

Land Use Intensity Ratios

2921 Lenox Road

CNNA Architects, Inc.

5-Feb-16

Table 1 Requirements

Sector	3	LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
F.A.R.	0.650	
T.O.S.R.	0.70	Total Open Space Requirements for Residential Only Projects
U.O.S.R.	0.40	Usable Open Space Requirements for Residential and or Mixed-use Developments
Parking / Unit	1.00	

Site Data	Maximum Allowable		Provided	
Net Land Area (N.L.A.)	127,195	S.F	127,195	S.F
Gross Land Area (G.L.A.)	127,195	S.F	127,195	S.F
Building Footprint Area	?	S.F	20,800	S.F
Parking Area / Hard Surfa	0	S.F	8,030	S.F
Residential Floor Area		S.F	83,440	S.F
Floor Area Ratio (F.A.R.)	0.650		0.656	
(Floor Area/Land Area)				
Total Units			69	Units
Covered Balcony Area		60	4,140	S.F
Roof Deck + Open Balcony Area			4,140	S.F

Compliance	Minimum Required		Provided		
T.O.S (T.O.S.R. * G.L.A.)	89,037	S.F	127,195	S.F	Gross Land Area (G.L.A.)
			(20,800)	S.F	Building Footprint Area
			106,395	S.F	Total TOSR Provided
U.O.S (U.O.S.R. * N.L.A.)	50,878	S.F	106,395	S.F	Total Open Space Provided
			(8,030)	S.F	Parking Area Provided
			4,140	S.F	Covered Balcony Area (Half of Total Area
			4,140	S.F	Roof Deck + Open Balcony Area
			106,645	S.F	Total UOSR Provided

Parking (Parking / Unit * Units)			120	spaces	Total Spaces Provided
	69	1.5	16	surplus	