

DESIGN SCHEMES SUMMARY



Scheme One: "O" Shape (Code Compliance)



Project Summary

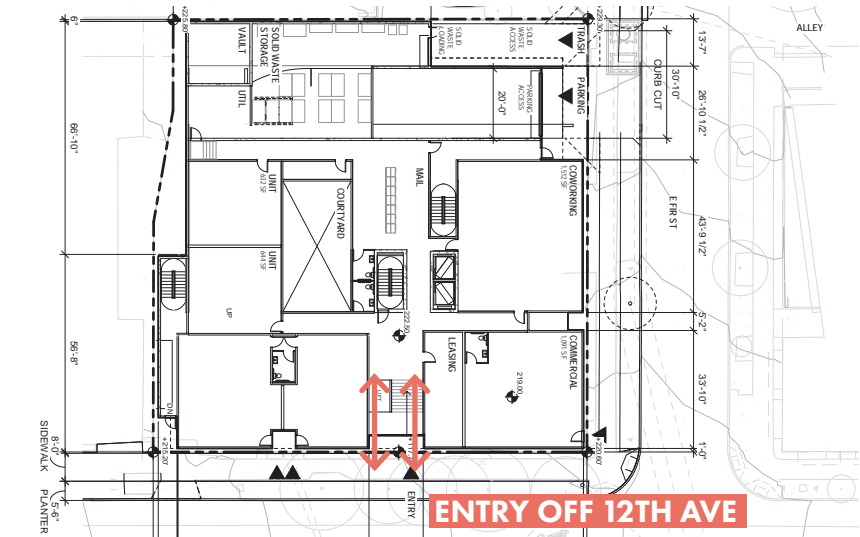
Numbers of Units:	125 units
Proposed FAR:	Max. FAR
Max FAR:	84,700 sf
Parking:	approx. 42 spots

Opportunities

- + Units facing the streets

Constraints

- + Dark, enclosed courtyard
- + Units faced internal courtyard instead of outer faces
- + Built up to property line at entry level + Doesn't contribute to pedestrian realm



Scheme Two: "U" Shape



Project Summary

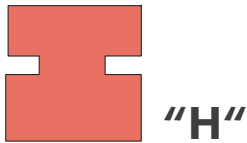
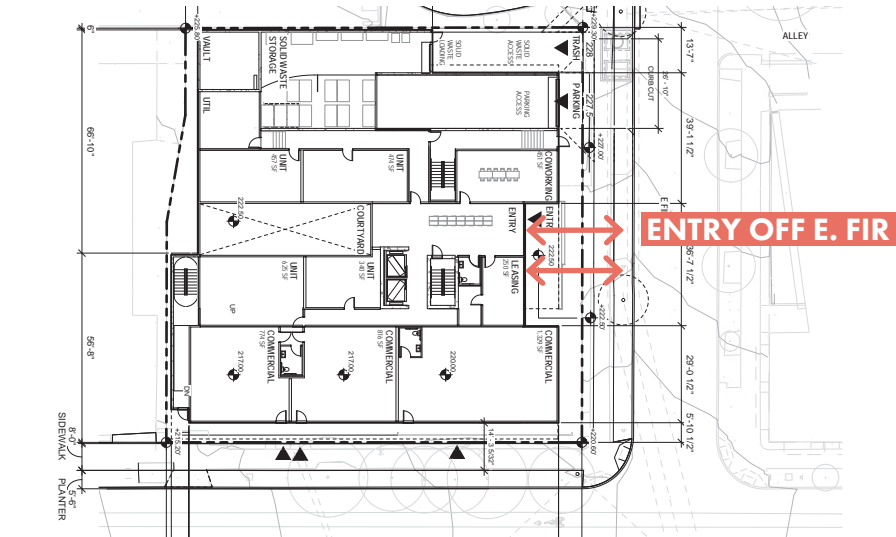
Numbers of Units:	127 units
Proposed FAR:	Max. FAR
Max FAR:	84,700 sf
Parking:	approx. 42 spots

Opportunities

- + Courtyard opens up to the South
- + Ground floor contributes to the pedestrian realm with wider sidewalk

Constraints

- + Deeper, Skinny courtyard
- + Residential entry off E. Fir St. which is the less active street
- + Upper level setback



Scheme Three (Preferred): "H" Shape



Project Summary

Numbers of Units:	127 units
Proposed FAR:	Max. FAR
Max FAR:	84,700 sf
Parking:	approx. 42 spots

Opportunities

- + Two courtyards = minimize the impacts to the neighbor and the sidewalk
- + Ground floor contributes to the pedestrian realm with wider sidewalk
- + Activate the corner with plaza and residential entry
- + Emphasizing the mass breaking visually

Constraints

- + Upper level setback + Shallow Commercial Space @ 28'

