

DENSITY

BASE DENSITY						89 DU
515 IVY LN	SF	/	1 / 400	=	. DU	DU
3515 FIFTH AVE	4,666 SF	/	1 / 400	=	11.42 DU	12 DU
3505 FIFTH AVE	5,153 SF	/	1 / 400	=	12.88 DU	13 DU
3445 FIFTH AVE	5,041 SF	/	1 / 400	=	12.6 DU	13 DU
3443 FIFTH AVE	5,049 SF	/	1 / 400	=	12.62 DU	13 DU
3434 SIXTH AVE	4,229 SF	/	1 / 400	=	10.57 DU	11 DU
3438 SIXTH AVE	4,268 SF	/	1 / 600	=	7.11 DU	8 DU
3506 SIXTH AVE	4,416 SF	/	1 / 600	=	7.36 DU	8 DU
3424 SIXTH AVE	4,150 SF	/	1 / 400	=	10.38 DU	11 DU
SET ASIDE UNITS PER CCHS						
VLI	15%	=	13.35 DU		14 DU	
LI	10%	=	8.9 DU		9 DU	
MI	15%	=	13.35 DU		14 DU	
	40%				37 DU	
TOTAL UNITS UNDER COMPLETE COMMUNITIES						UNLIMITED

UNIT TABULATION

	UNIT	# DU	SF / DU	NRSF	
47%	STUDIO	S1	7	476 SF	3,332 SF
		S2	34	396 SF	13,464 SF
		S3	4	528 SF	2,112 SF
		S4	55	510 SF	28,050 SF
		SUB-TOTAL	100		46,958 SF
44%	1 BR	A1	2	712 SF	1,424 SF
		A2	2	674 SF	1,348 SF
		A3	65	678 SF	44,070 SF
		A4	20	755 SF	15,100 SF
		A5	4	720 SF	2,880 SF
SUB-TOTAL	93		64,822 SF		
9%	2 BR	B1	20	978 SF	19,560 SF
		SUB-TOTAL	20		19,560 SF
TOTAL UNITS		213		131,340 SF	

AVERAGE UNIT = 617 SF

GROSS FLOOR AREA

L1 (EXCLUDES GARAGE)	10,421 SF
L2 (EXCLUDES GARAGE)	10,366 SF
L3 (EXCLUDES GARAGE)	10,366 SF
L4-L8	5 x 26,776 SF/FLR = 133,880 SF
F.A.R. MAX	8.0
F.A.R. PROPOSED	4.5

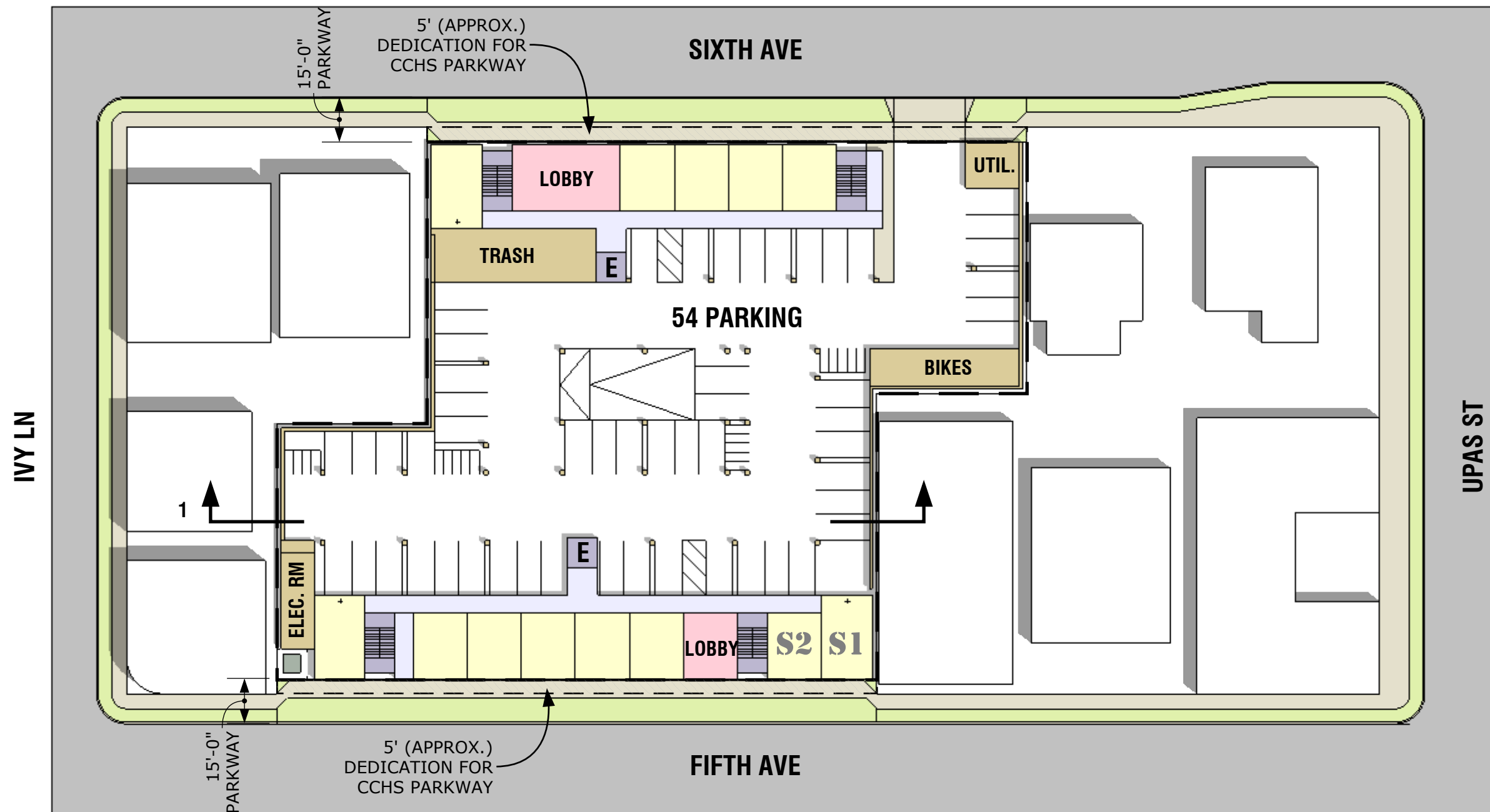
PARKING

QNTY	CARS		MOTORCYCLES		BIKES		
	RATIO	#	RATIO	#	RATIO	#	
STUDIO	100 DU	0	0	0.1	10	0.4	40
1 BR	93 DU	0	0	0.1	9.3	0.4	37.2
2 BR	20 DU	0	0	0.1	2	0.5	10
COMMERCIAL	SF						
TOTAL REQUIRED		0		21		87	
TOTAL PROVIDED		162		-		-	
	L1	54					
	L2	53					
	L3	55					

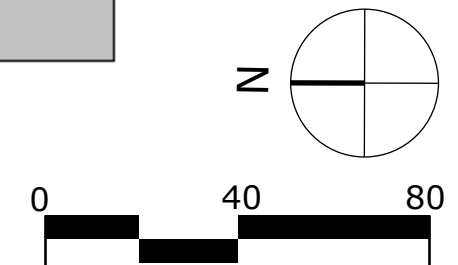
PARKING / MARKET RATE DU 0.92

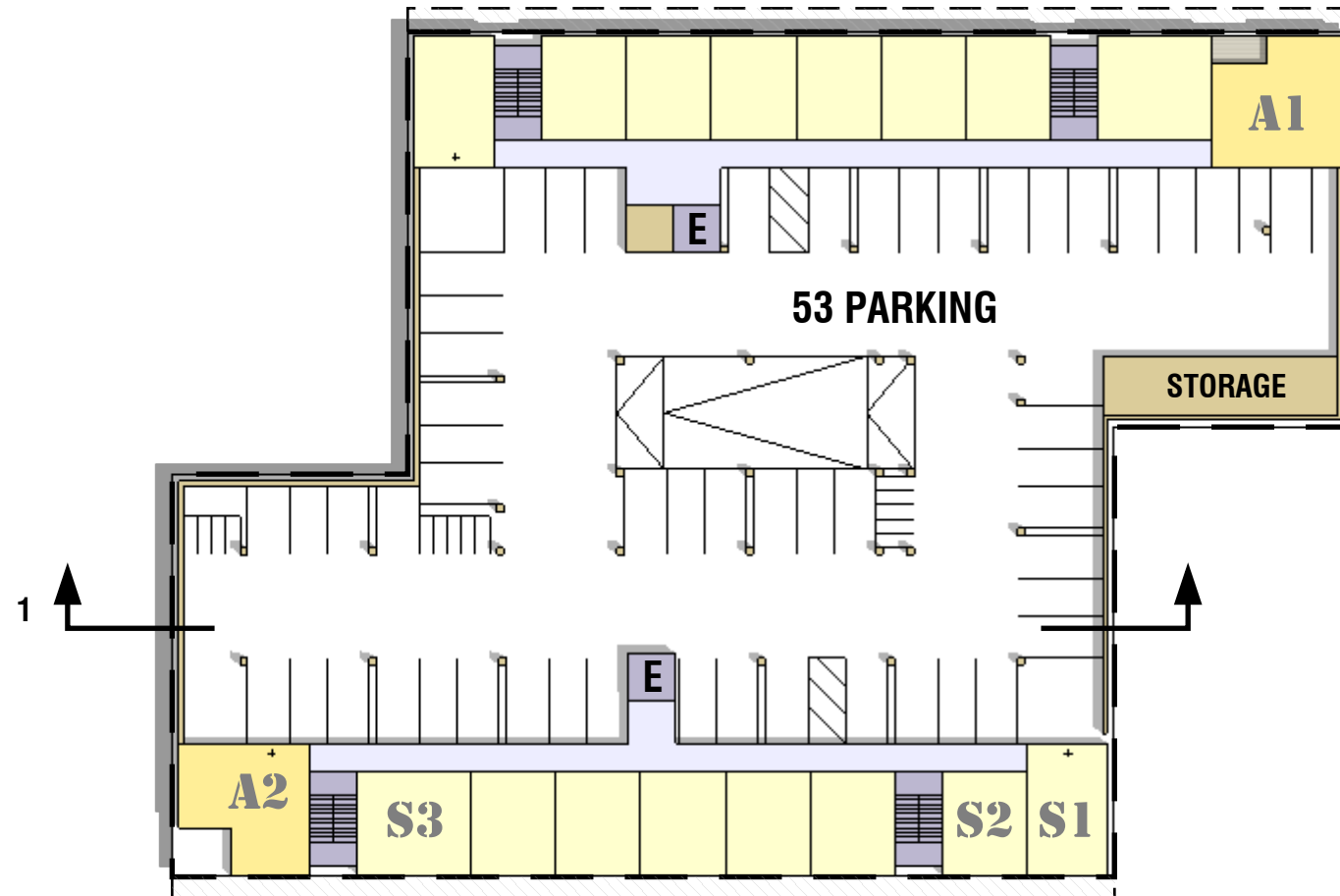
NOTE * RESIDENTIAL & COMMERCIAL PARKING IS NOT REQUIRED WITHIN TPA



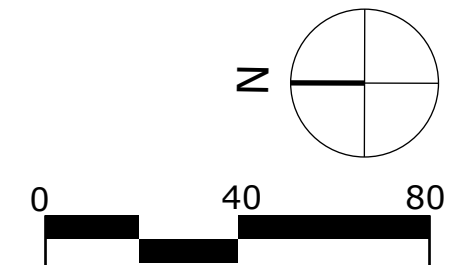


FLOOR PLAN LVL 1





FLOOR PLAN LVL 2 (LVL 3 SIM)

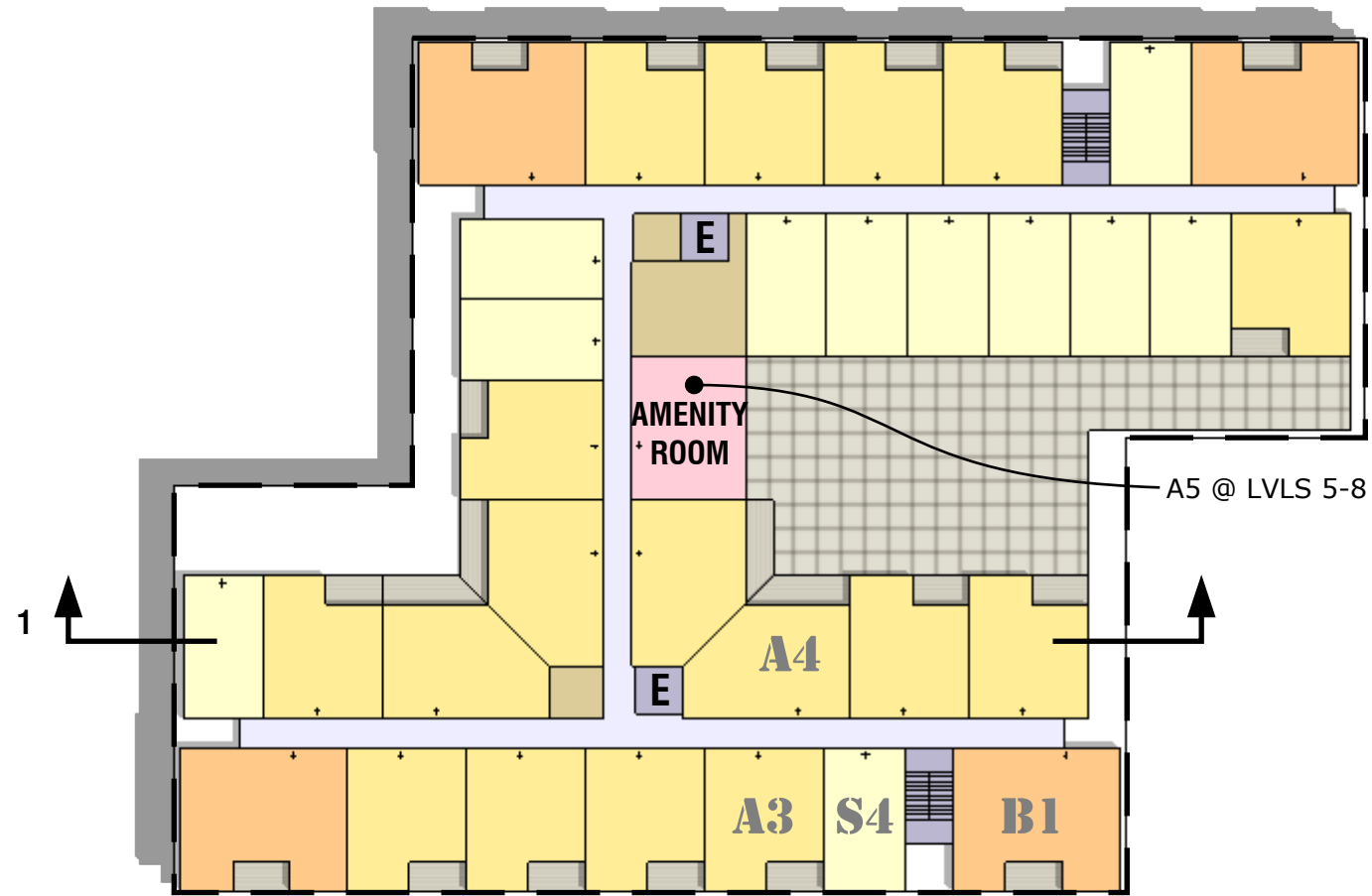


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3505 FIFTH AVE
3506 SIXTH AVE

02Av2
STUDY

DATE
07/08/2024



FLOOR PLAN LVL 4 (LVL 5-8 SIM)

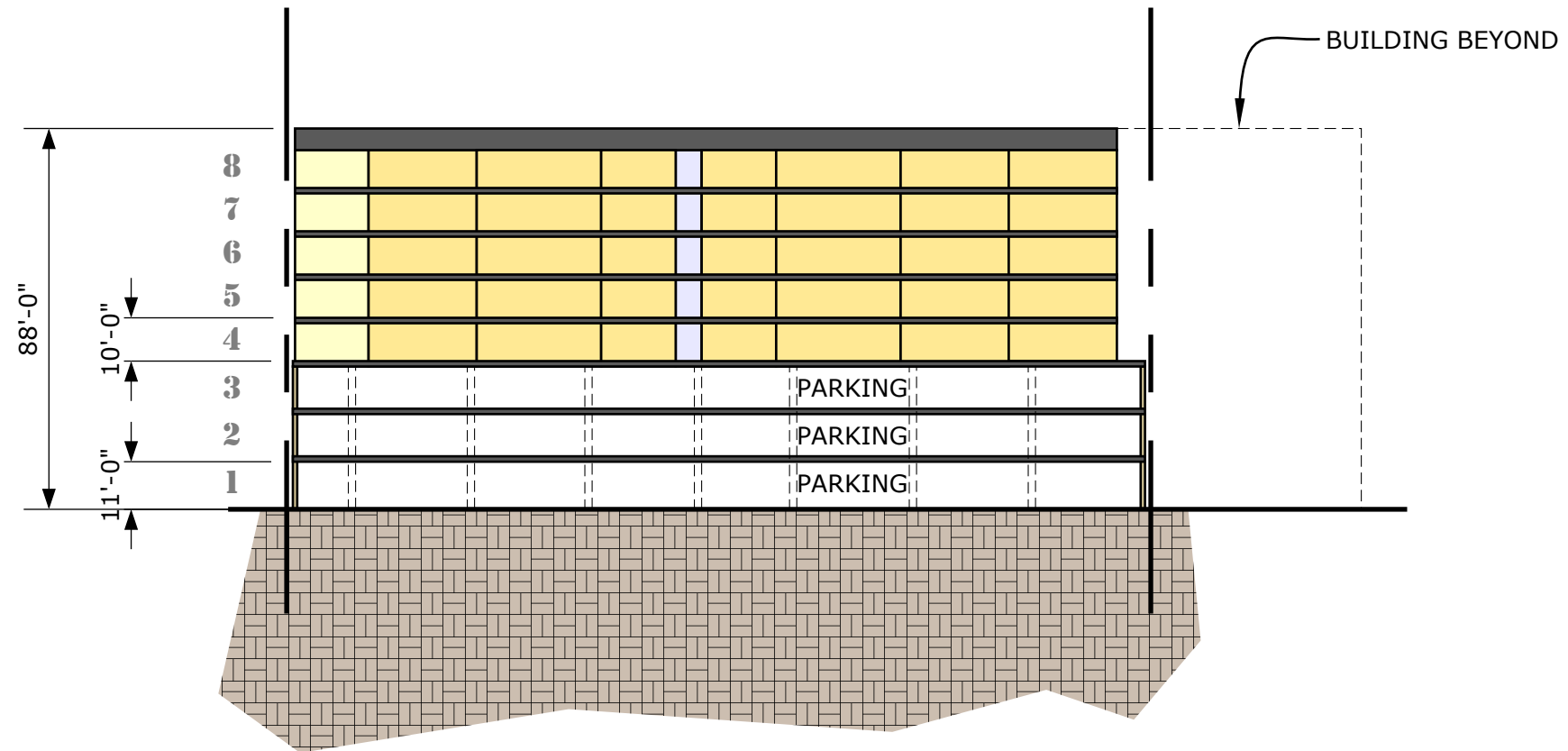


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SECTION 1



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