

A 1450 Brickell

1450 Brickell Avenue
Miami, FL.33131

B Nichols, Brosch, Wurst, Wolfe & Associates Inc.

C Premise

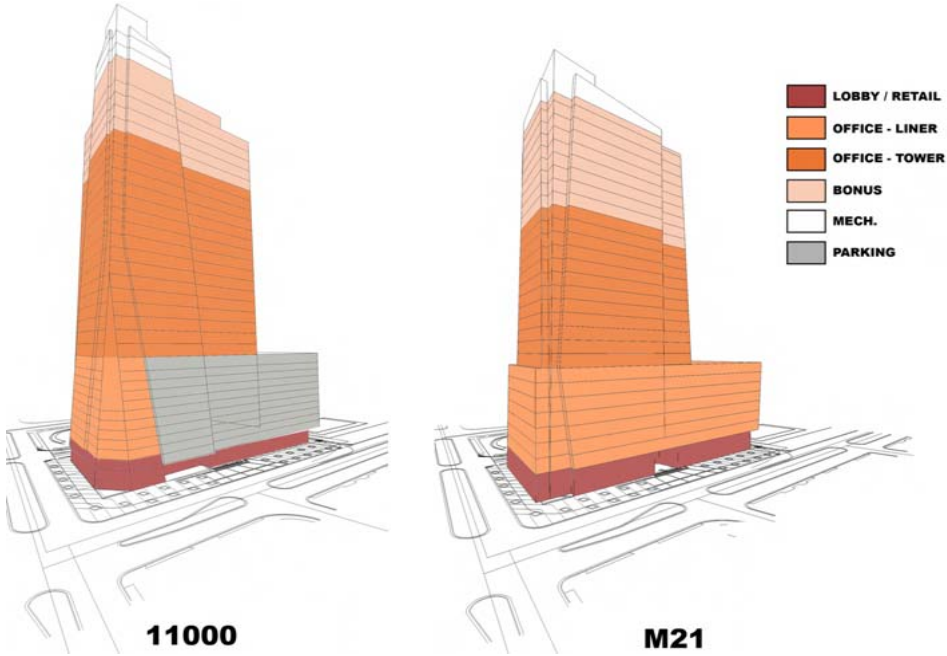
- same program as original design
- same net floor area as original design
- same gross floor area as original design
- same general massing as original design
- designed differently to further each code's intent

D Comparative Zoning Atlas Sheet



E

Zoning Table	11,000	Miami 21
Zoning Designation	SD5	T6-36a
Density	N/A	N/A
Lot Area	118,630 (GLA)	83,601 (NLA)
Capacity Ratio	3.25 FAR	12 FLR
Lot Coverage Allowed	N/A	80% OF NLA
Lot Coverage Provided	N/A	80% OF NLA
Open Space Required	15% OF GLA	10% OF NLA
Open Space Provided	1.78% GLA	17.7% OF NLA
Height Allowed AOR	Ulimited	36 Stories
Height Provided	418'-6"	30 Stories
Bonus Height Allowed	N/A	60 Stories
Bonus Height Provided	N/A	N/A
Area Allowed AOR	385,548 SF	1,003,212 SF
Area Provided	519,880 SF	1,242,595 SF
Bonus Area Provided	29%	24%
Bonus Area Allowed	57%	40%
Required Parking	652 Spaces	1,062 Spaces
Parking Provided	1,205 Spaces	1,125 Spaces
Notes / Special Features		



11,000 - Building Rendering



Miami 21 - Building Rendering