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Subject: St. Philip Neri
Date: June 18, 2015 3:49:42 PM EDT
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Based on feedback from the Planning Department and the community, our design team has prepared an alternate proposal for the townhouse units which are reflected on the plans which I am forwarding herewith. The main goal was to reduce the height of the townhouse buildings, which were 47 feet. As you will note, the revised design has resulted in a height of 32' 5", a reduction of 14' 7" from the height originally proposed. I would point out that this compares favorably with the home to the left of the site (as one stands on Karen Road looking at the site), which is 32'.

This significant reduction in height has been accomplished by extending the length of the townhouse buildings by 19' with habitable space now above the entrances to the garages. This enabled the master bedroom and bath which originally were located in the roof/attic space to be relocated to the second floor living level.

Additionally, the width of the three affordable units, one of which is located in townhouse cluster one and the other two of which are located in townhouse cluster three, were reduced from 20' to 17'. This reduction in size also permitted the side setback from townhouse cluster three to increase from 10' to 16', and also increase the side setback from townhouse cluster one by 3' to over 32'.

The market rate units are now 2,854 square feet while the affordable units are 2,426 square feet. The market rate units retain two garage spaces for each unit while the one-car garage is now proposed for the three affordable units.

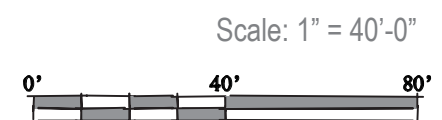


Existing



Alternate

Karen Rd Elevation - Alternate Townhouse Scheme



APARTMENT BUILDING UNIT MATRIX

FLOOR	STUDIO	1BR	2BR	TOTAL
FIRST	2	5	6	13
SECOND	2	4	7	13
THIRD	2	4	2	8
FOURTH	1	1	0	2
TOTAL	7	14	15	36
% OF TOTAL	19%	39%	42%	100%
AVERAGE AREA (sf)	574	703	997	

PROJECT GROSS FLOOR AREA CALCULATIONS

APARTMENT BUILDING GFA (sf)	GFA (sf)
PARKING LEVEL	13,387 see note 1
FIRST FLOOR	13,501
SECOND FLOOR	13,501
THIRD FLOOR	7,696
FOURTH FLOOR	2,890
TOTAL APARTMENT GFA	50,975

TOWNHOUSE GFA (sf)	20' w. UNITS	17' w. UNITS	ALL UNITS
FIRST FLOOR	800	680	
SECOND FLOOR	1,180	1,003	
THIRD FLOOR	874	743	
TOTAL PER UNIT	2,854	2,426	
# OF T.H. UNITS	9	3	12
TOTAL TOWNHOUSE GFA	25,686	7,278	32,964

TOTAL PROJECT GFA 83,939

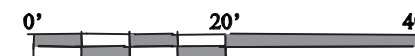
- Notes:**
- 28 Parking spaces in open garage at grade, includes lobby, trash room and mech. / elec. Rooms
 - Overall length of all townhouse units = 59'
 - Area includes garage; does NOT include carports (excluded from GFA in Zonina Ordinance)



PARKING COUNT			
APARTMENTS	36 UNITS	51 SPACES	1.4 SPACES / UNIT
TOWNHOUSES	12 UNITS	21 SPACES	1.75 SPACES / UNIT
MARKET AFFORD.	9 UNITS	18 SPACES	2.0 SPACES / UNIT
	3 UNITS	3 SPACES	1.0 SPACES / UNIT
GUEST PARKING	-	7 SPACES	-
TOTAL	48 UNITS	79 SPACES	1.6 SPACES / UNIT

NOTE: EACH TOWNHOUSE WILL HAVE COVERED DRIVEWAYS, WHICH COULD BE AVAILABLE FOR GUESTS. NOT INCLUDED IN PARKING COUNT.

**CONTEXT PLAN
(Alternate Townhouse Scheme)**





Existing



Proposed

Karen Rd Elevation - Proposed

