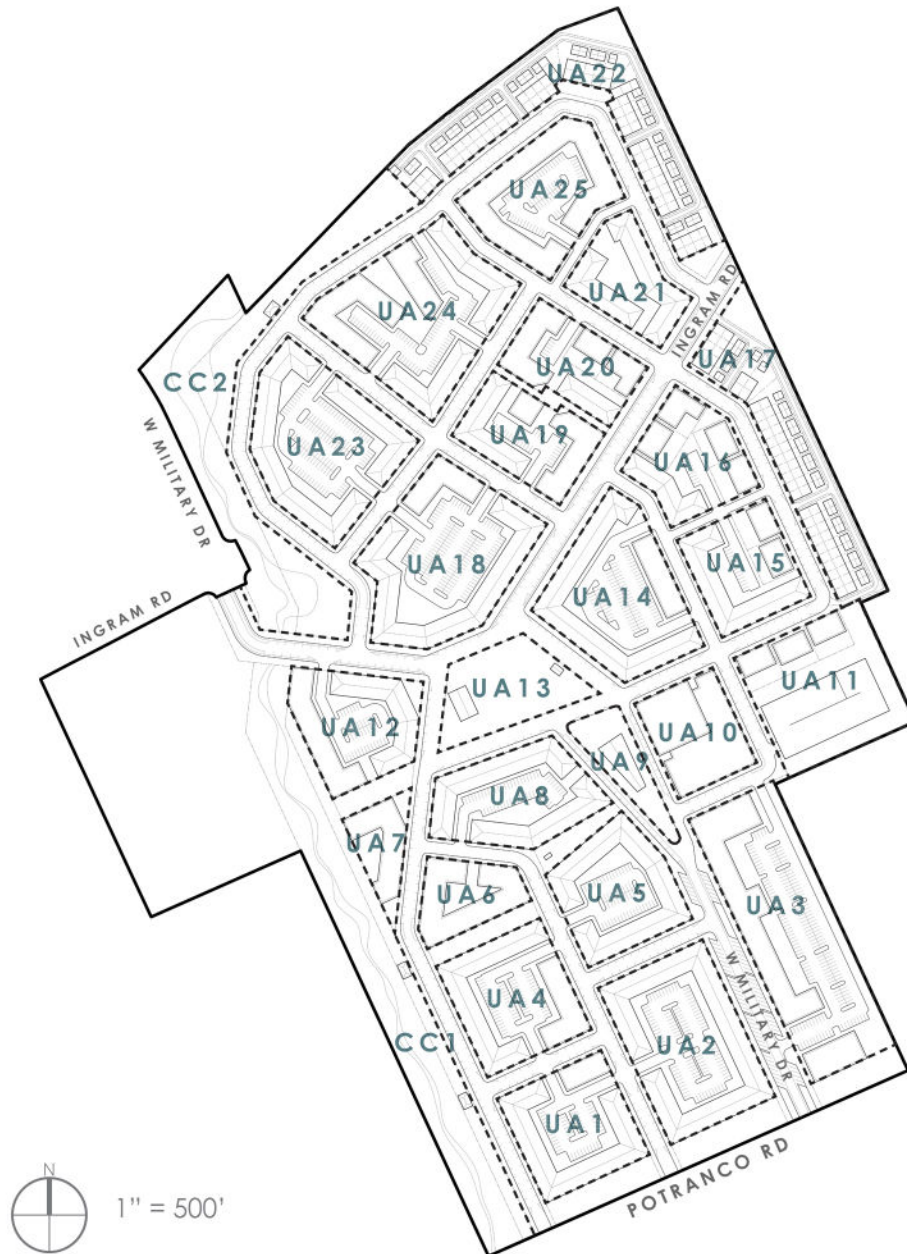


URBAN AREA CALCULATIONS

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.



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													35	
CC2													71	
UA1													28	
1	110,484	1,200'	44,460	5	222,300	0.85	188,955	850	222.3	1000	189.0	0	0	
2			7,620	5	38,100	0.85	32,385	850	38.1	1000	32.4	0	0	
UA2													58	
1	157,458	1,500'	72,840	5	364,200	0.85	309,570	850	364.2	1000	309.6	0.5	36,420	
UA3													39	
1	201,527	1,068'	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	4	48,000	0.85	40,800	850	48.0		1000	40.8	1	12,000
UA4													32	
1	96,000	1,240'	37,620	4	150,480	0.85	127,908	850	150.5		1000	127.9	0	0
2			16,860	4	67,440	0.85	57,324	850	67.4		1000	57.3	0	0
UA5													36	
1	87,373	1,164'	53,123	4.5	239,054	0.85	203,195	850	239.1		1000	203.2	0.5	26,562
UA6													13	
1	49,195	878'	36,893	3	110,679	0.85	94,077	850	110.7		1000	94.1	0	0
				4	147,572	0.85	125,436	850	147.6		1000	125.4	0	0
UA7													15	
1	32,407	906'	21,047	3	63,141	0.85	53,670	850	63.1		1000	53.7	0	0
				4	84,188	0.85	71,560	850	84.2		1000	71.6	0	0
UA8													27	
1	91,444	1,230'	30,127	3.25	97,913	0.85	83,226	850	97.9		1000	83.2	0.75	22,595
2			26,169	3.75	98,134	0.85	83,414	850	98.1		1000	83.4	0.25	6,542
UA9													3	
1	32,269	964'	7,436	Iconic Bldg										
UA10													36	
1	61,152	994'	59,267	4	237,068	0.85	201,508							237,068
				5	296,335	0.85	251,885							
UA11													17	
1	124,632	644'	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													21	
1	87,442	1,159'	25,333	4	101,332	0.85	86,132	850	101.3		1000	86.1	0	0
2			23,813	3	71,439	0.85	60,723	850	71.4		1000	60.7	0	0
UA13													0	
1	69,397	1,144'	4,000	1	Iconic Bldg									
UA14													34	
1	123,242	1,412'	51,516	3.25	167,427	0.85	142,313	850	167.4		1000	142.3	0.75	38,637
2			10,914	3	32,742	0.85	27,831	850	32.7		1000	27.8	0	0
				4	43,656	0.85	37,108	850	43.7		1000	37.1	0	0
UA15													20	
1	71,503	1,071'	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	2	10,800	0.85	9,180	850	10.8		1000	9.2	0	0
				3	16,200	0.85	13,770	850	16.2		1000	13.8	0	0
3			5,400	2	10,800	0.85	9,180	850	10.8		1000	9.2	0	0
				3	16,200	0.85	13,770	850	16.2		1000	13.8	0	0

YARD 111 A TRANSIT ORIENTED DEVELOPMENT

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
				4	65,284	0.85	55,491	850		65.3		1000		55.5		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
4			5,400	2	10,800	0.85	9,180	850		10.8		1000		9.2		0		0
				3	16,200	0.85	13,770	850		16.2		1000		13.8		0		0
5			5,400	2	10,800	0.85	9,180	850		10.8		1000		9.2		0		0
				3	16,200	0.85	13,770	850		16.2		1000		13.8		0		0
UA17	70,000	1,015'															24	
28 Lots @			2,500	2.5														
UA18	149,970	1,554'															44	
1			45,875	4.25	194,969	0.85	165,723	850		195.0		1000		165.7	0.75			34,406
2			10,420	3	31,260	0.85	26,571	850		31.3		1000		26.6	0			0
				4	41,680	0.85	35,428	850		41.7		1000		35.4	0			0
3			14,918	3	44,754	0.85	38,041	850		44.8		1000		38.0	0			0
				4	59,672	0.85	50,721	850		59.7		1000		50.7	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
2			4,900	3	14,700	0.85	12,495	850		14.7		1000		12.5	0			0
				4	19,600	0.85	16,660	850		19.6		1000		16.7	0			0
3			20,940	3	62,820	0.85	53,397	850		62.8		1000		53.4	0			0
				4	83,760	0.85	71,196	850		83.8		1000		71.2	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
				4	72,960	0.85	62,016	850		73.0		1000		62.0	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
4			10,050	3	30,150	0.85	25,628	850		30.2		1000		25.6	0			0
				4	40,200	0.85	34,170	850		40.2		1000		34.2	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
2			16,265	3	48,795	0.85	41,476	850		48.8		1000		41.5	0			0
				4	65,060	0.85	55,301	850		65.1		1000		55.3	0			0
3			15,488	2	30,976	0.85	26,330	850		31.0		1000		26.3	0			0
UA22	97,500	1,356'															26	
39 Lots @			2,500	2.5														
UA23	136,385	1,463'															52	
1			17,064	4	68,256	0.85	58,018	850		68.3		1000		58.0	0			0
2			22,264	4	89,056	0.85	75,698	850		89.1		1000		75.7	0			0
3			28,126	3	84,378	0.85	71,721	850		84.4		1000		71.7	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
2			27,016	3	81,048	0.85	68,891	850		81.0		1000		68.9	0			0
3			3,076	3	9,228	0.85	7,844	850		9.2		1000		7.8	0			0
4			23,149	3	69,447	0.85	59,030	850		69.4		1000		59.0	0			0
UA25	99,050	1,266'															24	
1			17,050	3	51,150	0.85	43,478	850		51.2		1000		43.5	0			0
2			6,820	3	20,460	0.85	17,391	850		20.5		1000		17.4	0			0
3			34,865	2	69,730	0.85	59,271	850		69.7		1000		59.3	0			0
Grand Totals			1,084,031		3,891,895	Min Story	3,308,111			3,576	Min			3,107	Min		791	427,155
					4,254,213	Max Story	3,616,081			3,879	Max			3,364	Max			

Block Area 2,367,022 SF
Acres 54 ACRES

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