



RETAIL
BUILDING HEIGHT 50'



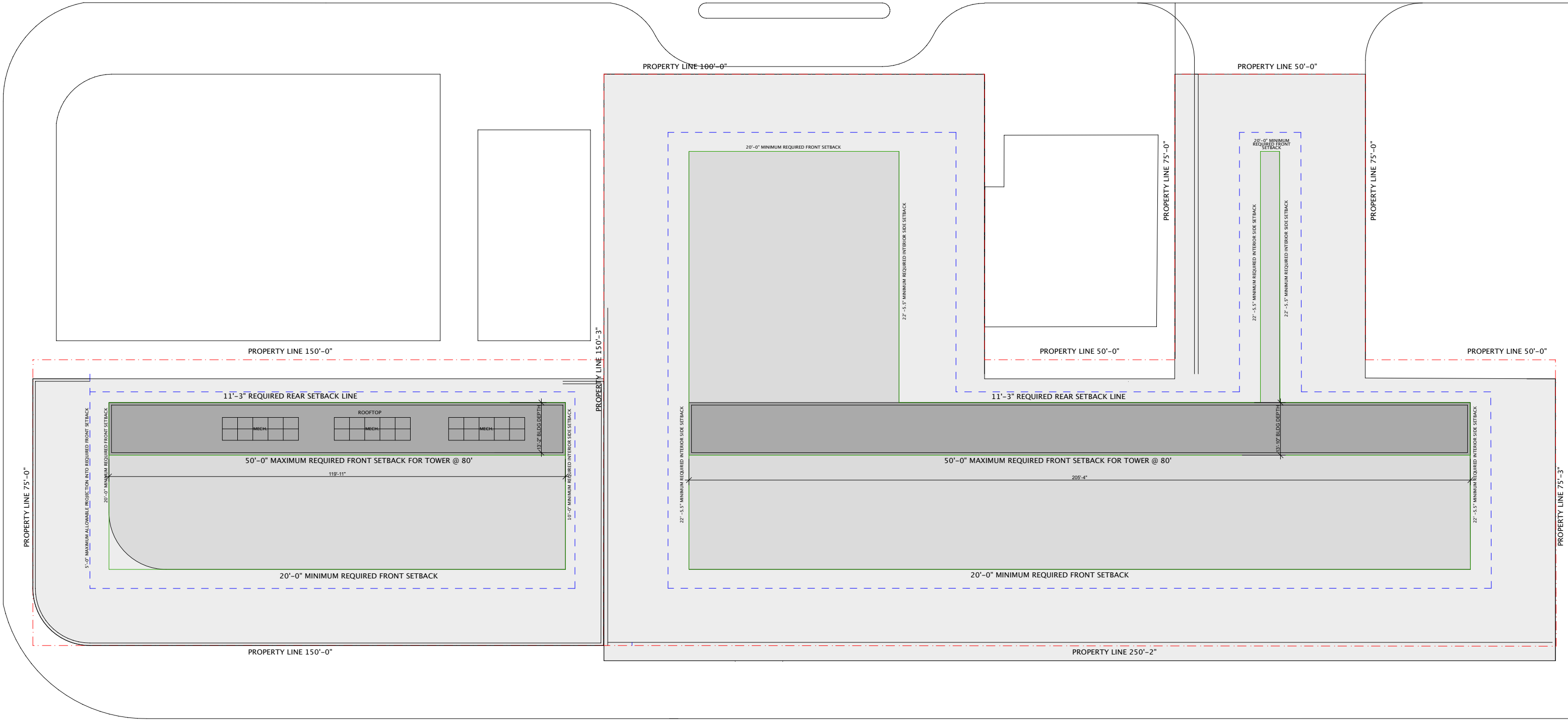
HOTEL/RETAIL
BUILDING HEIGHT 50'



PROPOSED MIXED USE RETAIL/RESIDENTIAL SCHEME
BUILDING HEIGHT 90'
15 RESIDENTIAL UNITS

BAY ROAD

18TH STREET

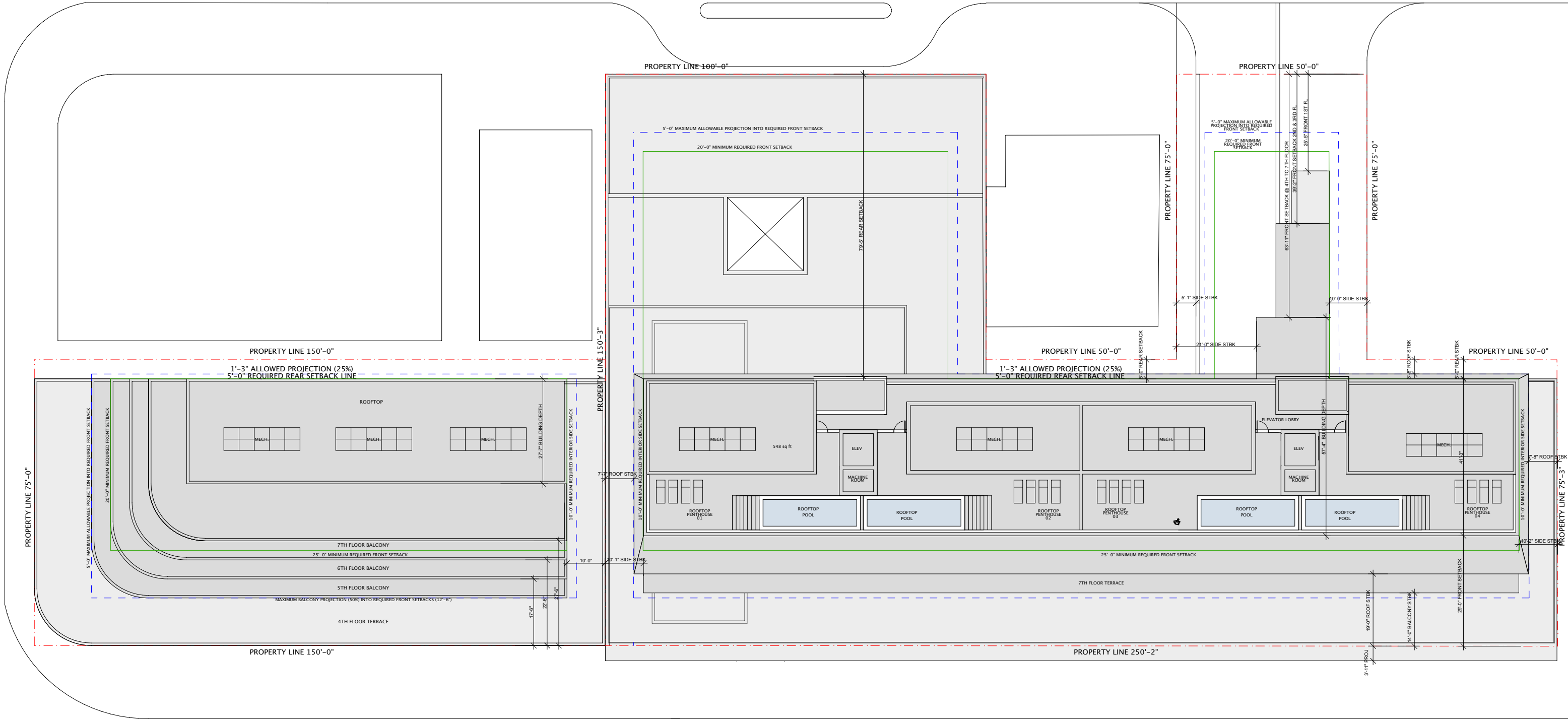


PURDY AVE

| KEY PLAN | |
|----------|-------------------------------------|
| | PROPERTY LINE |
| | REQUIRED TOWER SETBACK LINE |
| | ALLOWED TOWER PROJECTION LINE (25%) |
| | PEDESTAL |
| | AMENITY LEVEL |
| | TOWER LEVEL |

BAY ROAD

18TH STREET



PURDY AVE

KEY PLAN

PROPERTY LINE

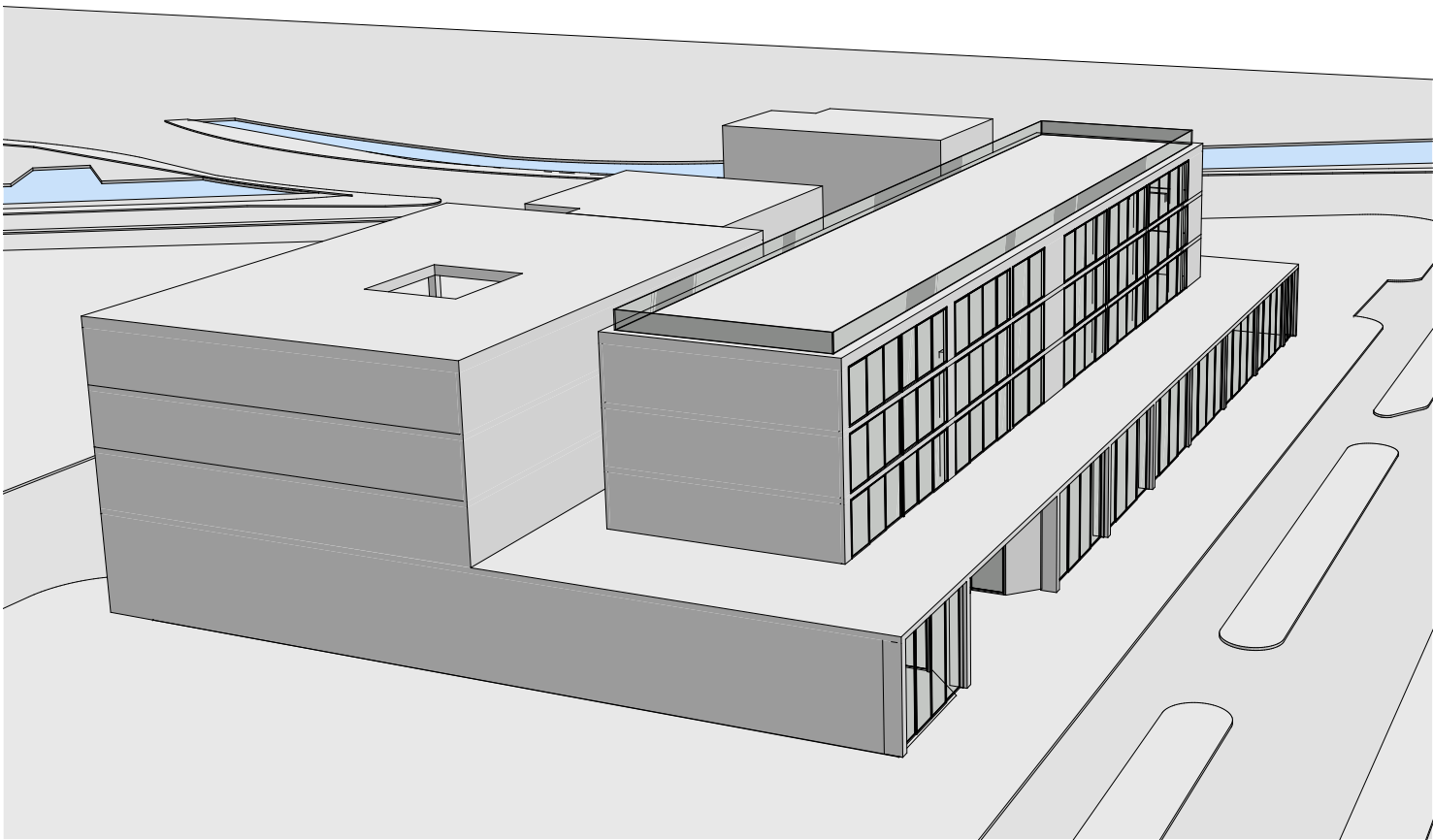
REQUIRED TOWER SETBACK LINE

ALLOWED TOWER PROJECTION LINE

PEDESTAL

TOWER

SETBACK MASSING STUDY RM-2 VS PROPOSAL



ALLOWED RM-2 LOW-RISE

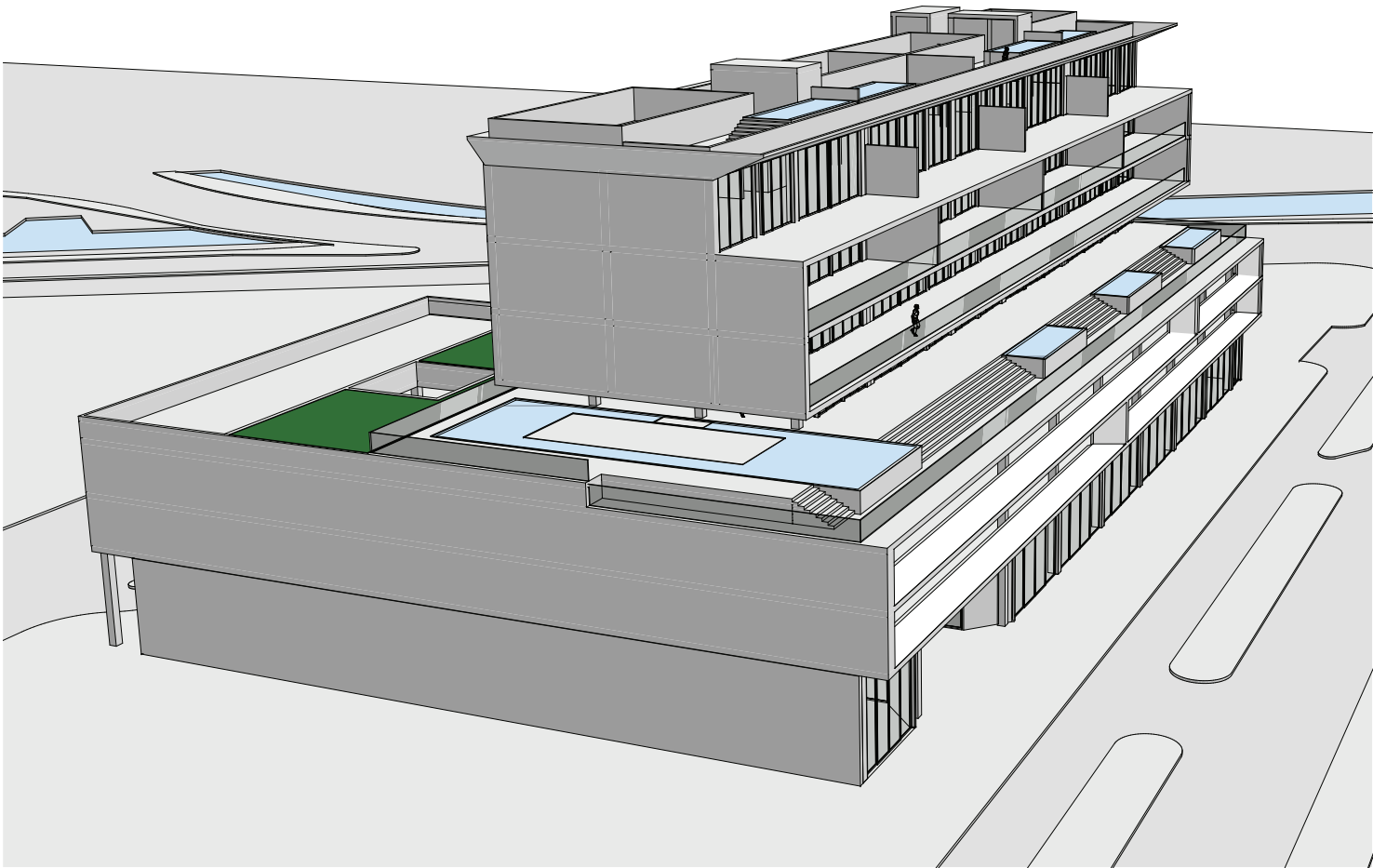
TOTAL FLOORS 4

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

PEDESTAL SETBACKS (RM-2)

FRONT MINIMUM 20'-0"
SIDE 44'-11" (COMBINED 16% LOT WIDTH + 10% TOWER PORTION OF BLDG HGT REQUIRED)
REAR 11'-3" (15% LOT DEPTH)



PROPOSED ORDINANCE LOW-RISE

TOTAL FLOORS 7

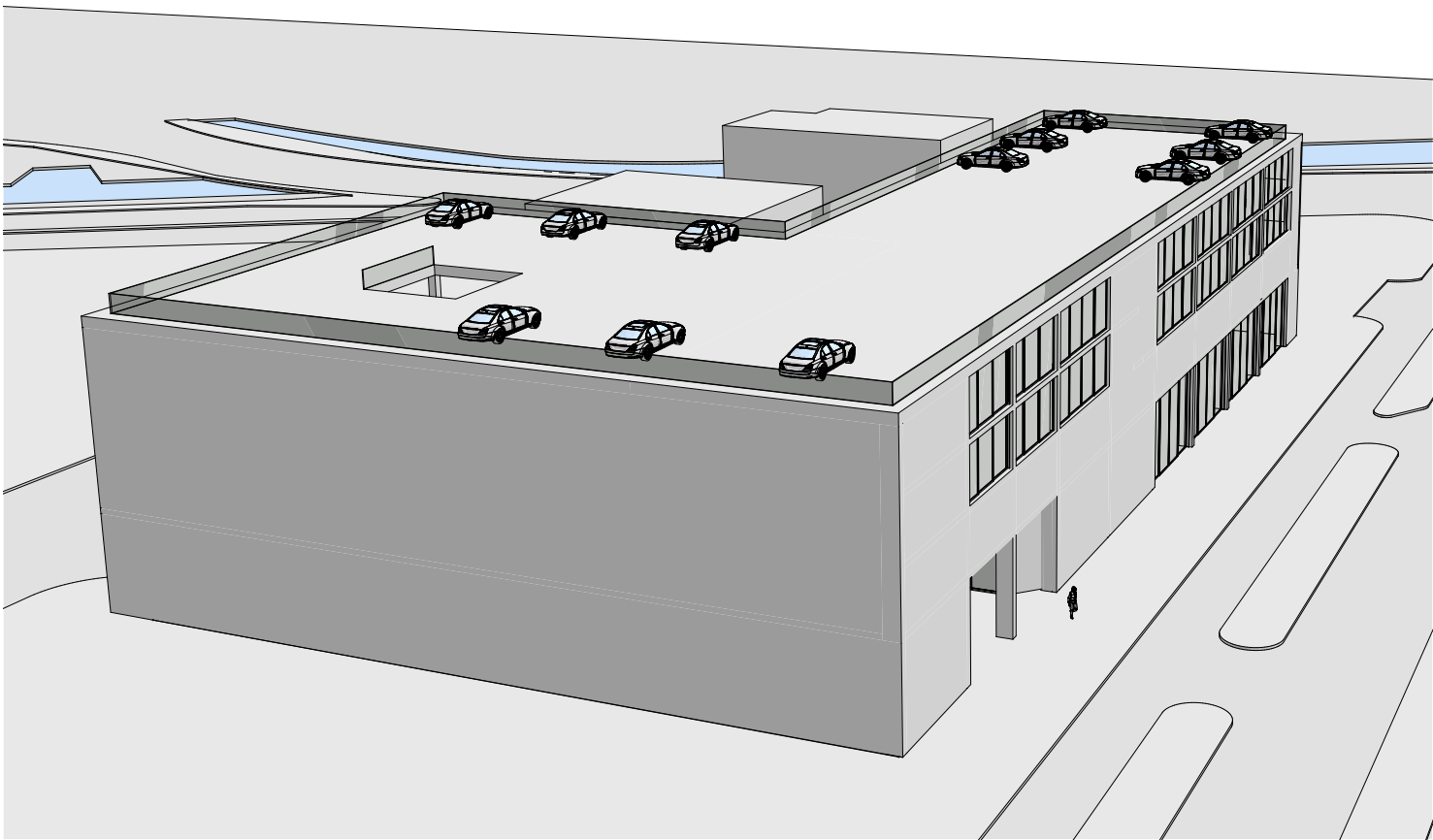
PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

TOWER SETBACKS (RM-2)

FRONT 25'-0" (50% BALCONY PROJECTION ALLOWED)
SIDE 10' PER SIDE
REAR 5'-0"

SETBACK MASSING STUDY CD-2 VS. PROPOSAL



ALLOWED CD-2 COMMERCIAL

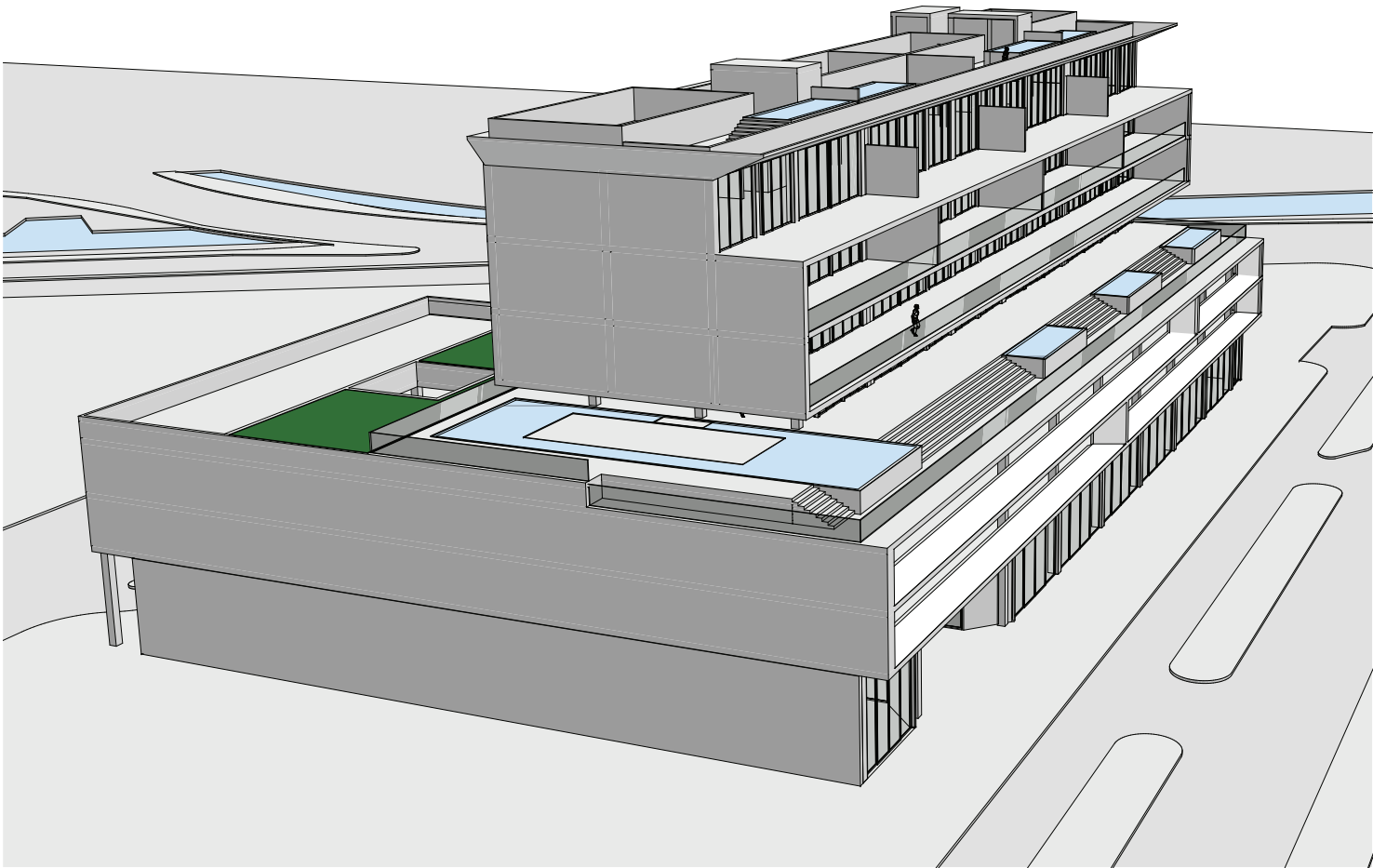
TOTAL FLOORS 4

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"



PROPOSED ORDINANCE LOW-RISE

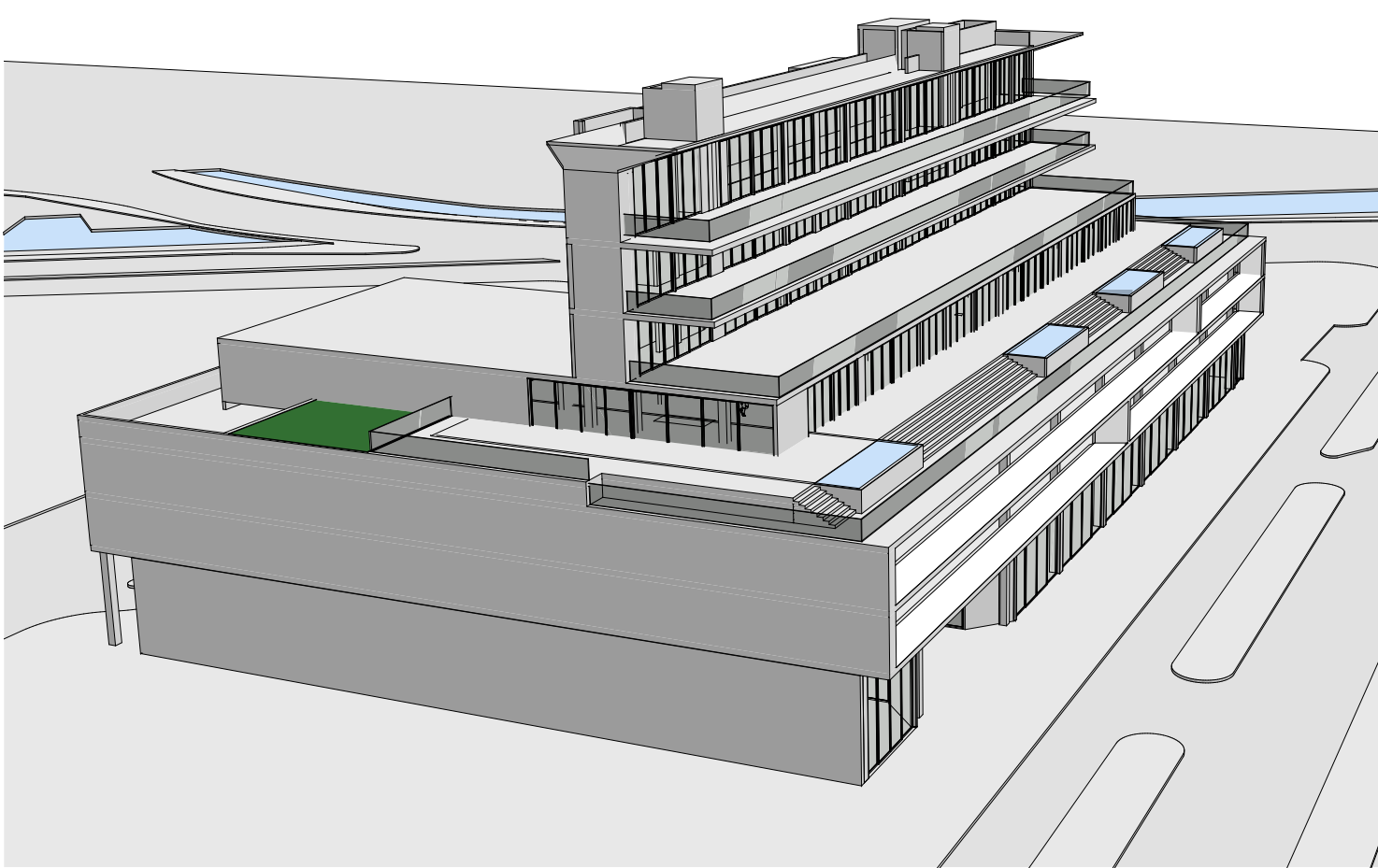
TOTAL FLOORS 7

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

TOWER SETBACKS (RM-2)

FRONT 25'-0" (50% BALCONY PROJECTION ALLOWED)
SIDE 10' PER SIDE
REAR 5'-0"



ALLOWED RM-2 LOW-RISE

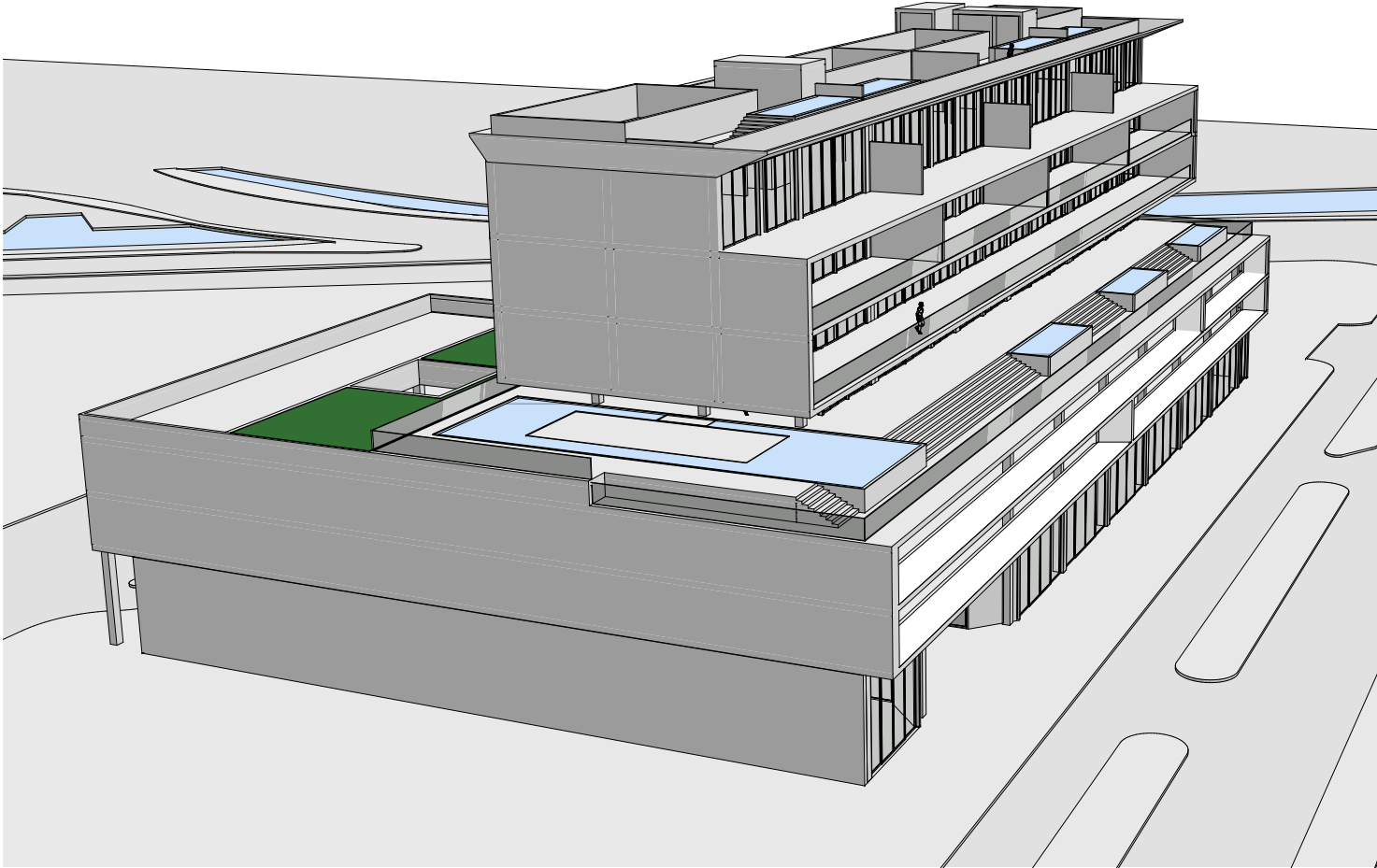
TOTAL FLOORS 7

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

| | |
|-------|-------|
| FRONT | 0'-0" |
| SIDE | 0'-0" |
| REAR | 5'-0" |

TOWER SETBACKS (RM-2)

| | |
|-------|---|
| FRONT | MINIMUM 20'-0" (plus 1' per 1' increase in height above 50') |
| | MAXIMUM 50'-0" |
| SIDE | 44'-11" (COMBINED 16% LOT WIDTH + 10% TOWER PORTION OF BLDG HGT REQUIRED) |
| REAR | 11'-3" (15% LOT DEPTH) |



PROPOSED ORDINANCE LOW-RISE

TOTAL FLOORS 7

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

| | |
|-------|-------|
| FRONT | 0'-0" |
| SIDE | 0'-0" |
| REAR | 5'-0" |

TOWER SETBACKS (RM-2)

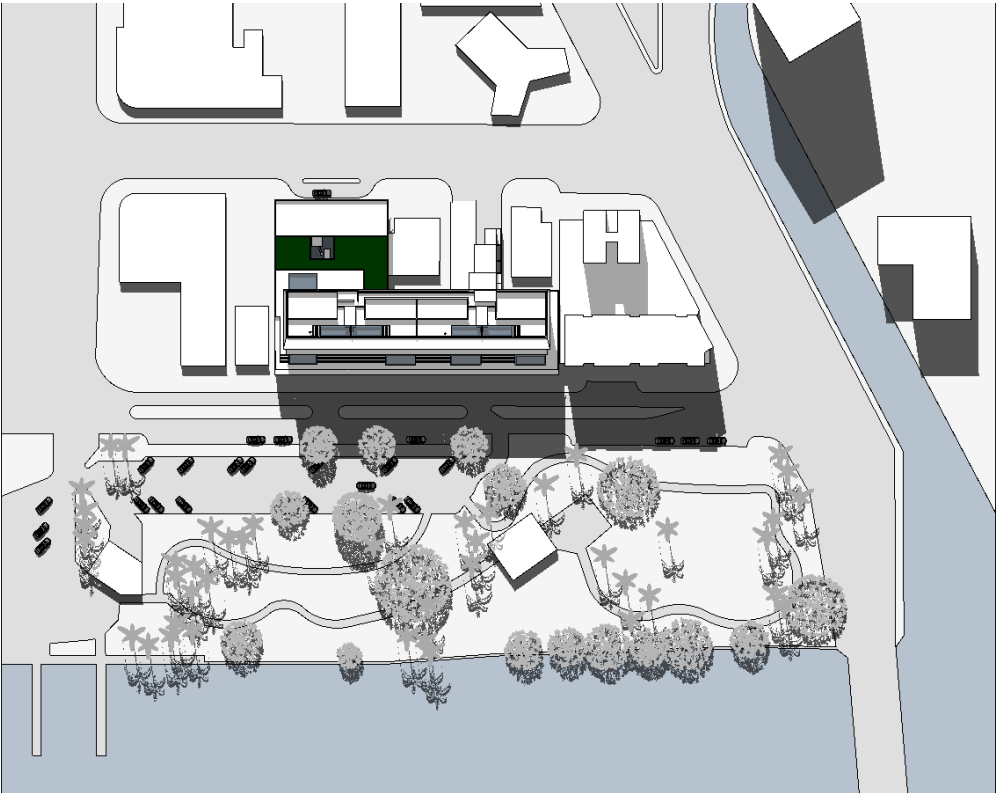
| | |
|-------|---|
| FRONT | 25'-0" (50% BALCONY PROJECTION ALLOWED) |
| SIDE | 10' PER SIDE |
| REAR | 5'-0" |



8 AM



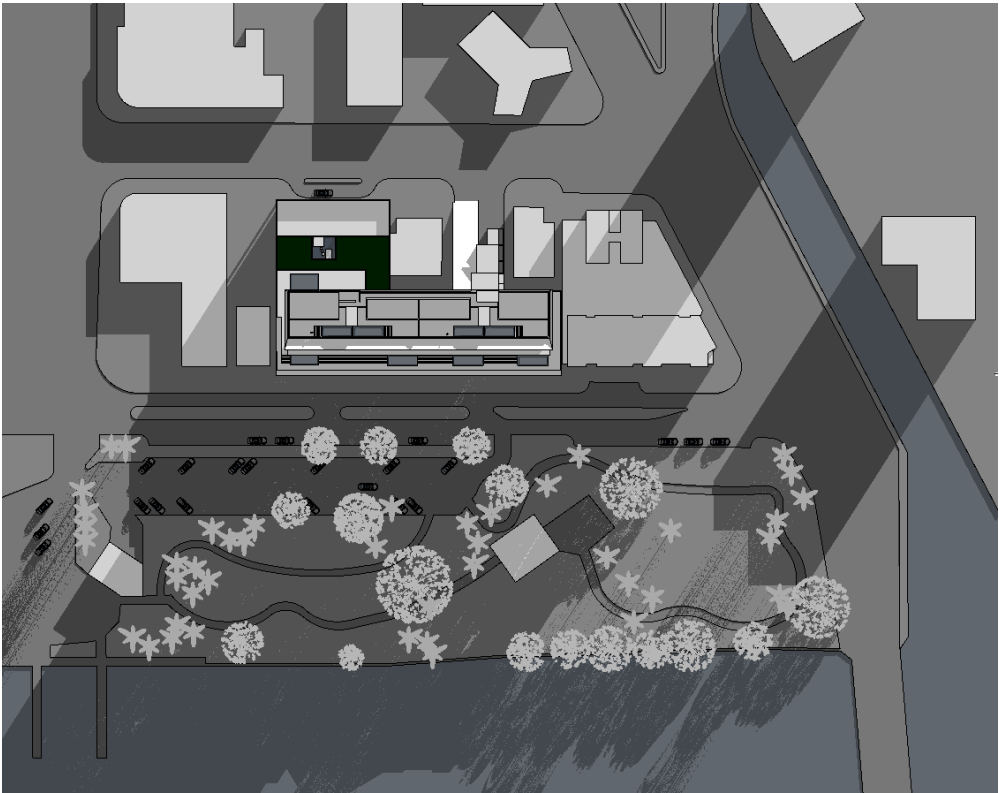
9 AM



10 AM



8 AM



9 AM



10 AM



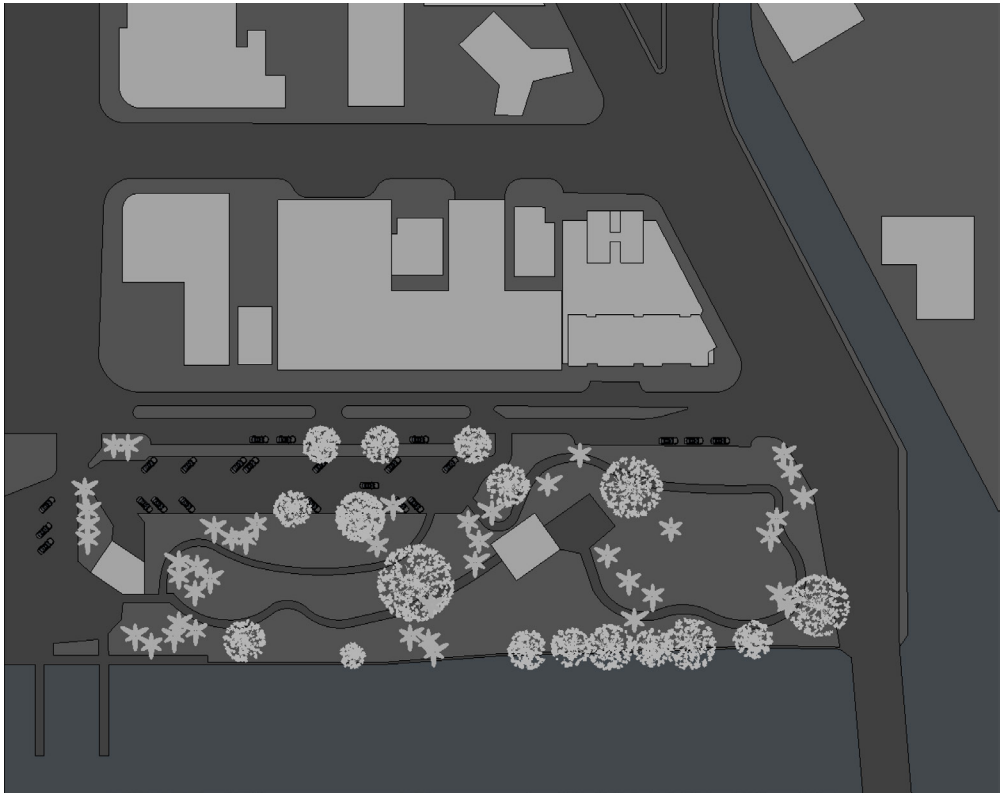
8 AM



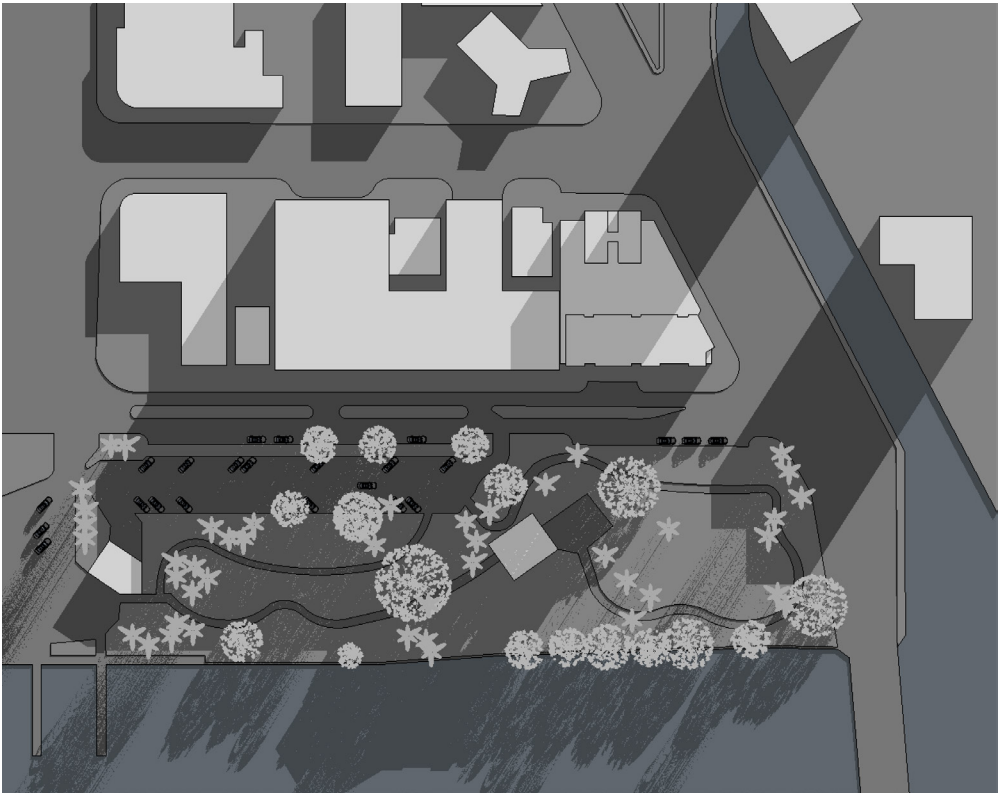
9 AM



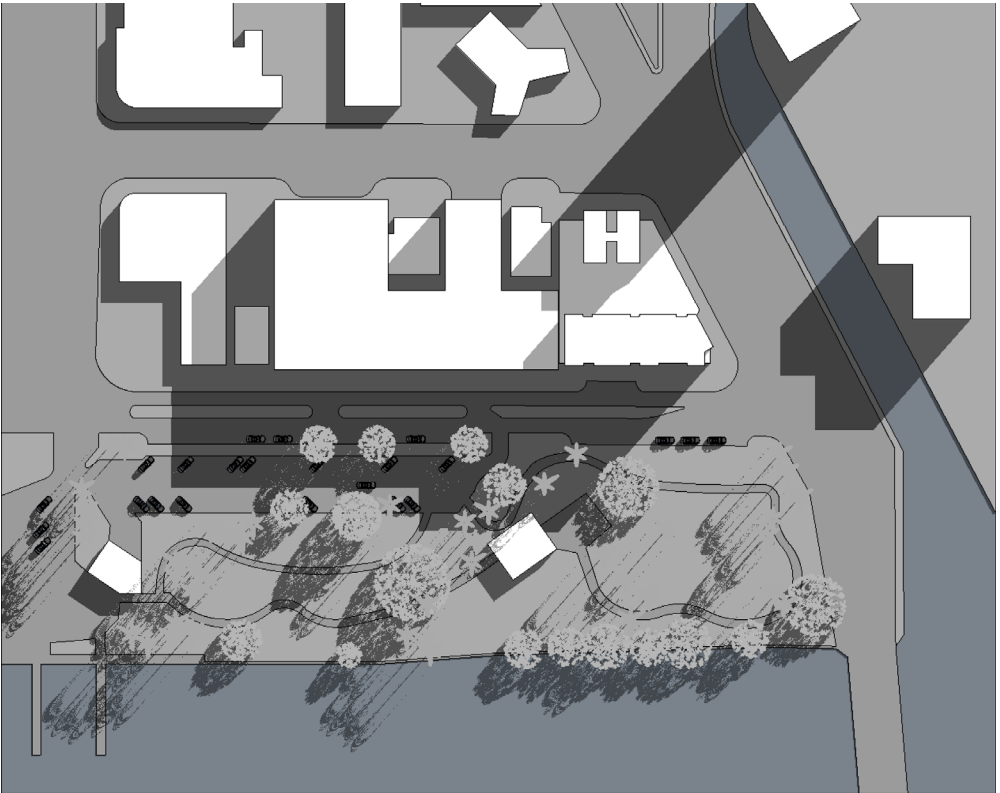
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8 AM

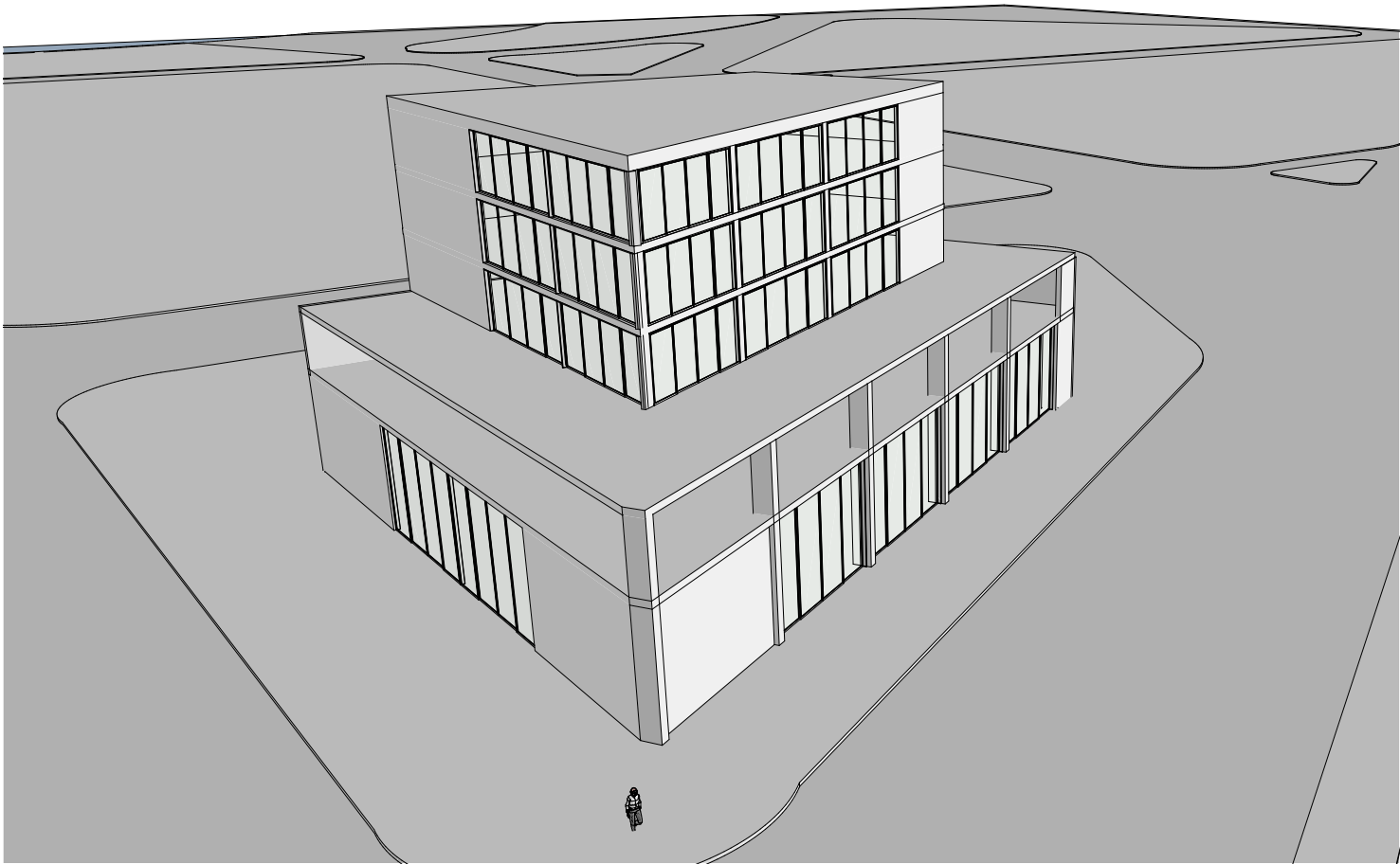


9 AM



10 AM

SETBACK MASSING STUDY 60' DADE RM-2



ALLOWED RM-2 LOW-RISE

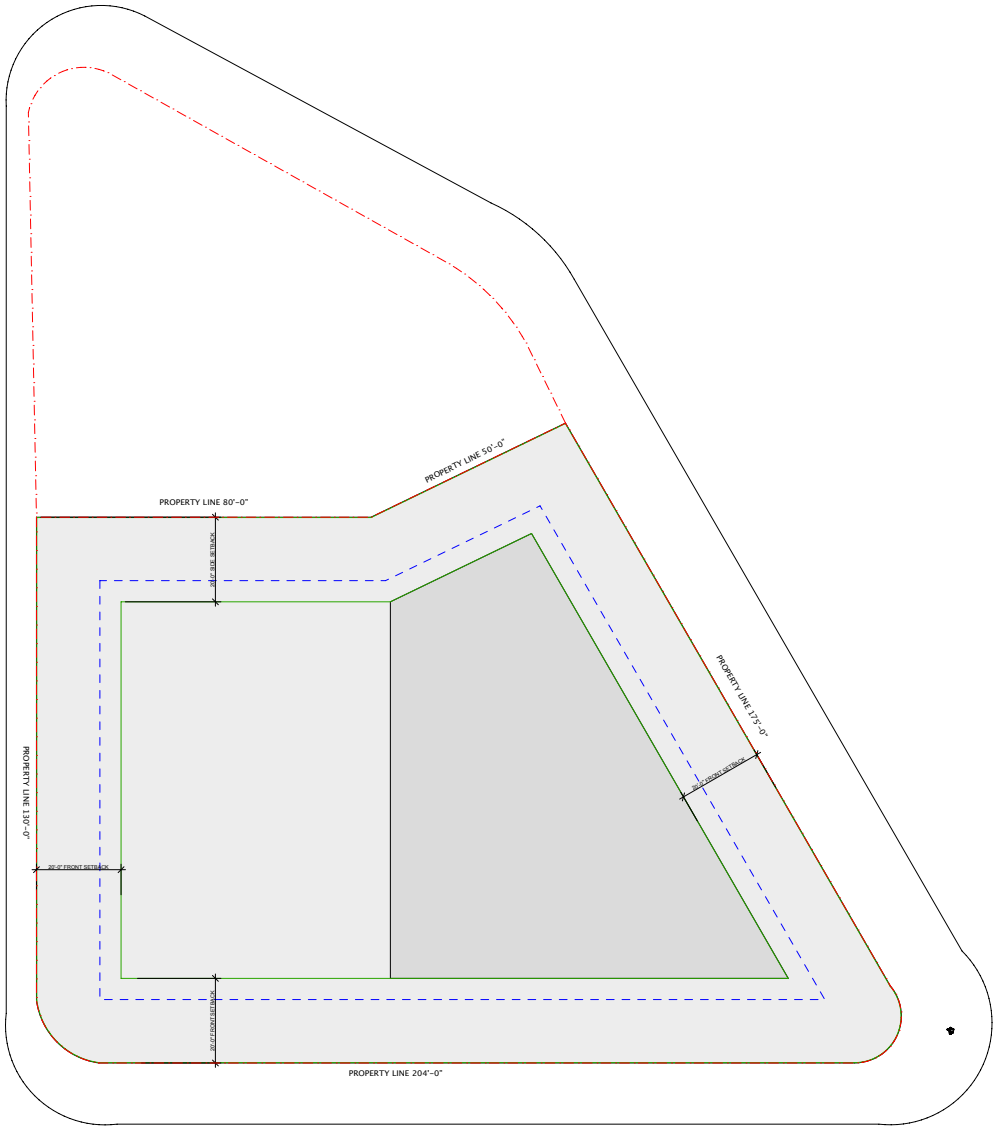
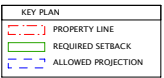
TOTAL FLOORS 4

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

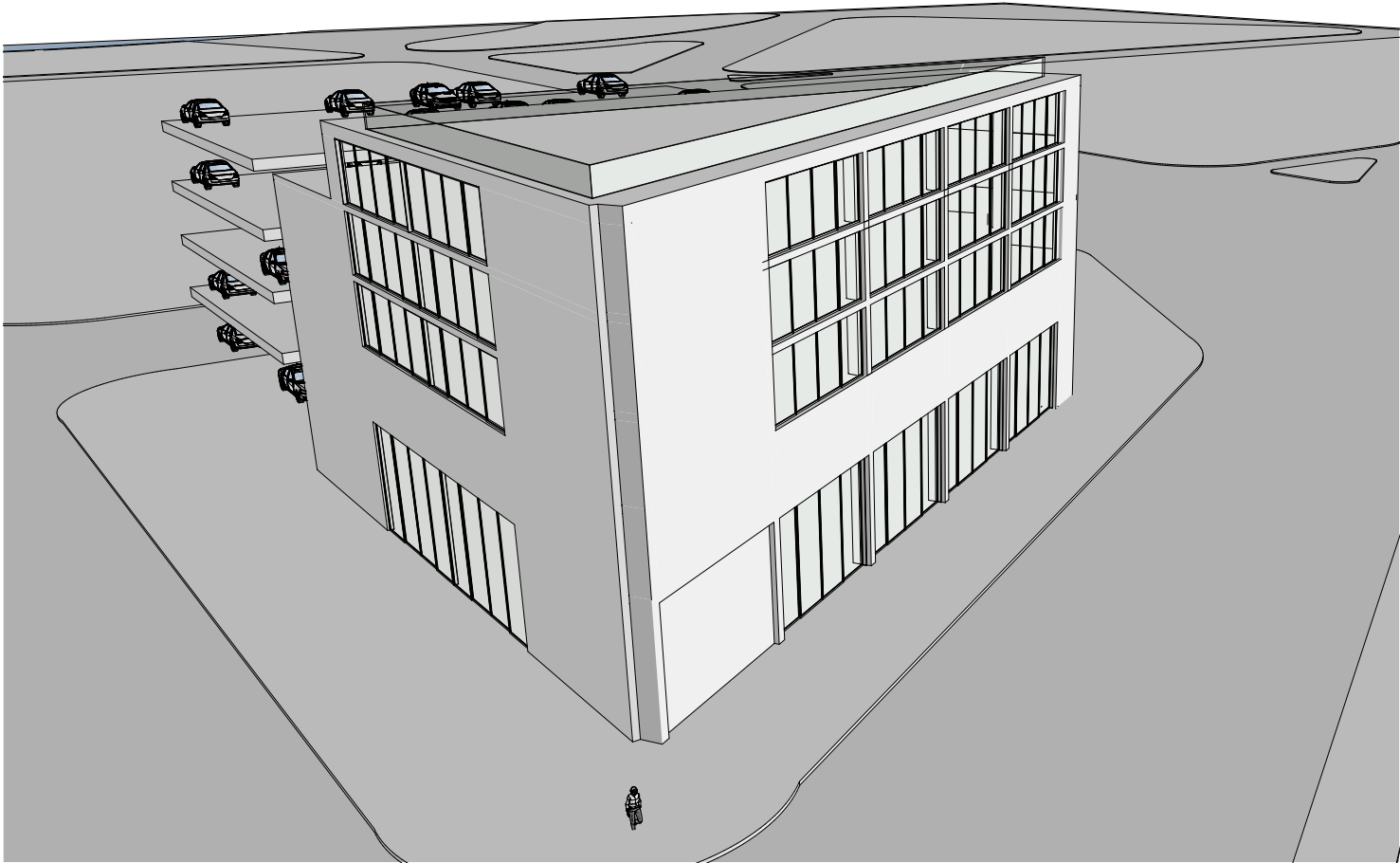
| | |
|-------|-------|
| FRONT | 0'-0" |
| SIDE | 0'-0" |
| REAR | 5'-0" |

PEDESTAL SETBACKS (RM-2)

| | |
|-------|---|
| FRONT | MINIMUM 20'-0" |
| SIDE | 44'-11" (COMBINED 16% LOT WIDTH + 10% TOWER PORTION OF BLDG HGT REQUIRED) |
| REAR | 11'-3" (15% LOT DEPTH) |



SETBACK MASSING STUDY 60' ALONG DADE CD-2



ALLOWED CD-2 COMMERCIAL

TOTAL FLOORS 5

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

PEDESTAL SETBACKS - NON-OCEANFRONT(CD-2)

FRONT 0'-0"
SIDE 0'-0"
REAR 5'-0"

KEY PLAN

PROPERTY LINE

REQUIRED SETBACK

ALLOWED PROJECTION

