

# REPLACEMENT OF PARKING AND RESTROOMS



# “T”-SHAPED BUILDING CONCEPT

## FRONT COURTYARD



Unit Count:	<b>45 units</b>
Gross Building Area:	60,615 sf
Gross Residential Area:	37,750 sf
Garage Area:	20,550 sf
Building Footprint:	26,780 sf
Roof Footprint:	18,150 sf
Parking Count:	65 spaces
<i>tandem stalls</i>	17 spaces
Parking Ratio:	1.4 sp/unit
Courtyard:	5,500 sf

1 Bedroom Units:	17 units (39%)
2 Bedroom Units:	16 units (36%)
3 Bedroom Units:	11 units (25%)
1 Manager's Unit (3 Bedroom)	
<b>Total Affordable Units:</b>	<b>44 units</b>

# “V”-SHAPED BUILDING CONCEPT

## CORNER COURTYARD



Unit Count:	<b>45 units</b>
Gross Building Area:	69,780 sf
Gross Residential Area:	41,755 sf
Garage Area:	21,575 sf
Building Footprint:	30,320 sf
Roof Footprint:	20,795 sf
Parking Count:	67 spaces
<i>tandem stalls</i>	16 spaces
Parking Ratio:	1.5 sp/unit
Courtyard:	3,485 sf

1 Bedroom Units:	16 units (36%)
2 Bedroom Units:	16 units (36%)
3 Bedroom Units:	12 units (27%)
1 Manager's Unit (3 Bedroom)	
<b>Total Affordable Units:</b>	<b>44 units</b>