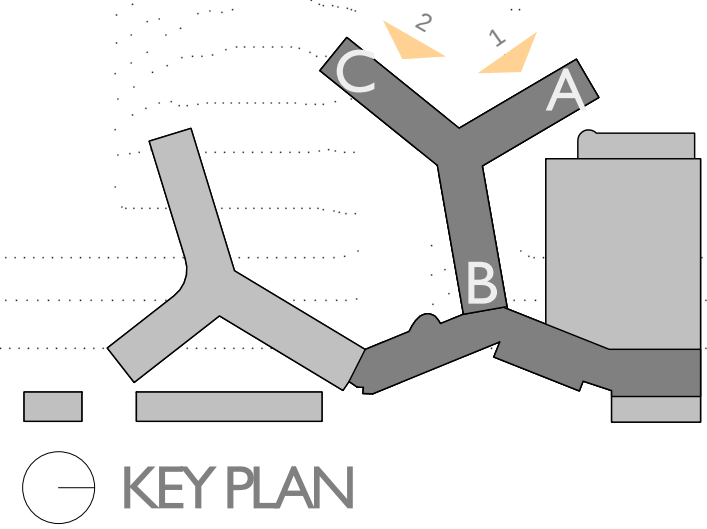


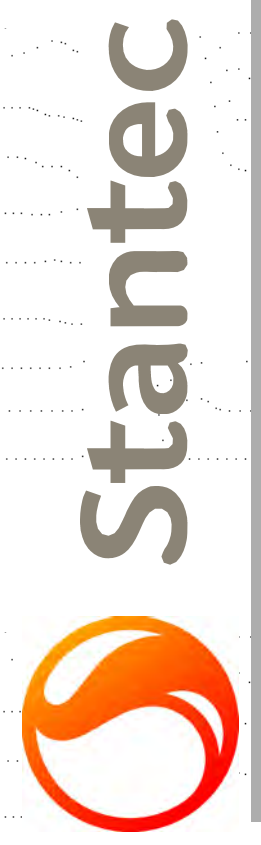


SOUTH & WEST ELEVATION - PROPOSED

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

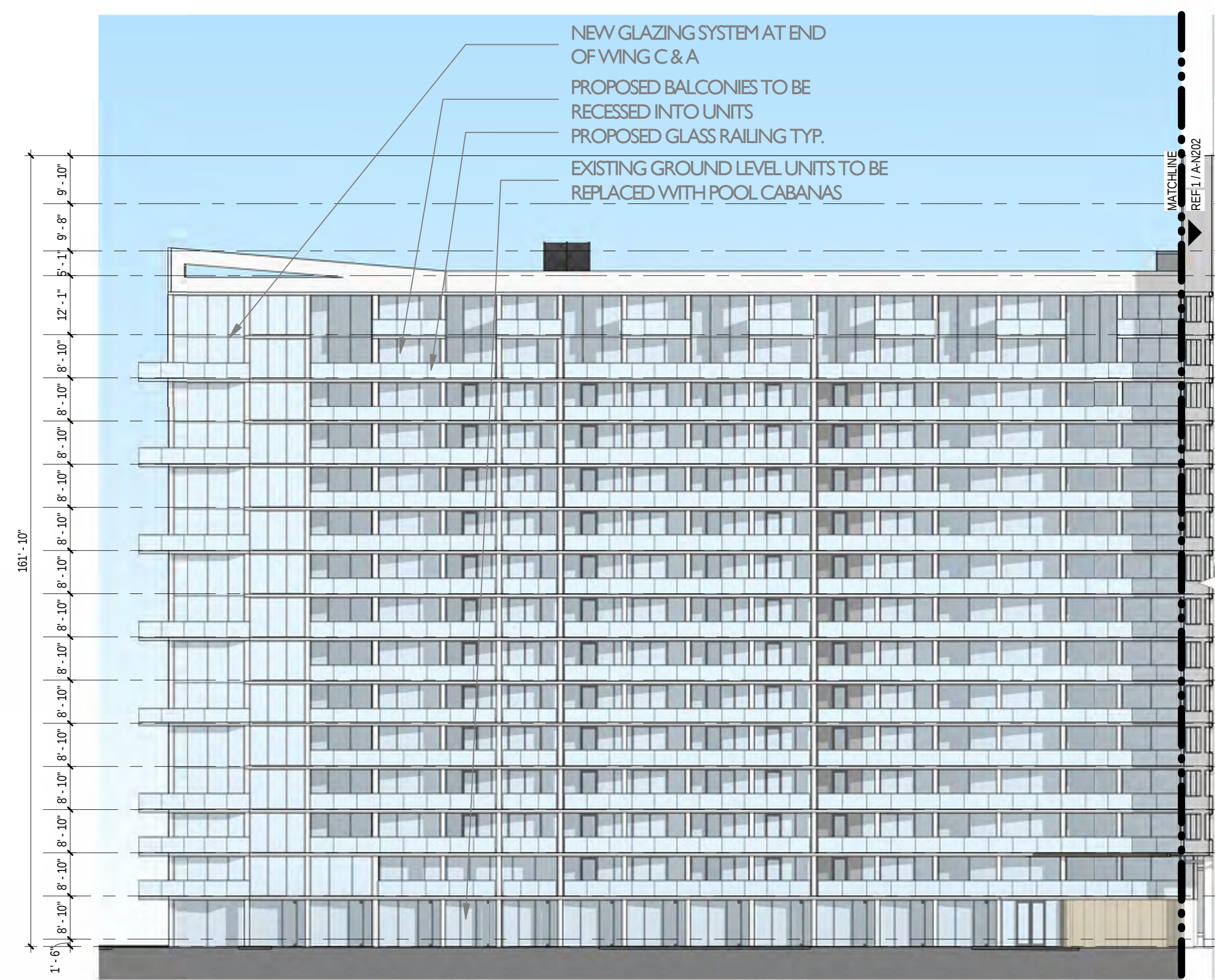
Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770



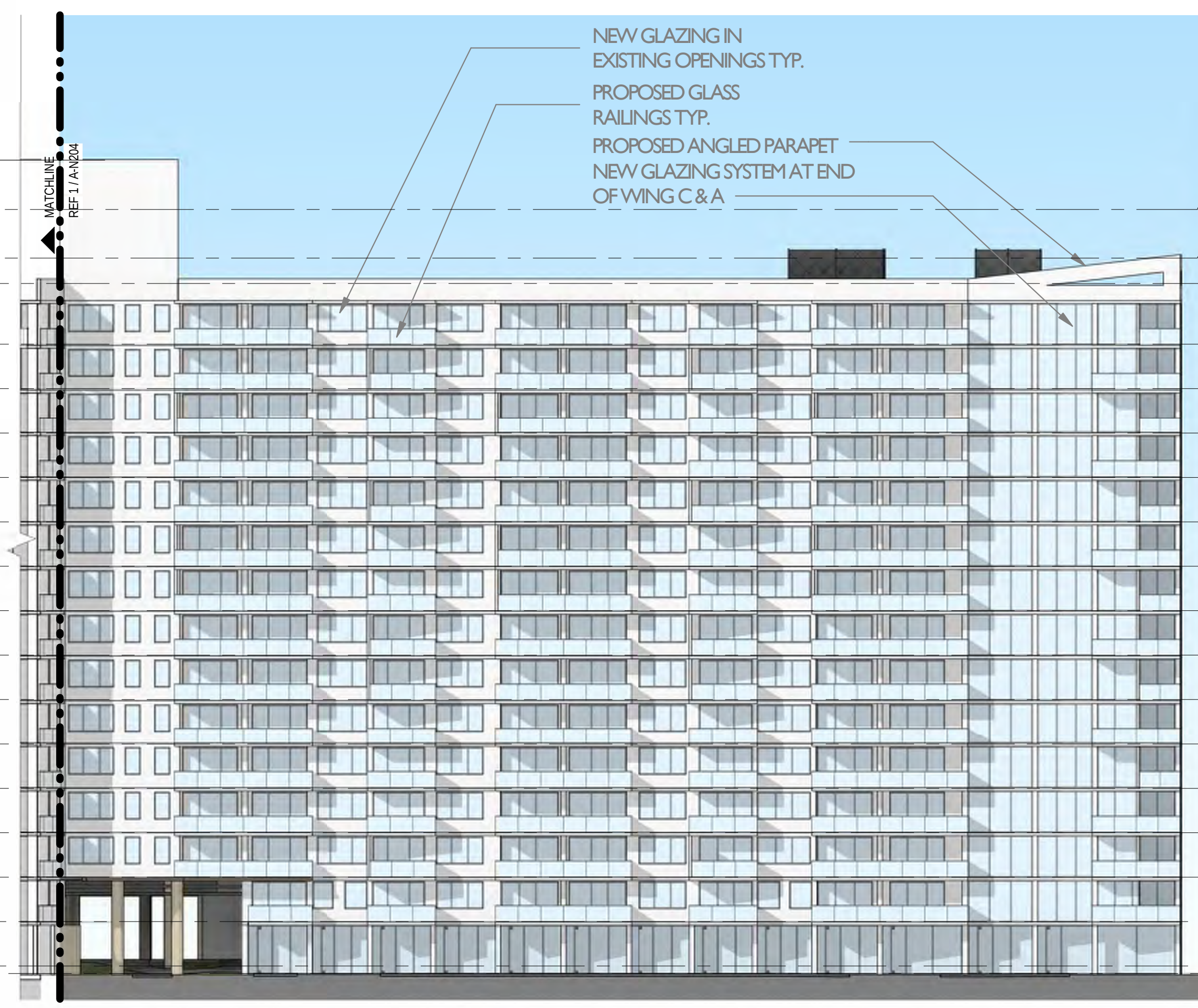
DRB SUBMITTAL
08.03.2017

Copyright Reserved

A-N204



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

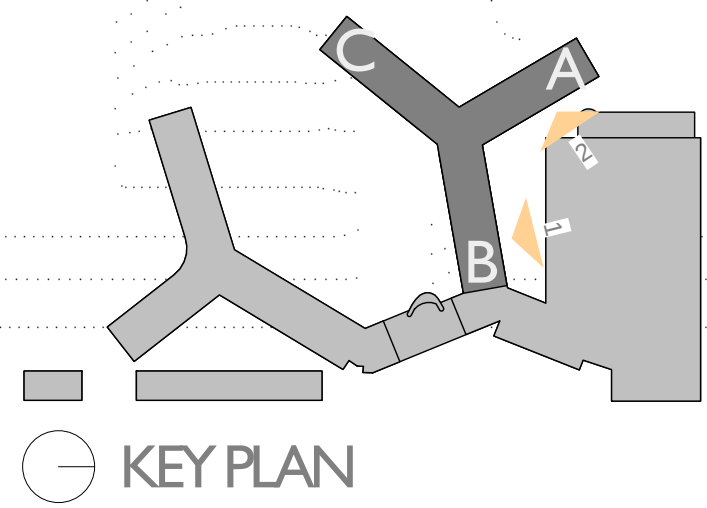


2 North Tower - C Wing North Elevation
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
- North Tower - LEVEL 12 113' - 0"
- North Tower - LEVEL 11 104' - 2"
- North Tower - LEVEL 10 95' - 4"
- North Tower - LEVEL 9 86' - 6"
- North Tower - LEVEL 8 77' - 8"
- North Tower - LEVEL 7 68' - 10"
- North Tower - LEVEL 6 60' - 0"
- North Tower - LEVEL 5 51' - 2"
- North Tower - LEVEL 4 42' - 4"
- North Tower - LEVEL 3 33' - 6"
- North Tower - LEVEL 2 24' - 8"
- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"

GENERAL NOTE
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

Scale: 1" = 20'-0"
Note: When printed on 11x17 paper scale is halved



NORTH ELEVATION - PROPOSED

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

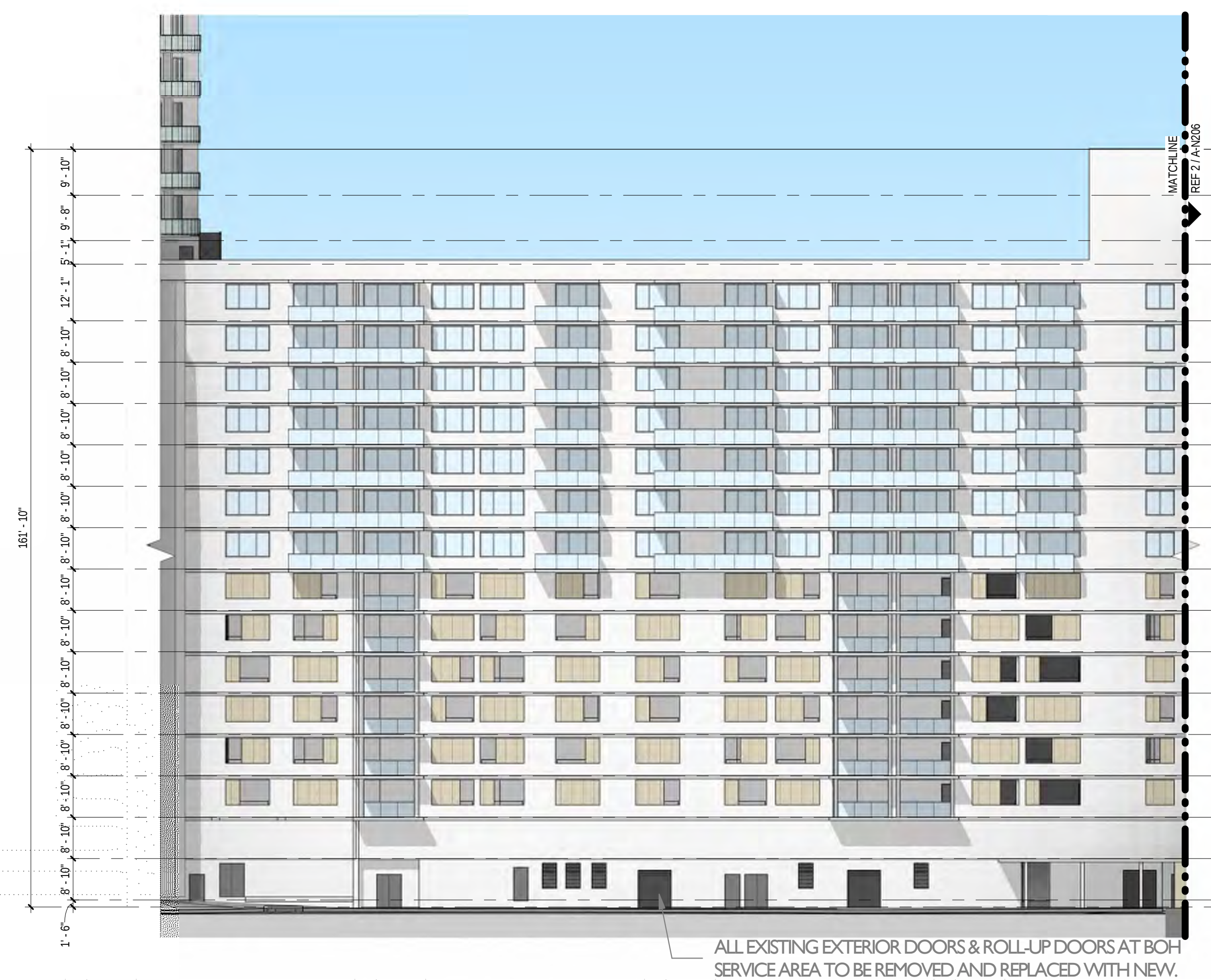
Stantec

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

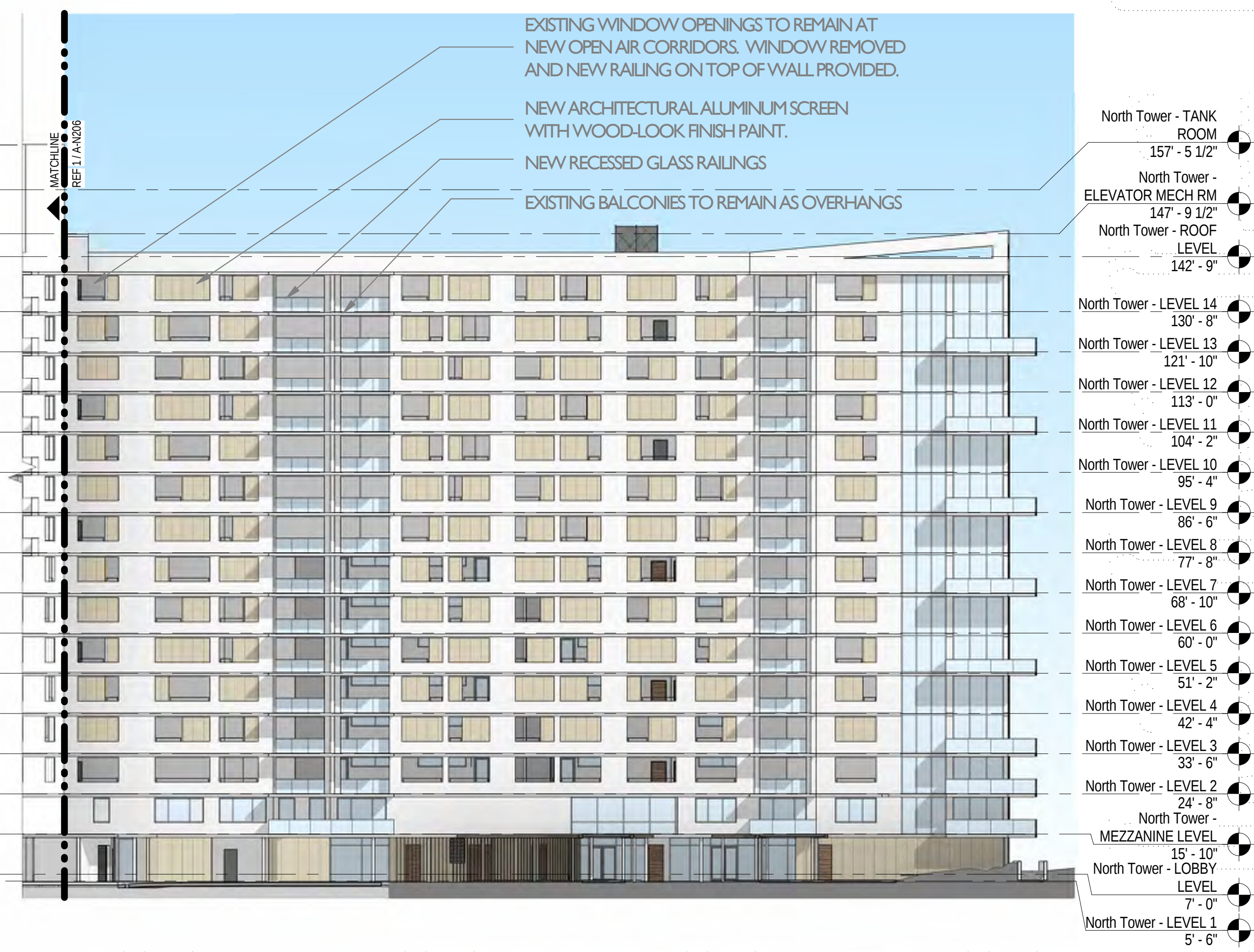
DRB SUBMITTAL
08.03.2017

Copyright Reserved

A-N206



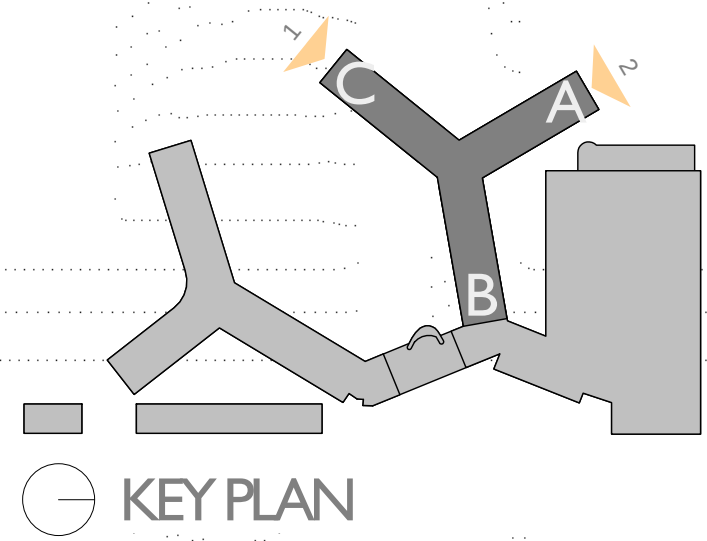
1 North Tower - B Wing North Elevation
SCALE: 1" = 20'-0"



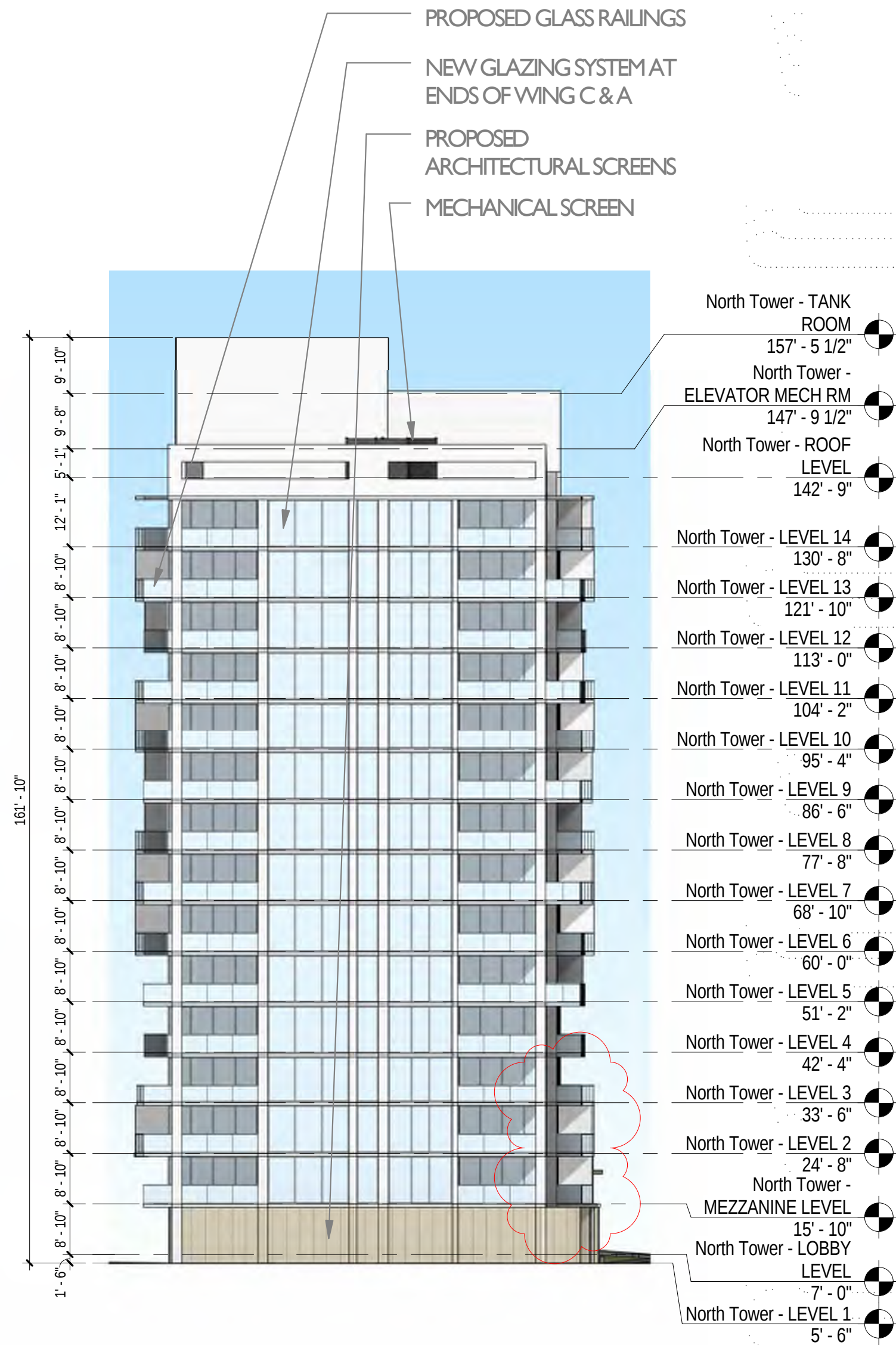
2 North Tower - A Wing East Elevation
SCALE: 1" = 20'-0"

GENERAL NOTE
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

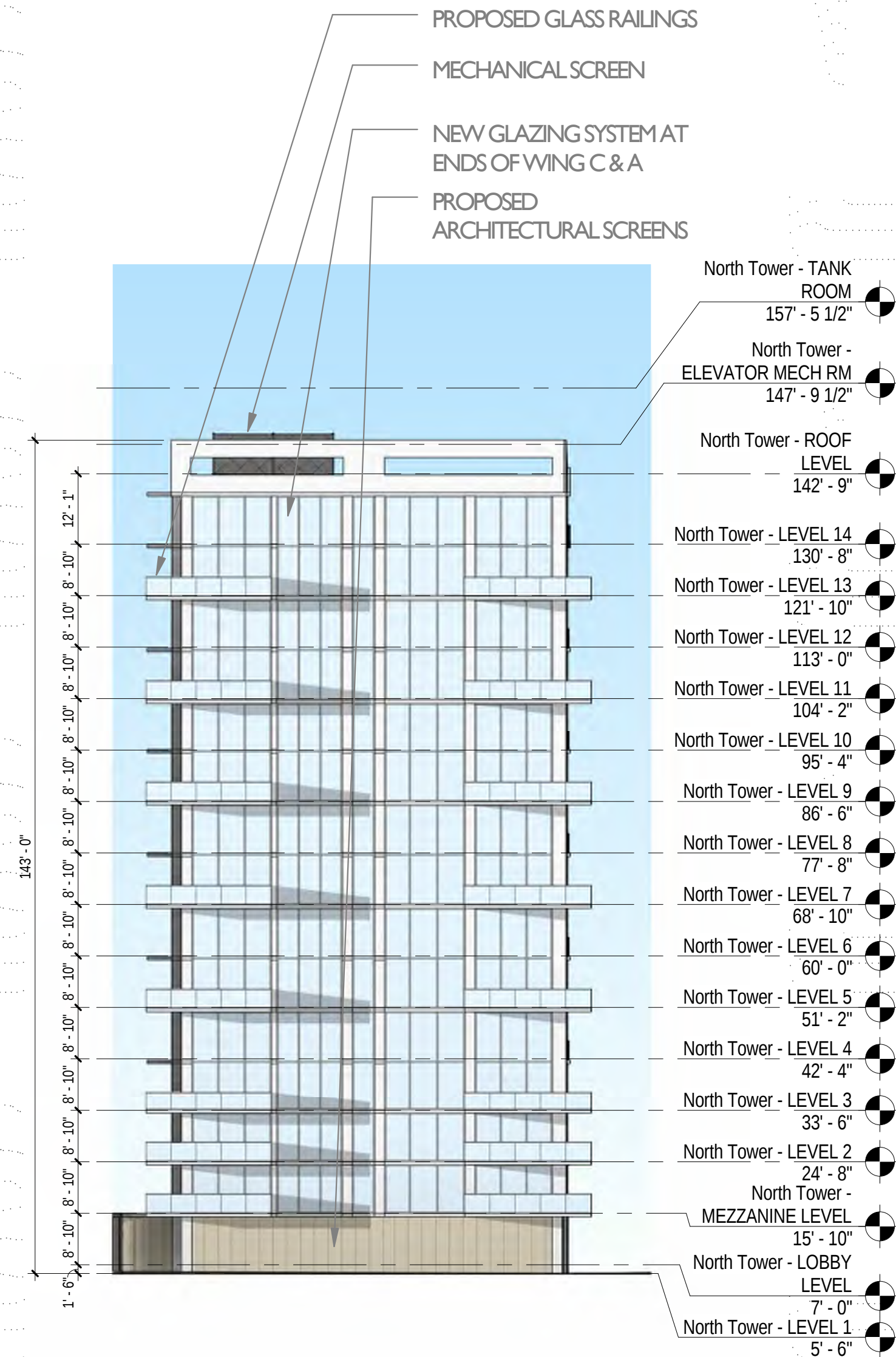
Scale: 1" = 20'-0"
Note: When printed on 11x17 paper scale is halved



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:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

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

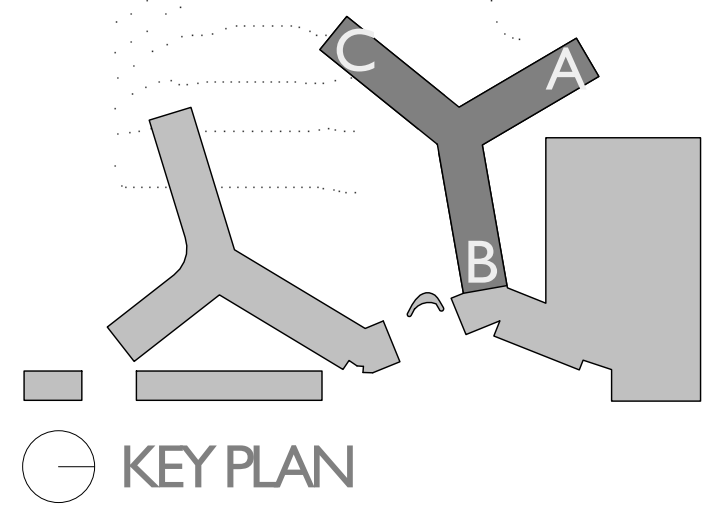
Revision

10-06-2017

Copyright Reserved

A-N208

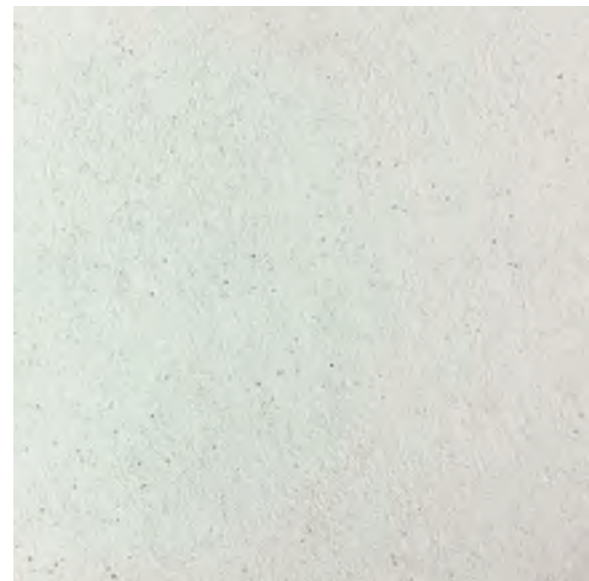
Scale: 1" = 20'-0"
Note: When printed on 11x17 paper scale is halved



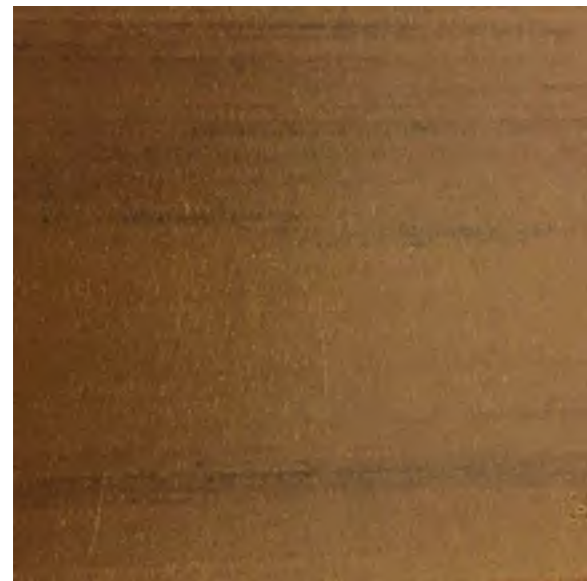
KEY ELEVATIONS & MATERIALS LEGEND



1 GARAGE GRAVEL
PAVER MATERIAL



2 WHITESTUCCO



3 WOOD MATERIAL



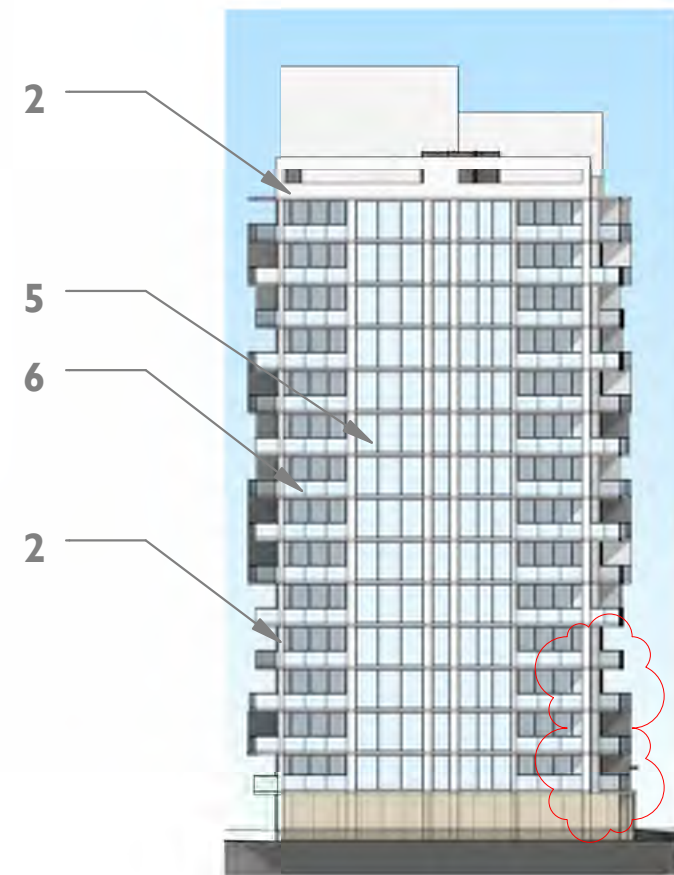
4 WOOD-LOOK SCREEN
MATERIAL



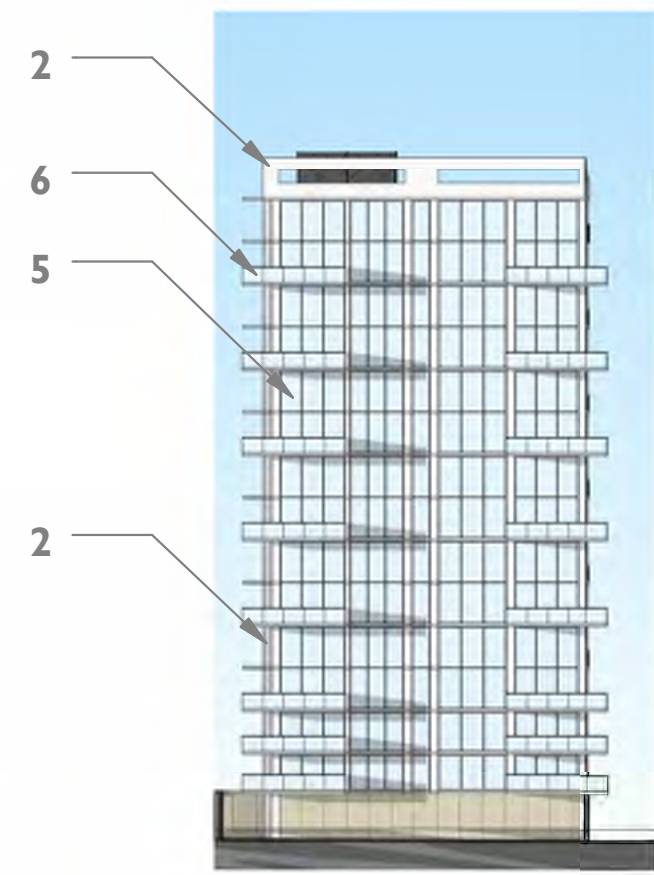
5 GRAY TINTED GLAZING
& WHITE ALUMINUM
FRAMES



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"

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-N209

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

NORTH TOWER BUILDING SECTIONS

A-N301	NORTH TOWER SECTIONS
A-N302	NORTH TOWER CORNER BALCONY
A-N303	NORTH TOWER TYPICAL BALCONY
A-N304	NORTH TOWER RECESSED BALCONY
A-N305	NORTH TOWER SCREENWALL



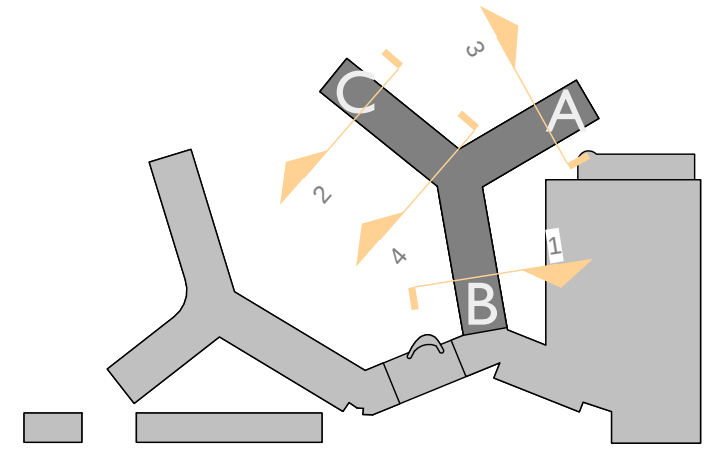
Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

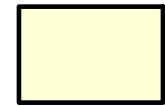
DRB SUBMITTAL

08.03.2017

Copyright Reserved



KEY PLAN



PROPOSED INTERIOR SPACE

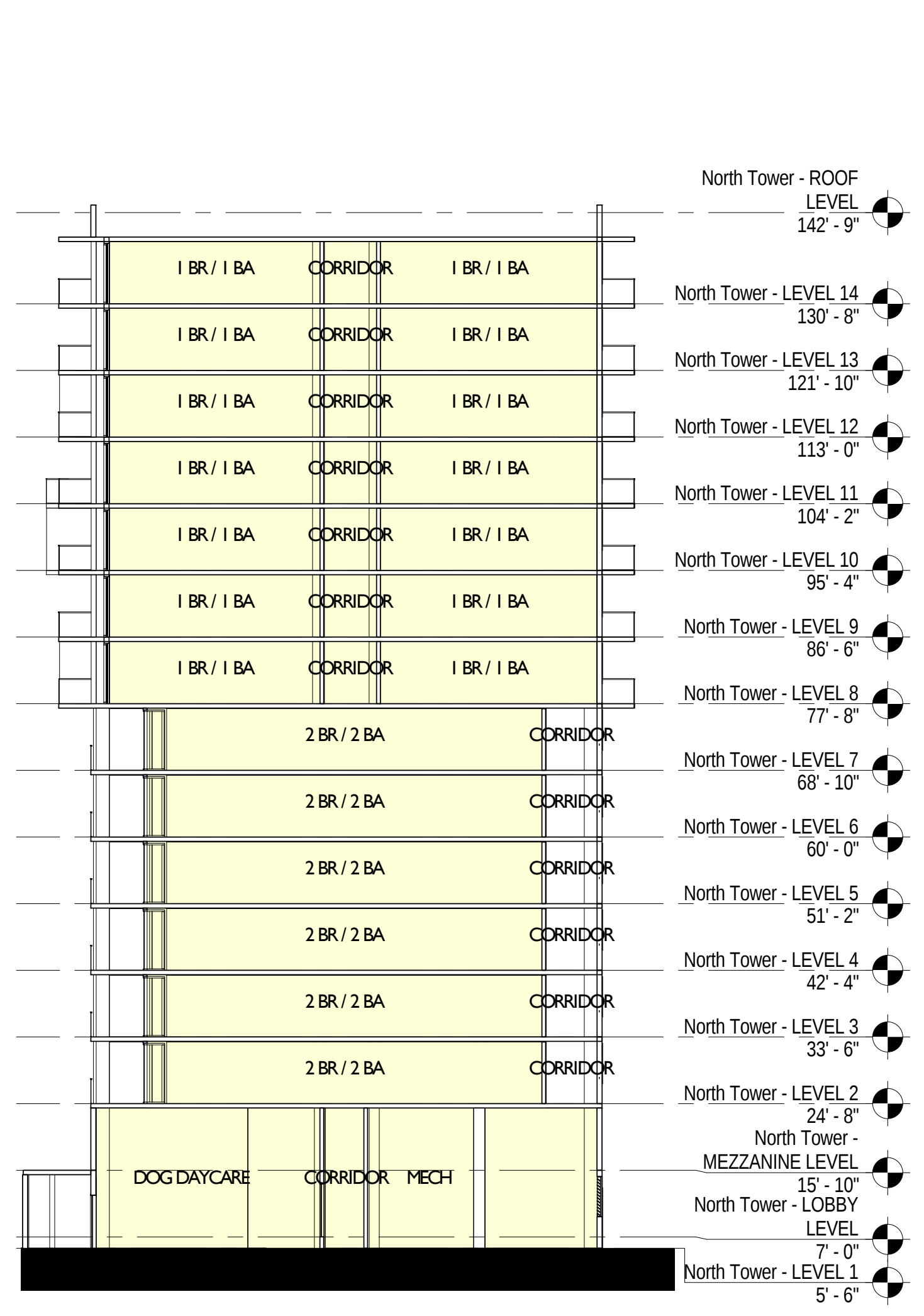
NORTH TOWER SECTIONS

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

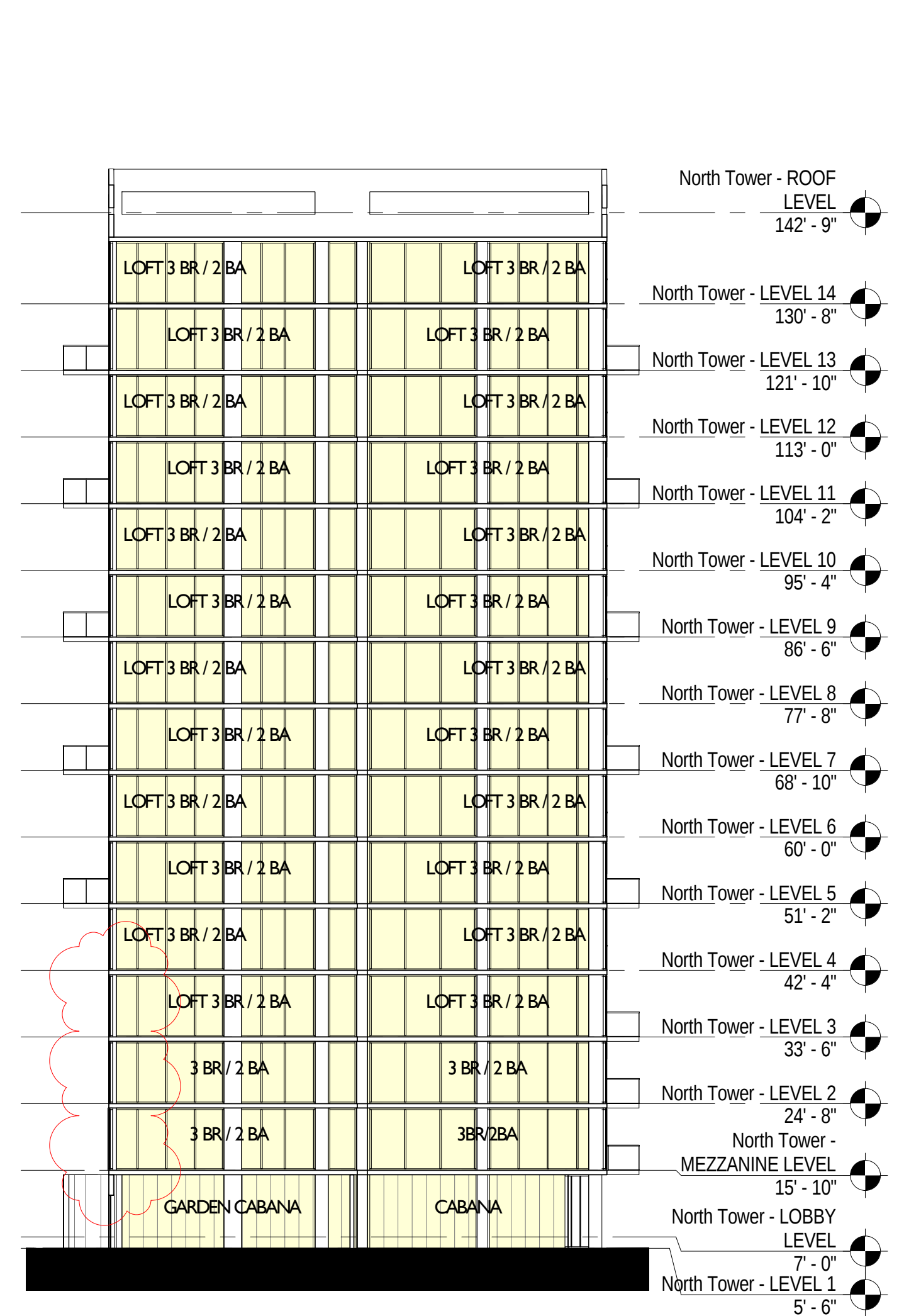
Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec

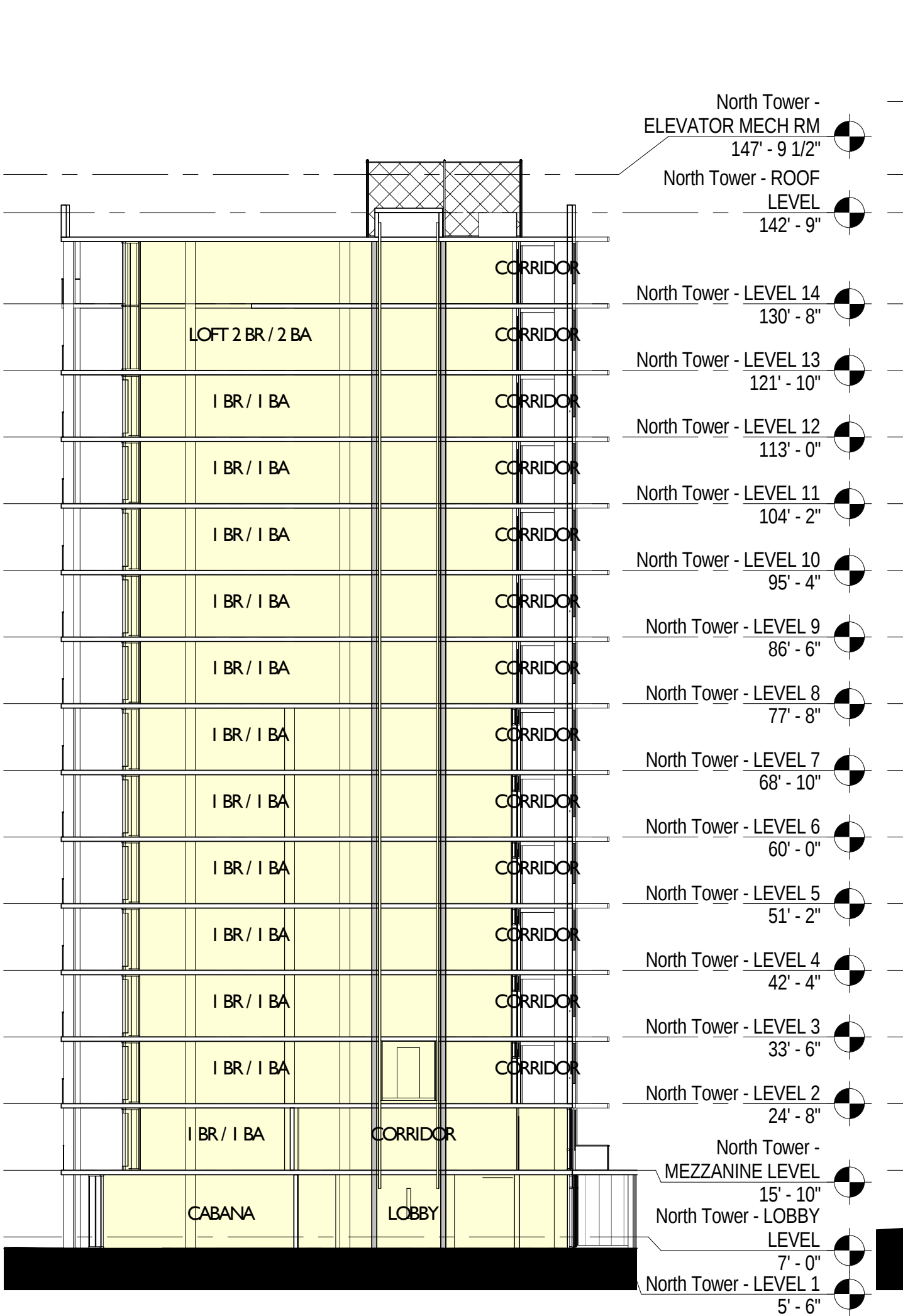
Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770



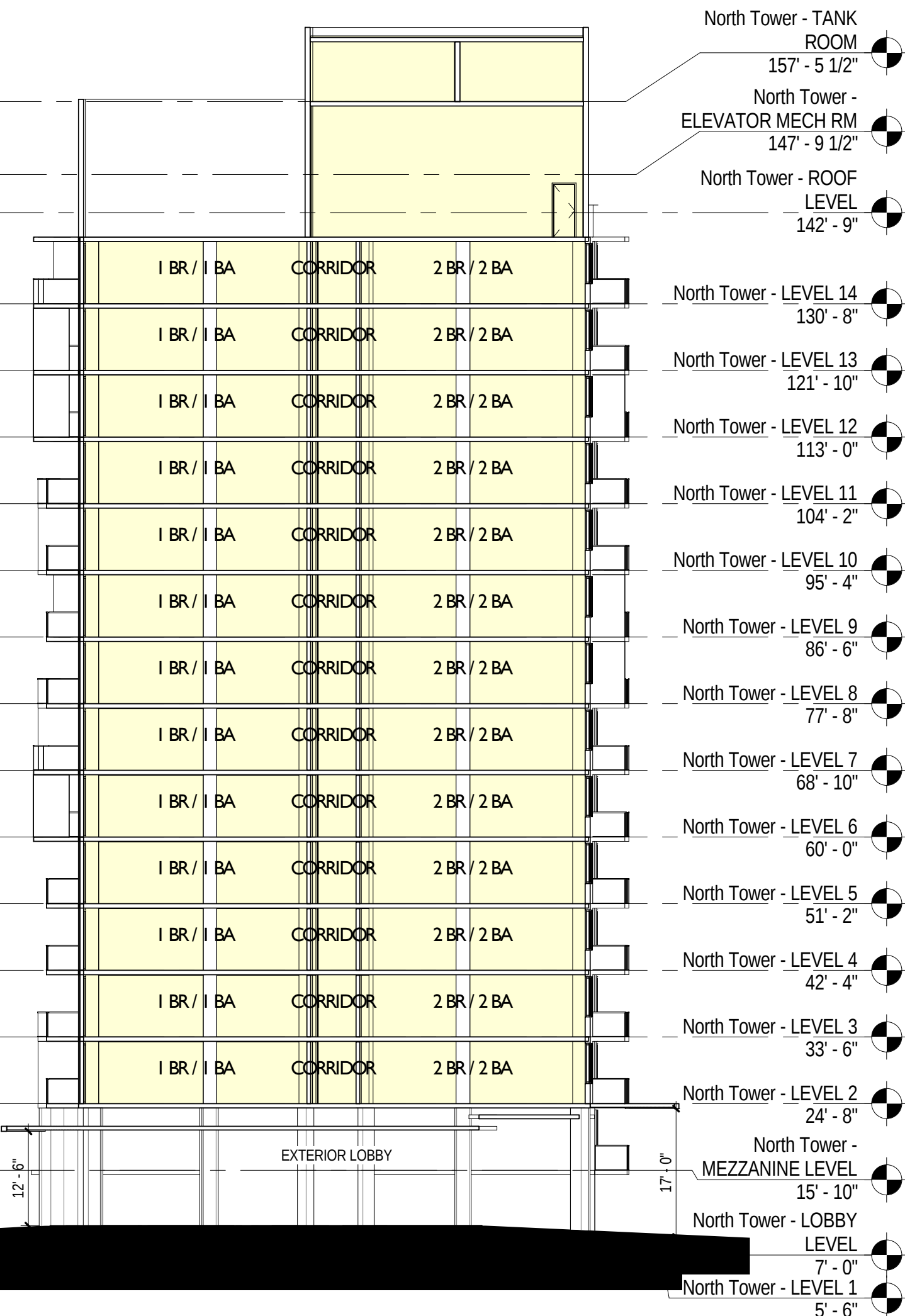
1 North Tower - WING B Section
SCALE: 1/16" = 1'-0"



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:
ALL ELEVATIONS & SECTIONS
ARE NOTED AS NGVD

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

DRB SUBMITTAL

08.03.2017

Revision

10-06-2017

Copyright Reserved

A-N301



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



2 Corner Balcony Section Perspective
SCALE:

NORTH TOWER CORNER BALCONY

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
Tel: (305) 482-8700 / Fax: (305) 482-8770

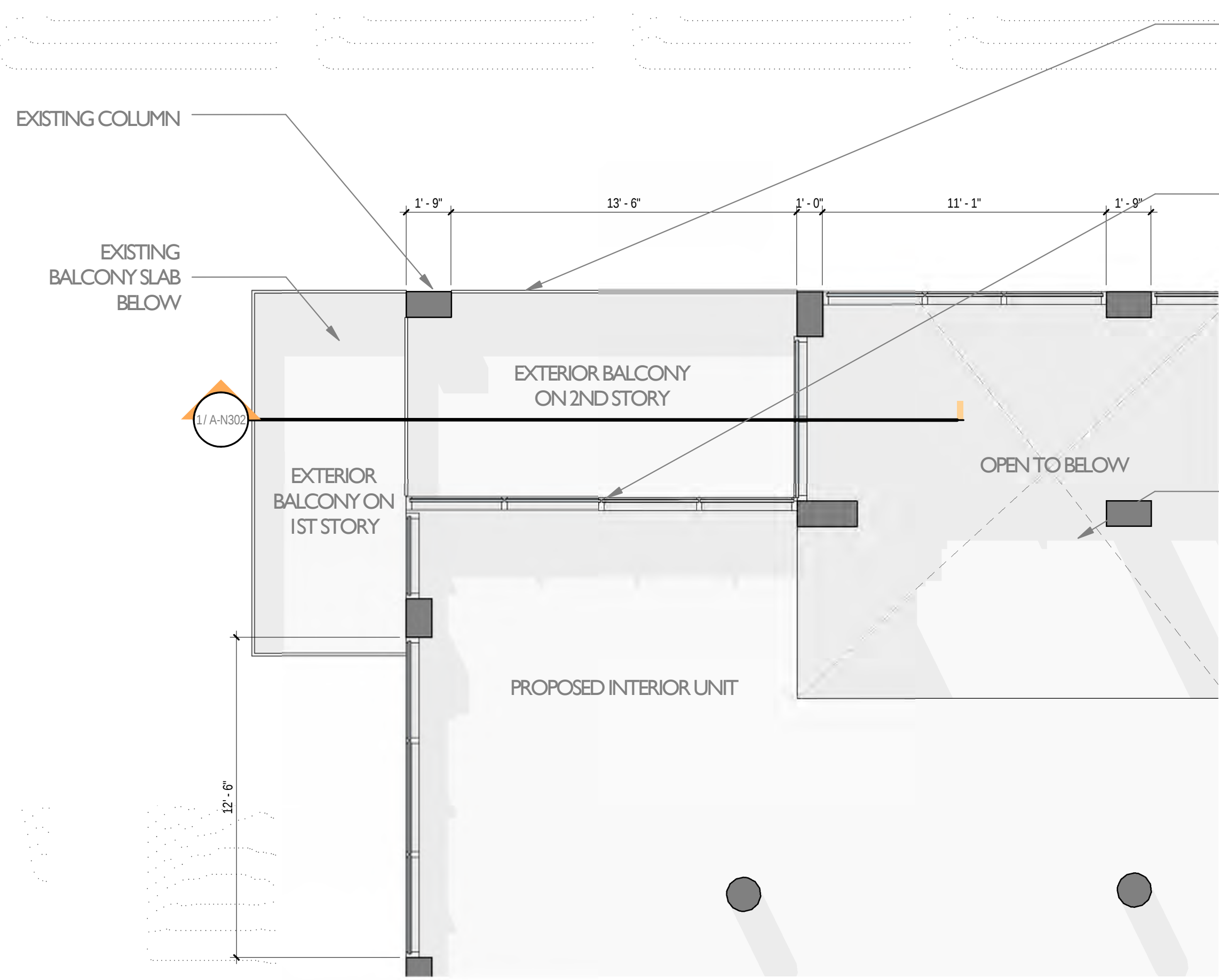
DRB SUBMITTAL

08.03.2017

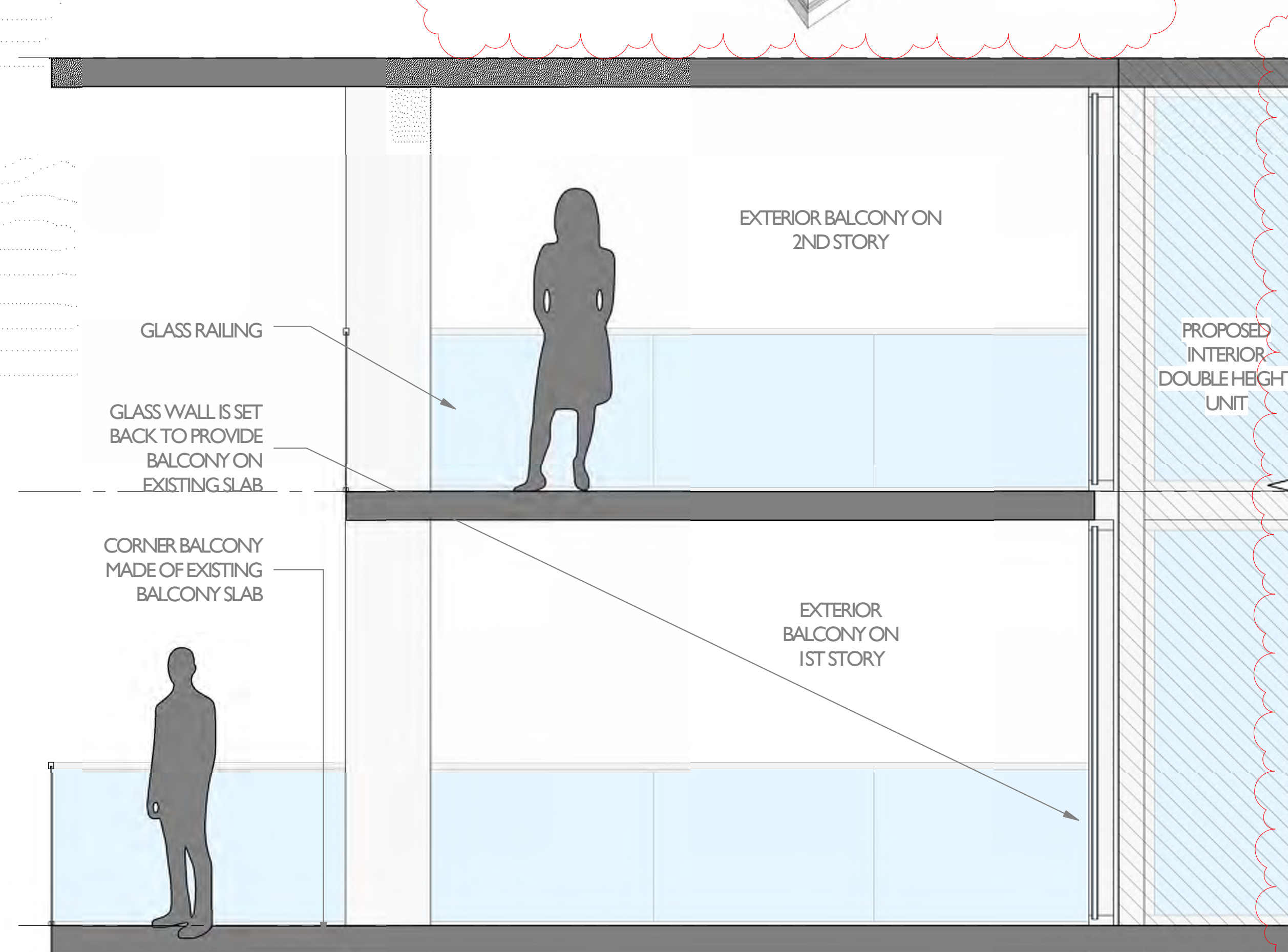
Revision
10-06-2017

Copyright Reserved

A-N302



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



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

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



5 View of Typical Balconies
SCALE: 1/2" = 1'-0"

EXISTING BALCONY
SLAB

ADDED BALCONY
SLAB

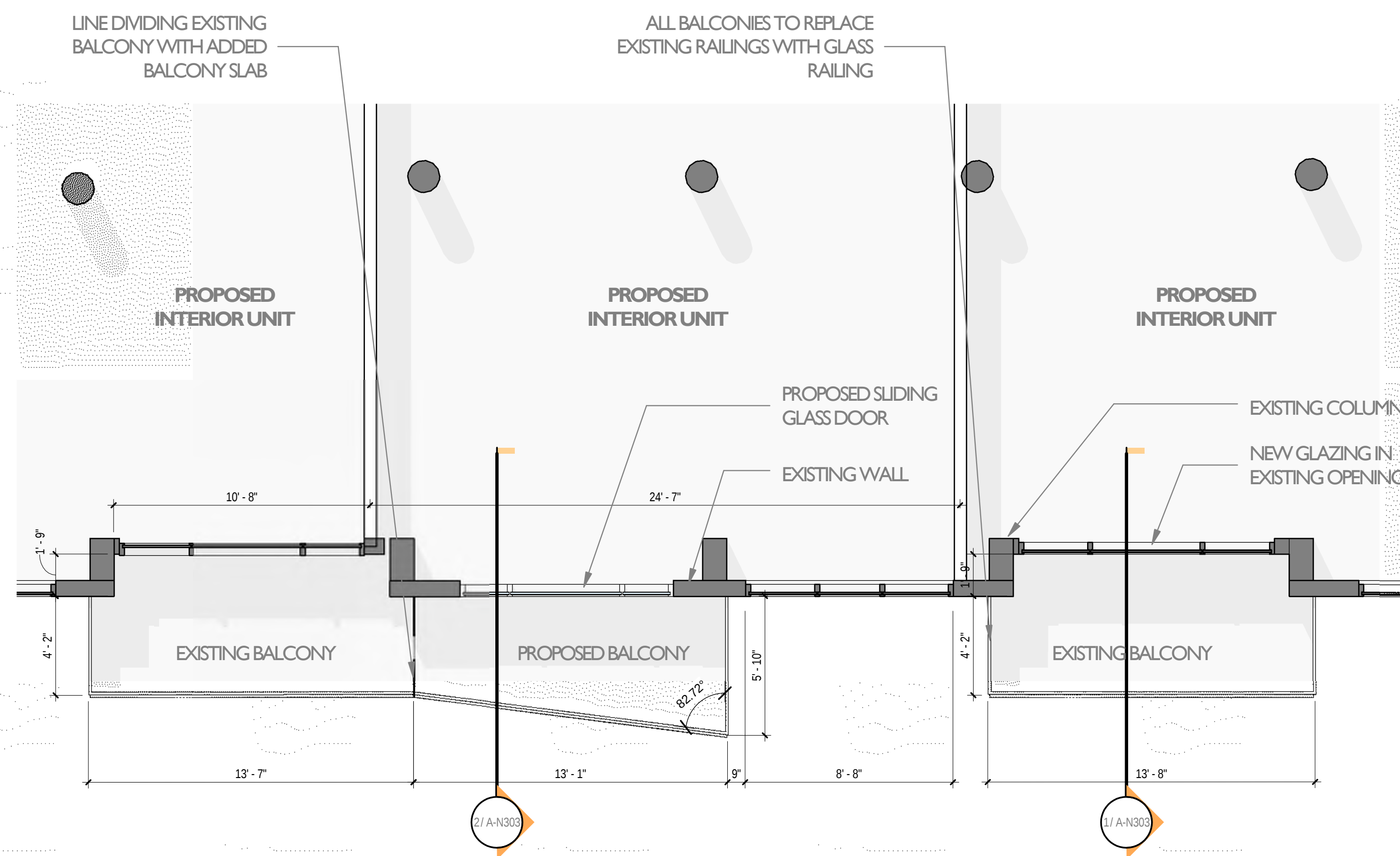


PRIVACY WALL TO
ATTACH BOTTOM
AND TOP SLAB TO
CREATE FRAMED
EXPRESSION

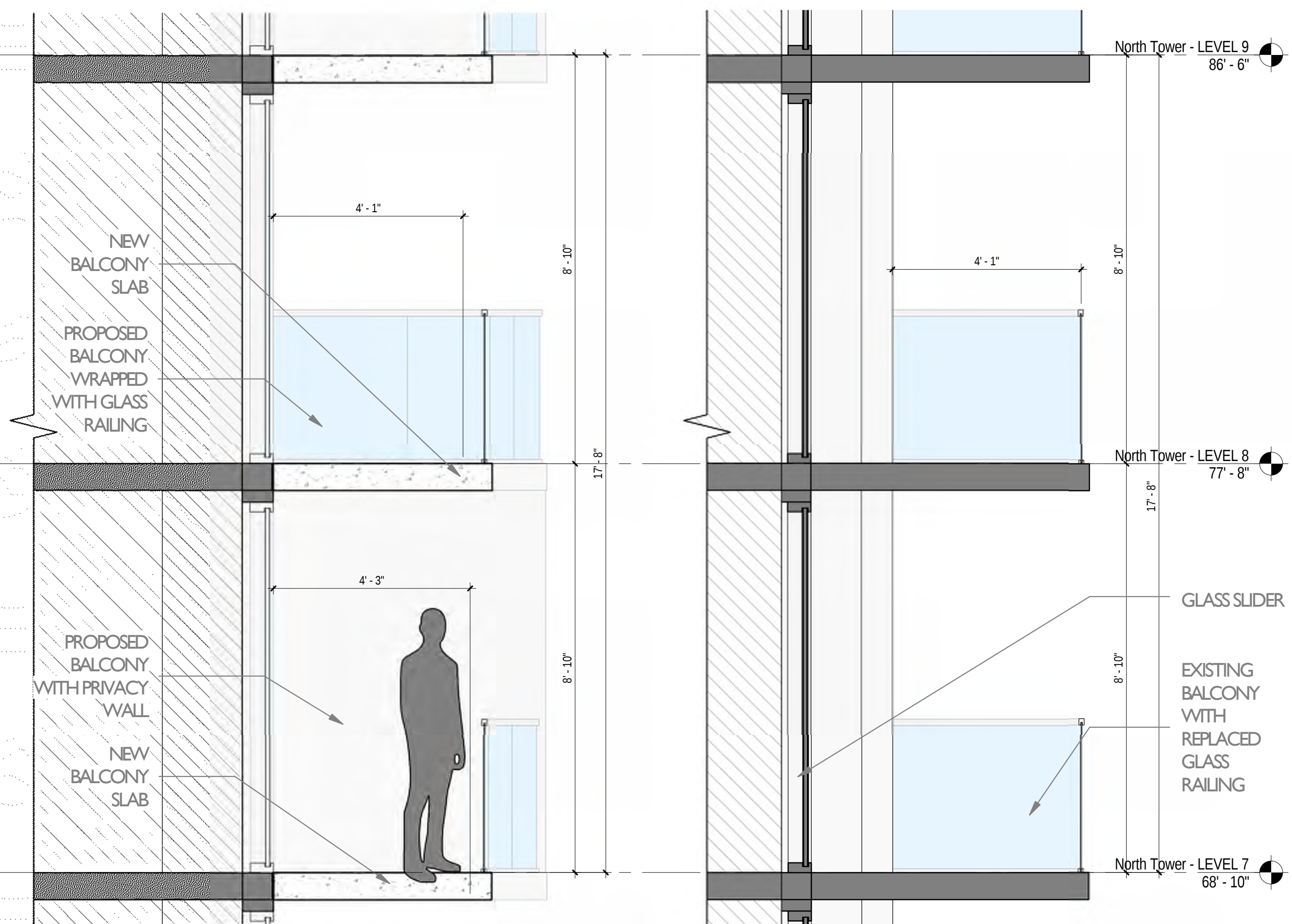
ALL BALCONIES TO
REPLACE EXISTING
RAILINGS WITH
GLASS RAILING

PROPOSED
BALCONY WITH
PRIVACY WALL

3 Typical Balconies Section Perspective
SCALE:



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



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

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

(305) 482-8770



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

DRB SUBMITTAL
08.03.2017

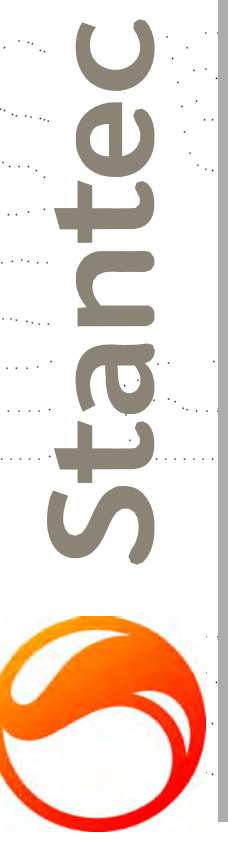
Copyright Reserved

A-N303

NORTH TOWER RECESSED BALCONY

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

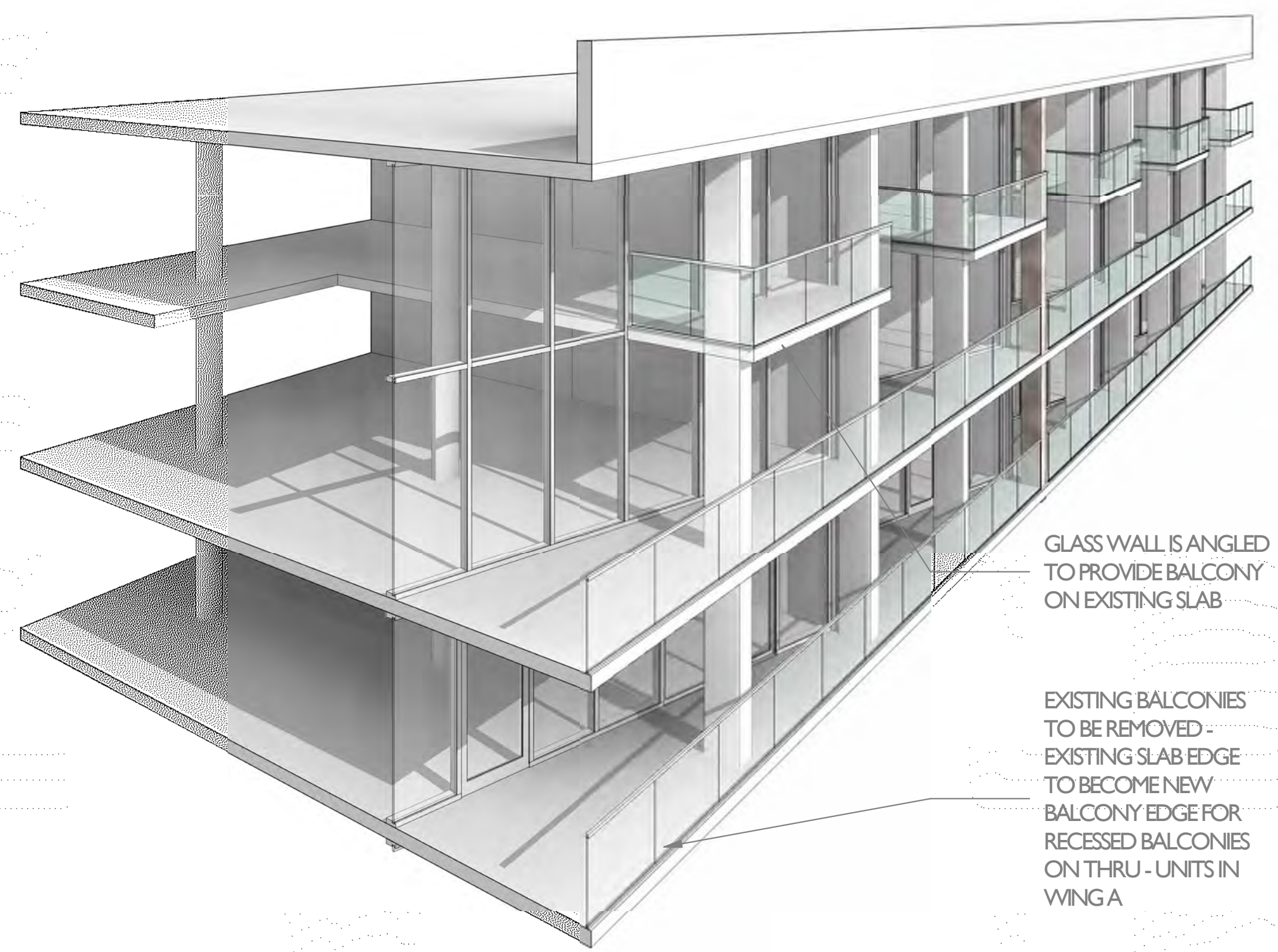
DRB SUBMITTAL
08.03.2017

Copyright Reserved

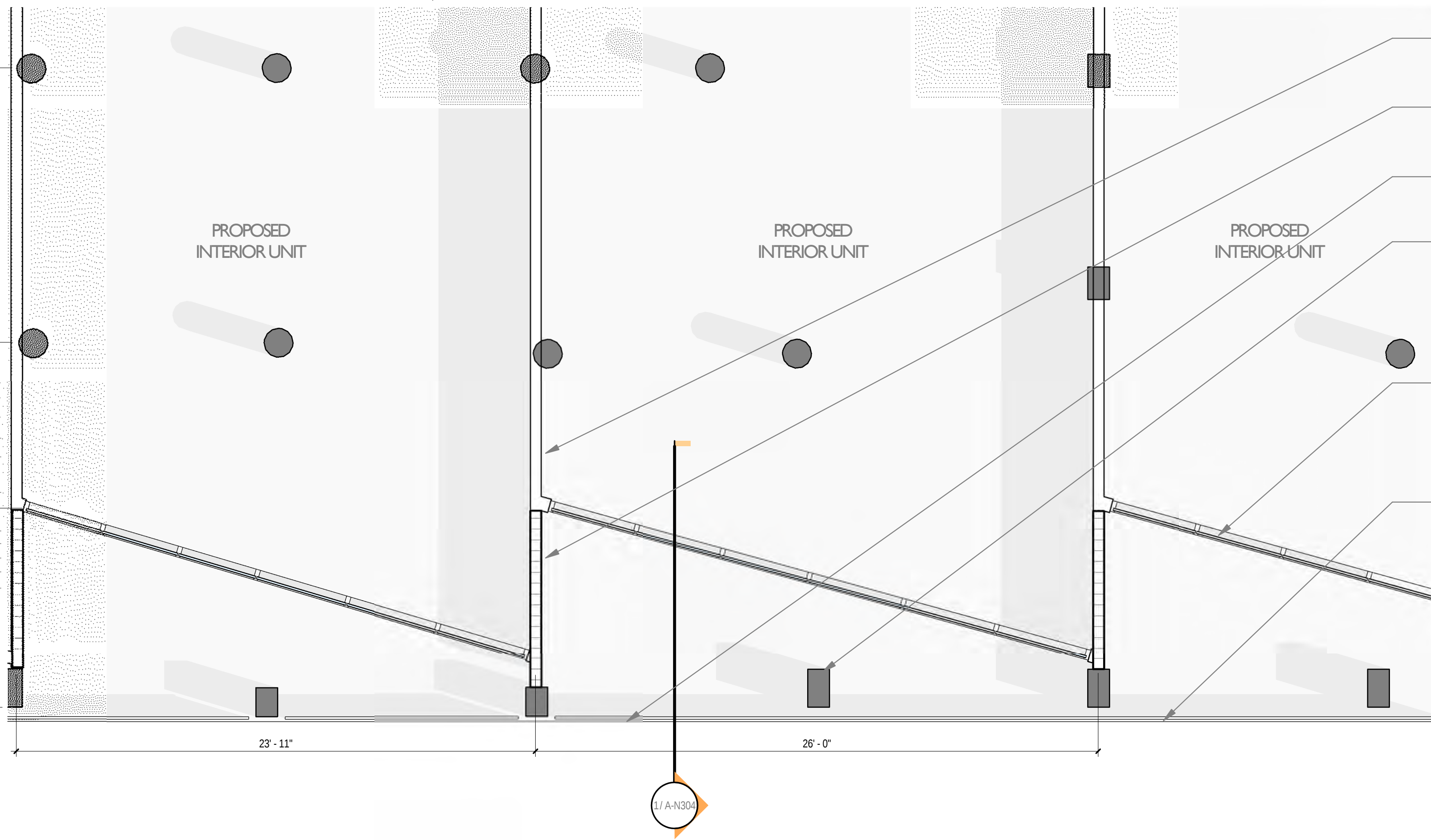
A-N304



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

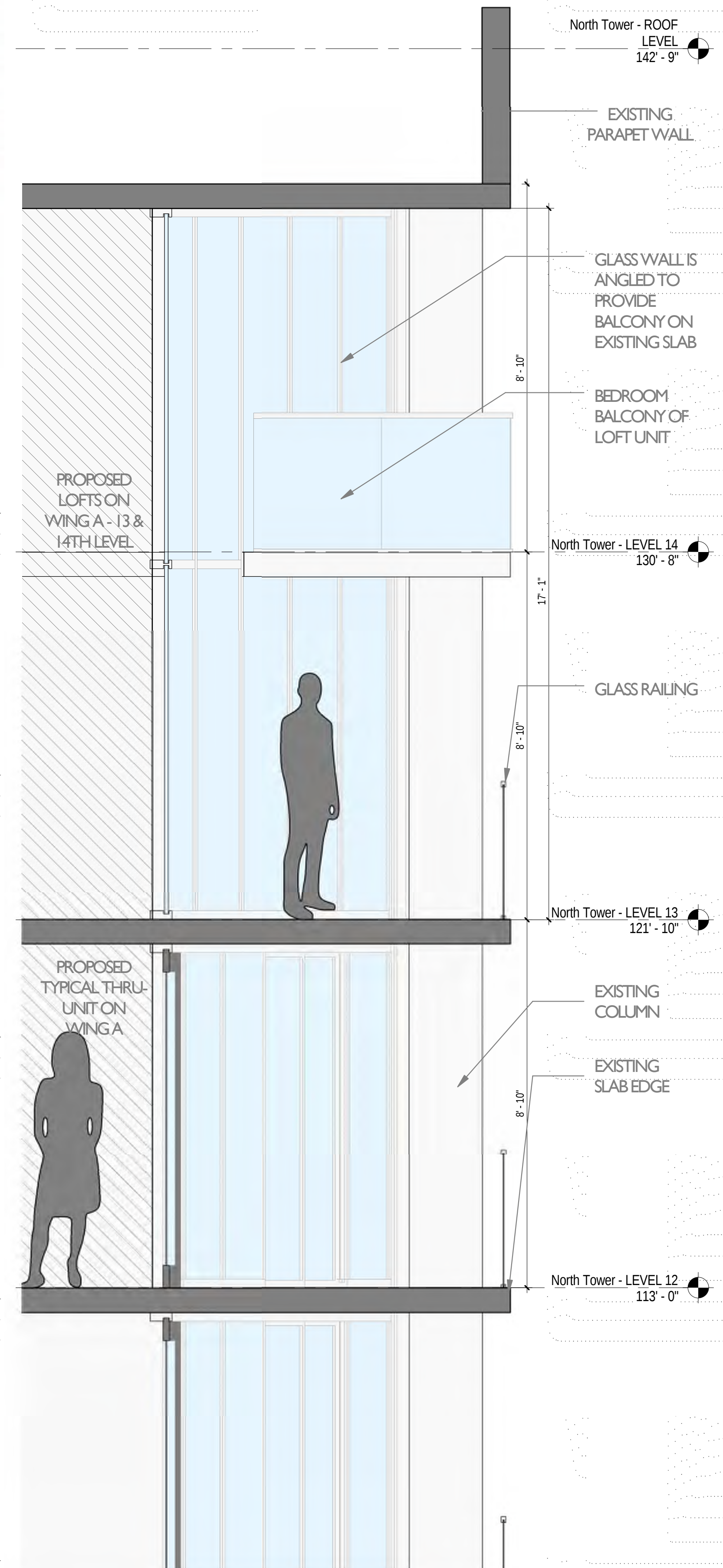


3 Recessed Balconies Section Perspective
SCALE:



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

PARITION SEPARATION WALL
CMU BLOCK WALL
NEW GLASS RAILING
EXISTING COLUMN
SLIDING DOOR IS ANGLED TO PROVIDE BALCONY ON EXISTING SLAB
EXISTING SLAB EDGE
RECESSED BALCONY CONDITION OCCURS IN SOUTH ELEVATION-WING B (LEVEL 2-7) & WEST ELEVATION WING A*



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