

## 3031140-LU MHA corrections cycle 5 9-27-2023

MHA (5)



**Subject:** residential floor areas -- data integrity  
**Review Type:** MHA  
**Author:** Scott Ringgold  
**Status:**  
**Layer:** Review Comment  
**Page Index:** 14

Toward the floor areas chargeable to MHA-R, these tables offer subtotals: 290712, 2480.5, 4085.6, 8116.5, and 1769.4. I believe the sum is 307164. This differs from the 301933.2 offered in the summary table. Please update plans to clearly account for these areas, and show the math that achieves the identified total chargeable area.

Considering these discrepancies, I've postponed until the next cycle a thorough assessment of whether the supporting diagrams and their per-floor tabulations comport with the areas identified here.



**Subject:** above-grade parking  
**Review Type:** MHA  
**Author:** Scott Ringgold  
**Status:**  
**Layer:** Review Comment  
**Page Index:** 14

This table identifies above-grade residential parking, yet the summary table below appears to exclude it from MHA-R. If the ceiling of this parking extends above grade, it is chargeable. Below-grade residential areas are also chargeable to MHA-R.



**Subject:** chargeable commercial floor areas  
**Review Type:** MHA  
**Author:** Scott Ringgold  
**Status:**  
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**Page Index:** 14

The tables above identify commercial floor areas below grade, which are not chargeable to MHA-C. These exempt areas should not be reflected in line 5, and the asterisked footnote is incorrect -- this chargeable area is by definition not exempt. Please update the tables to show your math.



**Subject:** uncounted floor area  
**Review Type:** MHA  
**Author:** Scott Ringgold  
**Status:**  
**Layer:** Review Comment  
**Page Index:** 15

This note appears to reference shapes RPP1-6 and CPP1-6, which I believe address the floor area beneath the ramp. The ramp itself is also floor area and should count on this level. Shapes RP.5-2 and RP.5-6 appear to extend above grade, and don't appear in the tabulation below. Please update diagrams, tables, and calculations to charge these areas toward MHA-R.



**Subject:** shared, prorated space  
**Review Type:** MHA  
**Author:** Scott Ringgold  
**Status:**  
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**Page Index:** 15

It's not clear to me how hotel bike storage is a space shared with the residential use. Plans state that residential bike storage is on L5.

AREA CALCULATED ON F1

STORAGE	550.2 SF
STORAGE	532.2 SF
	182.8 SF
	1265.2 SF