

<b>CURRENT CITY FORMULA</b>		
<b>DENSITY BONUS CALCULATIONS - PROPOSED PROJECT</b>		
<b>1200 Ashby Avenue</b>		
<b>Last Revised: 08/07/08</b>		
<u>Item</u>	<u>Value</u>	<u>Sources &amp; Notes</u>
<b>I. Maximum Buildable Space</b>		Zoning Designation = C-W
1.A Lot Area	34,210	from survey
Maximum Stories	4	C-W zoning standard (maximum without use permit or variance)
Maximum Floor Area Ratio	3	C-W zoning standard (maximum without
<b>Maximum Floor Area</b>	<b>102,630</b>	
<b>Maximum "Box" from which adjustments are made</b>	<b>136,840</b>	lot size * max. stories
I.B. <u>Adjustments</u>	<b>N/A</b>	
<i>Zoning - Setbacks</i>	<b>5,680</b>	(1) Req. front s/b on Ashby (15d x 25w x 4 = 1500); (2) Req. front s/b on Carrison (15d x 35w x 4 = 2100); (3) Req. side s/b @ SE p.l. (5w x 104 x 4 = 2080)
<i>Voluntary Setbacks/Articulation</i>	<b>9,914</b>	(1) 8' s/b along 70' of NE property line (8 x 70 x 4 = 2240); (2) 5' s/b along 104' of SE property line (5 x 104 x 4 = 2080); (3) plaza on SP (18 x 25.5 x 4 = 1836); (4) add'l. Ashby s/b (5 x 100 x 4 = 2000); (5) add'l. s/b @ SE corner of 4th floor (1758)
<i>Zoning - Usable Open Space</i>	<b>0</b>	meets requirement
<i>Zoning - Parking</i>	<b>0</b>	all parking could be located in the basement level
<i>Building Code - Fire Dept Access to Rear Bldg</i>	<b>N/A</b>	Access provided through parking and double wide southeast setback
<i>Building Code - Fire Dept Access to interior</i>	<b>100</b>	Approx 100 sq. ft. x one story
<i>Building Code - Protected Openings</i>	<b>0</b>	10-foot minimum bldg-to-bldg separation
<i>Building Code - No Dwellings beneath Concrete Podium</i>	<b>28,419</b>	Entire ground floor area (31141) - residential lobbies and trash (2097) - areas already deducted in C15 (625) = 28419
<i>Building Code - Natural Light and Air</i>	<b>10,800</b>	podium level interior courtyard (3,600 x 3); does not include walkway adjacent to courtyard
<i>Building Code - Pathways</i>	<b>0</b>	
<b>Maximum Developable Area</b>	<b>81,927.0</b>	+ ground floor space (retail/lobbies/trash) = 98k (< max. floor area); Maximum developable area per zoning and building code constraints (Max box less code required adjustments)

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<b>Proposed Formula</b>		
<b>2. Average Unit Size (reflects character of proposed project)</b>		
2.A.	<u>Proposed Residential Floor Area</u>	
	First Floor	2,097 lobbies (+ trash room?)
	Second Floor	30,749 updated per 7/14 submittal
	Third Floor	27,246 updated per 7/14 submittal
	Fourth Floor	25,041 updated per 7/14 submittal
	Fifth Floor	22,773 updated per 7/14 submittal
	<b>Total Actual Residential Floor Area - Baseline</b>	<b>107,906</b>
2.B	<u>Average Unit Size</u>	
	Number of Units Proposed	<b>98</b> Floors 2-4, From Actual Project Plans, Residential Only (include area within required setbacks?)
	<b>Average Unit Size</b>	<b>1,101.1</b> includes hallways, etc... (total res. floor area / # of units proposed)
<b>3. Density Bonus Calculations</b>		
3.A	Actual Number of "Base" Units	<b>74.41</b> max. dev. area (C25) / avg. unit size (C38)
	<i>Rounding</i>	N/A
	<b>Density Bonus</b>	<b>35.00%</b>
3.B	Additional Units Allowed With Density Bonus @ 35%	<b>26.04</b> (Unit count based on sqft calc below)
	<i>Rounding</i>	<b>27</b>
3.C	Additional Sq Ft Allowed With Density Bonus @ 35%	<b>29,729</b>
	Proposed Square Feet of Density Bonus Units	<b>22,773</b> Fifth Floor units w/avg area of 1,035 sq. ft.
	Unused Density Bonus Square Feet	<b>6,956</b>
	Proposed Number of Density Bonus Units	<b>22.00</b>
3.D	<b>Total Units w/ Density Bonus</b>	<b>98.0</b> Actual Number of Units in Project: 98
	<i>Rounding</i>	<b>98</b>
3.E	Total Residential Floor Area with Density Bonus	<b>130,679</b>
<b>4. Inclusionary Housing Calculations</b>		
4.A	Actual Number of "Base" Units	<b>74.41</b>
	<b>Inclusionary Housing @ 50% AMI</b>	<b>10.00%</b>
	<b>Inclusionary Housing @ 80% AMI</b>	<b>10.00%</b>
4.B	Number of Inclusionary Housing Units @ 20%	<b>14.9</b>
4.C	Square Feet of Inclusionary Housing Units	<b>16,385</b>
4.D	Total Inclusionary Housing Units (Rounding)	<b>15.0</b>
4.E	Total Inclusionary Housing Sq Ft	<b>16,385</b>