

AREA TABULATIONS											ZONING TABULATIONS			
LEVEL	PARCEL A				PARCEL B				PARCEL D				TOTAL FAR SF BY FLOOR	
	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	TOTAL UNITS	TOTAL FAR SF BY FLOOR
Ground Floor	19,275 SF	13,222 SF			6,025 SF	6,637 SF			1,444 SF	1,696 SF			48,299 SF	
Second Floor			32,388 SF	33			10,143 SF	11			3,280 SF	2	46	43,261 SF
Third Floor			33,032 SF	33			10,569 SF	11			3,280 SF	2	46	46,337 SF
Fourth Floor			33,032 SF	33			10,569 SF	11			3,280 SF	2	46	46,337 SF
Fifth Floor			33,032 SF	33			10,569 SF	11			3,280 SF	2	46	46,337 SF
Sixth Floor			33,032 SF	33			10,569 SF	11			3,280 SF	2	46	46,337 SF
Seventh Floor			33,032 SF	33			10,569 SF	11					44	43,057 SF
Eighth Floor			33,032 SF	33			10,569 SF	11					44	43,057 SF
Ninth Floor			33,032 SF	33			10,569 SF	11					44	43,057 SF
Tenth Floor			33,032 SF	33			10,569 SF	11					44	43,057 SF
SUBTOTAL	19,275 SF	13,222 SF	296,644 SF	Approx. 297	6,025 SF	6,637 SF	94,693 SF	Approx. 99	1,444 SF	1,696 SF	16,400 SF	Approx. 10	Approx. 406	456,038 SF
<p>Residential Affordable: 23,034 SF of the residential area listed above is devoted to affordable residential use</p> <p>Parking Levels Below Grade: 121,581 SF of Parking Below Grade of Parcel A and 40,482 SF of Parking Below Grade of Parcel B are provided. This area is not included in the FAR area.</p>														
													CR Zoning Requirements	
													ARTS/C-2-B Zoning Requirements	
													Project Design	
													Square 2875, Lots 1107, 2012, 2026 (Parcel A); Lot 2030 (Parcel B); Lot 1106 (Parcel D); Lot Area: Parcel A = 40,530 sf; Parcel B = 13,420 sf; Parcel D = 4,073 sf; Total = 58,023 sf	
													Floor Area Ratio ("FAR")	
													Building Height	
													Lot Occupancy	
													Rear Yard	
													Side Yard	
													Courts	
													Residential Recreation Space	
													Public Space at Ground Level	
													Parking	

Area / Zoning Tabulations

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<div>PARCEL C</div> <table><thead><tr><th>LEVEL</th><th>RETAIL</th><th>RESIDENTIAL SERVICE</th><th>RESIDENTIAL AREA</th><th>NUMBER OF UNITS</th><th>TOTAL FAR: BY FLOOR</th></tr></thead><tbody><tr><td>Ground Floor</td><td>4,253 SF</td><td>11,584 SF</td><td>1,502 SF</td><td>2</td><td>17,339 SF</td></tr><tr><td>Second Floor</td><td></td><td></td><td>18,277 SF</td><td>19</td><td>18,277 SF</td></tr><tr><td>Third Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Fourth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Fifth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Sixth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Seventh Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Eighth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Ninth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>Tenth Floor</td><td></td><td></td><td>18,987 SF</td><td>19</td><td>18,987 SF</td></tr><tr><td>SUBTOTAL</td><td>4,253 SF</td><td>11,584 SF</td><td>171,675 SF</td><td>approx. 173</td><td>187,512 SF</td></tr></tbody></table> <p>Residential Affordable: 7,032 SF of the residential area listed above is devoted to affordable residential use</p> <p>Parking Levels Below Grade: 23,526 SF of Parking Below Grade is provided. This area is not included in the FAR area.</p>						LEVEL	RETAIL	RESIDENTIAL SERVICE	RESIDENTIAL AREA	NUMBER OF UNITS	TOTAL FAR: BY FLOOR	Ground Floor	4,253 SF	11,584 SF	1,502 SF	2	17,339 SF	Second Floor			18,277 SF	19	18,277 SF	Third Floor			18,987 SF	19	18,987 SF	Fourth Floor			18,987 SF	19	18,987 SF	Fifth Floor			18,987 SF	19	18,987 SF	Sixth Floor			18,987 SF	19	18,987 SF	Seventh Floor			18,987 SF	19	18,987 SF	Eighth Floor			18,987 SF	19	18,987 SF	Ninth Floor			18,987 SF	19	18,987 SF	Tenth Floor			18,987 SF	19	18,987 SF	SUBTOTAL	4,253 SF	11,584 SF	171,675 SF	approx. 173	187,512 SF	Square 2873, Lot 864 Lot Area: 23,439		
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Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) PUD Guidelines 8.0 (4.0 non-residential)		7.8 residential .2 non-residential																																																																													
Building Height	90 feet		100 feet																																																																													
Lot Occupancy	75%		81%																																																																													
Rear Yard	3 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than 12 feet. 25 feet required.		25 feet																																																																													
Side Yard	None Required		None Provided																																																																													
Courts	For a closed court in a residential building Width 4 inches per foot of height of court, but not less than 15 feet 33.33 ft. required Area Twice the square of the required width of court 2,222 ft² required		Width provided 49 feet Area Provided 4,802 ft²																																																																													
Residential Recreation Space	15% of gross floor area devoted to residential use. 25,752 ft² required.		15%																																																																													
Public Space at Ground Level	10% of total lot area. 2,344 ft² required.		1,838 ft²																																																																													
Parking	In excess of 3,000 ft², one for each additional 300 ft² (retail use) 1 required. One for each three dwelling units (residential use) 38 required.		190 parking spaces																																																																													