

Resid QH - 1 building - New Construction - 1.2

Build	Gross	Deduct
C	3,602	0
1	2,852	600
2	2,379	300
3	2,379	7
4	2,379	7
5	2,379	7
6	2,379	7
7	2,379	7
8	2,379	7
9	2,379	7
10	2,379	7
11	2,379	7
12	2,379	7
13	2,379	5
14	1,896	4
15	1,896	4
16	1,896	3
17	1,896	3
18	1,596	3
19	1,596	3
total proposed	45,778	95
zoning sf	42,176	
max	37,922	
available / (overblt)	-4,255	
Quality Housing	4,255	SEE BELOW
existing	0	
available	0	
Recreation Space	36,617	

Zoning	A	B	C	D
Lot W	20.00	25.00	31.33	0.00
Lot D	66.17	98.75	100.00	0.00
lot	1,323	2,469	3,133	0
FAR	10.00	10.00	0.00	0.00
sub total	13,234	24,688	0	0
Total Zsf	37,922			
existing	0			
buildable	37,922 sf			

Existing	W	L	H	
C	0	20.00	60.00	0
B-4	0	20.00	60.00	0
B-4	0	10.00	10.00	0
3-4	0	0.00	0.00	0
Total	0			
Existing Zoning SF	0			

FLOOR AREA CREDITS		QUALITY HOUSING CREDITS AND N		TOTAL	W	L	UNITS	ZR #	
FLOORS 1 TO 19 - CHASE A	76	SF			2.0	2.0	19	12-10	4
FLOORS 1 TO 10 - CHASE B	228	SF			3.0	4.0	19	12-10	12
FLOORS 1 TO 11 - CHASE C	228	SF			6.0	2.0	19	12-10	12
FLOORS 1 TO 10 - CHASE D	247	SF			6.5	2.0	19	12-10	13
FLOORS 1 TO 10 - CHASE E	52	SF			2.0	2.0	13	12-10	
FLOORS 1 TO 10 - CHASE F	48	SF			4.0	2.0	6	12-10	
COMMERCIAL MECHANICAL	132								
WINDOWS IN CORRIDORS - LOBBY	199	SF			398.0	0.5	1	28-21	199
WINDOWS IN CORRIDORS - 14-17	280	SF			140.0	0.5	4	28-21	70
LAUNDRY ROOM C	24	SF			24.0	1.0	1	28-13	24
REFUSE ROOMS 2-13	228	SF			3.0	4.0	19	28-12	12
LESS THAN 8 UNITS PER FLOOR	1,128	SF			141.0	0.5	16	28-31	71
RECREATION SPACE	1,133								
STAIRS OVER 125' 11-13	252	SF			0.7	20.0	18	12-10	14
TOTAL FLOOR AREA CREDITS	4,255	SF							

RECREATION SPACE CALCULATIONS	AREA	FLOORS
FLOORS 2-13	29,688 SF	2,474
FLOOR 14-17	7,584	1,896
FLOOR 18+19	3,192	1,596
FLOOR	0	0
TOTAL	40,464	12
RECREATION SPACE PERCENTAGE	2.8%	
RECREATION SPACE REQUIRED	1,133 SF	< 1275 SF PROVIDED