

	BLOCK A				BLOCK B				
	Office NSF	GSF	FAR	Floorplate	Office NSF	Outdoor Amenity	GSF	FAR	Floorplate
Roof Level				5,677 SF					7,092 SF
Level 06		5,677 SF	2,021 SF	11,144 SF		0 SF	7,092 SF	2,427 SF	20,793 SF
Level 05	10,576 SF	11,144 SF	11,144 SF	12,786 SF	20,102 SF		20,793 SF	20,793 SF	16,372 SF
Level 04	12,218 SF	12,786 SF	12,786 SF	14,563 SF	15,681 SF		16,372 SF	16,372 SF	17,891 SF
Level 03	13,995 SF	14,563 SF	14,563 SF	16,805 SF	17,200 SF		17,891 SF	17,891 SF	19,546 SF
Level 02	14,541 SF	15,109 SF	15,109 SF	17,503 SF	18,855 SF		19,546 SF	19,546 SF	19,546 SF
Level 01	4,603 SF	5,171 SF	5,171 SF	5,171 SF	4,751 SF		5,442 SF	5,442 SF	5,442 SF
Lower Level	0 SF	21,402 SF	16,369 SF	21,402 SF			See Block A	See Block A	See Block A
<b>TOTAL</b>	<b>55,933 SF</b>	<b>85,852 SF</b>	<b>77,163 SF</b>	<b>105,051 SF</b>	<b>76,589 SF</b>	<b>0 SF</b>	<b>87,136 SF</b>	<b>82,471 SF</b>	<b>106,682 SF</b>

Office NSF (Level 02-05)	123,168 SF
Office NSF (Level 01)	9,354 SF
<b>Total Office NSF</b>	<b>132,522 SF</b>
<b>Total Office GSF</b>	<b>173,393 SF</b>
<b>Total Office Floorplate</b>	<b>212,138 SF</b>

<b>Total Parking Count</b>	<b>347 Spaces</b>
<b>Total Parking SF</b>	<b>135,978 SF</b>
<b>Total Parking GSF</b>	<b>145,586 SF</b>
<b>Total Parking Floorplate</b>	<b>145,065 SF</b>

<b>Total FAR</b>	<b>161,716 SF</b>
<b>Total GSF</b>	<b>318,979 SF</b>
<b>Total Floorplate</b>	<b>357,203 SF</b>

Leftover FAR	0 SF
--------------	------

(Max FAR Allowed: 161,716 SF)

(Max FAR Allowed: 161,716 SF)

**Surface Parking**

13 Spaces

**Parking Garage**

	Parking Spaces	Parking SF	Core SF	GSF	FAR	Floorplate
Roof				7,418 SF	0 SF	7,418 SF
P Level 06/ Roof Mech	0 Spaces		327 SF	7,864 SF	0 SF	7,864 SF
P Level 05	65 Spaces	21,304 SF	309 SF	21,613 SF	309 SF	21,613 SF
P Level 04	65 Spaces	21,460 SF	287 SF	21,747 SF	287 SF	21,747 SF
P Level 03	65 Spaces	21,460 SF	287 SF	21,747 SF	287 SF	21,747 SF
P Level 02	65 Spaces	21,460 SF	287 SF	21,747 SF	287 SF	21,747 SF
P Level 01	9 Spaces	24,120 SF	287 SF	24,407 SF	228 SF	24,407 SF
Lower Level	65 Spaces	26,174 SF	287 SF	26,461 SF	279 SF	18,522 SF
<b>TOTAL</b>	<b>334 Spaces</b>	<b>135,978 SF</b>	<b>2,071 SF</b>	<b>145,586 SF</b>	<b>1,677 SF</b>	<b>145,065 SF</b>

**Guard House**

Office Usable SF	Guard	GSF	FAR	Floorplate
0 SF	405 SF	405 SF	405 SF	405 SF
<b>0 SF</b>	<b>405 SF</b>	<b>405 SF</b>	<b>405 SF</b>	<b>405 SF</b>

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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**PROJECT DATA**

SCALE:

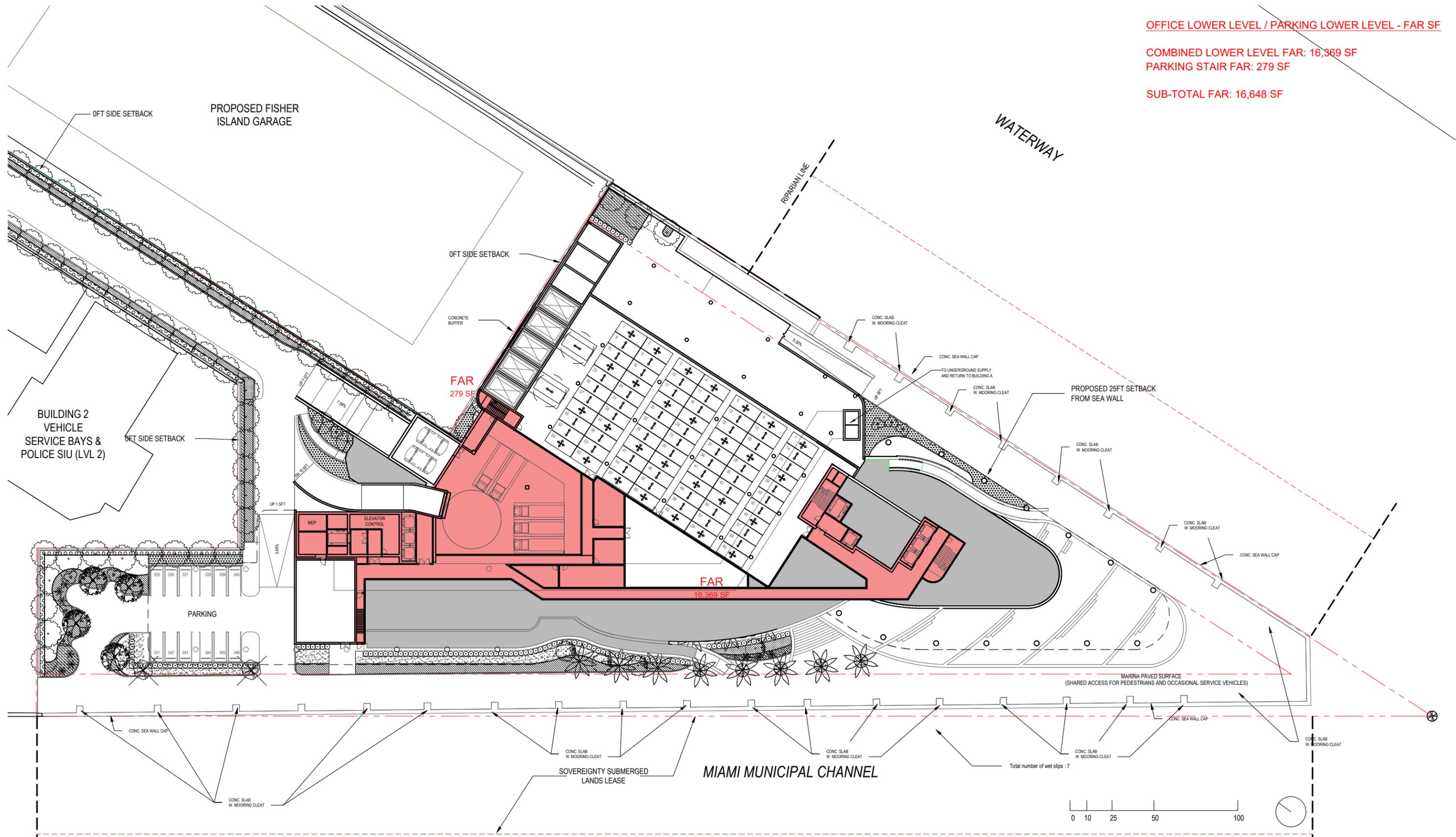
DATE:  
11/29/2021

**AO-08**

OFFICE LOWER LEVEL / PARKING LOWER LEVEL - FAR SF

COMBINED LOWER LEVEL FAR: 16,369 SF  
PARKING STAIR FAR: 279 SF

SUB-TOTAL FAR: 16,648 SF



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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**LOWER LEVEL - FAR**

SCALE: 1:640

DATE:  
11/29/2021

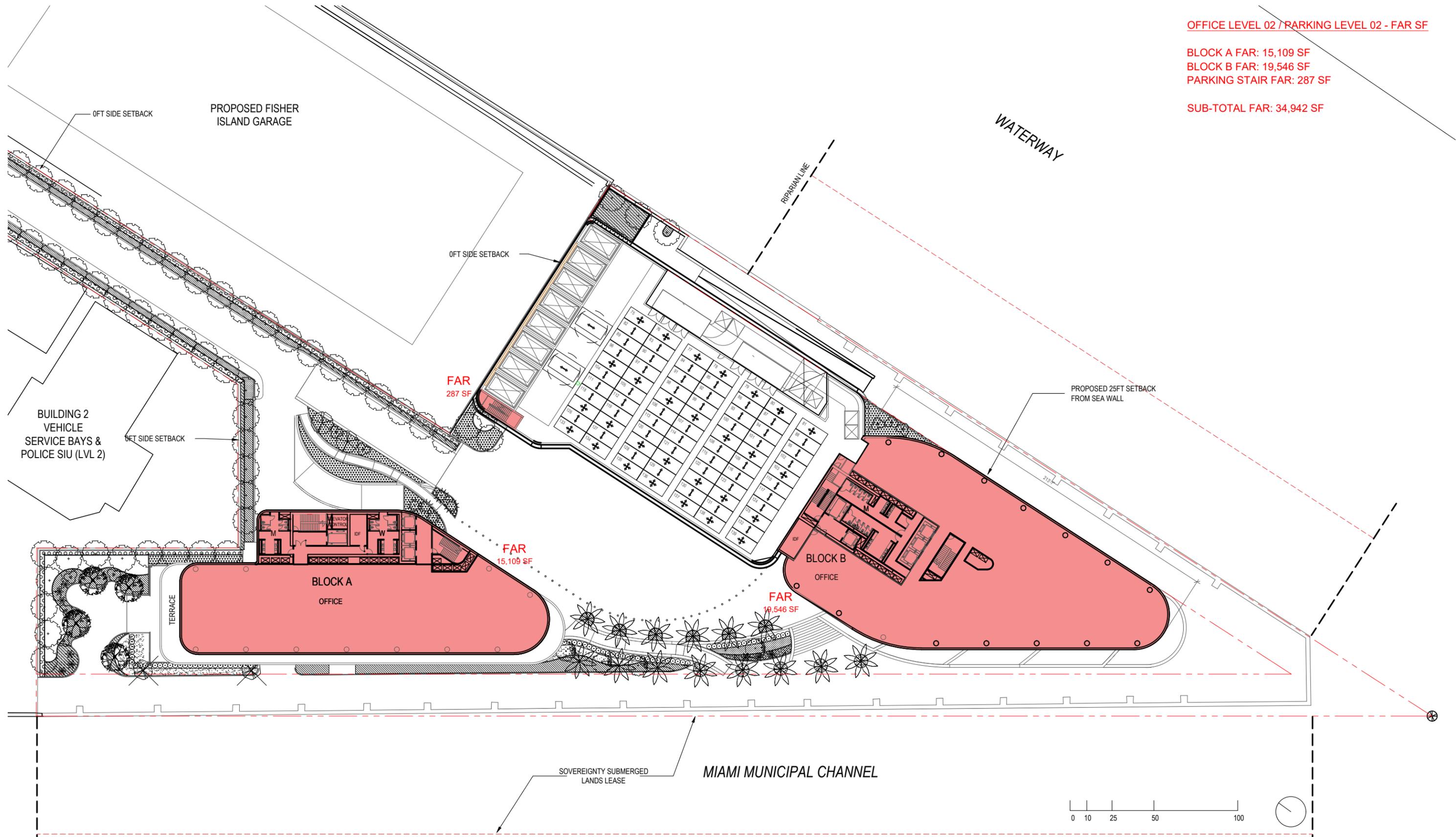
**A0-09**



OFFICE LEVEL 02 / PARKING LEVEL 02 - FAR SF

BLOCK A FAR: 15,109 SF  
BLOCK B FAR: 19,546 SF  
PARKING STAIR FAR: 287 SF

SUB-TOTAL FAR: 34,942 SF



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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**LEVEL 02 - FAR**

SCALE: 1:640

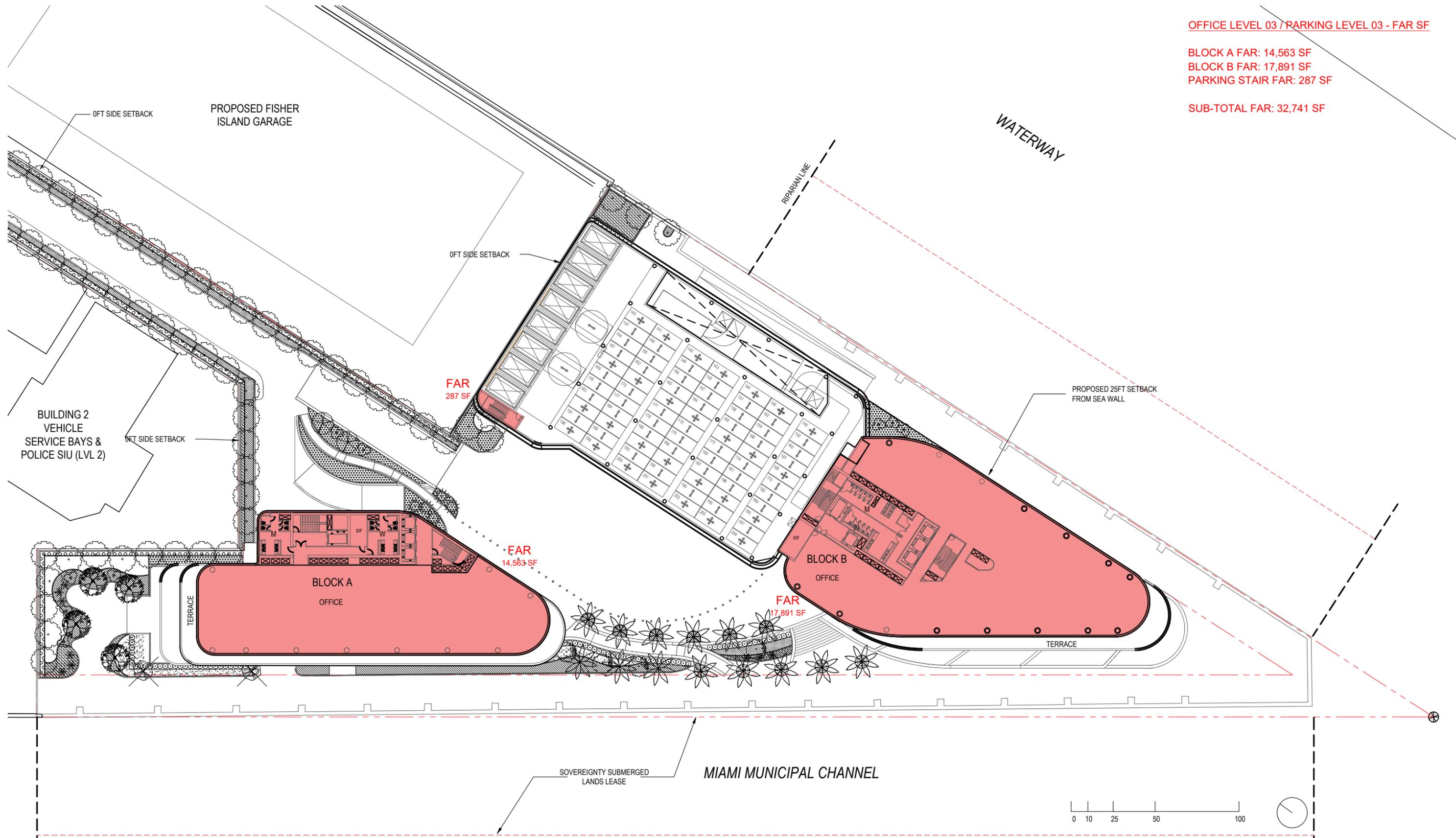
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11/29/2021

**A0-11**

OFFICE LEVEL 03 / PARKING LEVEL 03 - FAR SF

BLOCK A FAR: 14,563 SF  
BLOCK B FAR: 17,891 SF  
PARKING STAIR FAR: 287 SF

SUB-TOTAL FAR: 32,741 SF



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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**LEVEL 03 - FAR**

SCALE: 1:640

DATE:  
11/29/2021

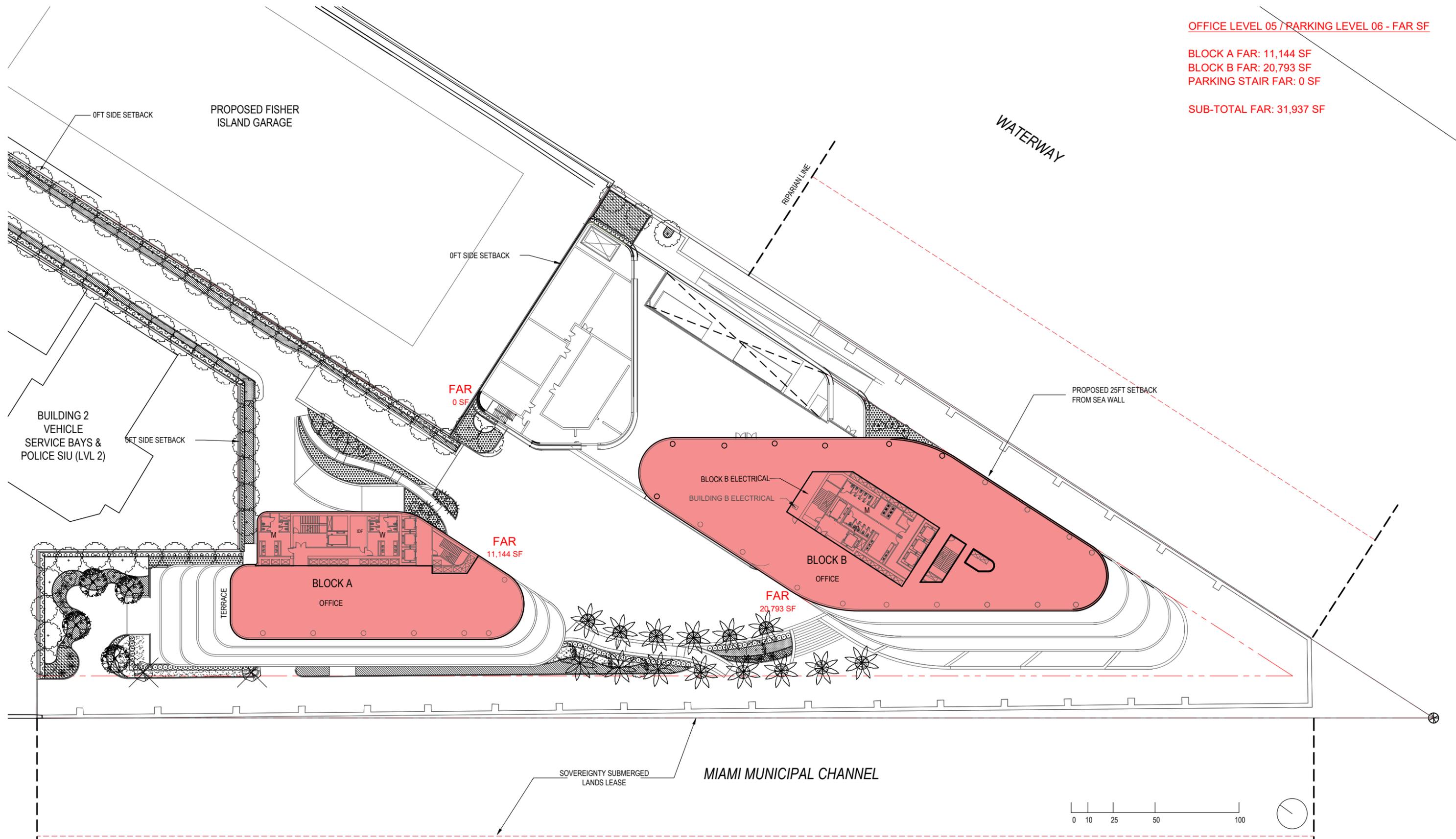
**A0-12**



OFFICE LEVEL 05 / PARKING LEVEL 06 - FAR SF

BLOCK A FAR: 11,144 SF  
BLOCK B FAR: 20,793 SF  
PARKING STAIR FAR: 0 SF

SUB-TOTAL FAR: 31,937 SF



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**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**LEVEL 05 - FAR**

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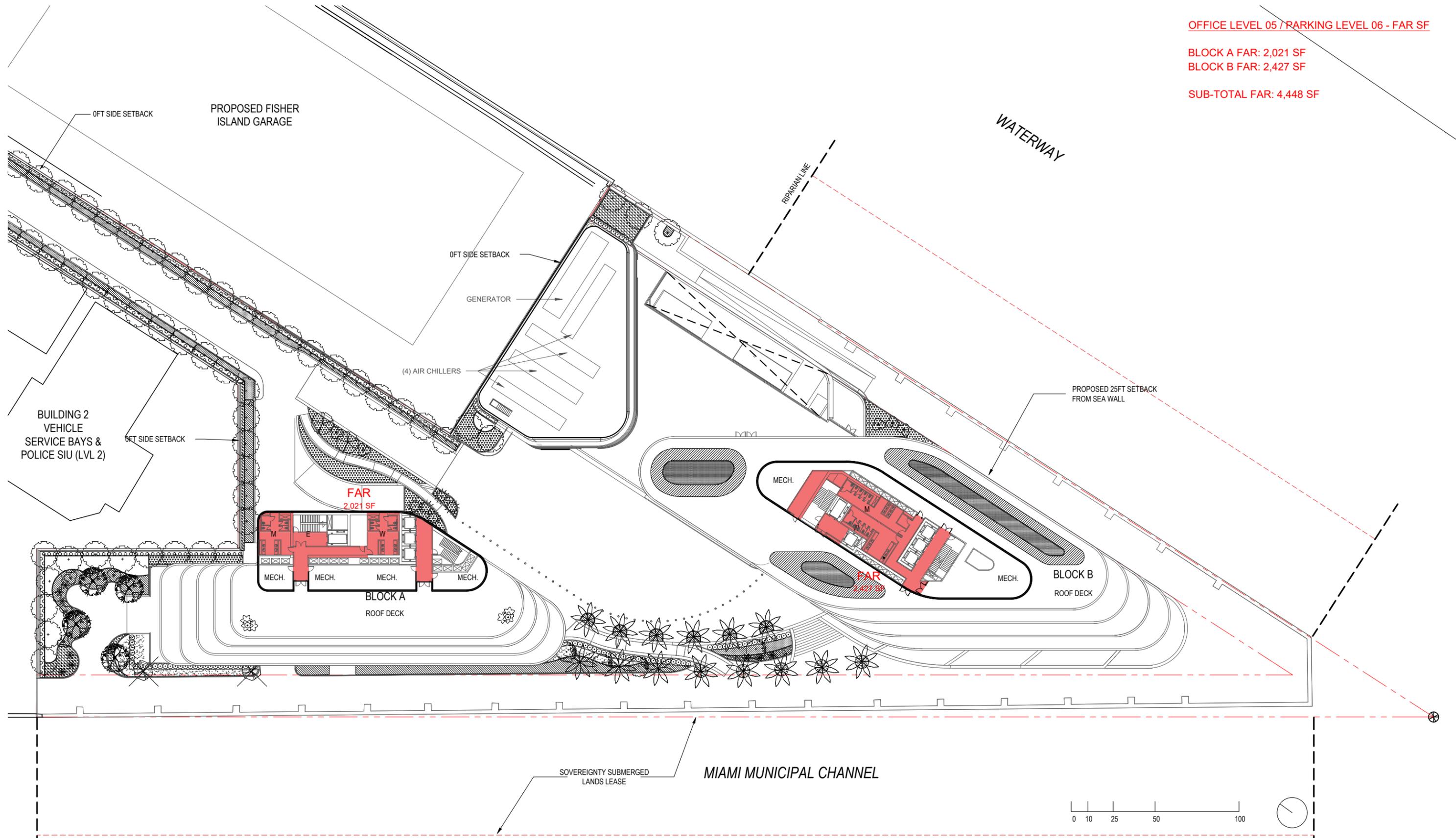
DATE:  
11/29/2021

**A0-14**

OFFICE LEVEL 05 / PARKING LEVEL 06 - FAR SF

BLOCK A FAR: 2,021 SF  
BLOCK B FAR: 2,427 SF

SUB-TOTAL FAR: 4,448 SF



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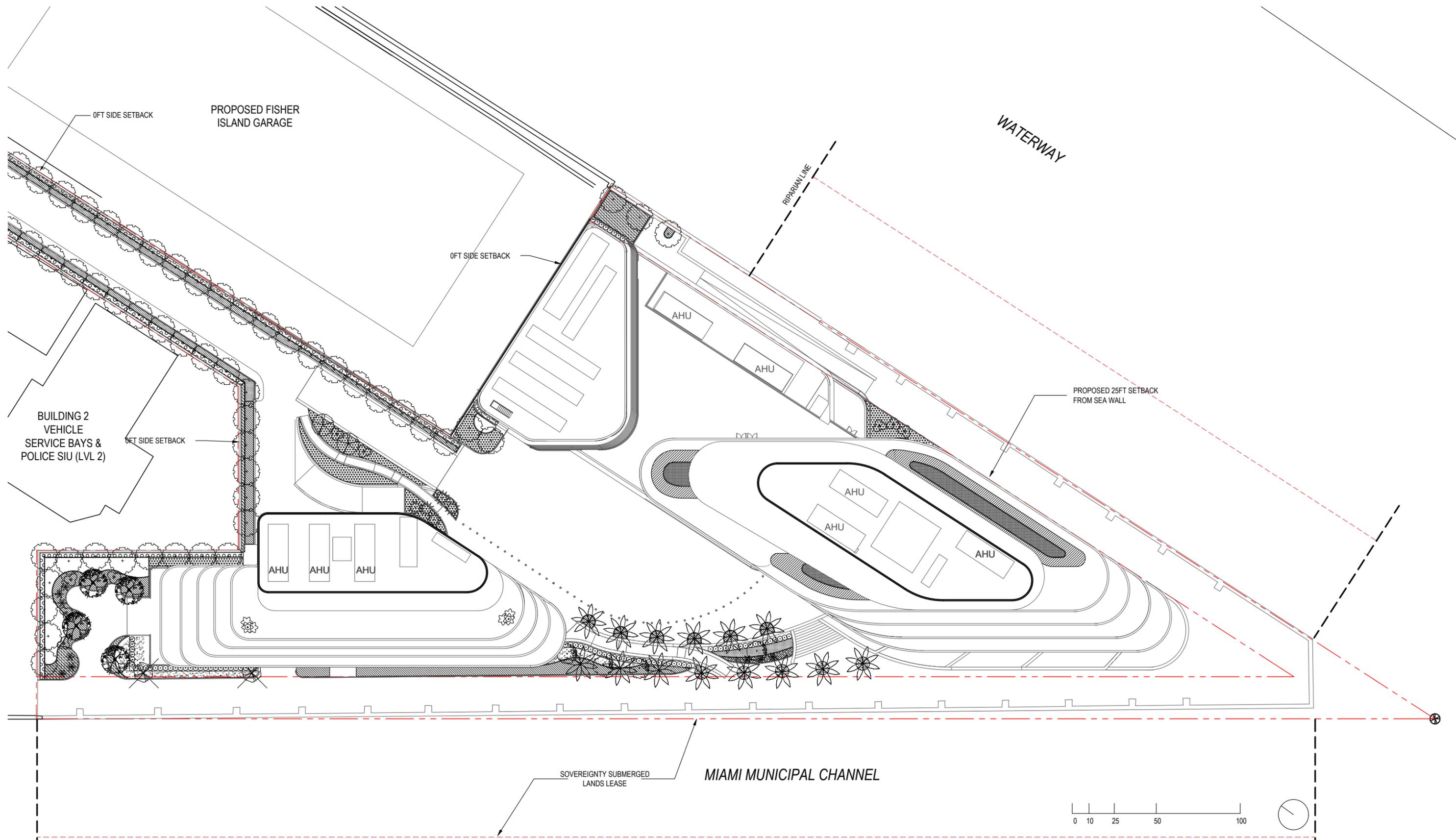
**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**LEVEL 06 - FAR**

SCALE: 1:640

DATE:  
11/29/2021

**A0-15**



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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**OVERALL OFFICE BUILDINGS**  
**ROOF LEVEL - FAR**

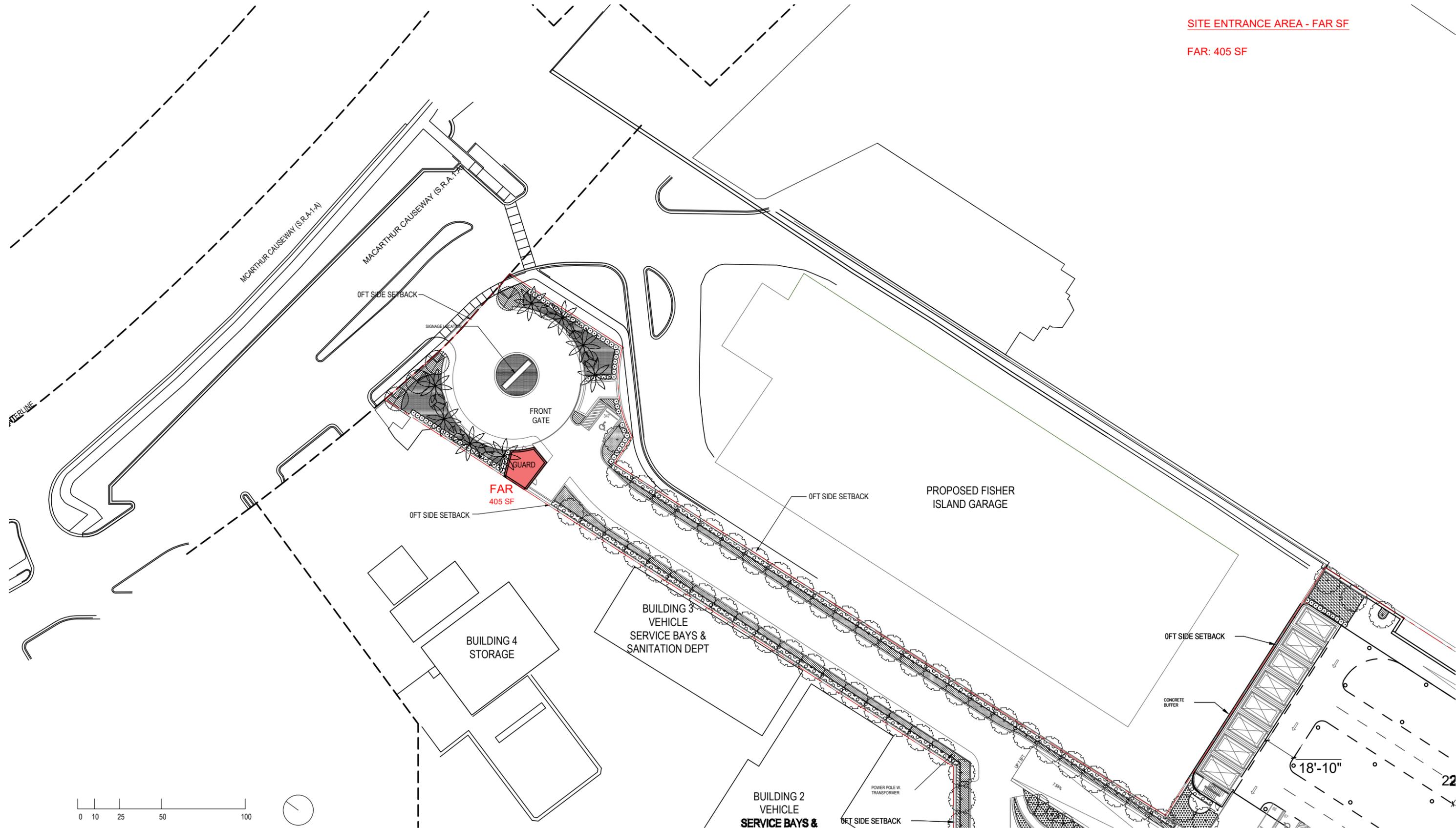
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DATE:  
 11/29/2021

**A0-16**

SITE ENTRANCE AREA - FAR SF

FAR: 405 SF



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**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

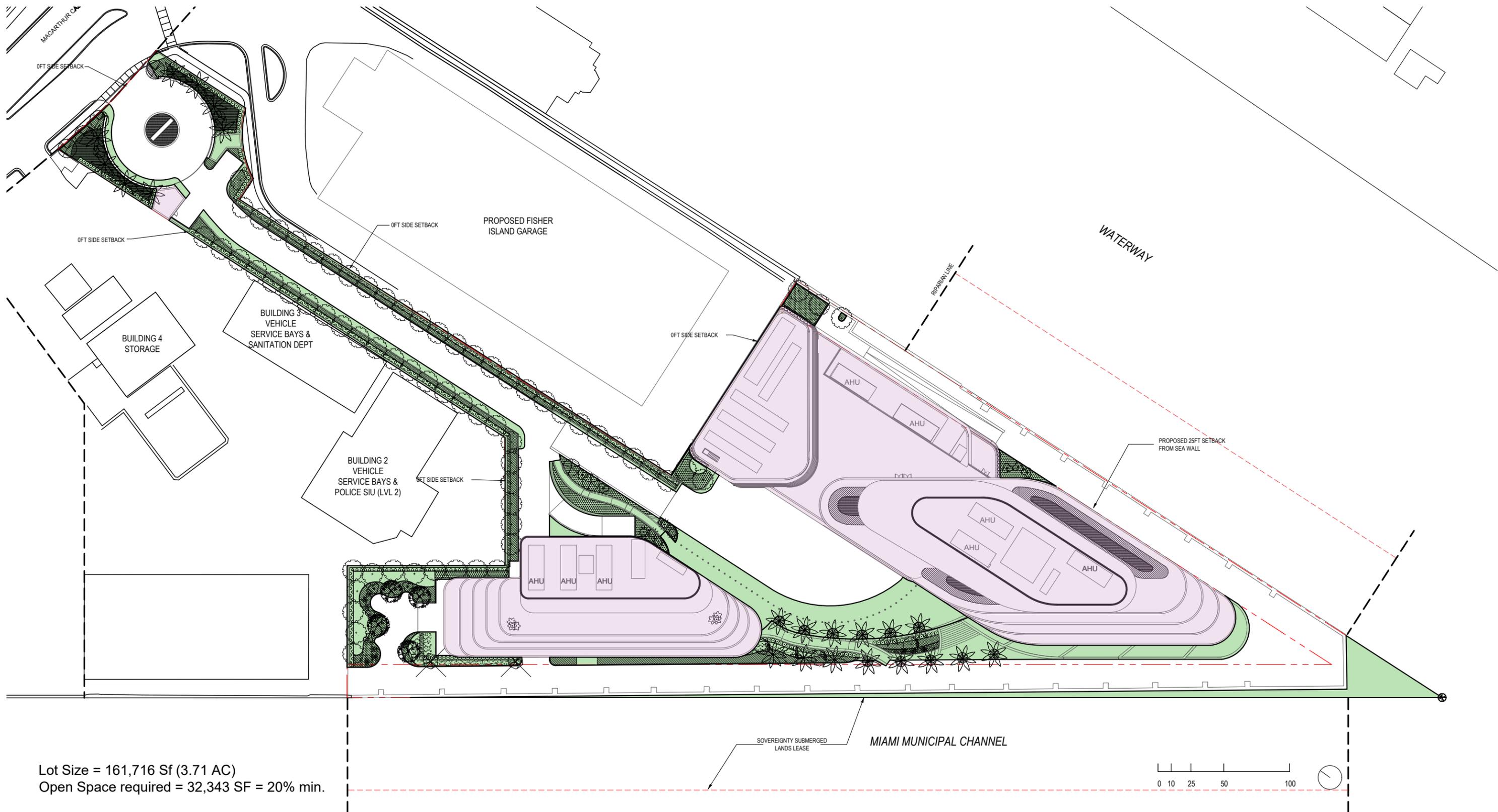
**SITE ENTRANCE**  
**LEVEL 01 - FAR**

SCALE: 1:640

DATE:  
11/29/2021

**A0-17**





Lot Size = 161,716 Sf (3.71 AC)  
 Open Space required = 32,343 SF = 20% min.

- Building coverage provided = 63,200 SF = 39.1%
- Open Space provided = 38,052 SF = 23.53%

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**PB FINAL SUBMITTAL**  
**120 MACARTHUR CAUSEWAY**  
**MIAMI BEACH, FL**

**LOT COVERAGE**  
**OPEN SPACE DIAGRAM**

SCALE: 1"=70'-0"

DATE:  
 11/29/2021

**A0-19**