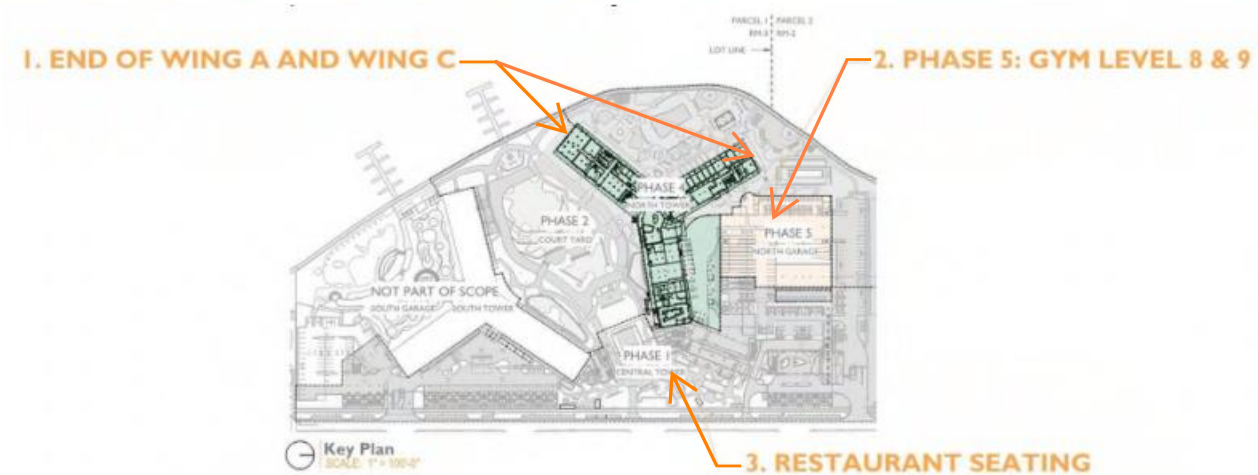


FLAMINGO POINT

DRB APPLICATION NO. DRB20-0577

Aerial photograph - Flamingo Point



Historical background - DRB approvals:

Project was approved in 2017:

DRB approval DRB 17-0160:

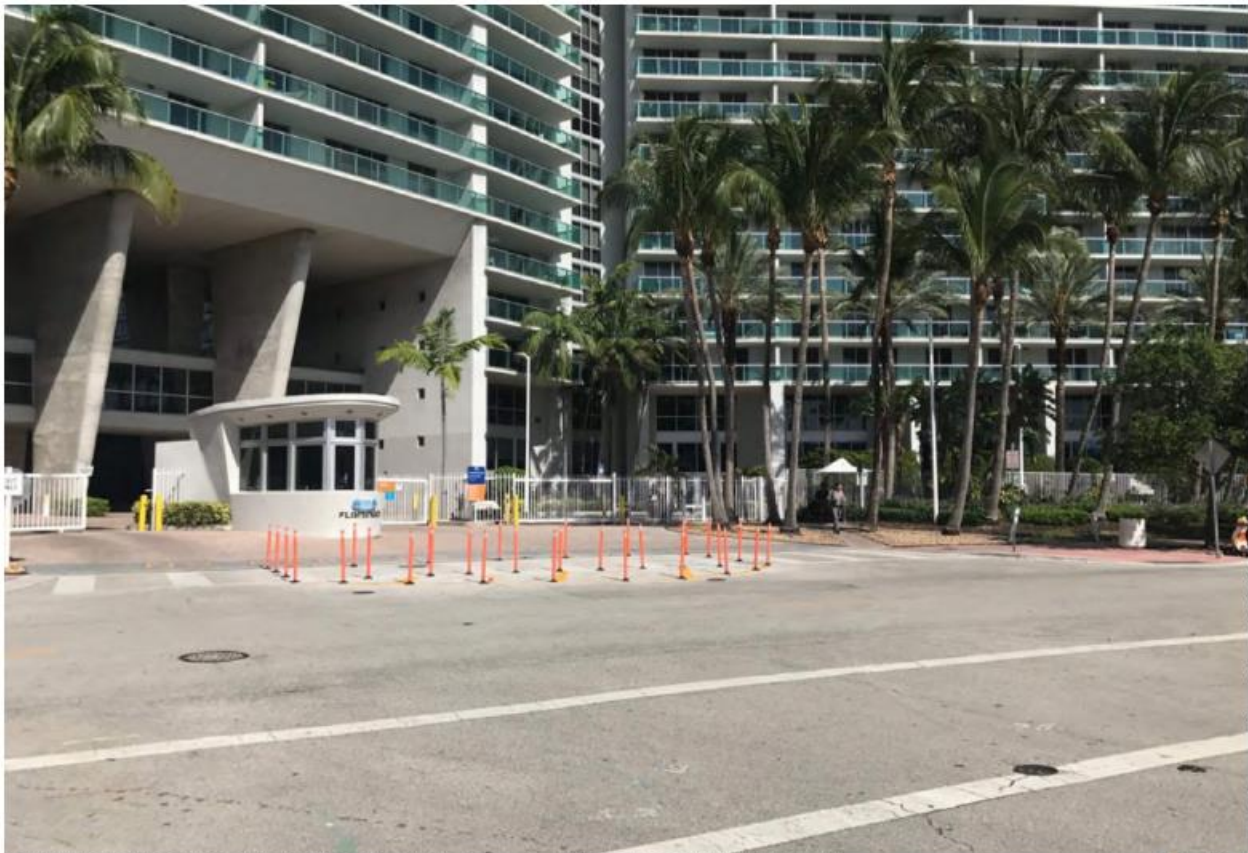
Design modifications and renovations to the exterior and interior portions of the existing North and Central Towers of Flamingo Apartments, a multi-tower residential development, including extensive landscaping at the front of the property, and interior central courtyard, changes to vehicular circulation and pick-up/drop off locations.

Approval for Phased development:

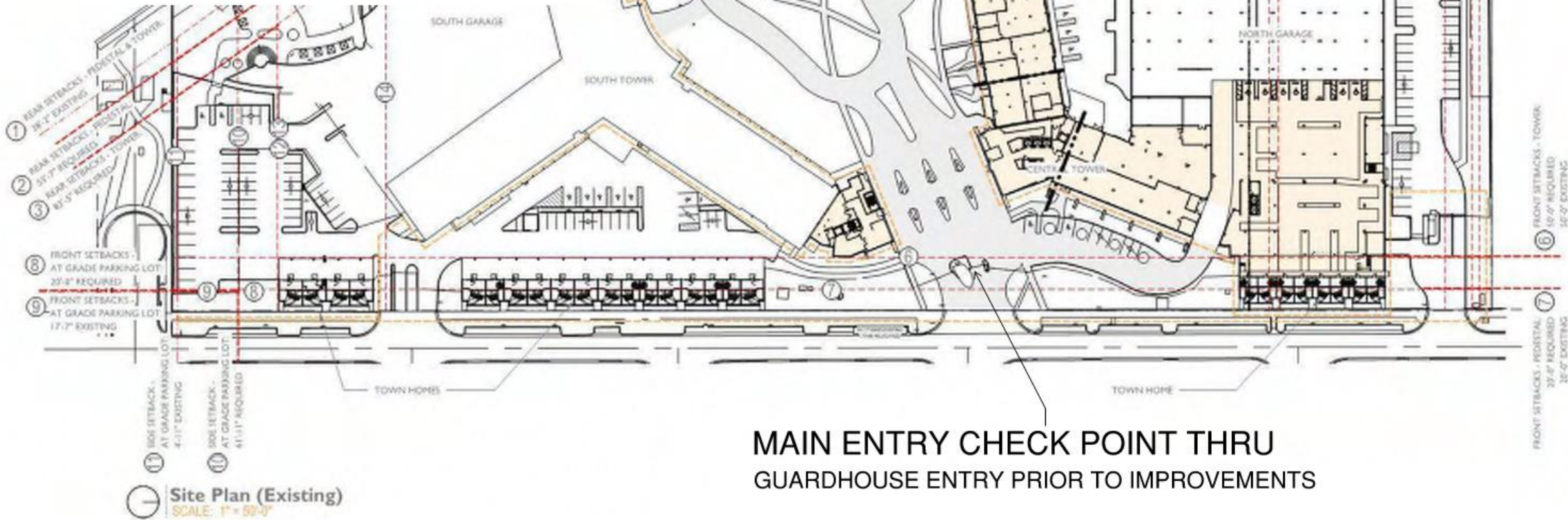
DRB approval DRB17- 0216:

Modification to allow the project to take place in 4 phases.

SITE PLAN OF EXISTING CONDITIONS PRIOR TO IMPROVEMENTS



GUARDHOUSE ENTRY PRIOR TO IMPROVEMENTS



MAIN ENTRY CHECK POINT THRU GUARDHOUSE ENTRY PRIOR TO IMPROVEMENTS

EXISTING CONDITIONS PRIOR TO RENOVATION WORK INCLUDED AS PART OF 2017 DRB - FOR REFERENCE ONLY
EXISTING SITE PLAN

FLAMINGO
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One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
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PHASES AND IMPROVEMENTS: 4 phases previously approved

Current permitted site plan and phases through DRB and subsequent staff approvals



PHASE 2- COURTYARD

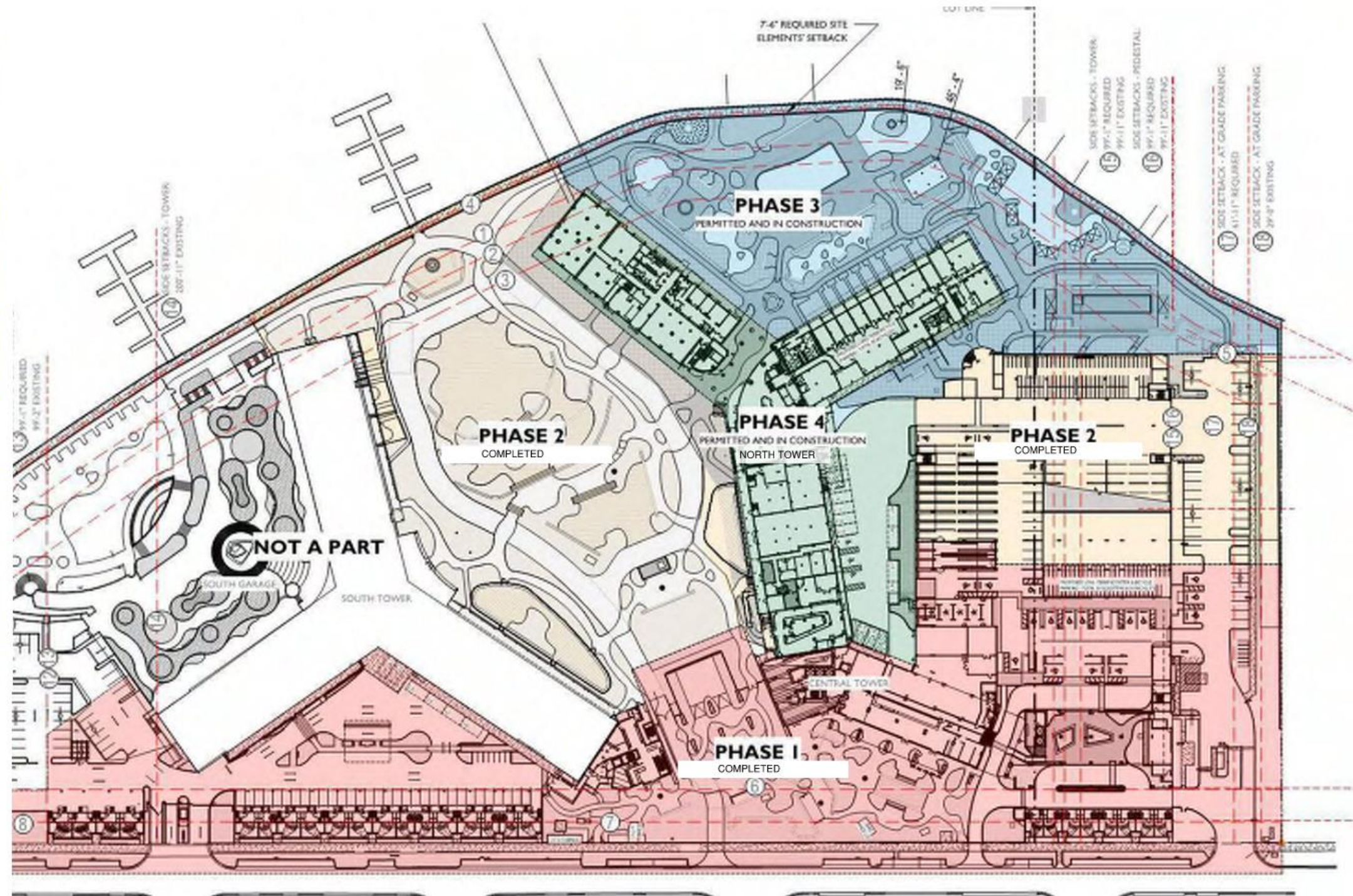


PHASE 1- PLAZA & RETAIL



PHASE 1- VALET & DROP OFF ENTRANCE

PHASE 1 & 2 COMPLETED
PHASE 3 & 4 UNDER CONSTRUCTION



Approved Site Plan - Proposed Phase Plan
SCALE: 1" = 50'-0"

PHASING PLAN

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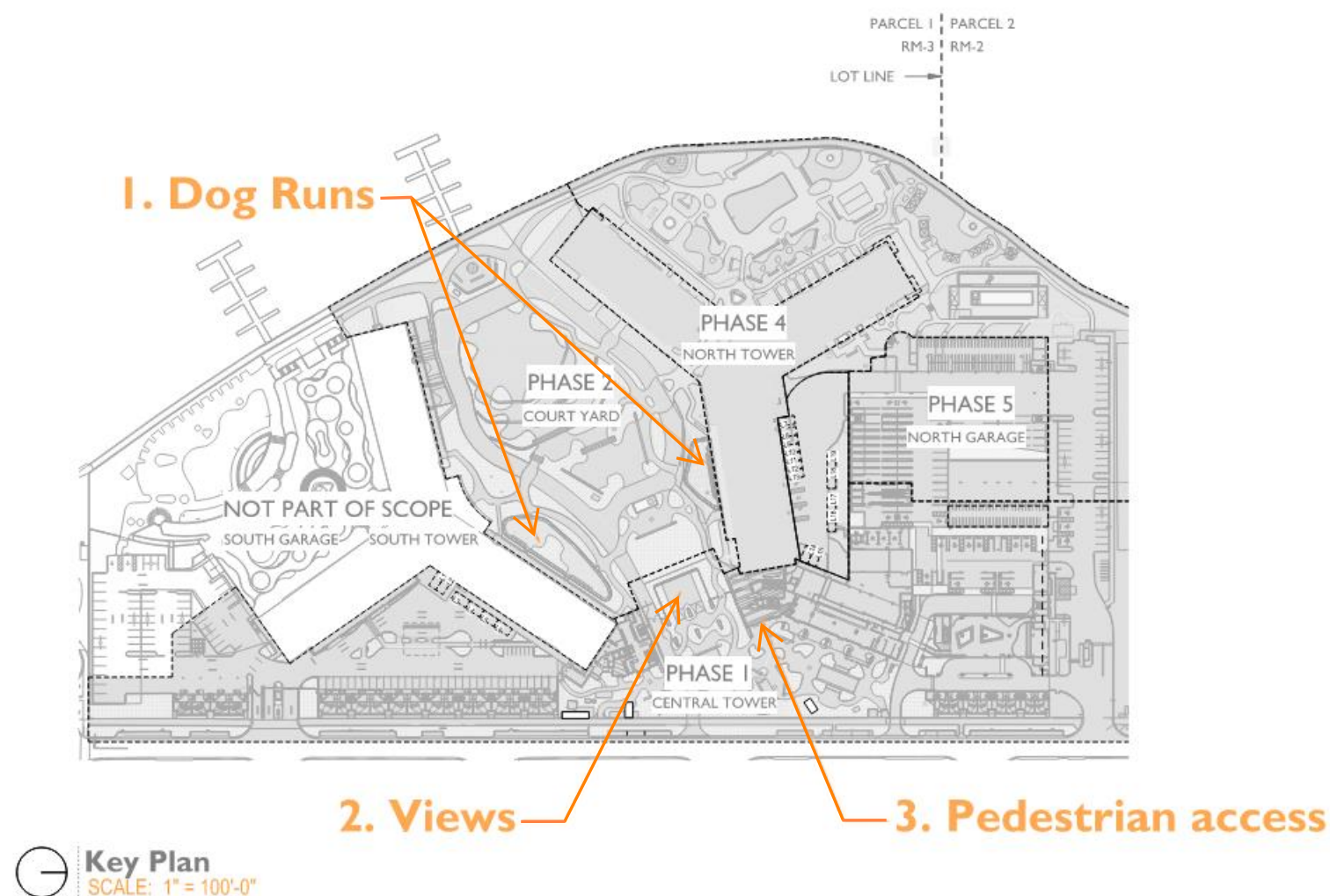
G7E

EXHIBITS RELATED TO QUESTIONS RAISED DURING 10/06/2020 DRB HEARING

EXHIBIT 1: Dog Runs

EXHIBIT 2: Views

EXHIBIT 3: Pedestrian access points



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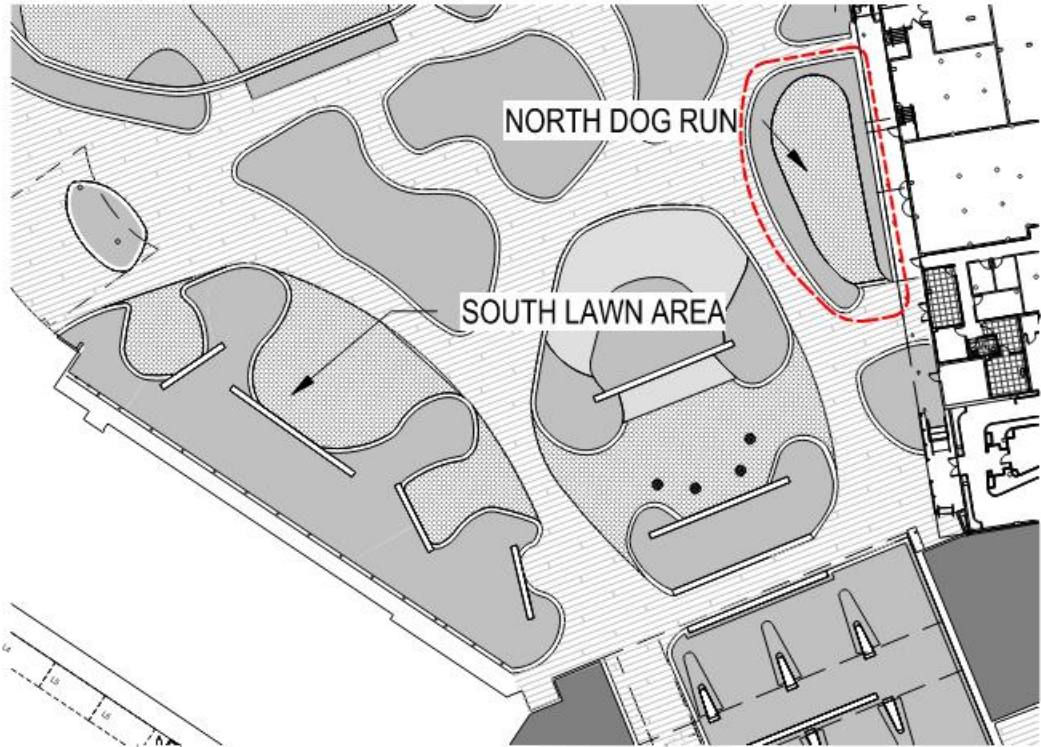
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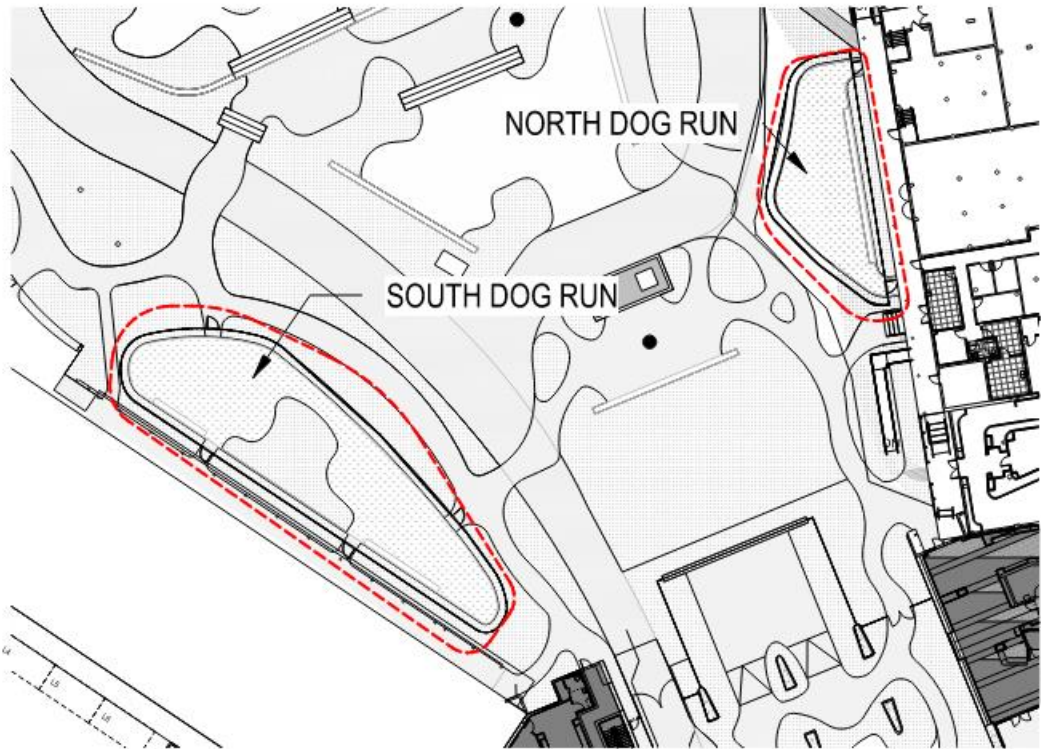
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SEC. 1

Scale: 1" = 100'-0"
Note: When printed on 11 x 17 paper scale is halved



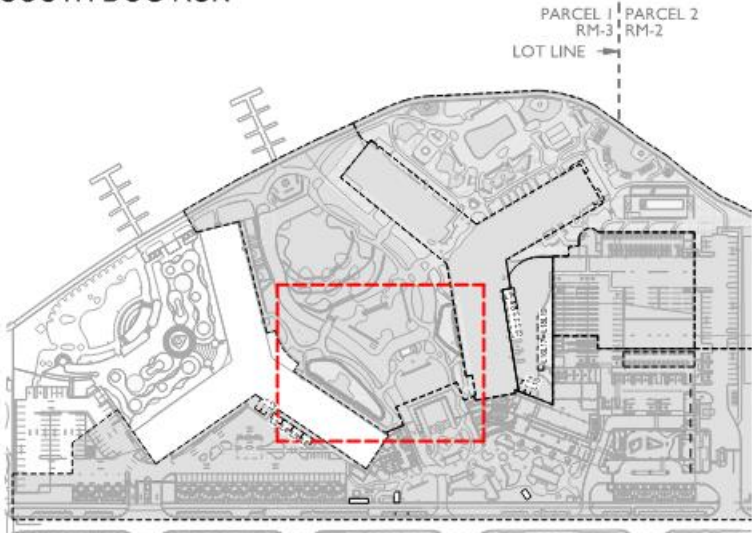
PREVIOUSLY APPROVED DRB 2017 - DOG RUN AREA
SCALE: 1/32" = 1'-0"
PROGRAM INCLUDED ONE DOG RUN ON THE NORTH SIDE OF THE COURTYARD BY THE NORTH TOWER



CURRENTLY APPROVED BY STAFF DURING PERMITTING - DOG RUN AREAS
SCALE: 1/32" = 1'-0"
DOG RUN ADDED TO SOUTH SIDE OF COURTYARD IN PROXIMITY TO SOUTH TOWER MAIN ENTRY



WORK COMPLETED: PHOTO OF SOUTH DOG RUN



Key Plan
SCALE: 1" = 160'-0"

Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved

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EX 1

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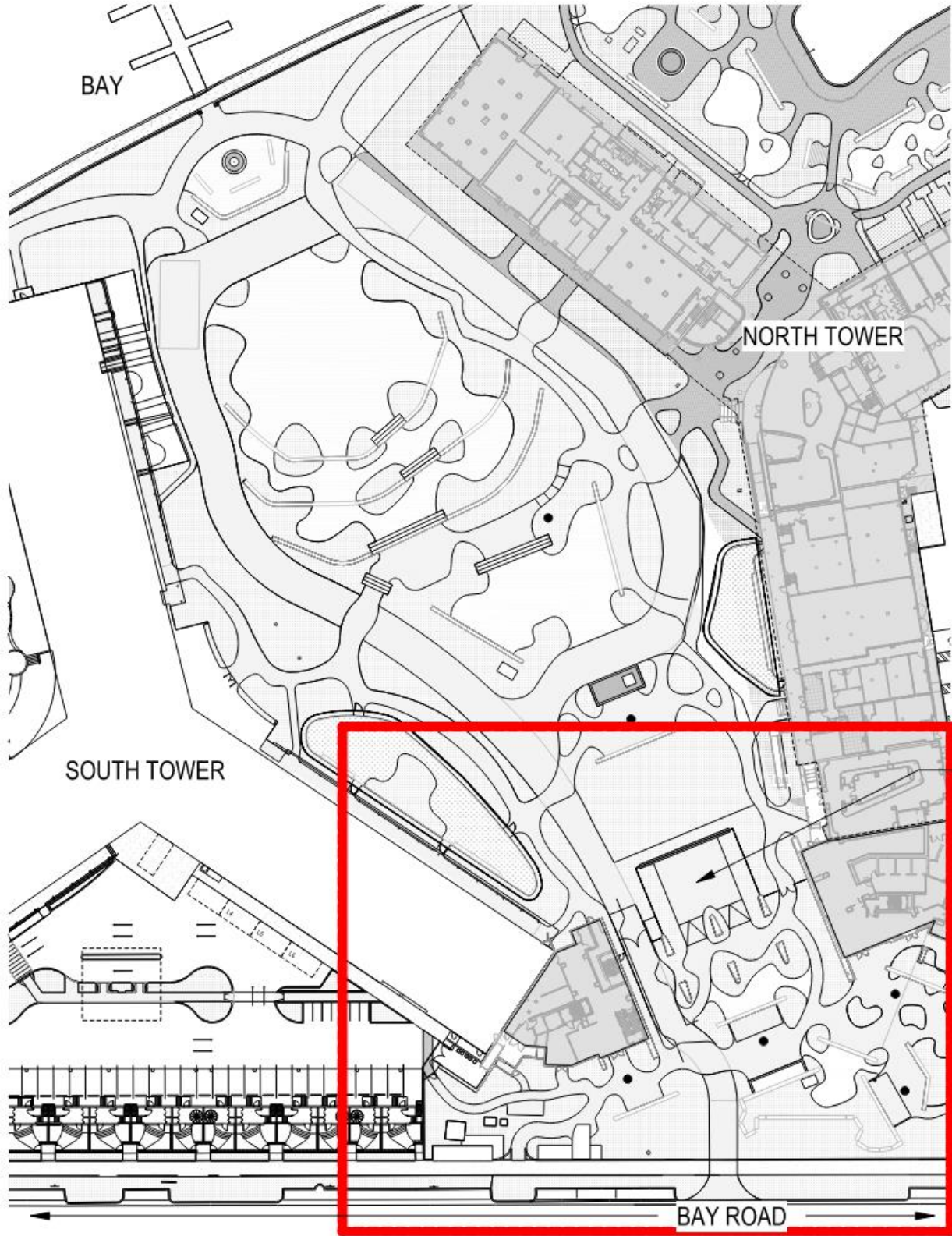
Tel: (305) 482-8700 / Fax: (305) 482-8770



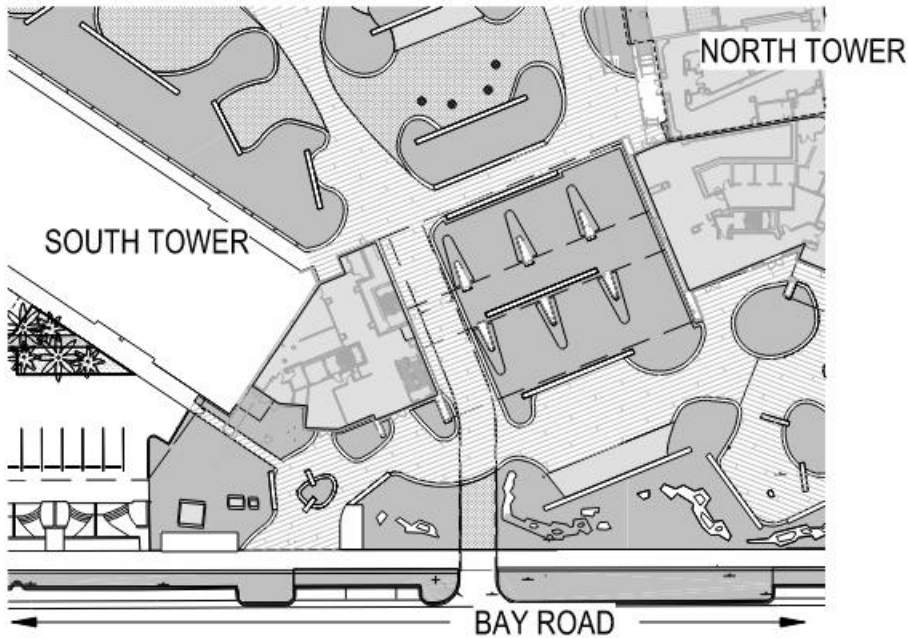
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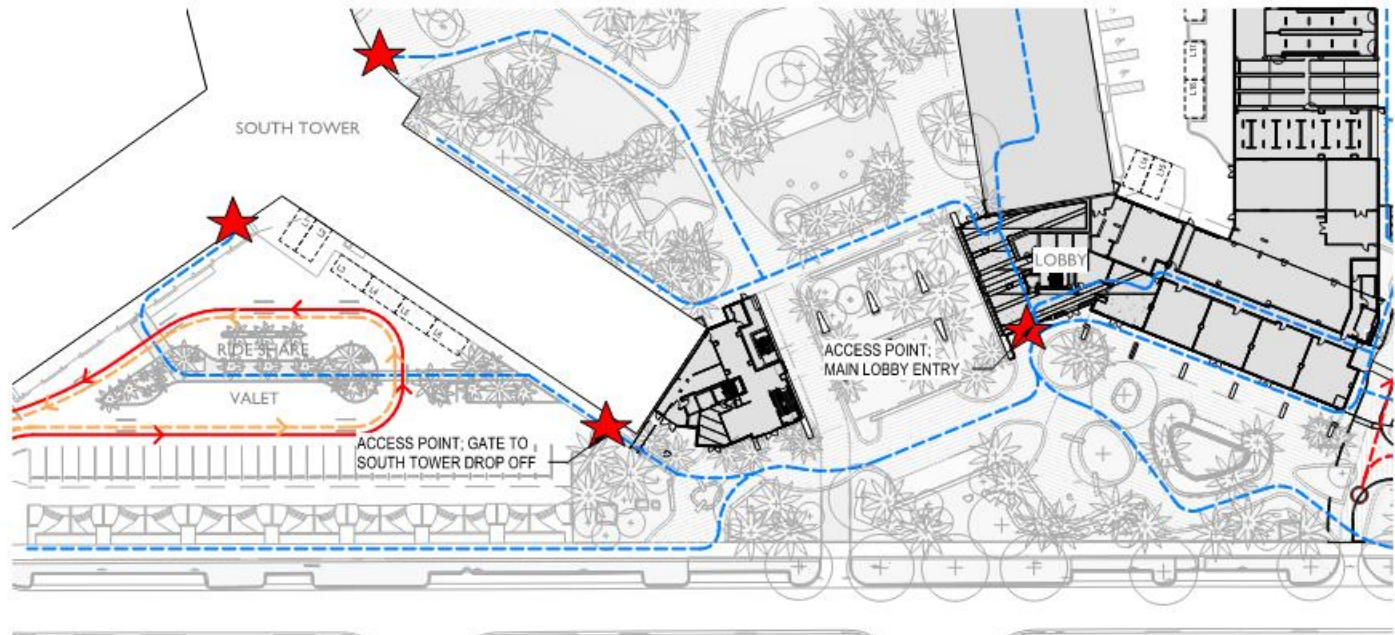
Copyright Reserved



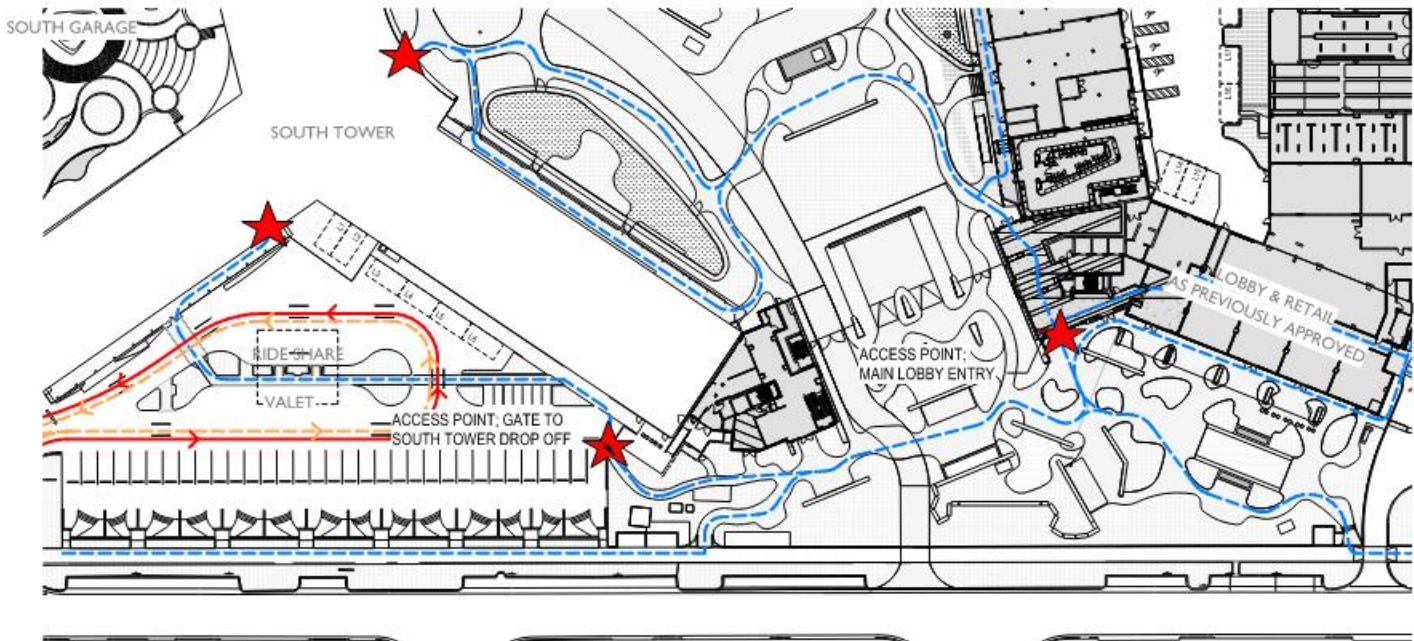
VIEWING DECK UNDER
SKYBRIDGE PROVIDED TO
PROMOTE VIEWS TO THE WATER
AS REQUESTED BY DRB



Scale: 1" = 40'-0"
Note: When printed on 11 x 17 paper scale is
halved



PREVIOUSLY APPROVED IN DRB 2017 - Circulation Diagram
SCALE: 1" = 50'-0"



CURRENTLY APPROVED BY STAFF DURING PERMITTING - Circulation Diagram
SCALE: 1" = 50'-0"



WORK COMPLETED: VIEW OF MAIN LOBBY ENTRY

SITE CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- PEDESTRIAN ACCESS POINTS (4)

MODIFICATIONS REQUESTED UNDER THIS APPLICATION

ITEM 1:

North Tower alteration of approved facades at ends of Wing A and Wing C

ITEM 2:

Conversion of existing gym at level 8 & 9 into apartments; this work will be part of new phase 5

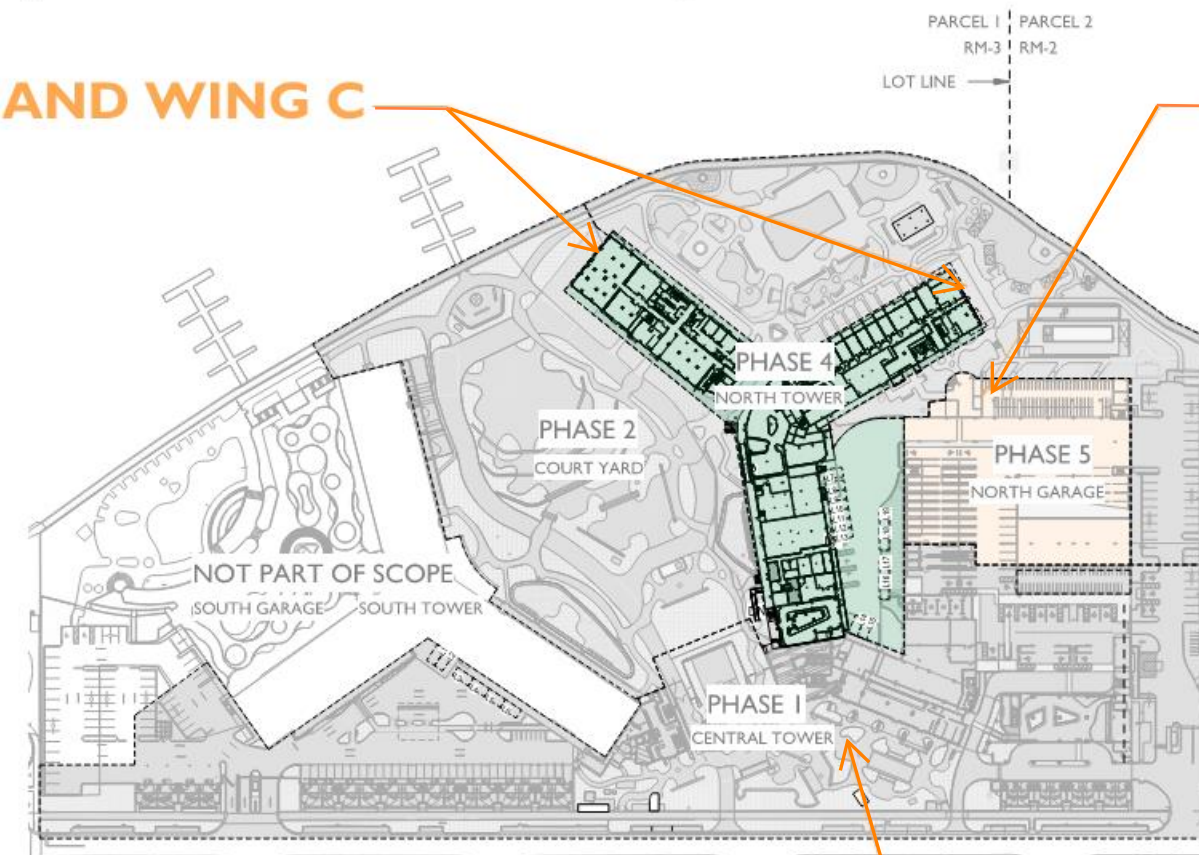
ITEM 3:

Request for additional restaurant seating

1. END OF WING A AND WING C

2. PHASE 5: GYM LEVEL 8 AND 9

3. RESTAURANT SEATING



Key Plan
SCALE: 1" = 100'-0"

PRE-DEMOLITION NORTH
TOWER WING A FACADE



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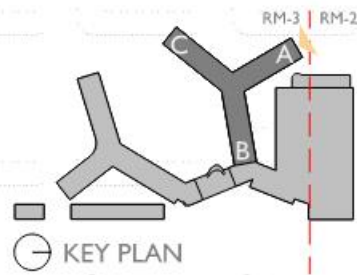
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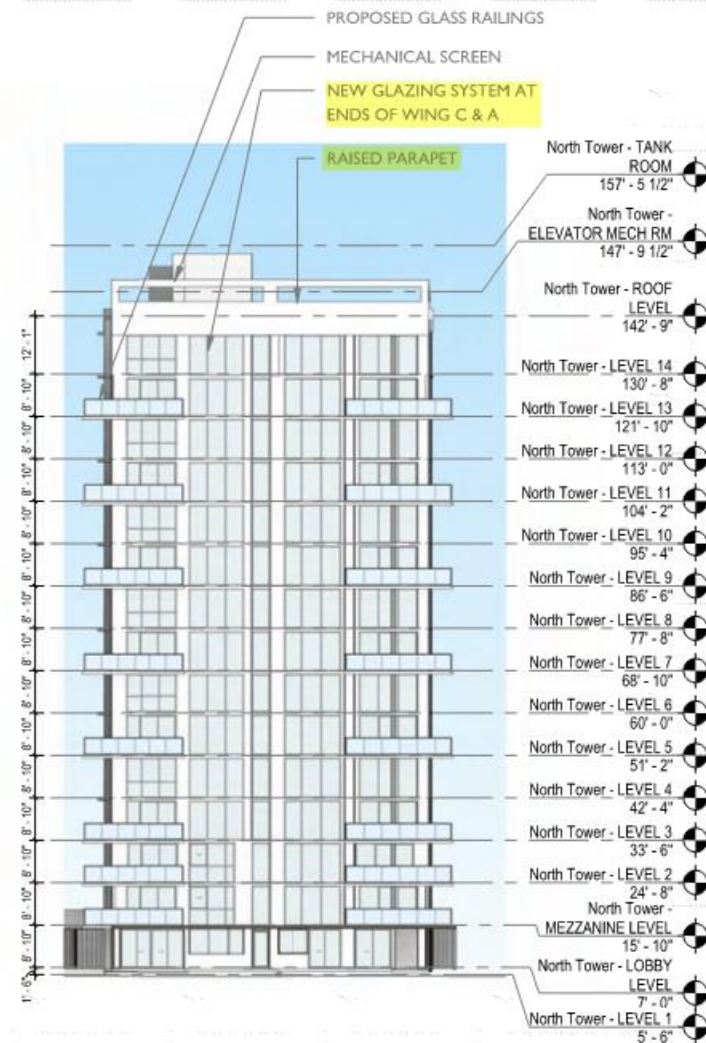
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ITEM 1.1

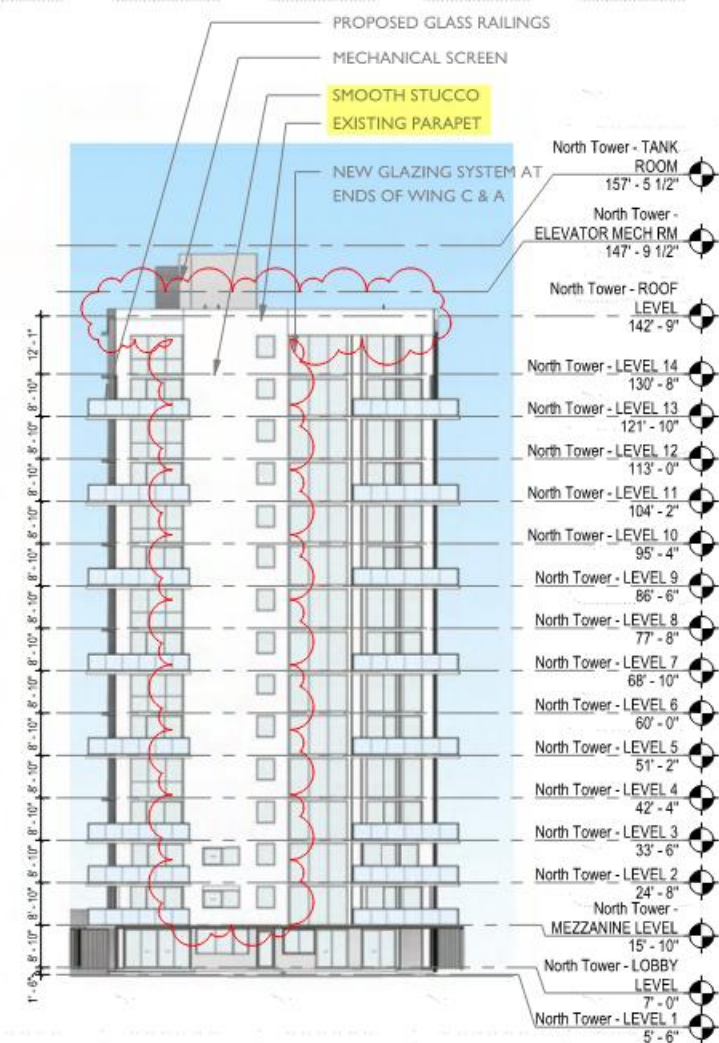
Scale:
Note: When printed on 11 x 17 paper scale is
halved



1 PRE-DEMOLITION WING A END ELEVATION
SCALE: 1" = 20'-0"



2 PREVIOUSLY APPROVED WING A END ELEVATION
SCALE: 1" = 20'-0"



3 PROPOSED WING A END ELEVATION
SCALE: 1" = 20'-0"

ITEM 1 - NORTH TOWER - WING A END ELEVATIONS

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

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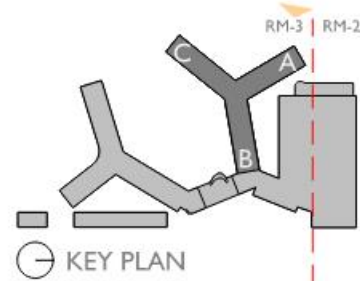
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ITEM 1.2

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



SMOOTH STUCCO



PREVIOUSLY APPROVED - 3D VIEW



PROPOSED - 3D VIEW

ITEM 1 - NORH TOWER - NORTH WEST WING A END

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Scale:
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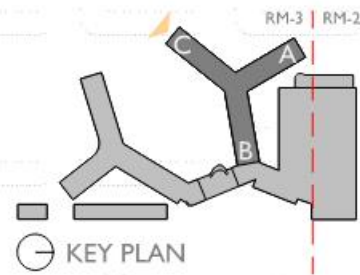
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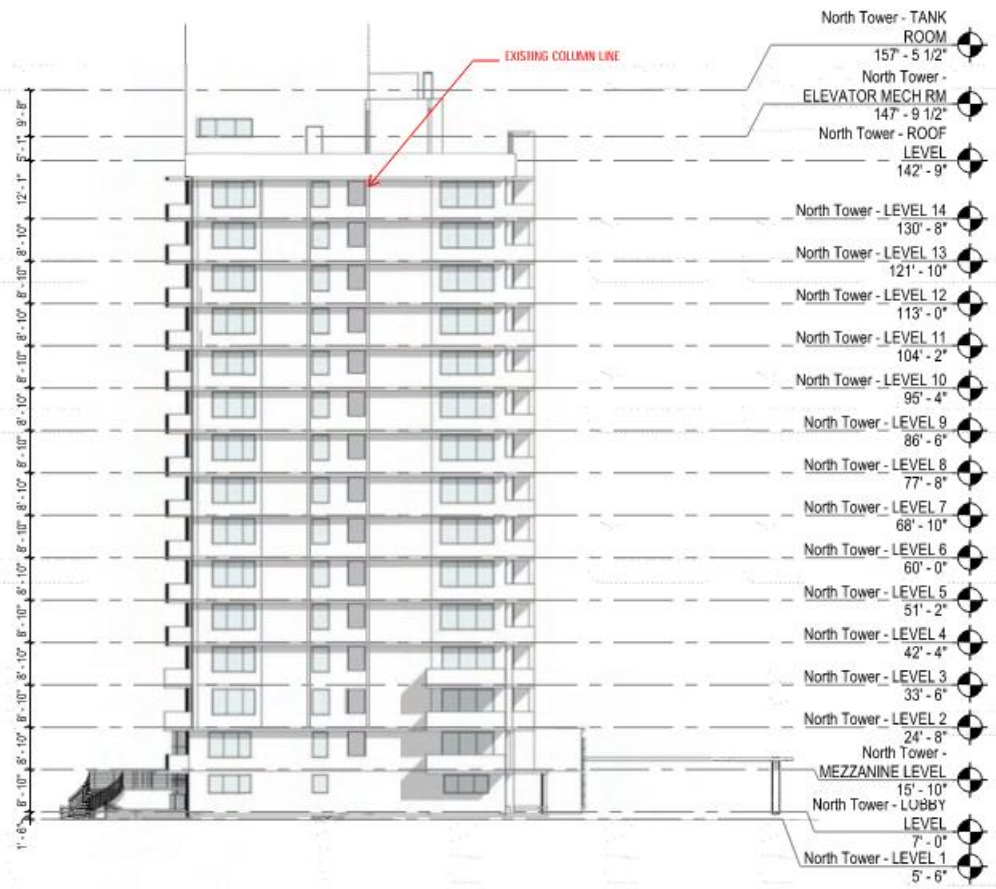
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Scale:
Note: When printed on 11 x 17 paper scale is
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ITEM 1 - NORTH TOWER - WING C END ELEVATIONS



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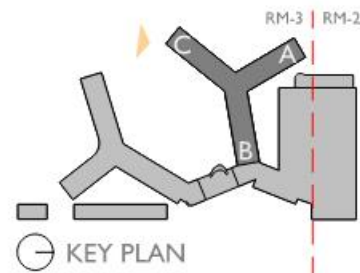


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ITEM 1.5

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



SMOOTH STUCCO



PREVIOUSLY APPROVED - 3D VIEW



PROPOSED - 3D VIEW

ITEM 1 - NORTH TOWER - SOUTH WEST WING C END

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ITEM 1.6

Scale:
Note: When printed on 11 x 17 paper scale is
halfed



NEW DOOR ADDED
WITHIN EXISTING
GLAZING



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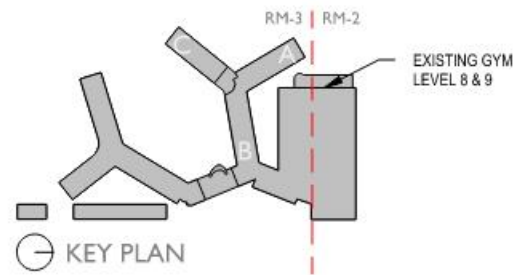
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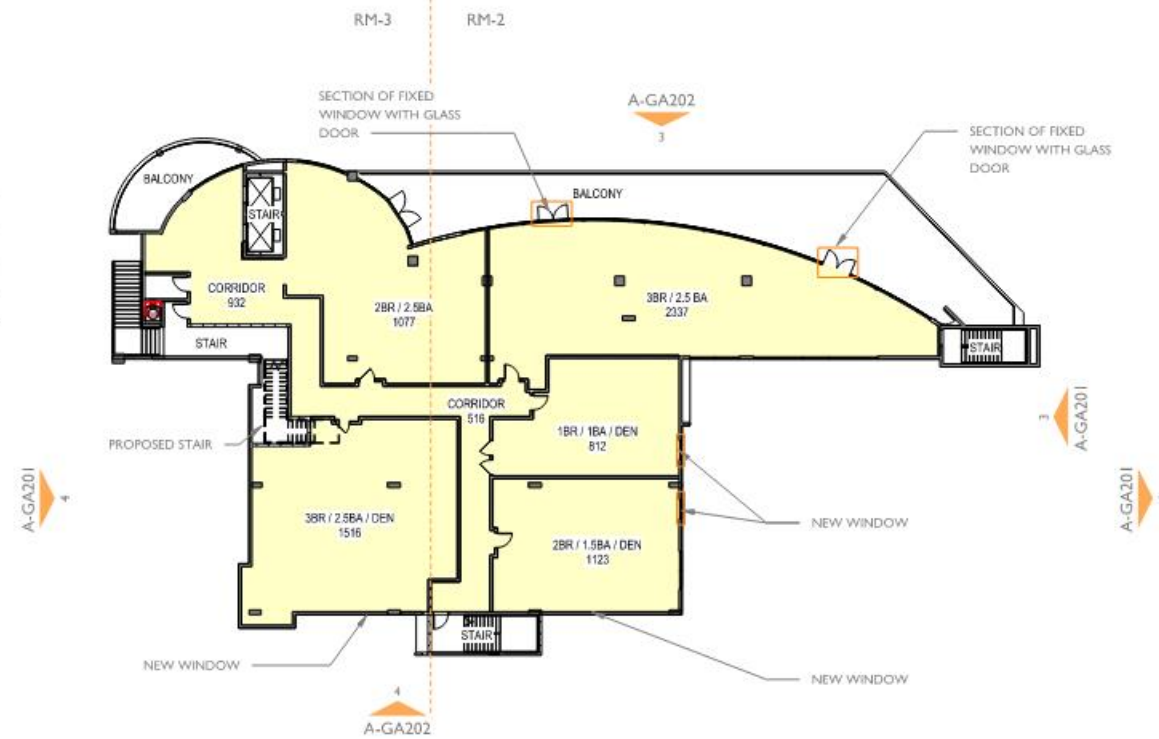
ITEM 2.1

Scale:
Note: When printed on 11 x 17 paper scale is
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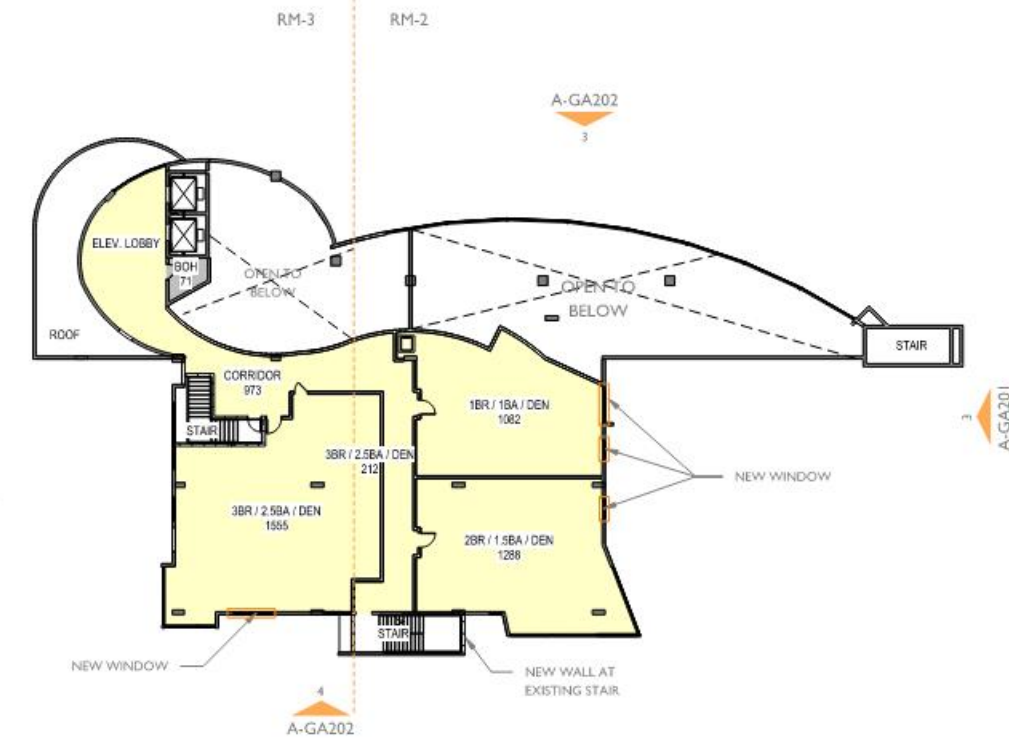


Garden Apt. Sheet Notes - PROPOSED	
1	Proposed Storefront/Glazing
2	Relocated Stairs
3	Proposed Elevator To Mezzanine Level

- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION



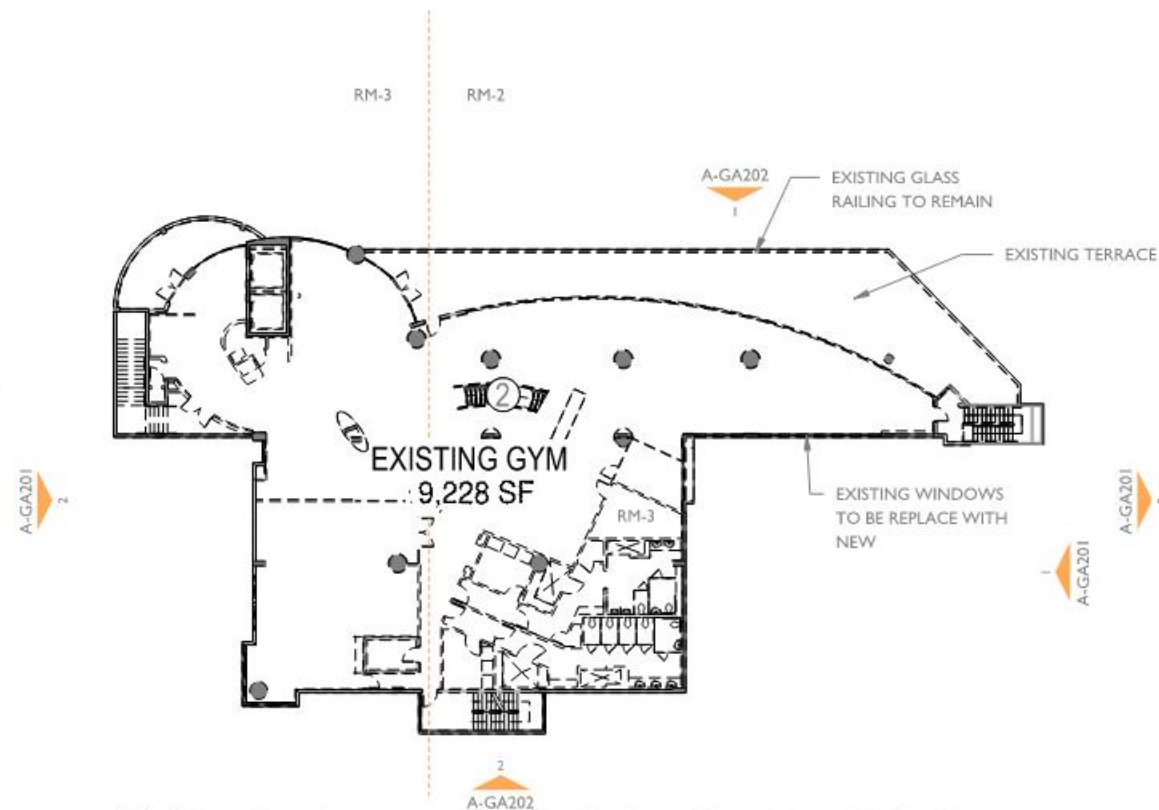
Garden Apartments - Level 08 - Proposed
SCALE: 1" = 20'-0"



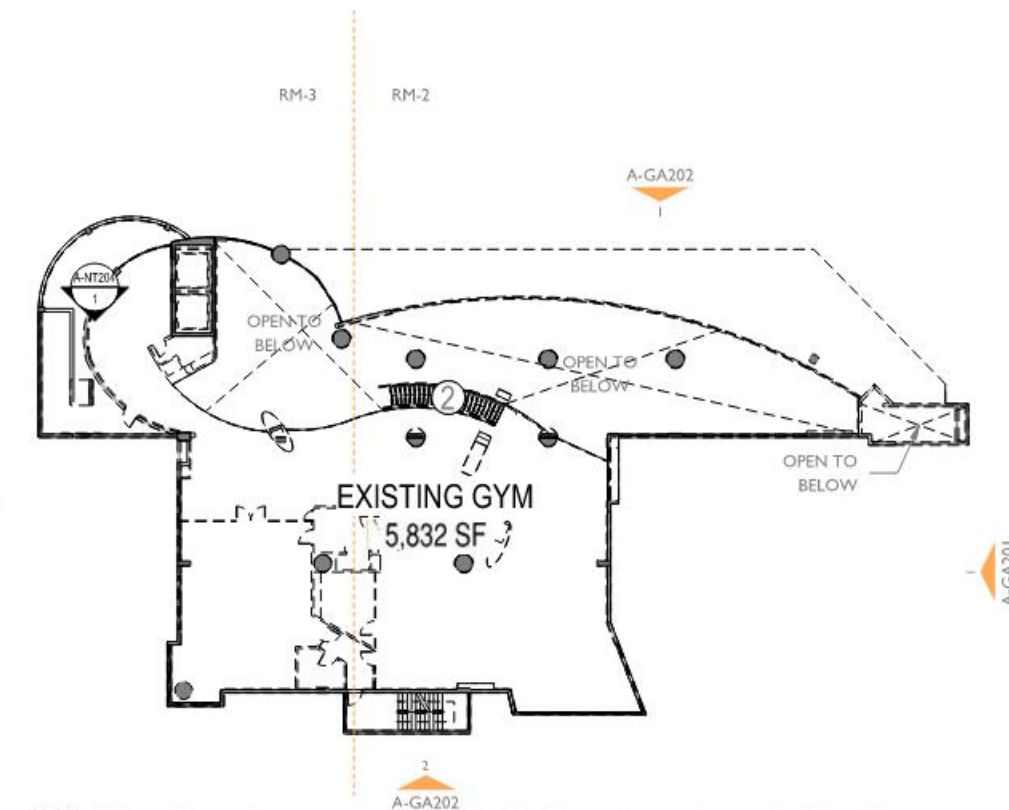
Garden Apartments Level 09 - Proposed
SCALE: 1" = 20'-0"

Key Value	Description
1	Existing stair to be relocated
2	Existing stair to be demolished

- AREA NOT PART OF RENOVATION
- TO BE DEMOLISHED
- EXISTING STRUCTURE, WALLS, AND PARTITION TO REMAIN



Garden Apartments - Existing Gym Level 08 - Demo
SCALE: 1" = 20'-0"



Garden Apartments - Existing Gym Level 09 - Demo
SCALE: 1" = 20'-0"

ITEM 2 - LEVEL 08 AND LEVEL 09 FLOOR PLANS

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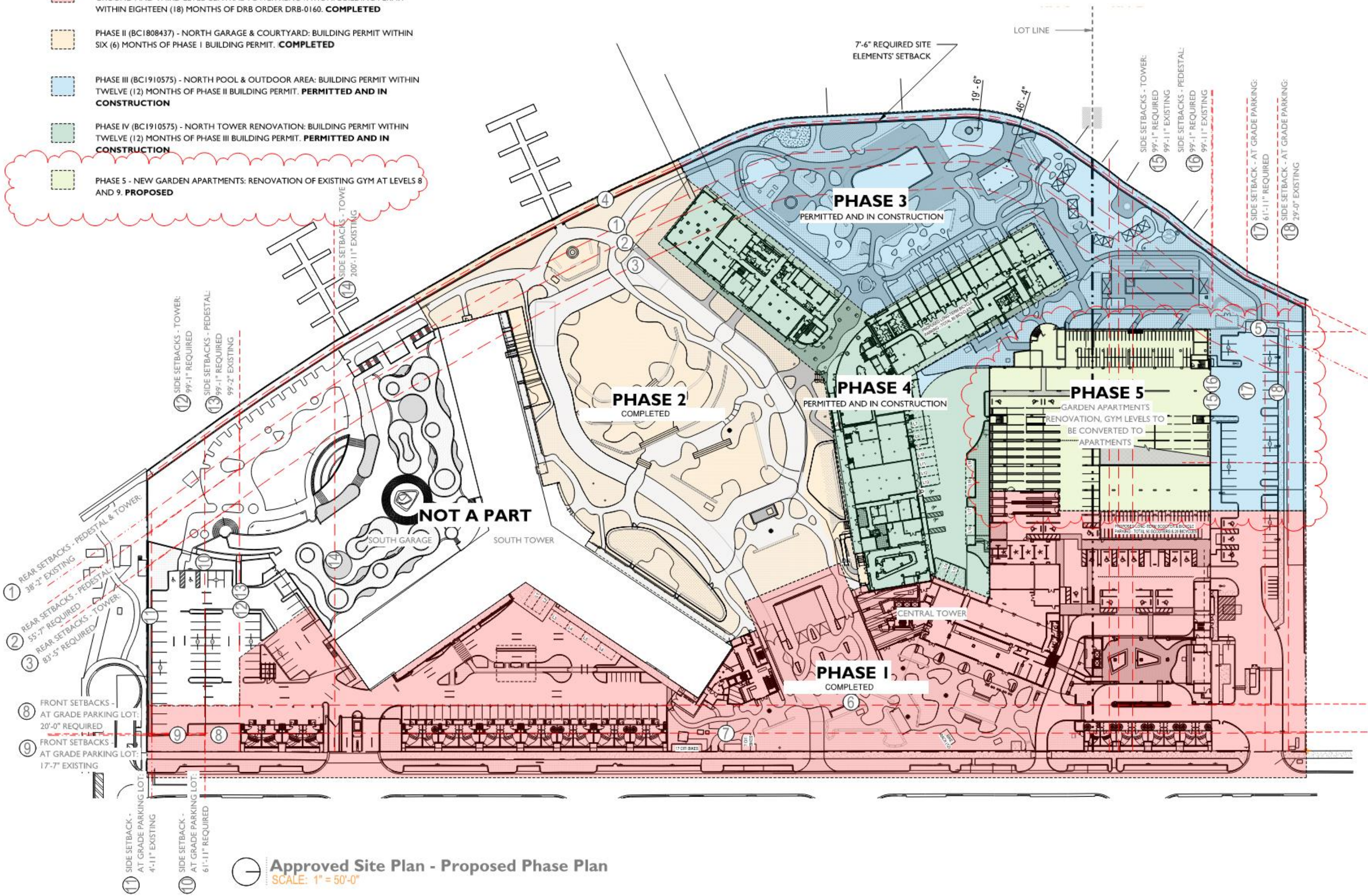
Note: When printed on 11 x 17 paper scale is as indicated.

FLAMINGO PHASE LEGEND

- PHASE I (BC1897183) - PEDESTRIAN PLAZA, NORTH AND SOUTH DROP-OFF, GROUND AND THIRD LEVEL CENTRAL TOWER RENOVATION: BUILDING PERMIT WITHIN EIGHTEEN (18) MONTHS OF DRB ORDER DRB-0160. **COMPLETED**
- PHASE II (BC1808437) - NORTH GARAGE & COURTYARD: BUILDING PERMIT WITHIN SIX (6) MONTHS OF PHASE I BUILDING PERMIT. **COMPLETED**
- PHASE III (BC1910575) - NORTH POOL & OUTDOOR AREA: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE II BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE IV (BC1910575) - NORTH TOWER RENOVATION: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE III BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE 5 - NEW GARDEN APARTMENTS: RENOVATION OF EXISTING GYM AT LEVELS 8 AND 9. **PROPOSED**

PHASE 5 TO BE ADDED TO PHASING PLAN

PROPOSED SITE - PHASING PLAN



Approved Site Plan - Proposed Phase Plan
SCALE: 1" = 50'-0"

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01.05.2018

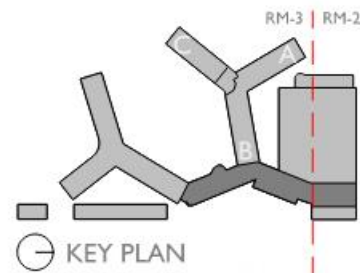
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Scale: 1" = 50'-0"
Note: When printed on 11 x 17 paper scale is halved

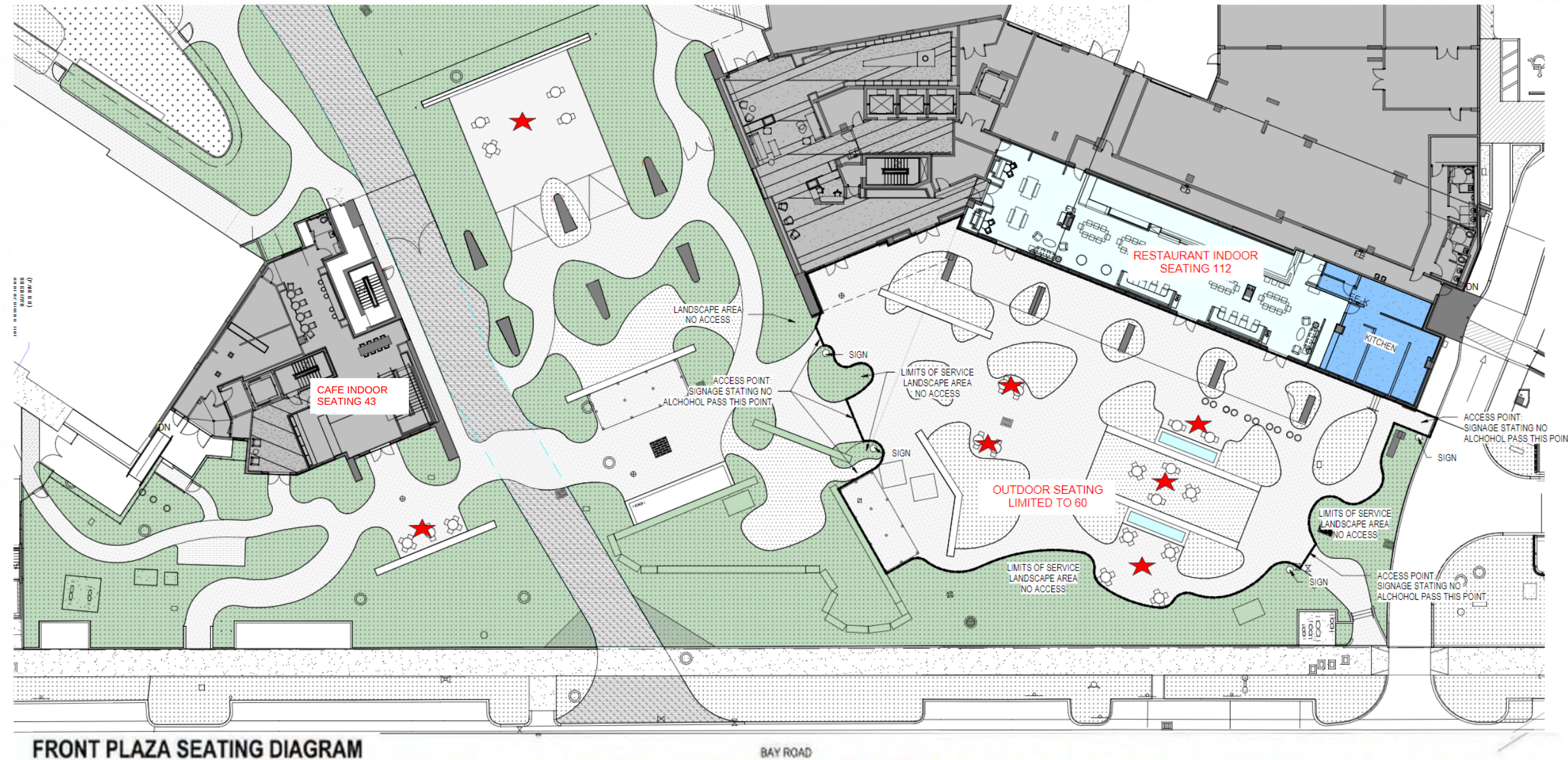


ITEM 3 - RESTAURANT SEATING DIAGRAM

2017 DRB order:
Outdoor seating shall be limited to 40 seats and total restaurant seating to 120 seats.

★ OUTDOOR SEATING LOCATIONS
LIMITED TO 60 SEATS TOTAL

Modification requested:
Total combined restaurant and Cafe seating shall be limited to a total of 215 seats, and outdoor seating limited to 60 seats.



FRONT PLAZA SEATING DIAGRAM



TYPICAL ACCESS POINT SIGN



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ITEM 3

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THANK YOU



END OF PRESENTATION

THE FOLLOWING SLIDES ARE FOR REFERENCE ONLY

NEW PHASE 5

ITEM 2 - CONVERSION OF GYM AT LEVEL 8 & 9

GYM LEVEL 8 AND 9 - NORTH AND EAST ELEVATIONS



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GARDEN APARTMENT ELEVATIONS

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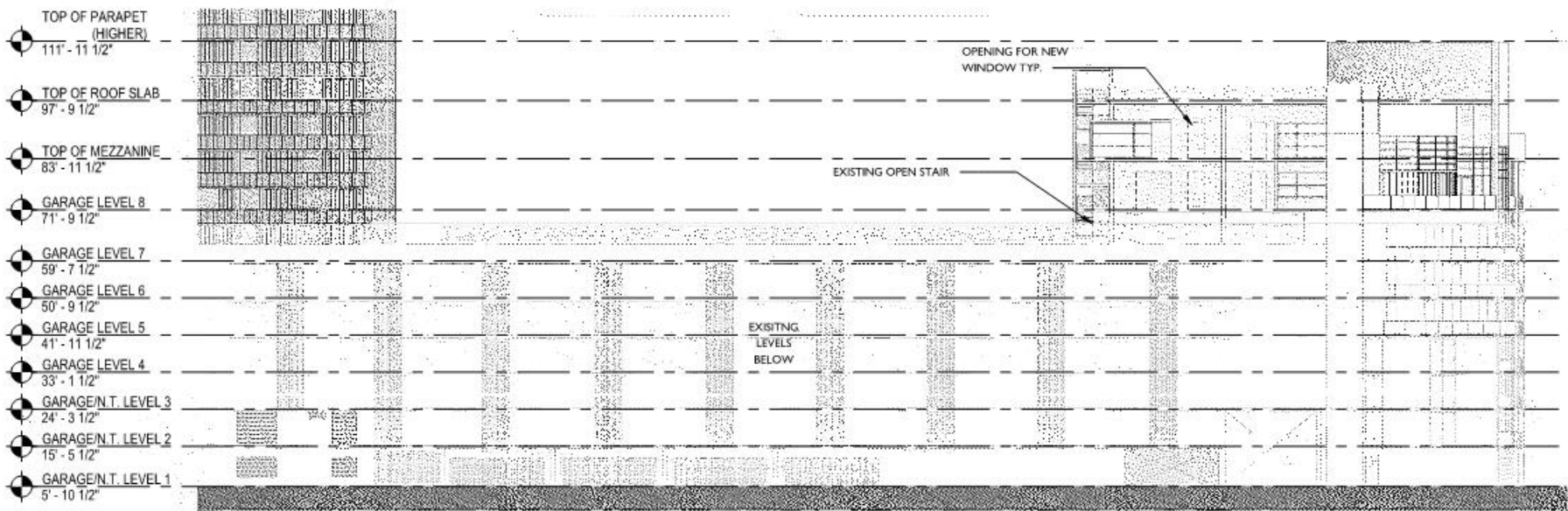
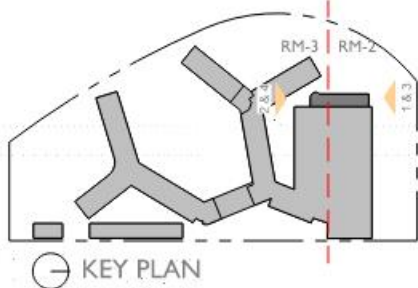
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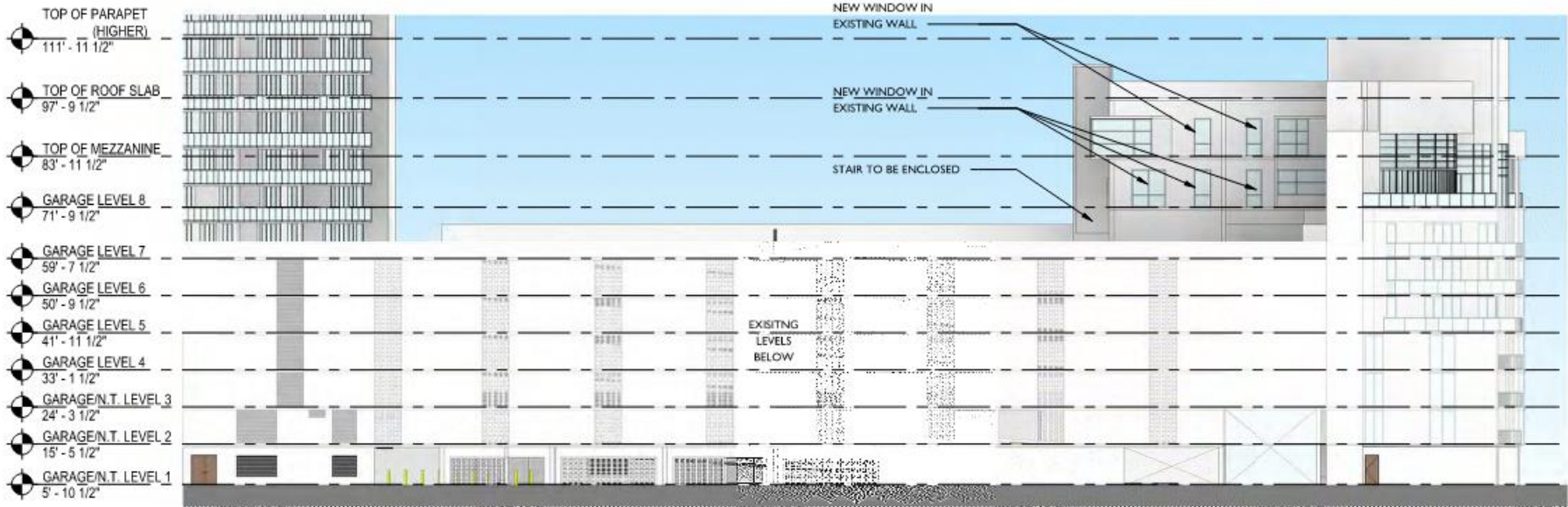
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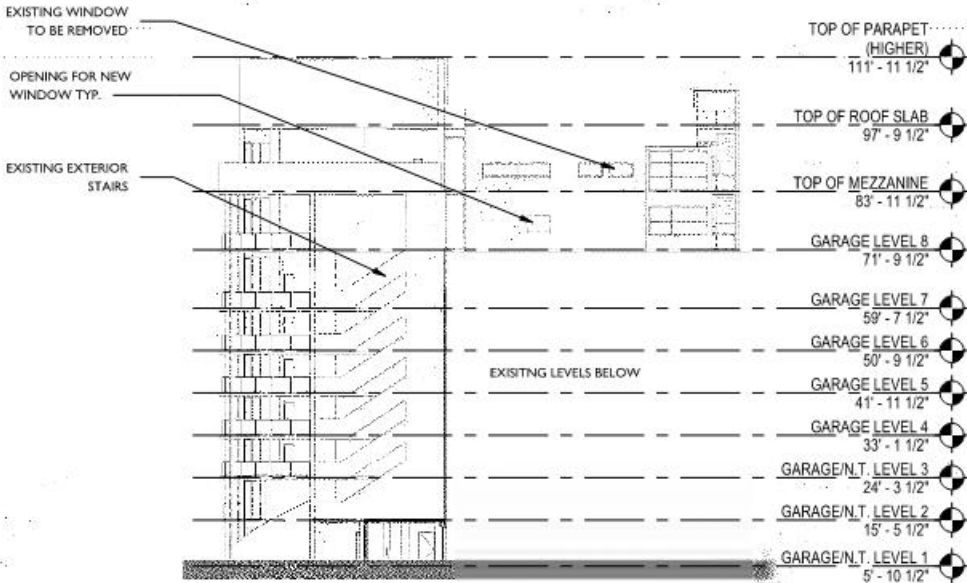
1 GARDEN APARTMENTS - NORTH ELEVATION - EXISTING

SCALE: 1" = 20'-0"



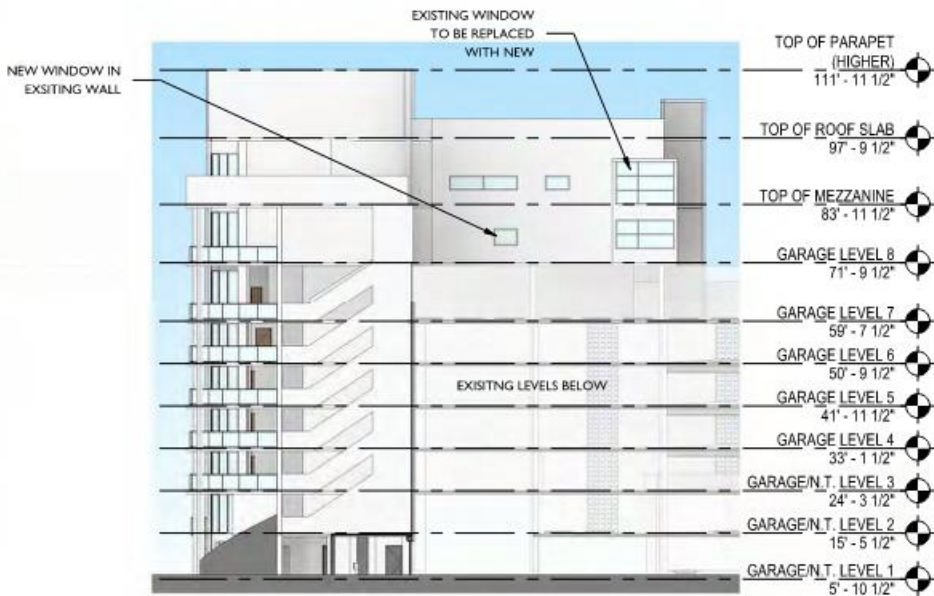
3 GARDEN APARTMENTS - NORTH ELEVATION - PROPOSED

SCALE: 1" = 20'-0"



2 G.A - SOUTH ELEVATION - EXISTING

SCALE: 1" = 20'-0"



4 G.A - SOUTH ELEVATION - PROPOSED

SCALE: 1" = 20'-0"

Note: When printed on 11 x 17 paper scale is 1" = 20'-0"

GARDEN APARTMENT ELEVATIONS

FLAMINGO
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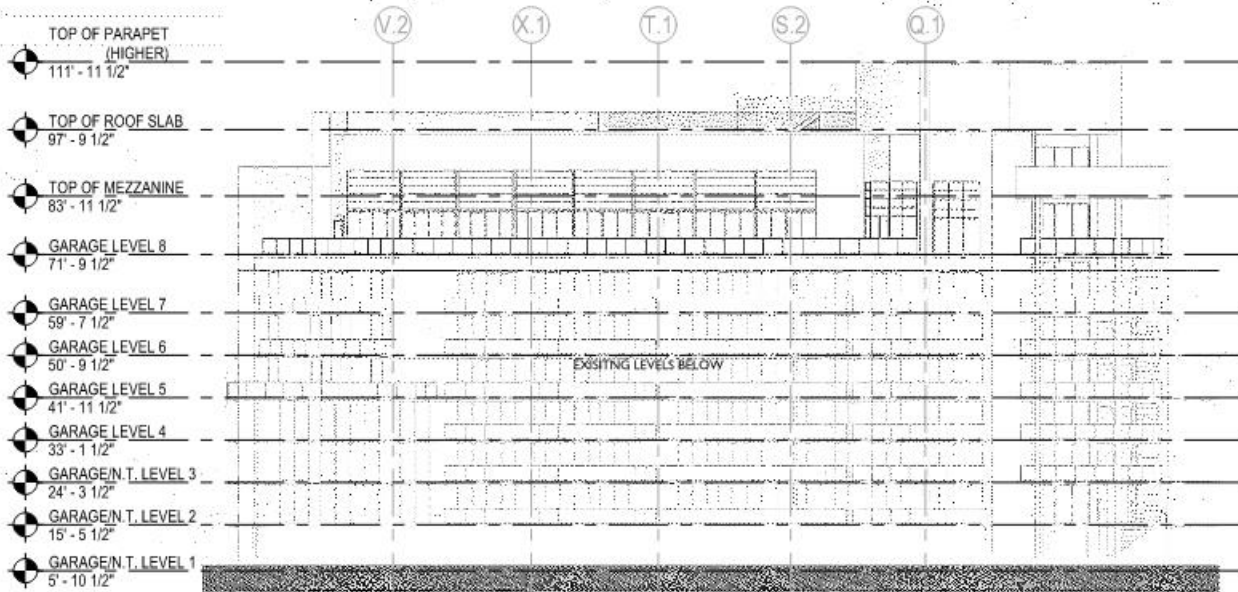
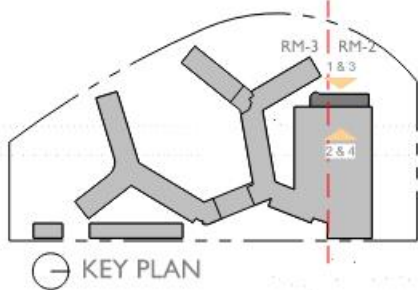
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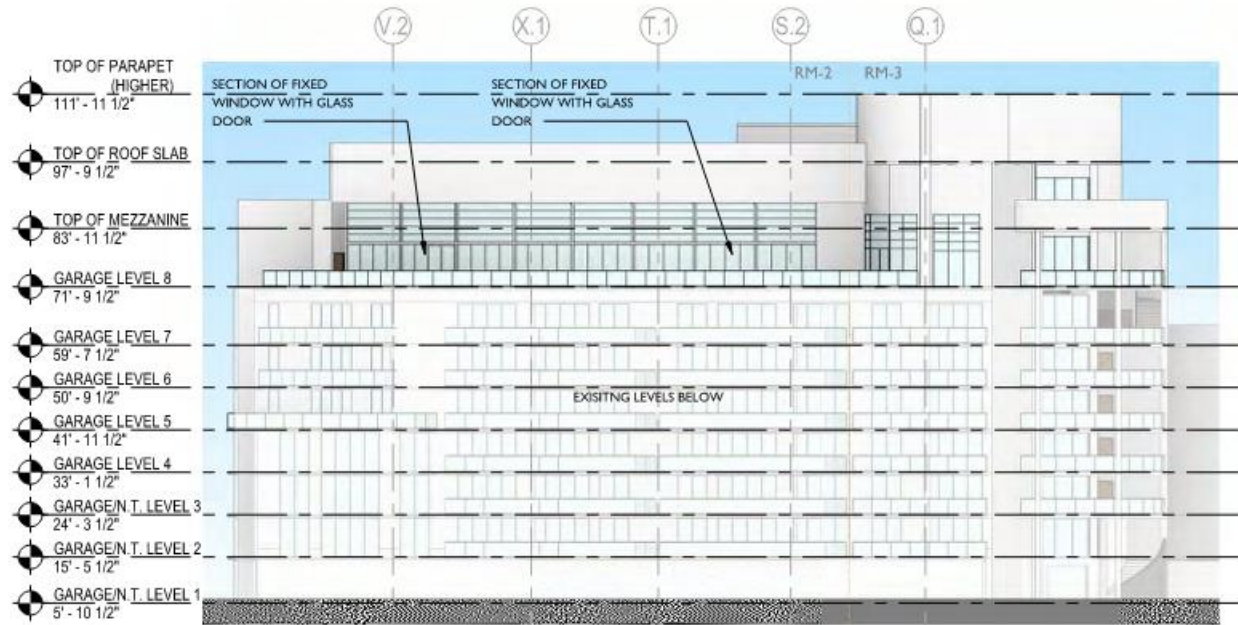
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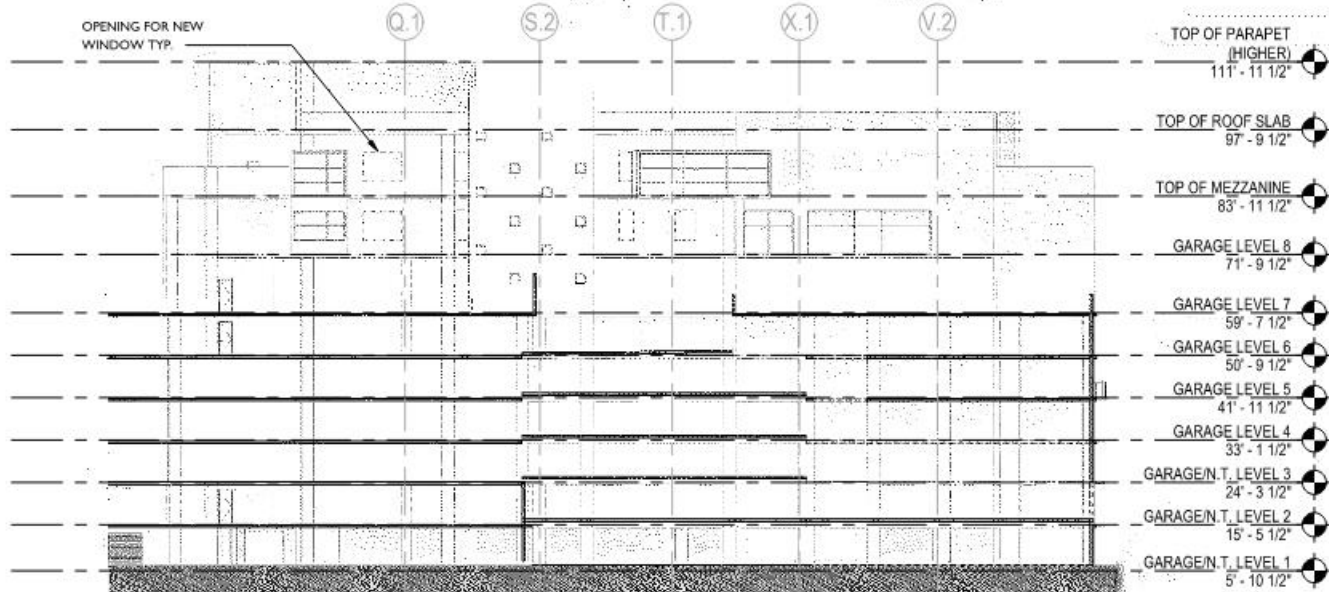
1 GARDEN APARTMENTS - WEST ELEVATION EXISTING

SCALE: 1" = 20'-0"



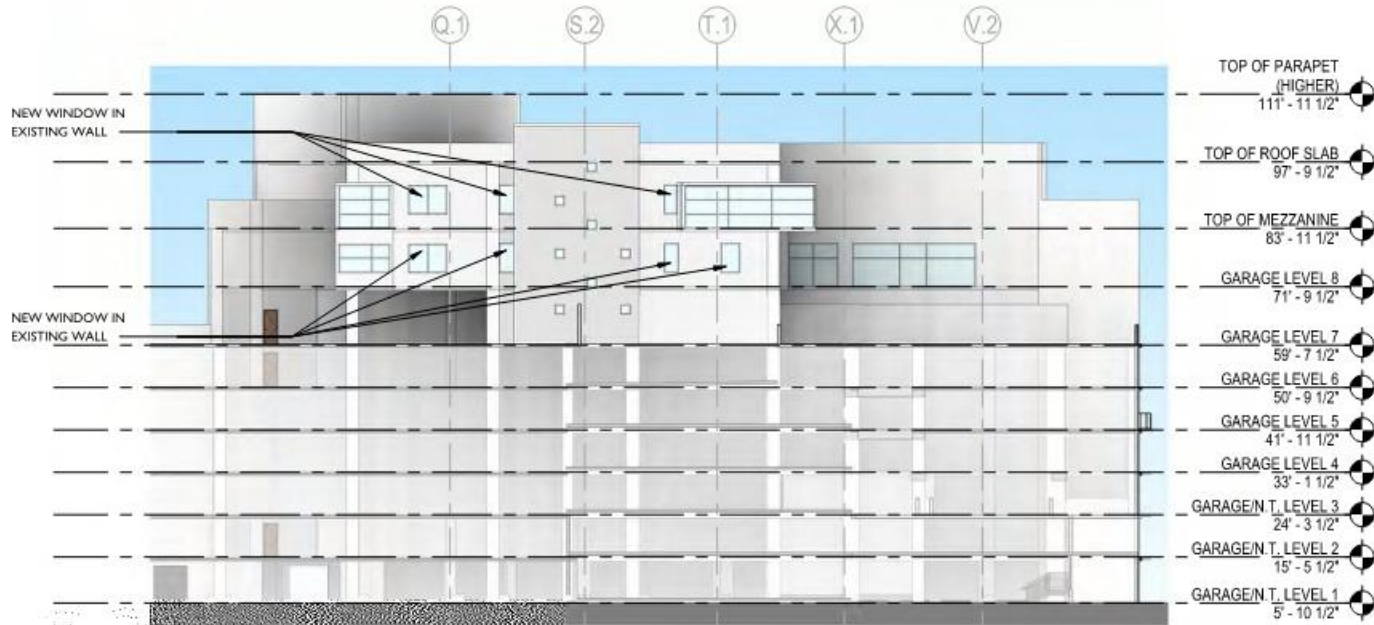
3 GARDEN APARTMENTS - WEST ELEVATION - PROPOSED

SCALE: 1" = 20'-0"



2 GARDEN APARTMENTS - EAST ELEVATION - EXISTING

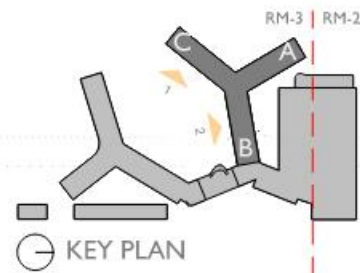
SCALE: 1" = 20'-0"



4 GARDEN APARTMENTS - EAST ELEVATION - PROPOSED

SCALE: 1" = 20'-0"

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is
reduced



SOUTH ELEVATIONS - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

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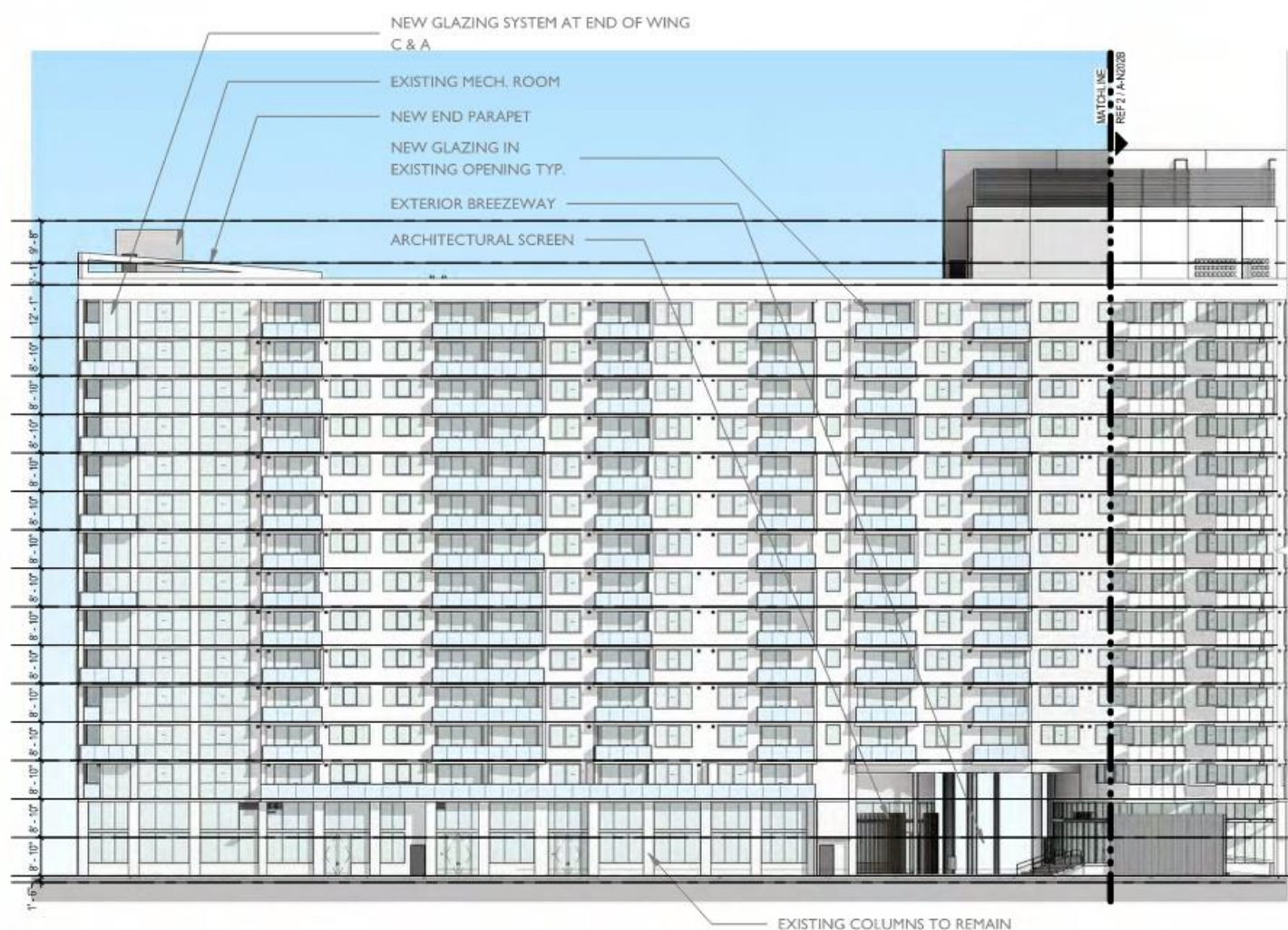


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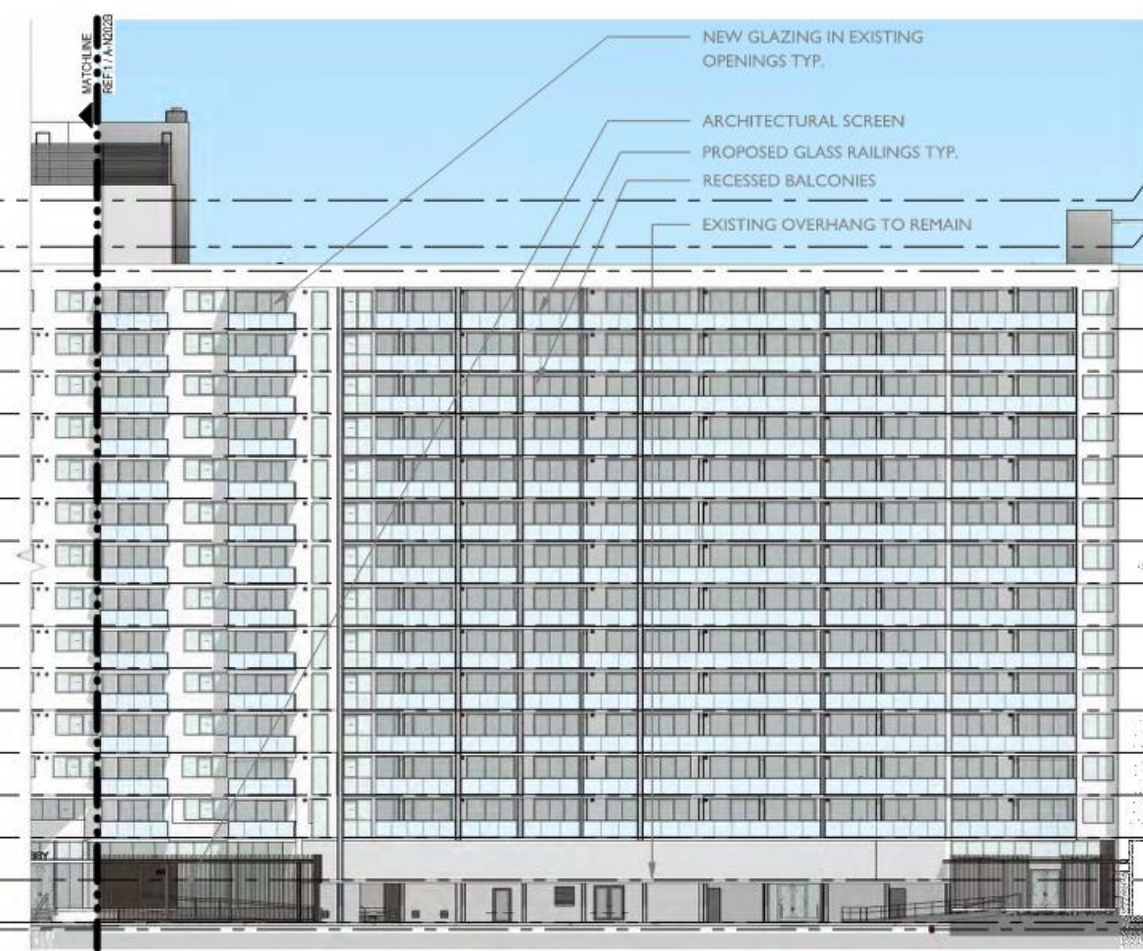
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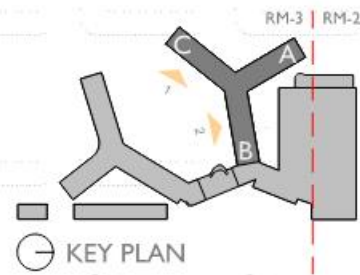
1 North Tower - C Wing South Elevation (Approved)
SCALE: 1" = 20'-0"



2 North Tower - B Wing South Elevation (Approved)
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2'
- North Tower - ELEVATOR MECH RM 147' - 9 1/2'
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
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- North Tower - LEVEL 11 104' - 2"
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- North Tower - LEVEL 2 24' - 8"
- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



SOUTH ELEVATIONS - PROPOSED

FLAMINGO
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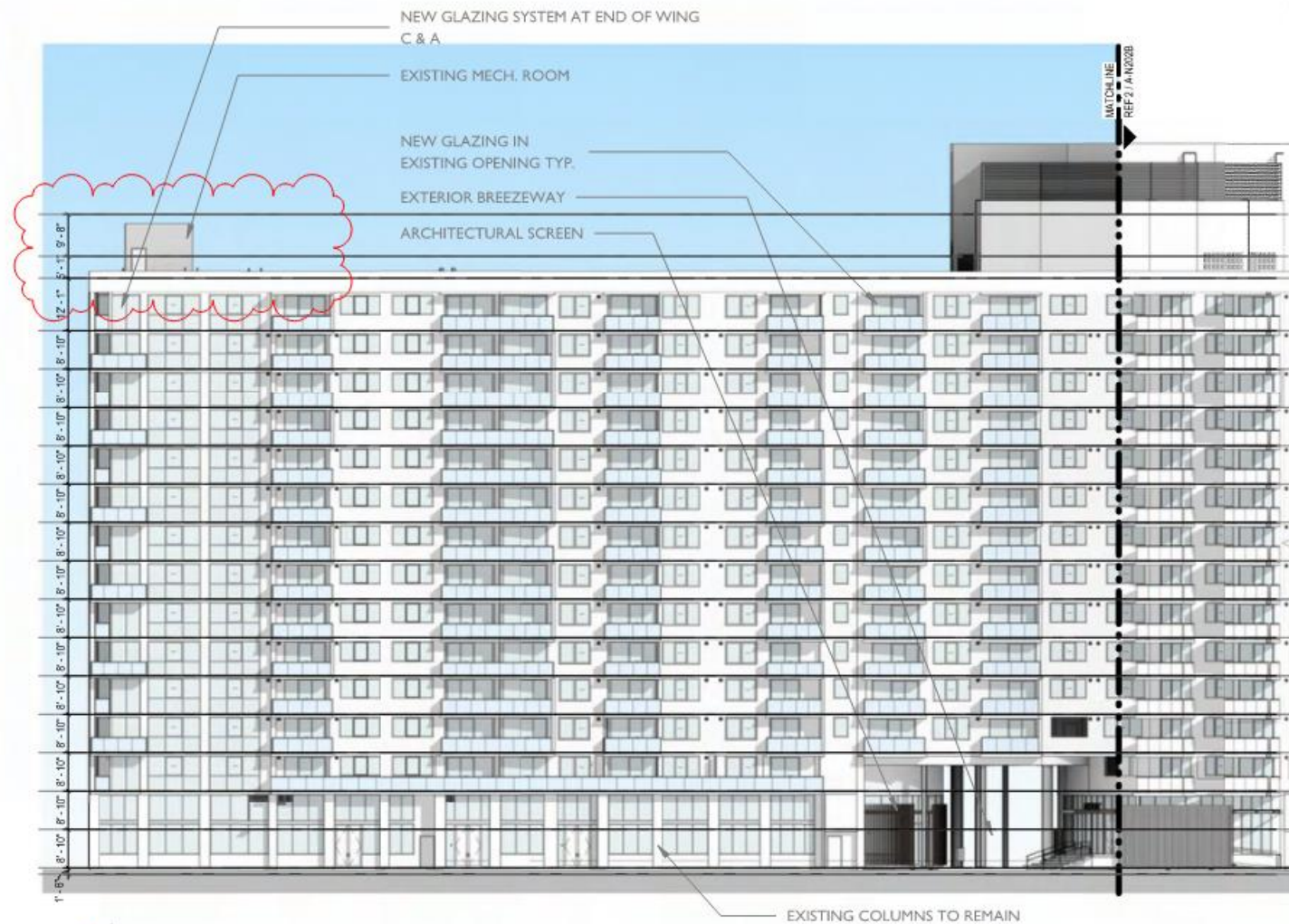
08.03.2017

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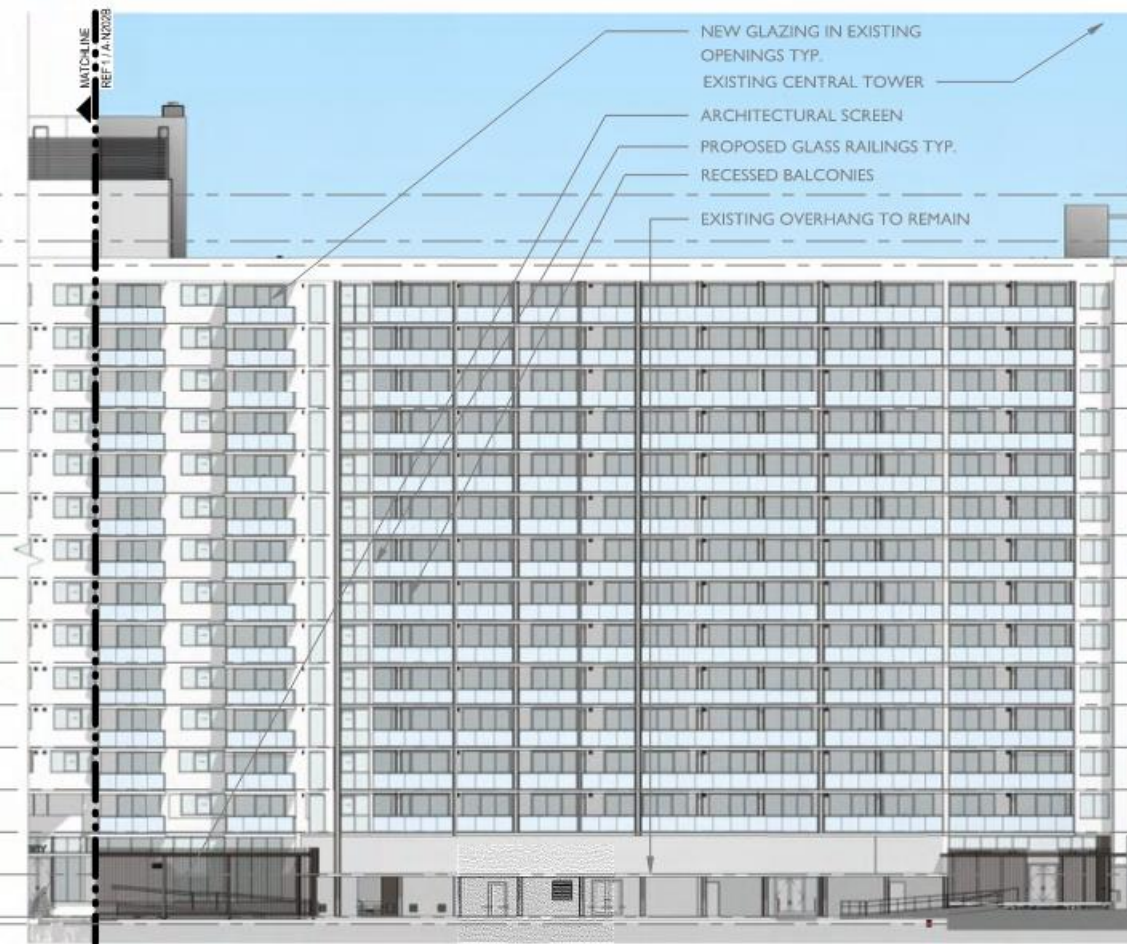
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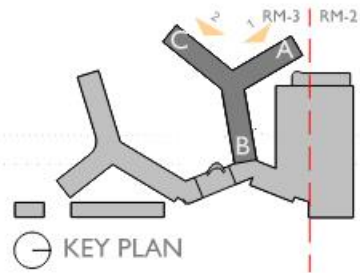
1 North Tower - C Wing South Elevation
SCALE: 1" = 20'-0"



2 North Tower - B Wing South Elevation
SCALE: 1" = 20'-0"

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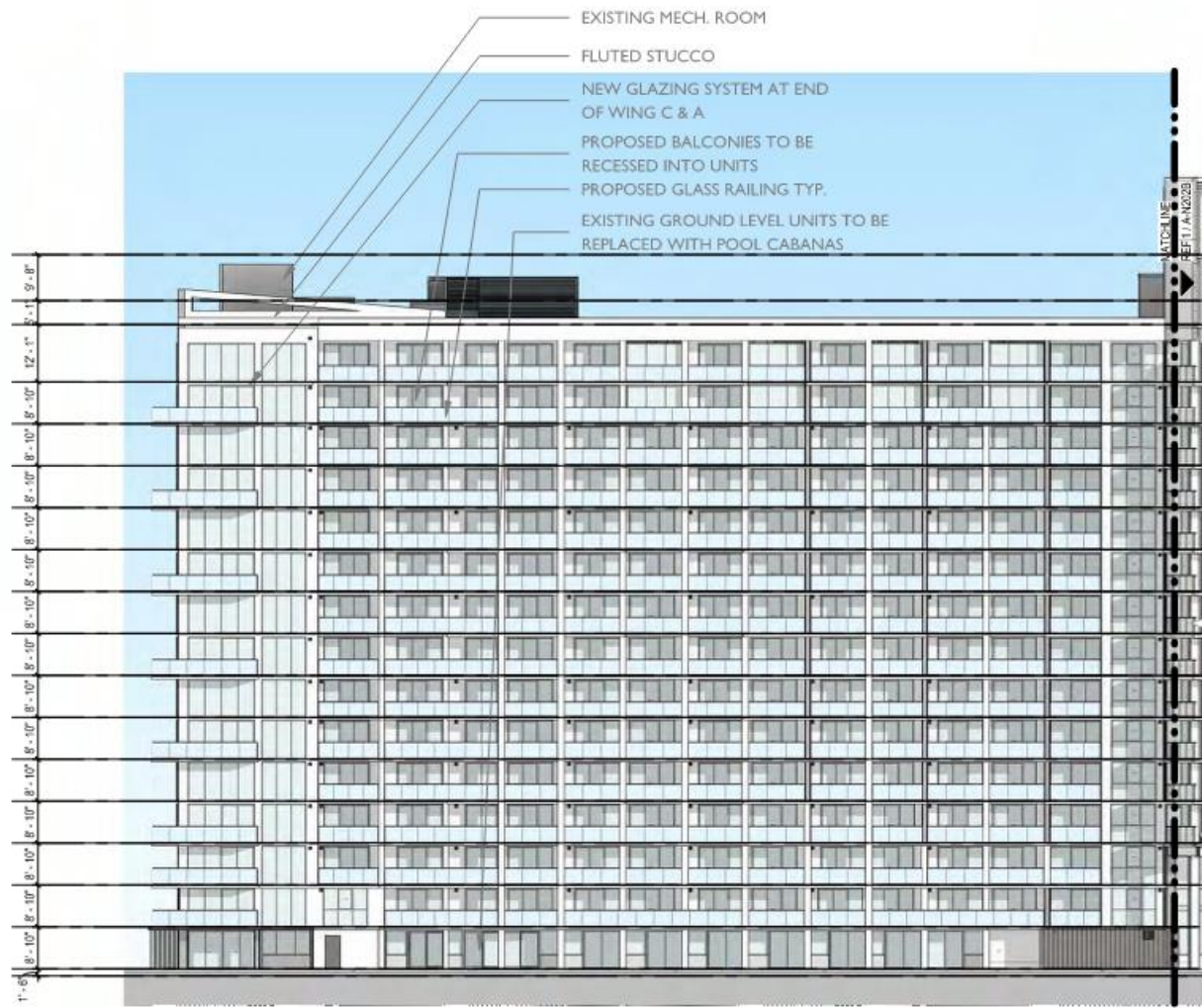
Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



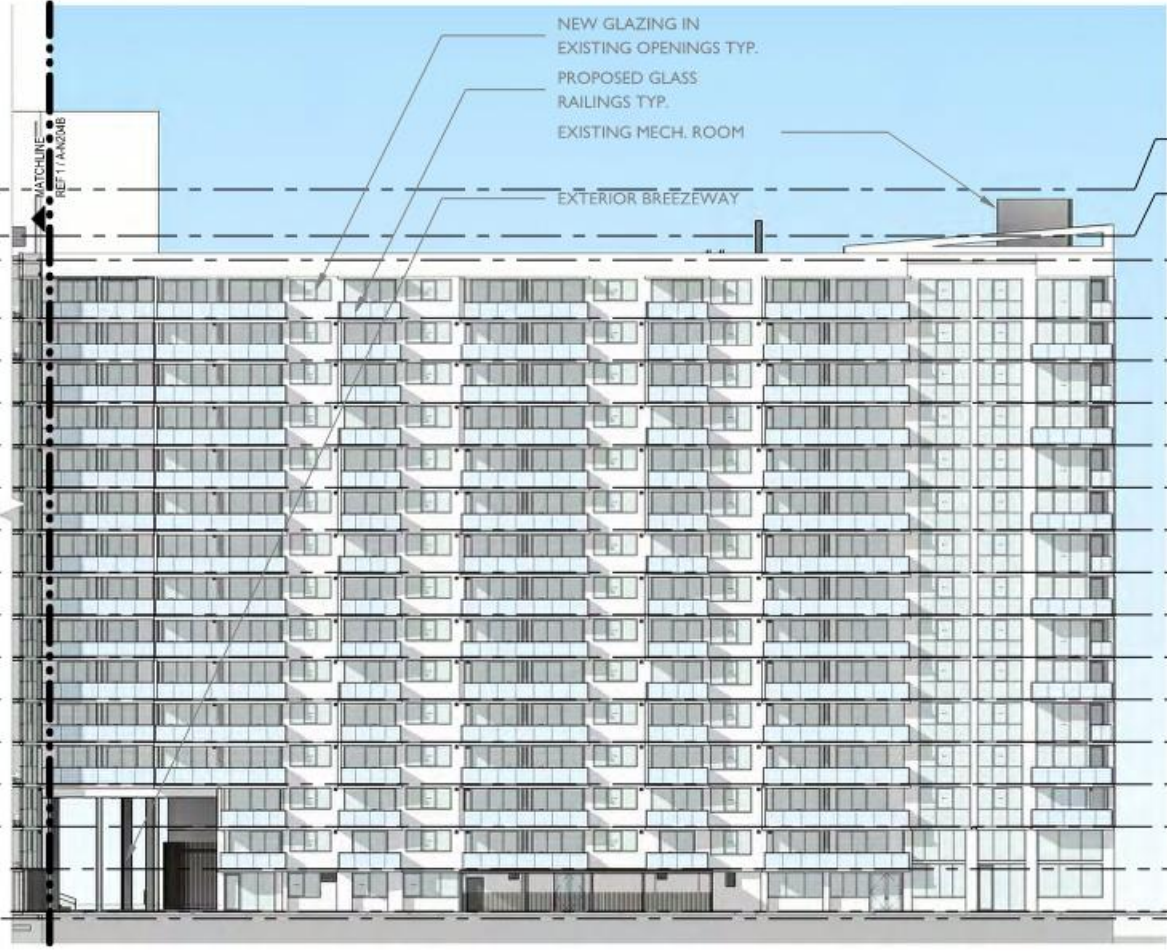
WEST & NORTH ELEVATION - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
1420 BAY ROAD, MIAMI BEACH



1 North Tower - A Wing West Elevation (Approved)
SCALE: 1" = 20'-0"



2 North Tower - C Wing North Elevation (Approved)
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One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
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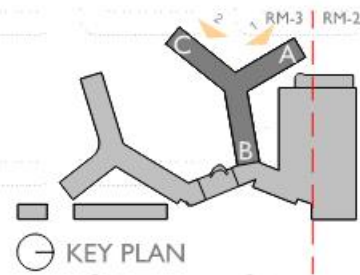
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Scale: 1" = 20'-0"
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WEST & NORTH ELEVATION - PROPOSED

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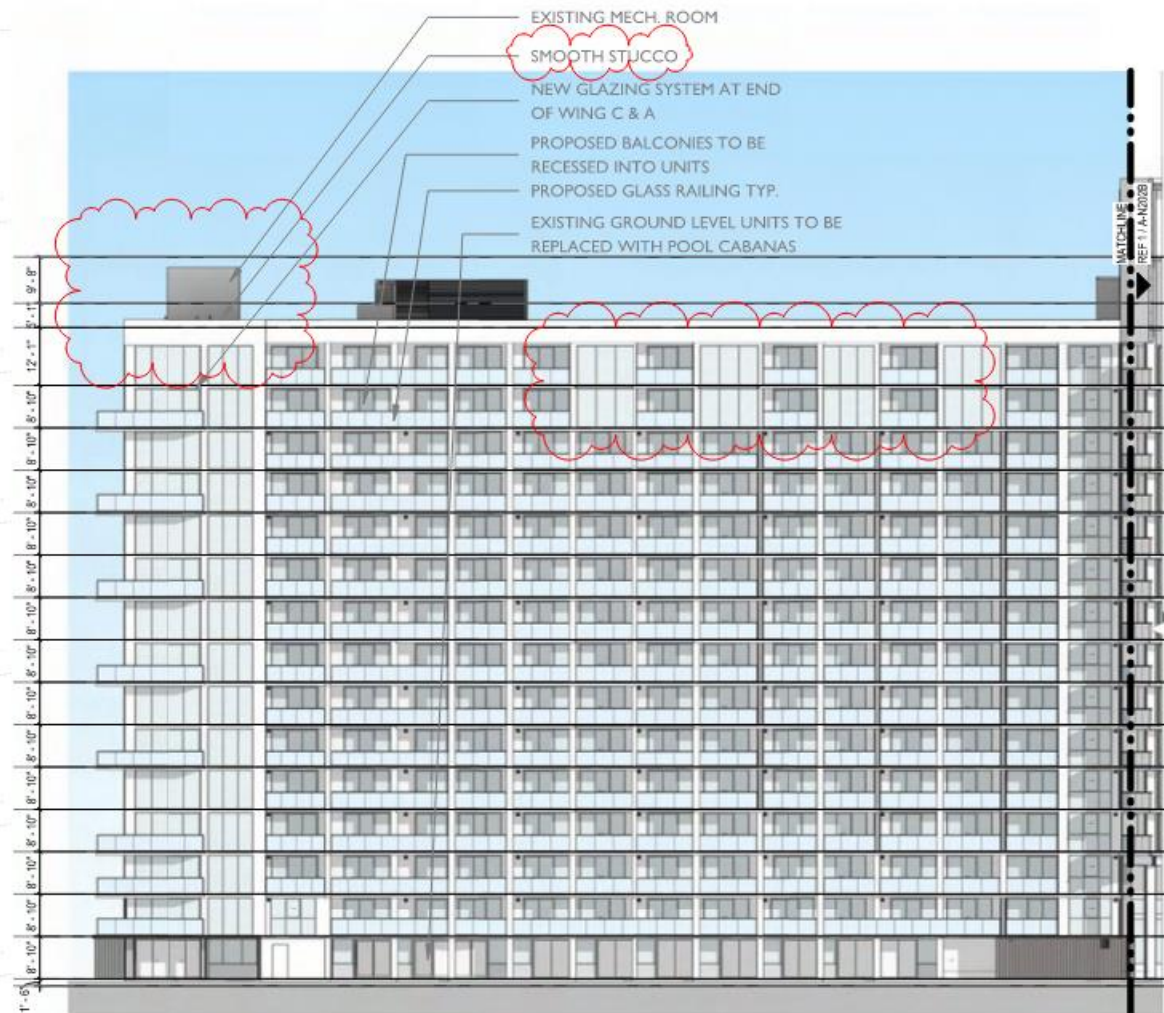
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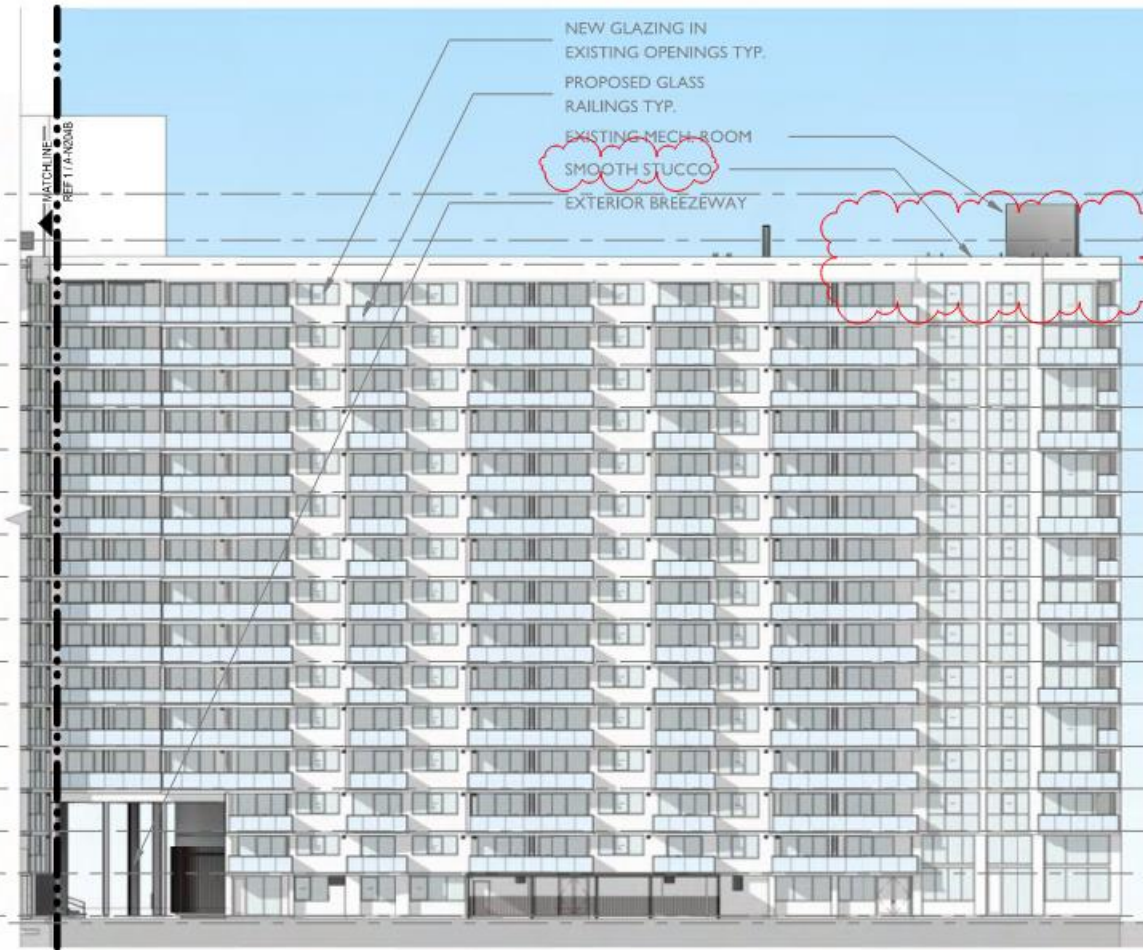
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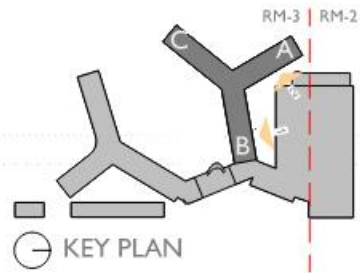
1 North Tower - A Wing West Elevation
SCALE: 1" = 20'-0"



2 North Tower - C Wing North Elevation
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
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Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



NORTH & EAST ELEVATION - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

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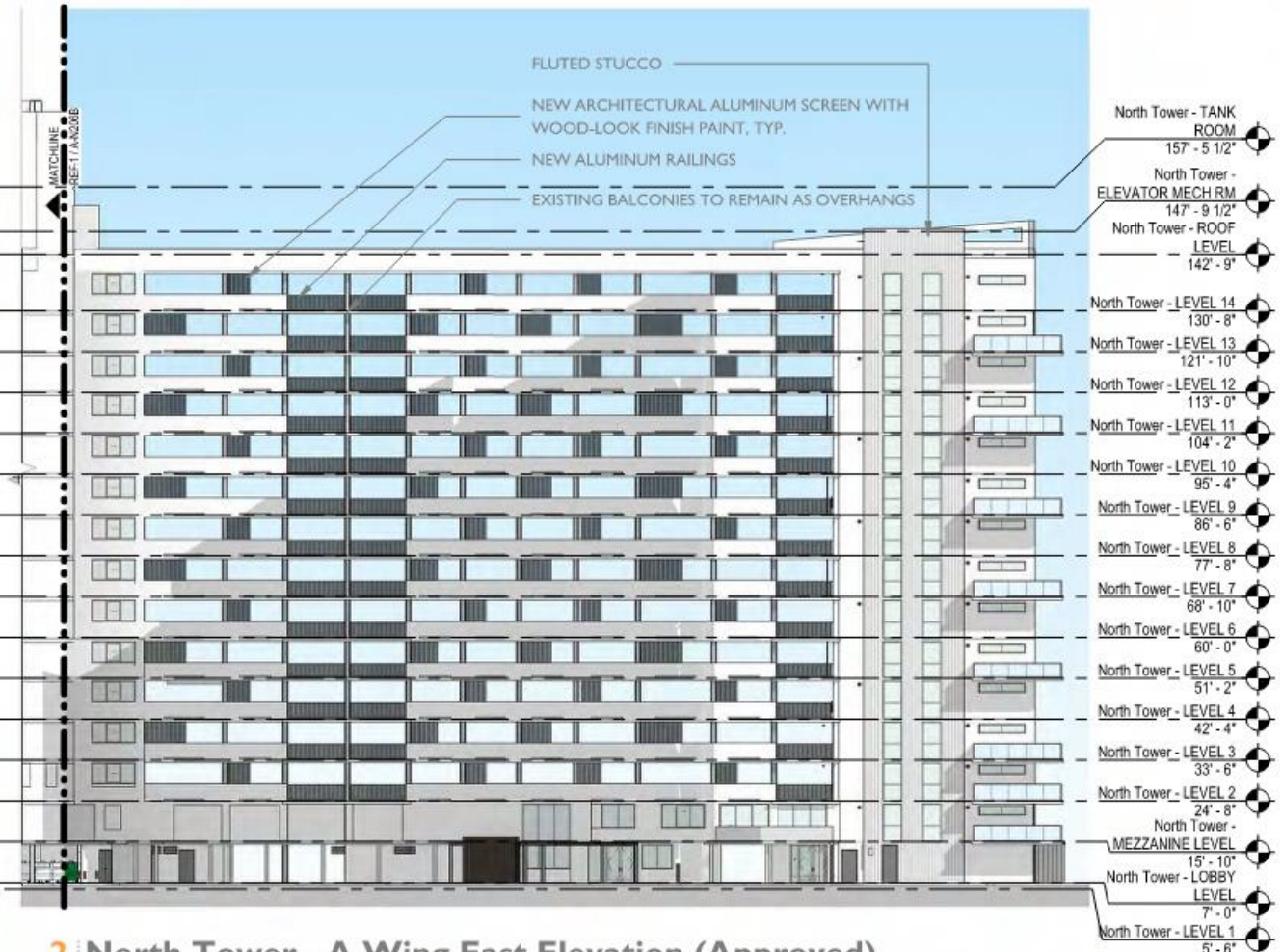
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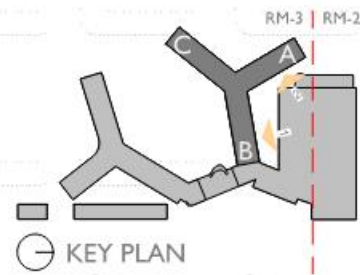
1 North Tower - B Wing North Elevation (Approved)
SCALE: 1" = 20'-0"



2 North Tower - A Wing East Elevation (Approved)
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2'
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Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



NORTH & EAST ELEVATION - PROPOSED

FLAMINGO
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2 South Biscayne Boulevard
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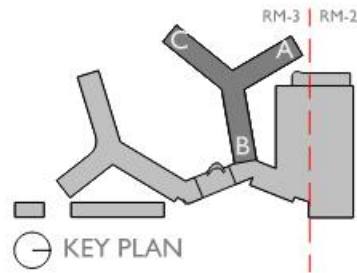


1 North Tower - B Wing North Elevation
SCALE: 1" = 20'-0"



2 North Tower - A Wing East Elevation
SCALE: 1" = 20'-0"

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION
- PROPOSED WATER FEATURES
- PROPOSED LANDSCAPE

North Tower Sheet Notes -...

- Proposed Storefront/Glazing
- Relocated Stairs
- Proposed Elevator To Mezzanine Level

NEW STAIRS TO ACCESS
MEZZANINE LEVEL

PROPOSED EXTERIOR LOBBY

ARCHITECTURAL SCREENS

GROUND FLOOR PLAN - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

RELOCATED STAIRS

PROPOSED LOBBY FOR ACCESS
FROM WEST SIDE OF GARAGE

EXISTING CANOPY ABOVE TO
BE REPLACED

EXISTING PARKING GARAGE

CENTRAL TOWER

Level I - Approved
SCALE: 3/64" = 1'-0"



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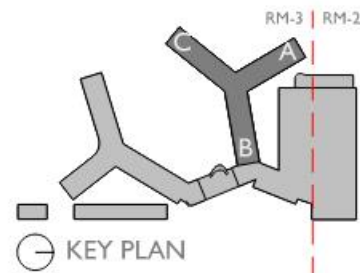
08.03.2017

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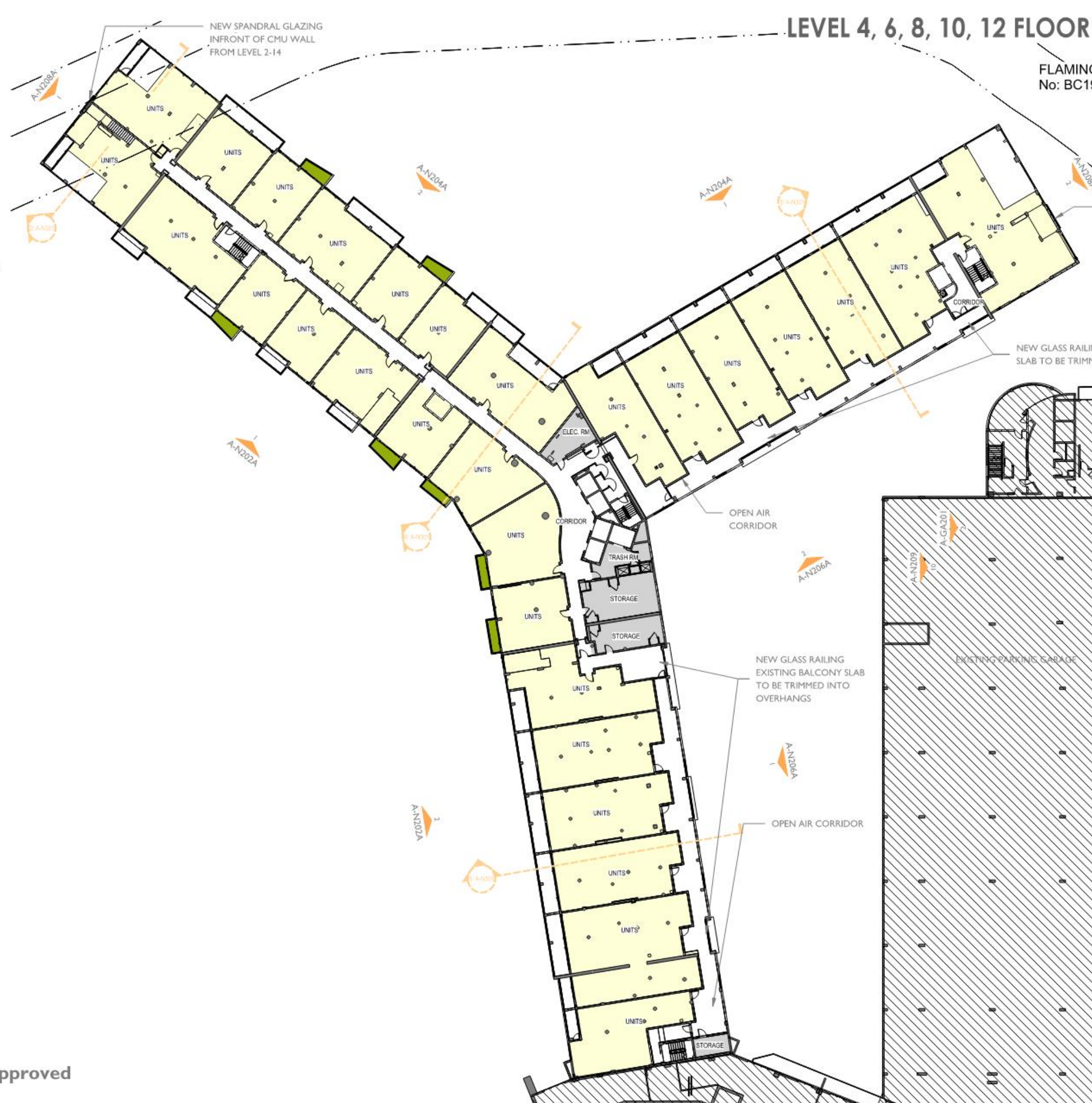
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Note: When printed on 11 x 17 paper scale is halved



- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION



LEVEL 4, 6, 8, 10, 12 FLOOR PLAN - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
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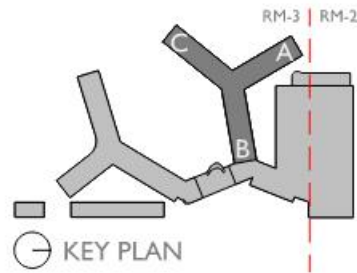
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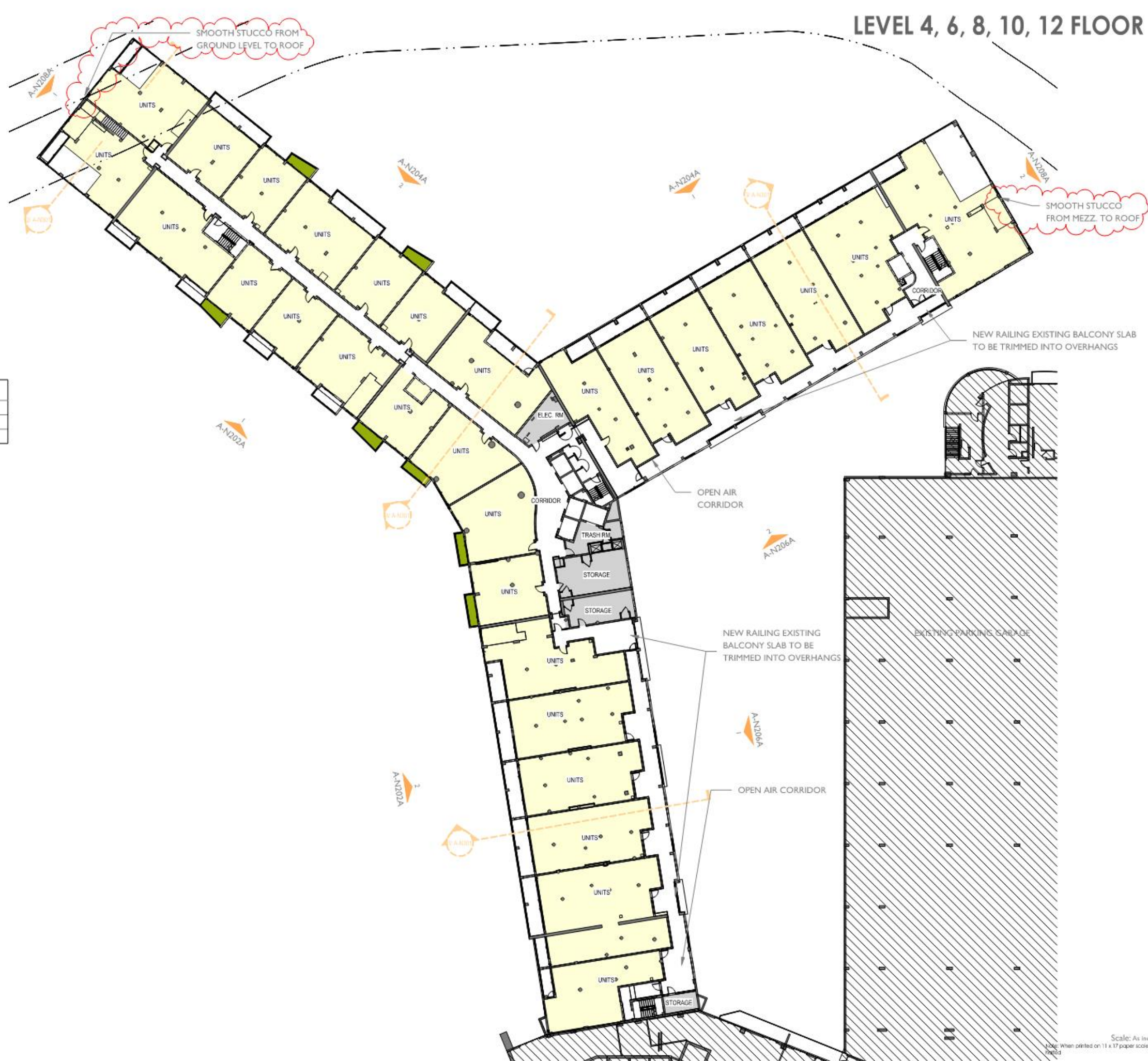
Level 4, 6, 8, 10, 12 - Approved
SCALE: 3/64" = 1'-0"

Note: When printed on 11 x 17 paper scale is halved.



- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION

North Tower Sheet Notes -...	
1	Proposed Storefront/Glazing
2	Relocated Stairs
3	Proposed Elevator To Mezzanine Level



LEVEL 4, 6, 8, 10, 12 FLOOR PLAN - PROPOSED

FLAMINGO
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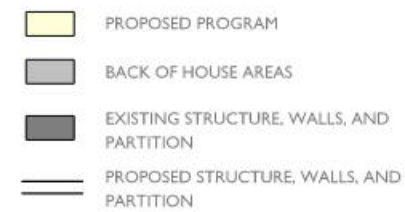
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Scale: As indicated
Note: When printed on 11 x 17 paper scale is 3/64" = 1'-0"

Level 4, 6, 8, 10, 12 - Proposed
SCALE: 3/64" = 1'-0"



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No: BC1910575

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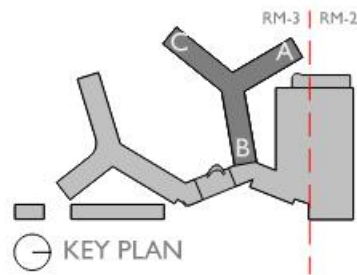
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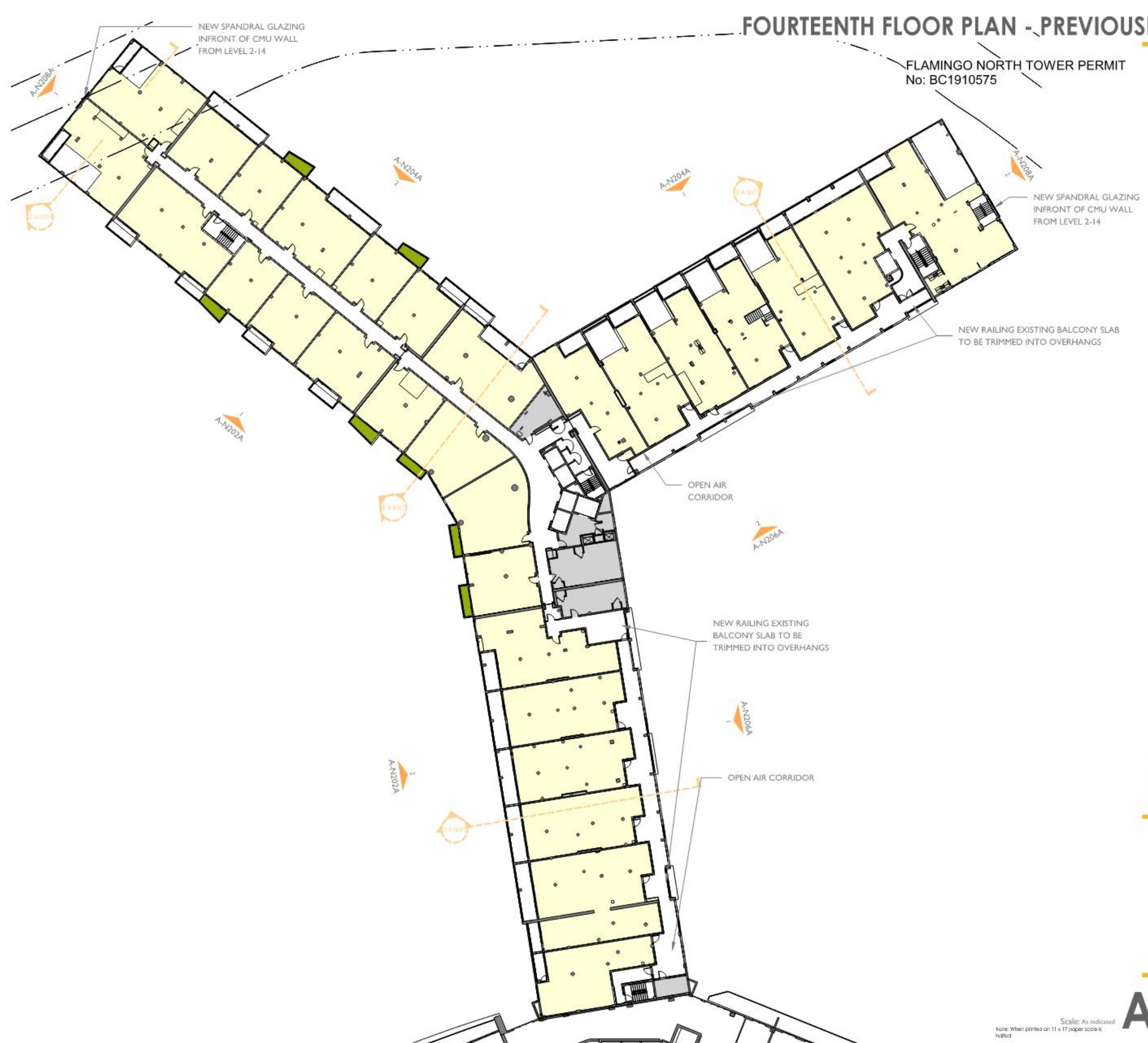
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Level 13 - Approved
SCALE: 3/64" = 1'-0"

Note: When printed on 11 x 17 paper scale is
 1:1



- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION
- PROPOSED WATER FEATURES
- PROPOSED LANDSCAPE



FOURTEENTH FLOOR PLAN - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

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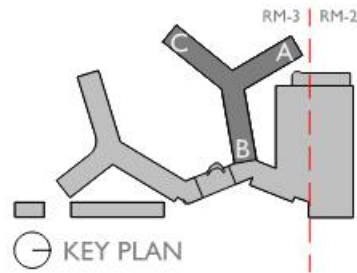
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Level 14 - Approved
SCALE: 3/64" = 1'-0"

Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved

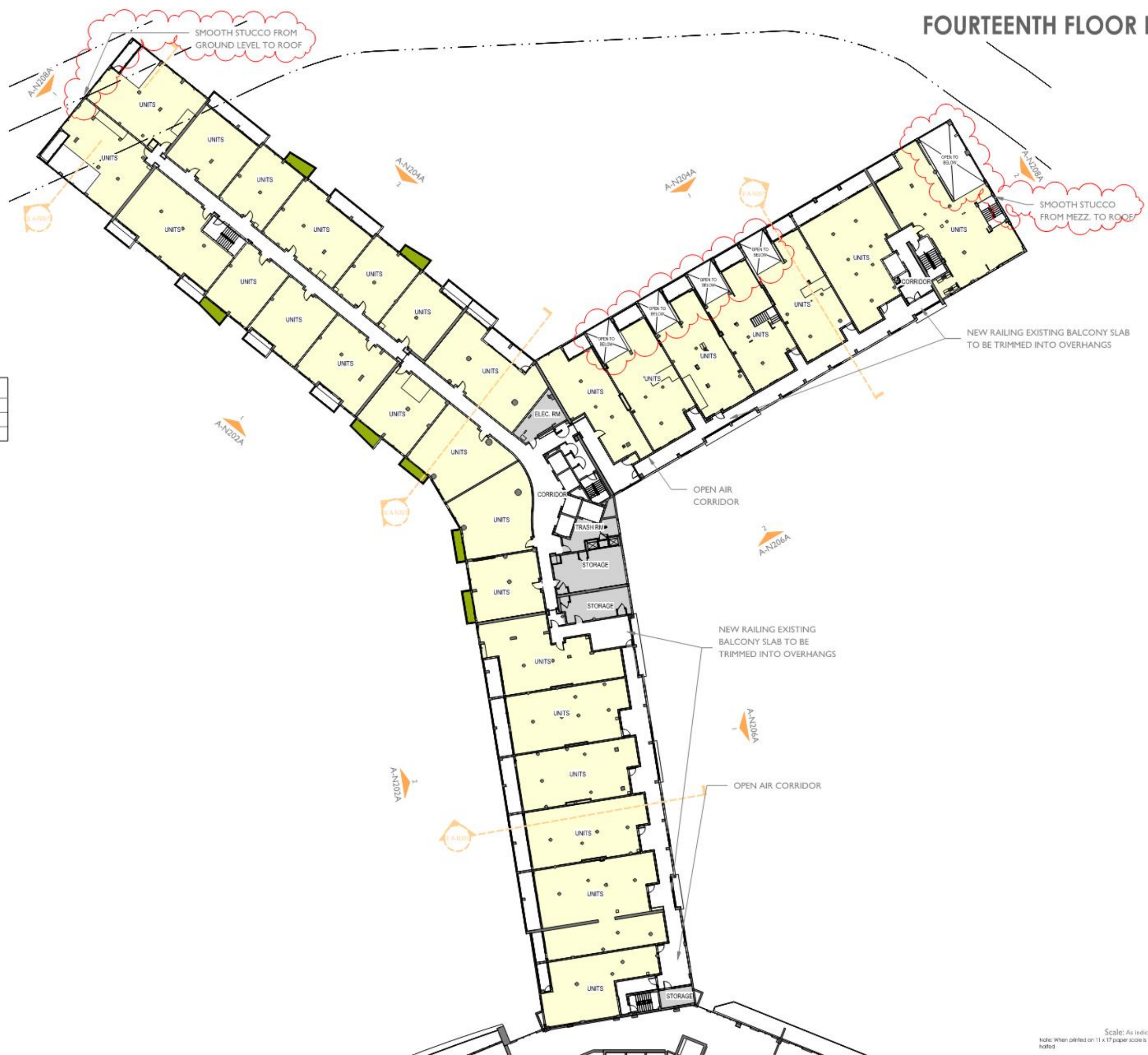
A-N114A



- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION

North Tower Sheet Notes -...

- Proposed Storefront/Glazing
- Relocated Stairs
- Proposed Elevator To Mezzanine Level



FOURTEENTH FLOOR PLAN - PROPOSED

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

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Level 14 - Proposed
SCALE: 3/64" = 1'-0"

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