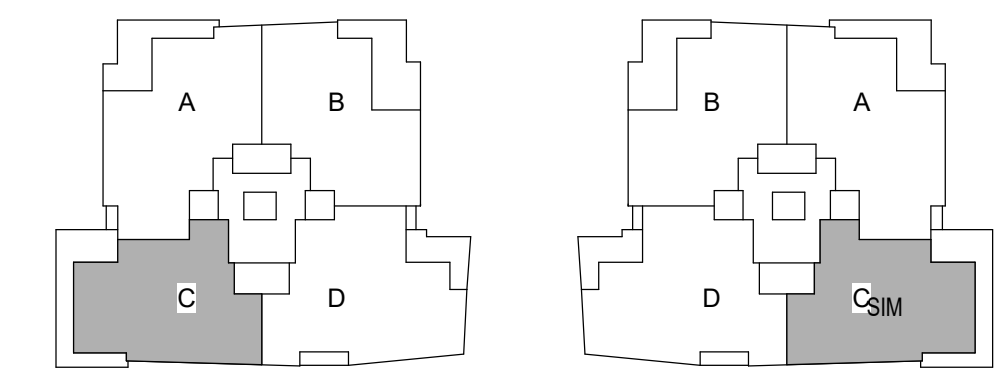


TYPICAL FLOORS 5-7-9-11

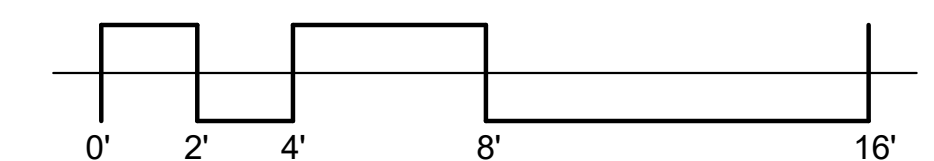


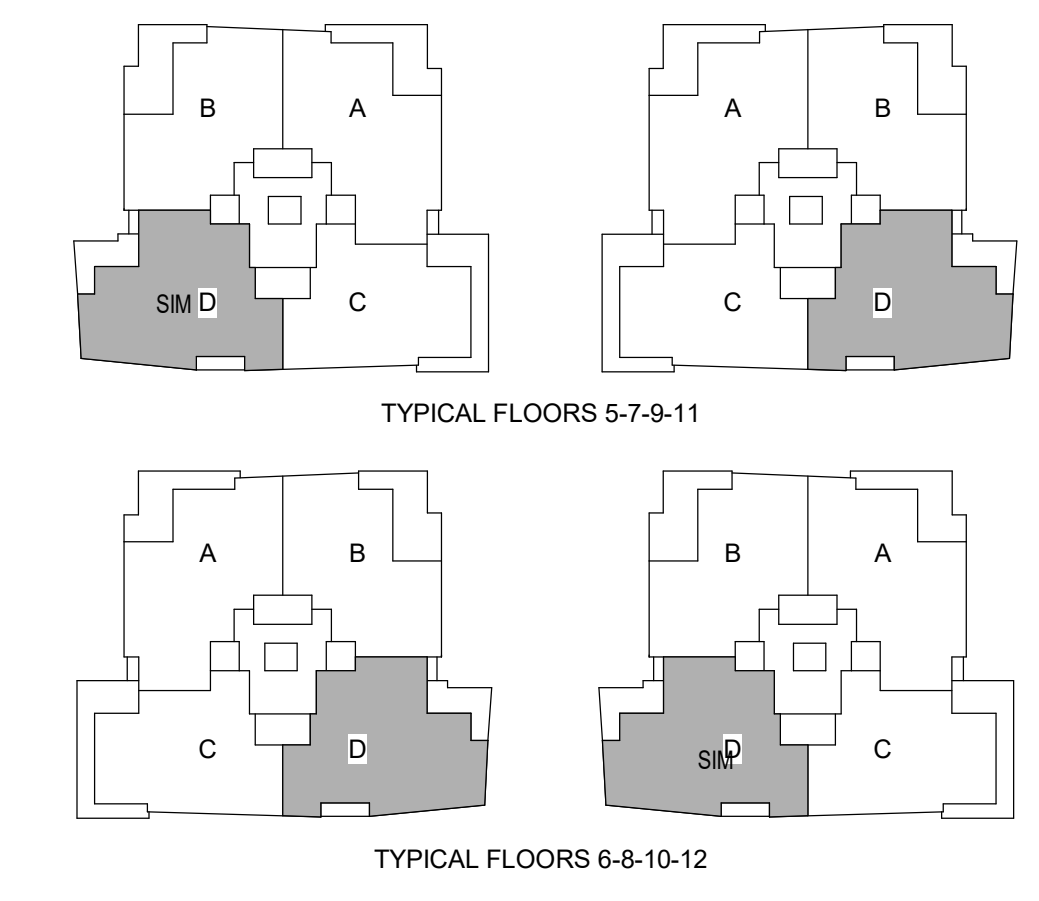
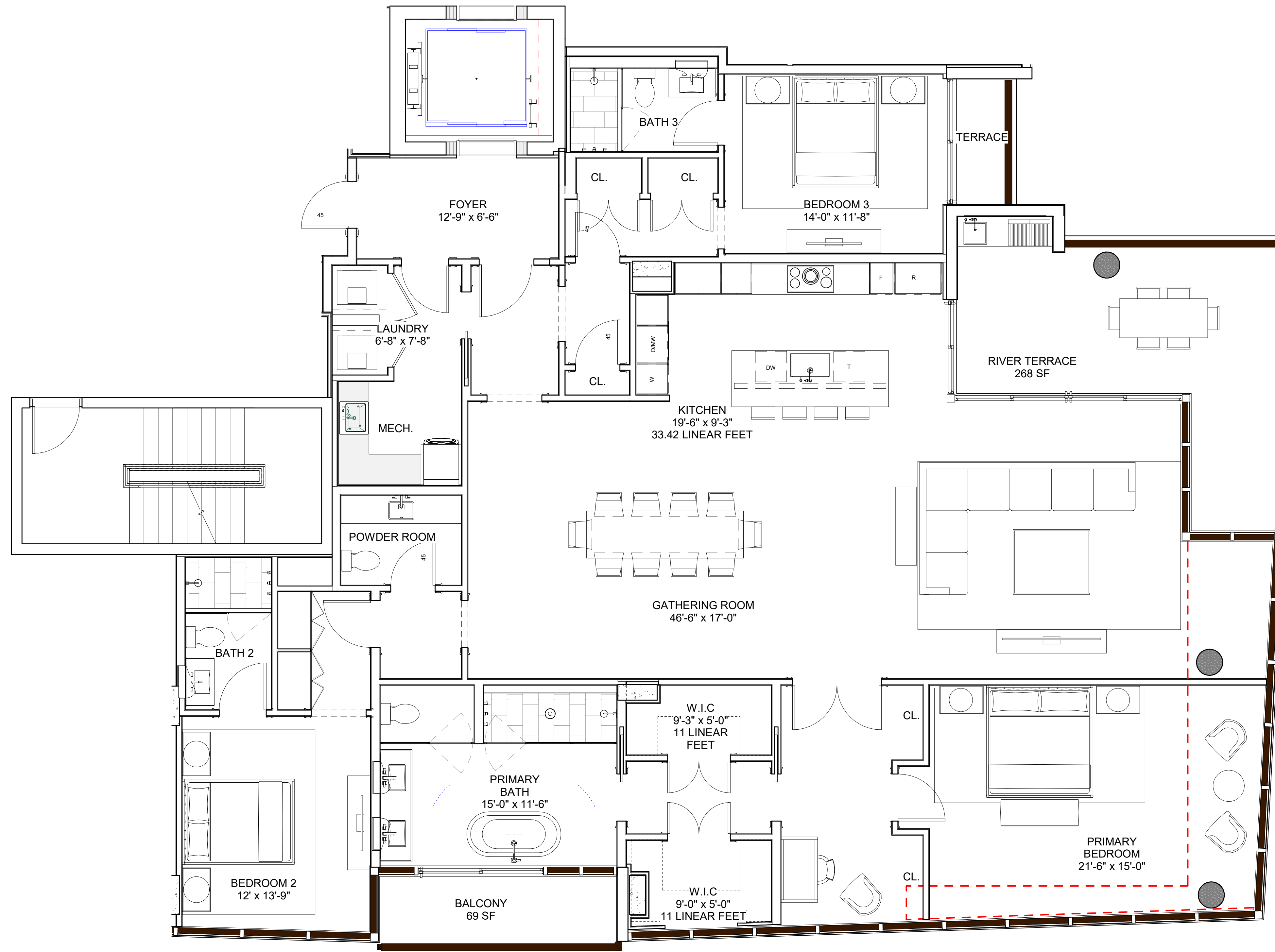
TYPICAL FLOORS 6-8-10-12

**ESTIMATED SELLABLE
OUTSIDE WALL : 2400 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

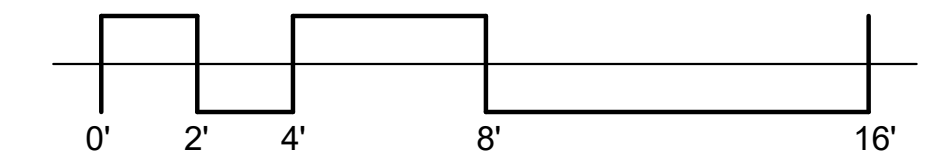




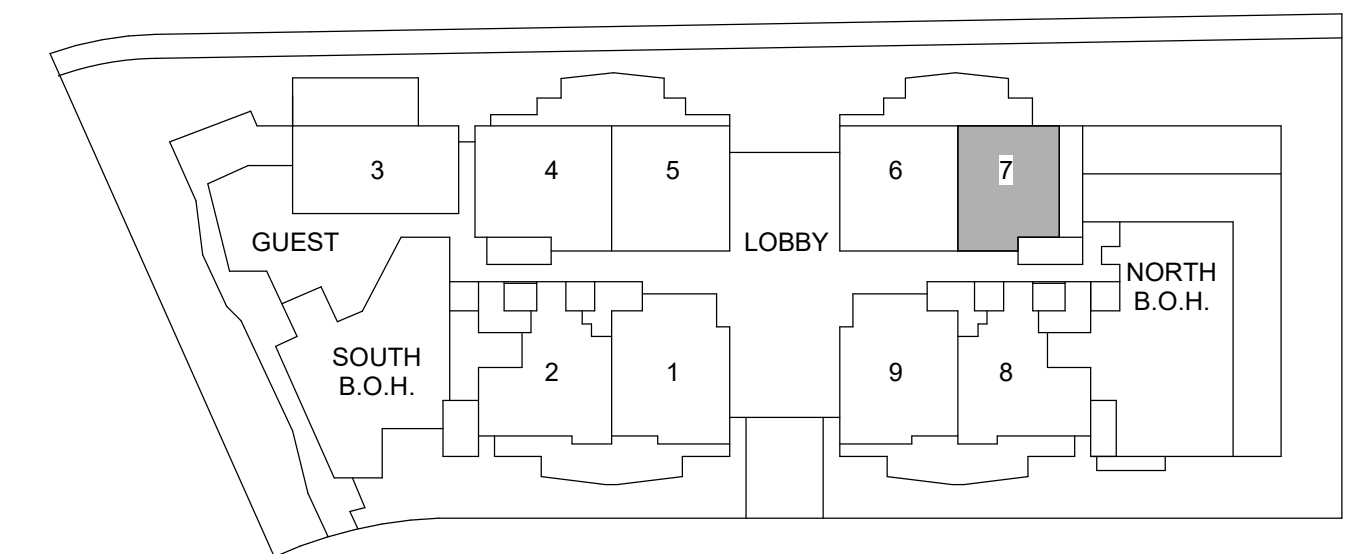
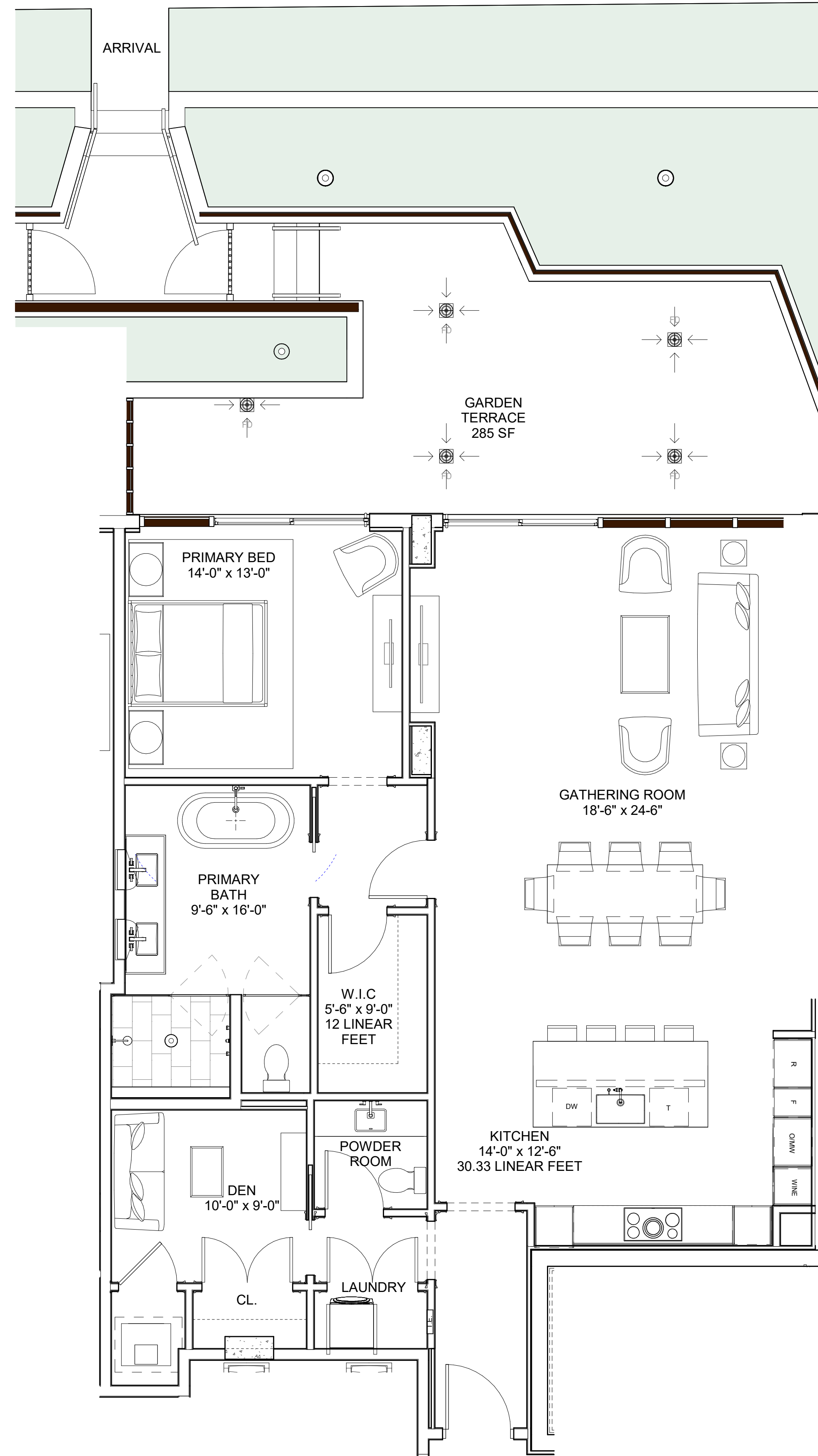
**ESTIMATED SELLABLE
OUTSIDE WALL : 2940 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



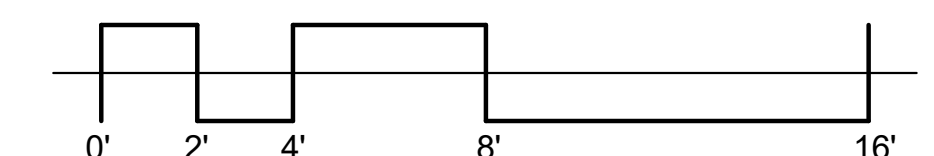
INTRACOASTAL



**ESTIMATED SELLABLE
OUTSIDE WALL : 1550 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.



551 BAYSHORE

12/10/2025

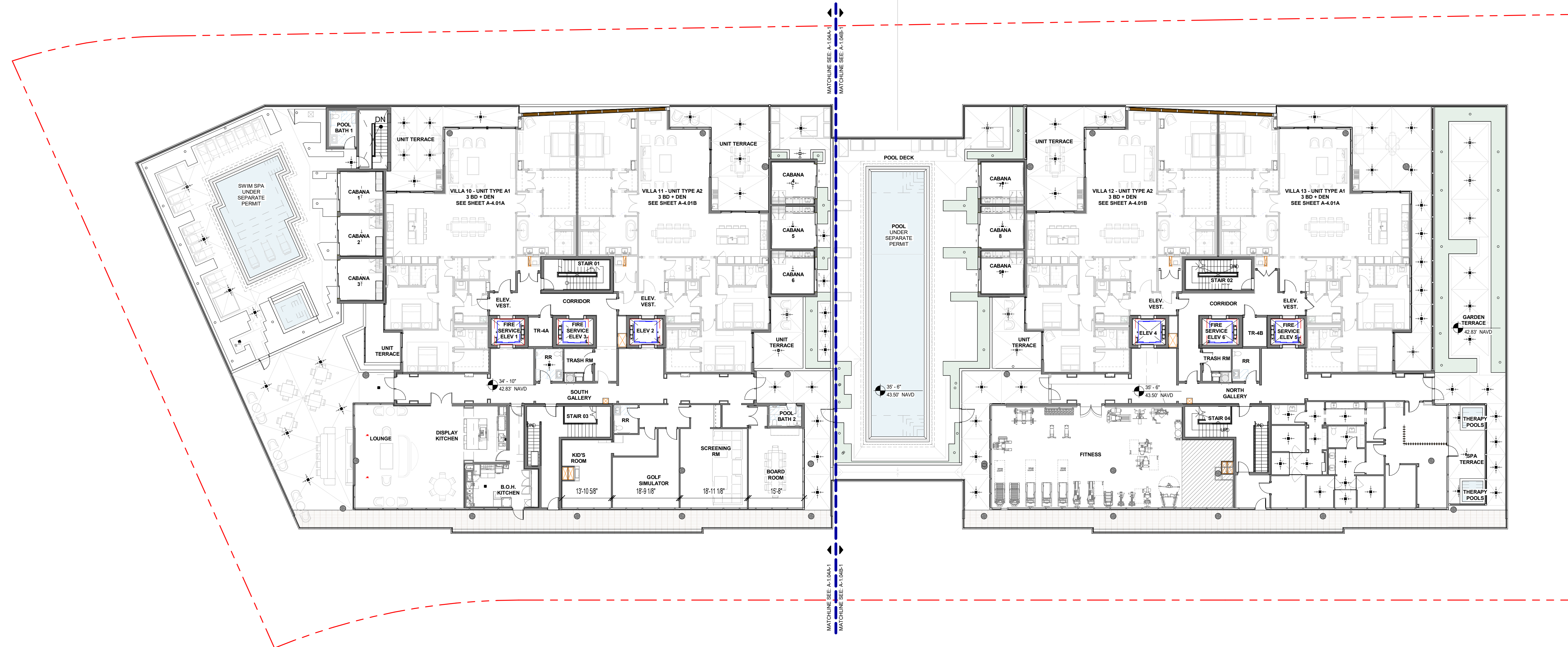
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

VILLA TYPE 7

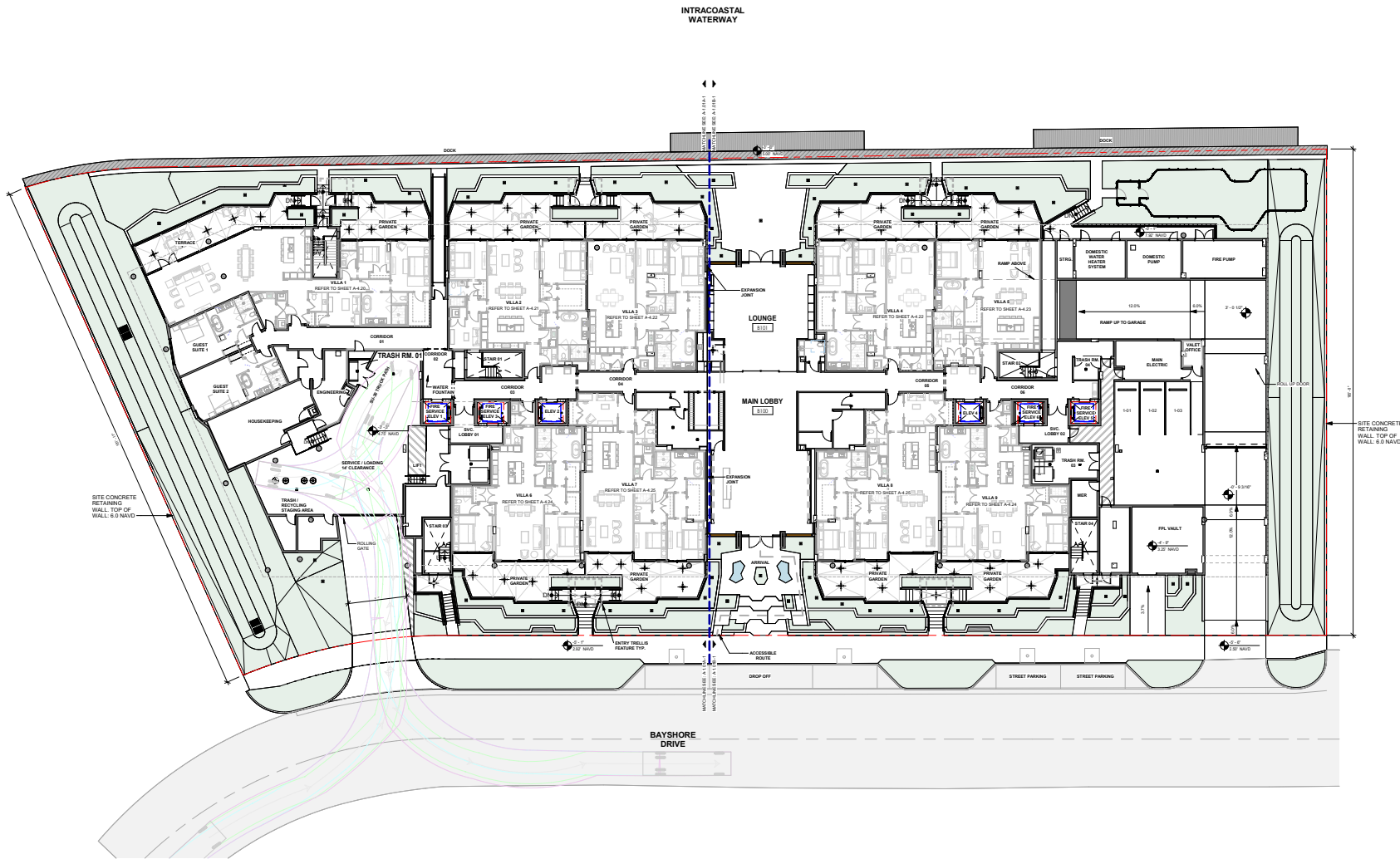
1 BR + DEN / 2 BATH

Floor plans & other information shown are subject to change without notice & may not be accurate. All dimensions & square footage numbers shown are approximate, reflect unverified information from 3rd parties & may not match any descriptions of same in the Condo Declaration which uses a different calculation method. The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. Review the Condo Declaration for a description of how the units are measured. Consult the Prospectus for all terms, conditions, and unit specifications and to learn what is included with purchase.

GARCIA STROMBERG
GS4studios



FLOOR PLAN - LEVEL 04
 SCALE: 1/16" = 1'



GROUND FLOOR REFERENCE PLAN 1
 1/8" = 1'-0" A-1.01

VE REVIEW SET 12/22/2025
 DRAWING DATE

PROJECT NUMBER: 3000
A-1.01
 SHEET NUMBER

GROUND FLOOR REFERENCE PLAN

551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

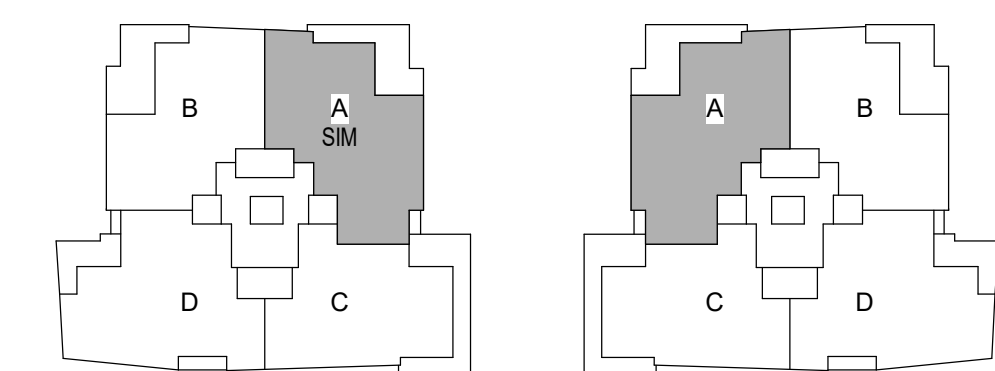
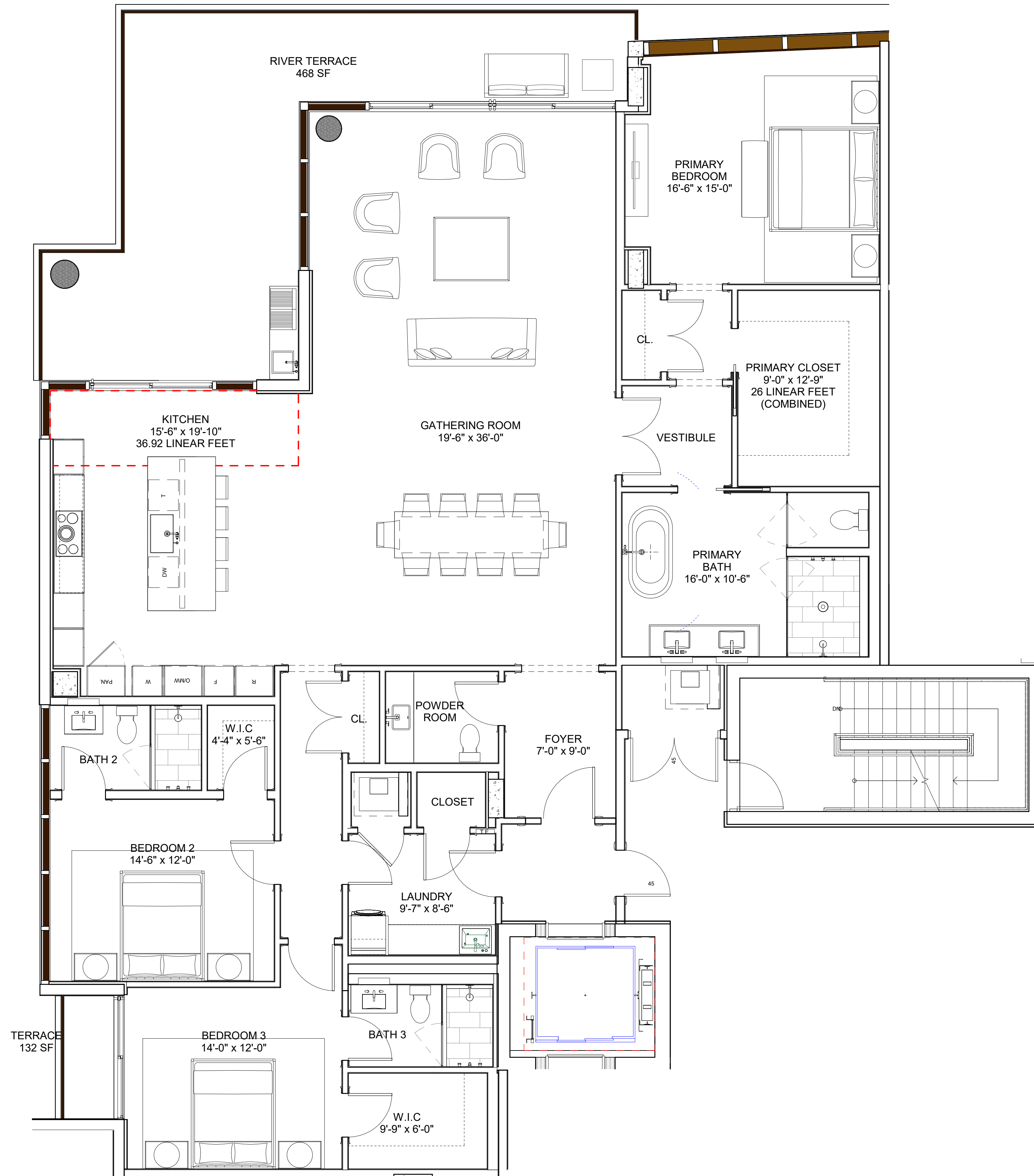
12/10/2025
 259 ALHAMBRA CIRCLE, SITE 510, CORAL GABLES, FL

GARCIA STROMBERG
 GS4studios
 ARCHITECTS

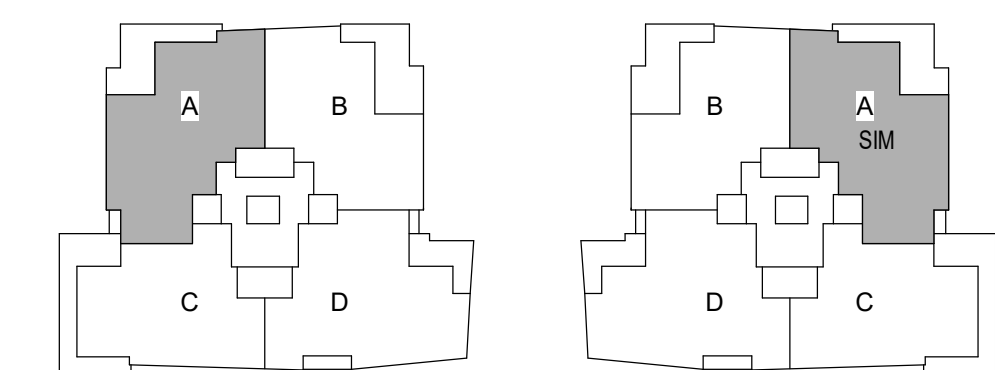
2590 WASHINGTON BOULEVARD, SUITE 111, WEST PALM BEACH, FL 33411 TEL: 561-978-8888 E: GST@GARCIASTROMBERG.COM
 © GS4 studios

REV.	DESCRIPTION	DATE
1	PERMIT SET	06.02.2022
2	EDITION REVISION	02.09.2023
A		

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as shown, and the contractor shall be responsible for verifying the accuracy of all dimensions and conditions shown on the drawings.



TYPICAL FLOORS 5-7-9-11

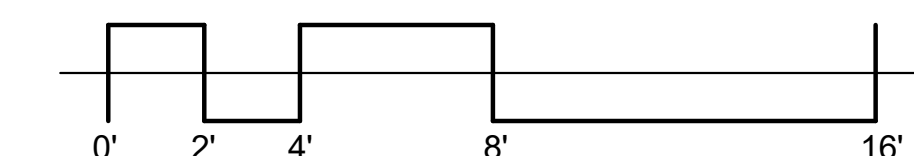


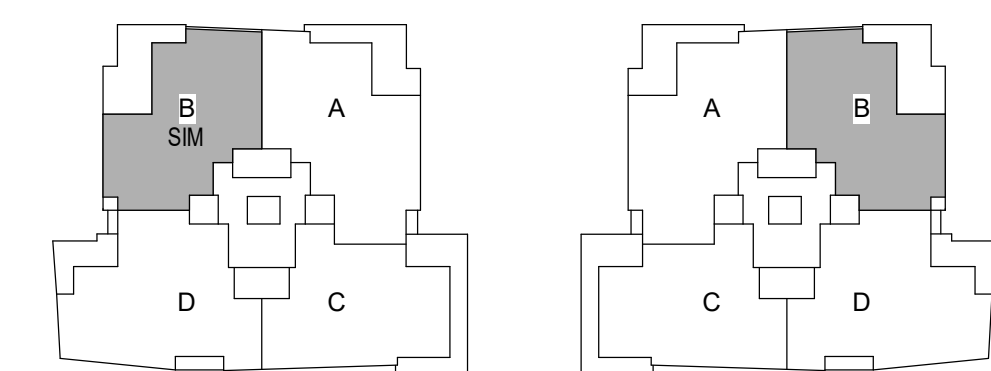
TYPICAL FLOORS 6-8-10-12

**ESTIMATED SELLABLE
OUTSIDE WALL : 2860 SF**

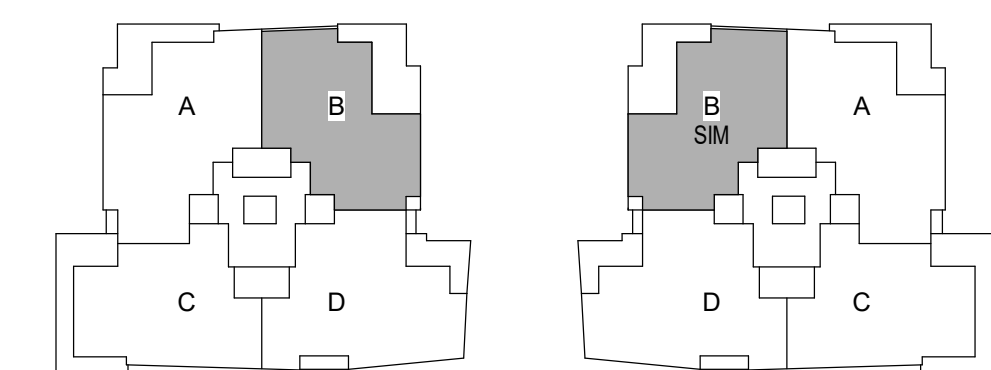
BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.





TYPICAL FLOORS 5-7-9-11



TYPICAL FLOORS 6-8-10-12

**ESTIMATED SELLABLE
OUTSIDE WALL : 2600 SF**

BOMA GROSS: (OUTSIDE FACE - EXTERIOR WALL AND CORRIDOR, CENTERLINE - DEMISING WALL, INSIDE WALL - SHAFTS)

NOTE: ALL AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

