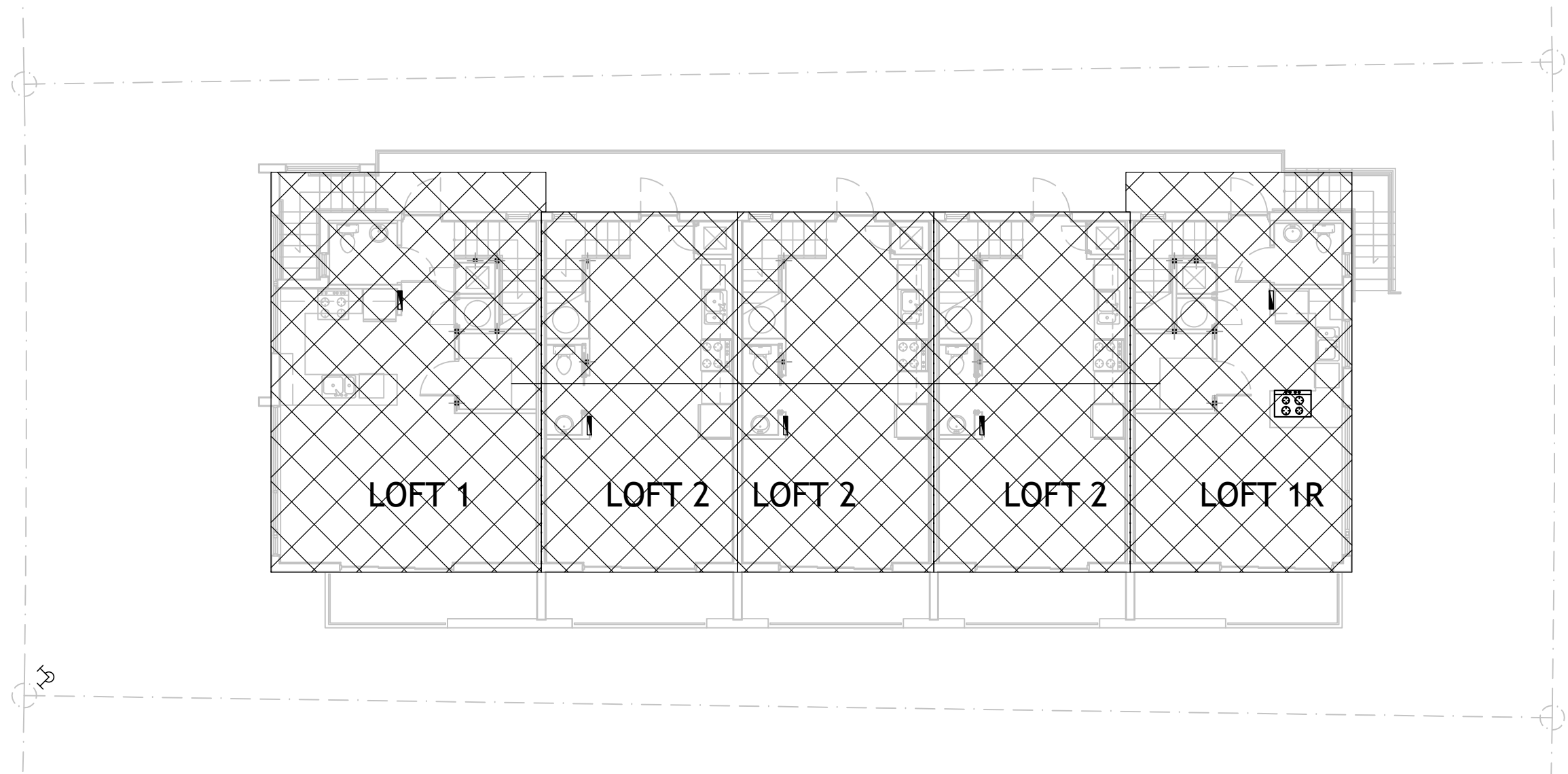


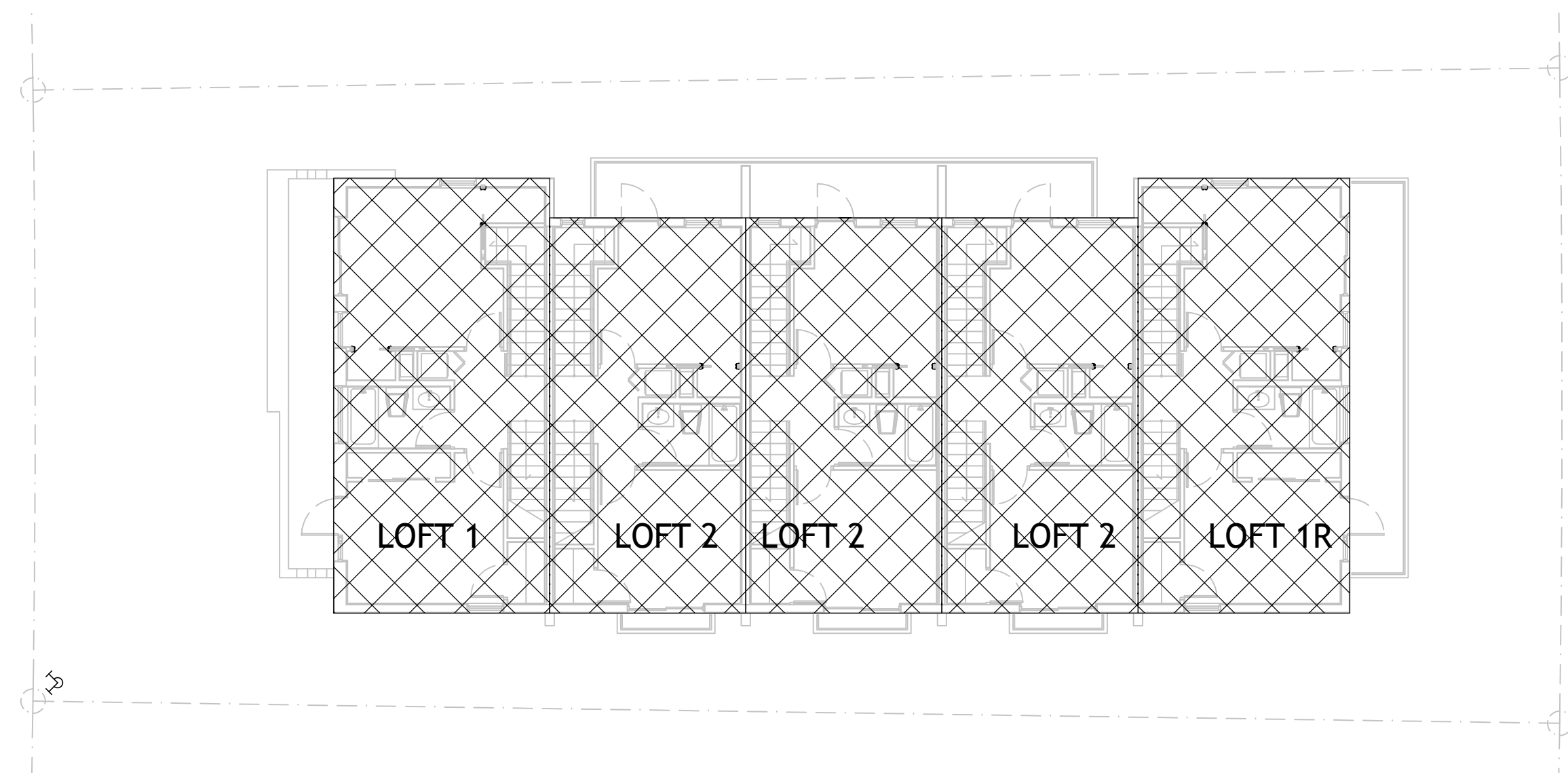
**GROUND FLOOR F.A.R. PLAN**  
SCALE: 3/32"=1'-0"

TOTAL GROUND FL FAR = 243.91 SQ FT



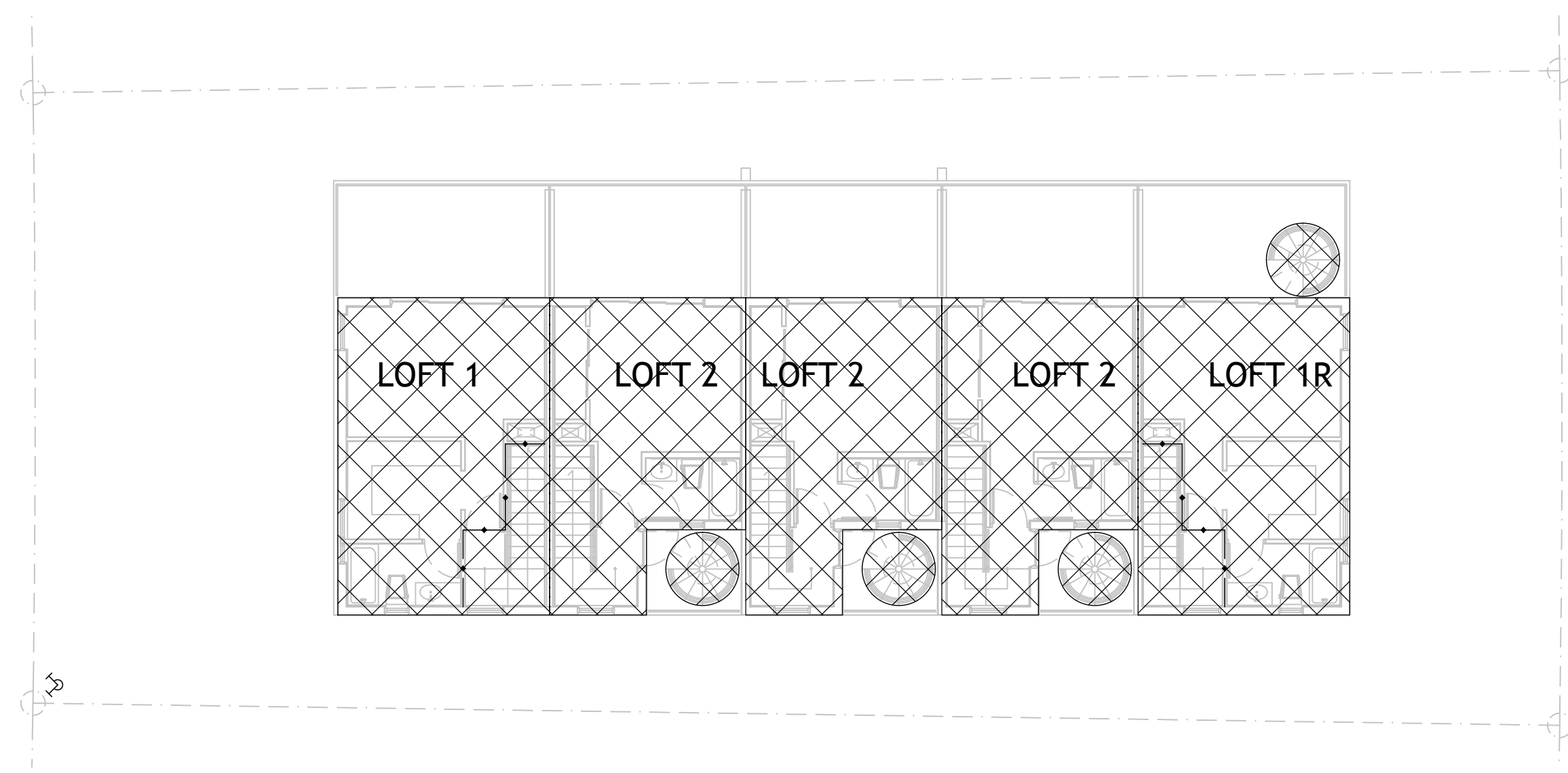
**SECOND FLOOR F.A.R. PLAN**  
SCALE: 3/32"=1'-0"

TOTAL SECOND FL FAR = 2,890.90 SQ FT



**THIRD FLOOR F.A.R. PLAN**  
SCALE: 3/32"=1'-0"

TOTAL THIRD FL FAR = 2,805.98 SQ FT



**FOURTH FLOOR F.A.R. PLAN**  
SCALE: 3/32"=1'-0"

TOTAL FOURTH FL FAR = 2,105.56 SQ FT

DRAWN BY:

REVISIONS:

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001672

**3 DESIGN**  
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SEAL

DESIGN REVIEW BOARD  
NEW CONSTRUCTION  
FOR  
1966 BIARRITZ DRIVE  
MIAMI BEACH, FL 33141

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

**DRB-2.0**  
PROPOSED FAR  
DIAGRAMS