

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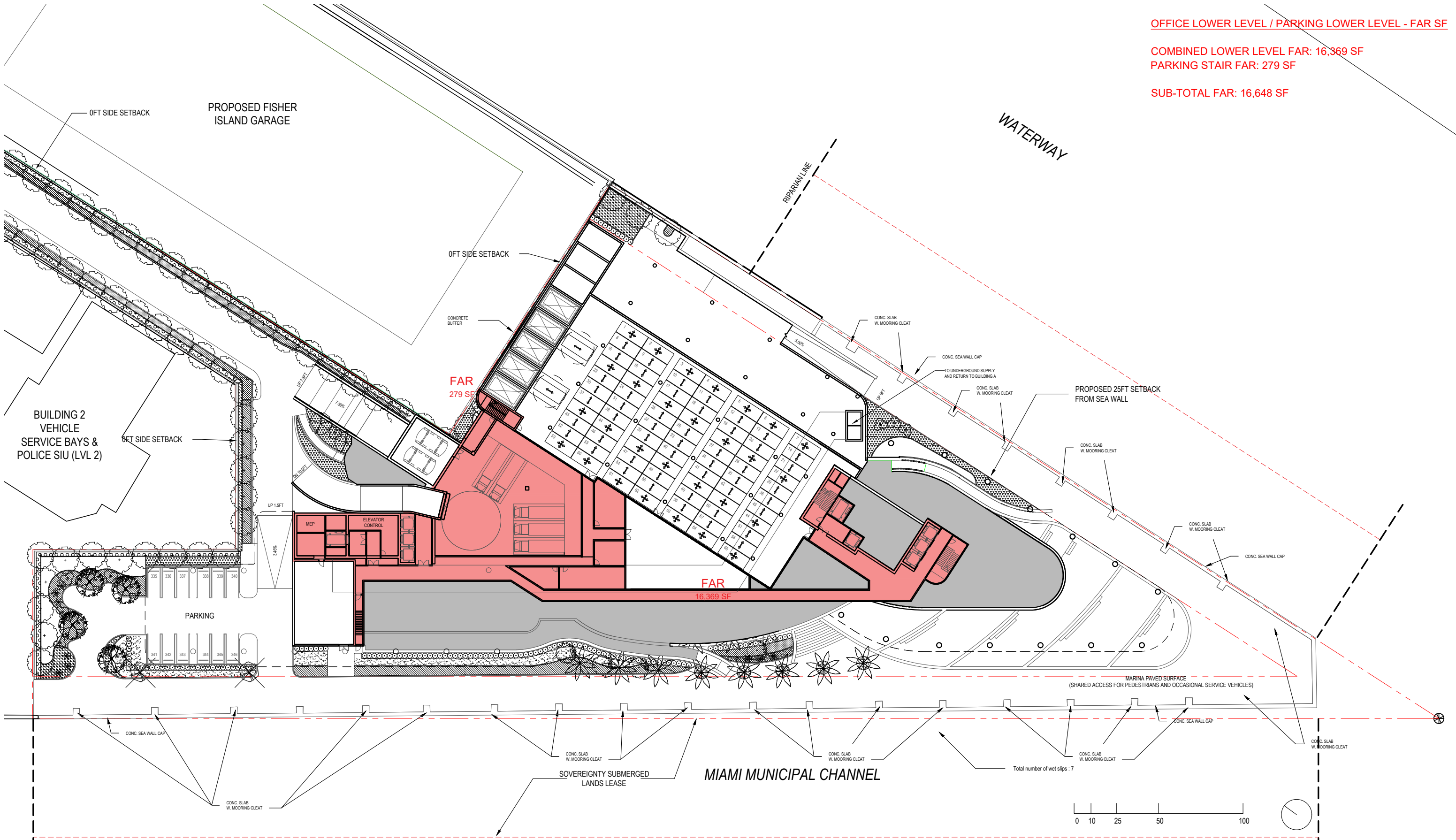
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

PROJECT DATA

SCALE:

DATE:
11/29/2021

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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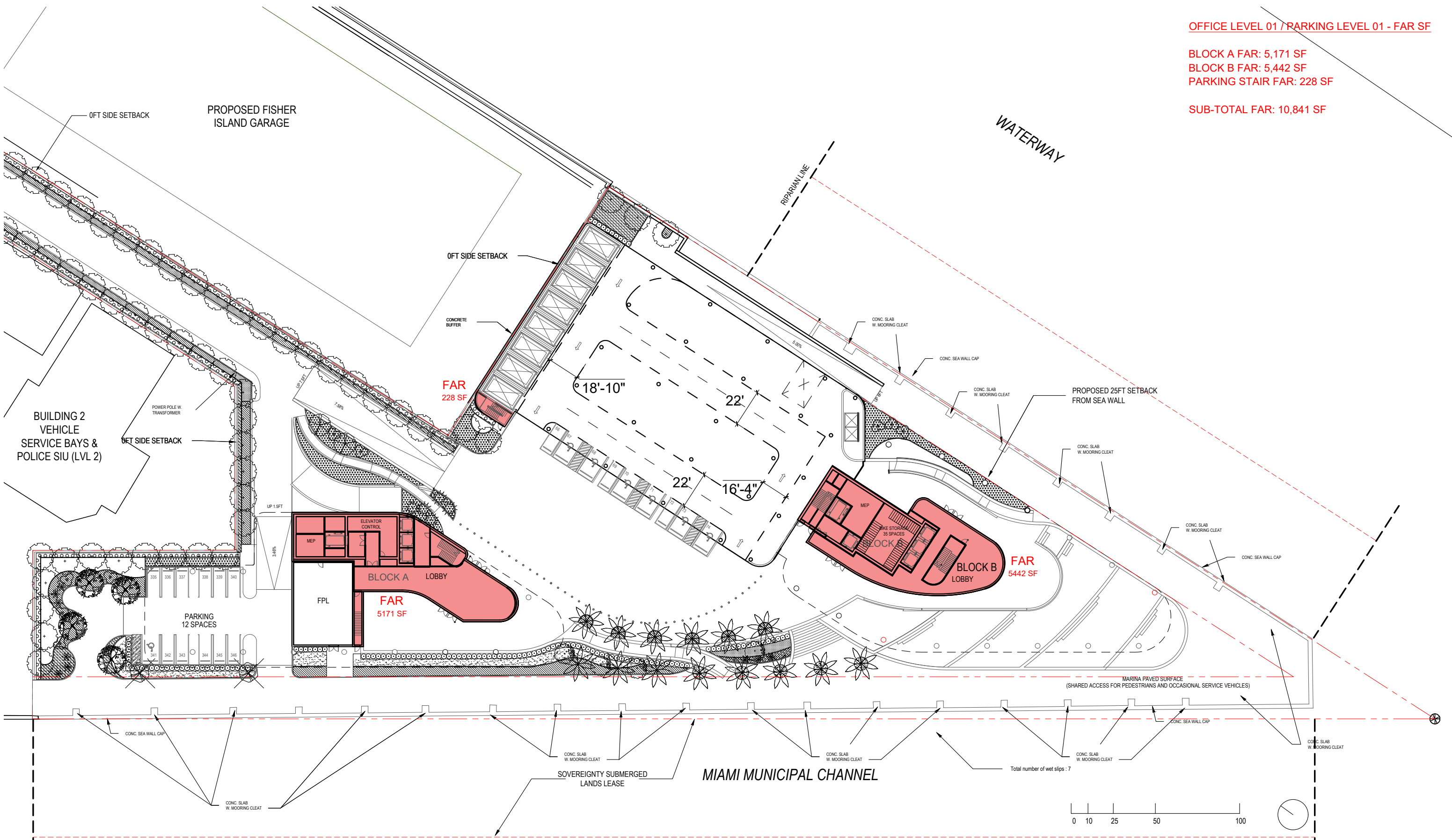
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
LOWER LEVEL - FAR

SCALE: 1:640

DATE:
11/29/2021

A0-09



OFFICE LEVEL 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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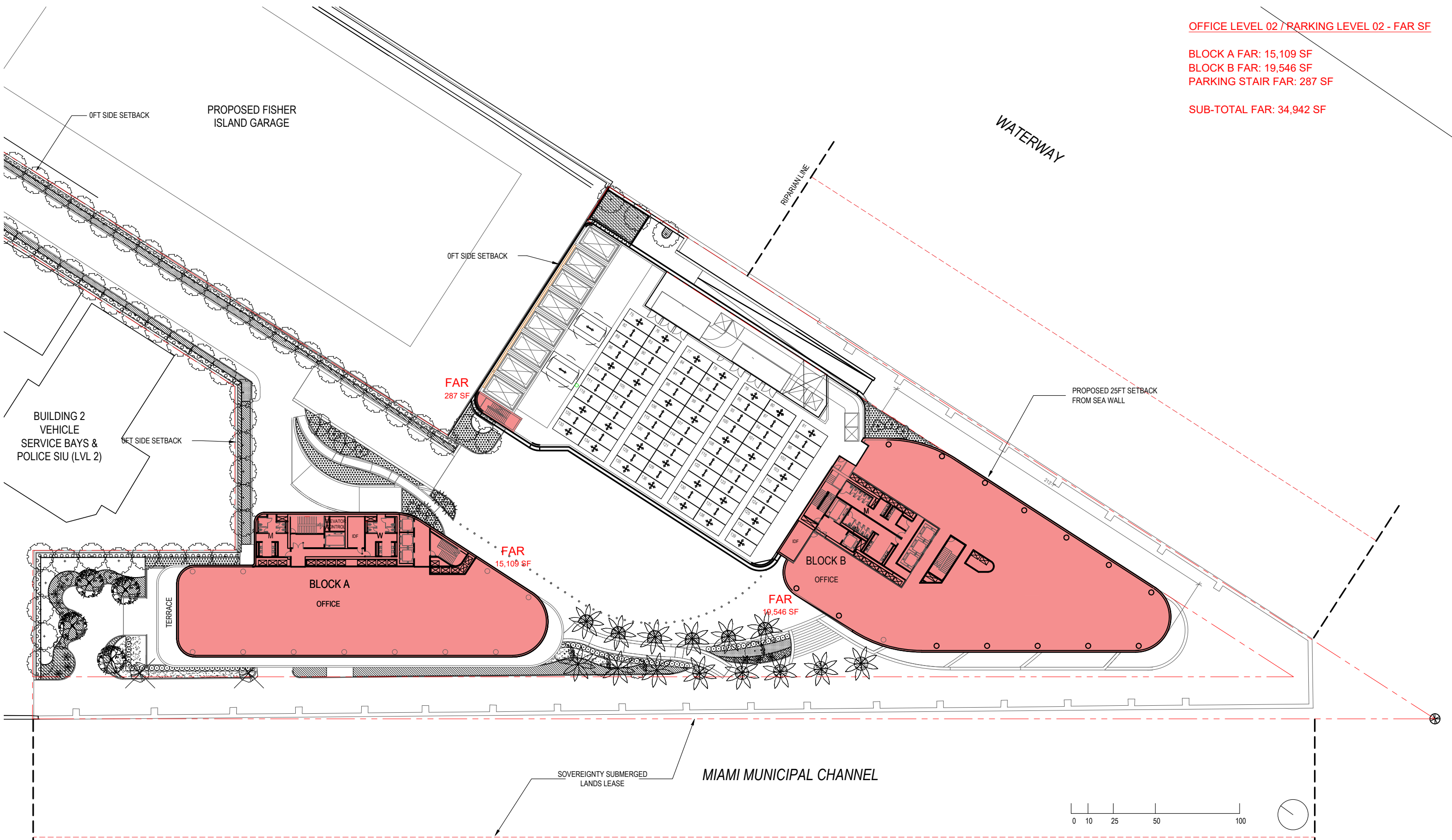
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
LEVEL 01 - FAR

SCALE: 1:640

DATE:
11/29/2021

A0-10



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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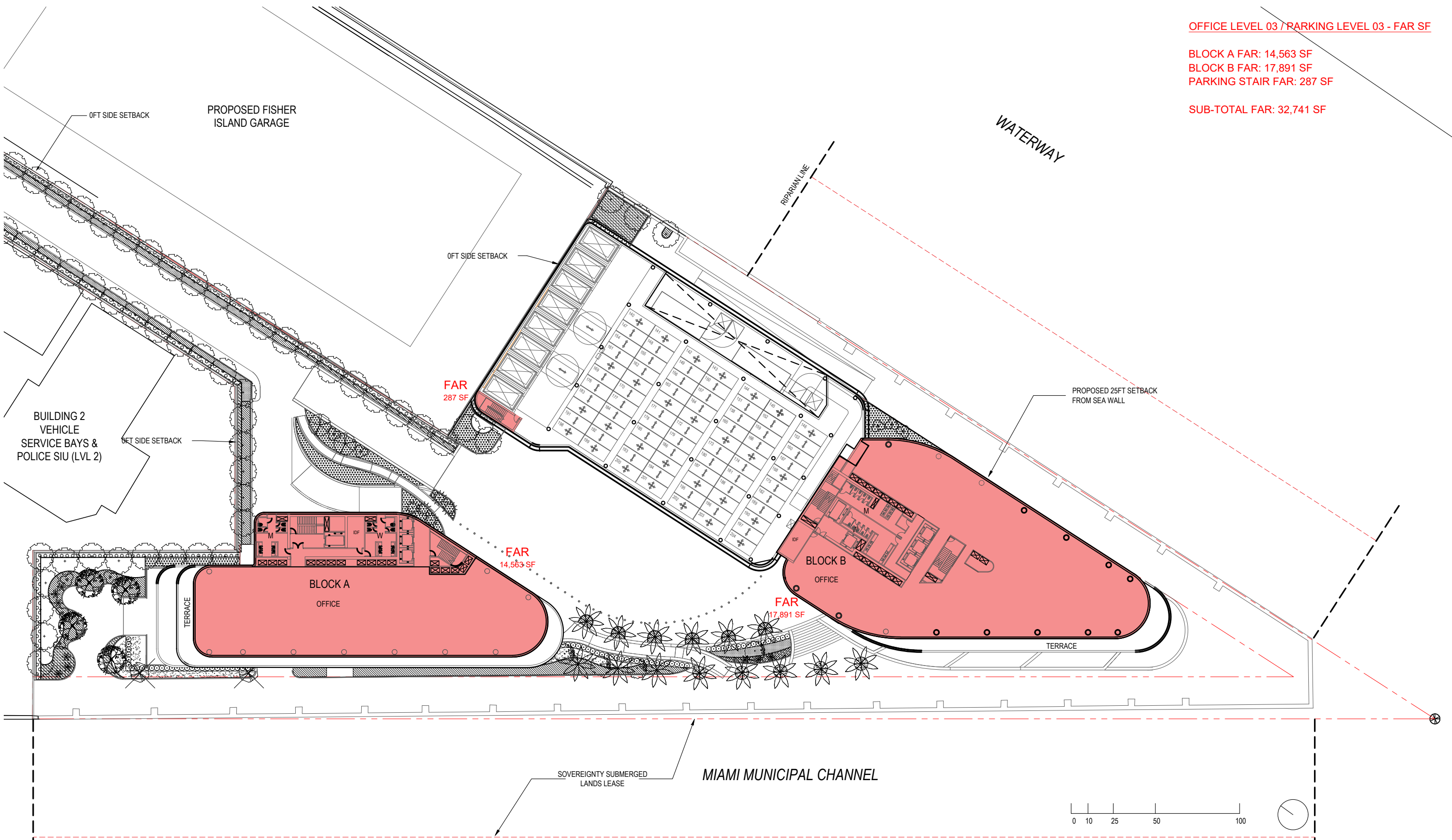
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
LEVEL 02 - FAR

SCALE: 1:640

DATE:
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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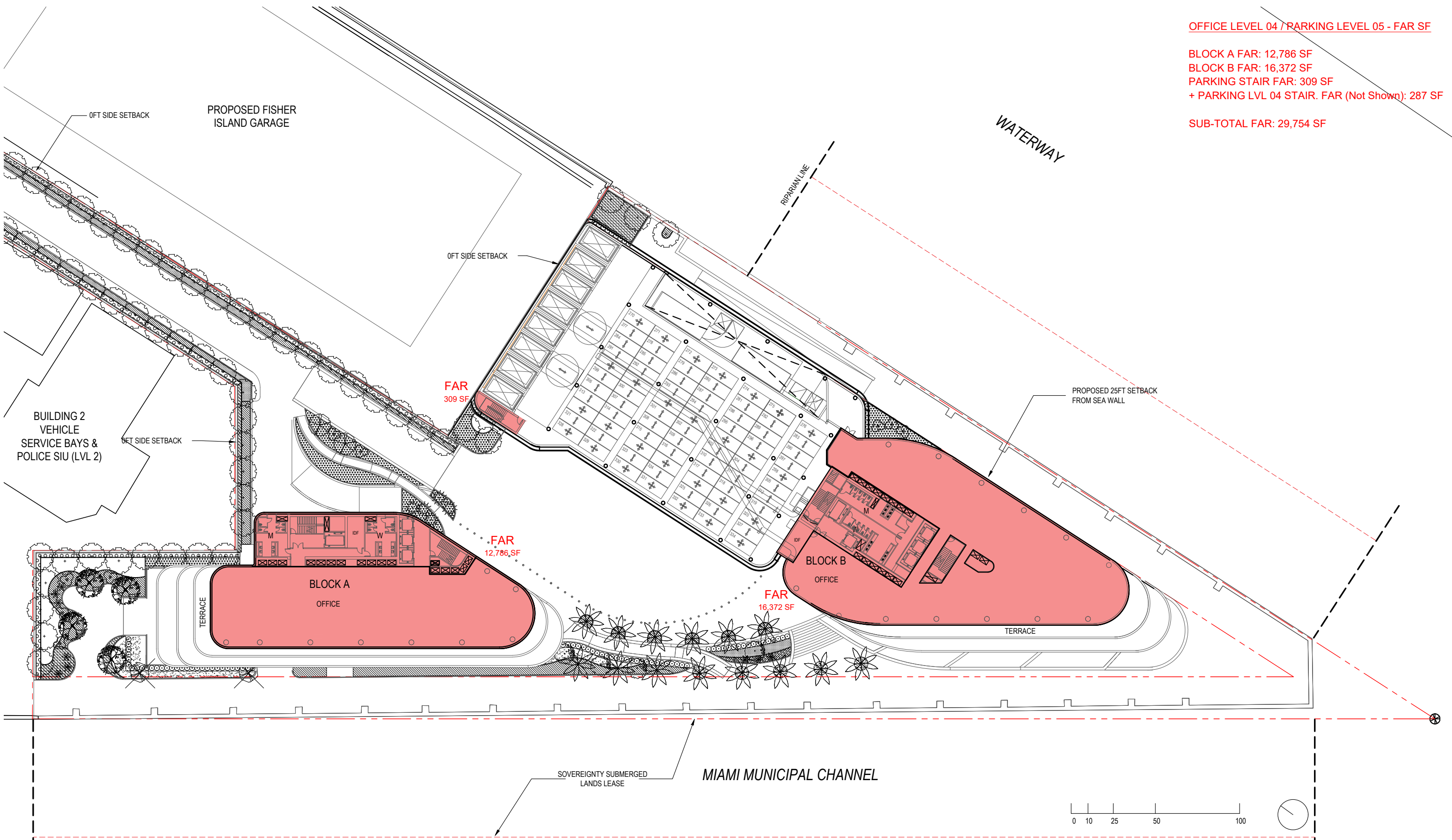
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
LEVEL 03 - FAR

SCALE: 1:640

DATE:
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A0-12



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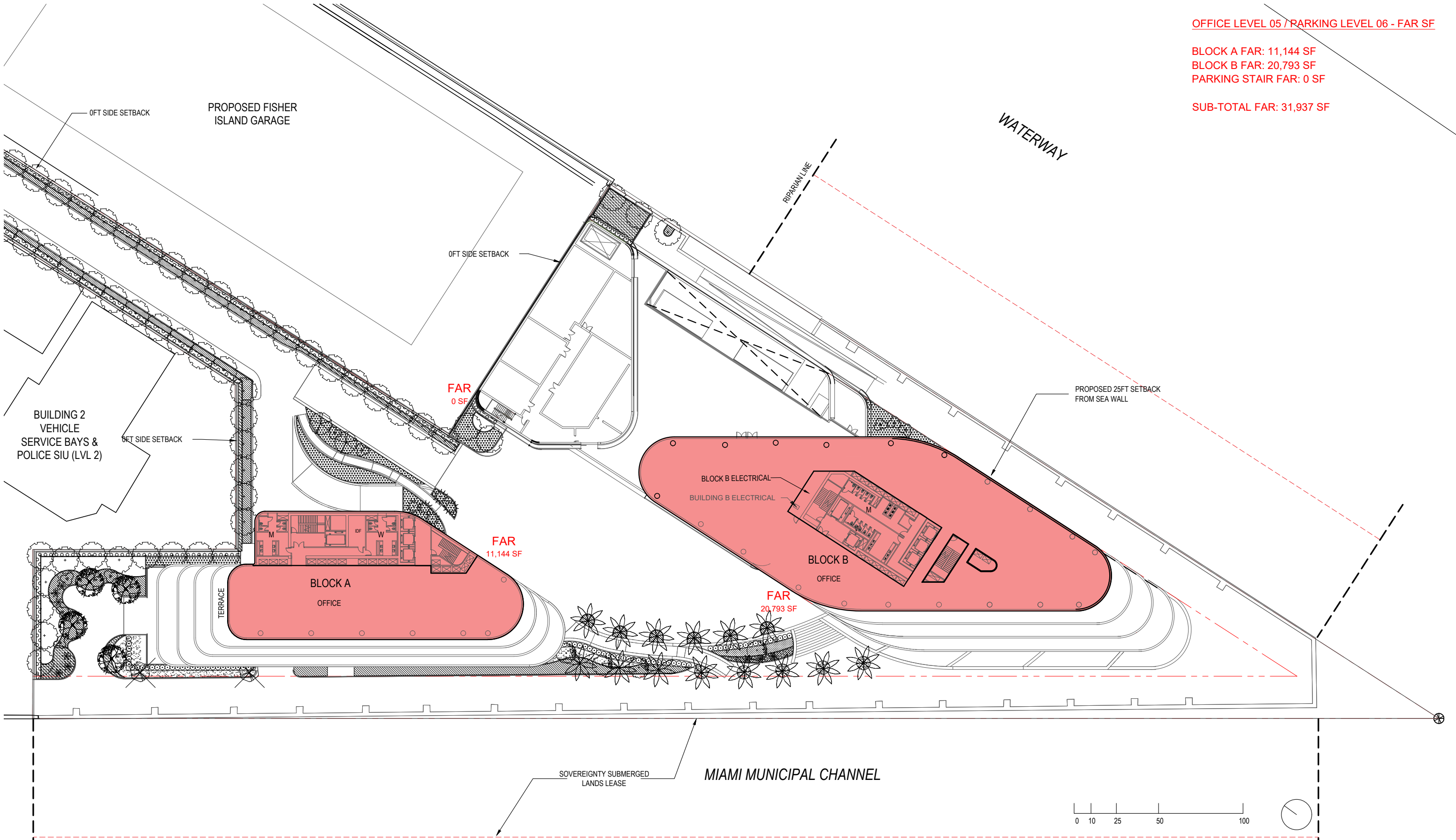
PB FINAL SUBMITTAL
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OVERALL OFFICE BUILDINGS
LEVEL 04 - FAR

SCALE: 1:640

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A0-13



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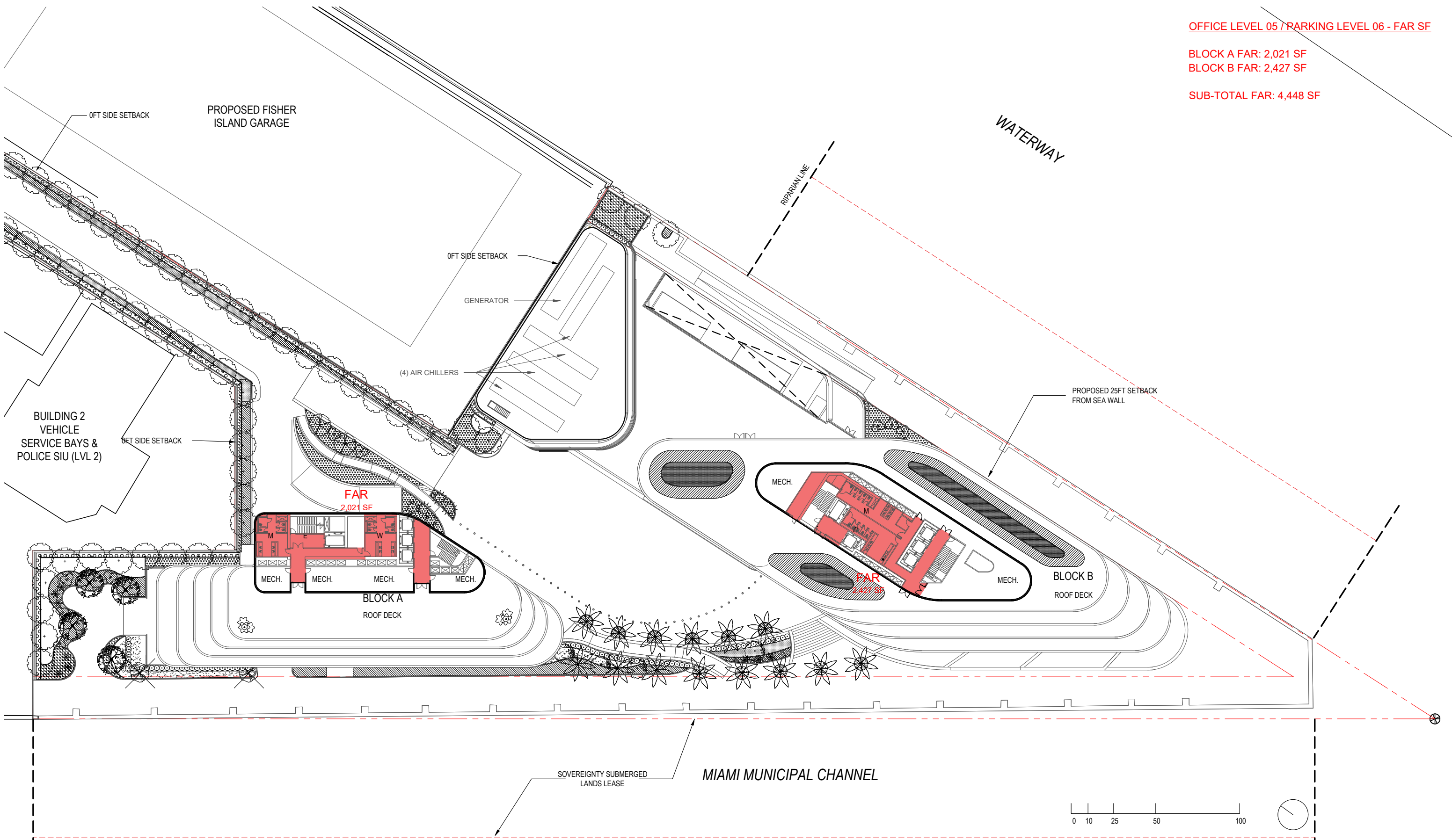
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MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
LEVEL 05 - FAR

SCALE: 1:640

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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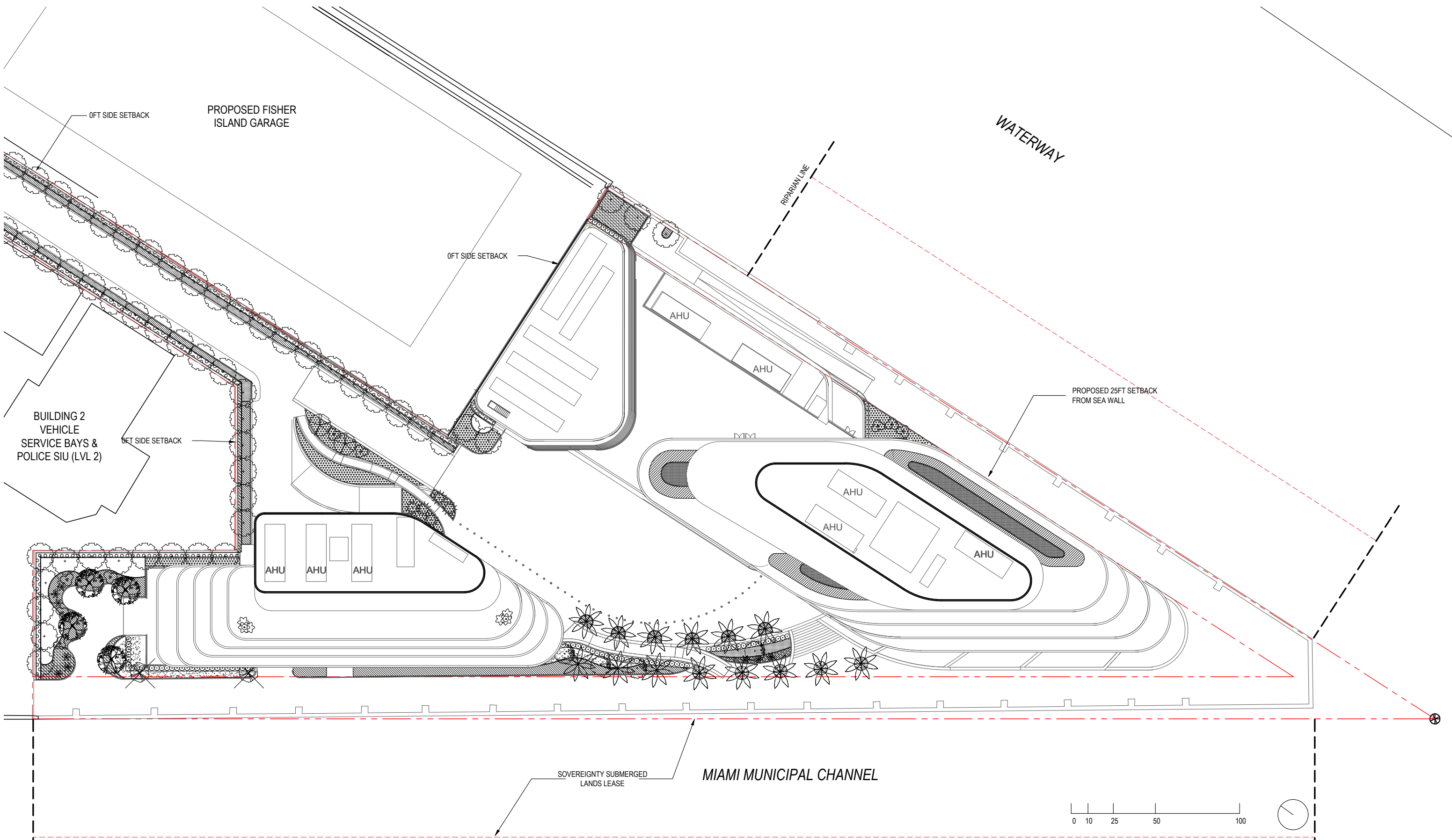
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OVERALL OFFICE BUILDINGS
LEVEL 06 - FAR

SCALE: 1:640

DATE:
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A0-15



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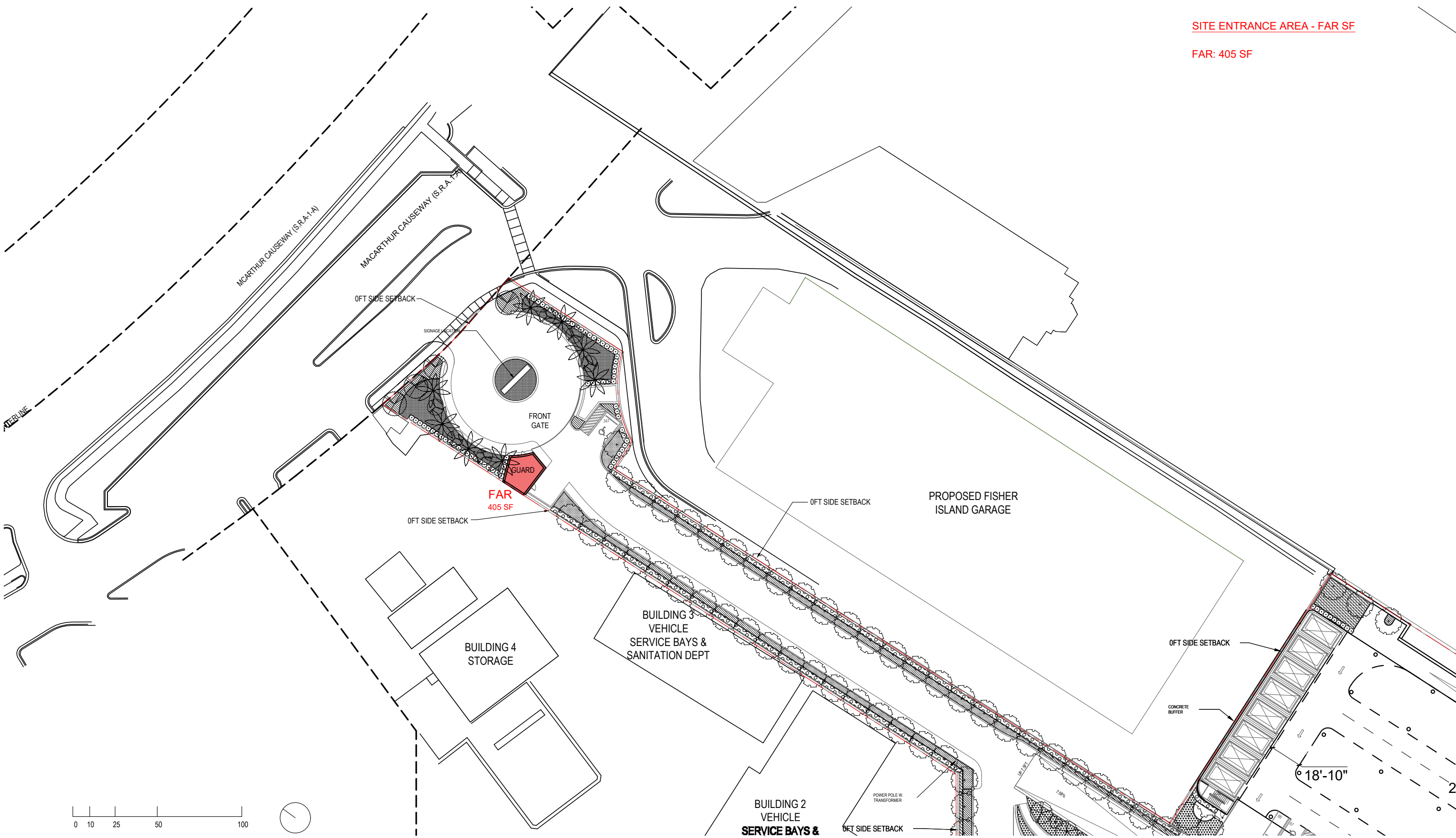
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MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
ROOF LEVEL - FAR

SCALE: 1:640

DATE:
11/29/2021

A0-16



SITE ENTRANCE AREA - FAR SF

FAR: 405 SF

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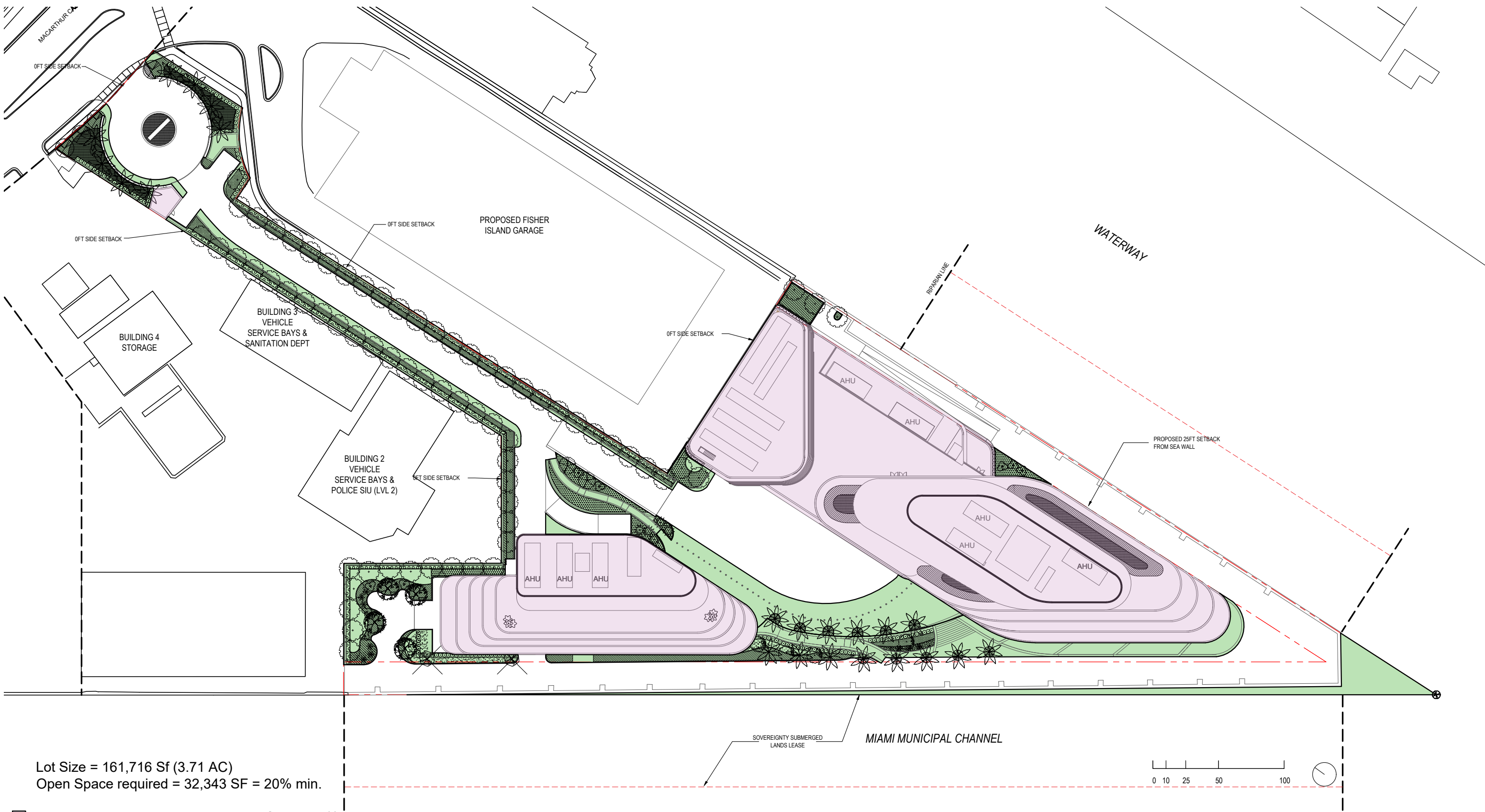
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MIAMI BEACH, FL

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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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

LOT COVERAGE
OPEN SPACE DIAGRAM
SCALE: 1"=70'-0"

DATE:
11/29/2021

A0-19