

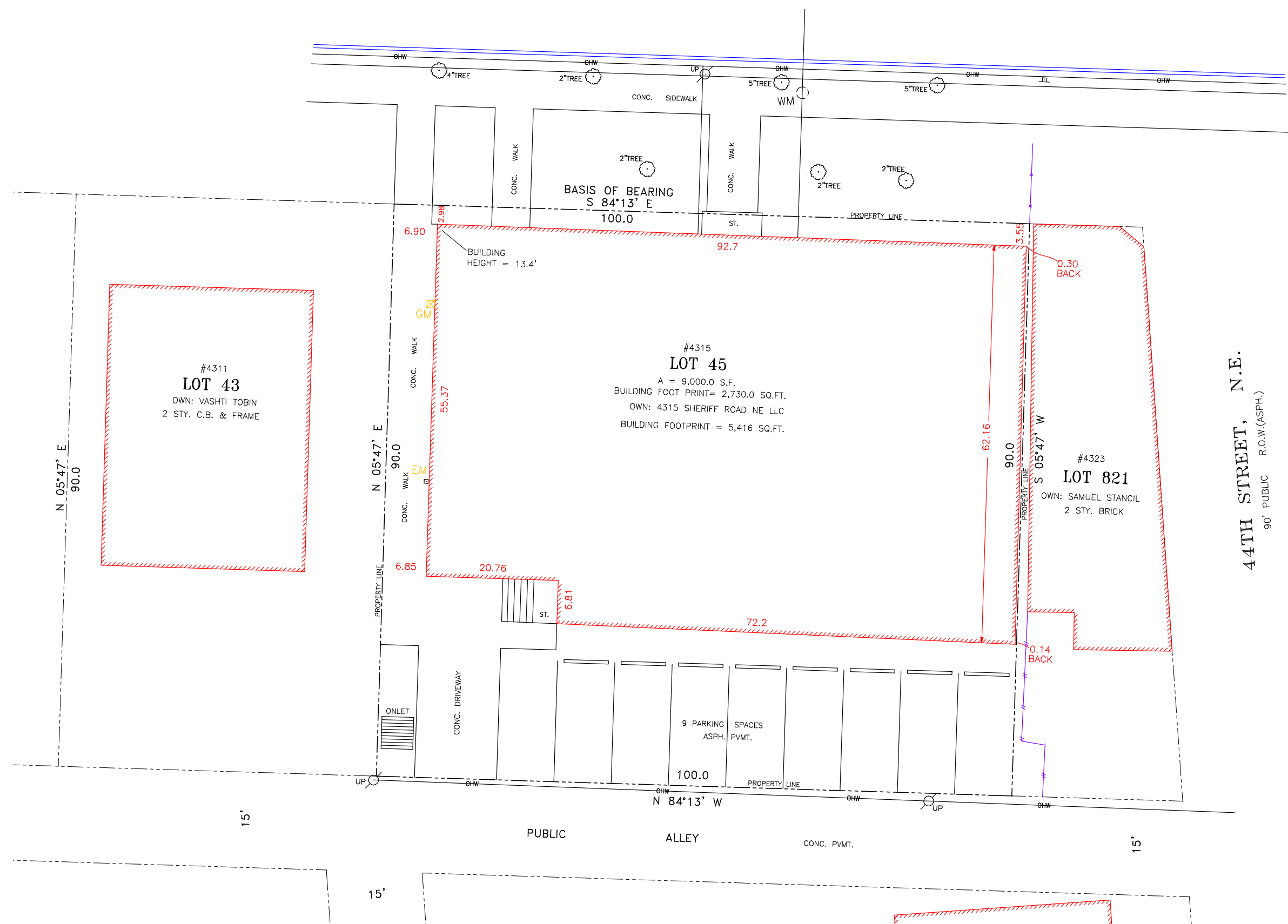


MAMATOTO VILLAGE

BOARD OF ZONING ADJUSTMENT (BZA) SUBMISSION - NOVEMBER 17, 2025

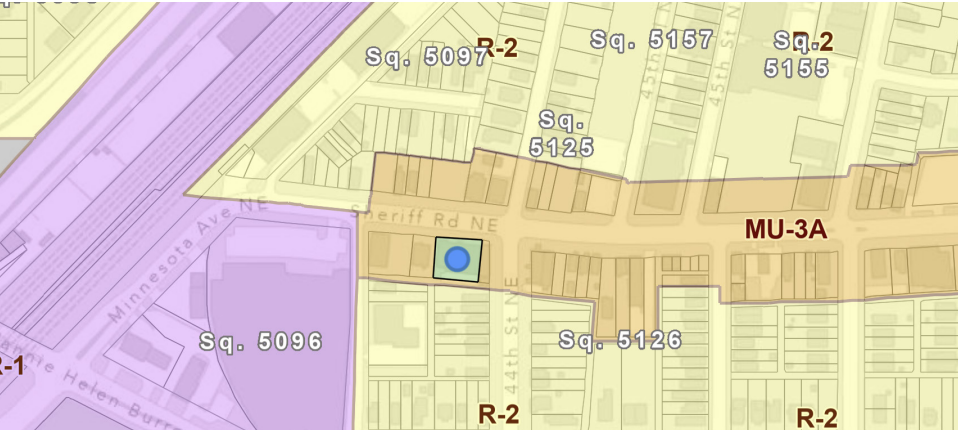
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SURVEY



ZONING INFORMATION

ZONING MAP



LOCATION MAP



	MU-3A	PROJECT: PROPOSED
PROPOSED USE	OFFICE/MEDICAL CARE	OFFICE/MEDICAL CARE
LOT CONTROL		LOT 45, SQUARE 5096
HEIGHT	40', 3 STORIES	36', 3 STORIES
PENTHOUSE HEIGHT	12' (HABITABLE); 15' MECHANICAL	12'-15'
GROSS FLOOR AREA (Excluding PENTHOUSE)	9,000 SQFT	17,692 SQ.FT
PROGRAM AREA		12,395 SQFT
CORE & CORRIDOR AREA		5,297 SQFT
FLOOR AREA RATIO (FAR)	1.0	1.96
FLOOR AREA RATIO (PROGRAM)		1.37
FLOOR AREA RATIO (CORE/CORRIDOR)		0.59
PENTHOUSE AREA		1,295 SQ.FT
FLOOR AREA RATIO (PENTHOUSE)		0.30
GREEN AREA RATIO	0.3	NO CHANGE
REAR YARD	20'	20'
SIDE YARD	If provided, 2' per ft. of height; min. 6'	6.85' min (complies)

PARKING REQUIREMENTS - TABLE C § 701.5: PARKING REQUIREMENTS

USE CATEGORY	MINIMUM NUMBER OF VEHICLE PARKING SPACES	CALCULATION	REQUIRED	PROVIDED	
OFFICE	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.	14,929 – 3000 / 1000 * 0.5	6	6	
MEDICAL CARE	1 per 1,000 sq ft in excess of 3,000 sq ft	6,108 – 3000 / 1000 * 1	3	3	
		TOTAL	9	9	

LOADING BERTHS AND SERVICE/DELIVERY SPACES (TABLE C § 901.1: LOADING BERTHS AND SERVICE/DELIVERY SPACES)

		MIN. REQUIRED	PROVIDED	
LOADING BERTH (12'X30'X14' CLEAR)	Office < 20,000 sq ft; Medical Care < 30,000 sq ft	0	1	

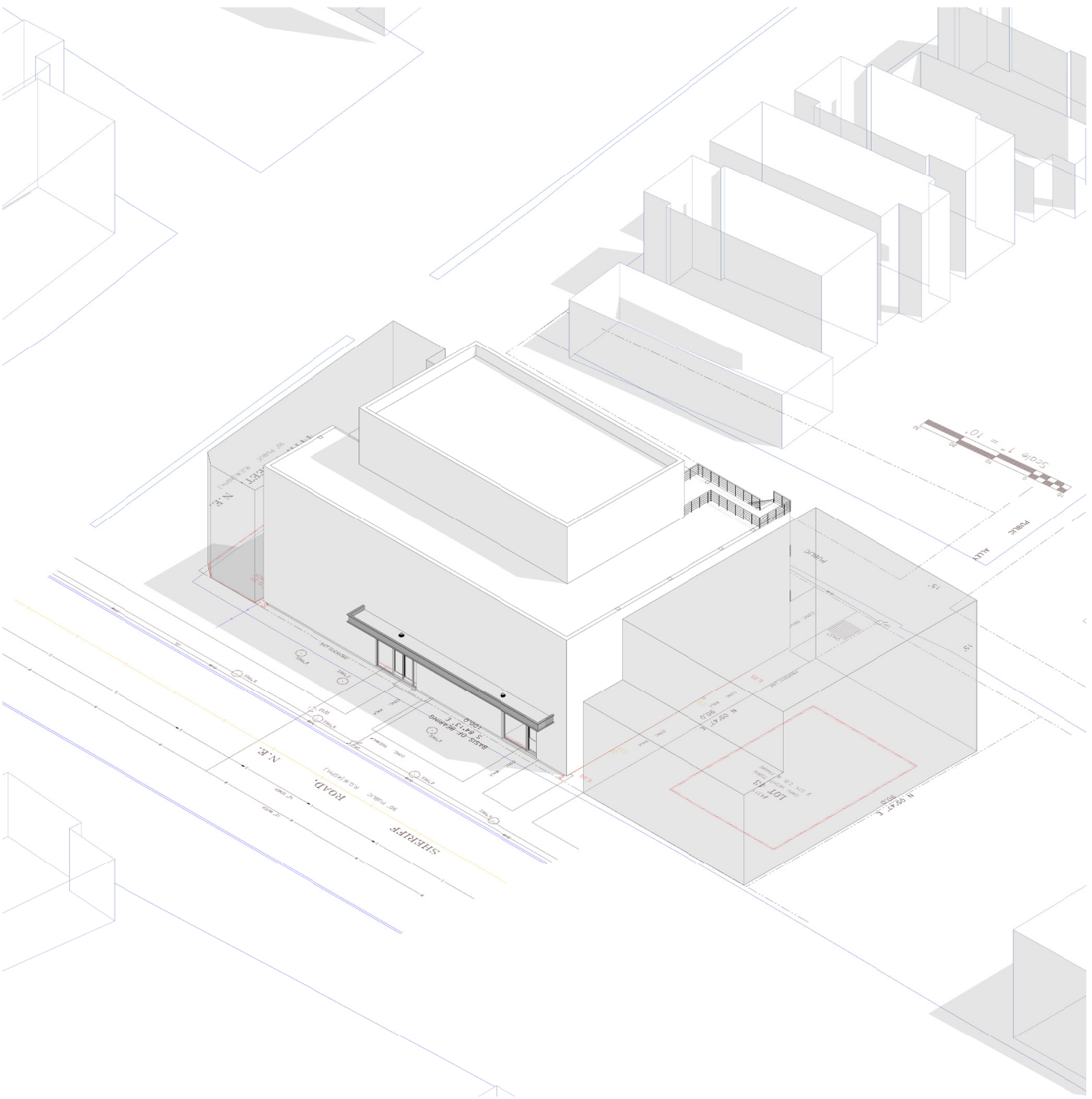
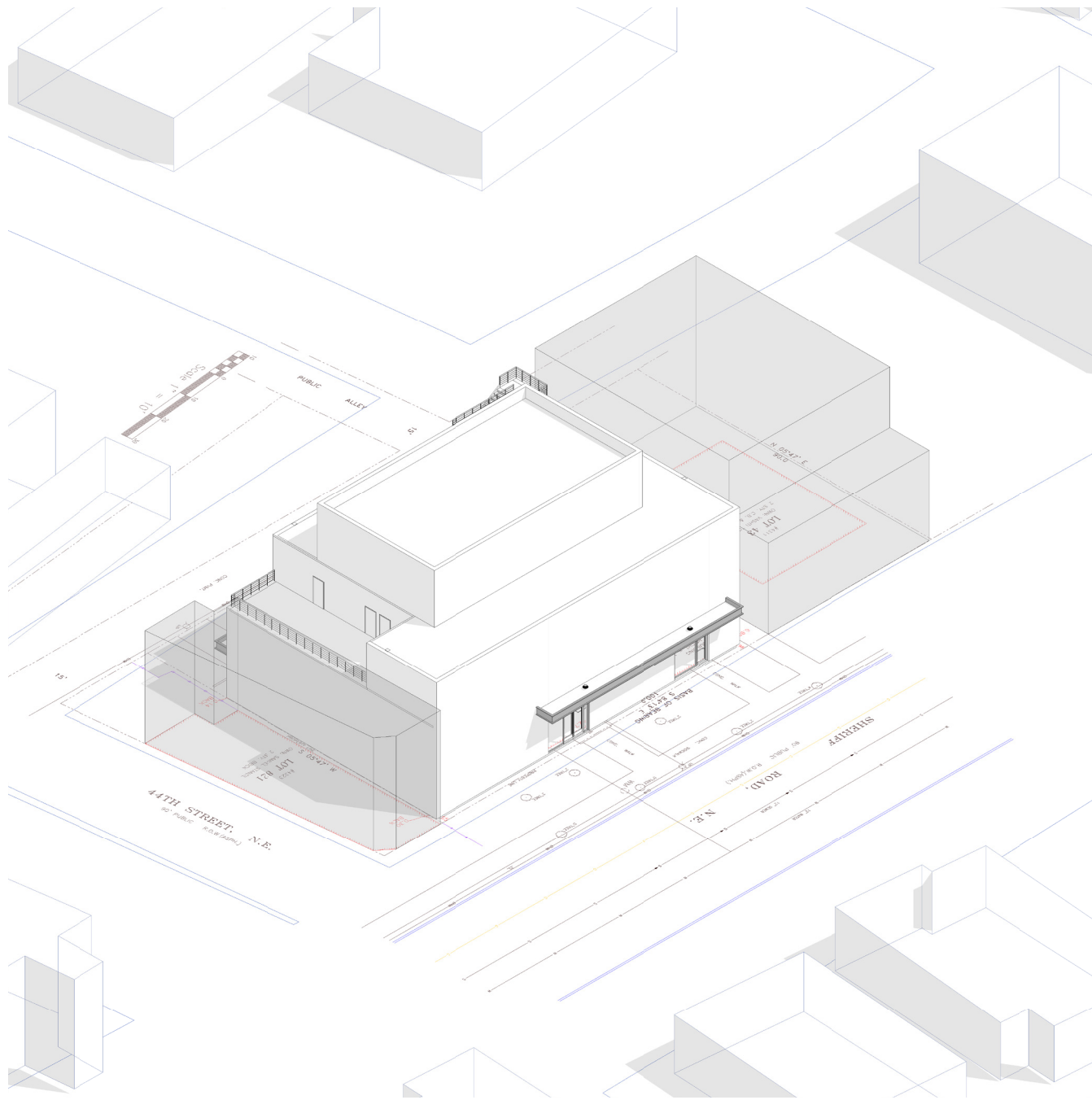
MINIMUM NUMBER OF BICYCLE PARKING SPACES. TABLE C § 802.1: MINIMUM NUMBER OF BICYCLE PARKING SPACES

		MIN. REQUIRED	PROVIDED	
OFFICE				
LONG TERM	1 PER 2,500 SQFT	6	0	
SHORT TERM	1 PER 40,000 SQFT	0	0	
MEDICAL CARE				
LONG TERM	1 PER 10,000 SQFT	2	0	
SHORT TERM	1 PER 40,000 SQFT	0	0	
		TOTAL	8	0

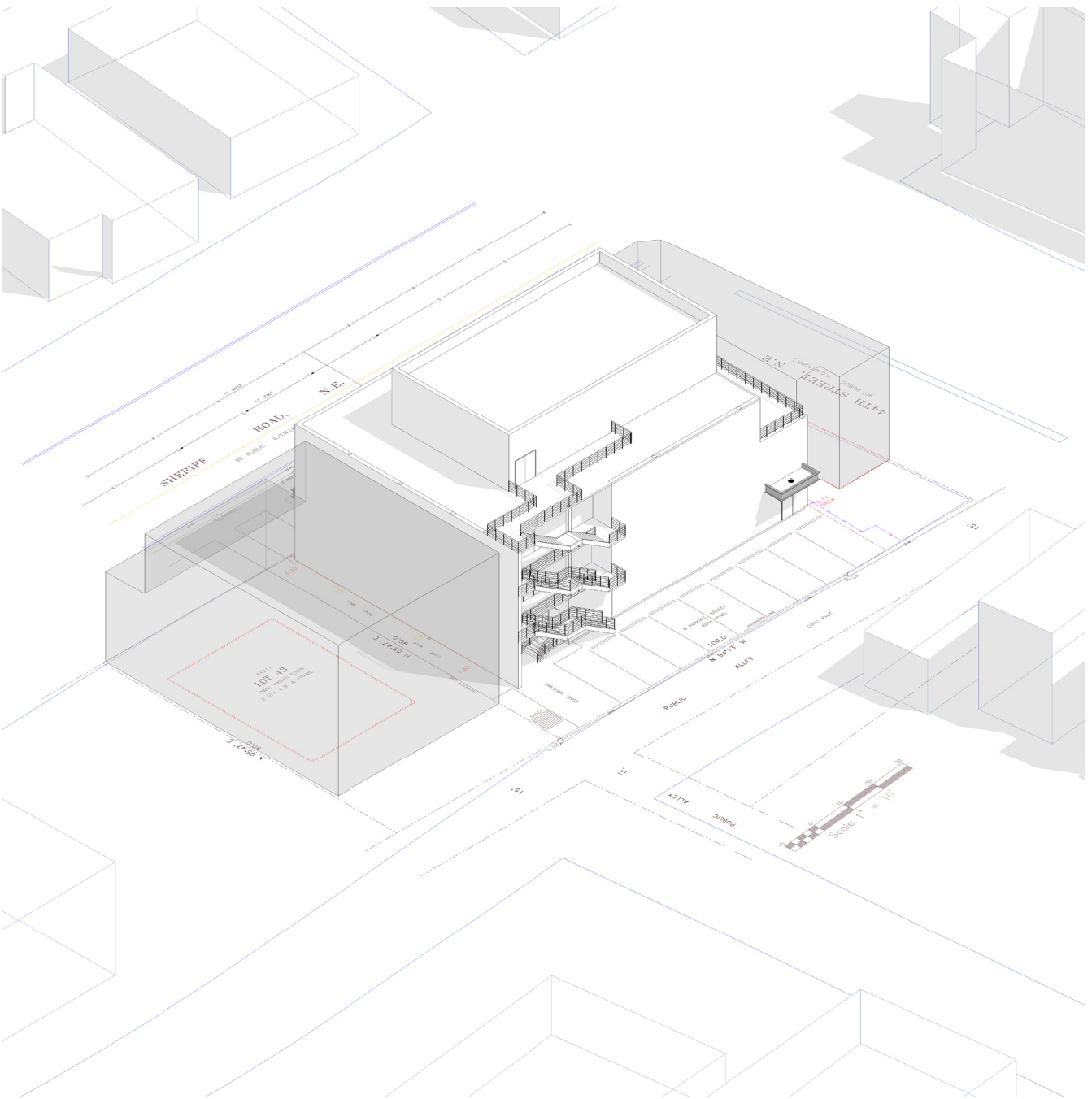
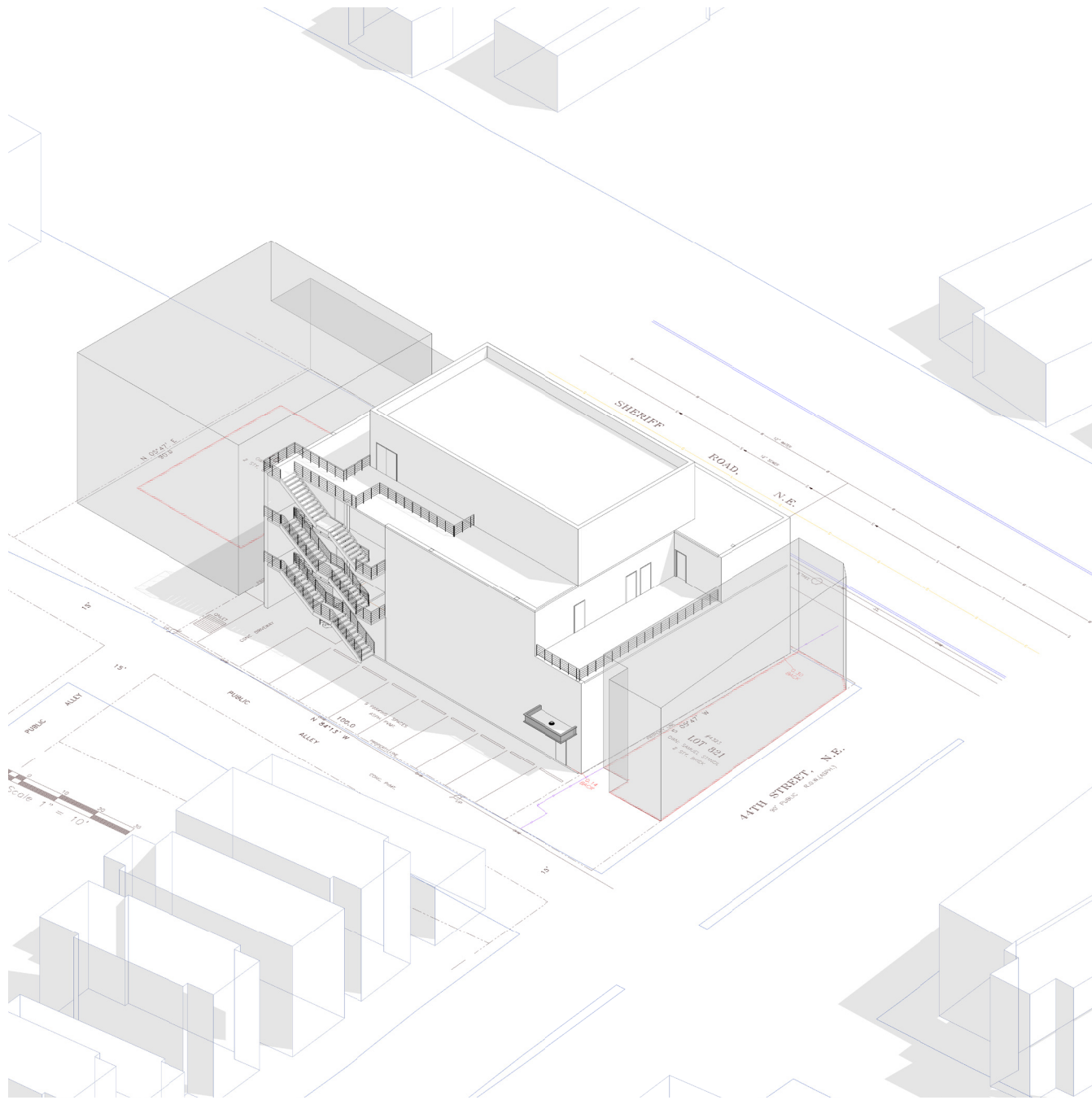
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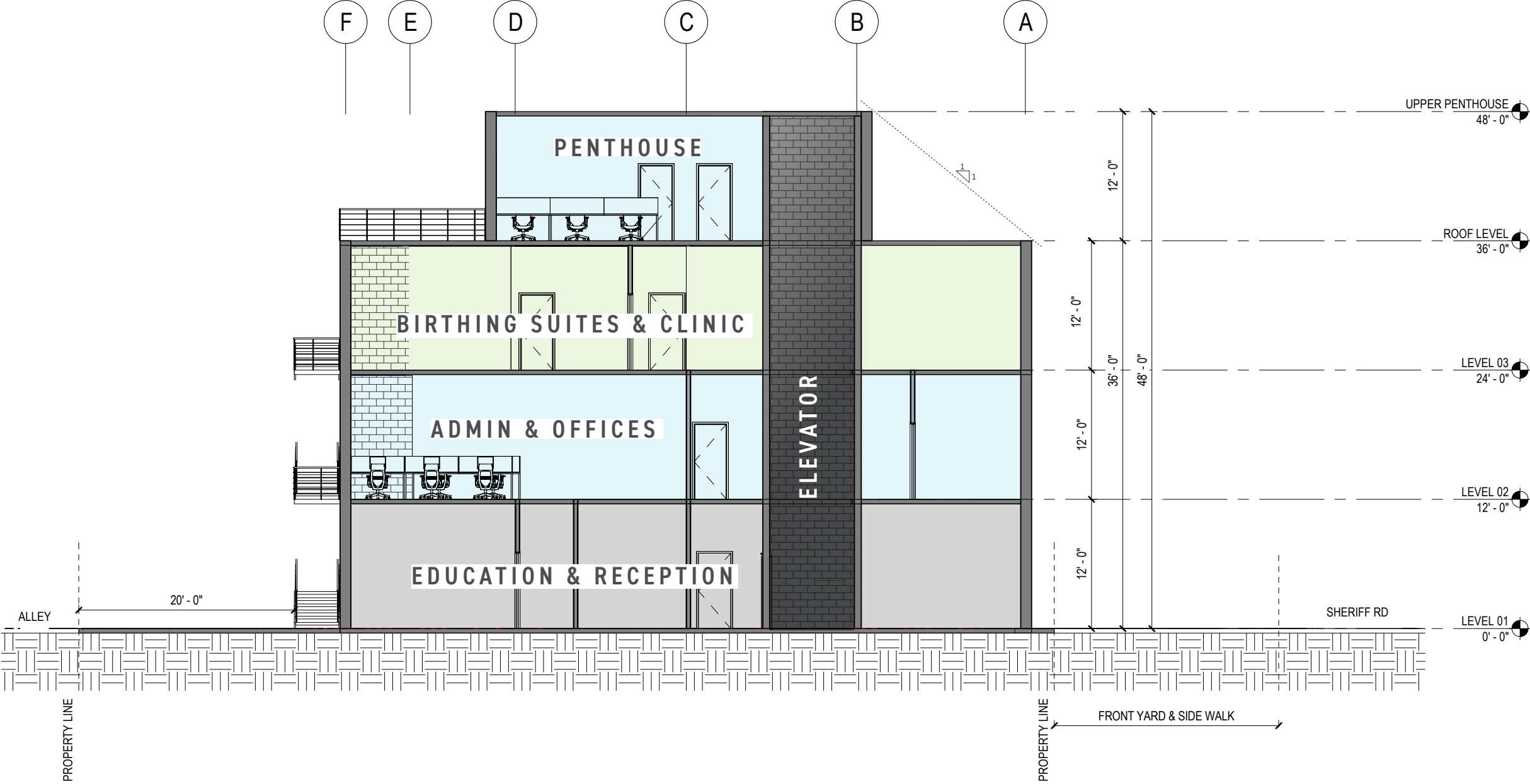
MASSING DIAGRAM



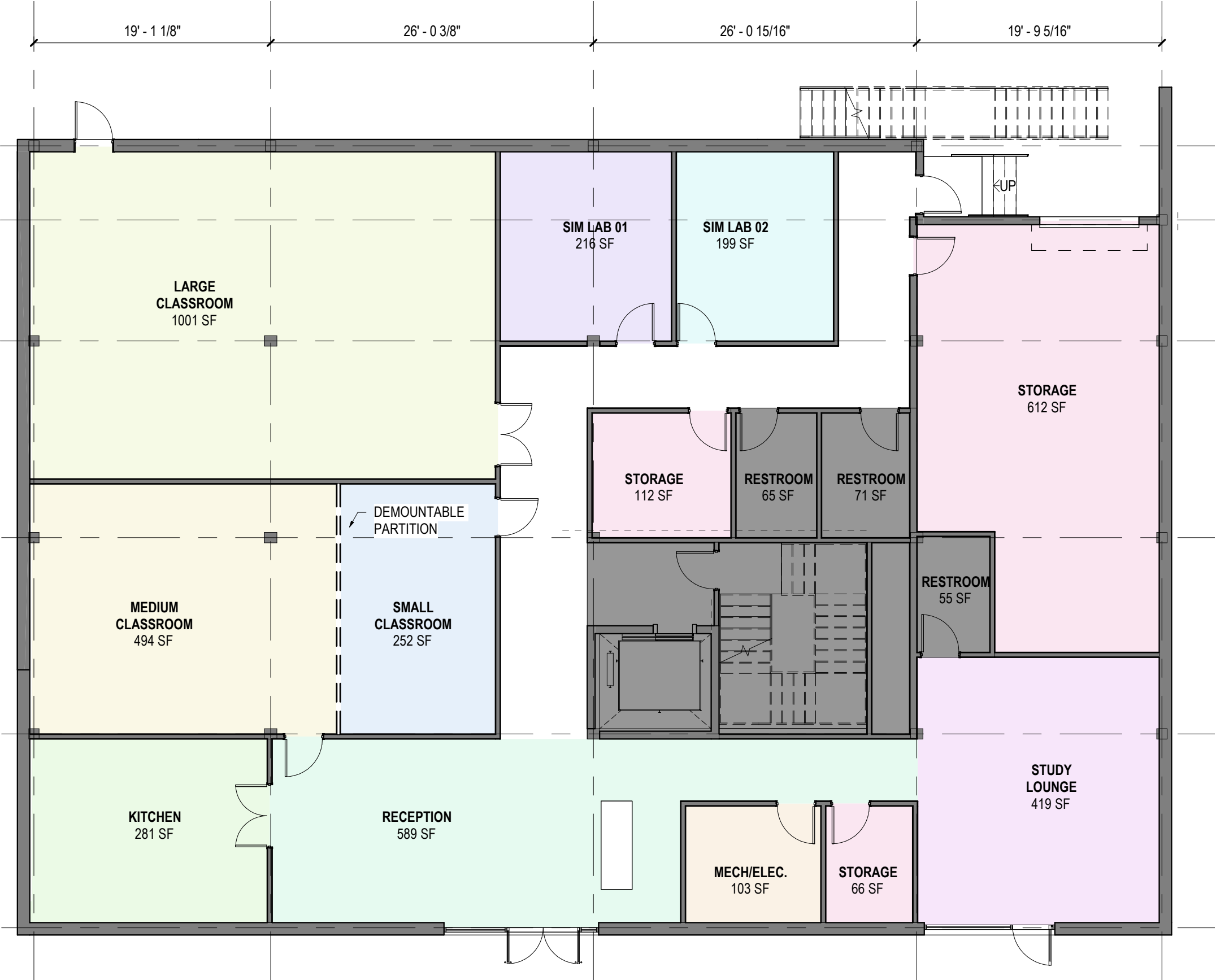
MASSING DIAGRAM



BUILDING SECTION



LEVEL 01

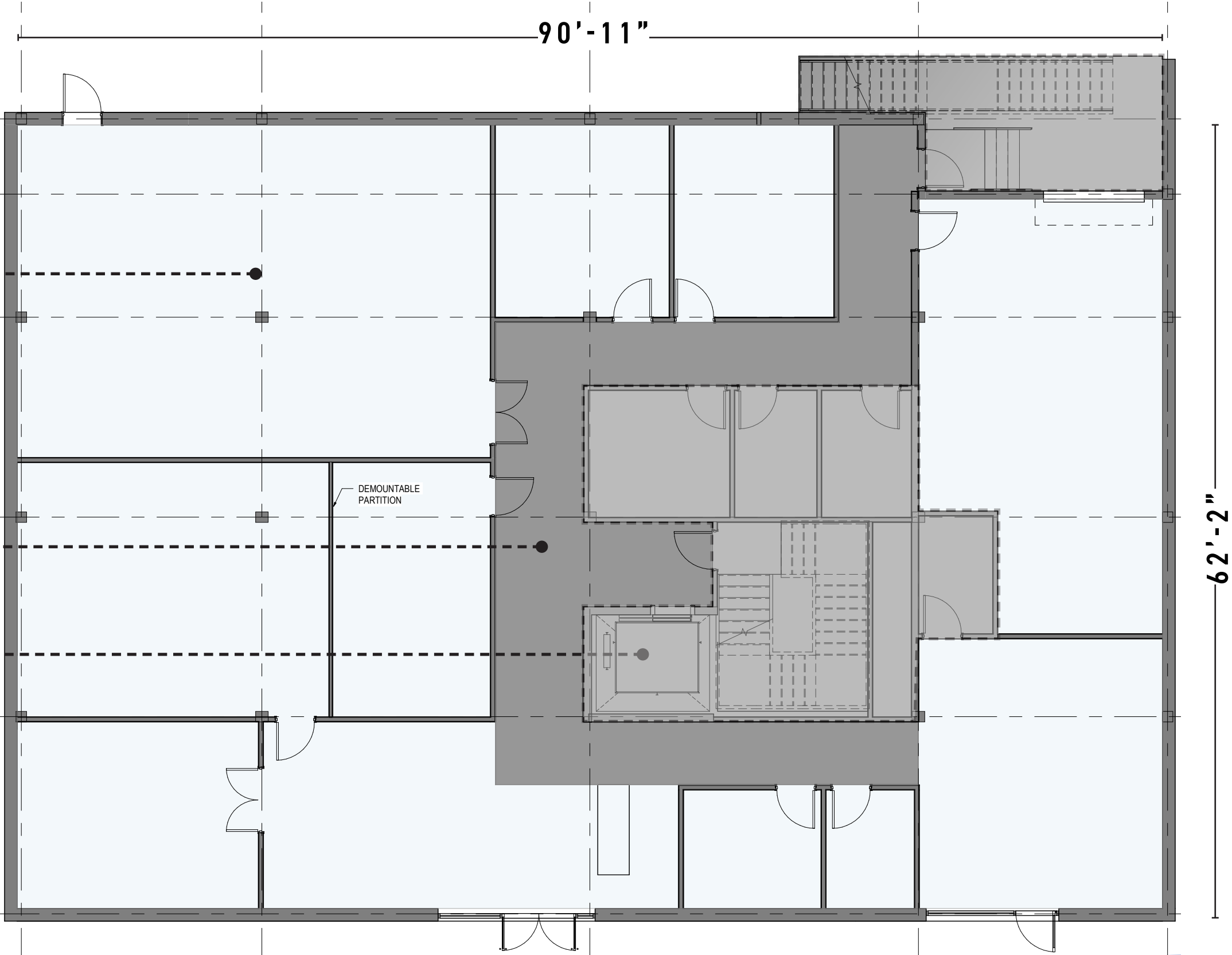


LEVEL 01 - USABLE AREA DIAGRAM

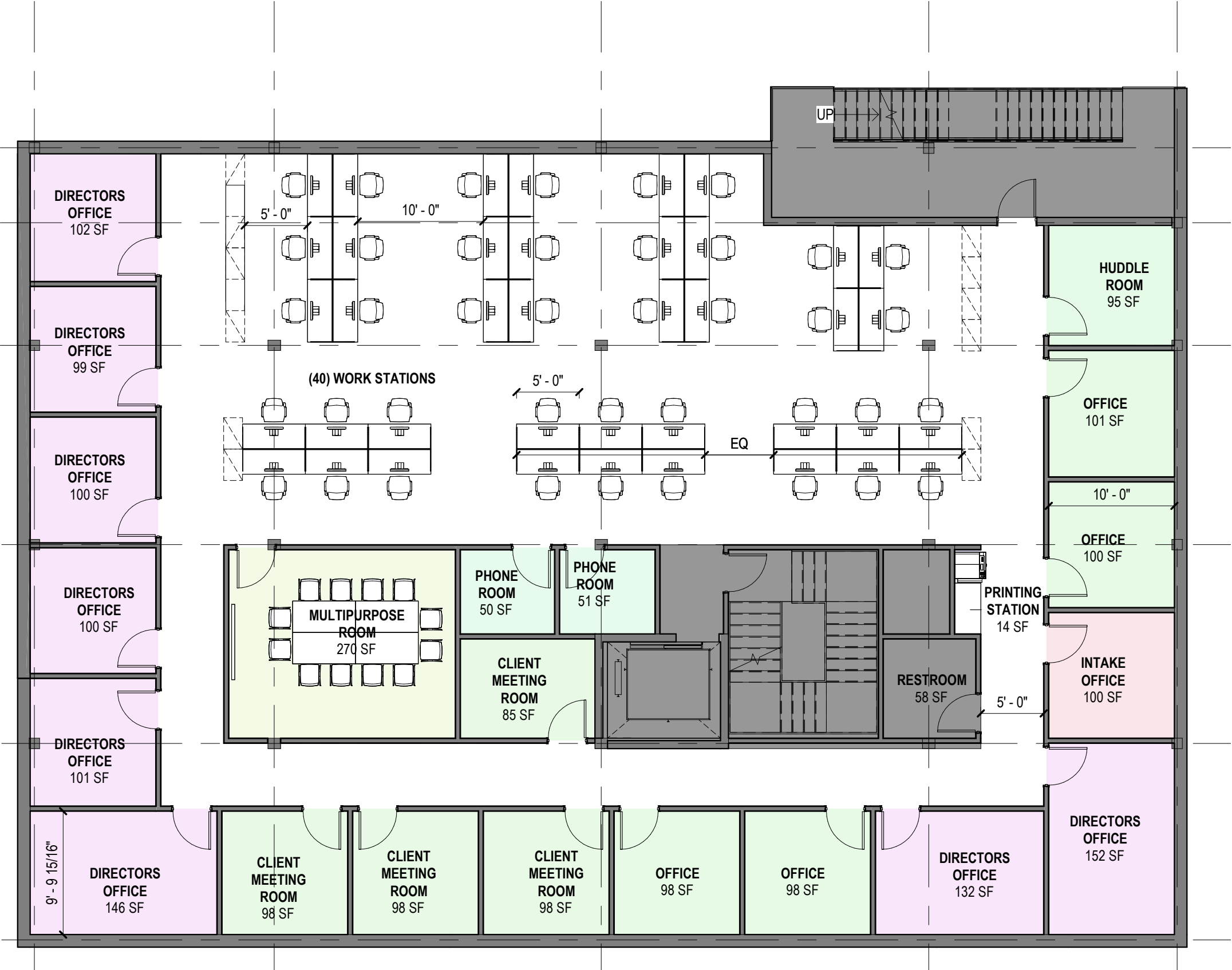
USABLE AREA
4,439 SF

CORE + CORRIDOR
1,655 SF - 27% OF SITE

CORE
957 SF - 16% OF SITE



LEVEL 02



15

0

15'

30'

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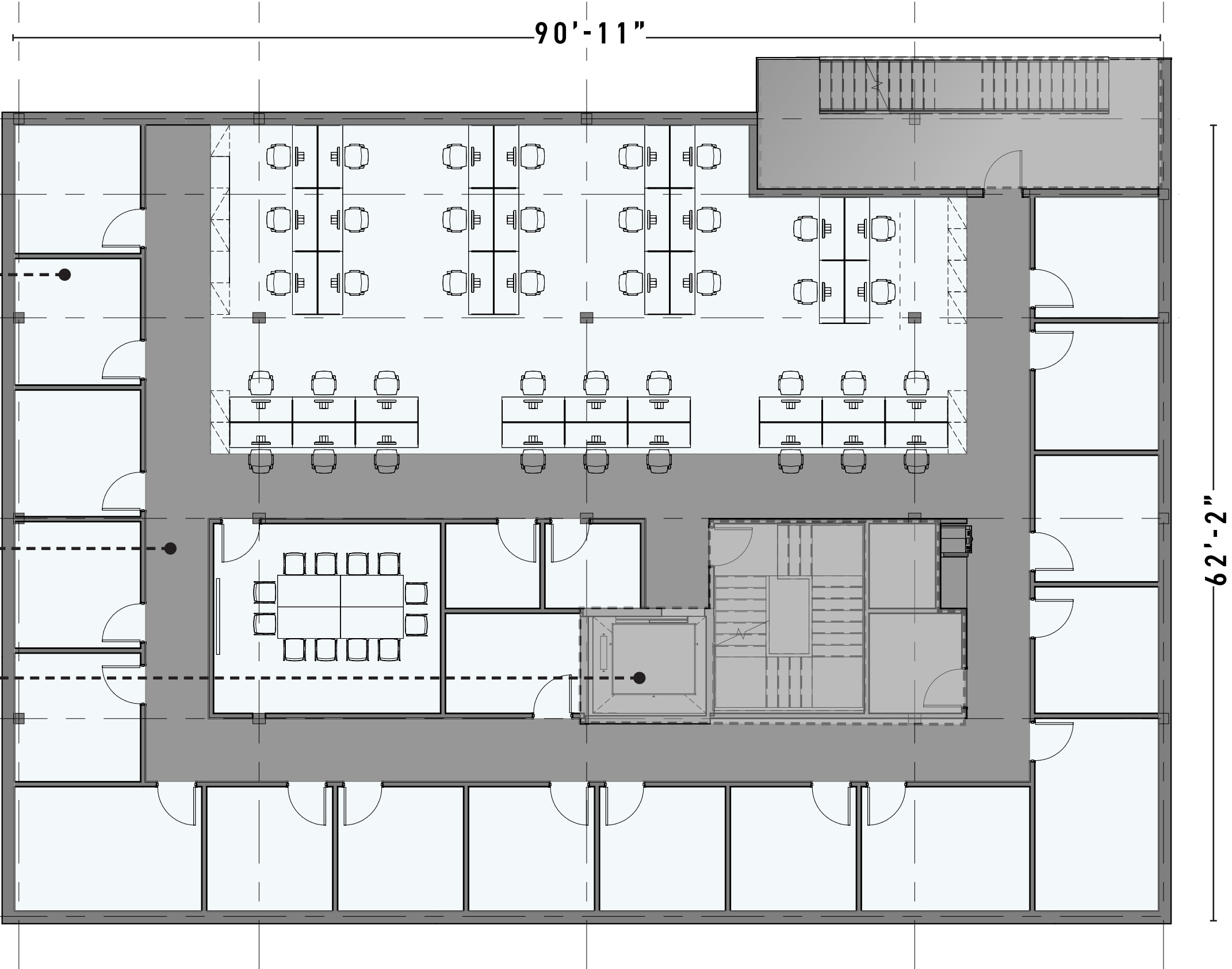
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LEVEL 02 - USABLE AREA DIAGRAM

USABLE AREA
4,208 SF

CORE + CORRIDOR
1,900 SF - 31% OF SITE

CORE
767 SF - 13% OF SITE



LEVEL 03



17

0

15'

30'

MAMATOTO VILLAGE

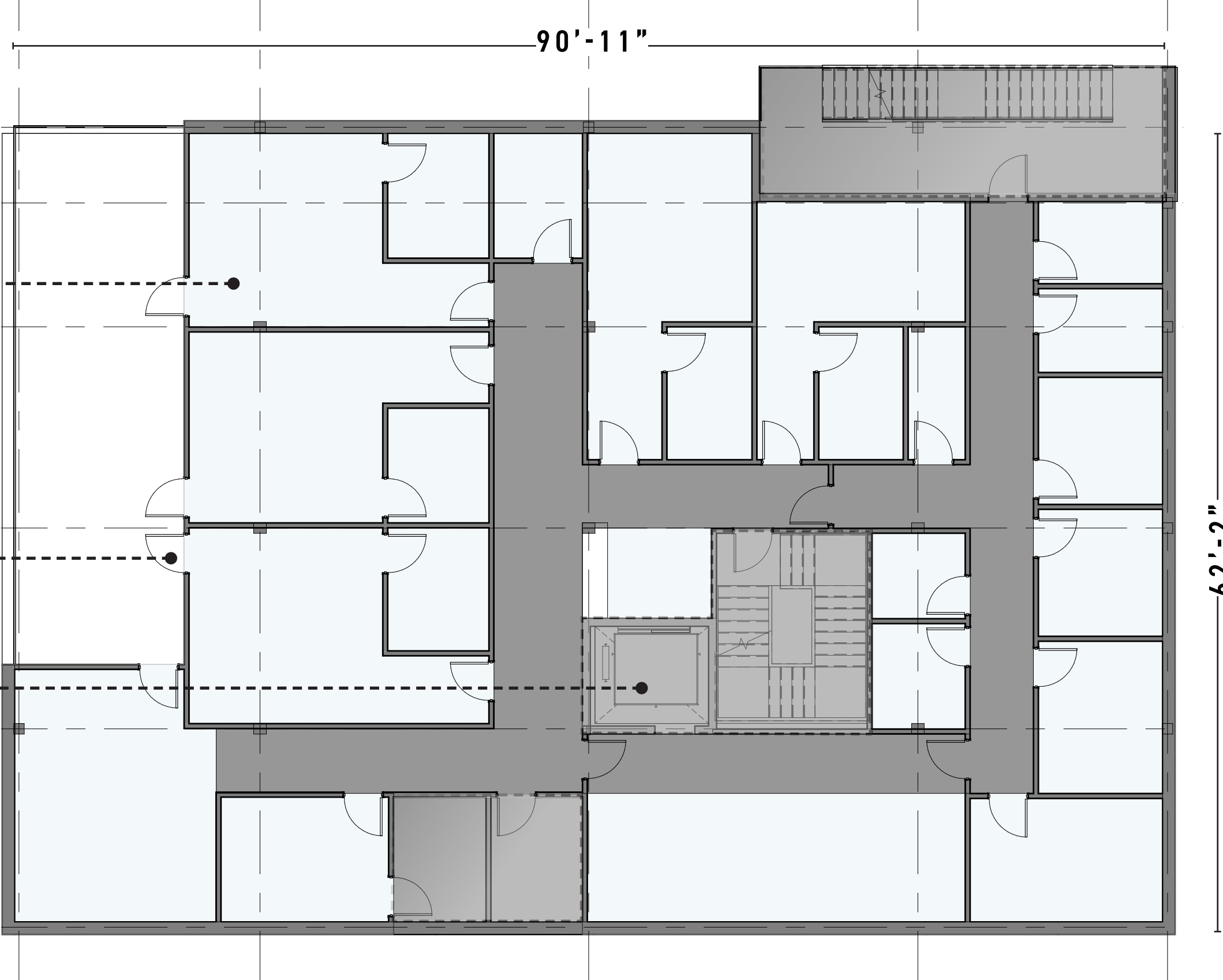
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LEVEL 03 - USABLE AREA DIAGRAM

USABLE AREA
3,748 SF

CORE + CORRIDOR
1,742 SF - 29% OF SITE

CORE
650 SF - 11% OF SITE



PENTHOUSE LEVEL



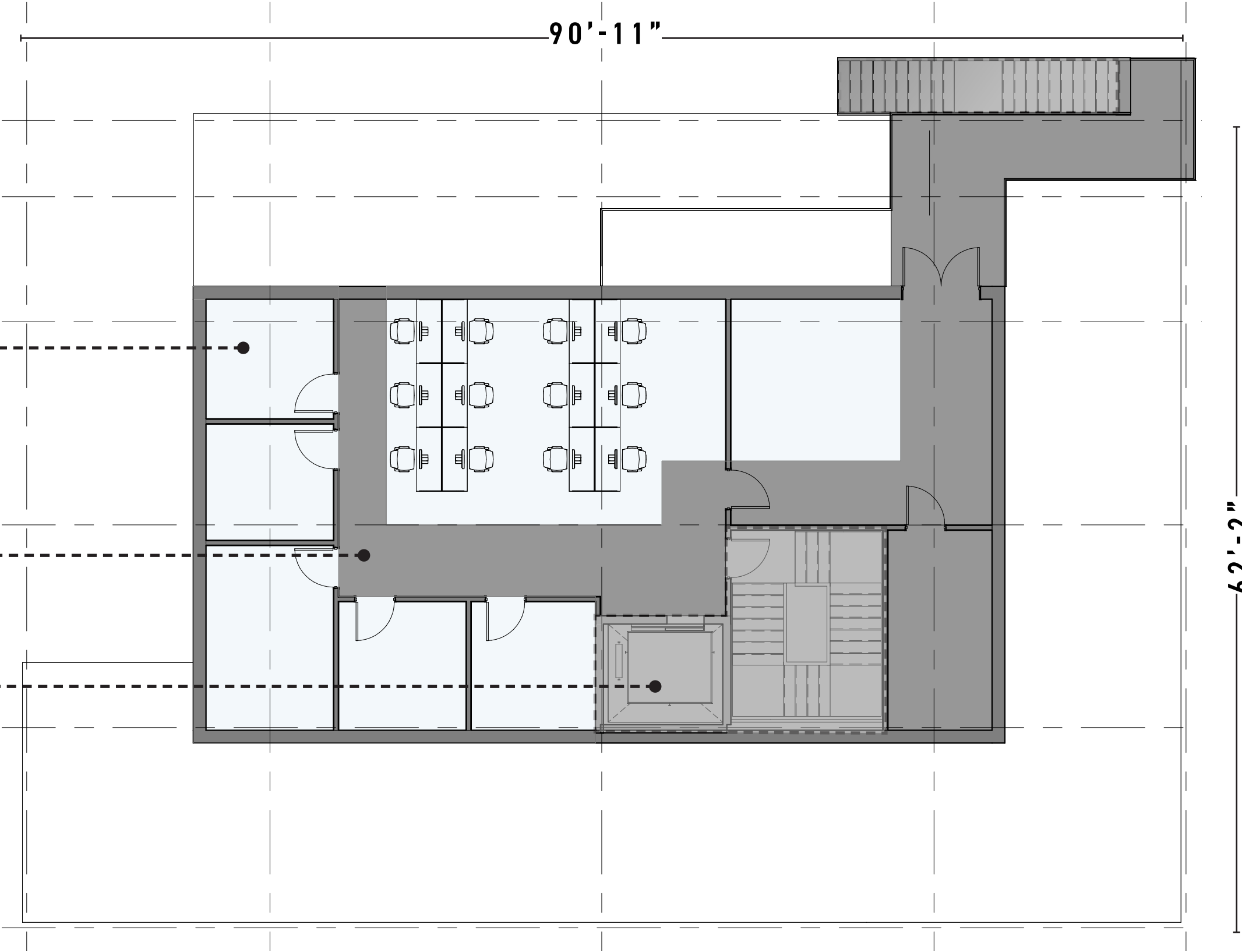


PENTHOUSE LEVEL - USABLE AREA DIAGRAM

USABLE AREA
1,432 SF

CORE + CORRIDOR
1,295 SF - 47% OF SITE

CORE
530 SF - 20% OF SITE



20 0 15' 30'

MAMATOTO VILLAGE

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