



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

### Rendering: Perspective From SW

Planning Board Modification - Final Submittal / 28 November 2016

**REVISED**





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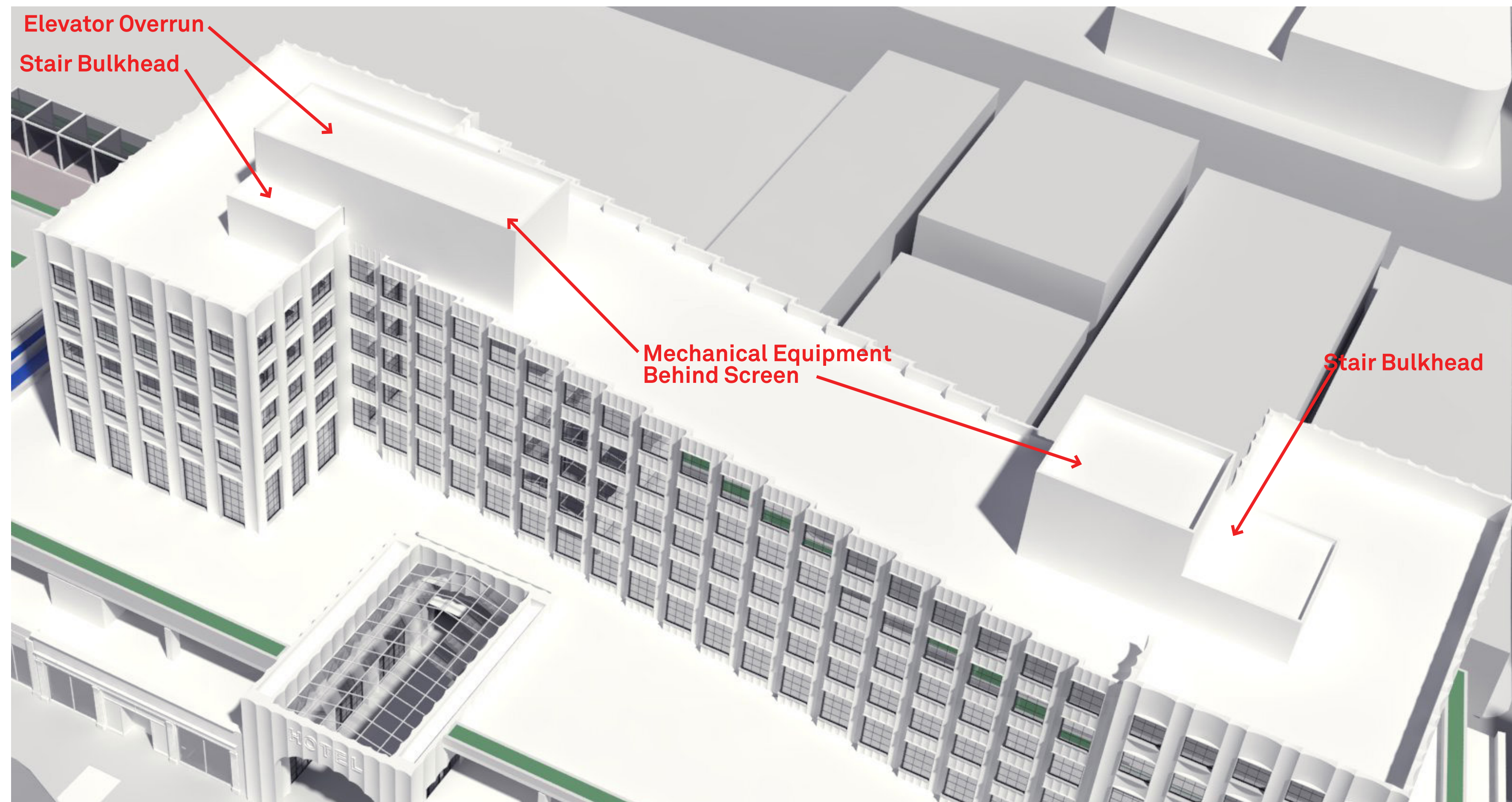
601-685 Washington Ave.  
Miami Beach, FL

## Photomontage: Aerial View From NW

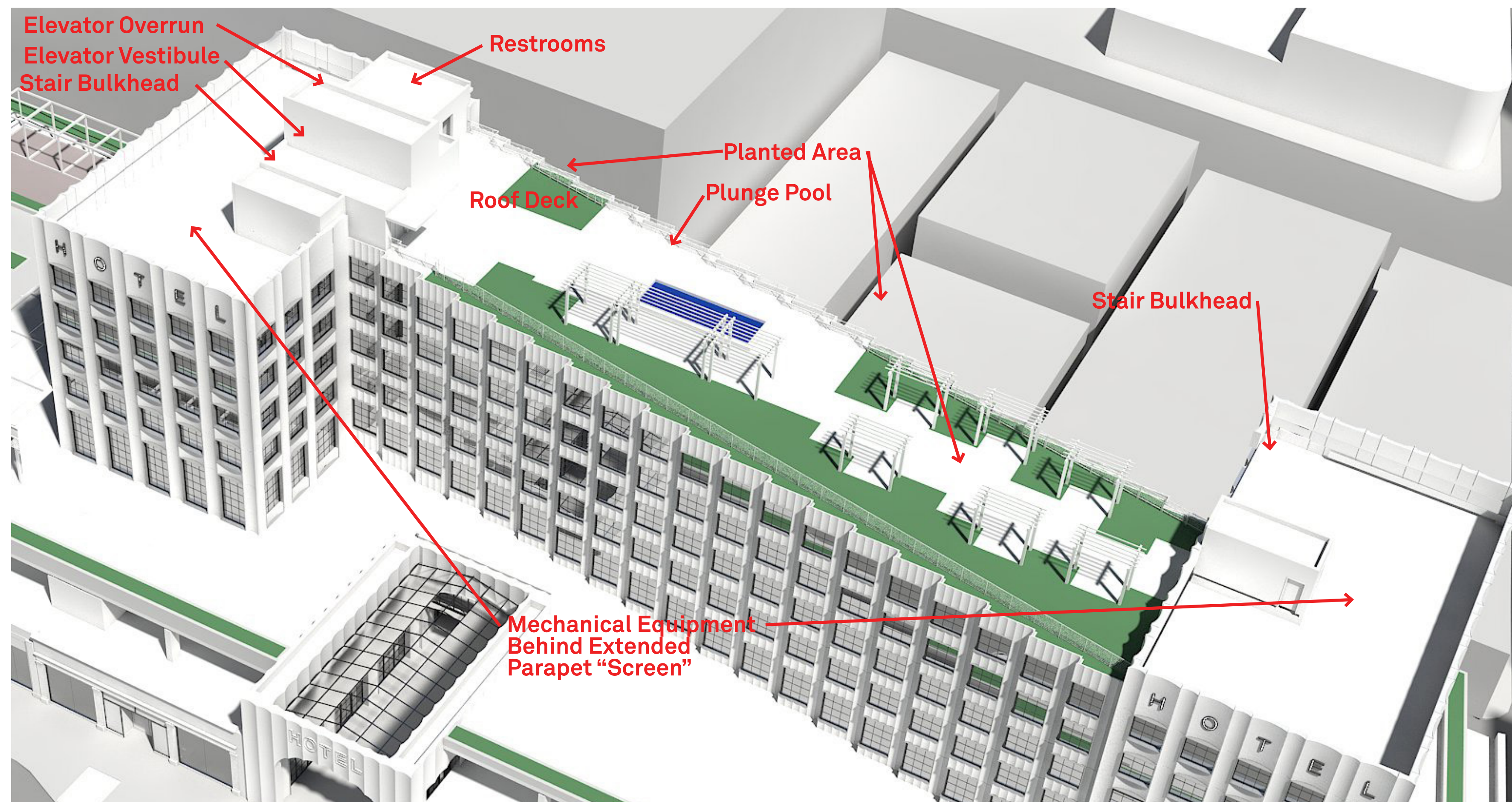
Planning Board Final Submittal / 2 March 2016

**APPROVED**





Aerial view of roof as approved



Aerial view of roof as proposed



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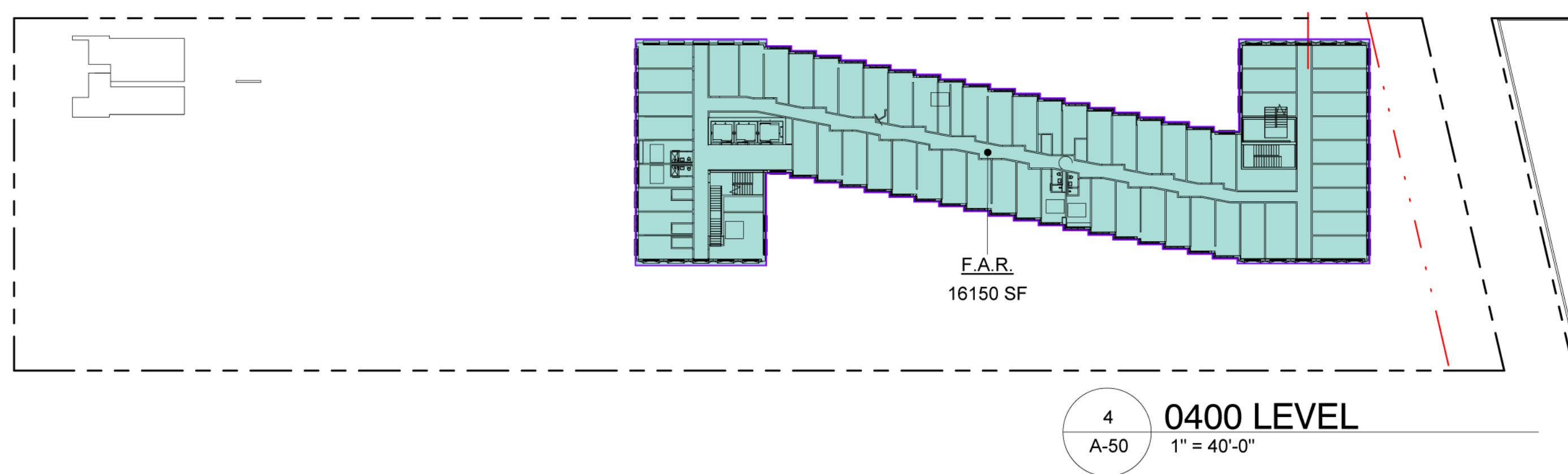
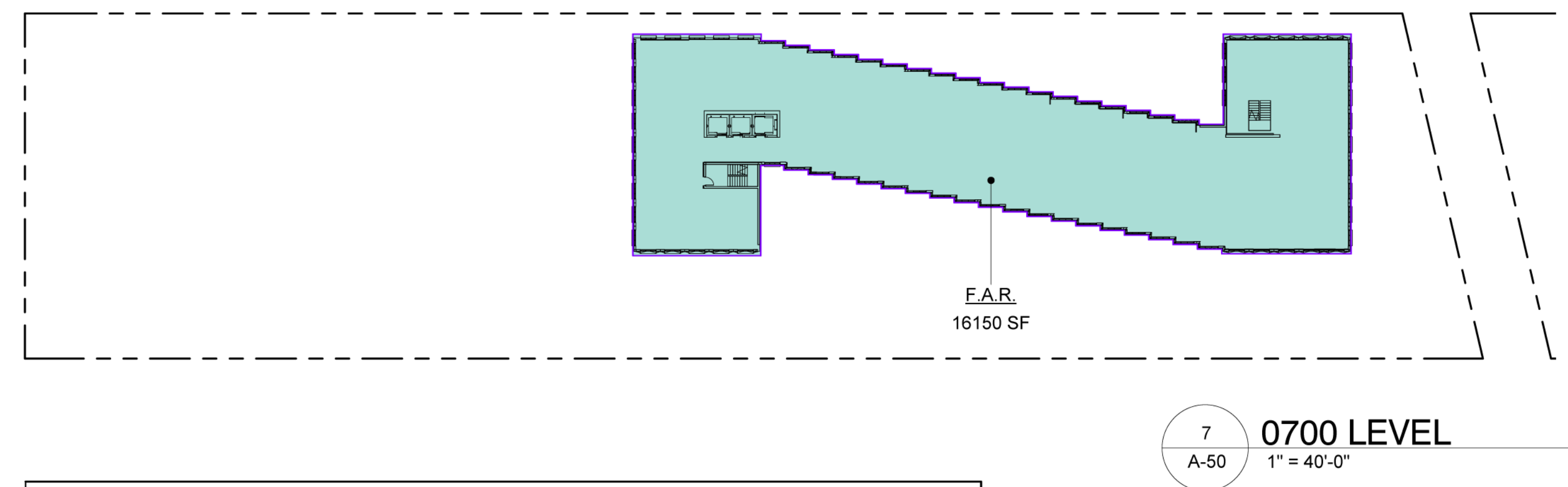
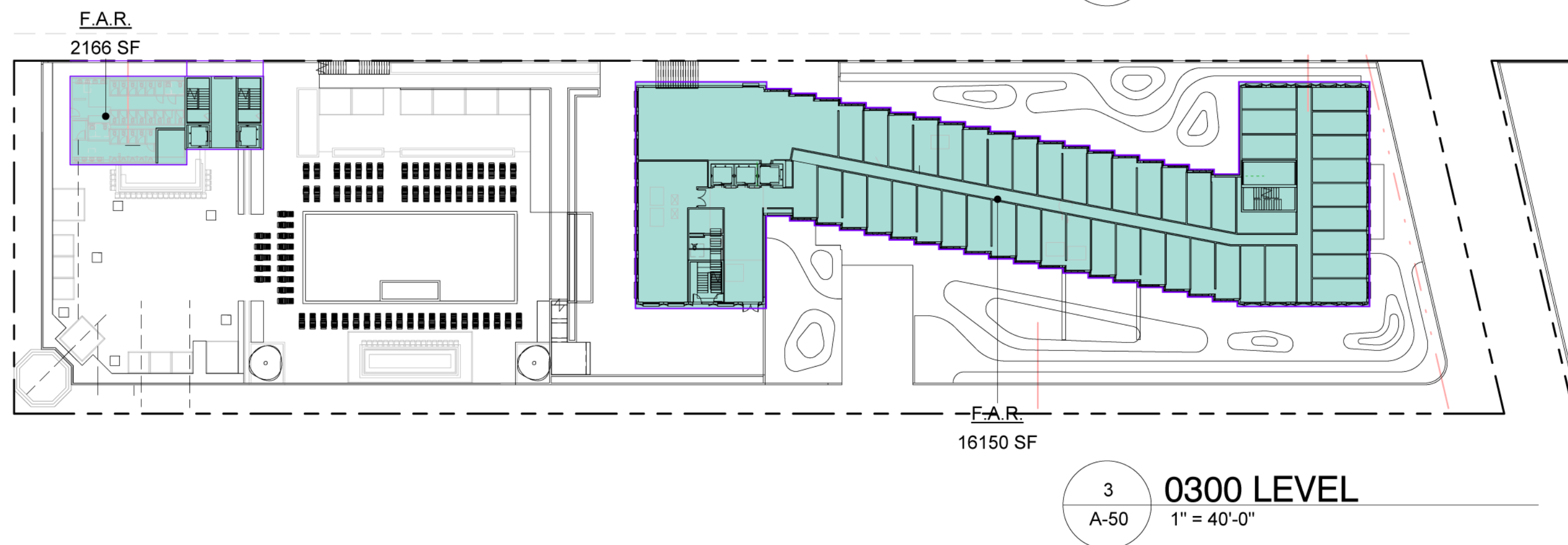
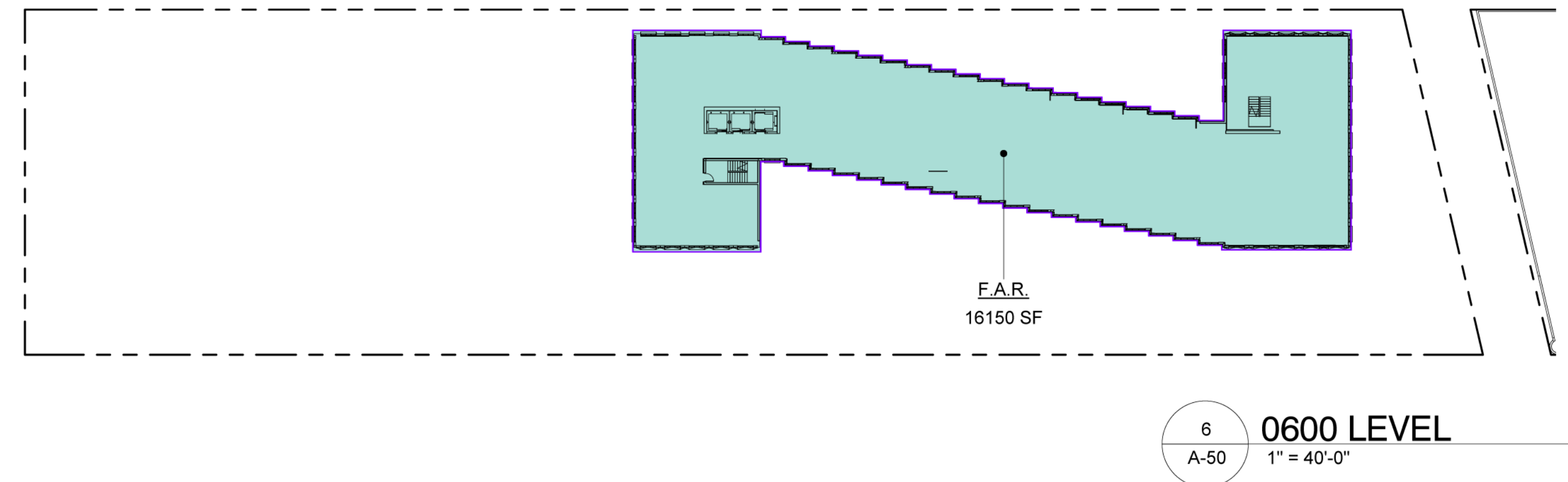
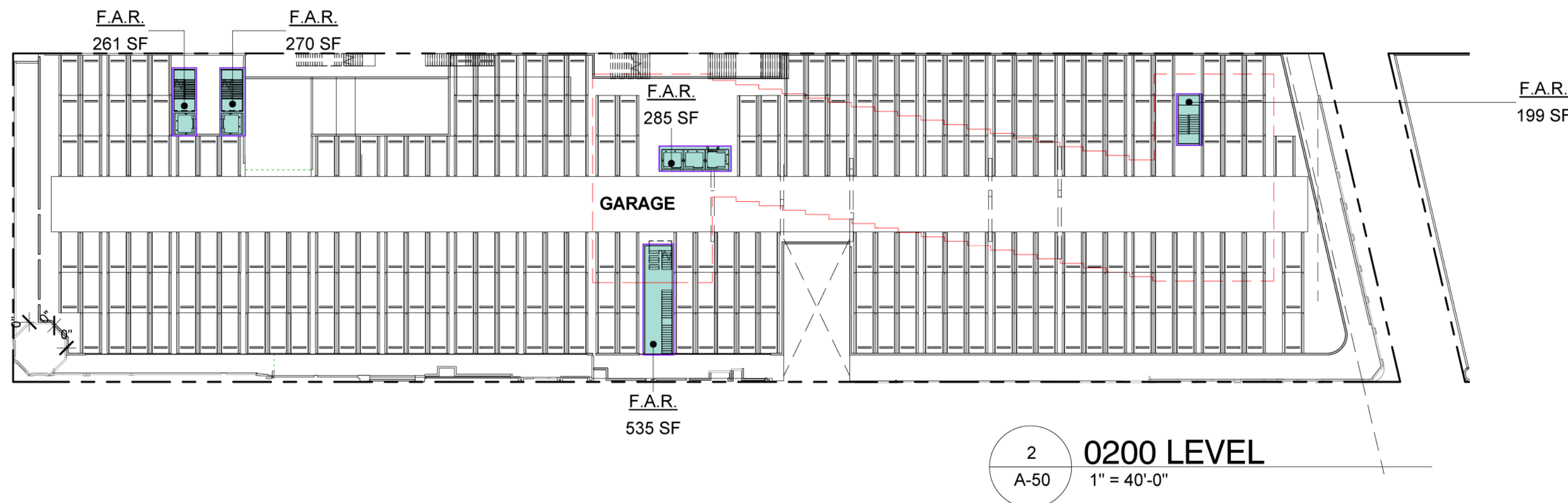
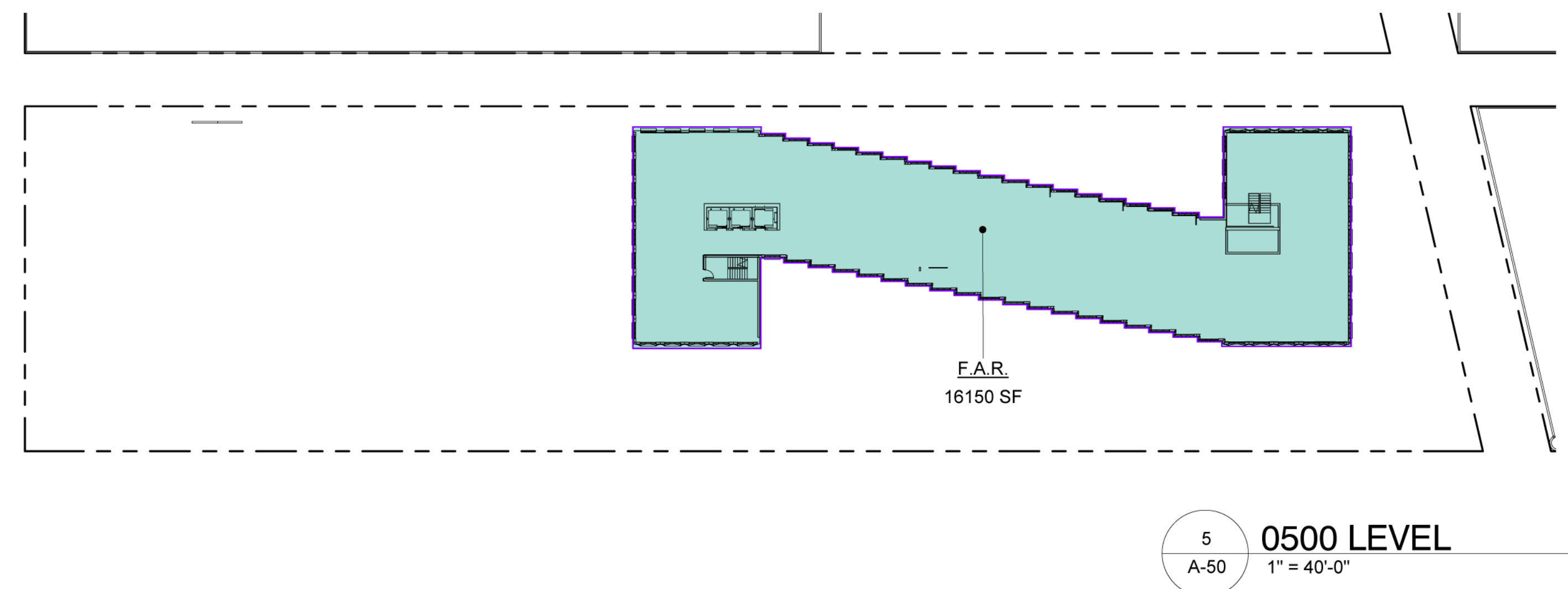
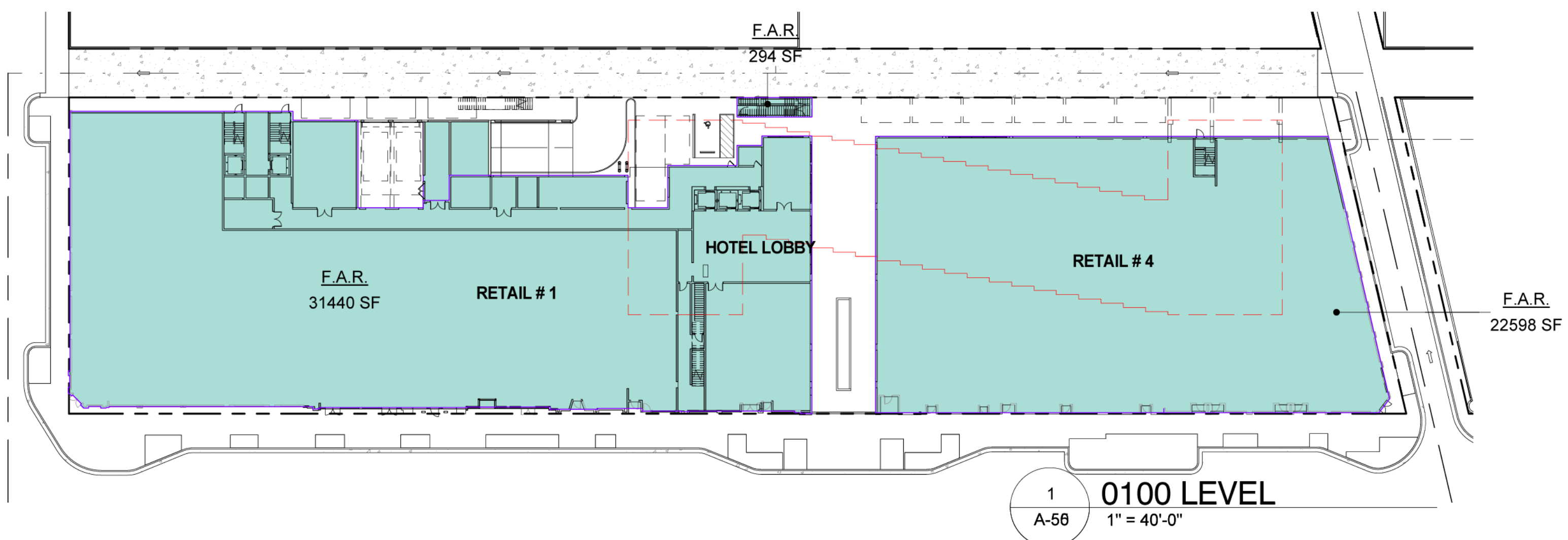
601-685 Washington Ave.  
Miami Beach, FL

### Photomontage: Aerial View From NW

Planning Board Modification - Final Submittal / 28 November 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	18,315.36 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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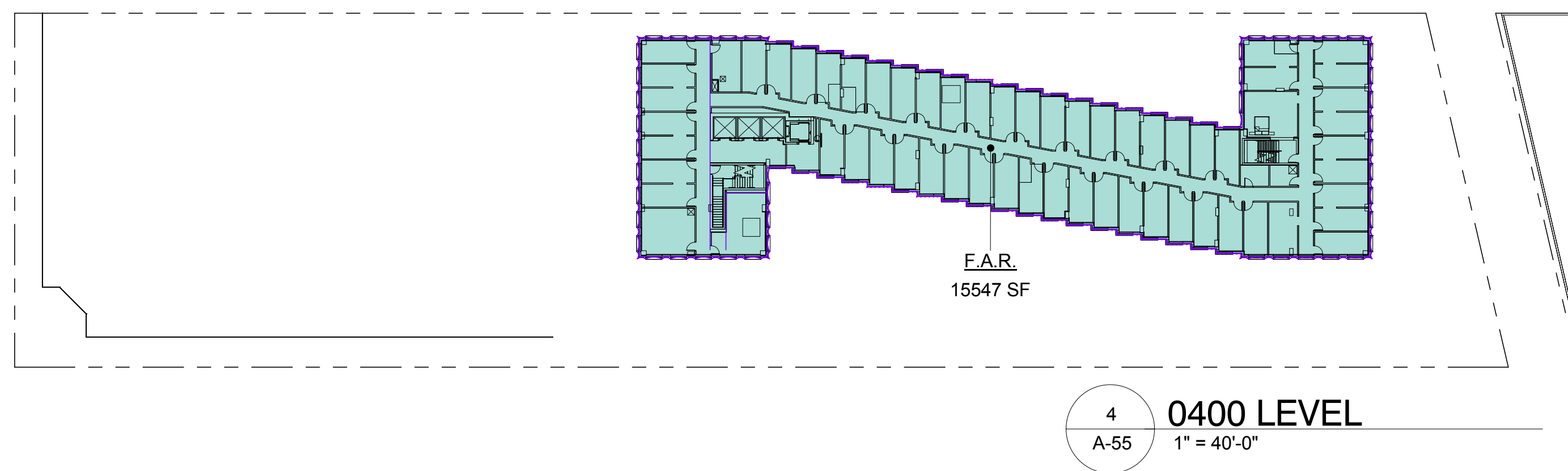
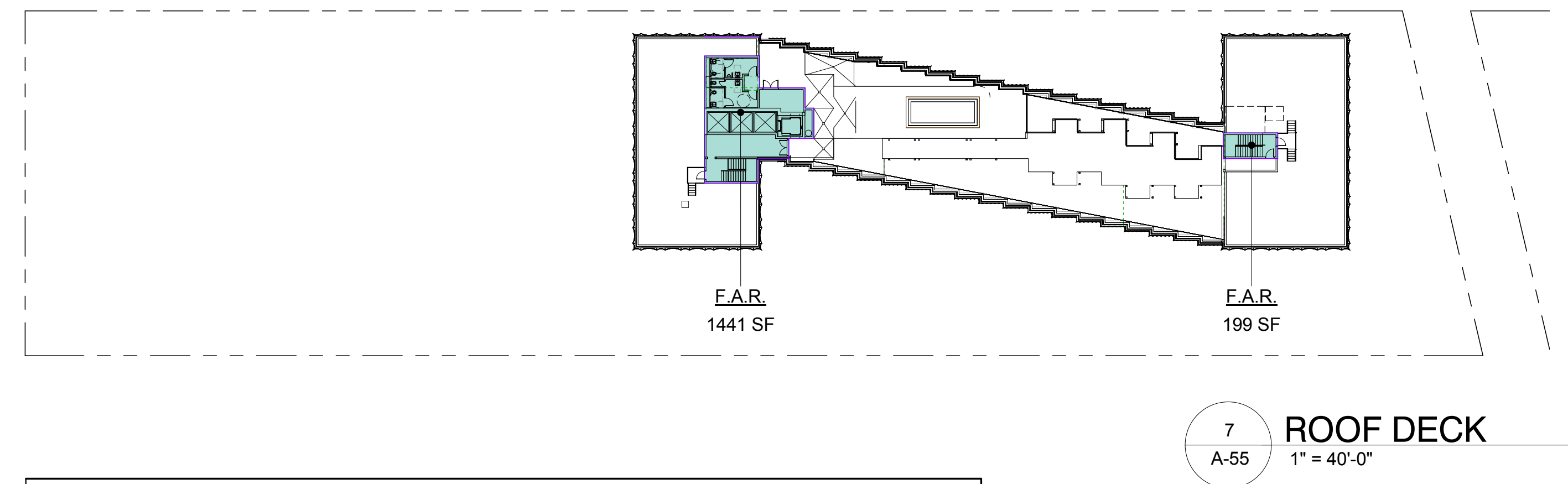
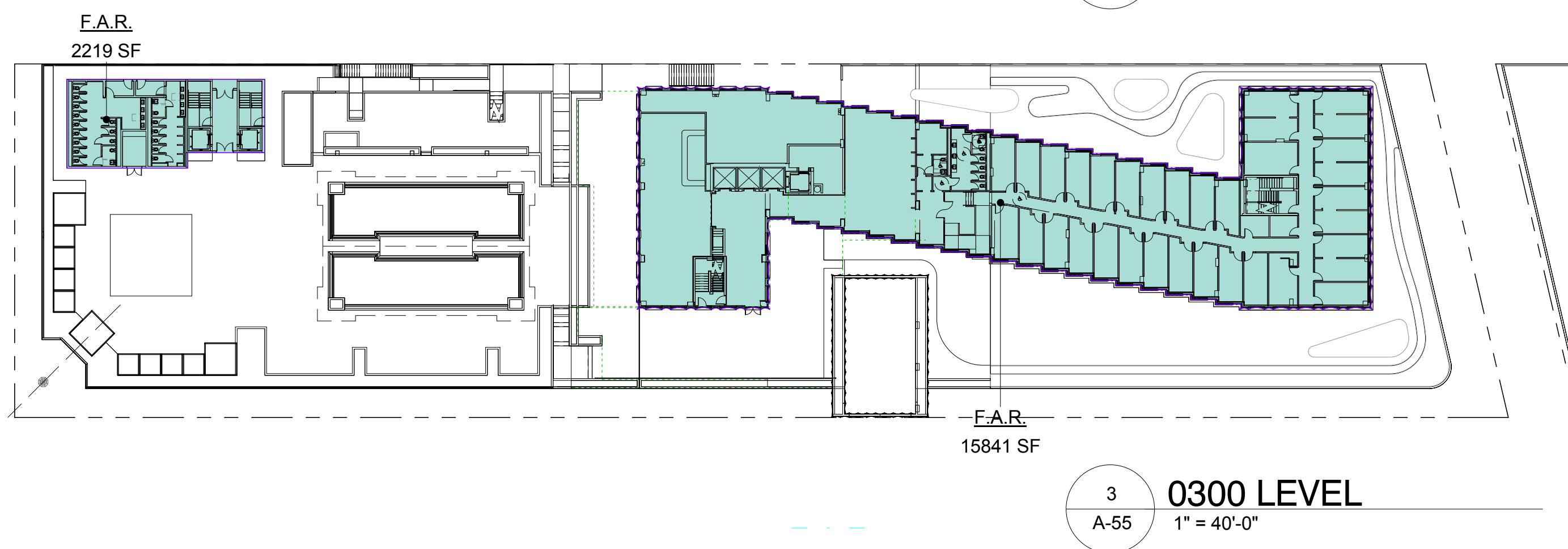
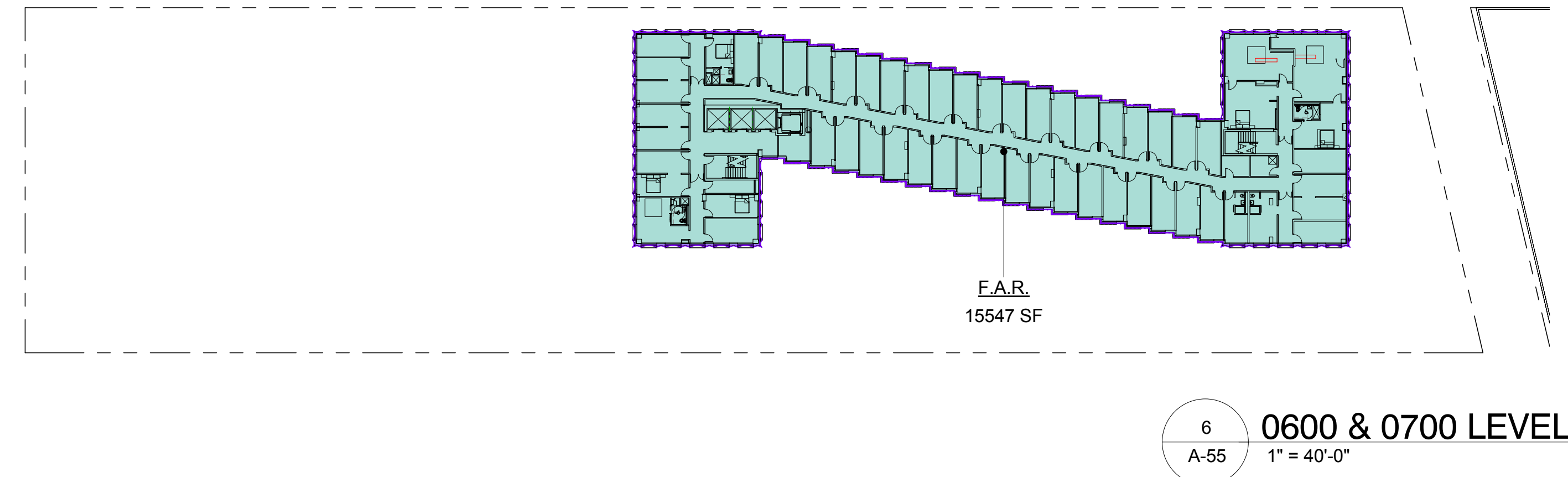
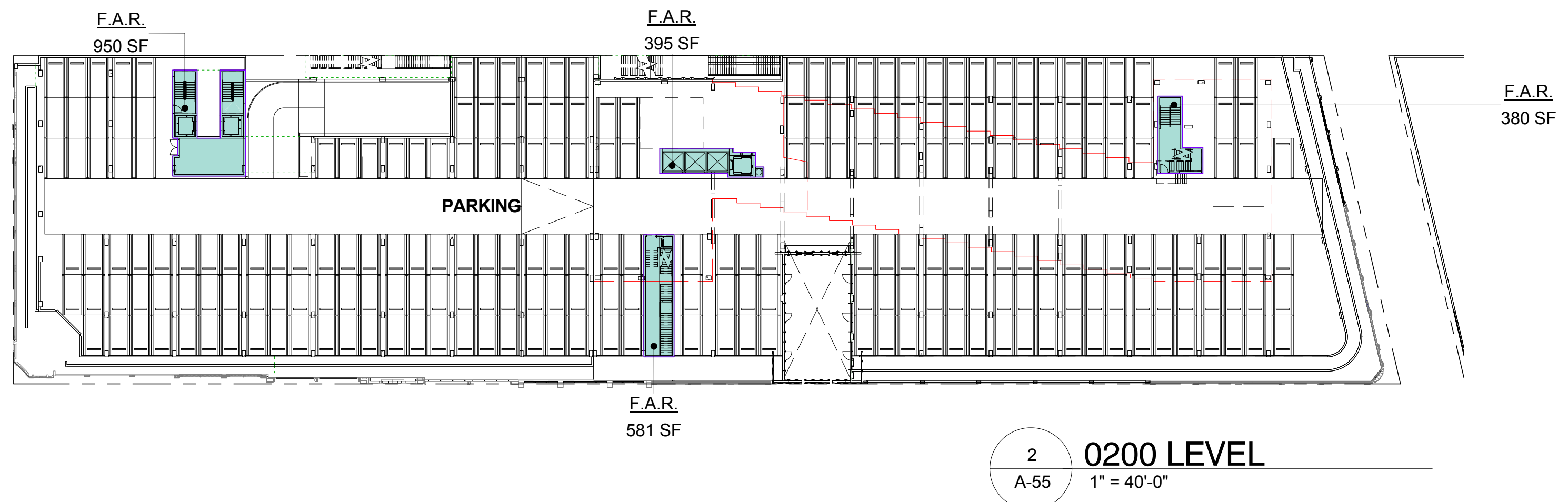
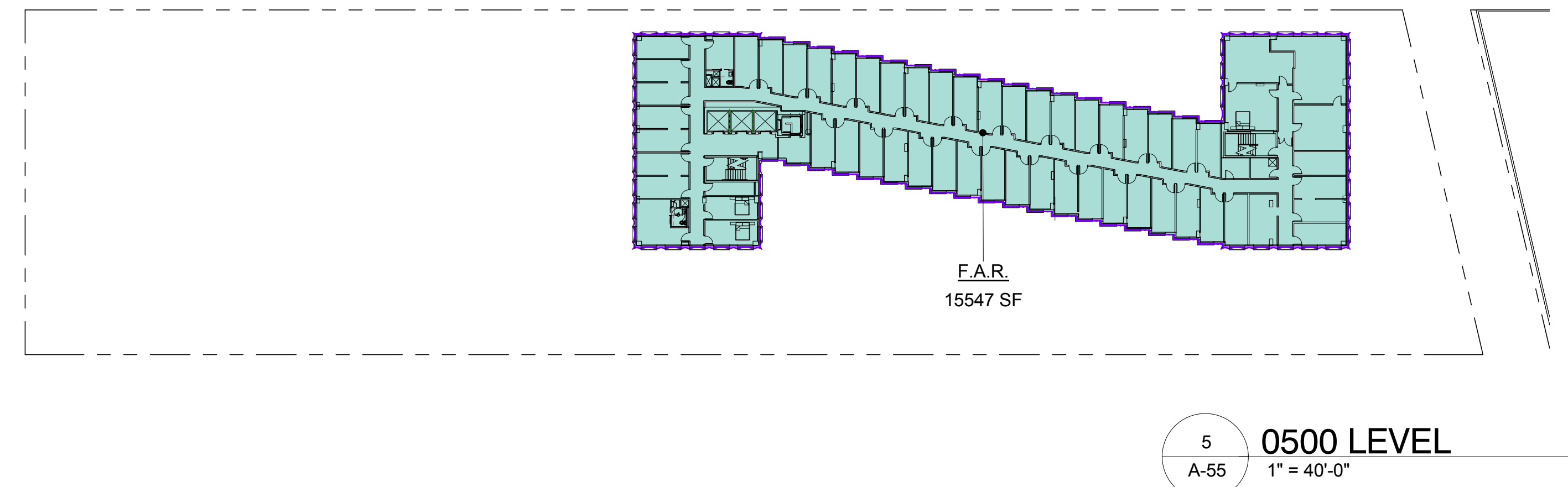
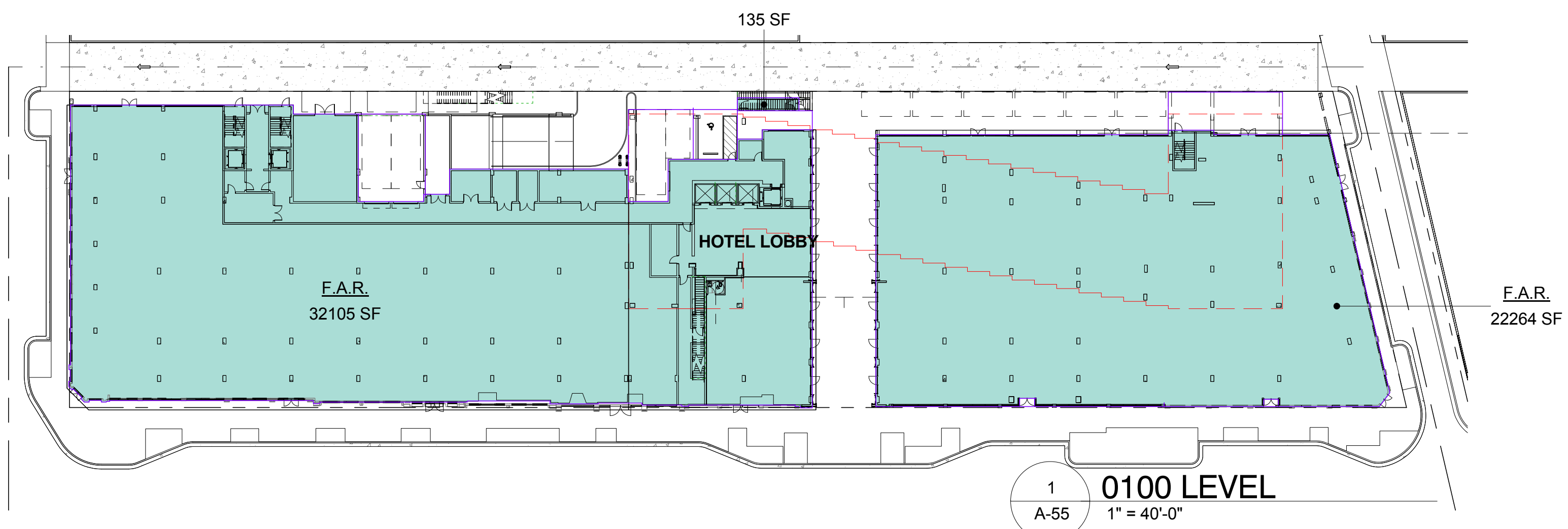
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Miami Beach, FL

## Proposed FAR Shaded Diagrams

Planning Board Revised Final Submittal / 29 April 2016

**APPROVED**

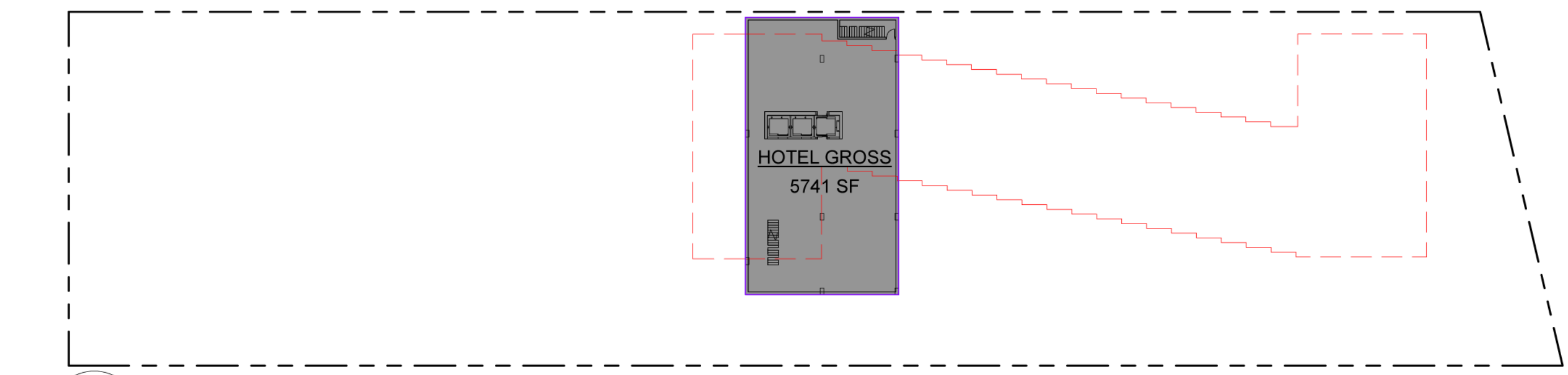




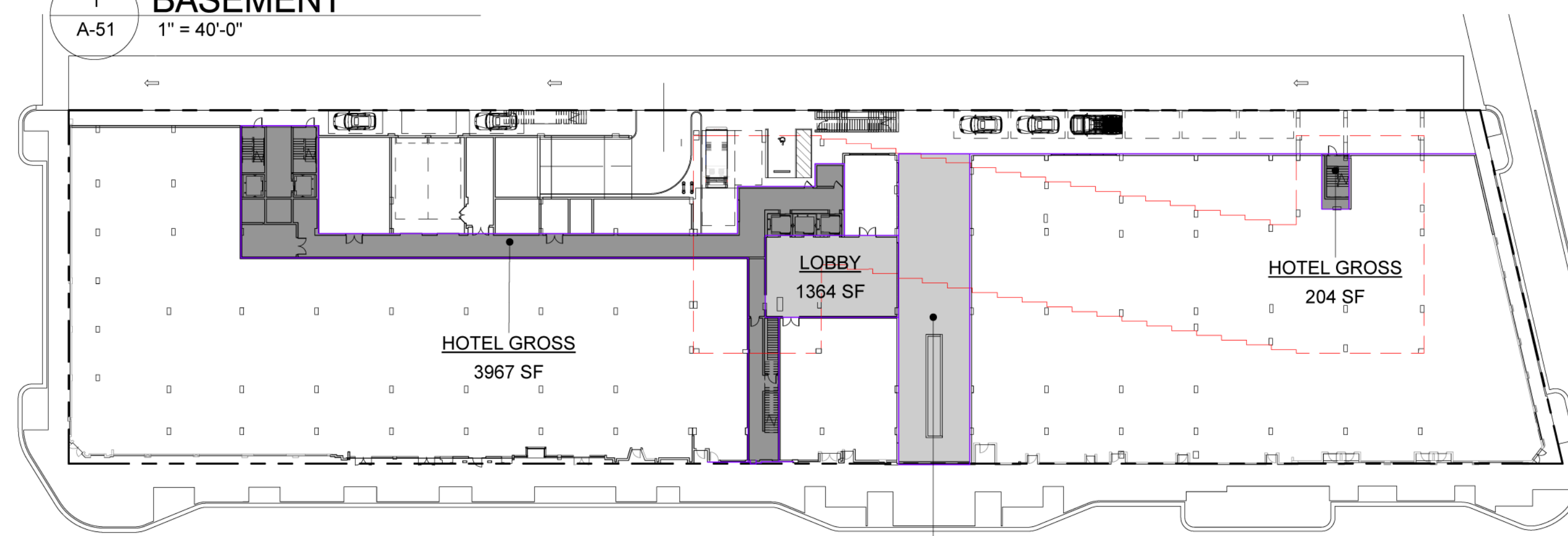
DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R.	2.00 X 69,437 SQ.FT.	138,874.00 SQ.FT. <b>138,700.08 SQ.FT.</b>

Area Schedule (FAR)	
Levels	Area
0100 LEVEL	54,504.02 SF
0200 LEVEL	2,306.79 SF
0300 LEVEL	18,059.71 SF
0400 LEVEL	15,547.32 SF
0500 LEVEL	15,547.32 SF
0600 LEVEL	15,547.32 SF
0700 LEVEL	15,547.32 SF
ROOF DECK	1,640.28 SF
	138,700.08 SF

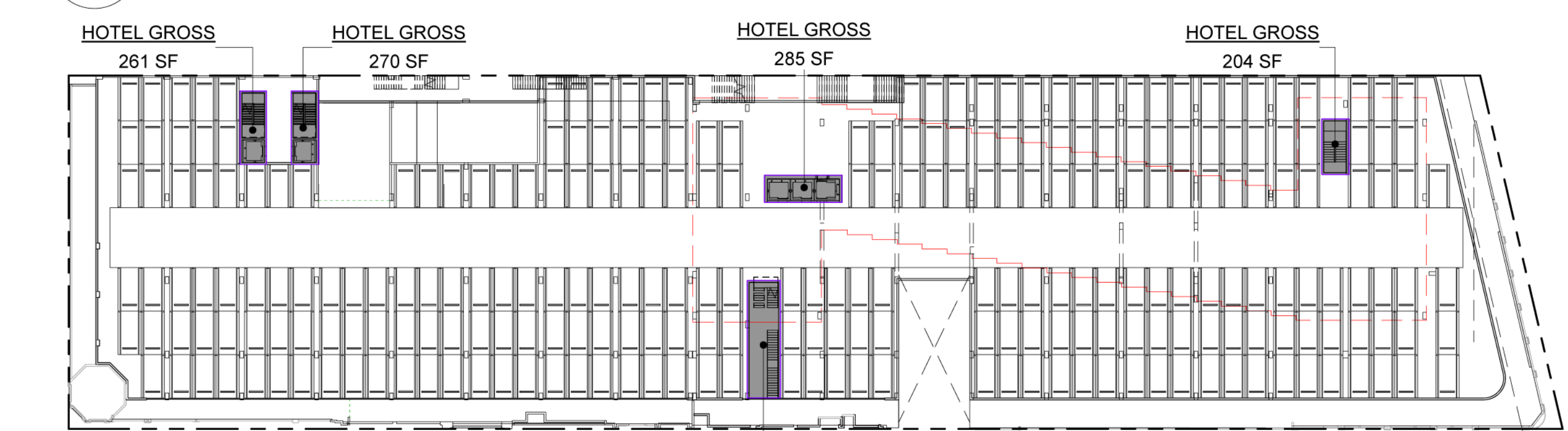




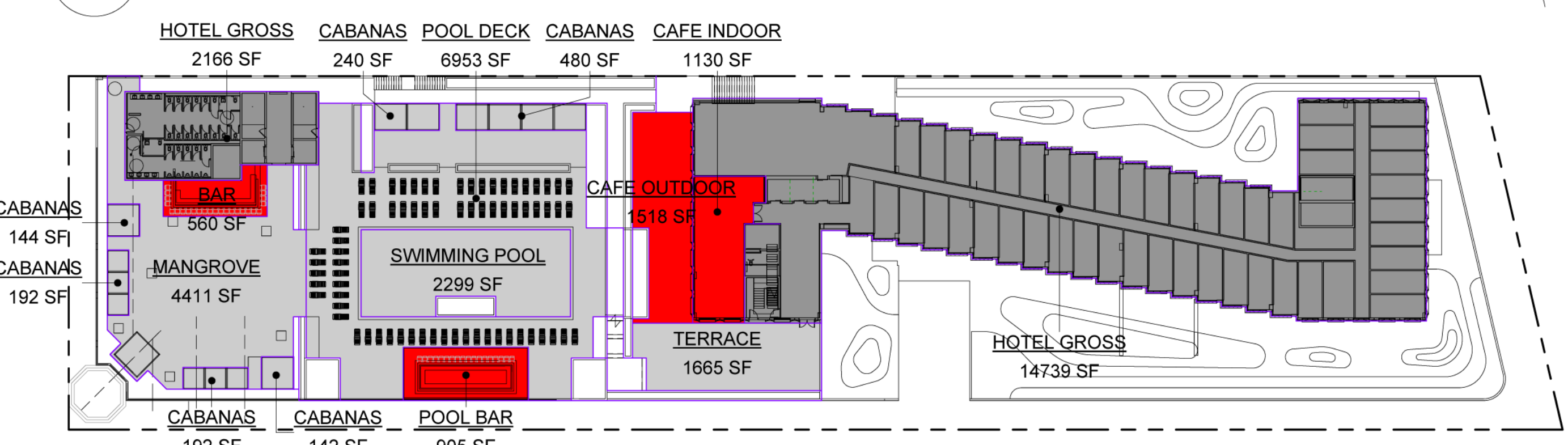
1 **BASEMENT**  
A-51 1" = 40'-0"



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



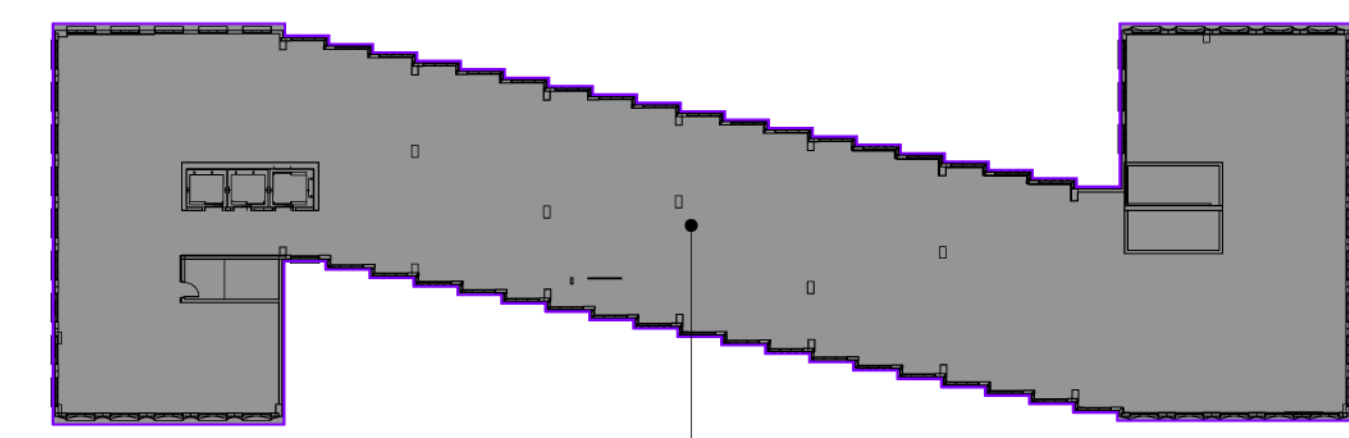
3 **0200 LEVEL**  
A-51 1" = 40'-0"



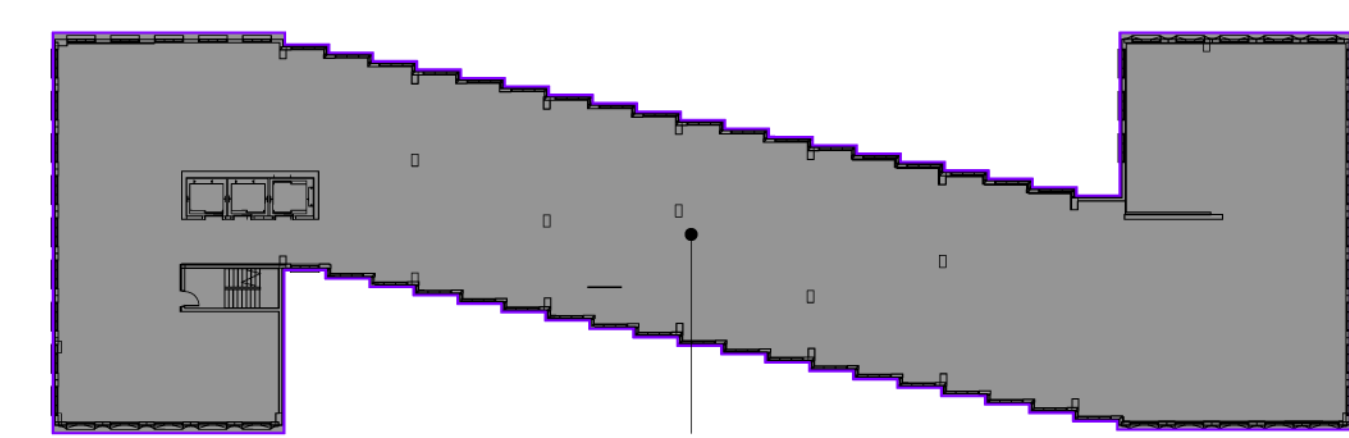
4 **0300 LEVEL**  
A-51 1" = 40'-0"



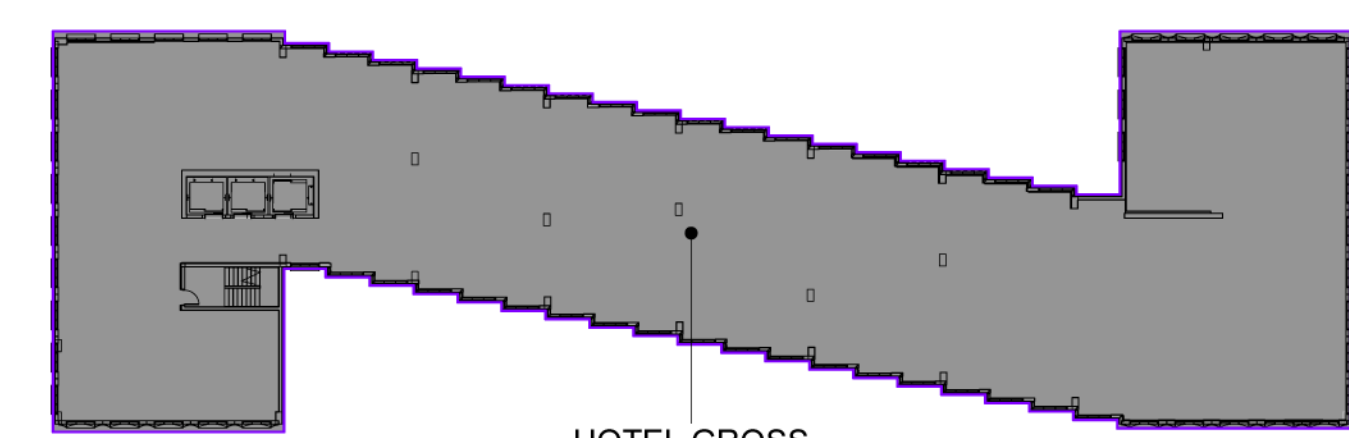
5 **0400 LEVEL**  
A-51 1" = 40'-0"



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



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



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

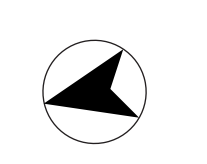
CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
Level	Name	Area	PERCENTAGE
BASEMENT	HOTEL GROSS	5,741.23 SF	6%
0100 LEVEL	HOTEL GROSS	4,171.65 SF	4%
0100 LEVEL	LOBBY	1,363.83 SF	1%
0200 LEVEL	HOTEL GROSS	1,547.30 SF	2%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	1%
0300 LEVEL	HOTEL GROSS	16,904.91 SF	18%
0400 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 - 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	560.26 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	4,411.06 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%
		25,187.98 SF	26.39%

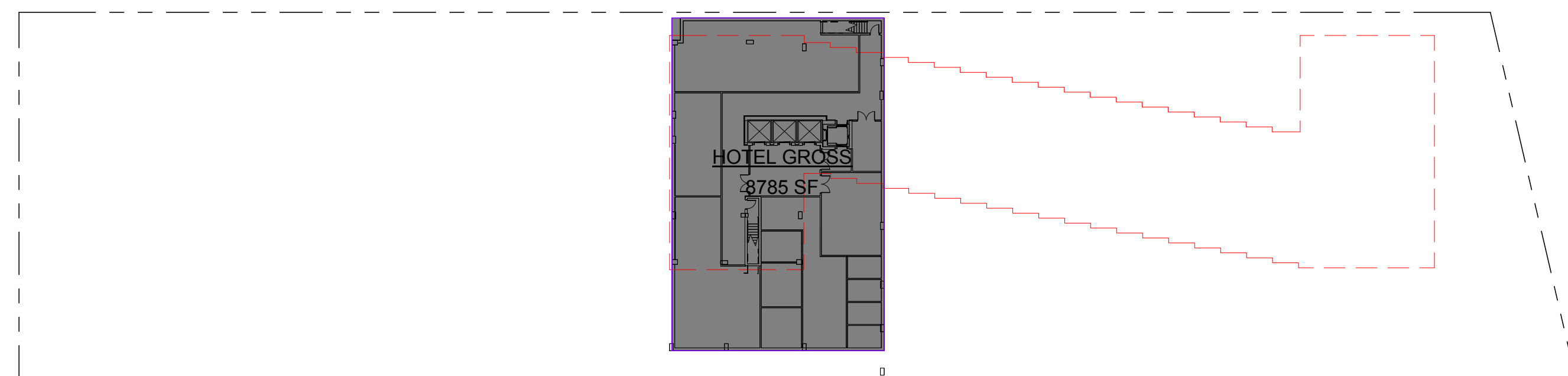
CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (25,188.15 SF)			
Level	Name	Area	PERCENTAGE OF AMENITY AREA
0300 LEVEL	BAR	560.26 SF	2.22%
0300 LEVEL	CAFE INDOOR	1,130.22 SF	4.49%
0300 LEVEL	CAFE OUTDOOR	1,517.92 SF	6.03%
0300 LEVEL	POOL BAR	904.67 SF	3.59%
		4,113.06 SF	16.33%

**COLOR LEGEND**

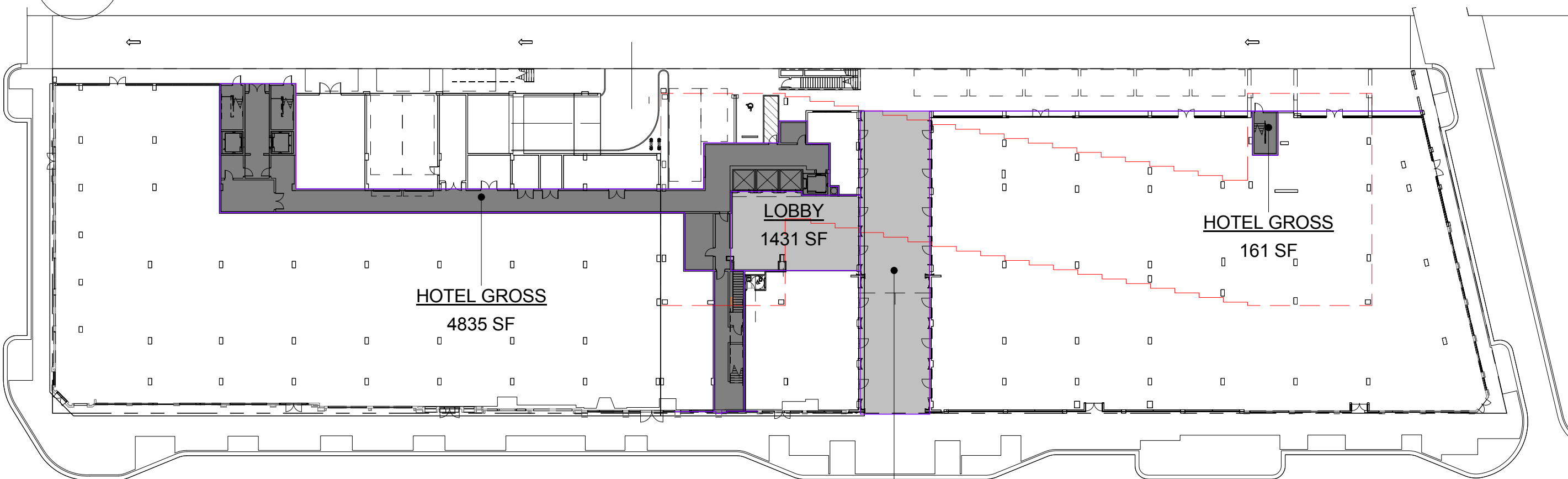
- HOTEL GROSS AREA
- HOTEL AMENITY AREAS
- HOTEL BARS & RESTAURANTS (& AMENITY AREAS)







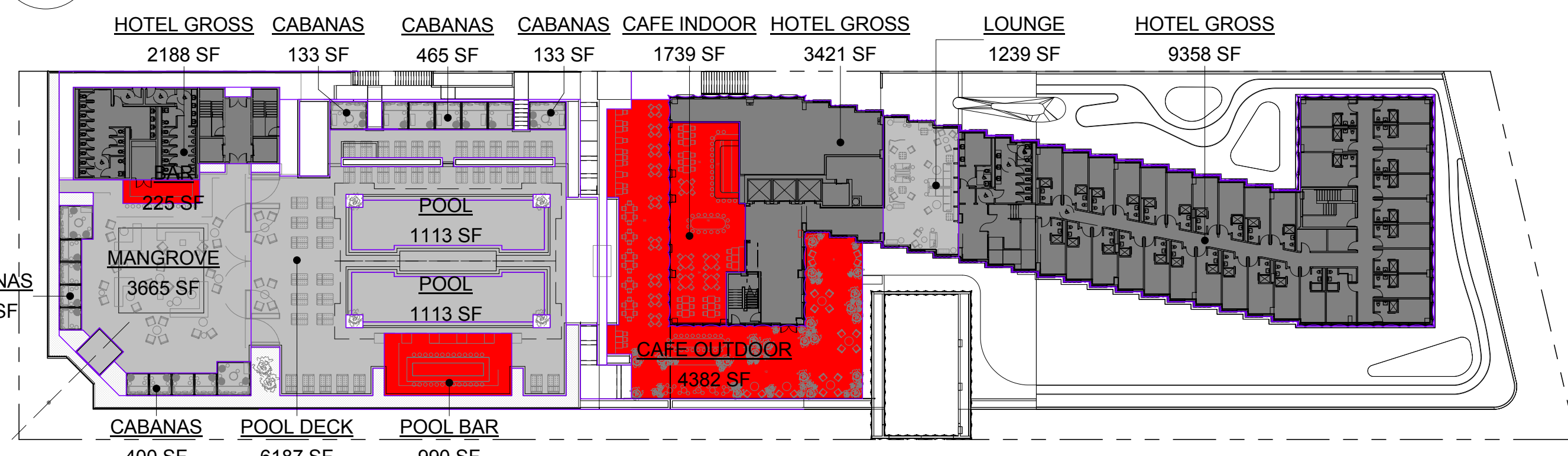
1 **BASEMENT**  
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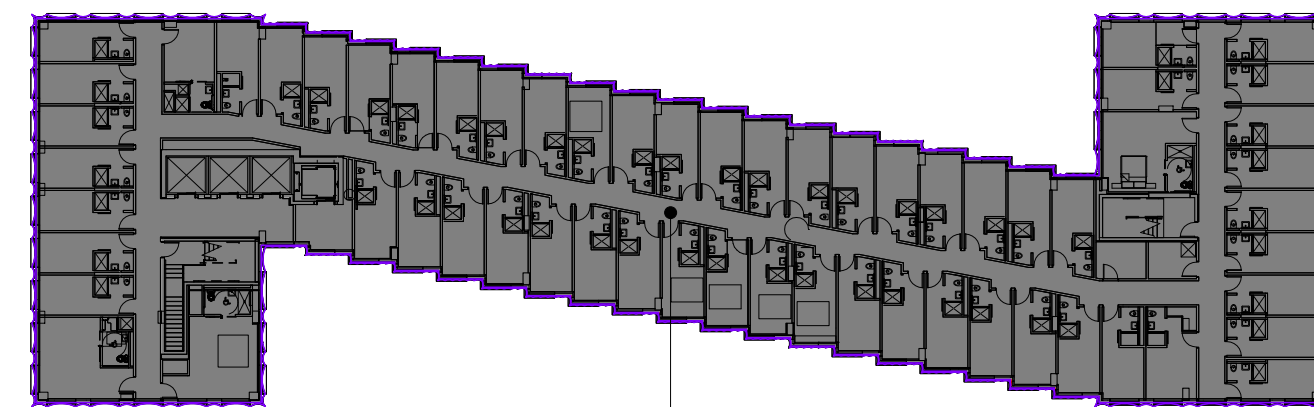
2 **0100 LEVEL**  
A-56 1" = 40'-0"



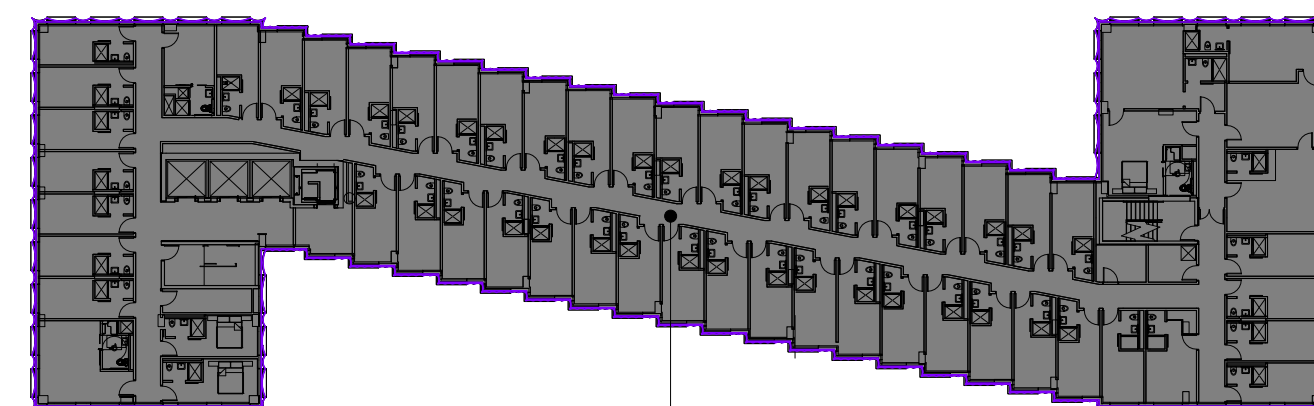
3 **0200 LEVEL**  
A-56 1" = 40'-0"



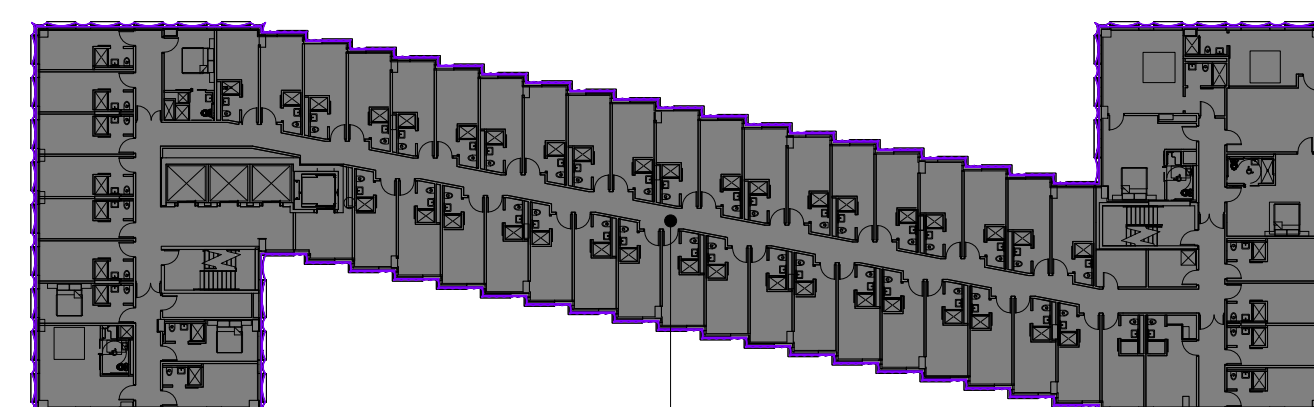
4 **0300 LEVEL**  
A-56 1" = 40'-0"



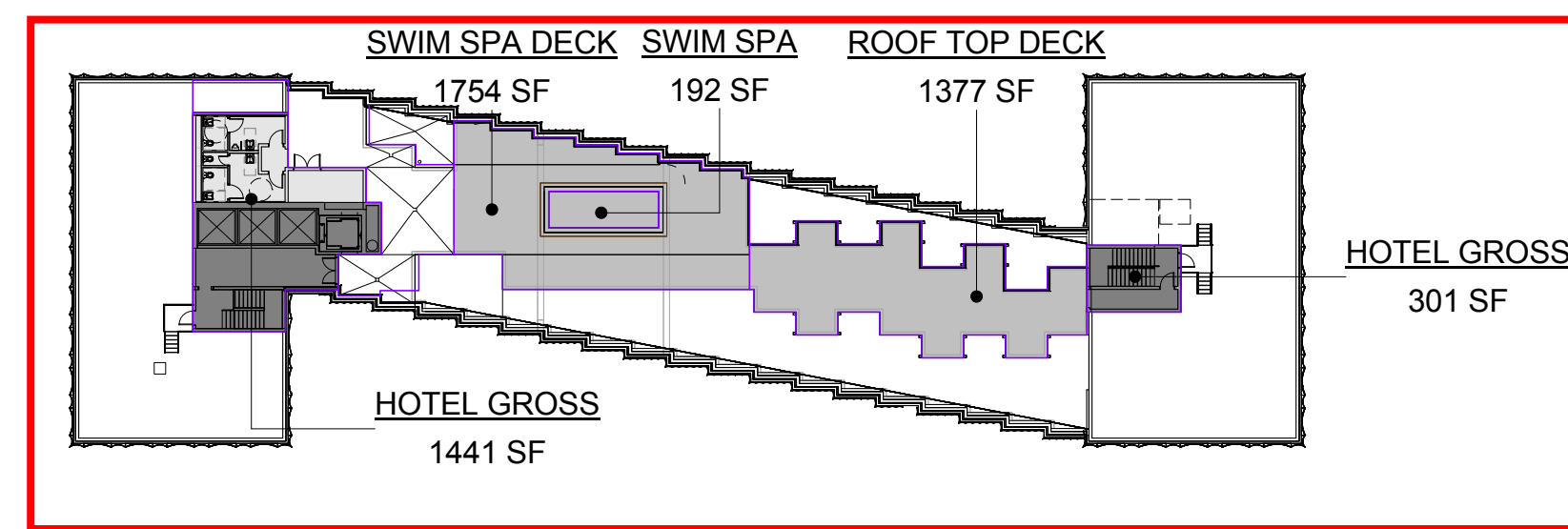
5 **0400 LEVEL**  
A-56 1" = 40'-0"



6 **0500 LEVEL**  
A-56 1" = 40'-0"



7 **0600 & 0700 LEVELS**  
A-56 1" = 40'-0"



8 **ROOF DECK**  
A-56 1" = 40'-0"

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
Level	Name	Area	PERCENTAGE
BASEMENT	HOTEL GROSS	8,785.24 SF	8.84%
0100 LEVEL	HOTEL GROSS	4,995.59 SF	5.03%
0100 LEVEL	LOBBY	1,430.55 SF	1.44%
0200 LEVEL	HOTEL GROSS	2,312.98 SF	2.33%
0300 LEVEL	CAFE INDOOR	1,738.97 SF	1.75%
0300 LEVEL	HOTEL GROSS	14,967.14 SF	15.06%
0300 LEVEL	LOUNGE	1,239.07 SF	1.25%
0400 LEVEL	HOTEL GROSS	15,544.91 SF	15.64%
0500 LEVEL	HOTEL GROSS	15,544.91 SF	15.64%
0600 LEVEL	HOTEL GROSS	15,544.91 SF	15.64%
0700 LEVEL	HOTEL GROSS	15,544.91 SF	15.64%
ROOF DECK	HOTEL GROSS	1,742.37 SF	1.75%
		<b>99,391.54 SF</b>	<b>100.00%</b>

CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (99,391.54SF)			
Level	Name	Area	PERCENTAGE (HOTEL GROSS)
0100 LEVEL	BREEZEWAY	2,993.03 SF	3.01%
0100 LEVEL	LOBBY	1,430.55 SF	1.44%
0300 LEVEL	BAR	224.91 SF	0.23%
0300 LEVEL	CABANAS	1,671.00 SF	1.68%
0300 LEVEL	CAFE INDOOR	1,738.97 SF	1.75%
0300 LEVEL	CAFE OUTDOOR	4,381.98 SF	4.41%
0300 LEVEL	LOUNGE	1,239.07 SF	1.25%
0300 LEVEL	MANGROVE	3,664.59 SF	3.69%
0300 LEVEL	POOL	2,226.00 SF	2.24%
0300 LEVEL	POOL BAR	990.00 SF	1.00%
0300 LEVEL	POOL DECK	6,187.21 SF	6.23%
ROOF DECK	ROOF TOP DECK	1,376.67 SF	1.39%
ROOF DECK	SWIM SPA	192.00 SF	0.19%
ROOF DECK	SWIM SPA DECK	1,754.35 SF	1.77%
		<b>30,070.32 SF</b>	<b>30.25%</b>

CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (30,070.32 SF)			
Level	Name	Area	PERCENTAGE OF AMENITY AREA
0300 LEVEL	BAR	224.91 SF	0.75%
0300 LEVEL	CAFE INDOOR	1,738.97 SF	5.78%
0300 LEVEL	CAFE OUTDOOR	4,381.98 SF	14.57%
0300 LEVEL	POOL BAR	990.00 SF	3.29%
		<b>7,335.86 SF</b>	<b>24.40%</b>

**COLOR LEGEND**

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



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**Public Space Diagrams**

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