min.	13,000 sf (0.298 acres)
Lot Width	50 ft min.	100 ft
Floor Area Ratio(FAR)	Max 1.75 = Max. 22,750 sf	22,497 sf
Open Space Ratio	0.70 min = 9,100 sf	7,582 sf
Open Space at grade	Equal to Setback Area min = 2,800 sf	2,805 sf
Open Space areas below 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 = 79 peo /15= 6 spaces)	6 spaces	
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 = 19 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

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DRAWING: SITE CONTEXT PHOTOS
 SCALE:
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G. CONTEXT PHOTO WASHINGTON AVENUE



H. 110 WASHINGTON AVENUE

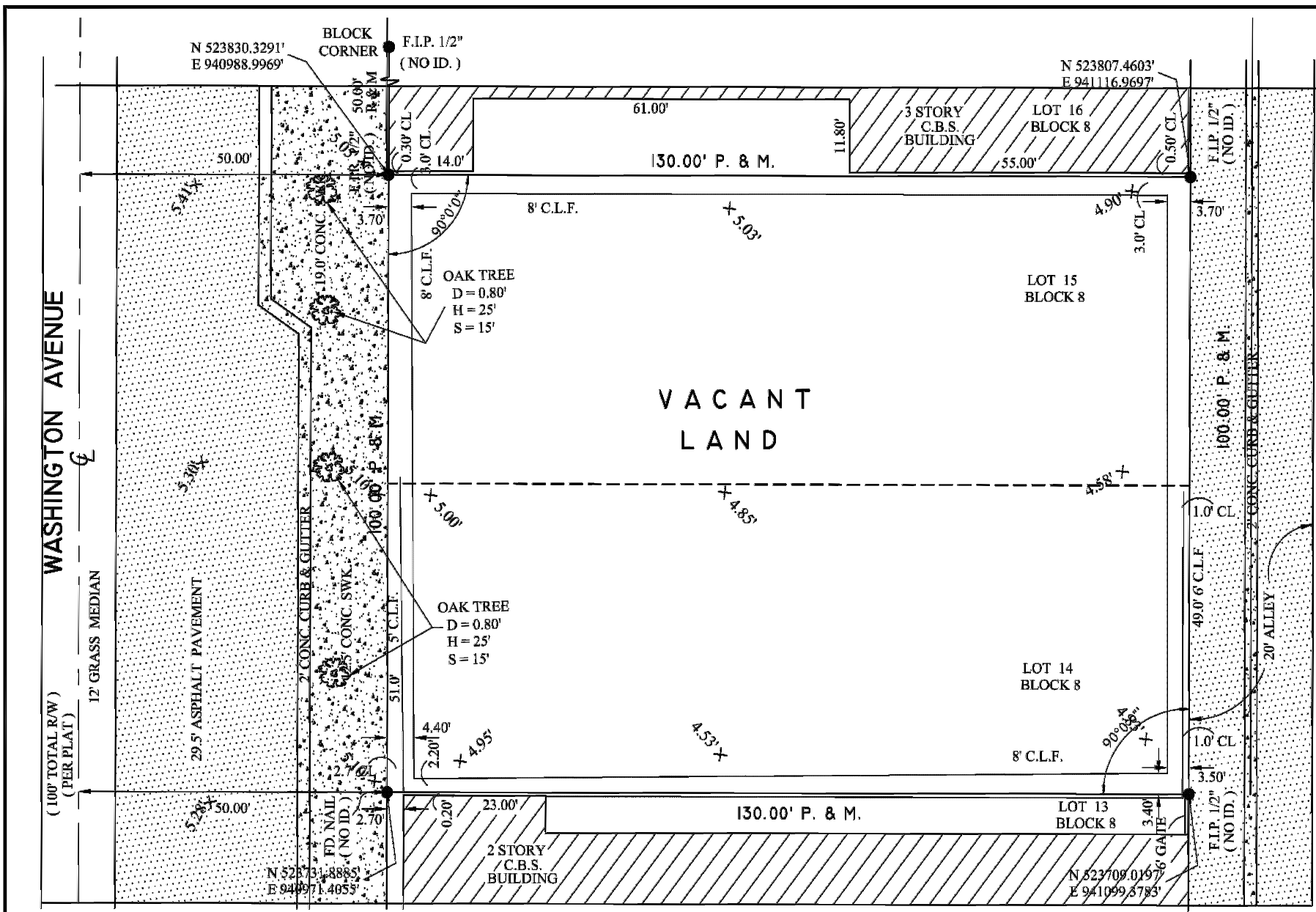


I. 119 WASHINGTON AVENUE



J. 404 WASHINGTON AVENUE





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

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

<p>CONC. = CONCRETE CONC. BLOCK WALL = CONCRETE BLOCK WALL WOOD DECK = WOOD DECK COVERED AREA = COVERED AREA ASPHALT = ASPHALT CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF) WOOD FENCE (WF) = WOOD FENCE (WF) IRON FENCE (IF) = IRON FENCE (IF) ARC DISTANCE = ARC DISTANCE LENGTH = LENGTH CENTRAL ANGLE / DELTA = CENTRAL ANGLE / DELTA RADIUS = RADIUS TANGENT = TANGENT POINT OF TANGENCY = POINT OF TANGENCY POINT OF CURVATURE = POINT OF CURVATURE POINT OF COMPOUND CURVE = POINT OF COMPOUND CURVE CATCH BASIN = CATCH BASIN CABLE UTILITY BOX = CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER P. = PROPERTY LINE C.L. = CENTER LINE M.L. = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT M.H. = MAN HOLE FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 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 P.C.P. = PERMANENT CONTROL POINT 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 = CHORD 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.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK FD. I.R. = FOUND IRON REBAR FD. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + D.0' = EXISTING ELEVATION</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

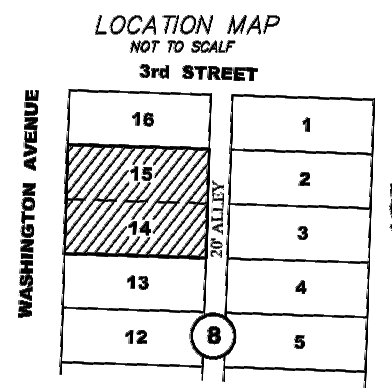
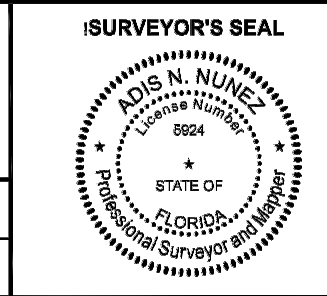
BLANCO SURVEYORS INC.
 Engineers • Land Surveyors • Planners • LB # 0007059
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141

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

FLOOD ZONE: AE
 PANEL: 0319
 DATE: 3/11/22

SUFFIX: L
 COMMUNITY # 120651
 DWN. BY: R.BELLO

FEMA DATE: 09/11/09
 BASE: 8'
 JOB No. 22-176



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

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Base Camp 305
 Planning Board Final Submission
 251 Washington Avenue, Miami Beach, FL 33139

DRAWING: SURVEY
 SCALE:
 DATE: April 25, 2022

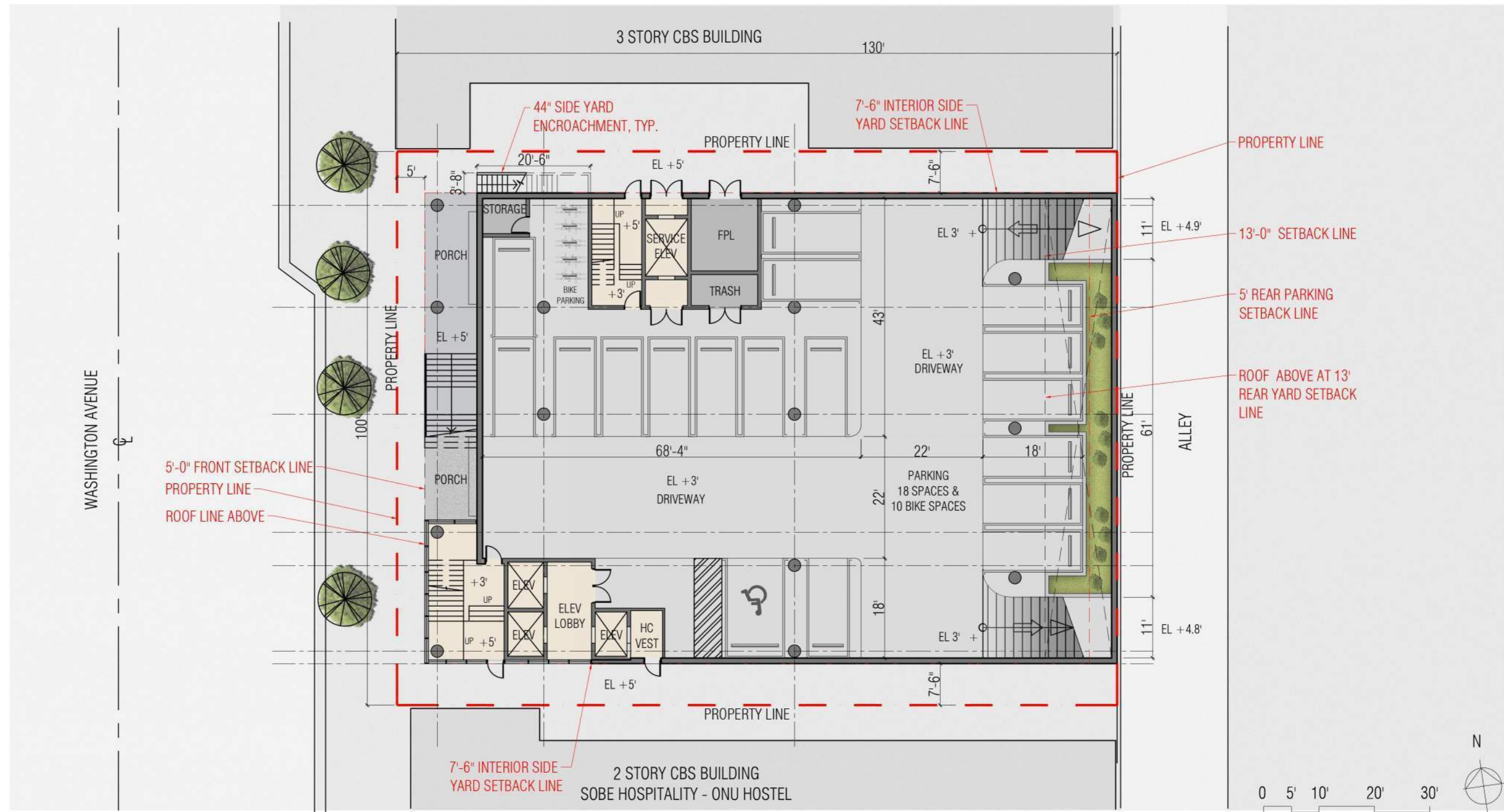
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A2.0

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DRAWING: 1ST FLOOR PLAN

SCALE: 1:20

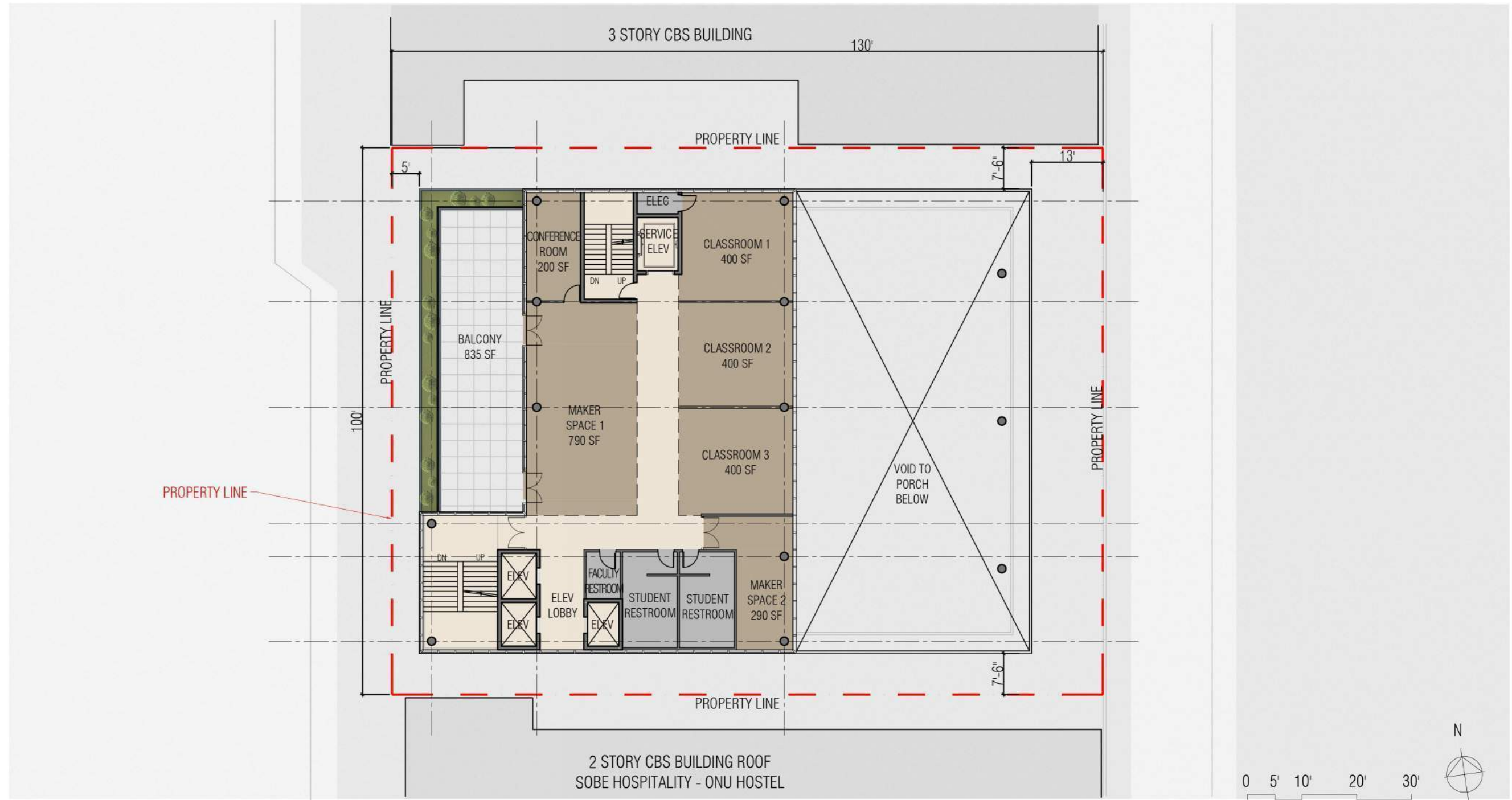
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Base Camp 305 Planning Board Final Submission 251 Washington Avenue, Miami Beach, FL 33139

DRAWING: 2ND FLOOR PLAN

SCALE: 1:20

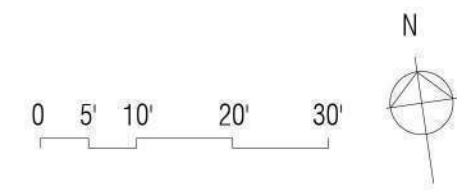
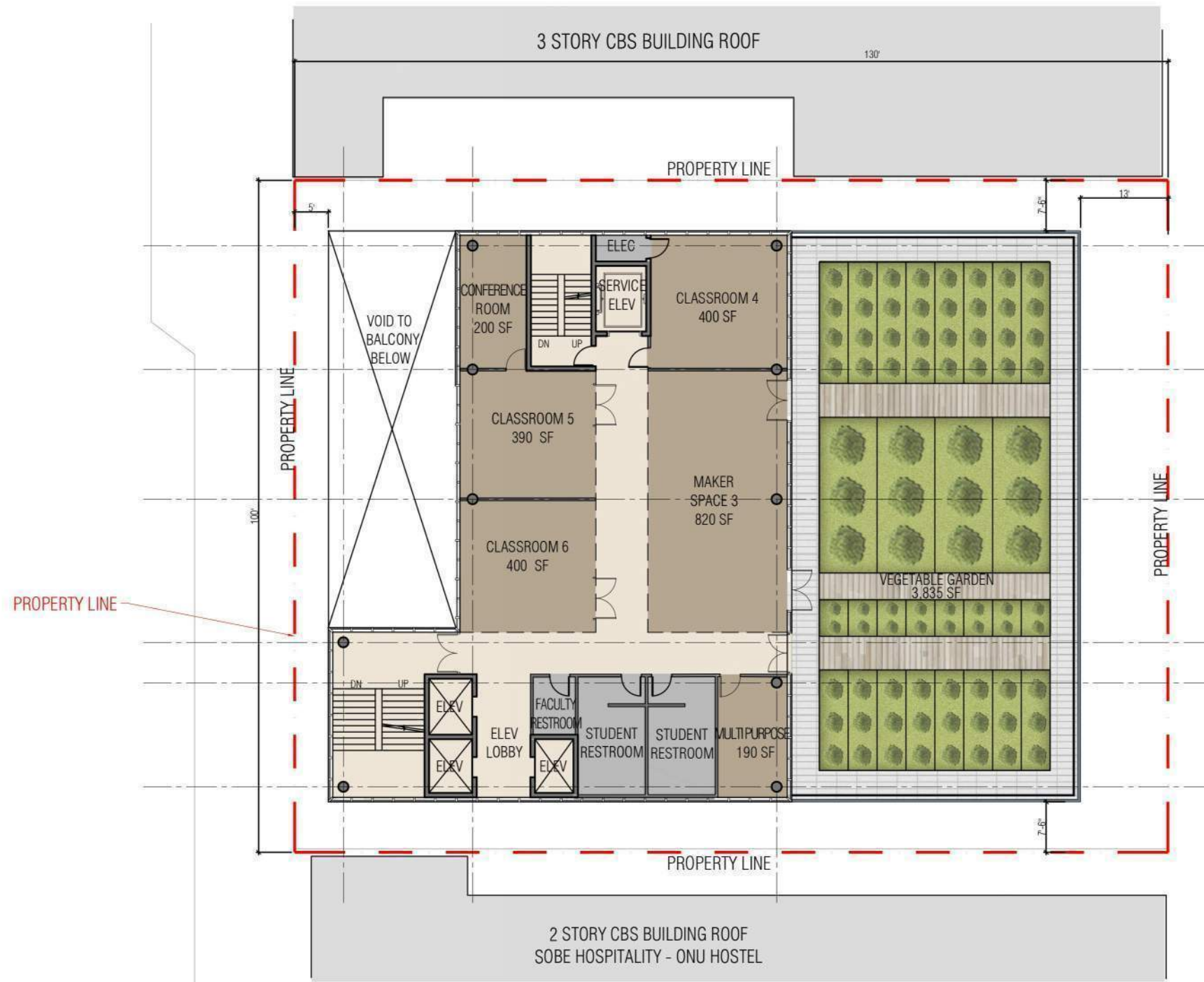
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DRAWING: 3RD FLOOR PLAN

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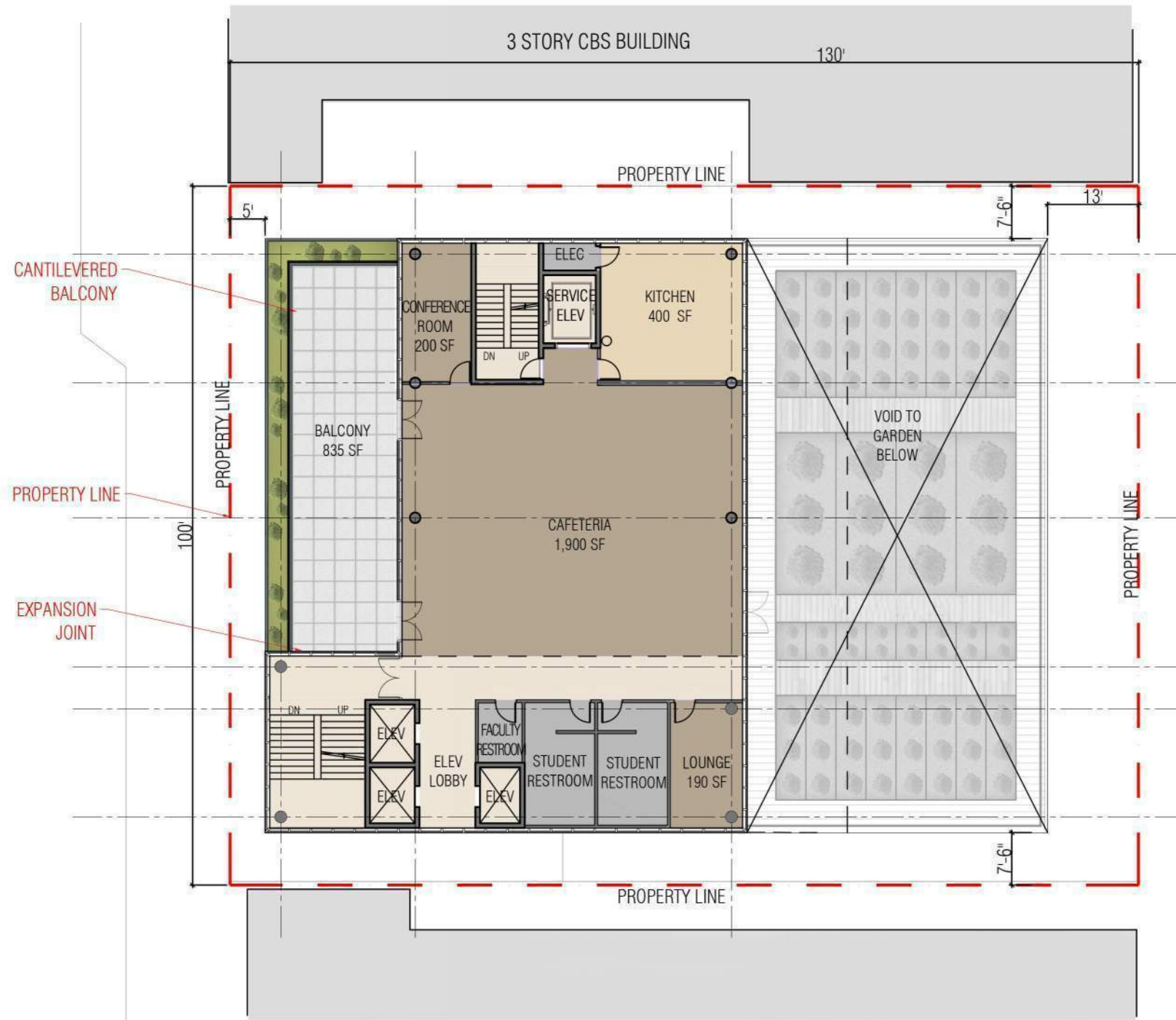
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DRAWING: 4TH FLOOR PLAN

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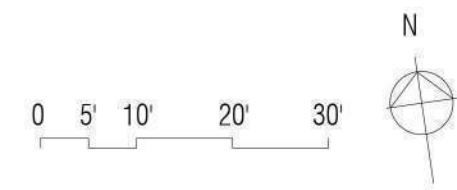
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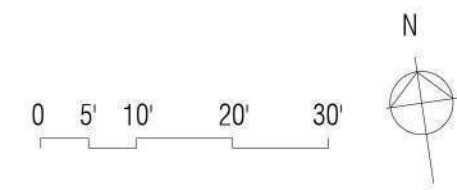
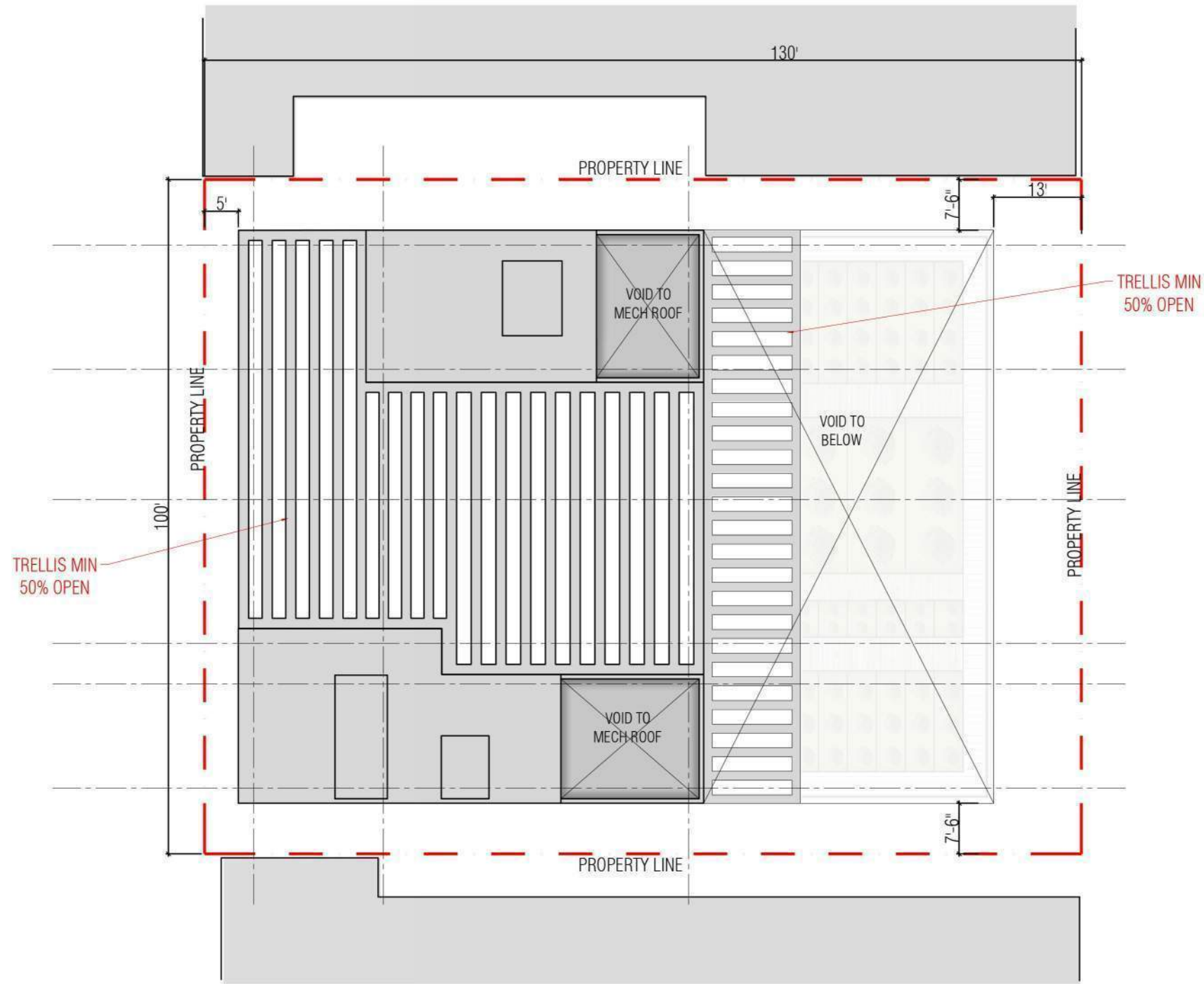


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DRAWING: UPPER ROOF PLAN

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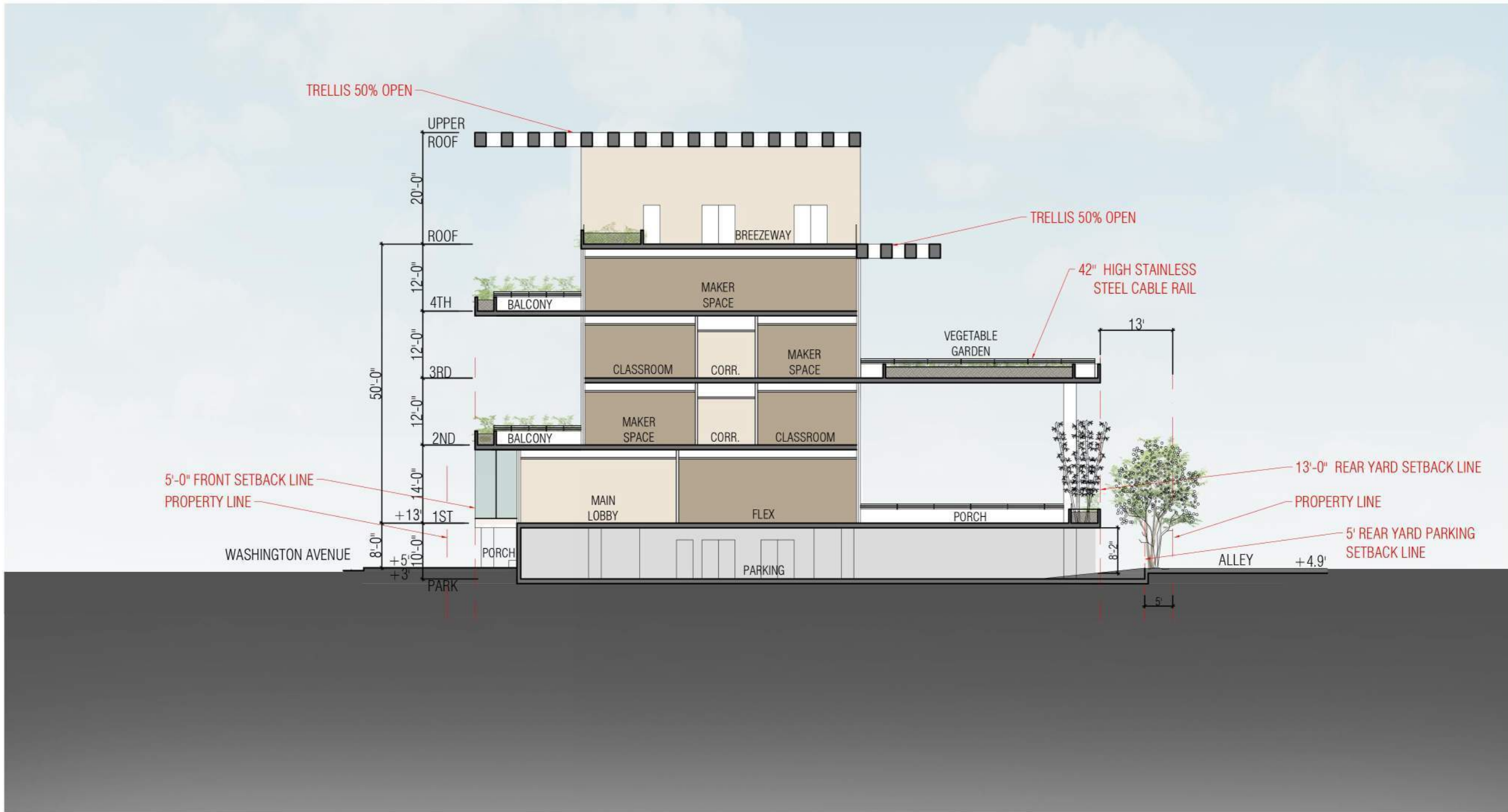
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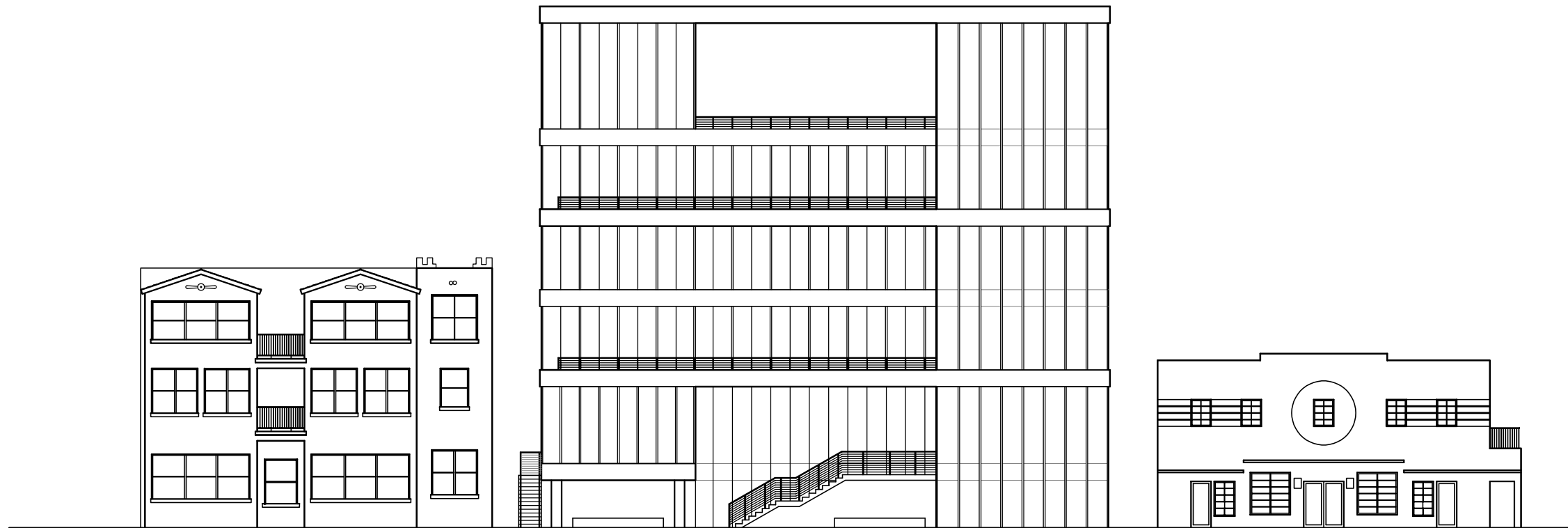
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DATE: April 25, 2022

A9.0

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251 WASHINGTON AVENUE SITE



251 WASHINGTON AVENUE SITE

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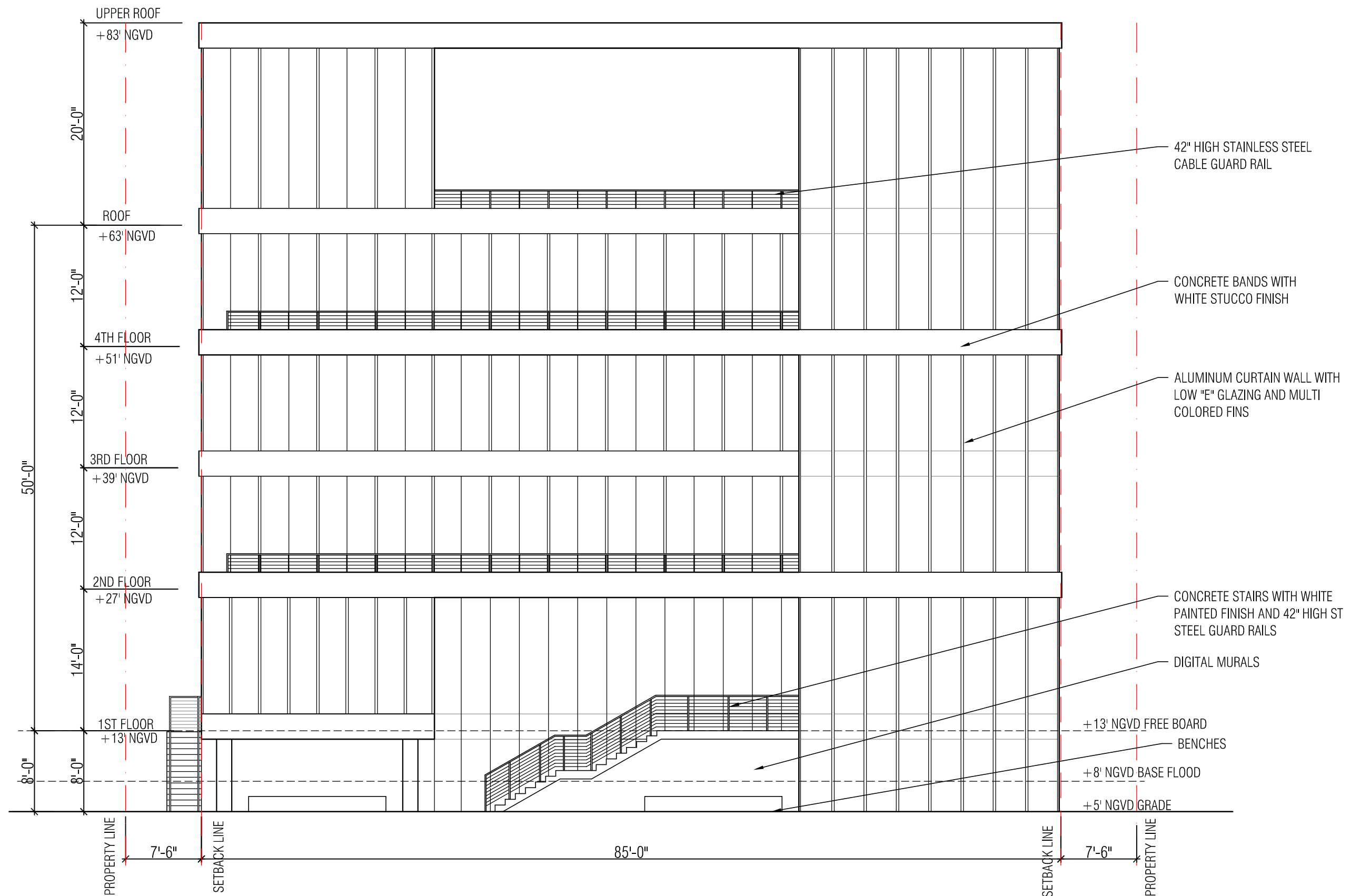


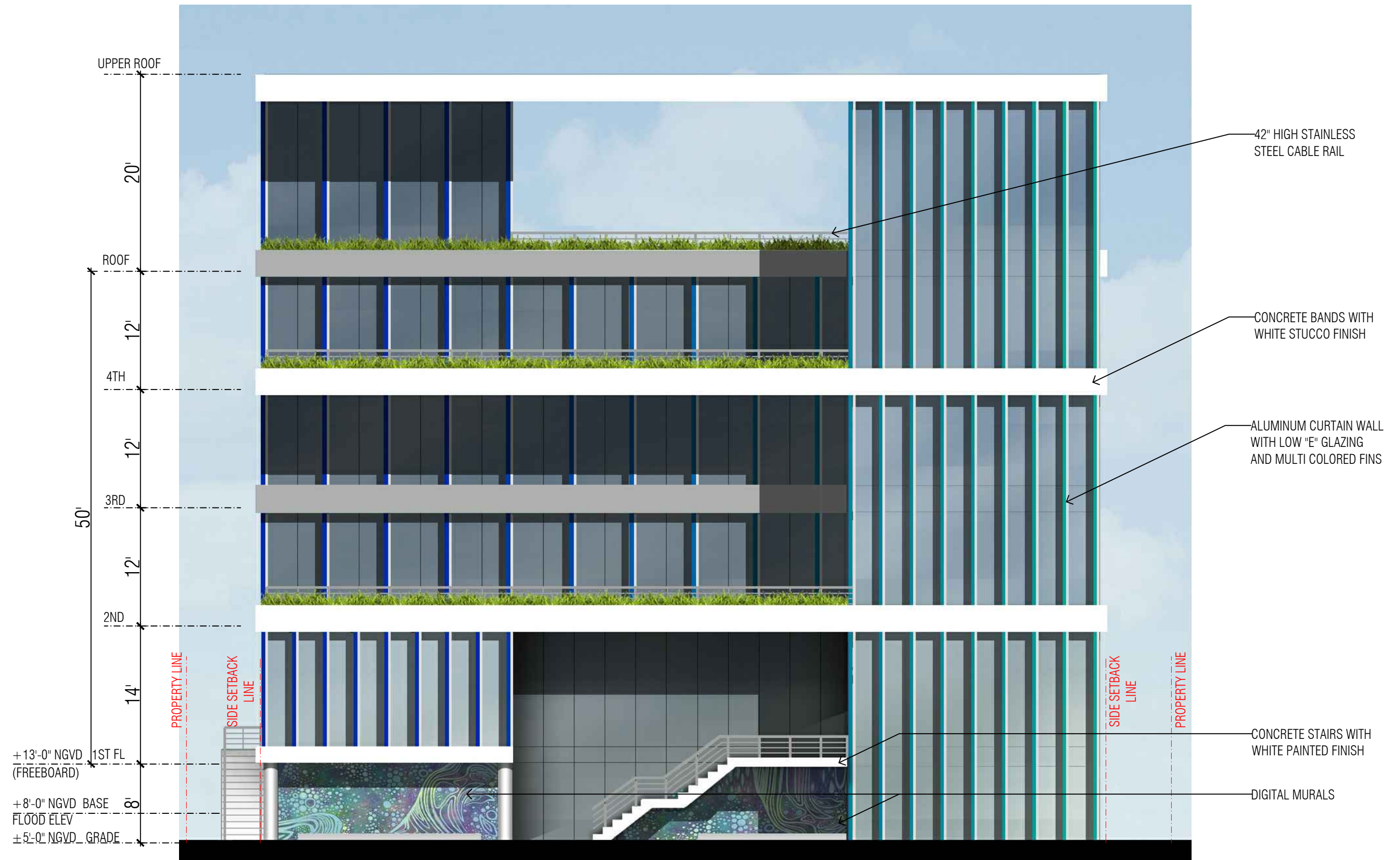
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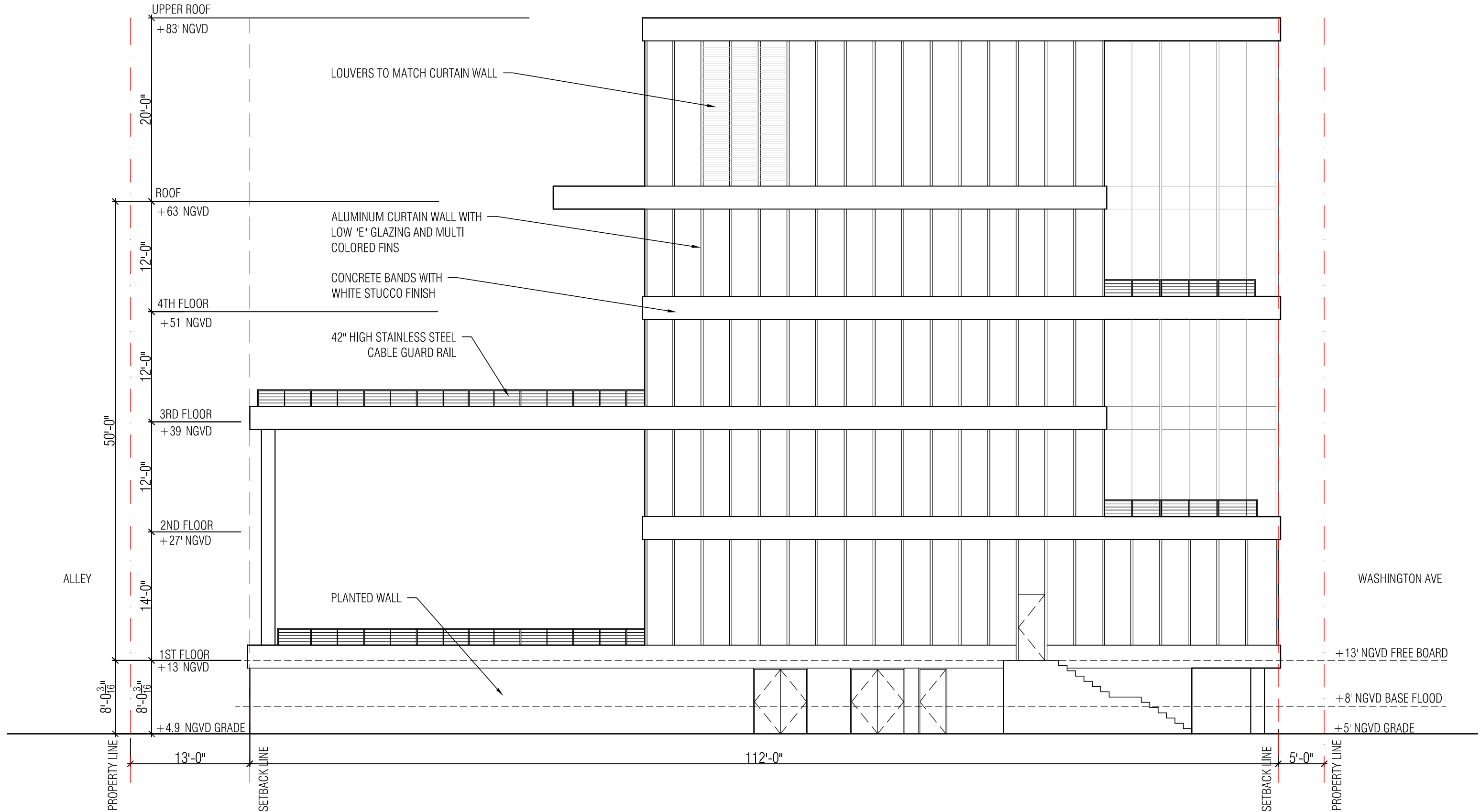
Base Camp 305
 Planning Board Final Submission
 251 Washington Avenue, Miami Beach, Fl 33139

DRAWING: WASHINGTON AVE ELEVATIONS
 SCALE: 1:20, $\frac{1}{32}'' = 1'-0''$
 DATE: April 25, 2022

A10.0







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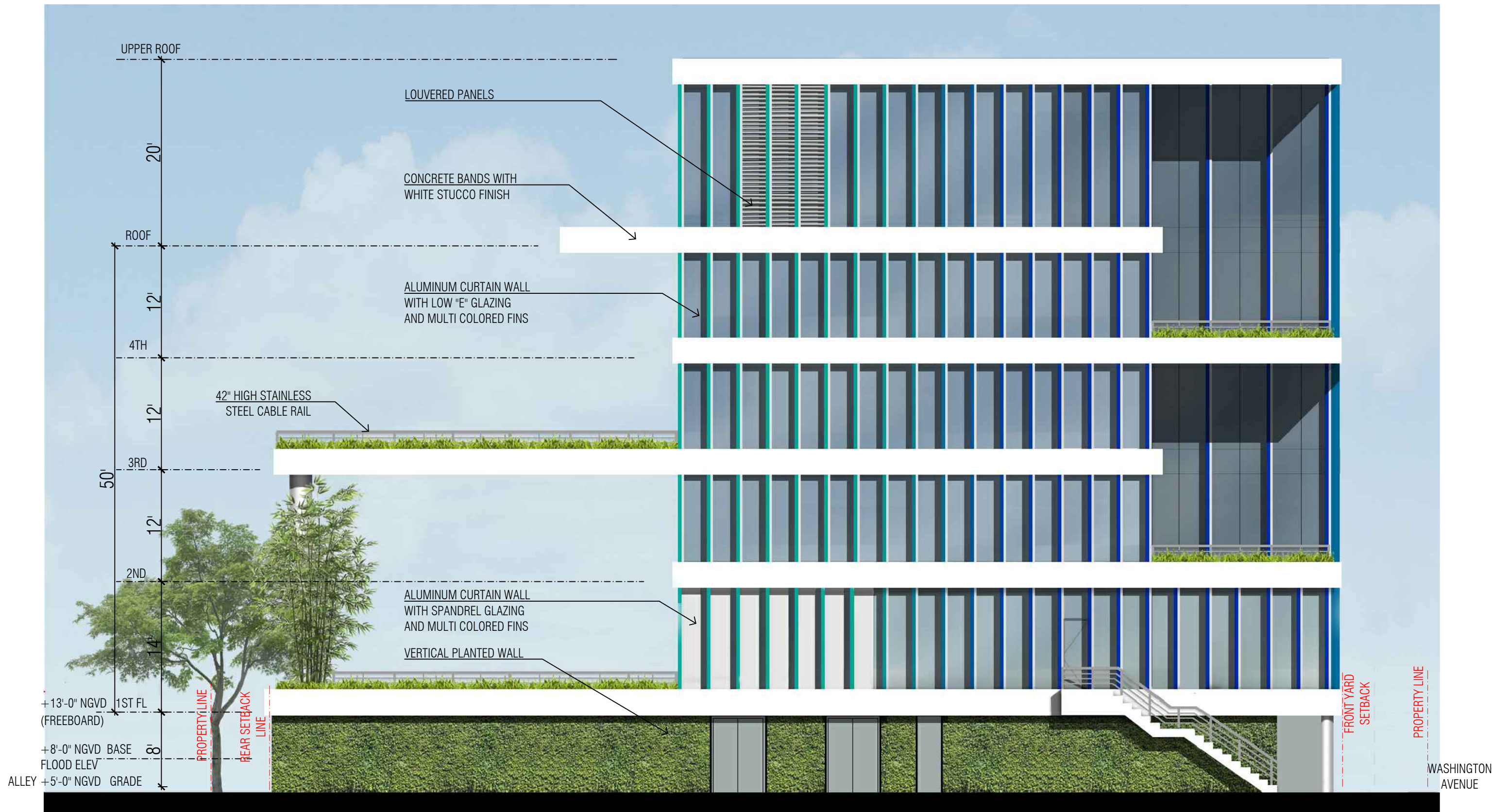


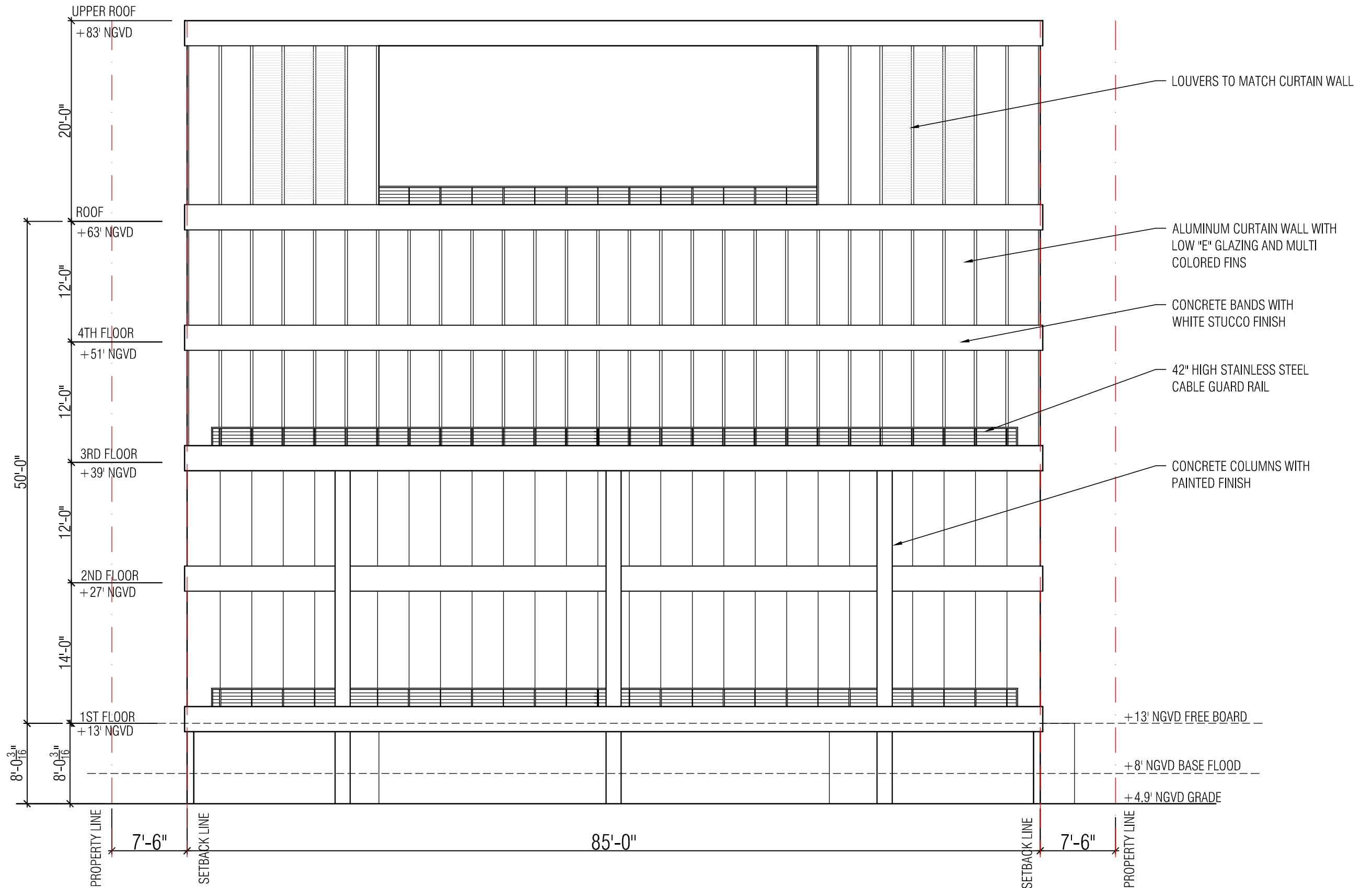
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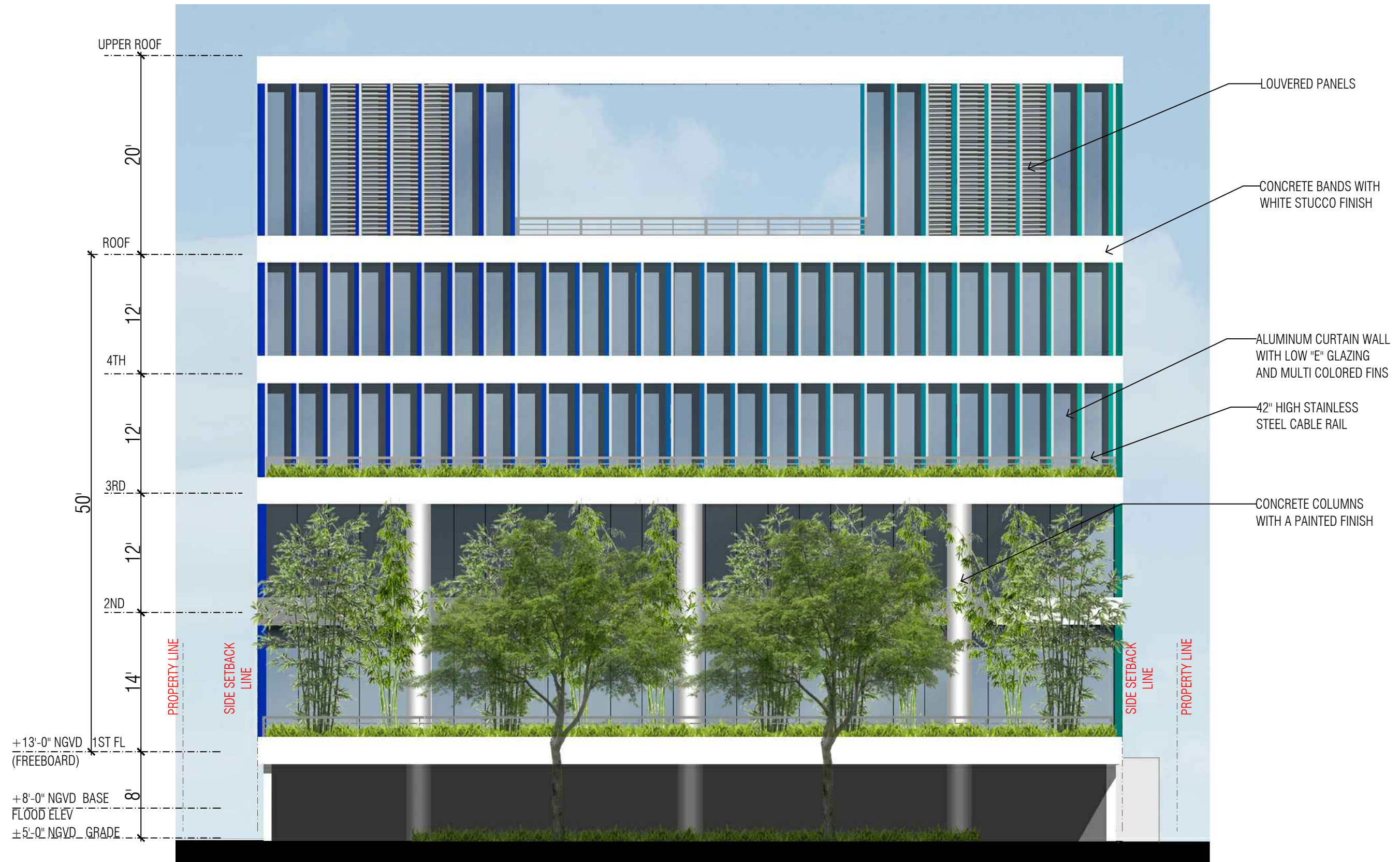
Base Camp 305
 Planning Board Final Submission
 251 Washington Avenue, Miami Beach, FL 33139

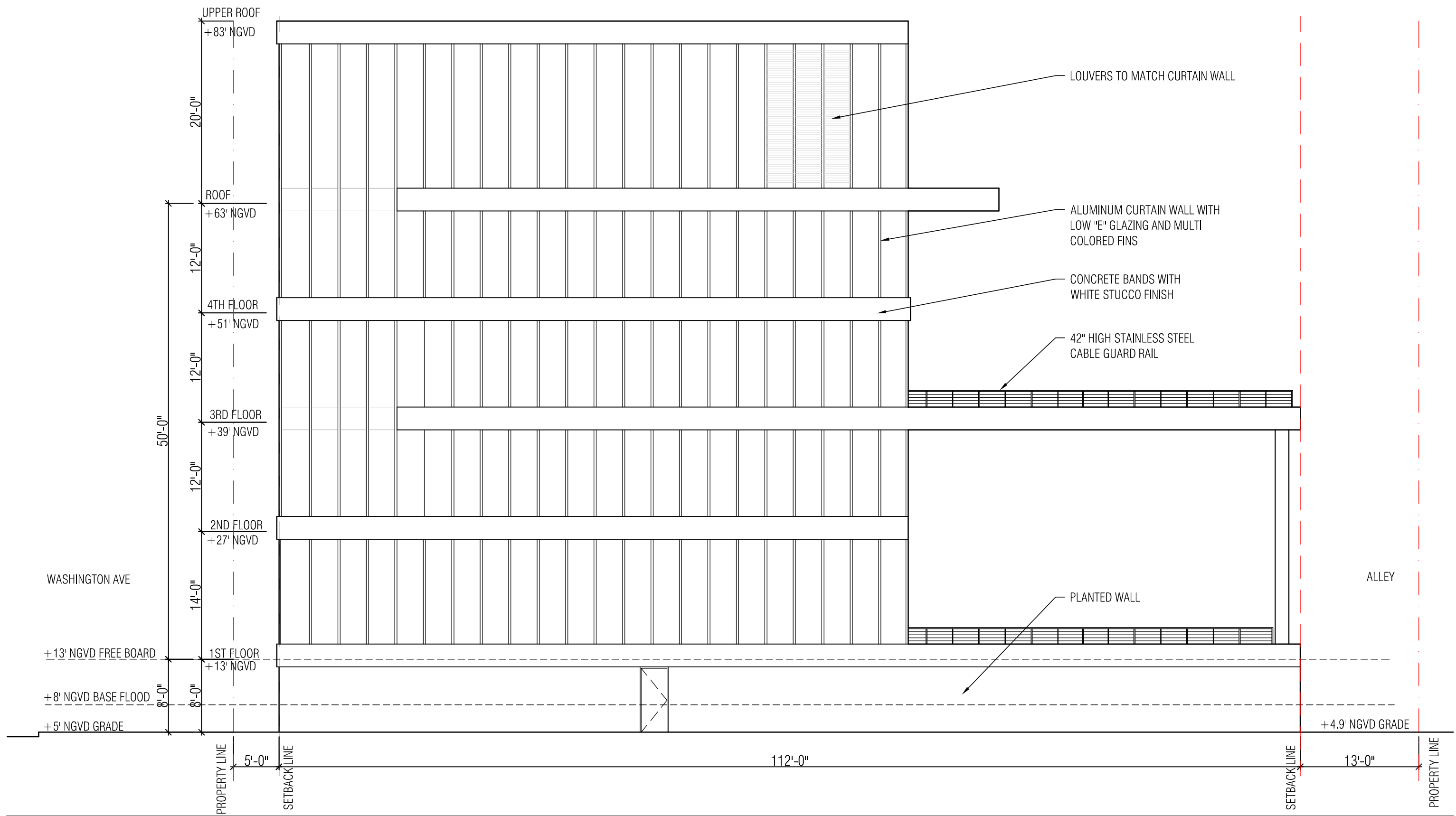
DRAWING: NORTH ELEVATION
 SCALE: 1:10
 DATE: April 25, 2022

A12.0A









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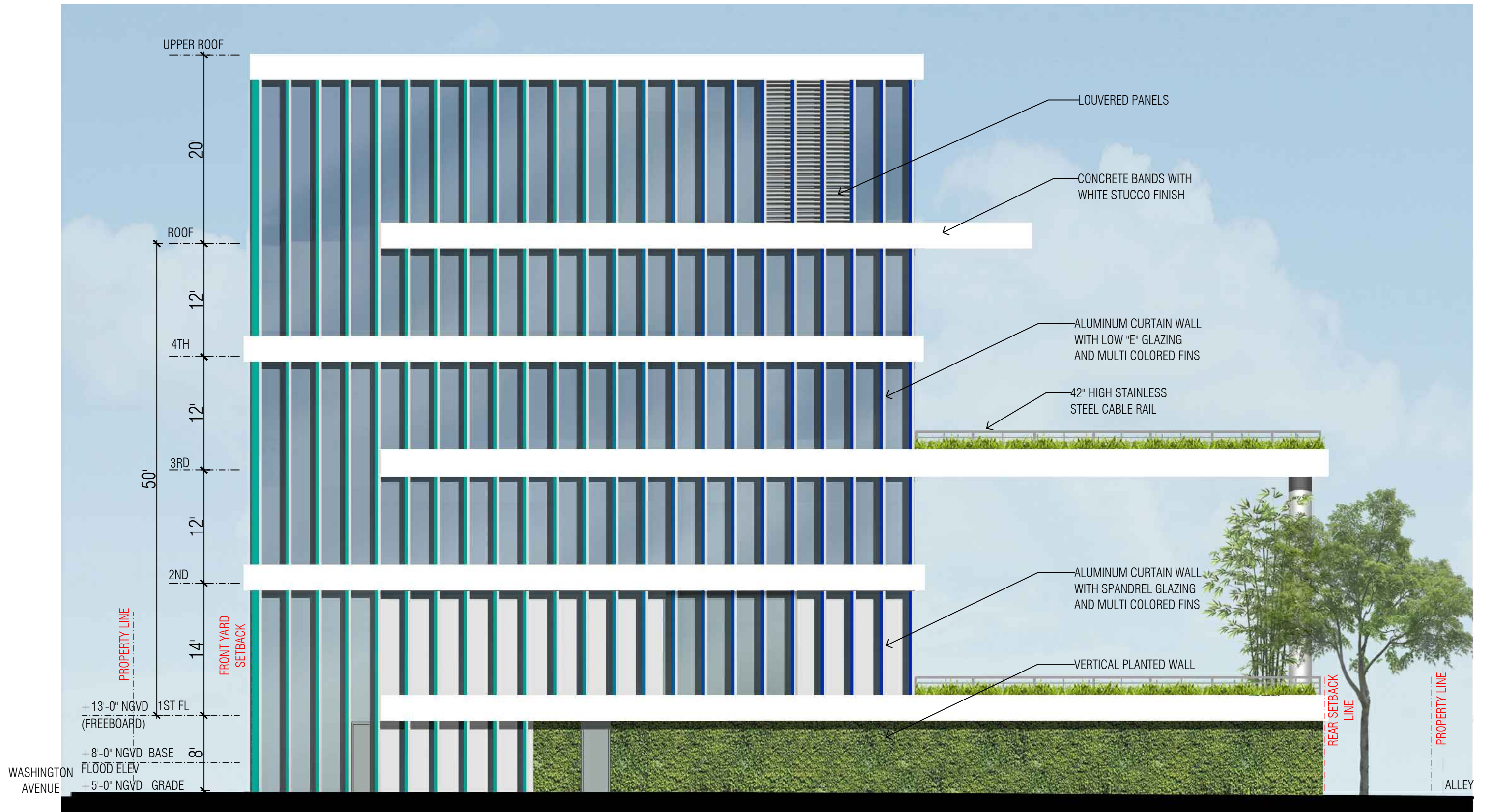
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 o=Arquitectonica International Corporation, c=US
 Date: 2022.04.21 11:24:27 -0400

Base Camp 305
 Planning Board Final Submission
 251 Washington Avenue, Miami Beach, FL 33139

DRAWING: SOUTH ELEVATION
 SCALE: 1:10
 DATE: April 25, 2022

A14.0A

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Base Camp 305
 Planning Board Final Submission
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DRAWING: SOUTH ELEVATION RENDERED
 SCALE: 1:10
 DATE: April 25, 2022

A14.0B

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Base Camp 305

Planning Board Final Submission
251 Washington Avenue, Miami Beach, Fl 33139

DRAWING: WASHINGTON AVE RENDERING
SCALE:
DATE: April 25, 2022

A15.0

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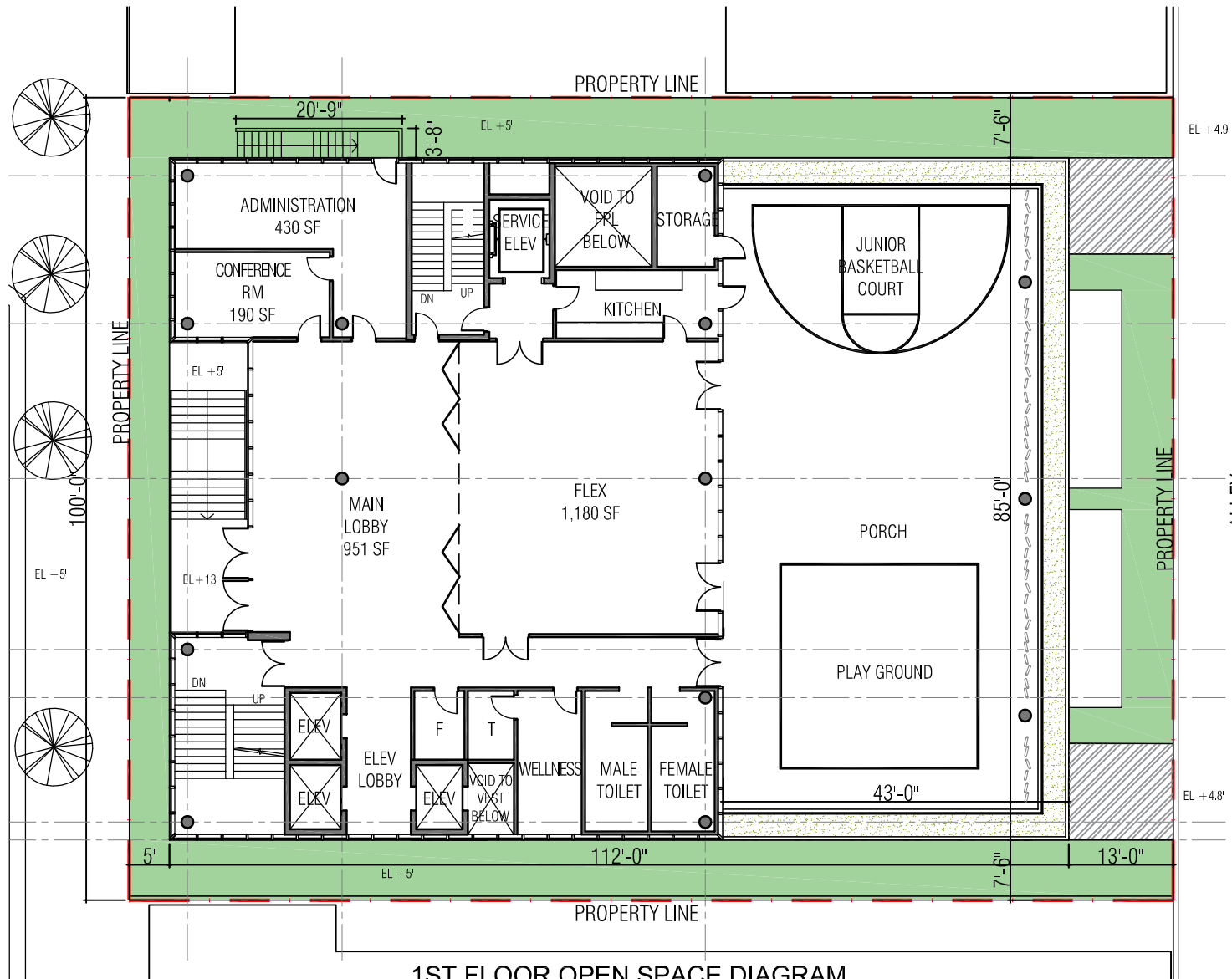


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Base Camp 305
 Planning Board Final Submission
 251 Washington Avenue, Miami Beach, Fl 33139

DRAWING: WASHINGTON AVE PEDESTRIAN LEVEL RENDERING
 SCALE: **A16.0**
 DATE: April 25, 2022

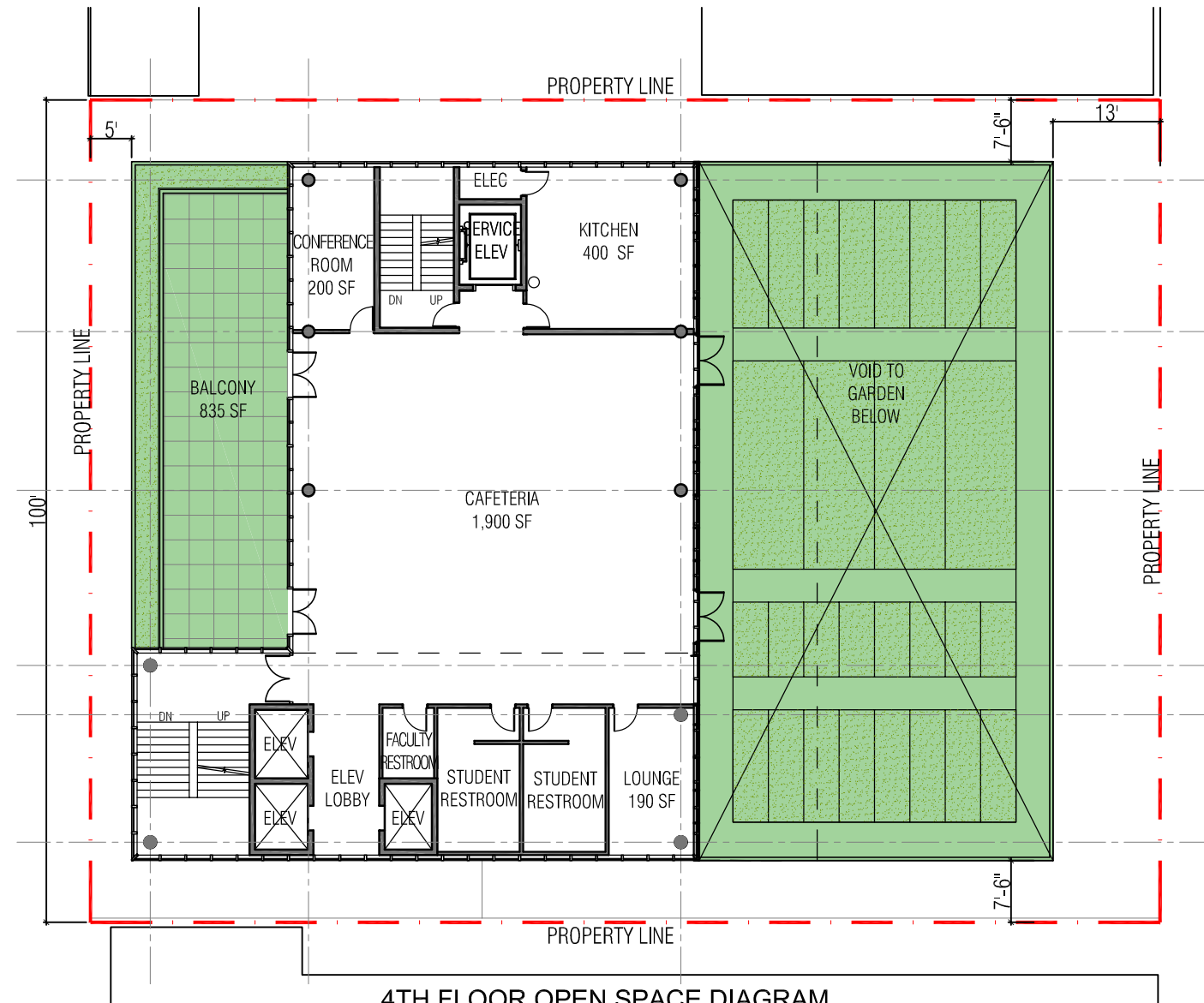
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1ST FLOOR OPEN SPACE DIAGRAM

- OPEN SPACE AT GRADE LEVEL
- DRIVEWAY

OPEN SPACE AT GRADE LEVEL:
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AT GRADE LEVEL AREA REQUIRED: 2,800 SF
 OPEN SPACE AT GRADE LEVEL AREA PROVIDED: 2,805 SF

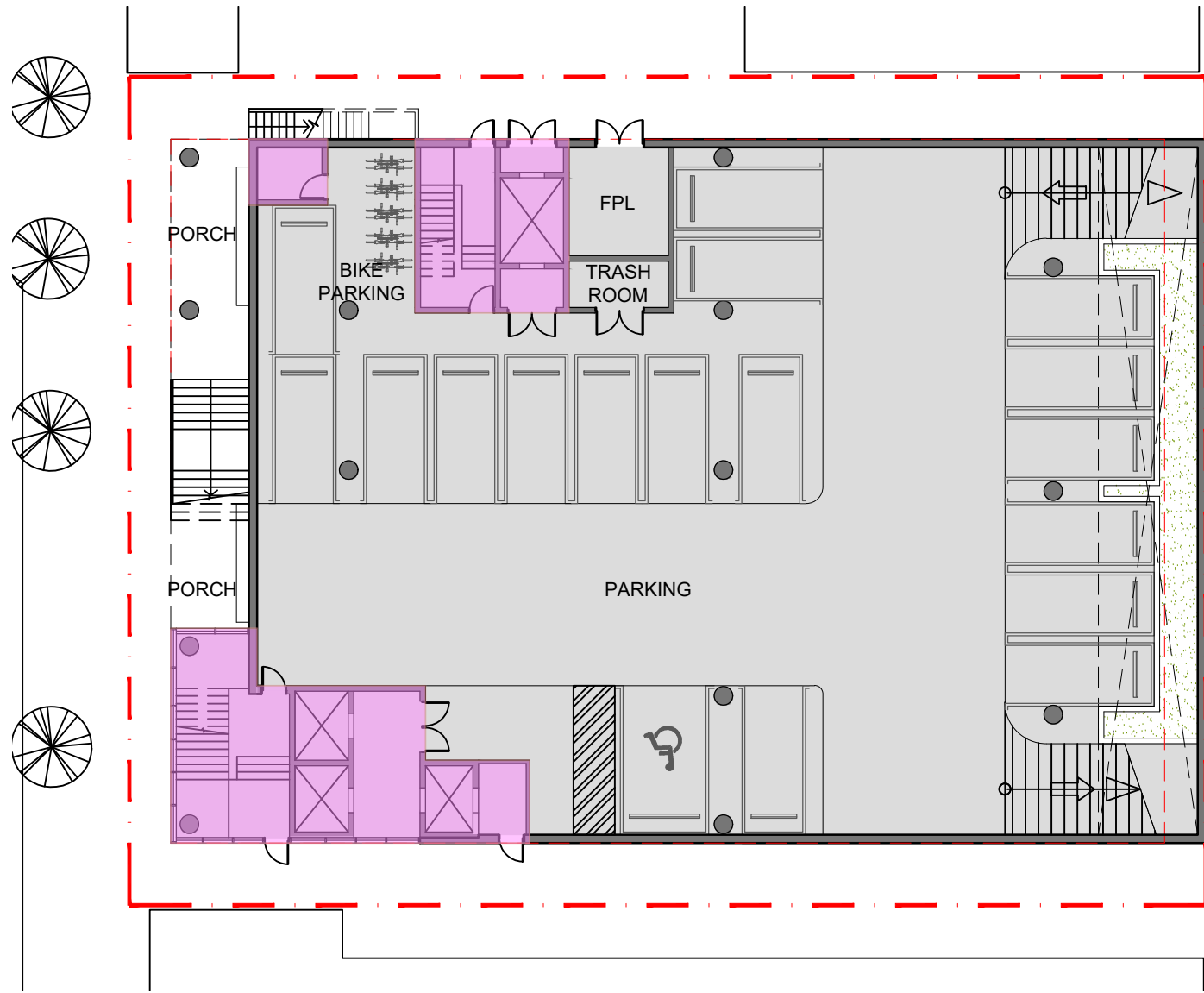


4TH FLOOR OPEN SPACE DIAGRAM

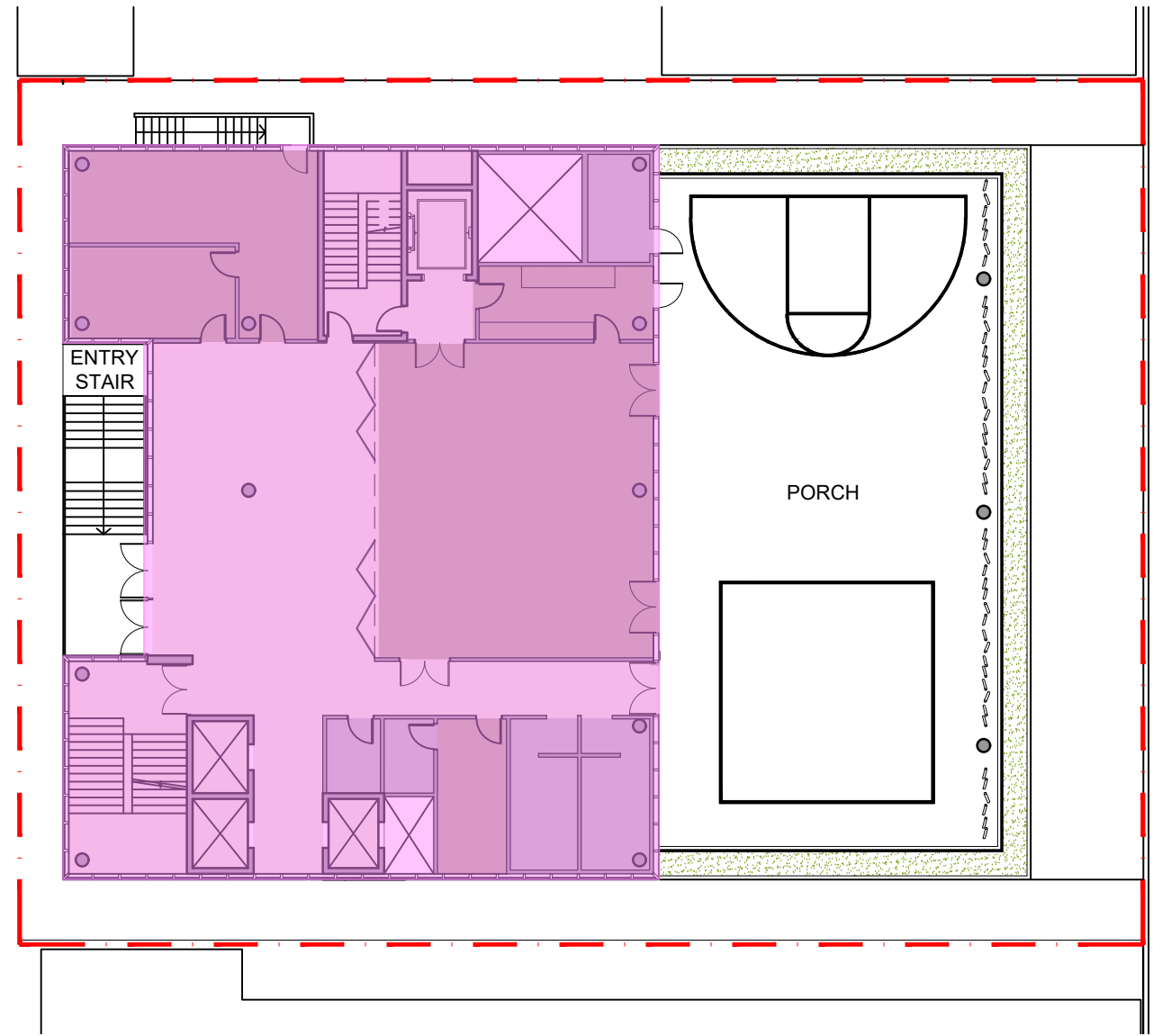
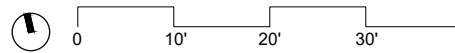
- OPEN SPACE BELOW 50'

OPEN SPACE BELOW 50':
 LOT SIZE: 13,000 SF
 MIN. OPEN SPACE AREA REQUIRED: 6,295 SF
 OPEN SPACE AREA PROVIDED: 4,777 SF
 OPEN SPACE BALANCE: 1,518 SF

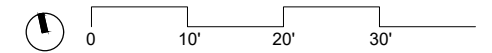
BALANCE OF OPEN SPACE REQUIREMENT TO BE PROVIDED BY APPLICANT THROUGH PAYMENT-IN-LIEU PURSUANT WITH THE OPEN SPACE REQUIREMENT SECTION 142-704 (b)(4)



LOWER LEVEL PLAN FAR = 1,250 SF
SCALE: 1/20"=1'-20"



1st FLOOR PLAN FAR = 5,526 SF
SCALE: 1/20"=1'-20"



- FAR PERMITTED = 22,750 SF

-FAR PROPOSED
 ROOF FAR = 370 SF
 4th FL FAR = 4,743 SF
 3rd FL FAR = 4,743 SF
 2nd FL FAR = 5,865 SF
 1st FL FAR = 5,526 SF
 LOWER LEVEL FAR = 1,250 SF
 22,497 SF

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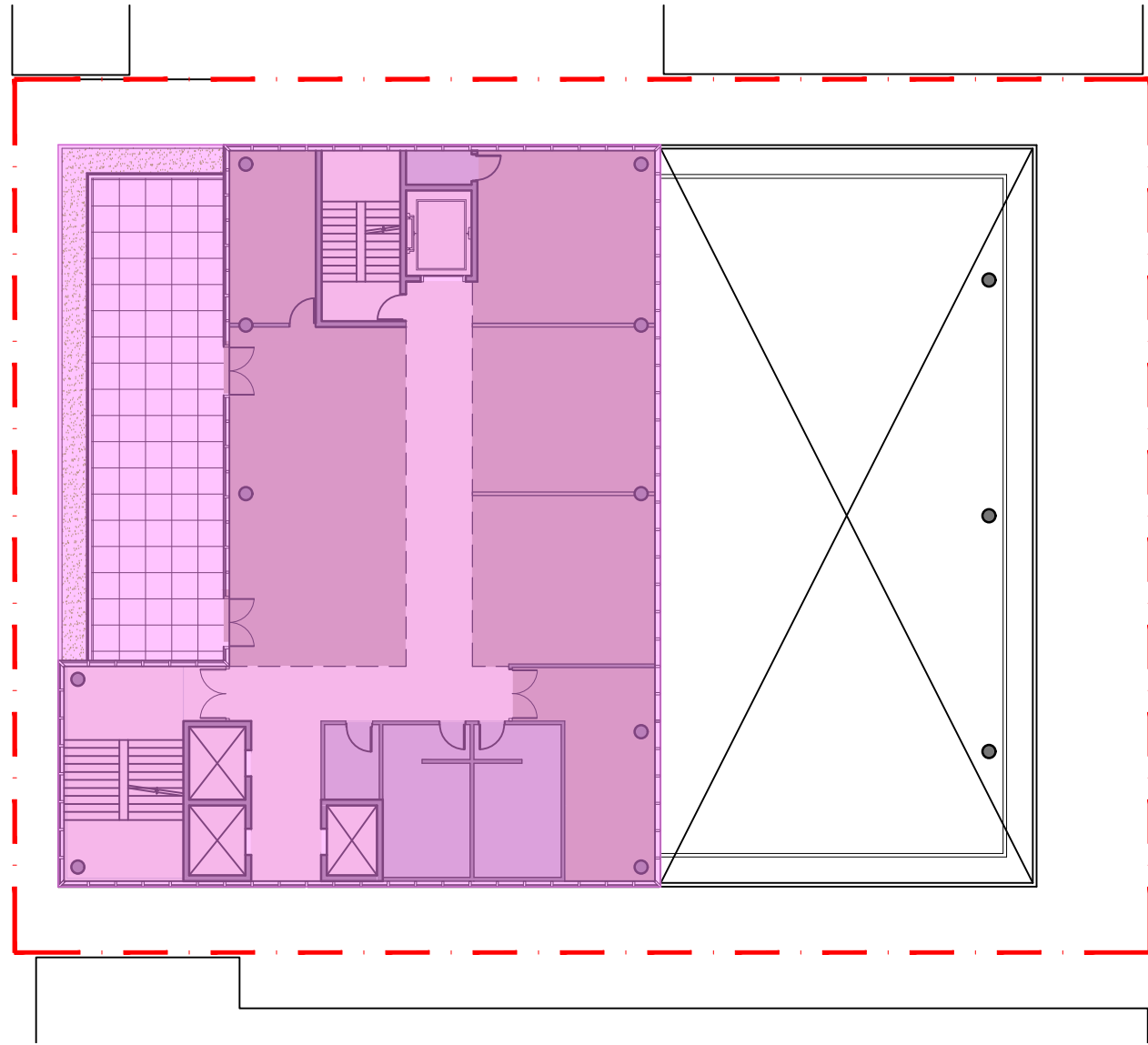


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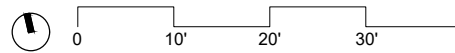
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DRAWING: FAR DIAGRAMS
 SCALE: 1:20
 DATE: April 25, 2022

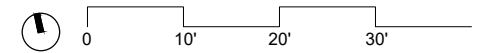
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2nd FLOOR PLAN FAR = 5,865 SF
 1/20"=1'-20" SCALE:



3rd LEVEL PLAN FAR = 4,743 SF
 SCALE: 1/20"=1'-20"



- FAR PERMITTED = 22,750 SF

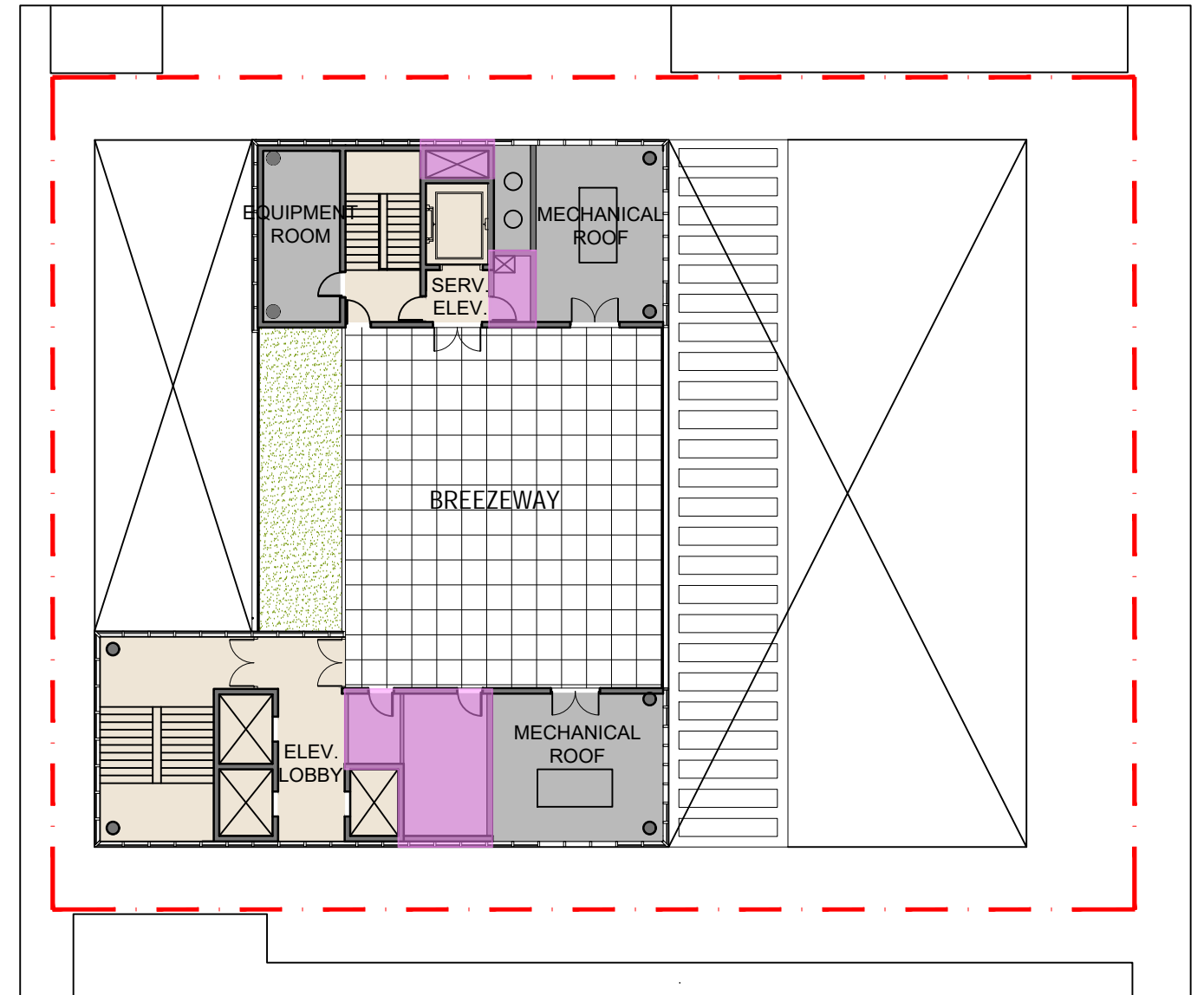
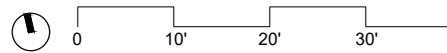
-FAR PROPOSED

ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		<hr/>
		22,497 SF

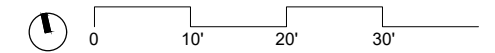




4th FLOOR PLAN FAR = 4,743 SF
SCALE: 1/20"=1'-20"



ROOFTOP PLAN FAR = 370 SF
SCALE: 1/20"=1'-20"



- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		22,497 SF

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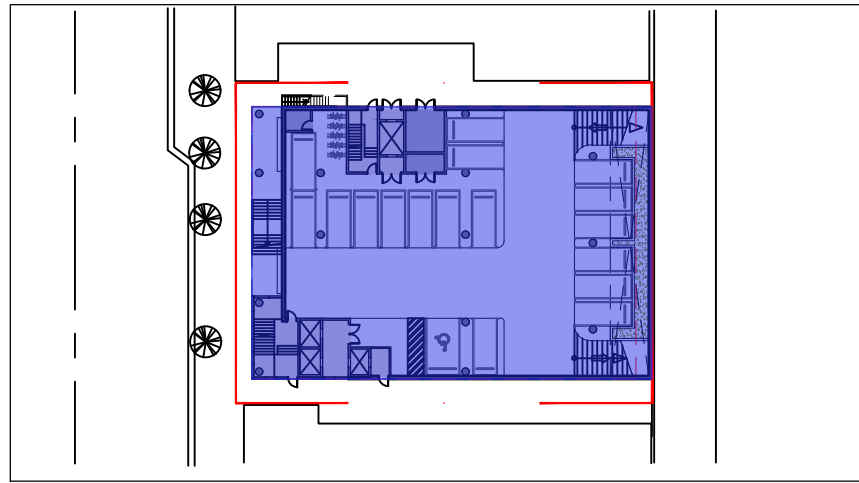
Base Camp 305
Planning Board Final Submission
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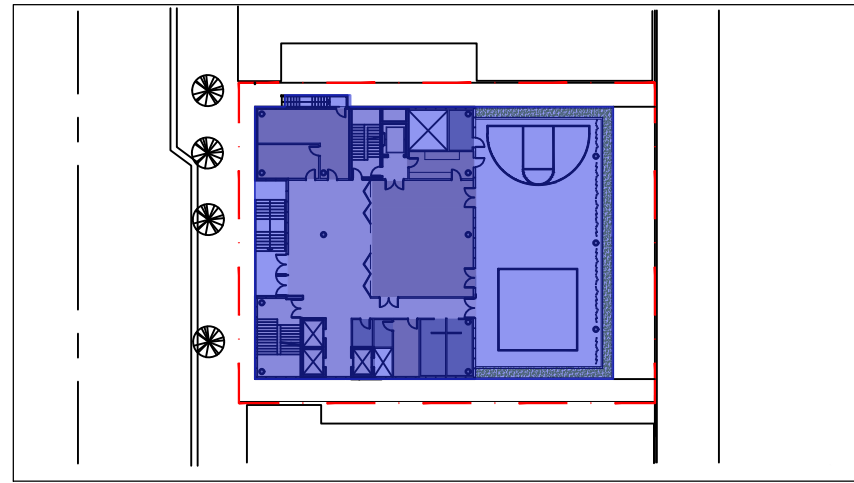
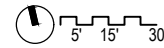
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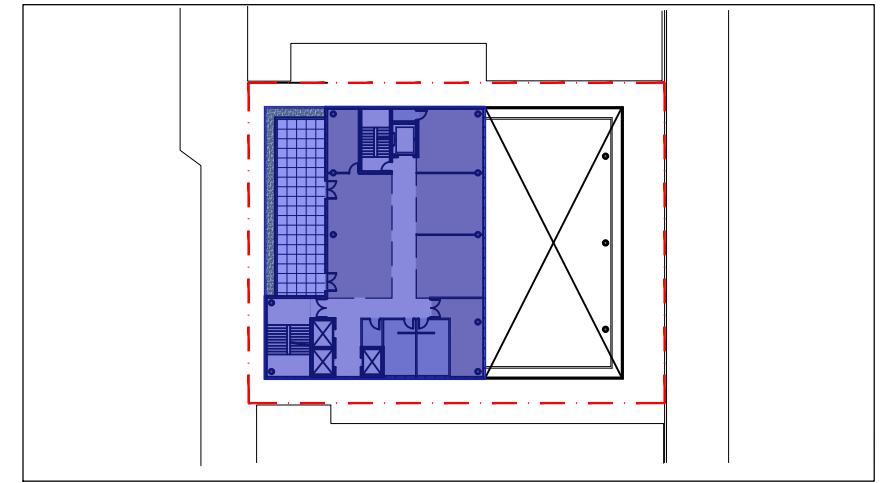
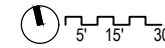
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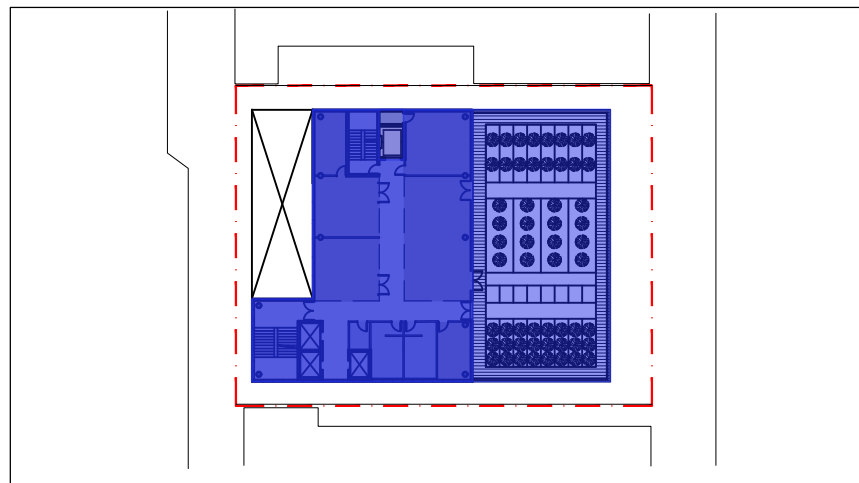
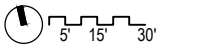
LOWER LEVEL PLAN GROSS = 10,625 SF
SCALE: 1/60"=1'-60"



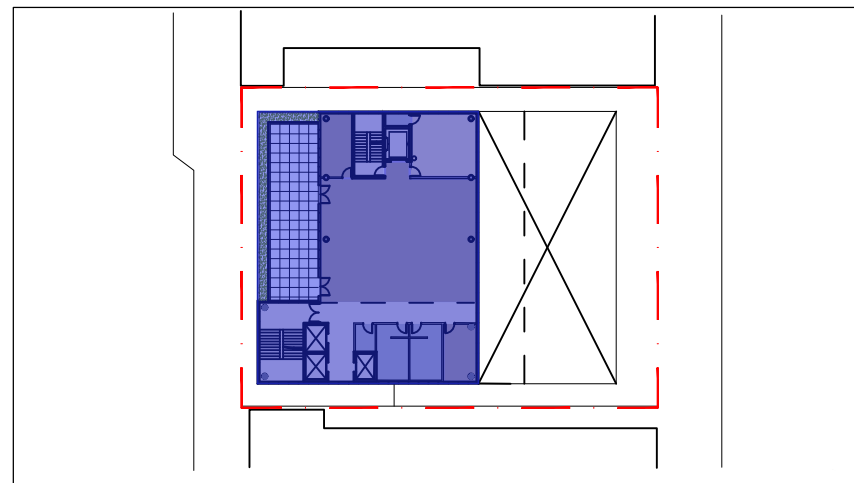
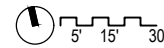
1st FLOOR PLAN GROSS = 9,595 SF
SCALE: 1/60"=1'-60"



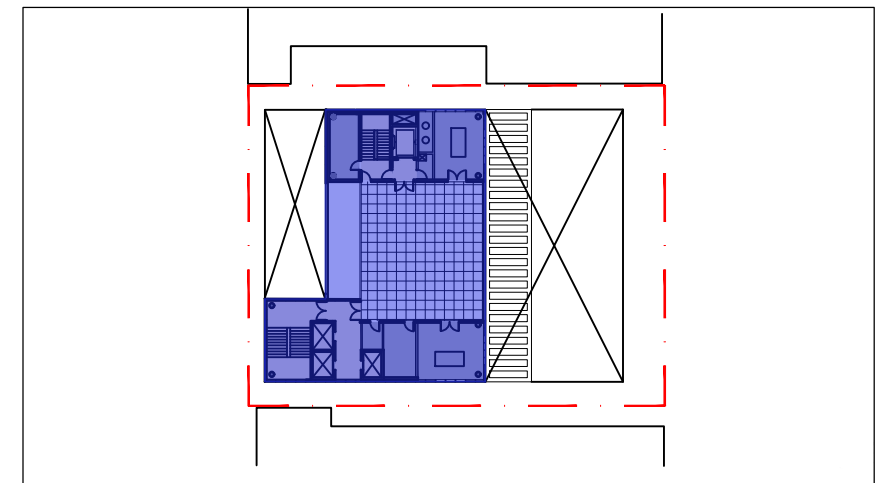
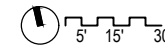
2nd FLOOR PLAN GROSS = 5,865 SF
SCALE: 1/60"=1'-60"



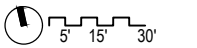
3rd LEVEL PLAN GROSS = 8,397 SF
SCALE: 1/60"=1'-60"



4th FLOOR PLAN GROSS = 5,865 SF
SCALE: 1/60"=1'-60"



ROOFTOP PLAN GROSS = 4,742 SF
SCALE: 1/60"=1'-60"



-GROSS CONSTRUCTION AREA

ROOF	=	4,742 SF
4th FL	=	5,865 SF
3rd FL	=	8,397 SF
2nd FL	=	5,865 SF
1st FL	=	9,595 SF
LOWER LEVEL	=	10,625 SF
		45,089 SF