

**TABLATIONS:**

LOT AREA = 6,283 S.F. (ASSUMED)

**BUILDING F.A.R. CALCULATION:**

(C-2-B ZONE LINE MOVED 35'-0" FORWARD..)

R-5-B LOT = 2,569 S.F. MAX F.A.R. = 2.16 (W/I.Z) = 5,549 S.F.

C-2-B LOT = 3,714 S.F. MAX F.A.R. = 4.2 (W/I.Z) = 15,599 S.F.

TOTAL DEVELOPED F.A.R. COMBINED = 21,148 S.F.

**LOT COVERAGE CALCULATION:**

R-5-B LOT = 2,569 S.F. MAX COVERAGE @ 60% = 1,541 S.F.

C-2-B LOT = 3,714 S.F. MAX COVERAGE @ 80% = 2,971 S.F.

TOTAL LOT COVERAGE COMBINED MAX. = 4,512 S.F.

**PARKING CALCULATION:**

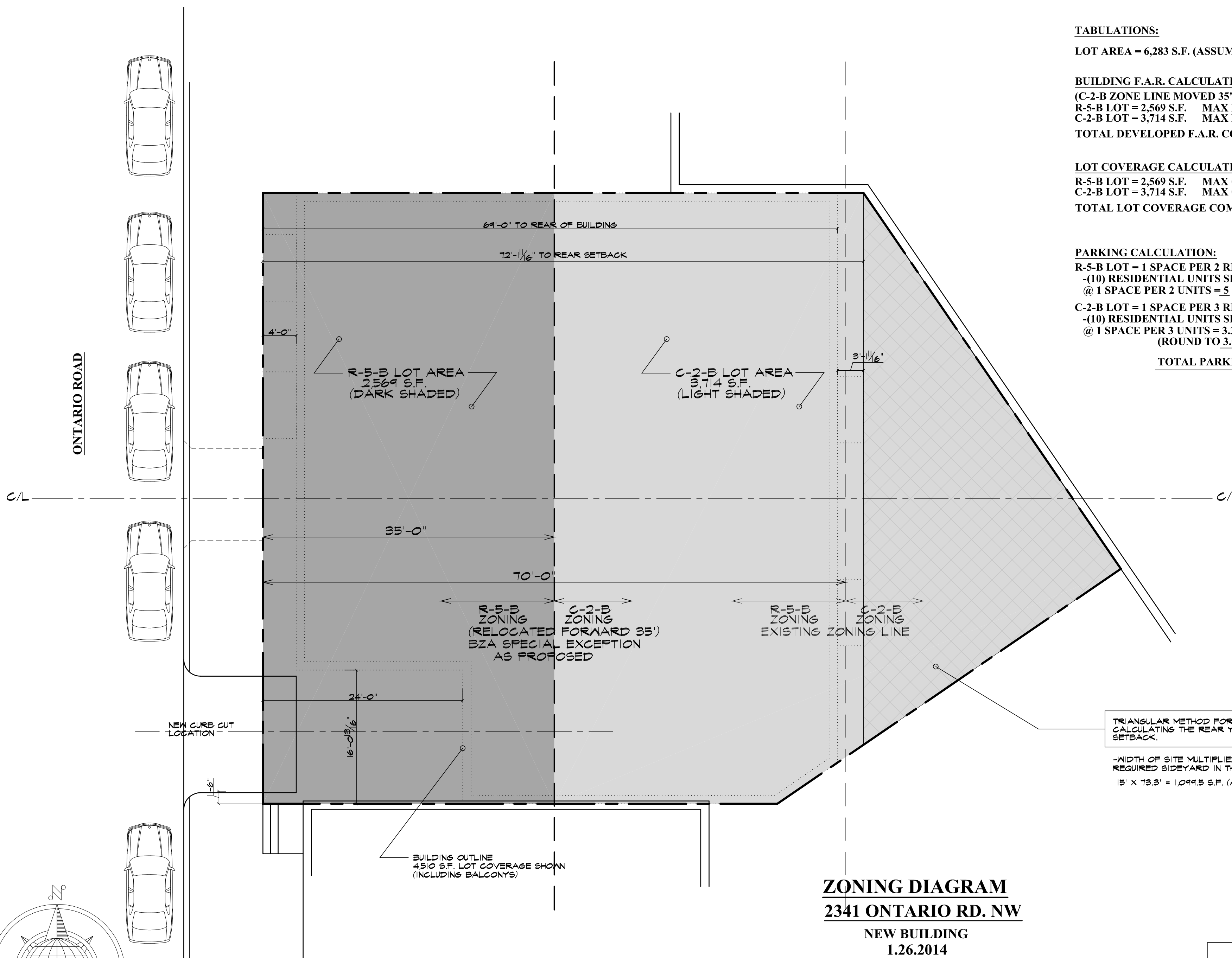
R-5-B LOT = 1 SPACE PER 2 RESIDENTIAL UNITS REQUIRED

-(10) RESIDENTIAL UNITS SHOWN IN R-5-B PORTION  
@ 1 SPACE PER 2 UNITS = 5 PARKING SPACES REQUIRED.

C-2-B LOT = 1 SPACE PER 3 RESIDENTIAL UNITS REQUIRED

-(10) RESIDENTIAL UNITS SHOWN IN C-2-B PORTION  
@ 1 SPACE PER 3 UNITS = 3.33 PARKING SPACES REQUIRED.  
(ROUND TO 3.0)

**TOTAL PARKING SPACES REQUIRED = (8)**



TRIANGULAR METHOD FOR CALCULATING THE REAR YARD SETBACK.

-WIDTH OF SITE MULTIPLIED BY THE DEPTH OF THE REQUIRED SIDEYARD IN THE ZONING DISTRICT (C-2-B - 15'-0")  
15' X 73.3' = 1,099.5 S.F. (AREA OF HATCHED TRIANGLE SHOWN.)

**ZONING DIAGRAM**  
**2341 ONTARIO RD. NW**  
NEW BUILDING  
1.26.2014

