

PROJECT DATA

PARKING CALCULATION						
	Area	Unit Count	Section	Required Stalls	Proposed Stalls	Disability Stalls Section 4.8.4 (a)
Small units	444 sm	12	4.2.1.7 (4.2.1.13)	12 x 0.5 = 6	6	2 buildings over 7 units + 102 x 0.034 2 + 3.5 = 6
Large units	9,146 sm (9,590 - 444)	90	4.2.1.7 (4.2.1.13)	(90 x 0.6) = 54.0 (9,146 / 200) = 45.7	101	
Total	9,590 sm	102		106	107	
BICYCLE CALCULATION						
	Section	Required Class A	Required Class B	Proposed Class A	Proposed Class B	
104 Units	6.2.1.2	102 x 1.25 = 128	6	129	6	

Floor Space Calculation								
	Unit No.	Gross Floor Area	Wall Thickness Exclusion	Storage Exclusion Provided	Total Net Floor Area	Circulation Area	Net Unit Area	Balcony Area
P1	0	0 sm	0 sm	0.0 sm	0 sm	0 sm	0 sm	0 sm
LEVEL 1	18	1,061 sm	0 sm	1.7 sm	1,059 sm	120 sm	850 sm	0 sm
LEVEL 2 & 1	25	2,106 sm	0 sm	16.1 sm	2,090 sm	165 sm	1,752 sm	47 sm
LEVEL 3 & 2	14	1,891 sm	0 sm	28.8 sm	1,862 sm	164 sm	1,556 sm	129 sm
LEVEL 4 & 3	17	1,584 sm	0 sm	29.0 sm	1,555 sm	175 sm	1,272 sm	166 sm
LEVEL 5 & 4	13	1,272 sm	0 sm	17.9 sm	1,254 sm	161 sm	1,007 sm	61 sm
LEVEL 6 & 5	10	1,079 sm	0 sm	10.6 sm	1,068 sm	157 sm	838 sm	43 sm
LEVEL 6	5	597 sm	0 sm	5.3 sm	592 sm	135 sm	419 sm	43 sm
TOTAL	102	9,590 sm	0 sm	109.4 sm	9,481 sm	1,077 sm	7,694 sm	489 sm

ZONING	CD-1
SITE AREA	3,641
FLOOR SPACE RATIO	9,481 / 3,641 = 2.60
BALCONY AREA CALCULATION:	489 sm
CONDO BALCONY (not roof decks)	489 / 9,481 = (5.16%)
FOOTPRINT	2,094 sm
SITE COVERAGE	57.5%
BUILDING SETBACKS	
NORTH SETBACK	3.67 m
WEST SETBACK	3.67 m
SOUTH SETBACK	3.66 m
EAST SETBACK	1.26 m
STORAGE COUNT	102 Storages
(200 cu. ft. per Unit)	41 Storages into unit
	61 Storage in the underground