



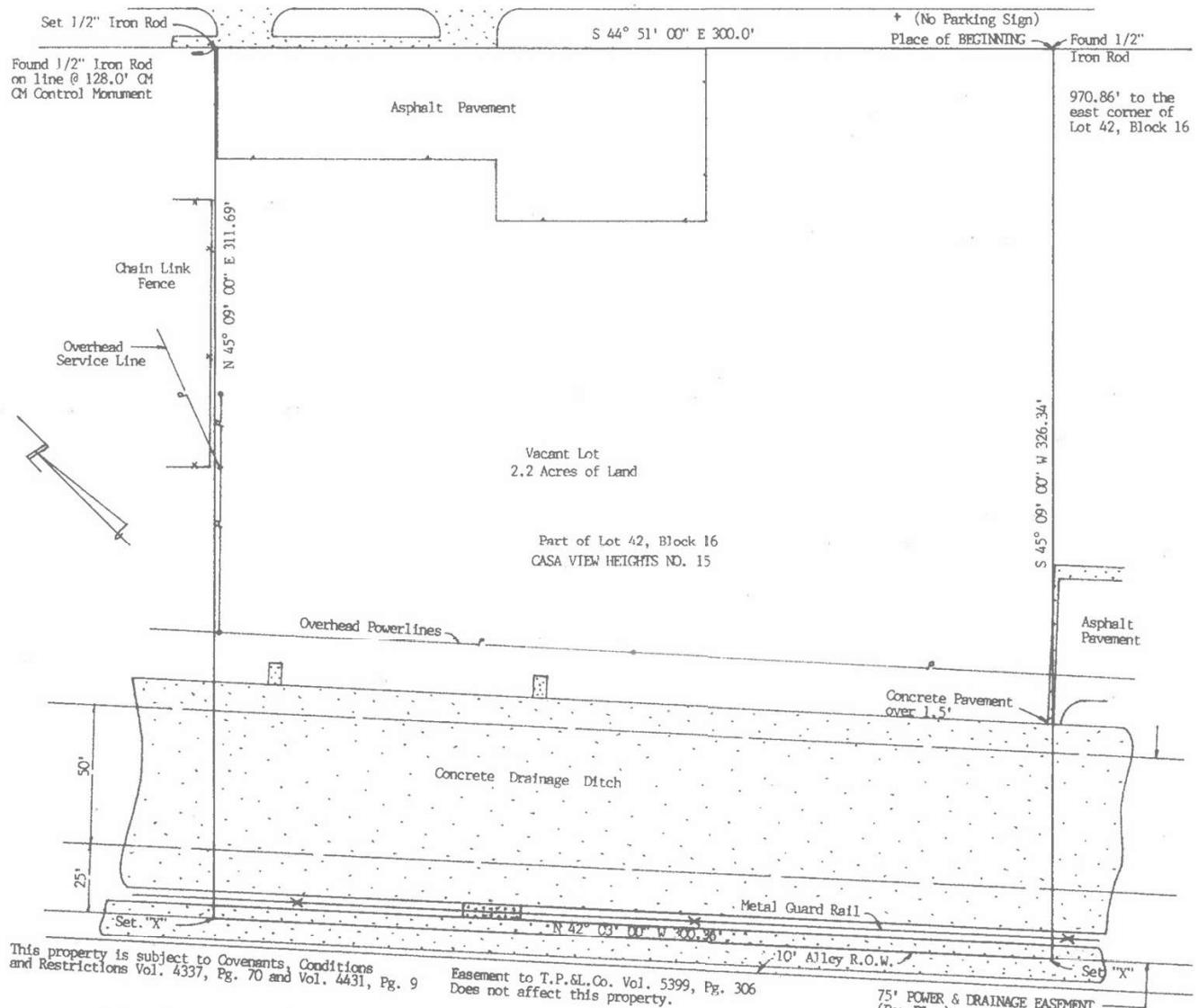
**4737 GUS THOMASSON MIXED USE PROJECT  
PRESENTATION ONE - 50% FEASIBILITY STUDY  
2017.05.19**

# SITE SURVEY PLAN

G U S

THOMASSON

R O A D (120' R.O.W.)



## CURRENT SITE PHOTOS



## GOALS

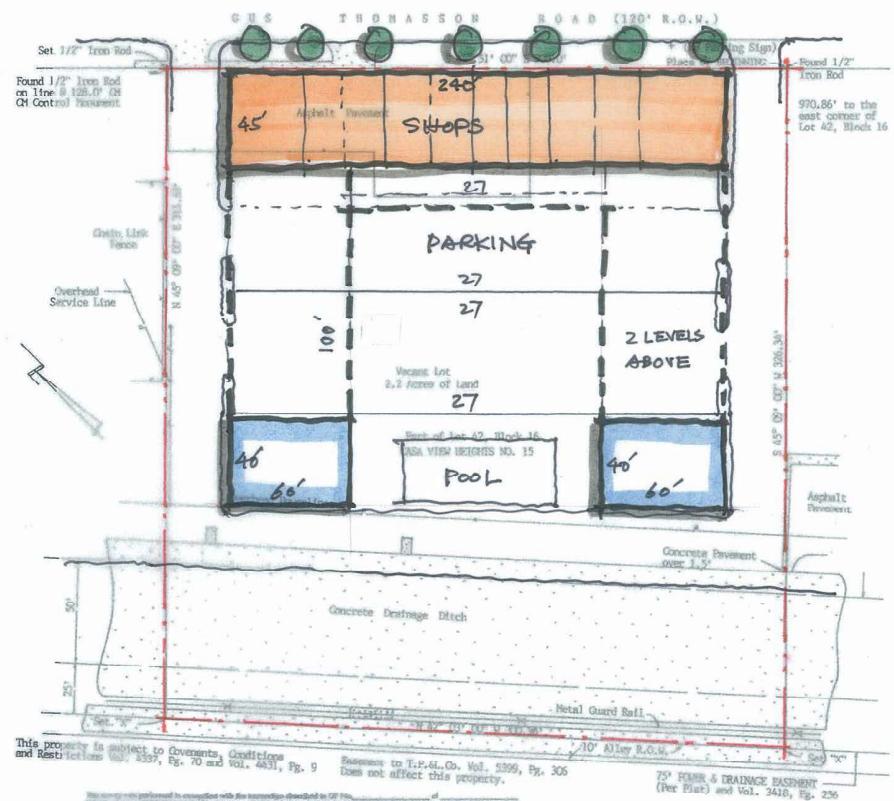
- Design a mixed use project to promote a pedestrian-oriented retail and residential environment.
- Maximize the land value permitted by the zoning code.



# OPTION 1

## APARTMENTS+SHOPS+SURFACE PARKING

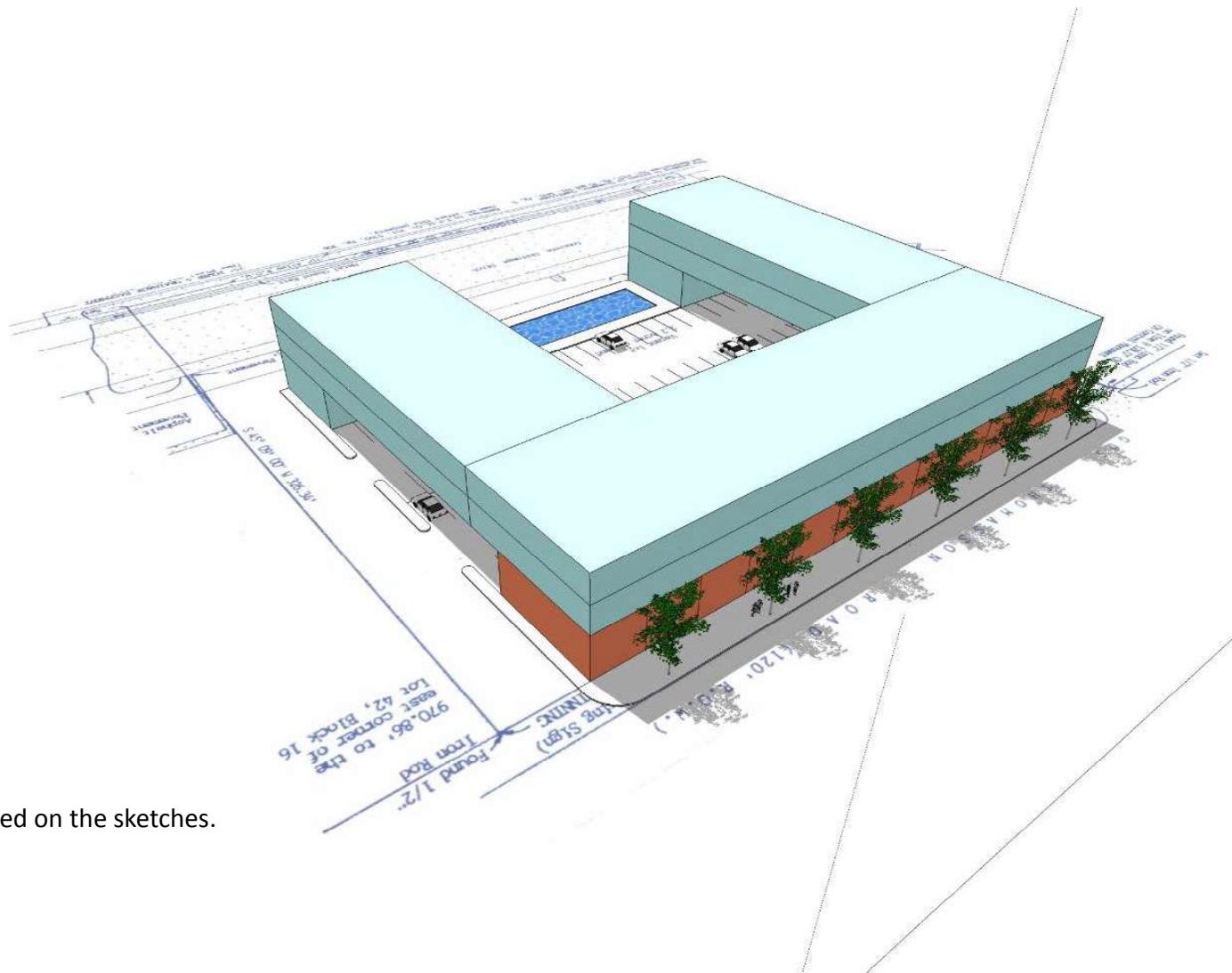
Retail shops: 10,800 SF 32 spaces  
 Apartments: 67,200 SF  
 60 Units (1100 SF/unit) 90 spaces  
 Code required: 77 spaces  
 Preferred: 122 spaces  
 Provided: 108 spaces



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

## OPTION 1 APARTMENTS+SHOPS+SURFACE PARKING

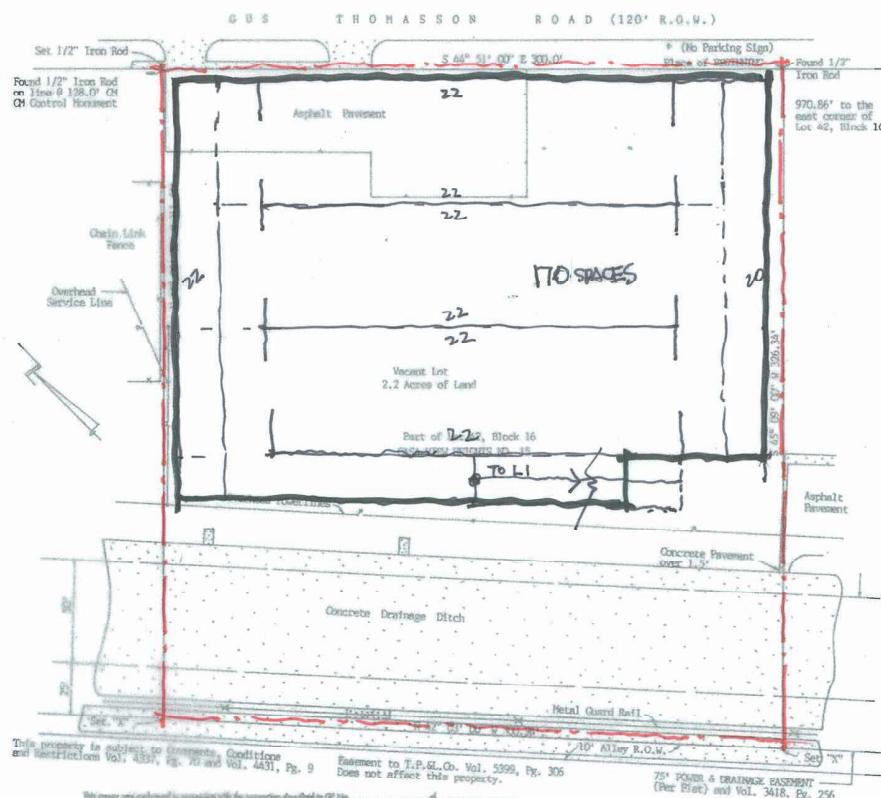
Retail shops: 10,800 SF 32 spaces  
Apartments: 67,200 SF  
60 Units (1100 SF/unit) 90 spaces  
Code required: 77 spaces  
Preferred: 122 spaces  
Provided: 108 spaces



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

## OPTION 3

### APARTMENTS+SHOPS+BASEMENT PARKING



RETAIL SHOPS: 14,400 SF 43 spaces

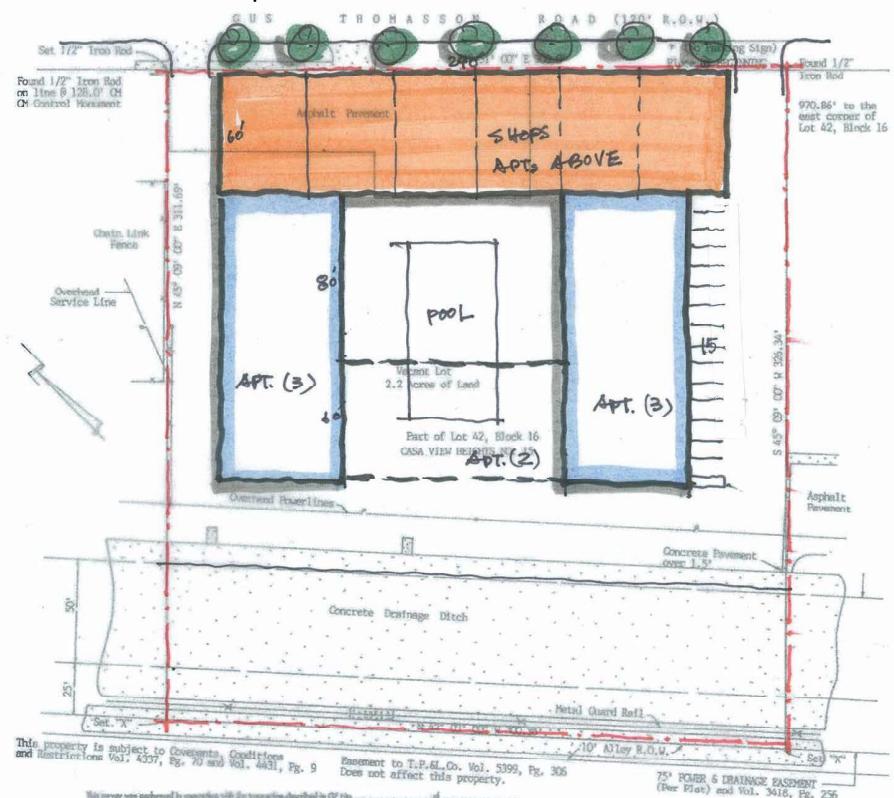
APARTMENTS: 91,800 SF

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

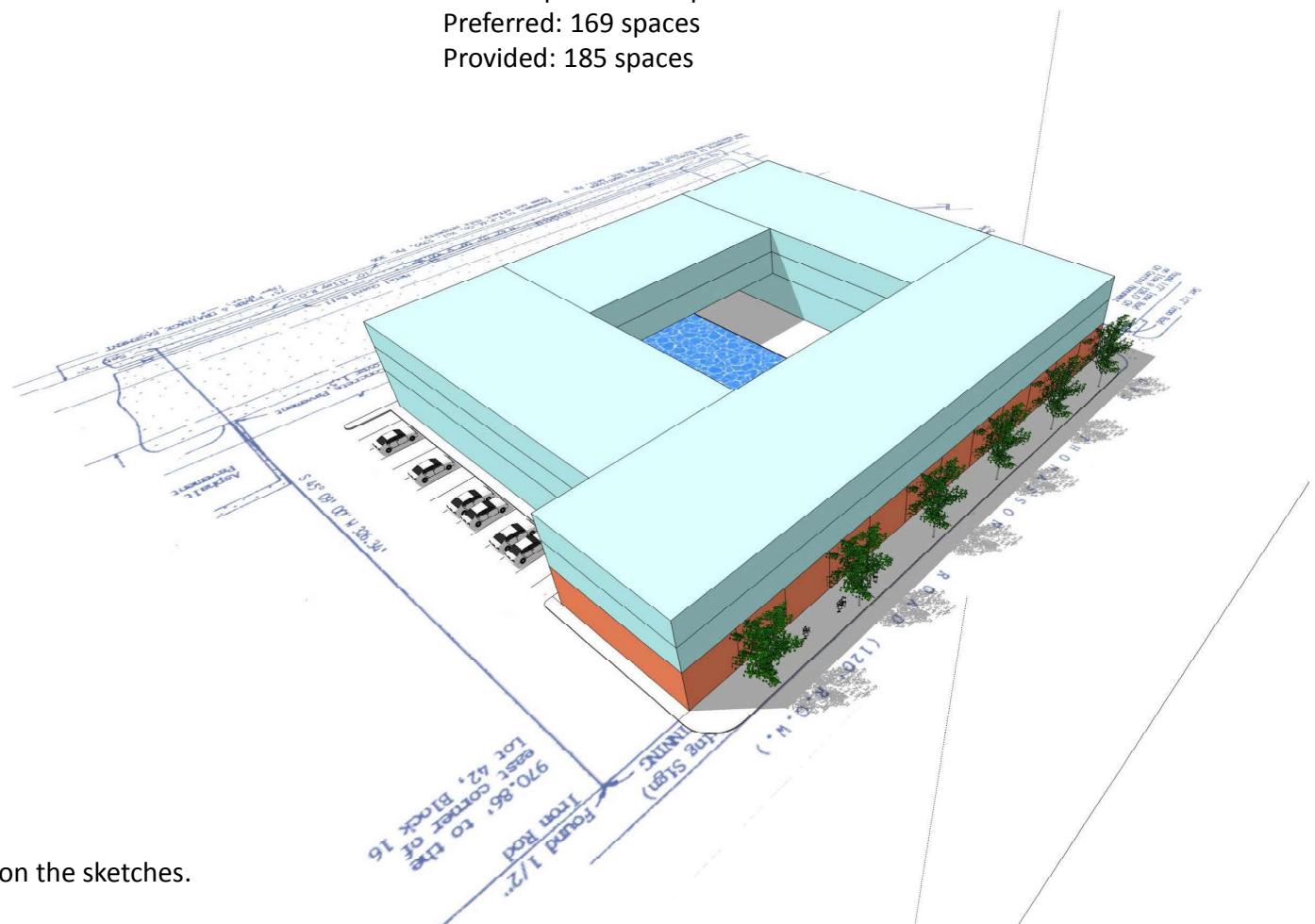
APARTMENTS: 91,800 SF

84 UNITS (1100 SF/UNIT) 126 spaces

Code required: 106 spaces

Preferred: 169 spaces

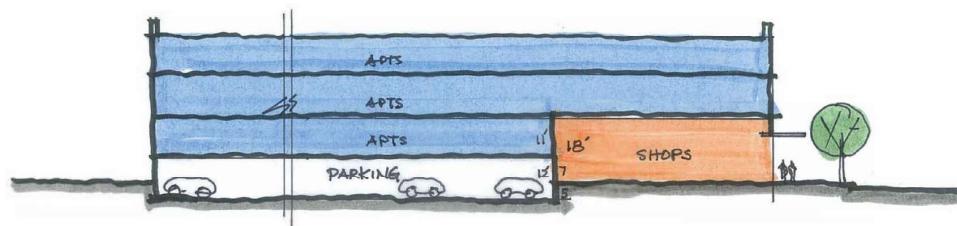
Provided: 185 spaces



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.

