

ROOM COLOR LEGEND

- BOH
- CORE
- PARKING

MUTCD SIGNAGE LEGEND



REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

Area Schedule (FAR-Total) - Level 02	
Level	Area
LEVEL 02	900.9 SF

1 FLOOR PLAN - LEVEL 02
 SCALE: 3/64" = 1'-0"



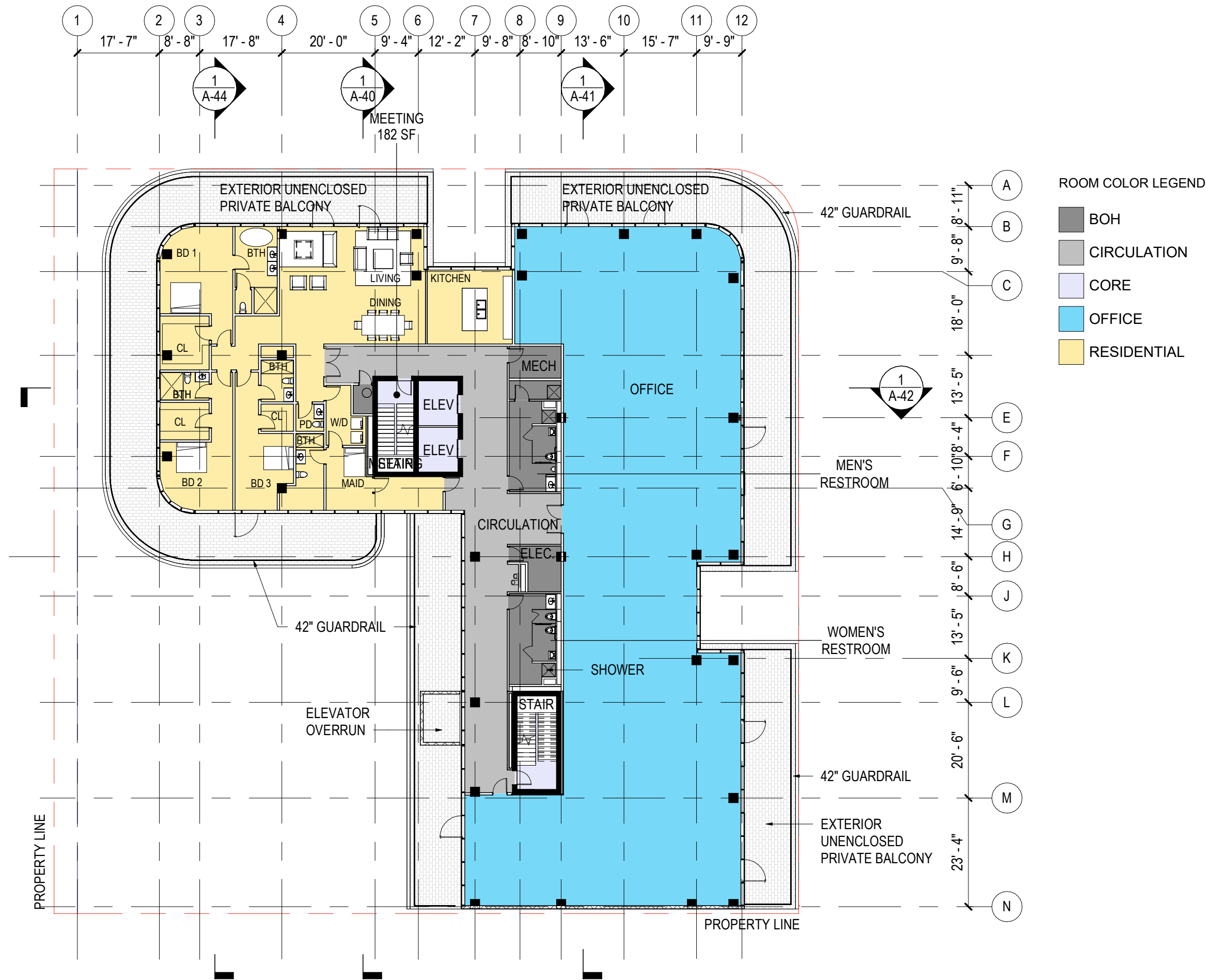
- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CIRCULATION
 - CORE
 - F&B
 - OFFICE
 - RESIDENTIAL

Area Schedule (FAR-Total) - Level 03

Level	Area
LEVEL 03	12,751.4 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

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



ROOM COLOR LEGEND

- BOH
- CIRCULATION
- CORE
- OFFICE
- RESIDENTIAL

Area Schedule (FAR-Total) - Level 04

Level	Area
LEVEL 04	12,659.3 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
- OFFICE
- RESIDENTIAL

Area Schedule (FAR-Total) - Level 05	
Level	Area
LEVEL 05	12,659.2 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.

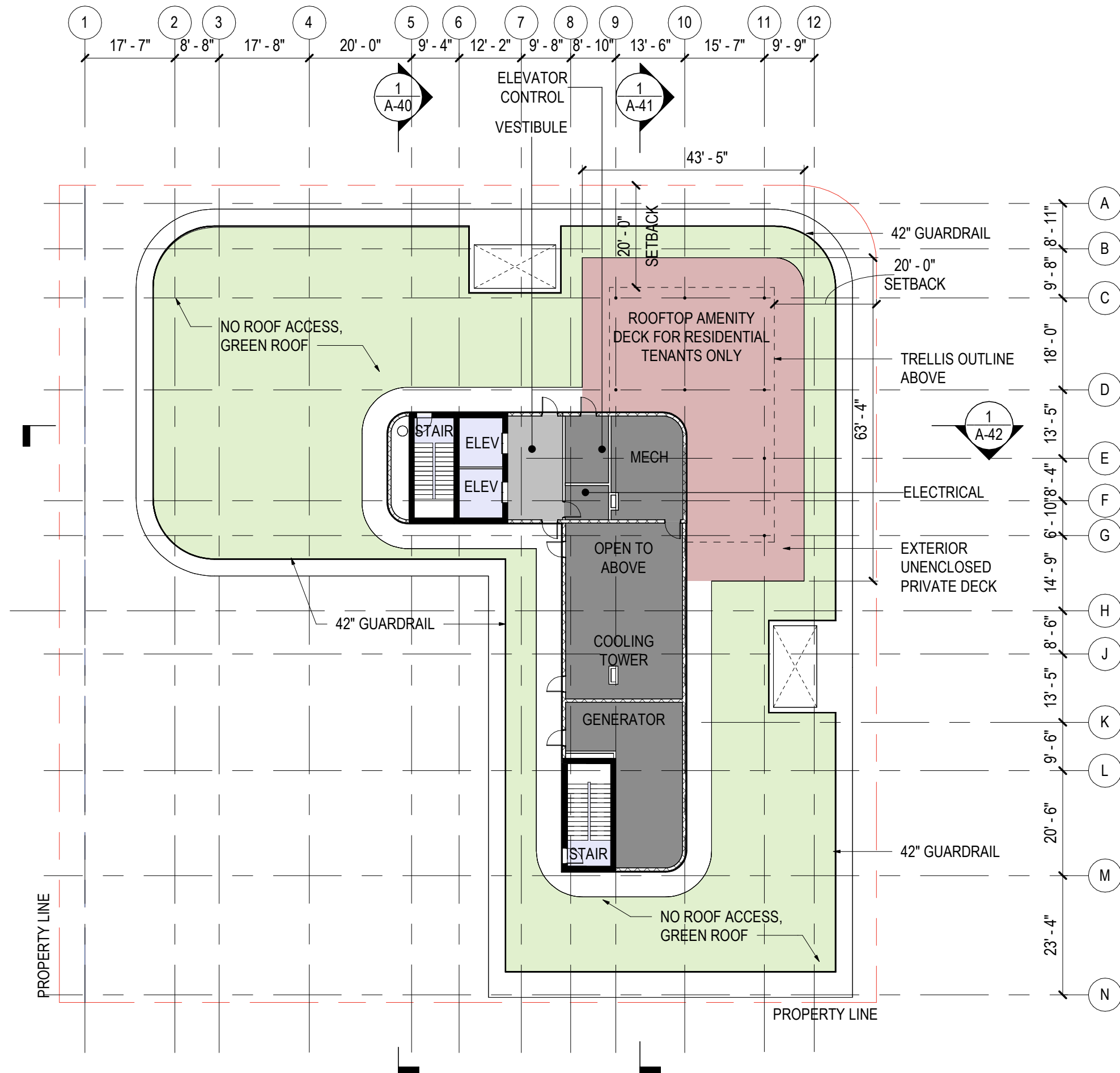
PERMITTED ROOFTOP DECK AREA BASED ON LEVEL 05 ENCLOSED FLOOR AREA:
 12,659.1 SF X 20% = 2,531.82 SF

PROPOSED ROOFTOP TRELLIS AREA =
 2,070 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 (Red)
- BOH (Dark Grey)
- CIRCULATION (Light Grey)
- CORE (Light Blue)