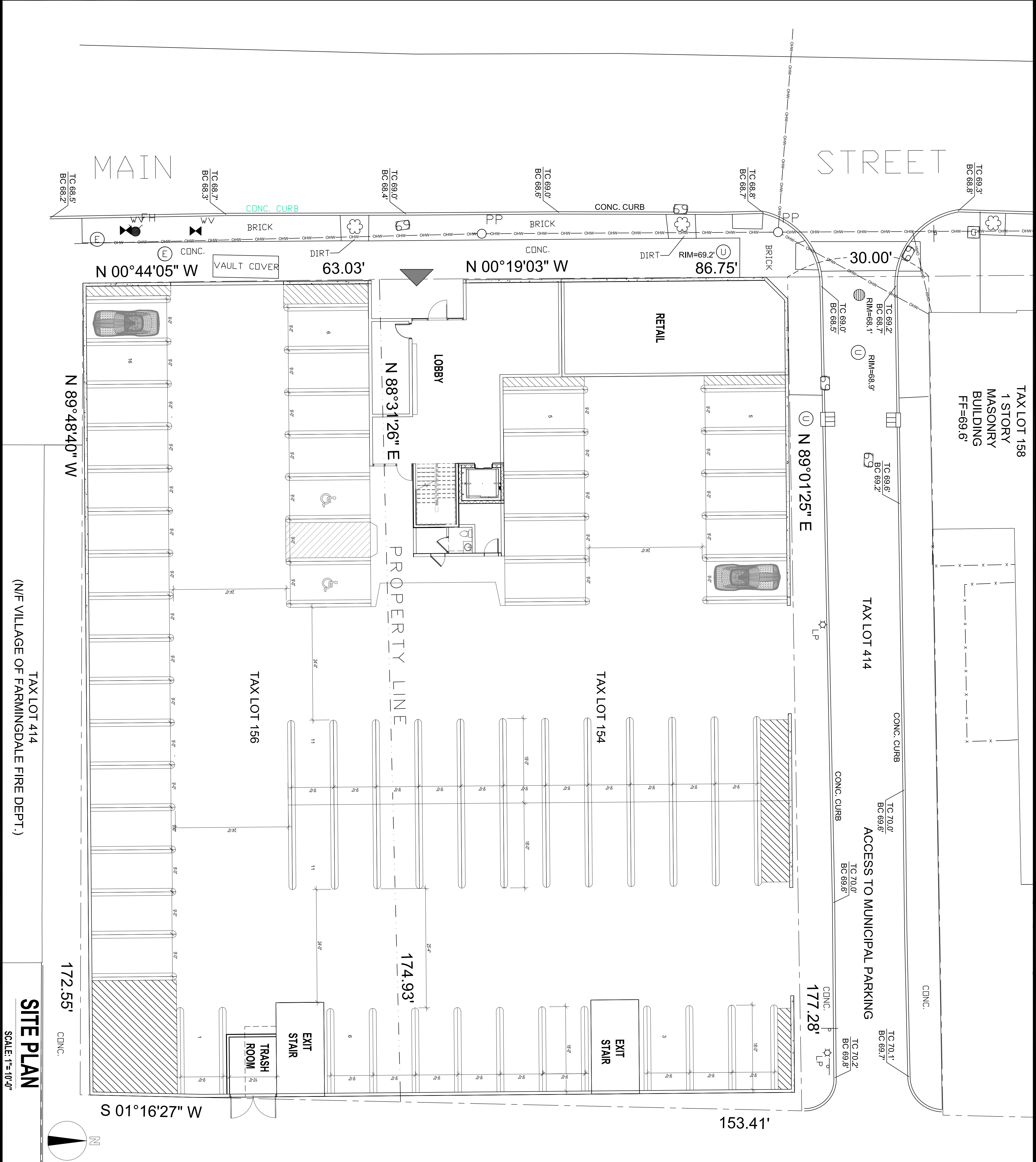


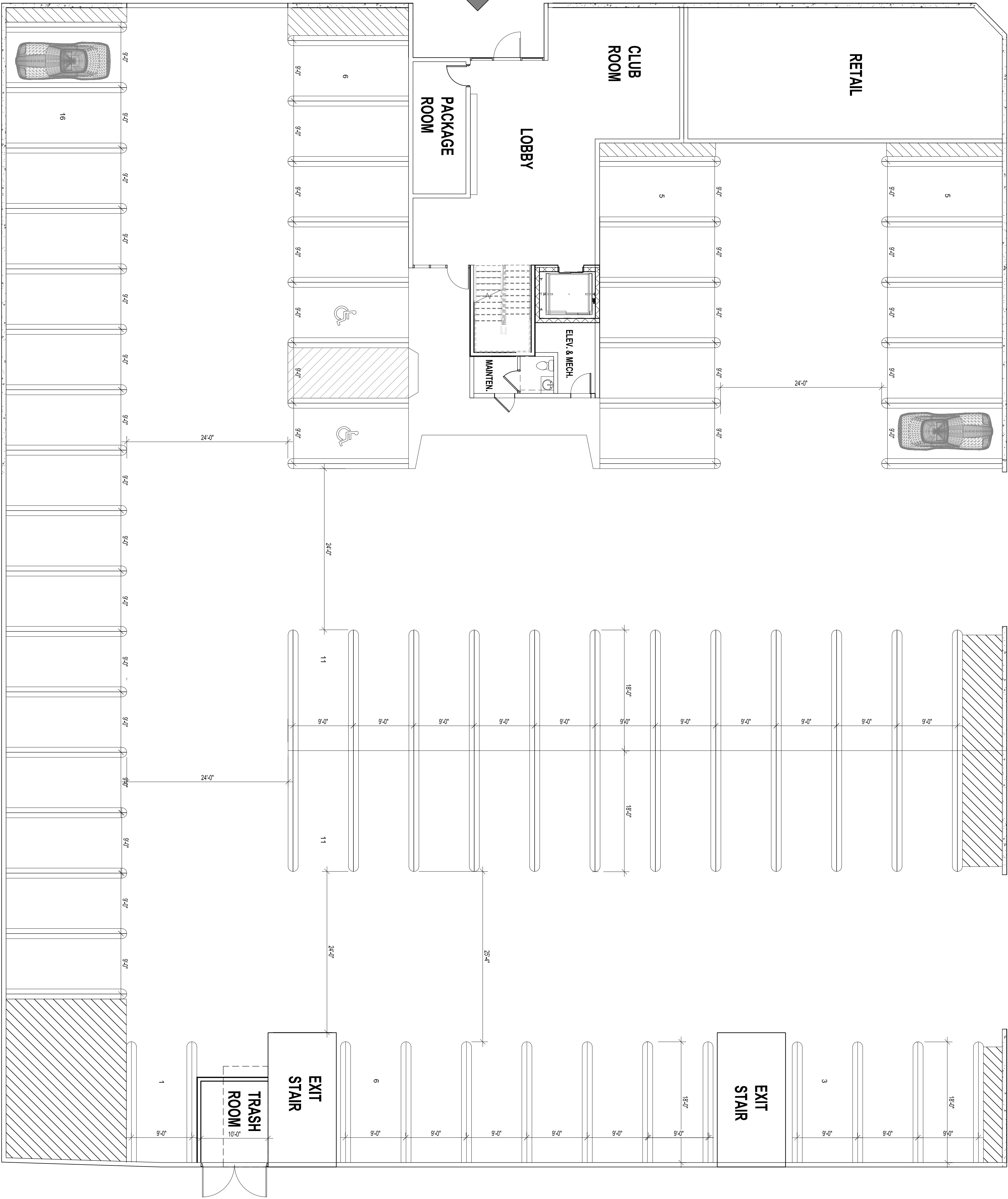


SITE ZONING DATA			
Zoning District	D-MU Central Sub-Area Section 49 Block 106, Lots 154 and 156		
Proposed Building Use	Mixed Use	Mixed Use	
Zoning Regulation Requirements	Required	Provided	
Min. Lot Area	-	26,529 (0.61 acres)SF +/-	
Total Gross Floor Area	-	39,573 SF +/-	
Max Floor Area Ratio	1.5	1.492	
Max Building Area Coverage	90%	64%	
Max. Residential Density	40 Units Per Acre		
Development Incentive Bonus	60 Units per Acre	Mixed Use: Studio = 4 Units 1BR. = 16 Units 2BR. = 16 Units Total = 36 Units	
Maximum Building Height	3 1/2 Stories or 40FT	44.5 FT @ Parapet	
Development Incentive Bonus	3 1/2 Stories or 40FT, 45 FT (Parapet)	40 FT Roof	
Front Yard Setback	0 FT	+/- 0'-0" @ Rt. & Left Corners To +/- 3" In Center	
Left Side Yard Setback	N/A	+/- 0'-0" @ Rt. Corner & +/- 1'-5" @ Left Corner	
Right Side Yard Setback	N/A	+/- 0'-0" @ Left Corner & +/- 2'-0" @ Rt. Corner	
Rear Yard Setback	N/A	+/- 0'-0" @ Left Corner & +/- 3'-10" @ Rt. Corner	
Min. Landscape Buffer Area Adjacent to Residential Uses	25 FT	No Adjacent Residential Uses	
Maximum Area Per Retail Establishment	2,500 SF	972 SF	
Minimum Apartment Size With Development Incentive Bonus	550 SF	580 SF	

Parking	Total Gross Floor Breakdown
Required:	1st Floor: 1,952 SF +/-
Studio (4) = 4X1.0 = 4.0	2nd Floor: 16,876 SF +/-
1BR (16) = 16X1.5 = 24.0	3rd Floor: 16,265 SF +/-
2BR (16) = 16X2.0 = 32.0	Loft Floor: 4,480 SF +/-
Total Spaces Required = 60.0	Total: 39,573 SF +/-
2 Accessible Spaces Required	
64 Total Spaces Provided	

MAIN

STREET



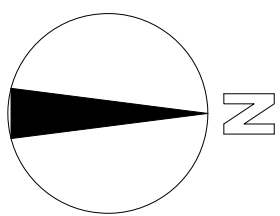
- UNITS DISTRIBUTION
SECOND FLR.
- (2) STUDIO
 - (16) 1BR. UNITS
- THIRD FLR./LOFT
- (2) STUDIO- FLAT
 - (16) 2 BR. UNITS- LOFT

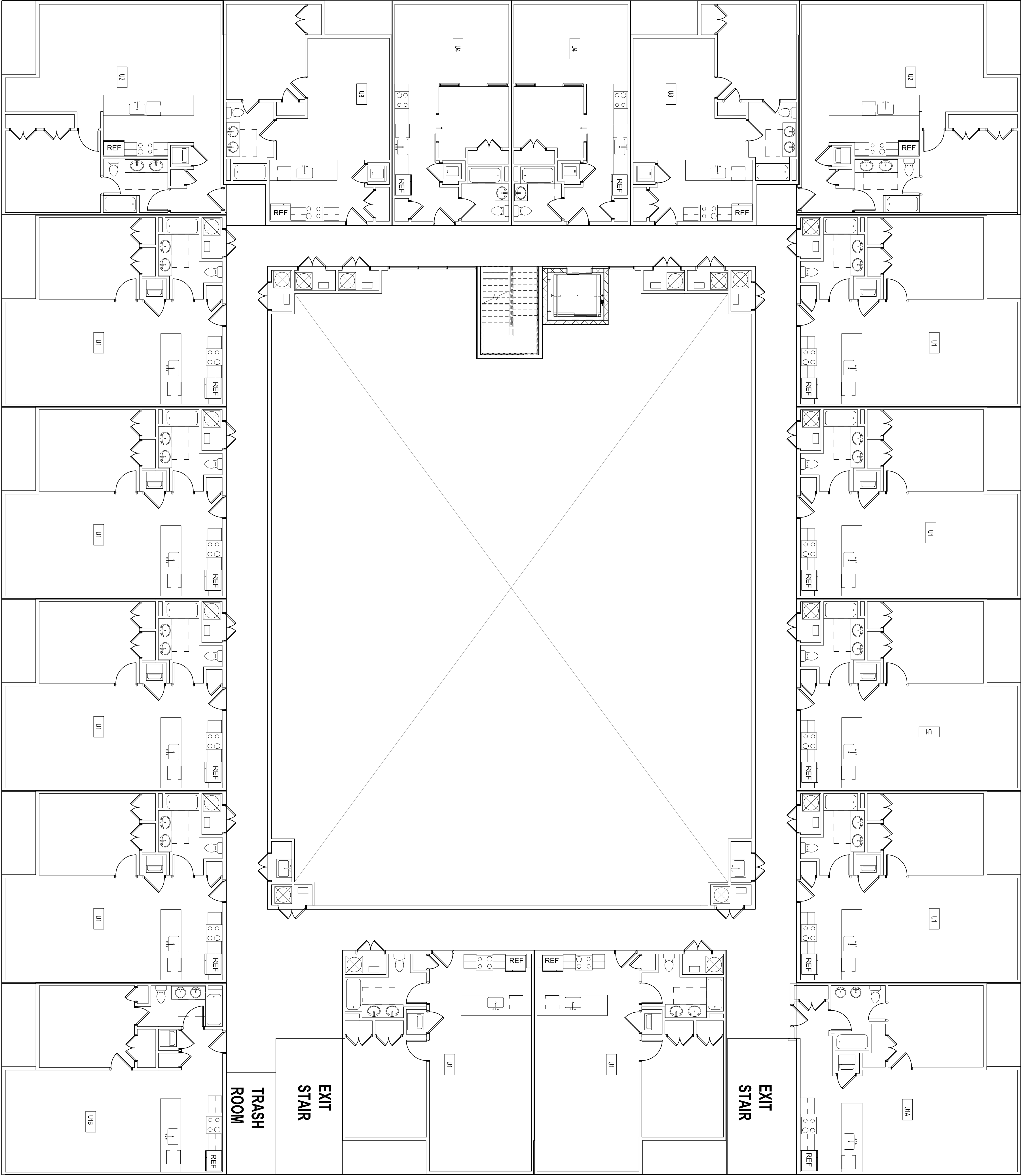
TOTAL= 36 UNITS

- PARKING REQUIRED:
- (4) STUDIO UNITS X1= 4
 - (16) 1BR. UNITS X 1.5= 24
 - (16) 2 BR. UNITS X 2 = 32
- TOTAL REQD. = 60
- TOTAL PROVIDED = 64

FIRST FLOOR

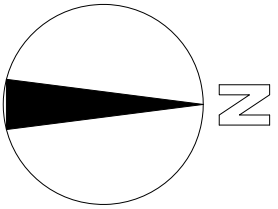
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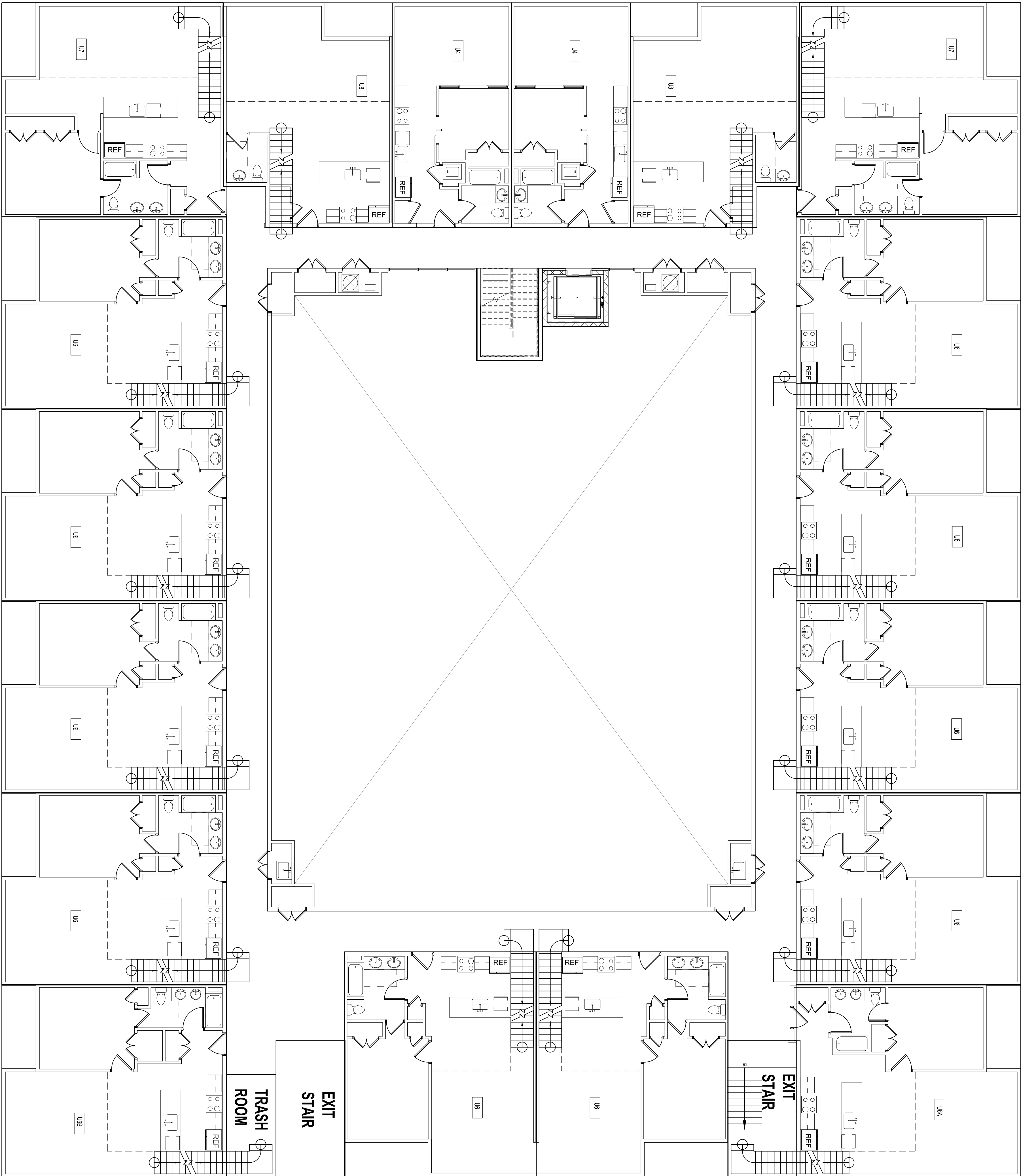




SECOND FLOOR

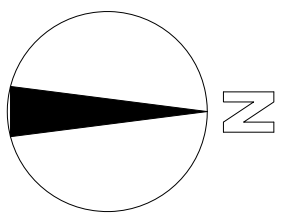
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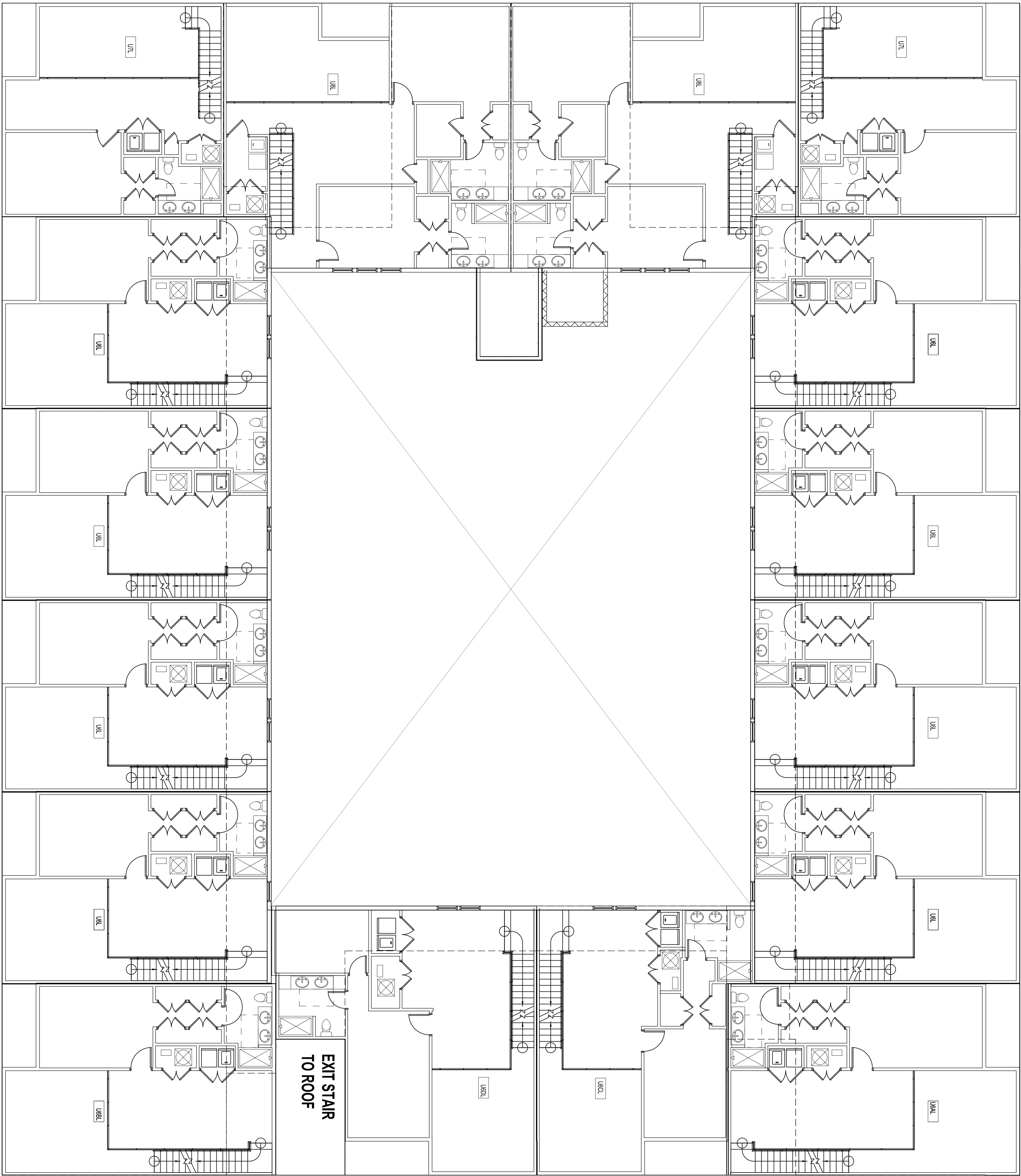




THIRD FLOOR

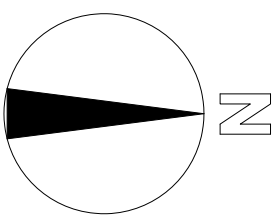
SCALE: 1/8" = 1'-0"





LOFT FLOOR

SCALE: 1/8" = 1'-0"



EXIT STAIR
TO ROOF