

1200 ASHBY -- DENSITY BONUS CALCULATIONS			
June 10, 2009			
PROPOSED RESIDENTIAL AREA		BASE PROJECT	
Ground Floor		Maximum Residential Area per C-W Standards (with proposed articulation, courtyards, etc.)	69688.5
Utility/Mechanical Rooms	1051	Base Project Units	75.3
Trash Room/Hallway	413	Round down (can't have fractional units in BP)	75.0
Lobby	694		
Mail Room	240	DENSITY BONUS (35%)	26.3
Stairs/Elevators	444	Round up (per GC 65915)	27
Total:	2842	Floor area of density bonus	24980.9
		Requested bonus area (23 units)	21280.0
Second Floor			
Residential Space (including circulation)	23559	TOTAL UNITS ALLOWED WITH D.B.	102.0
Residential Space within required setbacks	625		
Community Room/Office	1140		
Minus Façade Articulation	-147.5		
Total:	25176.5		
		ZONING ORDINANCE FLOOR AREA (proposed 98-unit project)	
Third Floor			
Residential Space (including circulation)	23559	Residential Area	90671.5
Residential Space within required setbacks	625	Minus Stairs/Elevators/Shafts (Floors 3-5)	-2040
Community Room/Office	540	Minus Stairs/Elevators (Ground Floor)	-444
Minus Façade Articulation	-147.5	Retail Space A	6090
Total:	24576.5	Retail Space B	3461
		Retail Trash	323
Fourth Floor		Hallway b/t Garage & Plaza	520
Residential Space (including circulation)	21333	Total:	98581.5
Residential Space within required setbacks	250		
Minus Façade Articulation	-147.5	Lot Size After Right-of-Way Dedication	33585
Total:	21435.5		
		FAR	2.94
Fifth Floor			
Residential Space (including circulation)	19740		
Residential Space within required setbacks	250		
Minus Façade Articulation	-507		
Total:	19483		
Total Proposed Residential Area	90671.5		
Proposed Units	98		
Proposed Average Unit Size	925.2		