

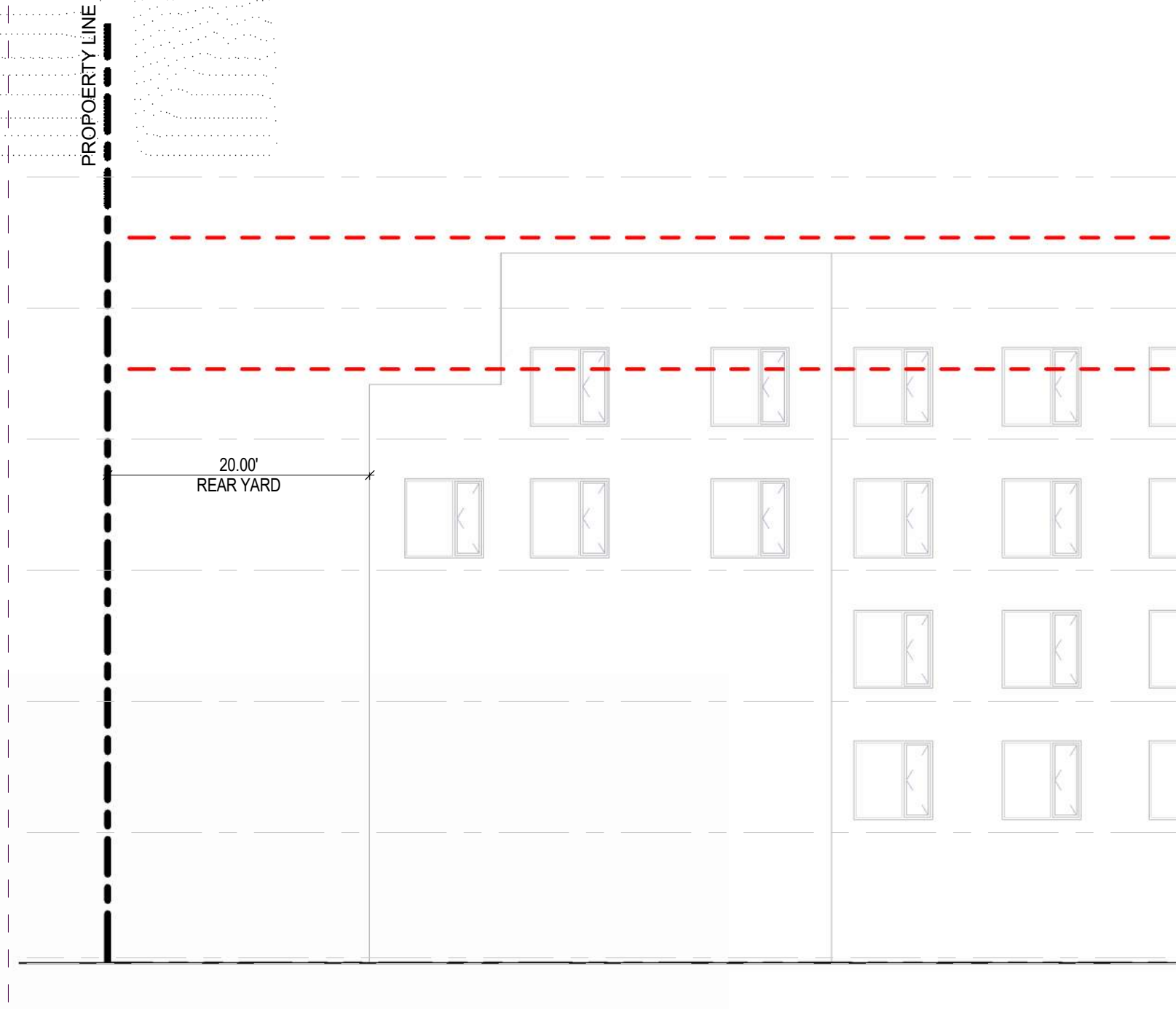
SECTION	DEFINITION	PERMITTED/REQUIRED	PROPOSED
29-12-10	QUALIFYING RESIDENTIAL SITE	A "QUALIFYING RESIDENTIAL SITE" IS A ZONING LOT OR PORTION THEREOF: (1) IN AN R5 THROUGH R5C DISTRICT, THAT (A) MEETS THE FOLLOWING CRITERIA: (i) HAS A MINIMUM LOT AREA OF AT LEAST 5,000 SQUARE FEET; (ii) IS LOCATED WITHIN THE GREATER TRANSIT ZONE; THE GEOMETRY OF THE OUTER TRANSIT ZONE SHALL INCLUDE THOSE AREAS WITHIN A DISTANCE OF 1,000 FEET FROM THE CENTER OF A TRANSIT STATION, AS DEFINED IN SECTION 66-11 (D) (TRANSIT), EXISTING ON DECEMBER 31, 2024; (iii) HAS FRONTING ALONG A WIDE STREET OR ALONG THE SHORT END OF A BLOCK; AND (iv) IS NOT LOCATED WITHIN AN R1 OR R2 DISTRICT.	PROPOSED ZONING LOT MEETS THE CRITERIA OF A QUALIFYING RESIDENTIAL SITE. (1) LOT AREA: 28275.16 SF > 5000 SF (2) IS LOCATED WITHIN THE GREATER TRANSIT ZONE. (3) SEE MAP ON SHEET 2-00. (4) HAS FRONTING ALONG A WIDE STREET.
29-12-30	GROUND FLOOR LEVEL USE AND TRANSPORTATION REQUIREMENTS	GROUND FLOOR LEVEL USES: (1) ON THE PORTION OF A GROUND FLOOR LEVEL, INCLUDING A TIER 8 STREET FRONTAGE, WITHIN THE MAXIMUM QUALIFYING DEPTH, THE UNDERLYING USE REGULATIONS ARE MODIFIED AS FOLLOWS: (A) DWELLING UNITS SHALL NOT BE PERMITTED. (B) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (C) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (D) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (E) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (F) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (G) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (H) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (I) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (J) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (K) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (L) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (M) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (N) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (O) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (P) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Q) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (R) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (S) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (T) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (U) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (V) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (W) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (X) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Y) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Z) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10.	BUILDING COMPLIES WITH THIS SECTION. (1) ON THE PORTION OF A GROUND FLOOR LEVEL, INCLUDING A TIER 8 STREET FRONTAGE, WITHIN THE MAXIMUM QUALIFYING DEPTH, THE UNDERLYING USE REGULATIONS ARE MODIFIED AS FOLLOWS: (A) DWELLING UNITS SHALL NOT BE PERMITTED. (B) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (C) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (D) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (E) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (F) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (G) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (H) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (I) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (J) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (K) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (L) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (M) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (N) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (O) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (P) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Q) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (R) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (S) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (T) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (U) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (V) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (W) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (X) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Y) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10. (Z) USES LIMITED TO THOSE THAT ARE LIMITED TO THOSE SET FORTH IN SECTION 29-12-10.
29-12-40	APPLICABILITY OF THIS CHAPTER	THE REGULATIONS OF THIS CHAPTER APPLY TO ANY ZONING LOT OR PORTION OF A ZONING LOT IN ANY COMMERCIAL DISTRICT IN WHICH SUCH BUILDING IS PERMITTED. THE REGULATIONS OF THIS CHAPTER SHALL NOT BE APPLIED TO ANY ZONING LOT OR PORTION OF A ZONING LOT IN ANY COMMERCIAL DISTRICT IN WHICH SUCH BUILDING IS NOT PERMITTED.	PROPOSED BUILDING COMPLIES WITH ALL THE REGULATIONS SET FORTH IN ARTICLE II CHAPTER V.
29-12-50	GENERAL PROVISIONS	EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER, THE PORTIONS OF A BUILDING USED FOR RESIDENTIAL USE ARE SUBJECT TO THE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER I, AND THE PORTIONS OF A BUILDING USED FOR COMMERCIAL OR COMMUNITY FACILITY USE ARE SUBJECT TO THE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER II. THE PORTIONS OF A BUILDING USED FOR RESIDENTIAL USE AND COMMERCIAL OR COMMUNITY FACILITY USE ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 29-12-10 (APPLICABILITY OF RESIDENTIAL DISTRICT REGULATIONS), SECTION 29-12-30 (APPLICABILITY OF COMMERCIAL OR COMMUNITY FACILITY REGULATIONS), SECTION 29-12-40 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-50 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-60 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-70 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-80 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-90 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-100 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-110 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-120 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-130 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-140 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-150 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-160 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-170 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-180 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-190 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-200 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-210 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-220 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-230 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-240 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-250 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-260 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-270 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-280 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-290 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-300 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-310 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-320 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-330 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-340 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-350 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-360 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-370 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-380 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-390 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-400 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-410 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-420 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-430 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-440 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-450 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-460 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-470 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-480 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-490 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-500 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-510 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-520 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-530 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-540 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-550 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-560 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-570 (APPLICABILITY OF 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SECTION 29-12-720 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-730 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-740 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-750 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-760 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-770 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-780 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-790 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-800 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-810 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-820 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-830 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-840 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-850 (APPLICABILITY OF COMMUNITY FACILITY REGULATIONS), SECTION 29-12-860 (APPLICABILITY 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REGULATIONS).	PROPOSED USES: RESIDENTIAL, COMMERCIAL, COMMUNITY FACILITY. (1) SEE SECTION 29-12-10. (2) SEE SECTION 29-12-30. (3) SEE SECTION 29-12-40. (4) SEE SECTION 29-12-50. (5) SEE SECTION 29-12-60. (6) SEE SECTION 29-12-70. (7) SEE SECTION 29-12-80. (8) SEE SECTION 29-12-90. (9) SEE SECTION 29-12-100. (10) SEE SECTION 29-12-110. (11) SEE SECTION 29-12-120. (12) SEE SECTION 29-12-130. (13) SEE SECTION 29-12-140. (14) SEE SECTION 29-12-150. (15) SEE SECTION 29-12-160. (16) SEE SECTION 29-12-170. (17) SEE SECTION 29-12-180. (18) SEE SECTION 29-12-190. (19) SEE SECTION 29-12-200. (20) SEE SECTION 29-12-210. (21) SEE SECTION 29-12-220. (22) SEE SECTION 29-12-230. (23) SEE SECTION 29-12-240. (24) SEE SECTION 29-12-250. (25) SEE SECTION 29-12-260. (26) SEE SECTION 29-12-270. (27) SEE SECTION 29-12-280. (28) SEE SECTION 29-12-290. (29) SEE SECTION 29-12-300. (30) SEE SECTION 29-12-310. (31) SEE SECTION 29-12-320. (32) SEE SECTION 29-12-330. (33) SEE SECTION 29-12-340. (34) SEE SECTION 29-12-350. 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1 LOT AREA PER ZONE DIAGRAM  
1" = 20'-0"

NAME	ZONING FLOOR AREA			
	USE GROUP	GFA	DEDUCTIONS	TOTAL
01 - COMMERCIAL (C2-3)				
1ST FLOOR COM	VI	1,021.01 SF	0.00 SF	1,021.01 SF
2ND FLOOR COM	VI	8,822.64 SF	0.00 SF	8,822.64 SF
		9,843.64 SF	0.00 SF	9,843.64 SF
02 - COMMUNITY FACILITY				
05 5TH FL CF	IIIB	4,477.33 SF	0.00 SF	4,477.33 SF
05 5TH FL CF	IIIB	3,795.45 SF	0.00 SF	3,795.45 SF
		8,272.78 SF	0.00 SF	8,272.78 SF
03 - RESIDENTIAL (R5)				
00 CELLAR	II	6,876.75 SF	6,876.75 SF	0.00 SF
01 1ST FL	II	8,896.12 SF	6,650.83 SF	2,145.29 SF
02 2ND FL	II	6,310.72 SF	366.83 SF	5,943.89 SF
03 3RD FL	II	6,310.72 SF	397.54 SF	5,913.18 SF
04 4TH FL	II	6,310.72 SF	314.55 SF	5,996.18 SF
05 5TH FL	II	63.85 SF	64.13 SF	18.28 SF
		32,757.69 SF	14,660.63 SF	18,097.05 SF
04 - RESIDENTIAL (R5C2-3)				
00 CELLAR	II	14,354.39 SF	14,354.39 SF	0.00 SF
01 1ST FL	II	13,309.16 SF	10,086.69 SF	3,222.47 SF
02 2ND FL	II	2,836.49 SF	1,122.93 SF	1,713.56 SF
03 3RD FL	II	11,459.10 SF	895.22 SF	10,563.88 SF
04 4TH FL	II	11,459.10 SF	892.72 SF	10,566.38 SF
05 5TH FL	II	3,943.13 SF	1,173.93 SF	2,769.20 SF
06 ROOF FL	II	802.07 SF	593.05 SF	209.02 SF
SUB TOTAL		57,963.44 SF	29,118.92 SF	28,844.52 SF
		108,837.55 SF	43,779.56 SF	65,057.99 SF
PROPOSED TOTAL RESIDENTIAL FLOOR AREA: 46,941.57 SF				
PROPOSED TOTAL COMMERCIAL & COMMUNITY FACILITY FLOOR AREA IN R5: 8,272.78 SF				
PROPOSED TOTAL COMMERCIAL & COMMUNITY FACILITY FLOOR AREA IN C2-3: 9,843.64 SF				



5 YARD DIAGRAM  
1/16" = 1'-0"



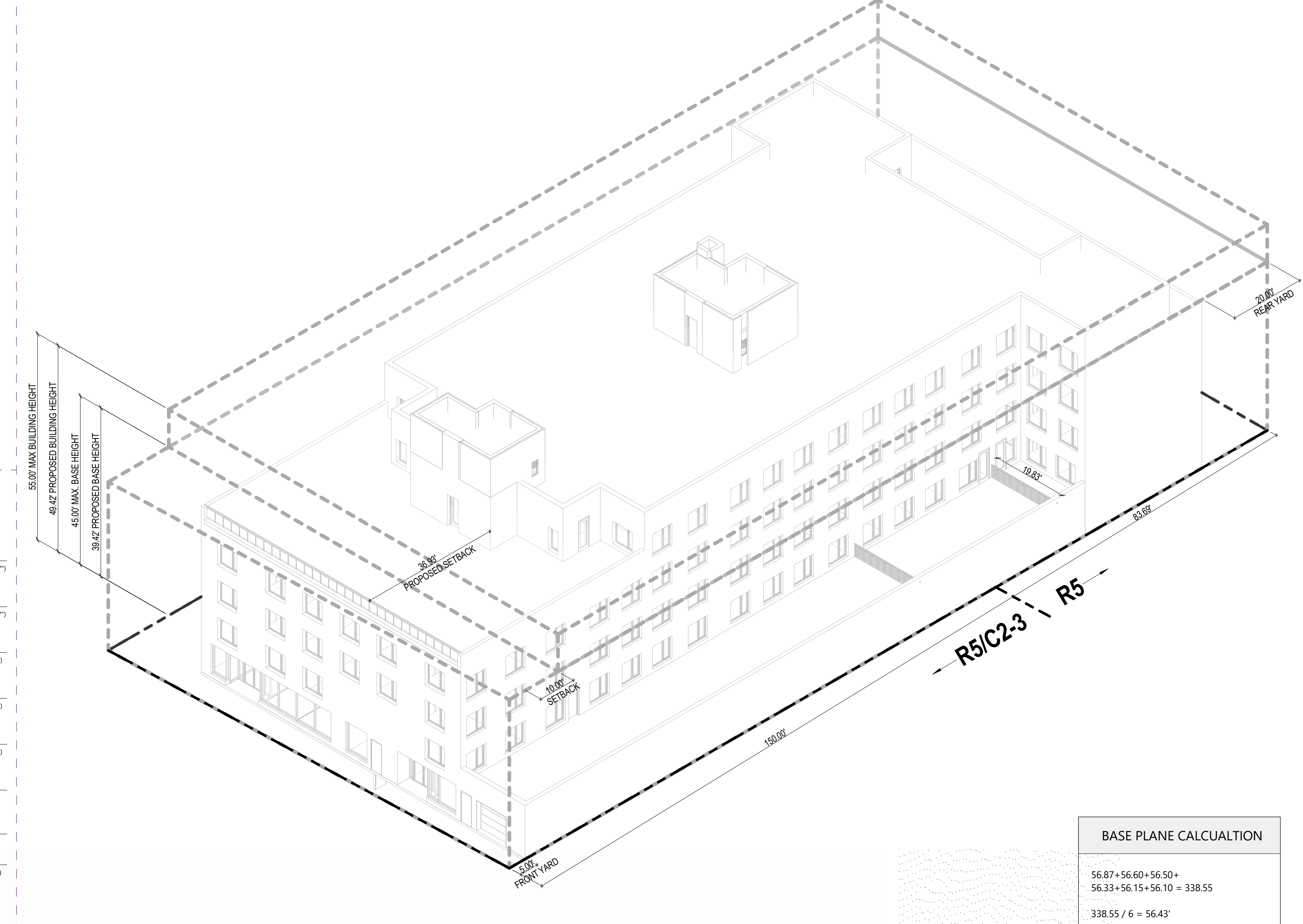
4 HEIGHT & SETBACK DIAGRAM  
3/32" = 1'-0"

LOT AREA	
Name	SF
LOT AREA IN R5C2-3 DISTRICT	18939.30 SF
LOT AREA IN R5 DISTRICT	10296.36 SF
TOTAL	28275.16 SF

LOT COVERAGE	
Name	SF
LOT COVERAGE ON R5 PORTION	67.07%
LOT COVERAGE ON R5C2-3 PORTION	79.81%

LOT COVERAGE	
Name	SF
LOT COVERAGE ON R5 PORTION	6886.13 SF
LOT COVERAGE ON R5C2-3 PORTION	14330.21 SF
TOTAL	21196.34 SF

LOT COVERAGE CALCULATION		
Name	SF	PERCENT
LOT AREA	28275.16 SF	100%
LOT COVERAGE	21196.34 SF	75.0%
MAX LOT COVERAGE PERMITTED	28275.16 SF	100%
TOTAL	4348.48 / 5625 = 0.7731	74.96%



BASE PLANE CALCULATION	
56.87 * 56.60 + 56.50	
56.33 * 56.15 + 56.10 = 338.55	
338.55 / 6 = 56.43	