

SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING (WEST LOT)	EXISTING (EAST LOT)	PROPOSED (WEST LOT)	PROPOSED (EAST LOT)	TOTAL PROPOSED (WEST LOT + EAST LOT)
ZONING	R-2 / R-3 / C-3	R-3	R-2 / C-3	PD	PD / R-2	PD / R2
LAND USE DISTRICT	LOW & MEDIUM DENSITY MULTIFAMILY RESIDENTIAL / RETAIL COMMERCIAL	MEDIUM DENSITY MULTIFAMILY RESIDENTIAL	RETAIL COMMERCIAL / LOW DENSITY MULTIFAMILY RESIDENTIAL	PLANNED DEVELOPMENT	PLANNED DEVELOPMENT / LOW DENSITY MULTIFAMILY RESIDENTIAL	PLANNED DEVELOPMENT / LOW DENSITY MULTIFAMILY RESIDENTIAL
SETBACKS	FRONT: R-2= 20'-0" / R-3 = 25'-0" / C-3 = 25'.0"	EAST: 7'-0"	EAST: 7'-0"	FRONT (EAST): 25'-1"	EAST: 36'-9"	-
	REAR: 15'-0" & 35'-0"	WEST FROM CCCL: 22'-2"	WEST: 5'-1"	REAR FROM CCCL (WEST): 4'-1"	WEST: 5'-0"	-
	SIDE: 10'-0"	NORTH: 17.5'	NORTH: 87.9'	SIDE (NORTH): 10'-2"	NORTH: 5'-11"	-
	SIDE: 10'-0"	SOUTH: 8.9'	SOUTH: 1'-0"	SIDE (SOUTH): 5'-2"	SOUTH: 18'-1"	-
B.F.E.	-	AE-12, VE-13, VE-14	AE-11, AE-12	AE-12, VE-13, VE-14	AE-11, AE-12	VE-14+2'-0" OF FREEBOARD
FINISHED FLOOR ELEVATION	-	5.67', 5.68' & 5.76' NAVD	4.51' & 4.52' NAVD	17.0' NAVD	4.5' NAVD (GROUND FLOOR)	-
SITE AREA	49,470.00 sq. ft.	20,170.00 sq. ft.	29,300.00 sq. ft.	20,170.00 sq. ft.	29,300.00 sq. ft.	49,470.00 sq. ft.
DENSITY	-	0.46 acres	0.67 acres	0.46 acres	0.67 acres	1.14 acres
BUILDING FOOTPRINT/ COVERAGE	-	9,261.69 sq. ft.	5,076.46 sq. ft.	13,403.36 sq. ft.	20,343.81 sq. ft.	33,747.17 sq. ft.
BUILDING HEIGHT/ FLOORS	-	BUILDING #1 = 2-STORY (21' TO ROOF TOP) BUILDING #2 = 2-STORY (26' TO ROOF TOP) BUILDING #3 = 2-STORY (21' TO ROOF TOP)	BUILDING #1 = 2-STORY (31' TO ROOF TOP) BUILDING #2 = 1-STORY (14' TO ROOF TOP)	54'-0" ABOVE FREEBOARD TO ROOF DECK 63'-0" ABOVE GRADE TO ROOF DECK	PD = 28'-0" R-2 = 0'-0"	88'-0" ABOVE FREEBOARD TO ROOF 76'-0" ABOVE FREEBOARD TO ROOF DECK
FLOOR AREA RATIO (FAR)	74,205.00 Max. 1.50 Max. 150.00% Max.	-	-	-	-	58,668.00 sq. ft. 1.19
IMPERVIOUS SURFACE RATIO (ISR)	34,629.00 Max. 0.70 Max. 70.00% Max.	-	-	0.76 75.82%	0.66 65.92%	0.70 69.96%
LANDSCAPE & GREEN SPACE	LANDSCAPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 106 ARTICLE II	-	-	15,292.51 sq. ft. 0.30 29.72%	19,314.53 sq. ft. 0.34 34.08%	34,607.04 sq. ft. 0.32 32.30%
VEHICULAR & PEDESTRIAN USE	-	-	-	5,994.31 sq. ft. 70.28%	9,985.47 sq. ft. 65.92%	15,979.78 sq. ft. 67.70%
PARKING SPACES (P.S.)	<p>TEMPORARY LODGING = 1 PARKING SPACE PER UNIT + 1 PER 5 56 P.S. + 1 P.S. + 11 PS. 68 P.S.</p> <p>ANCILLARY USE = 50 % OF REQUIRED PRKG. = 34 P.S.</p> <p>RETAIL & SERVICE (6,000 S.F.) = 1 P.S. PER 300 S.F. OF G.F.A 20 P.S.</p> <p>TOTAL OF 122 P.S. REQUIRED</p> <p>BICYCLE CREDIT =1 PER 1 UP TO 3</p> <p>1 HDCP PARKING SPACE REQUIRED PER 25 PARKING SPACES</p>	16 PARKING SPACES	73 PARKING SPACES	<p>10 PARKING SPACES (STANDARD P.S. 9'x18')</p> <p>3 HDCP PARKING SPACES (STANDARD HDCP 17'x18')</p> <p>6 BICYCLE PARKING SPACES (3 CREDITS)</p> <p>4 MOTORCYCLE SPACES (STANDARD P.S. 5'x10')</p>	<p>110 PARKING SPACES (STANDARD P.S. 9'x18')</p> <p>2 HDCP PARKING SPACES (STANDARD HDCP 17'x18')</p>	<p>120 PARKING SPACES (STANDARD P.S. 9'x18')</p> <p>5 HDCP PARKING SPACES (STANDARD HDCP 17'x18') TOTAL OF 125 P.S.</p> <p>6 BICYCLE PARKING SPACES = 3 CREDITS (3 P.S.)</p> <p>4 MOTORCYCLE SPACES (STANDARD P.S. 5'x10') = 2 CREDITS (2 .P.S.)</p> <p>130 TOTAL P.S PROVIDED (REQ'D 122 P.S.)</p>

NOTE: REDEVELOPMENT REGULATIONS PRESERVE SIDE & REAR YARD SETBACKS AND DENSITY FRONT YARD NOTED ABOVE.