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Washington
Squared LLC
Ken Fulk

Raymond Jungles
Inc.
Nichols Brosch
Wurst Wolfe &
Associates

601-685 Washington Ave.
Miami Beach, FL

Rendering: Perspective from NW

Planning Board Final Submittal / 2 March 2016



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Rendering: Perspective from NW Without Landscape

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Rendering: Perspective From SW Without Landscape

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Rendering: Entry From SW

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Rendering: Section Perspective

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Rendering: Close-Up View

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Photomontage: Street View From SW

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Photomontage: Street View From NW

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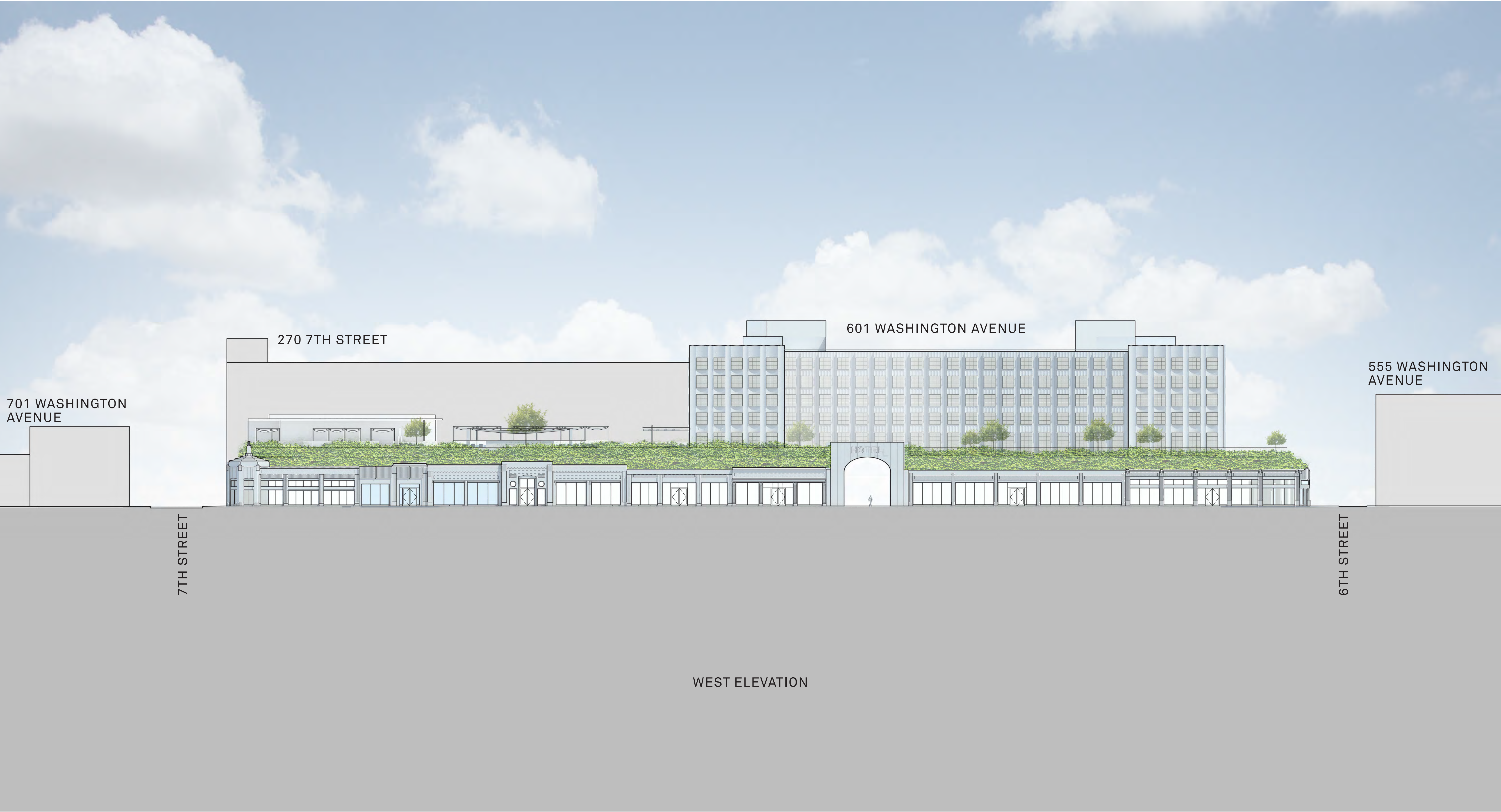
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Photomontage: Aerial View From NW

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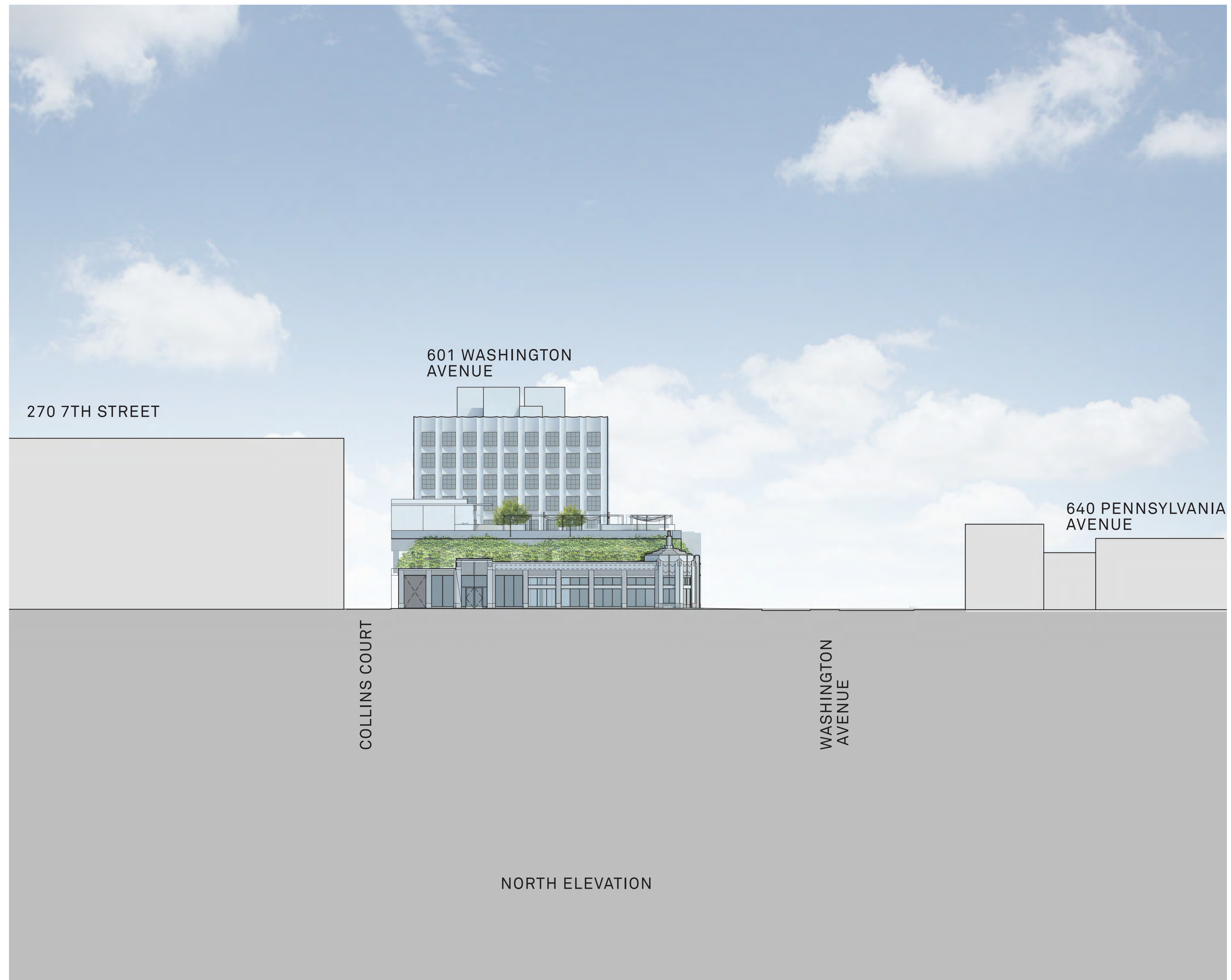
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West Site Elevation

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0' 10' 25' 50'



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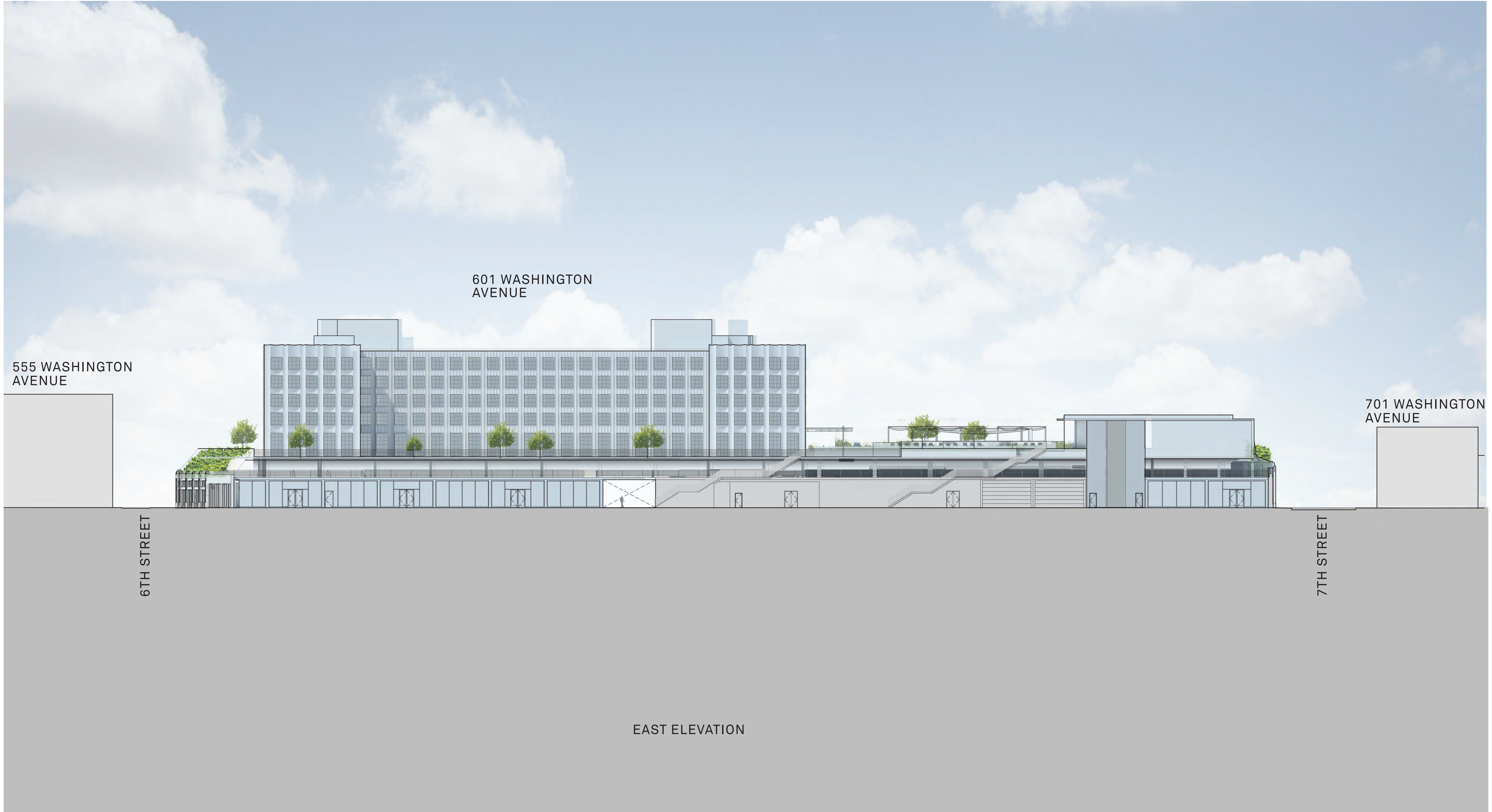
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North Site Elevation

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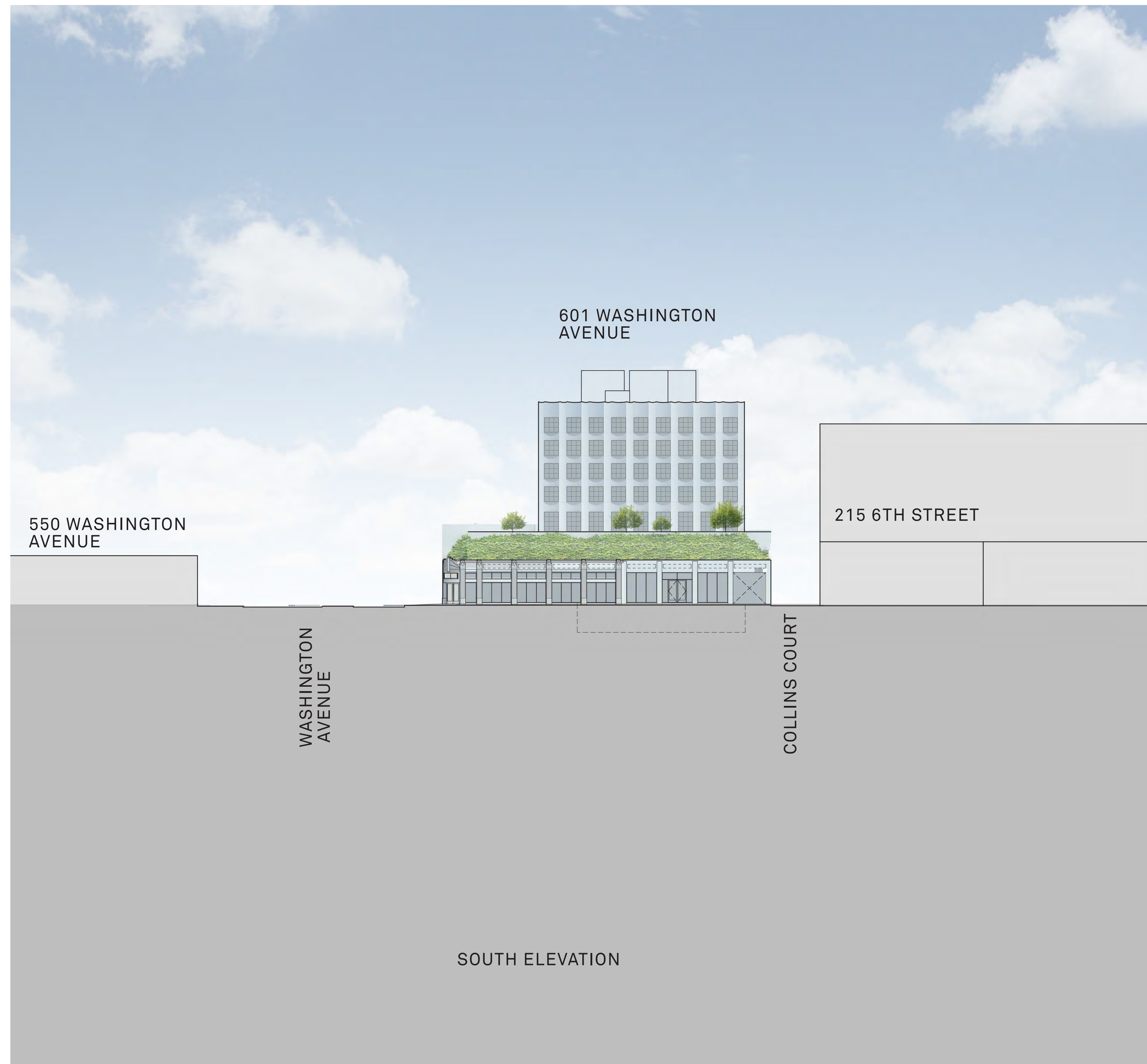
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East Site Elevation

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0' 10' 25' 50'



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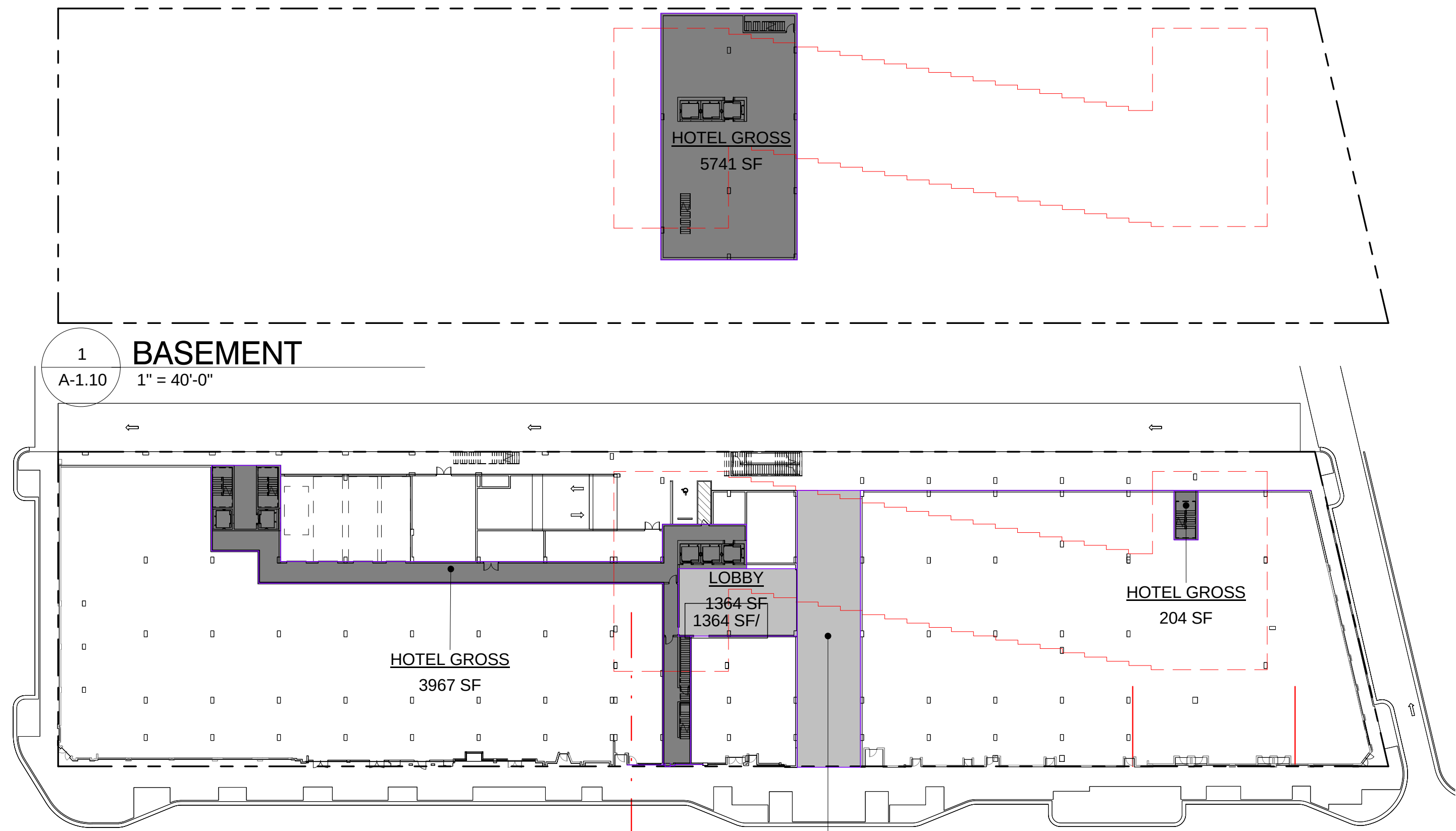
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South Site Elevation

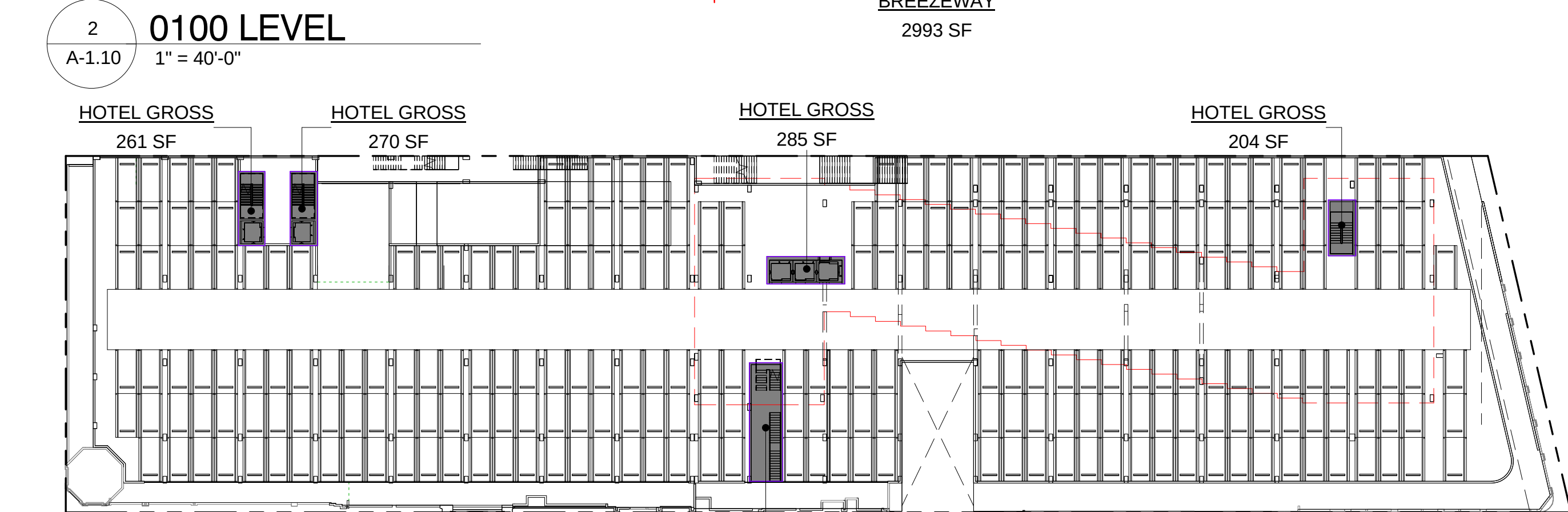
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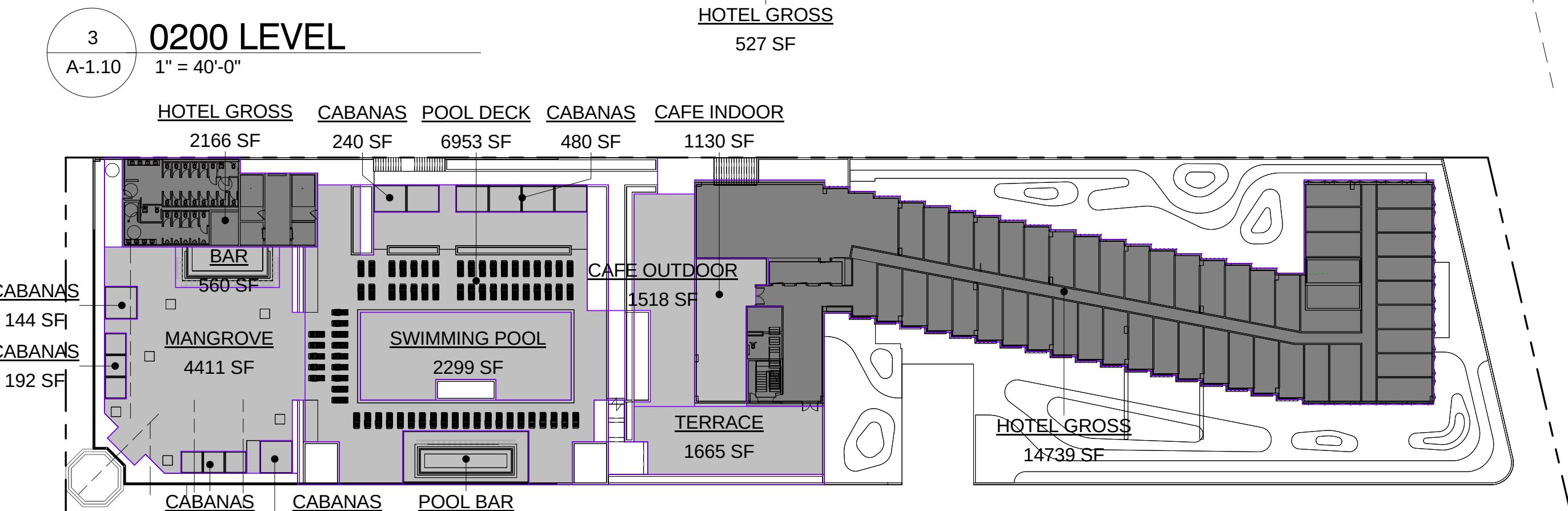
1
A-1.10
1" = 40'-0"

BASEMENT



2
A-1.10
1" = 40'-0"

0100 LEVEL



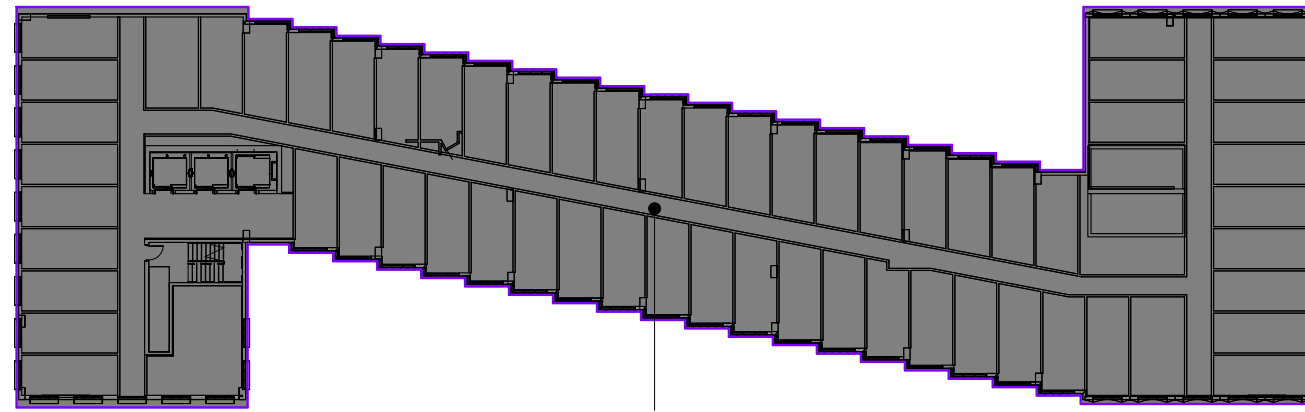
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A-1.10
1" = 40'-0"

0200 LEVEL



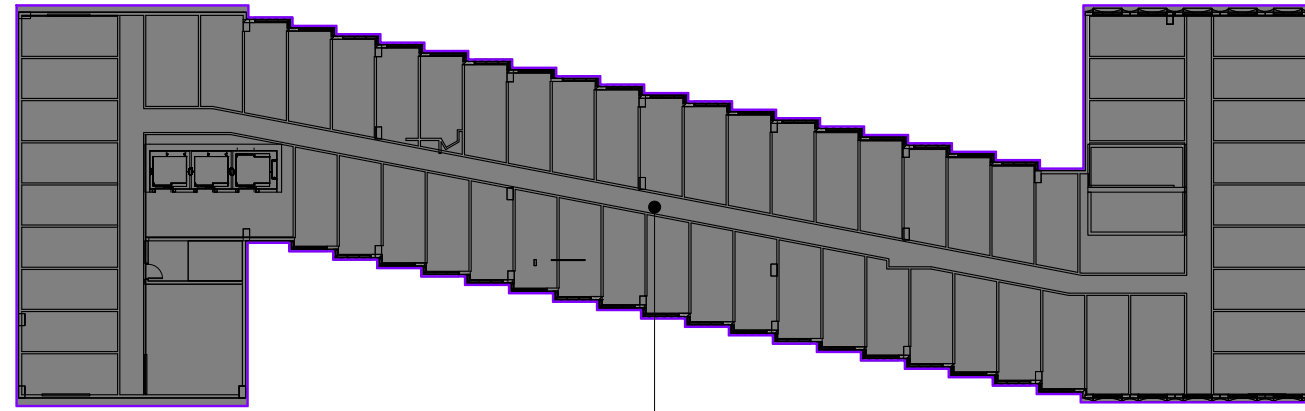
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A-1.10
1" = 40'-0"

0300 LEVEL



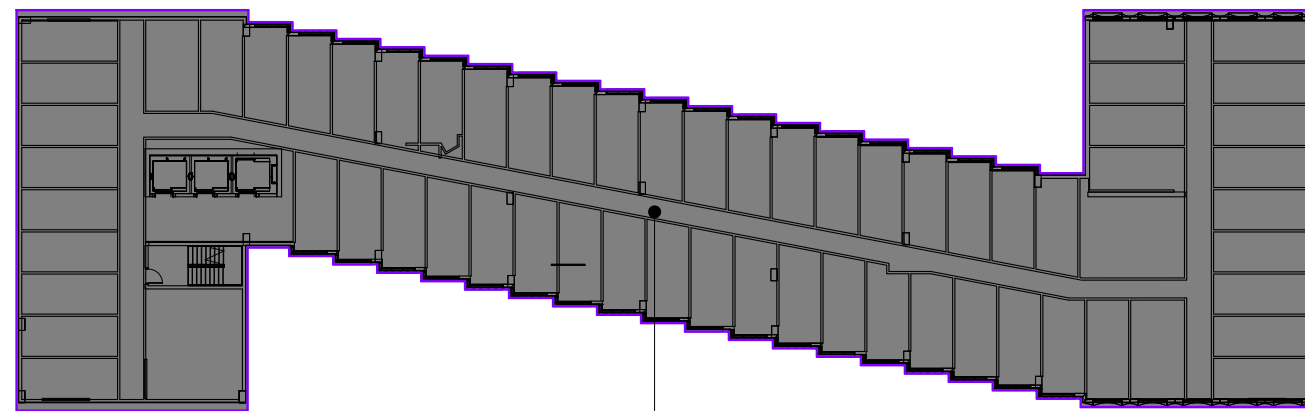
5
A-1.10
1" = 40'-0"

0400 LEVEL



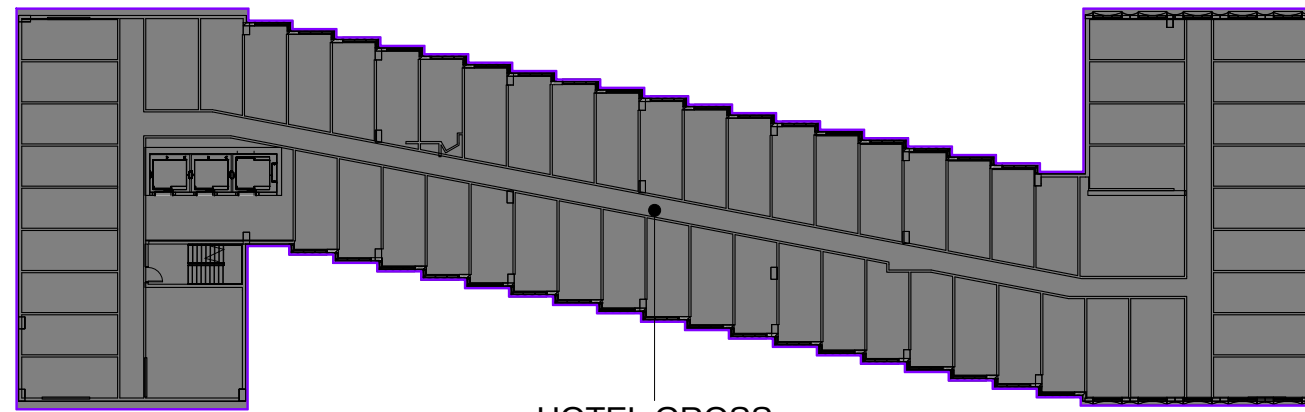
6
A-1.10
1" = 40'-0"

0500 LEVEL



7
A-1.10
1" = 40'-0"

0600 LEVEL



8
A-1.10
1" = 40'-0"

0700 LEVEL

CMB 142-309(5)a - 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)a - 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%

CMB 142-309(5)a - 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%



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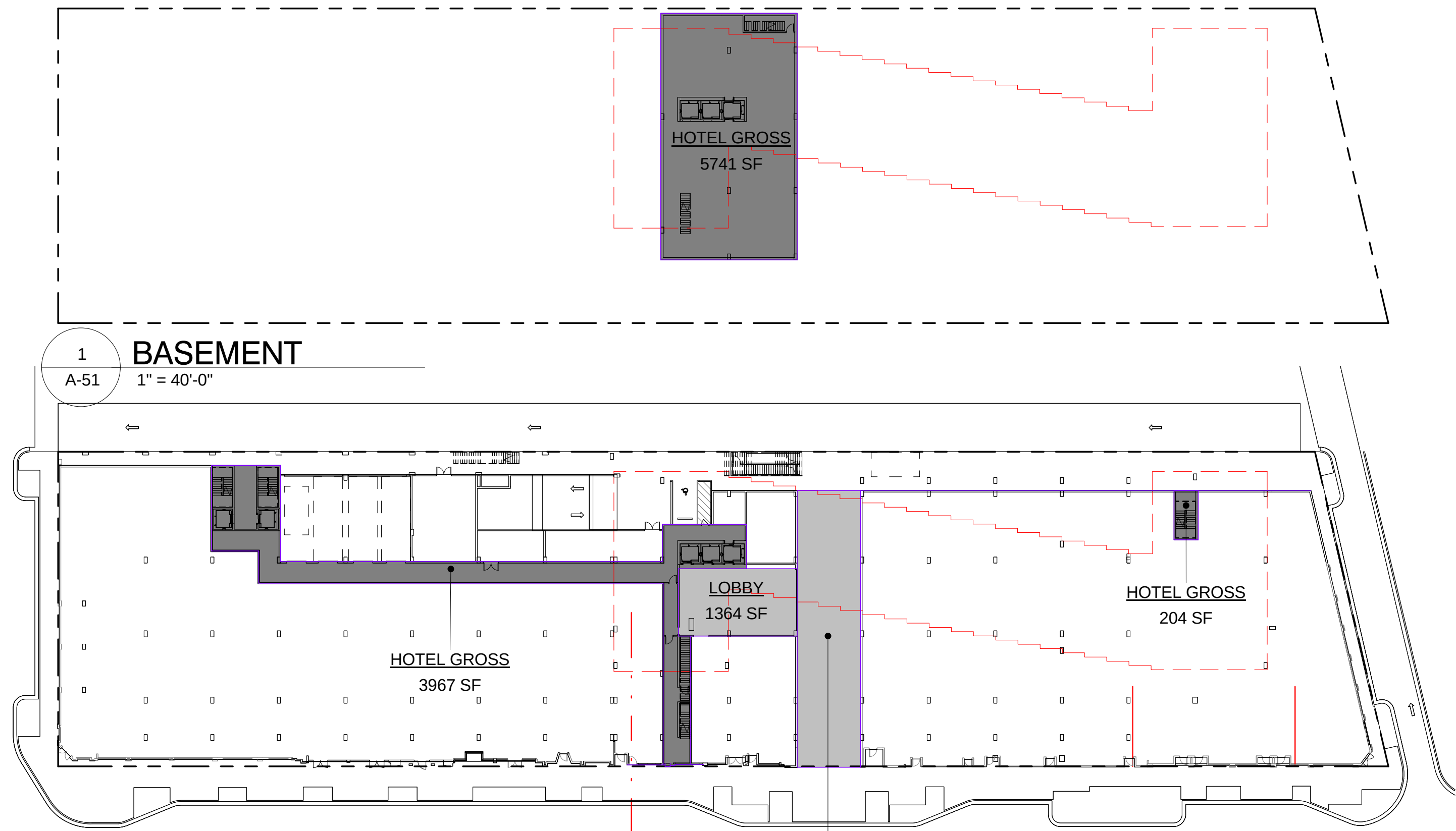
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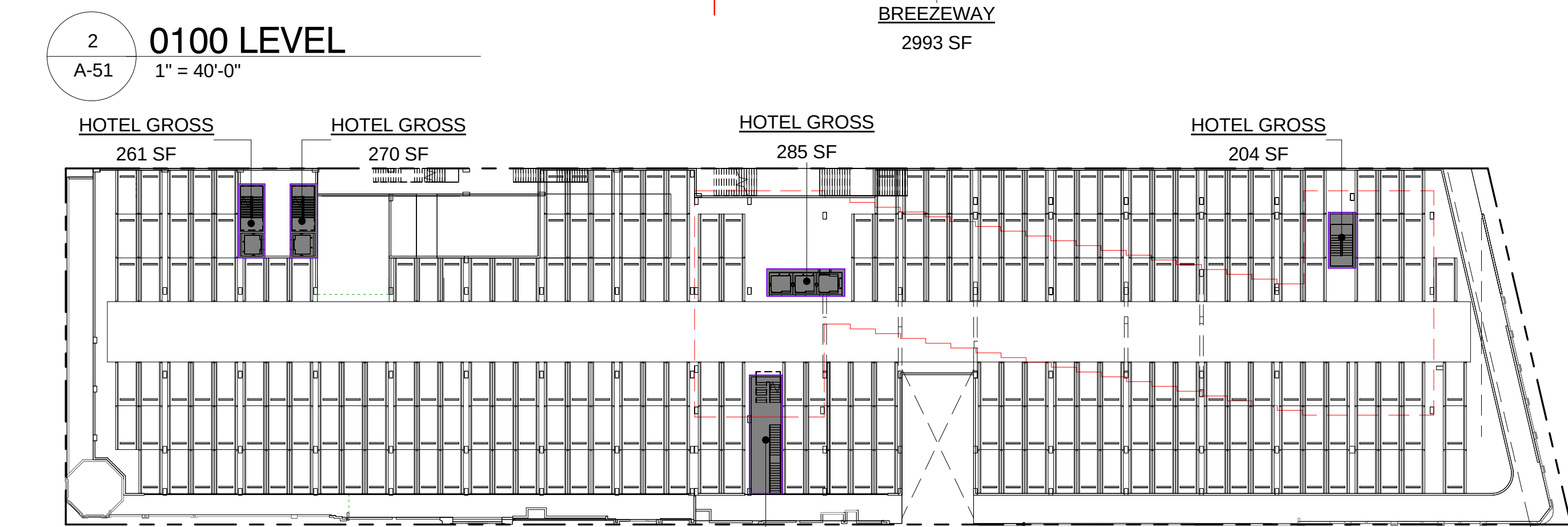
Public Space Diagrams

Planning Board Final Submittal / 2 March 2016

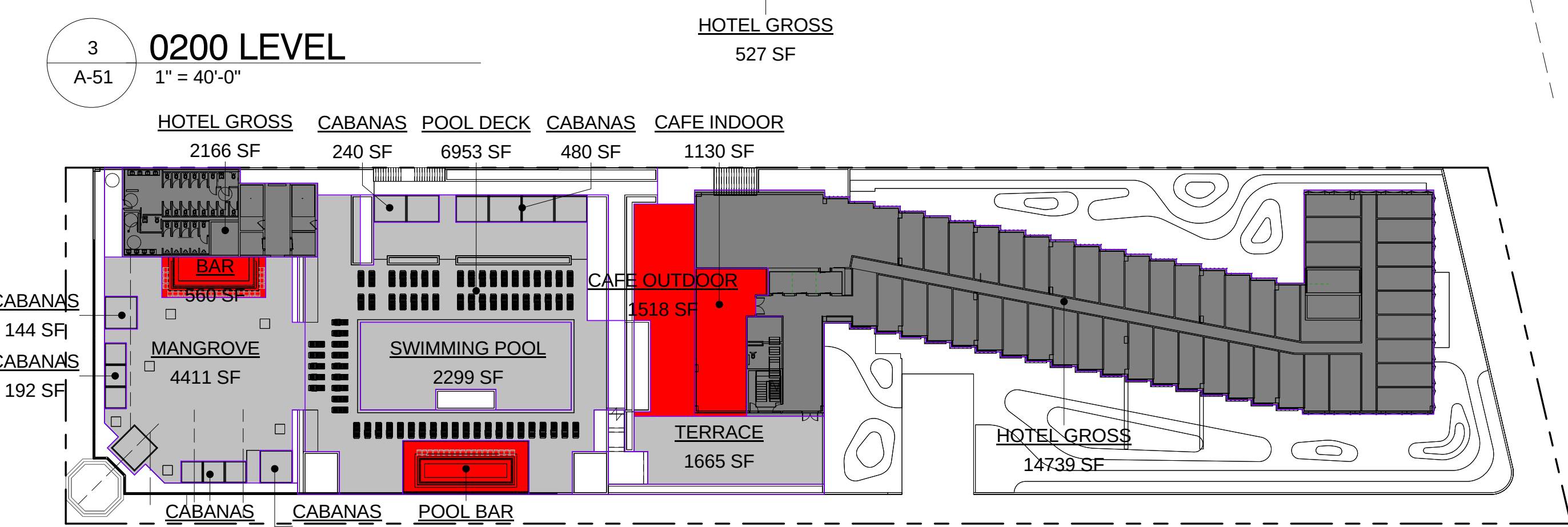




1
A-51
BASEMENT
1" = 40'-0"

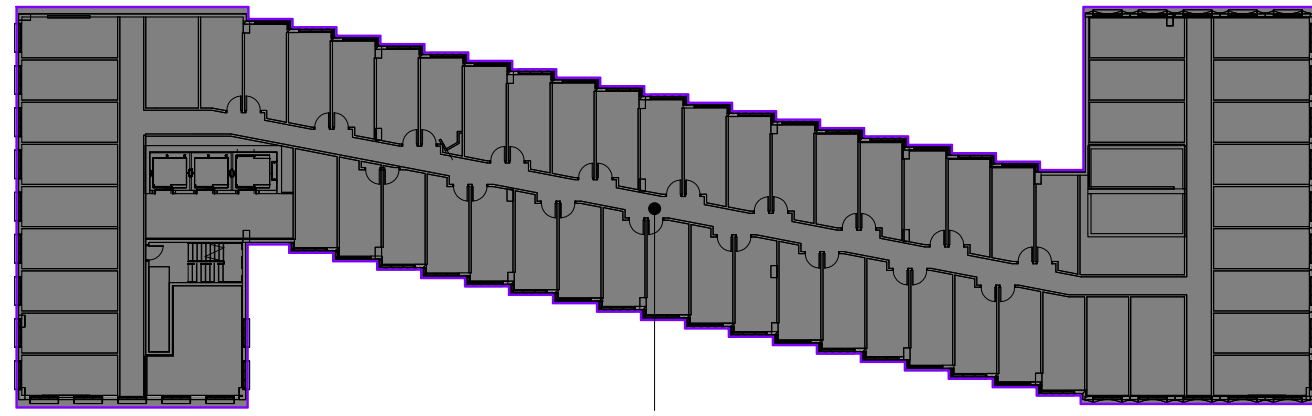


2
A-51
0100 LEVEL
1" = 40'-0"

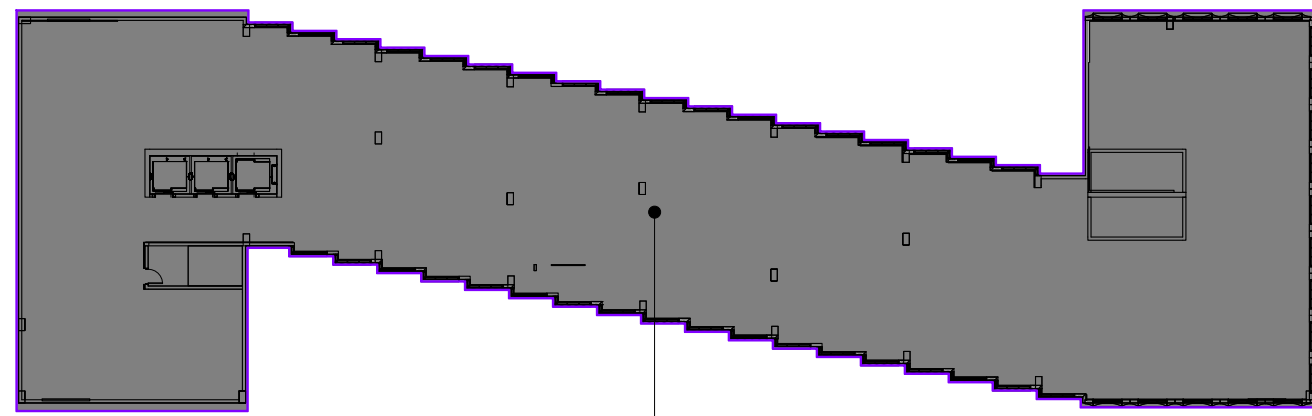


3
A-51
0200 LEVEL
1" = 40'-0"

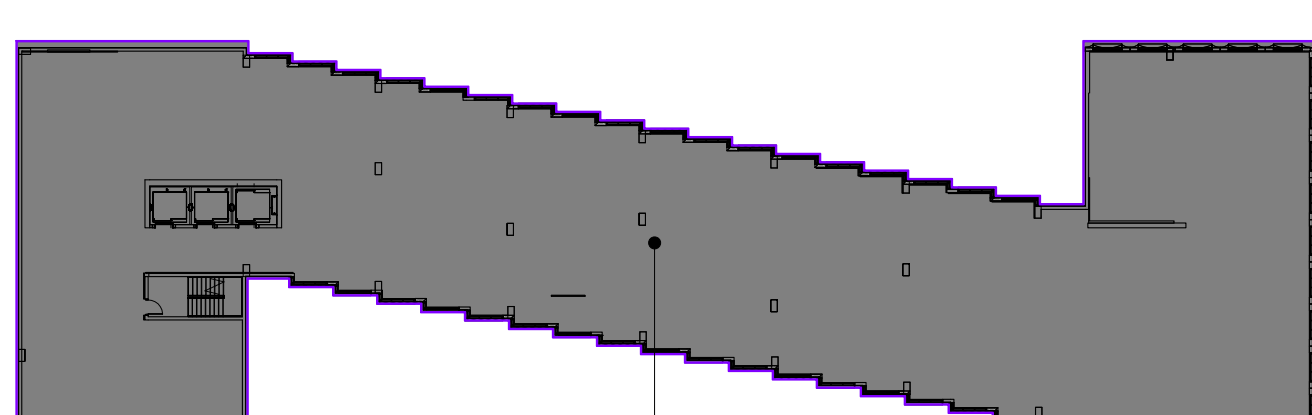
4
A-51
0300 LEVEL
1" = 40'-0"



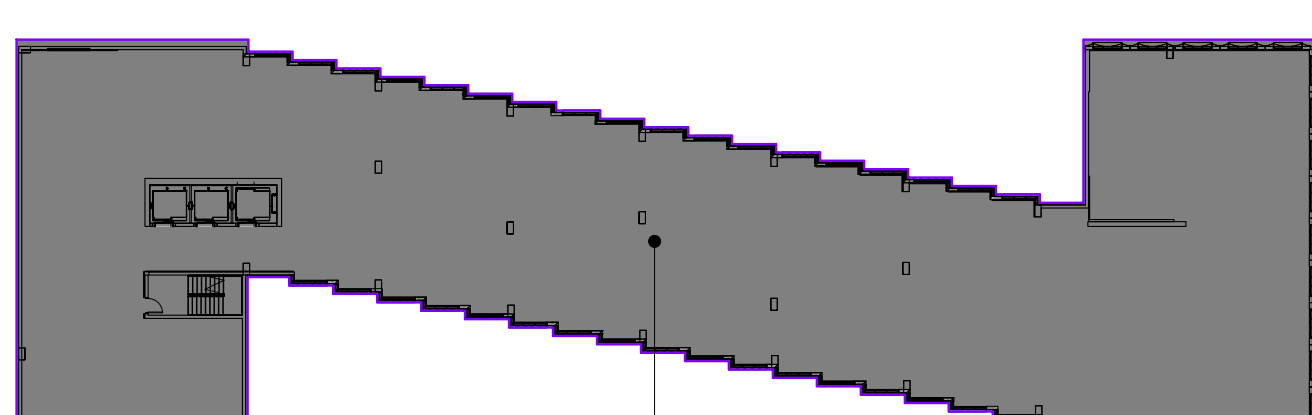
5
A-51
0400 LEVEL
1" = 40'-0"



6
A-51
0500 LEVEL
1" = 40'-0"



7
A-51
0600 LEVEL
1" = 40'-0"



8
A-51
0700 LEVEL
1" = 40'-0"

CMB 142-309(5)a - 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%
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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)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%
0300 LEVEL	CABANAS	1,389.79 SF	1.46%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	1.18%
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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%

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%

COLOR LEGEND

- HOTEL GROSS AREA
- HOTEL AMENITY AREAS
- HOTEL BARS & RESTAURANTS (& AMENITY AREAS)



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Public Space Diagrams
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REVISED

