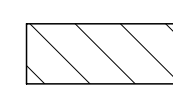

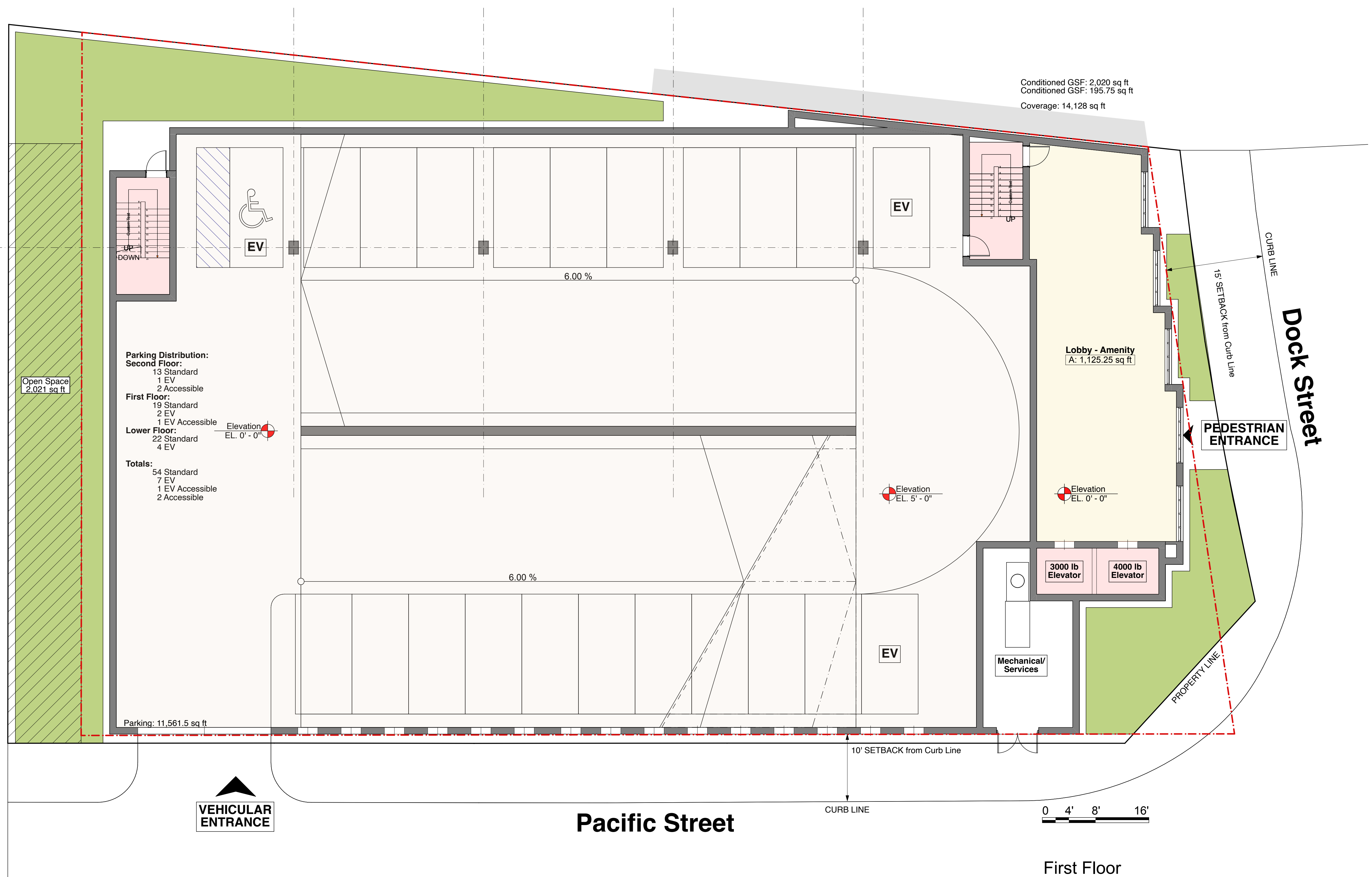


Conditioned GSF: 2,020 sq ft
 Conditioned GSF: 195.75 sq ft
 Coverage: 14,128 sq ft

TCD-D Transportation Center Design District	
Residential	
Site Area	17,700 SF
FAR (4.0)	70,800 SF
BMR Bonus (0.75)	13,275 SF
Coverage	14,160 SF (80%)
Amenity Space	3,000 SF (50 SF/Unit)
Usable Open Space	4,500 SF (75 SF/Unit)
Potential	
Gross Conditioned Area	70,744 GSF
Coverage	14,128 SF (80%)
Net Residential Area	61,065 NSF
	60 Apartments
	44 One-Bed One-Bath
	16 Two-Bed One-Bath
Parking Structure	30,236 GSF
Required	64 Total Spaces
Provided	64 Total Spaces
	54 Standard
	2 Accessible
	1 EV Accessible (10%, min. 1)
	7 EV Charging (10% of total)
Building Height	8 Stories above grade
Amenity Space	3,234 SF
Open Space	
	Grade 2,069 SF
	Rooftop 3,121 SF
	Total 5,190 SF

 Denotes 11'x90' Easement Area
 Denotes Landscaped Area



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First Floor Plan

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6/5/24
 SPS4
PZ-1.1
 Drawing Number