

MIAMI 21 - Comparative Design Information Sheet

Project Name: PARK LANE TOWER
 345 NE 32nd Street
 Miami, FL 33137

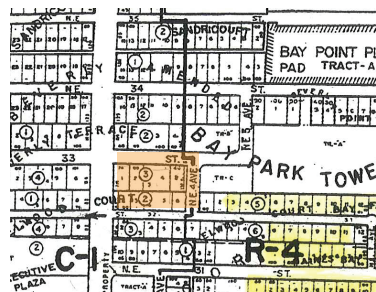
OPPENHEIM ARCHITECTS

Premise

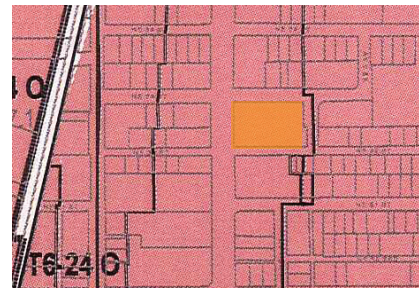
- same program as original design
- same net floor area as original design
- same gross floor area as original design
- same general massing as original design
- designed differently to further each code's intent
- other (describe)

Comparative Zoning Atlas Sheet

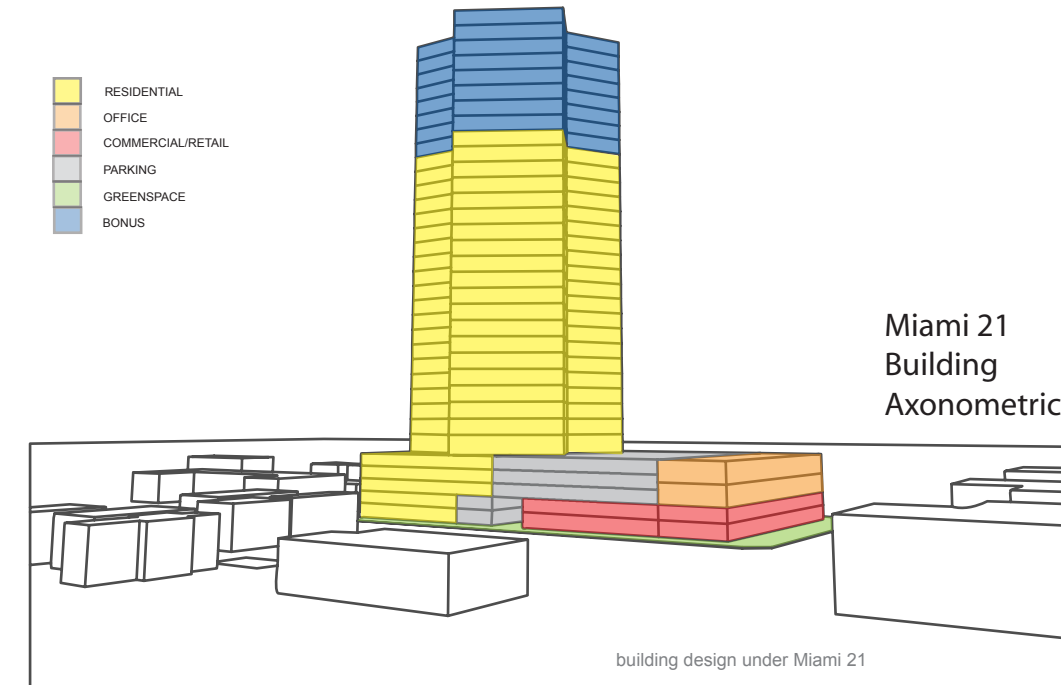
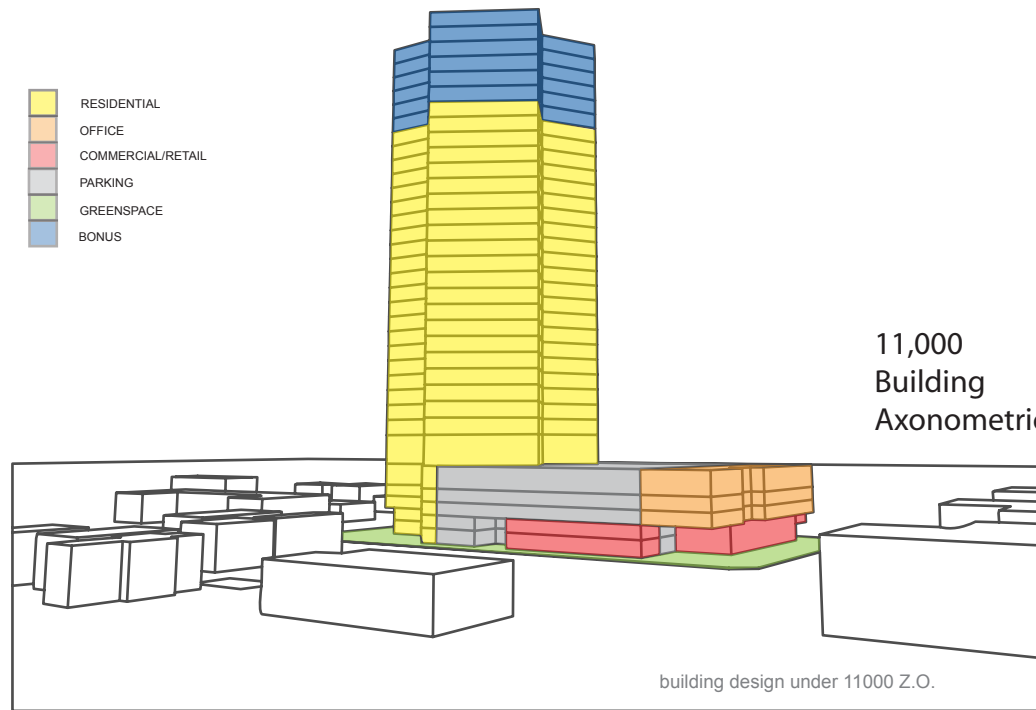
11,000 - Miami 21



11,000 - Atlas



Miami 21 - Atlas



Zoning Table	11,000	Miami 21
Zoning Designation	C1 - SD 20 Overlay	T6 - 240
Density	216 DU / 150 DUA	216 DU / 150 DUA
Lot Area	98,884 SF	62,596 SF
Capacity Ratio	2.0 FAR / 197,768 SF	6.0 FLR / 375,576 SF
Lot Coverage Allowed	60% of GLA	80% of NLA
Lot Coverage Provided	40% of GLA	80% of NLA
Open Space Required	16% of GLA	10% of NLA
Open Space Provided	21% of GLA	10% of NLA
Height Allowed AOR	No Limit	24 Stories
Height Provided	360 FT	36 Stories
Bonus Height Allowed	N/A	24 Stories
Bonus Height Provided	N/A	12 Stories
Area Allowed AOR	645,000 SF	685,880 SF
Area Provided	645,000 SF	685,880 SF
Bonus Area Provided	14%	16%
Bonus Area Allowed	45%	30%
Required Parking	241 Spaces	232 shared Spaces
Provided Parking	353 Spaces	353 total / (232 shared) Spaces
Notes / Special Features		



11,000 - Building Rendering



Miami 21 - Building Rendering