

Morgan Hill OPT-3 A2 SITE OVERALL

TCA 2015-019
19-Aug-15

TCA Architects

Building A (20 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A							
1BR / 1 BA	A1	4	655	9	23,580		50%
1BR / 1 BA	A4	6	776	9	41,904		
2BR / 2BA	B2	5	998	9	44,910		
2BR / 2BA	B4	3	1,074	9	28,998		50%
2BR / 2BA	B4.1	2	1,086	9	19,548		
		20					
Subtotal		180			158,940	883	100%

Building B (18 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A1							
1BR / 1 BA	A1	4	655	5	13,100		56%
1BR / 1 BA	A4	5	776	5	19,400		
1BR / 1 BA	A5	1	776	5	3,880		
2BR / 2BA	B2	4	998	5	19,960		44%
2BR / 2BA	B4	2	1,074	5	10,740		
2BR / 2BA	B4.1	2	1,086	5	10,860		
		18					
Subtotal		90			77,940	866	100%

Building A-1 (18 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A							
1BR / 1 BA	A1	4	655	4	10,480		56%
1BR / 1 BA	A4	6	776	4	18,624		
2BR / 2BA	B2	4	998	4	15,968		
2BR / 2BA	B4	2	1,074	4	8,592		44%
2BR / 2BA	B4.1	2	1,086	4	8,688		
		18					
Subtotal		72			62,352	866	100%

Building B-1 (16 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A1							
1BR / 1 BA	A1	4	655	2	5,240		63%
1BR / 1 BA	A4	5	776	2	7,760		
1BR / 1 BA	A5	1	776	2	1,552		
2BR / 2BA	B2	3	998	2	5,988		38%
2BR / 2BA	B4	2	1,074	2	4,296		
2BR / 2BA	B4.1	1	1,086	2	2,172		
		16					
Subtotal		32			27,008	844	100%

Combined Building Total

Site Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.		Total Net Rentable	Avg. S.F.	Unit Mix
Site Total							
1BR / 1 BA	A1	80	655		52,400		53%
1BR / 1 BA	A4	113	776		87,688		
1BR / 1 BA	A5	7	776		5,432		
2BR / 2BA	B2	87	998		86,826		47%
2BR / 2BA	B4	49	1,074		52,626		
2BR / 2BA	B4.1	38	1,086		41,268		
Total		374			326,240	872	100%

Building A

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	90	135
2 Bedroom (B)	2	90	180
Total			315
(1 per every 3 unit)	Guest	60	
(5% Guest)	HC Stall	3	

Building B

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	50	75
2 Bedroom (B)	2	40	80
Total			155
(1 per every 3 unit)	Guest	30	
(5% Guest)	HC Stall	2	

Building A-1

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	40	60
2 Bedroom (B)	2	32	64
Total			124
(1 per every 3 unit)	Guest	24	
(5% Guest)	HC Stall	1	

Building B-1

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	20	30
2 Bedroom (B)	2	12	24
Total			54
(1 per every 3 unit)	Guest	11	
(5% Guest)	HC Stall	1	

Combined Building Total

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	200	300
2 Bedroom (B)	2.0	174	348
Guest	(1 per every 3 unit)	125	
Total			773
(5% Guest)	Ratio	2.07	
	HC Stall	6	

Site Stats

Gross Residential Lot	19.5 ac
Gross Central Park Lot	2 ac
Total Gross	21.5 ac
Net Residential Lot	19.5 ac
Net Central Park Lot	1.68 ac
Total Net	21.2 ac
Residential Density	374du ÷ 19.5ac = 19.18 du /ac

Provided Parking			
Unit Type	HC	Standard	Total
Head in surface	6	356	362
Parallel surface	0	36	36
BLDG garage	0	289	289
Detached garage	0	86	86
Total			773
	Ratio	2.07	
	HC Stall	6	

Note: These numbers are preliminary are are subject to change upon further building refinement.