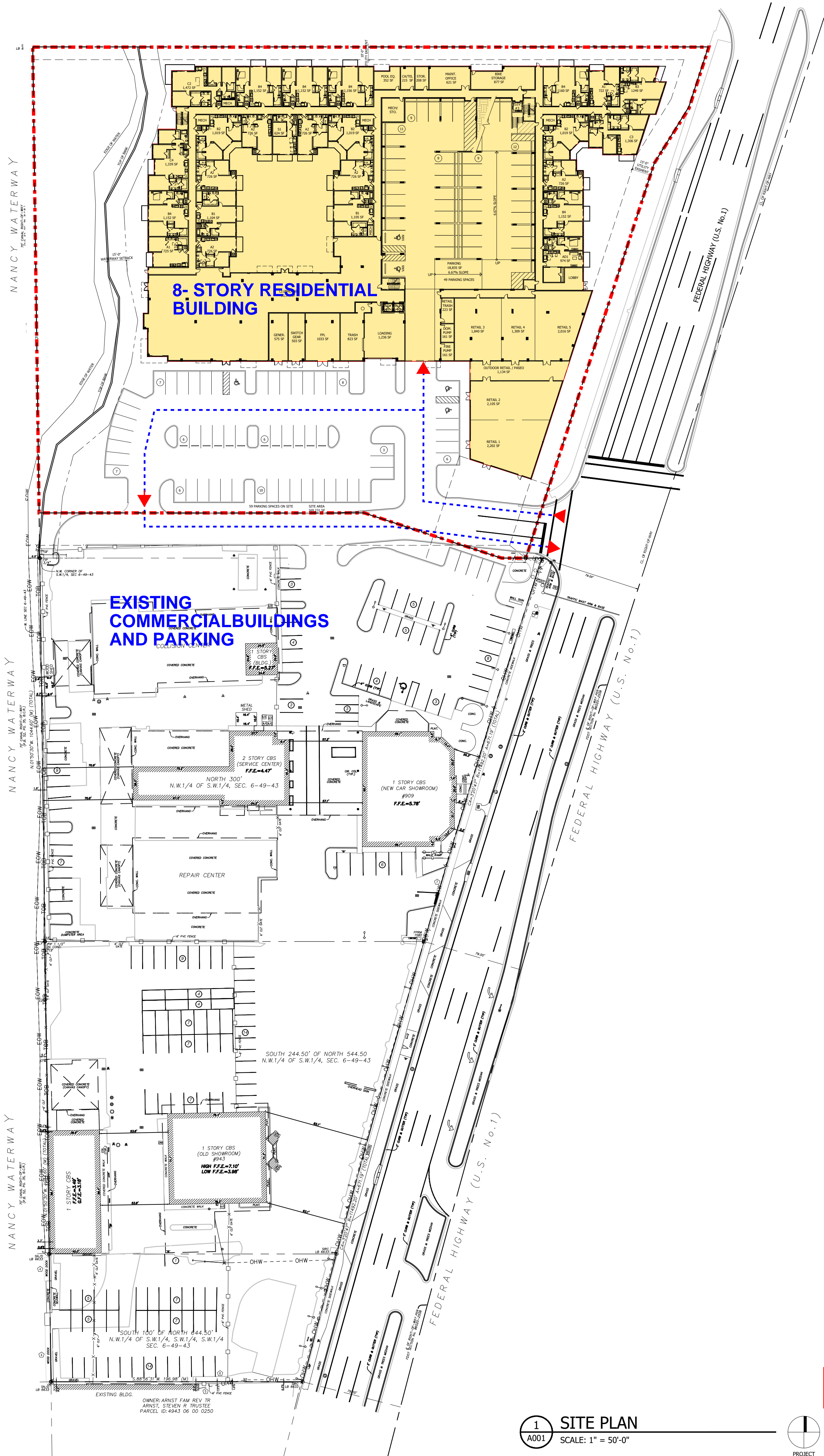


SITE DATA INFORMATION

Zoning Designation:	B-3 (General Business)		
TABLE I			
CONSOLIDATED USE TABLE			
P= Permitted principal use S= Use allowed as a special exception A= Permitted accessory use T= Permitted temporary use			
USE CATEGORY	USE TYPE	PERMITTED	STANDARD
Household Living Uses	Dwelling, multifamily	P	155.4202.A
	Dwelling, mixed use	P	155.4202.H
Eating and Drinking Establishments	Bar or Lounge	P	155.4218.A
	Brewpub	P	155.4218.B
	Restaurant	P	155.4218.E
	Specialty Eating or drinking establishment	P	155.4218.F
Retail Sales and Service Uses - Personal services	Personal services establishment	P	155.4221.K
	Art gallery	P	155.4222.B
	Book or media shop	P	155.4222.D
	Bar and wine store	P	155.4222.N
	Retail sales establishment, large	P	155.4222.Q
	Other retail sales establishment	P	155.4222.S
TABLE II			
INTENSITY AND DIMENSIONAL STANDARDS			
Land Area			
Minimum lot area	10,000 sf		
Minimum lot width	100 ft frontage		
Gross Acre (to CL of ROW)	5.04 acres		
Net acre (within Property lines)	3.88 acres		
Type and Mix of Land Uses			
Multifamily Residential	347 units		
Commercial (retail)	9,472 sf (10,600 sf including paseo)		
Maximum lot coverage			
Provided lot coverage	46%		
Minimum pervious area			
Provided pervious area	20%		
Maximum height (ft)			
Provided height	83'-8" top of roof (8 stories)		
Building setbacks			
	Required	Provided	
Front yard setback	0	15'-0" min.	
Street side yard setback	0	15'-0" min.	
Setback from waterway	15'-0"	15'-0" min.	
Interior side yard setback	0	10'-0" min.	
Rear yard setback	30'-0"	83'-4" min.	
Building gross area calculation			
Ground floor area	58,893		
2nd floor area	52,645		
3rd floor area	52,645		
4th floor area	52,645		
5th floor area	52,645		
6th floor area	52,645		
7th floor area	52,645		
8th floor area	52,645		
Total	427,408 Not including parking, stairs and		
Maximum number of residential units/ Unit Square Footage Size (SF)			
Density	69 du/ acre (347/ 5.04 acre)		
	#of Units	Total SF	Percent
Studio	22	13,728	6%
1 bedroom	121	88,539	35%
2 bedroom	166	185,836	48%
3 bedroom	38	52,032	11%
Total	347	340,135	100%
TABLE III			
MASTER PARKING PLAN			
Parking Required			
(Per Bonus Policies off-street parking reduction 155.4202 A.2.h)			
			Total
Studio	1 space per unit	22x1	22
1 bedroom	1 space per unit	121x1	121
2 bedroom	1 space per unit	166x1	166
3 bedroom	2 space per unit	38x2	76
Guest parking	1 per 5 DU	347/5	69
Commercial (Retail)	1 per 300 sf		36
Total required			490
Parking Provided			
Parking garage	457 spaces (including 9 HC)		
On-site parking	59 spaces (including 3 HC)		
Total provided	516 spaces		



1 SITE PLAN
SCALE: 1" = 50'-0"



PZ25-12000028

10/15/2025



AR 0013087
No: Issue Date
Progress 09/3/2025

DORSKY + YUE
ARCHITECTURE

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SITE PLAN

Job No: DY202515
Date: 8/29/2025
Checked:
Drawn:

A001