



PHOTO 10



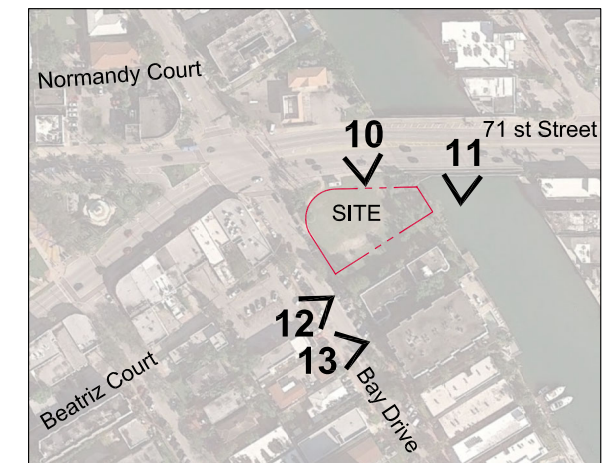
PHOTO 11

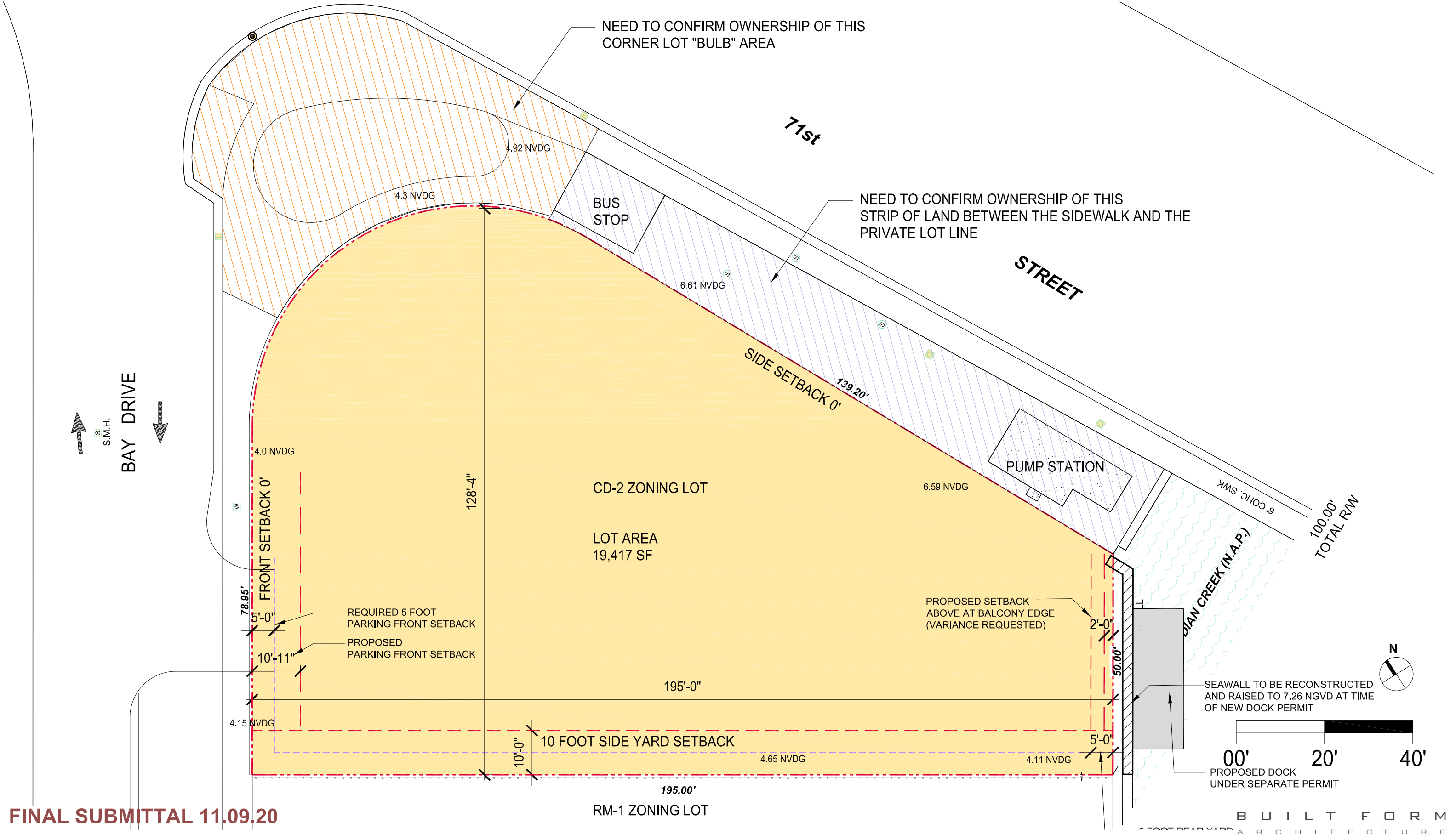


PHOTO 12



PHOTO 13





FINAL SUBMITTAL 11.09.20

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information				
1	Address:	880 71ST STREET			
2	Board and file numbers :	HPB-20-0431			
3	Folio number(s):				
4	Year constructed:	N/A	Zoning District:	CD-2	
5	Based Flood Elevation:	8	Grade value in NGVD:		
6	Adjusted grade (Flood+Grade/2):		Lot Area:	19,417 SF	
7	Lot width:	104' AVE	Lot Depth:	195'	
8	Minimum Unit Size	550	Average Unit Size	788	
9	Existing use:	VACANT	Proposed use:	MULTI-FAMILY / RETAIL	
Zoning Information / Calculations		Maximum	Existing	Proposed	Deficiencies
10	Height	50		53'-8"	3'-8"
11	Number of Stories			4	NONE
12	FAR	38834	0	38823	NONE
13	Gross square footage			54,268	NONE
14	Square Footage by use	N/A		SEE PAGE 2.1/2.2	
15	Number of units Residential	N/A		36	
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
Setbacks		Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
At Grade Parking:					
24	Front Setback:	5'		10'-11"	NONE
25	Side Setback:	5'		5'	NONE
26	Side Setback:	5'			
27	Side Setback facing street:	5'		42'	NONE
28	Rear Setback:	5'		95'	NONE
Pedestal:					
29	Front Setback:	0			
30	Side Setback:	10'		10'	NONE
31	Side Setback:				NONE
32	Side Setback facing street:	0'		0'	0
33	Rear Setback:	5'		7'	NONE
Tower:					
34	Front Setback:				
35	Side Setback:				

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880 71st Street
PAGE 3

ZONING DATA SUMMARY

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	PARKING DISTRICT NO. 4			
40	Total # of parking spaces	0	0	10	NONE
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	8'-6" X 18'		8'-6" X 18'	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	90			
45	ADA Spaces	1		1	
46	Tandem Spaces				
47	Drive aisle width	22'		22'	
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas	1		1	
50	Bicycle parking, location and Number of racks	40		40	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation				
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)				
61	Is this a contributing building?			Yes or No	
62	Located within a Local Historic District?			YES	

Notes:

If not applicable write N/A

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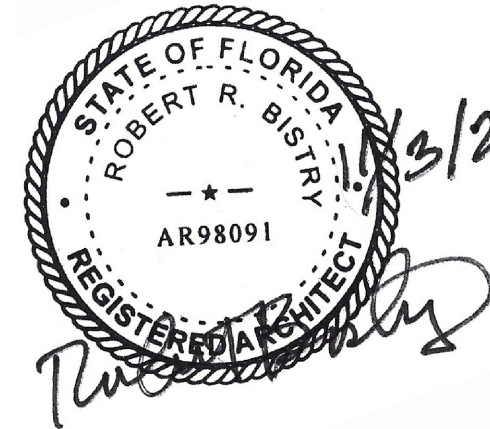
T F O R M
A R C H I T E C T U R E



880 - 71ST STREET																
UPDATED 9.21.20																
FLOOR LEVEL	CITY ORDINANCE GSF CALC	GSF	FAR AREA CALC	BALCONIES	UNDERBUILDING ON GRADE	AMENITY ROOF & PATIO	RESIDENTIAL RSF	UNITS	tower core corridor / elevator	EFF	RESIDENTIAL SUPPORT	BASE BOH	RETAIL	PARKING GSF	PARKING CARS	
1	LOBBY / RETAIL	13090	5800	5800		7290	3322				1363	970		3650	5,575	10
2	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747		9,450	12	1,331	87.7%						
3	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747		9,450	12	1,331	87.7%						
4	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747		9,450	12	1,331	87.7%						
R	ROOF DECK	3594	680	680			2914									
TOTALS		54,268	38,823	38,823	5,241		6,236	28,350	36	3,993	1,363	970	3,650	5,575	10	-
RESIDENTIAL AVERAGE RSF		788														
ALLOWABLE FAR		38834														
AVAILABLE FAR		11			82.4%											

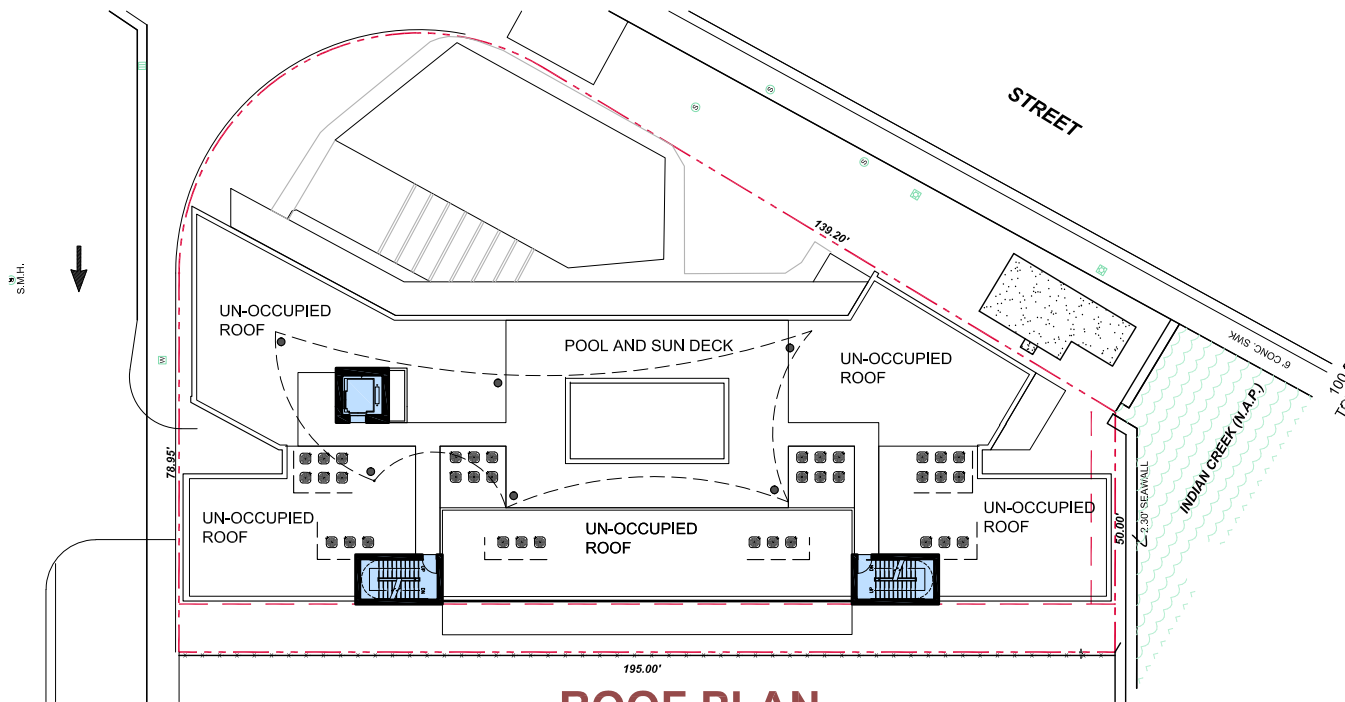
NOTE: COLUMN D = ALL ENCLOSED FLOORS AREA, PLUS ALL BALCONIES, PLUS ROOF AMENITY AREA, PLUS ALL AREA ON GRADE BELOW THE BUILDING

NOTE: THE RESIDENTIAL AREA INCLUDES 28,350 = 73% OF THE PROJECT AREA
THIS IS COMPLIANCE WITH MINIMUM 25% AREA ALLOCATION TO RESIDENTIAL PROGRAM FOR FAR 2.0



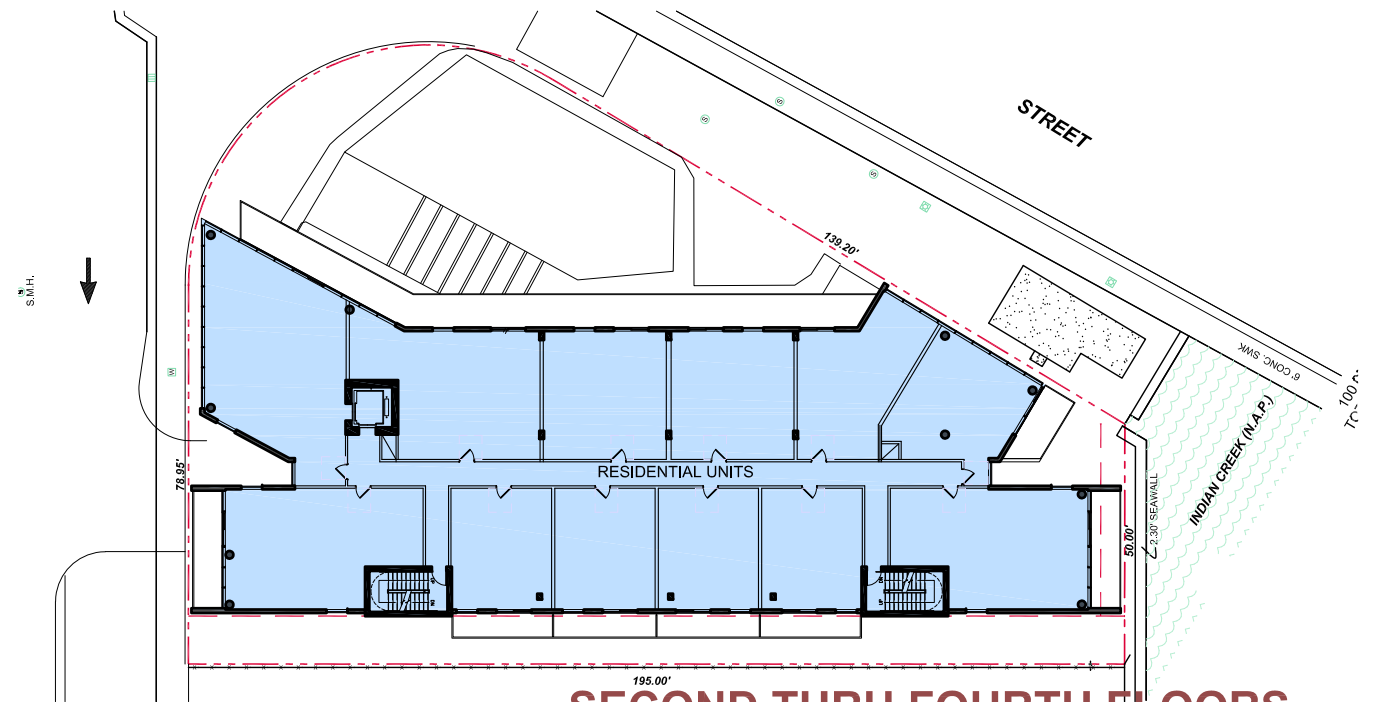
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BUILT FORM ARCHITECTURE



ROOF PLAN

680 FAR SF

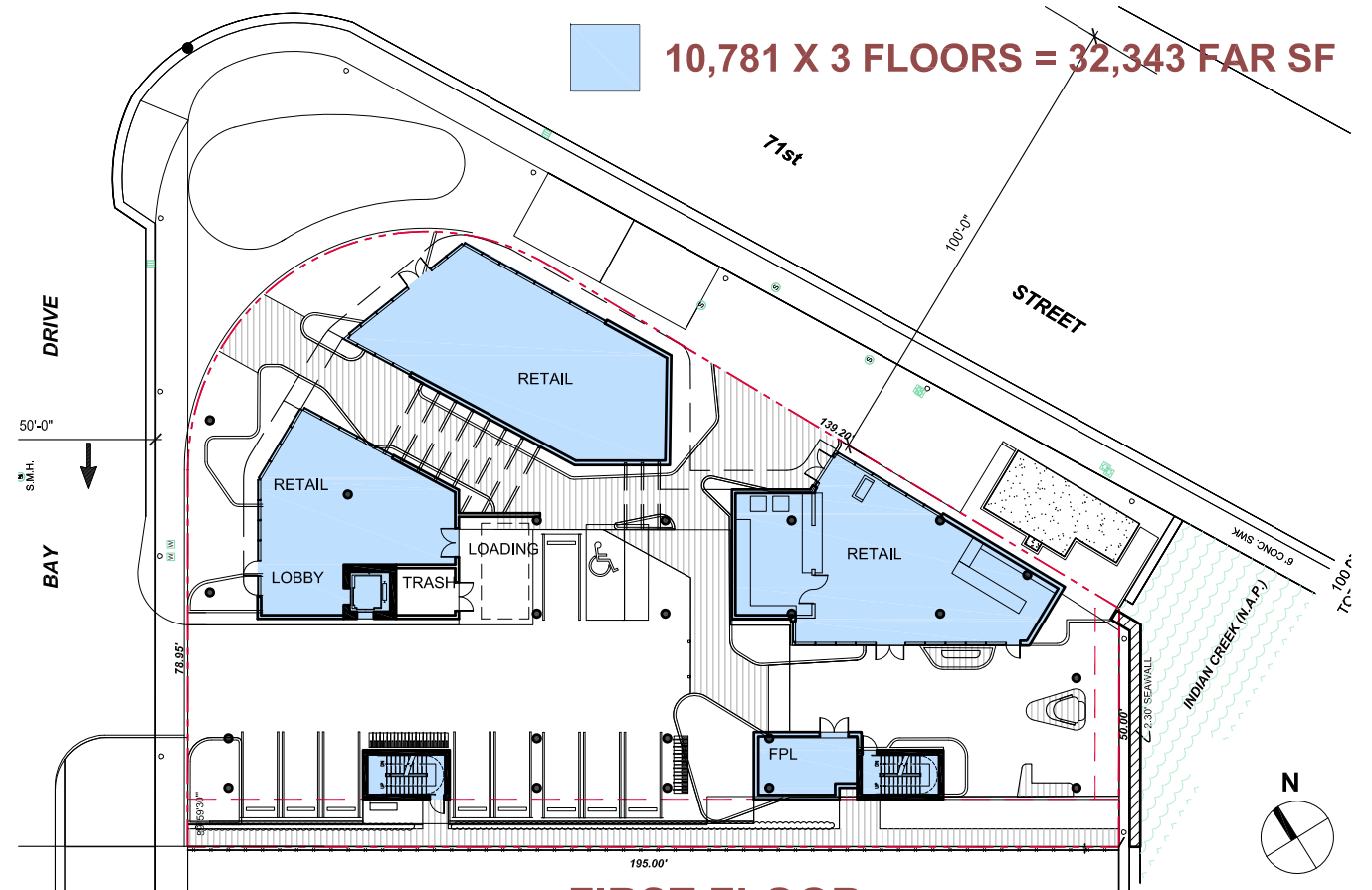


SECOND THRU FOURTH FLOORS

10,781 X 3 FLOORS = 32,343 FAR SF

FAR SUMMARY

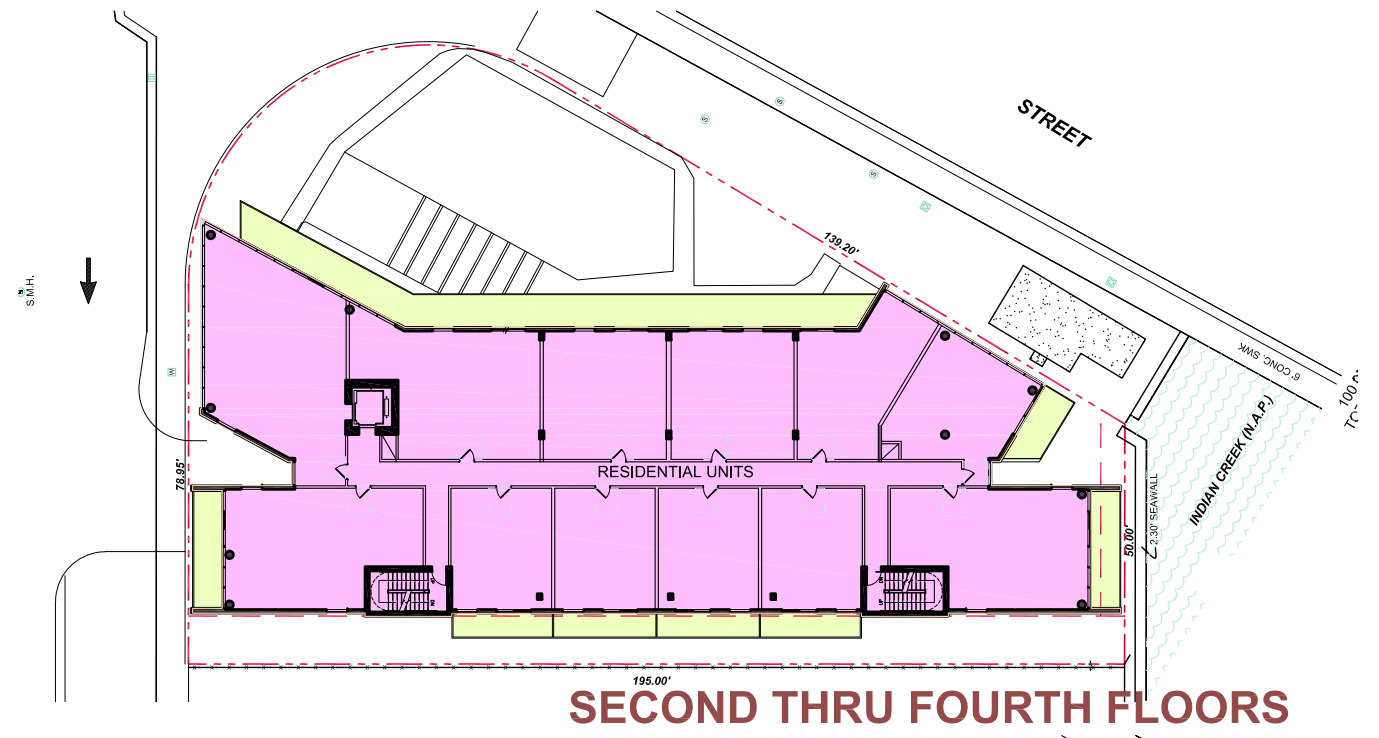
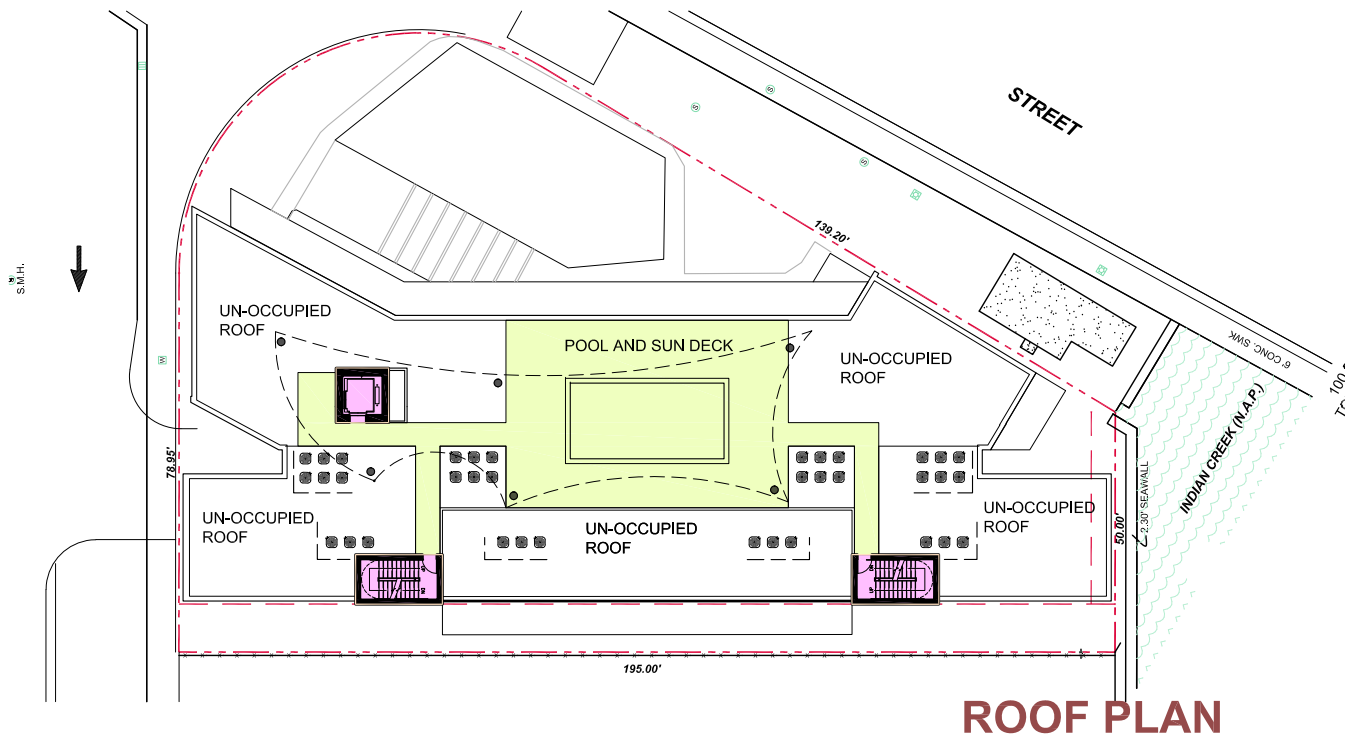
FIRST FLOOR	5,800 SF
SECOND FLOOR	10,781 SF
THIRD FLOOR	10,781 SF
FOURTH FLOOR	10,781 SF
ROOF	680 SF
TOTAL	38,823 SF
ALLOWABLE FAR	38,834 SF
AVAILABLE FAR	11 SF



FIRST FLOOR



5,800 FAR SF **BUILT FORM ARCHITECTURE**

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GSF SUMMARY



FLOOR 1

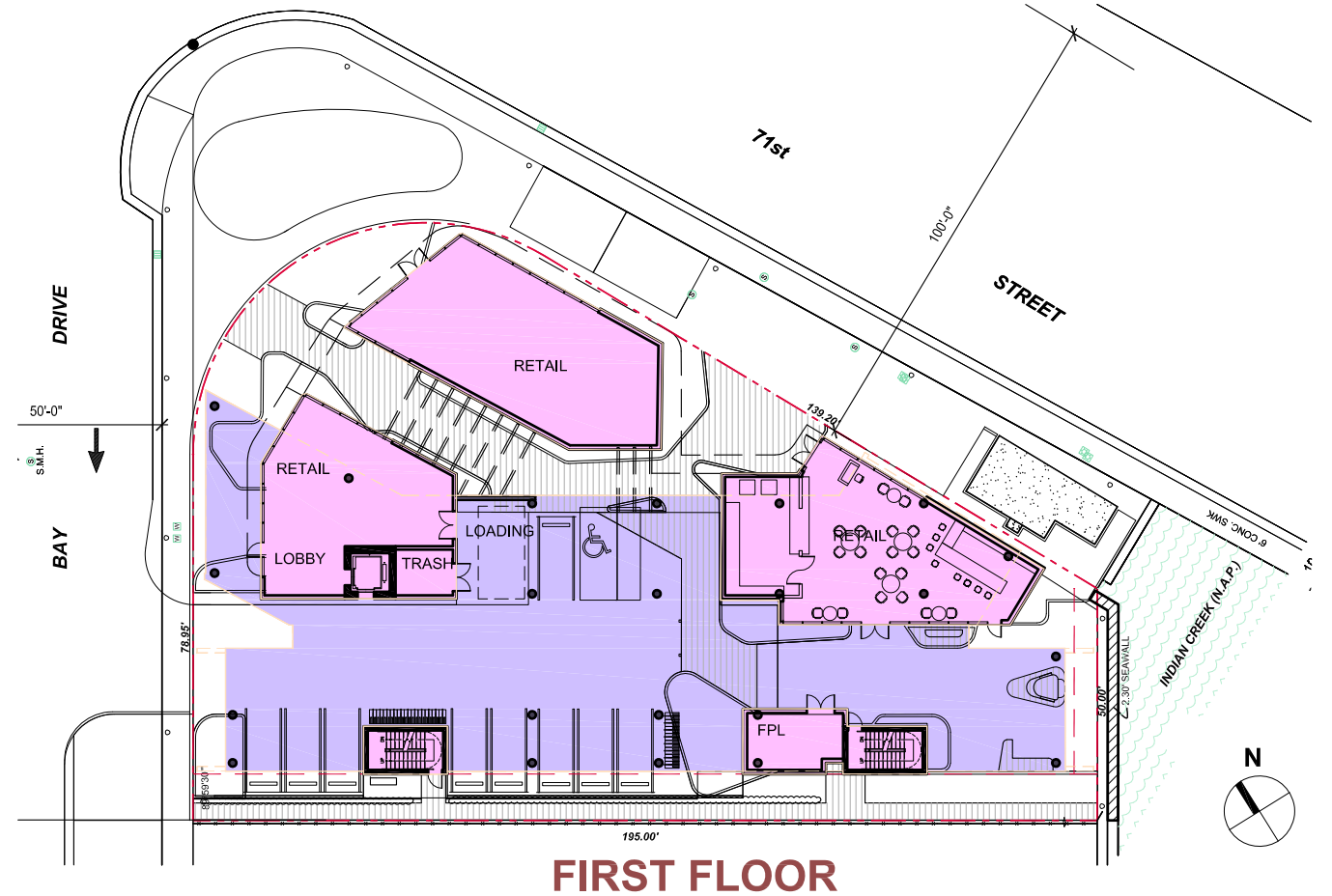
	GROSS BUILDING AREA	5,800 SF
	GROSS GROUND LEVEL UNDER STRUCTURE	7,290 SF
TOTAL GROUND LEVEL =		13,090 SF

FLOORS 2,3,4

	GROSS BUILDING AREA	10781 X 3 = 32,343 SF
	GROSS BALCONY AREA	1747 X 3 = 5,241 SF
TOTAL LEVELS 2,3,4		= 37,584 SF

ROOF

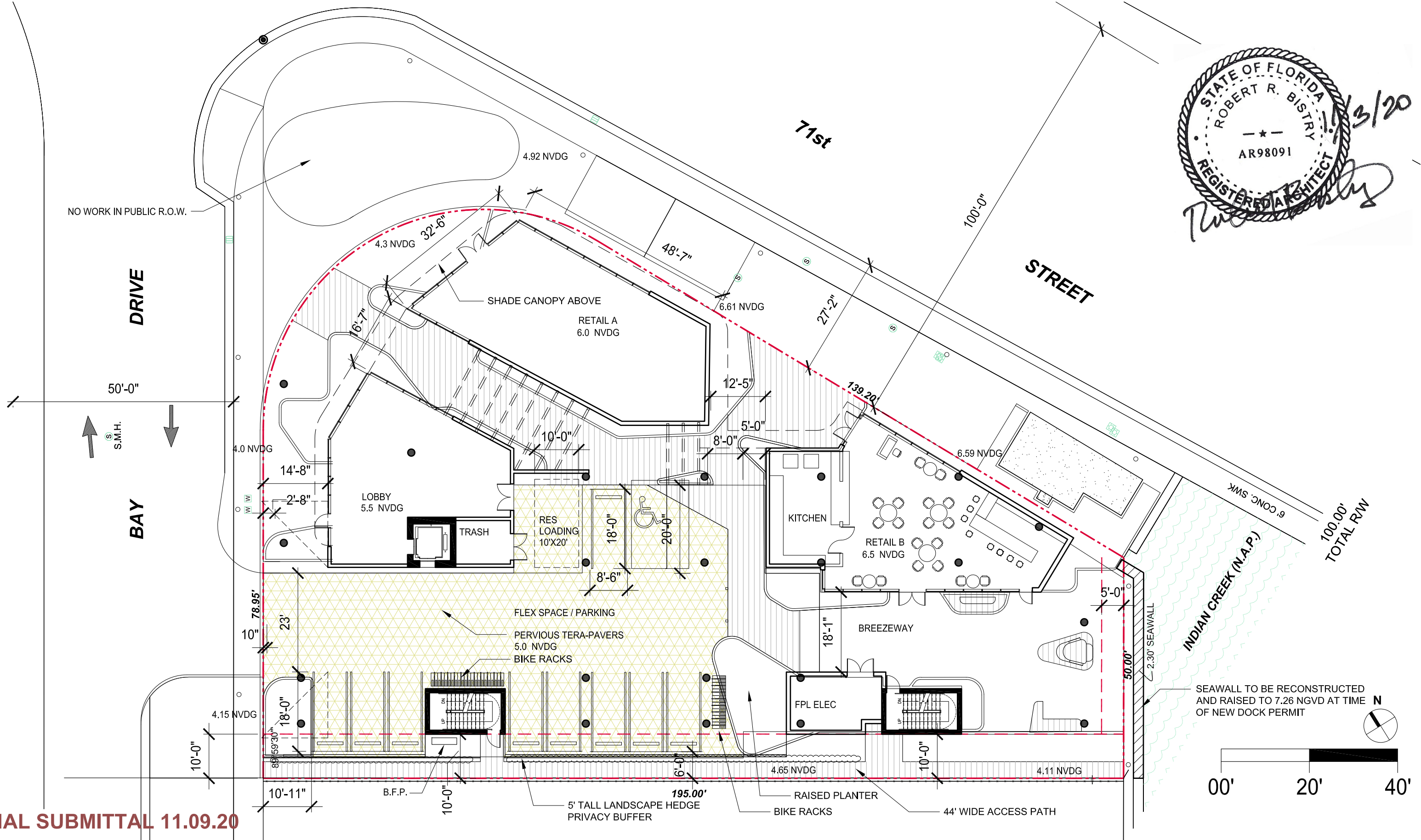
	GROSS BUILDING AREA	680 SF
	GROSS TERRACE AREA	2914 SF



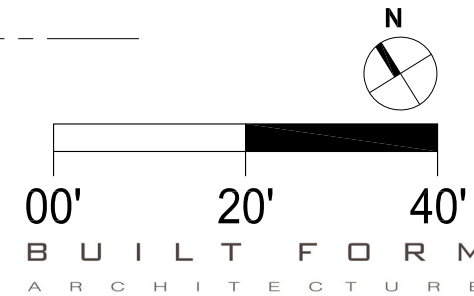
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TOTAL BUILDING 54,268 GSF

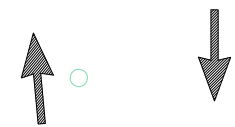
BUILT FORM ARCHITECTURE



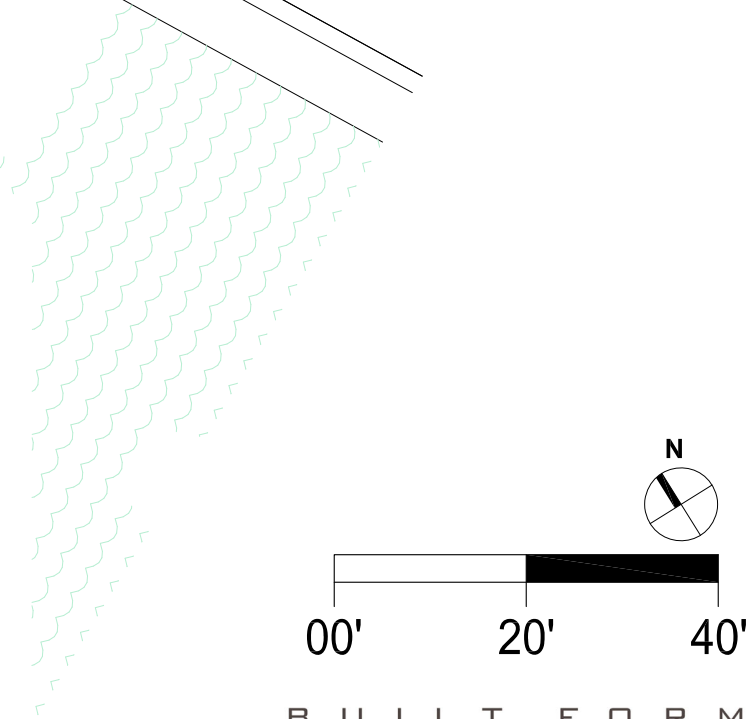
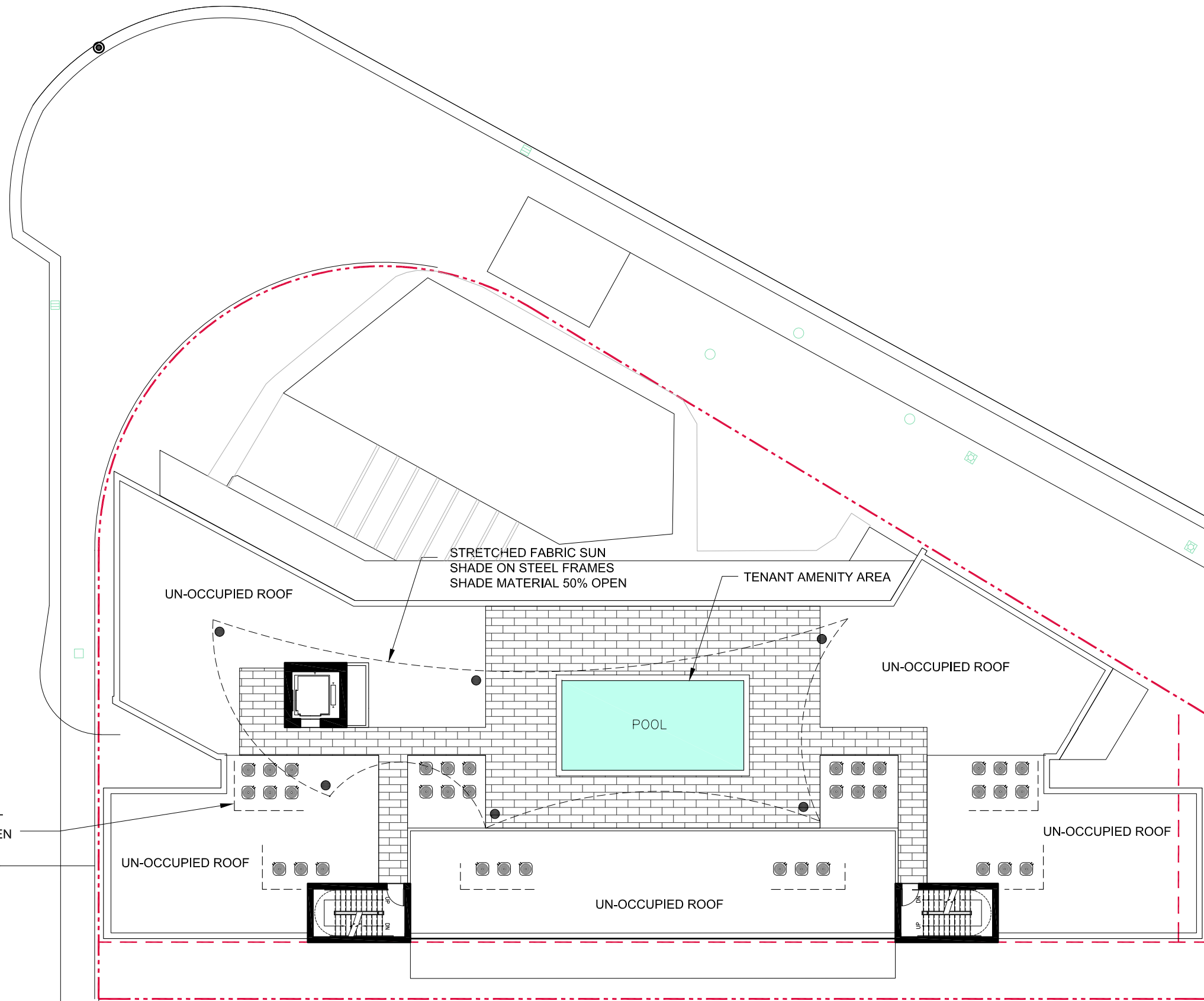
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ALL MECH EQUIPMENT
TO HAVE ARCH SCREEN



BUILT FORM
ARCHITECTURE

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STUCCO FINISHES



STRETCHED FABRIC SUN SHADE



FABRIC 50% OPEN AIR

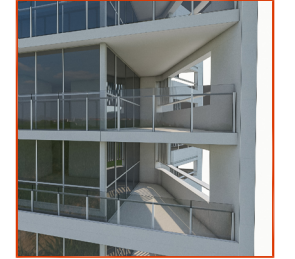


STRETCHED FABRIC SUN SHADE ON STEEL FRAMES
FABRIC 50% OPEN AIR

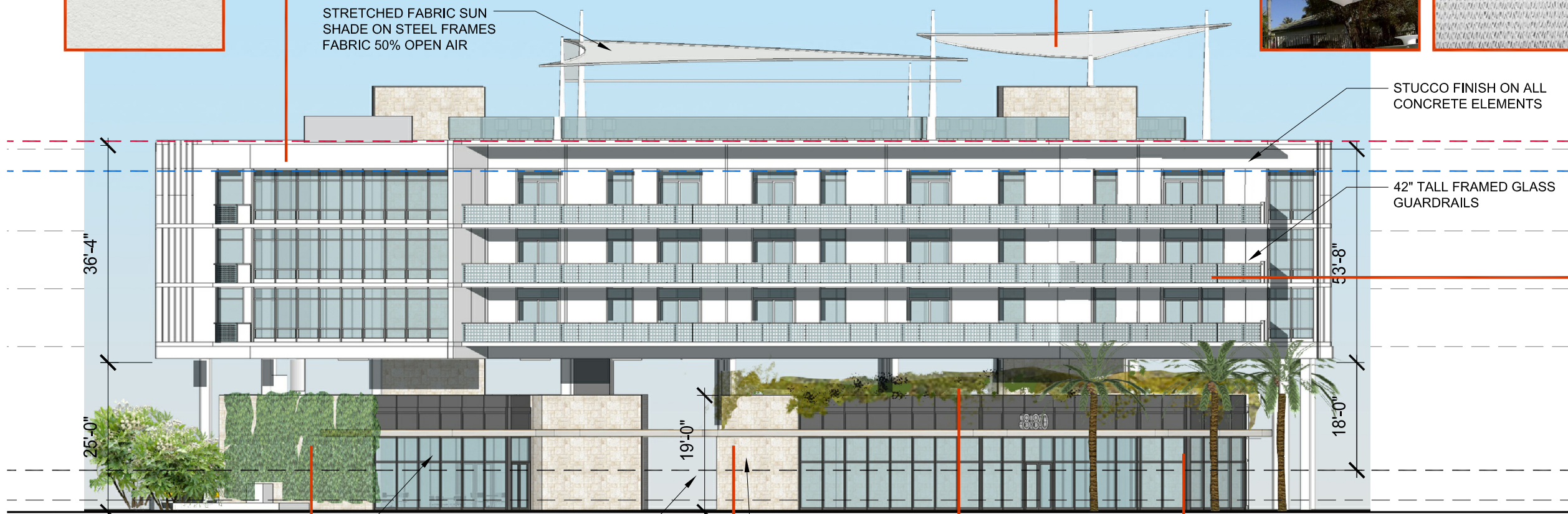
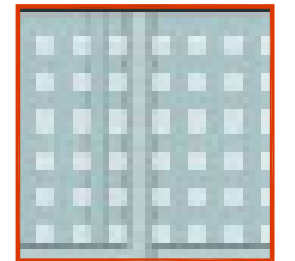
STUCCO FINISH ON ALL CONCRETE ELEMENTS

42" TALL FRAMED GLASS GUARDRAILS

ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



GLASS RAIL W/ FRIT PATTERN



ANODIZED ALUM. STOREFRONT WITH LOW "E" IMPACT GLASS

OPEN TO GARDEN WALK (BEYOND)

UTILITY MODULE IRON-SPOT BRICK MASONRY

NORTH ELEVATION



VINE WALLS LIVING WALLS



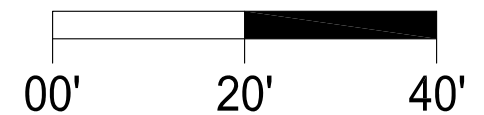
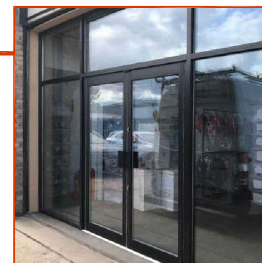
FLORIDA KEYSTONE CORAL



GREEN ROOF BURMS



PAINTED ALUMINUM STOREFRONT SYSTEMS



BUILT FORM ARCHITECTURE

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STRETCHED FABRIC SUN SHADE



FABRIC 50% OPEN AIR



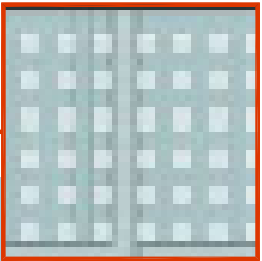
ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



STUCCO FINISHES



GLASS RAIL W/ FRIT PATTERN



STUCCO FINISH ON ALL CONCRETE ELEMENTS

42" TALL FRAMED GLASS GUARDRAILS

36'-4"

25'-0"
18'-0"

42" TALL FRAMED GLASS GUARDRAILS

36'-4"

25'-0"

OPEN TO GARDEN WALK (BEYOND)

UTILITY MODULE IRON-SPOT BRICK MASONRY

EAST ELEVATION

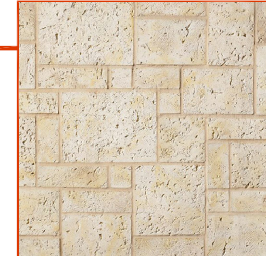
OPEN TO GARDEN WALK (BEYOND)

WEST ELEVATION

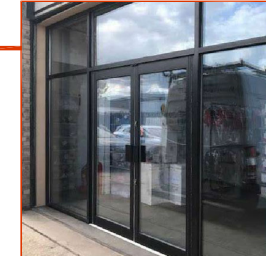
VINE WALLS LIVING WALLS



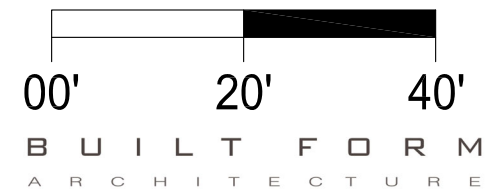
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PAINTED ALUMINUM STOREFRONT SYSTEMS



GREEN ROOF BURMS



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CONCEPT ELEVATIONS
Scale: 1"=20'-0"



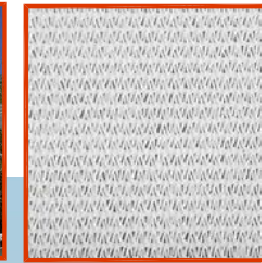
STUCCO FINISHES



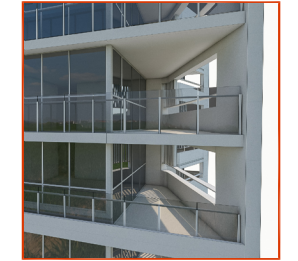
STRETCHED FABRIC SUN SHADE



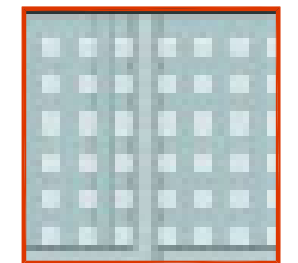
FABRIC 50% OPEN AIR



ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



GLASS RAIL W/ FRIT PATTERN



STUCCO FINISH ON ALL CONCRETE ELEMENTS

42" TALL FRAMED GLASS GUARDRAILS

36'-4"

25'-0"

18'-0"

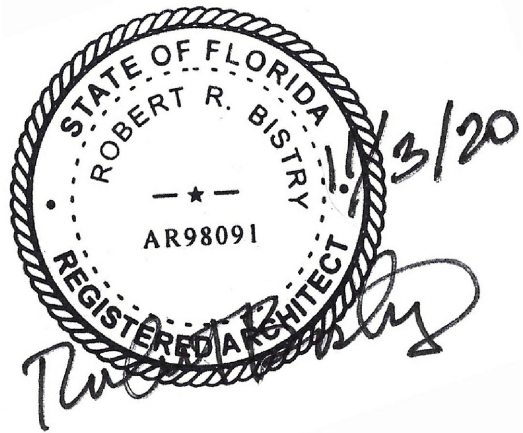
OPEN TO 71ST STREET (BEYOND)

SOUTH ELEVATION

VINE WALLS LIVING WALLS



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