

- GENERAL LEGEND:**
- ADVAL TARGET
  - ALUMINUM LIGHT POST (SINGLE)
  - ALUMINUM LIGHT POST (DOUBLE)
  - ALUMINUM LIGHT POST (TRIPLE)
  - ALUMINUM LIGHT POST (QUAD)
  - ANCHOR/SHY WIRE
  - BACKFLOW PREVENTER ASSEMBLY
  - CABLE TELEVISION BOX
  - CATCH BASIN
  - CATCH BASIN F-3
  - CENTERLINE
  - CHECK VALVE ASSEMBLY
  - COLUMN (CIRCULAR)
  - COLUMN (SQUARE)
  - CONCRETE LIGHT POLE (DOUBLE)
  - CONCRETE POWER POLE
  - CONTROL POINT
  - COMMUNICATION PULL BOX
  - CURB INLET
  - DOUBLE GROUND CHECK VALVE
  - DOWN (CIRCULAR OR SQUARE)
  - ELECTRIC BOX (ABOVE GROUND)
  - ELECTRIC PULL BOX (BELOW GROUND)
  - ELECTRIC HAND HOLE
  - ELECTRIC OUTLET
  - ELEVATIONS (SEE NOTES FOR DATUM)
  - FIRE HYDRANT
  - FIRE LINE CONNECTION
  - FIRE LINE CONNECTION
  - FLARED
  - FLOW LINE
  - FORCE MAIN MANHOLE
  - FORCE MAIN WIRE
  - F.P.L. ELECTRIC MANHOLE
  - F.P.L. FIBER NETWORK
  - F.P.L. TRANSMISSION POLE
  - GAS MANHOLE
  - GAS METER
  - GAS PUMP
  - GAS VALVE
  - GRASSY TRIP MANHOLE
  - GROUND LIGHTING
  - GROUND POST
  - IRRIGATION HAND HOLE
  - IRRIGATION VALVE
  - WALKER
  - WATER WELL
  - MONUMENT LINE
  - F-3 INLET
  - F-2 INLET
  - F-1 INLET
  - PARKING METER
  - PERFORATED CROSSING SIGNAL
  - PERMANENT REFERENCE MONUMENT
  - POST AND/OR SIGN
  - MEDIUM BRACKET ASSEMBLY
  - PROPERTY LINE
  - ROAD CATCH BASIN
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - SOIL POST
  - SPRINKLER PUMP
  - STANDARD
  - STORM SEWER MANHOLE
  - STREET LIGHT BOX
  - SINGLE INLET
  - TELEPHONE BOX (SOUTHERN BELL)
  - TELEPHONE HAND HOLE
  - TELEPHONE MANHOLE (SIL BELL)
  - TELEPHONE WIRE
  - TELEPHONE WIRE
  - TRAFFIC HAND HOLE
  - TRAFFIC UTILITY POST
  - TRAFFIC CONTROL POST
  - TRAFFIC SIGNAL POST
  - TRAFFIC SIGNAL
  - TREE & PALM
  - UNDERGROUND UTILITY MARKER
  - UNKNOWN UTILITY MANHOLE
  - UNKNOWN UTILITY HAND HOLE
  - WATER MANHOLE
  - WATER METER
  - WATER VALVE
  - WOOD LIGHT POLE
  - WOOD POWER POLE
  - WOOD TELEPHONE POLE
  - HANDICAP PARKING
  - STROLLER PARKING
- ABBREVIATIONS:**
- ADVAL TARGET
  - ALUMINUM LIGHT POST
  - ANCHOR/SHY WIRE
  - BACKFLOW PREVENTER ASSEMBLY
  - CABLE TELEVISION BOX
  - CATCH BASIN
  - CATCH BASIN F-3
  - CENTERLINE
  - CHECK VALVE ASSEMBLY
  - COLUMN (CIRCULAR)
  - COLUMN (SQUARE)
  - CONCRETE LIGHT POLE (DOUBLE)
  - CONCRETE POWER POLE
  - CONTROL POINT
  - COMMUNICATION PULL BOX
  - CURB INLET
  - DOUBLE GROUND CHECK VALVE
  - DOWN (CIRCULAR OR SQUARE)
  - ELECTRIC BOX (ABOVE GROUND)
  - ELECTRIC PULL BOX (BELOW GROUND)
  - ELECTRIC HAND HOLE
  - ELECTRIC OUTLET
  - ELEVATIONS (SEE NOTES FOR DATUM)
  - FIRE HYDRANT
  - FIRE LINE CONNECTION
  - FIRE LINE CONNECTION
  - FLARED
  - FLOW LINE
  - FORCE MAIN MANHOLE
  - FORCE MAIN WIRE
  - F.P.L. ELECTRIC MANHOLE
  - F.P.L. FIBER NETWORK
  - F.P.L. TRANSMISSION POLE
  - GAS MANHOLE
  - GAS METER
  - GAS PUMP
  - GAS VALVE
  - GRASSY TRIP MANHOLE
  - GROUND LIGHTING
  - GROUND POST
  - IRRIGATION HAND HOLE
  - IRRIGATION VALVE
  - WALKER
  - WATER WELL
  - MONUMENT LINE
  - F-3 INLET
  - F-2 INLET
  - F-1 INLET
  - PARKING METER
  - PERFORATED CROSSING SIGNAL
  - PERMANENT REFERENCE MONUMENT
  - POST AND/OR SIGN
  - MEDIUM BRACKET ASSEMBLY
  - PROPERTY LINE
  - ROAD CATCH BASIN
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - SOIL POST
  - SPRINKLER PUMP
  - STANDARD
  - STORM SEWER MANHOLE
  - STREET LIGHT BOX
  - SINGLE INLET
  - TELEPHONE BOX (SOUTHERN BELL)
  - TELEPHONE HAND HOLE
  - TELEPHONE MANHOLE (SIL BELL)
  - TELEPHONE WIRE
  - TELEPHONE WIRE
  - TRAFFIC HAND HOLE
  - TRAFFIC UTILITY POST
  - TRAFFIC CONTROL POST
  - TRAFFIC SIGNAL POST
  - TRAFFIC SIGNAL
  - TREE & PALM
  - UNDERGROUND UTILITY MARKER
  - UNKNOWN UTILITY MANHOLE
  - UNKNOWN UTILITY HAND HOLE
  - WATER MANHOLE
  - WATER METER
  - WATER VALVE
  - WOOD LIGHT POLE
  - WOOD POWER POLE
  - WOOD TELEPHONE POLE
  - HANDICAP PARKING
  - STROLLER PARKING



**LEGAL DESCRIPTION:**  
LOTS 3, 4, AND 5, BLOCK 12-A, "ISLAND VIEW ADDITION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N01°59'53"W ALONG THE WEST RIGHT-OF-WAY LINE OF ALTON ROAD BETWEEN 20TH STREET AND 18TH STREET.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- AREA OF PROPERTY AS SURVEYED: 25,538 SQUARE FEET, MORE OR LESS (0.586 ACRES, MORE OR LESS).
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8'), PER FLOOD INSURANCE RATE MAP NO. 12086C017L, COMMUNITY NO. 120851, PANEL NO. 0317, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP DATED SEPTEMBER 11, 2009. (N.G.V.D. 1929)
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- SHOWN HEREON ARE PLOTTABLE EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS REFLECTED AS EXCEPTIONS IN THE TITLE INSURANCE COMMITMENT NO. 1062-5603612 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2021 AT 8:00 A.M.
- ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
- BENCHMARKS:
  - CMB DB 04 R; LOCATION: DADE BOULEVARD & N. MICHIGAN AVE. DESCRIPTION: PK N&W IN TRAFFIC SEPARATOR. ELEVATION= 2.70 (N.A.V.D. 1988)
  - CMB 20 03 R; LOCATION NE INTX 20TH ST & SUNSET DR. DESCRIPTION: NAIL & WASHER ON TOP OF CURB. ELEVATION= 4.02 (N.A.V.D. 1988)
- THIS SITE CONTAINS (17) TOTAL MARKED PARKING SPACES INCLUDING (1) DESIGNATED HANDICAP ACCESSIBLE PARKING SPACE.

**TITLE EXCEPTIONS:**

NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE FILE NUMBER 1062-5603612 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 30, 2021 AT 8:00 A.M.

- Restrictions contained in that certain Special Warranty Deed recorded in Official Records Book 27889, Page 3133, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plot of ISLAND VIEW ADDITION, as recorded in Plat Book 9, Page(s) 144, of the Public Records of Miami-Dade County, Florida, but deleting any covenant, condition or restriction indicating a preference, burden or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PROPERTY BLANKET IN NATURE)
- Order by the City of Miami Beach, Florida, Design Review Board recorded in Official Records Book 28058, Page 2584, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
- Underground Easement (Business) granted to Florida Power & Light Company recorded in Official Records Book 28529, Page 2169, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY, SHOWN)
- Hold Harmless Agreement recorded in Official Records Book 29654, Page 4260, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
- Order by the City of Miami Beach, Florida, Board of Adjustment recorded in Official Records Book 29654, Page 4262, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
- The following matters shown on that certain survey prepared by A. Flors and Associates, Inc., dated August 30, 2011, under Field Book No. 11-0631:
  - Overhead electric lines, utility pole and air conditioning pads along the Southern boundary of the land are not located within a recorded easement.
  - Air conditioning pads from the adjacent property encroach into the Southern portion of the land.

**TREE TABLE**

TREE NO.	COMMON NAME	SPECIES	DIA. IN.	HGT. FT.	CRP#	#
1	CHRISTMAS PALM	"Washingtonia" sp.	16(2.5"-2.5")	38	38	38
2	CHRISTMAS PALM	"Washingtonia" sp.	20(2.7"-2.7")	22	22	22
3	CHRISTMAS PALM	"Washingtonia" sp.	17(1.7"-2.6")	20	20	20
4	CHRISTMAS PALM	"Washingtonia" sp.	20(2.6"-3.8")	20	20	20
5	GREEN BUTTWOOD	"Conocarpus erectus"	8	16	16	16
6	GREEN BUTTWOOD	"Conocarpus erectus"	8	17	17	17
7	GREEN BUTTWOOD	"Conocarpus erectus"	12	21	21	21
8	GREEN BUTTWOOD	"Conocarpus erectus"	6	16	16	16
9	GREEN BUTTWOOD	"Conocarpus erectus"	4	14	14	14
10	CANARY ISLAND DATE PALM	"Phoenix canariensis"	18	32	32	32
11	CANARY ISLAND DATE PALM	"Phoenix canariensis"	17	32	32	32
12	CANARY ISLAND DATE PALM	"Phoenix canariensis"	18	30	30	30
13	CANARY ISLAND DATE PALM	"Phoenix canariensis"	18	32	32	32
14	CANARY ISLAND DATE PALM	"Phoenix canariensis"	18	30	30	30

**NOTE:**  
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

**CERTIFIED TO:**

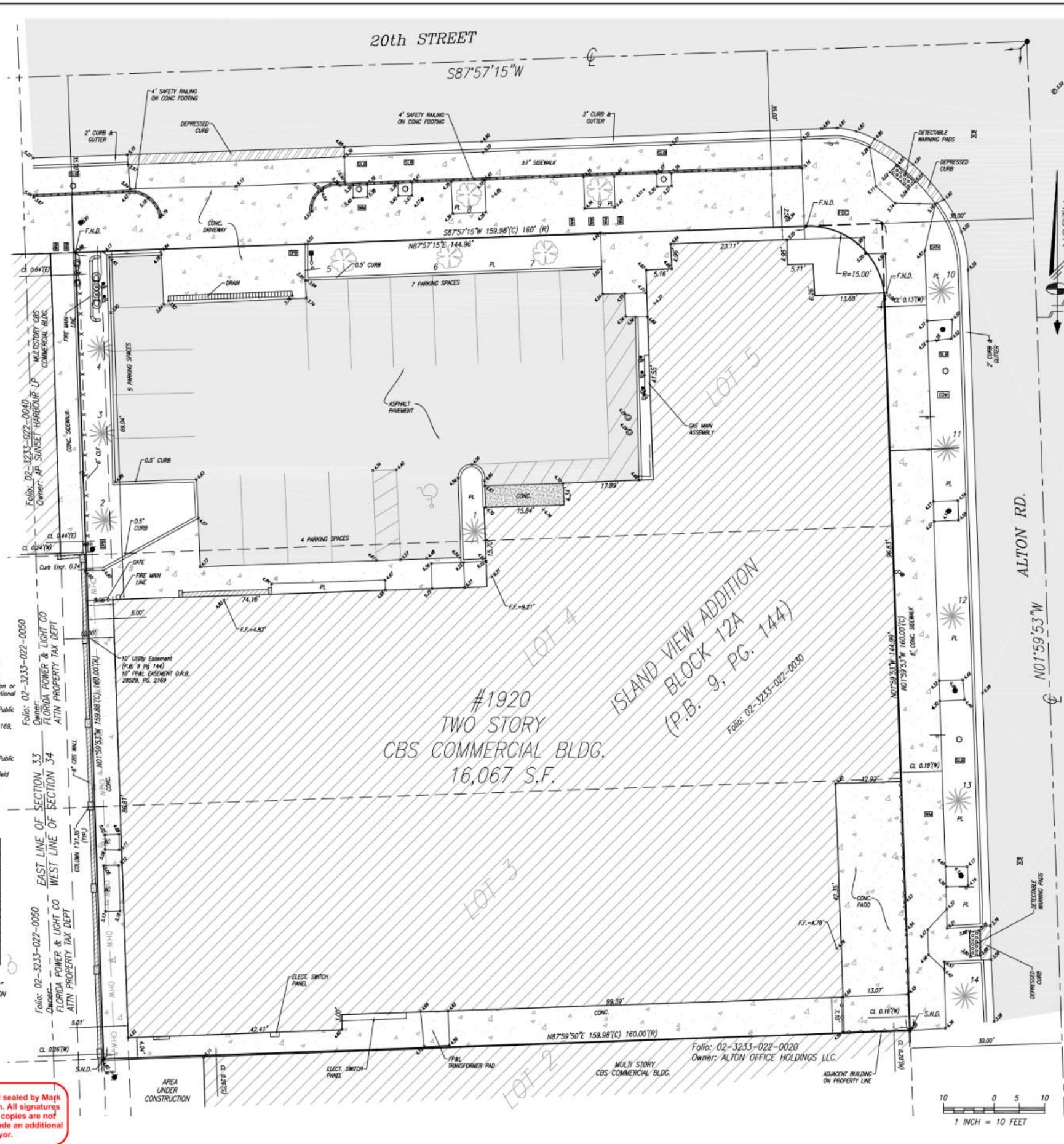
- ALTON OFFICE HOLDINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- WMB RESOURCES LLC, A FLORIDA LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- BILZIN SUMBERG BAENA PRICE & AXELROD LLP

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLETES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

**Schwabke - Shiskin & Associates, Inc.**  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*  
MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL LAND SURVEYOR NO. 4775  
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, P.S.M. on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.



**Schwabke - Shiskin & Associates, Inc.**  
LAND PLANNERS & ENGINEERS  
1540 CORPORATE BLVD., MIAMI, FLORIDA 33133  
TEL: (305) 438-7010 FAX: (305) 438-1358

**CERTIFICATE OF AUTHORIZATION**  
No. LB-87

Checked By: M.S.J. Date: 09/26/2022  
Survey No: 09/26/2022  
Drawn By: A.S.C. Date: 09/26/2022  
Order No: 21121 F.B. No: 21121  
Scale: AS SHOWN

File No. AJ-6108  
Sheet 1 of 1

**ALTA/NSPS LAND TITLE SURVEY**

ORDERED BY:  
Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida.

REVISIONS

NO.	DATE	DESCRIPTION

THE AJ-6108

**MIAMI BEACH  
COMMERCIAL - ZONING DATA SHEET**

ITEM #	Project Information				
1	Address: 1920 Alton Road, Miami Beach, FL 33139	Folio number(s)	02-3233-022-0030	Year built:	1960, 1968, 2015
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	25,538 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-2	Lot Width:	159'-10"
4	Individual Historic Site (Yes or NO)	NO		Lot Depth:	159'-11"
5	Base Flood Elevation:	8'-0"	Grade value in NGVD:	4'-6"	
6	Adjusted grade (BFE + Grade/2):	10'-3"	Freeboard:	5'-0"	
7	Proposed Use:	Mixed-Use (Retail, Commercial office and 25% Residential)			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
13	<b>Floor Area Ratio (FAR)</b>	51,076		51037.8 SF	
14	<b>Building Height</b>	55'		58'	3' Variance
15	<b>At grade parking lot on the same lot</b>	N/A			
	a Front setbacks	N/A			
	b Side interior street setback	N/A			
	c Side facing street setback	N/A			
	d Rear setback	N/A			
16	<b>Subterranean, Pedestal &amp; Tower (Non-Oceanfront)</b>	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a Front setbacks	0'		0'	
	b Side interior street setback	0'		1'-0"	
	c Side facing street setback	0'		0'	
	d Rear setback	5'		5'	
17	<b>Subterranean, Pedestal &amp; Tower (Oceanfront)</b>	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a Front setbacks	N/A			
	b Side interior street setback	N/A			
	c Side facing street setback	N/A			
	d Rear setback	N/A			
18	<b>Minimum Apartment Unit Size</b>	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a New Construction	550 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
19	<b>Average Apartment Unit Size</b>	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a New Construction	800 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
20	<b>Required Open-space ratio (RPS, CPS)</b>	N/A			
21	<b>Parking</b>	35		45	0
22	<b>Loading</b>	3		3	0

VARIANCE:

- Variance to allow a building height of 58 feet where 55 feet is permitted pursuant to section 142-306
- Variance to allow a height of 11 feet where 12 feet above base flood elevation plus maximum freeboard is required pursuant to section 142-306



MIAMI BEACH ZONING MAP

**MIAMI BEACH  
PARKING & LOADING CALCULATIONS**

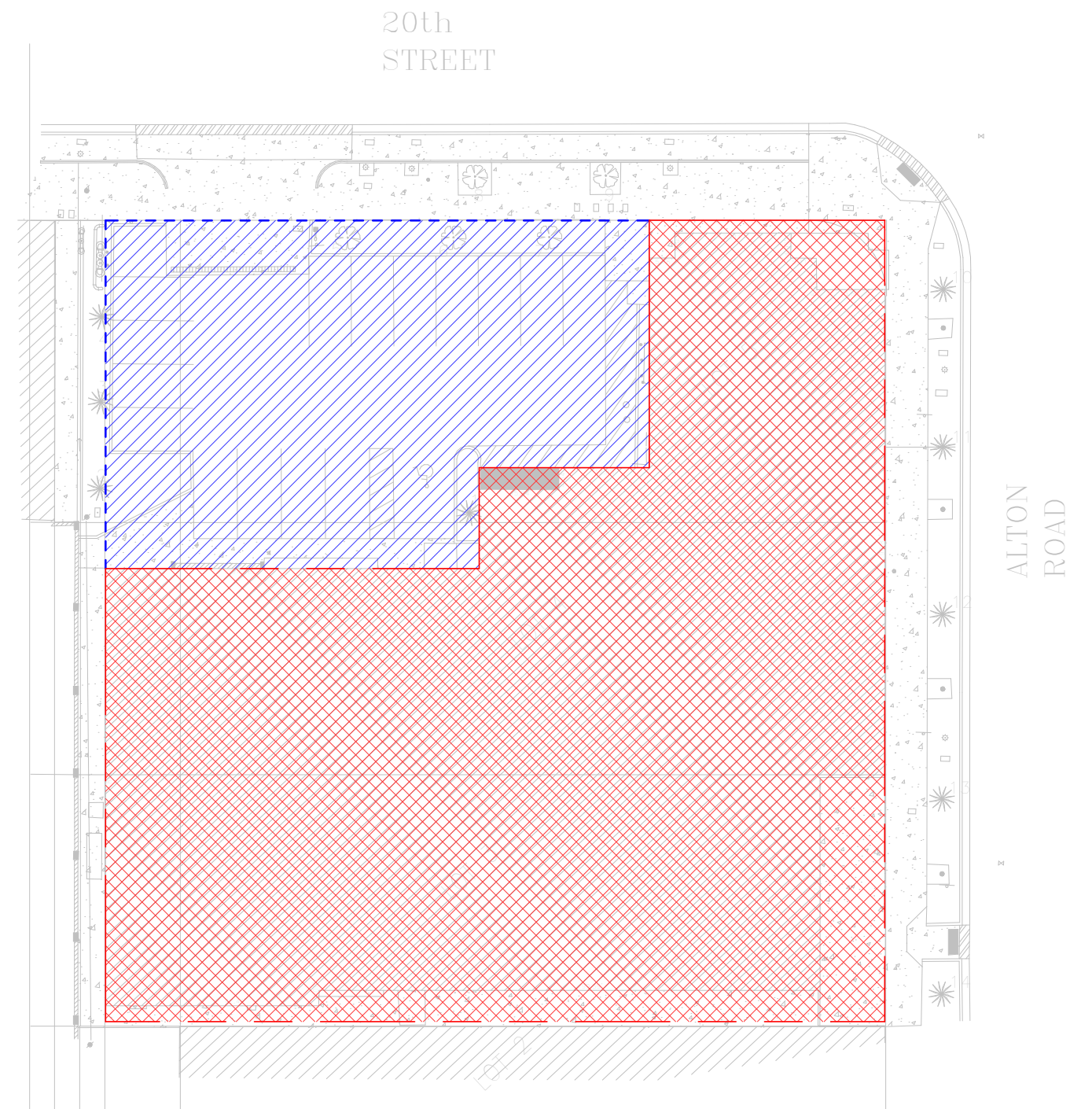
<b>130-33: OFF-STREET PARKING FOR DISTRICT NO. 5</b>			
<b>REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
NON-RESIDENTIAL USES ABOVE GROUND FLOOR (NO REQUIREMENT) :	0 SPACES		
TENANT 1: RESTAURANT EXCEEDING 100 SEATS OR 3500 SF; MAX 199 SEAT (1 SPACES PER 4 SEATS & 1 SPACE / 60 SF NOT USED FOR SEATING)	25 Spaces		
TENANT 2: RESTAURANT EXCEEDING 100 SEATS OR 3500 SF; MAX 199 SEAT(1 SPACES PER 4 SEATS & 1 SPACE / 60 SF NOT USED FOR SEATING)	25 Spaces		
APARTMENT UNITS ( 2 SPACES FOR UNITS ABOVE1,200 SF)	6		
<b>TOTAL REQUIRED:</b>	56 SPACES	45 SPACES	
<b>130-40: ALTERNATE PARKING INCENTIVES</b>			
<b>REGULATION</b>	<b>PROPOSED</b>	<b>PARKING...</b>	<b>%</b>
BICYCLE PARKING LONG-TERM (1:5)	45 Bikes	9	16%
BICYCLE PARKING SHORT-TERM (1:10)	30 Bikes	3	7%
SCOOTER PARKING (1:3)	3 SPACES	1	2%
SHOWERS (2:1)	4 Showers	8 Max. 8 Spaces	
<b>TOTAL REDUCTION:</b>		-21	38%
<b>TOTAL PARKING REQUIRED W/ REDUCTIONS:</b>	56 Required - 21 Reduction = 35 Total Spaces Required		
			n/a
<b>130-73-100: OFF-STREET LOADING</b>			
<b>REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
FOR RETAIL & RESTAURANT (OVER 2,000 SF BUT NOT 10,000 SF)	1 SPACES	1	
FOR OFFICE (OVER 10,000 SF BUT NOT 100,000)	2 SPACES	1	
RESIDENTIAL	0 SPACES		
<b>TOTAL REQUIRED:</b>	3 SPACES	2 SPACES	
		1 (ON STREET) SPACE	
<b>TOTAL PROVIDED:</b>		3 SPACES	N/A





1. AERIAL OF PROPERTY FROM ALTON ROAD



2. AERIAL OF PROPERTY FROM 20TH STREET



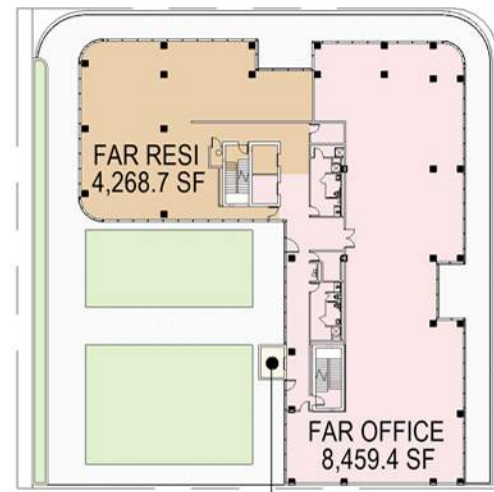
**LEGEND:**

-  BUILDINGS TO BE DEMOLISHED (NON-CONTRIBUTING)
-  SITEWORK, PAVING & SURFACE MATERIAL TO BE DEMOLISHED

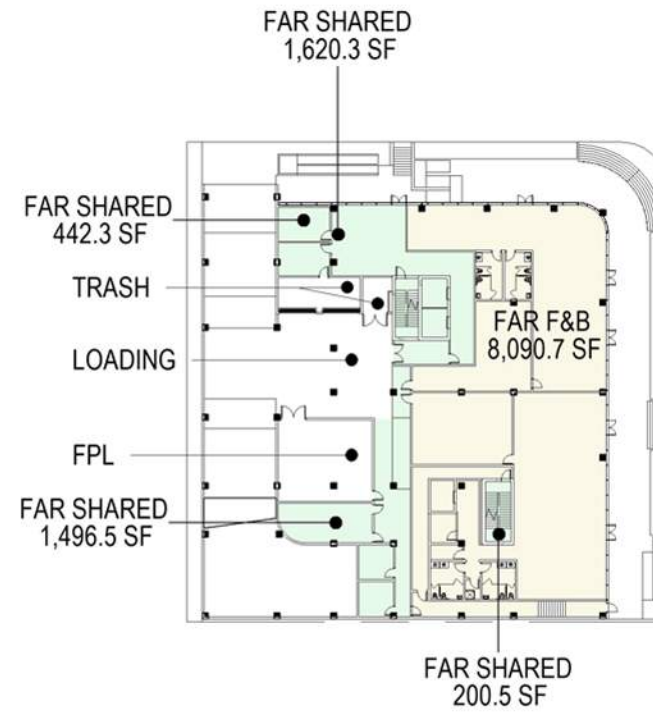
**1** SITE SURVEY  
SCALE: 1" = 30'-0"



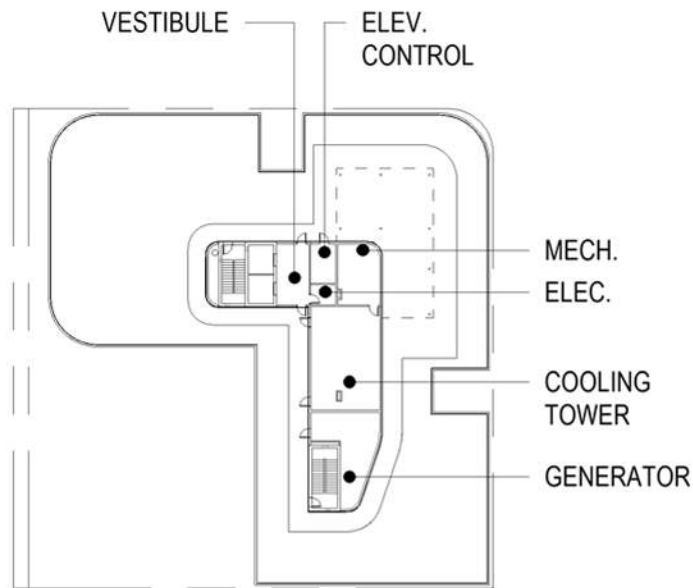
**5** LEVEL 05 - FAR  
SCALE: 1/64" = 1'-0"



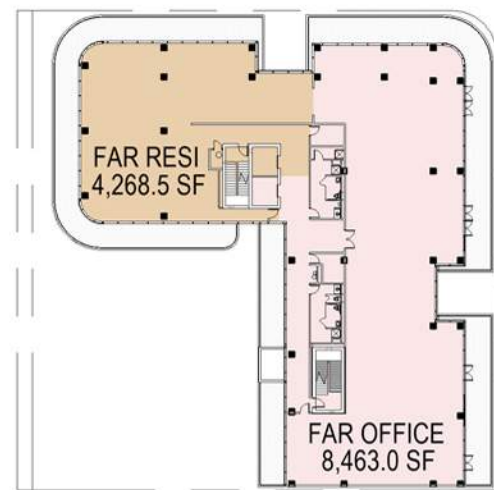
**3** LEVEL 03 - FAR  
SCALE: 1/64" = 1'-0"



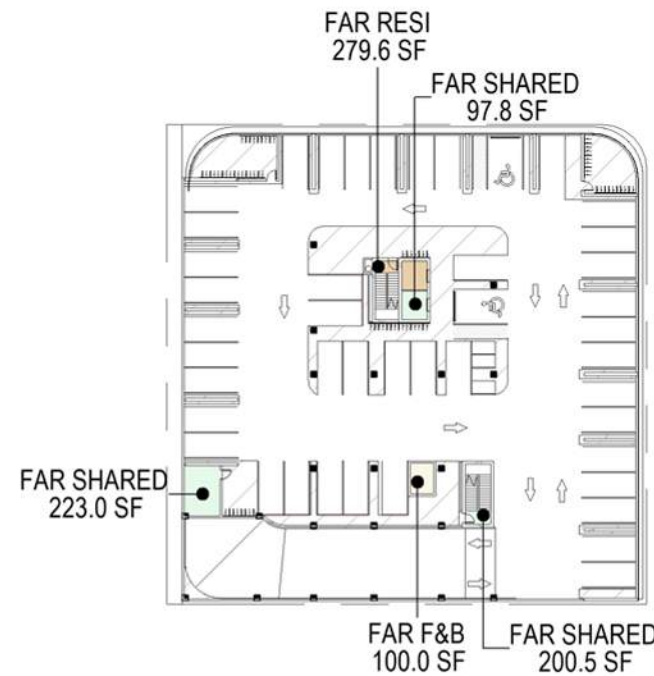
**1** LEVEL 01 - FAR  
SCALE: 1/64" = 1'-0"



**6** LEVEL 06 - FAR  
SCALE: 1/64" = 1'-0"



**4** LEVEL 04 - FAR  
SCALE: 1/64" = 1'-0"



**2** LEVEL 02 - FAR  
SCALE: 1/64" = 1'-0"

Area Schedule (FAR)	
Level	Area

FAR RESI	
LEVEL 02	279.6 SF
LEVEL 03	4,268.7 SF
LEVEL 04	4,268.5 SF
LEVEL 05	4,269.4 SF
	13,086.2 SF

FAR SHARED	
LEVEL 01 (DFE)	3,759.6 SF
LEVEL 02	521.3 SF
	4,280.9 SF
	51,037.6 SF

RESIDENTIAL FAR = 13,086 SF      13,086.2 / 51,038.6 = 25.6% OF FAR  
TOTAL FAR = 51,038 SF

Area Schedule (FAR)	
Level	Area

FAR F&B	
LEVEL 01 (DFE)	8,090.7 SF
LEVEL 02	100.0 SF
LEVEL 03	93.2 SF
	8,283.9 SF

FAR OFFICE	
LEVEL 03	8,459.4 SF
LEVEL 04	8,463.0 SF
LEVEL 05	8,464.2 SF
	25,386.6 SF

Floor area means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection, from the centerline of walls separating two attached buildings.

For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

**For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:**

- (1) Accessory water tanks or cooling towers.
- (2) Uncovered steps.
- (3) Attic space, whether or not a floor actually has been laid, providing structural headroom of less than seven feet six inches.
- (4) Terraces, breezeways, or open porches.
- (5) Floor space used for required accessory off-street parking spaces. However, up to a maximum of two spaces per residential unit may be provided without being included in the calculation of the floor area ratio.
- (6) Commercial parking garages and noncommercial parking garages when such structures are the main use on a site.
- (7) Mechanical equipment rooms located above main roof deck.
- (8) Exterior unenclosed private balconies.
- (9) Floor area located below grade when the top of the slab of the ceiling is located at or below grade. However, if any portion of the top of the slab of the ceiling is above grade, the floor area that is below grade shall be included in the floor area ratio calculation. Despite the foregoing, for existing contributing structures that are located within a local historic district, national register historic district, or local historic site, when the top of the slab of an existing ceiling of a partial basement is located above grade, one-half of the floor area of the corresponding floor that is located below grade shall be included in the floor area ratio calculation.
- (10) Enclosed garbage rooms, enclosed within the building on the ground floor level.
- (11) Stairwells and elevators located above the main roof deck.
- (12) Electrical transformer vault rooms.
- (13) Fire control rooms and related equipment for life-safety purposes.
- (14) Secured bicycle parking.

Volumetric buildings, used for storage, where there are no interior floors, the floor area shall be calculated as if there was a floor for every eight feet of height.

**1 SITE AREA PLAN**  
**SCALE: 3/64" = 1'-0"**

