

UNIT "A"
3 BEDROOMS, 4 1/2 BATH, FAMILY RM & STUDY

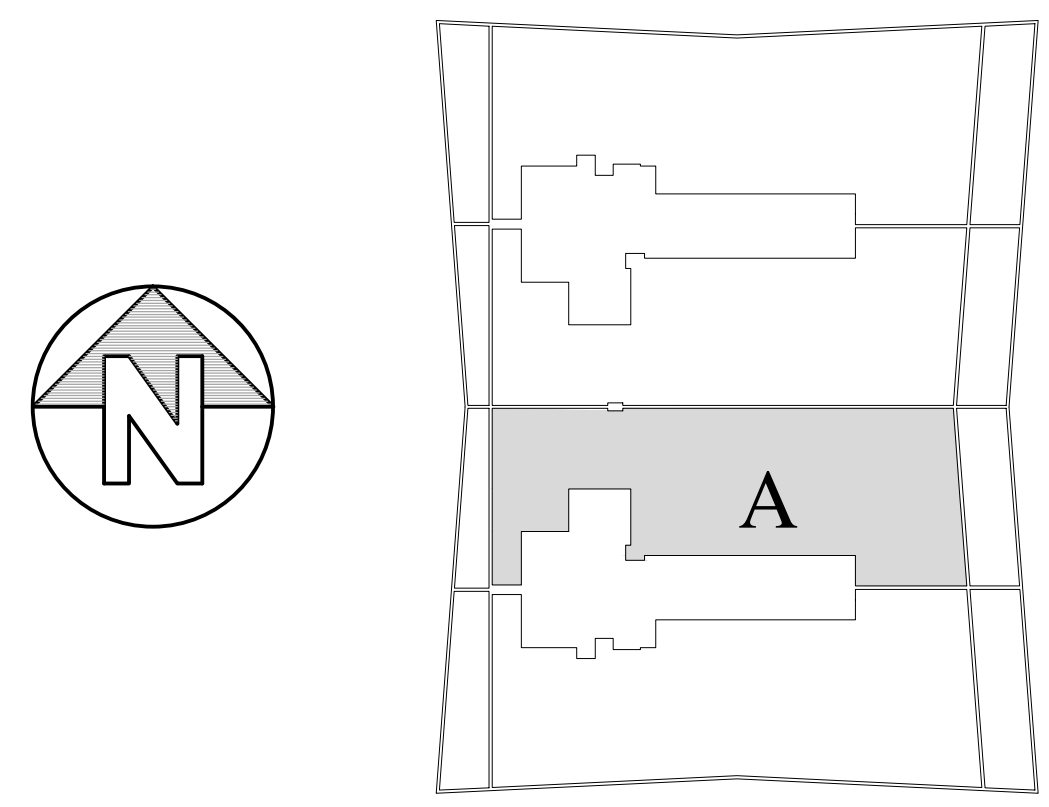
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ROBERT M. SWEDROE ARCHITECTS - PLANNERS, AIA, PA.
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UNIT 'A'	
RESIDENCE AREA	= 3,110 SQ.FT. / 288.9 SQ. M.
BALCONY AREA	= 650 SQ.FT. / 60.4 SQ. M.
TOTAL RESIDENCE	= 3,760 SQ.FT. / 349.3 SQ. M.
PAINT-TO-PAINT AREA	= 2,800 SQ.FT. / 260.1 SQ. M.

REVISIONS	DATE

CARLOS ZAPATA STUDIO
500 Broadway, Eighth Floor New York, NY 10012
T 212.696.6202 F 212.696.6242

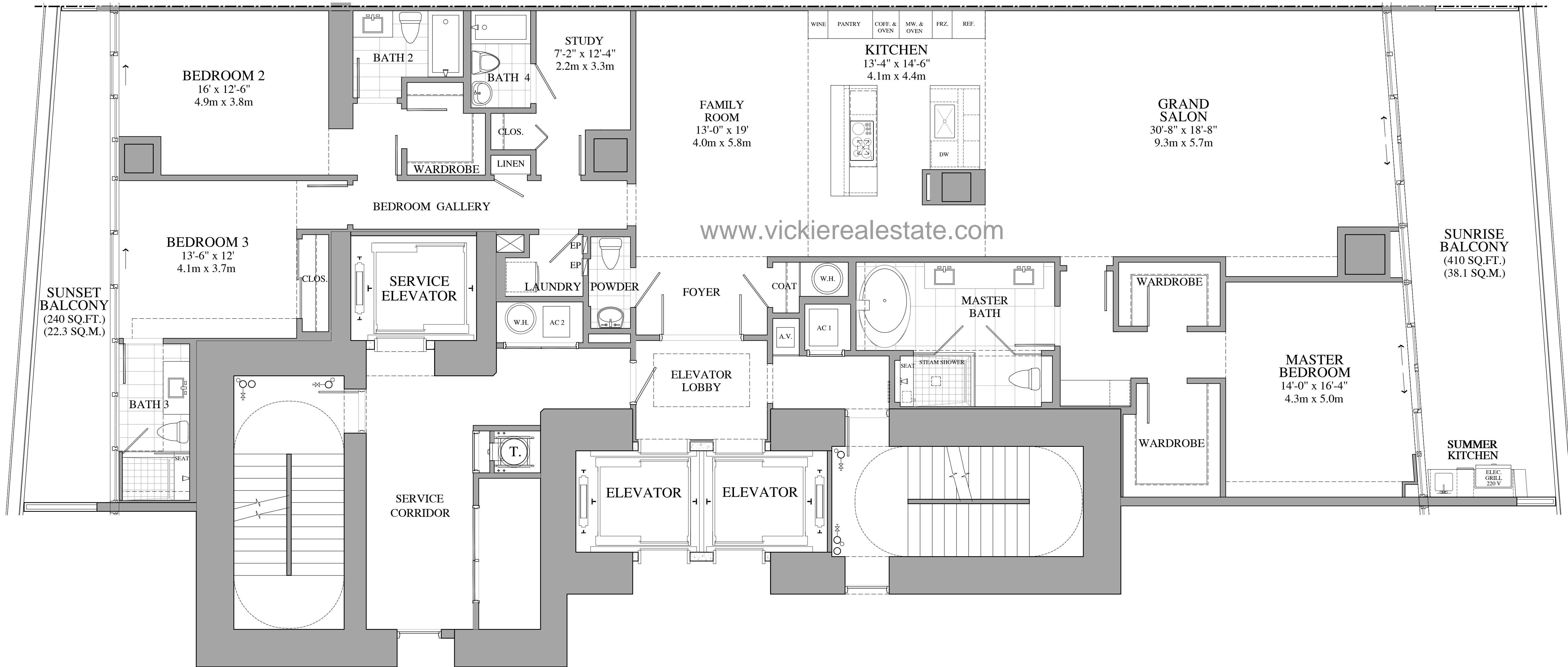
TURNBERRY OCEAN CLUB
SUNNY ISLES BEACH, FLORIDA 33160

EQUAL HOUSING OPPORTUNITY
FL. LICENSE #RS198

ROBERT M. SWEDROE ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 991-2555 FAX: (305) 991-2975

SHEET TITLE
UNIT "A" FLOOR PLAN

DRAWN	CHECKED
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	11



UNIT "A-MODIFIED"
3 BEDROOMS, 4 1/2 BATHS, FAMILY RM. & STUDY

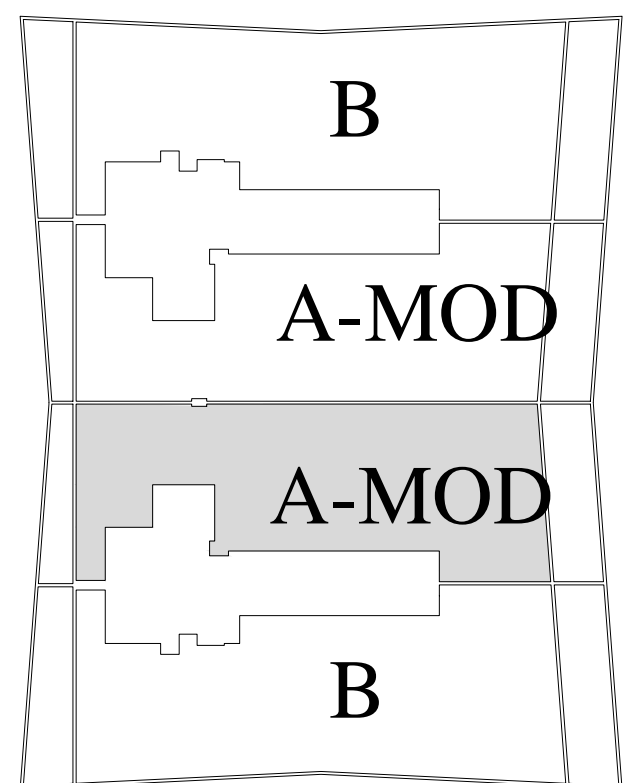
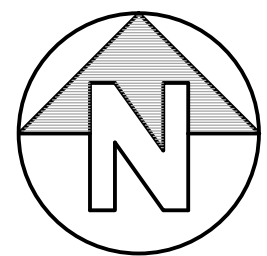
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2014

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UNIT 'A-MODIFIED'

RESIDENCE AREA = 2,900 SQ.FT. / 269.4 SQ. M.

BALCONY AREA = 650 SQ.FT. / 60.4 SQ. M.

TOTAL RESIDENCE = 3,550 SQ.FT. / 329.8 SQ. M.

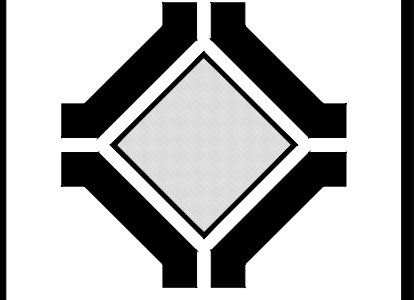
PAINT-TO-PAINT AREA = 2,591 SQ.FT. / 240.7 SQ. M.

REVISIONS	DATE

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ZAPATA
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500 Broadway, Eighth Floor, New York, NY 10012
T: 212.696.6202 F: 212.696.6242

Turnberry Ocean Club
SUNNY ISLES BEACH, FLORIDA 33160

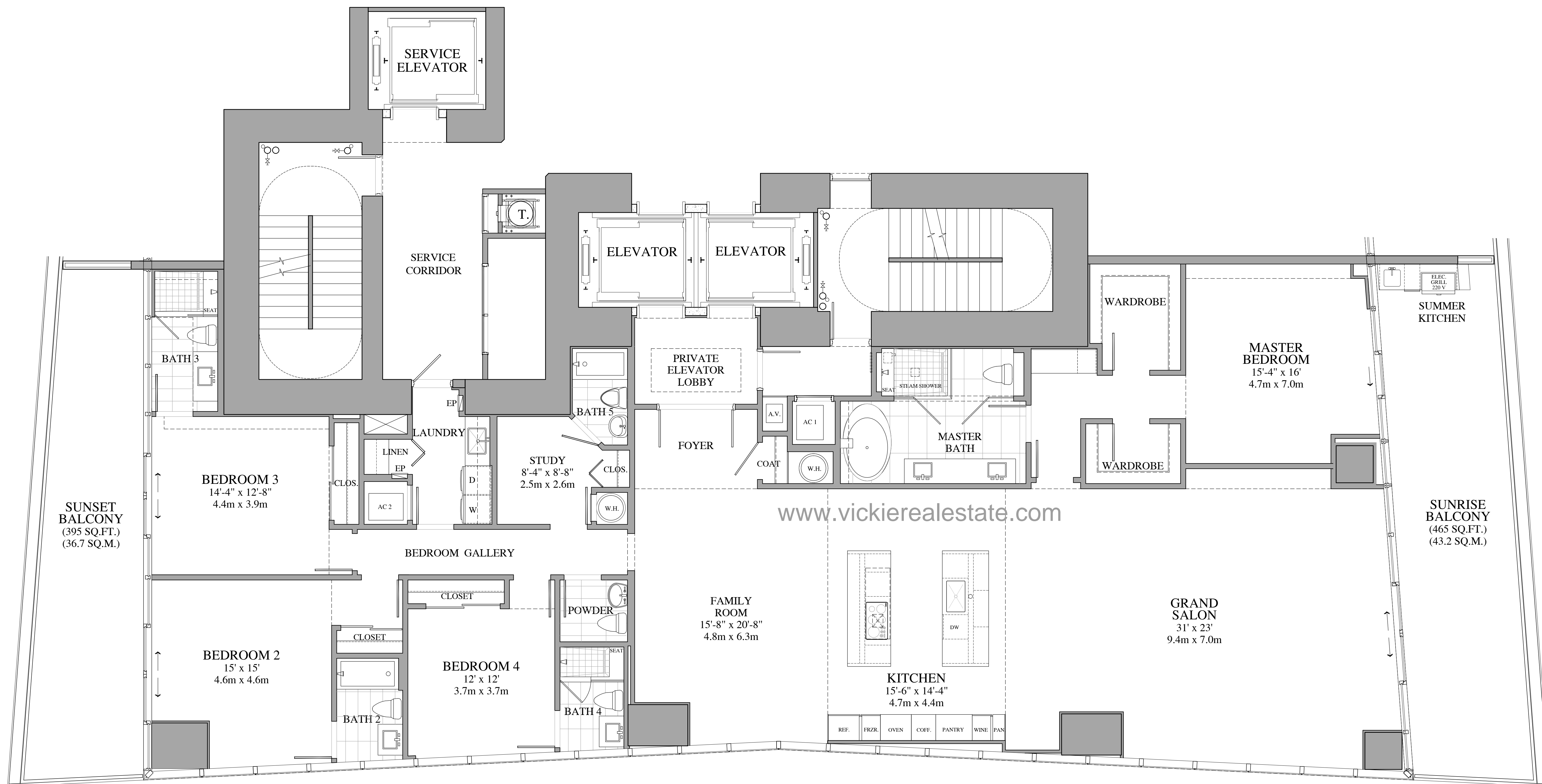
EQUAL HOUSING OPPORTUNITY
FL. LICENSE #B3198



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PHONE: (305) 891-2555 FAX: (305) 891-2075

SHEET TITLE
UNIT "A-MODIFIED" FLOOR PLAN

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



UNIT "B"

4 BEDROOMS, 5 1/2 BATH, FAMILY RM & STUDY

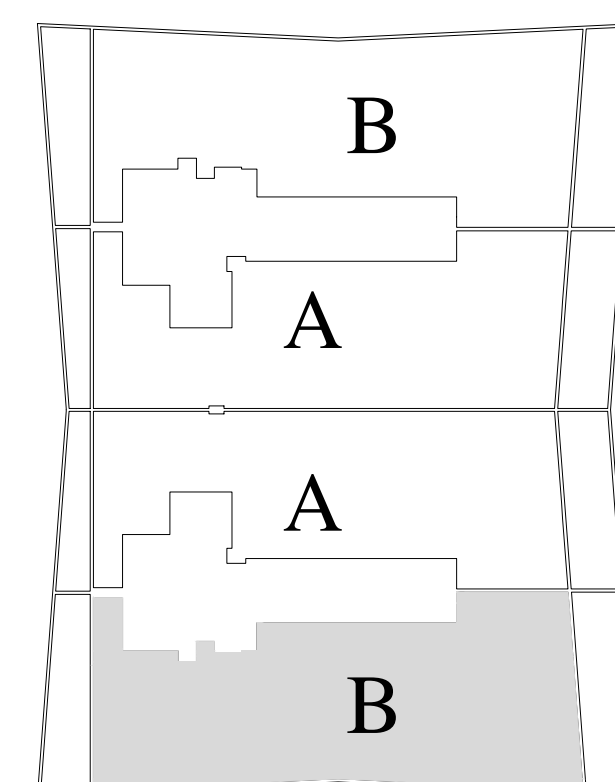
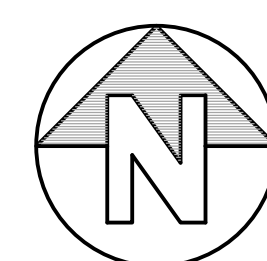
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UNIT 'B'

RESIDENCE AREA = 3,625 SQ.FT. / 336.8 SQ. M.

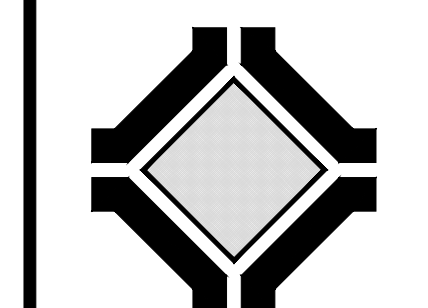
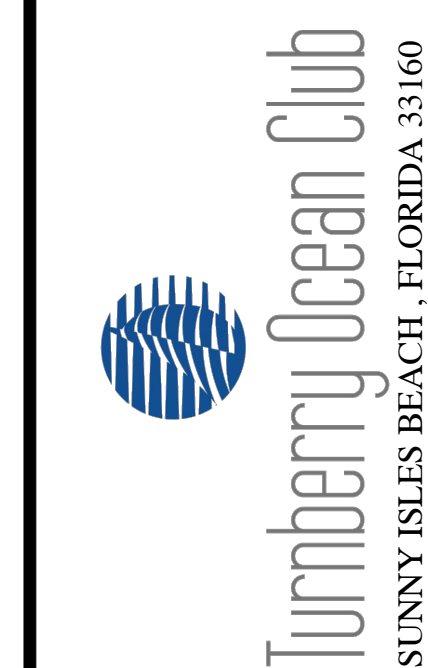
BALCONY AREA = 860 SQ.FT. / 79.9 SQ. M.

TOTAL RESIDENCE = 4,485 SQ.FT. / 416.7 SQ. M.

PAINT-TO-PAINT AREA = 3,252 SQ.FT. / 302.1 SQ. M.

REVISIONS	DATE

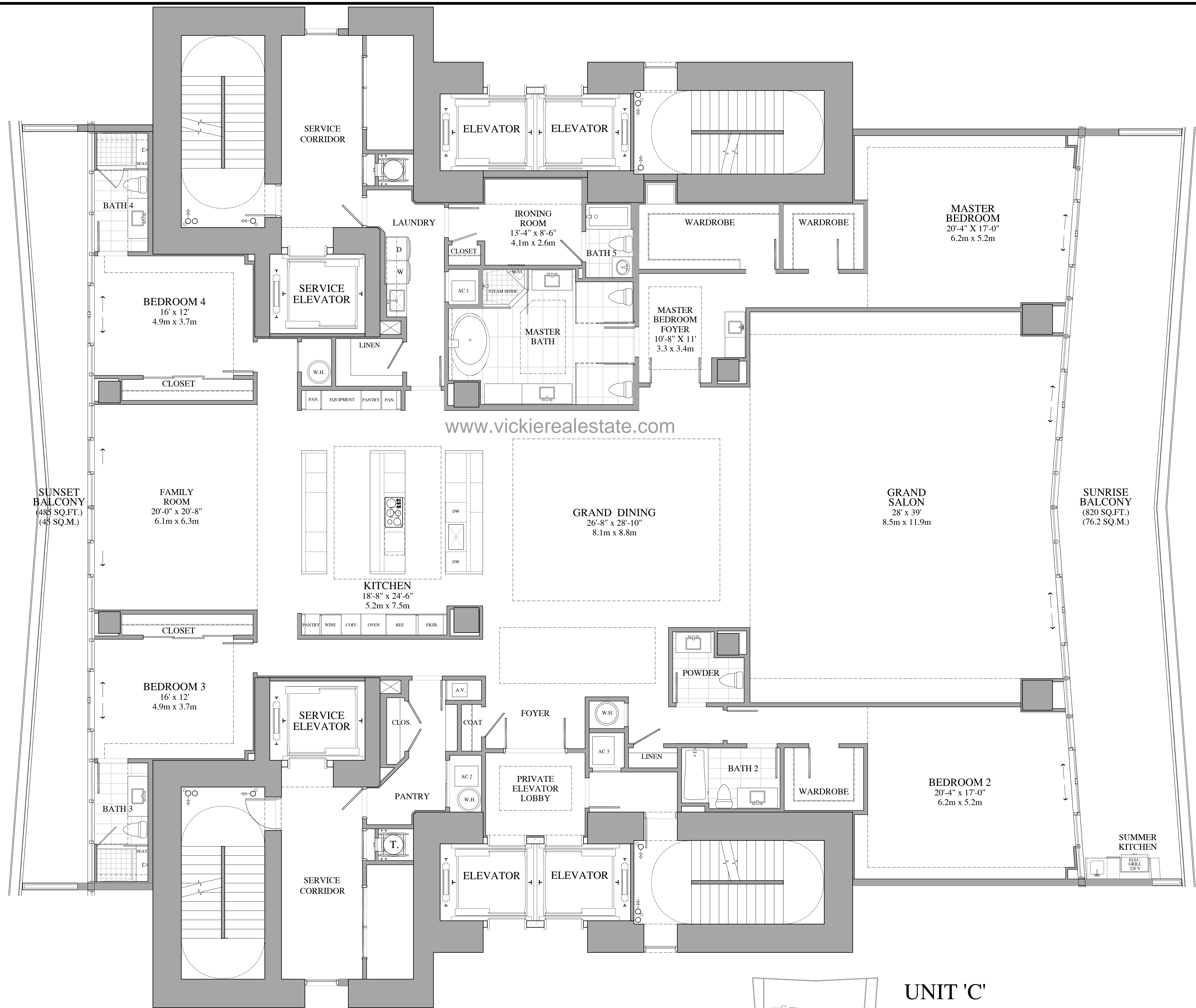
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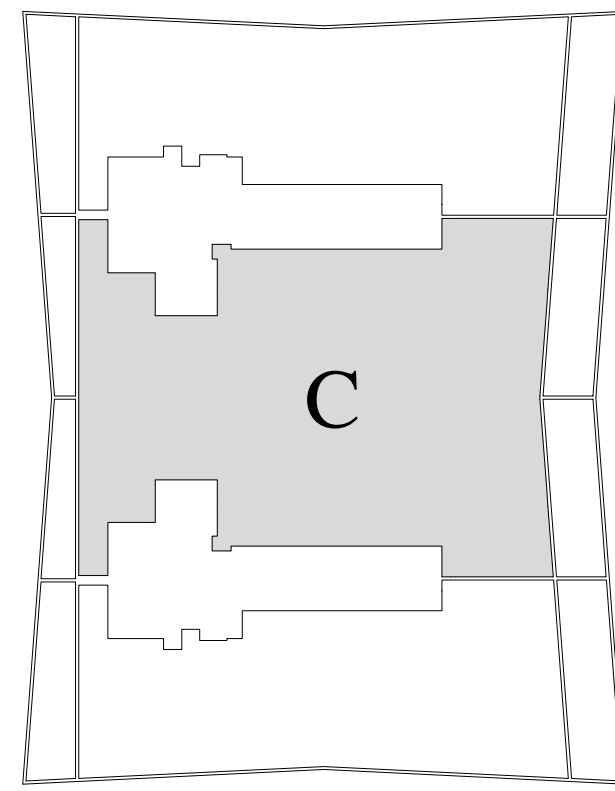
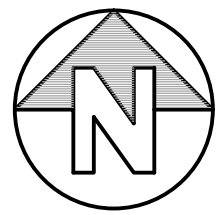
SHEET TITLE
UNIT "B" FLOOR PLAN

DRAWN	CHECKED
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



www.vickierealestate.com

UNIT "C" (3 UNITS)
4 BEDROOM, 5-1/2 BATH +
FAMILY ROOM & IRONING RM



UNIT 'C'

RESIDENCE AREA	= 6,225 SQ.FT. / 578.3 SQ. M.
BALCONY AREA	= 1,305 SQ.FT. / 121.2 SQ. M.
TOTAL RESIDENCE	= 7,530 SQ.FT. / 699.5 SQ. M.
PAINT-TO-PAINT AREA	= 5,721 SQ.FT. / 531.5 SQ. M.

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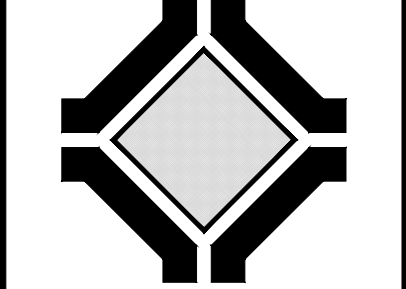
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2014

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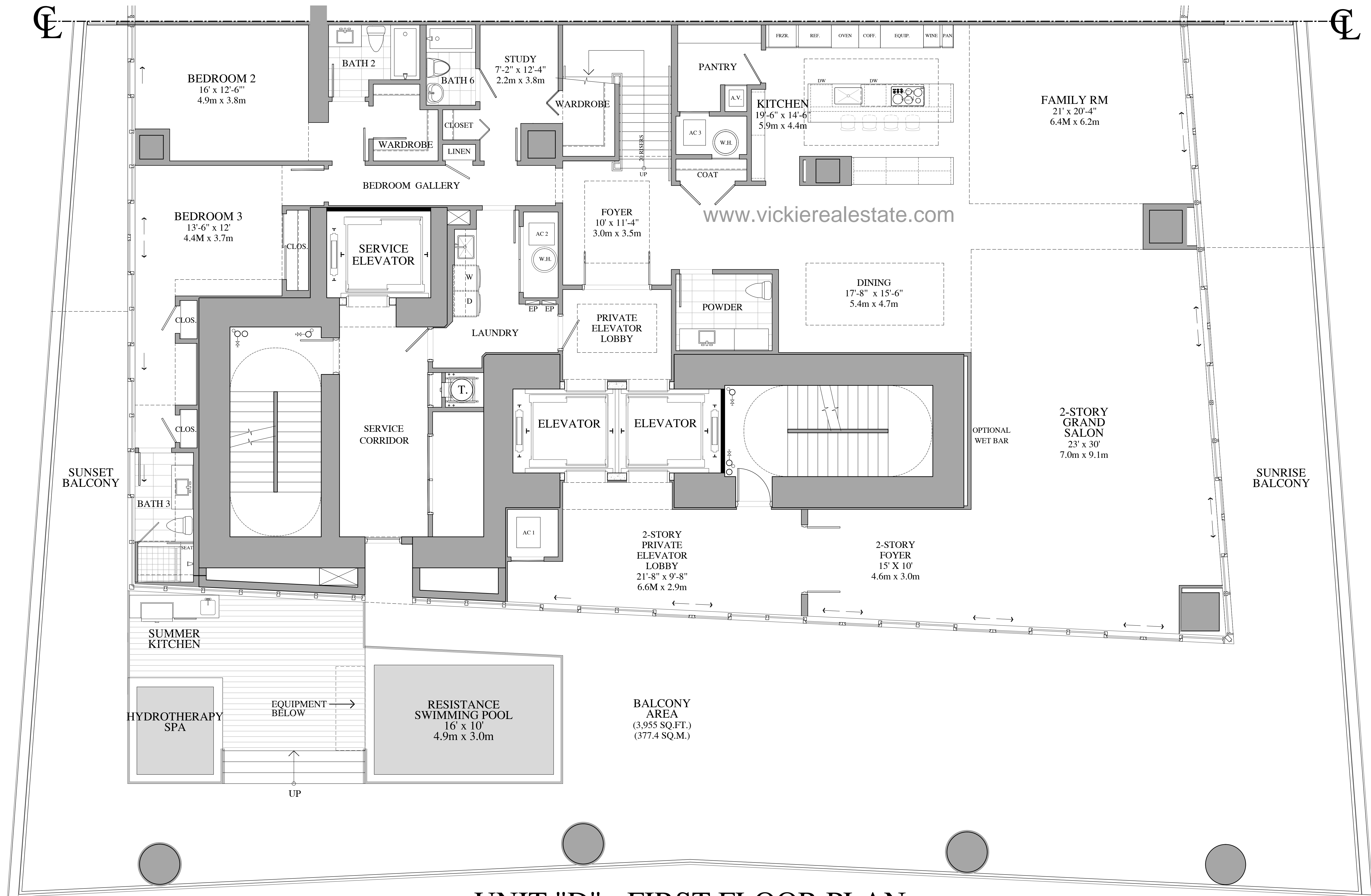
C A R L O S
Z A P A T A
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520 Broadway, Eighth Floor New York, NY 10012
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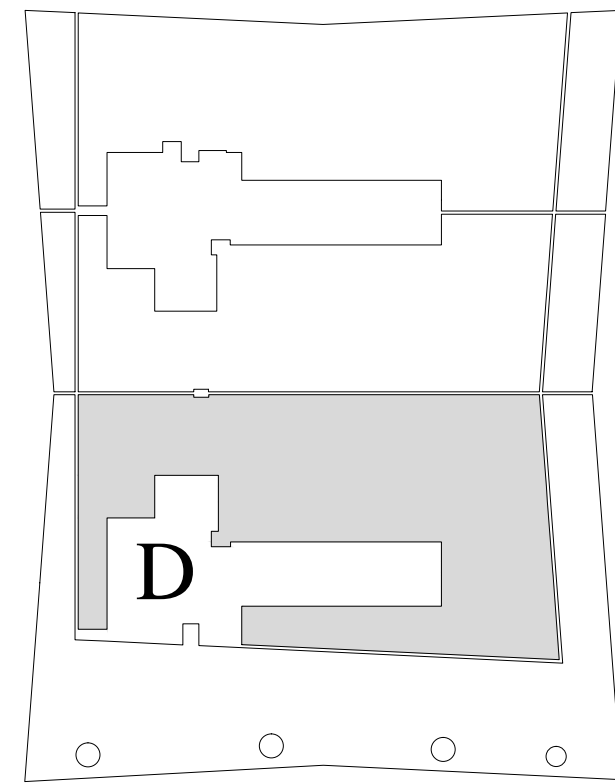
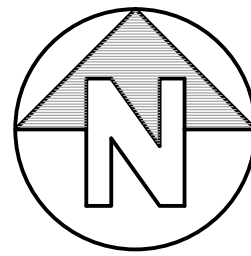
ROBERT M. SWEDROE
ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2075

SHEET TITLE
UNIT "C" FLOOR PLAN

DRAWN	CHECKED
DATE 10-1-2014	SCALE 1/4" = 1'-0"
JOB NO. 1402	SHEET



UNIT "D" - FIRST FLOOR PLAN
5 BEDROOMS, 7 1/2 BATHROOMS, FAMILY RM, DEN & STUDY



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UNIT 'D'

FIRST FLOOR RESIDENCE AREA = 4,190 SQ.FT. / 389.3 SQ. M.

SECOND FLOOR RESIDENCE AREA = 2,725 SQ.FT. / 253.1 SQ. M.

TOTAL RESIDENCE FLOOR AREA = 6,915 SQ.FT. / 642.4 SQ. M.

FIRST FLOOR BALCONY AREA = 3,955 SQ.FT. / 367.4 SQ. M.

SECOND FLOOR BALCONY AREA = 385 SQ.FT. / 35.8 SQ. M.

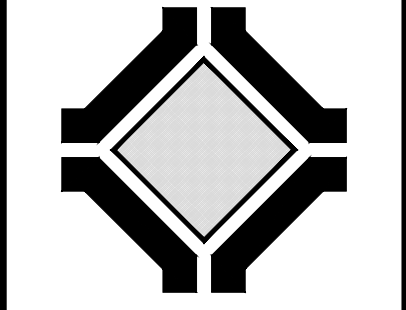
TOTAL BALCONY FLOOR AREA = 4,340 SQ.FT. / 403.2 SQ. M.

TOTAL RESIDENCE AREA = 11,255 SQ.FT. / 1,045.6 SQ. M.

PAINT-TO-PAINT RESIDENCE AREA = 5,924 SQ.FT. / 550.4 SQ. M.

REVISIONS	DATE

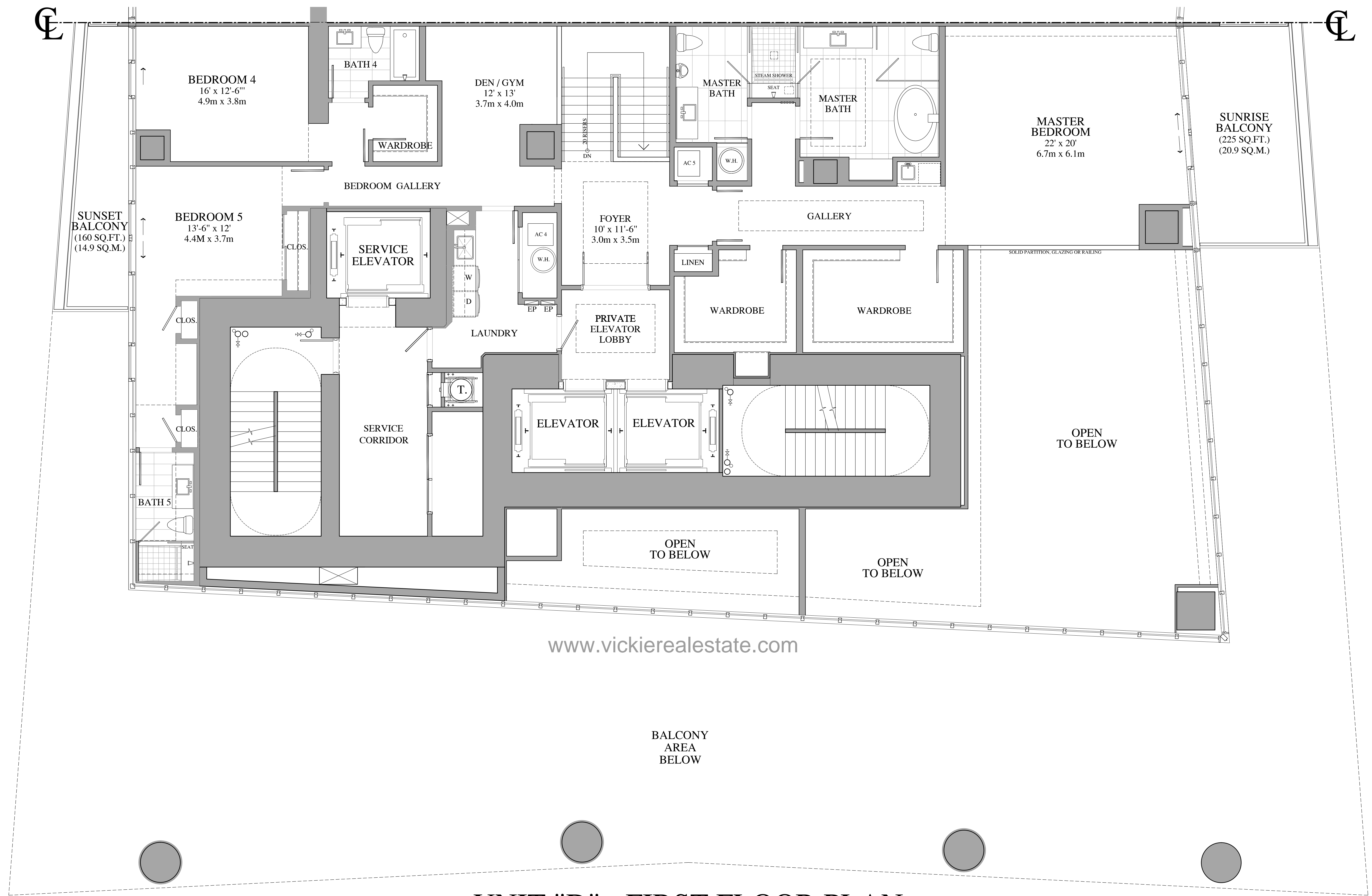
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Z	A	P	A	T	A
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500 Broadway, Eighth Floor, New York, NY 10012 T 212.686.8200 F 212.686.8242					



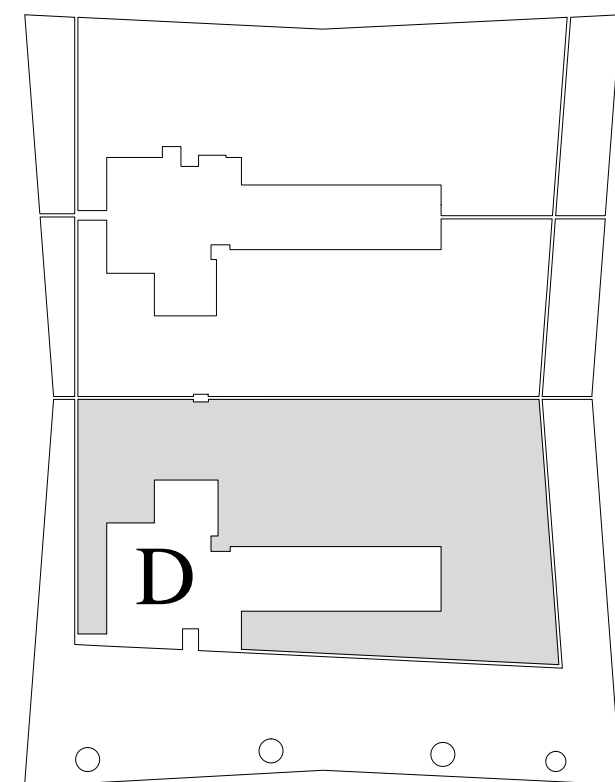
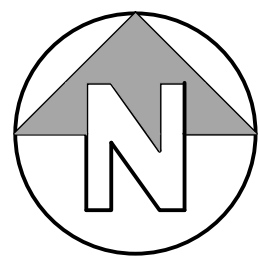
ROBERT M. SWEDROE ARCHITECTS	PLANNERS 12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181 PHONE: (305) 891-2555 FAX: (305) 891-2075
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SHEET TITLE
UNIT "D" 1ST FLOOR PLAN

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



UNIT "D" - FIRST FLOOR PLAN
5 BEDROOMS, 7 1/2 BATHROOMS, FAMILY RM, DEN & STUDY



UNIT 'D'	
FIRST FLOOR RESIDENCE AREA	= 4,190 SQ.FT. / 389.3 SQ. M.
SECOND FLOOR RESIDENCE AREA	= 2,725 SQ.FT. / 253.1 SQ. M.
TOTAL RESIDENCE FLOOR AREA	= 6,915 SQ.FT. / 642.4 SQ. M.
FIRST FLOOR BALCONY AREA	= 3,955 SQ.FT. / 367.4 SQ. M.
SECOND FLOOR BALCONY AREA	= 385 SQ.FT. / 35.8 SQ. M.
TOTAL BALCONY FLOOR AREA	= 4,340 SQ.FT. / 403.2 SQ. M.
TOTAL RESIDENCE AREA	=11,255 SQ.FT. / 1,045.6 SQ. M.
PAINT-TO-PAINT RESIDENCE AREA	= 5,924 SQ.FT. / 550.4 SQ. M.

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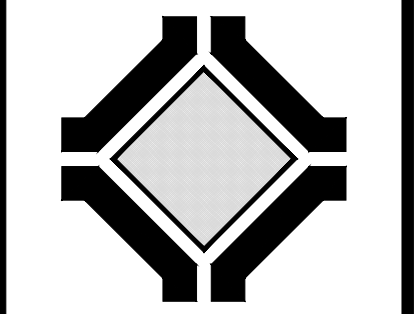
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REVISIONS	DATE

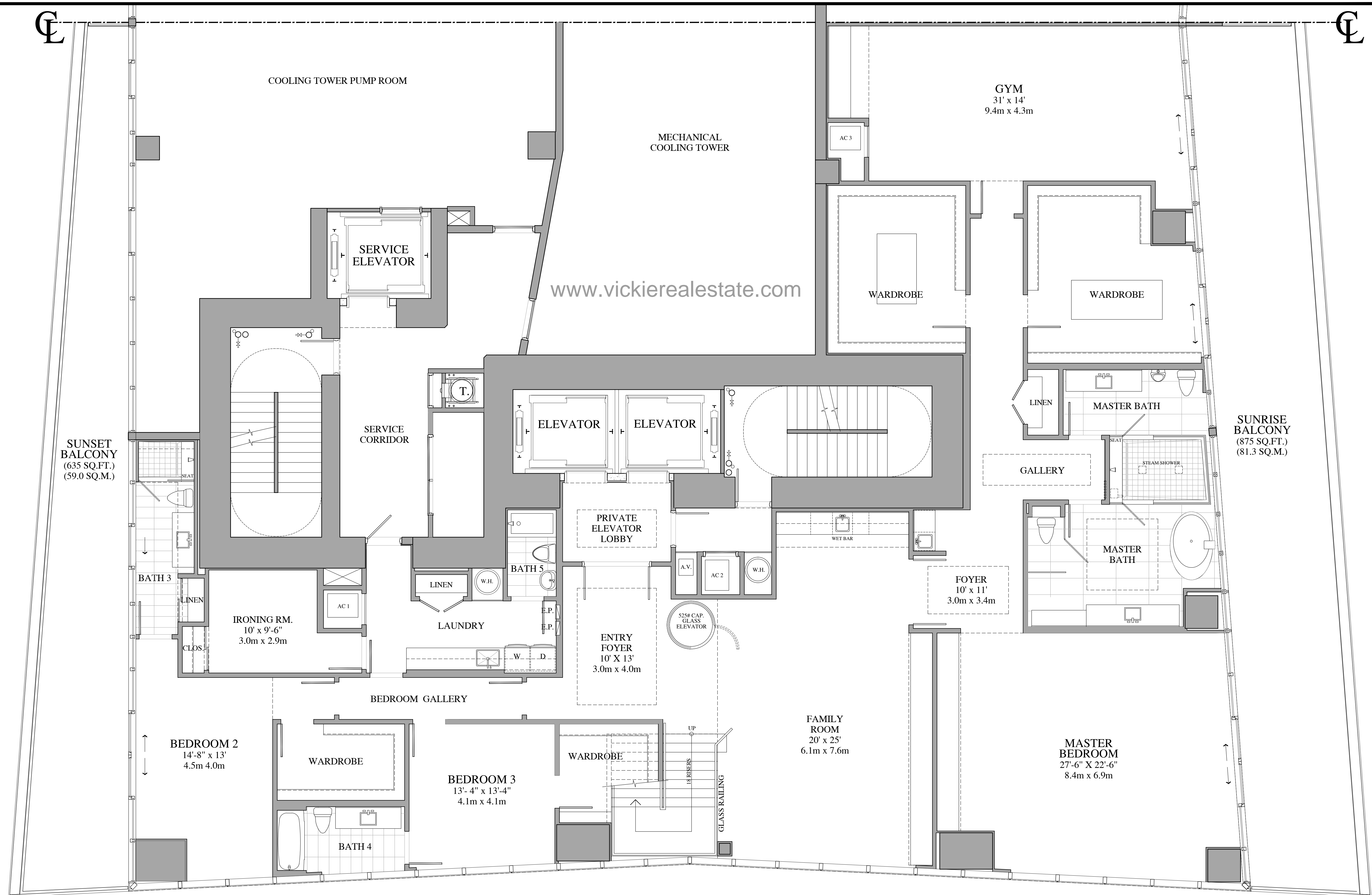
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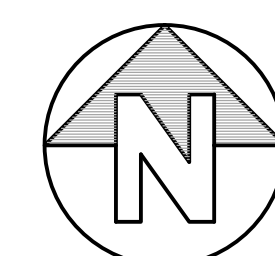
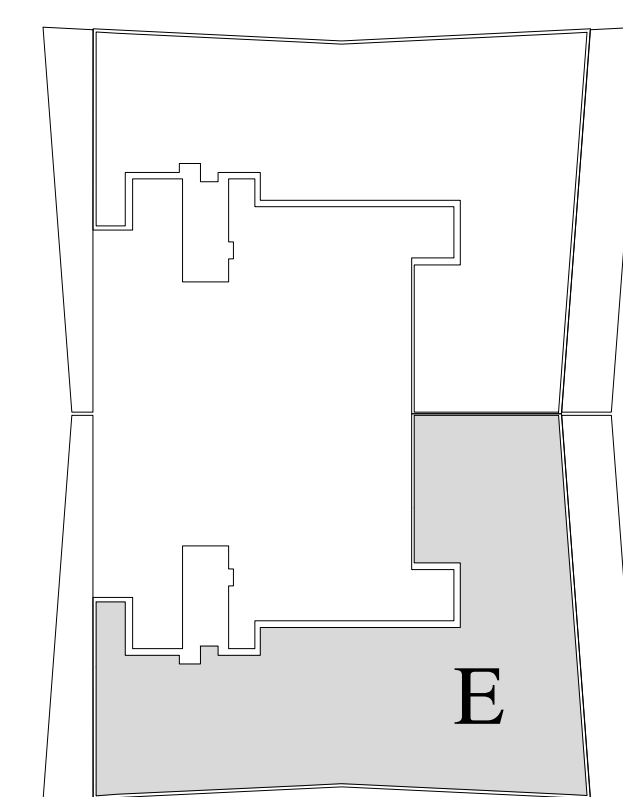
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MIAMI, FL 33181
PHONE: (305) 991-2555 FAX: (305) 991-2975

SHEET TITLE
UNIT "D" 2ND FLOOR PLAN

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



PH-04 & 01 (01 REVERSED) 'UNIT E'
1st FLOOR PLAN - LEVEL 52
6 BEDROOMS, 9 1/2 BATH, FAMILY RM, GYM & IRONING RM
ROOF KITCHEN & SWIMMING POOL



PH-04 & PH-01 REV. 3 LEVEL PENTHOUSE 'UNIT E'	
LOWER LEVEL RESIDENCE AREA =	4,865 SQ.FT. / 452.0 SQ. M.
UPPER LEVEL RESIDENCE AREA =	4,745 SQ.FT. / 440.8 SQ. M.
ROOF LEVEL RESIDENCE AREA =	1,035 SQ.FT. / 96.2 SQ. M.
TOTAL RESIDENCE FLOOR AREA =	10,645 SQ.FT. / 989.0 SQ. M.
LOWER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
UPPER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
ROOF LEVEL TERRACE =	5,510 SQ.FT. / 511.9 SQ. M.
TOTAL EXTERIOR AREA =	8,530 SQ.FT. / 792.5 SQ. M.
TOTAL RESIDENCE	=19,175 SQ.FT./1781.5 SQ. M.
PAINT-TO-PAINT AREA	= 9,609 SQ.FT. / 892.7 SQ. M.

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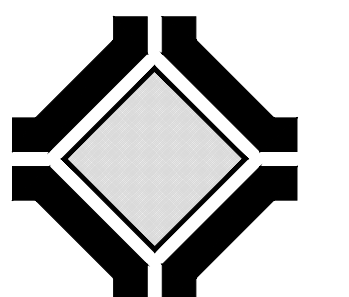
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REVISIONS	DATE

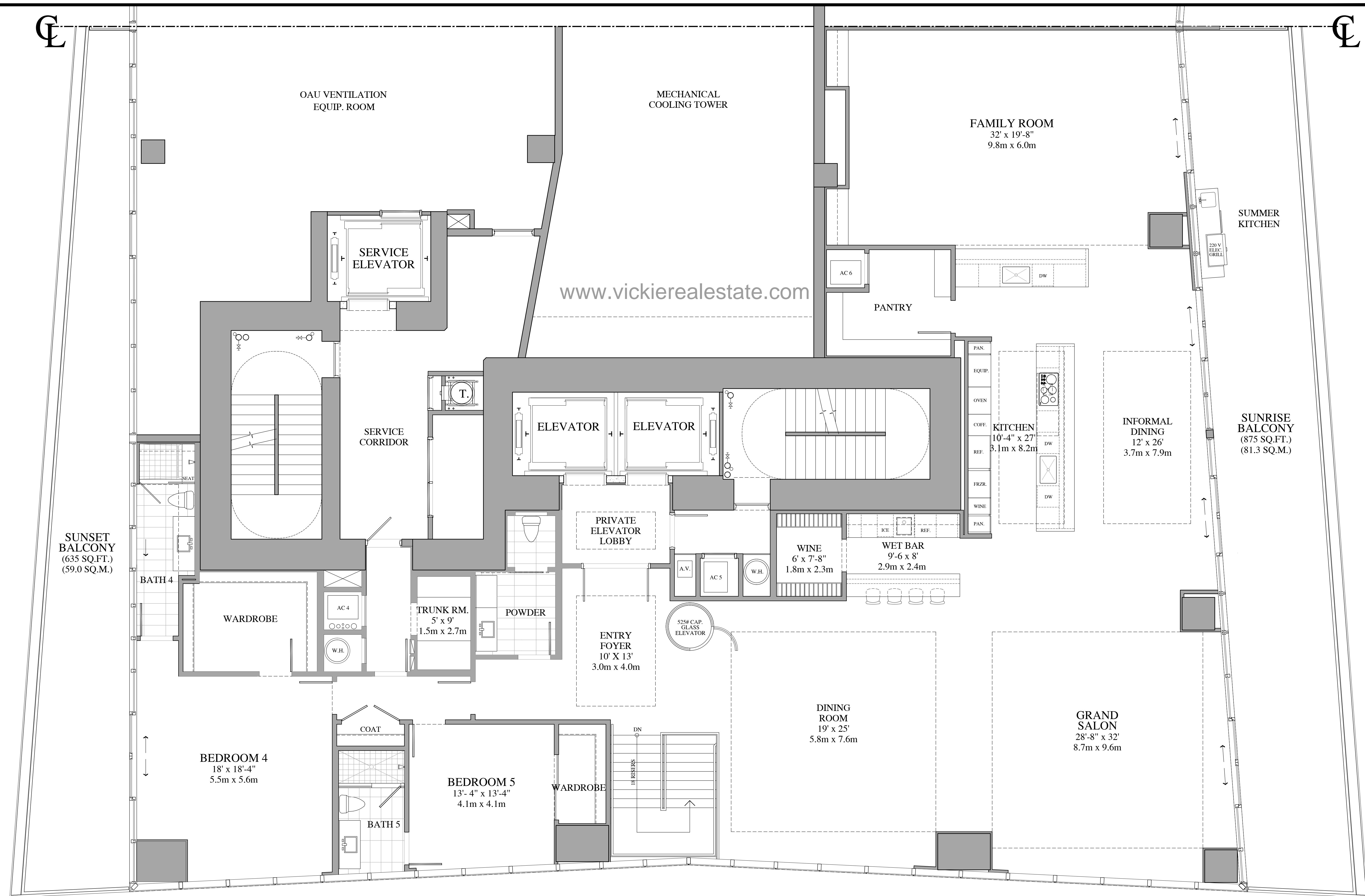
CARLOS
ZAPATA
STUDIO
500 Broadway, Eighth Floor New York, NY 10012
T 212.696.6292 F 212.696.6242



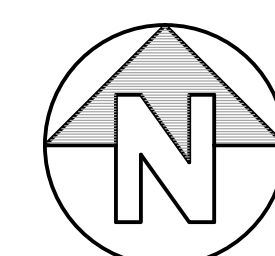
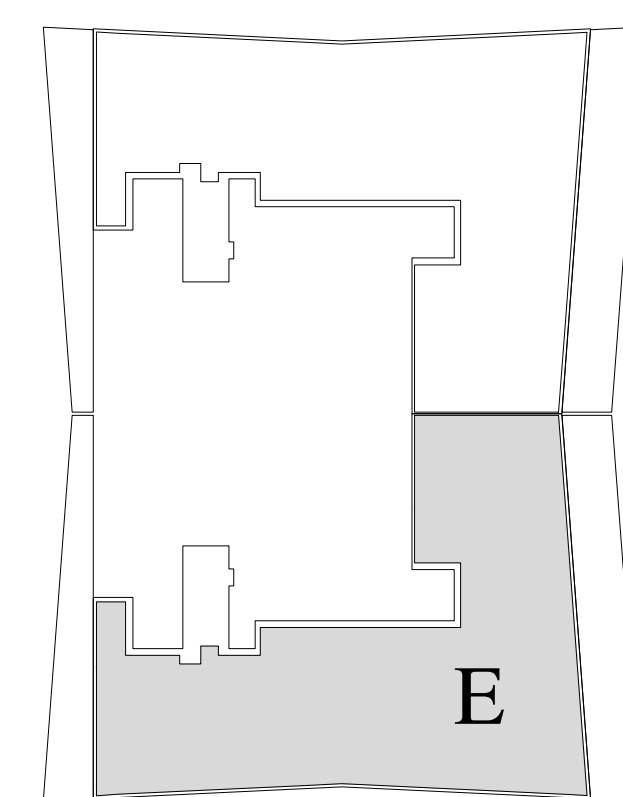
ROBERT M. SWEDROE
ARCHITECTS
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12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 991-2555 FAX: (305) 991-2975

SHEET TITLE
PH-04 & PH-01 (REVERSED) UNIT 'E'
FIRST FLOOR PLAN
LEVEL 52

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



PH-04 & 01 (01 REVERSED) 'UNIT E'
3rd FLOOR PLAN - LEVEL 53
6 BEDROOMS, 9 1/2 BATH, FAMILY RM, GYM & IRONING RM
ROOF KITCHEN & SWIMMING POOL



PH-04 & PH-01 REV. 3 LEVEL PENTHOUSE 'UNIT E'	
LOWER LEVEL RESIDENCE AREA =	4,865 SQ.FT. / 452.0 SQ. M.
UPPER LEVEL RESIDENCE AREA =	4,745 SQ.FT. / 440.8 SQ. M.
ROOF LEVEL RESIDENCE AREA =	1,035 SQ.FT. / 96.2 SQ. M.
TOTAL RESIDENCE FLOOR AREA =	10,645 SQ.FT. / 989.0 SQ. M.
LOWER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
UPPER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
ROOF LEVEL TERRACE =	5,510 SQ.FT. / 511.9 SQ. M.
TOTAL EXTERIOR AREA =	8,530 SQ.FT. / 792.5 SQ. M.
TOTAL RESIDENCE	=19,175 SQ.FT./1781.5 SQ. M.
PAINT-TO-PAINT AREA	= 9,609 SQ.FT. / 892.7 SQ. M.

NOTE: Plan materials and specifications are subject to architectural and other revisions at the sole discretion of the Developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the residence.

Stated dimensions are measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and all floor plans and development plans are subject to change.

Oral representations cannot be relied upon to correctly state the representations of the Developer. All real estate shown herein is subject to the US Federal Fair Housing Act of 1998. For correct representations, make reference to the documents required by Section 718.503 Florida Statutes, to be furnished by the Developer to a buyer or lessee. Obtain the Property Report required by Federal law and read it before signing anything. This is not an offer or contract to sell, or solicitation of offers to buy the condominium units where prohibited by state law.

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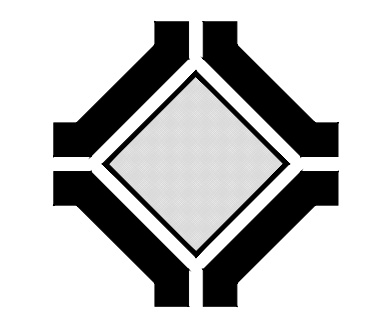
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REVISIONS	DATE

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Z A P A T A
S T U D I O
520 Broadway, Eighth Floor New York, NY 10012
T 212.696.6262 F 212.696.6242

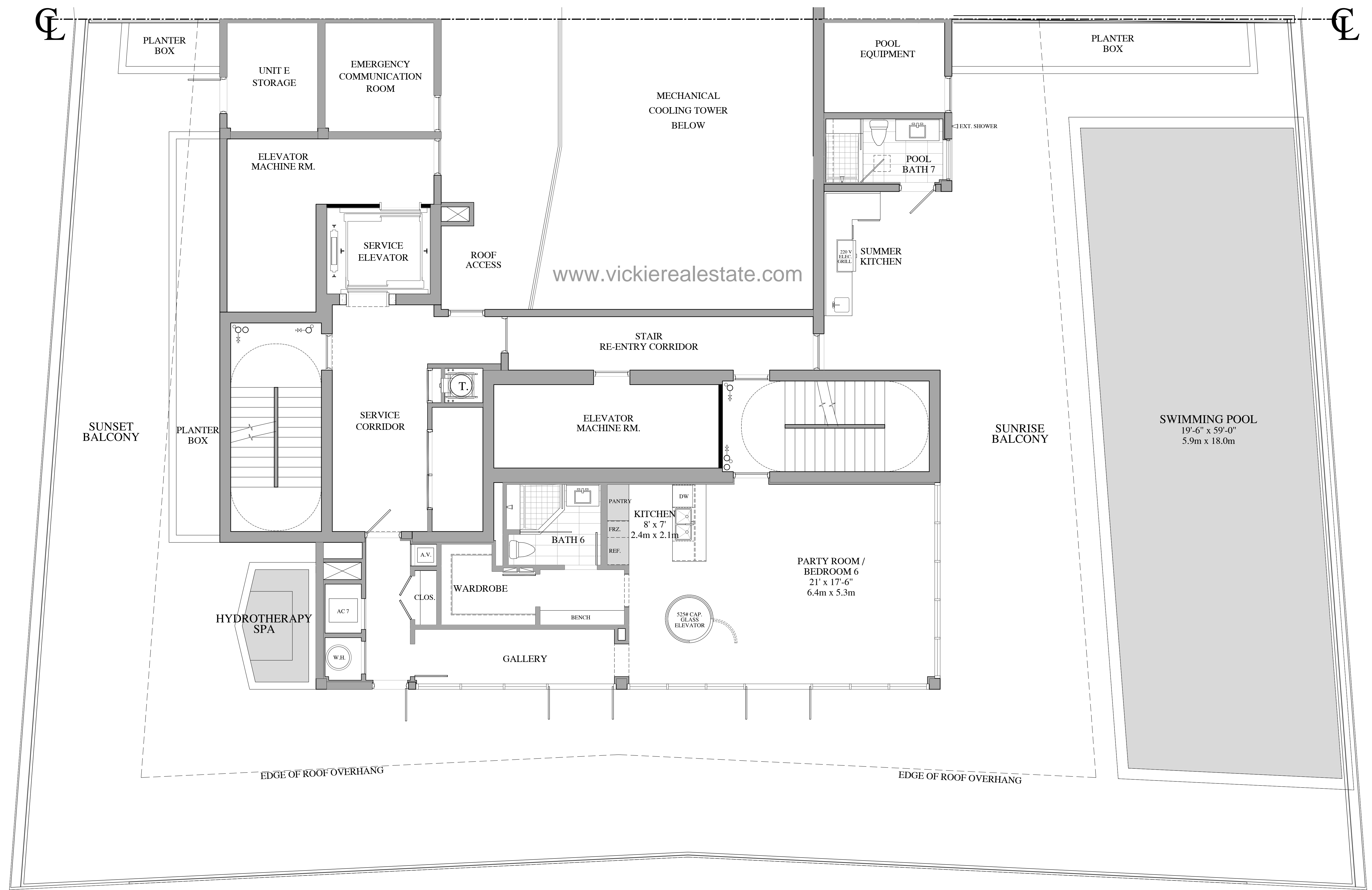
Turnberry Ocean Club
SUNNY ISLES BEACH, FLORIDA 33160



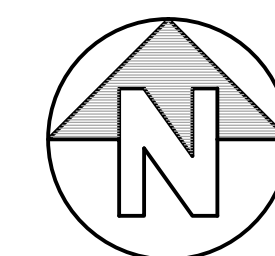
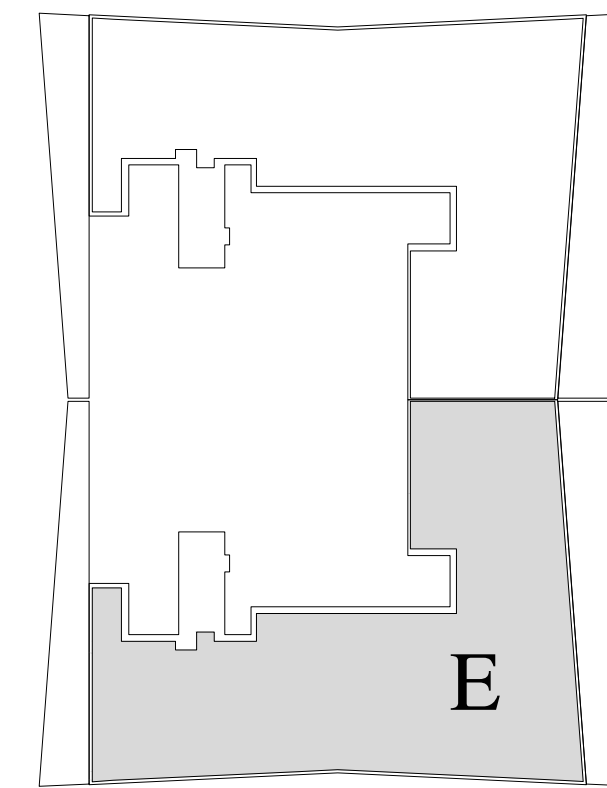
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PH-04 & PH-01 (REVERSED) UNIT 'E'
SECOND FLOOR PLAN
LEVEL 53

DRAWN	CHECKED
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



PH-04 & 01 (01 REVERSED) 'UNIT E'
3rd FLOOR PLAN - LEVEL 54
6 BEDROOMS, 9 1/2 BATH, FAMILY RM, GYM & IRONING RM
ROOF KITCHEN & SWIMMING POOL



PH-04 & PH-01 REV. - 3 LEVEL PENTHOUSE ' UNIT E'

LOWER LEVEL RESIDENCE AREA = 4,865 SQ.FT. / 452.0 SQ. M.
UPPER LEVEL RESIDENCE AREA = 4,745 SQ.FT. / 440.8 SQ. M.
ROOF LEVEL RESIDENCE AREA = 1,035 SQ.FT. / 96.2 SQ. M.
TOTAL RESIDENCE FLOOR AREA = 10,645 SQ.FT. / 989.0 SQ. M.

LOWER LEVEL BALCONIES = 1,510 SQ.FT. / 140.3 SQ. M.
UPPER LEVEL BALCONIES = 1,510 SQ.FT. / 140.3 SQ. M.
ROOF LEVEL TERRACE = 5,510 SQ.FT. / 511.9 SQ. M.
TOTAL EXTERIOR AREA = 8,530 SQ.FT. / 792.5 SQ. M.

TOTAL RESIDENCE = 19,175 SQ.FT./1781.5 SQ. M.

PAINT-TO-PAINT AREA = 9,609 SQ.FT. / 892.7 SQ. M.

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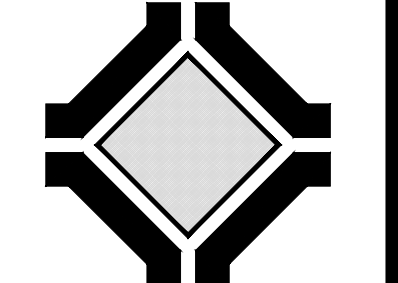


REVISIONS	DATE

C A R L O S
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Turnberry Ocean Club
SUNNY ISLES BEACH, FLORIDA 33160

EQUAL HOUSING OPPORTUNITY
FL. LICENSE #AR3198



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SHEET TITLE
PH-04 & PH-01 (REVERSED) UNIT 'E'
THIRD FLOOR PLAN
LEVEL 54 (ROOF)

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	

20