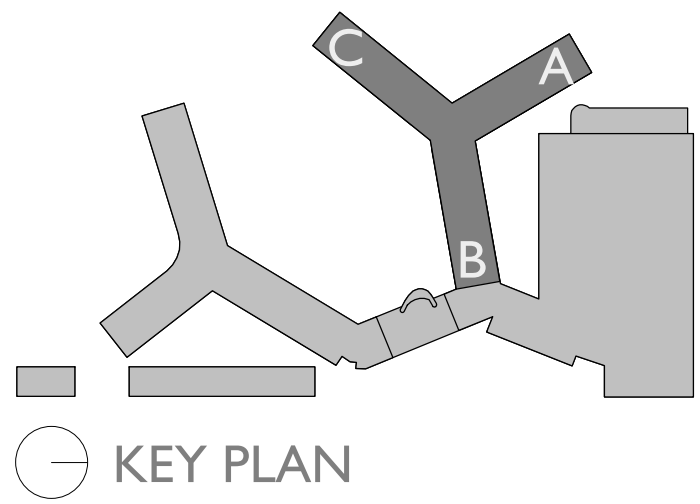




ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - EXISTING (APPROVED)

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

- AMENITY FAR

BALCONY FAR

BALCONY NON FAR

COMMERCIAL FAR

CORE FAR
- MISC. FAR

RESIDENTIAL FAR

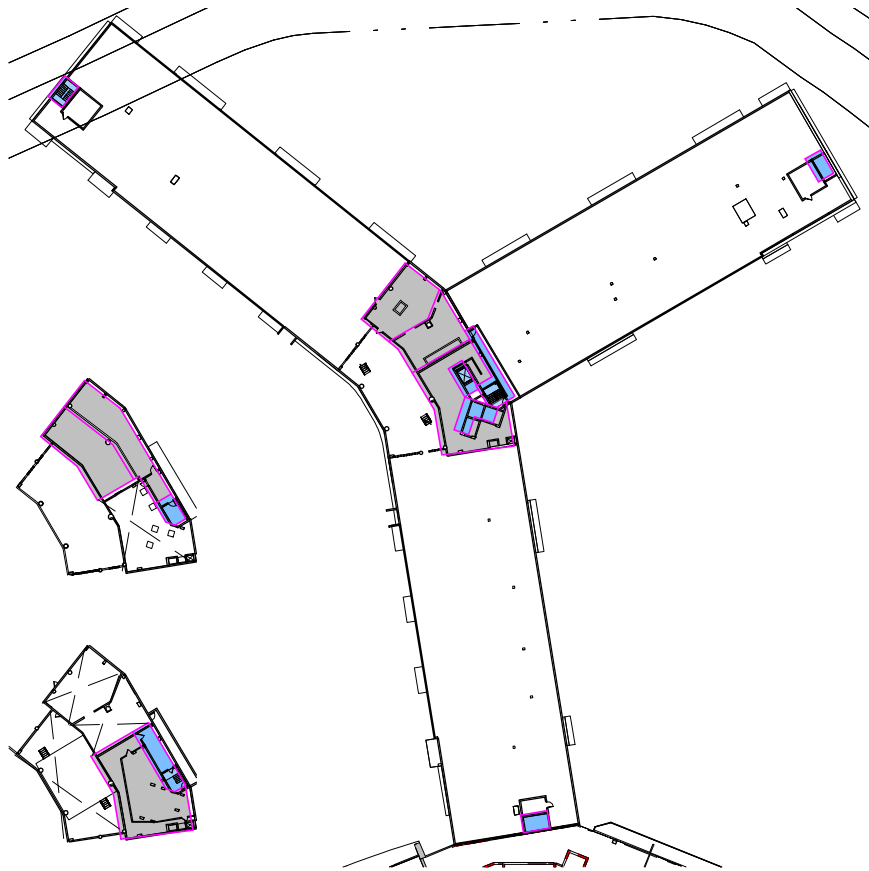
SERVICE BOH FAR

SERVICE BOH NON-FAR

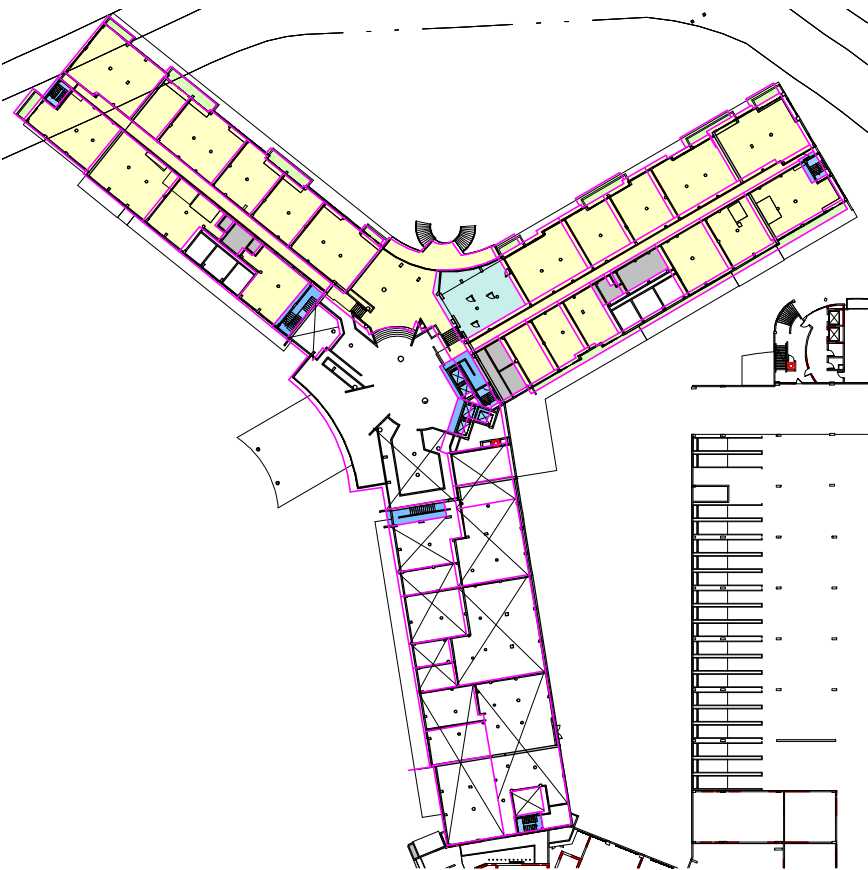
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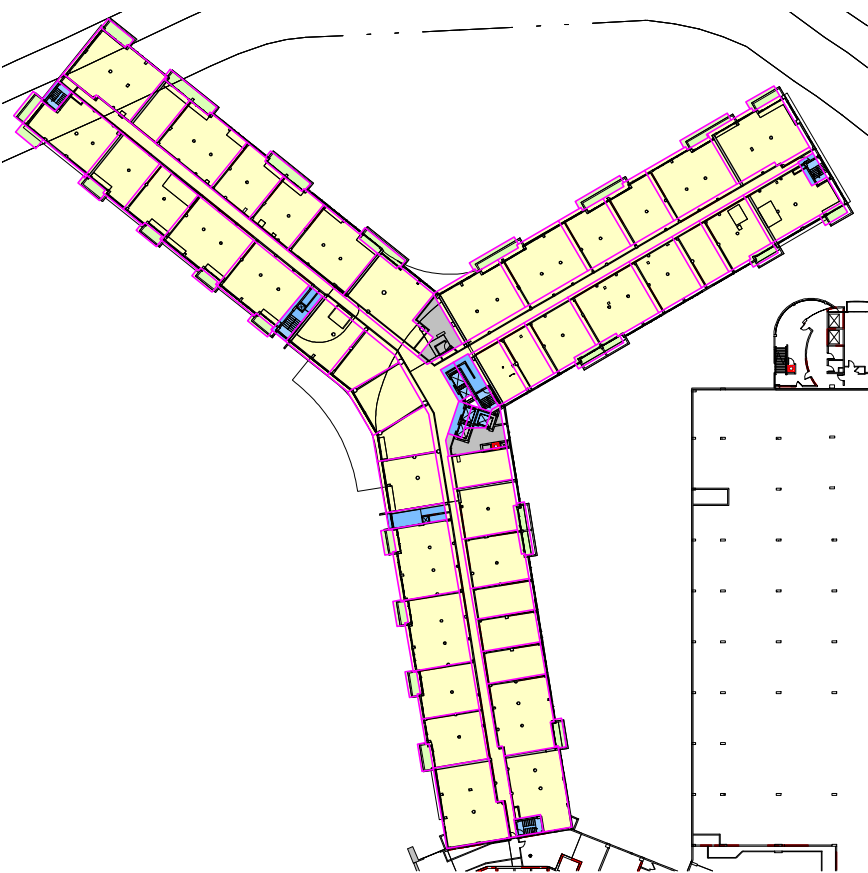
Level I - Existing



Roof - Existing



Mezzanine Level - Existing



Level 2-14 - Existing

FAR - NORTH TOWER - EXISTING			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
North Tower - LOBBY LEVEL			
COMMERCIAL FAR	1,661 SF	1	1,661 SF
CORE FAR	1,619 SF	1	1,619 SF
RESIDENTIAL FAR	29,641 SF	1	29,641 SF
SERVICE BOH FAR	14,498 SF	1	14,498 SF
	47,419 SF		47,419 SF
North Tower - MEZZANINE LEVEL			
COMMERCIAL FAR	1,254 SF	1	1,254 SF
CORE FAR	1,598 SF	1	1,598 SF
RESIDENTIAL FAR	24,027 SF	1	24,027 SF
SERVICE BOH FAR	1,317 SF	1	1,317 SF
	28,196 SF		28,196 SF
North Tower - LEVEL 2-14			
CORE FAR	1,584 SF	13	20,597 SF
RESIDENTIAL FAR	43,709 SF	13	568,219 SF
SERVICE BOH FAR	851 SF	13	11,065 SF
	46,145 SF		599,881 SF
North Tower - ROOF LEVEL			
CORE FAR	1,111 SF	1	1,111 SF
SERVICE BOH FAR	3,052 SF	1	3,052 SF
	4,163 SF		4,163 SF
North Tower - ELEVATOR MECH RM			
CORE FAR	361 SF	1	361 SF
SERVICE BOH FAR	1,589 SF	1	1,589 SF
	1,950 SF		1,950 SF
North Tower - TANK ROOM			
CORE FAR	140 SF	1	140 SF
SERVICE BOH FAR	2,035 SF	1	2,035 SF
	2,175 SF		2,175 SF
NORTH TOWER TOTAL	130,047 SF		683,784 SF

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Jonathan Cardello Lic. # AR93391

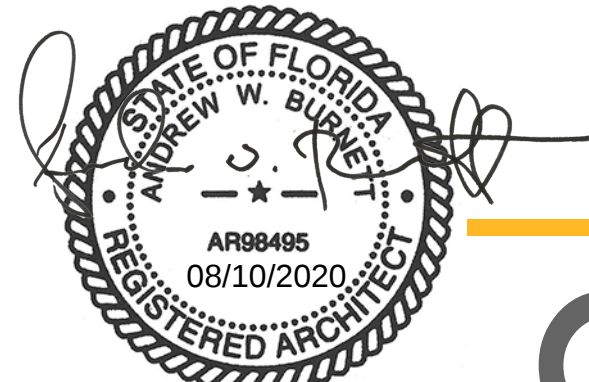


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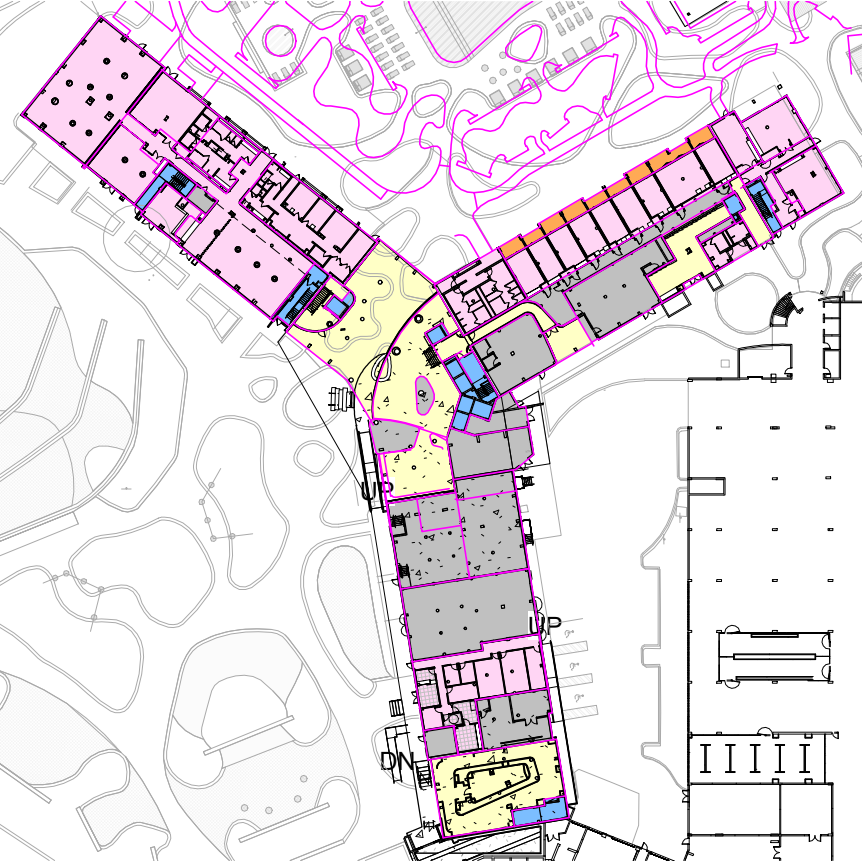
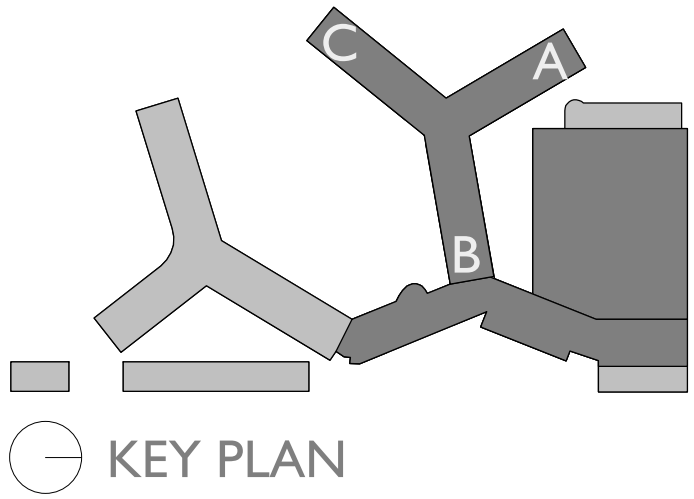
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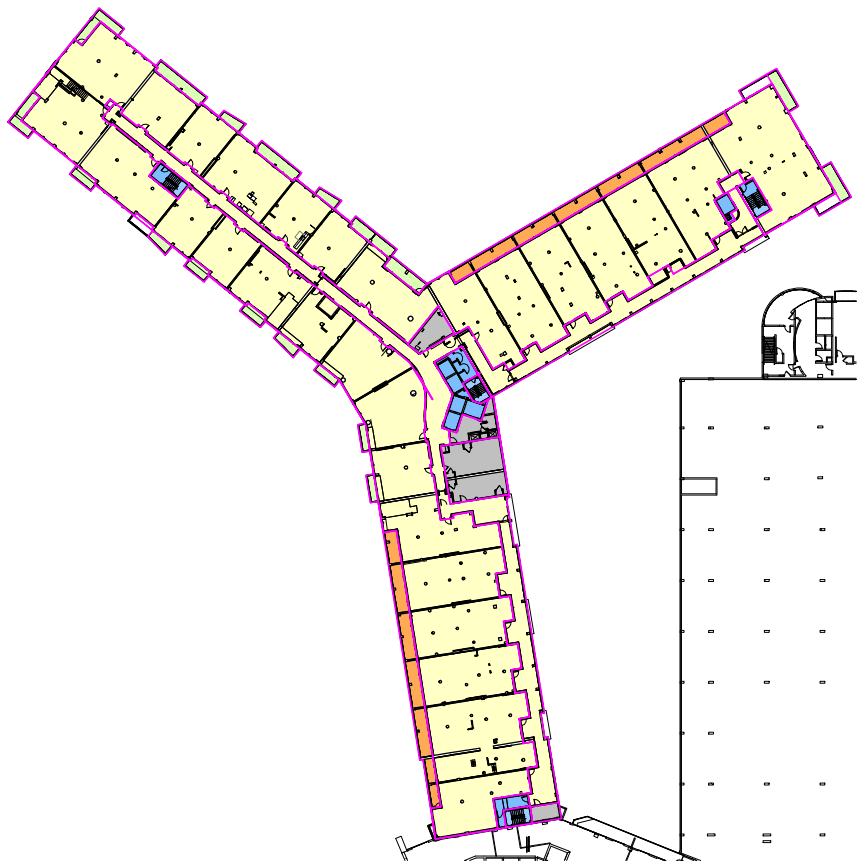
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ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - PREVIOUSLY APPROVED

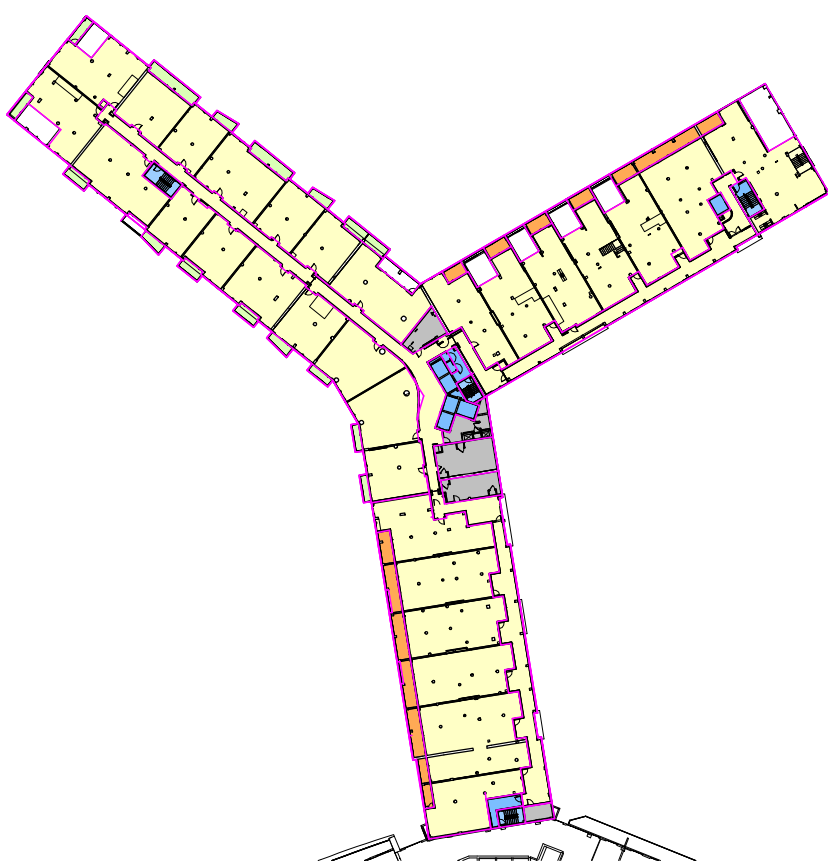
FLAMINGO NORTH TOWER PERMIT
No: BC1910575



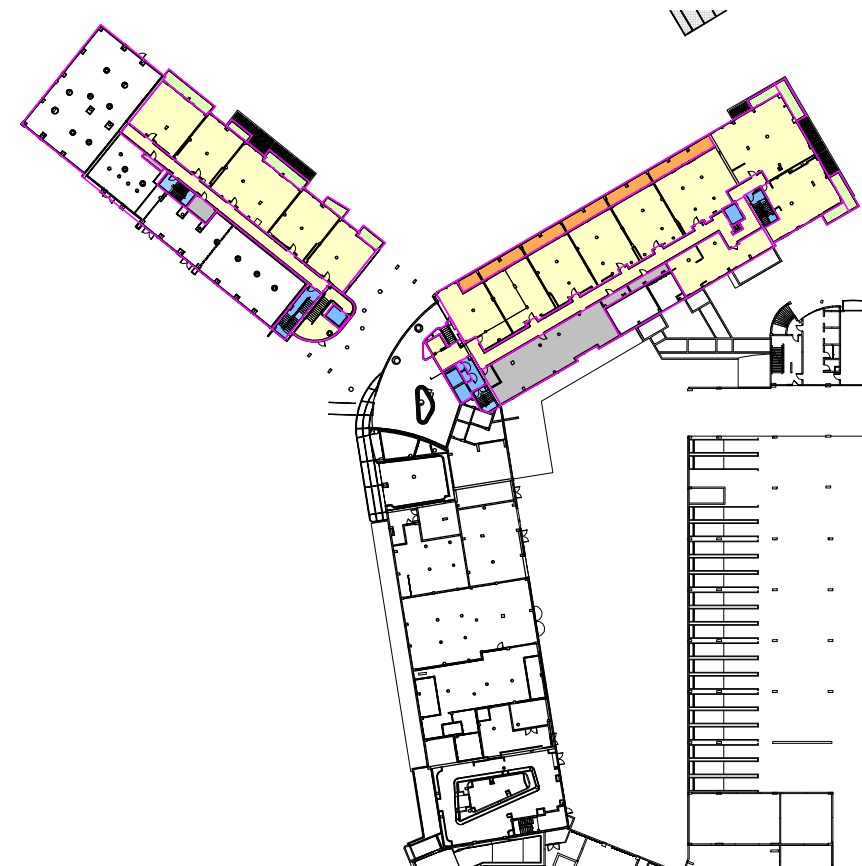
Level 1 - Proposed



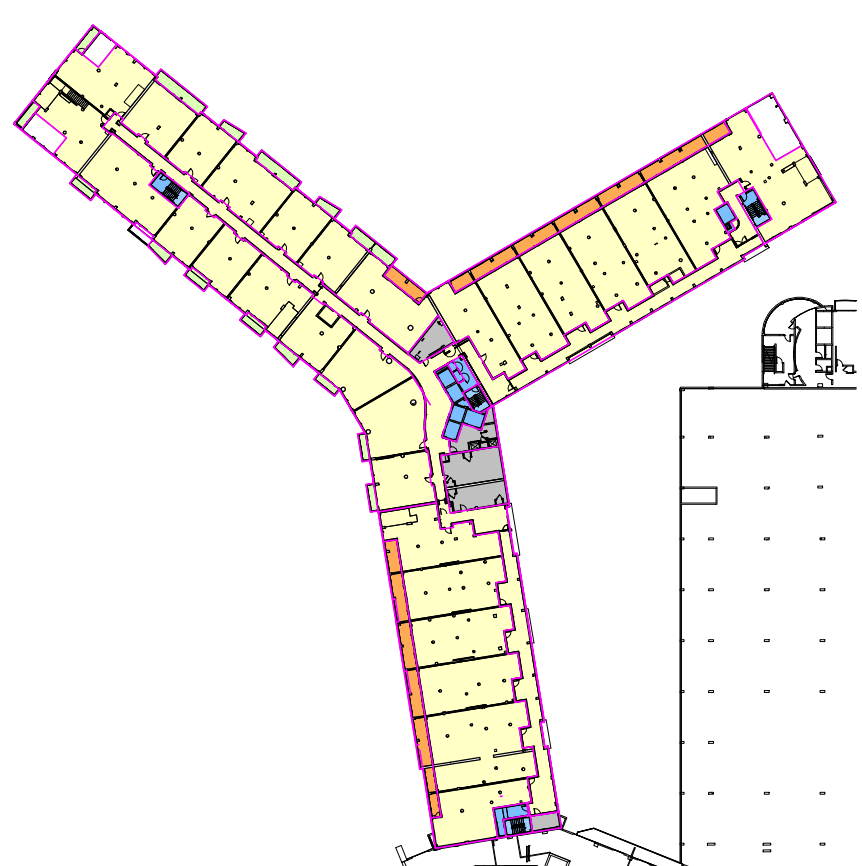
Level 3,5,7,9,&11 - Proposed



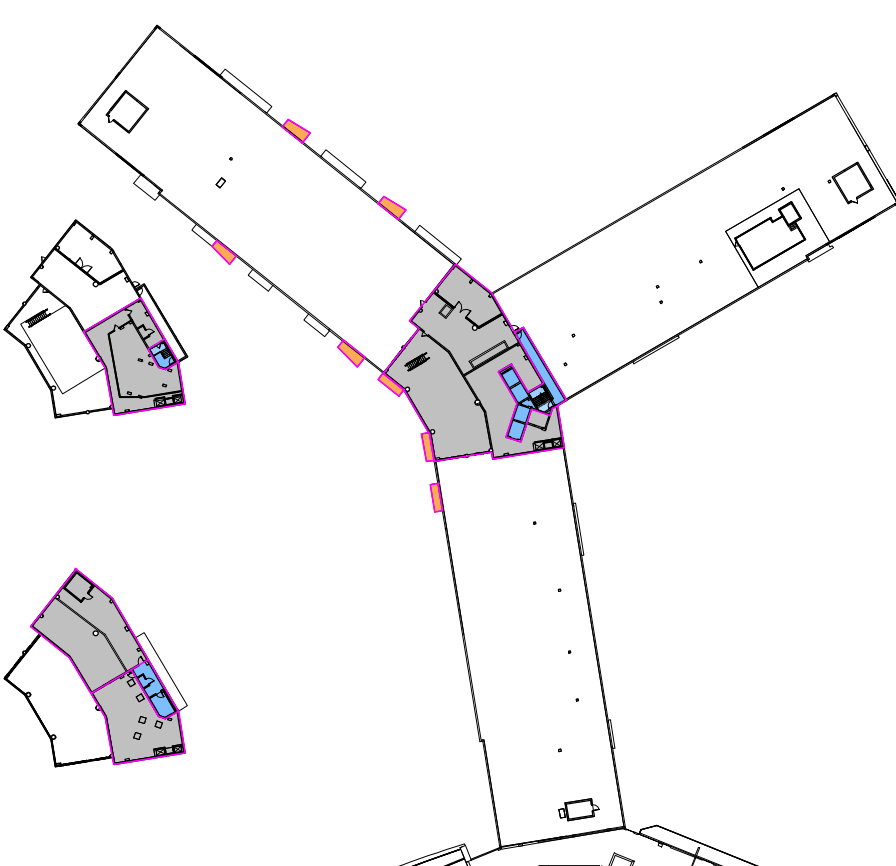
Level 14 - Proposed



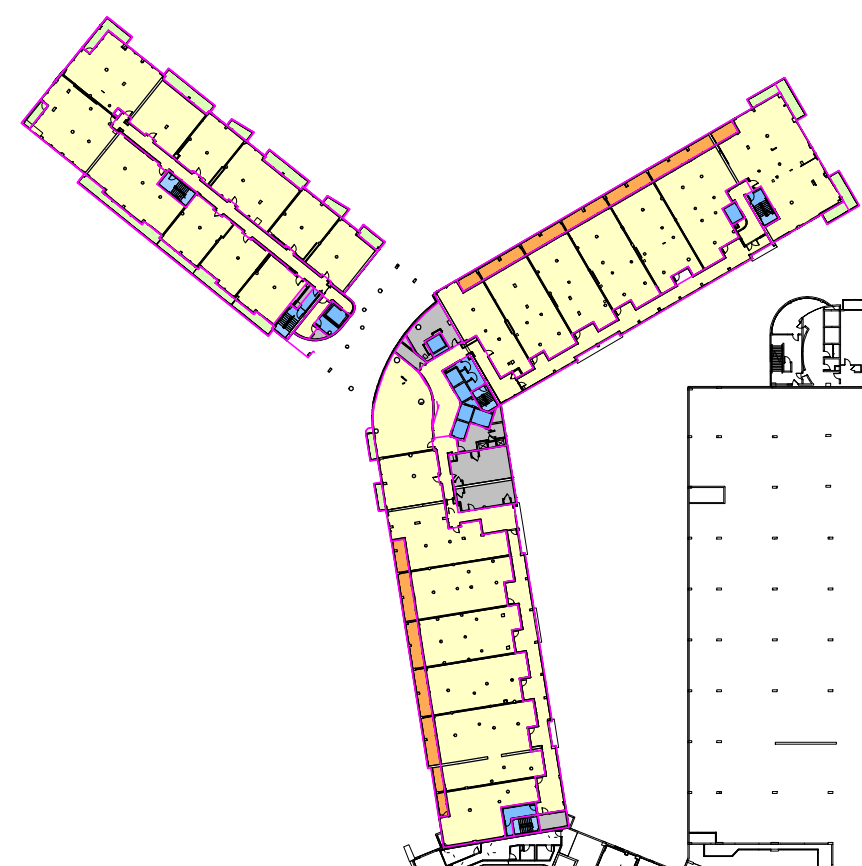
Mezzanine Level - Proposed



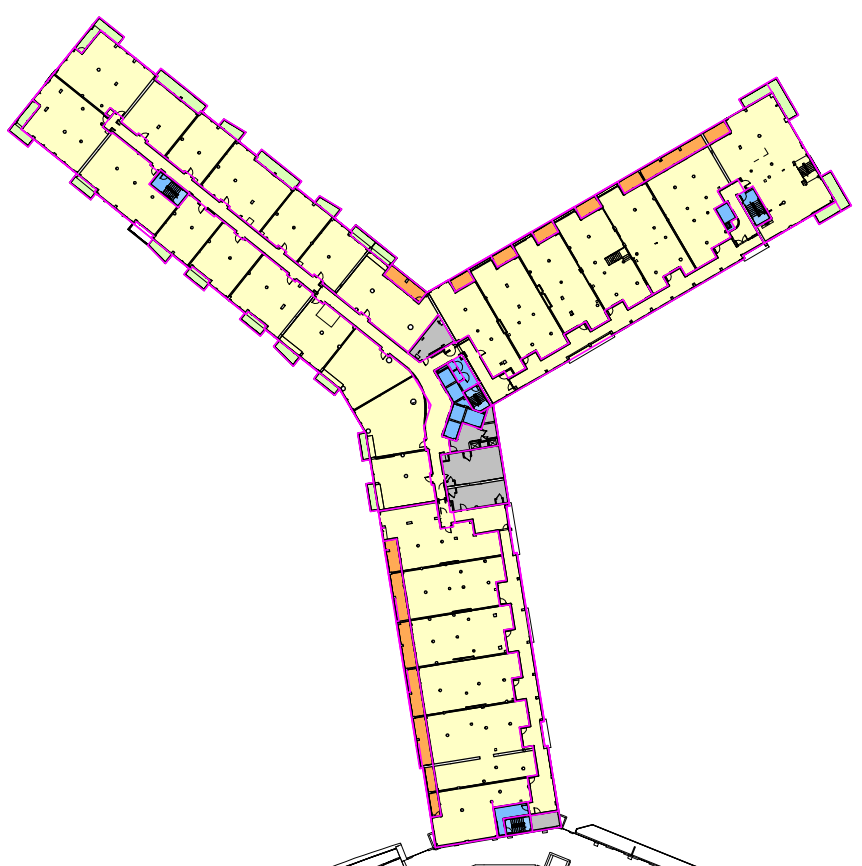
Level 4,6,8,10, & 12 - Proposed



Roof - Proposed



Level 2 - Proposed



Level 13 - Proposed

FAR NORTH TOWER - PROPOSED			
AREAS FAR / NON-FAR	Area Per Floor	Number of Floors	TOTAL AREA
Not Placed			
BALCONY FAR	0 SF		0 SF
CORE FAR	0 SF		0 SF
RESIDENTIAL FAR	0 SF		0 SF
SERVICE BOH FAR	0 SF		0 SF
SERVICE BOH NON-FAR	0 SF		0 SF
North Tower - LEVEL 1			
AMENITY FAR	20,217 SF	1	20,217 SF
BALCONY FAR	838 SF	1	838 SF
CORE FAR	2,170 SF	1	2,170 SF

FAR NORTH TOWER - PROPOSED			
AREAS FAR / NON-FAR	Area Per Floor	Number of Floors	TOTAL AREA
RESIDENTIAL FAR	10,496 SF		8,655 SF
SERVICE BOH FAR	12,655 SF	1	12,655 SF
	46,377 SF		44,535 SF
North Tower - MEZZANINE LEVEL			
BALCONY FAR	1,068 SF	1	1,068 SF
CORE FAR	1,272 SF	1	1,272 SF
RESIDENTIAL FAR	16,153 SF	1	16,153 SF
SERVICE BOH FAR	1,828 SF	1	1,828 SF
	20,322 SF		20,322 SF
North Tower - LEVEL 2			
BALCONY FAR	2,115 SF	1	2,115 SF
CORE FAR	1,990 SF	1	1,990 SF
RESIDENTIAL FAR	37,575 SF	1	37,575 SF
SERVICE BOH FAR	2,048 SF	1	2,048 SF
	43,728 SF		43,728 SF
North Tower - LEVEL 3			
BALCONY FAR	2,144 SF	5	10,719 SF
CORE FAR	1,471 SF	5	7,353 SF
RESIDENTIAL FAR	41,046 SF	5	205,230 SF
SERVICE BOH FAR	1,679 SF	5	8,393 SF
	46,339 SF		231,694 SF
North Tower - LEVEL 4			
BALCONY FAR	2,328 SF	5	11,639 SF
CORE FAR	1,465 SF	5	7,323 SF
RESIDENTIAL FAR	40,123 SF	5	200,613 SF
SERVICE BOH FAR	1,672 SF	5	8,358 SF
	45,587 SF		227,933 SF
Central Tower - Level 7			
CORE FAR	833 SF		0 SF
	833 SF		0 SF
Top of Mezzanine			
CORE FAR	755 SF		0 SF
RESIDENTIAL FAR	5,650 SF		0 SF
SERVICE BOH FAR	71 SF		0 SF
	6,477 SF		0 SF
North Tower - LEVEL 13			
BALCONY FAR	1,946 SF	1	1,946 SF
CORE FAR	1,470 SF	1	1,470 SF
RESIDENTIAL FAR	41,412 SF	1	41,412 SF
SERVICE BOH FAR	1,673 SF	1	1,673 SF
	46,501 SF		46,501 SF
North Tower - LEVEL 14			
BALCONY FAR	1,754 SF	1	1,754 SF
CORE FAR	1,443 SF	1	1,443 SF
RESIDENTIAL FAR	39,671 SF	1	39,671 SF
SERVICE BOH FAR	1,678 SF	1	1,678 SF
	44,546 SF		44,546 SF
North Tower - ROOF LEVEL			
BALCONY FAR	474 SF	1	474 SF
CORE FAR	717 SF	1	717 SF
SERVICE BOH FAR	5,171 SF	1	5,171 SF
	6,362 SF		6,362 SF
North Tower - ELEVATOR MECH RM			
CORE FAR	140 SF	1	140 SF
SERVICE BOH FAR	1,802 SF	1	1,802 SF
	1,942 SF		1,942 SF
North Tower - TANK ROOM			
CORE FAR	318 SF	1	318 SF
SERVICE BOH FAR	3,343 SF	1	3,343 SF
	3,661 SF		3,661 SF
NORTH TOWER TOTAL			671,224 SF

FLAMINGO
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Andrew Burnett Lic. # AR98495

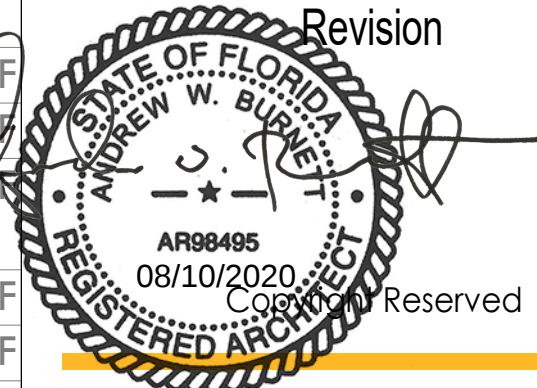
Tel: (305) 482-8700 / Fax: (305) 482-8770



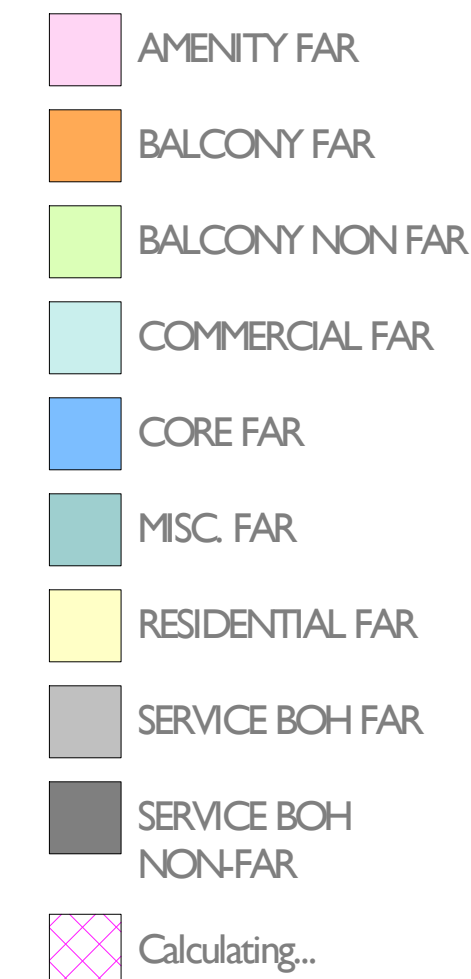
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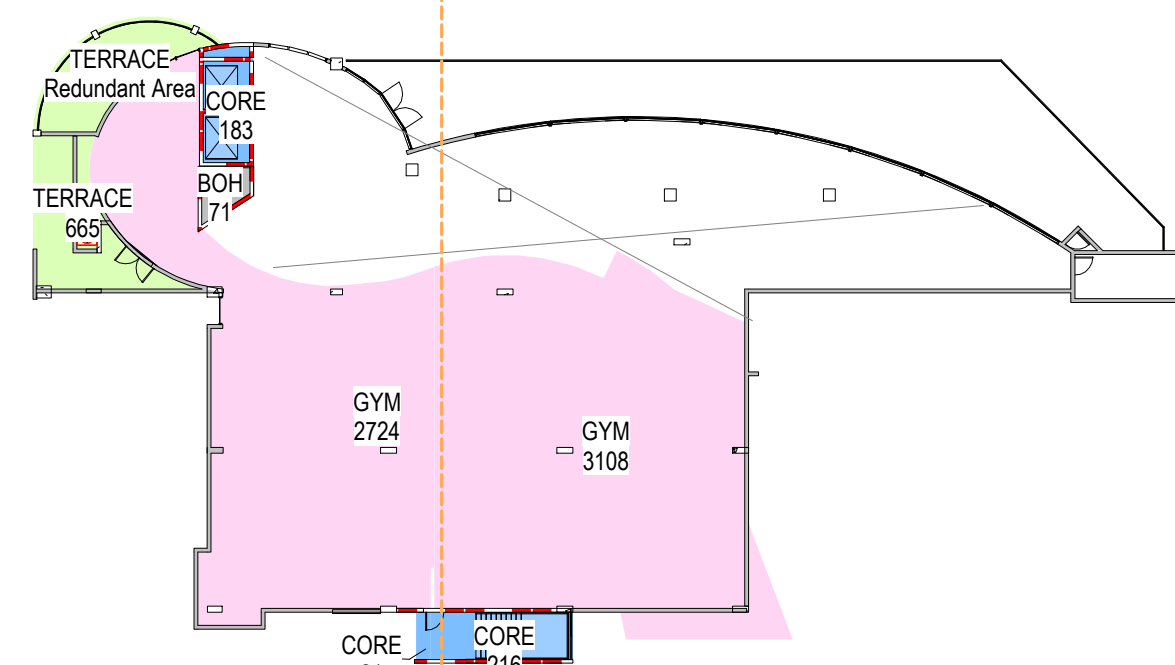
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FAR - CENTRAL TOWER LEVEL 7 - EXISTING	
FAR AREAS	AREA
RM-2	
CORE FAR	337 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	8,768 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	26,758 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	28,305 SF

NON FAR - CENTRAL TOWER LEVEL 7 - EXISTING	
NON FAR AREAS	AREA
RM-2	
BALCONY NON FAR	3,175 SF
RM-2 TOTAL	3,175 SF
RM-3	
BALCONY NON FAR	6,524 SF
RM-3 TOTAL	6,524 SF

SCALE: 1/32" = 1'-0"



SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"

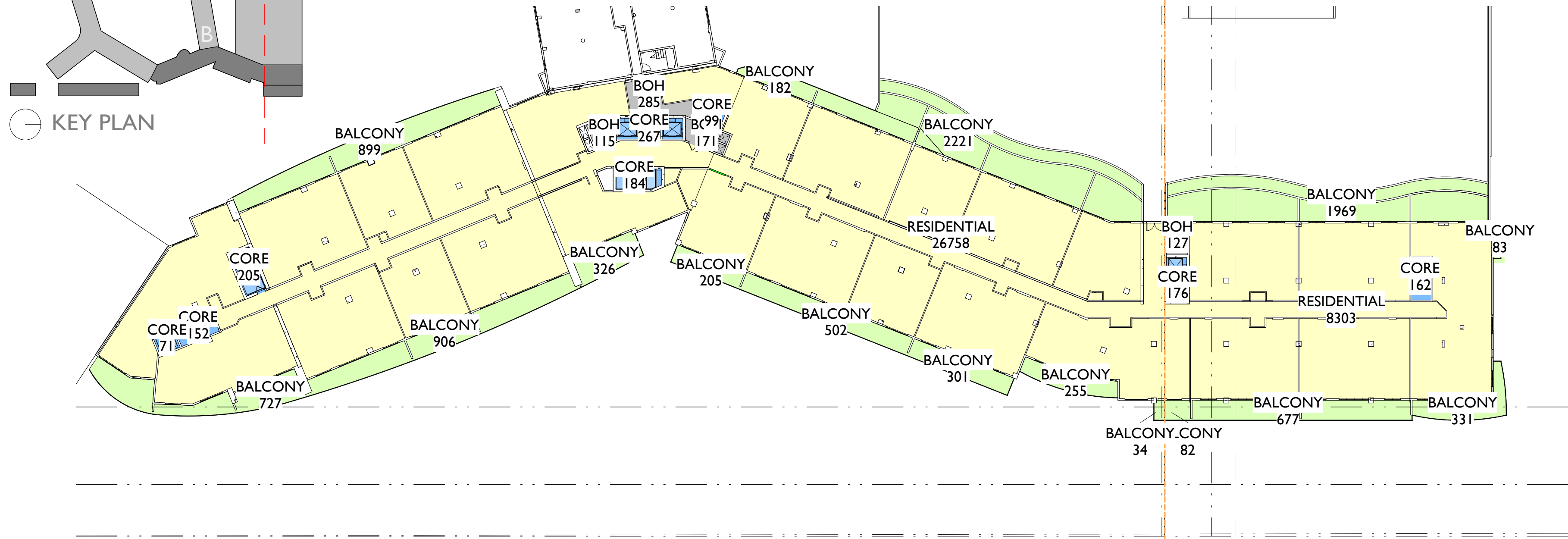
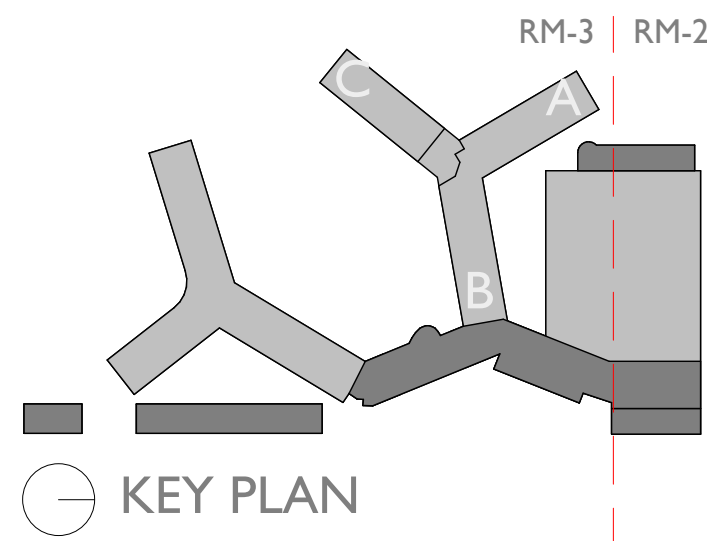


SCALE: 1/32" = 1'-0"

FAR - CENTRAL TOWER LEVEL 8-15 & GYM - EXISTING	
FAR AREAS	AREA
RM-2	
Central Tower - Level 8-15 & Garden Apartments Gym	
AMENITY FAR	5,366 SF
CORE FAR	751 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	3,108 SF
CORE FAR	216 SF
RM-2 TOTAL	17,871 SF
RM-3	
Central Tower - Level 8-15 & Garden Apartments Gym	
AMENITY FAR	3,854 SF
BALCONY FAR	290 SF
CORE FAR	1,333 SF
RESIDENTIAL FAR	26,983 SF
SERVICE BOH FAR	570 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	2,724 SF
CORE FAR	204 SF
SERVICE BOH FAR	71 SF
RM-3 TOTAL	36,028 SF

NON FAR - CENTRAL TOWER LEVEL 8-15 & GYM - EXISTING	
NON FAR AREAS	AREA
RM-2	
Central Tower - Level 8-15 & Garden Apartments Gym	
BALCONY NON FAR	3,616 SF
RM-2 TOTAL	3,616 SF
RM-3	
Central Tower - Level 8-15 & Garden Apartments Gym	
BALCONY NON FAR	5,282 SF
Garden Apartments Gym Mezzanine	
BALCONY NON FAR	665 SF
RM-3 TOTAL	5,947 SF

Scale: $1/32" = 1'-0"$
Note: When printed on 11 x 17 paper scale is halved

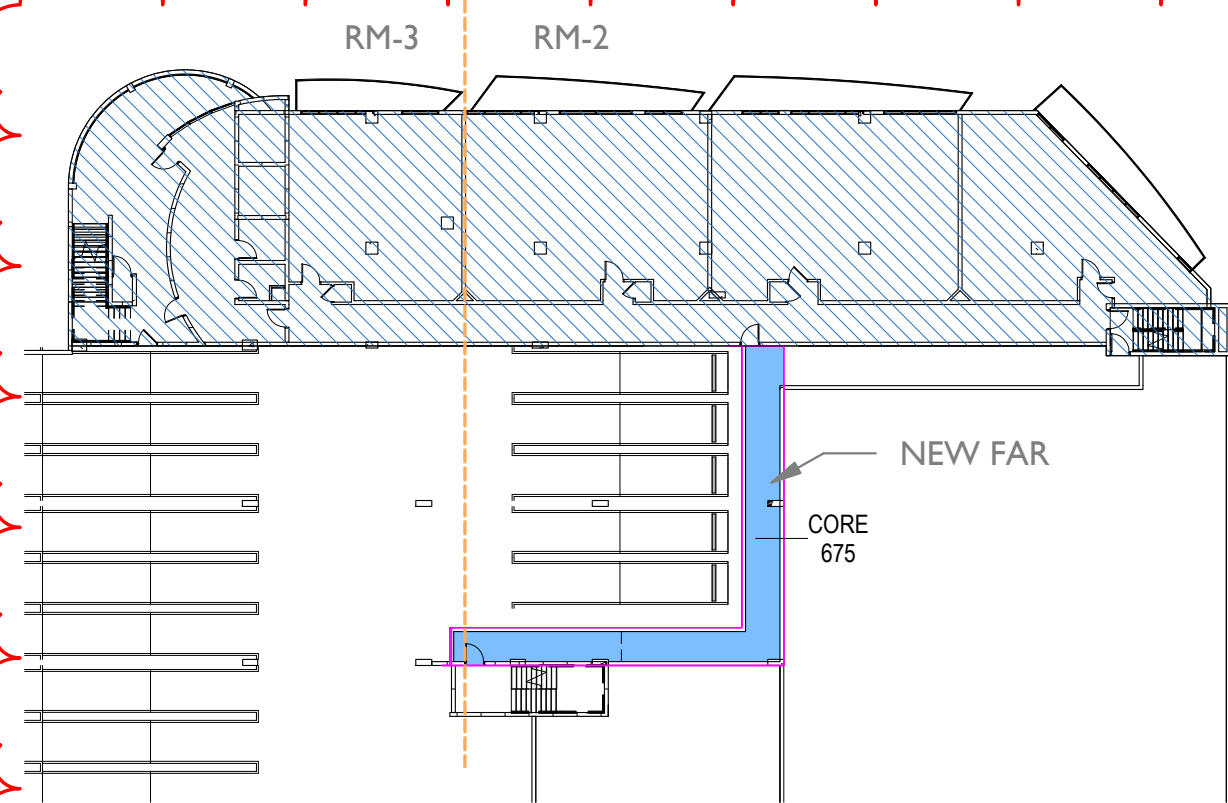


ZONING ANALYSIS FAR - PROPOSED

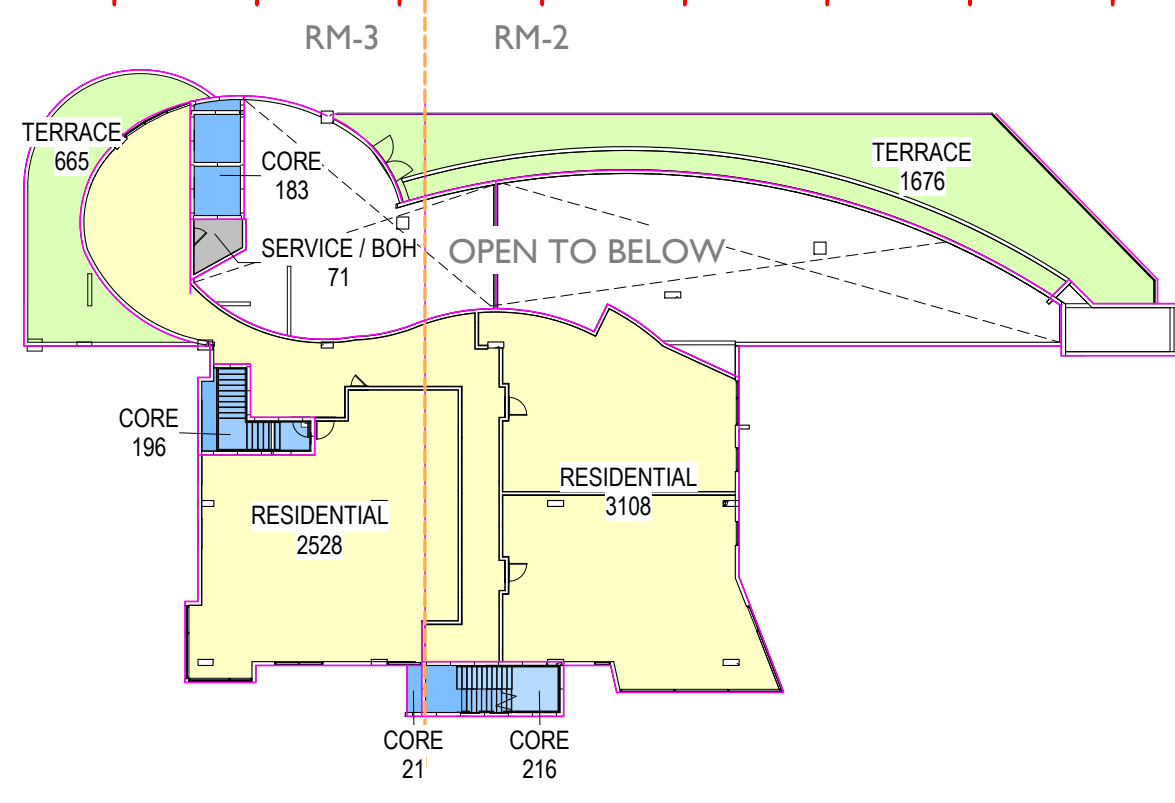
FAR - CENTRAL TOWER LEVEL 7	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	1,012 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	9,443 SF
NEW FAR IN LEVEL 7, RM-2: 675 SF	
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	26,758 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	28,305 SF

NON FAR - CENTRAL TOWER LEVEL 7	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	3,176 SF
RM-2	3,176 SF
RM-3	
BALCONY NON FAR	6,525 SF
RM-3	6,525 SF

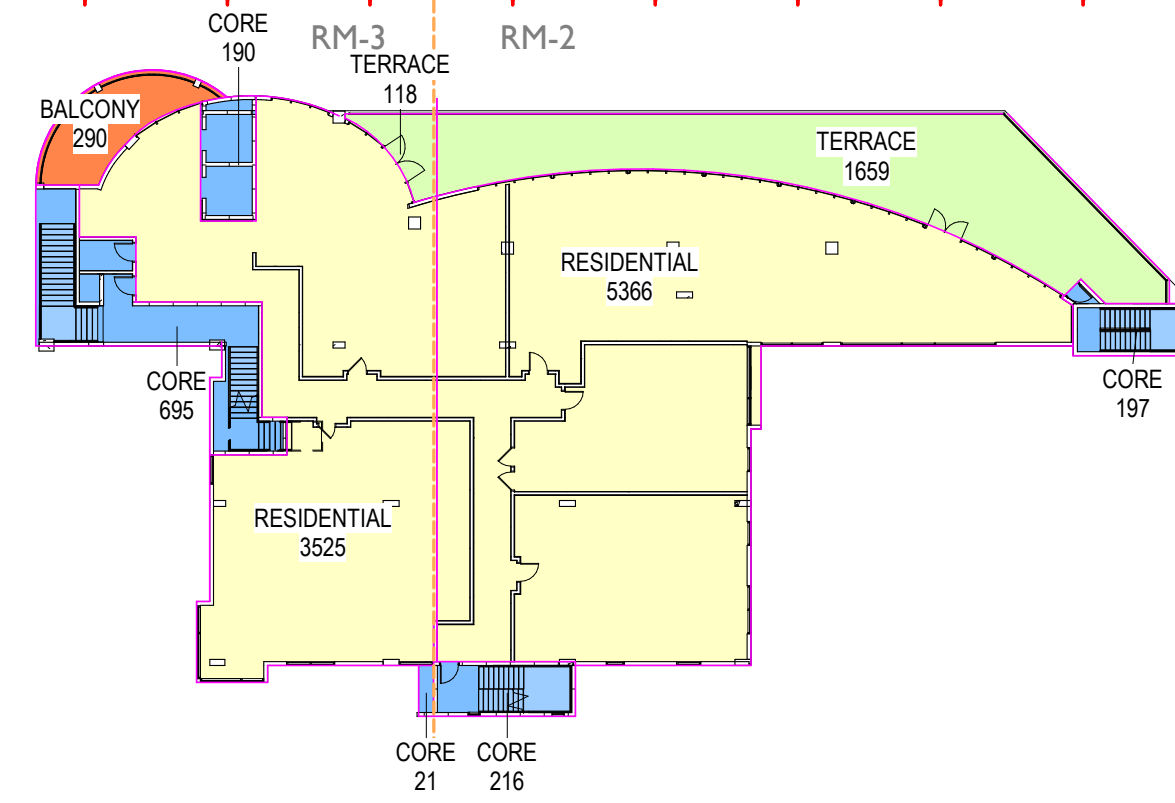
Central Tower - Level 7
SCALE: 1/32" = 1'-0"



Central Tower - Level 7 - PG
SCALE: 1/32" = 1'-0"



GARDEN APT.- LEVEL 9
SCALE: 1/32" = 1'-0"

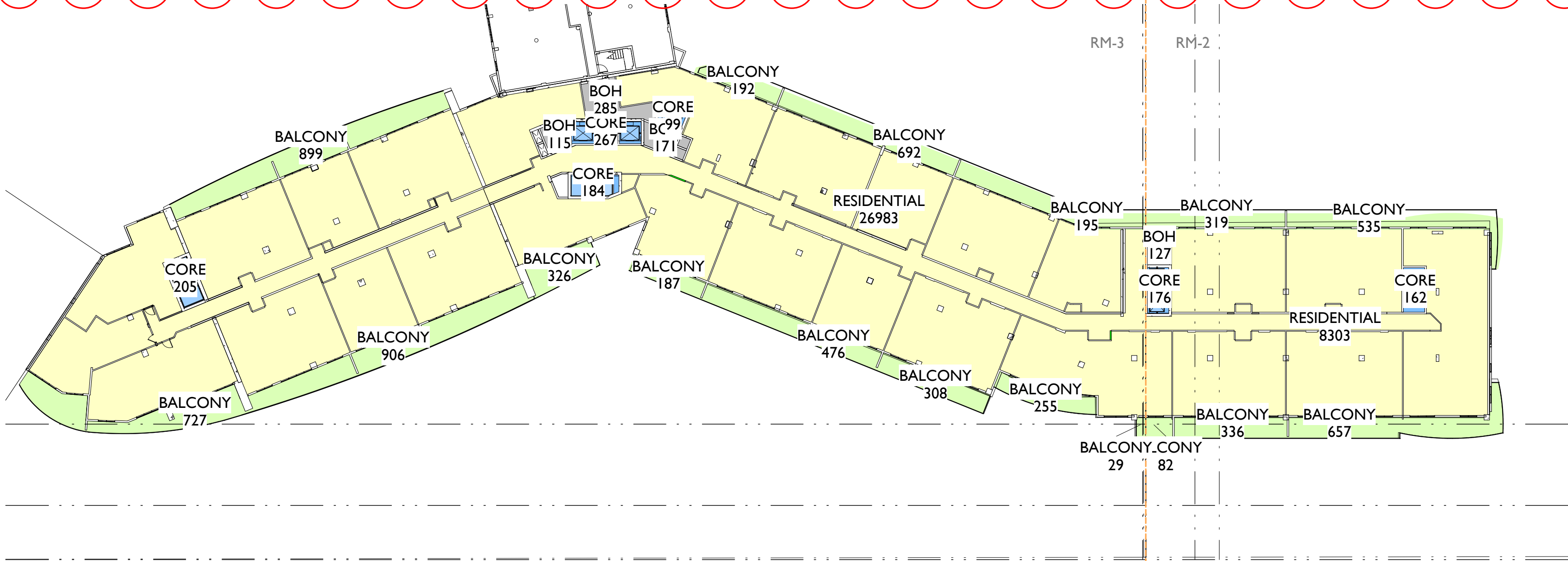


GARDEN APT - LEVEL 8
SCALE: 1/32" = 1'-0"

FAR - C.T LEVEL 8 & GARDEN APT. LEVEL 8	
FAR AREAS	AREA PER FLOOR
RM-2	
Central tower Level 8-15 & Garden Apt. Level 8	
CORE FAR	414 SF
CORE FAR	337 SF
RESIDENTIAL FAR	5,366 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
	14,547 SF
Garden Apartments -Level 9	
CORE FAR	216 SF
RESIDENTIAL FAR	3,108 SF
	3,324 SF
RM-2 TOTAL	17,871 SF
RM-3	
Central tower Level 8-15 & Garden Apt. Level 8	
BALCONY FAR	290 SF
CORE FAR	907 SF
CORE FAR	754 SF
RESIDENTIAL FAR	3,525 SF
RESIDENTIAL FAR	26,983 SF
SERVICE BOH FAR	570 SF
	33,030 SF
Garden Apartments -Level 9	
CORE FAR	399 SF
RESIDENTIAL FAR	2,528 SF
SERVICE BOH FAR	71 SF
	2,998 SF
RM-3 TOTAL	36,028 SF

NON FAR - CENTRAL TOWER LEVEL 8-15 & GYM	
NON FAR AREAS	AREA
RM-2	
Central tower Level 8-15 & Garden Apt. Level 8	
BALCONY NON FAR	3,616 SF
RM-2 TOTAL	3,616 SF
RM-3	
Central tower Level 8-15 & Garden Apt. Level 8	
BALCONY NON FAR	5,282 SF
Garden Apartments -Level 9	
BALCONY NON FAR	665 SF
RM-3 TOTAL	5,947 SF

Central Tower - Level 8-15
SCALE: 1/32" = 1'-0"



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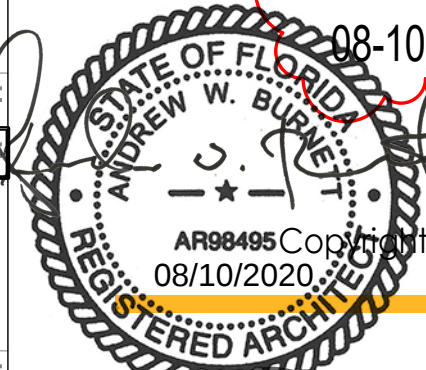
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