

ORIGINAL SUBMITTAL

NUMBER OF UNITS- 78 PROPOSED UNITS  
 32 UNITS - 1 BEDROOMS, BATH, APPROXIMATELY 520 SF  
 18 UNITS - 2 BEDROOMS, 2 BATH, APPROXIMATELY 800 SF  
 28 UNITS - 4 BEDROOMS, 2 BATHS, APPROXIMATELY 1,150 SF

NUMBER OF TENANTS- 180 PROPOSED TENANTS

OWNER-OCCUPIED- NO.

ON-SITE MANAGEMENT- PROPERTY MANAGEMENT ON-CALL 24 HOURS A DAY. ALSO, LOBBY ENTRANCE TO BE KEYCODE SECURED.

COPY OF STANDARD LEASE- SEE ATTACHED

NOISE MANAGEMENT- PROPERTY MANAGEMENT ON CALL 24 HOURS A DAY. DOWNTOWN BUILDING WITH APARTMENT LEASE PROVISIONS ENSURING QUIET ENJOYMENT OF ALL TENANTS. ADHERENCE TO LEASE ENFORCED BY PROPERTY MANAGEMENT. HVAC SYSTEM FOR THEBUILDING TO INCLUDE ON-DEMAND HOT WATER INSIDE EACH INDIVIDUAL UNIT AND AIR-SOURCE HEAT PUMPS FOR HEATING/AIR-CONDITIONING. AS PER ROOF PLAN AND BUILDING SECTIONS, CONDENSERS FOR AIR-SOURCE HEAT PUMPS ARE DESIGNED WITHIN ENCLOSURE ON ROOF TO SHELTER HVAC NOISE.

GOODS STORAGE- GROUND FLOOR MECHANICAL ROOM, PARKING/LOADING AREA, TRASH & RECYCLING AREA, AND UTILITY AREA PROVIDED. ROOFTOP EQUIPMENT AS PER ABOVE. RESIDENT CLOSETS PROVIDED IN ALL UNITS.

ON-SITE RECREATION- N/A

MAXIMUM LOT COVERAGE- PERMITTED = 95% modifiable, PROPOSED = 93%

MAXIMUM BLDG COVERAGE- PERMITTED = 70% modifiable, PROPOSED = 80%

MAXIMUM BLDG HEIGHT- PERMITTED = 55' modifiable, PROPOSED = 60'

TOTAL FLOOR AREA- 28,400sf Ground Floor, 20,700sf Upper Floors = 111,200sf

SETBACK FRONT REQUIRED = 0', PROPOSED = 0'  
 SETBACK REAR REQUIRED = 0', PROPOSED = 0'  
 SETBACK SIDE 1 REQUIRED = 0', PROPOSED = 5'  
 SETBACK SIDE 2 REQUIRED = 0', PROPOSED = 12'-1" / 25'

CURRENT SUBMITTAL

NUMBER OF UNITS- 84 PROPOSED UNITS  
 - 8 UNITS - 1 BEDROOMS, 1 BATH, APPROXIMATELY 520 SF  
 - 60 UNITS - 2 BEDROOMS, 2 BATH, APPROXIMATELY 800 SF  
 - 8 UNITS - 3 BEDROOMS, 2 BATH, APPROXIMATELY 1,000 SF  
 - 8 UNITS - 4 BEDROOMS, 2 BATH, APPROXIMATELY 1,150 SF

NUMBER OF TENANTS- 192 PROPOSED TENANTS

OWNER-OCCUPIED- NO.

ON-SITE MANAGEMENT- PROPERTY MANAGEMENT ON-CALL 24 HOURS A DAY. ALSO, LOBBY ENTRANCE TO BE KEYCODE SECURED.

COPY OF STANDARD LEASE- SEE ATTACHED

NOISE MANAGEMENT- PROPERTY MANAGEMENT ON CALL 24 HOURS A DAY. DOWNTOWN BUILDING WITH APARTMENT LEASE PROVISIONS ENSURING QUIET ENJOYMENT OF ALL TENANTS. ADHERENCE TO LEASE ENFORCED BY PROPERTY MANAGEMENT. HVAC SYSTEM FOR THEBUILDING TO INCLUDE ON-DEMAND HOT WATER INSIDE EACH INDIVIDUAL UNIT AND AIR-SOURCE HEAT PUMPS FOR HEATING/AIR-CONDITIONING. AS PER ROOF PLAN AND BUILDING SECTIONS, CONDENSERS FOR AIR-SOURCE HEAT PUMPS ARE DESIGNED WITHIN ENCLOSURE ON ROOF TO SHELTER HVAC NOISE.

GOODS STORAGE- GROUND FLOOR MECHANICAL ROOM, PARKING/LOADING AREA, TRASH & RECYCLING AREA, AND UTILITY AREA PROVIDED. ROOFTOP EQUIPMENT AS PER ABOVE. RESIDENT CLOSETS PROVIDED IN ALL UNITS.

ON-SITE RECREATION- N/A

MAXIMUM LOT COVERAGE- PERMITTED = 95% modifiable, PROPOSED = 91%

MAXIMUM BLDG COVERAGE- PERMITTED = 70% modifiable, PROPOSED = 60%

MAXIMUM BLDG HEIGHT- PERMITTED = 55' modifiable, PROPOSED = 60'

TOTAL FLOOR AREA- 11,650sf Ground Floor, 21,235sf Upper Floors = 96,590sf

SETBACK FRONT REQUIRED = 0', PROPOSED = 0'  
 SETBACK REAR REQUIRED = 20', PROPOSED = 5'  
 SETBACK SIDE 1 REQUIRED = 20', PROPOSED = 8'-7" / 4'-10"  
 SETBACK SIDE 2 REQUIRED = 20', PROPOSED = 26'-6" / 5'-0"

**CALCULATIONS**



**ONE EAST PLEASANT**