



STUDIO CURRENT
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Project:
THE ICON

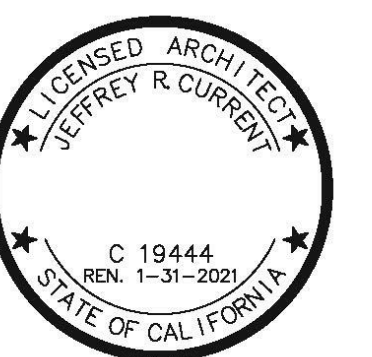
Mixed Use Proposal
 Consultant

PRELIMINARY REVIEW

Revision

No. Date

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Sheet Information

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 Scale 1" = 30'-0"

Sheet Title
FLOOR PLANS
 OFF/P-LVL-3,
 RES/P-LVL-4, RES/P
 LVL-5

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PRELIM SUBMITTAL PER FLOOR (TOTAL 20 STORIES RESIDENTIAL)
 PODIUM LEVEL (18 UNITS TYPICAL ON LEVELS WITHOUT AMENITY)

STUDIO (388 SF) = 1
 1 BED (266 SF) = 7 UNITS = 7 BEDS
 2 BEDS (459 SF) = 4 UNITS = 8 BEDS
 4 BEDS (1512 SF) = 3 UNITS = 12 BEDS
 5 BEDS (1896 SF) = 1 UNIT = 5 BEDS
TOTAL NUMBER OF BEDS = 30 BEDS

CURRENT LAYOUT PER FLOOR
 STUDIO - NONE
 1 BED (565 SF) = 7 UNITS = 7 BEDS
 2 BEDS (870-960 SF) = 5 UNITS = 10 BEDS
 4 BEDS (1624 SF) = 3 UNITS = 12 BEDS
 5 BEDS (2077 SF) = 1 UNIT = 5 BEDS
TOTAL NUMBER OF BEDS = 34 BEDS

PRELIM SUBMITTAL TOTAL NUMBER OF UNITS - (SOME WERE USED FOR AMENITY)

UNIT TABULATION	UNIT TYPE	AVERAGE SF	COUNT	PERCENT
STUDIO	STUDIO	388 SF	20	6%
1 BED ROOM	1 BED ROOM	508 SF	136	39%
2 BED ROOM	2 BED ROOM	850 SF	112	32%
4 BED ROOM	4 BED ROOM	1512 SF	60	17%
5 BED ROOM	5 BED ROOM	1896 SF	20	6%
TOTAL NUMBER OF UNITS			348	100%

ADJ M AD CURRENT TOTAL NUMBER OF UNITS

UNIT TYPE	COUNT
STUDIO	NONE
1 BED	140
2 BEDS	100
4 BEDS	60
5 BEDS	20
TOTAL NUMBER OF UNITS =	320

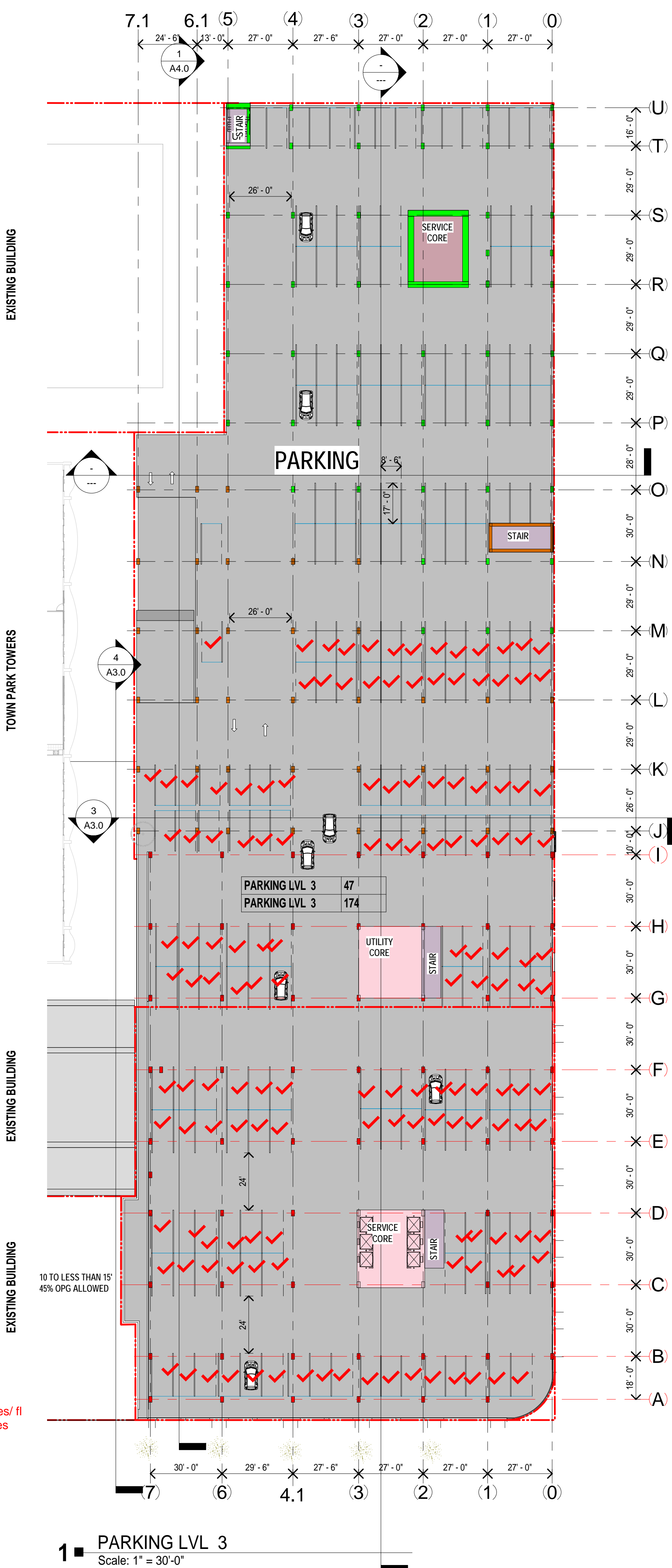
PRELIM SUBMITTAL TOTAL NUMBER OF BEDS

RESIDENTIAL	PER FLOOR 1	@ FLOORS 9-28	20 BEDS
STUDIO	PER FLOOR 7	@ FLOORS 9-28	136 BEDS
1 BEDS	PER FLOOR 8	@ FLOORS 9-28	324 BEDS
2 BEDS	PER FLOOR 9	@ FLOORS 9-28	240 BEDS
4 BEDS	PER FLOOR 3	@ FLOORS 9-28	100 BEDS
5 BEDS	PER FLOOR	@ FLOORS 9-28	100 BEDS
TOTAL NUMBER OF BEDS =			728 BEDS
ASSUMING THAT 10% HAVE DOUBLE BEDS = 72 BEDS = 72 * .72 = 800 BEDS			

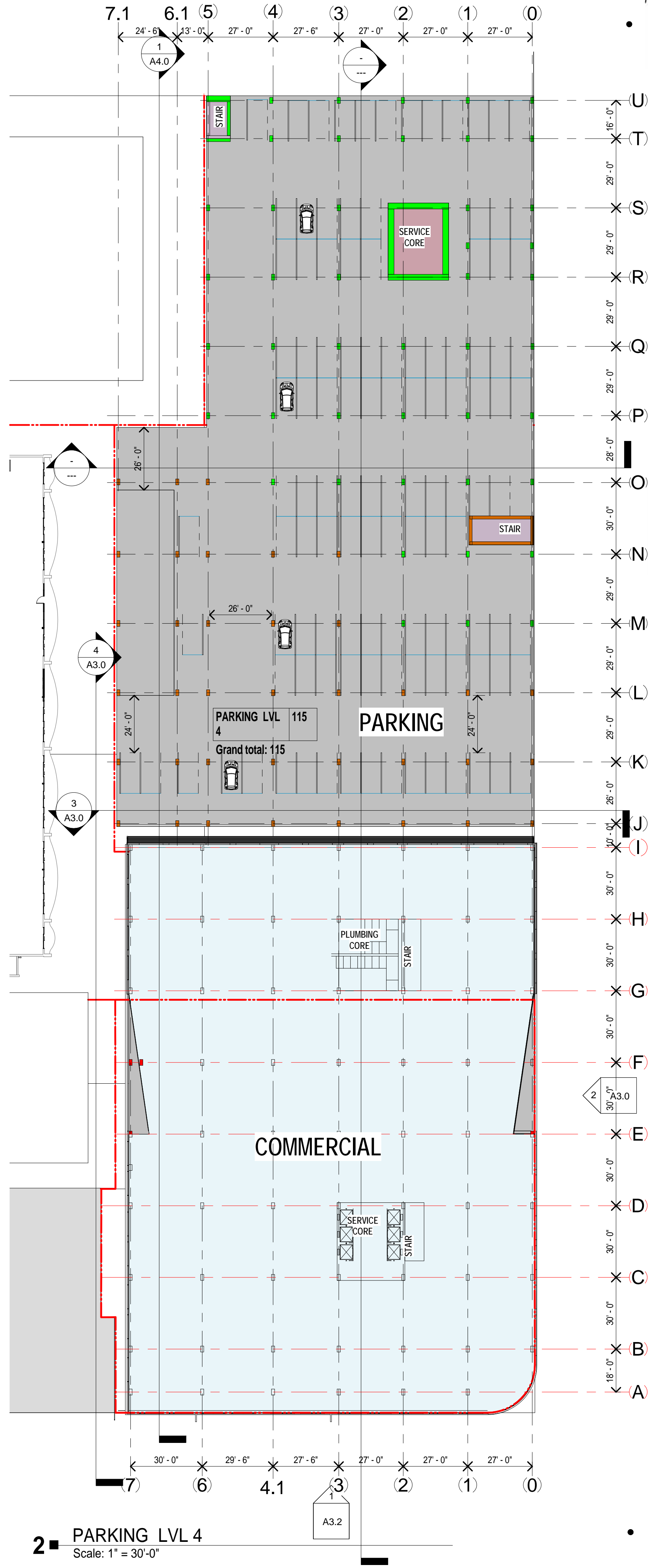
CURRENT TOTAL NUMBER OF BEDS

UNIT TYPE	COUNT	BEDS
STUDIO	NONE	NONE
1 BED	140	140
2 BEDS	100	200
4 BEDS	60	240
5 BEDS	20	100
TOTAL NUMBER OF BEDS =		680
ASSUMING 75% OF 4 AND 5 BEDS HAVE DOUBLE BEDS = 60 BEDS		
TOTAL =	680 + 60 =	740 BEDS

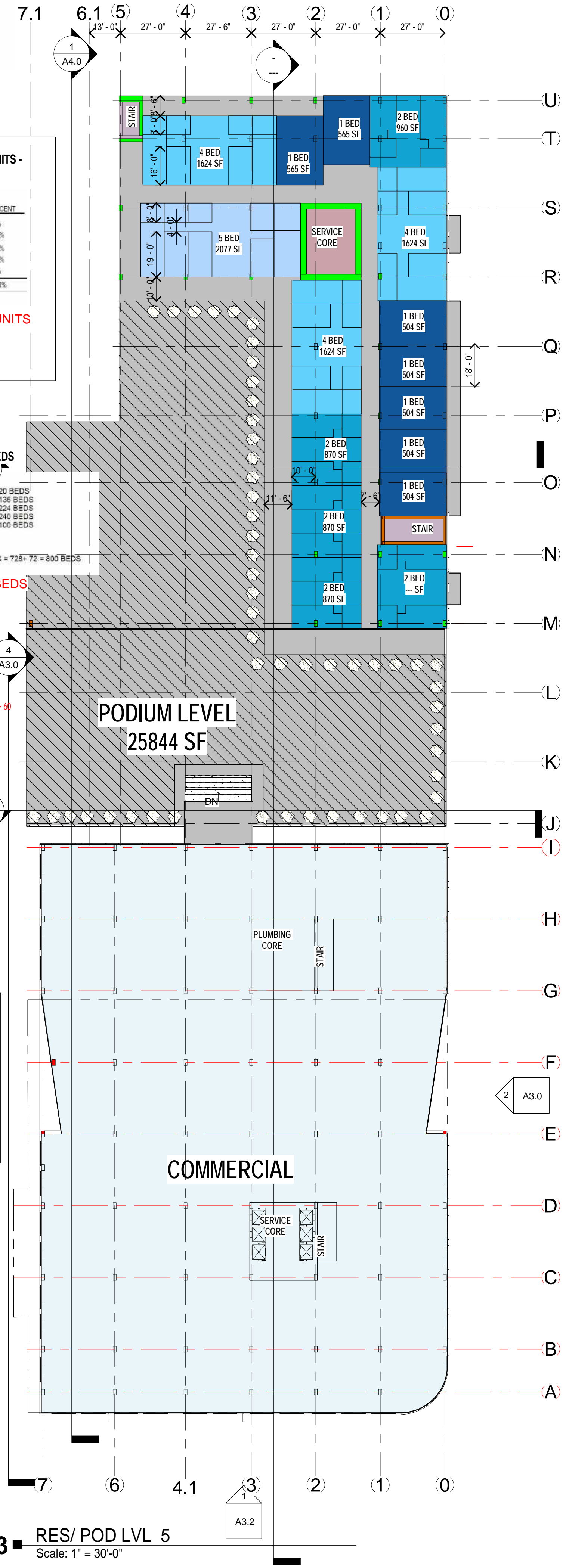
PODIUM LEVEL 25844 SF



1 PARKING LVL 3
 Scale: 1" = 30'-0"



2 PARKING LVL 4
 Scale: 1" = 30'-0"



3 RES/ POD LVL 5
 Scale: 1" = 30'-0"