

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

SHEET LIST	
#	SHEET NAME
1	SURVEY (1 SHEET)
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EX1.1	EXISTING FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
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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 11
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

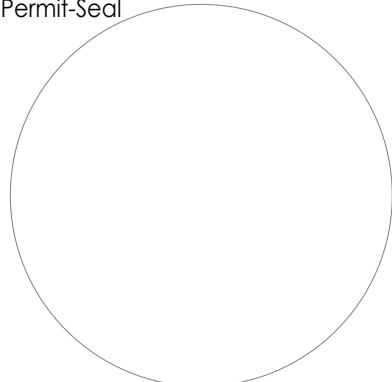
SEE SHEET ZD

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

RENDER OF PROPOSED - VIEW OF SOUTHWEST CORNER



Permit-Seal



Jamie Moshe Straz, AIA - AR96931



SHEET: 1 OF 1



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITE M #	Zoning Information				
1	Address:	601 5th street, Miami-Beach, FL 33139			
2	Board and file numbers :	HPB18-0614			
3	Folio number(s):	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	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)	N/A	N/A		
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A		
43	Parking Space Dimensions	N/A	N/A		
44	Parking Space configuration (45o,60o, 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			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A			
61	Is this a contributing building?	No			
62	Located within a Local Historic District?	Yes			

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

Permit-Seal

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Commercial Building
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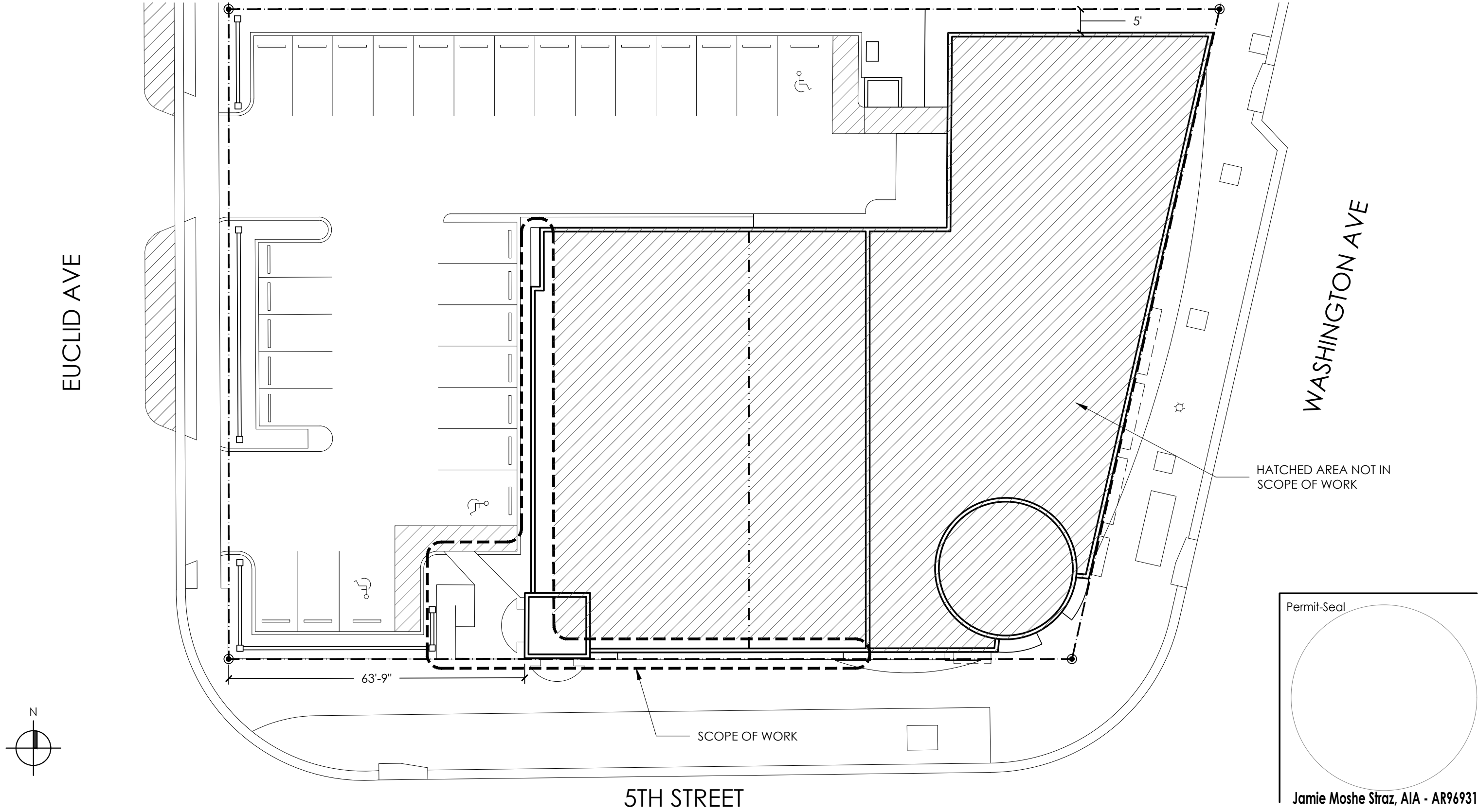
No.	Description	Date

ZONING DATA

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

EX0.0

Scale



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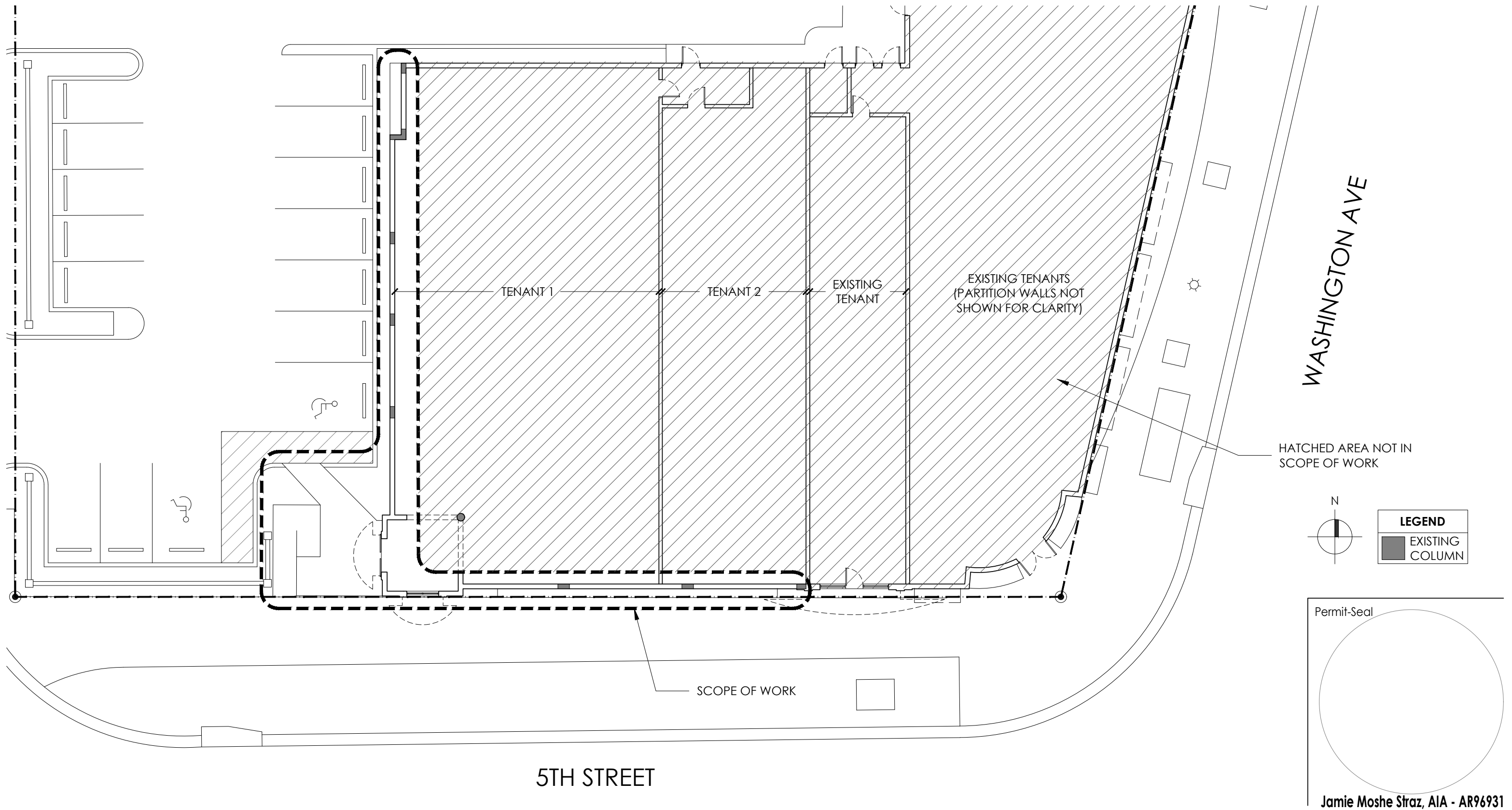
No.	Description	Date

EXISTING SITE PLAN

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

EX1.0

Scale 1" = 20'



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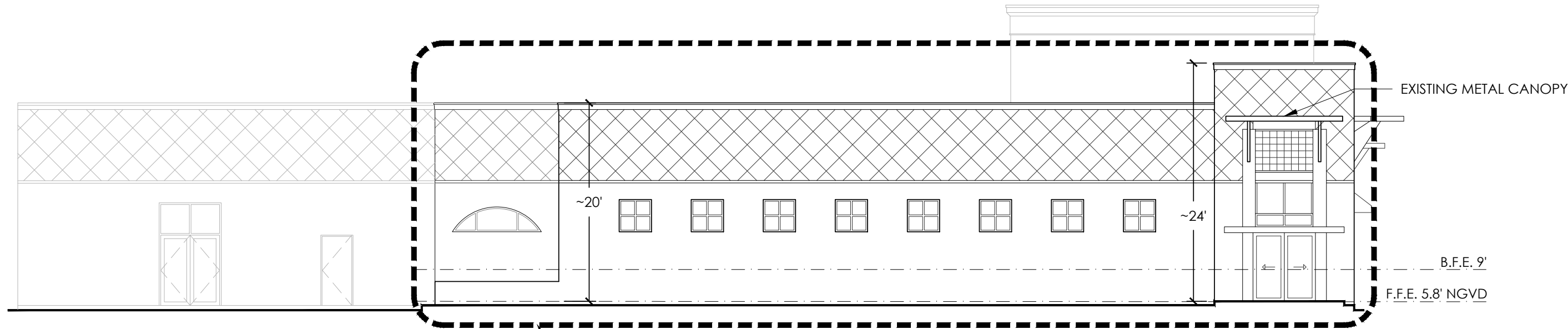
PARTIAL EXISTING FLOOR PLAN

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

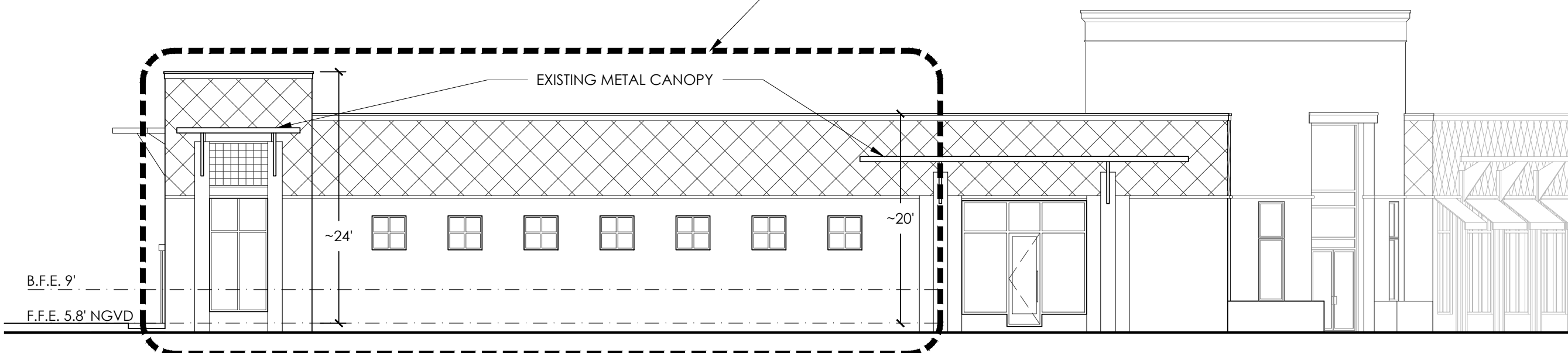
EX1.1

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

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WEST ELEVATION



SOUTH ELEVATION

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No.	Description	Date

EXISTING ELEVATIONS

Project number
Date

STONE-615-5STREET
06/18/2018

EX1.2

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



SIDE - EAST

05/24/18



SIDE - WEST

05/24/18



FRONT - SOUTH

05/24/18



BACK - NORTH

05/24/18

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No.	Description	Date

EXISTING PHOTOS - EXTERIOR

Project number
Date

STONE-615-5STREET
06/18/2018

EX1.3

Scale



SOUTHWEST CORNER

05/24/18



SOUTHEAST CORNER

05/24/18

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601 5th Street,

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No.	Description	Date

EXISTING PHOTOS - EXTERIOR 2

Project number STONE-615-5STREET

Date 06/18/2018

EX1.4

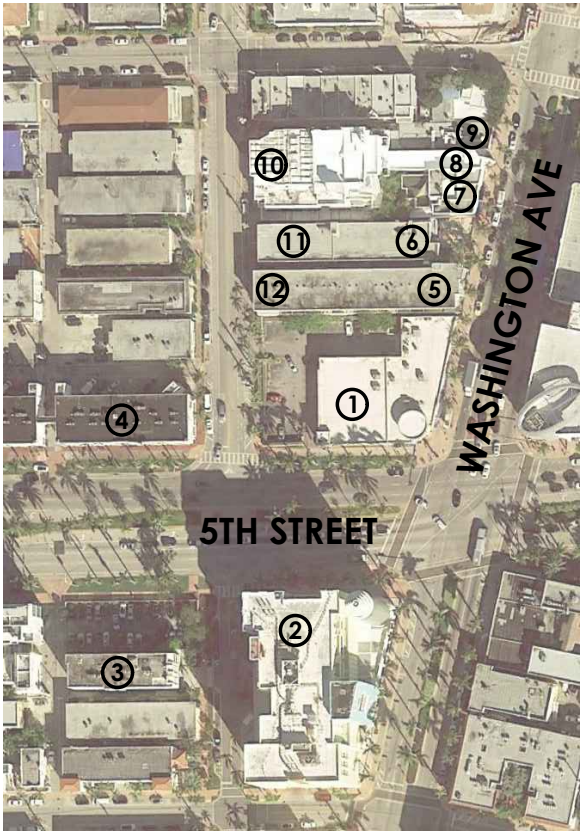
Scale



① 601 5TH STREET 06/05/18



② 404 WASHINGTON AVE 06/05/18



KEY PLAN



③ 418 EUCLID AVE 06/05/18



④ 705 5TH STREET 06/05/18

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Partial Facade Improvements

Commercial Building

601 5th Street,

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No.	Description	Date



⑤ 524 WASHINGTON AVE 06/05/18



⑥ 538 WASHINGTON AVE 06/05/18



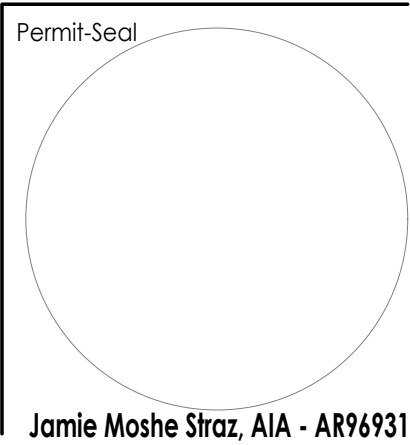
KEY PLAN



⑦ 542 WASHINGTON AVE 06/05/18



⑧ 544 WASHINGTON AVE 06/05/18



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No.	Description	Date

EXISTING STREETScape 2

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

EX1.6

Scale

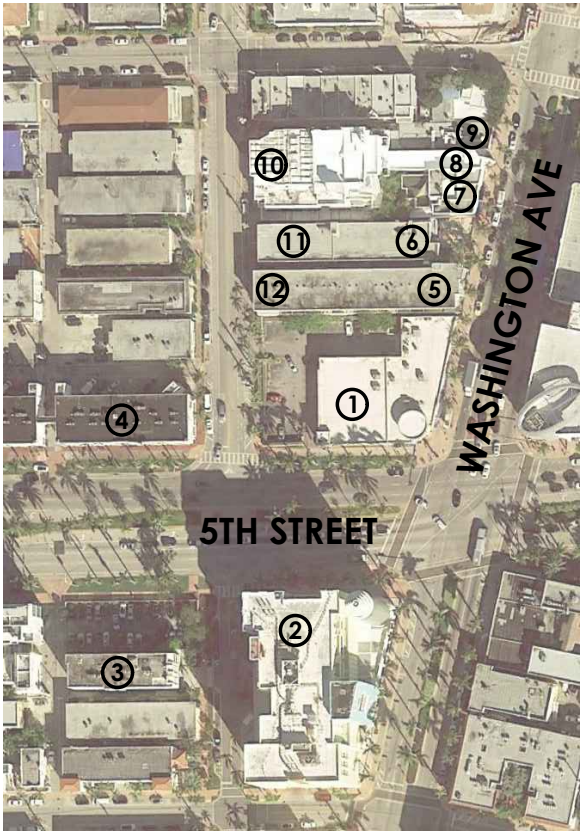
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⑨ 560 WASHINGTON AVE 06/05/18



⑩ 544 WASHINGTON AVE 06/05/18



KEY PLAN 

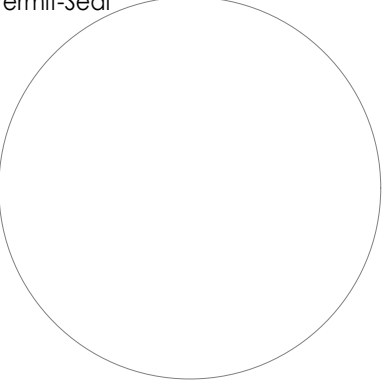


⑪ 534 EUCLID 06/05/18



⑫ 524 WASHINGTON AVE 06/05/18

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No.	Description	Date

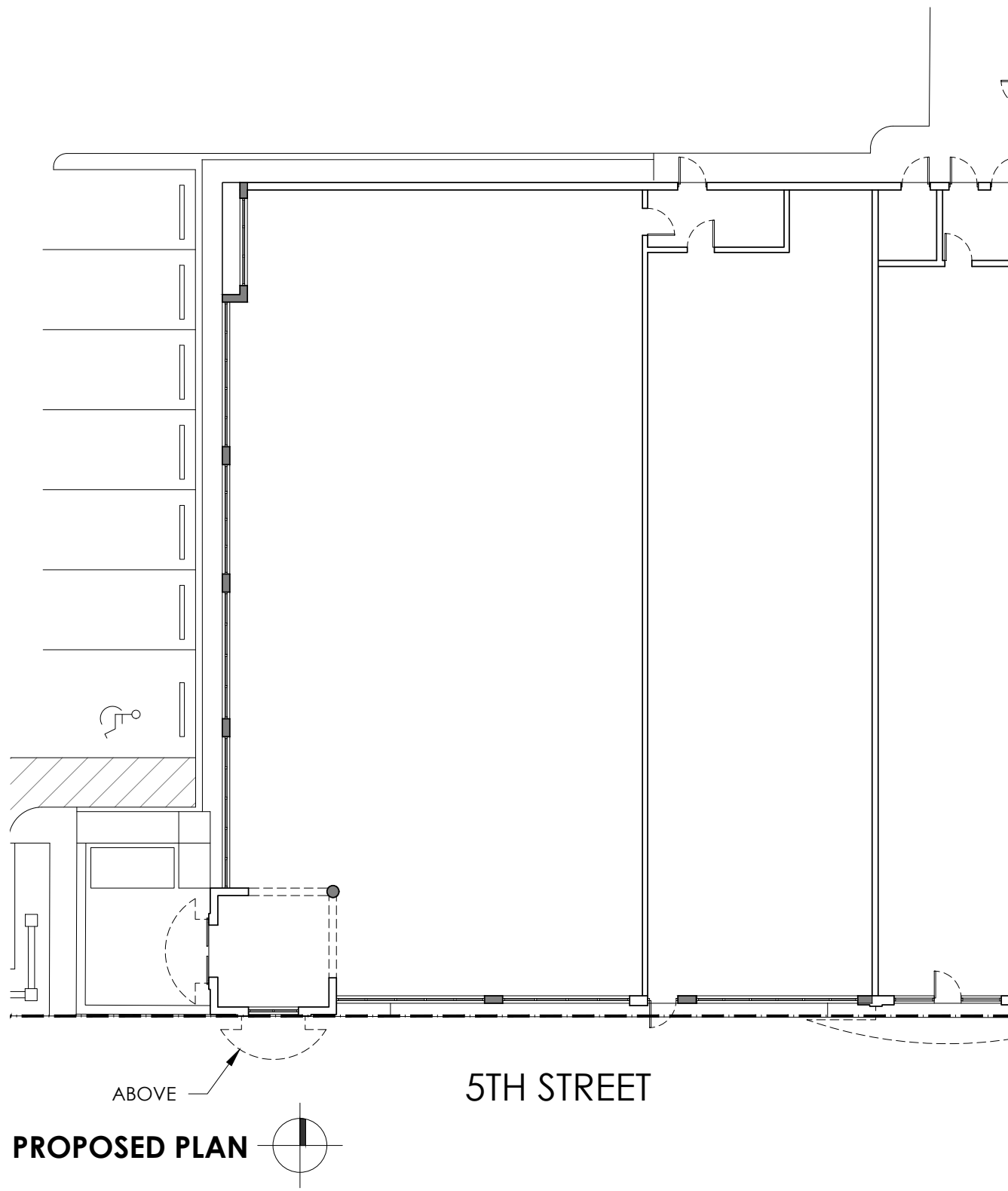
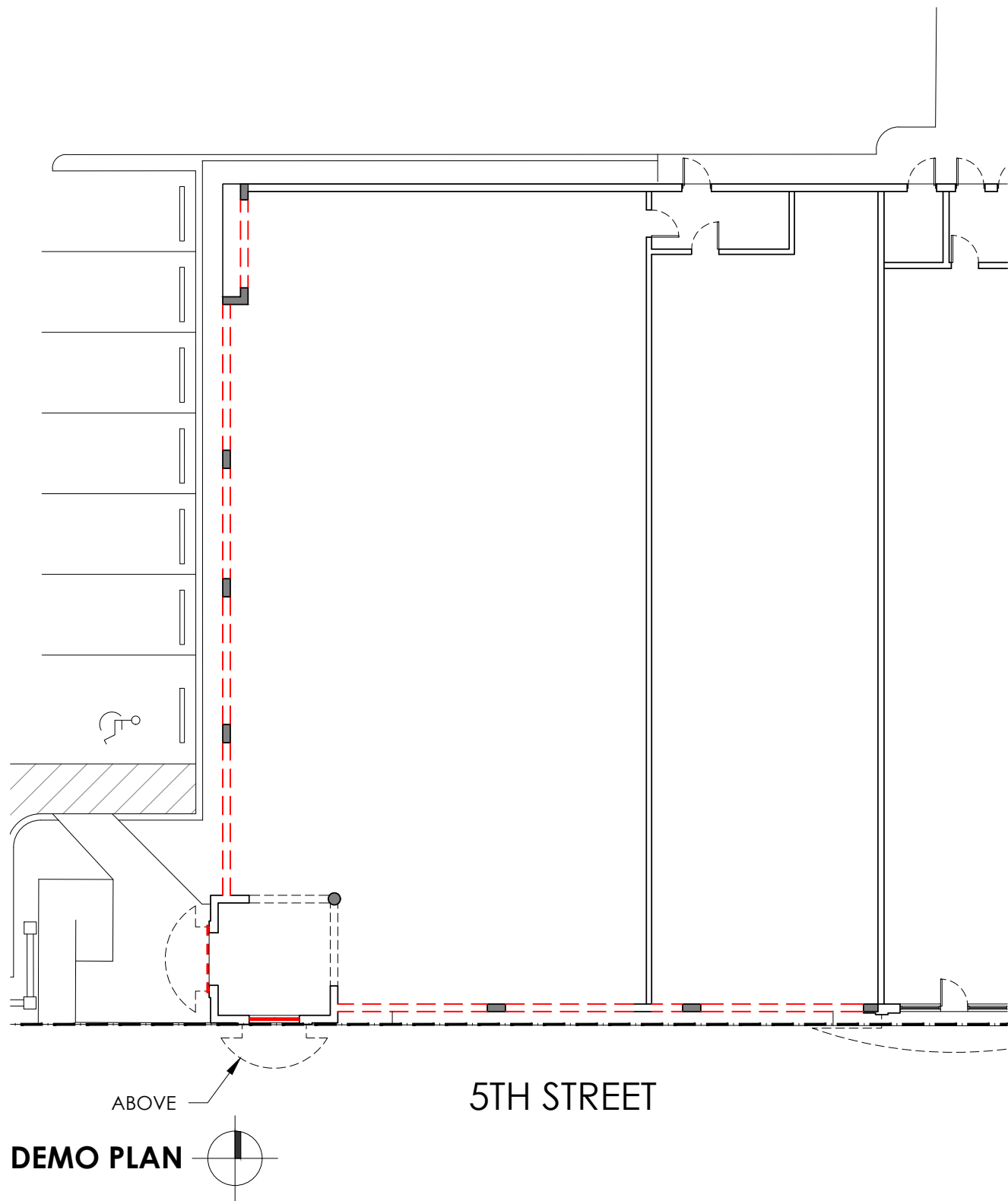
EXISTING STREETScape 3

Project number STONE-615-5STREET

Date 06/18/2018

EX1.7

Scale



LEGEND	
	DEMO
	EXISTING COLUMN

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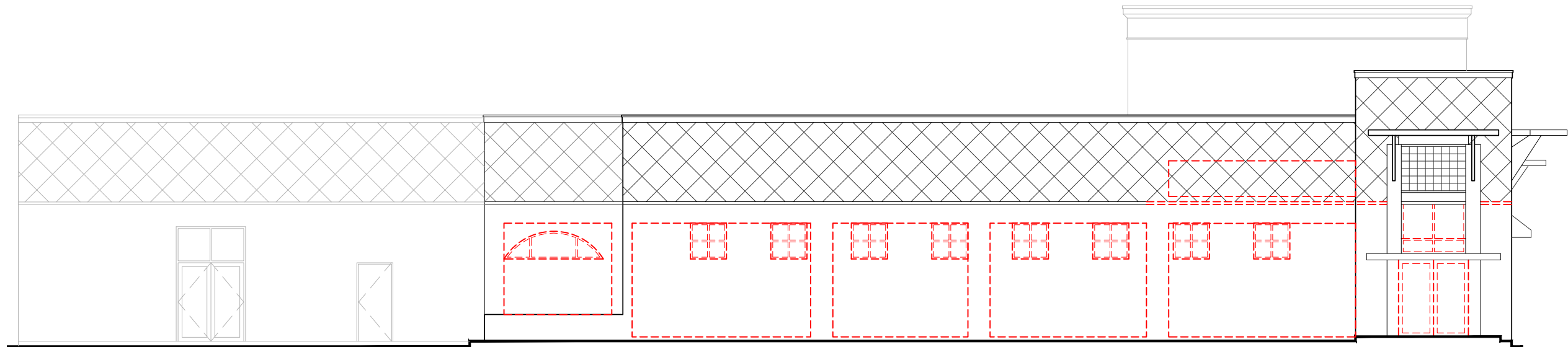
No.	Description	Date

DEMOLITION & PROPOSED PLAN

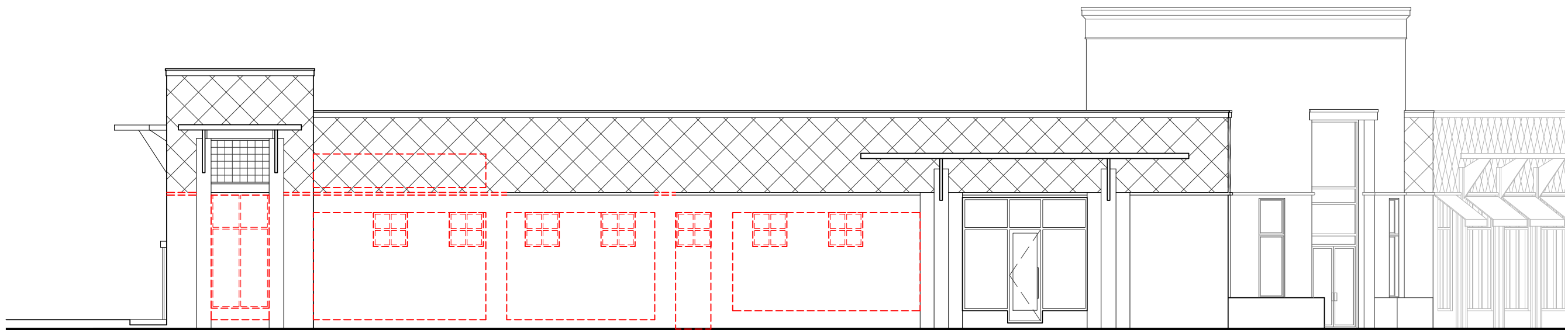
Project number STONE-615-5STREET
Date 06/18/2018

AS1.0

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



WEST ELEVATION



SOUTH ELEVATION

LEGEND

DEMO

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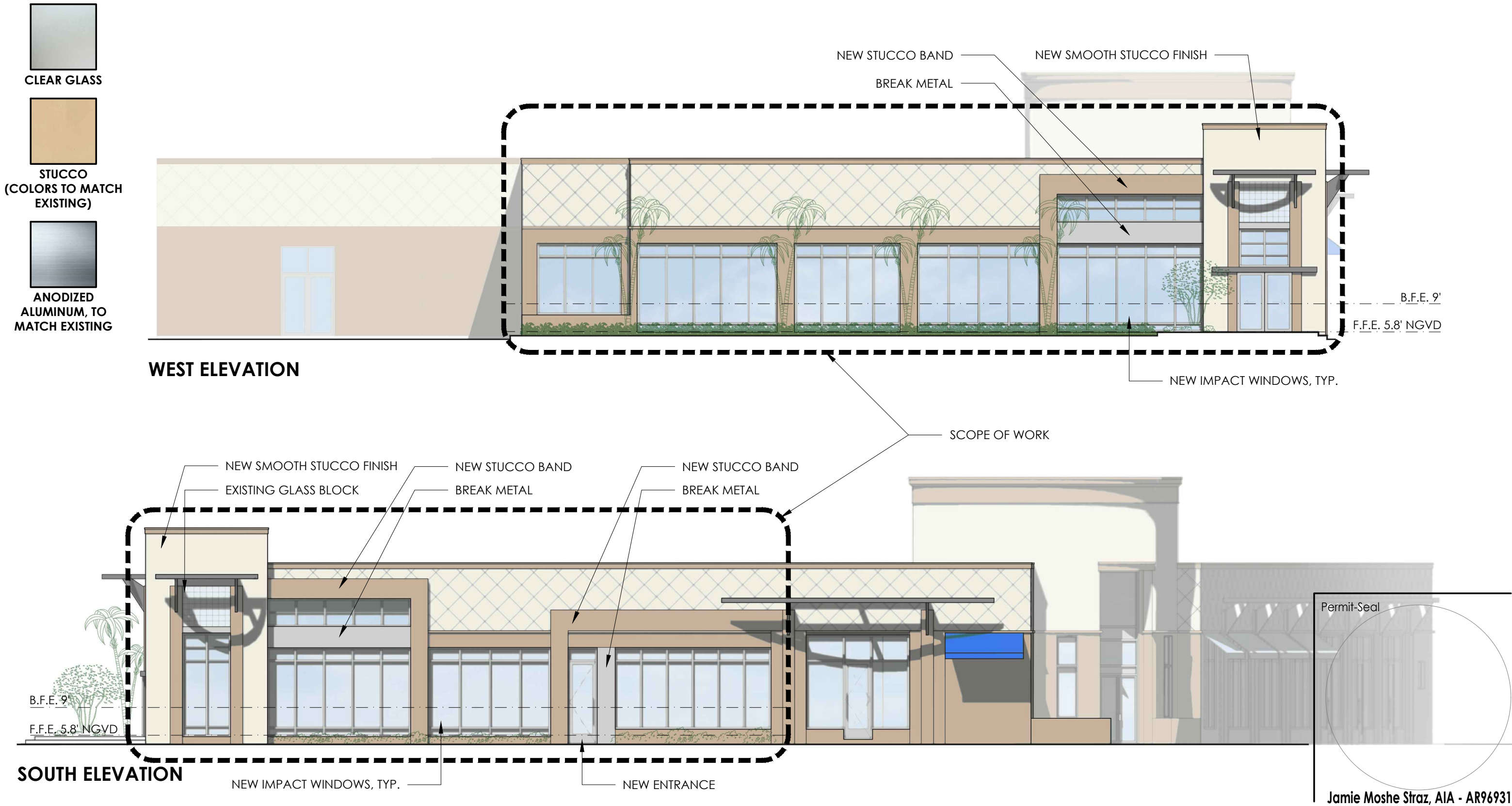
No.	Description	Date

DEMOLITION ELEVATIONS

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

AS1.1

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



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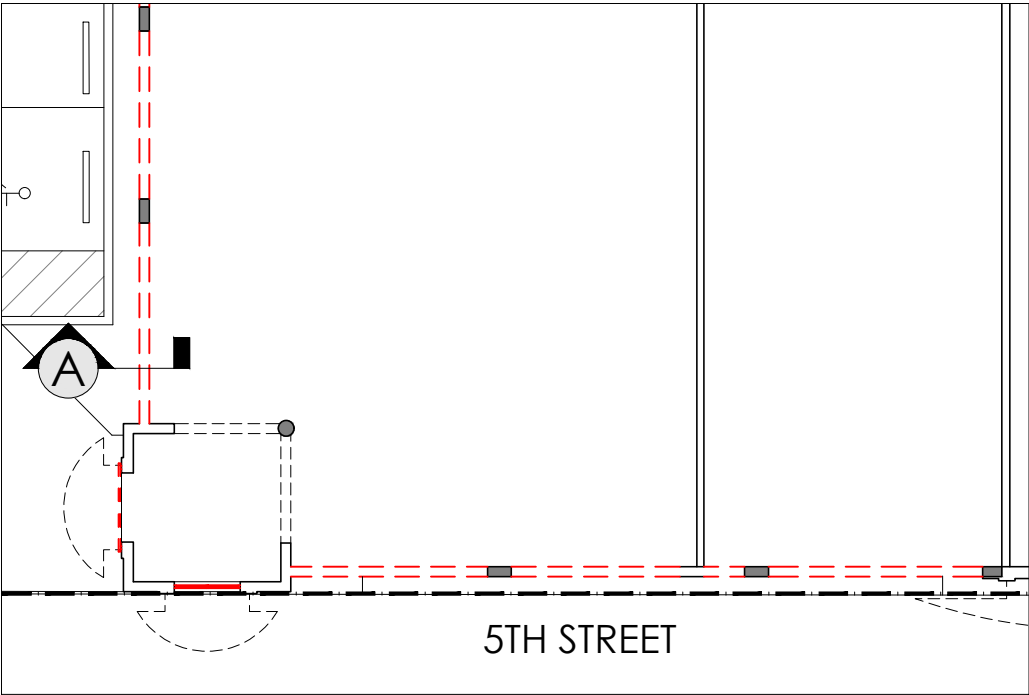
No.	Description	Date

PROPOSED ELEVATIONS

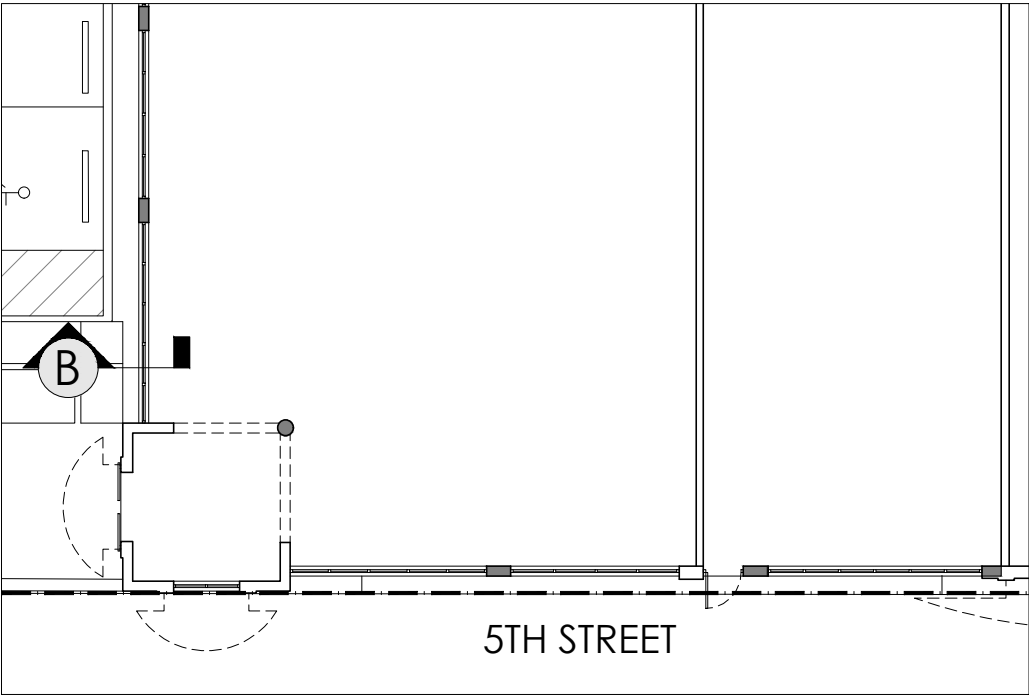
Project number STONE-615-5STREET
Date 06/18/2018

AS1.2

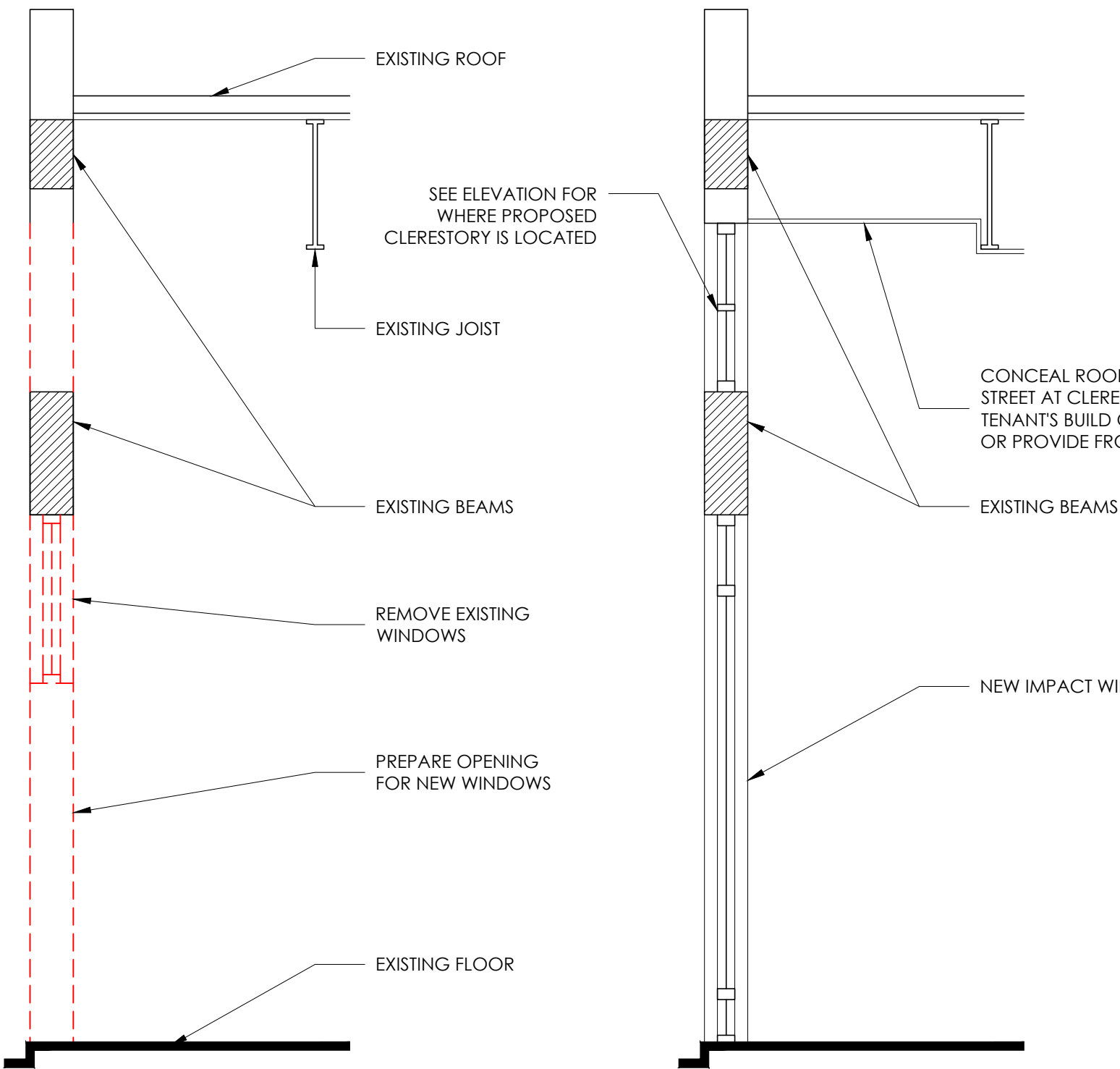
Scale $\frac{3}{32}$ " = 1'



DEMO PLAN
SCALE: 1/16"=1'



PROPOSED PLAN
SCALE: 1/16"=1'



SECTION A:
WALL SECTION OF DEMO

SECTION B:
WALL SECTION OF PROPOSED

LEGEND

- DEMO
- EXISTING BEAM
- EXISTING BEAM

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No.	Description	Date

DEMO & PROPOSED SECTIONS

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

AS1.3

Scale 3/8" = 1'



VIEW OF SE CORNER OF 5TH STREET & WASHINGTON AVE

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No.	Description	Date

PROPOSED - RENDER

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STONE-615-5STREET
06/18/2018

AS1.4

Scale



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No.	Description	Date

PROPOSED - RENDER 2

Project number STONE-615-5STREET
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AS1.5

Scale