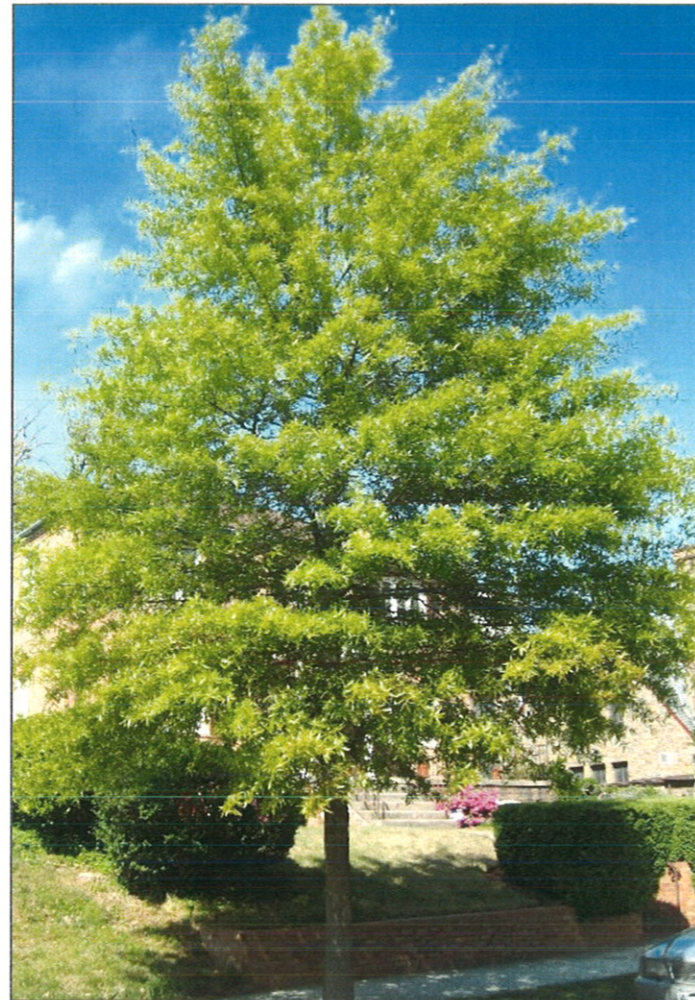




Acer rubra - Red Maple



Quercus phellos - Willow Oak



Liquidambar styraciflua - Sweetgum



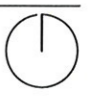
Gleditsia triacanthos - Honey Locust

Note: Tree species selections identified on this page are shown to illustrate design intent only. The purpose is to generally define tree size and character. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



Other / BZA Order	enter sq ft of lot	multiplier	SCORE
Lot size (enter this value first) *	130,371		0.43
Landscape Elements	Square Feet	Factor	Total
Landscaped areas (select one of the following for each area)			
Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	
Landscaped areas with a soil depth of 24" or greater	enter sq ft 26246	0.6	
Bioretention facilities	enter sq ft 3401	0.4	
Plantings (credit for plants in landscaped areas from Section A)			
Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 8661	0.2	
Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 4245	38205	0.3
Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 78	3900	0.5
Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 11	2750	0.6
Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 4	1000	0.7
Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 4	2400	0.7
Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7
Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8
Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	
Vegetated or "green" roofs			
Over at least 2" and less than 8" of growth medium	enter sq ft 0	0.6	
Over at least 8" of growth medium	enter sq ft 16441	0.8	
Permeable Paving***			
Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	
Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	
Other			
Enhanced tree growth systems***	enter sq ft 5767	0.4	
Renewable energy generation	enter sq ft 0	0.5	
Approved water features	enter sq ft 0	0.2	
sub-total of sq ft =			108,771
Bonuses			

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DEVELOPMENT DATA											
Total Lot Area			489,819 SF								
				BREAKDOWN BY BLOCK							
		ZONING	PROPOSED PUD	Blocks 1A	Blocks 1B	Block 2	Block 3	Block 4	Block 5	Block 6	
Zone		C-3-A	PUD / C-3-A								
FAR Residential		4.0	3.19	2.32	2.54	3.88	2.96	3.88	4.53	2.78	
FAR Residential Range			3.09	2.20 - 2.32	2.54 - 2.88	3.52 - 3.88	-	-	-	-	
FAR Commercial		2.0	0.42	0.09	0.87	0.21	0.76	0.48	0.38	0.28	
FAR Commercial Range			0.51	.09 - .29	1.28 - 1.31	.21 - .40	-	-	.38 - .48	-	
FAR Total		4.0	3.61	2.40	3.41	4.10	3.72	4.37	4.91	3.05	
			3.60								
Number of Dwelling Units			1,555	212	133	332	355	143	303	78	
Range				200 - 212	133 - 141						
Building Height		65 feet	see breakdown	90' + 4' Parapet	90' + 4' Parapet	90' + 4' Parapet	90' + 4' Parapet	90' + 4' Parapet	90' + 4' Parapet	90' + 4' Parapet	
Lot Occupancy at Residential		75% (residential), 100% (commercial)	*	34.13%	50.70%	56.38%	56.45%	59.88%	67.71%	42.84%	
Side Yard		None required if provided at least 8'	see breakdown	0'	0'	0'	0'	0'	0'	0'	
Rear Yard		3in/ft of residential height	see breakdown	0'	0'	0'	0'	0'	70'/3'/ft.=23'>12'	70'/3'/ft.=23'>12'	
Parking Residential Use [parking/unit]		0.5	see breakdown	106	67	166	177	71	151	39	
Parking Retail Use [parking/sf if >3,000sf]		1/300 sf > 3,000sf	see breakdown	14	130	66	66	43	71	19	
Total Residential parking required		777									
Total Retail Parking Required		410									
Total Combined Parking Required		1,187		120	197	232	243	115	222	58	
Total Residential Parking Provided per phase	Parking Range	933		127	80	199	213	86	182	47	
Total Retail Parking Provided per phase	Parking Range	1,059		14	142	258	464	12	131	37	
Total Combined Parking provided	Parking Range	1,992									
Parking-Required accessible spaces		151-200 spots =6 ADA spaces 201-300 spots =7 ADA spaces 301-400 spots =8 ADA spaces	see breakdown	3	2	4	4	2	4	1	
Loading Berths Residential Use		1@55' 1@ 20' 1@200sf	see breakdown				1@40' 1@ 20' 1@200sf				
Loading Berths Retail Use		1@30' 1@100sf	see breakdown	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	2@40' 1@ 20' 1@200sf		1@40' 1@200sf	1@40' 1@ 20' 1@200sf	Shared with Block 5	
Loading Berths Grocery Use			see breakdown				3@55' 1@ 20' 1@200sf				
lot size			489,819	82,264	48,264	106,004	113,092	33,061	63,157	43,977	
GAR				0.430						0.251	
* including dedicated											