

Massing 7

Unit Information	Sq.Ft. Per Unit (Approx)	Building 1	Total Sq.Ft.	Unit Ratio
Unit_2 (40' x 30')	1,200	67	80,400	74%
Unit_3 (60' X 30')	1,800	24	43,200	26%
Total		91	123,600	100%
Units Per Typical Floor		23		
Average Unit Size			1,358	

Parking Information	Total
Required Parking	205
Provided Parking	208
Surplus Parking	3
Gross Total Parking Area (Approx)	0
Parking Ratio (Parking Stalls to Units)	2.29

Gross Area Per Floor (Sq.Ft.)	Building 1	Garage Total	Total Area
1st Floor	36,800	0	36,800
2nd Floor	36,600		36,600
3rd Floor	36,600		36,600
4th Floor	36,600		36,600
Total	146,600	0	146,600

Gross Area Information	Building 1	Area Ratio
Trash	600	0%
MEP	4,800	3%
Leasing/Lobby	1,200	1%
Circulation	16,400	11%
Unit Total	123,600	84%
Building Total (Without Garage)	146,600	100%

Site Information	Total Sq.Ft.	Area (Acre)
Site Area	158,800	3.65

Density	Units	Units per Acre
Maximum Density Allowed	73	20
Density Proposed	91	25

Floor Area Ratio	0.92
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DBIC AMERICAN CANYON APARTMENTS

3751 BROADWAY ST, AMERICAN CANYON, CALIFORNIA 94503

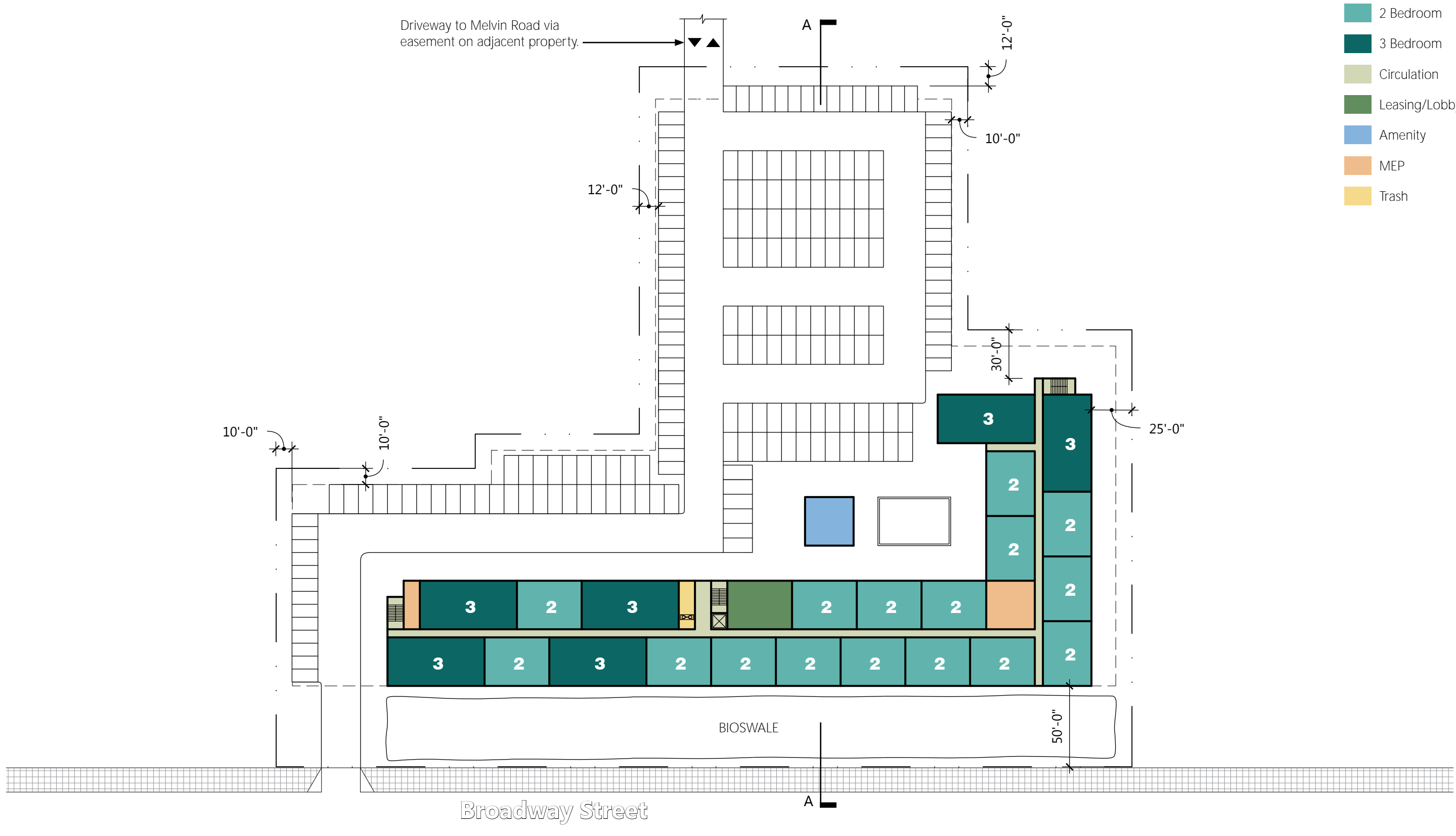
MASSING STUDY

1" = 60'

22 MAY 2017
PROJECT NO. 52036

A.1

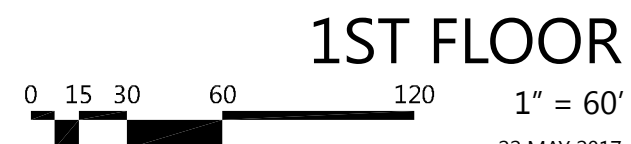




- 2 Bedroom
- 3 Bedroom
- Circulation
- Leasing/Lobby
- Amenity
- MEP
- Trash

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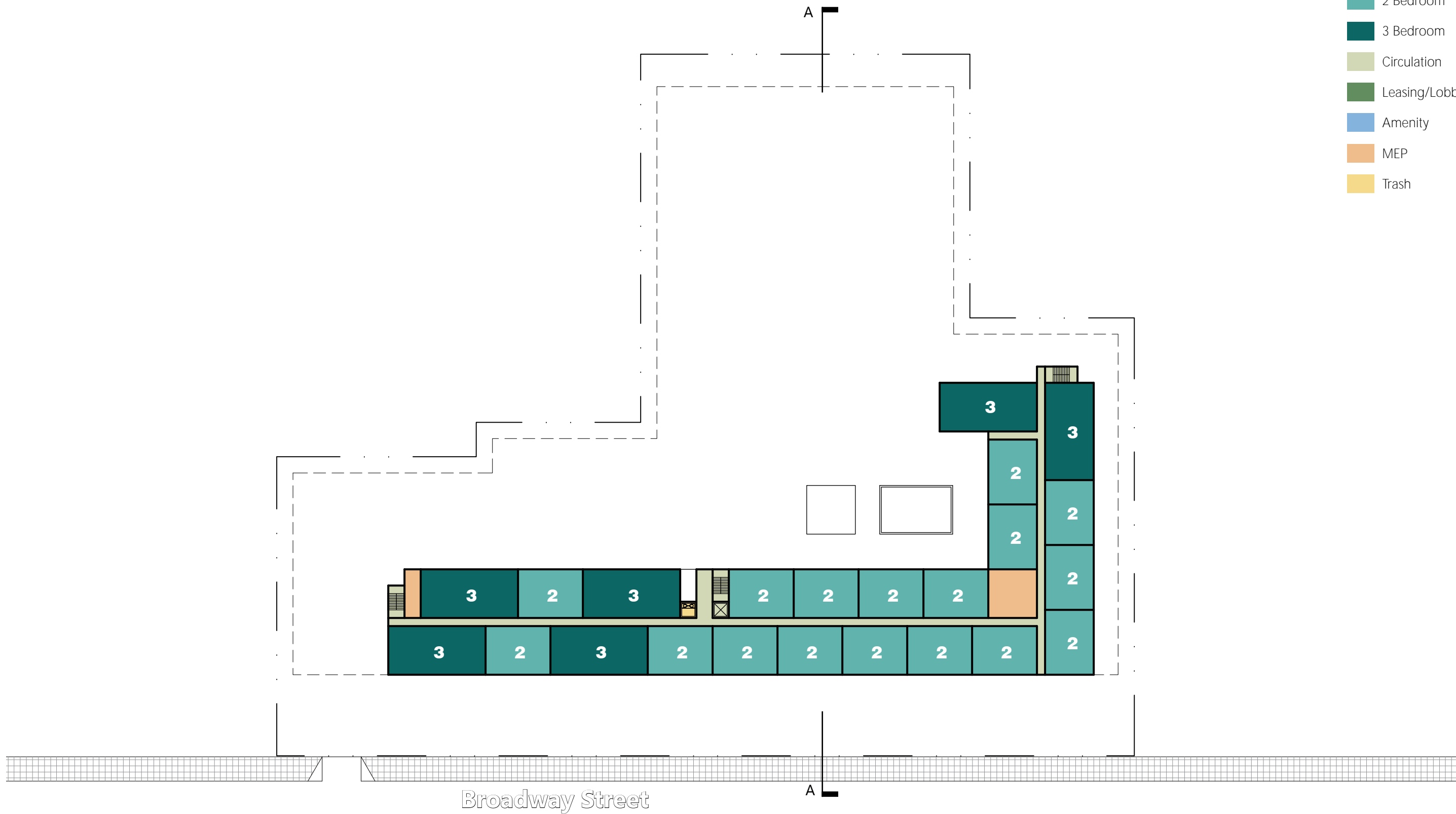


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A.2



- 2 Bedroom
- 3 Bedroom
- Circulation
- Leasing/Lobby
- Amenity
- MEP
- Trash



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TYPICAL FLOOR

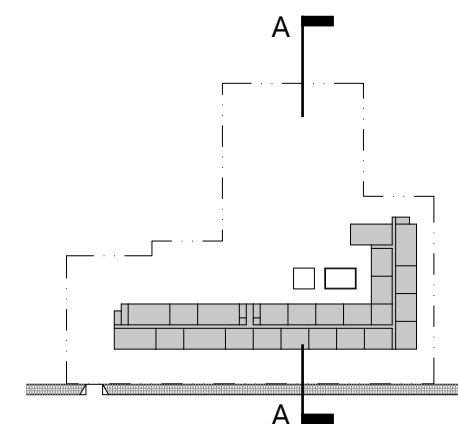
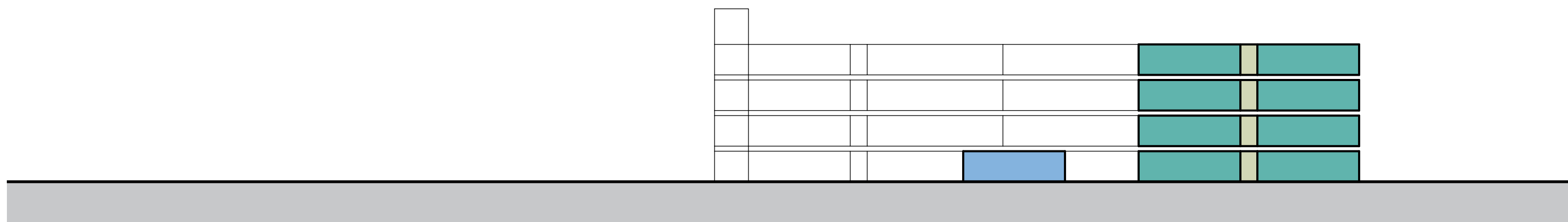


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A.3



- 2 Bedroom
- 3 Bedroom
- Circulation
- Leasing/Lobby
- Amenity
- MEP
- Trash



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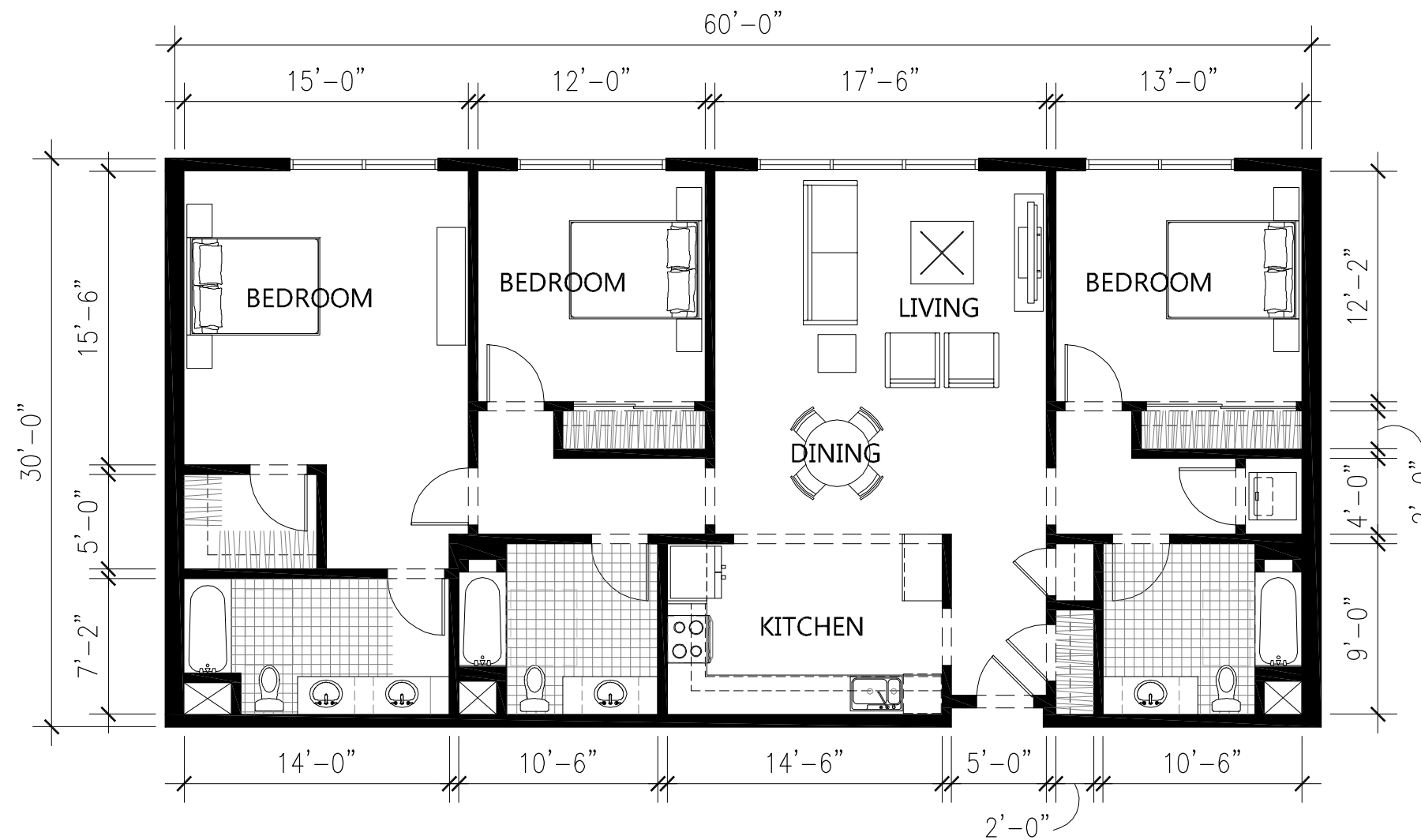
SECTION A

0 7.5 15 30 60 1" = 30'

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A.4





3 | 3 Bedroom
 Rentable Area: 1,795 SF

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UNIT PLANS

1/8" = 1'-0"

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A.6

