



# **BOARD OF DIRECTORS**

Agenda Item 7

**Brenda Evans, Program Administrator**

**November 14, 2012**

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**LOUISIANA HOUSING CORPORATION**

The following resolution was offered by Director \_\_\_\_\_ and approved by Director \_\_\_\_\_:

**RESOLUTION**

**A resolution authorizing the reduction of the number of Low Income Housing Tax Credit residential buildings from six to two in McDonogh 16 as stipulated in the 2011/2012 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material change; and providing for other matters in connection therewith.**

**WHEREAS**, the Louisiana Housing Corporation (the "Corporation") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating, and administering programs, grants and/or resources made available pursuant to Section 42 of the Internal Revenue Code (the LIHTC Program); and

**WHEREAS**, the taxpayer for McDonogh 16 submitted a request to reduce the number of residential buildings in the project from six (6) buildings to two (2) buildings due to the New Orleans City Planning Commission requiring the design change; and

**WHEREAS**, the 2011/2012 Qualified Allocation Plan states that a change greater than 10% in the total number of structures in a project constitutes a material change; and

**WHEREAS**, the staff of the Corporation has processed the request for McDonogh 16 in accordance with the Qualified Allocation Plan and is prepared, based upon the review and the feasibility analysis of Foley & Judell, L.L.P., to recommend approval of the decrease in buildings:

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Louisiana Housing Corporation, that:

**SECTION 1.** McDonogh16 (the "Project") request to reduce the number of residential buildings to two (2) buildings is hereby approved subject to the plans approved by the New Orleans City Planning Commission.

**SECTION 2.** The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

**SECTION 3.** The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

This resolution having been submitted to a vote, the vote thereon was as follows:

**YEAS:**

**NAYS:**

**ABSENT:**

And the resolution was declared adopted on this, 14<sup>th</sup> day of November 2012.

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Chairman

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Secretary

**STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on November 14, 2012, "A resolution authorizing the reduction of the number of Low Income Housing Tax Credit residential buildings from six to two in McDonogh 16 as stipulated in the 2011/2012 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material change; and providing for other matters in connection therewith".

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the Corporation on this, the 14<sup>th</sup> day of November, 2012.

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Secretary

(SEAL)

## **RESOLUTION SUMMARY:**

### **McDonogh 16**

### **Project Number 1112-22**

### **New Orleans, Orleans Parish, Louisiana**

#### **OVERVIEW**

The developer of McDonogh 16 is requesting approval of a material change involving a reduction in the number of the project's residential buildings at the request of the New Orleans City Planning Commission (City Planning). Approving this request will allow the project to utilize the tax credits allocated to the project and to provide sixty-eight (68) affordable housing units in New Orleans, Louisiana.

#### **STAFF RECOMMENDATION:**

According to the 2011/2012 Qualified Allocation Plan (QAP) "A 10% or greater change in the total number of structures" is identified as a material change requiring board approval. The QAP further states that "any change caused by a force majeure or circumstances beyond the control of the owner will not be a material change". The developer contends that the design requirements of the New Orleans City Planning Commission (City Planning) were beyond the control of the owner. In order to comply with City Planning, the number of residential buildings is being reduced to two (2) buildings from the originally proposed six (6) buildings. There are no changes to the number of units or the projects total development costs. The projects total square footage will increased by 5,591 square feet.

Staff recommends approving the request for material change based upon review of the reprocessing request (attached), discussions with the developer and the feasibility/viability analysis.

The developer has also requested a 180 day extension to the project schedule due to delays related to City Planning's request and issues related to Hurricane Isaac. The requests to extend the project schedule do not rise to the level of a material change. According to the QAP, a material change is triggered when "delays in the project schedule or benchmark dates are in excess of 180 days".

#### **PROJECT DEVELOPMENT SUMMARY:**

McDonogh 16 is located at 1815 St. Claude Ave., New Orleans, LA, Orleans Parish, Louisiana. The project was awarded \$1,000,000 in 9% Low Income Housing Tax Credits in December 2011 by the LHC Board of Directors.

McDonogh 16 is a historic rehabilitation development. The historic structure is rated as the ninth most endangered historic building in the city of New Orleans by the Louisiana Landmarks Society. The rehabbed project will serve the elderly and will consist of sixty-eight (68) units. The unit mix

included twenty-seven (27) studio apartments and forty-one (41) one-bedroom units. Seven (7) units will be set aside for tenants with incomes at or below 30% or less Area Median Income (AMI) and sixty-one (61) of the units will be set aside for tenants with incomes at or below 60% AMI.

**DEVELOPMENT GROUP AND FINANCIAL PARTNERS**

The taxpayer contact and representative at the Board of Directors meeting for the project is Joseph Stebbins, CCNO Development, LLC. The developer’s experience in affordable housing includes the development of Tudor Square Apartments, Constance Lofts Apartments, CCNO Venture I and CCNO Venture II.

**FINANCIAL ANALYSIS**

Funding Sources:

Permanent First Mortgage	\$1,450,000
Gross Tax Credit Equity	\$8,400,000
Deferred Developer Fees	\$962,525
Temporary Construction Loan	\$4,200,000.00
Federal Historic Credits	\$1,817,820.00
General Partners Contribution	\$1,891,687.50

Project Costs:

<u>Development Costs</u>	<u>Reprocessing</u>	<u>Original Application</u>
Total Development Cost:	\$14,388,983	\$14,388,983
Total Units:	68	68
Total Buildings:	2	6
Total Cost/Unit:	\$184,870	\$184,870
Total Square Feet:	75,925*	70,334
Total Cost/SF:	\$189.51	\$204.58
Total SF minus Common Buildings:	N/A	N/A
Total Cost/SF minus Commons:	N/A	N/A

Construction Costs:

Rehabilitation Hard Costs:	\$6,350,000
Construction Hard Costs:	\$4,075,982
Land Costs:	\$590,000
Building Costs:	\$300,000

Property Value:

Appraisal Date:	8/22/11
Pre-Rehab Value:	\$891,000
Post-Rehab Value	\$4,195,000
Current Occupancy Rate:	Unoccupied
Positive Cash Flow (last 12 months):	N/A

\* The project's gross square footage will be 87,691 due to the redesign requiring additional internal hallways, elevators, and common areas.

**Subject:** Re: EXPLANATION TO LHC FOR CHANGE TO PLANS FOR MCDONOGH 16 DOCKET 57/12

**From:** Anne Dickerson <anne@ccnodev.com>

**Date:** 10/1/2012 4:14 PM

**To:** "Kelly S. Cottrell" <kscottrell@nola.gov>

**CC:** "Arlen D. Brunson" <adbrunson@nola.gov>, "Yolanda W. Rodriguez" <ywrodriguez@nola.gov>, Stephen Kroll <skroll@nola.gov>, Pierre Gautier Walker III <pierre@ccnodev.com>, Joseph Stebbins <joseph@ccnodev.com>

Thank you. We will be forwarding this to Ms. Willman at LHC and will get back to you if anything further is needed on her end.

Anne

On 10/1/2012 4:06 PM, Kelly S. Cottrell wrote:

Hi Anne,

This email is to confirm that the revisions to the McDonogh 16 Home for the Aged project (Zoning Docket 57/12), wherein the design was modified from a 6-building development to a 2-building development, were the result of discussions with the staff of the City Planning Commission. The staff advised the developer to concentrate the height and density of the multi-family structures toward the center of the square, which allowed the portions of the structures at the street level to have scales and proportions that are more compatible with the surrounding, low-lying residential structures.

The City Planning Commission concurred with the recommendations of the staff.

Please do not hesitate to let us know if any additional information is needed.

---

Kelly S. Cottrell  
City Planner  
New Orleans City Planning Commission  
1340 Poydras, Suite 900  
New Orleans, LA 70112  
504.658.7033

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**From:** Anne Dickerson [<mailto:anne@ccnodev.com>]

**Sent:** Monday, October 01, 2012 11:37 AM

**To:** Kelly S. Cottrell

**Subject:** Re: EXPLANATION TO LHC FOR CHANGE TO PLANS FOR MCDONOGH 16 DOCKET 57/12

Thank you!

AD

On 10/1/2012 11:33 AM, Kelly S. Cottrell wrote:

Anne,

I am meeting with Ms. Rodriguez later today to discuss how she wishes to respond. I will touch base after our meeting.

---

**From:** Anne Dickerson [mailto:[anne@ccnodev.com](mailto:anne@ccnodev.com)]  
**Sent:** Monday, October 01, 2012 10:39 AM  
**To:** Kelly S. Cottrell  
**Cc:** Stephen Kroll; Yolanda W. Rodriguez; Joseph Stebbins  
**Subject:** EXPLANATION TO LHC FOR CHANGE TO PLANS FOR MCDONOGH 16 DOCKET 57/12

Kelly,  
After Joseph and Michael met with you last week, we were hoping to finalize this matter with either the attached letter on CPC letterhead or a response to our emails with an explanation of the CPC requested change from 6 buildings to 2.

When can we expect to have this done? Our deadlines cannot be extended.

Thanks,  
Anne

----- Original Message -----

**Subject:**Fwd: CHANGE TO PLANS FOR MCDONOGH 16 DOCKET 57/12  
**Date:**Tue, 25 Sep 2012 10:46:24 -0500  
**From:**Anne Dickerson <[anne@ccnodev.com](mailto:anne@ccnodev.com)>  
**Organization:**CCNO Development, LLC  
**To:**Kelly Cottrell <[kscottrell@nola.gov](mailto:kscottrell@nola.gov)>  
**CC:**Stephen Kroll <[skroll@nola.gov](mailto:skroll@nola.gov)>, "Arlen D. Brunson" <[adbrunson@nola.gov](mailto:adbrunson@nola.gov)>, Joseph Stebbins <[joseph@ccnodev.com](mailto:joseph@ccnodev.com)>, Michael Mattax <[michael@ccnodev.com](mailto:michael@ccnodev.com)>

Kelly,  
As per our earlier email following, we are required to make a formal explanation to LHC as to why our plans for McDonogh 16 changed from the original six-building plan to the City approved two-building plan.

A suggested letter that can be reproduced on City Planning Commission's letterhead is attached for your use, or you can simply reply to this email with an explanation of the plan revisions required to meet your criteria.

We really need to get this explanation to LHC by the end of the week. Please call if you need anything else to carry this out.

Thanks,  
Anne

----- Original Message -----

**Subject:**CHANGE TO PLANS FOR MCDONOGH 16 DOCKET 57/12  
**Date:**Sat, 08 Sep 2012 14:35:39 -0500  
**From:**Anne Dickerson <[anne@ccnodev.com](mailto:anne@ccnodev.com)>  
**Organization:**CCNO Development, LLC

**To:** Yolanda W. Rodriguez <[ywrodriguez@nola.gov](mailto:ywrodriguez@nola.gov)>, Kelly Cottrell  
<[kscottrell@nola.gov](mailto:kscottrell@nola.gov)>  
**CC:** Joseph Stebbins <[joseph@ccnodev.com](mailto:joseph@ccnodev.com)>

--  
**Yolanda and Kelly,**

**As you are aware, the plans for our McDonogh 16 project have undergone multiple dramatic changes since our first submission of them to the City Planning Commission.**

**We are now called upon by the Louisiana Housing Corporation to make a formal explanation to that agency as to why we changed from six buildings spread over the property to the current configuration which consists of only two buildings. Our prompt response to them is necessary to protect the funding it granted to the McDonogh 16 project based on the plan initially submitted to you on November 23, 2011, the same plan we had submitted to LHC.**

**In the next few days, would one of you please reply to this email to provide us with a simple statement of the requirements City Planning made that resulted in the current two-building plan approved by City Council on July 12 as ordinance 024984?**

**If you need further information or would like to discuss this, please do not hesitate to call me or Joseph Stebbins at 504-822-4811.**

**Anne M. Dickerson**  
Senior Asset Manager  
CCNO Development, LLC  
4127 S. Claiborne Avenue  
New Orleans, LA 70125  
504-822-4811, phone  
504-822-4881, fax  
[anne@ccnodev.com](mailto:anne@ccnodev.com)

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CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU  
MAYOR

YOLANDA W. RODRIGUEZ  
DIRECTOR

LESLIE T. ALLEY  
ASSISTANT DIRECTOR

September 11, 2012

Hon. Dale N. Atkins  
Civil District Court Clerk  
Parish of Orleans  
Fourth Floor, Amoco Building  
1340 Poydras Street  
New Orleans, LA 70112

Re: Approved plans for Zoning Docket 57/12

An Ordinance to provide for a zoning change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a multi-family development over 10,000 square feet in floor area.

Dear Ms. Atkins:

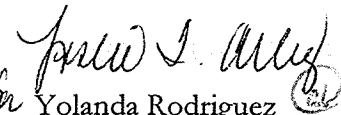
Attached you will find five (5) sets of the approved as referenced above.

The subject property includes: **Square 386, Lots 15 thru 22, B, Pt. 1 or A, 2, 4 or B, 9 and 10 or B, A2 or 14 or C and Pt. B, in the Third Municipal District, bounded by Henriette Delille, Marais, Pauger, and St. Anthony Streets. The municipal addresses are 1815 Henriette Delille, 1812 and 1822 Pauger and 1211 St. Anthony Streets. (ZBM D-13/PD 4)**

According to our records the property is owned by: **1815 St. Claude SPE, LLC**

Please record the drawings as required. Should you need any additional information please feel free to contact me.

Sincerely,

*for*   
Yolanda Rodriguez  
Executive Director

YR/sk





VICINITY MAP  
N.T.S.

# CCNO DEVELOPMENT McDONOUGH 16 HOME FOR THE AGED LHFA PROJECT NO. 1112-22 1815 HENRIETTE DELILLE STREET NEW ORLEANS, LOUISIANA 70116

PREPARED FOR  
**McDonogh 16, L.L.C.**  
4127 SOUTH CLAIBORNE AVENUE  
NEW ORLEANS, LOUISIANA 70125

INSTR. No. 9518982  
Conveyance Division  
Clerk of Civil District Court and  
Ex-Officio Recorder, Parish of Orleans

9/20/12

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POSTING DOCKET # 5/12  
ACTION: APPROVAL 2 WIVERS 12 PRO  
PERMITS # 24,954 MGS, ADAPTED DATE: 8/13/12  
FINAL PLAN APPROVAL DATE: 9/12/12  
James J. Kelly  
Executive Director City Planning Commission

## PROJECT CODES AND DATA

**APPLICABLE CODES**  
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION  
LIFE SAFETY CODE, NFPA 101, 2009 EDITION  
NATIONAL ELECTRICAL CODE, 2008 EDITION  
INTERNATIONAL MECHANICAL CODE, 2009 EDITION  
SEWERAGE & WATER BOARD OF NEW ORLEANS, PLUMBING  
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION  
STANDARD FIRE PREVENTION CODE, 1997 EDITION  
NFPA 13R, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN RESIDENTIAL OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT, 2007 EDITION - NEW APARTMENT BUILDING  
NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2007 EDITION - EXISTING HISTORIC BUILDING

**ZONING**  
CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE (CZO)  
HMC-2 HISTORIC MARGINY / TREME COMMERCIAL DISTRICT  
M.C.S. ORDINANCE NO. 024984, DATED AUGUST 15, 2012

**SITE DATA**  
THIRD DISTRICT, SQUARE NO. 386, ORLEANS PARISH, LA  
LOT NO.: M-1 (RESUBDIVIDED)  
BOUNDED BY: HENRIETTE DELILLE ST. (FORMERLY ST. CLAUDE AVE.), PAUGER ST., MARAIS ST., AND ST. ANTHONY ST.  
TOTAL LOT(S) AREA: 53,064 SQUARE FEET  
FLOOD ZONES: B AND A1

**CONSTRUCTION TYPE - EXISTING HISTORIC BUILDING**  
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION  
TYPE III-B SPRINKLERED

**CONSTRUCTION TYPE - NEW CONSTRUCTION**  
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION  
TYPE V-B SPRINKLERED

**OCCUPANCY CLASSIFICATION - EXISTING HISTORIC BUILDING**  
LIFE SAFETY CODE NFPA 101, 2009 EDITION  
NEW APARTMENT BUILDING  
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION  
RESIDENTIAL GROUP R-2

**OCCUPANCY CLASSIFICATION - NEW CONSTRUCTION**  
LIFE SAFETY CODE NFPA 101, 2009 EDITION  
NEW APARTMENT BUILDING  
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION  
RESIDENTIAL GROUP R-2

## UNIT TYPE SUMMARY

1 BR/1 B UNIT	30 UNITS
1 BR/1 B HC UNIT	3 UNITS
1 BR/1 B HVI UNIT	7 UNITS
EFFICIENCY/1 B UNIT	18 UNITS
EFFICIENCY/1 B HC UNIT	3 UNITS
EFFICIENCY/1 B HVI UNIT	7 UNITS
<b>TOTAL:</b>	<b>68 UNITS</b>

## UNIT TYPE MIX

EFFICIENCY/1 B	28 UNITS
1 BEDROOM/1 B	40 UNITS
<b>TOTAL</b>	<b>68 UNITS</b>

## ARCHITECT

**THE MICHAEL LEE STUDIO, L.L.C.**  
4127 SOUTH CLAIBORNE AVENUE  
NEW ORLEANS, LA 70125  
PHONE: (504)822-4811 FAX: (504)822-4881

## ARCHITECT CERTIFICATION

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE, 2006 EDITION, I WILL OBSERVE THE WORK.

BY: *Michael Lee Matzak* LICENSE NO. 2580  
MICHAEL LEE MATZAK  
No. 2580  
STATE OF LOUISIANA  
REGISTERED ARCHITECT  
SEAL

## SUMMARY OF GROSS AREAS

DESIGN ELEMENT NO. 1 EXISTING HISTORIC BUILDING		DESIGN ELEMENT NO. 2 NEW CONSTRUCTION	
FIRST FLOOR	10,766 S.F.	FIRST FLOOR	14,079 S.F.
SECOND FLOOR	10,766 S.F.	SECOND FLOOR	13,263 S.F.
THIRD FLOOR	10,766 S.F.	THIRD FLOOR	8,396 S.F.
FOURTH FLOOR	10,766 S.F.	FOURTH FLOOR	8,396 S.F.
		ROOF SERVICE	493 S.F.
<b>SUB-TOTAL</b>	<b>43,064 S.F.</b>	<b>SUB-TOTAL</b>	<b>44,627 S.F.</b>
		<b>PROJECT TOTAL</b>	<b>87,691 S.F.</b>

## CONTRACTOR

**DESIGN-BUILD CONTRACTOR**  
**QUALITY DESIGN & CONSTRUCTION**  
PO BOX 337  
WAKEFIELD, LA 70784  
PHONE: (225)235-3570 FAX: (601)888-6430

## PARKING CALCULATION

EXISTING HISTORIC BUILDING OCCUPANCY: HOME FOR THE AGED (ELDERLY ONLY)		OFFSTREET PARKING REQUIRED	
ONE (1) SPACE FOR EACH 8 OCCUPANTS	4 SPACES	ONE (1) SPACE PER 2,500 S.F. OF FLOOR AREA	13 SPACES
<b>OCCUPANCY: COMMERCIAL</b>		ONE (1) SPACE PER 200 S.F. OF FLOOR AREA	5 SPACES
	TOTAL		22 SPACES
	<b>PARKING BONUS</b>		0 SPACES
<b>GRAND TOTAL REQUIRED EXISTING HISTORIC BUILDING</b>	<b>22 SPACES</b>		
NEW BUILDING OCCUPANCY: HOME FOR THE AGED (ELDERLY ONLY)		OFFSTREET PARKING REQUIRED	
ONE (1) SPACE FOR EACH 8 OCCUPANTS	6 SPACES	ONE (1) SPACE PER 2,500 S.F. OF FLOOR AREA	18 SPACES
	TOTAL		24 SPACES
<b>GRAND TOTAL REQUIRED NEW BUILDING</b>	<b>24 SPACES</b>		
<b>PROJECT TOTAL</b>	<b>EXISTING HISTORIC BUILDING REQUIRED PARKING</b>		22 SPACES
	<b>NEW BUILDING REQUIRED PARKING</b>		24 SPACES
	<b>GRAND TOTAL REQUIRED PARKING</b>		46 SPACES
	<b>OFF STREET PARKING PROVIDED</b>		24 SPACES

A WAIVER OF ARTICLE 15, SECTION 15.2.1 OFF-STREET PARKING REGULATIONS OF THE CZO HAS BEEN GRANTED PER M.C.S. ORDINANCE NO. 024984 DATED AUGUST 15, 2012 TO ALLOW 24 OFF STREET PARKING SPACES TO BE PROVIDED.

A WAIVER OF ARTICLE 15, SECTION 15.3.1 TABLE 16.6 LOADING REQUIREMENTS OF THE CZO HAS BEEN GRANTED PER M.C.S. ORDINANCE NO. 024984 DATED AUGUST 15, 2012 TO ALLOW ONE (1) OFF-STREET LOADING SPACE IN LIEU OF TWO (2) TO BE PROVIDED.

## SUMMARY OF UNIT TYPES AND NET AREAS

DESIGN ELEMENT NO. 1 - EXISTING HISTORIC BUILDING					
FIRST FLOOR		SECOND FLOOR		THIRD FLOOR	
101	1 BR	693 S.F.	201	1 BR	693 S.F.
102	1 BR/HVI	693 S.F.	202	EFF	515 S.F.
103	1 BR	693 S.F.	203	1 BR	844 S.F.
104	EFF/HVI	531 S.F.	204	EFF	480 S.F.
105	EFF	528 S.F.	205	1 BR/HVI	693 S.F.
+106	1 BR/HC	714 S.F.	206	1 BR	693 S.F.
			+207	EFF	615 S.F.
			208	EFF/HVI	555 S.F.
			209	EFF	606 S.F.
			210	1 BR/HC	714 S.F.
<b>6 UNITS</b>	<b>+</b>	<b>10 UNITS</b>	<b>+</b>	<b>10 UNITS</b>	<b>= 26 UNITS</b>
					<b>SUB-TOTAL UNITS NET AREA = 17,889 S.F.</b>

DESIGN ELEMENT NO. 2 - NEW CONSTRUCTION							
FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR	
107	EFF H/C	545 S.F.	211	EFF	471 S.F.	311	EFF
108	1 BR	661 S.F.	212	EFF/HC	547 S.F.	312	1 BR
109	1 BR	661 S.F.	213	1 BR	661 S.F.	313	1 BR
110	1 BR	661 S.F.	214	1 BR	661 S.F.	314	1 BR
111	EFF	527 S.F.	215	1 BR	661 S.F.	315	EFF/HVI
112	EFF	560 S.F.	216	EFF	527 S.F.	+316	1 BR/HVI
113	1 BR	661 S.F.	217	EFF/HC	560 S.F.	317	1 BR
*114	EFF/HVI	526 S.F.	218	1 BR	661 S.F.	+318	EFF
115	1 BR/HVI	661 S.F.	219	EFF/HVI	526 S.F.		
116	1 BR	661 S.F.	*220	1 BR/HVI	661 S.F.		
117	1 BR	661 S.F.	221	1 BR	661 S.F.		
118	1 BR	661 S.F.	222	1 BR	661 S.F.		
			223	1 BR	661 S.F.		
			224	EFF	472 S.F.		
<b>12 UNITS</b>	<b>+</b>	<b>14 UNITS</b>	<b>+</b>	<b>8 UNITS</b>	<b>+</b>	<b>8 UNITS</b>	<b>= 42 UNITS</b>
							<b>SUB-TOTAL UNITS NET AREA = 25,527 S.F.</b>
<b>* PSH DESIGNATED UNIT</b>							<b>TOTAL = 68 UNITS</b>

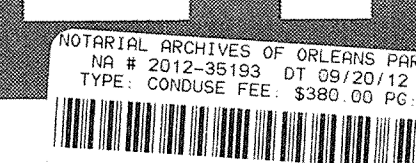
## PROVIDED PARKING CALCULATION

COMPACT	9 SPACES
STANDARD SPACES	14 SPACES
H/C VAN SPACES	1 SPACE
<b>TOTAL SPACES PROVIDED</b>	<b>24 SPACES</b>

JULY, 2012

TITLE SHEET

**TMLS**  
project number: 11012  
sheet number: T-1.1  
1 of 1 sheets



SITE PLAN REVIEW