

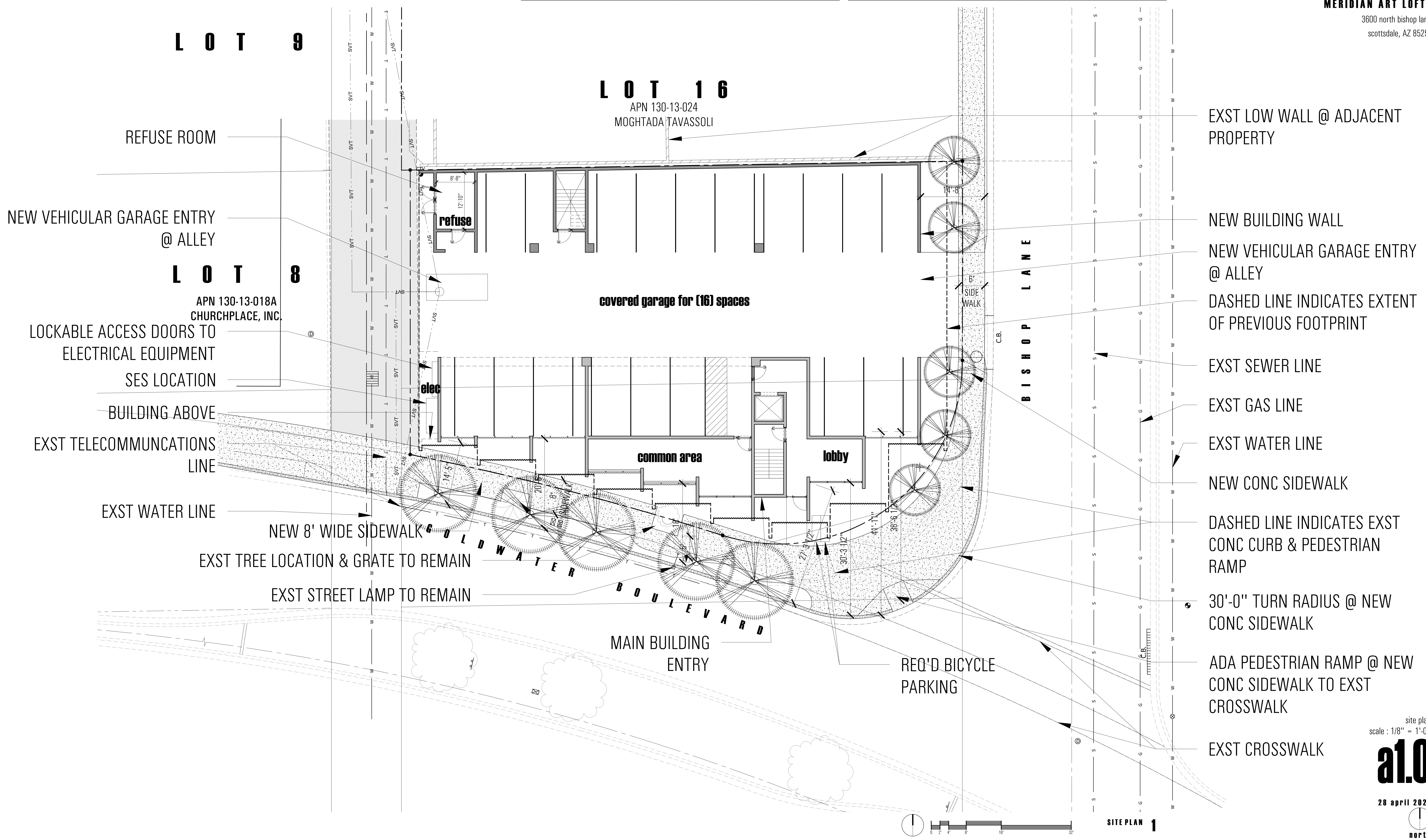
**project data**

	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"	50'-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. (18' AVG ON GOLDWATER)

	REQUIRED	PROPOSED
PARKING:		
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	(348) SF 12'-8" X 27'-6"

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**SITE PLAN 1**









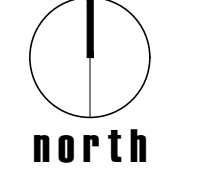
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floor plan  
level 2  
scale : 3/16" = 1'-0"

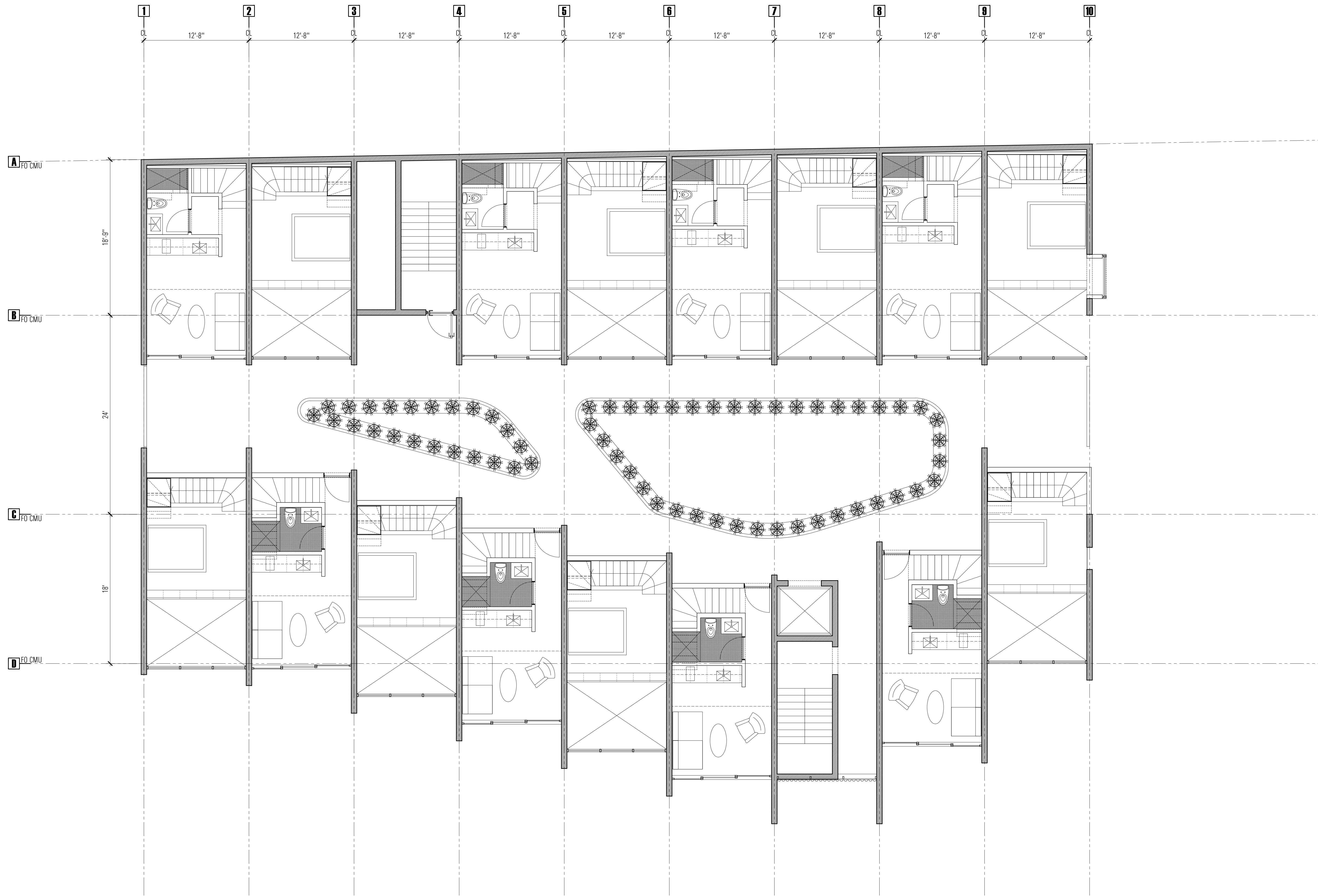
**a21**

16 december 2022



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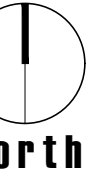
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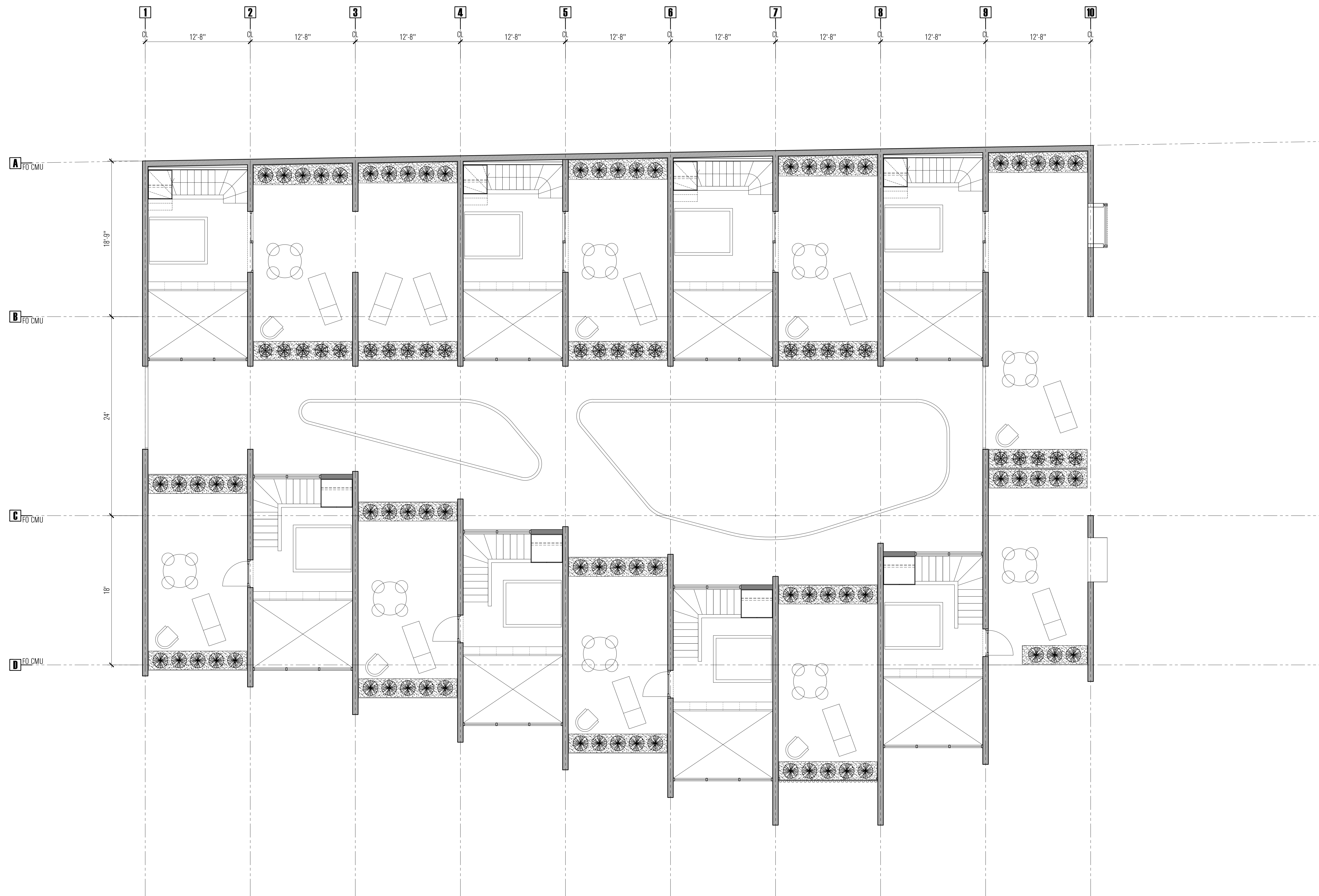
floor plan  
level 3  
scale : 3/16" = 1'-0"

**a2.2**

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floor plan  
level 4  
scale : 3/16" = 1'-0"

**a2.3**

16 december 2022

