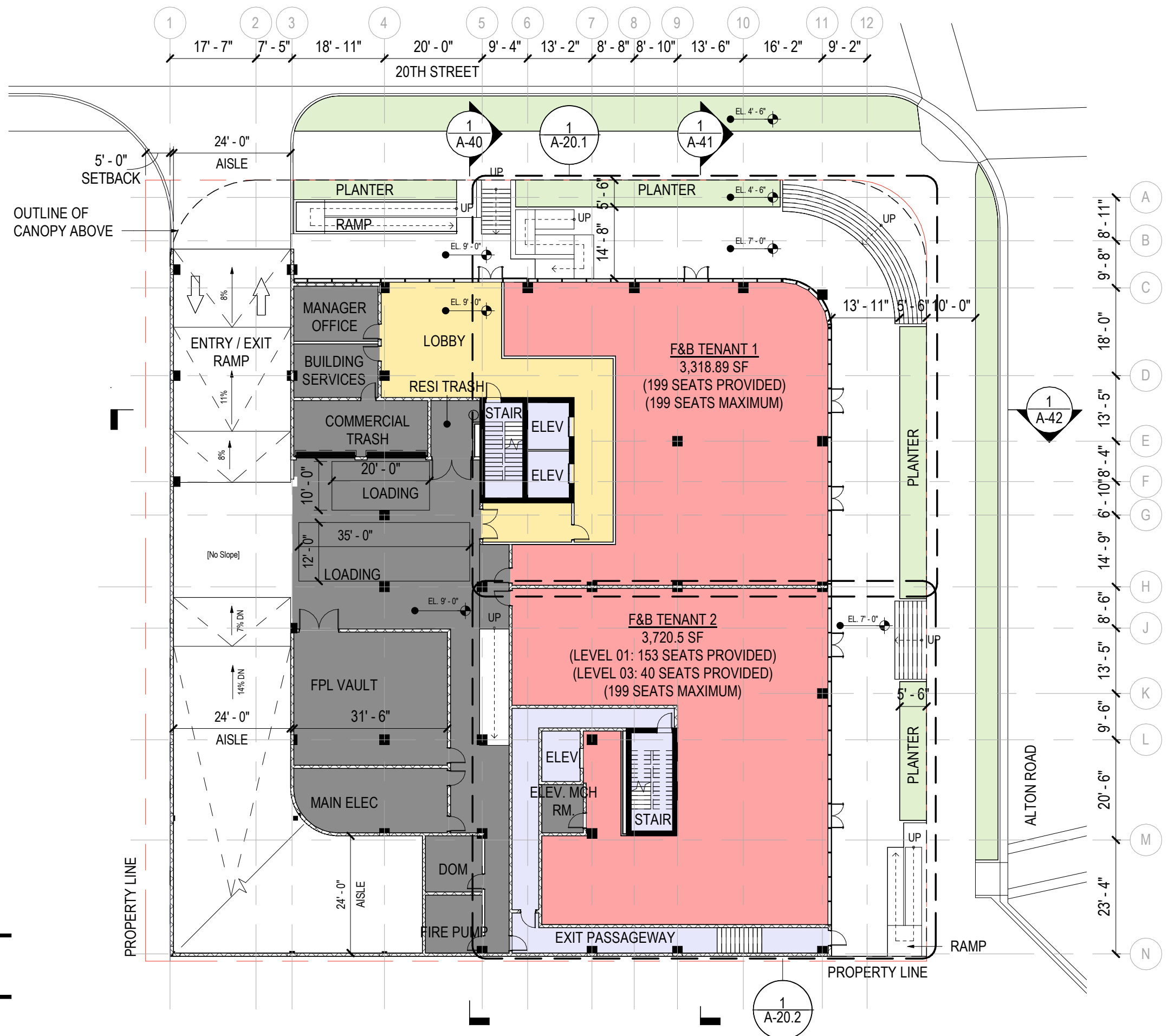


REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

REFER TO A-22 FOR OPTIONAL SEAT COUNT FOR TENANT 2

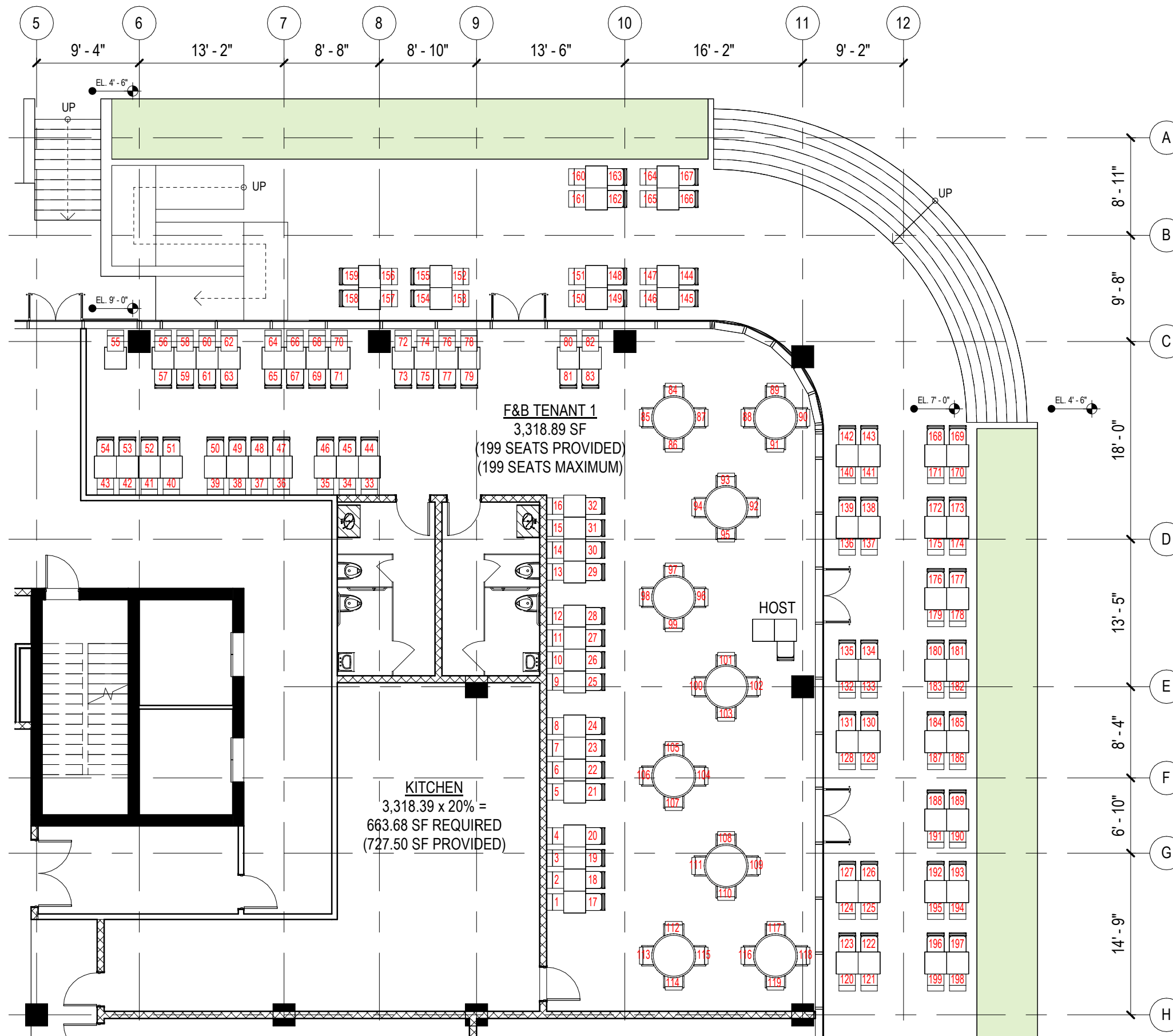
Area Schedule (FAR-Total) - Level 01	
Level	Area
LEVEL 01 (DFE)	11,850.3 SF

1 FLOOR PLAN - LEVEL 01
SCALE: 3/64" = 1'-0"



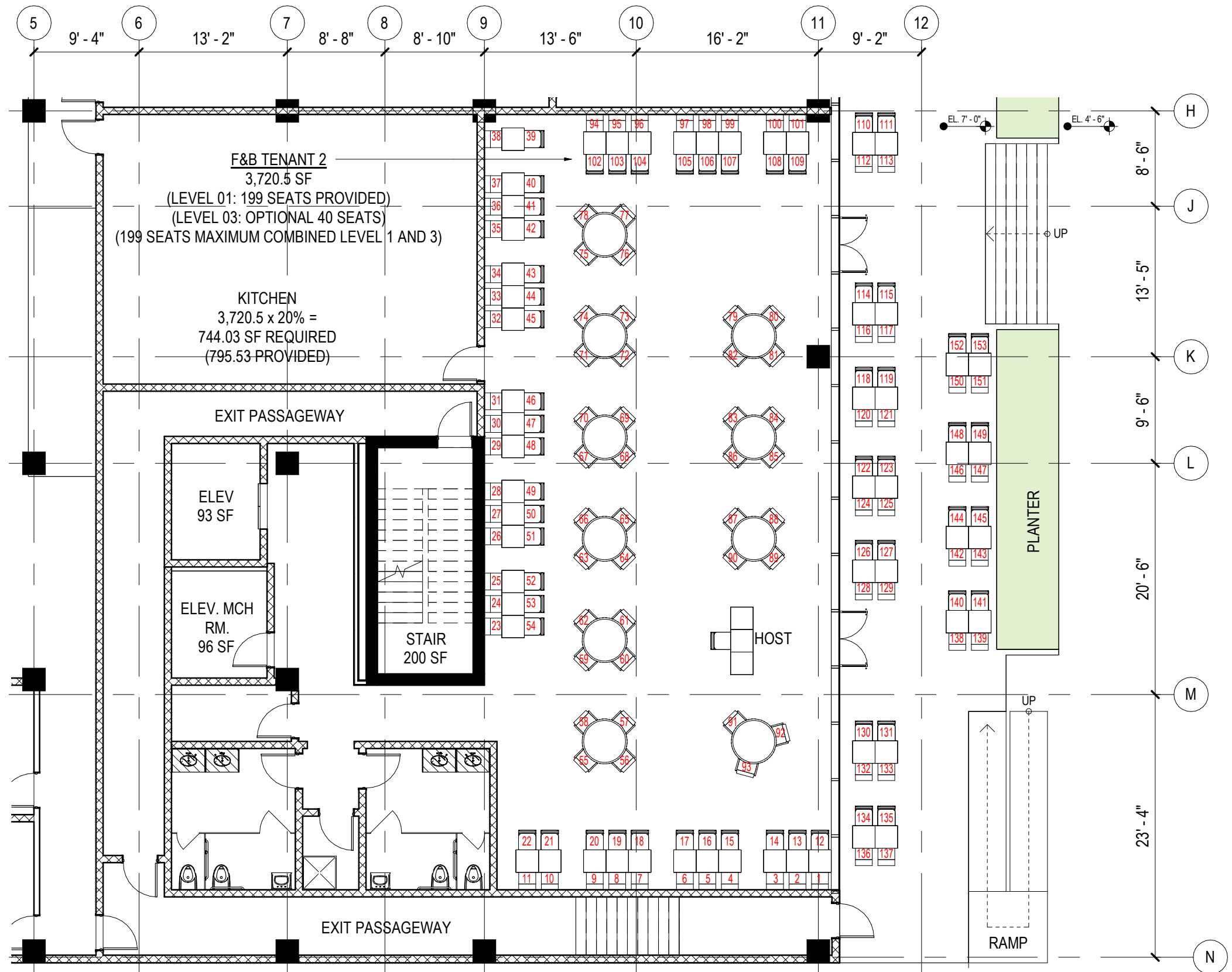
ROOM COLOR LEGEND

- BOH
- CORE
- F&B
- LOBBY



F&B CALCULATIONS, TENANT 1
FOH & BOH RESTAURANT:
199 SEATS
199 OCCUPANTS

1 FLOOR PLAN - LEVEL 01 - Tenant 1
SCALE: 1" = 10'-0"

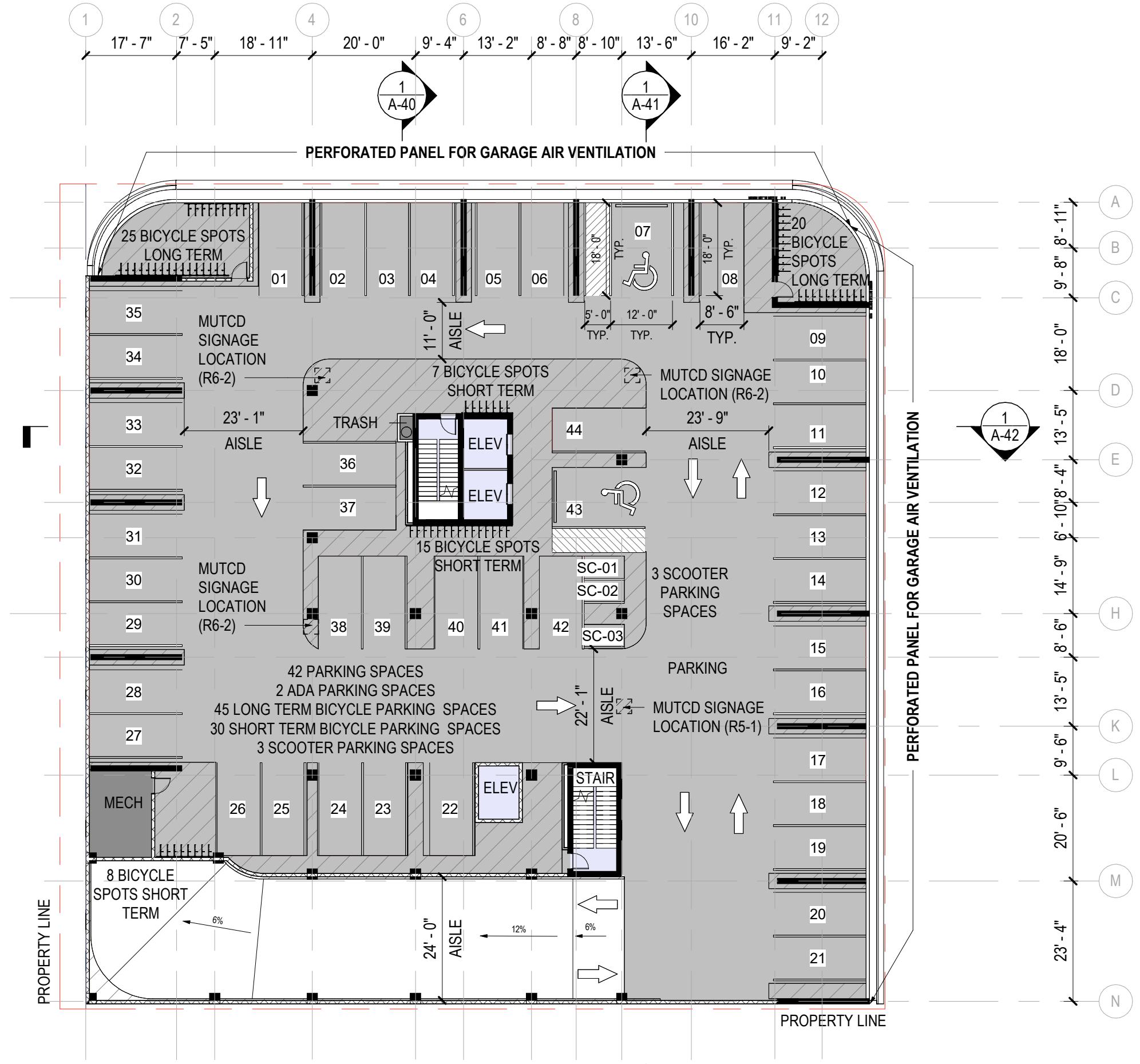


F&B CALCULATIONS TENANT 1

FOH RESTAURANT:
 199 SEATS (COMBINED LEVEL 1 AND 3)
 199 OCCUPANTS

REFER TO A-22 FOR OPTIONAL SEAT
 COUNT FOR TENANT 2

1 FLOOR PLAN - LEVEL 01 - Tenant 2
 SCALE: 1" = 10'-0"



ROOM COLOR LEGEND

- BOH
- CORE
- PARKING

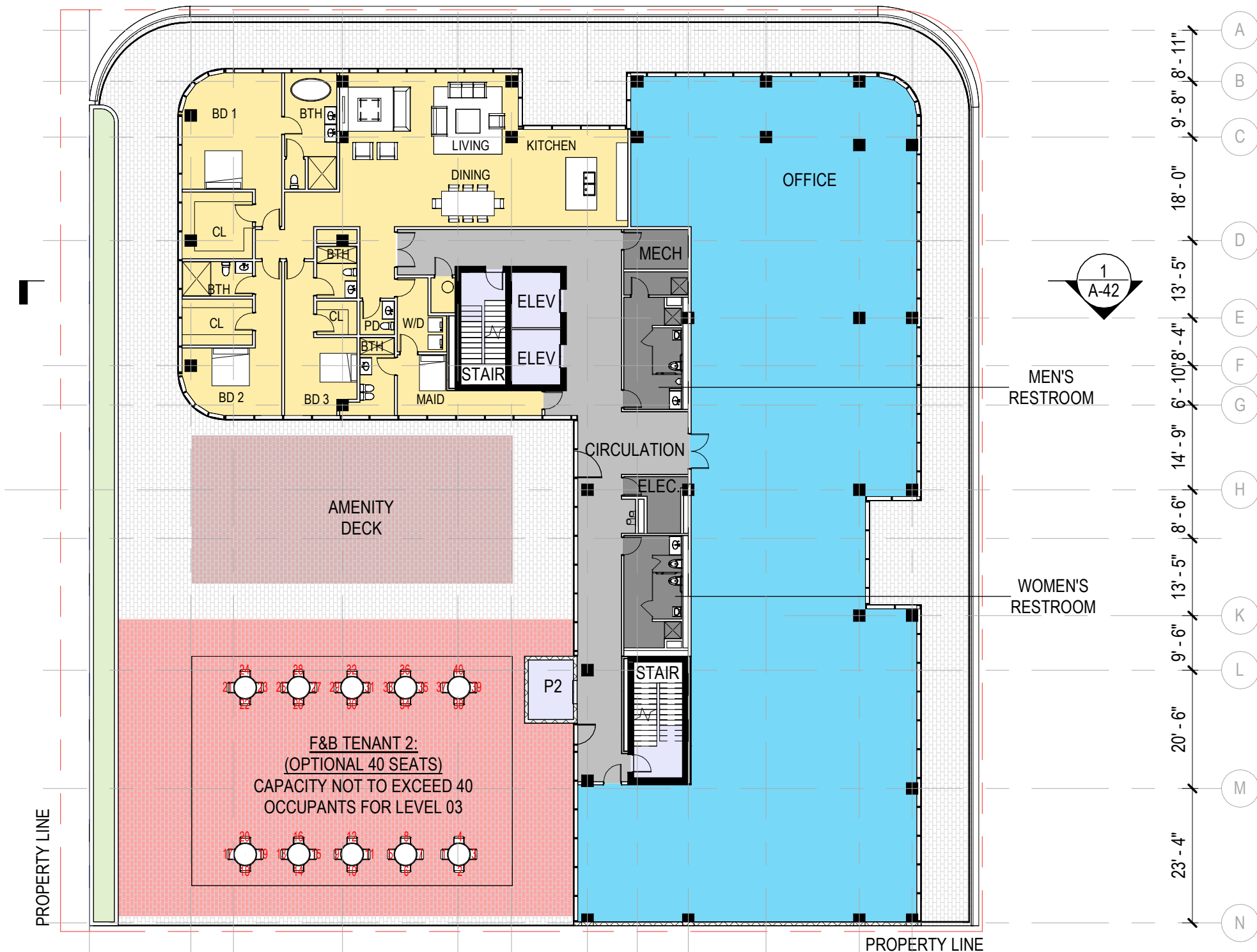
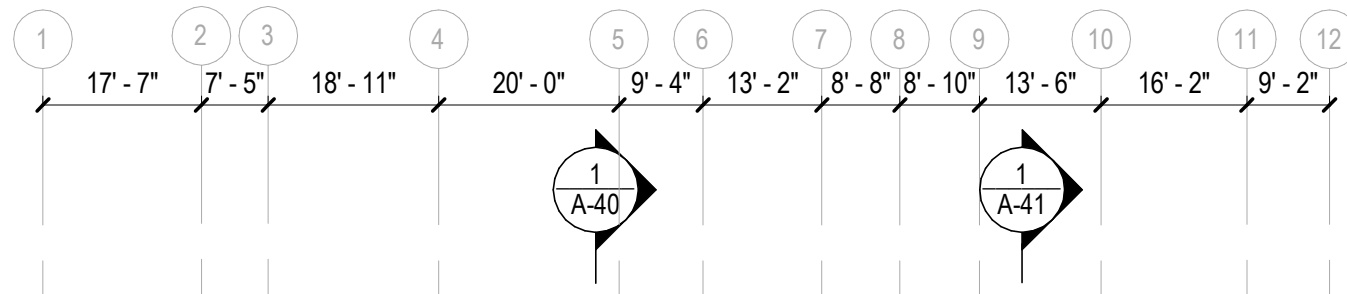
MUTCD SIGNAGE LEGEND



Area Schedule (FAR-Total) - Level 02	
Level	Area
LEVEL 02	900.9 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 02
 SCALE: 3/64" = 1'-0"



- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CIRCULATION
 - CORE
 - F&B
 - OFFICE
 - RESIDENTIAL

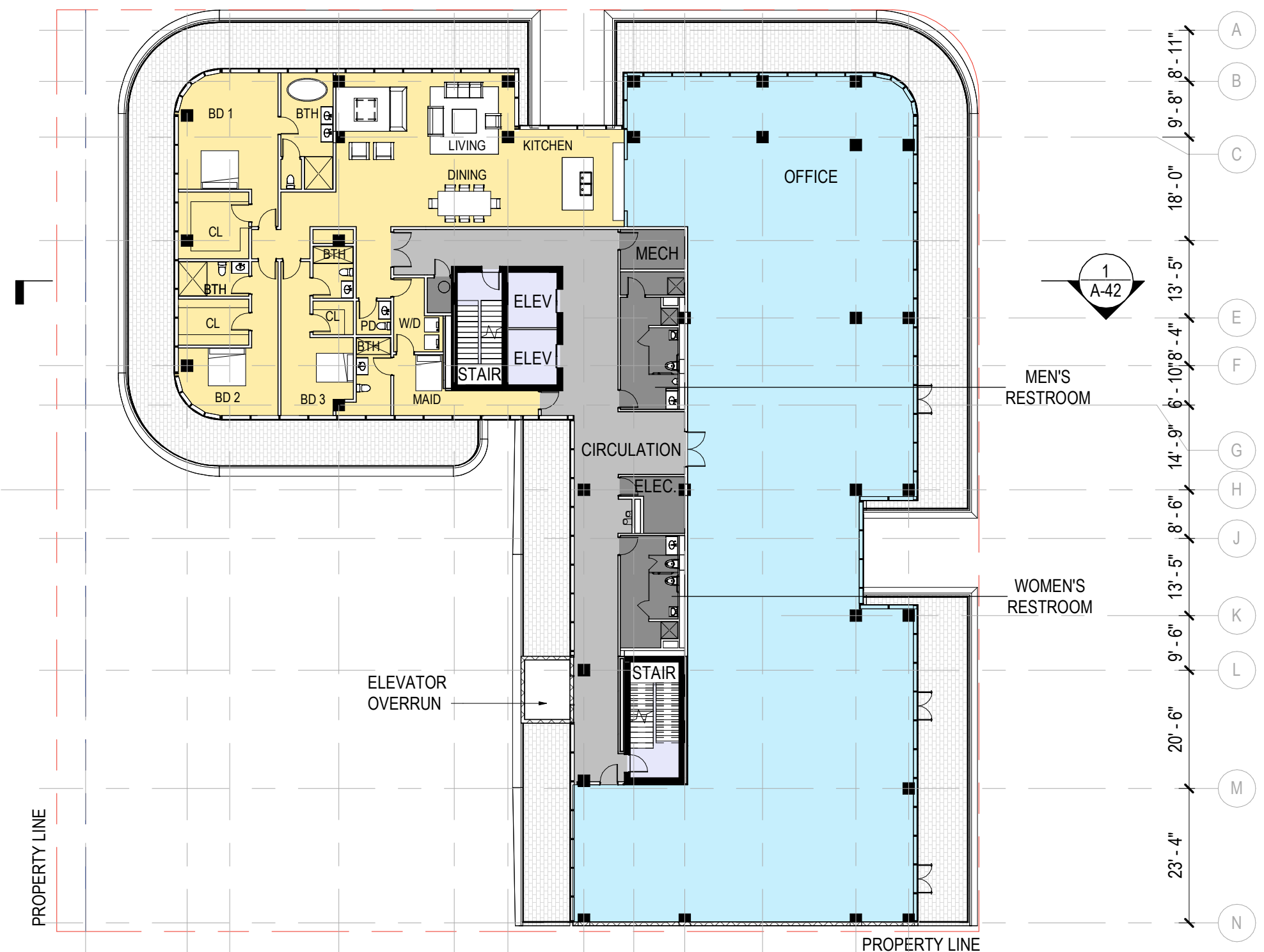
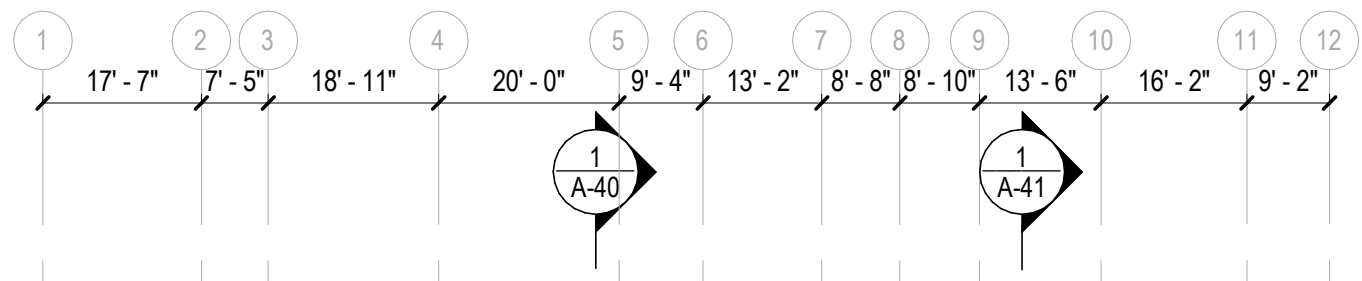
Area Schedule (FAR-Total) - Level 03

Level	Area
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LEVEL 03	12,821.3 SF
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REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 03
SCALE: 3/64" = 1'-0"



- ROOM COLOR LEGEND**
- BOH
 - CIRCULATION
 - CORE
 - RESIDENTIAL

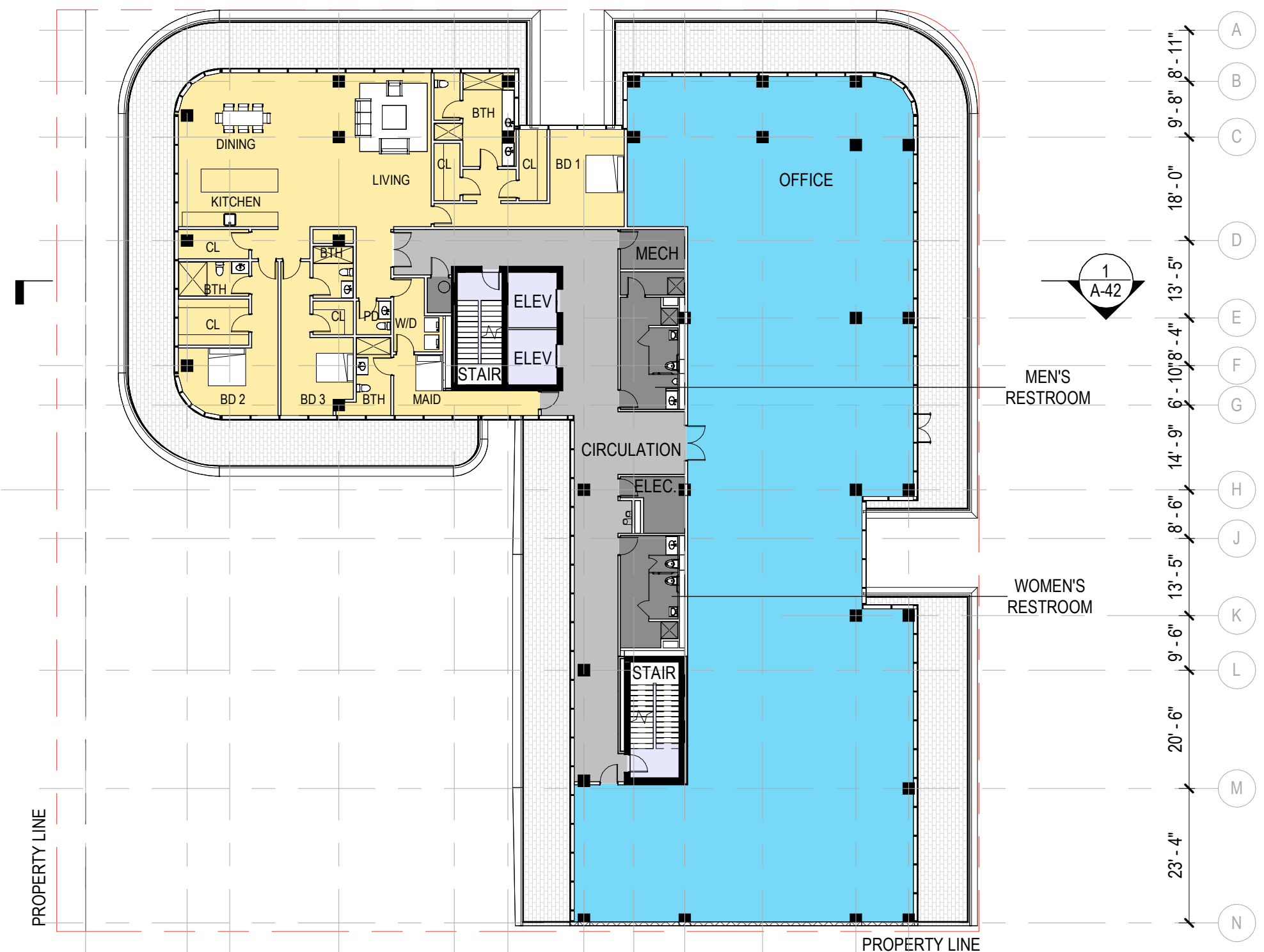
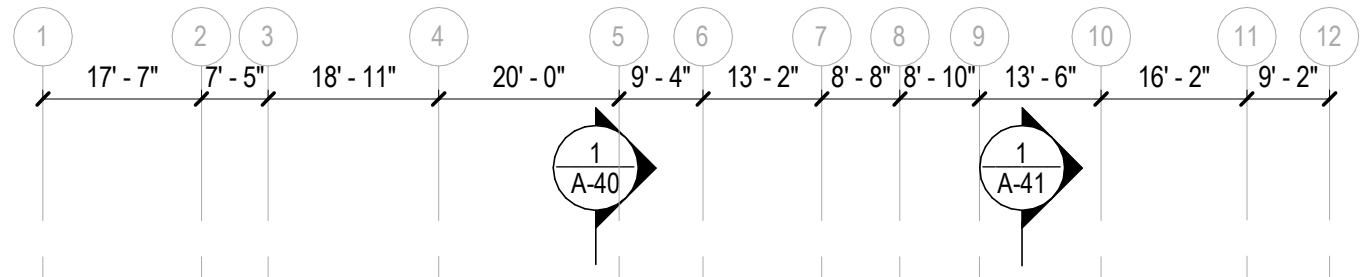
Area Schedule (FAR-Total) - Level 04	
Level	Area

LEVEL 04	12,731.5 SF
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REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 04
SCALE: 3/64" = 1'-0"





- ROOM COLOR LEGEND**
- BOH
 - CIRCULATION
 - CORE
 - OFFICE
 - RESIDENTIAL

Area Schedule (FAR-Total) - Level 05	
Level	Area
LEVEL 05	12,733.6 SF

LEVEL 05 12,733.6 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 05
SCALE: 3/64" = 1'-0"



NOTE:
 MIAMI BEACH ZONING, VERSION MARCH 25, 2022,
 DIVISION 5, SECTION 142-313. (6) HEIGHT
 EXCEPTIONS-(E)
 ROOFTOP AREAS THAT ARE ACCESSIBLE ONLY TO
 THE OWNERS OR TENANTS OF RESIDENTIAL UNITS
 MAY HAVE TRELLISES, PERGOLAS OR SIMILAR
 STRUCTURES THAT HAVE AN OPEN ROOF OF
 CROSS RAFTERS OR LATTICEWORK. SUCH
 STRUCTURES SHALL NOT EXCEED A COMBINED
 AREA OF 20 PERCENT OF THE ENCLOSED FLOOR
 AREA IMMEDIATELY ONE FLOOR BELOW AND SHALL
 BE SET BACK A MINIMUM OF 20 FEET FROM THE
 PROPERTY LINE AND NO LESS THAN TEN FEET
 FROM THE ROOF PARAPETS ON STREET-FACING
 FACADES.


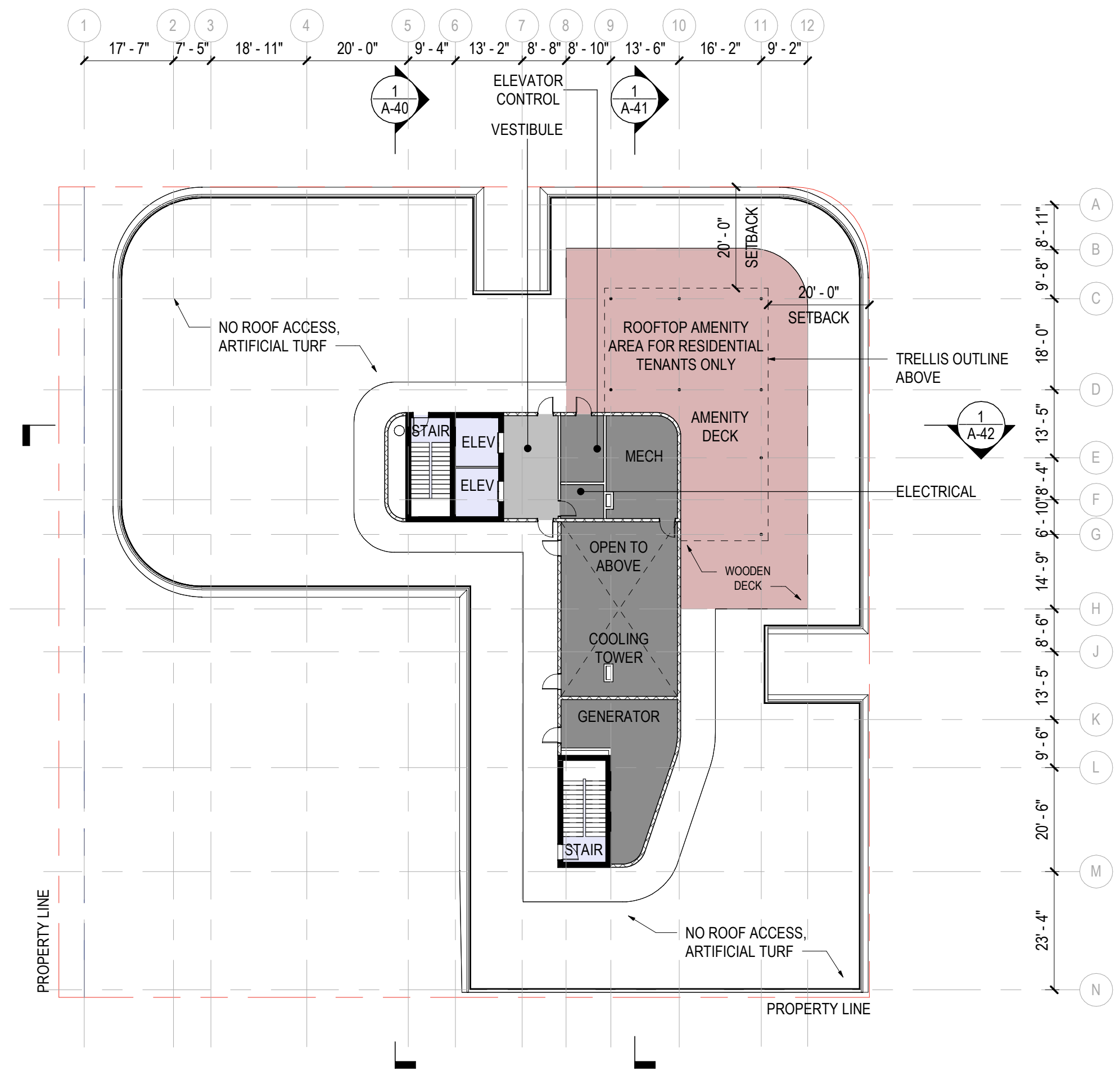
LEVEL 05 ENCLOSED FLOOR AREA:
 12,733.06 SF X 20% = 2,546.61 SF

ROOFTOP TRELLIS AREA = 2,546.61 SF

Area Schedule (FAR-Total) - Level 06	
Level	Area

REFER TO SHEET A-09 FOR FAR
 DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - Level 06
 SCALE: 3/64" = 1'-0"

ROOM COLOR LEGEND

- AMENITY-EXTERIOR
- BOH
- CIRCULATION
- CORE