

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 ft²

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

RESIDENTIAL AREA NET 744,650 ft²

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

OFFICE AREA NET 66,967 ft²

Office Height (Levels)	7 Levels
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COMMERCIAL AREA NET 8,681 ft²

Commercial Height (Levels)	1 Levels
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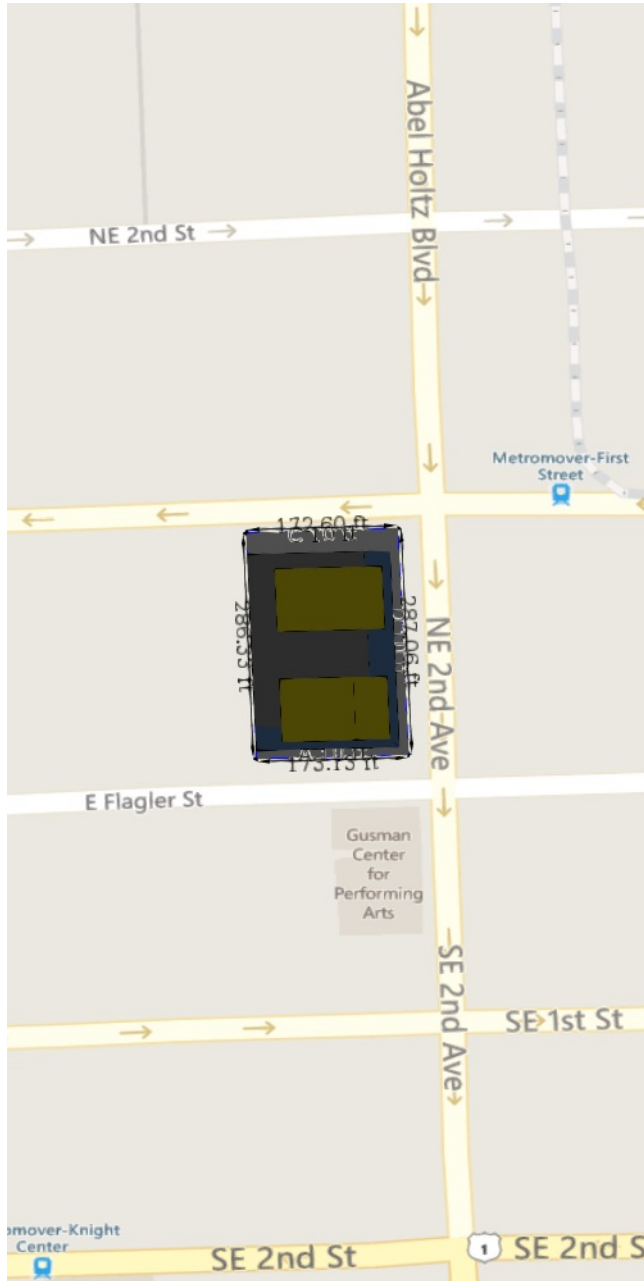
PARKING AREA 232,936 ft²

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 ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A

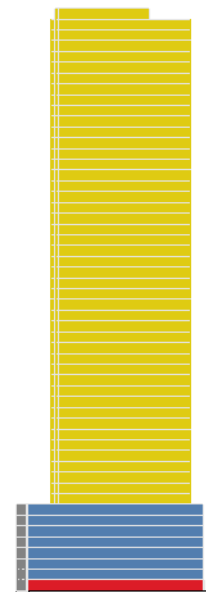
- Commercial
- Office
- Lot
- Parking
- Residential

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SITE PLAN (TOP VIEW)



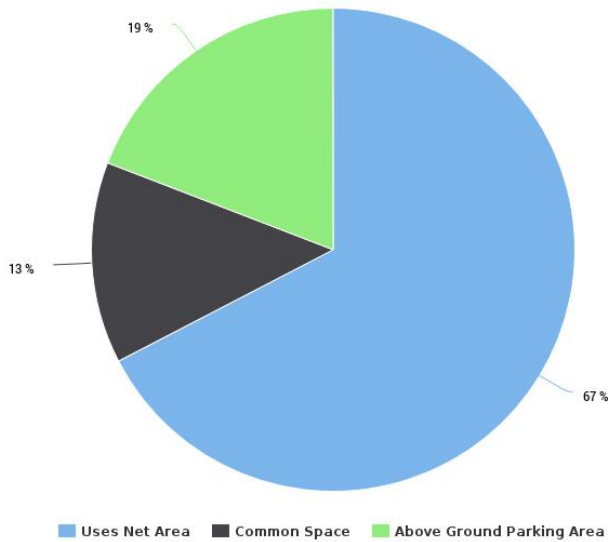
ELEVATION



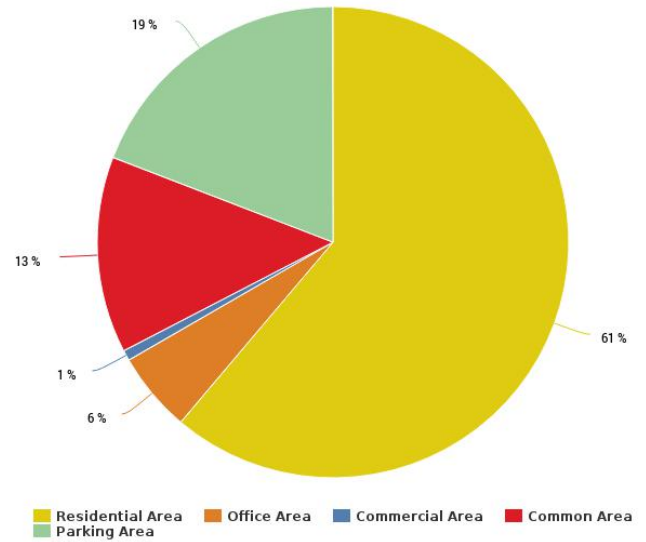
- | | | | |
|---|---|---|---|
| ■ Commercial | ■ Parking | ■ Lot | ■ Commercial |
| ■ Office | ■ Residential | ■ Parking | ■ Office |
| ■ Lot | | ■ Residential | |

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Building Efficiency



Building Uses

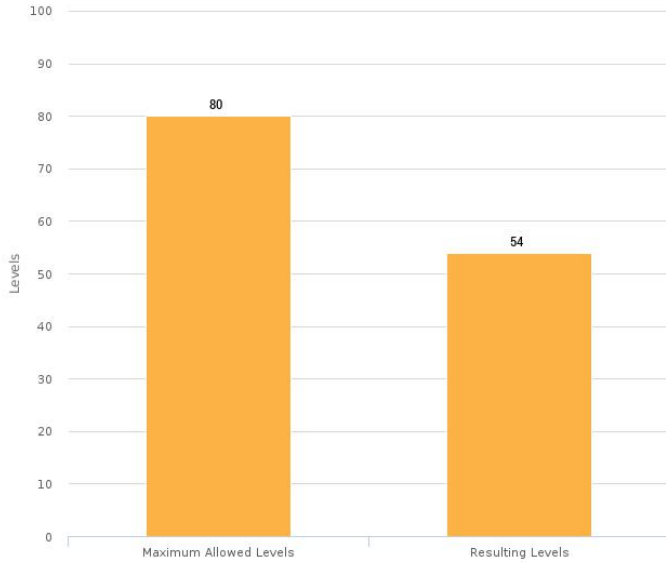


Building Components

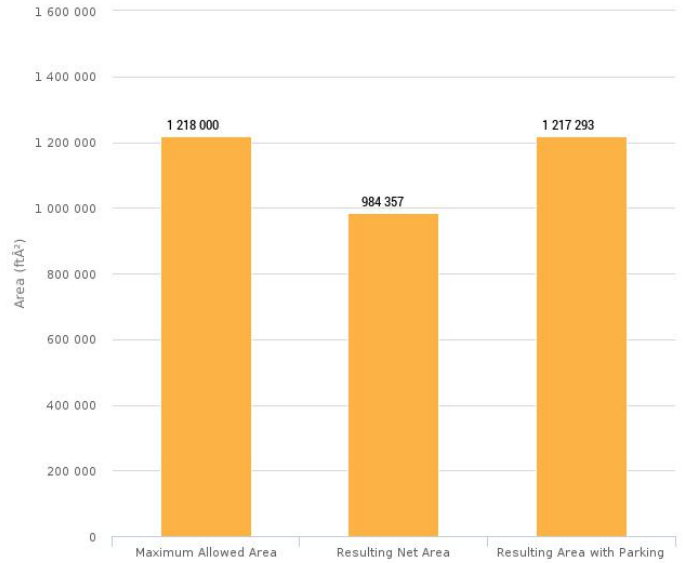


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Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use

