

KEY PLAN

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

North Tower Sheet Notes - PROPOSED

1	Proposed Storefront/Glazing
2	Relocated Stairs
3	Proposed Elevator To Mezzanine Level

Level 9,11 - Proposed
SCALE: 3/64" = 1'-0"



NEW GLASS RAILING EXISTING
BALCONY SLAB TO REMAIN AS
OVERHANGS

NINTH & ELEVENTH FLOOR PLAN - PROPOSED

FLAMINGO
1420 BAY ROAD, MIAMI BEACH



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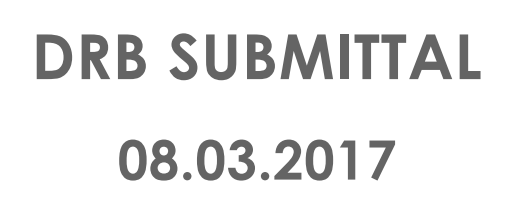
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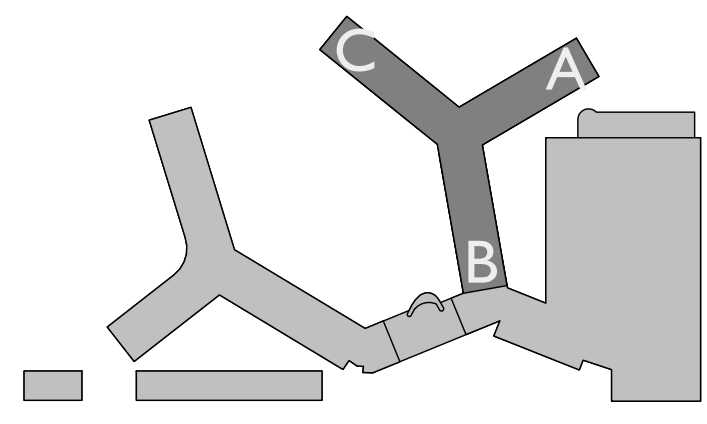
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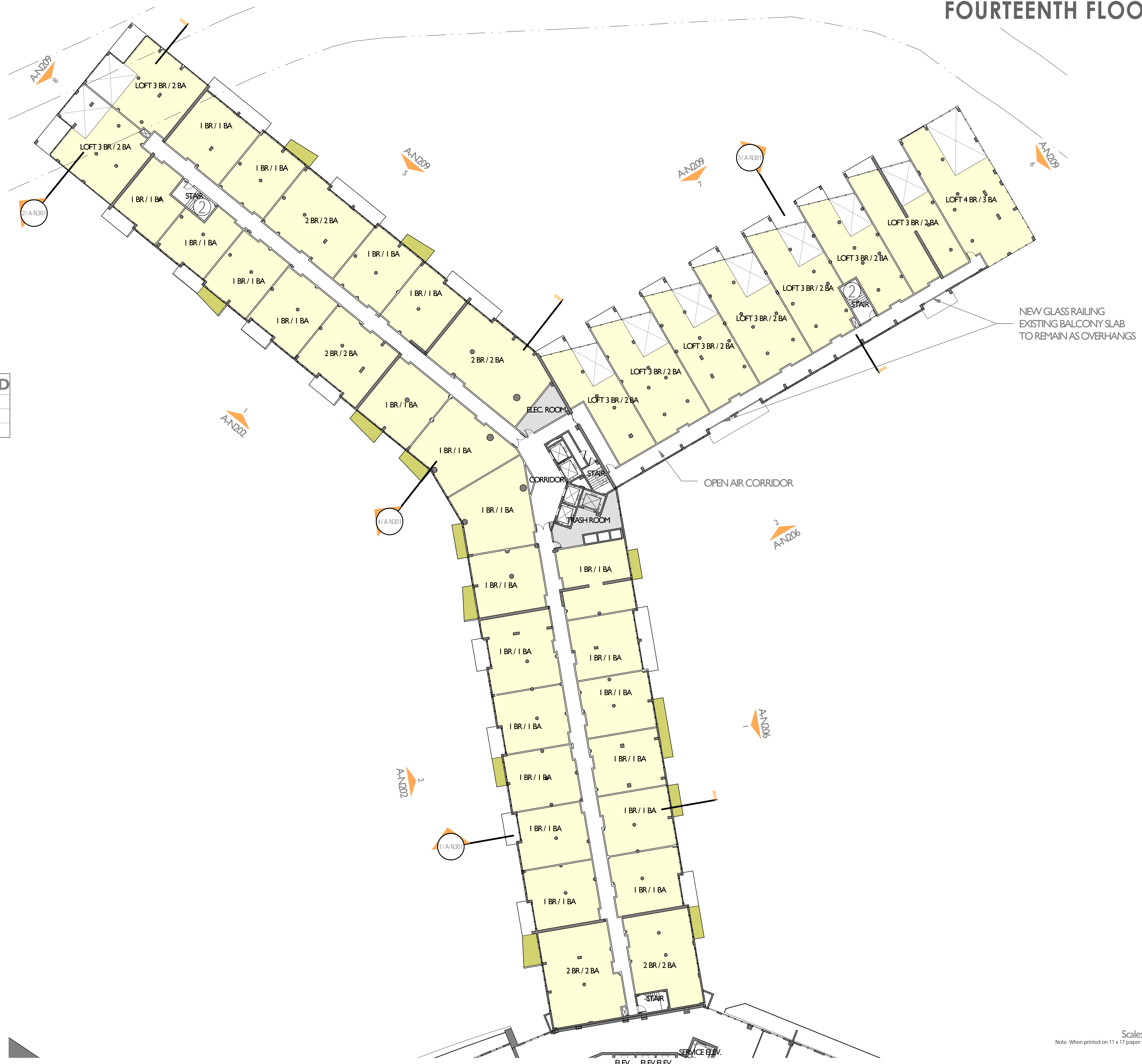


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- PROPOSED STRUCTURE, WALLS, AND PARTITION
- PROPOSED BALCONY SLABS

North Tower Sheet Notes - PROPOSED	
1	Proposed Storefront/Glazing
2	Relocated Stairs
3	Proposed Elevator To Mezzanine Level

Level I4 - Proposed
SCALE: 3/64" = 1'-0"



FOURTEENTH FLOOR PLAN - PROPOSED

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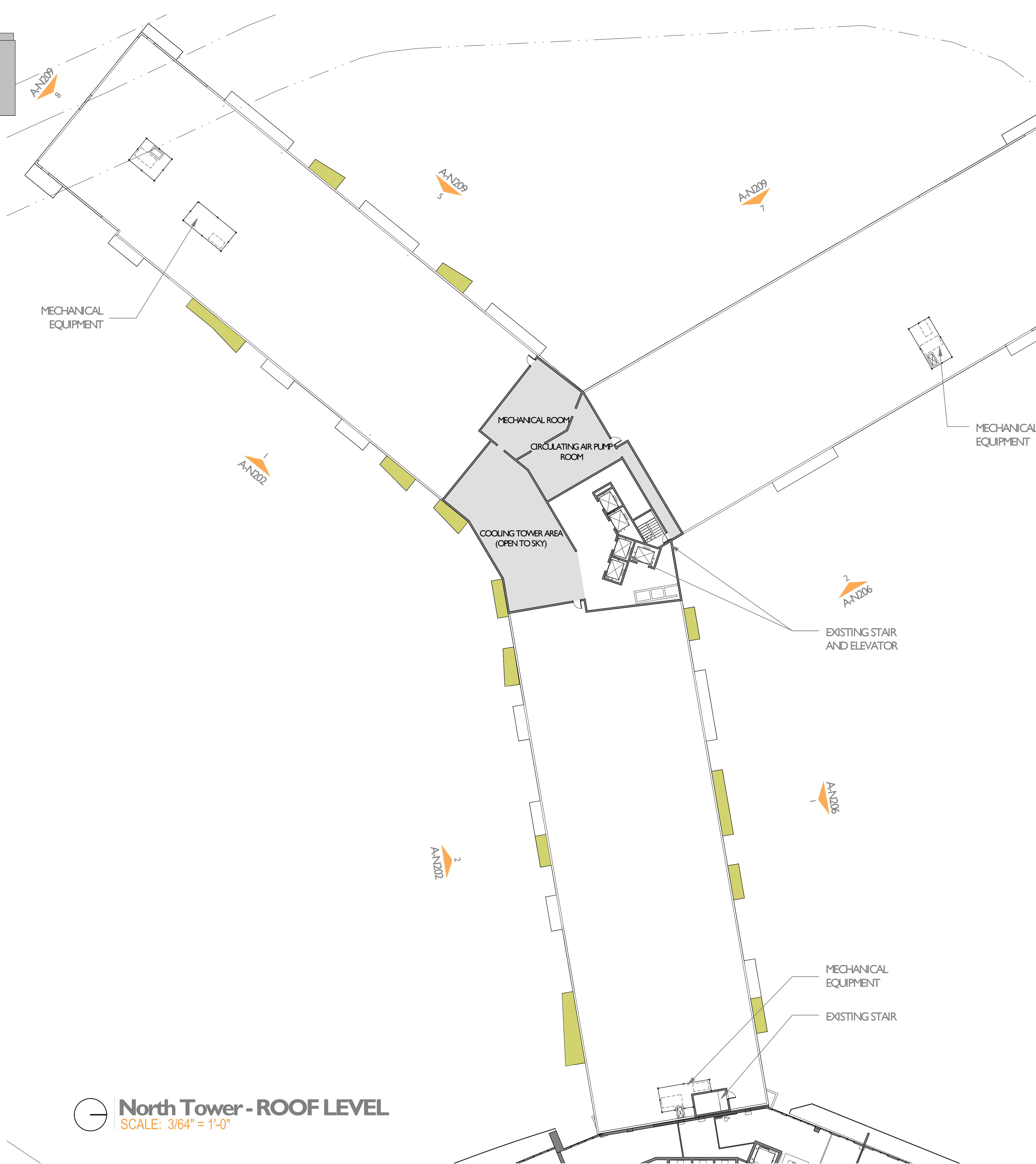
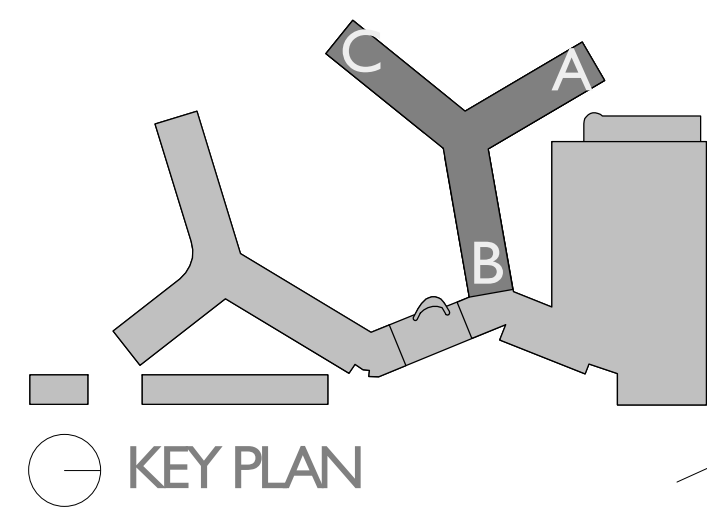
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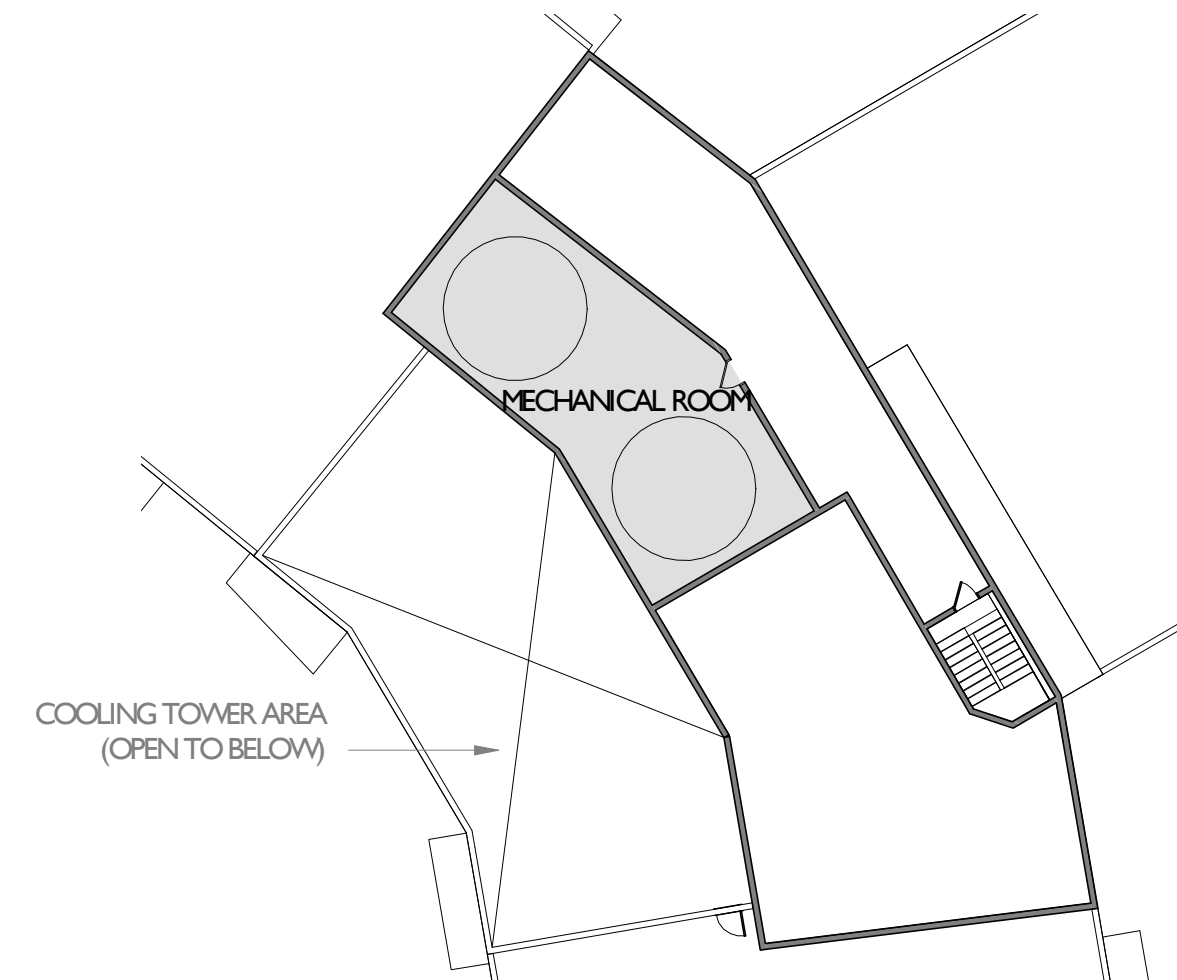
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 **North Tower - ROOF LEVEL**
SCALE: 3/64" = 1'-0"

4 North Tower - ROOF LEVEL 4
SCALE: 3/64" = 1'-0"



3 North Tower - ROOF LEVEL 3
SCALE: 3/64" = 1'-0"



2 North Tower - ROOF LEVEL 2
SCALE: 3/64" = 1'-0"

Scale: 3/64" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved

ROOF PLAN - PROPOSED

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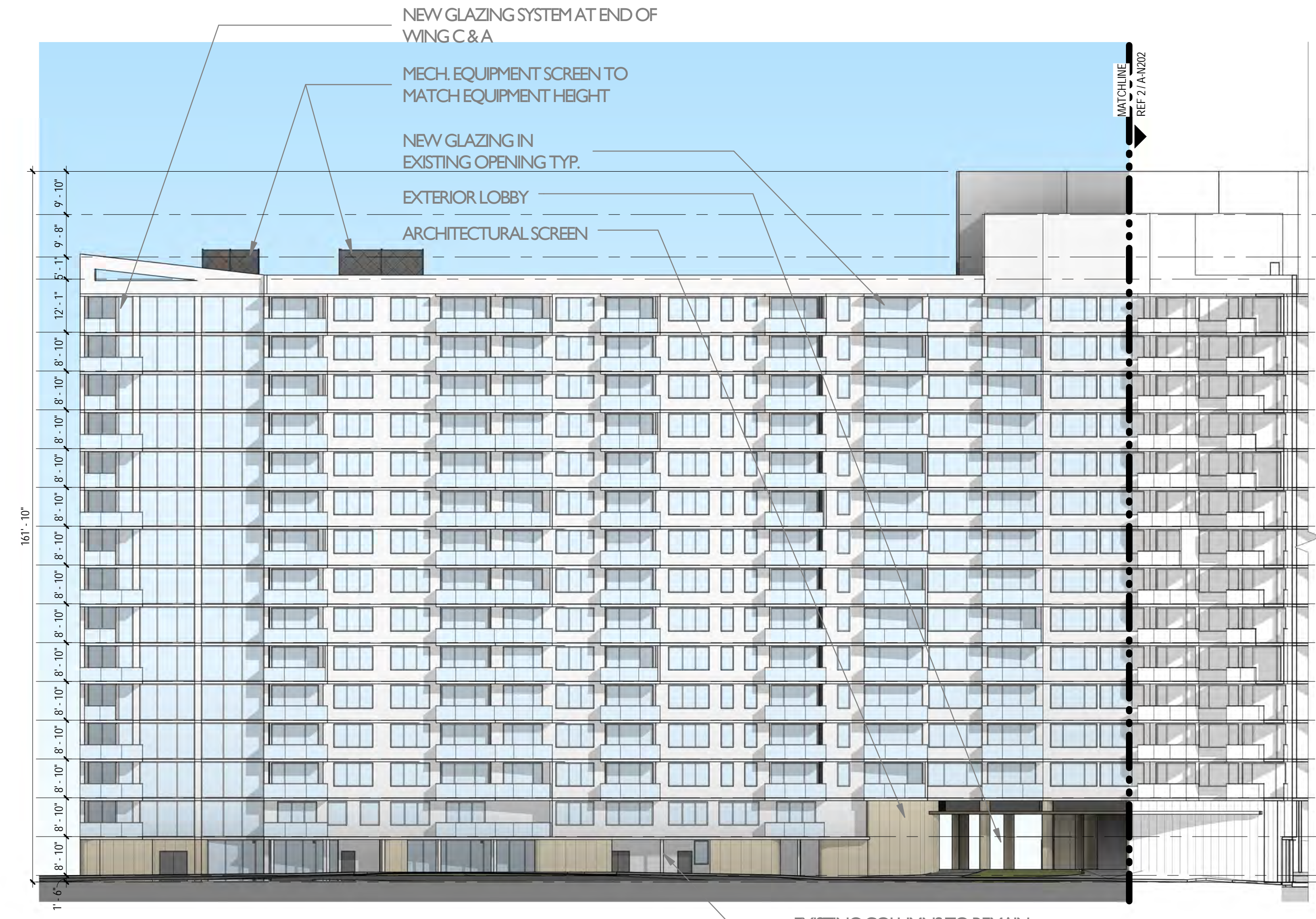
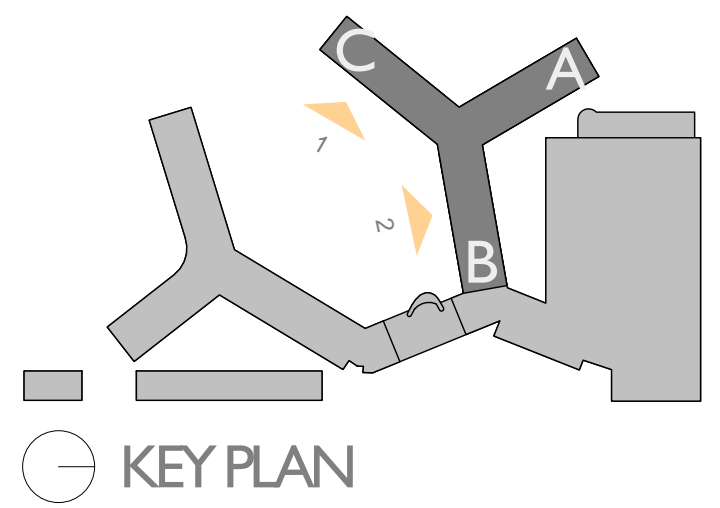
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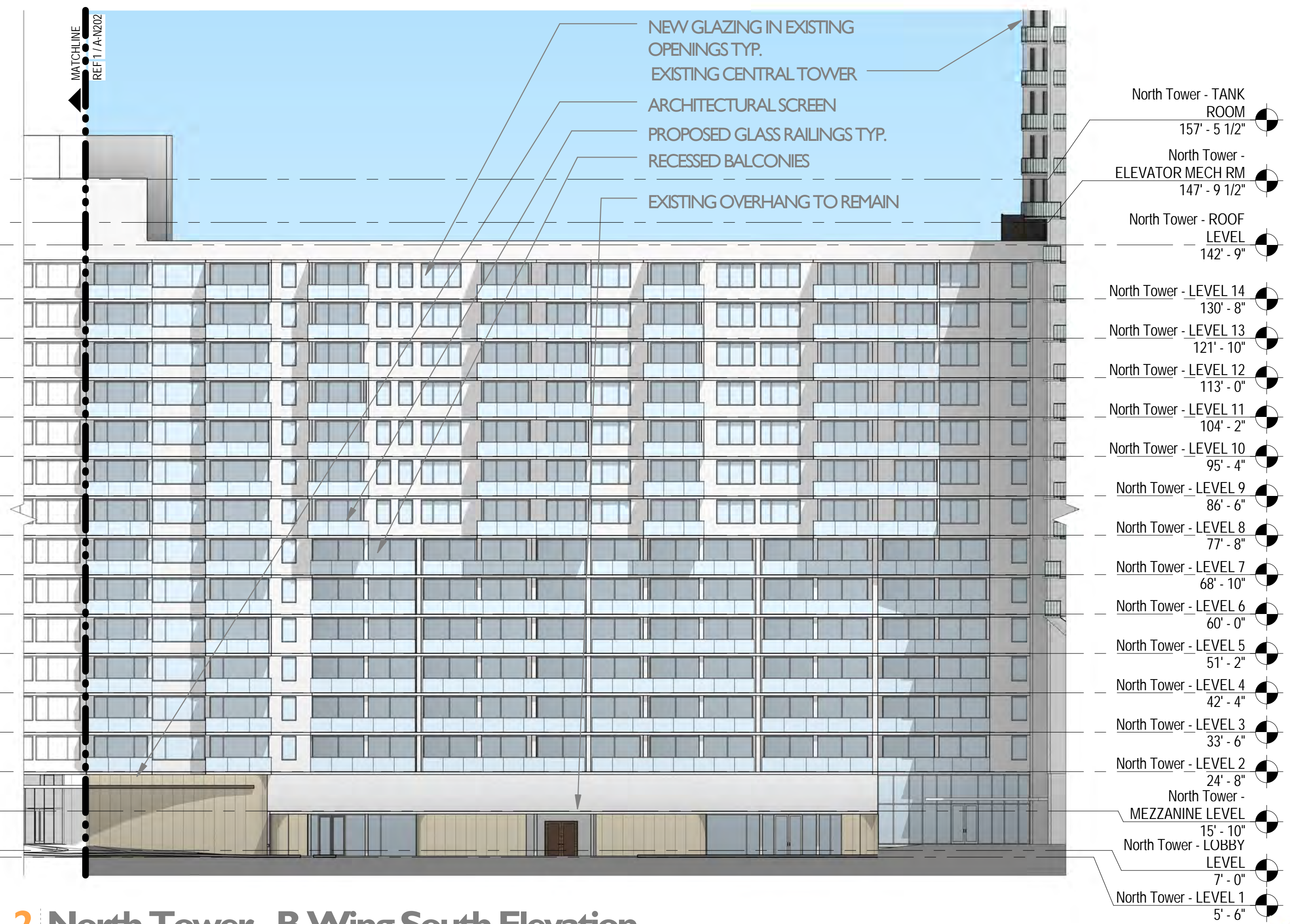
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North Tower - C Wing South Elevation

SCALE: 1" = 20'-0"

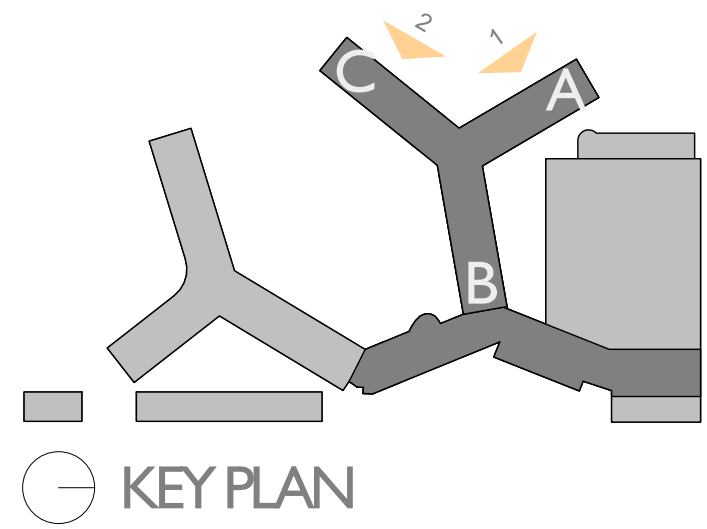


2 North Tower - B Wing South Elevation

SCALE: 1" = 20'-0"

GENERAL NOTE:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



SOUTH & WEST ELEVATION - PROPOSED

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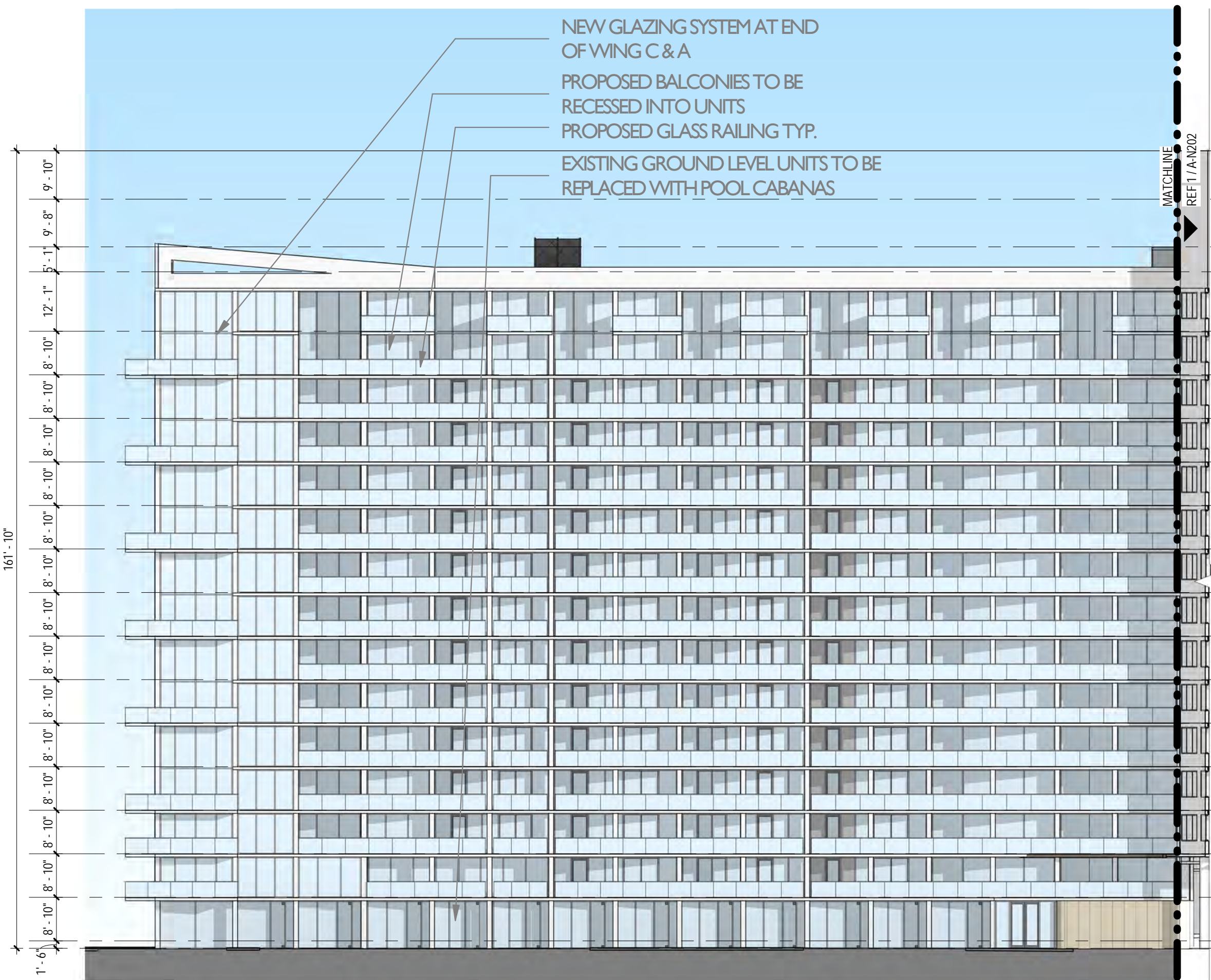
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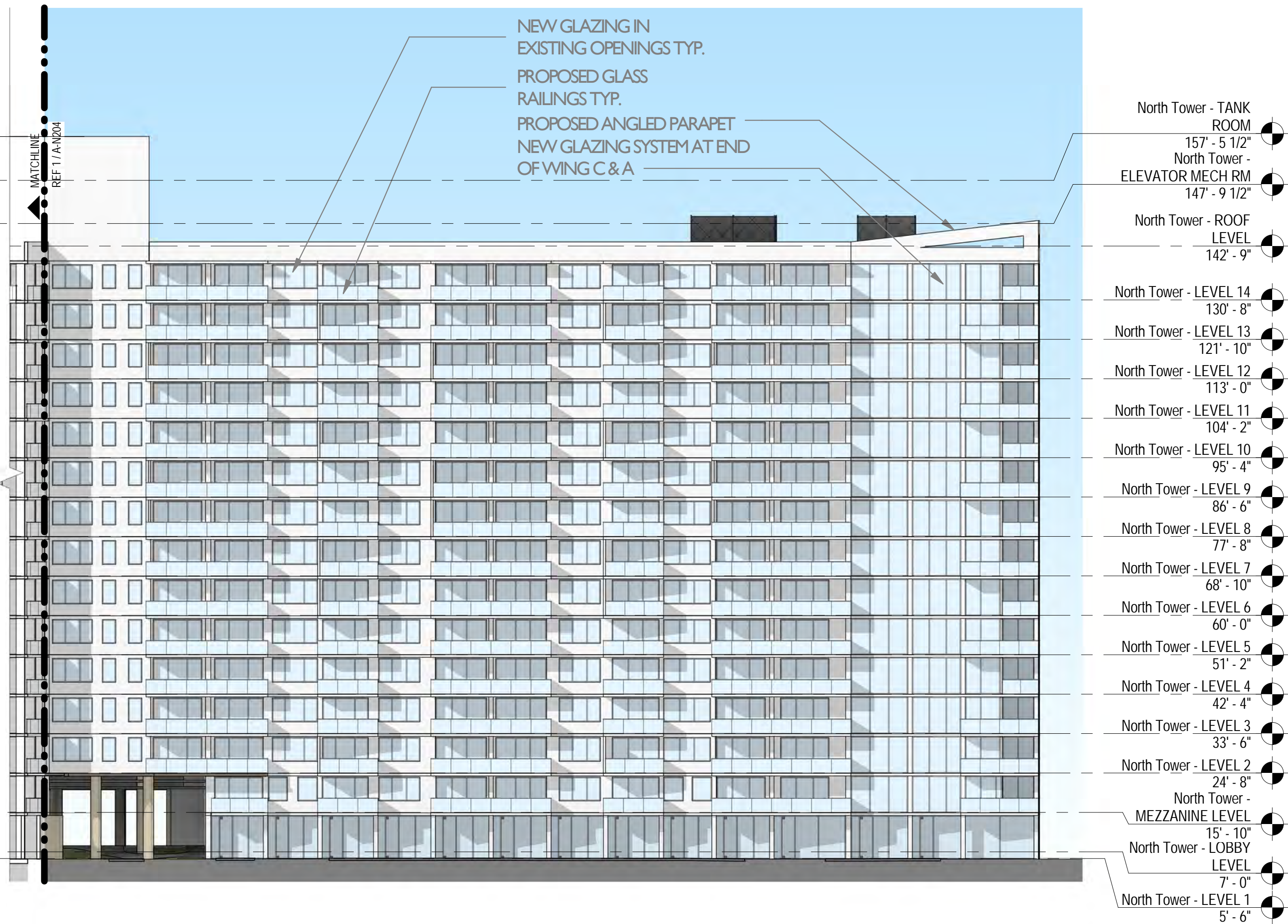
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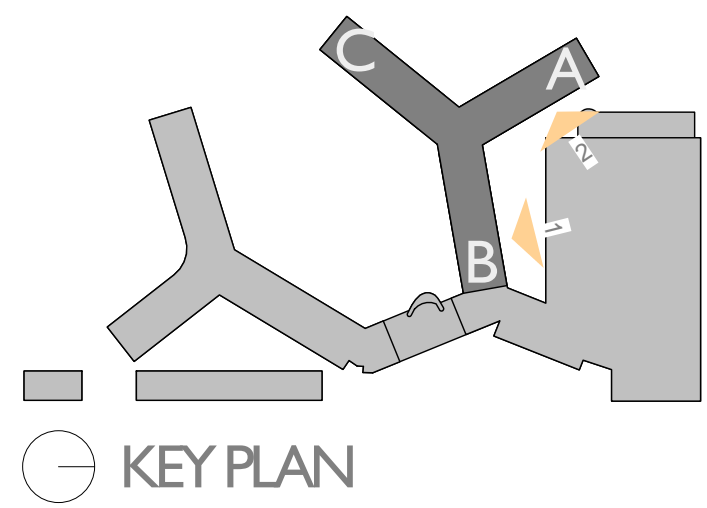
1 North Tower - A Wing West Elevation
SCALE: 1" = 20'-0"



2 North Tower - C Wing North Elevation
SCALE: 1" = 20'-0"

GENERAL NOTE:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



NORTH ELEVATION - PROPOSED

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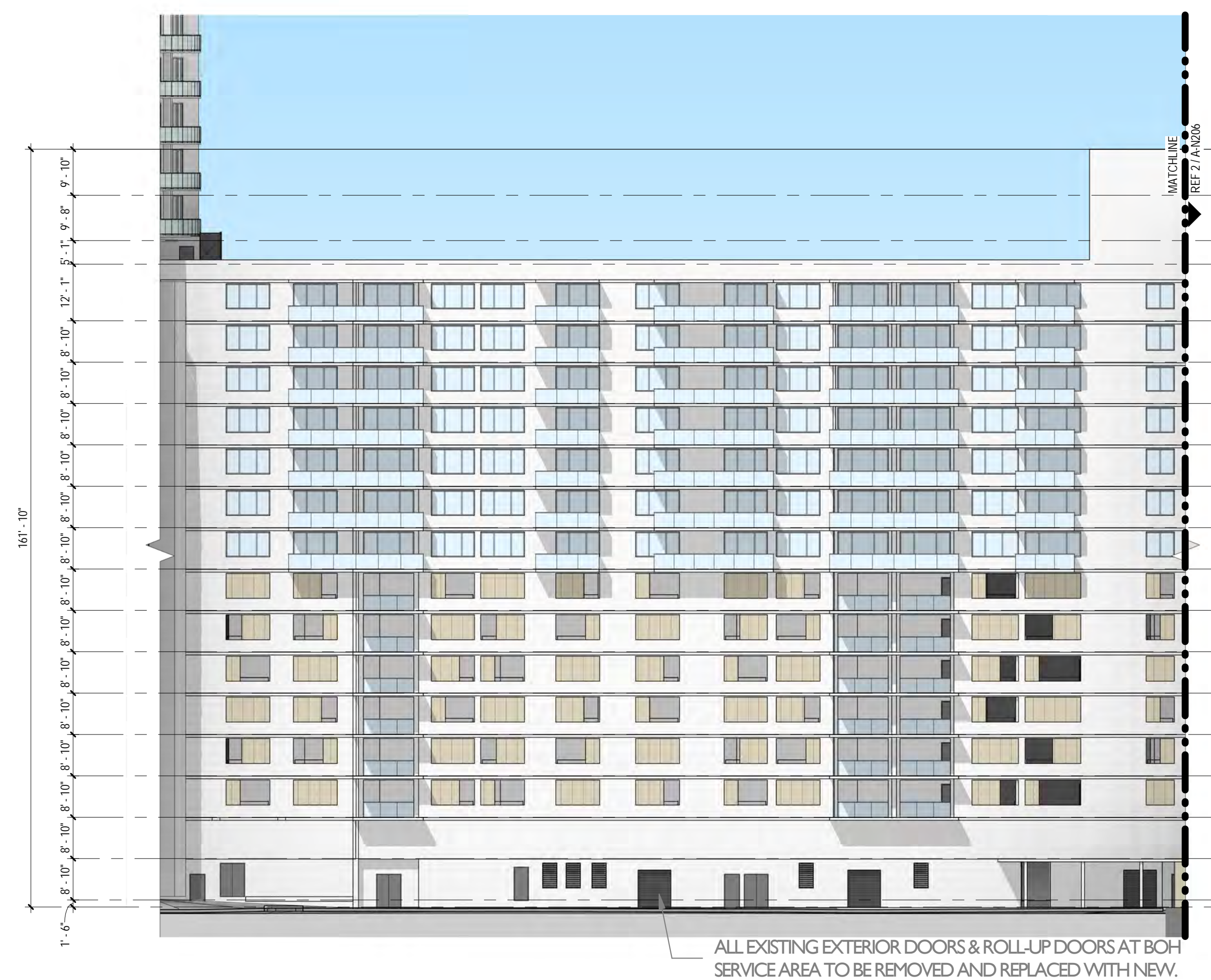
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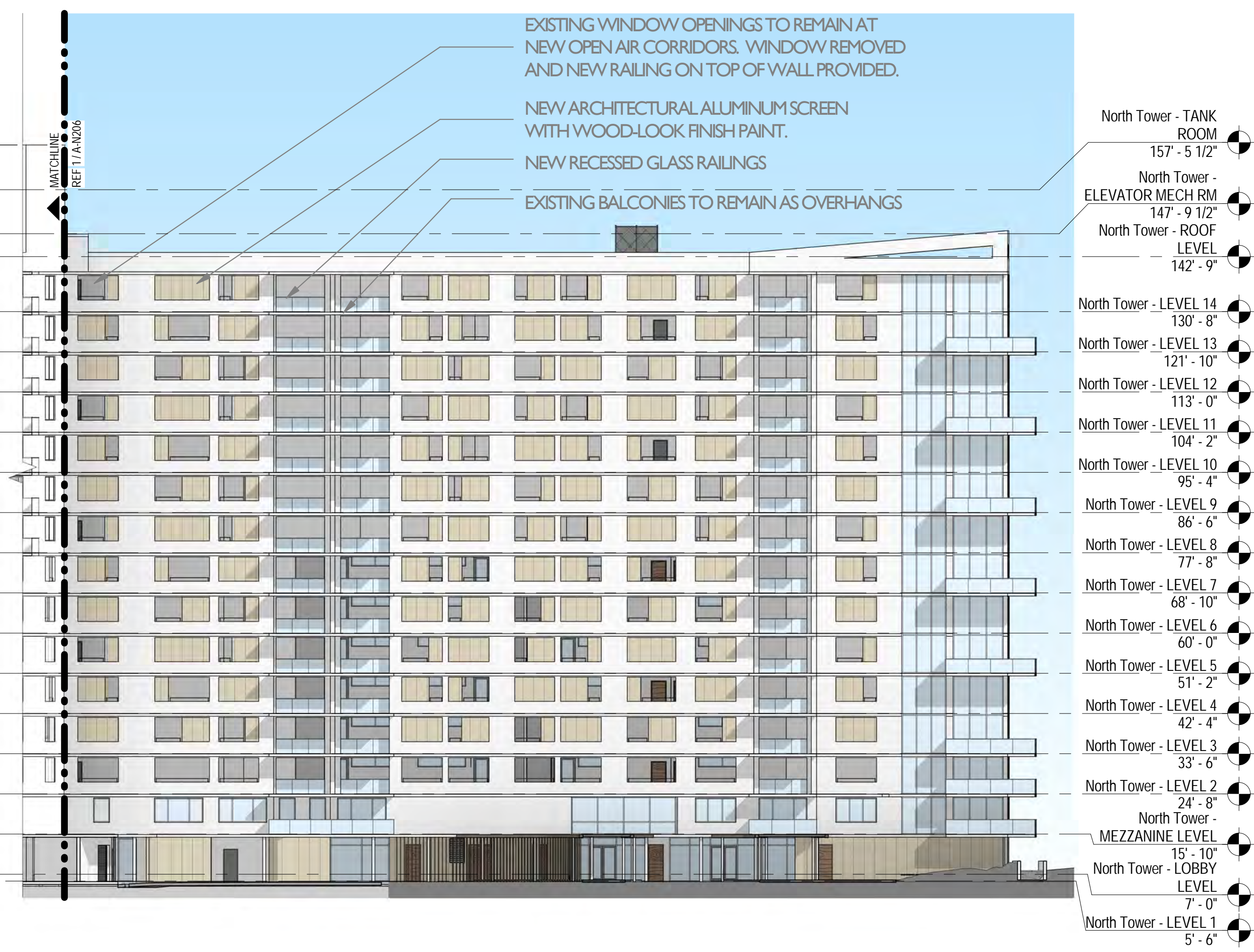
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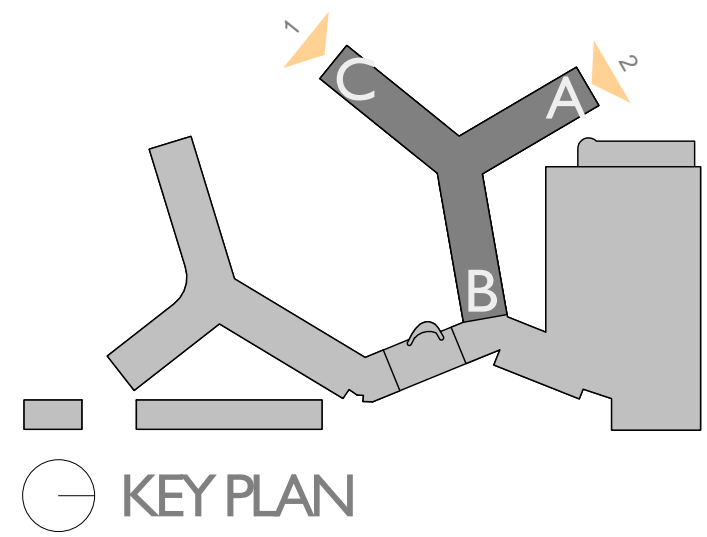
1 North Tower - B Wing North Elevation
SCALE: 1" = 20'-0"



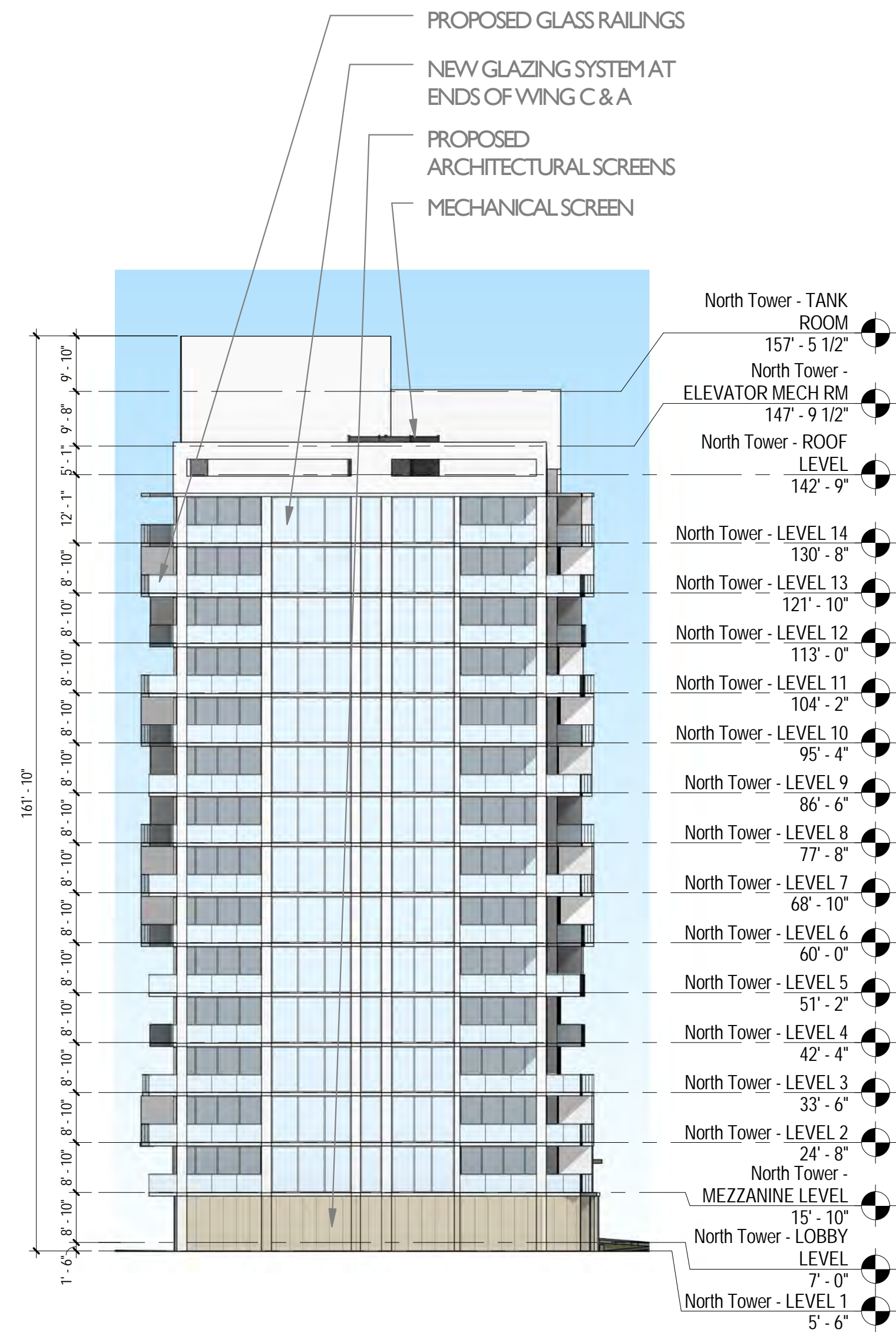
2 North Tower - A Wing East Elevation
SCALE: 1" = 20'-0"

GENERAL NOTE:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

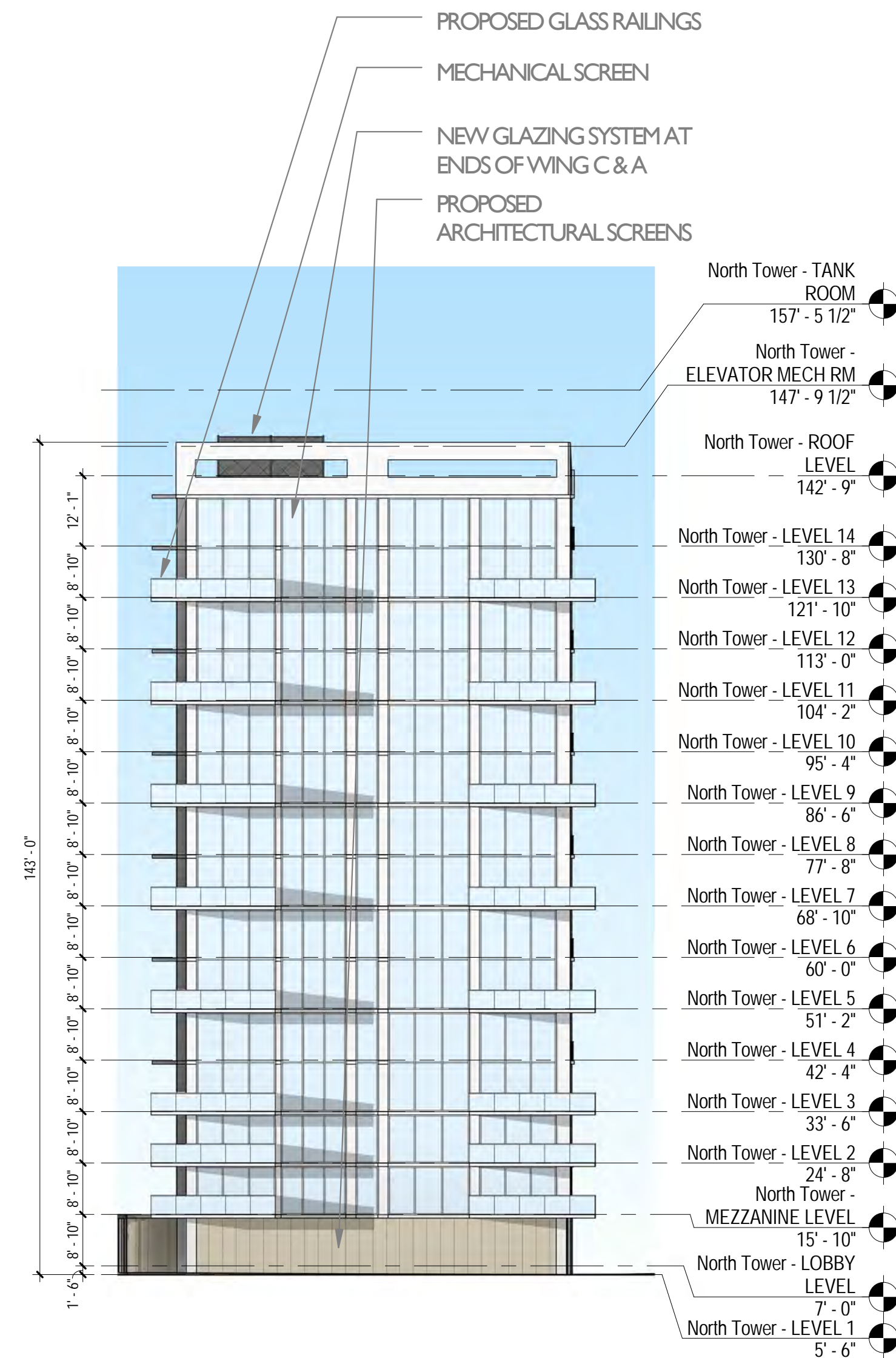
Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



WING A & C END ELEVATIONS - PROPOSED



1 NORTH TOWER - SOUTHWEST ELEVATION PROPOSED
SCALE: 1" = 20'-0"



2 NORTH TOWER - NORTHWEST ELEVATION PROPOSED
SCALE: 1" = 20'-0"

GENERAL NOTE:
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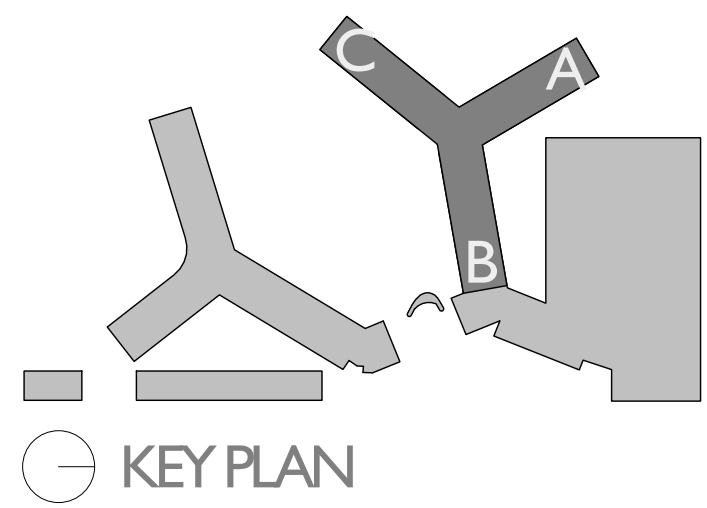
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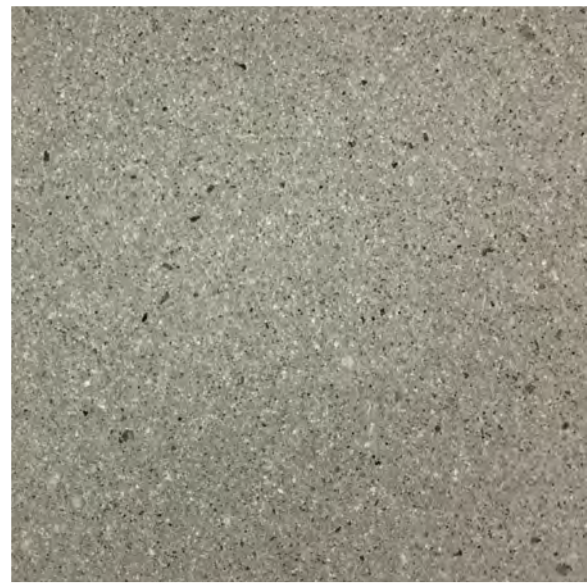
Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is halved



KEY ELEVATIONS & MATERIALS LEGEND

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1420 BAY ROAD, MIAMI BEACH



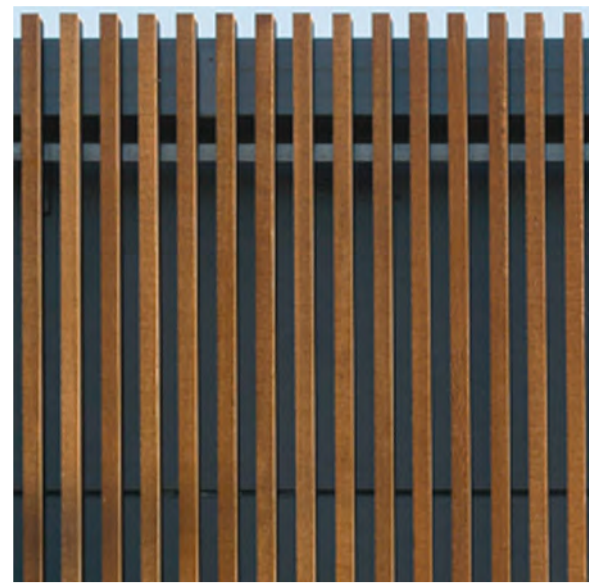
1 GARAGE GRAVEL PAVER MATERIAL



2 WHITE STUCCO



3 WOOD MATERIAL



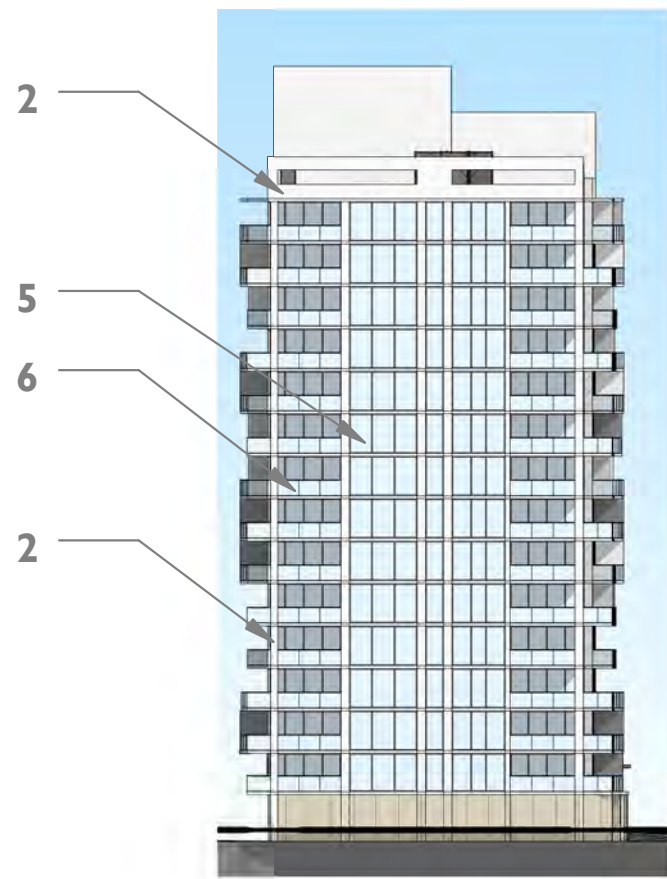
4 WOOD-LOOK SCREEN MATERIAL



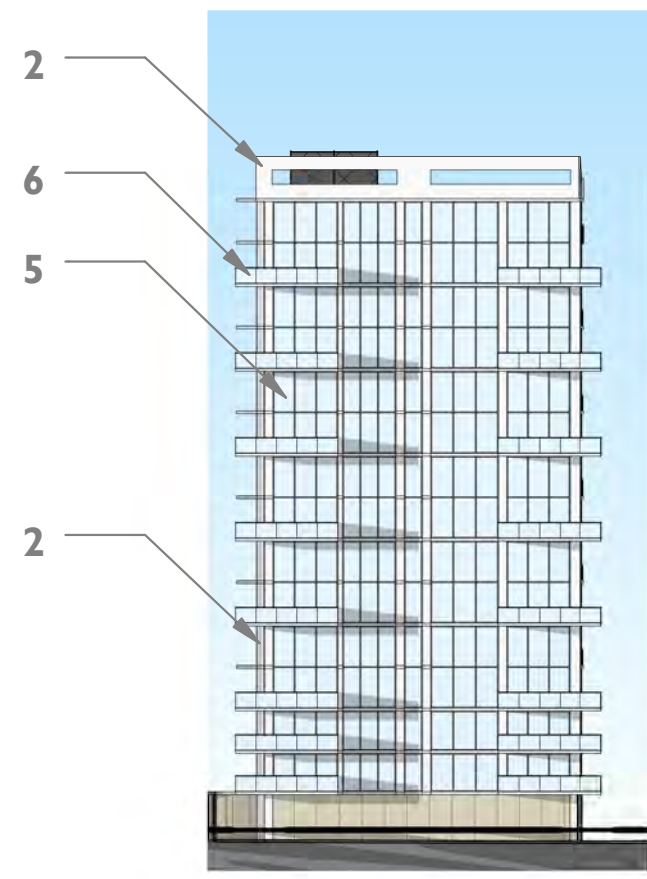
5 GRAY TINTED GLAZING & WHITE ALUMINUM FRAMES



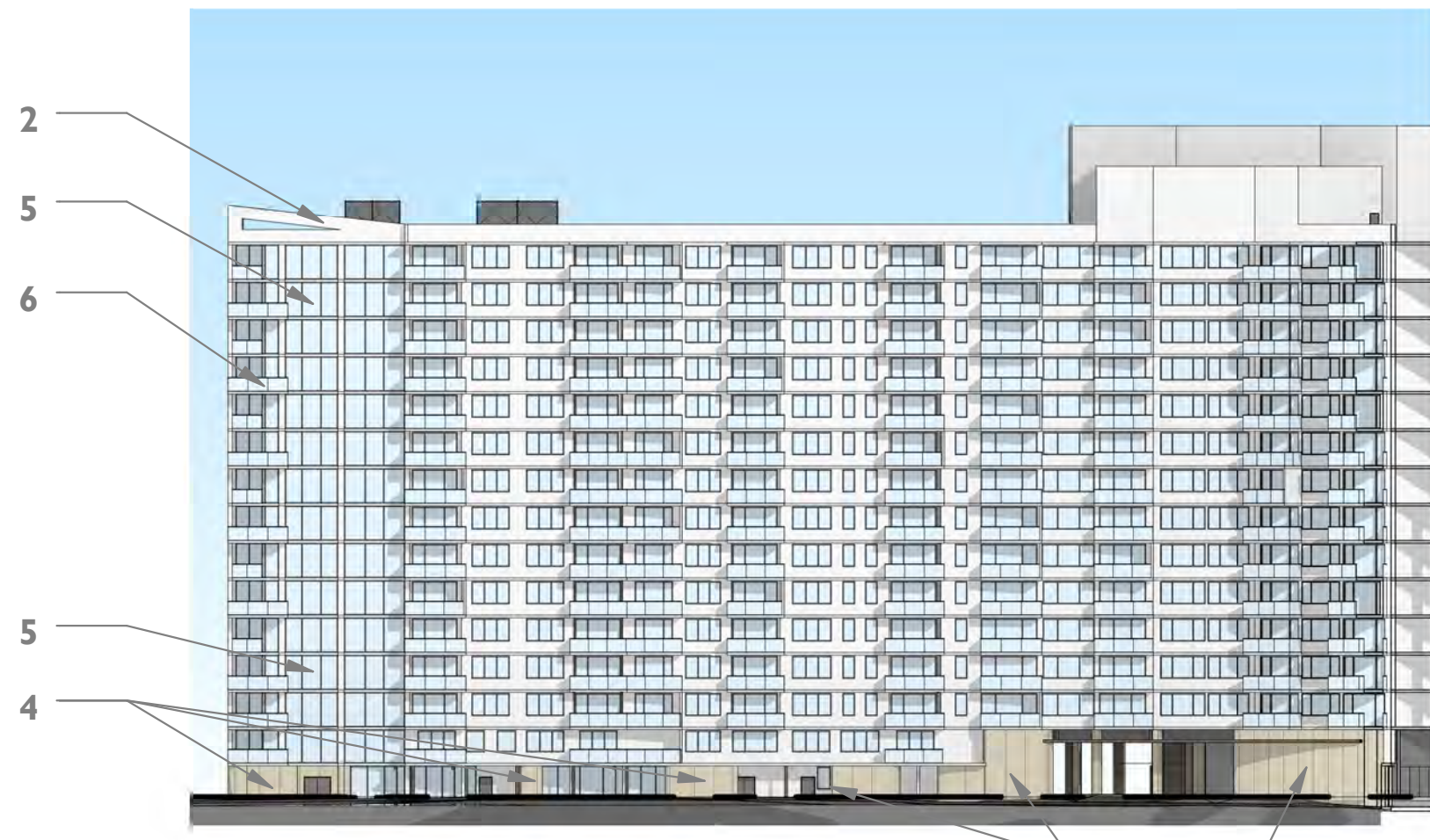
6 GLASS RAILING



8 North Tower - Southwest Elevation Proposed Key
1" = 40'-0"



6 North Tower - Northwest Elevation Proposed Key
1" = 40'-0"



4 North Tower - C Wing South Elevation Key
1" = 40'-0"



2 North Tower - B Wing South Elevation Key
1" = 40'-0"



7 North Tower - A Wing West Elevation Key
1" = 40'-0"



5 North Tower - C Wing North Elevation Key
1" = 40'-0"



3 North Tower - B Wing North Elevation Key
1" = 40'-0"



1 North Tower - A Wing East Elevation Key
1" = 40'-0"

Scale: As indicated
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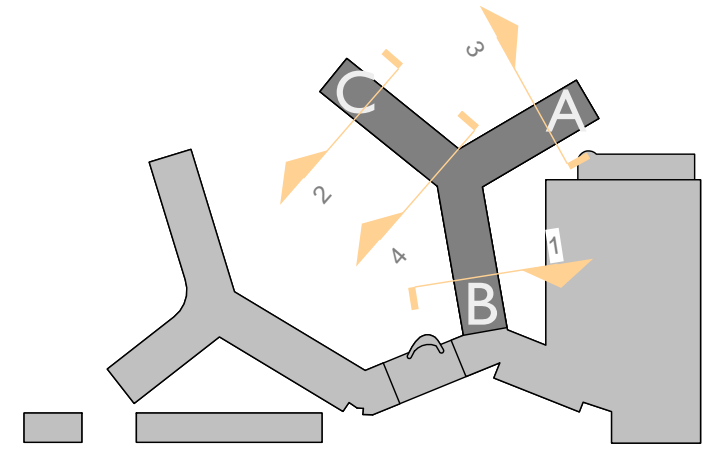
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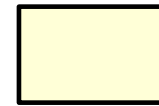
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KEY PLAN



PROPOSED INTERIOR SPACE

NORTH TOWER SECTIONS

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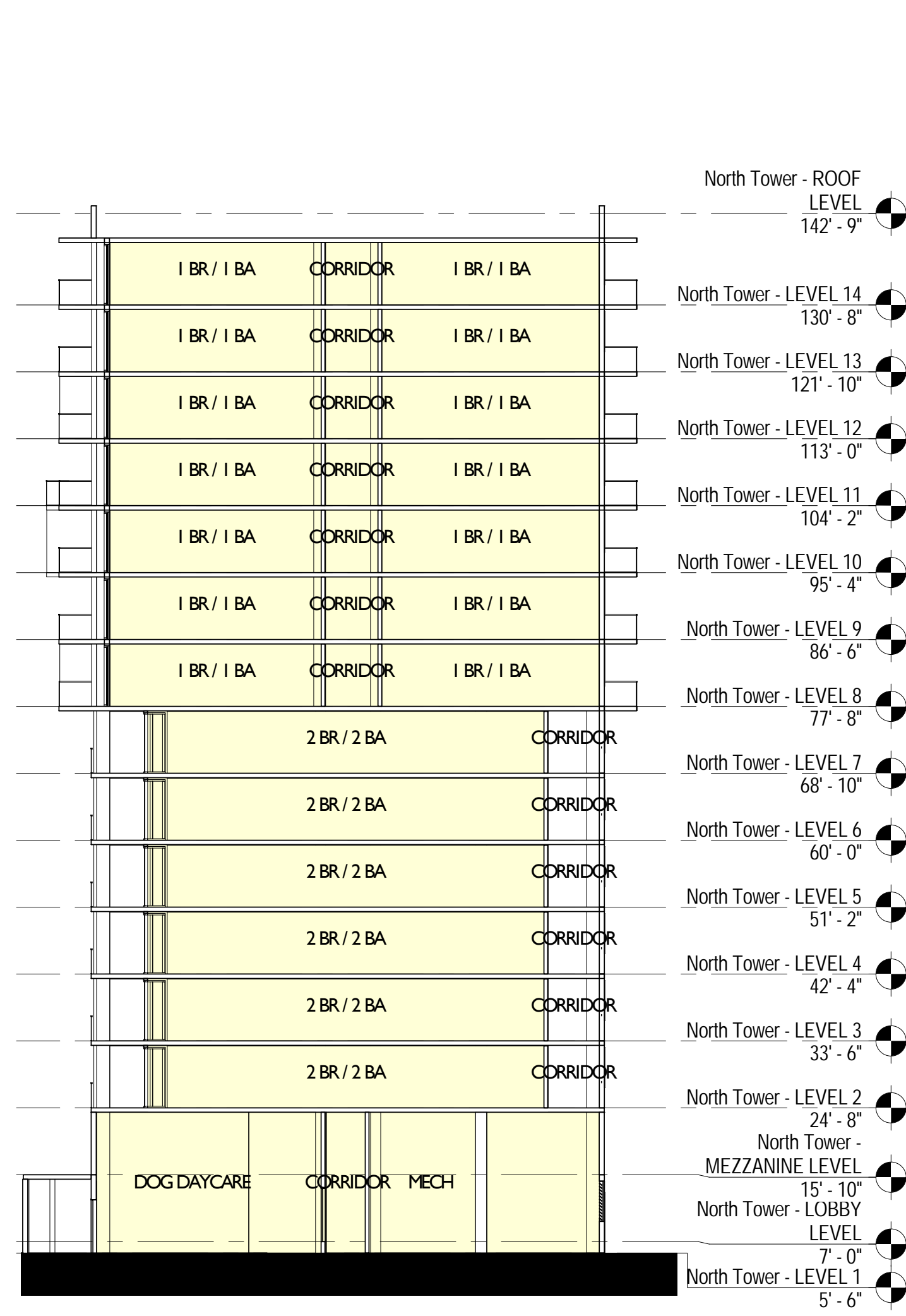


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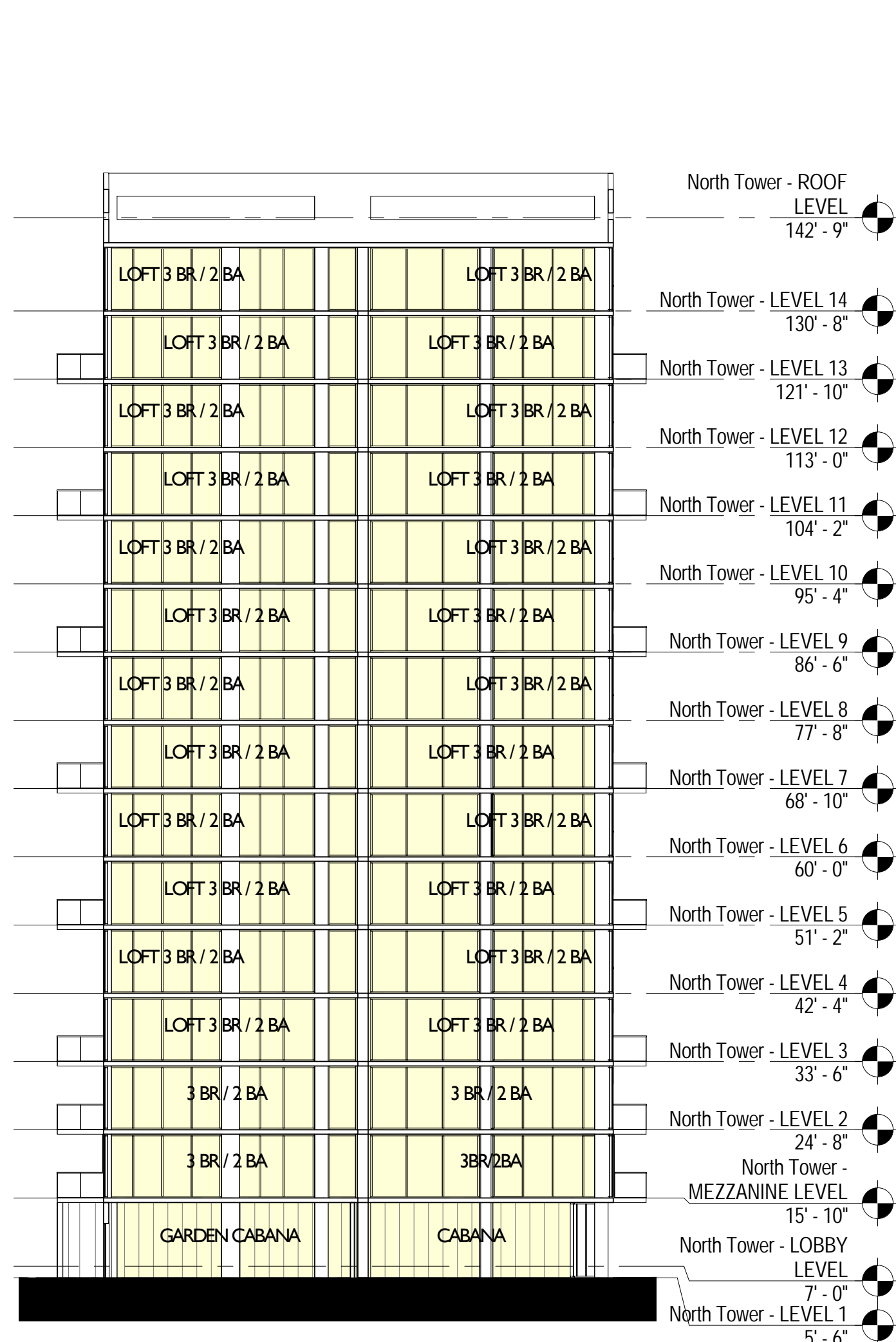
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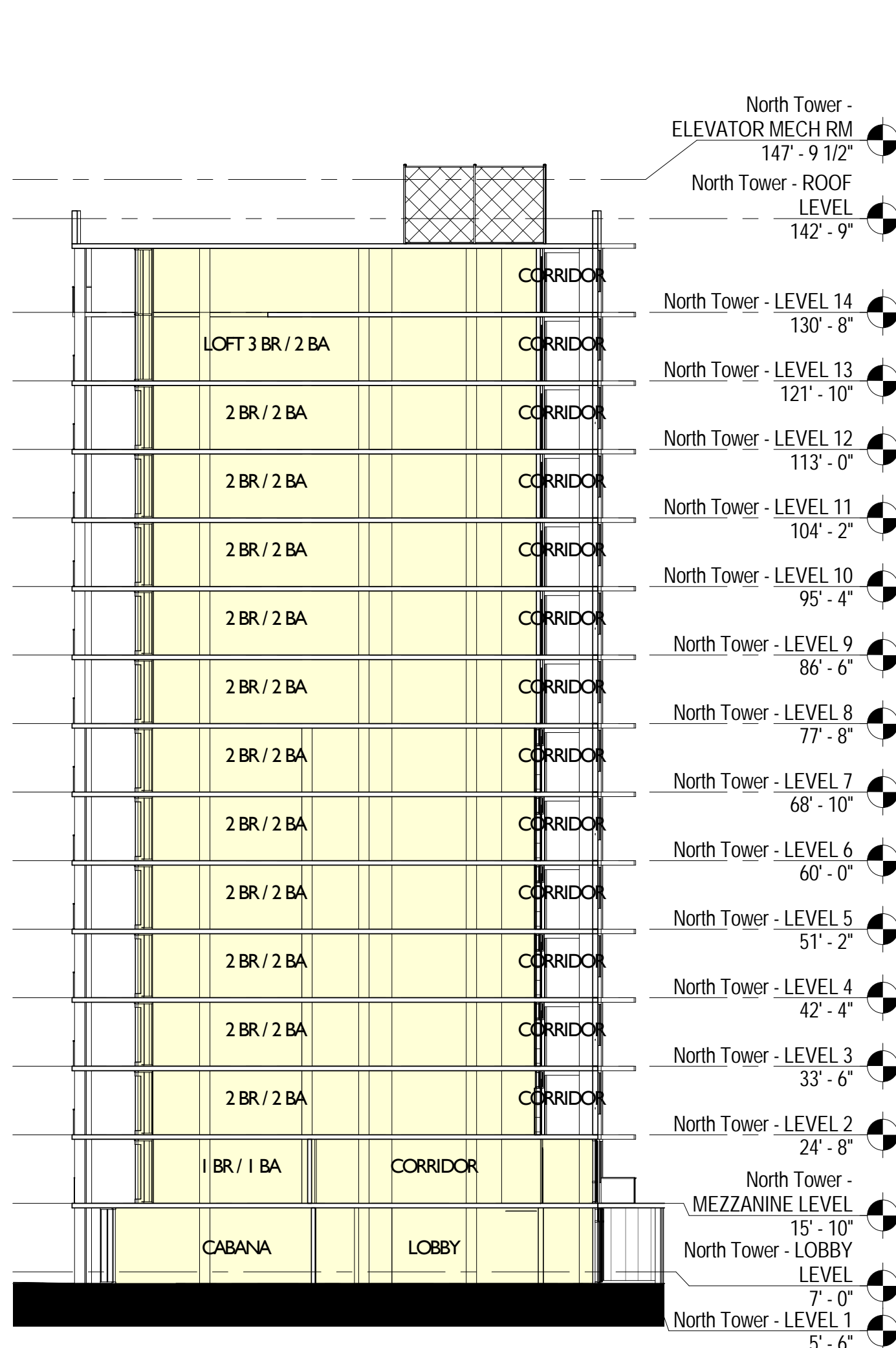
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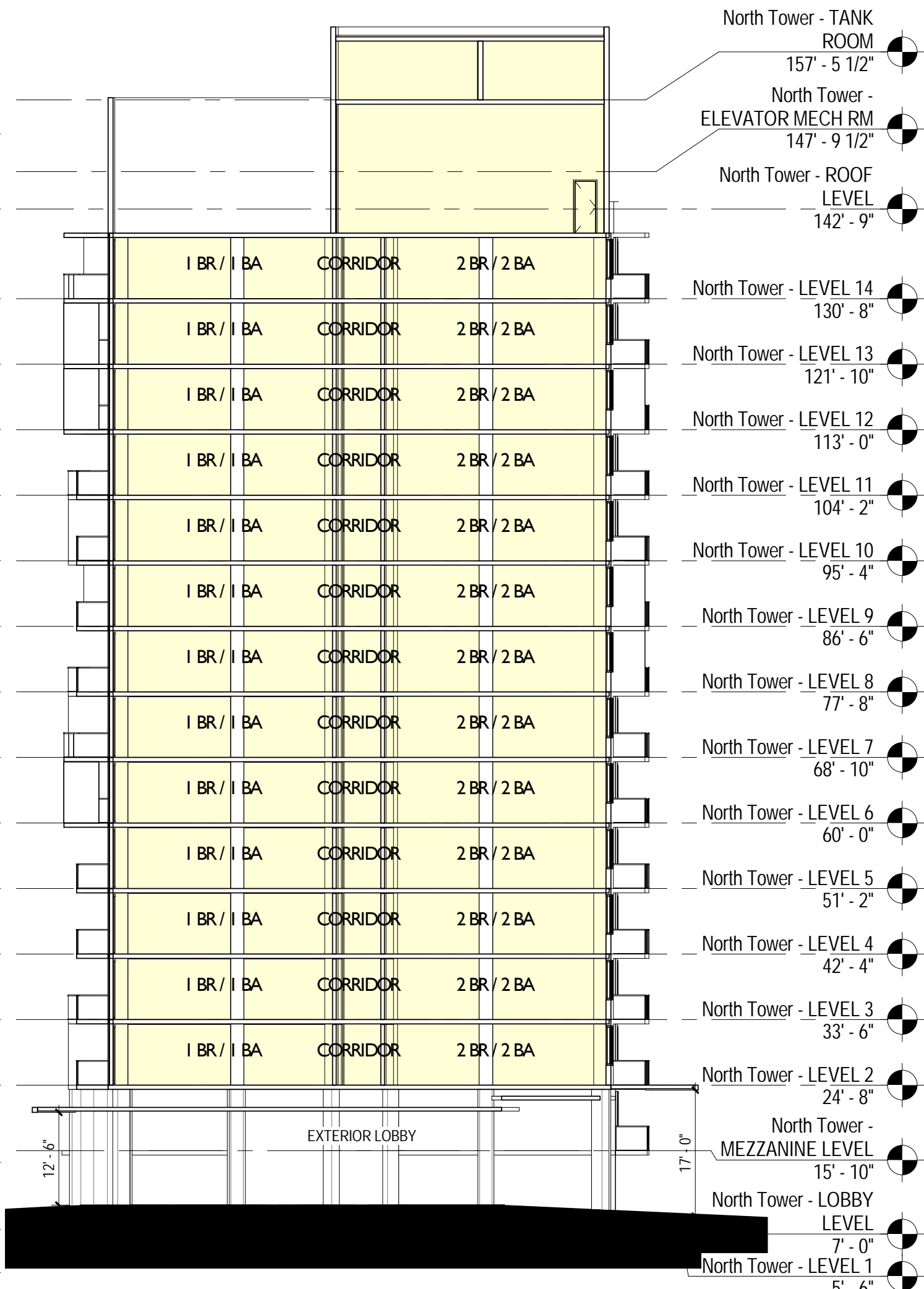
1 North Tower - WING B Section
SCALE: 1/16" = 1'-0"



2 North Tower - WING C Section
SCALE: 1/16" = 1'-0"



3 North Tower - WING A Section
SCALE: 1/16" = 1'-0"



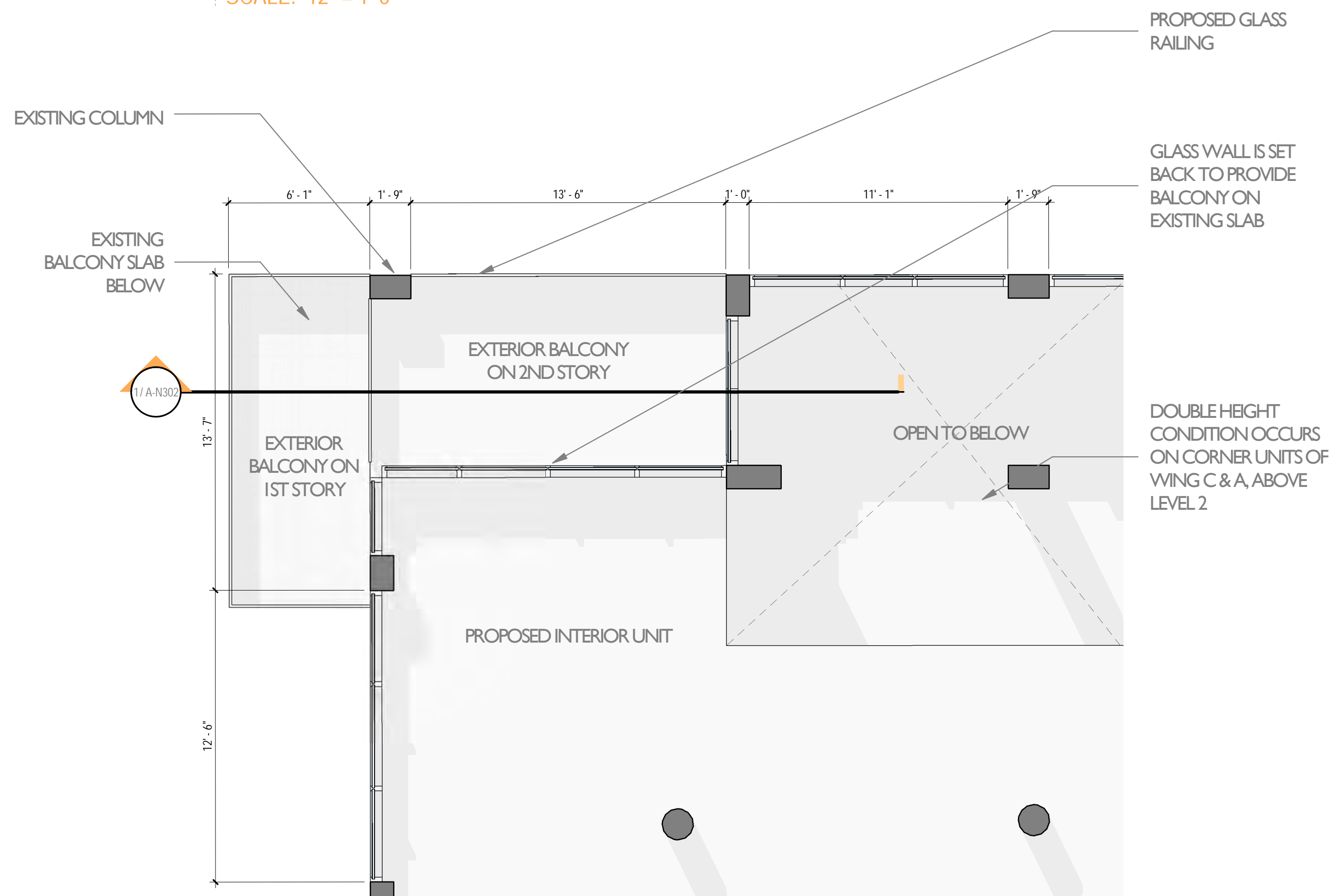
4 North Tower - Section thru Lobby
SCALE: 1/16" = 1'-0"

GENERAL NOTE:
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Scale: As indicated
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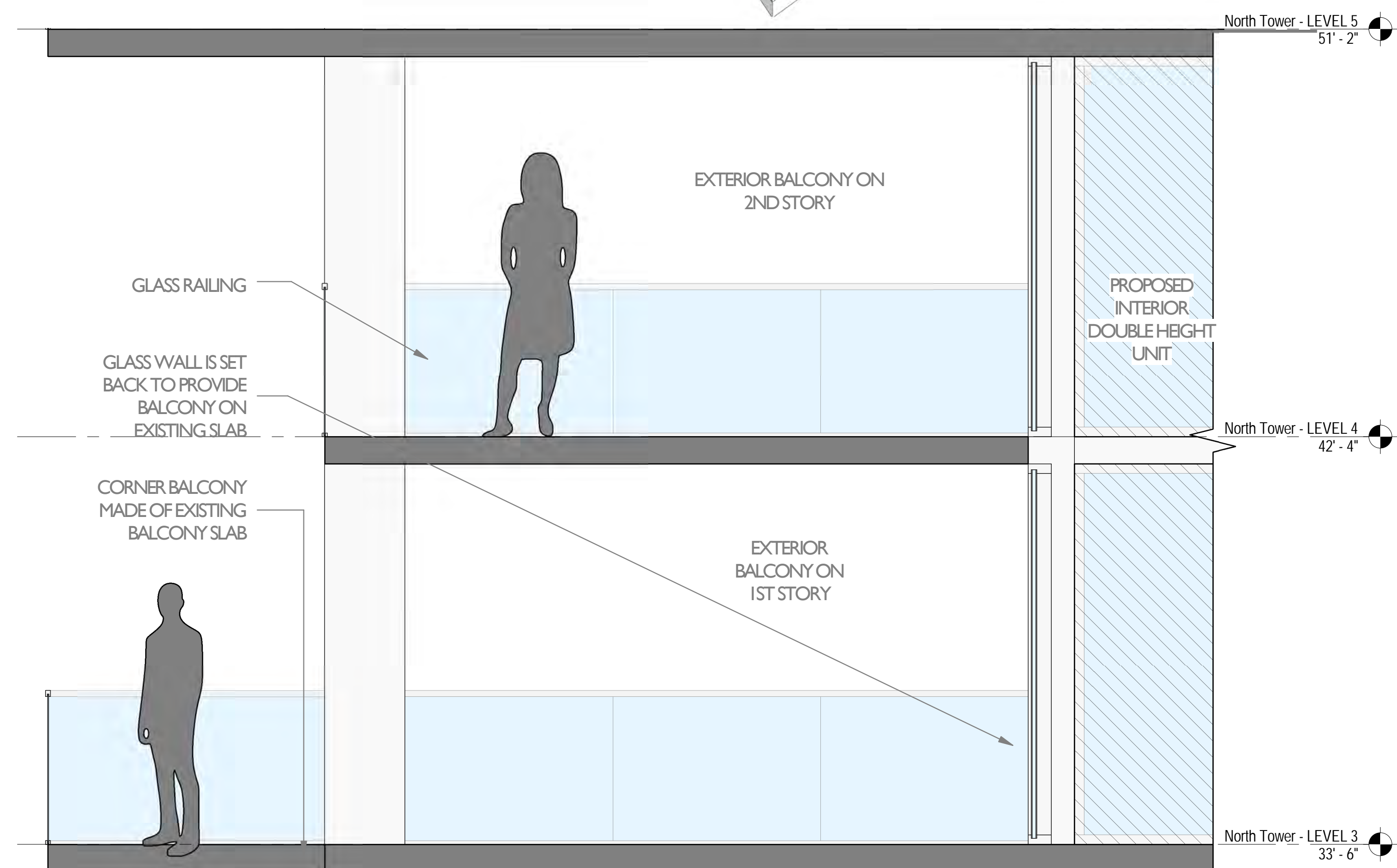
4 View of Corner Balconies
SCALE: 12" = 1'-0"



3 WING C Proposed Corner Balcony - Plan
SCALE: 1/4" = 1'-0"

PROPOSED GLAZING SYSTEM
EXISTING COLUMN
GLASS RAILING

2 Corner Balcony Section Perspective
SCALE:



1 WING C Proposed Corner Balcony - Section
SCALE: 1/2" = 1'-0"

NORTH TOWER CORNER BALCONY

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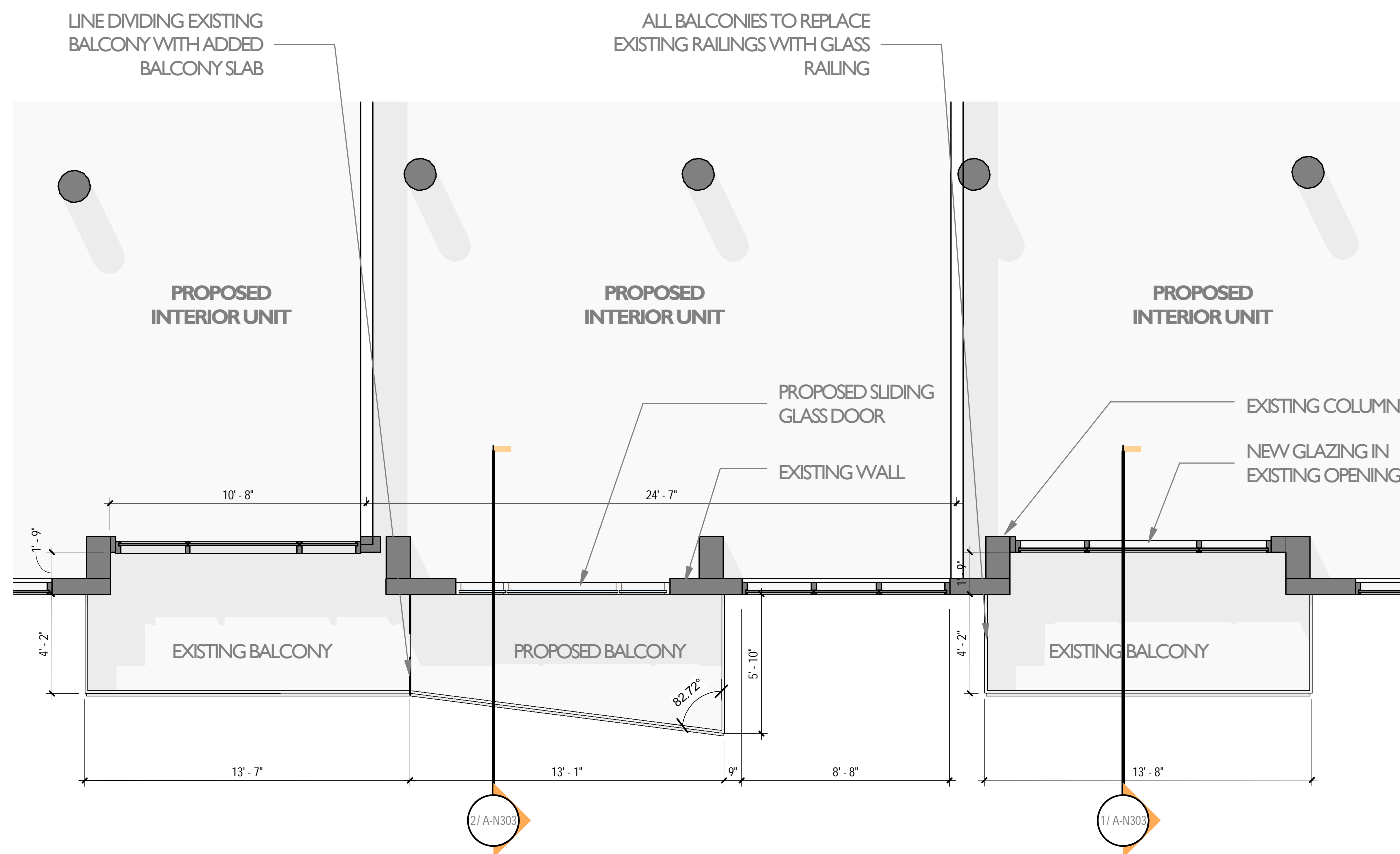
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5 View of Typical Balconies
SCALE: 12" = 1'-0"



4 New Balcony Configuration
SCALE: 1/4" = 1'-0"

EXISTING BALCONY SLAB

ADDED BALCONY SLAB

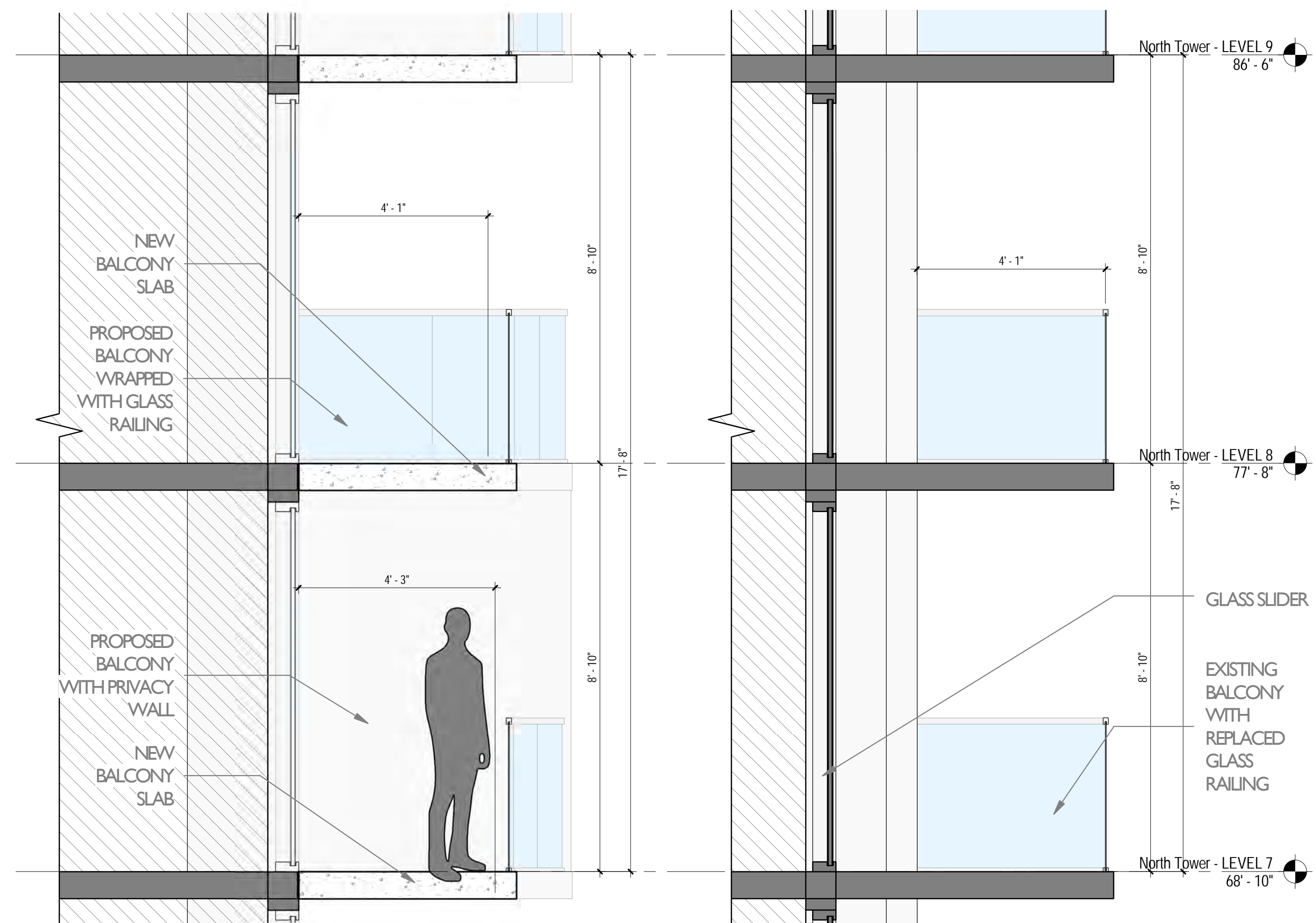


PRIVACY WALL TO ATTACH BOTTOM AND TOP SLAB TO CREATE FRAMED EXPRESSION

ALL BALCONIES TO REPLACE EXISTING RAILINGS WITH GLASS RAILING

PROPOSED BALCONY WITH PRIVACY WALL

3 Typical Balconies Section Perspective
SCALE:



2 Section Thru Proposed Angled Balcony
SCALE: 1/2" = 1'-0"

1 Section Thru Existing Balcony Slab
SCALE: 1/2" = 1'-0"

NORTH TOWER TYPICAL BALCONY

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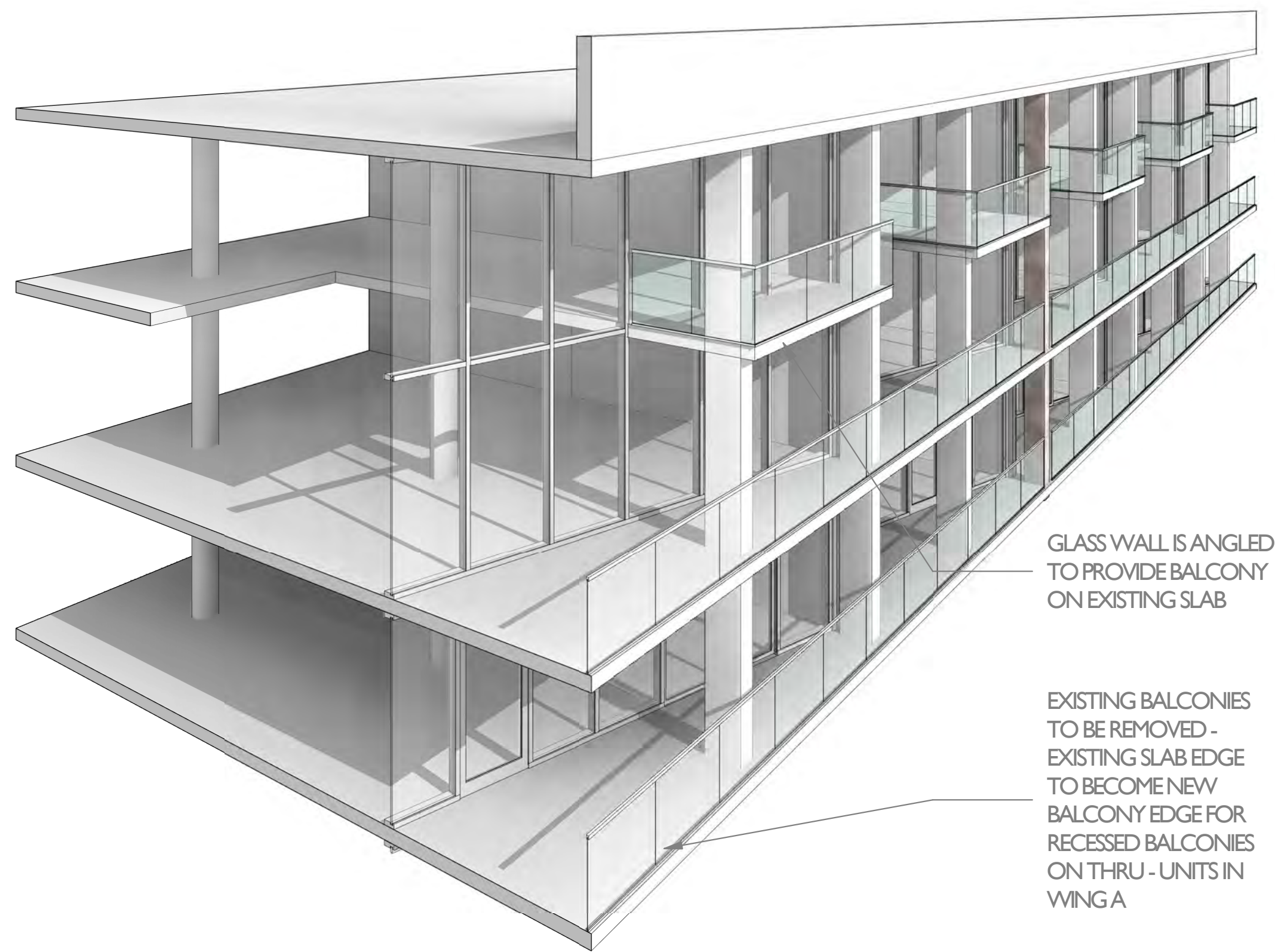
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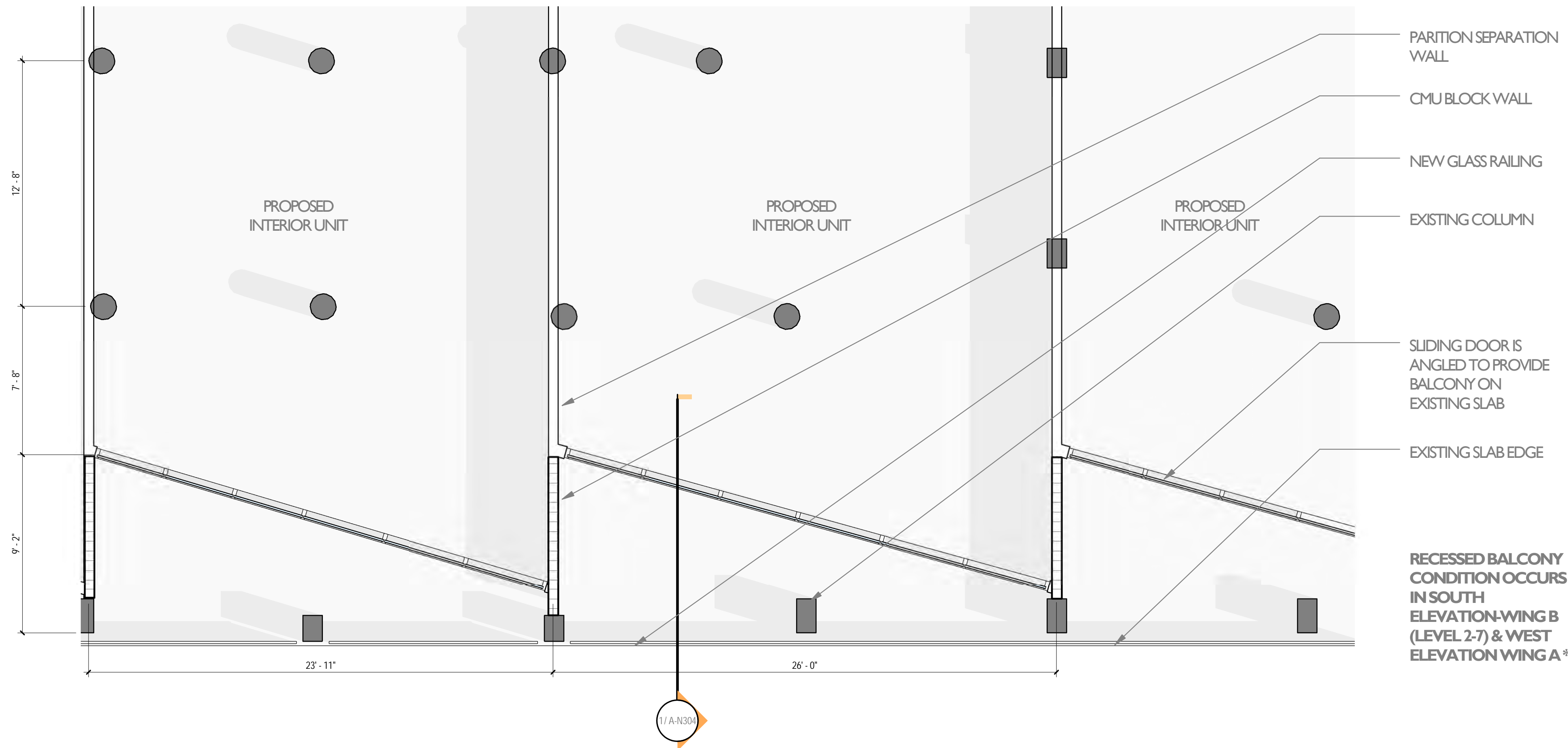
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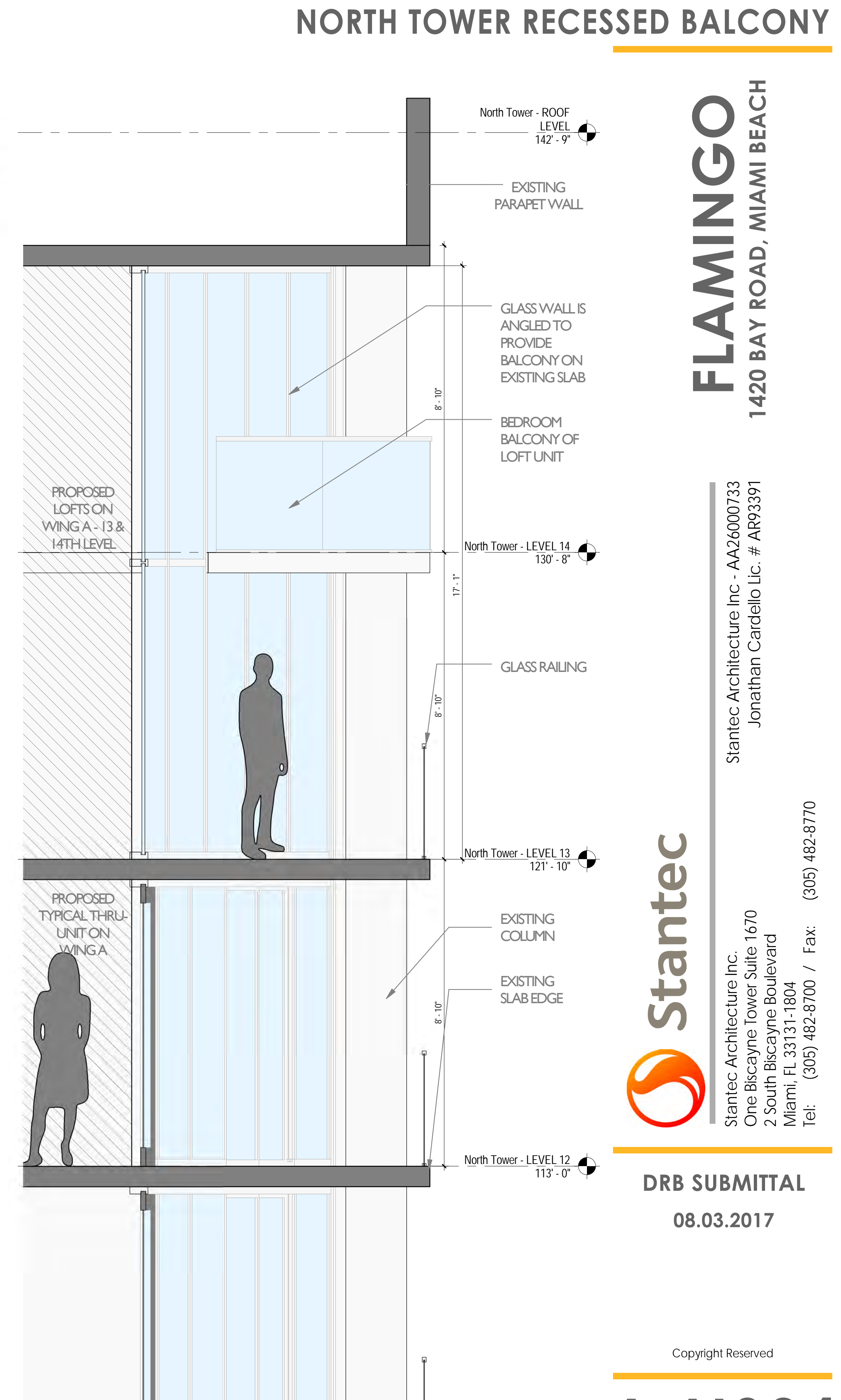
4 View of Recessed Balconies
SCALE: 12" = 1'-0"



3 Recessed Balconies Section Perspective
SCALE:



2 Recessed Balconies Plan
SCALE: 1/4" = 1'-0"



1 Section Thru Recessed Balconies
SCALE: 1/2" = 1'-0"

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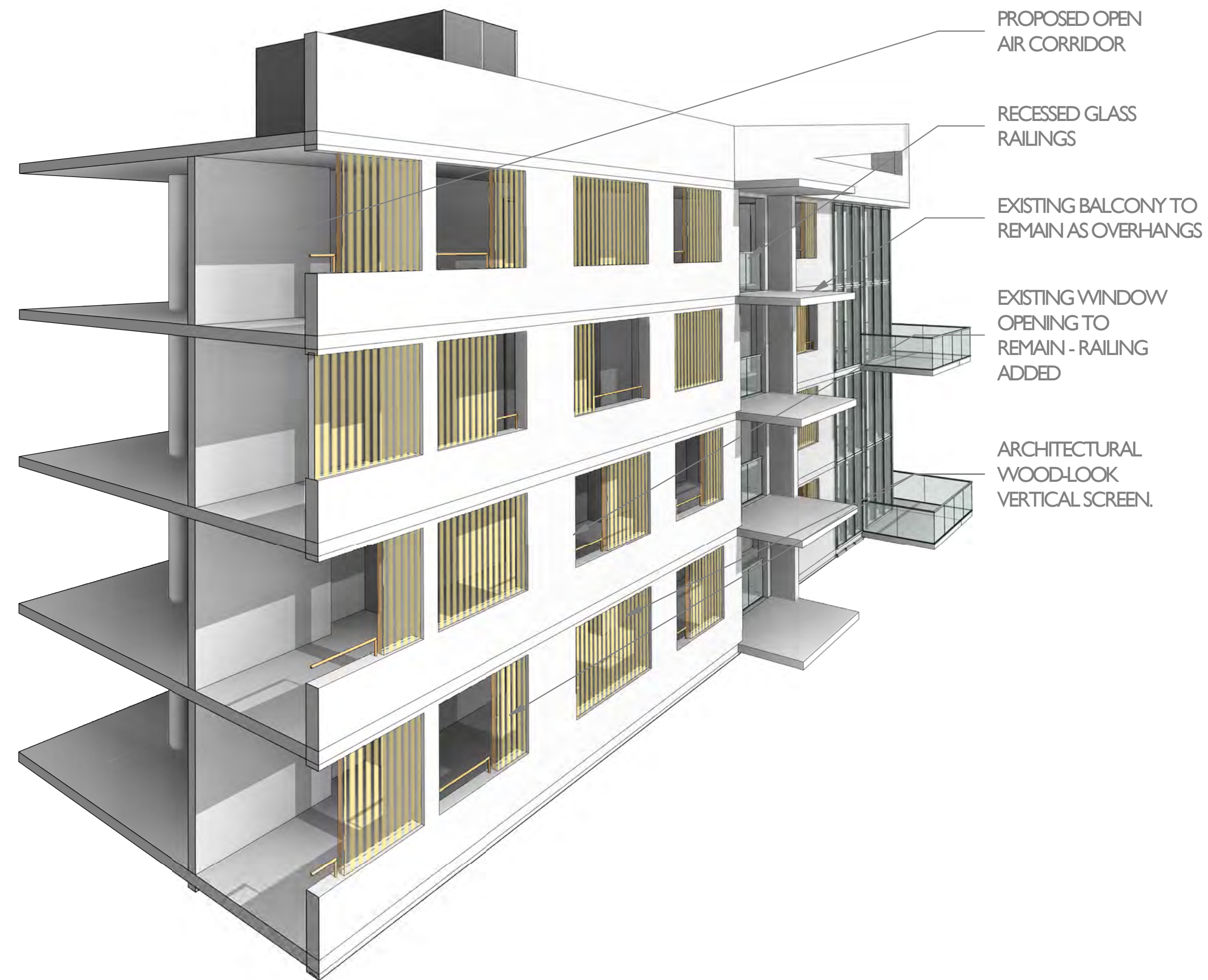
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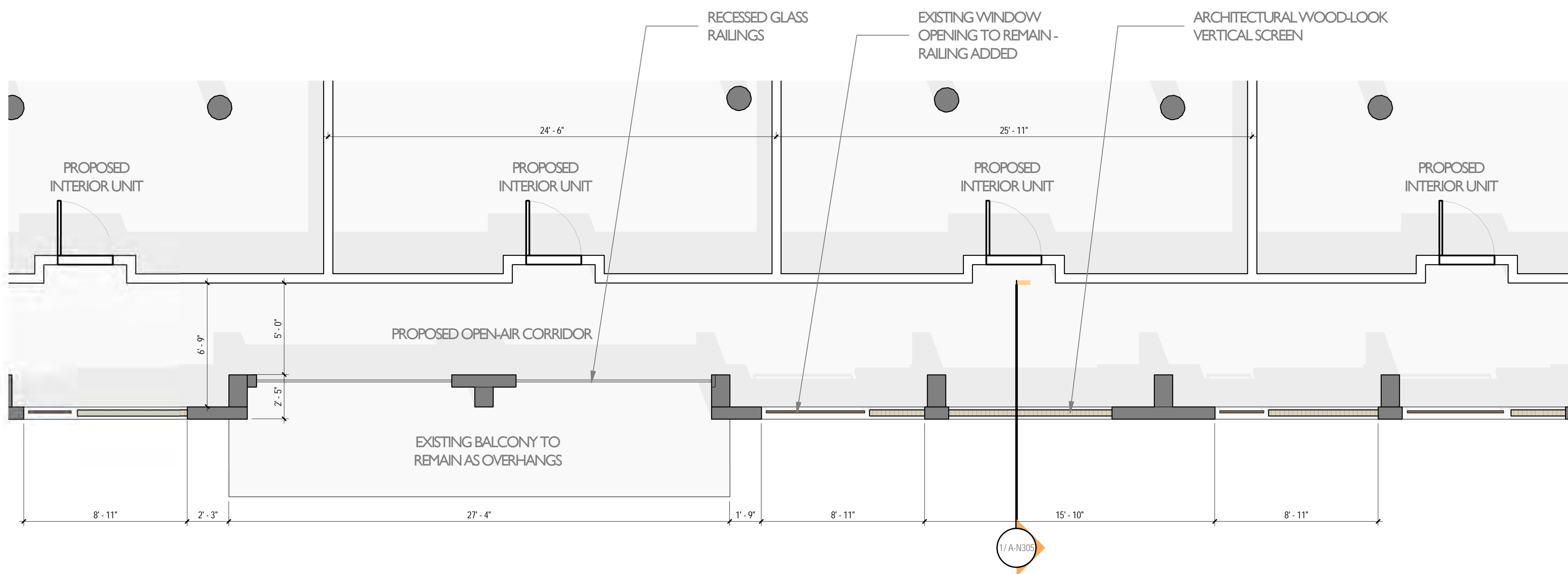
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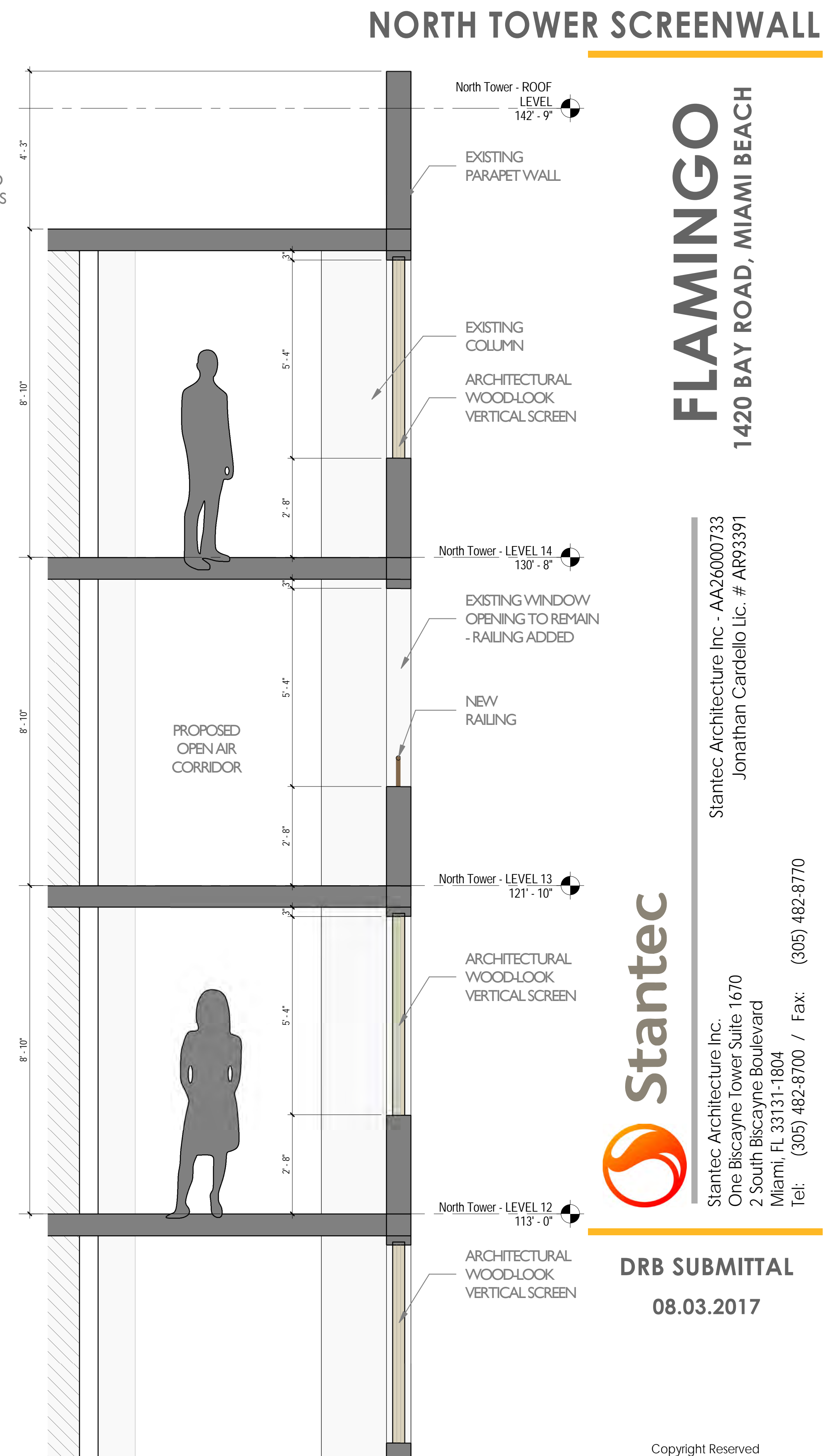
4 View of Screens
SCALE: 12" = 1'-0"



3 Section Perspective of Exterior Corridor
SCALE:



2 Plan of Exterior Corridor & Screens
SCALE: 1/4" = 1'-0"



Section Thru Exterior Corridor - Wing A
SCALE: 1/2" = 1'-0"

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NORTH TOWER SCREENWALL

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