



## Phillips Lytle LLP

**Via Email and FedEx**

February 21, 2019

Ms. Jessica Giles, Chair  
Village of Trumansburg Planning Board  
56 East Main Street  
Trumansburg, NY 14886

Re: 46 South Street Project  
Site Plan and Subdivision Review Revised and Supplemental Submissions

Dear Chair Giles and Members of the Village Planning Board:

As you know, we represent Ithaca Neighborhood Housing Services (“INHS”) in connection with the proposed project at 46 South Street (“Project”), which involves the development of a residential/mixed-use/mixed-income residential project on a nineteen (19) acre parcel located at 46 South Street in the Village of Trumansburg, New York (“Village”). The Project now extends to an adjacent parcel located at 50 South Street pursuant to a purchase agreement that INHS recently reached with the Owner of that property (collectively “Site”). INHS and its co-applicant, Sundial Property Development, LLC/Claudia Brenner (collectively, “Applicants”) filed applications with the Village of Trumansburg Planning Board (“Planning Board”) for site plan approval and subdivision approval (“Applications”) on December 14, 2017, and made supplemental submissions in connection therewith on March 15, 2018, June 27, 2018, June 28, 2018, November 13, 2018, and January 24, 2019.

On behalf of Applicants, we now provide this additional supplemental submission with revised site plans and updated architectural renderings based on the Planning Board’s feedback over the last several months and the incorporation of 50 South Street into the Site and Project design. Accordingly, attached please find supplemental information and the latest revisions of previously submitted application materials:

- Exhibit A: Revised Concept Site Plan Dated February 18, 2019**
- Exhibit B: 50 South Street Letter of Authorization**
- Exhibit C: Revised South Street Access Enlargement Plan**
- Exhibit D: Revised Nursery School Enlargement Plan**
- Exhibit E: Architectural Renderings for Models of Affordable For Sale Townhomes**
- Exhibit F: Architectural Renderings for Affordable Rental Townhomes**
- Exhibit G: Architectural Renderings for Apartment Building**
- Exhibit H: Interior Floor Plans for Apartment Building**
- Exhibit I: Interior Floor Plans for Affordable Rental Townhomes**

ATTORNEYS AT LAW

ADAM S. WALTERS, PARTNER DIRECT 716 847 7023 AWALTERS@PHILLIPSLYTLLE.COM

ONE CANALSIDE 125 MAIN STREET BUFFALO, NY 14203-2887 PHONE 716 847 8400 FAX 716 852 6100

NEW YORK: ALBANY, BUFFALO, CHAUTAUQUA, GARDEN CITY, NEW YORK, ROCHESTER | WASHINGTON, DC | CANADA: WATERLOO REGION | PHILLIPSLYTLLE.COM



### **Road Access Developments Enabled by the Acquisition of 50 South Street**

As explained in the Applicants' January 24, 2019 submission to the Planning Board, in response to significant community concern that the Project's road access to South Street was too near the home on 52 South Street, Applicants negotiated a purchase agreement for the adjacent parcel at 50 South Street to create additional Site area to address community concerns. As shown on **Exhibit A**, the 50 South Street parcel has been incorporated into the larger Site and Project design as a result of INHS' recent execution of the agreement with the owner of that parcel. Also attached as **Exhibit B** is a Letter of Authorization whereby, while finalizing the sale and transfer of ownership of the parcel to INHS as contemplated in the agreement, the owner of 50 South Street authorizes INHS to file any and all applications for approvals in connection with the Project in the interim.

The additional Site area allows the Project design to accommodate a revised South Street access, which is attached here as **Exhibit C**. As shown on **Exhibit C**, Public Road, Segment C, has been shifted north to maximize the distance between the Project's South Street road access and the 52 South Street home. In fact, the edge of Public Road, Segment C, is now 24'6" from the 52 South Street property line and 34'4" from the nearest corner of the home.

### **Project Road Design and Specifications**

As referenced above, applicants have met and conferred with DPW and have obtained DPW approval of the Project's road design and specifications as required by the Village's Subdivision Regulations § 473.1. For all public roads within the Project (*i.e.* Segments A, B, and C as shown on **Exhibit A**), the total roadway width will be 22 feet, widening to 26 feet at hydrant locations. Furthermore, the Project's roads will feature two, ten foot wide drive lanes for vehicle traffic in either direction, and will feature 1 foot shoulders on either side of the roadway. DPW also agreed to curbing along the Public Road Segments, as indicated on the attached **Exhibit A**, along the north side of Public Road Segments A and C, and the south side of much of Public Road Segment B, to aid in effectively directing surface water runoff to the Project's stormwater management system.

### **Nursery School Design**

In consideration of the Applicants' recent acquisition of 50 South Street and the now enlarged Site area, Applicants propose an enlarged lot for the nursery school and associated parking and



access needs. The Revised Nursery School Enlargement Plan, attached as **Exhibit D**, significantly expands lot 7, on which the nursery school now sits, from approximately 38,000 square feet to approximately 101,252 square feet (changes to lot 7 are addressed more fully below). That increase in lot size allows the parking arrangements for the nursery school to be relocated and considerably expands the availability of parking for the nursery school staff, volunteers, and parents and other guardians.

In response to comments from the Planning Board, Applicants revised the lot 7 layout to provide 5 drop-off spots for the nursery school. Nursery school staff would meet vehicles at the drop-off spots to assist parents and guardians by accompanying the students to the nursery school building. The drop-off spots facilitate vehicle flow and decrease congestion in front of the building as parents and guardians need not exit their vehicles and may instead rely on staff assistance to escort students into the building. The 7 additional parking spaces at the northern portion of the lot 7 parking area are available for parents or guardians who wish to park and accompany students into the building themselves, rather than having staff members do so.

#### **Lot Revisions and Future Plans for 50 South Street**

As compared to the Site Plan and Preliminary Plat previously submitted to the Planning Board, **Exhibit A** features several changes to lot orientation and size.

First, an additional lot has been carved out of the eastern portion of lot 12 and has been renumbered as lot 8. Lot 8 now contains the 4 Affordable For Sale Dwelling Units that were previously located on lot 12. Accordingly, lot 12 now contains only the Apartment Building and 3 Affordable Rental Townhomes.

Second, the enlarged lot 7, as shown on **Exhibit A** and as described above, essentially merges the two lots that were formerly numbered as lots 7 and 8 into a single lot. The enlarged lot 7 also incorporates the rearmost portion of the recently acquired 50 South Street lot. The enlarged lot 7 can now generously accommodate an enlarged nursery school design and expanded parking arrangement for the nursery school.

Third, the 50 South Street lot has been incorporated into the Site and is numbered as lot 15. The 50 South Street lot is reduced in size in consideration of the rear portion of that lot that has been reassigned to the now enlarged lot 7, as described above. Applicants intend to list the home for



sale after the Project is constructed. The revised 50 South Street lot is 31,985 square feet, and is well beyond the minimum lot size for a single dwelling in the R-1 District.

**Proposed Project Design Pending ZBA Approval of Parking Variance**

Upon the completion of the Planning Board's environmental review pursuant to the State Environmental Quality Review Act, which culminated in the issuance of a Negative Declaration for the Project, the Planning Board focused its attention on final site plan and subdivision plat review. Because the Zoning Ordinance of the Village of Trumansburg ("**Zoning Ordinance**") § 812.1 requires Applicants to obtain any variances or Special Use Permits from the Village Board of Zoning Appeals ("**ZBA**") before the Planning Board may issue a site plan approval, on January 22, 2019, the Applicants submitted applications to the ZBA for: (1) a variance from residential parking minimums for the Project's 46 Affordable Rental Residential Dwelling Units; (2) a variance from front yard setback minimums; and (3) a Special Use Permit for the nursery school proposed for the Project (collectively "**ZBA Applications**").

Notably, the Applicants pursued the parking and setback variances in response to encouragement from the Planning Board. A public hearing in connection with the ZBA Applications was held on February 19, 2019, at which the ZBA approved the requested setback variance and the issuance of a Special Use Permit for the nursery school. The ZBA's review of the requested parking variance is ongoing, and Applicants intend to furnish the ZBA with additional information in support of that application prior to the ZBA's next meeting on March 12, 2019.

The Revised Concept Site Plan, attached here as **Exhibit A**, depicts the proposed parking lot design that would be possible if the ZBA grants Applicants' variance request for a reduction in minimum residential parking requirements as applied only to the Project's 46 Affordable Rental Residential Dwelling Units located on lots 4 and 12. The Revised Concept Site Plan demonstrates a significant departure from the former Site design that featured two separate parking lot wings on either side of the multi-family Apartment Building on lot 12. The former design situated one of the two parking lot wings between the Project's internal loop roadway and the Apartment Building on lot 12. Comments from the Planning Board indicated to Applicants that such a design failed to maximize the traditional neighborhood quality that the Planning Board wished to preserve in the Village and institute throughout the Project.



Accordingly, the revised parking configuration as shown in **Exhibit A** instead features a single parking lot strategically shielded behind the Apartment Building, and balances that parking lot against a large open green space area that abuts the parking lot on lots 8 and 12. Moreover, as the Planning Board has been particularly cognizant of storm water drainage concerns, these revisions allow a reduction of approximately 6,480 square feet of impervious surface as compared to the former parking configuration. Furthermore, even with the reduced parking design, the Revised Concept Site Plan provides 2 reserved visitor parking spaces on lot 8, 10 visitor reserved parking spaces on lot 12, and, 7 reserved visitor parking spaces on lot 7 to predominately service the proposed nursery school.

In addition, though Applicants are confident that the Project's parking needs are adequately met consistent with their discussions with the Planning Board, the Revised Concept Site Plan reserves, or "land banks" an area on lot 8 to utilize for 8 additional parking spaces, if needed, in the future.

In addition to the proposed changes to the parking configuration, the Revised Concept Site Plan features reduced front yard setbacks consistent with the ZBA's approval of 25 foot front yard setbacks. As the Planning Board has suggested during its comprehensive review of the Project layout, pulling the Project's buildings closer to the internal loop roadway is consistent with existing setbacks in the Village and tends to enhance the close-knit, neighborhood feel within the Project. Additionally, the Planning Board previously identified "stacked parking" as a potential item of concern. Notably, the reduced front yard setbacks allow for a greater area behind the buildings on each of the Project's lots, which alleviates the need for residents to use a "stacked parking" method on lots 2 and 4. In addition, neither of the lots featuring rental units (lots 4 and 12) use stacked parking. Although stacked parking is still indicated on **Exhibit A** for lots 1, 3, 5, 6, 9, 10, 11, 13, and 14, that parking method is shown for planning purposes only and may be altered during the course of site plan review when those lots are designed and built to suit future owners.

### **Building Design, Interior Floorplans, and Additional Unit Details**

At the Planning Board's January 24, 2019 meeting, upon preliminary review of architectural renderings presented by Applicants, the Planning Board re-emphasized that building designs and architecture should have a residential, neighborhood feel as opposed to an institutional, commercial feel. Accordingly, Applicants present architectural renderings attached as **Exhibits E, F, and G**, which represent proposed building designs for Models of Affordable For



Sale Townhomes, Affordable Rental Townhomes, and the multi-family Apartment Building respectively. Particularly with respect to proposed designs for the Townhomes within the Project, Applicants note that the "A-Frame" or "Bungalow" design has been removed from Project plans in response to comments from the Planning Board during its last meeting, which indicated that such a design was too institutional in its exterior aesthetic.

The Planning Board also indicated that a review of proposed interior floor plans would be beneficial. Accordingly, attached as **Exhibits H and I**, are sample interior floor plans proposed for the Apartment Building, and Affordable Rental Townhomes, respectively. Applicants note that community members expressed concern regarding Apartment Building residents who lack sufficient storage space potentially resorting to storing items outside of the building, and community members noted that unkempt outdoor storage would clutter the exterior Project Site and detract from the Village's aesthetic quality. Accordingly, Applicants note that approximately 20 square feet of bulk storage space is provided for one and two bedroom units and 37 square feet for three bedroom units. Each unit of the Affordable Rental Townhomes has a bulk storage closet of approximately 37 square feet that is accessed from the rear of the building. The Planning Board also indicated that building interiors should be sufficiently well insulated to prevent noise disturbance between units. INHS and its co-applicant have extensive experience designing and operating similar residential developments and are confident that the proposed building designs will reasonably prevent such noise disturbances.

The Planning Board also noted that exterior porch space provided for units in the Apartment Building should be sufficient to provide a usable area to residents desiring outdoor space. Accordingly, Applicants note that the proposed porch dimensions are approximately 5'6" by 13'.

### **Sidewalks, Walking Trail, and TCAT Service**

Applicants note that, in response to requests from the Planning Board, a sidewalk is now planned along the Project's "Segment A" road access to Pennsylvania Avenue. Applicants continue to propose that the walking trail proposed in the northeastern corner of the Site, on lot 7 remain a mulch (or similar material) walking trail, in consideration of the need to limit impervious surfaces in a mapped wetland area of the Site. A paved or asphalt walking trail would require winter maintenance, such as plowing and salting, that could be detrimental to the wetland area. Accordingly, due to the presence of several year-round pedestrian options,



February 21, 2019

such as the sidewalks proposed along Public Road Segments A, B, and C, as shown in **Exhibit A**, Applicants respectfully submit that the proposed walking trail should remain a mulch, or similar material, trail intended for use during temperate seasons.

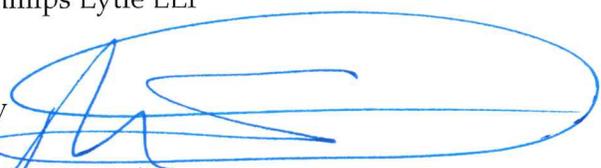
Finally, Applicants wish to advise the Planning Board of their efforts to consult with Tompkins Consolidated Area Transit ("TCAT") with respect to establishing public transit amenities to service the Project. In September 2017, Applicants contacted TCAT to determine whether TCAT would consider adding a TCAT Stop within the Project area, but TCAT advised that it was unlikely TCAT would be in a position to do so at that time because of the difficulties associated with revising an established route. Applicants recently reached out to TCAT again, and were advised that in consideration of the efforts associated with the TCAT Transit Development Plan process, a TCAT Stop within the Project could be discussed at a later date consistent with TCAT's long-term strategic initiatives. Applicants will continue discussions with TCAT in the future.

### Conclusion

We look forward to the next Planning Board meeting and the opportunity to discuss with the Planning Board the Project design developments presented above. In the meantime, if you have any questions with the information presented herein, please do not hesitate to contact me.

Very truly yours,

Phillips Lytle LLP

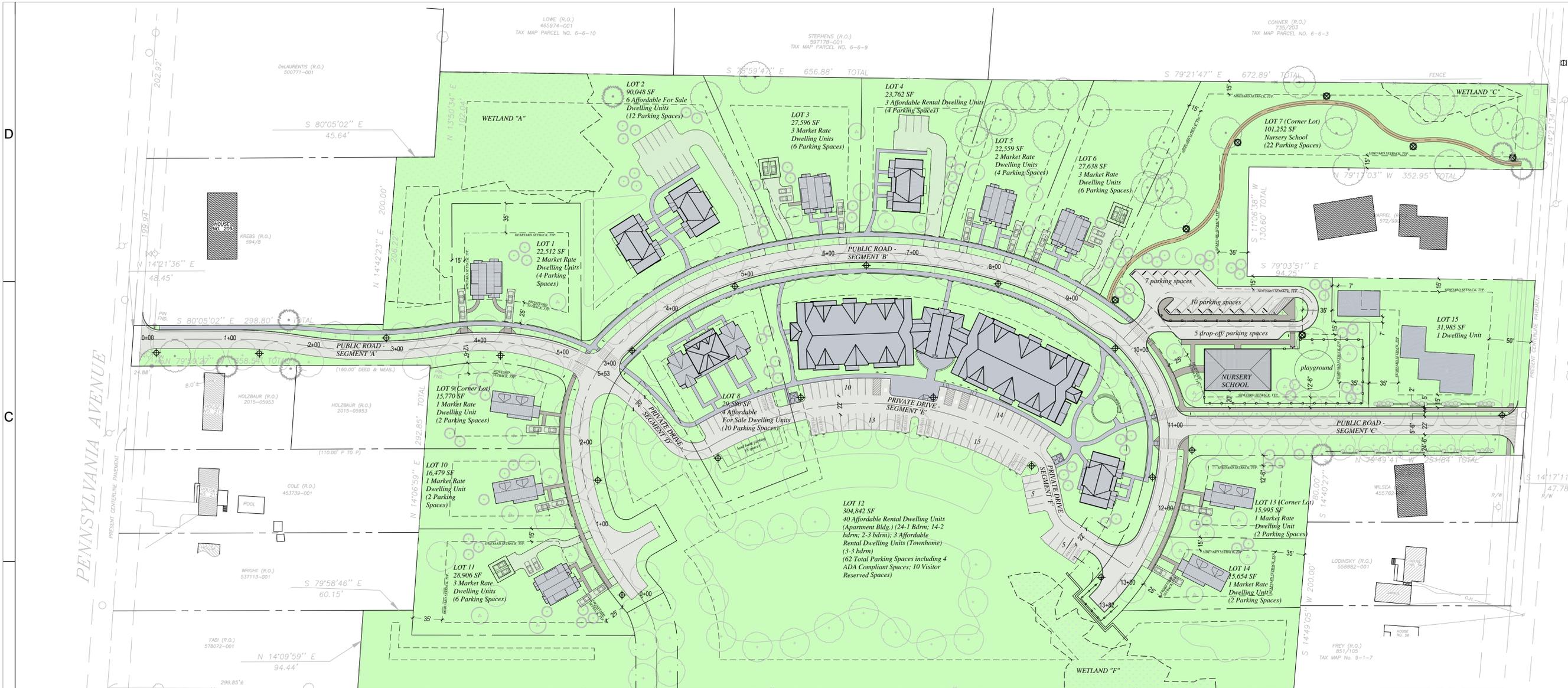
By 

Adam S. Walters

Attachments

cc: Lance Brabant, CPESC, Director of Planning Services, MRB Group  
Guy K. Krough, Esq., Village Attorney  
Joseph L. Bowes, Director of Real Estate Development, INHS  
Alena Fast, Real Estate Developer, INHS  
Claudia Brenner, Architect

Doc #01-3239222



TROWBRIDGE WOLF MICHAELS  
**TWMA**  
 LANDSCAPE ARCHITECTS  
 1001 W. Seneca St., Ste. 201 Ithaca, NY 14850  
 607-273-1400 Fax 607-273-4092

**H**  
**HOLT** ARCHITECTS

Architecture  
 Planning  
 Interior Design  
 619 W State Street  
 Ithaca NY 14850  
 p 607.273.7600 f 607.273.0475

**T.G. MILLER, P.C.**  
 ENGINEERS AND SURVEYORS  
 203 NORTH AURORA STREET  
 ITHACA, NEW YORK 14850  
 www.tgmillerpc.com  
 607-272-6477 tel.  
 607-273-6322 fax

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Ithaca Neighborhood Housing Services & Sundial Property Development LLC  
**46 South Street**  
 Trumansburg, New York

DATE: 02/18/2019  
 PROJECT: 17003  
 DRAWN BY: RK  
 CHECKED:

SITE PLAN

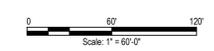
L-101

PARCEL INFO	
ADDRESS:	46 SOUTH STREET, VILLAGE OF TRUMANSBURG, NY
TAX PARCEL:	9-1-2 & 8-3-2.2
TOTAL AREA:	19.115 ACRES
NUMBER OF UNITS PROPOSED:	73
PROPOSED BUILDINGS:	16
ZONING SUMMARY - RESIDENTIAL 1 DISTRICT	
MINIMUM LOT SIZE	
1ST DWELLING	15,000 SF *65% REDUCTION FOR AFFORDABLE UNITS
2ND DWELLING	7,500 SF
ADD'L DWELLINGS	5,000 SF
MINIMUM LOT FRONTAGE	100 FT *65% REDUCTION FOR AFFORDABLE UNITS
MAXIMUM BUILDING HEIGHT	
PRINCIPAL BLDGS	35 FEET
ACCESSORY BLDGS	20 FEET
MINIMUM FRONT YARD	
PRINCIPAL BLDGS	25 FT (Variance Sought)
ACCESSORY BLDG	25 FT (Not Applicable)
MINIMUM SIDE YARD	
PRINCIPAL BLDG	15 FT
ACCESSORY BLDG	5 FT
MINIMUM REAR YARD	
PRINCIPAL BLDG	35 FT
ACCESSORY BLDG	5 FT
PARKING	
SPACES PER DWELLING UNIT (Variance Sought)	2 SPACES PER 1 DWELLING UNIT REQUIRED AND PROVIDED FOR ALL LOTS EXCEPT LOTS 4, 7, 12 (INCLUDES PRIVATE GARAGES). LOT 4 HAS 4 SPACES @ 1.2 SPACES PER DWELLING UNIT. LOT 12 HAS 52 SPACES (NOT INCLUDING 10 SPACES RESERVED FOR VISITOR PARKING) @ 1.2 SPACES PER DWELLING UNIT. LOT 1 (NURSERY SCHOOL LOT) HAS 22 PARKING SPACES. LOT 8 HAS 2 ADDITIONAL SPACES RESERVED FOR VISITOR PARKING.
ADA ACCESSIBLE SPACES	5 SPACES REQUIRED & PROVIDED

PROJECTED CONSTRUCTION SCHEDULE				
YEAR	MARKET RATE UNITS	AFFORDABLE FOR SALE UNITS	AFFORDABLE RENTAL UNITS	NURSERY SCHOOL
2020	Phase 1a - 4 UNITS	PHASE 1b- 6 UNITS (LOTS 2 & 12)*	PHASE 1c- 46 UNITS (LOTS 2 & 12)*	PHASE 1d (LOT 8)*
2021	Phase 2a - 4 UNITS			
2022	Phase 3a - 4 UNITS			
2023	Phase 4a - 5 UNITS	PHASE 2b - 4 UNITS (LOT 4)**		

\* PHASE 1b - 1d (NOVEMBER 2020 - JANUARY 2022) WILL INCLUDE ALL SITE WORK.  
 \*\* PHASE 2b (APRIL 2023 - AUGUST 2023).

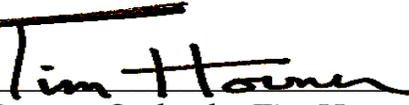
- MATERIALS LEGEND
- SHREDDED BARK MULCH TRAIL
  - CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - 6" CURB
  - DUMPSTER WITH ENCLOSURE
  - 42" HIGH WOOD FENCE AND GATE
  - 72" HIGH WOOD PRIVACY FENCE
  - STREET LIGHT
  - PEDESTRIAN PATH LIGHT
  - TRAFFIC SIGN (REFER TO SIGNAGE PLAN)
  - CROSSWALK WITH STOP BAR PAVEMENT MARKINGS
  - PLAYGROUND WITH WOOD CHIPS
  - SITE WALLS

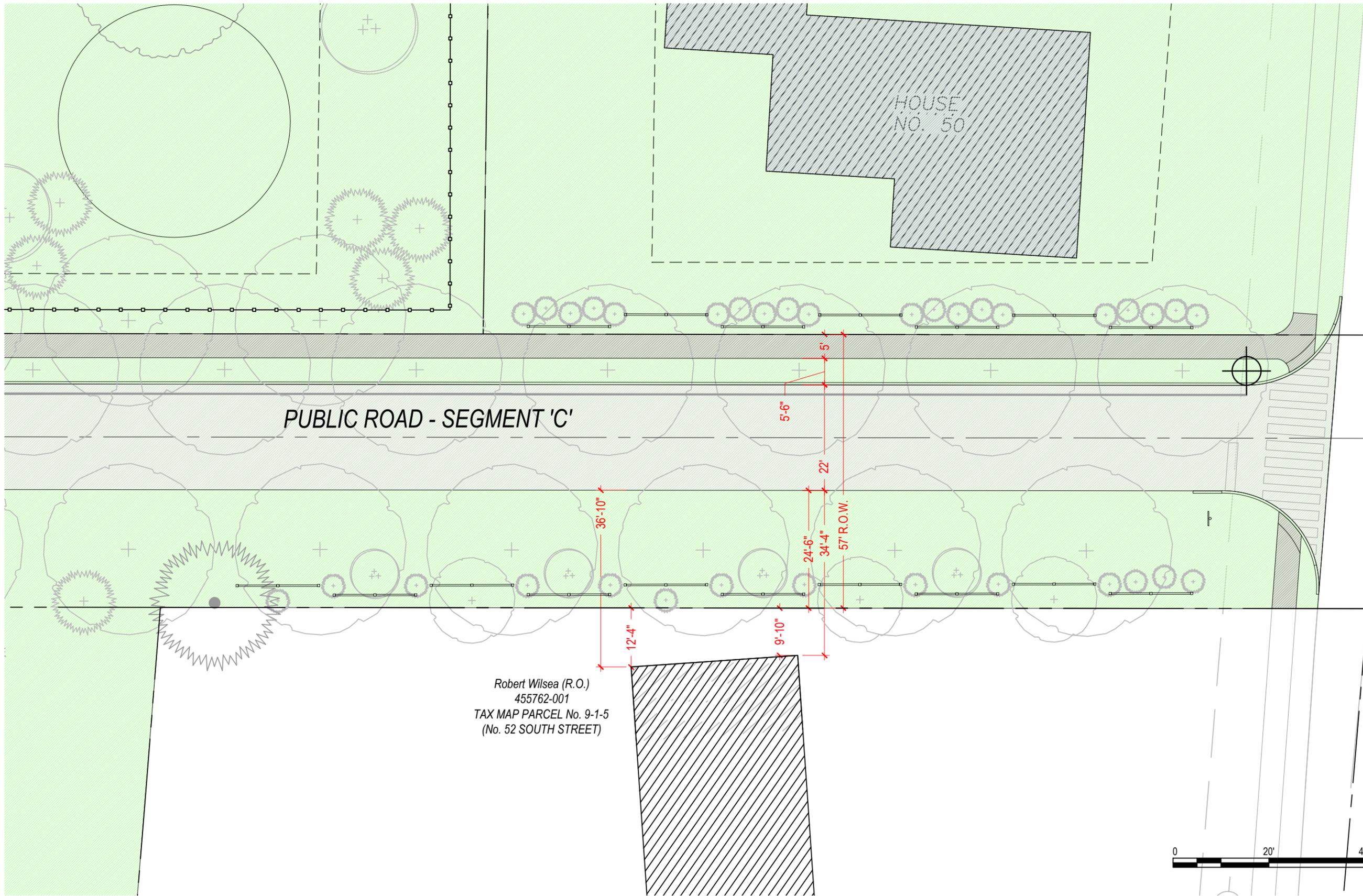


## LETTER OF AUTHORIZATION

Gregory Szabo, the owner of 50 South Street in the Village of Trumansburg, New York, Tax Map parcel number 9.-1-4 (the "Property"), by and through Tim Horner, Esq., his attorney-in-fact, with an address at 1260 Ellis Hollow Road, No. 201, Ithaca, New York 14850, does hereby authorize Ithaca Neighborhood Housing Services, Inc. ("INHS"), a not-for-profit corporation organized and existing under the laws of the State of New York with its principal place of business located at 115 W. Clinton Street, Ithaca, New York 14850, and INHS' employees, agents, and contractors to file any and all application(s) for approvals, authorizations, or permits from any and all relevant governmental authorities necessary for obtaining required approvals for INHS' proposed project on the Property and on the adjacent parcel at 46 South Street in the Village of Trumansburg, New York.

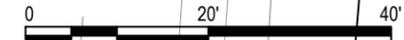
By: \_\_\_\_\_

  
Gregory Szabo, by Tim Horner as  
attorney-in-fact pursuant to power  
of attorney.



SOUTH STREET

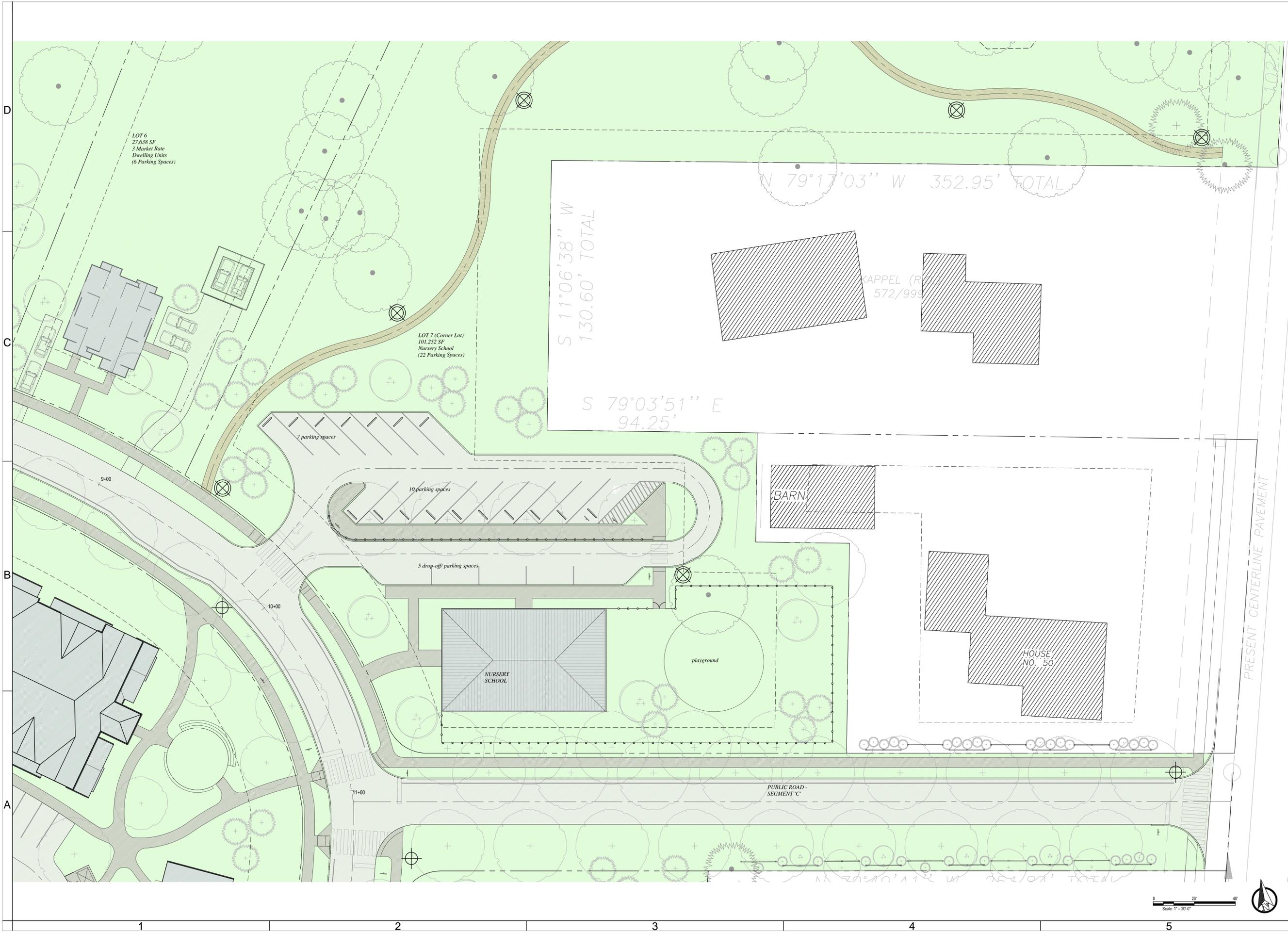
Robert Walsea (R.O.)  
 455762-001  
 TAX MAP PARCEL No. 9-1-5  
 (No. 52 SOUTH STREET)



47



Access Road Dimensions  
**46 South Street**  
 Ithaca Neighborhood Housing Services & Sundial Property Development LLC



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WOLF  
MICHAELS

**TWMA**  
LANDSCAPE ARCHITECTS

1001 W. Seneca St., Ste. 201 Ithaca, NY 14850  
607-273-1400 Fax 607-273-4092

**H**

HOLT ARCHITECTS

Architecture  
Planning  
Interior Design

619 W State Street  
Ithaca NY 14850  
p 607.273.7600 f 607.273.0475

**T G M**

T.G. MILLER, P.C.  
ENGINEERS AND SURVEYORS  
203 NORTH AURORA STREET  
ITHACA, NEW YORK 14850  
www.tgmillerpc.com  
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Ithaca Neighborhood Housing Services &  
Sundial Property Development LLC  
**46 South Street**  
Trumansburg, New York

DATE:	02/12/2019
PROJECT:	17003
DRAWN BY:	RK
CHECKED BY:	

PARTIAL LOT 7  
ENLARGEMENT  
PLAN

# 4-UNIT TOWNHOMES



SHED

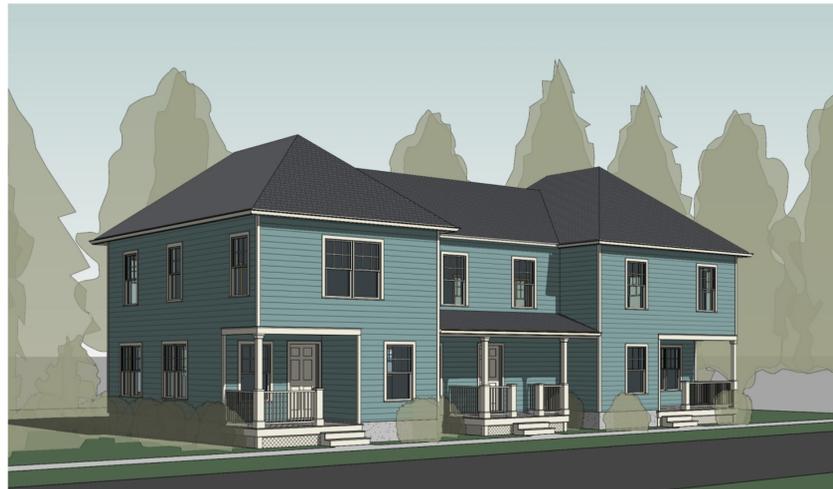


SHED HYBRID

# 3-UNIT TOWNHOMES



SHED ENDS



HIP



Gable



SHED TEE



HIP HYBRID

**AFFORDABLE FOR-SALE MODELS**

TROWBRIDGE  
WOLF  
MICHAELS  
**TWMA**  
LANDSCAPE ARCHITECTS

1001 W. Seneca St., Ste. 101 Ithaca, NY 14850  
607-277-1400 Fax 607-277-6992

**CLAUDIA BRENNER**  
ARCHITECT  
451 North Aurora St. #1  
Ithaca, NY 14850  
607-277-9215

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ITHACA NEIGHBORHOOD HOUSING SERVICES  
**46 SOUTH STREET**  
TRUMANSBURG, New York

DATE:	04/21/2014
PROJECT:	
DRAWN BY:	ZMB
CHECKED:	PJT

ARCHITECTURE

L1.0

File: T:\PROJECTS\Cornell Greenways\TMA\201206 - PLANS 2014.04.07.dwg Plot Date: 5/8/2014

1 2 3 4 5

# 46 South Street

## Rental Townhouse Concept A



Eastern Elevation Image, View from the Road



# 46 South Street

## Rental Townhouse Concept B



T. G. MILLER, P. C.



# 46 South Street

## Multi-Family Rental Concept



# 46 South Street

## Community Building Concept



T. G. MILLER, P. C.

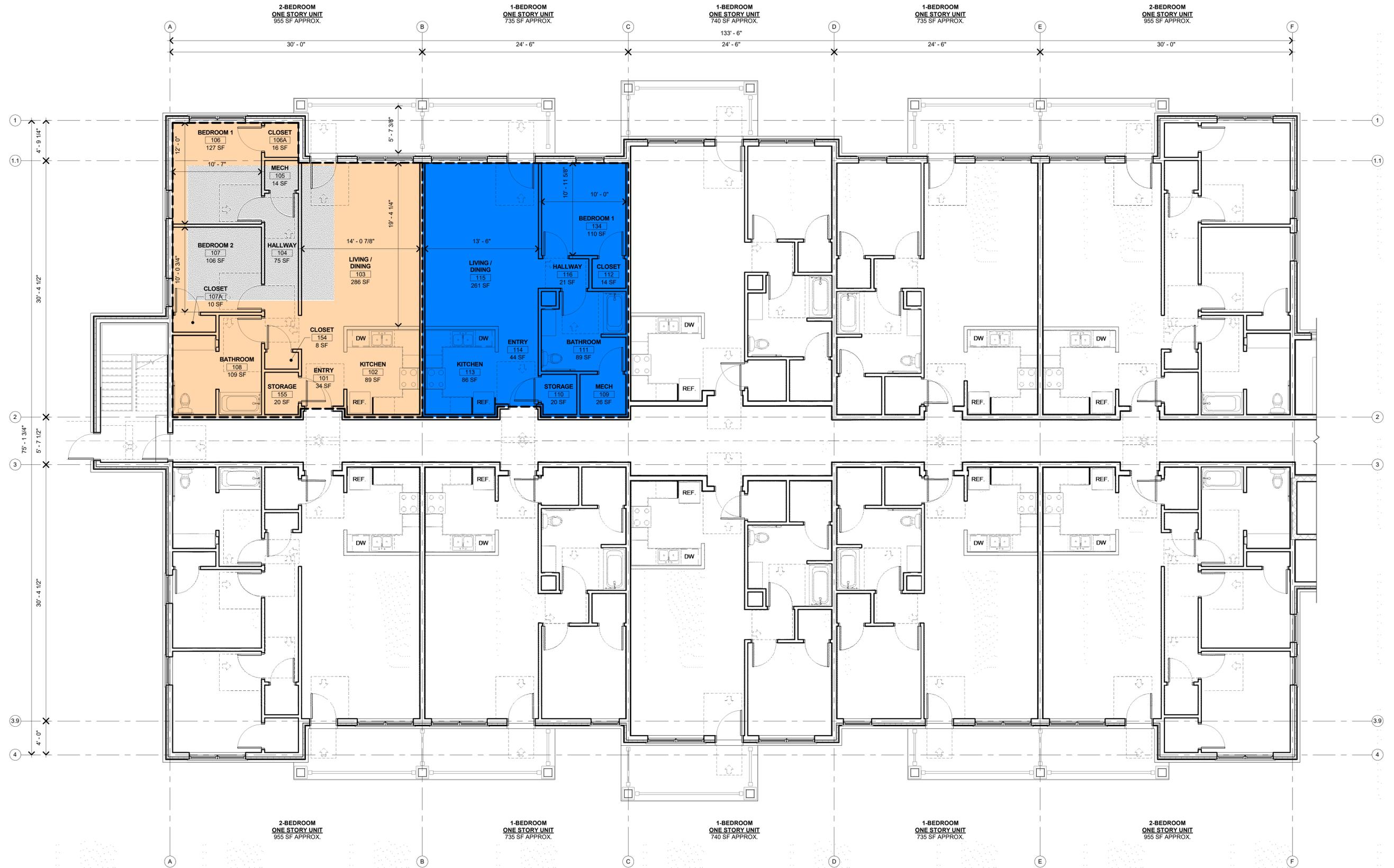




<b>MAXIMUM ONE STORY, ONE BEDROOM UNIT SIZE</b>	
1 BEDROOM (4.03.03):	725 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3): (0 FLOORS OF ) 0 SF	
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	20 SF
TOTAL MAXIMUM UNIT SIZE:	745 SF
UNITS ACTUAL SIZE:	740 SF
<b>MAXIMUM ONE STORY, TWO BEDROOM UNIT SIZE</b>	
2 BEDROOM (4.03.03):	950 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3): (0 FLRS OF ) 0 SF	
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	20 SF
TOTAL MAXIMUM UNIT SIZE:	970 SF
UNITS ACTUAL SIZE:	950 SF
<b>MAXIMUM ONE STORY, THREE BEDROOM UNIT SIZE</b>	
2 BEDROOM (4.03.03):	1,150 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3): (0 FLRS OF ) 0 SF	
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	25 SF
TOTAL MAXIMUM UNIT SIZE:	1,175 SF
UNITS ACTUAL SIZE:	1,170 SF

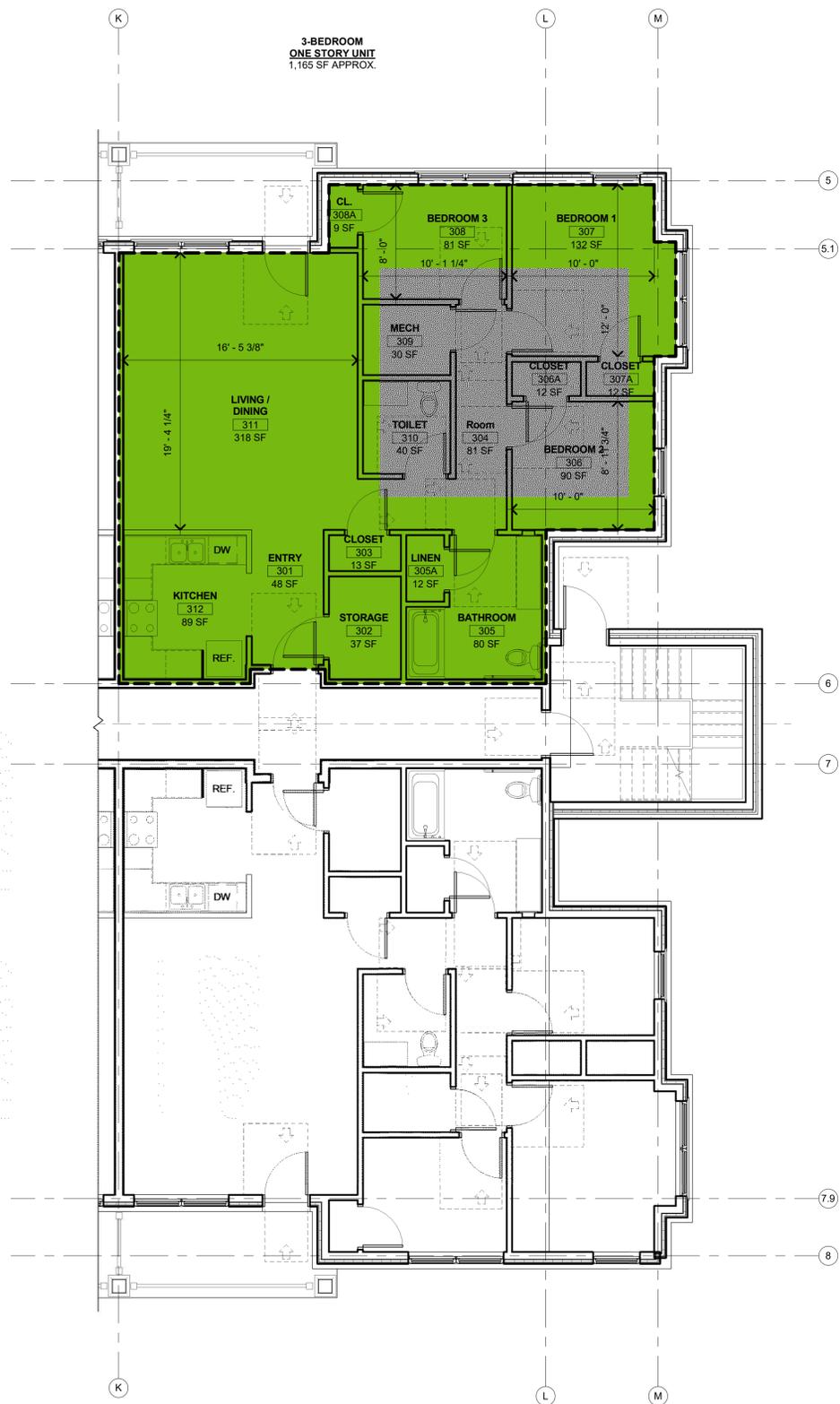
1 FLOOR PLAN - FIRST FLOOR  
 3/32" = 1'-0"



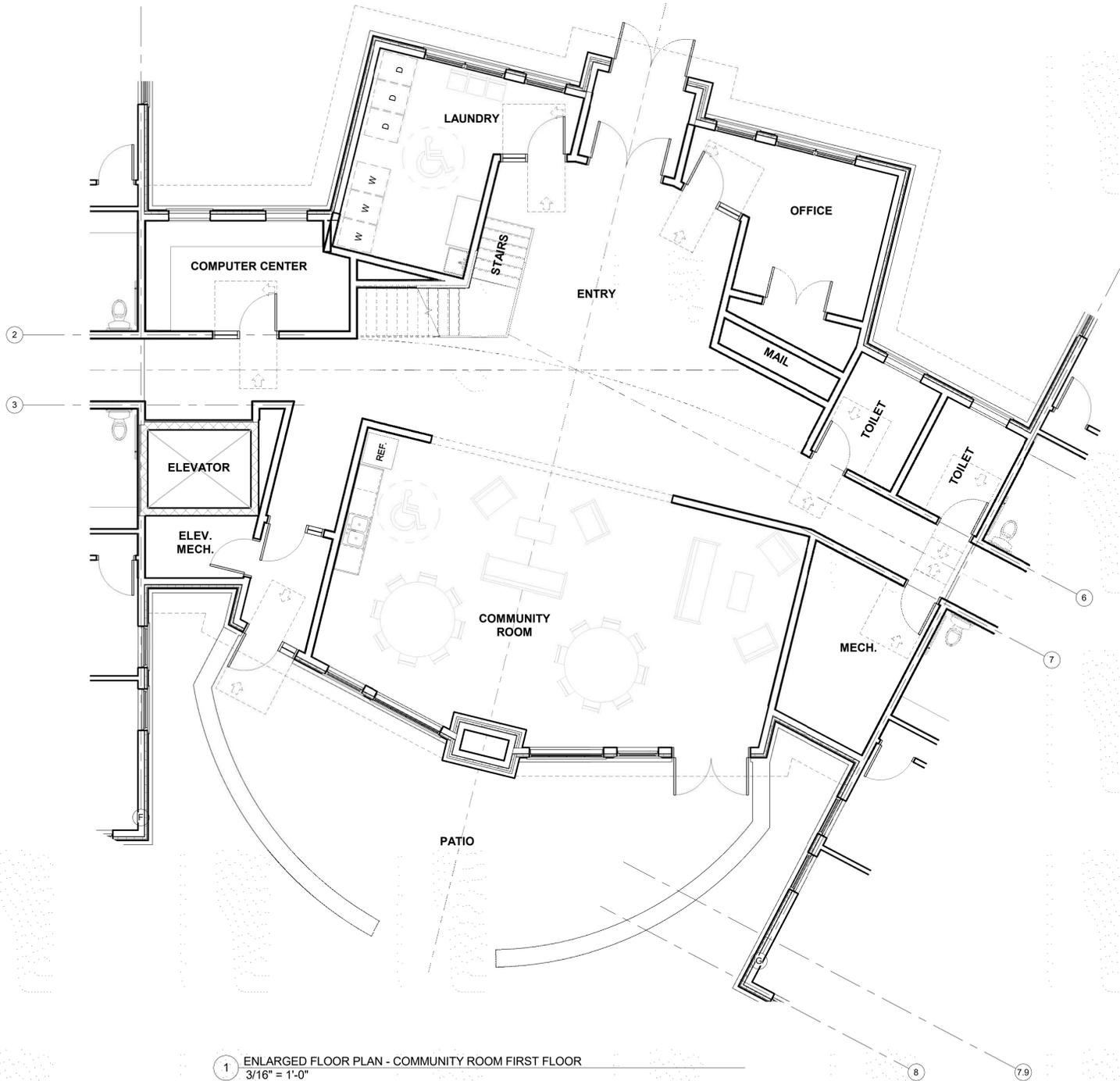


1 ENLARGED FLOOR PLAN - BUILDING 'A'  
3/16" = 1'-0"

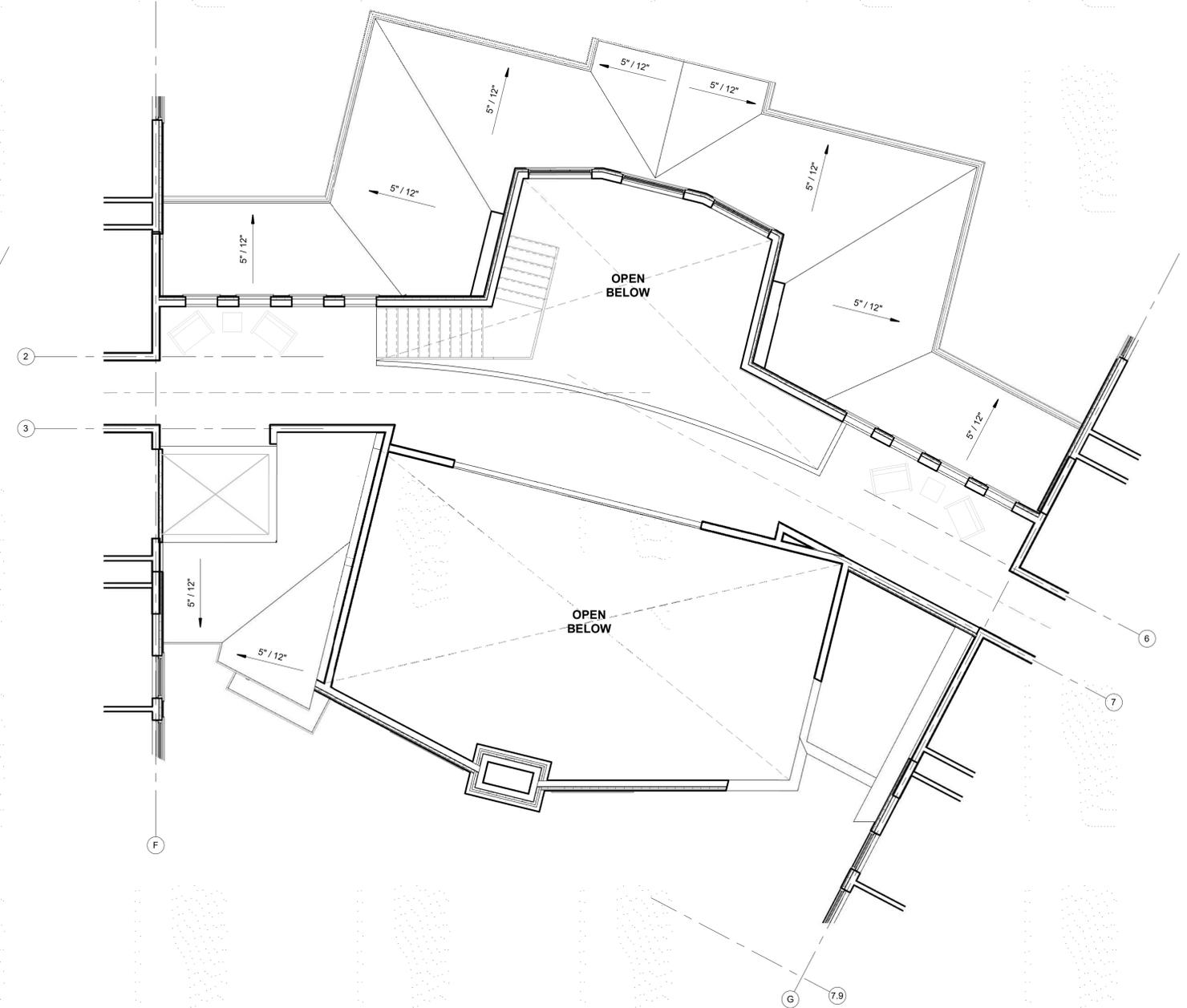




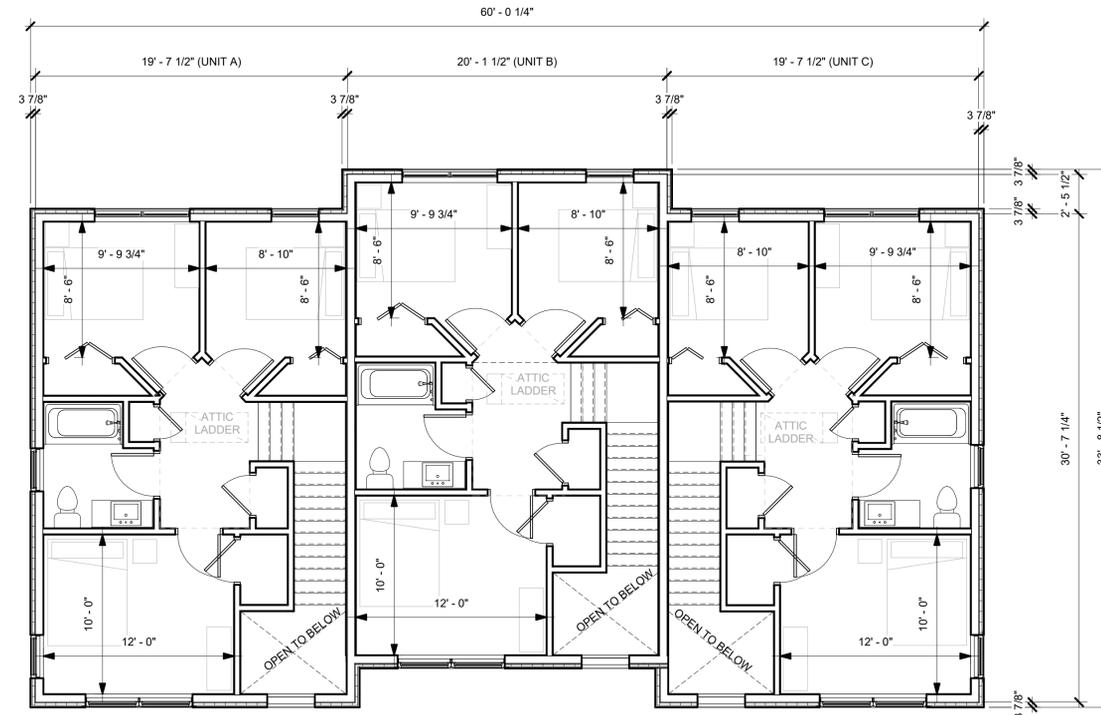
1 ENLARGED FLOOR PLAN - BUILDING 'B'  
3/16" = 1'-0"



1 ENLARGED FLOOR PLAN - COMMUNITY ROOM FIRST FLOOR  
3/16" = 1'-0"



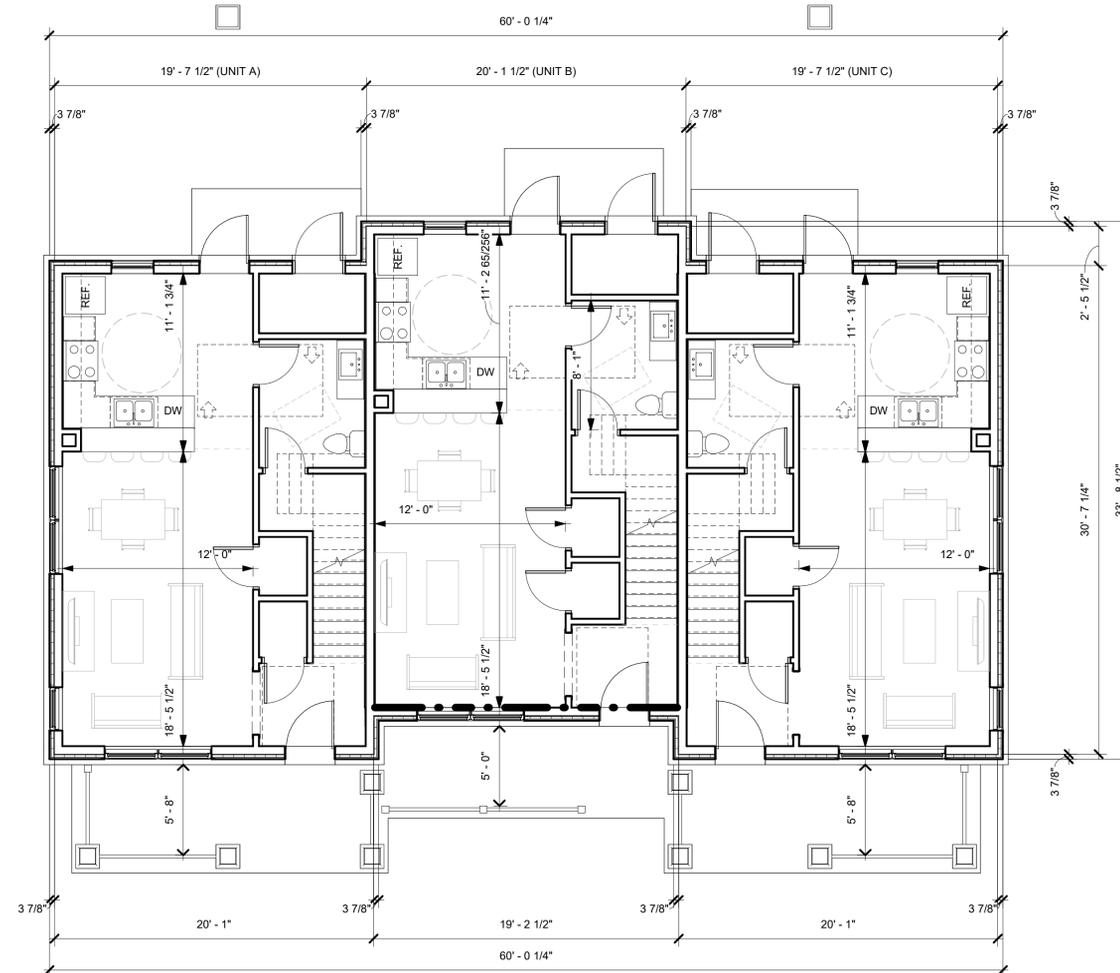
2 ENLARGED FLOOR PLAN - COMMUNITY ROOM FIRST FLOOR  
3/16" = 1'-0"



2 SECOND FLOOR PLAN - BLDG. TYPE 'C1'  
 3/16" = 1'-0"

TOTAL DWELLING UNIT SIZE (HCR SECTION 4.03.03)		
<b>MAXIMUM TWO STORY, THREE BEDROOM UNIT SIZE</b>		
3 BEDROOM (4.03.03):	900 - 1150 SF	
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	50	
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3):	60	
BULK STORAGE INCREASE (4.03.03-4/4.03.03 F.4):	25 SF	
<b>TOTAL MAXIMUM UNIT SIZE:</b>	<b>1345 SF</b>	
UNIT A AND C - ACTUAL SIZE:	1146 SF	
UNIT B - ACTUAL SIZE:	1162 SF	
TOTAL RESIDENTIAL AREAS % PERCENTAGES (HCR APPENDIX E TABLE 3/4)		
TOTAL RESIDENTIAL SPACE	TOTAL INTERIOR NET AREA	PERCENT
DWELLING UNIT SPACE (DUS)		
UNIT A	1,146 SF	
UNIT B	1,162 SF	
UNIT C	1,146 SF	
<b>DWELLING UNIT SPACE (DUS) SUB-TOTAL</b>	<b>3,454 NSF</b>	100.00%
RESIDENTIAL COMMON SPACE (RCS)	0 SF	0.00%
<b>TOTALS</b>	<b>3,454 SF</b>	<b>100.00%</b>
TOTAL RESIDENTIAL SPACE	TOTAL EXTERIOR GROSS AREA	
DWELLING UNIT SPACE (DUS)	3,764 GSF	100.00%
RESIDENTIAL COMMON SPACE (RCS)	0 SF	0.00%
<b>TOTALS</b>	<b>3,764 GSF</b>	<b>100.00%</b>

NOTE: DWELLING UNIT SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL TO CENTERLINE OF COMMON WALL PER HCR 4.03.03-1



1 FLOOR PLAN FIRST FLOOR - BLDG. 'C1'  
 3/16" = 1'-0"

