



AREA TABULATION PER BUILDING
 City of Miami Beach
 Ordinance Section 142.216
 Development Regulations Zone
 Maximum Floor Area Ratio (2.0)
 Net Lot Area 4,000 sf (40' X 100')
 RM-2
 Maximum FAR 8,000 sf
 Maximum Height 50'-0"
 Maximum Stories 5 stories
 Parking (0.5 spaces/unit)

BOTH BUILDINGS
 Maximum FAR 16,000 sf

CALCULATION FOR STAGE I & II
Proposed SF for both Buildings Stage I
 Ground FL. = 5,220 s.f.*
 2nd FL. = 5,830 s.f.
 Total Existing s.f. = 11,050 s.f.

Proposed SF for Both Building Stage II
 New 3rd FL. = 4,475 s.f.
 Subtotal FAR s.f. 15,525 s.f.

New Roof Top 154 s.f.**
 Roof Top Restroom 40 s.f.
 Total FAR s.f. 15,719 s.f.

*excluding ground fl. trashroom (64 s.f.)
 **excluding catwalk open to above (678 s.f.)

AREA TABULATION (FAR)
 SF: Net Area + New + Catwalks = FAR
 Grnd Fl: 4,894 + 326 + N/A = 5,220 sf
 2nd Fl: 4,894 + 326 + 610 = 5,830 sf
 3rd Fl: 3,945 + 326 + 204 = 4,475 sf
 Roof Top: N/A + 194 + N/A = 194 sf
 Total: 15,719 s.f.

3RD FLOOR FAR

2ND FLOOR FAR

1ST FLOOR FAR

CLIENT:
Samantha Hotel Suites
 235 30th St. Folio:02-3226-001-1270
 Miami Beach, FL 33140



407 LINCOLN ROAD, SUITE 2C
 MIAMI BEACH, FL 33139
 Tel: 786.218.5335
 License #AA 26002467

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No.	DATE	ISSUED / REVISED
1	14 APR/14	SCHEMATIC DESIGN
2	23 APR/14	TEAM DESIGN REVISION
3	13 MAY/14	M.B.P&Z. HPB COMMENTS
4	29 MAY/14	M.B.P&Z. BOA COMMENTS
5	07 JUN/14	50% CONSTRUCTION DOCS.
6	18 JUN/14	M.B.P&Z COMMENTS
7	19 JUN/14	CLIENT REVISION
8	24 JUN/14	CLIENT REVISION
9	30 JUN/14	FIRE PREVENTION REVIEW
10	12 JUL/14	TEAM COORD. & COMMENTS
11	1 AUG/14	M.B. BOARD SUBMITTALS
12	8 AUG/14	M.B. P&Z. BOA COMMENTS
13	13 AUG/14	ISSUED FOR PERMITTING
14	30 AUG/14	ISSUED FOR STAGE I REVIEW
15	2 SEP/14	M.B. BOARD SUBMITTAL

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SEAL:
 WESLEY ART CASTELLANOS
 FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2014-07
FLOOR AREA RATIOS
 GN-2
 CHECKED BY: WC SHEET NO:
 DRAWN BY:
 SCALE: AS NOTED
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