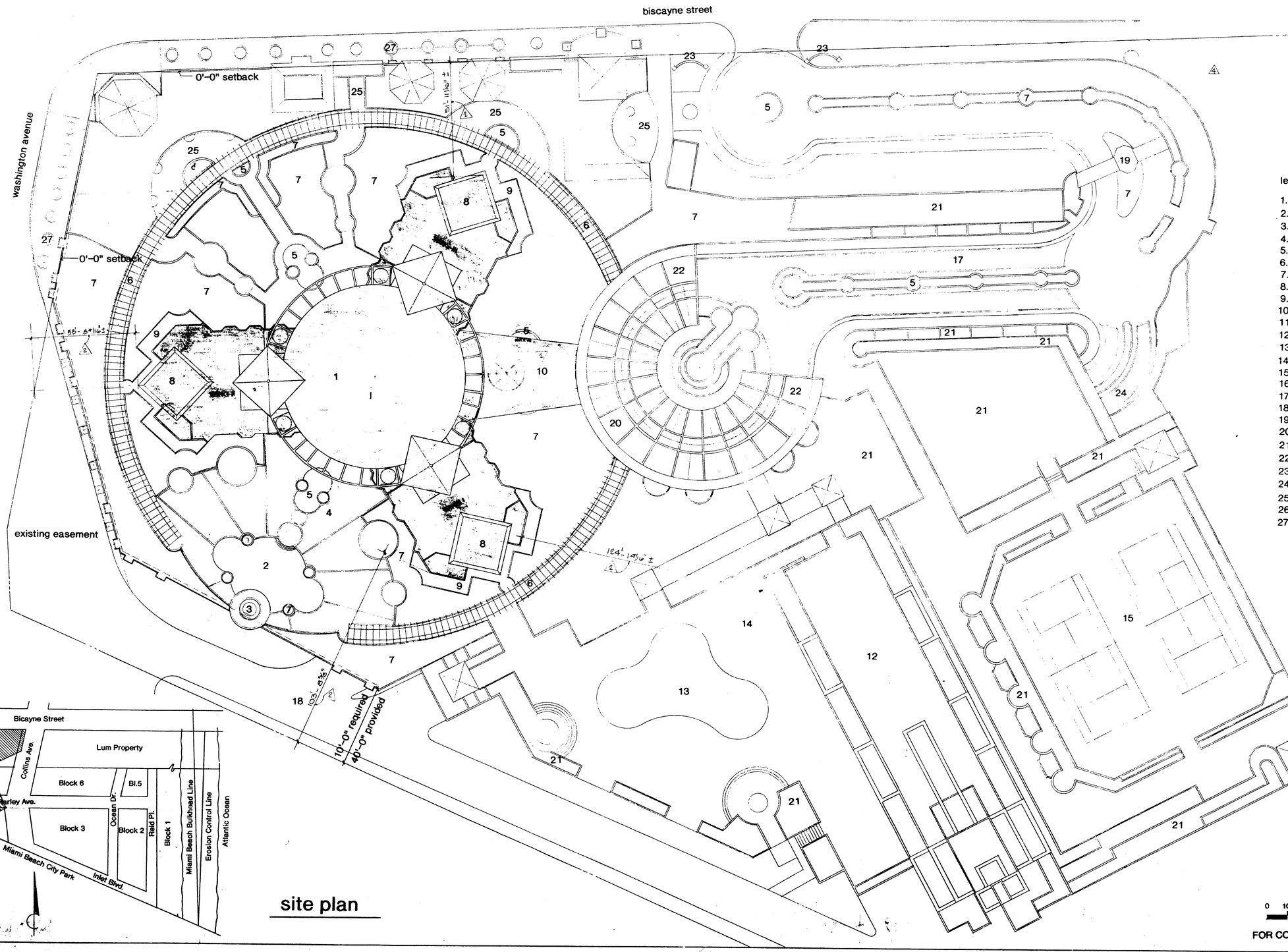
portofino tower
MIAMI BEACH, FLORIDA



legend

1. proposed tower
2. swimming pool
3. raised spa
4. pool/garden deck
5. water feature
6. trellis
7. planter
8. penthouse roof terrace
9. private ground floor lanai
10. building entrance canopy
11. stair & elevator to below
12. existing tower
13. existing swimming pool
14. existing pool/ garden deck
15. existing tennis courts
16. proposed entry
17. existing ramp up to porte cochere
18. existing service drive
19. proposed guardhouse
20. existing porte cochere
21. existing planter
22. porte cochere addition
23. project signage
24. proposed garage entrance/exit
25. guest suite courtyard
26. gazebo
27. street trees w/ conc. pavers

location map
n.t.s.

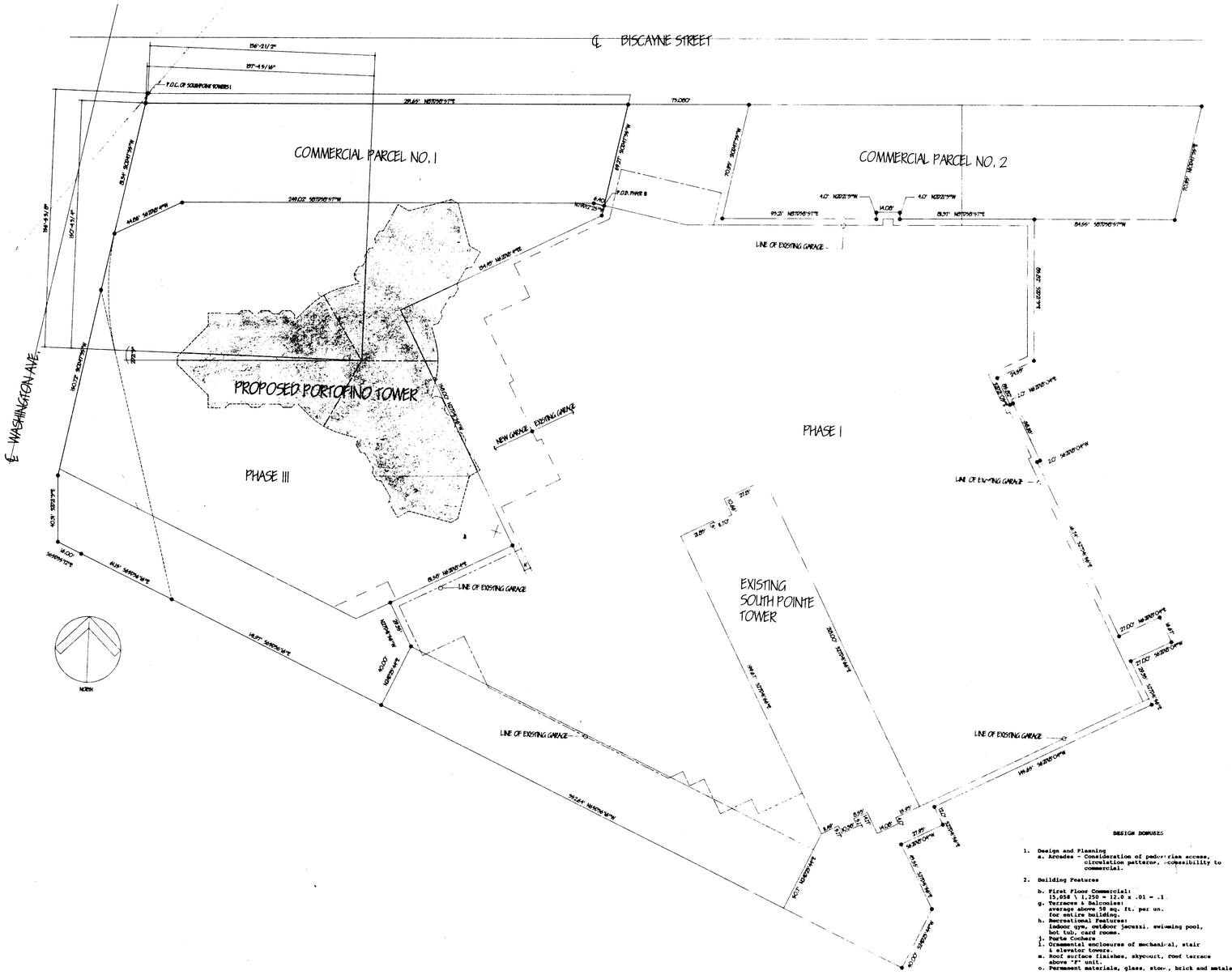
site plan

0 10 20 40

FOR CONSTRUCTION

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portofino tower
MIAMI BEACH, FLORIDA



LEGAL DESCRIPTION

SEE SURVEY FOR DESCRIPTION.

Portofino Tower
FAR Calculations

FLOOR	UNIT	COMMON / CORE	GUEST SUITES	RETAIL	TOTAL
B(S)	(SEE COMMERCIAL BELOW)				
Garage		6300.0		28958.0	35258.0
Garage		6300.0			6300.0
Lobby/Pool Deck	7062.9	9612.7	9000.0		25675.6
4	12023.7	2026.9			14050.6
5	12664.0	2026.9			14680.9
6	12664.0	2026.9			14680.9
7	14343.9	2134.7			16478.6
8	14343.9	2134.7			16478.6
9	14343.9	2134.7			16478.6
10	14352.9	2027.1			16380.0
11	13487.8	2027.1			15514.9
12	13487.8	2027.1			15514.9
13	13487.8	2027.1			15514.9
14	13487.8	2027.1			15514.9
15	13487.8	2027.1			15514.9
16	13487.8	2027.1			15514.9
17	13487.8	2027.1			15514.9
18	13487.8	2027.1			15514.9
19	13487.8	2027.1			15514.9
20	13487.8	2027.1			15514.9
21	13487.8	2027.1			15514.9
22	13487.8	2027.1			15514.9
23	13487.8	2027.1			15514.9
24	13487.8	2027.1			15514.9
25	13487.8	2027.1			15514.9
26	14352.9	2027.1			16380.0
27	14352.9	2027.1			16380.0
Sky Court /Spa	26	10688.0			10688.0
T.H. 1st LEVEL	26				0.0
T.H. 2ND LEVEL	18467.0	1978.0			20445.0
31	14343.9	2027.1			16371.0
32	14343.9	2027.1			16371.0
33	14343.9	2027.1			16371.0
34	14343.9	2027.1			16371.0
35	14343.9	2027.1			16371.0
36	14343.9	2027.1			16371.0
37	14343.9	2027.1			16371.0
38	14343.9	2027.1			16371.0
39	14343.9	2027.1			16371.0
40	12118.0	989.0			13107.0
41	7191.0	2243.9			9434.9
42	7191.0	2243.9			9434.9
43	19406.7	989.0			20395.7
44		989.0			989.0
Roof Garden		2911.3			2911.3
SUB TOTAL	526274.0	111361.3	9000.0	28958.0	675594.1

Including Enclosable Balconies

ZONING DATA

Zoning Classification	CPS3	
Base Floor Area Ratio (F.A.R.)	2.5	
Area of Site	18.487 Acres or 805,298 Sq. Ft.	
Area of Existing South Pointe Tower	329,440 Sq. Ft.	
Allowable Floor Area Ratio w/bonuses:		
3.5 x 805,298 Sq. Ft. =	2,818,543	Sq. Ft.
Existing South Pointe Tower	- 329,440	Sq. Ft.
Remaining Allowable F.A.R.	2,488,103	Sq. Ft.
Area of proposed Pettofino Tower		
Tower	644,617	Sq. Ft.
Guest Suites	9,000	Sq. Ft.
Retail	15,058	Sq. Ft.
Valet Parking Booth	60	Sq. Ft.
Total Area	668,735	Sq. Ft.

Actual F.A.R.

	Area	F.A.R.
Existing South Pointe Tower	329,440 Sq. Ft.	.409
Proposed Portofino Tower	668,735 Sq. Ft.	.830
Total Actual F.A.R.	972,901 Sq. Ft.	1.237

Parking Required
Residential 1.25 Spaces/Unit x 222 units = 278 spaces
Total Parking Spaces required = 278 spaces

Parking Provided
Regular Parking Spaces 161
Tandem Parking Spaces 79
Handicap Parking Spaces 7
Spaces in Existing Garage 80
Parking Spaces Provided 327

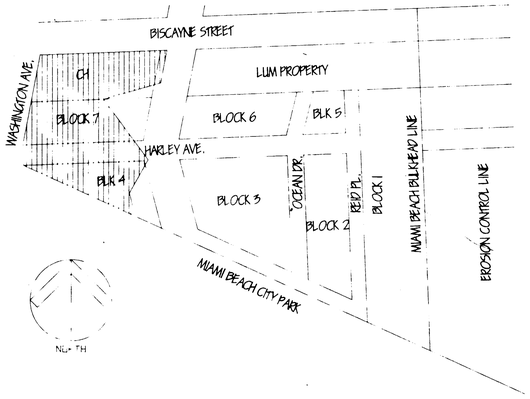
Setback	Required	Provided
Front (Washington Ave.)		
Pedestal (As Per Varience)	0'	0'
Tower	50'	53'-8"
Side Street (Biscayne Street)		
Pedestal (As Per Varience)	0'	0'
Tower	50'	57-11"
Rear Side		
Pedestal	10'	N/A
Tower	15% lot depth	N/A
Interior Side (South Pointe Park)		
Pedestal	10'	40'
Tower	50'	103'
Distance Between Buildings		124'

PARKING

	Required	Provided
Exisiting Southpoint Tower	208 units x 1.25 = 260	297
Portfino Tower	222 units x 1.25 =277.5	354
Total	437.50	651 (including an allocation Of 63 parking spaces for Future retail building)

DESIGN BONUSES

1. Design and Planning	
a. Arcades - Consideration of pedestrian access, circulation patterns, compatibility to commercial	.05
2. Building Features	
b. First Floor Commercial: 15,058 \ 1,250 = 12.0 x .01 = .1	.05
g. Terraces & Balconies: average above 50 sq. ft. per un. for entire building.	.05
h. Recreational Features: Indoor gym, outdoor jacuzzi, swimming pool, hot tub, card rooms.	.05
j. Porte Cochere	.05
l. Ornamental enclosures of mechanical, stair & elevator towers.	.05
m. Roof surface finishes, skycourt, roof terrace above "F" unit.	.025
o. Permanent materials, glass, stone, brick and metals.	.025
3. Site Features	
a. 25% of open space shall be maintained as a landscaped area.	.05
b. In place planting shall have achieved a minimum of 50% of maximum average height at time of planting.	.05
d. Lighting of architectural features, planting and landscaped areas.	.05
f. Planting scheme w/ composition of predominant material, color and texture.	.025
g. Paving schemes using various materials for different uses.	.025
l. Xeriscape landscaping	.025
4. Physical Criteria	
a. 100% of outdoor circulation walkways to be decorative paving.	.05
b. Underground utility lines.	.05
5. Site Improvements	
d. Major water features.	.05
e. Street trees	.05
Total Achieved Design Bonus Points	.580
Base F.A.R. Allowed	2.5
Total F.A.R. with Bonuses Allowed	3.5
F.A.R. with bonuses Provided	3.180



LOCATION MAP NTS

SCALE: 1"= 30'

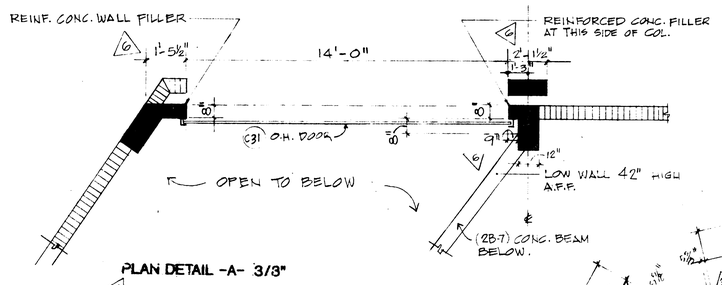
site plan

as built 8-20-07

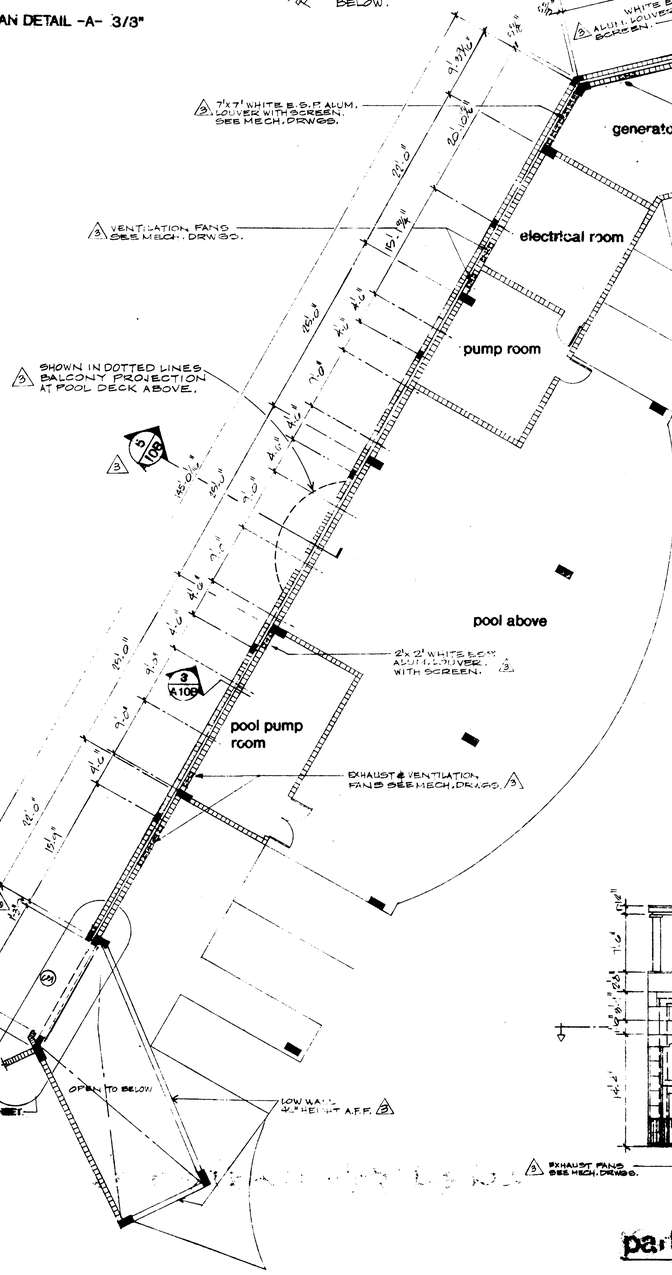
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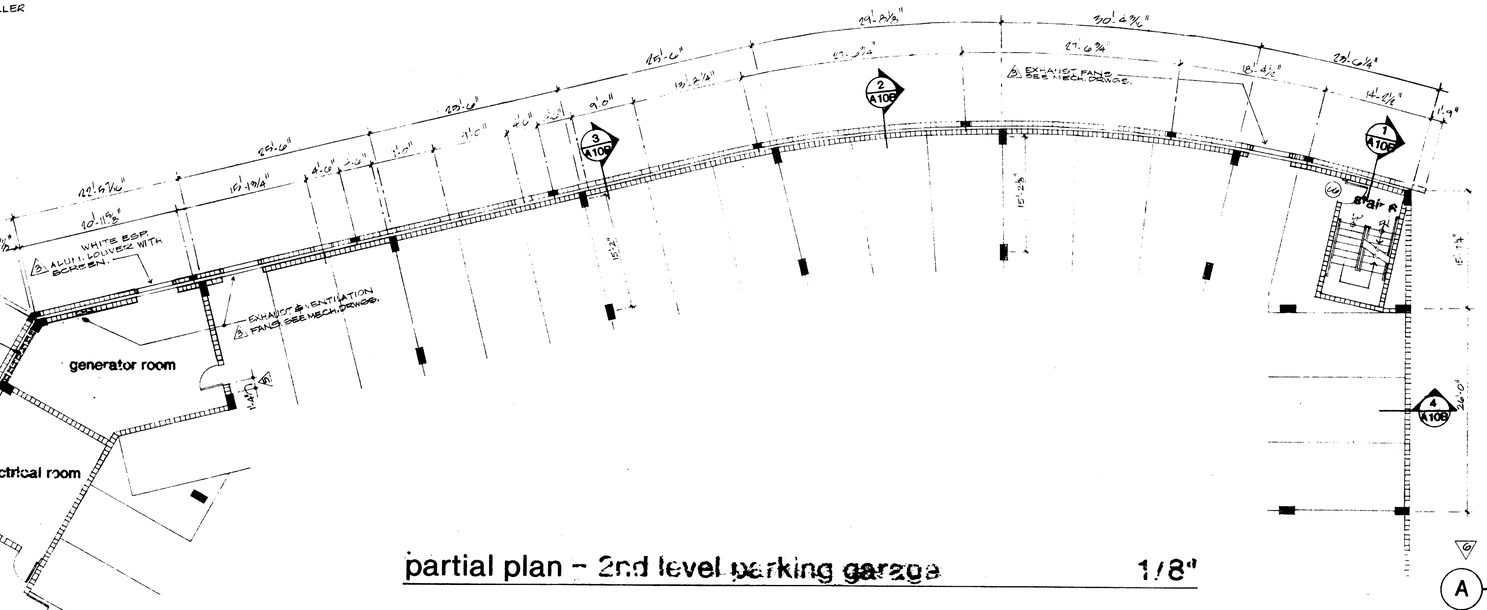
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portofino tower
MIAMI BEACH, FLORIDA

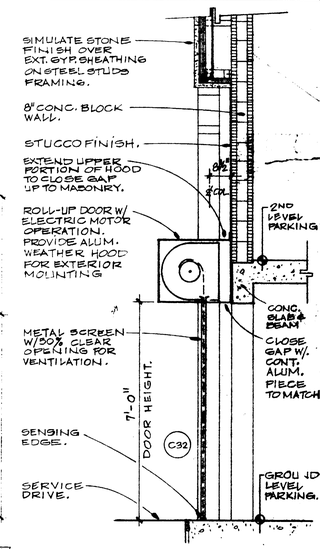


PLAN DETAIL -A- 3/3"

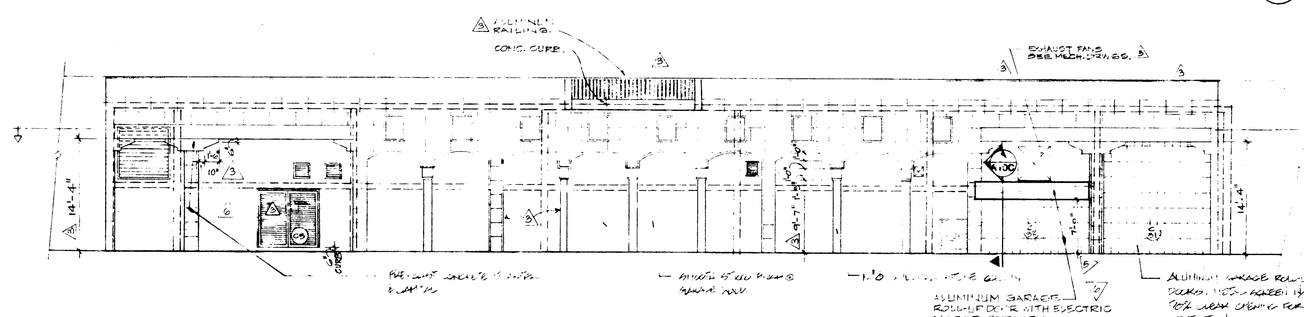




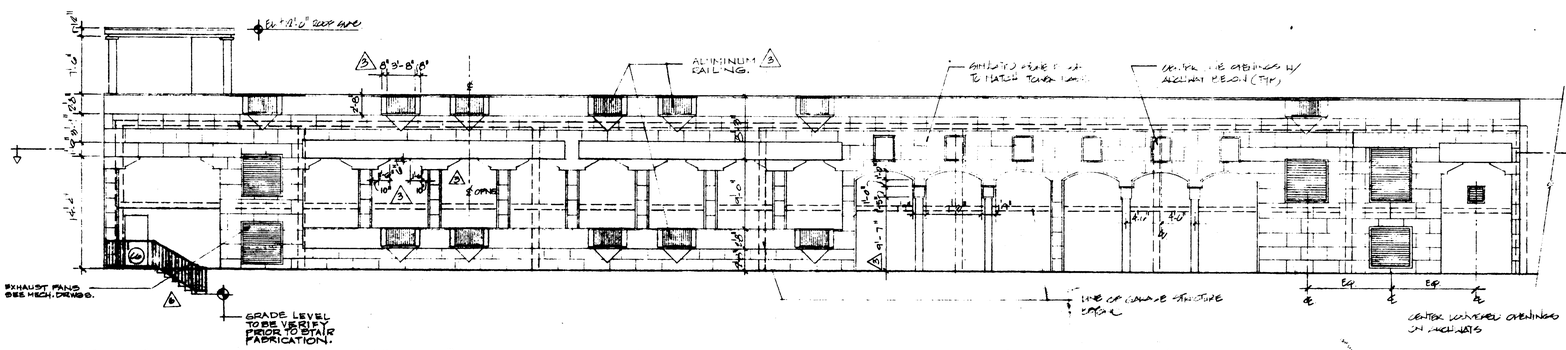
partial plan – 2nd level parking garage 1/8"



A partial section 1/2



parking garage service road elevation 1/8"

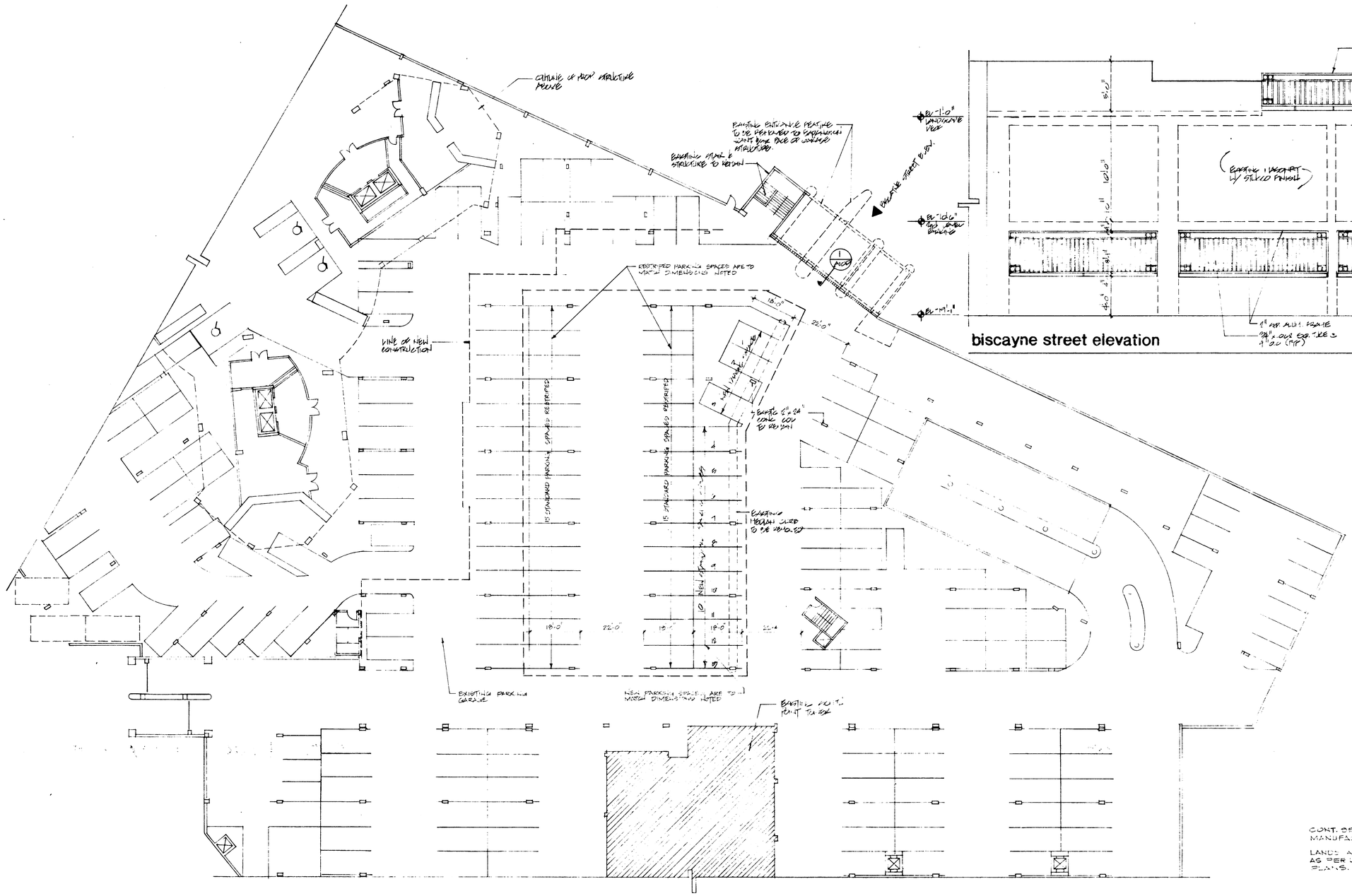


parking garage washington avenue elevation 1/8"

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portofino tower
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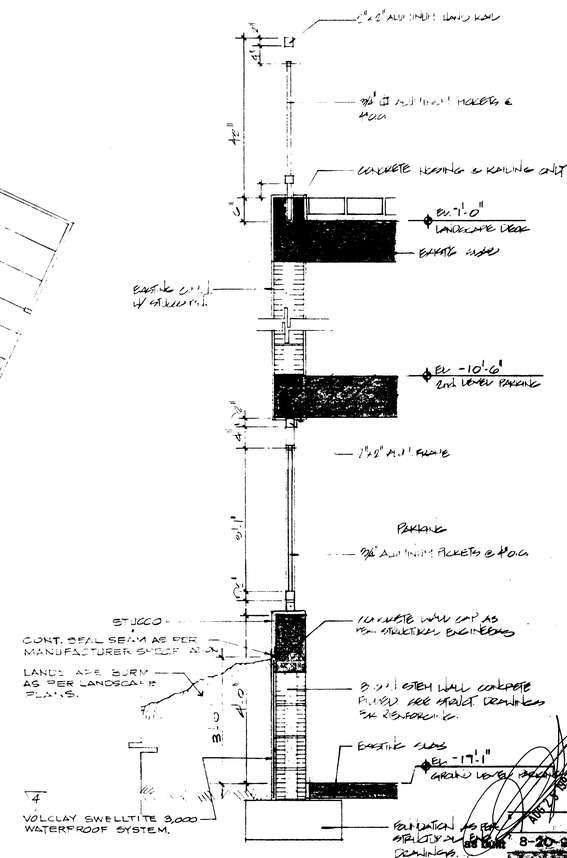


partial ground level parking plan

1/16"

biscayne street elevation

1/4"



1 wall section

3/4"

No.	Revisions	Issue Date
1		8-20-07

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second level parking garage

1/16"

EXISTING LEVEL PARKING COUNT

STANDARD PARKING SPACES	81 SPACES 3 HANDICAPPED SPACES
VALET PARKING SPACES	26 SPACES

as built

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portofino tower
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second level parking garage

1/16"

EXISTING LEVEL PARKING COUNT

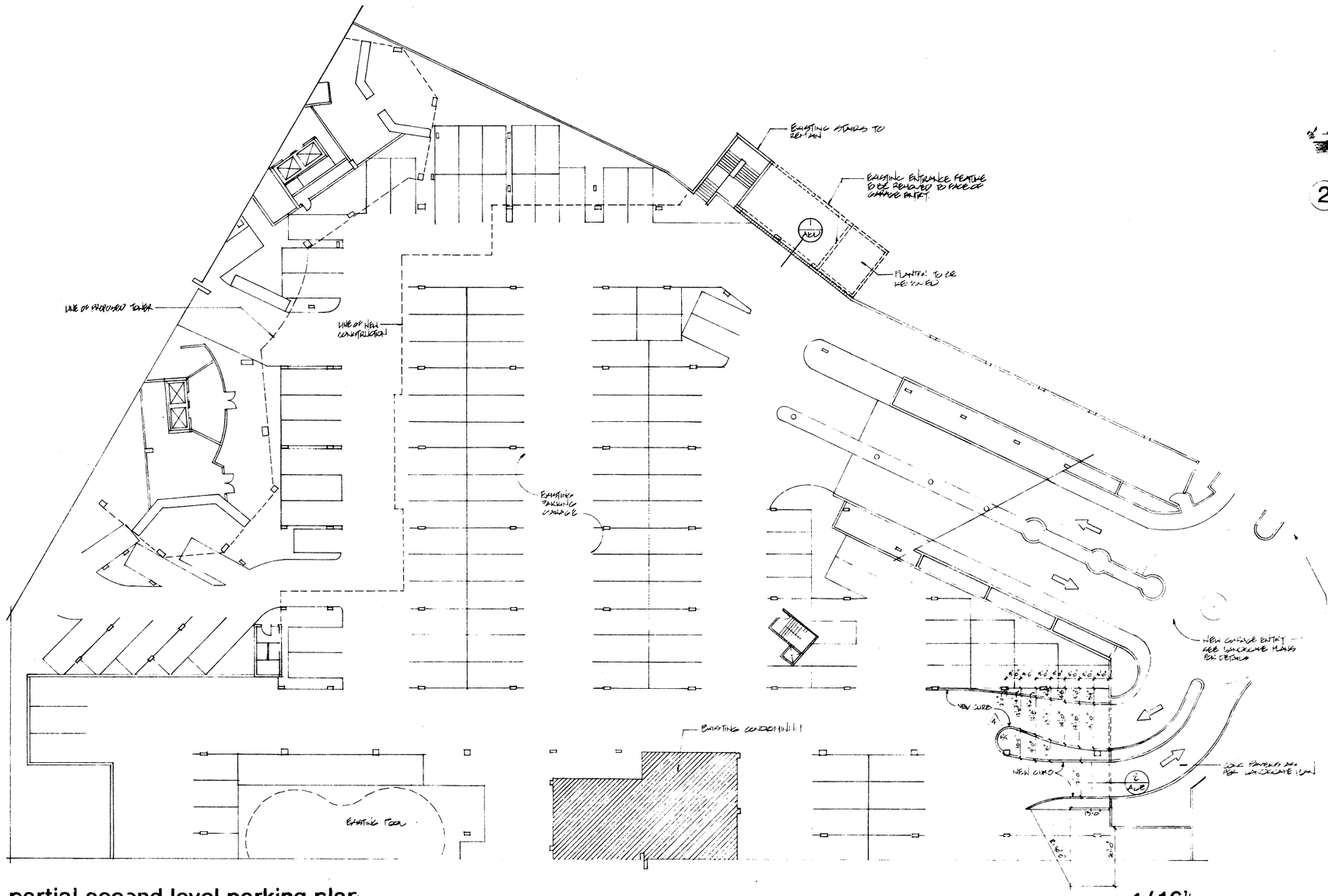
STANDARD PARKING SPACES	81 SPACES 3 HANDICAPPED SPACES
VALET PARKING SPACES	26 SPACES

as built

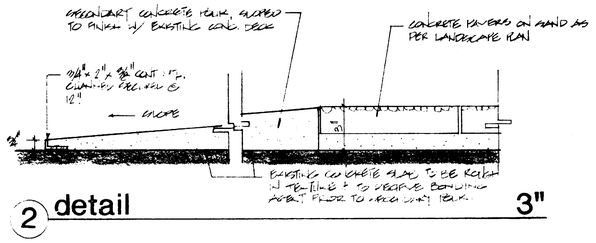
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A-7

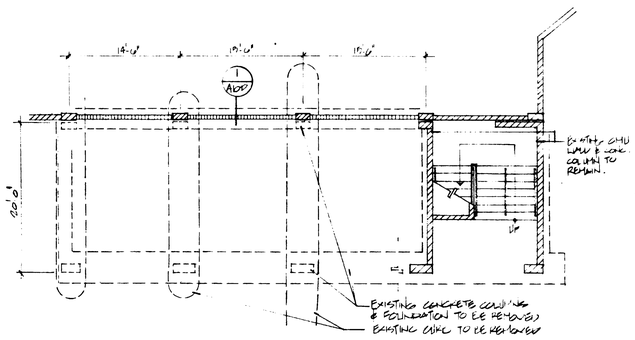
portofino tower
MIAMI BEACH, FLORIDA



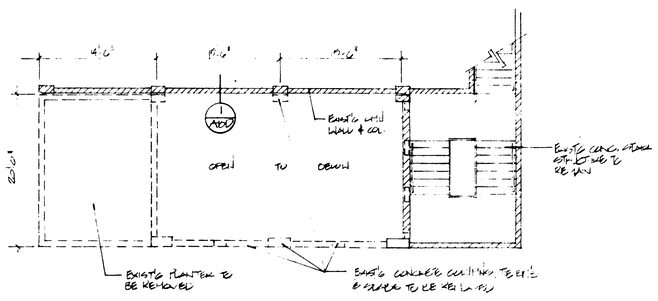
partial second level parking plan — 1/16"



2 detail — 3"



ground level demolition plan



second level demolition plan — 1/8"

as built 8-20-97

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A-10E **A10E**