

602 S. Front Street MU Redevelopment

[illegible][illegible]

R2	AMENITY	X AMENITY	SERVICE	STORAGE	GSF*	BALCONIES	NRSF	NET:GROSS	S1	S2	S3	S4	A1	A1.1	A1.2	A2	A3	A4	A4	B1/B1.1	B2	B3	B4	B5	B6	B7	B8	B9	B10	C1	C2	C3	C4	TOTAL
	7,550	12,573	7,869	6,891	167,814	0	135,726	80.9%	30	3	5	5	75	0	0	0	0	0	0	29	9	0	9	0	0	0	0	0	0	0	0	0	0	165
	TOTAL RESIDENTIAL GSF				167,814		823	NSF / UNIT	43				75				47				0													
	TOTAL DEVELOPMENT GSF				307,745																													
	LOT AREA				109,036																													
	PROPOSED FAR				2.82																													
								RATIO	18.2%	1.8%	3.0%	3.0%	45.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.6%	5.5%	0.0%	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
								TARGET	26.1%																							0.0%	100.0%	
								TARGET	37.3%																								0.0%	
								TARGET	24																									
								TARGET	79																									

* BALCONIES NOT INCLUDED IN NRSF

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** EXTERIOR AMENITY NOT INCLUDED IN GSF

PARKING	Standard	ADA	Van		
SURFACE	48			48	
COVERED	33	5	2	40	
L01 RAMP	38			38	
L1.5	71	13		84	
L02	32	8		40	
Totals	222	26	2	250	1.52

FACADE BY USE		WARREN STREET	S. FRONT STREET	LIBERTY STREET	RIVERFRONT DRIVE	TOTAL FACADE	SIGNAGE PERMITTED - 10% TOTAL FACADE
RESIDENTIAL		4,112.00 SF	21,786.00 SF	12,093.00 SF	20,356.00 SF	58,347.00 SF	5,834.70 SF
LO1		1,648.00 SF	467.00 SF	0.00 SF	0.00 SF	3,013.00 SF	301.30 SF
OFFICE LO2		1,963.00 SF	527.00 SF	917.00 SF	519.00 SF	3,926.00 SF	392.60 SF
OFFICE LO3		1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE LO4		1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE LO5		2,340.00 SF	733.00 SF	1,276.00 SF	726.00 SF	5,074.00 SF	507.40 SF
RETAIL 1		0.00 SF	1,054.00 SF	1,054.00 SF	72.00 SF	3,380.00 SF	338.00 SF
RETAIL 2		0.00 SF	0.00 SF	2,539.00 SF	842.00 SF	3,381.00 SF	338.10 SF
CAFE		0.00 SF	897.00 SF	0.00 SF	0.00 SF	897.00 SF	89.70 SF
RESTAURANT		501.00 SF	1,870.00 SF	0.00 SF	0.00 SF	2,173.00 SF	217.30 SF
GARAGE		2,583.00 SF	0.00 SF	659.00 SF	6,885.00 SF	10,127.00 SF	1,012.70 SF

DEVELOPMENT SUMMARY