

Partial Facade Improvements Commercial Building 601 5th Street, Miami Beach, FL 33139

REINES & STRAZ, LLC

975 41st Street, Suite 407 Miami Beach, Florida 33140 Tel: 305.397.8779 Fax: 305.675.8502

www.reines-straz.com

AA26002849
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HISTORIC PRESERVATION BOARD FIRST SUBMITTAL 06/18/2018 HPB18-0214

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RENDER OF PROPOSED - VIEW OF SOUTHWEST CORNER

PROJECT DATA

LEGAL DESCRIPTION:

FOLIO: 02-4203-008-0010 601 5 ST, MIAMI BEACH, FL 33139 OCEAN BEACH ADD NO 3 RE SUB, LOTS 1 TO 1 INC PB 21-26, BLK A, LOT SIZE IRREGULAR, OR 12743-4156 1085 4

FOLIO: 02-4203-009-1940 504 WASHINGTON AVE, MIAMI BEACH, FL 3313 OCEAN BEACH ADD NO 3 PB 2-81, LOT 6 BLK 48, LOT SIZE IRREGULAR, OR 13463-2805 1186 4

ZONING: C-PS2

LAND USE: GENERAL MIXED-USE COMMERCIAL

SCOPE OF WORK

- PARTIAL RENOVATIONS OF FACADE.
- **NEW STOREFRONT & FINISHES**

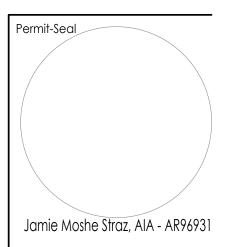
ZONING DATA

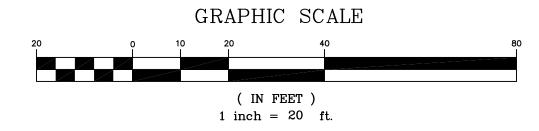
SEE SHEET ZD

THE EXISTING CONDITIONS REPRESENTED IN THESE DOCUMENTS ARE AS PER 61G15-30.002

EXISTING CONDITIONS ARE A COMPILED REPRESENTATION OF THE ONSTRUCTED PROJECT
THE DOCUMENTS ARE A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT
THE DOCUMENTS ARE BELIEVED TO BE CORRECT TO THE BEST OF THE ARCHITECTS/ENGINEER'S
KNOWLEDGE AND THAT THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.







SKETCH OF BOUNDARY SURVEY ALTA / ACSM LAND TITLE SURVEY

SURVEY SITE

All distances as shown hereon are based on the US Survey foot.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0319 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE"; Base Flood Elevation 8.00 feet. The Base Flood Elevation "AE" 9' refers to the NGVD (1929) Datum.

The subject property currently has unrestricted ingress and egress access to and from Washington Avenue and 5th Street and there are no intervening strips, gaps, or gores between the boundary of the subject property and the boundary of such streets and roads, and such streets and roads are paved, dedicated Public Right of Way in current use.

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a Miami-Dade County Benchmark named D-116, the same being a PK nail and aluminium washer in concrete

catch basin located at the Southeast corner of the intersection of Washington Avenue and 5th Street. Elevation 5.03 feet.

Property was determined, there may be an underlying prescriptive right to the constructed roadways.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing. Although no formal dedications for the roadways located within the Subject

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

There is a total of 29 defined (striped) parking spaces, including 3 handicap spaces.

The total area of the surveyed parcel as described herein contains 27,649 square feet more or less (0.63) acres more or less.

The total square footage of the existing building is 13,715.7 square feet more or less. The square feet as shown hereon were determined at the ground level building line only.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Old Republic National Title Insurance Company, File Number: 15104663 DEH, Agent File #: TV-MAN-15-547 with an effective date of October 2nd, 2015 at 8:00 A.M., are a matter of survey and have been plotted hereon or noted

Item 1) Not a Survey matter, not noted or plotted hereon.

Item 2) No encroachments were noted by this survey. No underground footings were located

Item 3) Not a Survey matter, not noted or plotted hereon.

Item 4) Not a Survey matter, not noted or plotted hereon.

Item 5) Only the Easements provided to the Surveyor are noted or plotted hereon. This office has not performed any search on the Public

Item 6) Not a Survey matter, not noted or plotted hereon.

description provided to the surveyor.

Item 7) Reservations and dedications contained on the Plat of "OCEAN BEACH, FLA. ADDITION NO. 3", according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida. Contain blanket conditions that affect the subject property. Not plottable. There are no easements shown on this plat.

Item 8) Reservations and dedications contained on the Plat of RESUBDIVISION of part of Blocks 48, 56 & 75, of OCEAN BEACH, FLA. ADDITION, NO. 3, according to the Plat thereof, recorded in Plat Book 21, at Page 26, of the Public Records of Miami-Dade County, Florida. Contain blanket conditions that affect the subject property. The 3.00 feet easement lying South of Lots 3 and 4 and North of Lots 5 through 11, Block "A" has been vacated as shown on the legal

Item 9) Subject property lies within the lands as described in the Conditional Use Permit filed by the City of Miami Beach Planning Board filed in Official Records Book 21276, page 2529; as modified in Official Records Book 24386, page 2190; as further modified in Official Records Book 24416, page 1876, all of the Public Records of Miami-Dade County, Florida. Not a Survey matter, not noted or plotted

Item 10) Subject property lies within the lands as described in the Variance Order filed by the City of Miami Beach in Official Records Book 24920, page 3231, of the Public Records of Miami-Dade County, Florida. Not a Survey matter, not noted or plotted hereon.

Item 11) Subject property lies within the lands as described in the Restrictive Covenant filed November 11, 2015, in Official Records Book

29773, page 2353, of the Public Records of Miami-Dade County, Florida. Not a Survey matter, not noted or plotted hereon.

Subject property lies inside the UBD (Urban Development Boundary), as per Miami-Dade County Public Records.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

The subject property as described hereon lies within an "CPS-2" as per Zoning, Miami-Dade County Public Records.

The Primary Zone and the Primary Land Use Zone for this property as shown on the Public Records of Miami-Dade County is Commercial.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor.

There is no observable evidence that any portion of site lies within a wetland area, nor was there are any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions might be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and The City of Miami Beach.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Only the surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

Fence(s)/wall(s) ownership determine by visual means only (if any). Legal ownership not determined.

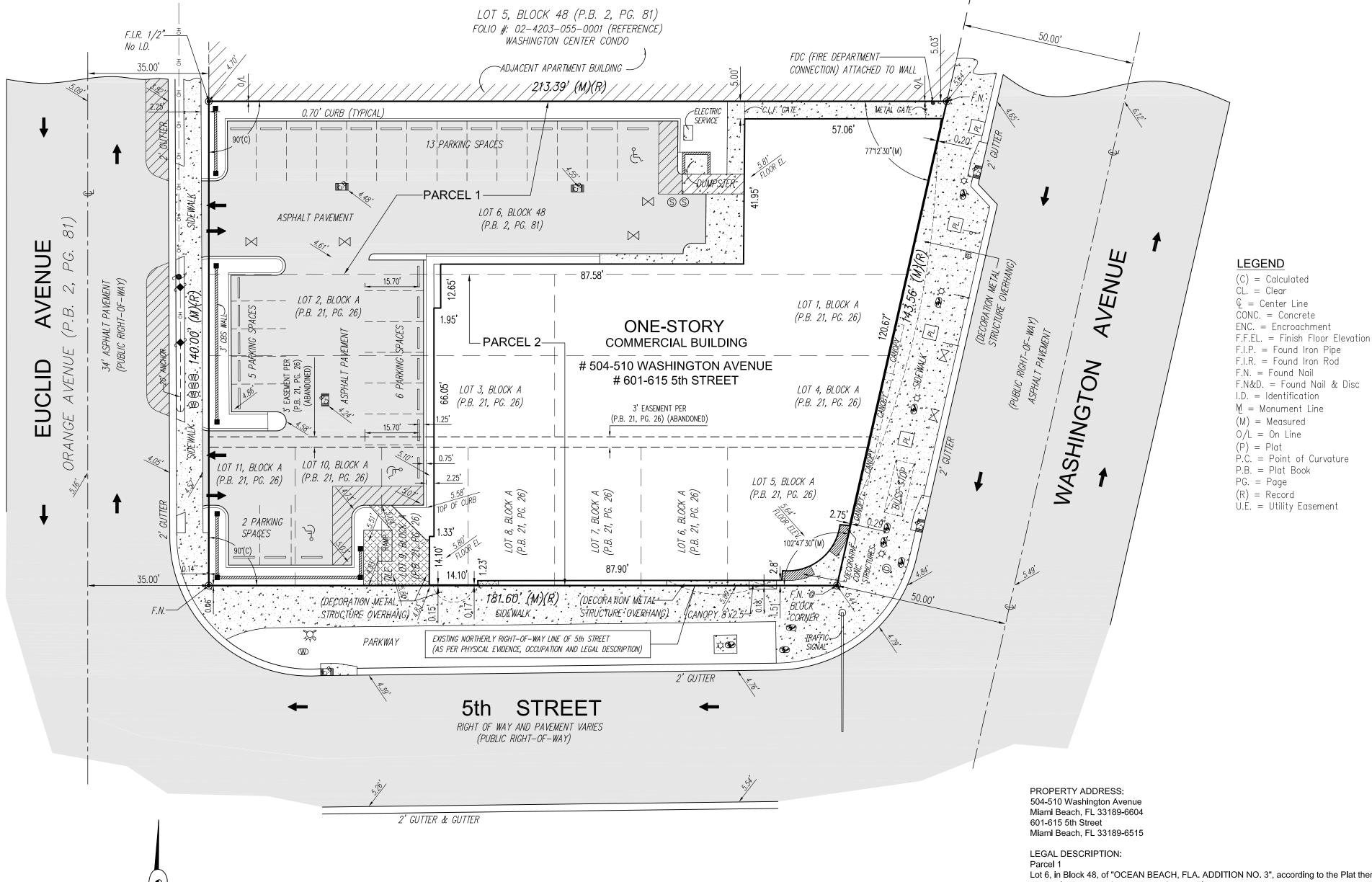
This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was prepared for a mortgage transaction only; not to be used for design and/or construction purposes without the consent of

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 7,500 feet for Suburban Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.



5TH ST

41

LOCATION MAP

NOT TO SCALE

Lot 6, in Block 48, of "OCEAN BEACH, FLA. ADDITION NO. 3", according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

Parcel 2

Lots 1 to 11, inclusive, of Block "A" of "RESUBDIVISION of part of Blocks 48, 56 & 75, of OCEAN BEACH, FLA. ADDITION, NO. 3", according to the Plat thereof, recorded in Plat Book 21, at Page 26, of the Public Records of Miami-Dade County, Florida; together with 3.00 feet easement lying South of Lots 3 and 4 and North of Lots 5 through 11, Block "A" of RESUBDIVISION of part of Blocks 48, 56 & 75, of OCEAN BEACH ADDITION, NO. THREE, according to the Plat thereof, recorded in Plat Book 21, at Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in the City of Miami Beach, Miami-Dade County, Florida.

FOLIO NUMBERS: 02 4203 008 0010

02 4203 009 1940 (Miami-Dade County Public Records/Property Appraiser Office)

To: 615 - 5th Street, Corp., a Florida Corporation, Torres & Vadillo, LLP, Professional Bank, ISAOA, ATIMA, and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2011, and includes items 1,2,3,4,7(a) (b1), 8,9,11(a),13,14,16,17, 18 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are Effective February 23rd, 2011. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are superseded by these 2011 standards.

Adopted by the American Land Title Association on February 23rd, 2011.

This is also to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY" SURVEY" as defined in Section 5J-17.050.

Professional Surveyor & Mapper, # 6487 State of Florida

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

05/30/2018 Last Revision 15-3192-C

SHEET:

JORGE\15-3192-C-504-515 WASHINGTON AVE-ALTA\15-3192-C-504-510 WASINGTON AVE-ALTA.dwg 5/30/2018 2:39:15 PM EDT

SYMBOLS

TRAFFIC FLOW

HANDICAP

CABLE TV

WATER METER

ELECTRIC BOX

FIRE HYDRAN1

LIGHT POLE

0.00 EXISTING ELEVATION

---- × --- CHAIN LINK FENCE (C.L.F.) —□— METAL FENCE (M.F.)

STORM MAHOLE

CATCH BASIN

CONCRETE POLE

WOOD POLE

₩ VALVE

S MANHOLE

R RECYCLING

COVERED AREA

---- OH ---- OVERHEAD LINES

---- // --- WOOD FENCE (W.F.

→ SIGN

AIR CONDITIONER

CHECKED BY: JLC. DRAWN BY: ELF. FIELD DATE: 10/16/2015 DATE (LAST REVISION): 05/30/2018 SCALE: 1" = 20' JOB No. 15-3192 Sketch No. 3922

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITE M#	Zoning Information					
1	Address:	601 5th street, Mi	ami-Beach, FL 33139			
2	Board and file numbers :	HPB18-0614	HPB18-0614			
3	Folio number(s):	02-4203-008-0010	02-4203-008-0010, 02-4203-009-1940			
4	Year constructed:	1993	Zoning District:	CPS-2		
5	Based Flood Elevation:	9'	Grade value in NGVD:	N/A		
6	Adjusted grade (Flood+Grade/2):		Lot Area:	27,649 sf		
7	Lot width:	140'	Lot Depth:	213' 4"		
8	Minimum Unit Size	N/A	Average Unit Size	N/A		
9	Existing use:	Commercial	Proposed use:	Commercial		

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	30'-9"		
11	Number of Stories		1		
12	FAR	2	N/A		
13	Gross square footage		13,787 sf		
14	Square Footage by use	N/A	N/A		
15	Number of units Residential	N/A	N/A		
16	Number of units Hotel	N/A	N/A		
17	Number of seats	N/A	N/A		
18	Occupancy load	N/A	N/A		

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A		
20	Side Setback:	N/A	N/A		
21	Side Setback:	N/A	N/A		
22	Side Setback facing street:	N/A	N/A		
23	Rear Setback:	N/A	N/A		
	At Grade Parking:				
24	Front Setback (Washington Ave):	N/A	N/A		
25	Front Setback (Euclid Ave):	N/A	N/A		
26	Side Setback:	N/A	N/A		
27	Side Setback facing street:	N/A	N/A		
28	Rear Setback:	N/A	N/A		
	Pedestal:				
29	Front Setback (Washington Ave):	0'	0'		
30	Front Setback (Euclid Ave):	0'	63'-9"		
31	Side Setback:	0'	5'		
32	Side Setback facing street:	0'	0'		
33	Rear Setback:	N/A	N/A		
	Tower:				
34	Front Setback:	N/A	N/A		
35	Side Setback:	N/A	N/A		
ITE M#	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	0'	N/A		
37	Side Setback facing street:	0'	N/A		
38	Rear Setback:	5'	N/A		
	Parking	Required	Evicting	Pronosed	Deficiencies

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A	N/A		
40	Total # of parking spaces	N/A	N/A		

41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	NI/A	N/A		
42	# of parking spaces per level (Provide a separate chart for a breakdown	N/A	1977		
	calculation)	N/A	N/A		
43	Parking Space Dimensions	N/A	N/A	<u>.</u>	<u> </u>
44	Parking Space configuration (450,600,				
	90o,Parallel)	N/A	N/A		
45	ADA Spaces	N/A	N/A		
46	Tandem Spaces	N/A	N/A		
47	Drive aisle width	N/A	N/A		
48	Valet drop off and pick up	N/A	N/A		
49	Loading zones and Trash collection areas	N/A	N/A		
50	Bicycle parking, location and Number of racks	N/A	N/A		

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A		
52	Number of seats located outside on private property	N/A	N/A		
53	Number of seats inside	N/A	N/A		
54	Total number of seats	N/A	N/A		
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A		
56	Total occupant content	N/A	N/A		
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A		
58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N/A			

No

Yes

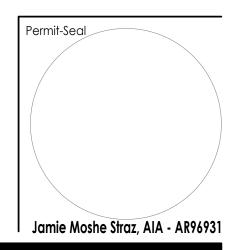
Notes:

If not applicable write N/A

Is dancing and/or entertainment proposed? (see CMB 141-1361)
 Is this a contributing building?

62 Located within a Local Historic District?

All other data information may be required and presented like the above format.



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Partial Facade Improvements
Commercial Building
601 5th Street,
Miami Beach, FL 33139

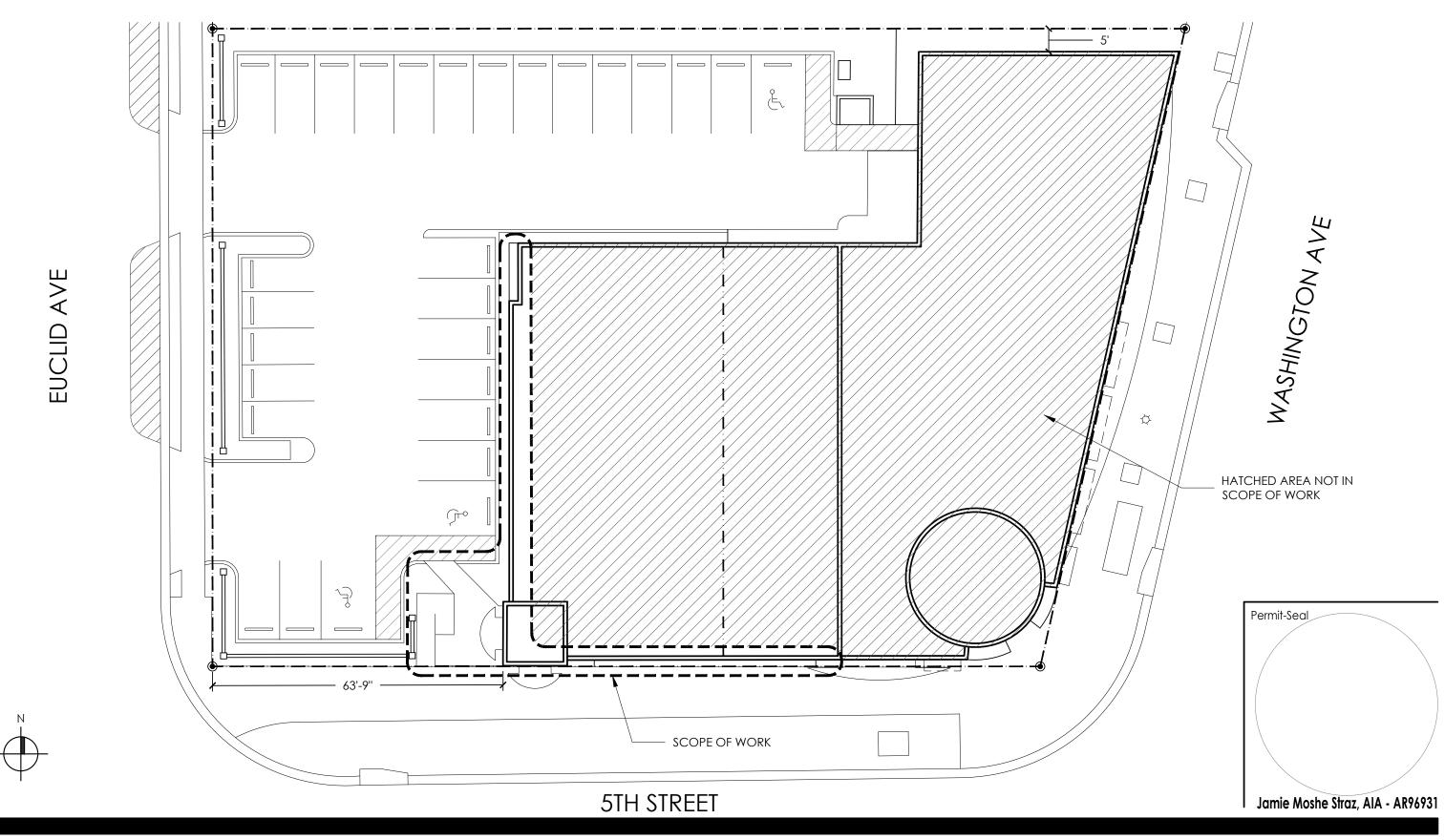
No.	Description	Date

ZONING DATA

Project number

STONE-615-5STREET 06/18/2018

EX0.0





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Partial Facade Improvements

Commercial Building 601 5th Street, Miami Beach, FL 33139

No.	Description	Date

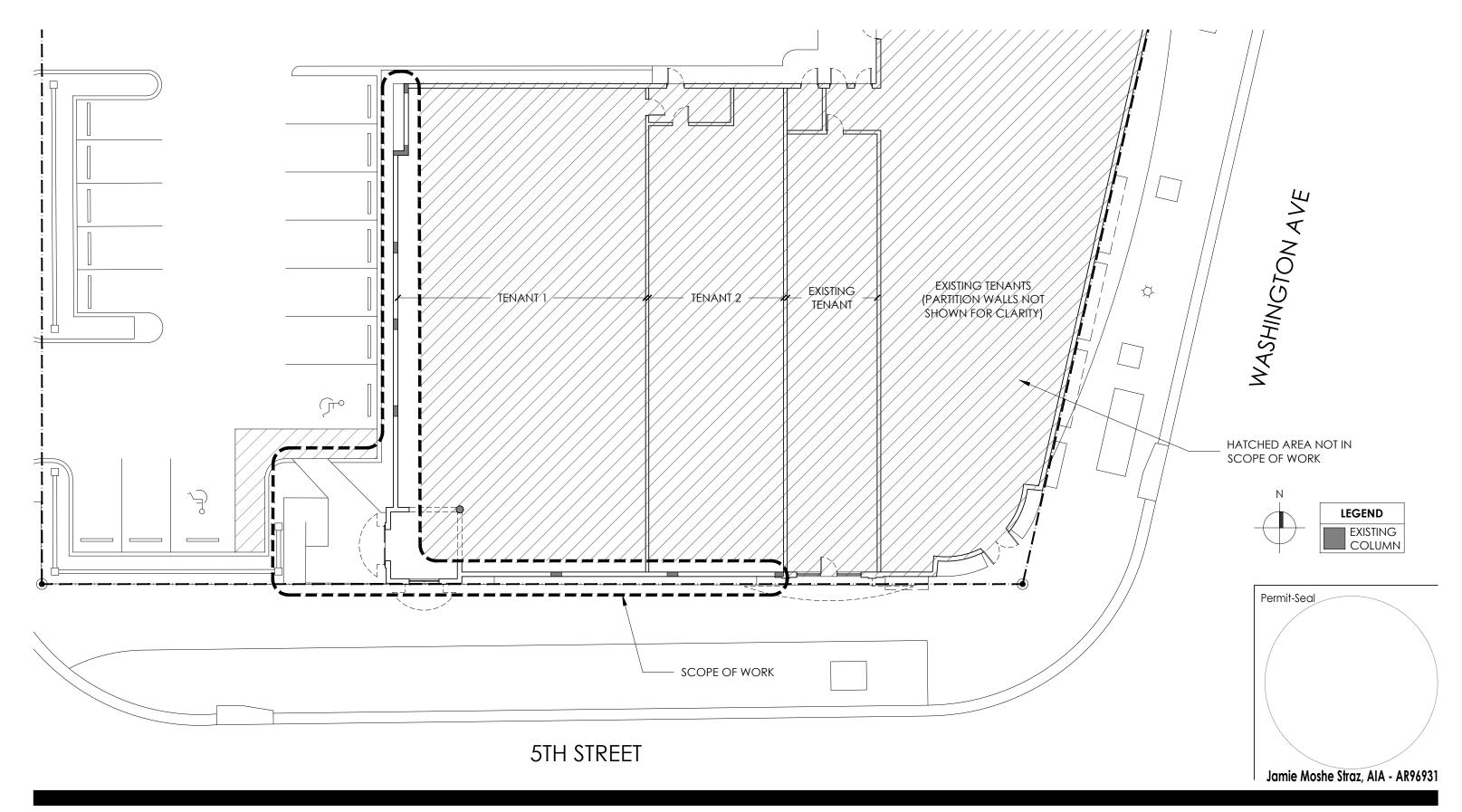
EXISTING SITE PLAN

Project number Date

STONE-615-5STREET 06/18/2018

EX1.0

Scale 1" = 20'





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Partial Facade Improvements

Commercial Building 601 5th Street, Miami Beach, FL 33139

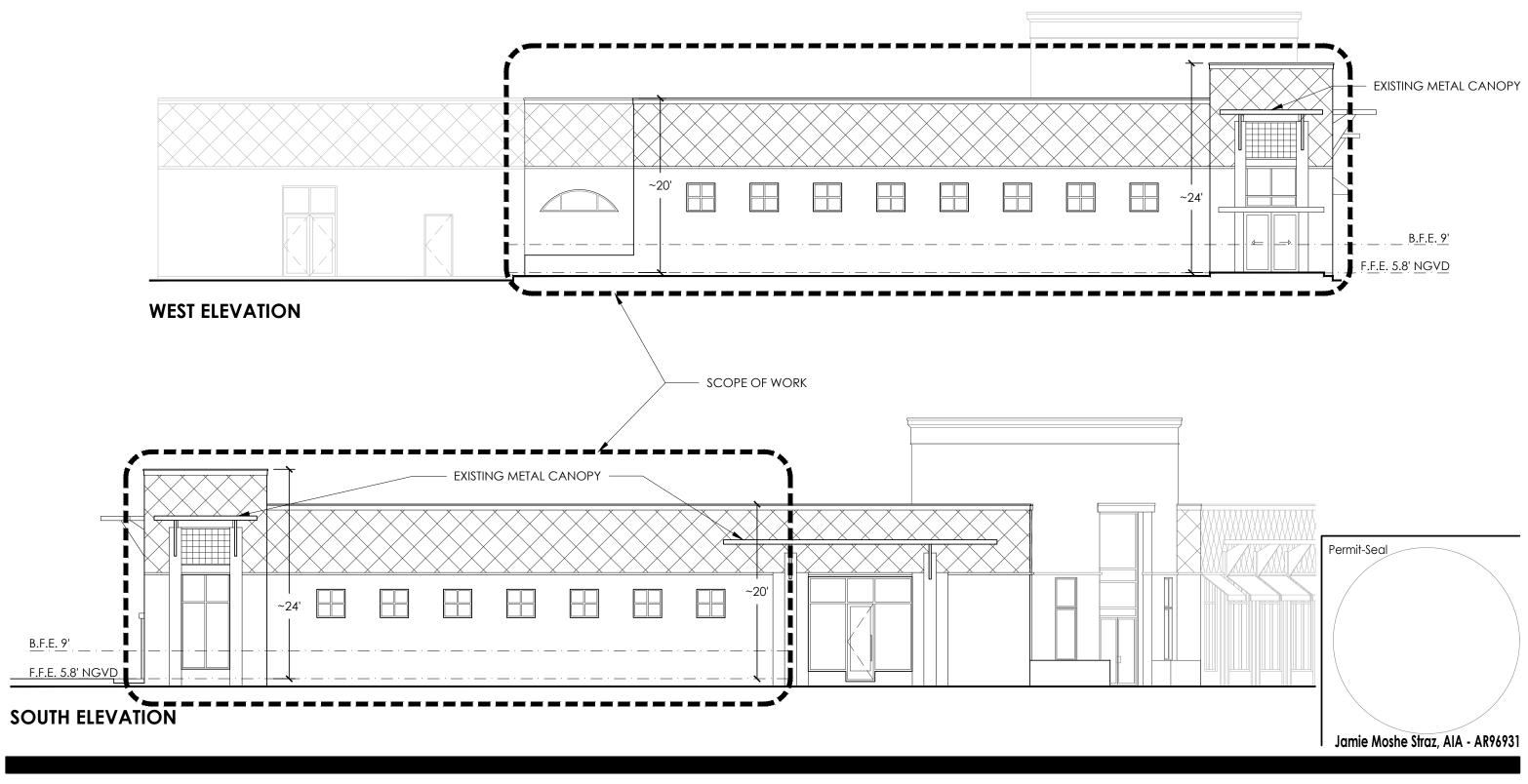
No.	Description	Date

PARTIAL EXISTING FLOOR PLAN

Project number Date STONE-615-5STREET 06/18/2018

EX1.1

Scale $\frac{1}{16}$ " = 1'





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Partial Facade Improvements

Commercial Bullaing	
601 5th Street,	
Miami Beach, FL 33139	

No	Description	Date
		<u> </u>

EXISTING ELEVATIONS

Project number Date

STONE-615-5STREET 06/18/2018

EX1.2

Scale $\frac{3}{32}$ " = 1"







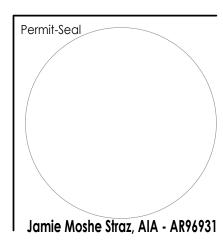
FRONT - SOUTH 05/24/18



SIDE - WEST 05/24/18



BACK - NORTH 05/24/18



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Partial Facade Improvements

Commercial Building 601 5th Street, Miami Beach, FL 33139

No.	Description	Date

EXISTING PHOTOS - EXTERIOR

Project number Date

STONE-615-5STREET 06/18/2018

EX1.3



05/24/18 **SOUTHWEST CORNER**



Permit-Seal Jamie Moshe Straz, AIA - AR96931

SOUTHEAST CORNER

REINES

& STRAZ

Consultants **REINES** & STRAZ, LLC

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No.	Description	Date

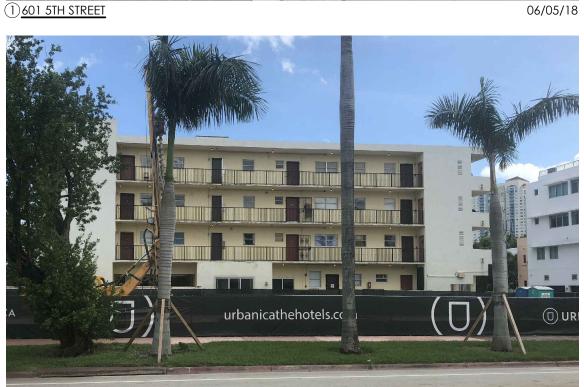
EXISTING PHOTOS - EXTERIOR 2

Project number Date

STONE-615-5STREET 06/18/2018

EX1.4





3 418 EUCLID AVE 06/05/18

Consultants



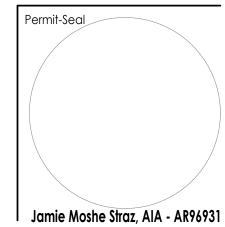
2)404 WASHINGTON AVE



(4) 705 5TH STREET



KEY PLAN





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No.	Description	Date

EXISTING STREETSCAPE

Project number Date

STONE-615-5STREET 06/18/2018

EX1.5





7)542 WASHINGTON AVE 06/05/18



6 538 WASHINGTON AVE



No.

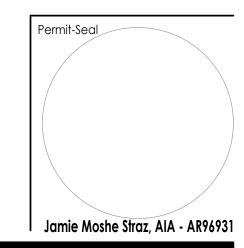
Description

Date

Date

8 544 WASHINGTON AVE





EXISTING STREETSCAPE 2 Project number

STONE-615-5STREET 06/18/2018

EX1.6



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(10) 544 WASHINGTON AVE 06/05/18

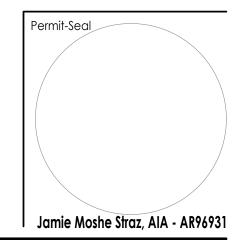




1)534 EUCLID 06/05/18



12524 WASHINGTON AVE



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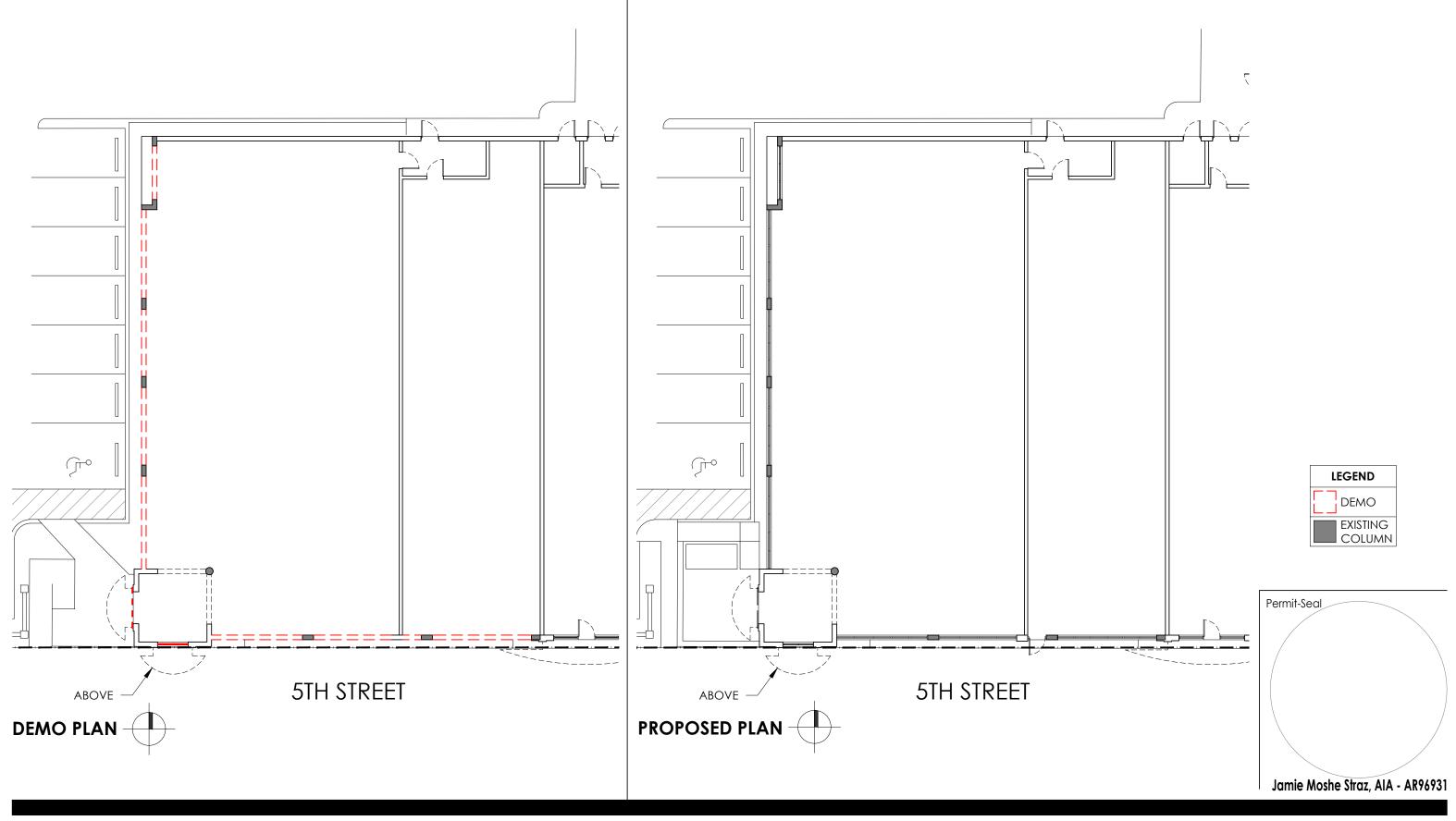
No	Description	Date

EXISTING STREETSCAPE 3

Project number Date

STONE-615-5STREET 06/18/2018

EX1.7





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Partial Facade Improvements Commercial Building

601 5th Street, Miami Beach, FL 33139

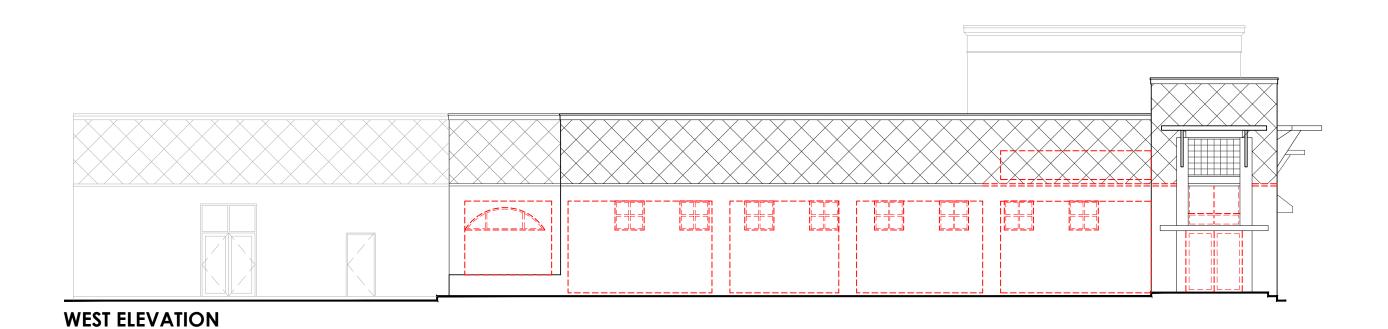
No.	Description	Date
		F

DEMOLITION & PROPOSED PLAN

Project number Date STONE-615-5STREET 06/18/2018

AS1.0

Scale $\frac{1}{16}$ " = 1'







REINES & STRAZ, LLC Consultants 975 41st Street, Suite 407 Miami Beach, Florida 33140 Tel: 305.397.8779

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No	Description	<u>Date</u>
		I
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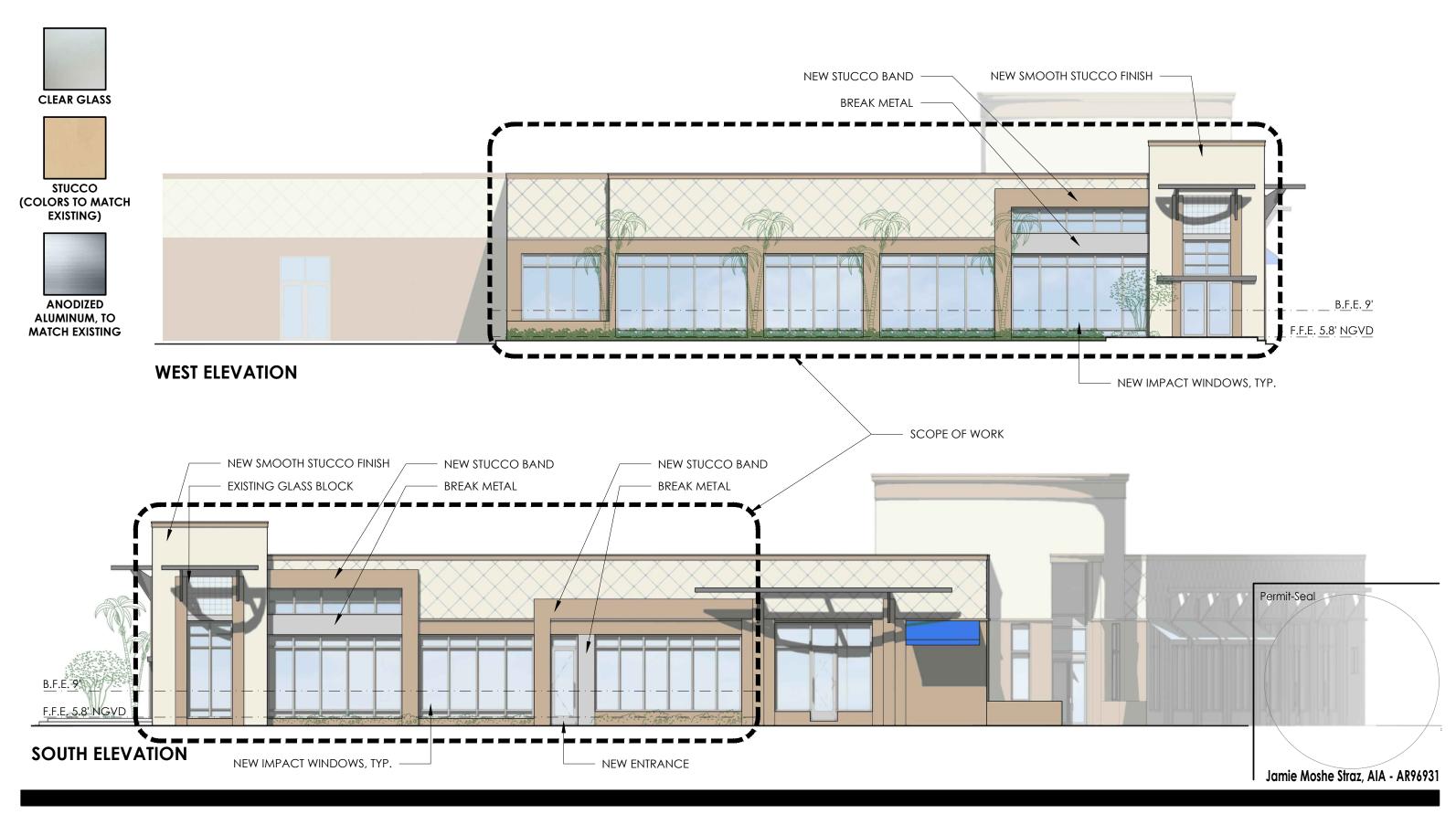
DEMOLITION ELEVATIONS

Project number Date

STONE-615-5STREET 06/18/2018

AS1.1

Scale $\frac{3}{32}$ " = 1"





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Partial Facade Improvements
Commercial Building

601 5th Street, Miami Beach, FL 33139

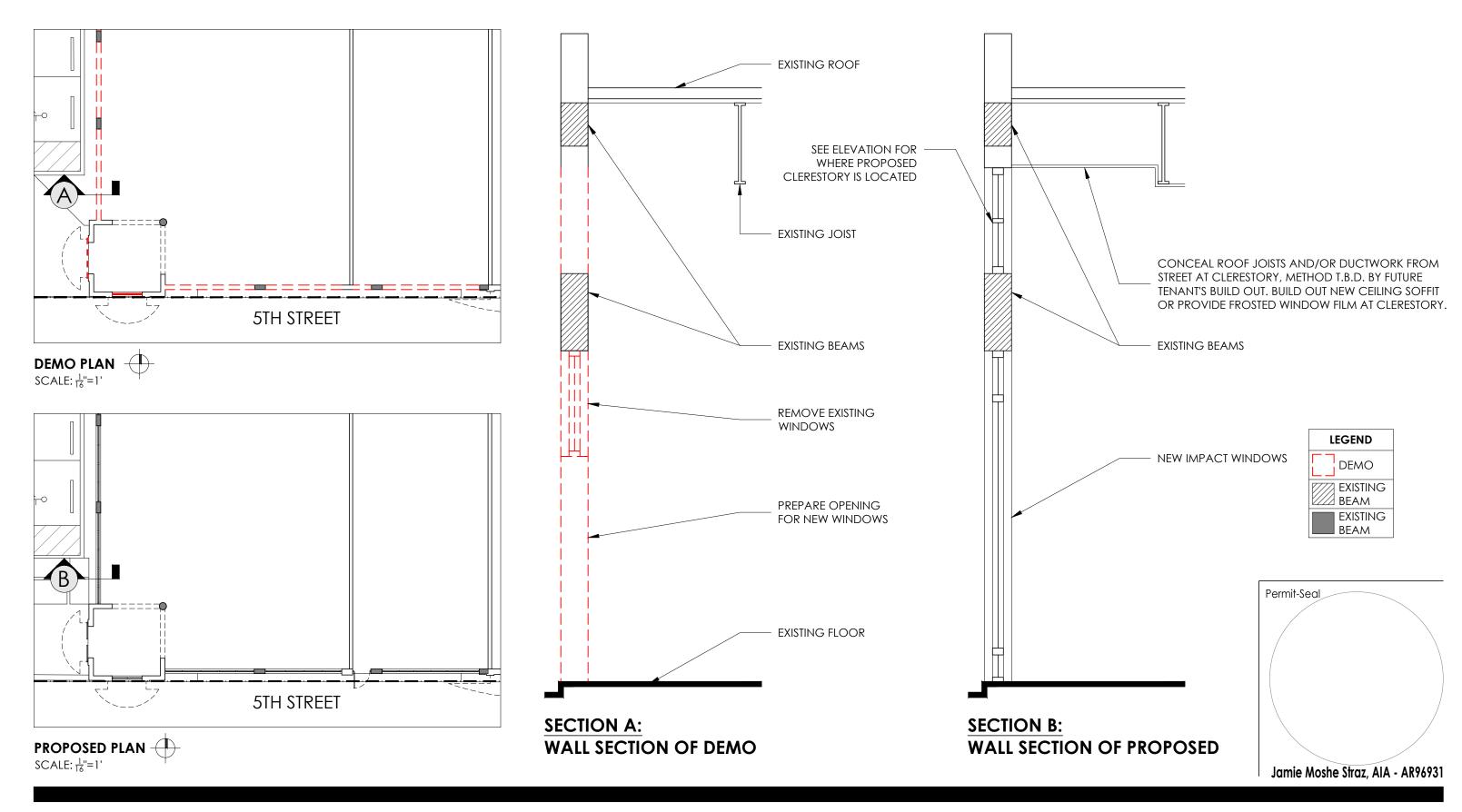
No.	Description	Date	Ρ
			Pro
			Da

ROPOSED ELEVATIONS

oject number ate STONE-615-5STREET 06/18/2018

AS1.2

Scale $\frac{3}{32}$ " = 1"





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Partial Facade Improvements Commercial Building 601 5th Street, Miami Beach, FL 33139

No.	Description	Date

DEMO & PROPOSED SECTIONS

Project number

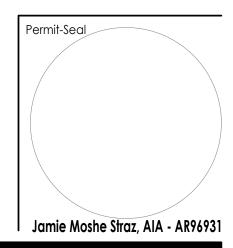
STONE-615-5STREET 06/18/2018

AS1.3

Scale $\frac{3}{8}$ " = 1'



VIEW OF SE CORNER OF 5TH STREET & WASHINGTON AVE



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No	Description	Date

PROPOSED - RENDER

Date

Project number STONE-615-5STREET 06/18/2018

AS1.4



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Partial Facade Improvements Commercial Building

601 5th Street, Miami Beach, FL 33139

No	Description	Date

PROPOSED - RENDER 2

Project number STONE-615-5STREET Date

06/18/2018

AS1.5