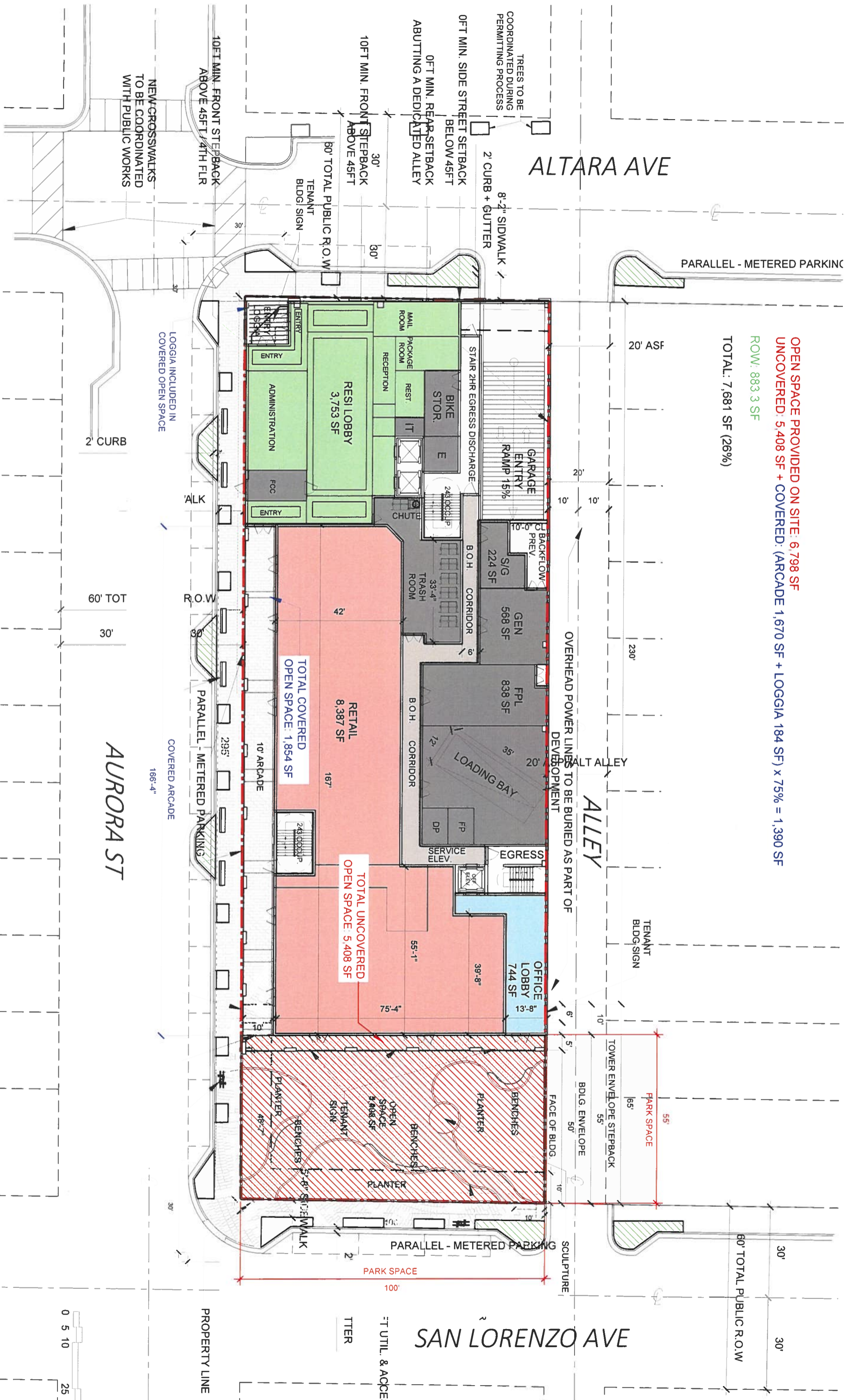


OPEN SPACE PROVIDED ON SITE: 6,798 SF
 UNCOVERED: 5,408 SF + COVERED: (ARCADE 1,670 SF + LOGGIA 184 SF) x 75% = 1,390 SF
 ROW: 883.3 SF
 TOTAL: 7,681 SF (26%)



AURORA ST

SAN LORENZO AVE

ALTARA AVE



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4241 AURORA ST
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OPEN SPACE CALCULATION

SCALE:



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DATE:
 09/21/2023

PROJECT DATA

EXISTING ZONING	EXISTING LAND USE	MIN. REQUIRED / ALLOWED	PROPOSED / PROVIDED
MX2 / DESIGN AND INNOVATION DISTRICT	COMMERCIAL MID-RISE INTENSITY 29,500 SF (.68 Acres)		
1) LAND AREA			
2) MIN. PARCEL OF LAND	FRONT (AURORA STREET.) NORTH SIDE (ALTARA AVENUE) SOUTH SIDE (SAN LORENZO AVENUE) REAR (INTERIOR ALLEY)	10,000 SF 0'-0" 0'-0" 0'-0"	29,500 SF 0'-0" 0'-0" 53'-5" (Varies)
3) SETBACKS	FRONT (AURORA STREET.) NORTH SIDE (ALTARA AVENUE) SOUTH SIDE (SAN LORENZO AVENUE) REAR (INTERIOR ALLEY)	0'-0" 10'-0" 10'-0" 0'-0"	0'-0" 15'-7" 16'-8" 10'-0"
4) STEPBACKS	Above 46' as per Article 2. MX2/ Design and Innovation District	10'-0" 10'-0"	10'-0" 0'-0"
3) MAXIMUM FAR	Coral Gables: DEVELOPMENT BONUS STANDARD		103,250 SF (Med Bonus II)
PURCHASED TDR			25,812 SF
UP TO 25% INCREASE OF GROSS PERMITTED FAR PER SEC. 14-204 5(B)			129,062 SF
TOTAL			
H.C. ACCESSIBLE (PER FL BUILDING CODE)		(136 on site) 101 to 150 = 5 spaces, 1 van space	6 spaces
EV PARKING WITH CHARGING STATION		182 x (2% min.) = 4 SP (MIN)	4 spaces
EV READY		182 x (3% min.) = 6 SP (MIN)	6 spaces
EC CAPABLE		182 x (15% min.) = 28 SP (MIN)	28 spaces
OFFICE		9,095 sf (1 space / 300 sf) = 30 spaces	
8) PARKING CALCULATION	RESIDENTIAL 32 (1 BR Units) + 32 (2 BR Units) + 16 (3BR Unit) = 80 Units COMMERCIAL (Retail/ Restaurant/ Sales/ Services)	(1.0 Spaces/ 1 BR) + (1.75 Spaces / 2 BR. unit) + (2.25 spaces / 3 BR unit) = 124 spaces req. 8,387 sf (1 space / 300 sf) = 28 spaces	136 spaces provided onsite (10-109 A) 46 Spaces required/ provided remote parking spaces.
TOTAL PARKING SPACES WITH REMOTE OFF-STREET PARKING ** REFER TO SECTION 10-109.		Total required spaces = 182	136 Spaces provided onsite/ 46 remote spaces Total Spaces 182
9) BICYCLE STORAGE	BICYCLE PARKING SPACES	1 bicycle space per four (4) residential units 1 bicycle space per twenty thousand (20,000) SF of non-residential use	(20) residential spaces (1) non-residential space 21 total spaces
10) LOADING		100,000 sf to 199,999 sf (one loading space)	one loading space
11) MIXED-USE	RETAIL/ COMMERCIAL RESIDENTIAL	Min. 8% to 40% Max. FAR Min. 0% to 85% Max. FAR	Retail + Office (FAR) 18,406 SF (15.0%) (FAR) 110,656 SF (95.0%)
12) UNITS/ DENSITY	NO DENSITY LIMITATION PER DESIGN AND INN. DISTRICT OVERLAY SEC. 2-406 (B)(2)		80 Units Total/ Total Density 117 Units/ Acre
13) HEIGHT	120 ft. (10 Stories) - Design & Innovation District Overlay with Commission Approval 137.5 ft. (No limit on Stories) - w/ Proposed Text Amendment* * Up to 25 add'l ft. for rooftop amenity structure permitted with Text Amendment		137.5 ft. (No limit on Stories) - w/ Proposed Text Amendment 24.5 ft. for rooftop amenity structure / up to 25 feet permitted with Text Amendment
14) OPEN SPACE	Total Open Space (Uncovered) Total Open Space (Covered) Total ROW Improvements Open Space Required Total Open Space Provided		5,408 SF (Arcade 1,670 SF + Loggia 184 SF) x 75% = 1,390 SF 883.3 SF 29,500 SF (10%) = 2,950 SF 7,681 SF (25%)

Note: All utilities will be undergrounded in accordance with Section 2-201 of the City Zoning Code.

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ZONING DATA



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