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ZONING DATA	
LEGAL DESCRIPTION	
LOTS 11,12,13,14,15,16,17,18,19,20, AND 21 OF BLOCK 34, OF OCEAN BEACH, FLA. ADDITION No1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.	
LYING AND BEING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.	
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' NGVD29)
LOT AREA	69,437.00 SQ.FT.
HISTORIC DISTRICT	FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT

DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R.		
2.00 X 69,437 SQ.FT.	138,874.00 SQ.FT.	138,796.46 SQ.FT.
MAXIMUM BUILDING HEIGHT	75 FT	75 FT
MAXIMUM NUMBER OF STORIES	7	7
USES BY LEVEL		
BASEMENT = B.O.H. GROUND FLOOR = COMMERCIAL SECOND FLOOR = PARKING THIRD FLOOR = AMENITIES / HOTEL 4th-7th South Tower = HOTEL		
SETBACK REQUIREMENTS RESIDENTIAL USES SHALL FOLLOW RM-2		
FRONT (WASHINGTON AVE.) SUBTERRANEAN GROUND FLOOR ABOVE GROUND UP TO 35' IN HT. ABOVE 35' IN HT.	0'-0" 0'-0" 10'-0" 30'-0"	26'-1" 0'-0" 10'-8" 39'-9"
REAR (ALLEY) SUBTERRANEAN GROUND FLOOR ABOVE GROUND LEVEL MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLERANCE	0'-0" 130' X 10% = 13'-0"	2'-0" 0'-0" 5'-8" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE REQ'D)
SIDE FACING A STREET (6th STREET) SUBTERRANEAN NON RESIDENTIAL USES RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	0'-0" 0'-0" 20'-0"	213'-9" (min) 4'-7" 20'-6"
SIDE FACING A STREET (7th STREET) SUBTERRANEAN NON RESIDENTIAL USES RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	0'-0" 0'-0" 20'-0"	248'-10" 0'-0" 228'- 10"

	ALLOWED/ REQUIRED	PROVIDED
ROOM COUNT	N/A	312
ROOM SIZE	175 SF	182 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 AMENITY AREA BARS & RESTAURANTS 50% OF AMENITY AREA (MAX)	19,091.59 SF. (20%) 12,594.08 SF (MAX)	95,457.96 SF. 25,188.15 SF. (26.39%) 4,113.28 (16.33%)
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 (312 ROOMS) CAFE INDOOR (76 SEATS) 1/ 4SEATS CAFE OUTDOOR CABANAS (14) 1/ 2 CABANAS BARS (125 SEATS) 1/ 4SEATS TERRACE (1,790 SF) 1/60 SF POOL DECK (5,424 SF) 1/60 SF MANGROVE (4,411 SF) 1/60 SF RETAIL EXISTING RETAIL NEW 14,398.00 SF	0 19 EXEMPT 7 31 30 91 74 EXEMPT EXEMPT	0 19 0 7 31 30 91 74 0 0
TOTAL	258	258
LOADING REQUIREMENTS		
RETAIL 46,849 SF. HOTEL 312 ROOMS	4 5	4 5
TOTAL	9	9

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
Level	Name	Area	PERCENTAGE
BASEMENT	HOTEL GROSS	5,741.23 SF	6%
0100 LEVEL	HOTEL GROSS	4,171.65 SF	4%
0100 LEVEL	LOBBY	1,363.83 SF	1%
0200 LEVEL	HOTEL GROSS	1,547.30 SF	2%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	1%
0300 LEVEL	HOTEL GROSS	16,904.91 SF	18%
0400 LEVEL	HOTEL GROSS	16,149.70 SF	17%
0500 LEVEL	HOTEL GROSS	16,149.70 SF	17%
0600 LEVEL	HOTEL GROSS	16,149.70 SF	17%
0700 LEVEL	HOTEL GROSS	16,149.70 SF	17%
		95,457.96 SF	100%

CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (95,457.96SF)			
Level	Name	Area	PERCENTAGE (HOTEL GROSS)
0100 LEVEL	BREEZEWAY	2,993.03 SF	3.14%
0100 LEVEL	LOBBY	1,363.83 SF	1.43%
0300 LEVEL	BAR	560.26 SF	0.59%
0300 LEVEL	CABANAS	1,389.79 SF	1.46%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	1.18%
0300 LEVEL	CAFE OUTDOOR	1,517.92 SF	1.59%
0300 LEVEL	MANGROVE	4,411.06 SF	4.62%
0300 LEVEL	POOL BAR	904.67 SF	0.95%
0300 LEVEL	POOL DECK	6,953.37 SF	7.28%
0300 LEVEL	SWIMMING POOL	2,299.00 SF	2.41%
0300 LEVEL	TERRACE	1,664.84 SF	1.74%
		25,187.98 SF	26.39%

CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (25,188.15 SF)			
Level	Name	Area	PERCENTAGE OF AMENITY AREA
0300 LEVEL	BAR	560.26 SF	2.22%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	4.49%
0300 LEVEL	CAFE OUTDOOR	1,517.92 SF	6.03%
0300 LEVEL	POOL BAR	904.67 SF	3.59%
		4,113.06 SF	16.33%

SEATS / PATRONS CALCULATION

Area Schedule (USE) SEATS / PATRONS OUTSIDE				
Level	Name	Area	Seats / Patrons	In/Out
0300 LEVEL	BAR		125	OUTSIDE
0300 LEVEL	CABANA		28	OUTSIDE
0300 LEVEL	CAFE OUTDOOR	1,517.92 SF	105	OUTSIDE
0300 LEVEL	MANGROVE	4,411.14 SF	295	OUTSIDE
0300 LEVEL	POOL DECK	5,424.00 SF	362	OUTSIDE
0300 LEVEL	SWIMMING POOL	2,299.00 SF	46	OUTSIDE
0300 LEVEL	TERRACE	1,928.92 SF	120	OUTSIDE
			1081	

Area Schedule (USE) SEATS / PATRONS INSIDE				
Level	Name	Area	Seats / Patrons	In/Out
0100 LEVEL	HOTEL LOBBY	1,363.83 SF	24	INSIDE
0300 LEVEL	CAFE INDOOR	1,129.95 SF	76	INSIDE
			100	

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 / Overlay:	CD-2 Washington Ave Development Regs
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	5.5' NGVD
6	Lot Area:	69,437 s.f.	Lot Depth:	130'
7	Lot width:	549.33		
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	138,874		138,796.42	
13	Gross square footage:			142,307.25	
14	Square Footage by use:	N/A		Hotel: 95,457.96 SF Retail: 46,849.29 SF	
15	Number of units Residential:	N/A	0	0	
16	Number of units Hotel:	N/A	0	312	
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	26'-1"	
21	Side Setback: Facing 7th Street	0'	N/A	248'-10" (NORTH)	
22	Side Setback: Facing 6th Street	0'	N/A	213'-9" (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'	0/2.25'	
31	Side Setback: Facing 7th Street	0	0	0'	
32	Side Setback: Facing 6th Street	0	0 / 4'-8" / (South)	4'-7"	
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		16'0	
	Tower:				
35	Front Setback:	10' / 30'	N/A	Tower: 39'-9" Pedestal w/ parking: 10'	
36	Side Setback:		N/A	N/A	
37	Side Setback:		N/A	N/A	
38	Side Setback facing street:	16% L.W. / 20'	N/A	South: 20'-6" North: 228'-10"	

39	Rear Setback:	Tower: 10% of L.D. = 13' Parking: 0'	0 (Varies)	BOH @ Pool Deck = 5'-8" Tower: 8'-6" Parking: 0'	variance required
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	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1 & 7	0		
41	Total number of parking spaces:		0	258	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):		0	SEE TABLE ATTACHED	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		0	258 - All parking on level 2	
44	Parking Space Dimensions:			8.5' X 16'	
45	Parking Space configuration (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) + 5(Hotel)		9	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and Number of racks:	10(Retail) + 32(Hotel)		42	
53	Long-Term Bicycle Parking, location and Number of racks	10(Retial) + 3(Hotel)		13	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant, Bar	
55	Number of seats located outside on private property:			1081	
56	Number of seats inside:			100	
57	Total number of seats:			1181	
	Total number of seats per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	
58					
59	Total occupant content:				
60	Occupant content per venue (Provide a 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

Notes:

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





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Site Aerial

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Site Aerial Closeup

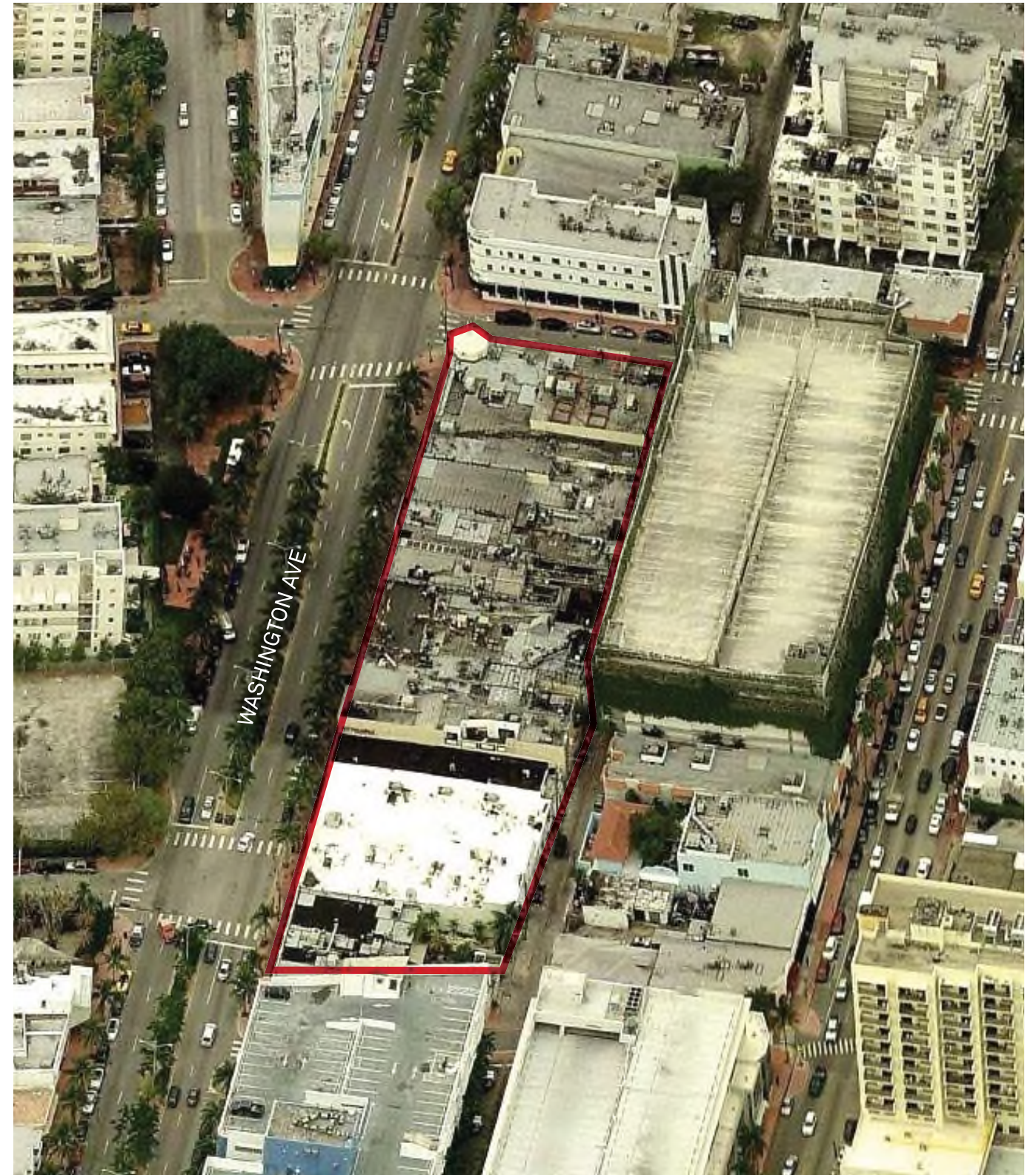
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AERIAL LOOKING SOUTH



AERIAL LOOKING NORTH



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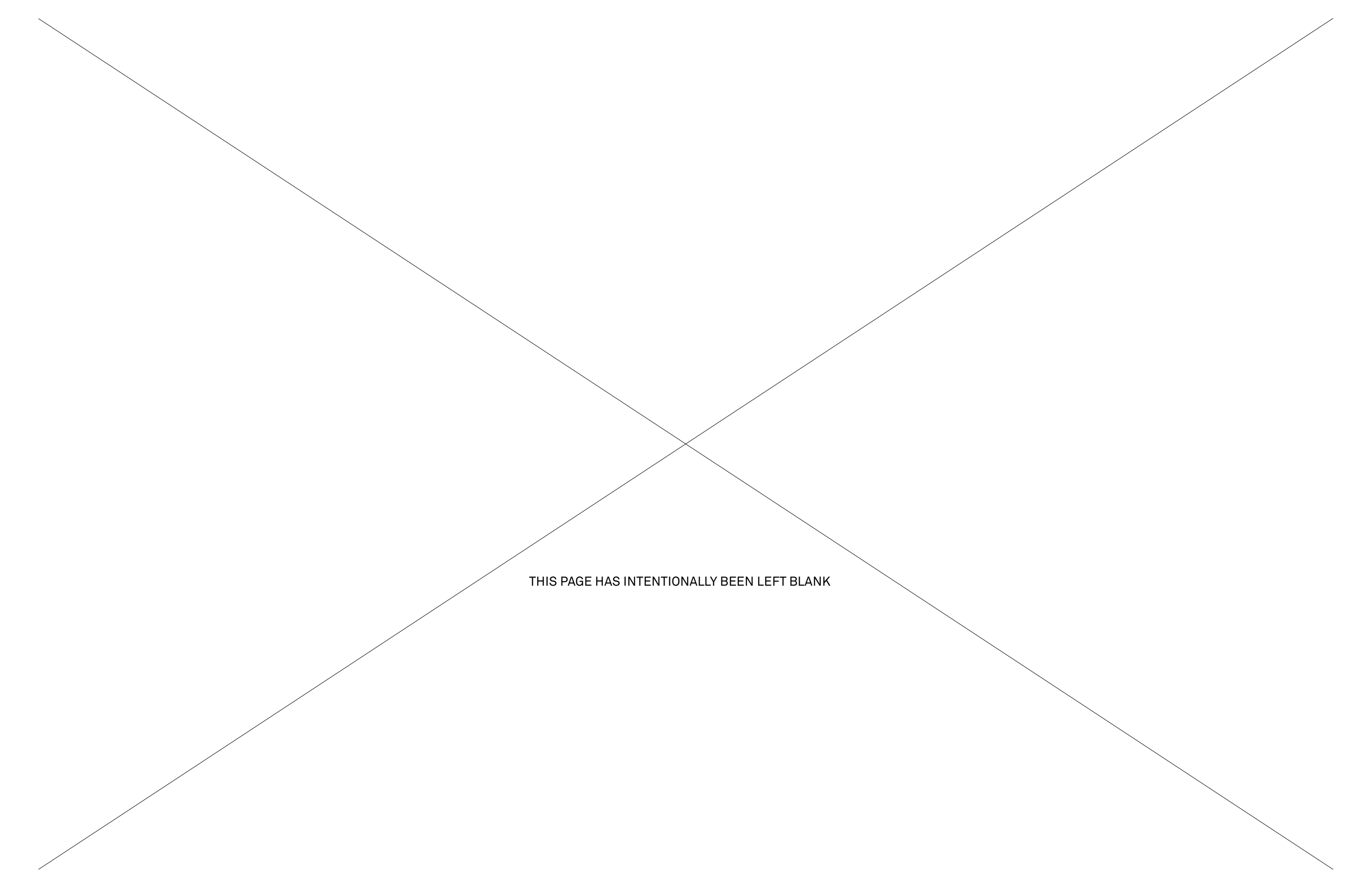
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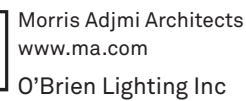
Aerial Context Images

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A - 8





1

601 WASHINGTON AVE - VIEW FROM 6TH ST AND COLLINS CT



2



3

601 WASHINGTON AVE



4



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1
617-625 WASHINGTON AVE



2
633-637 WASHINGTON AVE



3
637-647 WASHINGTON AVE



4
657-665 WASHINGTON AVE



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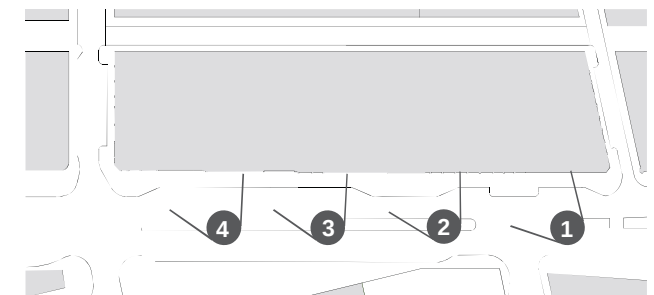
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1

675-685 WASHINGTON AVE



2



3

675-685 WASHINGTON AVE



4

657-665 WASHINGTON AVE



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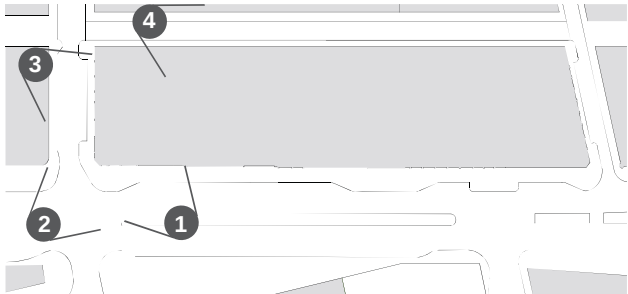
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1
COLLINS CT



2
7TH ST



3
WASHINGTON AVE



4
705 WASHINGTON AVE



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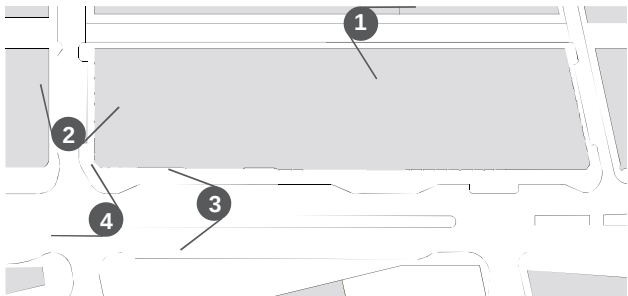
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1
WASHINGTON AVE



2
WASHINGTON AVE



3
6TH ST



4
7TH ST



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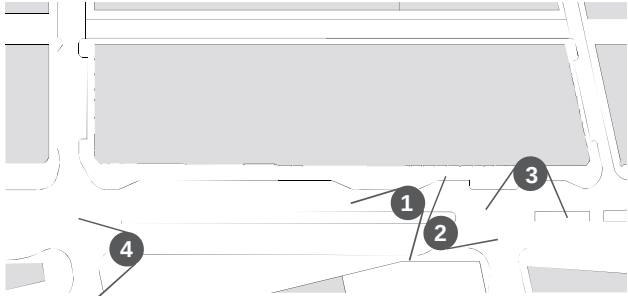
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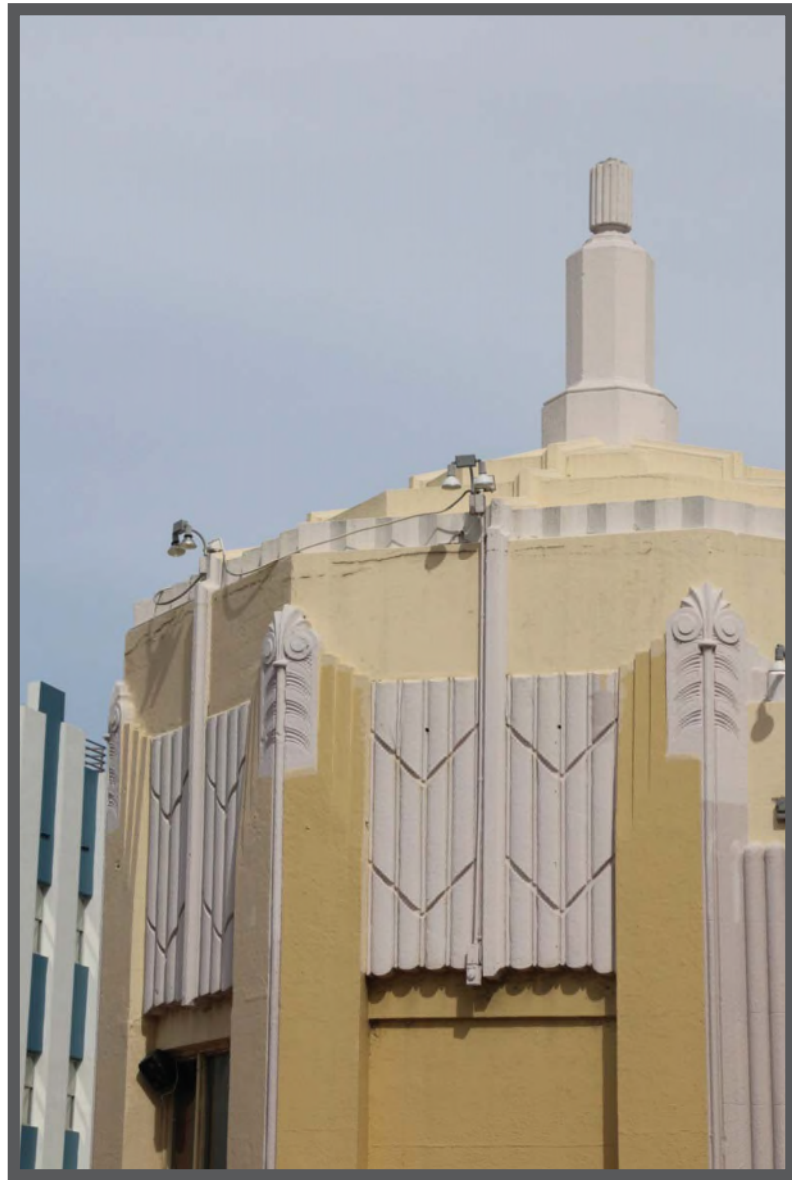
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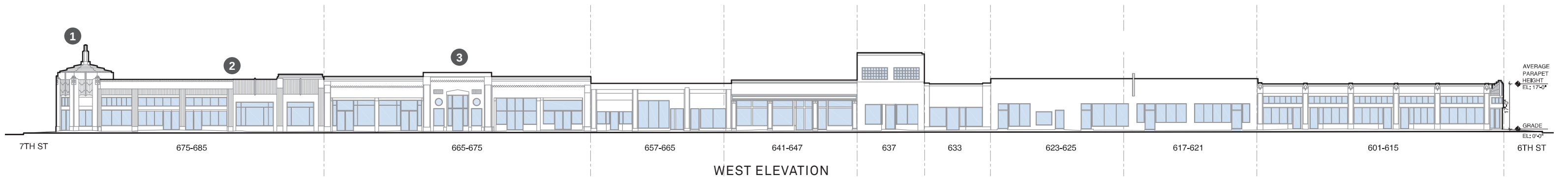
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2



3



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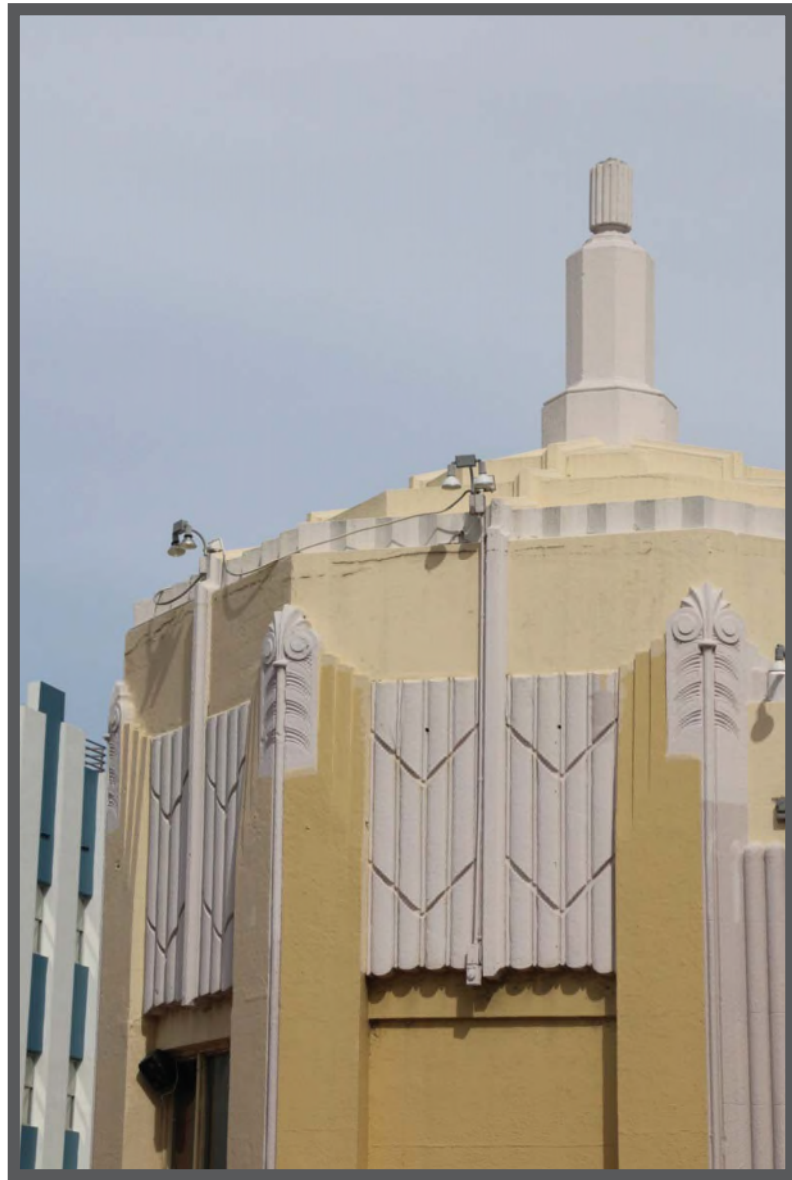
Existing Elevations - Washington Ave

Planning Board Final Submittal / 2 March 2016

APPROVED

0' 10' 25' 50'

A - 15



1



2



3



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Existing Elevations - Washington Ave

Planning Board Final Submittal / 2 March 2016

APPROVED

0' 10' 25' 50'

A - 15



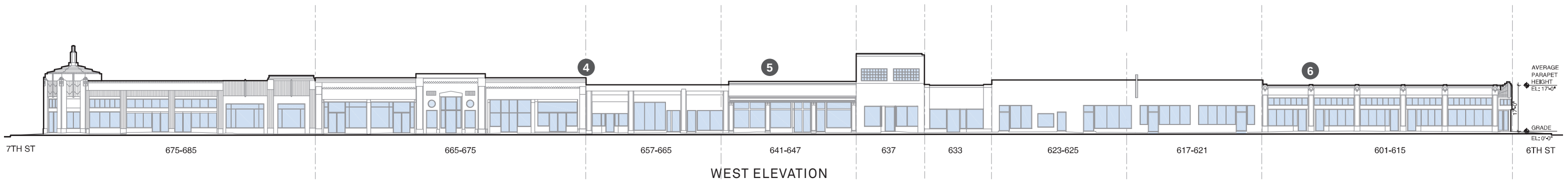
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5



6



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Existing Elevations - Washington Ave

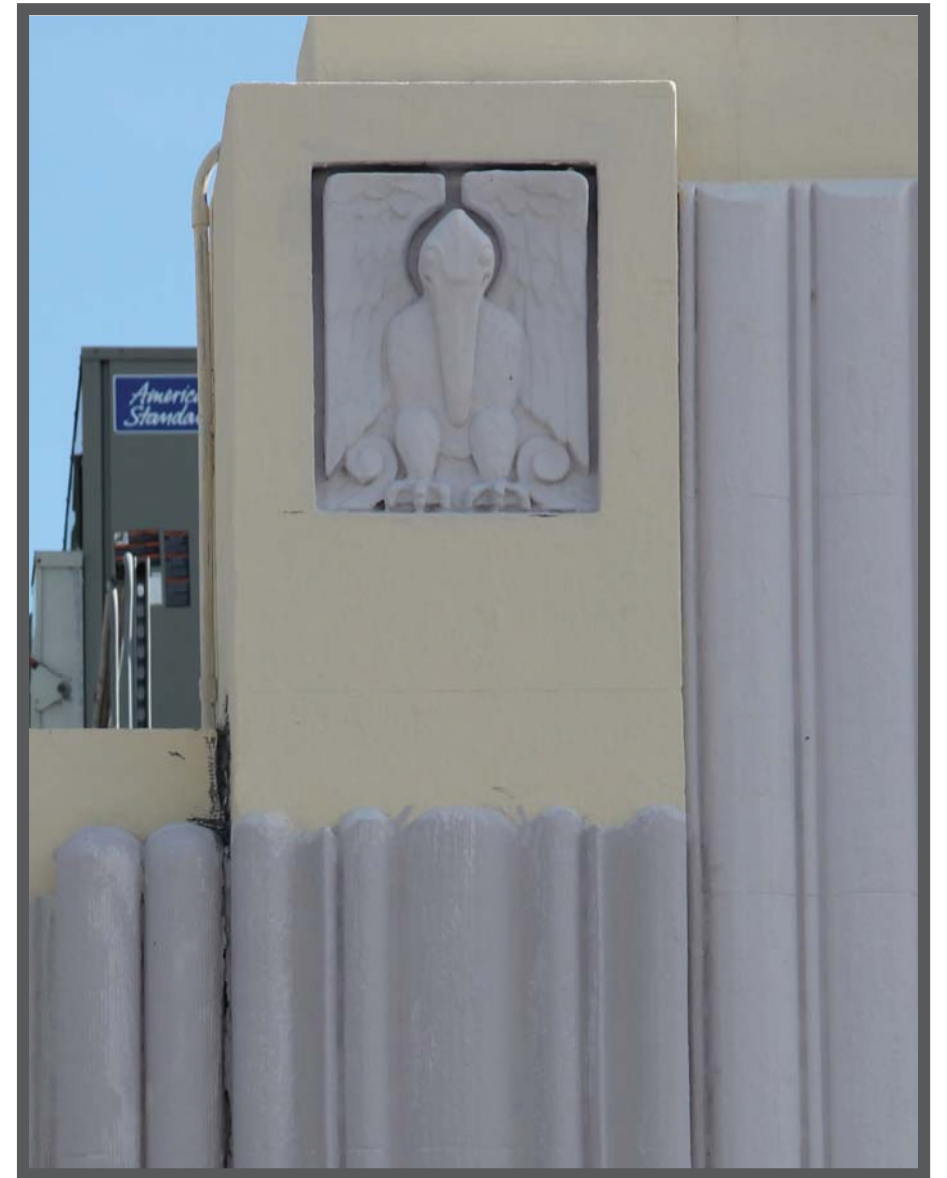
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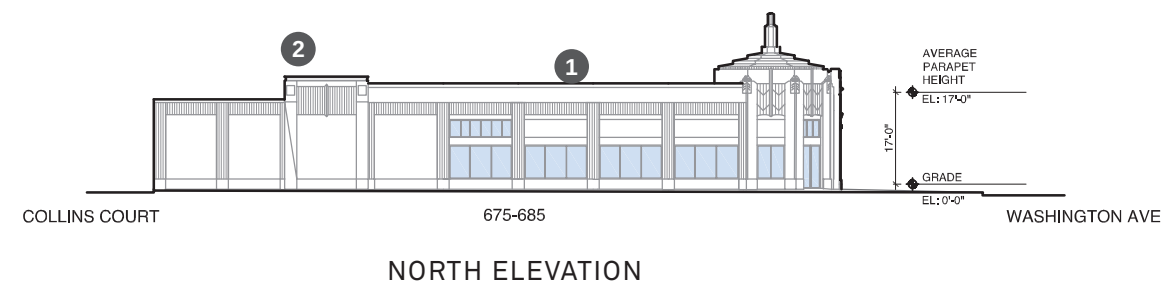




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2



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Existing Elevations

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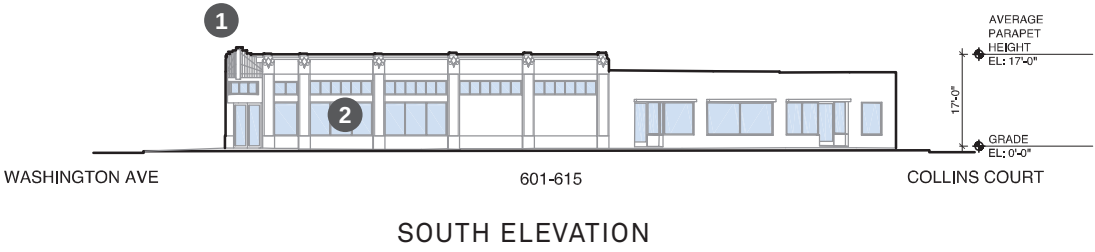
0' 10' 25' 50'



1



2



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Raymond Jungles Inc.
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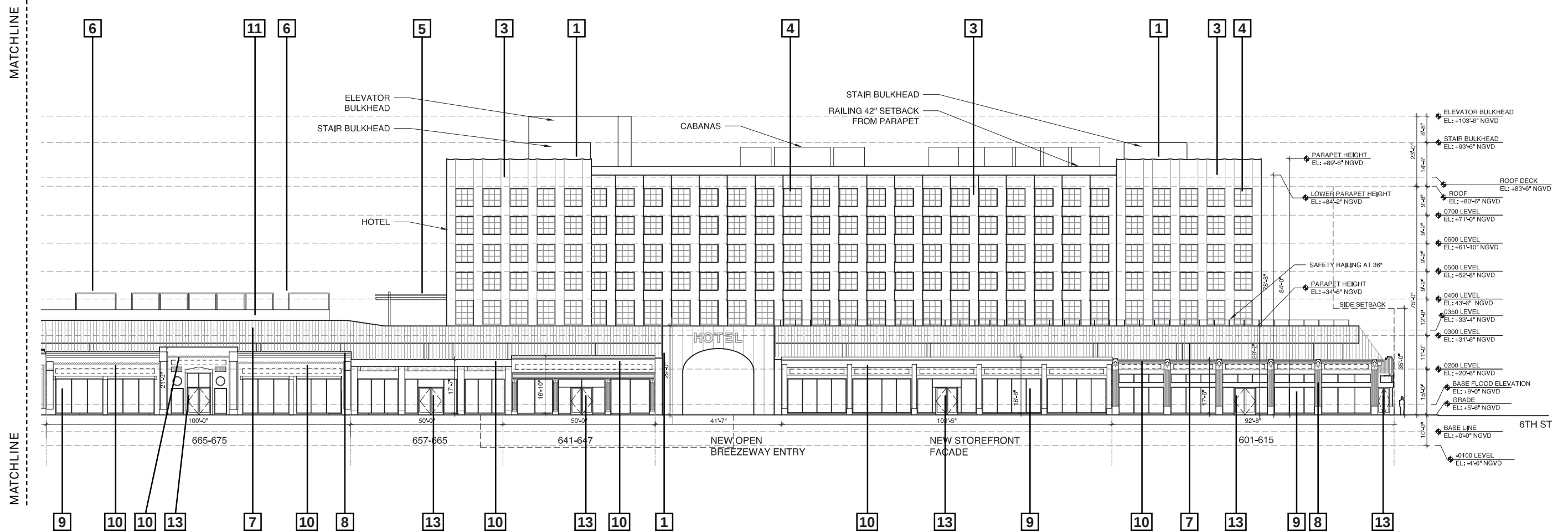
601-685 Washington Ave.
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Existing Elevations

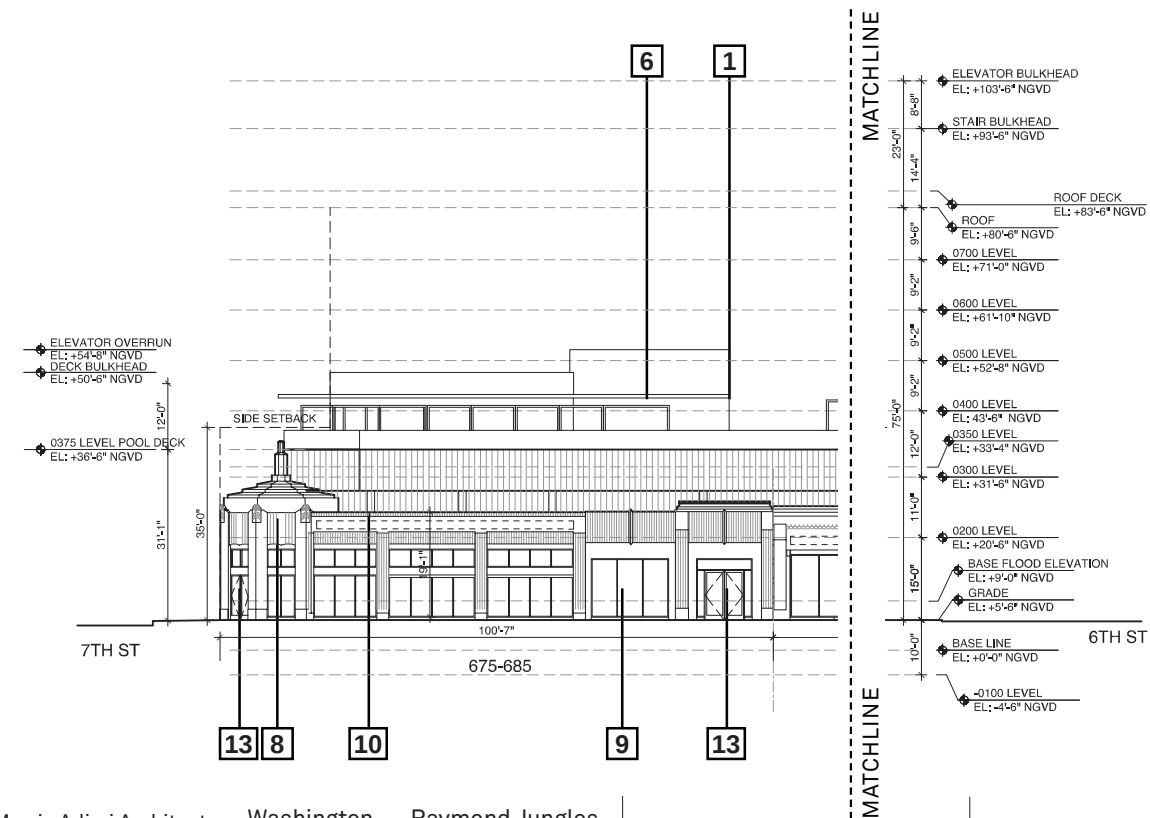
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WEST ELEVATION



LEGEND

- | | | |
|--|--|---|
| 1. MASONRY - CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT. | 5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3 | 10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT. |
| 2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME | 6. TRELLIS WITH FABRIC COVERING | 11. CABLE RAILING |
| 3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT | 7. WIRE SCREEN WITH PLANTINGS | 12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS |
| 4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS | 8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED | 13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS. |
| | 9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS. | |



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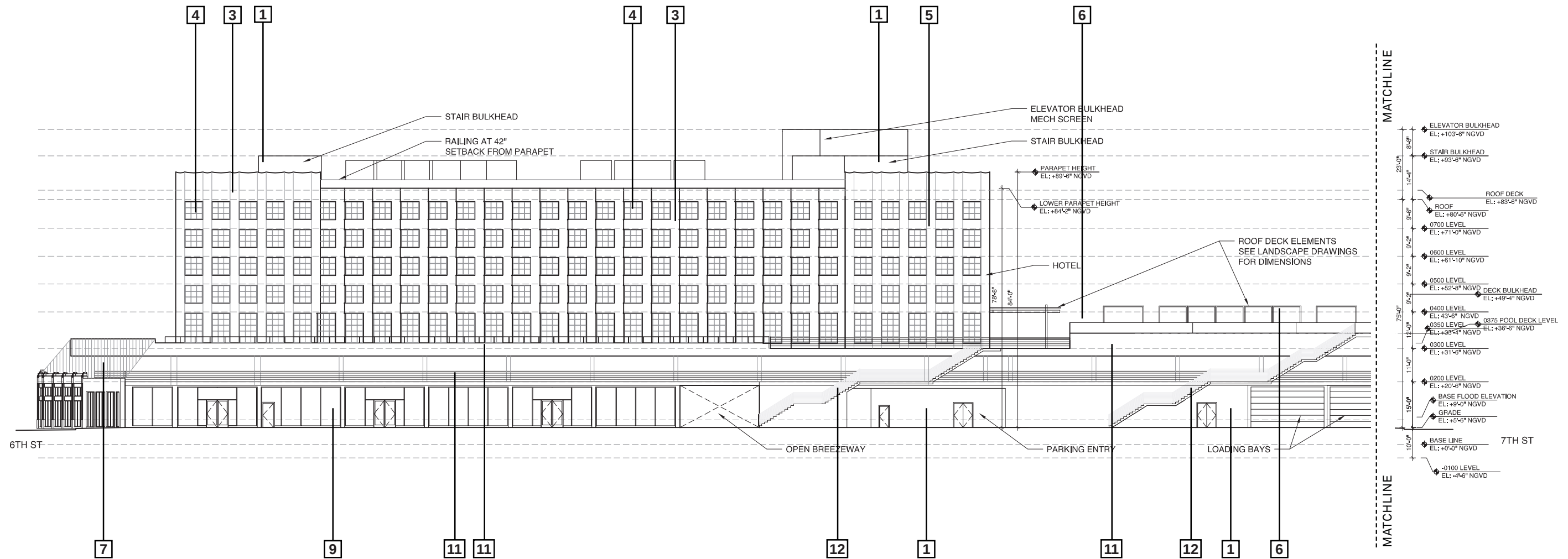
Raymond Jungles
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Building Elevation

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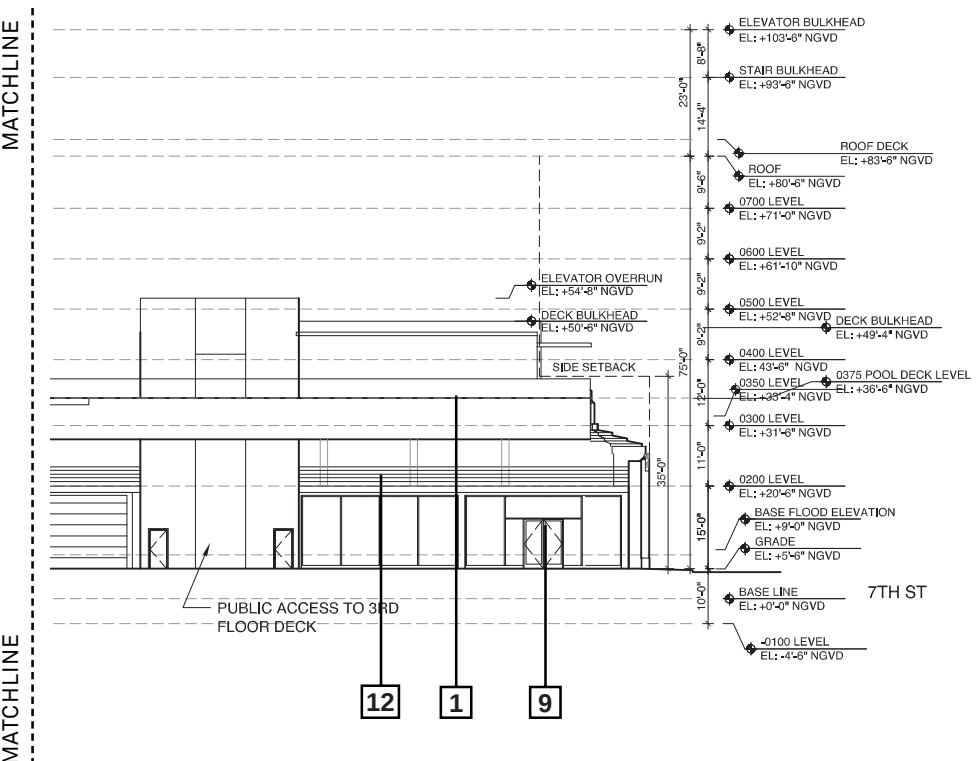
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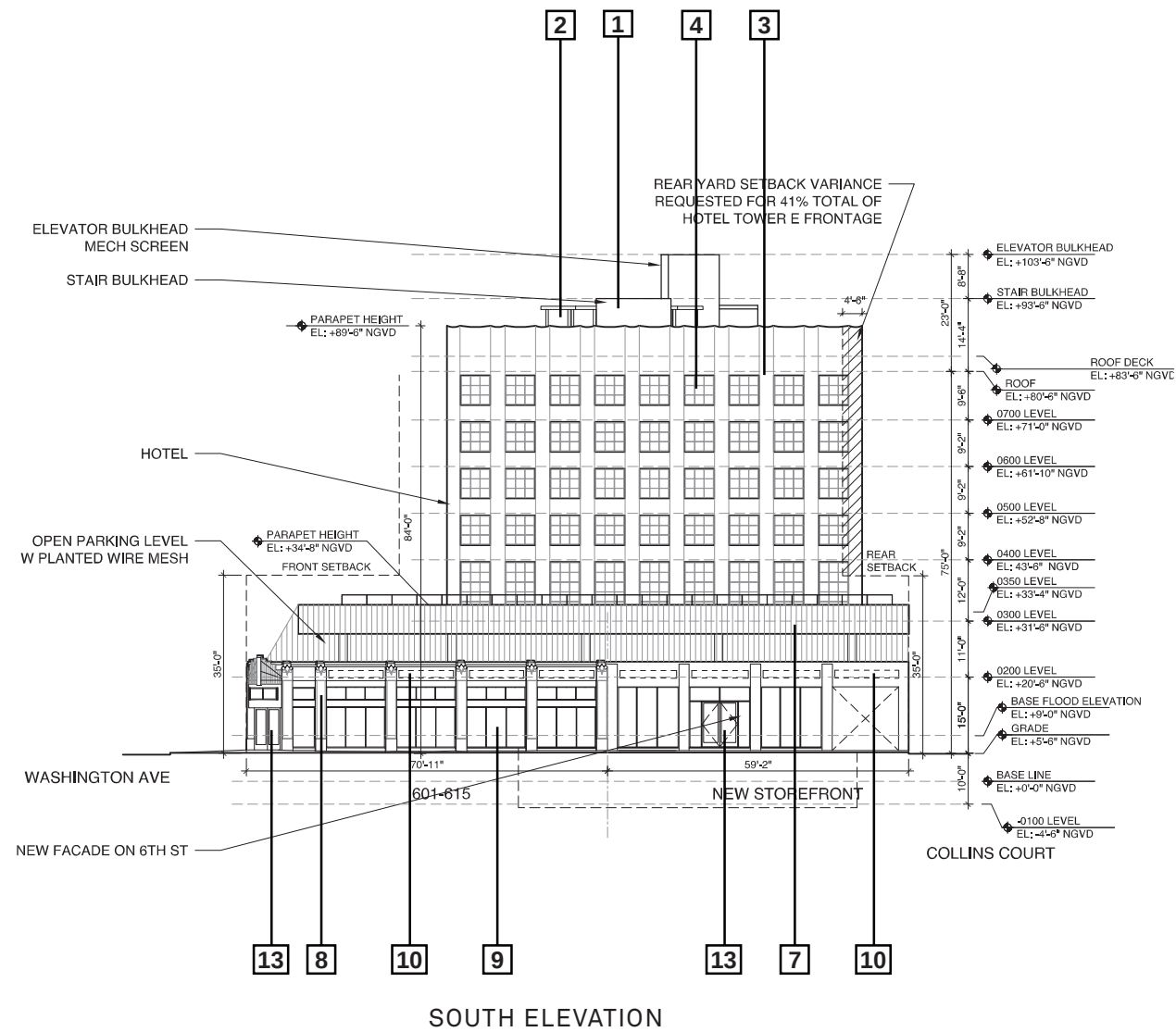


EAST ELEVATION

LEGEND

1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3	10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT.
2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME	6. TRELLIS WITH FABRIC COVERING	11. CABLE RAILING
3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT	7. WIRE SCREEN WITH PLANTINGS	12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS
4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS	8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED	13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS.
	9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS.	





LEGEND

1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC ³	10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT.
2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME	6. TRELLIS WITH FABRIC COVERING	11. CABLE RAILING
3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT	7. WIRE SCREEN WITH PLANTINGS	12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS
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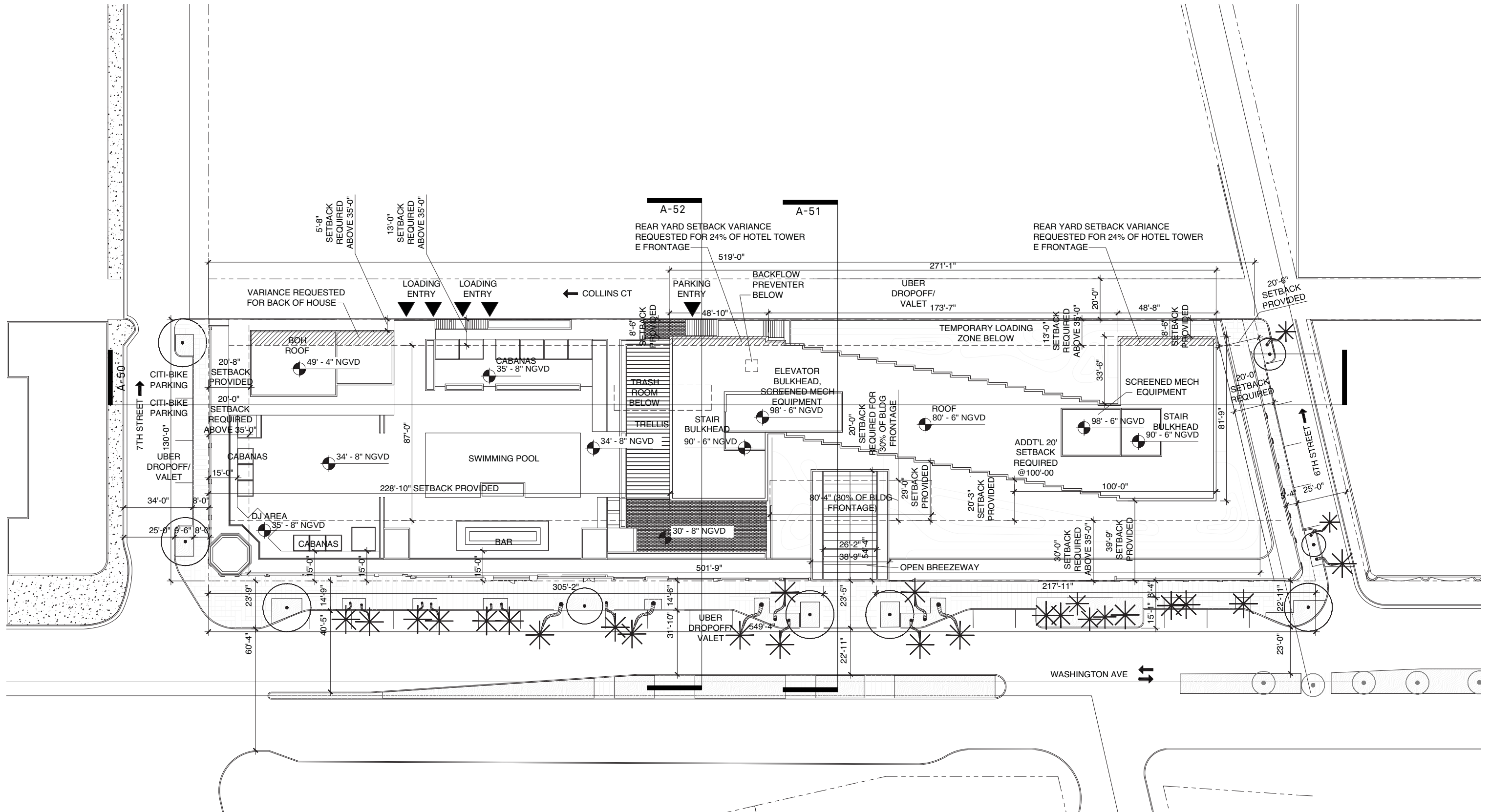
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Building Elevation

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Proposed Site Plan

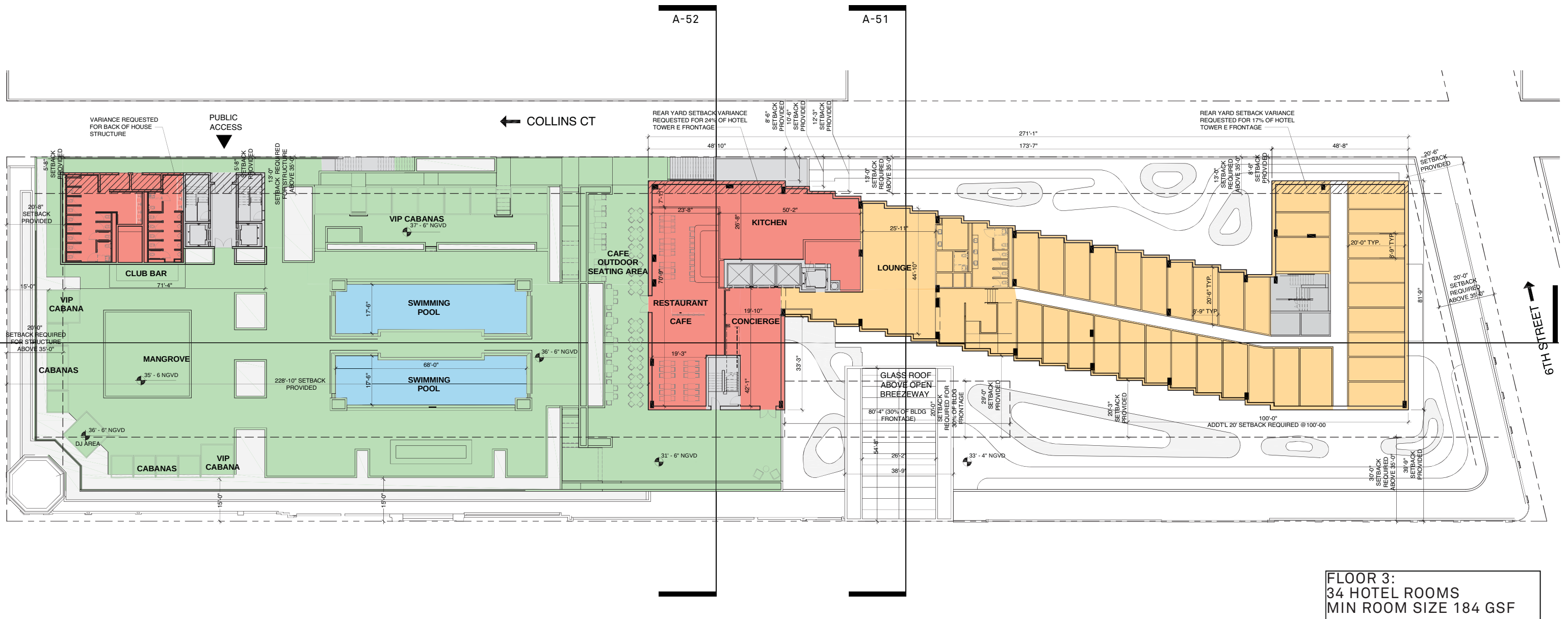
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0' 10' 20' 50' 100'



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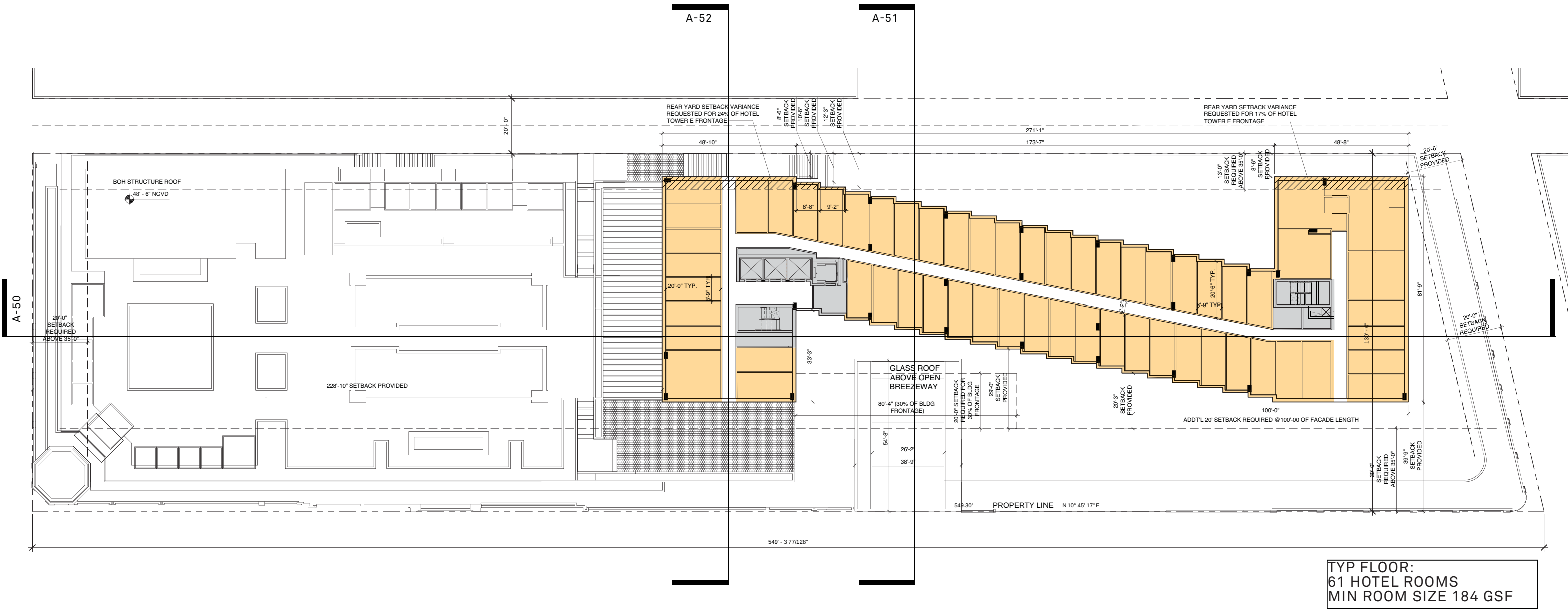
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3rd Floor Plan - Pool Deck & Hotel

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Typical Floor Plan - Hotel

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APPROVED

0' 10' 25' 50'



A - 47



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Rendering: Perspective from NW

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Rendering: Perspective From SW
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A - 56



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Rendering: Entry From SW

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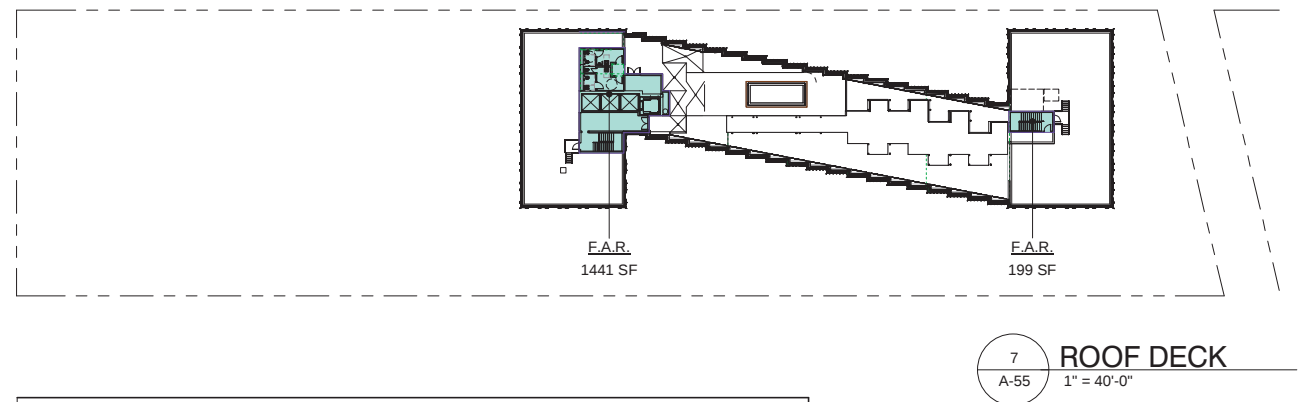
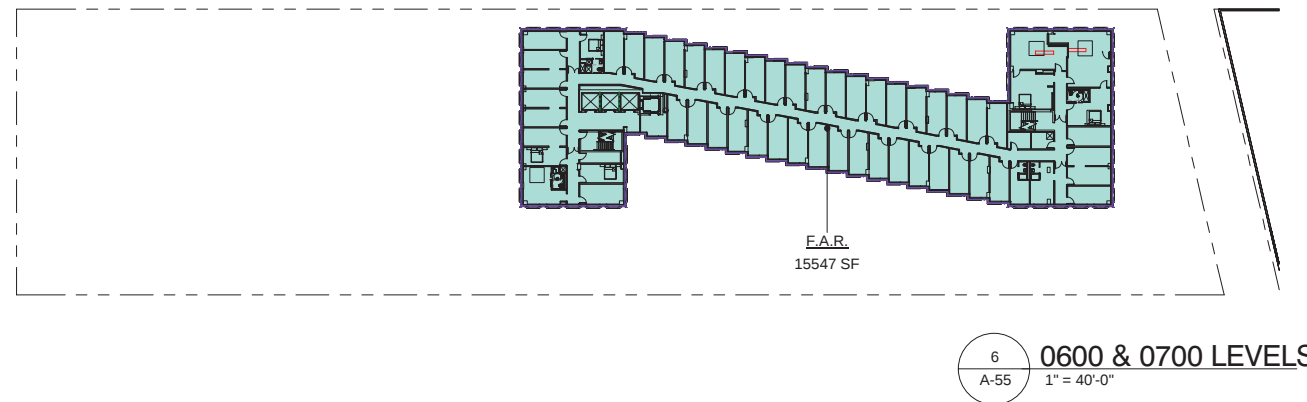
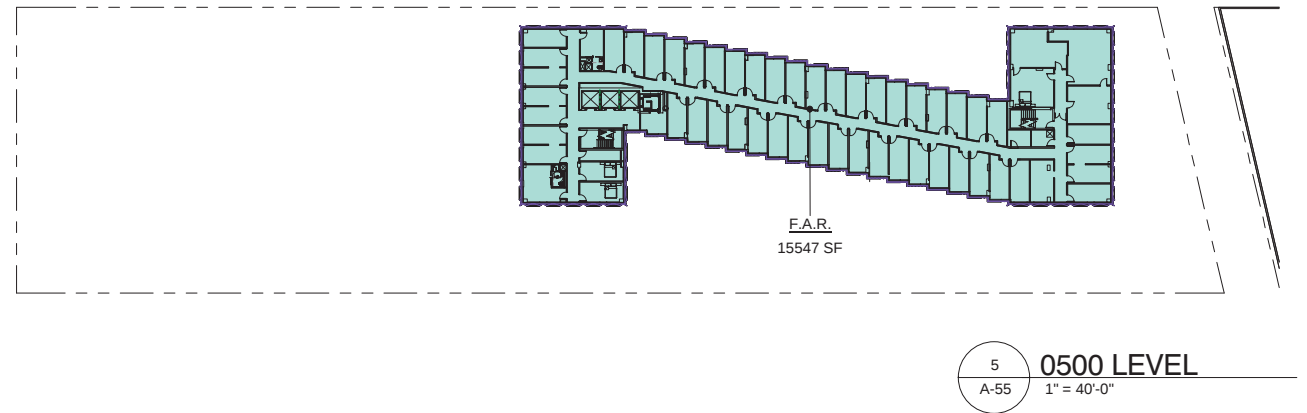
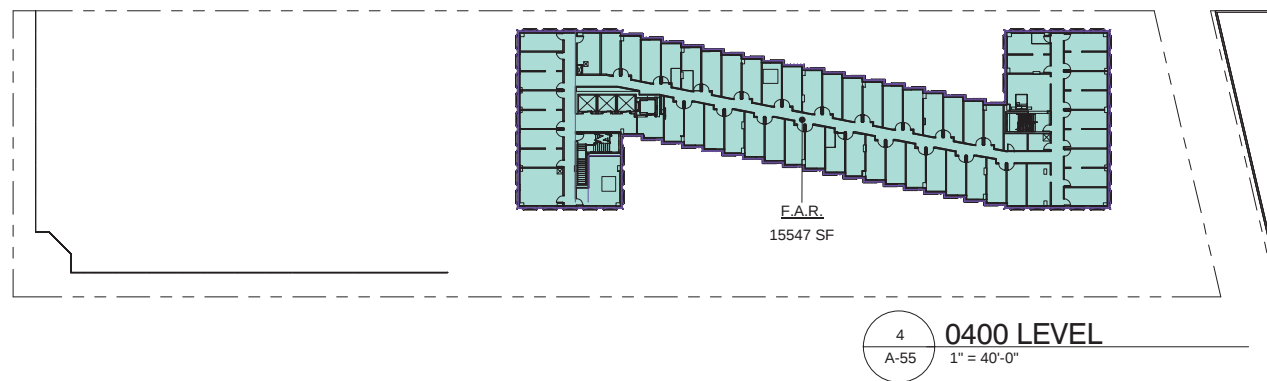
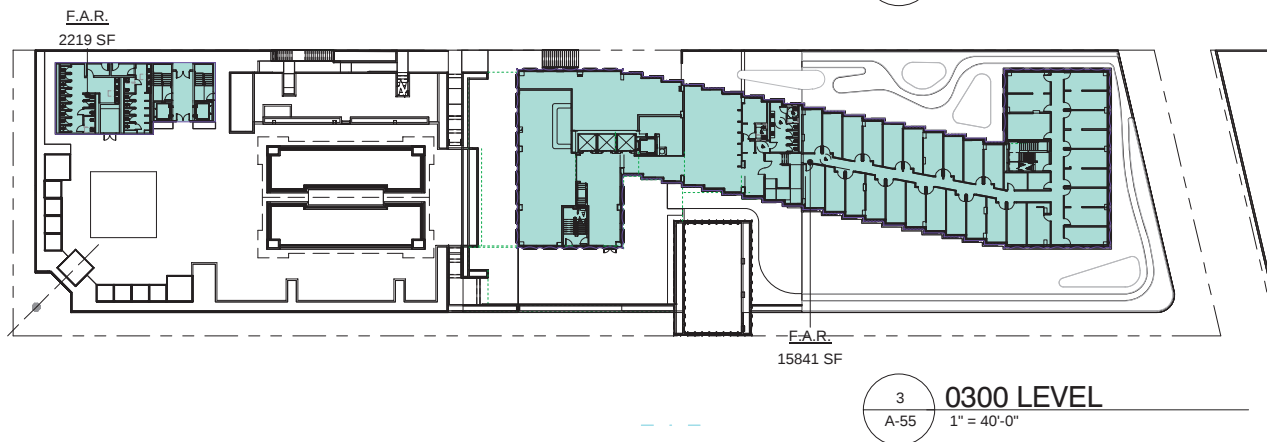
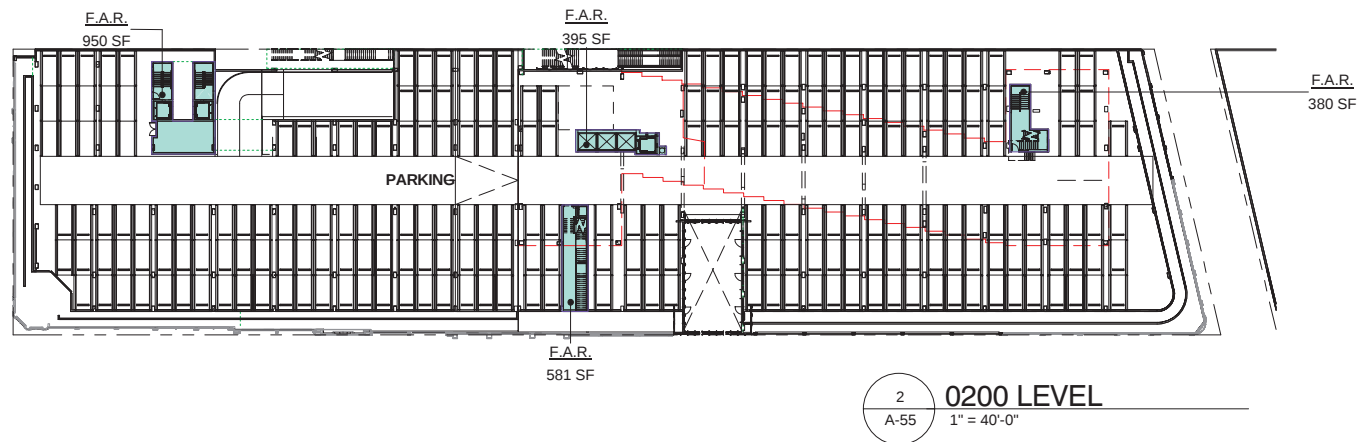
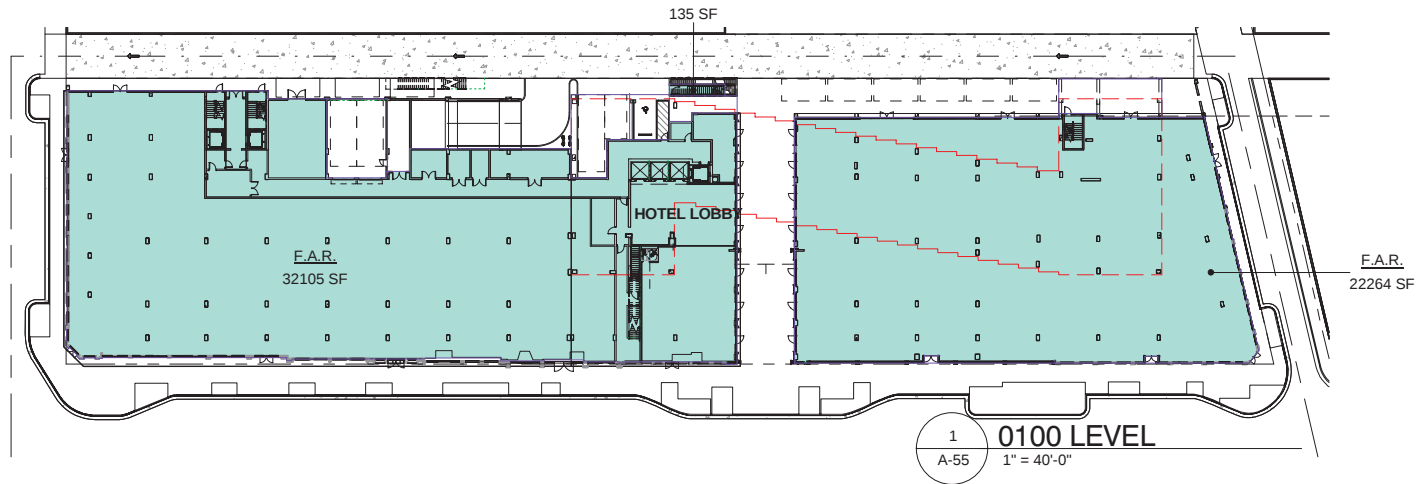
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Rendering: Close-Up View

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DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R.		
	138,874.00 SQ.FT.	138,700.08 SQ.FT.

Area Schedule (FAR)	
Levels	Area
0100 LEVEL	54,504.02 SF
0200 LEVEL	2,306.79 SF
0300 LEVEL	18,059.71 SF
0400 LEVEL	15,547.32 SF
0500 LEVEL	15,547.32 SF
0600 LEVEL	15,547.32 SF
0700 LEVEL	15,547.32 SF
ROOF DECK	1,640.28 SF
	138,700.08 SF