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NEW TOWER BUILDING ELEVATIONS

- A-NT201 BUILDING ELEVATION - NORTH
- A-NT202 BUILDING ELEVATION - EAST
- A-NT203 BUILDING ELEVATION - SOUTH
- A-NT204 BUILDING ELEVATION - WEST
- A-NT205 ENLARGED ELEVATIONS - GROUND FLOOR

FLAMINGO
1420 BAY ROAD, MIAMI BEACH



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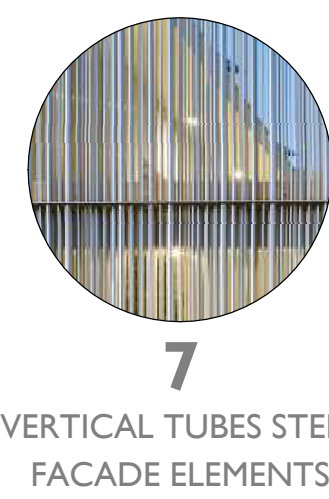
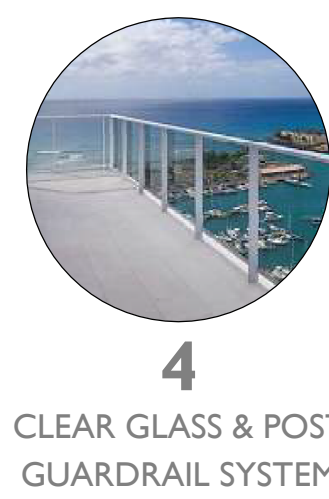
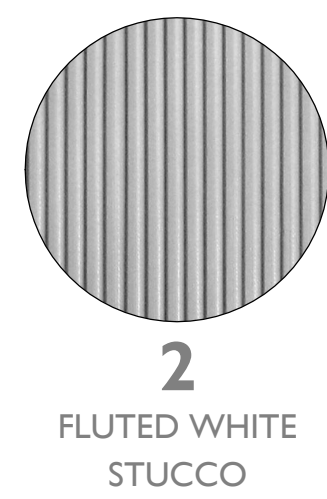
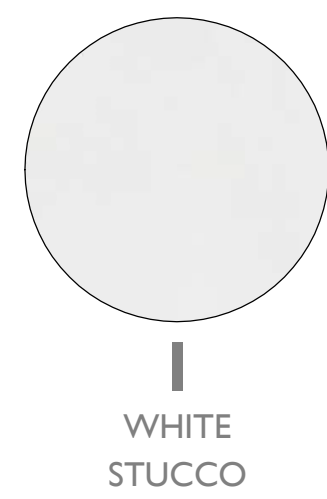
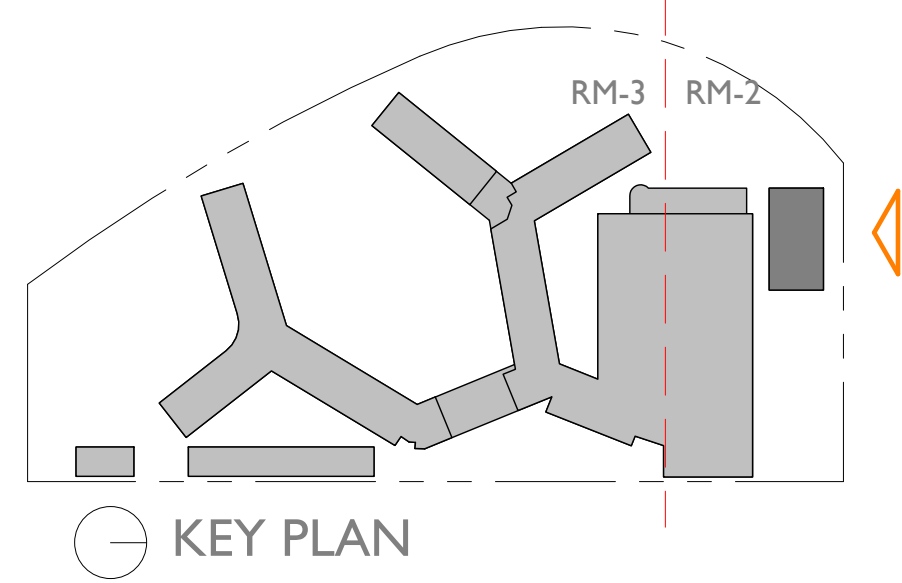
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BUILDING ELEVATION - NORTH



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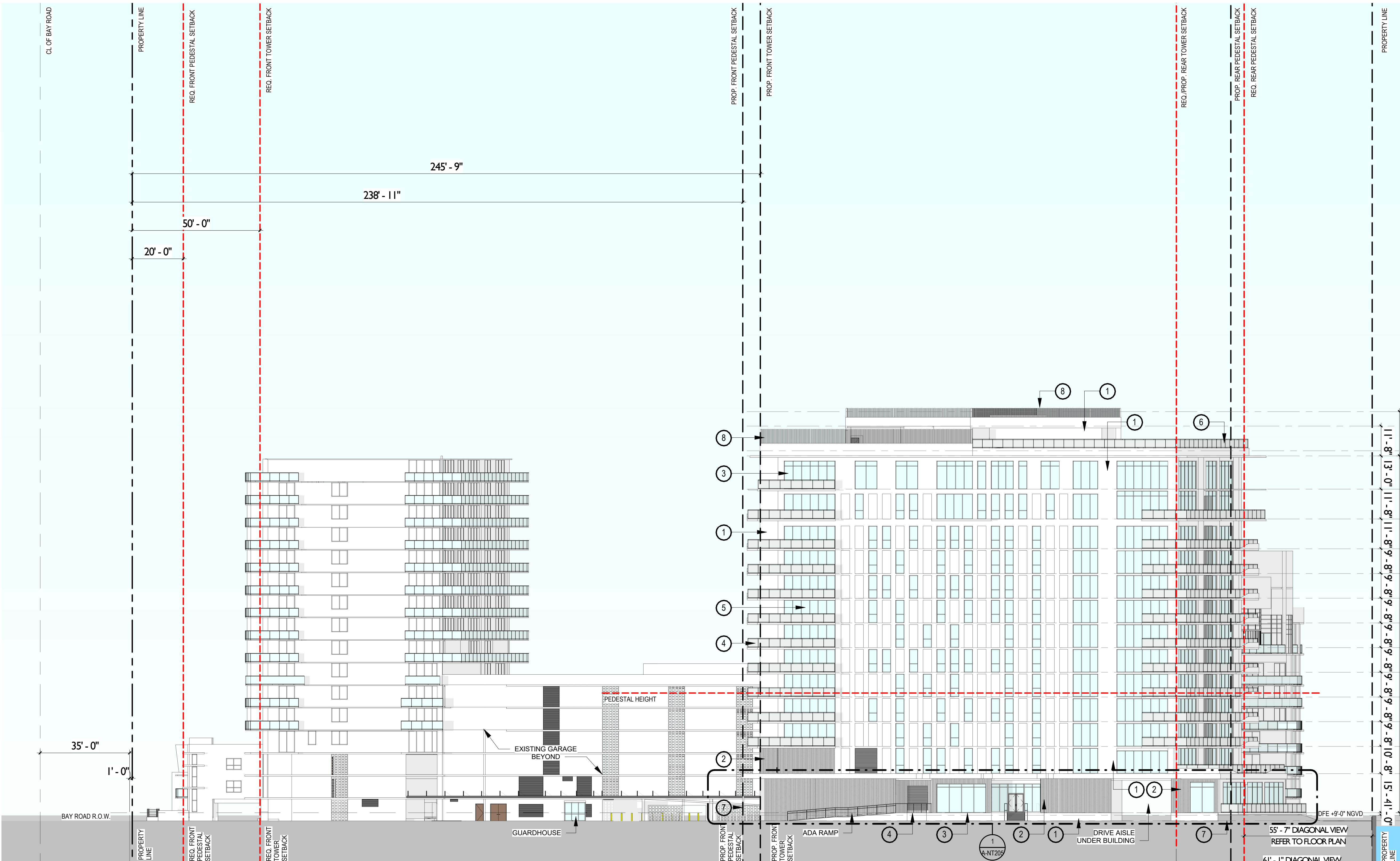
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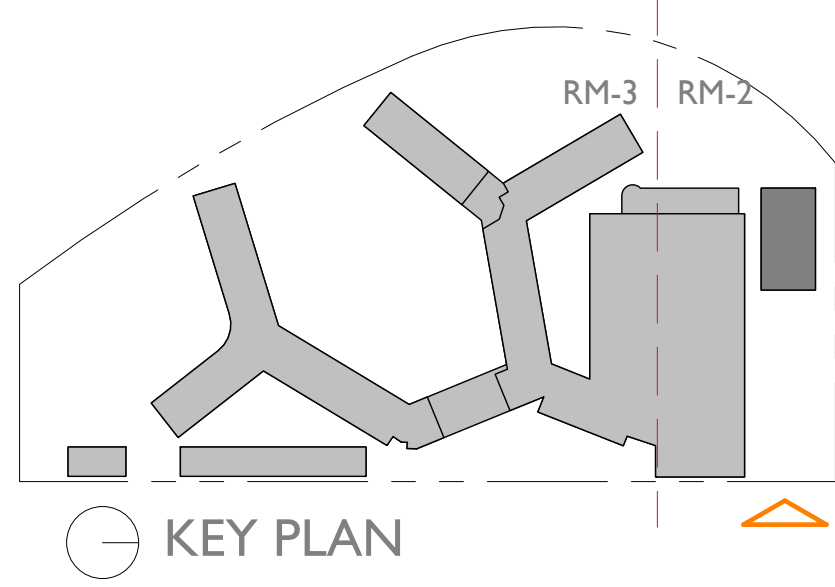



ELEVATOR OVERRUN ROOF LEVEL	166' - 0"
UPPER ROOF LEVEL	160' - 4"
AMENITY / POOL DECK LEVEL	150' - 8"
MAIN ROOF LEVEL	148' - 8"
LEVEL 13.5	135' - 7 3/4"
LEVEL 13	123' - 11 1/2"
LEVEL 12	112' - 3 1/2"
LEVEL 11	102' - 7 1/2"
LEVEL 10	92' - 11 1/2"
LEVEL 09	83' - 3 1/2"
LEVEL 08	73' - 7 1/2"
LEVEL 07	63' - 11 1/2"
LEVEL 06	54' - 3 1/2"
LEVEL 05	44' - 7 1/2"
LEVEL 04	34' - 11 1/2"
LEVEL 03	24' - 3 1/2"
DFE / LOBBY LEVEL	9' - 0"
BFE	8' - 0"
GRADE LEVEL	5' - 10 1/2"

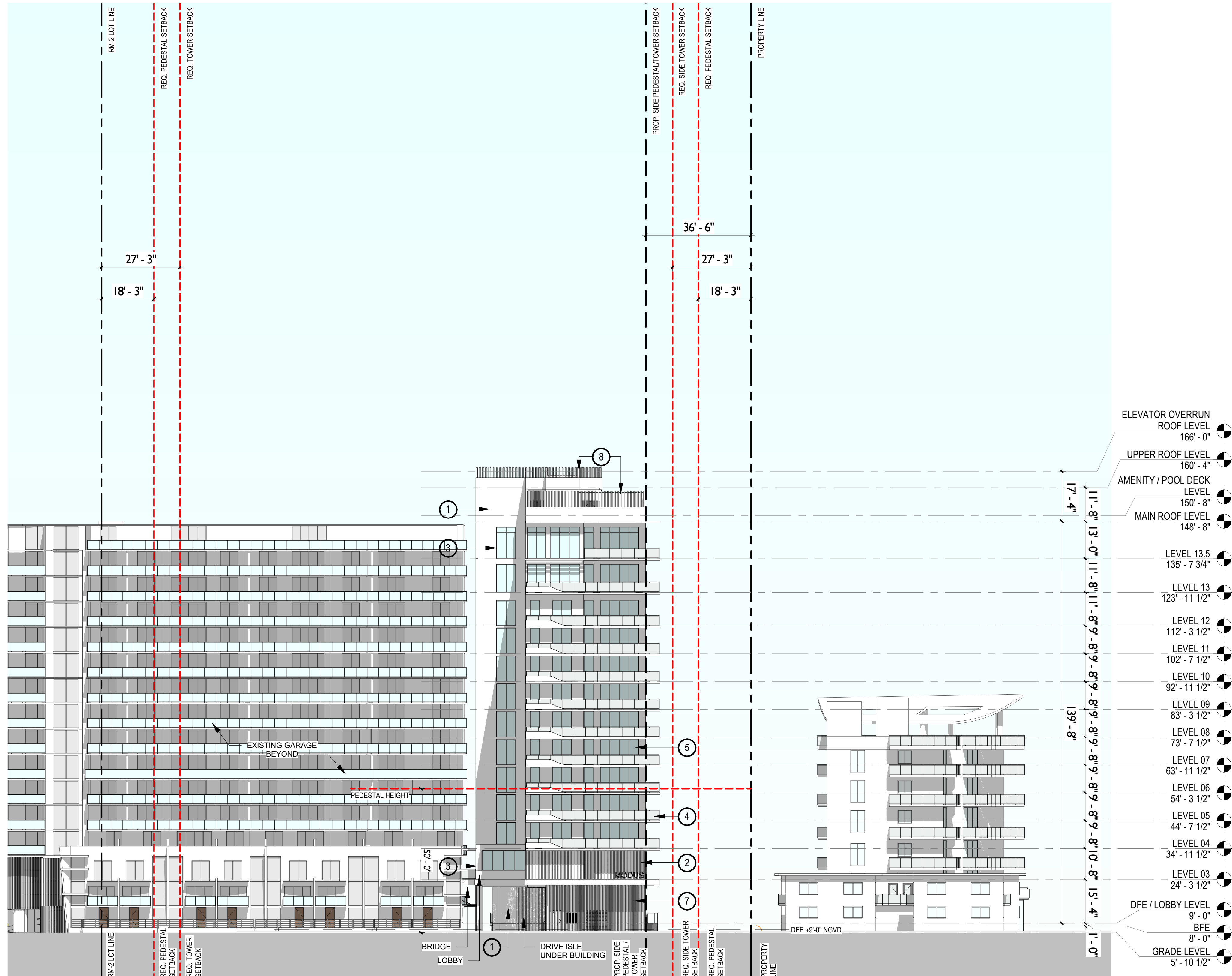
NORTH ELEVATION
SCALE: 1" = 20'-0"

-3'-10" / 4'-2" NGVD
Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved

BUILDING ELEVATION - EAST



- 
1
 WHITE
 STUCCO
- 
2
 FLUTED WHITE
 STUCCO
- 
3
 ALUM. STOREFRONT
 GLAZING SYSTEM
- 
4
 CLEAR GLASS & POST
 GUARDRAIL SYSTEM
- 
5
 ALUMN. SLIDING
 GLASS DOOR SYSTEM
- 
6
 CLEAR GLASS POSTLESS
 GUARDRAIL SYSTEM
- 
7
 VERTICAL TUBES STEEL
 FACADE ELEMENTS
- 
8
 MECHANICAL
 SCREEN LIGHT GRAY
- 
9
 METAL AWNING
 -WHITE



EAST ELEVATION
SCALE: 1" = 20'-0"

REFER TO SHEET A-NT205 FOR ENLARGE ELEVATION

Scale: As indicated
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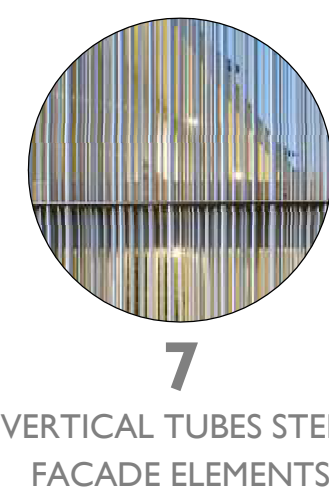
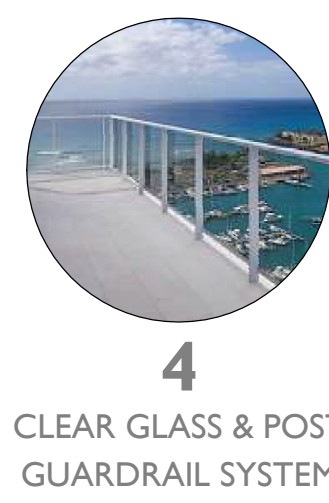
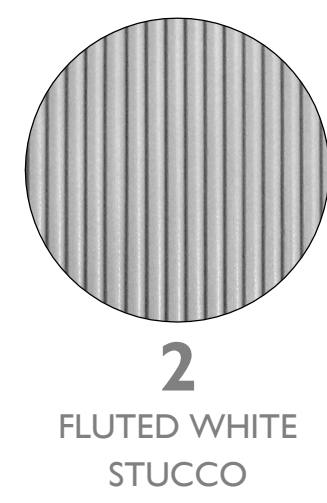
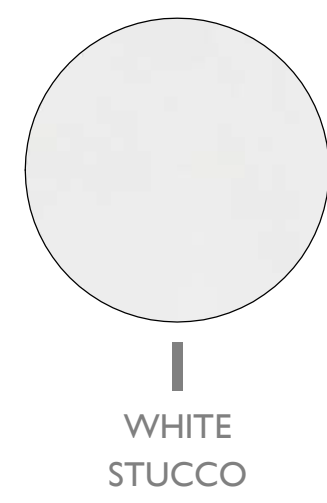
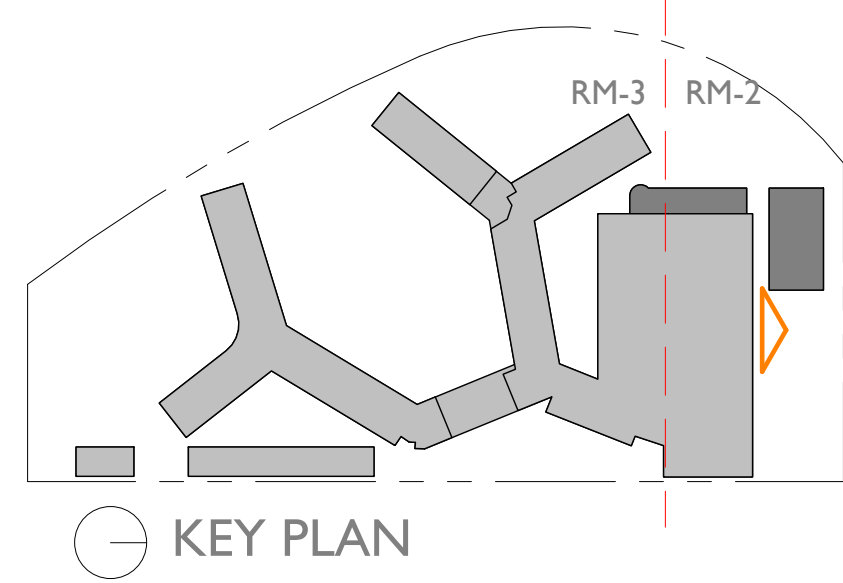
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BUILDING ELEVATION - SOUTH



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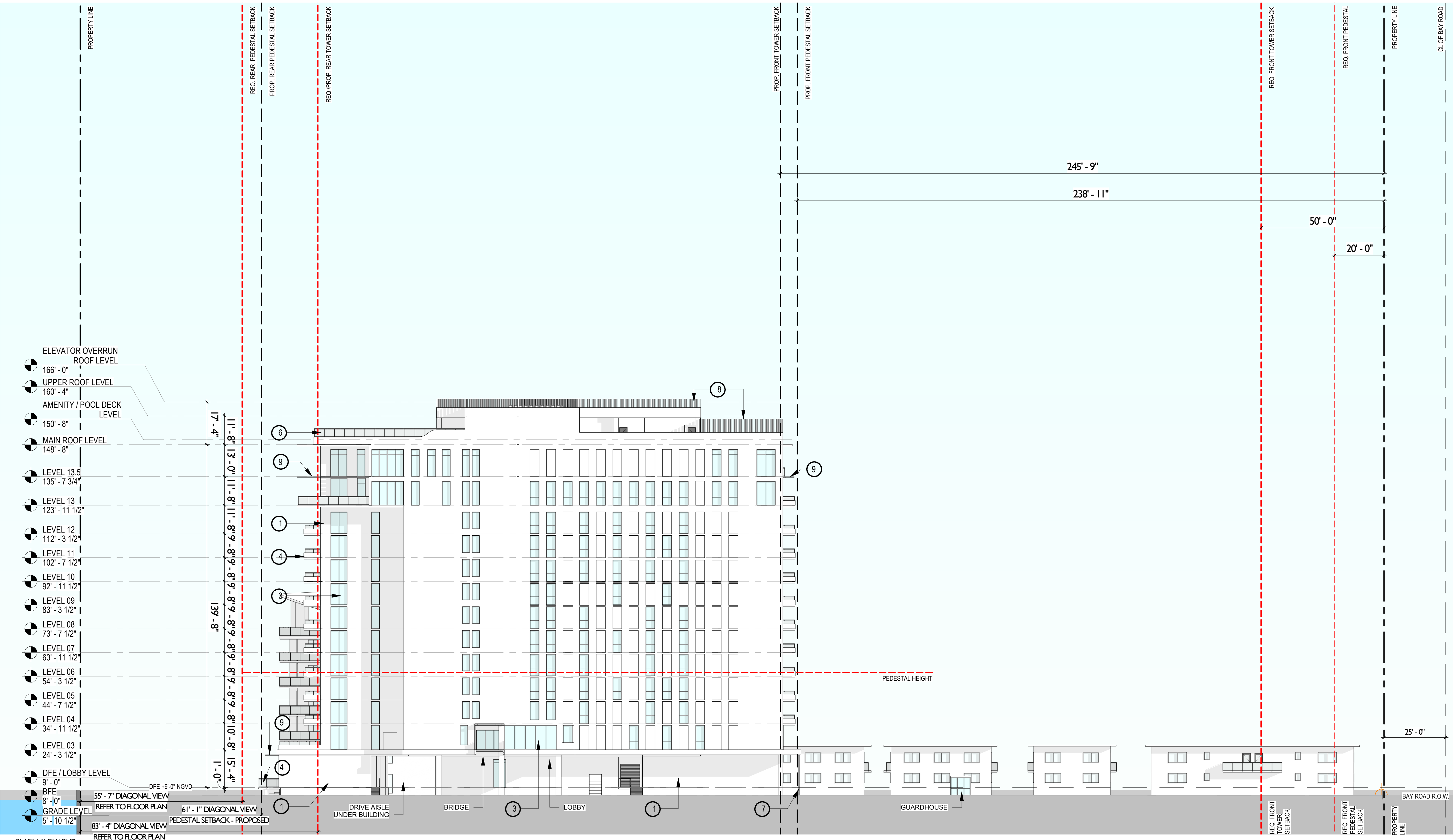


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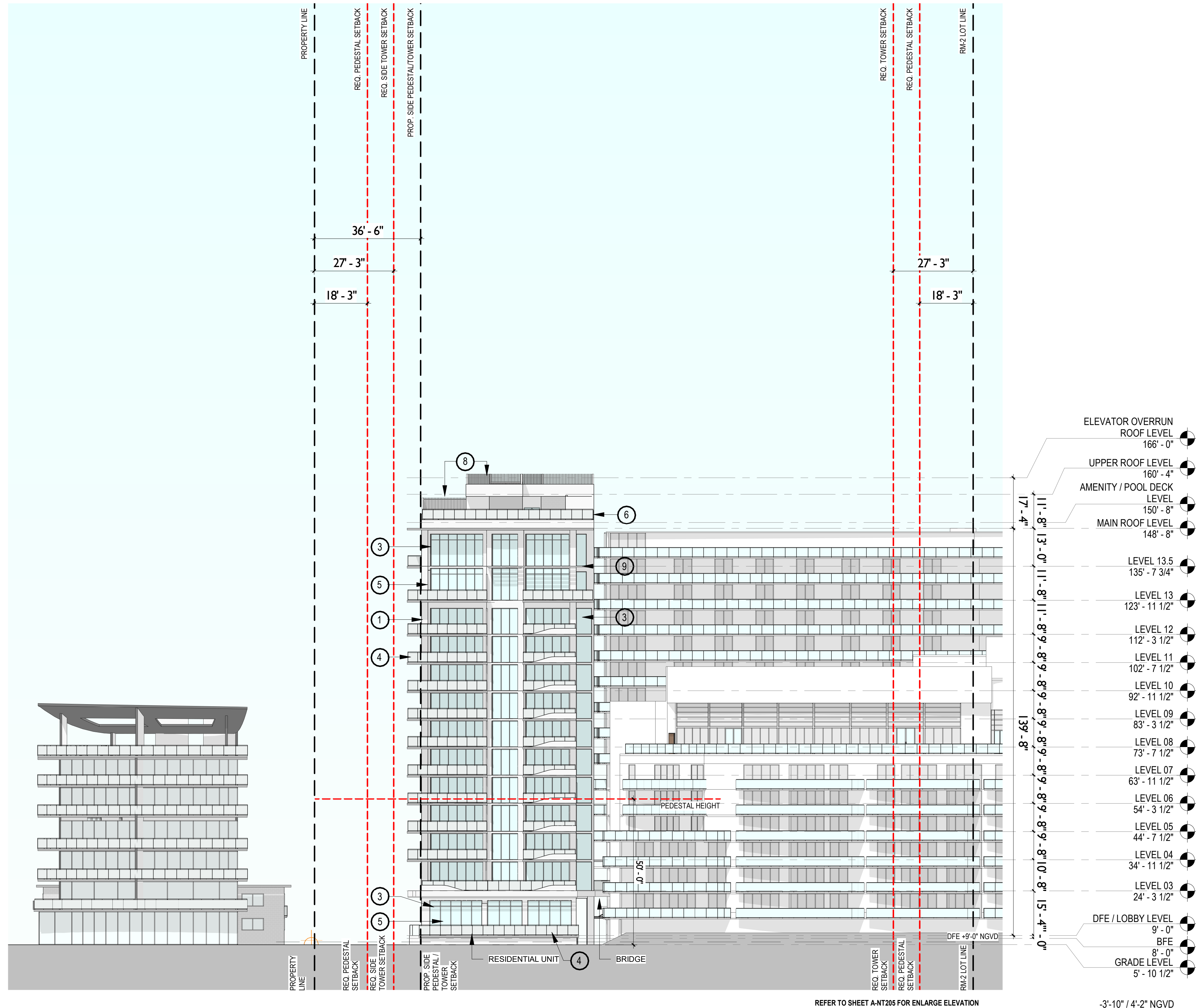
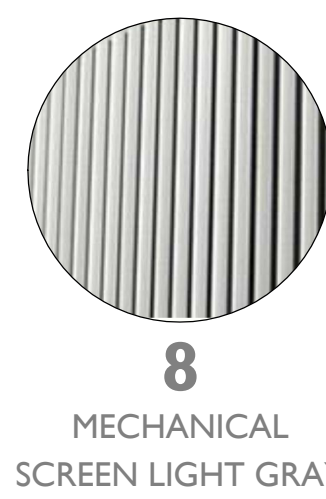
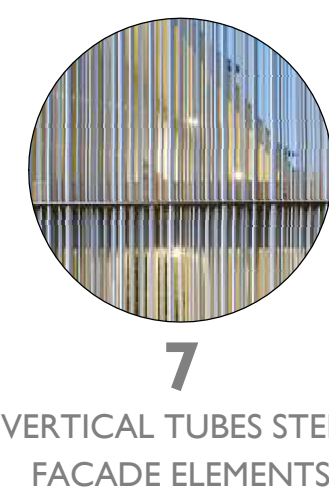
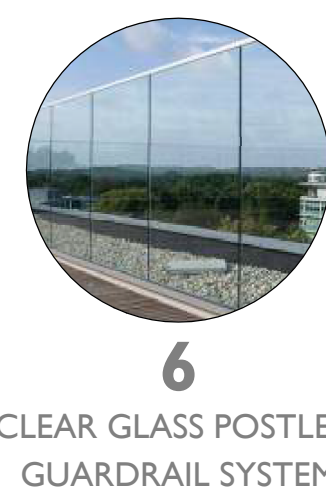
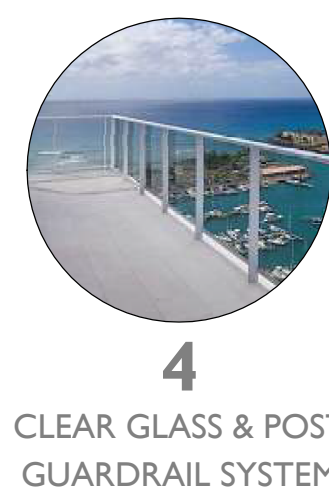
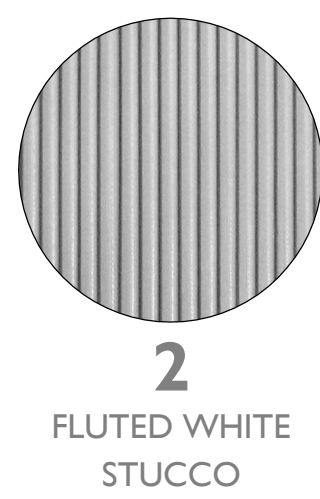
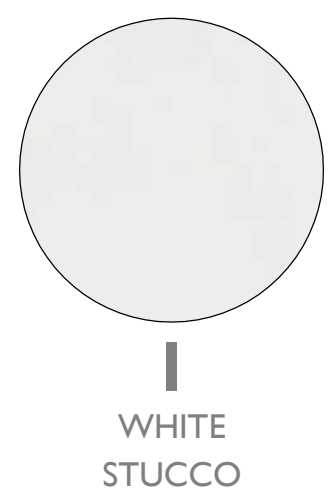
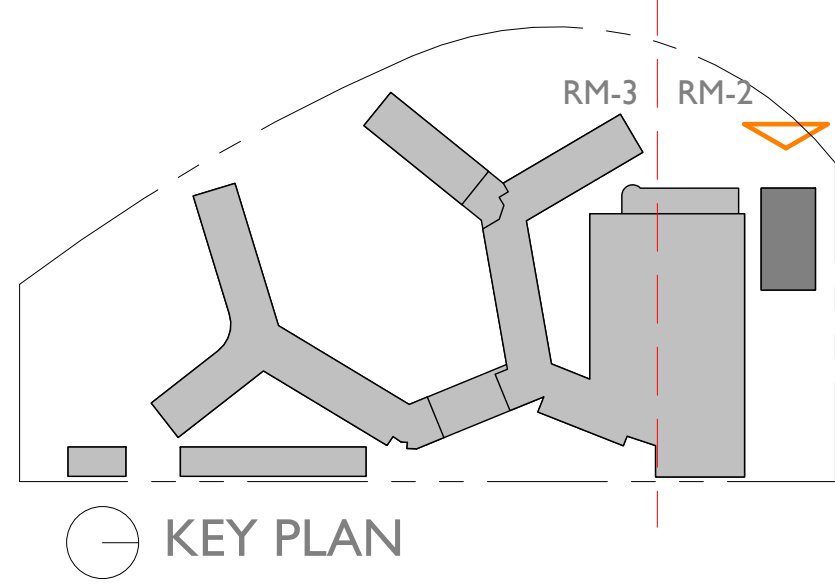


SOUTH ELEVATION

SCALE: 1" = 20'-0"

Scale: As indicated
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BUILDING ELEVATION - WEST



WEST ELEVATION
SCALE: 1" = 20'-0"

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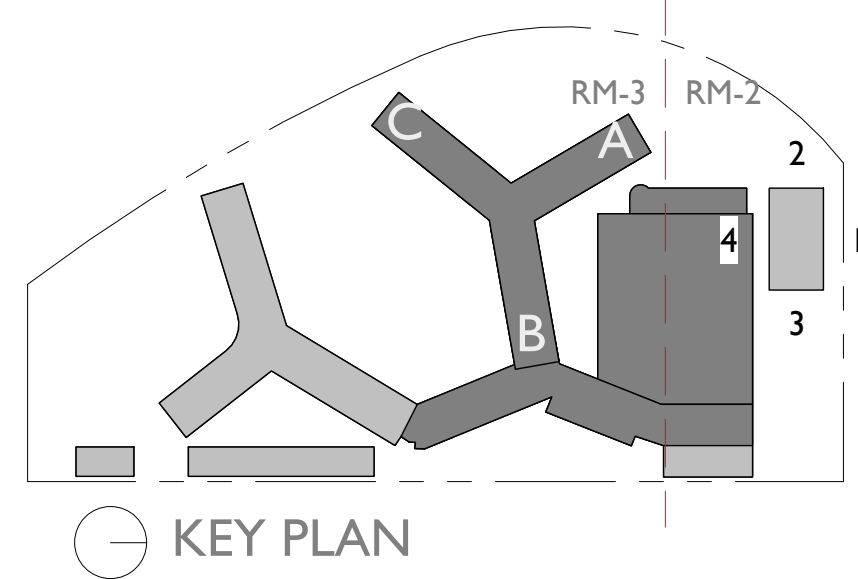
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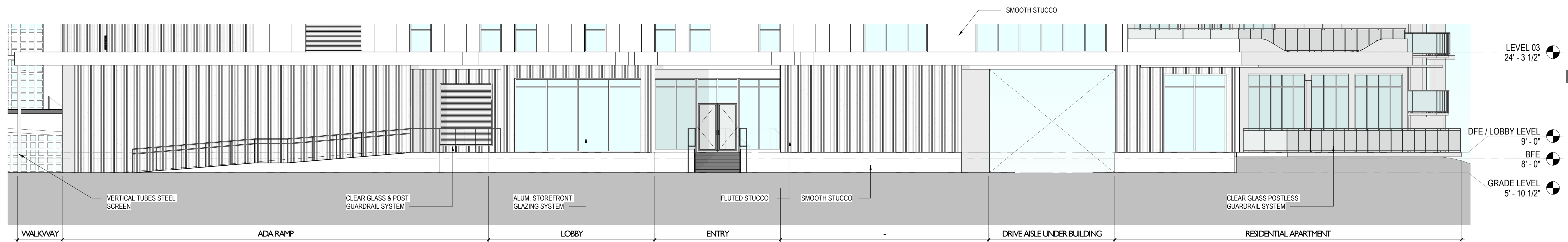
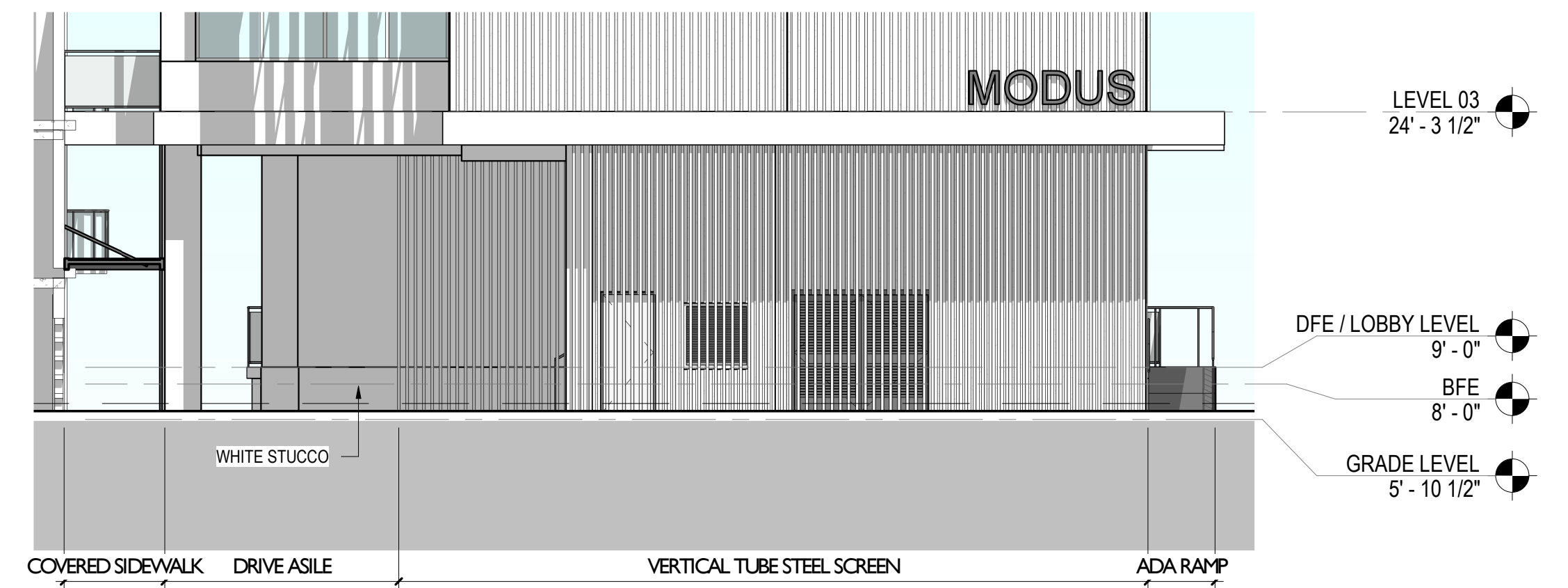
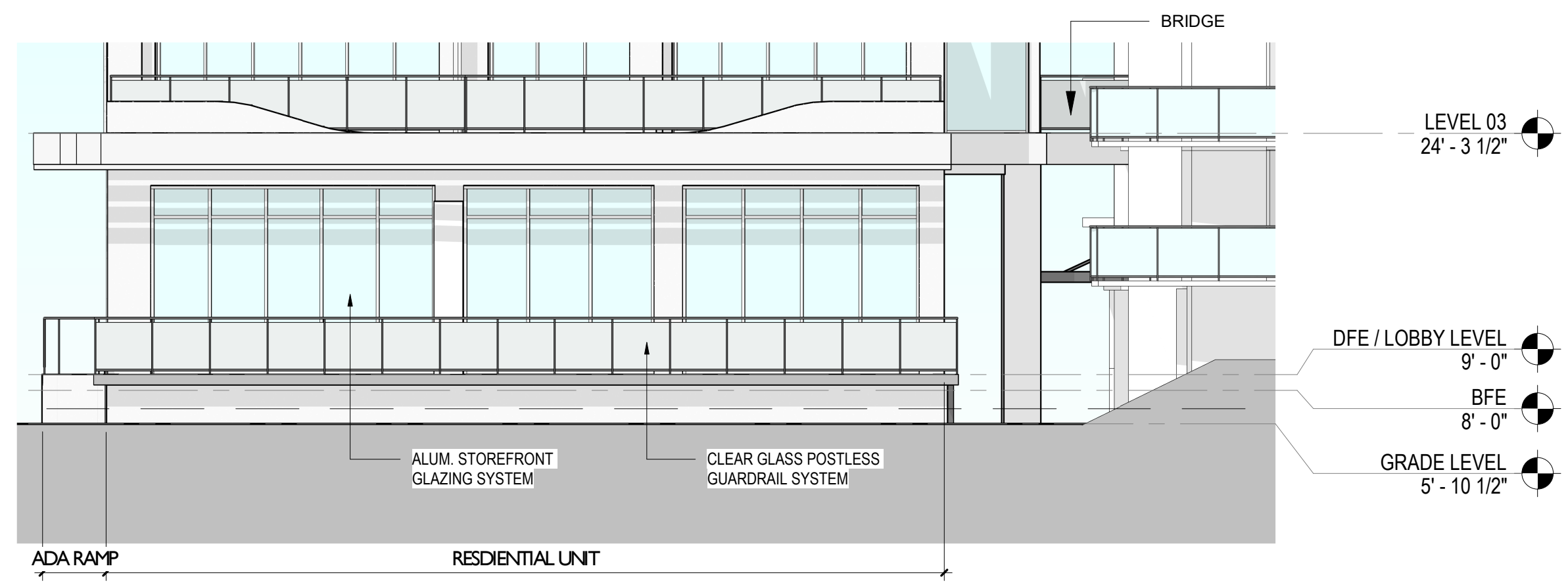
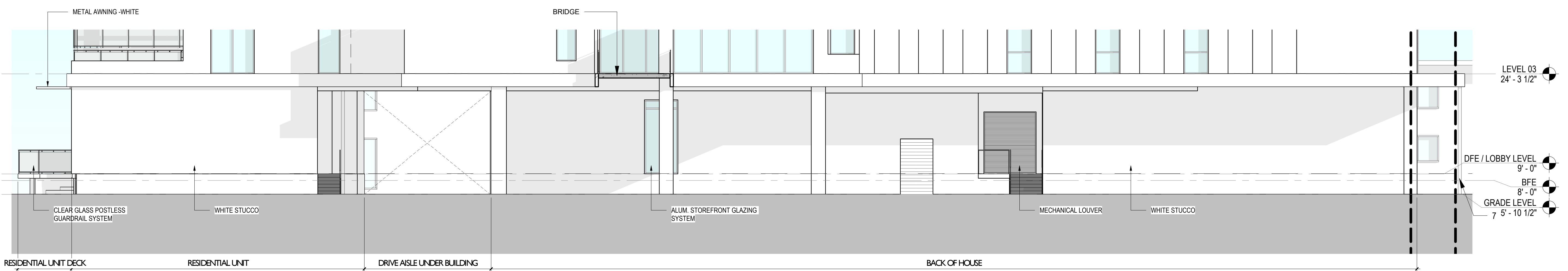


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Scale: 1/8" = 1'-0"
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NEW TOWER BUILDING SECTIONS & DETAILS

- A-NT301 BUILDING SECTION
- A-NT302 BUILDING SECTION

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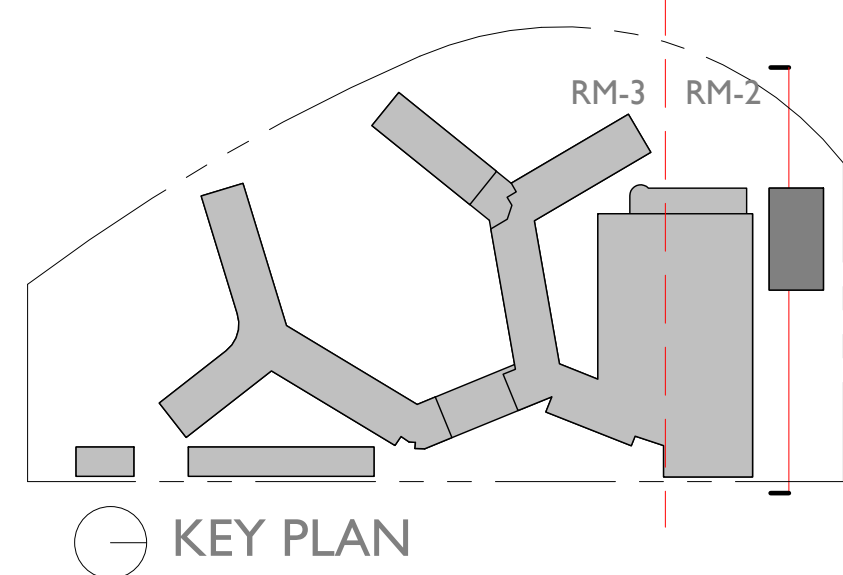
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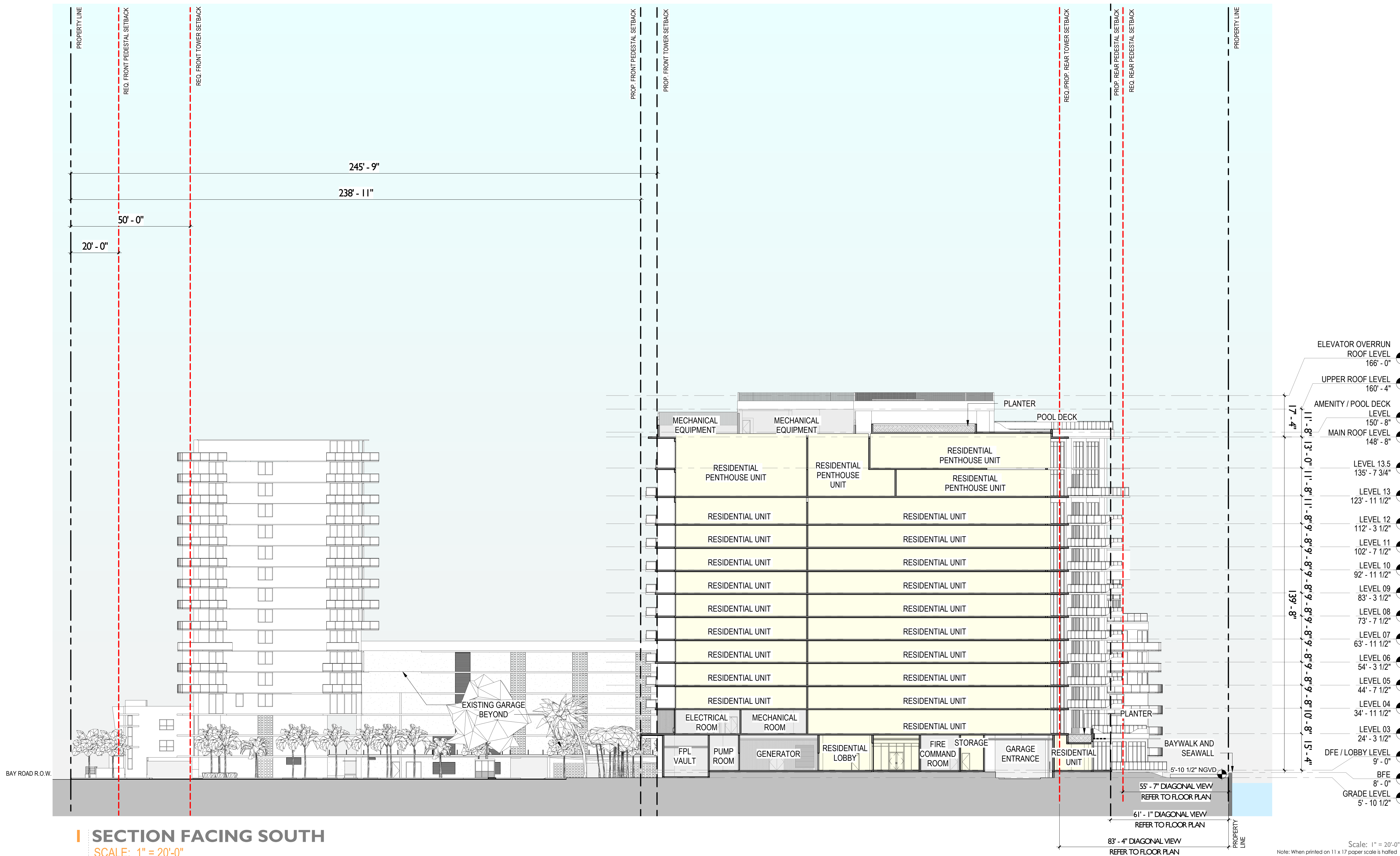


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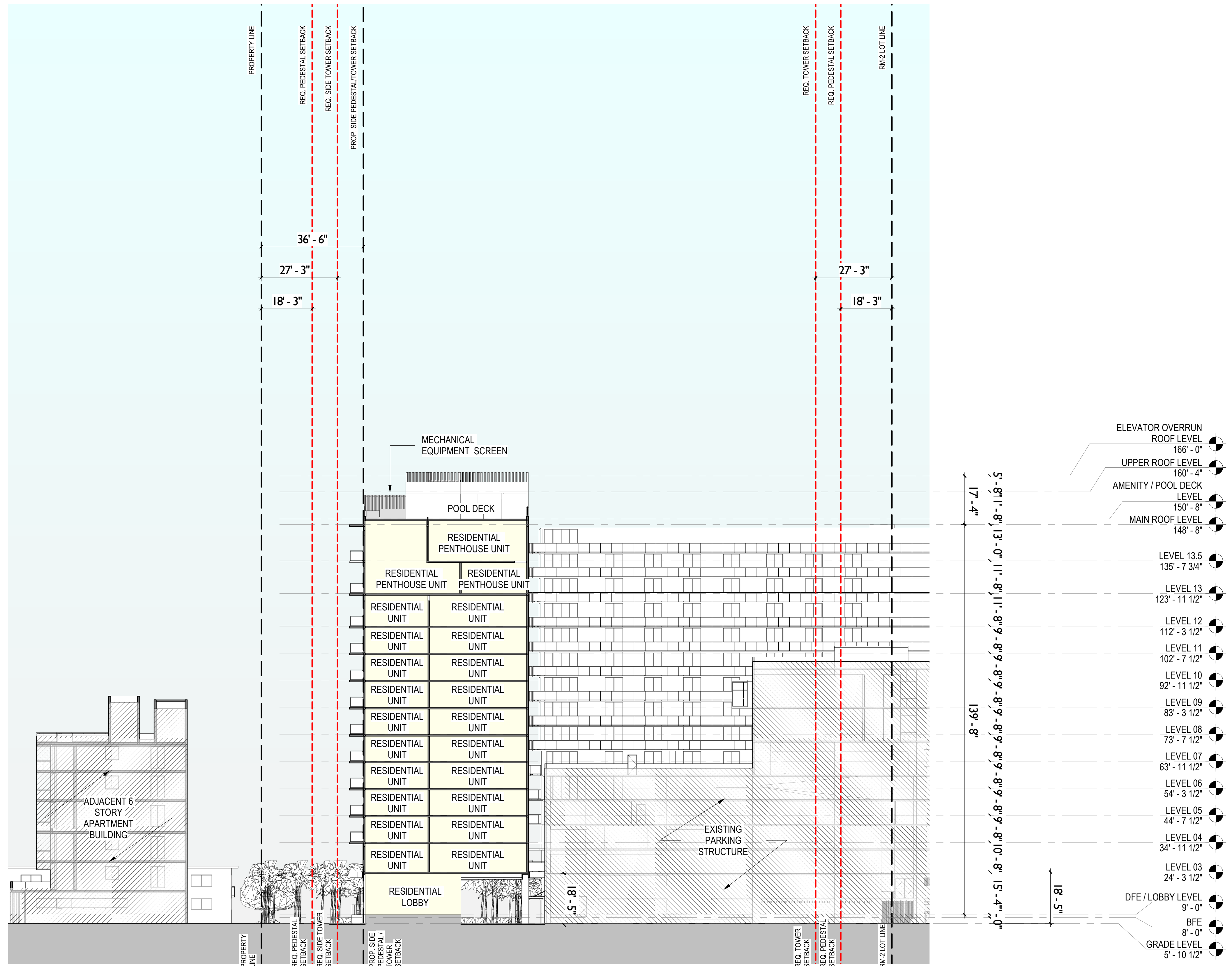
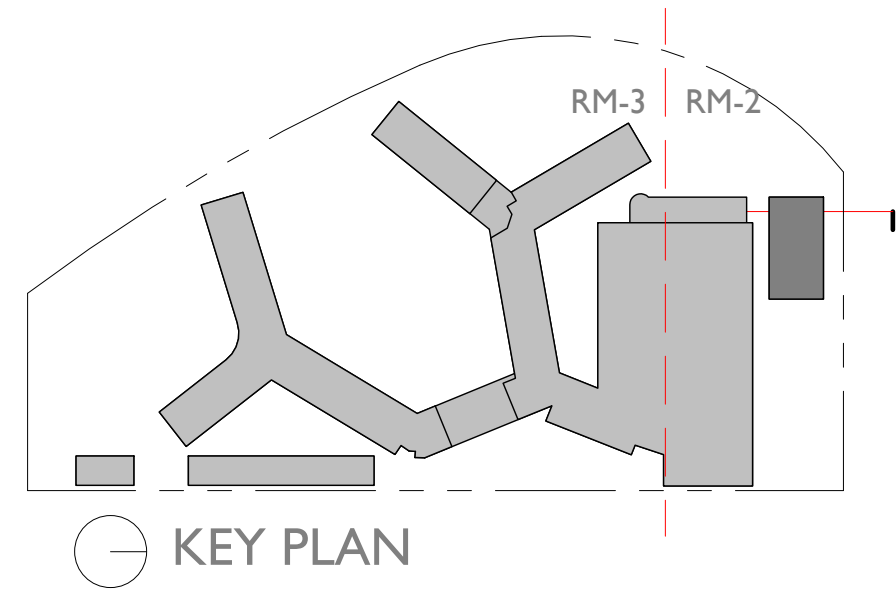
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SECTION FACING EAST
SCALE: 1" = 20'-0"

Scale: 1" = 20'-0"
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C A
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NEW TOWER RENDERINGS

- A-NT401 RENDERING
- A-NT402 RENDERING
- A-NT403 RENDERING

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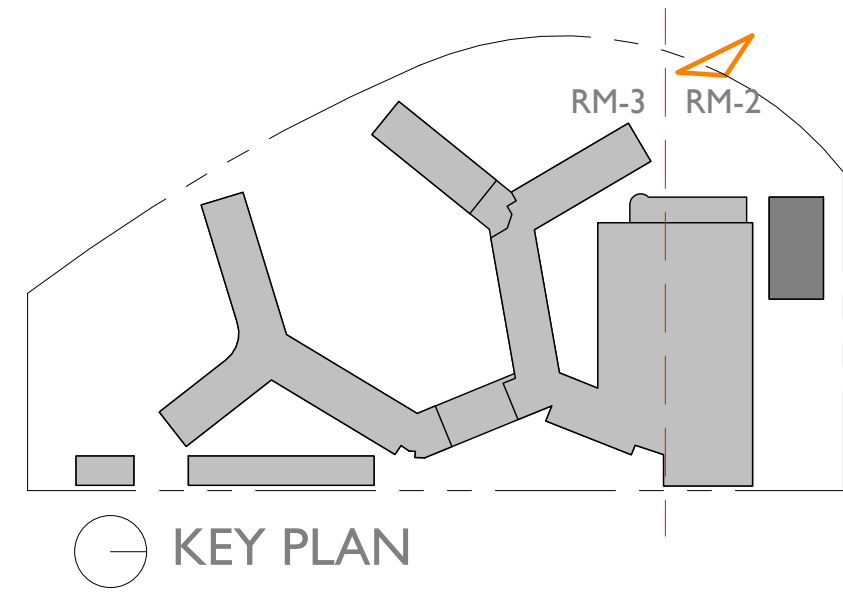
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RENDERING

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RENDERED VIEW FROM BISCAYNE BAY - FACING NORTHEAST



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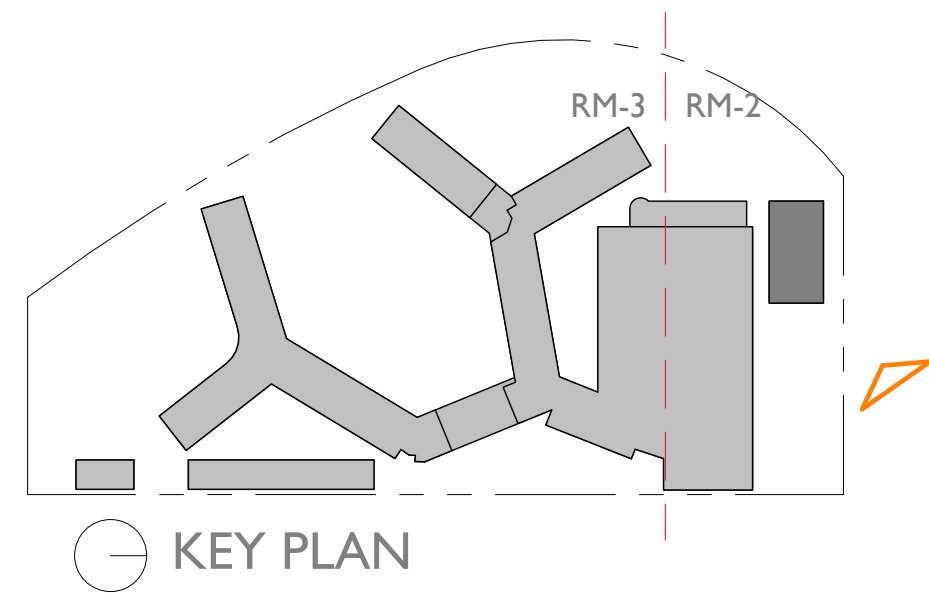
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VIEW FROM BAY ROAD - FACING NORTHWEST

RENDERING

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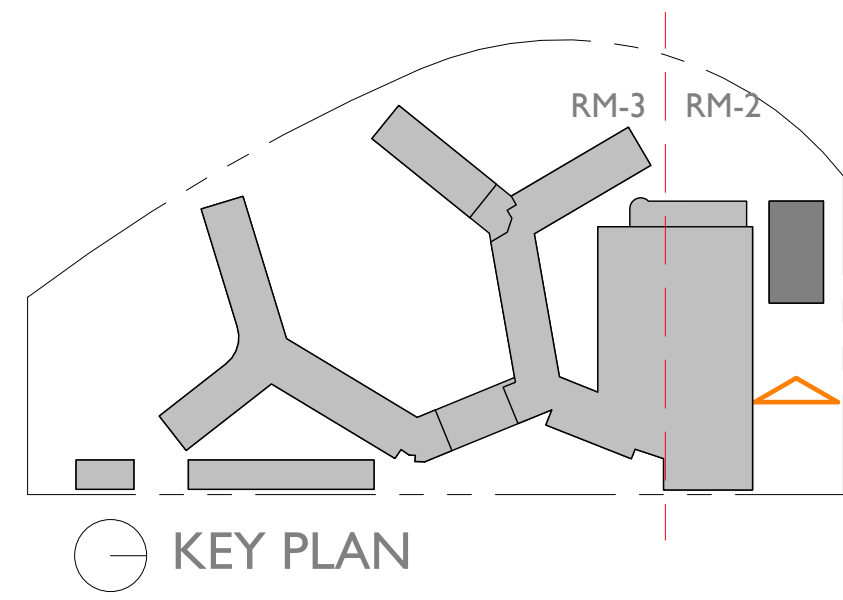
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VIEW FROM BAY ROAD - FACING WEST

RENDERING

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