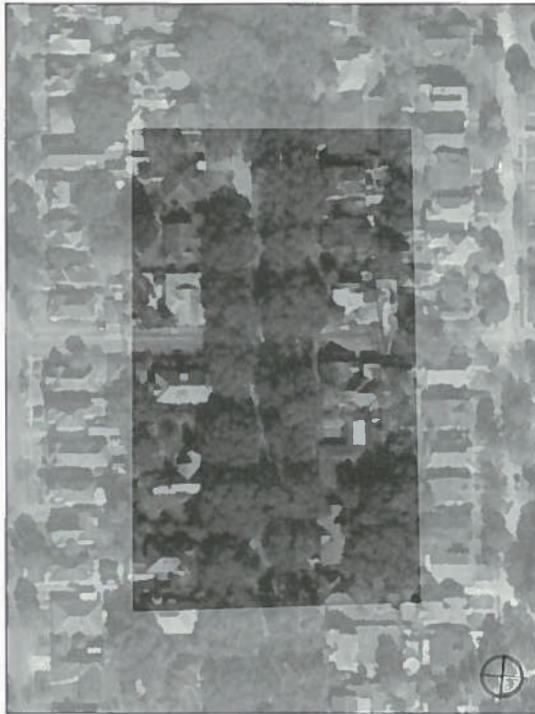


ANALYSIS FOR TRANSECT ZONE T3 - SUB-URBAN

GENTILLY TERRACE

QUADRAT

1. ST. ROCH AVENUE @ LOMBARD STREET



Average Block Dimension	250' x 600'
Average Units per Acre	6.8 units
Average Lot Size	50' x 115'
Average Lot Coverage	36%
Average Parked Cars per Acre	13.7 cars
Average Trees per Acre	4 trees

DISSECT

2. PUBLIC FRONTAGE



Public Frontage Type	Avenue
Spatial Width	186'
Posted Design Speed	TBD MPH
R.O.W. Width	100'
Moving Lanes	1 @ 10' Two ways
Parking Lanes	8' both sides
Pavement Width	36'
Curb Type	Raised
Curb Radius	10'
Median	22'
Sidewalk	12'
Planter Type	Continuous
Planter Width	4'
Planting Pattern	Allee 60' o.c.
Tree Type	Live Oak
Bike Way Type	N/A
Bike Way Width	N/A

3. PRIVATE FRONTAGE



Private Frontage Type	Common Lawn / Porch & Fence
Principal building height	2 stories max.
Outbuilding height	1 Story
First floor above grade	36" min. avg
Watermark Level	TBD
Building disposition	Edgeyard
Lot Size	72' x 120'
Lot coverage	40%
Frontage Buildout at Setback	20% of lot width min.
Front Setback	48' min.
Side Setback	TBD min.
Rear Setback	TBD min.
Outbuilding Setback	TBD min.
Front Encroachment	10' max.
Side Encroachment	2' max.
Ground Level Function	Residential
Upper Level Function	Residential