

SEP 17 2018

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Tutoring Properties, LLC
PUD Modification Case 2018-13MA
8810 (A) and 8812 (B) Montgomery Road

PROJECT SUMMARY TABLE

Site Data: Tract "A" & "B"		<u>Sq Ft</u>	<u>Notes</u>	Tract "A"	Academic Tutoring Building	<u>Sq Ft</u>	<u>Notes</u>	Tract "B"	Illustrative Office Building	<u>Sq Ft</u>	<u>Notes</u>
	Site Gross Site Area	46,270	1.06 Acres		Gross Proposed Site Area	22,394	0.514 Acres		Gross Proposed Site Area	23,876	0.548 Acres
	Area in ROW	4,743			Area in ROW	2,343			Area in ROW	2,400	
	Net Site Area	41,527			Net Site Area	20,051			Net Site Area	21,476	
	Site ISR				Tract "A" ISR				Tract "B" ISR		
	Proposed Buildings (2)	8,868			Proposed Building	4,434			Proposed Building	4,434	
	Surface Parking Lots (2)	5,690			Surface Parking Lot	2,845			Surface Parking Lot	2,845	
	Shared Driveway (1)	4,526			Shared Driveway 50%	2,263			Shared Driveway 50%	2,263	
	Building Sidewalks	635			Sidewalk	392			Sidewalk	243	
		19,719				9,934				9,785	
	ISR %:	0.475			ISR %:	0.495			ISR %:	0.456	
	Floor Area Ratio				Floor Area Ratio				Floor Area Ratio		
					Gross Floor Area	4,434			Gross Floor Area	4,434	
					Net Site Area	20,051			Net Site Area	21,476	
					F.A.R. %	0.22			F.A.R. %	0.21	
	Parking Calculation				Parking Calculation				Parking Calculation		
					Building Area (Sq Ft)	4,434			Building Area (Sq Ft)	4,434	
					1st 1,000 Sq Ft	4	Stalls		1st 1,000 Sq Ft	4	Stalls
					(1) +400 Sq Ft	9	Stalls		(1) +400 Sq Ft	9	Stalls
					Total Parking Required	13			Total Parking Required	13	
					Total Proposed Surface Parking	9	Stalls		Total Proposed Surface Parking	9	Stalls
					Total Subterranean Parking Garage	8	Stalls		Total Subterranean Parking Garage	8	Stalls
					Total Proposed Parking	17			Total Proposed Parking	17	
	Proposed Use				Proposed Use				Proposed Use		
					Tutoring Office (Sq Ft)	4,434			Office (Sq Ft)	4,434	