

SAPIENZA ARCHITECTS, LLC.

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Comparison of Almadany Islamic Center's Submitted April 20, 2009 Proposal to their August 18, 2014 Submitted Plans

PREPARED FOR THE ZONING COMMISSION, CITY OF NORWALK
August 20, 2014

FLOOR AREA RATIO COMPARISONS

BUILDING PROPOSAL	TOTAL FLOOR AREA -	EXCLUDED FROM F.A.R.	=	F. A. R. AREA	/67,923 s.f. Lot Area =	FLOOR AREA RATIO
SUBMITTED PROPOSAL - APRIL 20, 2009 - FRONT PORTION (including Prayer Room)						
Basement Level	8,122 s.f. ±	-	=	7,750 s.f. ±		
First Floor Level	8,122 s.f. ±	-	=	0 s.f. ±		
Second Floor/Mez. Level	4,269 s.f. ±	-	=	60 s.f. ±		
Second Floor Level	807 s.f. ±	-	=	0 s.f. ±		
Total -	21,320 s.f. ±	-	=	7,810 s.f. ±	/67,923 s.f.	= .199 F.A.R. (Front Portion)
SUBMITTED PROPOSAL - APRIL 20, 2009 - BACK PORTION (including Gymnasium & Classrooms)						
Basement Level	7,054 s.f. ±	-	=	5,282 s.f. ±		
First Floor Level	7,054 s.f. ±	-	=	0 s.f. ±		
Second Floor/Mez. Level	382 s.f. ±	-	=	0 s.f. ±		
Second Floor Level	6,732 s.f. ±	-	=	0 s.f. ±		
Total -	21,222 s.f. ±	-	=	5,282 s.f. ±	/67,923 s.f.	= .235 F.A.R. (Back Portion)
TOTAL BUILDING (Front+ Back)	42,542 s.f. ±	-	=	13,092 s.f. ±	/67,923 s.f.	= .434 F.A.R. (Front + Back)
AUGUST 18, 2014 SUBMISSION WITH 3 FOOT 10 INCH REDUCTION IN BACK PORTION - BACK PORTION (including Multipurpose Room)						
Basement Level	6,471 s.f. ±	-	=	4,792 s.f. ±		
First Floor Level	6,471 s.f. ±	-	=	6,021 s.f. ±		
Second Floor/Mez. Level	6,362 s.f. ±	-	=	0 s.f. ±		
Second Floor Level	0 s.f. ±	-	=	0 s.f. ±		
Total	19,304 s.f. ±	-	=	10,813 s.f. ±	/67,923 s.f.	= .125 F.A.R.
AUGUST 18, 2014 SUBMISSION WITH 3 FOOT 10 INCH REDUCTION IN BACK PORTION - FRONT PORTION (including Prayer Room)						
Total	21,059 s.f. ±	-	=	7,750 s.f. ±	/67,923 s.f.	= .196 F.A.R.
TOTAL BUILDING (Front + Back)	40,363 s.f. ±	-	=	18,563 s.f. ±	/67,923 s.f.	= .321 F.A.R. (Front + Back)

REDUCTION COMPARISONS - USABLE AREAS

% REDUCTION OF TOTAL USABLE FLOOR AREA IN REAR BUILDING FROM ORIGINAL APRIL 20, 2009 SUBMISSION

Original Rear Bldg. 15,940 s.f. ±
August 18th Submission Rear Bldg 8,491 s.f. ± % reduction = (15,940 s.f. - 8,491 s.f.) / 15,940 s.f. = **46.7% reduction in usable floor area in rear building**

% REDUCTION OF TOTAL USABLE FLOOR AREA IN OVERALL BUILDING* FROM ORIGINAL APRIL 20, 2009 SUBMISSION

Original Overall Bldg. 29,450 s.f. ±
August 18th Submission Overall Bldg 21,800 s.f. ± % reduction = (29,450 s.f. - 21,800 s.f.) / 29,450 s.f. = **26.0% reduction in usable floor area in overall building**

HEIGHT OF REAR MULTI-PURPOSE BLDG. (from first floor to top of roof parapet))

ORIGINAL APRIL 20, 2009 SUBMISSION	40' - 4"
AUGUST 18, 2014 SUBMISSION	38' - 10"

BUILDING LOT COVERAGE (Maximum 25% Allowed per Zoning Regulations)

ORIGINAL APRIL 20, 2009 SUBMISSION	16,804 s.f. ±	/ 67,923 s.f. ± lot area =	24.74 % BLDG. LOT COVERAGE
AUGUST 18, 2014 SUBMISSION	16,221 s.f. ±	/ 67,923 s.f. ± lot area =	23.88 % BLDG. LOT COVERAGE

ON-SITE PARKING COMPARISONS

% INCREASE IN ON-SITE PARKING SPACES

Original April 20, 2009 Submission	89 spaces	
August 18 th Submission*	135 spaces	% increase = (135 spaces - 89 spaces) / 89 spaces = 51.7% increase in parking from April 20, 2009 Original Submission

RATIO OF USABLE FLOOR AREA PER PARKING SPACE

Original April 20, 2009 Submission =	$\frac{29,450 \text{ s.f.}}{89 \text{ spaces}}$	= 1 parking space per 331 sq.ft. of usable floor area
August 18 th Submission*	$\frac{21,800 \text{ s.f.}}{135 \text{ spaces}}$	VS = 1 parking space per 161 sq. ft. of usable floor area

* includes a 3 foot 10 inch elimination of back building east-west width in basement parking, first floor parking deck, and second floor multipurpose room.
Note, the potential loss of parking spaces due to the reduction of floor area in the rear building's basement and first floor parking deck was examined.
Based on Norwalk's Zoning Regulations and standard Parking Structure Design Guidelines there is room for all proposed parking in the August 18th Submission.
The August 18th Submission eliminated the two western most basement parking spaces due to exterior wall thickness and the size and number of structural columns in the back building's basement.