



SENIOR BUILDING - LOT A	MATTER-OF-RIGHT REQUIRED	PROPOSED
PARCEL SQUARE	5348 LOTS 1-8, (NEW LOT A)	
ZONING	R-5-A	
LOT AREA (sf)	PER BZA	142,912.84
BUILDING FOOTPRINT (sf)	-	49,403
LOT OCCUPANCY	40% MAX	34.5%
BUILDING HEIGHT	40 FT (3 STORIES)	40 FT (3 STORIES)
NUMBER OF RESIDENTIAL UNITS	-	178
F.A.R. (FLOOR AREA RATIO)	0.9 FAR (1.08 W/ IZ BONUS DENSITY)	1.08
NUMBER OF PARKING SPACES	1 PER UNIT FOR MULTI-FAMILY OR 1 PER EVERY 6 Dus FOR ELEDERLY	120
NUMBER OF BIKE SPACES	1 PER 3 UNITS	59 (1 PER 3) + 6 VISITOR SPACES
LOADING BERTH LENGTH (ft)	55'	55 FT
LOADING PLATFORM AREA (sf)	200	200 (INTERNAL)
NUMBER OF DELIVERY/LOADING SPACES	1 (10FT W x 20FT L x 10FT H)	1 (10FT W x 20FT L x 10FT H)
CLOSED COURT - WIDTH	4" PER 1' HEIGHT OF COURT, BUT NOT LESS THAN 15'	VARIABLE FROM 40' TO 186'
CLOSED COURT - AREA	TWICE THE WIDTH OF COURT, BUT NOT LESS THAN 350 SF	15,971
REAR YARD	20 FT	80 FT
SIDE YARD	3 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET	40.5 FT
GREEN AREA RATIO	0.4	0.4
ROOF STRUCTURES	MECHANICAL ONLY - SEE ROOF PLAN	

*SEE FORM 135 - ZONING SELF CERTIFICATION SHEET FOR EACH NEW INDIVIDUAL ROW HOME LOTS B-V