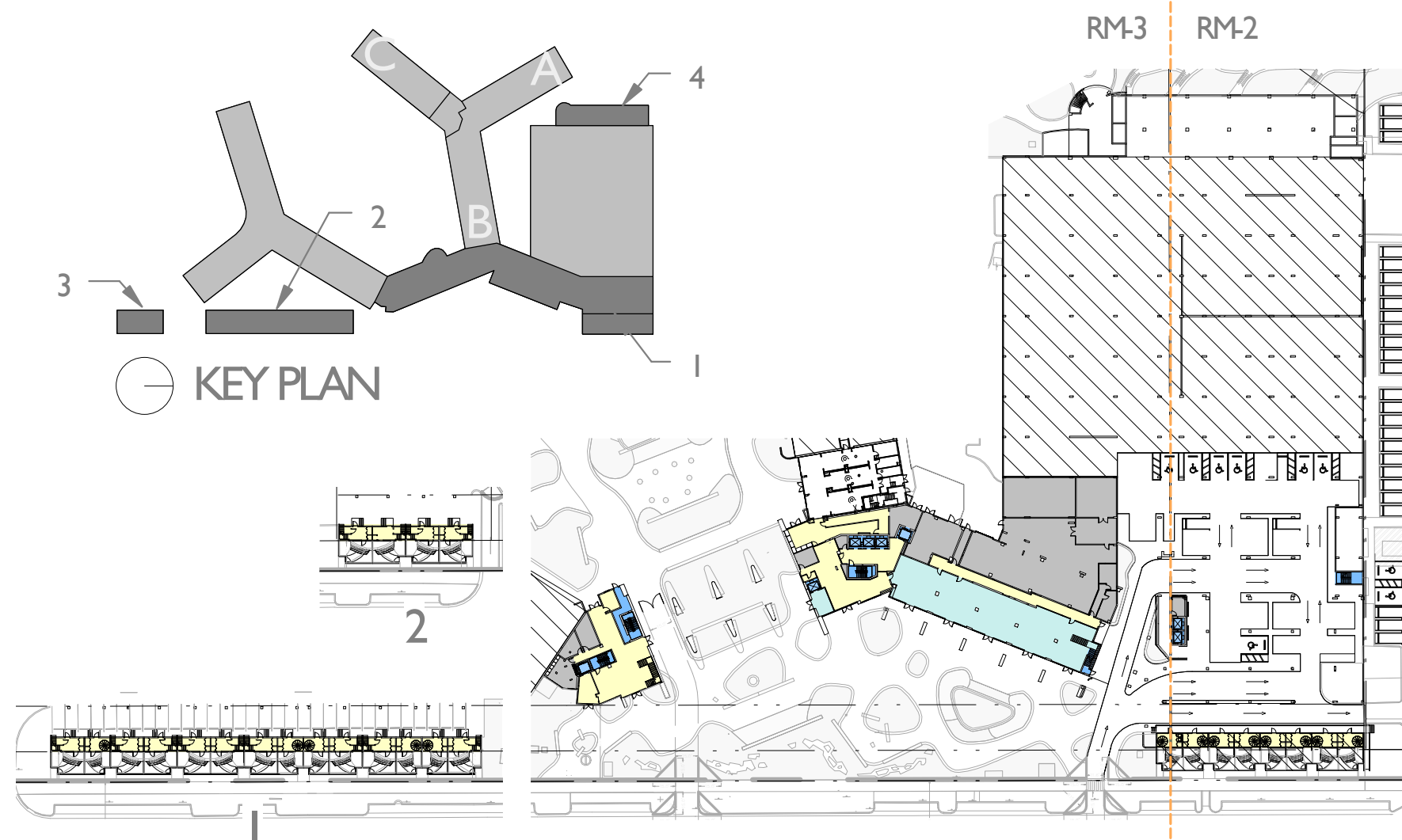
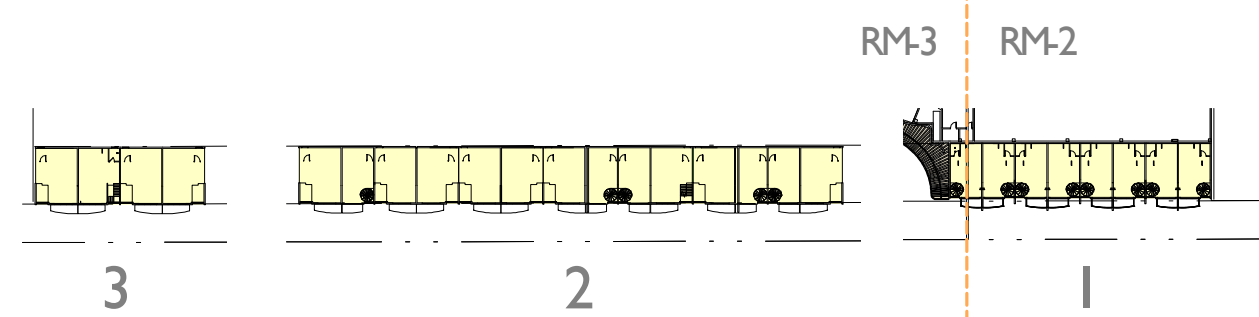


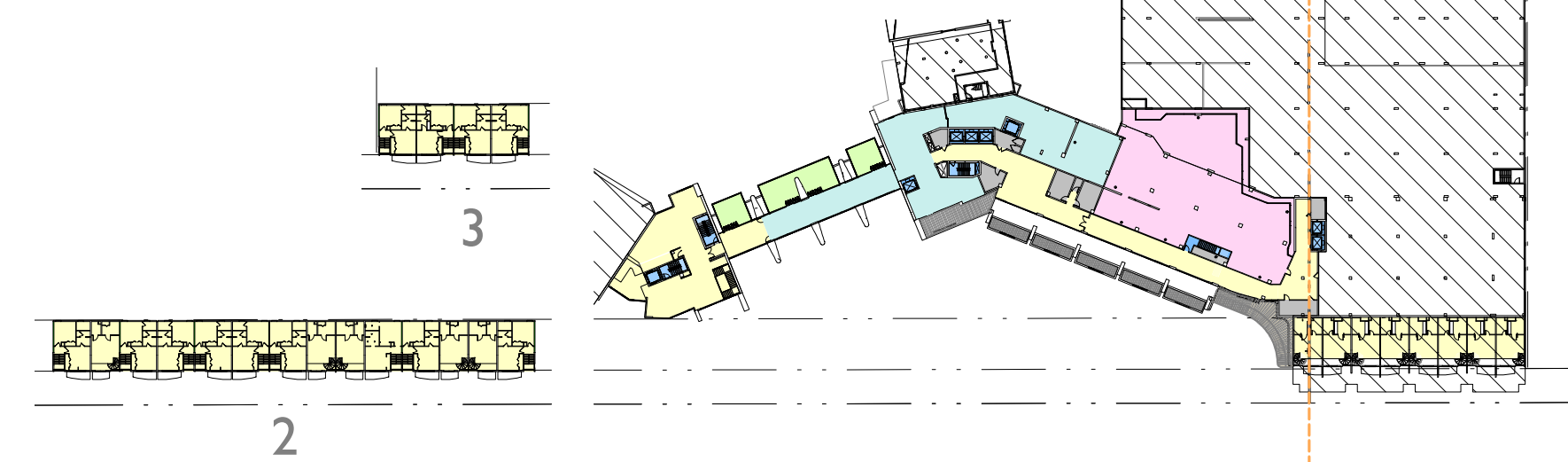


Level 1 - Proposed

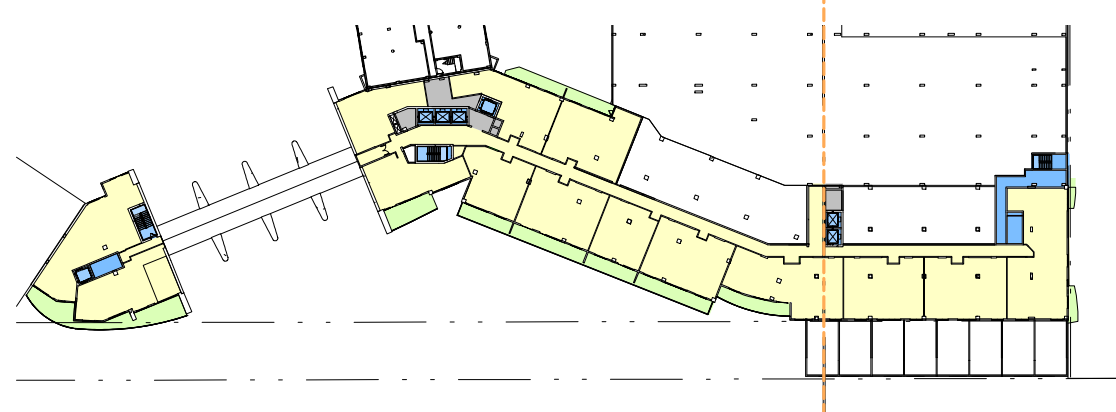


Level 2 - Town Houses

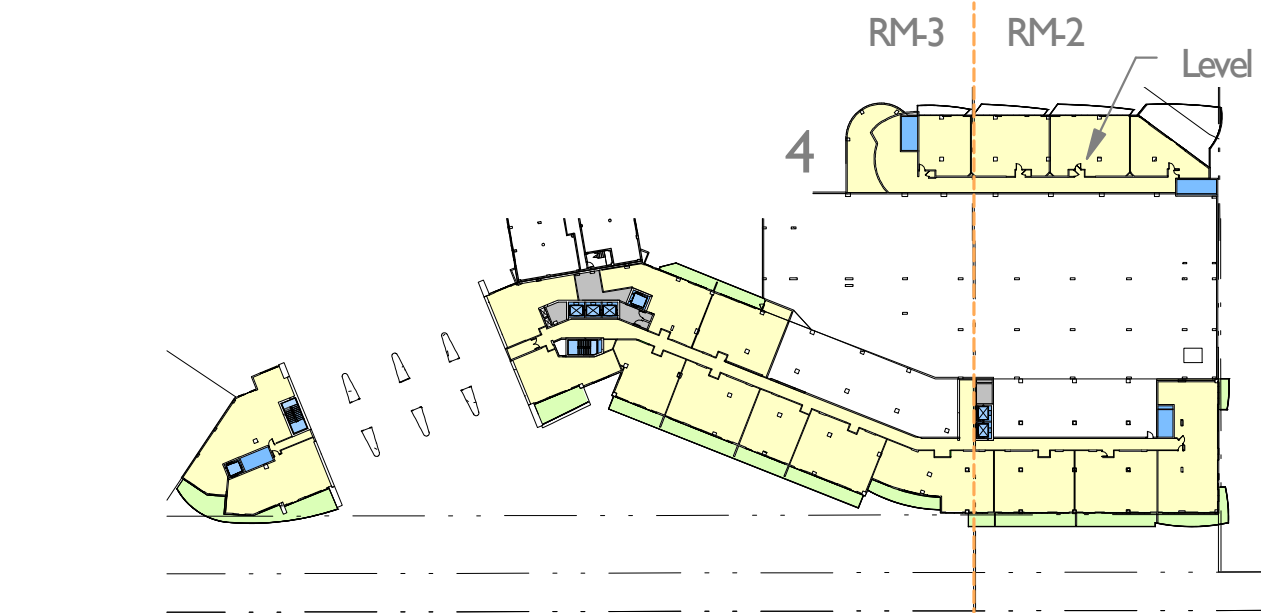
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR



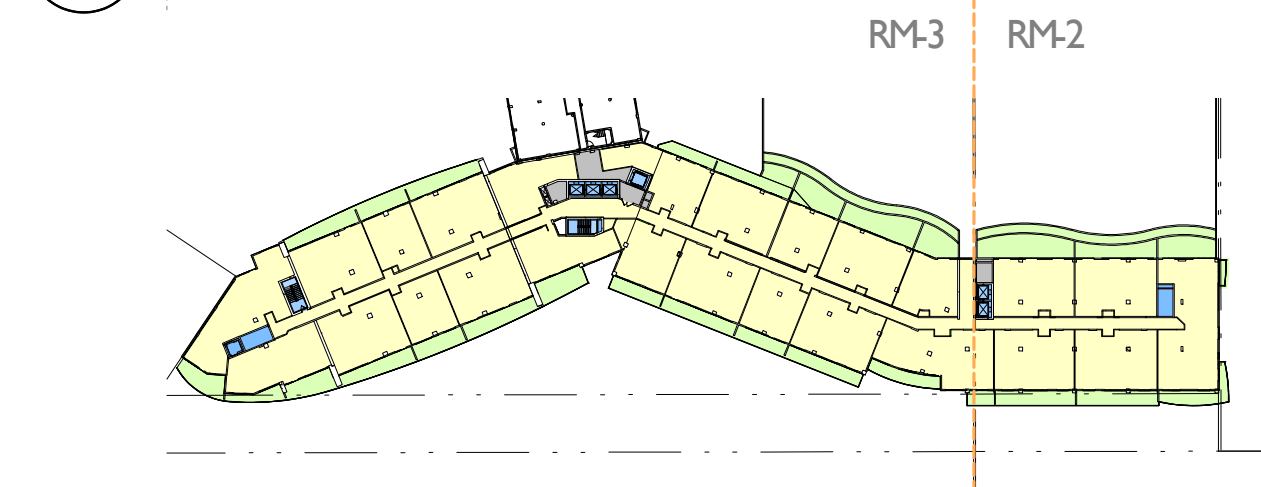
Level 3 - Proposed



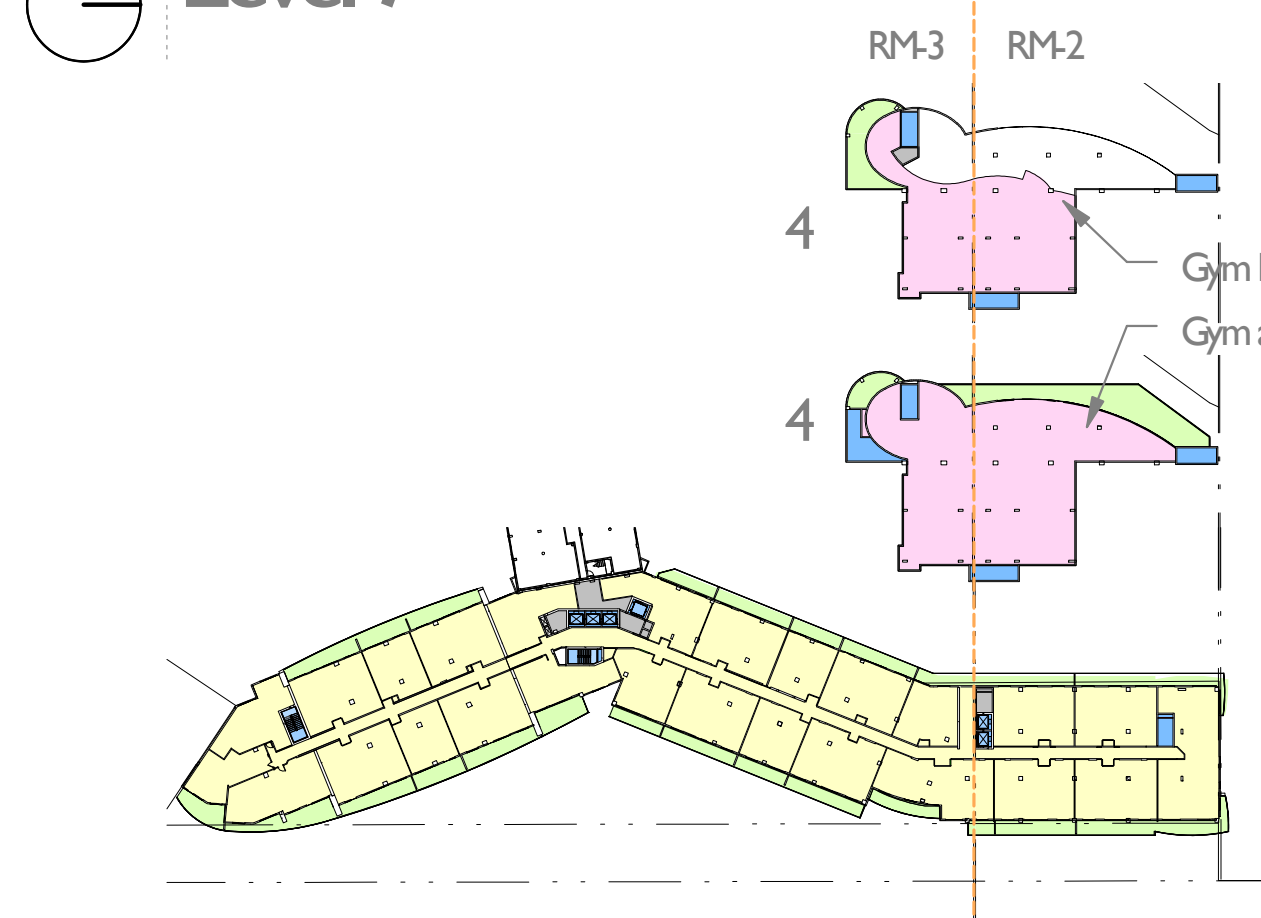
Level 4



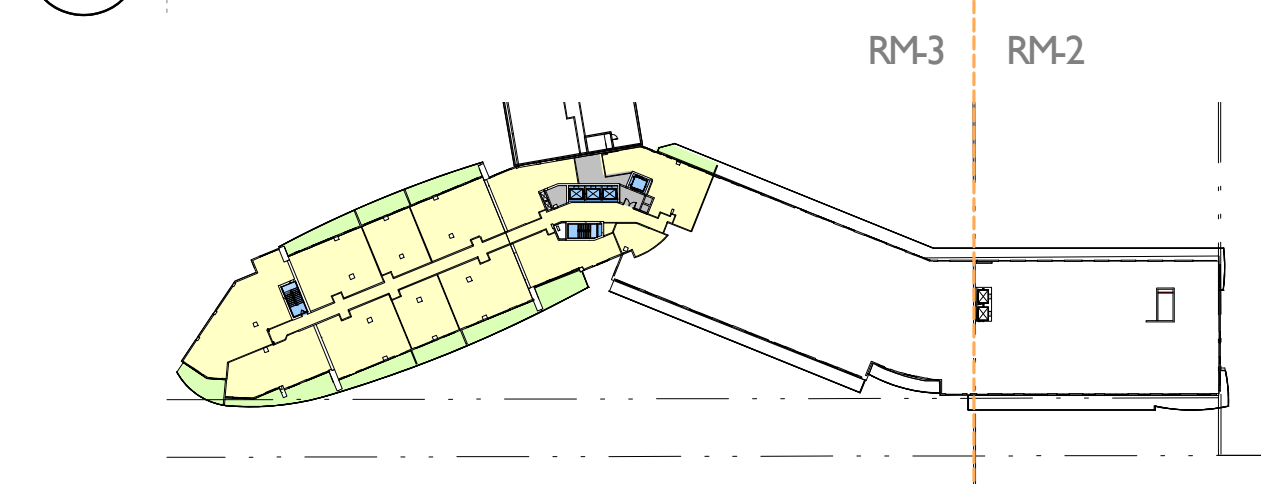
Level 5-6



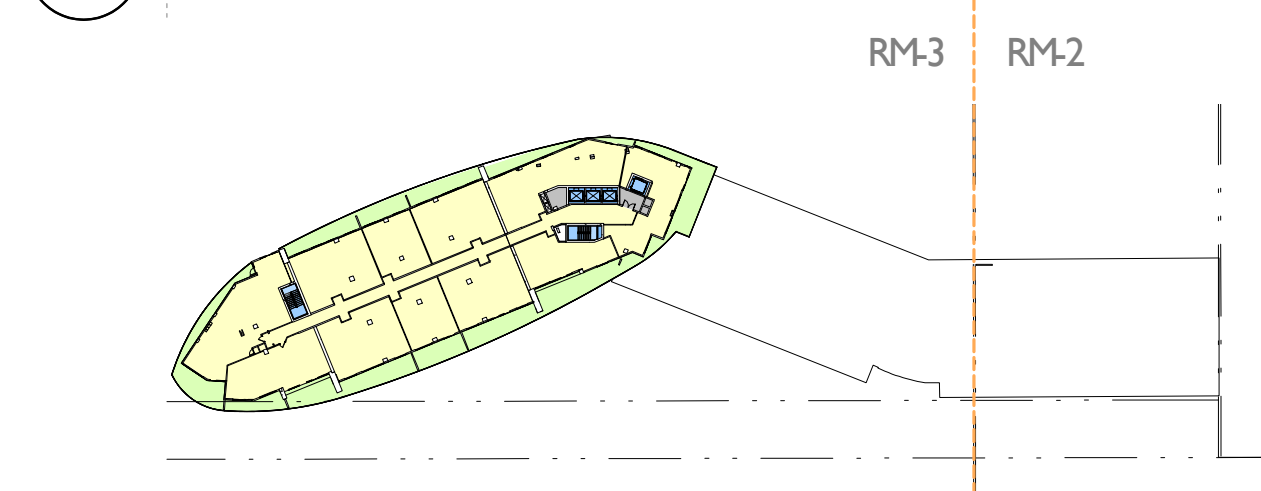
Level 7



Level 8-15



Level 16



Level 17-32

ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - PROPOSED

FAR - CENTRAL TOWER - PROPOSED RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 1			
CORE FAR	350 SF	1	350 SF
RESIDENTIAL FAR	1,265 SF	1	1,265 SF
SERVICE BOH FAR	125 SF	1	125 SF
	1,739 SF		1,739 SF
Town House - Level 2			
RESIDENTIAL FAR	3,715 SF	1	3,715 SF
	3,715 SF		3,715 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
CORE FAR	176 SF	1	176 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	3,297 SF	1	3,297 SF
RESIDENTIAL FAR	4,915 SF	3	14,745 SF
SERVICE BOH FAR	178 SF	1	178 SF
	8,771 SF		19,012 SF
Central Tower - Level 4			
CORE FAR	1,016 SF	1	1,016 SF
RESIDENTIAL FAR	5,802 SF	1	5,802 SF
SERVICE BOH FAR	138 SF	1	138 SF
	6,955 SF		6,955 SF

FAR - CENTRAL TOWER - PROPOSED RM-3

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 1			
COMMERCIAL FAR	4,333 SF	1	4,333 SF
CORE FAR	1,407 SF	1	1,407 SF
RESIDENTIAL FAR	9,617 SF	1	9,617 SF
SERVICE BOH FAR	9,434 SF	1	9,434 SF
	24,791 SF		24,791 SF
Town House - Level 2			
RESIDENTIAL FAR	11,463 SF	1	11,463 SF
	11,463 SF		11,463 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
AMENITY FAR	7,839 SF	1	7,839 SF
COMMERCIAL FAR	5,836 SF	1	5,836 SF
CORE FAR	1,227 SF	1	1,227 SF
CORE FAR	181 SF	3	543 SF
RESIDENTIAL FAR	18,785 SF	1	18,785 SF
RESIDENTIAL FAR	2,476 SF	3	7,428 SF
SERVICE BOH FAR	1,206 SF	1	1,206 SF
SERVICE BOH FAR	132 SF	3	395 SF
	37,681 SF		43,259 SF
Central Tower - Level 4			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	16,084 SF	1	16,084 SF
SERVICE BOH FAR	570 SF	1	570 SF
	17,631 SF		17,631 SF
Central Tower - Level 5- 6 & Garden Apartments Level 5 - 7			
CORE FAR	977 SF	2	1,954 SF
CORE FAR	184 SF	3	553 SF
RESIDENTIAL FAR	16,055 SF	2	32,110 SF
RESIDENTIAL FAR	2,614 SF	3	7,842 SF
SERVICE BOH FAR	570 SF	2	1,140 SF
	20,400 SF		43,599 SF

FAR - CENTRAL TOWER - PROPOSED RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 5 - 6 & Garden Apartments Level 5 - 7			
CORE FAR	337 SF	2	675 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	5,716 SF	2	11,431 SF
RESIDENTIAL FAR	4,419 SF	3	13,257 SF
SERVICE BOH FAR	127 SF	2	255 SF
	10,805 SF		26,233 SF
Central Tower - Level 7			
CORE FAR	337 SF	1	337 SF
RESIDENTIAL FAR	8,303 SF	1	8,303 SF
SERVICE BOH FAR	127 SF	1	127 SF
	8,768 SF		8,768 SF
Central Tower - Level 8 - 15 & Garden Apartments Gym Level			
AMENITY FAR	5,672 SF	1	5,672 SF
CORE FAR	414 SF	1	414 SF
CORE FAR	337 SF	8	2,699 SF
RESIDENTIAL FAR	8,303 SF	8	66,424 SF
SERVICE BOH FAR	127 SF	8	1,020 SF
	14,854 SF		76,229 SF
Garden Apartments Gym Mezzanine			
AMENITY FAR	3,084 SF	1	3,084 SF
CORE FAR	414 SF	1	414 SF
	3,498 SF		3,498 SF
RM-2	59,105 SF		146,149 SF

FAR - CENTRAL TOWER - PROPOSED RM-3

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 7			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	26,758 SF	1	26,758 SF
SERVICE BOH FAR	570 SF	1	570 SF
	28,305 SF		28,305 SF
Central Tower - Level 8 - 15 & Garden Apartments Gym Level			
AMENITY FAR	3,907 SF	1	3,907 SF
CORE FAR	620 SF	1	620 SF
CORE FAR	754 SF	8	6,035 SF
RESIDENTIAL FAR	26,983 SF	8	215,861 SF
SERVICE BOH FAR	570 SF	8	4,562 SF
	32,834 SF		230,985 SF
Garden Apartments Gym Mezzanine			
AMENITY FAR	2,787 SF	1	2,787 SF
CORE FAR	211 SF	1	211 SF
SERVICE BOH FAR	94 SF	1	94 SF
	3,092 SF		3,092 SF
Central Tower - Level 16			
CORE FAR	754 SF	1	754 SF
RESIDENTIAL FAR	15,486 SF	1	15,486 SF
SERVICE BOH FAR	570 SF	1	570 SF
	16,810 SF		16,810 SF
Central Tower - Level 17 - 32			
CORE FAR	754 SF	16	12,071 SF
RESIDENTIAL FAR	15,602 SF	16	249,634 SF
SERVICE BOH FAR	286 SF	16	4,571 SF
	16,642 SF		266,275 SF
TOTAL RM-3	209,651 SF		686,211 SF

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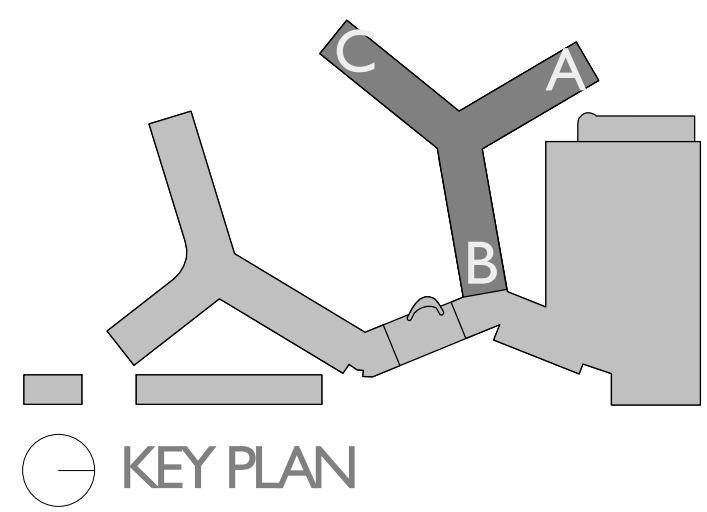
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Scale: 1" = 100'-0"
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- AMENITY FAR

BALCONY FAR

BALCONY NON FAR

COMMERCIAL FAR

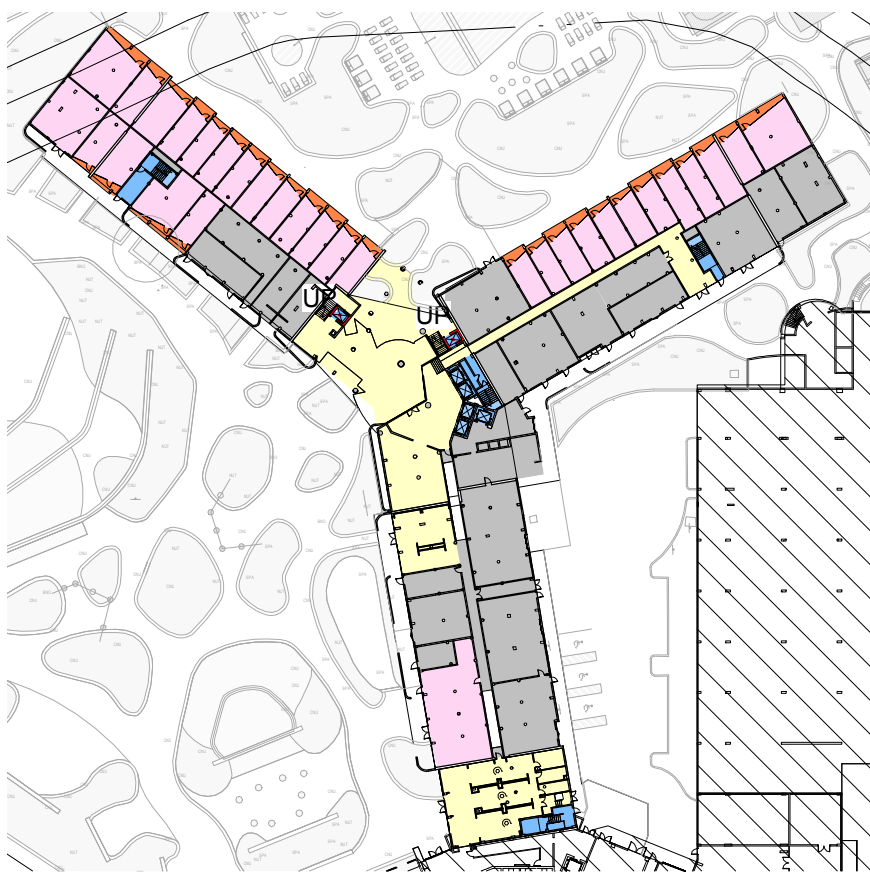
CORE FAR
- MISC. FAR

RESIDENTIAL FAR

RESIDENTIAL NON FAR

SERVICE BOH FAR

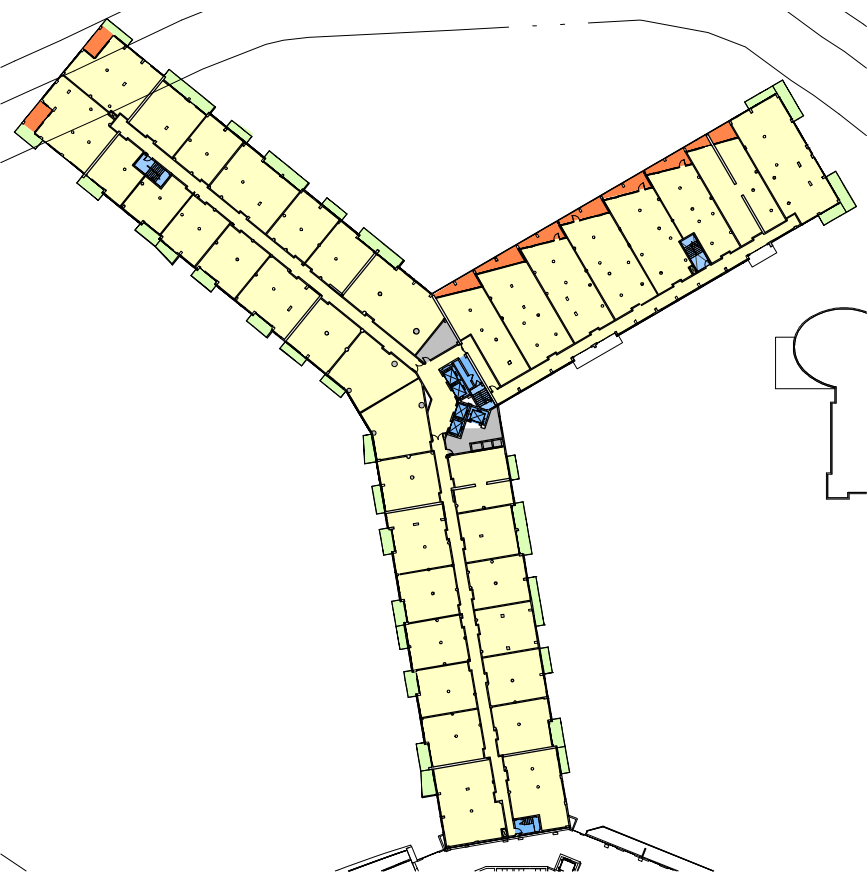
SERVICE BOH NON-FAR



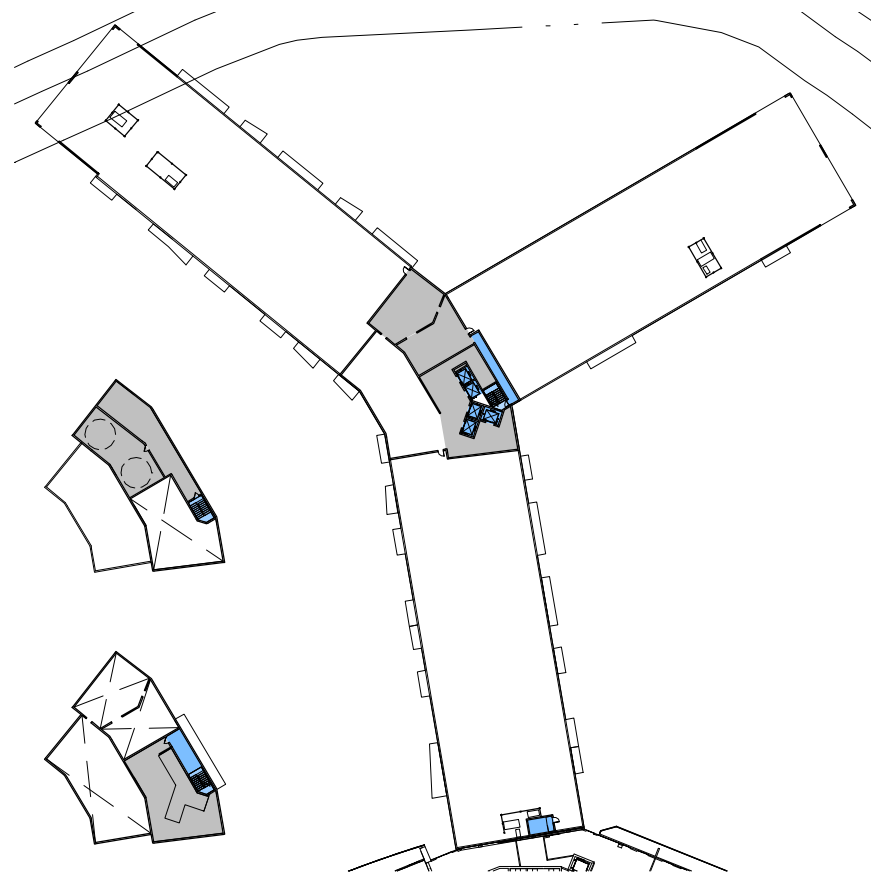
Level 1 - Proposed



Level 3,5,7 - Proposed



Level 9,11 - Proposed



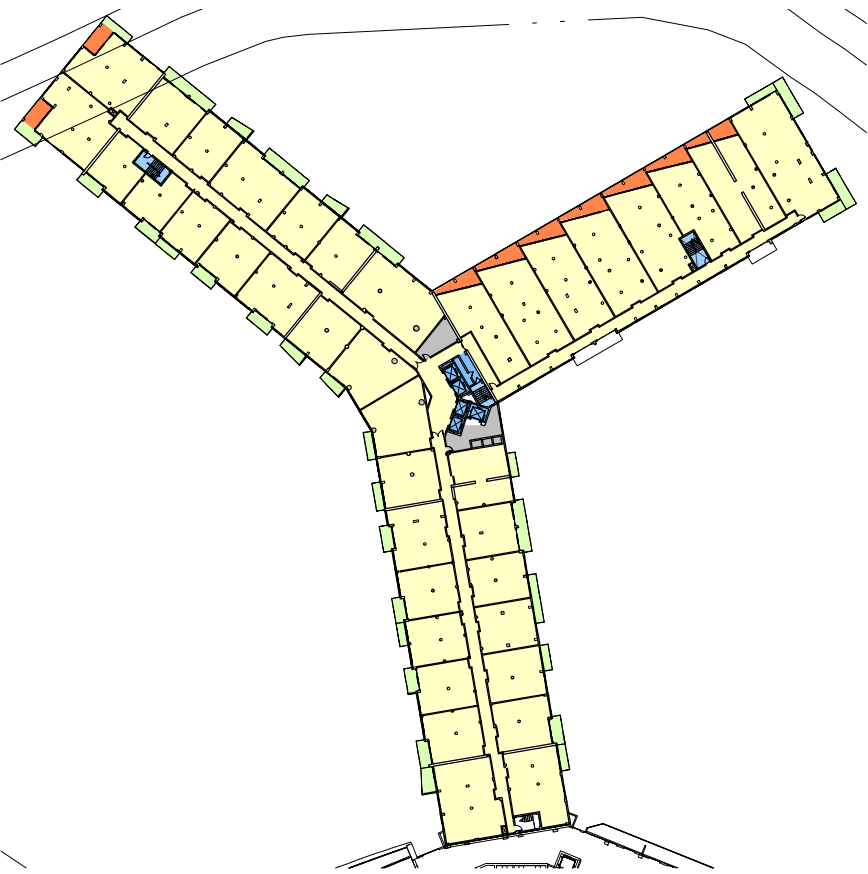
Roof - Proposed



Mezzanine Level - Proposed



Level 4,6 - Proposed



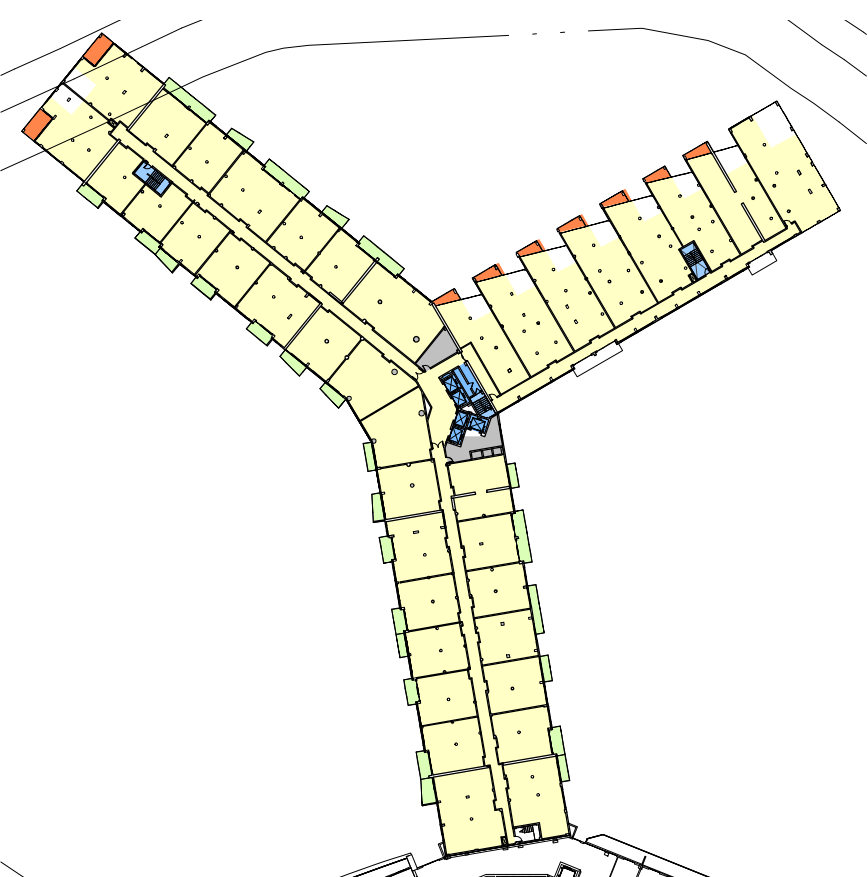
Level 13 - Proposed



Level 2 - Proposed



Level 8,10,12 - Proposed



Level 14 - Proposed

ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - PROPOSED

FAR - NORTH TOWER - PROPOSED			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOOR	TOTAL AREA
North Tower - LOBBY LEVEL			
AMENITY FAR	14,578 SF	1	14,578 SF
BALCONY FAR	1,762 SF	1	1,762 SF
CORE FAR	1,674 SF	1	1,674 SF
RESIDENTIAL FAR	10,964 SF	1	10,964 SF
SERVICE BOH FAR	17,921 SF	1	17,921 SF
	46,899 SF		46,899 SF
North Tower - MEZZANINE LEVEL			
BALCONY FAR	1,268 SF	1	1,268 SF
CORE FAR	751 SF	1	751 SF
RESIDENTIAL FAR	21,573 SF	1	21,573 SF
SERVICE BOH FAR	1,924 SF	1	1,924 SF
	25,517 SF		25,517 SF
North Tower - LEVEL 2			
BALCONY FAR	2,259 SF	1	2,259 SF
CORE FAR	997 SF	1	997 SF
RESIDENTIAL FAR	41,425 SF	1	41,425 SF
SERVICE BOH FAR	1,581 SF	1	1,581 SF
	46,262 SF		46,262 SF
North Tower - LEVEL 3,5,7			
BALCONY FAR	2,252 SF	3	6,757 SF
CORE FAR	1,077 SF	3	3,230 SF
RESIDENTIAL FAR	41,437 SF	3	124,310 SF
SERVICE BOH FAR	1,601 SF	3	4,802 SF
	46,366 SF		139,098 SF
North Tower - LEVEL 4,6			
BALCONY FAR	2,256 SF	2	4,511 SF
CORE FAR	1,087 SF	2	2,173 SF
RESIDENTIAL FAR	40,823 SF	2	81,646 SF
SERVICE BOH FAR	1,572 SF	2	3,145 SF
	45,738 SF		91,476 SF
North Tower - LEVEL 8,10,12			
BALCONY FAR	1,342 SF	3	4,026 SF
CORE FAR	1,087 SF	3	3,260 SF
RESIDENTIAL FAR	42,580 SF	3	127,740 SF
SERVICE BOH FAR	675 SF	3	2,024 SF
	45,683 SF		137,050 SF
North Tower - LEVEL 9,11			
BALCONY FAR	1,342 SF	2	2,683 SF
CORE FAR	1,087 SF	2	2,173 SF
RESIDENTIAL FAR	43,180 SF	2	86,361 SF
SERVICE BOH FAR	647 SF	2	1,293 SF
	46,255 SF		92,511 SF
North Tower - LEVEL 13			
BALCONY FAR	1,342 SF	1	1,342 SF
CORE FAR	958 SF	1	958 SF
RESIDENTIAL FAR	43,180 SF	1	43,180 SF
SERVICE BOH FAR	647 SF	1	647 SF
	46,126 SF		46,126 SF
North Tower - LEVEL 14			
BALCONY FAR	709 SF	1	709 SF
CORE FAR	958 SF	1	958 SF
RESIDENTIAL FAR	41,650 SF	1	41,650 SF
SERVICE BOH FAR	647 SF	1	647 SF
	43,963 SF		43,963 SF
North Tower - ROOF LEVEL			
CORE FAR	857 SF	1	857 SF
SERVICE BOH FAR	3,052 SF	1	3,052 SF
	3,909 SF		3,909 SF
North Tower - ELEVATOR MECH RM			
CORE FAR	361 SF	1	361 SF
SERVICE BOH FAR	1,589 SF	1	1,589 SF
	1,950 SF		1,950 SF
North Tower - TANK ROOM			
CORE FAR	140 SF	1	140 SF
SERVICE BOH FAR	2,035 SF	1	2,035 SF
	2,175 SF		2,175 SF
NORTH TOWER TOTAL	400,844 SF		676,936 SF

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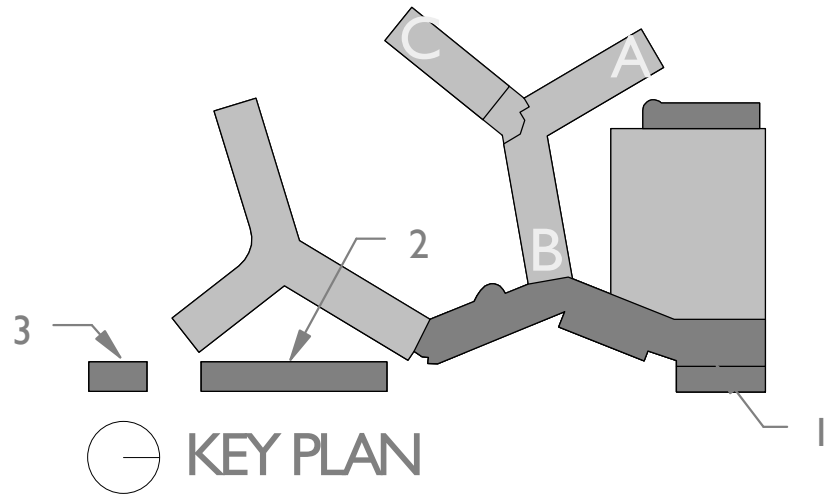
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FAR - CENTRAL TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	350 SF
RESIDENTIAL FAR	1,265 SF
SERVICE BOH FAR	125 SF
RM-2 TOTAL	1,739 SF
RM-3	
COMMERCIAL FAR	4,333 SF
CORE FAR	1,407 SF
RESIDENTIAL FAR	9,617 SF
SERVICE BOH FAR	9,434 SF
RM-3 TOTAL	24,791 SF

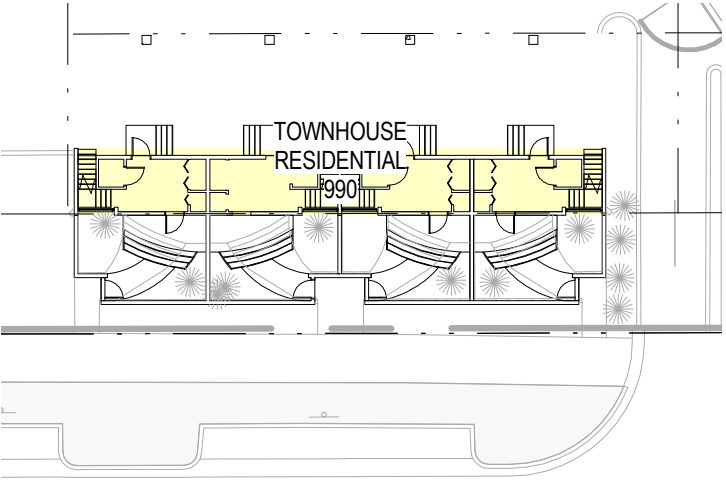
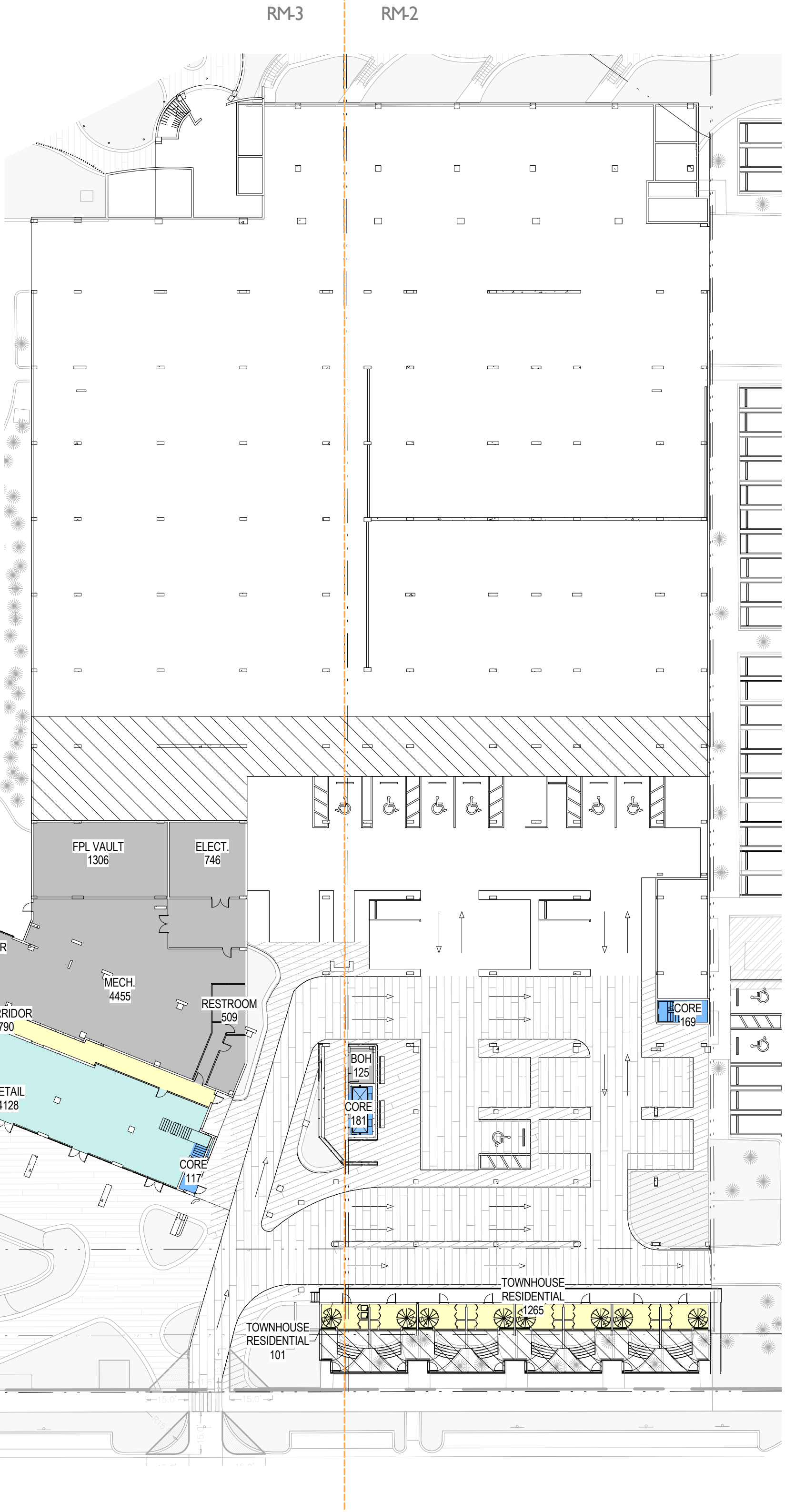
NON FAR - CENTRAL TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA

- COMMERCIAL FAR

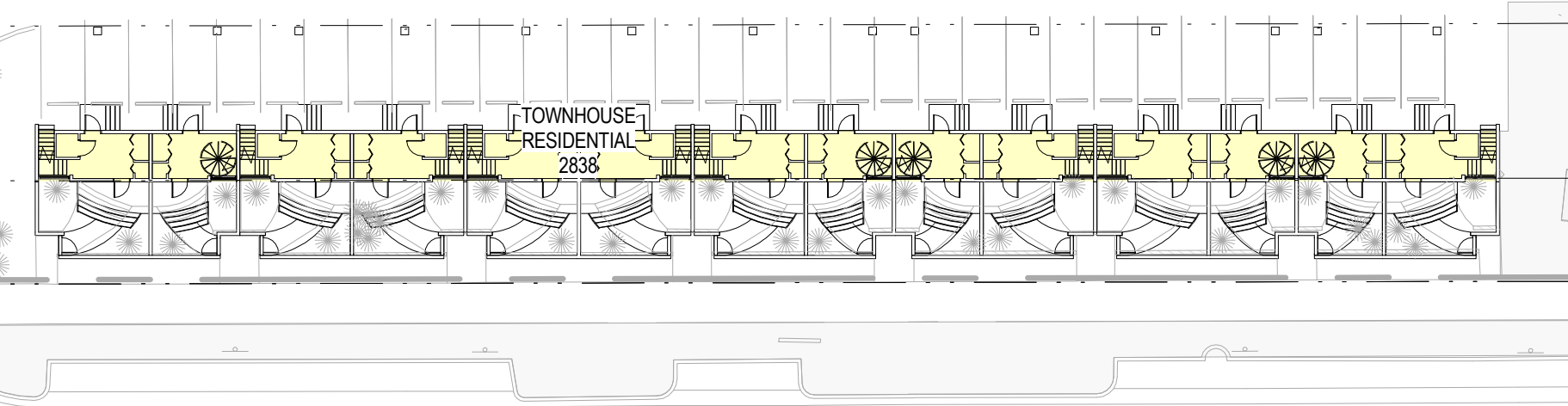
CORE FAR

RESIDENTIAL FAR

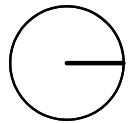
SERVICE BOH FAR



3 South Town House - Level I
SCALE: 1/32" = 1'-0"

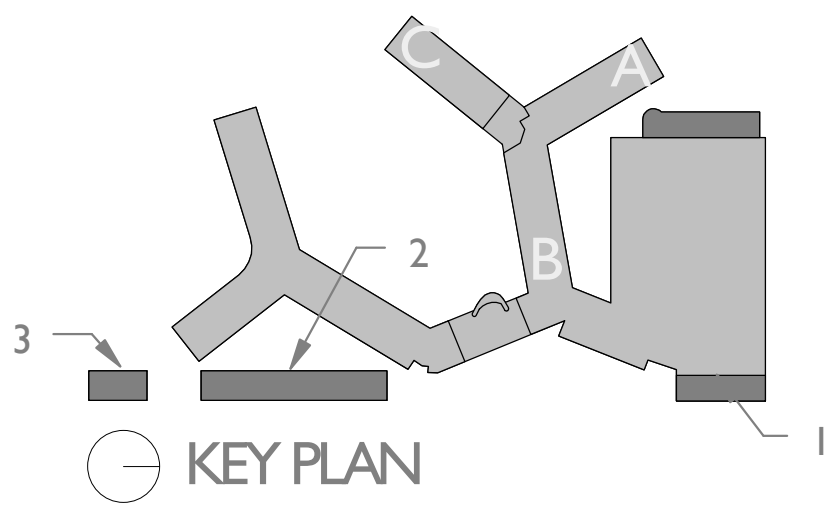


2 Mid Town House - Level I
SCALE: 1/32" = 1'-0"



Central Tower - Level I
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved

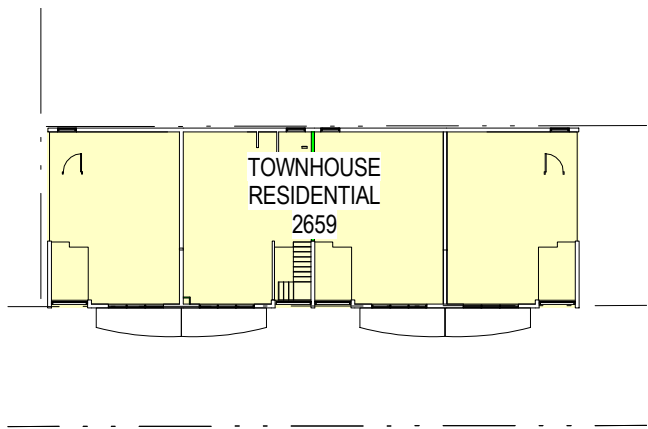


ZONING ANALYSIS FAR - PROPOSED

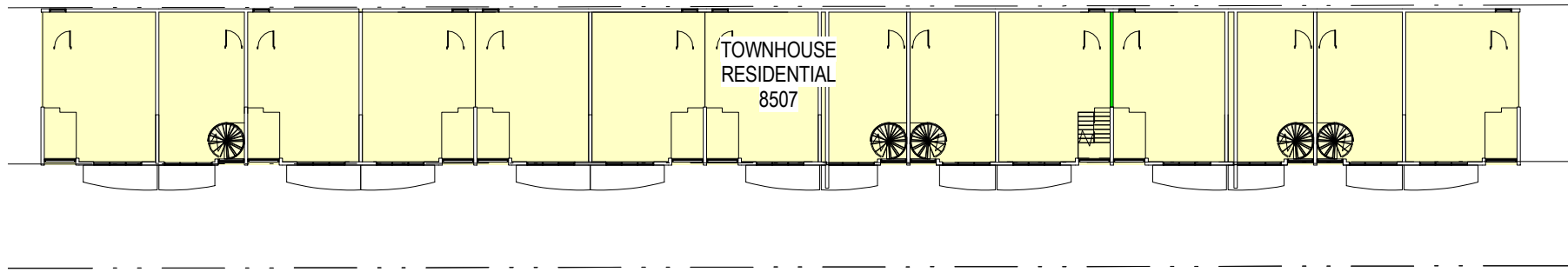
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FAR - TOWN HOUSE LEVEL 2 - PROPOSED	
FAR AREAS	Area
RM-2	
RM-2	3,715 SF
RM-2 TOTAL	3,715 SF
RM-3	
RM-3	11,463 SF
RM-3 TOTAL	11,463 SF

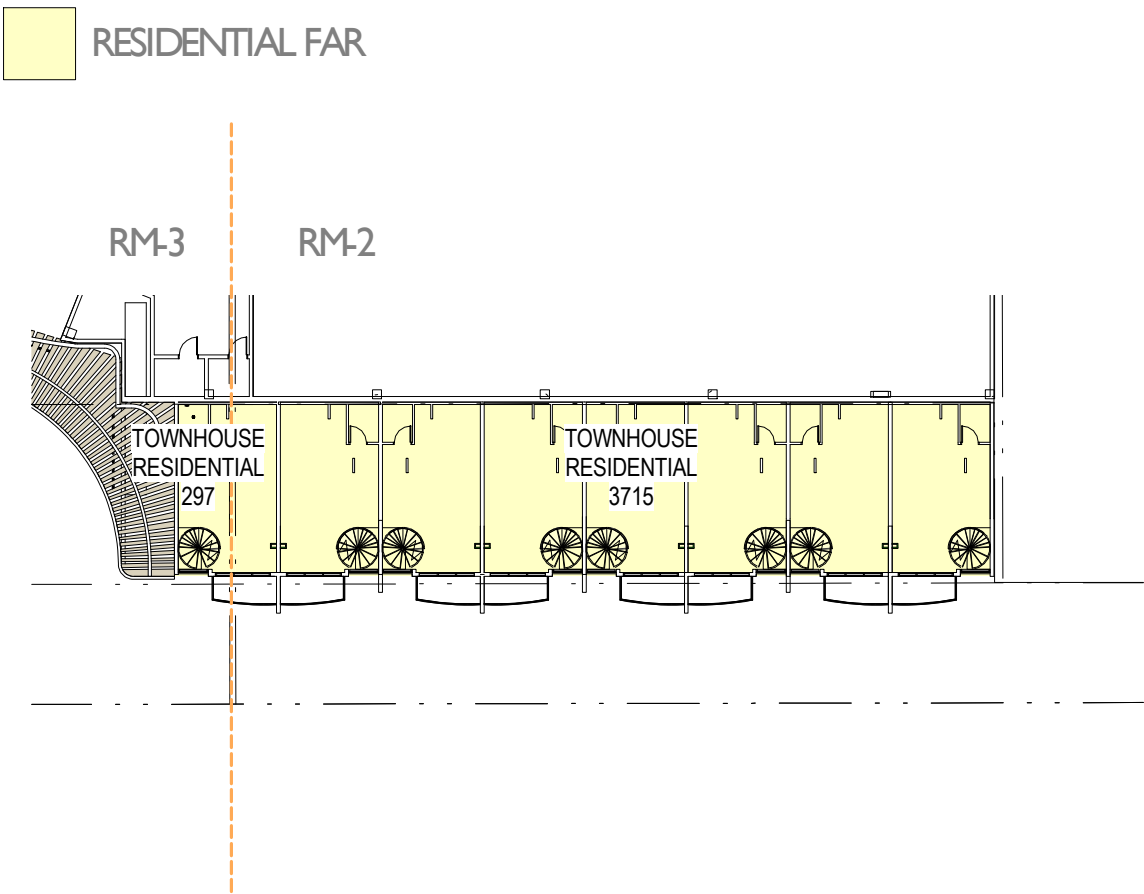
NON FAR - TOWN HOUSE LEVEL 2 - PROPOSED	
FAR AREAS	Area



3 South Town House - Level 2
SCALE: 1/32" = 1'-0"



2 Mid Town House - Level 2
SCALE: 1/32" = 1'-0"



1 North Town House - Level 2
SCALE: 1/32" = 1'-0"

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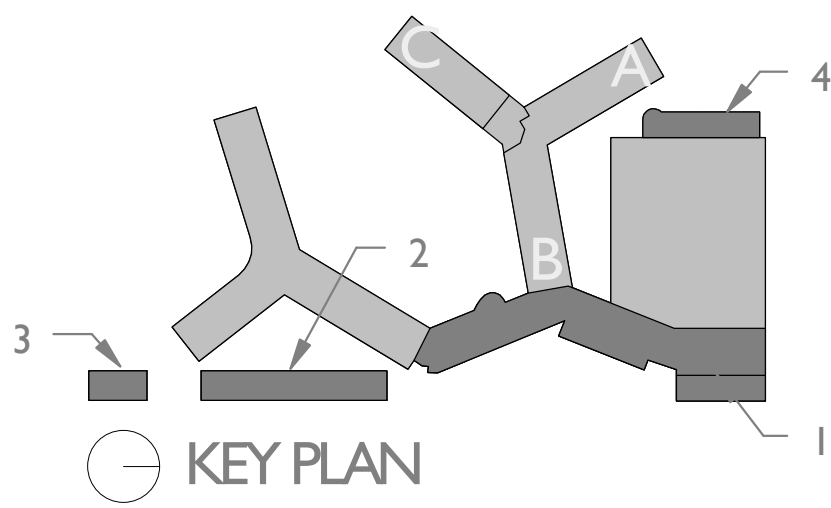


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FAR - CENTRAL TOWER LEVEL 3	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	381 SF
RESIDENTIAL FAR	8,212 SF
SERVICE BOH FAR	178 SF
RM-2 TOTAL	8,771 SF
RM-3	
AMENITY FAR	7,839 SF
COMMERCIAL FAR	5,836 SF
CORE FAR	1,409 SF
RESIDENTIAL FAR	21,261 SF
SERVICE BOH FAR	1,337 SF
RM-3 TOTAL	37,681 SF

NON FAR - CENTRAL TOWER LEVEL 3	
AREAS FAR / NON-FAR	AREA
RM-3	
Central Tower - Level 3	
BALCONY NON FAR	1,442 SF
RM-3 TOTAL	1,442 SF

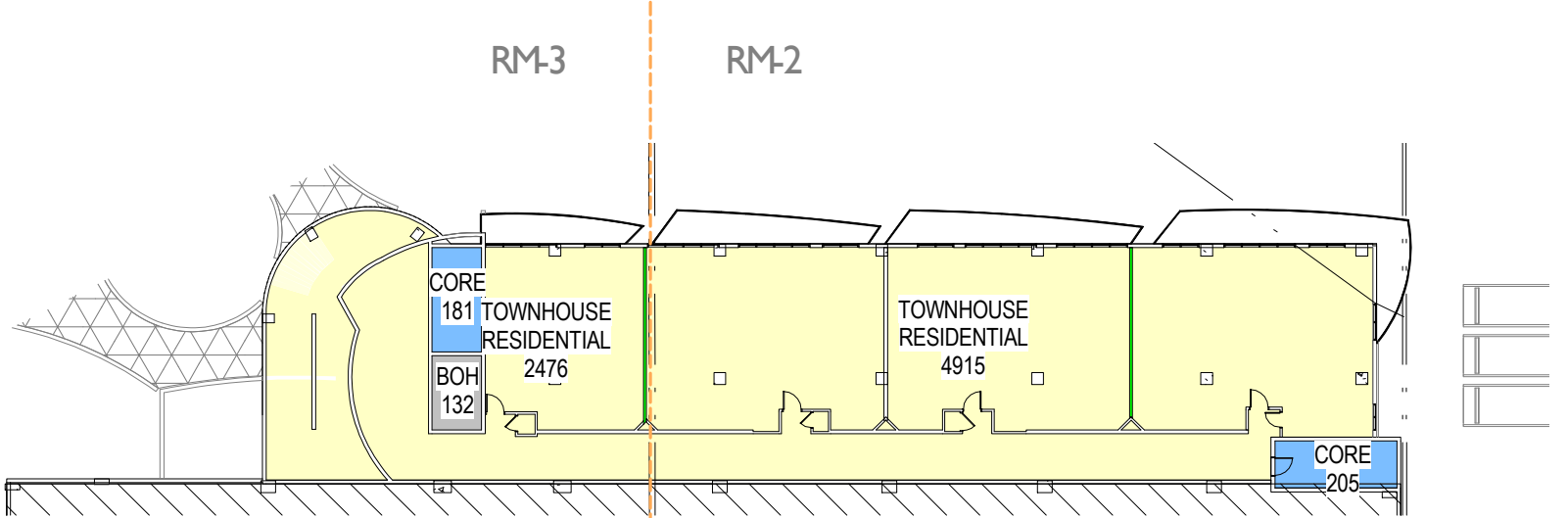
- AMENITY FAR

BALCONY NON FAR

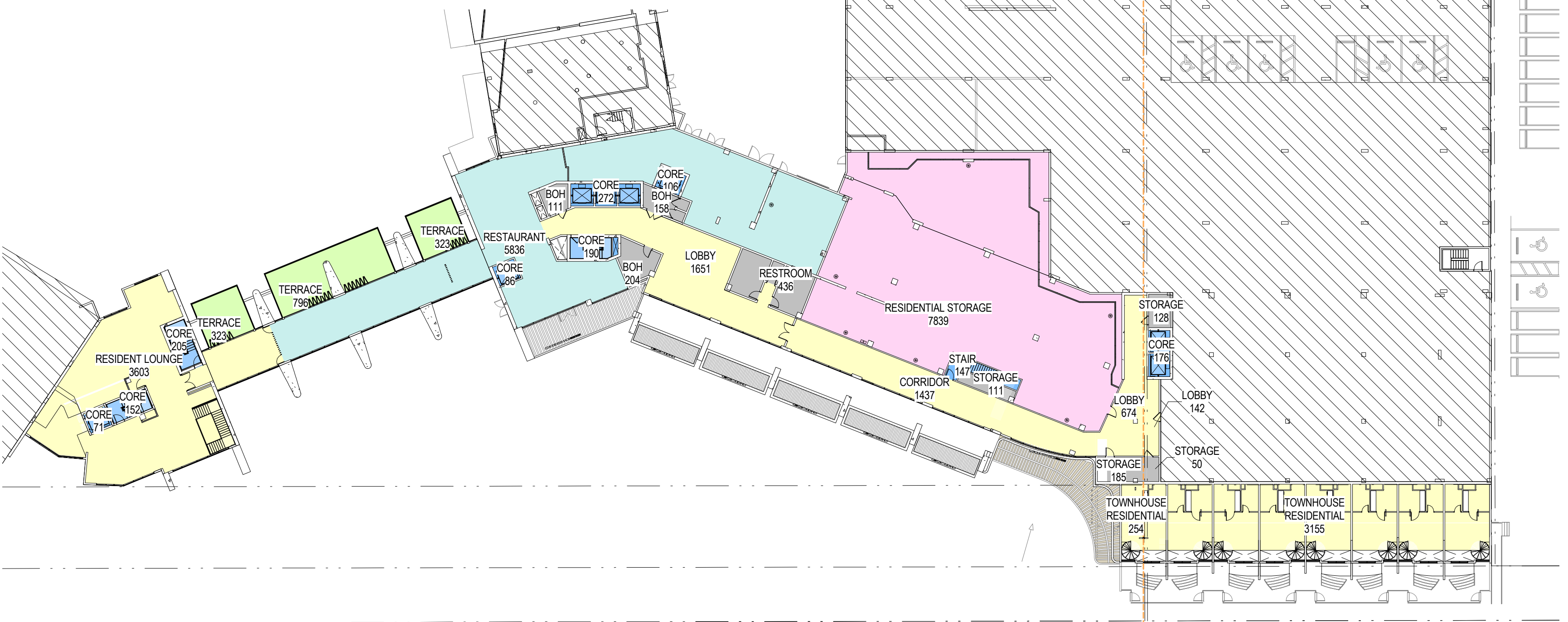
COMMERCIAL FAR
- CORE FAR

RESIDENTIAL FAR

SERVICE BOH FAR

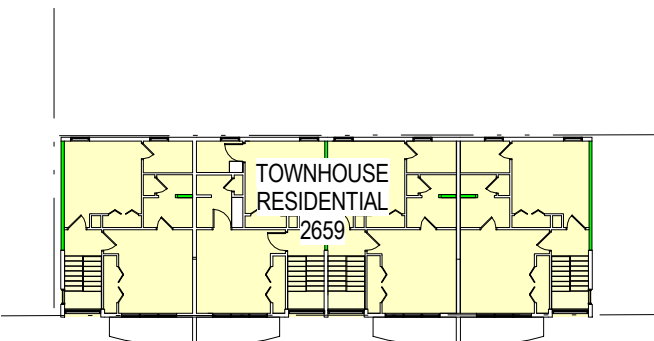


4 Garden Apartments - Level 2-4
SCALE: 1/32" = 1'-0"

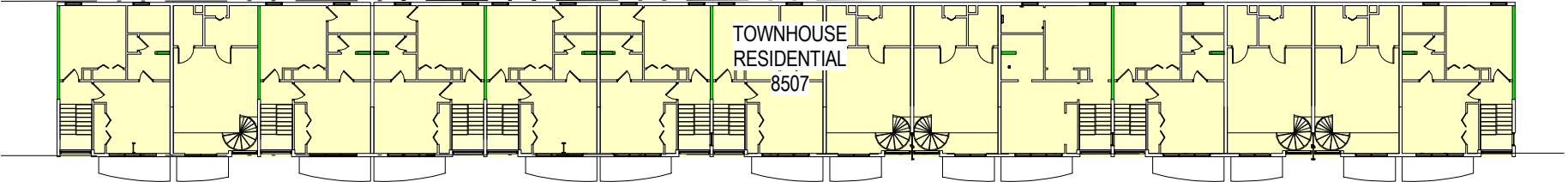


Central Tower - Level 3
SCALE: 1/32" = 1'-0"

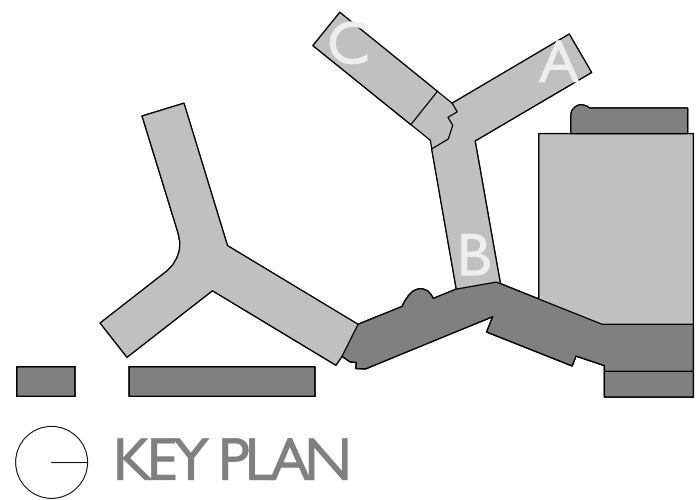
3 South Town House - Level 3
SCALE: 1/32" = 1'-0"



2 Mid Town House - Level 3
SCALE: 1/32" = 1'-0"



Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



RM-3 RM-2

- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

FAR - CENTRAL TOWER LEVEL 4	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	1,016 SF
RESIDENTIAL FAR	5,802 SF
SERVICE BOH FAR	138 SF
RM-2 TOTAL	6,955 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	16,084 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	17,631 SF

NON FAR - CENTRAL TOWER LEVEL 4	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	118 SF
RM-2 TOTAL	118 SF
RM-3	
BALCONY NON FAR	2,615 SF
RM-3 TOTAL	2,615 SF

FAR - CENTRAL TOWER LEVEL 5-6 & GARDEN APARTMENTS 5-7	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	542 SF
RESIDENTIAL FAR	10,135 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	10,805 SF
RM-3	
CORE FAR	1,161 SF
RESIDENTIAL FAR	18,669 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	20,400 SF

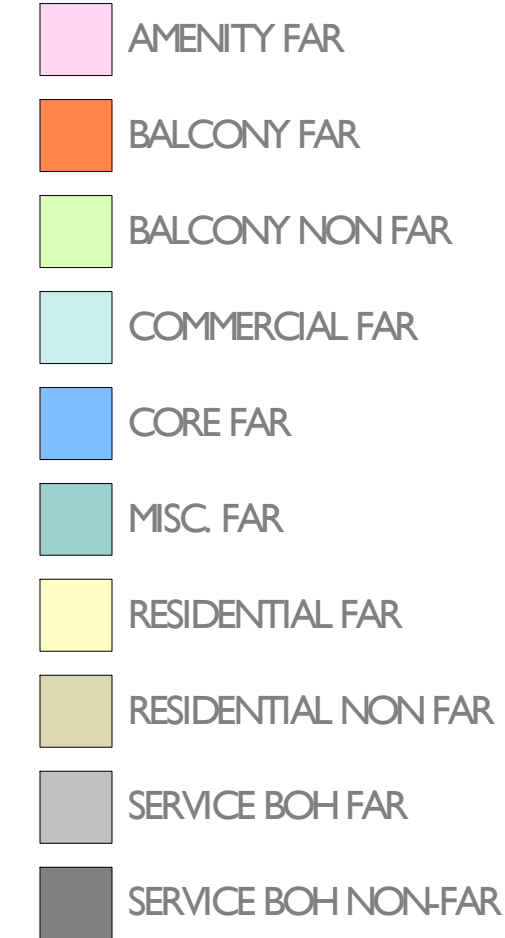
NON FAR - CENTRAL TOWER LEVEL 5-6 & GARDEN APARTMENTS 5-7	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	1,188 SF
RM-2 TOTAL	1,188 SF
RM-3	
BALCONY NON FAR	2,587 SF
RM-3 TOTAL	2,587 SF

Central Tower - Level 4
SCALE: 1/32" = 1'-0"

Garden Apartments - Level 5-7
SCALE: 1/32" = 1'-0"

Central Tower - Level 5-6
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



SCALE: 1/32" = 1'-0"



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NON FAR - CENTRAL TOWER LEVEL 7	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	3,176 SF
RM-2 TOTAL	3,176 SF
RM-3	
BALCONY NON FAR	6,525 SF
RM-3 TOTAL	6,525 SF

NON FAR - CENTRAL TOWER LEVEL 8-15 & GYM	
AREAS FAR / NON-FAR	AREA
RM-2	
Central Tower - Level 8 -15 & Garden Apartments Gym	
BALCONY NON FAR	3,500 SF
RM-2 TOTAL	3,500 SF
RM-3	
Central Tower - Level 8 -15 & Garden Apartments Gym	
BALCONY NON FAR	5,580 SF
Garden Apartments Gym Mezzanine	
BALCONY NON FAR	727 SF
RM-3 TOTAL	6,307 SF

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved

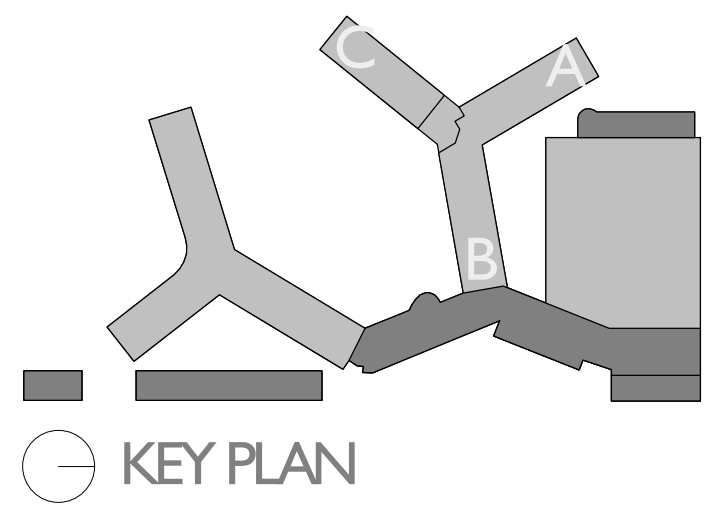
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KEY PLAN

ZONING ANALYSIS FAR - PROPOSED

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

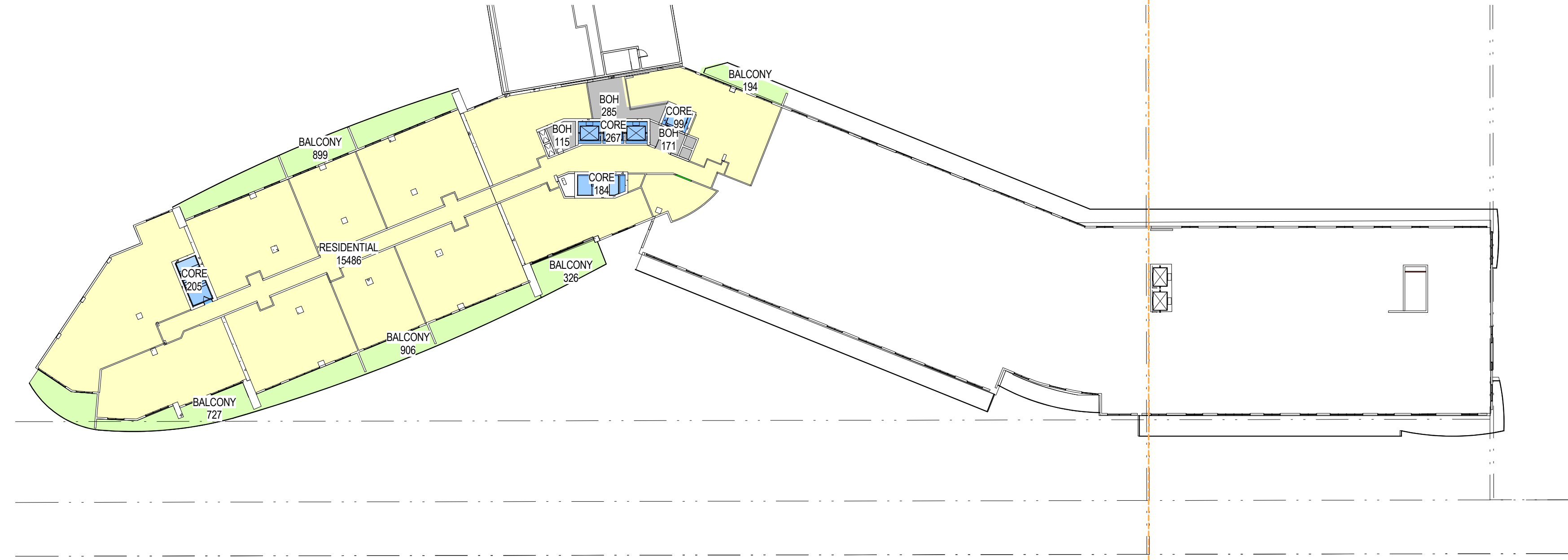


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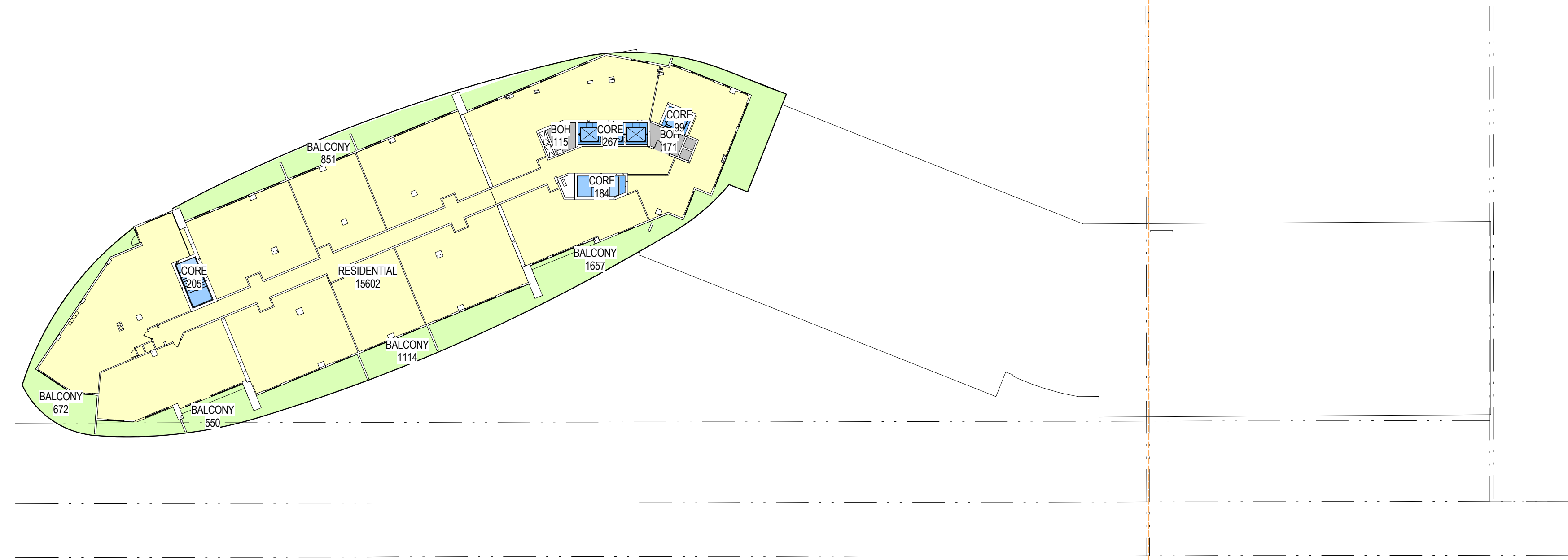


- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

FAR - CENTRAL TOWER LEVEL 16	
AREAS FAR / NON-FAR	AREA
RM-3	
CORE FAR	754 SF
RESIDENTIAL FAR	15,486 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	16,810 SF

NON FAR - CENTRAL TOWER LEVEL 16	
AREAS FAR / NON-FAR	AREA
RM-3	
BALCONY NON FAR	3,052 SF
RM-3 TOTAL	3,052 SF

Central Tower - Level 16
SCALE: 1/32" = 1'-0"

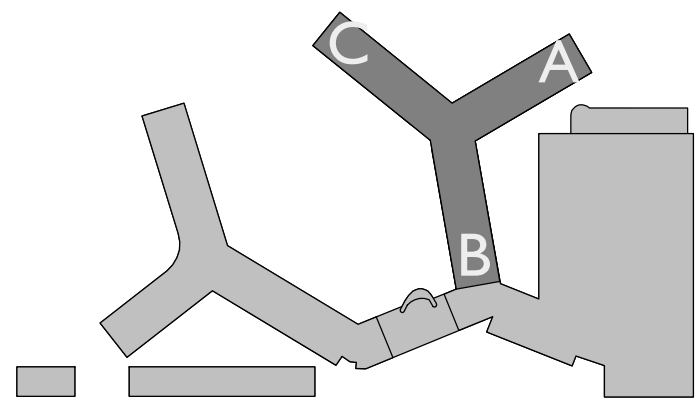


FAR - CENTRAL TOWER LEVEL 17-32	
AREAS FAR / NON-FAR	AREA
RM-3	
CORE FAR	754 SF
RESIDENTIAL FAR	15,602 SF
SERVICE BOH FAR	286 SF
RM-3 TOTAL	16,642 SF

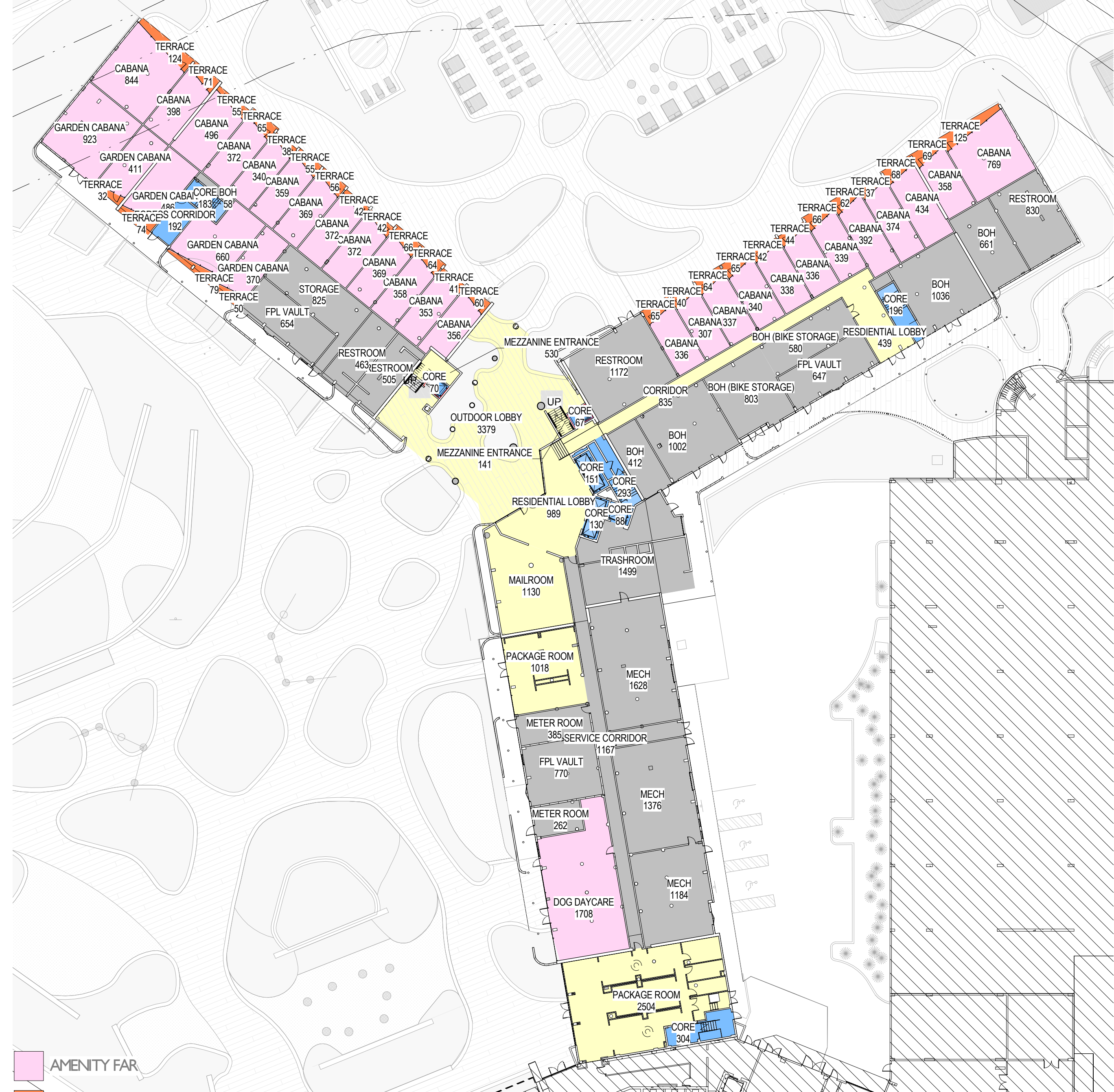
NON FAR - CENTRAL TOWER LEVEL 17-32	
AREAS FAR / NON-FAR	AREA
RM-3	
BALCONY NON FAR	4,843 SF
RM-3 TOTAL	4,843 SF

Central Tower - Level 17-32
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



KEY PLAN

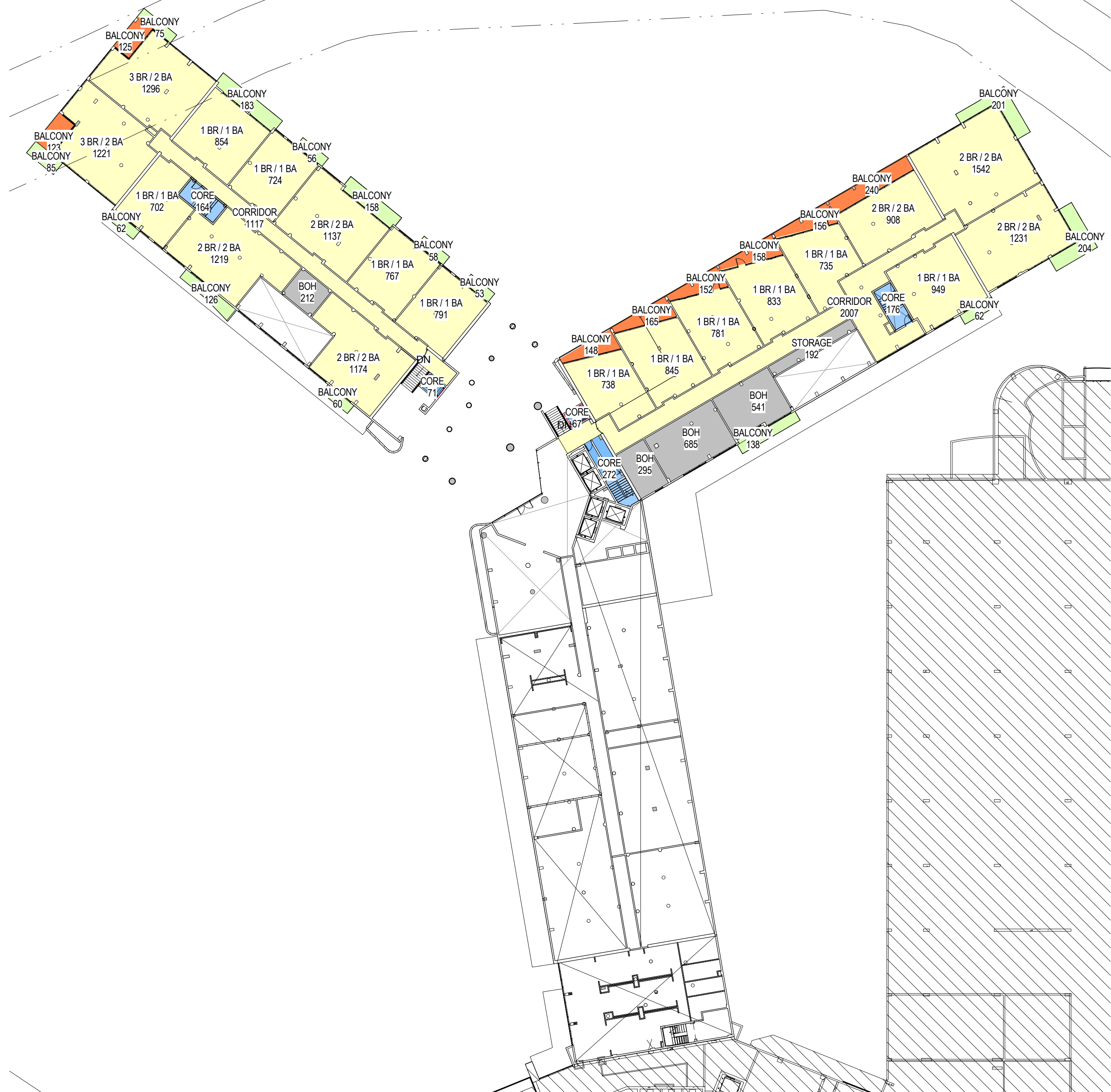


- AMENITY FAR
- BALCONY FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA
AMENITY FAR	14,578 SF
BALCONY FAR	1,762 SF
CORE FAR	1,674 SF
RESIDENTIAL FAR	10,964 SF
SERVICE BOH FAR	17,921 SF
TOTAL	46,899 SF

NON FAR - NORTH TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA

North Tower - LOBBY LEVEL
SCALE: 1/32" = 1'-0"



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER MEZZANINE	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,268 SF
CORE FAR	751 SF
RESIDENTIAL FAR	21,573 SF
SERVICE BOH FAR	1,924 SF
TOTAL	25,517 SF

NON FAR - NORTH TOWER..	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,521 SF
TOTAL	1,521 SF

North Tower - MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

ZONING ANALYSIS FAR - PROPOSED

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

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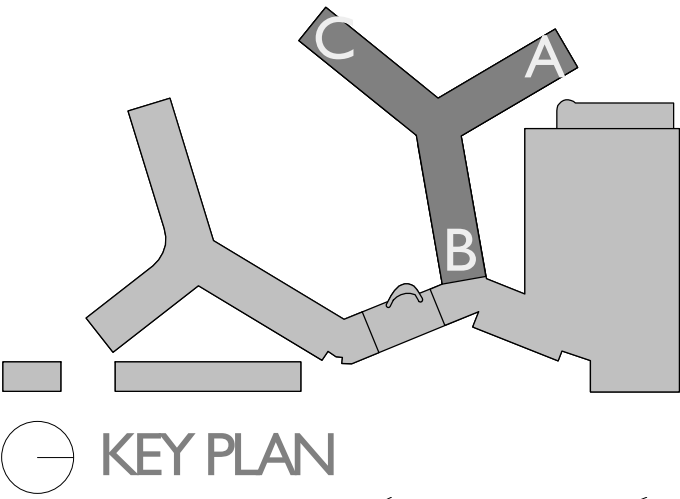
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Scale: 1/32" = 1'-0"
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- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 2	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,259 SF
CORE FAR	997 SF
RESIDENTIAL FAR	41,425 SF
SERVICE BOH FAR	1,581 SF
TOTAL	46,262 SF

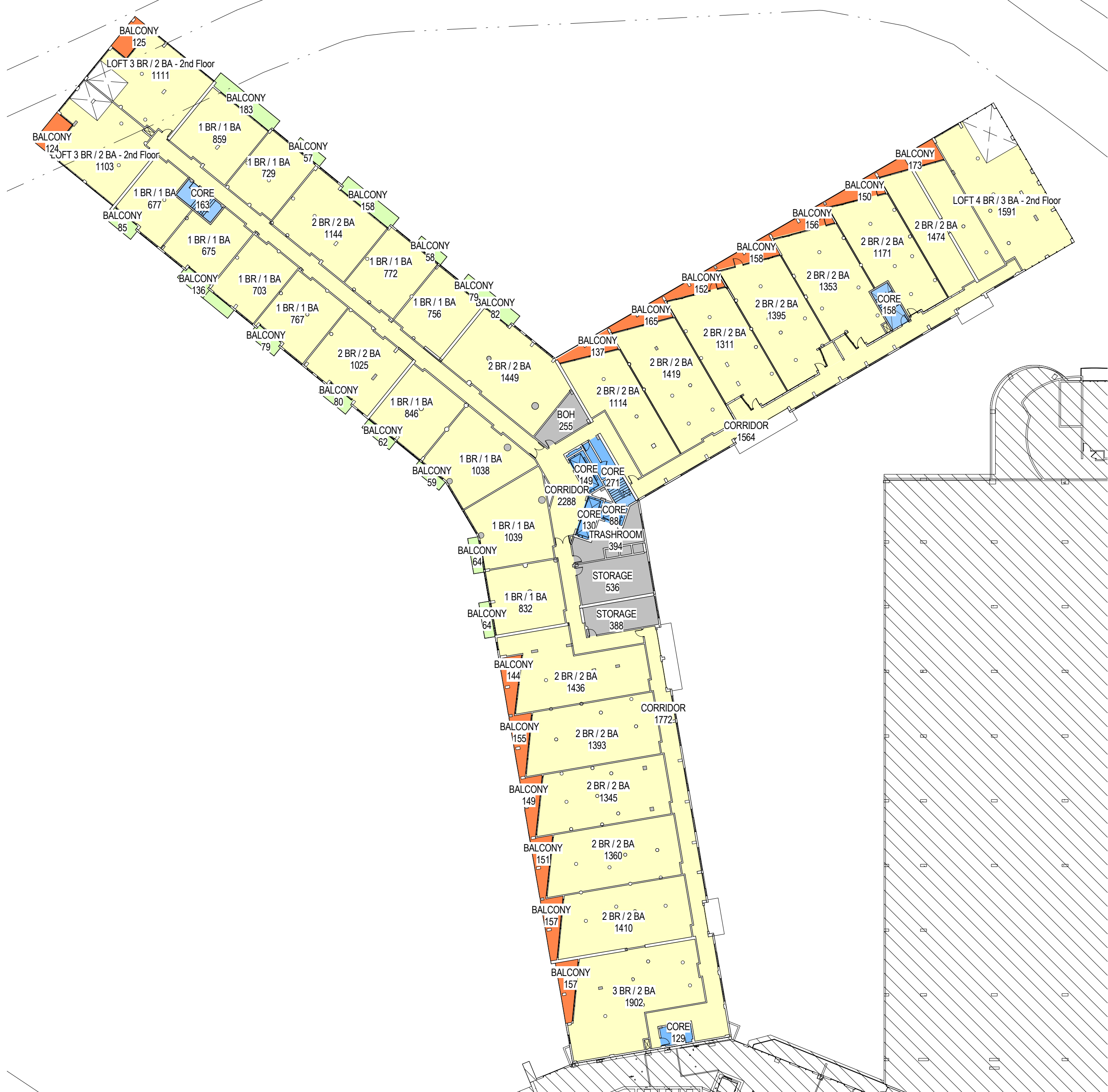
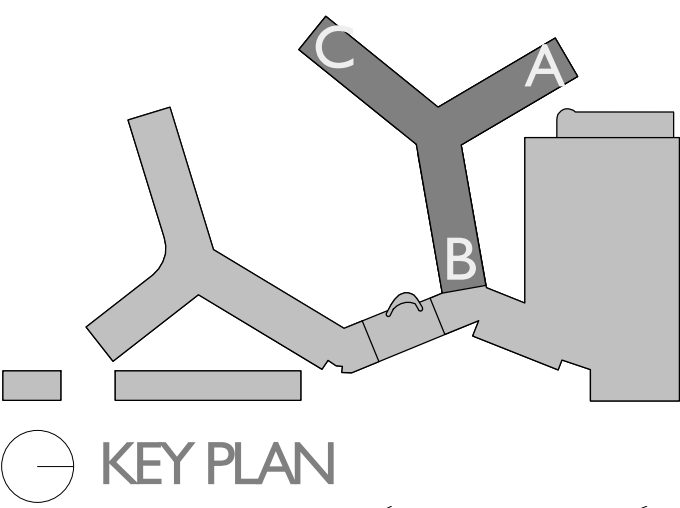
NON FAR - NORTH TOWER LEVEL 2	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,857 SF
TOTAL	1,857 SF



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 3,5,7	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,252 SF
CORE FAR	1,077 SF
RESIDENTIAL FAR	41,437 SF
SERVICE BOH FAR	1,601 SF
TOTAL	46,366 SF

NON FAR - NORTH TOWER LEVEL 3,5,7	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,846 SF
TOTAL	1,846 SF



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 4,6	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,256 SF
CORE FAR	1,087 SF
RESIDENTIAL FAR	40,823 SF
SERVICE BOH FAR	1,572 SF
TOTAL	45,738 SF

NON FAR - NORTH TOWER LEVEL 4,6	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,246 SF
TOTAL	1,246 SF

- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

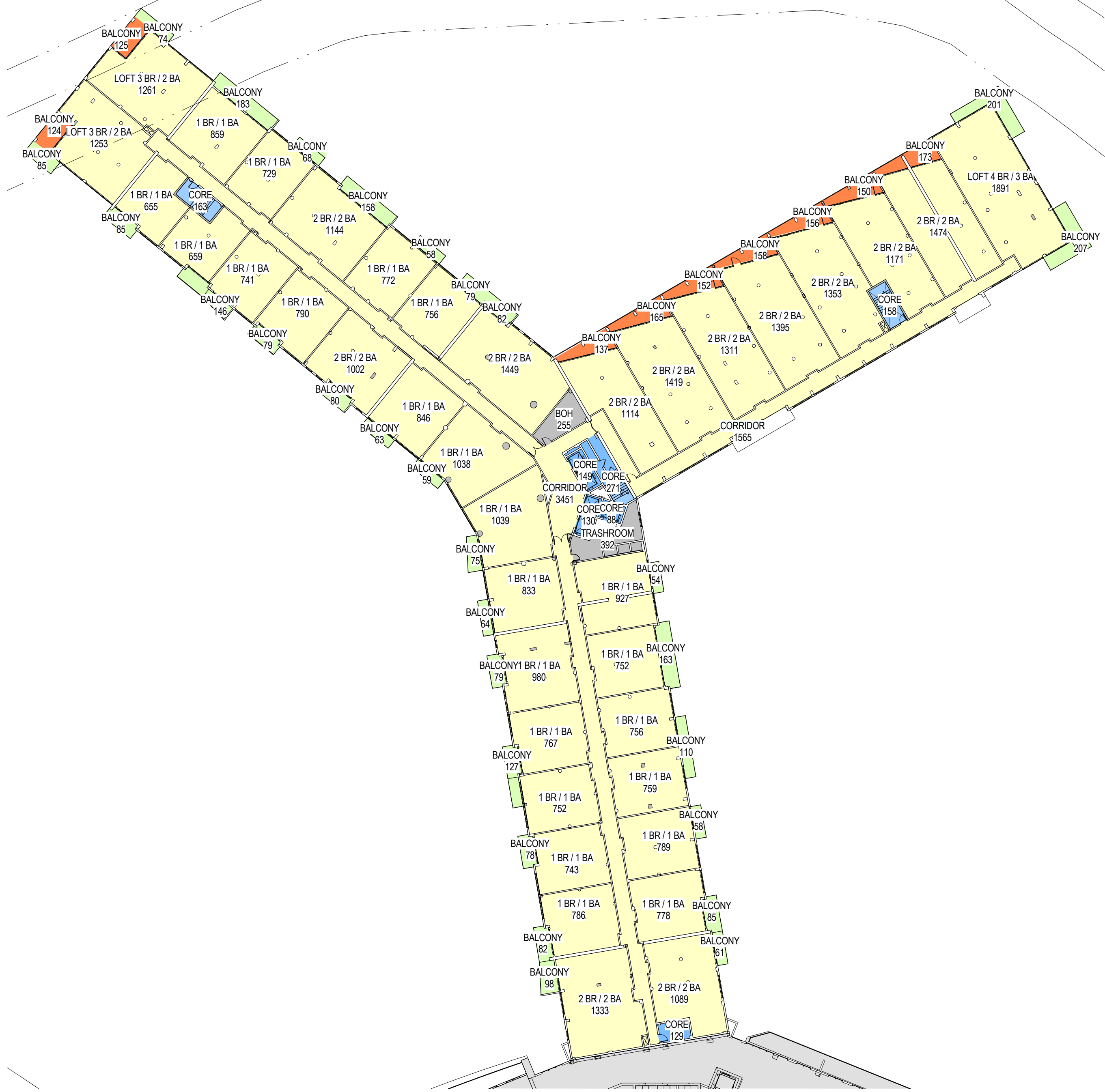
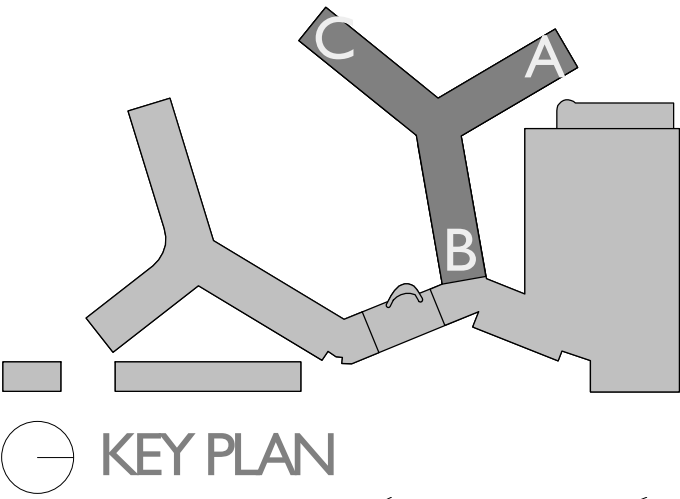
FAR - NORTH TOWER LEVEL 8,10,12	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	1,087 SF
RESIDENTIAL FAR	42,580 SF
SERVICE BOH FAR	675 SF
TOTAL	45,683 SF

NON FAR - NORTH TOWER LEVEL 8,10,12	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,299 SF
TOTAL	2,299 SF

NORTH TOWER - LEVEL 8,10,12
SCALE: 1/32" = 1'-0"

NORTH TOWER - LEVEL 4,6
SCALE: 1/32" = 1'-0"

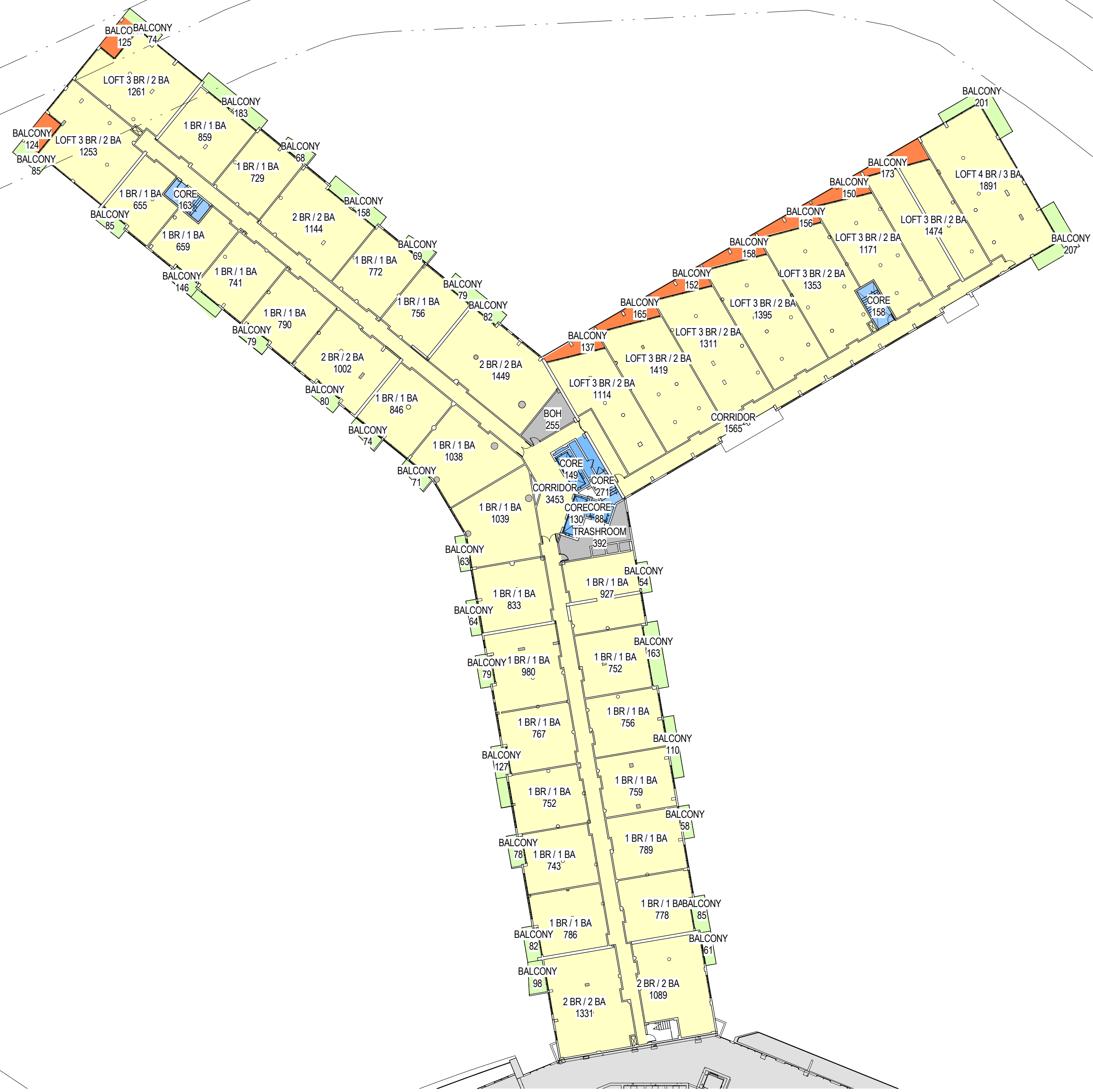
Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 9, I I	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	1,087 SF
RESIDENTIAL FAR	43,180 SF
SERVICE BOH FAR	647 SF
TOTAL	46,255 SF

NON FAR - NORTH TOWER LEVEL 9, I I	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,844 SF
TOTAL	2,844 SF



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 13	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	958 SF
RESIDENTIAL FAR	43,180 SF
SERVICE BOH FAR	647 SF
TOTAL	46,126 SF

NON FAR - NORTH TOWER LEVEL 13	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,865 SF
TOTAL	2,865 SF

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

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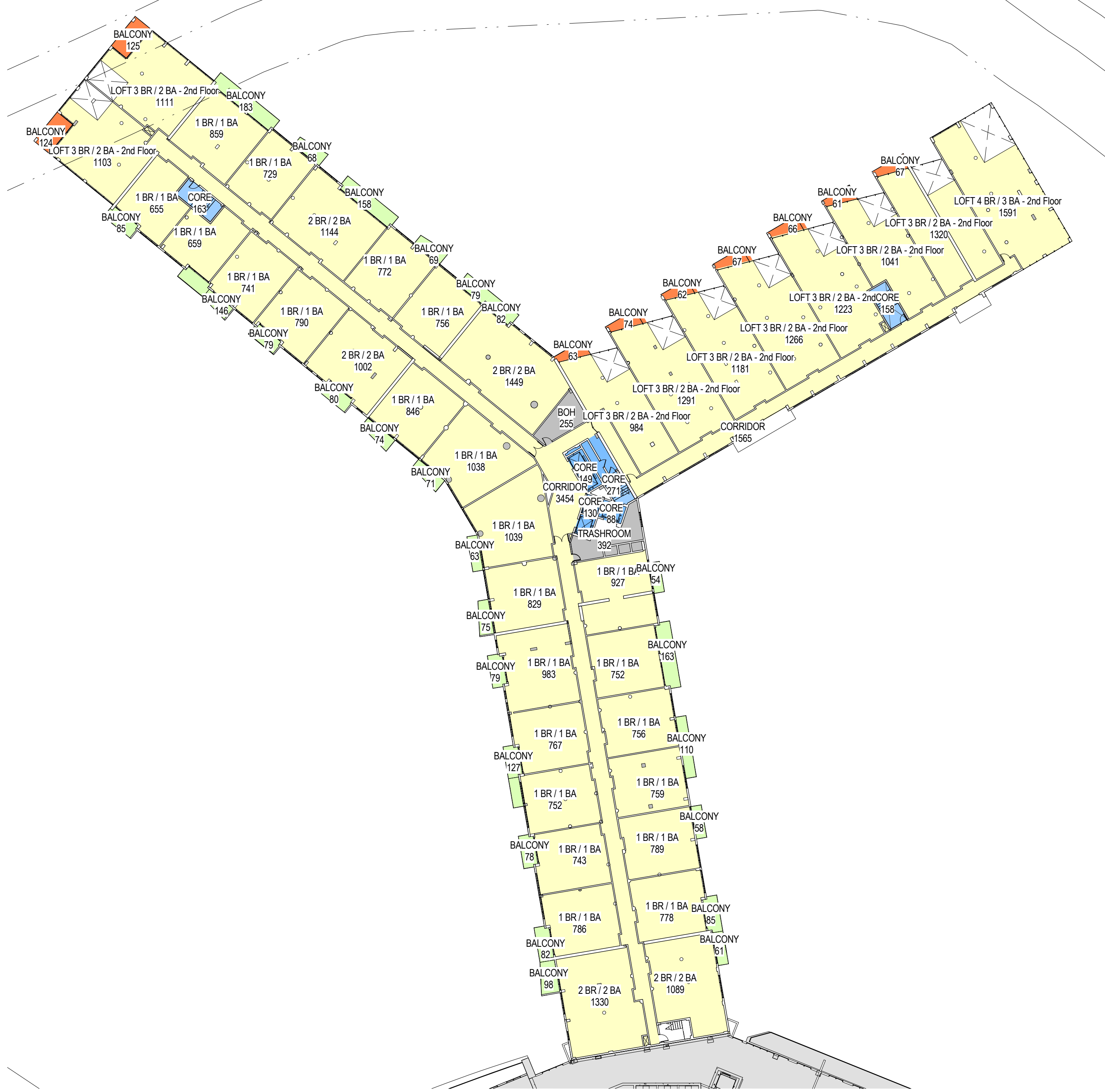
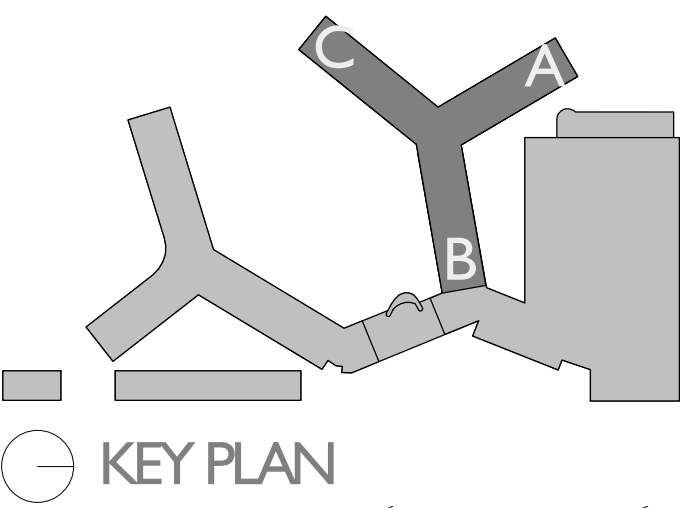
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- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL I4	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	709 SF
CORE FAR	958 SF
RESIDENTIAL FAR	41,650 SF
SERVICE BOH FAR	647 SF
TOTAL	43,963 SF

NON FAR - NORTH TOWER LEVEL I4	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,309 SF
TOTAL	2,309 SF



- CORE FAR
- SERVICE BOH FAR

FAR - NORTH TOWER ROOF	
AREAS FAR / NON-FAR	AREA
North Tower - ROOF LEVEL	
CORE FAR	857 SF
SERVICE BOH FAR	3,052 SF
North Tower - ELEVATOR MECH RM	
CORE FAR	361 SF
SERVICE BOH FAR	1,589 SF
North Tower - TANK ROOM	
CORE FAR	140 SF
SERVICE BOH FAR	2,035 SF
TOTAL	8,035 SF

NON FAR - NORTH TOWER ROOF	
AREAS FAR / NON-FAR	AREA

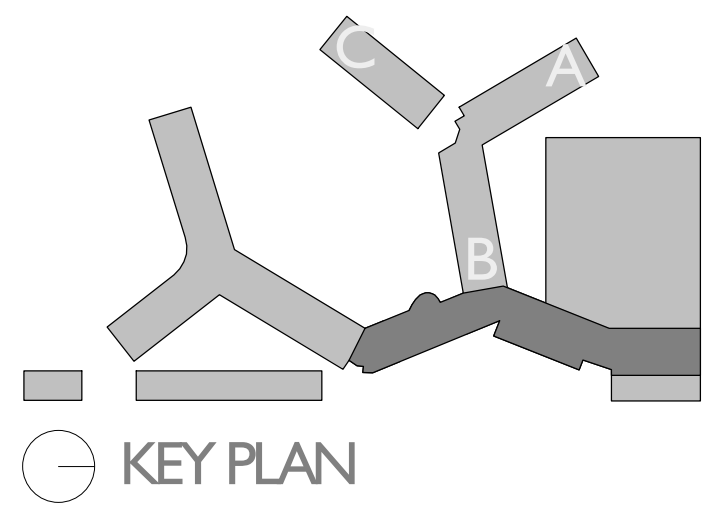
North Tower - TANK ROOM
SCALE: 1/32" = 1'-0"

North Tower - ELEVATOR MECH RM
SCALE: 1/32" = 1'-0"

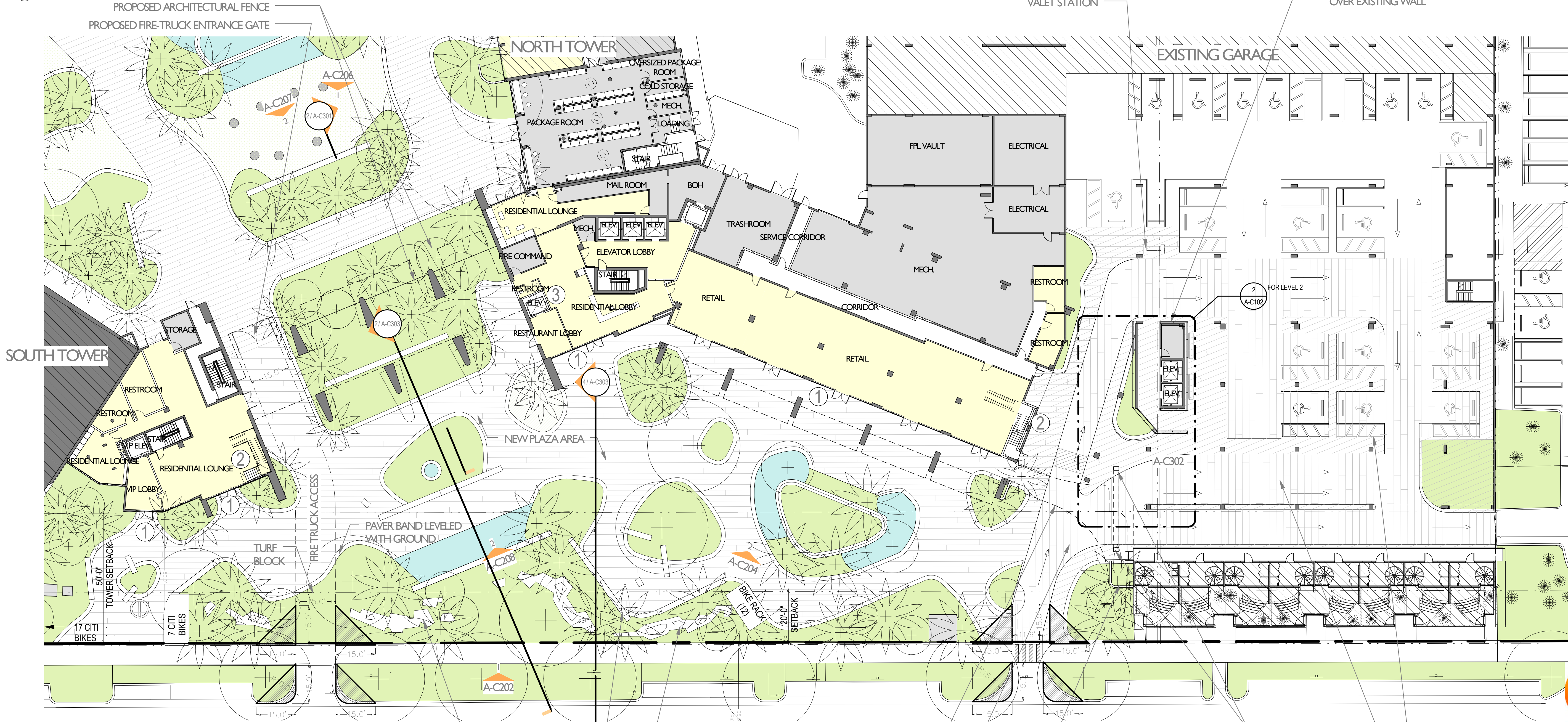
North Tower - ROOF LEVEL
SCALE: 1/32" = 1'-0"

North Tower - LEVEL I4
SCALE: 1/32" = 1'-0"

Note: When printed on 11 x 17 paper scale is halved



KEY PLAN

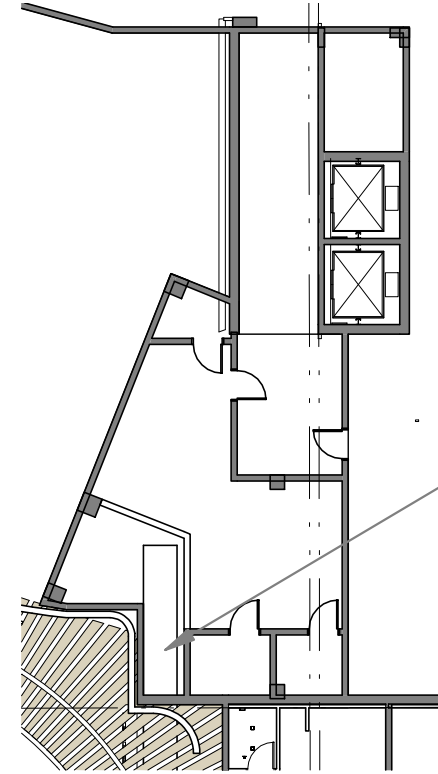


Central Tower - LEVEL I (Proposed)
SCALE: 1" = 20'-0"

Central Tower Sheet Notes - PROPOSED	
1	Proposed Storefront/Glazing
2	Proposed stair
3	Proposed Elevator

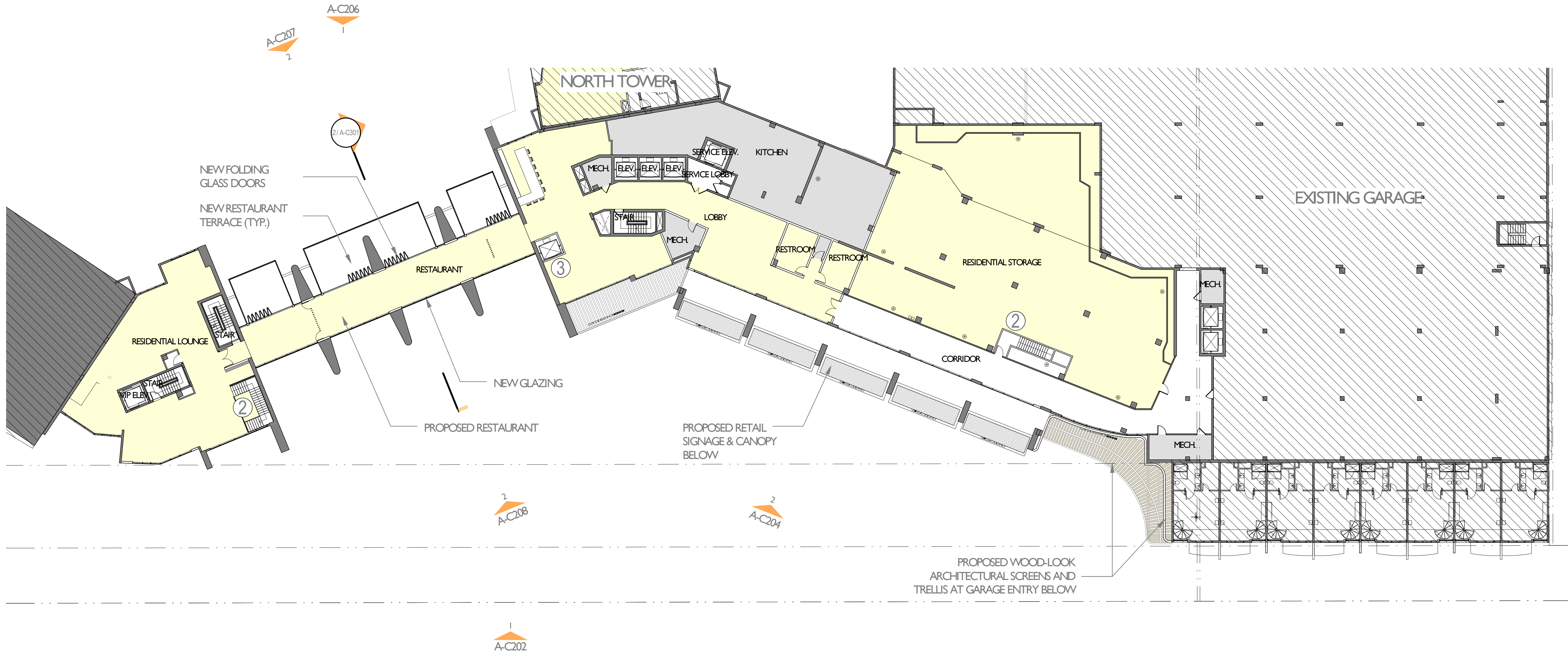
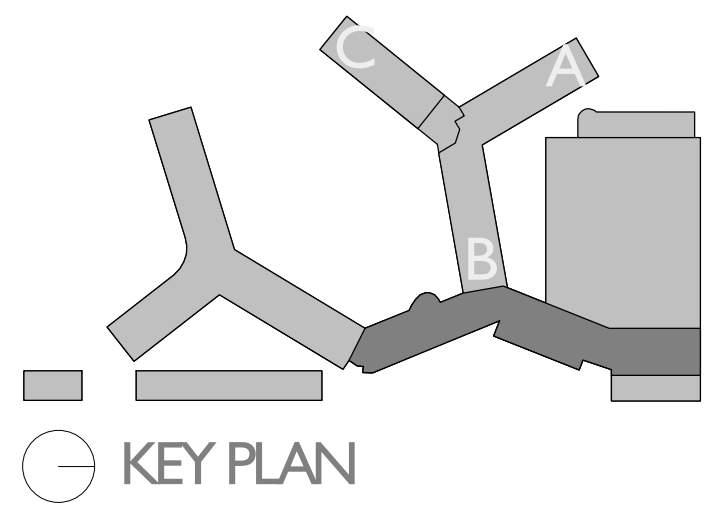
- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION
- PROPOSED WATER FEATURES
- PROPOSED LANDSCAPE

PROPOSED GARAGE ENTRANCE DRIVEWAY AND CANOPY ABOVE
NEW WORK ABOVE REFER TO 2/A-C102 GARAGE - LEVEL 2 PROPOSED PLAN
PROPOSED ARCHITECTURAL SCREENING TO HIGHLIGHT GARAGE ENTRANCE



2 Garage Level 2 - Proposed
SCALE: 1" = 20'-0"

Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved

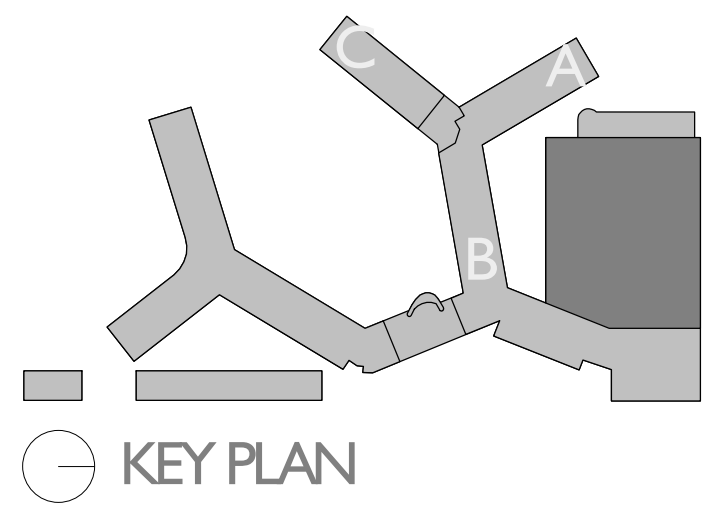


Central Tower - LEVEL 3 (Proposed)
SCALE: 1" = 20'-0"

Central Tower Sheet Notes - PROPOSED	
1	Proposed Storefront/Glazing
2	Proposed stair
3	Proposed Elevator

- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION

Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved



SEVENTH FLOOR GARAGE PLAN - EXISTING & PROPOSED

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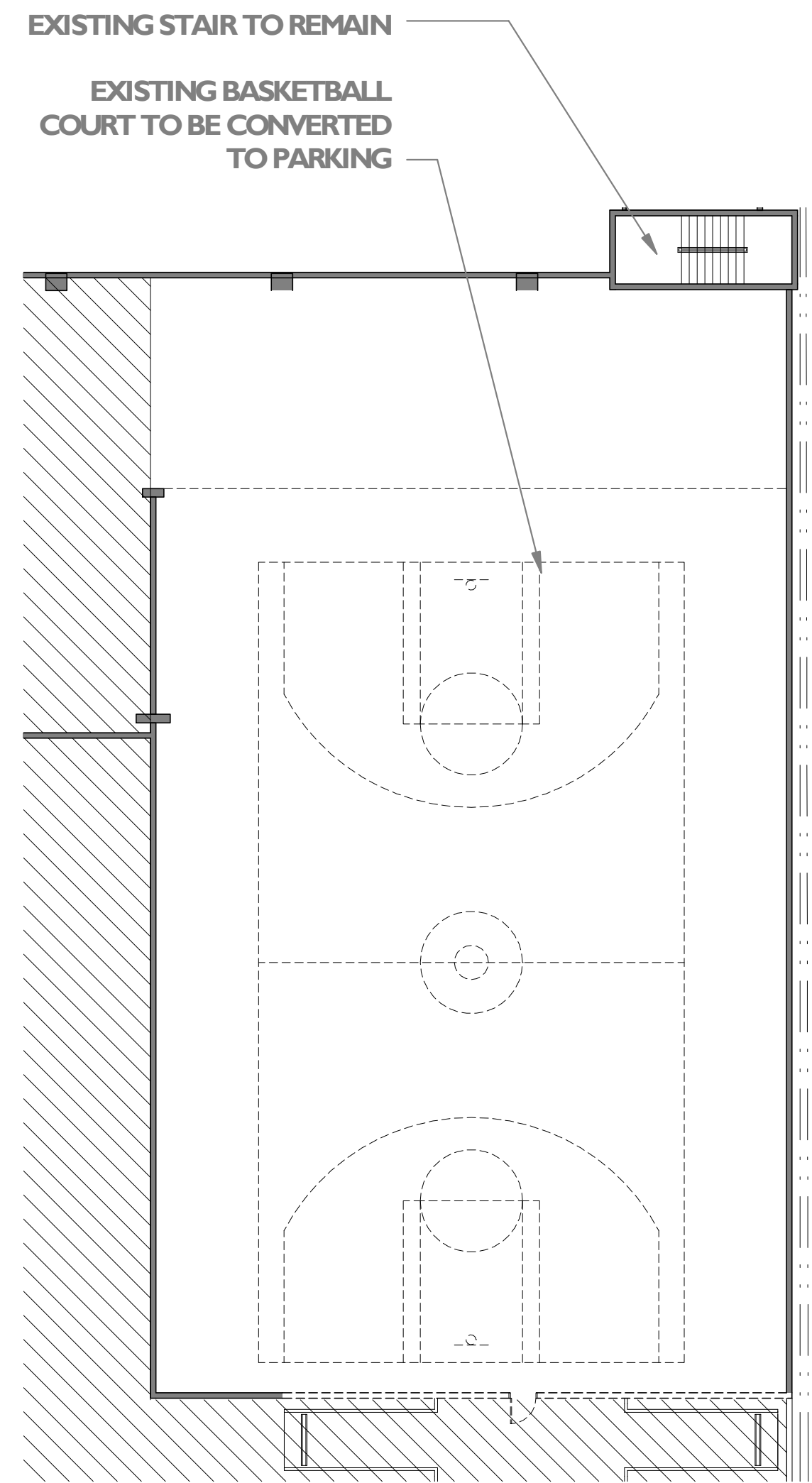
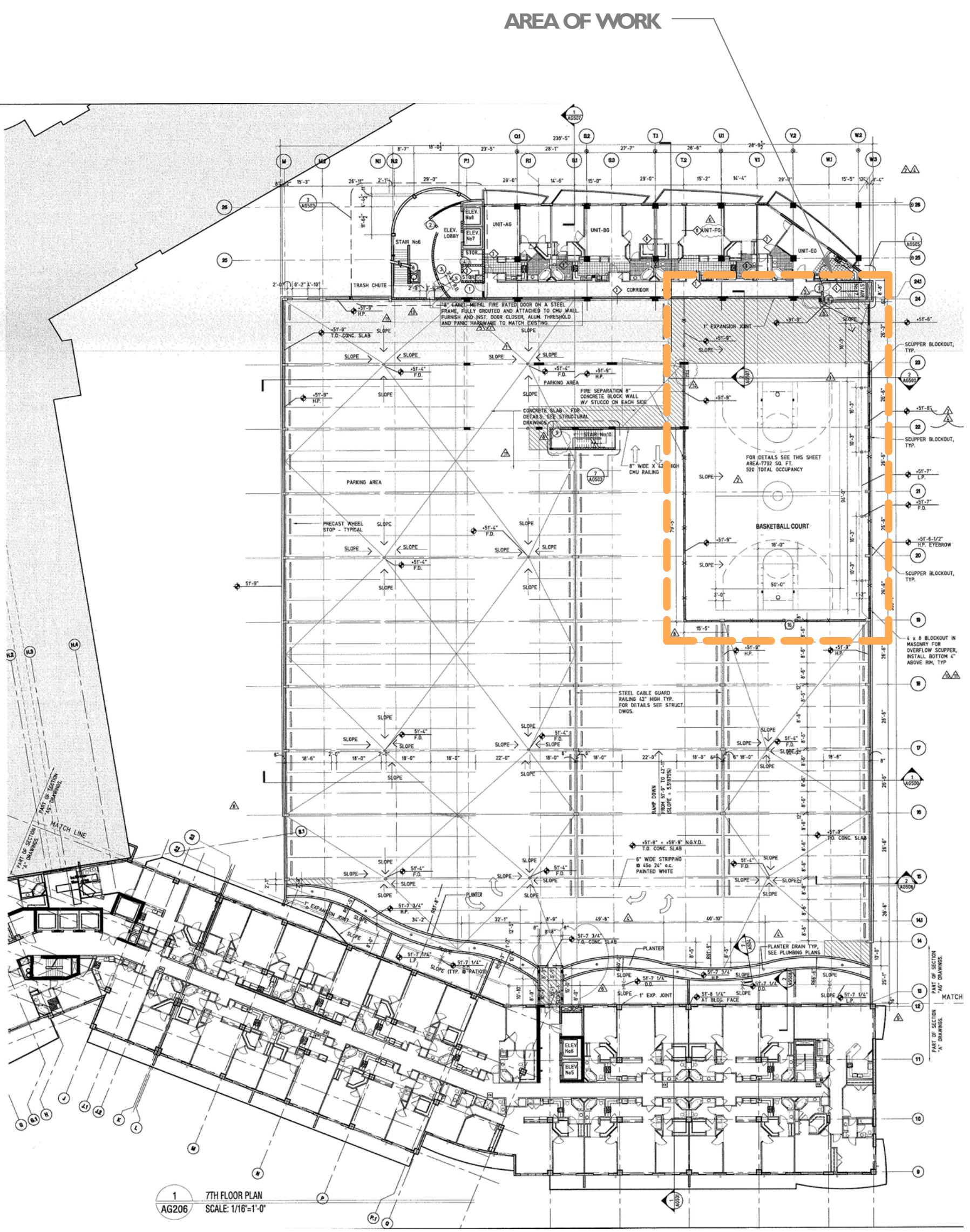
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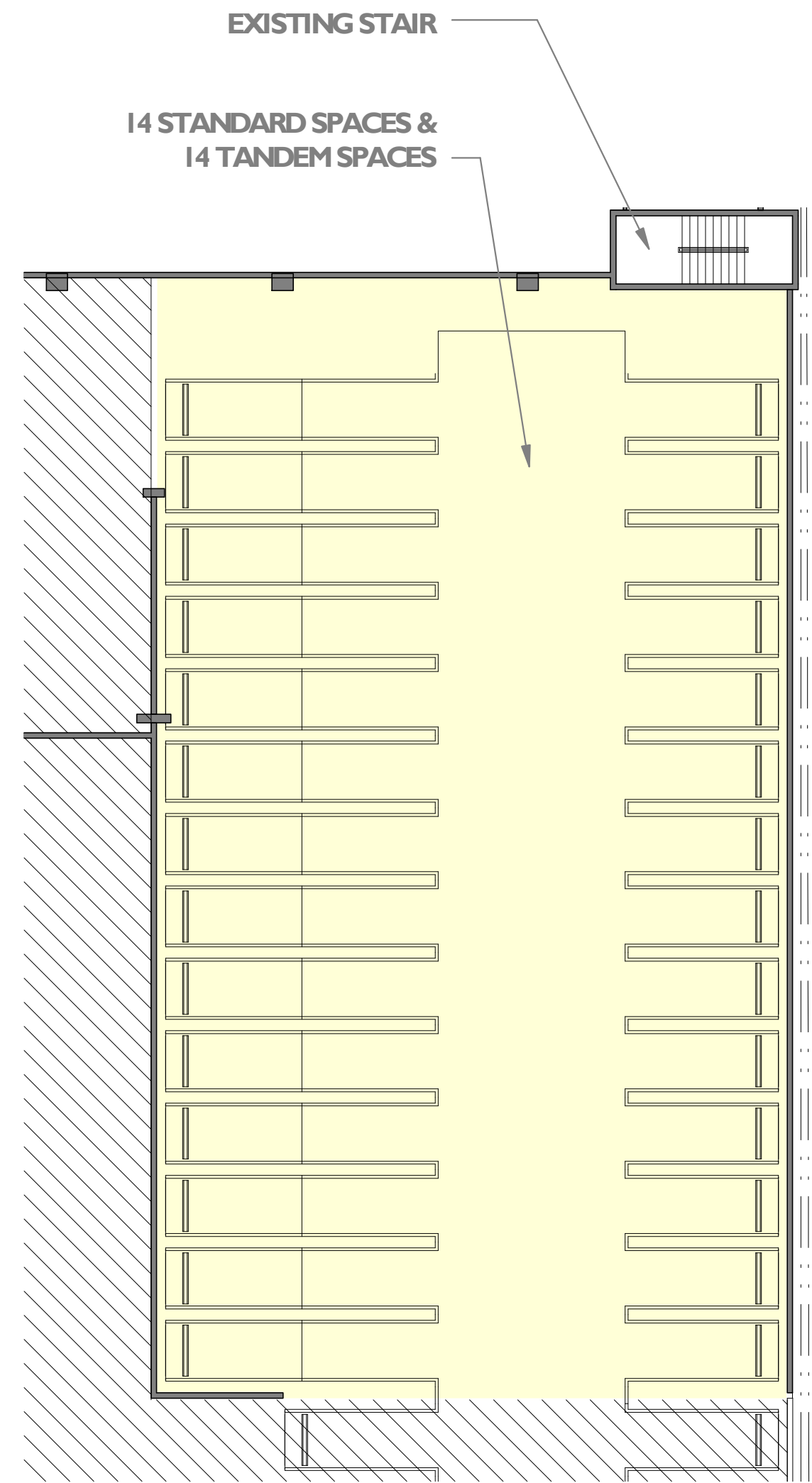
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A-C106



Central Tower - LEVEL 7 GARAGE (Existing)
SCALE: 1/16" = 1'-0"

- AREA NOT PART OF RENOVATION
- SLAB AREA TO BE DEMOLISHED
- TO BE DEMOLISHED
- EXISTING STRUCTURE, WALLS, AND PARTITION TO REMAIN



Central Tower - LEVEL 7 GARAGE (Proposed)
SCALE: 1/16" = 1'-0"

- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION

Scale: As indicated
Note: When printed on 11 x 17 paper scale is halved