

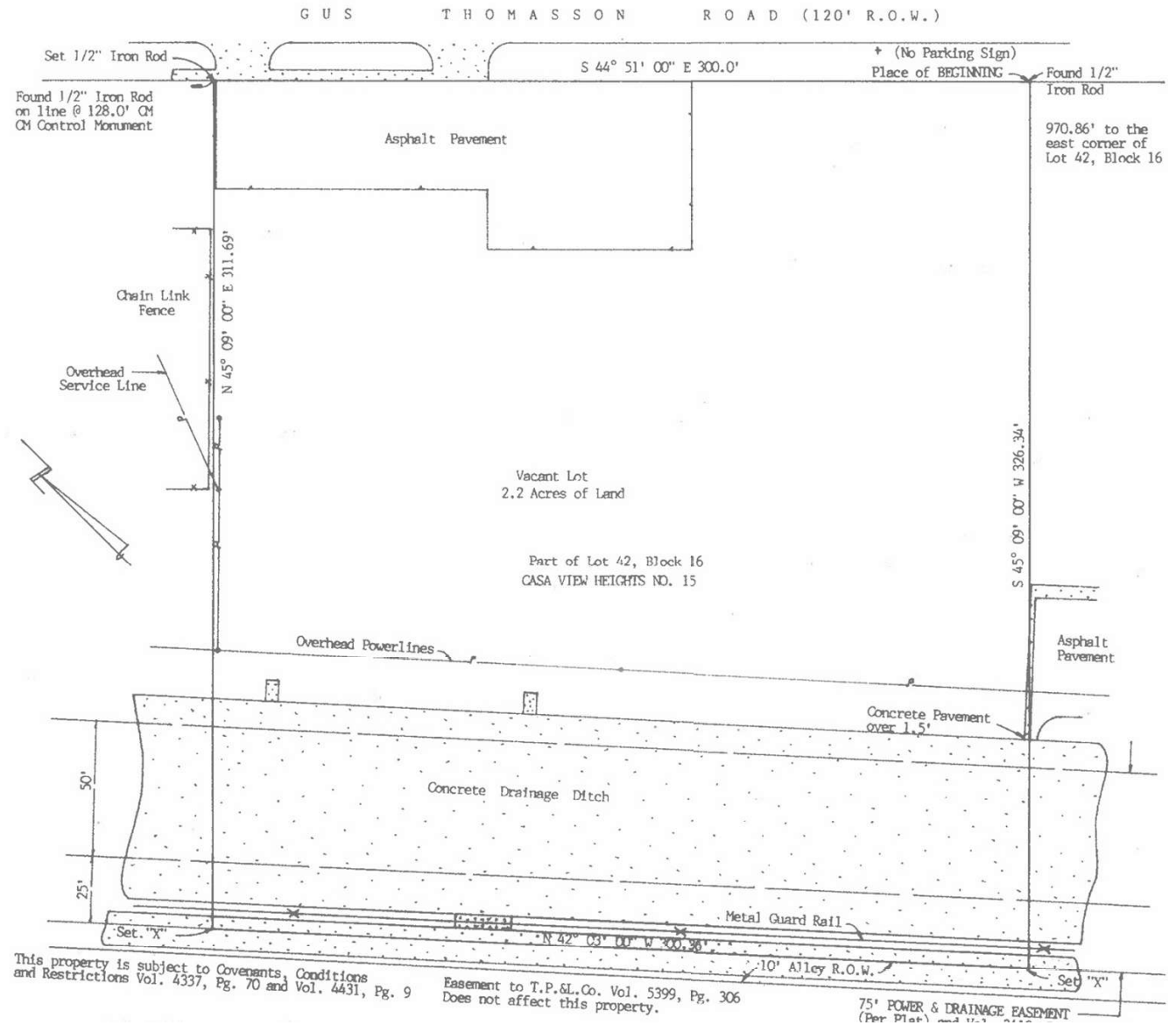


4737 GUS THOMASSON MIXED USE PROJECT

PRESENTATION ONE - 50% FEASIBILITY STUDY

2017.05.19

SITE SURVEY PLAN



CURRENT SITE PHOTOS



GOALS

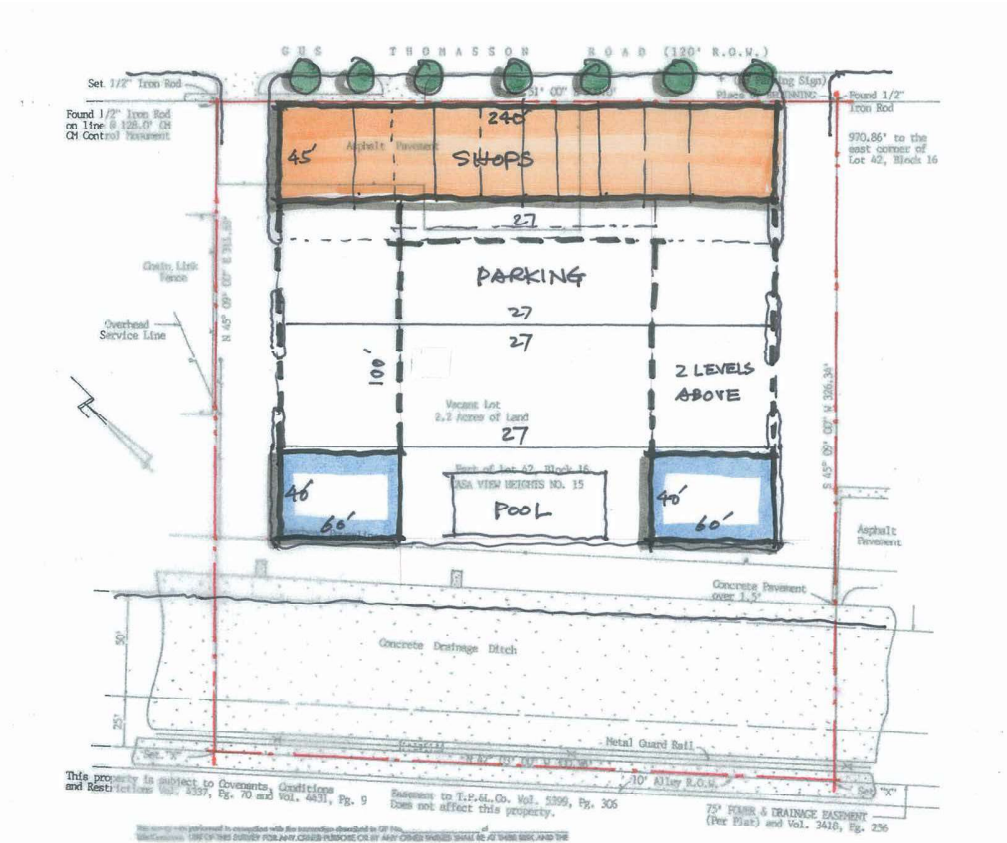
- Design a mixed use project to promote a pedestrian-oriented retail and residential environment.
- Maximize the land value permitted by the zoning code.



OPTION 1

APARTMENTS+SHOPS+SURFACE PARKING

Retail shops: 10,800 SF 32 spaces
 Apartments: 67,200 SF
 60 Units (1100 SF/unit) 90 spaces
 Code required: 77 spaces
 Preferred: 122 spaces
 Provided: 108 spaces

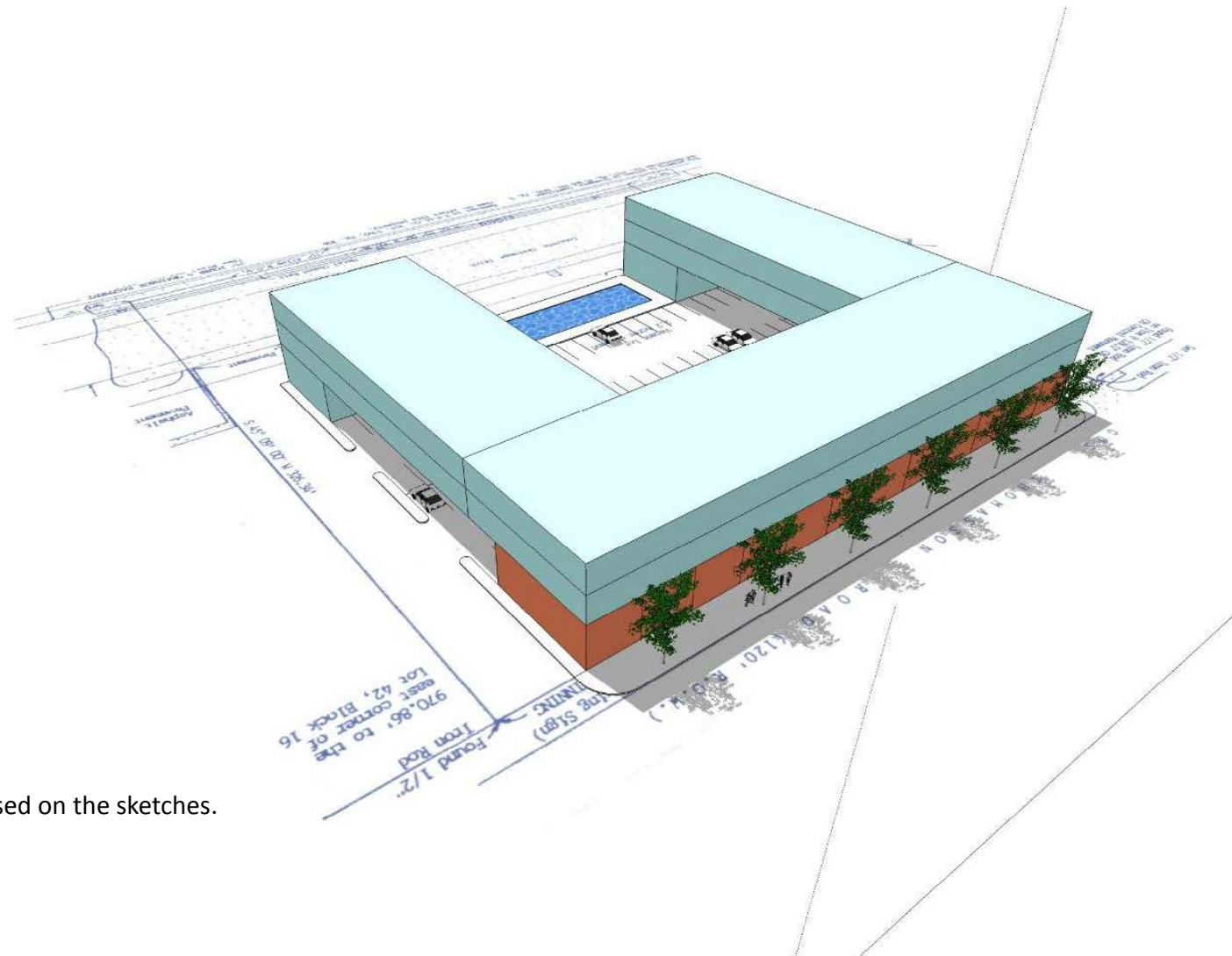


Note: All numbers are estimated numbers based on the sketches.

OPTION 1

APARTMENTS+SHOPS+SURFACE PARKING

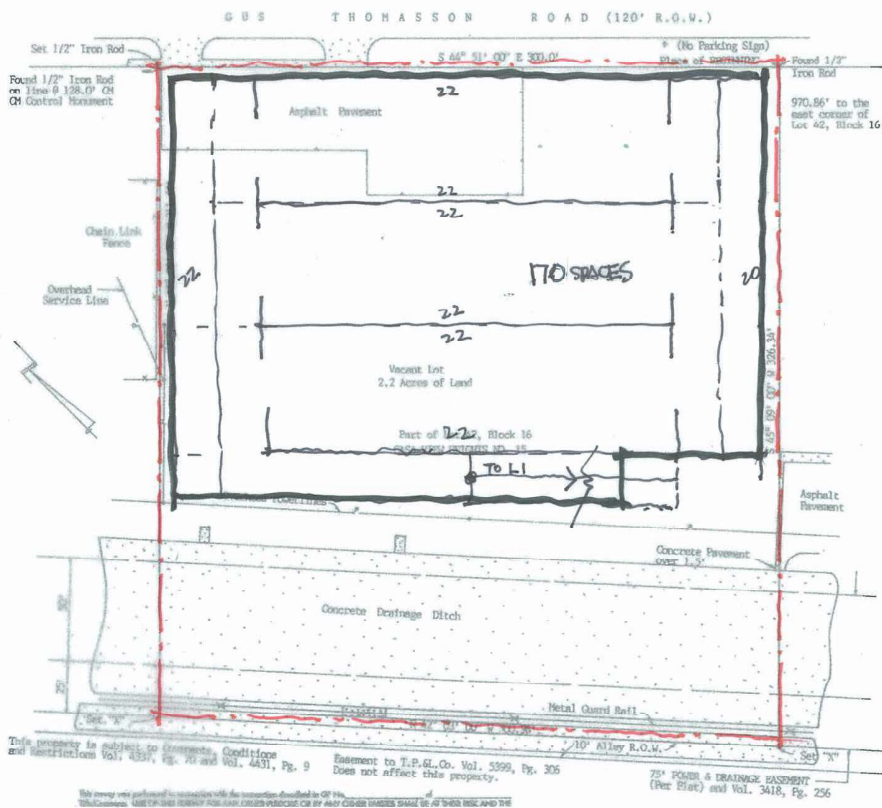
Retail shops: 10,800 SF 32 spaces
Apartments: 67,200 SF
60 Units (1100 SF/unit) 90 spaces
Code required: 77 spaces
Preferred: 122 spaces
Provided: 108 spaces



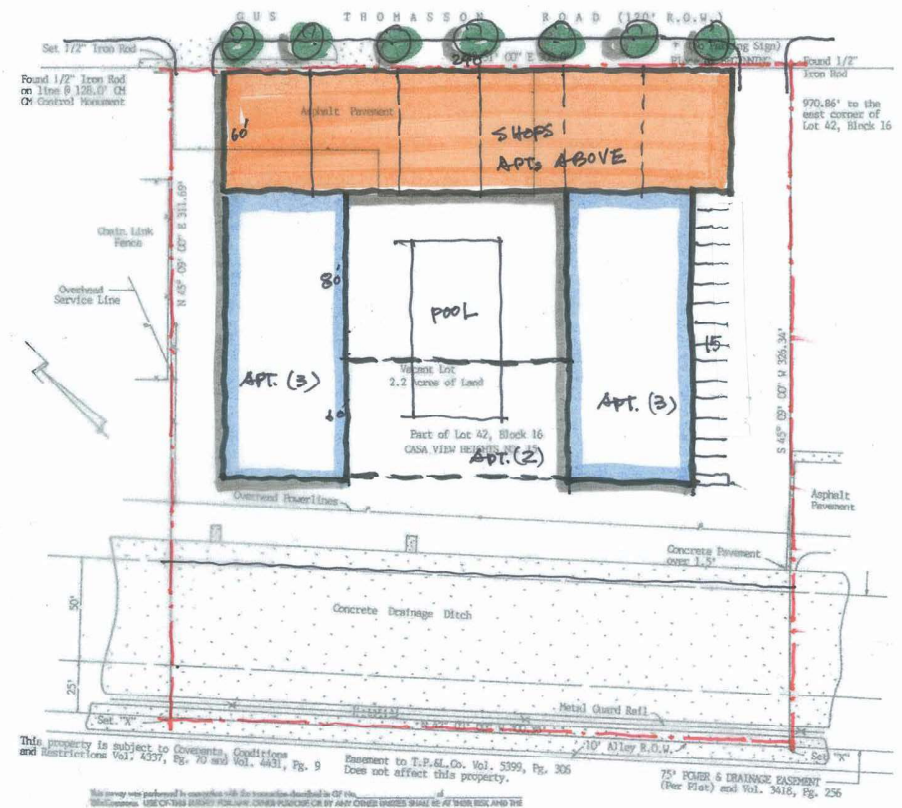
Note: All numbers are estimated numbers based on the sketches.

OPTION 3

APARTMENTS+SHOPS+BASEMENT PARKING



RETAIL SHOPS: 14,400 SF 43 spaces
 APARTMENTS: 91,800 SF
 84 UNITS (1100 SF/UNIT) 126 spaces
 Code required: 106 spaces
 Preferred: 169 spaces
 Provided: 185 spaces

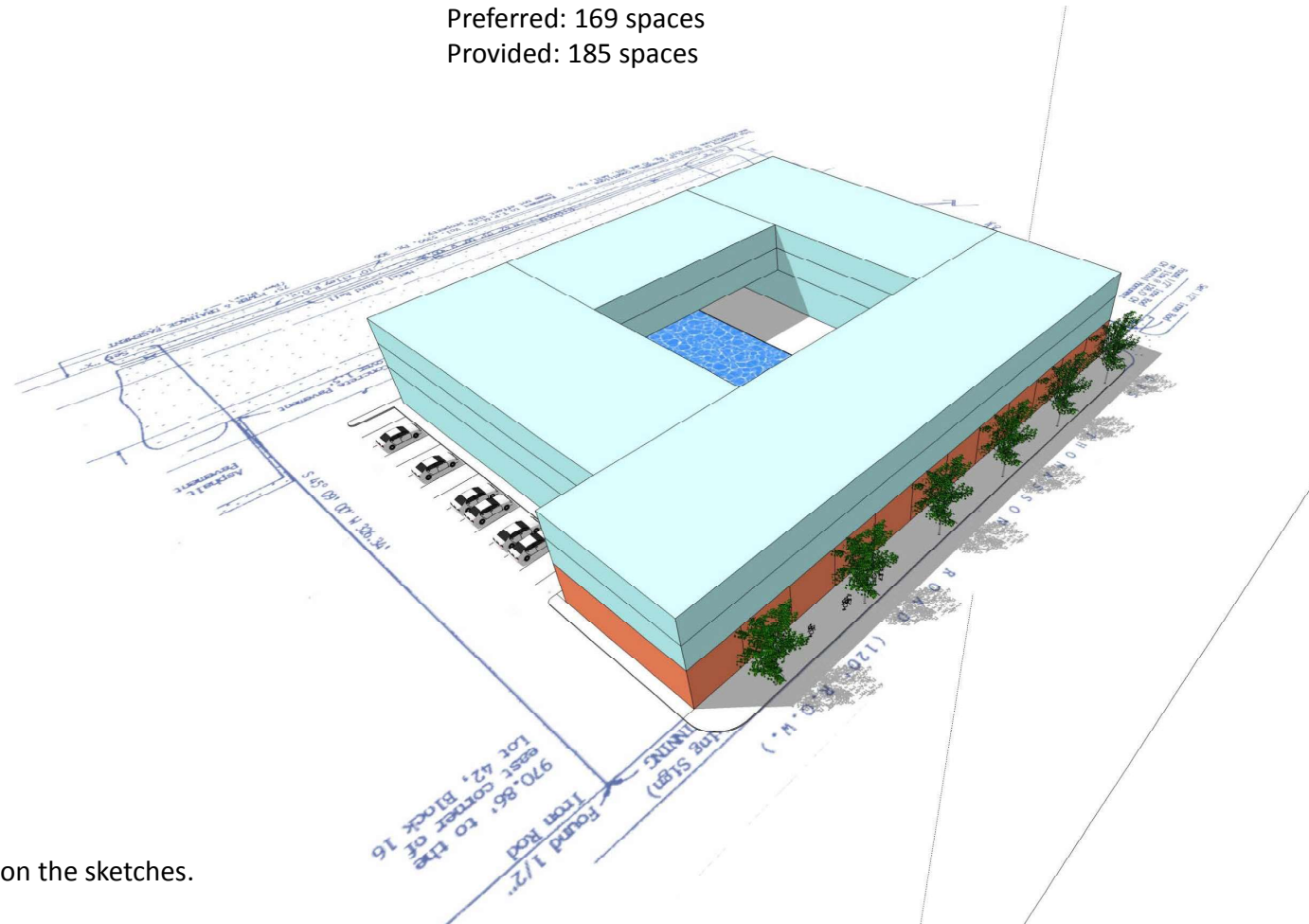


Note: All numbers are estimated numbers based on the sketches.

OPTION 3

APARTMENTS+SHOPS+BASEMENT PARKING

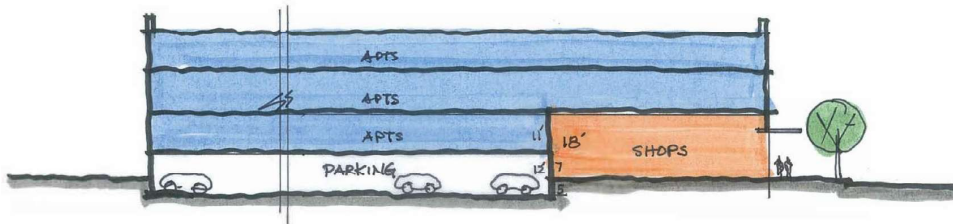
RETAIL SHOPS: 14,400 SF 43 spaces
APARTMENTS: 91,800 SF
84 UNITS (1100 SF/UNIT) 126 spaces
Code required: 106 spaces
Preferred: 169 spaces
Provided: 185 spaces



Note: All numbers are estimated numbers based on the sketches.

OPTION 5 APARTMENTS+SHOPS+ PARTIAL BASEMENT PARKING

RETAIL SHOPS: 14,400 SF 43 spaces
APARTMENTS: 79,200 SF
72 UNITS (1100 SF/UNIT) 108 spaces
Code required: 96 spaces
Preferred: 151 spaces
Provided: 149 spaces



SECTION DIAGRAM – PARTIAL BASEMENT

Note: All numbers are estimated numbers based on the sketches.

