

| TABULATIONS                               |  |                    |
|-------------------------------------------|--|--------------------|
| Current Zoning                            |  | R5A                |
| Development Method                        |  | By-Right with I.Z. |
| Site Area                                 |  | 37,543             |
| Special Exception w/ 20% IZ Bonus Density |  | 1.08               |
| <b>Max GSF</b>                            |  | <b>40,546</b>      |
| Max Lot Occupancy                         |  | 40%                |
| Max Footprint                             |  | 15,017             |

|                 | EFF.      | 1 BR      | 2BR      | TOTAL     |        |
|-----------------|-----------|-----------|----------|-----------|--------|
|                 | nsf       | 450       | 550      | 825       | GSF    |
| Extended Cellar | 4         | 3         |          | 7         |        |
| Cellar          | 1         | 13        | 0        | 14        | 19,498 |
| 1st Floor       | 1         | 14        | 2        | 17        | 15,017 |
| 2nd Floor       | 3         | 14        | 2        | 19        | 14,821 |
| 3rd Floor       | 3         | 7         | 2        | 12        | 10,708 |
| <b>TOTAL</b>    | <b>12</b> | <b>51</b> | <b>6</b> | <b>69</b> |        |
|                 | 17%       | 74%       | 9%       |           |        |

|                             |      |      |               |
|-----------------------------|------|------|---------------|
| <b>TOTAL FAR ft (1,2,3)</b> | FAR: | 1.08 | <b>40,546</b> |
| <b>TOTAL GSF (B,1,2,3)</b>  |      |      | <b>60,044</b> |

|                                        |     |           |
|----------------------------------------|-----|-----------|
| Required parking for affordable senior | 1/6 | <b>12</b> |
|----------------------------------------|-----|-----------|

\* 55' BERTH / 200 SF PLATFORM REQ'D; 30' BERTH / 100 SF PLATFORM PROVIDED.

\*\* 1 DELIVERY SPACE REQ'D; NOT PROVIDED.





