

PROJECT DATA

LOT AREA				GROUND LOT		ACRE(S)		VERTICAL HEIGHT/ STORIES						LANDSCAPE					
				27,606.76		0.63		EXISTING HEIGHT DISTRICT: 2D PROPOSED BY C2: 4D PROPOSED PROJECT HEIGHT: TOWER 1A- 200'-0"/ 18 STORIES; TOWER 1B - 132'-0"/ 12 STORIES						REQUIRED: SF OPEN SPACE REQUIRED 38,200 LANDSCAPE AT 25% 9,550 PROPOSED: 4,745					
DENSITY																			
PERMITTED																			
EXISTING M2						0													
PROPOSED C2 (200 sf per unit)						139													
DT INCENTIVE OVERLAY (unlimited)						-													
EXISTING UNITS ON SITE						0													
PROPOSED																			
PHASE 1 (TOWER 1A)						278													
PHASE 2 (TOWER 1B)						104													
TOTAL						382													
UNIT TYPE				PHASE 1		PHASE 2		Total Density											
EFFICIENCY UNITS				228		104		332											
1 BEDRM				50		0		50											
TOTAL				278		104		382											
FLOOR AREA																			
PERMITTED				Ratio		Total													
Existing M2 (FAR 3:1)				3:1		82,820													
Permitted C2 (FAR6:1)				6:1		165,641													
35% INCREASE REQUEST- MEASURE JJJ				8.1:1		223,615													
PROPOSED				Ratio		Total													
Total GSF				8.06:1		222,574													
PROPOSED BY USE				PHASE 1		PHASE 2		Total SF											
Residential				146,781		48,050		194,831											
Retail				0		2,250		2,250											
Philanthropic Insti.				25,493		0		25,493											
TOTAL				172,274		50,300		222,574											

OPEN SPACE					
REQUIRED	PHASE 1		PHASE 2		Total S.F.
	HAB. RMS	S.F.	HAB. RMS	S.F.	
<3HAB. RMS (100 S.F./ UNIT)	278	27,800	104	10,400	38,200
TOTAL REQUIRED	278	27,800	104	10,400	38,200
PROPOSED	PHASE 1	S.F	PHASE 2	S.F.	Total S.F.
EXTERIOR OPEN SPACE					
LEVEL 1	COURTYARD	1,800		2,260	
LEVEL 3	GARDEN COURT	1,290			
LEVEL 12	OPEN DECK			1,120	
TOTAL		3,090		3,380	6,470
INTERIOR OPEN SPACE (NOT OPEN TO SKY)					
LEVEL 3		445			
LEVEL 6&7		1,400			
LEVEL 12		700			
LEVEL 13		850			
LEVEL 18		3,910			
		7,305			
INTERIOR RECREATION ROOM					
LEVEL 1		4,395		1,415	
LEVEL 3		5,405			
LEVEL 12		0		1,070	
TOTAL		9,800		2,485	19,590
PROPOSED TOTAL EXTERIOR COMMON AREA					6,470
PROPOSED TOTAL INTERIOR (NOT OPEN TO SKY) + INTERIOR REC ROOM)					19,590
PROPOSED TOTAL					26,060 SF

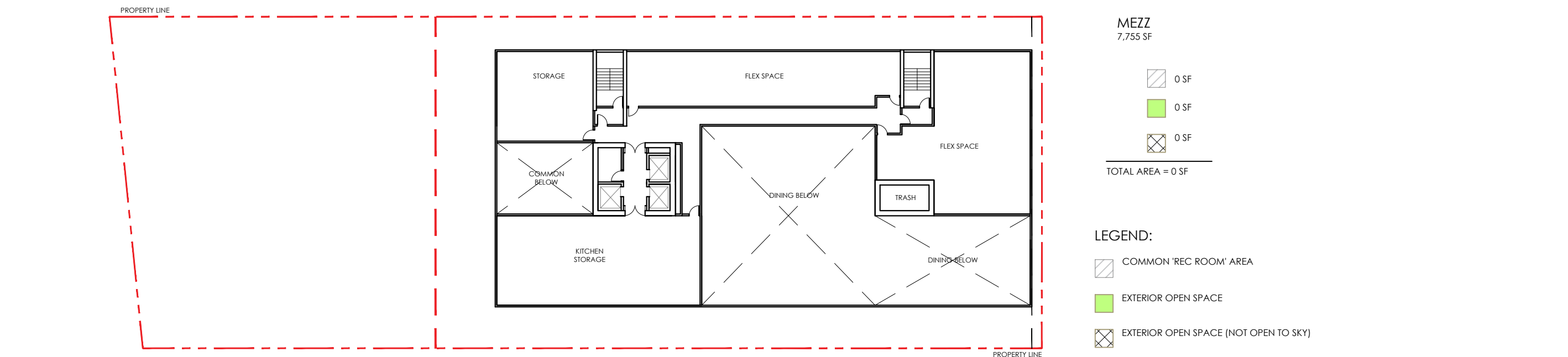
BICYCLE PARKING						
REQUIRED	PHASE 1					
RESIDENTIAL						
ORDINANCE IMPLEMENTATION						
DU	UNITS THIS TIER	ST-BICYCLE RATIO	SHORT TERM	LT-BICYCLE RATIO	LONG TERM	S+L TRM
1-25	25	1:10	3	1:1	25	
26-100	75	1:15	5	1:1.5	50	
101-200	100	1:20	5	1:2	50	
201-278	78	1:40	2	1:4	20	
SUB	278	-	15	-	145	160
AUTO REPLACEMENT	-		-	-	20	
PHILANTHROPIC INSTITUTION						
	25,493	1:10,000	3	1:5,000	5	
TOTAL			18		170	188
PROPOSED			18		176	194
REQUIRED	PHASE 2					
RESIDENTIAL						
ORDINANCE IMPLEMENTATION						
DU	UNITS THIS TIER	ST-BICYCLE RATIO	SHORT TERM	LT-BICYCLE RATIO	LONG TERM	S+L TRM
1-25	25	1:10	3	1:1	25	
26-100	75	1:15	5	1:1.5	50	
101-104	4	1:20	1	1:2	2	
SUB	104		9		77	86
COMMERCIAL - RETAIL						
	2,250 SF	1:2,000	2	1:2,000	2	
TOTAL			11		79	90
PROPOSED			11		86	97
PROPOSED PHASE 1 + PHASE 2				29	262	291



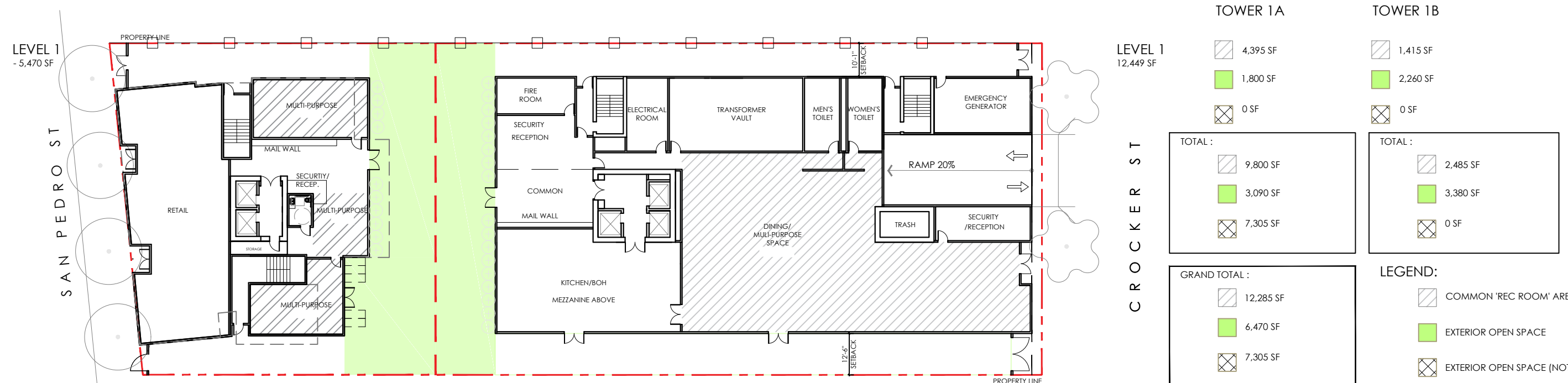
④ LEVEL 3
SCALE: 1/32" = 1'-0"



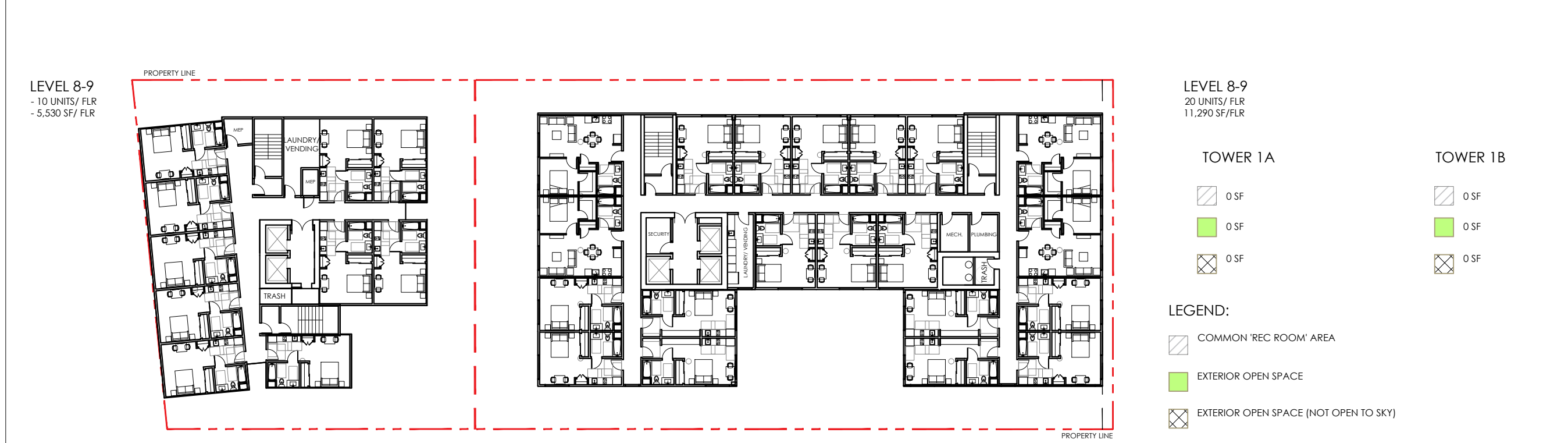
③ LEVEL 2
SCALE: 1/32" = 1'-0"



② MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"



① LEVEL 1
SCALE: 1/32" = 1'-0"



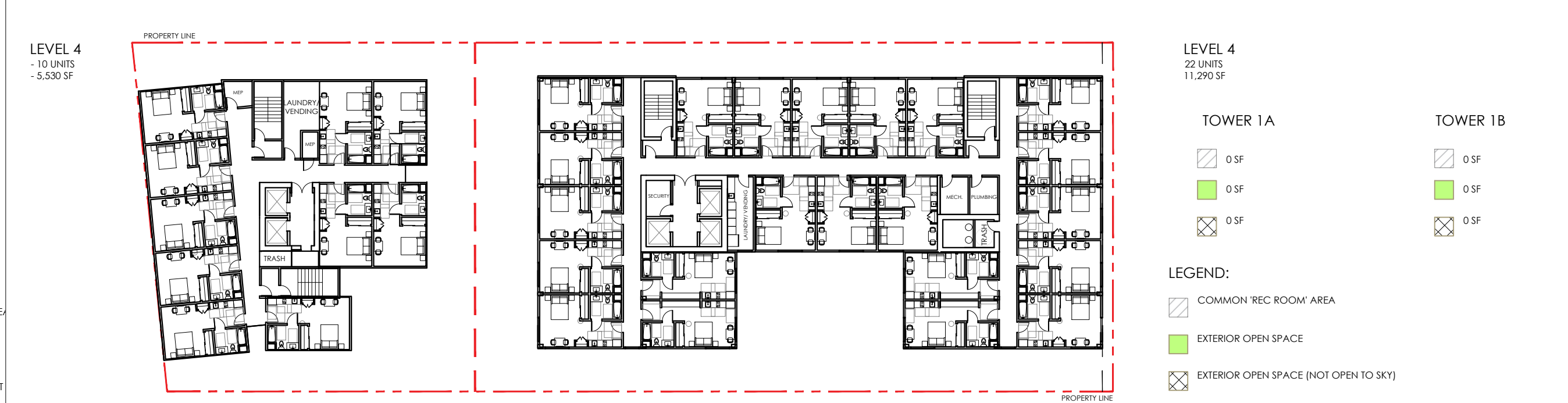
⑧ LEVEL 8-9
SCALE: 1/32" = 1'-0"



⑦ LEVEL 6-7
SCALE: 1/32" = 1'-0"



⑥ LEVEL 5
SCALE: 1/32" = 1'-0"



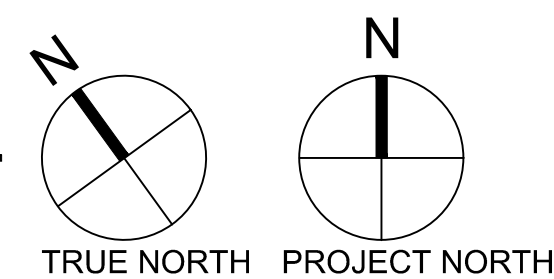
⑤ LEVEL 4
SCALE: 1/32" = 1'-0"

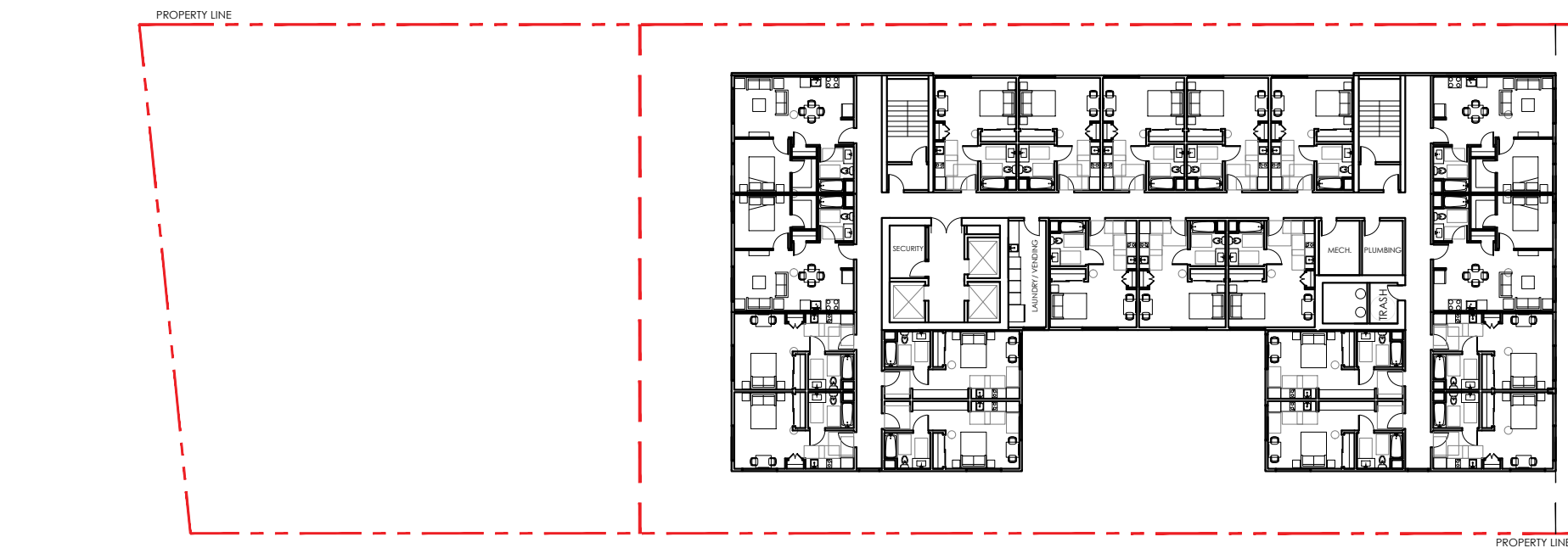
OPEN SPACE CALCULATION

	S.F.
TOWER 1A	
EXTERIOR OPEN SPACE	3,090
EXTERIOR OPEN SPACE (NOT OPEN TO SKY)	7,305
INTERIOR 'REC ROOM'	9,800
TOWER 1B	
EXTERIOR OPEN SPACE	3,380
INTERIOR 'REC ROOM'	2,485
TOWER 1A & 1B:	
EXTERIOR OPEN SPACE	6,470
EXTERIOR OPEN SPACE (NOT OPEN TO SKY)	7,305
INTERIOR 'REC ROOM'	12,285
REQUIRED OPEN SPACE: 382 UNITS X 100 SF/ UNITS	38,200
PROPOSED TOWER 1A & 1B:	
EXTERIOR OPEN SPACE	6,470
EXT. OPEN TO SKY + INT. REC RM	19,590
TOTAL	26,060

OPEN SPACE CALCULATION DIAGRAMS

SCALE: 1/32" = 1'-0"





LEVEL 14-15
20 UNITS/ FLR
11,290 SF/FLR.

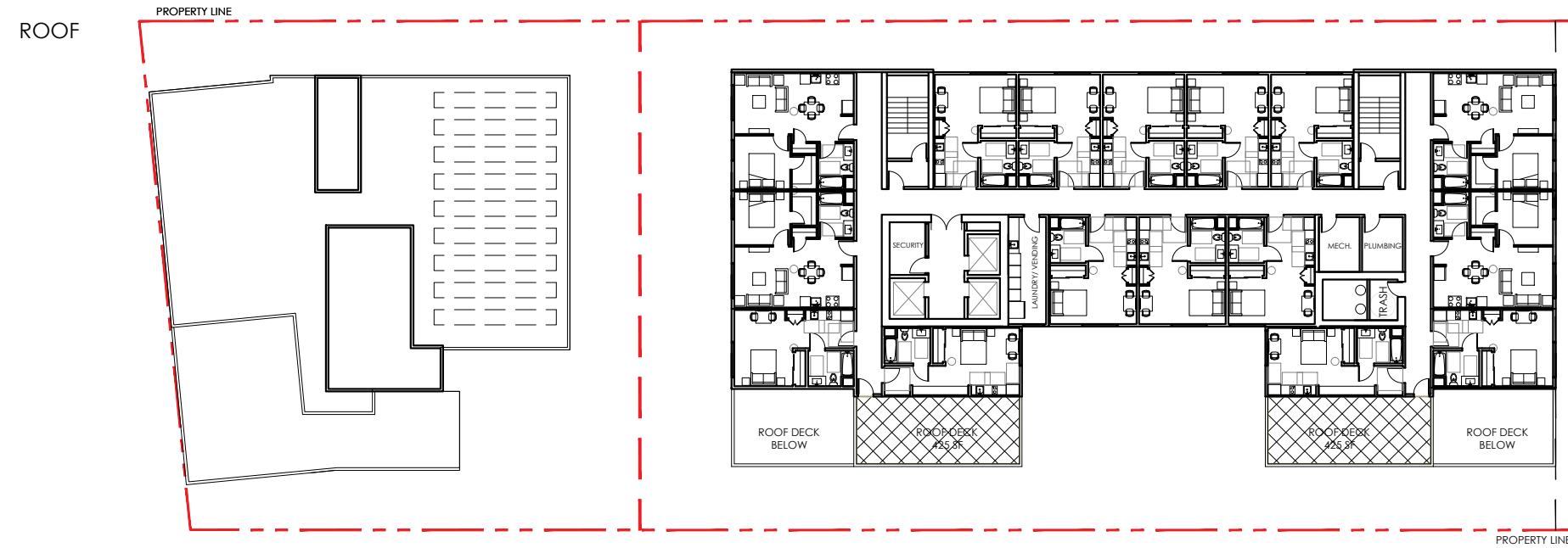
TOWER 1A

- 0 SF
- 0 SF
- 0 SF

LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

③ LEVEL 14-15
SCALE: 1/32" = 1'-0"



LEVEL 13
16 UNITS
10,530 SF

TOWER 1A

- 0 SF
- 0 SF
- 850 SF

LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

③ LEVEL 13
SCALE: 1/32" = 1'-0"



LEVEL 12
18 UNITS
11,290 SF

TOWER 1A

- 0 SF
- 0 SF
- 700 SF

TOWER 1B

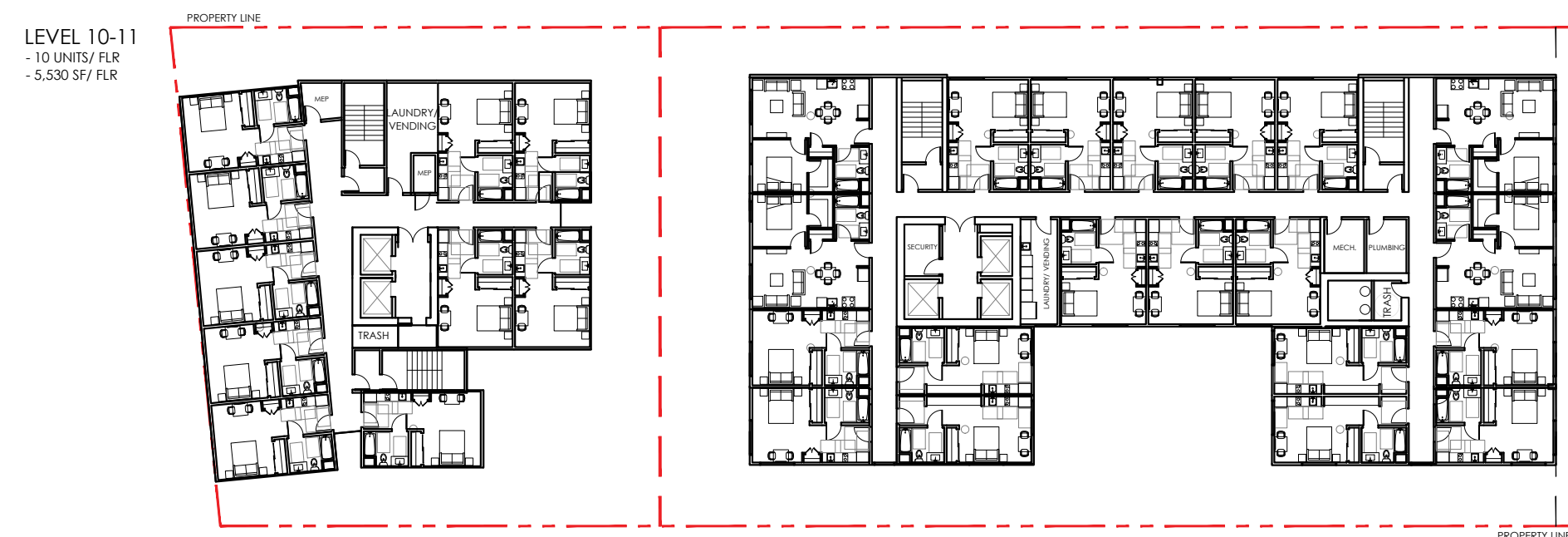
- 1,070 SF
- 1,120 SF
- 0 SF

LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

② LEVEL 12
SCALE: 1/32" = 1'-0"

TOWER 1B SITE



LEVEL 10-11
20 UNITS/ FLR
11,290 SF/FLR

TOWER 1A

- 0 SF
- 0 SF
- 0 SF

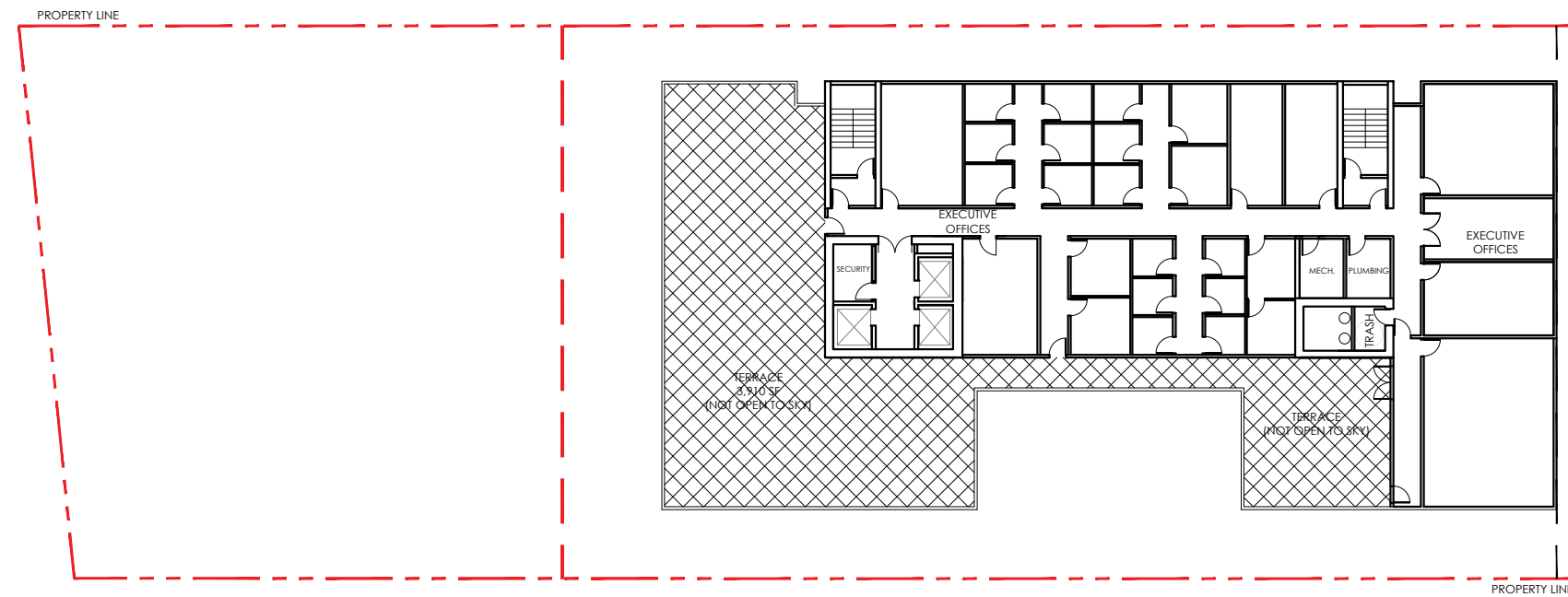
TOWER 1B

- 0 SF
- 0 SF
- 0 SF

LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

① LEVEL 10-11
SCALE: 1/32" = 1'-0"



LEVEL 18
11,188 SF

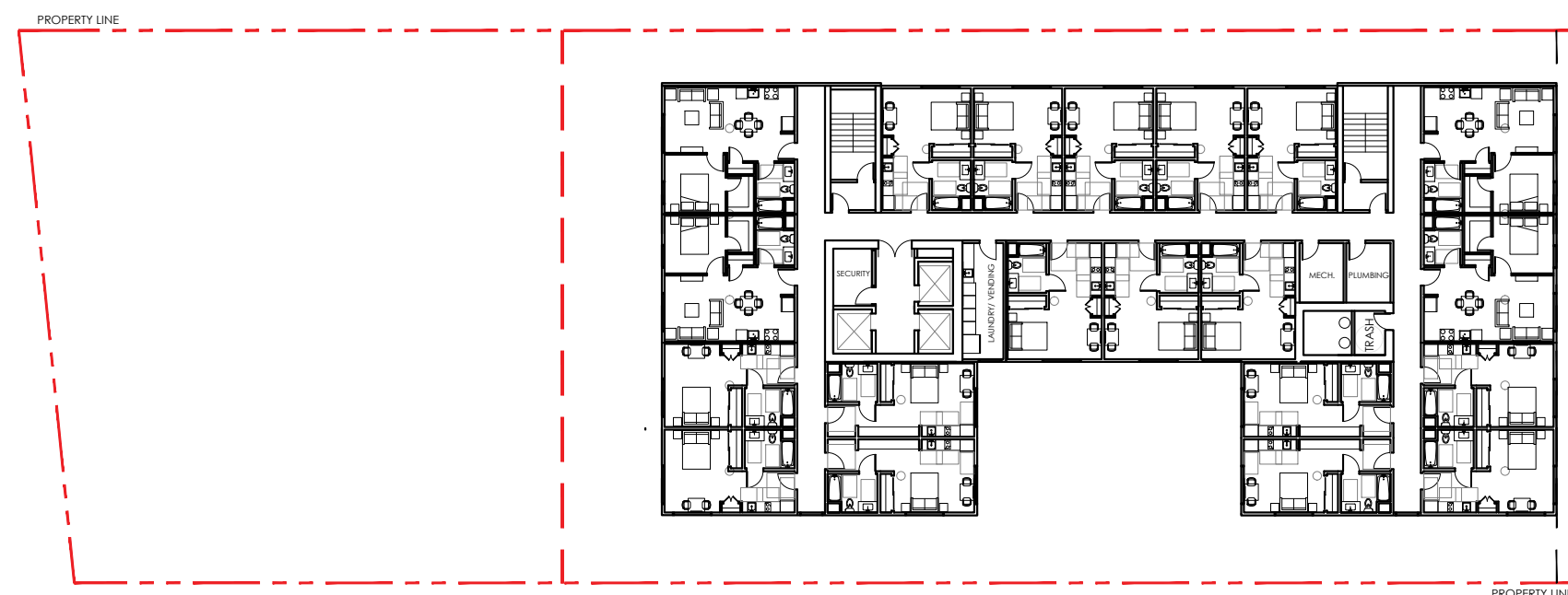
TOWER 1A

- 0 SF
- 0 SF
- 3,910 SF

LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

⑥ LEVEL 18
SCALE: 1/32" = 1'-0"



LEVEL 16-17
20 UNITS/ FLR
11,290 SF/FLR.

TOWER 1A

- 0 SF
- 0 SF
- 0 SF

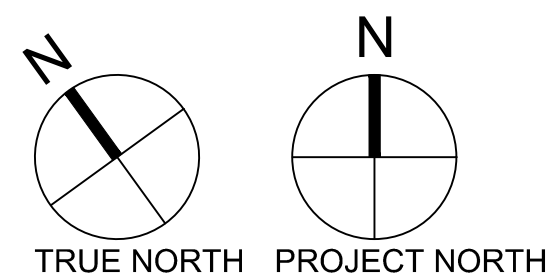
LEGEND:

- COMMON 'REC ROOM' AREA
- EXTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE (NOT OPEN TO SKY)

⑤ LEVEL 16-17
SCALE: 1/32" = 1'-0"

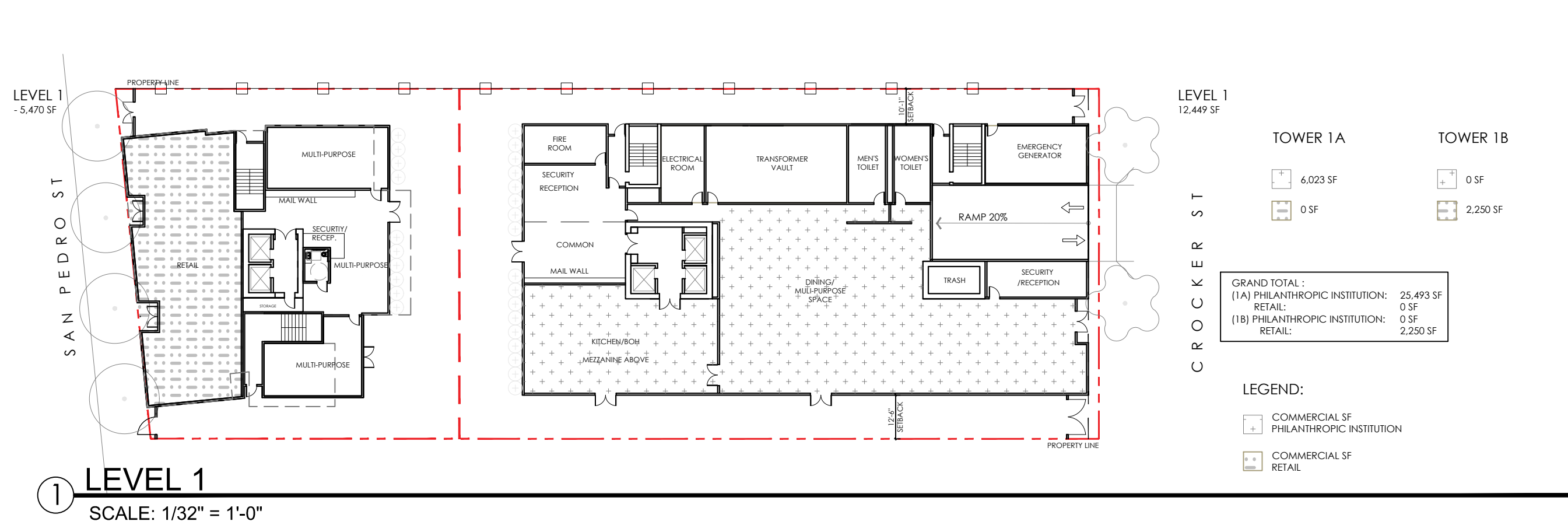
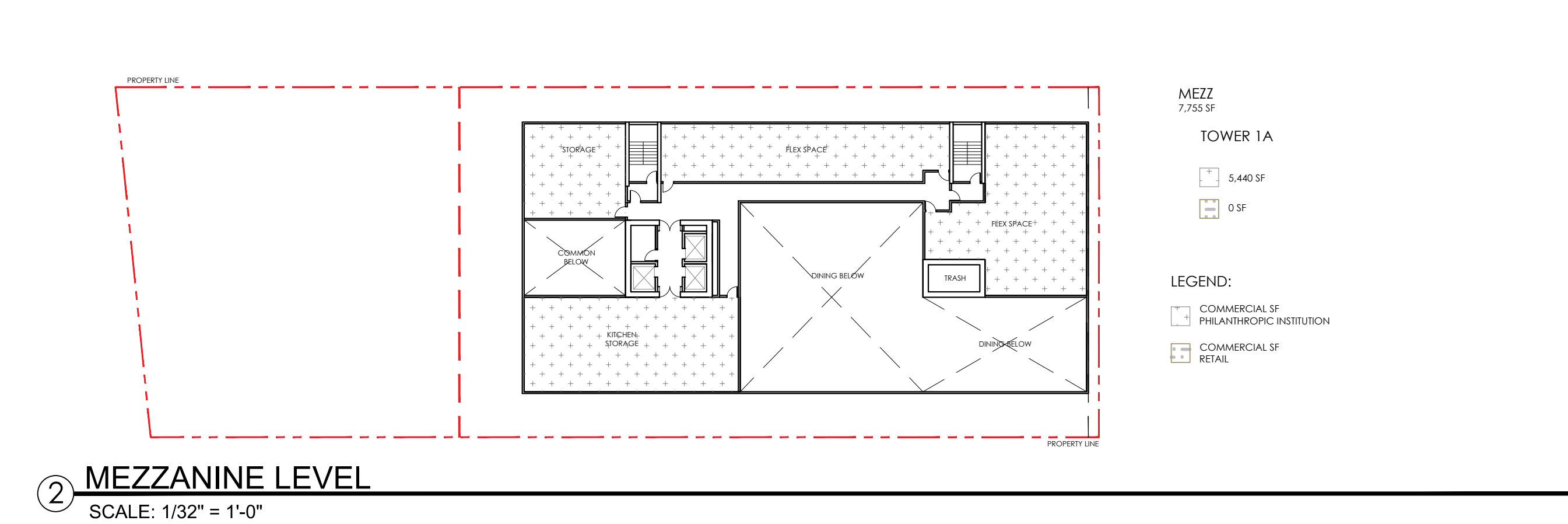
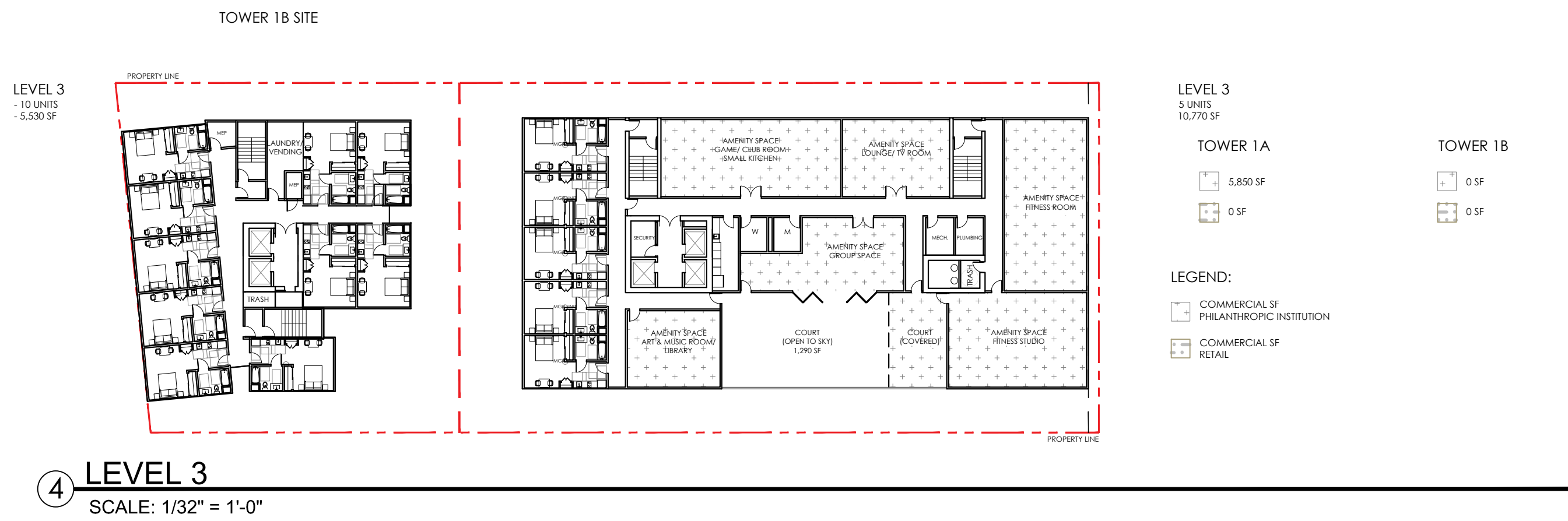
OPEN SPACE CALCULATION DIAGRAMS

SCALE: 1/32" = 1'-0"



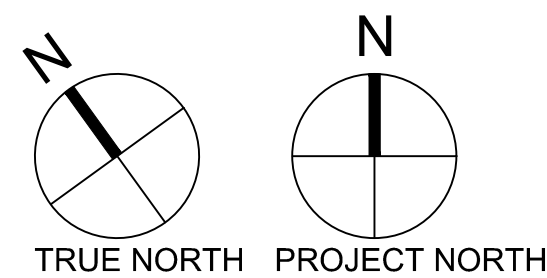
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COMMERCIAL CALCULATION DIAGRAMS

SCALE: 1/32" = 1'-0"



COMMERCIAL CALCULATION

TOWER 1A

RETAIL:	0
PHILANTHROPIC INSTITUTION:	
LEVEL 1:	6,023
MEZZANINE:	5,440
LEVEL 2:	8,180
LEVEL 3:	5,850
TOTAL:	25,493 SF

TOWER 1B

RETAIL:	2,250
PHILANTHROPIC INSTITUTION:	0
TOTAL:	2,250 SF

TOTAL COMMERCIAL: 27,743 SF

KEY NOTES

COMMERCIAL CALCULATION DIAGRAMS- L1- L3

SC: 1/32" = 1'-0"