

Tower A & C Revisions

Revision 01 – Unit Count, Elevators & Floor Plate Revisions

In response to suggestions from City Staff regarding building efficiency & a new analysis of affordability, Tower A & C have been revised to optimize their configuration. This has led to the addition of 115 (112 market & 3 Rental) units in Tower A & 76 (73 market & 3 rental) units in Tower C; this yields a total increase of 191 units in the project. This has been achieved by changing the unit mix of each level and by increasing the floor plate sizes. The floor plate has been altered without any drastic impacts on the scheme's massing; which was accepted by the Urban Design Panel at our last visit. In general, Tower A has expanded by 5'-7' on the North West (Lane facing) side & North East (internal facing) side. Resulting separation between Tower A & C is minimally 90'; between Tower A & B it's from 60' to 68'; and no change between Alta Dena and Tower C at 78'.

With this new unit count, the elevators have been optimized based on suggestions from an elevator consultant. Parking remains similar to previous scheme, still exceeding minimum city standards.

Statistical Comparison

Number of Units in Towers (Tower A & C)

		Original Rezoning	Revised Scheme	Difference
Tower A	Market	304	416	112 +
	Rental	50	53	3 +
	Sub Total	354	469	115 +
Tower C	Market	234	307	73 +
	Rental	31	34	3 +
	Sub Total	265	341	76 +
Total Tower A & C	Market	538	723	185 +
	Rental	81	87	6 +
	Total	619	810	191 +

Tower Height & Floor Plate Size

Height Measured from Base Plane to Top of Parapet last occupied Floor

	Original Rezoning	Revised Scheme	Difference
Tower A	525.6	525.7	0.07 +
Tower B	184.1	187.1	2.96 +
Tower C	360.4	353.0	(7.42) -

Typical Floor Plate Size

		Original Rezoning	Revised Scheme	Difference
Tower A	Minimum	7,168	8,425	1,257 +
	Maximum	7,553	8,910	1,357 +
Tower B	Minimum	8,049	12,074	4,025 +
	Maximum	8,457	13,502	5,045 +
Tower C	Minimum	6,119	6,972	853 +
	Maximum	6,861	7,189	328 +

Project FSR

	Original Rezoning	Revised Scheme	Difference
Site Area	68,966.70 sf		
Tower A	421,795	475,415	53,620 +
Tower B	148,040	193,280	45,240 +
Tower C	244,466	250,422	5,956 +
Total Project	814,301	919,116	104,815 +
FSR Above Grade	11.50	13.03	1.53 +
FSR Below Grade	0.30	0.30	-
FSR Total	11.80	13.33	1.53 +

Parking

Tower A&C

	Original Rezoning	Revised Scheme
Car Parking (min. Required)		
Required	540	597
Provided	802	813
Bike Parking (Required = Provided)		
Class A	774	1013
Class B	12	12
Total	786	1025
Loading (Required = Provided)		
Class A	2	2
Class B	7	7
Class C	1	1