

GROVE
AT GRAND BAY
 CONDOMINIUMS
 2669 SOUTH BAYSHORE DRIVE
 MIAMI, FL 33133

OWNER/DEVELOPER:
 2675 South Bayshore Drive
 Coconut Grove, FL 33133
 USA
 305 416 4556
TERRA GROUP www.terragroup.com

DESIGN ARCHITECT:
BIG 601 W. 26th St. Suite 1255
 New York, NY 10001
 USA
 347 964 3666
 www.big.dk

ARCHITECT:
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC. 161 Almeria Avenue
 Coral Gables, FL 33134
 USA
 305 443 5206
 www.nbw.com

STRUCTURAL ENGINEER:
DESIMONE 800 Brickell Avenue
 6th Floor
 Miami, FL 33131
 Consulting Engineers
 www.de-simone.com 305 441 0755

FLORIDA CERTIFICATE OF AUTHORIZATION No. 5919
 WILLIAM R. O'DONNELL - FLORIDA P.E. No. 54793

M.E.P.P. ENGINEER:
HN&GS 4800 SW 74th Court
 Miami, FL 33135
 USA
 305 270 9935

HUPSEY NICHOLAIDES, GARCIA, SUEZ ASSOCIATES, INC.
 www.hngsengineers.com
 HN&S # 12-0008
 ENRIQUE I. SUAREZ, P.E. (MECHANICAL)
 FL REG. #0015794
 CARLOS GARCIA, P.E. (ELECTRICAL)
 FL REG. #0031104

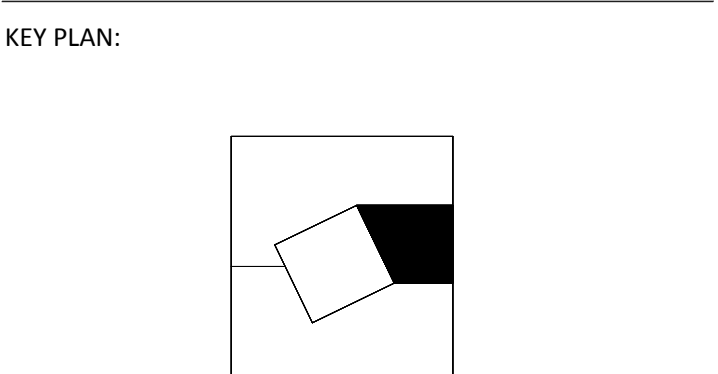
LANDSCAPE ARCHITECT:
JUNGLES 242 SW 5th Street
 Raymond Jungles Inc. Miami, FL 33130
 USA
 www.raymondjungles.com 305 858 6777

CIVIL ENGINEER:
VSN ENGINEERING, Inc. 8550 W. Flagler Street, Suite 113
 Miami, FL 33144
 USA
 305 551 6267

INTERIOR DESIGNER:
ESRAWE + CADENA 161 Alejandro Dumas
 Polanco, Miguel Hidalgo
 Mexico City, 11560
 Mexico
 www.esrawe.com +52 (55) 5553 9611

09/25/2012	ZONING SUBMISSION
08/30/2012	DD COMPLETION SUBMISSION
07/20/2012	50% DESIGN DEVELOPMENT SUBMISSION
06/15/2012	100% SCHEMATIC DESIGN SUBMISSION
DATE:	REVISION:

D.O.B. NUMBER:
NB#

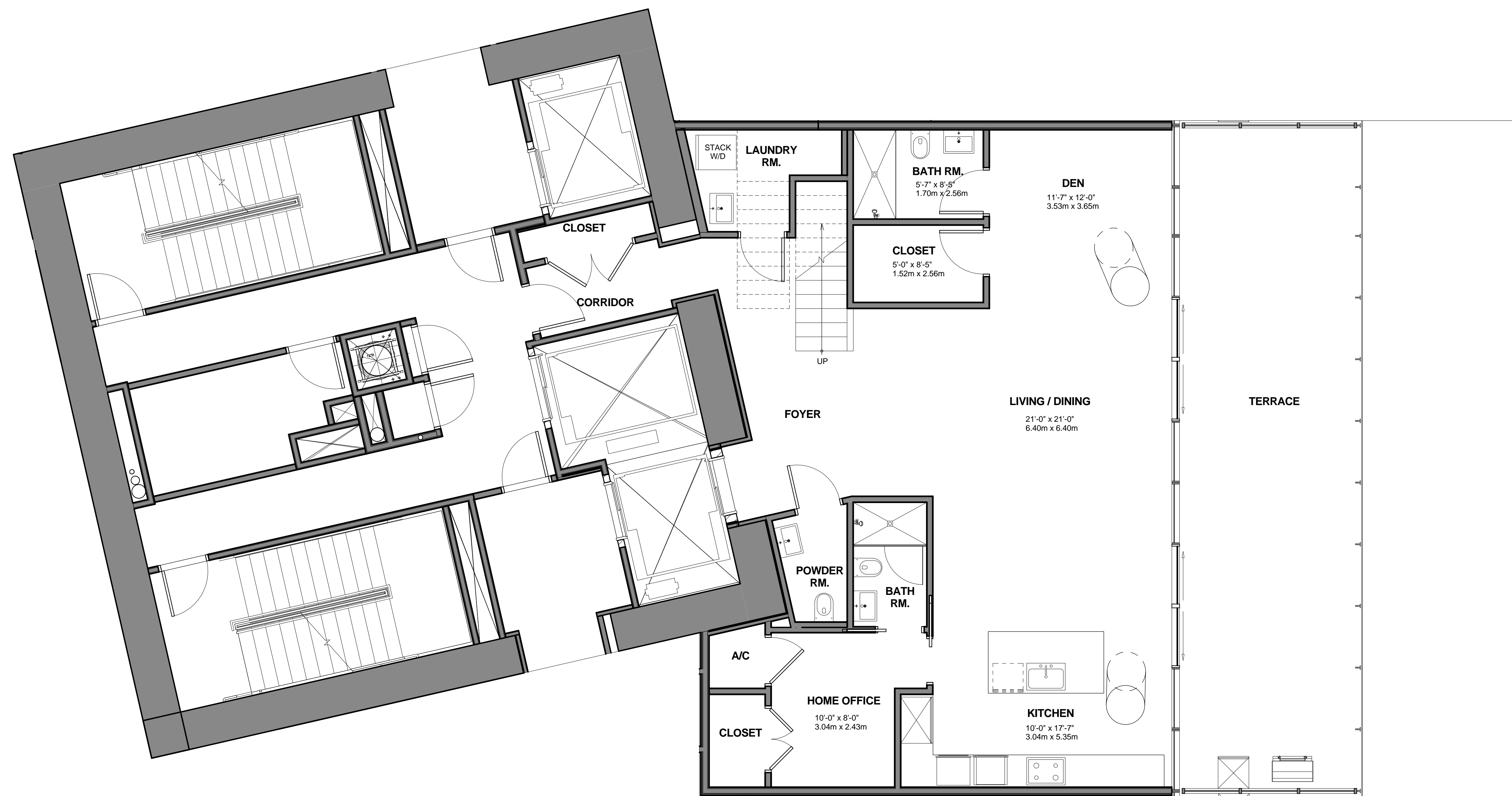


SCALE:
 DRAWING TITLE:

NOT FOR CONSTRUCTION

SEAL & SIGNATURE: DATE: 5/1/2014 2:14:25 PM
 PROJECT No.: 12000
 DRAWN BY:
 CHECKED BY:
 DWG. No.:
MA234
 SHEET. No.: OF

FILE No.:



1 SOUTH TOWER - Unit B3 - LEVEL 11
 MA234 1/4" = 1'-0"

AREA CALCULATION: TYPE B3

INTERIOR:	EXTERIOR:	TOTAL:
1354 SF	520 SF	1874 SF
125.79 m ²	48.31 m ²	174.10 m ²

AREA CALCULATION: TYPE B3

INTERIOR:	EXTERIOR:	TOTAL:
1289 SF	540 SF	1829 SF
119.75 m ²	50.17 m ²	169.92 m ²

AREA TOTAL: TYPE B3

INTERIOR:	EXTERIOR:	TOTAL:
2643 SF	1060 SF	3703 SF
245.54 m ²	98.48 m ²	344.02 m ²



2 SOUTH TOWER - Unit B3 - LEVEL 12
 MA234 1/4" = 1'-0"

All dimensions are approximate and all floor plans and development plans are subject to change by the developer without notice. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of 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). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration contained in the Prospectus. Note that measurements of rooms set forth on this 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 cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

Equal housing opportunity, Broker participations welcome oral representation cannot be relied upon as correctly stating the representation of the Developer, for correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the Developer or Buyer or Lessee. Not an offer where prohibited by State Statues. All illustrations are artist conceptual renderings and are subject to change without notice.