

CALCULATIONS BASED ON MIAMI 21 ZONING CODE

SITE INFORMATION			
1. ZONING DESIGNATION UNDER MIAMI 21	T6-38a-O URBAN CORE ZONE		
2. SITE AREA			
NET LOT AREA LOT 1	40,217	0.92	acres
NET LOT AREA LOT 2	13,804	0.32	acres
NET LOT AREA LOT 3	8,920	0.20	acres
NET LOT AREA LOT 4	9,577	0.22	acres
TOTAL NET LOT AREA	72,518	1.666	acres
3. PRMA ZONE	A59		
4. DENSITY	150 UNITS / NET LOT ACRE		
5. HEIGHT RESTRICTIONS	36 Stories MAX.		

ZONING INFORMATION			
1. MUNICIPALITY	CITY OF MIAMI		
2. ZONING DESIGNATION UNDER MIAMI 21	LOT 1 T6-38a-O URBAN CORE ZONE LOT 2 T6-8-O URBAN CORE ZONE LOT 3 T6-8-O URBAN CORE ZONE LOT 4 T6-8-O URBAN CORE ZONE		
3. AVAILABLE P.L.R.			
LOT 1	F.L.R. = BASE F.L.R. x NET LOT AREA (12 x NET LOT AREA)	12	x 40,217 = 482,604 sf
LOT 2	F.L.R. = BASE F.L.R. x NET LOT AREA (5 x NET LOT AREA)	5	x 13,804 = 69,020 sf
LOT 3	F.L.R. = BASE F.L.R. x NET LOT AREA (5 x NET LOT AREA)	5	x 8,920 = 44,600 sf
LOT 4	F.L.R. = BASE F.L.R. x NET LOT AREA (5 x NET LOT AREA)	5	x 9,577 = 47,885 sf
TOTAL F.L.R.			644,109 sf

PROPOSED BUILDING INFORMATION			
4. HEIGHT RESTRICTIONS		PERMITTED 36 Stories MAX.	PROPOSED 32 STORIES
5. SET BACKS		REQUIRED	PROPOSED
PRINCIPAL FRONT	SW NORTH RIVER DR	10'-0"	10'-0"
ABOVE 6th. STORY		20'-0"	20'-0"
SECONDARY FRONT	W FLAGLER STREET	10'-0"	10'-0"
ABOVE 6th. STORY		20'-0"	20'-0"
SIDE		0'-0"	0'-0"
ABOVE 6th. STORY		30'-0"	59'-0"
6. LOT COVERAGE	80% OF LOT AREA (80% x 40,217 FROM 1-8 STORY)	32,174	31,730 NEW DEVELOPMENT
	8-UP	16,000	12,671 TOWER
7. OPEN SPACE	10% OF LOT AREA (10% x 40,217)	4,022	5,995

PROPOSED BUILDING INFORMATION			
1. BUILDING HEIGHT		PERMITTED 36 Stories MAX.	PROVIDED 32 30'-10"
2. PROJECT DENSITY 150 UNITS PER NET ACRE	LOT 1 + LOT 2 + LOT 3 + LOT 4 (1.666 x 150)	250	250
TOTAL DENSITY		250	250

3. BUILDING AREAS (F.L.R.)			
NET RESIDENTIAL FLOOR AREA			
GROUND FLOOR / LOBBY	21,809	1	21,809
2nd. GARAGE LEVEL	21,452	1	21,452
3rd. GARAGE LEVEL	22,341	1	22,341
4th. GARAGE LEVEL	22,341	1	22,341
5th. GARAGE LEVEL	22,341	1	22,341
6th. GARAGE LEVEL/AMENITIES	26,908	1	26,908
7th. GARAGE LEVEL/POOL	31,260	1	31,260
TYP. RES. LEVELS (6th.-32th.)	12,571	25	314,275
TOTAL RESIDENTIAL F.L.R.			482,727
NET NON-RESIDENTIAL FLOOR AREA (OFFICE)			
COMMERCIAL (RIVER)	15,324		15,324 PHASE II (FUTURE DEVELOPMENT)
OF RETAIL / OFFICE LOBBY	5,731		5,731
2nd. GARAGE LEVEL	7,538		7,538
3rd. GARAGE LEVEL	9,389		9,389
4th. GARAGE LEVEL	9,389		9,389
5th. GARAGE LEVEL	9,389		9,389

4. LOT COVERAGE	80% OF NET LOT AREA (40,217 sf)	32,174 sf	31,730 sf		
5. OPEN SPACE	10% OF NET LOT AREA (75,000 sf)	4,022 sf	5,995 sf		
7. UNITS BREAKDOWN					
LEVEL	STUDIO/LOFT	1BR/1 BATH	2BR/2 BATH	3BR/2 BATH	TOTAL
TYP. RES. LEVELS (6th.-32th.)	0	100	100	50	250
TOTAL	0	100	100	50	250
8. UNIT AREAS BREAKDOWN					
UNIT TYPE	AREA				
A1 (1BR / 1 BATH / DEN)	782 sf				
A2 (1BR / 1 BATH / DEN)	776 sf				
B1 (2BR / 2 BATH)	1,080 sf				
B2 (2BR / 2 BATH)	1,088 sf				
C1 (3BR / 2 BATH)	1,424 sf				
9. PARKING REQUIREMENTS					
RESIDENTIAL	UNITS	SPACE/UNIT	TOTAL REQ.		
MINIMUM OF 1.5 PARKING SPACES PER DWELLING UNIT	250	1.5	375		
VISITORS					
PARKING SPACE FOR EVERY 10 DWELLING UNITS.	250	10%	25		
TOTAL RESIDENTIAL	250		400		
PARKING RATIO REDUCTION	RESIDENTIAL	30%	120		
TOTAL RESIDENTIAL			280		

OFFICE AREA	SF	3 SPACE/1,000 SF OF OFFICE	TOTAL REQ.
MINIMUM OF 3 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF OFFICE USE	36703	1/333	107
MINIMUM OF 3 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF COMMERCIAL USE	8731	1/333	20
MINIMUM OF 3 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF COMMERCIAL USE	15324	1/333	46
PHASE II (FUTURE DEVELOPMENT)			
SHARED PARKING STANDARDS	RESIDENTIAL WITH OFFICE	1.4	77
SHARED PARKING STANDARDS	RESIDENTIAL WITH COMMERCIAL	1.2	55
TOTAL OFFICE			182
PARKING RATIO REDUCTION	COMMERCIAL	30%	39
TOTAL OFFICE			92

10. BICYCLE REQUIREMENTS				
MINIMUM OF 1 BICYCLE RACK SPACE FOR EVERY 20 VEHICULAR SPACE REQUIRED	PARKING REQ.	BICYCLE RACKS REQ.	TOTAL PROVIDED	
	372	19	20	
11. PARKING PROVIDED - BREAKDOWN				
LEVEL	STANDARD	HC.	TOTAL	
GROUND FLOOR / LOBBY	30		30	
2nd. GARAGE LEVEL	50		60	
3rd. GARAGE LEVEL	57	2	69	
4th. GARAGE LEVEL	57	2	59	
5th. GARAGE LEVEL	57	2	59	
6th. GARAGE LEVEL/AMENITIES	59	2	61	
7th. GARAGE LEVEL/POOL	57		67	
TOTAL	377	8	385	
TOTAL PARKING PROVIDED			385	

11. OFF-STREET LOADING - BREAKDOWN			
LOADING BERTH PROVIDED	GROUND FLOOR	2 (12'-0" x 35'-0")	2 (10'-0" x 20'-0")
	TOTAL	4	

SUMMARY		
	PERMITTED	PROVIDED
TOTAL F.L.R.	644,109	540,485
DENSITY	250	250
PARKING	372 INCLUDING PHASE II (FUTURE DEVELOPMENT)	385

PROJECT, ADDRESS AND OWNER:
FLAGLER ON THE RIVER
 140 W FLAGLER STREET • MIAMI, FLORIDA 33130
 RIVER PLAZA, CORP.
 200 NE 25th STREET
 MIAMI, FLORIDA 33137

ARCHITECT AND LEAD PROFESSIONAL OF RECORD:
Itedesign
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PROJECT DESIGN AND MANAGEMENT
Melo
 ARCHITECTURE
 3340 NE 25th STREET
 MIAMI, FLORIDA 33137
 TEL: (305) 438-1292
 FAX: (305) 438-1292

CONSULTING ENGINEERS:
 STRUCTURE ENGINEER:
DE LOS REYES ENGINEERS, INC.
 8728 N.W. 29 STREET, SUITES 1 & 2
 MIAMI, FL 33172
 PH: (305) 477-2826
 FX: (305) 477-2814

MFP ENGINEER:
FRANZ ENGINEERS, INC.
 1000 N.W. 27th ST
 MIAMI, FL 33172
 PH: (305) 382-1250
 FX: (305) 382-4212

CIVIL ENGINEER:
VSN ENGINEERING, INC.
 8820 WEST FLAGLER ST. SUITE 113
 MIAMI, FL 33144
 PH: (305) 894-0200
 FX: (305) 851-4942

LEED CONSULTANT:
EDWIN MONSERRATTE, LEED AP.
 PH: (305) 431-9182

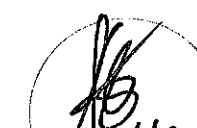
LANDSCAPE:
JFS DESIGN, INC.
 1000 N.W. 25th STREET
 PEMBROKE PARK, FL 33028
 PH: (954) 442-8822
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Reviewed for CODE COMPLIANCE
 City of Miami

Signature	Date
P. Worke	///
Fire Prev.	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

PERMIT DOCUMENTS

PROJECT No.: 12-001
 ISSUE DATE: 12/21/2012
 REVISIONS:
 1. BLDG. DEPT. COMMENTS 02/08/13

SEAL:

 SIGNATURE: