

UNIT TABULATIONS - 5-STORY RESIDENTIAL WITH 6-LEVEL GARAGE						5/17/19
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	B.R. COUNT	TOTAL AREA	% Breakdown(bdrm)
S1	STUDIO	360	15	15	5,400	2.8%
A1	1br/1ba	550	10	10	5,500	4.0%
A2	1br/1ba	570	6	6	3,420	
A3	1br/1ba	516	6	6	3,096	
B1	2br/2ba	702	18	36	12,636	6.6%
C1	3br/3ba	1,050	2	6	2,100	1.1%
D1	4br/4ba	1,260	51	204	64,260	76.3%
D2	4br/4ba	1,330	19	76	25,270	
D3	4br/4ba	1,266	34	136	43,044	
E1	5br/5ba	1,555	10	50	15,550	9.2%
TOTALS			171	545	180,276	100%

UNIT AVERAGE NET SF :

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,054 S.F.
ACREAGE:	2.09 ACRES
DENSITY:	261 BEDS / ACRE
PARKING:	
RESIDENTIAL REQUIRED	409 SPACES (0.75 space / bed)
RESTAURANT REQUIRED	9 SPACES (3 spaces per 1000 GSF)
TOTAL REQUIRED	418 SPACES
TOTAL PROVIDED	452 SPACES
GARAGE PARKING	422 SPACES
INCLUDING COMPACT CAR	93 SPACES 20.6% (MAX 25% ALLOWED)
STREET PARKING	30 SPACES
	0.81 SPACES/Bedroom

PROJECT DATA:

SITE AREA: 2.18 ACRES
 CURRENT ZONING: CD-5D (CHARACTER DISTRICT-5 DOWNTOWN)
 PROPOSED USE: PURPOSE BUILT STUDENT HOUSING
 LOT COVERAGE ALLOWED: 100%
 BUILDING HEIGHT:55'; 5-STORY, (MAX 75', 5-STORY ALLOWED BASED ON ZC)
 GROUND FLOOR ELEVATION: 2' MIN. FOR RESIDENTIAL

PARKING REQUIRED:

PURPOSE BUILT STUDENT HOUSING: 1.05 PER BED

OFFICE: 1 SPACE / 300 GFA

RETAIL: 1 SPACE / 250 GFA

RESTAURANT: 3 SPACES / 1000 GFA

NOTE: A FEE MAY BE PAID IN LIEU OF UP TO 50% OF THE MIN. PARKING REQUIREMENTS.

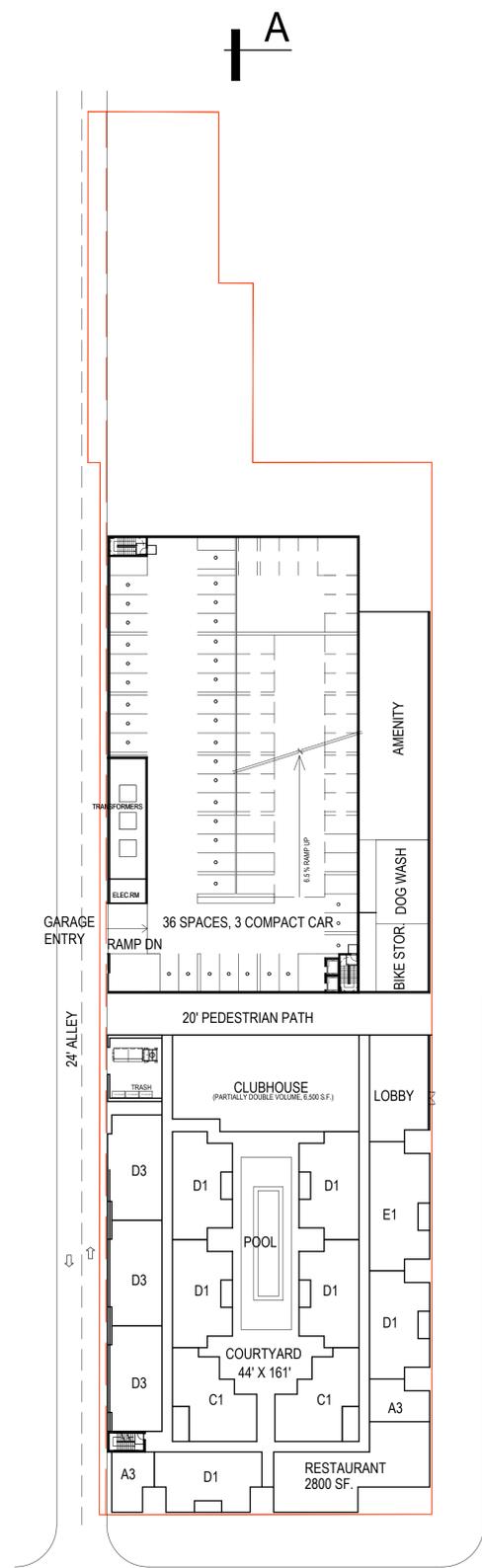
PARKING DIMENSIONS:

REGULAR: 9' X 18', AISLE: 24'

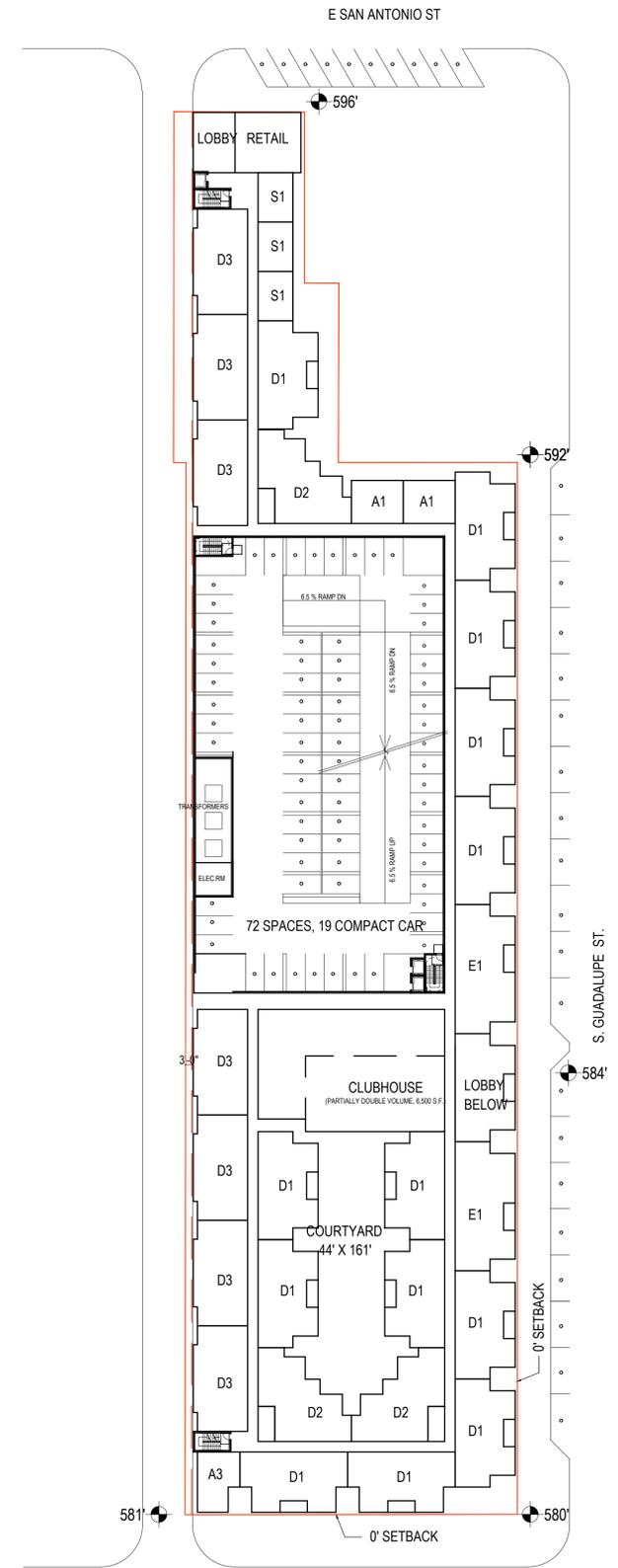
COMPACT: 7.5" X 15', AISLE: 20' (UP TO 25%)

BICYCLE PARKING REQUIRED:

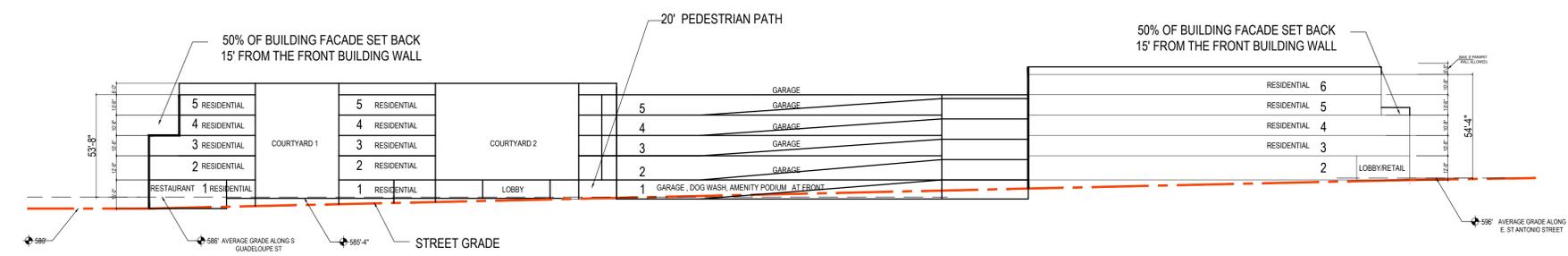
1 SPACE / 15 BEDROOMS



GROUND FLOOR

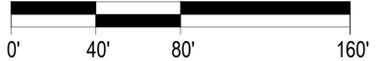


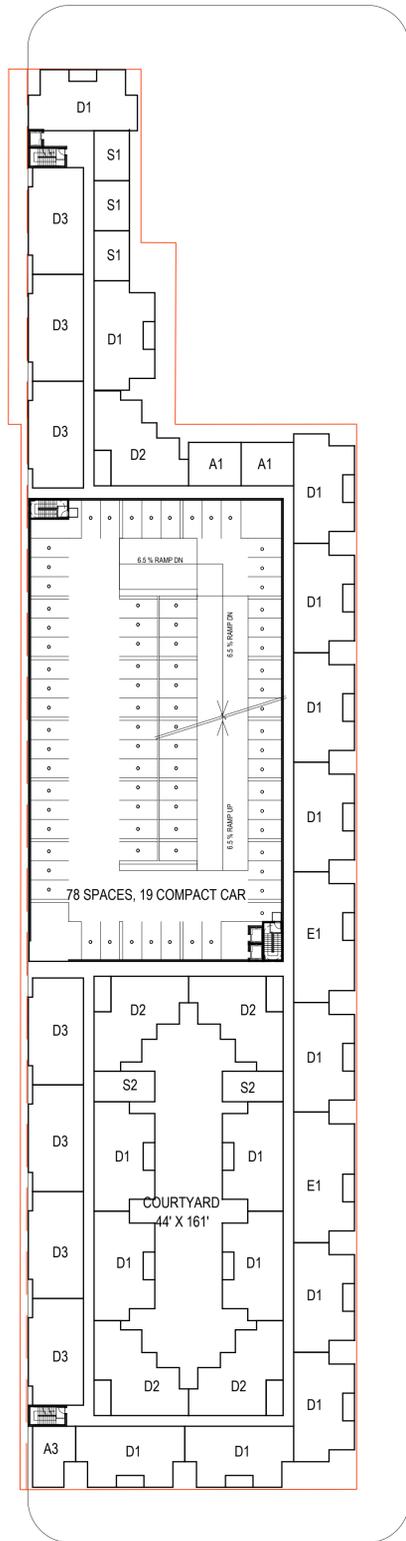
2ND FLOOR



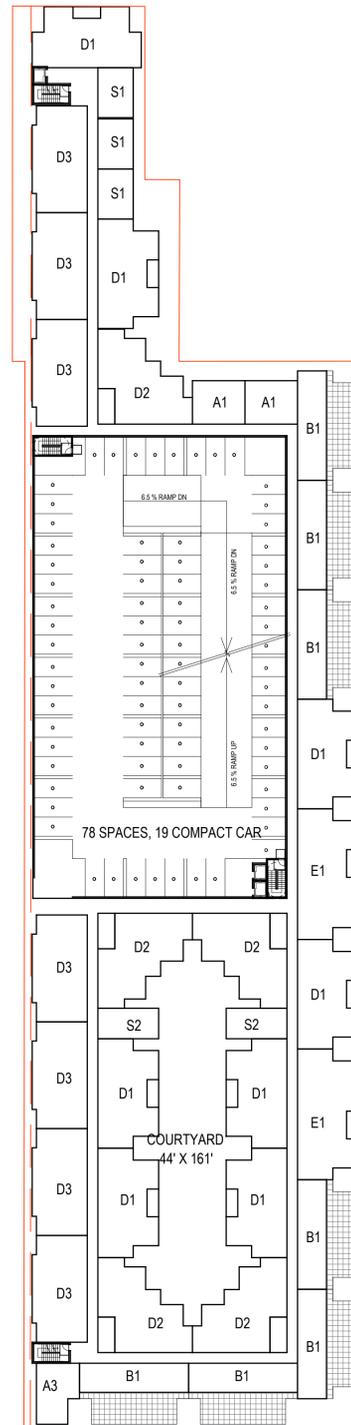
SECTION A-A DIAGRAM - S. GUADALUPE ST.

SCALE: 1" = 40' - 0" (24"x36" SHEET)

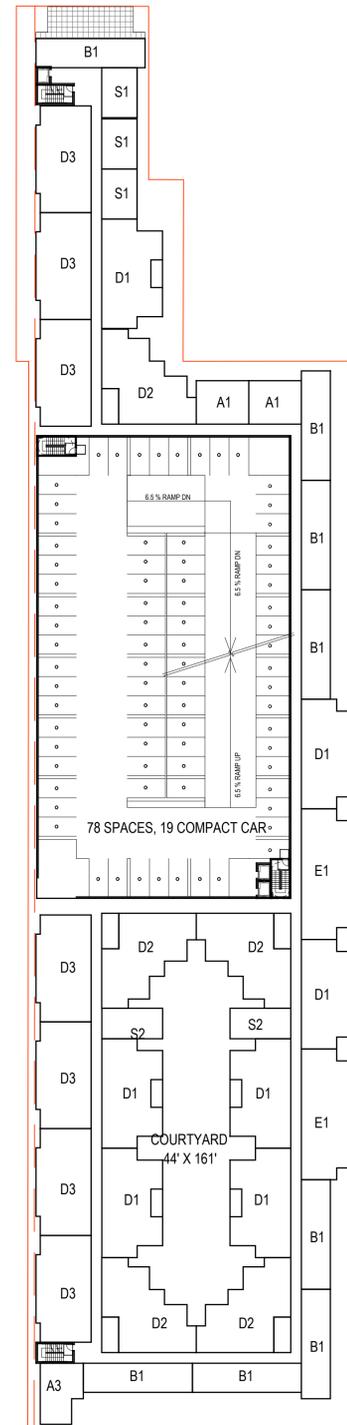




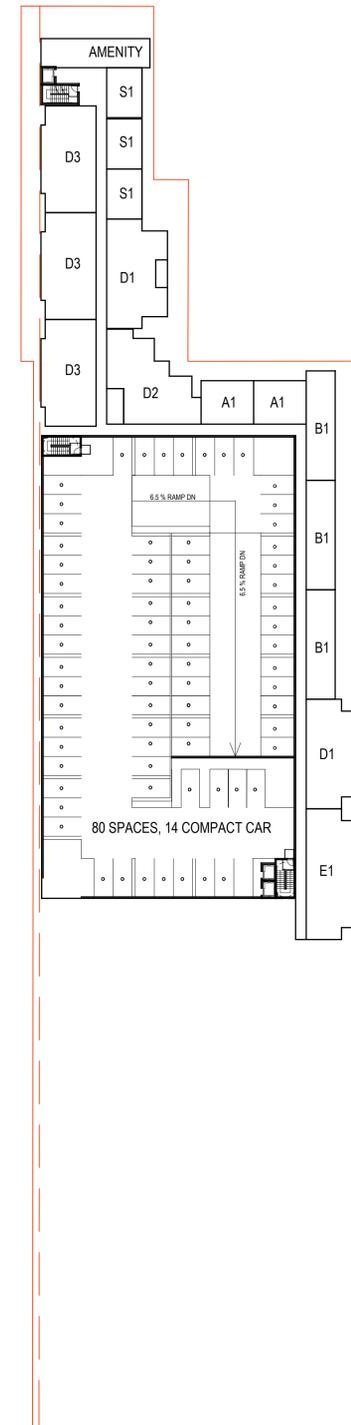
3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR

SCALE: 1" = 40' - 0" (24"x36" SHEET)

