

UNITS PER FLOOR	
2	38
3	42
4	42
5	42
6	32
TOTAL UNITS	196



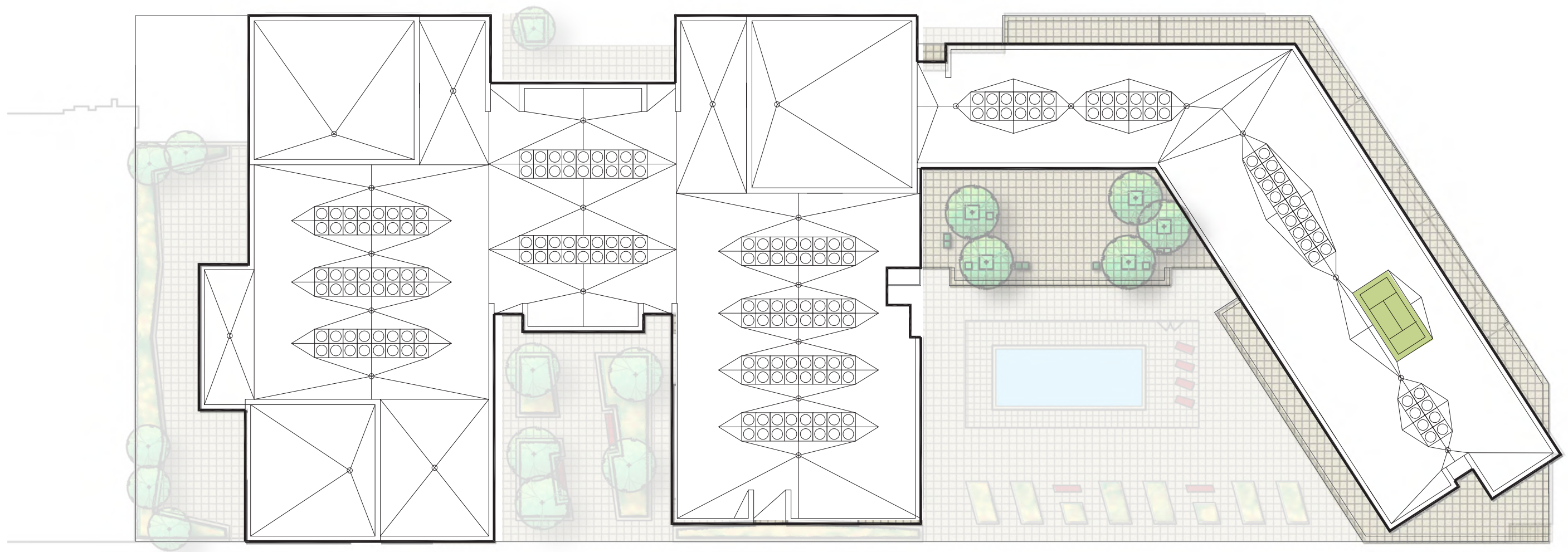
UNIT TYPE	QUANTITY
STUDIO (ST)	12
ONE BEDROOM (1BR)	19
TWO BEDROOM (2BR)	5
THREE BEDROOM (3BR)	2
TOTAL 2ND FLOOR	38



UNIT TYPE	QUANTITY
STUDIO (ST)	13
ONE BEDROOM (1BR)	20
TWO BEDROOM (2BR)	7
THREE BEDROOM (3BR)	2
TOTAL 3RD - 5TH FLOOR	42



UNIT TYPE	QUANTITY
STUDIO (ST)	9
ONE BEDROOM (1BR)	12
TWO BEDROOM (2BR)	9
THREE BEDROOM (3BR)	2
TOTAL 6TH FLOOR	32





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

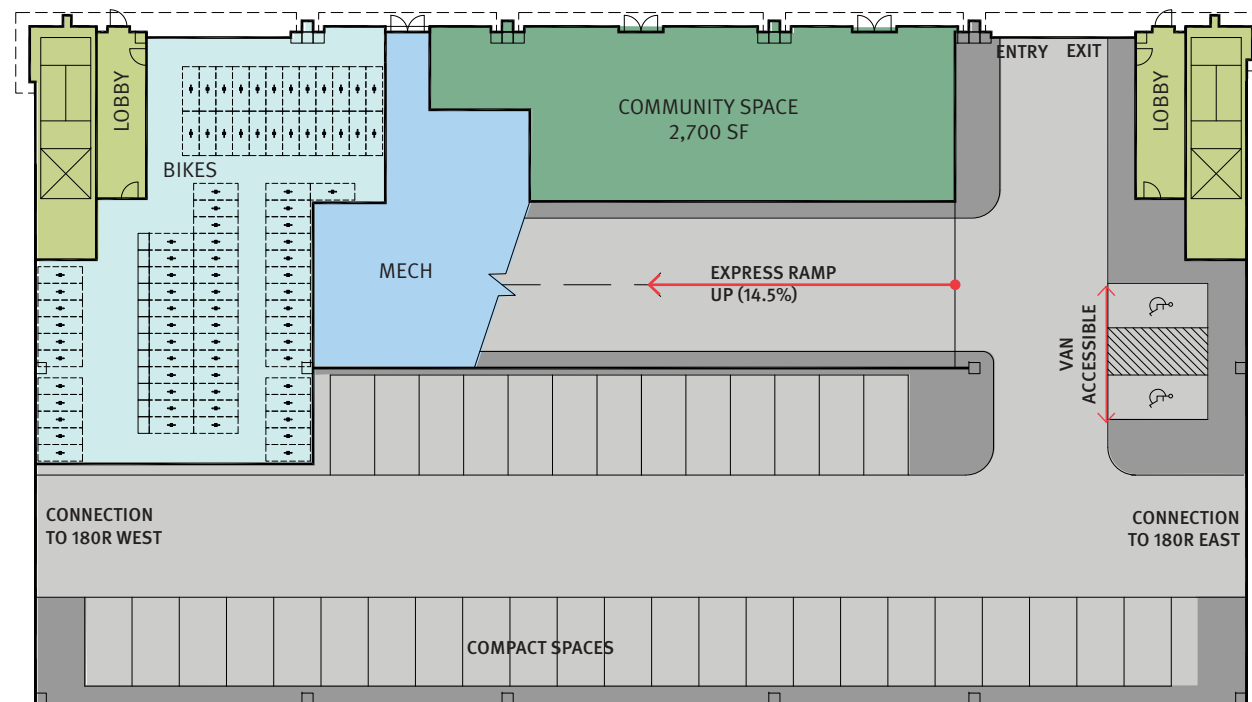


AERIAL FROM SOUTHWEST

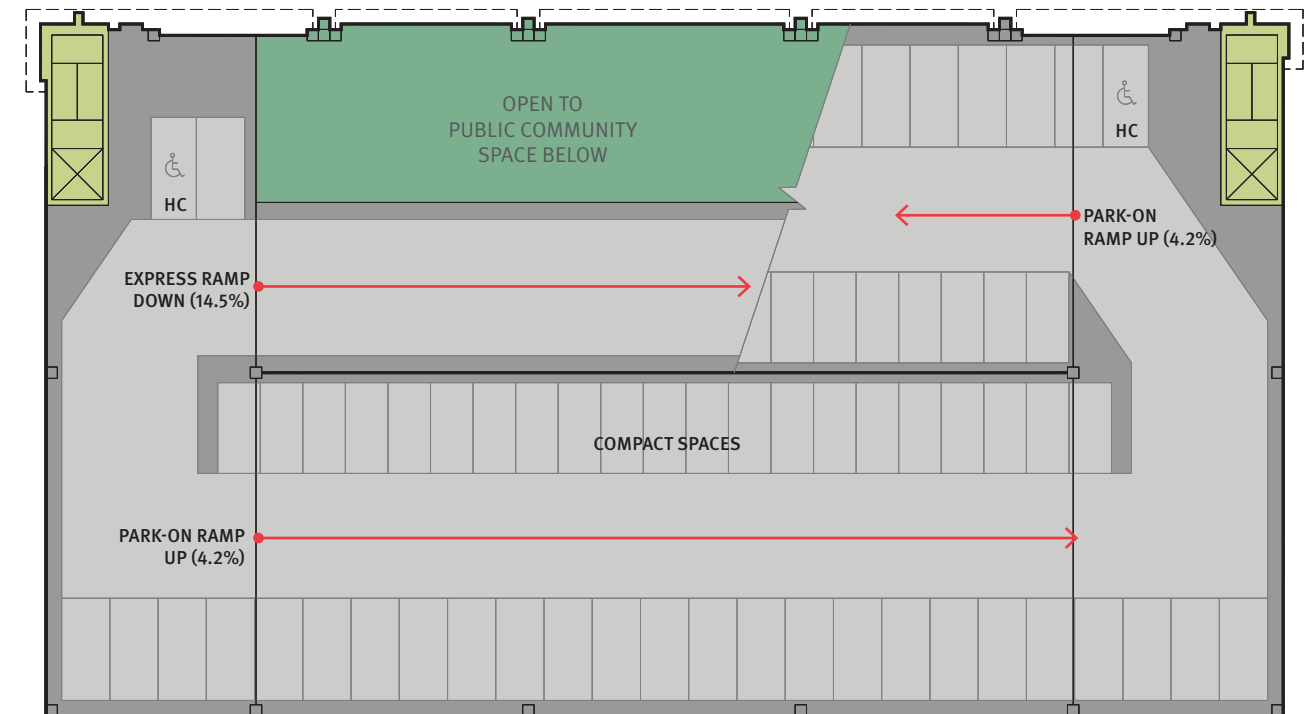


EAST ELEVATION

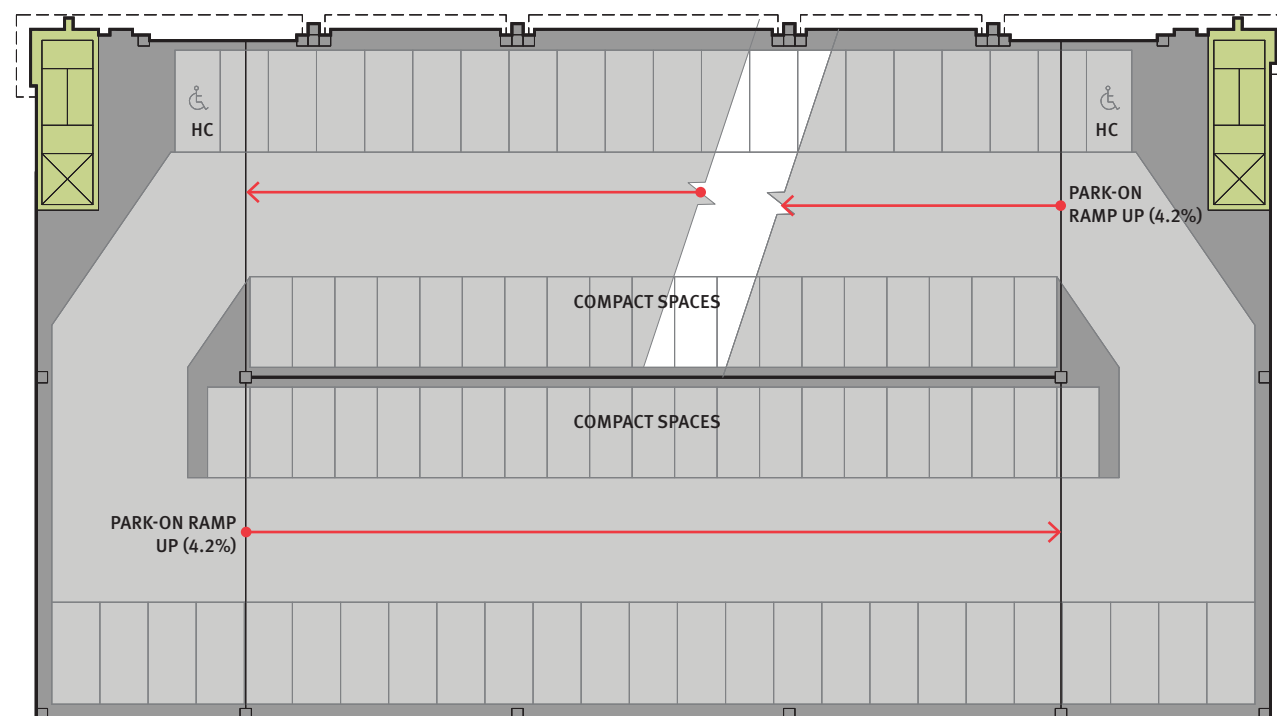




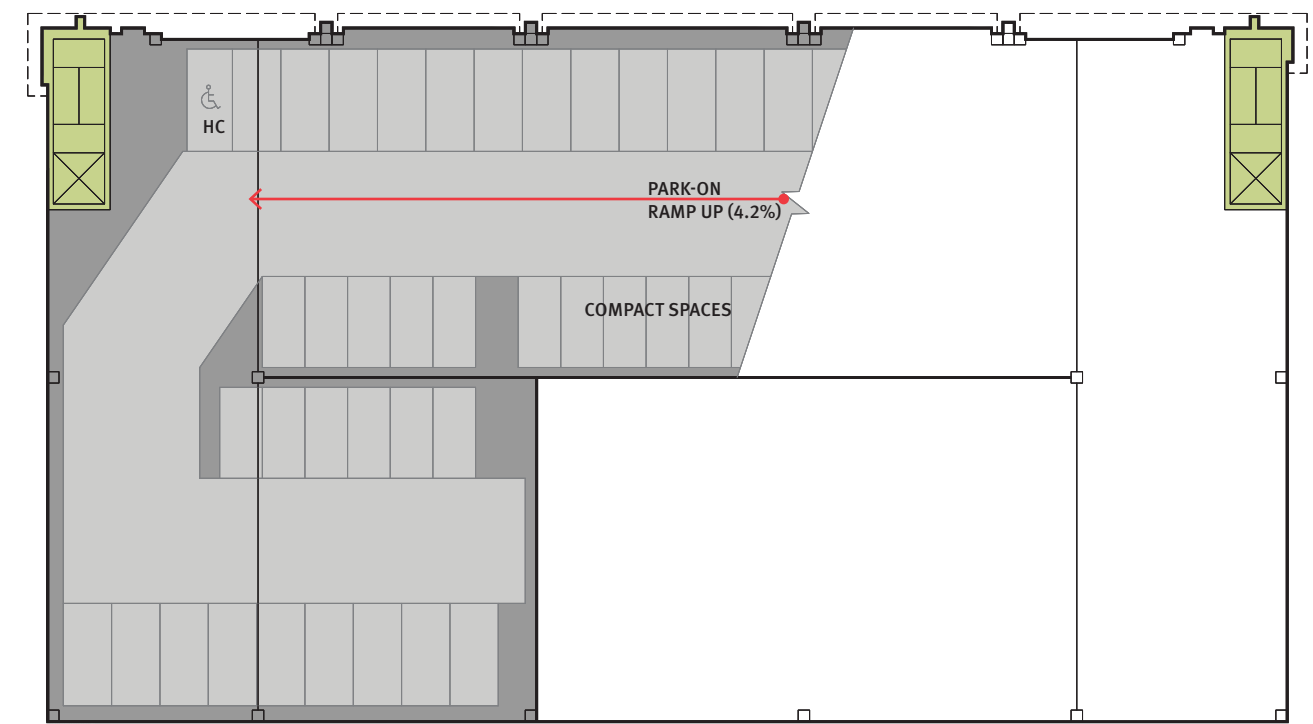
GROUND FLOOR //



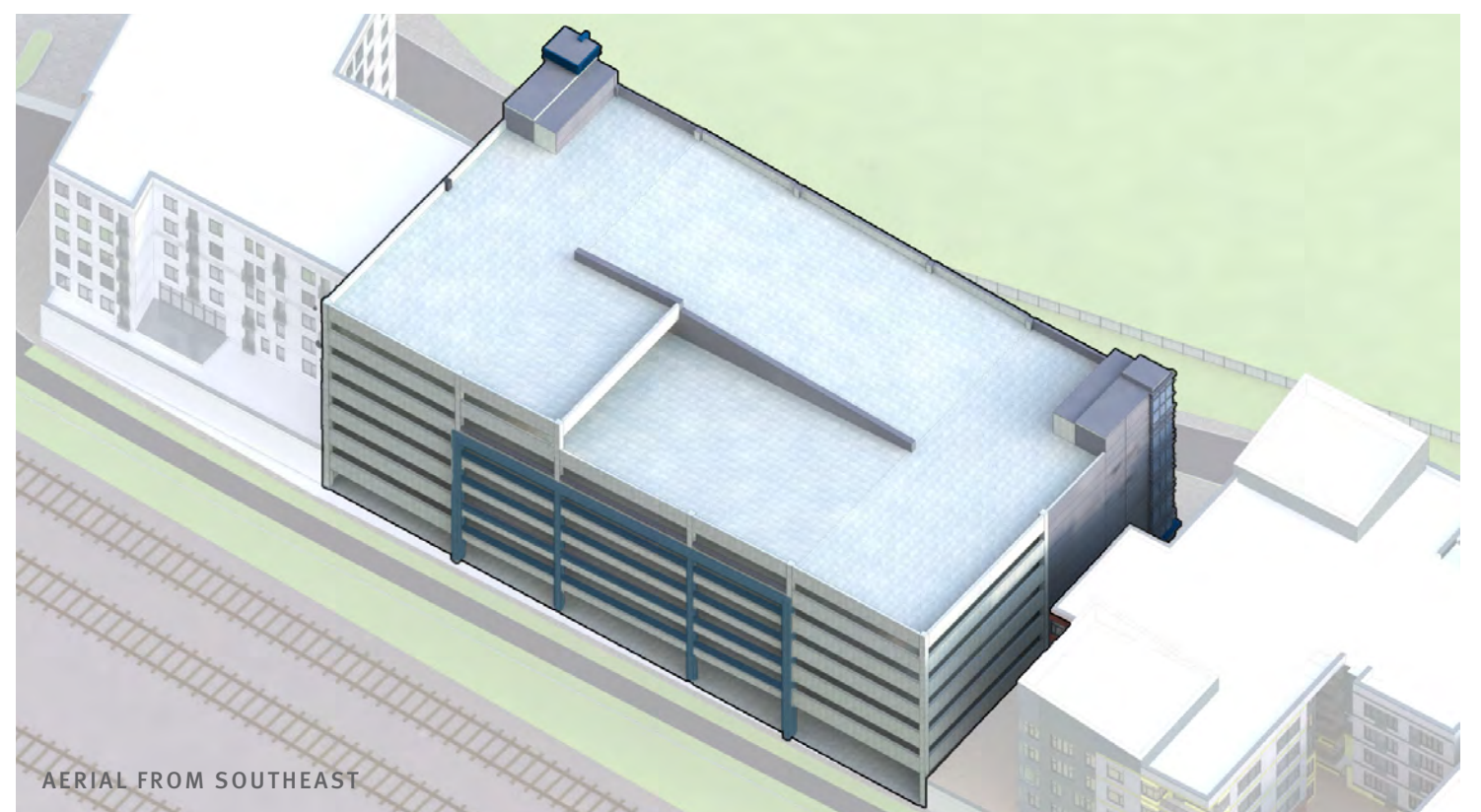
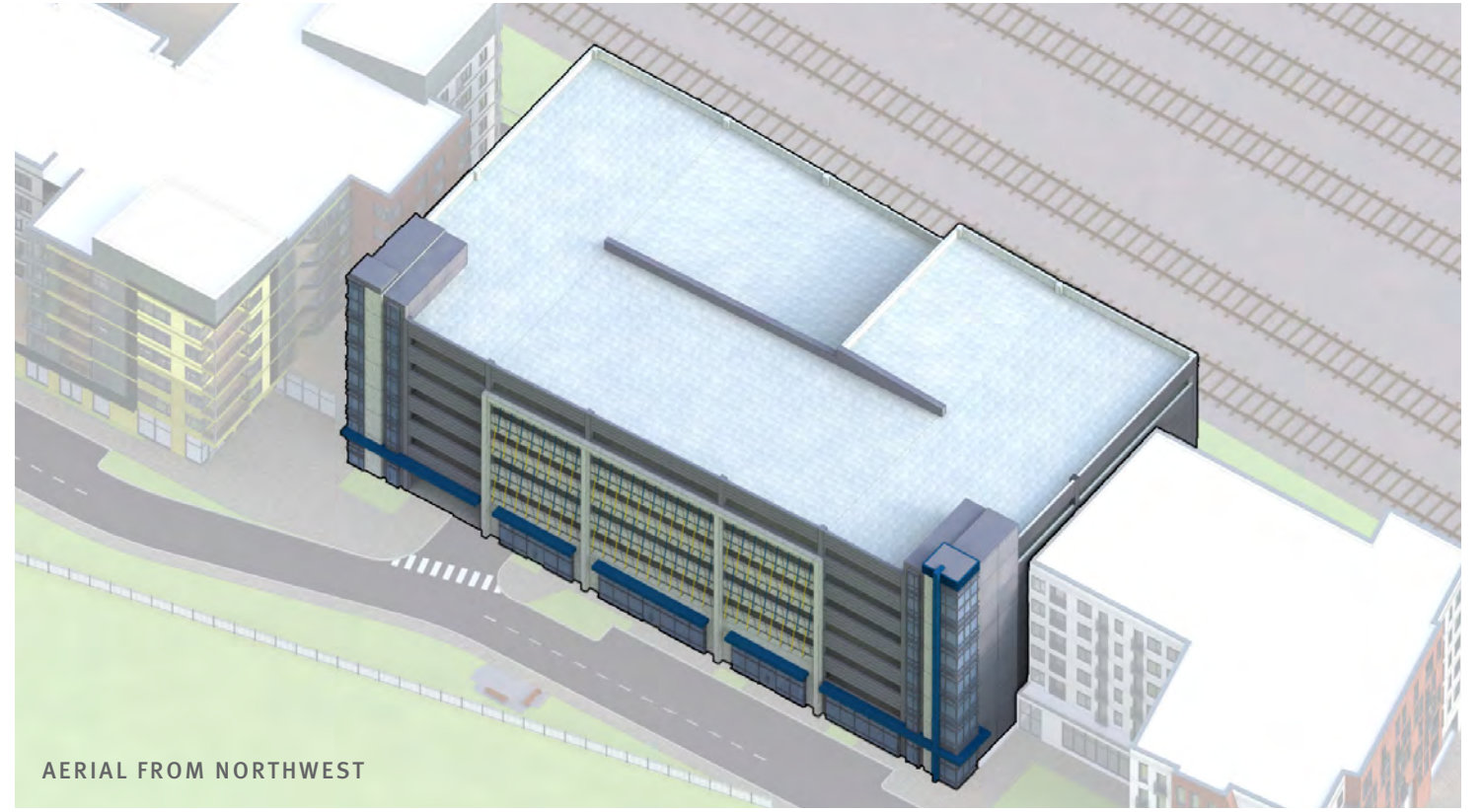
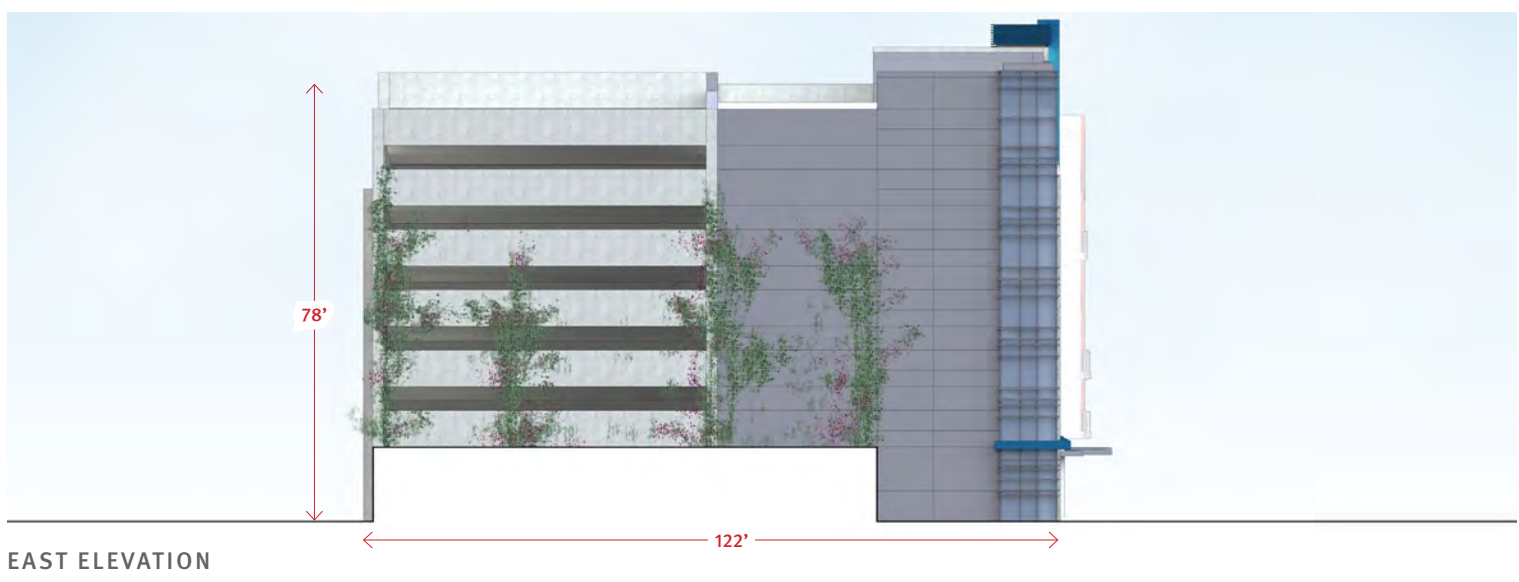
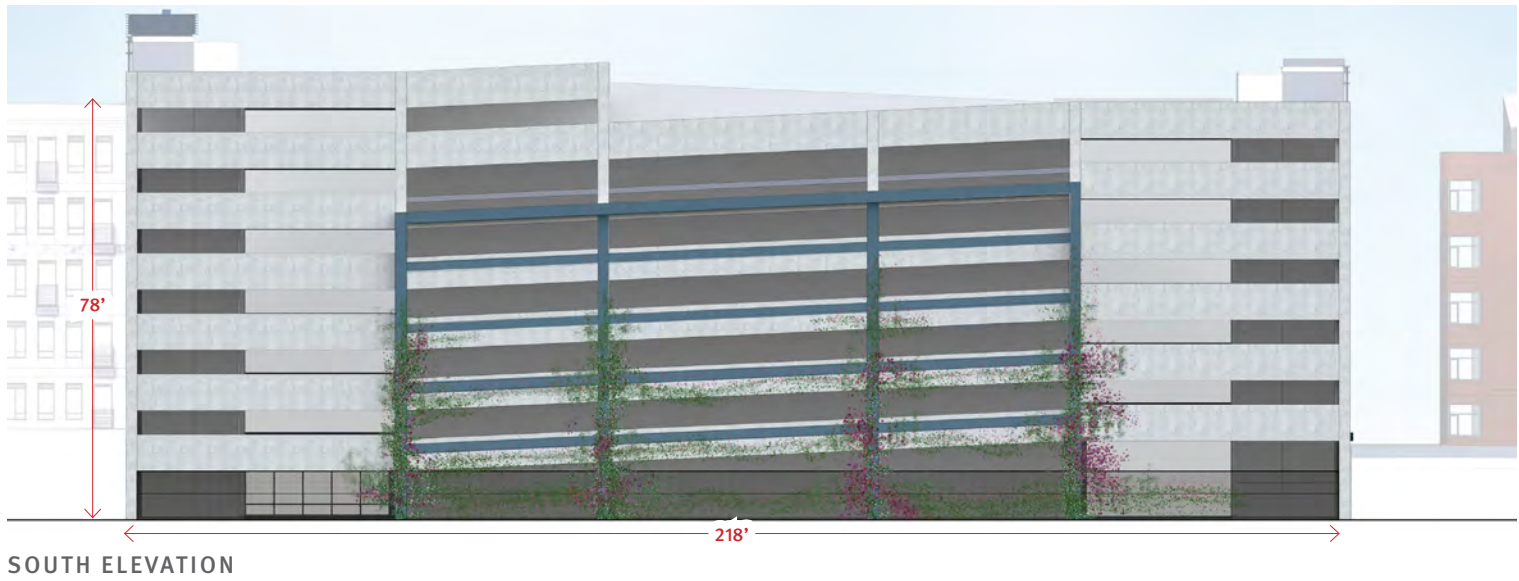
2ND FLOOR //

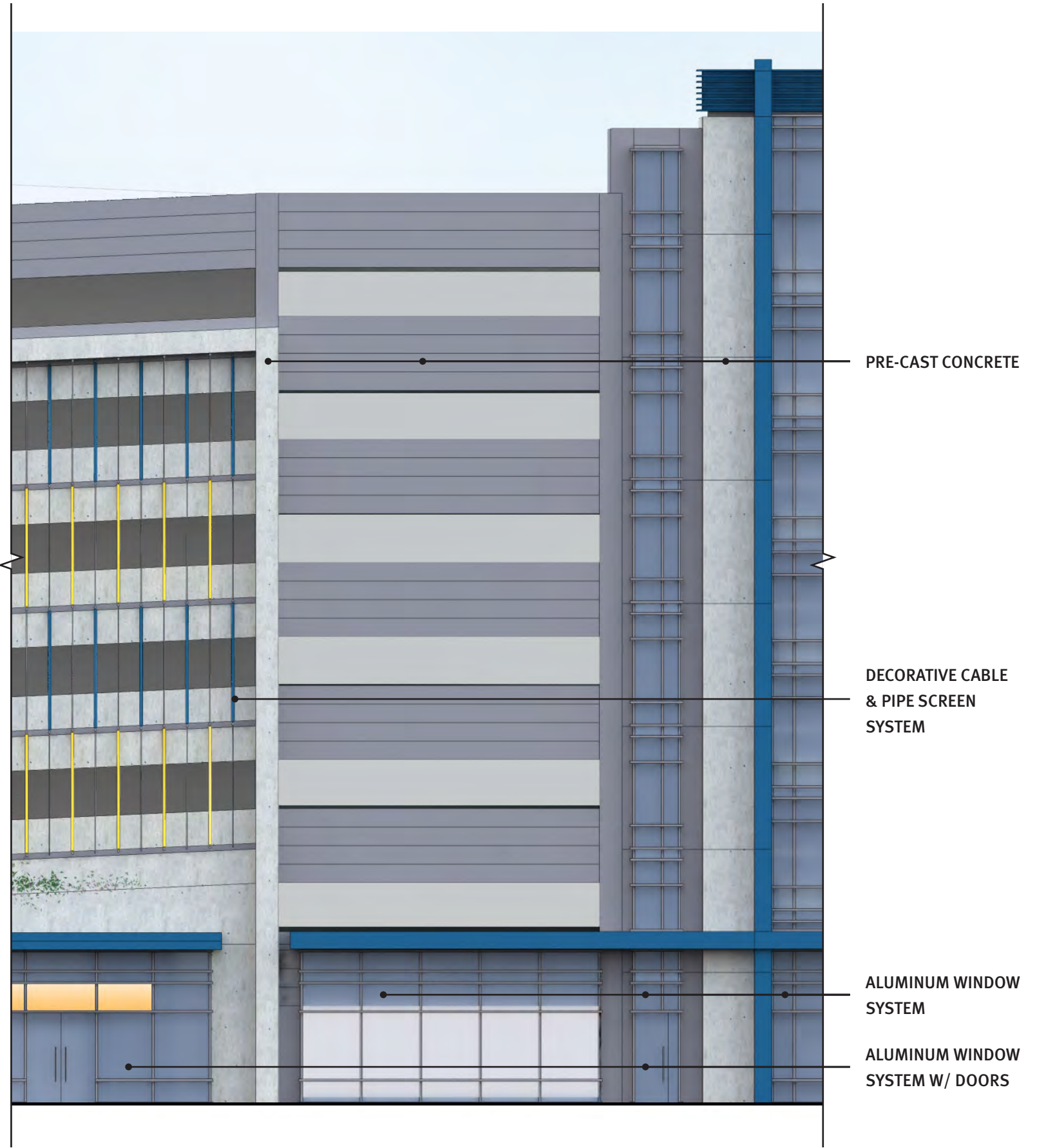


3RD - 7TH FLOOR //



ROOF PLAN //







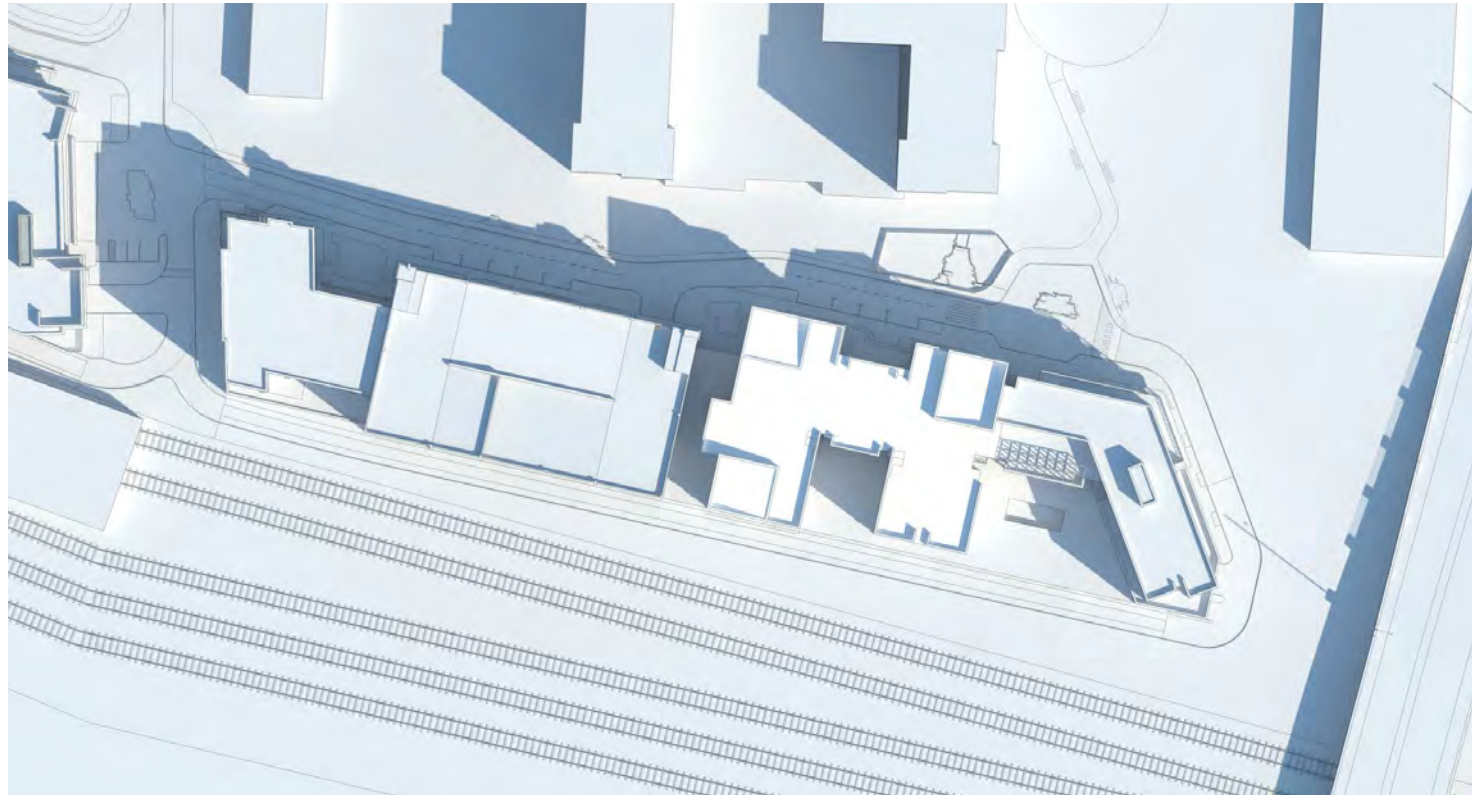
OPTION A



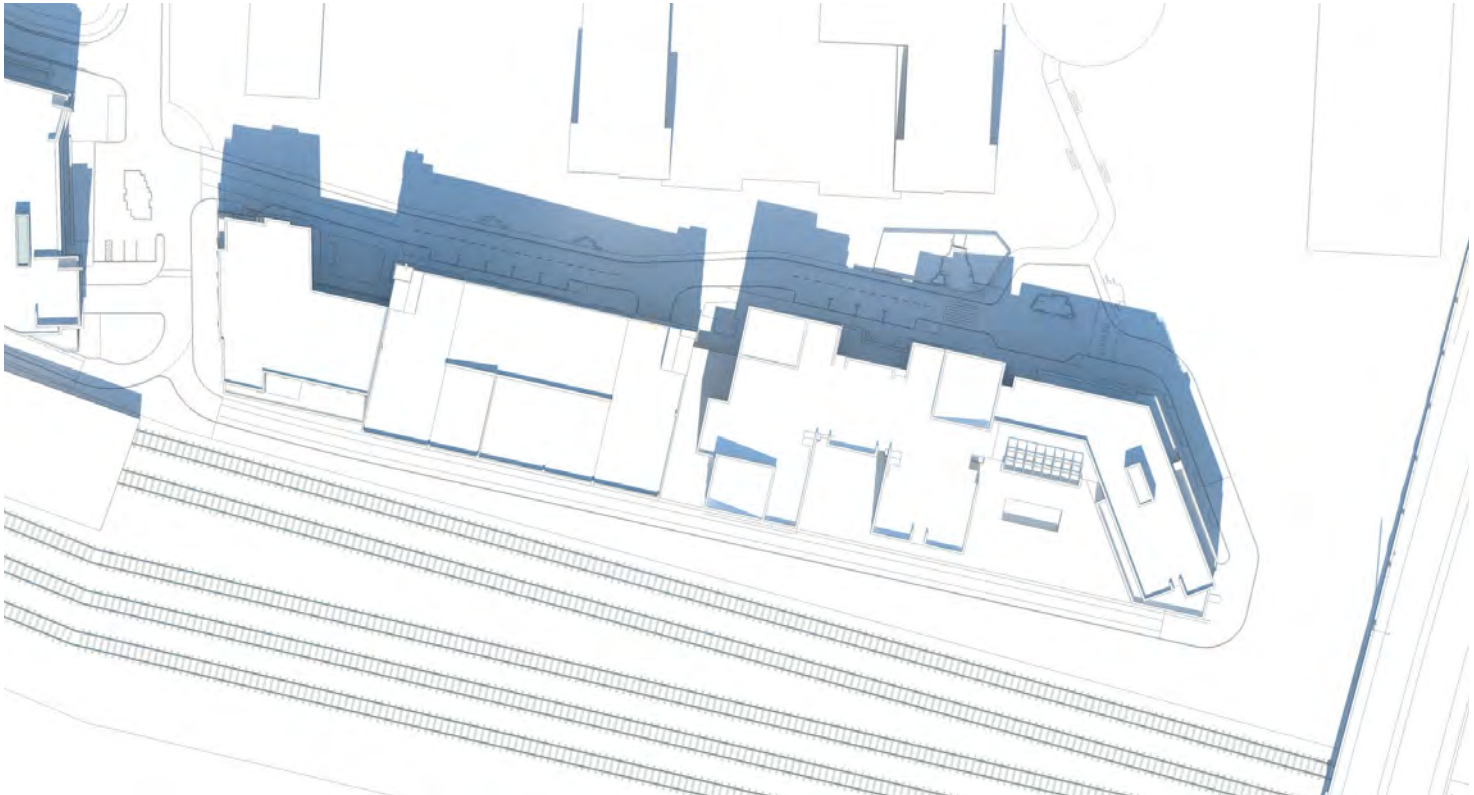
OPTION B



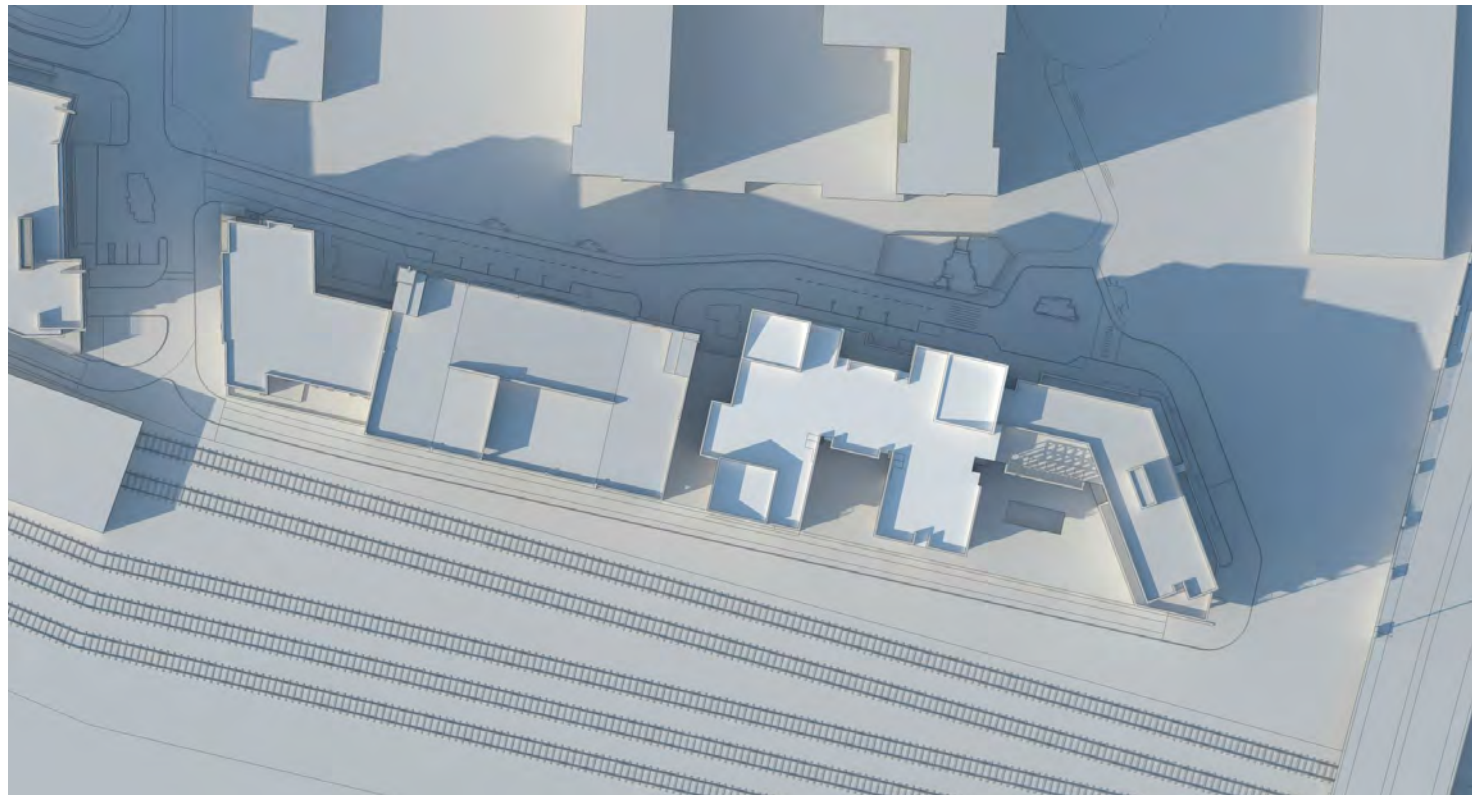
OPTION C



MARCH 21, 9AM



MARCH 21, 12PM

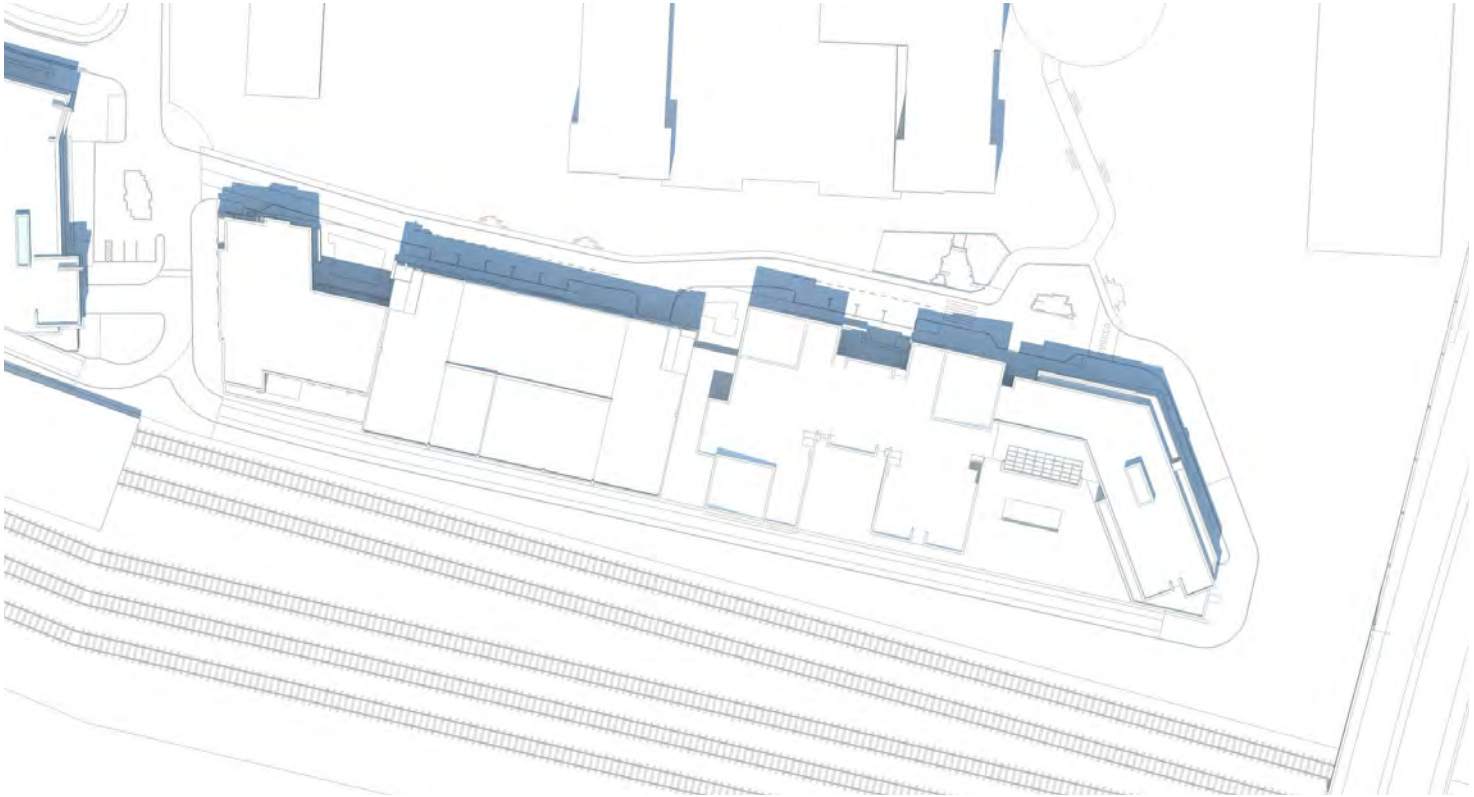


MARCH 21, 4PM

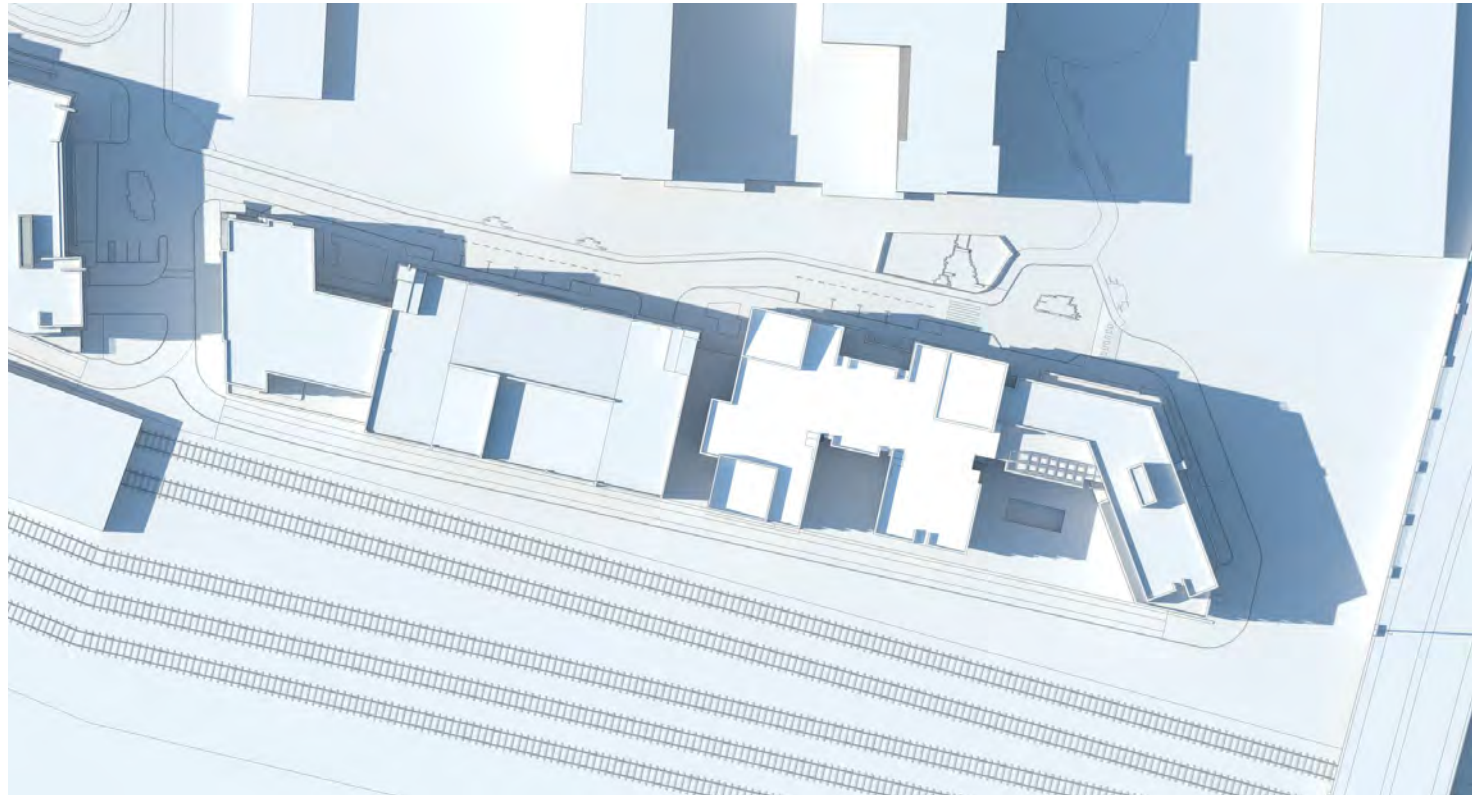




JUNE 21, 9AM

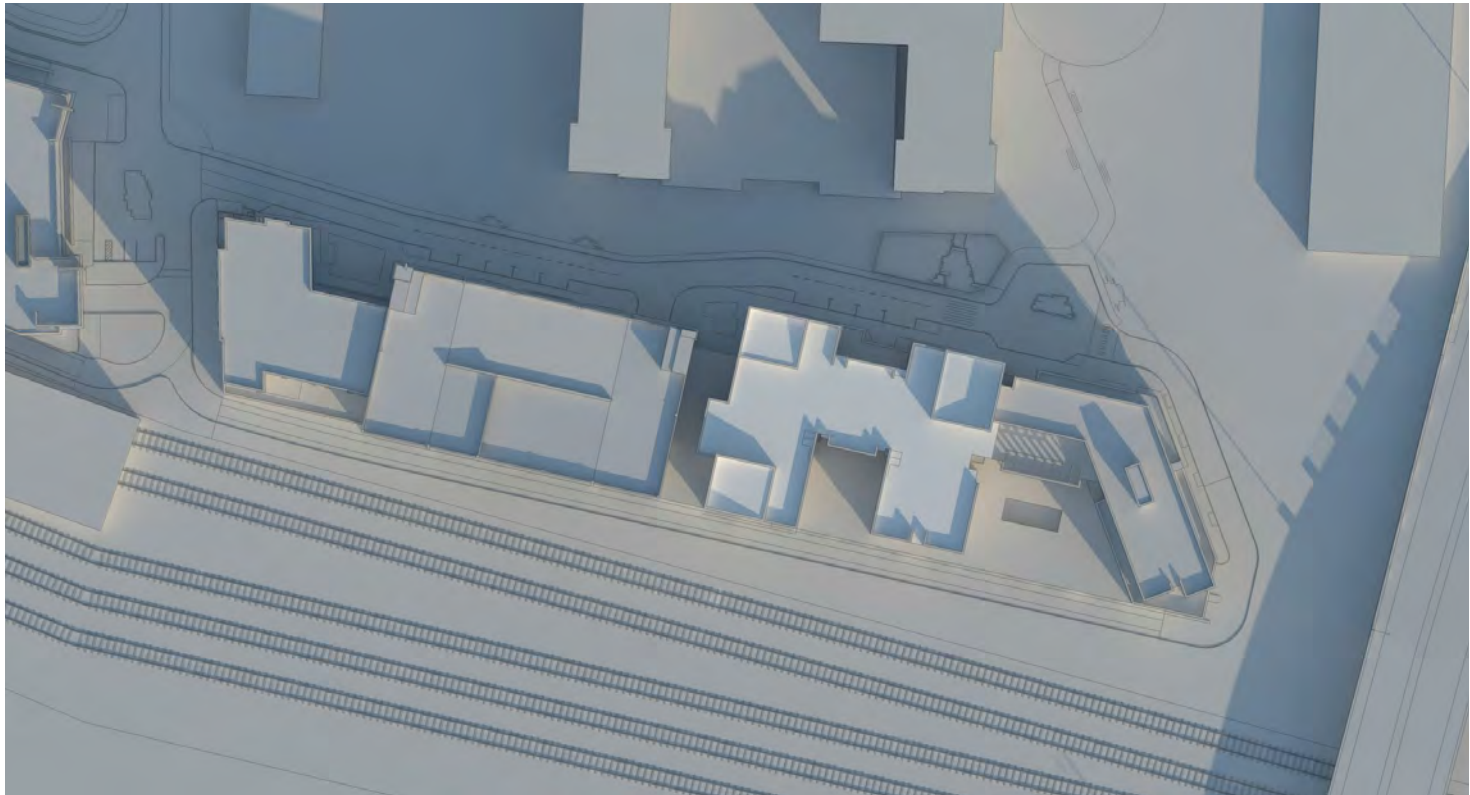


JUNE 21, 12PM

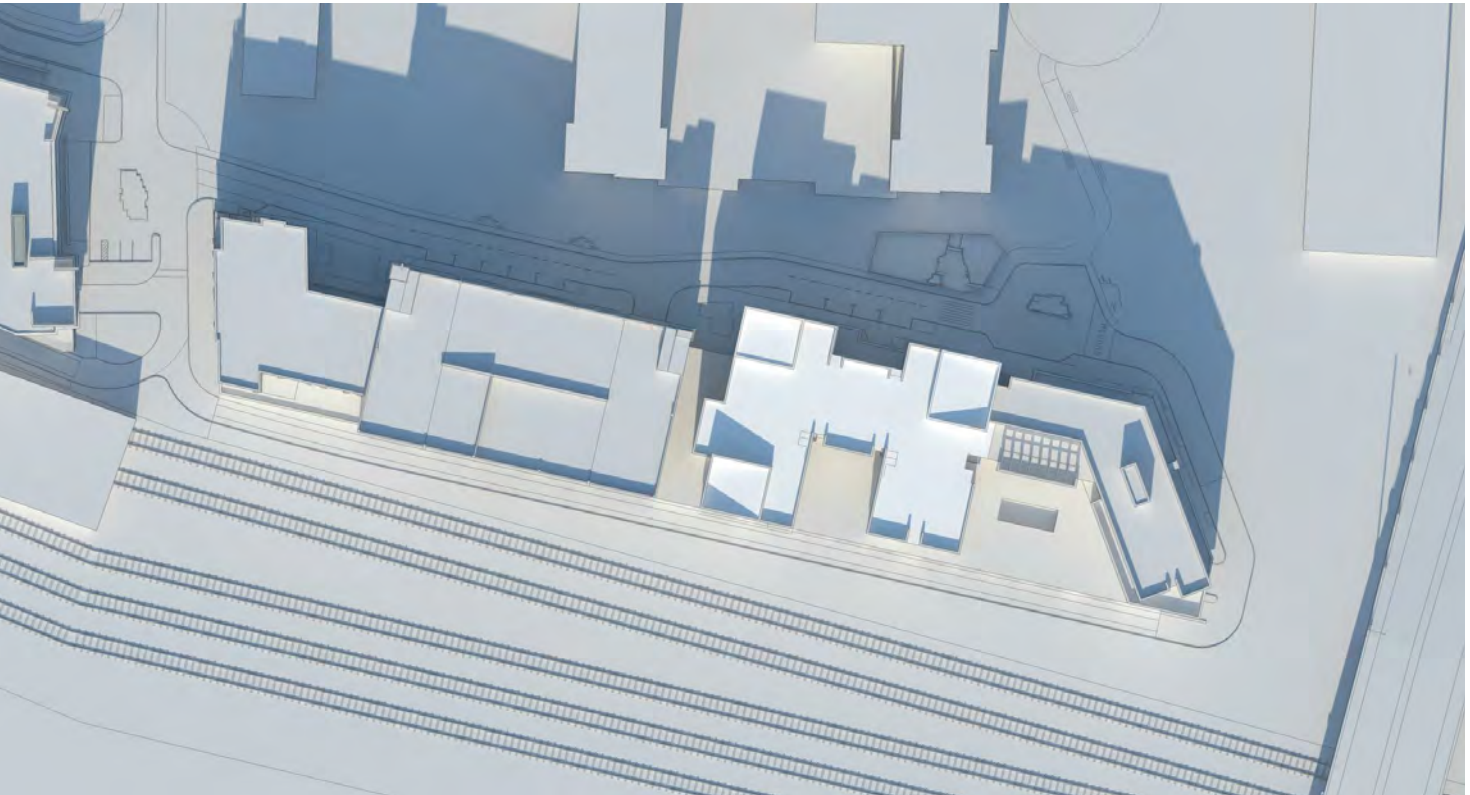


JUNE 21, 4PM





DECEMBER 22, 9AM



DECEMBER 22, 12PM



DECEMBER 22, 4PM



REQUIREMENTS

LONG TERM BICYCLE PARKING SPACES

dwelling units	R2	254 du	20 bike spaces @ 1.0 per 1 du	20	20
			234 bike spaces @ 1.05 per 1 du	245.7	246
retail	N4	1,600 sf	0.10 bike spaces per 1,000 sf	0.16	1
community	N5	1,600 sf	0.08 bike spaces per 1,000 sf	0.128	1
		1,800 sf	0.08 bike spaces per 1,000 sf	0.144	1
		2,700 sf	0.08 bike spaces per 1,000 sf	0.216	1
parking	P	668 car spaces	none required	0	0
				270	REQUIRED
				17	+ 2 feet

SHORT TERM BICYCLE PARKING SPACES

dwelling units	R2	254 du	0.1 bike spaces per 1 du	25.4	26
retail	N1	1,600 sf	1.0 bike spaces per 1,000 sf	1.6	2
community	N3	1,600 sf	0.5 bike spaces per 1,000 sf	3.2	4
		1,800 sf	0.5 bike spaces per 1,000 sf	3.6	4
		2,700 sf	0.5 bike spaces per 1,000 sf	5.4	6
parking	P	688 car spaces	none required	0	0
				42	REQUIRED

Car Parking

location	level	spaces
east building	1	109
garage	1	38
	2	48
	3	85
	4	85
	5	85
	6	85
	7	85
	8	19
west building	1	20
on street		9
Total		668

6 spaces available for car sharing

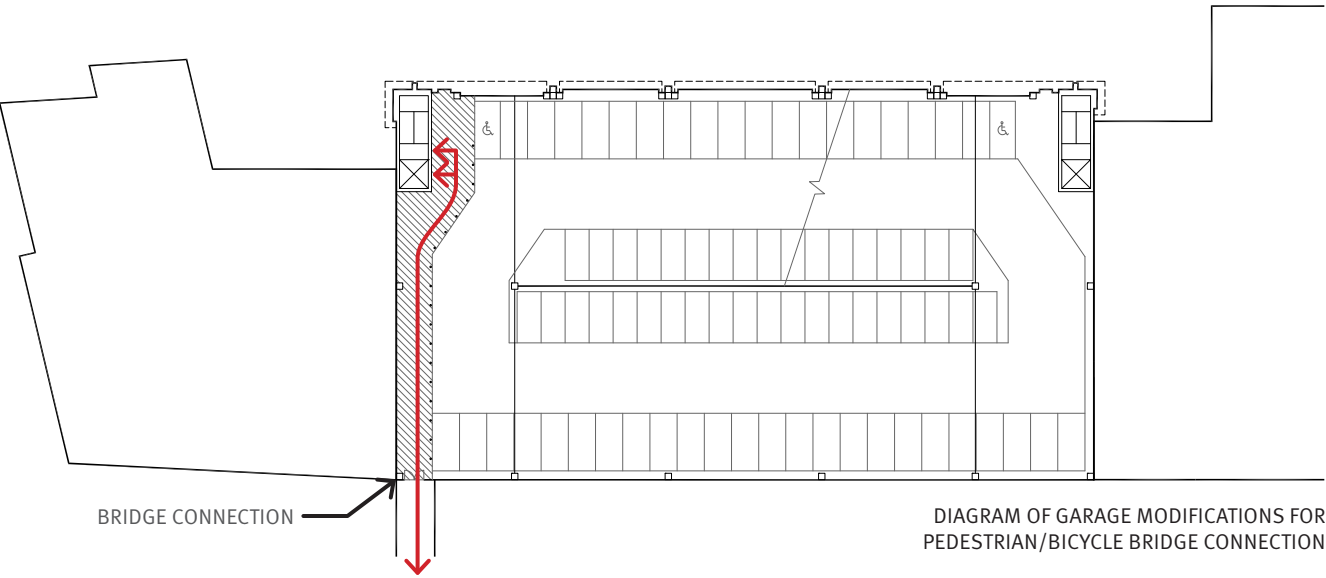
PROVIDED

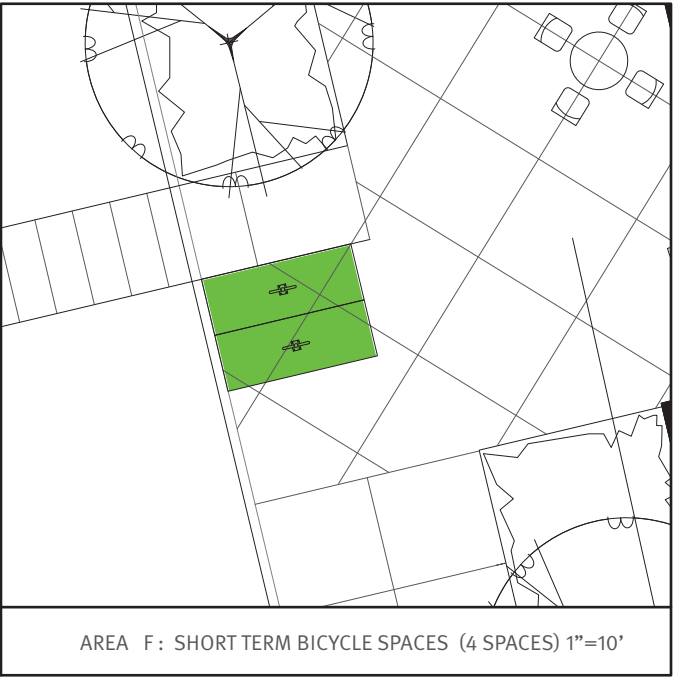
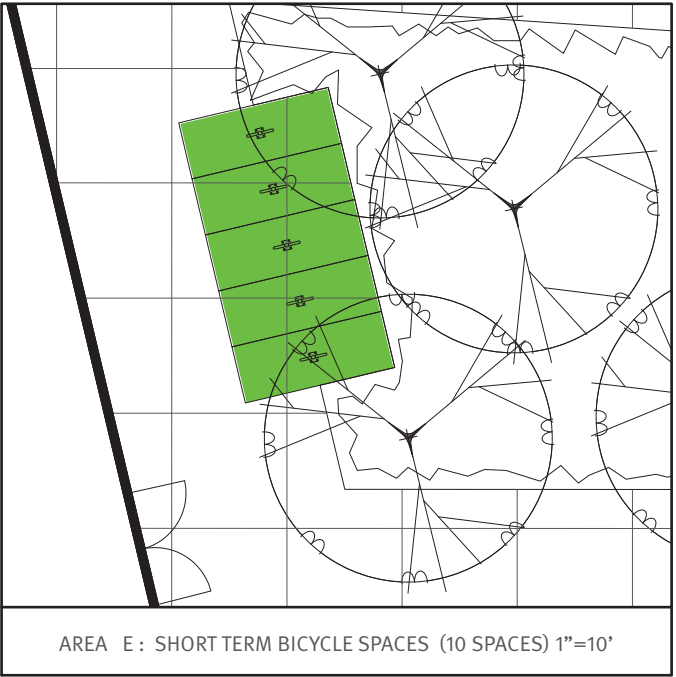
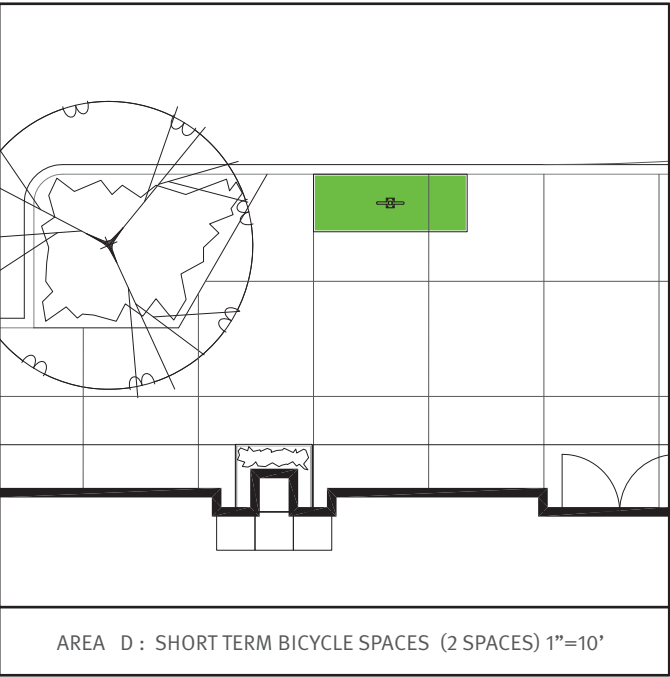
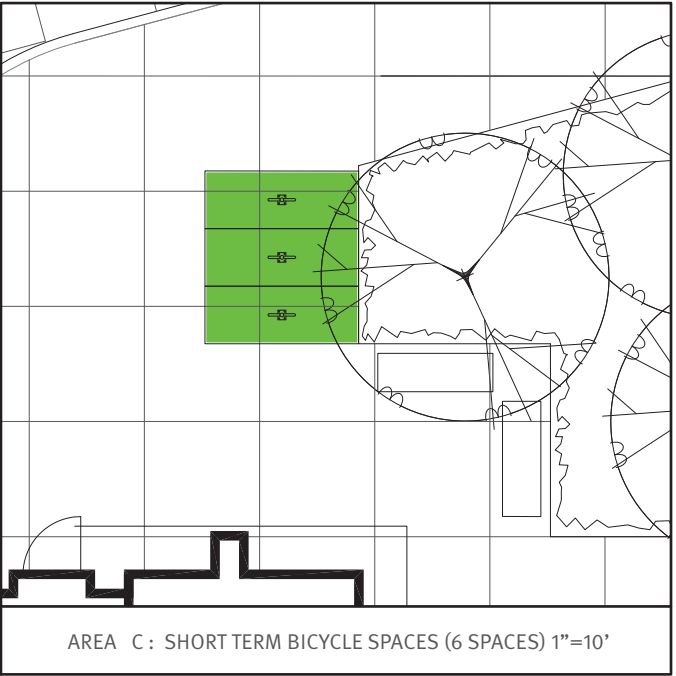
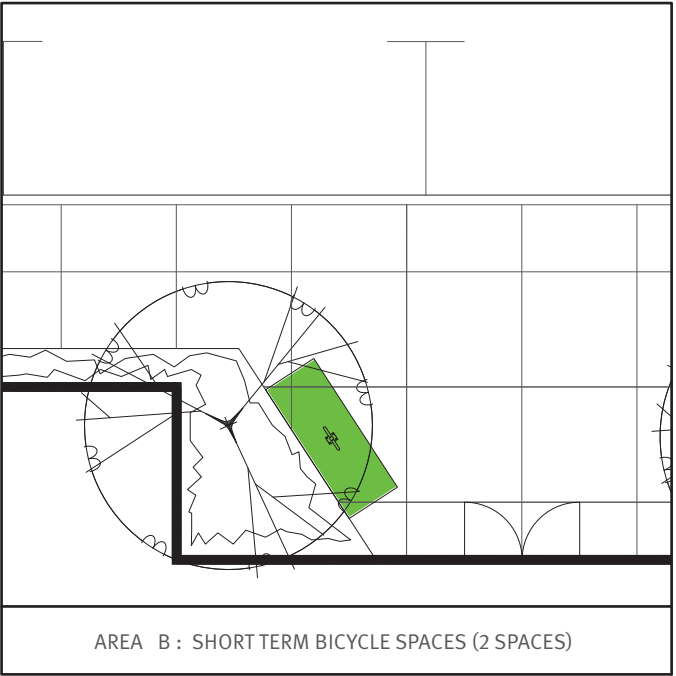
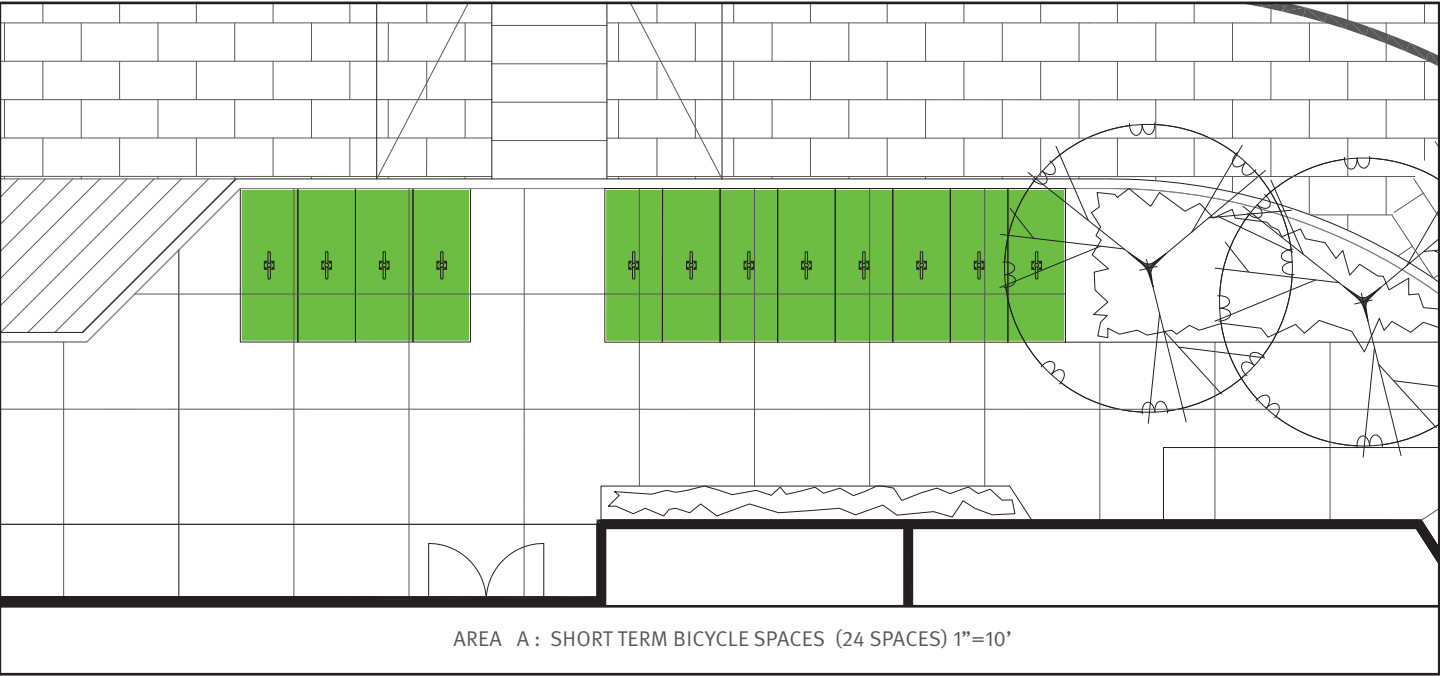
LONG TERM BICYCLE PARKING SPACES

	area	spaces	+2'
east building	1	34	
	2	88	10
	3	14	
	4	16	
garage	5	116	24
west building	6	24	
	7	8	
total		300	34
		270	17
			provided
			required

SHORT TERM BICYCLE SPACES

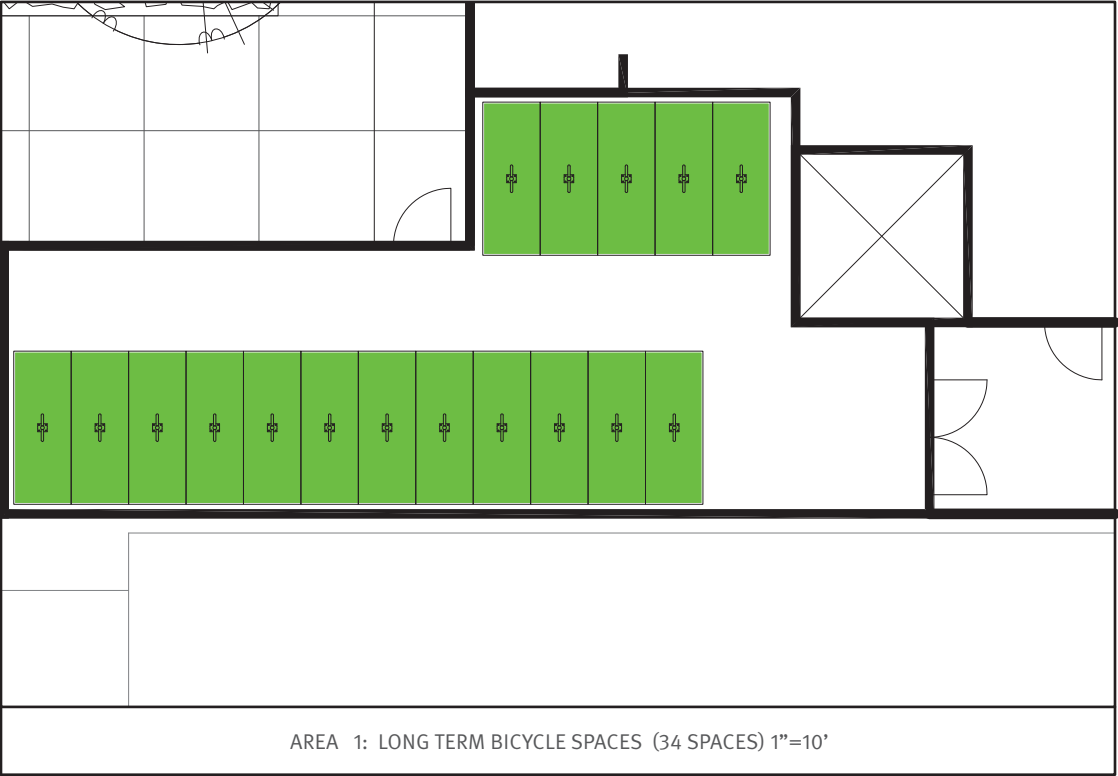
	area	spaces
near east building	a	24
	b	2
	c	6
near garage	d	2
near west building	e	10
	f	4
total	total	48
		42
		provided
		required



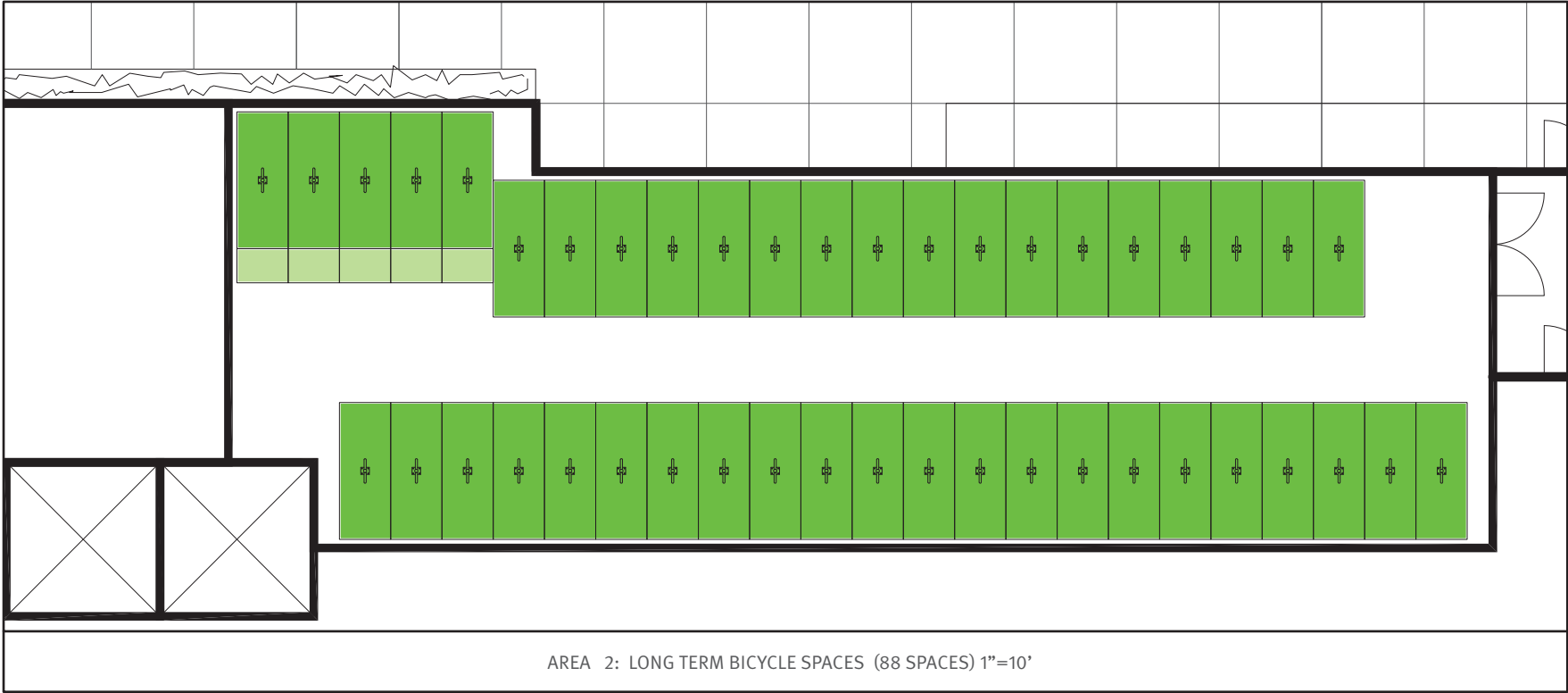


SHORT TERM BICYCLE SPACES

	area	spaces	
near east building	a	24	
	b	2	
	c	6	
near garage	d	2	
near west building	e	10	
	f	4	
total	total	48	provided
		42	required



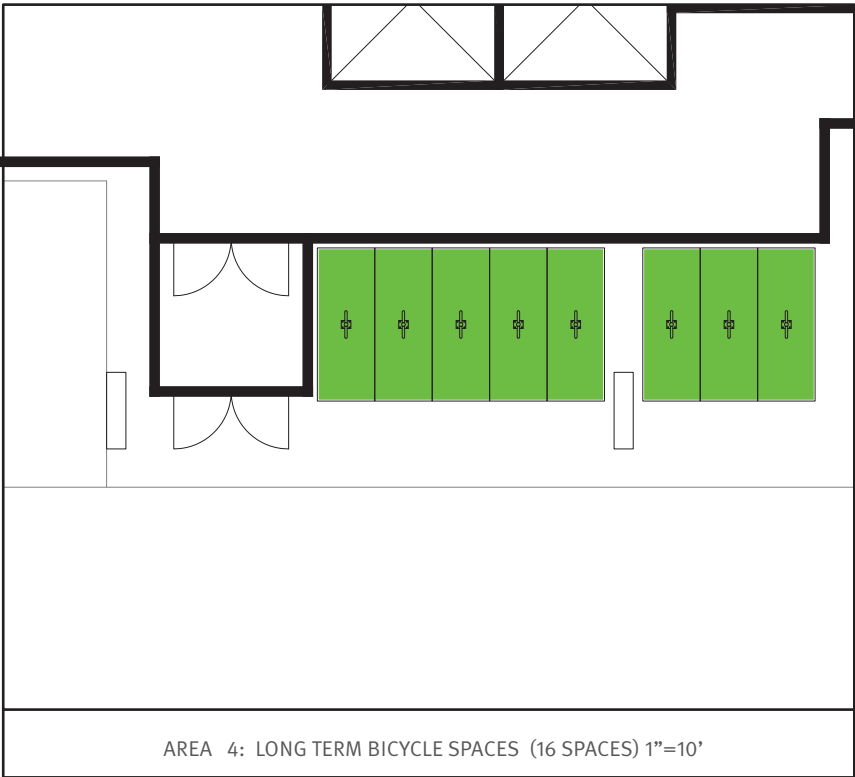
AREA 1: LONG TERM BICYCLE SPACES (34 SPACES) 1"=10'



AREA 2: LONG TERM BICYCLE SPACES (88 SPACES) 1"=10'

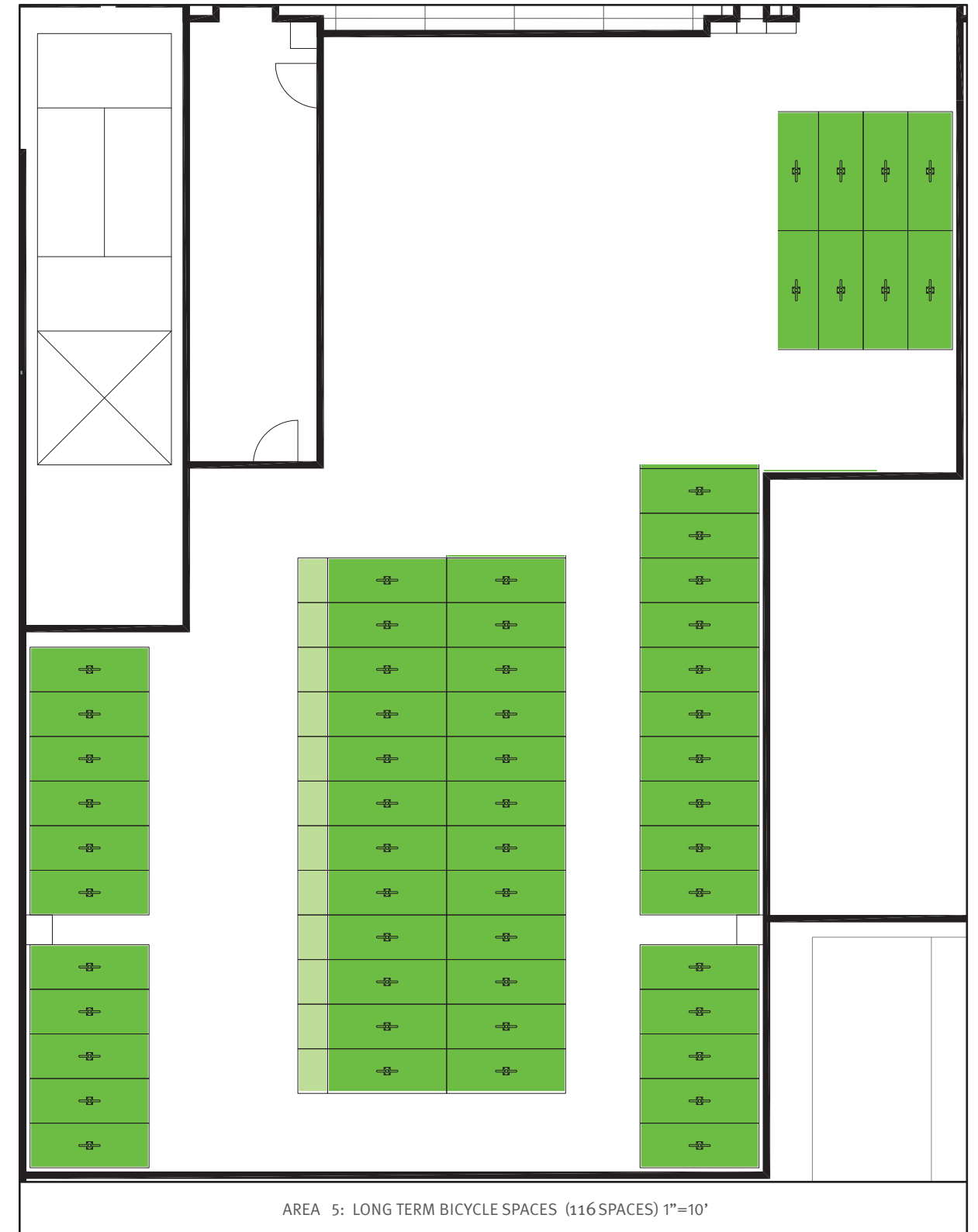
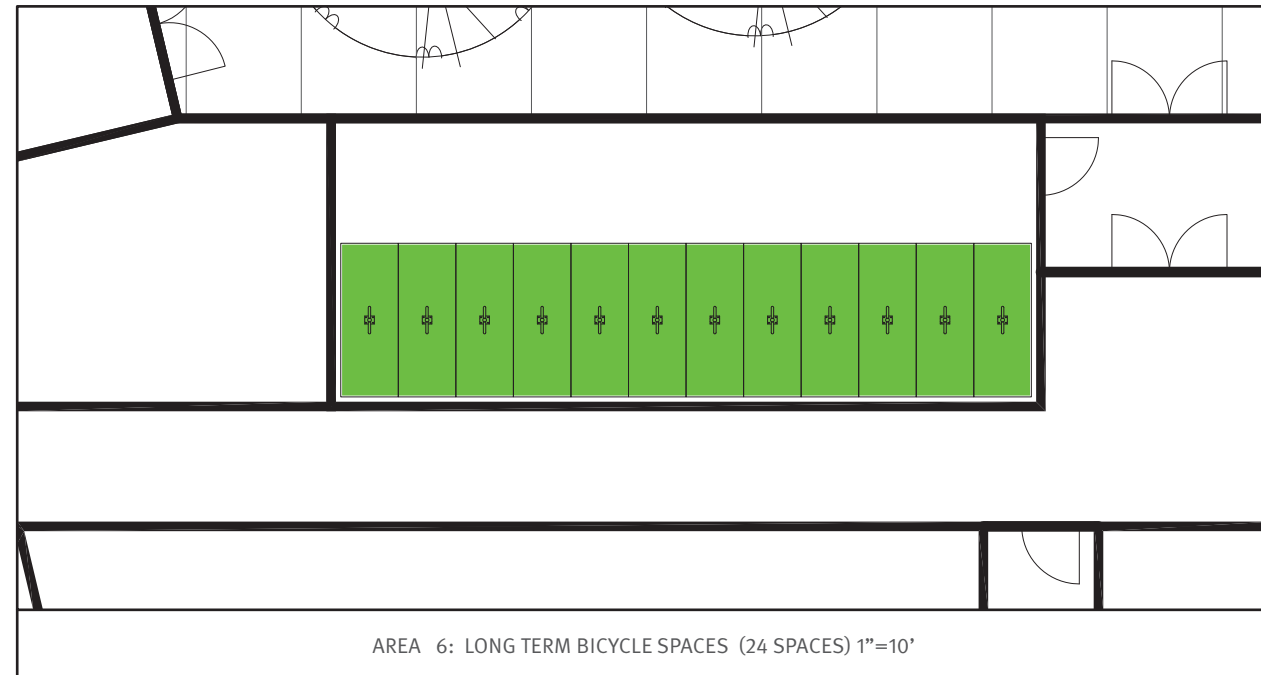


AREA 3: LONG TERM BICYCLE SPACES (14 SPACES) 1"=10'



AREA 4: LONG TERM BICYCLE SPACES (16 SPACES) 1"=10'

PROVIDED			
LONG TERM BICYCLE PARKING SPACES			
	area	spaces	+2'
east building	1	34	
	2	88	10
	3	14	
	4	16	
garage	5	116	24
west building	6	24	
	7	8	
total		300	34
		270	17
			provided
			required



PROVIDED			
LONG TERM BICYCLE PARKING SPACES			
	area	spaces	+2'
east building	1	34	
	2	88	10
	3	14	
	4	16	
garage	5	116	24
west building	6	24	
	7	8	
total		300	34
		270	17
			provided
			required