

**PROJECT STATISTICS:**

SITE AREA:	EXISTING	PROPOSED
	26,950 SF	26,950 SF
RETAIL COMMERCIAL- RESTAURANT OFFICE:	PERMITTED (SF) FSR	PROPOSED (SF) FSR
	2,500 MAX	4,224
EXISTING HOUSE: DWELLING:	N/A	N/A
HERITAGE DENSITY: (10% per 3.14)	1,520	0
	135,000 MAX (5 FSR)	243,108
	13,500 MAX	13,500
<b>TOTAL RES. &amp; COMM.:</b>	<b>148,500</b>	<b>247,332</b>
<b>FSR:</b>	<b>5.5</b>	<b>9.18</b>
CULTURAL: (CULTURAL/OFFICE/RES.)	27,000 (1 FSR SUBJECT TO MAX. 10,000)	10,872
<b>TOTAL INC. CULTURAL:</b>	<b>158,500</b>	<b>258,204</b>
<b>FSR:</b>	<b>5.87</b>	<b>9.58</b>

ZONE:	EXISTING/PERMITTED	PROPOSED
	DD	CD-1
SITE DIMENSIONS:	120' x 225'	120' x 225'
TOTAL SITE AREA:	27,000 SQFT	27,000 SQFT
USE:	OFFICE/ RESTAURANT/ RETAIL/ COMMERCIAL/ SRO/ RESIDENTIAL/ PARKING	OFFICE/ RESTAURANT/ RETAIL/ COMMERCIAL/ RESIDENTIAL (MARKET & MARKET RENTAL)/PUBLIC CULTURAL AMENITY ARTIST STUDIOS
DENSITY:	5.0 FSR INC. MAX.	9.18 / 9.58
FSR:	2,500SF RETAIL/ SERVICE 1.0 FSR INSTITUTIONAL (MAX. 10,000SF)	4,224SF RETAIL/ SERVICE 0.40 FSR INSTITUTIONAL (10,872SF)
DENSITY EXCLUSIONS:	8% BALCONIES/ 40 SF PER UNIT STORAGE/ PARKING LOADING/ RAINSCREEN WALL/ RESIDENTIAL AMENITY	8% BALCONIES/ 40 SF PER UNIT STORAGE/ PARKING LOADING/ RAINSCREEN WALL/ RESIDENTIAL AMENITY
HEIGHT:	300'	375'
PARKING:	DD (DOWNTOWN S)	DD (DOWNTOWN S)
SOCIAL/RECREATIONAL:	NONE	ARTIST STUDIOS
PUBLIC REALM:	per DOWNTOWN S	per DOWNTOWN S
SETBACKS:	per DOWNTOWN S	per DOWNTOWN S

**Area Calculations - Above Grade**

N3 v.82	B	C	D-2	D-3	E-1	E-2	E	F	H	I
Level	Private Amenity	Public Amenity	Retail (Market)	Res.-Rental (Rental)	Res.-THouse (Market)	Res.-Tower (Market)	Res.-Total (Market)	Res.-Circ/Mec. (Market)	Enclosed Area (Total)	FSR Area
41 - Mech.						2,342	2,342	1,486	2,342	2,248
40						4,618	4,618	1,007	4,618	4,280
39						4,622	4,622	1,007	4,622	4,284
38						5,315	5,315	1,007	5,315	4,911
37						5,315	5,315	1,007	5,315	4,911
36						6,270	6,270	1,085	6,270	5,716
35						6,270	6,270	1,085	6,270	5,716
34						6,270	6,270	1,085	6,270	5,716
33						6,270	6,270	1,085	6,270	5,716
32						6,270	6,270	1,085	6,270	5,716
31						6,270	6,270	1,085	6,270	5,716
30						6,270	6,270	1,085	6,270	5,716
29						6,270	6,270	1,085	6,270	5,716
28						6,270	6,270	1,085	6,270	5,716
27						6,487	6,487	1,085	6,487	5,878
26						6,487	6,487	1,085	6,487	5,878
25						6,487	6,487	1,085	6,487	5,878
24						6,487	6,487	1,085	6,487	5,878
23						6,487	6,487	1,085	6,487	5,878
22						6,487	6,487	1,085	6,487	5,878
21						6,487	6,487	1,085	6,487	5,878
20						6,487	6,487	1,085	6,487	5,878
19						6,487	6,487	1,085	6,487	5,878
18						6,836	6,836	1,096	6,836	6,179
17						6,836	6,836	1,096	6,836	6,179
16						6,836	6,836	1,096	6,836	6,179
15						6,836	6,836	1,096	6,836	6,179
14						6,836	6,836	1,096	6,836	6,179
13						6,836	6,836	1,096	6,836	6,179
12						6,836	6,836	1,096	6,836	6,179
11						6,836	6,836	1,096	6,836	6,179
10						6,836	6,836	1,096	6,836	6,179
9						6,836	6,836	1,096	6,836	6,179
8						6,836	6,836	1,096	6,836	6,179
7					565	6,863	7,428	1,086	7,428	6,747
6					4,858	3,529	8,387	1,174	8,387	7,898
5	2,889	0	0	0	4,858	3,885	8,743	2,201	11,832	7,895
4	0	0	0	0	12,363	0	12,363	1,823	12,363	11,101
3	0	4,472	0	12,363	0	0	0	0	16,835	15,573
2	1,174	0	0	0	0	920	920	920	2,094	920
1	2,245	6,400	4,224	0	0	4,497	4,497	4,497	17,388	15,121
<b>Total (sq.ft.)</b>	<b>6,308</b>	<b>10,872</b>	<b>4,224</b>	<b>12,363</b>	<b>22,644</b>	<b>231,915</b>	<b>154,558</b>	<b>48,251</b>	<b>388,326</b>	<b>258,204</b>
<b>Sum of Totals</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>288,326</b>	<b>+</b>

**Notes:**  
 Core/Circulation area is a preliminary average estimate.  
 Core/Circulation calculations include: lobby, elevator lobby, corridors, recycl. rm.  
 Residential Townhouse includes: all residential areas at podium levels.  
 Residential Total calculation includes: res. tower and res. townhouses.  
 Residential Rental includes circulation.  
 Gross area calculation includes: priv. amenity, public amenity, retail, & res. total.

**PARKING STALL SUMMARY:**

USE	# UNITS	AREA	AREA	REQUIRED	PROVIDED
MARKET UNITS	328	232,010ft²	21,555m²	154	
RENTAL UNITS	20	11,100ft²	1,030m²	7	
<b>TOTAL:</b>				<b>161</b>	<b>316</b>
LESSER OF: (A) 1 SPACE FOR EA. 140m² GFA; & (B) 1 SPACE FOR EVERY DU					
COMMERICAL/ RETAIL	-	4,225ft²	390m²	3	3
-MIN 1SPACE FOR EA. 145m² GFA -MAX 1SPACE FOR EA 115m² GFA					
PUBLIC AMENITY/ ARTIST STUDIOS	17	10,870ft²	1,010m²	7	2*
-MIN 1SPACE FOR EA. 145m² GFA -MAX 1SPACE FOR EA 115m² GFA * PER CITY AGREEMENT RE: ARTIST STUDIOS					
<b>TOTAL STALLS</b>				<b>REQUIRED</b>	<b>PROVIDED</b>
				<b>171</b>	<b>321</b>

**LOADING BAY SUMMARY:**

USE	# UNITS	GFA	REQUIRED	PROVIDED /FOR TRAFFIC ANALYSIS
RESIDENTIAL	348	-	0 CLASS A 2 CLASS B	2 CLASS A 1 CLASS B
-CLASS A: NO REQUIREMENT -CLASS B: 1 SPACE FOR 100 TO 200 DU; A MIN 1 ADDITIONAL SPACE FOR 300 TO 499 DU				
COMMERICAL	-	390m²	0 CLASS A 0 CLASS B	
PUBLIC AMENITY	17	1,010m²	0 CLASS A 1 CLASS B	1 CLASS B
-CLASS A: NO REQUIREMENT -CLASS B: 1 SPACE FOR FIRST 4,650m² GFA				
<b>TOTAL LOADING BAYS</b>			<b>REQUIRED</b>	<b>PROVIDED</b>
			<b>0 CLASS A 3 CLASS B</b>	<b>2 CLASS A 2 CLASS B</b>

**BICYCLE STALLS SUMMARY:**

USE	# UNITS	GFA	REQUIRED	PROVIDED
RESIDENTIAL	348	-	444 CLASS A 6 CLASS B	444 CLASS A 6 CLASS B
-CLASS A: A MIN OF 1.25 SPACES PER DU -CLASS B: 6 SPACES CONTAINING MIN 20 DU				
COMMERICAL	-	390m²	0 CLASS A 6 CLASS B	0 CLASS A 6 CLASS B
-CLASS A: MIN 1 SPACE PER 500m² GFA -CLASS B: 6 SPACES FOR CONTAINING MIN 1,000m² GFA				
PUBLIC AMENITY/ ARTIST STUDIOS	17	1,010m²	0 CLASS A 0 CLASS B	0 CLASS A 0 CLASS B
-CLASS A: NO REQUIREMENT -CLASS B: NO REQUIREMENT				
<b>TOTAL BICYCLE STALLS</b>			<b>REQUIRED</b>	<b>PROVIDED</b>
			<b>444 CLASS A 12 CLASS B</b>	<b>444 CLASS A 12 CLASS B</b>