

#### ***Tabs 4.a. to Tab 4.g.***

##### ***Tab 4.a. Height***

The seven Project apartment buildings vary between 4-story 50 ft. height on the southern end of the site the 3-story 40 ft height on some buildings moving north on the site.

The 197-stall parking garage is a 3-story structure with a height of 36 ft.

##### ***Tab 4.b. Scale***

Plan scale: 1/32 inch = 1 ft.

##### ***Tab 4.c. Density & Intensity***

The Developer and Architect have maximized the density and the parking uses for the 3.358 acres of land with 171 apartments units and 275 parking stalls while with maximized and intense land uses still maintaining a community atmosphere with active and quiet outdoor activity areas to meet the community needs.

##### ***Tab 4.d. Request for units from the density pool***

The land is 3.358 acres with allowed density of 50 units per acre.  $3.3582 \times 50 = 168$ .

Three (3) units are requested from the Density Pool.

##### ***Tab 4.e. Sq. Ft. of specific land uses***

Garage:	88,239 gsf
Residential / Breezeways / Amenities:	148,209 gsf
Breezeways:	54,258 gsf
Amenities:	7,225 gsf
A/C area:	155,434 sf

##### ***Tab 4.f. Proposed Architectural Style***

The exterior of the building is designed in a contemporary style using red brick and cementitious siding (“Hardie Siding”) painted in warm earth tones. A flat roof is utilized to locate the air conditioning compressors, clearing the ground from visual clutter and unwanted noise. The building face has been pushed back from the sidewalks allowing for more green space, more privacy for residents and a more pleasant pedestrian experience.

##### ***Tab 4.g. Site and building orientation***

The project buildings are oriented to provide views from the Project apartments while maintain a pleasing view of the from the busy public S. Martin Luther King Ave. on the West Boundary of the Project without sacrificing privacy of the apartments.

The project is provided with two separate outdoor open spaces. The active pool zone was placed to take advantage of the western sun exposure. The more passive interior courtyard is surrounded by units to create a more private, quieter amenity. Each of these open spaces help to maximize views from the living spaces to the outdoors.