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**LANDSCAPE**

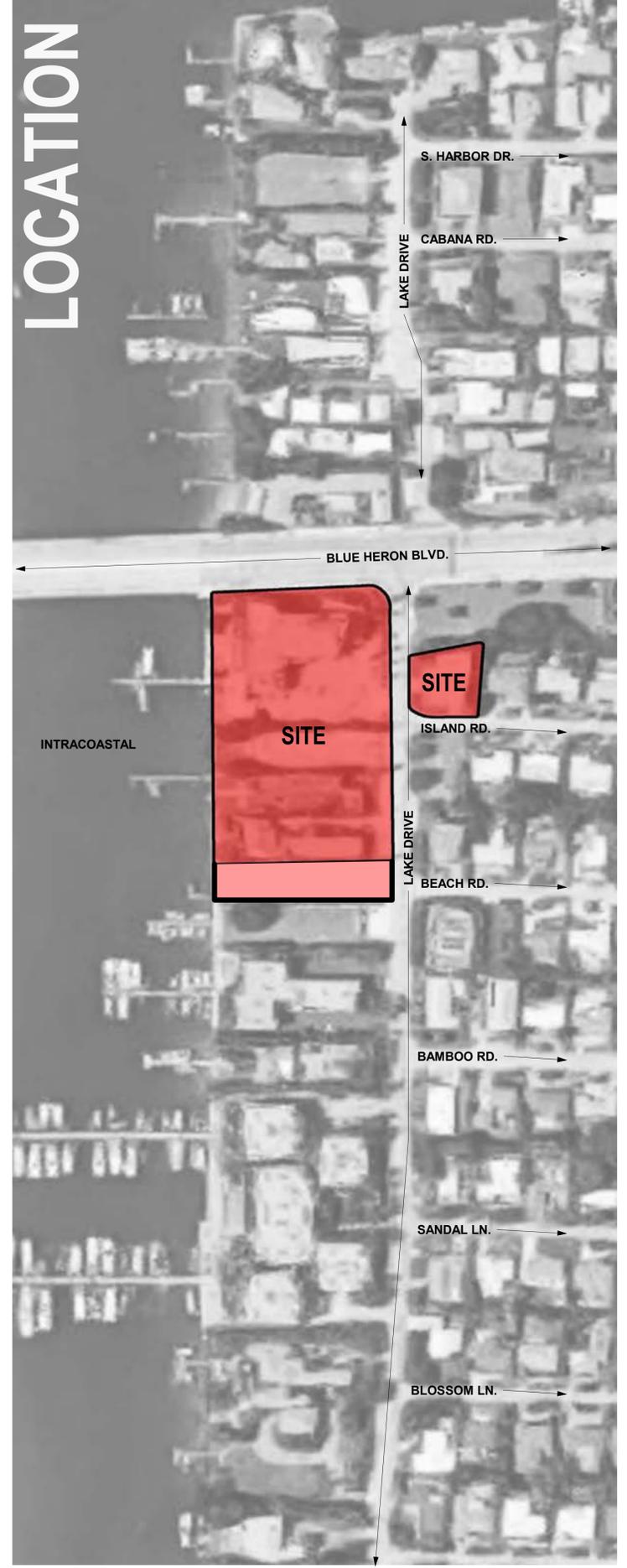
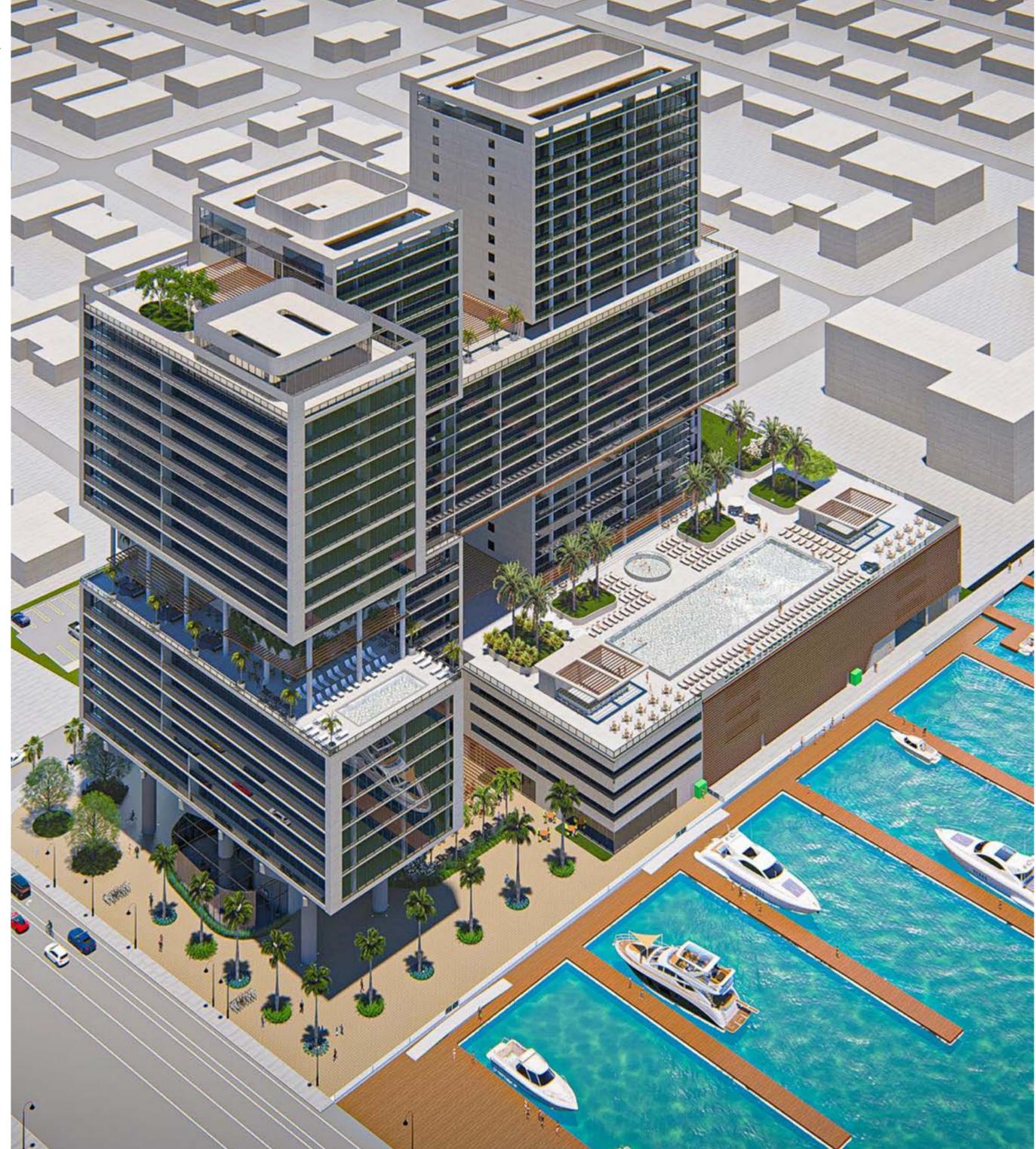
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# SINGER ISLAND GATEWAY

True and accurate data and preliminary concepts can only result from a thorough design process involving collaboration with engineers and governmental authorities having jurisdiction over this site. All conceptual plans, elevations, and data are based upon assumptions and unconfirmed preliminary information and are subject to change.

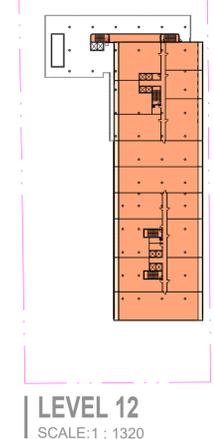
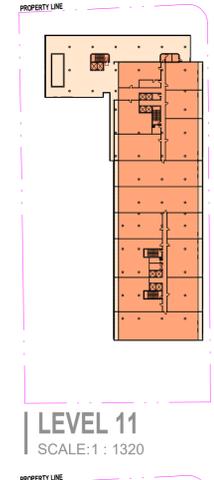
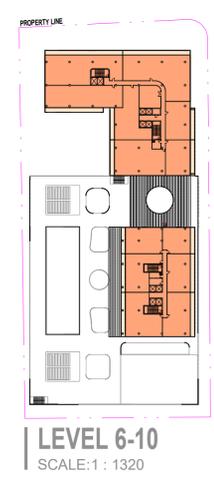
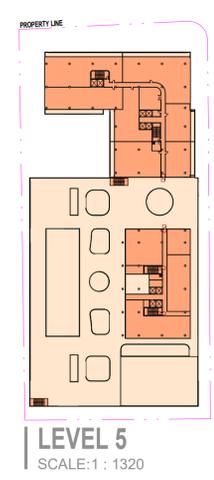
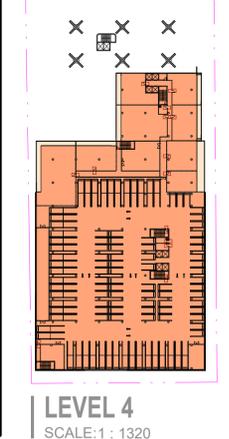
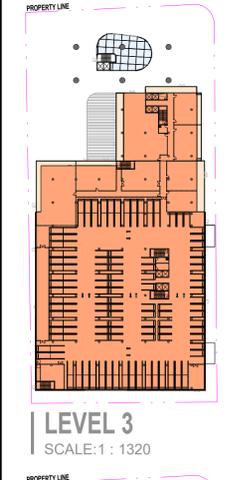
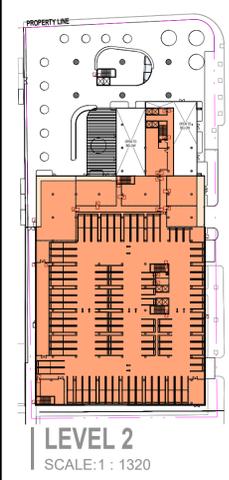
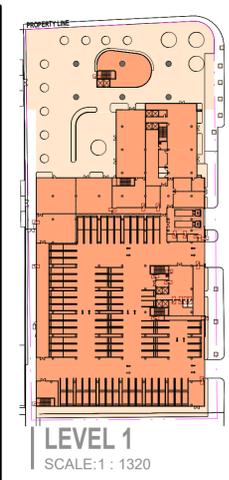
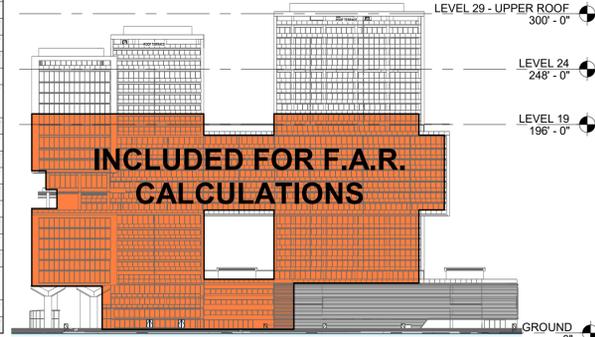
**NOTE:**  
GROSS AREAS DO NOT INCLUDE LANDSCAPE, BALCONIES, OUTDOOR SPACE, TERRACES AND ROOF.

GROSS AREA - OPTION 3	
Not Placed	0 SF
STORAGE	0 SF
TRASH	0 SF
LEVEL 1	
BOAT STORAGE	2,410.7 SF
BOH	1,336.99 SF
CORRIDOR	1,111.84 SF
DOCK MASTER	2,410.17 SF
DOMESTIC WATER/PUMPS	418.64 SF
ELECTRICAL	106.26 SF
ELEVATOR	857.61 SF
FIRE COMMAND	294.92 SF
FPL VAULT	834.78 SF
GENERATOR	696.19 SF
KITCHEN	1,371.26 SF
LOADING	2,148.1 SF
LOBBY	4,752.51 SF
MAIL	820.09 SF
MECHANICAL	506.07 SF
OFFICE/STORAGE	691.26 SF
PARKING GARAGE	42,028.72 SF
RESTAURANT	3,281.23 SF
RESTROOMS	281.19 SF
RETAIL	4,425.82 SF
RETAIL/RESTAURANT	2,165.48 SF
STAIRS	2,064.15 SF
STORAGE	67.2 SF
STORAGE/BIKES/LAUNDRY	1,981.85 SF
TRASH	248.28 SF
VESTIBULE	156.69 SF
LEVEL 2	
CORRIDOR	2,393.11 SF
ELEC.	106.26 SF
ELECTRICAL	162.3 SF
ELEVATOR	672.37 SF
MAIN ELECTRICAL	1,084.73 SF
OFFICES	1,783.44 SF
PARKING GARAGE	46,416.4 SF
SALES OFFICE	1,380.75 SF
STAIRS	1,549.56 SF
STORAGE	3,587.43 SF
TRASH	247.75 SF
UNIT	6,926.59 SF
LEVEL 3	
CORRIDOR	2,388.74 SF
ELEC.	106.26 SF
ELECTRICAL	162.3 SF
ELEVATOR	673.44 SF
LOUNGE	3,879.53 SF
MEETING/ CO-WORK SPACE	2,646.15 SF
PARKING GARAGE	46,312.59 SF
STAIRS	1,543.23 SF
STORAGE	3,689.21 SF
STORAGE/BOH	1,785.99 SF
TRASH	247.67 SF
UNIT	8,035.74 SF
LEVEL 4	
CORRIDOR	2,086.93 SF
ELECTRICAL	162.3 SF
ELEVATOR	669.45 SF
MECHANICAL	111.66 SF
PARKING GARAGE	46,350.73 SF
POOL EQUIPMENT ROOM	817.41 SF
STAIRS	1,551.69 SF
STORAGE	2,789.89 SF
STORAGE/BOH	1,782.56 SF
TRASH	267.67 SF
UNIT	15,100.54 SF
LEVEL 5	
BAR/BQ	2,862.7 SF
BOH	814.27 SF
CLUB/LOUNGE	2,289.39 SF
CORRIDOR	2,429.88 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.62 SF
GYM	2,963.87 SF
MECHANICAL	111.1 SF
RESTROOMS	800.53 SF
SPA	2,266.3 SF
STAIRS	1,638.44 SF
STORAGE	346.57 SF
TRASH	267.67 SF
UNIT	18,079.62 SF
WINE/CIGAR	1,015.02 SF
LEVEL 6	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 7	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 8	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 9	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 10	
BOH	828.38 SF
CORRIDOR	1,689.78 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.1 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,390.34 SF
LEVEL 11	
CORRIDOR	2,399.56 SF
ELEVATOR	856.36 SF
GYM	1,586.05 SF
MECHANICAL	268.64 SF
STAIRS	1,365.5 SF
STORAGE	289.02 SF
TRASH	267.67 SF
UNIT	30,904.99 SF
LEVEL 12	
CORRIDOR	1,718.91 SF
ELEVATOR	673.44 SF
MECHANICAL	268.56 SF
STAIRS	1,433.98 SF
TRANSFER CORRIDOR	707.06 SF
TRASH	261.67 SF
UNIT	33,397.79 SF
LEVEL 13	
CORRIDOR	2,088.94 SF
ELEVATOR	857.61 SF
MECHANICAL	268.56 SF
SKY CLUB	3,386.13 SF
STAIRS	1,433.52 SF
STORAGE	279.41 SF
TRASH	267.67 SF
UNIT	31,163.09 SF
LEVEL 14	
CORRIDOR	1,718.91 SF
ELEVATOR	673.44 SF
MECHANICAL	268.56 SF
STAIRS	1,145.76 SF
TRASH	261.67 SF
UNIT	33,396.57 SF
LEVEL 15	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 16	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 17	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 18	
CORRIDOR	2,172.49 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	291.67 SF
STAIR	879.88 SF
STAIRS/LAUNDRY	826.82 SF
TRASH	261.67 SF
UNIT	26,359 SF
LEVEL 19	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 20	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 21	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 22	
BOH	827.61 SF
CORRIDOR	1,818.37 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.05 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 23	
BOH	826.82 SF
CORRIDOR	1,814.15 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 24	
CORRIDOR	1,797.51 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.1 SF
RESTAURANT	3,216.45 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	17,511.13 SF
LEVEL 25X	
CORRIDOR	1,057.55 SF
ELECTRICAL	162.3 SF
ELEVATOR	668.61 SF
MECHANICAL	111.17 SF
STAIRS	883.33 SF
TRASH	267.67 SF
UNIT	17,560.36 SF
LEVEL 26	
CORRIDOR	794.88 SF
ELECTRICAL	162.3 SF
ELEVATOR	668.61 SF
MECHANICAL	111.17 SF
STAIRS	883.33 SF
TRASH	123.67 SF
UNIT	10,219.47 SF
LEVEL 27	
CORRIDOR	482 SF
ELECTRICAL	162.3 SF
ELEVATOR	341.56 SF
STAIRS	583.33 SF
TRASH	123.67 SF
UNIT	11,993.85 SF
LEVEL 28 - ROOF	
ELEVATOR	341.56 SF
STAIRS	583.33 SF
TOTAL	1,041,545.34 SF

GROSS AREA - OPTION 3	
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 8	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 9	
BOH	814.26 SF
CORRIDOR	1,726.92 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.17 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,367.38 SF
LEVEL 10	
BOH	828.38 SF
CORRIDOR	1,689.78 SF
ELECTRICAL	162.3 SF
ELEVATOR	852.77 SF
MECHANICAL	111.1 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	28,390.34 SF
LEVEL 11	
CORRIDOR	2,399.56 SF
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GYM	1,586.05 SF
MECHANICAL	268.64 SF
STAIRS	1,365.5 SF
STORAGE	289.02 SF
TRASH	267.67 SF
UNIT	30,904.99 SF
LEVEL 12	
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ELEVATOR	673.44 SF
MECHANICAL	268.56 SF
STAIRS	1,433.98 SF
TRANSFER CORRIDOR	707.06 SF
TRASH	261.67 SF
UNIT	33,397.79 SF
LEVEL 13	
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ELEVATOR	857.61 SF
MECHANICAL	268.56 SF
SKY CLUB	3,386.13 SF
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STORAGE	279.41 SF
TRASH	267.67 SF
UNIT	31,163.09 SF
LEVEL 14	
CORRIDOR	1,718.91 SF
ELEVATOR	673.44 SF
MECHANICAL	268.56 SF
STAIRS	1,145.76 SF
TRASH	261.67 SF
UNIT	33,396.57 SF
LEVEL 15	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 16	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 17	
BOH	826.01 SF
CORRIDOR	2,102.37 SF
ELEVATOR	848.77 SF
MECHANICAL	268.56 SF
STAIRS	1,171.55 SF
TRASH	261.67 SF
UNIT	39,029.19 SF
LEVEL 18	
CORRIDOR	2,172.49 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	291.67 SF
STAIR	879.88 SF
STAIRS/LAUNDRY	826.82 SF
TRASH	261.67 SF
UNIT	26,359 SF
LEVEL 19	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.17 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 20	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 21	
BOH	826.82 SF
CORRIDOR	1,819.5 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 22	
BOH	827.61 SF
CORRIDOR	1,818.37 SF
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ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.05 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 23	
BOH	826.82 SF
CORRIDOR	1,814.15 SF
ELECTRICAL	162.3 SF
ELEVATOR	843.94 SF
MECHANICAL	111.1 SF
STAIRS	1,169.62 SF
TRASH	261.67 SF
UNIT	26,739.13 SF
LEVEL 24	
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ELECTRICAL	162.3 SF
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UNIT	17,511.13 SF
LEVEL 25X	
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CORRIDOR	794.88 SF
ELECTRICAL	162.3 SF
ELEVATOR	668.61 SF
MECHANICAL	111.17 SF
STAIRS	883.33 SF
TRASH	123.67 SF
UNIT	10,219.47 SF
LEVEL 27	
CORRIDOR	482 SF
ELECTRICAL	162.3 SF
ELEVATOR	341.56 SF
STAIRS	583.33 SF
TRASH	123.67 SF
UNIT	11,993.85 SF
LEVEL 28 - ROOF	
ELEVATOR	341.56 SF
STAIRS	583.33 SF
TOTAL	1,041,545.34 SF

GROSS AREA - OPTION 3	
TRASH	123.67 SF
UNIT	10,300.99 SF
LEVEL 28 - ROOF	
ELEVATOR	341.56 SF
STAIRS	583.33 SF
TOTAL	1,041,545.34 SF

**FAR: ALLOWABLE 5 MAX.**  
**24/22/21 FLOORS (EXCLUDING TOP 5 FLOORS AND PARKING GARAGE)**  
**GROSS S.F. = 1,041,545 S.F. - 199,409 S.F. (LEVEL 20 & ABOVE) = 842,136**  
**PARKING S.F. = 181,108 S.F.**  
**FAR 842,136 S.F. / 181,108 = 4.65 (NOT INCLUDING PARKING GARAGE)**  
**661,028 G.S.F. / 133,903 S.F. = 4.93**

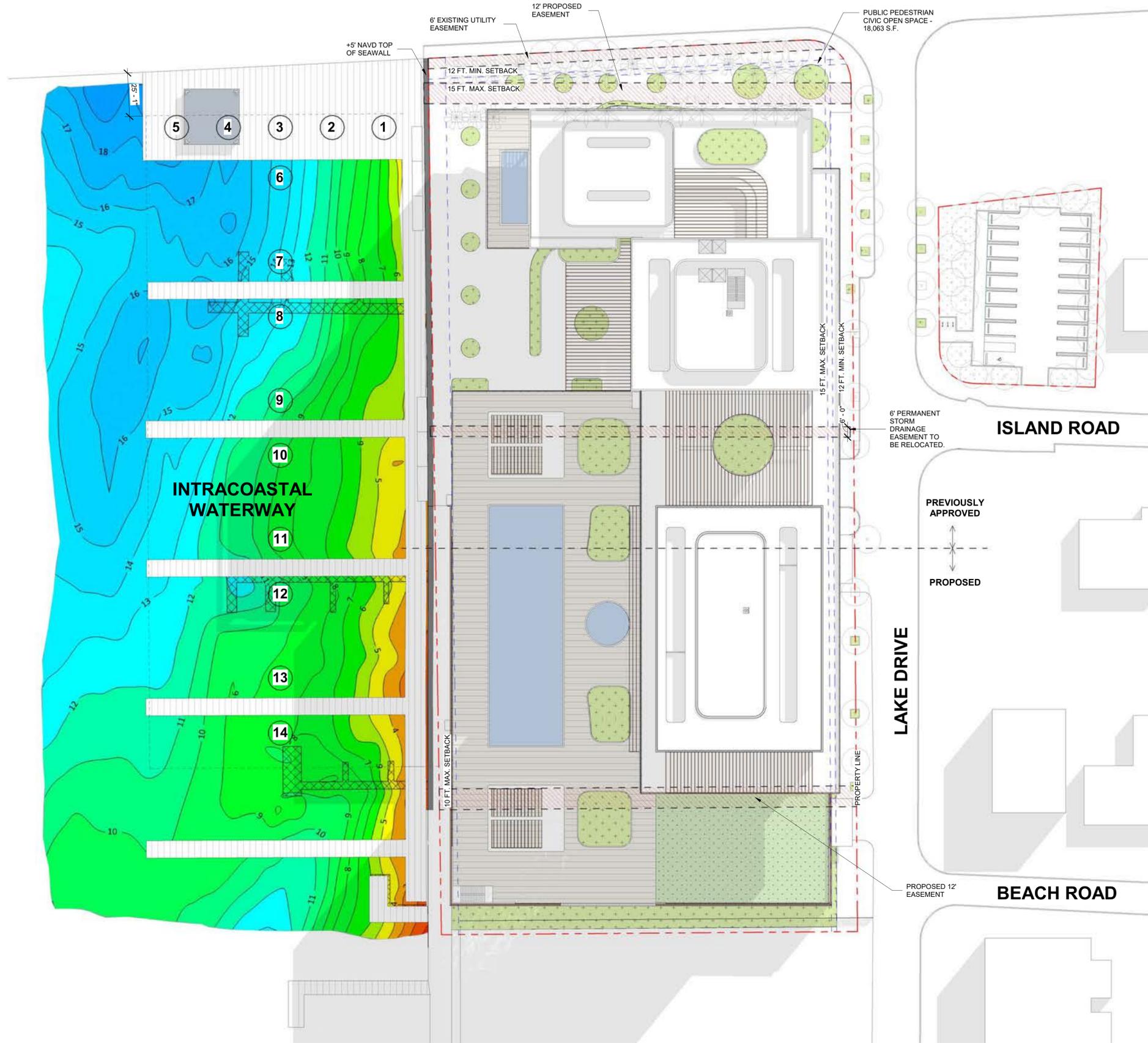


# BLUE HERON BOULEVARD

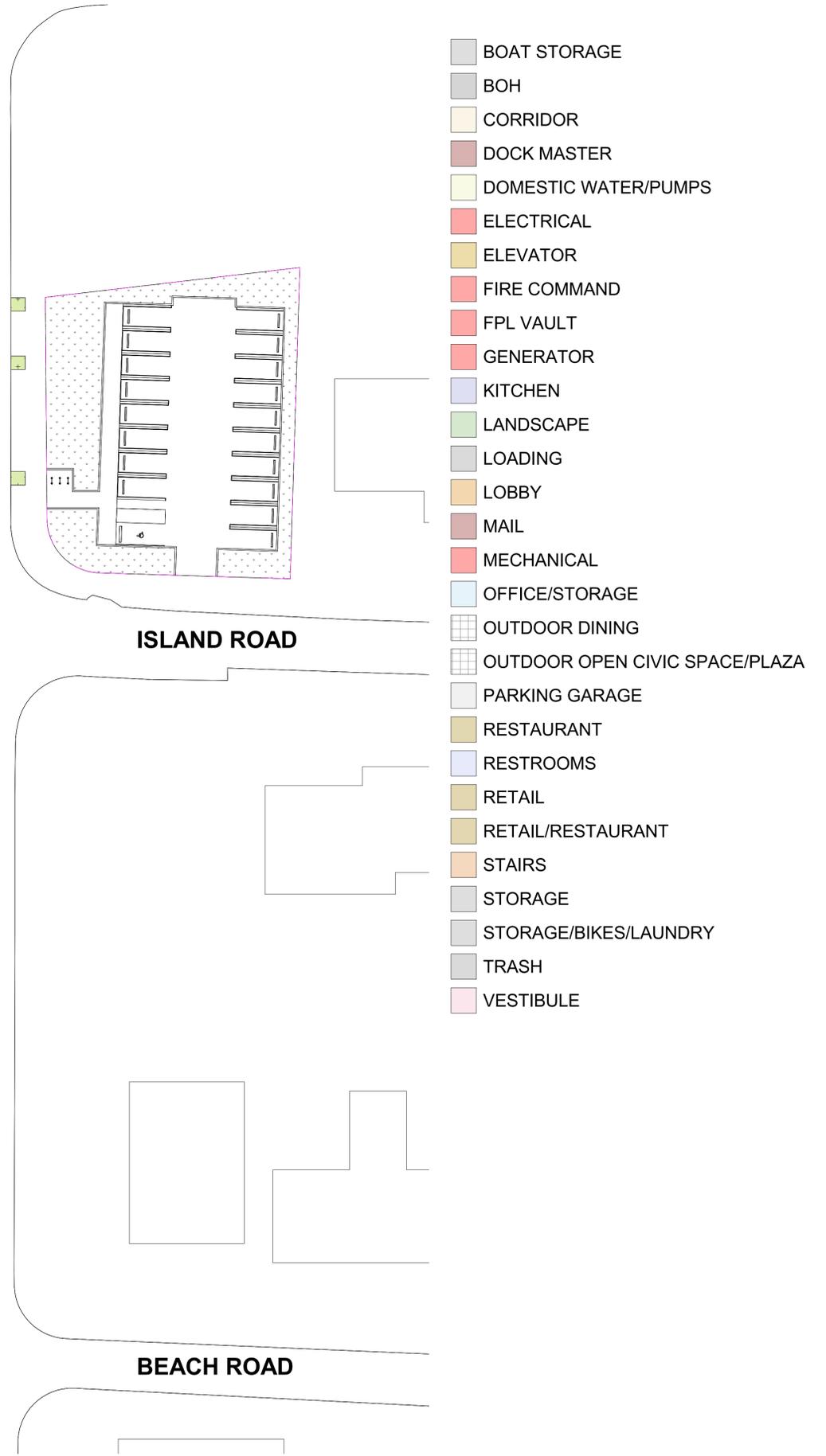
**PROPOSED SLIP TABLE**

SLIP #	LENGTH	BEAM
1	30'	11'
2	30'	11'
3	30'	11'
4	30'	11'
5	30'	11'
6	150'	30'
7	150'	30'
8	150'	30'
9	150'	30'
10	150'	30'
11	150'	30'
12	150'	30'
13	150'	30'
14	150'	30'

**NOTE:**  
 1. 1,500 LN. FT. OF PROPOSED FLOATING DOCK  
 2. WILL ACCOMMODATE (9) 150' BOATS.



BLUE HERON BOULEVARD

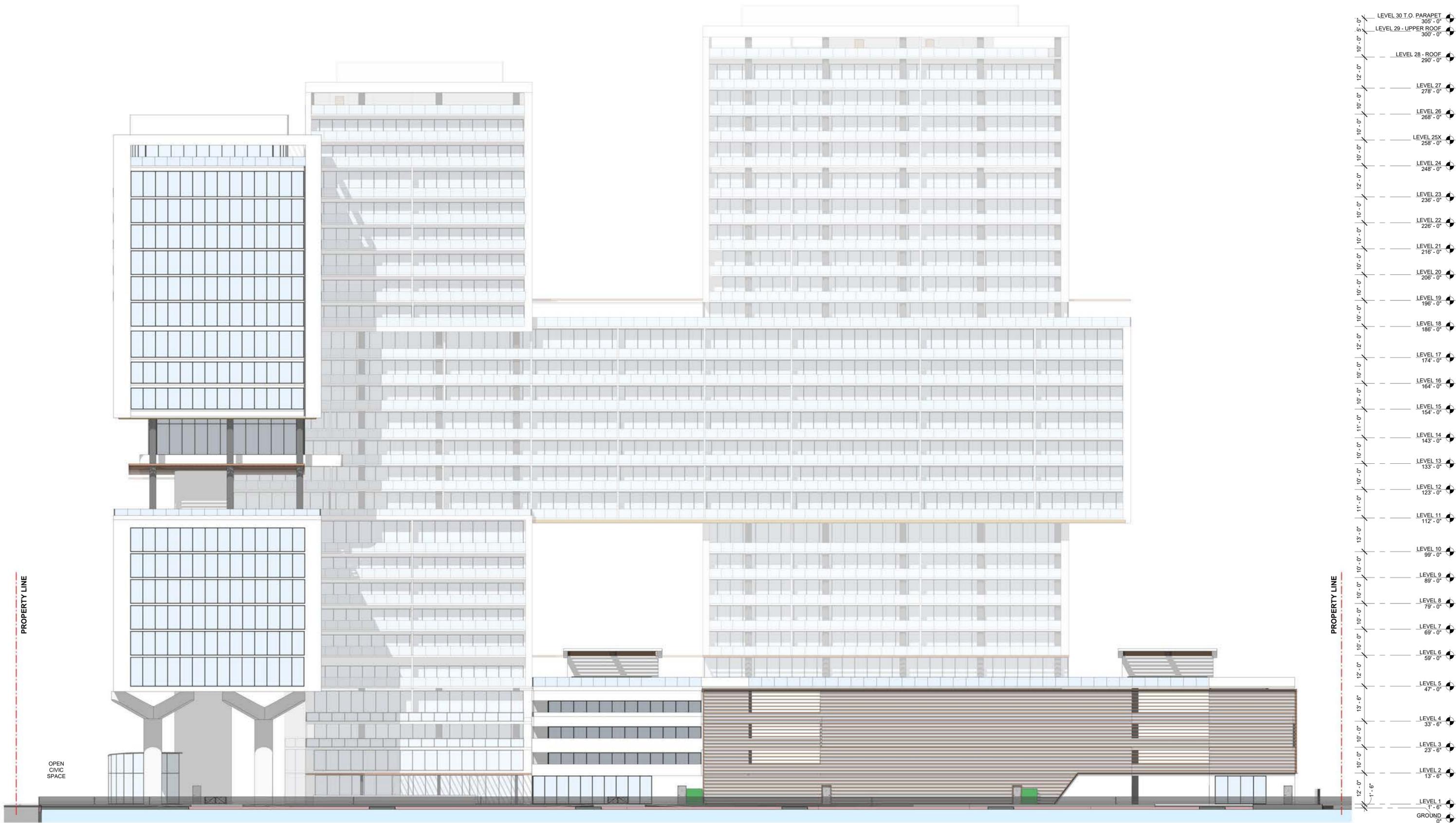


INTRACOASTAL WATERWAY

ISLAND ROAD

BEACH ROAD

LEVEL 1



WEST ELEVATION  
SCALE: 1/16" = 1'-0"

LEVEL 30 T.O. PARAPET	305'-0"
LEVEL 29 - UPPER ROOF	300'-0"
LEVEL 28 - ROOF	290'-0"
LEVEL 27	278'-0"
LEVEL 26	268'-0"
LEVEL 25X	258'-0"
LEVEL 24	248'-0"
LEVEL 23	236'-0"
LEVEL 22	228'-0"
LEVEL 21	216'-0"
LEVEL 20	206'-0"
LEVEL 19	196'-0"
LEVEL 18	186'-0"
LEVEL 17	174'-0"
LEVEL 16	164'-0"
LEVEL 15	154'-0"
LEVEL 14	143'-0"
LEVEL 13	133'-0"
LEVEL 12	123'-0"
LEVEL 11	112'-0"
LEVEL 10	99'-0"
LEVEL 9	89'-0"
LEVEL 8	79'-0"
LEVEL 7	69'-0"
LEVEL 6	59'-0"
LEVEL 5	47'-0"
LEVEL 4	33'-6"
LEVEL 3	23'-6"
LEVEL 2	13'-6"
LEVEL 1	1'-6"
GROUND	0"



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