



SITE DATA

ZONING CLASSIFICATIONS:

FLUM CLASSIFICATIONS:

CBD – CENTRAL BUSINESS DISTRICT

CC – CENTRAL CORE

SITE AREA INFORMATION

SITE AREA TOTAL

268,928 SQ FT

6.17 ACRES

GROUND FLOOR AREA

185,766 SQ FT

25.6 %

TOTAL FLOOR AREA

152,421 SQ FT

69.1 %

PARKING/PAVED AREA

47,558 SQ FT

56.7 %

OPEN (LANDSCAPED) AREA

0

17.7 %

WATER BODIES

0

0 %

RESIDENTIAL INFORMATION

NUMBER OF UNITS

112

UNITS PER ACRE

18

UNIT TYPE

OF UNITS

SIZE

1 BEDROOM

15

400–411 SF

2 BEDROOM

18

635–707 SF

2 BEDROOM

75

900–1102 SF

3 BEDROOM

4

1269 SF

WORKFORCE HOUSING NOTES

UNITS ALLOWED PER DENSITY:

UNITS REQUESTED WITH COND. USE:

WORKFORCE HOUSING UNITS:

74.5 UNITS

112 UNITS

22 UNITS (58.7% OF UNITS OVER DENSITY)

(20% OF TOTAL UNITS)

SETBACKS— CBD

REQUIRED

PROVIDED

FRONT

0'–0" AT ARCADE, 5'–0" COMMERCIAL, 10'–0" RESIDENTIAL

0' COMMERCIAL, 10' TOWNHOUSES

REAR

10'–0"

109'–1" AT 800 BLDG, N/A AT OTHER BUILDINGS

SIDE (CORNER)

CAN EXTEND FRONT SETBACKS FOR FIRST 60'

VARIES SEE PLAN

INTERIOR SIDE

0'–0", 10'–0" IF NO REAR ACCESS

10'–0" TYPICAL, 32'–8" AT TOWNHOUSE ON EAST SIDE OF 7TH AVE.

INTERIOR SIDE ADJACENT TO RESIDENTIAL ZONING

10'–0" WITH 6'–0" WALL OR 4 1/2" HEDGE

N/A TYP., 32'–8" AT TOWNHOUSE ON 7TH AVE EAST SIDE. 3' TALL CMU WALL WITH 3' TALL FENCE ABOVE AND 4 1/2" TALL HEDGE PROVIDED

HEIGHT

48'–0"

45'–0" @ 600 BDG, 36'–0" @ 700 BLDG, 46'–0" @ 800 BLDG, 33'–2" @ TOWNHOUSE

FLOORS

--

3 STORIES @ 600 AND 700 BLDGS, 4 STORIES @ 800 BLDG, 3 STORIES @ TOWNHOUSES

PARKING CALCULATIONS

UNITS/SQ FT

PARKING RATIO

REQUIRED

RESIDENTIAL TOTAL

112

231.4

EFFICIENCY

15

1/UNIT = 15

1 BEDROOM

18

1.5/UNIT = 27

2 BEDROOM

75

2/UNIT = 150

3 BEDROOM

4

2/UNIT = 8

GUEST 1–20 UNITS

20

0.5 SPACE PER UNIT 1ST 20 UNITS = 10

GUEST 21–50 UNITS

30

0.3 SPACES PER UNIT 21–50 UNITS = 9

GUEST 51+ UNITS

62

0.2 SPACES PER UNIT 51+ UNITS = 12.4

OFFICE

17,267.3 SF

1 PER 300 SF NET

57.56

RESTURANTS

6,040 SF

6 PER 1000 SF GROSS

36.24

COMMERICAL/RETAIL

43,162 SF

1 PER 300 SF GROSS

143.87

TOTAL REQUIRED PARKING

469.07

SHARED PARKING CALCULATIONS

Week Days

Weekends

Required

12–6am

9–4pm

6–12am

9–4pm

6–12am

Residential

Office

Comm/Retail

Hotel

Rest

Entertain

Other (Residential reserved)

100.4

57.56

143.9

0.00

36.2

0.00

131

100%

5%

5%

80%

10%

10%

100%

100

3

7

0

4

0

131

60%

100%

70%

80%

50%

40%

100%

60

58

101

0

18

0

131

90%

6

130

0

36

0

131

80%

6

144

0

18

0

131

90%

5%

70%

100%

100%

100%

100%

90

3

101

0

36

0

131

Total Required:

245

368

393

379

361

PARKING PROVIDED

TOTAL ON-SITE SPACES

REGULAR SPACES

COMPACT SPACES

HANDICAPPED SPACES

355

232

105 (29.6%)

18

TOTAL PARALLEL SPACES OFF-SITE

EXISTING PARALLEL SPACES

NEW PARALLEL SPACES

IN-USE/PARKING REQ.

70

20

50

38

BUILDING CODE ANALYSIS									
BUILDING		600 BUILDING		700 BUILDING		800 BUILDING		TOWNHOUSE	
OCCUPANCY	MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE		MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE		MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE		R-2 - RESIDENTIAL		
TYPE OF CONSTRUCTION	TYPE III - B SPRINKLERED		TYPE III - B SPRINKLERED		TYPE II - A SPRINKLERED		TYPE III - B NON-SPRINKLERED		
BUILDING HEIGHT	CODE MAX	PROPOSED	CODE MAX	PROPOSED	CODE MAX	PROPOSED	CODE MAX	PROPOSED	
	60' WITH SPRINKLER MODIFICATION	45'-0"	60' WITH SPRINKLER MODIFICATION	36'-0"	60' WITH SPRINKLER MODIFICATION	46'-0"	40'-0"	33'-2"	
BUILDING AREA	CODE MAX	PROPOSED	CODE MAX	PROPOSED	CODE MAX	PROPOSED	CODE MAX	PROPOSED	
* FIX 600 CODE AREA	$A_a = A_t + [A_t \times f] + [A_t \times s]$ $f = [F/P - 0.25]W/30$ $s = 2 \text{ (SPINKLERED)}$ $f = [1-0.25]x1 = 0.75$ $A_a = 12500 + [12500 \times 0.75] + [12500 \times 2] = 46875$ MAX ALLOWABLE AREA 46,875 SF	<div>2</div>	$A_a = A_t + [A_t \times f] + [A_t \times s]$ $f = [F/P - 0.25]W/30$ $s = 2 \text{ (SPINKLERED)}$ $f = [1-0.25]x1 = 0.75$ $A_a = 12500 + [12500 \times 0.75] + [12500 \times 2] = 46875$ MAX ALLOWABLE AREA 46,875 SF	<div>2</div>	$A_a = A_t + [A_t \times f] + [A_t \times s]$ $f = [F/P - 0.25]W/30$ $s = 2 \text{ (SPINKLERED)}$ $f = [1-0.25]x1 = 0.75$ $A_a = 21500 + [21500 \times 0.75] + [21500 \times 2] = 80625$ MAX ALLOWABLE AREA 80,625 SF	<div>2</div>	$A_a = A_t + [A_t \times f] + [A_t \times s]$ $f = [F/P - 0.25]W/30$ $s = 0 \text{ (NON-SPINKLERED)}$ $f = [1-0.25]x1 = 0.75$ $A_a = 16000 + [16000 \times 0.75] + [16000 \times 0] = 28000$ MAX ALLOWABLE AREA 28,000 SF	<div>2</div>	
NUMBER OF STORIES	3 - WITH SPRINKLER MODIFICATION	2 - WITH MEZZANINE	3 - WITH SPRINKLER MODIFICATION	3	5 - WITH SPRINKLER MODIFICATION	4	4	3	

WORKFORCE HOUSING ANALYSIS							
UNIT TYPE	NO. OF UNITS	MARKET NO.	RATE %	WORKFORCE NO.	UNITS %	LOW INCOME	MODERATE INCOME
EFFICIENCY	15	15	16.67	0	0	--	--
1 BEDROOM	18	15	16.67	3	13.64	1	2
2 BEDROOM	75	60	66.66	15	68.18	4	11
3 BEDROOM	4	0	0	4	18.18	2	2
TOTAL	112	90	100	22	100	7	15

LOCATION OF WORKFORCE HOUSING:
4 IN EACH OF 4 TOWNHOUSE BUILDINGS.
18 SPLIT BETWEEN THE 700 AND 800 BUILDING SO THAT NO TWO ARE ADJACENT
TO EACHOTHER AND NO MORE THAN 4 UNITS WILL BE ON ANY FLOOR



— PROJECT
SITE

2 VACUITY MA
A1.01 NOT TO SCALE