

# DENSITY

BASE DENSITY						96 DU
515 IVY LN	2,453 SF	/	1 / 400	=	6.13 DU	7 DU
3515 FIFTH AVE	4,566 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%	=	14.4 DU	15 DU
	LJ	10%	=	9.6 DU	10 DU
	MI	15%	=	14.4 DU	15 DU
		40%			40 DU

TOTAL UNITS UNDER COMPLETE COMMUNITIES UNLIMITED

# UNIT TABULATION

	UNIT	# DU	SF / DU	NR SF	
25%	STUDIO	S1	48	540 SF	25,920 SF
		S2	12	528 SF	6,336 SF
		<b>SUB-TOTAL</b>	<b>60</b>		<b>32,256 SF</b>
47%	1 BR	A1	84	678 SF	56,952 SF
		A2	3	720 SF	2,160 SF
		A3	12	677 SF	8,124 SF
		A4	12	850 SF	10,200 SF
		<b>SUB-TOTAL</b>	<b>111</b>		<b>77,436 SF</b>
20%	2 BR	B1	48	1,068 SF	51,264 SF
			0	SF	SF
		<b>SUB-TOTAL</b>	<b>48</b>		<b>51,264 SF</b>
8%	EXISTING	3424 6TH	3		1,550 SF
		3434 6TH	2		1,200 SF
		3438 6TH	5		2,750 SF
		3506 6TH	1		1,000 SF
		515 IVY	7		2,590 SF
		<b>SUB-TOTAL</b>	<b>18</b>		<b>9,090 SF</b>
NEW UNITS		219		160,956 SF	
EXISTING UNITS		18		9,090 SF	
<b>TOTAL UNITS</b>		<b>237</b>		<b>170,046 SF</b>	

AVERAGE NEW UNIT = 735 SF

GROSS FLOOR AREA					277,546 SF
L1				20,452 SF	
L2 - L4	3	x	20,452 SF/FLR	61,356 SF	
L5 - L16	12	x	15,554 SF/FLR	186,648 SF	
EXISTING				9,090 SF	

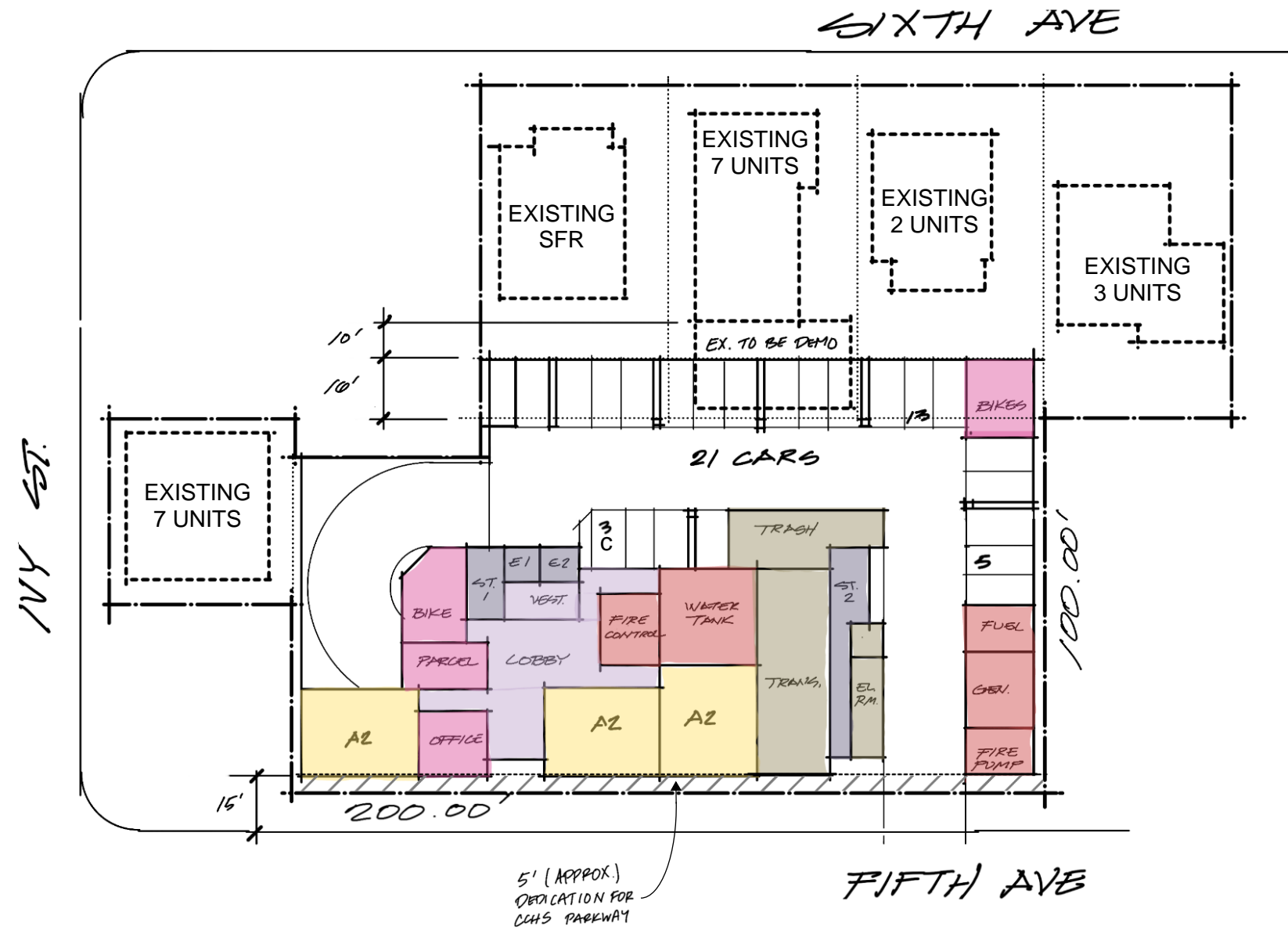
F.A.R. MAX 8.0  
F.A.R. PROPOSED 7.1

# PARKING

QNTY	CARS		MOTORCYCLES		BIKES	
	RATIO	#	RATIO	#	RATIO	#
STUDIO	60 DU	0	0.05	3	0.3	18
1 BR	111 DU	0	0.1	11.1	0.4	44.4
2 BR	48 DU	0	0.1	4.8	0.5	24
COMMERCIAL	SF		0	0	0	0
<b>TOTAL REQUIRED</b>		<b>0</b>		<b>19</b>		<b>86</b>
<b>TOTAL PROVIDED</b>		<b>164</b>		<b>20</b>		<b>86</b>
L1	21					
L2	47					
L3	47					
L4	49					

PARKING / NEW MARKET RATE DU 0.92

NOTE \* RESIDENTIAL & COMMERCIAL PARKING IS NOT REQUIRED WITHIN TPA



FLOOR PLAN LVL 1

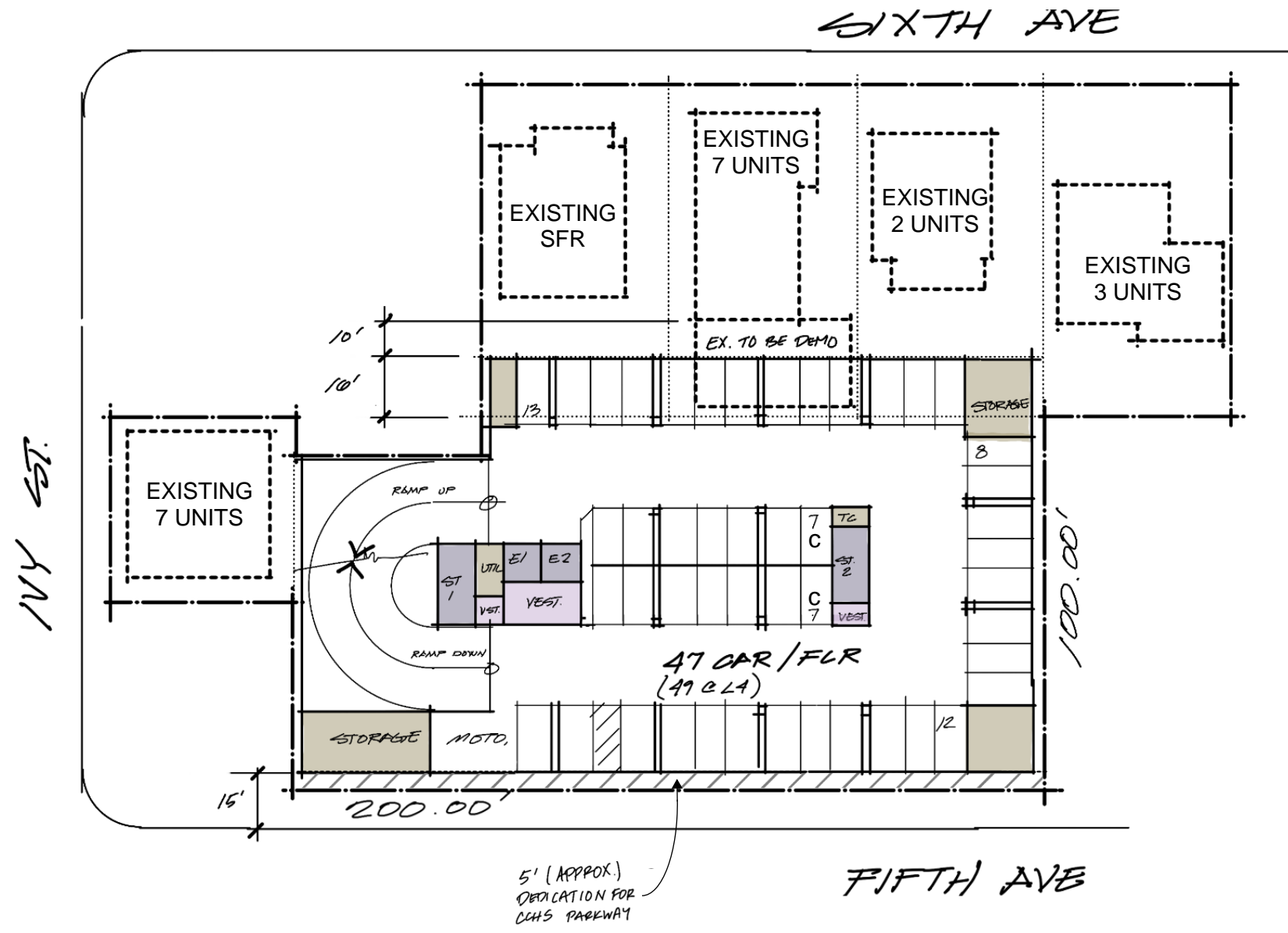


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**3505 FIFTH AVE**  
3506 SIXTH AVE

**02Bv2**  
STUDY

DATE  
07/08/2024



FLOOR PLAN LVL 2 (LVL 3-4 SIM)

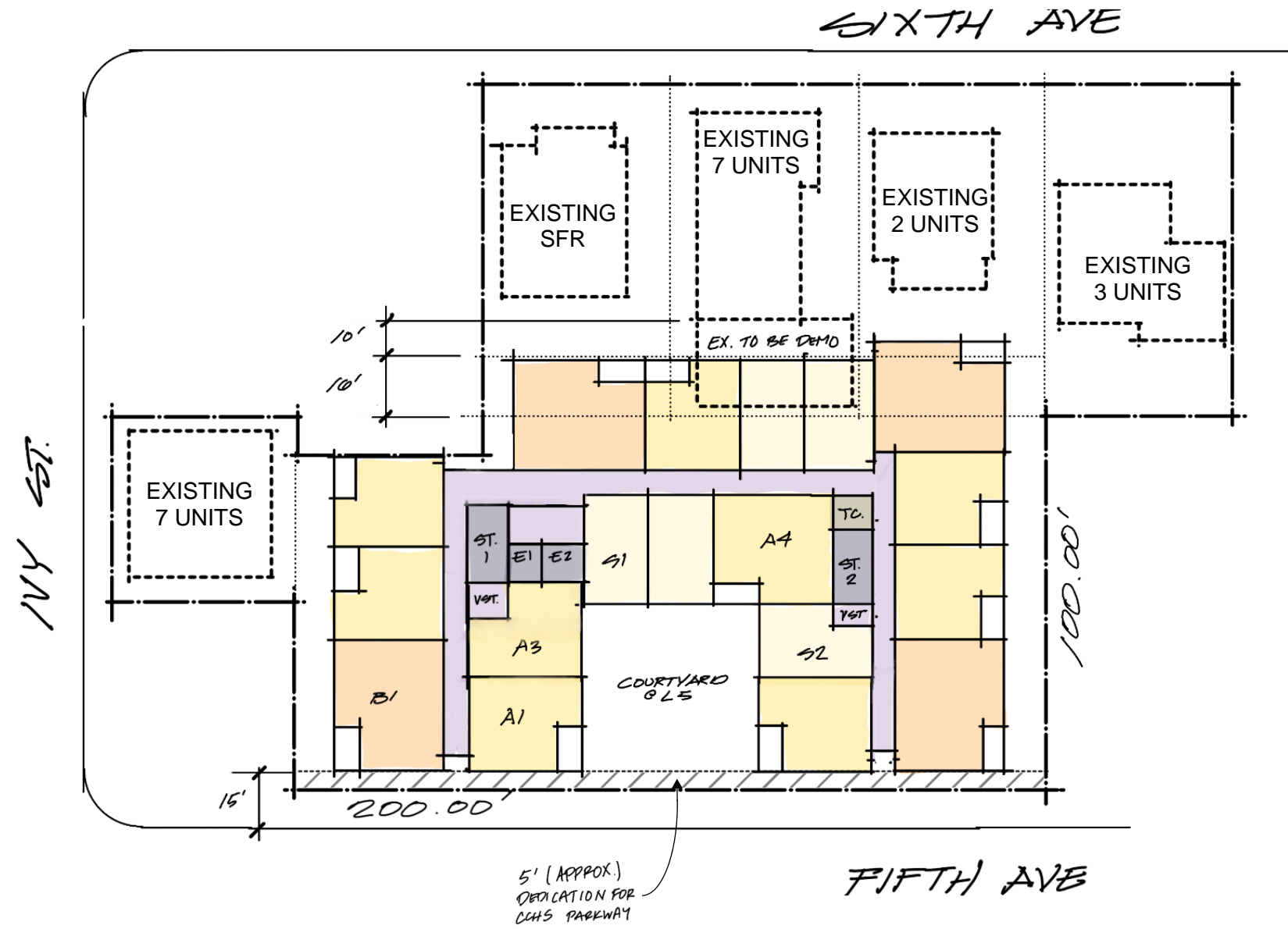


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DATE  
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FLOOR PLAN LVL 5 (LVL 6-18 SIM)

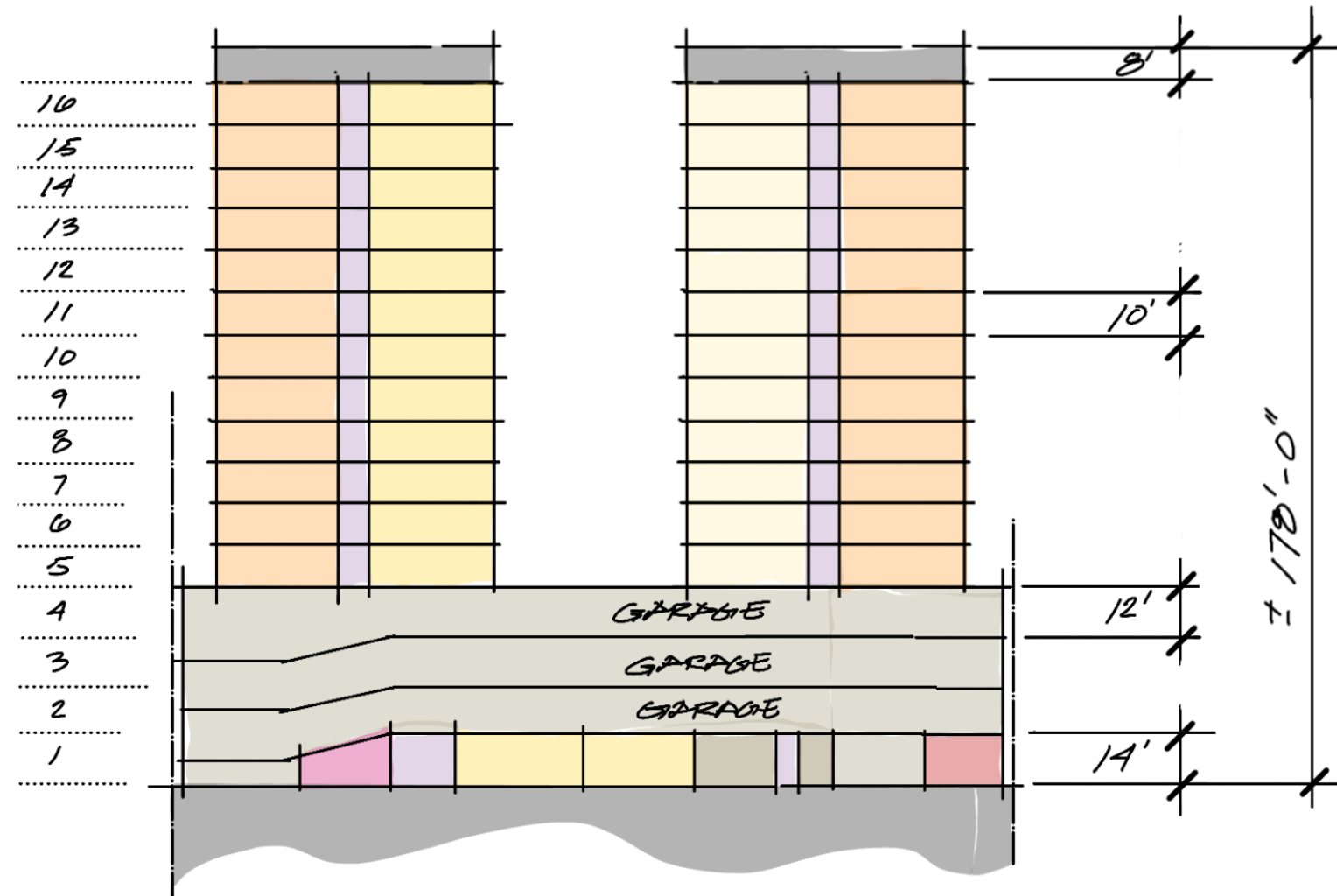


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SECTION 1



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