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CONCEPTUAL RENDERING - STREET VIEW



CONCEPTUAL RENDERING - REAR VIEW

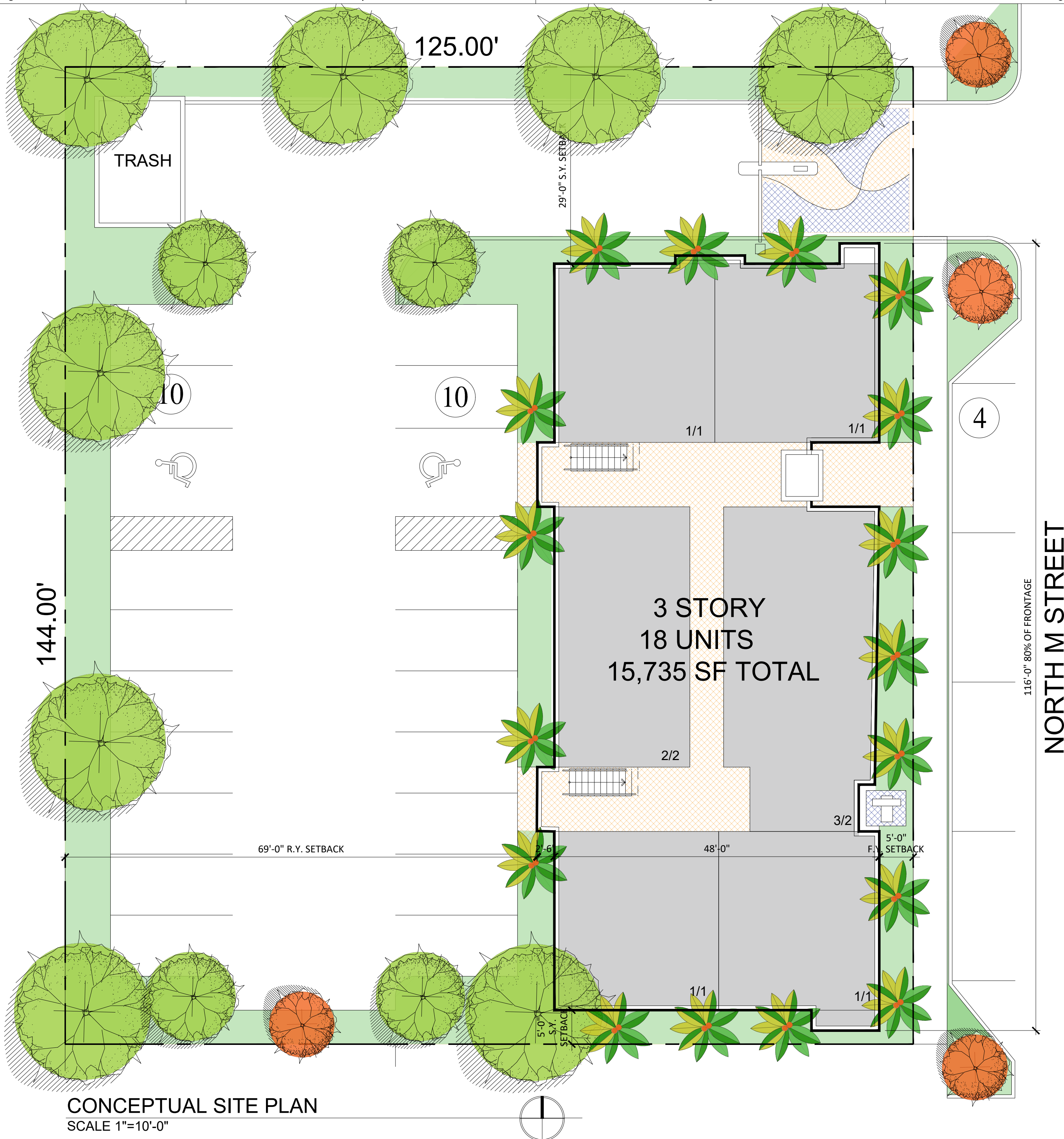
EXAMPLE BUILDING IMAGE



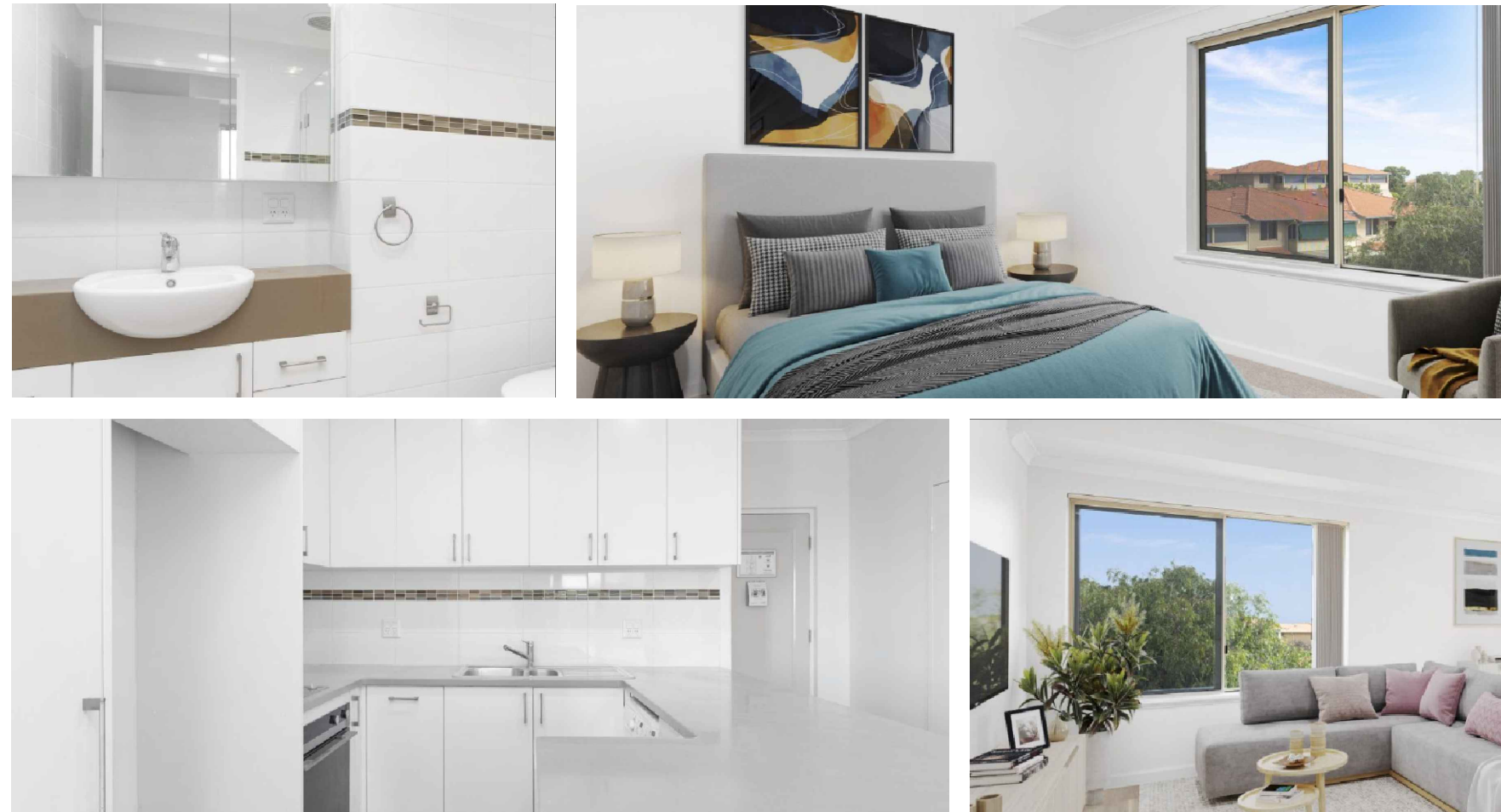
RECREATION DECK/GREEN ROOF

3 STORY BUILDING (NORTH M STREET)			
TYPE OF UNITS	UNITS	FLOORS	TOTAL UNITS
1st FLOOR	6	1	6
2nd FLOOR	6	1	6
3rd FLOOR	6	1	6
TOTAL UNITS	18	3	18
SITE AREA (ACRES)	0.4132		
DENSITY PERMITTED / ACRE	35		14.5
DENSITY BONUS REQUESTED			
AFFORDABLE HOUSING	0.25		3.6
TOTAL UNITS REQUESTED			18.1
PARKING:			
TYPE OF PARKING	# OF UNITS	FACTOR	PARKING REQ.
ONE BEDROOM	12	1	12
TWO BEDROOM	3	1	3
THREE BEDROOM	3	1	3
TOTAL UNITS PROPOSED	18	1	18
TOTAL PARKING PROVIDED			24
ON-STREET PARKING			4
STANDARD 9X10 SPACES			18
ACCESSIBLE SPACES			2
ZONING REGULATIONS:			
ZONING DISTRICT	C-3		
FUTURE LAND USE	PERMITTED	PROPOSED	COMPLIANT
	0	1	0
SITE AREA		.413 ACRES	YES
DENSITY W/ UP TO 35% BONUS (1)	35DU/AC x 1.35	19.51	YES (1)
47.25 X .413 AC		19.00	YES
BUILDING AREA	-	15,375.00	YES
FLOOR AREA RATIO	-	85%	YES
BUILDING LOT COVERAGE	75%	29%	YES
PERVIOUS AREA	20%	20%	YES
IMPERVIOUS AREA	80%	80%	YES
SET BACKS			
FRONT	0' TO 5'	5'	YES
REAR	0'	68'-0"	YES
SIDE SOUTH	5' MIN	5'-0"	YES
SIDE NORTH	5' MIN	29'-0"	YES
BUILDING FRONTAGE	80% - 115'	80% 116'	YES
NOTE (1) - Density Bonus Requests NTE 35%			
Superior Building		10%	
Green Building		25%	

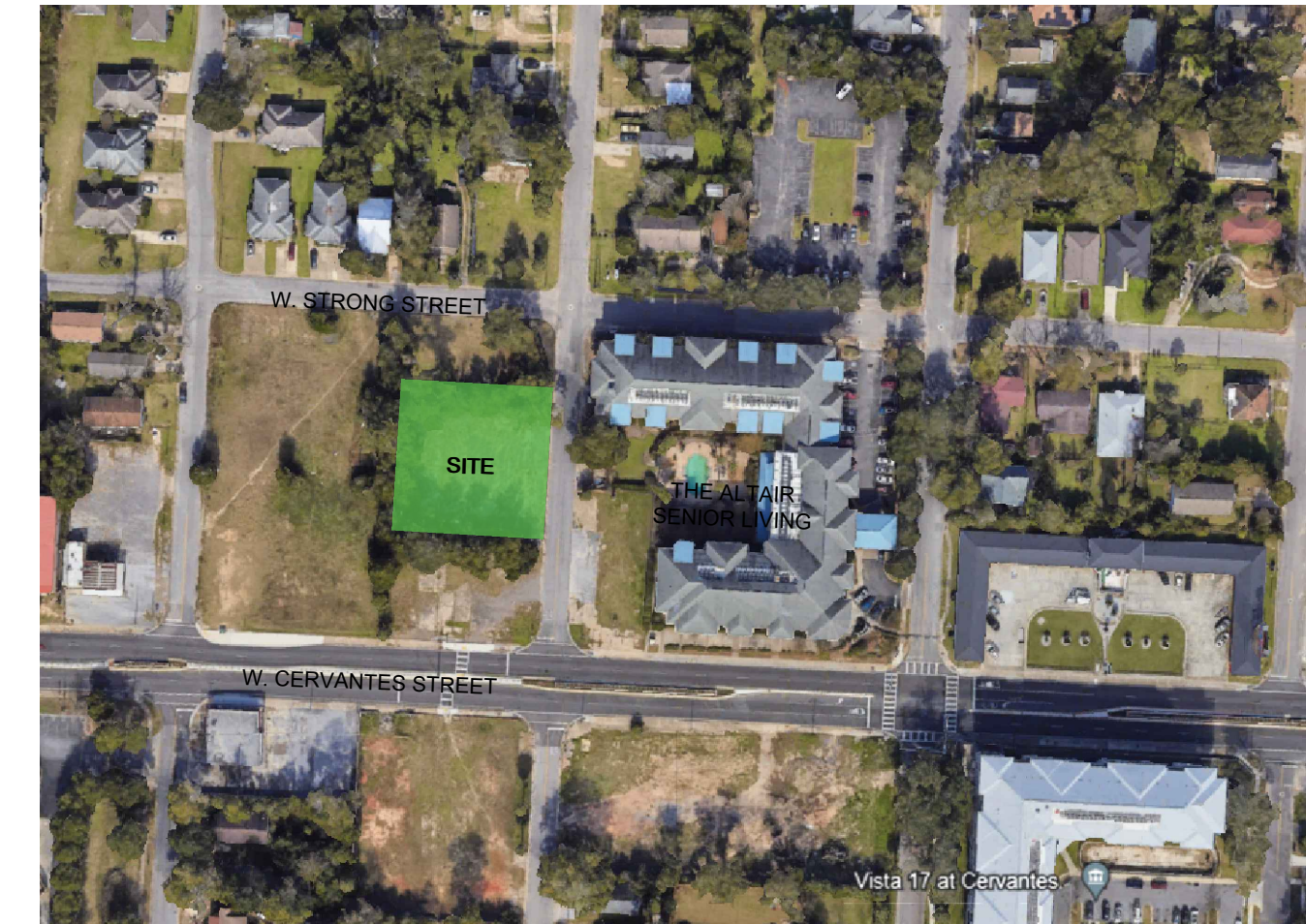
SITE STATISTICS



CONCEPTUAL SITE PLAN
SCALE 1"=10'-0"



UNIT CONCEPTS



SITE LOCATION

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AA26001731
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PROJECT
the lofts at
800
PENPLAGE LIVING
OWNER

REVISIONS		
No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
PROJECT NUMBER
SCALE
AS SHOWN
DRAWN BY
CHECKED BY
DRAWING TITLE
DRAWING NUMBER