

Project Name / Address
700 NE 1st Ave, Parkwest

Architects
Elkus Manfredi Architects - Boston

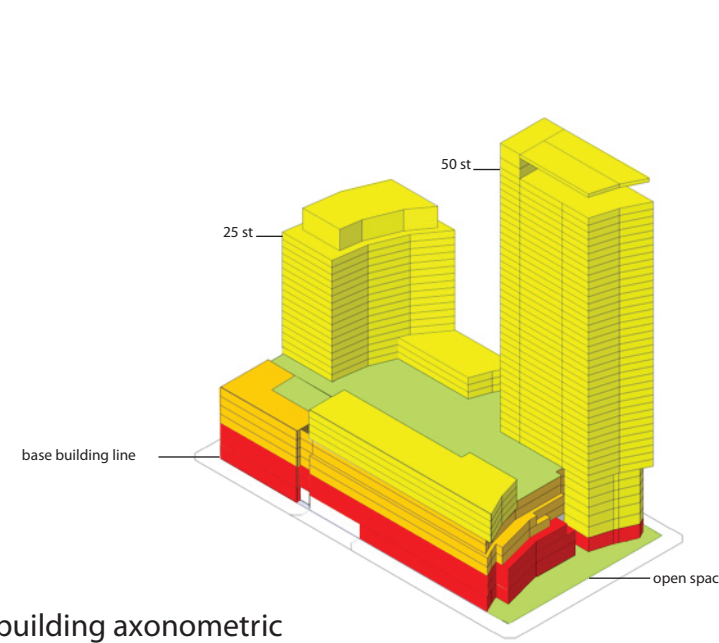
- Premise**
- program similar to original design, modified for SD 16.1
 - net floor area similar to original design, modified for SD 16.1
 - gross floor area similar to original design, modified for SD 16.1
 - general massing similar to original design, modified for SD 16.1
 - other : original design from 1650 Biscayne Blvd was modified to fit the Parkwest site and code

Comparative Zoning Atlas Sheet
11,000 - Miami 21



Zoning Table	11,000	Miami 21
Zoning Designation	SD 16.1	T6-36
Density	213 DU / 300 DUA	298 DU / 300 DUA
Lot Area	192,246 (GLA)	124,923 (NLA)
Capacity Ratio	4.32 # FAR	12 # FLR
Lot Coverage Allowed	123,132 SF 85% of NLA	99,937 SF 80% of NLA
Lot Coverage Provided	122,990 SF 85% of NLA	99,895 SF 80% of NLA
Open Space Required	19,224 SF 10% of GLA	12,492 SF 10% of NLA
Open Space Provided	21,872 SF 15% of NLA	25,028 SF 20% of NLA
Height Allowed AOR	60 stories; FT	36 Stories
Height Provided	50 stories; 510 FT	36 Stories
Bonus Height Allowed	N/A	60 St; bonus height 24 Stories
Bonus Height Provided	N/A	60 St; bonus height 24 Stories
Area Allowed AOR	830,502 SF NFA	1,499,076 SF GFA
Area Provided	1,323,492 SF GFA	1,499,020 SF GFA
Bonus Area Provided	N/A	262,252 SF / 17% of AOR
Bonus Area Allowed	45% of AOR	40% of AOR
Required Parking	846 Spaces	876 Spaces
Provided Parking	920 Spaces	920 Spaces
Notes / Special Features	Liner building not required but provided.	Tower setback waiver required.

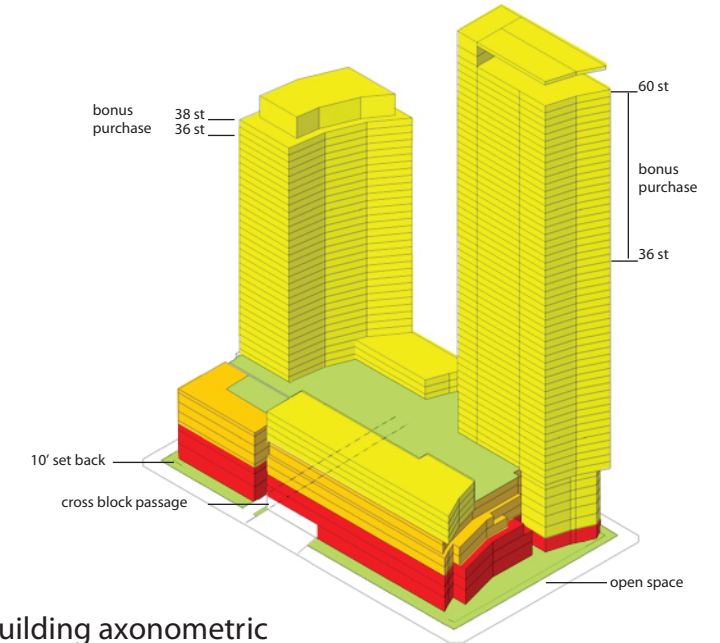
- retail
- residential
- office
- open space



11,000 - building axonometric



11,000 - building rendering



Miami 21 - building axonometric



Miami 21 - building rendering