

Appendix C

**Development Site 2
Residential Mixed-Use Development Illustrative Diagrams**

ZONING CONSIDERATION

ZONING DISTRICT	C4-7/R-10
FAR	10+2 (INCLUSIONARY)=12
SITE AREA	10,625 SF
ALLOWABLE Z.F.A.	10,625 SF X10=106,250 SF 10,625 SF X2= 20,650 SF MAX. ZFA 126,900 SF
ALLOWABLE G.F.A. (X1.03)	126,900ZFA x 1.03=130,707GSF
PROPOSED G.F.A. ABOVE GRADE	130,098 GSF
TOWER REGULATIONS	
MIN STREET WALL	N/A
REQUIRED SETBACK ABOVE 85'	15' NARROW STREET 10' WIDE STREET
MAX TOWER COVERAGE	50% (COMPLIES)
MAX BLDG HT.	N/A
PERMITTED PARKING	NOT REQUIRED

PROPOSED BUILDING

BUILDING AREA SUMMARY		
FLOOR	GSF PER FLOOR	TOTAL GROSS AREA
1ST FLOOR		
RESIDENTIAL	2,000 GSF	
RETAIL	8,625 GSF	
TOTAL	10,625 GSF	10,625 GSF
2ND-38TH FLOOR	3,229 GSF/FL x 37 FLS=	119,473 GSF
TOTAL ABOVE GRADE		130,098 GSF
CELLAR		10,625 GSF
TOTAL		140,723 GSF



