1783 Florida Ave.		**4-Story Layout #3**			
PRELIMINARY BUILT AREA CALCULATIONS					
1 STORY NON-RES					
3 STORIES RESIDENTIAL					
		Allowed s.f		s.f.	s.f.
		60% occupancy		1.5 FAR	2.5 FAR
	sf	res. Lot cover		Non Res Max	Max Total
Lot size-sf.	1473.7	884		2211	3684
Design		883		1068	3474
difference		-1		-1143	-210
Building Floor Area	Sq. Ft.	Non Res. SF		Residenrial SF	
level 1	1123	1028		95	**
level 2	898	15	*	883	
level 3	890	15	*	875	
level 4	563	10	*	553	
TOTALS	**3474**	**1068**		**2406**	
					3474
* Mechanical Chases & Structure attributed to non-residential					
** Circulation space attributed to residential					

1783 Florida Ave.		**4-Story Layout #2**		
PRELIMINARY BUILT AREA CALCULATIONS				
2 STORIES NON-RES				
2 STORIES RESIDENTIAL				
		Allowed s.f	s.f.	s.f.
		60% occupancy	1.5 FAR	2.5 FAR
	sf	res. Lot cover	Non Res Max	Max Total
Lot size-sf.	1473.7	884	2211	3684
Design		881	2043	3678
difference		-3	-168	-6
Building Floor area	Sq. Ft.	Non Res. SF	Residenrial SF	
level 1	1123	1051	72	**
level 2	1117	992	125	**
level 3	881	0	881	
level 4	557		557	
TOTALS	**3678**	**2043**	**1635**	
				3678
** Circulation space attributed to residential				