

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec

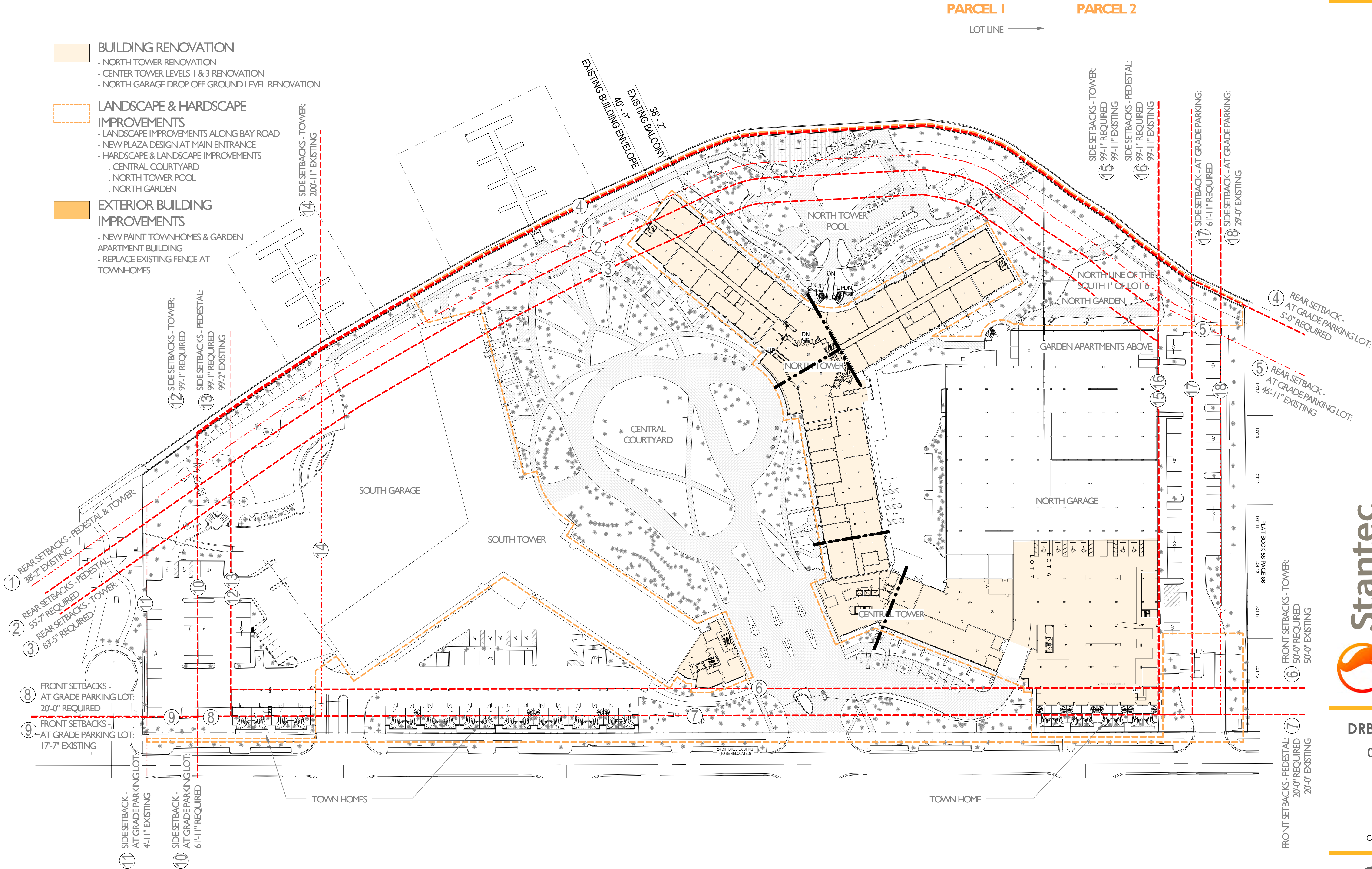
Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
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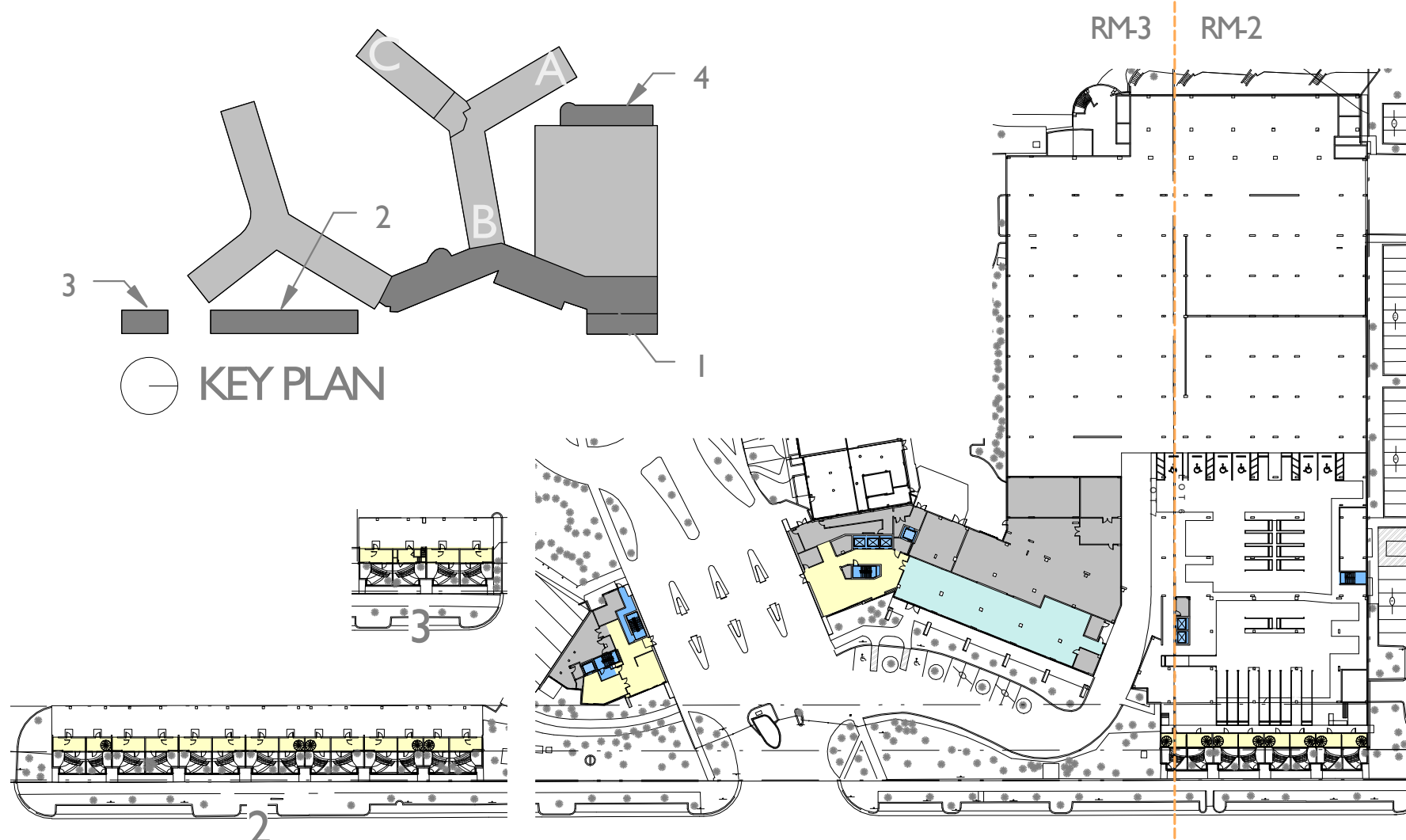
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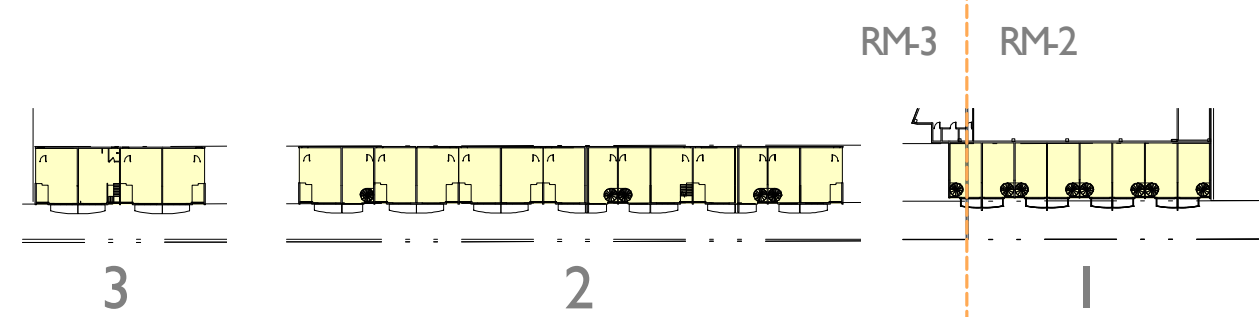
G7A



Site Plan (Existing)
SCALE: 1" = 50'-0"

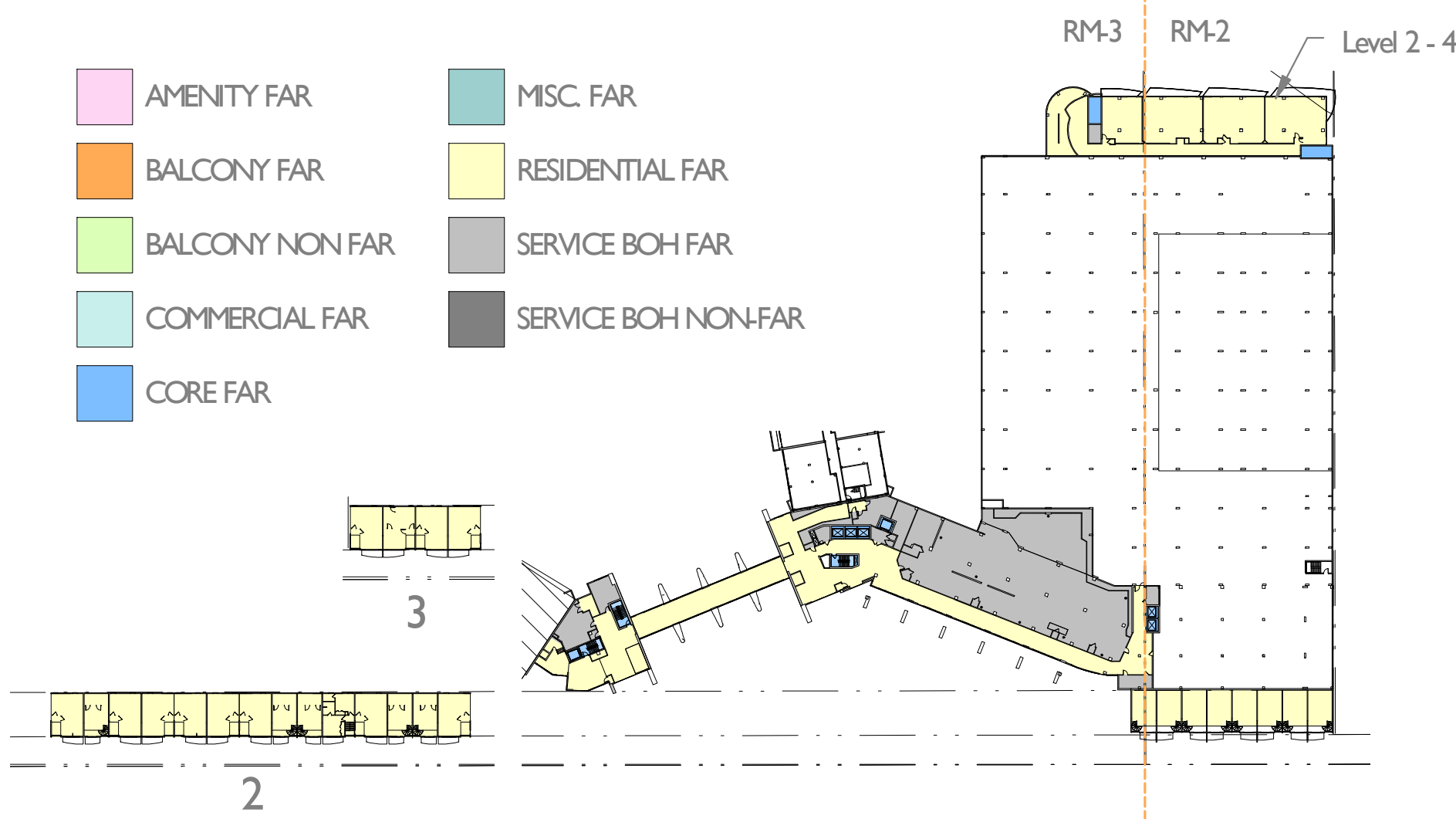


Level 1 - Existing

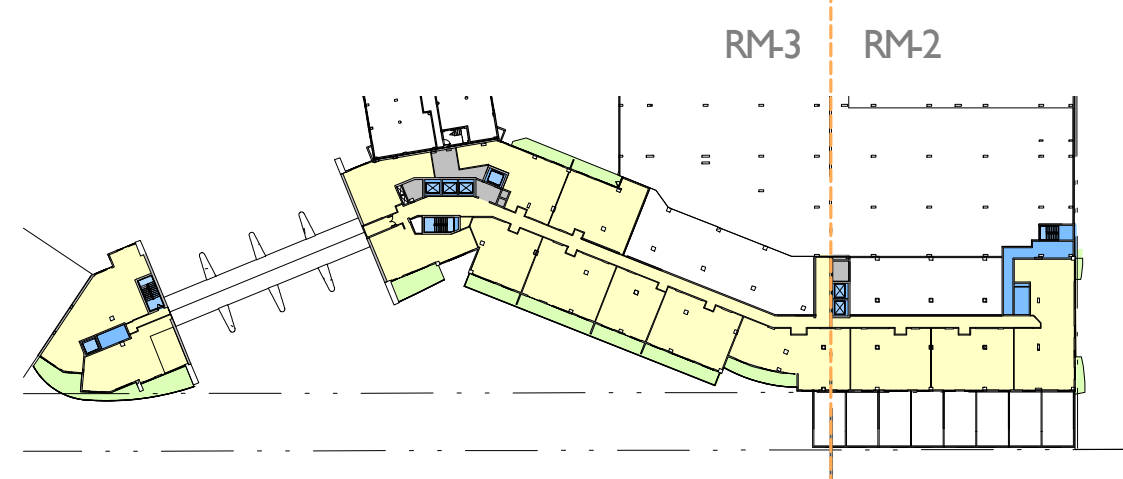


Level 2 - Existing (Town Houses)

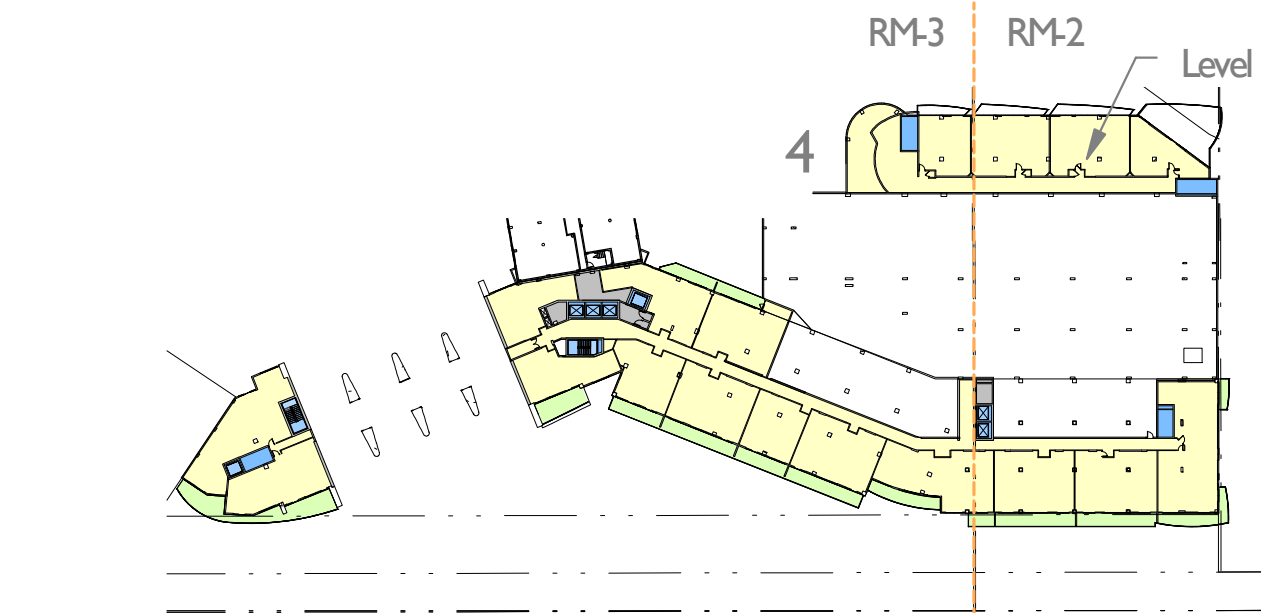
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR



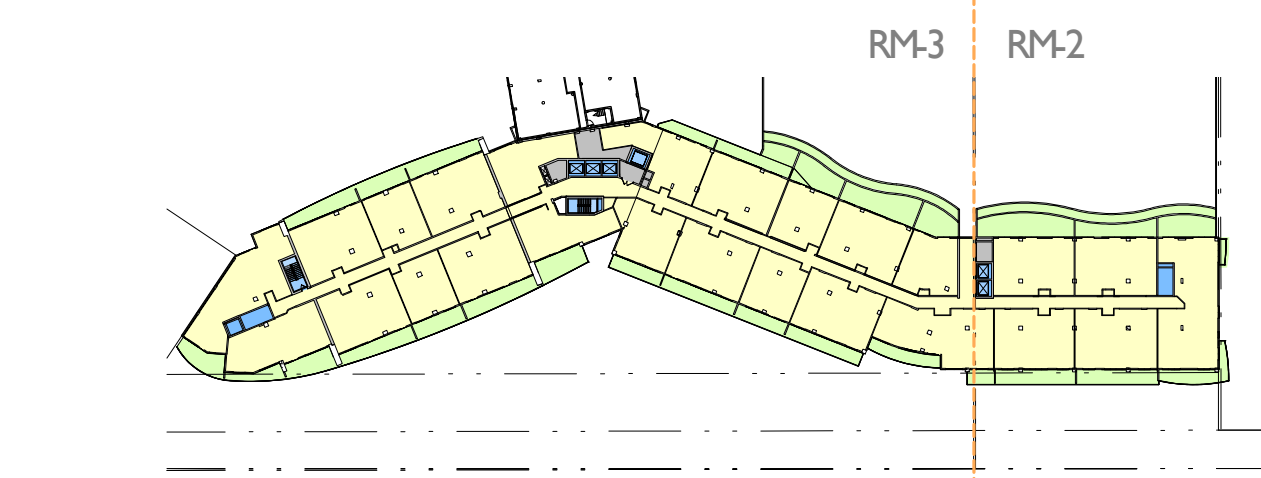
Level 3 - Existing



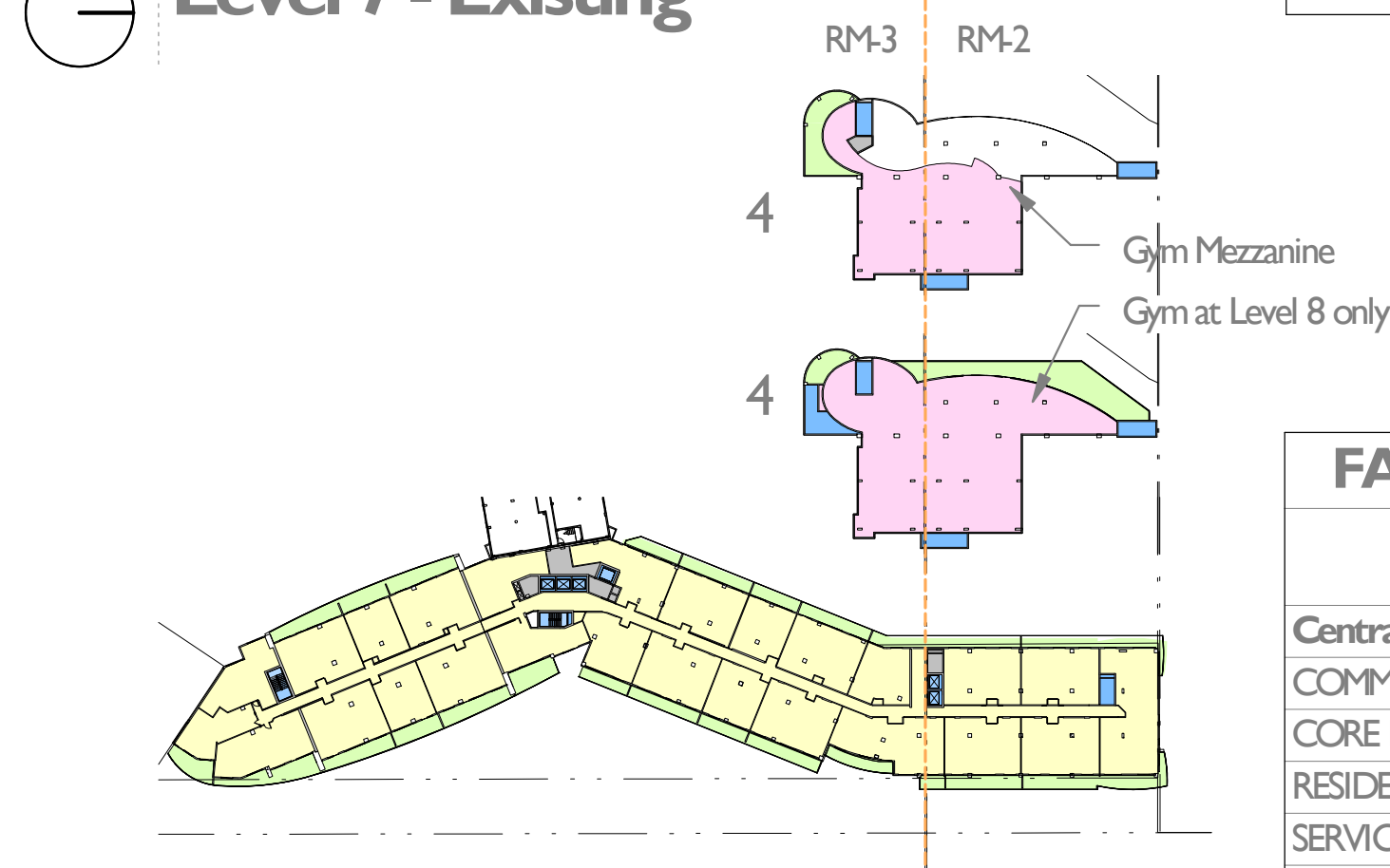
Level 4 - Existing



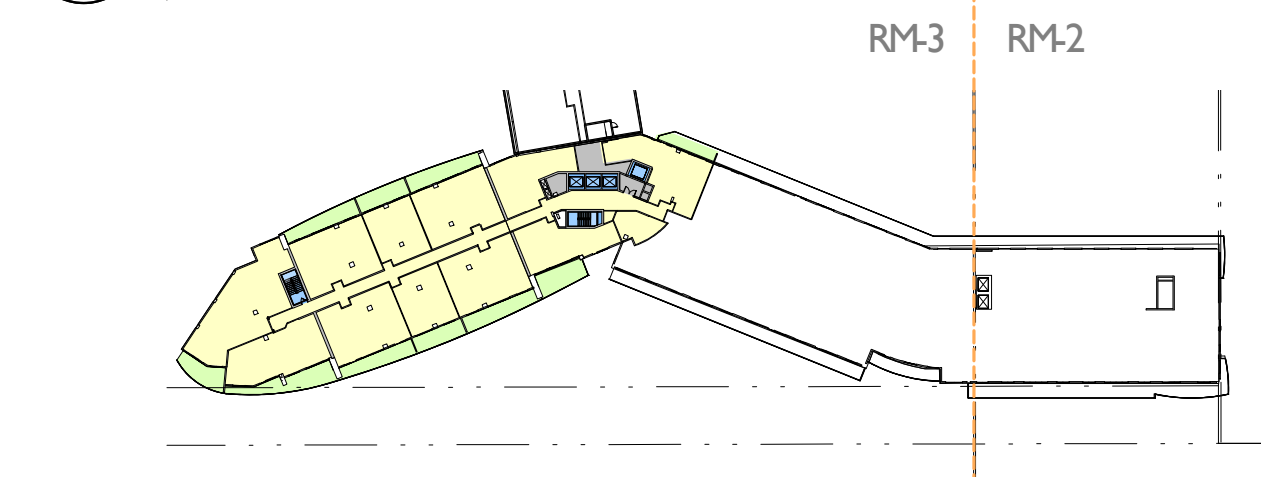
Level 5-6 - Existing



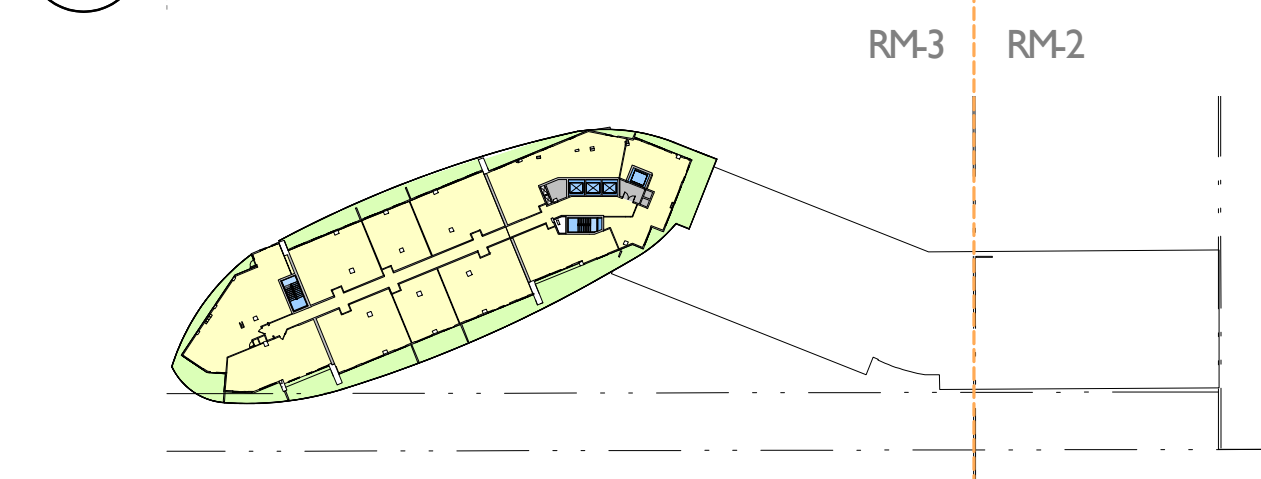
Level 7 - Existing



Level 8-15 - Existing



Level 16 - Existing



Level 17-32 - Existing

ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - EXISTING

FAR - CENTRAL TOWER - EXISTING RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
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		19,011 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 - EXISTING RM-2

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
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
TOTAL RM-2	59,105 SF		146,149 SF

1999 PERMIT: 88,833 SF

FAR - CENTRAL TOWER - EXISTING RM-3

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 1			
COMMERCIAL FAR	4,046 SF	1	4,046 SF
CORE FAR	1,288 SF	1	1,288 SF
RESIDENTIAL FAR	7,353 SF	1	7,353 SF
SERVICE BOH FAR	12,108 SF	1	12,108 SF
	24,795 SF		24,795 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			
CORE FAR	982 SF	1	982 SF
CORE FAR	181 SF	3	543 SF
RESIDENTIAL FAR	21,080 SF	1	21,080 SF
RESIDENTIAL FAR	2,476 SF	3	7,428 SF
SERVICE BOH FAR	12,830 SF	1	12,830 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
Central Tower - Level 7			
CORE FAR	977 SF	1	977 SF

FAR - CENTRAL TOWER - EXISTING RM-3

FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
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
Central Tower - Level 9			
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
Garden Apartments Gym Mezzanine			
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	209,655 SF		686,215 SF

1999 PERMIT: 693,594 SF

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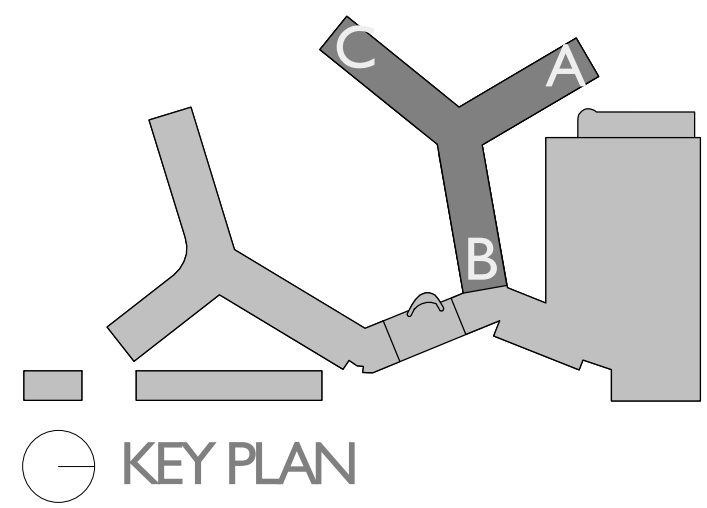
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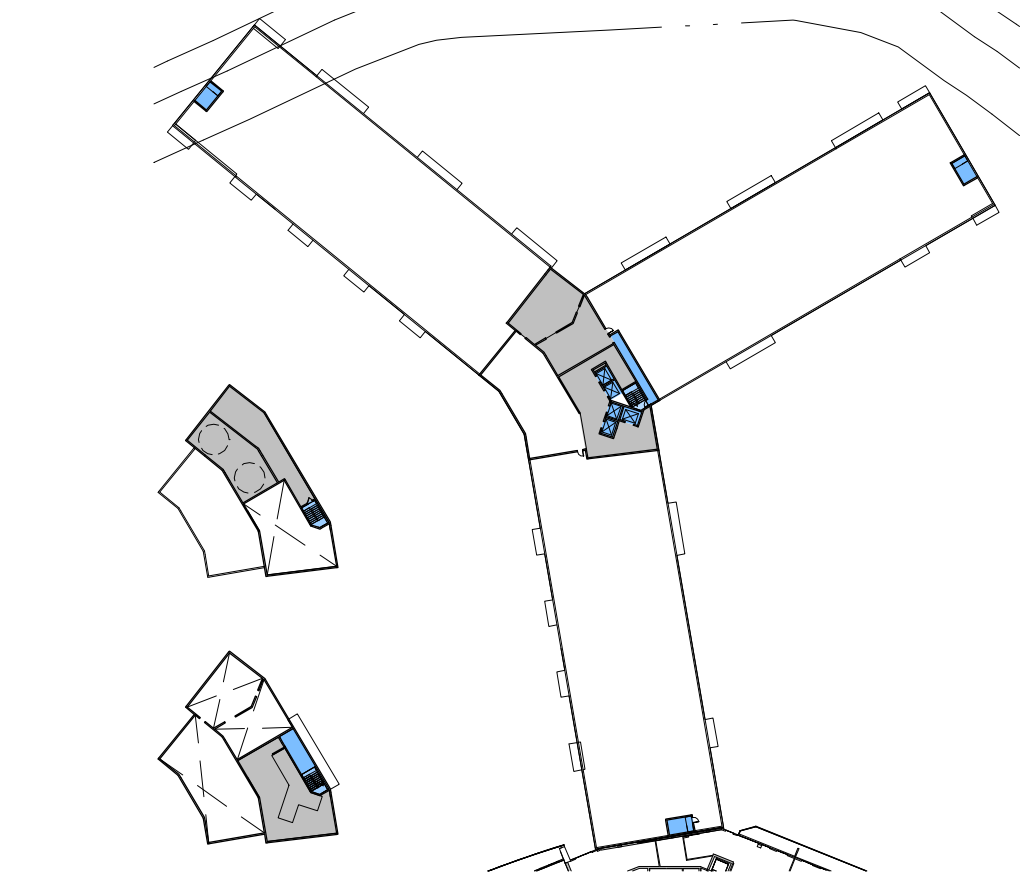
Scale: 1" = 100'-0"
Note: When printed on 11 x 17 paper scale is halved



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



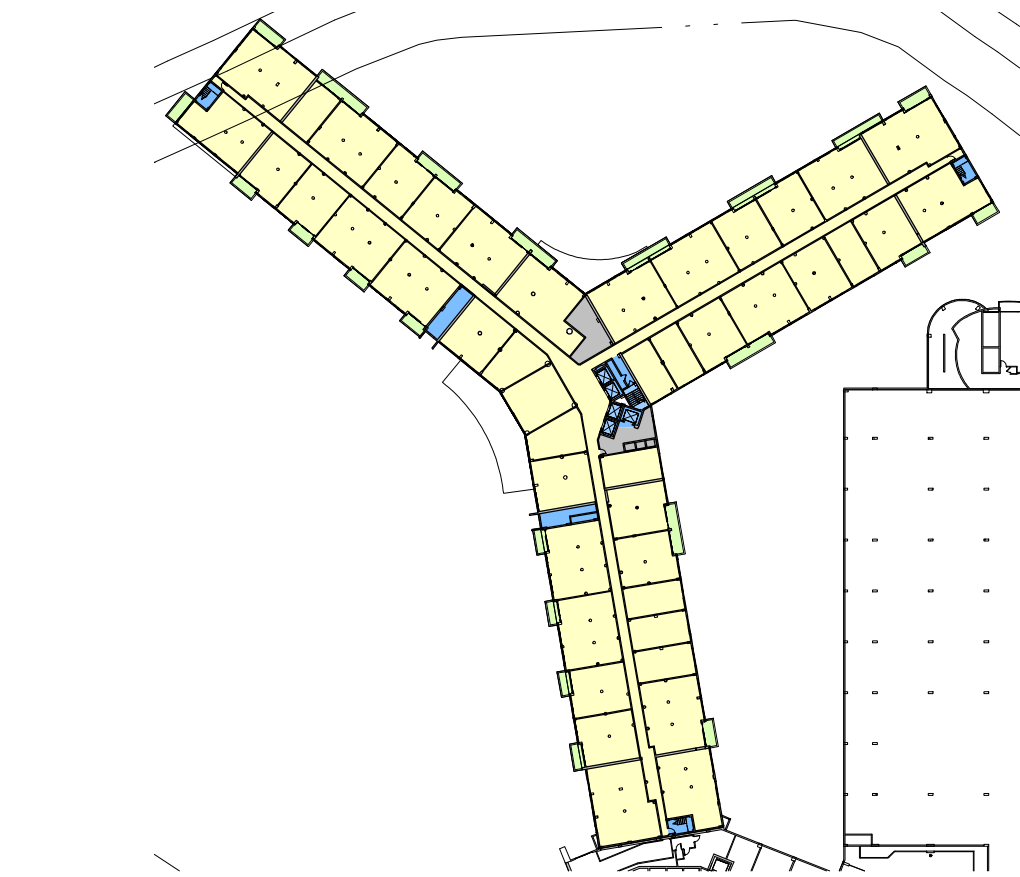
Level I - Existing



Roof - Existing



Mezzanine Level - Existing



Level 2-14 - Existing

ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - EXISTING

FAR - NORTH TOWER - EXISTING			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
North Tower - LOBBY LEVEL			
COMMERCIAL FAR	1,661 SF	1	1,661 SF
CORE FAR	1,619 SF	1	1,619 SF
RESIDENTIAL FAR	29,641 SF	1	29,641 SF
SERVICE BOH FAR	14,498 SF	1	14,498 SF
	47,419 SF		47,419 SF
North Tower - MEZZANINE LEVEL			
COMMERCIAL FAR	1,254 SF	1	1,254 SF
CORE FAR	1,598 SF	1	1,598 SF
RESIDENTIAL FAR	24,027 SF	1	24,027 SF
SERVICE BOH FAR	1,317 SF	1	1,317 SF
	28,196 SF		28,196 SF
North Tower - LEVEL 2-14			
CORE FAR	1,584 SF	13	20,597 SF
RESIDENTIAL FAR	43,709 SF	13	568,219 SF
SERVICE BOH FAR	851 SF	13	11,065 SF
	46,145 SF		599,881 SF
North Tower - ROOF LEVEL			
CORE FAR	1,111 SF	1	1,111 SF
SERVICE BOH FAR	3,052 SF	1	3,052 SF
	4,163 SF		4,163 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	130,047 SF		683,784 SF

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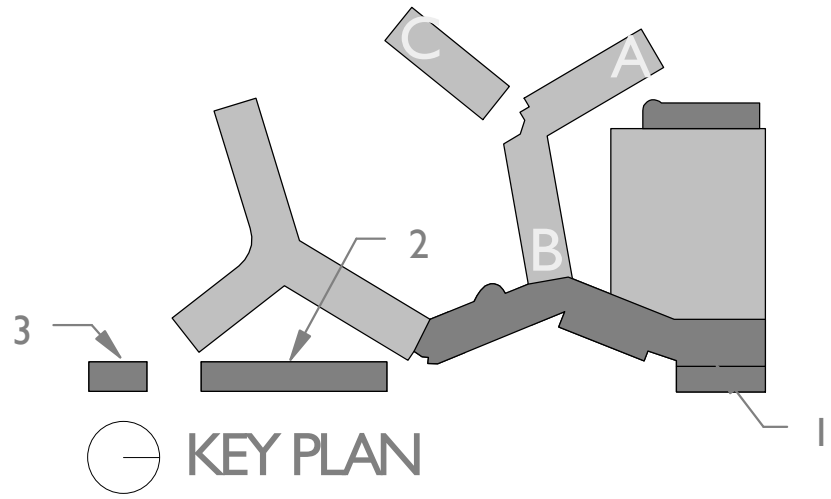
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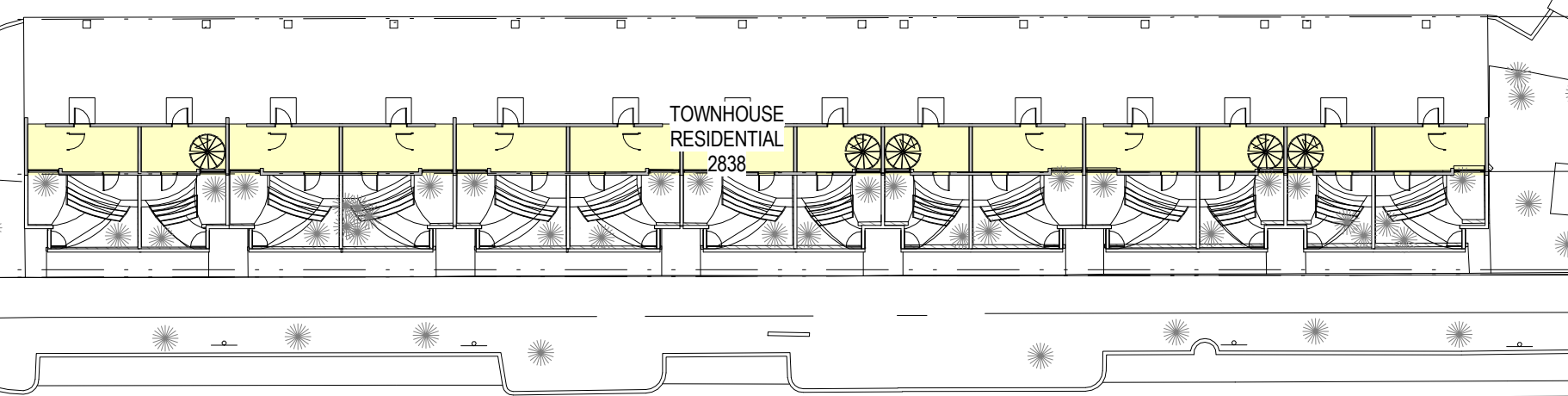
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Scale: 1" = 100'-0"
Note: When printed on 11 x 17 paper scale is halved



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

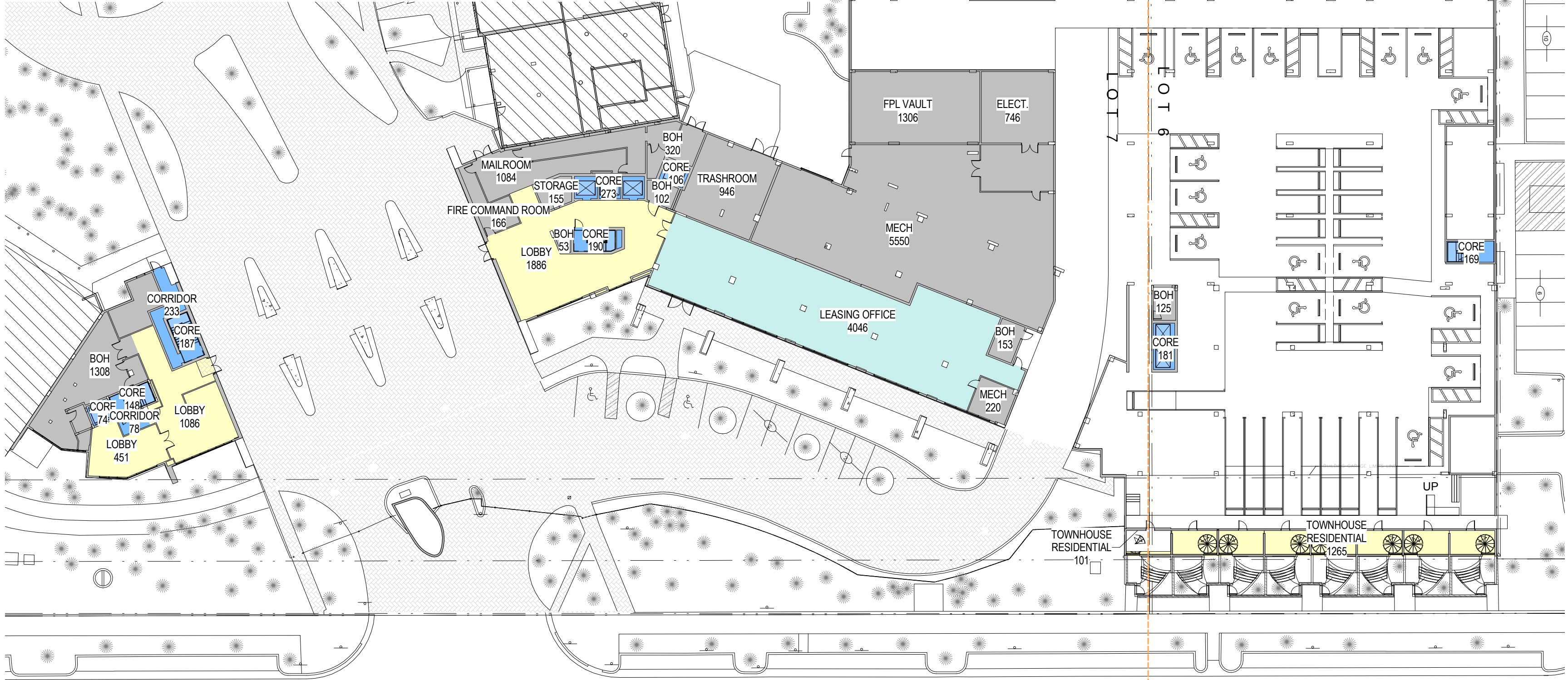


2 Mid Town House - Level I
SCALE: 1/32" = 1'-0"

FAR - CENTRAL TOWER LEVEL I - EXISTING	
FAR AREAS	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	4,046 SF
CORE FAR	1,288 SF
RESIDENTIAL FAR	7,353 SF
SERVICE BOH FAR	12,108 SF
RM-3	24,795 SF
TOTAL	

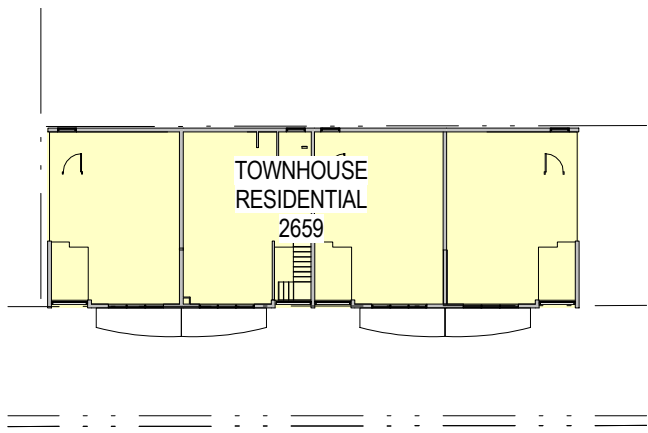
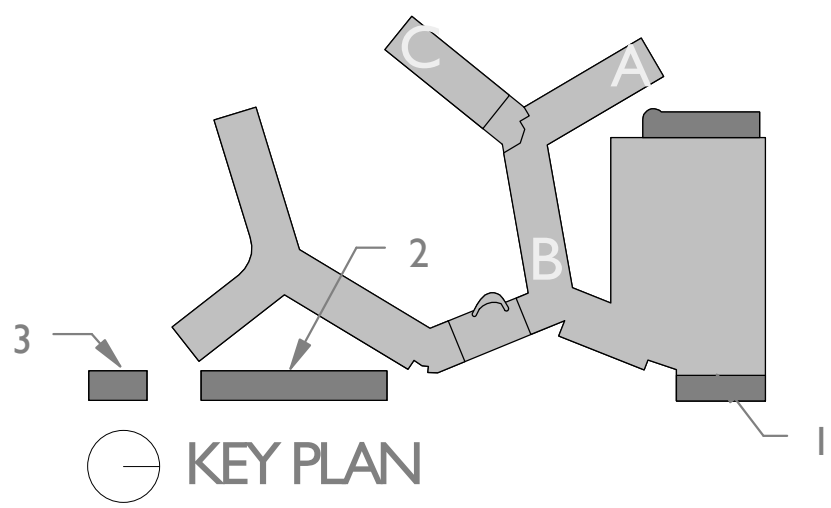
NON FAR - CENTRAL TOWER LEVEL I - EXISTING	
NON FAR AREAS	AREA

- COMMERCIAL FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

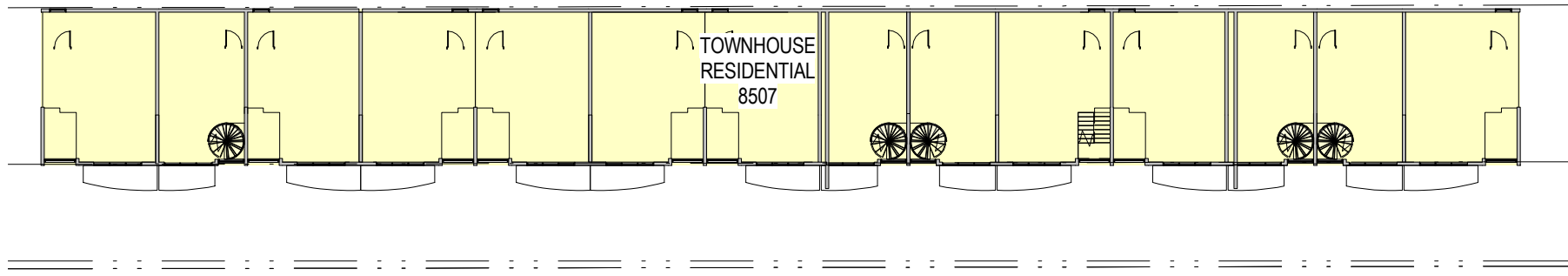


Central Tower - Level I
SCALE: 1/32" = 1'-0"

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



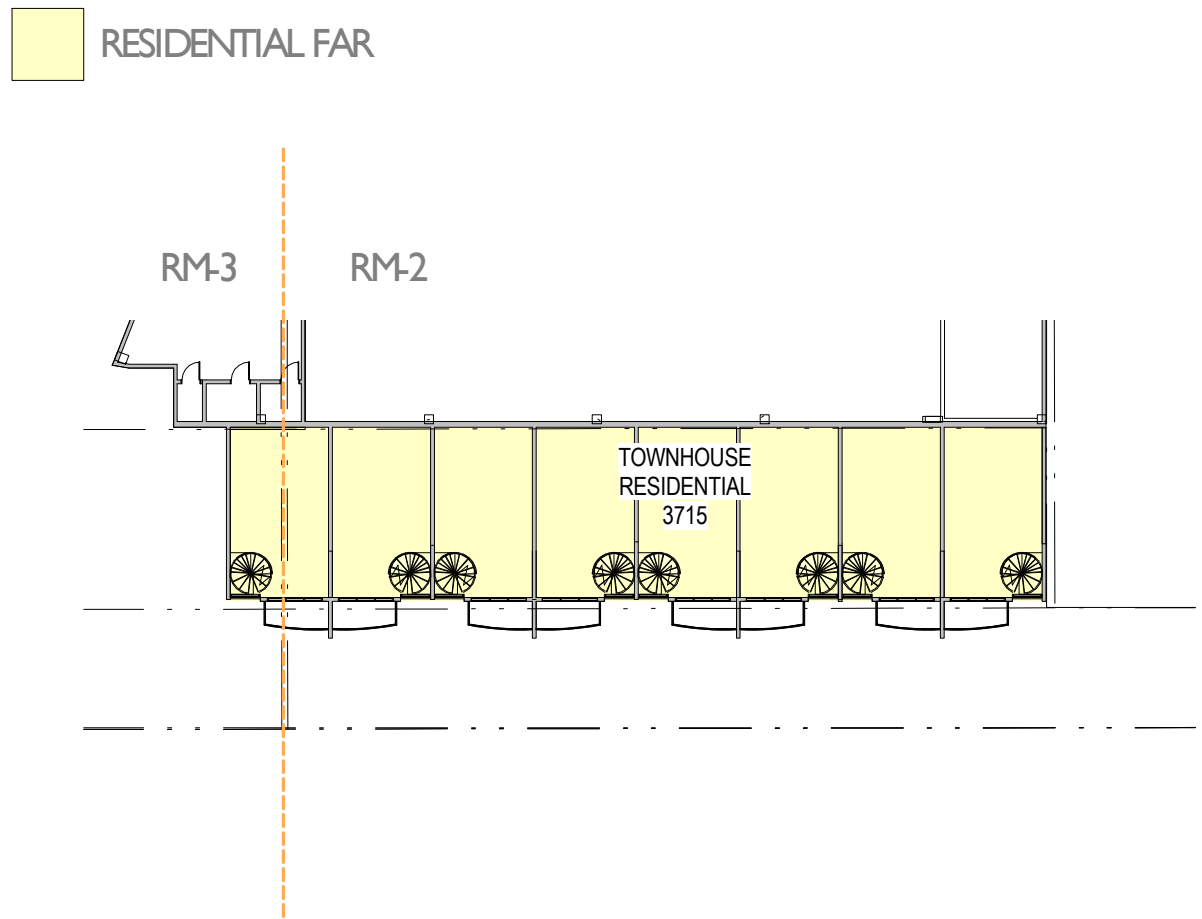
3 South Town House - Level 2
SCALE: 1/32" = 1'-0"



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

FAR - TOWN HOUSE LEVEL 2 - EXISTING	
FAR AREAS	AREA
RM-2	
RESIDENTIAL FAR	3,715 SF
RM-2 TOTAL	3,715 SF
RM-3	
RESIDENTIAL FAR	11,463 SF
RM-3 TOTAL	11,463 SF

NON FAR - TOWNHOUSE LEVEL 2 - EXISTING	
NON FAR AREAS	AREA



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

ZONING ANALYSIS FAR - EXISTING

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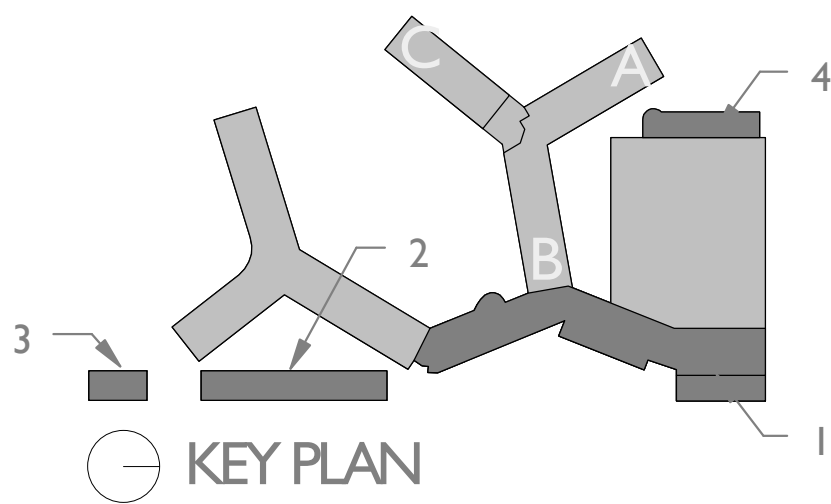


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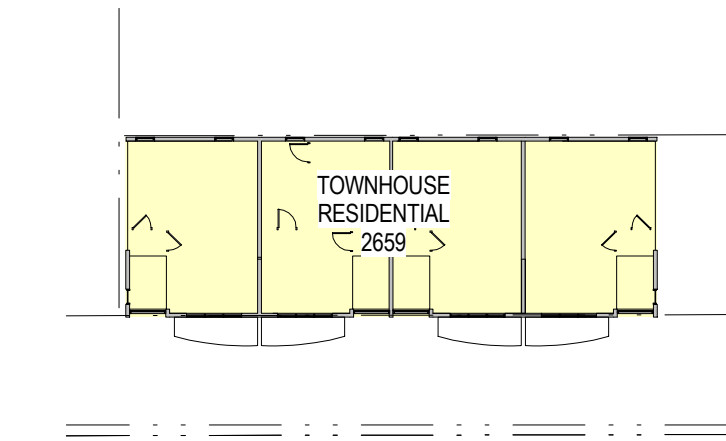
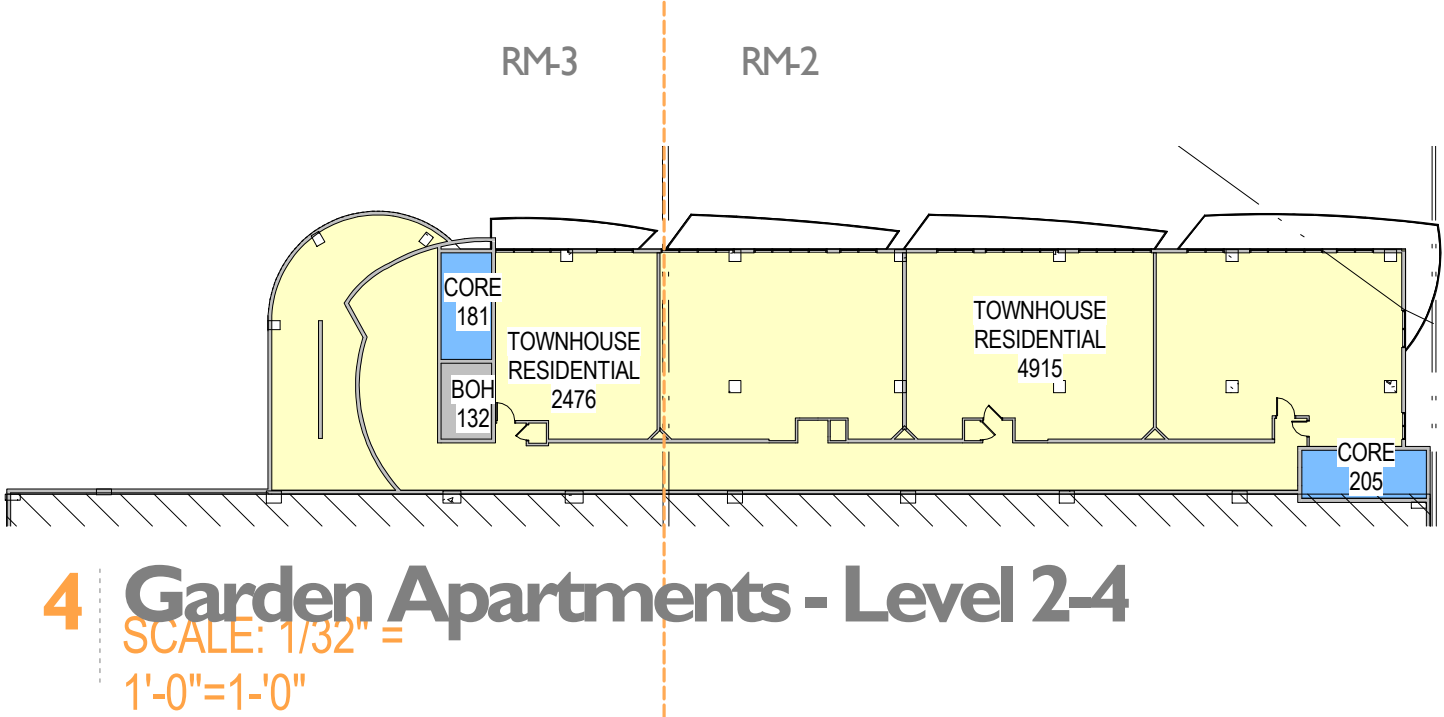
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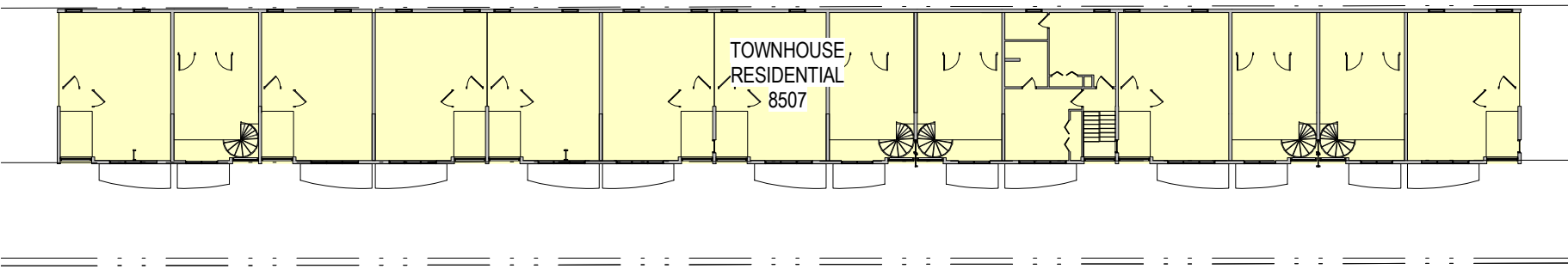
FAR - CENTRAL TOWER LEVEL 3 - EXISTING	
FAR AREAS	AREA
RM-2	
Central Tower - Level 3	
CORE FAR	381 SF
RESIDENTIAL FAR	8,212 SF
SERVICE BOH FAR	178 SF
RM-2 TOTAL	8,771 SF
RM-3	
Central Tower - Level 3	
CORE FAR	1,164 SF
RESIDENTIAL FAR	23,556 SF
SERVICE BOH FAR	12,962 SF
RM-3 TOTAL	37,681 SF

NON FAR - CENTRAL TOWER LEVEL 3 - EXISTING	
NON FAR AREAS	AREA

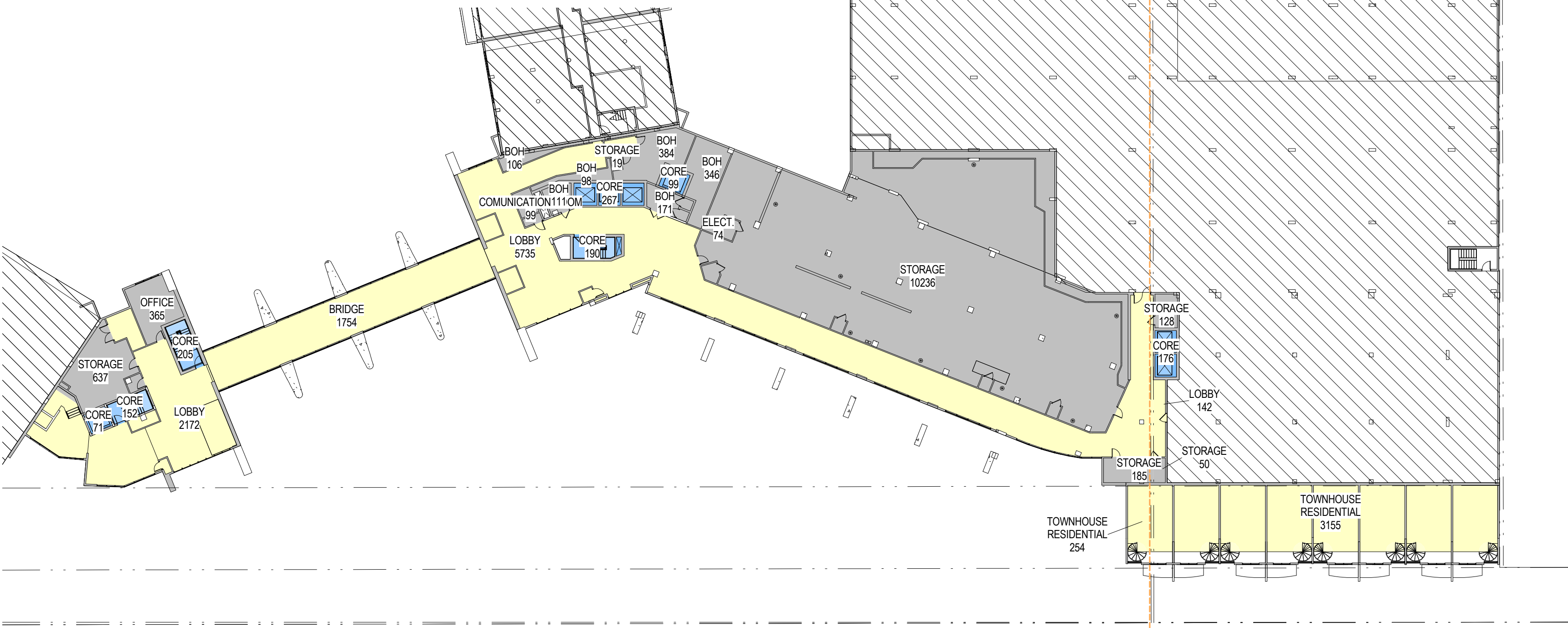
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR



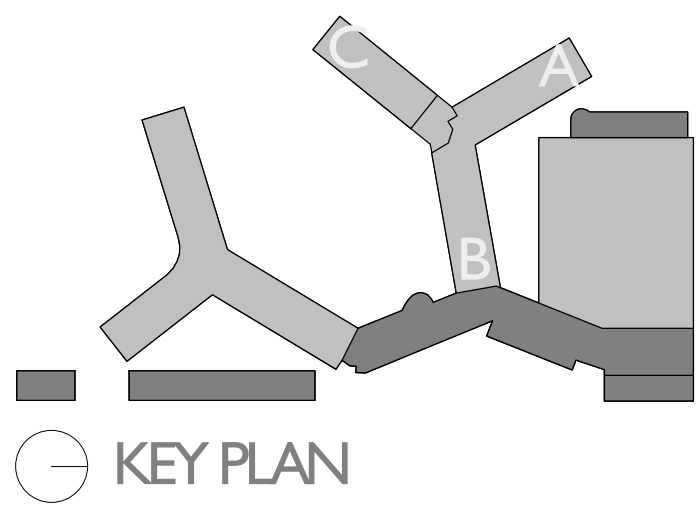
3 South Town House - Level 3
SCALE: 1/32" = 1'-0"



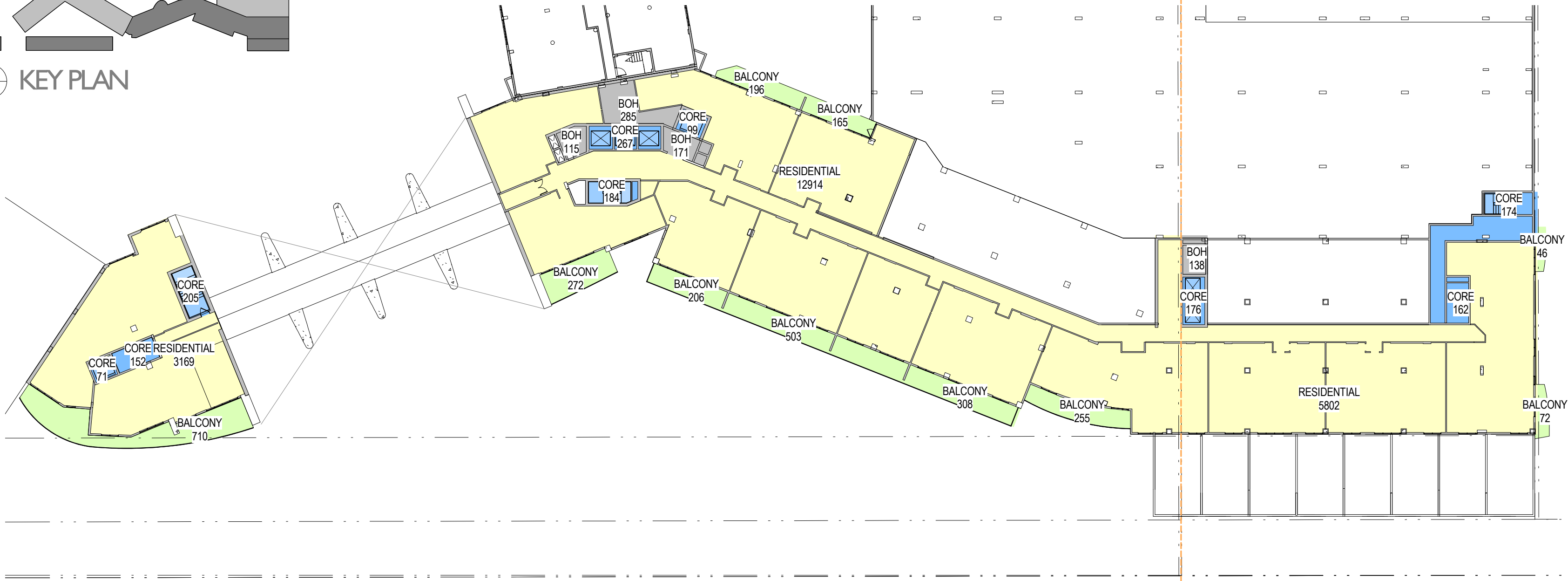
2 Mid Town House - Level 3
SCALE: 1/32" = 1'-0"



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



RM-3 RM-2

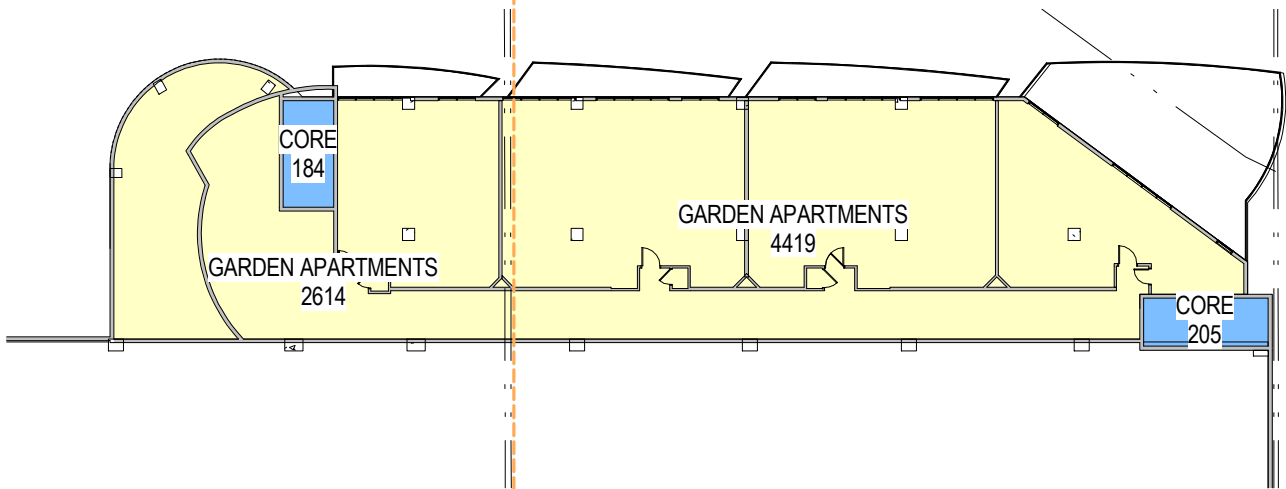


- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

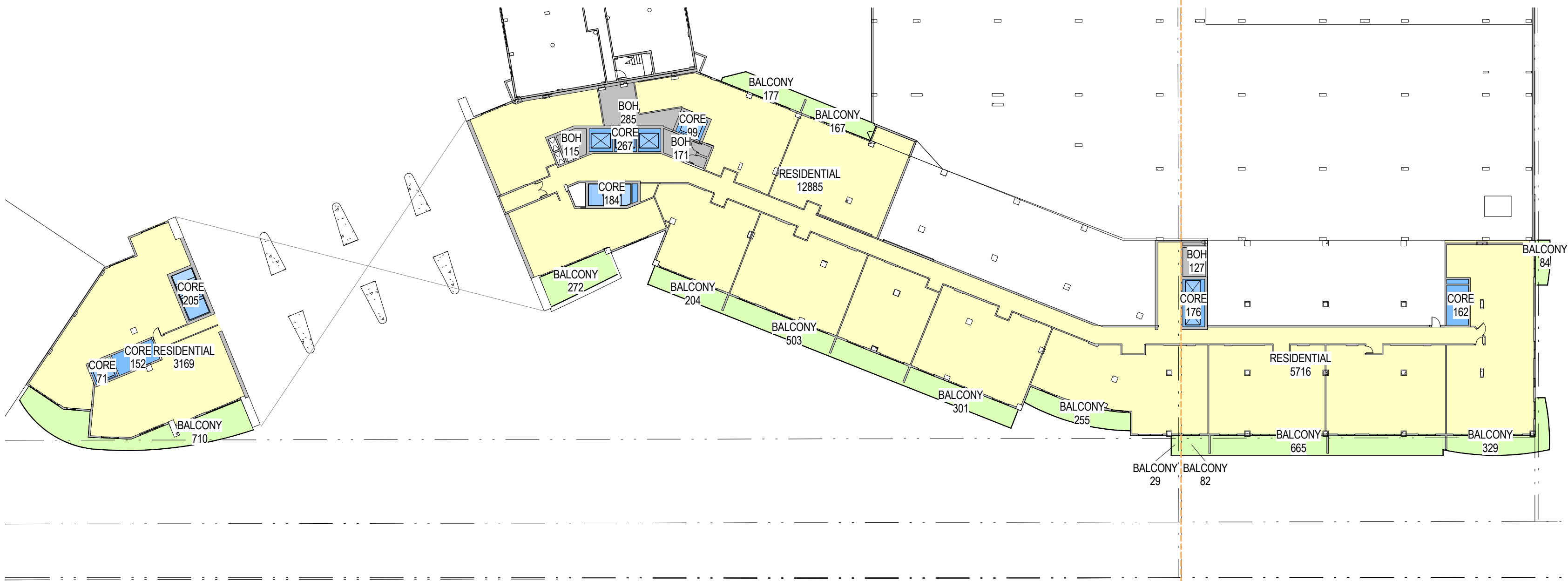
FAR - CENTRAL TOWER LEVEL 4 - EXISTING	
FAR AREAS	AREA
RM-2	
CORE FAR	1,016 SF
RESIDENTIAL FAR	5,802 SF
SERVICE BOH FAR	138 SF
RM-2 TOTAL	6,955 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	16,084 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	17,631 SF

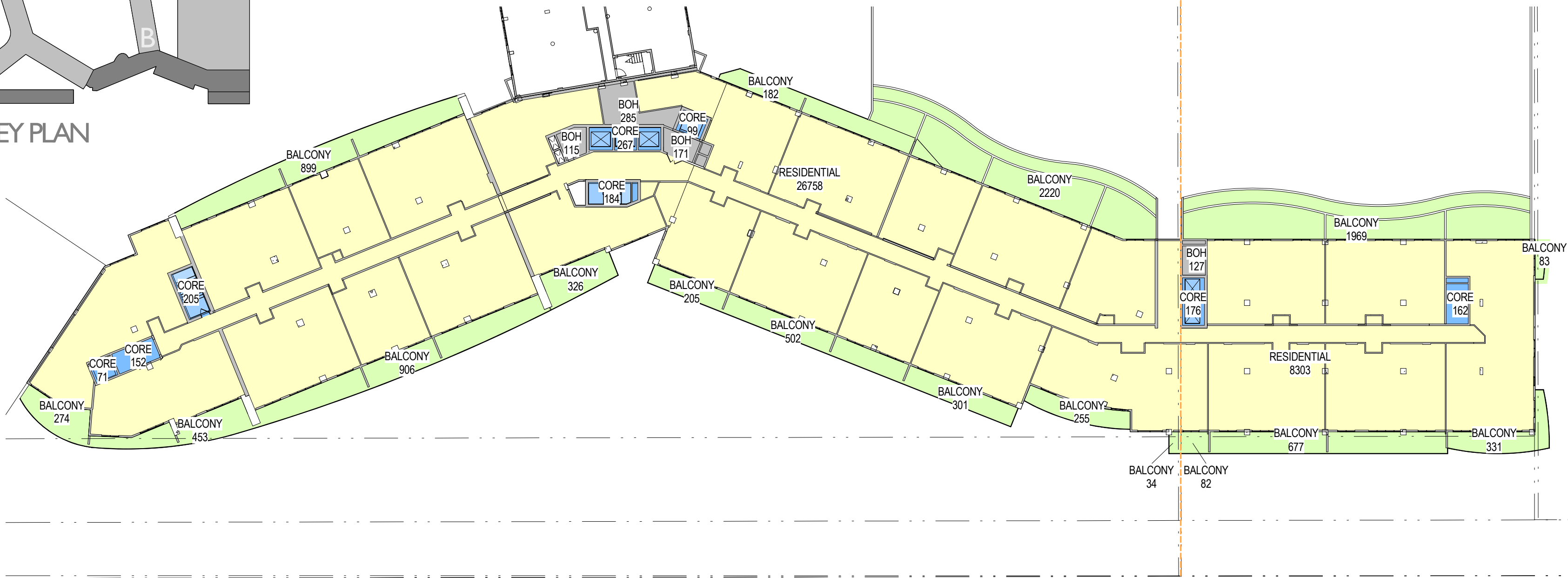
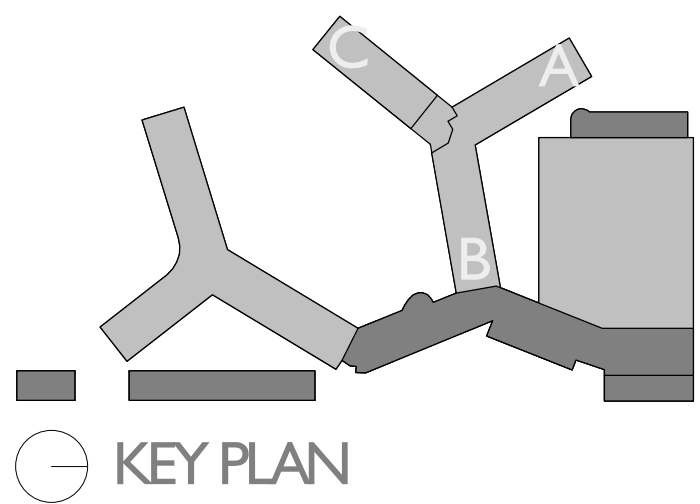
NON FAR - CENTRAL TOWER LEVEL 4 - EXISTING	
NON FAR AREAS	AREA
RM-2	
BALCONY NON FAR	118 SF
RM-2 TOTAL	118 SF
RM-3	
BALCONY NON FAR	2,615 SF
RM-3 TOTAL	2,615 SF

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



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





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

FAR - CENTRAL TOWER LEVEL 7 - EXISTING	
FAR AREAS	AREA
RM-2	
CORE FAR	337 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	8,768 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	26,758 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	28,305 SF

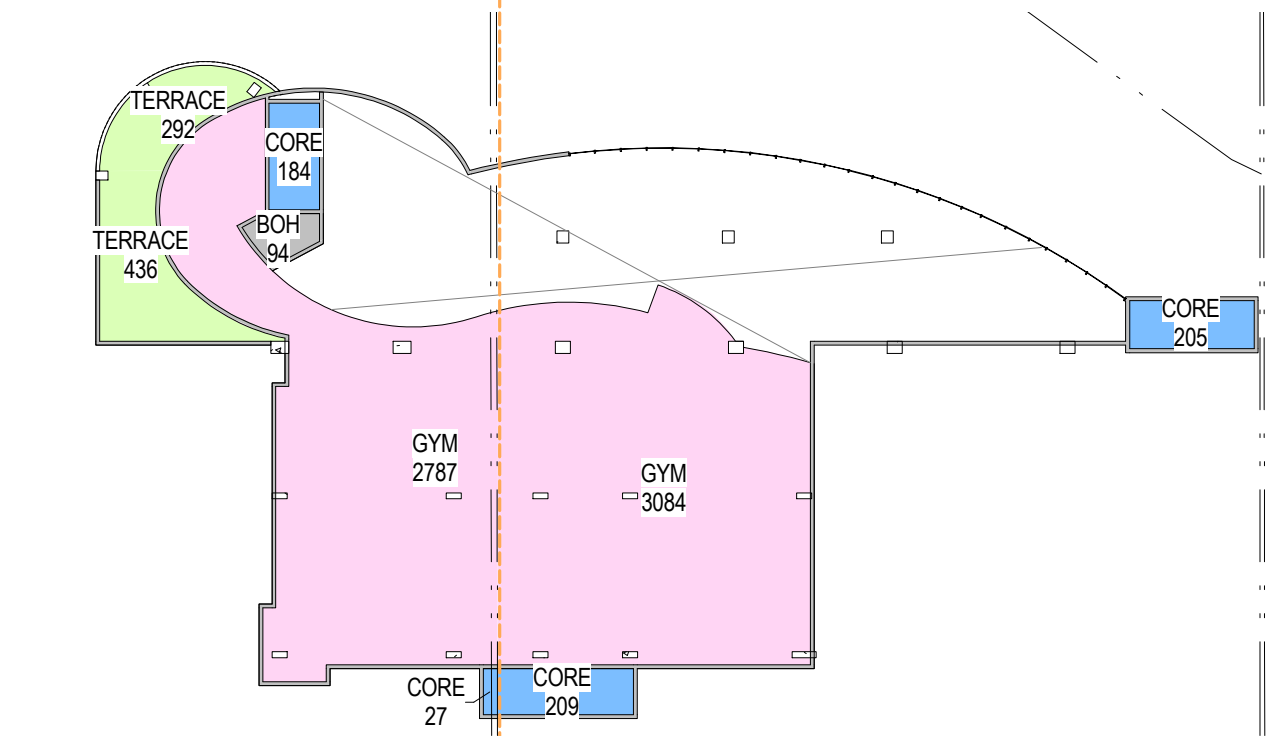
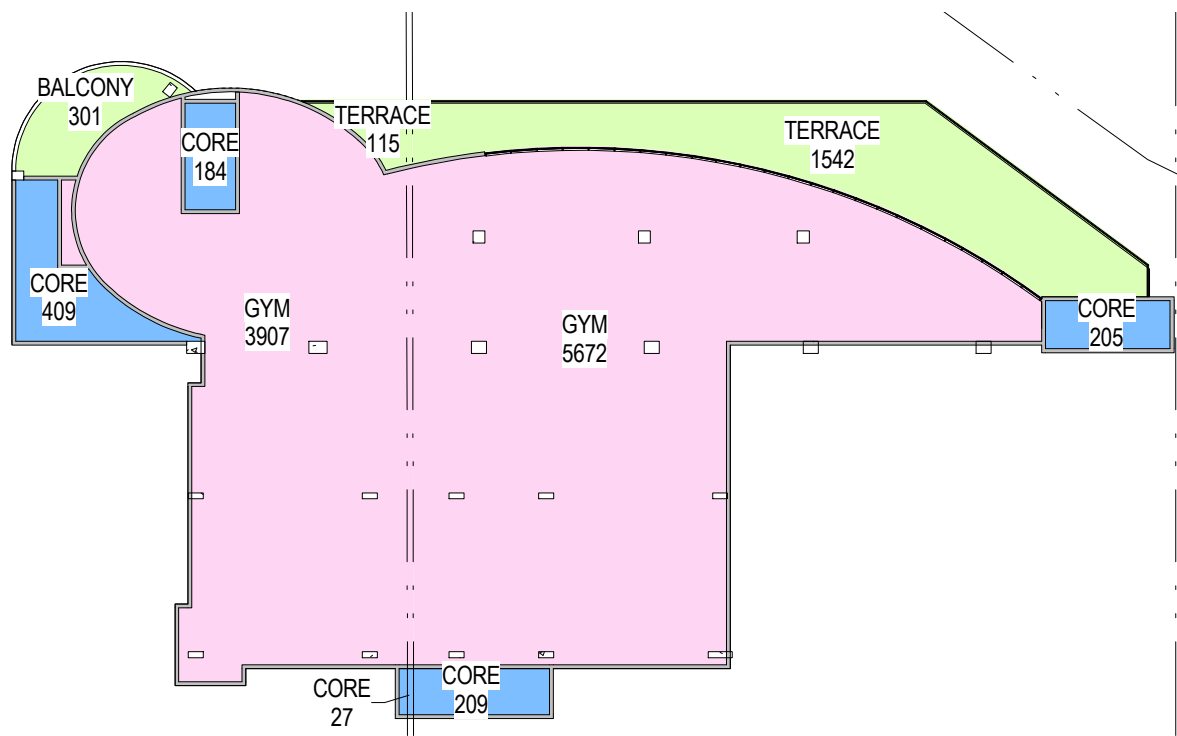
NON FAR - CENTRAL TOWER LEVEL 7 - EXISTING	
NON FAR AREAS	AREA
RM-2	
BALCONY NON FAR	3,175 SF
RM-2 TOTAL	3,175 SF
RM-3	
BALCONY NON FAR	6,524 SF
RM-3 TOTAL	6,524 SF

FAR - CENTRAL TOWER LEVEL 8-15 & GYM - EXISTING	
FAR AREAS	AREA
RM-2	
Central Tower - Level 8 -15 & Garden Apartments Gym	
AMENITY FAR	5,672 SF
CORE FAR	752 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	3,084 SF
CORE FAR	414 SF
RM-2 TOTAL	18,353 SF
RM-3	
Central Tower - Level 8 -15 & Garden Apartments Gym	
AMENITY FAR	3,907 SF
CORE FAR	1,374 SF
RESIDENTIAL FAR	26,983 SF
SERVICE BOH FAR	570 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	2,787 SF
CORE FAR	211 SF
SERVICE BOH FAR	94 SF
RM-3 TOTAL	35,926 SF

NON FAR - CENTRAL TOWER LEVEL 8-15 & GYM - EXISTING	
NON FAR AREAS	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

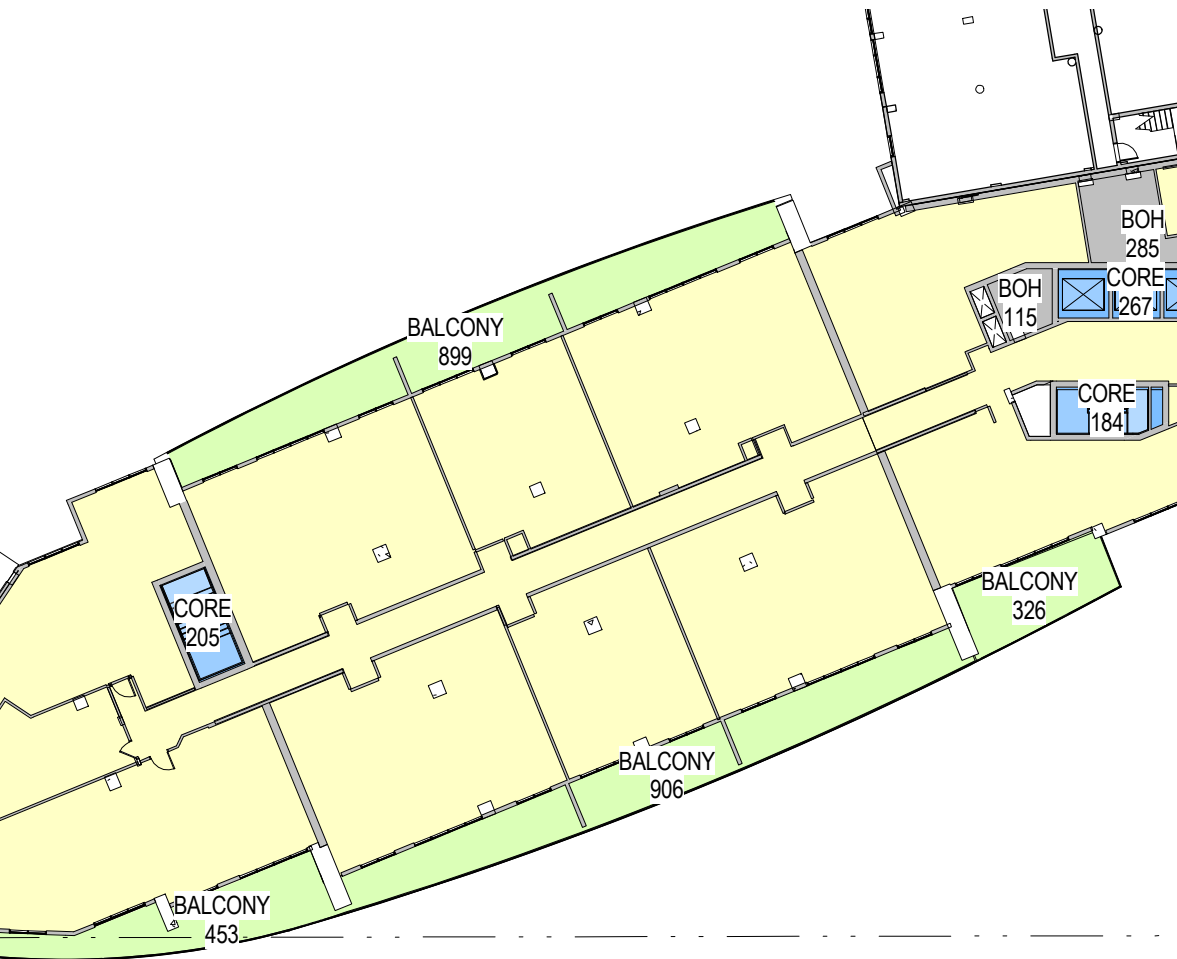
Central Tower - Level 7

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



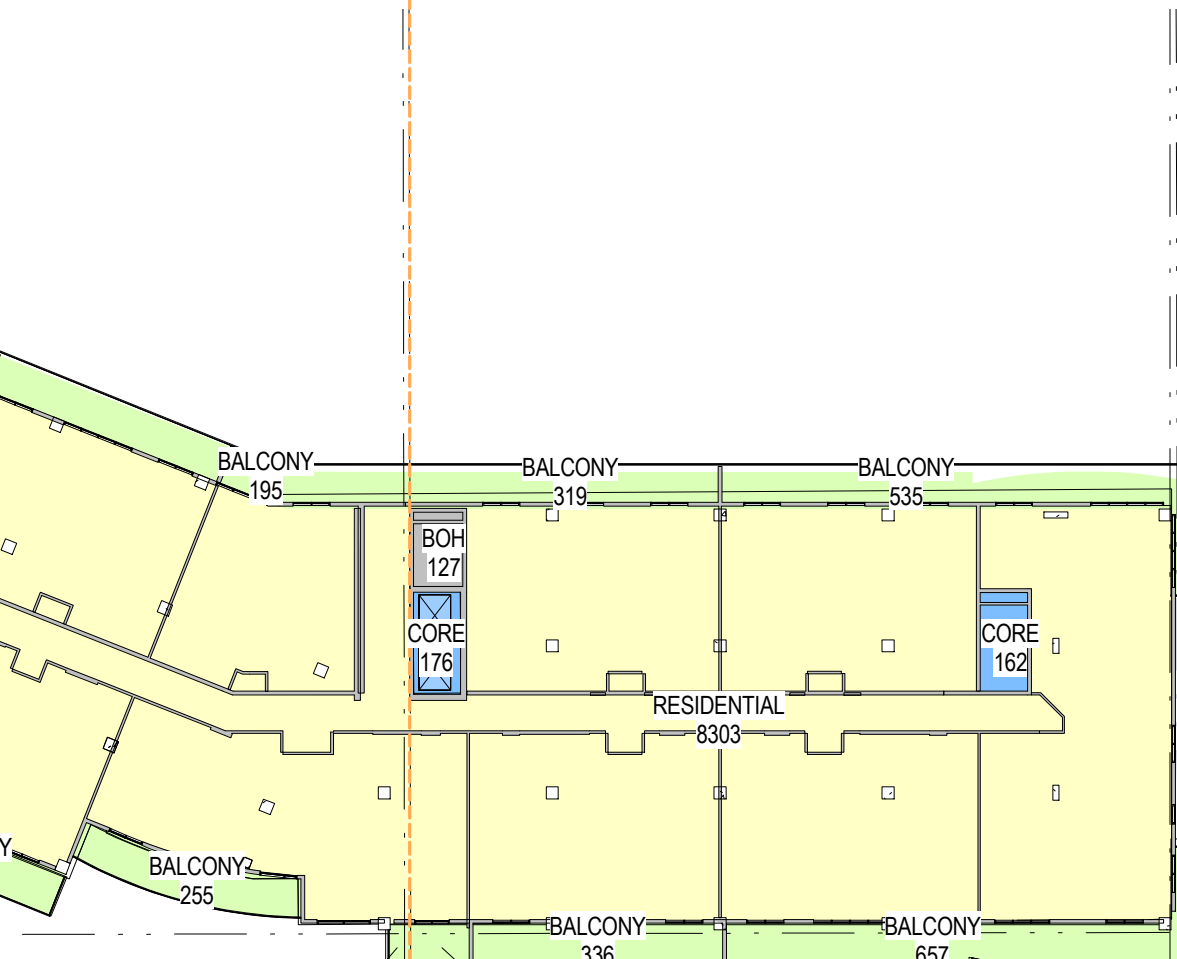
Garden Apartments - Gymnasium

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



Garden Apartments - Gymnasium Mezz

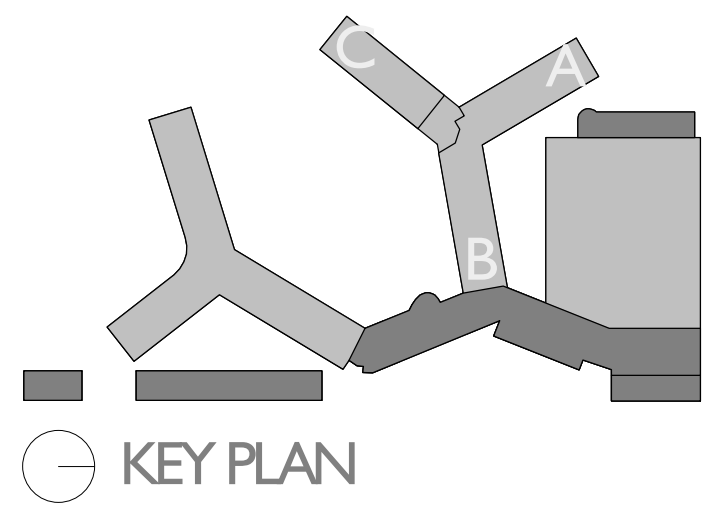
SCALE: 1/32" = 1'-0"



Central Tower - Level 8-15

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

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



ZONING ANALYSIS FAR - EXISTING

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec

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08.03.2017

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G20A

RM-3

RM-2

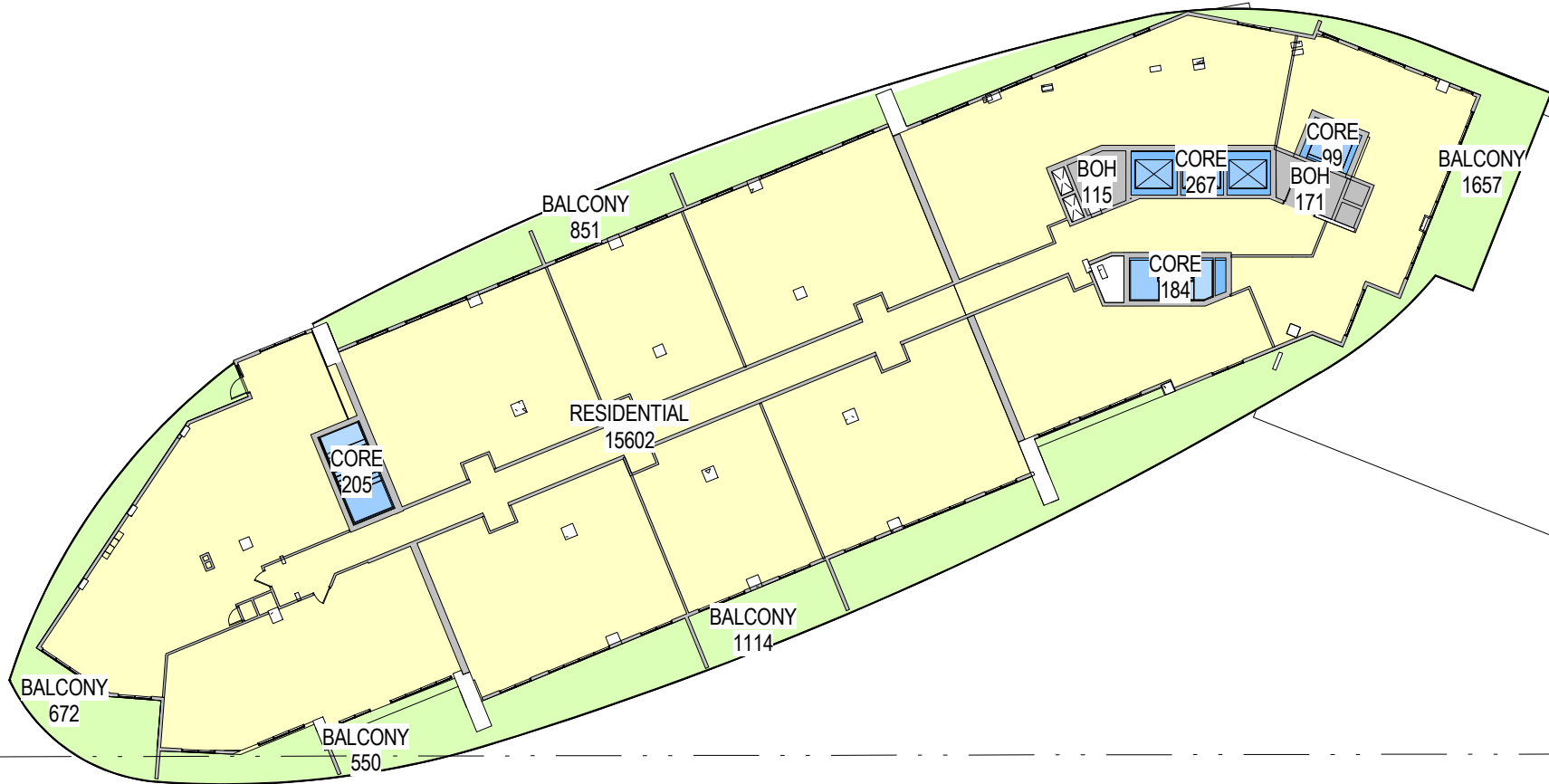
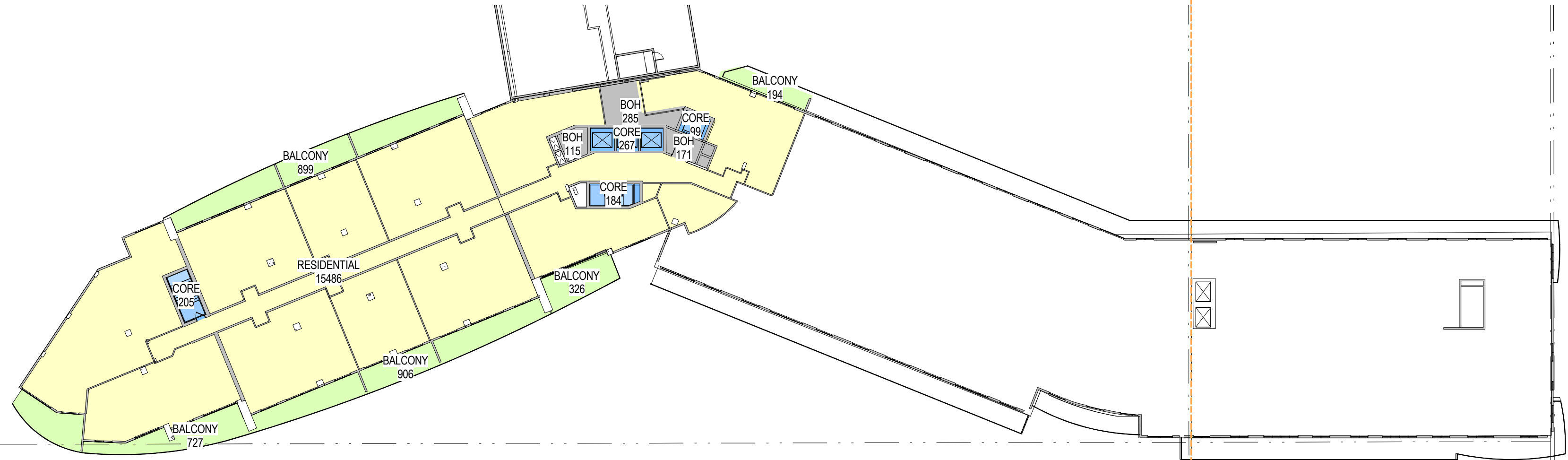
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

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

FAR - CENTRAL TOWER LEVEL 17-32 - EXISTING	
FAR AREAS	AREA
RM-3	
CORE FAR	754 SF
RESIDENTIAL FAR	15,486 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	16,810 SF

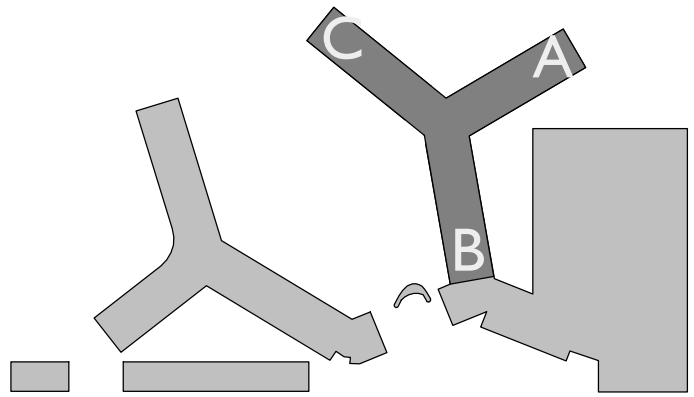
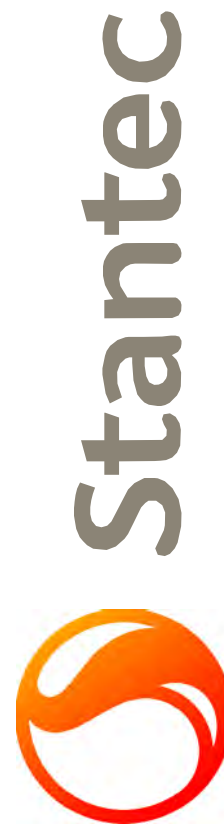
NON FAR - CENTRAL TOWER LEVEL 17-32 - EXISTING	
NON FAR AREAS	AREA
RM-3	
BALCONY NON FAR	4,843 SF
RM-3 TOTAL	4,843 SF



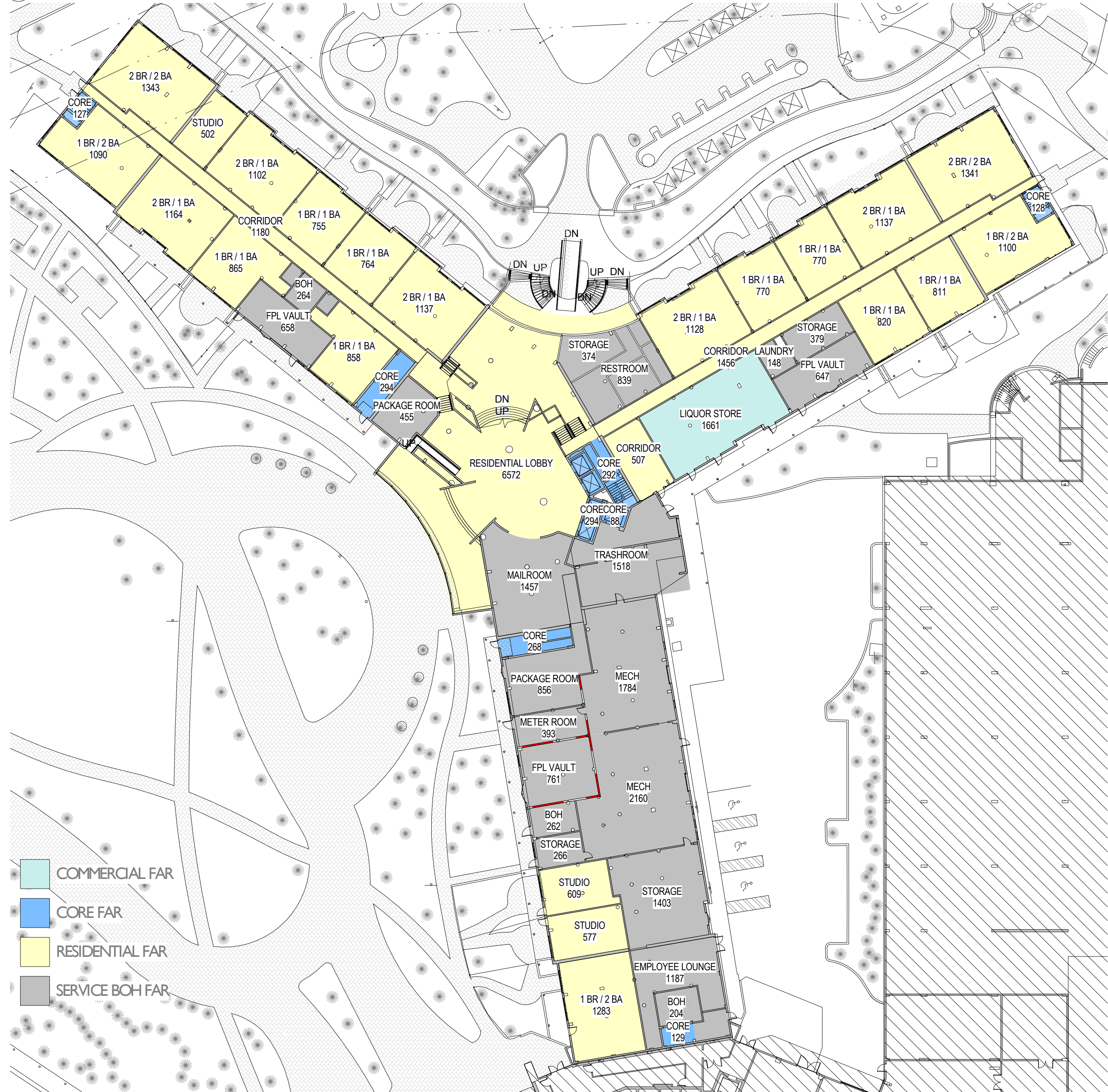
Central Tower - Level 16
SCALE: 1/32" = 1'-0"

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



FAR - NORTH TOWER LEVEL I - EXISTING

AREAS FAR / NON-FAR	Area
COMMERCIAL FAR	1,661 SF
CORE FAR	1,619 SF
RESIDENTIAL FAR	29,641 SF
SERVICE BOH FAR	16,015 SF
TOTAL	48,936 SF

NON FAR - NORTH TOWER LEVEL I - EXISTING

AREAS FAR / NON-FAR	Area
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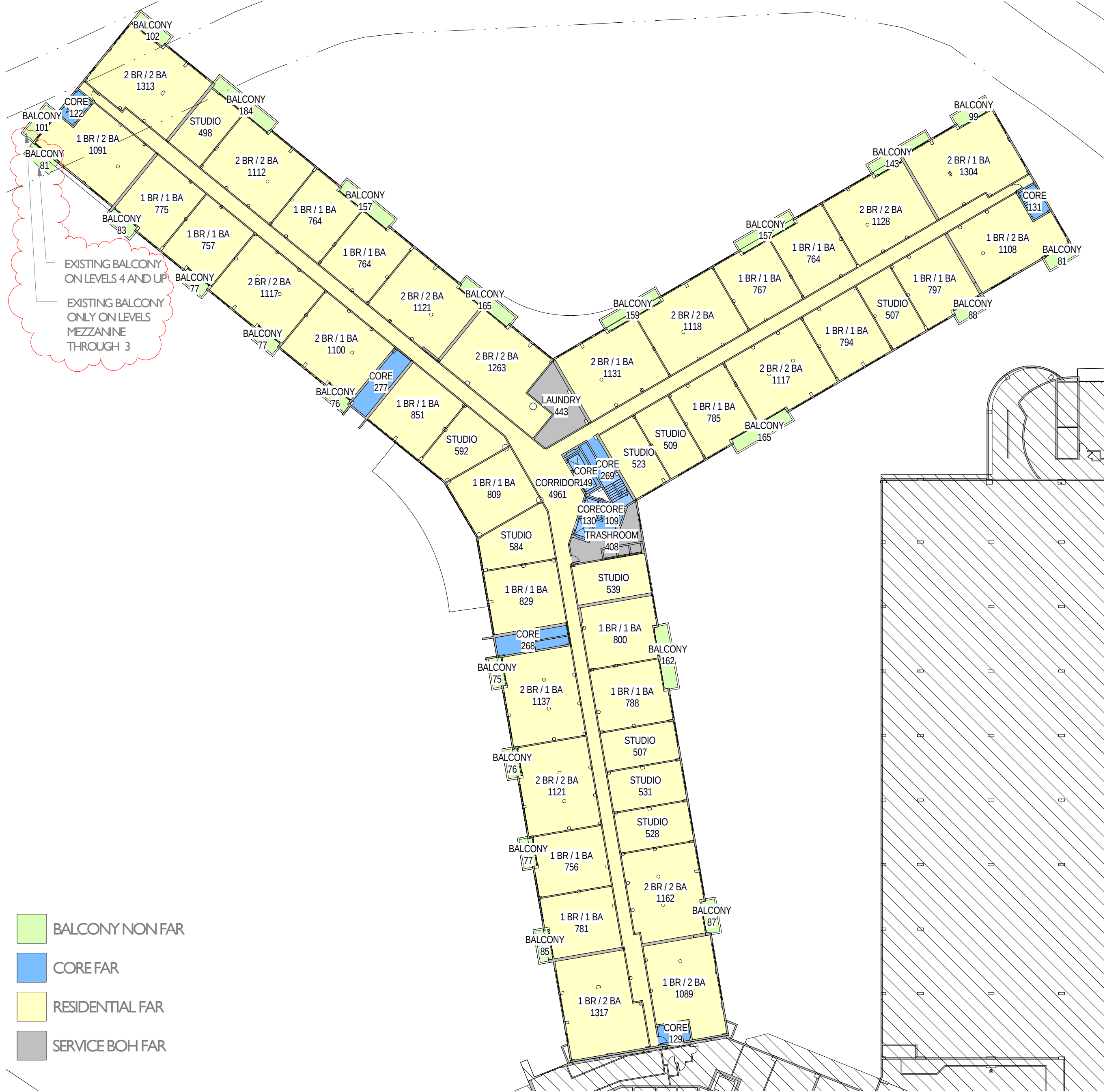
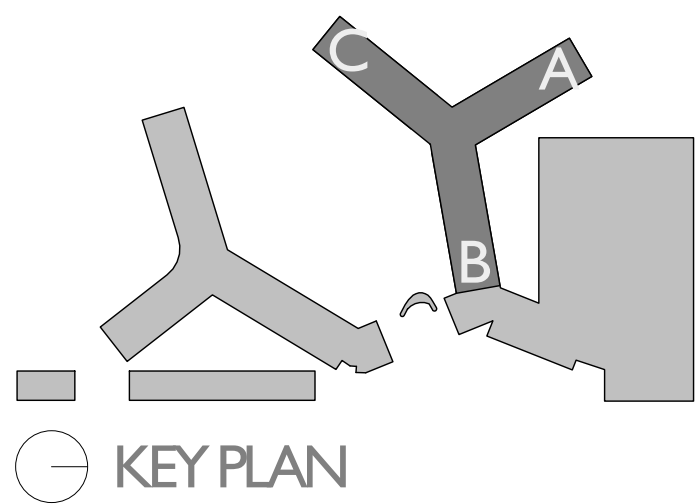


FAR - NORTH TOWER MEZZANINE - EXISTING

AREAS FAR / NON-FAR	Area
BALCONY NON FAR	1,946 SF
COMMERCIAL FAR	1,254 SF
CORE FAR	1,598 SF
RESIDENTIAL FAR	24,027 SF
SERVICE BOH FAR	1,317 SF
TOTAL	30,142 SF

NON FAR - NORTH TOWER MEZZANINE - EXISTING

AREAS FAR / NON-FAR	Area
BALCONY NON FAR	1,946 SF
TOTAL	1,946 SF



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

FAR - NORTH TOWER LEVEL 2-14 - EXISTING	
AREAS FAR / NON-FAR	Area
BALCONY NON FAR	2,559 SF
CORE FAR	1,584 SF
RESIDENTIAL FAR	43,709 SF
SERVICE BOH FAR	851 SF
TOTAL	48,703 SF

NON FAR - NORTH TOWER LEVEL 2-14 - EXISTING	
AREAS FAR / NON-FAR	Area
BALCONY NON FAR	2,559 SF
TOTAL	2,559 SF

North Tower - LEVEL 2-14
SCALE: 1/32" = 1'-0"



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

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

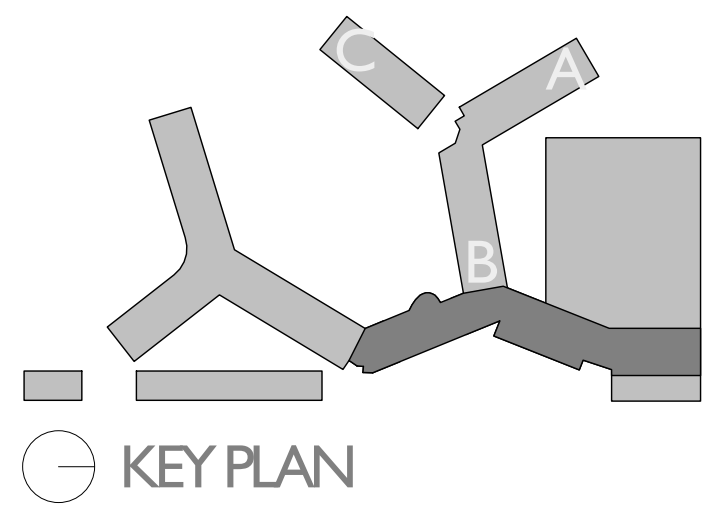
- CORE FAR
- SERVICE BOH FAR

FAR - NORTH TOWER ROOF - EXISTING	
AREAS FAR / NON-FAR	Area
North Tower - ROOF LEVEL	
CORE FAR	1,111 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	8,288 SF

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

NON FAR - NORTH TOWER ROOF - EXISTING	
AREAS FAR / NON-FAR	Area

Scale: 1/32" = 1'-0"
Note: When printed on 11x17 paper scale is halved



PROPOSED OPENING IN EXISTING
SHEAR WALL FOR CONNECTION
BETWEEN CENTRAL AND NORTH
TOWERS



Central Tower - Level 1 (Demolition)
SCALE: 1" = 20'-0"

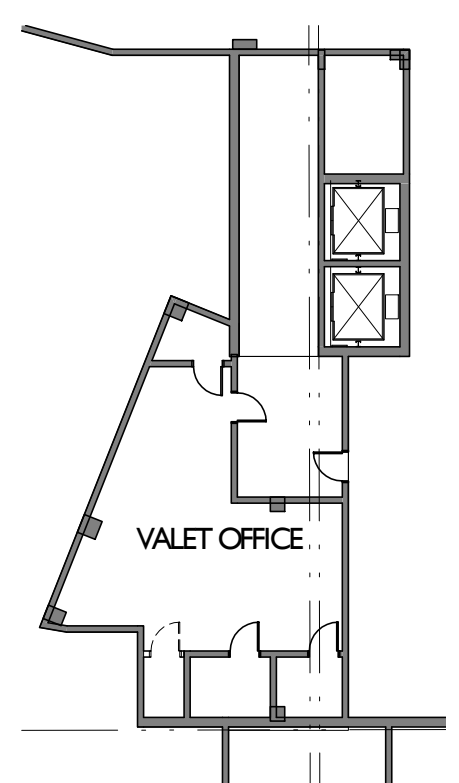
Central Tower Sheet Notes - DEMO	
1	Existing store front to be demolished
2	Existing parking layout to be Re-Configured

GENERAL NOTE
CONSTRUCTION WASTE MANAGEMENT
1. A RECYCLING PLAN WILL BE PROVIDED AS PART OF THE SUBMITTAL FOR A
DEMOLITION BUILDING PERMIT TO THE BUILDING DEPARTMENT TO COMPLY
WITH CITY POLICY FOR RECYCLING OF CONSTRUCTION WASTE

EXISTING PAVERS, DRIVEWAY CURB, AND
GUARDHOUSE TO BE DEMOLISHED -
NEW HARDSCAPE & LANDSCAPE DESIGN

DEMOLITION WORK ABOVE
REFER TO 2/A-C101 GARAGE - LEVEL 2
DEMOLITION PLAN

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



2 Garage - Level 2 (Demolition)
SCALE: 1" = 20'-0"

Scale: As indicated
Note: When printed on 11x17 paper scale is halved

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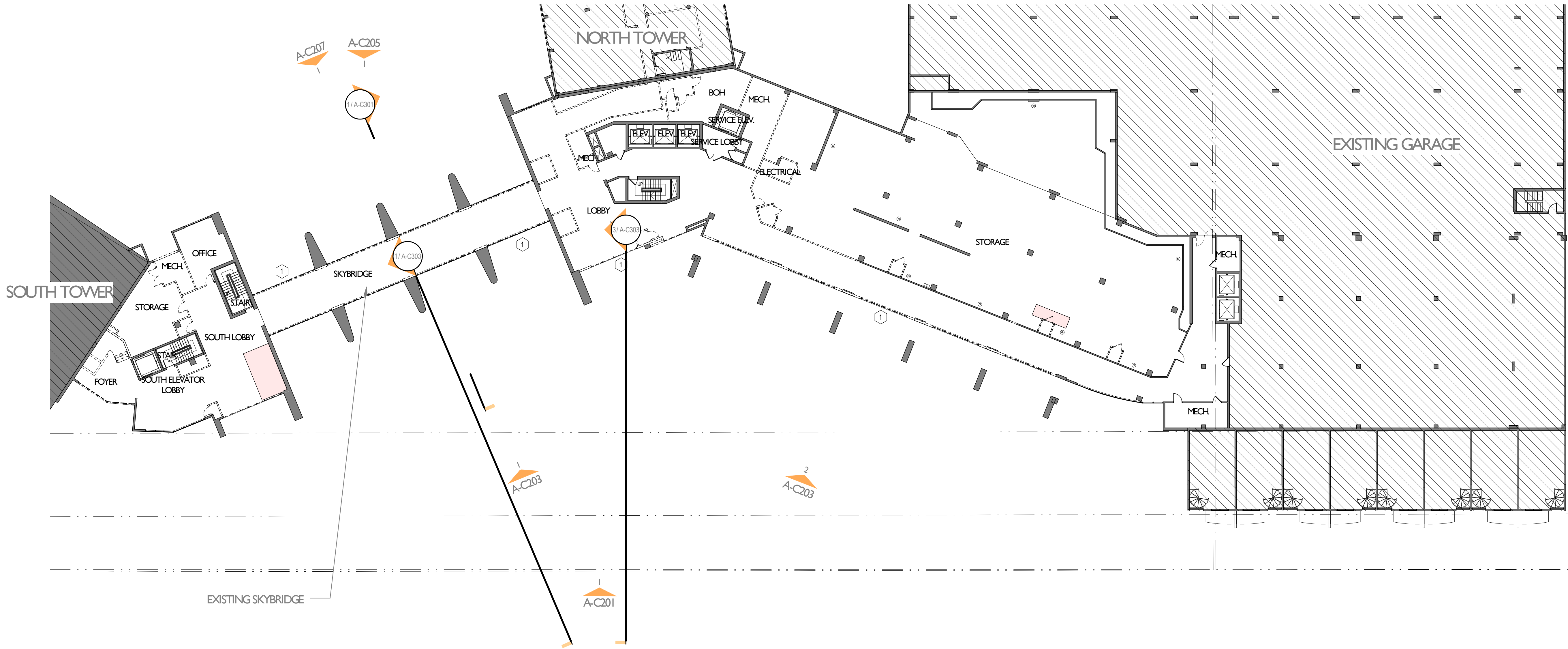
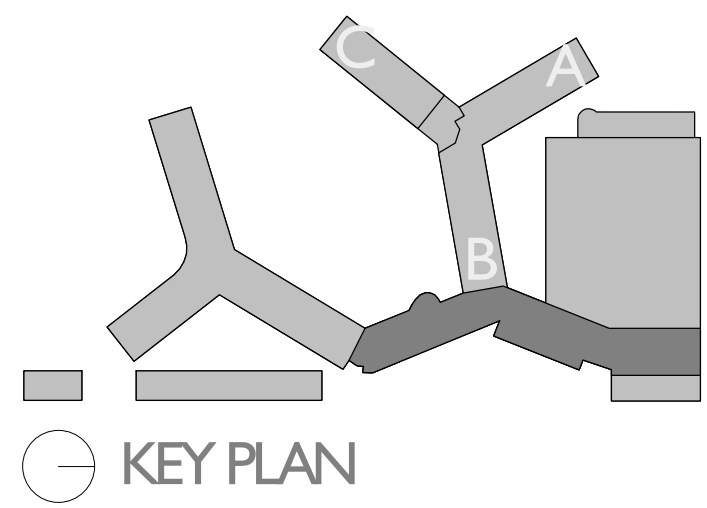
08.03.2017

Revision

10-06-2017

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A-C101



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

Central Tower Sheet Notes - DEMO	
1	Existing store front to be demolished
2	Existing parking layout to be Re-Configured

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