



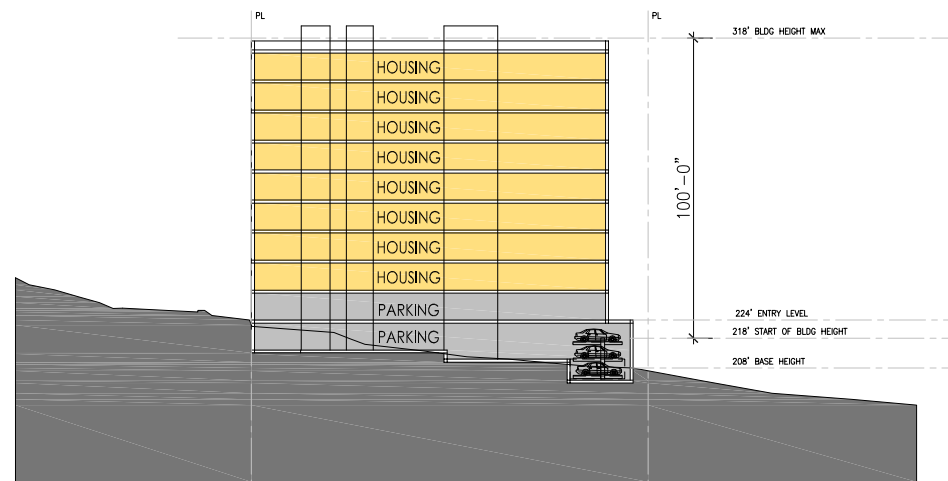
TYPICAL UPPER FLOOR



LL PARKING



FIRST FLOOR



BUILDING SECTION

# SCHEME A



# SCHEME A

SITEWORK & PARKING & USE						
	Site	Sitework	Parking	Parking	Lndscp Buff	Use
	GSF	GSF	GSF	Stalls	GSF	
LLEVEL	17,400	17,400	8,050	33		PARKING
1ST FLOOR			8,050	19		PARKING/LOBBY
2ND FLOOR						HOUSING
3RD FLOOR						HOUSING
4TH FLOOR						HOUSING
5TH FLOOR						HOUSING
6TH FLOOR						HOUSING
7TH FLOOR						HOUSING
8TH FLOOR						HOUSING
9TH FLOOR						HOUSING
<b>TOTALS</b>	<b>17,400</b>	<b>17,400</b>	<b>16,100</b>	<b>52</b>	<b>0</b>	

HOUSING & RETAIL													
Flr-Flr	Bldg	Housing	Housing	Housing	Housing	TH	Storage	Storage	Retail		Building	Parking	Bldg + Pkg
Hgt '	GSF	GSF	NSF	Effic.	Units	Units	GSF	NSF	GSF		GSF	GSF	GSF
13	1,500	1,500	0	0%	0	0	0	0	0		1,500	8,050	9,550
10	1,500	1,500	0	0%	0	0	0	0	0		1,500	8,050	9,550
10	10,300	10,300	9,250	90%	13	4	0	0			10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	8,400	8,400	7,350	88%	13		0	0			8,400	0	8,400
10	8,400	8,400	7,350	88%	13		0	0			8,400	0	8,400
10	8,400	8,400	7,350	88%	13		0	0			8,400	0	8,400
10	8,400	8,400	7,350	88%	13		0	0			8,400	0	8,400
<b>92</b>	<b>77,800</b>	<b>77,800</b>	<b>66,400</b>	<b>85%</b>	<b>104</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>77,800</b>	<b>16,100</b>	<b>93,900</b>

- Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey.
- Sitework area listed does not including area of work required in sidewalk area for utility connections, repairs, as necessary.
- FAR includes all of parking in calculation.**
- Housing GSF on 1st Level includes Lobby
- Housing GSF at LLevel includes, cores, trash, and storage area.
- Housing GSF at Levels 2-9 include hallways, all stair cores, and elevators.
- No exterior decks have been included in area calculations.
- Base building height is taken from approx elevation of 218'
- Each Townhouse is 4 stories, w/ 3 bdrm and 3 bath
- Lobby along SW Sherman Street at 1st FLOOR
- Assume automated triple stack parking at LL 1 along east façade. Stack parking to provide 23 stalls
- Calculation for average unit size does not include townhouses.

**ZONING SUMMARY**

Site Area	17,400	
Max. FAR	7	
Actual FAR	5.40	notes 3
Max. GSF	121,800	
Actual GSF	<b>93,900</b>	notes 3
FAR Delta	27,900	notes 3
MAX Height	100	
Actual HT.	92	

**UNIT SIZE**

Average Unit Size (NSF)	620
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**PARKING STALLS WANTED**

Housing	.5/Unit	54
<b>TOTAL NEEDED</b>		<b>54</b>

**PARKING STALLS PROVIDED**

Surface		52
<b>TOTAL PROVIDED</b>		<b>52</b>





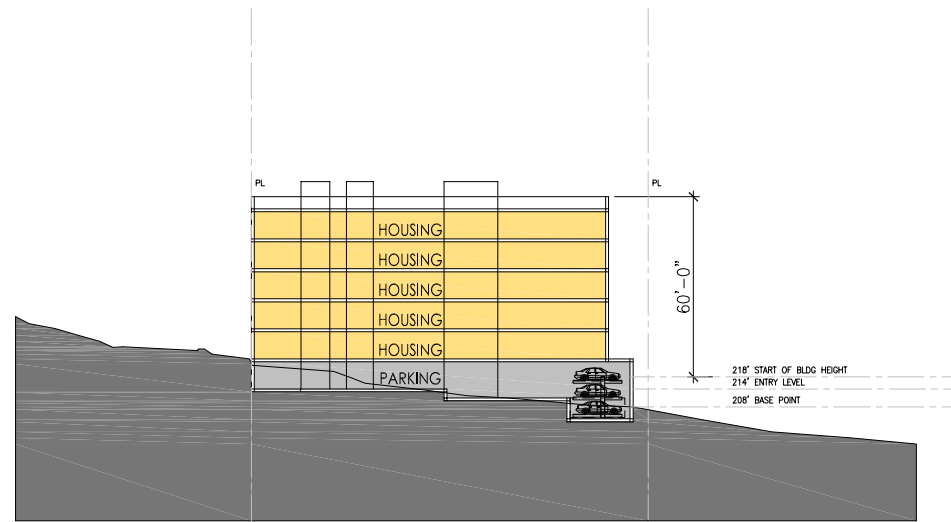
TYPICAL UPPER FLOOR



LL AND HOUSING LOBBY PARKING



FIRST FLOOR



BUILDING SECTION

# SCHEME B



# SCHEME B

	SITEWORK & PARKING & USE					Use
	Site	Sitework	Parking	Parking	Lndscp Buff	
	GSF	GSF	GSF	Stalls	GSF	
LLEVEL	17,400	17,400	8,050	33		PARKING/LOBBY
1ST FLOOR						HOUSING
2ND FLOOR						HOUSING
3RD FLOOR						HOUSING
4TH FLOOR						HOUSING
5TH FLOOR						HOUSING
<b>TOTALS</b>	<b>17,400</b>	<b>17,400</b>	<b>8,050</b>	<b>33</b>	<b>0</b>	

Flr-Flr	Bldg	HOUSING & RETAIL					TH	Storage		Retail	Building	Parking	Bldg + Pkg
		Housing	Housing	Housing	Housing	Units		GSF	NSF	GSF		GSF	GSF
Hgt '	GSF	GSF	NSF	Effic.	Units	Units	GSF	NSF	GSF		GSF	GSF	GSF
13	1,500	1,500	0	0%	0	0	0	0	0		1,500	8,050	9,550
10	10,300	10,300	9,250	90%	12	4	0	0	0		10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	10,300	10,300	9,250	90%	13		0	0			10,300	0	10,300
10	8,400	8,400	7,350	88%	13		0	0			8,400	0	8,400
<b>52</b>	<b>51,100</b>	<b>51,100</b>	<b>44,350</b>	<b>87%</b>	<b>64</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>51,100</b>	<b>8,050</b>	<b>59,150</b>

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- Sitework area listed does not including area of work required in sidewalk area for utility connections, repairs, as necessary.
- FAR includes all of parking in calculation.**
- Housing GSF at LLevel includes Lobby, cores, trash, and storage area.
- Housing GSF at Levels 2-5 include hallways, all stair cores, and elevators.
- No exterior decks have been included in area calculations.
- Base building height is taken from approx elevation of 218'
- Each Townhouse is 4 stories, w/ 3 bdrm and 3 bath
- Lobby along SW Sherman Street at LLEVEL
- Assume automated triple stack parking at LL 1 along east façade. Stack parking to provide 23 stalls
- Calculation for average unit size does not include townhouses.

**ZONING SUMMARY**

Site Area	17,400	
Max. FAR	7	
Actual FAR	3.40	notes 3
Max. GSF	121,800	
Actual GSF	<b>59,150</b>	notes 3
FAR Delta	62,650	notes 3
MAX Height	100	
Actual HT.	52	

**UNIT SIZE**

Average Unit Size (NSF)	663
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**PARKING STALLS WANTED**

Housing	.5/Unit	34
<b>TOTAL NEEDED</b>		<b>34</b>

**PARKING STALLS PROVIDED**

Surface		33
<b>TOTAL PROVIDED</b>		<b>33</b>







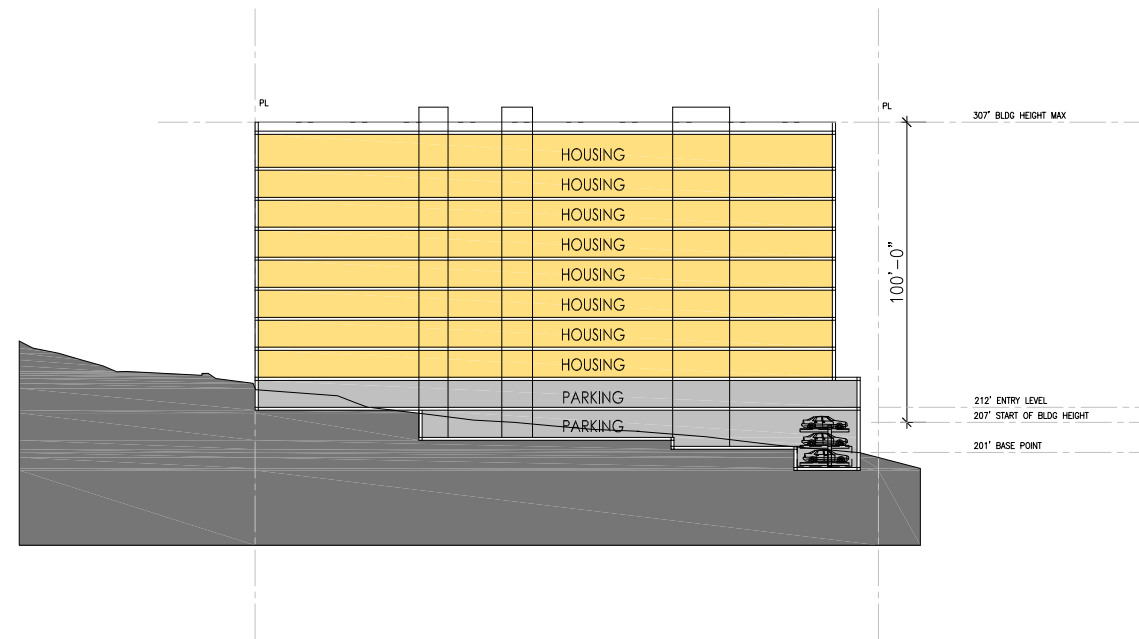
TYPICAL UPPER FLOOR



LL PARKING



FIRST FLOOR



BUILDING SECTION

# SCHEME C



# SCHEME C

SITEWORK & PARKING & USE						
	Site	Sitework	Parking	Parking	Lndscp Buff	Use
	GSF	GSF	GSF	Stalls	GSF	
LLEVEL 1	24,890	24,890	12,300	51		PARKING
1ST FLOOR			12,300	35		PARKING/LOBBY
2ND FLOOR						HOUSING
3RD FLOOR						HOUSING
4TH FLOOR						HOUSING
5TH FLOOR						HOUSING
6TH FLOOR						HOUSING
7TH FLOOR						HOUSING
8TH FLOOR						HOUSING
9TH FLOOR						HOUSING
<b>TOTALS</b>	<b>24,890</b>	<b>24,890</b>	<b>24,600</b>	<b>86</b>	<b>0</b>	

HOUSING & RETAIL													
Flr-Flr	Bldg	Housing	Housing	Housing	Housing	TH	Storage	Storage	Retail		Building	Parking	Bldg + Pkg
Hgt '	GSF	GSF	NSF	Effic.	Units	Units	GSF	NSF	GSF		GSF	GSF	GSF
10	3,700	3,700	0	0%	0	0	0	0	0		3,700	12,300	16,000
10	3,700	3,700	0	0%	0	0	0	0	0		3,700	12,300	16,000
10	15,800	15,800	13,800	87%	21	4	0	0			15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	13,900	13,900	12,500	90%	21		0	0			13,900	0	13,900
10	13,900	13,900	12,500	90%	21		0	0			13,900	0	13,900
10	13,900	13,900	12,500	90%	21		0	0			13,900	0	13,900
10	13,900	13,900	12,500	90%	21		0	0			13,900	0	13,900
<b>92</b>	<b>126,200</b>	<b>126,200</b>	<b>107,000</b>	<b>85%</b>	<b>168</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>126,200</b>	<b>24,600</b>	<b>150,800</b>

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- FAR includes all of parking in calculation.**
- Housing GSF on 1st Level includes Lobby
- Housing GSF at LLevel includes, cores, trash, and storage area.
- Housing GSF at Levels 2-9 include hallways, all stair cores, and elevators.
- No exterior decks have been included in area calculations.
- Base building height is taken from approx elevation of 207'
- Lobby along SW Sherman Street at 1st FLOOR
- Assume automated triple stack parking at LL 1 along east façade. Stack parking to provide 23 stalls
- Each Townhouse is 4 stories, w/ 3 bdrm and 3 bath
- Calculation for average unit size does not include townhouses.

**ZONING SUMMARY**

Site Area	24,890	
Max. FAR	7	
Actual FAR	6.06	notes 3
Max. GSF	174,230	
Actual GSF	<b>150,800</b>	notes 3
FAR Delta	23,430	notes 3
MAX Height	100	
Actual HT.	92	

**UNIT SIZE**

Average Unit Size (NSF)	626
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**PARKING STALLS WANTED**

Housing	.5/Unit	86
<b>TOTAL NEEDED</b>		<b>86</b>

**PARKING STALLS PROVIDED**

Surface		86
<b>TOTAL PROVIDED</b>		<b>86</b>





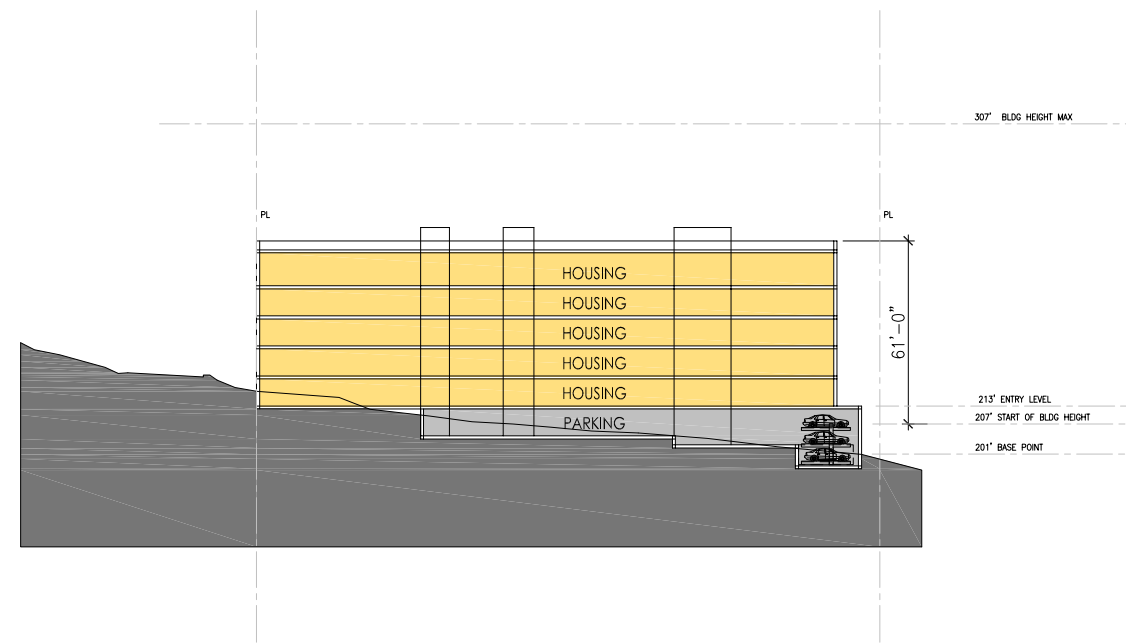
TYPICAL UPPER FLOOR



LL PARKING



FIRST FLOOR



BUILDING SECTION

# SCHEME D



# SCHEME D

SITEWORK & PARKING & USE						
	Site	Sitework	Parking	Parking	Lndscp Buff	Use
	GSF	GSF	GSF	Stalls	GSF	
LLEVEL 1	24,890	24,890	12,300	54		PARKING
1ST FLOOR						HOUSING/LOBBY
2ND FLOOR						HOUSING
3RD FLOOR						HOUSING
4TH FLOOR						HOUSING
5TH FLOOR						HOUSING
<b>TOTALS</b>	<b>24,890</b>	<b>24,890</b>	<b>12,300</b>	<b>54</b>	<b>0</b>	

HOUSING & RETAIL													
Flr-Flr	Bldg	Housing	Housing	Housing	Housing	TH	Storage	Storage	Retail		Building	Parking	Bldg + Pkg
Hgt '	GSF	GSF	NSF	Effic.	Units	Units	GSF	NSF	GSF		GSF	GSF	GSF
10	3,700	3,700	0	0%	0	0	0	0	0		3,700	12,300	16,000
10	15,800	15,800	12,800	81%	19	4	0	0	0		15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	15,800	15,800	14,400	91%	21		0	0			15,800	0	15,800
10	13,900	13,900	12,500	90%	21		0	0			13,900	0	13,900
<b>52</b>	<b>80,800</b>	<b>80,800</b>	<b>68,500</b>	<b>85%</b>	<b>103</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>80,800</b>	<b>12,300</b>	<b>93,100</b>

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- No exterior decks have been included in area calculations.
- Base building height is taken from approx elevation of 207'
- Each Townhouse is 4 stories, w/ 3 bdrm and 3 bath
- Lobby along SW Sherman Street at 1st FLOOR
- Assume automated triple stack parking at LL 1 along east façade. Stack parking to provide 23 stalls
- Calculation for average unit size does not include townhouses.

**ZONING SUMMARY**

Site Area	24,890	
Max. FAR	7	
Actual FAR	3.74	notes 3
Max. GSF	174,230	
Actual GSF	<b>93,100</b>	notes 3
FAR Delta	81,130	notes 3
MAX Height	100	
Actual HT.	52	

UNIT SIZE	
Average Unit Size (NSF)	647

**PARKING STALLS WANTED**

Housing	.5/Unit	54
<b>TOTAL NEEDED</b>		<b>54</b>

**PARKING STALLS PROVIDED**

Surface		54
<b>TOTAL PROVIDED</b>		<b>54</b>

