



BAL HARBOUR

- V I L L A G E -

Bal Harbour Shops Live Local Development
Application

RENDERING



SUBMITTED PLAN

Submitted Scheme

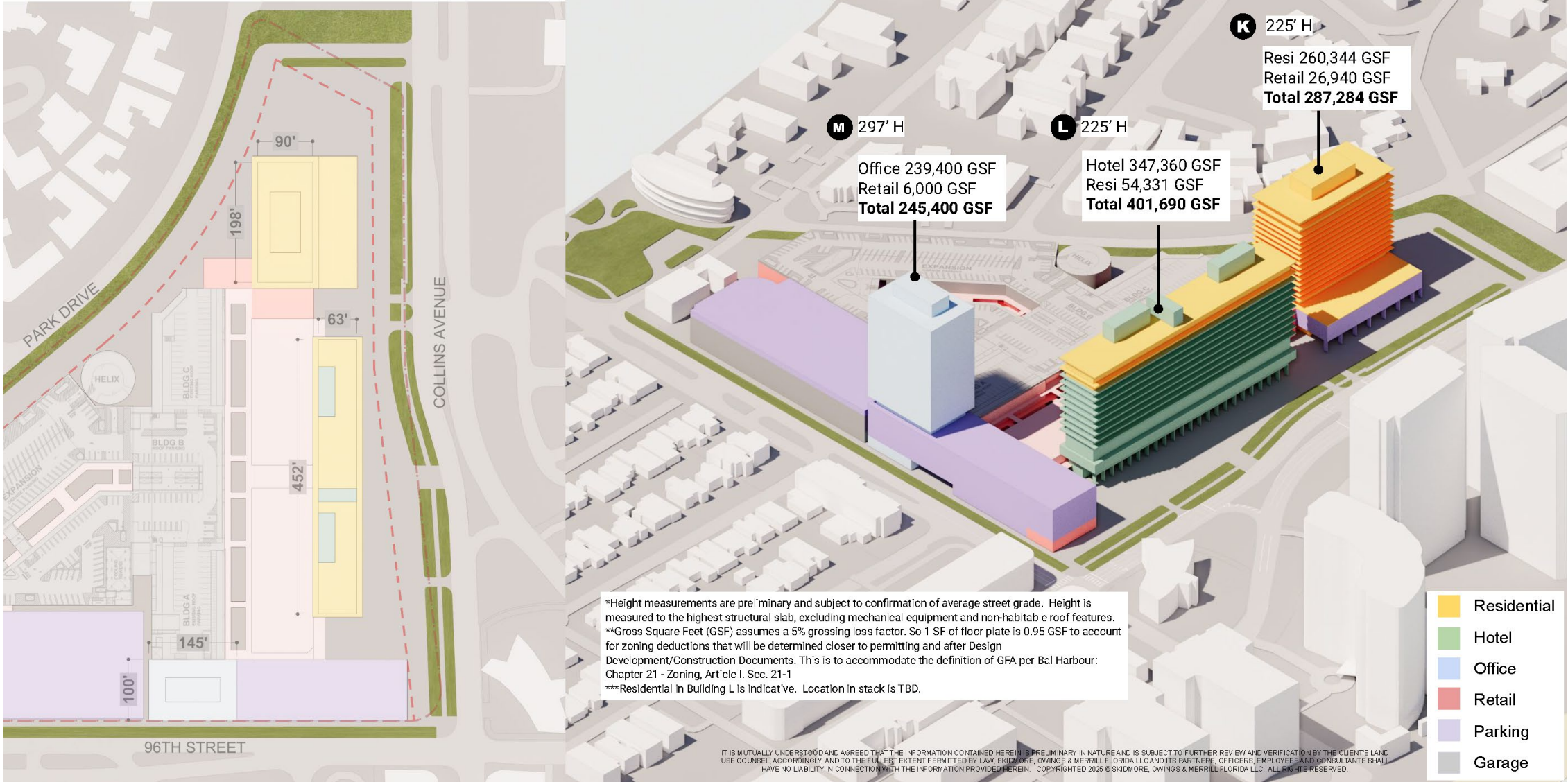
Stage III

Existing Shops & Expansion**	696,410 GSF	
Height: 56'		
J Affordable Residential	351,714 GSF	
Height: 275'		
L Market Rate Residential	635,825 GSF	
Height: 275'		
K Market Rate Residential	325,744 GSF	
Height: 275'		
M Hotel, Spa & Private Club	180,899 GSF	
Height: 217'		
Total Non-Residential Area	682,995 GSF	34%
Total Residential Area	1,313,283 GSF	66%
Total Area	1,996,278 GSF	
Current FAR**	0.96	
Added FAR	1.84	
Total FAR	2.80	
Total Residential Unit Count	528 Units	

Height measurements are preliminary and subject to change. Height is measured to the highest structural slab, excluding mechanical equipment and non-habitable roof features.
 *Areas provided in Gross Floor Area (GFA) per Municode definition of floor area
 **Current includes existing shops, expansion, Neiman Marcus, Saks and D&E Overbuild
 ***Unit count is based on average area and preliminary and subject to change



SETTLEMENT PLAN



*Height measurements are preliminary and subject to confirmation of average street grade. Height is measured to the highest structural slab, excluding mechanical equipment and non-habitable roof features.
 **Gross Square Feet (GSF) assumes a 5% grossing loss factor. So 1 SF of floor plate is 0.95 GSF to account for zoning deductions that will be determined closer to permitting and after Design Development/Construction Documents. This is to accommodate the definition of GFA per Bal Harbour: Chapter 21 - Zoning, Article I, Sec. 21-1
 ***Residential in Building L is indicative. Location in stack is TBD.

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BAL HARBOUR

- VILLAGE -