

SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	12,200 SF
LEASING OFFICE	1,200 SF
LOBBY	1,100 SF
RETAIL	3,300 SF
COMMON AREA	2,600 SF
SUBTOTAL	20,400 SF
SECOND FLOOR	
RESIDENTIAL	42,100 SF
COMMON AREA	5,000 SF
SUBTOTAL	47,100 SF
THIRD FLOOR	
RESIDENTIAL	33,700 SF
COMMON AREA	5,100 SF
COMMUNITY CENTER	1,500 SF
SUBTOTAL	40,300 SF
FOURTH FLOOR	
RESIDENTIAL	23,700 SF
COMMON AREA	3,300 SF
SUBTOTAL	27,000 SF
FIFTH FLOOR	
RESIDENTIAL	23,200 SF
COMMON AREA	3,800 SF
SUBTOTAL	27,000 SF
GRAND TOTAL	161,800 SF

UNIT BREAKDOWN

FIRST FLOOR	
1 BEDROOM	4 UNITS
2 BEDROOM	7 UNITS
3 BEDROOM	2 UNITS
LOBBY	1100 SF
LEASING OFFICE	1200 SF
RETAIL	3300 SF
SECOND FLOOR	
1 BEDROOM	19 UNITS
2 BEDROOM	22 UNITS
3 BEDROOM	6 UNITS
THIRD FLOOR	
1 BEDROOM	14 UNITS
2 BEDROOM	19 UNITS
3 BEDROOM	5 UNITS
COMMUNITY ROOM	1200 SF
FOURTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS
FIFTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS

BULK REGULATIONS	DISTRICTS		
	HMR-3	HMC-2	HM-MU
MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	MF: 420 SF/DU*
MAX BUILDING HEIGHT	40'	50'	55'
MAX FAR	1.4	2.2	2.5
FRONT YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM	NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM	NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA	15% OF LOT AREA
MIN. OPEN SPACE RATIO	30% (INTERIOR)	30% (MIXED USE)	30% (MIXED USE OR RESIDENTIAL)
OFF-STREET VEHICLE PARKING	EXEMPT	EXEMPT	1 SPACE PER UNIT (FIRST 3,000 EXEMPT)
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS

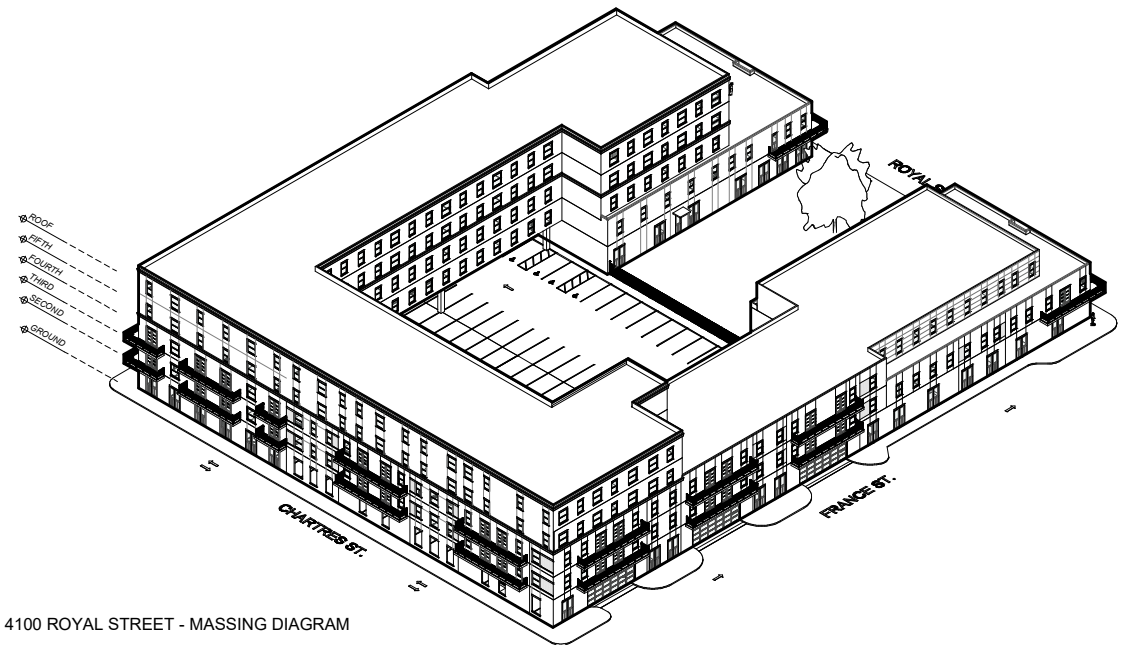
HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HM-MU: HISTORIC MARIGNY/TREME/BYWATER MIXED DISTRICT

*HMC-2 AND HM-MU DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HM-MU	78,675 SF	2.5	196,688 SF	23,603 SF
9	4200 ROYAL ST.	HMR-3	5,980 SF	1.4	8,372 SF	1,196 SF

4100 ROYAL STREET	
TOTAL SQUARE FOOTAGE:	RESIDENTIAL 134,900 SF
TOTAL PARKING SPACES:	150 OFF STREET 8 STREET
PARKING LOT SQUARE FOOTAGE:	GROSS: 47,300 SF
TOTAL OPEN SPACE:	GRADE - 10,080 SF THIRD FL - 7,600 SF FOURTH FL - 5,920 SF
4100 ROYAL STREET - UNIT MIX:	1BR UNITS (750 SF AVG.) 51 @ 34% TOTAL DEVEL. 2BR UNITS (900 SF AVG.) 78 @ 52% TOTAL DEVEL. 3BR UNITS (1200 SF AVG.) 21 @ 14% TOTAL DEVEL.
4100 ROYAL STREET - TOTAL	150 TOTAL UNITS

TOTAL DEVELOPMENT		
RENTABLE SQUARE FOOTAGES		
51 - 1 BR UNITS	@750 SF	38,250 SF
78 - 2 BR UNITS	@900 SF	70,200 SF
21 - 3 BR UNITS	@1200 SF	25,200 SF
150 UNITS - TOTAL RENTABLE		133,650 SF

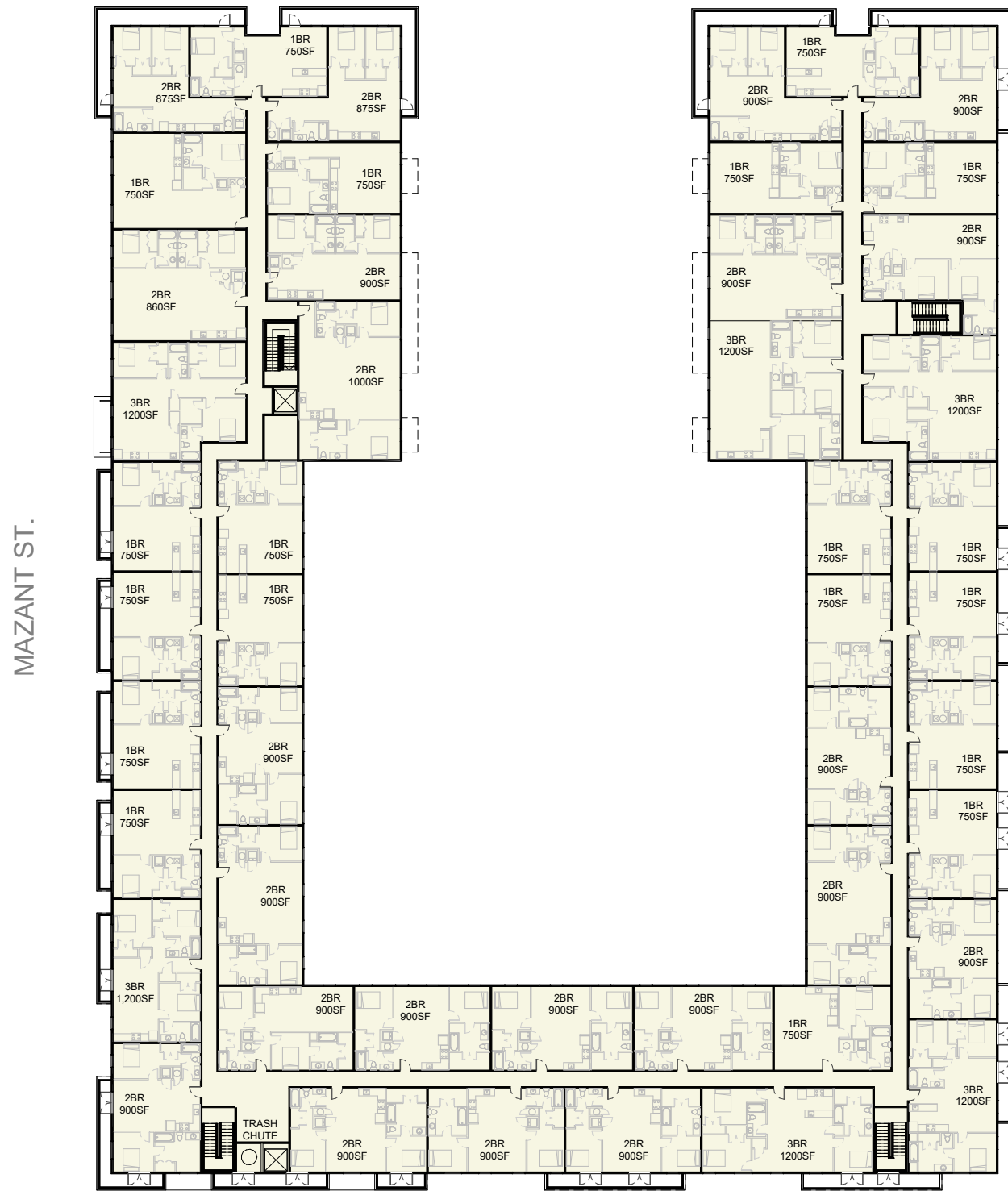


1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/64" = 1'-0"

4100 ROYAL STREET - MASSING DIAGRAM



ROYAL ST.



CHARTRES ST.

1 4100 ROYAL STREET ZONING PLAN - SECOND FLOOR
3/64" = 1'-0"

ROYAL ST.



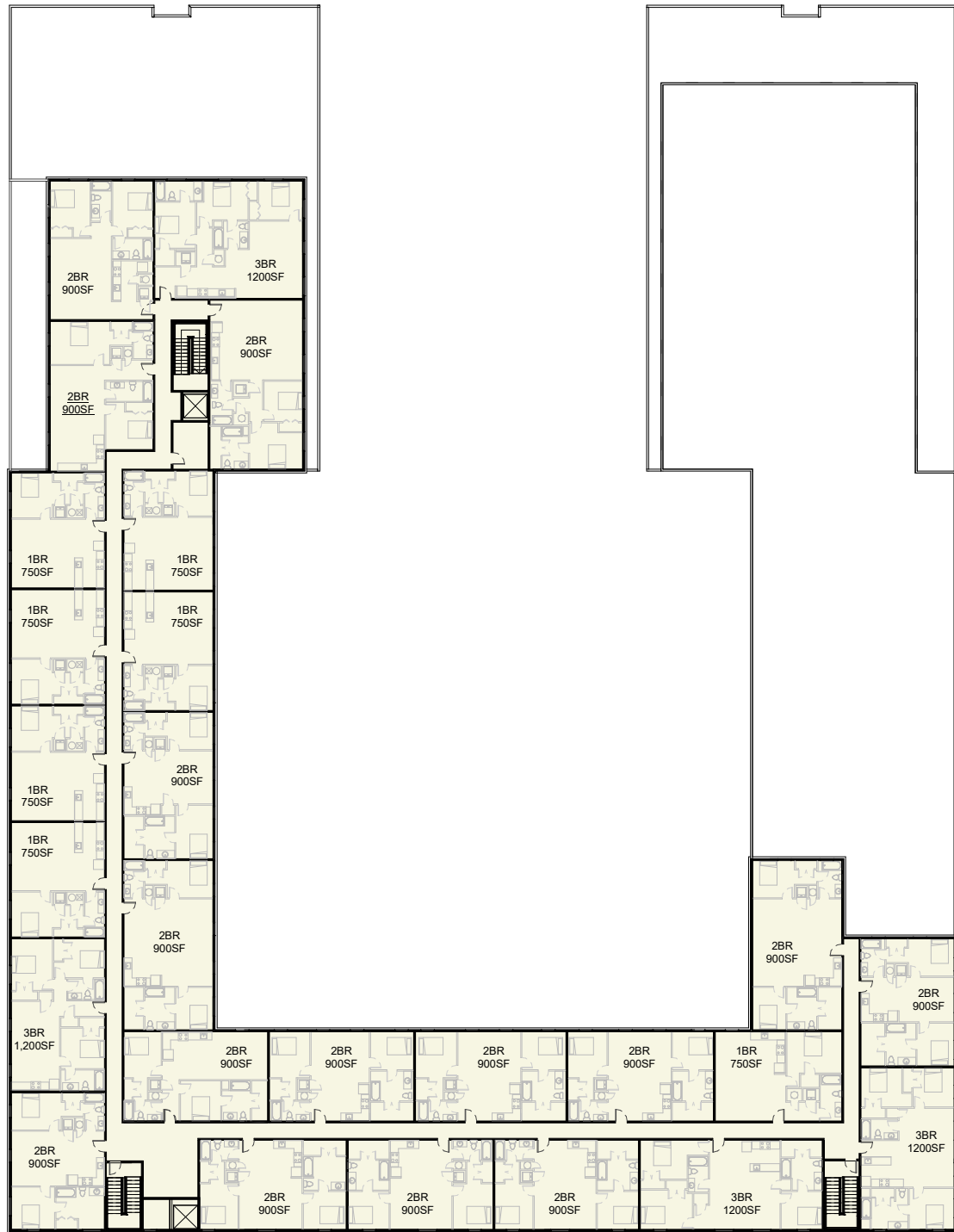
CHARTRES ST.

2 4100 ROYAL STREET ZONING PLAN - THIRD FLOOR
3/64" = 1'-0"

ROYAL ST.

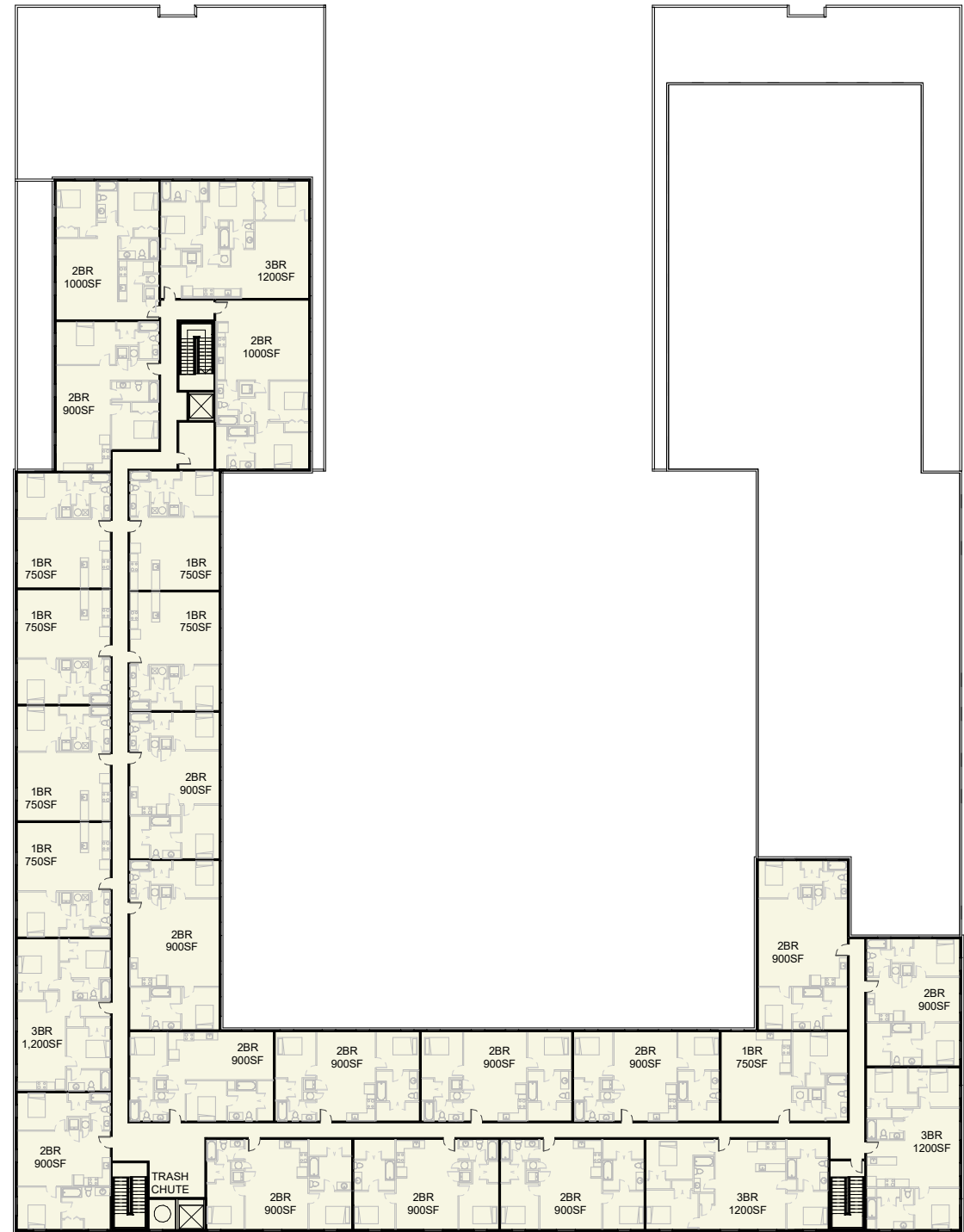
ROYAL ST.

MAZANT ST.



FRANCE ST.

MAZANT ST.



FRANCE ST.

CHARTRES ST.

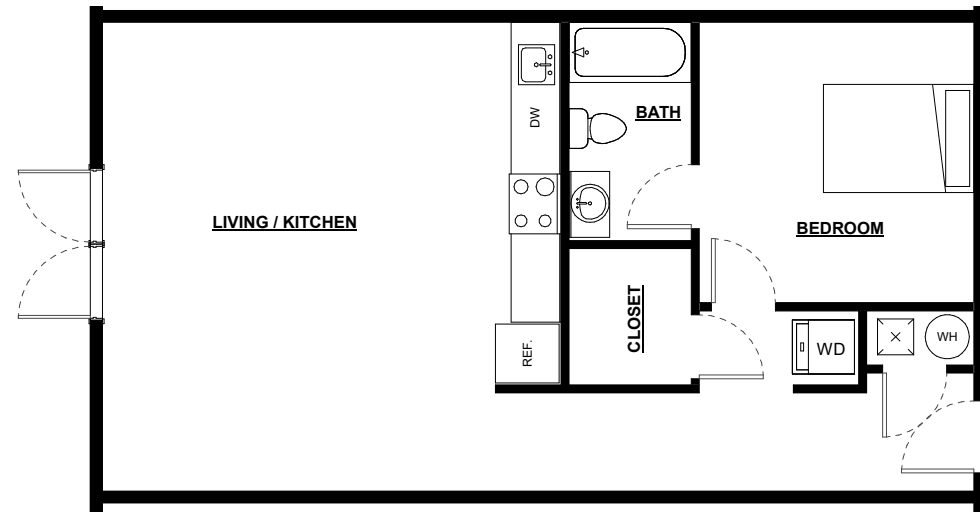
CHARTRES ST.



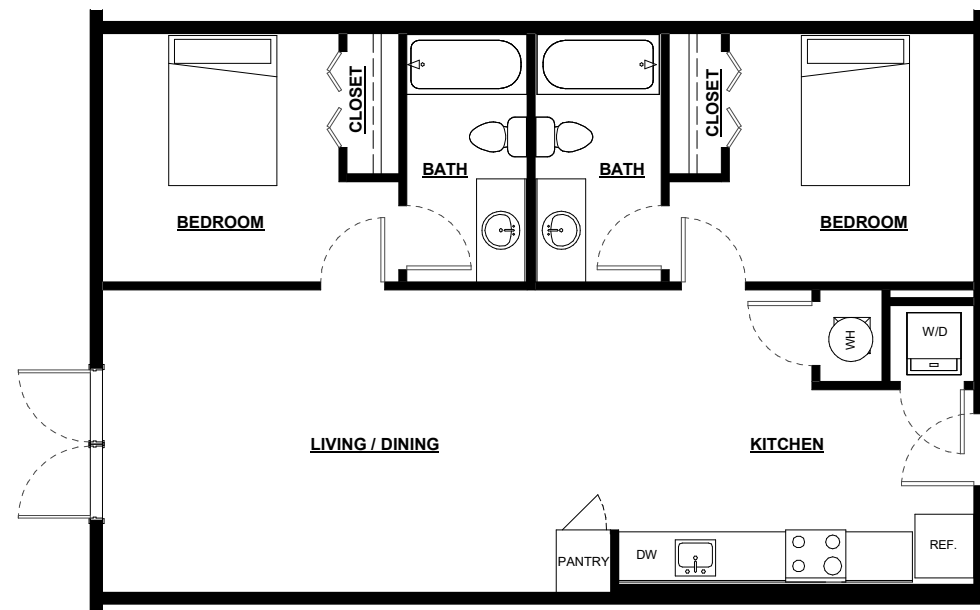
1 4100 ROYAL STREET ZONING PLAN - FOURTH FLOOR
3/64" = 1'-0"



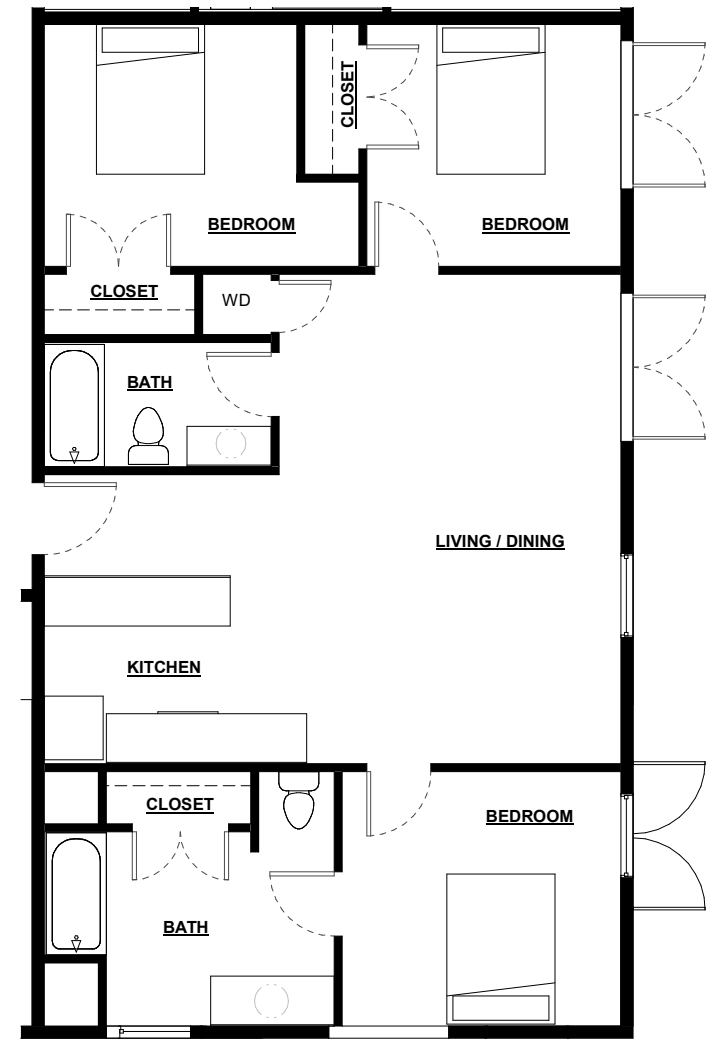
2 4100 ROYAL STREET ZONING PLAN - FIFTH FLOOR
3/64" = 1'-0"



TYPICAL ONE BEDROOM (22' X 35')



TYPICAL TWO BEDROOM (25' X 36')



TYPICAL THREE BEDROOM (26' X 46')



1 WEST ELEVATION - MAZANT STREET
1/16" = 1'-0"



2 EAST ELEVATION - FRANCE STREET
1/16" = 1'-0"



1 NORTH ELEVATION - ROYAL STREET
1/16" = 1'-0"



2 SOUTH ELEVATION - CHARTRES STREET
1/16" = 1'-0"

