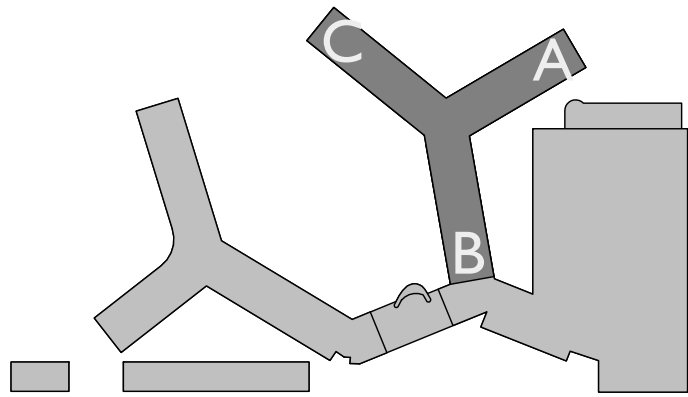
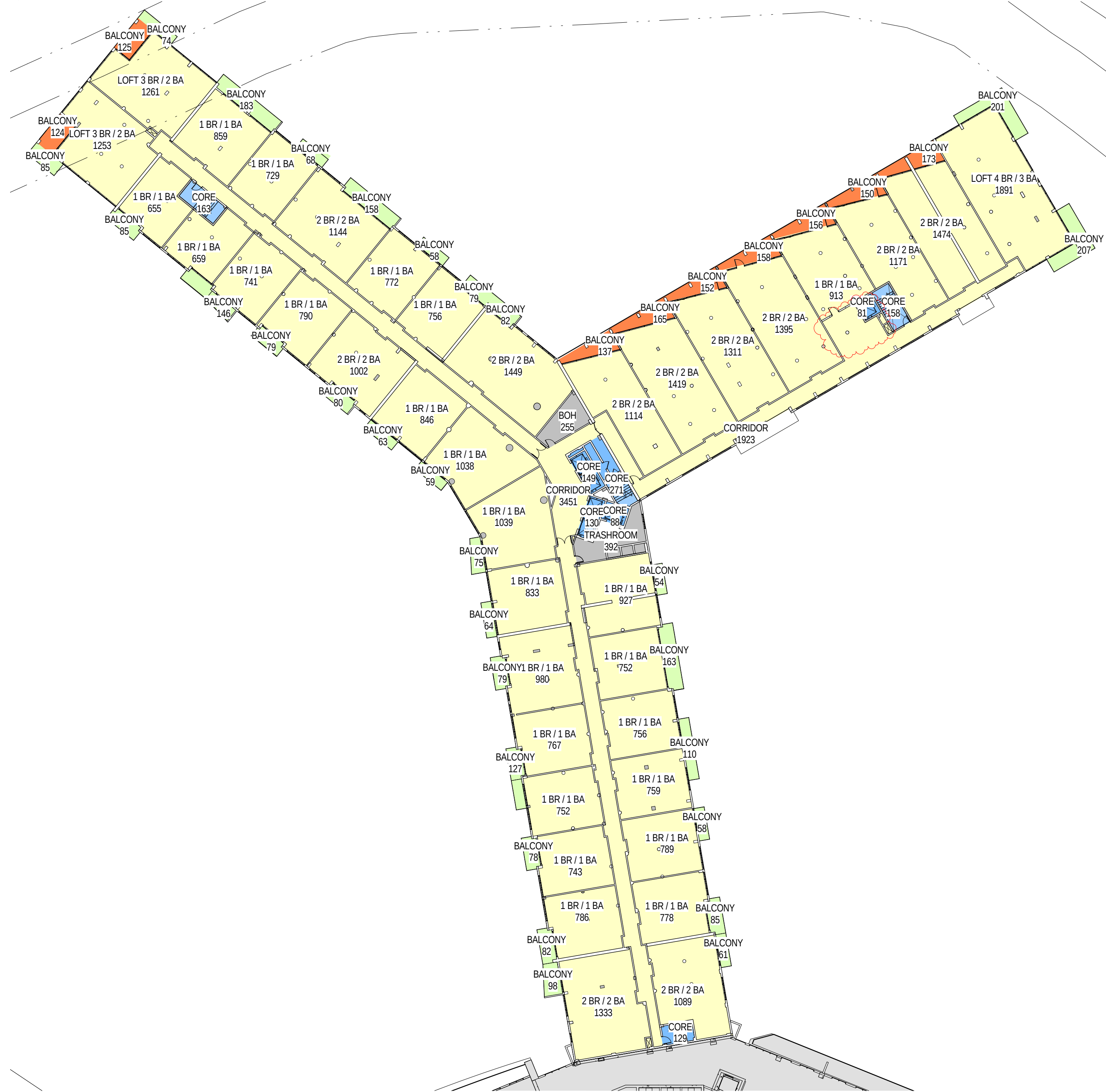




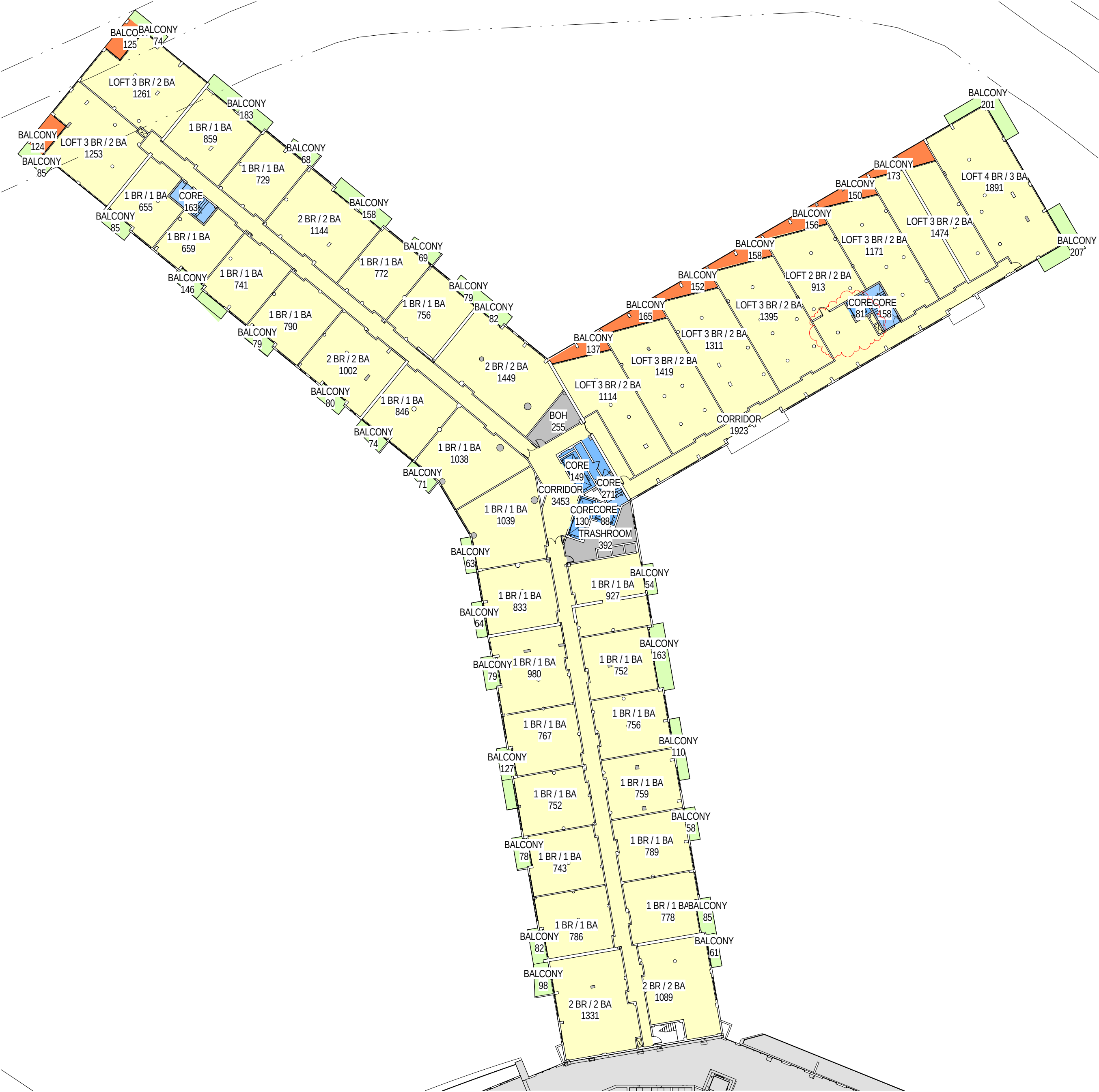
KEY PLAN



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

FAR - NORTH TOWER LEVEL 9,11	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	1,168 SF
RESIDENTIAL FAR	43,100 SF
SERVICE BOH FAR	647 SF
TOTAL	46,255 SF

NON FAR - NORTH TOWER LEVEL 9,11	
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

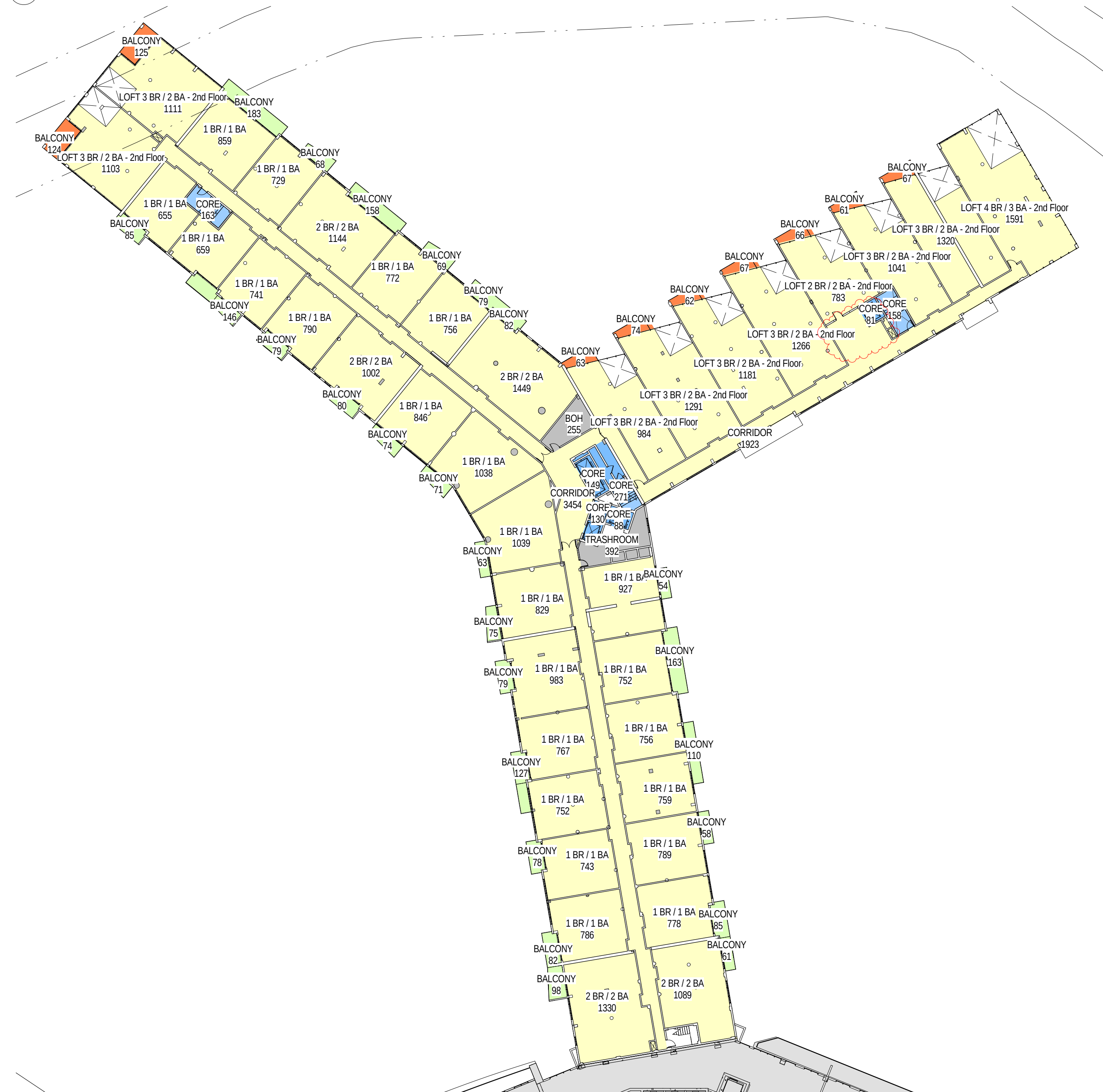
FAR - NORTH TOWER LEVEL 13	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	1,039 SF
RESIDENTIAL FAR	43,100 SF
SERVICE BOH FAR	647 SF
TOTAL	46,126 SF

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

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax:

G25B

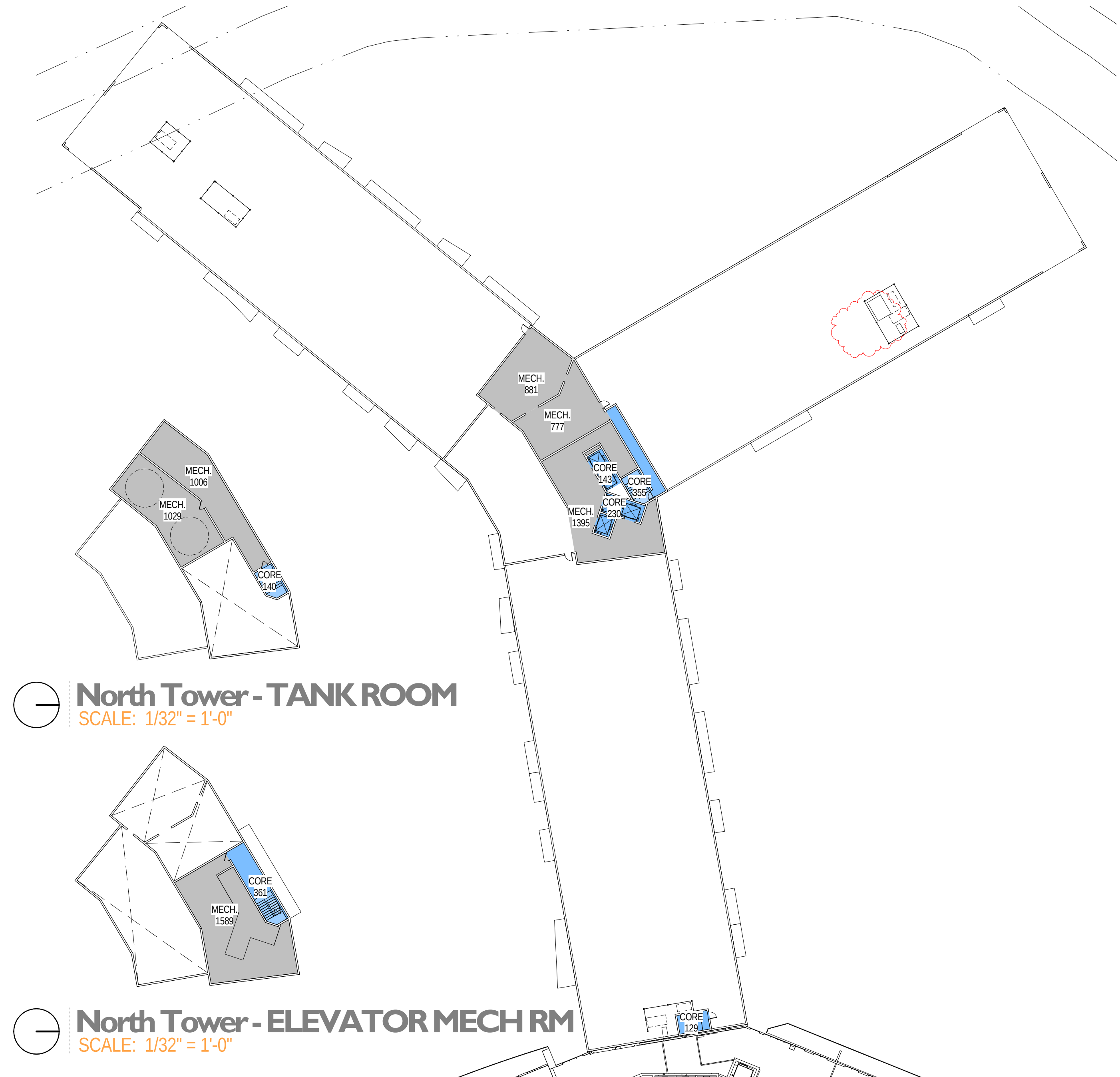


FAR - NORTH TOWER LEVEL 14	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	709 S
CORE FAR	1,039 S
RESIDENTIAL FAR	41,569 S
SERVICE BOH FAR	647 S
TOTAL	43,963 S

NON FAR - NORTH TOWER LEVEL 14	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,309 S
TOTAL	2,309 S

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

 **North Tower - LEVEL 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"

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

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

 CORE FAR

 SERVICE BOH FAR

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

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

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

CENTRAL TOWER

CENTRAL TOWER FLOOR PLANS	
A-C101	GROUND FLOOR PLAN - DEMO
A-C102	GROUND FLOOR PLAN - PROPOSED
A-C103	THIRD FLOOR PLAN - DEMO
A-C104	THIRD FLOOR PLAN - PROPOSED
A-C105	GROUND THRU SIXTH FLOOR GARAGE PLANS - EXISTING
A-C106	SEVENTH FLOOR GARAGE PLAN - EXISTING & PROPOSED

Stantec



Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

DRB SUBMITTAL

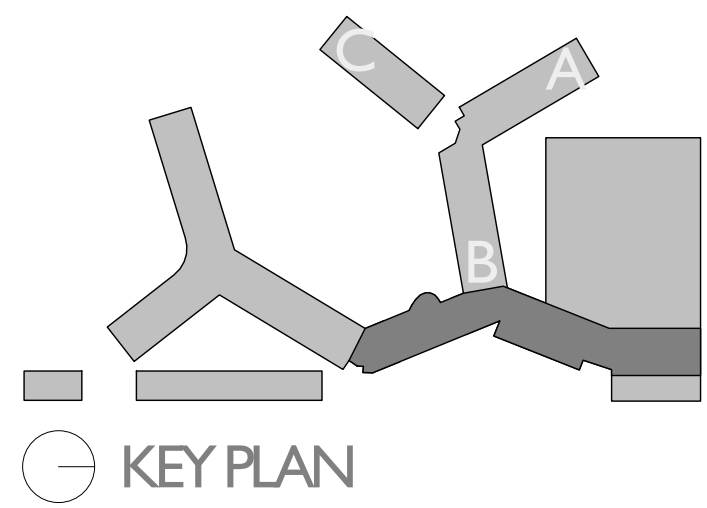
08.03.2017

Revision

10-06-2017

Copyright Reserved

A-C001



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



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

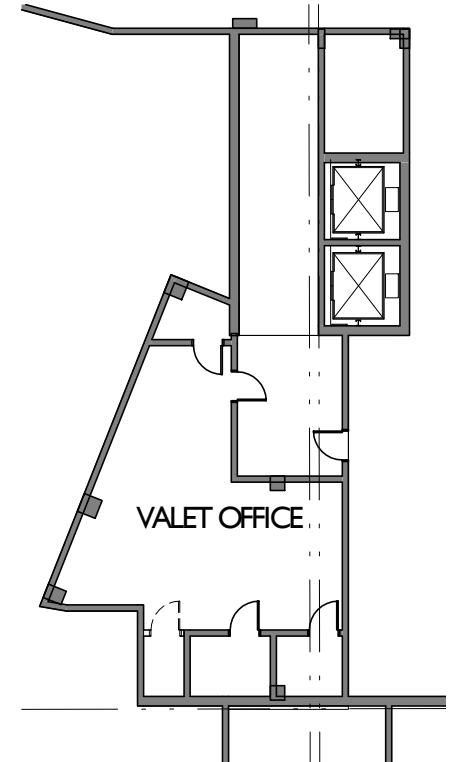
Central Tower Sheet Notes - DEMO	
1	Existing store front to be demolished
2	Existing parking layout to be Re-Configured

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

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

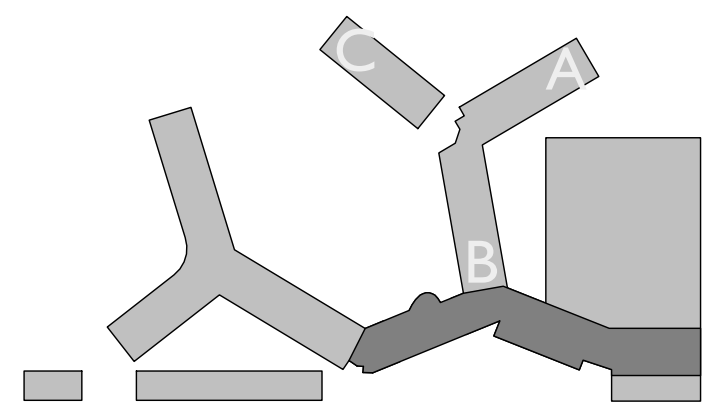


Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

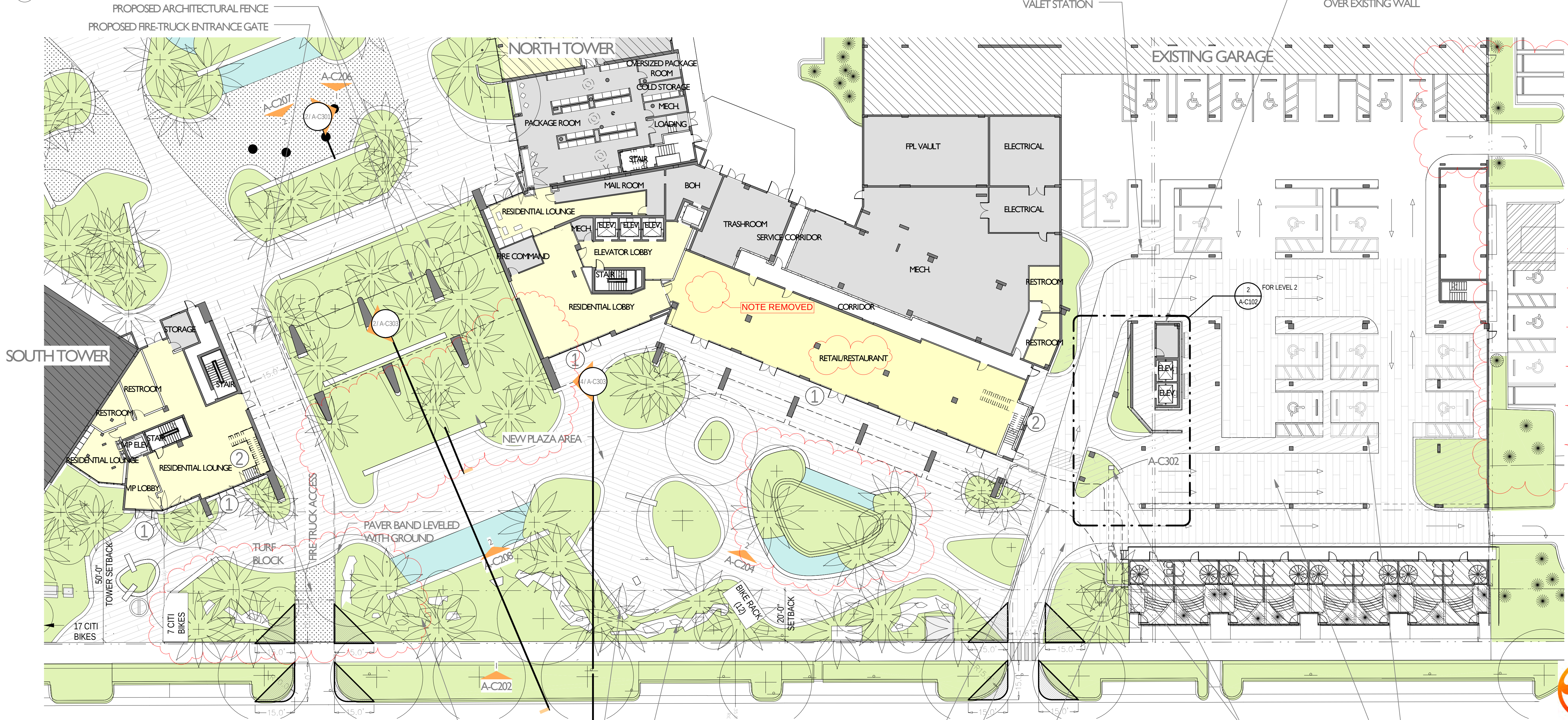
DRB SUBMITTAL
08.03.2017
Revision
10-06-2017

Copyright Reserved

A-C101



KEY PLAN



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

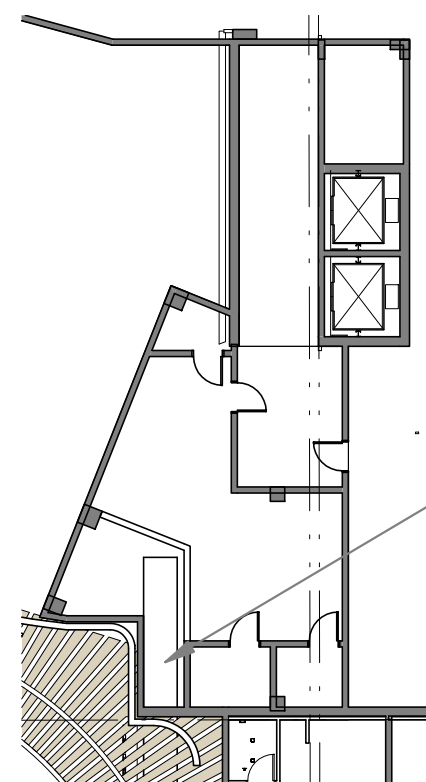
Central Tower Sheet Notes - PROPOSED	
1	Proposed Storefront/Glazing
2	Proposed stair
3	Proposed Elevator

- 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



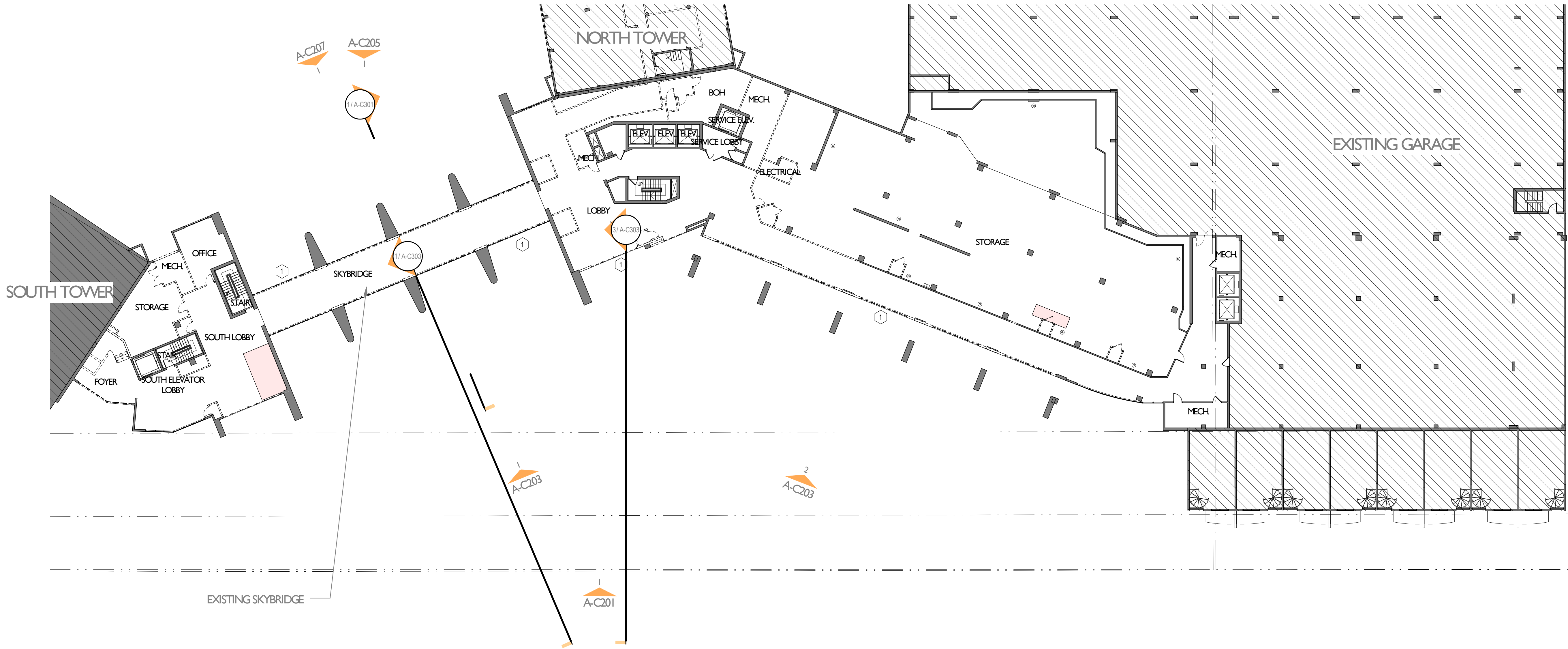
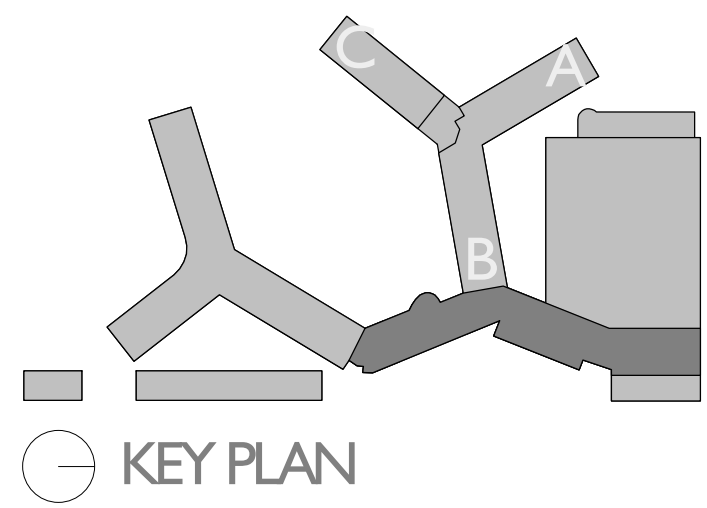
PROPOSED COLUMNS

RECONFIGURED PARKING LAYOUT
PROPOSED RIDE-SHARE DROP-OFF / PICK-UP

PROPOSED BEAM SPANNING ACROSS GARAGE DROP-OFF LANES

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

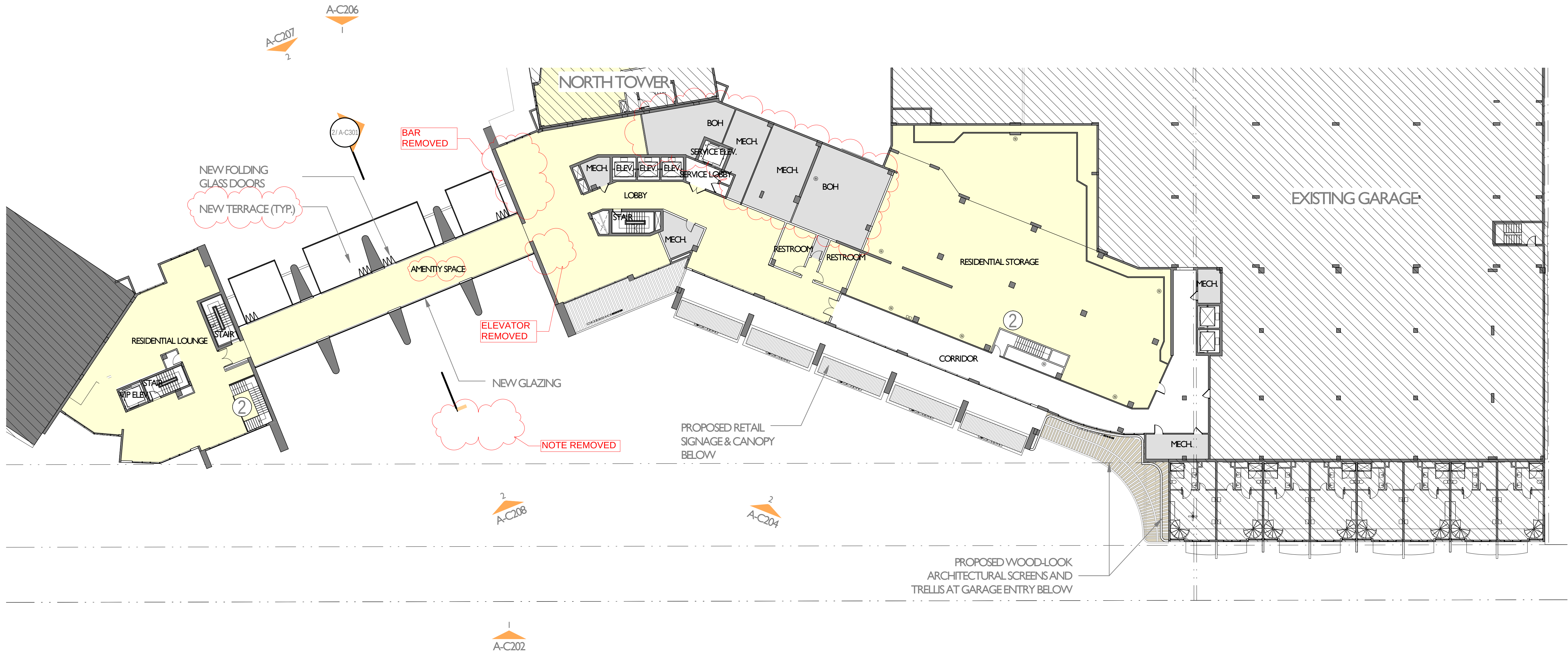
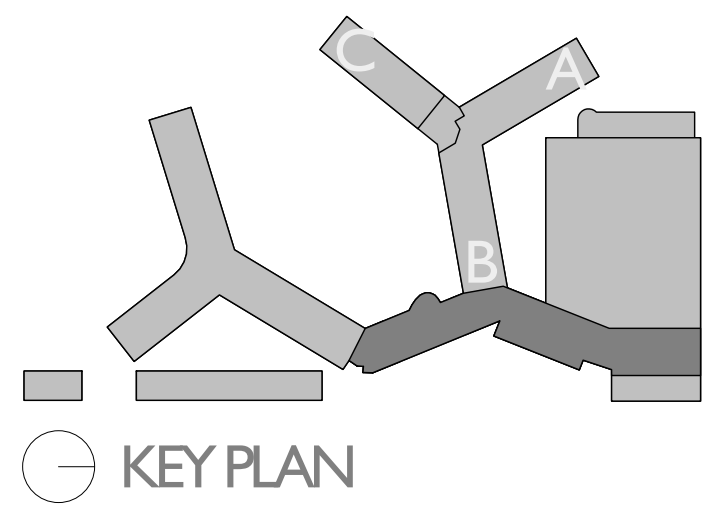
Scale: As indicated
Note: When printed on 11x17 paper scale is halved



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



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

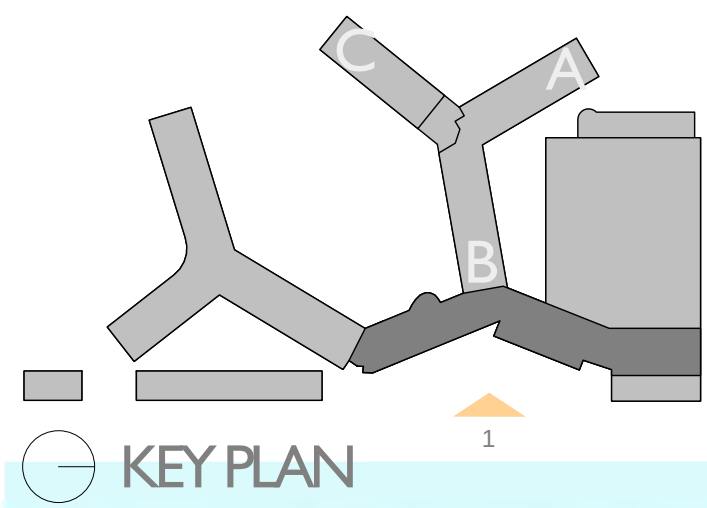
CENTRAL TOWER BUILDING ELEVATIONS

A-C201	OVERALL EAST ELEVATION - EXISTING
A-C202	OVERALL EAST ELEVATION - PROPOSED
A-C203	ENLARGED EAST ELEVATION - EXISTING
A-C204	ENLARGED EAST ELEVATION - PROPOSED
A-C205	OVERALL WEST ELEVATION - EXISTING
A-C206	OVERALL WEST ELEVATION - PROPOSED
A-C207	ENLARGED WEST ELEVATION
A-C208	KEY ELEVATIONS & MATERIALS LEGEND



Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391



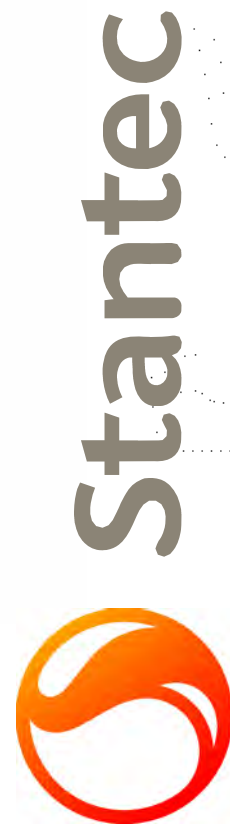
OVERALL EAST ELEVATION - PROPOSED

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770



DRB SUBMITTAL

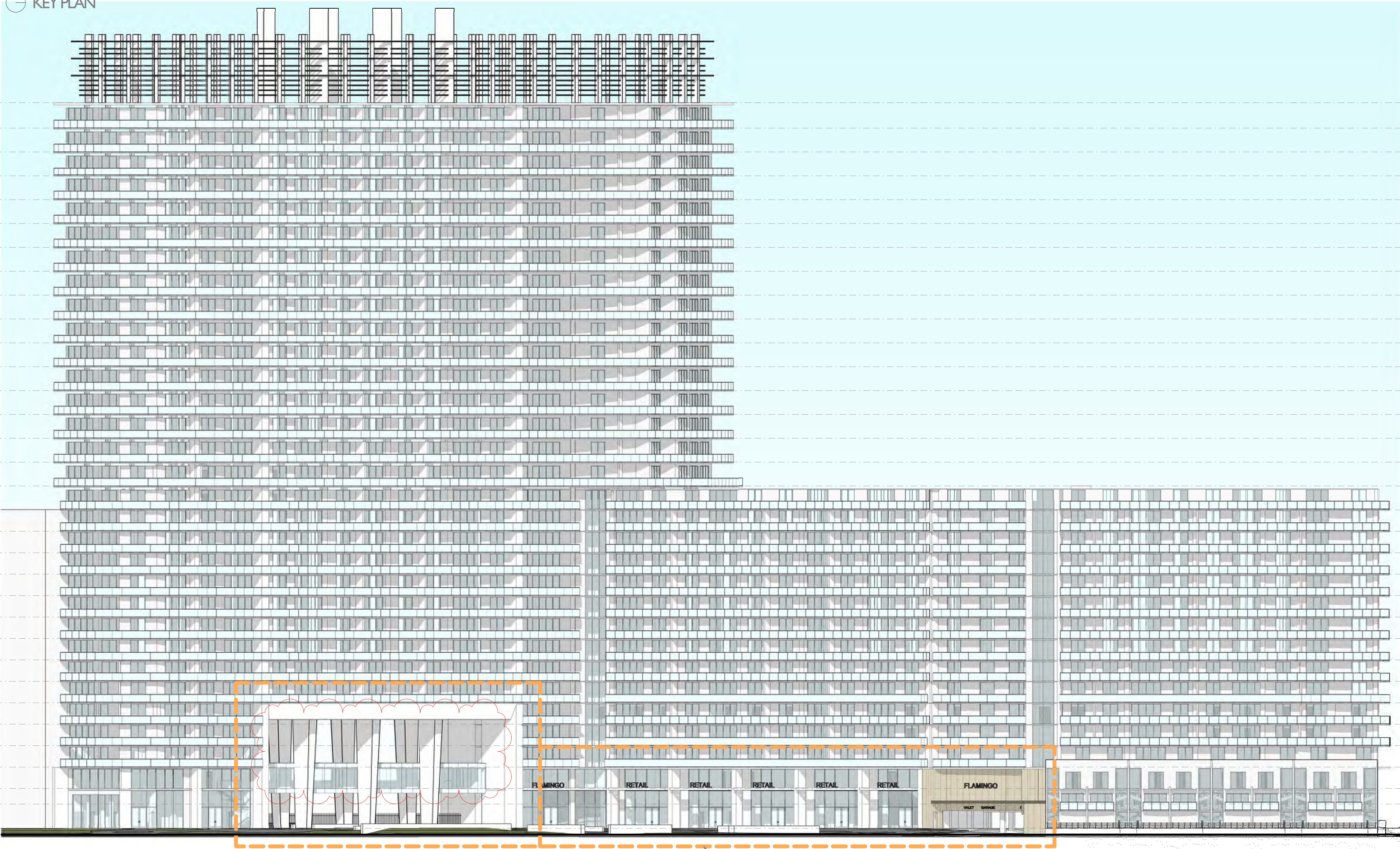
08.03.2017

Revision

10-06-2017

Copyright Reserved

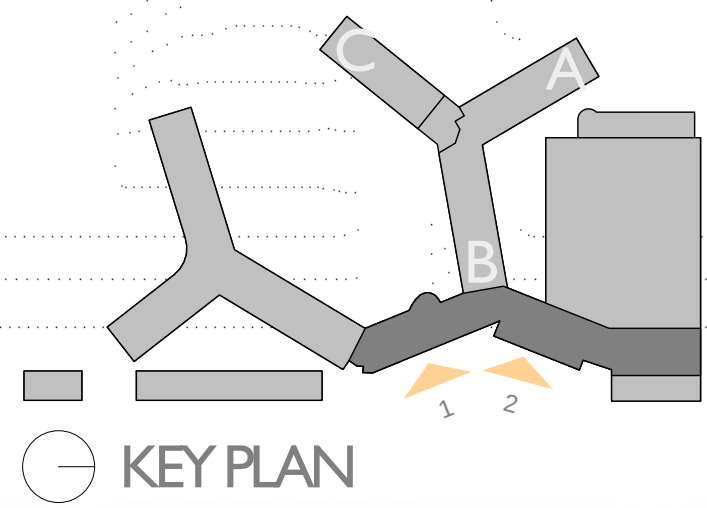
A-C202



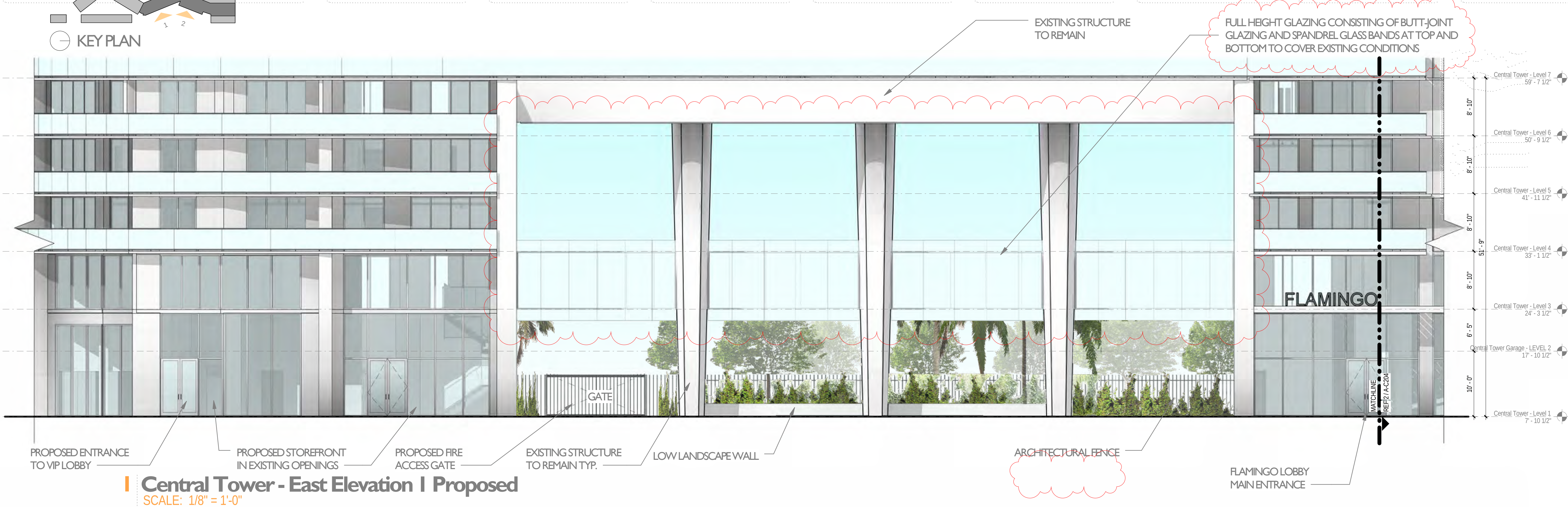
AREA OF WORK
SEE SHEET 2 / A-C204 FOR ENLARGED
DRAWING

GENERAL NOTE:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

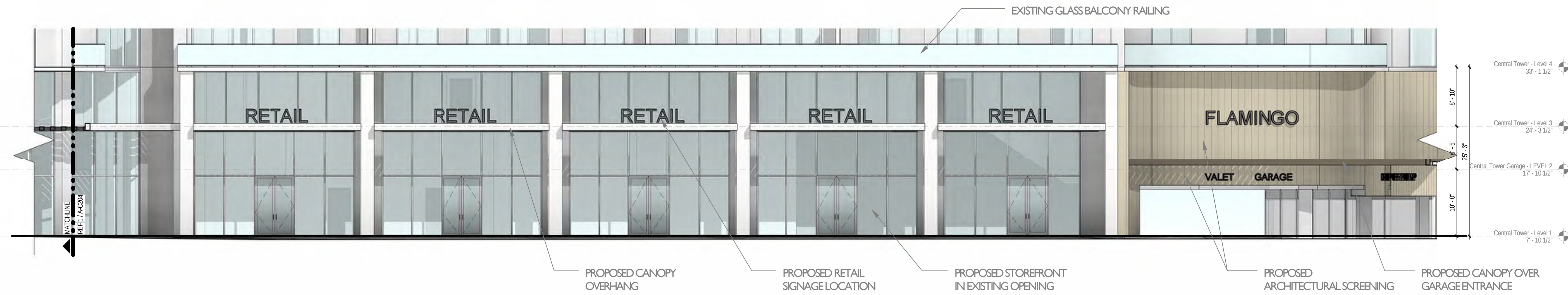
Scale: 3/64" = 1'-0"
Note: When printed on 11x17 paper scale is halved



ENLARGED EAST ELEVATION - PROPOSED



1 Central Tower - East Elevation 1 Proposed
SCALE: 1/8" = 1'-0"



2 Central Tower - East Elevation 2 Proposed
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

Scale: 1/8" = 1'-0"
Note: When printed on 11x17 paper scale is halved

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391



Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

DRB SUBMITTAL
08.03.2017

Revision
10-06-2017

Copyright Reserved

A-C204