

CONCEPT DATA – OPTION #2A

4.18 ACRES = 37.6 U/A

BLDG.	GROSS AREA (s.f.)	BUILDING HEIGHT	RESIDENTIAL UNITS							PARKING PROVIDED*				
			ST.	1 BR	1 BR+	2BR	3BR	TOTAL	BEDS	COVERED	SURFACE	STREET	TOTAL	RATIO
A1	51,000	3 STORIES	6	32	3	12	0	53	65	51				
A2	51,000	3 STORIES	6	32	3	12	0	53	65	51				
B1	51,000	3 STORIES	5	32	2	12	0	51	63	51				
T.	153,000		17	96	8	36	0	157	193	153	112	N/A	265	1.69/UNIT
			11%	61%	5%	23%	0%							1.37/BR

- NOTES:
- 1) GROSS AREAS DO NOT INCLUDE UNDERGROUND PARKING LEVELS.
 - 2) BUILDING 'B1' HAS COMMON AMENITY SPACE IN PLACE OF (2) 1ST FLOOR UNITS.

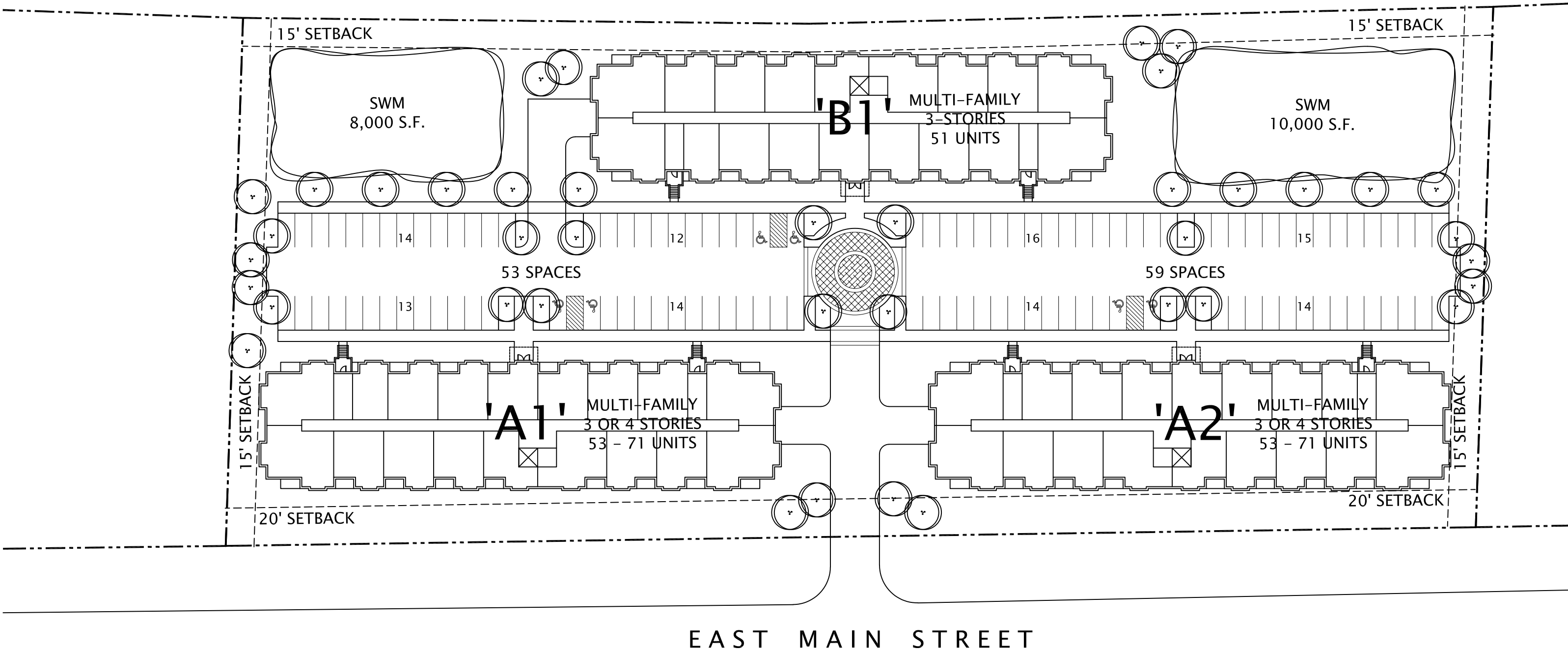
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4.18 ACRES = 46.2 U/A

BLDG.	GROSS AREA (s.f.)	BUILDING HEIGHT	RESIDENTIAL UNITS							PARKING PROVIDED*				
			ST.	1 BR	1 BR+	2BR	3BR	TOTAL	BEDS	COVERED	SURFACE	STREET	TOTAL	RATIO
A1	68,000	4 STORIES	8	43	4	16	0	71	87	51				
A2	68,000	4 STORIES	8	43	4	16	0	71	87	51				
B1	51,000	3 STORIES	5	32	2	12	0	51	63	51				
T.	187,000		21	118	10	44	0	193	237	153	112	N/A	265	1.37/UNIT
			11%	61%	5%	23%	0%							1.12/BR

- NOTES:
- 1) GROSS AREAS DO NOT INCLUDE UNDERGROUND PARKING LEVELS.
 - 2) BUILDING 'B1' HAS COMMON AMENITY SPACE IN PLACE OF (2) 1ST FLOOR UNITS.





JLA
ARCHITECTS

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CONCEPTUAL MASTERPLAN – OPTION #2

MARCH 12, 2021
1"=50' @ 11x17

