

FLAMINGO

1420 BAY ROAD
MIAMI BEACH, FL 33139

08.03.2017



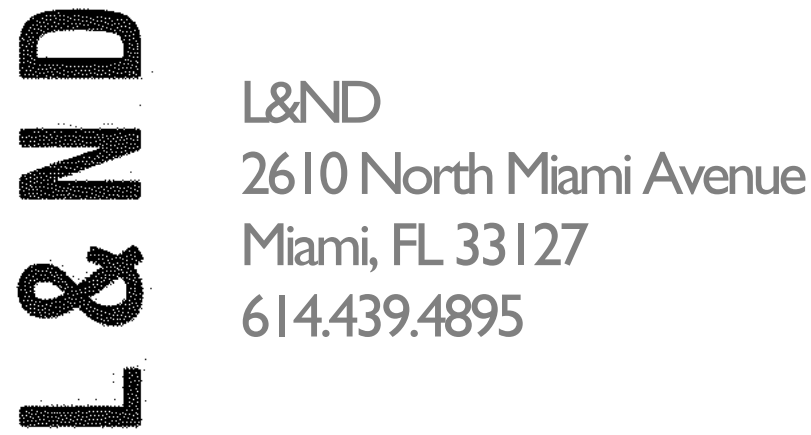


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SITE

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	EXISTING ELEMENTS TO REMAIN	REQUIRED	EXISTING
A	EXISTING POOL	7'-6"	36'-0"
B	EXISTING POOL CABANA 1	7'-6"	46'-4"
C	EXISTING POOL CABANA 2	7'-6"	9'-2"
	PROPOSED ELEMENTS	REQUIRED	PROPOSED
D	PROPOSED WATER FEATURE	6'-0"	17'-8"
E	PROPOSED WATER FEATURE	6'-0"	19'-6"
F	PROPOSED JACUZZI	7'-6"	16'-4"
G	PROPOSED POOL	7'-6"	34'-9"
H	PROPOSED SHADE STRUCTURE 1	7'-6"	48'-5"
J	PROPOSED SHADE STRUCTURE 2	7'-6"	89'-7"
K	PROPOSED SHADE STRUCTURE 3	7'-6"	49'-2"

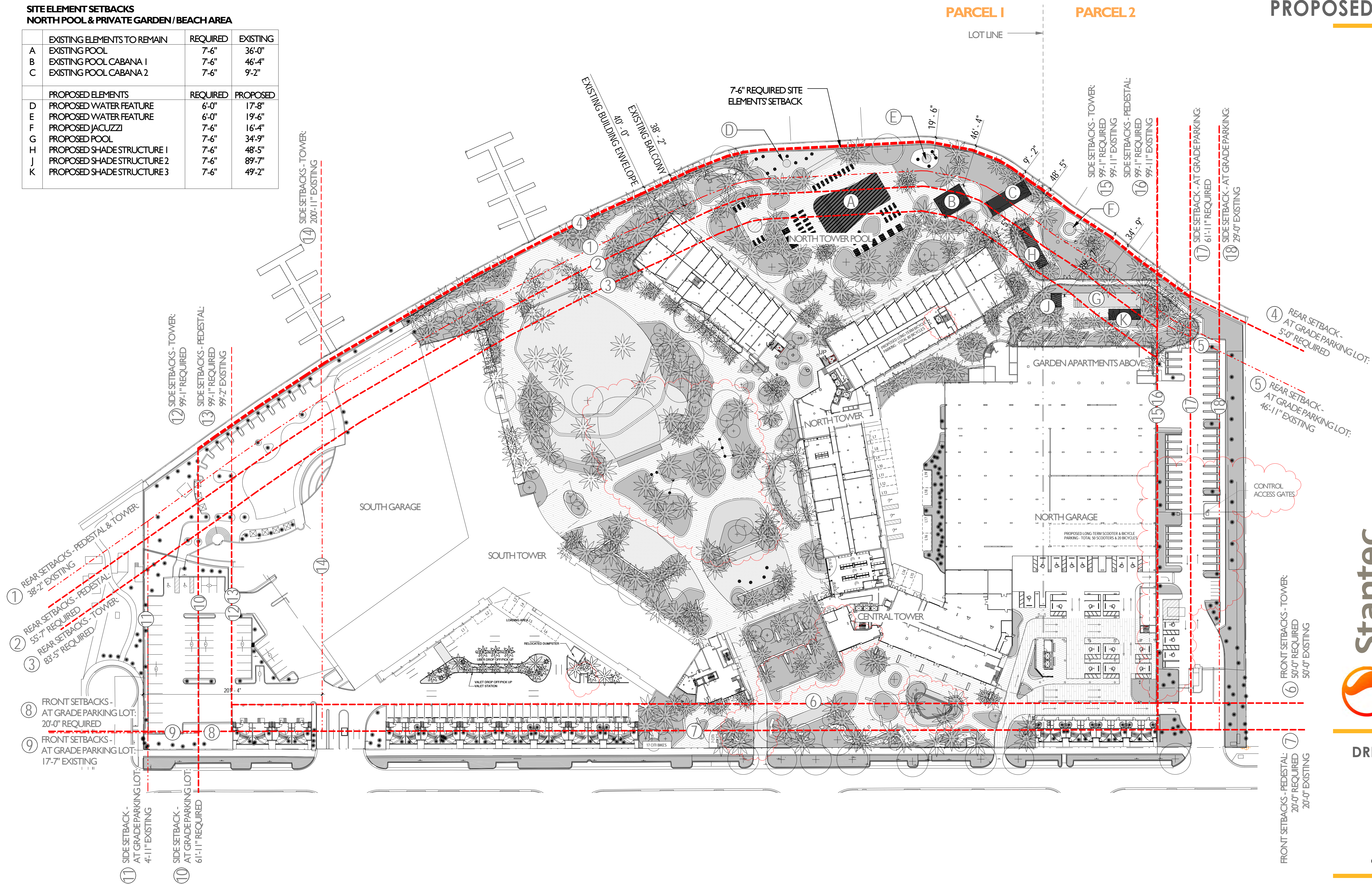
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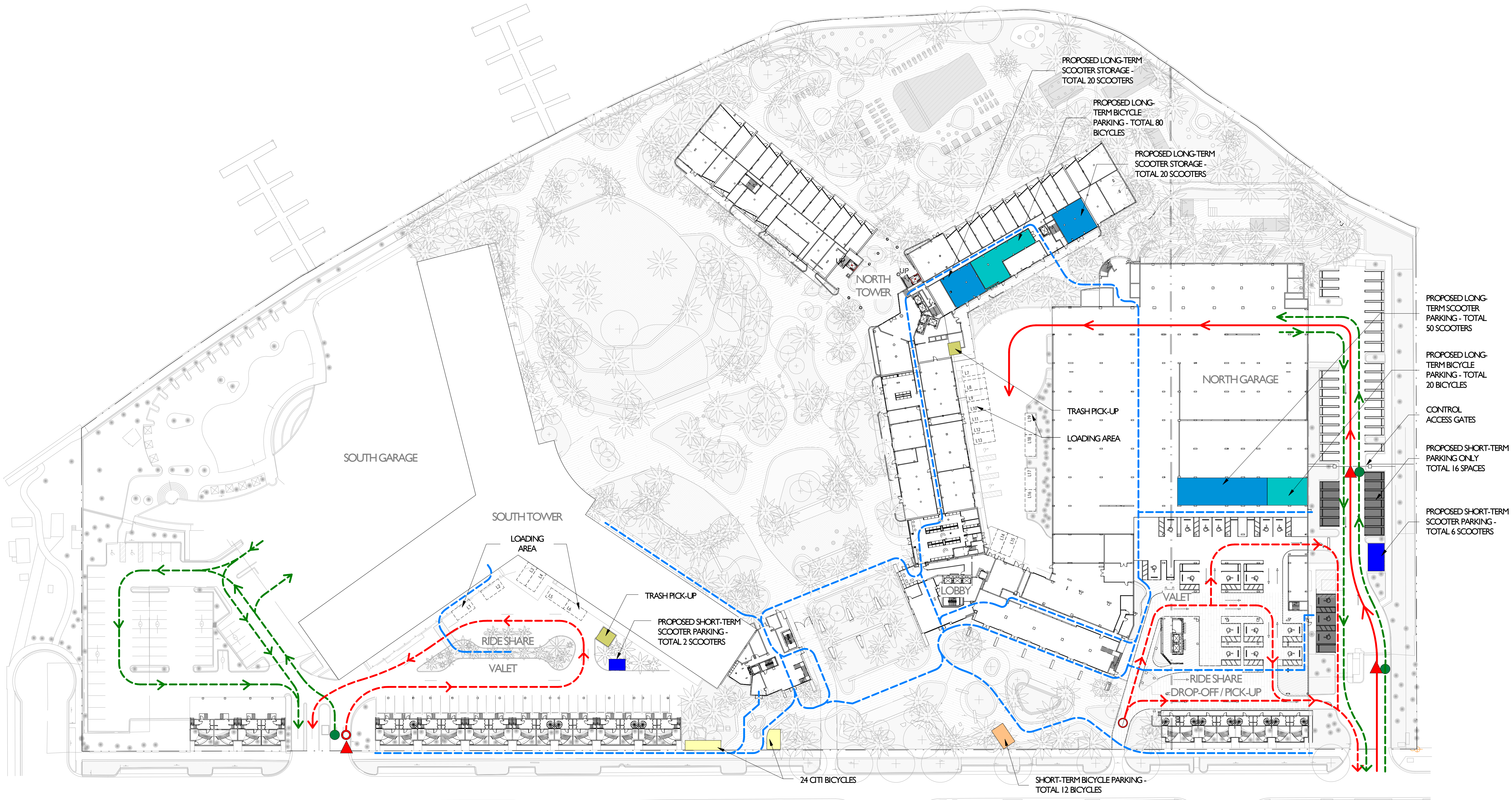
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 **Site Plan (Proposed)**
SCALE: 1" = 50'-0"



SITE CIRCULATION LEGEND

	LONG-TERM BICYCLE PARKING = 100 BICYCLES		RESIDENT ENTRY POINT
	SHORT-TERM BICYCLE PARKING = 12 BICYCLES		VISITOR ENTRY POINT
	CITI BICYCLE RENTAL = 24 BICYCLES		DELIVERIES ENTRY POINT (trash & retail)
	LONG-TERM SCOOTER PARKING/STORAGE = 90 SCOOTERS		RESIDENT VEHICULAR CIRCULATION
	SHORT-TERM SCOOTER PARKING/STORAGE = 8 SCOOTERS		VISITOR VEHICULAR CIRCULATION
	TRASH PICK-UP		DELIVERY VEHICULAR CIRCULATION
	SHORT TERM DELIVERY PARKING = 16 SPACES		PEDESTRIAN CIRCULATION

Scale: 1" = 50'-0"

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

Site Plan - Circulation Diagram
SCALE: 1" = 50'-0"



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



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ZONING DIAGRAM

GI 1A	PROJECT DATA
GI 1B	PROJECT DATA
GI 3A	ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - EXISTING
GI 3B	ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - PROPOSED
GI 4A	ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - EXISTING
GI 4B	ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - PROPOSED
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ZONING ANALYSIS - Flamingo 1420 & 1508 Bay Road Miami Beach, Florida					
Item #	Zoning information				
1a	Lot 1 Address:	1420 Bay Road			
1b	Lot 2 Address:	1508 Bay Road			
2	Board and file numbers:				
3a	Lot 1 Folio number(s):	02-3233-007-0030			
3b	Lot 2 Folio number(s):	02-3233-007-0032			
4a	Lot 1 year constructed:	1960 Building	Parcel I Zoning District:	RM-2 (Residential multifamily medium intensity)	
4b	Lot 2 year constructed:	1960 Bdgs & Site / 2001 Bdgs & Site	Parcel II Zoning District:	RM-3 (Residential multifamily high intensity)	
5	Based Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	3.74 to 4.55	NGVD (7)
6	Adjusted grade (Flood+Grade/2):	5.87 to 6.28 NGVD	Parcel I Net Lot Area:	569,614 GSF	
			Parcel II Net Lot Area:	126,319 GSF	
			Net Lot Area:	695,933 GSF	
7a	Parcel I Lot Width:	841 ft. aprox.	Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)	
7b	Parcel II Lot Width:	398 ft. aprox.	Parcel II Lot Depth:	555.7 ft (average) / 635.52 ft (max.)	
	Minimum Unit Size (North Tower)		Average Unit size (North Tower)		
8a	Existing Minimum Unit Size:	498 SF	Existing Average Unit Size:	884 SF	
8b	Proposed Minimum Unit Size:	655 SF	Proposed Average Unit Size:	1112 SF	
8c	Required Minimum Unit Size:	400 SF	Required Average Unit Size:	550 SF	
9a	Parcel I Existing use:	Multifamily, Accessory Commercial, Accessory Parking Garage	Parcel I Proposed Use:	Multifamily, Accessory Commercial, Accessory Parking Garage	
9b	Parcel II Existing use:	Multifamily, Accessory Parking Garage	Parcel II Proposed Use:	Multifamily, Accessory Parking Garage	

	Lot Area Summary	Required	Existing	Proposed	Deficiencies
10a	Height RM-3	150'-0"	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	N/A - Existing to Remain
10b	Height RM-2	140'-0"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	N/A - Existing to Remain
11a	Number of stories RM-3	16	North Tower: 15 Stories Central Tower (Center): 32 Stories	North Tower: 15 Stories Central Tower (Center): 32 Stories	N/A - Existing to Remain
11b	Number of stories RM-2	15	Central Tower (Side):15 Stories Parking Garage: 6 Stories	Central Tower (Side):15 Stories Parking Garage: 6 Stories	N/A - Existing to Remain
12a	FAR RM-3	2.75	4.05	4.04	N/A - Existing to Remain
12b	FAR RM-2	2.0	1.20	1.20	N/A - Existing to Remain
13a	Parcel I Gross Square Footage:	1,566,439 GSF	2,308,988 GSF	2,303,070 GSF	N/A - Existing to Remain
13b	Parcel II Gross Square Footage:	252,638 GSF	152,141 GSF	152,141 GSF	N/A - Existing to Remain
13c	Total Gross Square Footage:	1,819,077 GSF	2,461,129 GSF	2,455,211 GSF	
14	Square Footage by use:	N/A			
15	Number of Units Residential	N/A	1689 Units	1521 Units	N/A
16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20.0'	N/A	N/A	N/A
20	Side Setback:	61.9'	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	61.9'	N/A	N/A	N/A
23	Rear Setback:	0.0'	N/A	N/A	N/A
	At Grade Parking Lot:				
24	Front Setback: 20'	20.0'	17.6'	17.6'	N/A - Existing to Remain
25	Side Setback: (6)	61.9'	29.0'	29.0'	N/A - Existing to Remain
26	Side Setback: (6)	N/A	N/A	N/A	N/A
27	Side Setback facing Street: (6)	61.9'	4.9'	4.9'	N/A - Existing to Remain
28	Rear Setback: 5'	5.0'	46.9'	46.9'	N/A - Existing to Remain
	Pedestal (Up to 50' in height)				
29	Front Setback: 20'	20.0'	20.0'	20.0'	N/A - Existing to Remain
30	Side Setback: (1)	99.1'	99.9'	99.9'	N/A - Existing to Remain
31	Side Setback: (1)	N/A	N/A	N/A	N/A
32	Side Setback facing Street: (1)	99.1'	99.2'	99.2'	N/A - Existing to Remain
33	Rear Setback: (4)	55.6'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain
	Tower				
34	Front Setback: (2)	50.0'	50.0'	50.0'	N/A - Existing to Remain
35	Side Setback: (3)	99.1'	99.9'	99.9'	N/A - Existing to Remain
36	Side Setback: (3)	N/A	N/A	N/A	N/A
37	Side Setback facing Street: (1)	99.1'	200.92'	200.92'	N/A - Existing to Remain
38	Rear Setback: (5)	83.4'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain

Item #	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,784	2,032	2,000	N/A
41	Grocery/Retail Parking Required...	59	17	59	N/A
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,725	1,978	1,725	N/A
43	Parking Space Dimensions	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	N/A
44	Parking space configuration (45,60,90 Parallel)	90	90	90	N/A
45	ADA spaces (8) (9)	28 ADA Parking Spaces	32 ADA Parking Spaces	28 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	1,081	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
49	Loading zones and trash collection areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges,...	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	Restaurant	N/A
52	Total # of seats	N/A	N/A	180 Seats	N/A
53	Total # of seats per venue...	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue...	N/A	N/A	N/A	N/A

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/1 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1770 spaces due to reduction of unit count and revised uses.

PROJECT DATA

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RESIDENTIAL PARKING	EXISTING			PROPOSED					NOTES
	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit per Unit Type	Parking Credit	Required Parking w/Credit	
Existing North Tower									Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00
Less than 1000 SF	361 Units	1.00	361.00	220 Units	-141 Units	1.5 per Unit	-211.50	330.00	
Between 1000 and 1200 SF	196 Units	1.00	196.00	83 Units	-113 Units	1.75	-197.75	145.25	
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units	0 Units	2.0 per Unit	0.00	114.00	
More than 1200 SF (Added Units)				86 Units	86 Units	2.0 per Unit (2017)	0.00	172.00	130-32 (6b) 2.0 spaces per unit for units above 1200 square feet
Existing North Tower Total	614 Units		614.00	446 Units	-168.00		-409.25	761.25	
								352.00	North Tower Parking With Credit
Existing South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00	
Existing Visitor Spaces (per 1999 Permit Set)			32.00					32.00	
New Required Visitor				86 Units		0.1 per Unit (2017)	8.60	8.60	
Existing Central Tower	463 Units	1.50	694.50	463 Units	463 Units	1.50	694.50	694.50	
Existing Garden Apartments	24 Units	1.50	36.00	24 Units	24 Units	1.50	36.00	36.00	
Townhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	26 Units	1.50	39.00	39.00	
Total Residential Parking	1,978.00			1,725.00					253.00
	Existing Required Residential Parking (Per Previous Permits)			Proposed Residential Parking Required (Current with Grandfathered Parking)					Required Residential Parking Reduction
				BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE					
RETAIL PARKING	EXISTING			PROPOSED					NOTES
	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area		Area per Parking Space		Required Parking	
Retail	5,100 GSF	300 GSF per Space	17.00	4,128 GSF		300 GSF		14.00	130-32 (37) Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.
Total Commercial Parking	17.00			14.00					
	Existing Commercial Parking			Proposed Commercial Parking Required					
FUTURE RESTAURANT PARKING	EXISTING			PROPOSED					NOTES
	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats		Seats per Parking Space		Required Parking	
Restaurant				0 Seats		4 Seats		0.00	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking				0.00					
				Future Restaurant Parking Required					
TOTAL PARKING REQUIRED	1,995.00			1,739.00					
	Existing Parking Required			Proposed Parking Required					
TOTAL PARKING PROVIDED ON SITE	2,032.00			2,032.00					
	Existing Parking on Site			Existing Parking on Site					

Surplus Parking between Pre-1989 Ordinances 37.00

Surplus Parking between Pre-1989 Current Ordinances 293.00
Total spaces Removed from Site 57.00

1,975.00

Proposed Parking To be Provided on Site

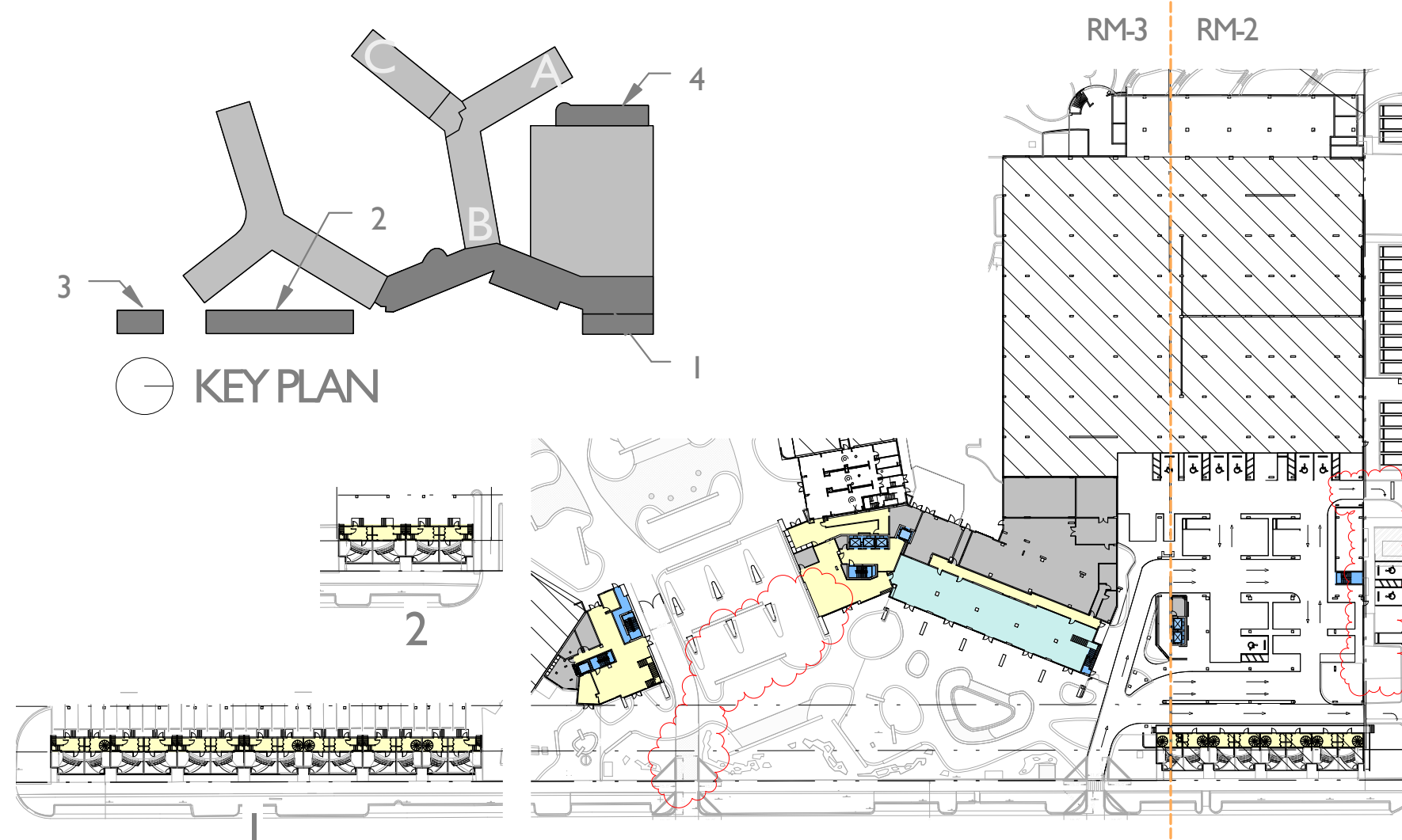
RELOCATED PARKING ANALYSIS

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE RELOCATED ON SITE
Main Parking Garage (New North Drop-Off Area)	
Standard Spaces	26.00
Front Site Parking (New Pedestrian Plaza)	
Standard Spaces	4.00
South Site Parking (New South Drop-Off Area)	
Standard Spaces	18.00
ADA Spaces	4.00
North Surface Parking (Modifications for short term parking and new control...	
Standard Spaces	5.00
Total Parking Removed due to Improvements	57.00

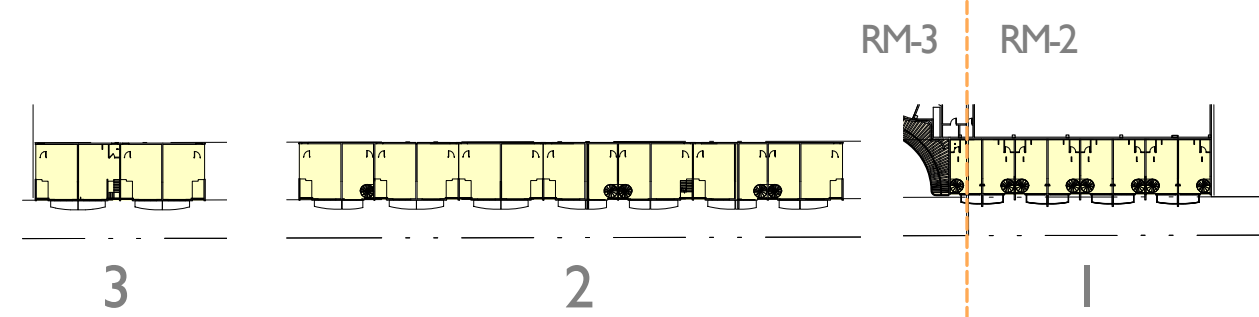
Alternate if all Retail Space is a Restaurat

PROPOSED				
Number of Seats		Seats per Parking Space		Required Parking
180 Seats		4 Seats		45.00
				45.00
				Future Restaurant Parking Required
				Parking Required 1,770.00
				Existing Parking on Site 2,032.00

Surplus Parking between Pre-1989 Current Ordinances 262.00

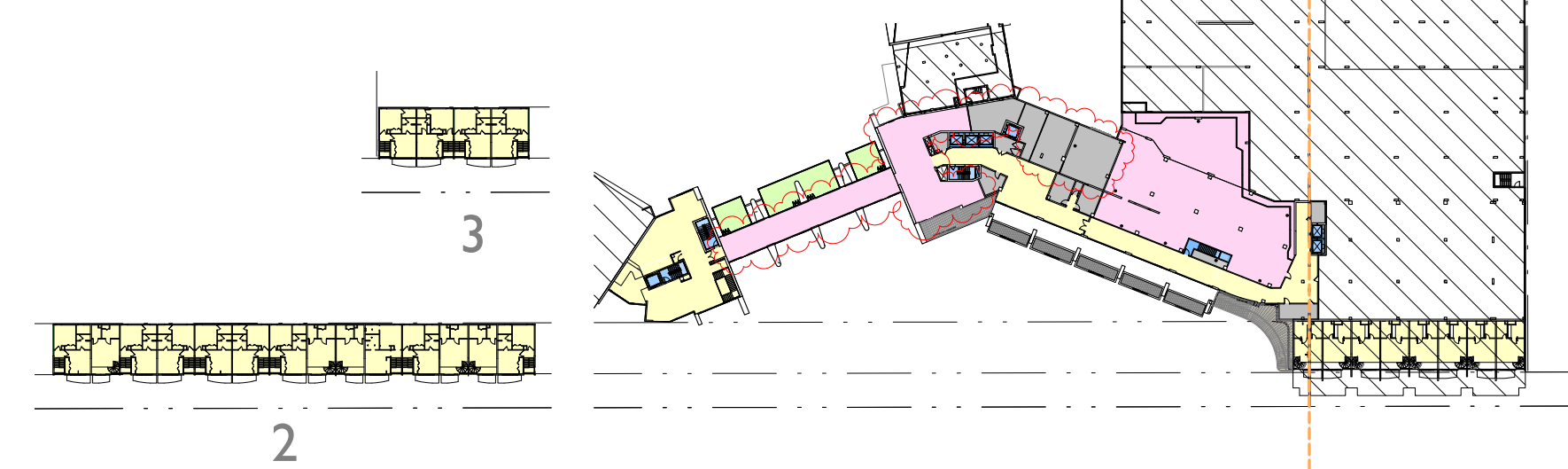


Level 1 - Proposed

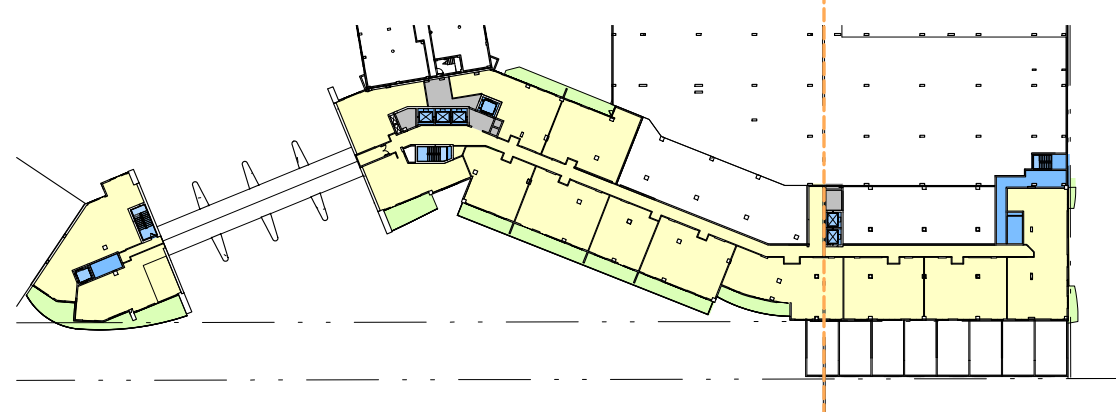


Level 2 - Town Houses

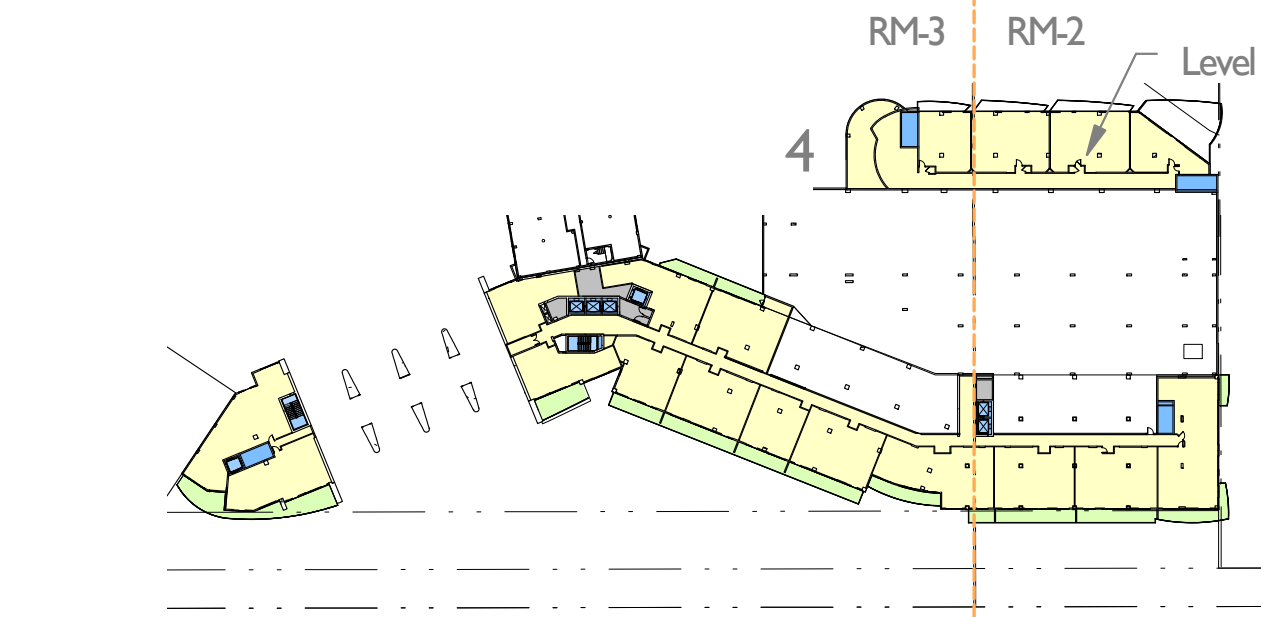
- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON FAR



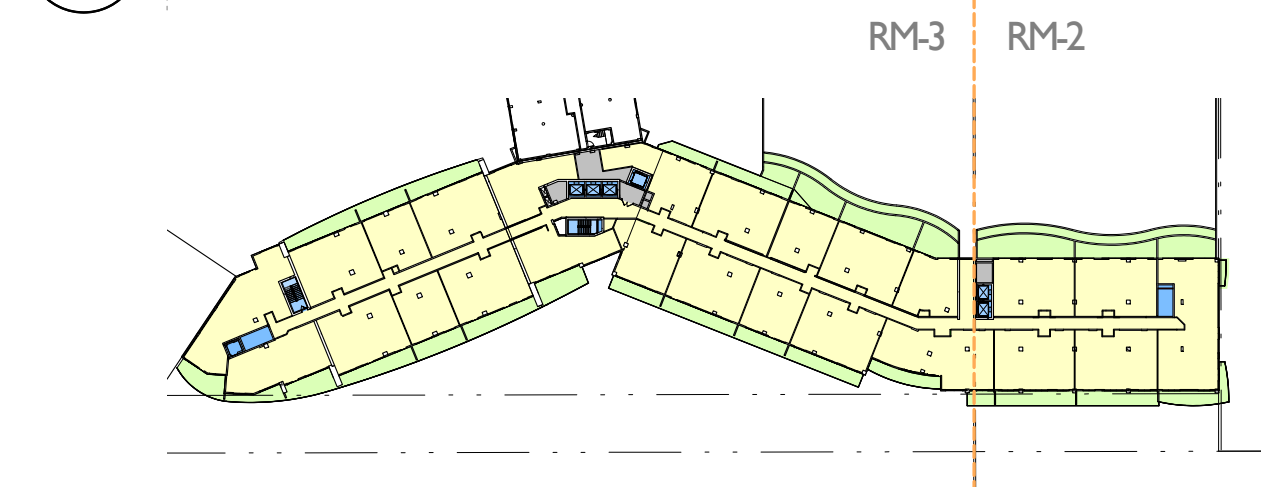
Level 3 - Proposed



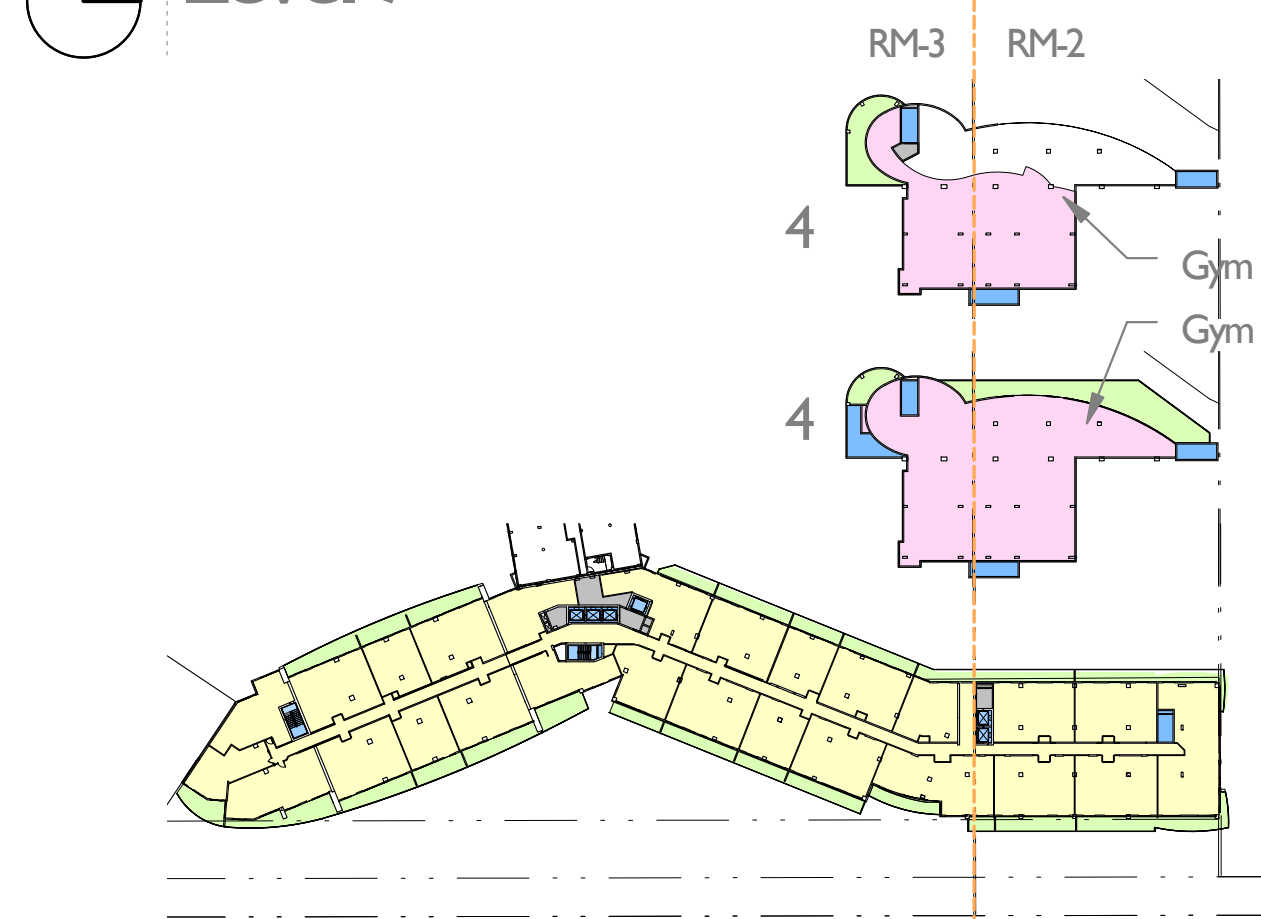
Level 4



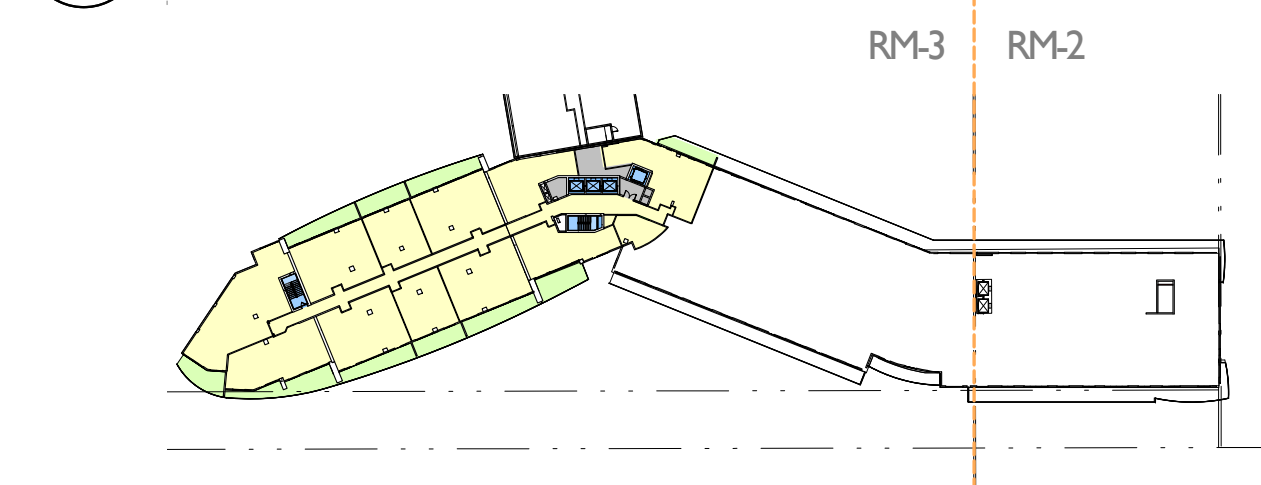
Level 5-6



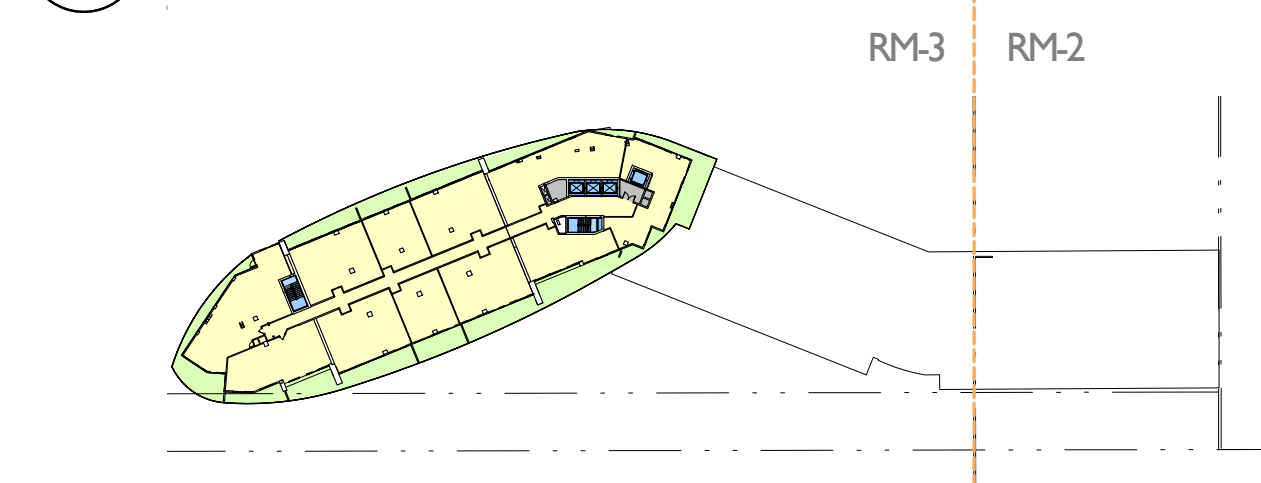
Level 7



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	4,128 SF	1	4,128 SF
CORE FAR	1,321 SF	1	1,321 SF
RESIDENTIAL FAR	9,908 SF	1	9,908 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	11,824 SF	1	11,824 SF
CORE FAR	1,142 SF	1	1,142 SF
CORE FAR	181 SF	3	543 SF
RESIDENTIAL FAR	18,356 SF	1	18,356 SF
RESIDENTIAL FAR	2,476 SF	3	7,428 SF
SERVICE BOH FAR	3,571 SF	1	3,571 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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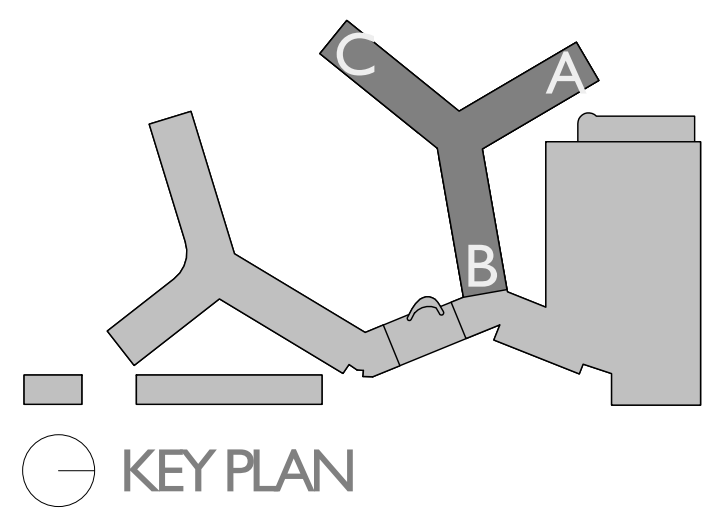
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10-06-2017

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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

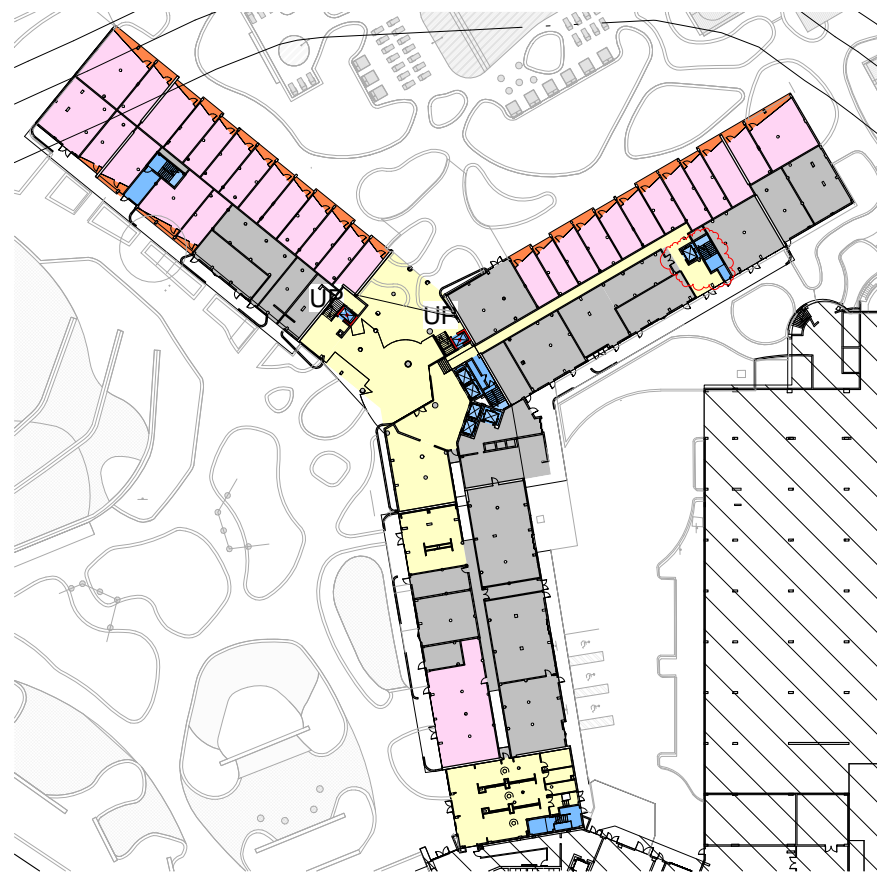
CORE FAR
- MISC. FAR

RESIDENTIAL FAR

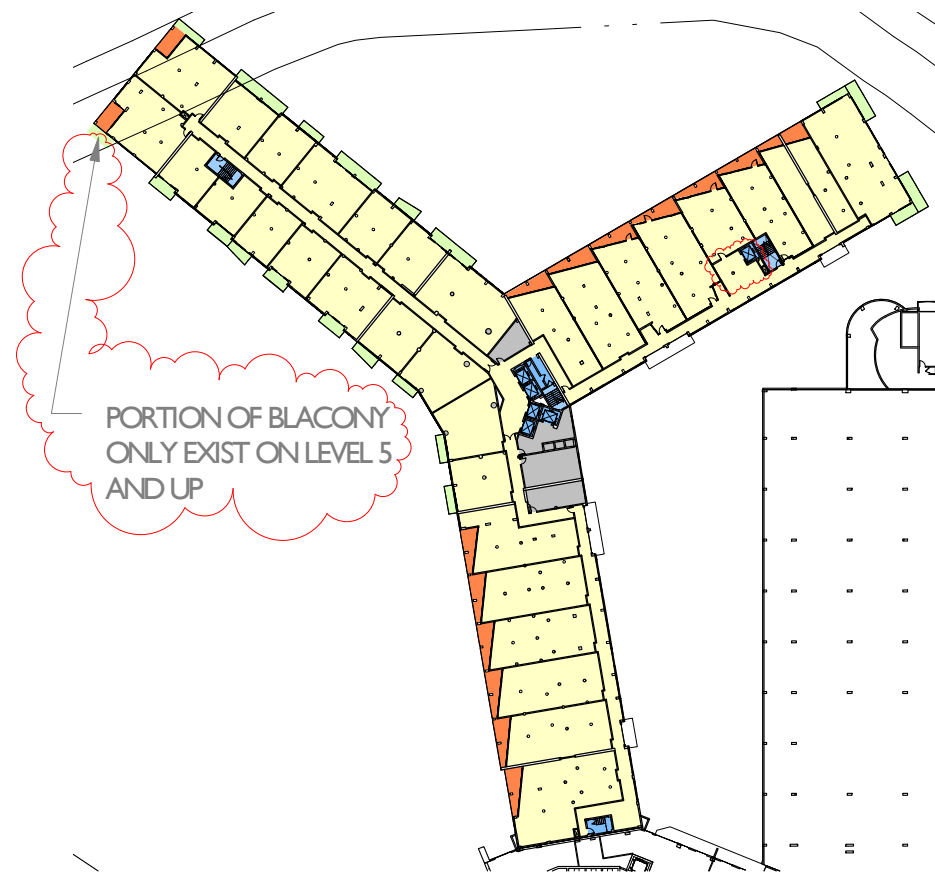
RESIDENTIAL NON FAR

SERVICE BOH FAR

SERVICE BOH NON-FAR



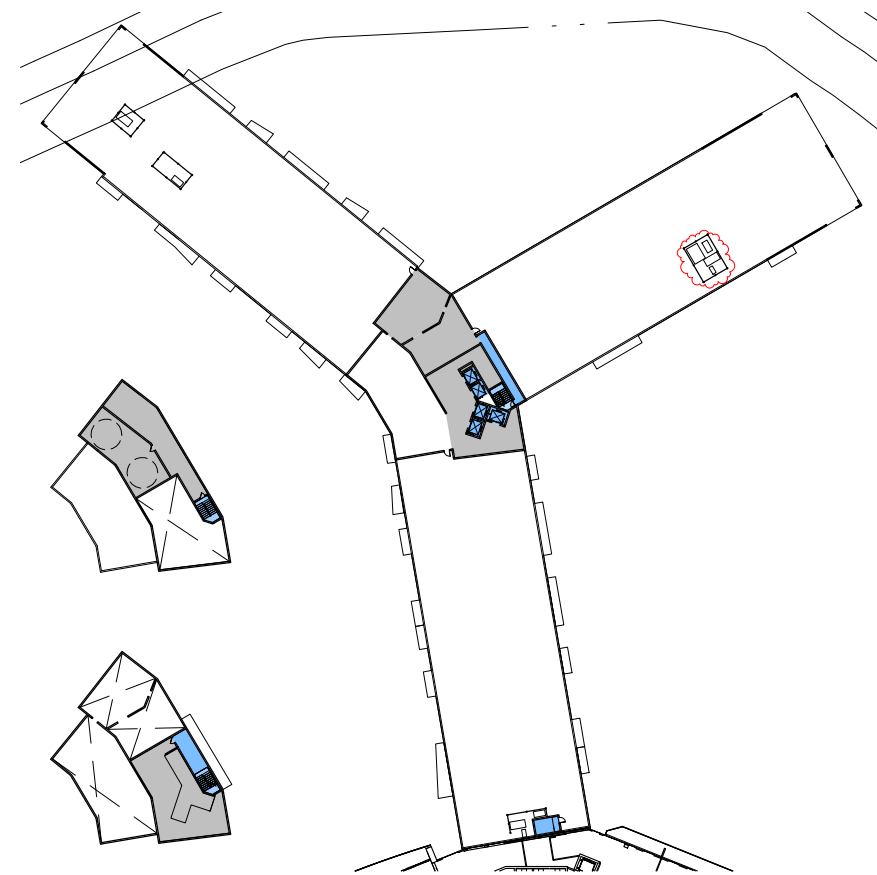
Level 1 - Proposed



Level 3,5,7 - Proposed



Level 9,11 - Proposed



Roof - Proposed



Mezzanine Level - Proposed



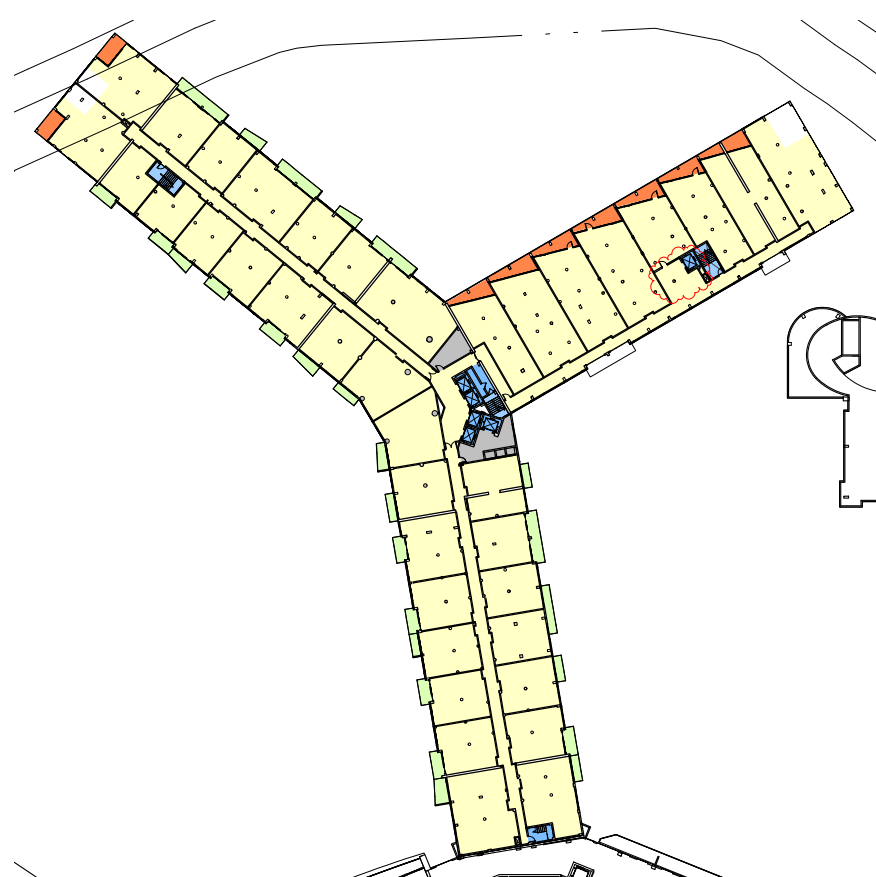
Level 4,6 - Proposed



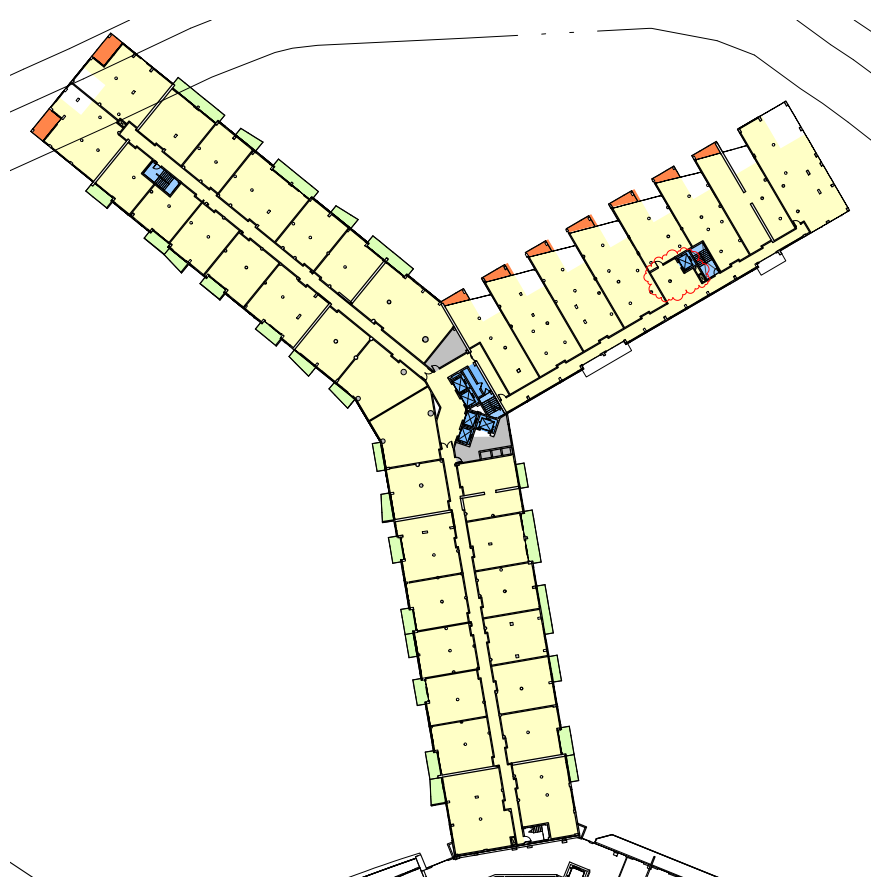
Level 13 - Proposed



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	1,755 SF	1	1,755 SF
RESIDENTIAL FAR	10,883 SF	1	10,883 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	829 SF	1	829 SF
RESIDENTIAL FAR	21,495 SF	1	21,495 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	1,078 SF	1	1,078 SF
RESIDENTIAL FAR	41,344 SF	1	41,344 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	1,157 SF	3	3,472 SF
RESIDENTIAL FAR	41,356 SF	3	124,067 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	1,168 SF	2	2,335 SF
RESIDENTIAL FAR	40,742 SF	2	81,484 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	1,168 SF	3	3,503 SF
RESIDENTIAL FAR	42,499 SF	3	127,497 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	1,168 SF	2	2,335 SF
RESIDENTIAL FAR	43,100 SF	2	86,199 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	1,039 SF	1	1,039 SF
RESIDENTIAL FAR	43,100 SF	1	43,100 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	1,039 SF	1	1,039 SF
RESIDENTIAL FAR	41,569 SF	1	41,569 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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