

BUILDING DATA									
STUDIO UNITS									
	Unit A1 - Studio		Unit A2 - Studio		0 S.F.		S.F.		Area
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	
Floor 5	4	2,160	3	1,320	-	-	-	-	-
Floor 4	4	2,160	3	1,320	-	-	-	-	-
Floor 3	4	2,160	3	1,320	-	-	-	-	-
Floor 2	4	2,160	3	1,320	-	-	-	-	-
Floor 1 - Parking	-	-	-	-	-	-	-	-	-
Totals	16	8,640	12	5,280	-	-	-	-	-
Unit Breakdown	28	7.5%		0.0%		0.0%			
Total Studios: 28 17.4% Average Studio Size (sf): 497									

1-BEDROOM UNITS											
Unit B1		Unit B2		Unit B3		Unit B4		Unit B5		Unit B6	
794 S.F.		685 S.F.		735 S.F.		820 S.F.		743 S.F.		690 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
6	4,764	5	3,425	5	3,675	1	820	1	743	1	690
6	4,764	5	3,425	5	3,675	1	820	1	743	1	690
7	5,558	5	3,425	5	3,675	1	820	1	743	1	690
7	5,558	5	3,425	5	3,675	1	820	1	743	1	690
26	20,644	20	13,700	20	14,700	4	3,280	4	2,972	4	2,760
16.1%		12.4%		12.4%		2.5%		2.5%		0.0%	
Total 1BRs: 78 48.4% Average 1BR Size (sf): 744											

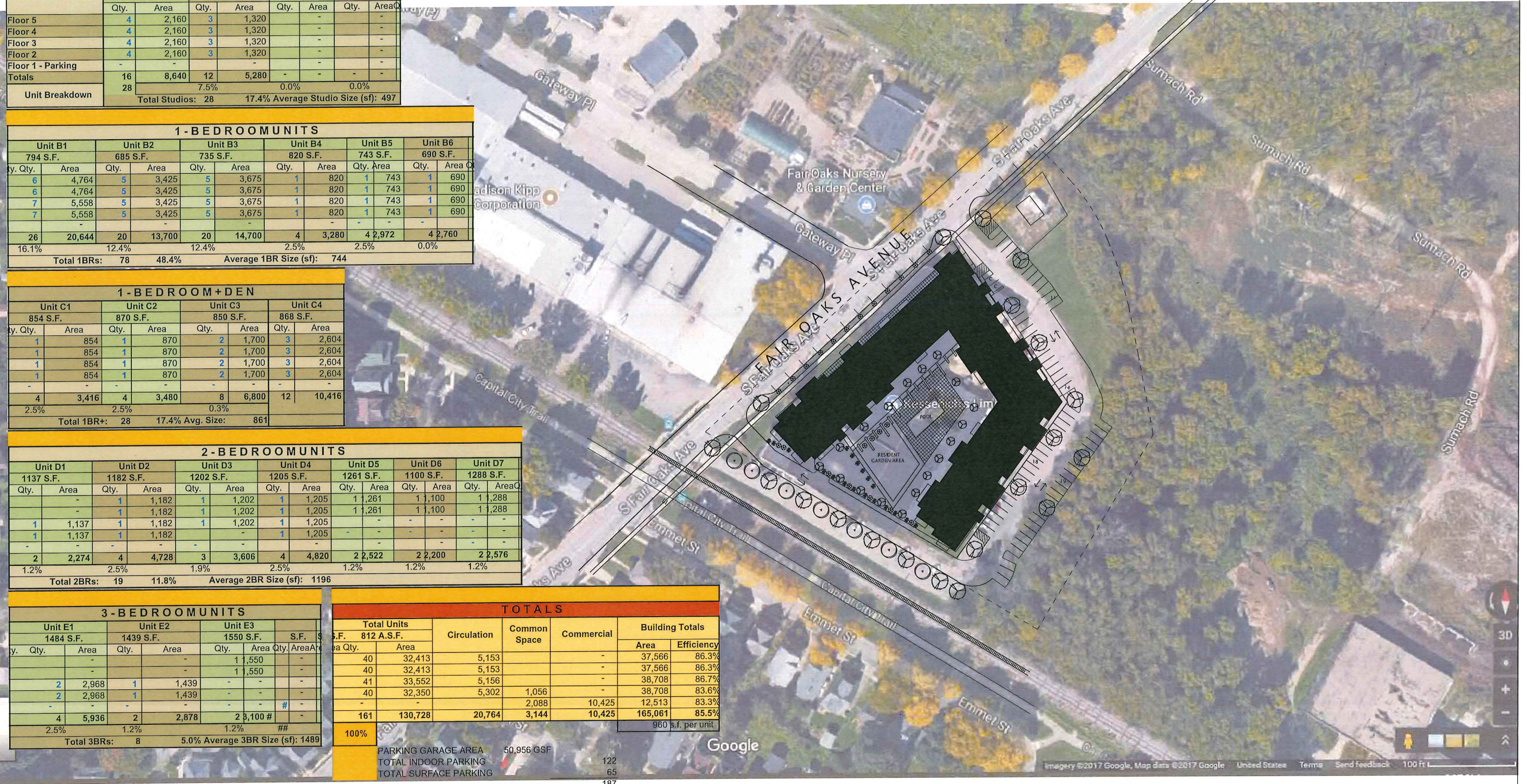
1-BEDROOM + DEN							
Unit C1		Unit C2		Unit C3		Unit C4	
854 S.F.		870 S.F.		850 S.F.		868 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
4	3,416	4	3,480	8	6,800	12	10,416
2.5%		2.5%		0.3%			
Total 1BR+: 28 17.4% Avg. Size: 861							

2-BEDROOM UNITS													
Unit D1		Unit D2		Unit D3		Unit D4		Unit D5		Unit D6		Unit D7	
1137 S.F.		1182 S.F.		1202 S.F.		1205 S.F.		1261 S.F.		1100 S.F.		1288 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
-	-	1	1,182	1	1,202	1	1,205	1	1,261	1	1,100	1	1,288
-	-	1	1,182	1	1,202	1	1,205	1	1,261	1	1,100	1	1,288
1	1,137	1	1,182	1	1,202	1	1,205	-	-	-	-	-	-
1	1,137	1	1,182	-	-	1	1,205	-	-	-	-	-	-
2	2,274	4	4,728	3	3,606	4	4,820	2	2,522	2	2,200	2	2,576
1.2%		2.5%		1.9%		2.5%		1.2%		1.2%		1.2%	
Total 2BRs: 19 11.8% Average 2BR Size (sf): 1196													

3-BEDROOM UNITS							
Unit E1		Unit E2		Unit E3		S.F.	
1484 S.F.		1439 S.F.		1550 S.F.		S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
-	-	-	-	1	1,550	-	-
-	-	-	-	1	1,550	-	-
2	2,968	1	1,439	-	-	-	-
2	2,968	1	1,439	-	-	-	-
4	5,936	2	2,878	2	3,100	#	-
2.5%		1.2%		1.2%		##	
Total 3BRs: 8 5.0% Average 3BR Size (sf): 1489							

TOTALS							
Total Units		Circulation	Common Space	Commercial	Building Totals		S.F. per unit
Qty.	Area				Area	Efficiency	
40	32,413	5,153	-	-	37,566	86.3%	
40	32,413	5,153	-	-	37,566	86.3%	
41	33,552	5,156	-	-	38,708	86.7%	
40	32,350	5,302	1,056	-	38,708	83.6%	
-	-	-	2,088	10,425	12,513	83.3%	
161	130,728	20,764	3,144	10,425	165,061	85.5%	
					960	s.f. per unit	

PARKING GARAGE AREA	50,956 GSF
TOTAL INDOOR PARKING	122
TOTAL SURFACE PARKING	65
	187





FAIR OAKS AVENUE

BUILDING TO REMAIN

WETLANDS

WETLANDS

RESIDENT GARDEN AREA

POOL

18

19

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
							RATIOS				
							COMMERCIAL	26	2.5 PER 1,000 S.F.		
							RESIDENTIAL	161	1.0/ U 0.82/ BR		

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT
FIRST FLOOR PLAN WITH SITE CONTEXT



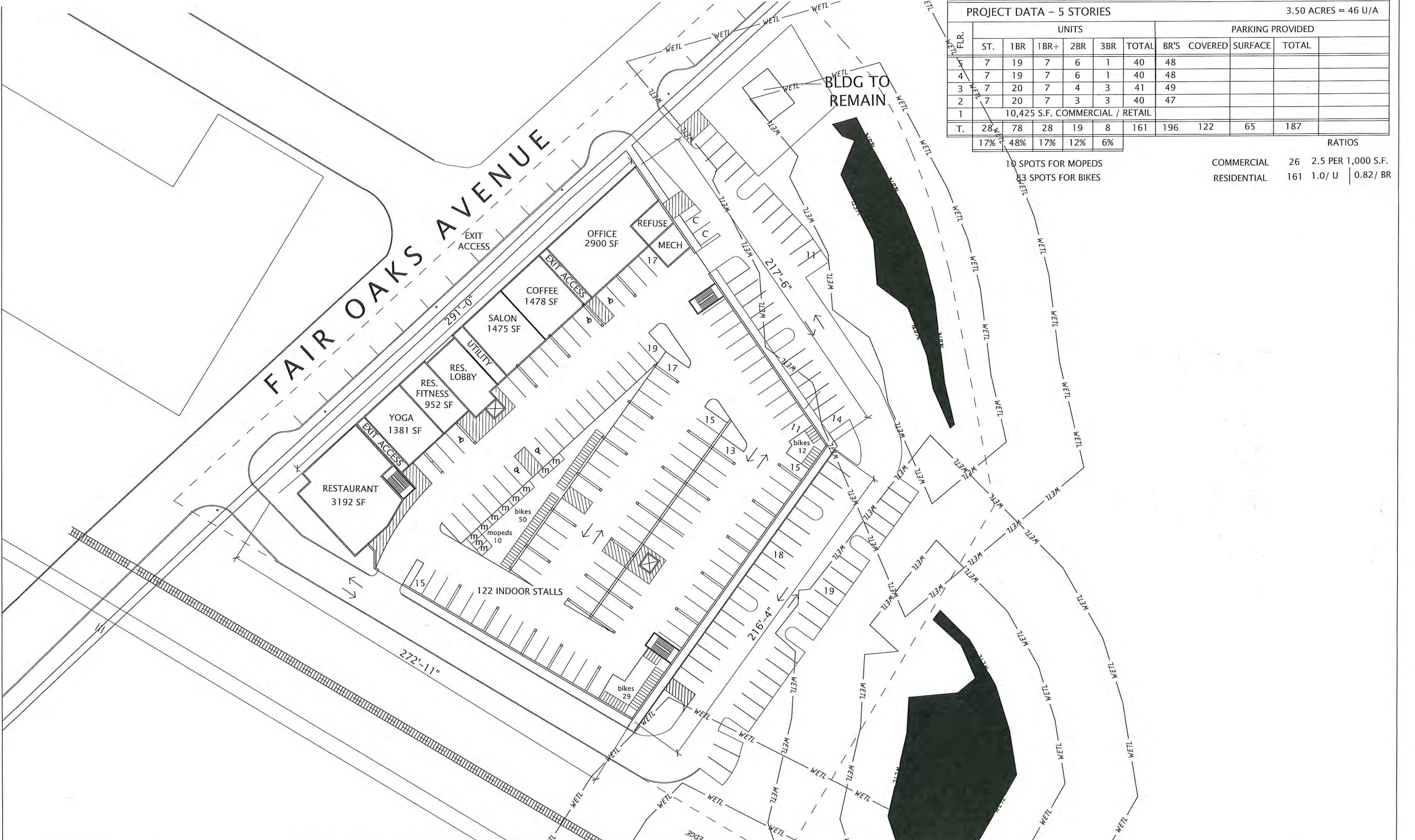
AUGUST 16, 2017
1" = 25' (on 24x36)



PROJECT DATA - 5 STORIES						3.50 ACRES = 46 U/A				
FLR.	UNITS					PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL
5	7	19	7	6	1	40	48			
4	7	19	7	6	1	40	48			
3	7	20	7	4	3	41	49			
2	7	20	7	3	3	40	47			
1	10,425 S.F. COMMERCIAL / RETAIL									
T.	28	78	28	19	8	161	196	122	65	187
	17%	48%	17%	12%	6%					

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

RATIOS
COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



PROJECT DATA - 5 STORIES						3.50 ACRES = 46 U/A				
FLR.	UNITS					PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL
5	7	19	7	6	1	40	48			
4	7	19	7	6	1	40	48			
3	7	20	7	4	3	41	49			
2	7	20	7	3	3	40	47			
1	10,425 S.F. COMMERCIAL / RETAIL									
T.	28	78	28	19	8	161	196	122	65	187
	17%	48%	17%	12%	6%					

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

RATIOS
COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



SECOND FLOOR

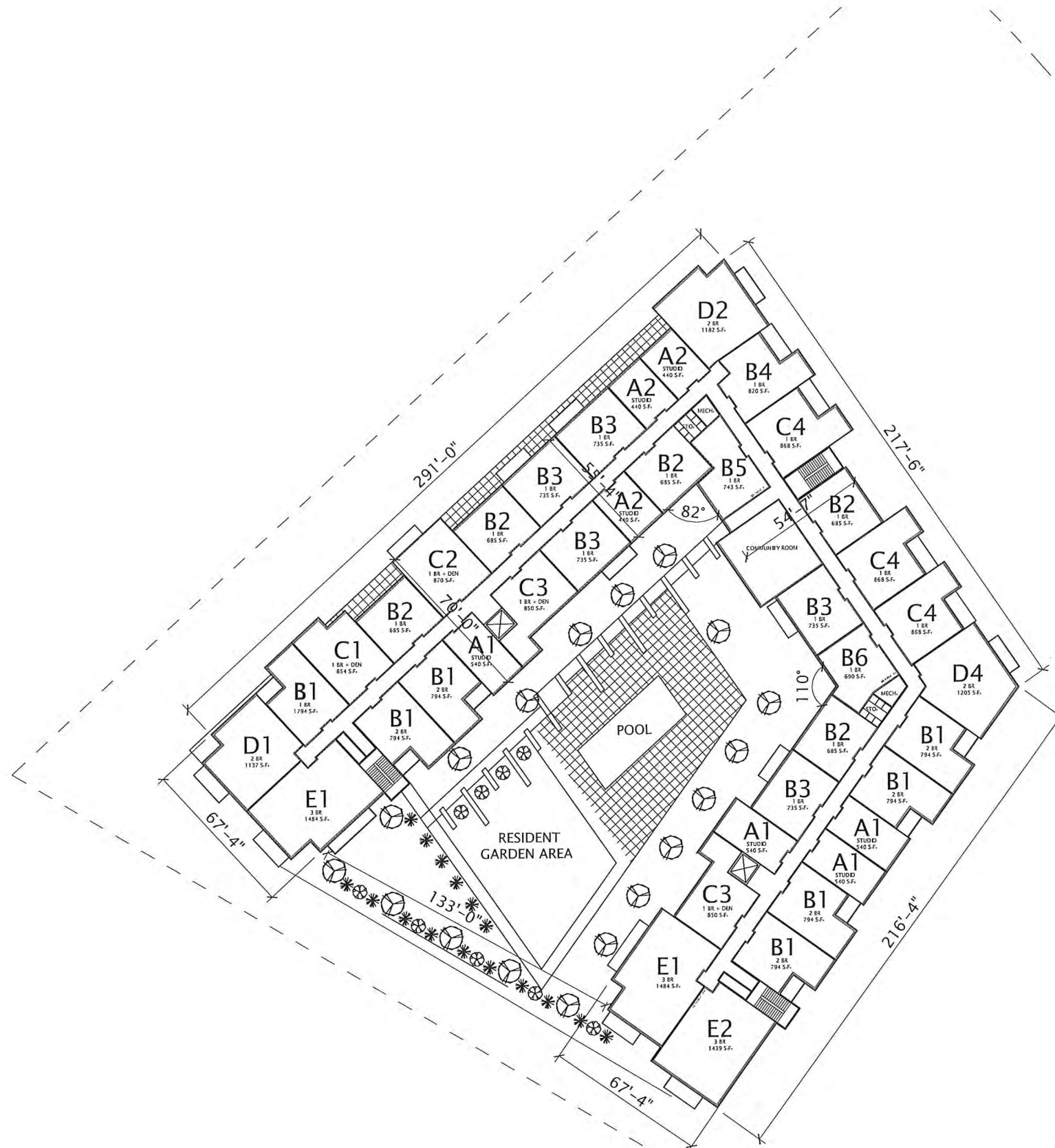


THIRD FLOOR

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	

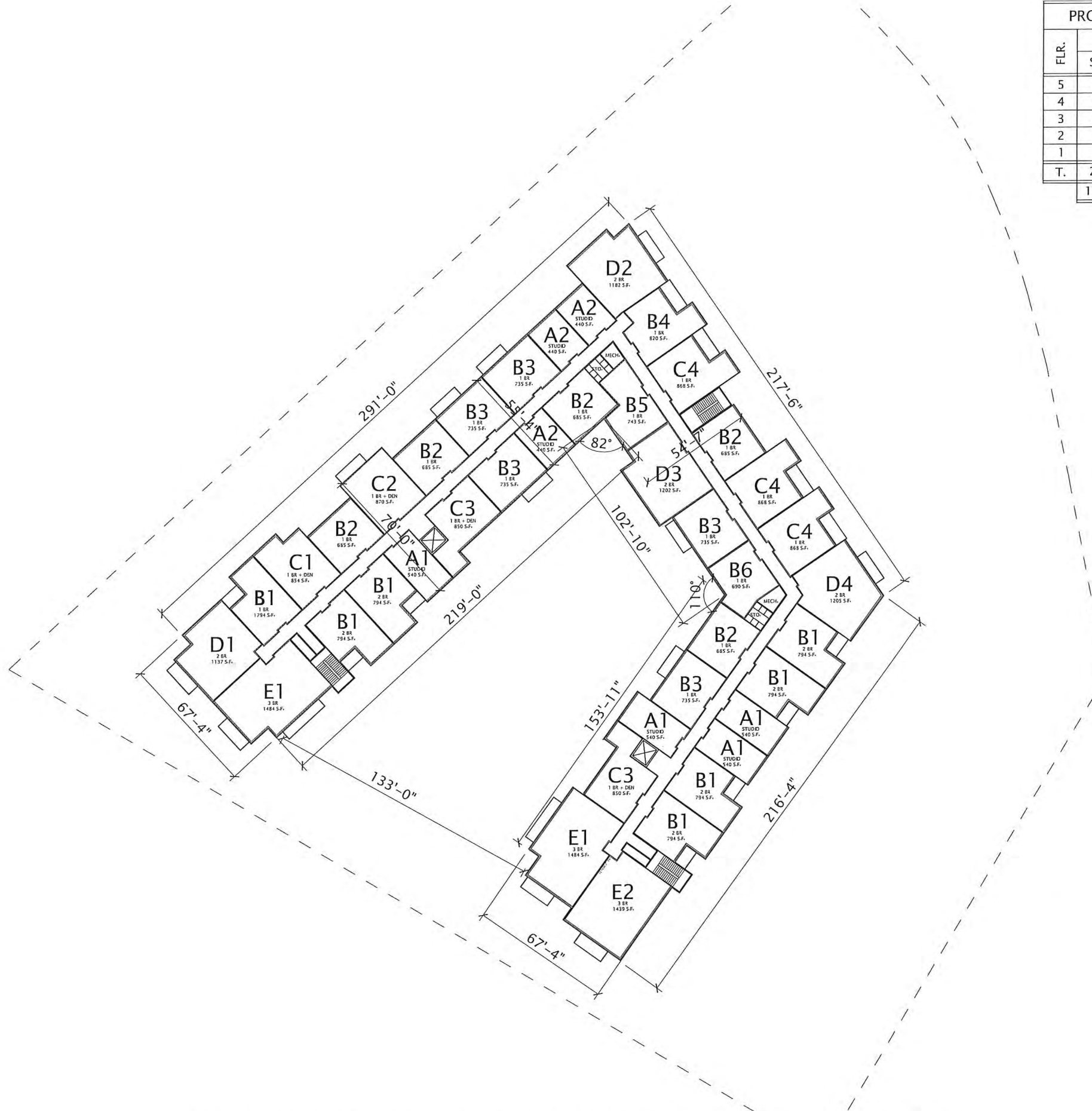
RATIOS

10 SPOTS FOR MOPEDS	COMMERCIAL	26	2.5 PER 1,000 S.F.
83 SPOTS FOR BIKES	RESIDENTIAL	161	1.0 / U 0.82 / BR



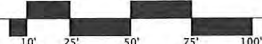

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	

RATIOS
 10 SPOTS FOR MOPEDS
 83 SPOTS FOR BIKES
 COMMERCIAL 26 2.5 PER 1,000 S.F.
 RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

3RD FLOOR PLAN - 41 UNITS

AUGUST 16, 2017
 1"=25' (on 24x36)


A-101b

PROJECT DATA - 5 STORIES						3.50 ACRES = 46 U/A				
FLR.	UNITS					PARKING PROVIDED				
	ST.	1 BR	1 BR+	2 BR	3 BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL
5	7	19	7	6	1	40	48			
4	7	19	7	6	1	40	48			
3	7	20	7	4	3	41	49			
2	7	20	7	3	3	40	47			
1	10,425 S.F. COMMERCIAL / RETAIL									
T.	28	78	28	19	8	161	196	122	65	187
	17%	48%	17%	12%	6%		RATIOS			

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



FOURTH FLOOR



FIFTH FLOOR

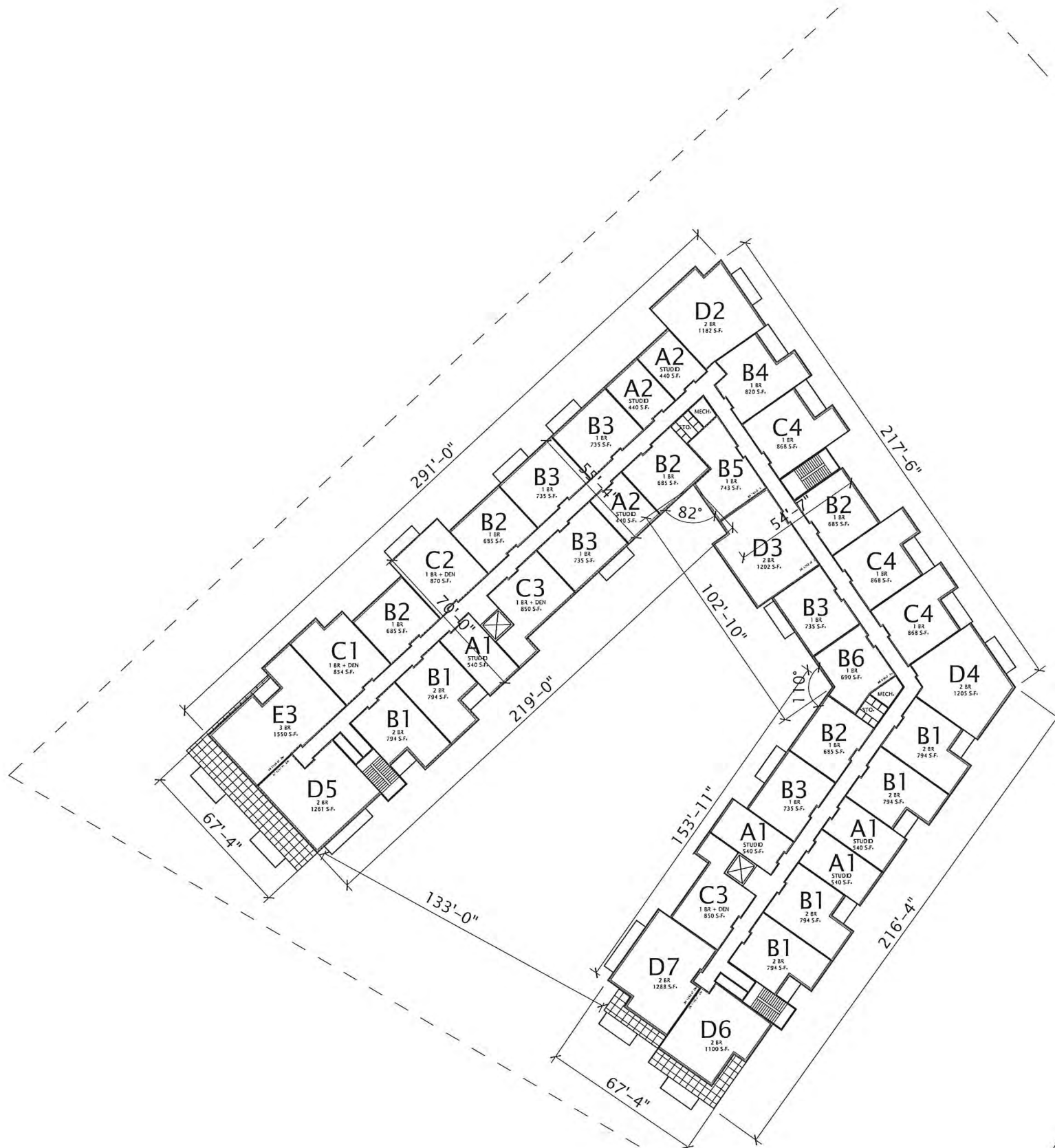


131 FAIR OAKS MIXED-USE REDEVELOPMENT
FOURTH AND FIFTH FLOOR PLANS - 40 UNITS EACH

AUGUST 16, 2017
1"=25' (on 24x36)

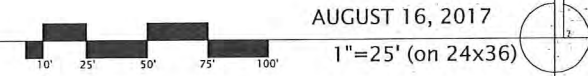
PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	

RATIOS					
17%	48%	17%	12%	6%	
10 SPOTS FOR MOPEDS					
83 SPOTS FOR BIKES					
COMMERCIAL	26	2.5 PER 1,000 S.F.			
RESIDENTIAL	161	1.0/ U	0.82/ BR		



131 FAIR OAKS MIXED-USE REDEVELOPMENT

4TH FLOOR PLAN - 40 UNITS



AUGUST 16, 2017

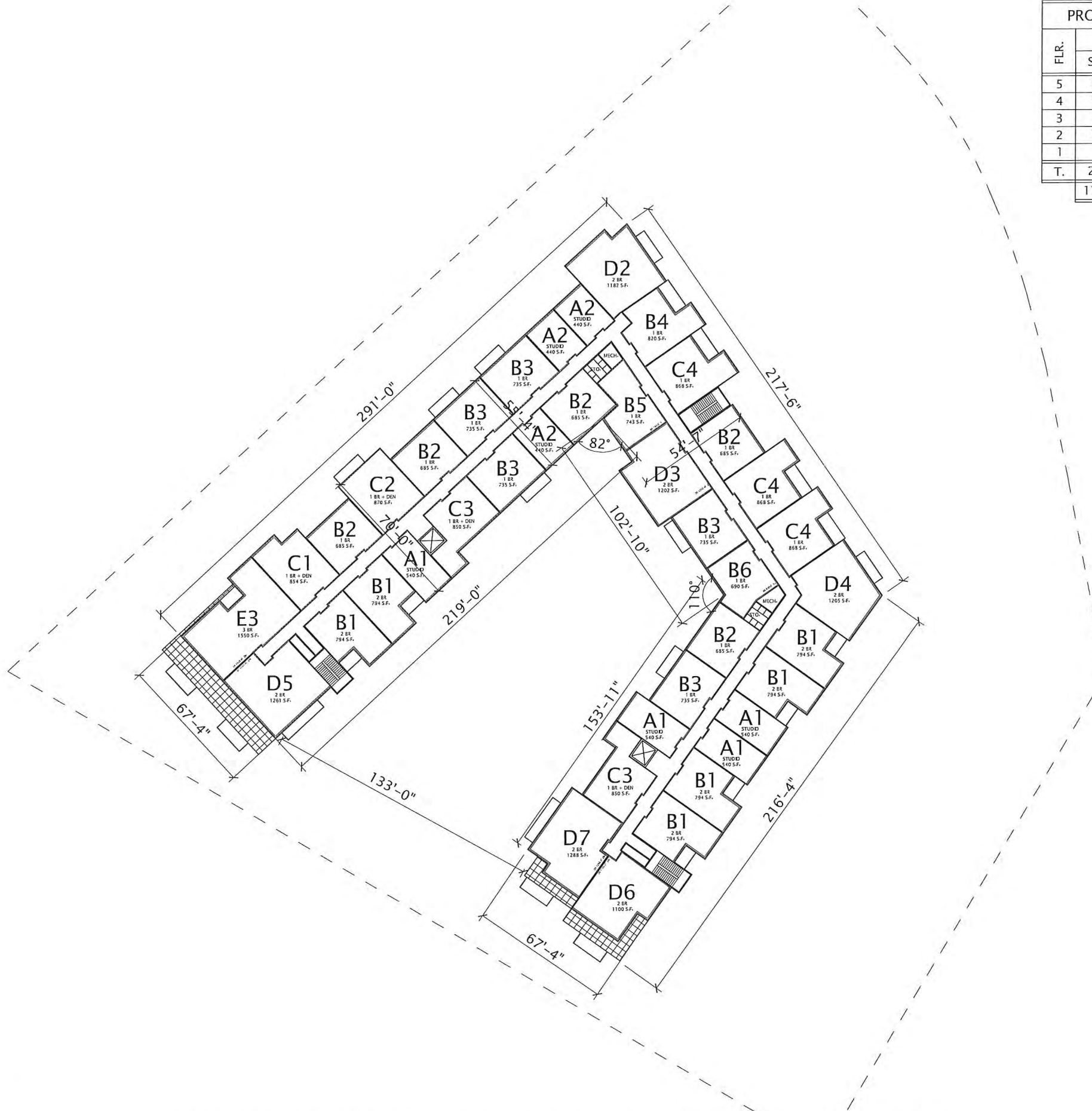
A-102a

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	

RATIOS

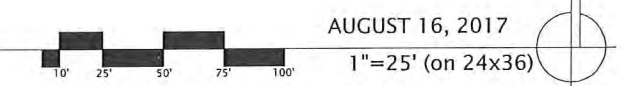
10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



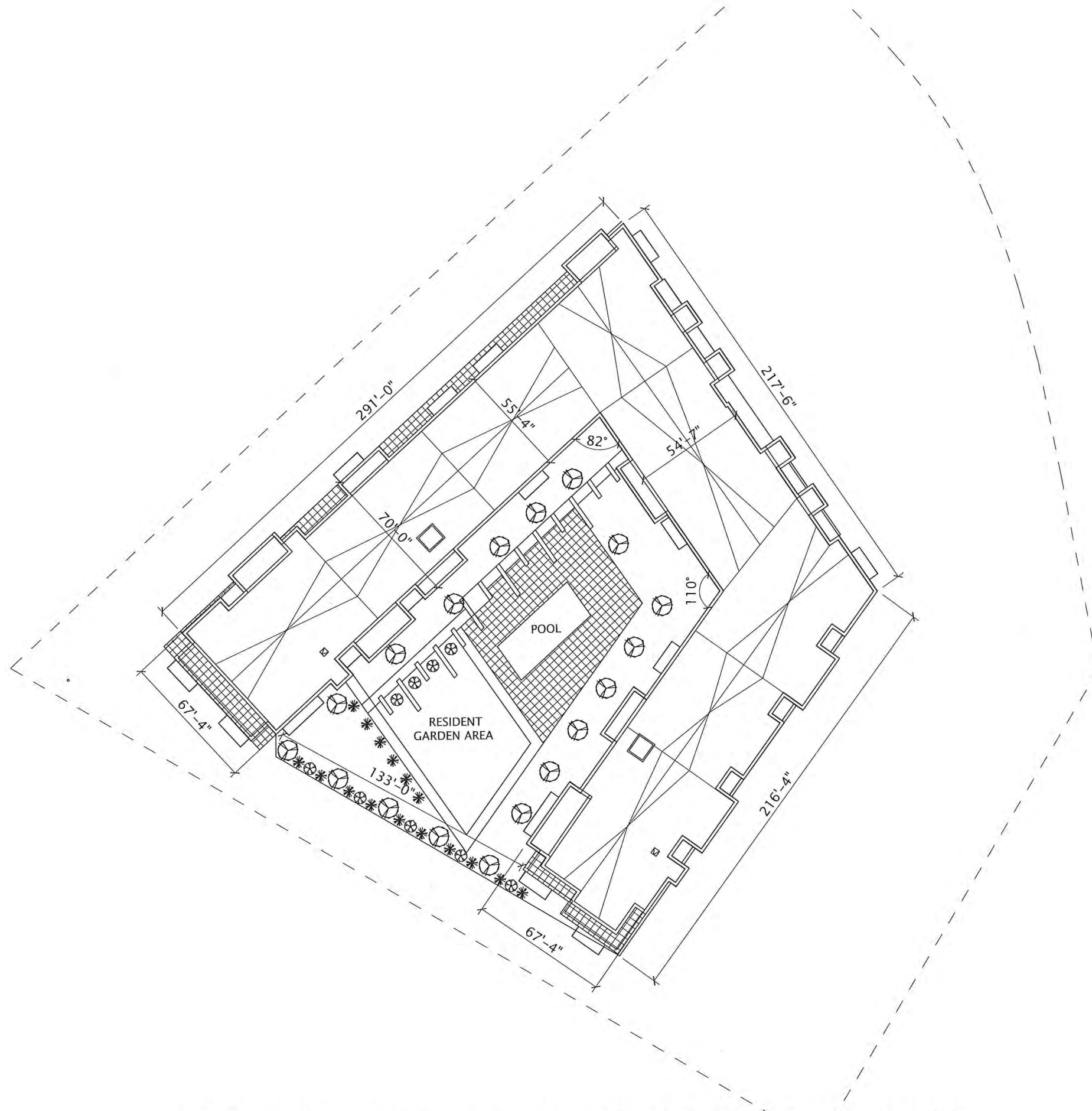
131 FAIR OAKS MIXED-USE REDEVELOPMENT

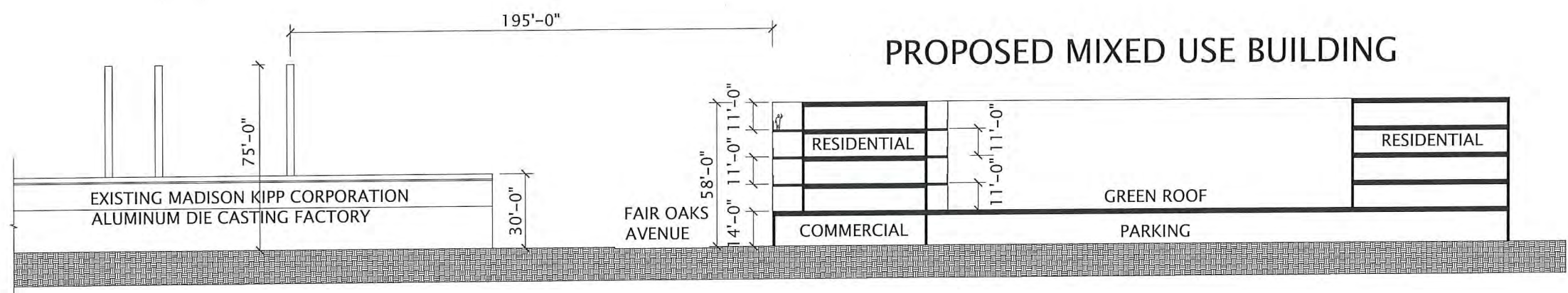
5TH FLOOR PLAN - 40 UNITS

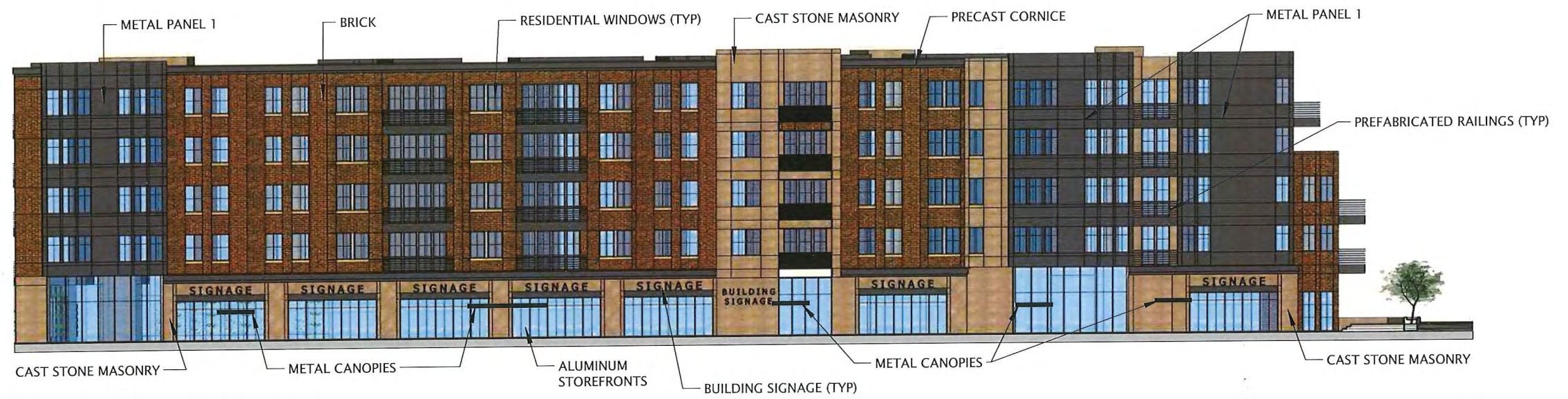


AUGUST 16, 2017
1"=25' (on 24x36)

A-102b







① NORTHWEST ELEVATION
1/32" = 1'-0"

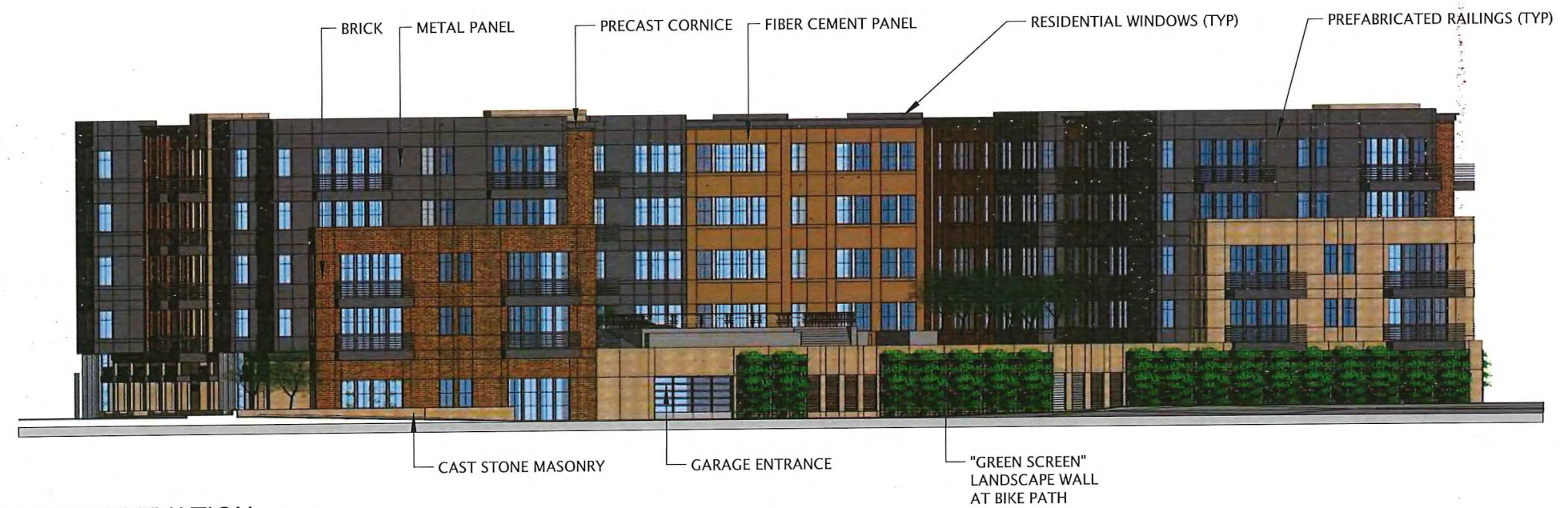


② NORTHEAST ELEVATION
1/32" = 1'-0"

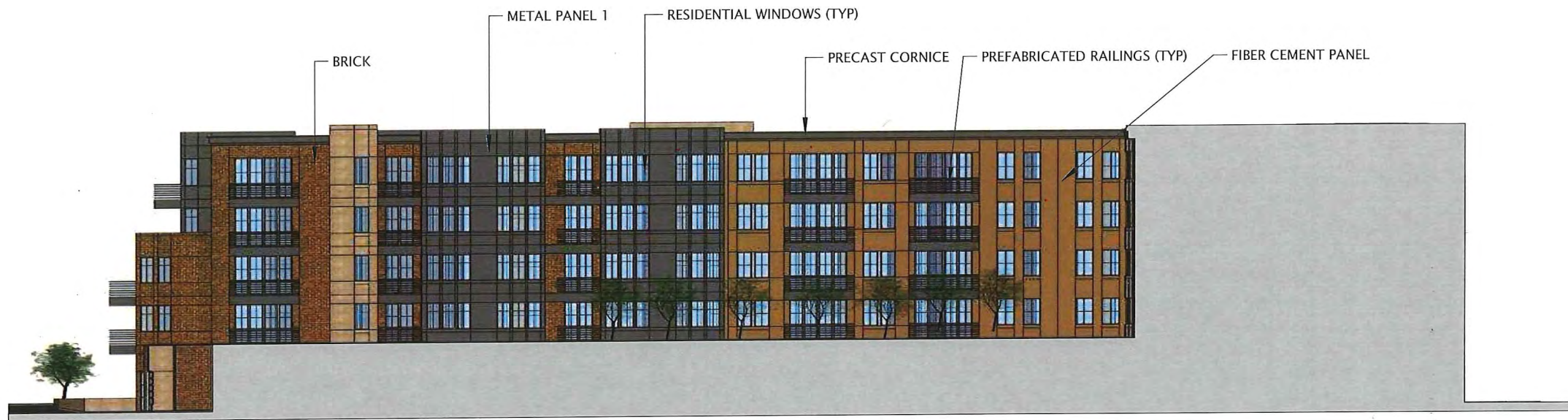




① SOUTHEAST ELEVATION
1/32" = 1'-0"



② SOUTHWEST ELEVATION
1/32" = 1'-0"



① NORTH COURTYARD ELEVATION
1/32" = 1'-0"



② SOUTH COURTYARD ELEVATION
1/32" = 1'-0"



Perspectives

PROJECT OVERVIEW

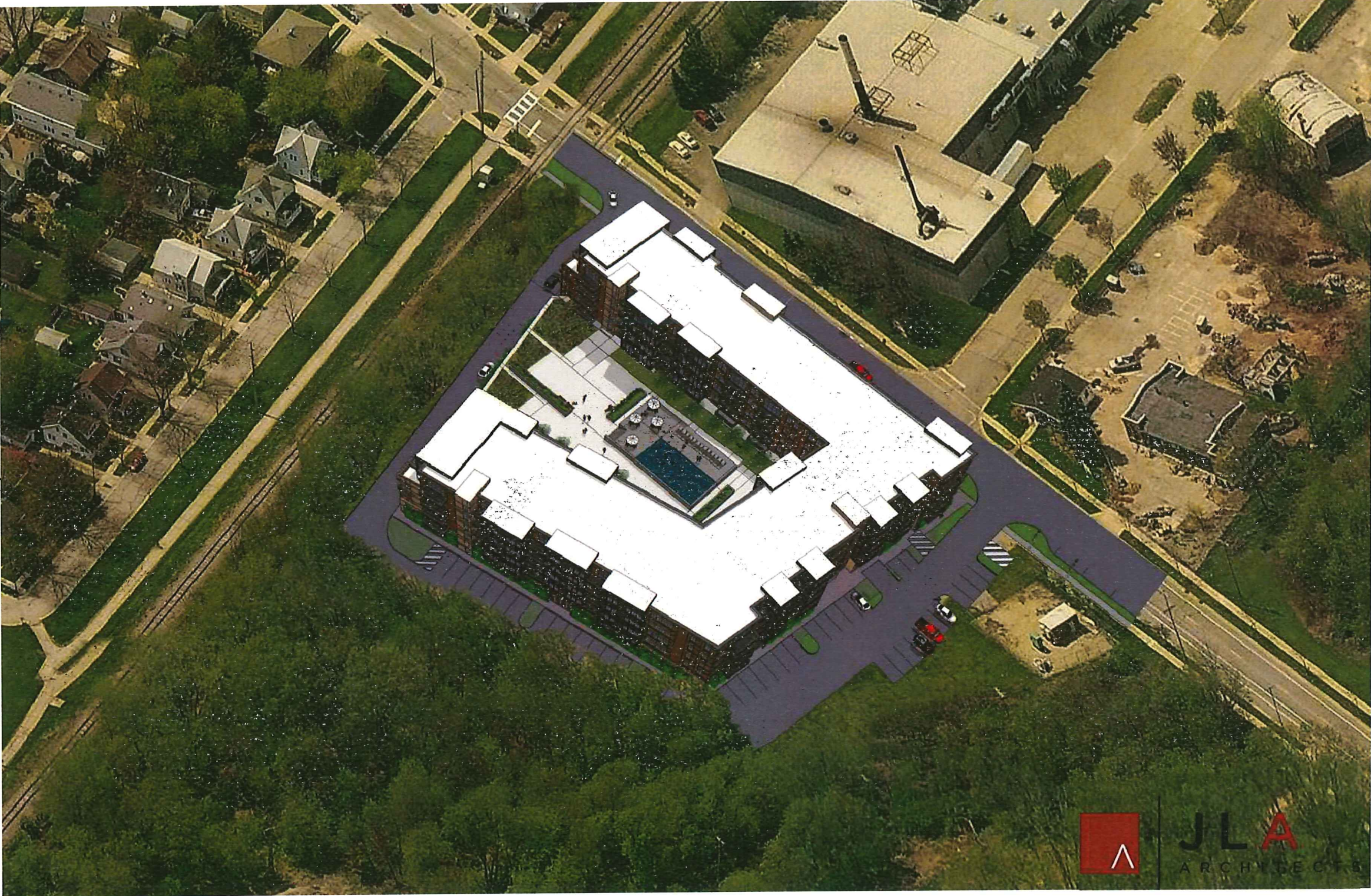


Context



Perspectives

PROJECT OVERVIEW

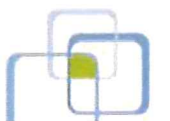


Context





Neighborhood





Composition





Stepping





Streetscape





Proportion



Perspectives



PROJECT OVERVIEW

Activity



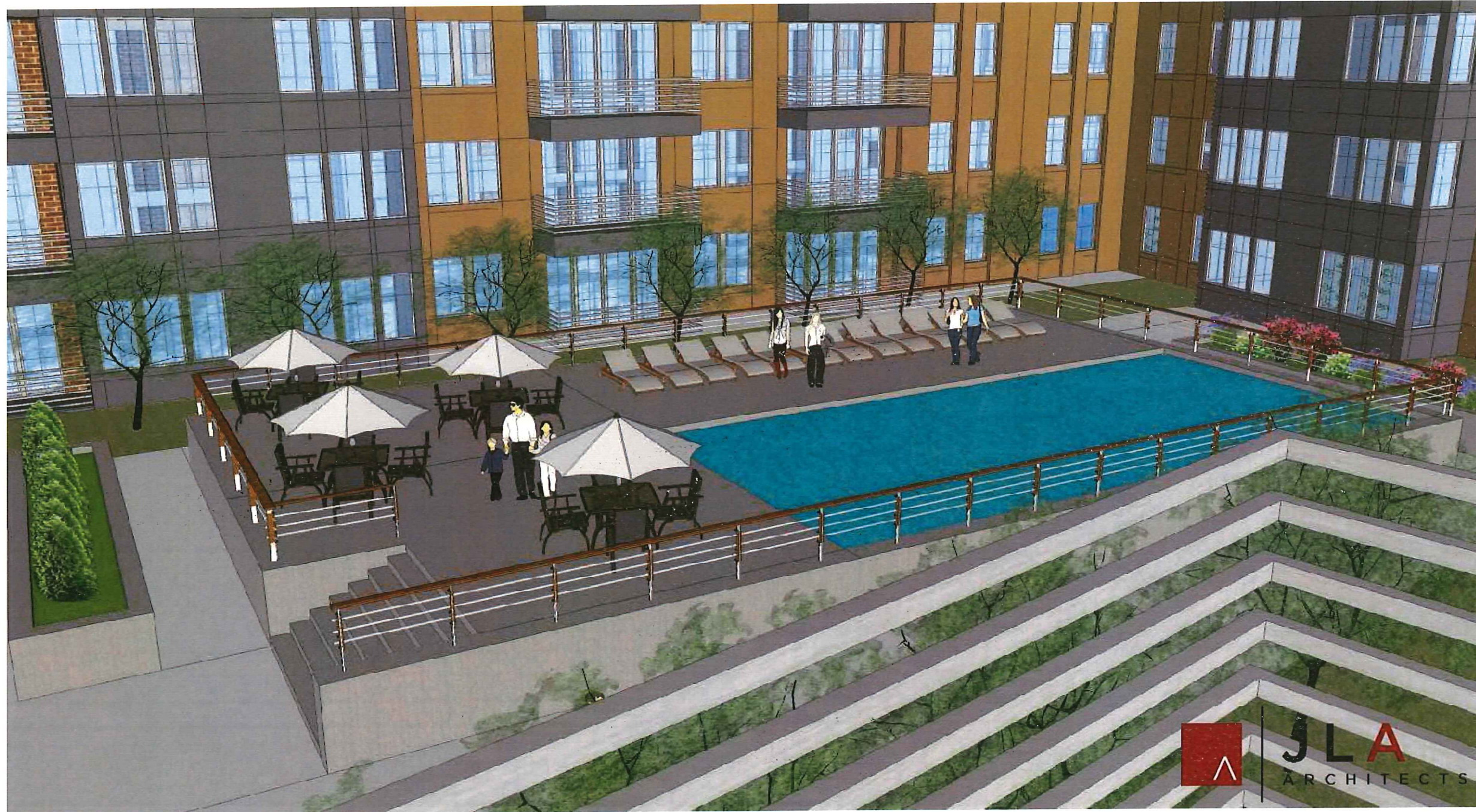


Community



Perspectives

PROJECT OVERVIEW



Courtyard

