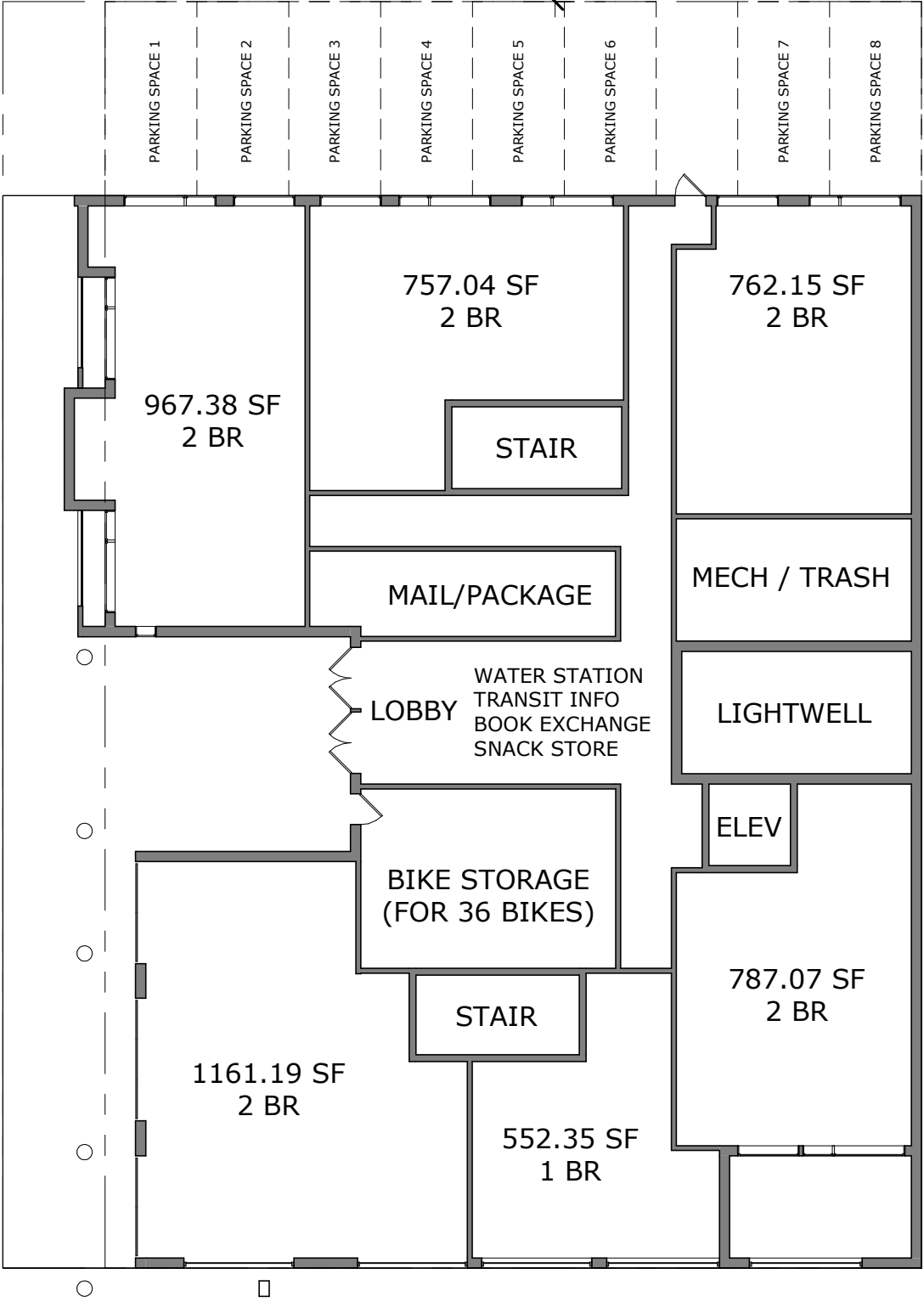


ALTERNATIVE PLAN 1: 50'-0"/3.0 FAR/4 STORY

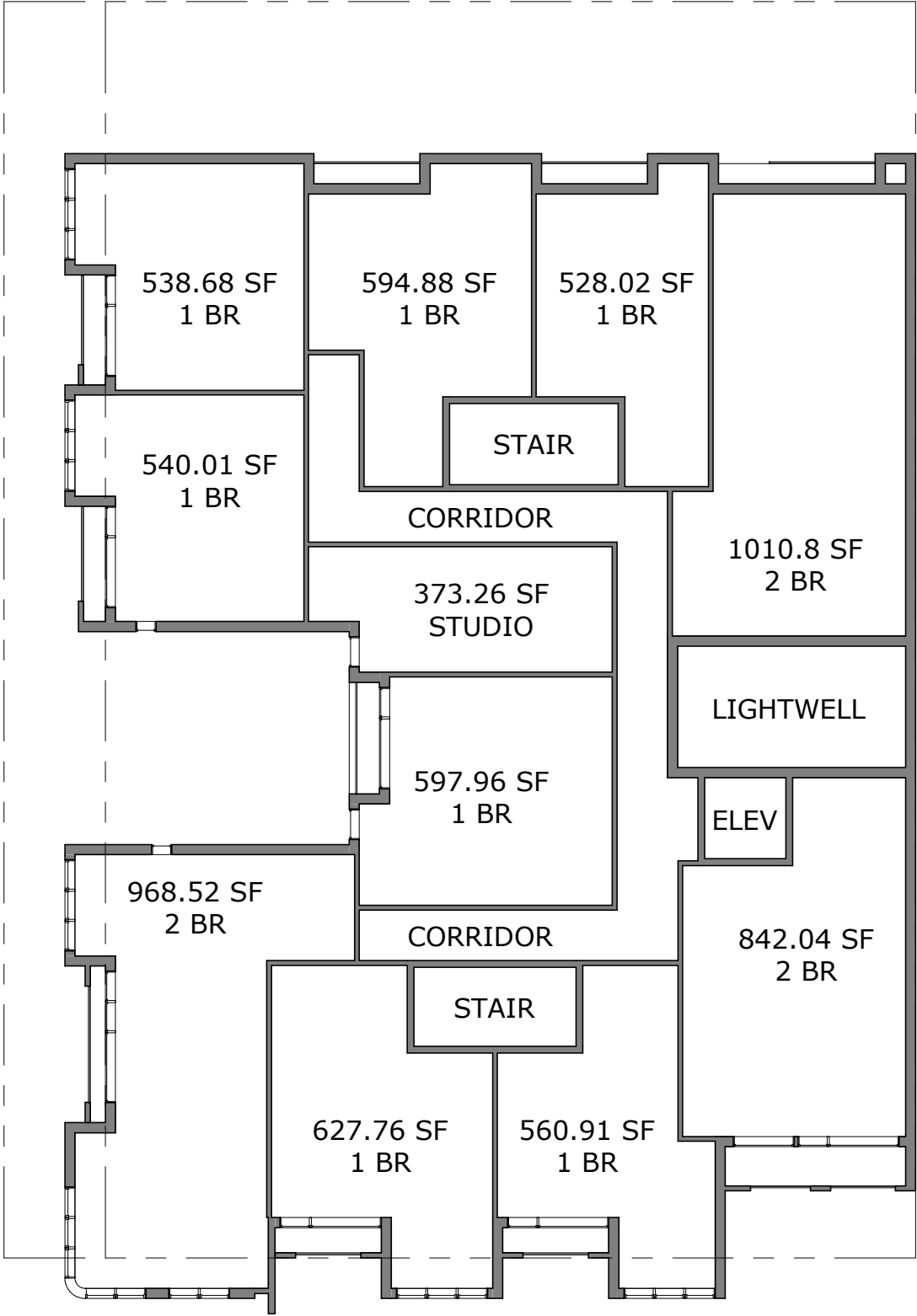
ZONING ANALYSIS

SQUARE - 4068 / LOT - 116, 147, 146, 145, 144 / C-2-A - ZONING



ALT1 FIRST LEVEL

1/16" = 1'-0"



ALT1 TYPICAL LEVEL

1/16" = 1'-0"

	EXISTING/ALLOWABLE	PROPOSED
Lot Area:	11,167 SF	11,167 SF
F.A.R.	3.0 (33,501 SF)	2.8
Lot Occupancy:	75% (8,375 SF)	70% (7,826 SF)
Building Height:	50'-0"	50'-0"
# of Stories:	NO LIMIT	4
Rear Yard Setback:	15'-0"	15'-0"
Side Yard Setback:	NONE REQUIRED	NONE REQUIRED
Parking:	1 SPACE / 2 UNITS	8

F.A.R.	PROPOSED
FIRST LEVEL -	7,778 SF
SECOND LEVEL -	7,826 SF
THIRD LEVEL -	7,826 SF
FOURTH LEVEL -	7,826 SF
TOTAL -	31,256 SF
FAR -	2.8

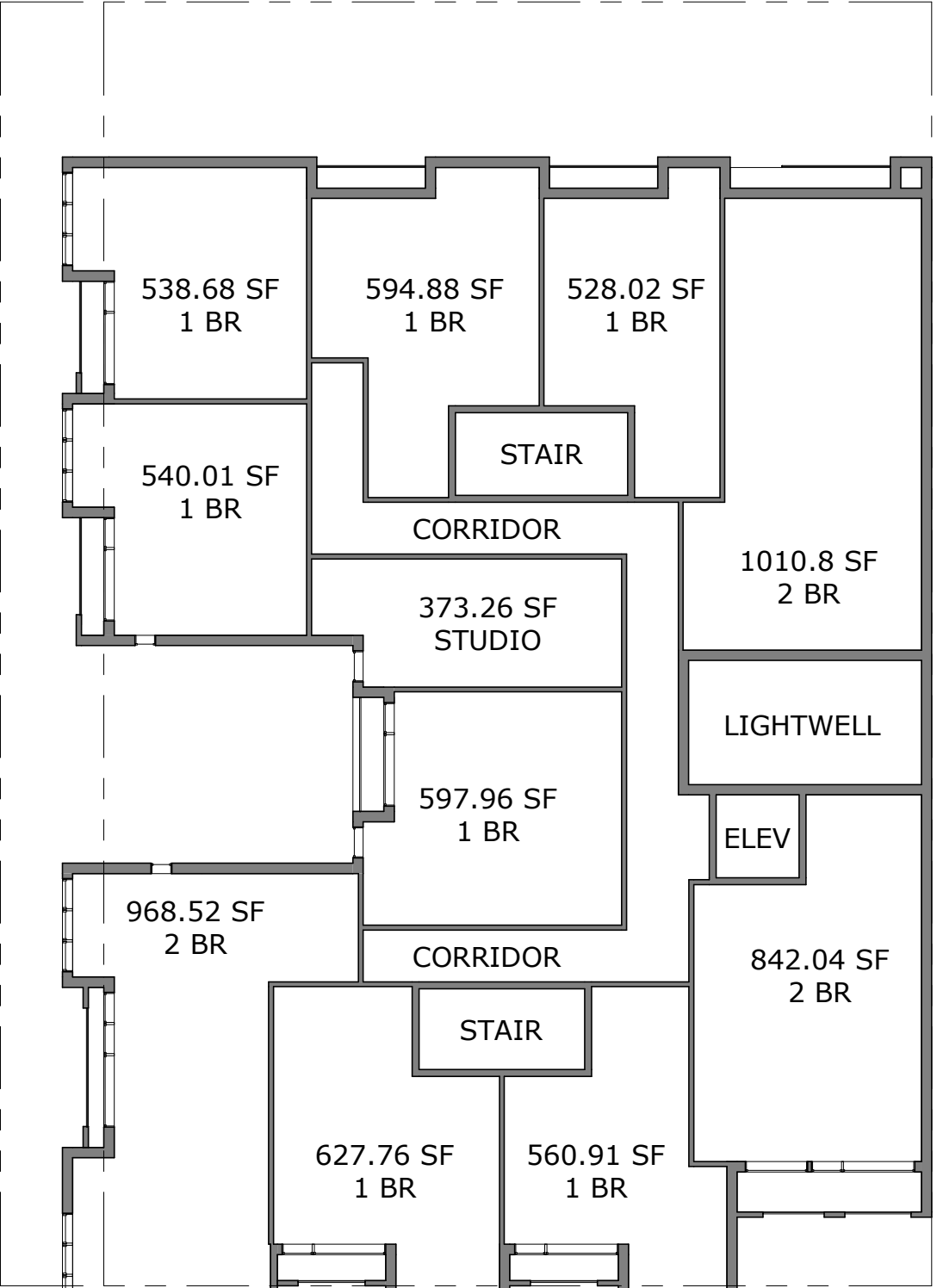
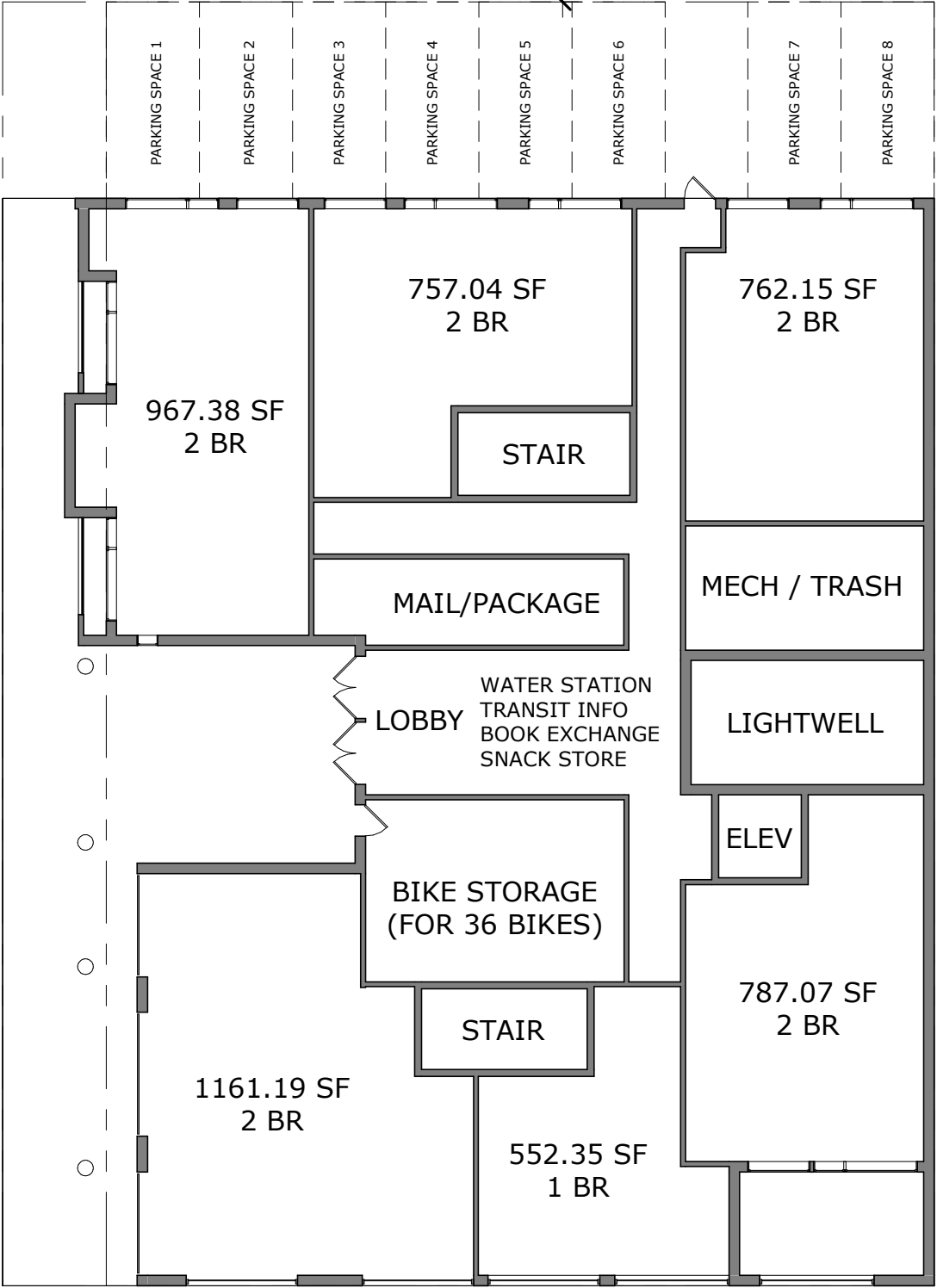
UNIT SUMMARY

FLOOR	# OF UNITS
1	6 UNITS
2	11 UNITS
3	11 UNITS
4	11 UNITS
TOTAL	39 UNITS (10 UNITS LESS THAN PROPOSED)

ALTERNATIVE PLAN 2: 50'-0"/3.5 FAR/5 STORY

ZONING ANALYSIS

SQUARE - 4068 / LOT - 116, 147, 146, 145, 144 / C-2-A - ZONING



	EXISTING/ALLOWABLE	PROPOSED
Lot Area:	11,167 SF	11,167 SF
F.A.R.	3.5 (39,084 SF)	3.5
Lot Occupancy:	75% (8,375 SF)	70% (7,826 SF)
Building Height:	50'-0"	50'-0"
# of Stories:	NO LIMIT	5
Rear Yard Setback:	15'-0"	15'-0"
Side Yard Setback:	NONE REQUIRED	NONE REQUIRED
Parking:	1 SPACE / 2 UNITS	8

F.A.R.	PROPOSED
FIRST LEVEL -	7,778 SF
SECOND LEVEL -	7,826 SF
THIRD LEVEL -	7,826 SF
FOURTH LEVEL -	7,826 SF
FIFTH LEVEL -	7,826 SF
TOTAL -	39,082 SF
FAR -	3.5

UNIT SUMMARY

FLOOR	# OF UNITS
1	6 UNITS
2	11 UNITS
3	11 UNITS
4	11 UNITS
5	10 UNITS
TOTAL	49 UNITS (SIMILAR TO PROPOSED PROJECT, BUT NO RETAIL AND FLOOR TO CEILING HEIGHTS ARE SMALLER)

ALT3 FIRST LEVEL

ALT3 TYPICAL LEVEL

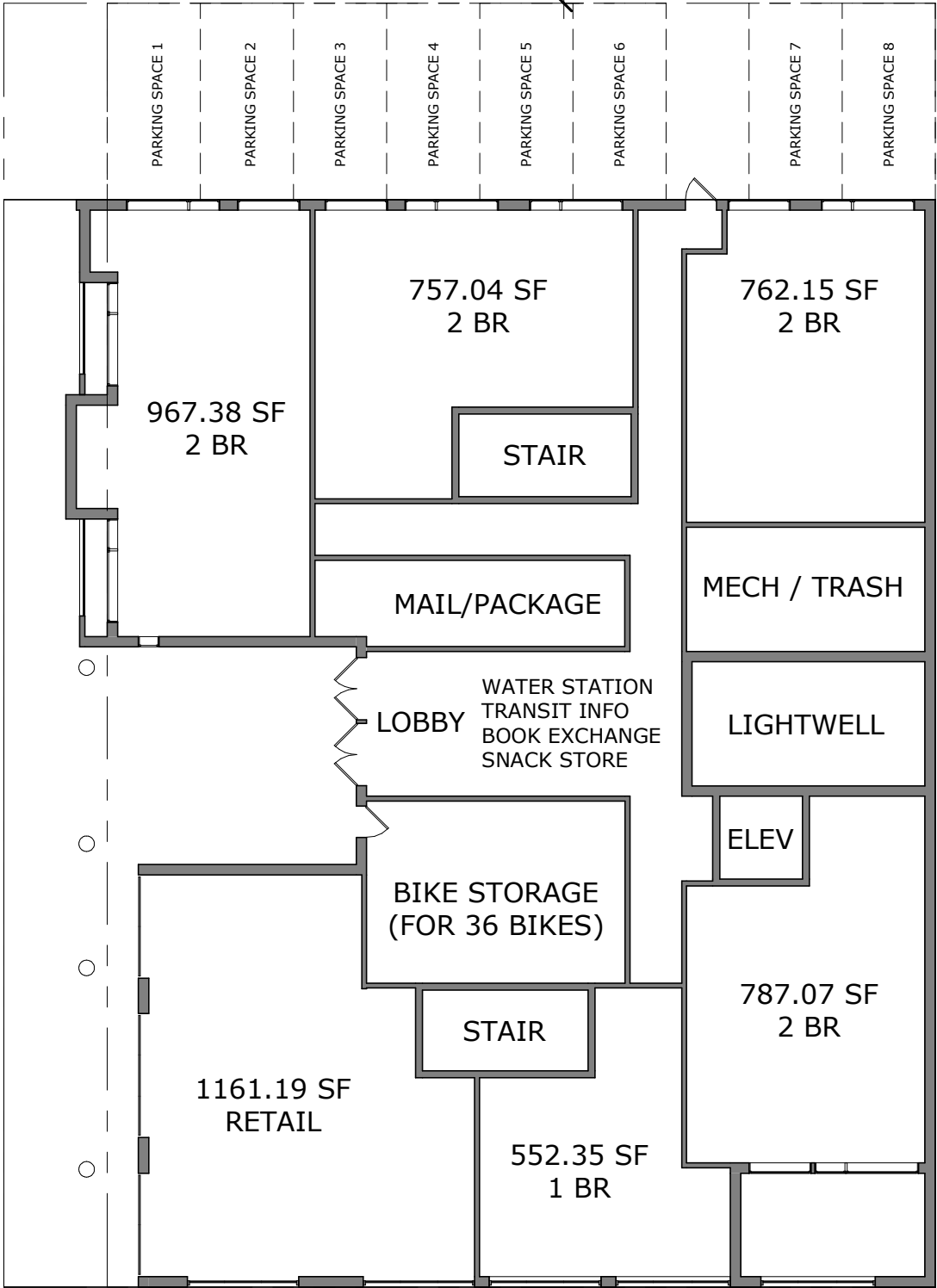
1/16" = 1'-0"

1/16" = 1'-0"

ALTERNATIVE PLAN 3: 55'-0"/3.0 FAR/5 STORY

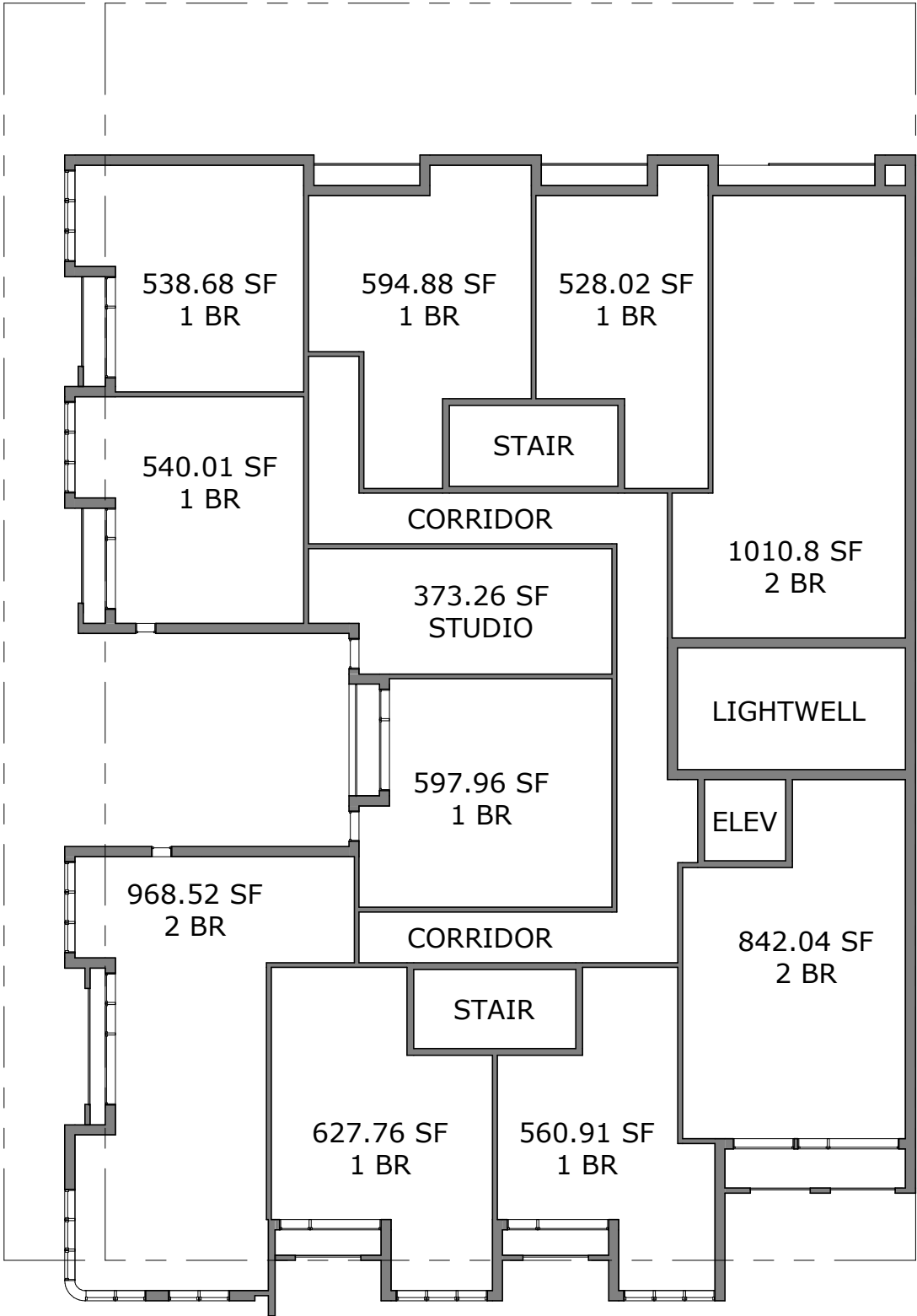
ZONING ANALYSIS

SQUARE - 4068 / LOT - 116, 147, 146, 145, 144 / C-2-A - ZONING



ALT4 FIRST LEVEL

1/16" = 1'-0"



ALT4 TYPICAL LEVEL

1/16" = 1'-0"

	EXISTING/ALLOWABLE	PROPOSED
Lot Area:	11,167 SF	11,167 SF
F.A.R.	3.0 (33,501 SF)	3.0
Lot Occupancy:	75% (8,375 SF)	70% (7,826 SF)
Building Height:	55'-0"	55'-0"
# of Stories:	NO LIMIT	5
Rear Yard Setback:	15'-0"	15'-0"
Side Yard Setback:	NONE REQUIRED	NONE REQUIRED
Parking:	1 SPACE / 2 UNITS	8

F.A.R.	PROPOSED
FIRST LEVEL -	7,778 SF
SECOND LEVEL -	7,826 SF
THIRD LEVEL -	7,826 SF
FOURTH LEVEL -	7,826 SF
FIFTH LEVEL -	2,245 SF
TOTAL -	33,501 SF
FAR -	3.0

UNIT SUMMARY

FLOOR	# OF UNITS
1	5 UNITS
2	11 UNITS
3	11 UNITS
4	11 UNITS
5	4 UNITS
TOTAL	42 UNITS (7 UNITS LESS THAN PROPOSED, PARTIAL 5TH LEVEL)