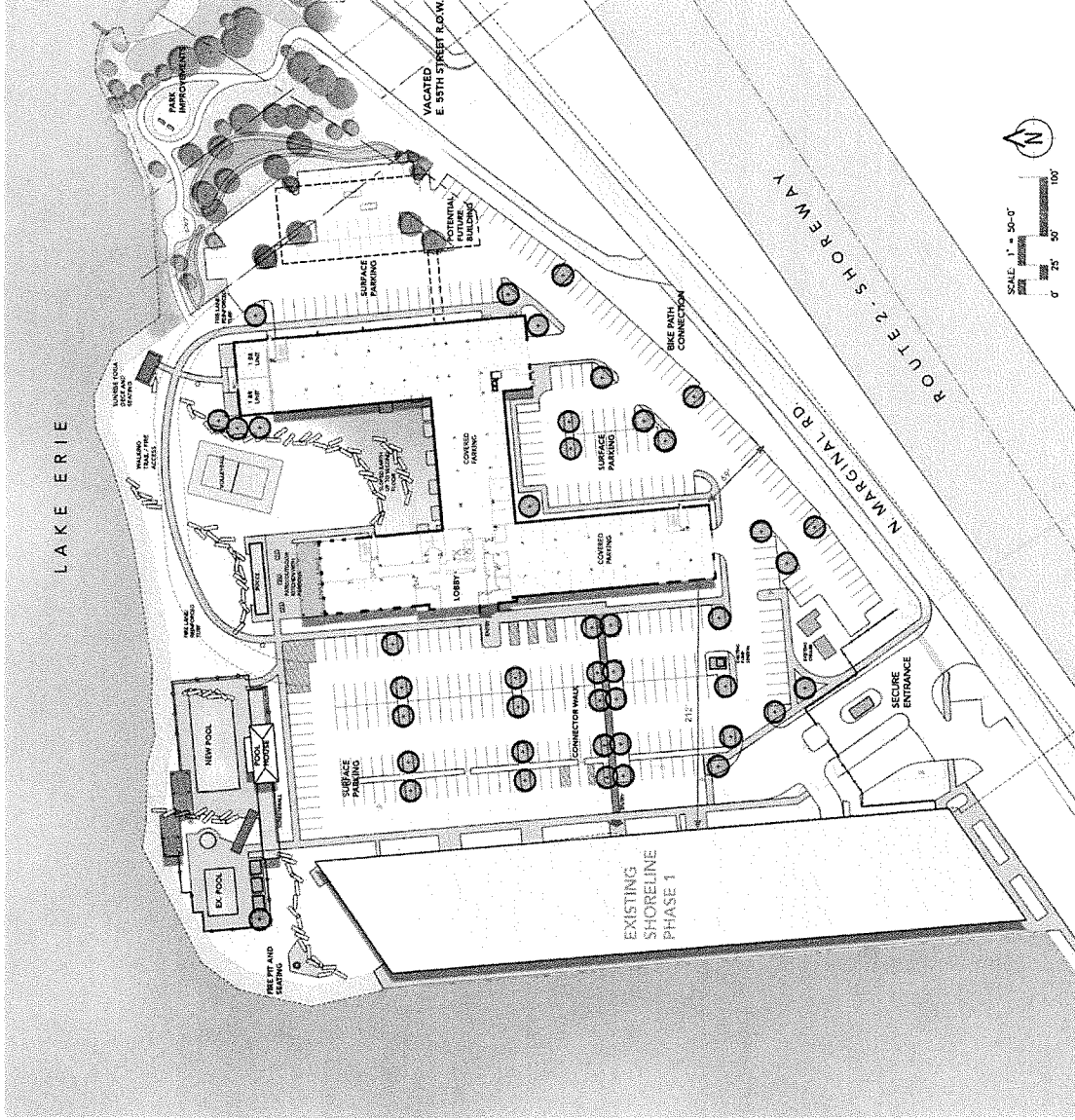


SHORELINE MASTERPLAN

PROJECT METRICS

UNIT COUNTS:	167 UNITS
EXISTING UNITS	214 UNITS
NEW UNITS	381 UNITS TOTAL
BUILDING AREAS:	45,553 SF
GROUND LEVEL	32,816 SF
PARKING	10,857 SF
LOBBY/AMENITY	1,880 SF
RESIDENTIAL	44,574 SF
FLOORS 2-5 (TYP RESIDENTIAL FLOOR)	178,296 GSF
RESIDENTIAL FLOORS GROSS AREA	6,094 GSF
RESIDENTIAL FLOOR COMMON AREA	24,376 GSF
TOTAL BLDG COMMON AREAS	155,800 NSF
LEASABLE AREA (86.3% EFFICIENCY)	223,850 GSF
TOTAL PROJECT AREA	223,850 GSF
PARKING:	63 SPACES
EXISTING SURFACE PARKING (UNAFFECTED)	67 SPACES
EXISTING COVERED PARKING	322 SPACES
NEW SURFACE PARKING	86 SPACES
NEW COVERED PARKING	538 SPACES TOTAL
PHASE 1 + PHASE 2 TOTAL PARKING RATIOS:	538 SPACES / 381 UNITS = 1.4 SPACES/UNIT
	538 SPACES / 520 BEDROOMS = 1.03 SPACES/BEDROOM



EXTERIOR - WEST WING



EXTERIOR - SOUTH SIDE

