

1920 ALTON



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ZONING PACKAGE DRAWING INDEX	
SHEET NUMBER	SHEET NAME

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SCOPE OF WORK

PROJECT IS A DEVELOPER SPEC, CORE AND SHELL, MIXED-USE BUILDING LOCATED IN THE SUNSET HARBOR NEIGHBORHOOD OF MIAMI BEACH, LOCATED AT 1920 ALTON ROAD, MIAMI BEACH, FLORIDA. THE PARCEL IS APPROXIMATELY .586 ACRE (25,538 SF). THE DEVELOPMENT WILL CONSIST APPROXIMATELY 25,387 SF OF CORE AND SHELL OFFICE SPACE, APPROXIMATELY 13,086 SF OF RESIDENTIAL SPACE, APPROXIMATELY 8,284 SF OF FOOD & BEVERAGE, AND SUPPORTING PARKING GARAGE.

SITE



1/2 MILE RADIUS

SITE



CONTEXT AERIAL MAP



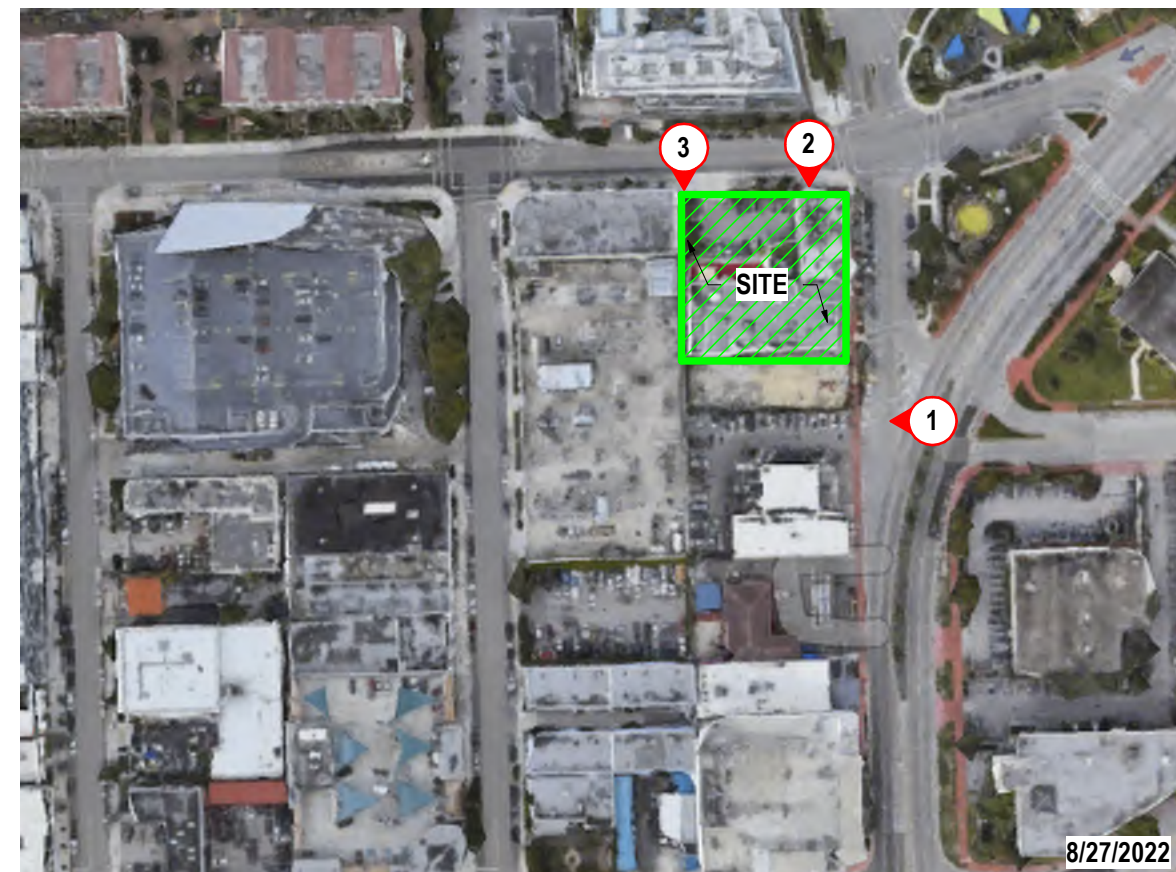
1. VIEW OF EXISTING STRUCTURES FROM ALTON ROAD



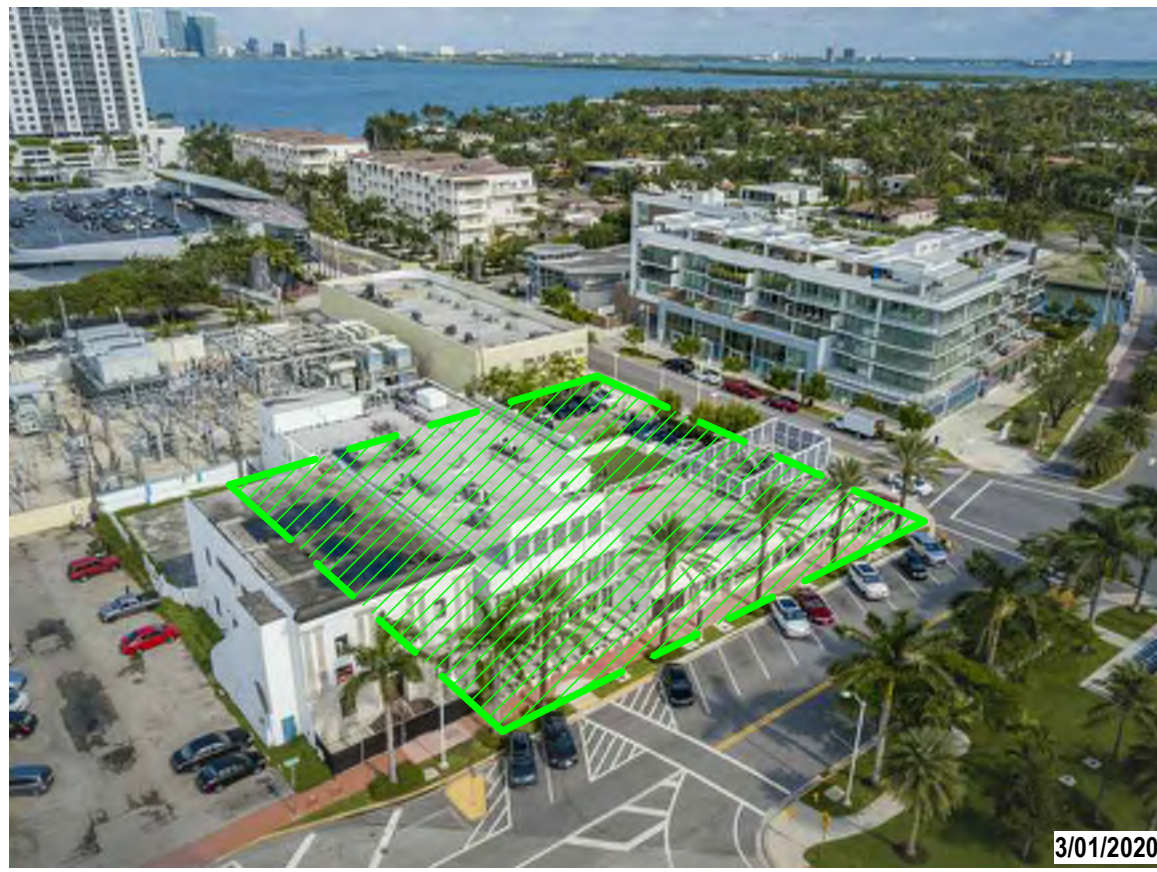
2. VIEW OF EXISTING STRUCTURES FROM 20TH STREET



3. VIEW OF EXISTING STRUCTURES FROM WEST AVENUE



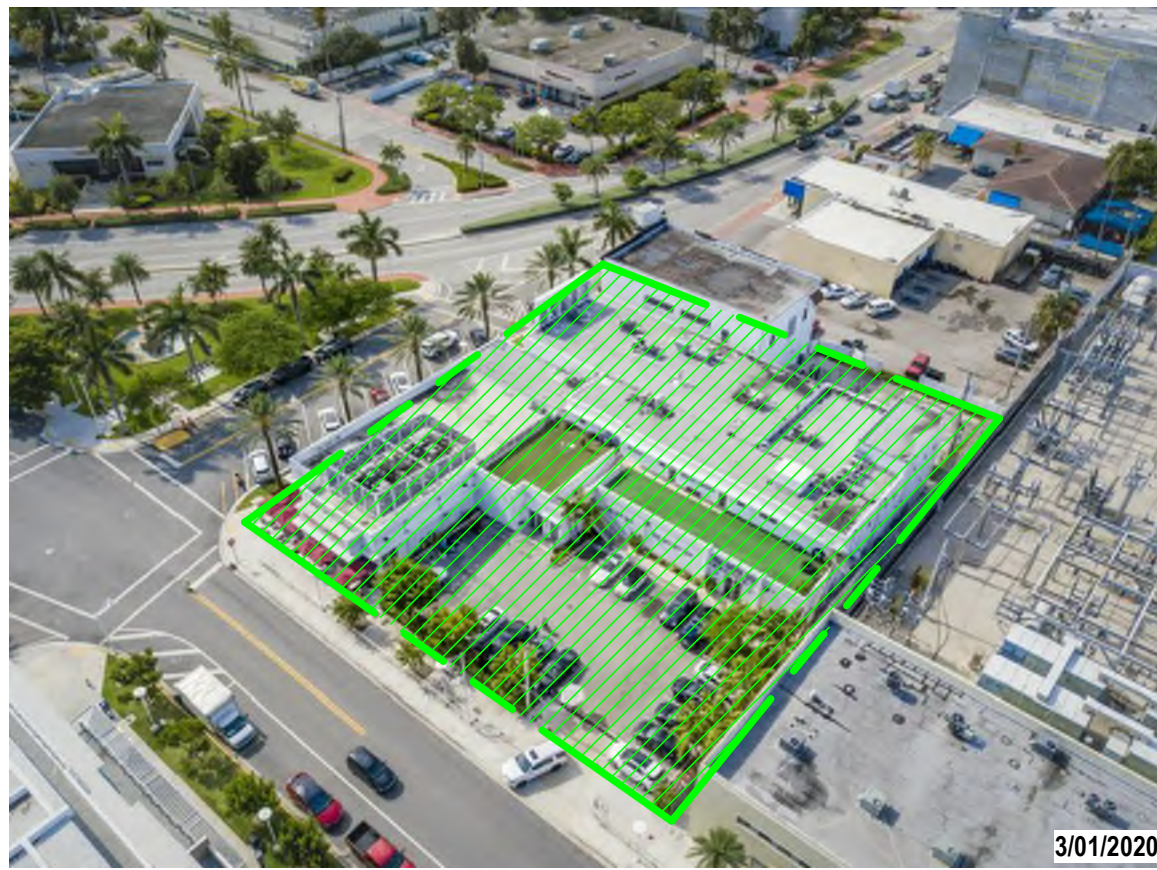
KEY PLAN



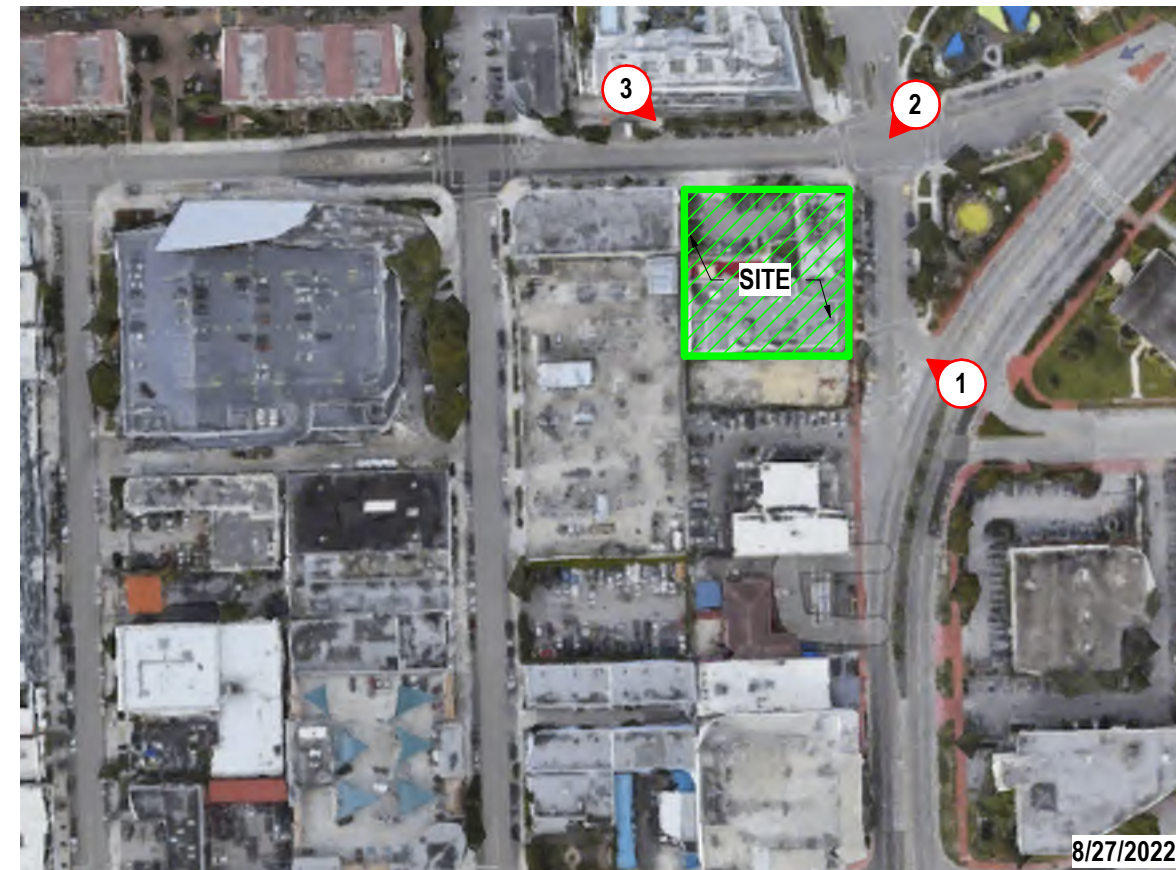
1. AERIAL OF SE CORNER OF SITE



2. AERIAL OF NE CORNER OF SITE



3. AERIAL OF NW CORNER OF SITE



KEY PLAN



1. VIEW OF SITE FROM ALTON ROAD



2. VIEW OF SITE FROM 20TH STREET



3. VIEW OF SITE FROM WEST AVENUE



KEY PLAN

**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	Floor Area Ratio (FAR)	51,076		51037.8 SF	
14	Building Height	55'		58'	3' Variance
15	At grade parking lot on the same lot	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	Subterranean, Pedestal & Tower (Non-Oceanfront)	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	Subterranean, Pedestal & Tower (Oceanfront)	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	Minimum Apartment Unit Size	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a New Construction	550 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
19	Average Apartment Unit Size	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	a New Construction	800 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking	35		45	0
22	Loading	3		3	0

VARIANCE:

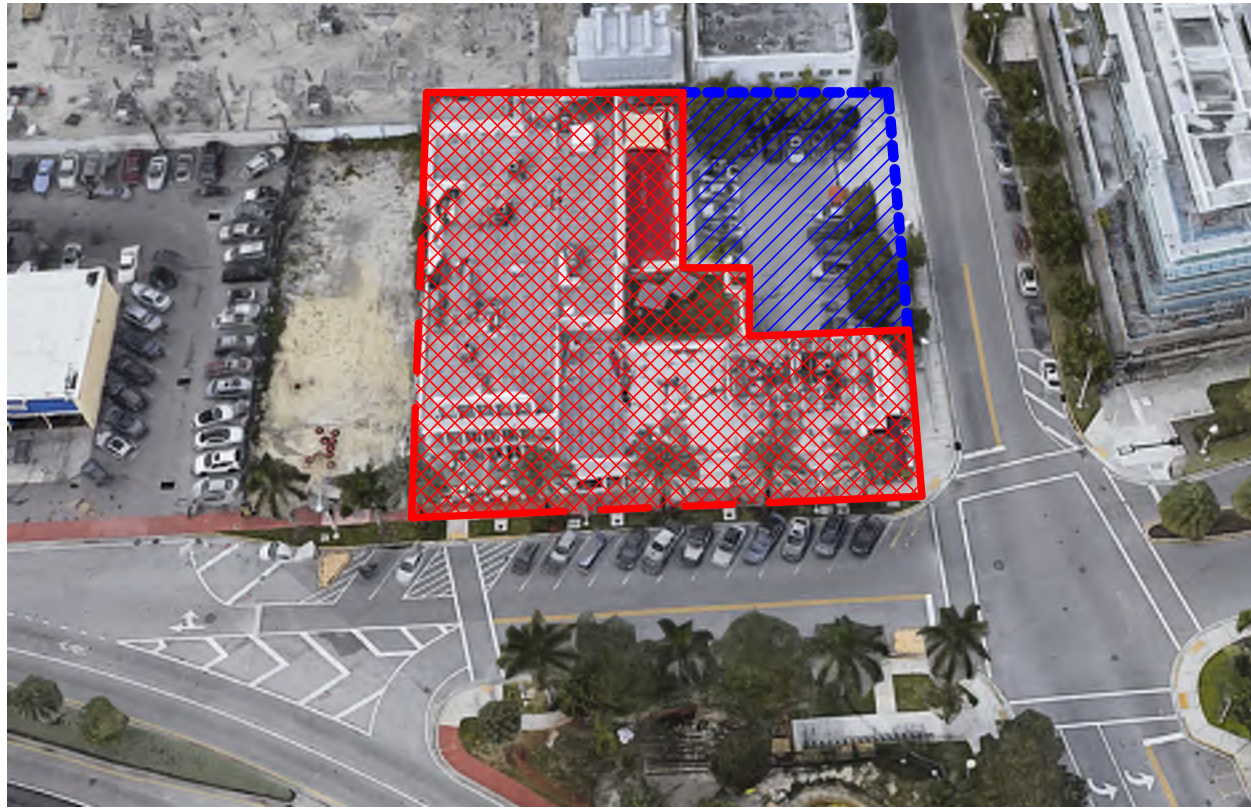
- Variance to allow a building height of 58 feet where 55 feet is permitted pursuant to section 142-306
- Variance to allow a height of 11 feet where 12 feet above base flood elevation plus maximum freeboard is required pursuant to section 142-306



MIAMI BEACH ZONING MAP

**MIAMI BEACH
PARKING & LOADING CALCULATIONS**

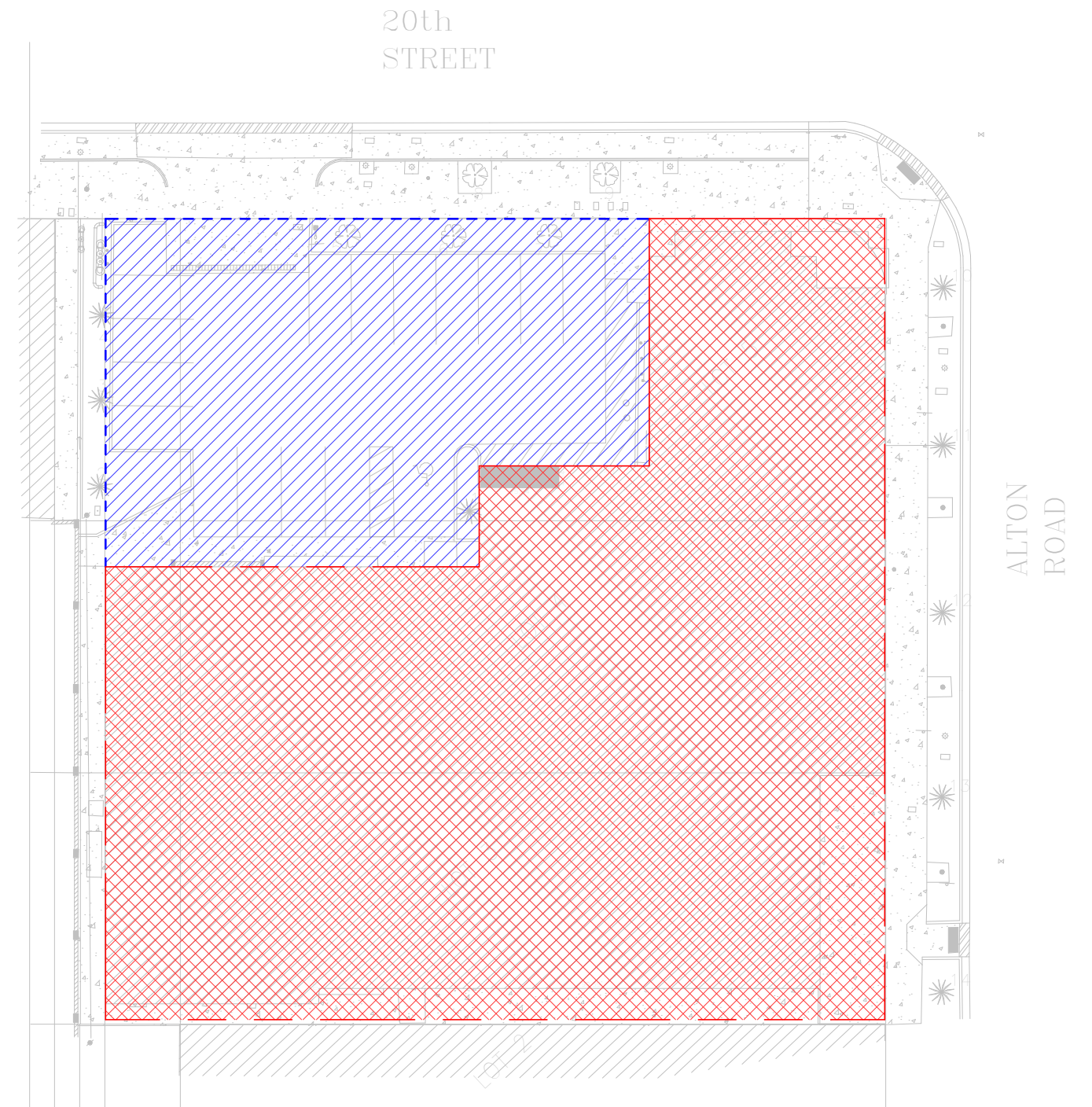
130-33: OFF-STREET PARKING FOR DISTRICT NO. 5			
REGULATION	REQUIREMENT	PROPOSED	DEFICIENCIES
NON-RESIDENTIAL USES ABOVE GROUND FLOOR (NO REQUIREMENT) :	0 SPACES		
TENANT 1: RESTAURANT EXCEEDING 100 SEATS OR 3500 SF; MAX 199 SEAT (1 SPACES PER 4 SEATS & 1 SPACE / 60 SF NOT USED FOR SEATING)	25 Spaces		
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		
TOTAL REQUIRED:	56 SPACES	45 SPACES	
		11	
130-40: ALTERNATE PARKING INCENTIVES			
REGULATION	PROPOSED	PARKING...	%
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	
TOTAL REDUCTION:		-21	38%
TOTAL PARKING REQUIRED W/ REDUCTIONS:	56 Required - 21 Reduction = 35 Total Spaces Required		
			n/a
130-73-100: OFF-STREET LOADING			
REGULATION	REQUIREMENT	PROPOSED	DEFICIENCIES
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		
TOTAL REQUIRED:	3 SPACES	2 SPACES	
		1 (ON STREET) SPACE	
TOTAL PROVIDED:		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

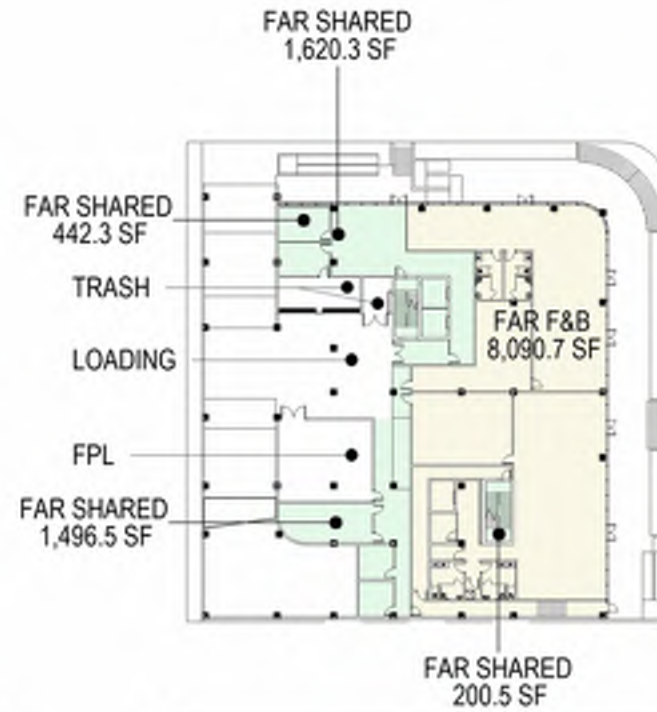
1 SITE SURVEY
SCALE: 1" = 30'-0"



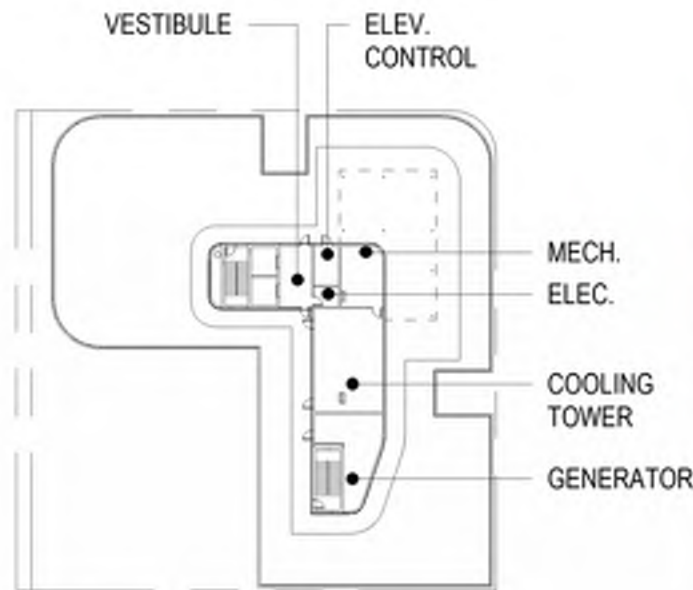
5 LEVEL 05 - FAR
SCALE: 1/64" = 1'-0"



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.

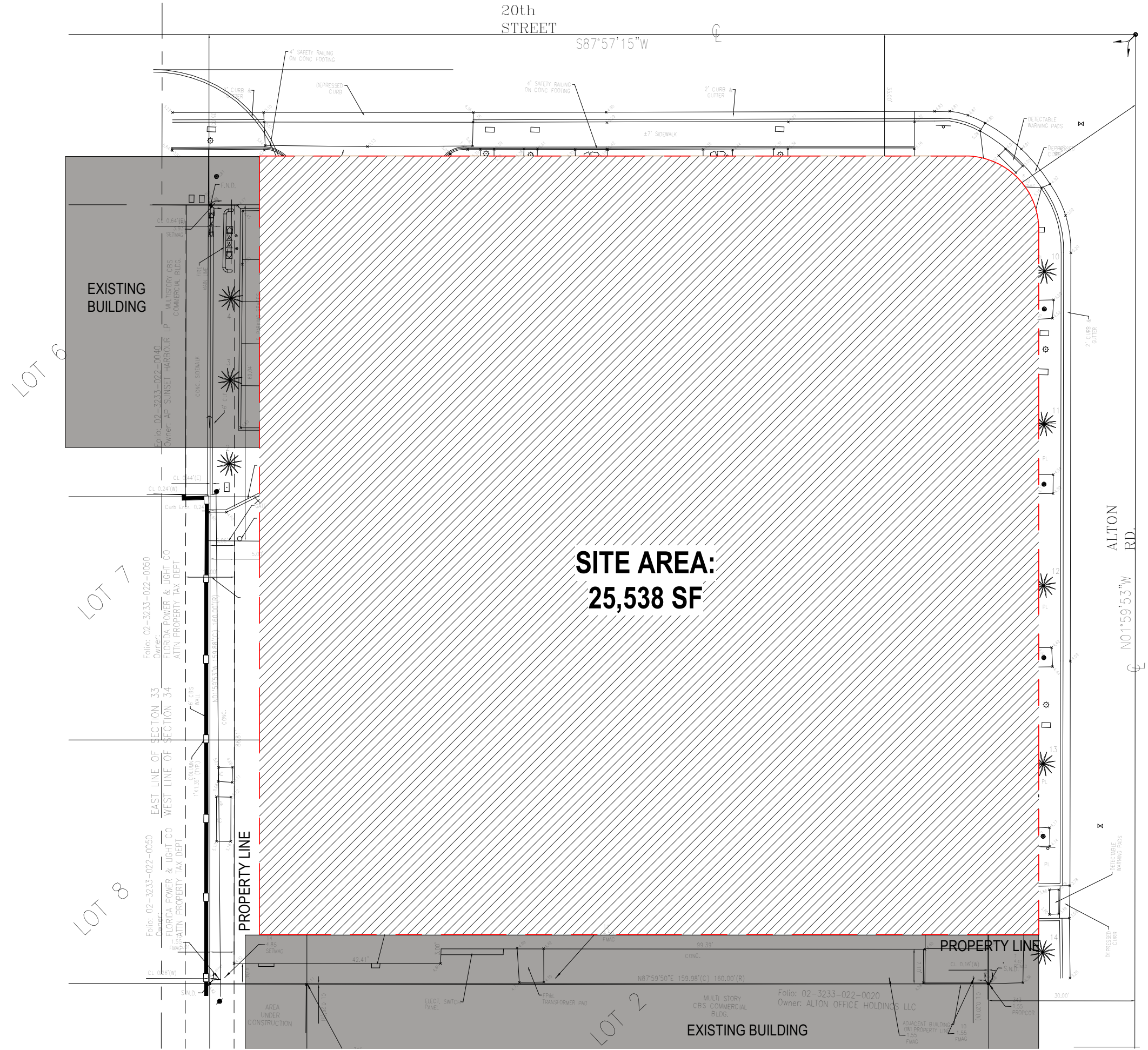
For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

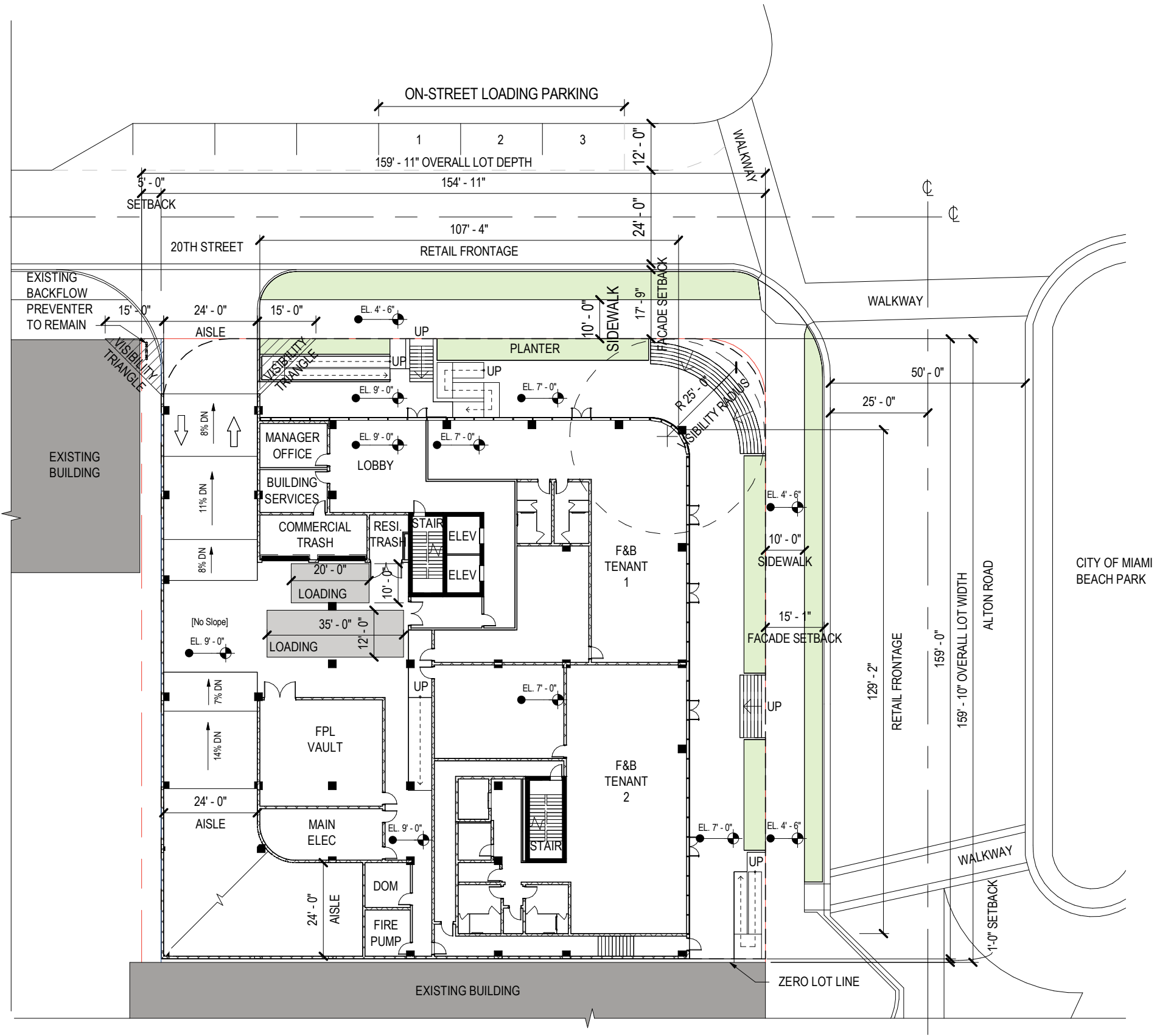
For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:

- (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"

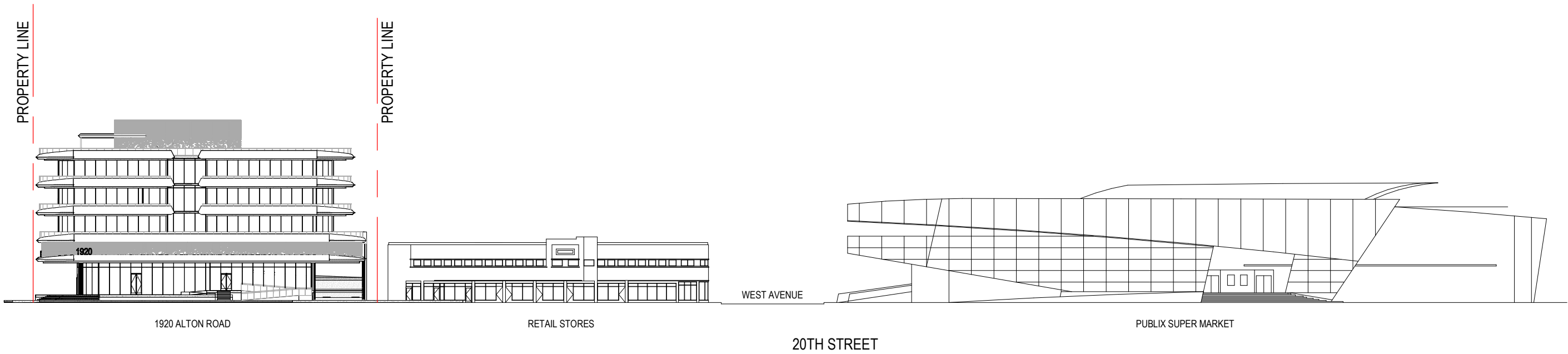




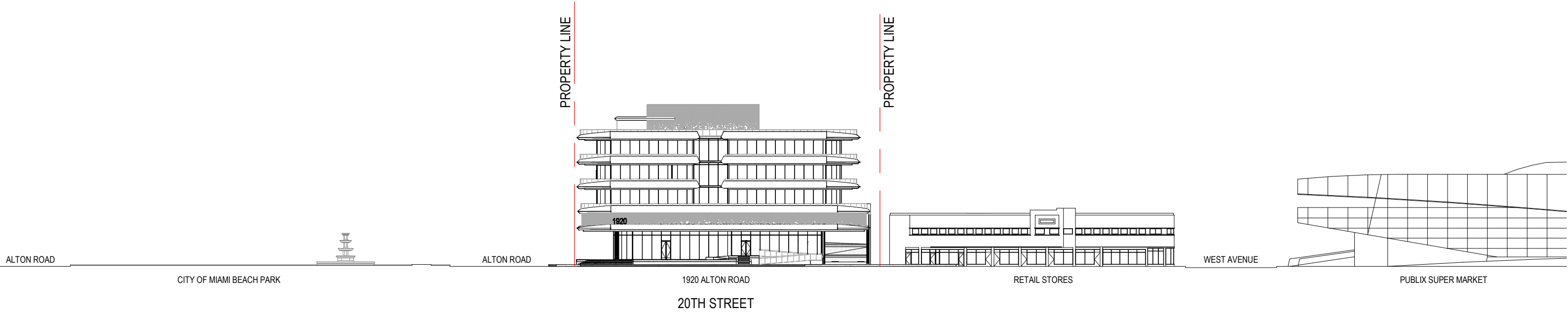
1 SITE PLAN - LEVEL 01
SCALE: 1" = 30'-0"



1 Context Elevation - East
SCALE: 1" = 50'-0"



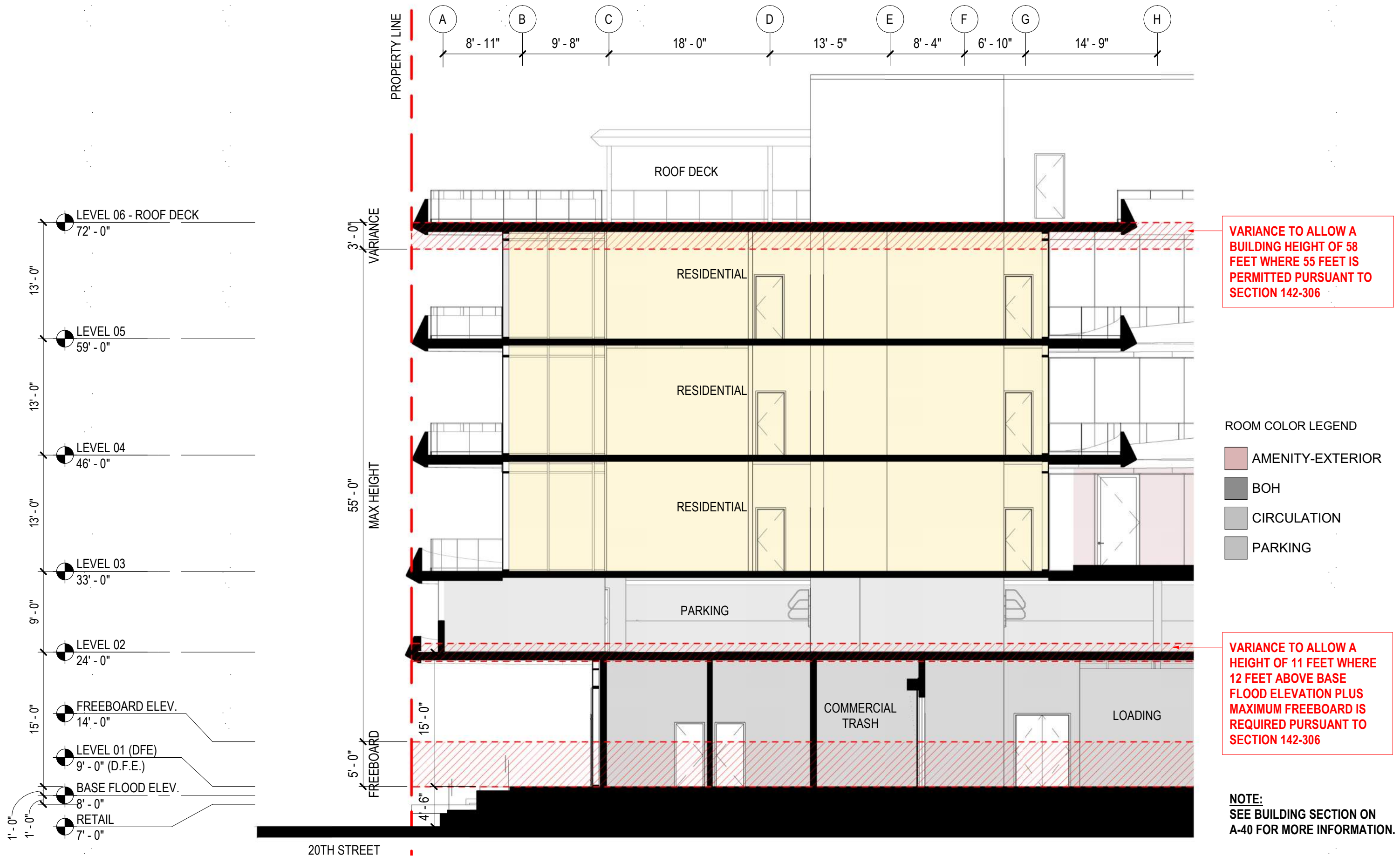
2 Context Elevation - North
SCALE: 1" = 50'-0"



1 Context Elevation - North
 SCALE: 1" = 50'-0"



1 Context Section
 SCALE: 1" = 50'-0"

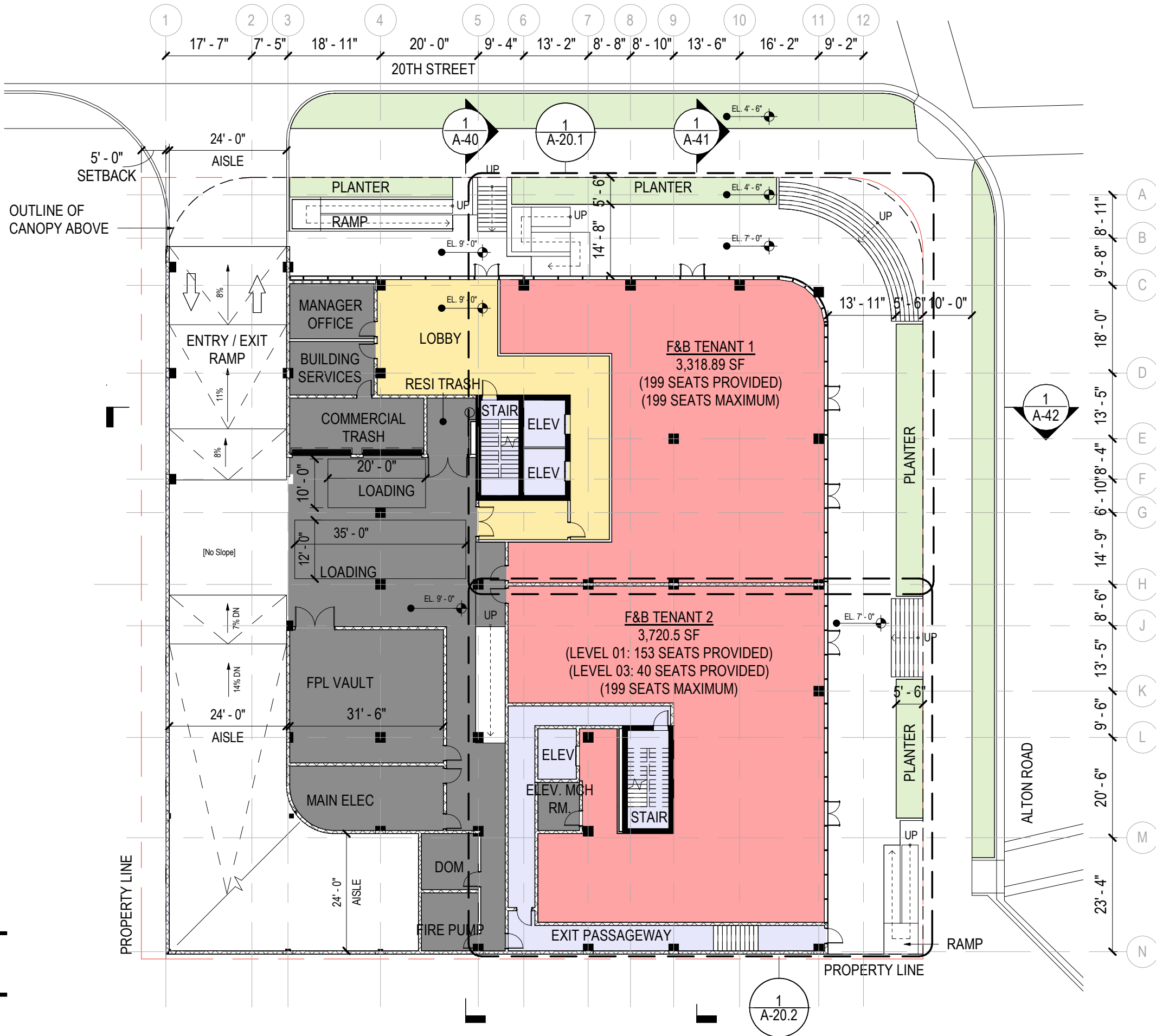


REFER TO SHEET A-09 FOR FAR
DIAGRAMS AND EXCLUSIONS

REFER TO A-22 FOR OPTIONAL SEAT
COUNT FOR TENANT 2

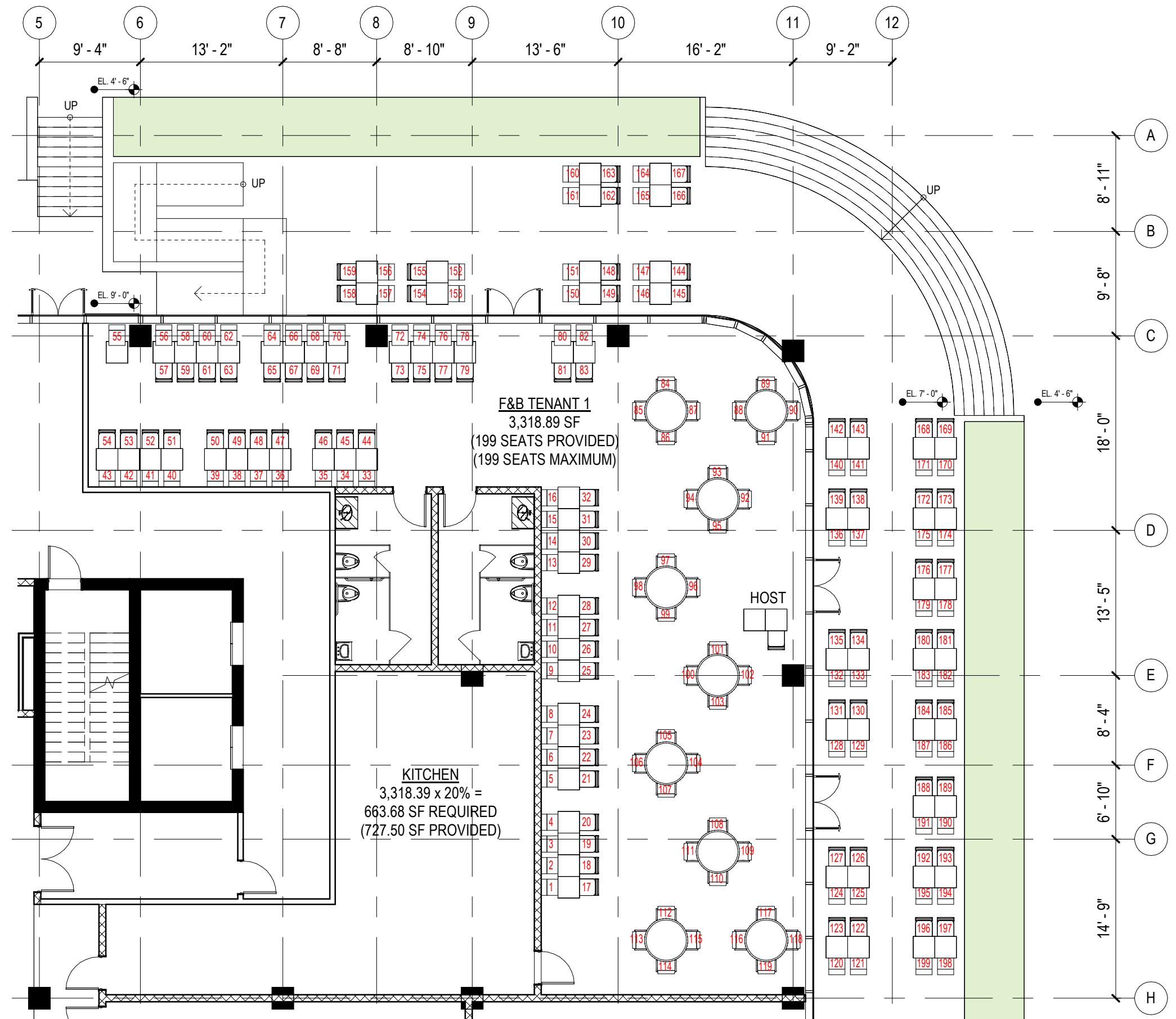
Area Schedule (FAR-Total) - Level 01	
Level	Area
LEVEL 01 (DFE)	11,850.3 SF

1 FLOOR PLAN - LEVEL 01
SCALE: 3/64" = 1'-0"



ROOM COLOR LEGEND

- BOH
- CORE
- F&B
- LOBBY

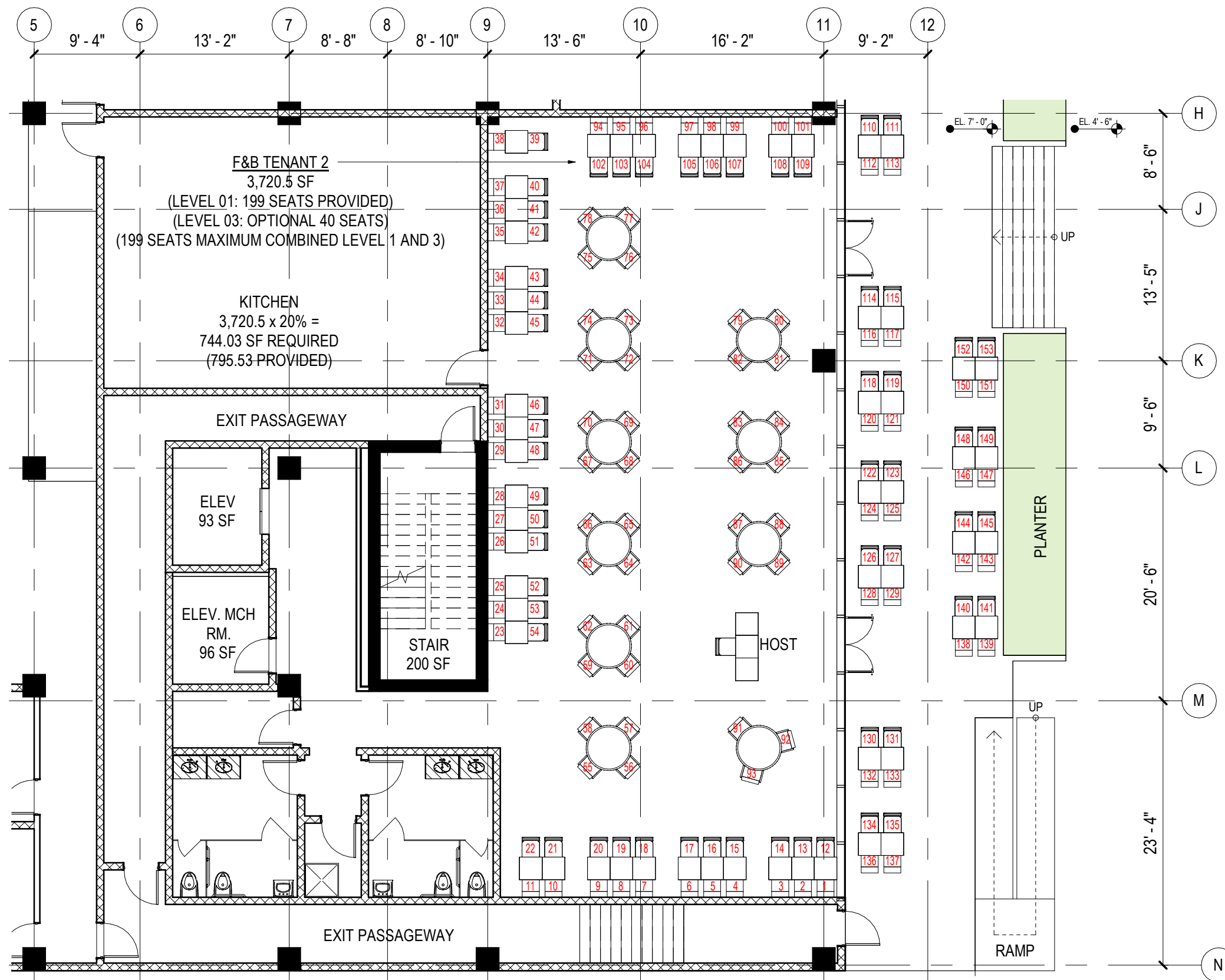


F&B CALCULATIONS, TENANT 1
 FOH & BOH RESTAURANT:
 199 SEATS
 199 OCCUPANTS

1 FLOOR PLAN - LEVEL 01 - Tenant 1
 SCALE: 1" = 10'-0"

F&B TENANT 1
 3,318.89 SF
 (199 SEATS PROVIDED)
 (199 SEATS MAXIMUM)

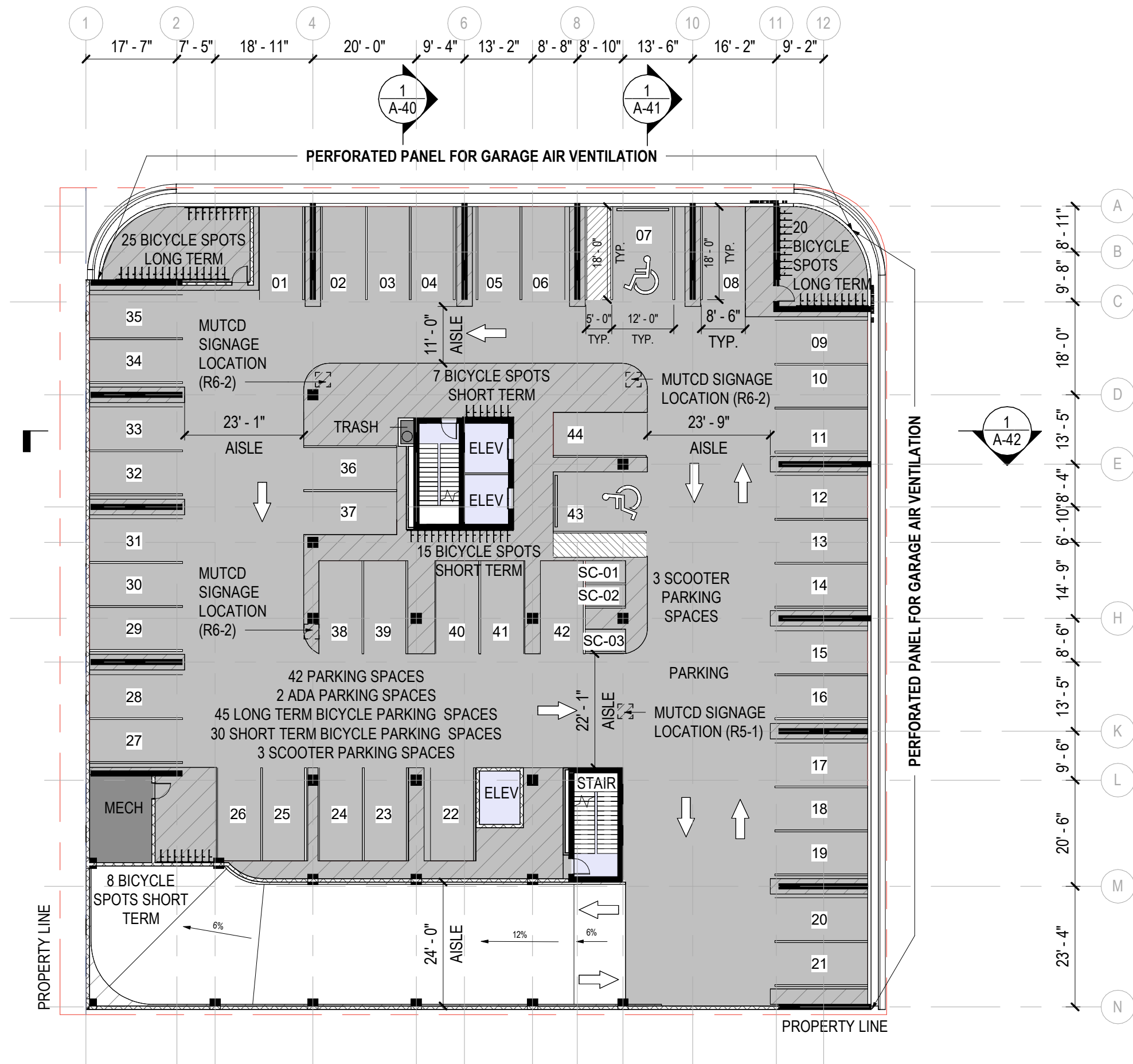
KITCHEN
 3,318.39 x 20% =
 663.68 SF REQUIRED
 (727.50 SF PROVIDED)



F&B CALCULATIONS TENANT 1
 FOH RESTAURANT:
 199 SEATS (COMBINED LEVEL 1 AND 3)
 199 OCCUPANTS

REFER TO A-22 FOR OPTIONAL SEAT
 COUNT FOR TENANT 2

1 FLOOR PLAN - LEVEL 01 - Tenant 2
 SCALE: 1" = 10'-0"



ROOM COLOR LEGEND

- BOH
- CORE
- PARKING

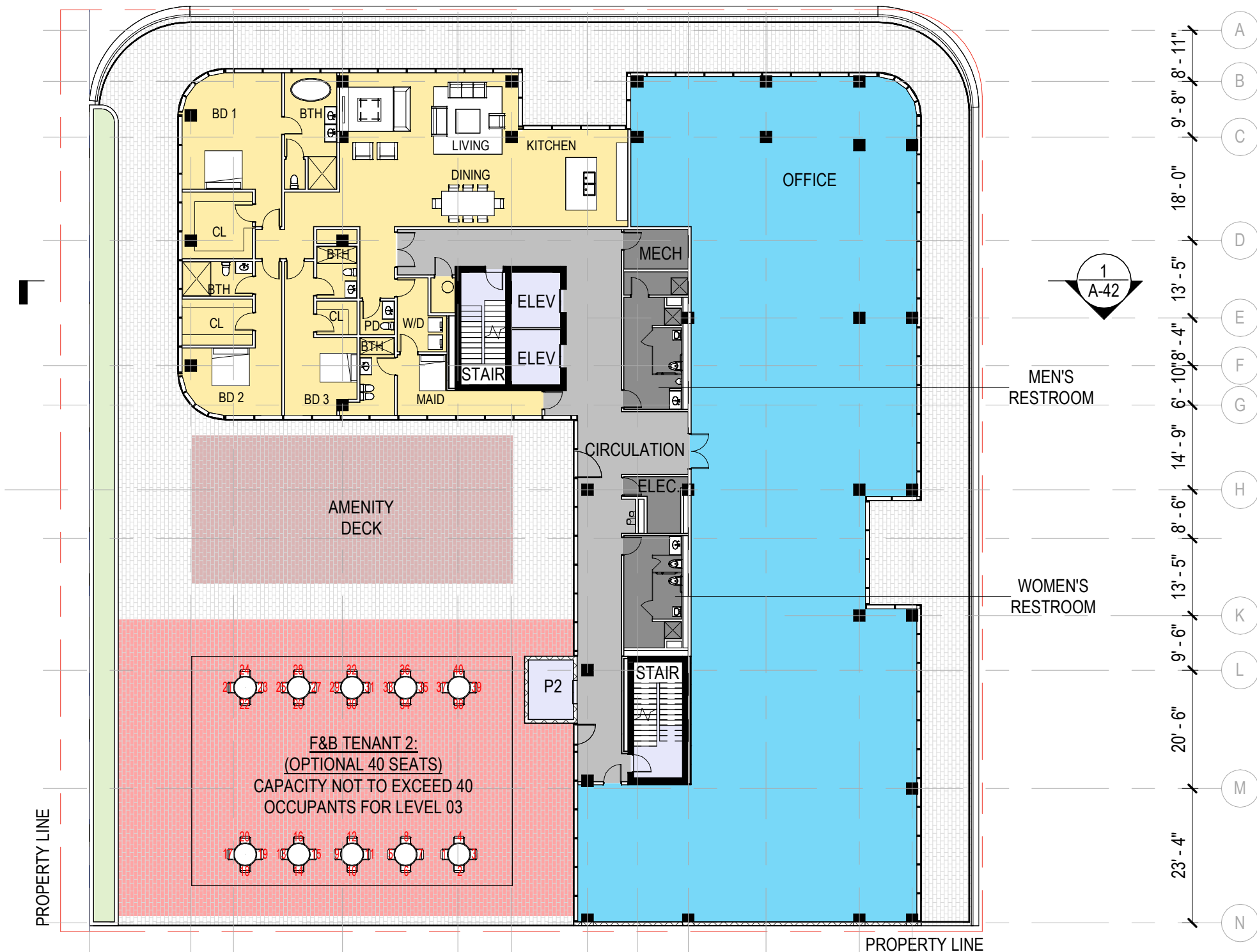
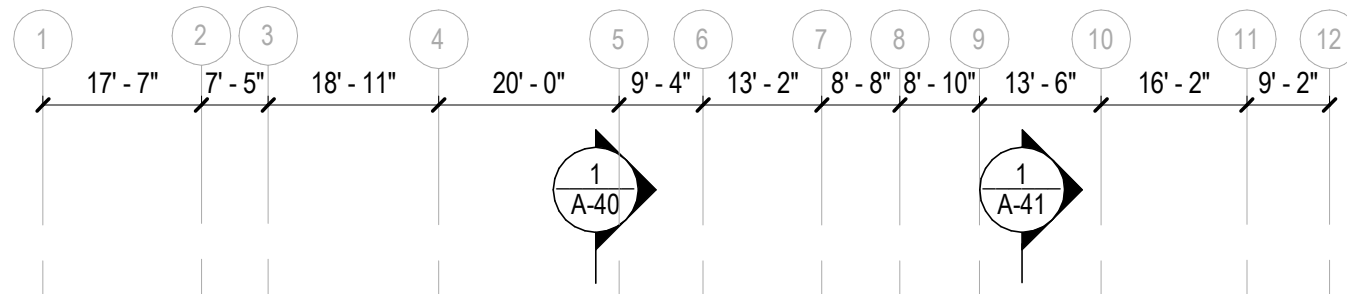
MUTCD SIGNAGE LEGEND



Area Schedule (FAR-Total) - Level 02	
Level	Area
LEVEL 02	900.9 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 02
 SCALE: 3/64" = 1'-0"



- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CIRCULATION
 - CORE
 - F&B
 - OFFICE
 - RESIDENTIAL

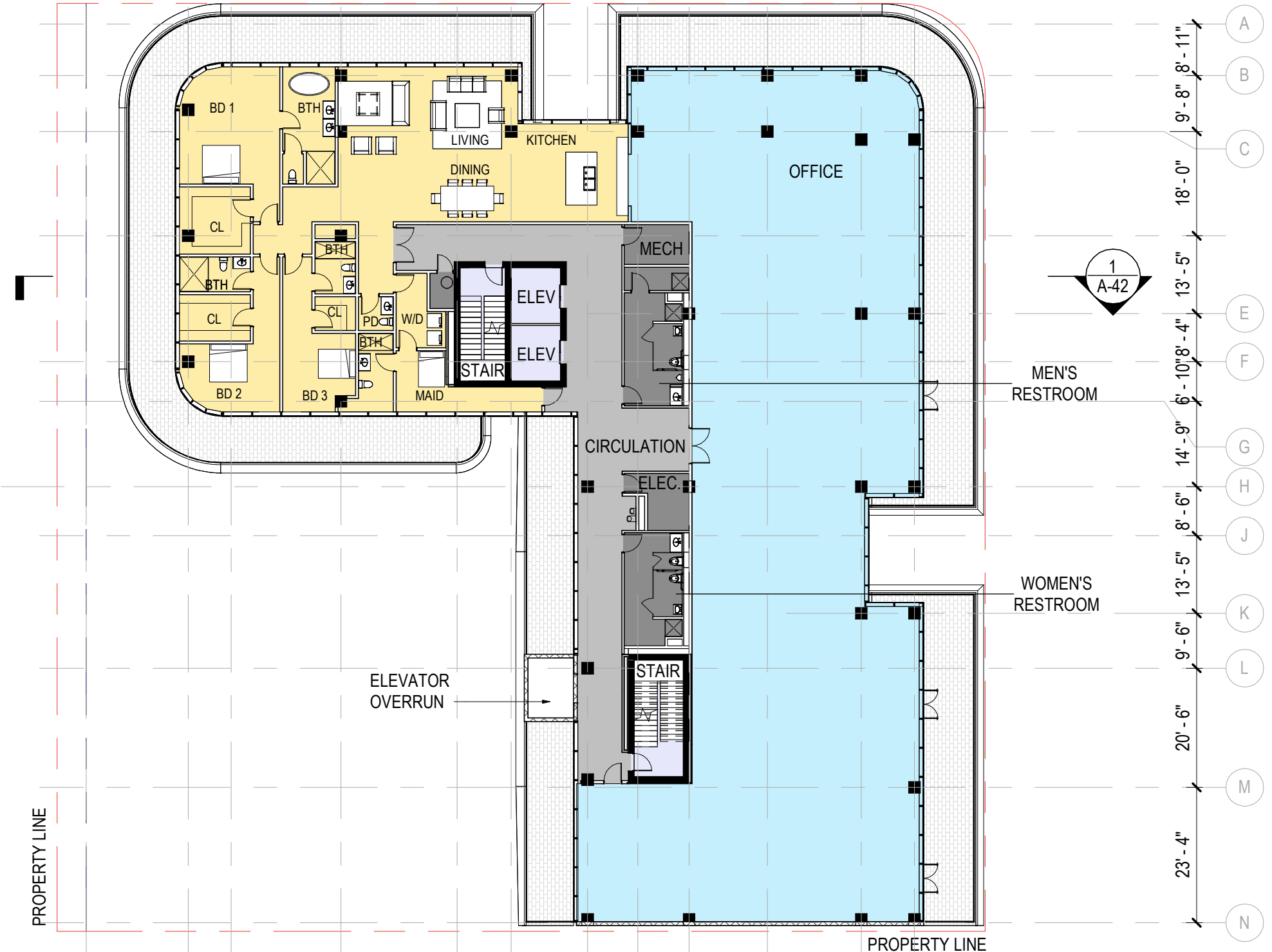
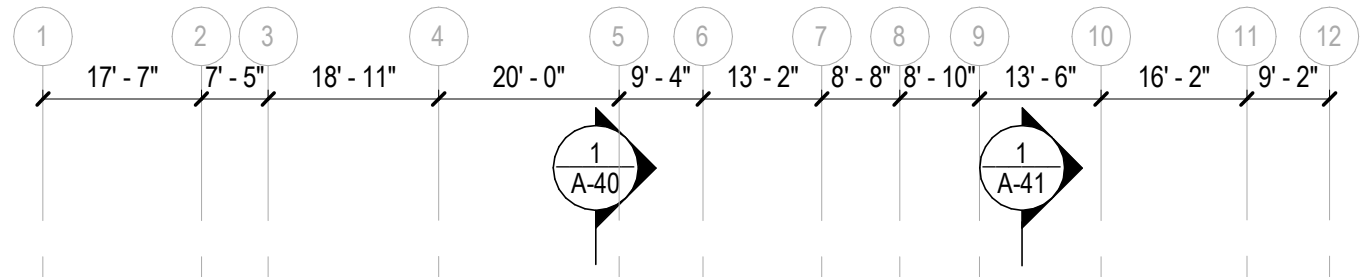
Area Schedule (FAR-Total) - Level 03

Level	Area
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LEVEL 03	12,821.3 SF
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REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 03
SCALE: 3/64" = 1'-0"



- ROOM COLOR LEGEND**
- BOH
 - CIRCULATION
 - CORE
 - RESIDENTIAL

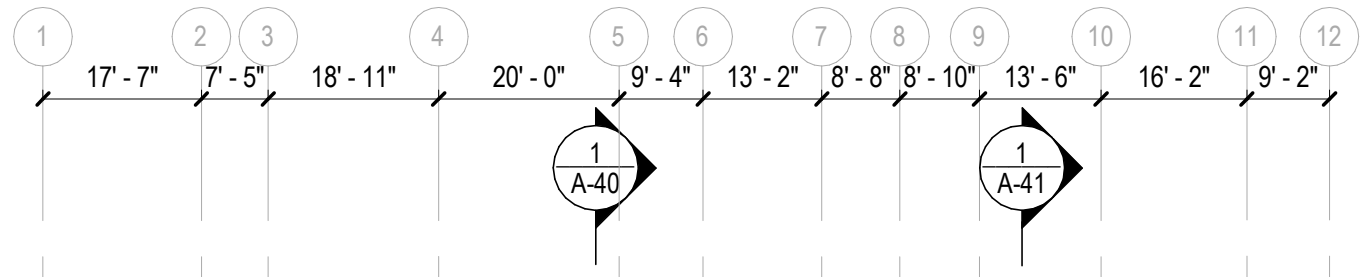
Area Schedule (FAR-Total) - Level 04	
Level	Area

LEVEL 04	12,731.5 SF
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REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 04
SCALE: 3/64" = 1'-0"





- ROOM COLOR LEGEND**
- BOH
 - CIRCULATION
 - CORE
 - OFFICE
 - RESIDENTIAL

Area Schedule (FAR-Total) - Level 05	
Level	Area
LEVEL 05	12,733.6 SF

LEVEL 05 12,733.6 SF

REFER TO SHEET A-09 FOR FAR DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - LEVEL 05
SCALE: 3/64" = 1'-0"



NOTE:
 MIAMI BEACH ZONING, VERSION MARCH 25, 2022,
 DIVISION 5, SECTION 142-313. (6) HEIGHT
 EXCEPTIONS-(E)
 ROOFTOP AREAS THAT ARE ACCESSIBLE ONLY TO
 THE OWNERS OR TENANTS OF RESIDENTIAL UNITS
 MAY HAVE TRELLISES, PERGOLAS OR SIMILAR
 STRUCTURES THAT HAVE AN OPEN ROOF OF
 CROSS RAFTERS OR LATTICEWORK. SUCH
 STRUCTURES SHALL NOT EXCEED A COMBINED
 AREA OF 20 PERCENT OF THE ENCLOSED FLOOR
 AREA IMMEDIATELY ONE FLOOR BELOW AND SHALL
 BE SET BACK A MINIMUM OF 20 FEET FROM THE
 PROPERTY LINE AND NO LESS THAN TEN FEET
 FROM THE ROOF PARAPETS ON STREET-FACING
 FACADES.


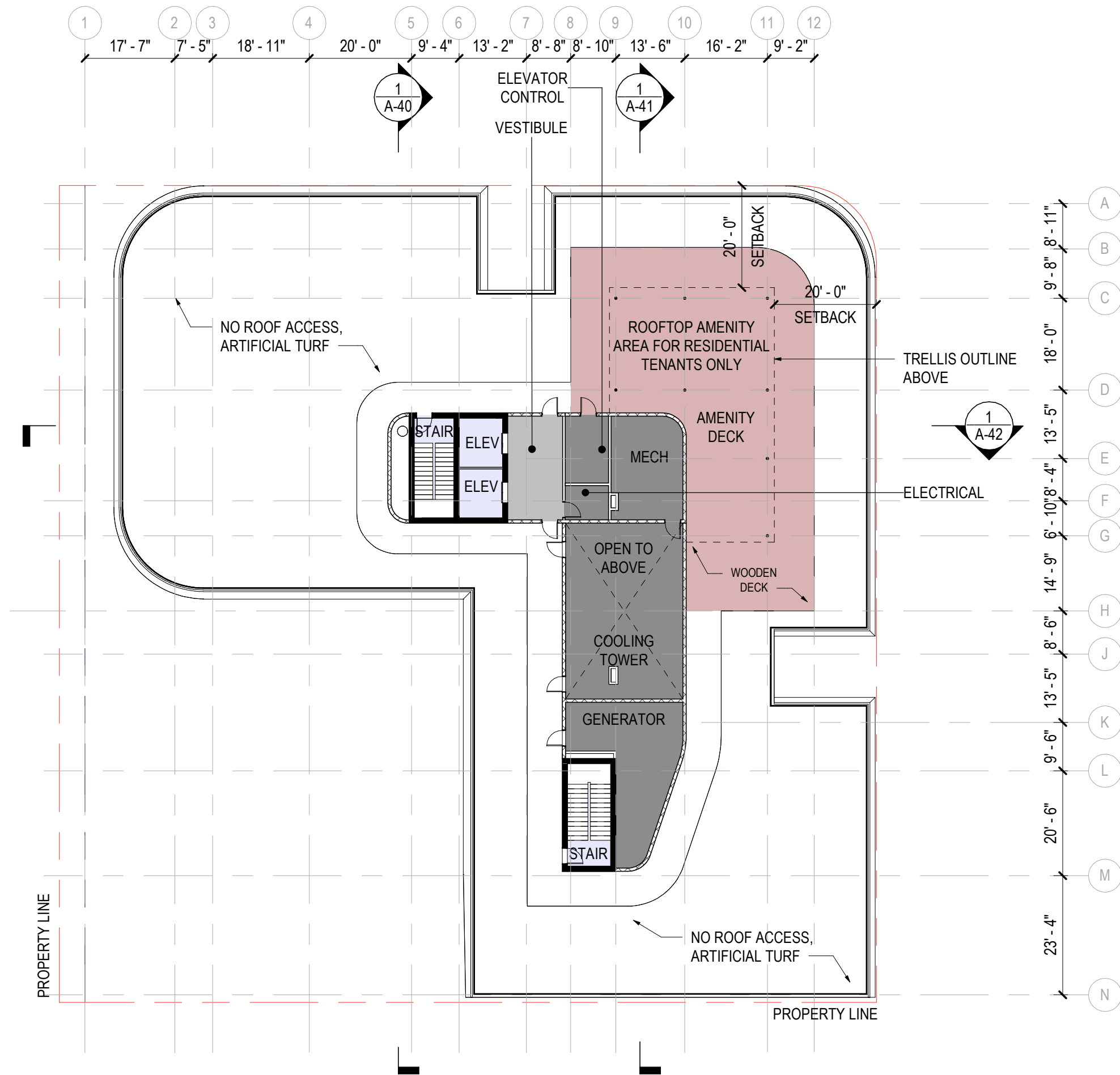
LEVEL 05 ENCLOSED FLOOR AREA:
 12,733.06 SF X 20% = 2,546.61 SF

ROOFTOP TRELLIS AREA = 2,546.61 SF

Area Schedule (FAR-Total) - Level 06	
Level	Area

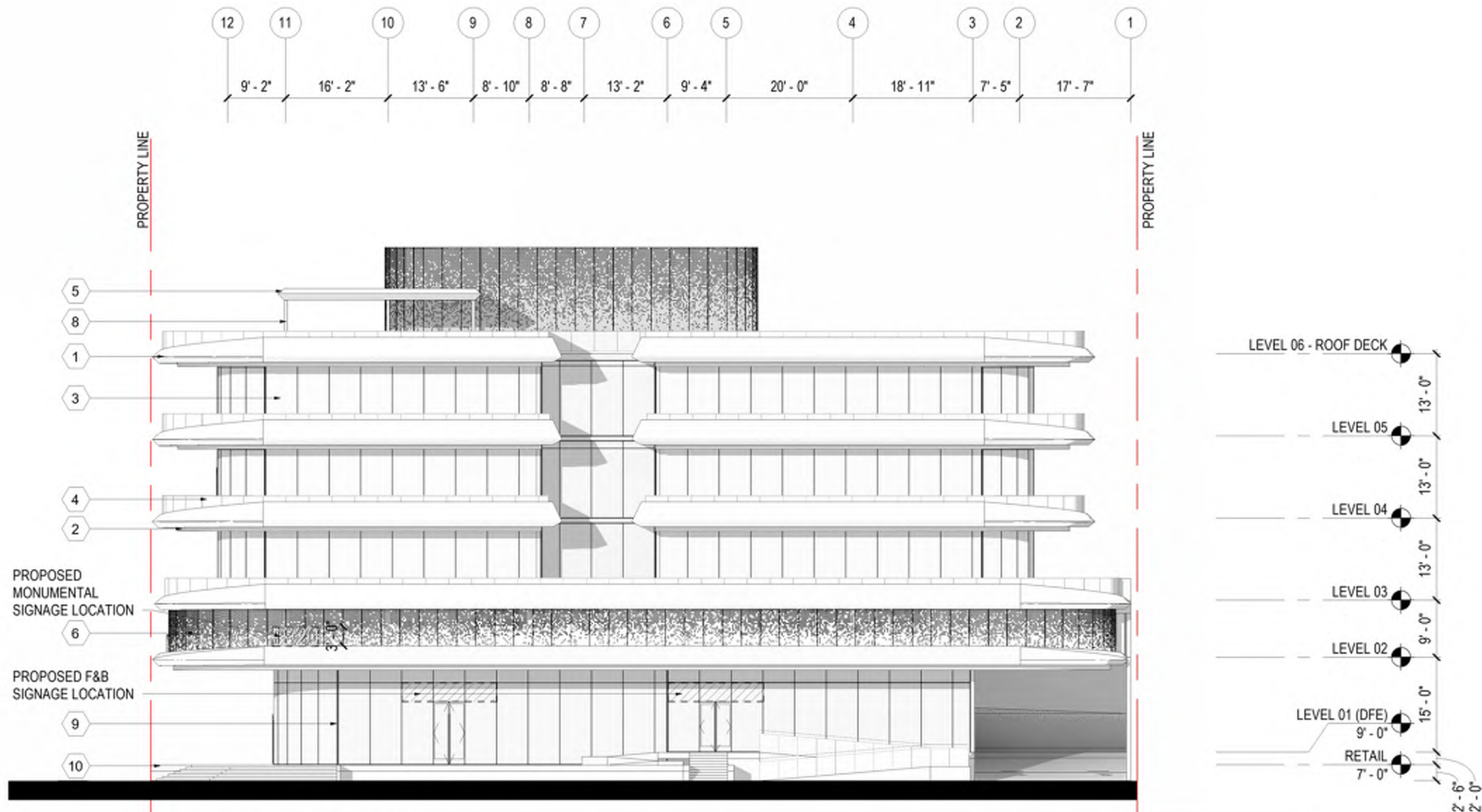
REFER TO SHEET A-09 FOR FAR
 DIAGRAMS AND EXCLUSIONS

1 FLOOR PLAN - Level 06
 SCALE: 3/64" = 1'-0"

ROOM COLOR LEGEND

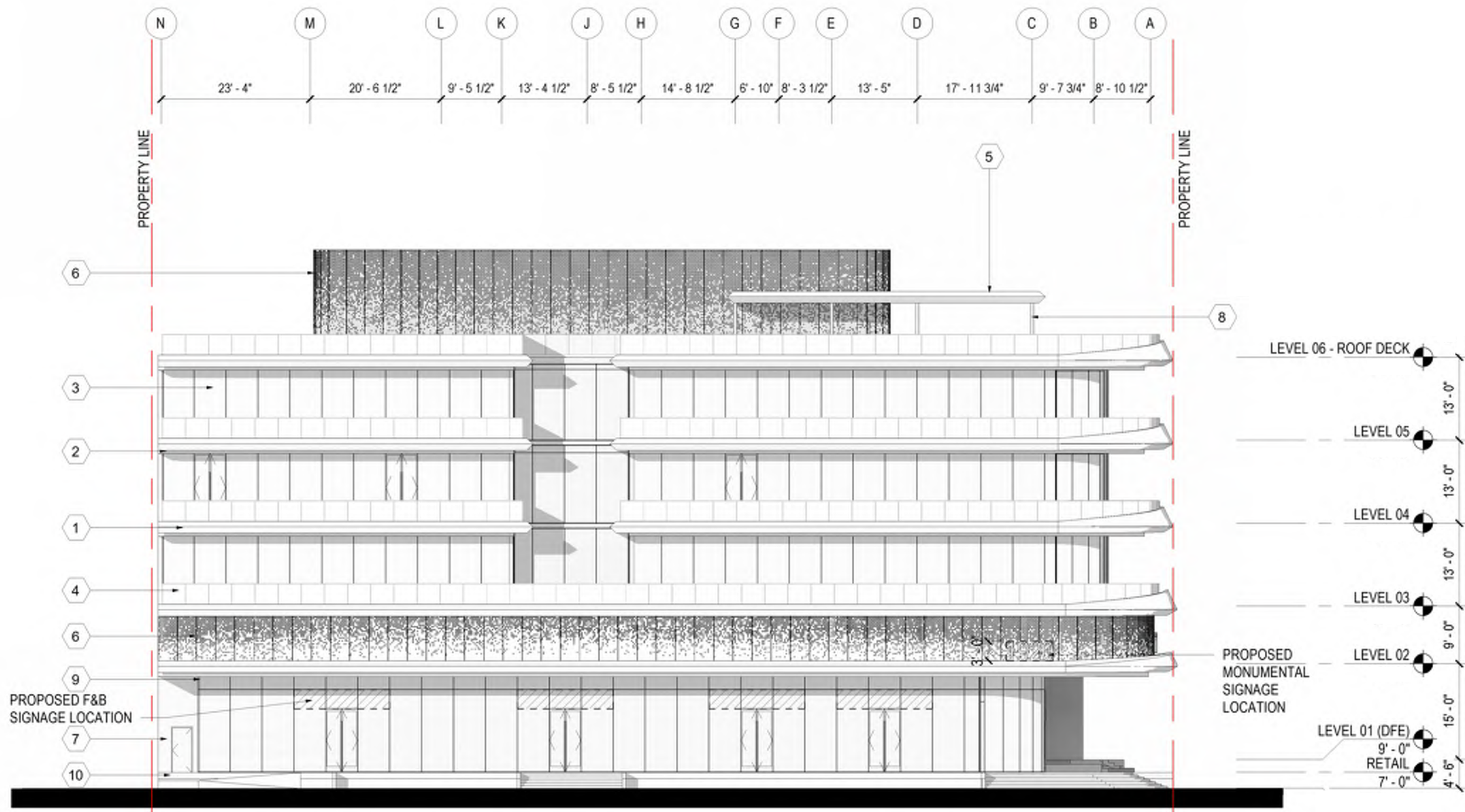
- AMENITY-EXTERIOR
- BOH
- CIRCULATION
- CORE



EXTERIOR MATERIAL LEGEND

1	DESCRIPTION: SLAB EDGE COVERS MATERIAL: GFRC FINISH: WHITE MANUFACTURER: BUILDING BLOCKS	3	DESCRIPTION: STOREFRONT MATERIAL: INSULATED, LAMINATED GLASS FINISH: CLEAR MANUFACTURER: ES WINDOWS	5	DESCRIPTION: FIXED SHADE STRUCTURE MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	7	DESCRIPTION: STUCCO MATERIAL: SMOOTH TROWEL FINISH: PAINTED WHITE	9	DESCRIPTION: MULLIONS MATERIAL: ALUM. FINISH: TO MATCH COPPER COLOR PAINT MANUFACTURER: ES WINDOWS
2	DESCRIPTION: SOFFIT MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	4	DESCRIPTION: BALCONY GUARDRAIL MATERIAL: LAMINATED GLASS FINISH: CLEAR MANUFACTURER: PPG	6	DESCRIPTION: PERFORATED METAL PANEL MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	8	DESCRIPTION: COLUMNS MATERIAL: GALV. STL. FINISH: COPPER COLOR PAINT	10	DESCRIPTION: EXPOSED CONCRETE MATERIAL: CONCRETE FINISH: ARCHITECTURAL FINISHED CONCRETE

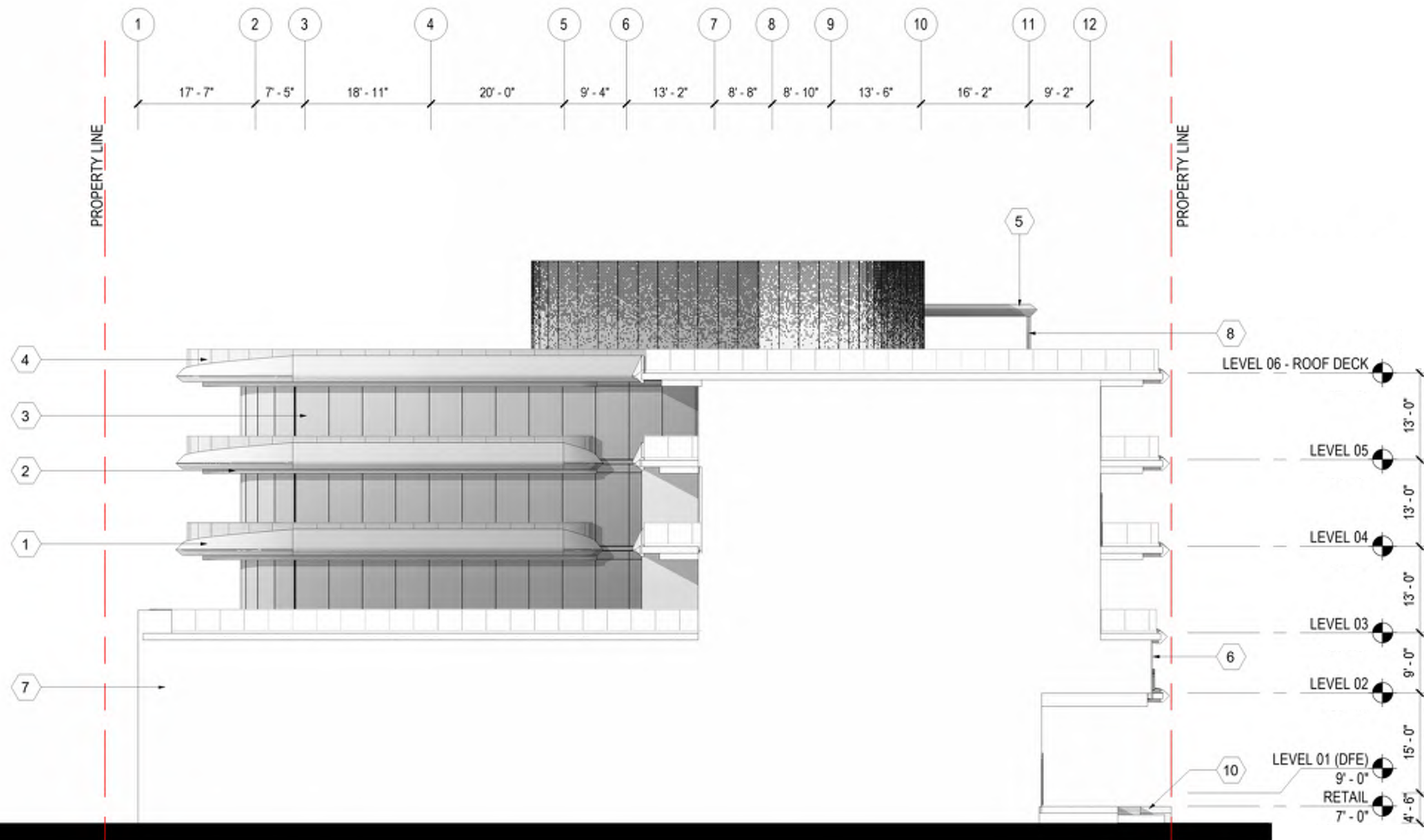
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

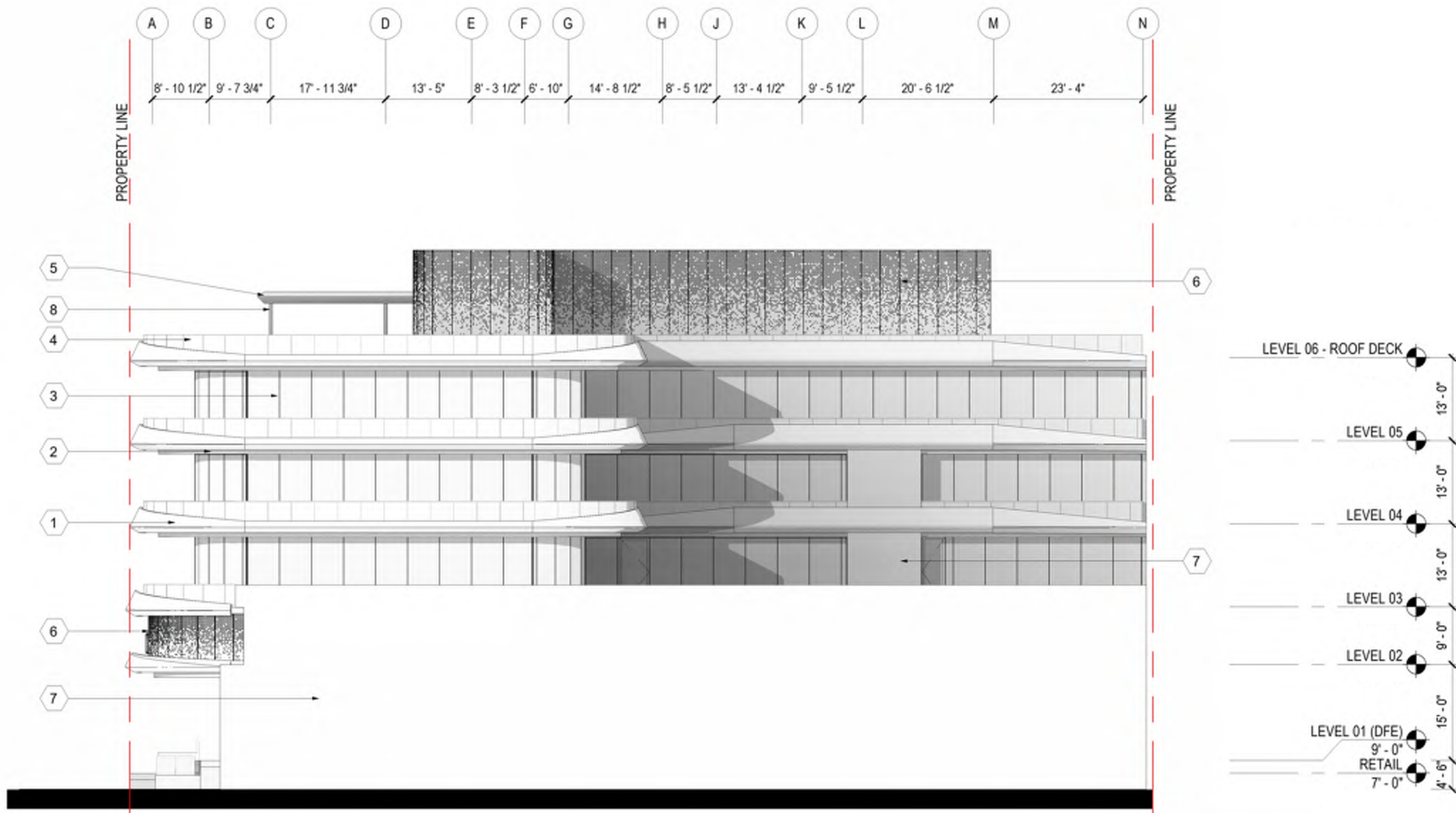
1	DESCRIPTION: SLAB EDGE COVERS MATERIAL: GFRC FINISH: WHITE MANUFACTURER: BUILDING BLOCKS	3	DESCRIPTION: STOREFRONT MATERIAL: INSULATED, LAMINATED GLASS FINISH: CLEAR MANUFACTURER: ES WINDOWS	5	DESCRIPTION: FIXED SHADE STRUCTURE MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	7	DESCRIPTION: STUCCO MATERIAL: SMOOTH TROWEL FINISH: PAINTED WHITE	9	DESCRIPTION: MULLIONS MATERIAL: ALUM. FINISH: TO MATCH COPPER COLOR PAINT MANUFACTURER: ES WINDOWS
2	DESCRIPTION: SOFFIT MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	4	DESCRIPTION: BALCONY GUARDRAIL MATERIAL: LAMINATED GLASS FINISH: CLEAR MANUFACTURER: PPG	6	DESCRIPTION: PERFORATED METAL PANEL MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	8	DESCRIPTION: COLUMNS MATERIAL: GALV. STL. FINISH: COPPER COLOR PAINT	10	DESCRIPTION: EXPOSED CONCRETE MATERIAL: CONCRETE FINISH: ARCHITECTURAL FINISHED CONCRETE



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	DESCRIPTION: SLAB EDGE COVERS MATERIAL: GFRC FINISH: WHITE MANUFACTURER: BUILDING BLOCKS	3	DESCRIPTION: STOREFRONT MATERIAL: INSULATED, LAMINATED GLASS FINISH: CLEAR MANUFACTURER: ES WINDOWS	5	DESCRIPTION: FIXED SHADE STRUCTURE MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	7	DESCRIPTION: STUCCO MATERIAL: SMOOTH TROWEL FINISH: PAINTED WHITE	9	DESCRIPTION: MULLIONS MATERIAL: ALUM. FINISH: TO MATCH COPPER COLOR PAINT MANUFACTURER: ES WINDOWS
2	DESCRIPTION: SOFFIT MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	4	DESCRIPTION: BALCONY GUARDRAIL MATERIAL: LAMINATED GLASS FINISH: CLEAR MANUFACTURER: PPG	6	DESCRIPTION: PERFORATED METAL PANEL MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	8	DESCRIPTION: COLUMNS MATERIAL: GALV. STL. FINISH: COPPER COLOR PAINT	10	DESCRIPTION: EXPOSED CONCRETE MATERIAL: CONCRETE FINISH: ARCHITECTURAL FINISHED CONCRETE



EXTERIOR MATERIAL LEGEND					
1	DESCRIPTION: SLAB EDGE COVERS MATERIAL: GFRC FINISH: WHITE MANUFACTURER: BUILDING BLOCKS	3	DESCRIPTION: STOREFRONT MATERIAL: INSULATED, LAMINATED GLASS FINISH: CLEAR MANUFACTURER: ES WINDOWS	5	DESCRIPTION: FIXED SHADE STRUCTURE MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER
2	DESCRIPTION: SOFFIT MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER	4	DESCRIPTION: BALCONY GUARDRAIL MATERIAL: LAMINATED GLASS FINISH: CLEAR MANUFACTURER: PPG	6	DESCRIPTION: PERFORATED METAL PANEL MATERIAL: METAL PLATE FINISH: COPPER COLOR PAINT MANUFACTURER: A. ZAHNER
				7	DESCRIPTION: STUCCO MATERIAL: SMOOTH TROWEL FINISH: PAINTED WHITE
				8	DESCRIPTION: COLUMNS MATERIAL: GALV. STL FINISH: COPPER COLOR PAINT
				9	DESCRIPTION: MULLIONS MATERIAL: ALUM. FINISH: TO MATCH COPPER COLOR PAINT MANUFACTURER: ES WINDOWS
				10	DESCRIPTION: EXPOSED CONCRETE MATERIAL: CONCRETE FINISH: ARCHITECTURAL FINISHED CONCRETE

1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



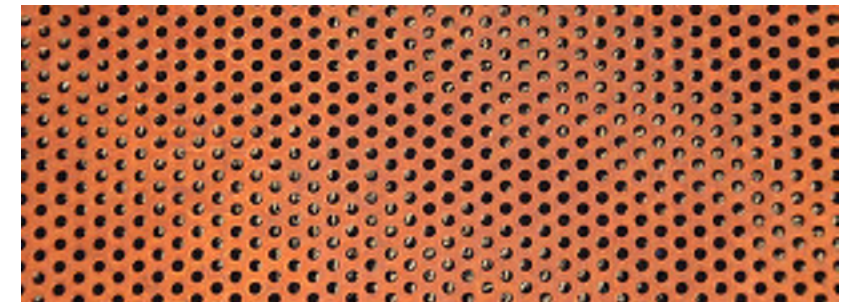
1. GFRC



3. INSULATED GLASS



5. METAL TRELLIS



6. PERFORATED METAL PANEL - COPPER



2. METAL PANEL



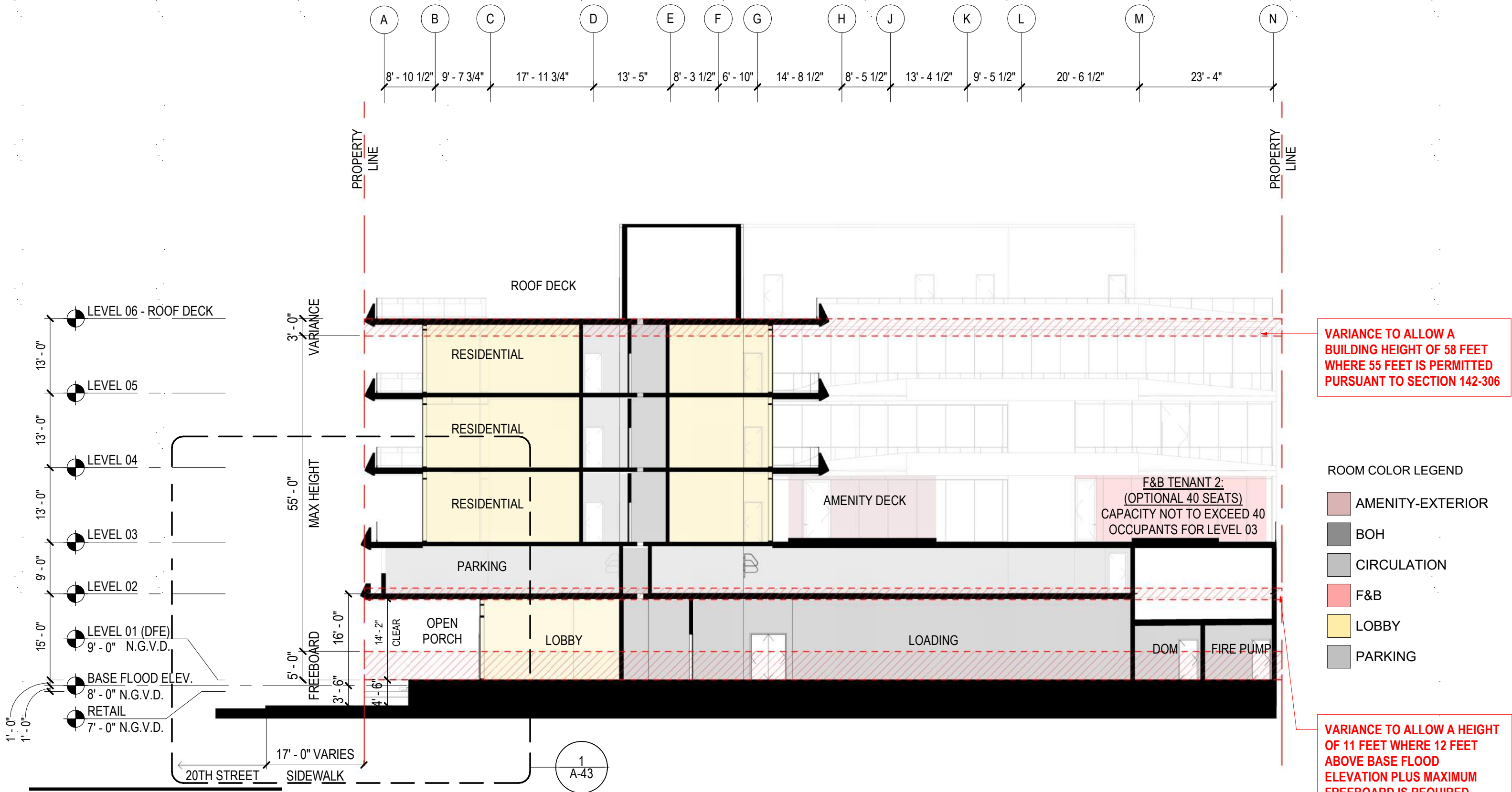
4. GLASS RAILING



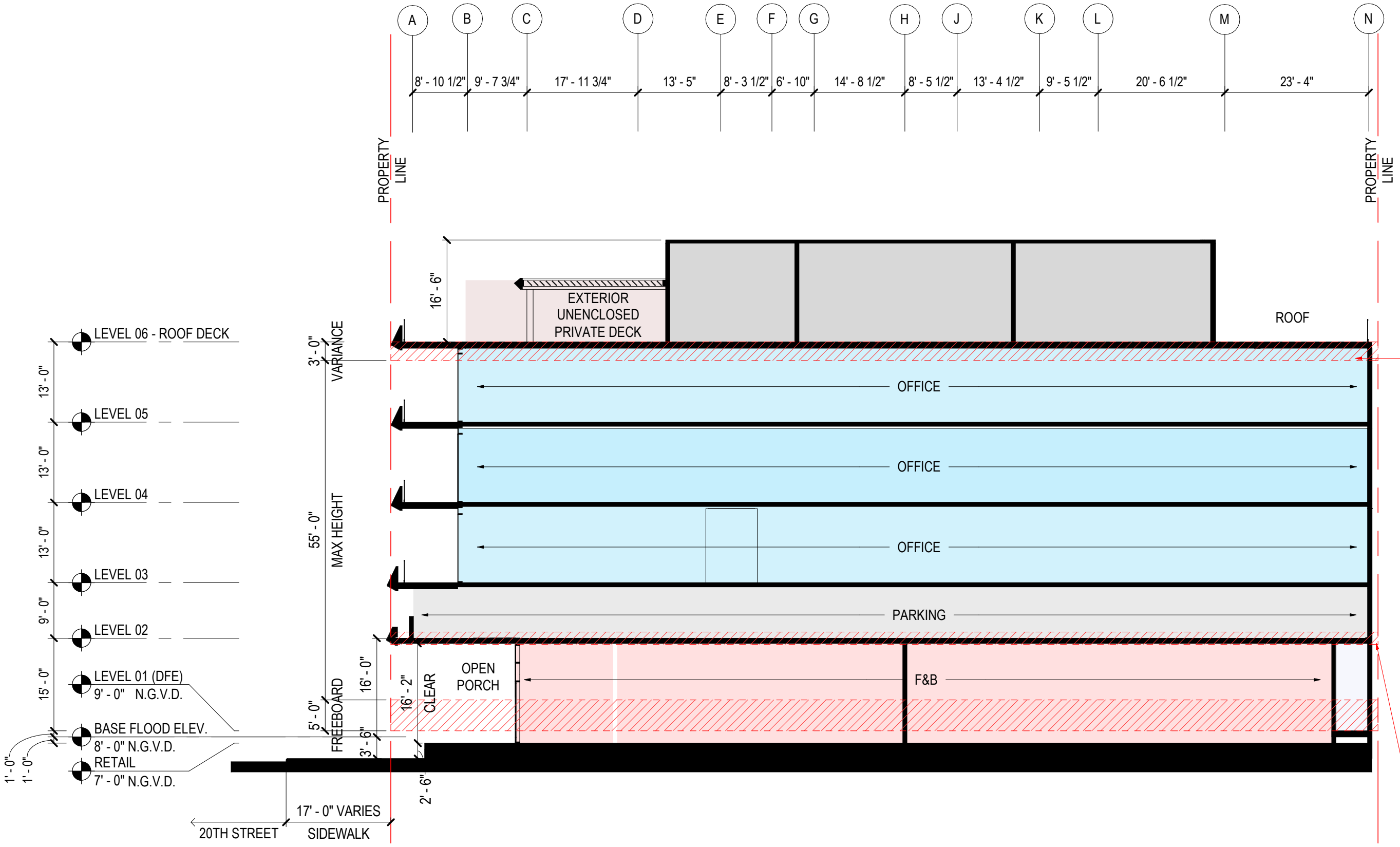
7. STUCCO



PLANTERS



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"

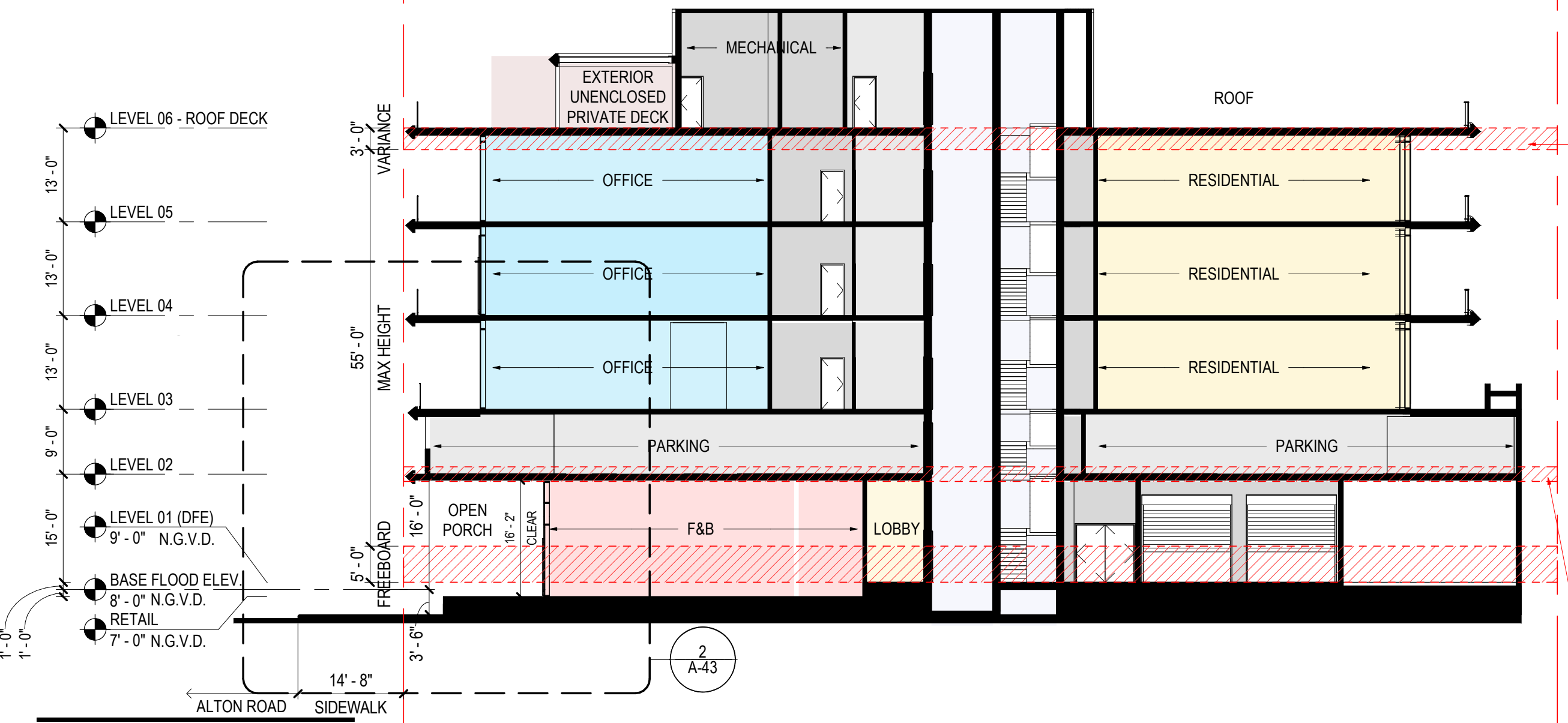
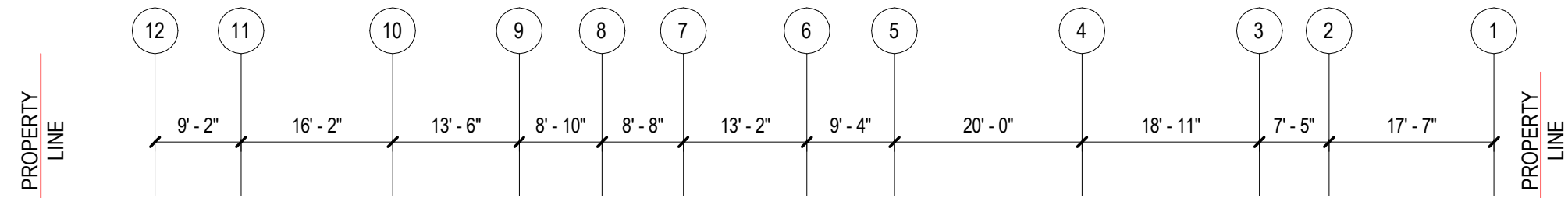


VARIANCE TO ALLOW A BUILDING HEIGHT OF 58 FEET WHERE 55 FEET IS PERMITTED PURSUANT TO SECTION 142-306

- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CORE
 - F&B
 - OFFICE
 - PARKING

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

1 BUILDING SECTION
SCALE: 1/16" = 1'-0"

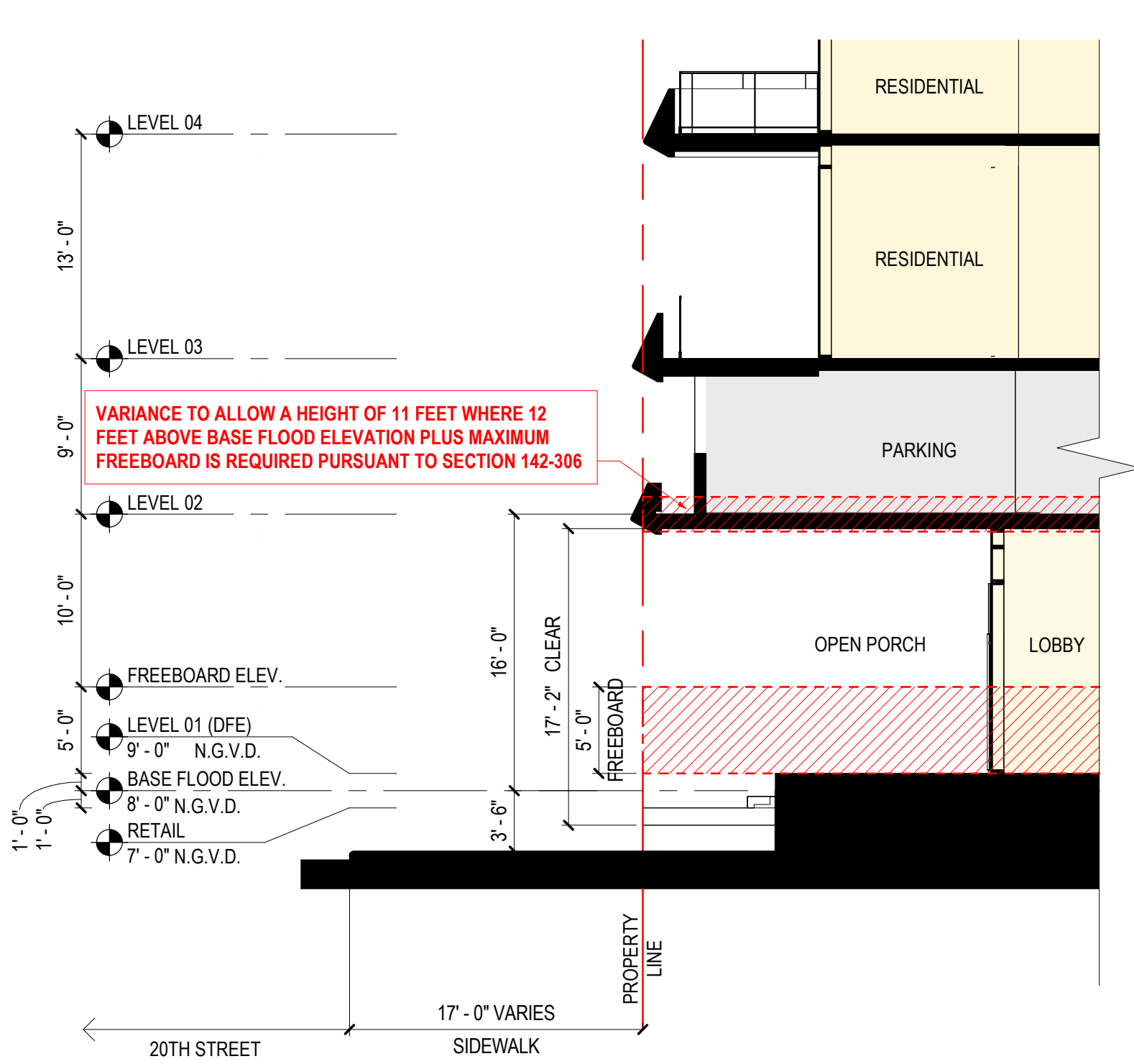


VARIANCE TO ALLOW A BUILDING HEIGHT OF 58 FEET WHERE 55 FEET IS PERMITTED PURSUANT TO SECTION 142-306

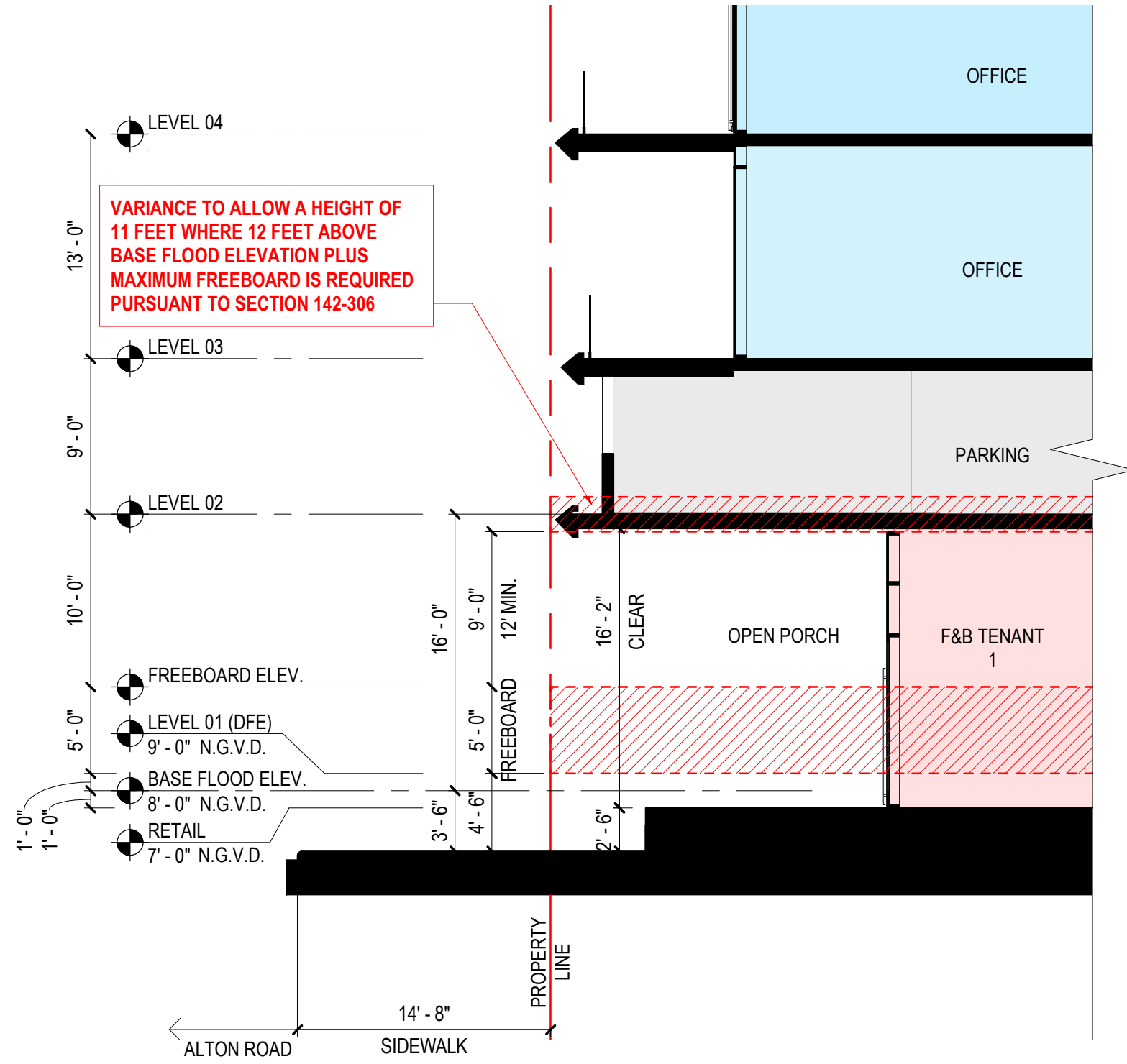
- ROOM COLOR LEGEND**
- AMENITY-EXTERIOR
 - BOH
 - CIRCULATION
 - CORE
 - F&B
 - LOBBY
 - OFFICE
 - PARKING

VARIANCE TO ALLOW A HEIGHT OF 11 FEET ABOVE BASE FLOOD ELEVATION PLUS MAXIMUM FREEBOARD IS REQUIRED PURSUANT TO SECTION 142-306

1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 ENLARGED PARTIAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 ENLARGED PARTIAL BUILDING SECTION
SCALE: 1/8" = 1'-0"







NORTH ELEVATION

NOTE:
REFER TO A-30 FOR MATERIAL SELECTION AND DIMENSIONS



EAST ELEVATION

NOTE:
REFER TO A-31 FOR MATERIAL SELECTION AND DIMENSIONS



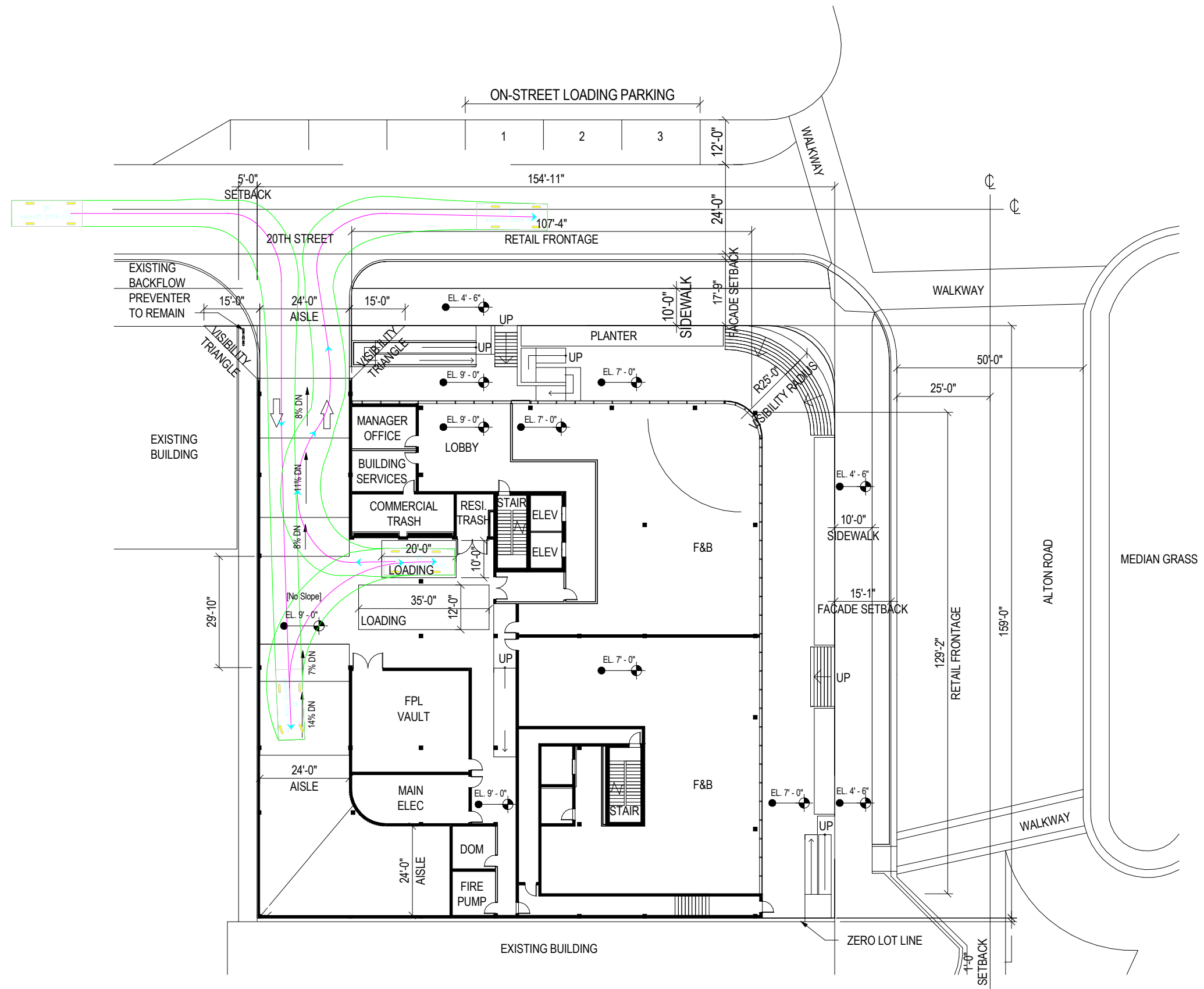
SOUTH ELEVATION

NOTE:
REFER TO A-32 FOR MATERIAL SELECTION AND DIMENSIONS



WEST ELEVATION

NOTE:
REFER TO A-33 FOR MATERIAL SELECTION AND DIMENSIONS



1 MANUEVERABILITY - LOADING
SCALE: 1" = 30'-0"



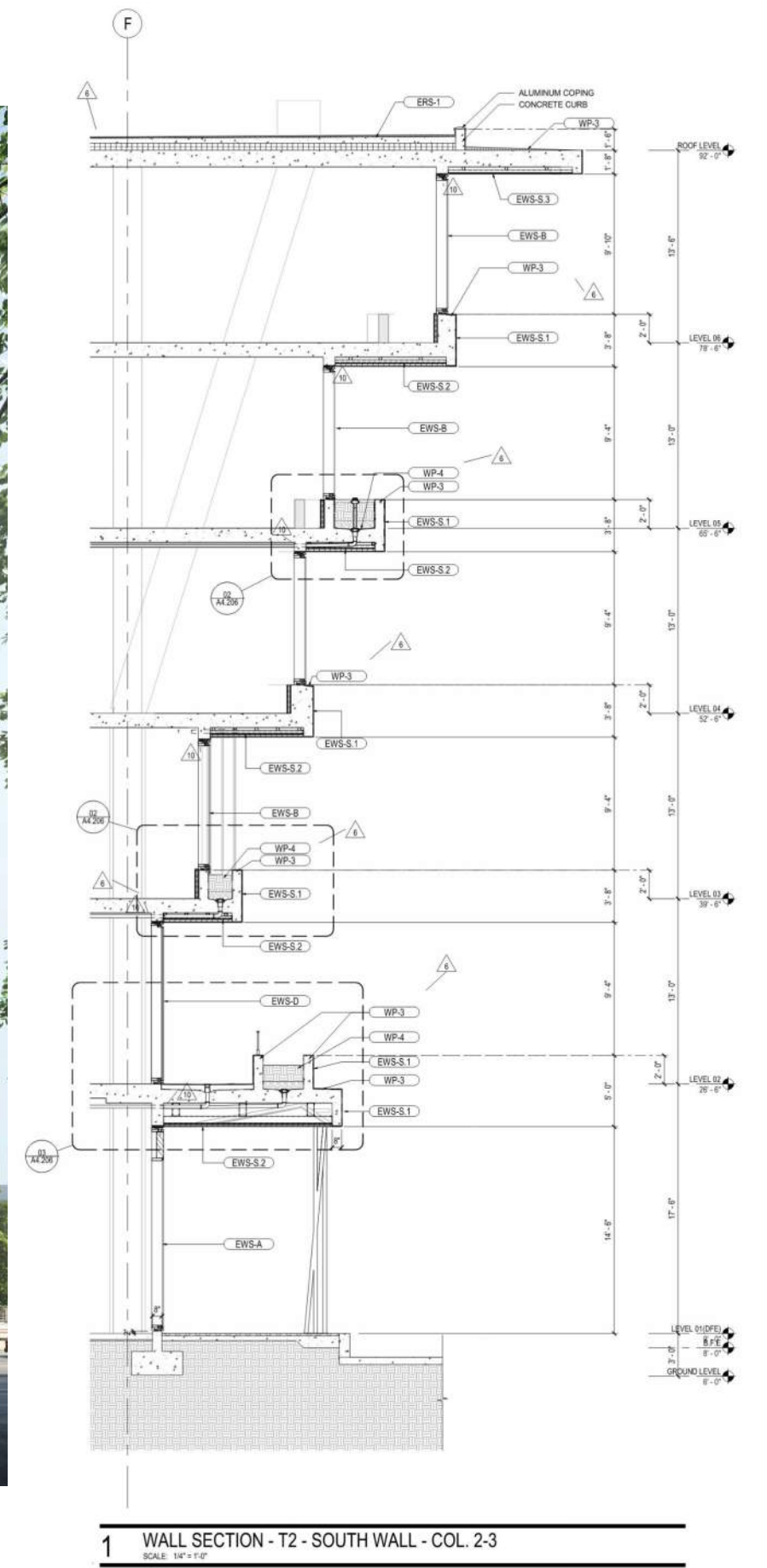
1 MANUEVERABILITY - PARKING
SCALE: 1" = 30'-0"

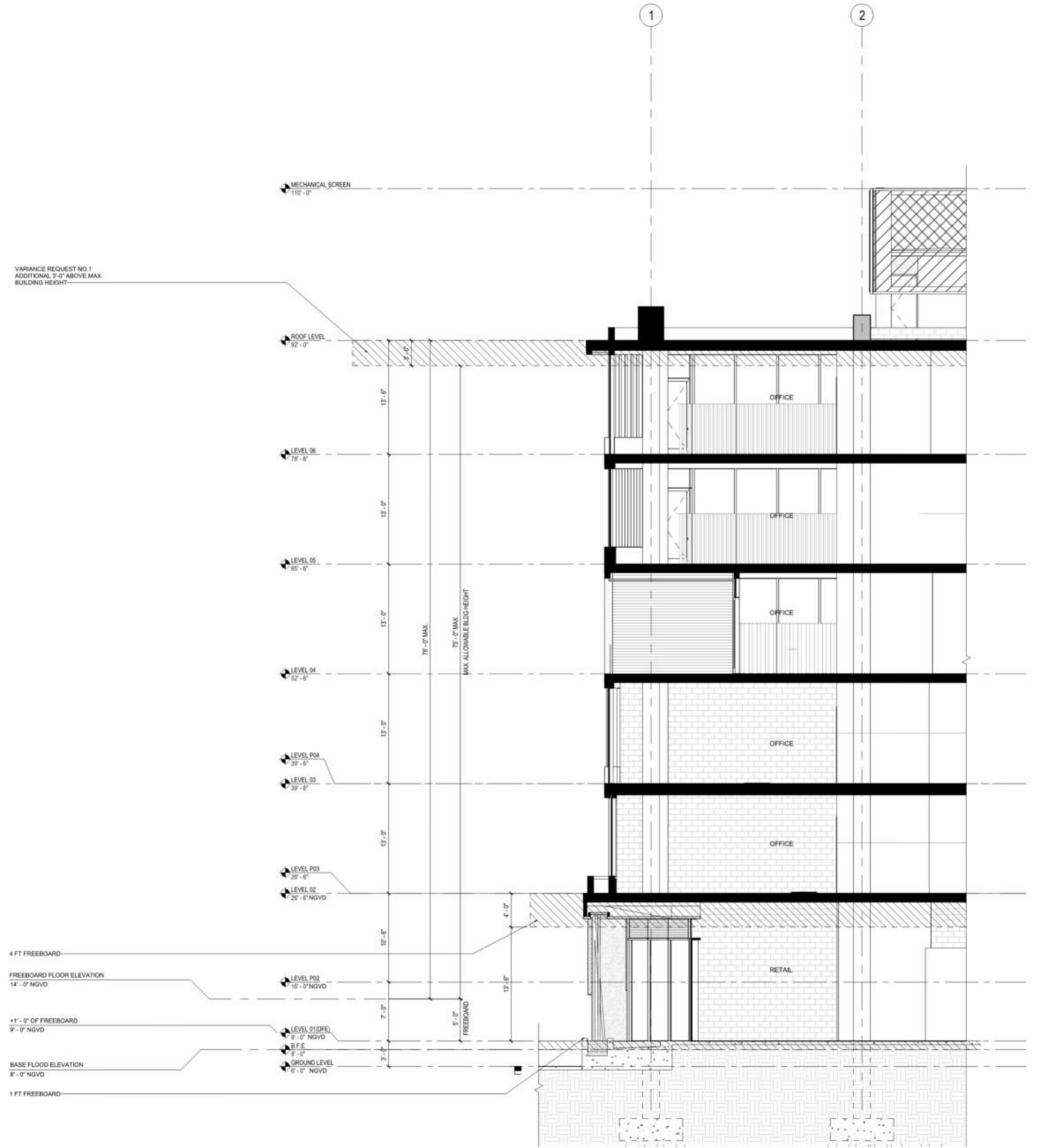


TRANSIT CORRIDOR LOCATION MAP
SCALE: 1/4" = 1'-0"



BUS ROUTE

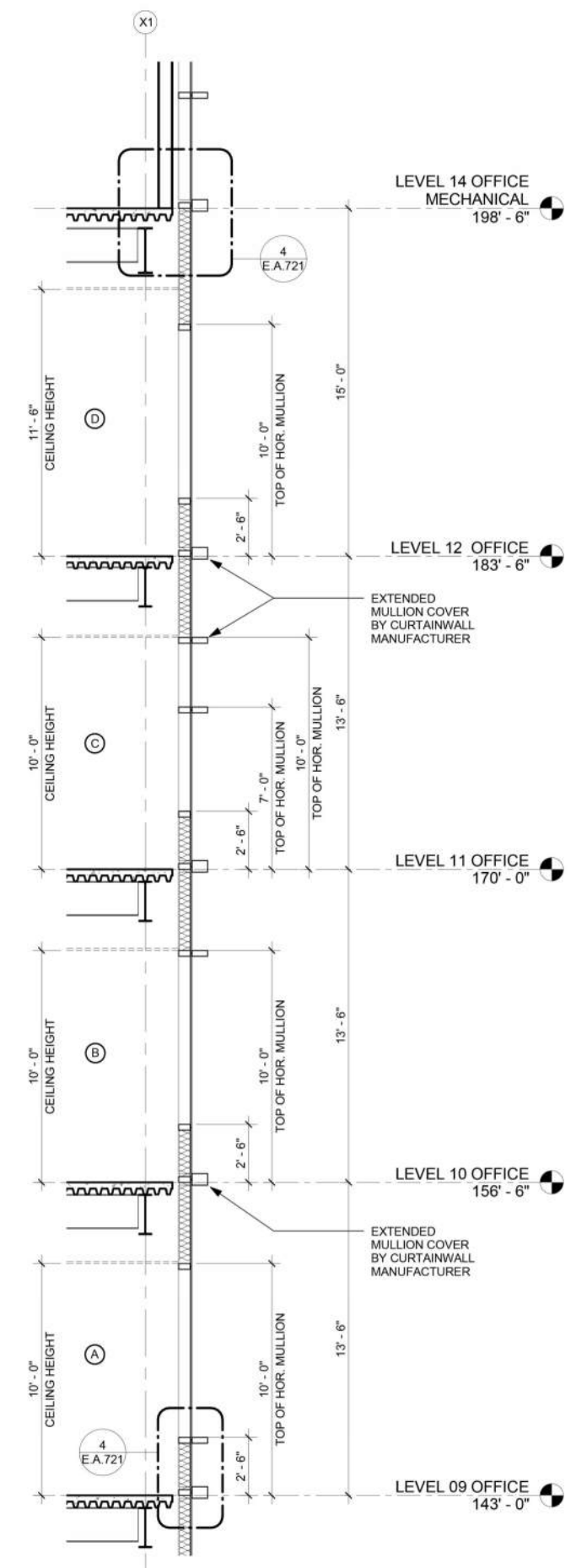




01 ENLARGED VARIANCE WAIVER DIAGRAM.
SCALE: 3/16" = 1'-0"

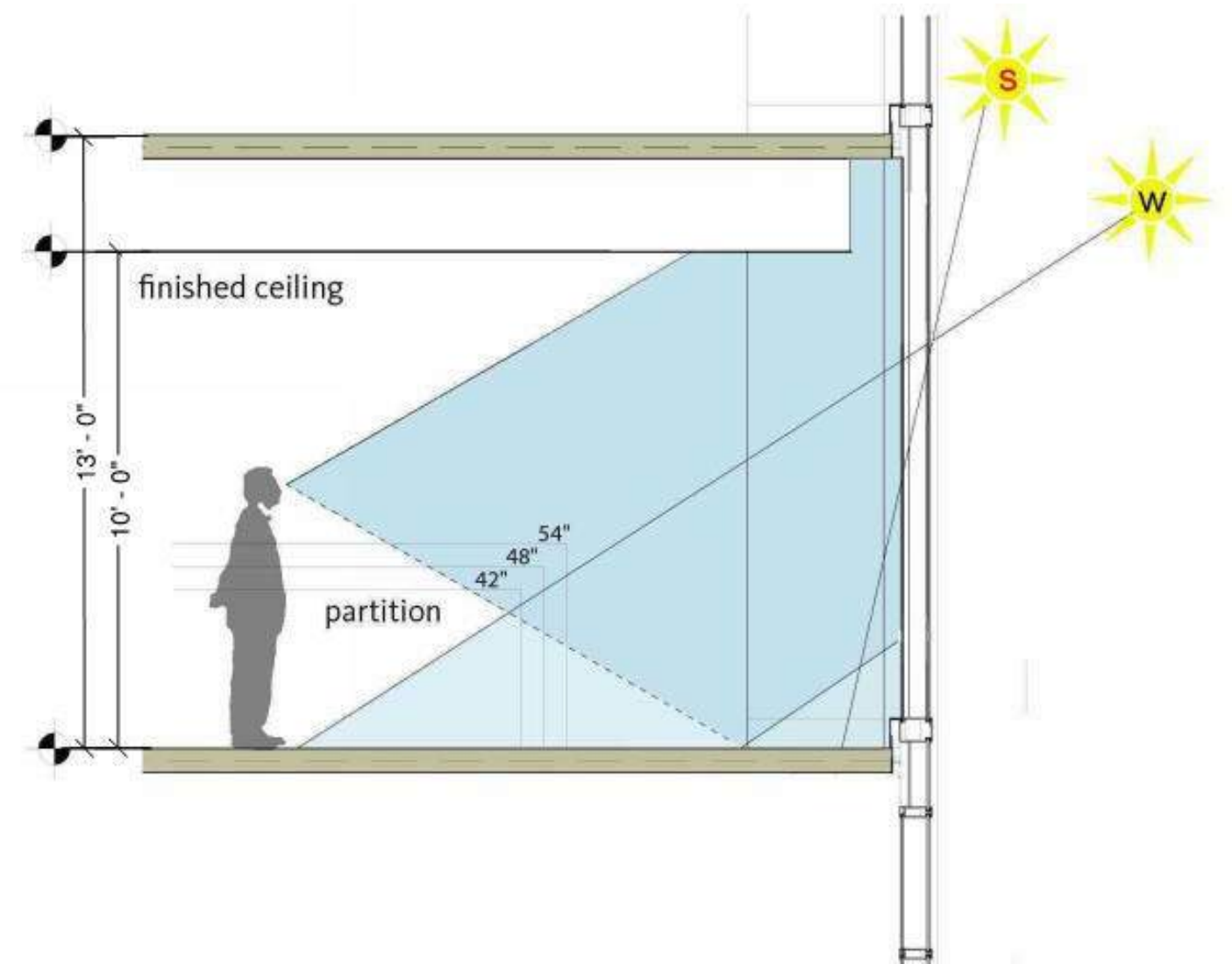


CLASS A OFFICE TOWER: 600 BRICKELL
OFFICE FLOOR TO FLOOR HEIGHT: 13' - 6"



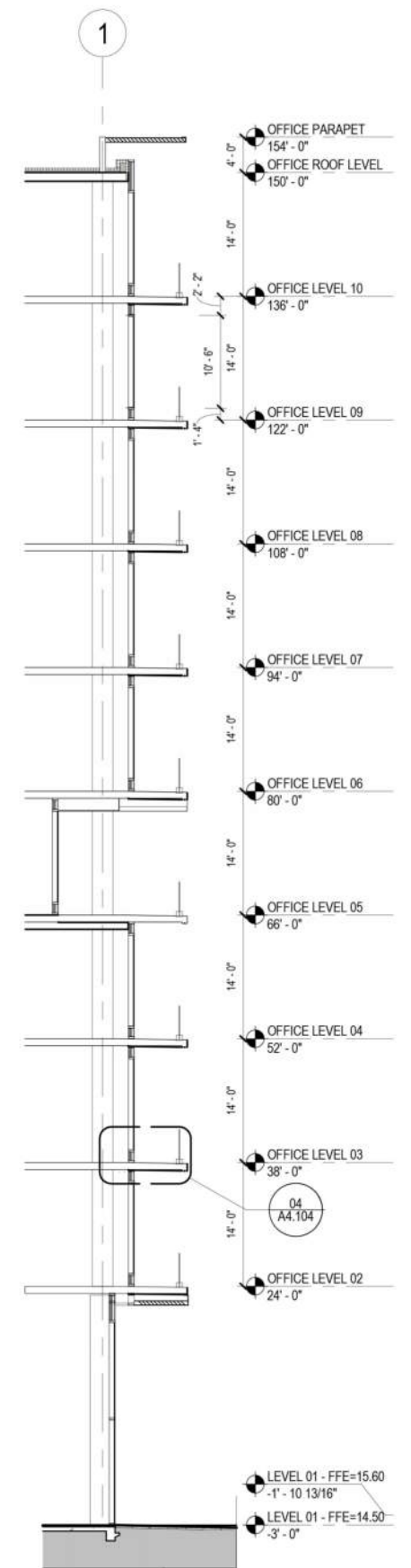


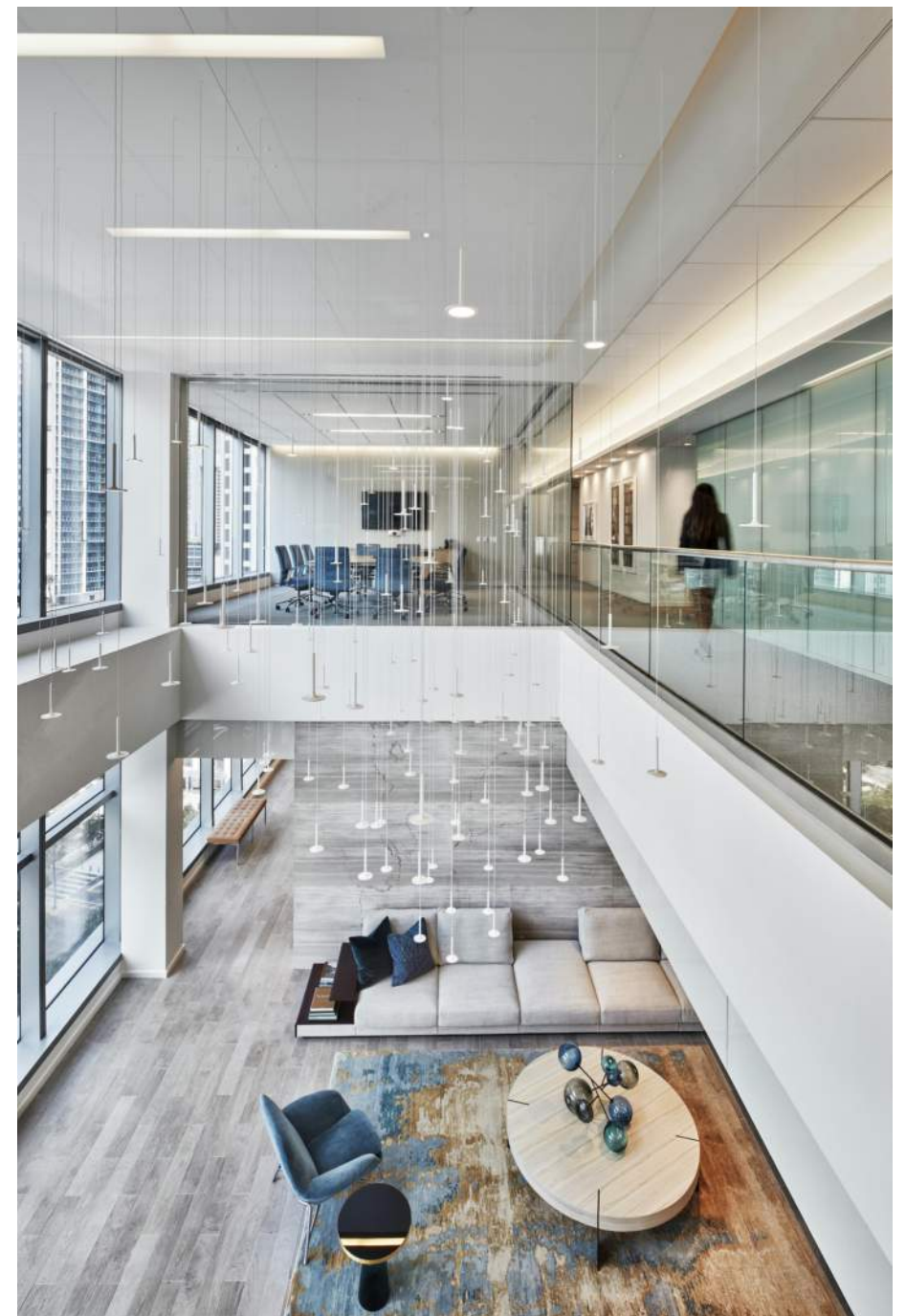
CLASS A OFFICE TOWER: 600 BRICKELL
OFFICE FLOOR TO FLOOR HEIGHT: 13' -0"





CLASS A OFFICE TOWER: 545 WYN
 OFFICE FLOOR TO FLOOR HEIGHT: 14' -0"





CLASS A OFFICE TOWER: THREE BRICKELL CITY CENTER
TENANT: AKERMAN
FLOOR TO FLOOR HEIGHT: 13' - 6"
FINISHED CEILING HEIGHT: 10'-0"



CLASS A OFFICE TOWER: 600 BRICKELL AVENUE
TENANT: SITEL
FLOOR TO FLOOR HEIGHT: 13'-6"
FINISHED CEILING HEIGHT: 10'-0"

