

	EXISTING/ALLOWED	PROPOSED
GROSS LOT AREA (SF)	21,303 SF	21,303 SF
NET LOT AREA (SF)	9,683 SF	9,683 SF
PARCEL ZONING	C3 DO	D/DMU-TYPE3 PDB DO
BUILDING HEIGHT	90'-0"	54'-0" INCL MECHANICAL
GFAR	MAX 1.4	.09 (APPROX 2,000 SF)
DENSITY	(50) DU/ ACRE (25) ON .49 ACRE SITE	(32.6 DU/ ACRE (16) ON .49 ACRE SITE
BUILDING SETBACKS	-	14'-0" @ BISHOP LN 14'-0" @ GOLDWATER BLVD (19' AVG ON GOLDWATER)

PARKING:	REQUIRED	PROPOSED
BIKE PARKING (1 PER 10 VEHICLES)	(2)	(2)
OPEN SPACE		
PARKING	(1) PER STUDIO (EFFICIENCY UNIT) (16) TOTAL	(16) ON SITE
ACCESSIBLE PARKING	(1) PER 25 (1) TOTAL	(1)
PRIVATE OUTDOOR LIVING SPACE	(60) SF 6'-0" DEPTH	(300) SF AVERAGE 12'-0" X 24'-0"