GROUND LEVEL PLAN

ZONING NOTES:

C FAR COMMERCIAL
FAR RESIDENTIAL
FAR HOTEL 0.1
FAR HOTEL 0.2
BC ZONE 1.25

AREA SUMMARY:

TOTAL LOT AREA: 13,212 SF
C.1 ZONE: 801 SF (Use FAR for RESIDENTIAL and 0.75 + 801 + 50% = 2001 SF)
BC ZONE: 12,510 x 1.25 for 1ST FLOOR HOTEL USE

TOTAL ALLOWABLE FAR: 1035 x 1.25 + 1865 SF

GROUND LEVEL:

LOUD HOTEL 1st. LEVEL:
- 88 SF (Use FAR for RESIDENTIAL and 0.75 + 88 + 50% = 184 SF)
- 30% Bonus SF (Use FAR for RE USE):

BASEMENT LEVEL:

STANDING COMPACT SPACES: 36 spaces

TOTAL ALLOWABLE FAR: 1035 x 1.25 + 1865 SF

FAR RETAIL 1st. LEVEL = 88 SF
FAR HOTEL 1st. LEVEL = 184 SF
FAR HOTEL 2nd. LEVEL = 184 x 1.5 = 276 SF
FAR HOTEL 3rd. LEVEL = 184 x 1.5 = 276 SF
FAR HOTEL 4th. LEVEL = 184 x 1.5 = 276 SF
TOTAL PARKING SPACES: 42

PARKING SUMMARY (NO CHANGE):

GRADE LEVEL: 24 SPACES
1ST FLOOR: 24 SPACES
2ND FLOOR: 24 SPACES
3RD FLOOR: 24 SPACES
4TH FLOOR: 24 SPACES
TOTAL PARKING SPACES: 42

PARKING LOCATIONS:

GOUND LEVEL: 24 SPACES
2ND FLOOR: 24 SPACES
3RD FLOOR: 24 SPACES
4TH FLOOR: 24 SPACES

TOTAL FLOOR AREA:

G1ND LEVEL: 1,200 SF
2ND FLOOR: 2,500 SF
3RD FLOOR: 2,500 SF
4TH FLOOR: 1,200 SF
TOTAL FLOOR AREA: 7,400 SF
GROUND LEVEL PLAN A1.02
EAST ELEVATION A2.01
WEST ELEVATION A2.02