



01 SITE PLAN - OVERALL
SCALE: N.T.S.

PROJECT DATA - PHASE II

Note: The following information is related to the Palmeraie Phase II zoning submittal. The tabulations below refer to the information related to Fendi. Fendi was annotated as Building P in the Palmeraie Phase II zoning documentation. For a comprehensive list of tabulations submitted for Palmeraie Phase II Please refer to Sheet A110 - Site Plan Overall in the Palmeraie Phase II zoning sheet set.

Proposed Uses: Residential/Retail/Restaurant
Zoning: PRC
Building Height Allowed: 90' (per amended development standards)

Development Plan Gross Lot Area (Phase I&II): 20.13 AC / 876,651 SF
Development Plan Net Lot Area(Phase I&II): 17.15 AC / 747,054 SF

Floor Area Ratio (Maximum 1.0 per amended development standards)
720,198 GSF / 747,054 NSF = 0.97 FAR

PARKING CALCULATIONS

Residential Required Spaces (1.5 per dwelling unit):
41 DU @ Building P x 1.5 = 62 cars

Residential Provided Spaces:
Basement Level One (B1 @ Building P) 72
Basement Level Two (B2 @ Building P) 69
Total: 141 cars

Mixed-Use Required Spaces (1 per 325 GSF):
*26,390 SF (Building P retail and F&B)
(Parked in the Phase I Garage) 82 cars

Mixed-Use Provided Spaces:
Phase II Cars Parked in Phase I Garage 95 cars

Provided Parking for Palmeraie
Provided Phase II Total: 778 cars
Provided Phase I Total: 1,417 cars
Provided Phase I + II Total: 2,195 cars

Required Parking for Palmeraie
Required Phase II Total: 674 cars
Required Phase IA + IB (used for bicycle parking) 779 cars
Required Phase I Total: 1,090 cars

Gross Parking Area
Basement Level One (B1 @ Building P) 64,600 SF
Basement Level Two (B2 @ Building P) 64,600 SF
Total Building P Parking Area: 129,200 SF

Accessible Parking
Required : 4% of provided parking = 778 x .04 = 32
Provided : 32
Van Accessible : 1 per 6 required = 6

BICYCLE PARKING
Required: 1/10 required parking cars, but not to exceed 100
Phase 1 Required 78
Phase 2 Required 68
78+68= 146 Total

Phase 1 Provided (100/146 * 78) 54
Phase 2 Provided (100/146 * 68) 46
(1 Bike Loop = 2 Bicycles)

BUILDING AND FENCE HEIGHTS

Max. Building Height Allowed: 90' (including rooftop appurtenances)

Building P 90 FT

* THERE IS NO CONTINUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.

BUILDING AREA TABULATIONS

Use:
Residential 234,061 GLA
Retail 42,573 GLA
Food & Beverage 19,300 GLA
Total : 295,934 GLA

Restaurant Patio 5,425 SF

GROSS SF TABULATIONS

Building P 321,287 GSF

Phase II Total : 474,577 GSF
Phase I Total: 245,621 GSF
Phase I + II Total: 720,198 GSF

NONDENSITY BASED LAND USES

Phase II
Building P 122,941 GSF

Phase II Total : 276,231 GSF
Phase I: 245,621 GSF
Total Nondensity Based Uses 521,852 GSF

50% Maximum Residential NSF 260,926 NSF
Provided Residential NSF 198,346 NSF

Dwelling Units - Maximum Allowed 422 DU
Dwelling Units - Provided (21 DU/AC) 41 DU

OPEN SPACE TABULATIONS

Required Open Space:
Maximum Building Height = 90' Proposed (90' Allowed)
First 12' of Height = 10% x Net Lot Area
= .10 x 315,805 = 31,580.50 SF
Next 78' of Height = 78' x .004 x 315,805 = 98,531.16 SF

Open Space Required (not including parking lot landscaping):
= 315,508.50 + 98,531.16 = 130,111.66 SF

Open Space Required (does not exceed 20% of Net Lot Area):
= 315,805 x .20 = 63,161 SF

Open Space Required Per Amended Development Standards
= 5% of Net Lot Area + 20% of Net Lot Area
= 15,790.25 SF + 63,161 SF = 78,951 SF

Open Space Provided = 123,603 SF
(Open Space Provided exceeds 20% + 5% of Net Lot Area of Development Plan)

Front Open Space Minimum:
Required Open Space x 25%
130,111.66 SF x .25 = 32,527.91 SF
Front Open Space Provided = 59,315 SF

