

SITE DATA

Site Area 0.901 Acres (39,245 sf)
 Property ID: R209882
 State ID: 1S1E30DA 5900

ZONING CODE REQUIREMENTS

	CM2d
Max Floor Area Ratio	2.5 to 1
Max Floor Area	98,112.50 sf
Max Height (Floors)	45' (4 stories) Table 130-3 Increase to 55' with Bonus Provisions
Max Building Coverage:	85% of Site Area Required: 33,358.25 sf Provided: 15,110 sf
Residential Parking	0.33/unit Required: 35 Spaces Provided: 35 spaces
Other uses Parking	None

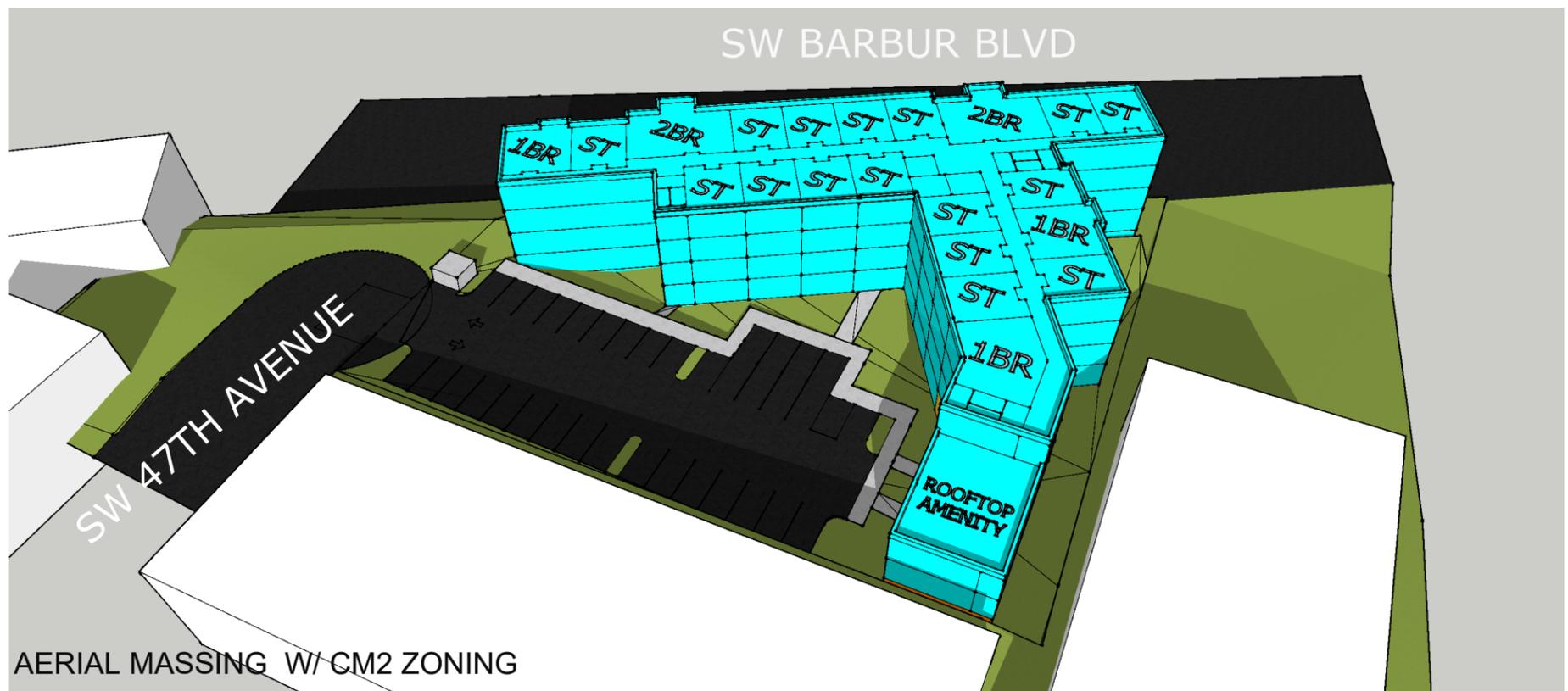
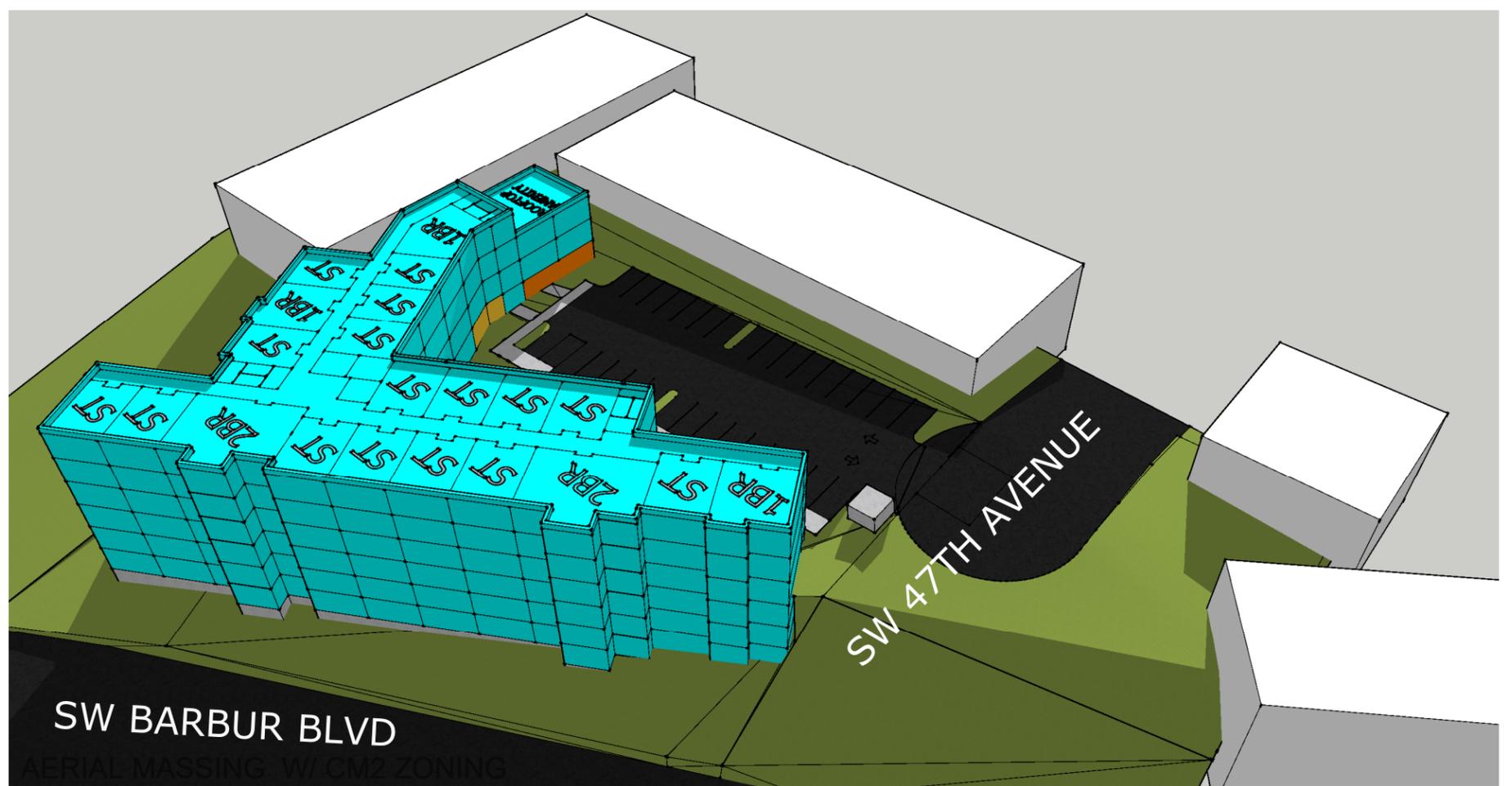
MASSING MODEL AREAS W/ CM2 ZONE

As shown:

81 studios	@ 420 sf	= 34,020 sf
13 1 BR	@ 560 sf	= 7,280 sf
12 2 BR	@ 940sf	= 11,280 sf
106 units		= 52,580 sf

Office	700 sf
Commercial	1,100 sf

Sketch plan is conceptual only. Neither the Seller or its Agents have submitted plan or made any application to a public agency



AERIAL MASSING W/ CM2 ZONING

ZONING STUDY

BARBUR 47TH APARTMENTS
 NOT TO SCALE

01/22/19
 PROJ. # 217176



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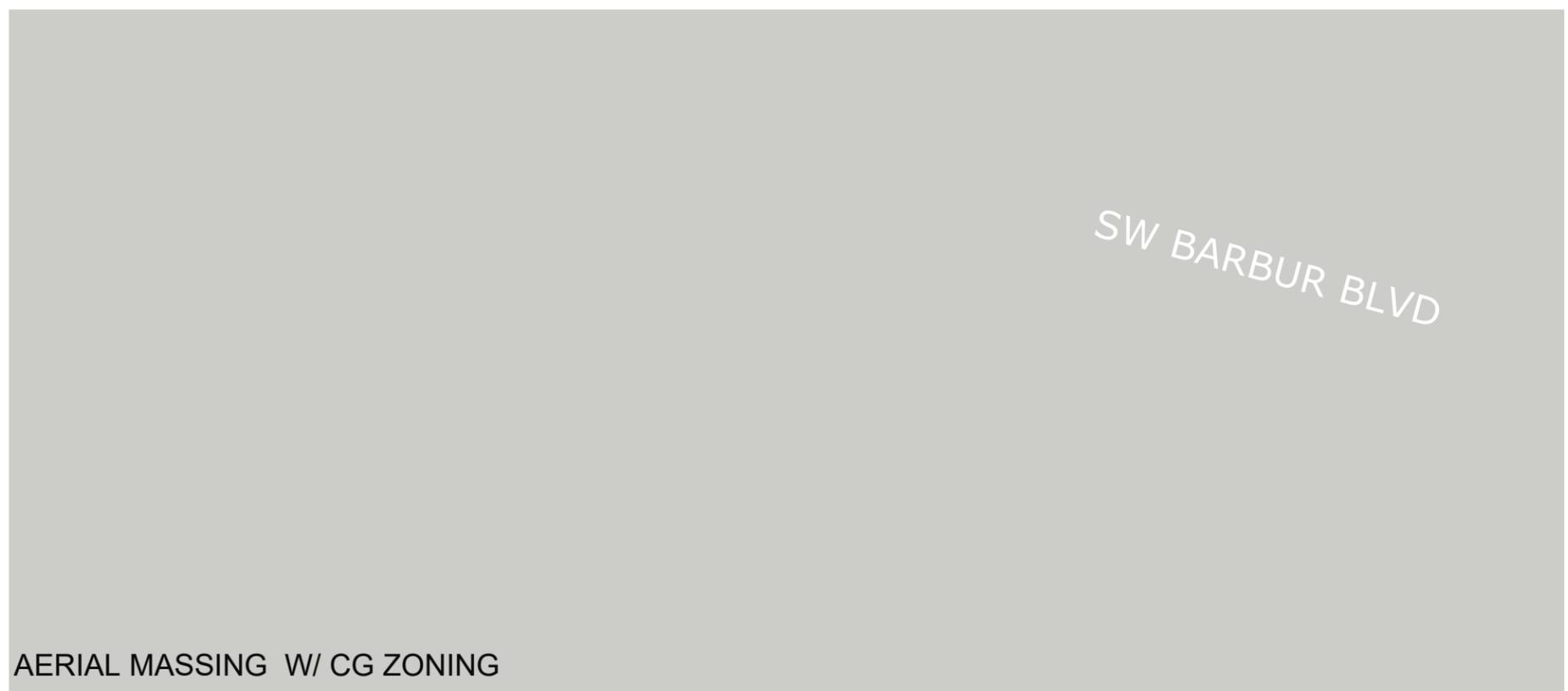
ZONING CODE REQUIREMENTS

	CG	CM2 (Future)
Max Floor Area Ratio	3 to 1	Use Not Allowed
Max Floor Area	117,735 sf	
Max Height (Floors)	45'	
Building Coverage Table 130-3	Max. 85% of site area (33,358.25 sf)	
Parking	2 per resident manager's facility, plus 5 per leasing office, plus 1 per 67 leasable storage spaces in multi-story buildings.	

MASSING MODEL AREAS W/ GC ZONE

	FLOOR AREA	FLOOR TO FLOOR HEIGHT
Storage as shown	42,000 sf	10'

Sketch plan is conceptual only. Neither the Seller or its Agents have submitted plan or made any application to a public agency



MASS STUDY - SELF STORAGE
 NOT TO SCALE

ZONING STUDY
 SW 47TH AVE AND SW BARBUR BOULEVARD

05/19/17
 PROJ. # 217176

