



Historic Preservation Board Modification: Final Revised Submittal HPB21-0478

10 December 2021

601-685 Washington Avenue
Miami Beach, FL

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.

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 No.1, 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'-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	20'-0"	16'-2" (min)
SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.		
SIDE FACING A STREET (7th STREET)		
SUBTERRANEAN	0'-0"	231'-3"
NON RESIDENTIAL USES	0'-0"	0'-0"
RESIDENTIAL USES	20'-0"	228'- 10"
SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.		

	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)	0	0
CAFE INDOOR (83 SEATS) 1/4SEATS	21	21
CAFE OUTDOOR	EXEMPT	0
CABANAS (17) 1/ 2 CABANAS	9	9
BARS (125 SEATS) 1/ 4SEATS	32	32
POOL DECK (6,187 SF) 1/60 SF	104	104
MANGROVE (3,665 SF) 1/60 SF	62	62
LOBBY CAFE (25 SEATS) 1/4 SEATS	7	7
RETAIL EXISTING 45,941.52 SF	EXEMPT	0
SUBTOTAL	235	
HOTEL ROOMS	121	
8'-6" X 16'-0" SPACES		87
8'-6" X 16'-0" SPACES (TANDEM)		158
MECHANICAL LIFTS		111
TOTAL	356	356
LOADING REQUIREMENTS		
RETAIL 45,873 SF.	4	4
HOTEL 269 ROOMS	4	4
TOTAL	8	8

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
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%

CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (98,426.40SF)			
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	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	LIBRARY	810.89 SF	55	INSIDE
			162	

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	75	17 (Varies)	75'	
11	7	1 & 2	7	
12	137,540		137,136.06	
13			143,479.40	
14	N/A		Hotel: 98,426.40 SF Retail: 45,053 SF	
15	N/A	0	0	
16	N/A	0	269	
17	N/A		SEE TABLE ATTACHED	
18	N/A		SEE TABLE ATTACHED	
19			N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
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	Side Setback: Facing 7th Street	16% L.W. / 20'	N/A	South: 20'-1" North: 228'-10"	

38	Side Setback: Facing 6th Street	16% L.W. / 20'	N/A	16'-2"	variance required
39	Rear Setback:	Tower: 10% of L.D. = 13' Parking: 0'	0 (Varies)	BOH @ Pool Deck = 5'-8" Tower: 8'-6" Parking: 0'	variance approved

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1 & 7	0		
41	Total number of parking spaces:		0	356	
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	256 - 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) + 4(Hotel)		8	
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(Retail) + 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:			1079	
56	Number of seats inside:			105	
57	Total number of seats:			1184	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	
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





601-685 Washington Ave.
Miami Beach, FL

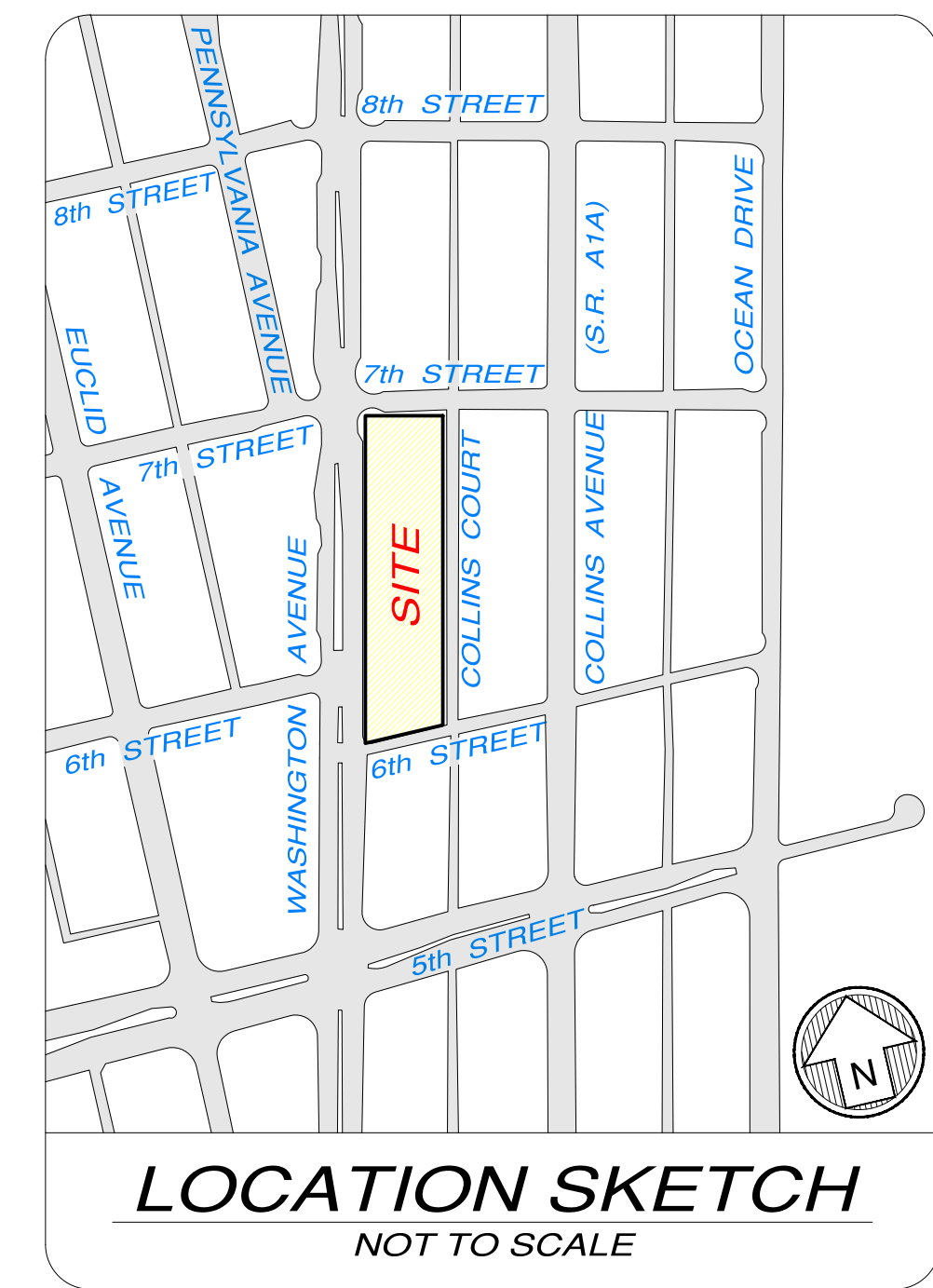
Site Aerial Closeup

Historic Preservation Board Modification: Final Revised Submittal / 10 December 2021



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description
1	2/0346	UPDATE SURVEY (5/17/21) - SID
2	2/0346	AMEND PER CLIENT'S COMMENTS (6/30/21) KTF
		KTF



TITLE COMMITMENT REVIEW:

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 August 14, 2008 in Official Records Book 26526, Page 1164 (BENEFITS AND ENCUMBERS LOTS 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 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 MATTER)
- 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 MATTER)
- 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 MATTER)
- 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.
14. Easement in favor of Florida Power & Light Company recorded August 23, 2019 in Official Records 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 otherwise noted.
 - 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 Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - 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, sump or sanitary landfill.
 - 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. Land Area and Square Footage Tab:**
- The square footage of the improvements on the Property, calculated in accordance with the zoning ordinance of _____ is _____ square feet.
 - The land area of the Property is 68,770 square feet, or 1.58 acres, more or less.
- B. Parking Tab:**
- The Property contains the following number and type of parking spaces:
Disabled: 1 (Handicap)
Motorcycle: _____
Regular: 258
Other: _____
 - The zoning ordinance of CD-2 (Commercial, Medium Intensity District) requires that 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.

LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		

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CERTIFICATION:
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"

FORTIN, LEAVY, SKILES, INC., LB3653

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

ALTA/NSPS LAND TITLE SURVEY
601 WASHINGTON AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/30/20
Scale	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
Job No.	
Dwg. No.	200953
Sheet	2020-112-NAVD
	1 of 2

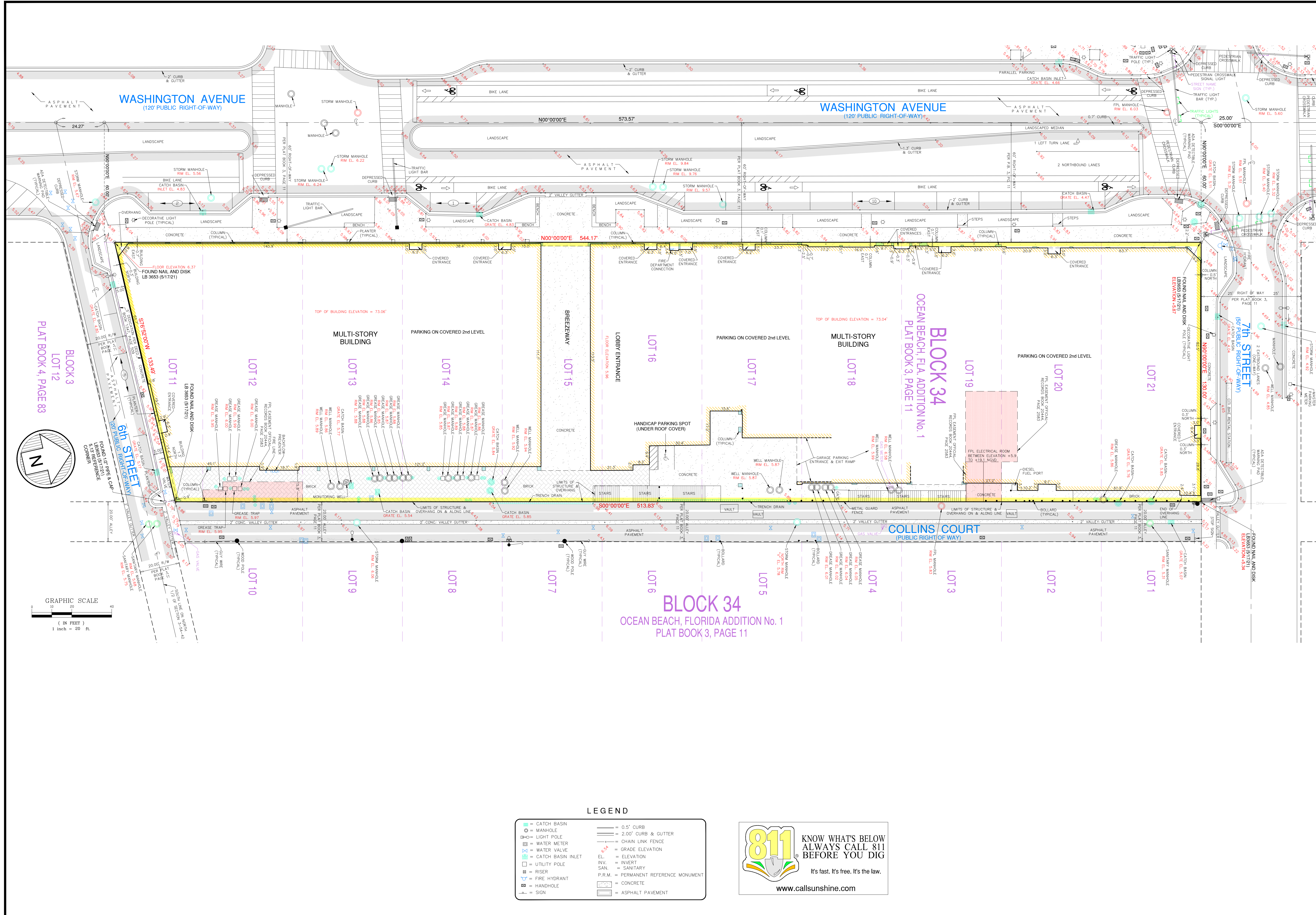
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	O.N.	Revision Description
1		
2	210346	AMEND PER CLIENT'S COMMENTS (6/30/21) KTF
3	210346	UPDATE SURVEY (5/17/21) - SID KTF

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
601 WASHINGTON AVENUE
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

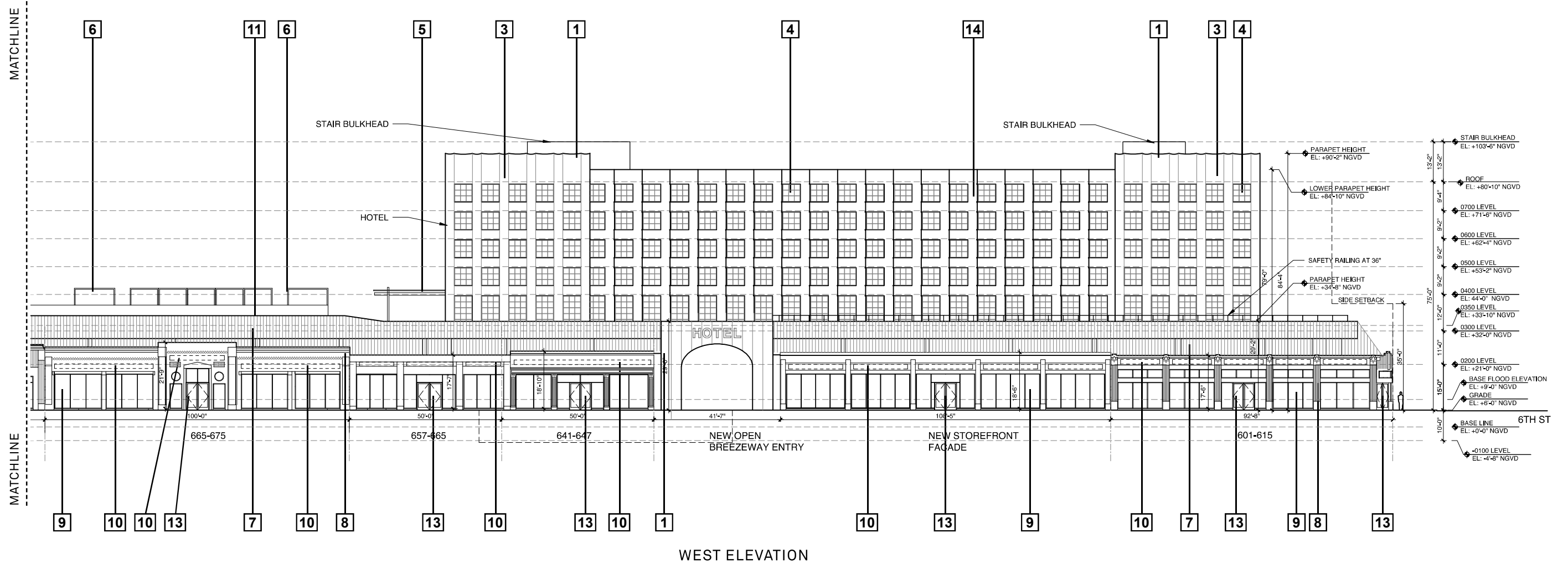
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CAD No.	071035
Plotted	6/4/21 10:07a
Ref. Dwg.	2007-115
Field Book	648-34 & F.S. - TMC
Job No.	200953
Dwg. No.	2020-112-NGVD
Sheet	1 of 1



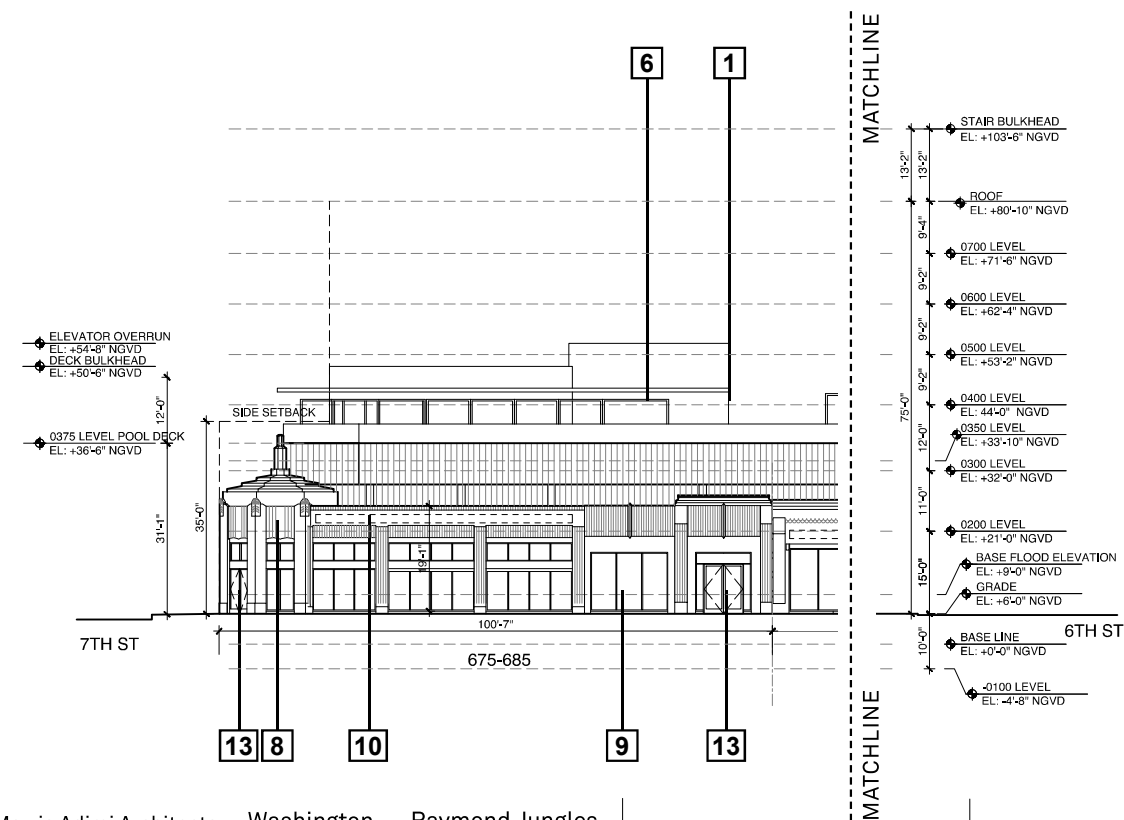
LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		

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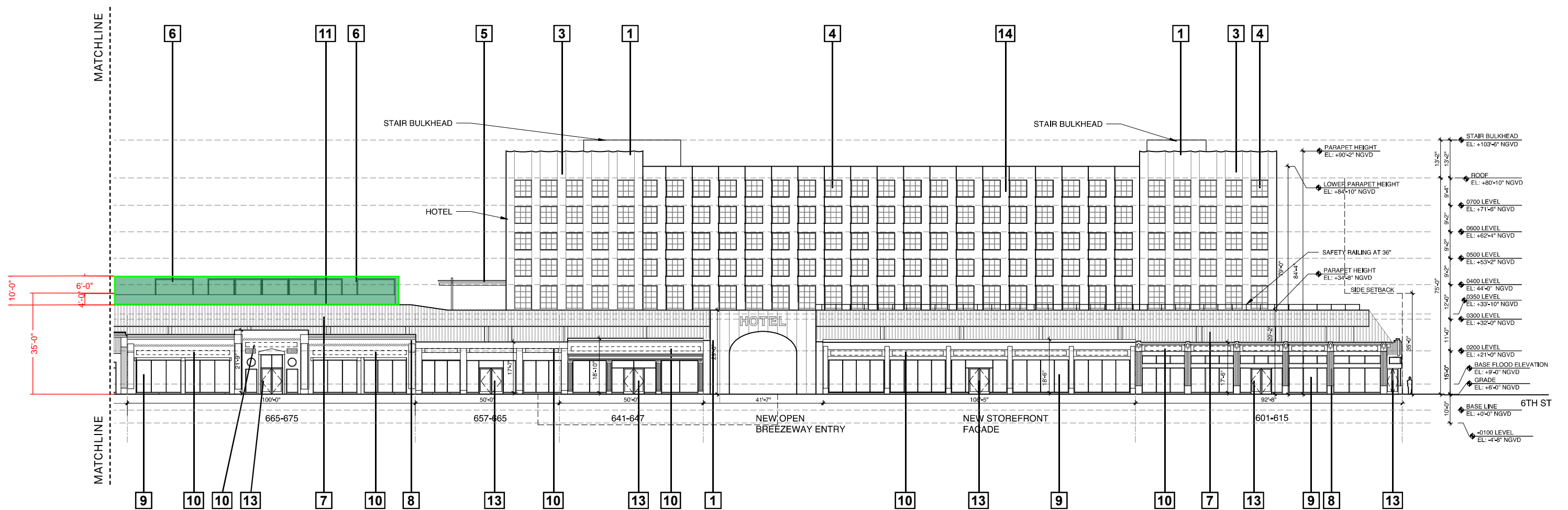


WEST ELEVATION

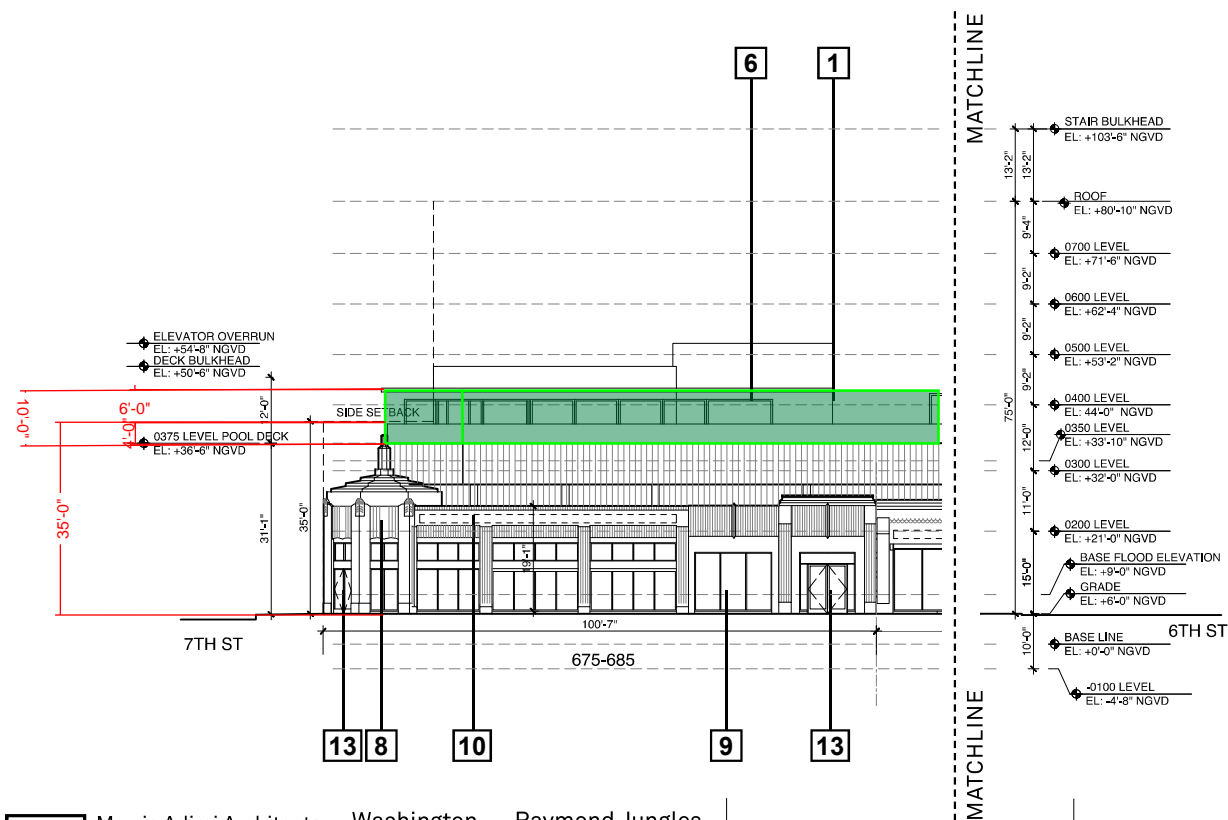


LEGEND

1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE FABRICS	10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FAÇADE 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.	14. MASONRY - CMU SUBSTRATE W/ SMOOTH STUCCO, FINISH COLOR TO MATCH GFRC FAÇADE OF BUILDING BOOKENDS.

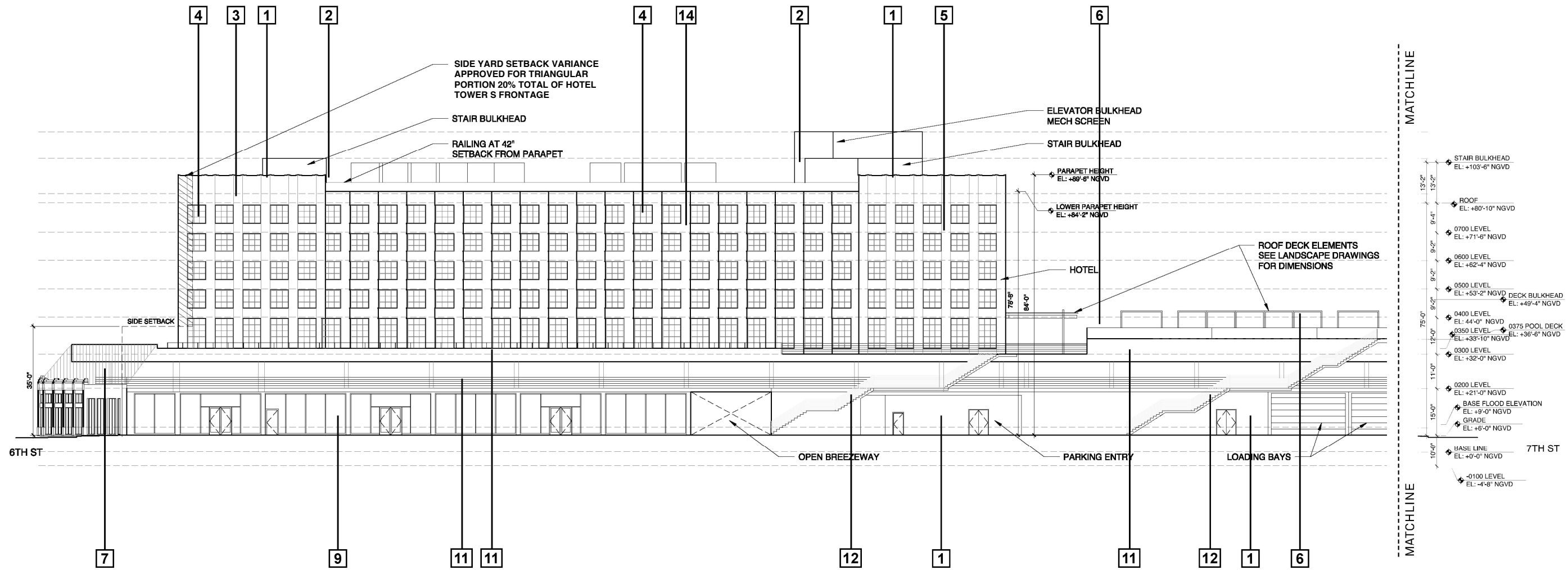


WEST ELEVATION



LEGEND

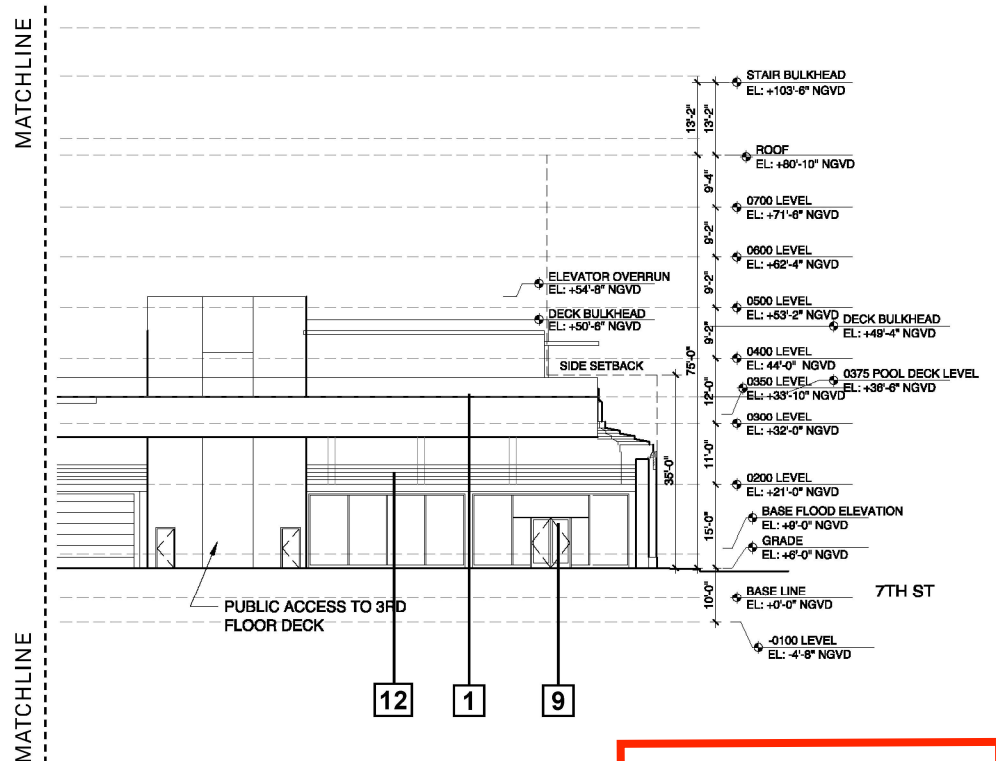
1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE FABRICS	10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FAÇADE AND BACKLIT.
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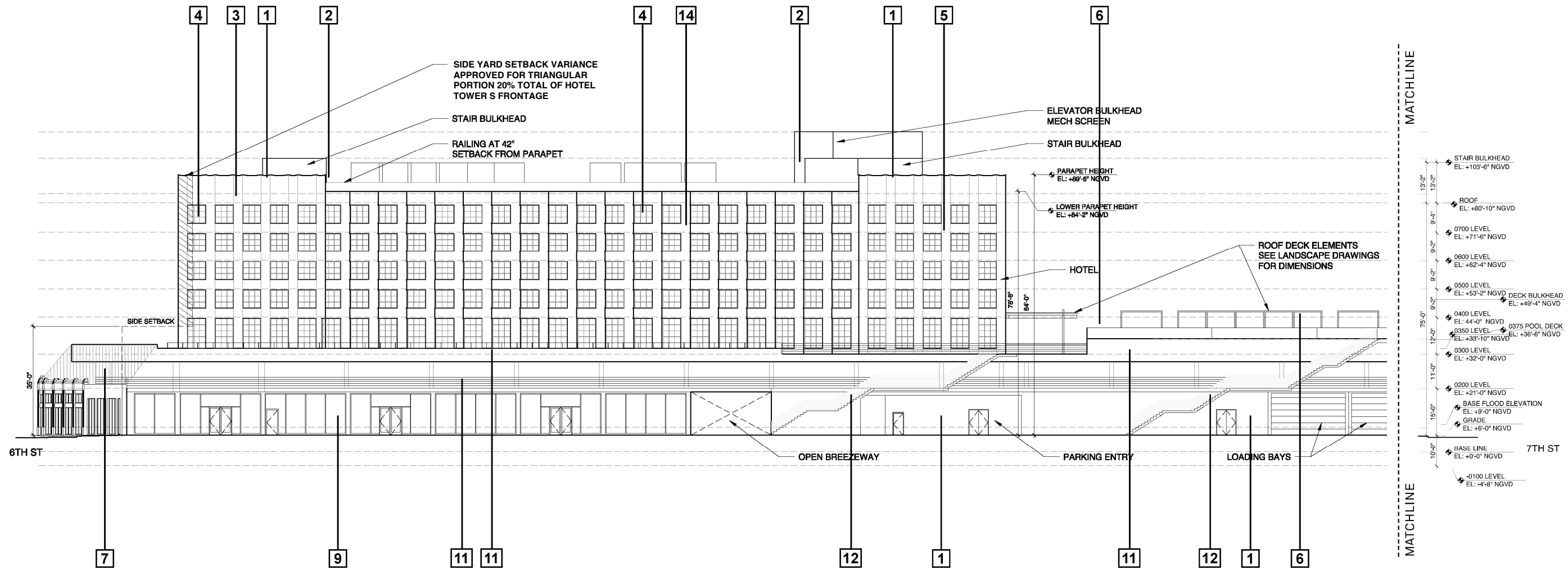


EAST ELEVATION

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
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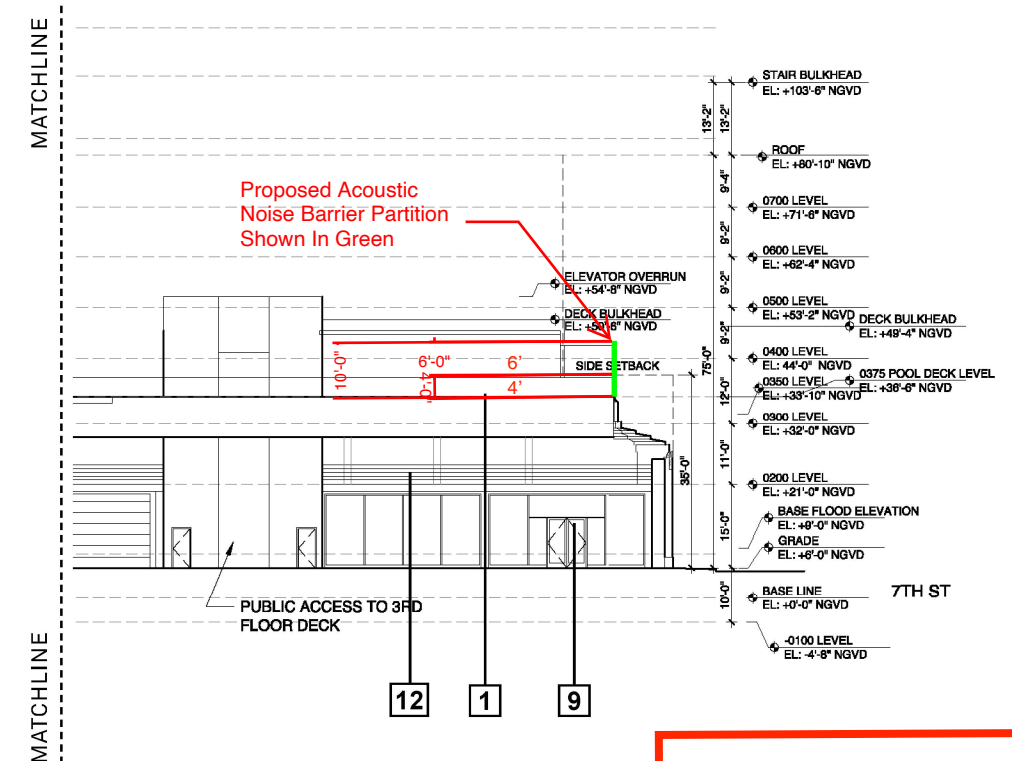


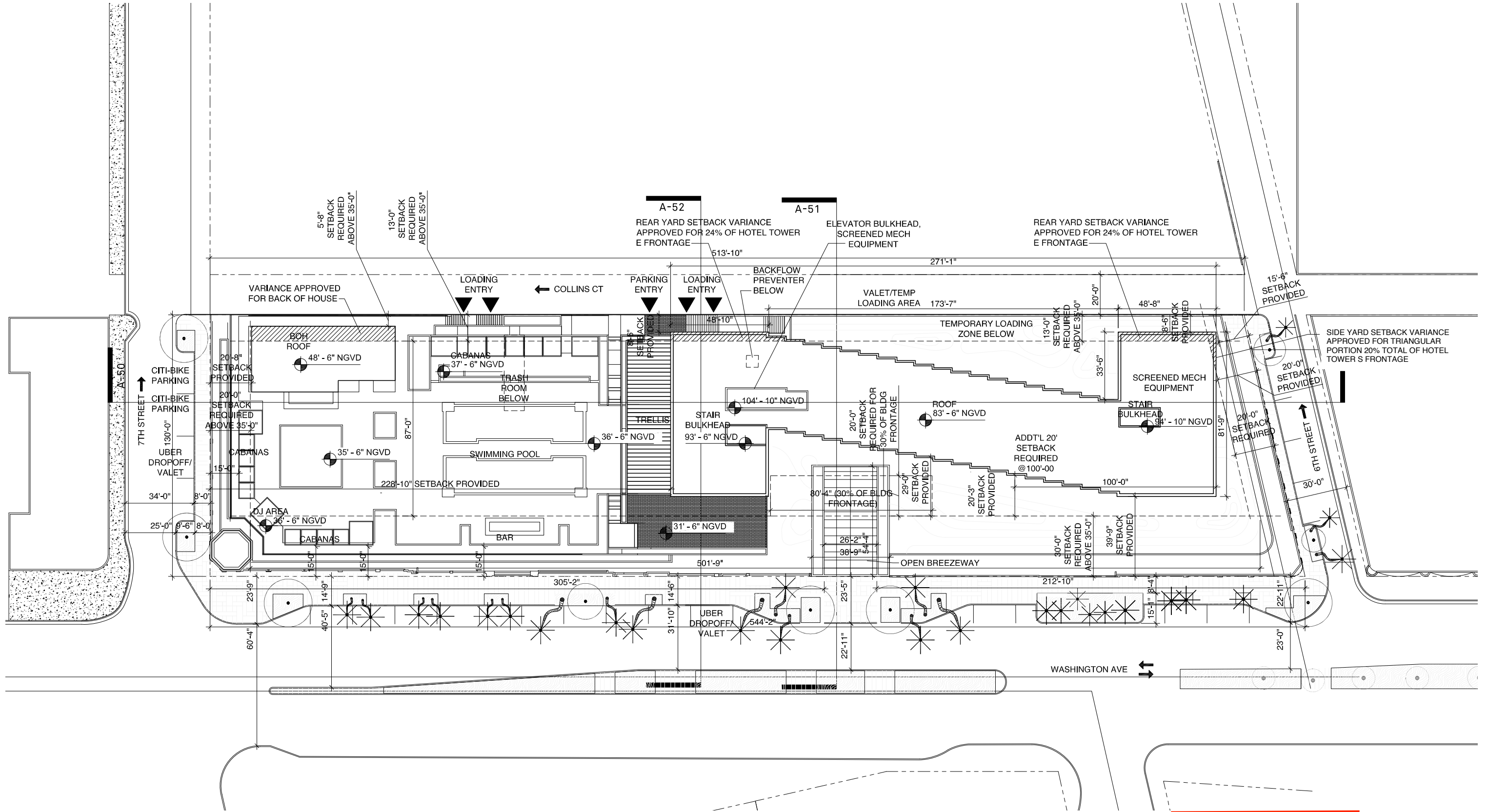


EAST ELEVATION

LEGEND

1. MASONRY - CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE 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
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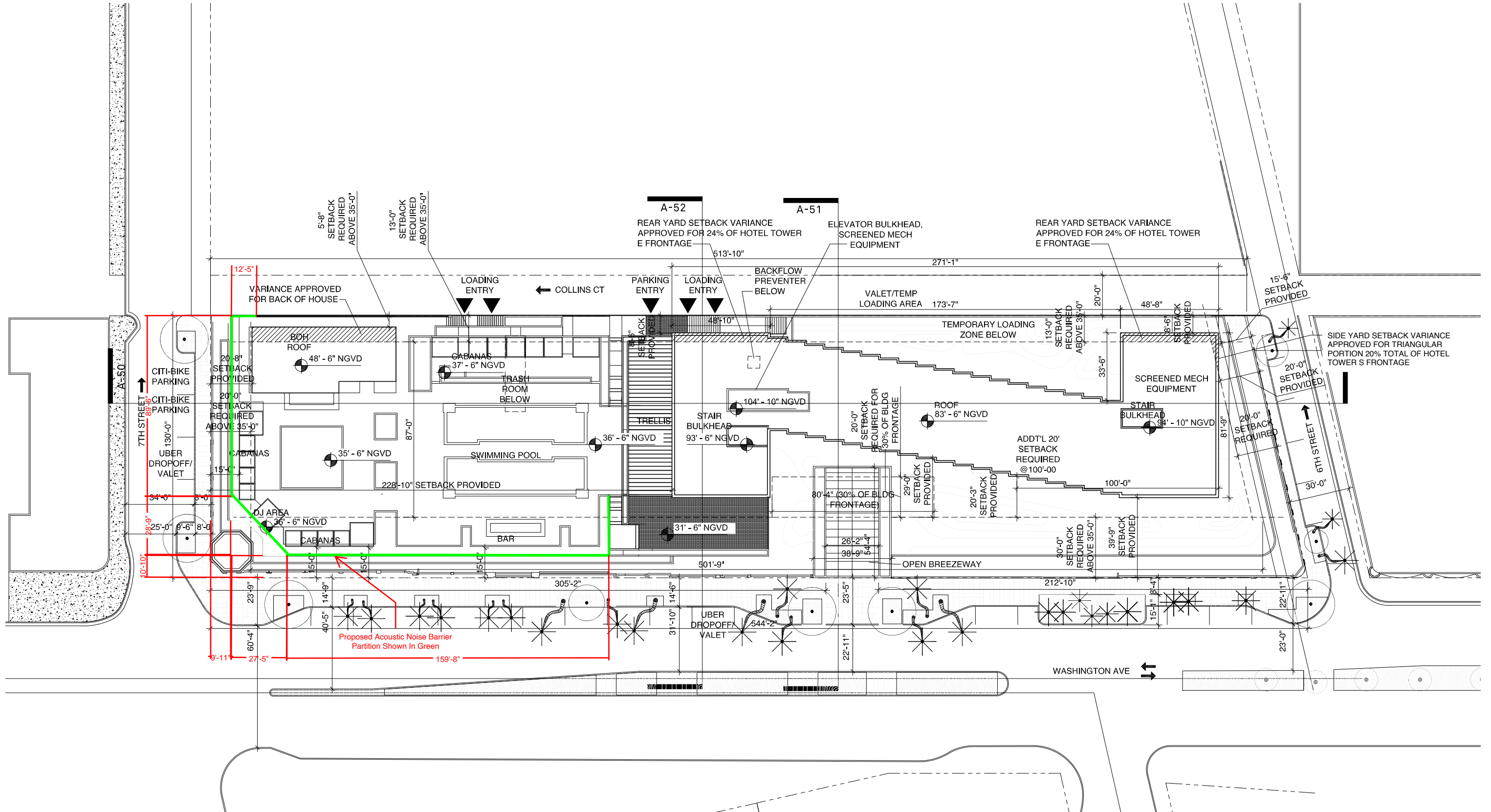
MA Morris Adjmi Architects
 www.ma.com
 O'Brien Lighting Inc
 Washington Squared LLC
 Ken Fulk
 Raymond Jungles Inc.
 Nichols Brosch
 Wurst Wolfe &
 Associates

601-685 Washington Ave.
Miami Beach, FL

Proposed Site Plan

Historic Preservation Board Modifications: First Submittal / 16 August 2021

Approved



Morris Adjmi Architects
www.ma.com
O'Brien Lighting Inc

Washington Squared LLC
Ken Fulk

Raymond Jungles Inc.
Nichols Brosch
Wurst Wolfe & Associates

601-685 Washington Ave.
Miami Beach, FL

Proposed Site Plan

Historic Preservation Board Modifications: First Submittal / 16 August 2021

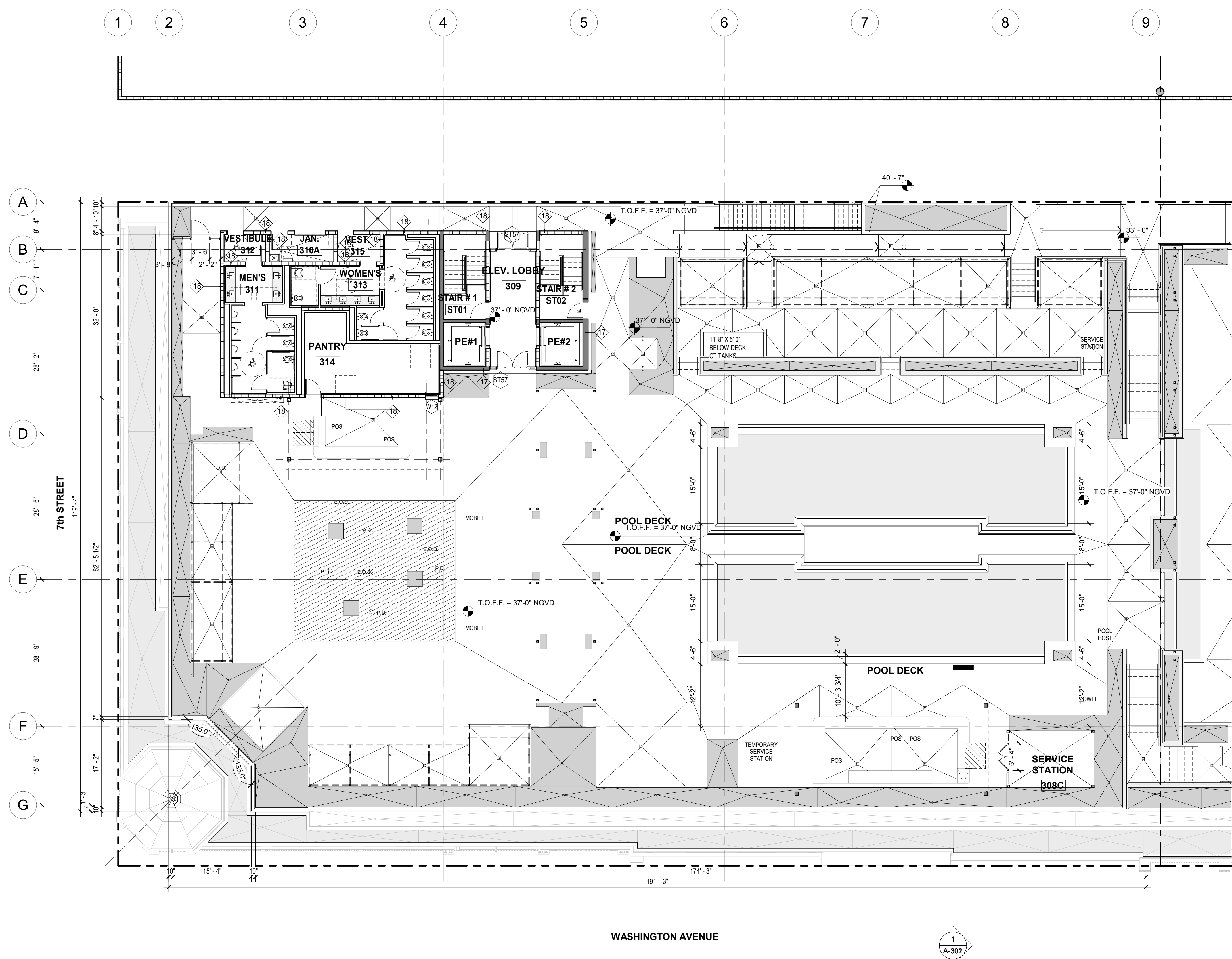
Proposed



No:	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Existing Pool Deck Plan

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-101
	PAGE NO.:

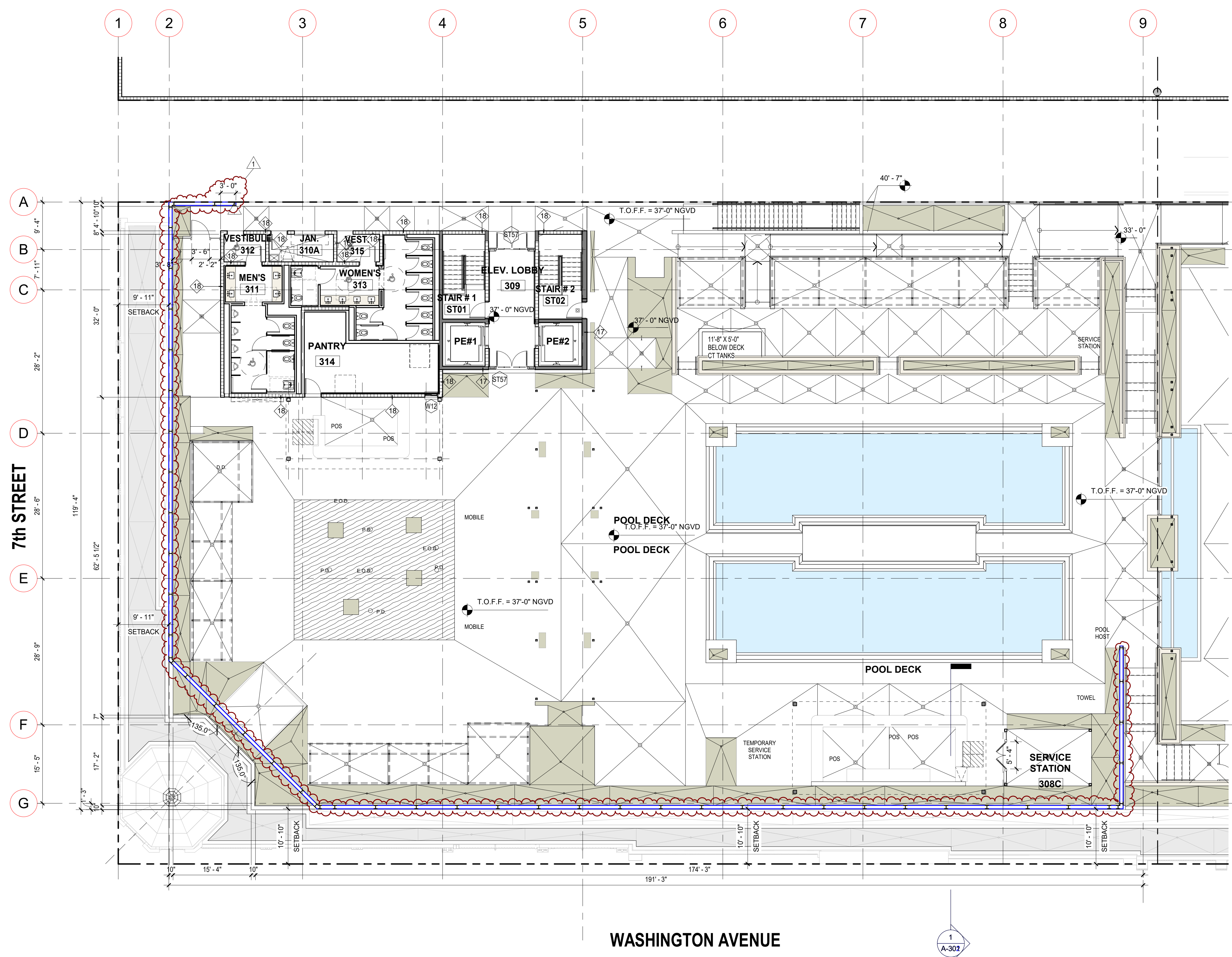
1
 A-101
 3000 LEVEL PARTIAL PLAN-1
 3/32" = 1'-0"

+JMJ+

No:	Date:	Revision:
0.1	11.24.21	Revision

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:



PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Pool Deck Plan

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-102
	PAGE NO.:

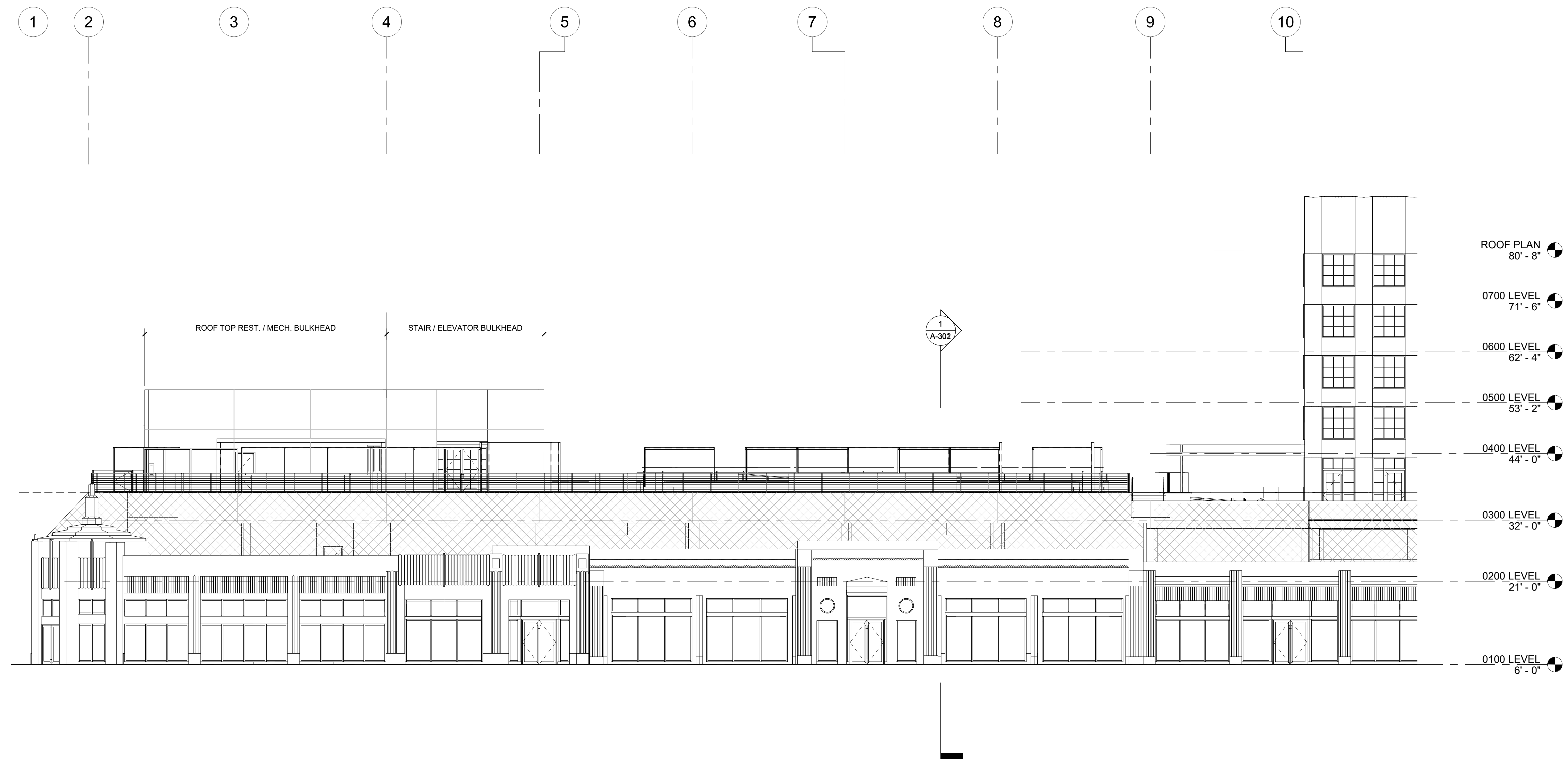
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 A-102
0300 LEVEL PARTIAL PLAN-1
 3/32" = 1'-0"

+JMJ+

No:	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Existing West Elevation at
 Proposed Noise Barrier

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.: A-201
PAGE NO.:	

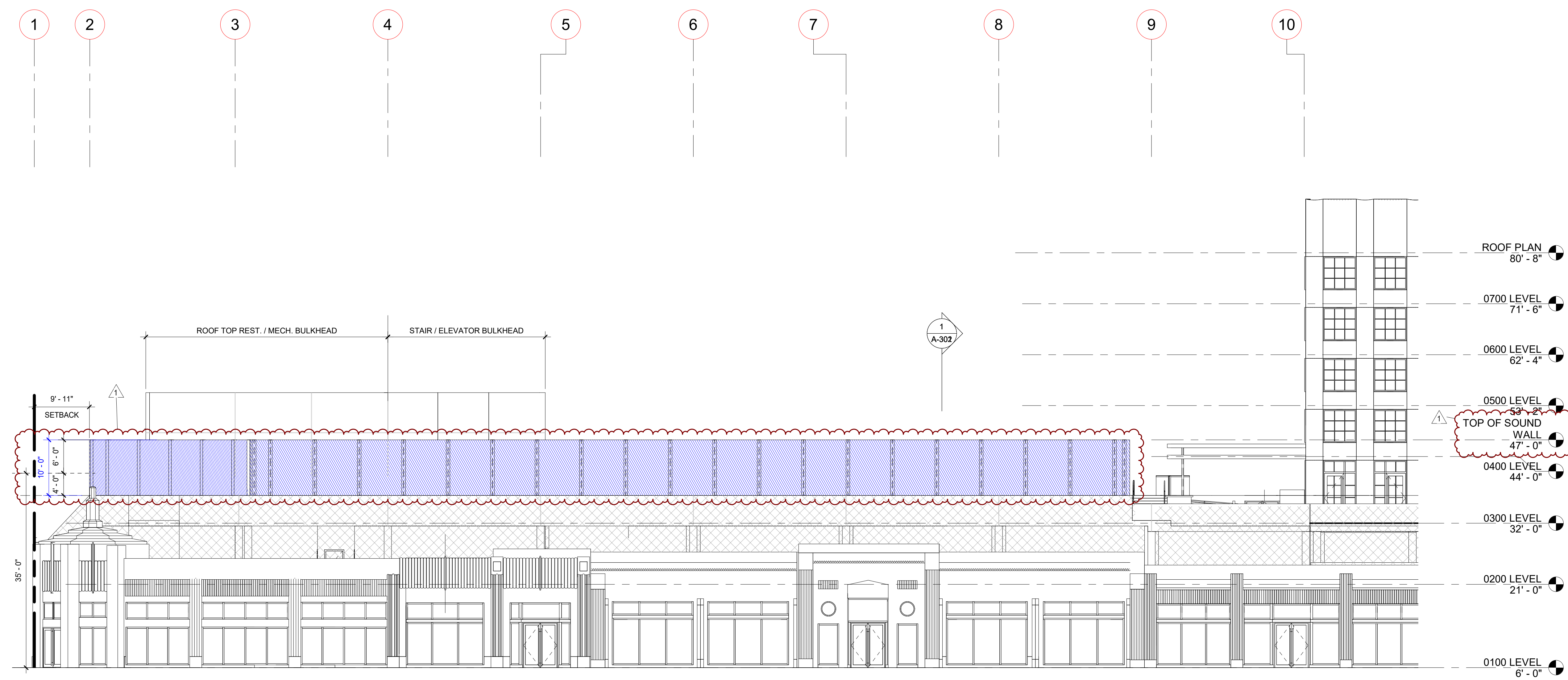
1 WEST ELEVATION EXISTING
 A-201 3/32" = 1'-0"

+JMJ+

No:	Date:	Revision:
0.1	11.24.21	Revision

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

West Elevation at
 Proposed Noise Barrier

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-202
	PAGE NO.:

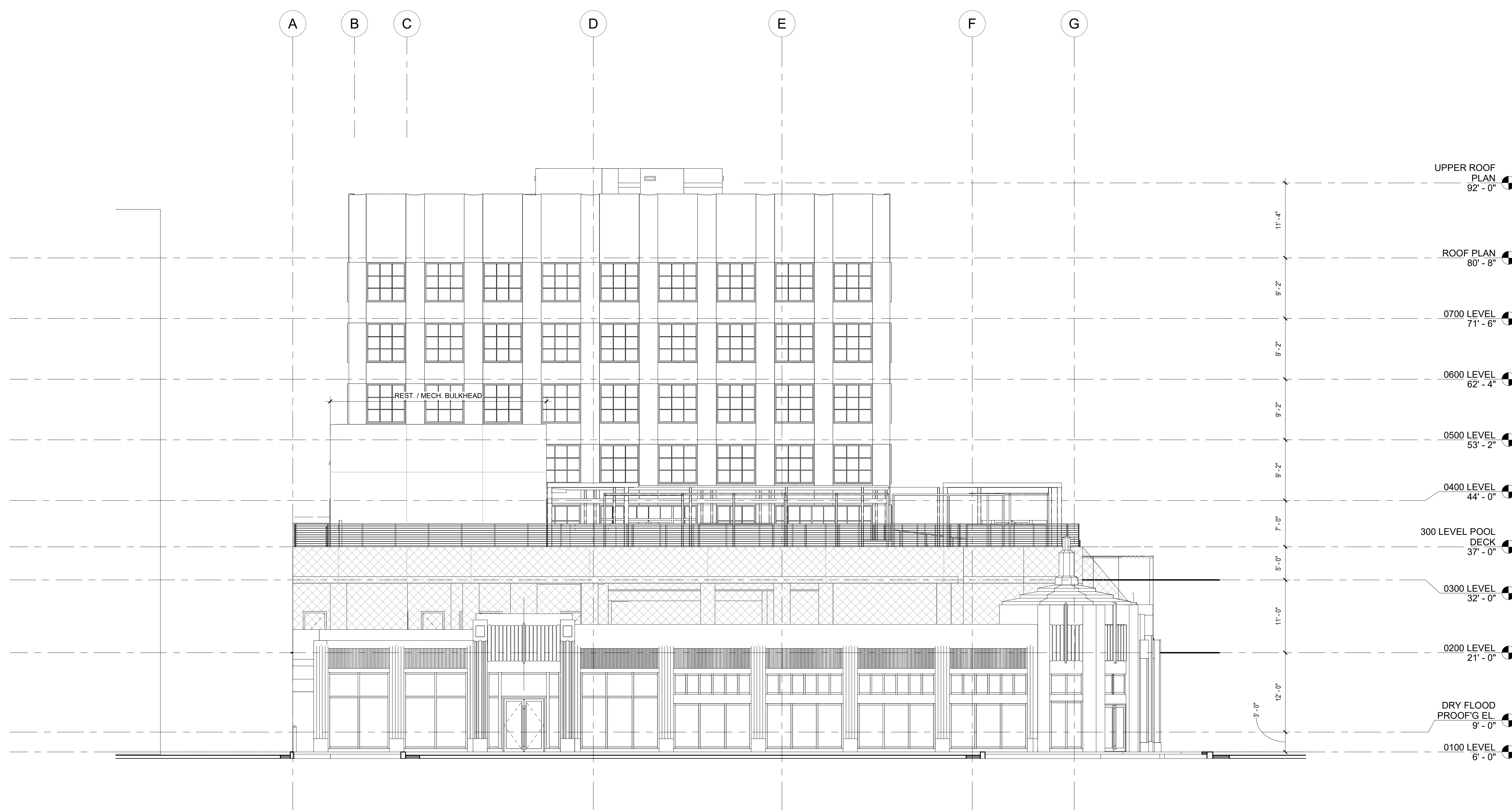
1 WEST ELEVATION
 A-202 3/32" = 1'-0"

+JMJ+

No:	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Existing North Elevation at
 Proposed Noise Barrier

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-203
	PAGE NO.:

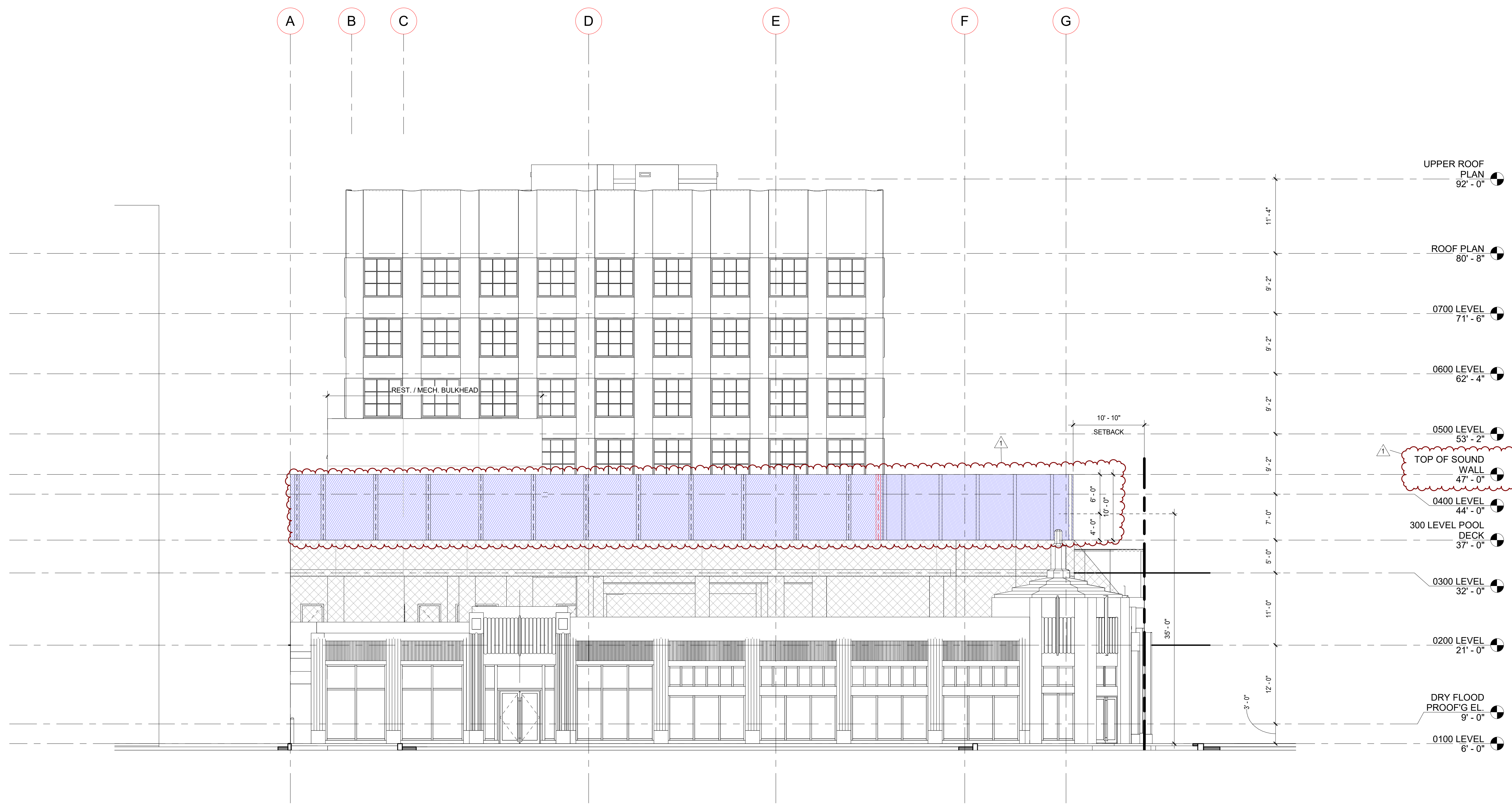
1 NORTH ELEVATION EXISTING
 A-203 1/8" = 1'-0"

+JMJ+

No:	Date:	Revision:
0.1	11.24.21	Revision

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



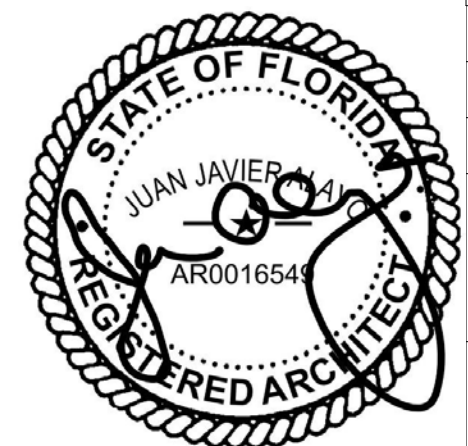
KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

North Elevation at
 Proposed Noise Barrier

SEAL & SIGNATURE: DATE: 09/07/2021

PROJECT NO.:
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 FULL SCALE:
 SHEET SIZE:
 DRAWING NO.:
 A-204
 PAGE NO.:



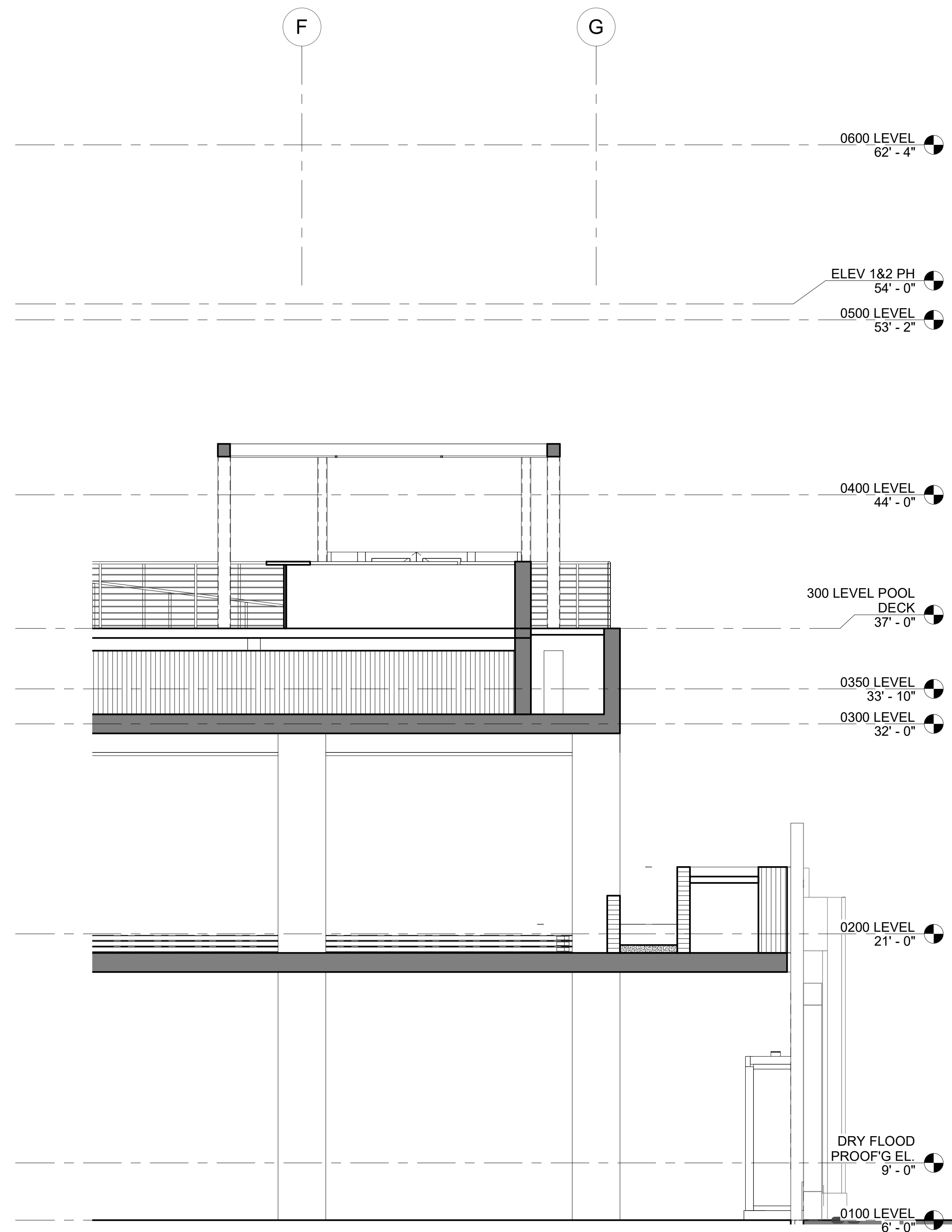
1 NORTH ELEVATION
 A-204 1/8" = 1'-0"

+JMJ+

No:	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



KEY PLAN:



PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Existing Section View and Detail

SEAL & SIGNATURE:	DATE: 09/07/2021
	PROJECT NO.:
	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-301
	PAGE NO.:

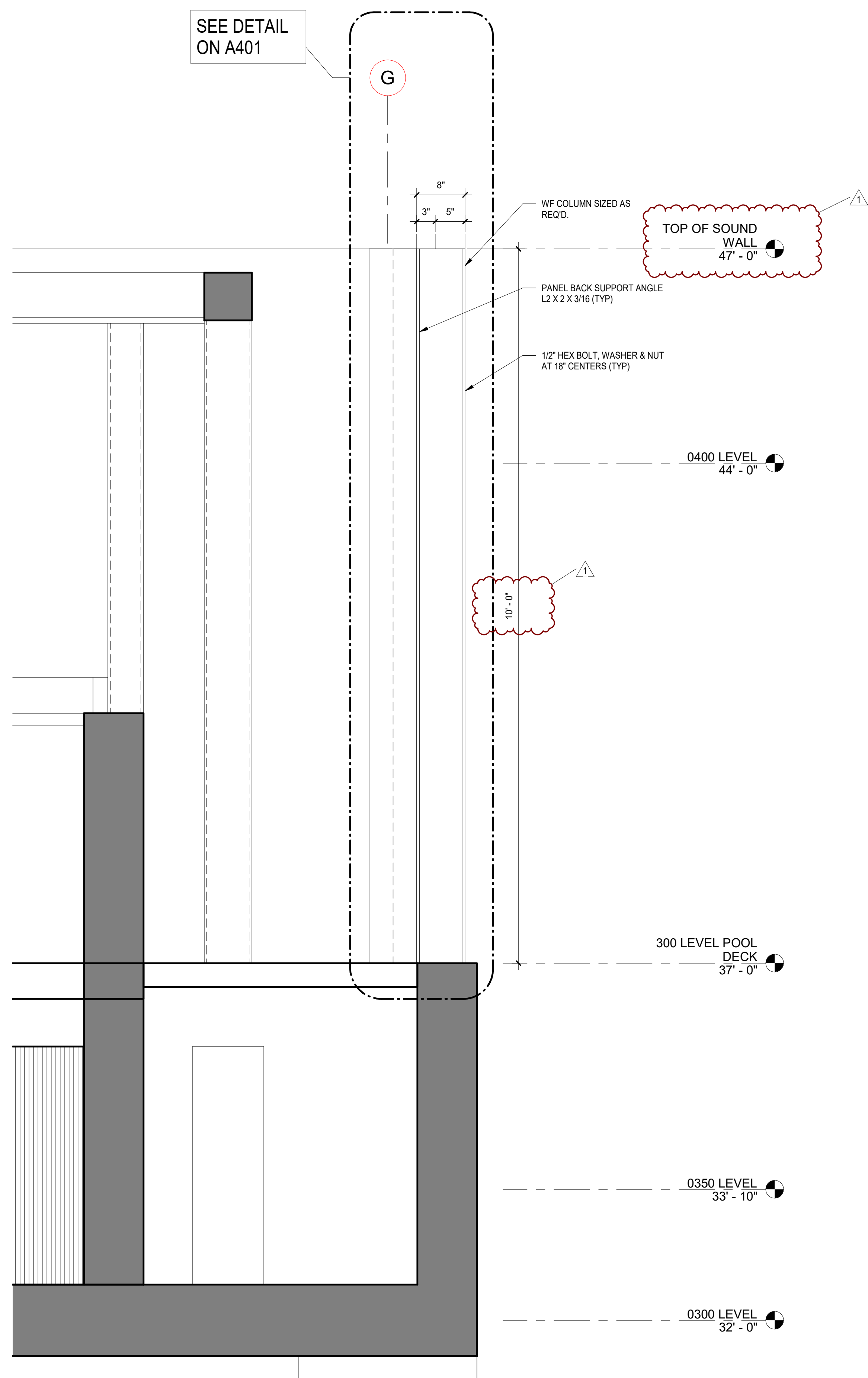
1 Section at Proposed Acoustic Noise Barrier Partition Existing
 A-301 1/4" = 1'-0"

+JMJ+

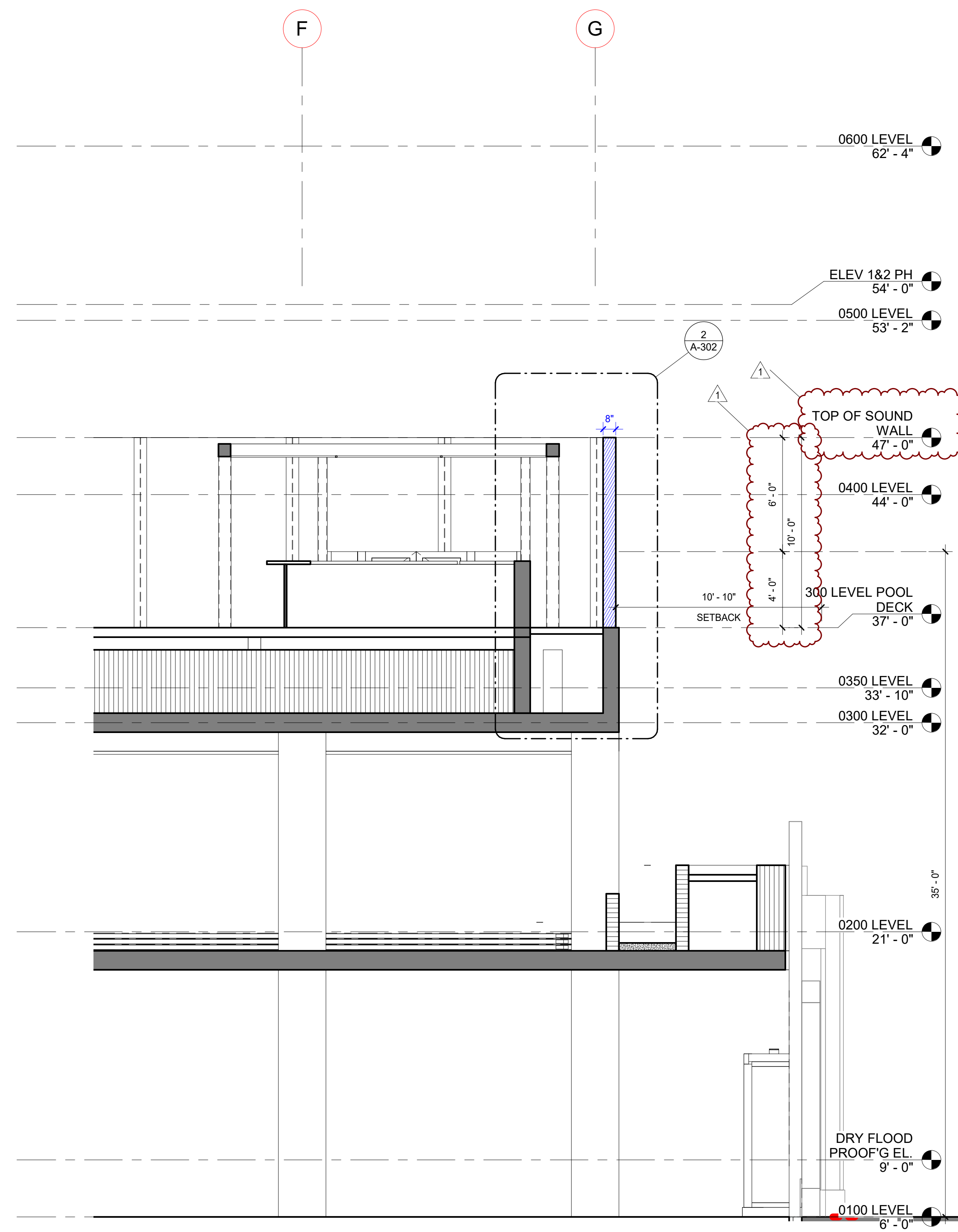
No:	Date:	Revision:
0.1	11.24.21	Revision

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



2 Section Detail at Proposed Acoustic Noise Barrier Partition
 1" = 1'-0"



1 Section at Proposed Acoustic Noise Barrier Partition
 1/4" = 1'-0"

KEY PLAN:



PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Section View and Detail

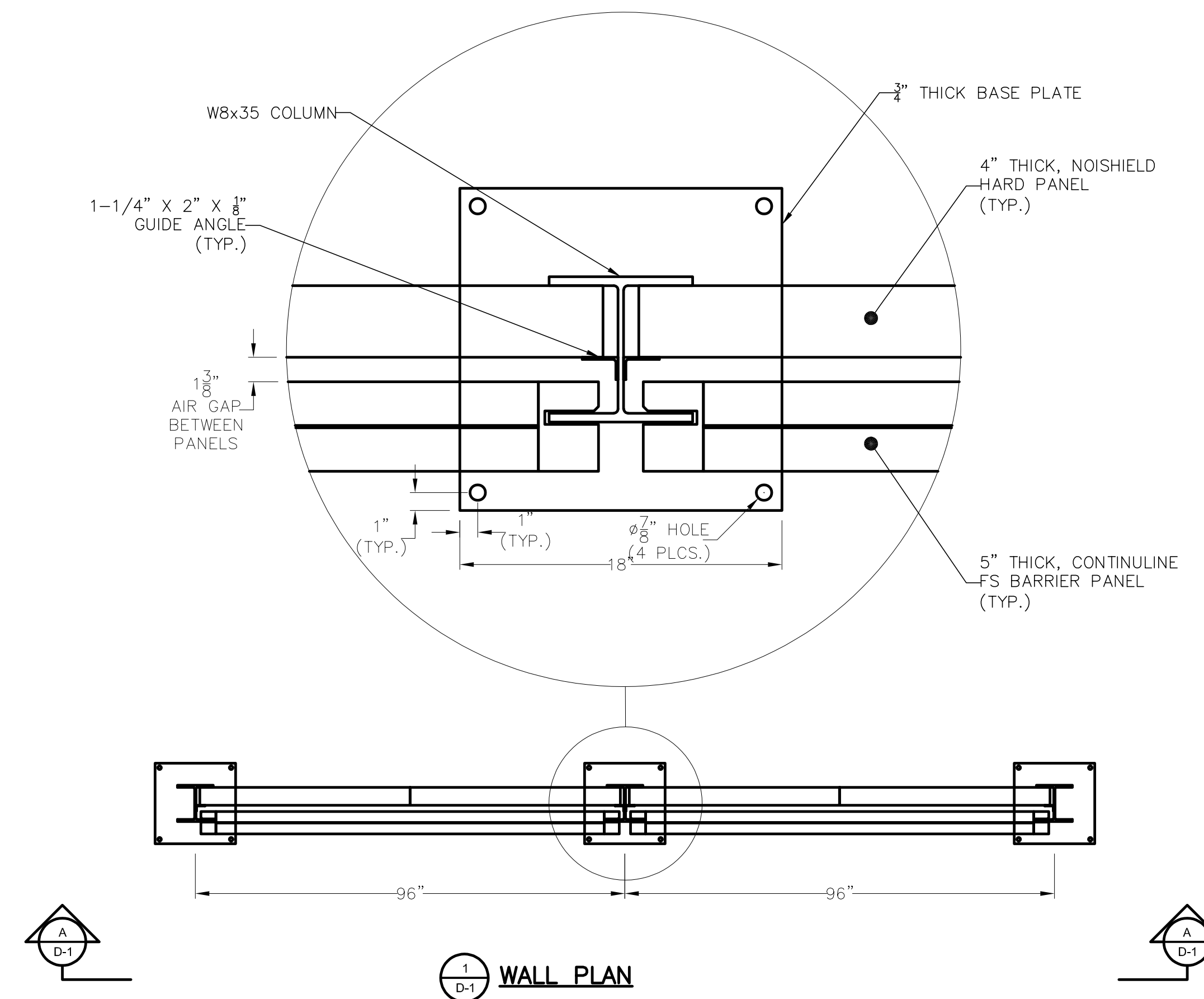
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	DRAWN BY: GA
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	A-302
	PAGE NO.:

+JMJ+

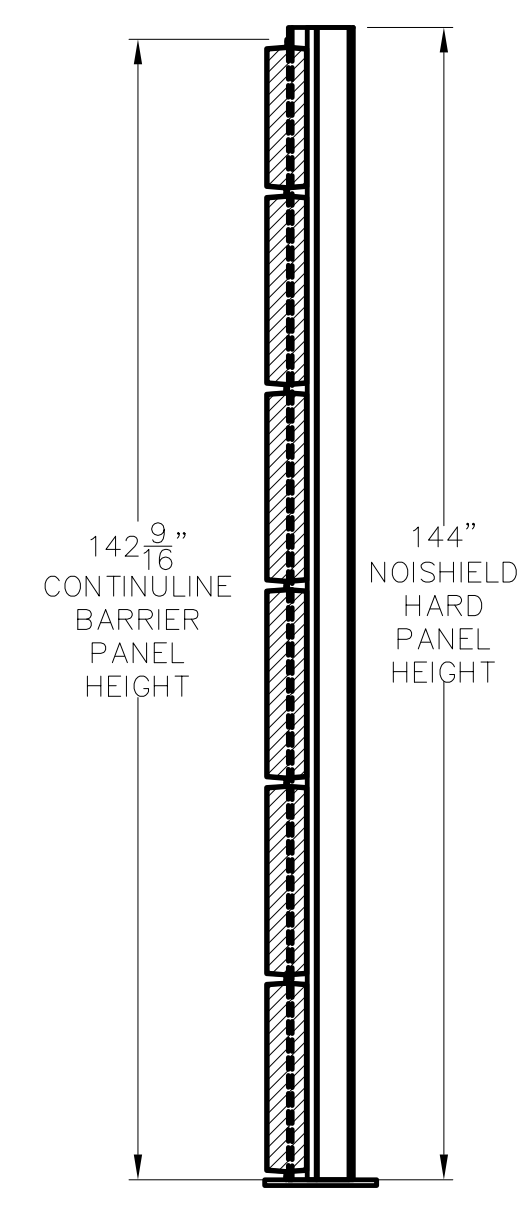
No:	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

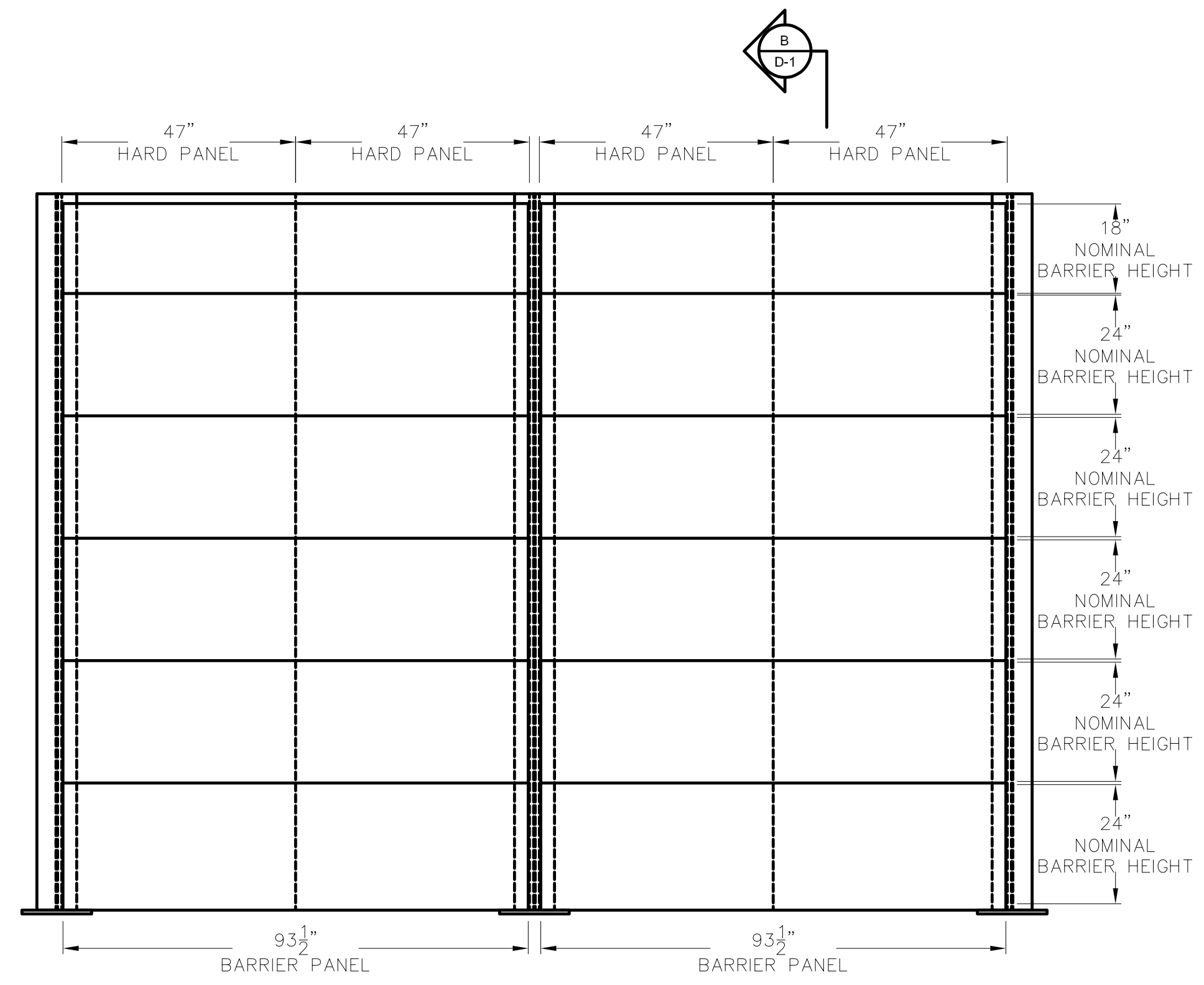
Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549



1 WALL PLAN



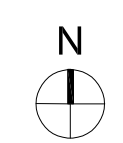
2 SECTION B-B



2 ELEVATION A-A

1 SOUND WALL DETAIL
 Scale: 1/2" = 1'-0"

KEY PLAN:



PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Sound Wall Detail

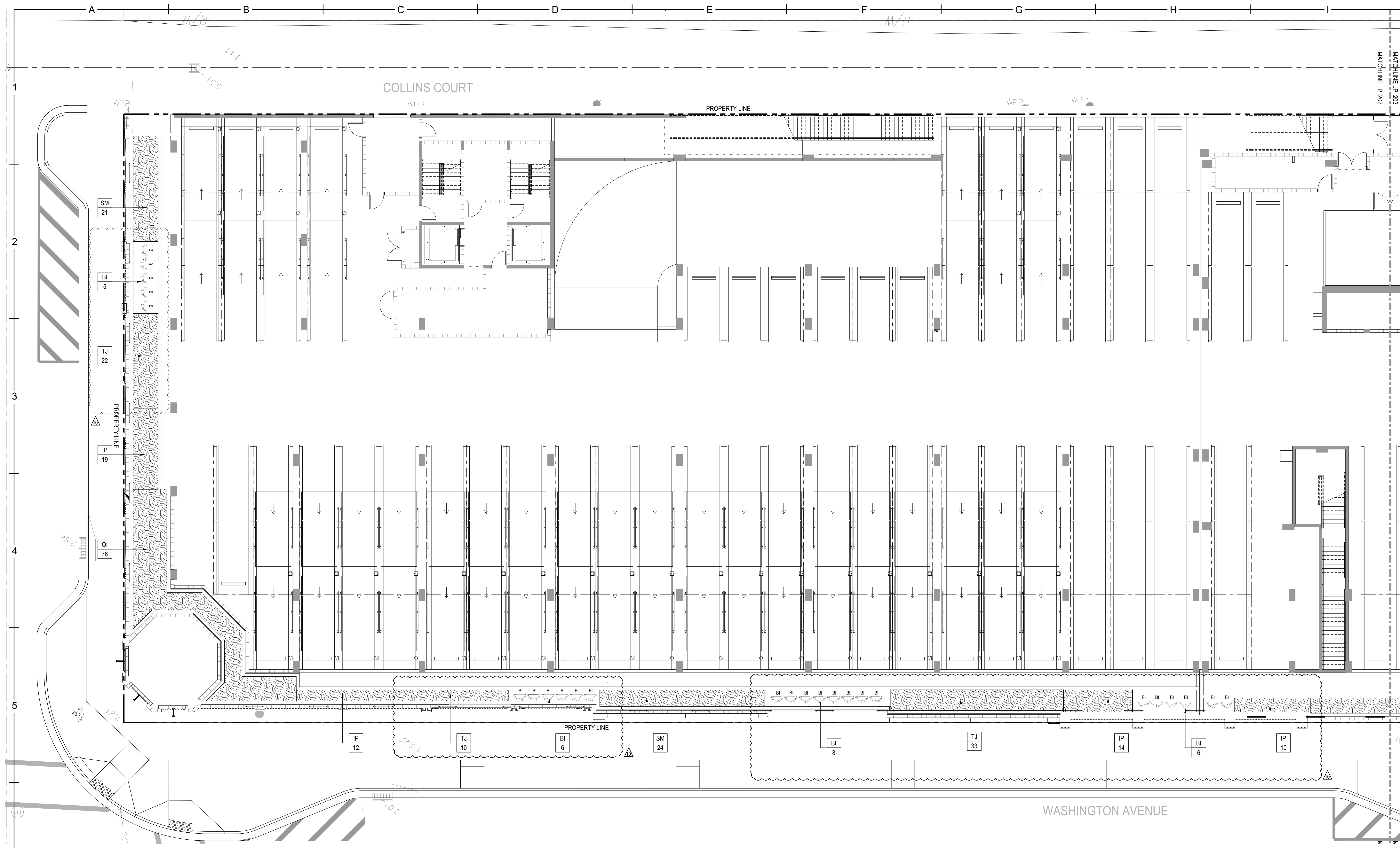
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	A-401
	PAGE NO.:

Revisions		
#	Description	Date
5	Revision 5	02-16-18
6	Revision 6	04-03-18
7	Revision 7	07-02-18
10	Revision 10	07-10-19

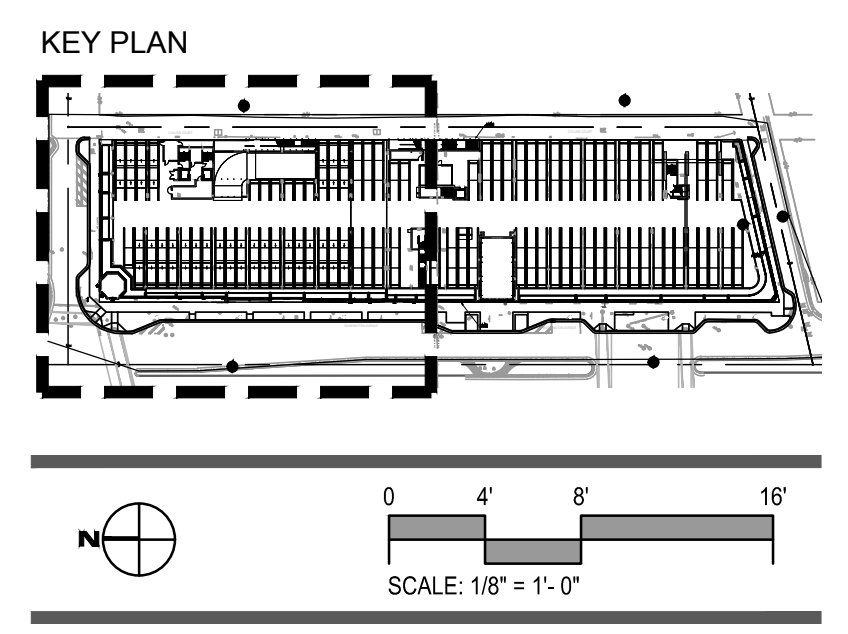
PLANTING
UNDERSTORY
PLAN
LEVEL 2 NORTH

14040

LP.202



Existing



LEGEND

PROPERTY LINE	---
MATCH LINE	- - - - -
PLANTING LABEL	XX #
PLANTING AREA	
DRAIN	o

PLANT SCEDULE

VINES	QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	25	BI	<i>Bougainvillea</i>	Bougainvillea "Barbara Karst"	15 GAL., 8" ht., 36" O.C., Contractor to remove wood trellis and train vines to wire trellis
	55	IP	<i>Ipomoea pes-caprae</i>	Railroad Vine	7 GAL., @ 24" O.C.,
	76	QI	<i>Quisqualis indica</i>	Rangoon Creeper	15 GAL., 8" ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis
	45	SM	<i>Solanandra maxima</i>	Chalice Vine	15 GAL., 8" ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis
	65	TJ	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	15 GAL., 8" ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis

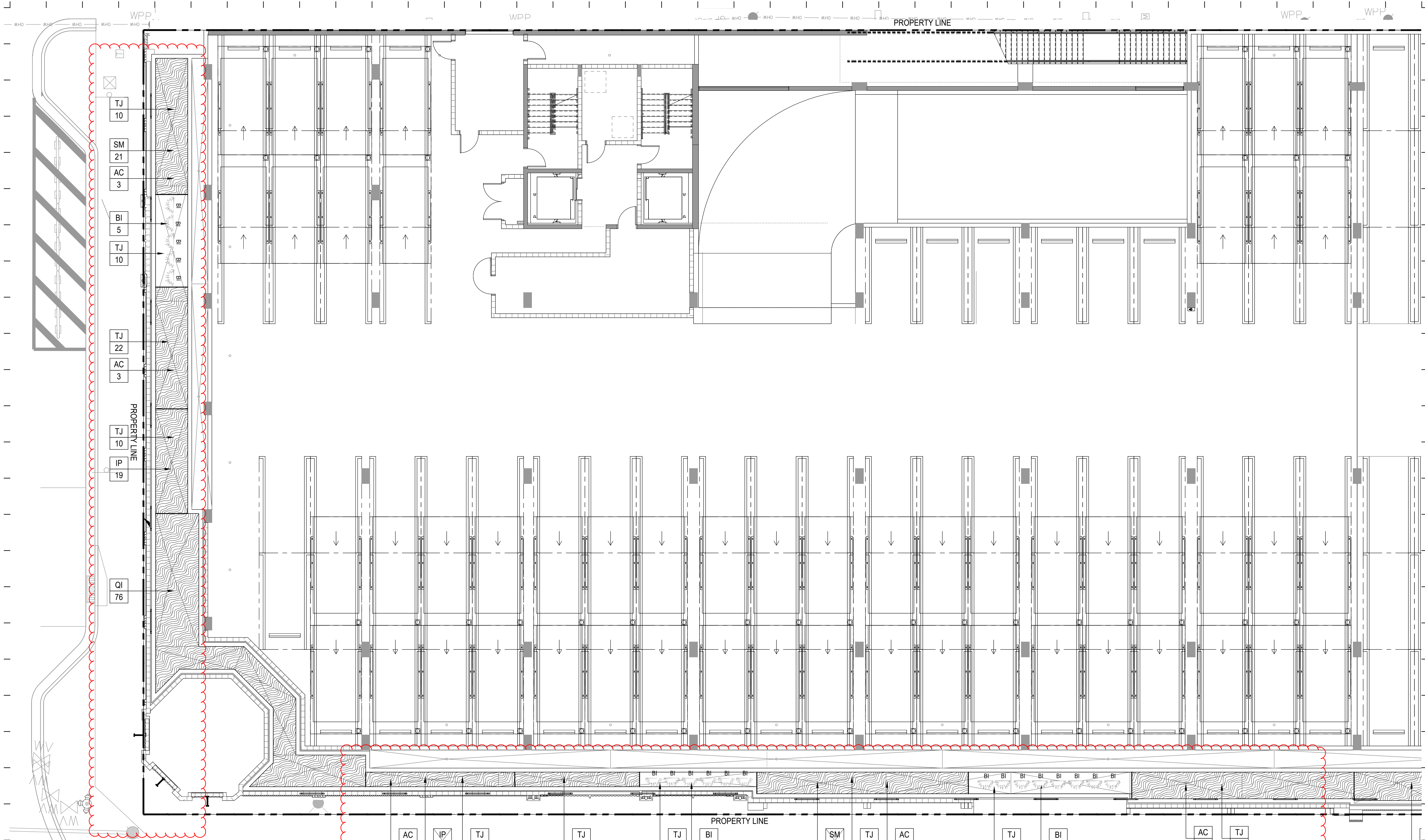
+JMJ+

No.	Date:	Revision:

Owner:
 Washington Squared Owner, LLC
 Dreamscape Companies LLC
 c/o Washington Squared Owner LLC
 PO box 468
 Hasbrouck Heights, NJ 07604

Architect:
 Alayo Architects PC
 2307 Douglas Road
 Miami, FL 33157
 License# AR0016549

Landscape Architect:
 Raymond Jungles, Inc.
 2364 Aviation
 Miami, FL 33133
 License# LC0000856



KEY PLAN:

PROJECT:
 601 Washington Ave. Noise Barrier
 601-685 Washington Avenue
 Miami Beach, FL 33139

Drawing Title

PLANTING
 UNDERSTORY PLAN
 LEVEL 2 NORTH

SEAL & SIGNATURE:	DATE:
	PROJECT NO.:
	DRAWN BY:
	FULL SCALE:
	SHEET SIZE:
	DRAWING NO.:
	PAGE NO.:

LEGEND

PROPERTY LINE: - - - - -

MATCH LINE: - · - · -

PLANTING LABEL: XX #

PLANTING AREA: [Hatched Box]

PLANT SCHEDULE

VINES QTY	ABBR.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
25	BI	<i>Bougainvillea</i>	Bougainvillea "Barbara Karst"	15 GAL., 8' ht., 36" O.C., Contractor to remove wood trellis and train vines to wire trellis
55	IP	<i>Ipomoea pes-caprae</i>	Railroad Vine	7 GAL., @ 24" O.C.,
76	QI	<i>Quisqualis indica</i>	Rangoon Creeper	15 GAL., 8' ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis
45	SM	<i>Solantra maxima</i>	Chalice Vine	15 GAL., 8' ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis
135	TJ	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	15 GAL., 8' ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis
15	AC	<i>Allamanda cathartica</i>	Allamanda Vine (Yellow Flowering)	15 GAL., 8' ht., 24" O.C., Contractor to remove wood trellis and train vines to wire trellis

Proposed

