

ZONING DIAGRAM - NEW TOWER

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ZONING ANALYSIS - Flamingo | 1420 & 1508 Bay Road | Miami Beach, Florida

Item #	Zoning information			
1a	Lot 1 Address:	1420 Bay Road		
1b	Lot 2 Address:	1508 Bay Road		
2	Board and file numbers:			
3a	Lot 1 Folio number(s):	02-3233-007-0030		
3b	Lot 2 Folio number(s):	02-3233-007-0032		
4a	Lot 1 year constructed:	1960 Building		
4b	Lot 2 year constructed:	1960 Bldgs & Site / 2001 Bldgs & Site	Parcel I Zoning District:	RM-3 (Residential multifamily high intensity)
5	Based Flood Elevation:	8.0 NGVD	Parcel II Zoning District:	RM-2 (Residential multifamily medium intensity)
6	Adjusted grade (Flood+Grade/2):	5.87 to 6.28 NGVD	Grade Value in NGVD:	4.09 to 4.19 NGVD (7)
			Parcel I Net Lot Area:	569,614 GSF
			Parcel II Net Lot Area:	126,319 GSF
			Net Lot Area:	695,933 GSF
7a	Parcel I Lot Width:	841 ft. aprox.	Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)
7b	Parcel II Lot Width:	228 ft. aprox.	Parcel II Lot Depth:	555.7 ft (average) / 635.52 ft (max.)
	Minimum Unit Size (New Tower)		Average Unit size (New Tower)	
8a	Existing Minimum Unit Size:	787 SF	Existing Average Unit Size:	1146 SF
8b	Proposed Minimum Unit Size:	850 SF	Proposed Average Unit Size:	1240 SF
8c	Required Minimum Unit Size:	400 SF	Required Average Unit Size:	550 SF
9a	Parcel I Existing use:	Multifamily, Accessory Commercial, Accessory Parking Garage	Parcel I Proposed Use:	Multifamily, Accessory Commercial, Accessory Parking Garage
9b	Parcel II Existing use:	Multifamily, Accessory Parking Garage	Parcel II Proposed Use:	Multifamily, Accessory Parking Garage

	RM-2 Lot Area Summary	Required	Existing	Proposed	Deficiencies
10b	Height RM-2 - New Tower	140'-0"	N/A	New Tower 140'-0" (Measured from DFE Main Lobby at 9'-00" NGVD)	
11b	Number of stories RM-2 - New Tower	15	N/A	New Tower: 14 Stories	
12b	FAR RM-2	2.0	1.17	1.99	
13b	Parcel II Gross Square Footage:	252,638 GSF	147,463 GSF	250,925 GSF	
14	Square Footage by use:	N/A			
15	Number of Units Residential - New Tower	N/A	N/A	34 Units	
16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A	N/A	N/A	N/A

	Setbacks - RM-2 NEW TOWER	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	20'-0"	N/A	N/A	N/A
20	Interior Side Setback:	18'-3"	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	36'-6"	N/A	N/A	N/A
23	Rear Setback:	55'-7"	N/A	N/A	N/A
At Grade Parking Lot:					
24	Front Setback: 20'	20'-0"	88'-0"	69'-11"	
25	Side Setback: (6)	18'-3"	29'-8"	18'-3"	
26	Side Setback: (6)	N/A	N/A	N/A	
27	Side Setback facing Street: (6)	N/A	N/A	N/A	
28	Rear Setback: 5'	5.0'	46.9'	75'-2"	
Pedestal (Up to 50' in height)					
29	Front Setback: 20'	20'-0"	N/A	238'-11"	
30	Side Setback: (1)	18'-3"	N/A	36'-6"	
31	Side Setback: (1)	18'-3"	N/A	Existing garage 0'-0"	
32	Side Setback facing Street: (1)	N/A	N/A	N/A	
33	Rear Setback: (4)	55'-7"	N/A	61'-11"	
Tower					
34	Front Setback: (2)	50'-0"	N/A	245'-9"	
35	Side Setback: (3)	27'-3"	N/A	36'-6"	
36	Side Setback: (3)	27'-3"	N/A	148'-3"	
37	Side Setback facing Street: (1)	N/A	N/A	N/A	
38	Rear Setback: (5)	83'-4"	N/A	83'-4"	

Item #	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,589	2,032	1,665	N/A
41	Grocery/Retail Parking Required...	54	17	54	N/A
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,535	1,978	1,611	N/A
43	Parking Space Dimensions	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	N/A
44	Parking space configuration (45,60,90 Parallel)	90	90	90	N/A
45	ADA spaces (8) (9)	26 ADA Parking Spaces	32 ADA Parking Spaces	26 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	885	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
49	Loading zones and trash collection areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 50 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges,...	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	Restaurant	N/A
52	Total # of seats	N/A	N/A	215 seats	N/A
53	Total # of seats per venue...	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue...	N/A	N/A	N/A	N/A
56	Is this a contributing building?		No		
57	Located within a Local Historic District?		No		

Note: Total RM-2 proposed FAR area includes improvements to Garden Apartment level 7, 8, and 9 that are under separate DRB approval file no. DRB20-0577.

- 10' or 8% of Lot Width. Sum of side yards equal to 16% of Lot Width.
South side yard 0' (Existing Garage) + 36.5' New Tower north side yard proposed = 36.5'
- 20' + 1/1 height over 50'. 50' max.
- Pedestal Setback + 0.10' Height over 50'. 50' max.
- 10% of Lot Depth
- 15% of Lot Depth
- 5' or 5% of Lot Width
- Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- ADA spaces Required number is based on proposed required parking count of 1,535 spaces due to reduction of unit count and...

Parking FAR on Phase 5 to be revised in Phase 6:

Phase 5 total 241 spaces out of 352 surplus spaces to be counted towards FAR in RM-2:

123 spaces on level 2 = 20,200 sf of FAR

118 spaces on level 3 = 17,100 sf of FAR

111 spaces on level 7 not enclosed and not counted as FAR. Total enclosed surplus parking FAR added to RM-2 in Phase 5 = 37,300 SF

Phase 6 add 72 required spaces and removes 205 reducing the overall surplus to 74 all of which will be on level 7 roof of the parking garage and not count as FAR. Therefore the 37,300 SF of FAR that applied to the 241 surplus parking spaces in Phase 5 is no longer necessary in Phase 6 and it is used for building area of the New Tower.

FLAMINGO

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Scale:
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RESIDENTIAL PARKING	EXISTING			PROPOSED					NOTES	
	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit per Unit Type	Parking Credit	Required Parking w/Credit		
Existing North Tower									Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00	
Less than 1000 SF	361 Units	1.00	361.00	126 Units	-235 Units	1.5 per Unit	-352.50	189.00		
Between 1000 and 1200 SF	196 Units	1.00	196.00	66 Units	-130 Units	1.75	-227.50	115.50		
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units	0 Units	2.0 per Unit	0.00	114.00		
More than 1200 SF (Added Units)				117 Units	117 Units	2.0 per Unit (2017)	0.00	234.00		
Existing North Tower Total	614 Units		614.00	366 Units	-248.00		-580.00	652.50	130-32 (6b) 2.0 spaces per unit for units above 1200 square feet	
								72.50	North Tower Parking With Credit - Unit reduction 248	
Existing South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00		
Existing Visitor Spaces (per 1999 Permit Set)			32.00					32.00		
New Required Visitor				117 Units		0.1 per Unit (2017)	11.70	12.00		
Existing Central Tower	463 Units	1.50	694.50	463 Units	463 Units	1.50	694.50	694.50		
Addition Garden Apartments - Level 8 & 9						1.50			Phase 5 - Garden Apartments 8 more units - DRB20-0577	
Less than 1000 SF				1 Units		1.5 per Unit		1.50		
Between 1000 and 1200 SF						1.75				
More than 1200 SF				7 Units		2.0 per Unit		14.00		
Existing Garden Apartments	24 Units	1.50	36.00	24 Units	0 Units	1.50	36.00	36.00		
Townhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	0 Units	1.50	39.00	39.00		
New Tower Apartments - Phase 6									Phase 6 - New Tower 34 more units	
Less than 1000 SF				0 Units		1.5 per Unit		0.00		
Between 1000 and 1200 SF				0 Units		1.75		0.00		
More than 1200 SF				34 Units		2.0 per Unit		68.00		
Visitor parking New Tower				34 Units		0.1 per Unit (2017)		5.00		
Total Units	1689 Units			1483 Units	206 Units					
Total Residential Parking			1,978.00					1,537.00	441.00	
	Existing Required Residential Parking (Per Previous Permits)			Proposed Residential Parking Required (Current with Grandfathered Parking)					Required Residential Parking Reduction	
	BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE									

RETAIL PARKING	EXISTING			PROPOSED				NOTES
	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area	Area per Parking Space	Required Parking	Required Parking	
Retail	5,100 GSF	300 GSF per Space	17.00	00 GSF	300 GSF		0.00	130-32 (37) Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.
Total Commercial Parking			17.00				0.00	
	Existing Commercial Parking			Proposed Commercial Parking Required				

FUTURE RESTAURANT PARKING	EXISTING			PROPOSED				NOTES
	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats	Seats per Parking Space	Required Parking	Required Parking	
Restaurant				215 Seats	4 Seats		53.75	130-32 (36) 130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking							54.00	Tenant will apply for separate interior improvement permit for restaurant space. TOTAL RESTAURANT SEATS 195 is Existing Café 45 seats, Proposed Restaurant 150 seats
	Future Restaurant Parking Required							

TOTAL PARKING REQUIRED	1,995.00	Existing Parking Required	1,591.00
TOTAL PARKING PROVIDED ON SITE	2,032.00	Existing Parking on Site	2,032.00

Surplus Parking between Pre-1989 Ordinances	37.00
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Surplus Parking between Pre-1989 Current Ordinances	441.00
Total Spaces Removed From site	367.00
Surplus total	74.00

(Phase 6) Surplus parking spaces removed from garage are tandem spaces converted to drive isles, refer to sheet G08A, G08B and G08C for locations

1,665.00
Proposed Parking to be provided on Site



SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE REMOVED
Phase 1 & 2 - Spaces Removed due to new drop off and pedestrian plaza	
Standard Spaces	54.00
Phase 3 & 4 - Garage Spaces converted to scotter parking (66 spaces converted to scooter parking - 42 tandem spaces removed)	108.00
Phase 5 - Surplus spaces FAR on RM-2	0.00
Phase 6 - Tandem spaces removed inside the north garage	205.00
Total Parking Removed	367.00

PROPOSED PARKING SPACES TO BE PROVIDED IN PHASES 1-6				
	Required	Provided	Suprplus	Notes
Phase 1 & 2 (Combined)	1935.00	1989.00	54.00	Surplus spaces removed.
Phase 3 & 4 (Combined)	1462.00	1870.00	408.00	Surplus spaces FAR on RM2 - Permit number BC1910575. Restaurant parking not included. Refer to G11B.2 for surplus parking calculations.
Phase 5	1513.00	1870.00	352.00	Surplus spaces FAR on RM2 - Total 241 spaces counted towards FAR 37,300 sf, 111 on level 7 not counted as FAR.
Phase 6	1591.00	1665.00	74.00	Surplus spaces on level 7 roof deck of the parking garage. Refer to G08A, G08B, G08C for tandem spaces removed inside the garage, total 205 removed.

241 spaces out of total 352 surplus (111 open air spaces on roof of parking garage) counted towards FAR in Phase 5 to be credited back in Phase 6. An additional 72 spaces will be required in Phase 6, the balance of surplus FAR will be 168 spaces that will be part of the spaces removed in Phase 6. A total of 205 will be removed in Phase 6. The surplus of 74 will be on level 7 open air spaces on roof of parking garage).

PARKING COUNTS AND SURPLUS PARKING FAR

LEGEND

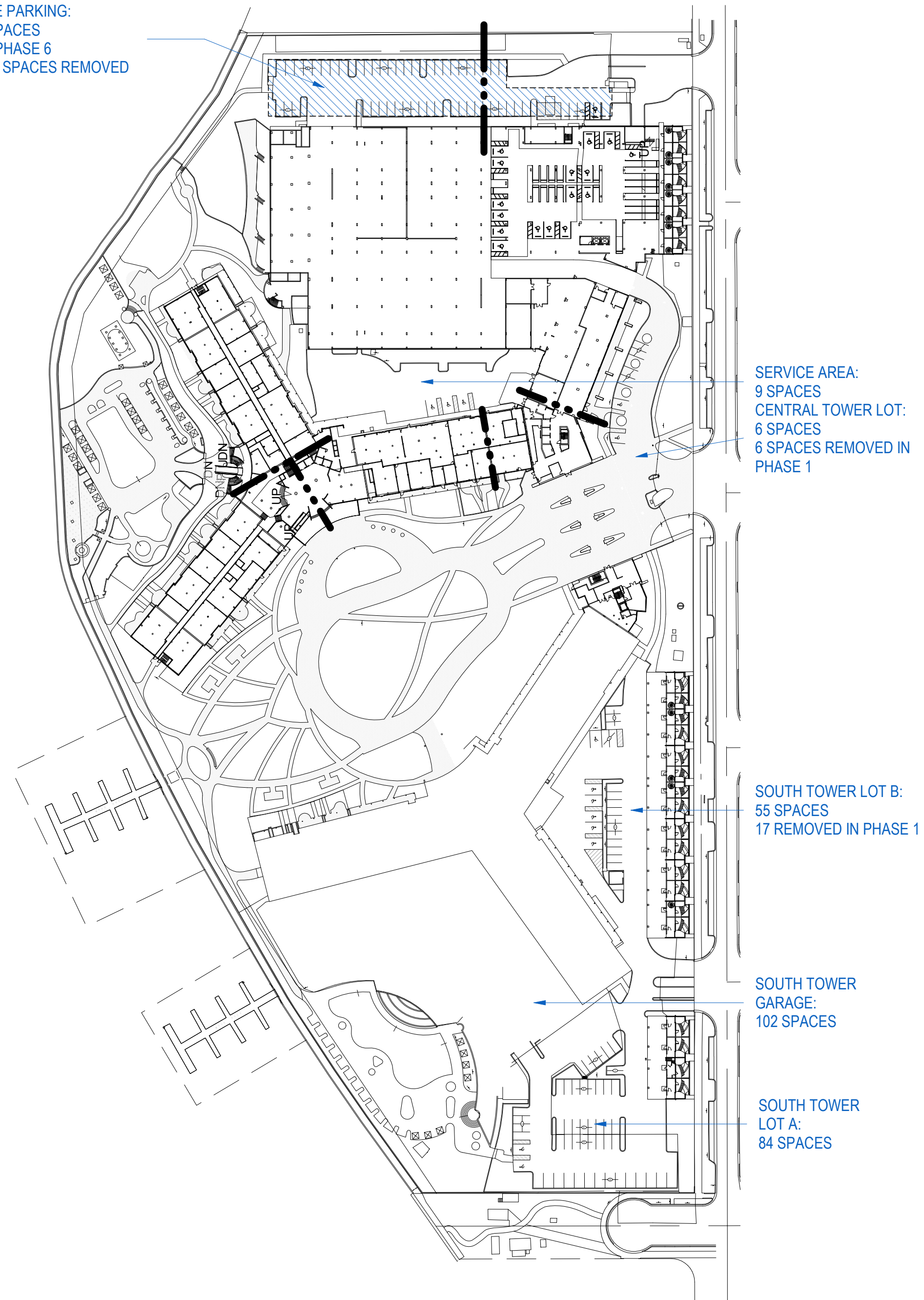
-  SPACES & DATA OF SPACES TO BE REMOVED
-  EXISTING SPACES AREA AND EXISTING COUNT

TOTAL EXISTING OVERALL SITE PARKING SPACES
(PRIOR TO PHASE 1 THRU 6): 2,032 SPACES

NORTH GARAGE EXISTING PARKING SPACES: 1,717
SOUTH GARAGE EXISTING PARKING SPACES: 102
SURFACE PARKING EXISTING: 213

PHASE 6 PROPOSED PARKING: 1,665 SPACES
NORTH GARAGE: 1,416 SPACES
SOUTH GARAGE: 102 SPACES
SURFACE PARKING: 147 SPACES

NORTH SURFACE PARKING:
PROPOSED 13 SPACES
46 REMOVED IN PHASE 6
56-13 = 43 TOTAL SPACES REMOVED

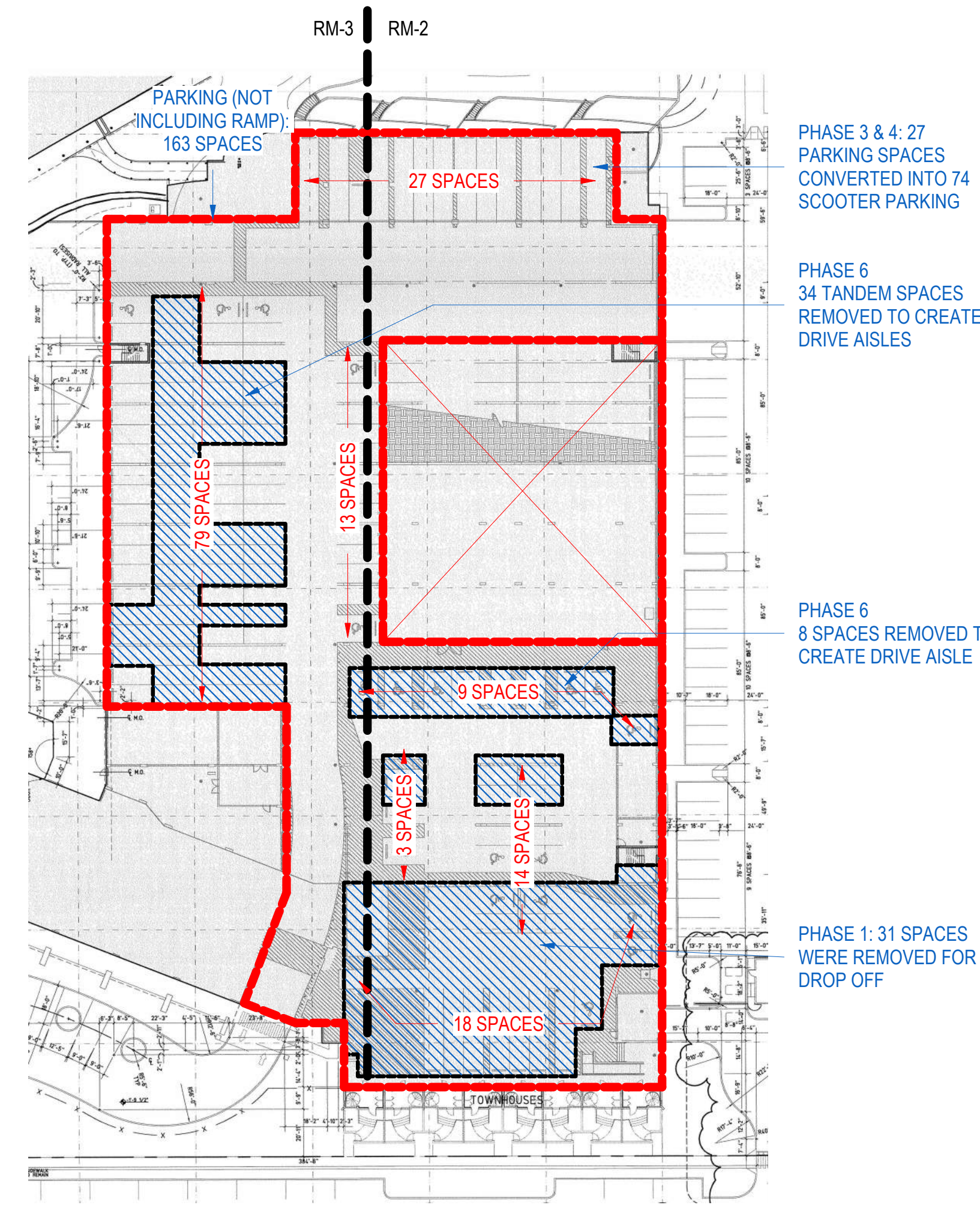


SITE PARKING - GROUND LEVEL SURFACE PARKING & SOUTH GARAGE

TOTAL EXISTING: 213 SURFACE PARKING SPACES PLUS 102 SPACES AT SOUTH GARAGE - TOTAL 315

PHASE 6: 43 NORTH LOT PARKING SPACES REMOVED
PHASE 1: 23 SPACES REMOVED

TOTAL PARKING: 147 SURFACE PARKING SPACES PLUS 102 SPACES AT SOUTH GARAGE - TOTAL 249 SPACES

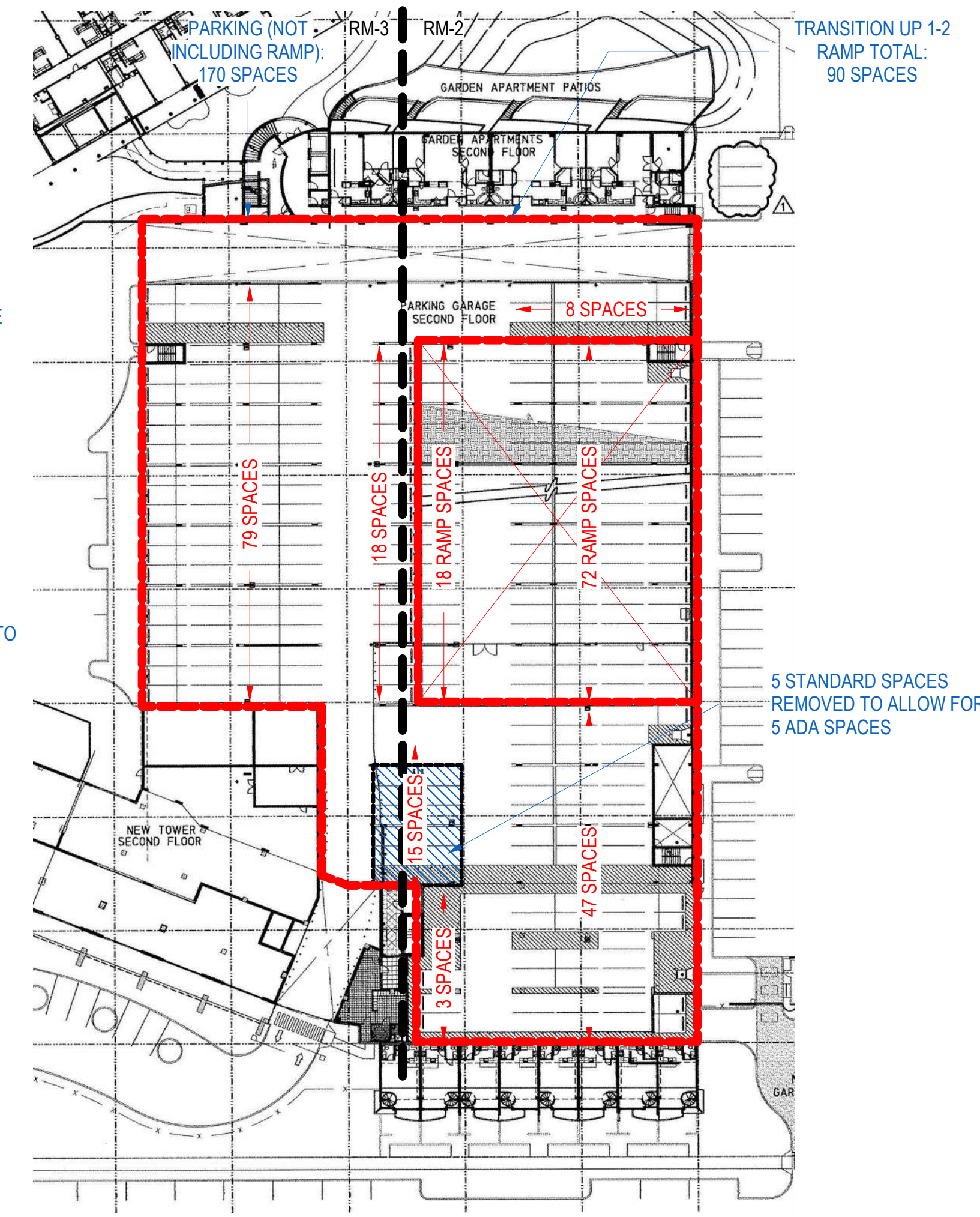


GARAGE - GROUND LEVEL

TOTAL EXISTING: 163 PARKING SPACES

PHASE 6: 42 PARKING SPACES REMOVED
PHASE 4: 27 SPACES REMOVED FOR SCOOTER PARKING
PHASE 1: 31 SPACES REMOVED

TOTAL PARKING LEVEL 1: 63 PARKING SPACES



GARAGE - LEVEL 2

TOTAL EXISTING: 260 PARKING SPACES

PHASE 6: 5 PARKING SPACES REMOVED

TOTAL PARKING LEVEL 2: 255 PARKING SPACES

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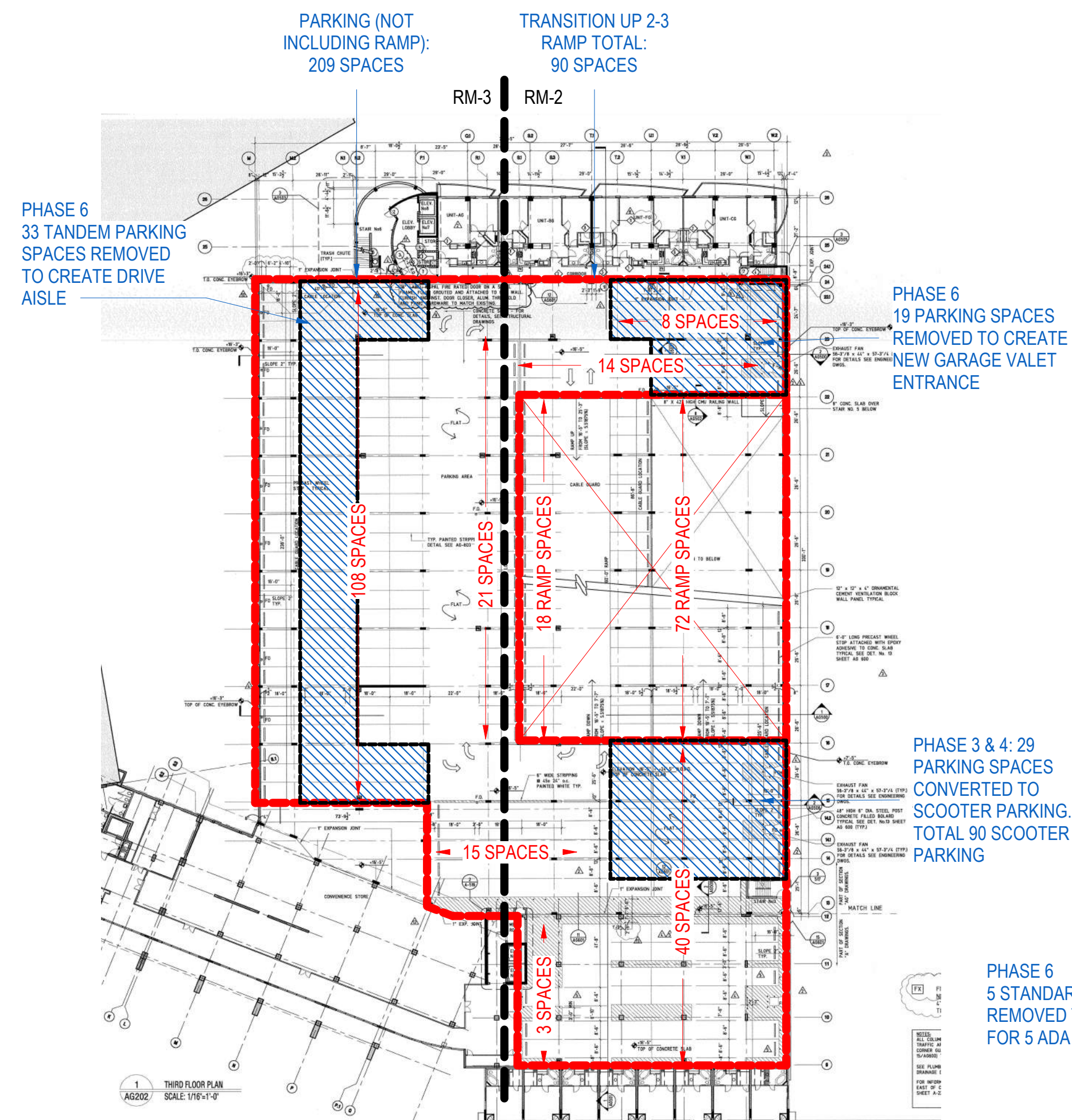


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G08A

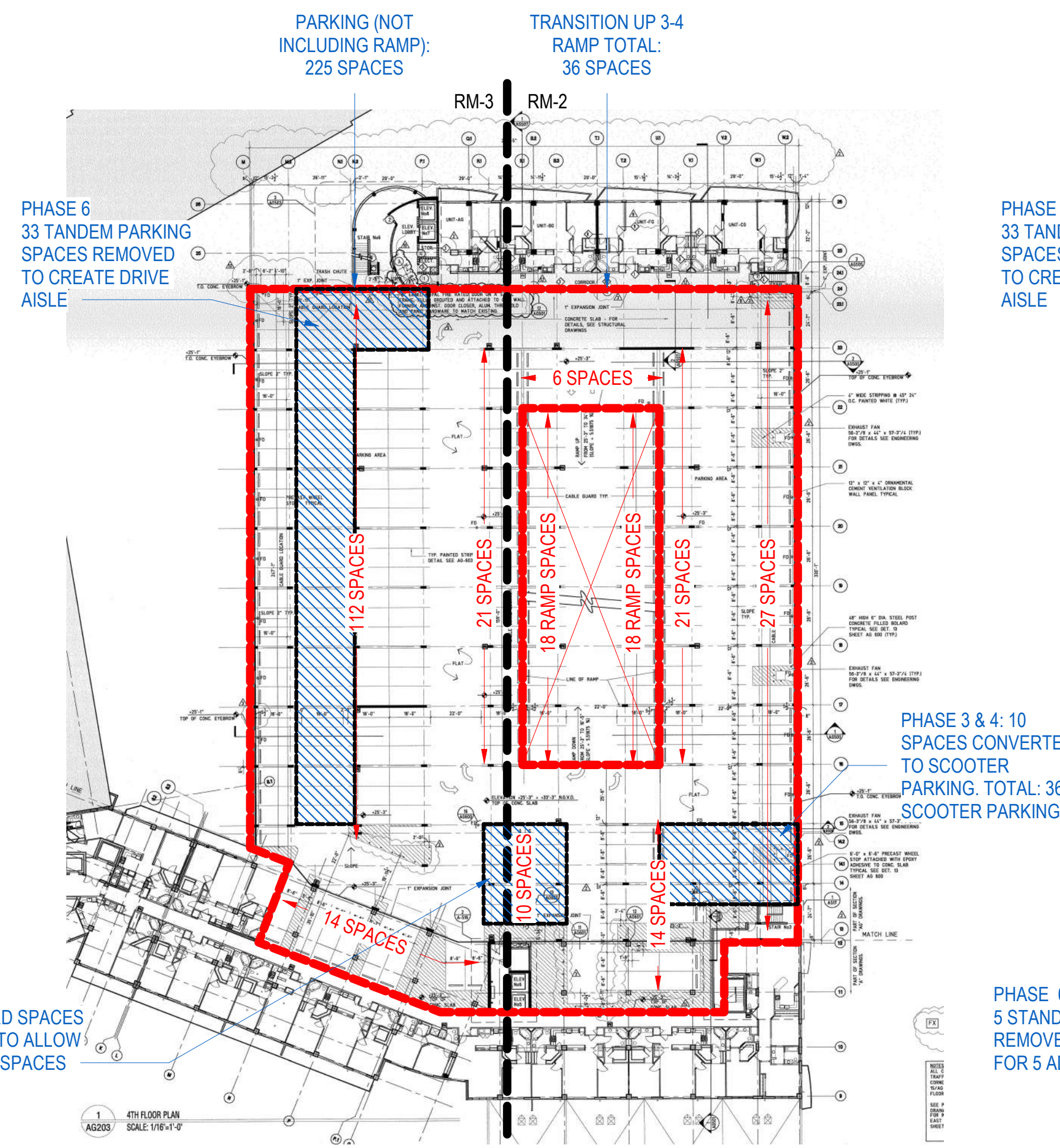


GARAGE - LEVEL 3

TOTAL EXISTING: 299 PARKING SPACES

PHASE 3 & 4: 29 PARKING SPACES CONVERTED TO SCOOTER PARKING
PHASE 6: 49 PARKING SPACES REMOVED

TOAL PARKING LEVEL 3= 221 PARKING SPACES

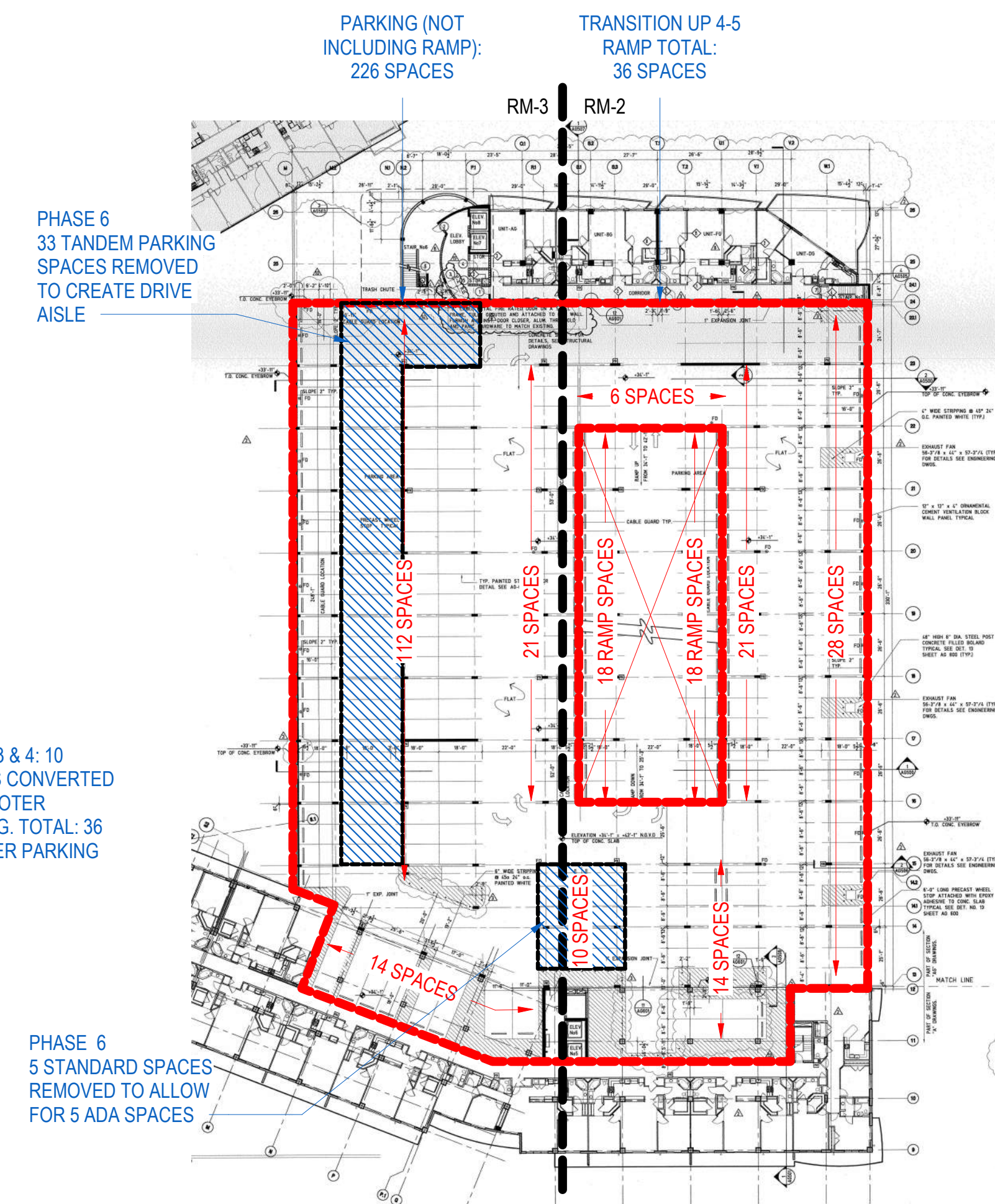


GARAGE - LEVEL 4

TOTAL EXISTING: 261 PARKING SPACES

PHASE 3 & 4: 10 PARKING SPACES CONVERTED TO SCOOTER PARKING
PHASE 6: 38 PARKING SPACES REMOVED

TOAL PARKING LEVEL 4: 213 PARKING SPACES



GARAGE - LEVEL 5

TOTAL EXISTING: 262 PARKING SPACES

PHASE 6: 38 PARKING SPACES REMOVED

TOAL PARKING LEVEL 5: 224 PARKING SPACES



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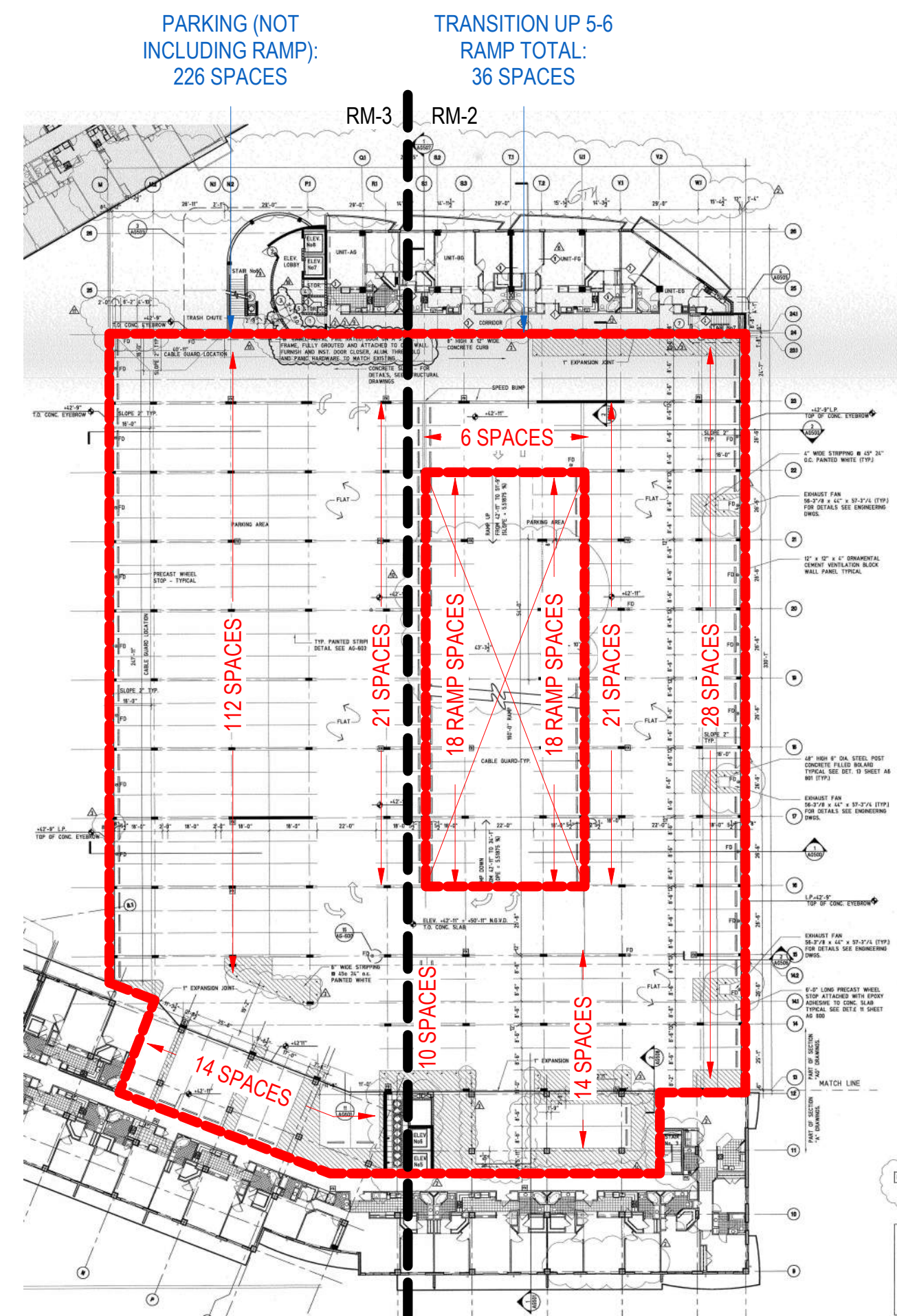
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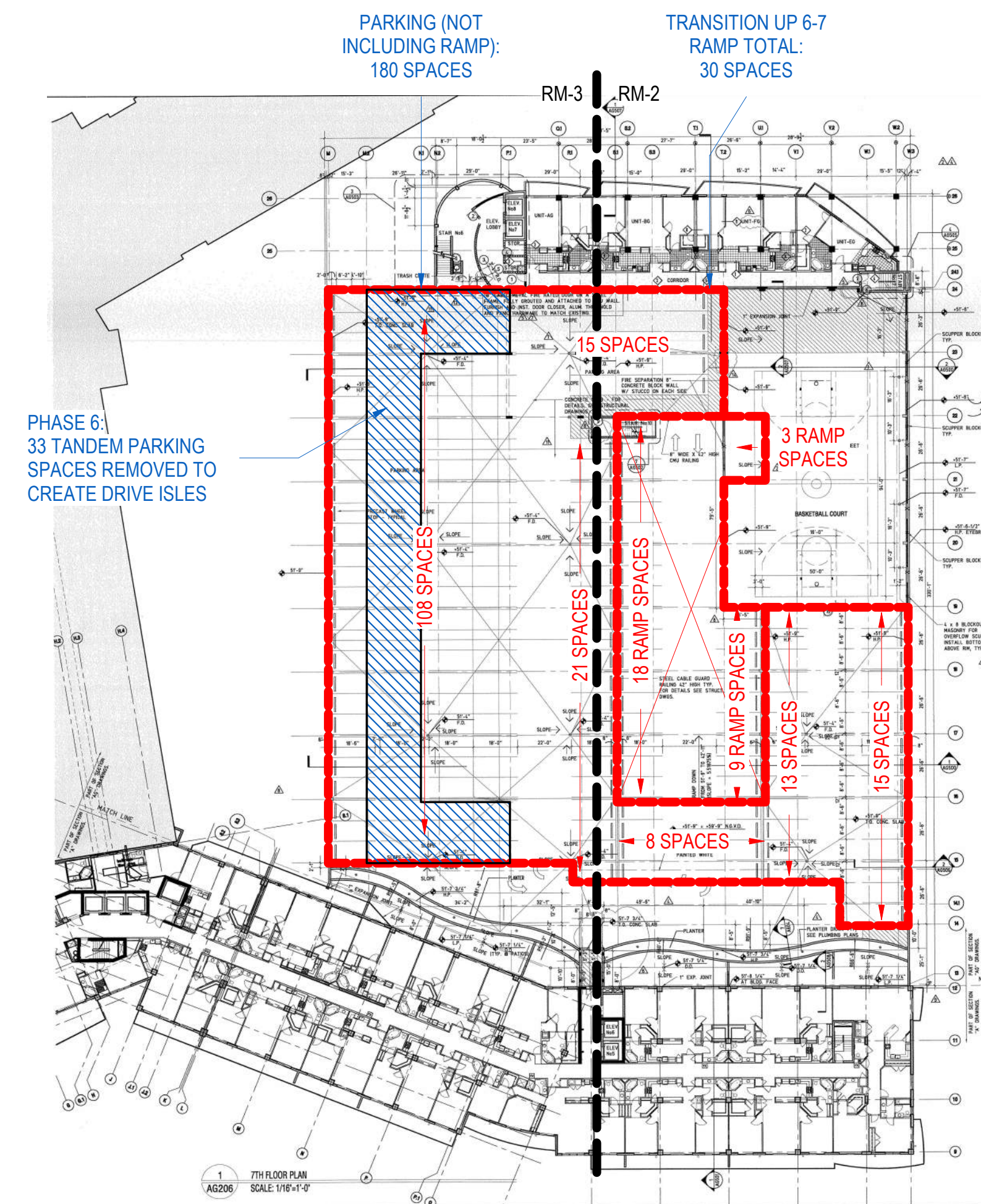
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G08B



GARAGE - LEVEL 6

TOTAL EXISTING: 262 PARKING SPACES



GARAGE - LEVEL 7

TOTAL EXISTING: 210 PARKING SPACES

PHASE 6: 33 SURPLUS PARKING SPACES REMOVED

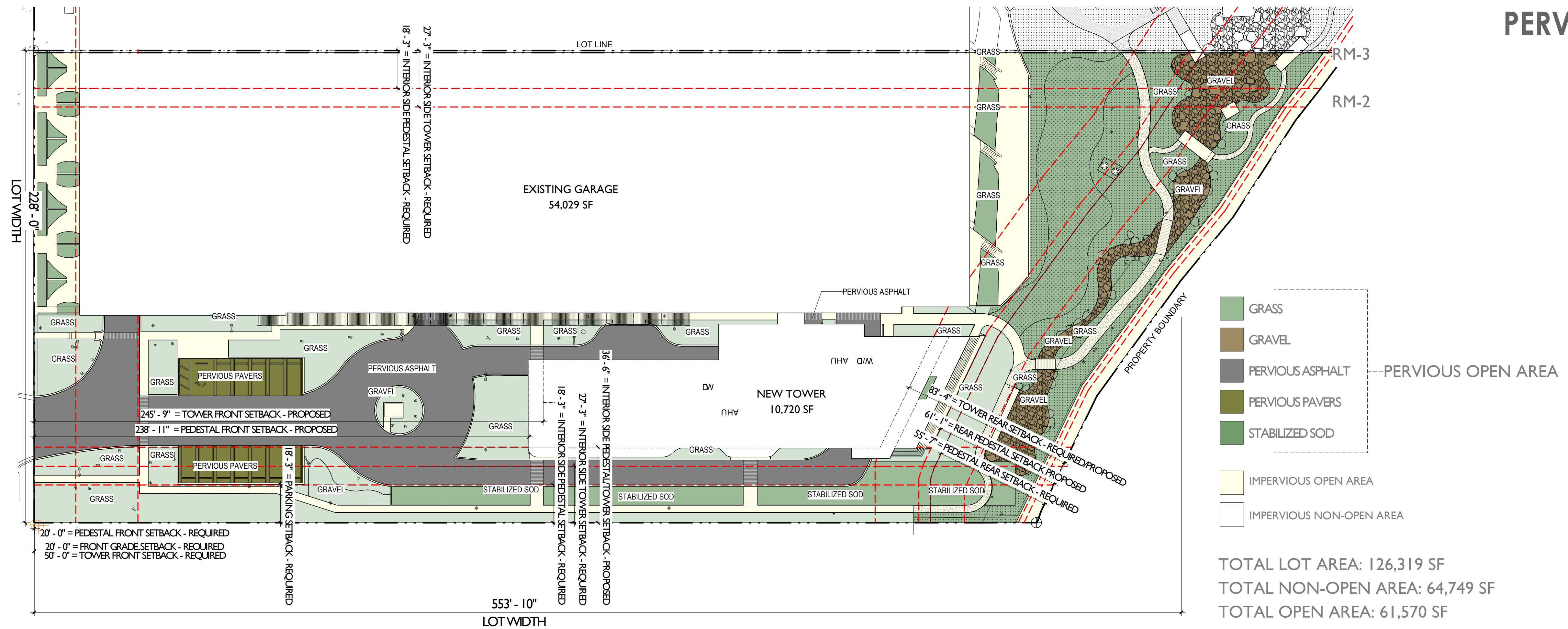
TOTAL PARKING LEVEL 7: 177 PARKING SPACES



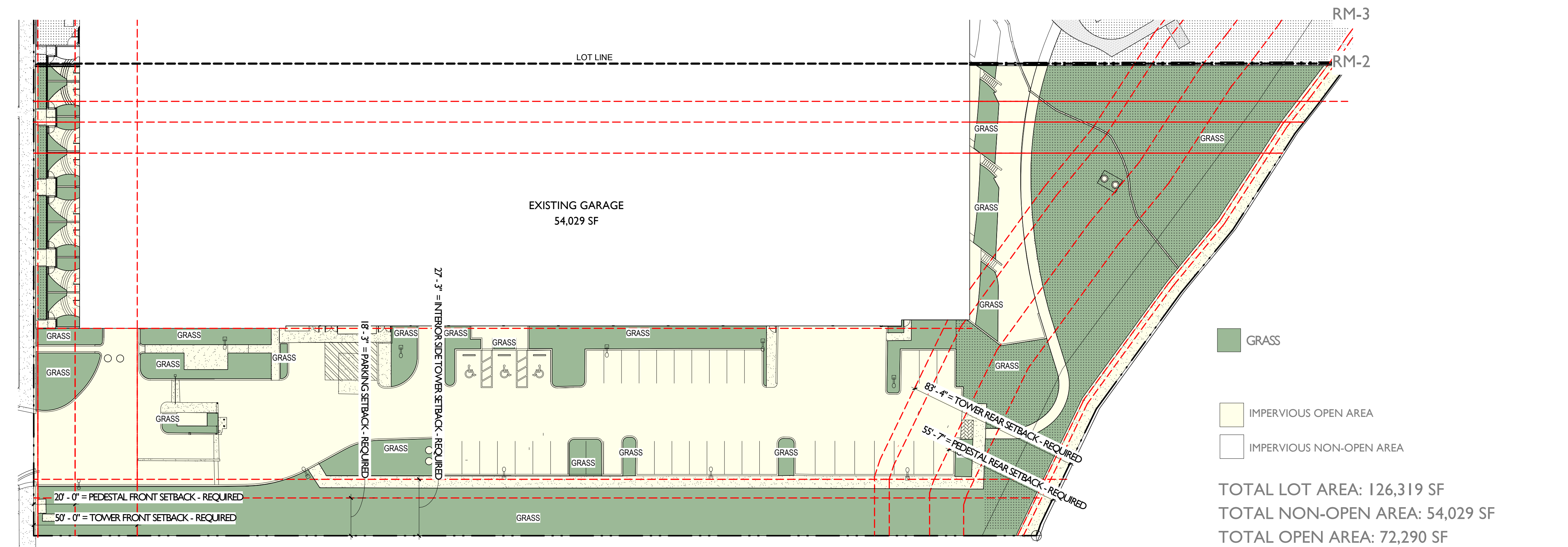
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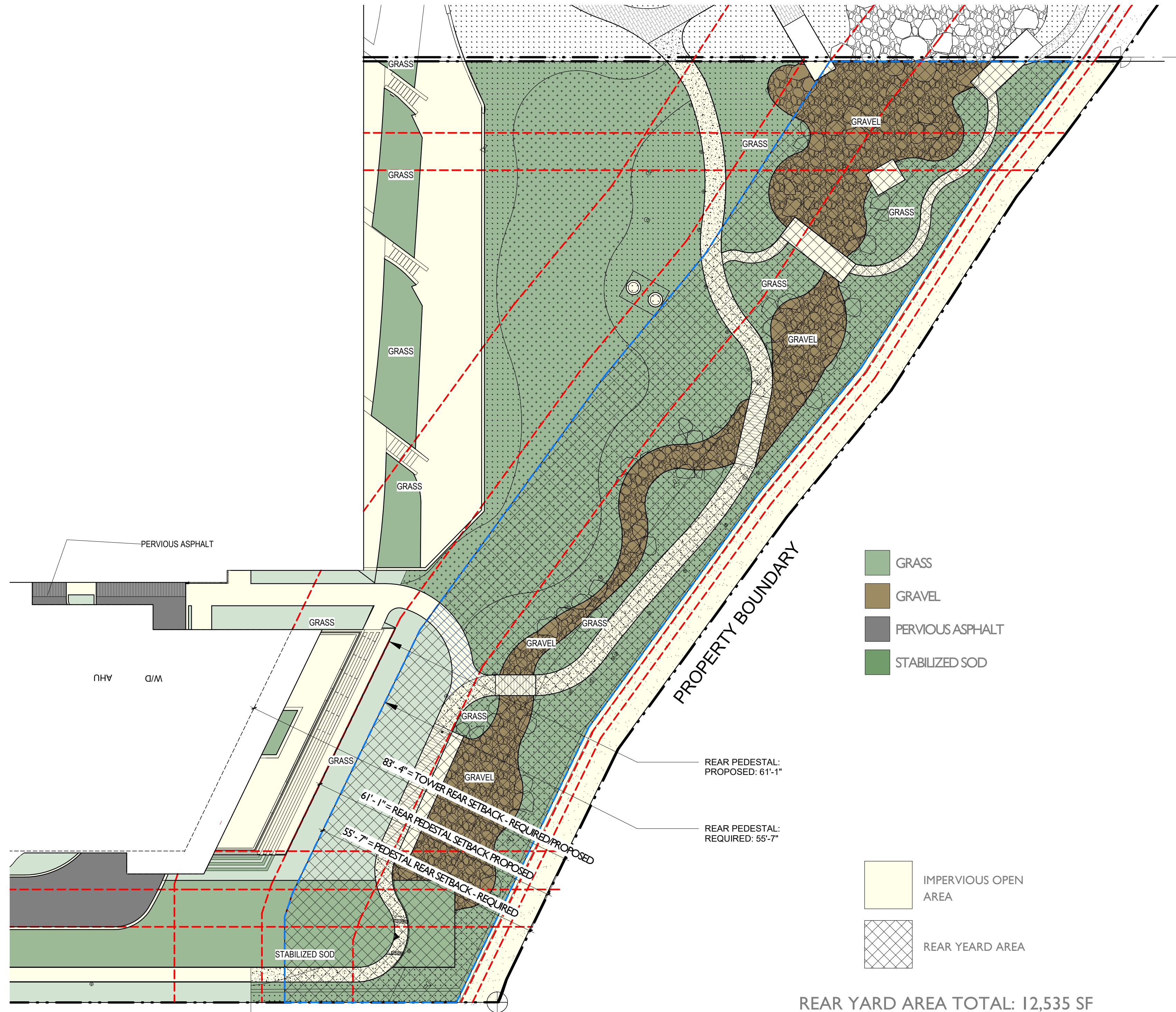
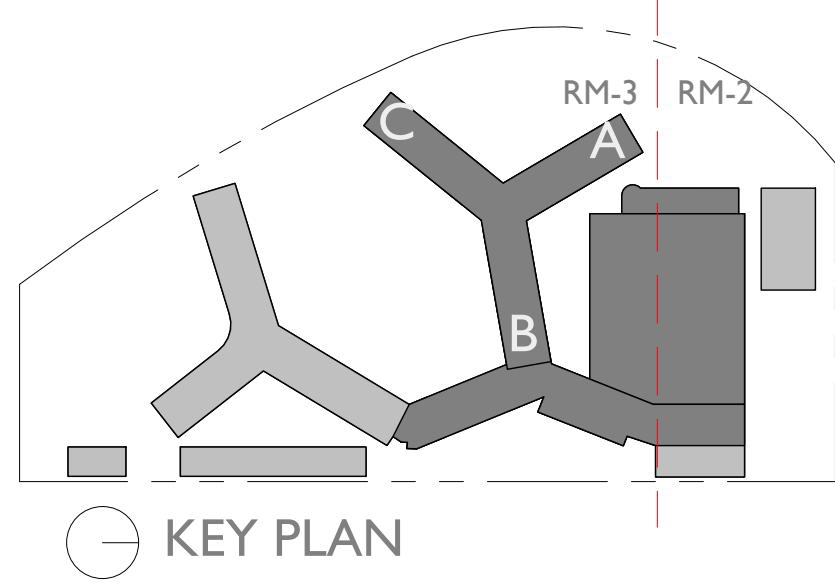
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PERVIOUS AREA - NEW TOWER SITE - PROPOSED
SCALE: 1" = 30'-0"



PERVIOUS AREA - NEW TOWER SITE - EXISTING
SCALE: 1" = 30'-0"



REAR YARD AREA TOTAL: 12,535 SF
 PROPOSED PERVIOUS AREA: 10,108 SF
 IMPERVIOUS OPEN AREA: 2,427 SF (19%)
 MAXIMUM REAR YARD IMPERVIOUS AREA 30%

PERVIOUS AREA - NEW TOWER SITE - PROPOSED
 SCALE: 1/16" = 1'-0"

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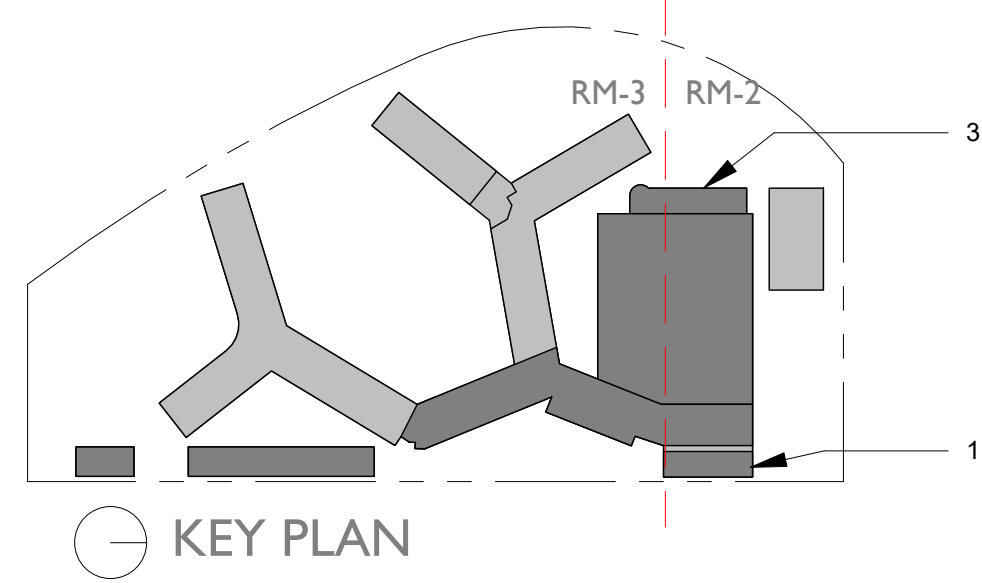
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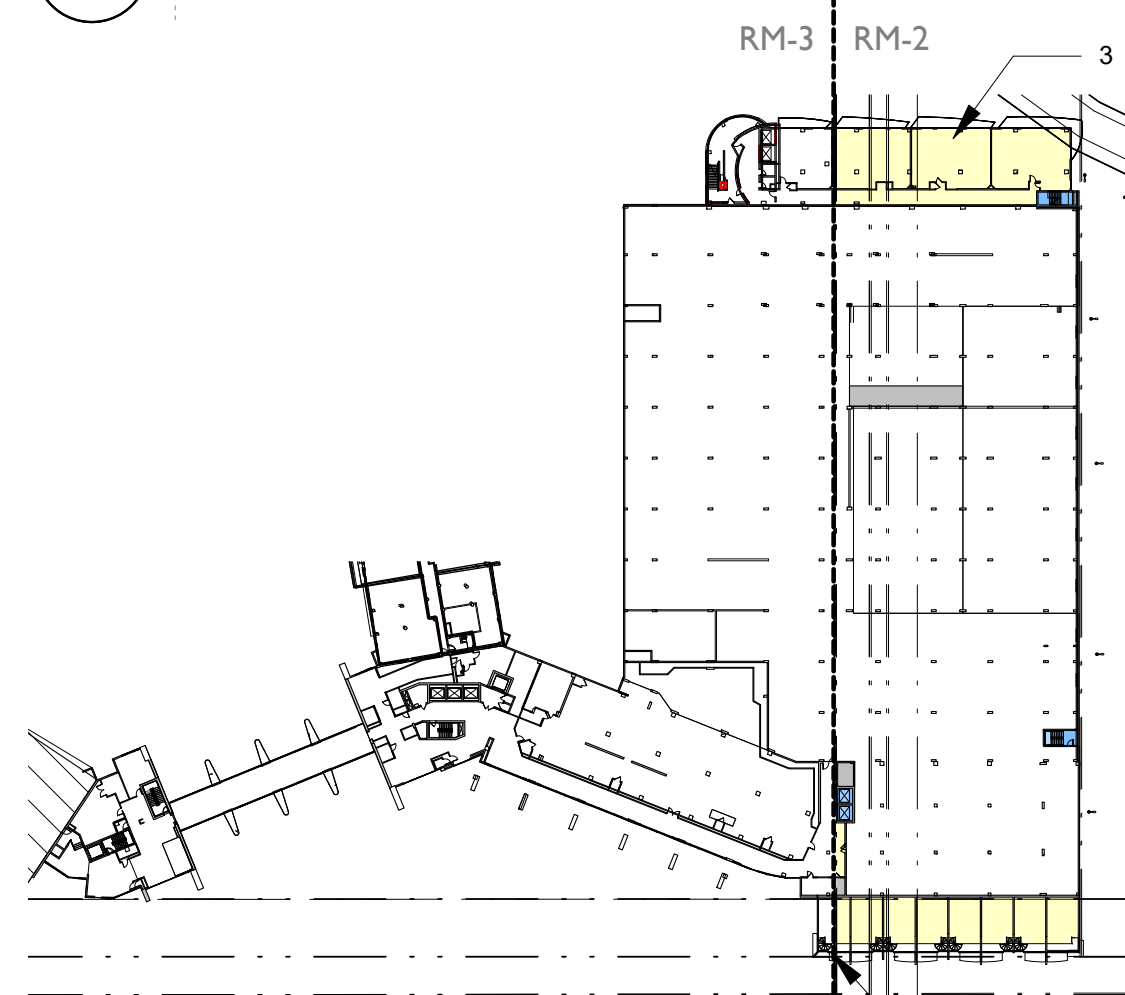
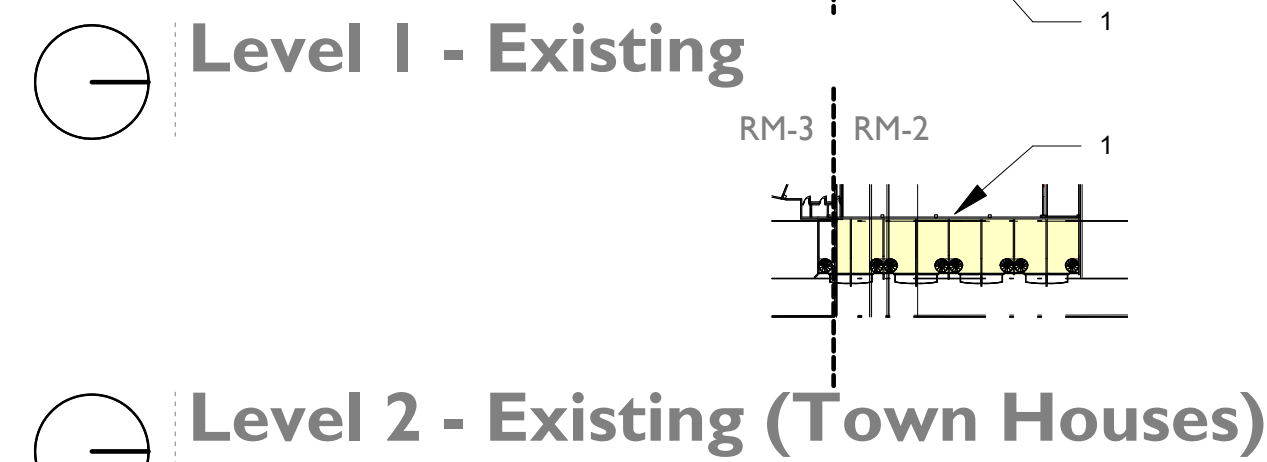
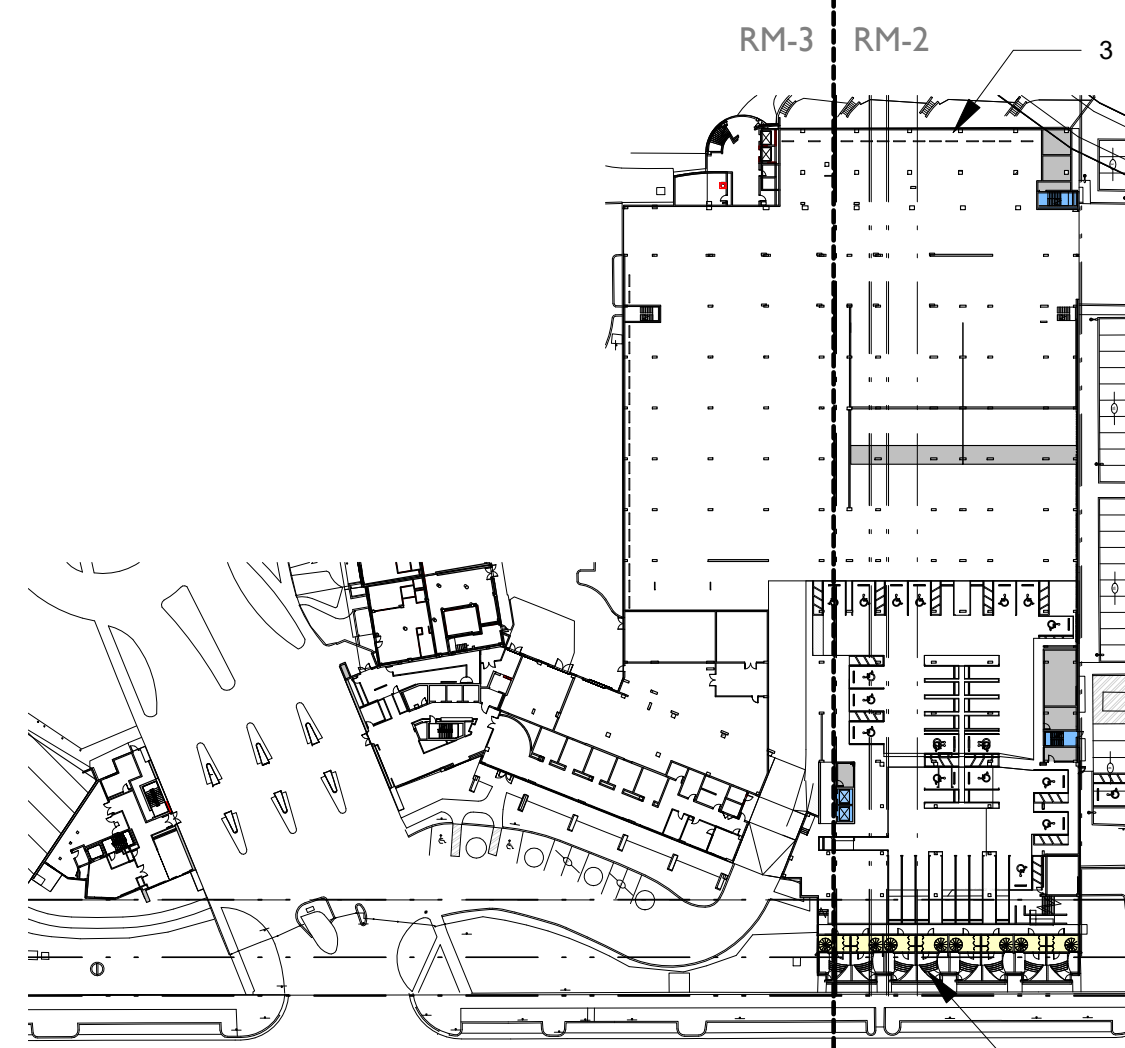
G09A

Scale: 1/16" = 1'-0"
 Note: When printed on 11 x 17 paper scale is halved

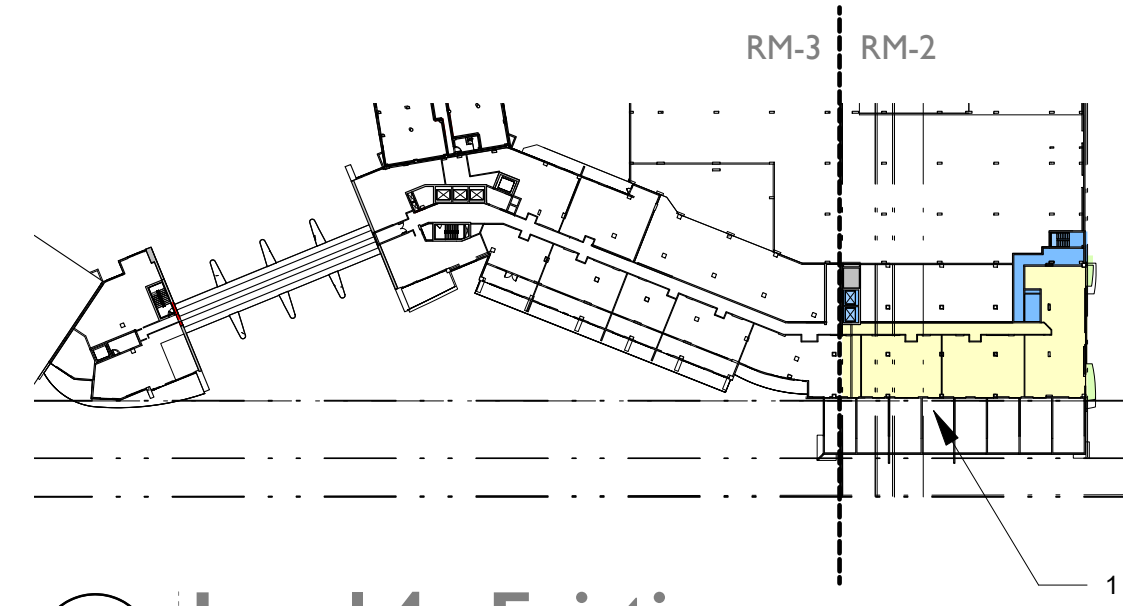
ZONING ANALYSIS - RM-2 FAR - CENTRAL TOWER OVERVIEW - EXISTING



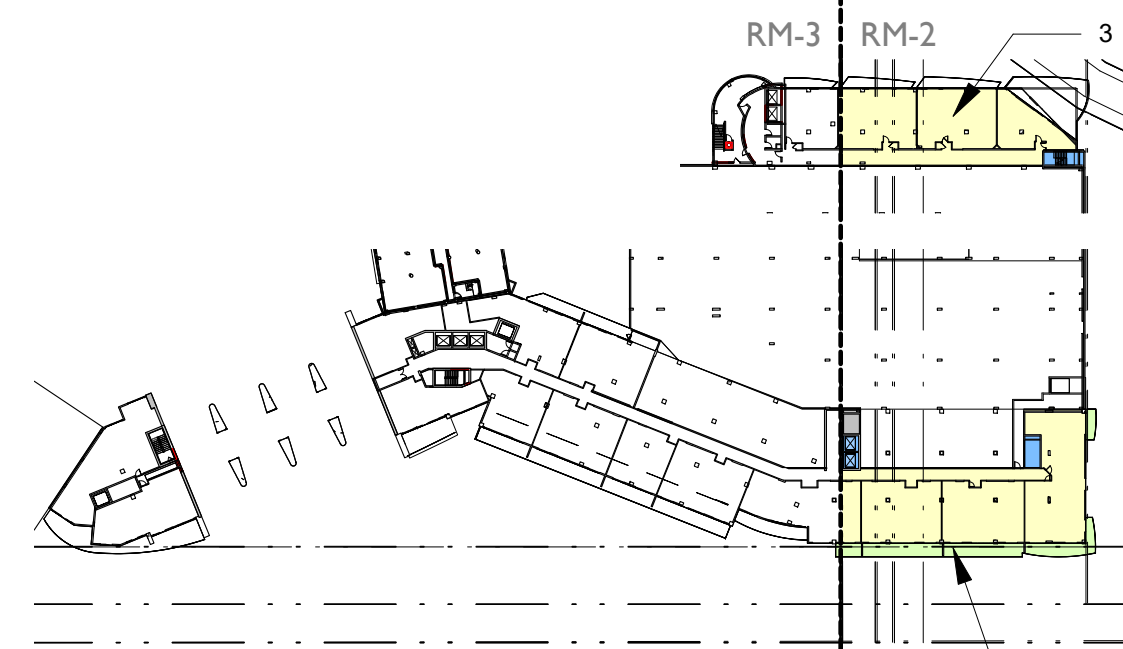
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR



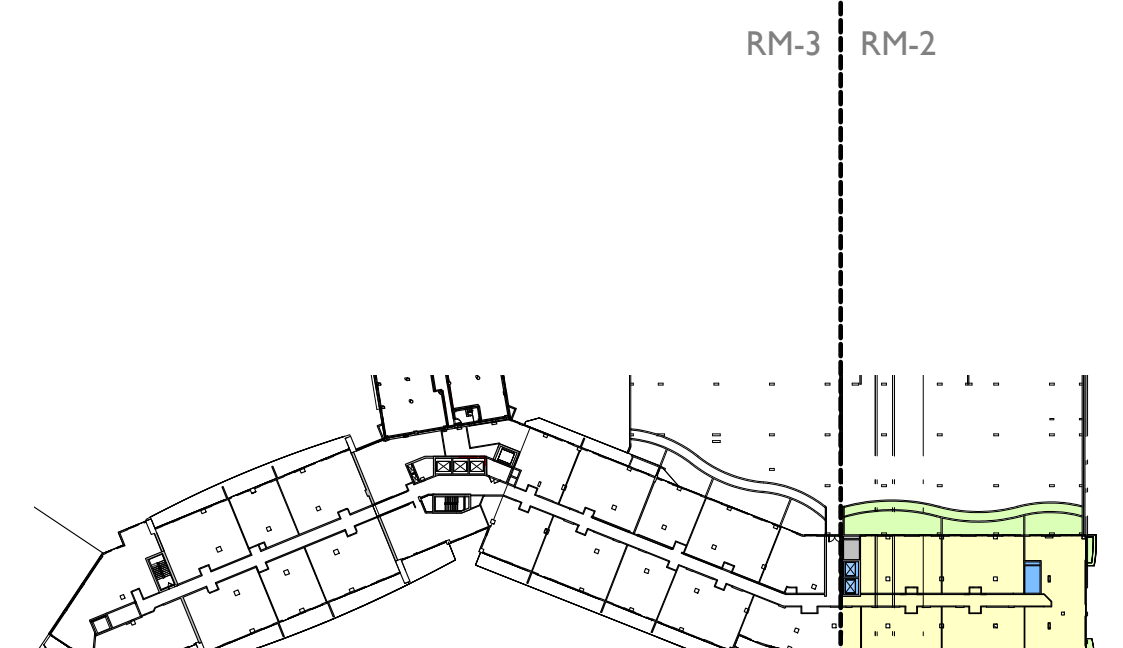
Level 3 - Existing



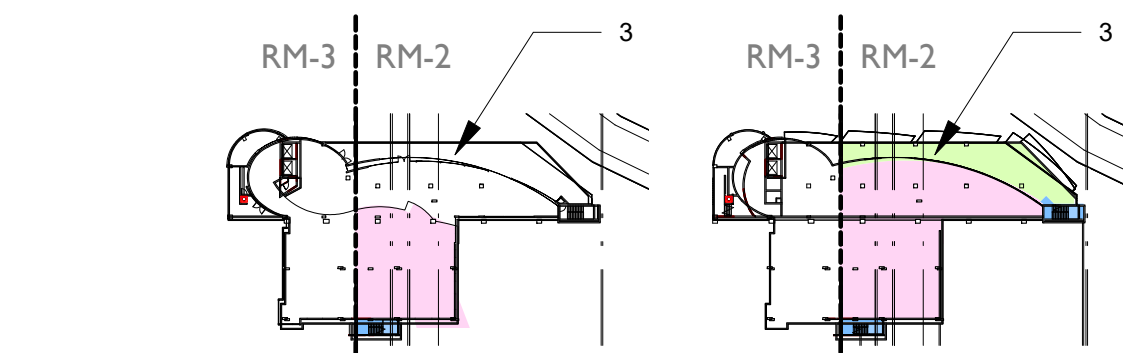
Level 4 - Existing



Level 5-6 - Existing



Level 7 - Existing



Level 8-15 - Existing

FAR - CENTRAL TOWER - EXISTING RM-2...

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 1			
CORE FAR	541 SF	1	541 SF
RESIDENTIAL FAR	1,265 SF	1	1,265 SF
SERVICE BOH FAR	1,540 SF	1	1,540 SF
	3,346 SF		3,346 SF
Town House - Level 2			
RESIDENTIAL FAR	3,715 SF	1	3,715 SF
	3,715 SF		3,715 SF
Central Tower - Level 3			
CORE FAR	337 SF	1	337 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	3,297 SF	1	3,297 SF
RESIDENTIAL FAR	4,915 SF	3	14,745 SF
SERVICE BOH FAR	178 SF	1	178 SF
	8,932 SF		19,173 SF
Central Tower - Level 4			
CORE FAR	1,016 SF	1	1,016 SF
RESIDENTIAL FAR	5,802 SF	1	5,802 SF
SERVICE BOH FAR	138 SF	1	138 SF
	6,955 SF		6,955 SF
Central Tower - Level 5			
CORE FAR	337 SF	2	675 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	5,716 SF	2	11,431 SF
RESIDENTIAL FAR	4,419 SF	3	13,257 SF
SERVICE BOH FAR	127 SF	2	255 SF
	10,805 SF		26,233 SF
Central Tower - Level 7			
CORE FAR	337 SF	1	337 SF
RESIDENTIAL FAR	8,303 SF	1	8,303 SF
SERVICE BOH FAR	127 SF	1	127 SF
	8,768 SF		8,768 SF
Central Tower - Level 8			
AMENITY FAR	5,366 SF	1	5,366 SF
CORE FAR	414 SF	1	414 SF
CORE FAR	337 SF	8	2,699 SF
RESIDENTIAL FAR	8,303 SF	8	66,424 SF
SERVICE BOH FAR	127 SF	8	1,020 SF
	14,547 SF		75,922 SF
Central Tower - Level 9			
AMENITY FAR	3,108 SF	1	3,108 SF
CORE FAR	216 SF	1	216 SF
	3,324 SF		3,324 SF
TOTAL RM-2	60,392 SF		147,436 SF

MAXIMUM FAR IN RM-2 IS 252,638 GSF

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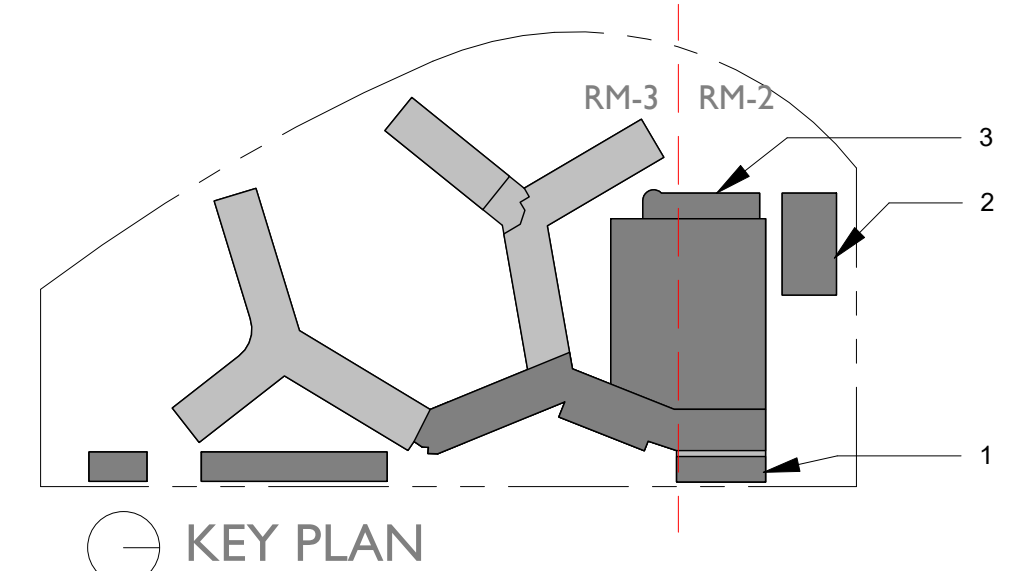
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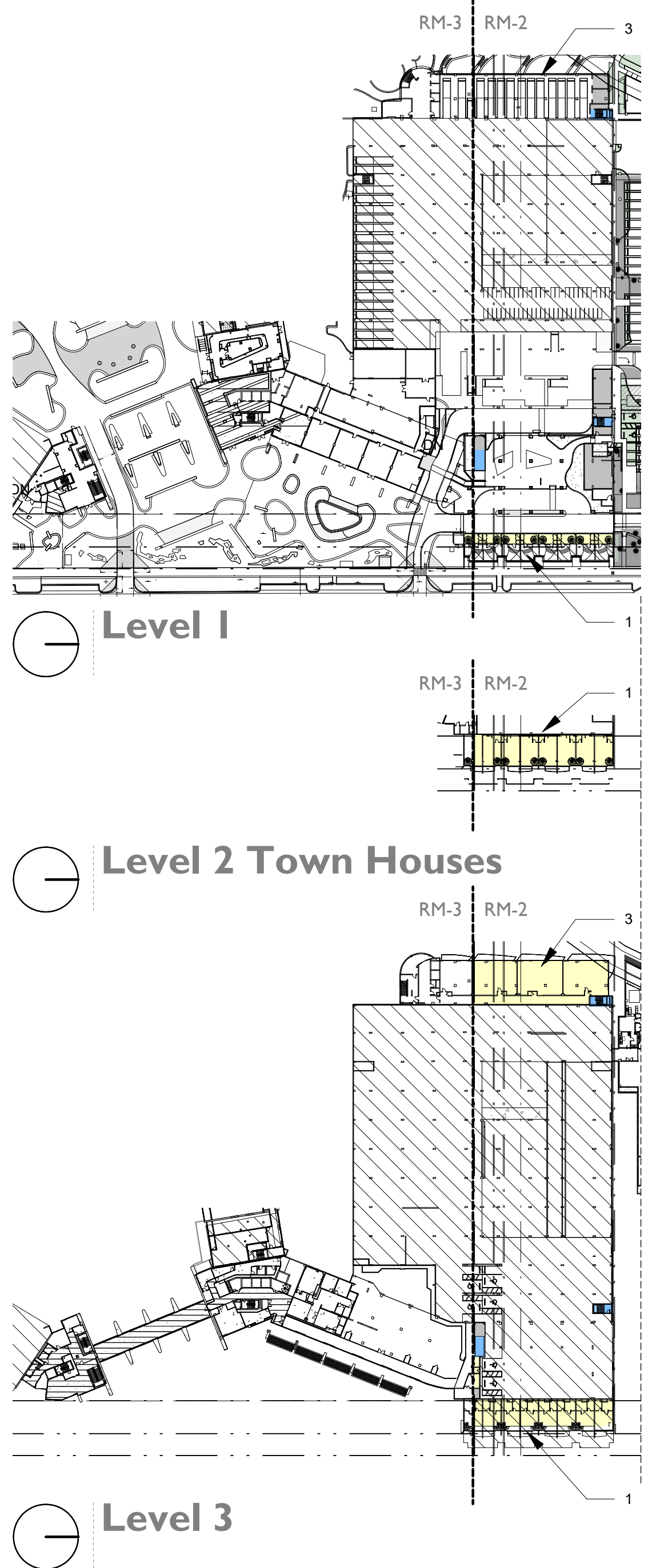
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Note: When printed on 11 x 17 paper scale is halved

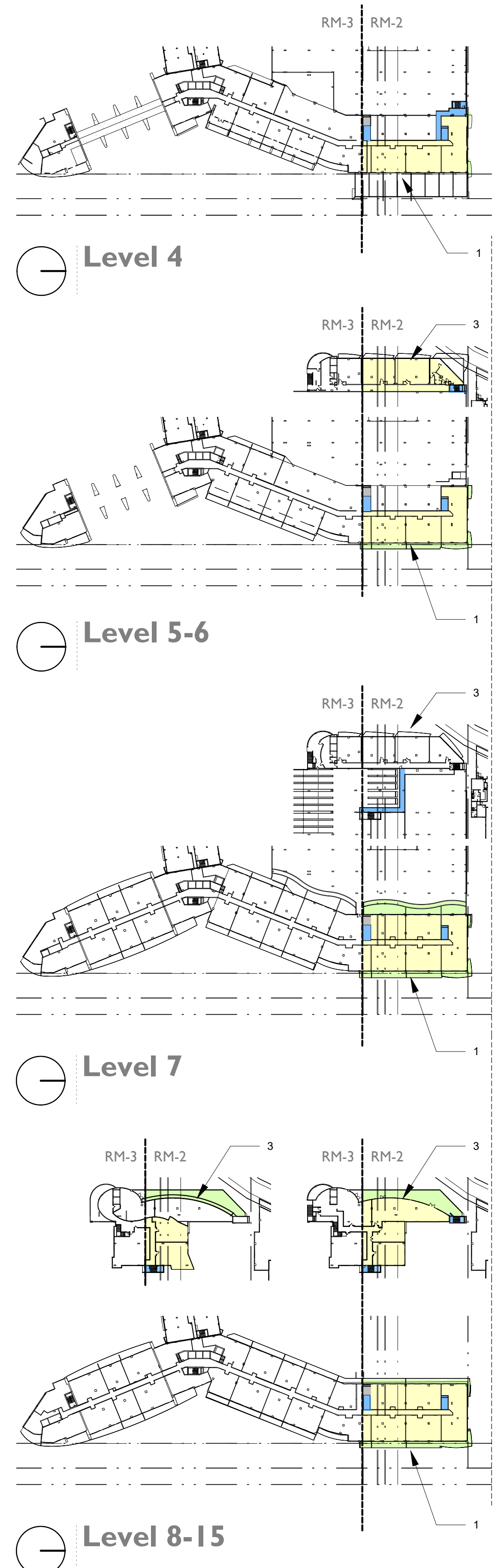
ZONING ANALYSIS - RM-2 FAR - NEW TOWER OVERVIEW - PROPOSED



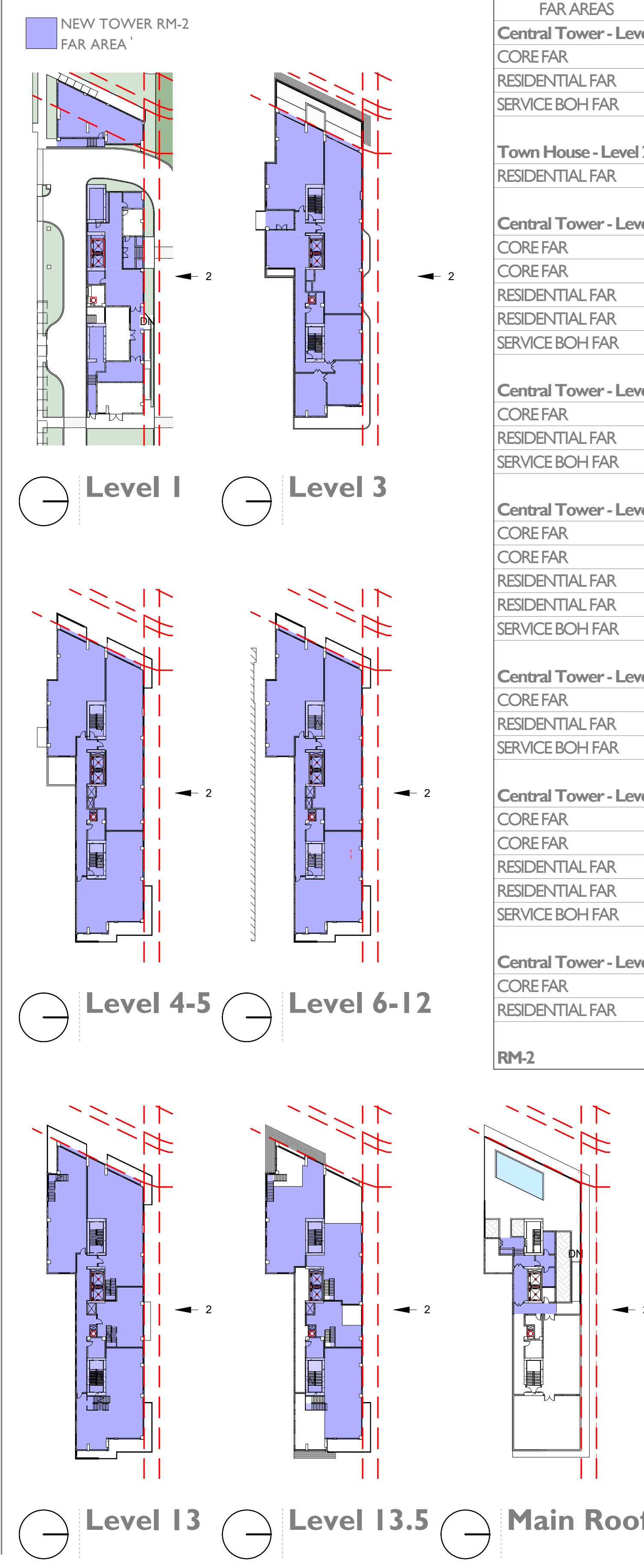
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- CORE NON-FAR
- DRB FLOOR PLANS
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR



CENTRAL TOWER FAR FLOOR PLANS



NEW TOWER FAR FLOOR PLANS



FAR - CENTRAL TOWER PROPOSED - RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 1			
CORE FAR	541 SF	1	541 SF
RESIDENTIAL FAR	1,265 SF	1	1,265 SF
SERVICE BOH FAR	2,430 SF	1	2,430 SF
	4,236 SF		4,236 SF
Town House - Level 2			
RESIDENTIAL FAR	3,715 SF	1	3,715 SF
	3,715 SF		3,715 SF
Central Tower - Level 3			
CORE FAR	337 SF	1	337 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	3,297 SF	1	3,297 SF
RESIDENTIAL FAR	4,915 SF	3	14,745 SF
SERVICE BOH FAR	178 SF	1	178 SF
	8,932 SF		19,173 SF
Central Tower - Level 4			
CORE FAR	1,016 SF	1	1,016 SF
RESIDENTIAL FAR	5,802 SF	1	5,802 SF
SERVICE BOH FAR	138 SF	1	138 SF
	6,955 SF		6,955 SF
Central Tower - Level 5			
CORE FAR	337 SF	2	675 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	5,716 SF	2	11,431 SF
RESIDENTIAL FAR	4,419 SF	3	13,257 SF
SERVICE BOH FAR	127 SF	2	255 SF
	10,805 SF		26,233 SF
Central Tower - Level 7			
CORE FAR	1,012 SF	1	1,012 SF
RESIDENTIAL FAR	8,303 SF	1	8,303 SF
SERVICE BOH FAR	127 SF	1	127 SF
	9,443 SF		9,443 SF
Central Tower - Level 8			
CORE FAR	414 SF	1	414 SF
CORE FAR	337 SF	8	2,699 SF
RESIDENTIAL FAR	5,366 SF	1	5,366 SF
RESIDENTIAL FAR	8,303 SF	8	66,424 SF
SERVICE BOH FAR	127 SF	8	1,020 SF
	14,547 SF		75,922 SF
Central Tower - Level 9			
CORE FAR	216 SF	1	216 SF
RESIDENTIAL FAR	3,108 SF	1	3,108 SF
	3,324 SF		3,324 SF
RM-2	61,957 SF		149,001 SF

FAR - NEW TOWER PROPOSED - RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOOR	TOTAL AREA
GROUND LEVEL			
CORE FAR	818 SF	1	818 SF
RESIDENTIAL FAR	2,957 SF	1	2,957 SF
SERVICE BOH FAR	936 SF	1	936 SF
	4,711 SF		4,711 SF
LEVEL 03			
BALCONY FAR	75 SF	1	75 SF
CORE FAR	778 SF	1	778 SF
RESIDENTIAL FAR	5,288 SF	1	5,288 SF
SERVICE BOH FAR	2,213 SF	1	2,213 SF
	8,355 SF		8,355 SF
LEVEL 04			
BALCONY FAR	75 SF	1	75 SF
CORE FAR	778 SF	2	1,556 SF
RESIDENTIAL FAR	7,093 SF	2	14,185 SF
LEVEL 06-12) FAR	294 SF	2	588 SF
	8,240 SF		16,404 SF
LEVEL 06			
BALCONY FAR	75 SF	1	75 SF
CORE FAR	758 SF	7	5,306 SF
RESIDENTIAL FAR	7,106 SF	7	49,742 SF
SERVICE BOH FAR	299 SF	7	2,091 SF
	8,238 SF		57,214 SF
LEVEL 13			
BALCONY FAR	75 SF	1	75 SF
CORE FAR	747 SF	1	747 SF
RESIDENTIAL FAR	7,270 SF	1	7,270 SF
SERVICE BOH FAR	232 SF	1	232 SF
	8,324 SF		8,324 SF
LEVEL 13.5			
CORE FAR	742 SF	1	742 SF
RESIDENTIAL FAR	4,845 SF	1	4,845 SF
SERVICE BOH FAR	234 SF	1	234 SF
	5,822 SF		5,822 SF
MAIN ROOF LEVEL			
AMENITY FAR	222 SF	1	222 SF
RESIDENTIAL FAR	706 SF	1	706 SF
SERVICE BOH FAR	165 SF	1	165 SF
	1,093 SF		1,093 SF
NEW TOWER TOTAL	44,783 SF		101,924 SF

ADDED AREA FOR RM-2 LEVEL 7, 8 AND 9 AT GARDEN APARTMENTS RENOVATION PHASE 5 IS UNDER SEPERATE DRB APPROVAL FILE NO. DRB20-0577

RM-2 EXISTING:
147,436 SF TOTAL AREA
RM-2 PROPOSED:
250,925 SF GRAND TOTAL AREA
252,638 SF MAX. ALLOWED AREA

NOTE: PLANS PROVIDED FOR SCOPE OF WORK OVERVIEW. FOR DETAILED NEW TOWER FAR PLAN DIAGRAMS SEE SHEETS G11.A1-G11.A7

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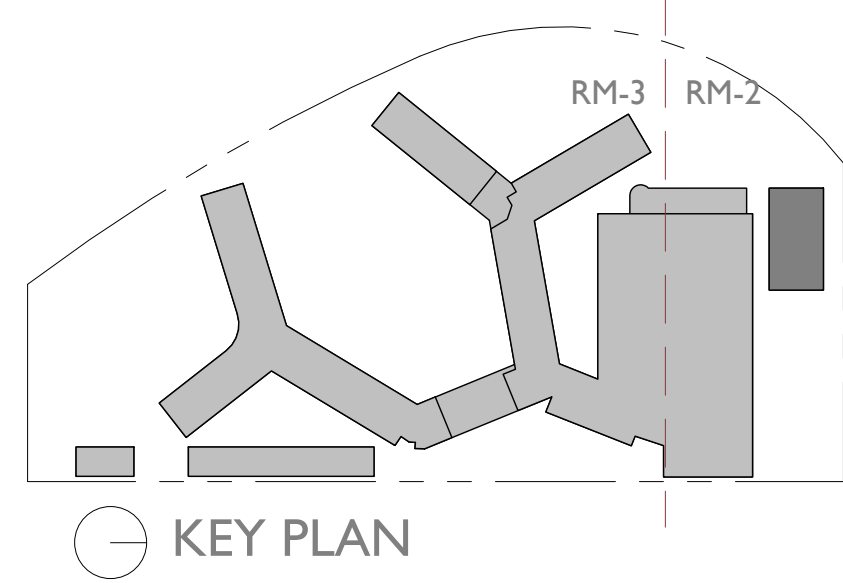
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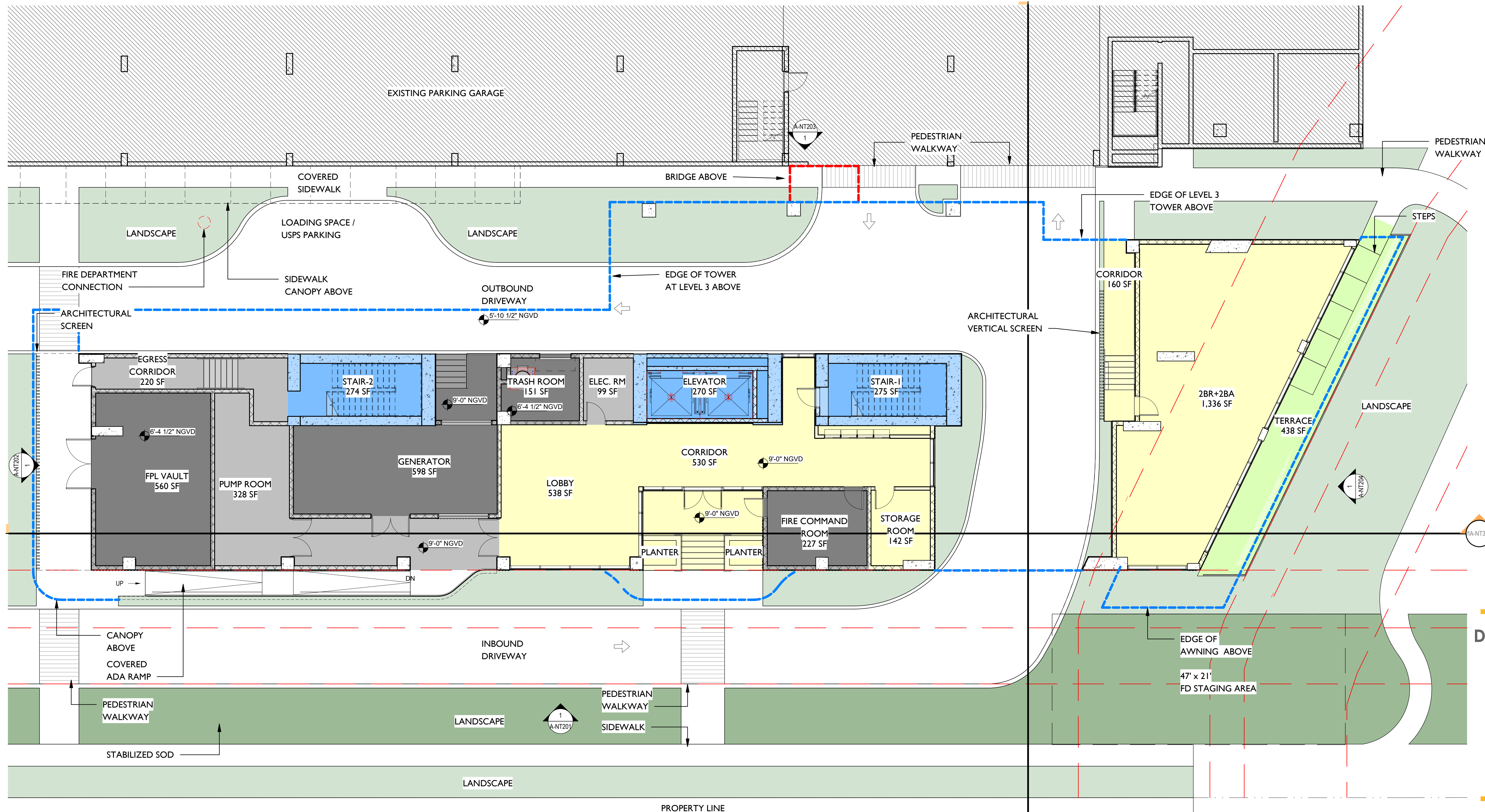
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FAR CALCULATION DIAGRAM - GROUND LEVEL



- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

FAR - GROUND LEVEL		NON FAR - GROUND LEVEL	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
CORE FAR	818.10 SF	BALCONY NON FAR	437.51 SF
RESIDENTIAL FAR	2,957.01 SF	SERVICE BOH NON-FAR	1,535.41 SF
SERVICE BOH FAR	936.16 SF		1,972.92 SF
RM-2	4,711.27 SF		



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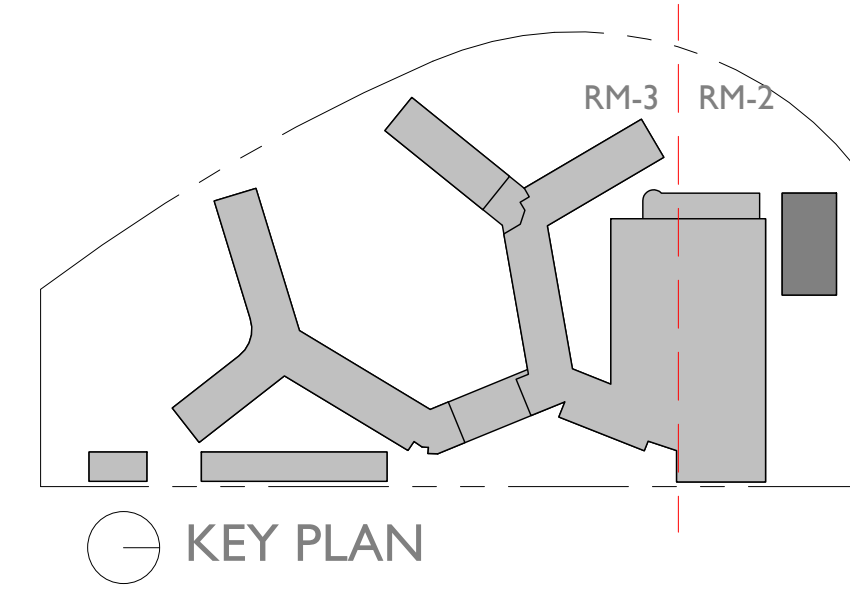
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FAR CALCULATION PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

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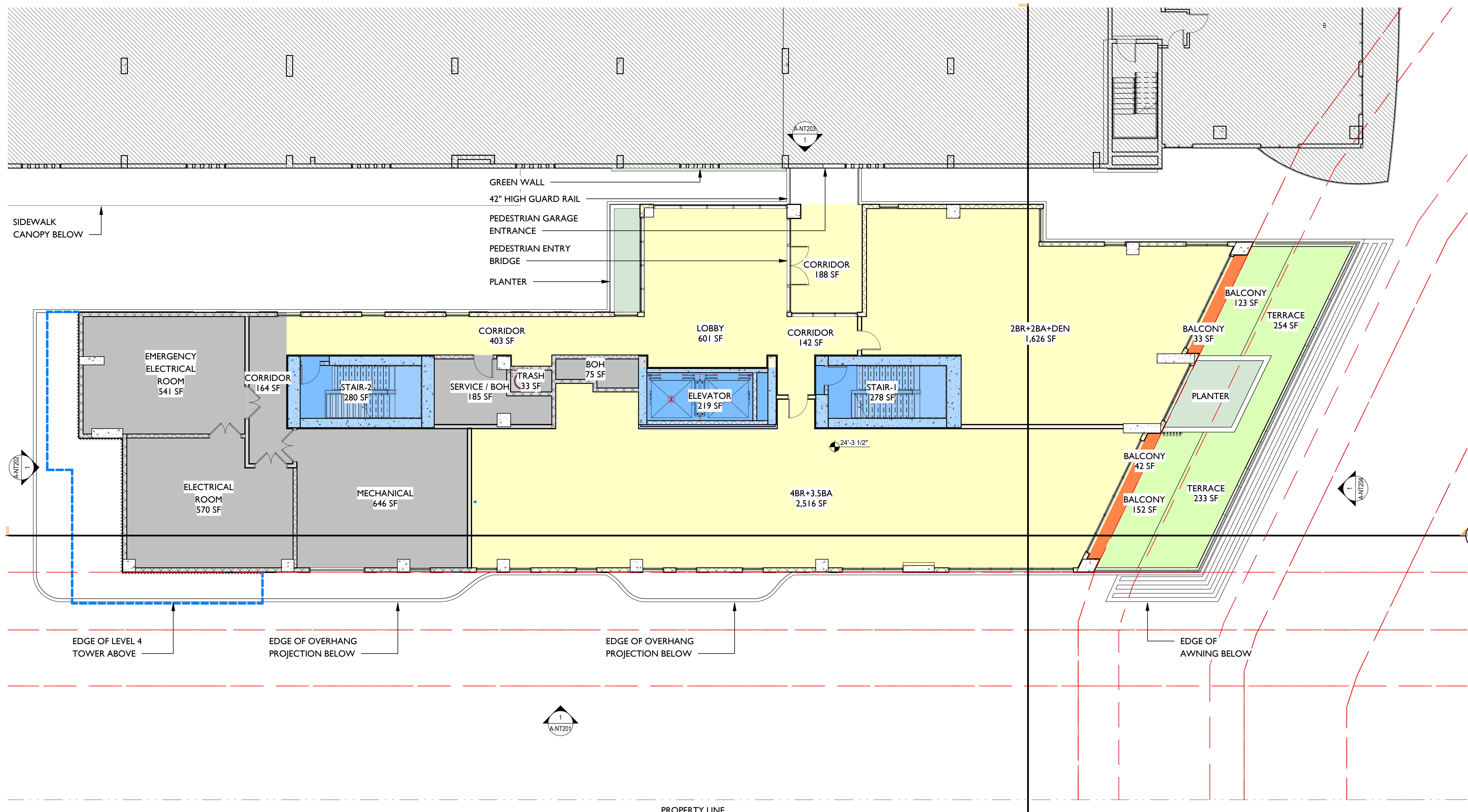
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FAR CALCULATION DIAGRAM - LEVEL 03



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - LEVEL 3		NON FAR - LEVEL 3	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
BALCONY FAR	75.29 SF	LEVEL 03	
CORE FAR	778.01 SF	BALCONY NON FAR	761.31 SF
RESIDENTIAL FAR	5,288.02 SF	RM-2	761.31 SF
SERVICE BOH FAR	2,213.43 SF		
RM-2	8,354.75 SF		



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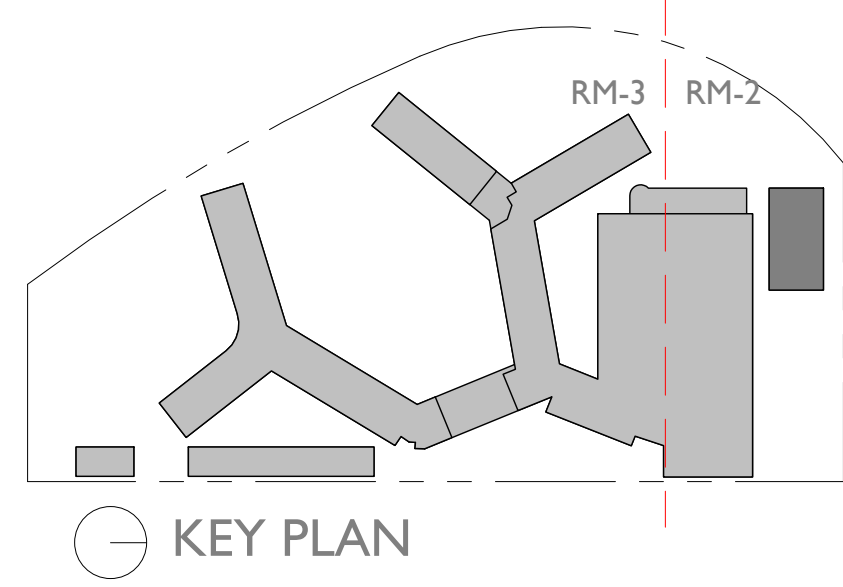
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FAR CALCULATION PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"

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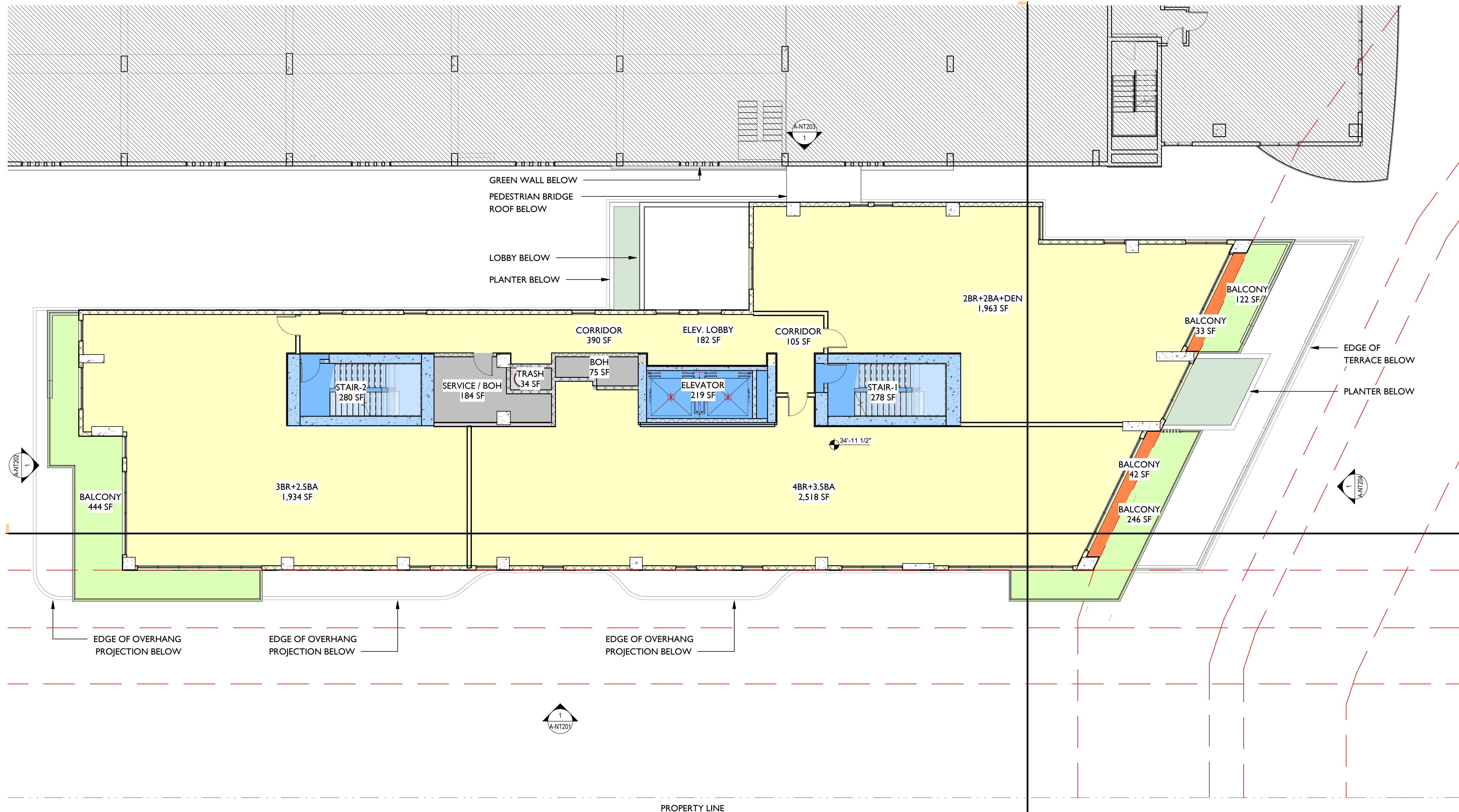
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Note: When printed on 11 x 17 paper scale is halved

FAR CALCULATION DIAGRAM - LEVEL 04-05



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - LEVEL 04-05		NON FAR - LEVEL 04-05	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
BALCONY FAR	75.29 SF	BALCONY NON FAR	811.87 SF
CORE FAR	778.01 SF	RM-2	811.87 SF
RESIDENTIAL FAR	7,092.55 SF		
SERVICE BOH FAR	293.78 SF		
RM-2	8,239.63 SF		



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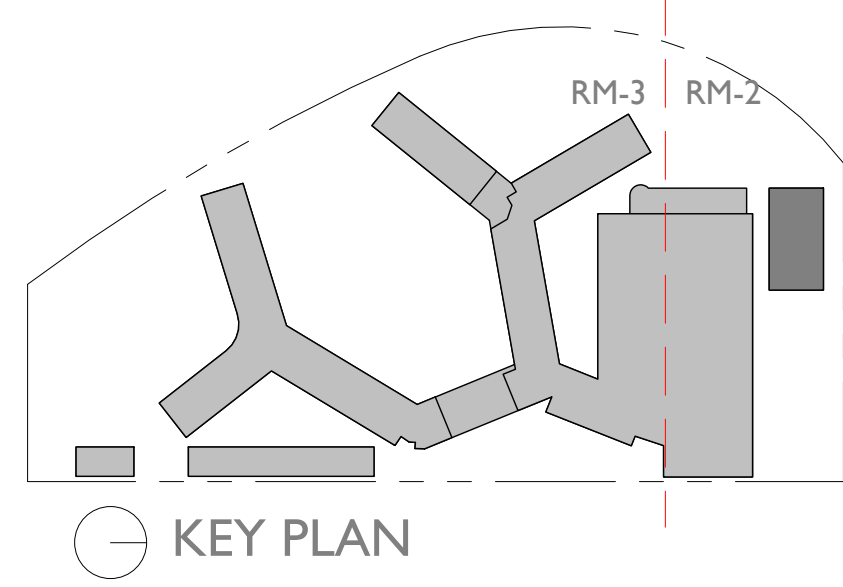
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FAR CALCULATION PLAN - LEVEL 04-05
SCALE: 1/8" = 1'-0"

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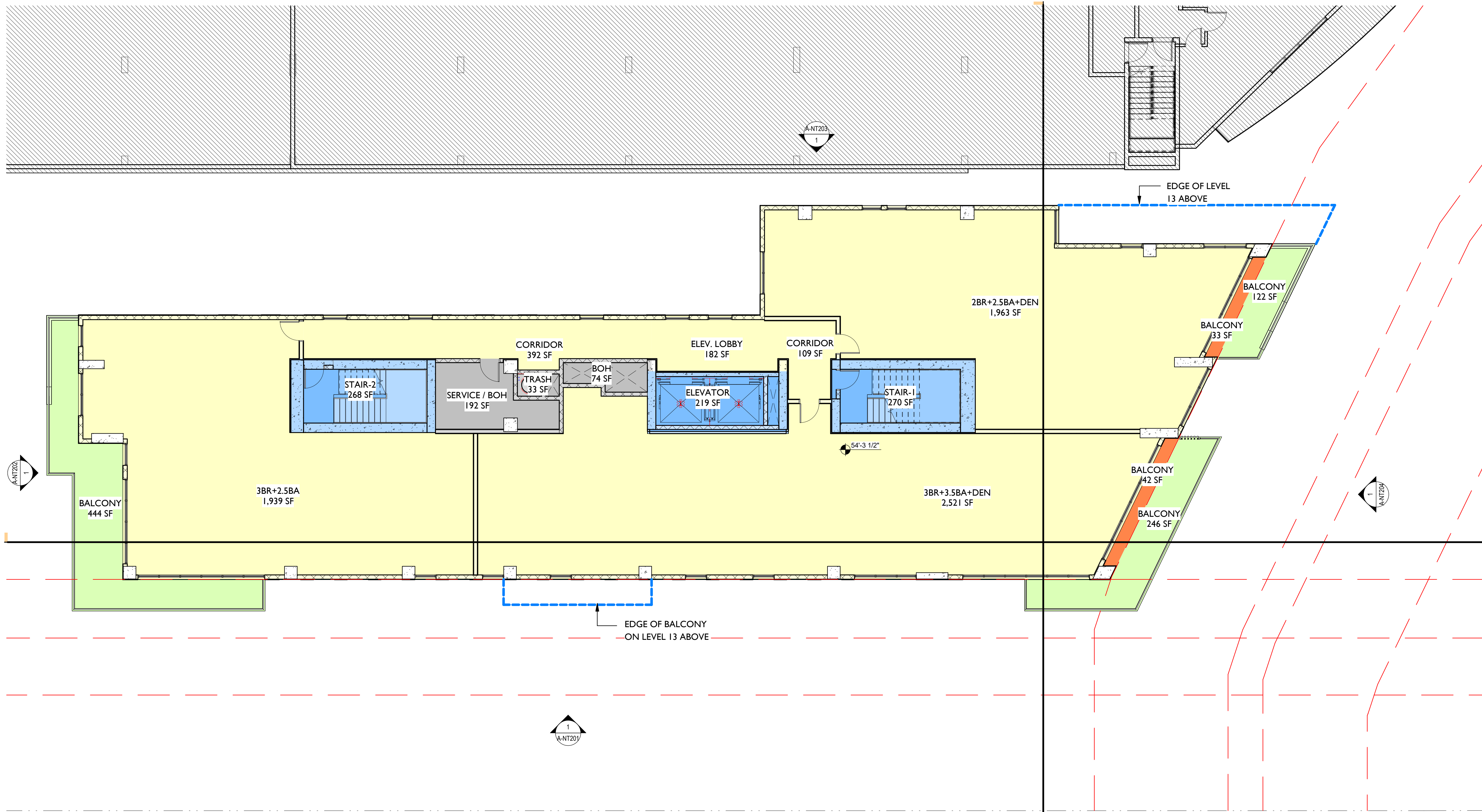
G11.A3

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- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - LEVEL 06-12		NON FAR - LEVEL 06-12	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
BALCONY FAR	75.29 SF	LEVEL 06	
CORE FAR	758.06 SF	BALCONY NON FAR	811.87 SF
RESIDENTIAL FAR	7,105.96 SF	RM-2	811.87 SF
SERVICE BOH FAR	298.71 SF		
RM-2	8,238.02 SF		



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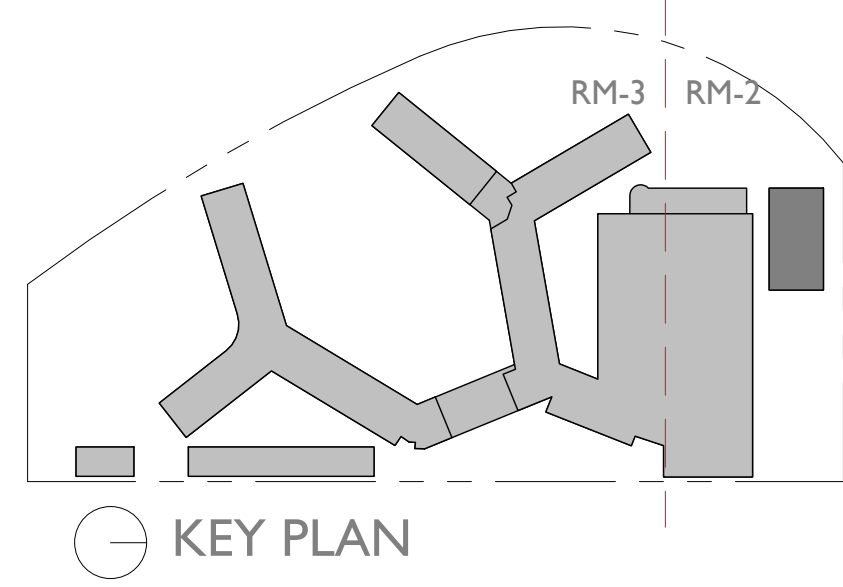
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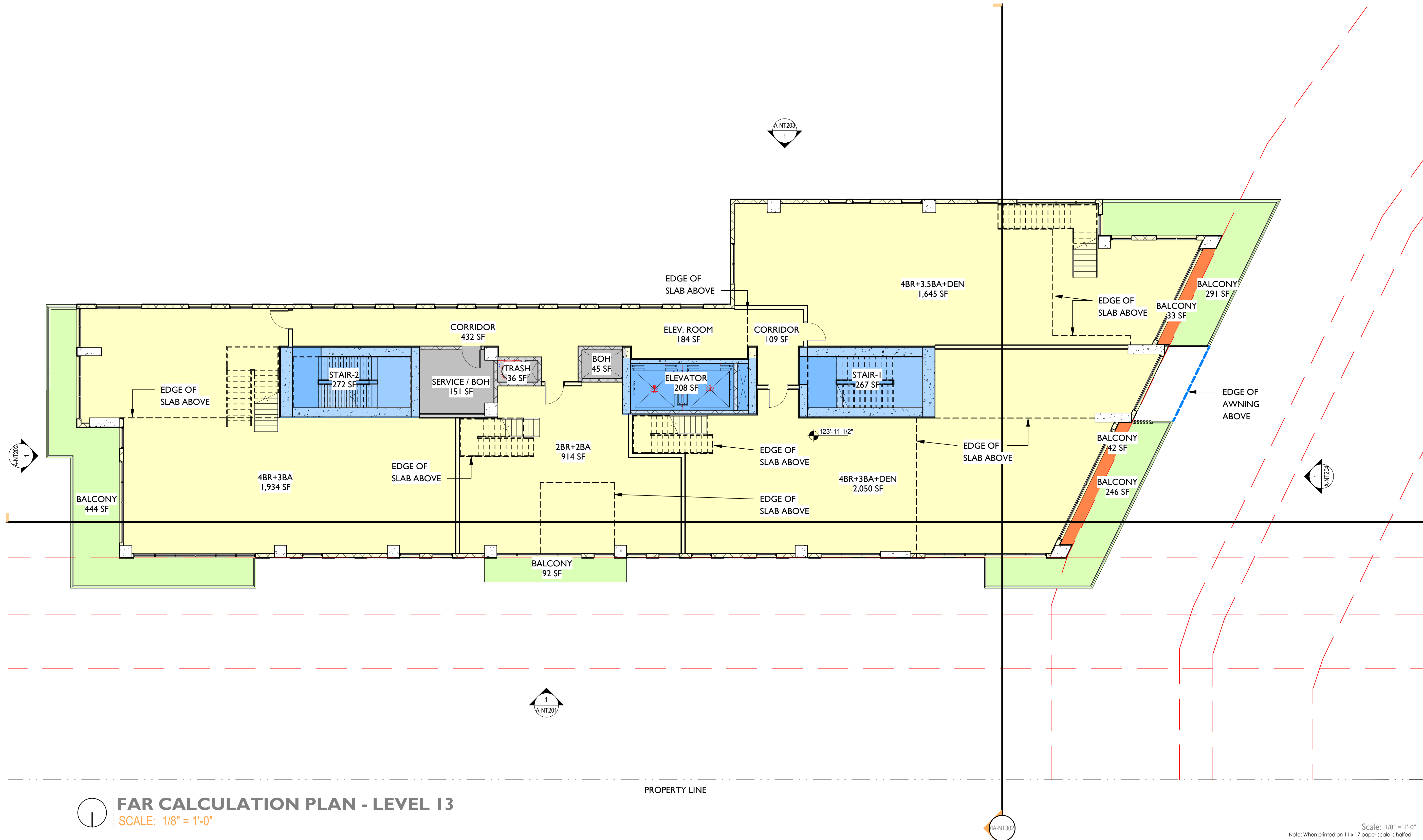
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FAR CALCULATION DIAGRAM - LEVEL 13



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - LEVEL 13		NON FAR - LEVEL 13	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
BALCONY FAR	75.27 SF	LEVEL 13	
CORE FAR	747.33 SF	BALCONY NON FAR	1,072.69 SF
RESIDENTIAL FAR	7,269.65 SF	RM-2	1,072.69 SF
SERVICE BOH FAR	232.12 SF		
RM-2	8,324.36 SF		



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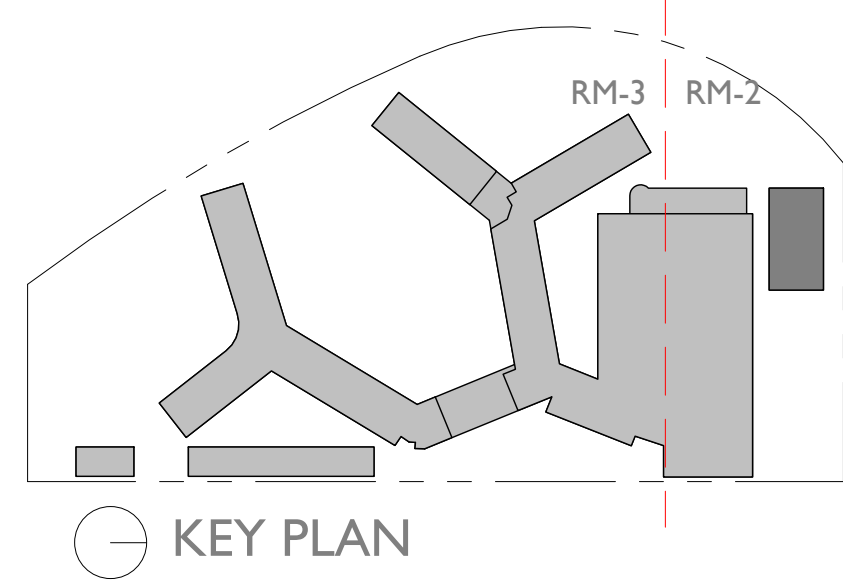
FAR CALCULATION PLAN - LEVEL 13
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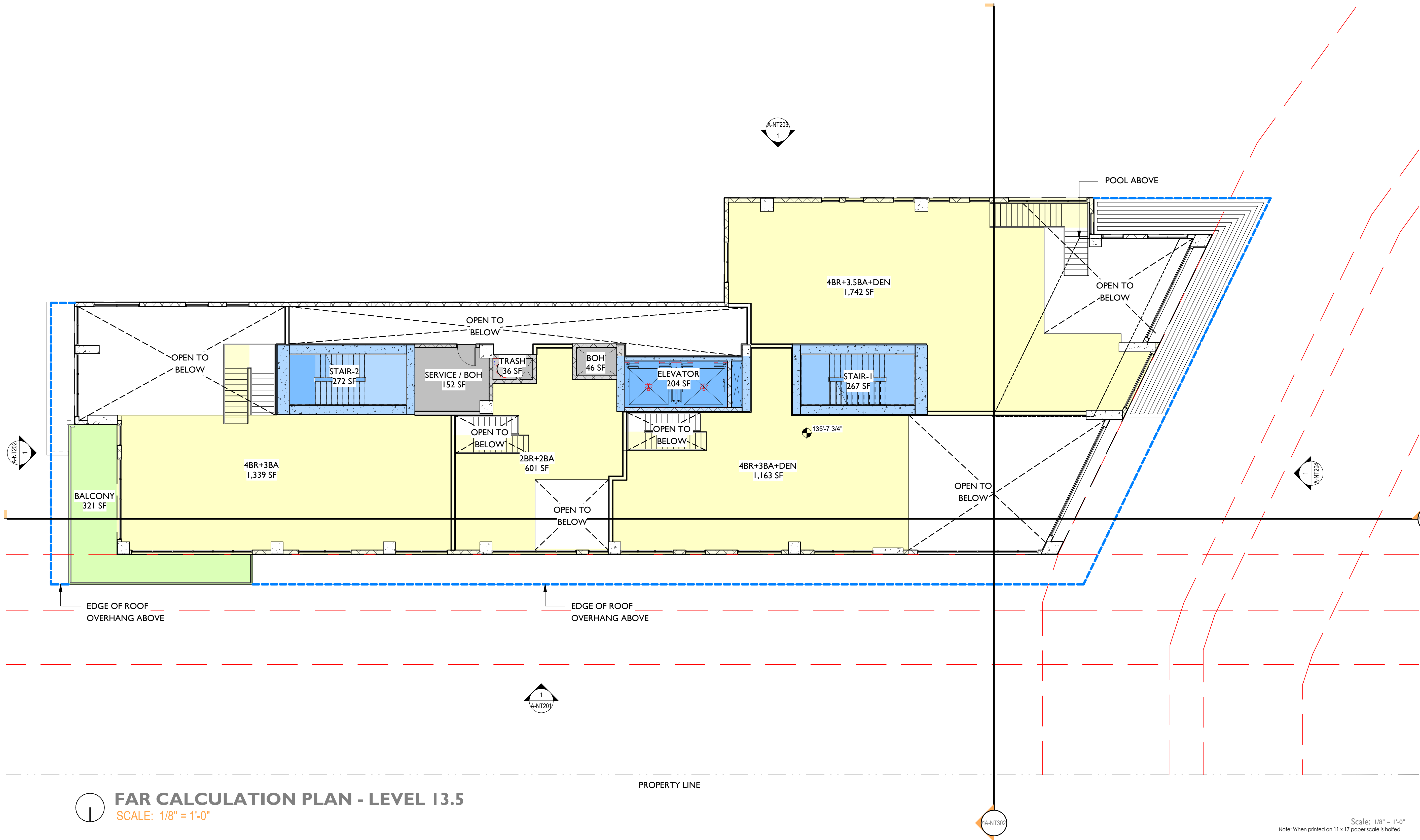
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FAR CALCULATION DIAGRAM - LEVEL 13.5



- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - LEVEL 13.5		NON FAR - LEVEL 13.5	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
RM-2		RM-2	
CORE FAR	742.43 SF	LEVEL 13.5	
RESIDENTIAL FAR	4,845.50 SF	BALCONY NON FAR	321 SF
SERVICE BOH FAR	233.97 SF	RM-2	321 SF
RM-2	5,821.90 SF		



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FAR CALCULATION PLAN - LEVEL 13.5
SCALE: 1/8" = 1'-0"

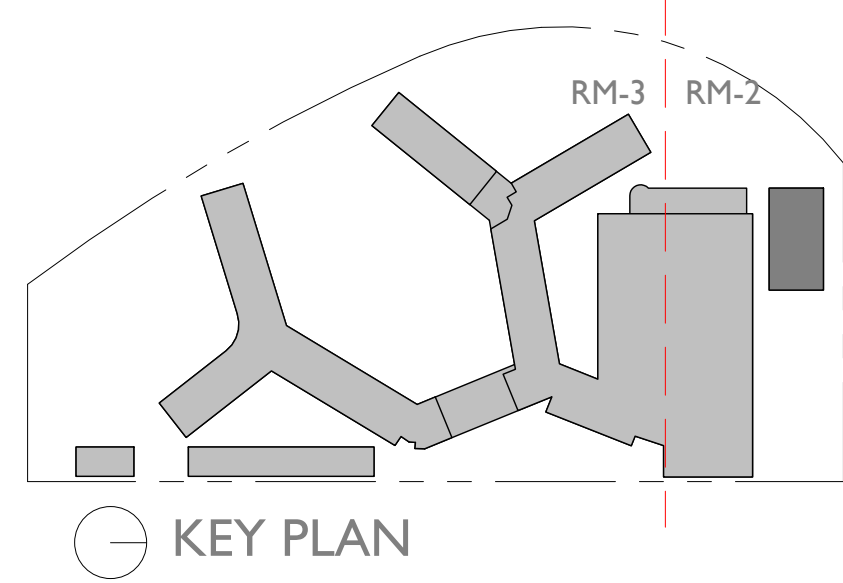
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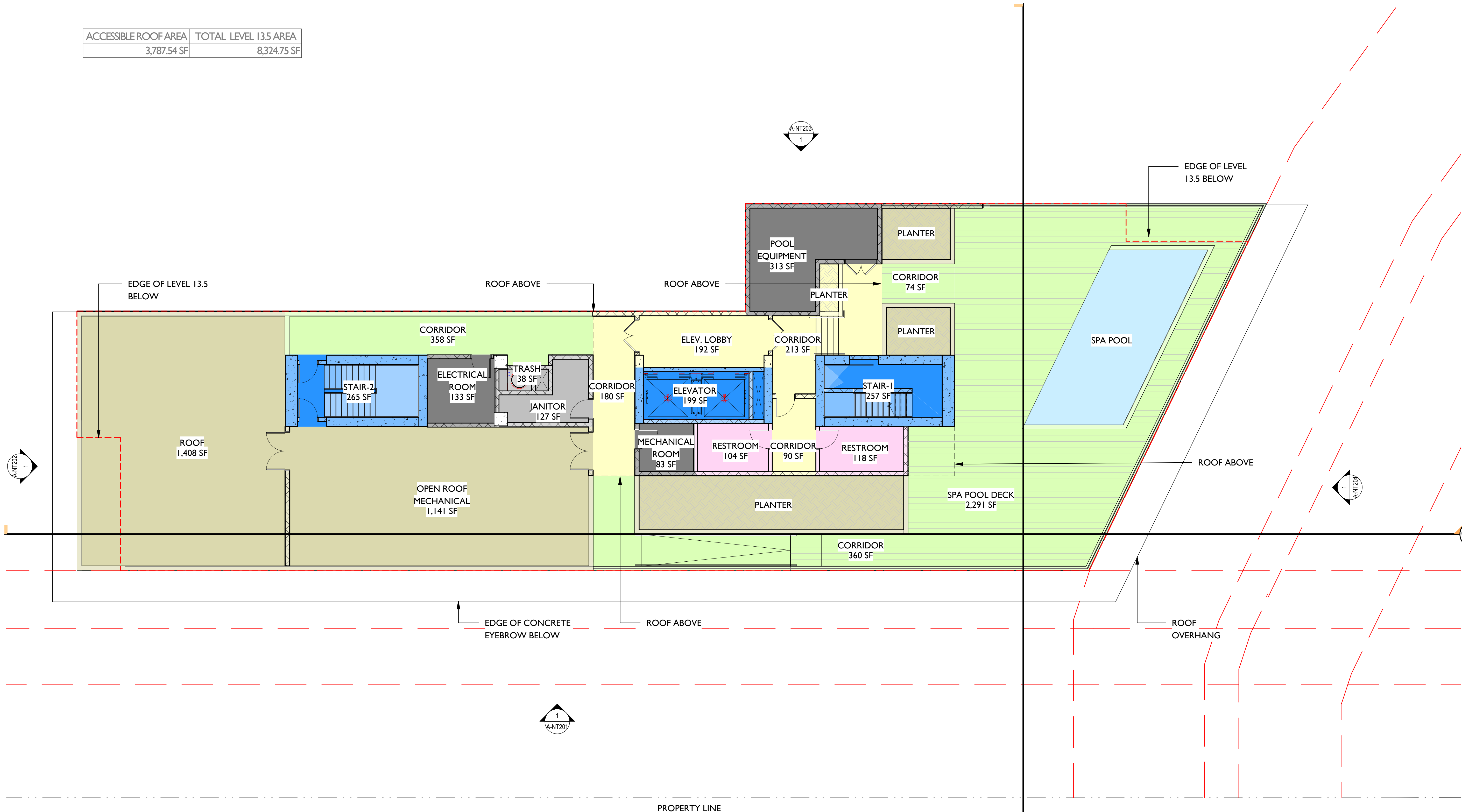
FAR CALCULATION DIAGRAM - MAIN ROOF LEVEL



- AMENITY FAR
- BALCONY NON FAR
- CORE NON-FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

FAR - MAIN ROOF LEVEL		NON FAR - MAIN ROOF LEVEL	
AREAS FAR / NON-FAR	AREA	AREAS FAR / NON-FAR	AREA
AMENITY FAR	221.74 SF	MAIN ROOF LEVEL	
RESIDENTIAL FAR	706.20 SF	BALCONY NON FAR	3,082.54 SF
SERVICE BOH FAR	165.32 SF	CORE NON-FAR	720.23 SF
RM-2	1,093.26 SF	RESIDENTIAL NON FAR	3,172.14 SF
		SERVICE BOH NON-FAR	528.23 SF
		RM-2	7,503.14 SF

ACCESSIBLE ROOF AREA	TOTAL LEVEL 13.5 AREA
3,787.54 SF	8,324.75 SF



FLOOR PLAN - MAIN ROOF LEVEL
SCALE: 1/8" = 1'-0"



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B

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NEW TOWER CONCEPT IMAGES

- A-NT001 3D VIEWS
- A-NT002 3D VIEWS
- A-NT003 3D VIEWS
- A-NT004 3D VIEWS
- A-NT005 3D VIEWS
- A-NT006 3D VIEWS
- A-NT007 3D VIEWS



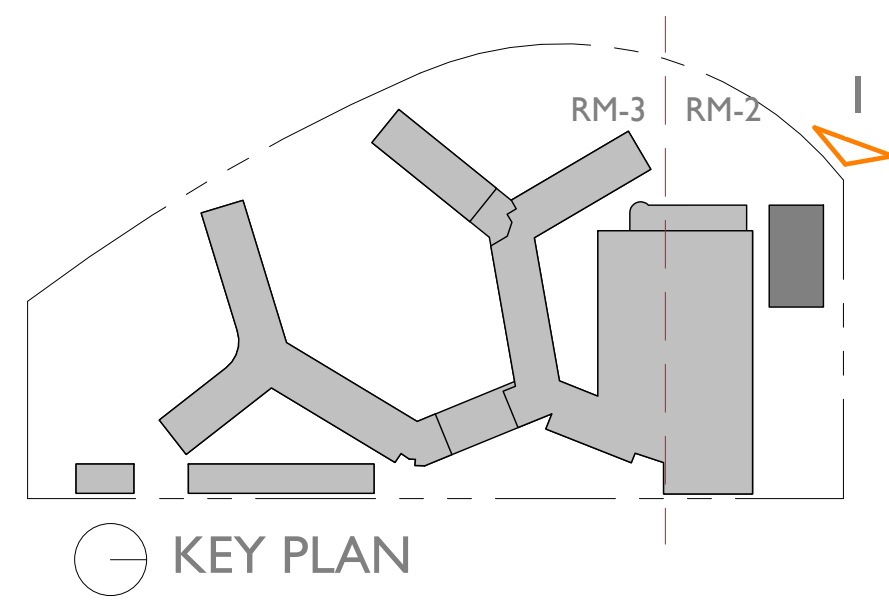
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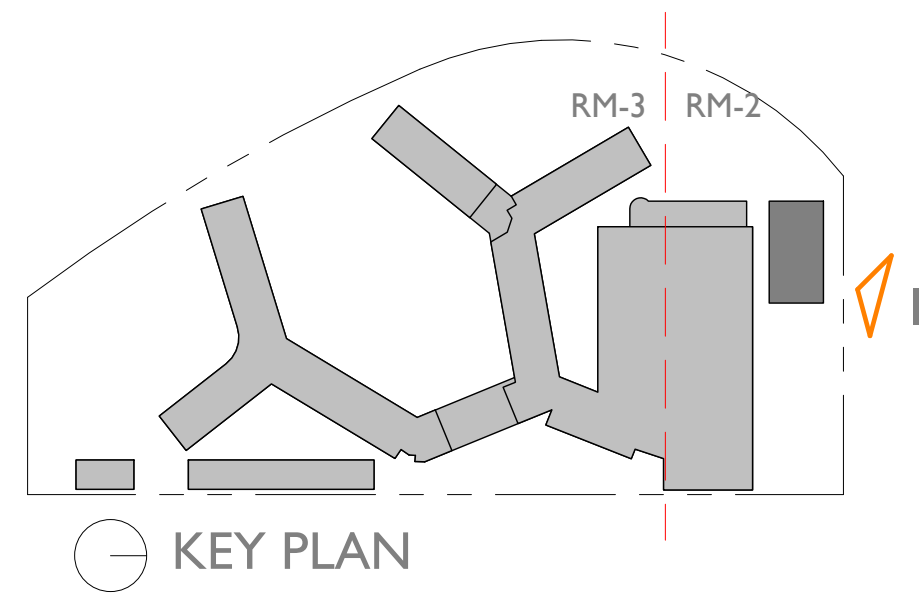
3D VIEW OF NORTH WEST FACADE



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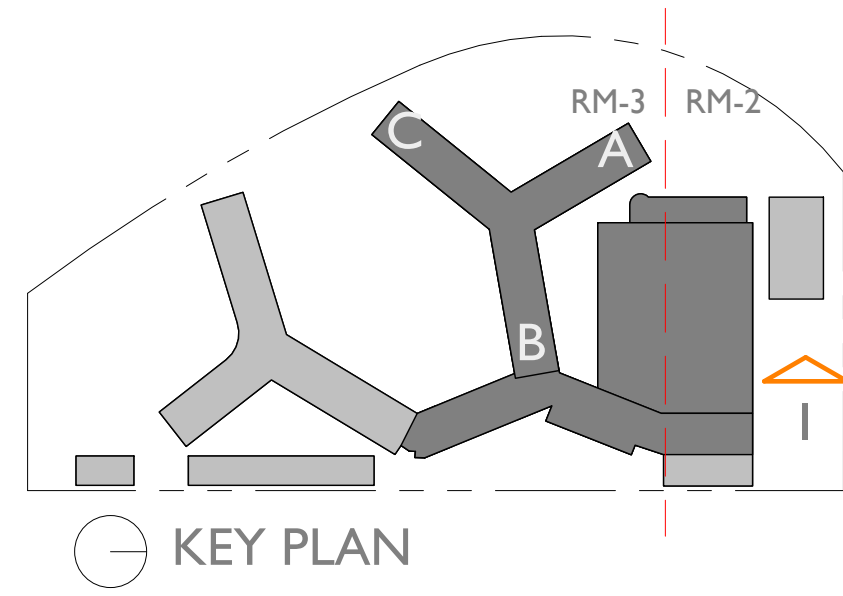
3D VIEW OF NORTH EAST FACADE



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3D VIEW OF EAST FACADE



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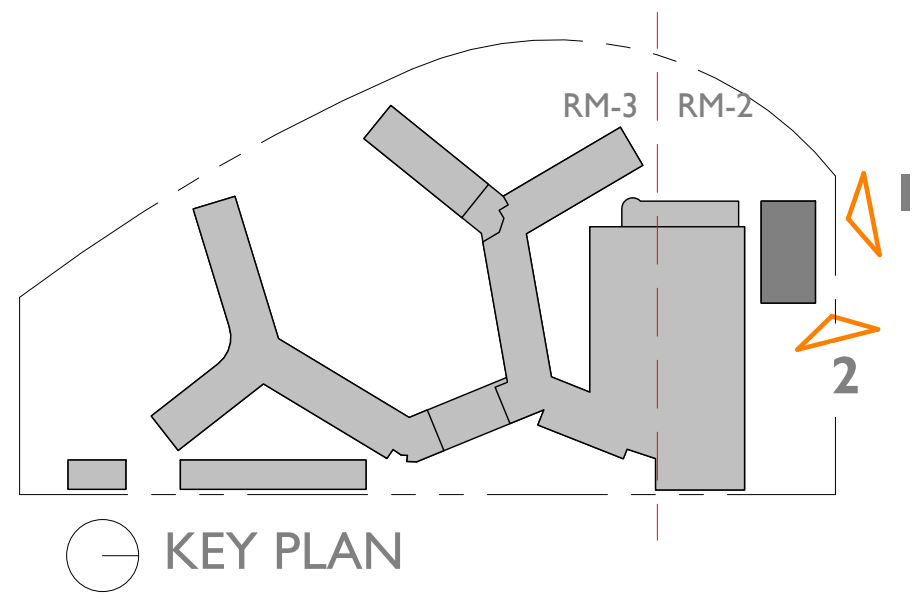


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OVERHANG PROJECTION

FLUTED STUCCO



1 3D VIEW OF ENTRY FROM NORTHWEST

GLASS GUARDRAIL

OVERHANG PROJECTION

ARCHITECTURAL
VERTICAL SCREEN

FLUTED STUCCO



2 3D VIEW OF ENTRY LANE FROM NORTHEAST

Scale: 1/8" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved

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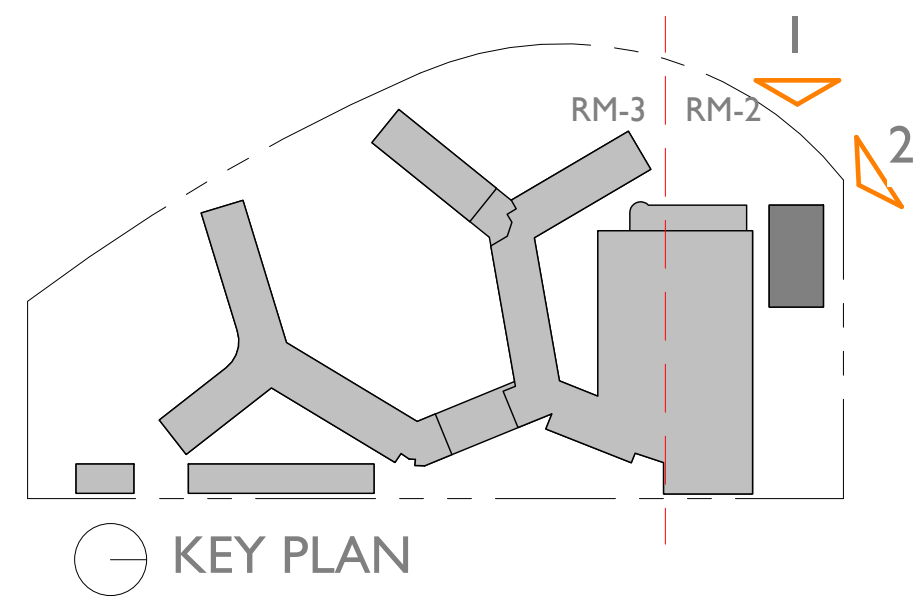


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BALCONY PRIVACY SCREEN

GLASS AND STUCCO
GUARDRAIL

1 3D VIEW OF TYPICAL BALCONY WEST FACADE



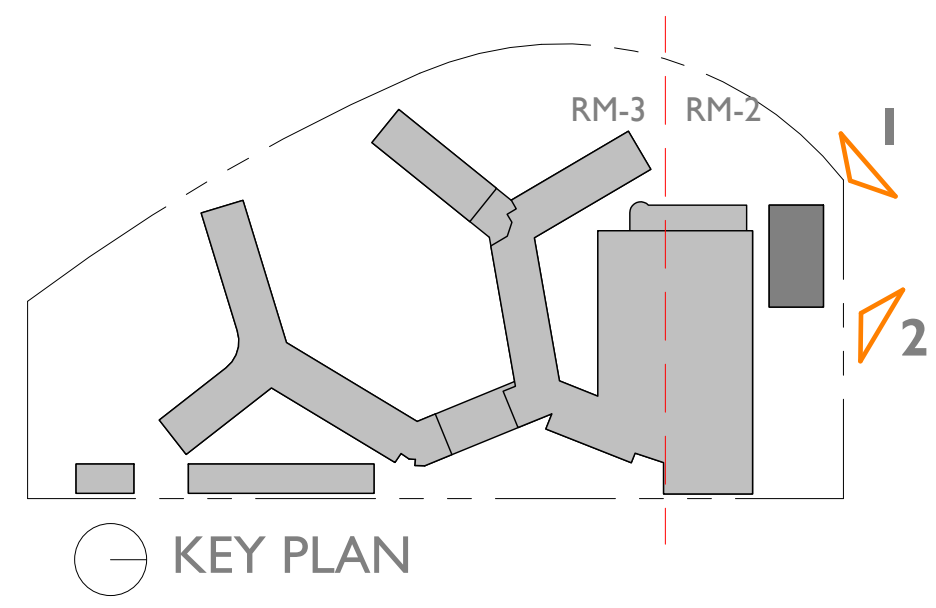
GLASS GUARDRAIL

GLASS AND STUCCO
GUARDRAIL

BALCONY PRIVACY SCREEN

2 3D VIEW OF TYPICAL BALCONY NORTHWEST CORNER

Scale: 1/8" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



BALCONY PRIVACY SCREEN

1 3D VIEW - PENTHOUSE NORTH WEST CORNER



2 3D VIEW - NORTH EAST CORNER

3D VIEWS

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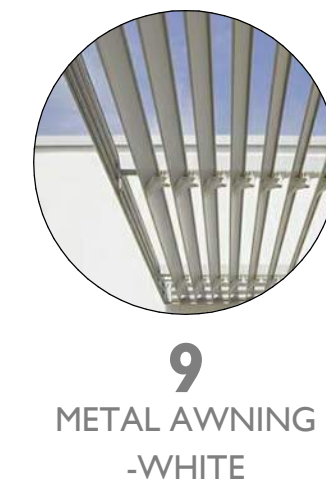
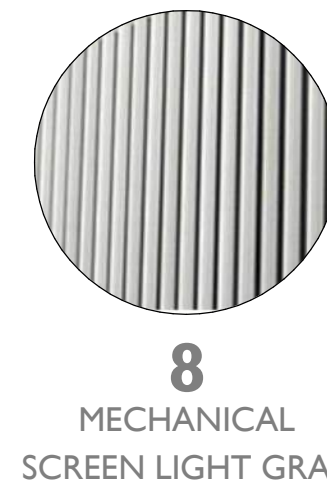
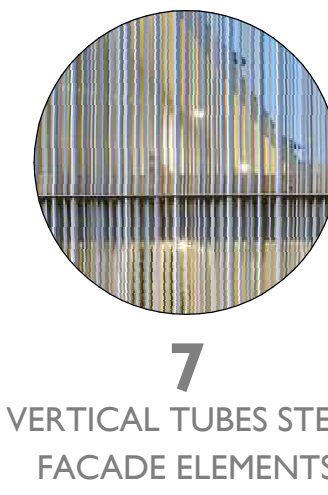
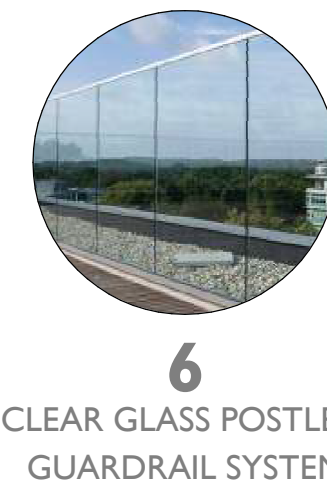
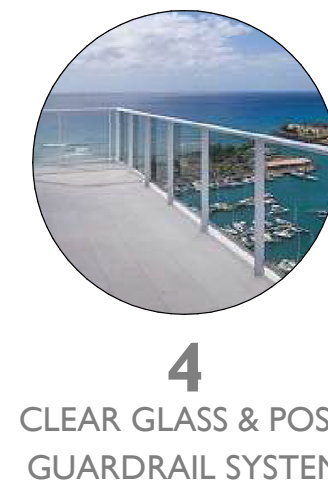
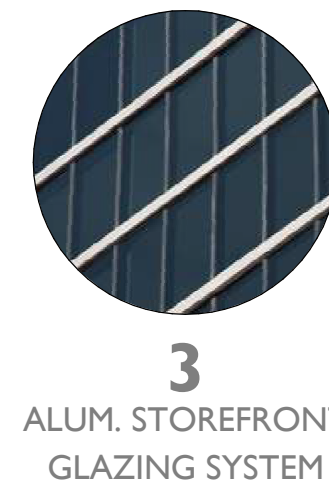
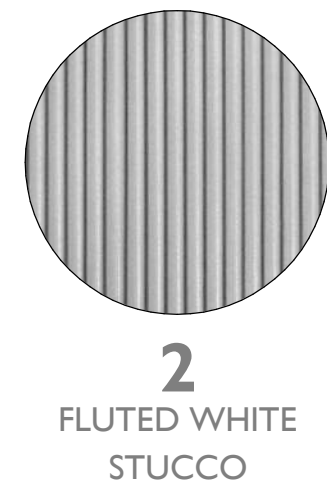
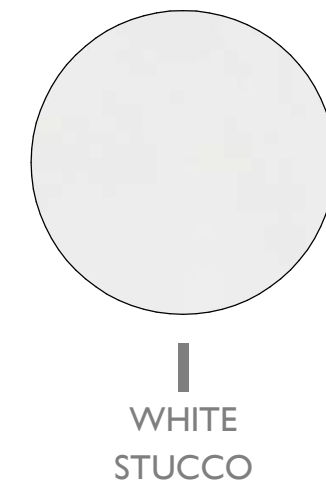
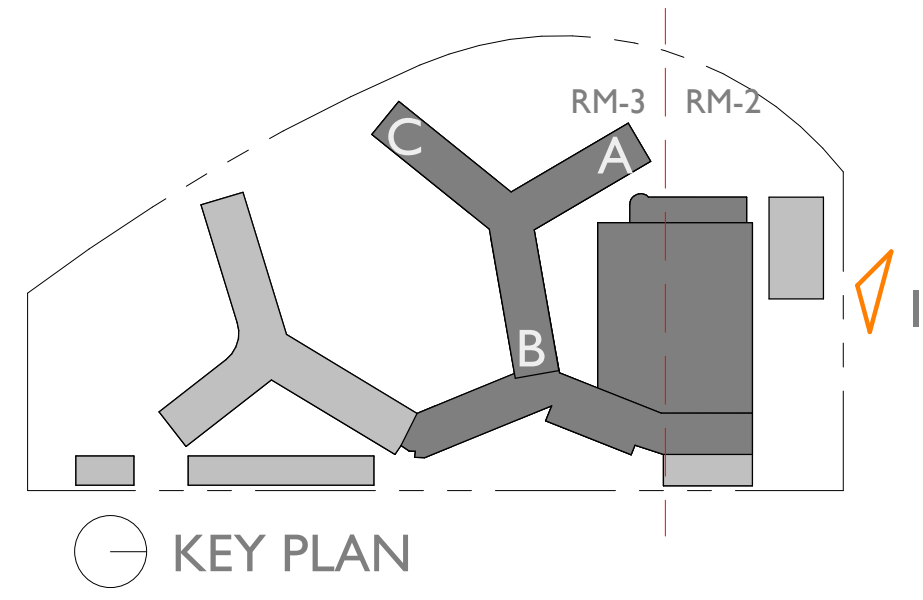
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Scale: 1/8" = 1'-0"
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3D VIEW OF NORTH EAST FACADE MATERIALS

C A
B

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1420 BAY ROAD, MIAMI BEACH

NEW TOWER FLOOR PLANS

- A-NT101 NEW TOWER - OVERALL PLAN
- A-NT101A NEW TOWER - OVERALL DEMO PLAN
- A-NT102 FLOOR PLAN - GROUND LEVEL
- A-NT102A FLOOR PLAN - SITE PARKING
- A-NT103 FLOOR PLAN - LEVEL 03
- A-NT104 FLOOR PLAN - LEVEL 04-05
- A-NT105 FLOOR PLAN - LEVEL 06-12
- A-NT106 FLOOR PLAN - LEVEL 13
- A-NT107 FLOOR PLAN - LEVEL 13.5
- A-NT108 FLOOR PLAN - AMENITY / MAIN ROOF LEVEL
- A-NT109 FLOOR PLAN - UPPER ROOF LEVEL



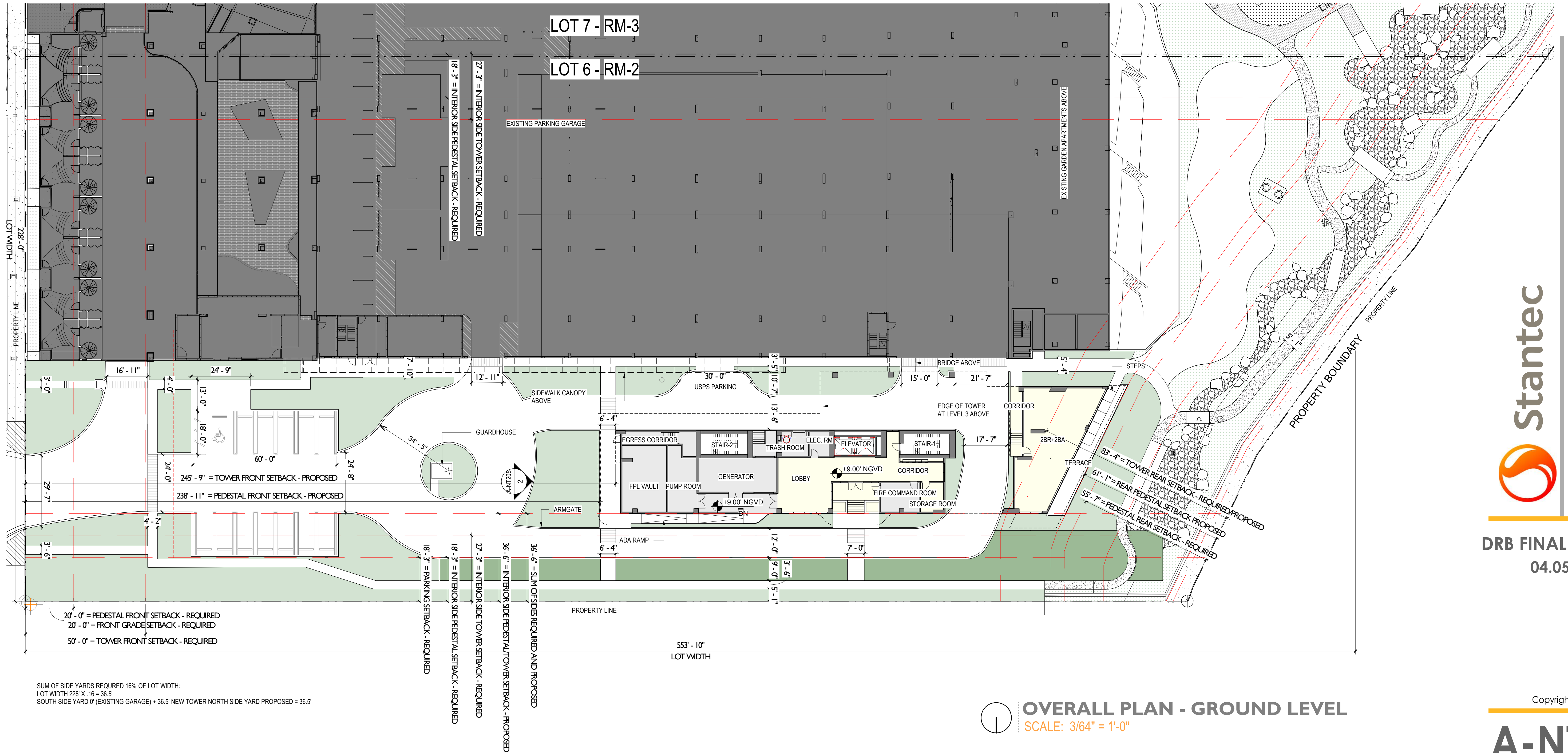
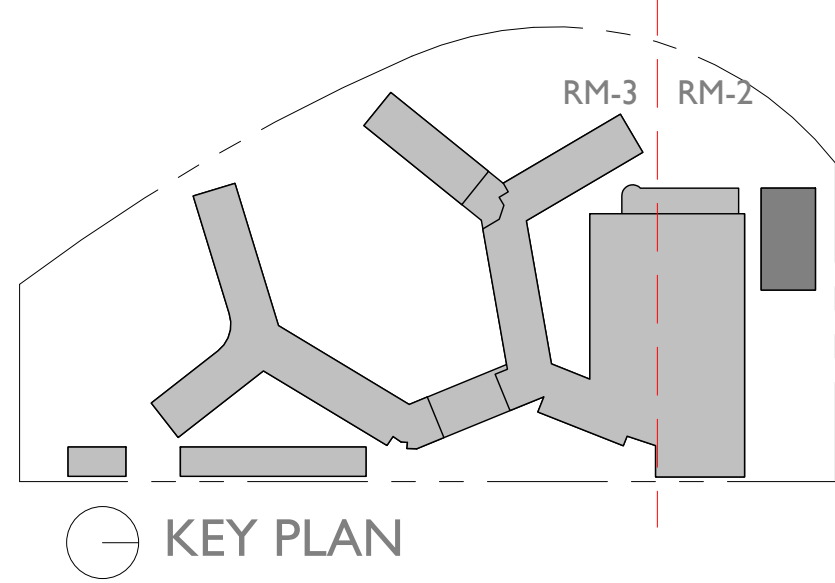
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SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
LOT WIDTH 228' X .16 = 36.5'
SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'

OVERALL PLAN - GROUND LEVEL
SCALE: 3/64" = 1'-0"



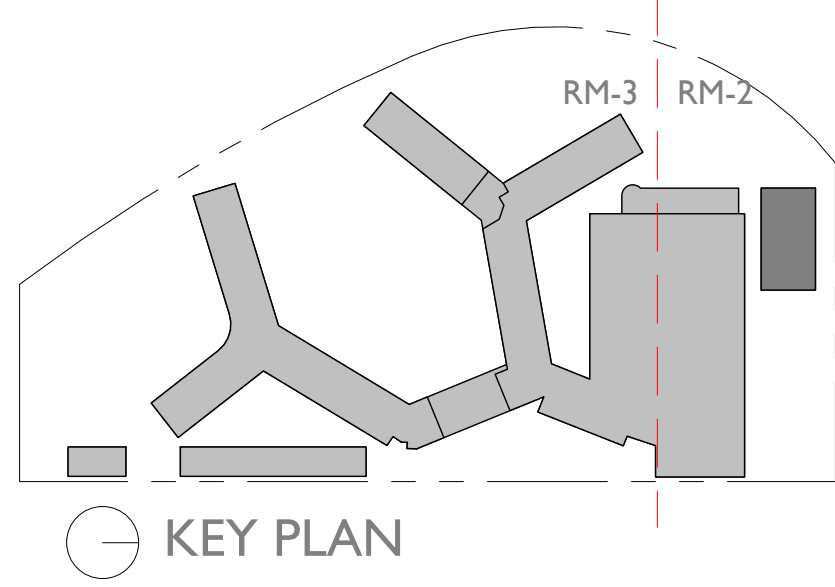
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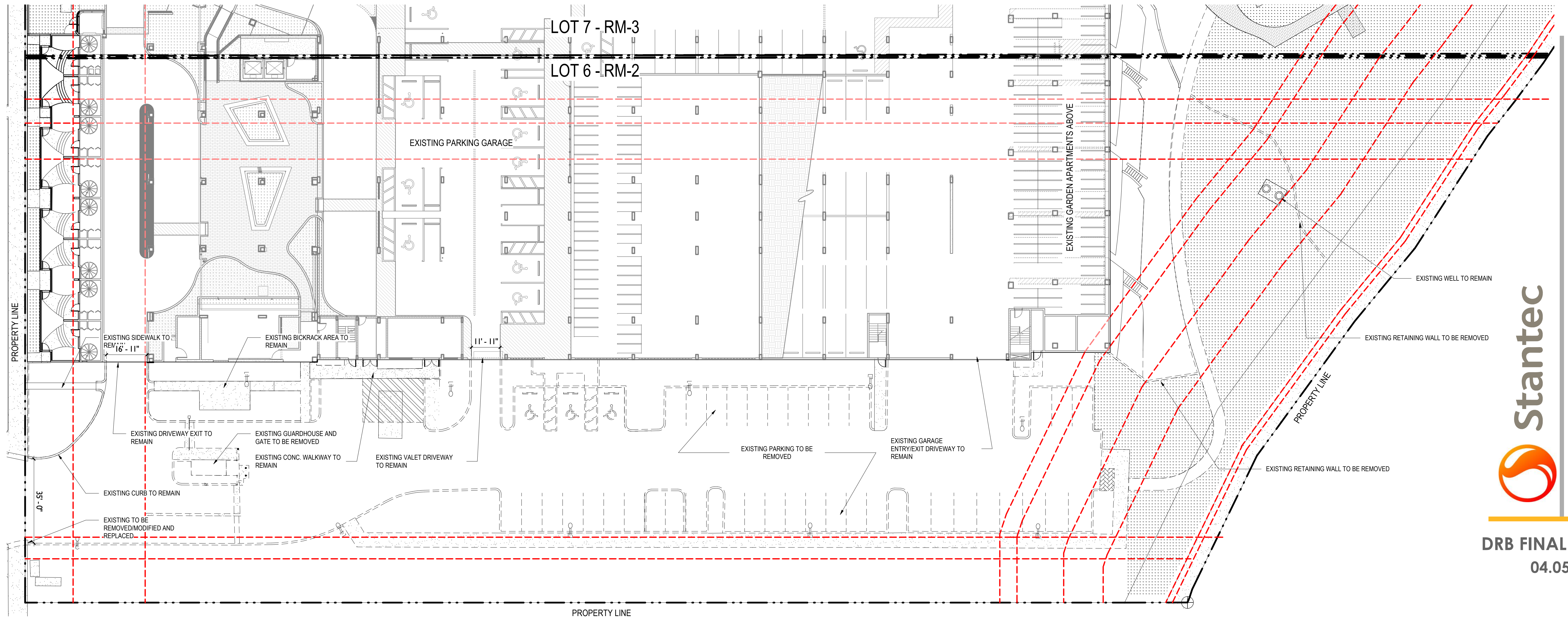
A-NT101

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



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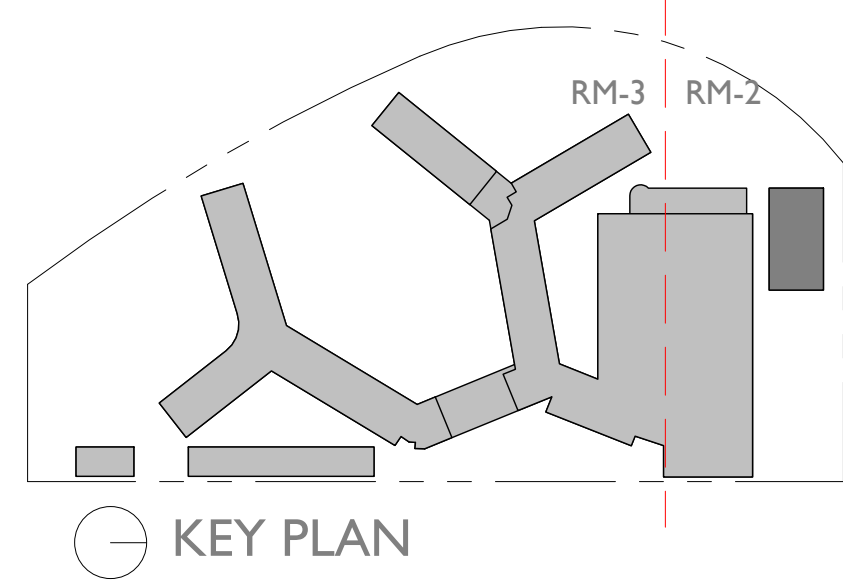
OVERALL DEMO PLAN - GROUND LEVEL
 SCALE: 3/64" = 1'-0"

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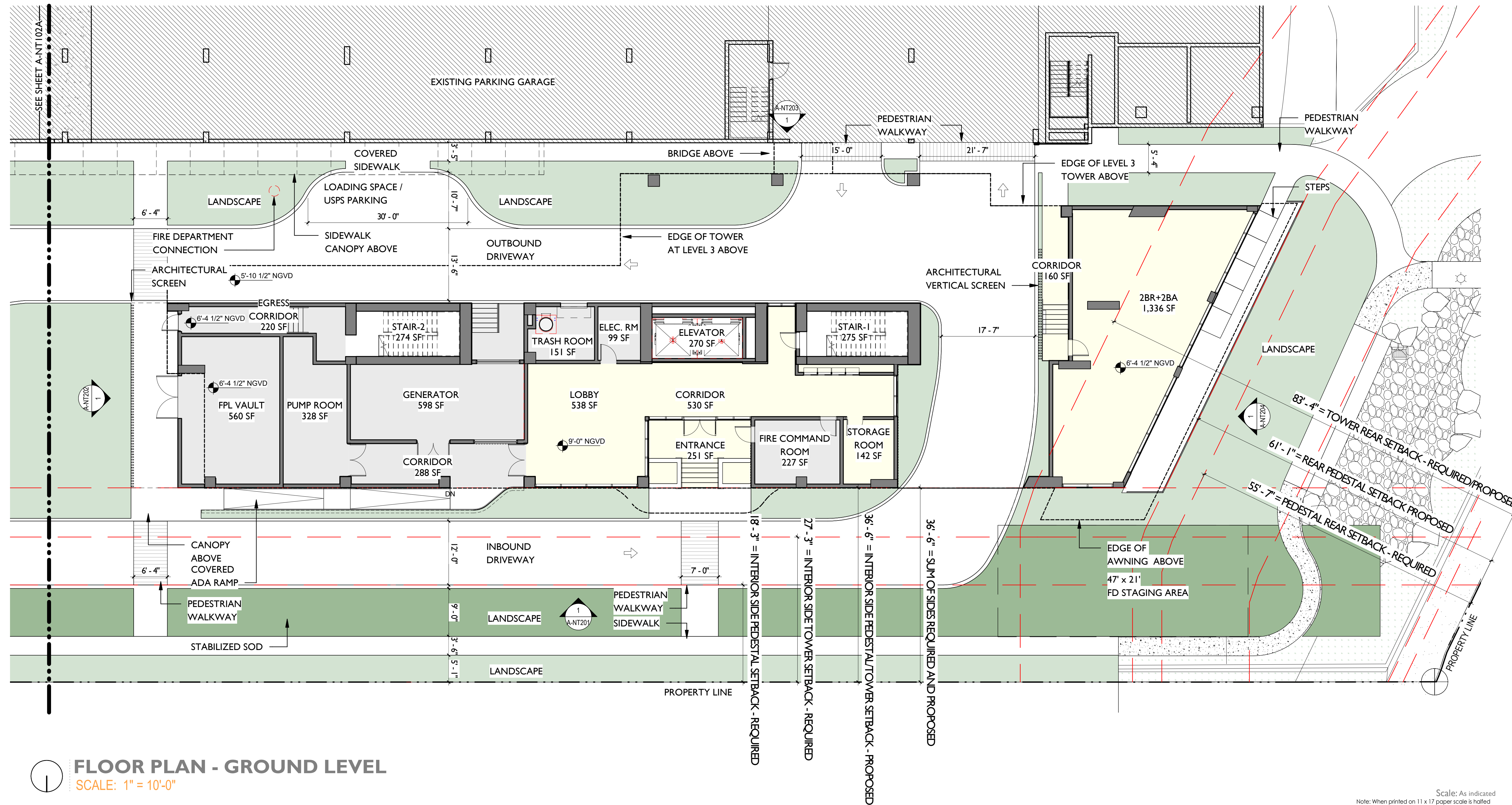
Scale: 3/64" = 1'-0"
 Note: When printed on 11 x 17 paper scale is halved

FLOOR PLAN - GROUND LEVEL



PROPOSED PROGRAM
 BACK OF HOUSE AREAS

KEY PLAN



FLAMINGO

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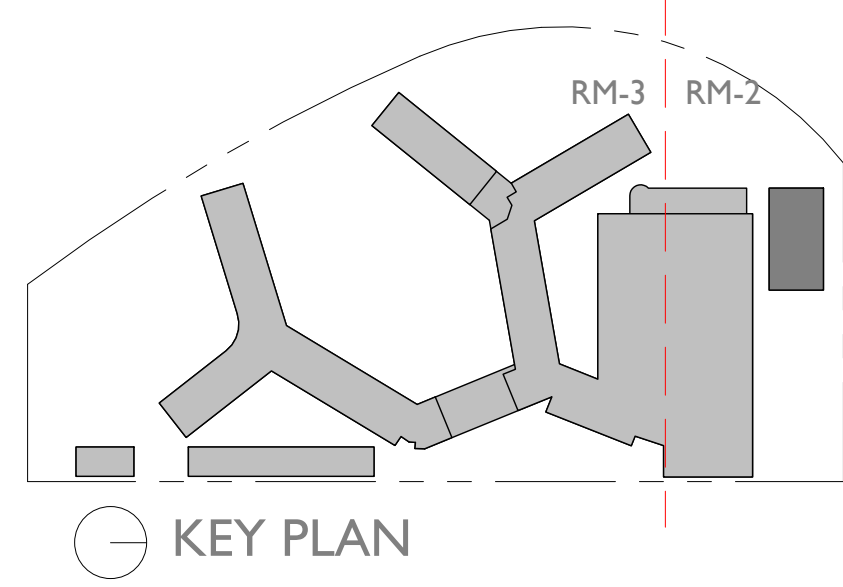
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FLOOR PLAN - GROUND LEVEL
 SCALE: 1" = 10'-0"

Scale: As indicated
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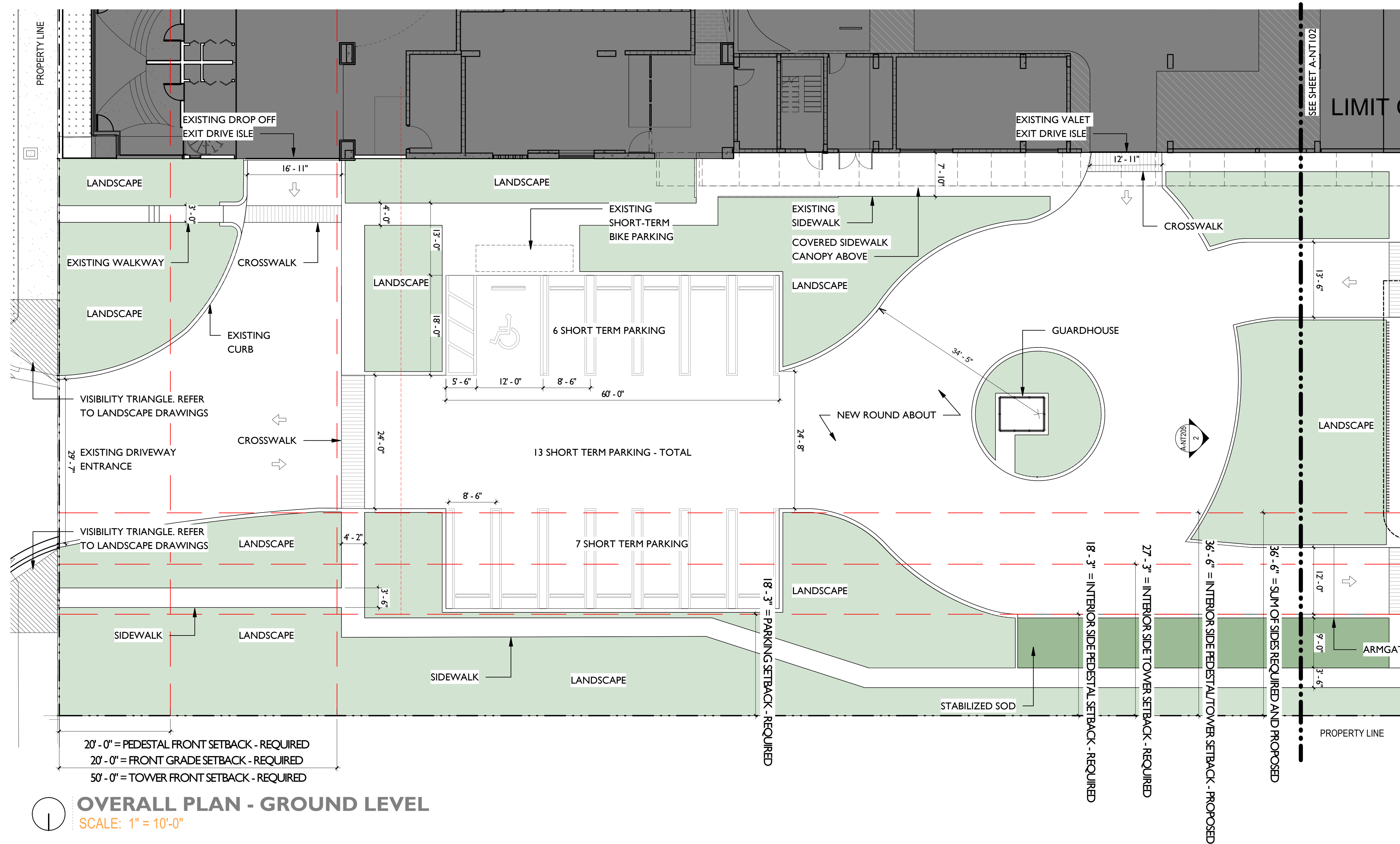


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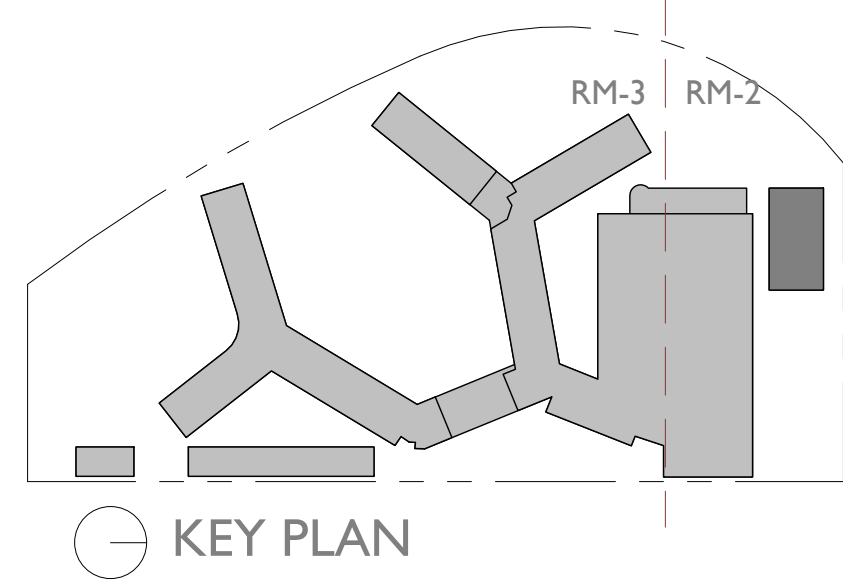
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OVERALL PLAN - GROUND LEVEL
SCALE: 1" = 10'-0"

Scale: 1" = 10'-0"
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PROPOSED PROGRAM
 BACK OF HOUSE AREAS

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

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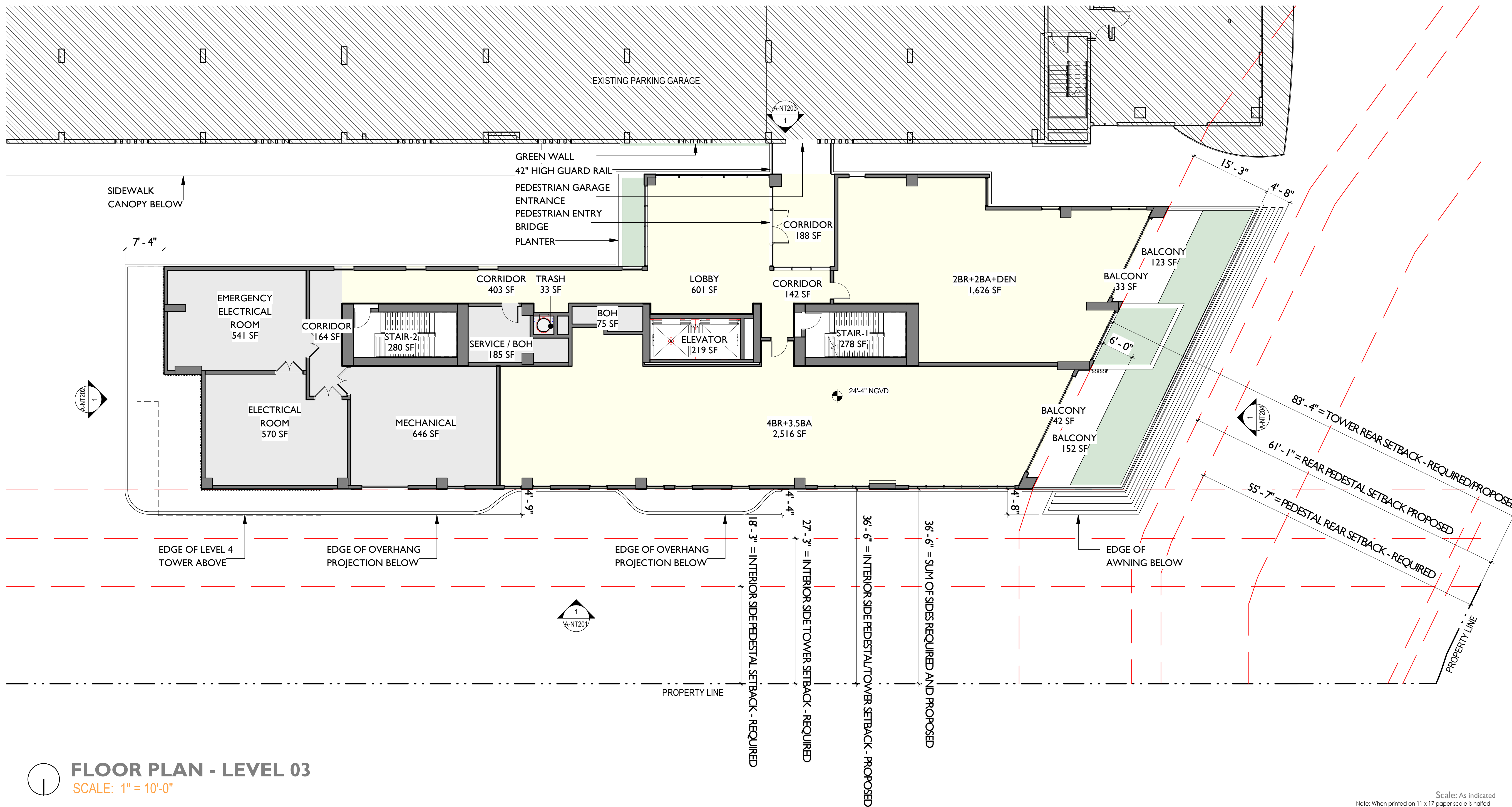


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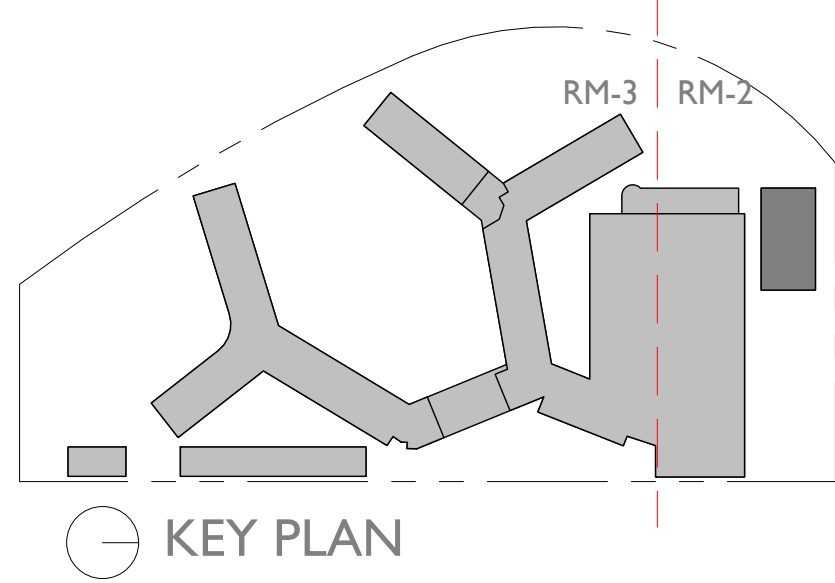
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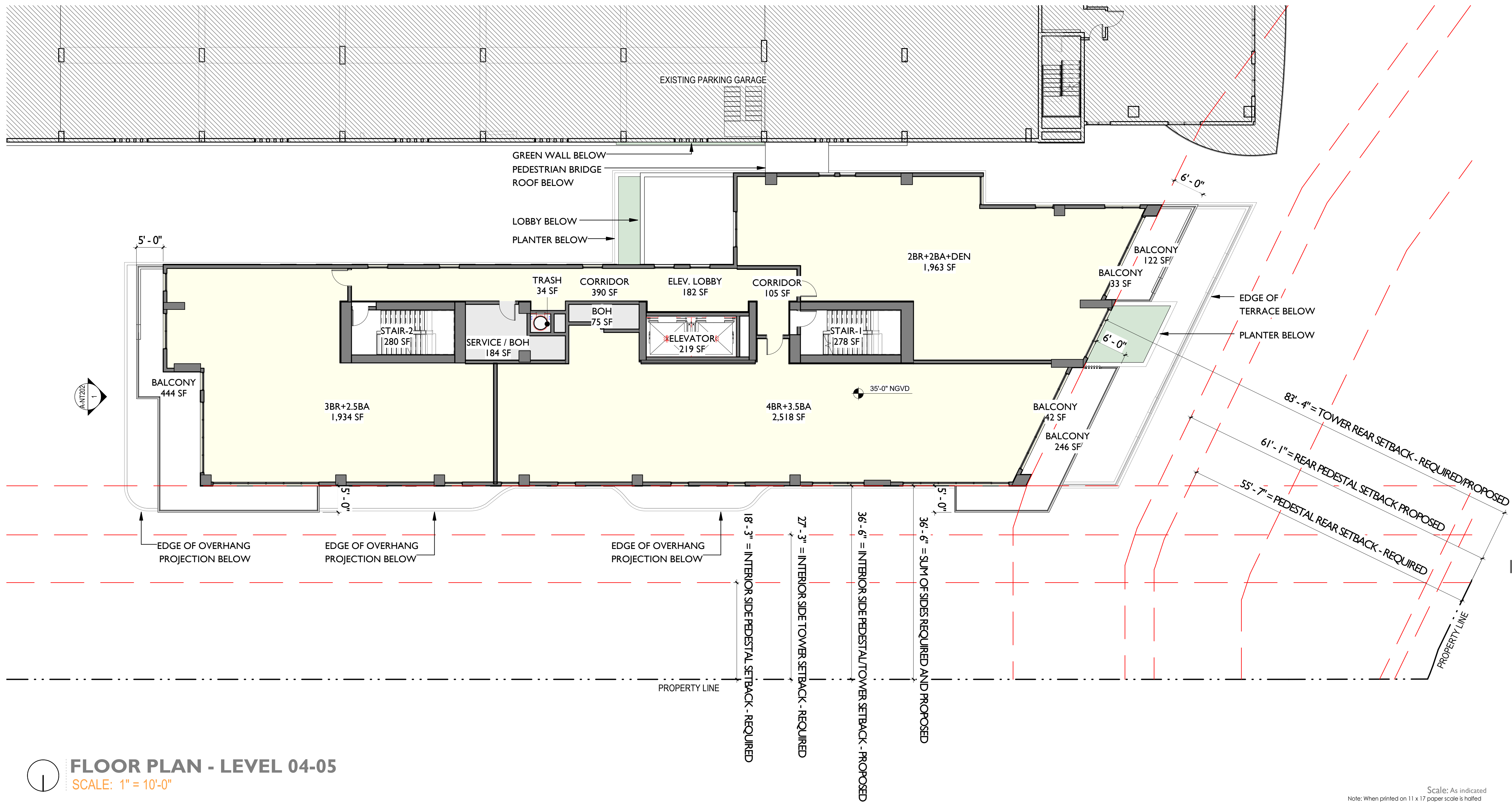
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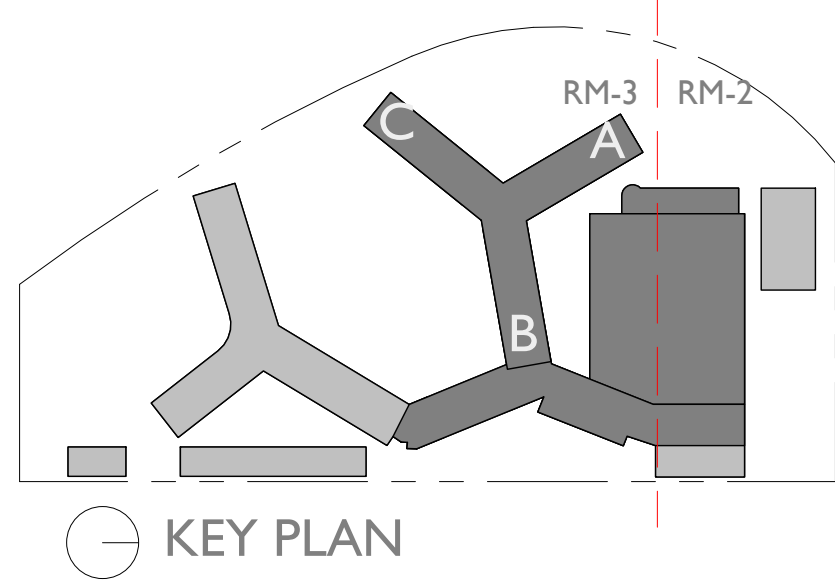


Scale: As indicated
 Note: When printed on 11 x 17 paper scale is halved

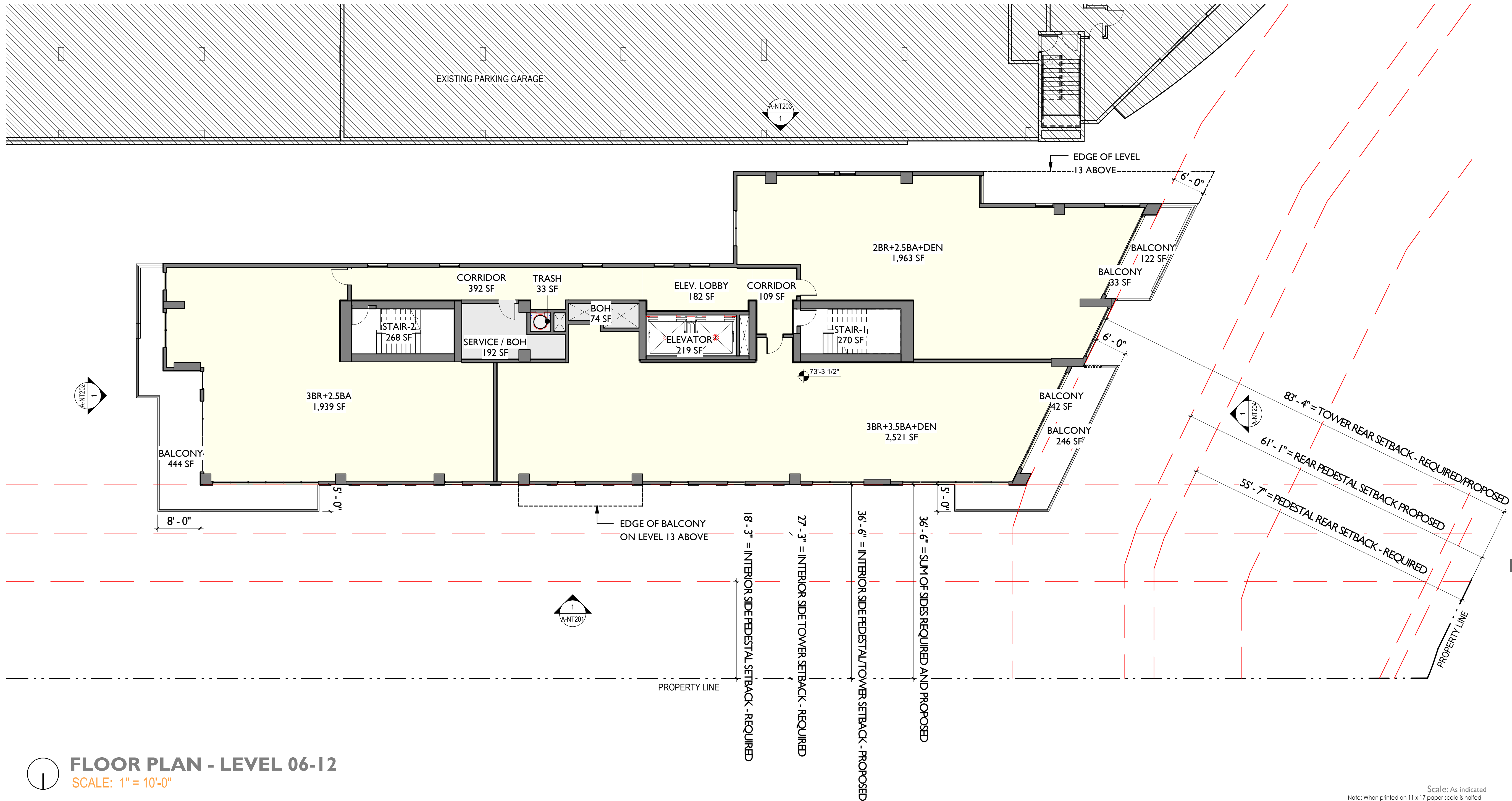


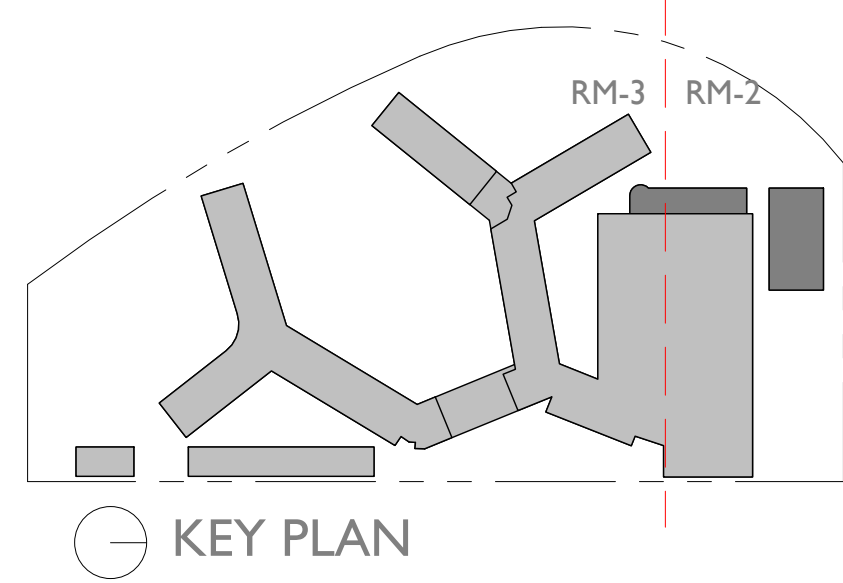
PROPOSED PROGRAM
 BACK OF HOUSE AREAS





PROPOSED PROGRAM
BACK OF HOUSE AREAS





PROPOSED PROGRAM
BACK OF HOUSE AREAS

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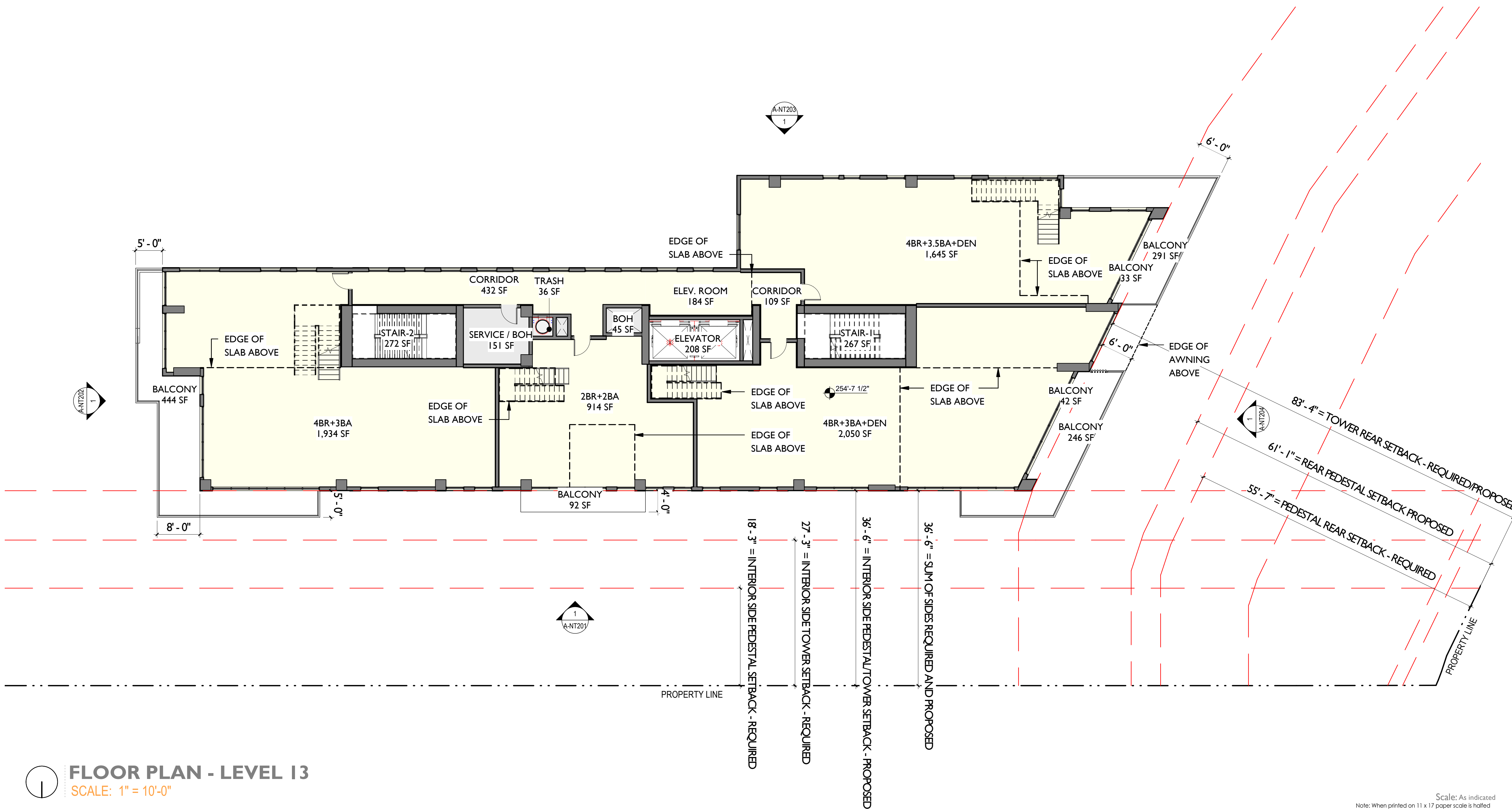


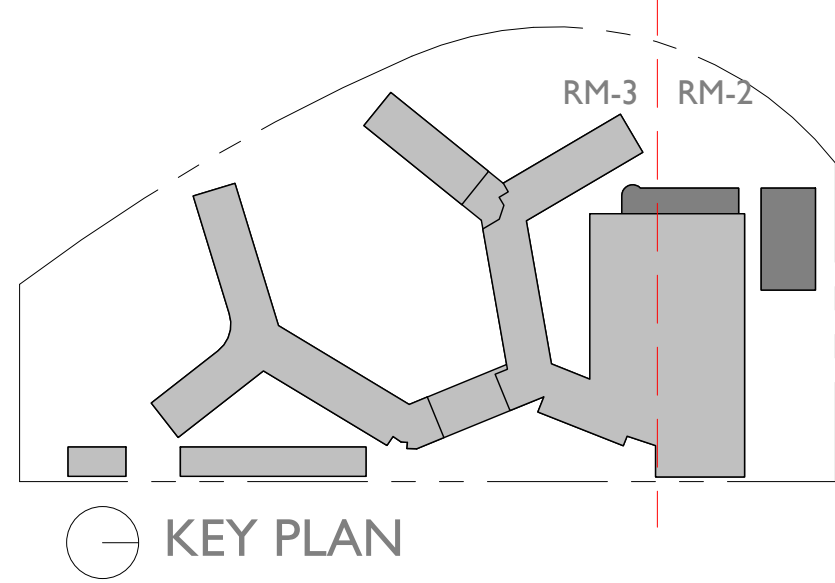
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PROPOSED PROGRAM
BACK OF HOUSE AREAS

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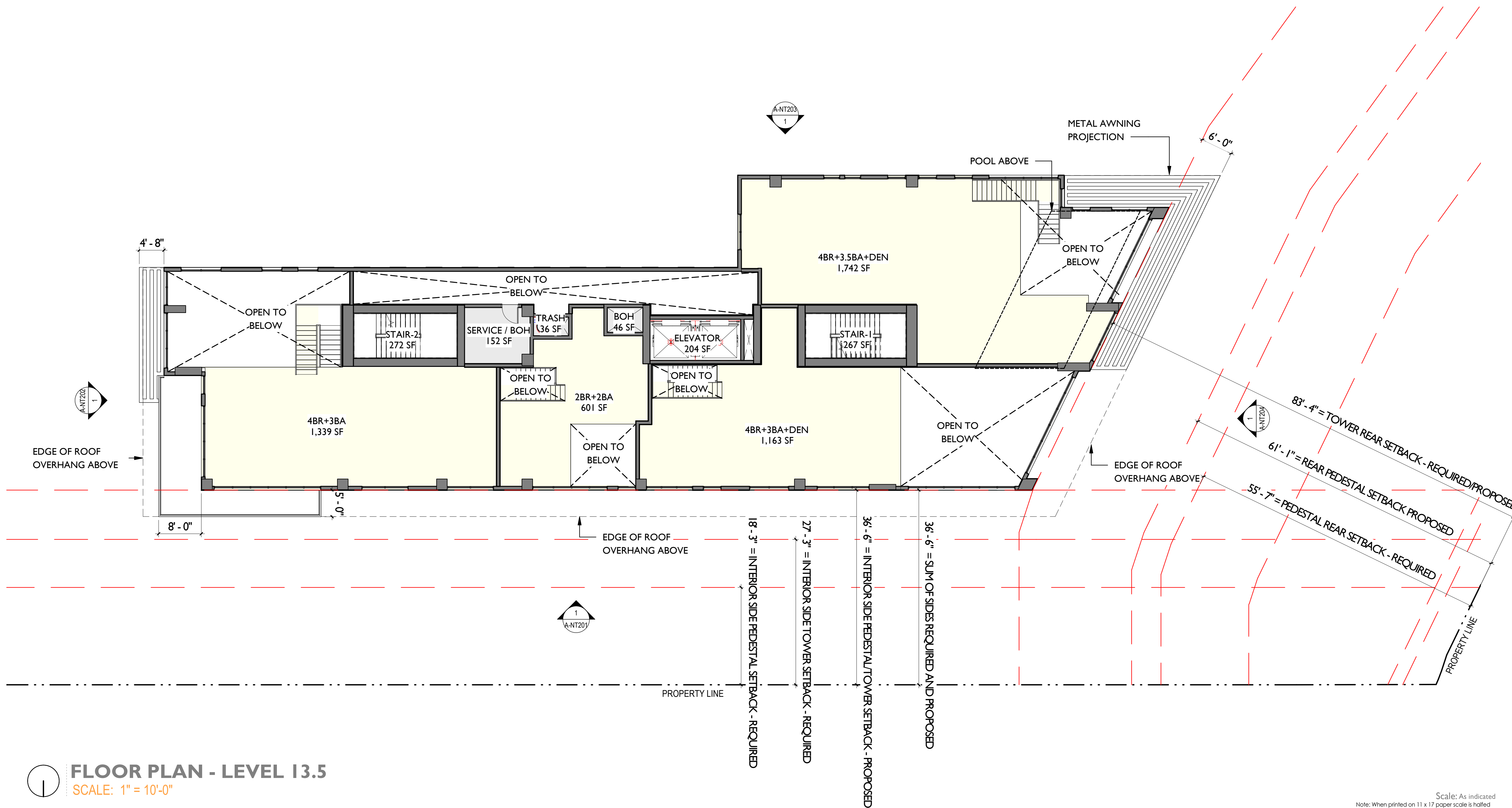


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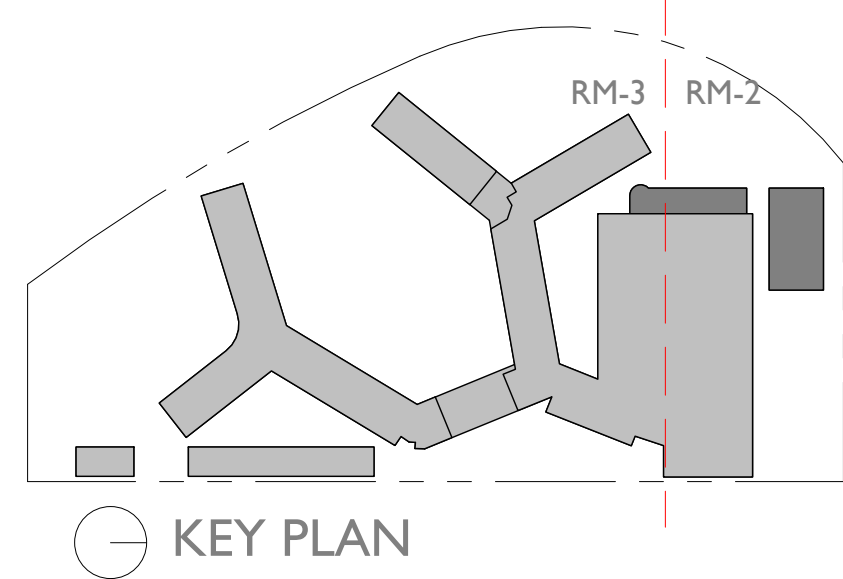
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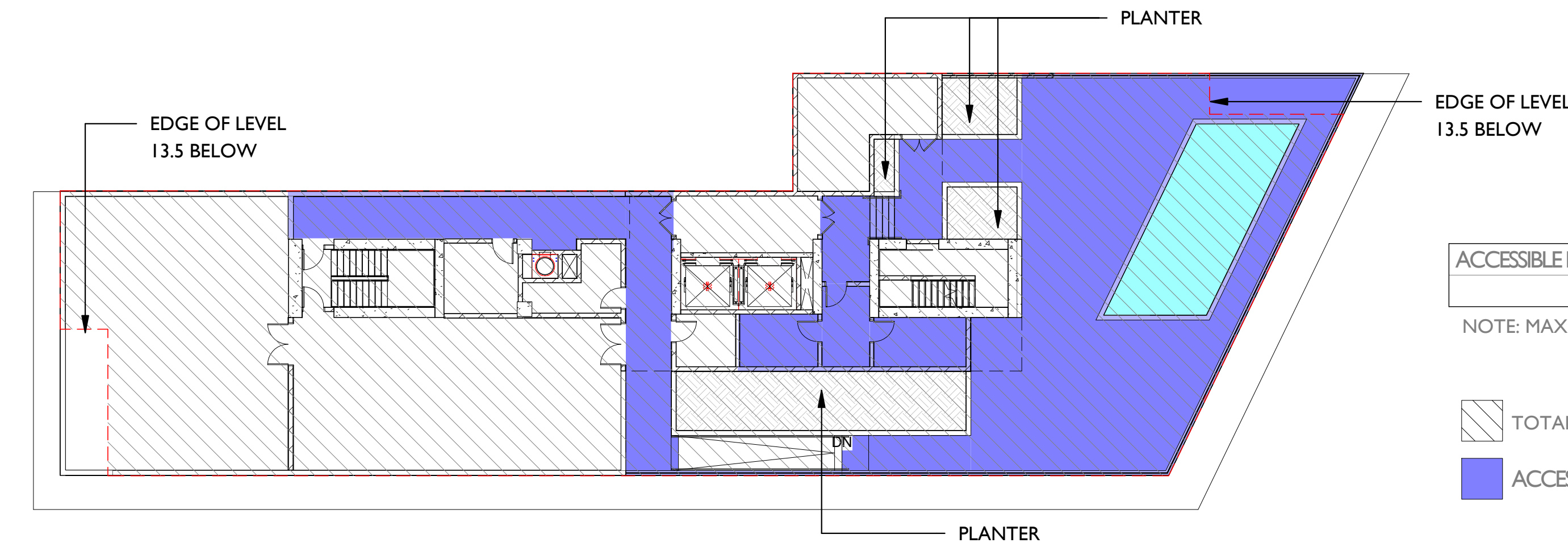


Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved

FLOOR PLAN - AMENITY / MAIN ROOF LEVEL



PROPOSED PROGRAM
BACK OF HOUSE AREAS

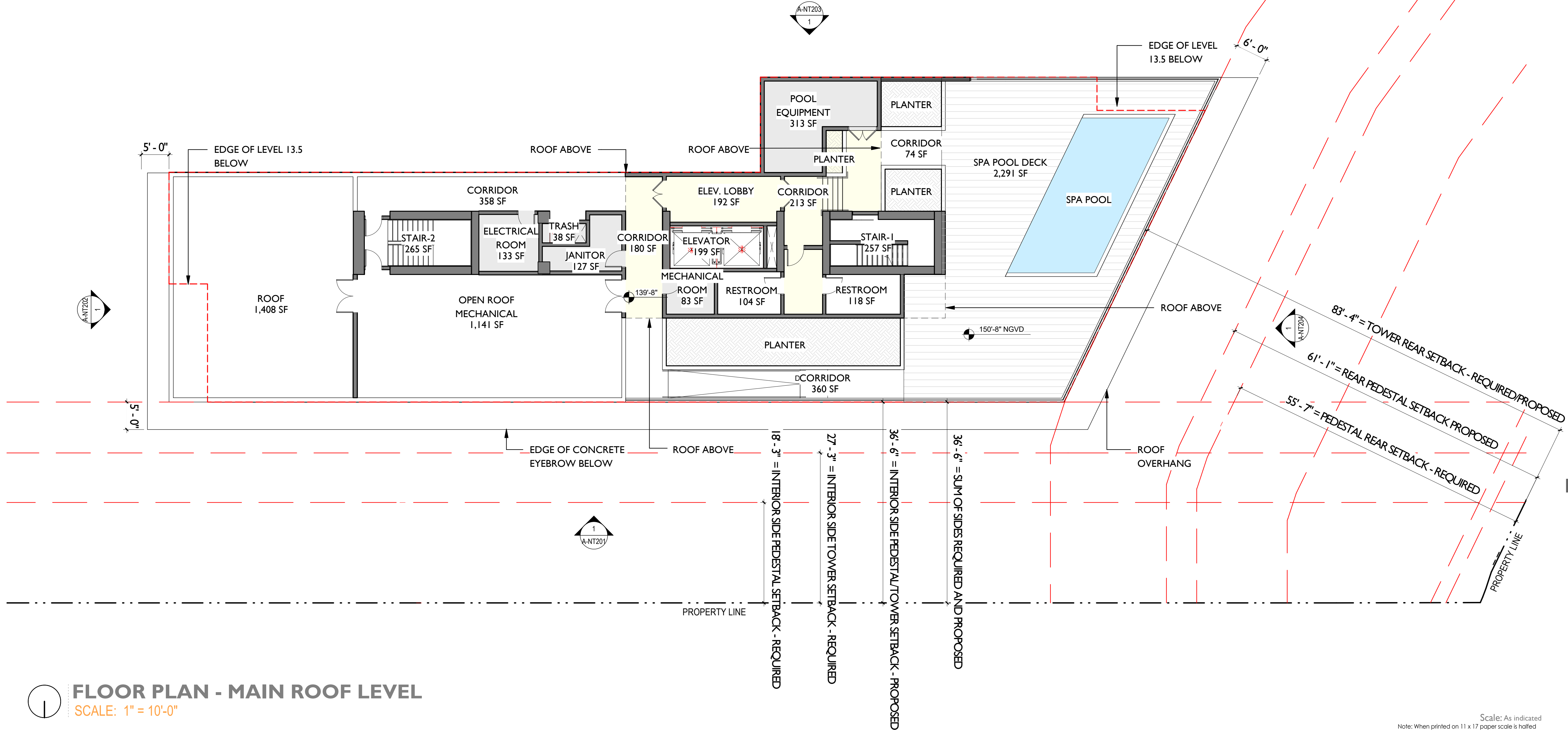


ACCESSIBLE ROOF AREA	TOTAL LEVEL 13.5 AREA
3,787.54 SF	8,324.75 SF

NOTE: MAXIMUM ACCESSIBLE AREA IS 50%

TOTAL LEVEL 13.5 AREA
ACCESSIBLE ROOF AREA (46%)

ACCESSIBLE ROOF AREA
SCALE: 1/16" = 1'-0"



FLOOR PLAN - MAIN ROOF LEVEL
SCALE: 1" = 10'-0"

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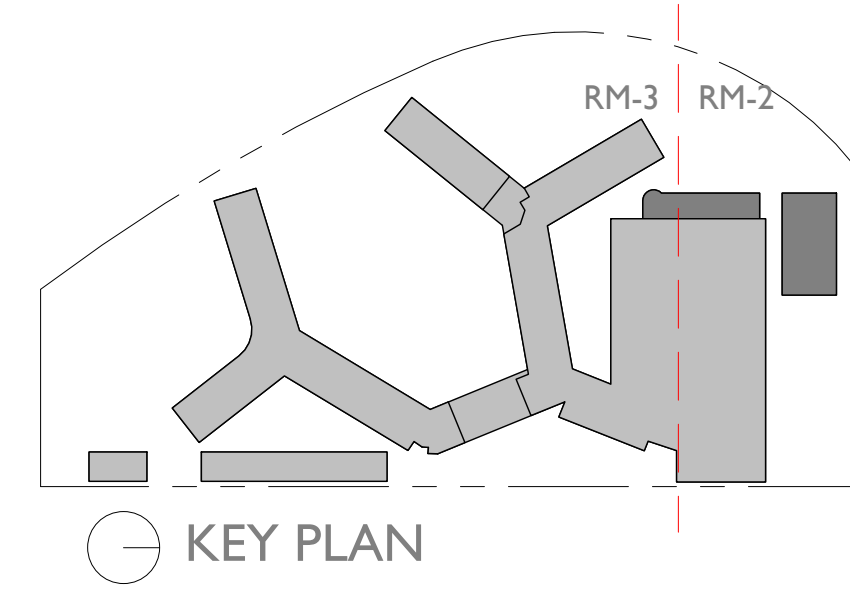
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FLOOR PLAN - UPPER ROOF LEVEL



PROPOSED PROGRAM
 BACK OF HOUSE AREAS

FLAMINGO
 1420 BAY ROAD, MIAMI BEACH

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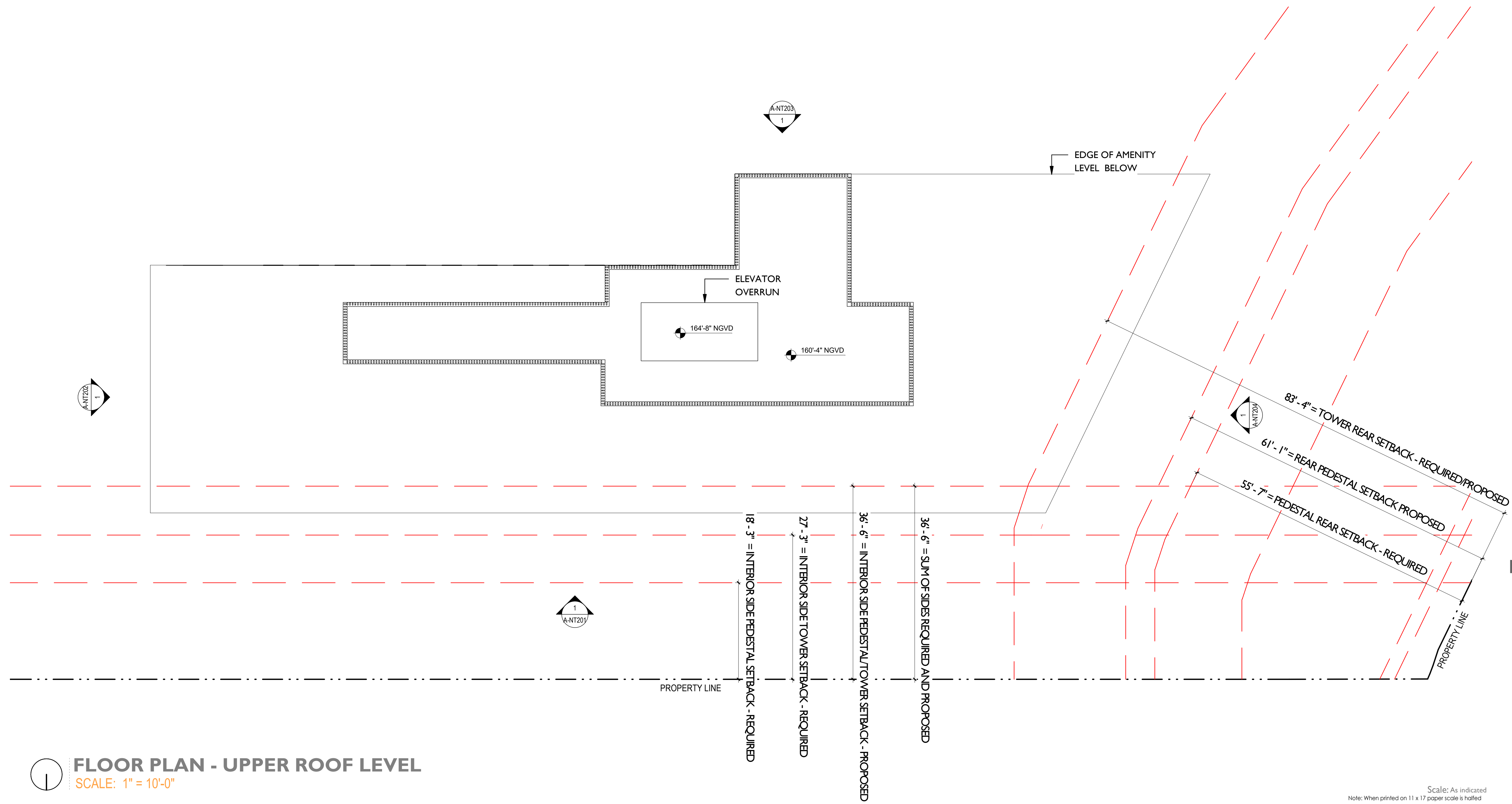


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FLOOR PLAN - UPPER ROOF LEVEL
 SCALE: 1" = 10'-0"

Scale: As indicated
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