

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	4,411.14 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	4,411.14 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
www.ma.com

Washington Squared LLC
Ken Fulk

Raymond Jungles Inc.
Nichols Brosch
Wurst Wolfe &
Associates

601-685 Washington Ave.
Miami Beach, FL

3rd Floor Occupant Load Diagram

Planning Board Revised Final Submittal / 29 April 2016

APPROVED



Area Schedule (USE) OCCUPANT LOAD 3RD FLOOR			
Level	Name	Area	Occupants/Seats/Patrons
0300 LEVEL	BAR		125
0300 LEVEL	CABANA		34
0300 LEVEL	CAFE INDOOR	1,738.97 SF	83
0300 LEVEL	CAFE OUTDOOR	4,381.98 SF	145
0300 LEVEL	GUESTROOMS		39
0300 LEVEL	KITCHEN	1,405.23 SF	15
0300 LEVEL	LOUNGE	1,239.07 SF	83
0300 LEVEL	MANGROVE	3,664.59 SF	245
0300 LEVEL	POOL DECK	6,186.55 SF	413
0300 LEVEL	SWIMMING POOL	2,226.67 SF	45
			1227

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	4,381.98 SF	145	OUTSIDE
0300 LEVEL	MANGROVE	3,664.59 SF	245	OUTSIDE
0300 LEVEL	POOL DECK	6,186.55 SF	413	OUTSIDE
0300 LEVEL	SWIMMING POOL	2,226.67 SF	45	OUTSIDE
			1007	

Area Schedule (USE) SEATS / PATRONS INSIDE				
Level	Name	Area	Seats / Patrons	In/Out
0100 LEVEL	HOTEL LOBBY	1,428.06 SF	25	INSIDE
0300 LEVEL	CAFE INDOOR	1,738.97 SF	83	INSIDE
0300 LEVEL	LOUNGE	1,239.07 SF	83	INSIDE
			191	

Area Schedule (USE) OCCUPANT LOAD ROOF TOP - HOTEL GUESTS ONLY			
Level	Name	Area	Occupants/Seats/Patrons
ROOF DECK	POOL DECK	1,810.69 SF	121
ROOF DECK	ROOF TOP DECK	1,479.17 SF	99
ROOF DECK	SWIM SPA	192.00 SF	4
			224

* Accessed by Hotel Guests Only



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

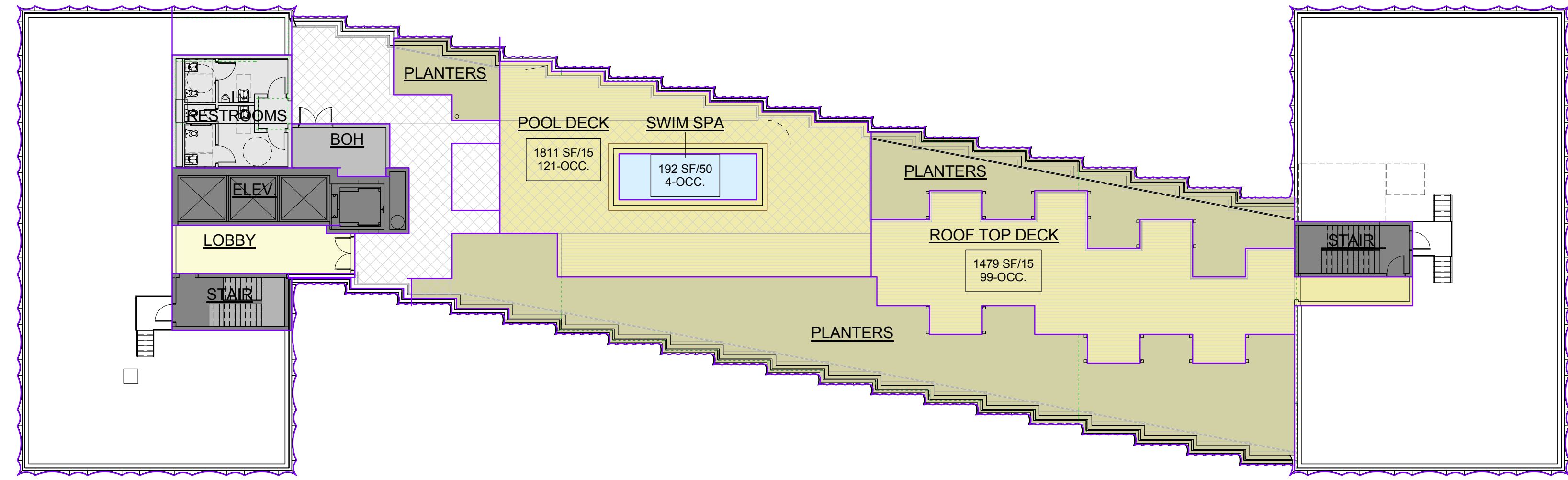
Floor Occupant Load Diagram

Planning Board Modification - Final Submittal / 28 November 2016

REVISED



THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK



Area Schedule (USE) OCCUPANT LOAD ROOF TOP - HOTEL GUESTS ONLY			
Level	Name	Area	Occupants/Seats/Patrons
ROOF DECK	POOL DECK	1,810.69 SF	121
ROOF DECK	ROOF TOP DECK	1,479.17 SF	99
ROOF DECK	SWIM SPA	192.00 SF	4
* Accessed by Hotel Guests Only			224



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

Floor Occupant Load Diagram

Planning Board Modification - Final Submittal / 28 November 2016

REVISED



THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK

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.	138,874.00 SQ.FT.	138,700.08 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/PARKING	
SECOND FLOOR =	PARKING	
THIRD FLOOR =	RETAIL / AMENITIES / HOTEL	
4th FLOOR =	AMENITIES / HOTEL	
5th-7th =	HOTEL	
ROOF =	AMENITIES / MECH.	
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 CLEARANCE	130' X 10% = 13'-0"	5'-8" (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"	230'-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		99,391.54 SF.
AMENITY AREA	19,878.30 SF. (20%)	30,070.32 SF (30.25%)
BARS & RESTAURANTS 50% OF AMENITY AREA (MAX)	9,939.15 SF (MAX)	7,335.86 (24.40%)
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 23,117.10 SF	EXEMPT	0
RETAIL NEW 23,807.86 SF /300	80	80
SUBTOTAL	315	
HOTEL ROOMS	41	
8'-6" X 16'-0" SPACES		162
8'-6" X 16'-0" SPACES (TANDEM)		194
TOTAL	356	356
LOADING REQUIREMENTS		
RETAIL 46,849 SF.	4	4
HOTEL 269 ROOMS	4	4
TOTAL	8	8

Area Schedule (USE) OCCUPANT LOAD RETAIL		
Level	Name	Area
0100 LEVEL	RETAIL	13,272.09 SF
0100 LEVEL	RETAIL	7,576.15 SF
0100 LEVEL	RETAIL	1,169.34 SF
0100 LEVEL	RETAIL	1,099.52 SF
0300 LEVEL	RETAIL	23,807.86 SF
		46,924.96 SF

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
Level	Name	Area	PERCENTAGE
BASEMENT	HOTEL GROSS	8,785.24 SF	9.06%
0100 LEVEL	HOTEL GROSS	2,877.14 SF	2.97%
0100 LEVEL	LOBBY	1,135.20 SF	1.17%
0200 LEVEL	HOTEL GROSS	2,312.98 SF	2.39%
0300 LEVEL	CAFE INDOOR	1,738.97 SF	1.79%
0300 LEVEL	HOTEL GROSS	12,779.21 SF	13.18%
0300 LEVEL	LOUNGE	1,239.07 SF	1.28%
0400 LEVEL	HOTEL GROSS	17,732.84 SF	18.29%
0500 LEVEL	HOTEL GROSS	15,544.91 SF	16.03%
0600 LEVEL	HOTEL GROSS	15,544.91 SF	16.03%
0700 LEVEL	HOTEL GROSS	15,544.91 SF	16.03%
ROOF DECK	HOTEL GROSS	1,742.37 SF	1.80%
		96,977.75 SF	100.00%

CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (96,977.75SF)			
Level	Name	Area	PERCENTAGE (HOTEL GROSS)
0100 LEVEL	LOBBY	1,135.20 SF	1.17%
0300 LEVEL	CAFE INDOOR	1,738.97 SF	1.79%
0300 LEVEL	CAFE OUTDOOR	4,381.98 SF	4.52%
0300 LEVEL	LOUNGE	1,239.07 SF	1.28%
0400 LEVEL	BAR	224.91 SF	0.23%
0400 LEVEL	CABANAS	1,671.00 SF	1.72%
0400 LEVEL	MANGROVE	3,664.59 SF	3.78%
0400 LEVEL	POOL	2,226.00 SF	2.30%
0400 LEVEL	POOL BAR	990.00 SF	1.02%
0400 LEVEL	POOL DECK	6,187.21 SF	6.38%
ROOF DECK	ROOF TOP DECK	1,376.67 SF	1.42%
ROOF DECK	SWIM SPA	192.00 SF	0.20%
ROOF DECK	SWIM SPA DECK	1,754.35 SF	1.81%
		26,781.94 SF	27.62%

CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (26,781.94 SF)			
Level	Name	Area	PERCENTAGE OF AMENITY AREA
0300 LEVEL	CAFE INDOOR	1,738.97 SF	6.49%
0300 LEVEL	CAFE OUTDOOR	4,381.98 SF	16.36%
0400 LEVEL	BAR	224.91 SF	0.84%
0400 LEVEL	POOL BAR	990.00 SF	3.70%
		7,335.86 SF	27.39%

Area Schedule (USE) OCCUPANT LOAD ROOF TOP - HOTEL GUESTS ONLY			
Level	Name	Area	Occupants/Seats/Patrons
ROOF DECK	POOL DECK	1,810.69 SF	121
ROOF DECK	ROOF TOP DECK	1,479.17 SF	99
ROOF DECK	SWIM SPA	192.00 SF	4
			224

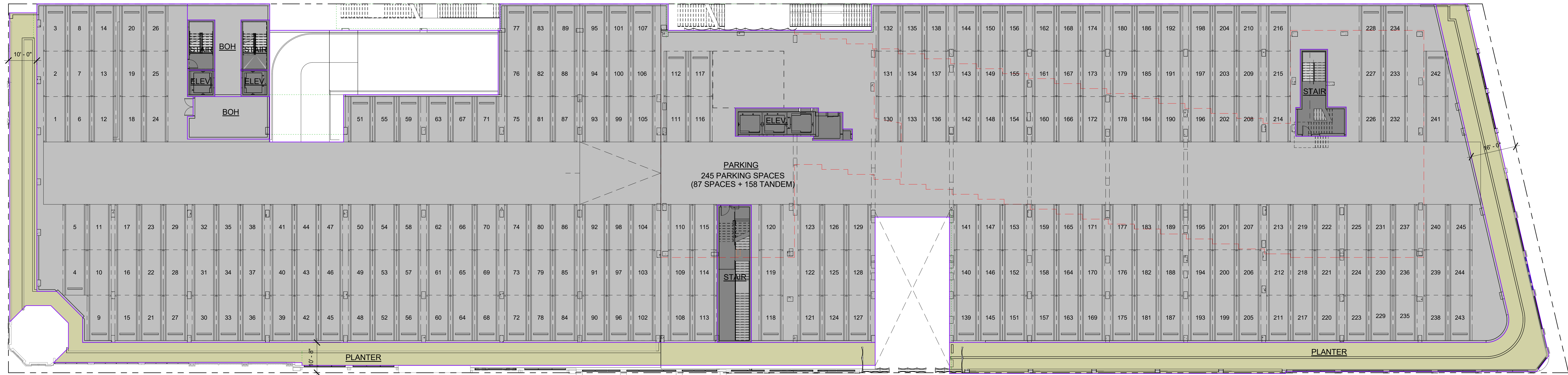
SEATS / PATRONS CALCULATION

Area Schedule (USE) SEATS / PATRONS OUTSIDE				
Level	Name	Area	Seats/Patrons	In/Out
0300 LEVEL	CAFE OUTDOOR	3,819.81 SF	145	OUTSIDE
0400 LEVEL	BAR		125	OUTSIDE
0400 LEVEL	CABANA		34	OUTSIDE
0400 LEVEL	MANGROVE	3,664.59 SF	245	OUTSIDE
0400 LEVEL	POOL DECK	6,186.55 SF	413	OUTSIDE
0400 LEVEL	SWIMMING POOL	2,226.67 SF	45	OUTSIDE
			1007	

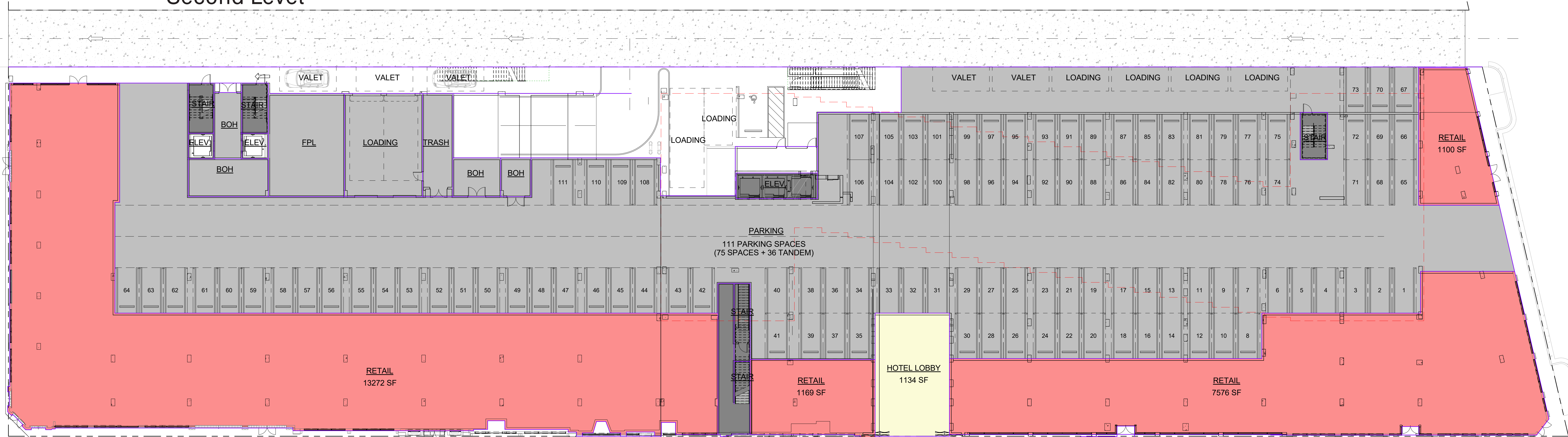
Area Schedule (USE) SEATS / PATRONS INSIDE				
Level	Name	Area	Seats / Patrons	In/Out
0100 LEVEL	HOTEL LOBBY	1,133.89 SF	25	INSIDE
0300 LEVEL	CAFE INDOOR	1,738.97 SF	83	INSIDE
0300 LEVEL	LOUNGE	1,239.07 SF	83	INSIDE
			191	



THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK



Second Level



Ground Floor



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

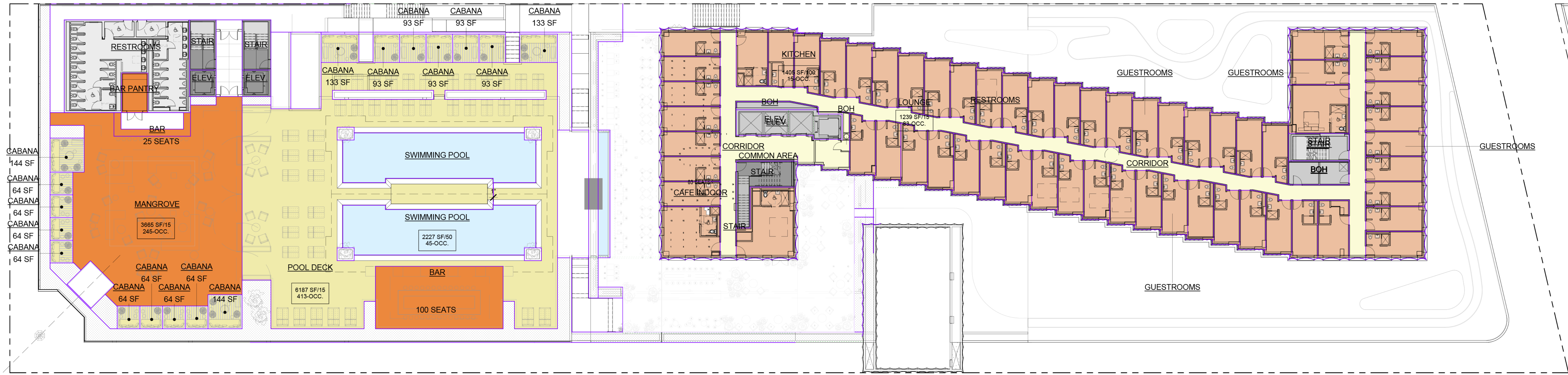
Alternative Parking Layout - Ground Floor, Second Level

Planning Board Modification - Final Submittal / 28 November 2016

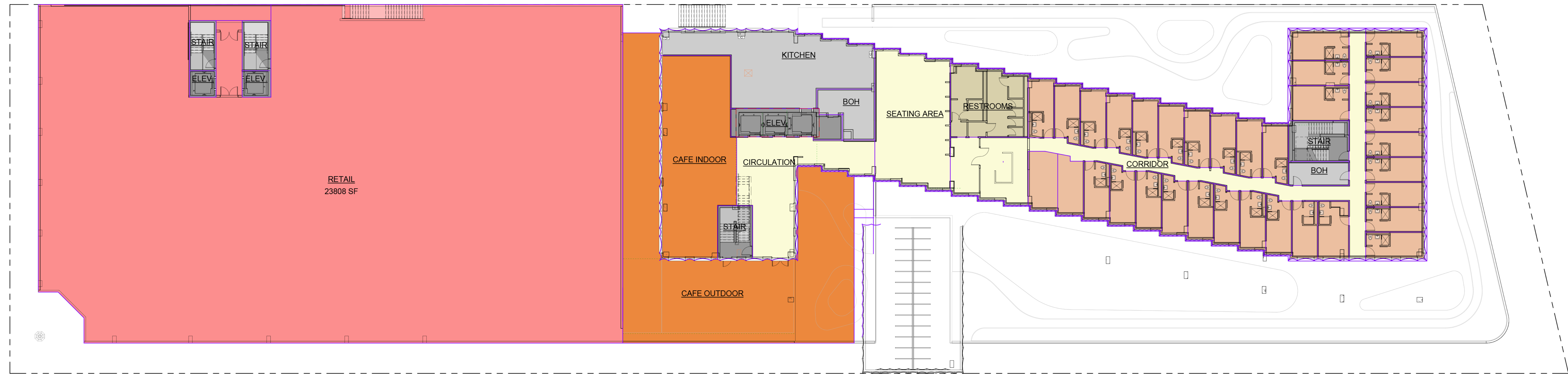
REVISED



THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK



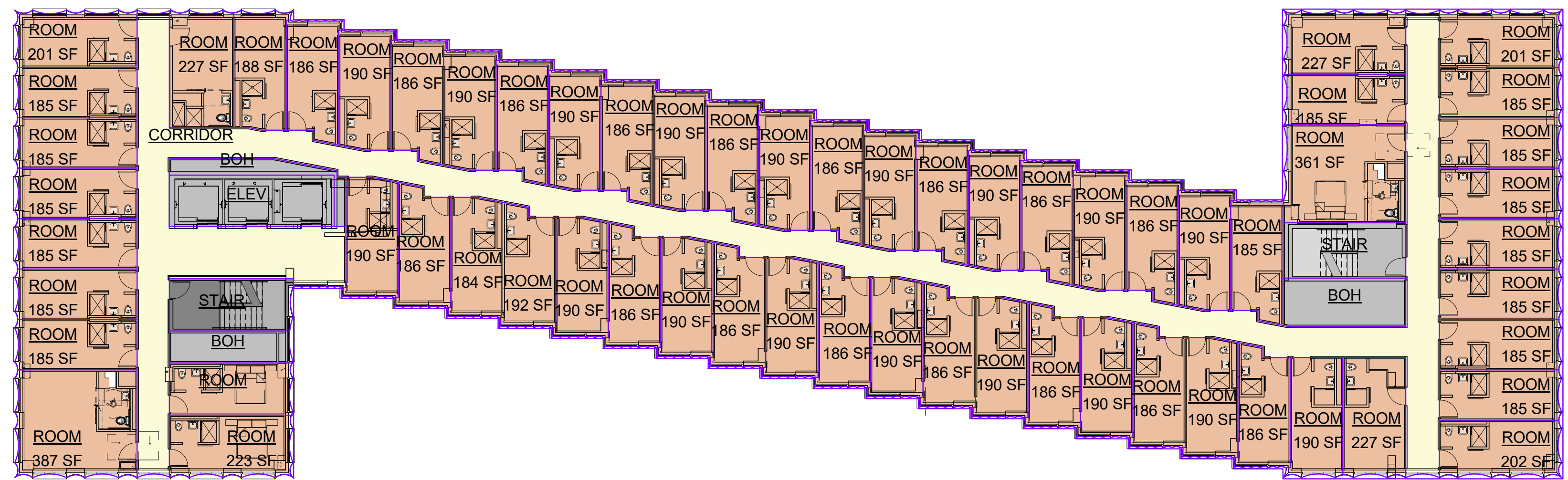
Fourth Level



Third Level



THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK



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

Alternative Parking Layout - Typical Level

Planning Board Modification - Final Submittal / 28 November 2016

REVISED