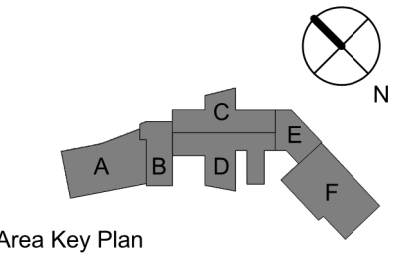


4701 N Meridian Avenue
Miami Beach, FL 33140



AS DESIGNED
RECORD SET

Andrew Burnett
LIC# AR88495

2 SOUTH BISCAYNE BOULEVARD 305.482.8700
SUITE 1670
MIAMI, FL 33131
www.atantec.com Lic # AA28000733
ISSUANCES

No.	Description	Date
1	DERM/Zoning Rev	08-20-2014
12	CoMB Revision 2	03-15-2015

JOB NUMBER:	12035.10
CHECKED BY:	Checker
ISSUE DATE:	APRIL 11, 2014
DRAWING SCALE:	

ZONING
INFORMATION

G009

Project Information

Site Information		Remarks
Net Lot Area	185,788 sf (4.265 Acres)	
Existing Zoning Designation	HD (PF-RHO)	
Proposed Zoning Designation	RM-1	
Total Number of Units Allowed	255 Units (60 Units per Acre)	
Total Number of Units Proposed	110 Units (26 Units per Acre)	

Parking Analysis		Remarks
Existing Parking Pre-Development	474.0 Spaces	
Excess Parking converted to Residential	177.0 Spaces	
Proposed Residential Parking	110 Units	Two Spaces per unit with an additional 10% for guests

Floor Area Ratio (FAR)		Remarks
Maximum FAR	Allowed 1.25 (232,235 SF) Existing 2.67 (497,079 SF) Proposed 2.60 (483,278 SF)	Non-Conforming due to existing conditions

Existing Area Breakdown		Remarks
	Existing FAR (Not Including Parking) GSF (Including Parking)	
Ground Floor	78,314 SF 11,863 GSF	125,488 GSF
Ground Mezz	80,073 SF 26,363 GSF	106,567 GSF
Second Mezz	100,201 SF 61,019 GSF	126,695 GSF
Third Floor	43,460 SF 43,460 GSF	87,513 GSF
Fourth Floor	43,460 SF 37,876 GSF	43,460 SF
Fifth Floor	43,460 SF 14,450 GSF	37,876 GSF
Sixth Floor	43,460 SF 43,460 GSF	14,450 GSF
Seventh Floor	43,460 SF 43,460 GSF	43,460 SF
Eighth Floor	43,460 SF 43,460 GSF	43,460 SF
Total	497,079 SF 676,996 GSF	

Area Breakdown After Modifications		Remarks
	Proposed FAR (Not Including Parking) GSF (Including Parking)	
Ground Floor - Plan 1	74,186 SF 25,733 GSF	94,305 GSF
Ground Mezz - Plan 2	73,393 SF 82,135 GSF	51,368 GSF
Second Floor - Plan 3	24,830 SF 66,306 GSF	98,228 GSF
Second Mezz - Plan 4	45,423 SF 42,809 GSF	107,687 GSF
Third Floor - Plan 5	38,316 SF 16,626 GSF	34,716 GSF
Fourth Floor - Plan 6	489,757 SF 594,910 GSF	64,734 GSF
Fifth Floor - Plan 7		45,423 GSF
Sixth Floor - Plan 8		42,809 GSF
Seventh Floor - Plan 9		38,316 GSF
Eighth Floor - Plan 10		16,626 GSF
Total	489,757 SF 594,910 GSF	

Demolished Areas		Remarks
Demolished Enclosed Building Area	66,975 SF	
Demolished Area Including Parking	73,987 SF	
Notes: Areas shown may vary within +/-2% due to existing conditions and renovations.		

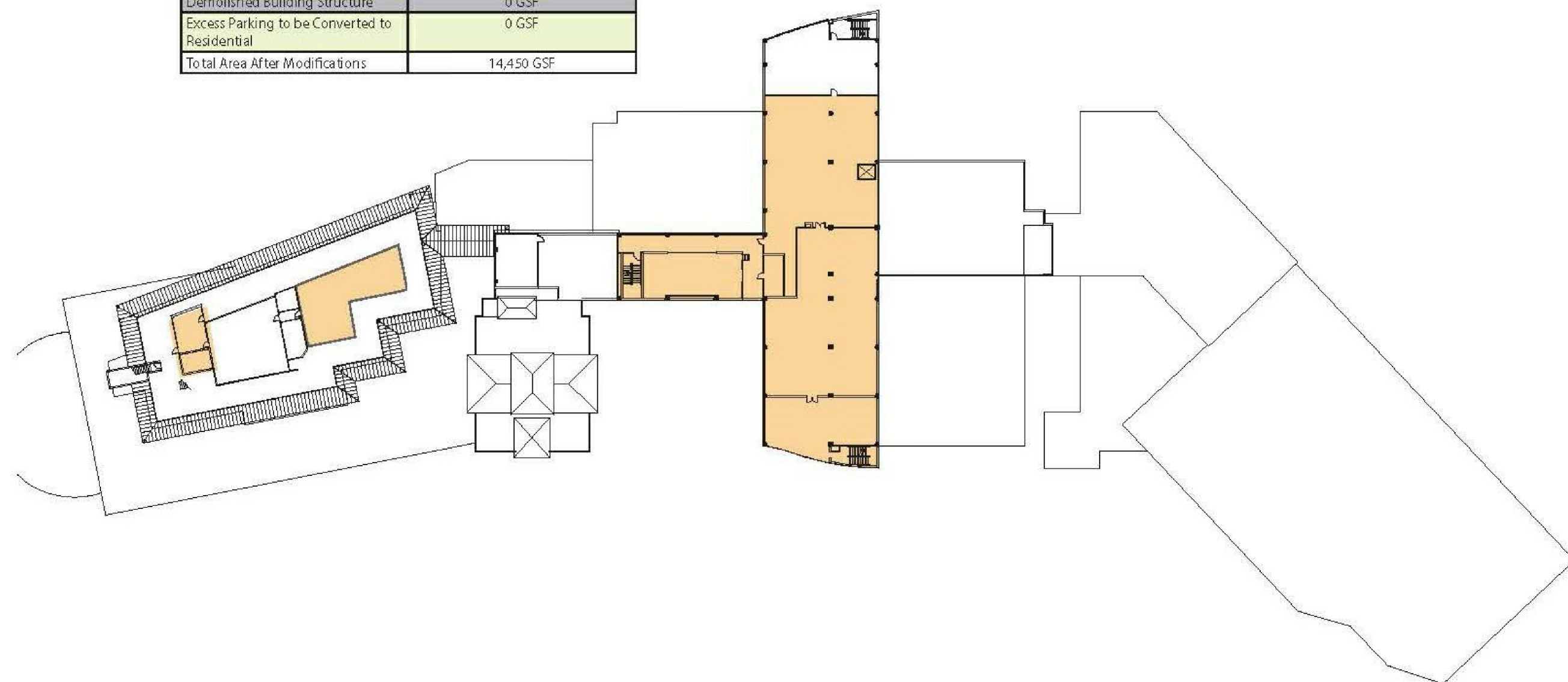
Setbacks		Remarks
	Required Existing Proposed	Non-Conforming due to existing conditions
Underground		
Front (48 Street)	20'-0"	n/a
Rear (Surprise Lake)	0'-0"	n/a
Side, Interior (South)	5'-0"	n/a
Pedestal		
Front (48 Street)	20'-0"	12'-0"
With 25% Balcony Encroachment	15'-0"	n/a
Rear (Surprise Lake)	21'-2"	10'-7"
With 25% Balcony Encroachment	15'-11"	n/a
Side, Interior (South)	68'-0"	54'-10"
Side, Facing Street (NorthWest)	68'-0"	21'-3"
Tower		
Front (48 Street)	50'-0"	12'-0"
With 25% Balcony Encroachment	44'-0"	n/a
Rear (Surprise Lake)	31'-10"	15'-0"
With 25% Balcony Encroachment	25'-10"	n/a
Side, Interior (South)	50'-0"	59'-8"
Side, Facing Street (NorthWest)	50'-0"	23'-10"

Heights		Remarks
Elevation to Roof Slab	Existing 120'-0"	Proposed 120'-0"

Loading Summary		Remarks
Residential Use	Required Over 100 units but not more than 200 units: 3 spaces	Proposed 3 spaces

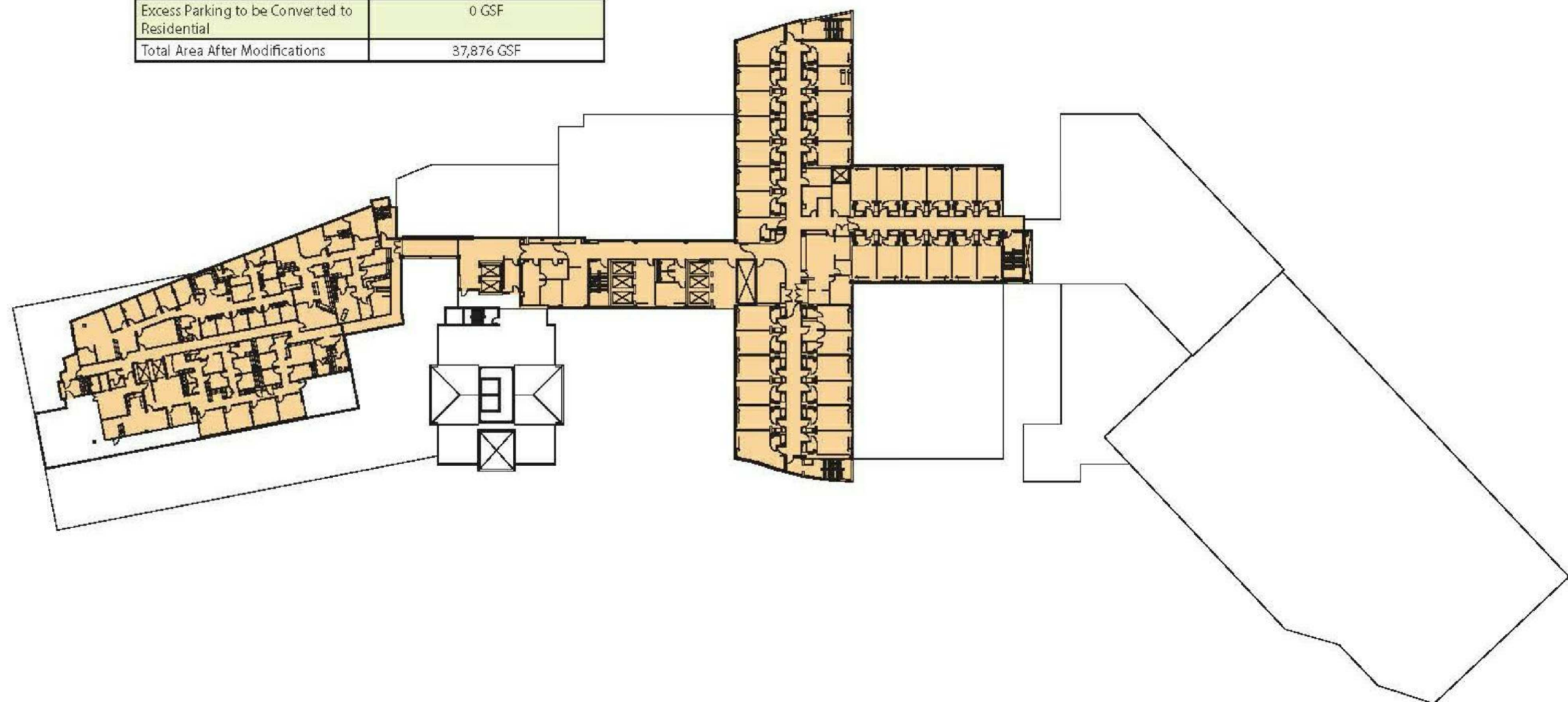
Floor Plans Sorted by ADD Unit Designation									
UNIT TYPE	Enclosed Area	Balcony Area	Total Area	Quantity	Floors	Unit #	Total Saleable (Updated)	Total Saleable (Balcony/Terraces)	Total Saleable (Including Balcony/Terraces)
A2	1,351 NSF	522 NSF	1,873 NSF	1 Residences	4	408	1,351 NSF	522 NSF	1,873 NSF
A1	1,749 NSF	163 NSF	1,912 NSF	1 Residences	2	209	1,749 NSF	163 NSF	1,912 NSF
A2	1,969 NSF	151 NSF	2,120 NSF	2 Residences	213	216,316	3,938 NSF	302 NSF	4,240 NSF
B2	1,934 NSF	375 NSF	2,309 NSF	4 Residences	2131415	215,315,415,515	7,736 NSF	1,500 NSF	9,236 NSF
B5	2,020 NSF	283 NSF	2,303 NSF	1 Residences	5	516	2,020 NSF	283 NSF	2,303 NSF
B5	2,020 NSF	1,670 NSF	3,690 NSF	1 Residences	4	416	2,020 NSF	1,670 NSF	3,690 NSF
B4	2,040 NSF	2,352 NSF	4,392 NSF	1 Residences	5	517	2,040 NSF	2,352 NSF	4,392 NSF
B4	2,040 NSF	212 NSF	2,252 NSF	3 Residences	61718	617, 717, 817	6,120 NSF	636 NSF	6,756 NSF
B1	2,085 NSF	427 NSF	2,512 NSF	1 Residences	4	412	2,085 NSF	427 NSF	2,512 NSF
B1	2,085 NSF	427 NSF	2,512 NSF	2 Residences	213	212,312	4,170 NSF	854 NSF	5,024 NSF
B3	1,879 NSF	640 NSF	2,519 NSF	2 Residences	213	208,308	3,758 NSF	1,280 NSF	5,038 NSF
L1	2,284 NSF	323 NSF	2,607 NSF	1 Residences	3/4 Duplex	322	2,284 NSF	323 NSF	2,607 NSF
B6	2,351 NSF	259 NSF	2,610 NSF	3 Residences	21314	214,314,414	7,053 NSF	777 NSF	7,830 NSF
C3	00 NSF	00 NSF	00 NSF			N/A	00 NSF	00 NSF	00 NSF
C3	2,537 NSF	270 NSF	2,807 NSF	3 Residences	61718	624,724,824	7,611 NSF	810 NSF	8,421 NSF
C1	2,627 NSF	234 NSF	2,861 NSF	3 Residences	21314	213,313,413	7,881 NSF	702 NSF	8,583 NSF
C2	2,647 NSF	285 NSF	2,932 NSF	1 Residences	3	303	2,647 NSF	285 NSF	2,932 NSF
C5	2,766 NSF	298 NSF	3,064 NSF	1 Residences	3	304	2,766 NSF	298 NSF	3,064 NSF
C6	2,751 NSF	292 NSF	3,043 NSF	1 Residences	4	418	2,751 NSF	292 NSF	3,043 NSF
C6	2,844 NSF	292 NSF	3,136 NSF	1 Residences	4	420	2,844 NSF	292 NSF	3,136 NSF
C4	2,844 NSF	357 NSF	3,201 NSF	1 Residences	3	305	2,844 NSF	357 NSF	3,201 NSF
C4	2,861 NSF	426 NSF	3,287 NSF	1 Residences	2	205	2,861 NSF	426 NSF	3,287 NSF
C4	00 NSF	00 NSF	00 NSF			N/A	00 NSF	00 NSF	00 NSF
C7	2,992 NSF	382 NSF	3,374 NSF	1 Residences	4	423	2,992 NSF	382 NSF	3,374 NSF
C8	3,040 NSF	822 NSF	3,862 NSF	1 Residences	1	102	3,040 NSF	822 NSF	3,862 NSF
C8	3,121 NSF	453 NSF	3,574 NSF	2 Residences	213	202,302	6,242 NSF	906 NSF	7,148 NSF
C9	3,207 NSF	233 NSF	3,440 NSF	1 Residences	4	424	3,207 NSF	233 NSF	3,440 NSF
D1	2,634 NSF	244 NSF	2,878 NSF	3 Residences	21314	210,310,410	7,902 NSF	732 NSF	8,634 NSF
D2	2,949 NSF	601 NSF	3,550 NSF	2 Residences	213	211,311	5,898 NSF	1,202 NSF	7,100 NSF
D2	2,949 NSF	373 NSF	3,322 NSF	1 Residences	4	411	2,949 NSF	373 NSF	3,322 NSF
D3	2,848 NSF	3,173 NSF	6,021 NSF	1 Residences	1	103	2,848 NSF	3,173 NSF	6,021 NSF
D3	3,098 NSF	354 NSF	3,452 NSF	1 Residences	2	203	3,098 NSF	354 NSF	3,452 NSF
D4	3,140 NSF	303 NSF	3,443 NSF	1 Residences	4	421	3,140 NSF	303 NSF	3,443 NSF
D5	3,607 NSF	1,629 NSF	5,236 NSF	1 Residences	4	402	3,607 NSF	1,629 NSF	5,236 NSF
E1	3,232 NSF	372 NSF	3,604 NSF	3 Residences	51617	510,610,710	9,696 NSF	1,116 NSF	10,812 NSF
C10	3,193 NSF	407 NSF	3,600 NSF	1 Residences	3	309	3,193 NSF	407 NSF	3,600 NSF
E2	3,310 NSF	474 NSF	3,784 NSF	1 Residences	4	417	3,310 NSF	474 NSF	3,784 NSF
H1	3,418 NSF	480 NSF	3,898 NSF	1 Residences	7	721	3,418 NSF	480 NSF	3,898 NSF
H1	3,418 NSF	2,418 NSF	8,373 NSF	1 Residences	5	521 & 524	5,955 NSF	2,418 NSF	8,373 NSF
H1	3,418 NSF	480 NSF	3,898 NSF	1 Residences	8	821	3,418 NSF	480 NSF	3,898 NSF
H1	3,418 NSF	480 NSF	3,898 NSF	1 Residences	6	621	3,418 NSF	480 NSF	3,898 NSF
E5	3,431 NSF	420 NSF	3,851 NSF	1 Residences	7	720	3,431 NSF	420 NSF	3,851 NSF
E5	3,431 NSF	420 NSF	3,851 NSF	1 Residences	6	620	3,431 NSF	420 NSF	3,851 NSF
E5	3,431 NSF	420 NSF	3,851 NSF	1 Residences	8	820	3,431 NSF	420 NSF	3,851 NSF
E5	3,431 NSF	3,488 NSF	6,919 NSF	1 Residences	5	520	3,431 NSF	3,488 NSF	6,919 NSF
E4	3,542 NSF	315 NSF	3,857 NSF	1 Residences	3	306	3,542 NSF	315 NSF	3,857 NSF
E4	6,517 NSF	2,030 NSF	8,547 NSF	1 Residences	4	405 & 406	6,517 NSF	2,030 NSF	8,547 NSF
E4	3,543 NSF	383 NSF	3,926 NSF	1 Residences	2	206	3,543 NSF	383 NSF	3,926 NSF
E4	3,462 NSF	989 NSF	4,451 NSF	1 Residences	1	106	3,462 NSF	989 NSF	4,451 NSF
E4	3,462 NSF	989 NSF	4,451 NSF	1 Residences	1	107	3,462 NSF	989 NSF	4,451 NSF
E3	3,392 NSF	1,780 NSF	5,172 NSF	1 Residences	1	127	3,392 NSF	1,780 NSF	5,172 NSF
E3	3,546 NSF	328 NSF	3,874 NSF	1 Residences	3	327	3,546 NSF	328 NSF	3,874 NSF
E3	3,546 NSF	437 NSF	3,983 NSF	2 Residences	214	227,427	7,092 NSF	874 NSF	7,966 NSF
E6	3,838 NSF	3,132 NSF	6,970 NSF	1 Residences	5	527	3,838 NSF	3,132 NSF	6,970 NSF
E6	3,835 NSF	708 NSF	4,543 NSF	1 Residences	6	627	3,835 NSF	708 NSF	4,543 NSF
E6	3,817 NSF	1,034 NSF	4,851 NSF	1 Residences	7	727	3,817 NSF	1,034 NSF	4,851 NSF
E8	4,347 NSF	755 NSF	5,102 NSF	1 Residences	6	612	4,347 NSF	755 NSF	5,102 NSF
E8	4,380 NSF	882 NSF	5,262 NSF	2 Residences	517	512,712	8,760 NSF	1,764 NSF	10,524 NSF
E9	4,438 NSF	1,028 NSF	5,466 NSF	1 Residences	6	602	4,438 NSF	1,028 NSF	5,466 NSF
E9	4,438 NSF	1,028 NSF	5,466 NSF	2 Residences	517	502,702	8,876 NSF	2,056 NSF	10,932 NSF
E7	3,820 NSF	650 NSF	4,470 NSF	2 Residences	213	201,301	7,640 NSF	1,300 NSF	8,940 NSF
E7	3,820 NSF	650 NSF	4,470 NSF	1 Residences	4	401	3,820 NSF	650 NSF	4,470 NSF
E7	3,767 NSF	1,859 NSF	5,626 NSF	1 Residences	1	101	3,767 NSF	1,859 NSF	5,626 NSF
G1	4,226 NSF	893 NSF	5,119 NSF	1 Residences	5	503	4,226 NSF	893 NSF	5,119 NSF
G1	4,321 NSF	3,155 NSF	7,476 NSF	1 Residences	6	603	4,321 NSF	3,155 NSF	7,476 NSF
G1	4,321 NSF	935 NSF	5,256 NSF	1 Residences	7	703	4,321 NSF	935 NSF	5,256 NSF
H2	4,151 NSF	655 NSF	4,806 NSF	2 Residences	617	601,701	8,302 NSF	1,310 NSF	9,612 NSF
H2	4,150 NSF	1,951 NSF	6,101 NSF	1 Residences	5	501	4,150 NSF	1,951 NSF	6,101 NSF
L5	2,686 NSF	386 NSF	3,072 NSF	1 Residences	3/4 Duplex	325	2,686 NSF	386 NSF	3,072 NSF
L6	2,664 NSF	720 NSF	3,384 NSF	1 Residences	1/2 Duplex	125	2,664 NSF	720 NSF	3,384 NSF
L2	2,878 NSF	1,403 NSF	4,281 NSF	1 Residences	2/3 Duplex	222	2,878 NSF	1,403 NSF	4,281 NSF
L8	3,400 NSF	394 NSF	3,794 NSF	1 Residences	3/4 Duplex	326	3,400 NSF	394 NSF	3,794 NSF
L9	3,084 NSF	1,025 NSF	4,109 NSF	1 Residences	1/2 Duplex	126	3,084 NSF	1,025 NSF	4,109 NSF
L3	3,275 NSF	264 NSF	3,539 NSF	1 Residences	2/3 Duplex	219	3,275 NSF	264 NSF	3,539 NSF
L3	3,292 NSF	333 NSF	3,625 NSF	1 Residences	2/3 Duplex	218	3,292 NSF	333 NSF	3,625 NSF
L3	3,304 NSF	325 NSF	3,629 NSF	1 Residences	3/4 Duplex	319	3,304 NSF	325 NSF	3,629 NSF
L3	3,342 NSF	332 NSF	3,674 NSF	1 Residences	2/3 Duplex	220	3,342 NSF	332 NSF	3,674 NSF
L4	3,295 NSF	1,004 NSF	4,299 NSF	1 Residences	2/3 Duplex	223	3,295 NSF	1,004 NSF	4,299 NSF
L7	3,479 NSF	1,479 NSF	4,958 NSF	1 Residences	2/3 Duplex	221	3,479 NSF	1,479 NSF	4,958 NSF
L10	3,778 NSF	188 NSF	3,966 NSF	1 Residences	2/3 Duplex	224	3,778 NSF	188 NSF	3,966 NSF
L11	4,033 NSF	458 NSF	4,491 NSF	1 Residences	2/3 Duplex	217	4,033 NSF	458 NSF	4,491 NSF
PH1	2,483 NSF	6,926 NSF	9,409 NSF	1 Residences	10	1021	2,483 NSF	6,926 NSF	9,409 NSF
H3	4,387 NSF	1,475 NSF	5,862 NSF	1 Residences	6	616	4,387 NSF	1,475 NSF	5,862 NSF
H4	5,936 NSF	4,408 NSF	10,344 NSF	1 Residences	8 (PH)	801	5,936 NSF	4,408 NSF	10,344 NSF
H5	6,332 NSF	8,578 NSF	14,910 NSF	1 Residences	8 (PH)	812	6,332 NSF	8,578 NSF	14,910 NSF
PH2	4,849 NSF	3,198 NSF	8,047 NSF	1 Residences	9	921	4,849 NSF	3,198 NSF	8,047 NSF
PH2	4,553 NSF	1,036 NSF	5,589 NSF	1 Residences	9	924	4,553 NSF	1,036 NSF	5,589 NSF
				110 Residences	Total Project Unit NSF:		353,648 NSF	99,413 NSF	453,061 NSF
					Average Project Unit NSF:		3,215 NSF	904 NSF	4,119 NSF

SUMMARY OF AREAS PER FLOOR	
TYPE	FAR
Gross Building Floor Area	14,450 GSF
Demolished Building Structure	0 GSF
Excess Parking to be Converted to Residential	0 GSF
Total Area After Modifications	14,450 GSF



2 EXISTING PLAN 10 FAR
1" = 50'-0"

SUMMARY OF AREAS PER FLOOR	
TYPE	SQ. FT.
Gross Building Floor Area	37,876 GSF
Demolished Building Structure	0 GSF
Excess Parking to be Converted to Residential	0 GSF
Total Area After Modifications	37,876 GSF

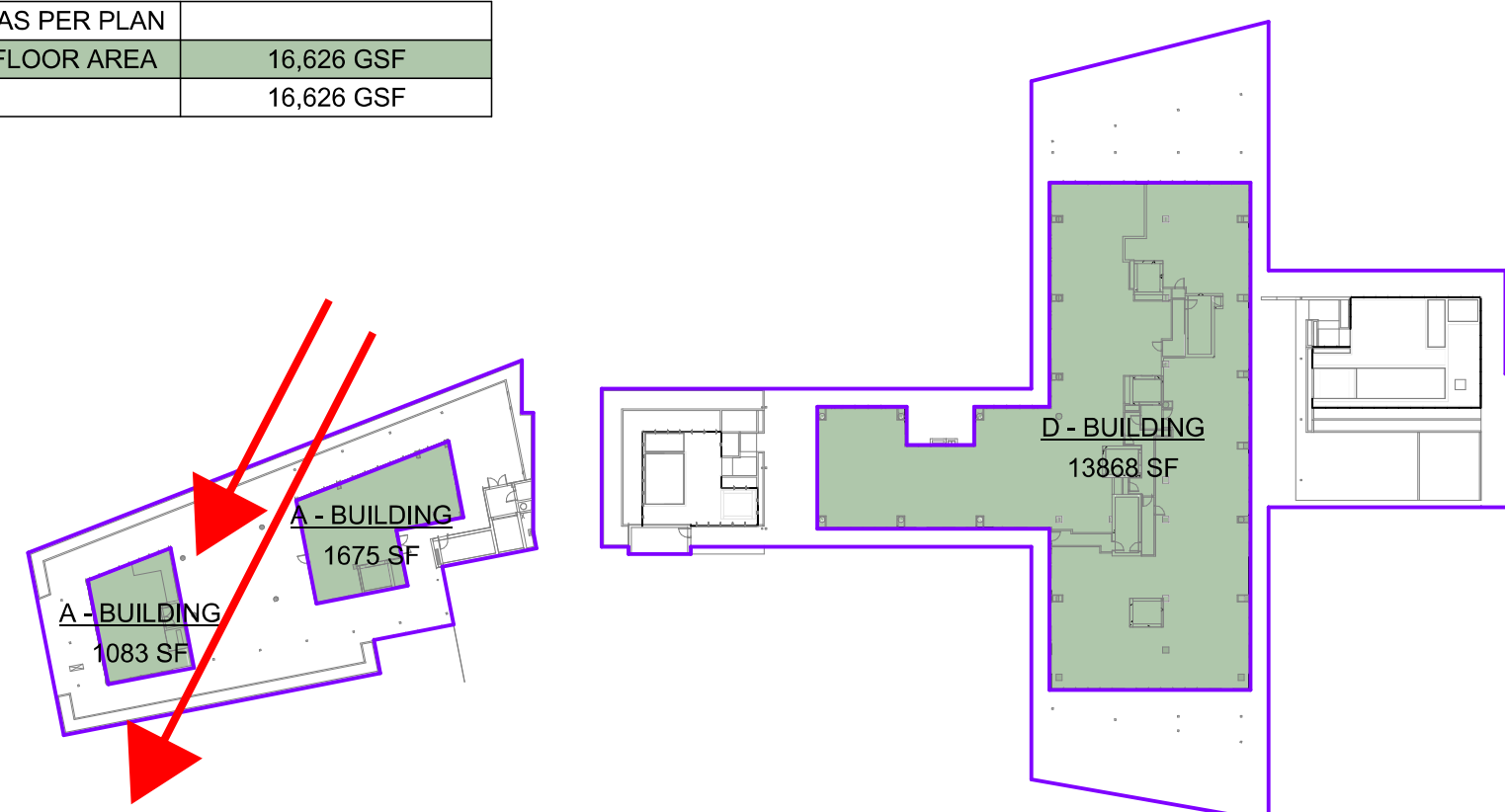


1 EXISTING PLAN 9 FAR
1" = 50'-0"

GRAPHIC KEY

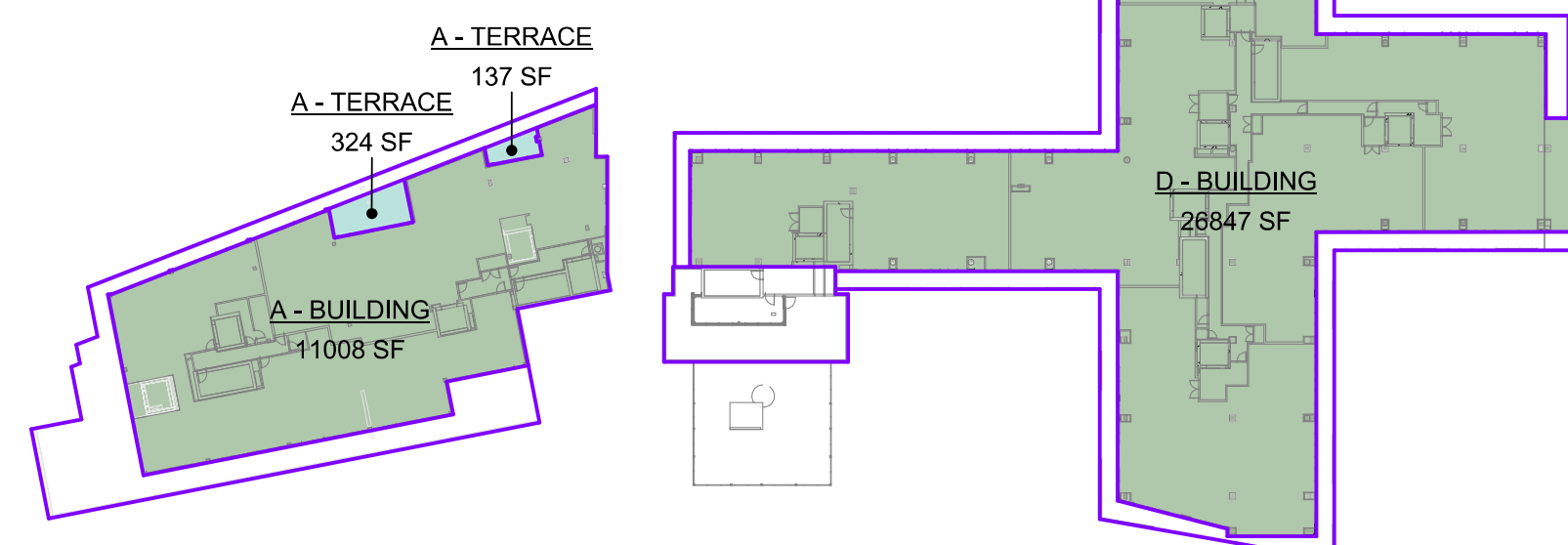
 DARK GREY SHADED AREAS DENOTES AREAS TO BE DEMOLISHED

SUMMARY OF AREAS PER PLAN	
GROSS BUILDING FLOOR AREA	16,626 GSF
TOTAL AREA	16,626 GSF

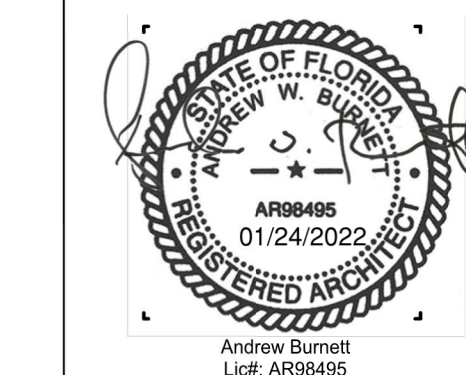
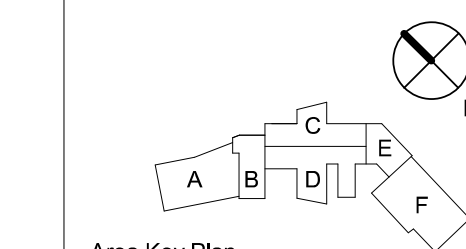


2A PROPOSED PLAN 10 FAR
1" = 50'-0"

SUMMARY OF AREAS PER PLAN	
GROSS BUILDING FLOOR AREA	37,855 GSF
ENCLOSED TERRACE AREA	461 GSF
TOTAL AREA	38,316 GSF



1A PROPOSED PLAN 9 FAR
1" = 50'-0"



2 SOUTH BISCAYNE BOULEVARD 305.482.870
SUITE 1670
MIAMI, FL 33131
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ISSUANCES

No.	Description	Date
1	DERM/Zoning Rev	08-20-2014
12	CoMB Revision 2	03-15-2015

[illegible]

JOB NUMBER.	12035.10
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CHECKED BY: _____ Checker

ISSUE DATE: APRIL 11, 2014

DRAWING SCALE: As indicated

FAR DIAGRAMS

G105