



FLOOR	FLOOR AREA
12	4031.25 SF
11	4031.25 SF
10	4031.25 SF
9	4031.25 SF
8	5156.25 SF
7	5156.25 SF
6	5156.25 SF
5	5156.25 SF
4	5156.25 SF
3	5156.25 SF
2	5906.25 SF
1	5906.25 SF
TOTAL	58875.00 SF

UNITS

7 RESIDENTIAL
 7 RESIDENTIAL
 7 RESIDENTIAL
 7 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 10 RESIDENTIAL
 2,351 SF COMMERCIAL, 3,555 SF COMMUNITY
 406 SF RES., 5,500 SF COMMERCIAL

88 UNITS PROPOSED /
 84 "ROOMING UNITS" OR
 60 "DWELLING UNITS"
 "AS OF RIGHT"

	FLOORS	PROPOSED	"AS OF RIGHT."	DIFF. (Δ)
COMMERCIAL SPACE:	FIRST FLOOR	5,500.25 SF		
	SECOND FLOOR	2,351.25 SF		
	TOTAL:	7,851.50 SF	14,812 SF	-6,960.50 SF
COMMUNITY USE:	SECOND FLOOR	3,555.00 SF	MIN. REQUIRED	
RESIDENTIAL:	3 TO 8 FLOORS	30,937.50 SF		
	9 TO 12 FLOOR	16,125.00 SF		
	1ST FL LOBBY	406.00 SF		
	TOTAL	47,468.50 SF	36,733 SF ¹	10,735.5 SF

¹ TOT RES. 44584.12 SF- COM'R 7,851.50 SF
 = 36,732.62 SF A.O.R.

NOTE:
 -THIS ZONING ANALYSIS DOES NOT INCLUDE ANY AVAILABLE DEDUCTION AND OR BONUSES.
 -PROPOSED AREA AND UNIT COUNTS ARE APPROXIMATIONS.

