
601 WASHINGTON AVENUE HOTEL DEVELOPMENT

WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WASHINGTON SQUARED OWNER LLC
1691 MICHIGAN AVENUE, SUITE 445
MIAMI BEACH, FL 33139

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**AN IDYLIC EXPERIENCE
FROM THE MOMENT
YOU WALK IN.**

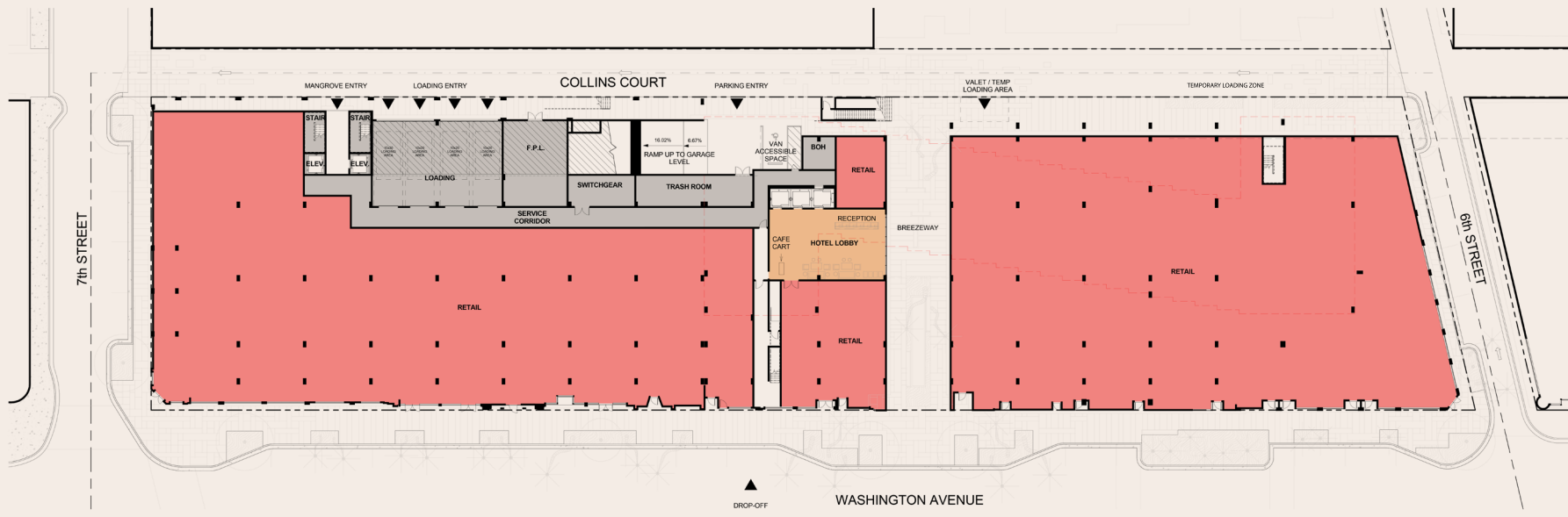
THE FOOD AND BEVERAGE COMPONENTS OF 601 WASHINGTON ARE DESIGNED TO TRANSPORT AND REJUVENATE. EFFORTLESSLY CHIC AND RELAXED IN STYLE, THE INDOOR/OUTDOOR DINING AND LOUNGE AREAS ARCHITECTURALLY EMBRACE THE PRISTINE NATURAL BEAUTY OF MIAMI BEACH. INNOVATIVE SEASONAL OFFERINGS THROUGHOUT THE DAY—FROM SMALL BITES AND COCKTAILS TO SHARED PLATES SERVED AT COMMUNAL TABLES—ENHANCE THE ARTISTIC, BOHEMIAN SENSIBILITY.

A HAVEN FOR HOTEL GUESTS, IT'S SURE TO BECOME AN INSTANT DESTINATION FOR LOCALS IN THE KNOW.

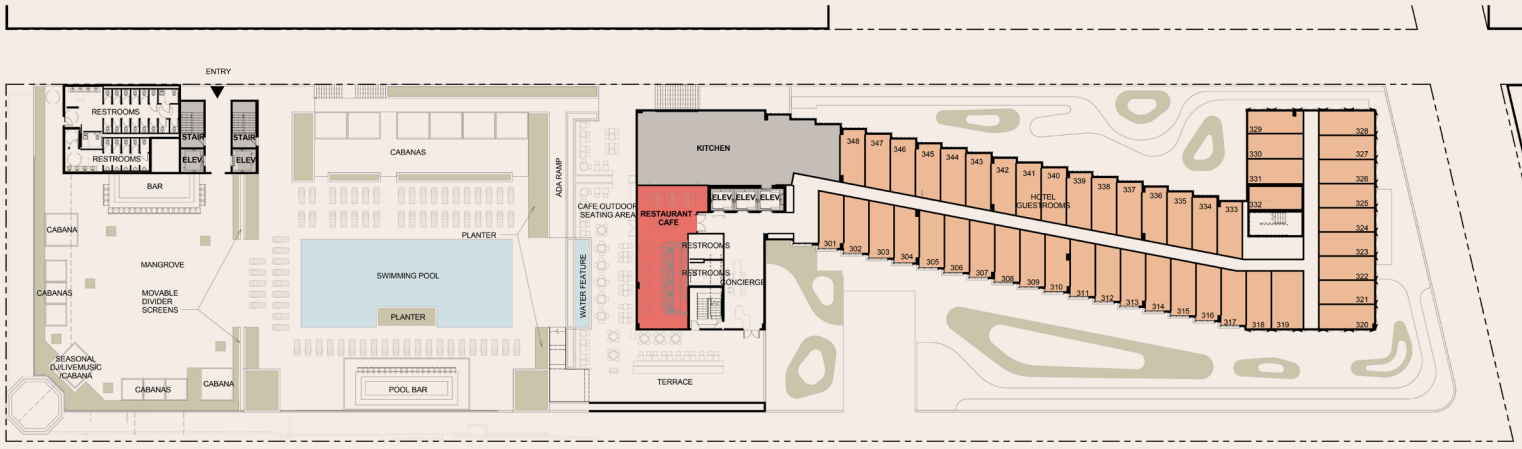


FLOOR PLANS

GROUND FLOOR



THIRD FLOOR



INDOOR RESTAURANT & OUTDOOR CAFE

& INDOOR CAFE CART

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 25 FRONT OF THE HOUSE, 10 BACK OF THE HOUSE

CONCEPT: TBD

HOURS OF OPERATION: 7AM-1AM (LIMITED SERVICE THEREAFTER)

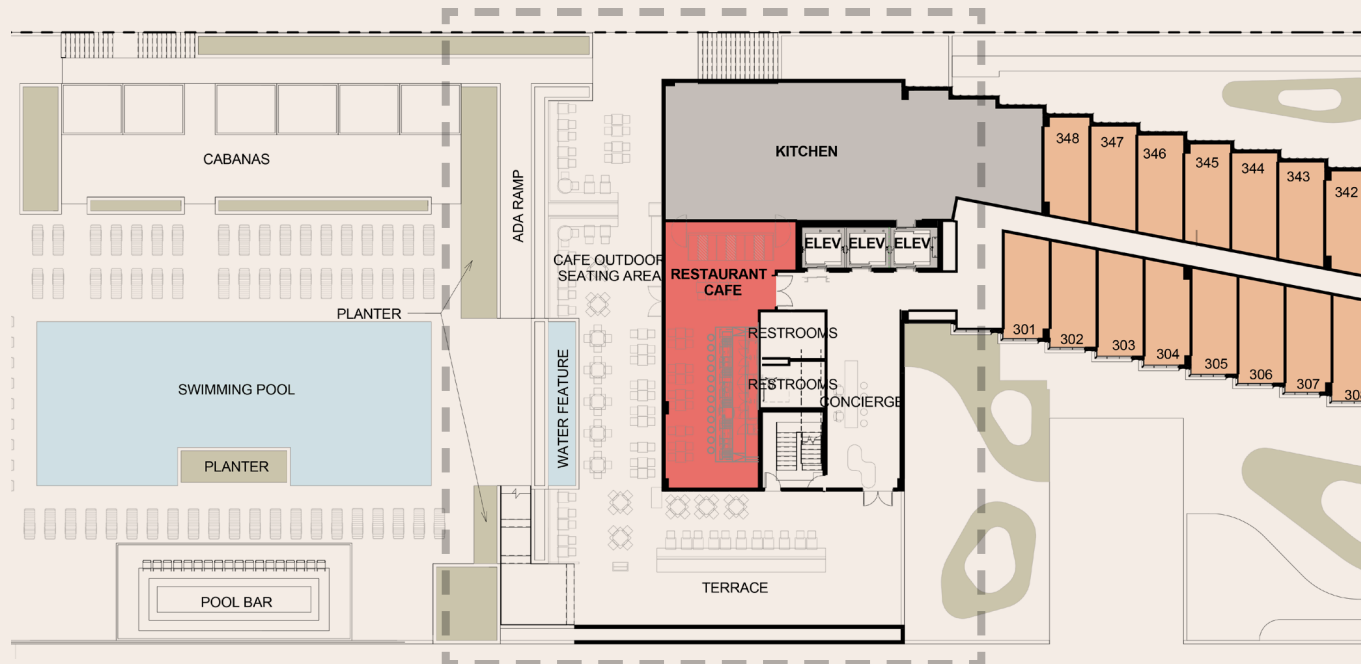
OCCUPANCY: INDOOR 76, OUTDOOR 105, TERRACE 120, CAFE CART 24

MUSIC: INDOOR (DJ/LIVE), 11AM-1AM & OUTDOOR (DJ/LIVE), 11AM-8PM

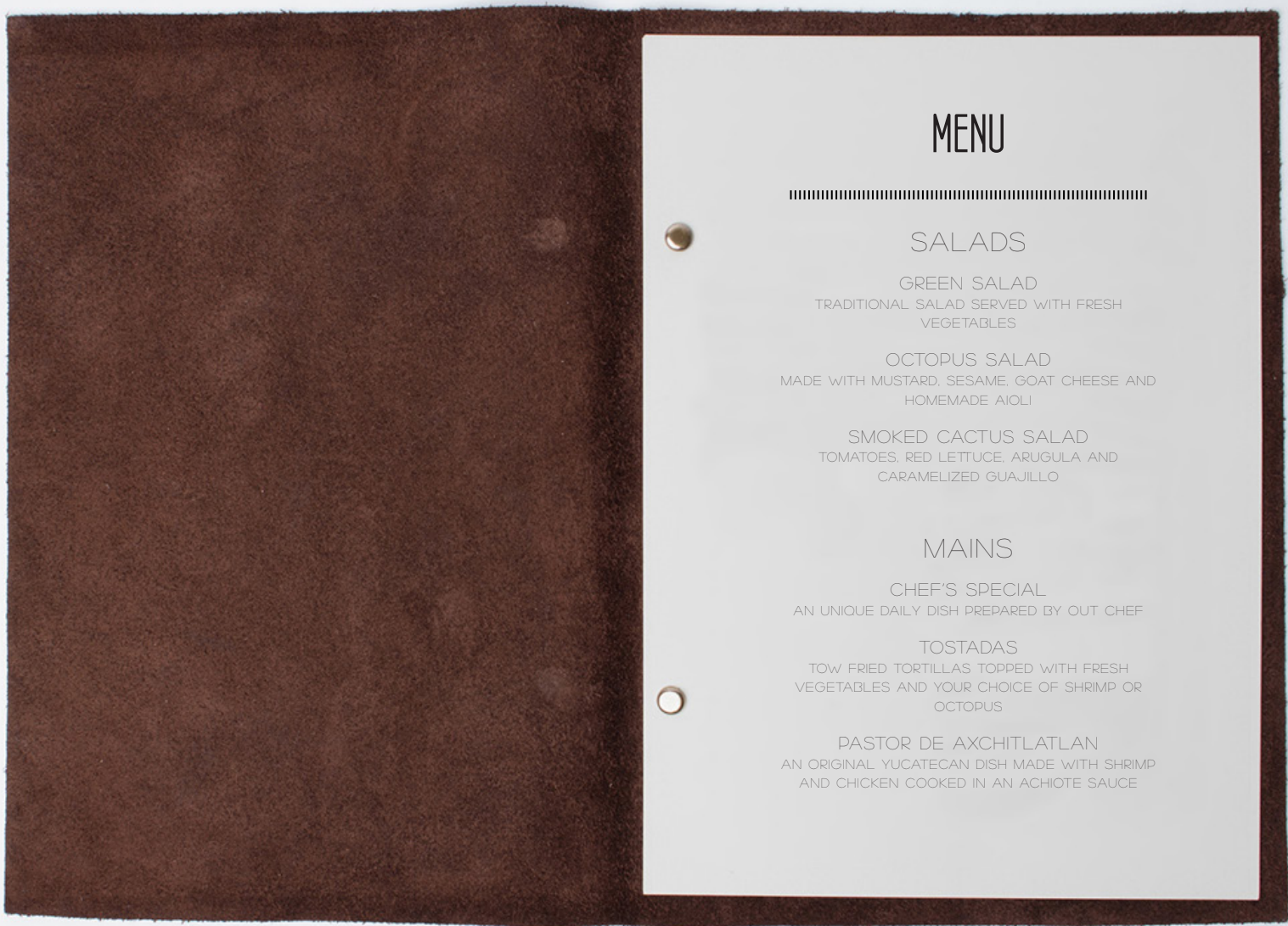
THREE MEAL RESTAURANT AND OUTDOOR CAFE SERVING BREAKFAST, LUNCH, DINNER AND LATE NIGHT BITES. ENTRY THROUGH HOTEL LOBBY OR FROM POOL DECK THROUGH TERRACE.

* POTENTIAL AFTER HOURS GRAB & GO STAND DURING LIMITED SERVICE OPERATION.

** RESTROOMS IN ADJACENT CONCIERGE AREA







MENU



SALADS

GREEN SALAD

TRADITIONAL SALAD SERVED WITH FRESH
VEGETABLES

OCTOPUS SALAD

MADE WITH MUSTARD, SESAME, GOAT CHEESE AND
HOMEMADE AIOLI

SMOKED CACTUS SALAD

TOMATOES, RED LETTUCE, ARUGULA AND
CARAMELIZED GUAJILLO

MAINS

CHEF'S SPECIAL

AN UNIQUE DAILY DISH PREPARED BY OUR CHEF

TOSTADAS

TWO FRIED TORTILLAS TOPPED WITH FRESH
VEGETABLES AND YOUR CHOICE OF SHRIMP OR
OCTOPUS

PASTOR DE AXCHITLATLAN

AN ORIGINAL YUCATECAN DISH MADE WITH SHRIMP
AND CHICKEN COOKED IN AN ACHIOTE SAUCE

POOL VENUE

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 10 POOL, 10 BAR.

CONCEPT: TBD

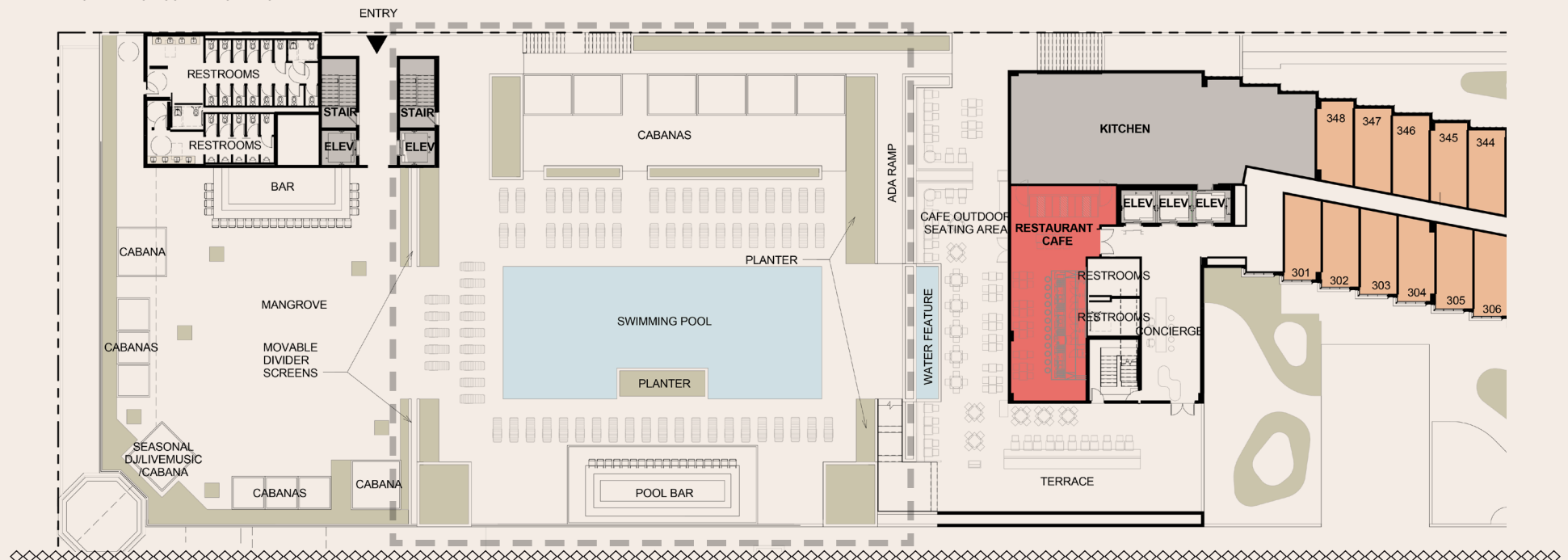
HOURS OF OPERATION: 7AM-1AM

HOURS OF ENTERTAINMENT: 11AM-8PM

OCCUPANCY: 520

MUSIC: DJ & LIVE

DESCRIPTION: THE HOTEL POOL WILL BE OPEN TO THE HOTEL GUESTS AND THE PUBLIC WITH ACCESS THROUGH THE BREEZEWAY COMING FROM WASHINGTON AVENUE OR COLLINS COURT THROUGH HOTEL RECEPTION, UP ELEVATORS TO 3RD FLOOR HOTEL LOBBY. QUEUING ON WEST END OF TERRACE. PAST POOL CHECK IN AND UP STEPS TO POOL DECK. ACCESS TO RESTROOMS AT NORTH EAST CORNER OF PROPERTY.





MANGROVE

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 25

CONCEPT: TBD

DAYS OF OPERATION: SEASONAL, WEEKEND.

HOURS OF OPERATION: 11AM-1AM

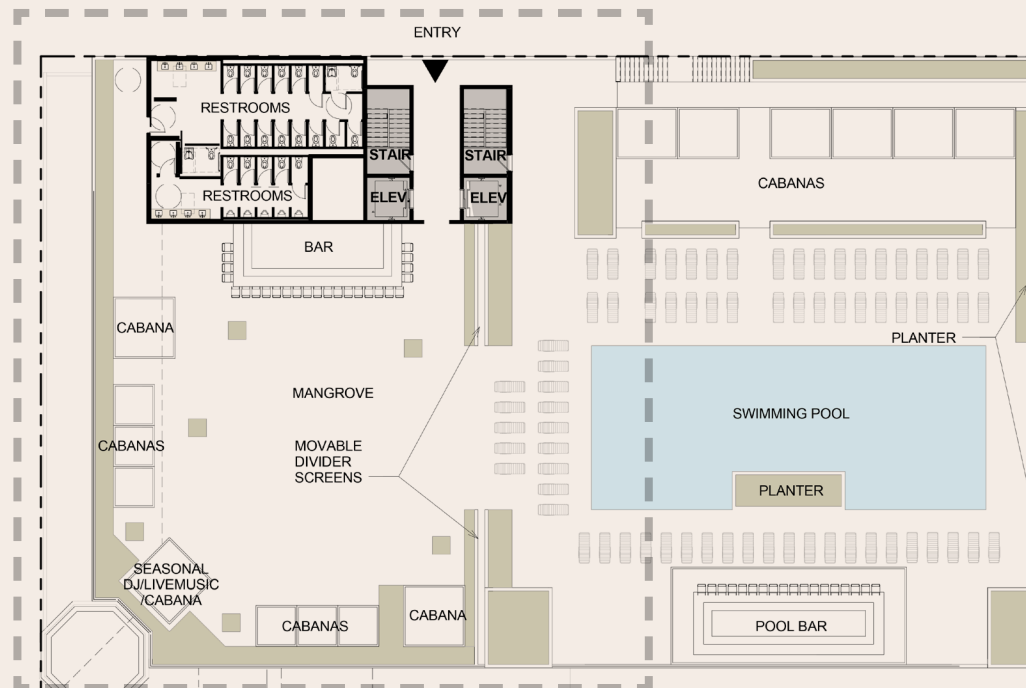
HOURS OF ENTERTAINMENT: 11AM-8PM (AMBIENT MUSIC AFTER 8PM)

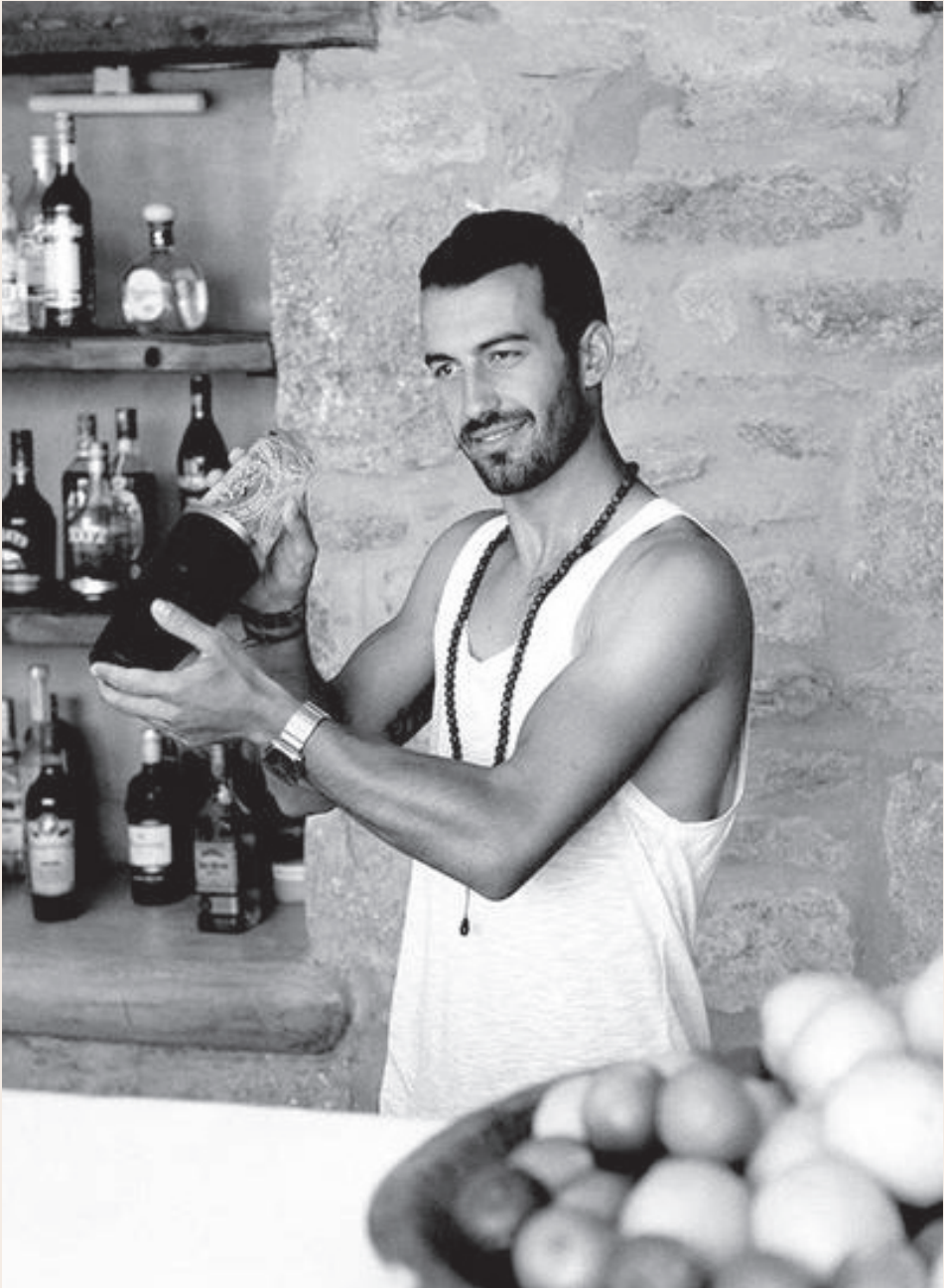
OCCUPANCY: 336

MUSIC: DJ & LIVE

DESCRIPTION: A UNIQUE TYPE OF PARADISE. THE MANGROVE IS DEFINED BY ITS RESERVED VIBE AND CREATIVE PROGRAMMING. LIVE MUSIC AND ACTIVITIES SET THE STAGE FOR RELAXING WITH OLD FRIENDS AND BEING INSPIRED BY NEW ONES.

UTILIZATION OF THE SPACE: POOL EXTENSION FOR SPILLOVER GUESTS. SPACE WILL BE PROGRAMMED ON THE WEEKENDS WITH DJ/LIVE MUSIC. THE MANGROVE WILL BE OPEN TO THE PUBLIC WITH ACCESS COMING FROM COLLINS COURT THROUGH ON PROPERTY ARCADE AND UP THE ELEVATORS TO THE 3RD FLOOR AND DIRECTLY TO OPEN AIR SPACE. ACCESS TO RESTROOMS AT NORTH EAST CORNER OF PROPERTY. MOVABLE SLIDING DIVIDING SCREENS CLOSE OFF THIS AREA TO POOL.







FOOD & BEVERAGE STAFFING LEVELS - HIGH SEASON

OUTLET	FRONT OF HOUSE ASSOCIATES	BACK OF HOUSE ASSOCIATES
INDOOR RESTAURANT, OUTDOOR CAFE & INDOOR CAFE CART	25	10
POOL VENUE	10	10
MANGROVE VENUE	25	NA
TOTAL	60	20

THE EMPLOYEE COUNT AS NOTED ABOVE IS BASED ON HIGH SEASON AND HIGH OCCUPANCY AT ANY GIVEN TIME.

THE FOLLOWING GROUPS MAY ACCESS THE HOTEL AND PUBLIC AREAS:

HOTEL GUESTS

HOTEL GUESTS WILL ARRIVE IN THE BREEZEWAY COMING FROM COLLINS COURT OR WASHINGTON AVE. WHERE THEY MAY VALET THEIR CAR AND BE GREETED BY A HOTEL BELLMAN WHO WILL DIRECT THEM INTO HOTEL RECEPTION ON THE FIRST FLOOR. FROM THERE THEY WILL TAKE ONE OF THREE ELEVATORS UP TO THE LOBBY ON THE 3RD FLOOR WHERE THEY WILL FIND THE CONCIERGE, INDOOR RESTAURANT, OUTDOOR CAFE AND POOL ACCESS.

THE PUBLIC

RESTAURANT AND CAFE PATRONS WILL ARRIVE IN THE SAME FASHION AS DESCRIBED ABOVE FOR HOTEL GUESTS. MANGROVE PATRONS WILL ARRIVE FROM THE ENTRANCE ON 7TH AND COLLINS COURT THROUGH ON PROPERTY ARCADE AND UP THROUGH ELEVATORS TO THE 3RD FLOOR AND OPEN AIR SPACE. ANY QUEUEING TO BE ON PROPERTY AT THE ARCADE ON COLLINS COURT STARTING APPROXIMATELY 60 FEET SOUTH OF 7TH STREET.



DELIVERIES & COLLECTIONS

IN AN EFFORT TO ENSURE MINIMAL IMPACT ON LOCAL RESIDENTS, HOTEL GUESTS AND STREET TRAFFIC, THE FOLLOWING PROCEDURES WILL TAKE PLACE:

· FOOD & BEVERAGE DELIVERIES:

FOOD AND BEVERAGE DELIVERIES WILL BE RECEIVED ON COLLINS COURT THROUGH LOADING DOCK WHERE A RECEIVING AREA IS LOCATED. THE RECEIVING AREA HAS A SECURITY CHECK POINT AND RECEIVING PERSONNEL WHO WILL RECEIVE VENDORS AND VERIFY PRODUCT DELIVERIES THROUGH HOTEL OPERATIONAL PROCEDURES.

DELIVERIES WILL BE DIRECTED FROM THE HOURS OF 6AM TO 5PM. UNDERSTANDING THAT THERE MAY BE CERTAIN CIRCUMSTANCES THAT REQUIRE AUGMENTATION TO THE DELIVERY WINDOW, THE HOTEL MANAGEMENT WILL DO ITS VERY BEST TO ENSURE DELIVERIES HAVE LITTLE IMPACT ON THE ABOVE MENTIONED GROUPS.

· REFUSE & RECYCLING:

REFUSE AND RECYCLING COLLECTION WILL BE ACCEPTED FROM 8AM TO 10:30AM AT LOADING DOCK OFF COLLINS COURT. INTERNAL PROCEDURES WILL BE IMPLEMENTED BY MANAGEMENT TO ENSURE MINIMAL IMPACT IS FELT BY THE HOTEL GUESTS, LOCAL RESIDENTS AND STREET TRAFFIC. HOTEL ENGINEERING WILL BE RESPONSIBLE FOR THE MANAGEMENT OF THE REFUSE AND RECYCLING COLLECTION FOR THE HOTEL, RESTAURANT, CAFE AND MANGROVE. REFUSE RECYCLING WILL BE STORED IN DESIGNATED, SECURED AND REFRIGERATED AREA FOR PICK UP AT SCHEDULED TIMES FROM STAGING AREA IN LOADING DOCK ON PROPERTY OFF OF COLLINS COURT.

SECURITY

PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTERED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

1. SECURITY WILL HAVE A 24 HOUR A DAY PRESENCE
2. SECURITY CAMERAS WILL BE LOCATED AT MAJOR ENTRANCE AND EXIT POINTS TO THE PROPERTY
3. SECURITY CAMERAS WILL BE INSTALLED TO MONITOR ALL POINTS OF SALE
4. SECURITY CAMERAS WILL BE INSTALLED IN ELEVATORS TO MONITOR GUEST FLOW
5. EXTRA SECURITY WILL BE SCHEDULED ON HIGH OCCUPANCY DAYS
6. SECURITY TO BE ASSIGNED TO POOL DECK AS REQUIRED

CONDITIONAL USE PERMIT - SUMMARY OF ACCESSORY USES

VENUE NAME	FLOOR	INDOOR/ OUTDOOR	MAX OCCUPANT LOAD	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	ENTERTAINMENT	DANCE HALL LICENSE	FOOD SERVICE AVAILABLE
CAFE. RESTAURANT & CAFE CART	3	INDOOR	76	7AM-5AM	11AM-1AM	YES (LIVE MUSIC/DJ)	NO	YES
		OUTDOOR	105	7AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	YES
		OUTDOOR	120	7AM -1AM	11AM - 8PM	YES (LIVE MUSIC/DJ)	YES	YES
		INDOOR	24	7AM - 5AM	NA	NO	NO	YES
POOL VENUE	3	OUTDOOR	520	7AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	YES
MANGROVE VENUE	3	OUTDOOR	336	11AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	NO
GRAND TOTALS			1181					