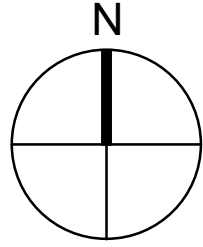




72ND & PARK
FINAL SUBMITTAL DRB
SUBMITTAL DEADLINE: 07.08.2019

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Zoning Information

Lot addresses: 7145 CARLYLE AVE; 7144 BYRON AVE; 7135 CARLYLE AVE; 7134 BYRON AVE; 7125 CARLYLE AVE; 7118 BYRON AVE

Folio numbers: 02-3211-002-0260; 02-3211-002-0350; 02-3211-002-0270; 02-3211-002-0340; 02-3211-002-0280; 02-3211-002-0320

Zoning District: North Beach Town Center (TC-C) / Parking District #8

	Required	Allowed	Provided
1_Lot Occupation			
Lot Area			75,147 sf (1.725 AC)
FAR	3.5 FAR max.	75147 x 3.5 = 263,015 sf	251,017 sf
DUA	150 DUA	150 DUA = 258 units	283 units (of which 125 units are microunits/co living and count as half a unit) Total = 221 units * See unit density count table sheet A0-04
3_Building Setbacks	Required	Allowed	Provided
72nd Street	20'-0" min. from back or curb / 5' - 0" from property line		22'-2" / 7' - 4"
Byron Ave	10'-0" min.		10'
Carlyle Ave	10'-0" min.		10'
4_Building Height	Required	Allowed	Provided
Max. building height	220' *		223' *

* Section 142-743 (b) (2) b - For lots greater than 45,000 SF the maximum builiding height is 200 ft.

* Subject to waiver for additional 20'

Parking District #8			
8_Parking Requirements	Required	Allowed	Provided
Residential	Units under 550 sf : 0 space / unit	125 units x 0 = 0 spaces	269 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	109 units x 0.5 = 54.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	49 units x 0.75 = 36.75 spaces	
	Units above 1,250 sf : 1 space / unit	0 units x 1 = 0 spaces	
	Total residential parking req.	92 spaces	
Retail	no required parking	no required parking	no required parking
TOTAL		92 spaces	269 spaces

9_Bicycle parking Requirements			
Short-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / 10 units	283 units / 10 = 28.3 spaces	28 spaces
Retail	4 spaces per project	1.2 spaces	1 spaces
Total		30 spaces	30 spaces
Long-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / unit	283 spaces (283 units)	283 spaces
Retail	2 spaces per 5,000 sf	6 spaces (12,511 sf)	6 spaces
Total		289 spaces	289 spaces
Total (Short-term + Long-term)		321 spaces	321 spaces

10_Loading Requirements	Required	Allowed	Provided
Residential	3 bays of 200 sf per 1st 200 units	4	4
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail	1 bay per each retail space	3	4 (two 12' x 35' bays and two 10' x 20' bays)
	2 bays of 200 sf b/w 10,000 sf and 20,000 sf		
Total		7 loading bays	8 loading bays

Unit Density Count			
	Required	Allowed	Provided
Residential	Units under 550 sf : 0.5 units	125 units x 0.5 = 63 units	221 units
	Units b/w 550 sf and 850 sf : 1 unit	109 units x 1 = 109 units	
	Units b/w 850 sf and 1,250 sf : 1 unit	49 units x 1 = 49 units	
	Units above 1,250 sf : 1 unit	0 units x 1 = 0 units	
TOTAL		258 units	221 units

UNIT MIX	#	%	pkg. calc.
MICROUNIT/CO LIVE	125 units	44.10%	125 units between 0 sf -550 sf
STUDIO	18 units	6.30%	109 units between 550 sf - 850 sf
1 BD	39 units	13.70%	
1 BD + D	20 units	7.06%	
2 BD	32 units	11.30%	
2 BD + D	17 units	6.00%	49 units between 850sf - 1,250 sf
3 BD	32 units	11.30%	
Total	283 units	100.00%	283 units

UNIT MIX	MICROUNIT				STUDIO			1 BD				1 BD + D			2 BD		2 BD + D		3 BD		TOTAL
	400 sf	455 sf	515 sf	525 sf	570 sf	590 sf	600 sf	625 sf	630 sf	665 sf	715 sf	750 sf	770 sf	800 sf	820 sf	835 sf	1,020 sf	1,040 sf	1,095 sf	1,205 sf	
GROUND LEVEL																					
MEZZANINE LEVEL																					
LEVEL 02		14 units								1 units	1 units			1 units							17 units
LEVEL 03		14 units								1 units	1 units			1 units							17 units
LEVEL 04		14 units								1 units	1 units			1 units							17 units
LEVEL 05		7 units					1 units		1 units												9 units
LEVEL 06	1 units	9 units	1 units	1 units	1 units							1 units						1 units			15 units
LEVEL 07		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 08		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 09		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 10		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 11		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 12		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 13		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 14		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 15		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 16		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 17		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 18		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 19		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 20		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 21		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 22		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
ROOF LEVEL																					
TOTAL	1 units	122 units	1 units	1 units	1 units	16 units	1 units	32 units	1 units	3 units	3 units	1 units	16 units	3 units	16 units	16 units	16 units	1 units	16 units	16 units	283 units