

- Legend**
- Building Outline
 - Building Above
 - Property Boundary
 - Setback Line
 - Fire Lane
 - Open Space Area
 - Reduction in Setback
 - Visibility Triangle

Project Info

Site Area	137,554 SF
Max Bldg Area	1,086,677 SF
Max FAR	7.9
Structure Height	399'-0"
Parking	Per PD-193; all below grade

Max Lot Coverage

Height Zone	Area	Percentage
0'-36'	75,670 SF	55%
36'-142'	53,505 SF	40%
142'-399'	50,550 SF	37%

Open Space Area

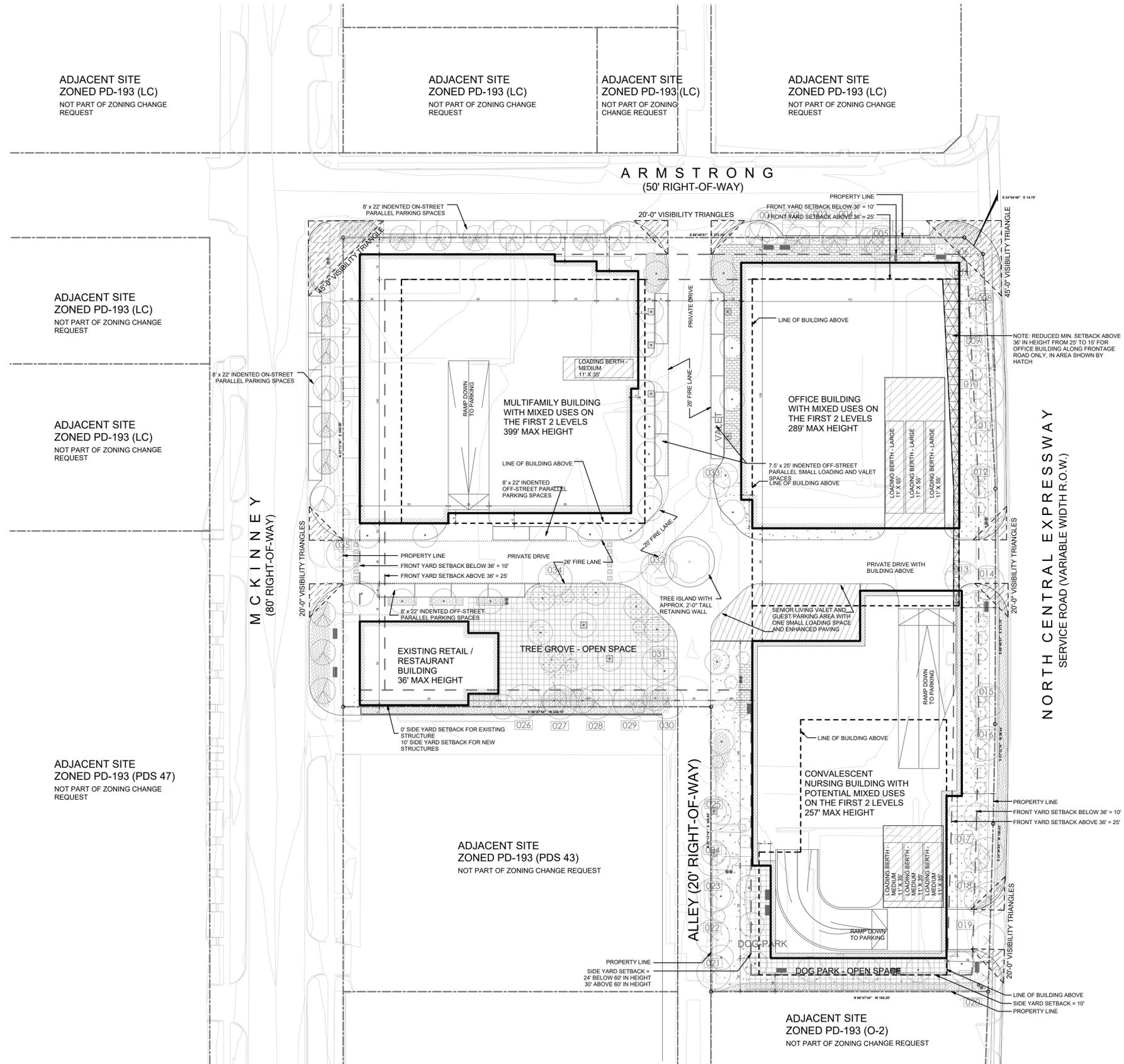
Component	Area	Percentage
Tree Grove	7,829 SF	5.6%
Dog Park	6,220 SF	4.5%
Total	14,049 SF	10.1%

Building Area

Use	Max Areas By Use
Multifamily	486,500 SF
Office	355,500 SF
Convalescent Nursing	317,000 SF
Retail/Restaurant/Prof. Service	88,870 SF
Total Max Building Area	1,086,677 SF

Notes

1. Pedestrian lighting, canopies, suspended lighting, bollards, required street furniture, and monument signs are not shown on the development plan.
2. Above-ground franchise utility infrastructure is not included on the development plan.
3. All off-street parking required by PD-193 (shared parking) is located in the below grade parking garage and at grade as shown on this development plan.
4. All visibility triangles to be clear from 2'-6" above grade to 6'-0" above grade.
5. Setbacks are measured from right-of-way line.
6. Sidewalks shall be continuous and level across all driveways and curb cuts.
7. On-Street Parallel parking subject to review and approval at time of building permit.



Notes

No. Description Date

Key Plan



City Stamp

Issue Date: 02/07/2023

Project No. 3271

Sheet Size: 24" x 36"

Drawing Scale:

Drawing Title