

ZONING ANALYSIS		
PROJECT ADDRESS: 3817-45 N BROADWAY		
Zoning Information	Underlying Zone (note two-step zoning district if applicable)	Proposed Project
Zoning District (Existing and Proposed)	Existing B1-2 Proposed B3-5	B3-5
Net Site Area	32,742 SF	32,742 SF
Residential Units	163	125
Off-Street Parking Spaces	1:1, 125 Required	129
Maximum F.A.R.	5.0 163,710 SF	163,641 SF
Minimum Lot Area (MLA)	200	262
Automobile Parking	125	129
Bicycle Parking	1 per 2 auto spots required = 63	80
Loading Berths	Residential: 1 Retail: 1 Office: 1	2
Uses	Retail, Office, Residential	Retail, Office, Residential
Setback		
Front	0	1'-0"
Side	North Setback: 7'-5" (Reversed Corner Lot) South Setback: 0'-0"	North Setback: 1'-0" South Setback: 1'-0"
Rear	Retail/Office Floors: 10% of neighboring lot width Residential Floors: 30'-0"	Retail/Office Floors: 1'-0" Residential Floors: 16'-0" / 1'-0"
Site Coverage (if applicable)		
Height	80'-0"	102'-4"
Open Space		
Green Roof/Features	Green Roof: 50%	Green Roof: 51%
Total Project Costs		
Construction Jobs Created		
No. of Permanent Jobs Created		
Reason for PD (mandatory or elective and why): Mandatory - The site area is 32,742 SF; bldg height is 102'-4" Questions/Zoning Issues: Other Concerns, Information, or Notes:		

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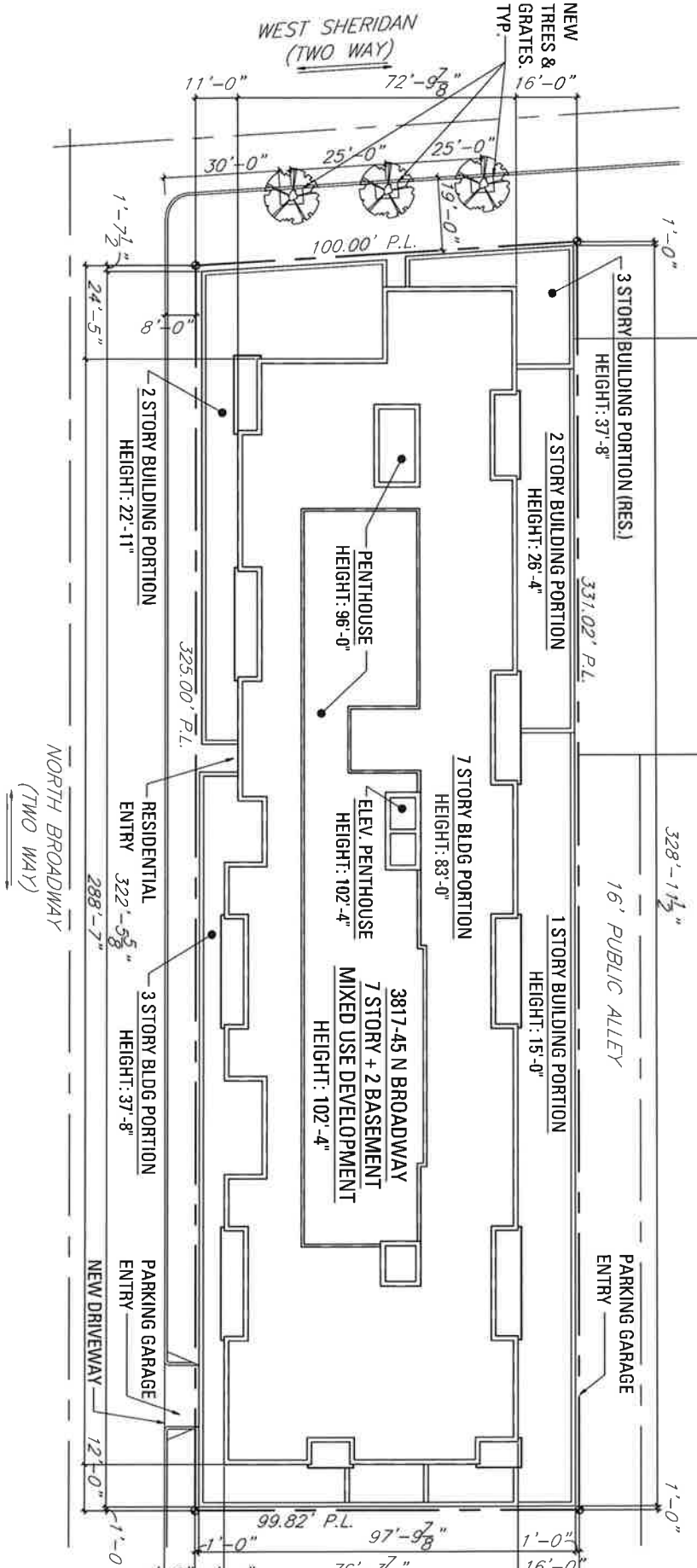
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SITE / LANDSCAPE PLAN



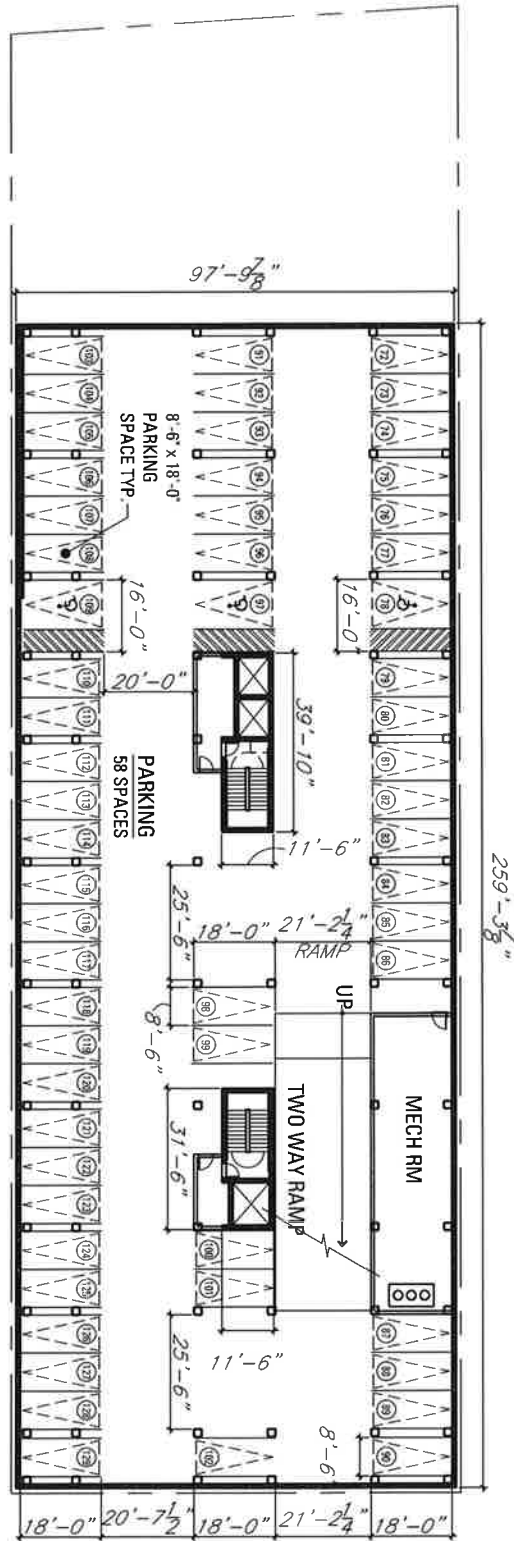
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SUB-BASEMENT PLAN



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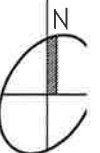
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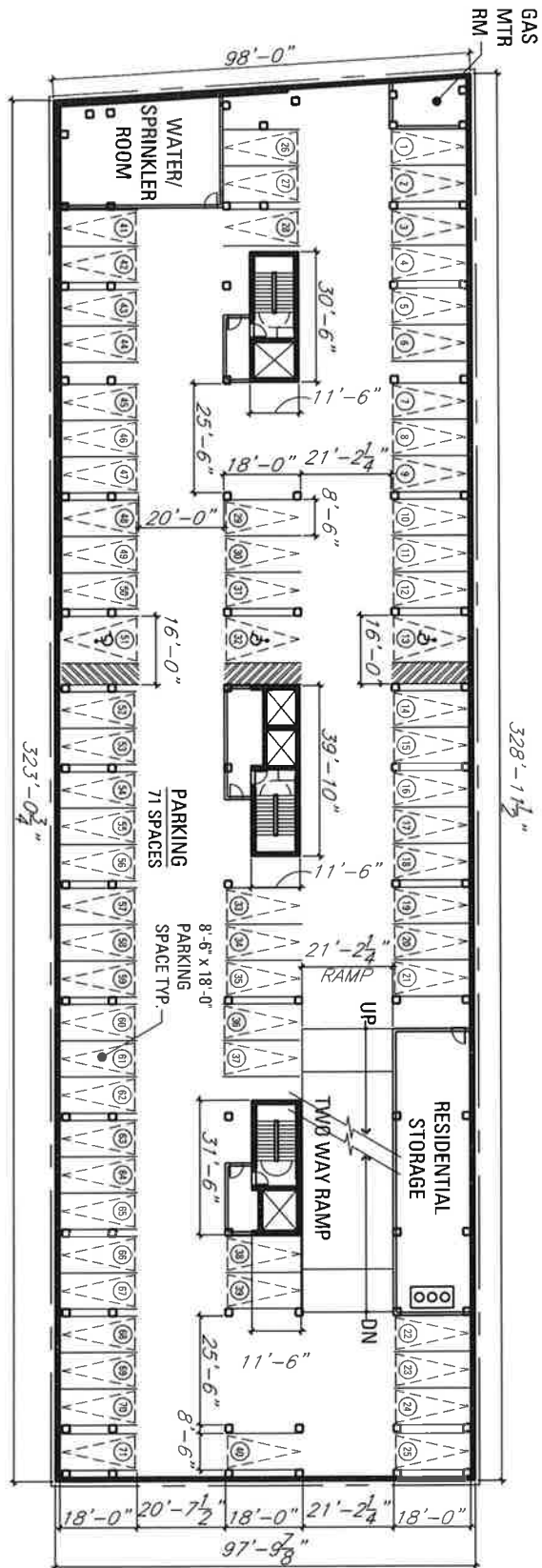
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BASEMENT PLAN



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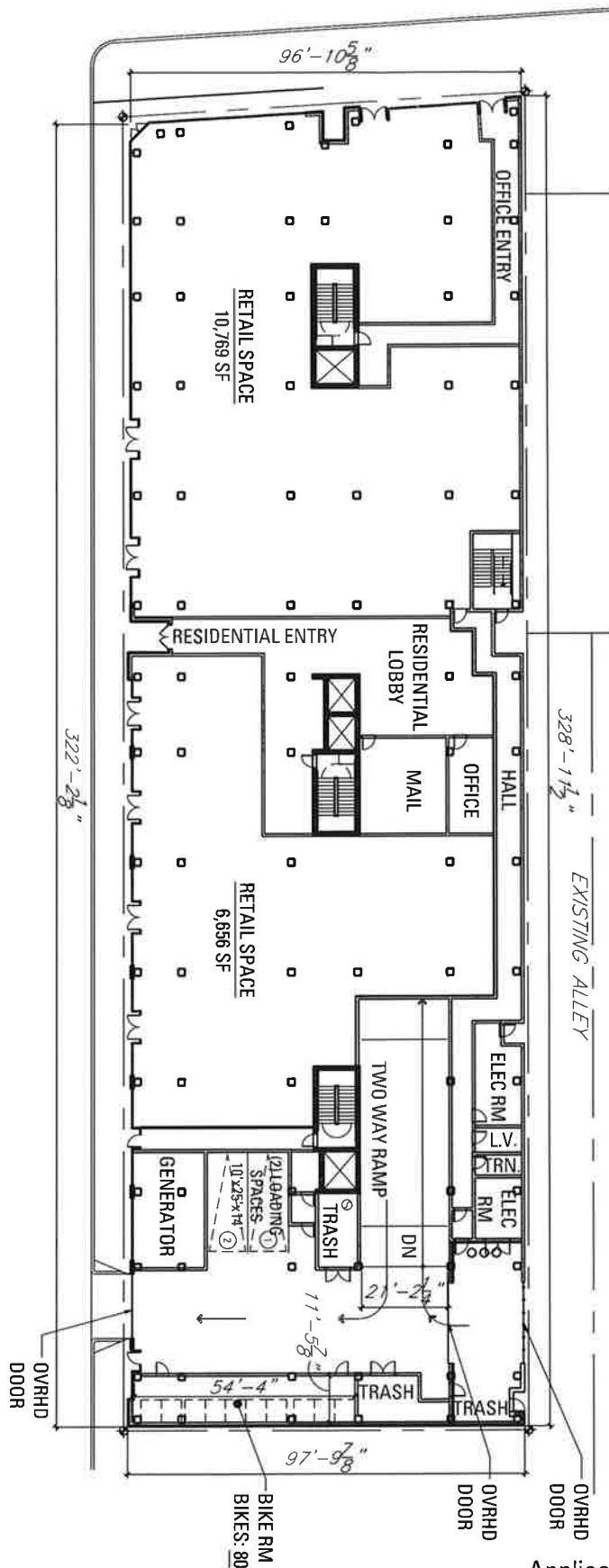
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FIRST FLOOR PLAN
 TOTAL RETAIL AREA: 17,425 SF



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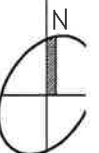
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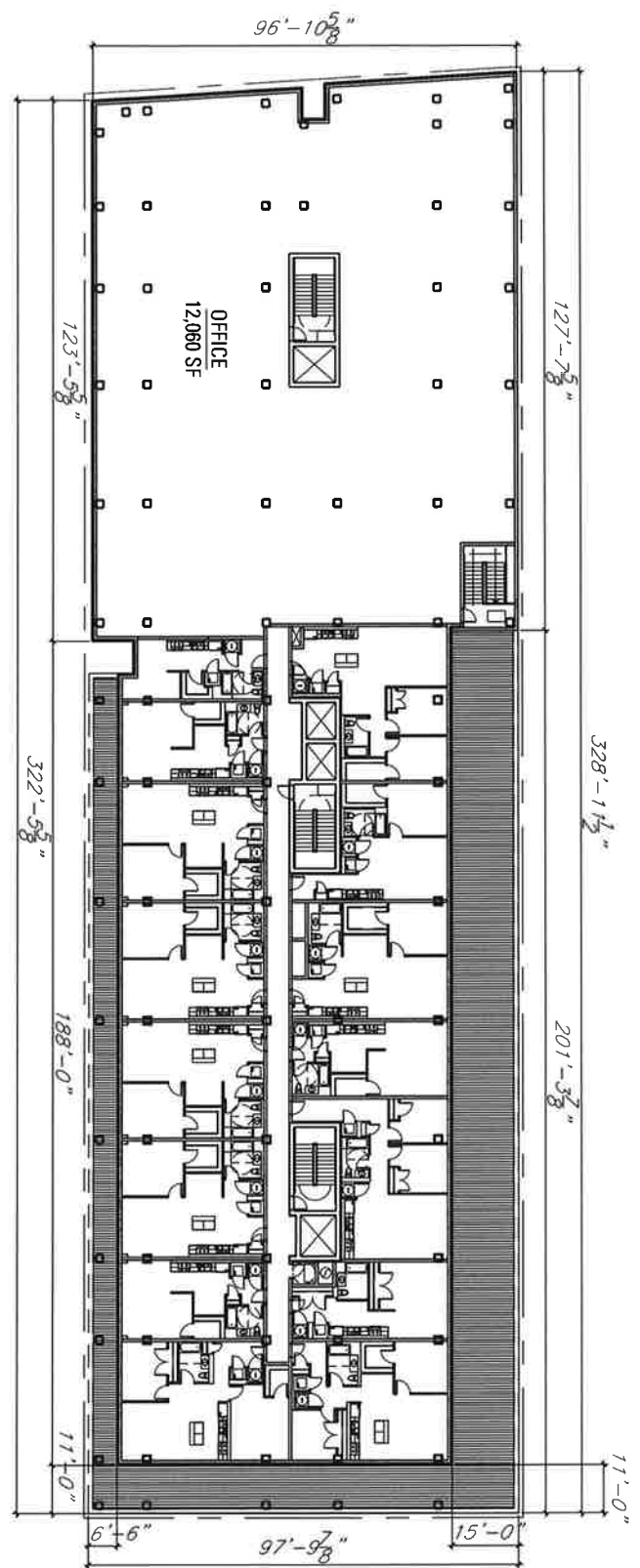
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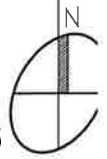


SECOND FLOOR PLAN
 TOTAL OFFICE AREA: 12,060 SF
 RESIDENTIAL UNITS: 15

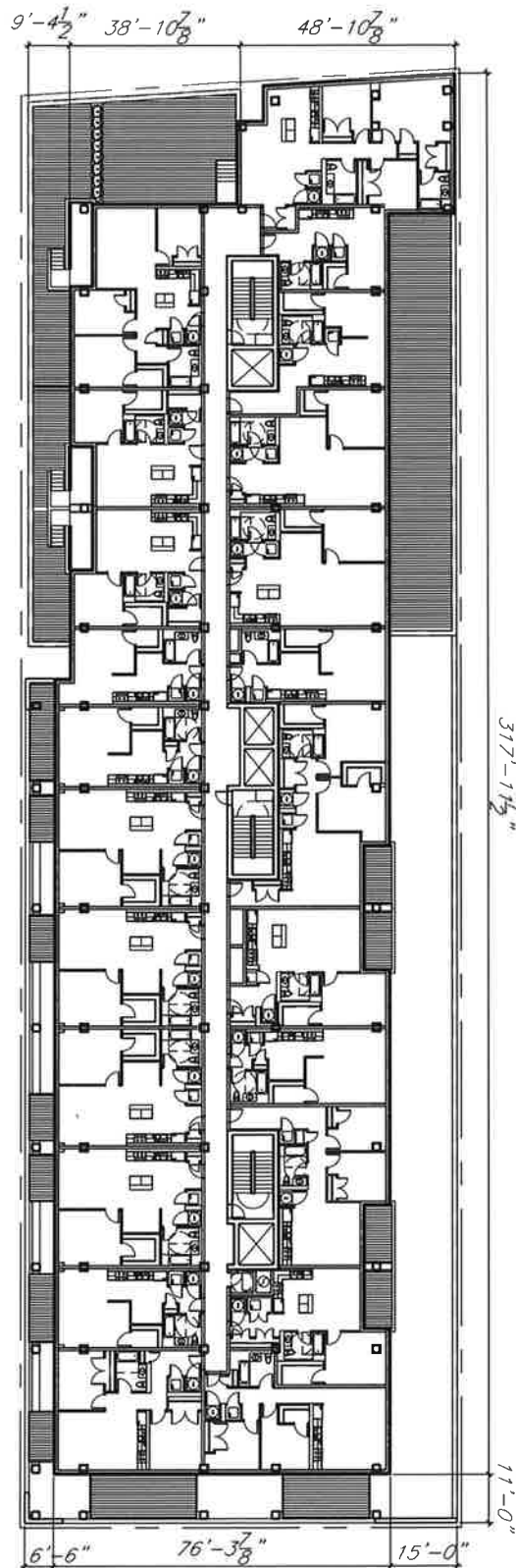


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THIRD FLOOR PLAN
RESIDENTIAL UNITS: 23



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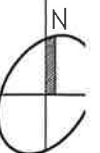
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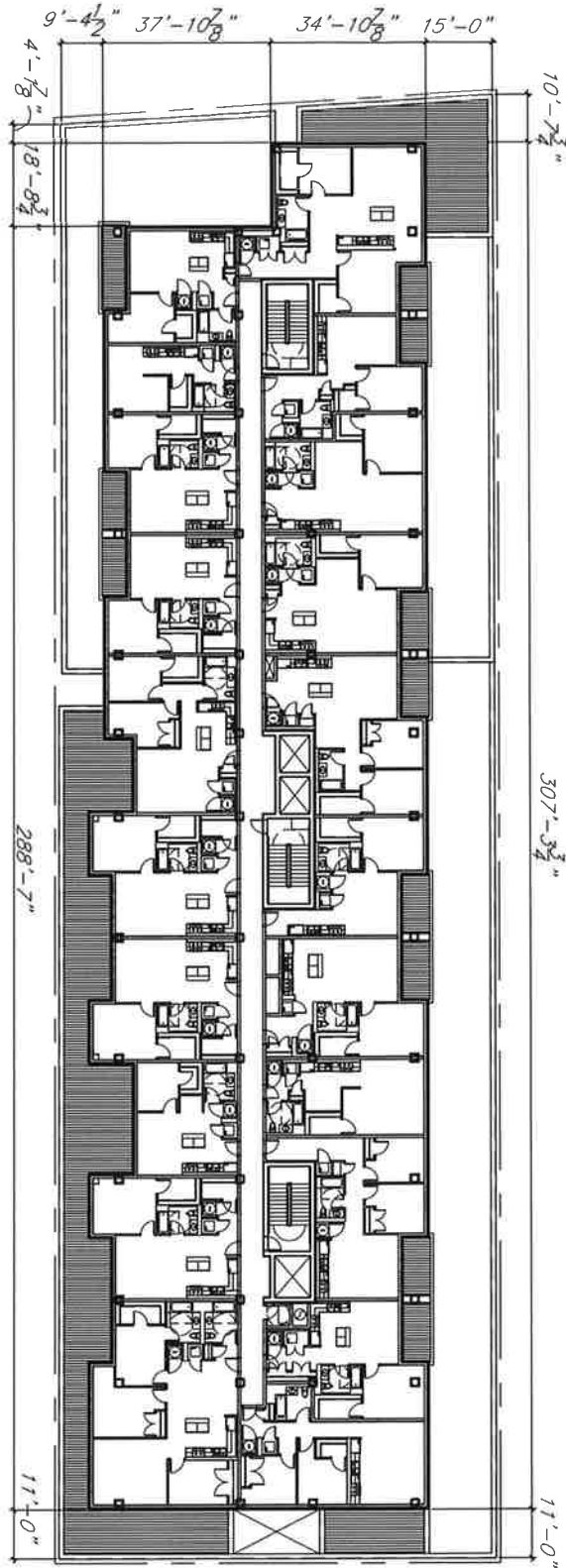
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FOURTH FLOOR PLAN
RESIDENTIAL UNITS: 21



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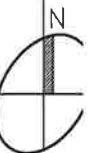
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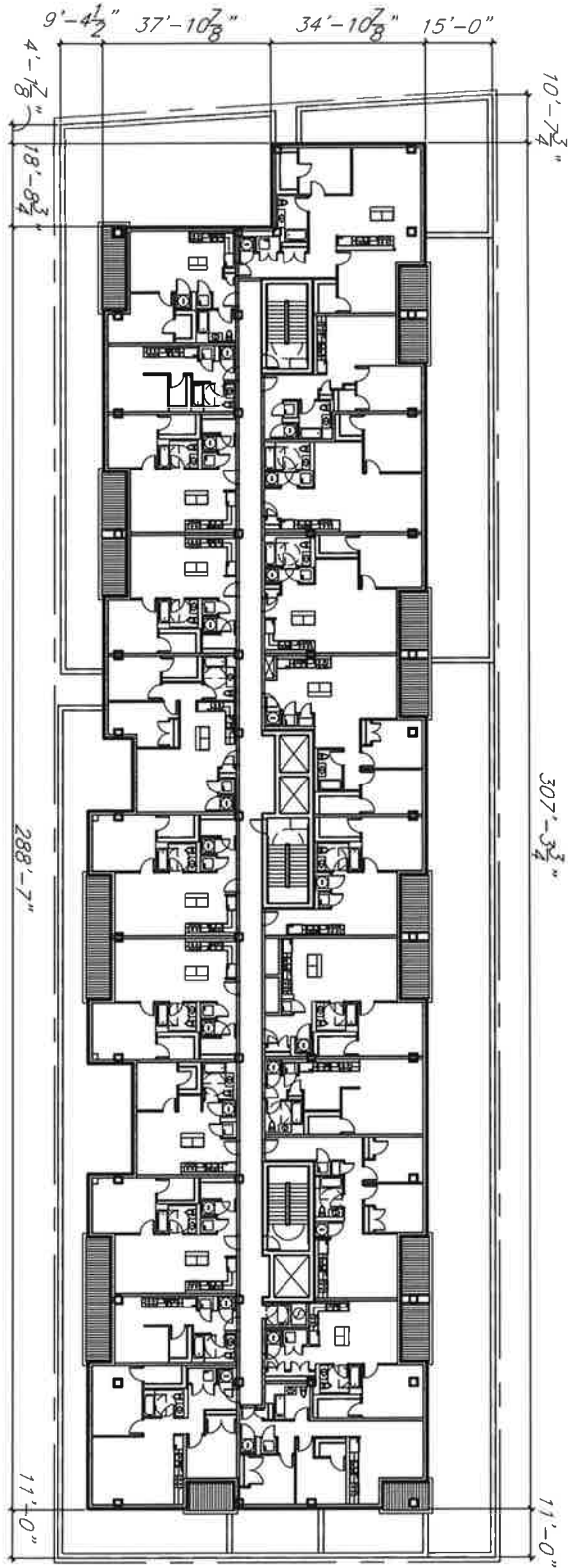
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TYPICAL FLOOR PLAN
RESIDENTIAL UNITS: 22



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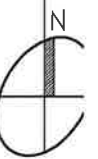
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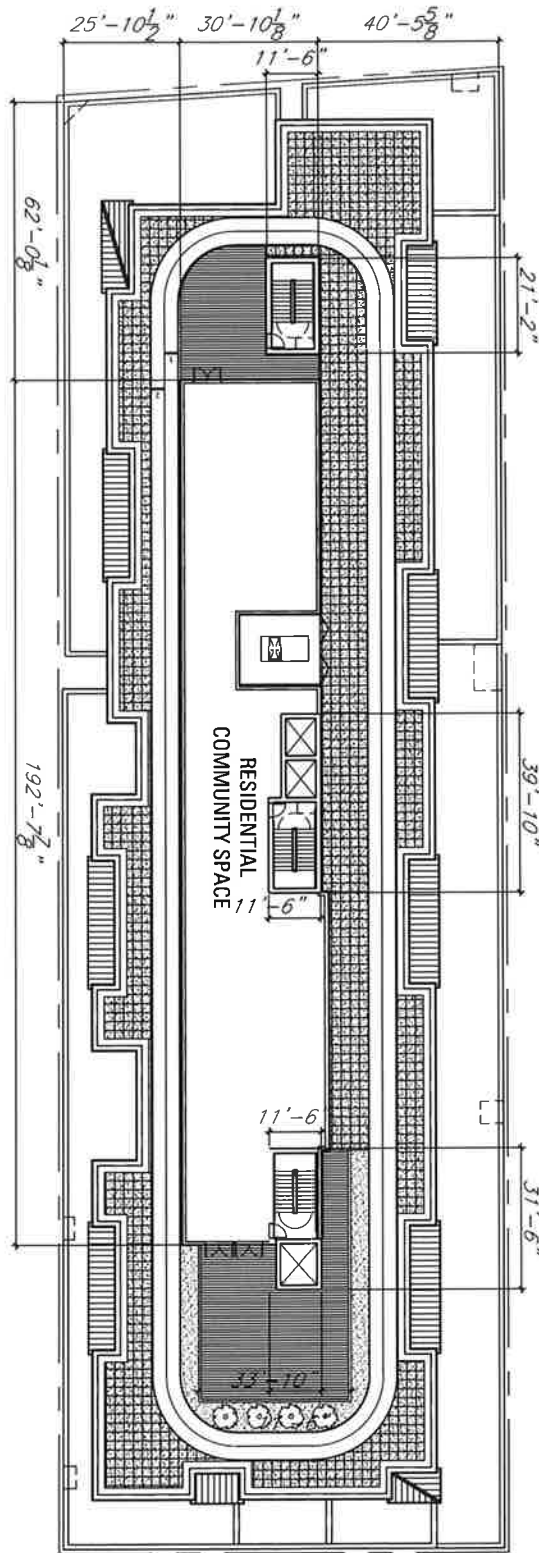
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PENTHOUSE FLOOR PLAN



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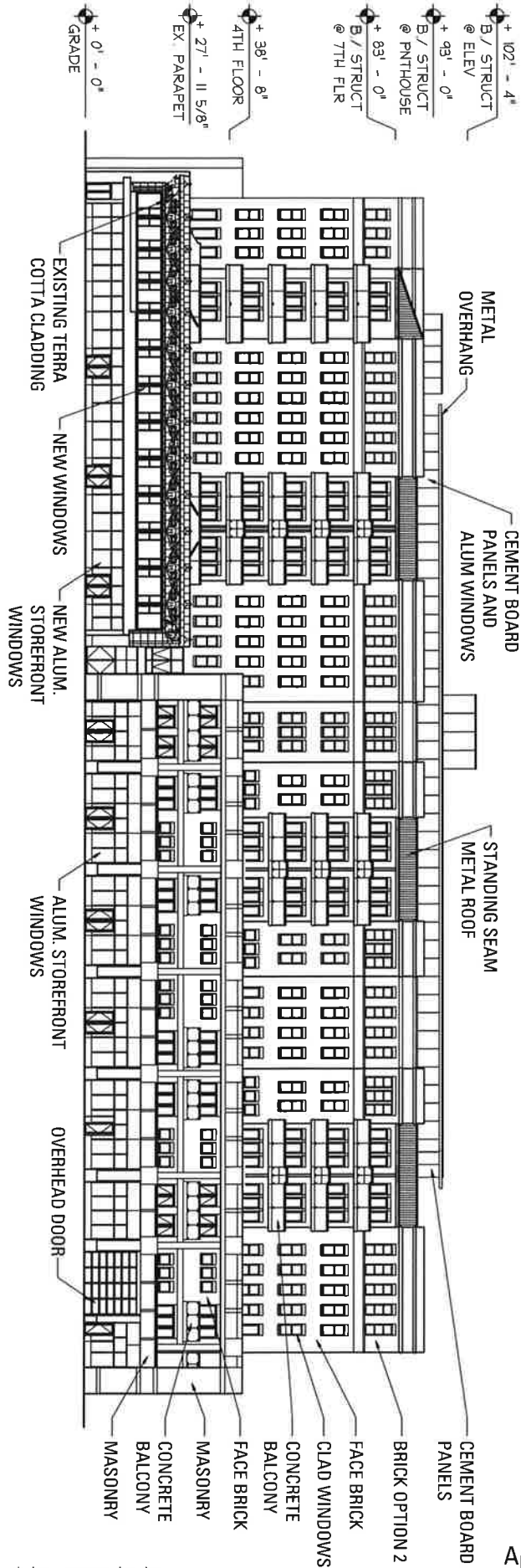
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WEST ELEVATION



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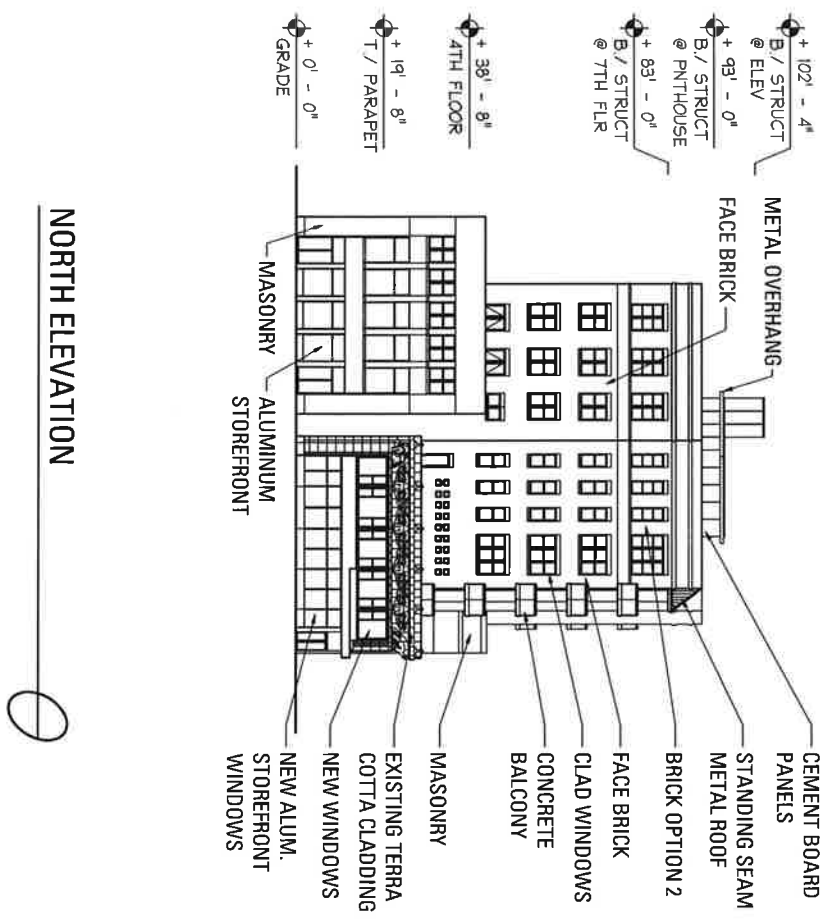
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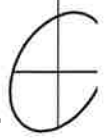
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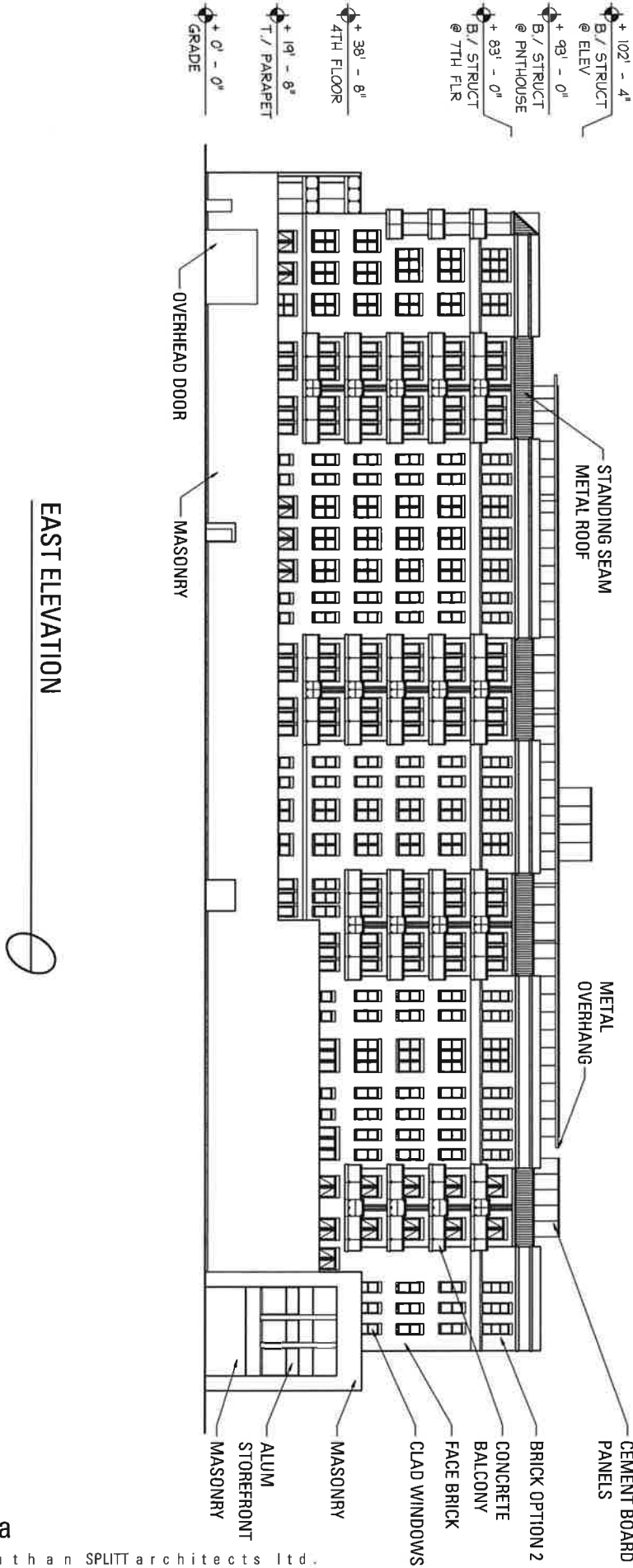




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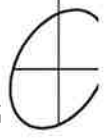


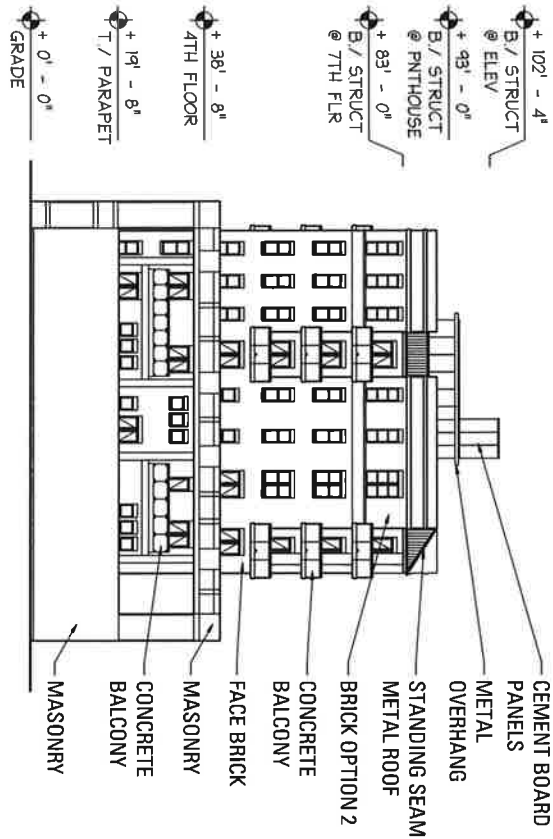
EAST ELEVATION



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SOUTH ELEVATION



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