

914 Shady Lane Potential

Total Acres

4.135

	Tract 1	Tract 2A	Tract 2B	Total
Gross Site Area	75,025	49,829	55,263	180,117
Number of Stories	3	3	3	9
Building Coverage (SF)	5,692	3,750	7,862	17,304
Building Coverage (%)	7.60%	7.50%	14.20%	
Gross Floor Area (SF)	17,076	11,250	23,586	51,912
FLOOR-TO-AREA RATIO	.23:1	.23:1	.416:1	
IMPERVIOUS COVER (SF)	14,445	7,262	22,993	44,700
IMPERVIOUS COVER (%)	19.3%	14.6%	41.6%	
Building Height	35'	35'	40'	
Open Space (SF)	60,580	42,567	32,270	135,417
Open Space (%)	81%	85%	58%	

	Price Per Total SF	Price Per Buildable Foot
Sales Price	\$ 7,500,000	\$ 41.64
		\$ 144.48

With Affordability Unlocked	Est. Max Potential		
Theoretical Capacity With Affordability Unlocked 35% Density Bonus (SF)	19,922	15,188	31,448
			66,558

	Price Per Buildable Foot
Sales Price	\$ 7,500,000
	\$ 41.64
	\$ 112.68