















Folio Number	01-01-11-070-1010	Lot Area	50750 sqft	Gridics
Address	169 E Flagler St	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-80-0	Miami, FL

**TOTAL BUILDING AREA 1,217,293 ft<sup>2</sup>**

Total Building Height	54 Levels
Maximum Building Footprint	40,596 ft <sup>2</sup>
Maximum Liner Footprint	10,415 ft <sup>2</sup>
Maximum Tower Footprint	18,000 ft <sup>2</sup>
Maximum Commercial Tower Footprint	N/A
Common Space Area	164,060 ft <sup>2</sup>
Lot Coverage	80 %
FLR	24

**RESIDENTIAL AREA NET 744,650 ft<sup>2</sup>**

Residential Units	562 DU
Residential Units Average Size	1,325 ft <sup>2</sup>
Residential Height (Levels)	46 Levels

**OFFICE AREA NET 66,967 ft<sup>2</sup>**

Office Height (Levels)	7 Levels
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**COMMERCIAL AREA NET 8,681 ft<sup>2</sup>**

Commercial Height (Levels)	1 Levels
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**PARKING AREA 232,936 ft<sup>2</sup>**

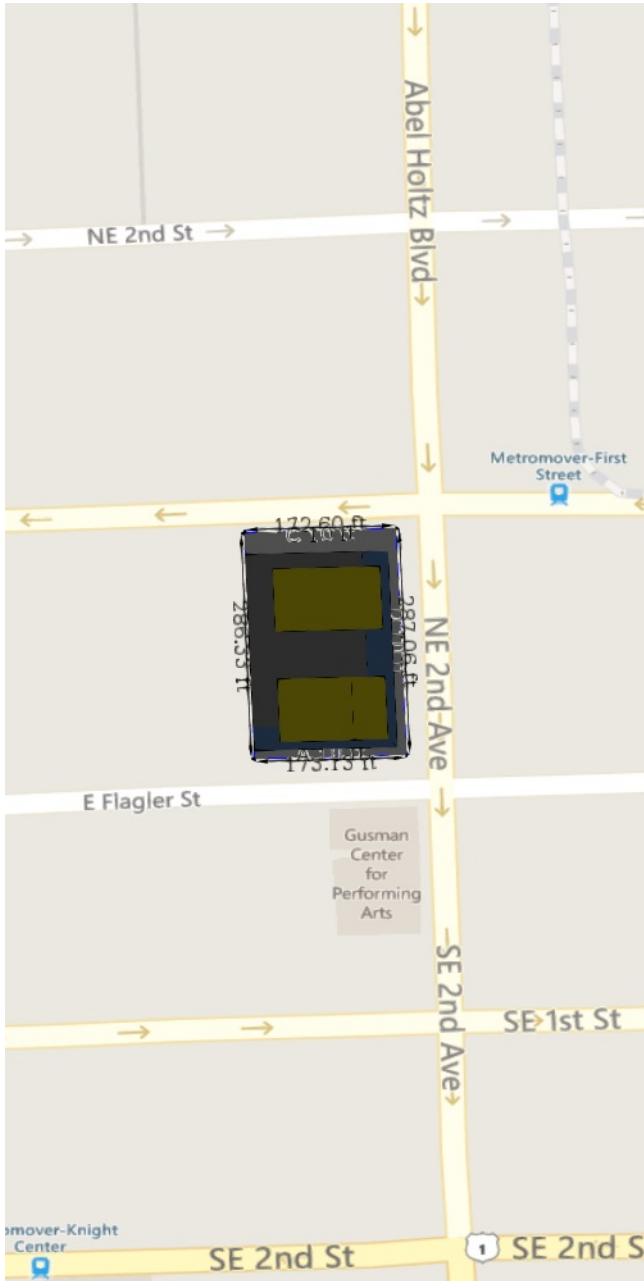
Total Parking Required	704 Spaces
Total Shared Parking Required	703 Spaces
Parking Structure Height	8 Levels
Total Provided Parking Capacity	704 Spaces
On-Street Parking Capacity	N/A
Off-Site Parking Capacity	N/A
Parking Structure Capacity	704 Spaces
Parking Structure Area	232,936 ft <sup>2</sup>
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A

- Commercial
- Office
- Lot
- Parking
- Residential

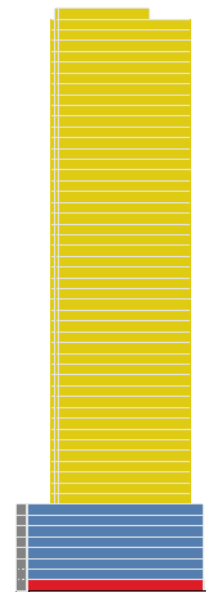


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SITE PLAN (TOP VIEW)



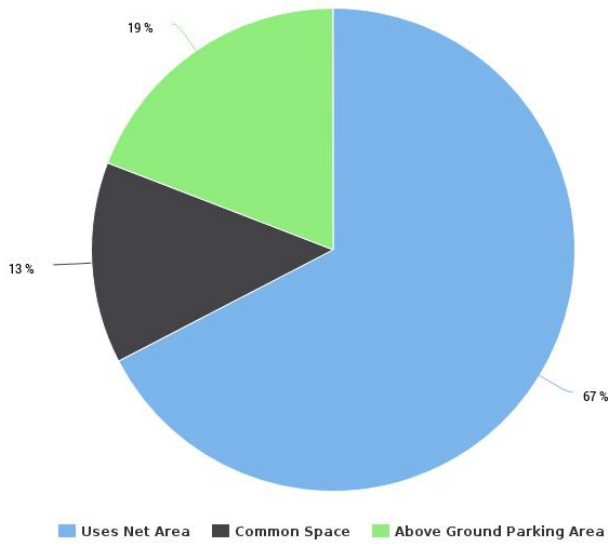
ELEVATION



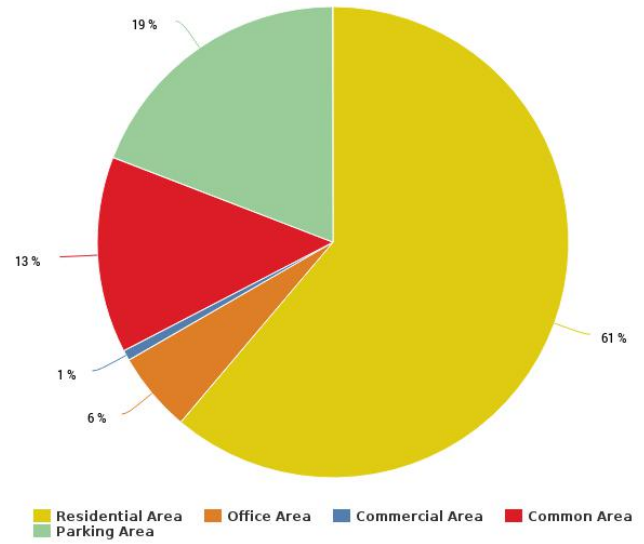
- |   |   |   |   |
|---|---|---|---|
| <span style="color: red;">■</span> Commercial | <span style="color: grey;">■</span> Parking       | <span style="color: grey;">■</span> Lot           | <span style="color: red;">■</span> Commercial |
| <span style="color: blue;">■</span> Office    | <span style="color: yellow;">■</span> Residential | <span style="color: grey;">■</span> Parking       | <span style="color: blue;">■</span> Office    |
| <span style="color: grey;">■</span> Lot       |   | <span style="color: yellow;">■</span> Residential |   |

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**Building Efficiency**



**Building Uses**

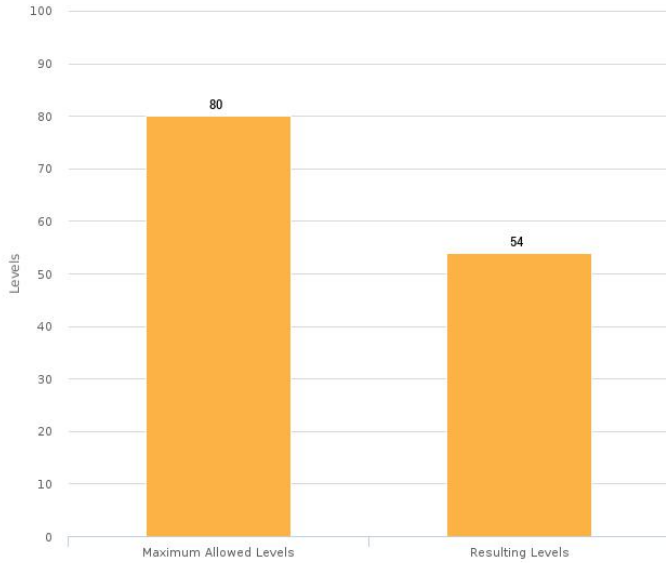


**Building Components**

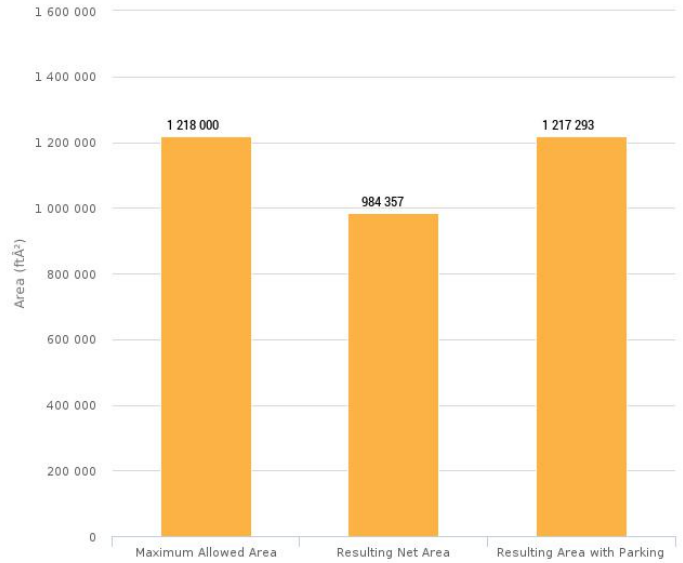


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**Allowable vs Resulting Height**



**Allowable vs Resulting Area**



**Parking Required per Use**

