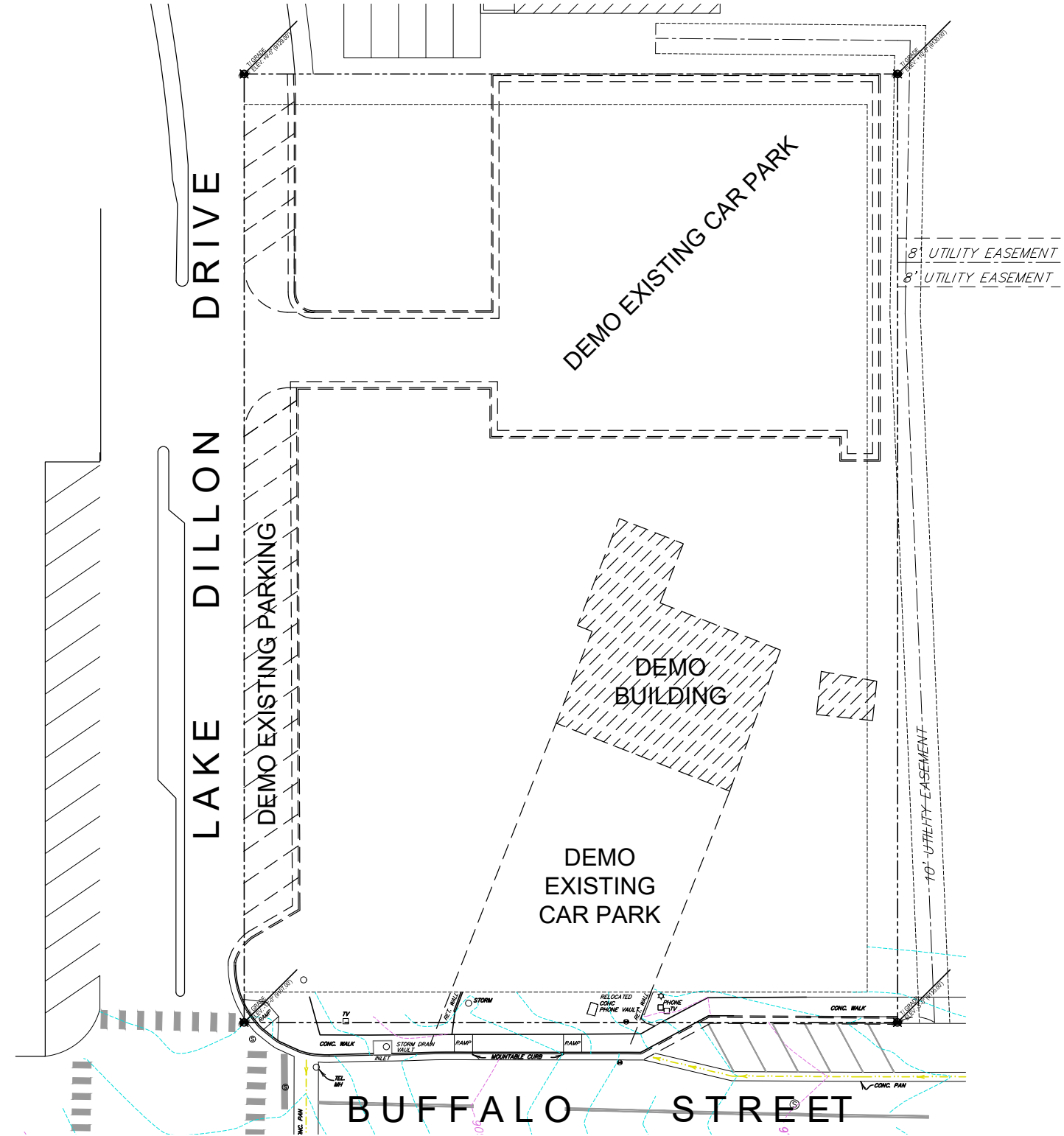


3. Workforce Housing

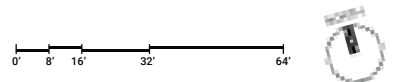
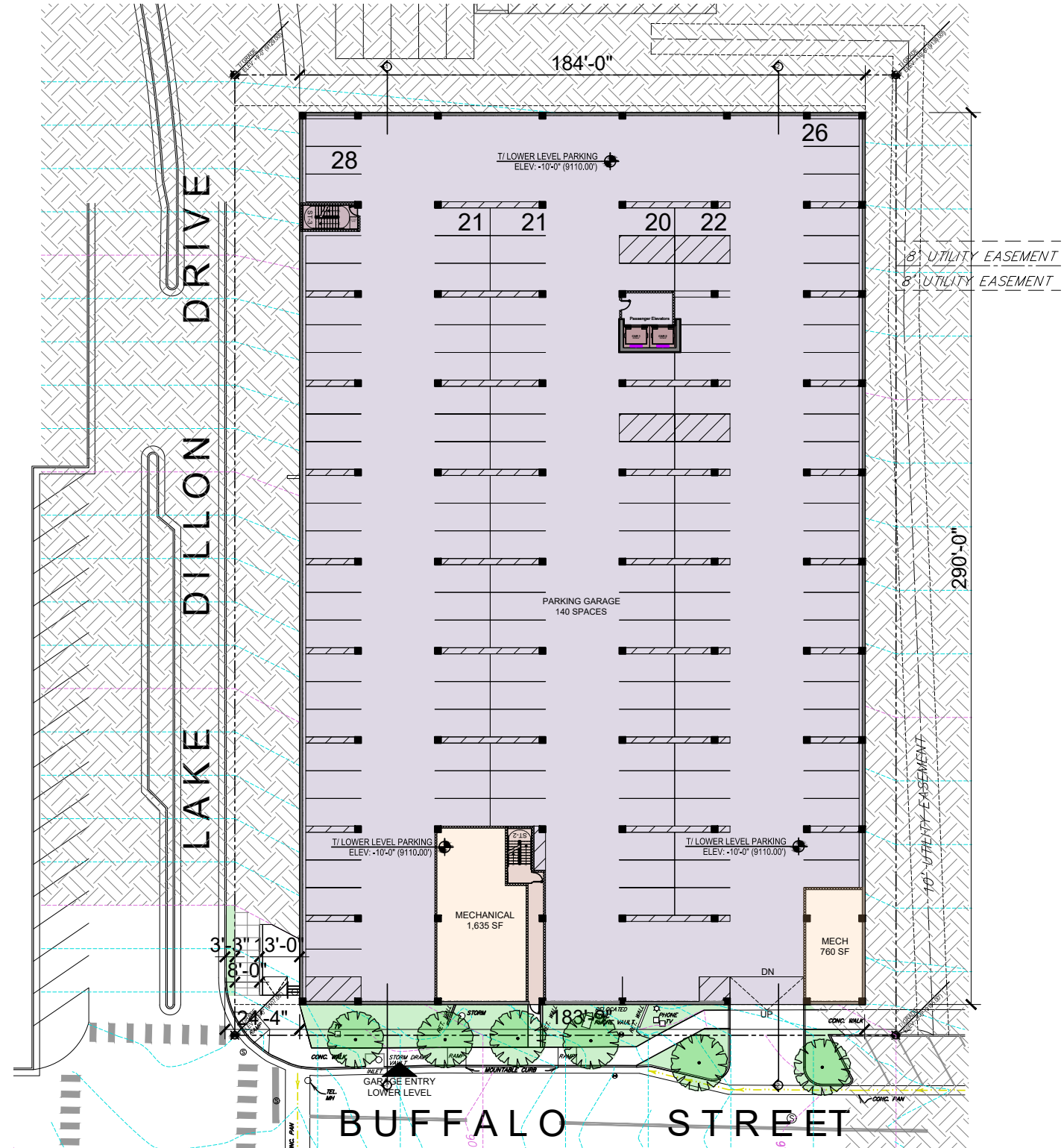
Site



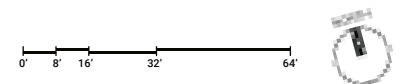
Demo Plan



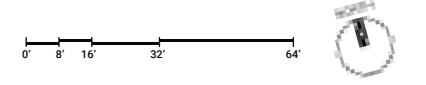
Lower Level Parking Plan



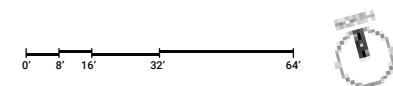
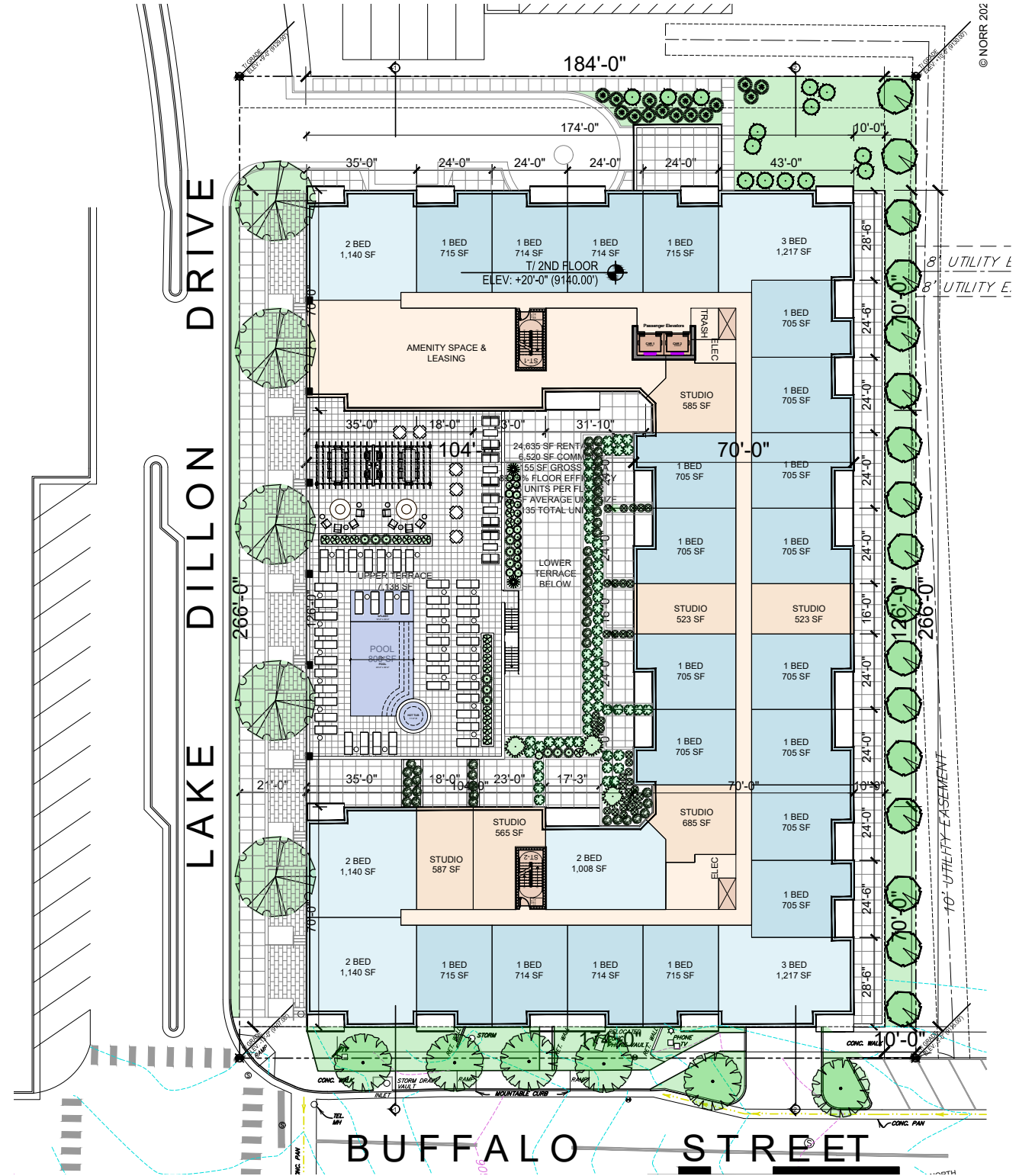
Upper Level Parking Plan



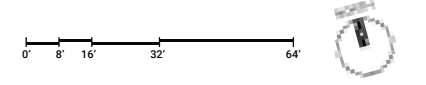
L1 Plan



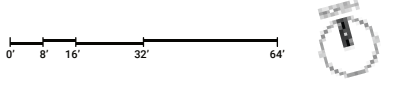
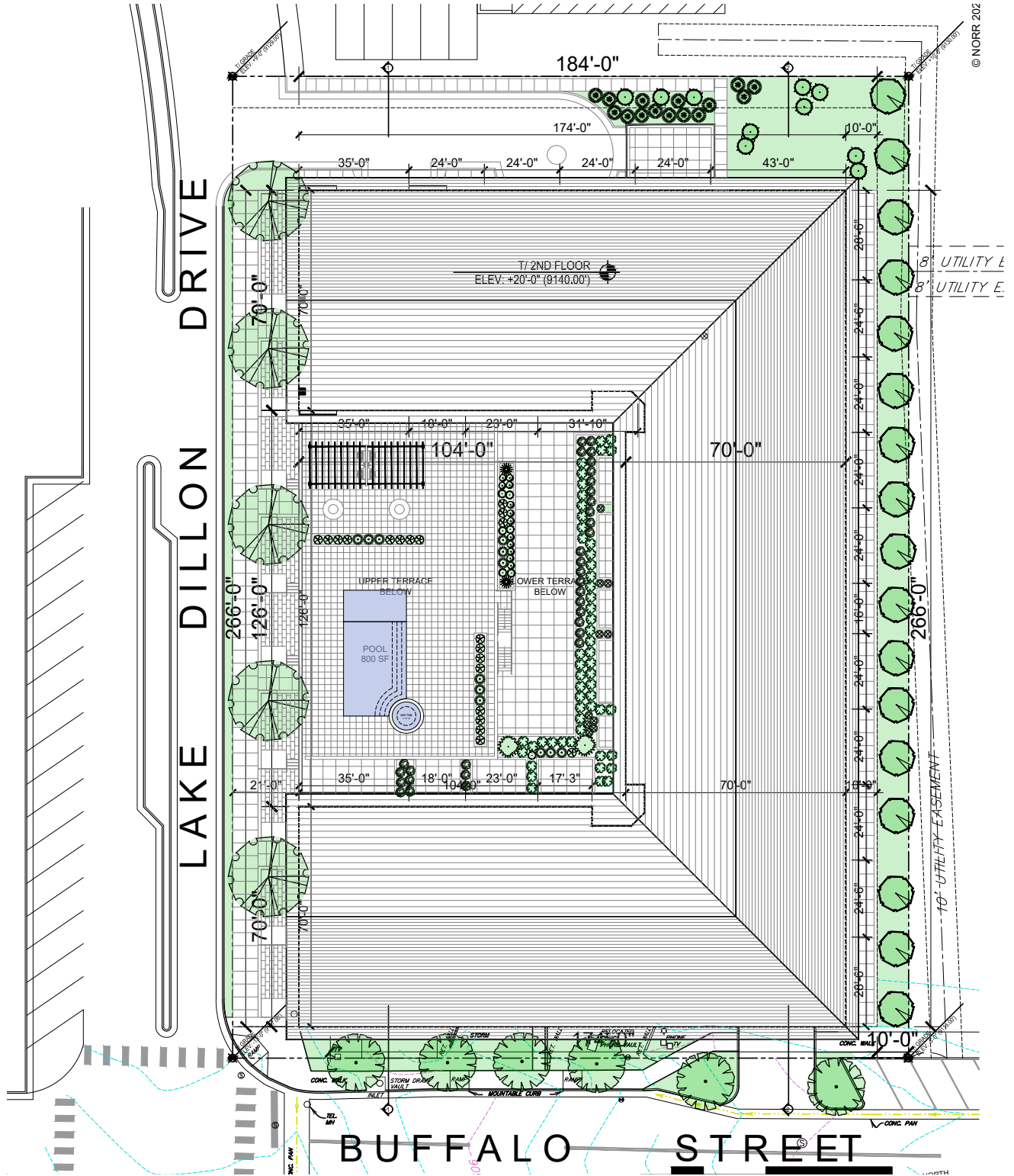
L2 Plan



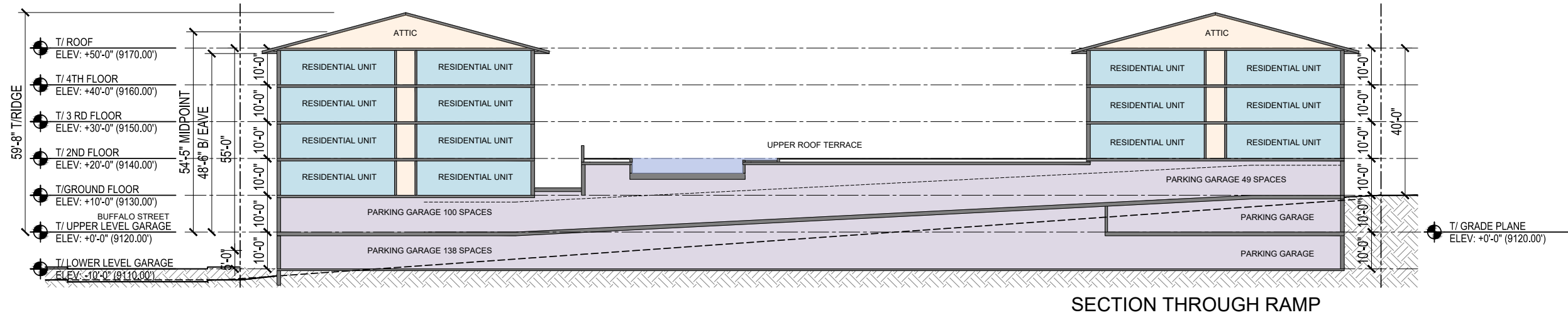
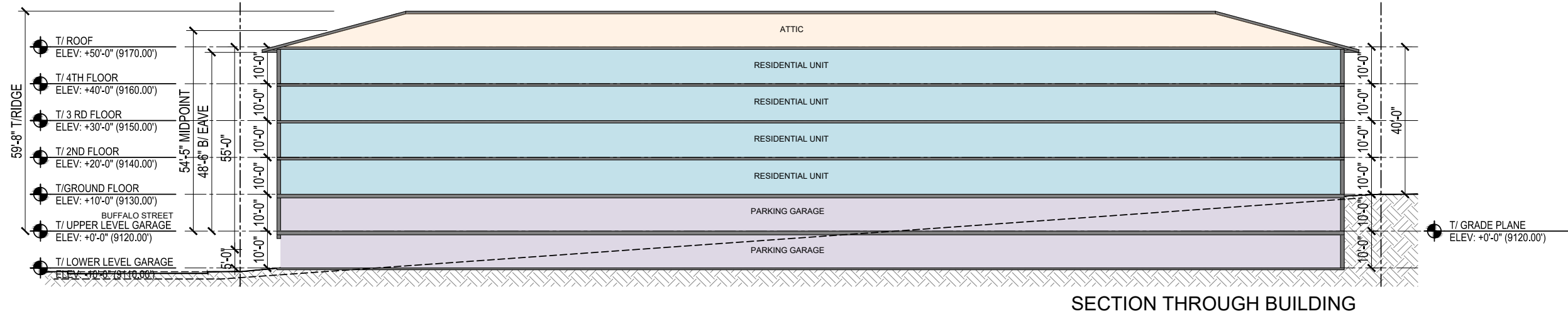
L3 & 4 Plan



Roof Plan



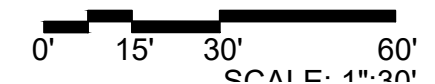
Area Matrix and Section



275 Lake Dillon Drive - AREA MATRIX - Option #1														
FLOOR	RESIDENTIAL				RETAIL	PARKING			MECHANICAL	AREAS			HEIGHTS	
	TOTAL UNITS	COMMON	RENTABLE	TERRACE	AREA	PARKING SPACES	BICYCLES	PARKING AREA		TOTAL GROSS AREA	ENCLOSED GROSS	F.A.R.	FLOOR TO FLOOR HEIGHT	OVERALL HEIGHT
PH	Mech	600		0					0	600	600	600	8'-8"	58'-8"
4	36	3,350	27,805	2,015						33,170	31,155	31,155	10'-0"	50'-0"
3	36	3,350	27,805	2,015						33,170	31,155	31,155	10'-0"	40'-0"
2	32	6,520	24,635	9,955						41,110	31,155	31,155	10'-0"	30'-0"
1	26	6,320	20,455	8,000		49		11,090		45,865	37,865	26,775	10'-0"	20'-0"
UL	0					100		44,720		44,720	44,720	0	10'-0"	10'-0"
LL	0				0	140	68	50,965	2,395	53,360	53,360	2,395	10'-0"	10'-0"
TOTAL	130	20,140	100,700	21,985	0	289	68	106,775	2,395	251,995	230,010	123,235		

UNIT MIX MATRIX						
Floor	Efficiency	1 Bed	1 Bed+Den	2 Bed	3 Bed	TOTAL
4	8	20	1	5	2	36
3	8	20	1	5	2	36
2	6	20	0	4	2	32
1	5	16	0	4	1	26
UL						0
LL						0
TOTAL	27	76	2	18	7	130
Percentage	21%	58%	2%	14%	5%	100%
Cars Req'd	27	76	2	36	14	189

SITE AREA	66,650	Total Gross area includes parking and landscaped terraces Loading & Bikes are included in parking number
AVERAGE UNIT SIZE	775	
TYPICAL FLOOR EFFICIENCY	89.25%	
TOTAL USED FAR	1.85	







Architectural Precedents

