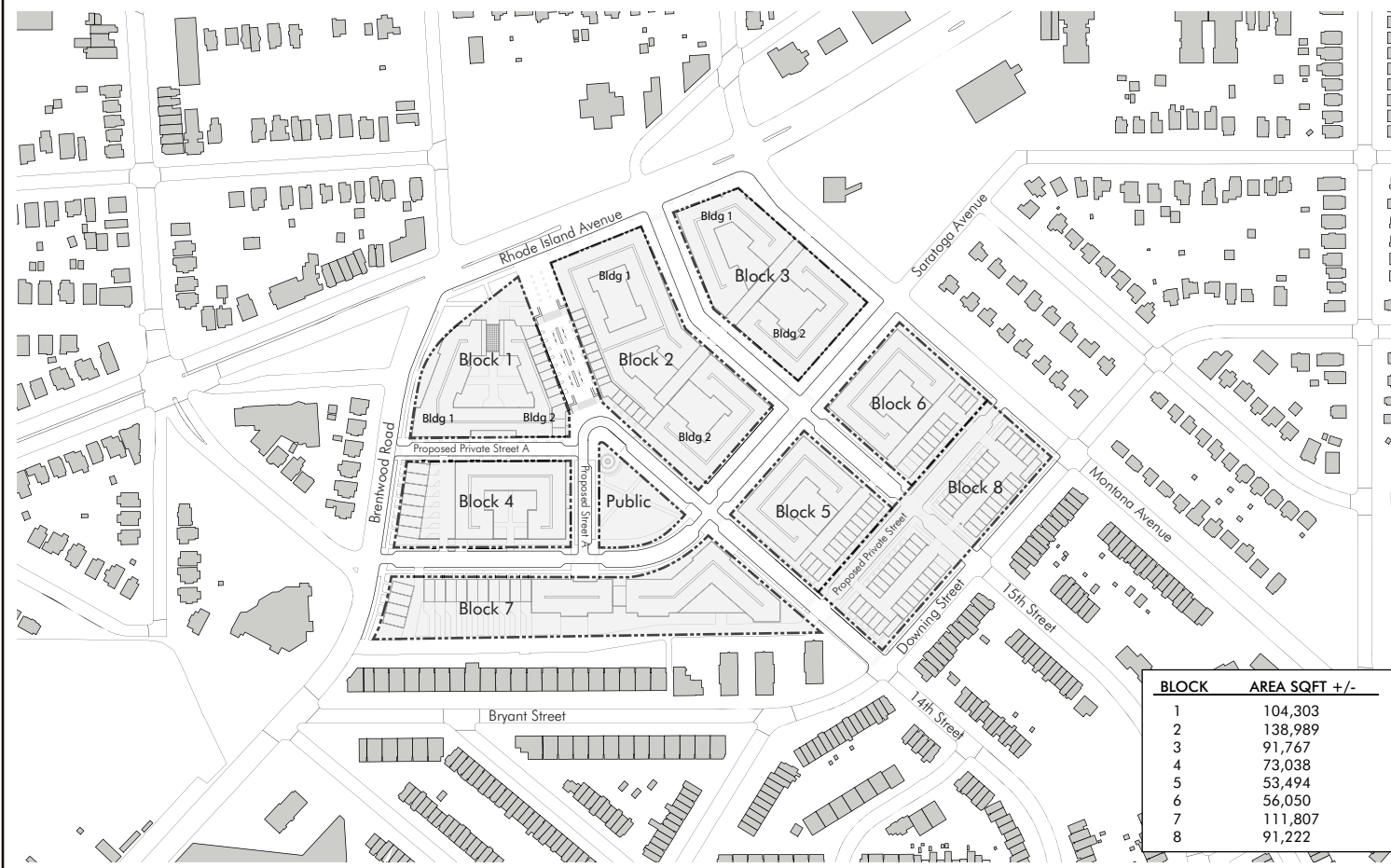


Zoning Tabulations

OP Proposal																			
Lot Information			Zoning		Building & Use							FAR							
Block Number	Proposed Area (SF)	Proposed Area (SF) per Prop. Use	Existing Zoning	Proposed Zoning	Proposed Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)*	GFA (SF)	# of Units	Permitted FAR (PUD)			Proposed FAR			Overall Proposed FAR	
												Total	Residential	Non-Residential	Total	Residential	Non-Residential		
1	104,303	104,303	R-5-A	C-2-A	Residential	44,891	6	65	43%	312,909	347	3.0	3.0	2.0	3.0	3.0	0.0	2.8	
2	138,989	138,989	R-5-A / C-2-A	C-2-A	Retail	112,941	4 + 1	65	81%	97,518	N/A	3.0	3.0	2.0	3.0	2.3	0.7		
					Residential					319,674	355								
3	91,767	91,767	R-5-A / C-2-A	C-2-A	Retail	84,288	4 + 1	65	92%	84,326	N/A	3.0	3.0	2.0	3.0	2.1	0.9		
					Residential					192,710	214								
4	73,038	56,858	R-5-A	R-5-B	Residential	42,958	5	60	59%	170,574	182	3.0	3.0	0.0	3.0	3.0	0.0		
		16,180			Residential (2/2)		4			33,600	14				2.1	2.1			
5	53,494	38,348	R-5-A	R-5-B	Residential	46,534	4	60	87%	115,044	128	3.0	3.0	2.0	3.0	3.0	n/a		
		15,146		R-5-B	Residential (rowhome)		3			45	24,654							12	3.0
6	56,050	40,175	R-5-A	R-5-B	Residential	48,395	4	60	86%	120,525	134	3.0	3.0	2.0	3.0	3.0	n/a		
		15,875		R-5-B	Residential (rowhome)		3			45	24,654							12	3.0
7	111,807	72,444	R-5-A	R-5-B	Residential	68,284	5	60	61%	217,332	286	3.0	3.0	0.0	3.0	3.0	0.0		
		39,363			Residential (2/2)		4			83,400	28				2.1	2.1			
8	91,222	70,708	R-5-A	R-5-B	Residential (rowhome)	33,132	3	45	36%	131,383	48	3.0	3.0	0.0	1.4	1.4	0.0	NOTE: The area used for the Overall Proposed FAR calculation (687,032 SF) is calculated by taking the total area of blocks 1-8 (720,670) subtracting the area of the private roads (60,074 SF) and adding the area of the proposed Community Green (26,433 SF). The total GFA (1,928,303 SF) is divided by the area to get an overall FAR of 2.8.	
										TOTAL =	1,928,303	1,760							
										TOTAL RETAIL =	181,844								
										TOTAL RESIDENTIAL =	1,746,459								
* Mixed use buildings will have retail on the ground floor and residential above. Maximum Lot Occupancy for retail in all zones is listed as 100%. Maximum Lot Occupancy provided for all Residential uses in R-5-B and C-2-A zones is 60%.																			



Zoning Tabulations

Block Number	Total Block Area (SF)	Proposed Zoning	Proposed Use	GFA (SF)	# of Units	Parking Calculations			
						Parking Requirements	Provided	Use Breakdown Totals	
1	104,303	C-2-A	Residential	312,909	347	<i>N/A (assume 1 per 2 dwelling units)</i>	$347 * 0.75 =$	261	Residential = 261
2	138,989	C-2-A	Retail	97,518	N/A	In excess of 3000 SF; 1 for each additional 750 SF of GFA and CFA	$(97,518 - 3,000) / 750 =$	127	Retail = 127
			Residential	319,674	355	<i>N/A (assume 1 per 2 dwelling units)</i>	$355 * 0.75 =$	267	Residential = 267
3	91,767	C-2-A	Retail	84,326	N/A	In excess of 3000 SF; 1 for each additional 750 SF of GFA and CFA	$(84,326 - 3,000) / 750 =$	109	Retail = 109
			Residential	192,710	214	<i>N/A (assume 1 per 2 dwelling units)</i>	$214 * 0.75 =$	161	Residential = 161
4	73,038	R-5-B	Residential	170,574	182	1 per 2 dwelling units	$182 * 0.75 =$	137	Residential = 151
			Residential (rowhome)	33,600	14	1 per dwelling unit (row home)	$14 * 1 =$	14	
5	53,494	R-5-B	Residential	115,044	128	1 per 2 dwelling units	$128 * 0.75 =$	96	Residential = 108
		R-5-B	Residential (rowhome)	24,654	12	1 per dwelling unit (row home)	$12 * 1 =$	12	
6	56,050	R-5-B	Residential	120,525	134	1 per 2 dwelling units	$134 * 0.75 =$	101	Residential = 113
		R-5-B	Residential (rowhome)	24,654	12	1 per dwelling unit (row home)	$12 * 1 =$	12	
7	111,807	R-5-B	Residential	217,332	286	1 per 2 dwelling units	$286 * 0.75 =$	215	Residential = 245
			Residential (rowhome)	83,400	28	1 per dwelling unit (row home)	$28 * 1 =$	30	
8	91,222	R-5-B	Residential (rowhome)	131,383	48	1 per dwelling unit (row home)	$48 * 1 =$	48	Residential = 48
						GFA (Gross Floor Area)	TOTAL =	1590	Retail = 236 Residential = 1354
						CFA (Cellar Floor Area)			

Lot Information		Building & Use			Average Daily Flow (Residential=300GPD/Unit; Retail=200 GPD/1,000 SF)		
Block Number	Total Area (SF)	Proposed Use	GFA (SF)	# of Units	Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPD)
1	104,303	Residential	312,909	347	104,100	4.0	416,400
2	138,989	Retail	97,518	N/A	19,504	4.0	78,014
		Residential	319,674	355	106,500	4.0	426,000
3	91,767	Retail	84,326	N/A	16,865	4.0	67,461
		Residential	192,710	214	64,200	4.0	256,800
4	73,038	Residential	170,574	182	54,600	4.0	218,400
		Residential (rowhome)	33,600	14	4,200	4.0	16,800
5	53,494	Residential	115,044	128	38,400	4.0	153,600
		Residential (rowhome)	24,654	12	3,600	4.0	14,400
6	56,050	Residential	120,525	134	40,200	4.0	160,800
		Residential (rowhome)	24,654	12	3,600	4.0	14,400
7	111,807	Residential	217,332	286	85,800	4.0	343,200
		Residential (rowhome)	83,400	28	8,400	4.0	33,600
8	91,222	Residential	131,383	48	14,400	4.0	57,600