

Penn Place

10041 Penn Ave South

CASE #PL2020-68

DEVELOPER
Boisclair Corporation

ARCHITECT
Kaus Wilson Architects



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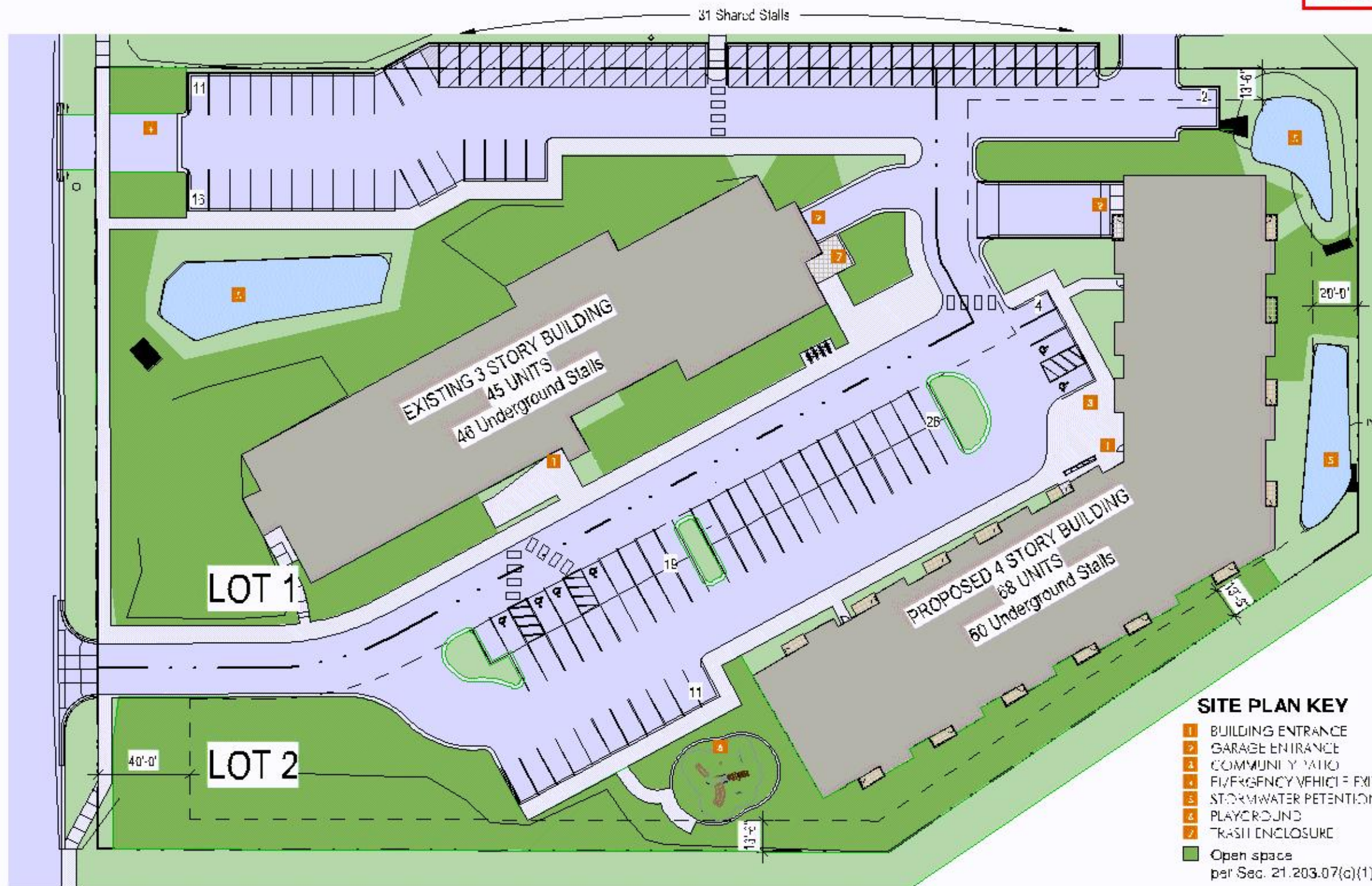
PROJECT SUMMARY	0.0
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LEVEL 0	3.0
LEVEL 1	3.1
LEVEL 2	3.2
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LEVEL 4	3.4
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Unit 3-0	4.3
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Exterior Elevations	5.0
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Exterior Elevations	5.2

GROSS AREA - TOTAL	
Level	Area
Level 4	22,525 ft²
Level 3	22,525 ft²
Level 2	22,525 ft²
Level 1	22,525 ft²
Level 0	22,585 ft²
Grand total	112,685 ft²

GROSS AREA - NO GARAGE	
Level	Area
Level 4	22,525 ft²
Level 3	22,525 ft²
Level 2	22,525 ft²
Level 1	22,525 ft²
Grand total	90,100 ft²

UNIT MIX - GROSS AREA				
Name	Count	%	Gross Area	Total Area
Unit 1-0	14	21%	797 ft²	11,161 ft²
Unit 2-0	28	41%	1,082 ft²	30,287 ft²
Unit 2-1	8	12%	1,162 ft²	9,294 ft²
Unit 3-0	16	24%	1,341 ft²	21,464 ft²
Unit 3-1	2	3%	1,441 ft²	2,882 ft²
Grand total	68			75,087 ft²

PARKING	
Level	Count
Lot 1	
Level 0	46
Level 1	29
Lot 2	
Level 0	60
Level 1	60
Shared Parking	
Level 1	31
226	



Parking summary

Required after OHO reductions

113 enclosed stalls

151 total stalls required

Proposed

46 existing enclosed stalls

60 new enclosed stalls

106 total enclosed stalls

195 total stalls proposed

7 enclosed stalls less than required

44 total stalls more than required

31 shared stalls along northern property line are not required to satisfy parking counts for either apartment building

Existing decks and patios

18 @ 74sft (150+24*2.5=210sft) 3,780sft

27 @ 80sft (150+30*2.5=225sft) 6,075sft

Existing Total 9,855sft

Proposed decks and patios

68 @ 57sft (150+7*2.5=167.5sft)

Proposed Total 11,390sft

Site open space 50,384sft

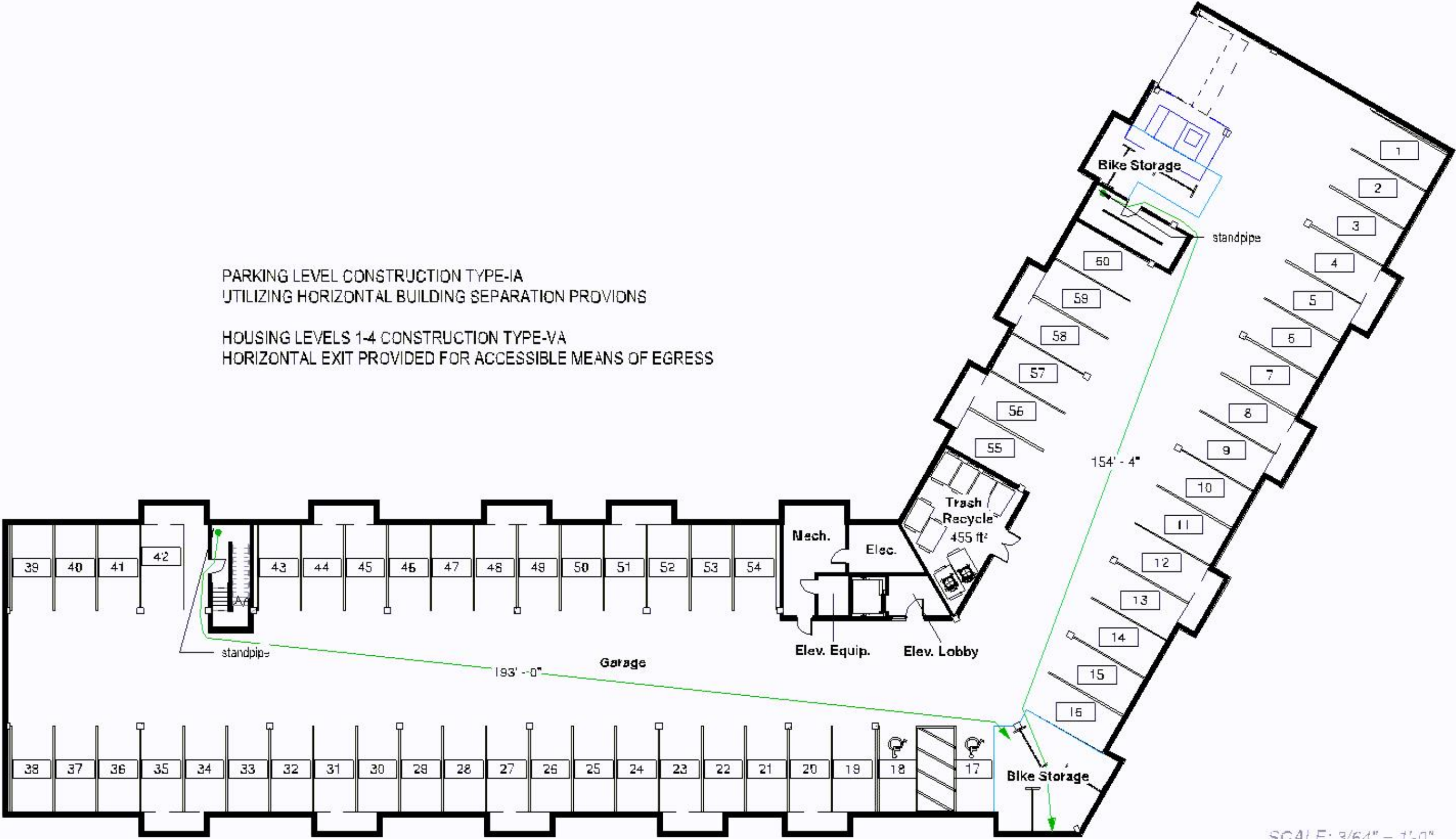
Existing Decks 9,855sft

Proposed Decks 11,390sft

Total open space 71,629sft

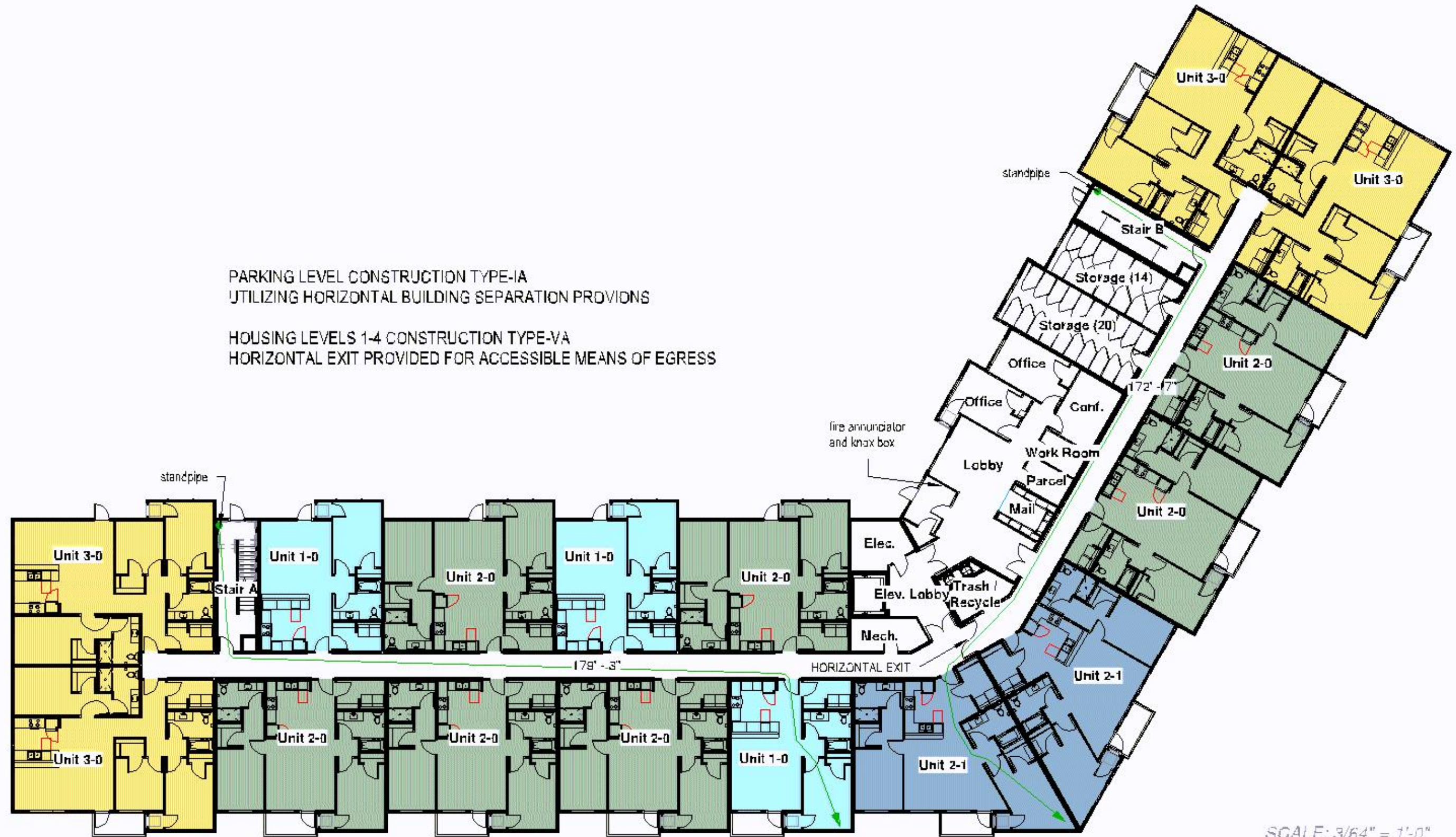
Required open space 67,800 sft



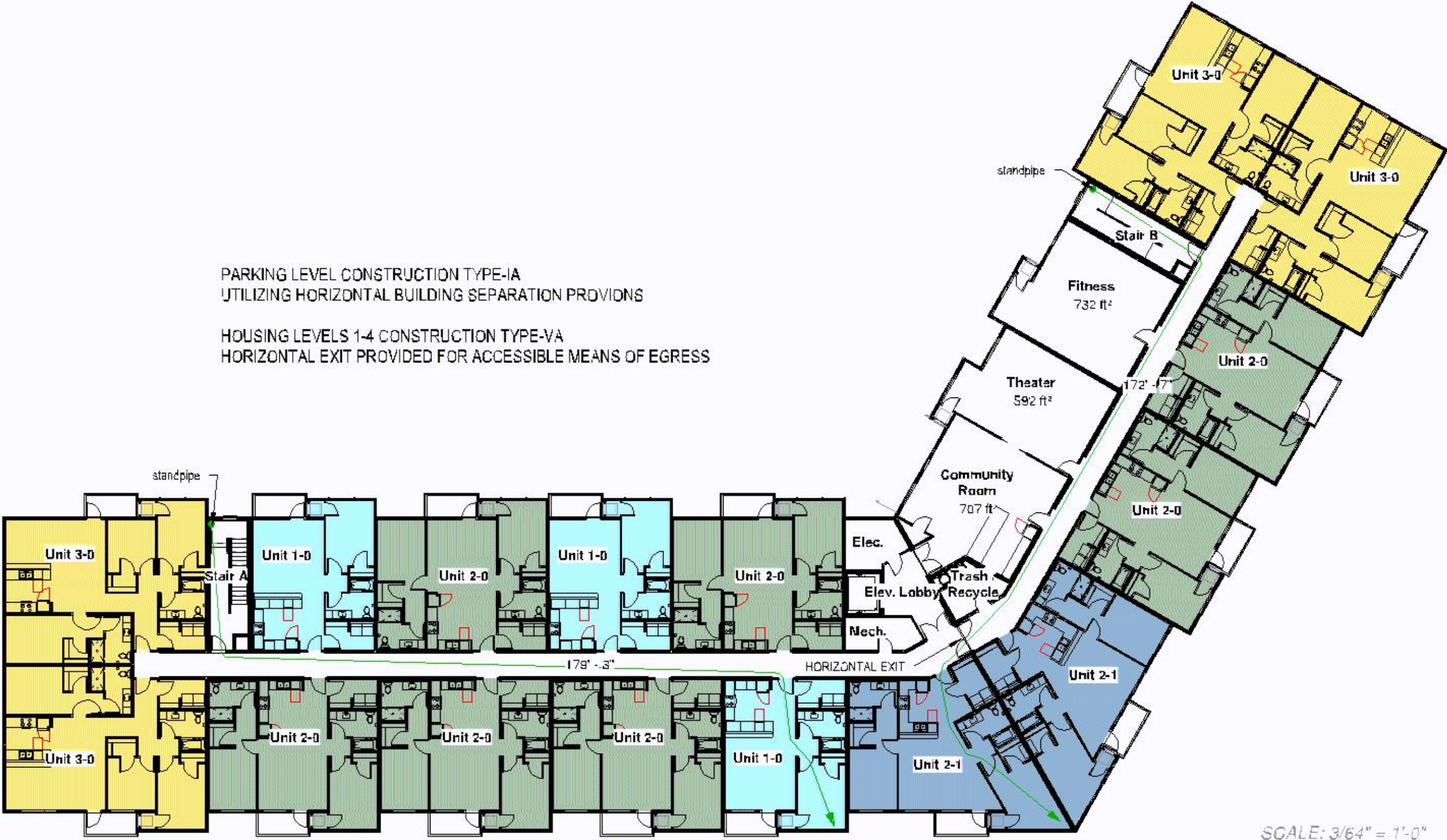


PARKING LEVEL CONSTRUCTION TYPE-IA
UTILIZING HORIZONTAL BUILDING SEPARATION PROVIDS

HOUSING LEVELS 1-4 CONSTRUCTION TYPE-VA
HORIZONTAL EXIT PROVIDED FOR ACCESSIBLE MEANS OF EGRESS

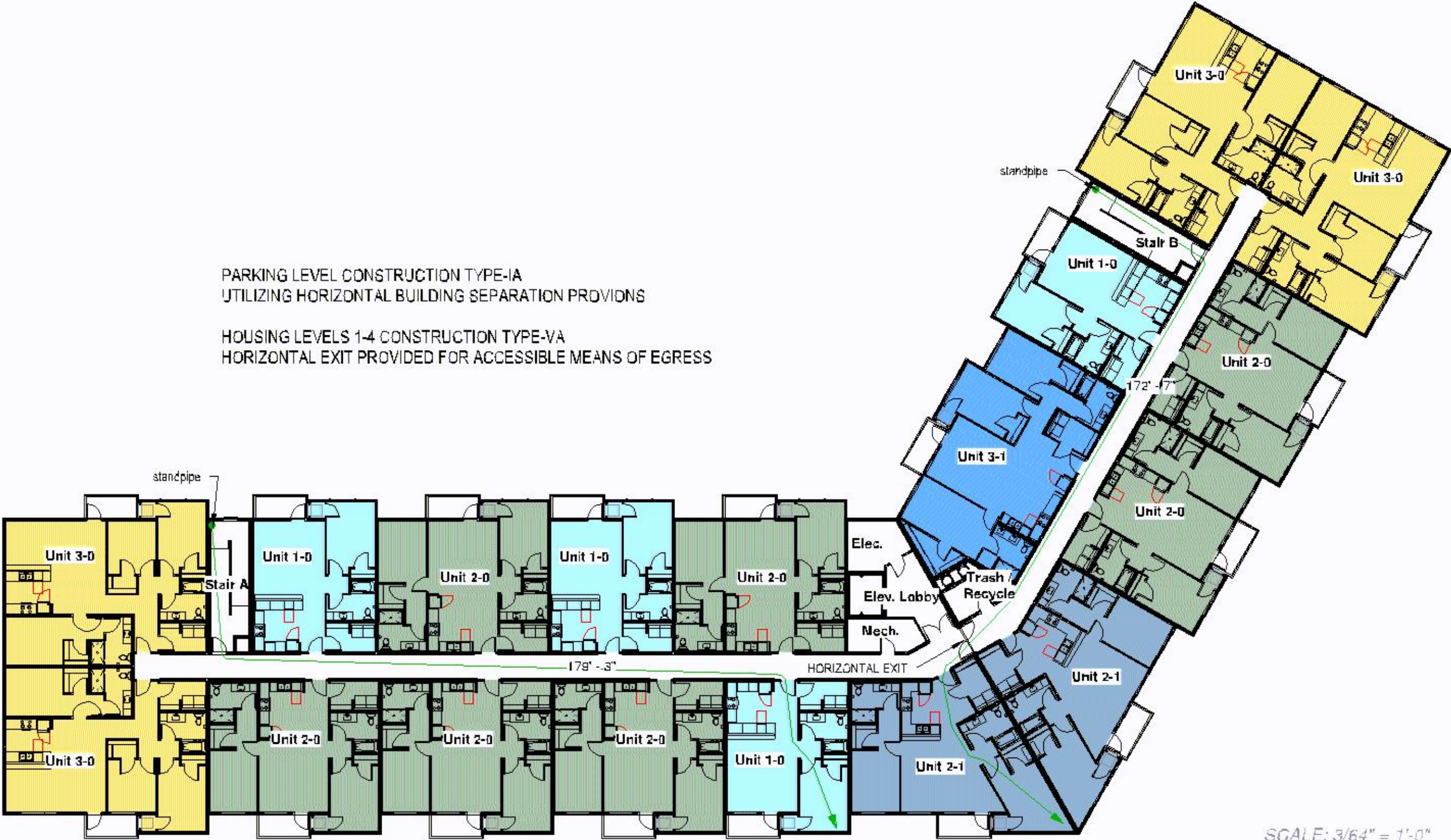


SCALE: 3/64" = 1'-0"

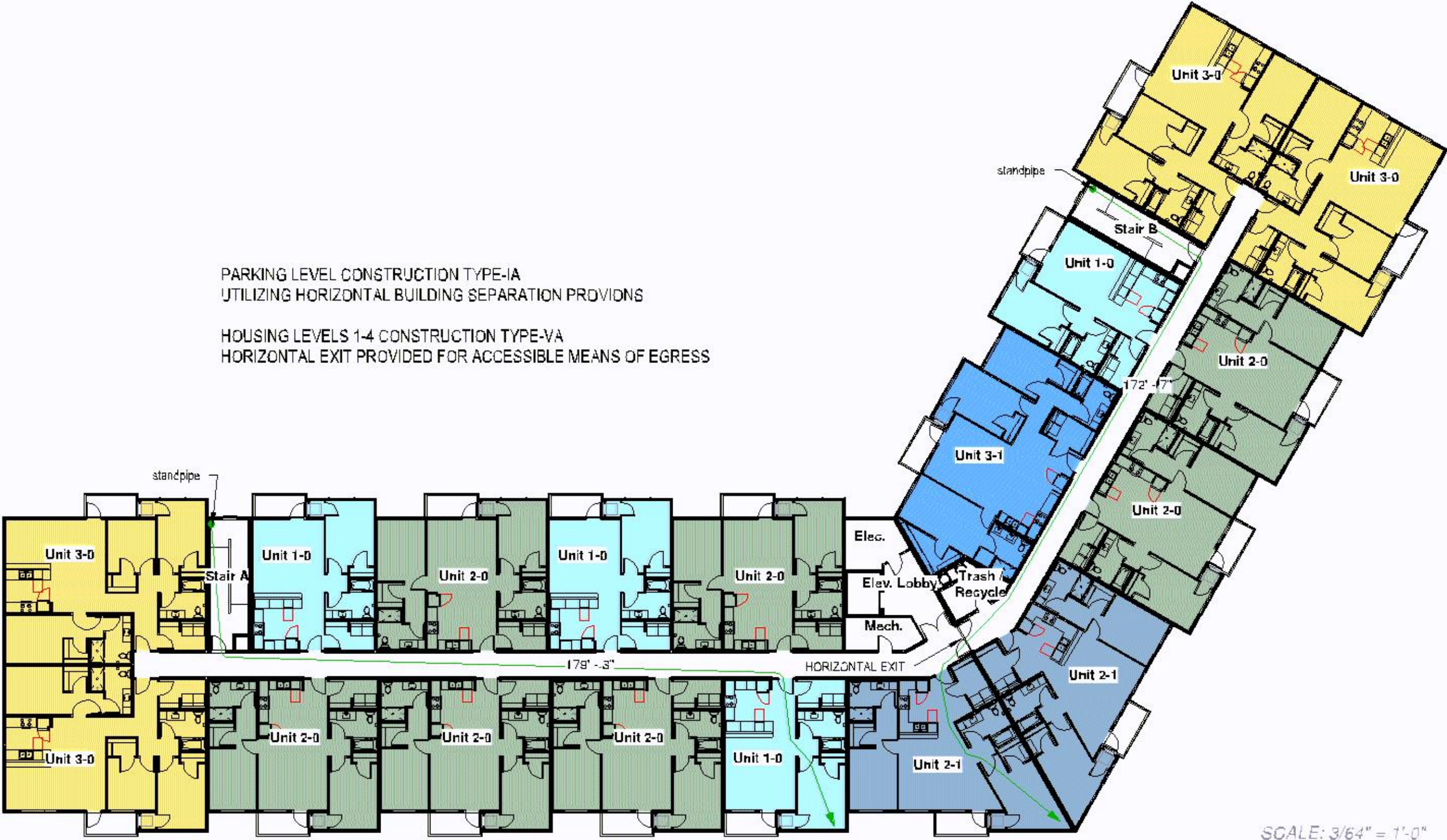


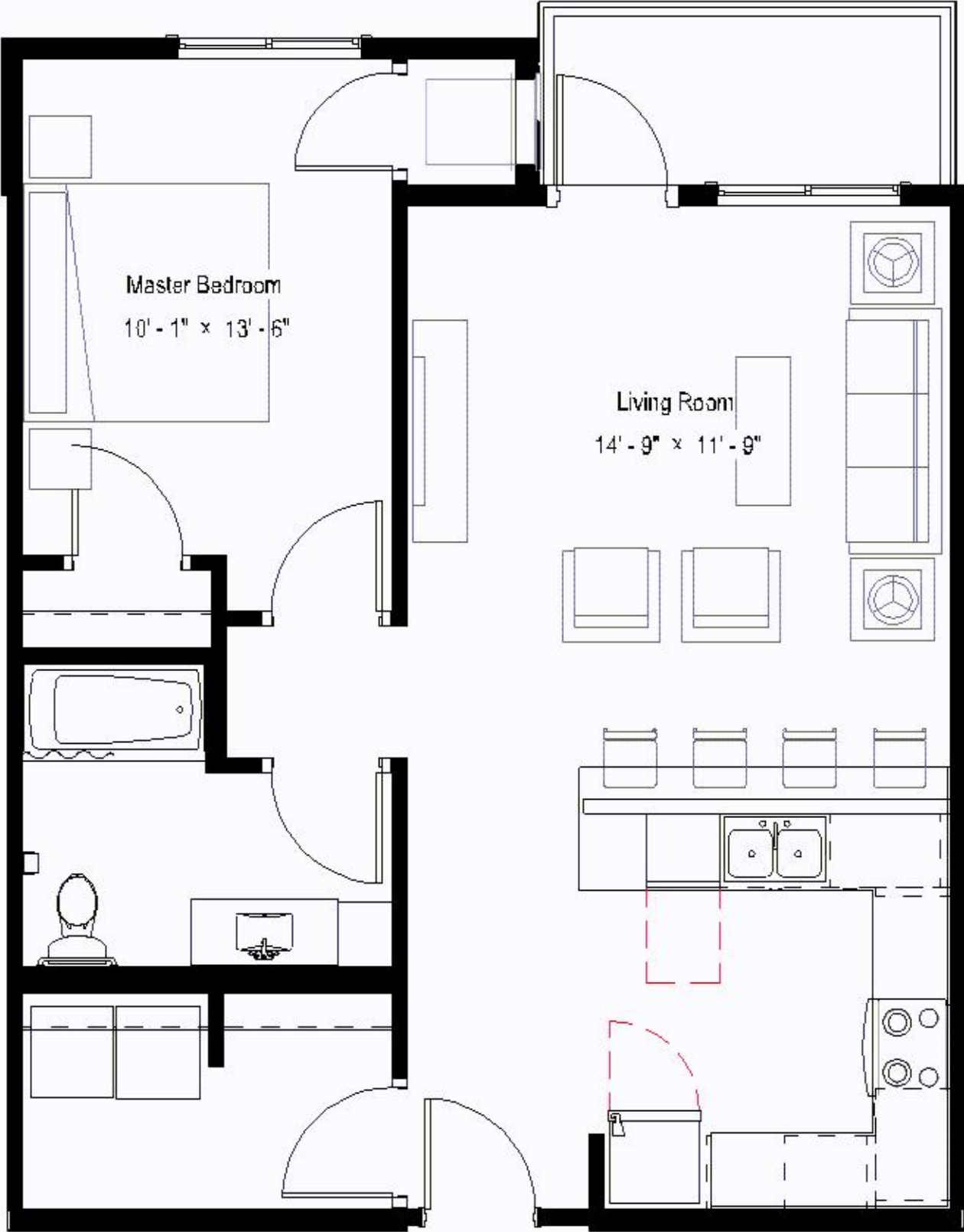
PARKING LEVEL CONSTRUCTION TYPE-IA
UTILIZING HORIZONTAL BUILDING SEPARATION PROVISIONS

HOUSING LEVELS 1-4 CONSTRUCTION TYPE-VA
HORIZONTAL EXIT PROVIDED FOR ACCESSIBLE MEANS OF EGRESS

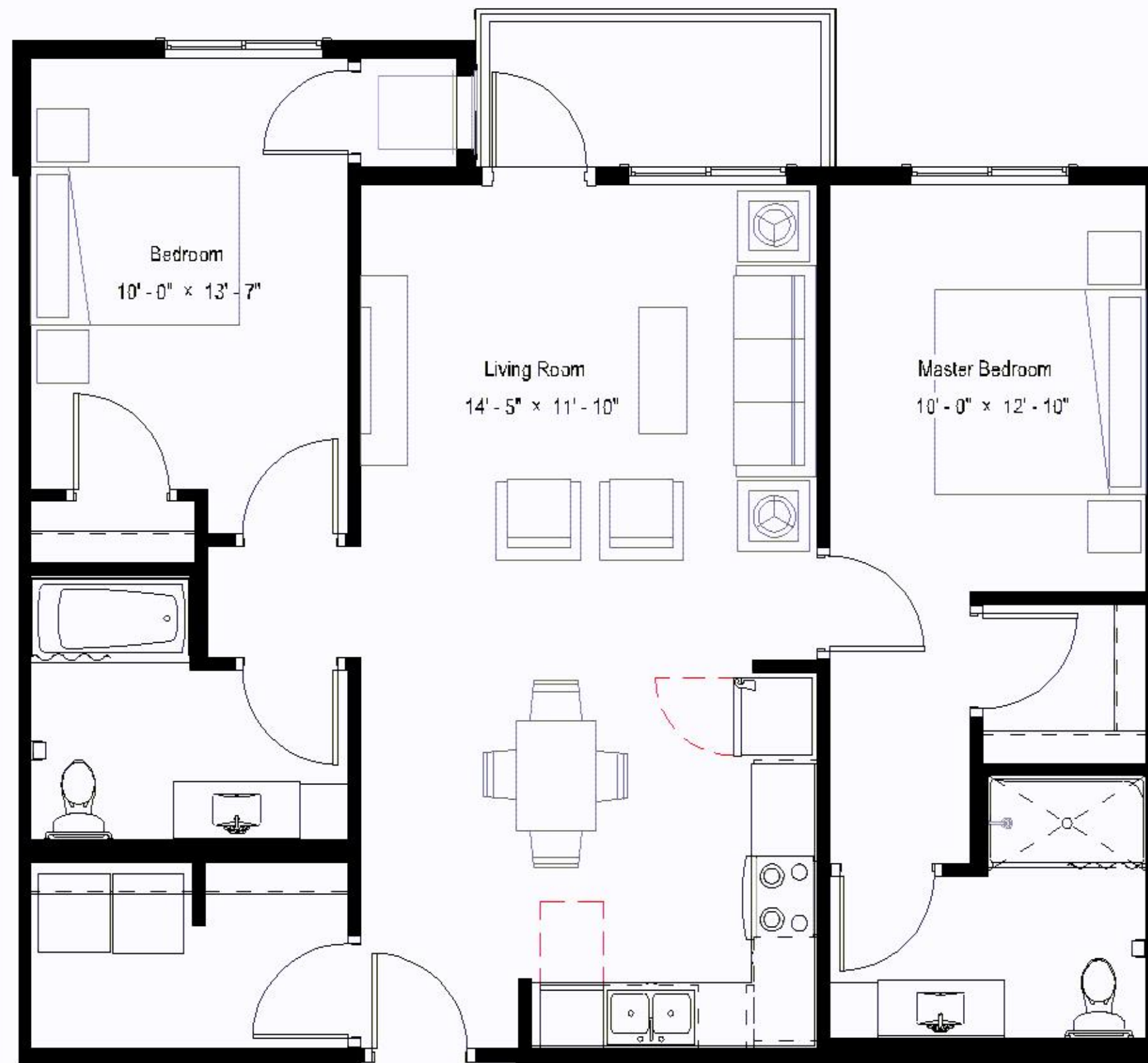


SCALE: 3/64" = 1'-0"





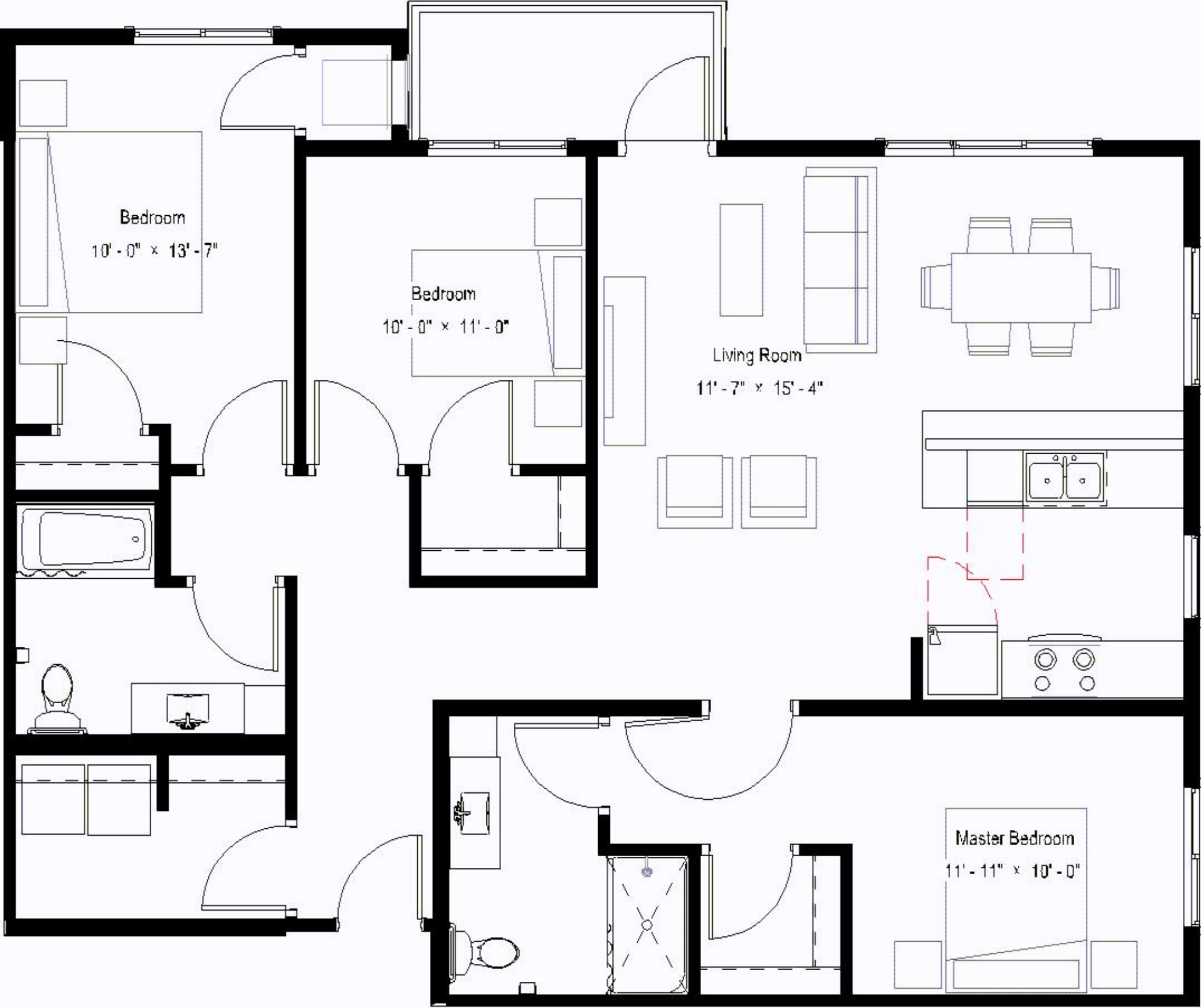
SCALE: 1/4" = 1'-0"



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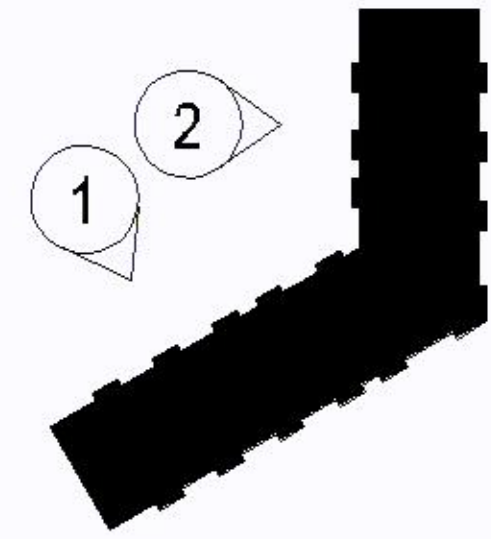
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



- EXTERIOR MATERIAL KEY
- 3.1 - Cast-in-place concrete - sacked & sealed
 - 7.1 - Fiber cement lap siding - color 1
 - 7.2 - Fiber cement lap siding - color 2
 - 7.3 - Fiber cement lap siding - color 3
 - 7.4 - Fiber cement panel siding - color 2
 - 7.5 - Fiber cement lap siding - wood look



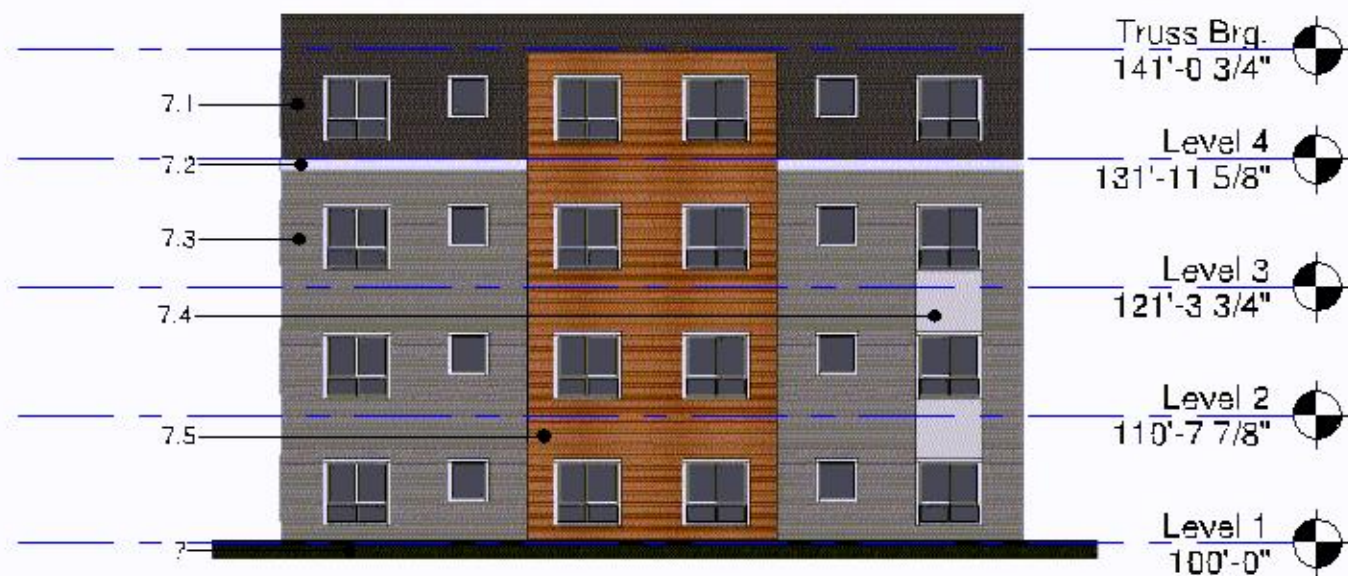
② Elevation 2 - SD
1/16" = 1'-0"



① Elevation 1 - SD
1/16" = 1'-0"



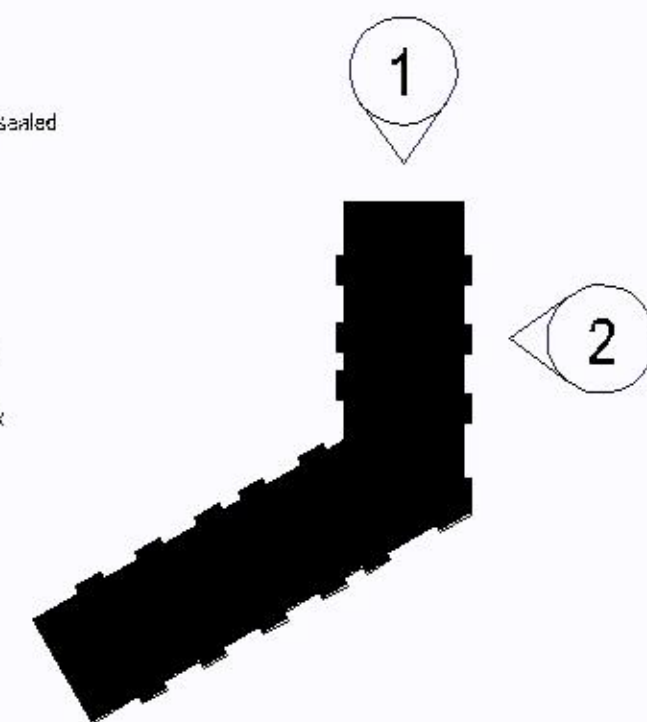
② Elevation 4 - SD
1/16\" = 1'-0"



① Elevation 3 - SD
1/16\" = 1'-0"

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- 3.1 - Cast-in-place concrete - sacked & sealed
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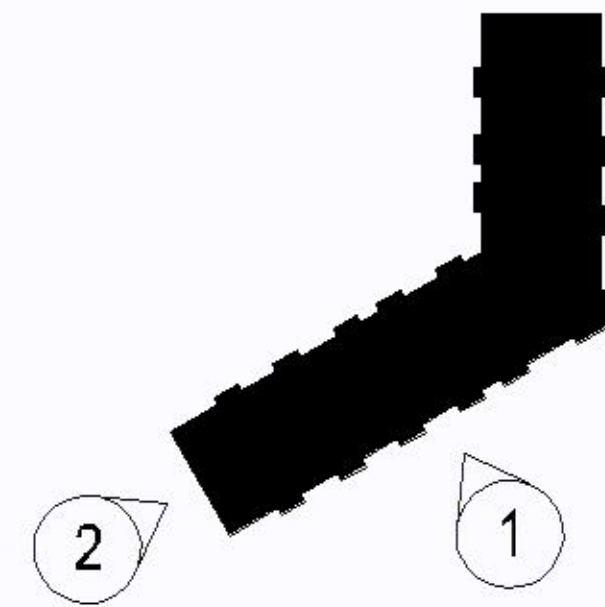




② Elevation 6 - SD
1/16" = 1'-0"

EXTERIOR MATERIAL KEY

- 3.1 - Cast-in-place concrete - sacked & sealed
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- 7.3 - Fiber cement lap siding - color 3
- 7.4 - Fiber cement panel siding - color 2
- 7.5 - Fiber cement lap siding - wood look



① Elevation 5 - SD
1/16" = 1'-0"