



THE STANDARD, MIAMI BEACH, FLORIDA

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EXTERIOR RENDERING

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DRB23-0994 - Final Submittal

THE STANDARD

40 ISLAND AVE, MIAMI BEACH
MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave.
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
3306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EXTERIOR RENDERINGS

THE STANDARD	
Date: 08/04/2024	Sheet No.
Scale:	A0.63
Project:	-



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Owner
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2340 Collins Ave.
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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Scale:	A0.64
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MIAMI BEACH, FL 33139

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Miami Beach, FL 33139
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Email:

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Miami, Florida 33138
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B&J Consulting Engineers
Jaime H. Jaramillo PH
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Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Kobi Karp
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K A R P

EXTERIOR RENDERINGS

THE STANDARD	
Date: 08/04/2024	Sheet No.
Scale:	A0.65
Project:	-



1 INTERIOR RENDERING / LOBBY VIEW
NTS

Rev.	Date	Rev.	Date

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Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
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Christopher Cawley
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS

THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.80
Project		



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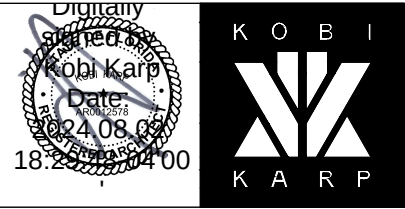
Owner:
Nomade Lido LLC
2340 Collins Ave
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Architect:
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS
THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.81
Project		



1 INTERIOR RENDERING / LOBBY VIEW NTS

Rev.	Date	Rev.	Date

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Christopher Cawley
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Doral, FL 33126
786-703-9243
Email:

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FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS
THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.82
Project		



1 INTERIOR RENDERING / RESTAURANT VIEW
NTS

Rev.	Date	Rev.	Date

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Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS

THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.83
Project		



1 INTERIOR RENDERING / GUEST ROOM VIEW
NTS

Rev.	Date	Rev.	Date

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Owner:
Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS

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Date	04/07/2024	Sheet No.
Scale	NTS	A0.84
Project		



1 INTERIOR RENDERING / LOBBY DESK
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Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
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Email:

Landscape Architect:
Christopher Cawley
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Miami, FL 33138
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Doral, FL 33126
786-703-9243
Email:

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FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS
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Date	04/07/2024	Sheet No.
Scale	NTS	A0.85
Project		



1 INTERIOR RENDERING / LOBBY

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Miami Beach, FL 33139
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Email:

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Miami, FL 33138
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786-703-9243
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Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

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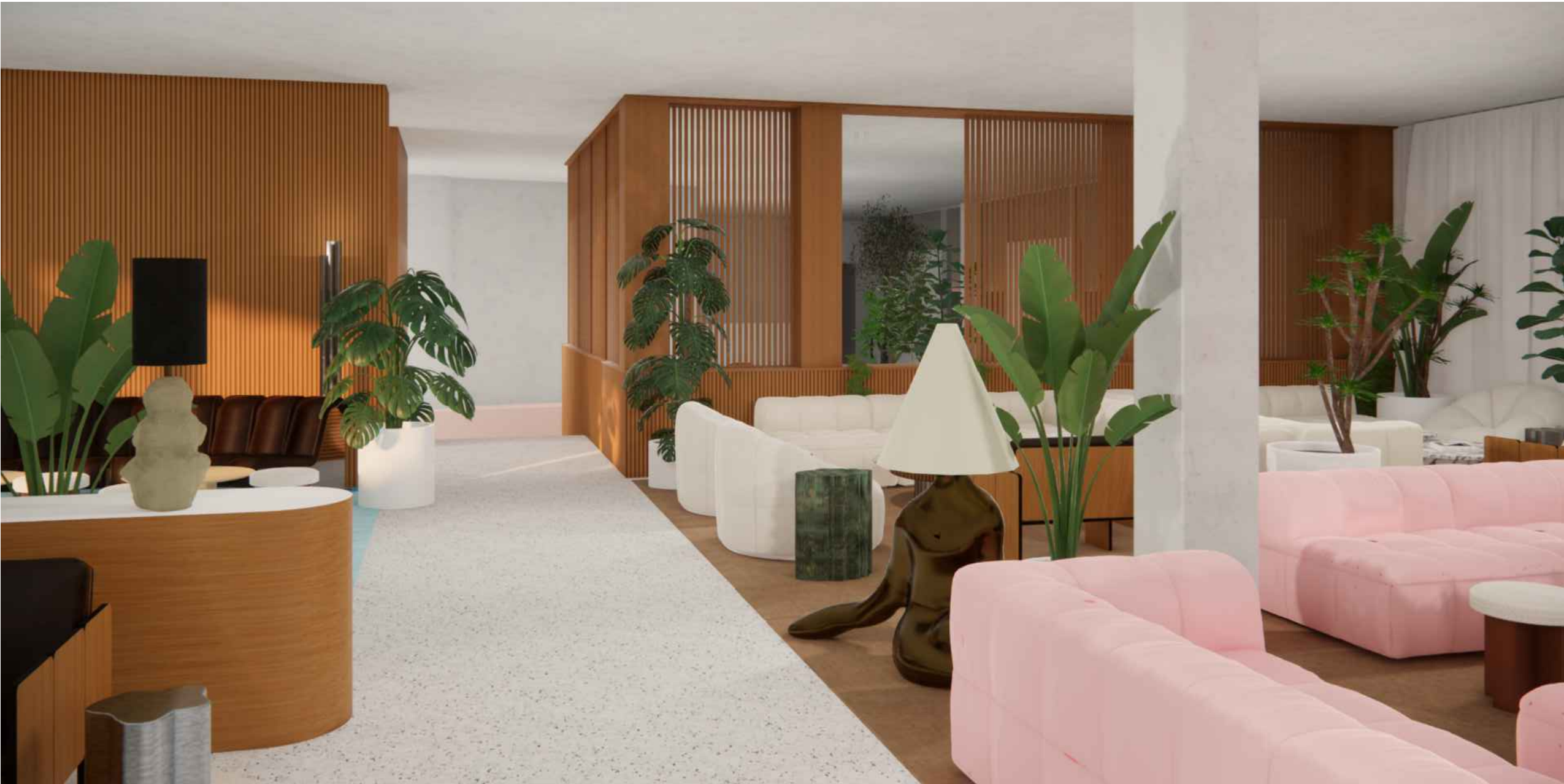
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



INTERIOR RENDERINGS

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1 INTERIOR RENDERING / LOBBY LOUNGE
NTS

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2340 Collins Ave
Miami Beach, FL 33139
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Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
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Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

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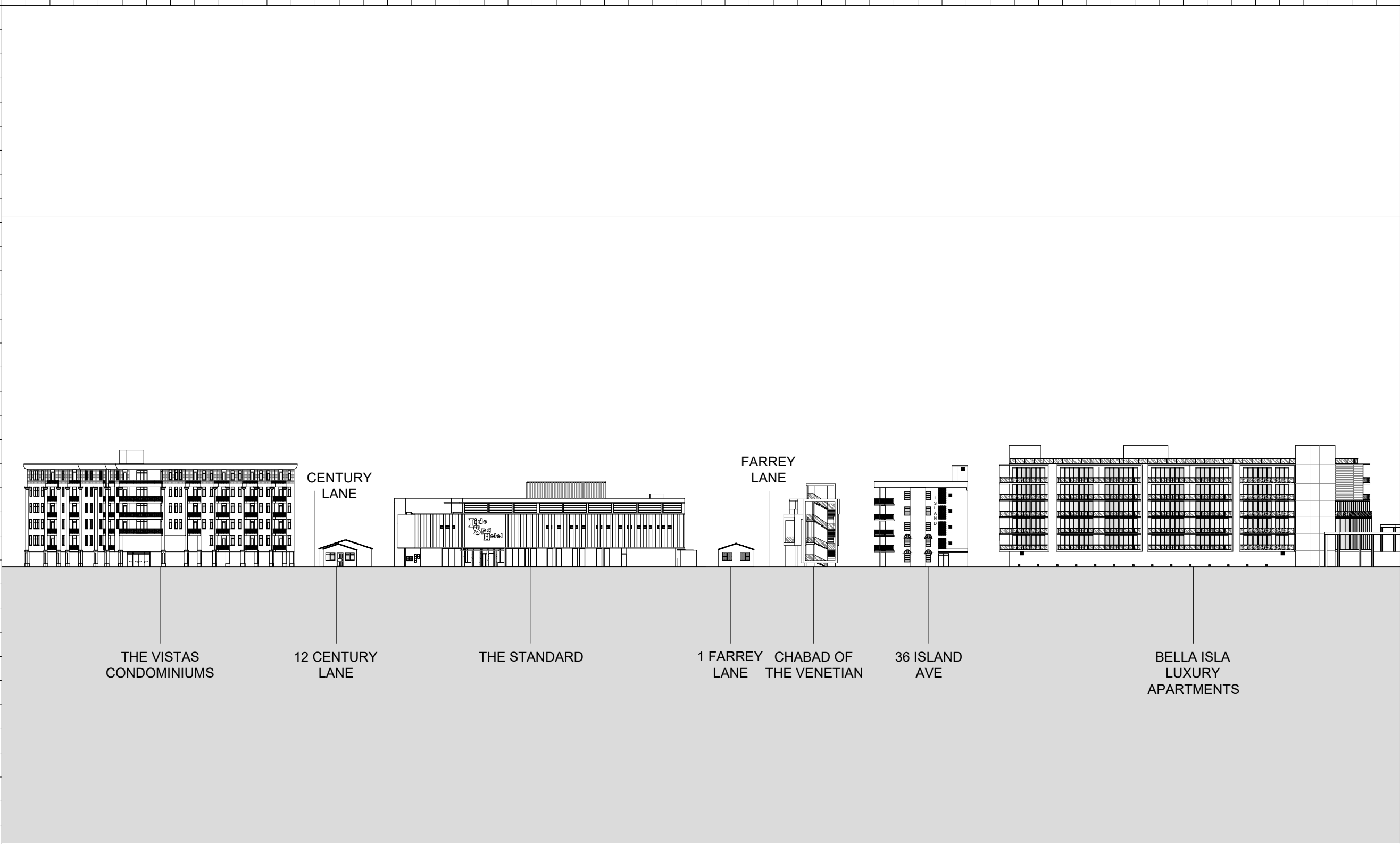
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

Digitally
Signed by
Kobi Karp
Date
2024.08.09
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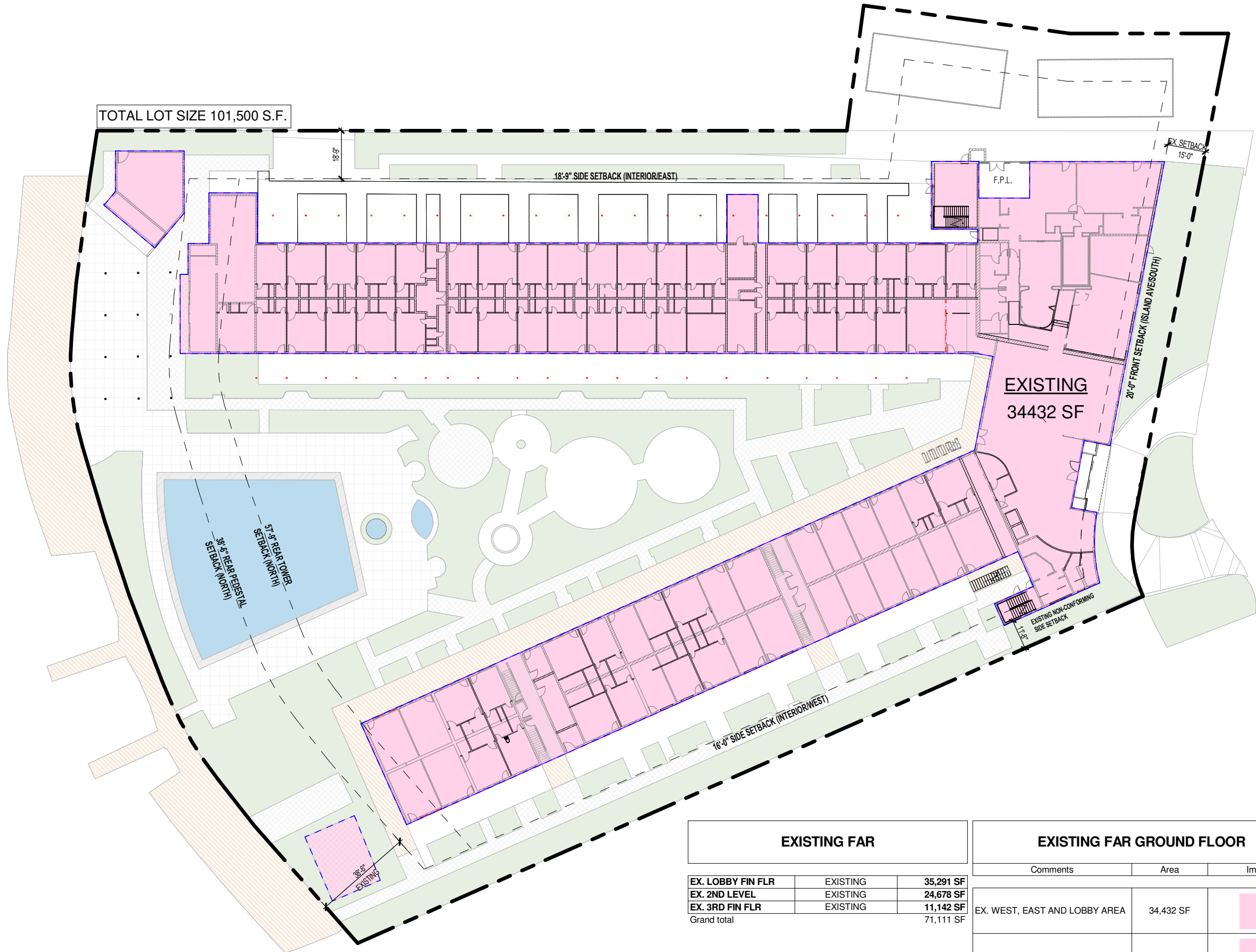


CONTEXT ELEVATION

THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.90
Project		

2 EXISTING FAR - GROUND FLOOR
1" = 40'-0"



EXISTING FAR		
EX. LOBBY FIN FLR	EXISTING	35,291 SF
EX. 2ND LEVEL	EXISTING	24,678 SF
EX. 3RD FIN FLR	EXISTING	11,142 SF
Grand total		71,111 SF

EXISTING FAR GROUND FLOOR		
Comments	Area	Image
EX. WEST, EAST AND LOBBY AREA	34,432 SF	
EX. RESTAURANT	859 SF	
Grand total: 2		35,291 SF

Rev.	Date	Rev.	Date

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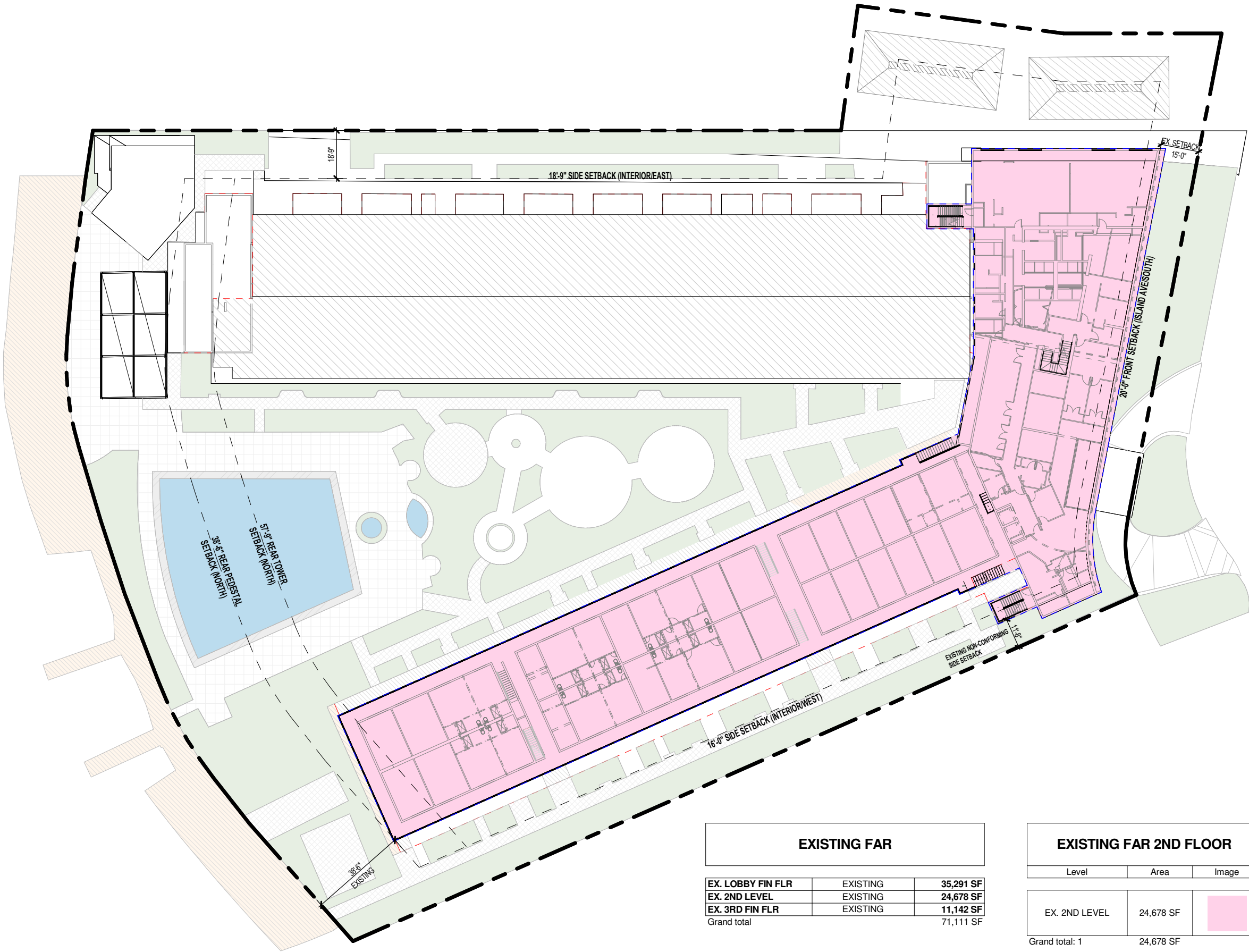
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Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EXISTING FAR GROUND
PLAN

Date: 04/07/2024	Sheet No.
Scale: 1" = 40'-0"	A1.00
Project: -	



EXISTING FAR		
EX. LOBBY FIN FLR	EXISTING	35,291 SF
EX. 2ND LEVEL	EXISTING	24,678 SF
EX. 3RD FIN FLR	EXISTING	11,142 SF
Grand total		71,111 SF

EXISTING FAR 2ND FLOOR		
Level	Area	Image
EX. 2ND LEVEL	24,678 SF	

Grand total: 1 24,678 SF

Rev.	Date	Rev.	Date

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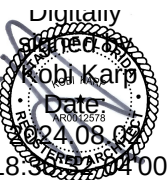
Owner
Nomade Lido LLC
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Email:

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Christopher Cawley
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Miami, Florida 33138
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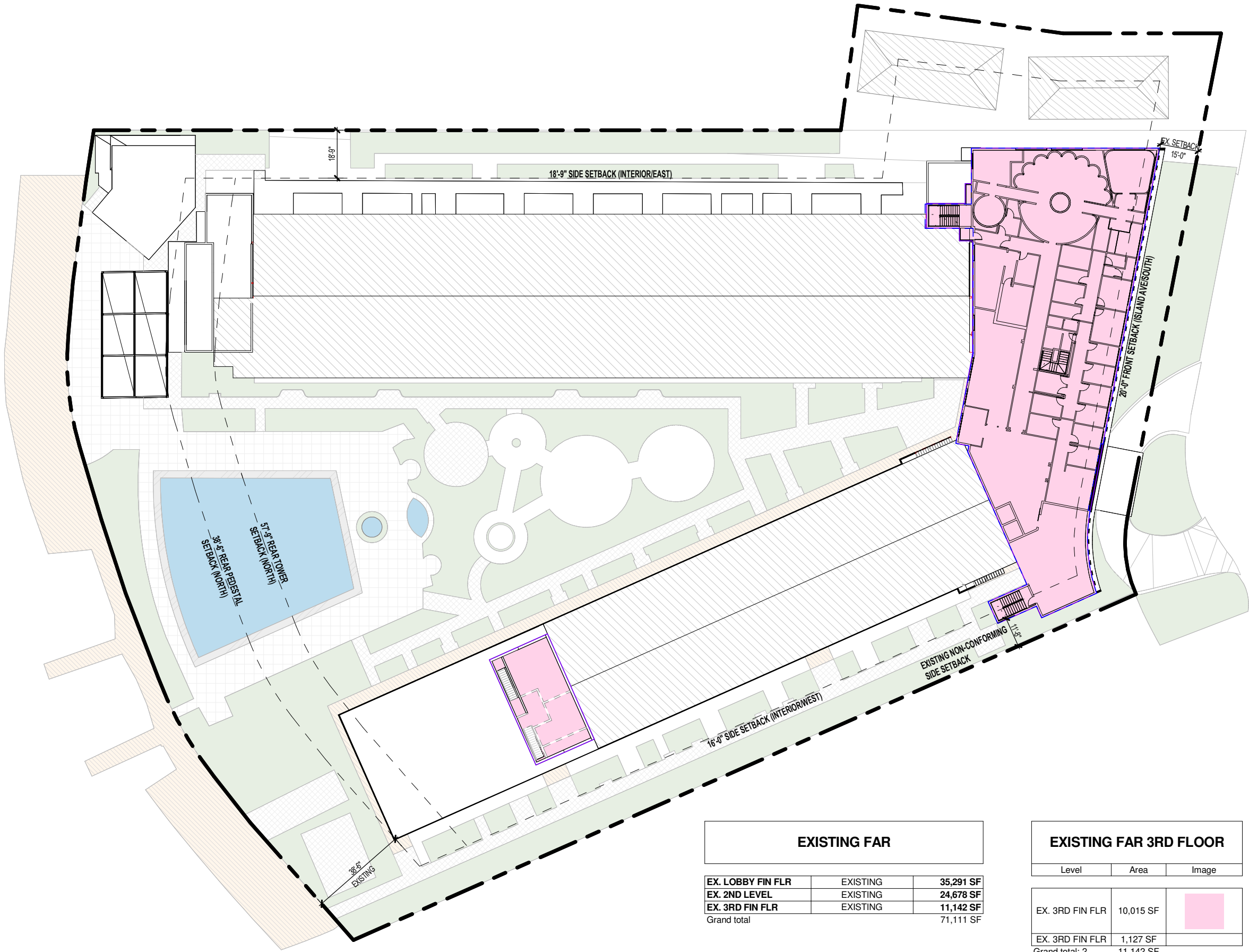
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EXISTING SECOND FLOOR
PLAN

Date: 04/07/2024	Sheet No.
Scale: 1" = 40'-0"	A1.01
Project: -	

1 EXISTING FAR 2ND FLOOR PLAN
1" = 40'-0"



EXISTING FAR		
EX. LOBBY FIN FLR	EXISTING	35,291 SF
EX. 2ND LEVEL	EXISTING	24,678 SF
EX. 3RD FIN FLR	EXISTING	11,142 SF
Grand total		71,111 SF

EXISTING FAR 3RD FLOOR		
Level	Area	Image
EX. 3RD FIN FLR	10,015 SF	
EX. 3RD FIN FLR	1,127 SF	
Grand total: 2		11,142 SF

1 EXISTING FAR 3RD FLOOR PLAN
1" = 40'-0"

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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EXISTING FAR 3RD PLAN

THE STANDARD		Sheet No. A1.02
Date:	04/07/2024	
Scale:	1" = 40'-0"	
Project:	-	

1 PROPOSED FAR GROUND FLOOR
1" = 40'-0"

PROPOSED FAR BY FLOOR

GROUND FLOOR	PROPOSED	24,406 SF
Level 2 F.F.	PROPOSED	40,970 SF
Level 3 F.F.	PROPOSED	27,459 SF
Level 4 F.F.	PROPOSED	14,491 SF
Level 5 F.F.	PROPOSED	13,516 SF
ROOF F.F.	PROPOSED	331 SF
Grand total		121,174 SF

GROUND FLOOR FAR BY AREAS

PROPOSED RESIDENTIAL AREA	856 Sq Ft.	
PROPOSED HOTEL AREA	1,240 Sq Ft.	
EXISTING HOTEL AREA	22,310 Sq Ft.	

GROUND FLOOR	PROPOSED	1,819 SF
Grand total		1,819 SF
GROUND FLOOR	EXISTING + PROPOSED	24,406 SF
Grand total		24,406 SF

Rev.	Date	Rev.	Date

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DRB23-0994 - Final Submittal

THE STANDARD

40 ISLAND AVE, MIAMI BEACH
MIAMI BEACH, FL 33139

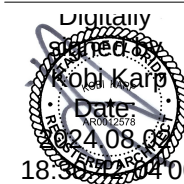
Owner
Nomade Lido LLC
2340 Collins Ave.
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED FAR GROUND PLAN

THE STANDARD

Date: 04/07/2024	Sheet No.
Scale: As indicated	A1.03
Project:	

1 PROPOSED FAR 2ND FLOOR PLAN
1" = 40'-0"

PROPOSED FAR BY FLOOR

GROUND FLOOR	PROPOSED	24,406 SF
Level 2 F.F.	PROPOSED	40,970 SF
Level 3 F.F.	PROPOSED	27,459 SF
Level 4 F.F.	PROPOSED	14,491 SF
Level 5 F.F.	PROPOSED	13,516 SF
ROOF F.F.	PROPOSED	331 SF
Grand total		121,174 SF

SECOND FLOOR FAR BY AREAS

PROPOSED RESIDENTIAL AREA	357 Sq Ft.	
PROPOSED HOTEL AREA	15,935 Sq Ft.	
EXISTING HOTEL AREA	24,678 Sq Ft.	

Level 2 F.F.	EXISTING + PROPOSED	40,970 SF
Grand total		40,970 SF

Rev.	Date	Rev.	Date

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DRB23-0994 - Final Submittal

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MIAMI BEACH, FL 33139

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Nomade Lido LLC
2340 Collins Ave.
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
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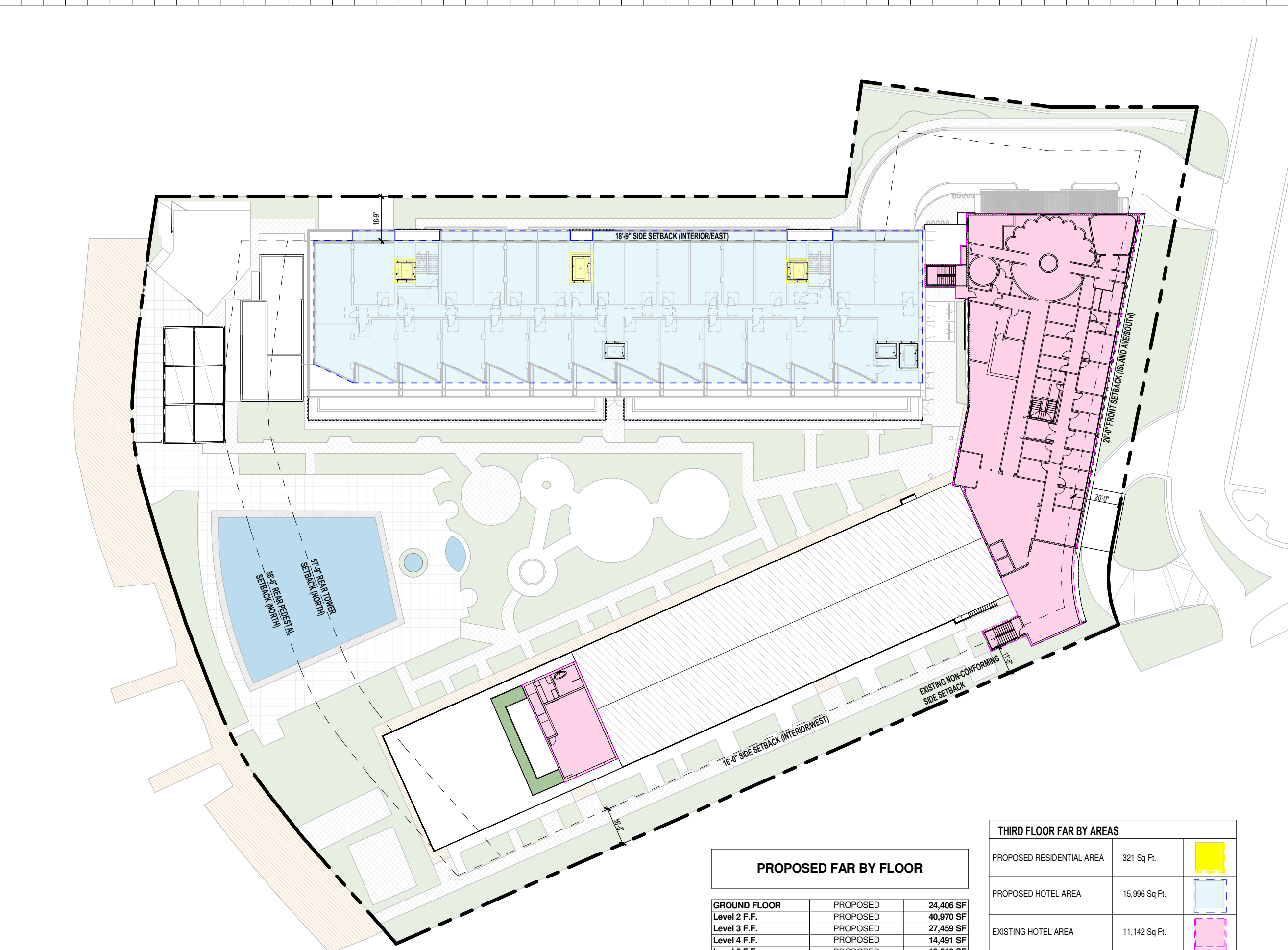


PROPOSED FAR 2ND PLAN

THE STANDARD

Date: 04/07/2024	Sheet No.
Scale: As indicated	A1.04
Project: -	

1 PROPOSED FAR 3RD FLOOR PLAN
1" = 40'-0"



PROPOSED FAR BY FLOOR		
GROUND FLOOR	PROPOSED	24,406 SF
Level 2 F.F.	PROPOSED	40,970 SF
Level 3 F.F.	PROPOSED	27,459 SF
Level 4 F.F.	PROPOSED	14,491 SF
Level 5 F.F.	PROPOSED	13,516 SF
ROOF F.F.	PROPOSED	331 SF
Grand total		121,174 SF

THIRD FLOOR FAR BY AREAS		
PROPOSED RESIDENTIAL AREA	321 Sq Ft.	
PROPOSED HOTEL AREA	15,996 Sq Ft.	
EXISTING HOTEL AREA	11,142 Sq Ft.	

Level 3 F.F.	EXISTING + PROPOSED	27,459 SF
Grand total		27,459 SF

Rev.	Date	Rev.	Date

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DRB23-0994 - Final Submittal

THE STANDARD
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MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave.
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
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Structure:
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Jaime H. Jaramillo PH
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Doral, FL 33126
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Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD.
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

Digitally
Signed by
Kobi Karp
Date:
2024.08.09
18:36:52 -0400

K O B I
K A R P

PROPOSED FAR 3RD
PLAN

THE STANDARD		Sheet No.
Date:	04/07/2024	A1.05
Scale:	As indicated	
Project:	-	

1 PROPOSED FAR 4TH FLOOR PLAN
1" = 40'-0"

PROPOSED FAR BY FLOOR		
GROUND FLOOR	PROPOSED	24,406 SF
Level 2 F.F.	PROPOSED	40,970 SF
Level 3 F.F.	PROPOSED	27,459 SF
Level 4 F.F.	PROPOSED	14,491 SF
Level 5 F.F.	PROPOSED	13,516 SF
ROOF F.F.	PROPOSED	331 SF
Grand total		121,174 SF

FOURTH FLOOR FAR BY AREAS		
PROPOSED RESIDENTIAL AREA	14,118 Sq Ft.	
PROPOSED HOTEL AREA	373 Sq Ft.	

Level 4 F.F.	PROPOSED	14,491 SF
Grand total		14,491 SF

Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33139

Owner
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED FAR 4TH PLAN

Date: 04/07/2024	Sheet No.
Scale: As indicated	A1.06
Project: -	

1 PROPOSED FAR 5TH FLOOR PLAN
1" = 40'-0"

PROPOSED FAR BY FLOOR

GROUND FLOOR	PROPOSED	24,406 SF
Level 2 F.F.	PROPOSED	40,970 SF
Level 3 F.F.	PROPOSED	27,459 SF
Level 4 F.F.	PROPOSED	14,491 SF
Level 5 F.F.	PROPOSED	13,516 SF
ROOF F.F.	PROPOSED	331 SF
Grand total		121,174 SF

FIFTH FLOOR FAR BY AREAS

PROPOSED RESIDENCIAL AREA	13,516 Sq Ft.	
PROPOSED HOTEL AREA	0 Sq Ft.	
Level 5 F.F.	PROPOSED	13,516 SF
Grand total		13,516 SF

Rev.	Date	Rev.	Date

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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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PROPOSED FAR 5TH
PLAN

Date: 04/07/2024	Sheet No.
Scale: As indicated	A1.07
Project: -	