

### AREA CALCULATIONS

(Gross Square Footage)

	Phase 1	Phase 2	Total
GARAGE (1 LVL BEL GRADE)	17,500	31,000	48,500
FIRST LEVEL (RETAIL & LOBBY)	8,000	12,600	20,600
SECOND FLOOR (INCL CORR/ST)	13,500	24,000	37,500
THIRD FLOOR (INCL CORR/ST)	13,500	24,000	37,500
FOURTH FLOOR (INCL CORR/ST)	13,500	24,000	37,500
FIFTH FLOOR (INCL CORR/ST)	-0-	24,000	24,000
TOTAL (GROSS S.F.)	66,000	139,600	205,600

### PARKING CALCULATIONS: PROVIDED

(No. of Spaces Provided)

	Phase 1	Phase 2	Total
GARAGE (1 LVL BEL GRADE)	44	80	124
SURFACE LEVEL	15	37	52
TOTAL (PKG SPACES PROVIDED)	59	117	176

### PARKING CALCULATIONS: REQUIRED

(No. of Spaces Required)

	Phase 1	Phase 2	Total
RETAIL (1 per 300 SF for 1st 3,000 sf) ALLOWABLE RETAIL REDUCTION (50%)	5	5	10
RETAIL (1 per 400 SF for Remaining Area) ALLOWABLE RETAIL REDUCTION (50%)	4	10	14
RESIDENTIAL (1.25 per unit)	45	105	150
TOTAL (PARKING SPACES REQD)	54	120	174

### RETAIL CALCULATIONS

(SQUARE FOOTAGE By Area)

	Phase 1	Phase 2	Total
CORNER STORE	4,000	-0-	4,000
RESTAURANT	2,200	-0-	2,200
RETAIL 1	-0-	1,400	1,400
RETAIL 2	-0-	3,000	3,000
RETAIL 3	-0-	3,300	3,300
RETAIL 4	-0-	3,000	3,000
TOTAL (RETAIL S.F.)	6,200	10,700	16,900

### RESIDENTIAL CALCULATIONS

(SQUARE FOOTAGE By Unit Type & No. Units)

	Area (SF)	Phase 1 No. Units	Phase 2 No. Units	Total No. Units	Total (SF)
1-BEDROOM	740	15	32	47	34,780
1-BEDROOM W. DEN	950	3	4	7	6,650
1-BEDROOM W. DEN	1,000	0	4	4	4,000
2-BEDROOM	1,080	6	20	26	28,080
2-BEDROOM	1,175	0	8	8	9,400
2-BEDROOM	1,250	9	0	9	11,250
2-BEDROOM W. DEN	1,350	3	4	7	9,450
2-BEDROOM W. DEN	1,400	0	12	12	16,800
TOTAL (RESIDENTIAL)		36	84	120	120,410

## PROJECT SUMMARY

ARCHITECT

**BEGGLIS ARCHITECTS, P.C.**

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OWNER/ DEVELOPER

Riverdale Park, Maryland  
**RIVERDALE CORNER**

NOVEMBER 13, 2006  
SCALE: 3/32" = 1'-0"

**PETER SPIROPOULOS**

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