

	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
TOTAL	55,933 SF	85,852 SF	77,163 SF	105,051 SF	76,589 SF	0 SF	87,136 SF	82,471 SF	106,682 SF

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

Total Parking Count	347 Spaces
Total Parking SF	135,978 SF
Total Parking GSF	145,586 SF
Total Parking Floorplate	145,065 SF

Total FAR	161,716 SF
Total GSF	318,979 SF
Total Floorplate	357,203 SF

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
TOTAL	334 Spaces	135,978 SF	2,071 SF	145,586 SF	1,677 SF	145,065 SF

Guard House

Office Usable SF	Guard	GSF	FAR	Floorplate
0 SF	405 SF	405 SF	405 SF	405 SF
0 SF	405 SF	405 SF	405 SF	405 SF

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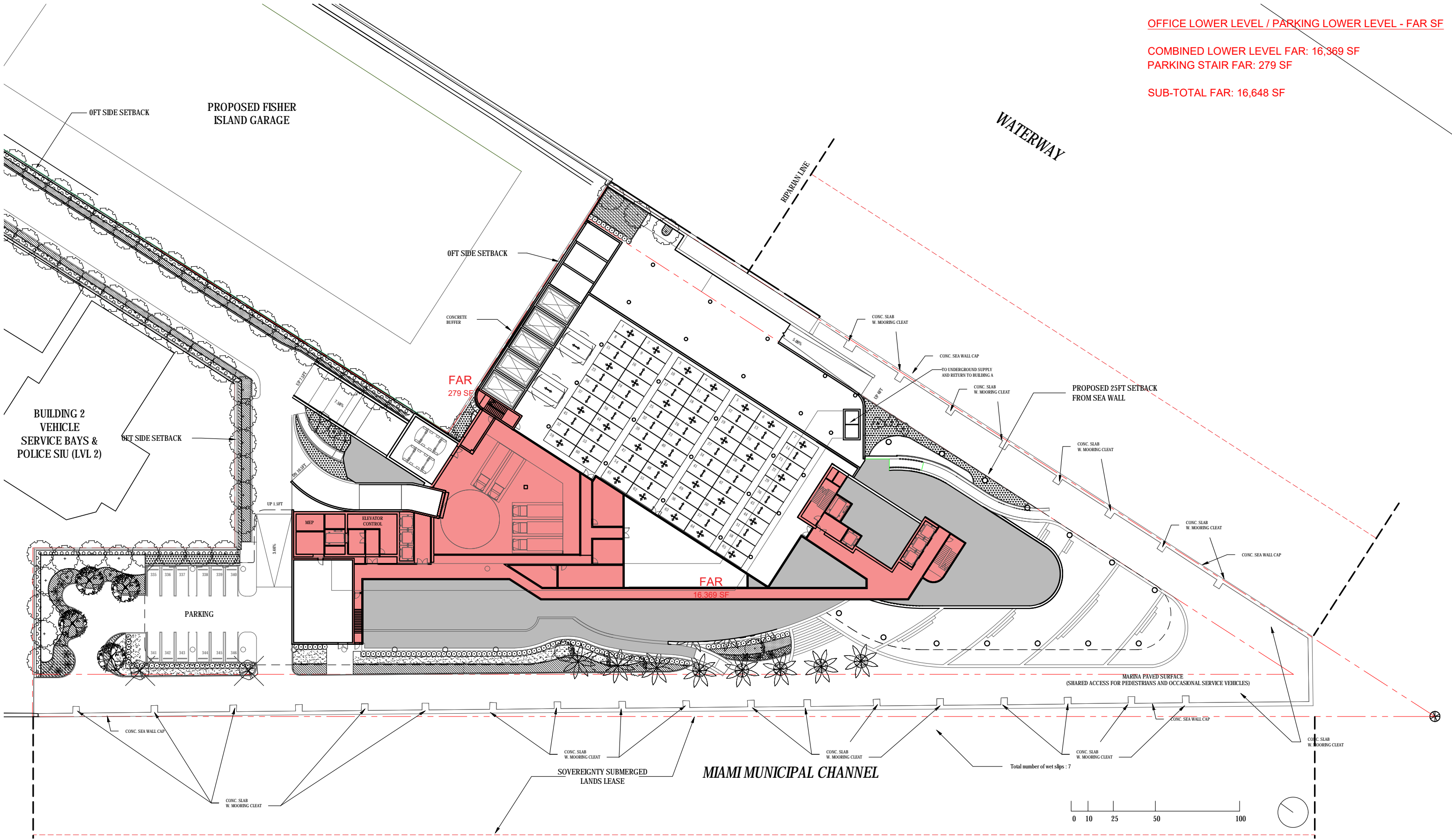
PROJECT DATA

SCALE:

DATE:
12/6/2021

A0-08

</



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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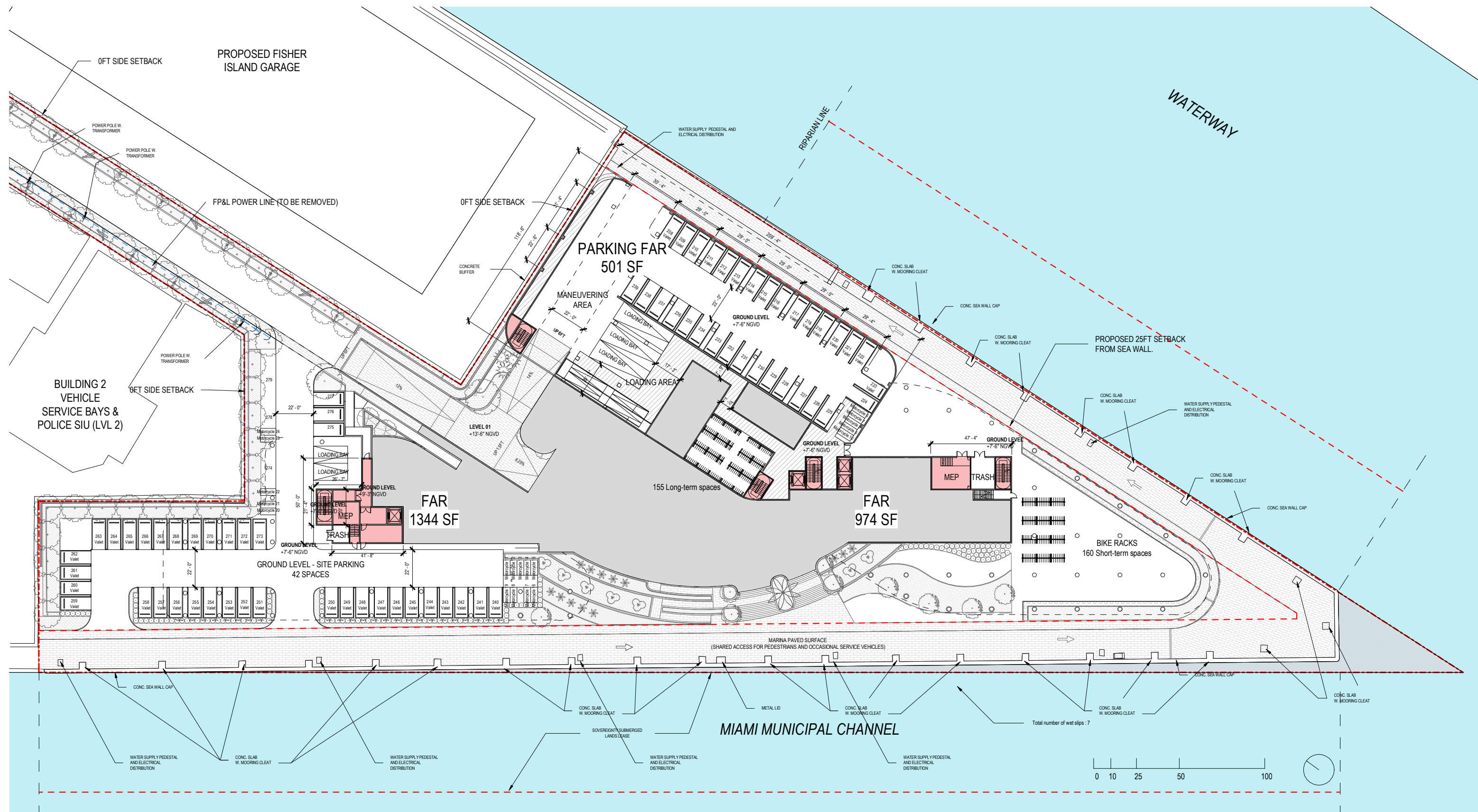
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OVERALL OFFICE BUILDINGS
LOWER LEVEL - FAR

SCALE: 1:640

DATE:
12/6/2021

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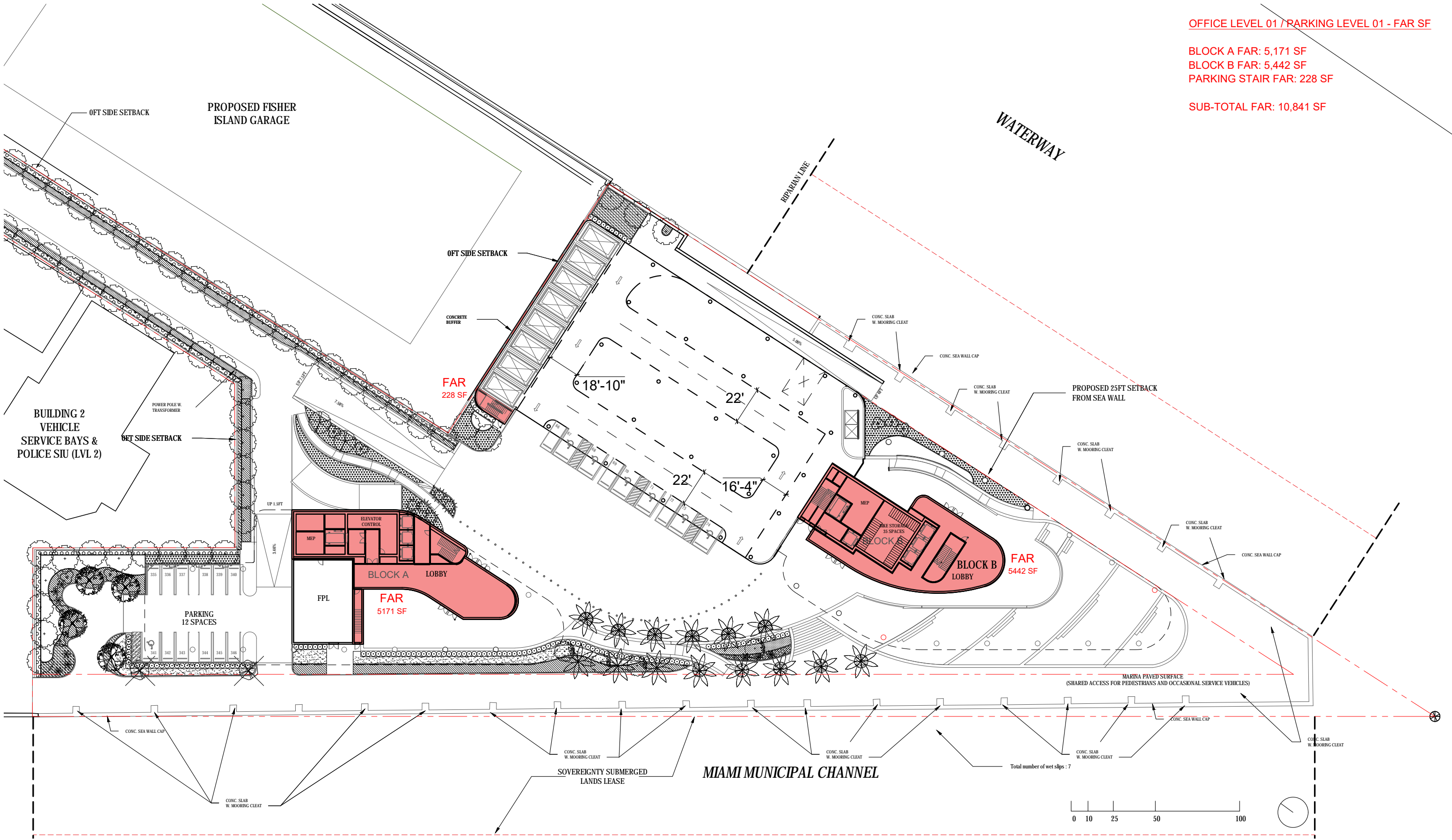
OVERALL OFFICE BUILDINGS GROUND FLOOR - FAR

SCALE: 1 : 640

DRB Approved

DATE:
12/07/2020

A0-09



OFFICE LEVEL 01 / PARKING LEVEL 01 - FAR SF

BLOCK A FAR: 5,171 SF
BLOCK B FAR: 5,442 SF
PARKING STAIR FAR: 228 SF

SUB-TOTAL FAR: 10,841 SF

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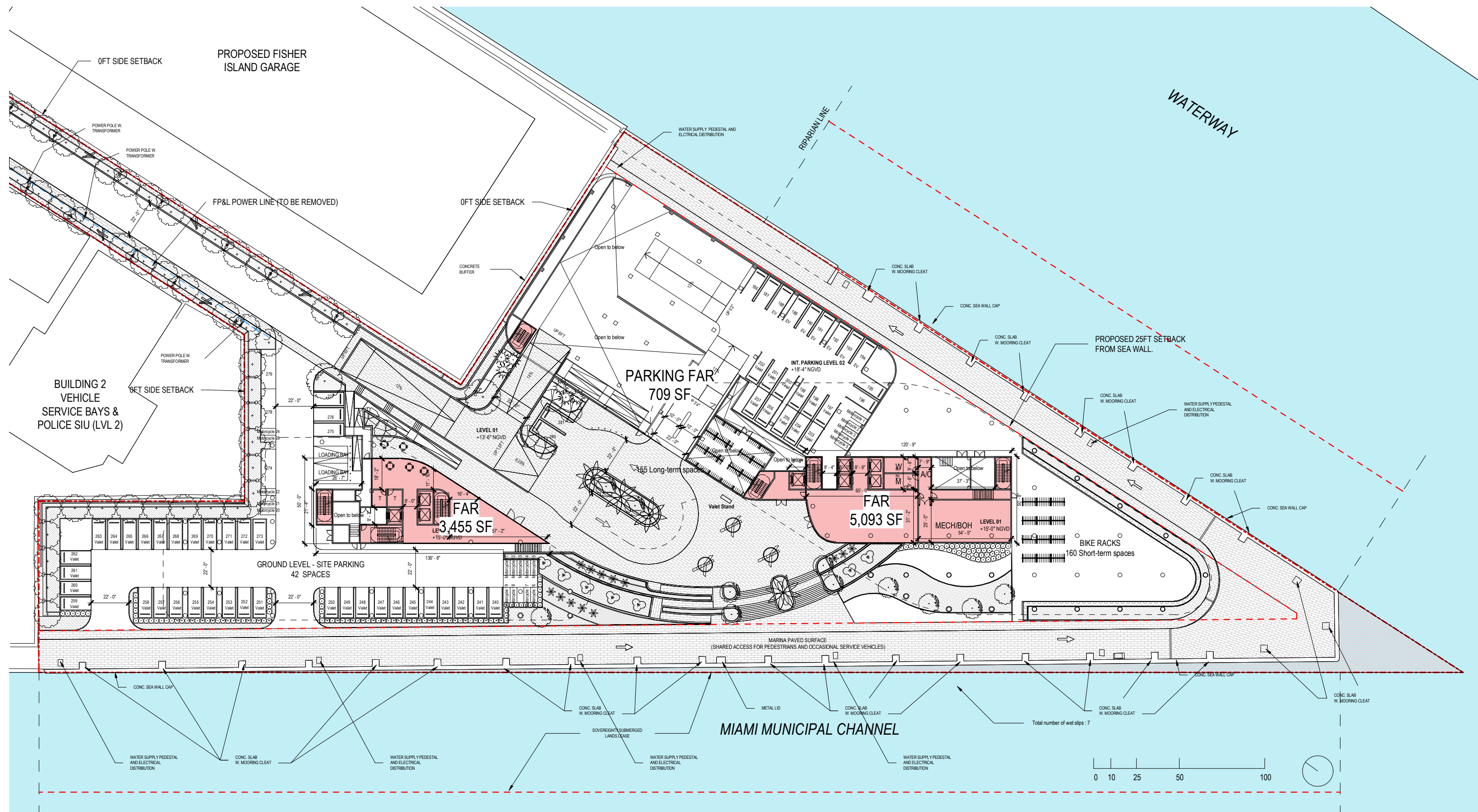
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MIAMI BEACH, FL 33139

OVERALL OFFICE BUILDINGS
LEVEL 01 - FAR

SCALE: 1:640

DATE:
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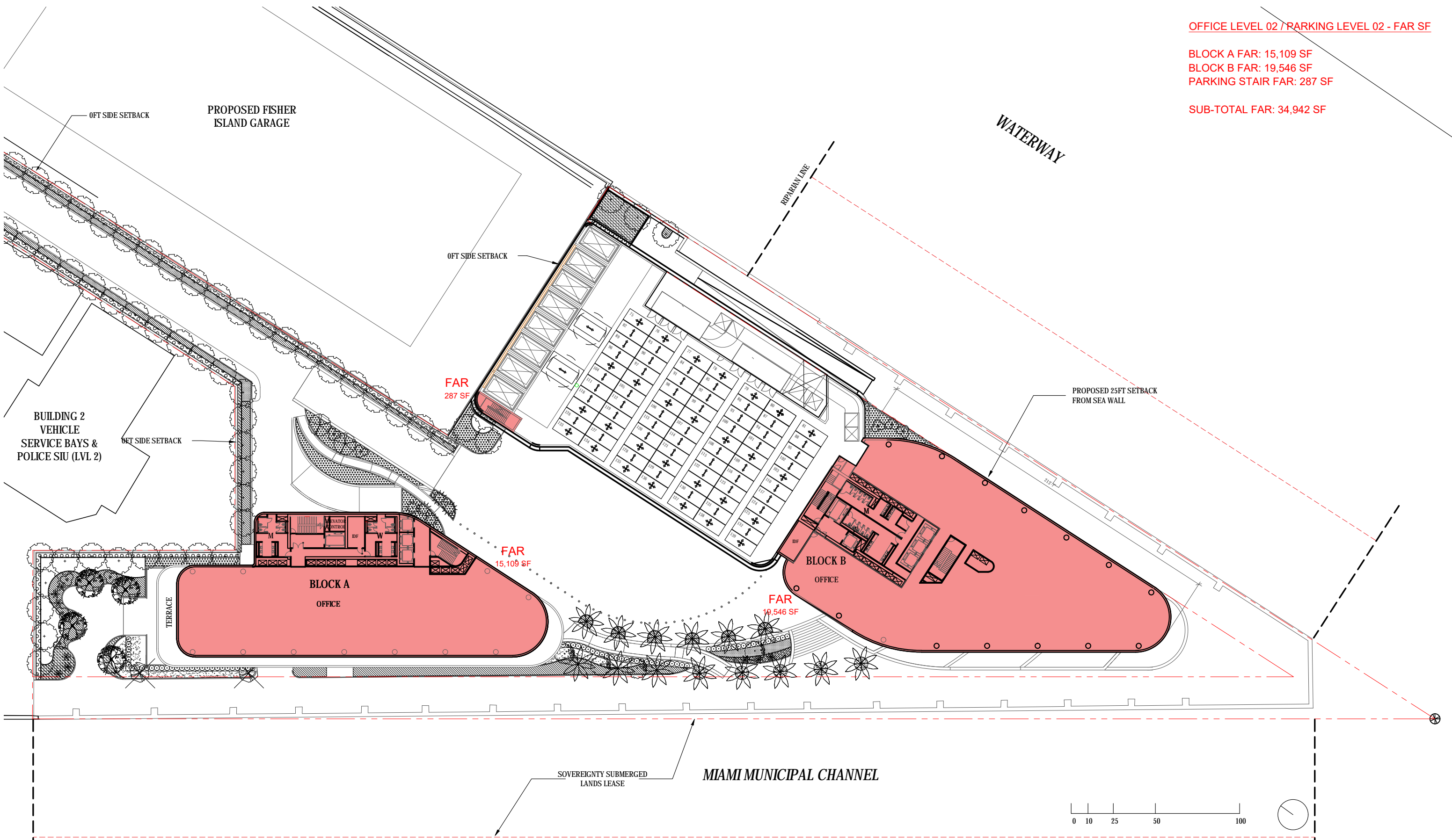
OVERALL OFFICE BUILDINGS LEVEL
01 - FAR

SCALE: 1 : 640

DATE:
12/07/2020

A0-10

DRB Approved



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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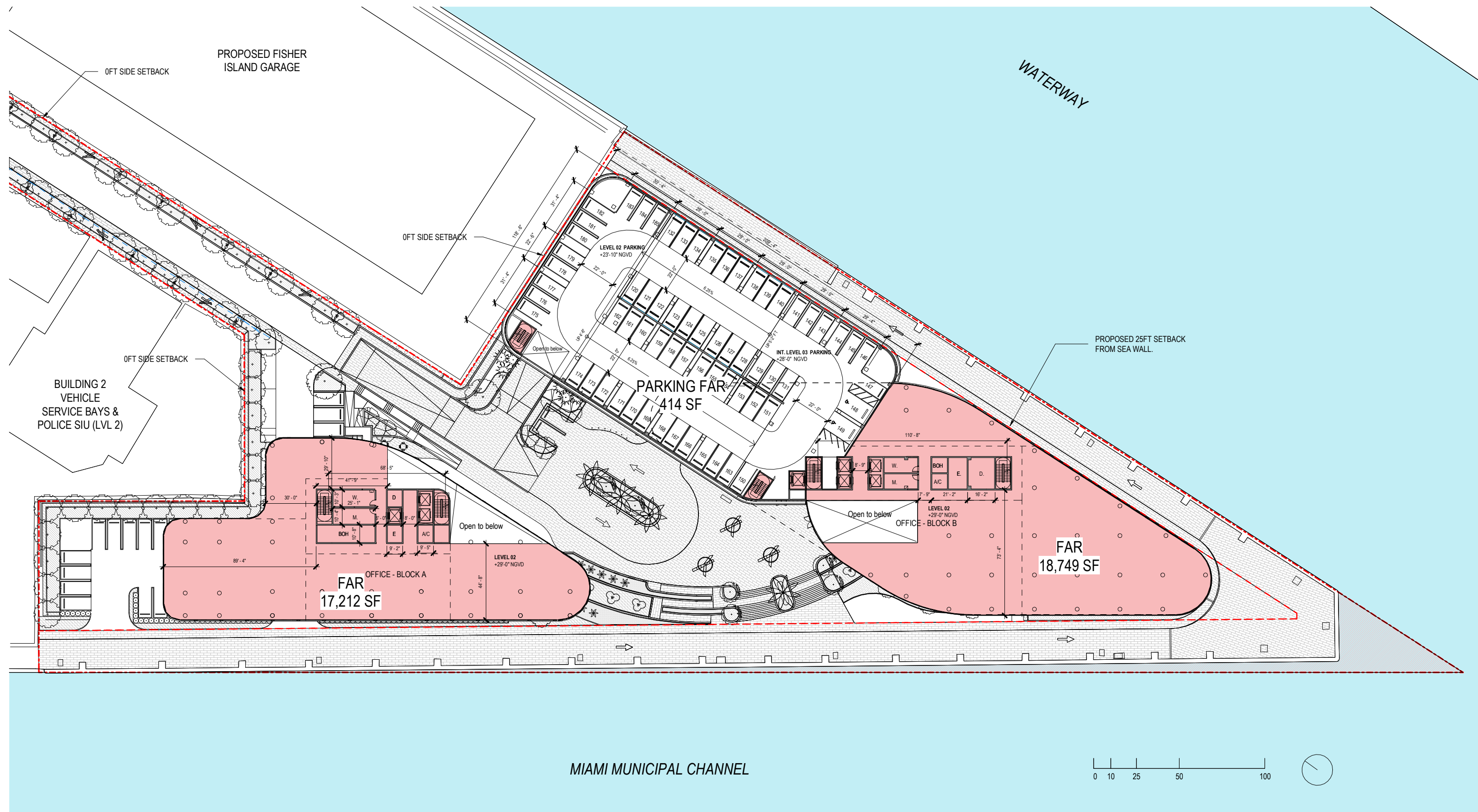
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OVERALL OFFICE BUILDINGS
LEVEL 02 - FAR

SCALE: 1:640

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

SCALE: 1 : 640

DRB Approved

DATE:
12/07/2020

A0-11

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

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

PROPOSED FISHER ISLAND GARAGE

0FT SIDE SETBACK

0FT SIDE SETBACK

0FT SIDE SETBACK

BUILDING 2 VEHICLE SERVICE BAYS & POLICE SIU (LVL 2)

0FT SIDE SETBACK

WATERWAY

0FT SIDE SETBACK

PROPOSED 25FT SETBACK FROM SEA WALL

BLOCK A OFFICE

BLOCK B OFFICE

TERRACE

TERRACE

MIAMI MUNICIPAL CHANNEL

SOVEREIGNTY SUBMERGED LANDS LEASE

0 10 25 50 100

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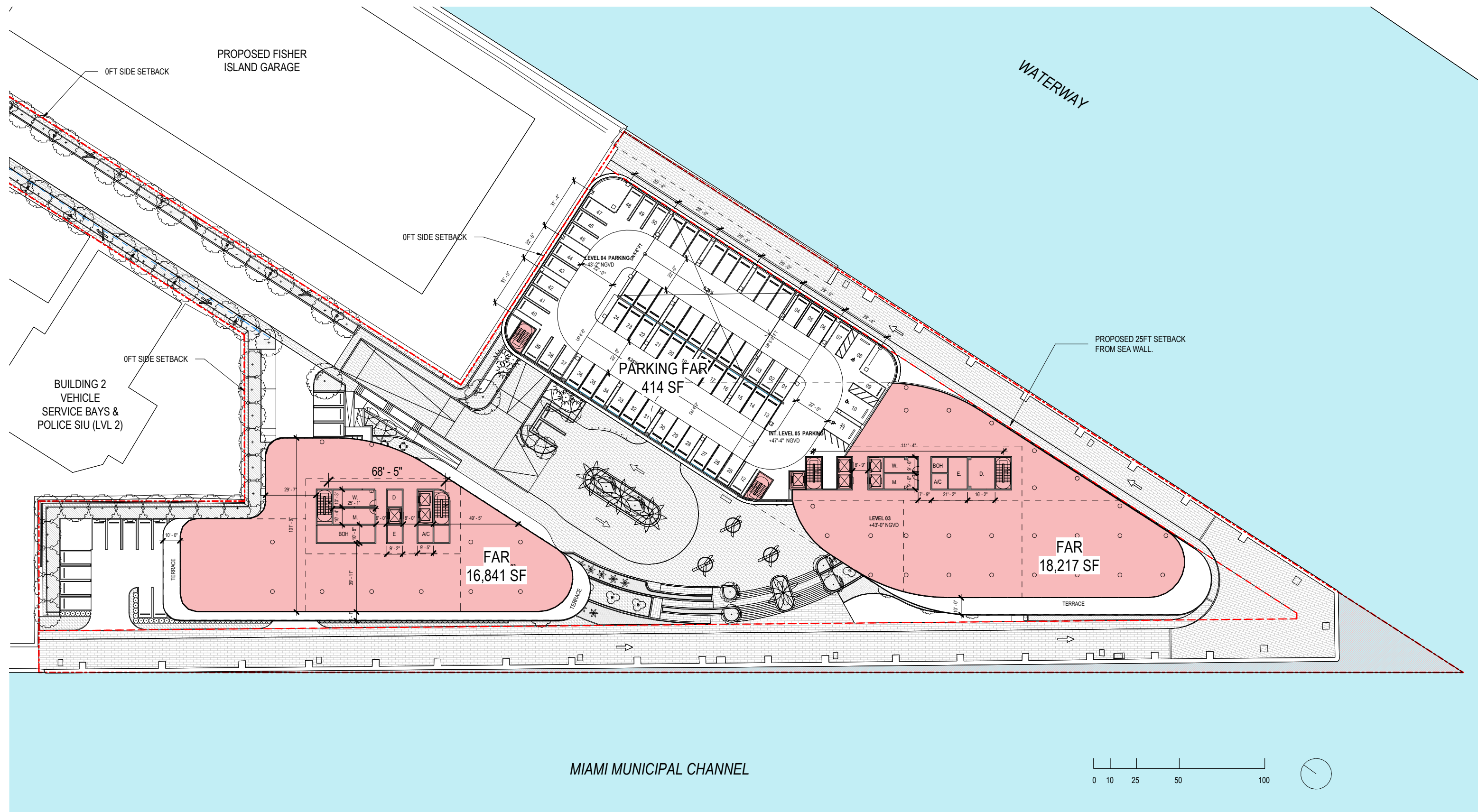
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OVERALL OFFICE BUILDINGS

LEVEL 03 - FAR

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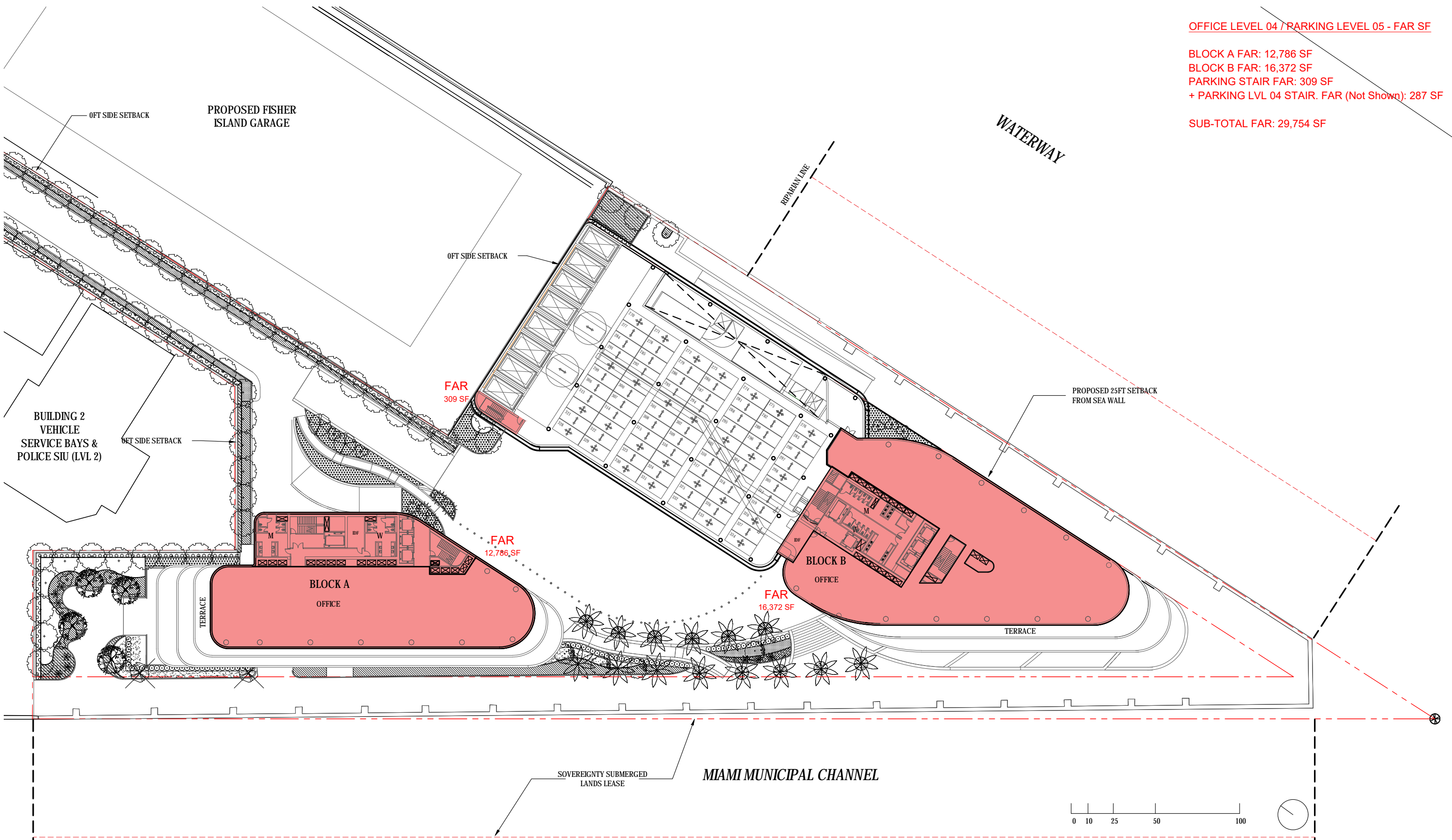
OVERALL OFFICE BUILDINGS LEVEL
03 - FAR

SCALE: 1 : 640

DRB Approved

DATE:
12/07/2020

A0-12



OFFICE LEVEL 04 / PARKING LEVEL 05 - FAR SF

BLOCK A FAR: 12,786 SF
BLOCK B FAR: 16,372 SF
PARKING STAIR FAR: 309 SF
+ PARKING LVL 04 STAIR. FAR (Not Shown): 287 SF

SUB-TOTAL FAR: 29,754 SF

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OVERALL OFFICE BUILDINGS
LEVEL 04 - FAR

SCALE: 1:640

DATE:
12/6/2021

A0-13

