







PHASE 1 PARC PLACE PROJECT ANALYSIS

Exhibit A

Tower Unit Area Calculation Option (25 Levels)																		
Leasable Area	Studio 537 sf	Studio-1 529 sf	Studio-2 590 sf	Studio-3 620 sf	A1 (1-bd) 756 sf	A2 (1 bd) 800 sf	A3 (1-bd) 908 sf	A4 (1-bd) 782 sf	A5 (1-bd) 751 sf	A6 (1-bd) 778 sf	A7 (1-bd) 826 sf	A8 (1-bd) 892 sf	A10 (1-bd) 1,070 sf	B1 (2-bd) 1,061 sf	B2 (2-bd) 1,138 sf	B3 (2-bd) 1,184 sf	B4 (2-bd) 1,191 sf	Total
Level 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 2	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 3	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 4	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 5	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 6	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 7	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	6
Level 8	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 9	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 10	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 11	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 12	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 13	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 14	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 15	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 16	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 17	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 18	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 19	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 20	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 21	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 22	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 23	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 24	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 25	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Sub Total	24 Units	41 Units	18 Units	23 Units	Units	23 Units	23 Units	46 Units	46 Units	23 Units	18 Units	Units	5 Units	6 Units	24 Units	23 Units	18 Units	361 DU
Total Units	361 DU																	

Building Area							
Levels	Leasable Area	Non Leasable	Garage	Amenities	Retail / Storage	Amenity Deck	Total
Level 1	0 sf	5,223 sf	24,575 sf	0 sf	17,000 sf		46,798 sf
Level 2	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf
Level 3	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf
Level 4	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf
Level 5	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf
Level 6	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf
Level 7	4,347 sf	4,049 sf		8,089 sf		25,198 sf	41,683 sf
Level 8	12,299 sf	2,821 sf					15,120 sf
Level 9	12,299 sf	2,821 sf					15,120 sf
Level 10	12,299 sf	2,821 sf					15,120 sf
Level 11	12,299 sf	2,821 sf					15,120 sf
Level 12	12,299 sf	2,821 sf					15,120 sf
Level 13	12,299 sf	2,821 sf					15,120 sf
Level 14	12,299 sf	2,821 sf					15,120 sf
Level 15	12,299 sf	2,821 sf					15,120 sf
Level 16	12,299 sf	2,821 sf					15,120 sf
Level 17	12,299 sf	2,821 sf					15,120 sf
Level 18	12,299 sf	2,821 sf					15,120 sf
Level 19	12,299 sf	2,821 sf					15,120 sf
Level 20	12,299 sf	2,821 sf					15,120 sf
Level 21	12,299 sf	2,821 sf					15,120 sf
Level 22	12,299 sf	2,821 sf					15,120 sf
Level 23	12,299 sf	2,821 sf					15,120 sf
Level 24	12,299 sf	2,821 sf					15,120 sf
Level 25	12,299 sf	2,821 sf					15,120 sf
Total	292,939 sf	74,640 sf	170,540 sf	8,089 sf	23,225 sf	25,198 sf	594,631 sf

Parking Provided					
	Standard	HC	Tandem	Electrical Vehicle	
Level 1	24	1 Van	0	4	29
Level 2	55	2	5	0	62
Level 3	89	2	5	0	96
Level 4	89	2	5	0	96
Level 5	89	2	5	0	96
Level 6	92	2	5	0	99
Total Parking Provided	438	11	25		478 spaces
Total Parking Provided					478 spaces
					1.32 SP/DU
Required Loading					
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance					
Required:	Retail Space: less Than 10,000 sf. = none				
	10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height)				
	Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction				
Phase 1					
Provided:	Retail Space - 17,000 sf = (1)10'w x 25'L x 14' clear height)				
	Tower - 369 units - (3)10'w x 25'L x 14' clear height)				

Parking Requirements				
	Units	SP/DU	Percentage	Spaces
Studio	106 DU	1.00 SP/DU	29.36%	106 spaces
1 BD	184 DU	1.00 SP/DU	50.97%	184 spaces
2 BD	71 DU	1.00 SP/DU	19.67%	71 spaces
total Units	361 DU		100%	361 spaces
Sub-Total				361 spaces
Visitor	1 sp / 10 Units			36 spaces
Retail	17,000 sf			
SubTotal				397 spaces
Total Parking Required				397 spaces

