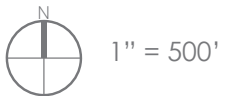


URBAN AREA CALCULATIONS

LOT SIZE & FAR

URBAN AREA CALCULATIONS

The spreadsheet on the following pages forms a block by block analysis of **VICINIA**. Each block, identified in the diagram to the left, corresponds to a row in the adjacent spreadsheet. Among other information, the spreadsheet provides overall block area, building footprint area, an approximate residential unit count, and an estimate for the available retail area.



Vicinia
Site Summary-Area/FAR/Density
10.10.19

Blocks / Bldg	Block Area SF	Block Area Acres	Min FAR	Max FAR	Max FAR w/ TDR	Min Density	Max Density w/TDR
UA1	111720	2.56	2.0	4	6	12	72
UA2	131845	3.03	2.0	4	6	12	72
UA3	201527	4.63	2.0	4	6	12	72
UA4	169500	3.89	2.0	4	6	12	72
18 Lots @							
UA5	92399	2.12	2.0	4	6	12	72
UA6	56372	1.29	2.5	6	12	16	80
20 Lots @							
UA7	72169	1.66	2.5	6	12	16	80
UA8	75415	1.73	2.5	6	12	16	80
UA9	32269	0.74	2.5	6	12	16	80
UA10	61152	1.40	2.5	6	12	16	80
UA11	124632	2.86	2.0	4	6	12	72
UA12	52354	1.20	2.5	6	12	16	80
UA13	69397	1.59	2.5	6	12	16	80
UA14	123242	2.83	2.0	4	6	12	72
UA15	71503	1.64	2.5	6	12	16	80
UA16	73031	1.68	2.5	6	12	16	80
UA17	70000	1.61	2.5	6	12	16	80
28 Lots @							
UA18	149970	3.44	2.0	4	6	12	72
UA19	69750	1.60	2.5	6	12	16	80
UA20	64725	1.49	2.5	6	12	16	80
UA21	58594	1.35	2.5	6	12	16	80
UA22	97500	2.24	2.0	4	6	12	72
40 Lots @							
UA23	136385	3.13	2.0	4	6	12	72
UA24	152492	3.50	2.0	4	6	12	72
UA25	99050	2.27	2.0	4	6	12	72

Grand Totals

2,416,993	55.49
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FAR	Floor to Area Ratio
TDR	Assumes transfer of density

Blocks / Bldg	Block Area SF	Block Perimeter	Bldg Frontprint	Stories	Total SF	Efficiency	Rentable SF	Unit SF		Total Units		Unit SF		Total Units		Percentage of Commercial Retail Ground Level	On-Street Parking +/-	Commercial / Retail SF
CC1																		9
CC2																		71
CC3																		11
UA1	111,720	1,358'																31
1			64,308	5	321,540	0.85	273,309	850		321.5		1000		273.3		0		0
UA2	131,845	1,486'																58
1			71,999	4.5	323,996	0.85	275,396	850		324.0		1000		275.4		0.5		36,000
UA3	201,527	1,068'																39
1			51,700	4.75	245,575	0.85	208,739	1250	167.0 Senior Living			1000		208.7		0.25		12,925
2			12,000	2	24,000	0.85	20,400	850	24.0			1000		20.4		1		12,000
UA4	169,500	1,678'																34
1			39,664	4	158,656	0.85	134,858	850	158.7			1000		134.9		0		0
18 Lots @			1,750	2.5			Townhomes											
UA5	92,399	1,200'																40
1			55,268	4.5	248,706	0.85	211,400	850	248.7			1000		211.4		0.5		27,634
UA6	56,372	661'																36
20 Lots @			1,750	2.5			Townhomes											
UA7	72,169	762'																9
1			36,696	2.75	100,914	0.85	85,777	850	100.9			1000		85.8		0.25		9,174
				3.75	137,610	0.85	116,969	850	137.6			1000		117.0		0		0
UA8	75,415	1,153'																28
1			19,177	4	76,708	0.85	65,202	850	76.7			1000		65.2		0		0
2			30,479	3	91,437	0.85	77,721	850	91.4			1000		77.7		1		30,479
				4	121,916	0.85	103,629	850	121.9			1000		103.6		0		0
UA9	32,269	964'																3
1			7,436				Iconic Bldg											
UA10	61,152	994'																36
1			59,267	5	296,335	0.85	251,885											251,885
UA11	124,632	644'																17
1			5,400	3	16,200	0.85	13,770	850	16.2			1000		13.8		0		0
				4	21,600	0.85	18,360	850	21.6			1000		18.4		0		0
2			5,400	3	16,200	0.85	13,770	850	16.2			1000		13.8		0		0
				4	21,600	0.85	18,360	850	21.6			1000		18.4		0		0
3			5,400	3	16,200	0.85	13,770	850	16.2			1000		13.8		0		0
				4	21,600	0.85	18,360	850	21.6			1000		18.4		0		0
UA12	52,354	919'																23
1			16,340	3	49,020	0.85	41,667	850	49.0			1000		41.7		1		16,340
				4	65,360	0.85	55,556	850	65.4			1000		55.6		0		0
2			20,358	3	61,074	0.85	51,913	850	61.1			1000		51.9		0		0
UA13	69,397	1,144'																0
1			4,000	1			Iconic Bldg											
UA14	123,242	1,412'																34
1			20,314	3	60,942	0.85	51,801	850	60.9			1000		51.8		1		20,314
				4	81,256	0.85	69,068	850	81.3			1000		69.1		0		0
2			18,540	3	55,620	0.85	47,277	850	55.6			1000		47.3		0		0
				4	74,160	0.85	63,036	850	74.2			1000		63.0		0		0
3			32,083	3.5	112,291	0.85	95,447	850	112.3			1000		95.4		0.5		16,042
UA15	71,503	1,071'																20
1			31,483	3	94,449	0.85	80,282	850	94.4			1000		80.3		0		0
				4	125,932	0.85	107,042	850	125.9			1000		107.0		0		0
2			5,400	3	16,200	0.85	13,770	850	16.2			1000		13.8		0		0
				4	21,600	0.85	18,360	850	21.6			1000		18.4		0		0
3			5,400	3	16,200	0.85	13,770	850	16.2			1000		13.8		0		0
				4	21,600	0.85	18,360	850	21.6			1000		18.4		0		0

Blocks / Bldg	Block Area SF	Block Perimeter	Bldg Frontprint	Stories	Total SF	Efficiency	Rentable SF	Unit SF	Total Units	Unit SF	Total Units	Percentage of Commercial Retail Ground Level	On-Street Parking +/-	Commercial / Retail SF
UA16	73,031	1,082'											22	
1			16,321	3	48,963	0.85	41,619	850	49.0	1000	41.6	0	0	0
				4	65,284	0.85	55,491	850	65.3	1000	55.5	0	0	0
2			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
3			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
4			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
5			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
UA17	70,000	1,015'											24	
28 Lots @			2,375	2.5	Townhomes									
UA18	149,970	1,554'											44	
1			32,984	3	98,952	0.85	84,109	850	99.0	1000	84.1	1	32,984	0
				4	131,936	0.85	112,146	850	131.9	1000	112.1	0	0	0
2			32,873	3	98,619	0.85	83,826	850	98.6	1000	83.8	0	0	0
				4	131,492	0.85	111,768	850	131.5	1000	111.8	0	0	0
3			13,244	4	52,976	0.85	45,030	850	53.0	1000	45.0	0	0	0
UA19	69,750	1,110'											27	
1			18,600	4	74,400	0.85	63,240	850	74.4	1000	63.2	0	0	0
				3	14,700	0.85	12,495	850	14.7	1000	12.5	0	0	0
2			4,900	4	19,600	0.85	16,660	850	19.6	1000	16.7	0	0	0
				3	62,820	0.85	53,397	850	62.8	1000	53.4	0	0	0
3			20,940	4	83,760	0.85	71,196	850	83.8	1000	71.2	0	0	0
UA20	64,725	1,080'											25	
1			18,240	3	54,720	0.85	46,512	850	54.7	1000	46.5	0	0	0
				4	72,960	0.85	62,016	850	73.0	1000	62.0	0	0	0
2			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
3			5,400	3	16,200	0.85	13,770	850	16.2	1000	13.8	0	0	0
				4	21,600	0.85	18,360	850	21.6	1000	18.4	0	0	0
4			10,050	3	30,150	0.85	25,628	850	30.2	1000	25.6	0	0	0
				4	40,200	0.85	34,170	850	40.2	1000	34.2	0	0	0
UA21	58,594	1,021'											23	
1			9,289	3	27,867	0.85	23,687	850	27.9	1000	23.7	0	0	0
				4	37,156	0.85	31,583	850	37.2	1000	31.6	0	0	0
2			16,265	3	48,795	0.85	41,476	850	48.8	1000	41.5	0	0	0
				4	65,060	0.85	55,301	850	65.1	1000	55.3	0	0	0
3			15,488	2	30,976	0.85	26,330	850	31.0	1000	26.3	0	0	0
				3	46,464	0.85	39,494	850	46.5	1000	39.5	0	0	0
UA22	97,500	1,356'											26	
40 Lots @			2,375	2.5	Townhomes									
UA23	136,385	1,463'											52	
1			17,064	4	68,256	0.85	58,018	850	68.3	1000	58.0	0	0	0
				4	89,056	0.85	75,698	850	89.1	1000	75.7	0	0	0
2			22,264	3	84,378	0.85	71,721	850	84.4	1000	71.7	0	0	0
				3	84,378	0.85	71,721	850	84.4	1000	71.7	0	0	0
UA24	152,492	1,596'											39	
1			19,674	4	78,696	0.85	66,892	850	78.7	1000	66.9	0	0	0
				3	81,048	0.85	68,891	850	81.0	1000	68.9	0	0	0
2			27,016	3	9,228	0.85	7,844	850	9.2	1000	7.8	0	0	0
				3	9,228	0.85	7,844	850	9.2	1000	7.8	0	0	0
3			3,076	3	69,447	0.85	59,030	850	69.4	1000	59.0	0	0	0
				3	69,447	0.85	59,030	850	69.4	1000	59.0	0	0	0
UA25	99,050	1,266'											24	
1			7,120	3	21,360	0.85	18,156	850	21.4	1000	18.2	0	0	0
				4	28,480	0.85	24,208	850	28.5	1000	24.2	0	0	0
2			15,562	3	46,686	0.85	39,683	850	46.7	1000	39.7	0	0	0
				4	62,248	0.85	52,911	850	62.2	1000	52.9	0	0	0
3			34,865	2	69,730	0.85	59,271	850	69.7	1000	59.3	0	0	0
				3	104,595	0.85	88,906	850	104.6	1000	88.9	0	0	0
Grand Totals			1,065,872		3,761,285 Min Story		3,197,092		3,386 Min		2,945 Min		805	465,776 Min
					3,997,802 Max Story		3,281,105		3,782 Max		3,281 Max			

Block Area 2,416,993 SF
 Acres 55 ACRES
 Townhomes 106 LOTS

Note: .25 increments in the Stories means a portion would be dedicated to Retail. Round up to the next highest number for total stories.