



de **BOULLE**®

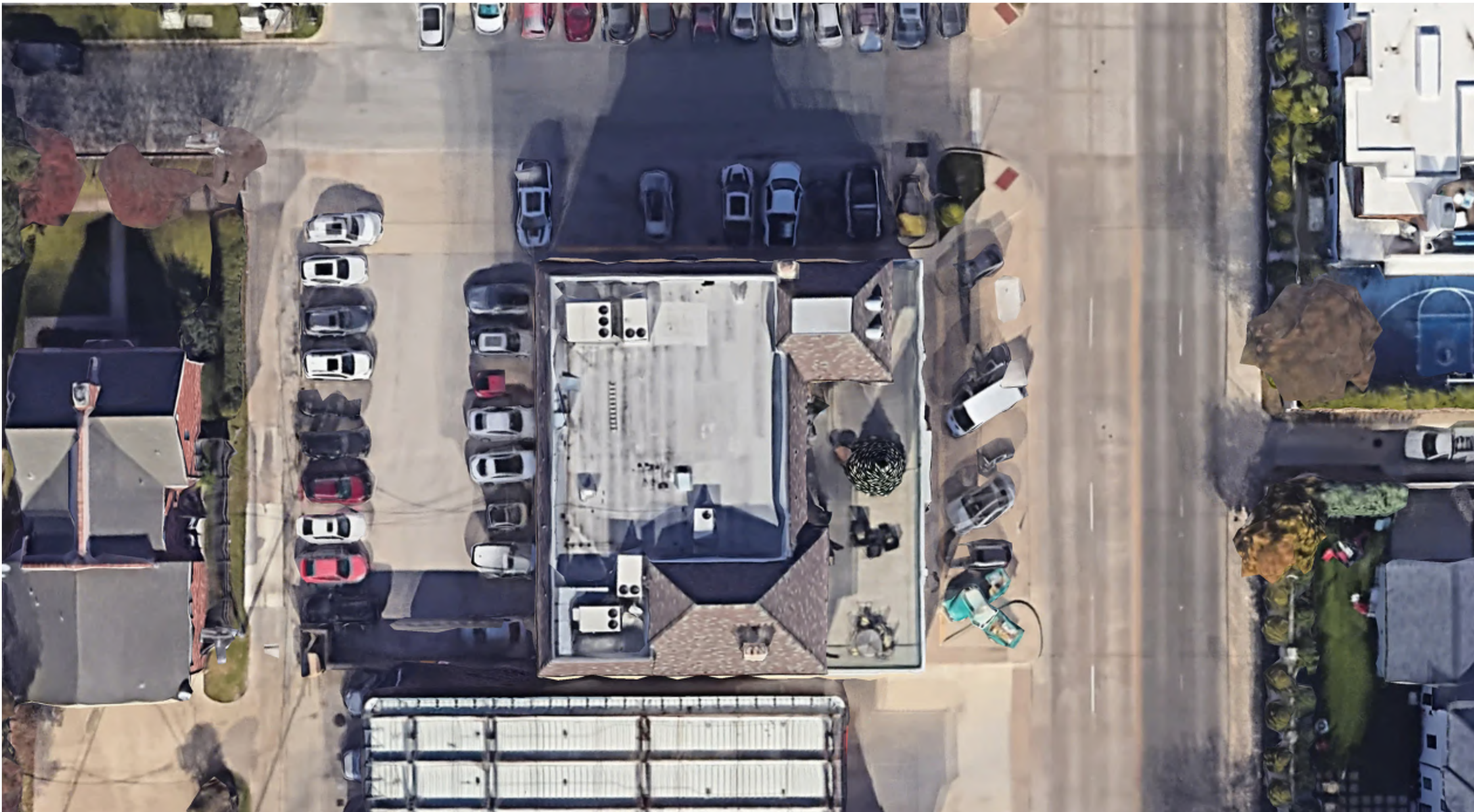
6821 PRESTON RD.

ZONING PACKAGE

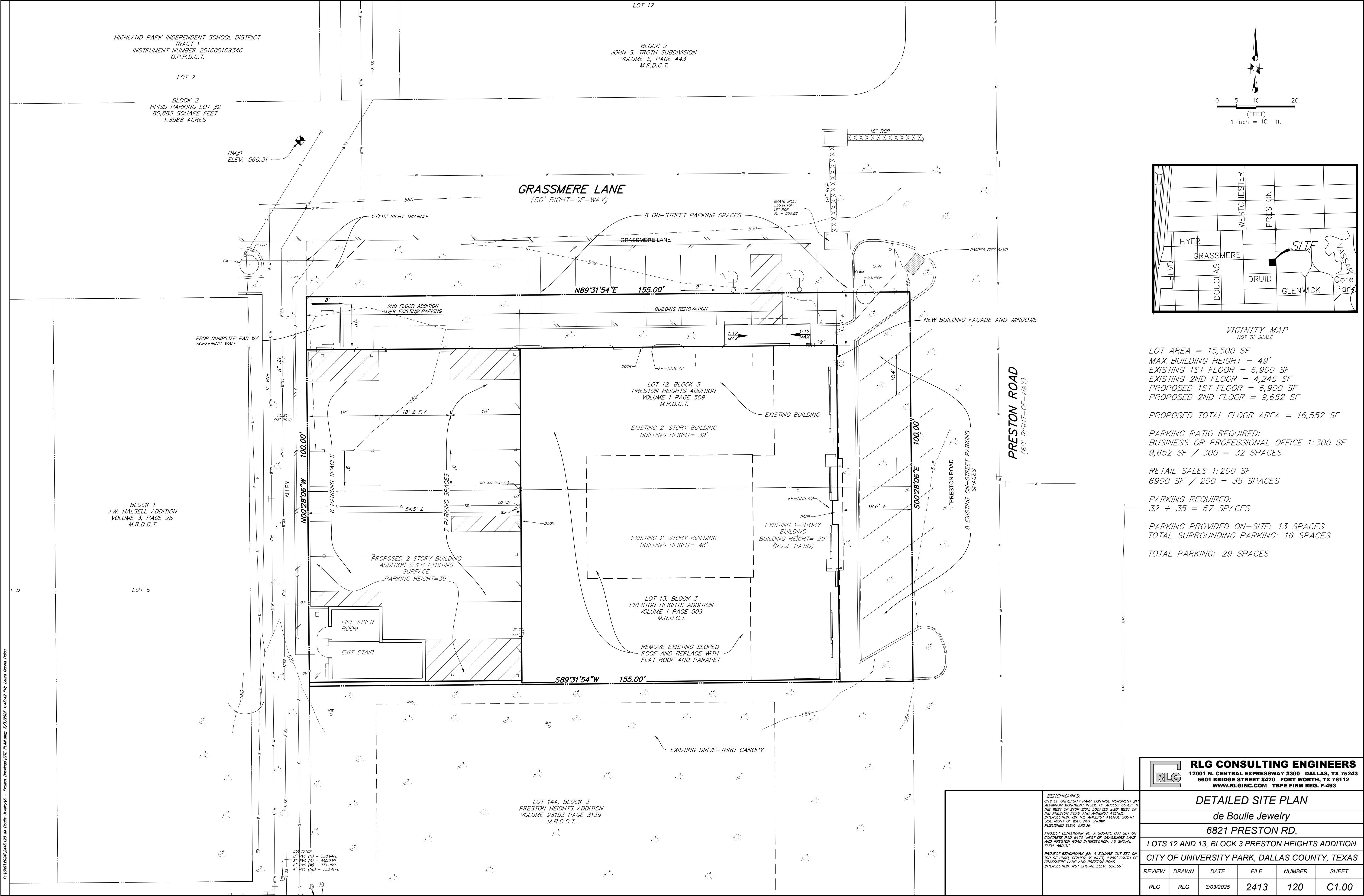
FEBRUARY 2025

OMNIPLAN

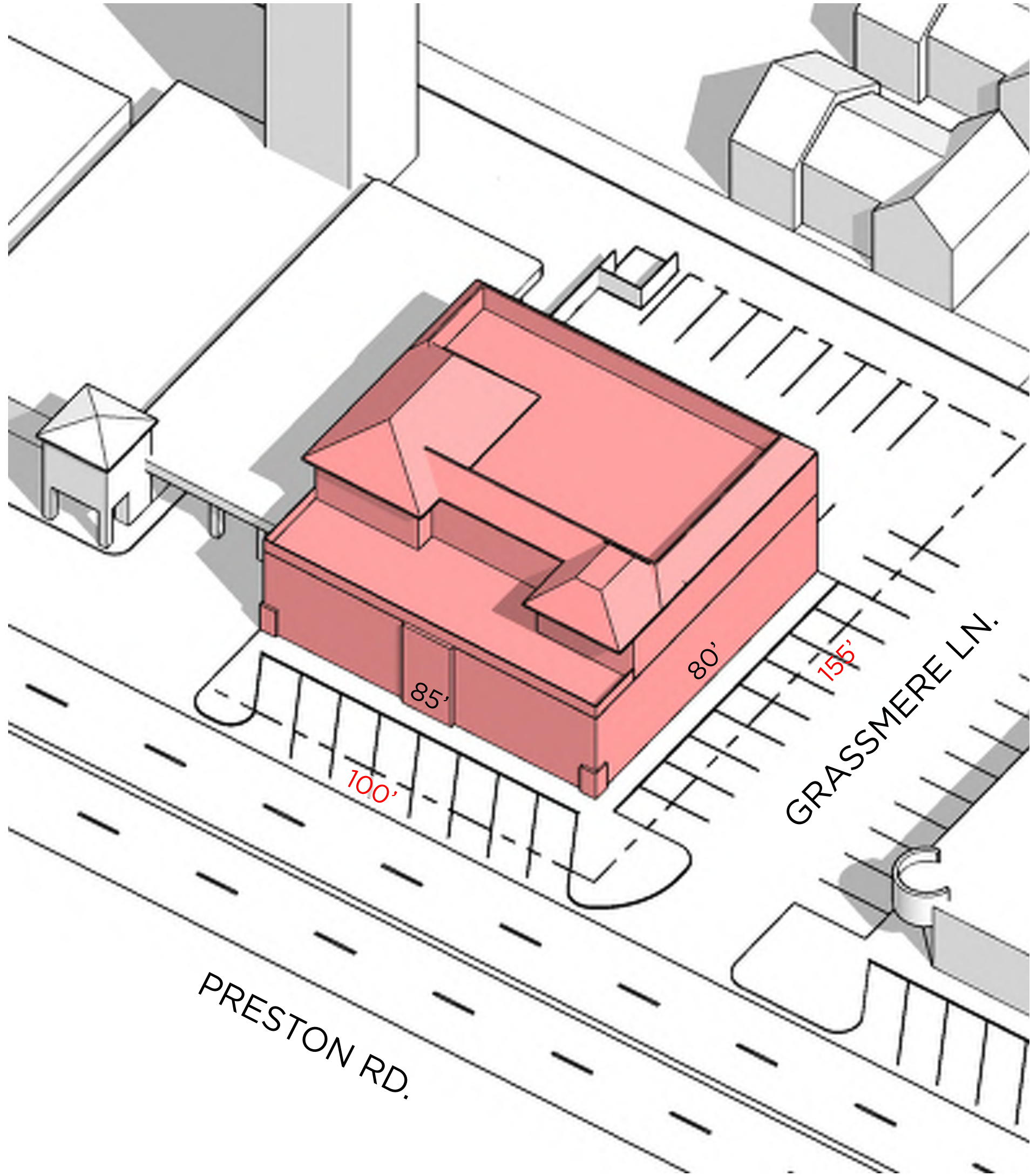
EXISTING CONDITIONS



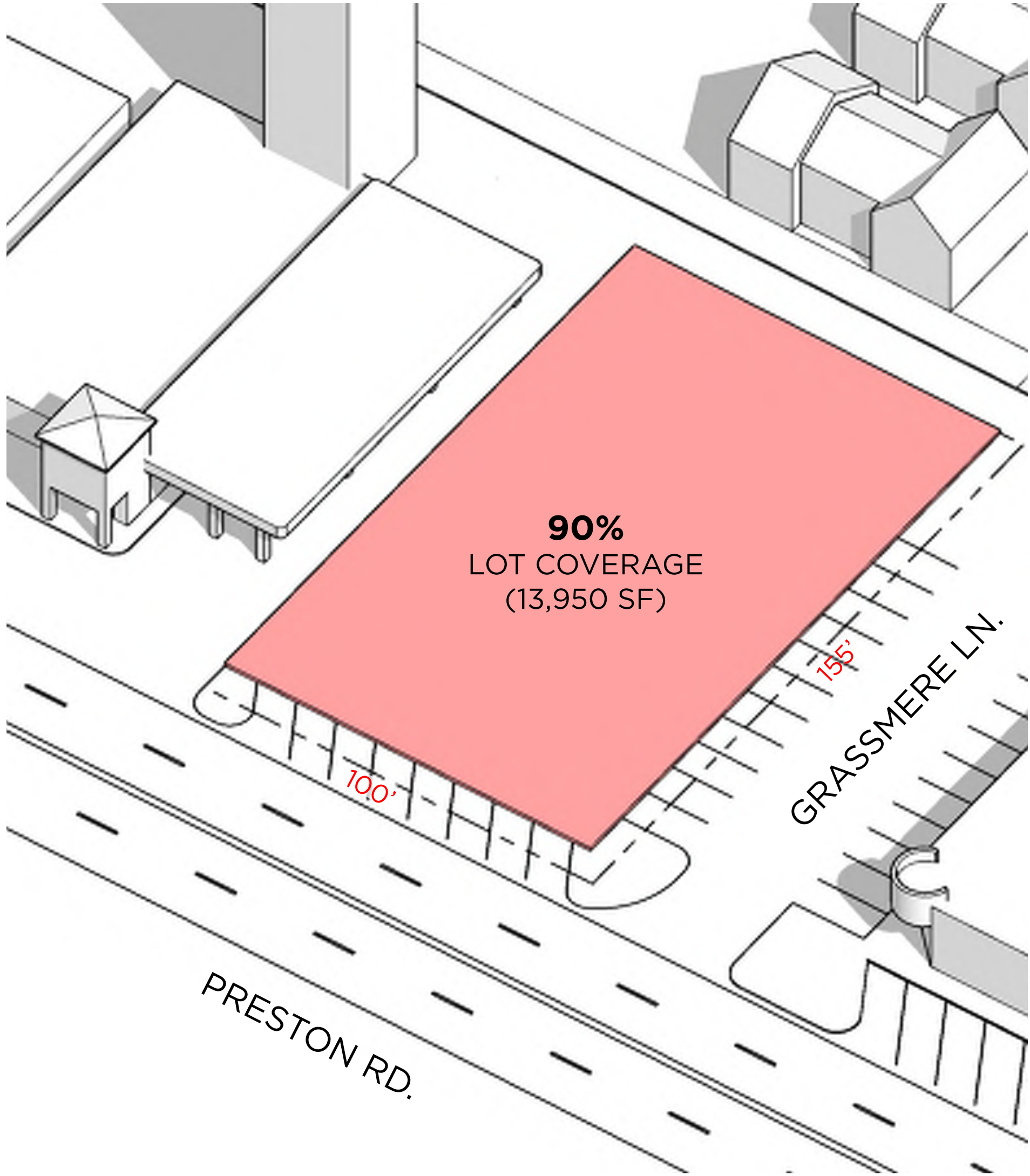
ZONING - CURRENT CIVIL SITE PLAN



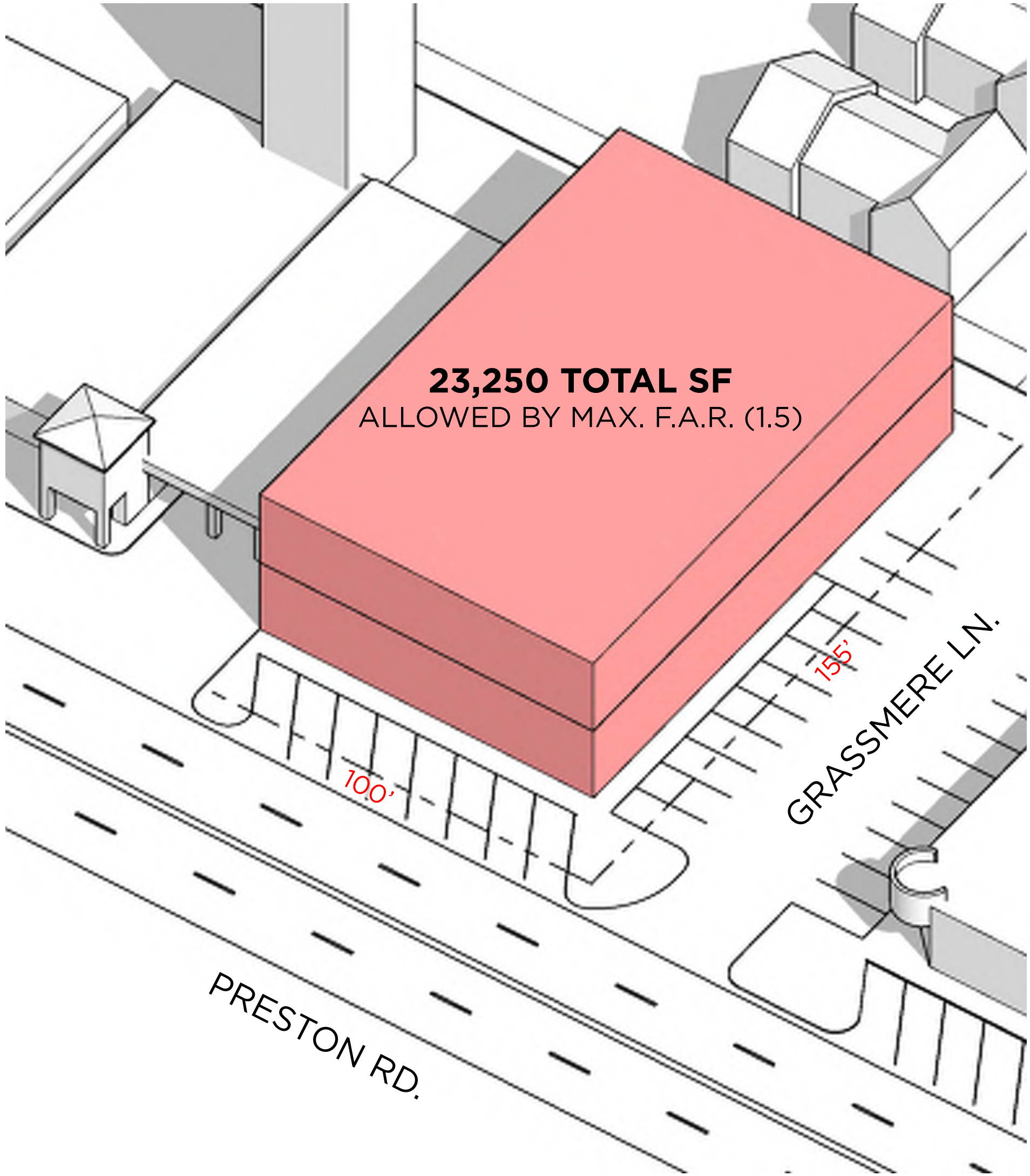
ZONING STUDIES - **CURRENT ZONING**



EXISTING BUILDING
(APPROX. 11,000 SF ON 2 LEVELS)
18 PARKING SPACES PROVIDED
17 SURROUNDING PARKING SPACES
35 TOTAL

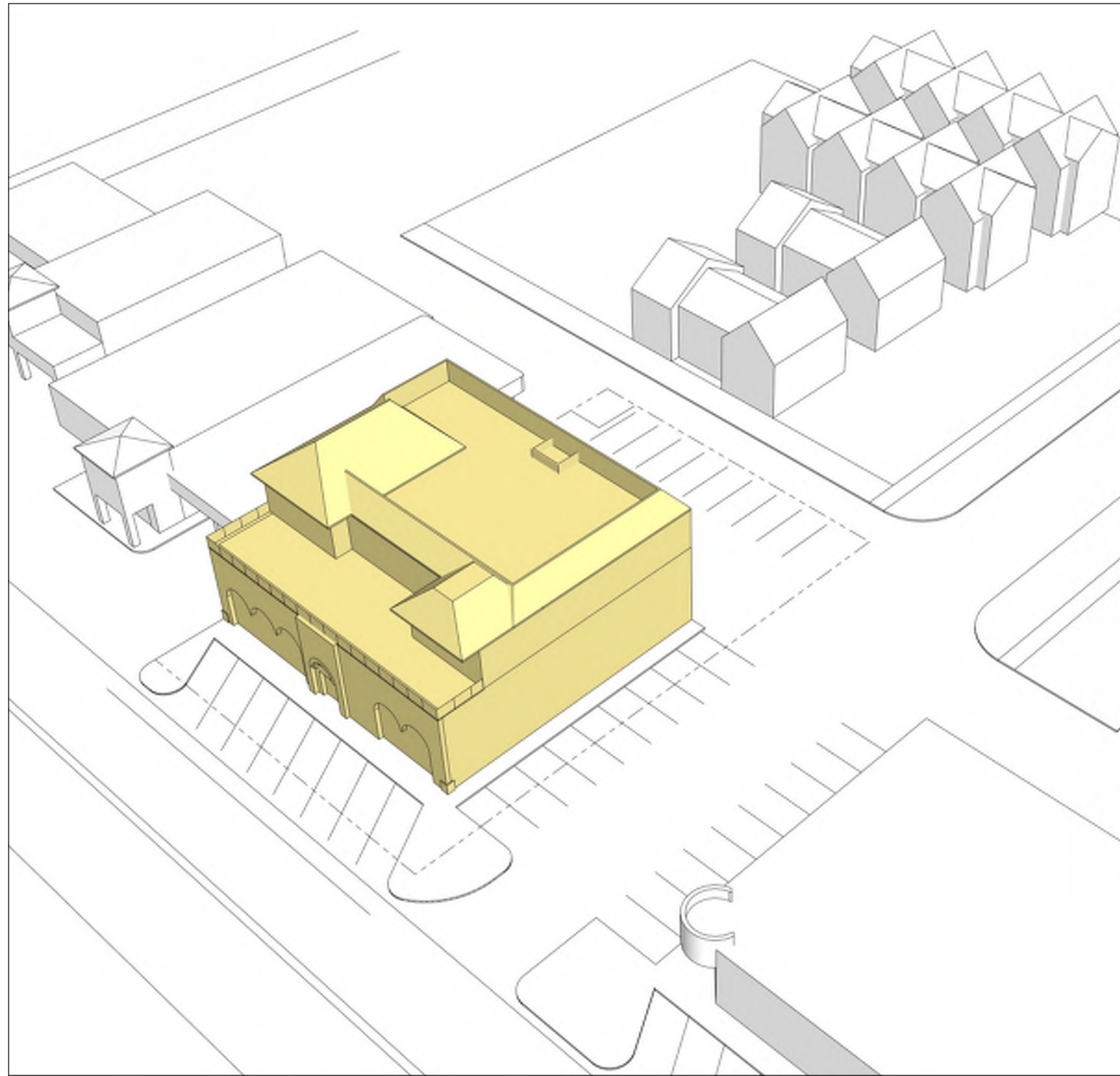


MAX. LOT COVERAGE = 90%
(13,950 SF)
LOT = 15,500 SF



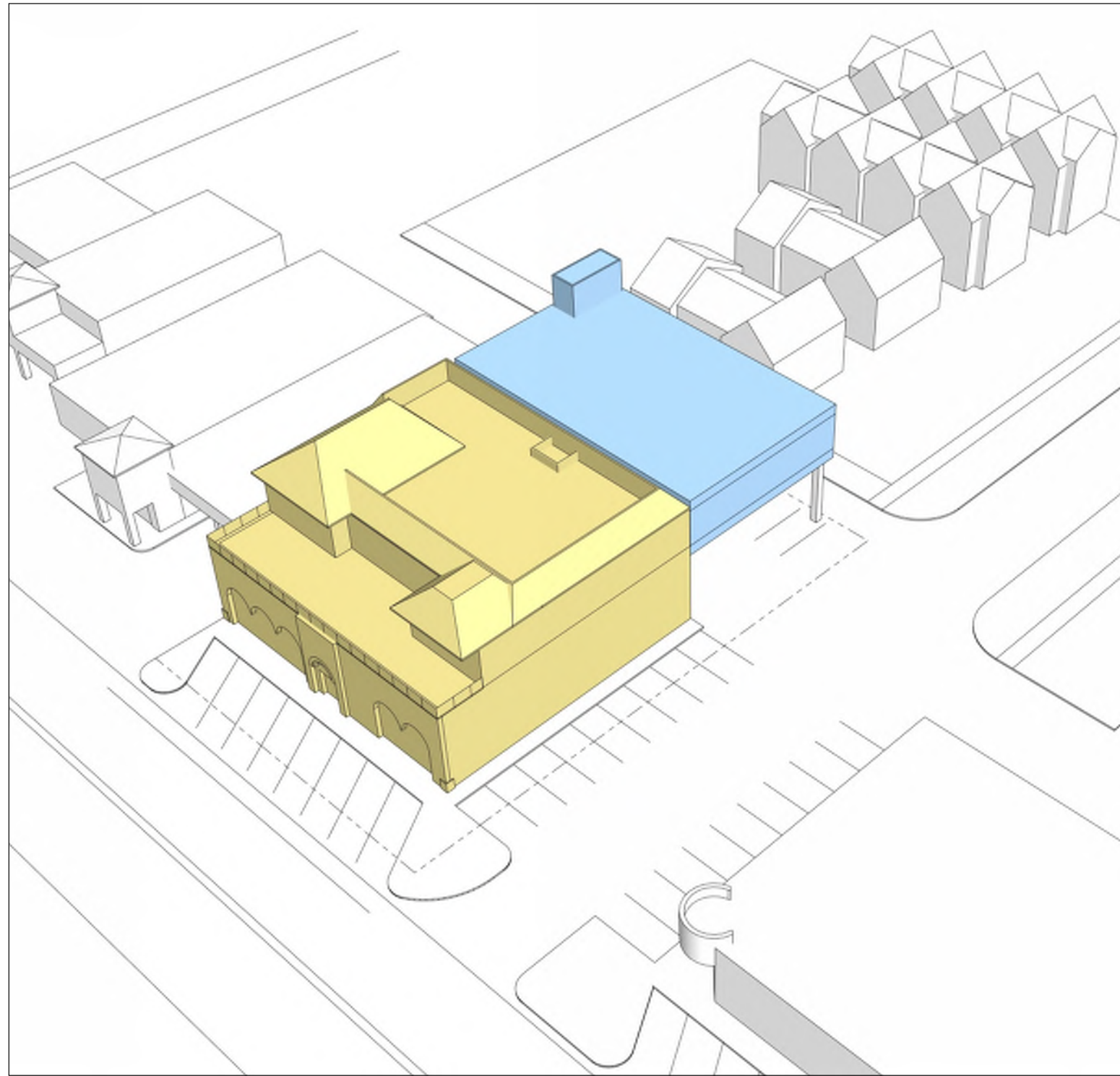
MAX. FLOOR AREA RATIO (F.A.R.) = 1.5
(23,250 SF)
LOT = 15,500 SF

DIAGRAM - CONSTRUCTION SEQUENCE



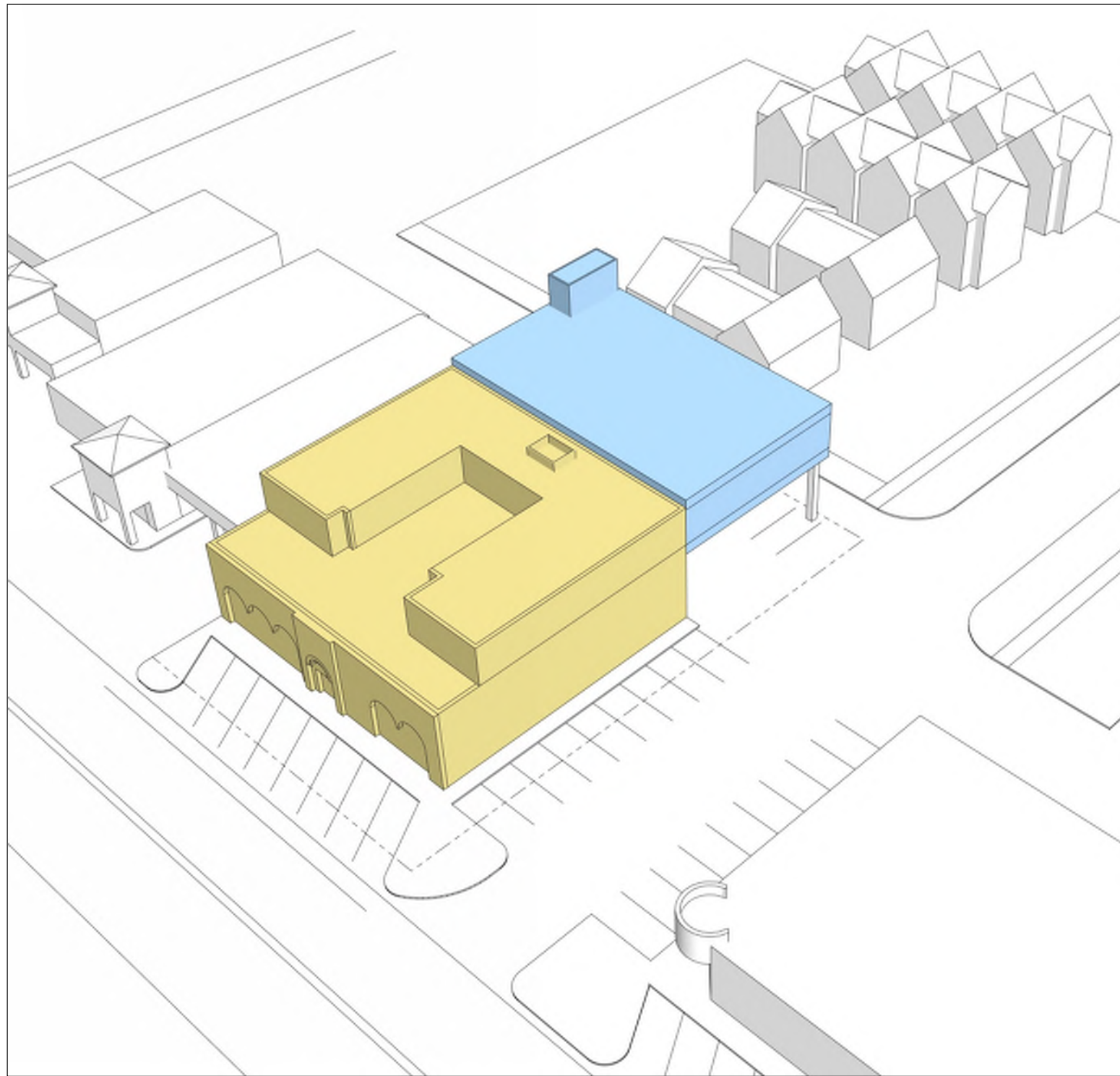
1 EXISTING BUILDING

LEVEL 2 5,117 SF
LEVEL 1 6,900 SF
TOTAL 12,017 SF

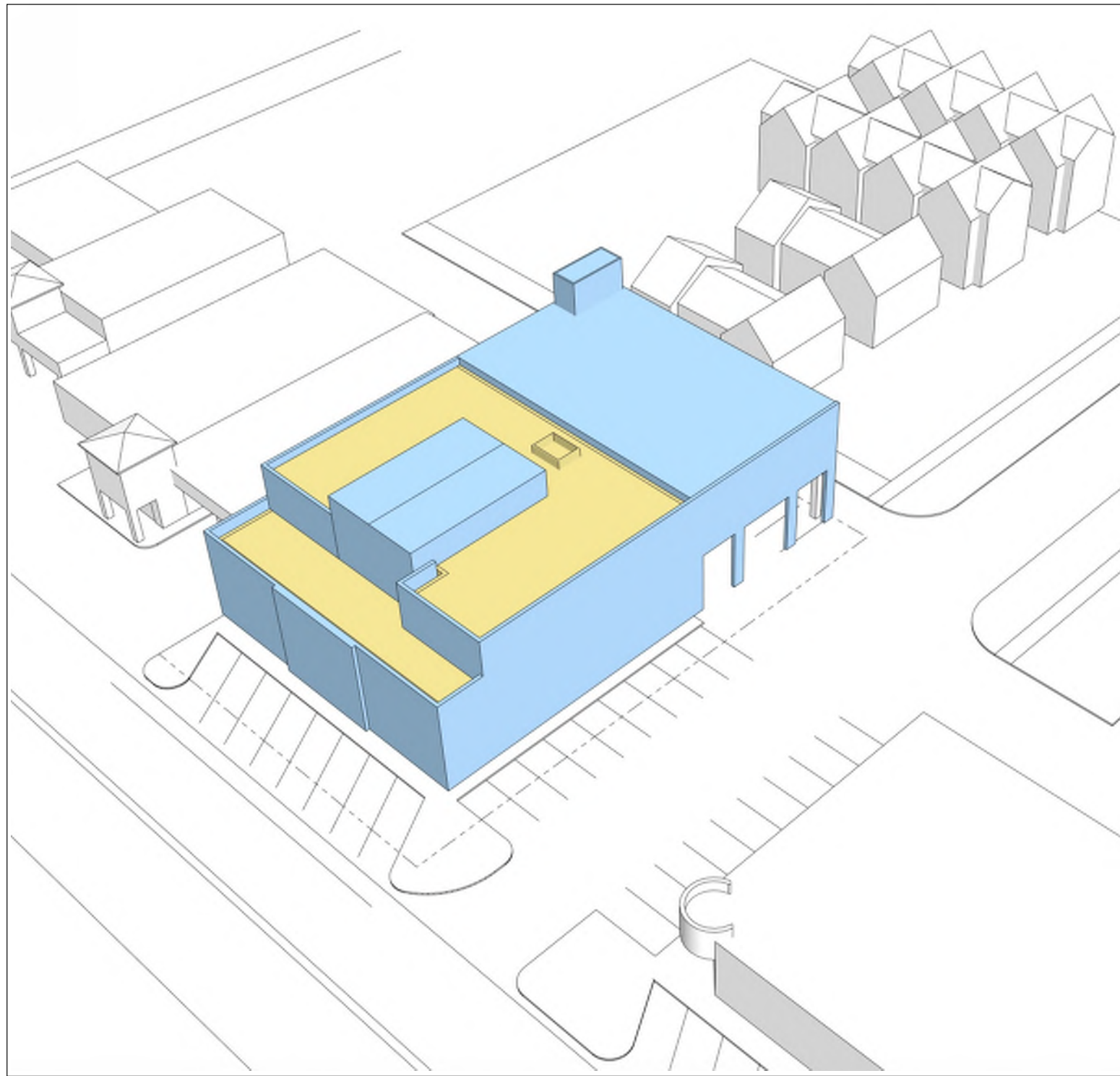


2 EXPANSION

LEVEL 2 EXPASION 4,535 SF



3 DEMOLITION



4 FACADE AND ROOF RENOVATIONS

LEVEL 2 9,652 SF
LEVEL 1 6,900 SF
TOTAL 16,552 SF

FACADE CONCEPT



FACADE CONCEPT



Classic composition Contemporary expression Restrained palette



Exquisite craftsmanship



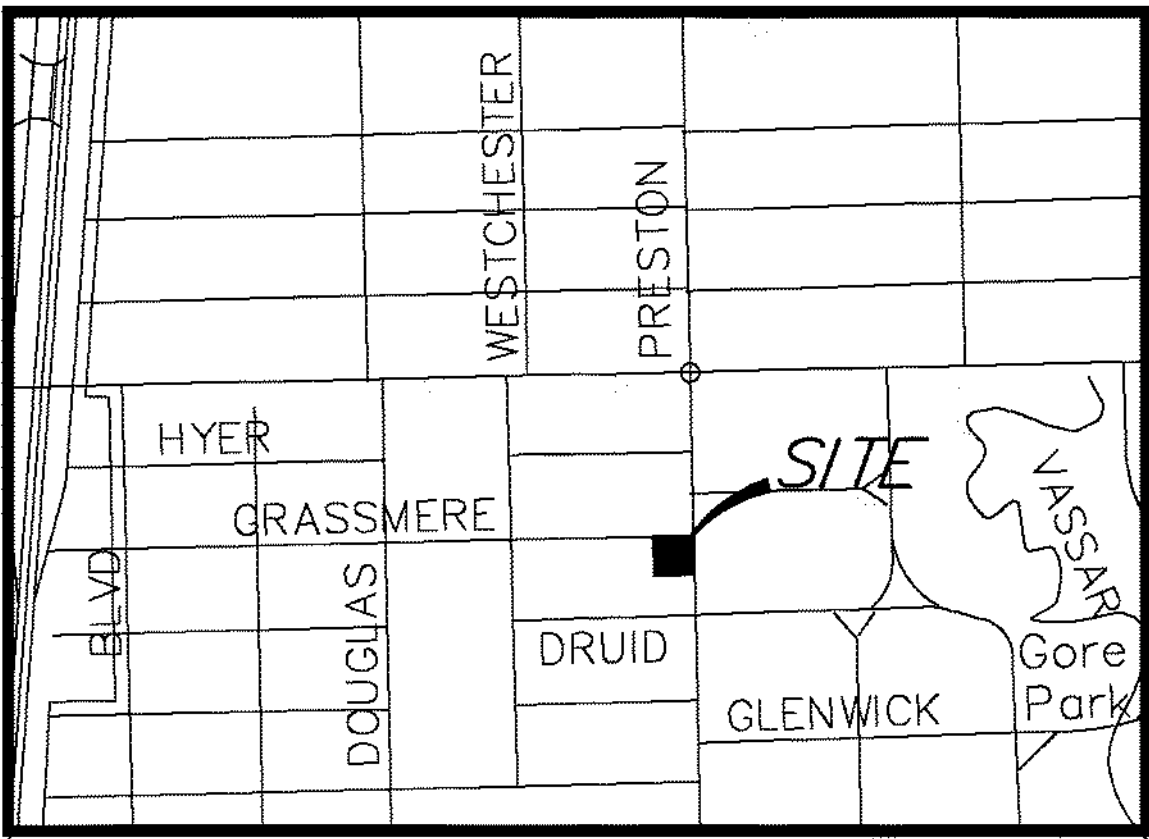
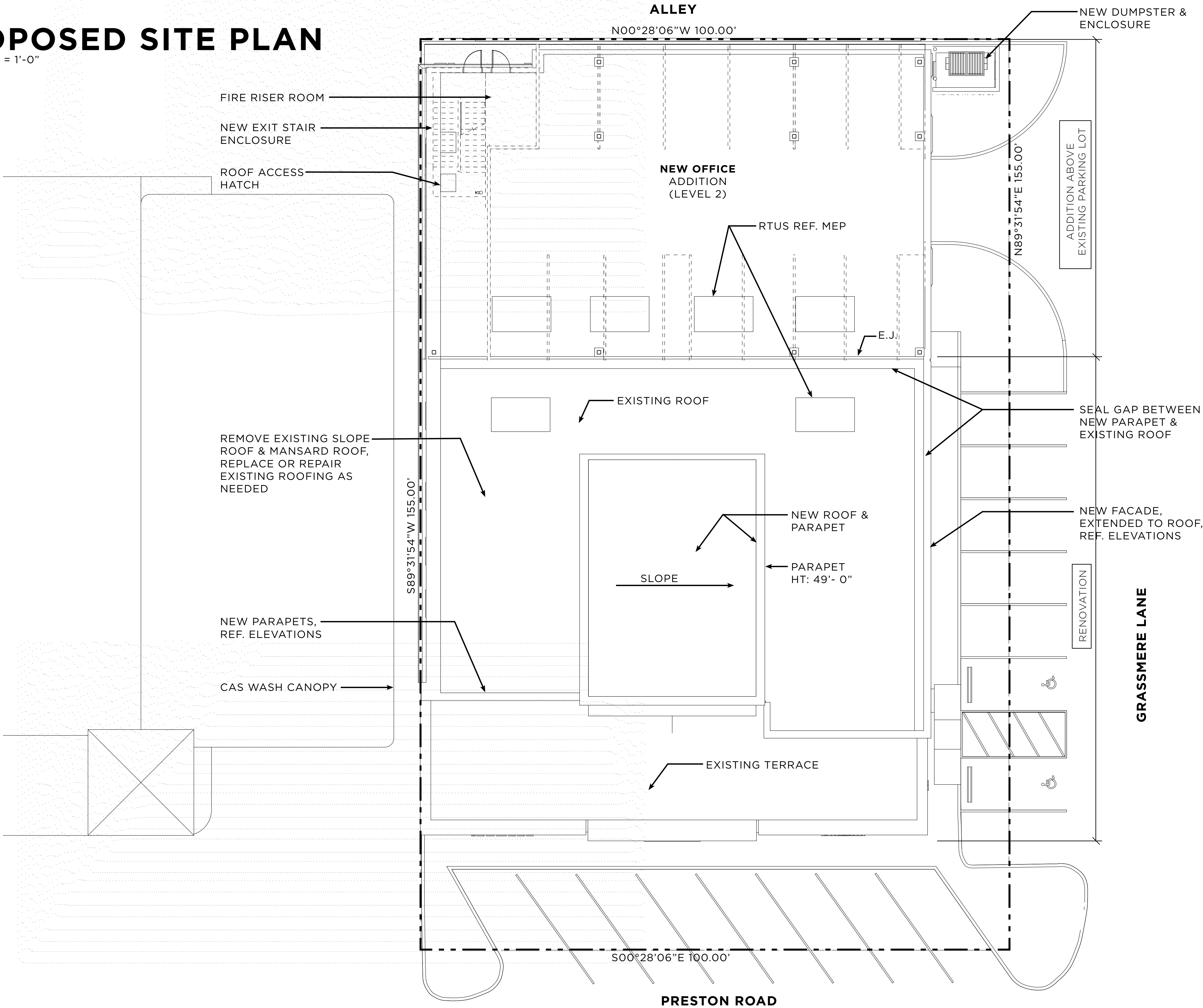
Precision & Pattern

FACADE DESIGN REFERENCE



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP
NOT TO SCALE

LOT AREA = 15,500 SF
MAX. BUILDING HEIGHT = 49'
EXISTING 1ST FLOOR = 6,900 SF
EXISTING 2ND FLOOR = 4,245 SF
PROPOSED 1ST FLOOR = 6,900 SF
PROPOSED 2ND FLOOR = 9,652 SF

PROPOSED TOTAL FLOOR AREA = 16,552 SF

PARKING RATIO REQUIRED:
BUSINESS OR PROFESSIONAL OFFICE 1:300 SF
9,652 SF / 300 = 32 SPACES

RETAIL SALES 1:200 SF
6,900 SF / 200 = 35 SPACES

PARKING REQUIRED:
32 + 35 = 67 SPACES

PARKING PROVIDED ON-SITE: 18 SPACES
TOTAL SURROUNDING PARKING: 17 SPACES

TOTAL PARKING: 35 SPACES

PER UNIVERSITY PARK'S MUNICIPAL CODE, 90% IMPERMEABLE COVERAGE IS REQUIRED. EXISTING DEVELOPMENT IS 100% IMPERMEABLE, NO CHANGE.

| EXISTING | ADDITION |
|----------|----------|
| 5,117 | 4,535 |
| 6,900 | |

| PROPOSED | RETAIL | OFFICE | TOTAL |
|----------|----------|----------|-----------|
| LEVEL 2 | | 9,652 SF | 9,652 SF |
| LEVEL 1 | 6,900 SF | | 6,900 SF |
| TOTAL | 6,900 SF | 9,652 SF | 16,552 SF |

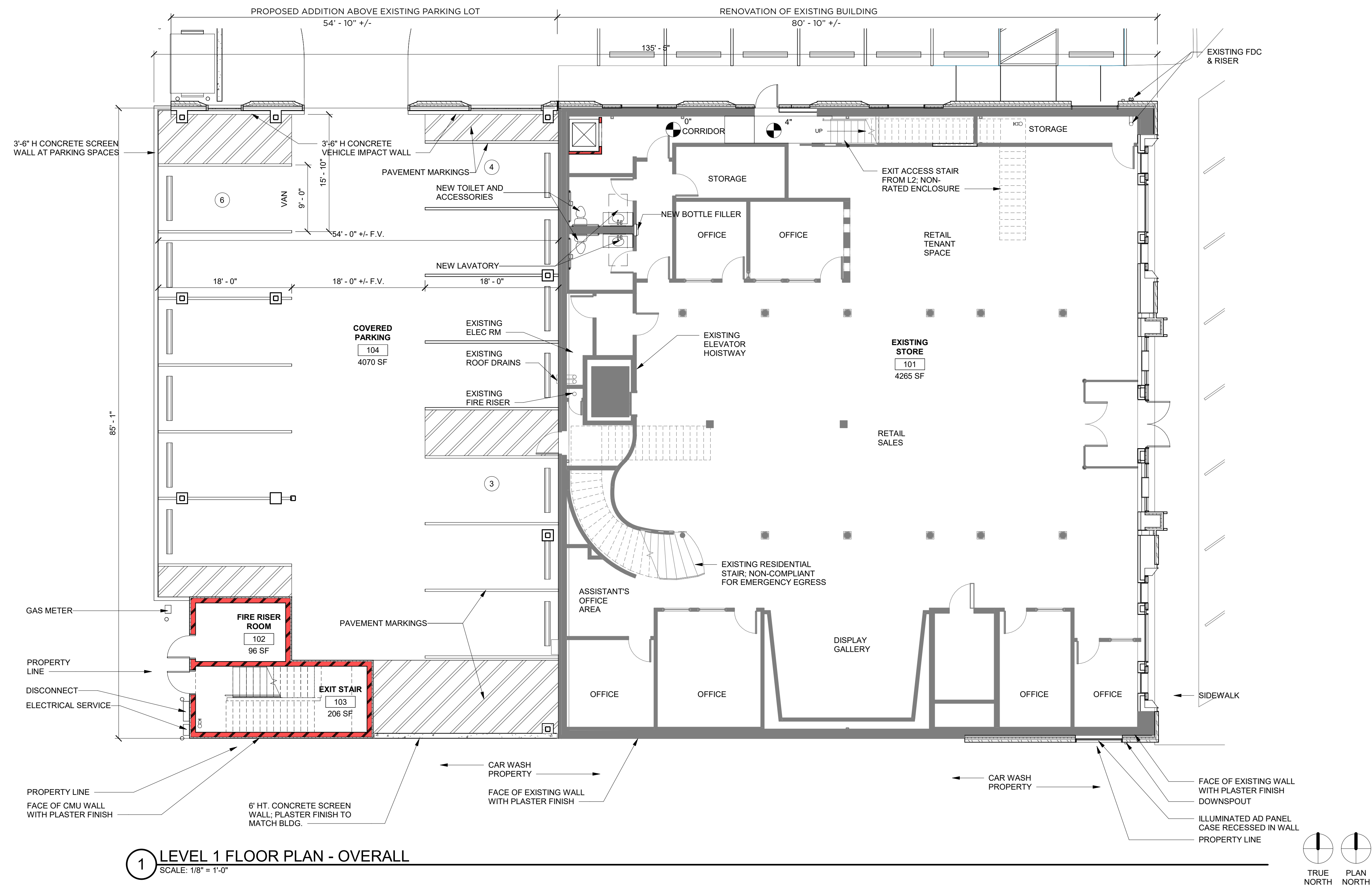
UPDATED ZONING CHART

| Item | Required / Permitted | Existing | Proposed |
|--------------------------------|--|-------------------------------|---------------|
| Zoning District | GR – General Retail | GR – General Retail | PD |
| Current Use | Retail | Jewelry Store | Jewelry Store |
| Minimum Lot Area | 5,000 sf | 15,500 sf | 15,500 sf |
| Lot Coverage | N/A | 100% | 100% |
| Building Area (SF) | 23,250 sf (permitted at 1.5 to 1 FAR) | 12,017 sf | 16,552 sf |
| Maximum Building Height (feet) | 40' (4 stories) | 46' | 49' |
| Setbacks – Front | N/A | 18.9' | 18.0' |
| Building Height Range | N/A | 28' to 46' | 28' to 46' |
| Setbacks – Sides | 0' | 0' | 0' |
| Setbacks – Rear | Building up to 40 feet in height: 12.5 sf | 12.5 sf: Existing Parking lot | 2' |
| Setbacks- Street Side | 0/10 ft when rear lot line abuts SF | 13.6' | 13.0' |
| Setbacks- Interior Side | 0' | 0' | 0' |
| Private Parking | 1/300 sf: Office: 32 required 1/200 sf: Retail: 35 Required 67 Spaces Total | 18 | 13 |
| Street Parking | N/A | 17 | 16 |
| Employees | N/A | 25 | 25 |
| | | | |

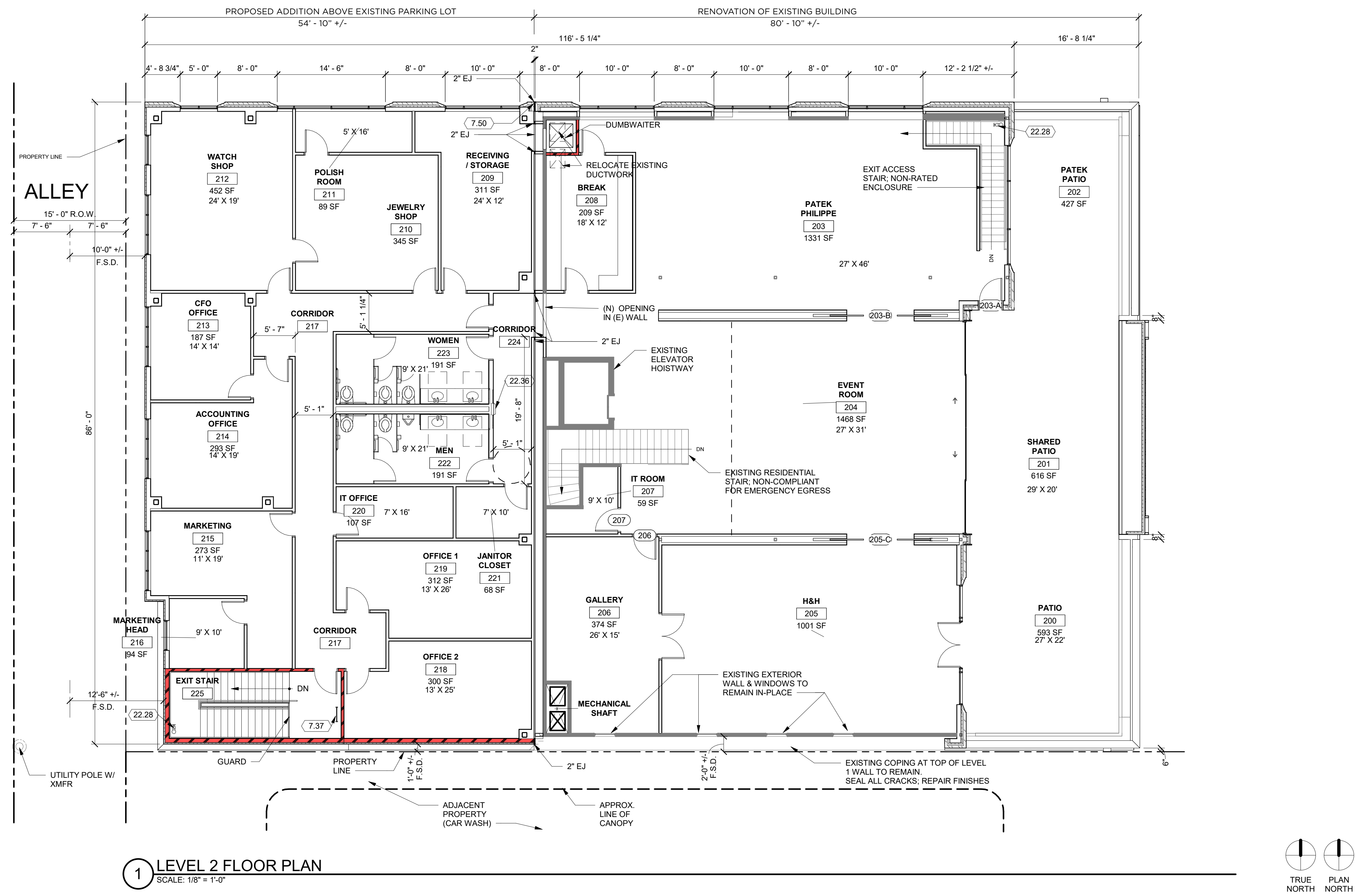
| Density Restrictions | | | |
|--|-------------------------------|------------------------|------------------------|
| Minimum Lot Depth | 100 | 155 | 155 |
| Minimum Lot Width | 50 | 100 | 100 |
| Landscape | Max. Impermeable Coverage 90% | Existing Coverage 100% | Proposed Coverage 100% |
| Building Levels | | | |
| Level 1: Retail/Showroom | 6,900 sf | | |
| Level 2: Office/Storage/Jewelry Repair | 5,117 sf | | |
| Level 2 Expansion: Office Space | 4,535 sf | | |
| Façade and Roof Renovations | | | |
| Level 1 | 6,900 sf | | |
| Level 2 | 9,652 sf | | |

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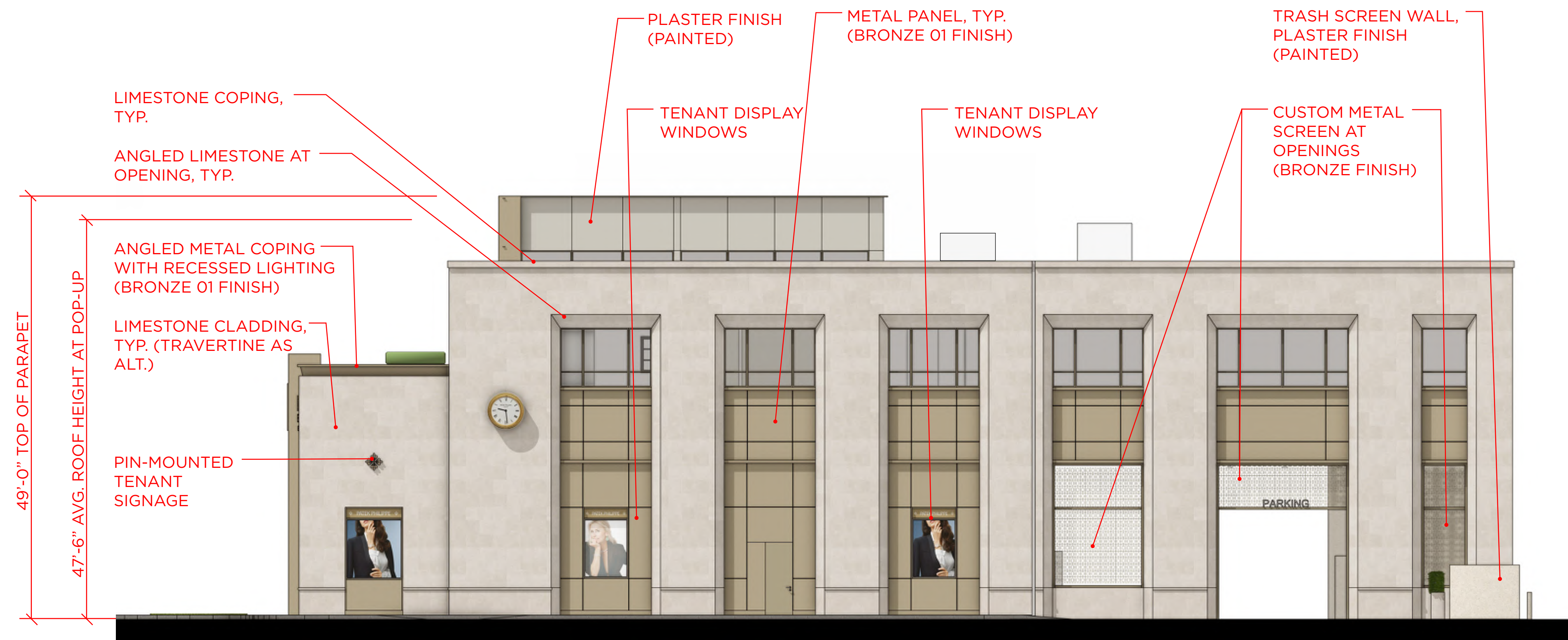
FLOOR PLAN - PROPOSED LEVEL 1



FLOOR PLAN - PROPOSED LEVEL 2

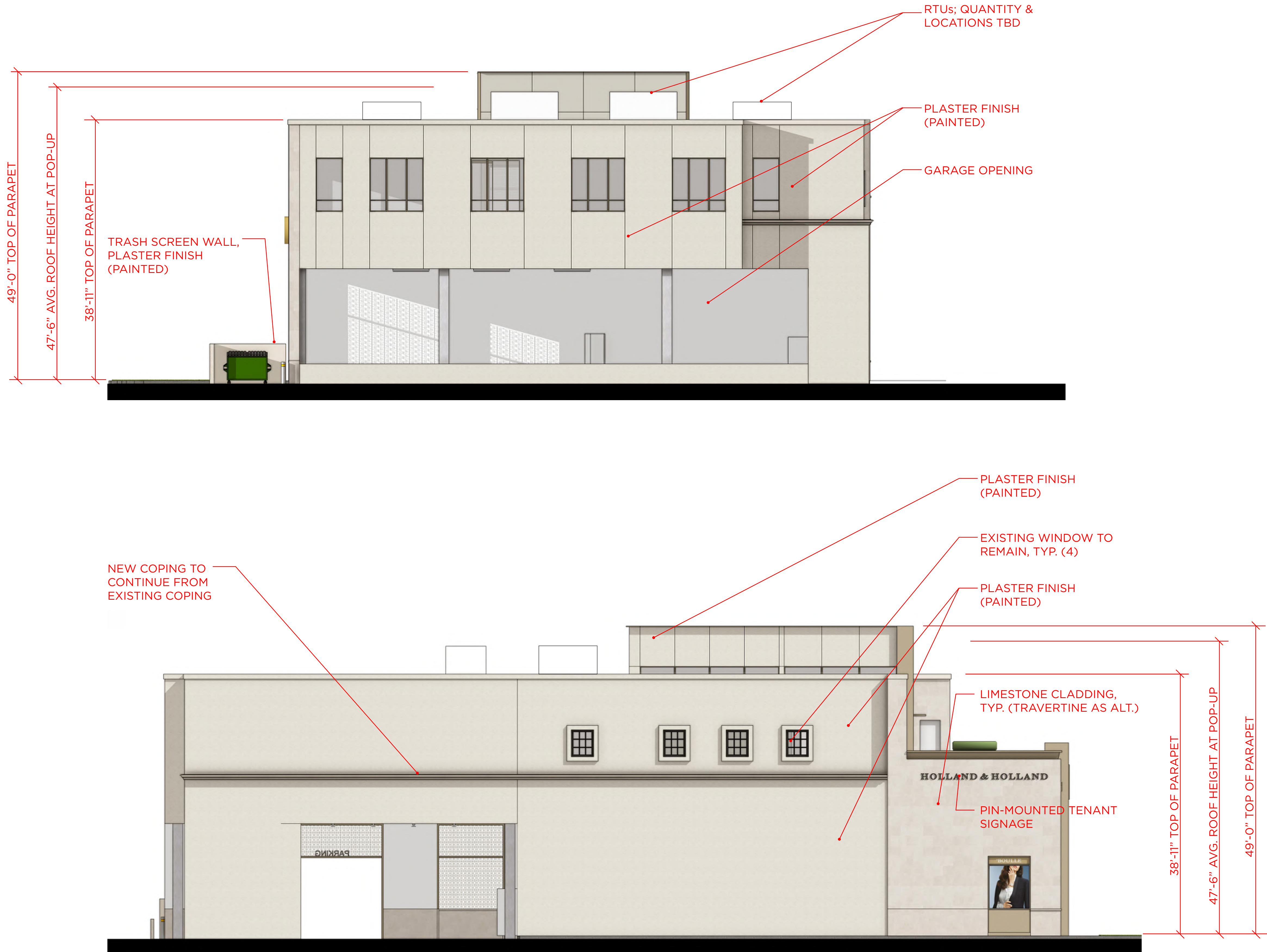


ELEVATIONS



1/8"=1'0" 0' 1' 10' 20'

ELEVATIONS



AERIAL VIEW



- NEW SLOPE ROOF OVER MULTI-FUNCTIONAL ROOM, VAULTED INTERIOR CEILING, 19' AFF AT PEAK POINT
- RAISED PARAPETS
- CLEARSTORY
- EXISTING ROOF, REPLACE OR REPAIR AS NEEDED

NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ENTRY PERSPECTIVE



TERRACE VIEW



FRONT FACADE



STOREFRONT AND SIGNAGE DESIGN



PROPOSED NORTH FACADE

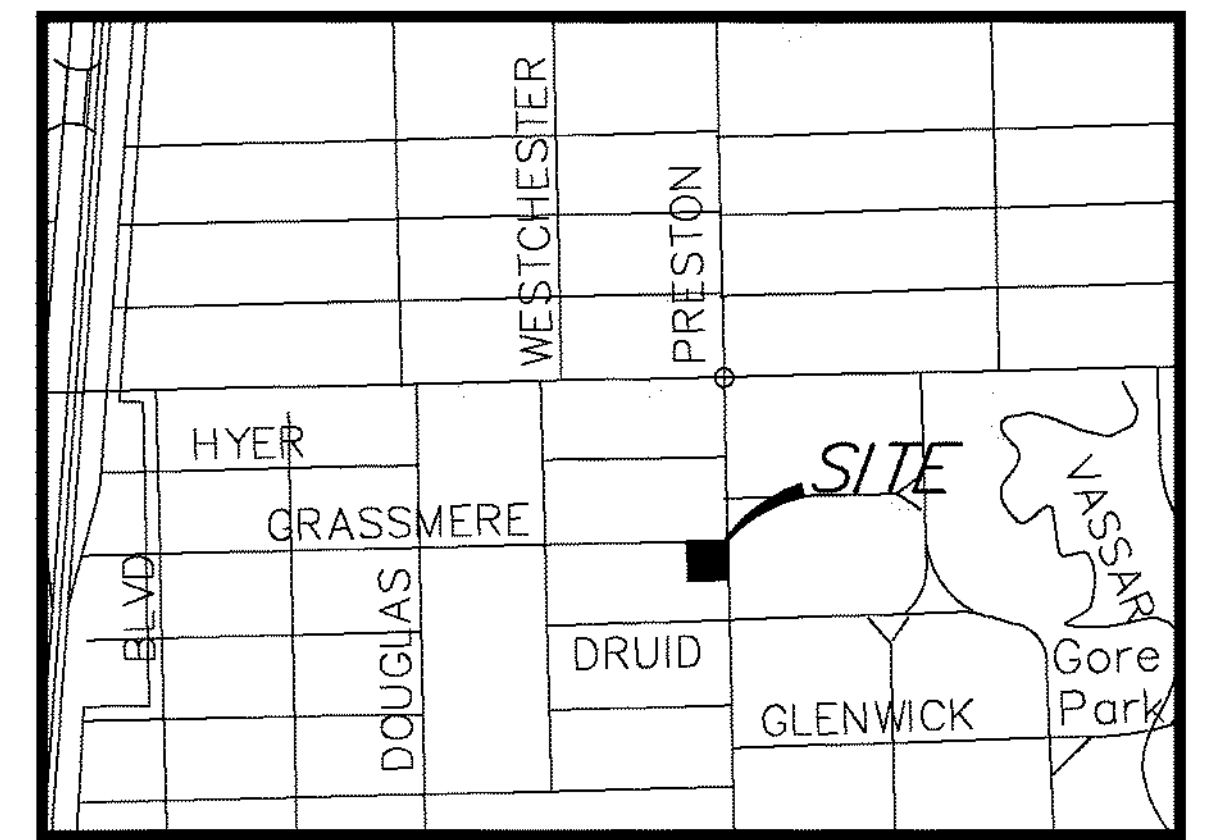
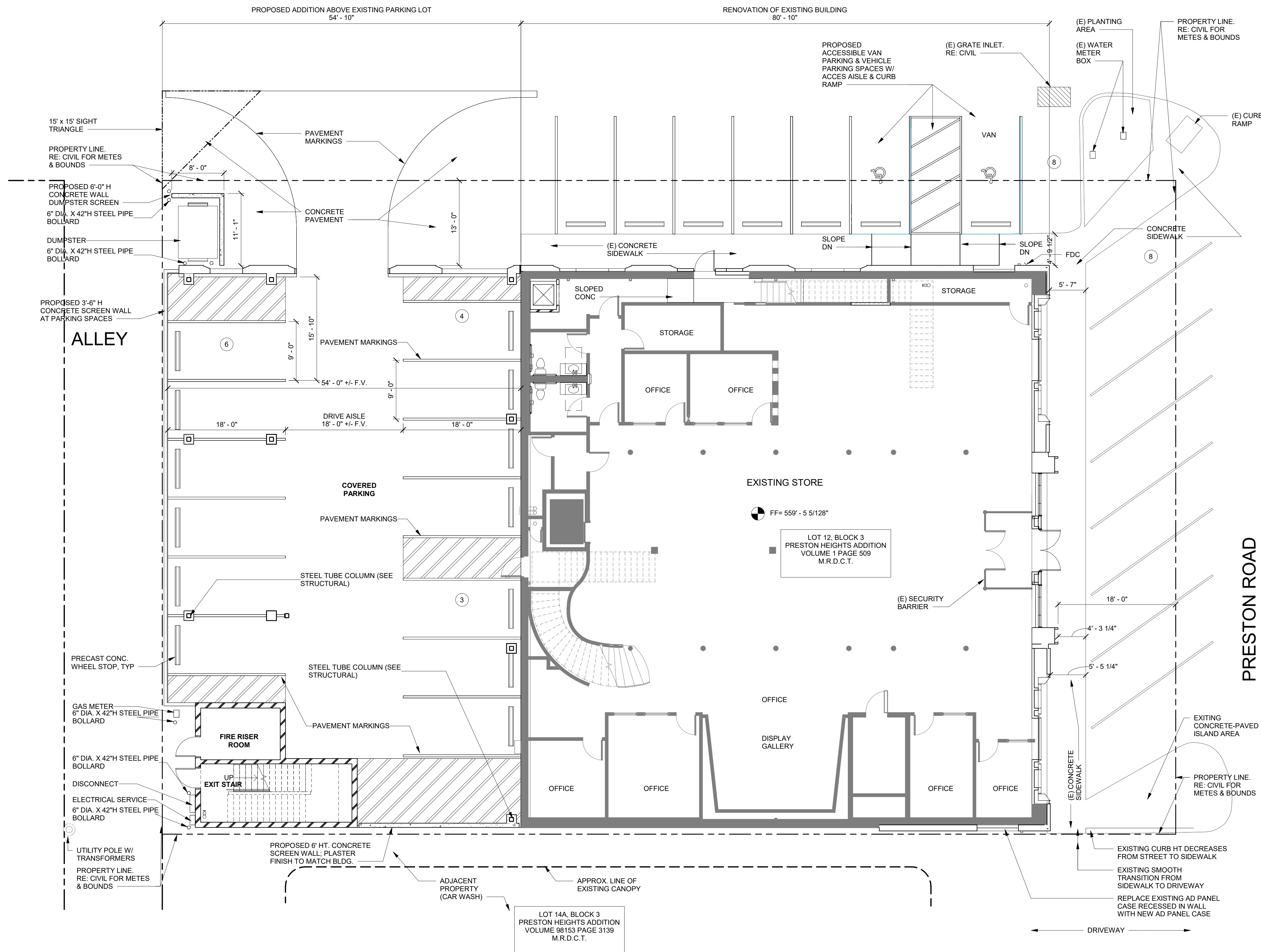


INTERIOR VIEW



DETAIL SITE PLAN

GRASSMERE LANE



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| PROPOSED | | | | | |
|--------------|-----------------|-----------------|-----------------|-----------------|------------------|
| | RETAIL | OFFICE | OPEN GARAGE | ROOF TERRACE | TOTAL |
| LEVEL 2 | 4,054 SF | 4,321 SF | | 1,629 SF | 10,004 SF |
| LEVEL 1 | 5,252 SF | 790 SF | 4,091 SF | | 10,133 SF |
| TOTAL | 9,306 SF | 5,111 SF | 4,091 SF | 1,629 SF | 20,137 SF |

