

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. 9' 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	0'-0"	26'-1"
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"	0'-0" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE REQ'D)
SIDE FACING A STREET (6th STREET)		
SUBTERRANEAN	0'-0"	213'-9" (min)
NON RESIDENTIAL USES	0'-0"	4'-7"
RESIDENTIAL USES	20'-0"	20'-6"
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"	248'-10"
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	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		95,457.96 SF.
AMENITY AREA	19,091.59 SF. (20%)	25,188.15 SF. (26.39%)
BARS & RESTAURANTS 50% OF AMENITY AREA (MAX)	9,545.79 SF (MAX)	4,113.28 (21.55%)
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)	0	0
CAFE INDOOR (76 SEATS) 1/4SEATS	19	19
CAFE OUTDOOR	EXEMPT	0
CABANAS (14) 1/2 CABANAS	7	7
BARS (125 SEATS) 1/4SEATS	31	31
TERRACE (1,790 SF) 1/60 SF	30	30
POOL DECK (5,424 SF) 1/60 SF	91	91
MANGROVE (4,411 SF) 1/60 SF	74	74
RETAIL EXISTING	EXEMPT	0
RETAIL NEW	EXEMPT	0
14,398.00 SF		
TOTAL	258	258
LOADING REQUIREMENTS		
RETAIL 46,849 SF.	4	4
HOTEL 312 ROOMS	5	0 (VARIANCE REQ.)
TOTAL	9	4

CMB 142-309(5)ja - 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)ja - HOTEL AMENITY AREA CALCULATION			
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	560.48 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	4,411.00 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%
		25,188.15 SF	26.39%

* BARS AND RESTAURANTS SHALL COUNT NO MORE THAN 50% OF THE TOTAL AMENITY SPACE REQUIREMENTS.

CMB 142-309(5)ja - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION			
Level	Name	Area	PARCENTAGE OF AMENITY AREA
0300 LEVEL	BAR	560.48 SF	2.23%
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%
		4,113.28 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	4,411.00 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	



Morris Adjmi Architects
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Washington Squared LLC
Ken Fulk

Raymond Jungles Inc.
Nichols Brosch
Wurst Wolfe & Associates

601-685 Washington Ave.
Miami Beach, FL

Zoning Data

Planning Board Final Submittal / 2 March 2016

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 = 0' 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)		4	variance required
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:			1081	
56	Number of seats inside:			100	
57	Total number of seats:			1181	
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



ZONING DATA	
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HISTORIC DISTRICT	FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT

DEVELOPMENT REGULATIONS		
	ALLOWED/REQUIRED	PROVIDED
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2.00 X 69,437 SQ.FT.	138,874.00 SQ.FT.	138,796.46 SQ.FT.
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MAXIMUM NUMBER OF STORIES	7	7
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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.)		
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MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLERANCE	130' X 10% = 13'-0"	0'-0" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE REQ'D)
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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.		
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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)	0	0
CAFE INDOOR (76 SEATS) 1/4SEATS	19	19
CAFE OUTDOOR	EXEMPT	0
CABANAS (14) 1/2 CABANAS	7	7
BARS (125 SEATS) 1/4SEATS	31	31
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14,398.00 SF		
TOTAL	258	258
LOADING REQUIREMENTS		
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TOTAL	9	4

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
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BASEMENT	HOTEL GROSS	5,741.23 SF	6%
0100 LEVEL	HOTEL GROSS	4,171.65 SF	4%
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0300 LEVEL	CAFE INDOOR	1,130.22 SF	1%
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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	560.48 SF	0.59%
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0300 LEVEL	TERRACE	1,664.84 SF	1.74%
		25,188.15 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	560.48 SF	2.23%
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%
		4,113.28 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
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0300 LEVEL	MANGROVE	4,411.00 SF	295	OUTSIDE
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			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	



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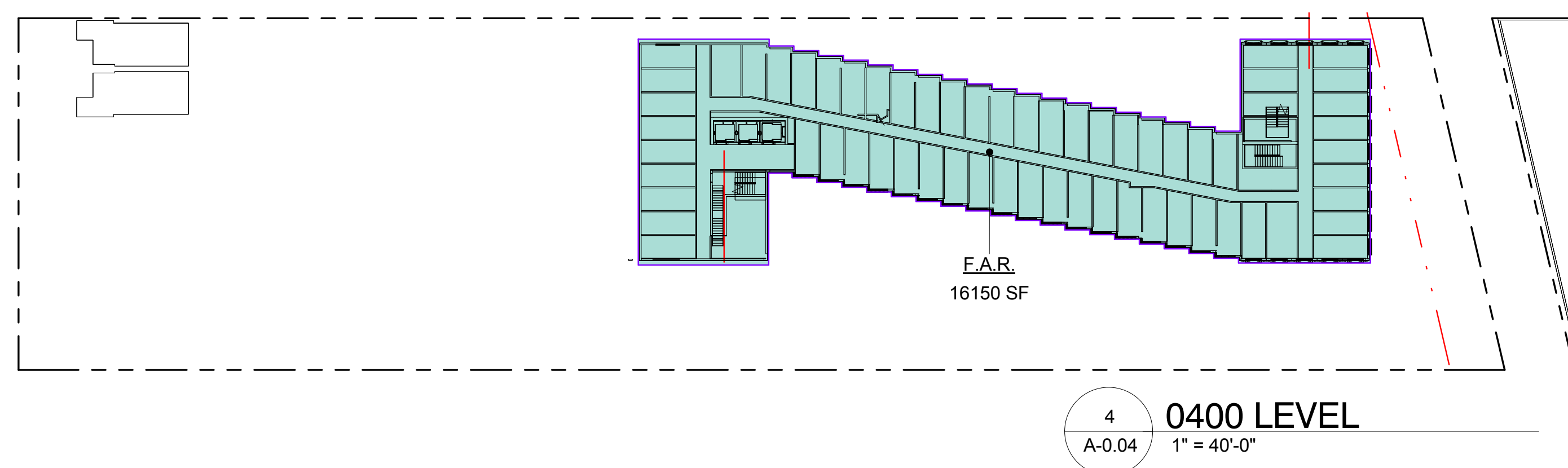
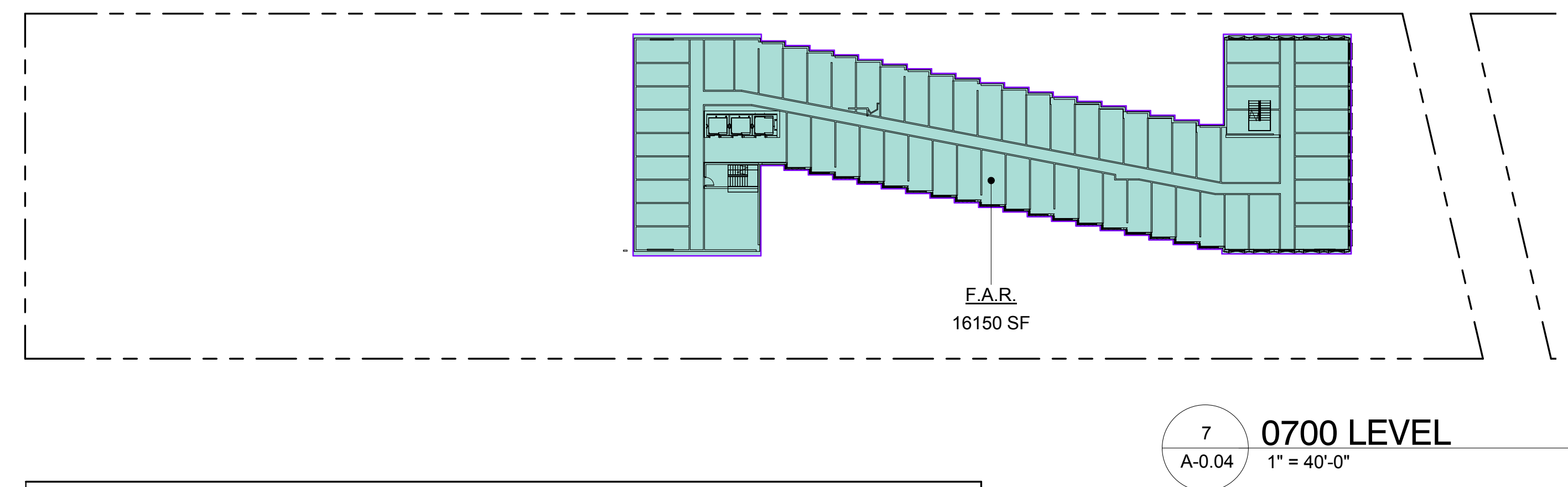
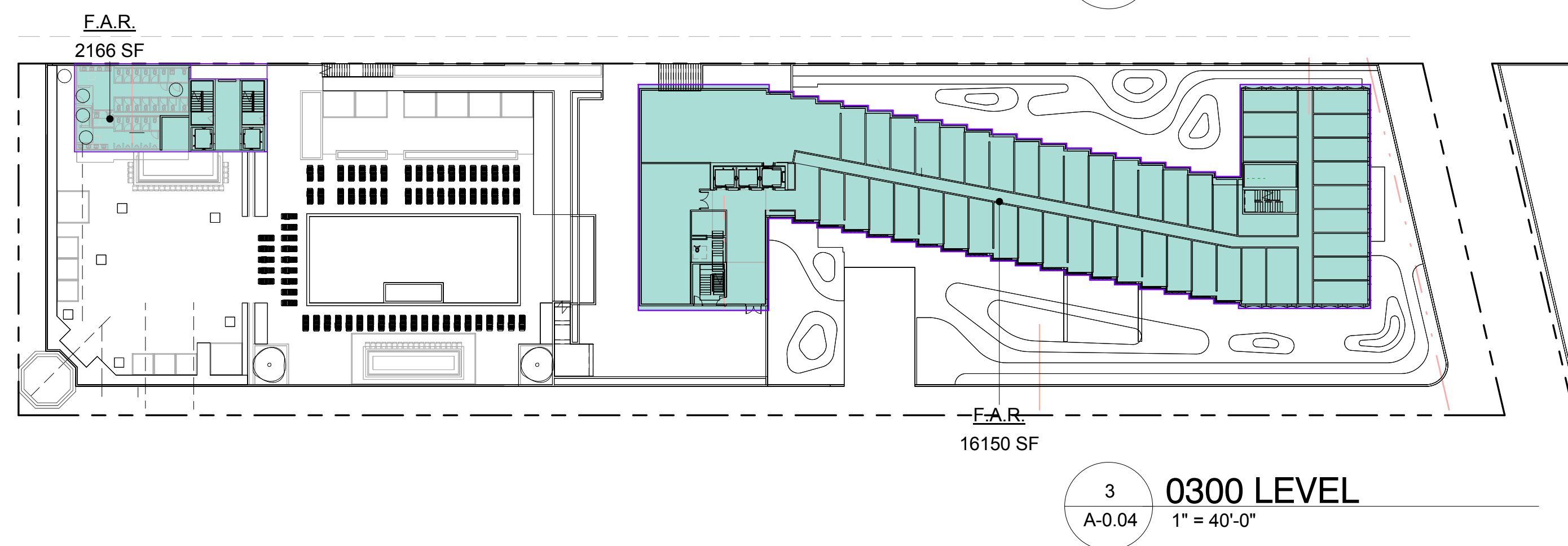
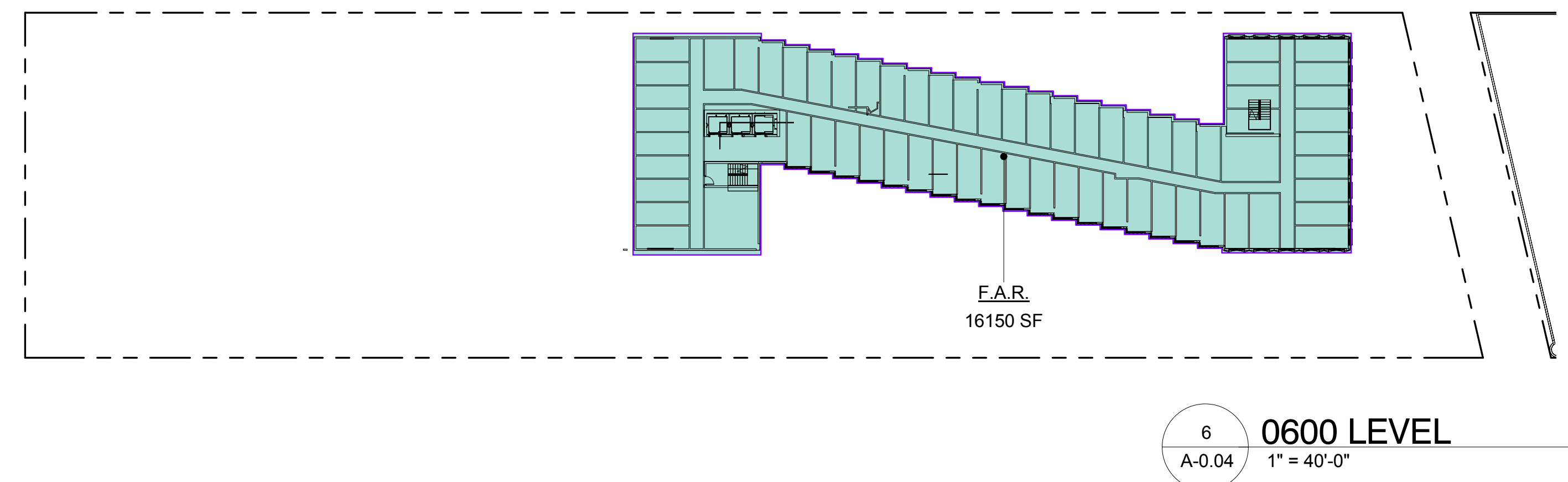
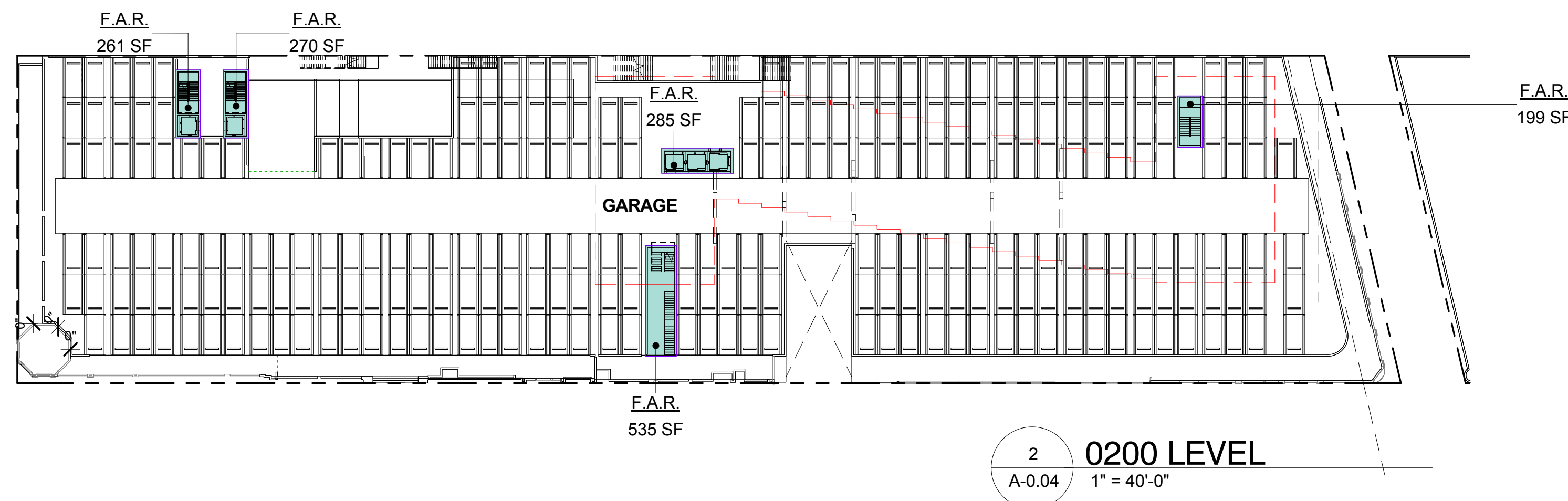
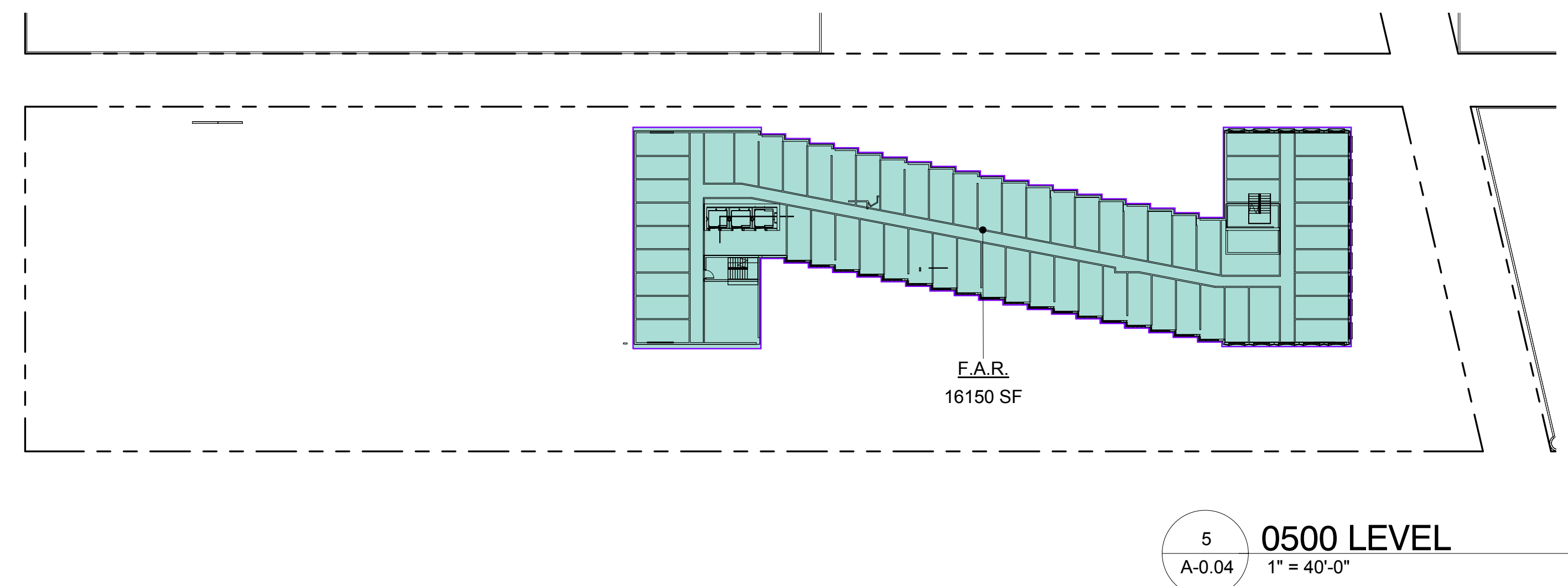
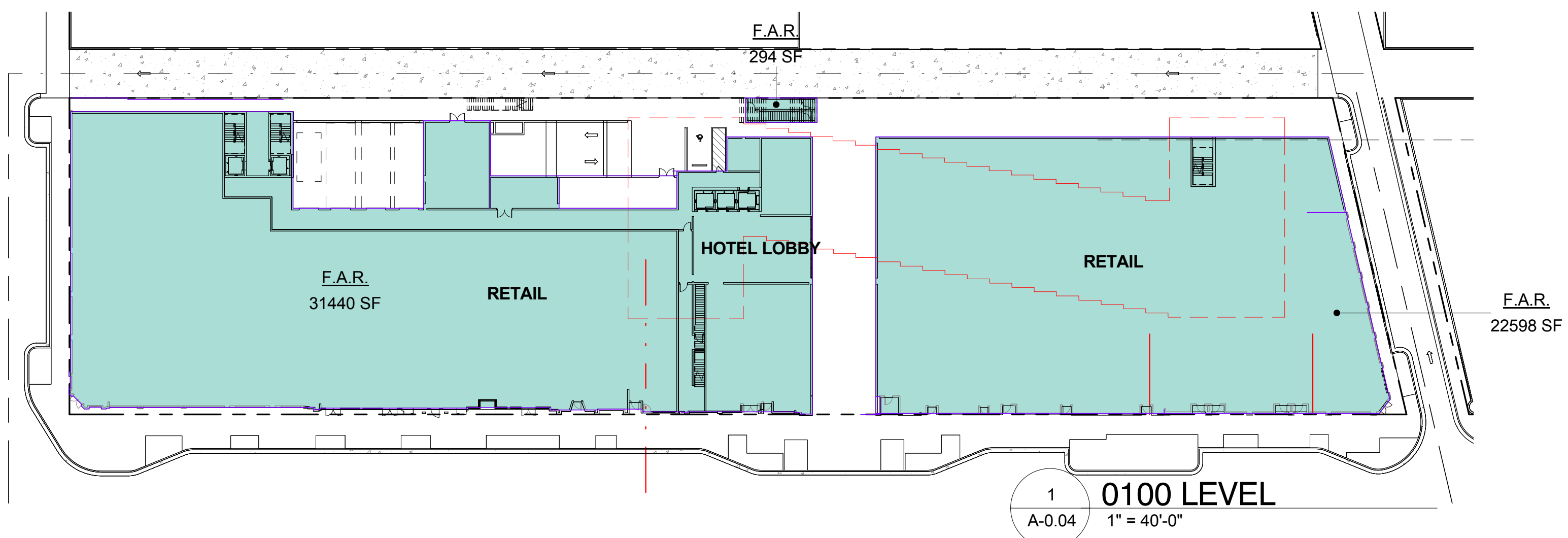
Raymond Jungles Inc.
Nichols Brosch
Wurst Wolfe & Associates

601-685 Washington Ave.
Miami Beach, FL

Zoning Data

Planning Board Final Submittal REVISED / March 2016

REVISED



DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R.	2.00 X 69,437 SQ.FT.	138,874.00 SQ.FT. / 138,796.42 SQ.FT.

Area Schedule (FAR)		
Levels	Area	Comments
0100 LEVEL	54,332.25 SF	
0200 LEVEL	1,550.01 SF	
0300 LEVEL	18,315.35 SF	HOTEL
0400 LEVEL	16,149.70 SF	HOTEL
0500 LEVEL	16,149.70 SF	HOTEL
0600 LEVEL	16,149.70 SF	HOTEL
0700 LEVEL	16,149.70 SF	HOTEL
Grand total: 14	138,796.42 SF	



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O'Brien Lighting Inc

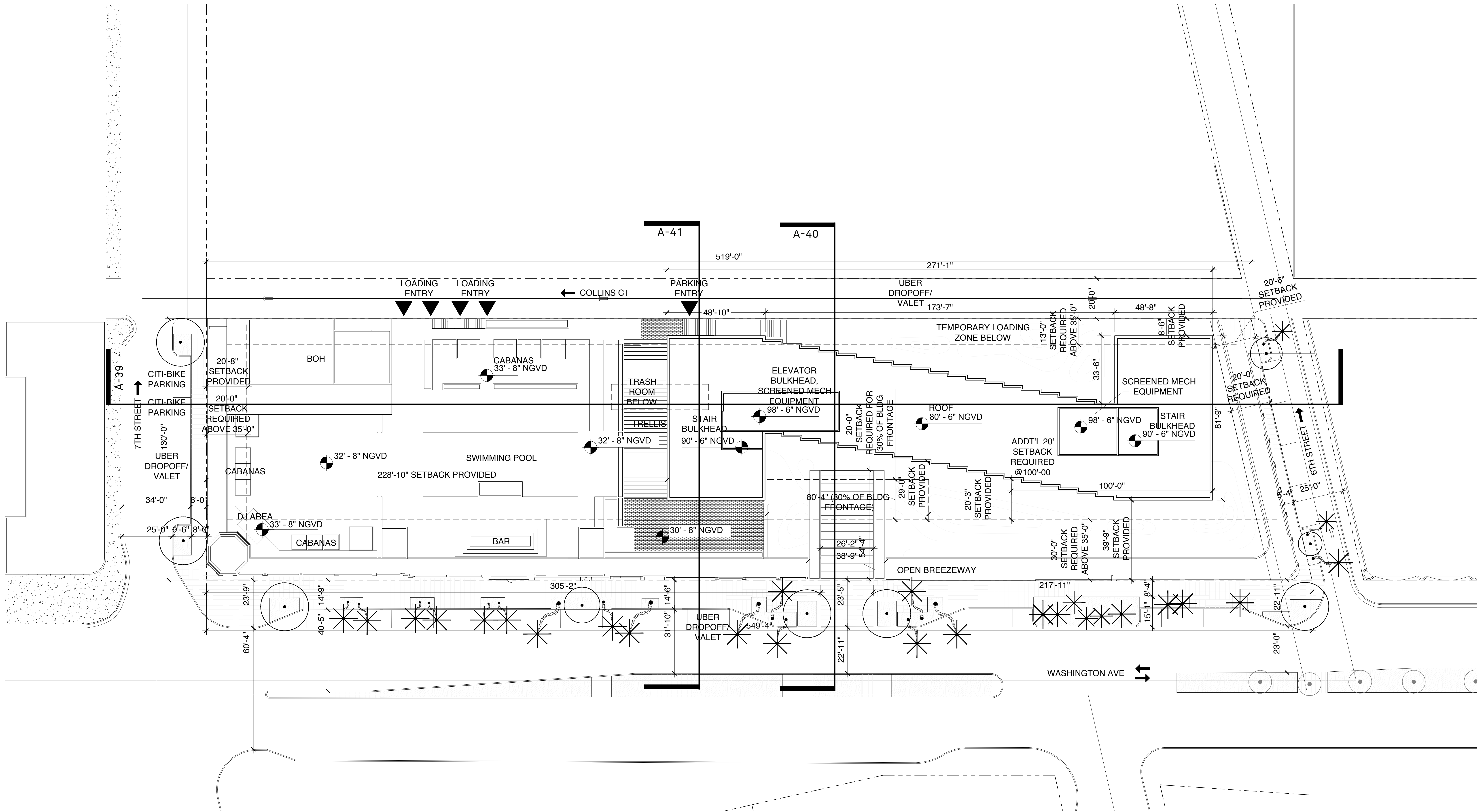
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Proposed FAR Shaded Diagrams

Planning Board Final Submittal / 2 March 2016



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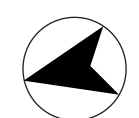
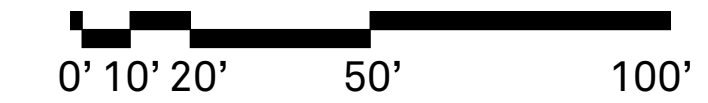
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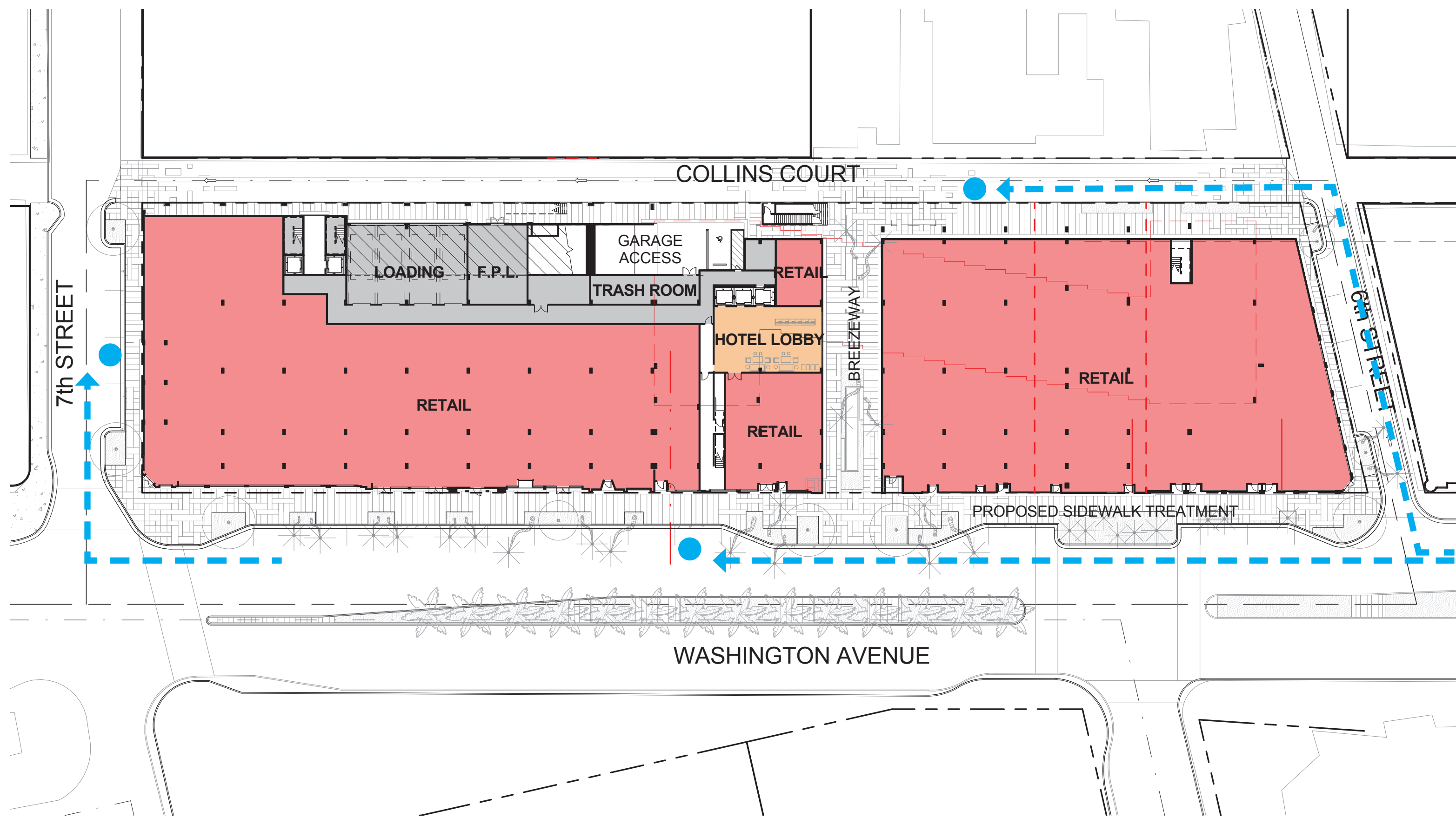
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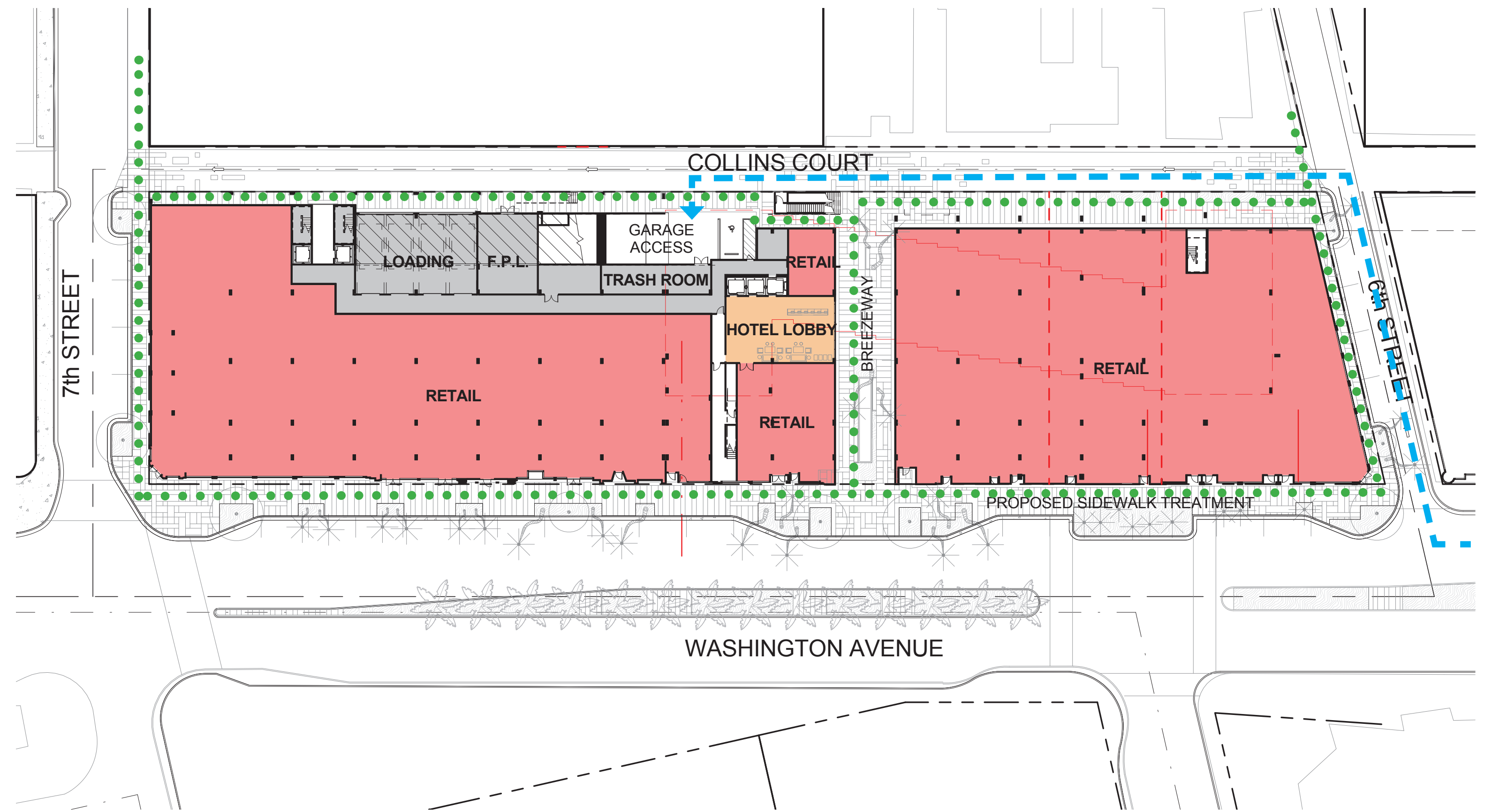
Proposed Site Plan

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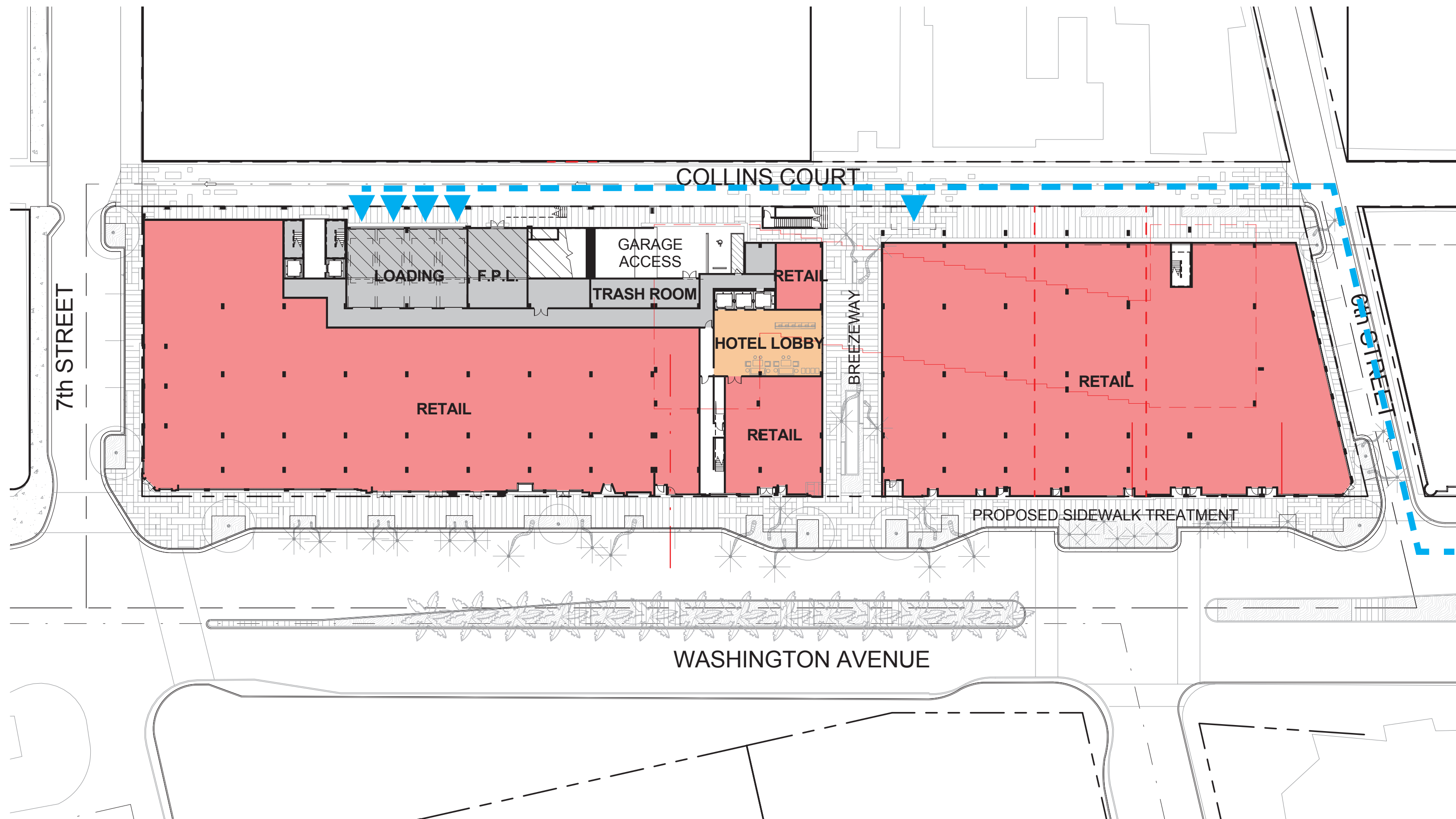




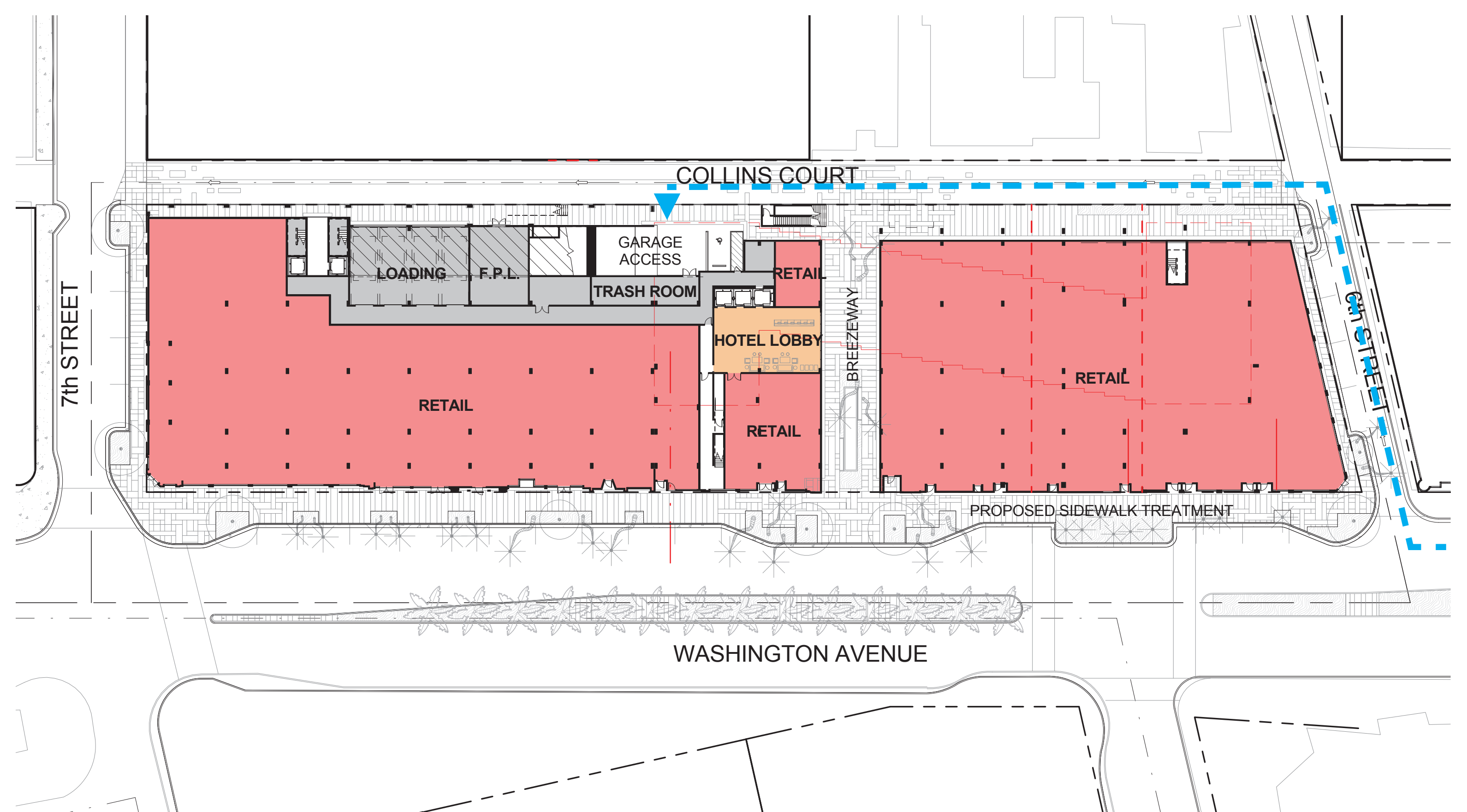
6 VALET DROP-OFF
1" = 40'-0"



5 CIRCULATION DIAGRAM
1" = 40'-0"



8 DELIVERY ROUTE
1" = 40'-0"



7 TRASH COLLECTION
1" = 40'-0"



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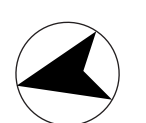
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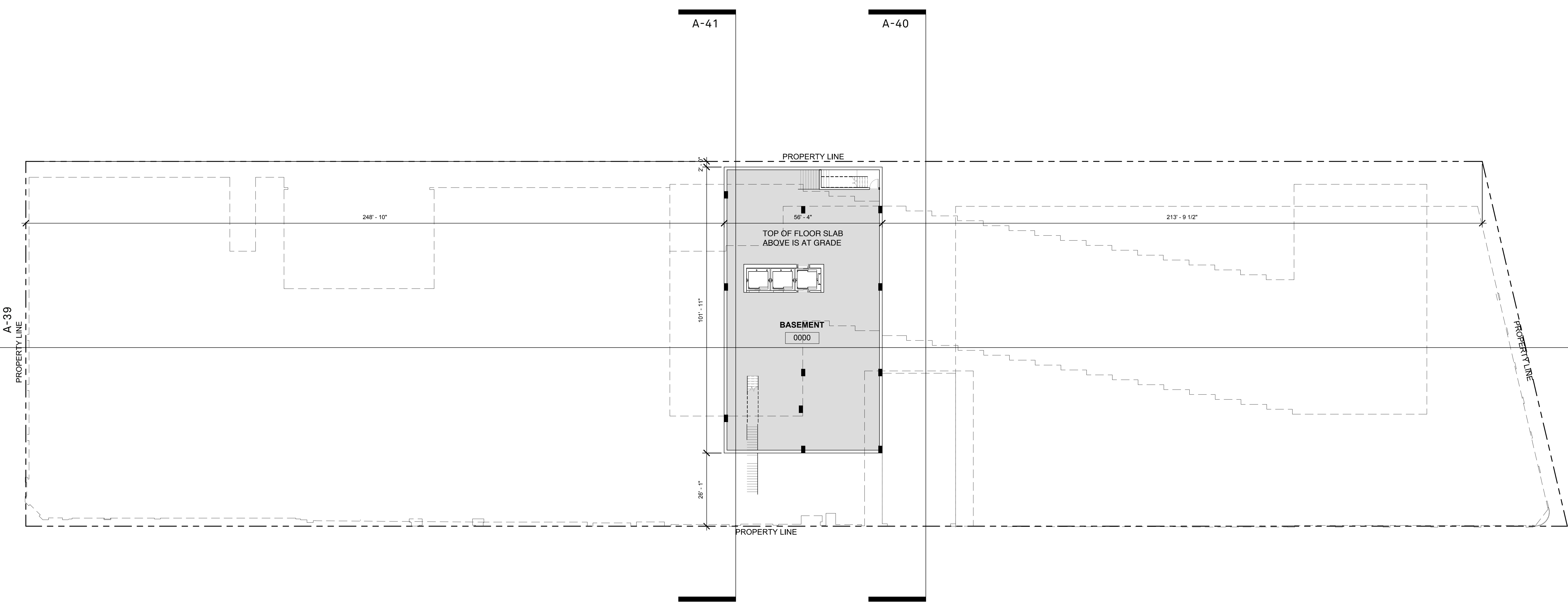
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Site Circulation Diagrams

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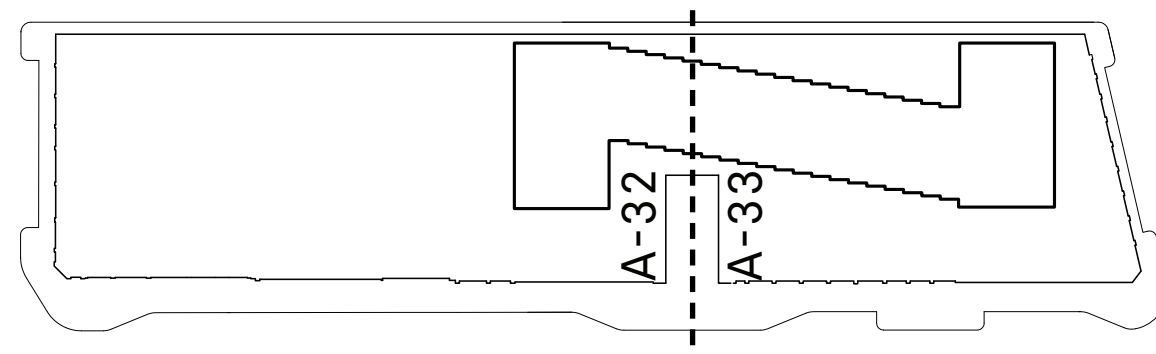
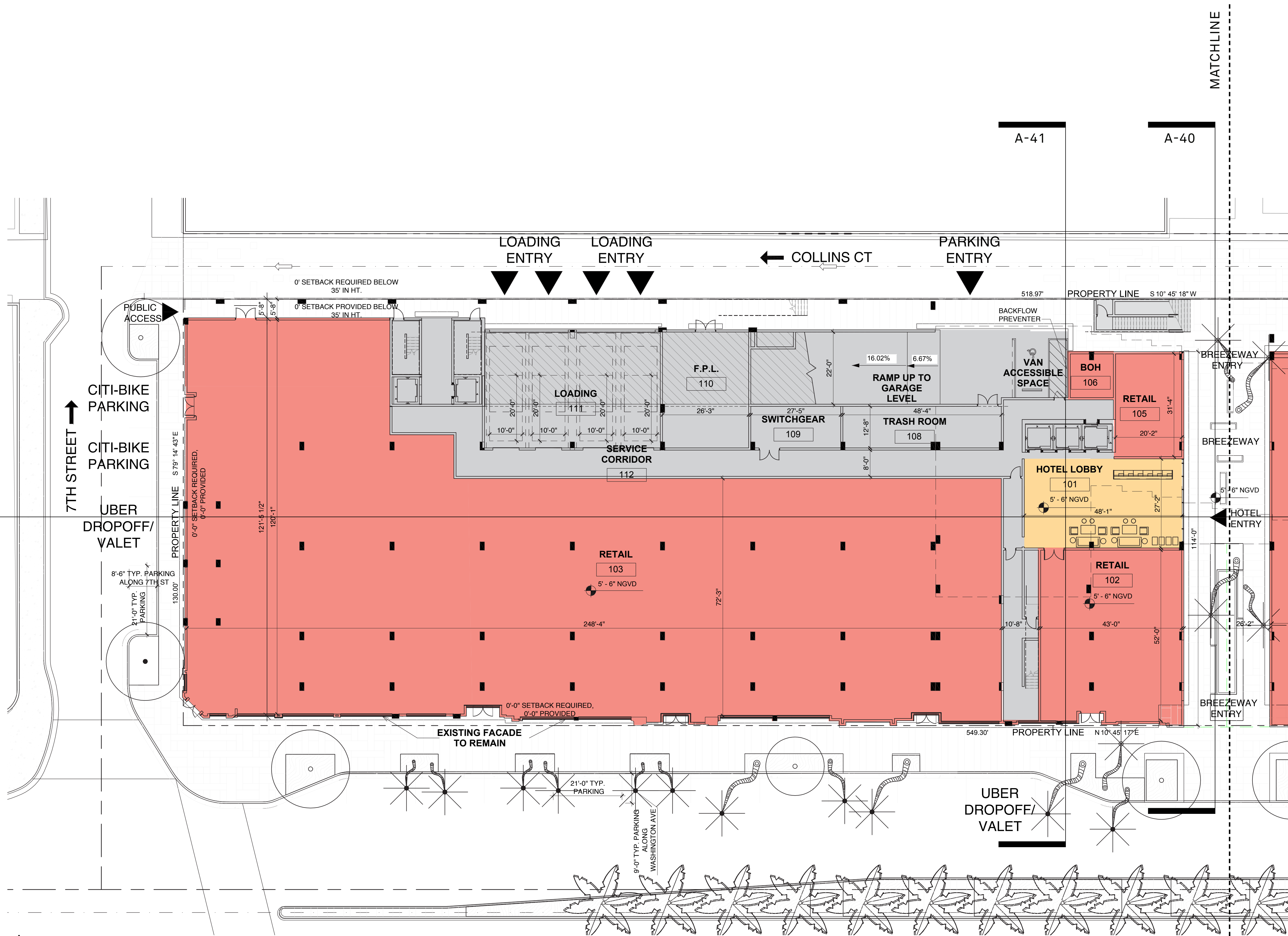
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Cellar Floor Plan

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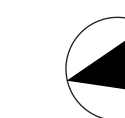
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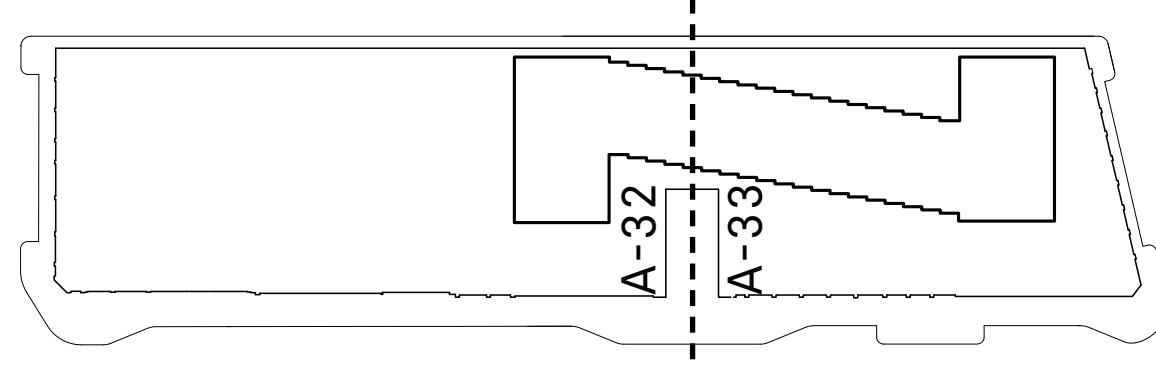
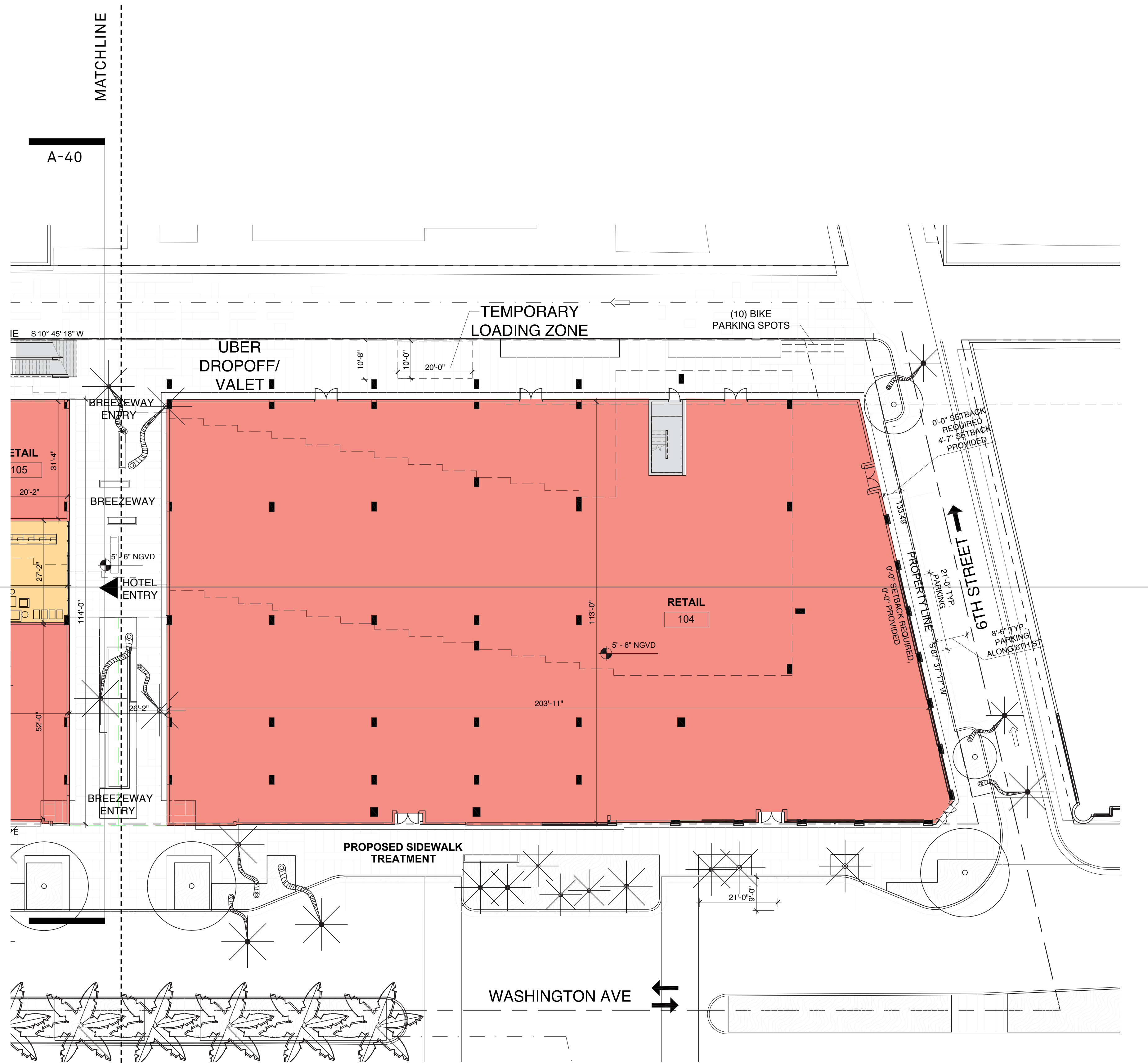
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Ground Floor Plan - Part 1

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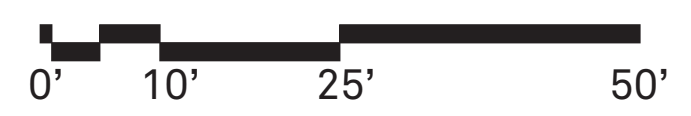
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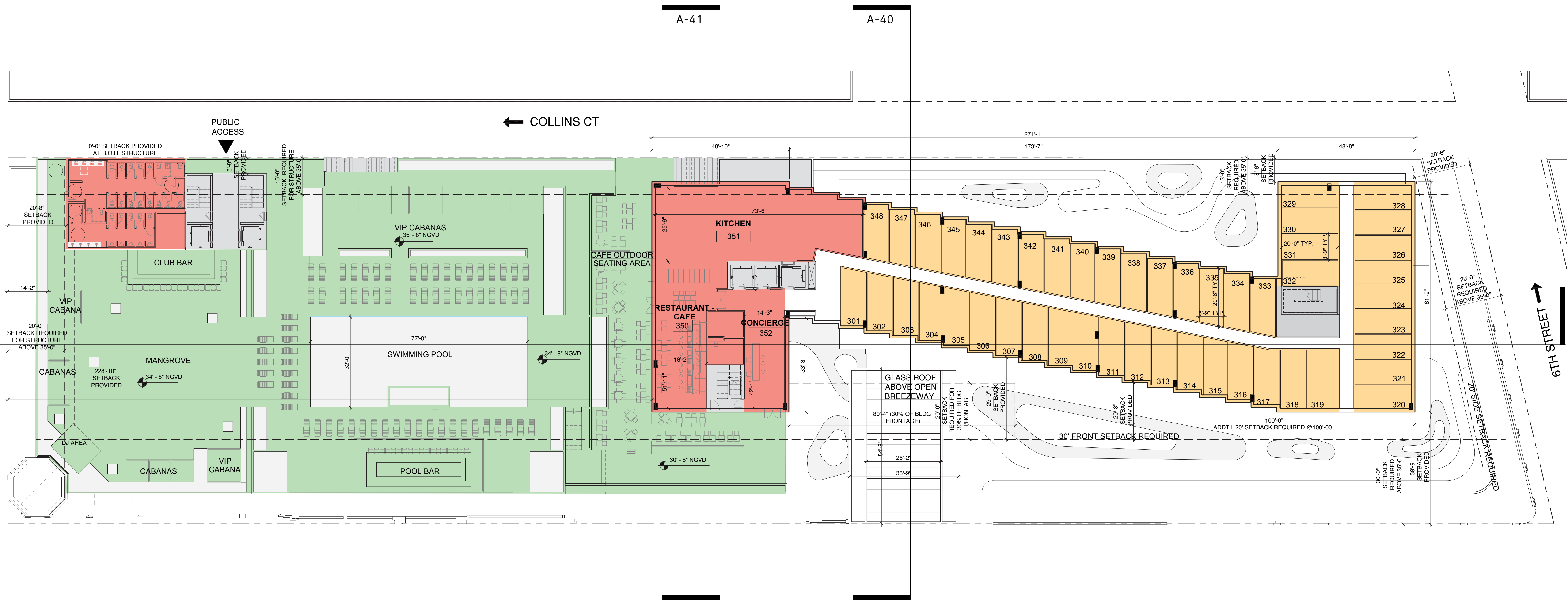
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Ground Floor Plan - Part 2

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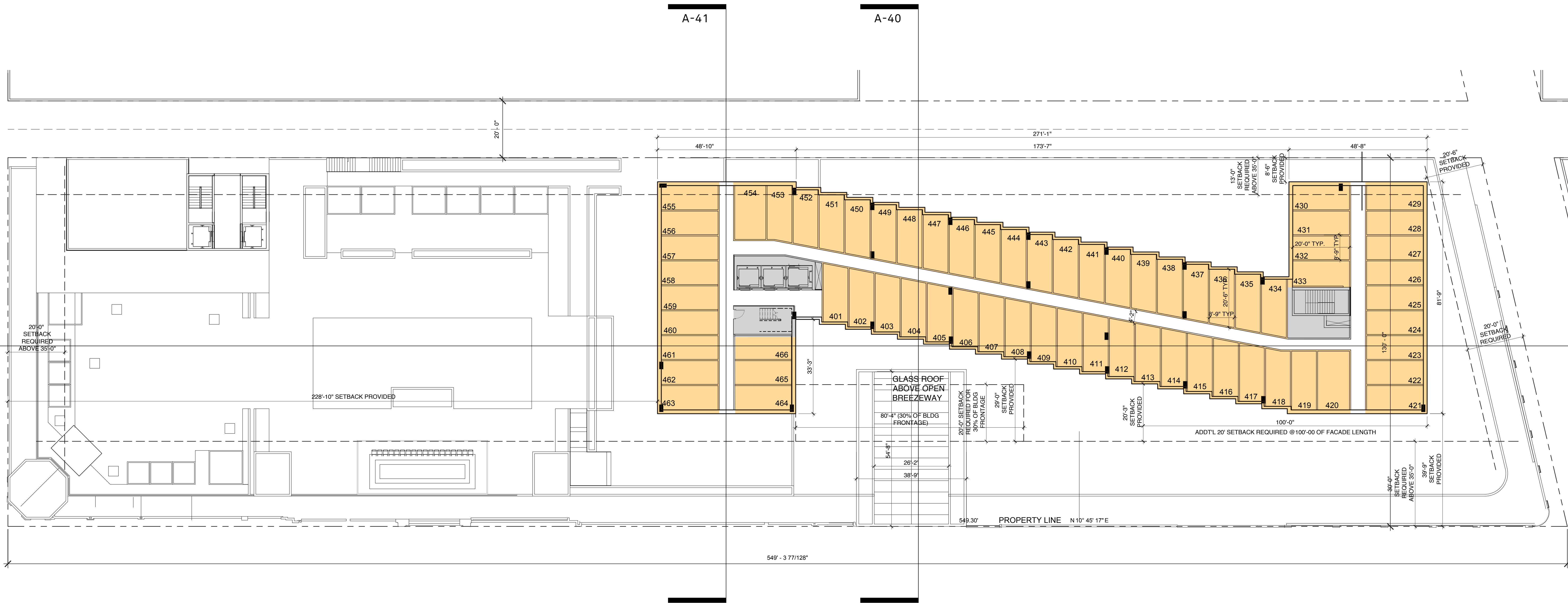
FLOOR 3: 48 HOTEL ROOMS	
14 TYPE A* ROOMS:	182 GSF MIN ROOM NUMBERS 318, 320-332
1 TYPE A* ROOM:	250 GSF ROOM NUMBERS 319
33 TYPE B* ROOMS:	190 GSF MIN ROOM NUMBERS 301-317, 333-348

*SEE A-38 FOR ENLARGED FLOOR PLANS OF UNIT TYPES A AND B

3rd Floor Plan - Pool Deck & Hotel

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FLOOR 4: 66 HOTEL ROOMS
26 TYPE A* ROOMS: 182 GSF MIN ROOM NUMBERS 419, 421-433, 455-464
2 TYPE A* ROOMS: 250 GSF ROOM NUMBERS 420, 454
38 TYPE B* ROOMS: 190 GSF MIN ROOM NUMBERS 401-418, 434-453

FLOOR 5: 66 HOTEL ROOMS
26 TYPE A* ROOMS: 182 GSF MIN ROOM NUMBERS 519, 521-533, 555-564
2 TYPE A* ROOMS: 250 GSF ROOM NUMBERS 520, 554
38 TYPE B* ROOMS: 190 GSF MIN ROOM NUMBERS 501-518, 534-553

FLOOR 6: 66 HOTEL ROOMS
26 TYPE A* ROOMS: 182 GSF MIN ROOM NUMBERS 619, 621-633, 655-664
2 TYPE A* ROOMS: 250 GSF ROOM NUMBERS 620, 654
38 TYPE B* ROOMS: 190 GSF MIN ROOM NUMBERS 601-618, 634-653

FLOOR 7: 66 HOTEL ROOMS
26 TYPE A* ROOMS: 182 GSF MIN ROOM NUMBERS 719, 721-733, 755-764
2 TYPE A* ROOMS: 250 GSF ROOM NUMBERS 720, 754
38 TYPE B* ROOMS: 190 GSF MIN ROOM NUMBERS 701-718, 734-753

*SEE A-38 FOR ENLARGED FLOOR PLANS OF UNIT TYPES A AND B



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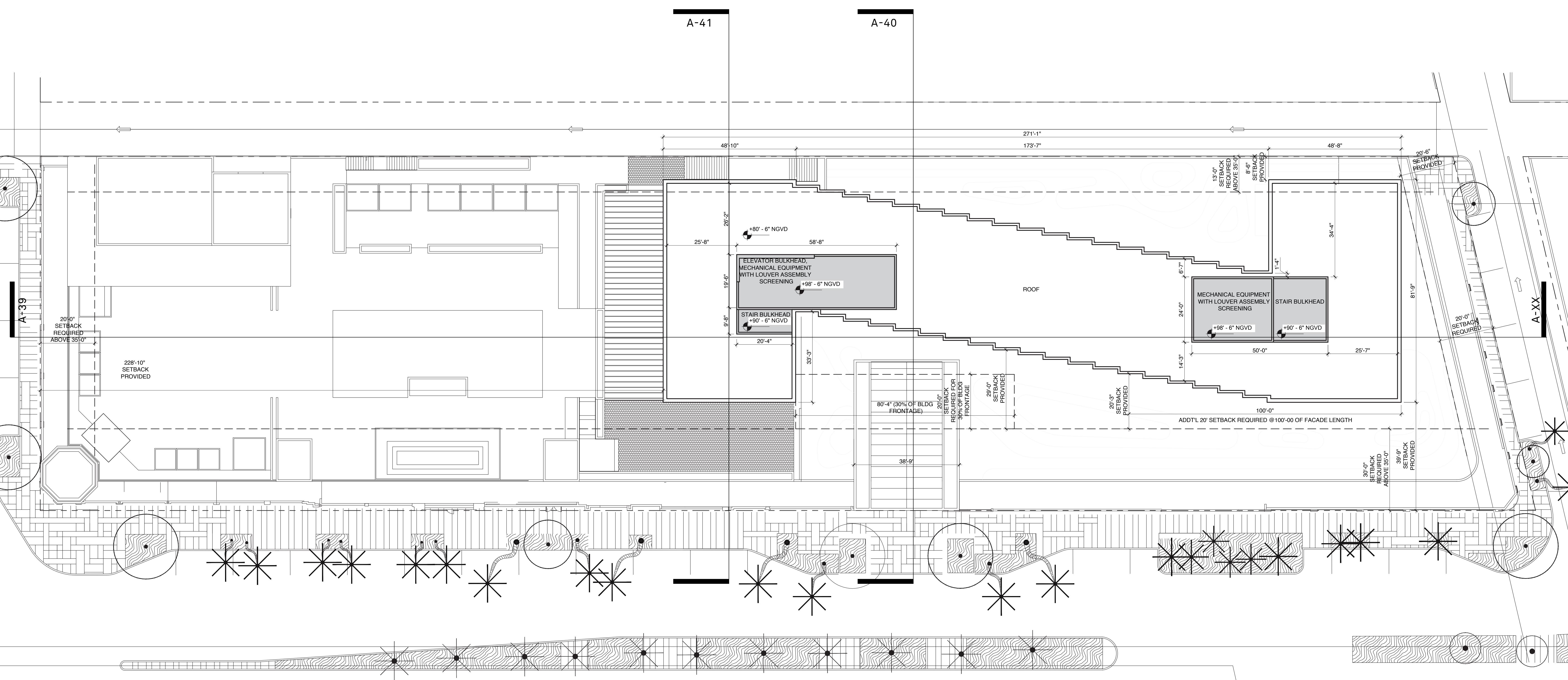
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4th - 7th Floor Plans - Hotel

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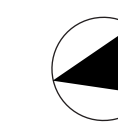
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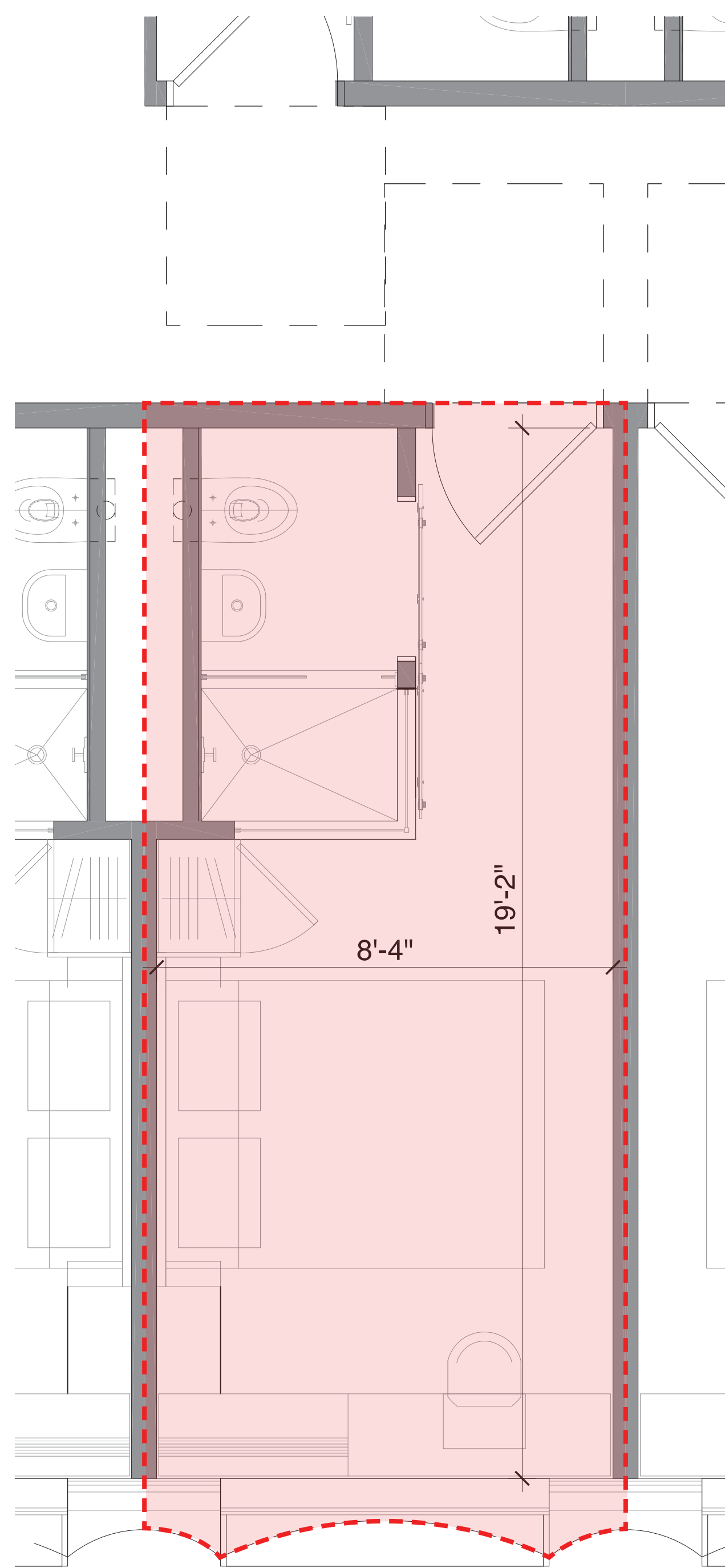
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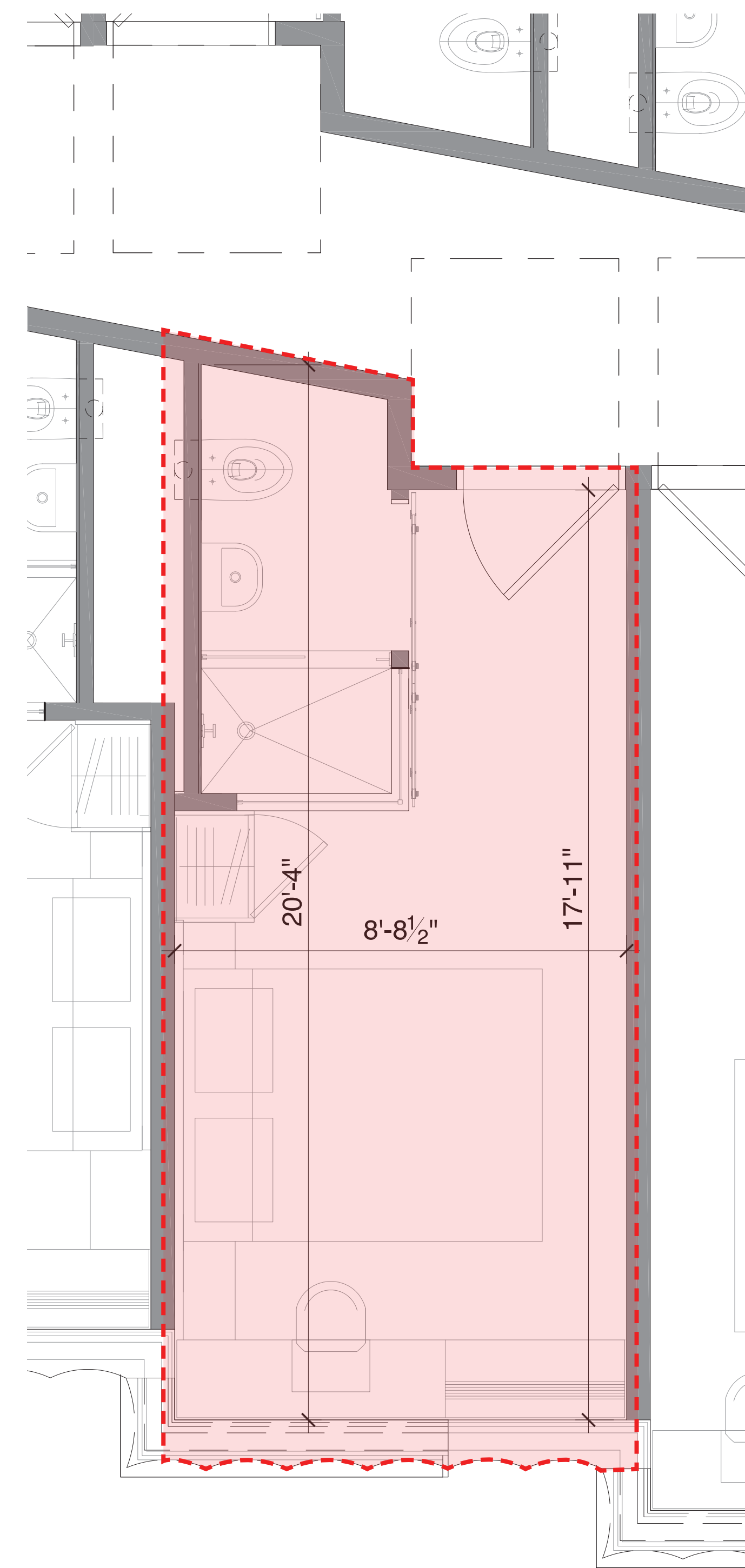
Roof Plan

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TYPICAL HOTEL ROOM A
 "BOOKEND"
 182 GSF



TYPICAL HOTEL ROOM B
 "STEPPED"
 190 GSF



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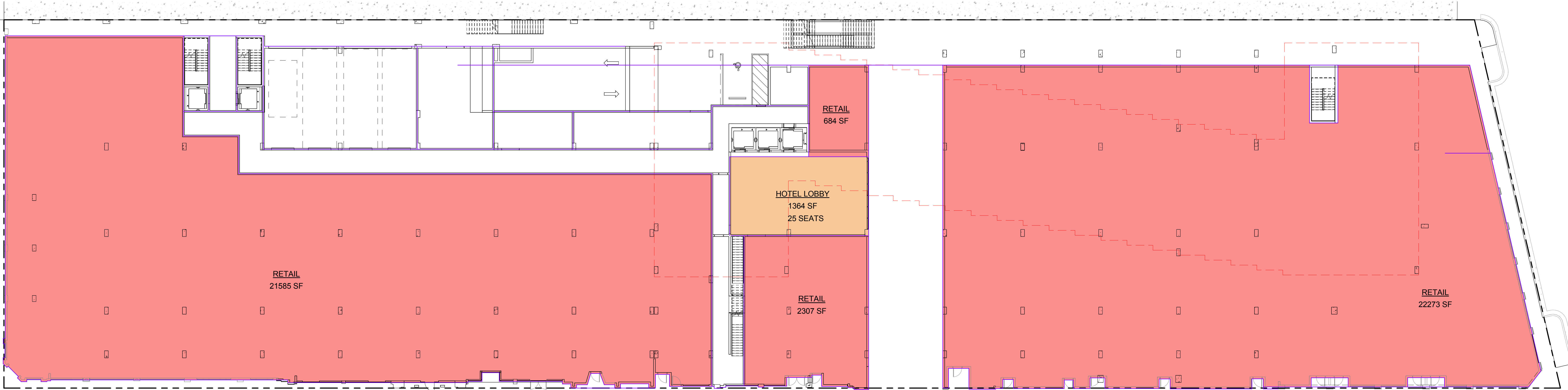
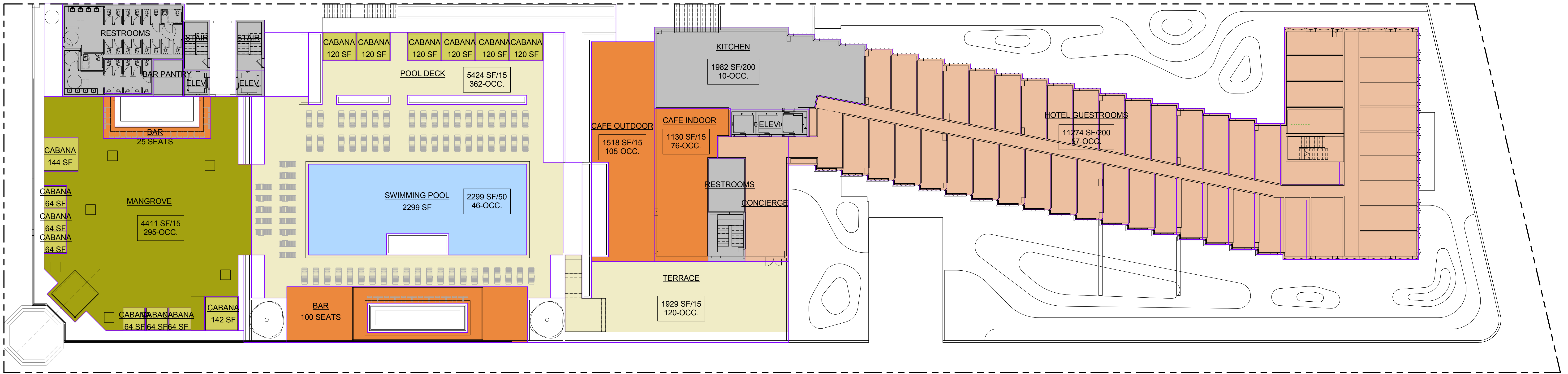
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Enlarged Hotel Room Plans

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Area Schedule (USE) OCCUPANT LOAD 3RD FLOOR				
Level	Name	Area	Occupant Load Factor	OCCUPANTS
0300 LEVEL	BAR			125
0300 LEVEL	CABANA			28
0300 LEVEL	CAFE INDOOR	1,129.95 SF	15	76
0300 LEVEL	CAFE OUTDOOR	1,517.92 SF	15	105
0300 LEVEL	HOTEL GUESTROOMS	11,273.85 SF	200	57
0300 LEVEL	KITCHEN	1,981.80 SF	200	10
0300 LEVEL	MANGROVE	4,411.00 SF	15	295
0300 LEVEL	POOL DECK	5,424.00 SF	15	362
0300 LEVEL	SWIMMING POOL	2,299.00 SF	50	46
0300 LEVEL	TERRACE	1,928.92 SF	15	120
				1224

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	4,411.00 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	



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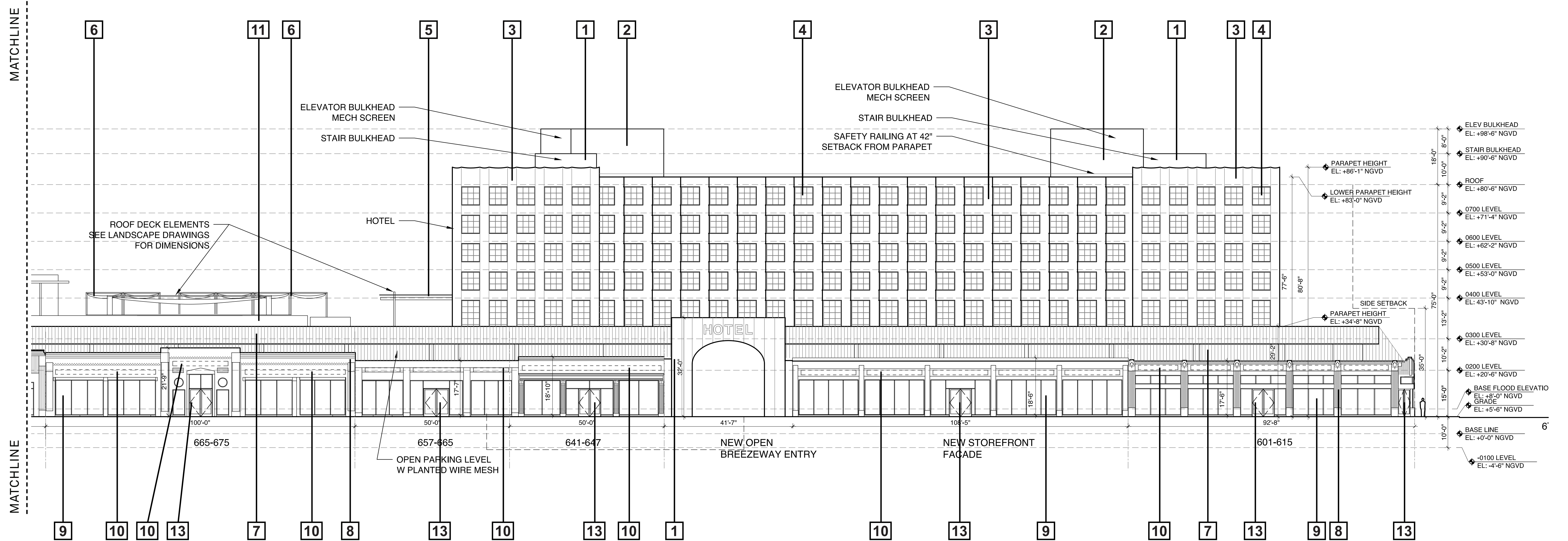
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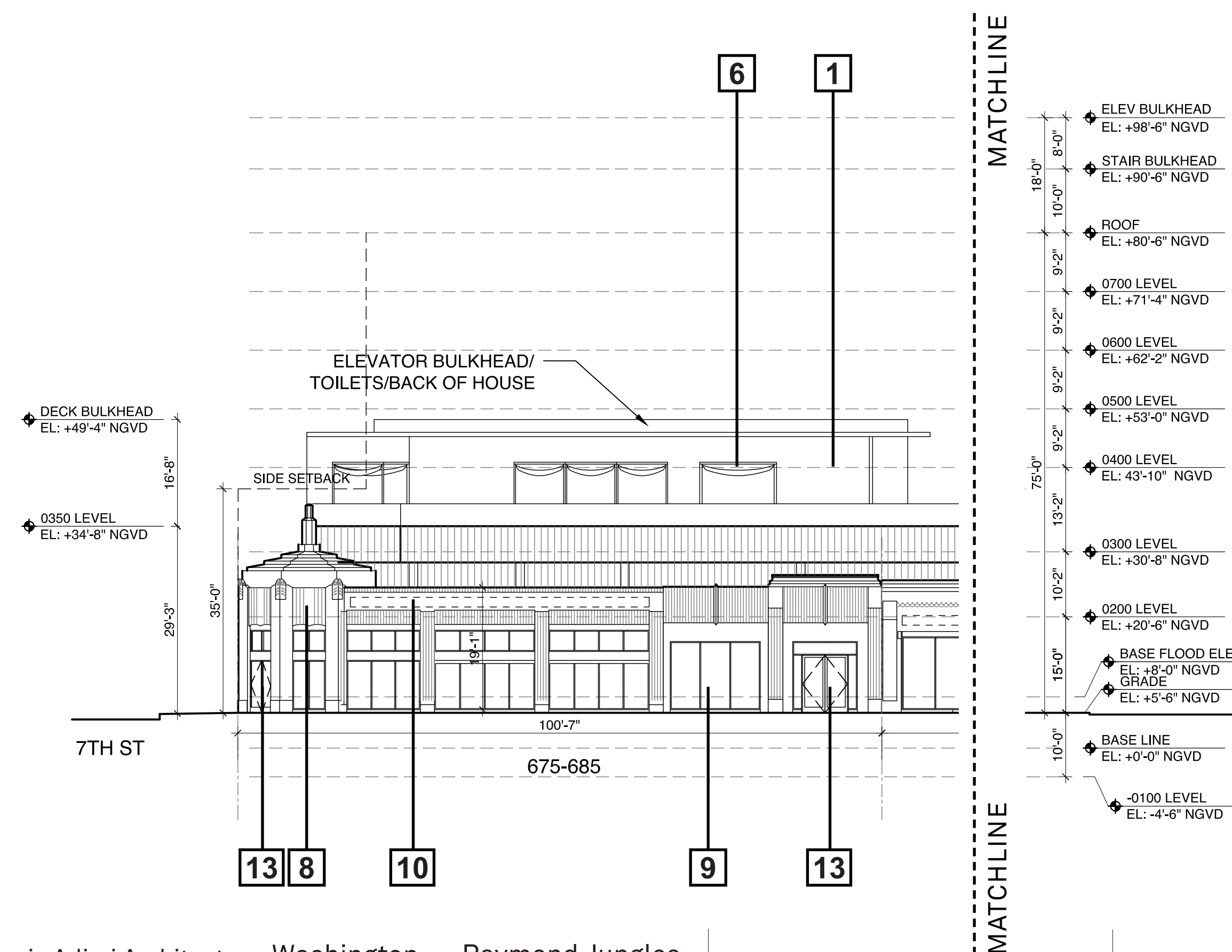
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3rd Floor Occupant Load Diagram

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WEST ELEVATION



LEGEND

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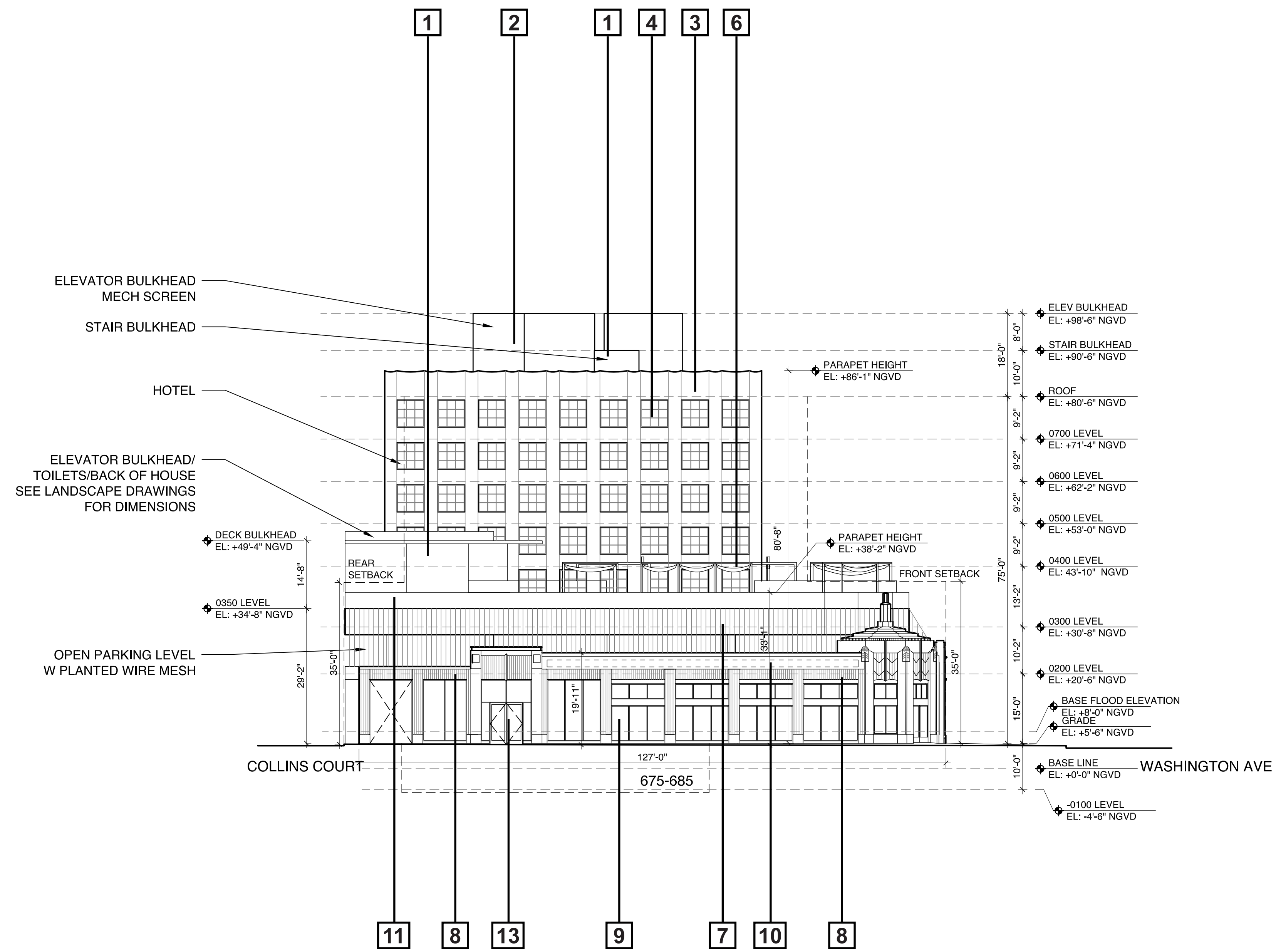
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NORTH ELEVATION

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
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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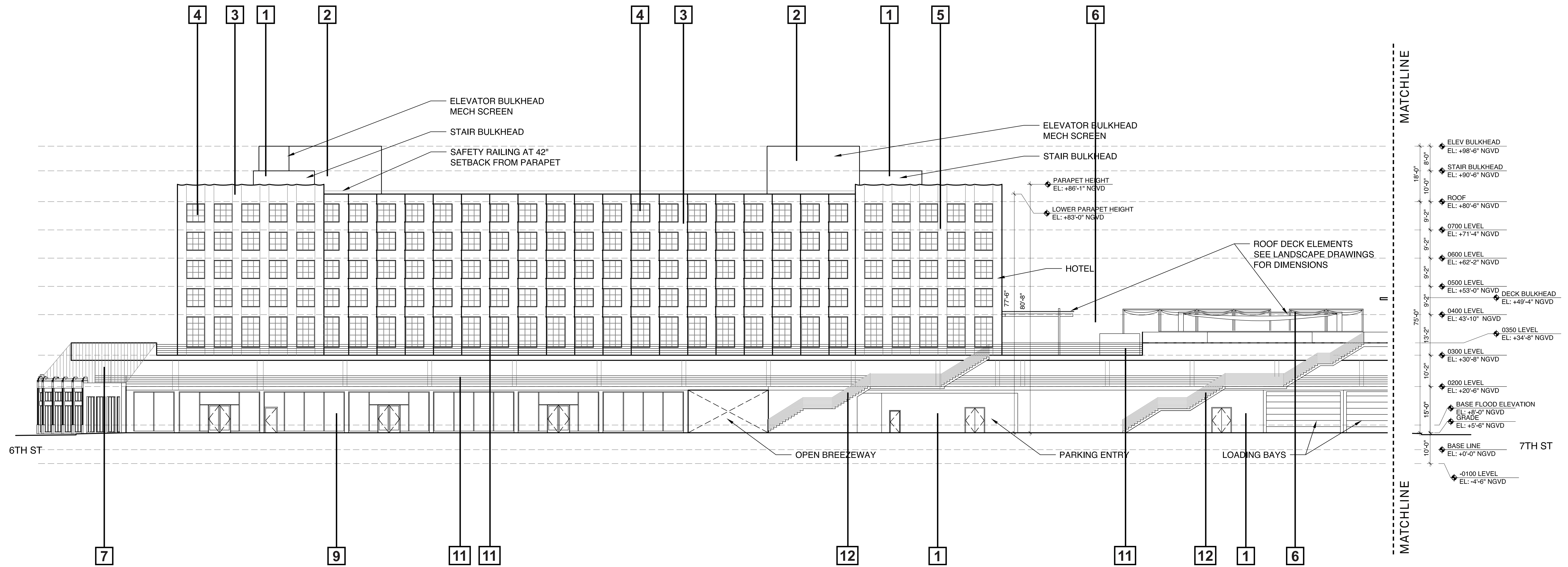
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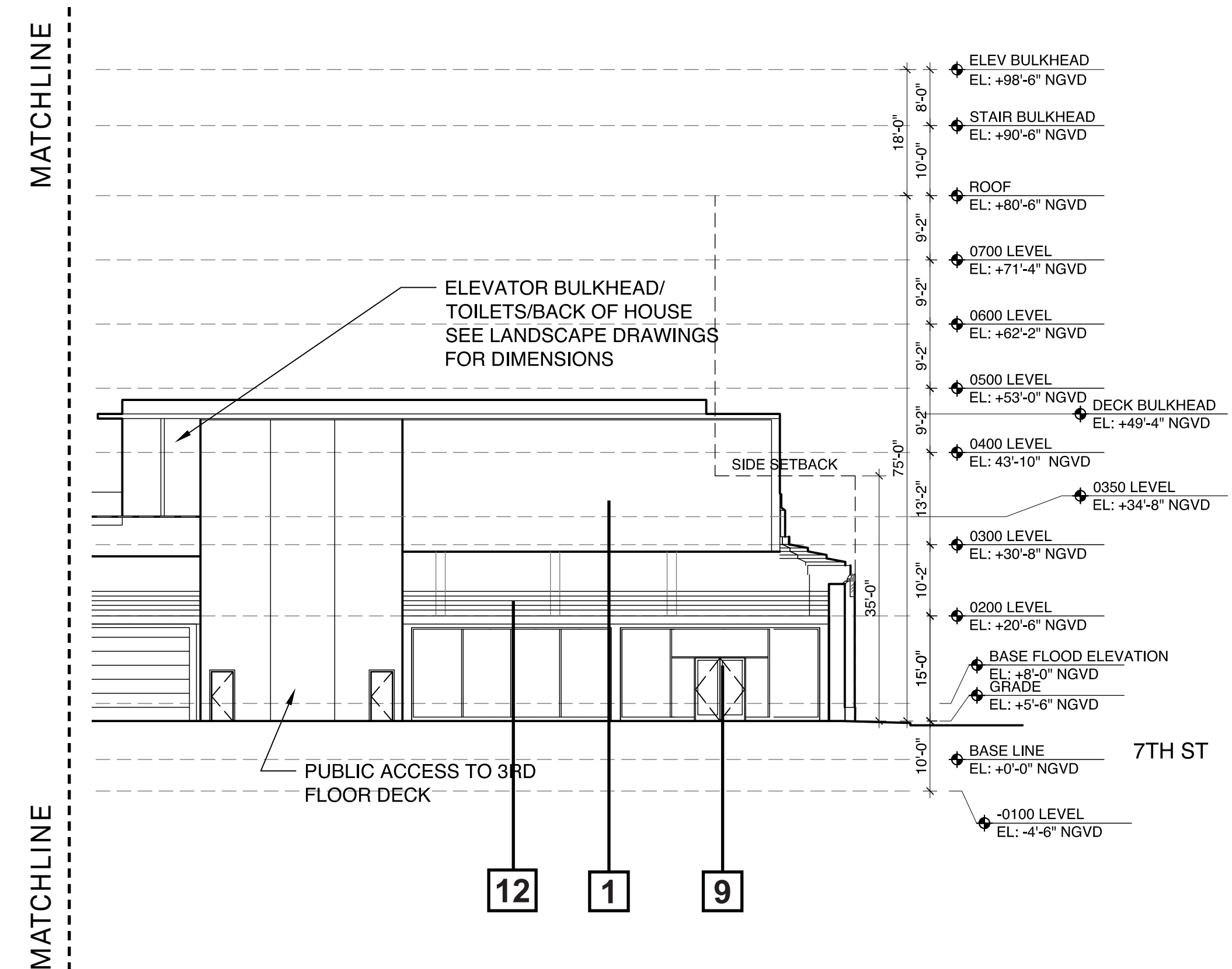
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EAST ELEVATION

LEGEND

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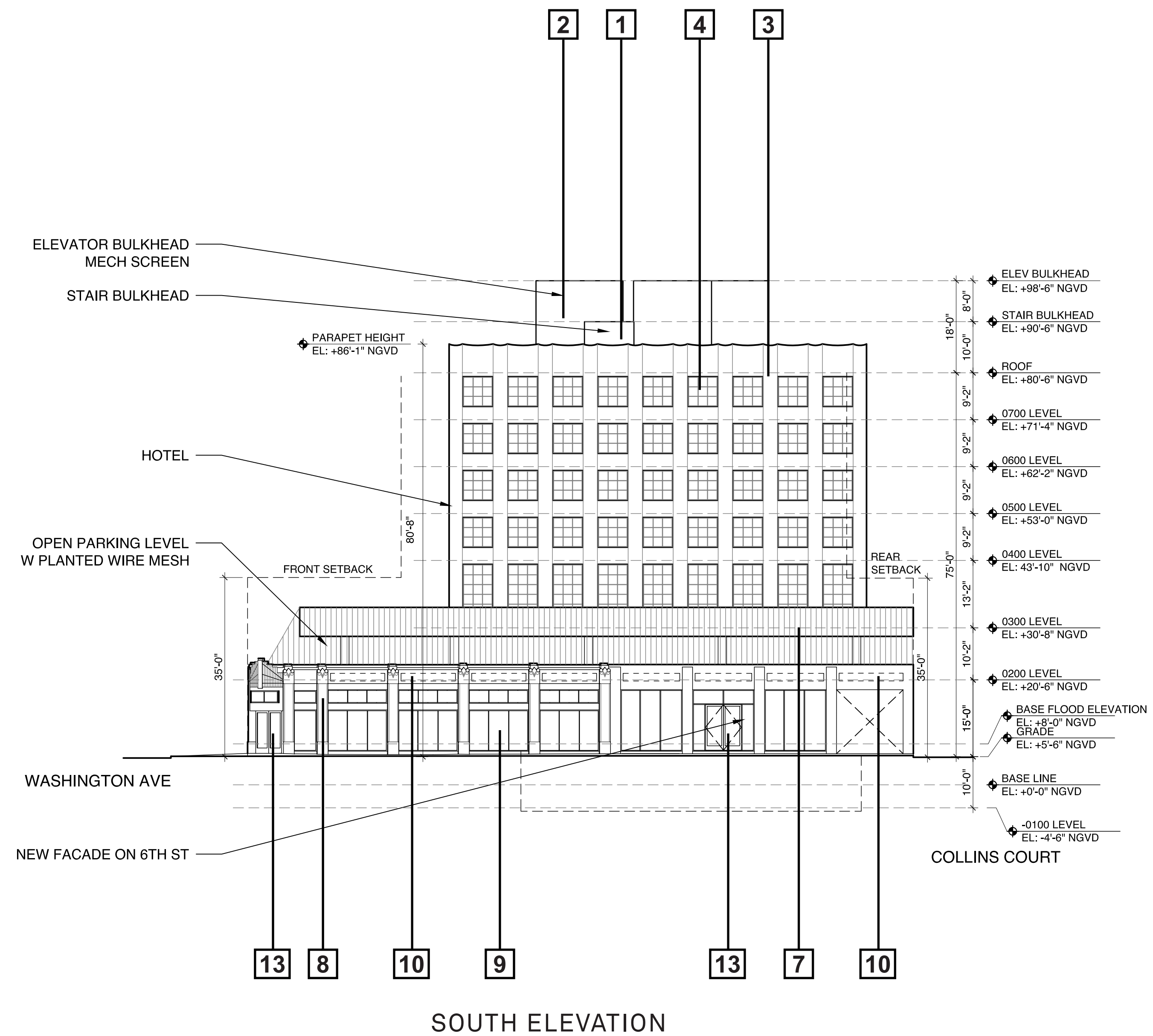
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SOUTH ELEVATION

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
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.
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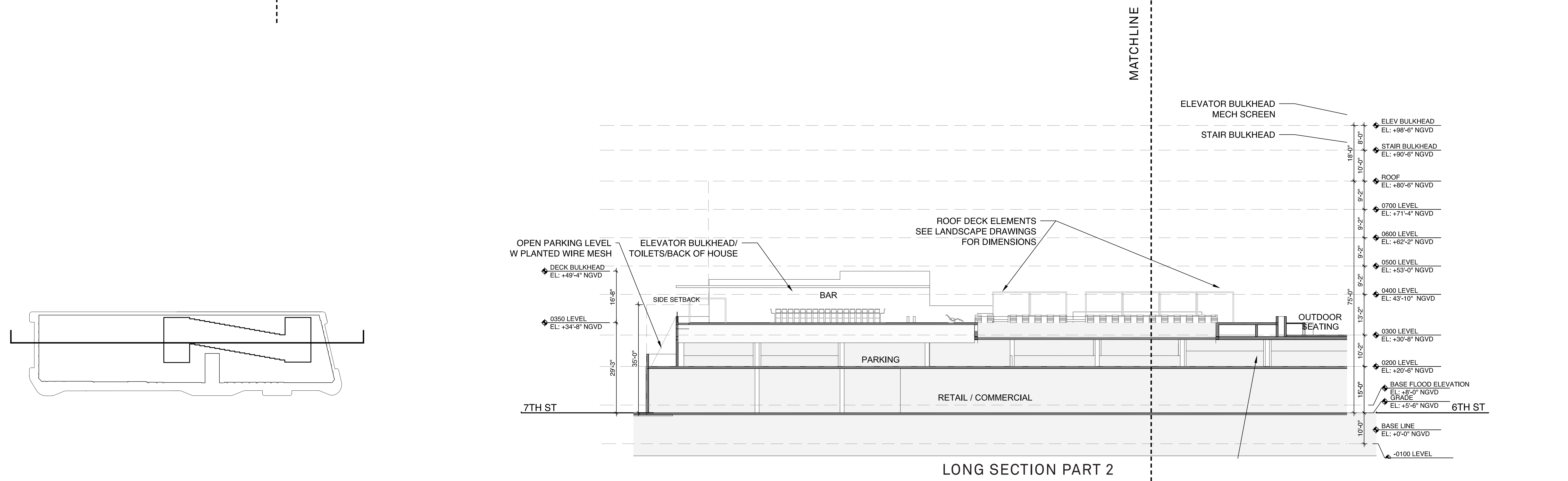
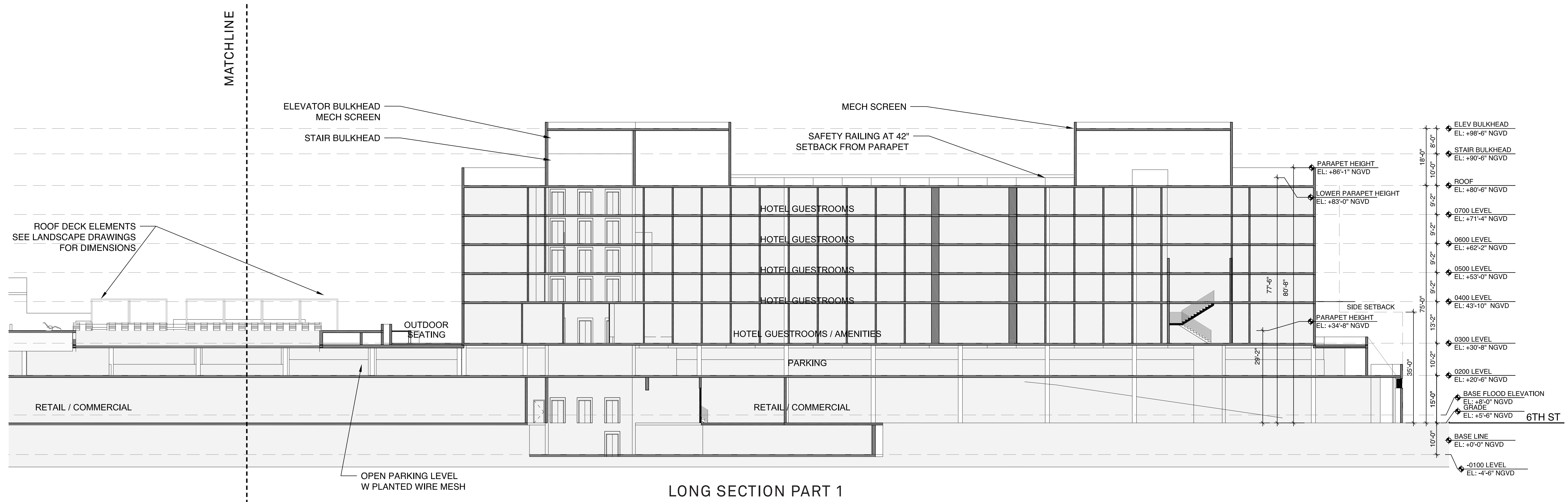
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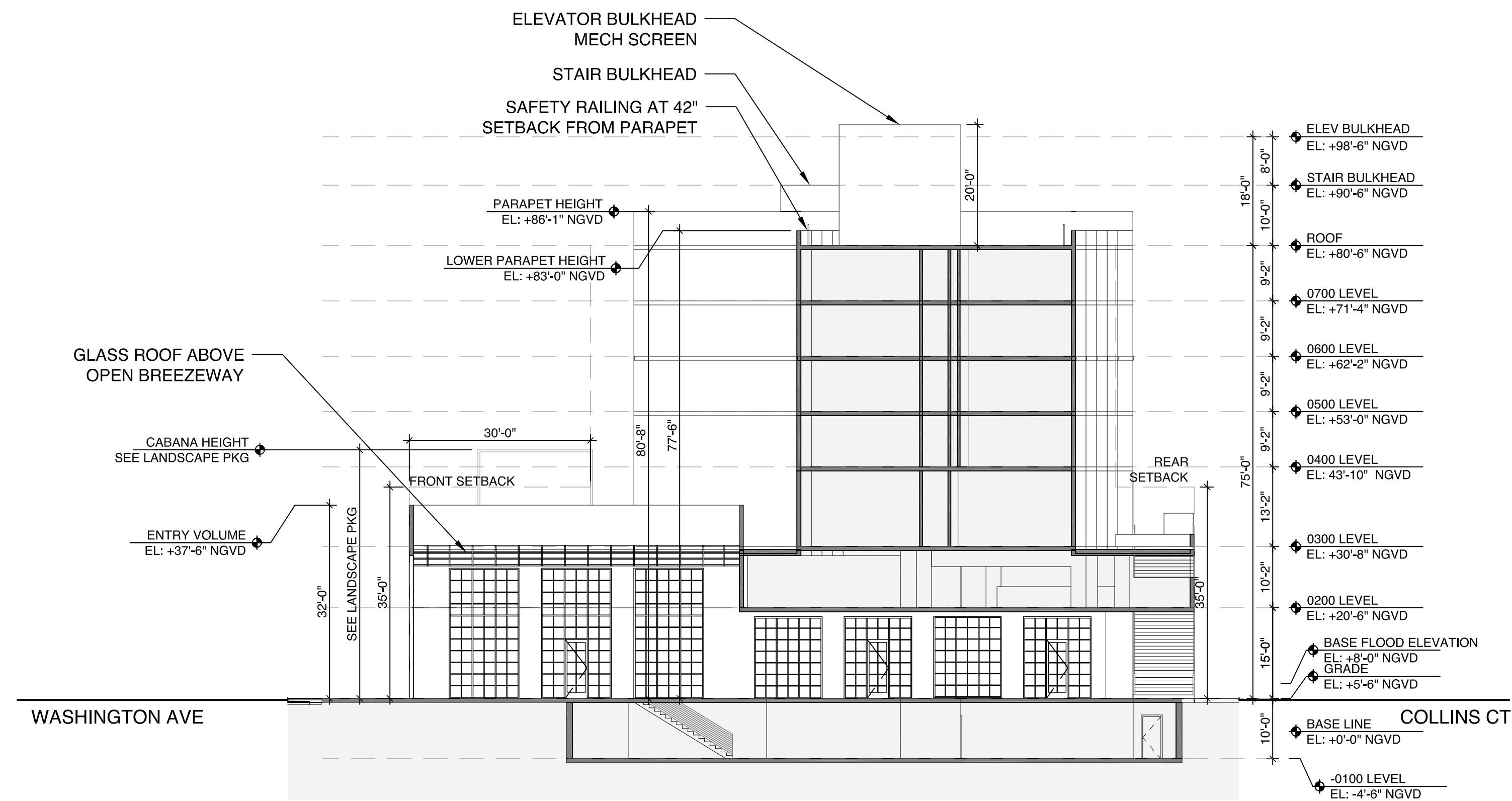
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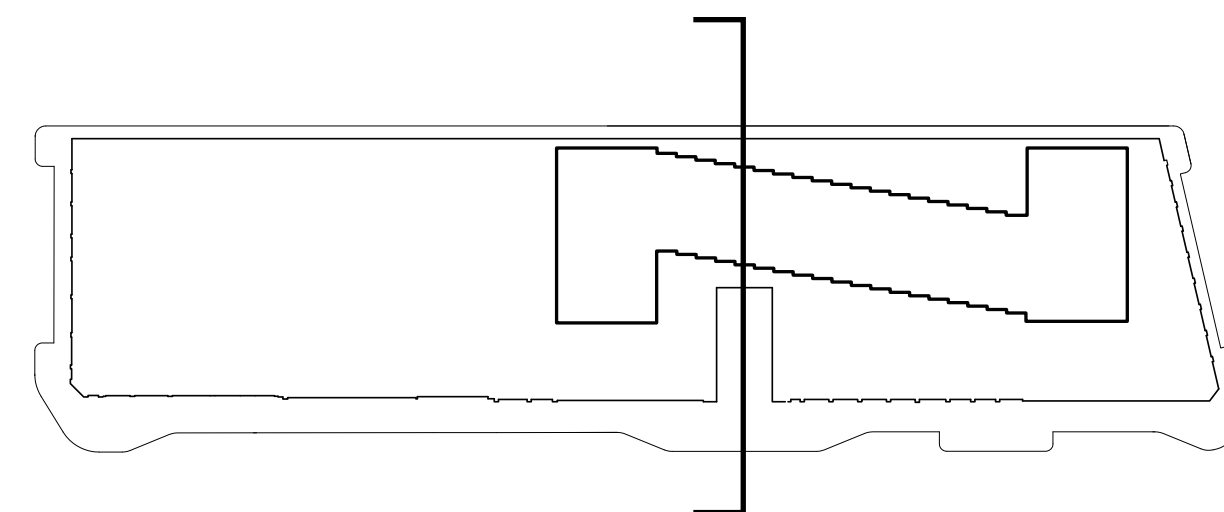
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SHORT SECTION 1



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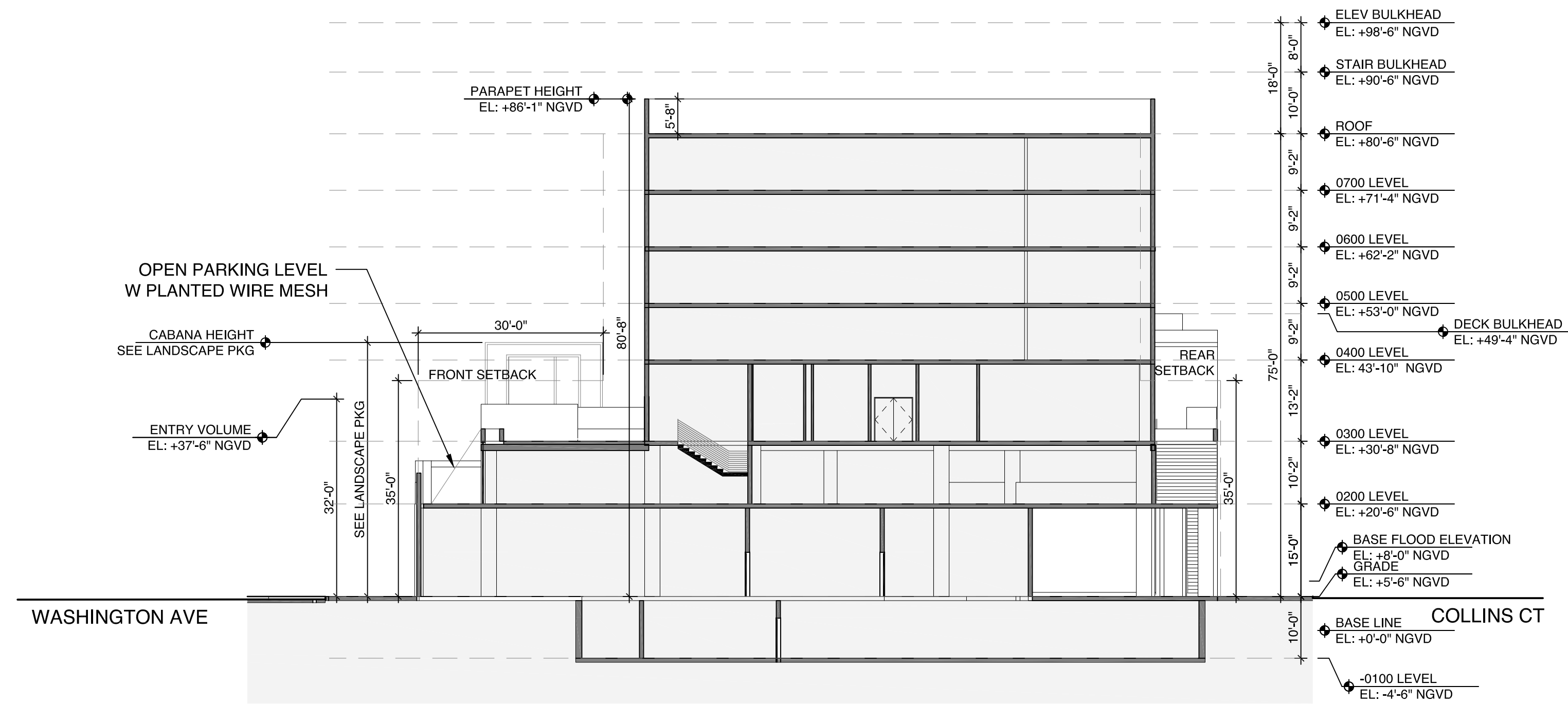
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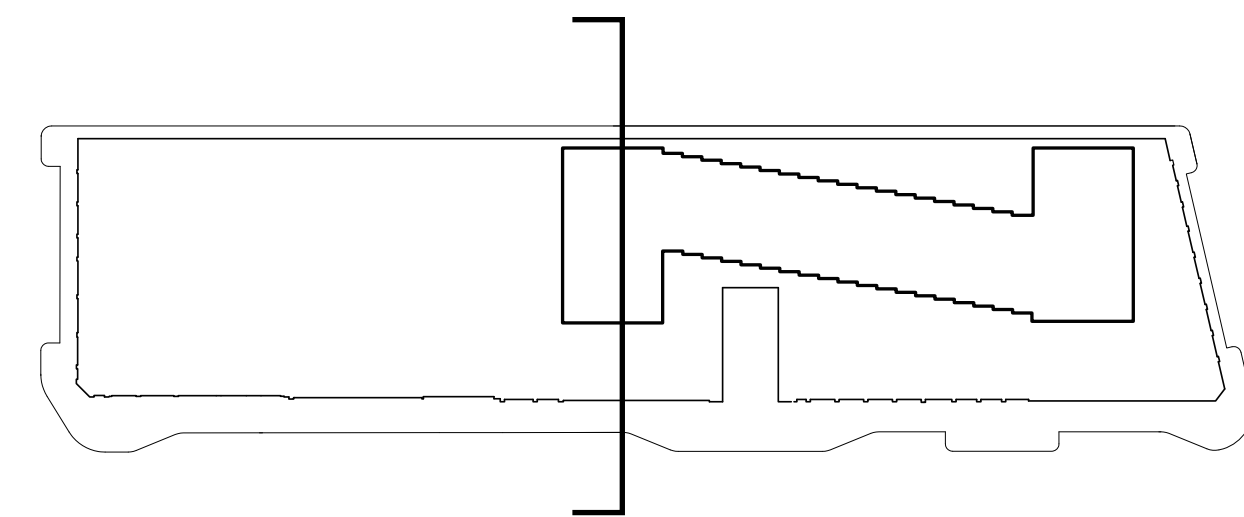
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SHORT SECTION 2



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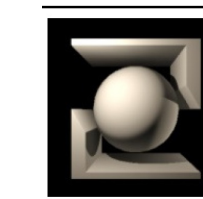


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Architecture & Planning

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1111 BRICKELL AVENUE
11TH FLOOR
MIAMI, FL 33131
(P) 305-774-0416 (F) 305-774-0417
WWW.OBRIENLIGHTING.COM

SCOPE OF WORK

- 7-STORY MIXED-USE DEVELOPMENT CONTAINING 2-STORY PODIUM WITH GROUND FLOOR RETAIL AND SECOND FLOOR PARKING SPANNING THE ENTIRE PROPERTY AND 5-STORY HOTEL TOWER ABOVE THE PODIUM AT THE SOUTHERN HALF OF THE PROPERTY
- CONDITIONAL USE PERMIT FOR (1) NEW CONSTRUCTION IN EXCESS OF 50,000 SQUARE FEET, AND (2) NEIGHBORHOOD IMPACT ESTABLISHMENT WITH OUTDOOR ENTERTAINMENT

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A-04	COMMERCIAL ZONING DATA SHEET	L-04	GROUND LEVEL-HARDSCAPE
A-05	SITE AERIAL	L-05	GROUND LEVEL - PLANTING
A-06	SITE AERIAL CLOSEUP	L-06	SECOND LEVEL - HARDSCAPE
A-07	AERIAL CONTEXT IMAGES	L-07	SECOND LEVEL - PLANTING
A-08	SITE SURVEY	L-08	THIRD LEVEL - HARDSCAPE
A-09	SITE PHOTOS	L-09	THIRD LEVEL-PLANTING
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A-16	EXISTING ELEVATIONS	L-16	SECTION 02
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