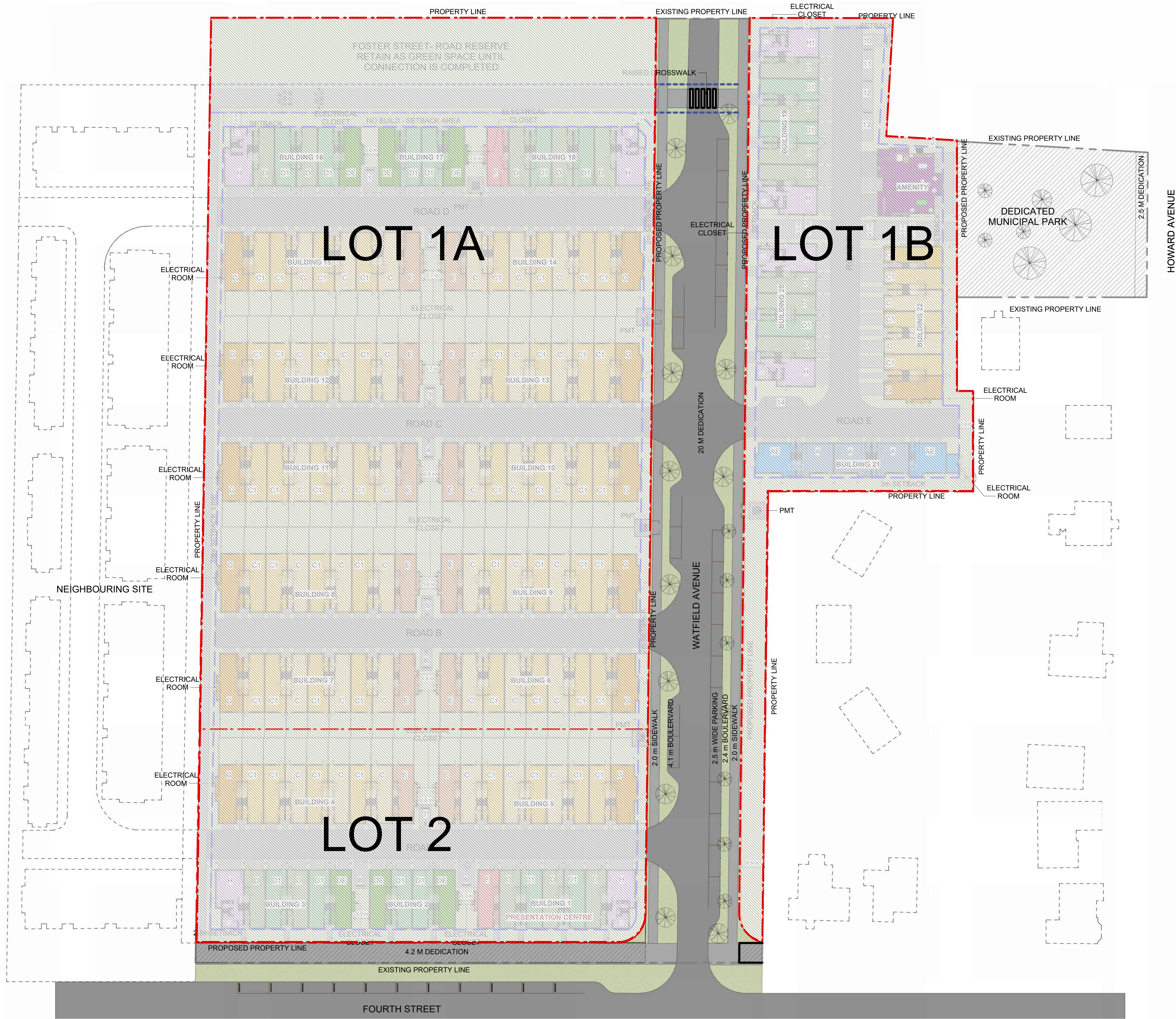
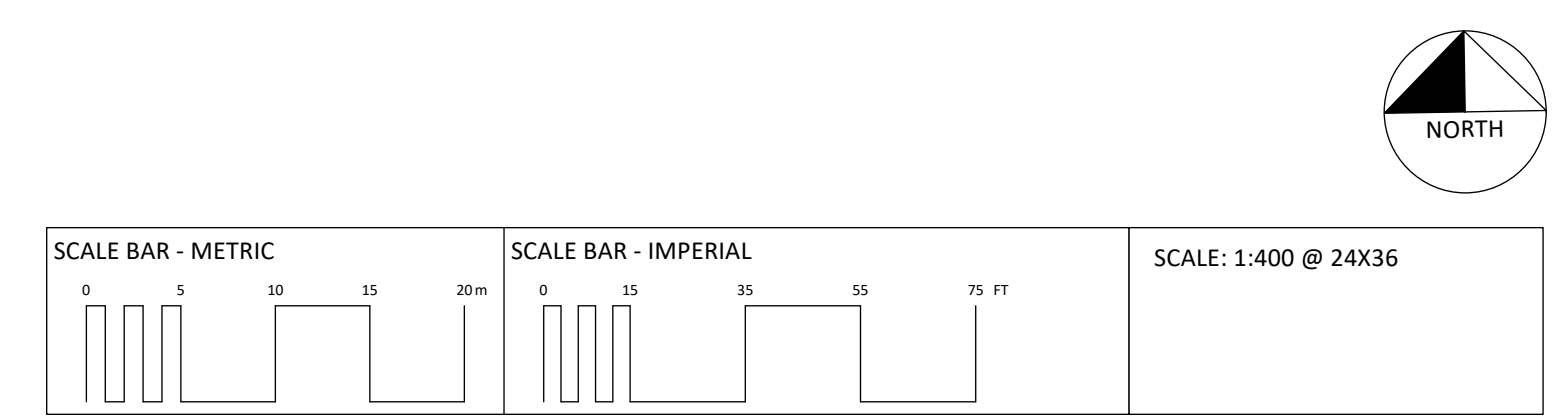


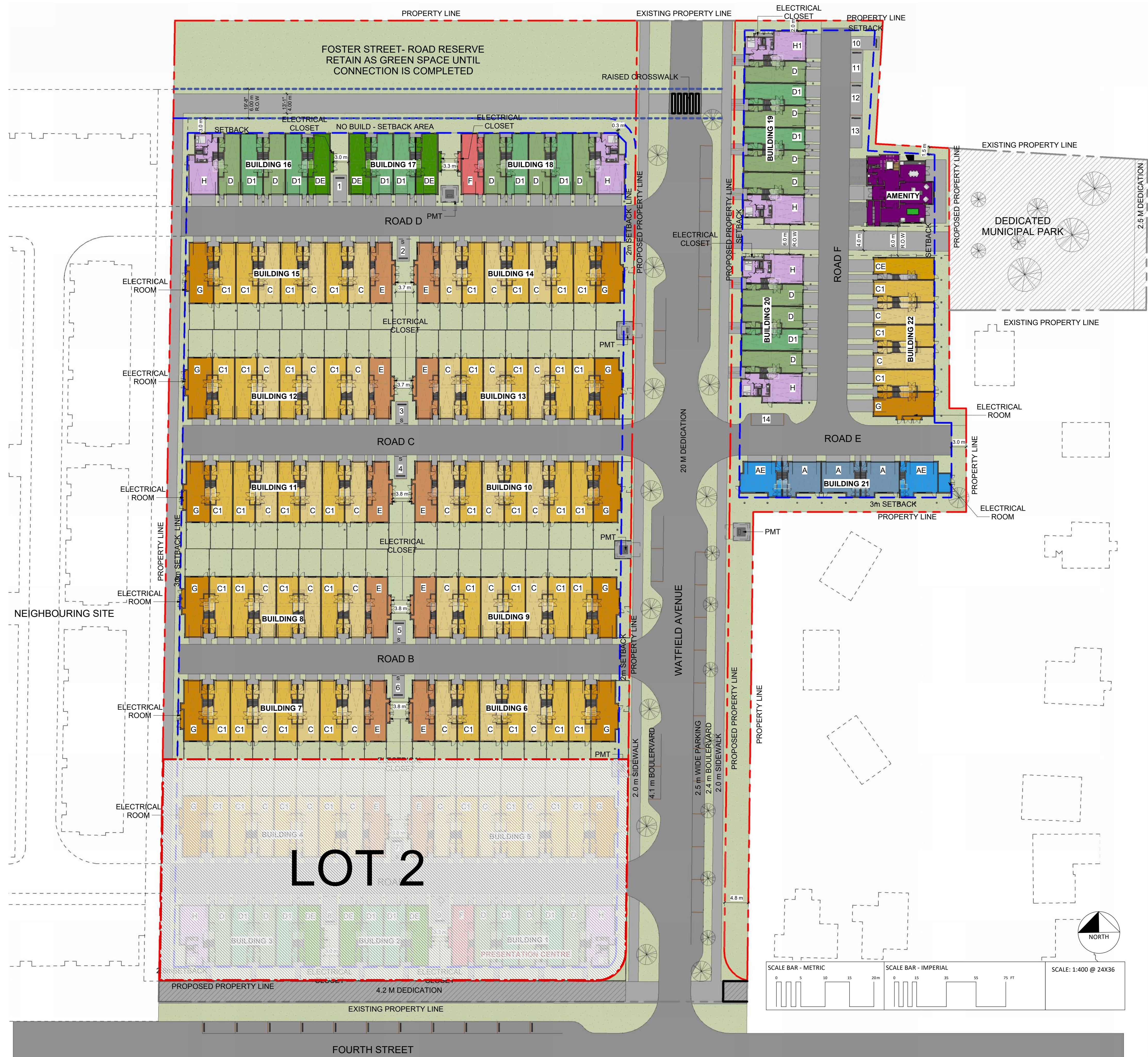


SUBDIVISION ENQUIRY - NET AREAS		
OVERALL GROSS SITE AREA	313,860.24 S.F.	29,158.57 S.M.
ROAD DEDICATIONS (PER SURVEY)	48,247.08 S.F.	4,482.30 S.M.
PARK DEDICATION	13,950.35 S.F.	1,296.03 S.M.
TOTAL DEDICATIONS	62,197.43 S.F.	5,778.33 S.M.
OVERALL NET SITE AREA	251,662.81 S.F.	23,380.26 S.M.

PROPOSED LOT 1 (A+B) NET AREA	206,662.81 S.F.	19,199.62 S.M.
PROPOSED LOT 1A AREA	156,633.66 S.F.	14,551.76 S.M.
PROPOSED LOT 1B AREA	50,029.15 S.F.	4,647.86 S.M.

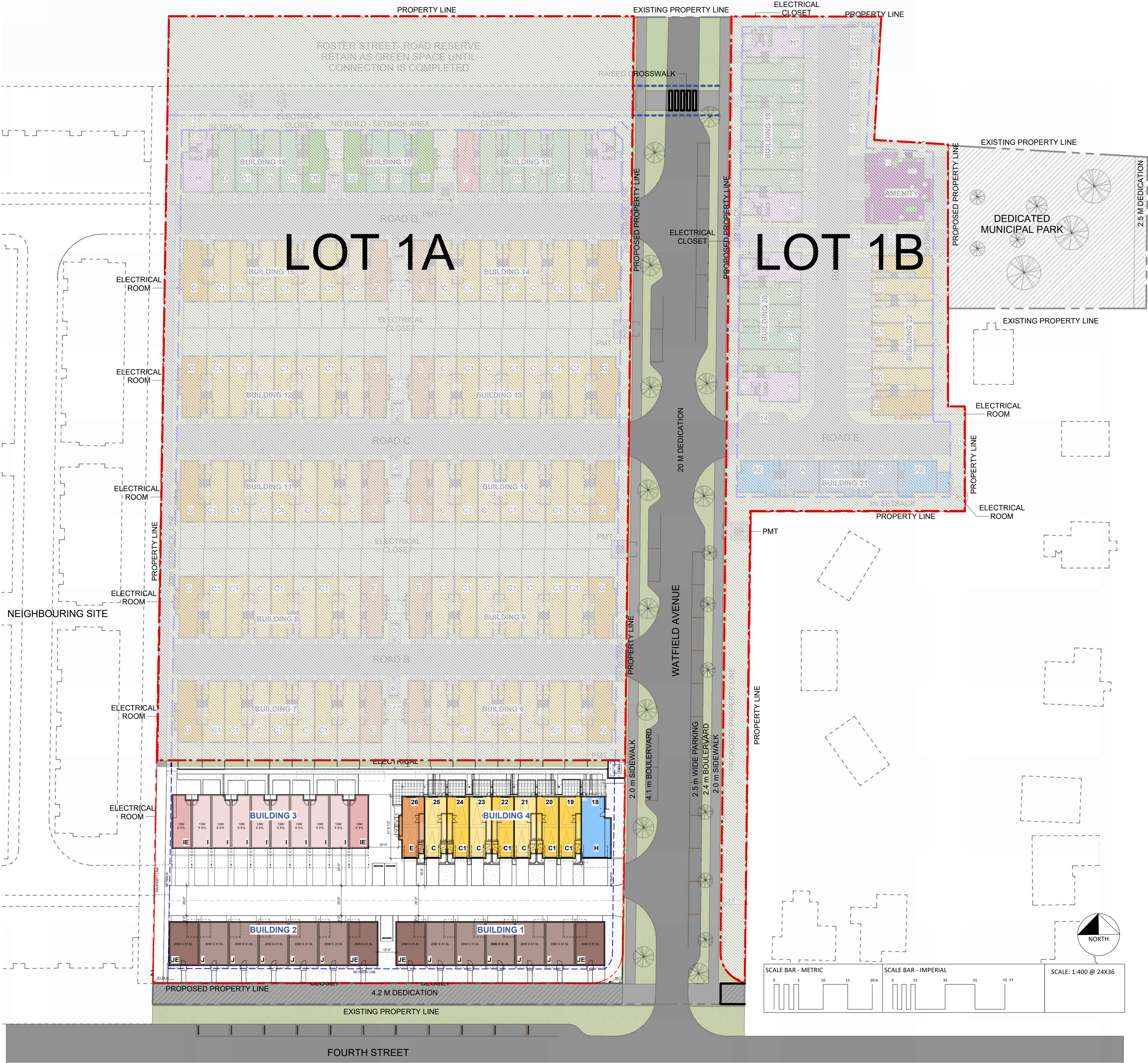
PROPOSED LOT 2 NET AREA	45,000.00 S.F.	4,180.64 S.M.
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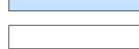




HOWARD AVENUE

LOT 1A STATISTICS				
NET SITE AREA	156,633.66 S.F.	14,551.76 S.M.		
EXISTING ZONING	CD11			
	ALLOWED/REQ.	PROPOSED		
DENSITY (NET SITE)	1.00	0.94		
LOT COVERAGE	70%			
BUILDING HEIGHT	11.7M	REF TO BLDG ELEVATIONS		
UNIT BREAKDOWN	COUNT	UNIT AREA	TOTAL AREA	
UNIT A	0	1,317.4 S.F.	0.0 S.F.	
UNIT AE	0	1,368.3 S.F.	0.0 S.F.	
UNIT C	70	1,337.2 S.F.	93,604.7 S.F.	
UNIT CE	0	1,427.2 S.F.	0.0 S.F.	
UNIT D	11	1,338.0 S.F.	14,718.4 S.F.	
UNIT DE	3	1,353.6 S.F.	4,060.8 S.F.	
UNIT E	10	1,419.0 S.F.	14,189.9 S.F.	
UNIT F	1	1,415.6 S.F.	1,415.6 S.F.	
UNIT G	10	1,550.3 S.F.	15,503.3 S.F.	
UNIT H	2	1,720.0 S.F.	3,440.0 S.F.	
UNIT H1	0	1,695.9 S.F.	0.0 S.F.	
TOTAL	107		146,932.8 S.F.	
VEHICLE PARKING REQUIREMENTS	ALLOWED/REQ.	PROPOSED		
2 STALLS PER UNIT	214	220		
OF WHICH VISITOR - 1 PER 22 STALLS REQ.	9.7	6		
OF WHICH ACCESSIBLE	0	0		
OF WHICH SMALL CAR - 40%	3.9	0		
BICYCLE PARKING REQUIREMENTS				
SHORT TERM - 0.1 PER UNIT	10.7	11		
LONG TERM - 0.5 PER UNIT	53.5	^107		
^1 PROVIDED AT GROUND FLOOR OF EACH UNIT				
LOT 1B STATISTICS				
NET SITE AREA	50,029.15 S.F.	4,647.86 S.M.		
EXISTING ZONING	CD11			
	ALLOWED/REQ.	PROPOSED		
DENSITY (NET SITE)	1.00	0.77		
LOT COVERAGE	70%			
BUILDING HEIGHT	11.7M	REF TO BLDG ELEVATIONS		
UNIT BREAKDOWN	COUNT	UNIT AREA	TOTAL AREA	
UNIT A	3	1,317.4 S.F.	3,952.3 S.F.	
UNIT AE	2	1,368.3 S.F.	2,736.5 S.F.	
UNIT C	5	1,337.2 S.F.	6,686.1 S.F.	
UNIT CE	1	1,427.2 S.F.	1,427.2 S.F.	
UNIT D	10	1,338.0 S.F.	13,380.4 S.F.	
UNIT DE	0	1,353.6 S.F.	0.0 S.F.	
UNIT E	0	1,419.0 S.F.	0.0 S.F.	
UNIT F	0	1,415.6 S.F.	0.0 S.F.	
UNIT G	1	1,550.3 S.F.	1,550.3 S.F.	
UNIT H	3	1,720.0 S.F.	5,160.0 S.F.	
UNIT H1	1	1,695.9 S.F.	1,695.9 S.F.	
AMENITY BUILDING			1,868.7 S.F.	
TOTAL	26		38,457.3 S.F.	
VEHICLE PARKING REQUIREMENTS	ALLOWED/REQ.	PROPOSED		
2 STALLS PER UNIT	52	57		
OF WHICH VISITOR - 1 PER 22 STALLS REQ.	2.4	5		
OF WHICH ACCESSIBLE	0	0		
OF WHICH SMALL CAR - 40%	0.9	0		
BICYCLE PARKING REQUIREMENTS				
SHORT TERM - 0.1 PER UNIT	2.6	3		
LONG TERM - 0.5 PER UNIT	13	^26		
^1 PROVIDED AT GROUND FLOOR OF EACH UNIT				
LOT 1A+B OVERALL STATISTICS				
NET SITE AREA	206,662.81 S.F.	19,199.62 S.M.		
EXISTING ZONING	CD11			
	ALLOWED/REQ.	PROPOSED		
DENSITY (NET SITE)	1.00	0.90		
LOT COVERAGE	70%			
BUILDING HEIGHT	11.7M	REF TO BLDG ELEVATIONS		
UNIT BREAKDOWN	COUNT	UNIT AREA	TOTAL AREA	
UNIT A	3	1,317.4 S.F.	3,952.3 S.F.	
UNIT AE	2	1,368.3 S.F.	2,736.5 S.F.	
UNIT C	75	1,337.2 S.F.	100,290.8 S.F.	
UNIT CE	1	1,427.2 S.F.	1,427.2 S.F.	
UNIT D	21	1,338.0 S.F.	28,098.8 S.F.	
UNIT DE	3	1,353.6 S.F.	4,060.8 S.F.	
UNIT E	10	1,419.0 S.F.	14,189.9 S.F.	
UNIT F	1	1,415.6 S.F.	1,415.6 S.F.	
UNIT G	11	1,550.3 S.F.	17,053.6 S.F.	
UNIT H	5	1,720.0 S.F.	8,600.0 S.F.	
UNIT H1	1	1,695.9 S.F.	1,695.9 S.F.	
AMENITY BUILDING			1,868.7 S.F.	
TOTAL	133		185,390.0 S.F.	
VEHICLE PARKING REQUIREMENTS	ALLOWED/REQ.	PROPOSED		
2 STALLS PER UNIT	266	266		
OF WHICH VISITOR - 1 PER 22 STALLS REQ.	12.1	11		
OF WHICH ACCESSIBLE	1	1		
OF WHICH SMALL CAR - 40%	4.8	0		
BICYCLE PARKING REQUIREMENTS				
SHORT TERM - 0.1 PER UNIT	13.3	13		
LONG TERM - 0.5 PER UNIT	66.5	^133		
^1 PROVIDED AT GROUND FLOOR OF EACH UNIT				



LOT 2 STATISTICS			
NET SITE AREA	45,000.00 S.F.	4,180.64 S.M.	
EXISTING ZONING	CD11		
DENSITY (NET SITE)	1.00	ALLOWED/REQ.	PROPOSED
LOT COVERAGE	70%		1.00
BUILDING HEIGHT	11.7M		REF TO BLDG ELEVATIONS
UNIT BREAKDOWN			
 UNIT A	COUNT	UNIT AREA	TOTAL AREA
 UNIT AE	0	1,317.4 S.F.	0.0 S.F.
 UNIT C	0	1,368.3 S.F.	0.0 S.F.
 UNIT CE	7	1,337.2 S.F.	9,360.5 S.F.
 UNIT D	0	1,427.2 S.F.	0.0 S.F.
 UNIT DE	0	1,338.0 S.F.	0.0 S.F.
 UNIT E	0	1,353.6 S.F.	0.0 S.F.
 UNIT F	1	1,419.0 S.F.	1,419.0 S.F.
 UNIT G	0	1,415.6 S.F.	0.0 S.F.
 UNIT H	0	1,550.3 S.F.	0.0 S.F.
 UNIT H1	1	1,720.0 S.F.	1,720.0 S.F.
 UNIT I	0	1,695.9 S.F.	0.0 S.F.
 UNIT IE	8	1,265.0 S.F.	10,120.0 S.F.
 UNIT J	2	1,306.0 S.F.	2,612.0 S.F.
 UNIT JE	10	1,401.0 S.F.	14,010.0 S.F.
 UNIT JE	4	1,410.0 S.F.	5,640.0 S.F.
TOTAL	33		44,881.5 S.F.
VEHICLE PARKING REQUIREMENTS			
2 STALLS PER UNIT	ALLOWED/REQ.	PROPOSED	
OF WHICH VISITOR - 1 PER 22 STALLS REQ.	66	69	
OF WHICH ACCESSIBLE	3.0	3	
OF WHICH SMALL CAR - 40%	0	0	
	1.2	0	
BICYCLE PARKING REQUIREMENTS			
SHORT TERM - 0.1 PER UNIT	3.3	3	
LONG TERM - 0.5 PER UNIT	16.5	^33	
^1 PROVIDED AT GROUND FLOOR OF EACH UNIT			