

LEVEL 2 FLOOR PLAN

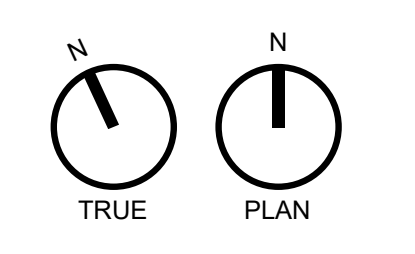
DR 202

Received
Planning Division
07/31/2024

- LEGEND**
- = STUDIO / URBAN UNIT
 - = 1 BED UNIT
 - = 2 BED UNIT
 - = 3 BED UNIT
 - = AMENITY
 - = CIRCULATION
 - = COMMON
 - * = TWO STORY UNIT



Scale: 1" = 30'-0"



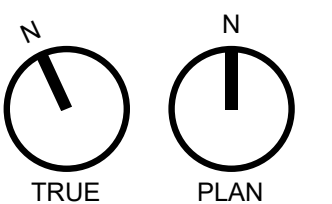
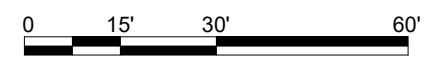
LEVEL 3 FLOOR PLAN

DR 203

- LEGEND**
- = STUDIO / URBAN UNIT
 - = 1 BED UNIT
 - = 2 BED UNIT
 - = 3 BED UNIT
 - = AMENITY
 - = CIRCULATION
 - = COMMON
 - * = TWO STORY UNIT



Scale: 1" = 30'-0"



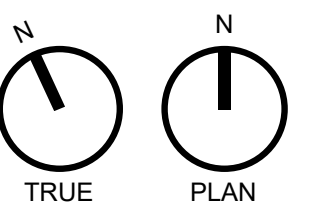
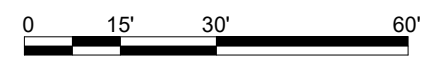
LEVEL 4 FLOOR PLAN

DR 204

- LEGEND**
- = STUDIO / URBAN UNIT
 - = 1 BED UNIT
 - = 2 BED UNIT
 - = 3 BED UNIT
 - = AMENITY
 - = CIRCULATION
 - = COMMON
 - * = TWO STORY UNIT



Scale: 1" = 30'-0"



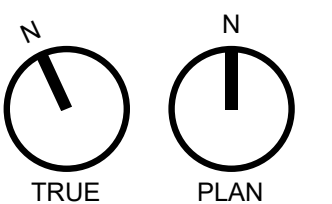
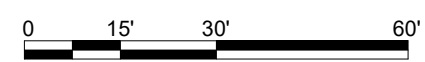
LEVEL 5 FLOOR PLAN

DR 205

- LEGEND**
- = STUDIO / URBAN UNIT
 - = 1 BED UNIT
 - = 2 BED UNIT
 - = 3 BED UNIT
 - = AMENITY
 - = CIRCULATION
 - = COMMON
 - * = TWO STORY UNIT



Scale: 1" = 30'-0"



LEVEL 6 FLOOR PLAN

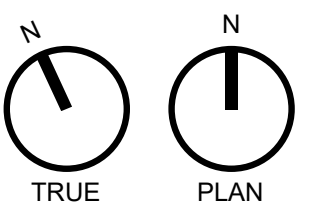
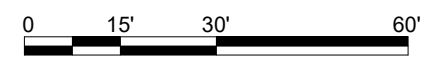
DR 205

LEGEND

- = STUDIO / URBAN UNIT
- = 1 BED UNIT
- = 2 BED UNIT
- = 3 BED UNIT
- = AMENITY
- = CIRCULATION
- = COMMON
- * = TWO STORY UNIT



Scale: 1" = 30'-0"



BUILDING AREA CALCULATIONS

Cedar Hills Apartments - 01.30.2023 - Revised 4.04.24 OPT B-398 units

	SITWORK		TOTAL VEHICLE PARKING			PARKING RATIO						
	Site ⁷ (GSF)	Sitework ¹ (GSF)		Total (Stalls)	Surface (Stalls)	Tuck Under / Covered (Stalls)	Retail Stalls	Bldg Area	Ratio (/1000)	Residential Stalls	Liv. Units	Ratio (/ Unit)
Ground Floor	240,139	219,307		462	250	197	15	4,843	3.0972538	447	398	1.12
Totals	240,139	219,307		462	250	197			0.000			1.12

BUILDING A	BUILDING AREAS				RESIDENTIAL				MISC								
	Primary Use	Flr-Flr (Ht')	Building (GSF)	Rentable (SF)	Rentable (NSF)	Units (GSF)	Units (NSF)	Units (Efficiency)	Units (# Units)	Storage (GSF)	Storage ³ (NSF)	Corridor (GSF)	Retail (GSF)	Amenity (GSF)	Shaft ⁴ (GSF)	Other Areas (GSF)	Other Areas (comments)
Ground Floor	Parking	12	4,245			0	0	0%	0	0	0	0	0	696	3,549	Lobby/Trash/Water/Elect./Gen.	
Second Floor	Hsng/Amenity	10.5	29,920			29,920	24,357	81%	29	0	0	3,228	0	955	713	667	Trash/Janitor/Elect.
Third Floor	Housing	10.5	29,907			29,907	25,445	85%	30	0	0	3,151	0	0	713	598	Trash/Janitor/Elect.
Fourth Floor	Housing	10.5	29,907			29,907	25,445	85%	30	0	0	3,151	0	0	713	598	Trash/Janitor/Elect.
Fifth Floor	Housing	10.5	29,907			29,907	25,445	85%	30	0	0	3,151	0	0	713	598	Trash/Janitor/Elect.
Totals		54	123,886	0	0	119,641	100,692	84%	119	0	0	12,681	0	955	3,548	6,010	

BUILDING B	BUILDING AREAS				RESIDENTIAL				MISC								
	Primary Use	Flr-Flr (Ht')	Building (GSF)	Rentable (SF)	Rentable (NSF)	Units (GSF)	Units (NSF)	Units (Efficiency)	Units (# Units)	Storage (GSF)	Storage ³ (NSF)	Corridor (GSF)	Retail (GSF)	Amenity (GSF)	Shaft ⁴ (GSF)	Other Areas (GSF)	Other Areas (comments)
Ground Floor	Parking	12	0			0	0	0%	0	0	0	0	0	0	0	0	Lobby/Trash/Water/Maint./Elect.
Second Floor	Housing	10.5	0			0	0	#DIV/0!	0	0	0	0	0	0	0	0	Trash/Common/Maint
Third Floor	Housing	10.5	0			0	0	#DIV/0!	0	0	0	0	0	0	0	0	Void Space
Fourth Floor	Housing	10.5	0			0	0	#DIV/0!	0	0	0	0	0	0	0	0	Trash/Common/Maint
Fifth Floor	Housing	10.5	0			0	0	#DIV/0!	0	0	0	0	0	0	0	0	Void Space
Totals		54	0	0	0	0	0	#DIV/0!	0	0	0	0	0	0	0	0	

BUILDING C		BUILDING AREAS				RESIDENTIAL				MISC							
	Primary Use	Flr-Flr (Ht')	Building (GSF)	Rentable (SF)	Rentable (NSF)	Units (GSF)	Units (NSF)	Units (Efficiency)	Units (# Units)	Storage (GSF)	Storage ³ (NSF)	Corridor (GSF)	Retail (GSF)	Amenity (GSF)	Shaft ⁴ (GSF)	Other Areas (GSF)	Other Areas (comments)
Ground Floor	Retail/Amenity	12	7,578			0	0	0%	0	0	0	0	1,700	885	1,033	3,960	Lobby/Trash/Water/Maint./Elect.
Second Floor	Housing	10.5	36,812			36,812	31,616	86%	39	580	348	3,231	0	0	994	391	Trash/Common/Elect.
Third Floor	Housing	10.5	36,812			36,812	31,616	86%	39	580	348	3,231	0	0	994	391	Trash/Common/Elect.
Fourth Floor	Housing	10.5	36,812			36,812	31,616	86%	39	580	348	3,231	0	0	994	391	Trash/Common/Elect.
Fifth Floor	Housing	10.5	36,812			36,812	31,616	86%	39	580	348	3,231	0	0	994	391	Trash/Common/Elect.
Sixth Floor	Housing	10.5	36,812			36,812	31,616	86%	39	580	348	3,231	0	0	994	391	Trash/Common/Elect.
Totals		65	191,638	0	0	184,060	158,080	86%	195	2,900	1,740	16,155	1,700	885	6,003	5,915	

BUILDING D		BUILDING AREAS				RESIDENTIAL				MISC							
	Primary Use	Flr-Flr (Ht')	Building (GSF)	Rentable (SF)	Rentable (NSF)	Units (GSF)	Units (NSF)	Units (Efficiency)	Units (# Units)	Storage (GSF)	Storage ³ (NSF)	Corridor (GSF)	Retail (GSF)	Amenity (GSF)	Shaft ⁴ (GSF)	Other Areas (GSF)	Other Areas (comments)
Ground Floor	Retail/Leasing	13	9,009			0	0	0%	0	0	0	0	3,143	0	556	5,310	Lobby/Lease/Trash/Water/Elect.
Second Floor	Hsng/Amenity	12	18,536			18,536	8,076	44%	8	0	0	2,291	0	6,504	720	945	Trash/Common/Maint
Third Floor	Housing	10.5	19,518			19,518	16,608	85%	19	0	0	1,483	0	0	720	707	Trash/Common/Maint
Fourth Floor	Housing	10.5	19,518			19,518	16,608	85%	19	0	0	1,483	0	0	720	707	Trash/Common/Maint
Fifth Floor	Housing	10.5	19,518			19,518	16,608	85%	19	0	0	1,483	0	0	720	707	Trash/Common/Maint
Sixth Floor	Housing	10.5	19,518			19,518	16,608	85%	19	0	0	1,483	0	0	720	707	Trash/Common/Maint
Totals		67	105,617	0	0	96,608	74,508	77%	84	0	0	8,223	3,143	6,504	4,156	9,083	

NOTES

GSF includes all elevators, shafts, stairs and MEP

NSF is to center line of demising walls, corridor side of unit walls, and exterior side of units walls.

1. Sitework: Site area minus Building Area. This is the site area after ROW Dedications.
2. Landscape / Hardscape: Includes all site areas not accounted for with building or parking surfaces.
3. Storage NSF: Storage GSF minus internal Circulation calculated at 60% efficiency
4. Shaft GSF: includes any shaft over 1 SF of area, including stairs and elevator
5. Common Outdoor Space Zoning Requirement: 15% of site area = 36,277 SF
6. Multi-level / Town House units include stair openings in SF totals.
7. Site area after dedications

BUILDING CUMULATIVE TOTALS

Name	Units	GSF	Amenities
Bldg A	119	123,886	955
Bldg B	0	0	0
Bldg C	195	191,638	885
Bldg D	84	105,617	6,504
Int. Totals	398	421,141	8,344
Unit Patios (2nd Fl)		8,077	
Balconies		385	
Amenity Deck (Exterior)		3,400	3,400
Ext. Totals		11,862	3,400

BUILDING FOOTPRINT

Name	GSF
Bldg A	29,920
Bldg B	0
Bldg C	36,812
Bldg D	18,536
Totals	85,268
10%	8,527

LIVING UNITS

Cedar Hills Apartments - 01.30.2023 - Revised 4.04.24- Opt B - 398 units

BLDG A	UNIT AREAS		UNIT COUNTS					Total (# units)	Mix (% of total)
	Ave Size (SF)	Total Area (SF)	Grnd (# units)	Level 2 (# units)	Level 3 (# units)	Level 4 (# units)	Level 5 (# units)		
S-1A	510	2,040	0	1	1	1	1	4	3%
S-1B	611	2,443	0	1	1	1	1	4	3%
1-1A	666	26,650	0	10	10	10	10	40	34%
1-1C	779	9,344	0	3	3	3	3	12	10%
1-1E	711	2,842	0	1	1	1	1	4	3%
1-1F	798	3,192	0	1	1	1	1	4	3%
2-2A	1,091	4,362	0	1	1	1	1	4	3%
2-2B	1,033	4,131	0	1	1	1	1	4	3%
2-2C	965	11,581	0	3	3	3	3	12	10%
2-2D	1,055	12,654	0	3	3	3	3	12	10%
2-2E	1,151	4,605	0	1	1	1	1	4	3%
2-2H	996	3,984	0	1	1	1	1	4	3%
2-2I	1,376	5,503	0	1	1	1	1	4	3%
2-2J	1,018	4,071	0	1	1	1	1	4	3%
2-2K	1,097	3,290	0	0	1	1	1	3	3%
Totals	846	100,692	0	29	30	30	30	119	100%

BLDG B	UNIT AREAS		UNIT COUNTS					Total (# units)	Mix (% of total)
	Ave Size (SF)	Total Area (SF)	Grnd (# units)	Level 2 (# units)	Level 3 (# units)	Level 4 (# units)	Level 5 (# units)		
MS 1-1.5	#DIV/0!	0	0	0	0	0	0	0	#DIV/0!
MS 2-1.5	#DIV/0!	0	0	0	0	0	0	0	#DIV/0!
MS 2-2.5	#DIV/0!	0	0	0	0	0	0	0	#DIV/0!
Totals	#DIV/0!	0	0	0	0	0	0	0	#DIV/0!

BLDG C	UNIT AREAS		UNIT COUNTS							Total (# units)	Mix (% of total)
	Ave Size (SF)	Total Area (SF)	Grnd (# units)	Level 2 (# units)	Level 3 (# units)	Level 4 (# units)	Level 5 (# units)	Level 6 (# units)			
S-1A	465	13,950	0	6	6	6	6	6	30	15%	
S-1B	568	14,200	0	5	5	5	5	5	25	13%	
1-1A	655	39,300	0	12	12	12	12	12	60	31%	
1-1B	554	2,770	0	1	1	1	1	1	5	3%	
1-1C	741	11,115	0	3	3	3	3	3	15	8%	
1-1D	839	4,195	0	1	1	1	1	1	5	3%	
2-2F new	1,310	13,100	0	2	2	2	2	2	10	5%	
2-2G	0	0	0	0	0	0	0	0	0	0%	
2-2J	946	18,920	0	4	4	4	4	4	20	10%	
3-2A	1,525	7,625	0	1	1	1	1	1	5	3%	
3-2B	1,411	7,055	0	1	1	1	1	1	5	3%	
3-2C	1,486	7,430	0	1	1	1	1	1	5	3%	
3-2F	1,867	9,335	0	1	1	1	1	1	5	3%	
3-2G + Den	1,827	9,135	0	1	1	1	1	1	5	3%	
Totals	811	158,130	0	39	39	39	39	39	195	100%	

BLDG D	UNIT AREAS		UNIT COUNTS							Total (# units)	Mix (% of total)
	Ave Size (SF)	Total Area (SF)	Grnd (# units)	Level 2 (# units)	Level 3 (# units)	Level 4 (# units)	Level 5 (# units)	Level 6 (# units)			
S-1A	514	8,224	0	0	4	4	4	4	16	19%	
1-1G	711	25,596	0	4	8	8	8	8	36	43%	
2-2L	1,341	13,410	0	2	2	2	2	2	10	12%	
2-2M	978	3,912	0	0	1	1	1	1	4	5%	
2-2N	1,174	10,566	0	1	2	2	2	2	9	11%	
3-2D	1,456	7,280	0	1	1	1	1	1	5	6%	
3-2E	1,377	5,508	0	0	1	1	1	1	4	5%	
Totals	887	74,496	0	8	19	19	19	19	84	100%	

TOTALS	UNIT AREAS		UNIT COUNTS						Total (# units)	Mix (% of total)	
	Ave Size (SF)	Total Area (SF)	Grnd (# units)	Level 2 (# units)	Level 3 (# units)	Level 4 (# units)	Level 5 (# units)	Level 6 (# units)			
S1-A	484	24,214	0	7	11	11	11	10	50	13%	20%
S1-B	574	16,643	0	6	6	6	6	5	29	7%	
1-1A	660	65,950	0	22	22	22	22	12	100	25%	45%
1-1B	554	2770	0	1	1	1	1	1	5	1%	
1-1C	758	20,459	0	6	6	6	6	3	27	7%	
1-1D	839	4195	0	1	1	1	1	1	5	1%	
1-1E	711	2,842	0	1	1	1	1	0	4	1%	
1-1F	798	3,192	0	1	1	1	1	0	4	1%	
1-1G	711	25,596	0	4	8	8	8	8	36	9%	
2-2A	1,091	4,362	0	1	1	1	1	0	4	1%	26%
2-2B	1,033	4,131	0	1	1	1	1	0	4	1%	
2-2C	965	11,581	0	3	3	3	3	0	12	3%	
2-2D	1,055	12,654	0	3	3	3	3	0	12	3%	
2-2E	1,151	4,605	0	1	1	1	1	0	4	1%	
2-2F new	1,310	13,100	0	2	2	2	2	2	10	3%	
2-2G	0	0	0	0	0	0	0	0	0	0%	
2-2H	996	3,984	0	1	1	1	1	0	4	1%	
2-2I	1,376	5,503	0	1	1	1	1	0	4	1%	
2-2J	958	22,991	0	5	5	5	5	4	24	6%	
2-2K	1,097	3,290	0	0	1	1	1	0	3	1%	
2-2L	1,341	13,410	0	2	2	2	2	2	10	3%	
2-2M	978	3,912	0	0	1	1	1	1	4	1%	
2-2N	1,174	10,566	0	1	2	2	2	2	9	2%	
3-2A	1,525	7,625	0	1	1	1	1	1	5	1%	9%
3-2B	1,411	7,055	0	1	1	1	1	1	5	1%	
3-2C	1,486	7,430	0	1	1	1	1	1	5	1%	
3-2D	1,456	7,280	0	1	1	1	1	1	5	1%	
3-2E	1,377	5,508	0	0	1	1	1	1	4	1%	
3-2F	1,867	9,335	0	1	1	1	1	1	5	1%	
3-2G + Den	1,827	9,135	0	1	1	1	1	1	5	1%	
Totals	837	333,318	0	76	88	88	88	58	398	100%	