

SCOPE OF WORK

Modification of HPB File No. 7632 and HPB17-0159 to install a sound barrier parapet wall along the north and west boundary of the outdoor pool deck.

Historic Preservation Board Modification: Final Submittal HPB21-0478

7 September 2021

601-685 Washington Avenue Miami Beach, FL

dreamscape

New York / Los Angeles / Miami / Las Vegas / San Francisco

Narrative of Revisions September 7, 2021

Members of the Miami Beach Historic Planning Board;

Dreamscape Companies and our ownership and operating partners are requesting to extend our existing 3rd level parapet wall with special sound dampening materials and landscaping in order to create both a barrier and an absorptive surface in order to mitigate the effect on the surrounding community of sound generated on the pool deck of the goodtime hotel during permitted entertainment use. We propose extending the existing Raymond Jungles designed podium landscaping so as to unify the new extension with existing conditions.

1. DEFICIENCIES IN PRESENTATION

- a. Provide enlarged existing and proposed plans for the pool deck area.
 Please find existing and proposed pool deck plans on drawings A-101 (Page 9) and A-102 (Page 10) respectively.
- b. Provide detailed existing and proposed section drawings for the proposed sound barrier. Show how the barrier will be attached. Will the existing guardrail be removed?

 Please find existing parapet on drawing A-301 (Page 15) and the parapet extension sound wall on drawing A-302 (Page 16). Drawing A-401 (Page 17) shows the details of how the sound wall will be attached to the existing parapet wall.
- Staff is very concerned with regard to the viability of the landscaping proposed for the vertical barrier as no landscaping information has been submitted. Provide proposed landscaping plans including details of how the landscaping will be attached to the sound barrier.
 Raymond Jungles has provided landscape drawings LP.202 (Page 19) and LH.510 (Page 20), as well as a narrative addressing specific questions. The landscaping will be a combination of the existing vines and new infill vines growing up an extension of the existing Jacobs Wire trellis.
- d. Provide realistic renderings.
 Existing condition (Page 21) and proposed (Page 22) landscape renderings provided.
- e. Provide current color photographs of the entire pool deck area. **Pool deck photographs provided (See Exhibit).**
- f. Provide a narrative by the landscaping architect indicating how long it will likely take for the landscaping to cover the wall.
 - Please see narrative provide by Raymond Jungles (Page 2).
- 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)
 - a. Staff recommends that the applicant explore setting back and/or reducing the height so that it is out of the line of sight when viewed from across Washington Avenue.
 Setting the sound barrier further back from the street is not feasible due to the mechanics of attachment to the existing structure.

Narrative of Revisions



PROJECT: 601 Washington Ave.

Prepared for: City of Miami Beach

Date: September 3, 2021 Purpose: Responses to HPB

Note:

The revised drawings are being submitted in response to comments received from The City of Miami Beach Historic Preservation Board. The responses below reflect revisions or clarifications in response to the comments received.

All changes described below are based upon the Drawings prepared by Raymond Jungles, Inc.

	Comment						
#1	Clarify scope of landscape and irrigation system work within the proposed work areas.						
	Response / Revision Narrative						
new Trachelospermum	cations are shown on the Understory Planting Plan and Plant List, please refer to LP.202. There are (70) jasminoides and (15) new Allamanda cathartica. There is no new irrigation proposed. Irrigation can be sting landscape must be unharmed during the installation of new landscape.						
	Comment						
#2	Show how existing landscaping to remain will be protected within close proximity of the proposed work areas.						
	Response / Revision Narrative						
The new vines will be pl	anted in the open gaps next to existing vines. No additional vine protection is needed.						
	Comment						
#3	Provide a narrative by the landscaping architect indicating how long it will likely take for the landscaping to cover the wall.						
	Response / Revision Narrative						
Under the optimum gr	Under the optimum growing conditions, the vines can grow up the new wall in about 6 months.						
	END						

ZONING DATA	
LEGAL DESCRIPTION	
	, AND 21 OF BLOCK 34, OF OCEAN BEACH, FLA. ADDITION №1, OF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RIDA.
LYING AND BEING IN SECTION 3, T MIAMI-DADE COUNTY, FLORIDA.	OWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH,
SITE DATA	
ADDRESS	601 WASHINGTON AVE, MIAMI BEACH FLORIDA 33139
ZONING DESIGNATION	CD-2 (COMMERCIAL, MEDIUM INTENSITY DISTRICT
	WASHINGTON AVENUE ZONING INCENTIVES
FLOOD ZONE	"AE" (ELEV. +8'-0" NGVD 29; ELEV.+ 6.45' NAVD 88)
LOT AREA	69,437.00 SQ.FT. 68,770.00 SQ.FT.
HISTORIC DISTRICT	FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT

DEVELOPMENT REGULATIONS				
	ALLOWED/ REQUIRED	PROVIDED		
F.A.R.				
2.00 X 68,770 SQ.FT.	137,540.00 SQ.FT.	137,136.06 SQ.FT.		
MAXIMUM BUILDING HEIGHT	75 FT	75 FT		
MAXIMUM NUMBER OF STORIES	7	7		
USES BY LEVEL				
BASEMENT = B.O.H. GROUND FLOOR = RETAIL / LOBBY / BOH SECOND FLOOR = PARKING THIRD FLOOR = AMENITIES / HOTEL 4th-7th = HOTEL				
SETBACK REQUIREMENTS RESIDENTIAL USES SHALL FOLLOW RM-2				
FRONT (WASHINGTON AVE.)				
SUBTERRANEAN	0'-0"	10'-8"		
GROUND FLOOR	0'-0"	0'-0"		
ABOVE GROUND UP TO 35' IN HT.	10'-0"	10'-8"		
ABOVE 35' IN HT.	30'-0"	39'-9"		
REAR (ALLEY)				
SUBTERRANEAN	0'-0"	2'-0"		
GROUND FLOOR		0'-0"		
ABOVE GROUND LEVEL				
MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLERANCE	130' X 10% = 13'-0"	5'-8" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE APPROVED)		
SIDE FACING A STREET (6th STREET)				
SUBTERRANEAN	0'-0"	186'-3" (min)		
NON RESIDENTIAL USES	0'-0"	0'-0"		
RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	20'-0"	16'-2" (min)		
SIDE FACING A STREET (7th STREET)				
SUBTERRANEAN	0'-0"	231'-3"		
NON RESIDENTIAL USES	0'-0"	0'-0"		
RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	20'-0"	228'- 10"		

	ALLOWED/ REQUIRED	PROVIDED
ROOM COUNT	N/A	269
ROOM SIZE	175 SF	180 SF MIN
MINIMUM HOTEL ROOM SIZE MAY BE 175 SF. PROVIDED THAT A MINIMUM OF 20% OF THE GROSS FLOOR AREA OF THE HOTEL CONSISTS OF HOTEL AMENITY SPACE THAT IS PHYSICALLY CONNECTED TO AND DIRECTLY ACCESSED FROM THE HOTEL.		
HOTEL GROSS AREA		98,426.40 SF.
AMENITY AREA	19,685.28 SF. (20%)	26,607.55 SF (27.03%)
BARS & RESTAURANTS 50% OF AMENITY AREA (MAX)	13,303.78 SF (MAX)	7,357.90 (27.65%)
MAXIMUM BUILDING LENGTH		
UNLESS OTHERWISE APPROVED BY THE HISTORIC PRESERVATION BOARD AT ITS SOLE DISCRETION, NO PLANE OF A BUILDING SHALL CONTINUE FOR GREATER THAN 100 FT WITHOUT INCORPORATING AN OFFSET OF A MINIMUM FIVE(5) FEET IN DEPTH FROM THE SETBACK LINE. MAXIMUM CONTINUOUS LENGTH	100 FT.	50 FT.
PARKING REQUIREMENTS		
VARIANCE REQUIRED TO ALLOW TRIPLE STACKING (TANDEM) NO LIFTS.		
PARKING DISTRICT No.7 HOTEL (269 ROOMS) CAFE INDOOR (83 SEATS) 1/4SEATS CAFE OUTDOOR CABANAS (17) 1/2 CABANAS BARS (125 SEATS) 1/4SEATS POOL DECK (6,187 SF) 1/60 SF MANGROVE (3,665 SF) 1/60 SF LOBBY CAFE (25 SEATS) 1/4 SEATS RETAIL EXISTING 45,941.52 SF	0 21 EXEMPT 9 32 104 62 7 EXEMPT	0 21 0 9 32 104 62 7 0
SUBTOTAL	235	
HOTEL ROOMS 8'-6" X 16'-0" SPACES 8'-6" X 16'-0" SPACES (TANDEM) MECHANICAL LIFTS	121	87 158 111
TOTAL	356	356
LOADING REQUIREMENTS		
RETAIL 45,873 SF. HOTEL 269 ROOMS	4 4	4 4
TOTAL	8	8

Level	Name	Area	PERCENTAGE
		·	
BASEMENT	HOTEL GROSS	8,259.46 SF	8.39%
0100 LEVEL	HOTEL GROSS	5,340.11 SF	5.43%
0100 LEVEL	LOBBY	1,441.06 SF	1.46%
0200 LEVEL	HOTEL GROSS	2,404.40 SF	2.44%
0300 LEVEL	CAFE INDOOR	1,619.91 SF	1.65%
0300 LEVEL	HOTEL GROSS	15,080.75 SF	15.32%
0300 LEVEL	LOUNGE	1,227.67 SF	1.25%
0400 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0500 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0600 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0700 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
		98,426,40 SF	100.00%

Level	Name	Area	PERCENTAGE (HOTEL GROSS
0100 LEVEL	BREEZEWAY	2,993.03 SF	3.04%
0100 LEVEL	LOBBY	1,441.06 SF	1.46%
0300 LEVEL	BAR	328.22 SF	0.33%
0300 LEVEL	CABANAS	1,684.21 SF	1.71%
0300 LEVEL	CAFE INDOOR	1,619.91 SF	1.65%
0300 LEVEL	CAFE OUTDOOR	4,419.77 SF	4.49%
0300 LEVEL	LOUNGE	1,227.67 SF	1.25%
0300 LEVEL	MANGROVE	3,506.19 SF	3.56%
0300 LEVEL	POOL	2,226.00 SF	2.26%
0300 LEVEL	POOL BAR	990.00 SF	1.01%
0300 LEVEL	POOL DECK	6,171.49 SF	6.27%
		26,607.55 SF	27.03%

CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (26,607.55 SF)							
Level Name Area PERCENTAGE OF AMENITY AREA							
0300 LEVEL	BAR	328.22 SF	1.23%				
0300 LEVEL	CAFE INDOOR	1,619.91 SF	6.09%				
0300 LEVEL	CAFE OUTDOOR	4,419.77 SF	16.61%				
0300 LEVEL	POOL BAR	990.00 SF	3.72%				
	•	7.357.90 SF	27.65%				

SEATS / PATRONS CALCULATION

Area Schedule (USE) SEATS / PATRONS OUTSIDE					
Level	Name	Area	Seats / Patrons	In/Out	
0300 LEVEL	BAR		125	OUTSIDE	
0300 LEVEL	CABANA		34	OUTSIDE	
0300 LEVEL	CAFE OUTDOOR	4,184.68 SF	279	OUTSIDE	
0300 LEVEL	MANGROVE	3,512.07 SF	235	OUTSIDE	
0300 LEVEL	POOL DECK	6,080.40 SF	406	OUTSIDE	
0300 LEVEL	SWIMMING POOL	2,226.67 SF	45	OUTSIDE	
		•	1124		

Area Schedule (USE) SEATS / PATRONS INSIDE								
Level	Level Name Area Seats/Patrons In/Out							
0100 LEVEL	HOTEL LOBBY	1,453.66 SF	24	INSIDE				
0300 LEVEL	CAFE INDOOR	1,619.82 SF	83	INSIDE				
0300 LEVEL	0300 LEVEL LIBRARY 810.89 SF 55 INSIDE							
162								

Zoning Data



Planning Department, 1700 Convention Center Drive,2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information					
1	Address:	601 Washington Avenue				
2	Board and file numbers :					
3	Folio number(s):	02-4203-004-0870,0860,0840,0850,0830,0820,0810				
4	Year constructed:		Zoning District / Over	CD-2 Washington Ave Development Regs		
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	6.0' NGVD		
6	Lot Area:	68,770 s.f.	Lot Depth:	130'		
7	Lot width:	544.17				
8	Minimum Unit Size	175 s.f.	Average Unit Size:	191 s.f.		
9	Existing use:	Retail	Proposed use:	Retail & Hotel		

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75	17 (Varies)	75'	
11	Number of Stories:	7	1 & 2	7	
12	FAR: 2.0	137,540		137,136.06	
13	Gross square footage:			143,479.40	
14	Square Footage by use:	N/A		Hotel: 98,426.40 SF Retail: 45,053 SF	
15	Number of units Residential:	N/A	0	0	
16	Number of units Hotel:	N/A	0	269	
17	Number of seats:	N/A		SEE TABLE ATTACHED	
18	Occupancy load:	N/A		SEE TABLE ATTACHED	
19	Density (per Comprehensive Plan):			N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:		N/A		
20	Front Setback:	0'	N/A	10'8	
21	Side Setback: Facing 7th Street	0'	N/A	231'-3" (NORTH)	
22	Side Setback: Facing 6th Street	0'	N/A	186'-3" (SOUTH)	
23	Side Setback facing street:	0'	N/A		
24	Rear Setback:	0'	N/A	2'-0"	
	At Grade Parking:				
25	Front Setback:		N/A		
26	Side Setback:	0	N/A		
27	Side Setback:	0	N/A		
28	Side Setback facing street:	0	N/A		
29	Rear Setback:	0	N/A		
	Pedestal:				
30	Front Setback:	0	0 / 2.25'	0'-0"	
31	Side Setback: Facing 7th Street	0	0	0'	
32	Side Setback: Facing 6th Street	0	0 / 4'-8"/ (South)	0'-0"	
33	Side Setback facing street:	0		0'	
34	Rear Setback:	0	0	0'	
34.1	Front Setback above ground up to 35':	10'	0	10'-8"	
	Side Setback: Facing 7th Street	0		10'	
	Side Setback: Facing 6th Street	0		11'	
	Tower:				
35					
	Front Setback:	10' / 30'	N/A	Tower: 39'-9"	
36	Side Setback:		N/A	N/A	
37				South: 20'-1"	
	Side Setback: Facing 7th Street	16% L.W. / 20'	N/A	North: 228'-10"	

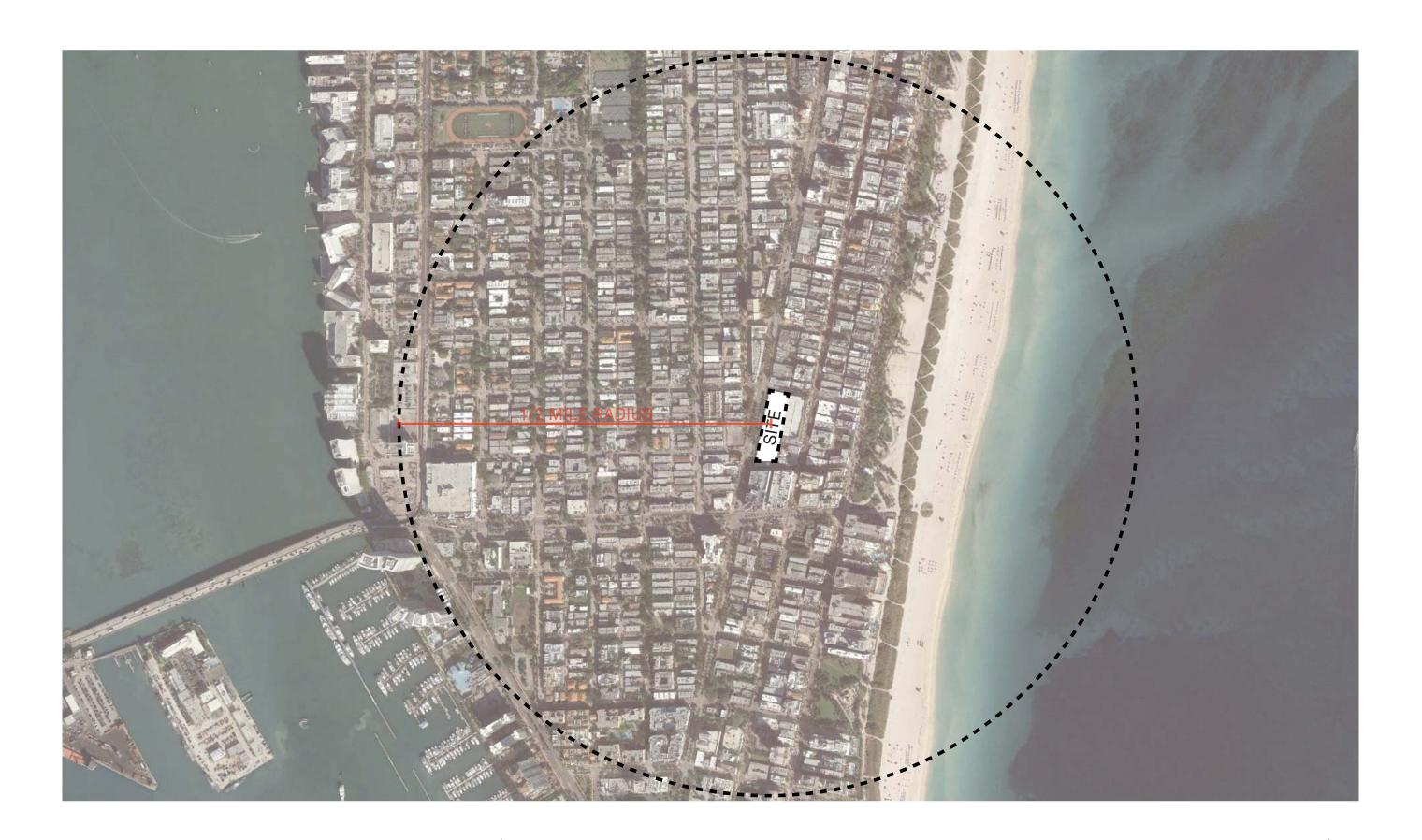
Planning Department, 1700 Convention Center Drive,2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov

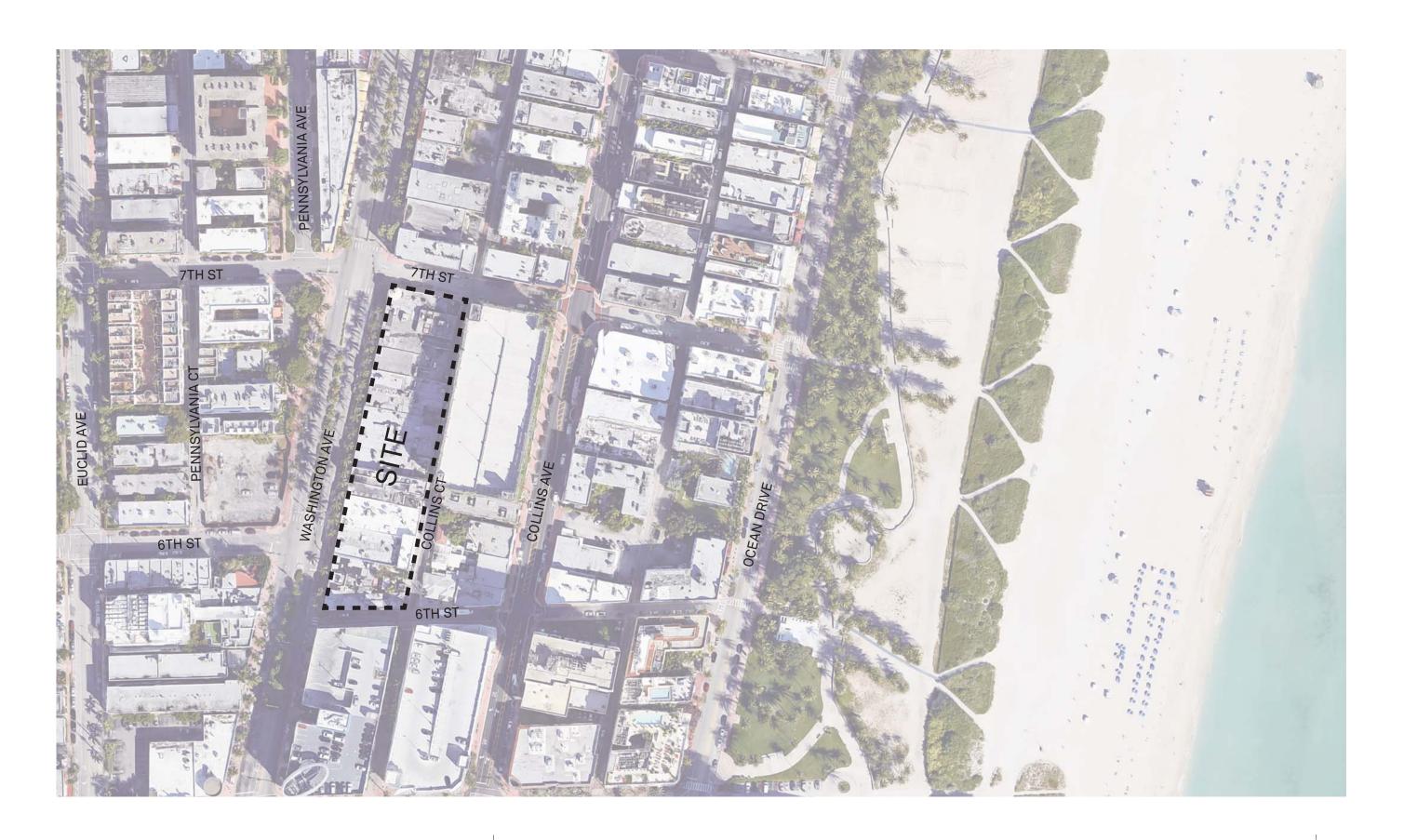
		Wilami Beach, Fiori	da 33139, www.miamib	AGONTI AGV	variance required
38			305 673 7550		variance required
30	Side Setback: Facing 6th Street	16% L.W. / 20'	305.673.7550 N/A	16'-2"	
		Tower: 10% of L.D. = 13'			variance approved
39				BOH @ Pool Deck = 5'-8" Tower: 8'-6"	• •
	Rear Setback:	Parking: 0'	0 (Varies)	Parking: 0'	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1 & 7	0		
41	Total number of parking spaces:		0	356	
	Number of parking spaces per use				
42	(Provide a separate chart for a				
	breakdown calculation):		0	SEE TABLE ATTACHED	
	Number of parking spaces per level				
43	(Provide a separate chart for a				
	breakdown calculation):		0	256 - All parking on level 2	
44	Parking Space Dimensions:			8.5' X 16'	
45	Parking Space configuration				
43	(45°,60°,90°,Parallel):			90°	
46	ADA Spaces:	6 / (with 1 Van)		(1 van)	
47	Tandem Spaces:			164	variance required
48	Drive aisle width:		22'	22'	
49	Valet drop off and pick up:		N/A	SEE SITE PLAN	
50	Loading spaces:	4 (Retail) + 4(Hotel)		8	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and				
52	Number of racks:	10(Retail) + 32(Hotel)		42	
	Long-Term Bicycle Parking, location and				
53	Number of racks	10(Retial) + 3(Hotel)		13	
	Restaurants, Cafes, Bars, Lounges,				
	Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant, Bar	
	Number of seats located outside on				
55	private property:			1079	
56	Number of seats inside:			105	
57	Total number of seats:			1184	
	Total number of seats per venue (Provide				
58	a separate chart for a breakdown				
	calculation):			SEE TABLE ATTACHED	
59	Total occupant content:				
	Occupant content per venue (Provide a				
60	separate chart for a breakdown				
	calculation):			SEE TABLE ATTACHED	

61	Proposed hours of operation:	SEE BUSINESS OPERATIONS PLAN
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	YES
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	YES
64	Is this a contributing building?:	Yes
65	Located within a Local Historic District?:	Yes

Please write N/A if section is Not Applicable Any additional data must be presented in the format above





- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company, Commitment No. 579221-O-FL-MR-FLD, with an effective date of April 29, 2021. All restrictions, easements and/or rights-of-way of records per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey."

SCHEDULE B II:

1-7. STANDARD EXCEPTIONS NOT ADDRESSED.

8. Dedications and reservations shown on the Plat Ocean Beach Addition No. 1, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

NO RESERVATIONS PER PLAT. R/W PER PLAT THAT ADJOINS PARCEL IS SHOWN ON THE SURVEY.

9. Easement in favor of Florida Power & Light Company recorded June 6, 2002 in Official Records Book 20444, Page 2583, of the Public Records of Orange County, Florida.

FPL EASEMENT ENCUMBERS PARCEL AND IS SHOWN ON THE SURVEY.

- 10. Notices under Florida Statutes 713.10 recorded June 16, 2008 in Official Records Book 26431, Page 549 (BENEFITS LOTS 13 & 14 IN BLOCK 34. BLANKET IN NATURE. NOT A SURVEY MATTER), and recorded October 22, 2007 in Official Records Book 26002, Page 3151 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), Official Records Book 26002, Page 3154 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), and Official Records Book 26002, Page 3157 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), recorded August 22, 2013 in Official Records Book 28785, Page 3593 (BENEFITS THE NORTH 1/2 OF LOT 15 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), recorded September 4, 2019 in Official Records Book 31591, Page 2535 (BENEFITS LOT 11, LESS THE SOUTH 5 FEET THEREOF, AND LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER, of the Public Records of Orange County, Florida.
- 11. Terms and conditions of the following Conditional Use Permits: Conditional Use Permit recorded 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Modified Conditional Use Permit recorded August 14, 2012 in Official Records Book 28228, Page 3548 (BENEFITS AND ENCUMBERS LOTS 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded October 4, 2013 in Official Records Book 28854, Page 1704 (BENEFITS AND ENCUMBERS LOTS 11, 12, 16, 17, 18, 19, 20 & 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER Modified Conditional Use Permit recorded January 7, 2014 in Official Records Book 28979, Page 1935 (BENEFITS AND ENCUMBERS LOTS 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded October 11, 2016 in Official Records Book 30260, Page 2214 (ENCUMBERS 14. Easement in favor of Florida Power & Light Company recorded August 23, 2019 in Official Records PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded February 13, 2017 in Official Records Book 30420, Page 1975 (ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), all of the Public Records of Miami-Dade County, Florida.
- 12. City of Miami Beach, Florida, Historic Preservation Board Orders as follows:

Order recorded May 2016 in Official Records Book 30076, Page 383

(ENCUMBERS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER)

Corrected Order recorded August 8, 2016 in Official Records Book 30183, Page 1905

(ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1114 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1212 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1244 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1285 (BENEFITS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1571 (BENEFITS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1619 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 2586, (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) of the Public Records of Miami-Dade County, Florida.

- 13. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded December 12, 2017 in Official Records Book 30789, Page 4505 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4514 (RESTRICTIONS ENCUMBERS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER), Official Records Book 30789, Page 4570 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4632 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4632 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4727 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4753 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4769 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), of the Public Records of Miami—Dade County, Florida.
- Book 31582, Page 382, of the Public Records of Miami-Dade County, Florida. EASEMENT BENEFITS AND ENCUMBERS THE PARCEL AND IS SHOWN ON THE SURVEY.
- 15. Sidewalk and Landscaping Maintenance Agreement and Declaration of Restrictive Covenants between City of Miami Beach, Florida and Washington Squared Owner, LLC, recorded January 19, 2021 in Official Records Book 32297, Page 1752, of the Public Records of Miami—Dade County, Florida.

ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

Lot 11, less the South five feet thereof, and Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 34, OCEAN BEACH FLA. ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 3, Page 11, 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.
- All documents are recorded in the Public Records of Miami—Dade County, Florida, unless
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-116, Elevation +5.03, located at the Southeast corner of 5th Street and Washington Avenue.
- · Bearings hereon are referred to an assumed value of N00°00'00'E for the East right of way line of Washington Avenue, and evidenced by 2 found nail and disks LB3653.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller. Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on—site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- There is no visible observed evidence of the site being used as a solid waste dump,
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- Total striped parking spaces within legal description: 258 Regular Spaces and 1 Handicap Spaces. Parking spaces were not verified for any applicable requirements. Parking spaces located in the enclosed garage within the building.
- A. <u>Land Area and Square Footage Tab</u>: 1. The square footage of the improvements on the Property, calculated in accordance with the
- zoning ordinance of _____, is _____ square feet.
- 2. The land area of the Property is 68,770 square feet, or 1.58 acres, more or less.

- 1. The Property contains the following number and type of parking spaces: Disabled: 1 (Handicap)
- Motorcycle: _____ Regular: 258
- Other: _____
- 2. The zoning ordinance of CD-2 (Commercial, Medium Intensity District) requires that the Property with this zoning classification have the following number and type of parking spaces:
- Disabled: _____ Motorcycle: _____
- Regular: 133 Other: ___

and the basis for such calculations are as follows: The applicable zoning ordinance requires Hotel properties to have 1 parking space per two Hotel units. The Hotel has 266 units, therefore 133 regular parking spaces are required.

LOCATION SKETCH NOT TO SCALE

the Property of ortin, Leavy, Skiles, In

of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

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WASHINGTON SQUARED OWNER LLC, a Delaware limited liability company CIM Real Estate Credit, LLC, a Delaware limited liability company, in its capacity as Administrative Agent, together with its respective successors and assigns

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 30, 2020 and last updated on May 17, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, and 17 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on May 17, 2021

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

Daniel C. Fortin Jr, For The Firm Surveyor and Mapper, LS6435 State of Florida.

FORTIN, LEAVY, SKILES, INC., LB3653

LEGEND

_____ = 0.5' CURB

m = CATCH BASIN ı⇒ = LIGHT POLE = WATER METER m = CATCH BASIN INLET \square = UTILITY POLE RISER

♥ = FIRE HYDRANT

■ = HANDHOLE

• = SIGN

----x---= CHAIN LINK FENCE = GRADE ELEVATION EL. = ELEVATION INV. = INVERTSAN. = SANITARY P.R.M. = PERMANENT REFERENCE MONUMENT CONCRETE = ASPHALT PAVEMENT



1" = 20' Drawn By DWF / DJR CAD No. 071035 Plotted 6/4/21 10:07a Ref. Dwg. 2007-115 Field Book 648-34 & F.S. - TMC

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Óriginal Date

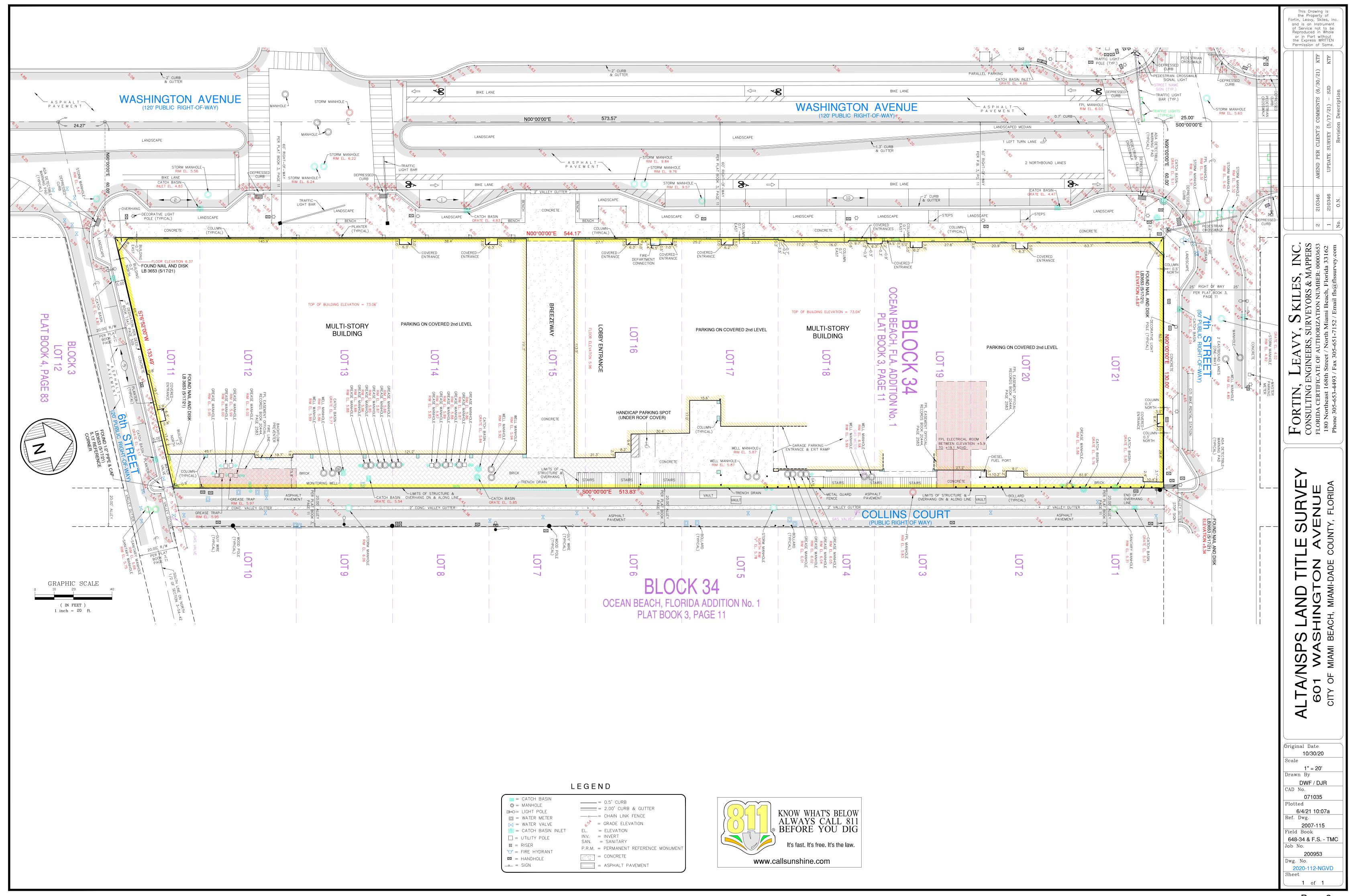
Scale

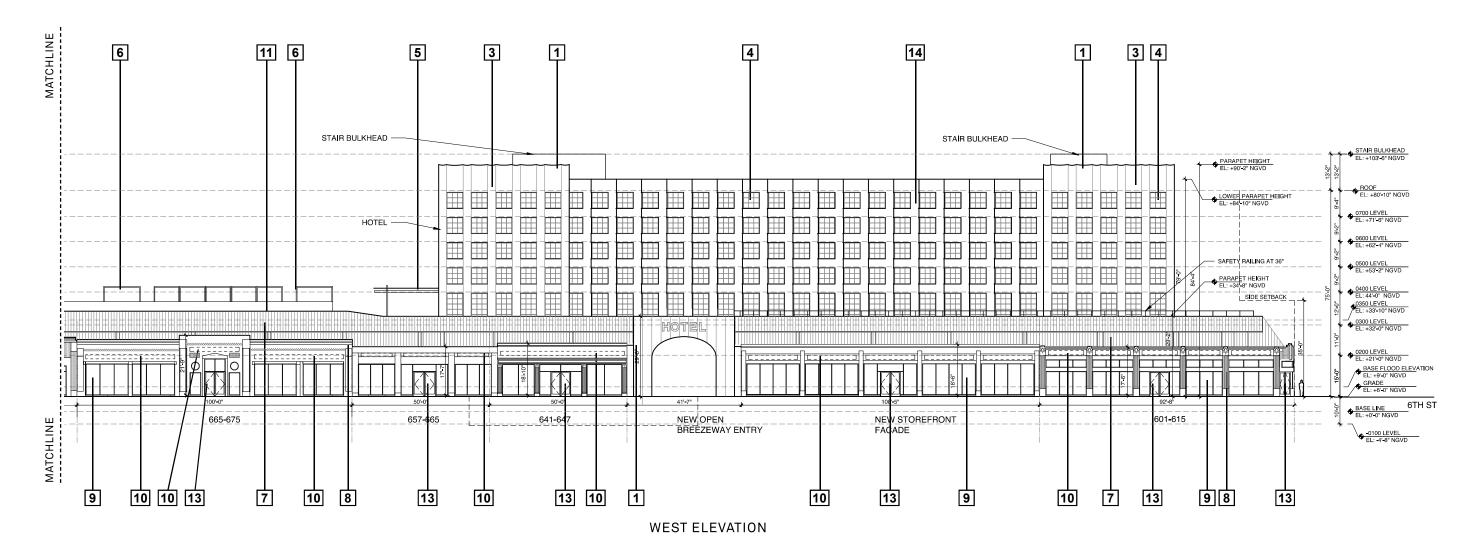
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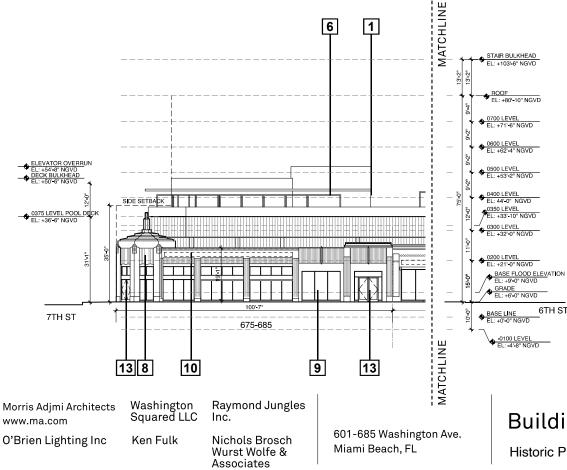
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Dwg. No.

Page 7





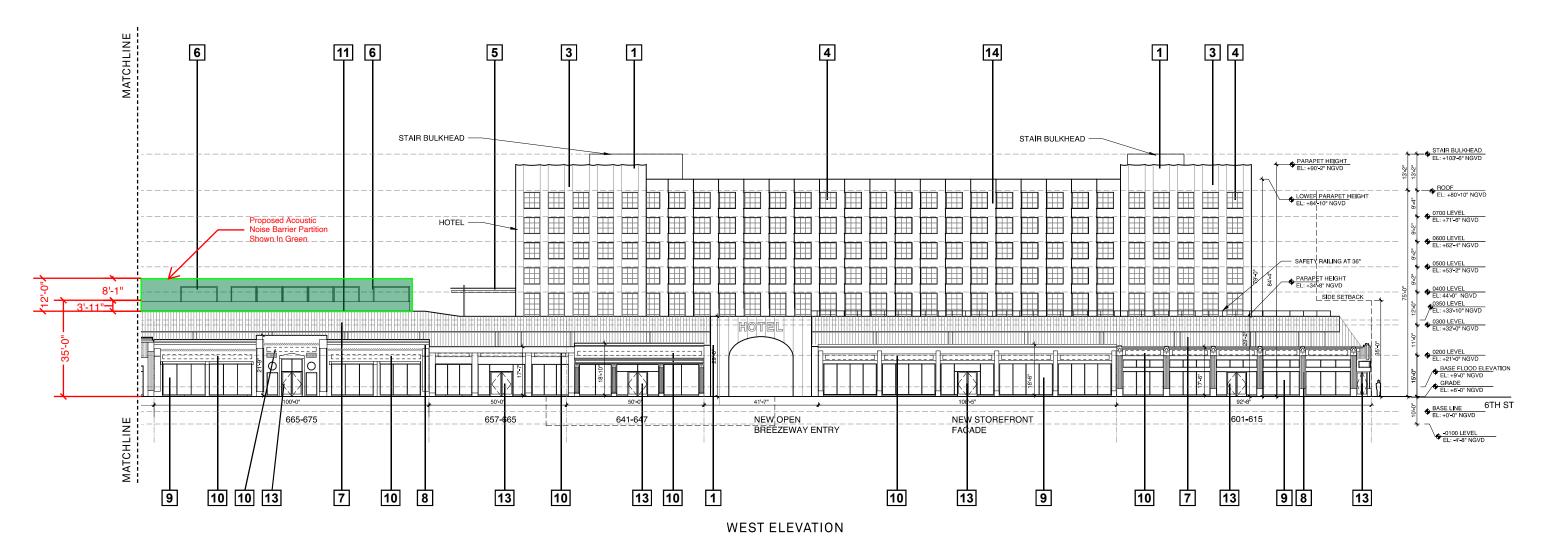


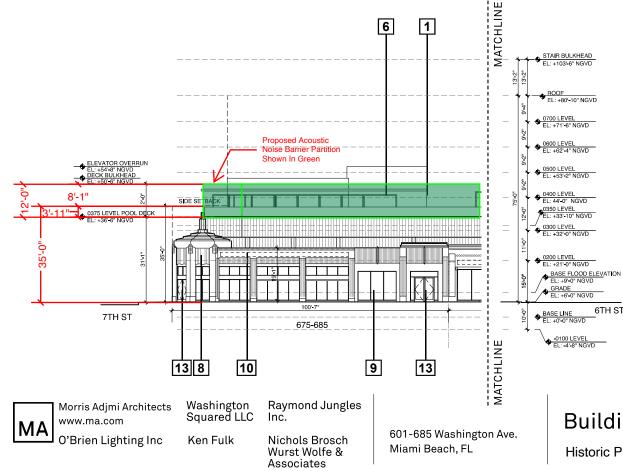
- MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.
- 2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME
- 3. WALL CONSTRUCTION GFRC PANELS OVER HEAVY GAUGE METAL FRAMING, GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT
- 4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS

- 5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3
- 6. TRELLIS WITH FABRIC COVERING
- 7. WIRE SCREEN WITH PLANTINGS
- 8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED
- 9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS, 14.
- 10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT.
- 11. CABLE RAILING
- 12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS
- 13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS.
 - MASONRY CMU SUBSTRATE W/ SMOOTH STUCCO, FINISH COLOR TO MATCH GFRC FACADE OF BUILDING BOOKENDS.

6TH ST







- MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.
- 2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME
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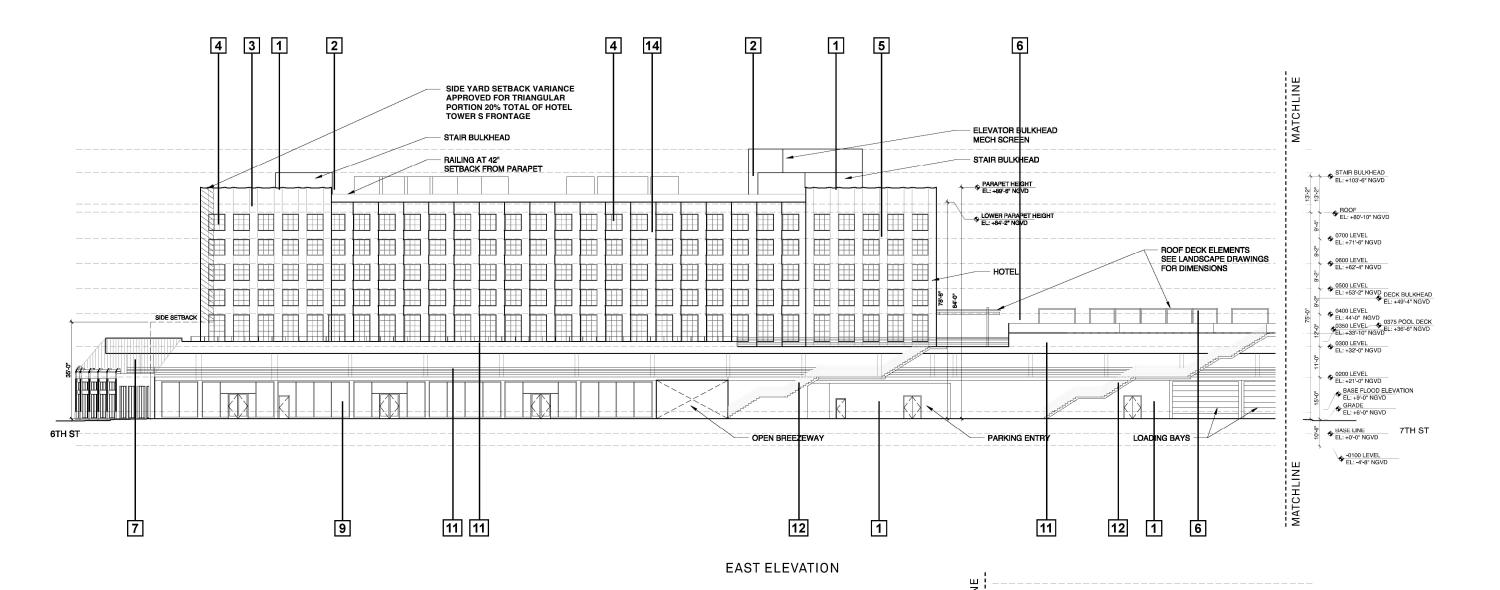
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Building Elevation

6TH ST

Historic Preservation Board Modifications: First Submittal / 16 August 2021





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Morris Adjmi Architects

O'Brien Lighting Inc

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Washington Squared LLC

Ken Fulk

- 5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3
- 6. TRELLIS WITH FABRIC COVERING
- 7. WIRE SCREEN WITH PLANTINGS

Raymond Jungles

Nichols Brosch

Wurst Wolfe & Associates

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601-685 Washington Ave. Miami Beach, FL



PUBLIC ACCESS TO 3FD FLOOR DECK

12

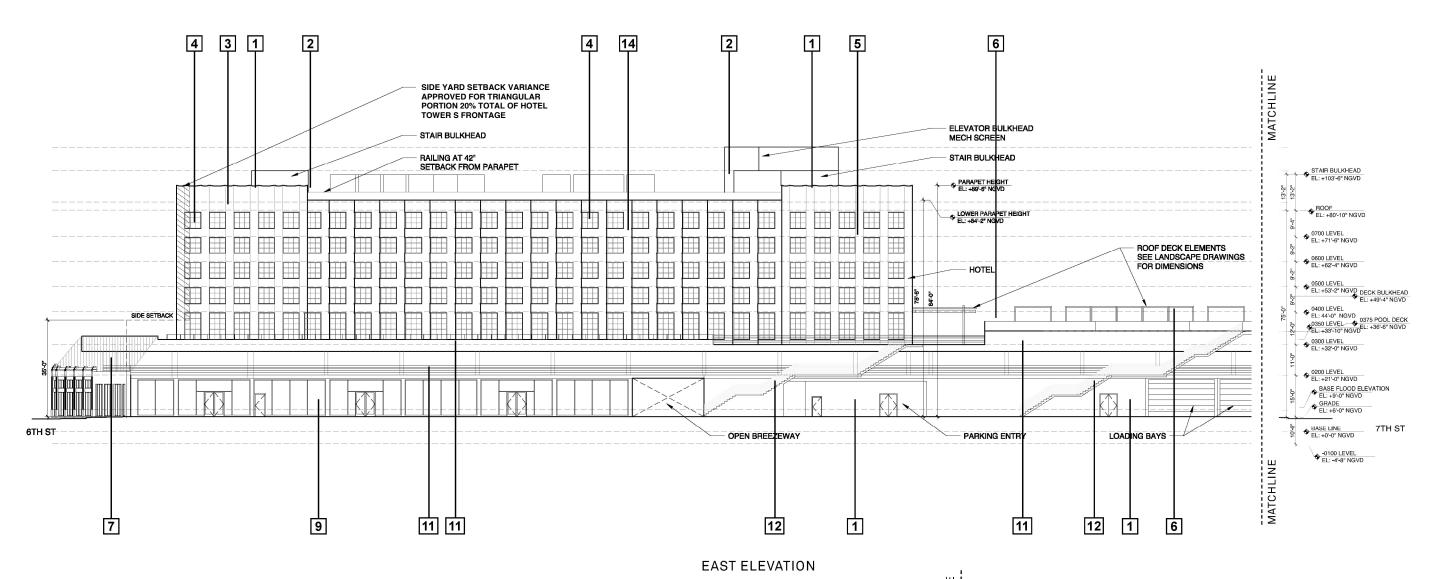
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0500 LEVEL
EL: +53'-2" NGVD DECK BULKHEAD
EL: +48'-4" NGVD

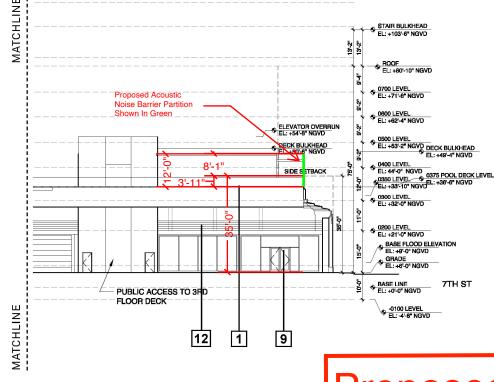
9300 LEVEL EL: +32'-0" NGVD

GRADE EL: +6'-0" NGVD



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