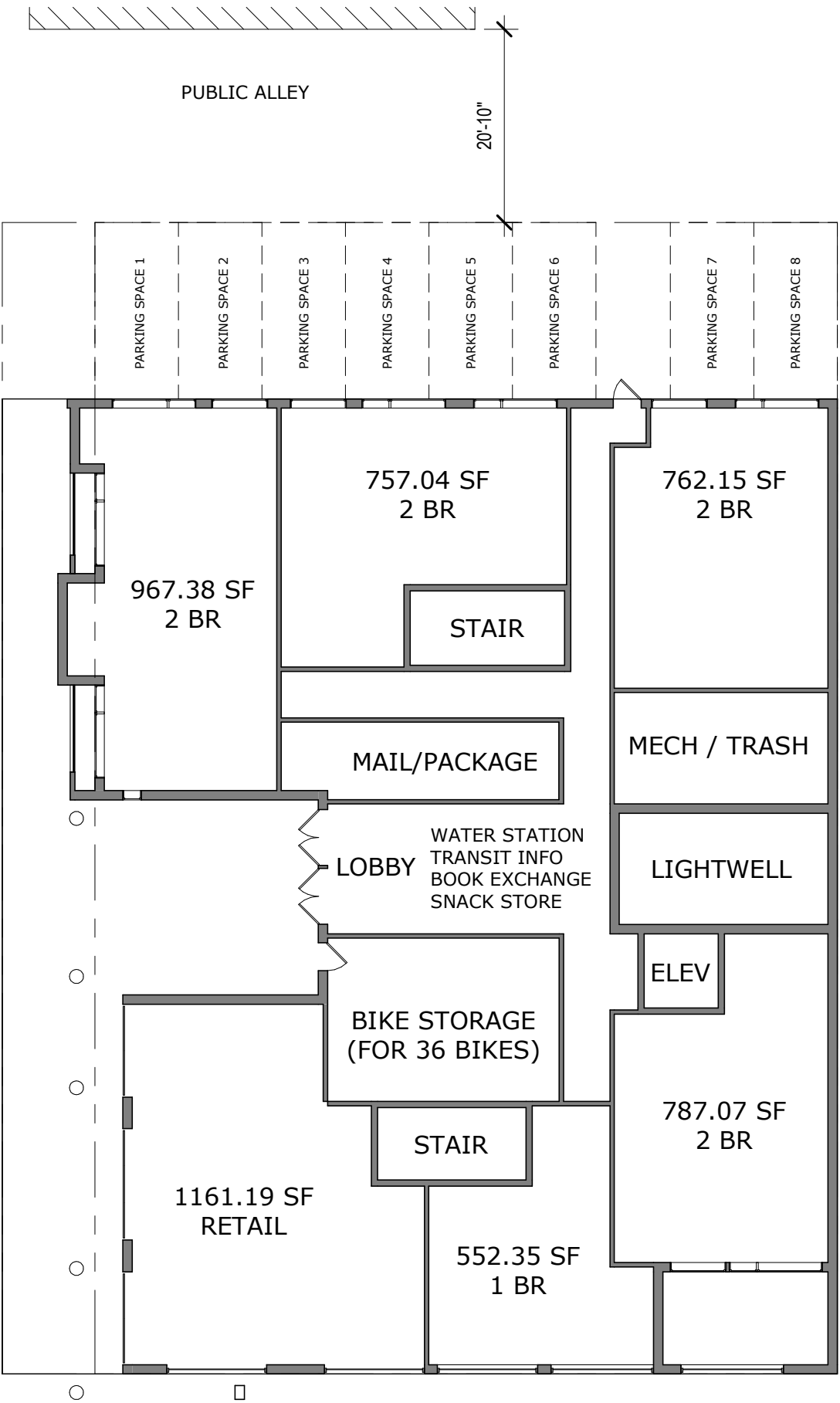
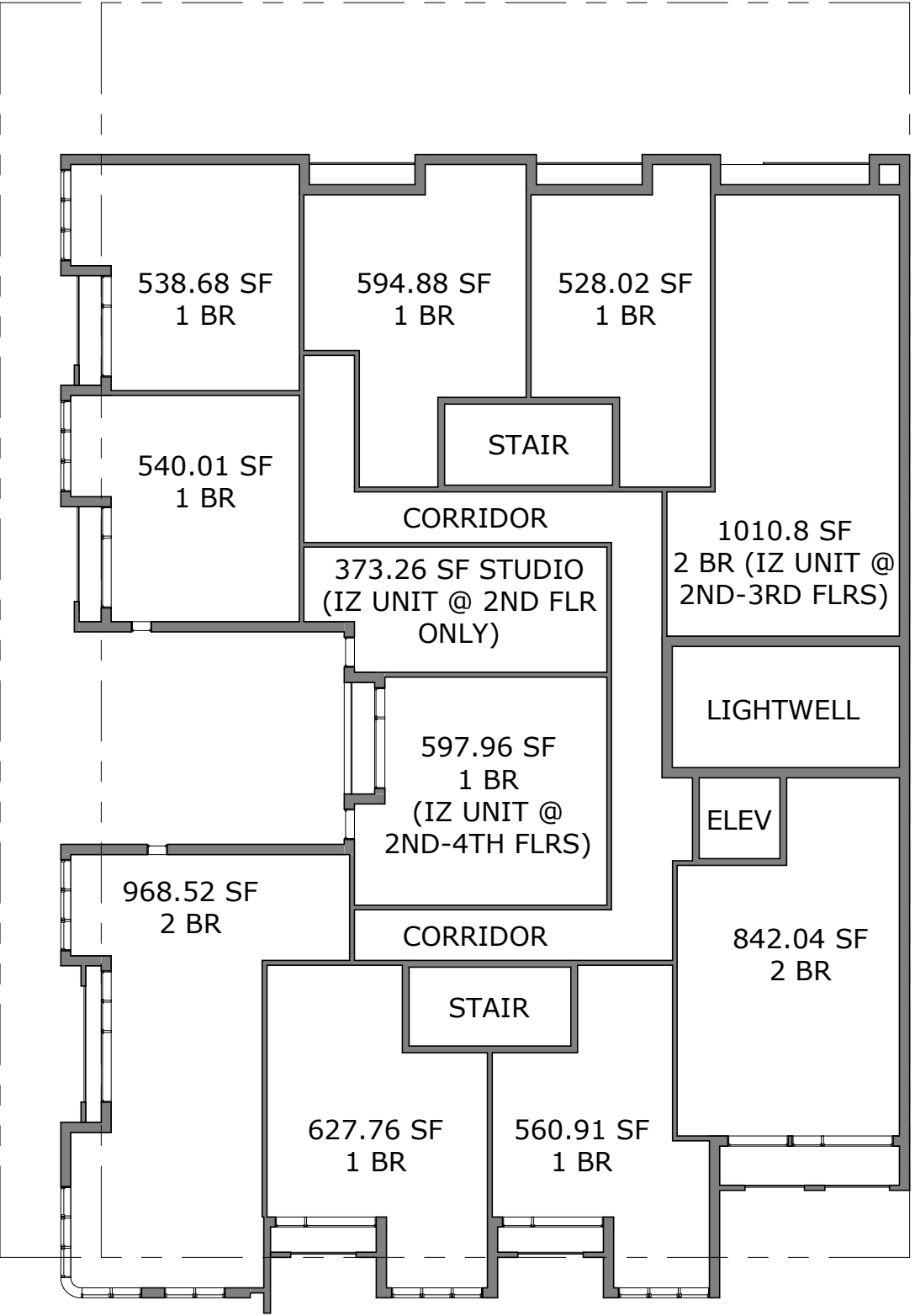




01 FIRST LEVEL

1/16" = 1'-0"



02 SECOND LEVEL

1/16" = 1'-0"

EFFICIENCY CALCULATION 1ST FLOOR

- NON RENTABLE SPACE - 2,694.67 SF
- RETAIL - 1,161.19 SF
- RESIDENTIAL - 3,825.99 SF
- TOTAL - 7,681.85 SF

$3,825.99 / (3,825.99 + 2,694.67) = \mathbf{59\%}$

EFFICIENCY CALCULATION 2ND TO 5TH FLOOR

- NON RENTABLE SPACE - 1,358.36 SF
- RESIDENTIAL - 7,182.84 SF
- TOTAL - 8,541.2 SF

$7,182.84 / 8,541.2 = \mathbf{84\%}$

EFFICIENCY CALCULATION ENTIRE BUILDING
(RETAIL NOT INCLUDED)

- NON RENTABLE SPACE - 8,128.11 SF
- RESIDENTIAL - 32,557.35 SF
- TOTAL - 40,685.46 SF

$32,557.35 / 40,685.46 = \mathbf{80\%}$

UNIT SUMMARY

FLOOR	# OF UNITS
1	5 UNITS
2	11 UNITS
3	11 UNITS
4	11 UNITS
5	11 UNITS
	49 UNITS

IZ CALCULATION

11,167 LOT AREA X .5 FAR = 5,583.5 SF
5,583.5 SF X 75% = **4,188 SF OF IZ UNITS**

STUDIOS - 4 (8% OF SF = 335 SF)
1 BR - 29 (59% OF SF = 2471 SF)
2 BR - 16 (33% OF SF = 1382 SF)

STUDIOS - 1 IZ UNIT @ 373.26 SF
1 BR - 3 IZ UNITS @ 597.96 SF = 1793.88 SF
2 BR - 2 IZ UNITS @ 1010.8 SF = 2021.6 SF
TOTAL SF - 4188 SF