

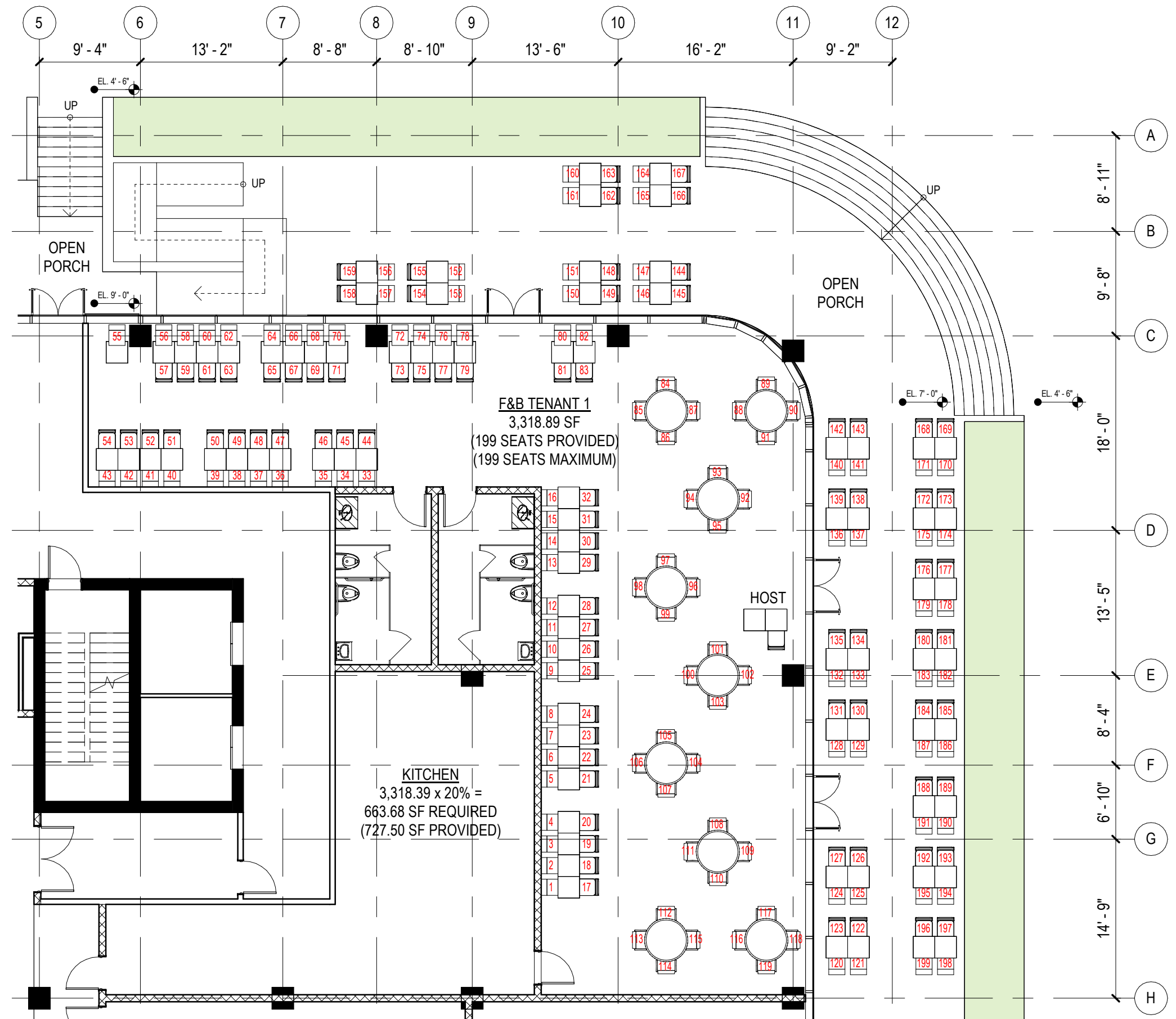
- ROOM COLOR LEGEND**
- BOH
 - CORE
 - F&B
 - LOBBY

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

REFER TO A-22 FOR OPTIONAL SEAT COUNT FOR TENANT 2

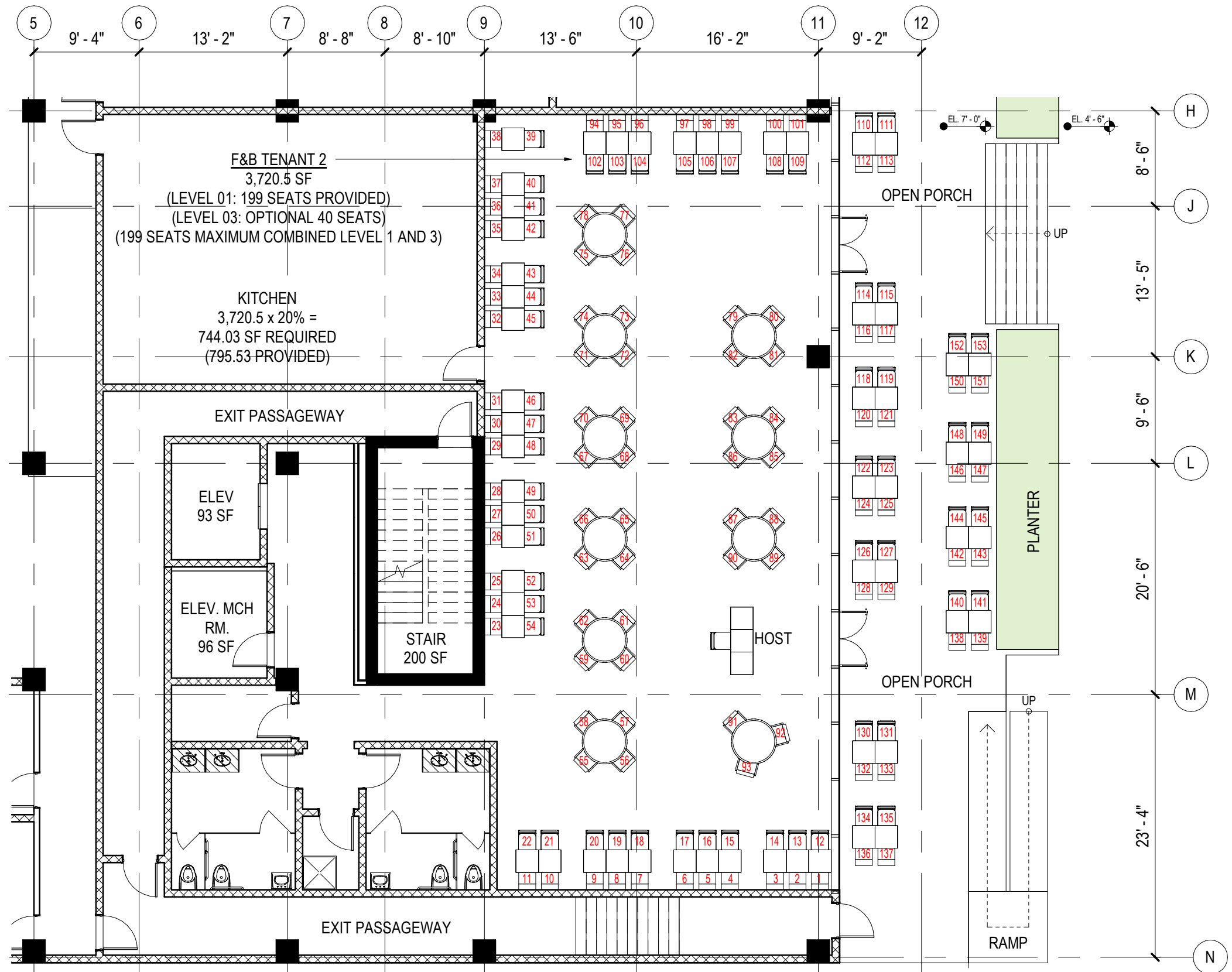
Area Schedule (FAR-Total) - Level 01	
Level	Area
LEVEL 01 (DFE)	11,850.3 SF

1 FLOOR PLAN - LEVEL 01
 SCALE: 3/64" = 1'-0"



F&B CALCULATIONS, TENANT 1
FOH & BOH RESTAURANT:
199 SEATS
199 OCCUPANTS

1 FLOOR PLAN - LEVEL 01 - Tenant 1
SCALE: 1" = 10'-0"

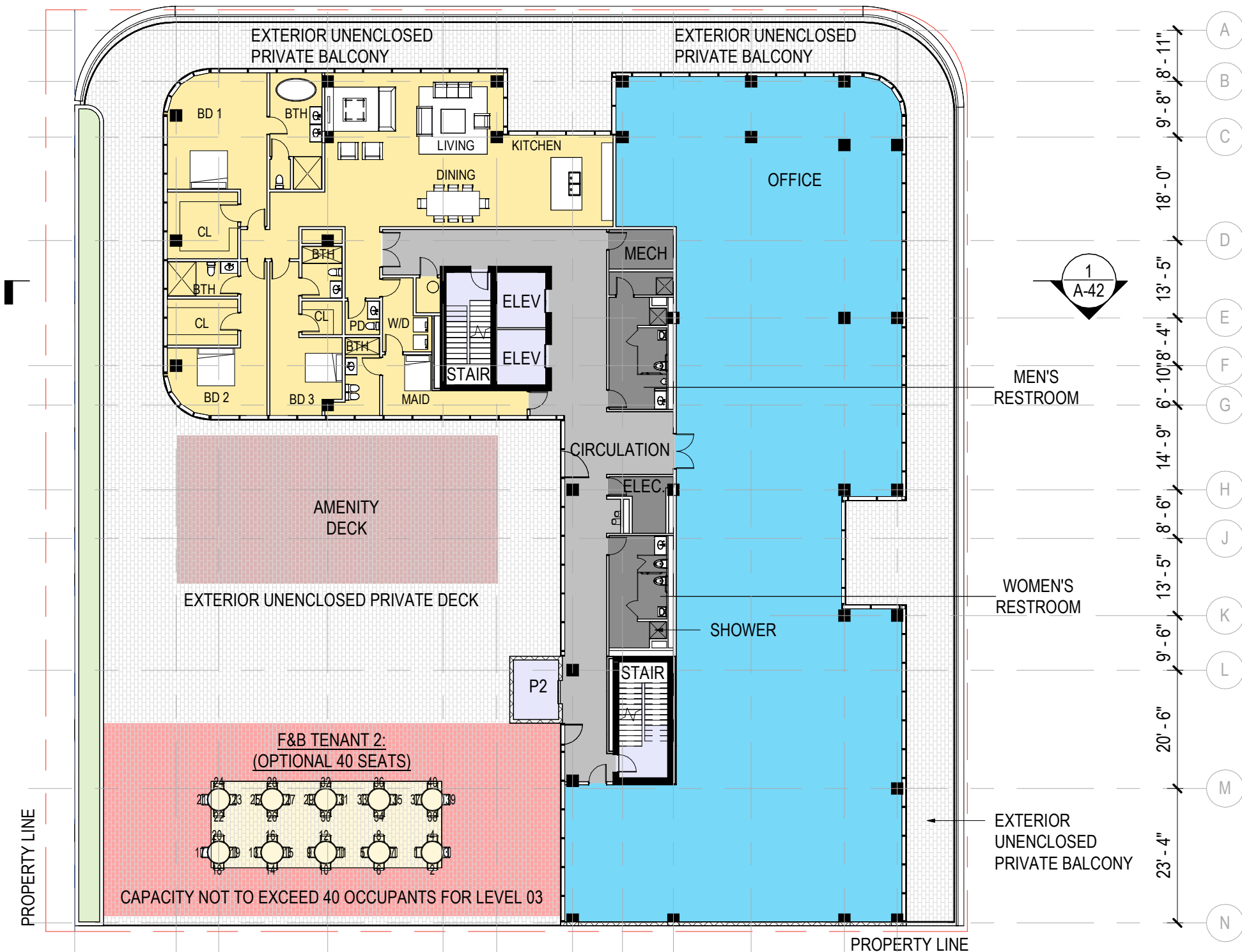
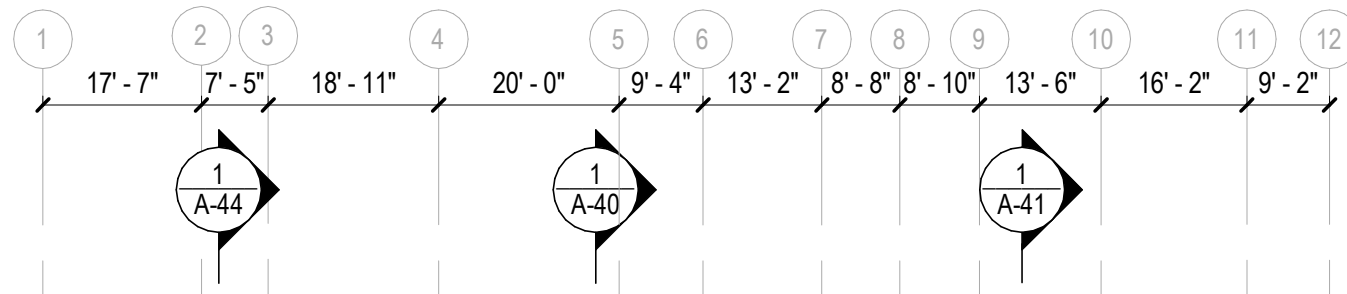


F&B CALCULATIONS TENANT 1

FOH RESTAURANT:
 199 SEATS (COMBINED LEVEL 1 AND 3)
 199 OCCUPANTS

REFER TO A-22 FOR OPTIONAL SEAT
 COUNT FOR TENANT 2

1 FLOOR PLAN - LEVEL 01 - Tenant 2
 SCALE: 1" = 10'-0"



- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CIRCULATION
 - CORE
 - F&B
 - OFFICE
 - RESIDENTIAL

Area Schedule (FAR-Total) - Level 03

Level	Area
LEVEL 03	12,751.3 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 03
SCALE: 3/64" = 1'-0"

Area Schedule (FAR-Total) - Level 04	
Level	Area
LEVEL 04	12,658.2 SF

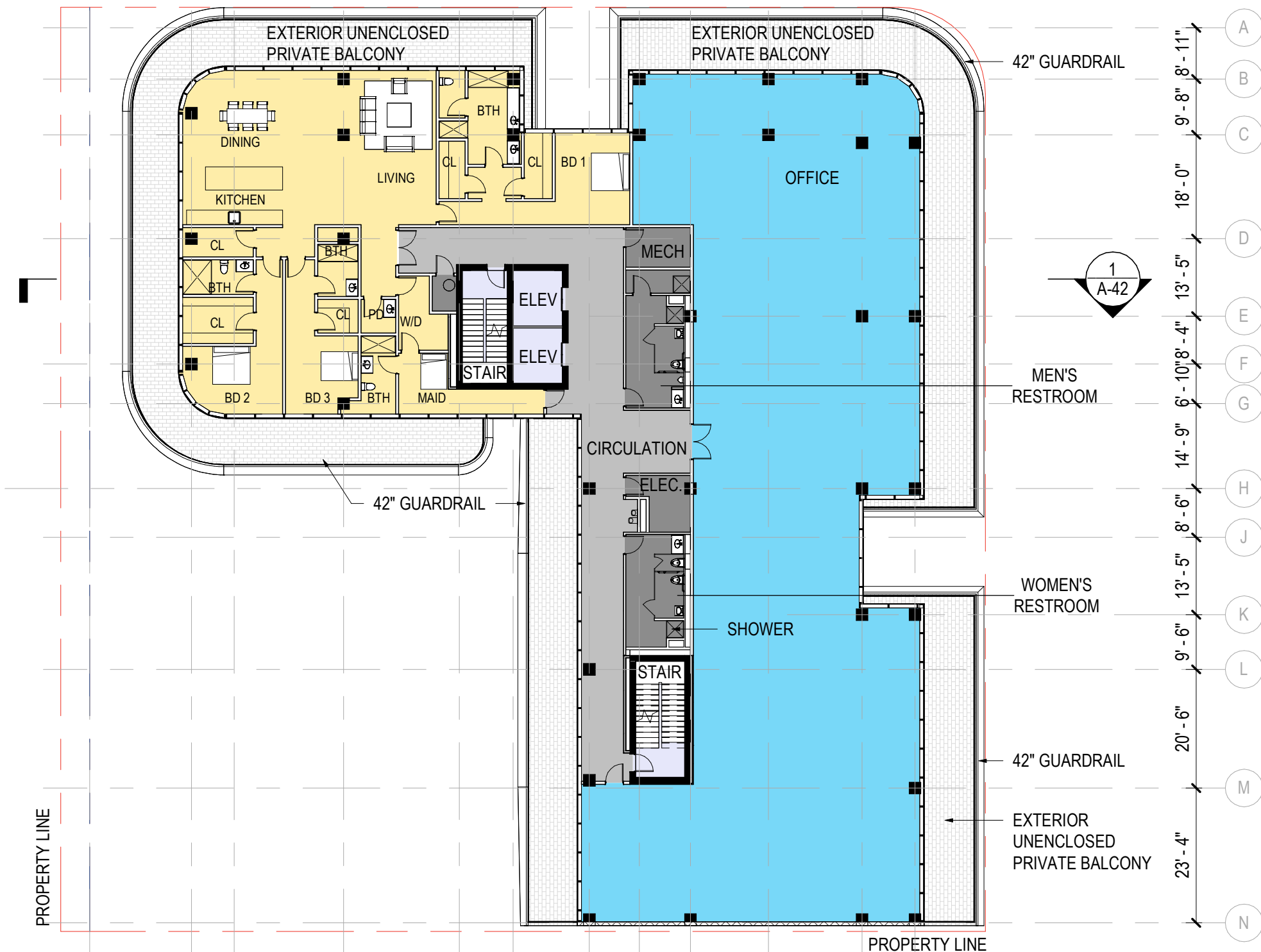
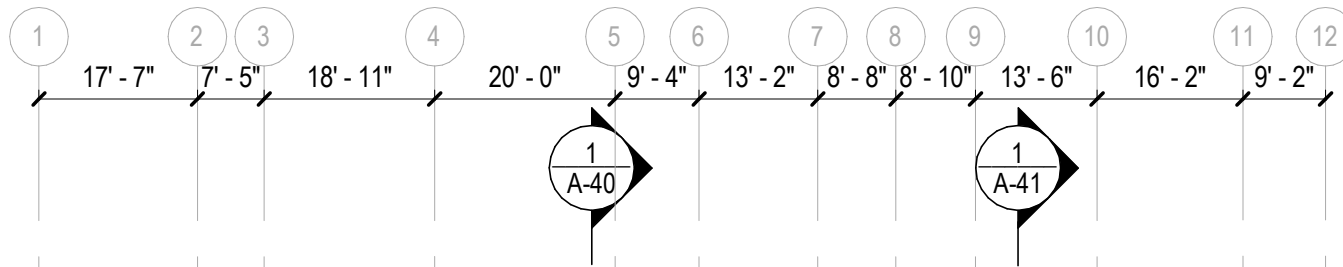
REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 04
SCALE: 3/64" = 1'-0"



ROOM COLOR LEGEND

- BOH
- CIRCULATION
- CORE
- RESIDENTIAL



- ROOM COLOR LEGEND**
- BOH
 - CIRCULATION
 - CORE
 - OFFICE
 - RESIDENTIAL

Area Schedule (FAR-Total) - Level 05

Level	Area
LEVEL 05	12,659.1 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 05
SCALE: 3/64" = 1'-0"

NOTE:
 MIAMI BEACH ZONING, VERSION MARCH 25, 2022, DIVISION 5, SECTION 142-313. (6) HEIGHT EXCEPTIONS-(E)
 ROOFTOP AREAS THAT ARE ACCESSIBLE ONLY TO THE OWNERS OR TENANTS OF RESIDENTIAL UNITS MAY HAVE TRELLISES, PERGOLAS OR SIMILAR STRUCTURES THAT HAVE AN OPEN ROOF OF CROSS RAFTERS OR LATTICEWORK. SUCH STRUCTURES SHALL NOT EXCEED A COMBINED AREA OF 20 PERCENT OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW AND SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE PROPERTY LINE AND NO LESS THAN TEN FEET FROM THE ROOF PARAPETS ON STREET-FACING FACADES.

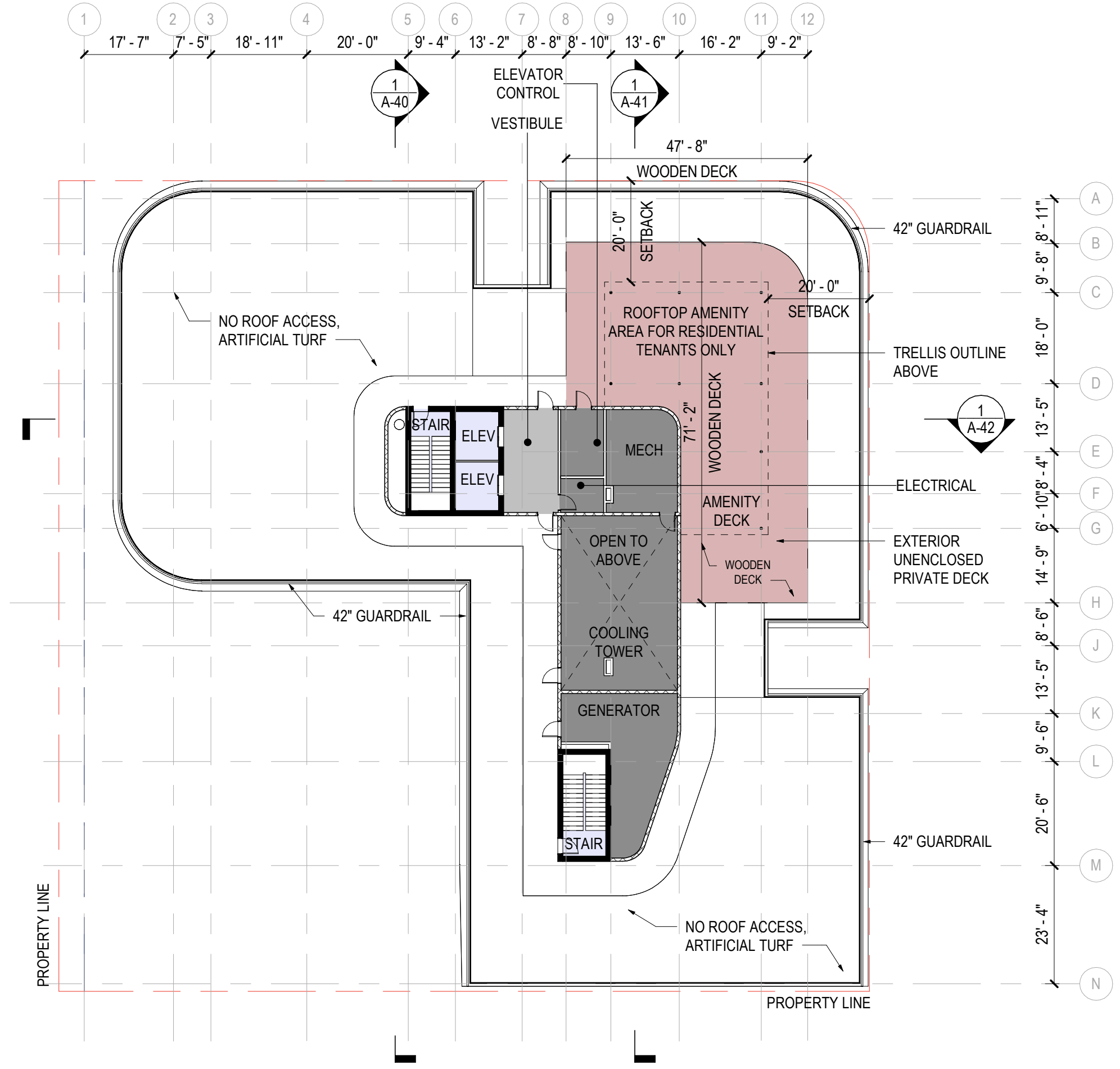
LEVEL 05 ENCLOSED FLOOR AREA:
 12,659.1 SF X 20% = 2,531.82 SF

ROOFTOP TRELLIS AREA = 2,531.82 SF

Area Schedule (FAR-Total) - Level 06	
Level	Area
LEVEL 06 - ROOF DECK	238.8 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - Level 06
 SCALE: 3/64" = 1'-0"



ROOM COLOR LEGEND

- AMENITY-EXTERIOR
- BOH
- CIRCULATION
- CORE