

Dwelling Unit Factor = 680

Commercial Parking (if retail parking category "A2" or "A3") = 1 parking space per 300 sq ft

Commercial parking can be waived if the total number required is less than 15

Residential Parking = 0.25 parking spaces per dwelling unit (or 25% of the dwelling units)

Residential parking can be waived if the total number required is less than 15

Lot #5: Assume the development to include commercial on the ground floor with residential on upper floors:

Max. residential floor area: $1,784.50 \times 2.20 = 3,925.90$ sq ft (residential)

Max. commercial floor area: $1,784.50 \times 3.40 = 6,067.30$ sq ft (commercial)

Max. number of dwelling units: $3,925.90$ sq ft / $680 = 5.77 = 5$ dwelling units

In no event shall the total building floor area exceed the higher of the 2 values noted above and, the residential portion of the building may not exceed the residential value noted above.

PROPOSAL: Cellar Floor = $1,784.50$ sq ft (commercial) This is not required to be included in the maximum FAR calculation.

1st Floor = $1,684.50$ sq ft (commercial)

1st Floor = 100.00 sq ft (residential)

2nd Floor = $1,284.50$ sq ft (residential)

3rd Floor = $1,284.50$ sq ft (residential)

4th Floor = $1,256.00$ sq ft (residential)

TOTAL BUILDING AREA = $5,609.50.00$ sq ft (allowable 457.50 sq ft not developed within building)

Max. number of dwelling units: $3,925.90$ sq ft / $680 = 5.77 = 5$ dwelling units

Lot #6: Assume the development to include commercial on the ground floor with residential on upper floors:

Max. residential floor area: $1,872.50 \times 2.20 = 4,119.50$ sq ft (residential)

Max. commercial floor area: $1,872.50 \times 3.40 = 6,366.50$ sq ft (commercial)

In no event shall the total building floor area exceed the higher of the 2 values noted above and, the residential portion of the building may not exceed the residential value noted above.

PROPOSAL: Cellar Floor = 1,850.00 sq ft (commercial existing – SUBJECT TO VERIFICATION) This is not required to be included in the maximum FAR calculation.

1st Floor = 1,750.00 sq ft (commercial existing – SUBJECT TO VERIFICATION)

1st Floor = 100.00 sq ft (residential existing – SUBJECT TO VERIFICATION)

2nd Floor = 1,350.00 sq ft (residential)

3rd Floor = 1,350.00 sq ft (residential)

4th Floor = 1,319.00 sq ft (residential)

TOTAL BUILDING AREA = 5,869.50.00 sq ft (allowable 497.50 sq ft not developed within building)

Max. number of dwelling units: $4,119.50$ sq ft / $680 = 6.05 = 6$ dwelling units.
