



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

January __, 2020

Mr. Felipe Yalale, Manager
Mr. Peter Flotz, Manager
West Village, LLC
500 West Cypress Creek Road, Suite 455
Fort Lauderdale, FL 33309

Re: Letter of intent to provide a forgivable loan in an amount not to exceed Eight Million Four Hundred Thousand and No/100 Dollars (\$8,400,000) and a non-forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 Dollars (\$3,600,000) to West Village, LLC, a Florida limited liability company ("West Village" or "Borrower") to be secured by a lien on multiple parcels described in Exhibit A (the "Property") to partially fund hard costs of construction of a mixed use development on the Property (the "Project")

Dear Mr. Yalale and Mr. Flotz:

This letter is intended to establish a framework for a Development Agreement under the Development Incentive Program (the "Development Agreement") by and between the Fort Lauderdale Community Redevelopment Agency (the "Lender" or "CRA") and West Village. Subject to the terms and conditions set forth herein and in the Development Agreement and other documents, Lender agrees to fund a forgivable loan to Borrower in an amount not to exceed Eight Million Four Hundred Thousand and No/100 Dollars (\$8,400,000) (the "Forgivable Loan") and a non-forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 (\$3,600,000) (the "Non-Forgivable Loan")(collectively, the Forgivable Loan and Non-Forgivable Loan are referred to as the "DIP Loans") that will be used to fund hard costs of construction of the Project on the Property. It is anticipated that the parties shall negotiate and execute a Development Agreement within nine (9) months after the date the CRA board approves this award of funding and sale of the CRA Property.

ACQUISITION OF LAND: Simultaneously with approval of this Letter of Intent, the CRA has approved the sale and transfer to West Village of the real property located at 714 Sistrunk Blvd. and 526 NW 7th Terrace, Fort Lauderdale, Florida ("CRA Property") in consideration of payment of \$116,000.00 and other terms and conditions as set forth in the Commercial Contract and Addendum.

COMPLETION DATE: The Project and all amenities shall be completed within fifty eight (58) months from the effective date of the Development Agreement, subject to extensions granted by the CRA's Executive Director for delays caused by circumstances beyond the Borrower's control but not due to a lack of funding to complete the Project. Completion Date is defined as the date on which a Certificate of Occupancy has been issued by the City of Fort Lauderdale or other governing authority and an approval letter of the Project has been issued by the Agency or its successor. If the Project is not completed by the sunset date of the CRA, then the CRA obligation to fund any undisbursed funds under the DIP Loans may be terminated.

USES OF PROCEEDS: West Village acknowledges that the proceeds of the DIP Loans shall be used to reimburse or fund hard costs of construction of a mixed use development, consisting of two (2) six (6) story buildings which shall include 455 multifamily rental units of apartments and townhomes, commercial space of 17,752 square feet approximately and a six story parking structure with 533 parking spaces (the "Project") according to a construction budget approved by the CRA Executive Director, as may be amended by Borrower and its construction lender, so long as such expenses are allowed in accordance with Part III, Chapter 163, Florida Statutes. The proposed site plan and illustrations are attached hereto as Exhibit B. The CRA proceeds shall not be used for operating and administrative expenses of the Project or for soft costs related to construction of the Project. Further, hard costs are defined as costs for work, labor and materials required to construct the Project.

PHASES OF CONSTRUCTION: West Village intends to construct the Project in two phases with Phase 1 consisting of 254 residential units, 14, 900 square feet of retail and a parking garage with a minimum of 533 parking spaces. Phase II which is located on the south side of the Property consist of 201 residential units and 2, 852 square feet of retail space.

RESERVATION OF COMMERCIAL SPACE: As a condition of the DIP Loans, Borrower shall cause the owner of the Property to provide 4,000 square feet of commercial retail space in Phase I of the Project to the CRA for a minimum of five years at a rate of \$12.00 per square foot plus common area maintenance expenses, with the understanding that the CRA may sublet all or a portion of the retail space to small businesses as part of its initiative to support and sustain small businesses. The CRA shall have the absolute right to assign its entire leasehold interest to a third party, without recourse. All subtenants must comply with applicable rules and regulations of related to rental of the retail space and will receive the same benefits and privileges as other similarly situated tenants. The CRA, or its successor, reserves the right to charge rent in excess of the rate charged by West Village and the Borrower, or its successor and/or assigns, shall not be entitled to share in the excess rents or receive any benefits from the excess rents.

CONDITIONS FOR CLOSING: The Lender shall have no obligation to close on the DIP Loans until completion of the following conditions to the satisfaction of the Lender in its

sole discretion:

1. Review and acceptance of environmental assessment on the Property;
2. Satisfactory evidence that Borrower has sufficient equity to complete construction of the Project;
3. Receipt and review of a draw schedule, construction schedule and budget, sources and uses, project schedule, survey and schedule of values for the Project;
4. Receipt and review of a construction contract between the Borrower and a qualified and experienced general contractor along with copy of the general contractor's license;
5. Certificate of Good Standing and corporate authorization of the Borrower;
6. Builder's Risk Insurance and Payment and Performance Bond listing the CRA as an additional obligee (to the extent required by the Borrower's construction lender) and such other insurances as are customary and standard for a Project of this scope and size;
7. Title Insurance Commitment and policy insuring the interest of the CRA in the Property in the amount of the DIP Loans, deleting all schedule B-I requirements and all standard exceptions, subject to those special exceptions approved by the Executive Director;
8. Simultaneous closing with the construction lender which shall include a guaranty of payment and completion by Peter Flotz and any other individual, if required by the construction lender;
9. All development approvals from the appropriate governing authority have been issued for the Project;
10. Execution of the CRA documents for the DIP Loans, including without limitation, the Promissory Notes, Second Mortgage, Assignment of Leases, Rents and Profits, Assignment of Development Approvals, Environmental Indemnity Agreement, Construction Loan Agreement, Regulatory Agreement, Security Agreement, UCC-1 Financing Statement, Funding Agreement, Development Agreement, Commercial Lease, Negative Pledge Agreement and such other agreements and instruments required by the CRA in the exercise of its reasonable discretion;
11. Receipt and review of all owners who hold a direct or beneficial interest in the Property or Borrower along with copies of the organizational documents;
12. Such other documents, instruments, studies, analysis and evaluation as required by the CRA in the exercise of its reasonable discretion.

(Note: The CRA reserves the right to assign and convey all right, title and interest in the DIP Loans to a third party, without recourse, without consent of the Borrower. However, the CRA will provide Borrower advance notice before any assignment or conveyance contemplated in this paragraph.)

LOAN PAYMENTS AND TERM: Repayment of the Forgivable Loan shall not be required except in the event of default as defined in the Development Agreement. The

Non-Forgivable Loan requires a repayment of \$360,000 payable in quarterly installments per year over ten (10) years starting twelve (12) months from the date a Certificate of Occupancy is issued for the first Phase of the Project. The Non-Forgivable Loan may be prepaid in whole or part without any prepayment penalty and shall contain a 15 day grace period. Thereafter, a late fee of 5% of the payment due shall be assessed. Neither loan shall be subject to a charge of interest except in the event of default. Upon such an occurrence, interest shall accrue at the maximum rate permitted by law.

The Forgivable Loan shall be discharged upon satisfaction of the following conditions:

Issuance of a Certificate of Occupancy by the appropriate governmental authority for the entire Project.

The Non-Forgivable Loan shall be satisfied upon payment of the principal balance owed plus accrued interest, late fees, advances and other fees, costs and expenses due and owing under the Non-Forgivable Loan. If the Project is refinanced or sold, then the Non-Forgivable Loan shall be due in full.

COVENANT TO FUND: The Lender shall budget and appropriate legally available funds sufficient to fully fund the DIP Loans by Fiscal Year 2022/2023, beginning with fiscal year 2019/2020, as follow, subject to the approval as to form and substance by the CRA's General Counsel and City Auditor, as follows:

Fiscal Year- 2019/2020- \$1,000,000

Fiscal Year- 2020/2021- \$3,000,000

Fiscal Year- 2021/2022- \$3,500,000

Fiscal Year- 2022/2023 \$4,500,000

Such obligations to annually appropriate and disburse the DIP Loans are subordinate to overhead and administrative costs related to operating and managing the CRA and senior CRA debt and previously approved CRA projects.

LOAN DISBURSEMENTS: The Borrower and Lender, in consultation with the construction lender, shall develop a schedule for disbursement of the DIP Loans proceeds as constrained by the CRA annual budget appropriation and construction schedule for completion of the Project. Such disbursement schedule shall be incorporated in a Construction Loan Agreement and Funding Agreement, if necessary. Both parties anticipate a portion of the DIP Loans may be available to fund construction draws. If so, then the CRA shall fund construction draws pari passu with the construction lender and only for hard costs. To the extent CRA funds are available after construction has commenced and the construction lender has to advance construction funds on behalf of the CRA, then CRA funds will be used to reimburse the construction lender for hard costs only and only to extent that the CRA would have funded had the proceeds been available. The construction lender may make additional or future advances under the construction loan so long as the principal balance of the Forgivable Loan and the principal balance of the construction/permanent loan does not exceed a loan to value ratio of 100% as determined by a current MAI appraisal based on the as completed Project.

CLOSING COSTS: Borrower shall bear all closing and transactional fees, expenses and costs, including without limitation, documentary stamp taxes, intangible taxes, title insurance premium and search fees, recording fees, in connection with closing on the DIP Loans.

SECOND MORTGAGE AND SUBORDINATION: The DIP Loans shall be secured by a second mortgage, assignment of leases, rents, profits and proceeds on the Property, including the CRA Property, and security interest in the personal property of the Project in favor of the CRA, subordinate to the lien of the First Mortgage of the construction/permanent lender. The Borrower agrees that the First Mortgage shall include a provision requiring the First Mortgagee to give notice of default and an opportunity to cure in favor of the CRA. Borrower shall execute a negative pledge agreement in which it agrees not to further encumber the Property including the CRA Property. Any approvals of subsequent agreements required by Borrower or the First Mortgage lender as a condition of closing the DIP loans, shall be granted at the discretion of the CRA's Executive Director without any further approval of the governing body of the CRA, subject to approval of the CRA General Counsel.

LOCAL CONTRACTING: Borrower will use its best efforts to work with the Lender to notify local business firms, minority owned firms, women-owned firms or labor surplus area firms of the opportunity to submit bids for construction work on the Project, with the goal of achieving a minimum 30% participation for minorities. Further, Borrower shall use its best efforts to hire local business firms, minority owned firms, women owned firms for the operation and management of the residential and commercial uses within the Project and shall provide annual reports, in form, substance and content, acceptable to the CRA and its successors and/or assigns. The CRA reserves the right to record a Regulatory Agreement on the Property as a covenant running with the land.

LOAN DEFAULT: The occurrence of any one or more of the following Loan Defaults and the continuance thereof uncured or uncorrected for a period of 30 days, or longer period of time as may be necessary so long as Borrower is diligently pursuing cure, following proper notice, except for monetary defaults which shall have a grace period of 15 days and Lender shall not be required to give notice:

- 1) Borrower fails to maintain managerial control and decision making authority over the Project until the DIP Loans are satisfied; or
- 2) A final order, judgment or decree is entered by any court of competent jurisdiction adjudicating the Borrower bankrupt or insolvent; or
- 3) Any misrepresentation made by Borrower in any material respect and which adversely affects the rights, duties and obligations of the CRA; or
- 4) Foreclosure proceedings have commenced against the Project; or
- 5) A default under the First Mortgage and subsequent failure to cure within applicable cure periods; or
- 6) Failure to make payments under the Forgivable Loan as they become due or pay the real property taxes and insurance on the Project; or
- 7) Such other commercially reasonable defaults as incorporated in the Development Agreement and other CRA loan documents.

MAINTENANCE/REPAIRS: Upon completion of the Project, Borrower, its successors and/or assigns, shall have a continuing obligation to maintain the Project in good repair and provide adequate insurance coverages at its expenses, all as set forth in the Development Agreement. All construction will be done in accordance with

necessary approvals and the permitted and approved set of plans and specifications by the appropriate governing authority.

INSURANCE: The Borrower and/or the general contractor for the Project, as applicable, shall purchase and maintain at its own expense, insurance, as may be required by the Lender and shall include the Lender as an "Additional Insured".

RIGHT TO AUDIT: Lender shall have the right to audit, at its expense, the books and records relating to the Project as may be reasonably required, and Borrower shall provide CRA with necessary information to conduct such audit.

CROSS DEFAULT: The Development Agreement, and the Second Mortgage will be cross defaulted with the construction loan and First Mortgage. A default under the Forgivable Loan shall be deemed a default under the Non-Forgivable Loan and vice versa.

BROKER: Borrower certifies that there were no brokers engaged as a result of these DIP Loans and indemnifies the Lender against any claims, losses, fees or expenses in connection with these DIP Loans.

TERMINATION: Prior to execution of the Development Agreement, Lender or Borrower may terminate this letter of intent if any of the following events shall occur:

If the Borrower:

- a. Applies for or consent to the appointment of a receiver, trustee, or liquidator for it or for any of its property;
- b. Admit in writing an inability to pay its debts as they mature;
- c. Make a general assignment for the benefit of creditors;
- d. Be adjudicated bankrupt or insolvent;
- e. Files a voluntary petition or an answer seeking reorganization or an arrangement with creditors or take advantage of any bankruptcy, reorganization, insolvency, readjustment of debt, dissolution, or liquidation law or statute, or file an answer admitting the material allegations of a petition filed against it or them in any proceeding under any such law; or

- f. If condemnation proceedings are commenced against the Project or any part thereof;
- g. If the Lender and Borrower are unable to agree to the terms of the Development Agreement; or
- h. Failure by Borrower to close on the CRA Property; or
- i. Borrower fails to secure the necessary equity and construction loan on or before December 31, 2021.

ASSIGNMENT: During the term of the DIP Loans, Borrower, developer and owner of the Property shall not sell, assign, convey or transfer (all of the foregoing referred to as an “Assignment”) its interest in the Project or Property to any person, or a controlling interest in Borrower or such entities which hold the right, title and interest in the Property or developer of the Project, without the express written consent of the CRA which shall not be unreasonably withheld. CRA shall either approve such Assignment or specify in reasonable detail the basis for its disapproval within thirty (30) days after request for such approval. Such Assignment shall not be valid until the CRA has consented in writing to such Assignment and there shall have been delivered to CRA a true copy of the proposed instruments effecting such Assignment, and an original counterpart of an agreement in which each such assignee assumes and agrees to perform all the terms, covenants and conditions under the DIP Loans on Borrower’s, or such applicable entity’s, part to be performed, including those matters that arose or became due prior to the effective date of the Assignment, and proof that the assignee has been approved as the successor under all third party agreements affecting the Project and Property. After the aforesaid instruments have been delivered to CRA and CRA has consented in writing to such Assignments, then from and after the effective date of Assignment, the assigning party shall be released of all obligations under the DIP Loans for matters arising after the effective date of the Assignment, but shall remain liable to the CRA for all obligations under the DIP Loans relating to matters that arose or became due prior to the effective date of the Assignment. The factors upon which CRA may base its decision on whether to grant consent to an Assignment will be limited to whether (i) the proposed assignee and/or any of the direct or indirect principals of such proposed assignee (as may be set forth in a certification to the Agency by a certified public accountant) meets standards of creditworthiness and have sufficient financial resources to acquire, operate, manage and maintain the Project, (ii) the proposed assignee has the reasonable ability to perform the obligations of the Borrower under the DIP Loans or other parties related to the Project; (iii) the proposed assignee has prior business experience related to operating property with uses similar to the Project,

(iv) the reputation of the proposed assignee, and (vi) the form of the documents evidencing the assignment and the assumption, and (vii) other reasonable factors. Borrower agrees to disclose the principals with controlling interest in the Borrower, owner of the land and building and the developer of the Project and to provide such documents requested by the CRA in a timely manner. Notwithstanding this process for Assignment, Peter Flotz and Felipe Yalale shall retain managerial and decision making control over the Project during the term of the DIP Loans.

PUBLIC RECORDS. Unless a specific statutory exemption exists, all documents, instruments, surveys, reports, etc. received by the CRA are subject to review by the public.

The letter of intent shall be made and construed in accordance with the laws of the State of Florida.

The individuals executing this Letter of Intent are authorized to execute this letter on behalf of the respective entities.

The provisions of the letter of intent cannot be modified unless such modification is in writing and signed by Lender and Borrower.

This Letter of intent has been issued for the sole and exclusive benefit of the Borrower and no third party shall have any rights hereunder without the express written consent of the Lender. Further, Borrower shall not assign its rights under this Letter of Intent without the written consent of the Lender which may be withheld in its sole discretion.

Lender and Borrower agree to act in good faith to formalize the Development Agreement within a timely manner. However, nothing in this letter of intent shall be deemed an obligation of Lender or Borrower to execute a Development Agreement.

This letter of intent may be executed in one or more counterparts, each of which shall constitute an original and together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

AGENCY
FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY, a
Community Redevelopment Agency
created pursuant to Chapter 163, Part
III,
Florida Statutes

Print Name

By _____
Christopher J. Lagerbloom,
Executive Director

ATTEST:

CRA General Counsel:
Alain E. Boileau, General Counsel

Jeffrey A. Modarelli, CRA Secretary

Lynn Solomon, Assistant General Counsel

AGREED TO AND ACCEPTED this _____ of January 2020.

WEST VILLAGE, LLC, a
Florida limited liability company

FELIPE YALALE, Manager

PETER FLOTZ, Manager

EXHIBIT A

(LEGAL DESCRIPTIONS OR SUMMARY)

Exhibit "A"

OWNER	FOLIO	ADDRESS
SISTRUNK 2245 LLC	504203011510	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011270	701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011280	735 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011560	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011570	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011580	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011440	502 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011480	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011420	500 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011290	NW 7 AVE FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011460	516 NW 7 TER FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011470	518 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011380	509 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011400	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011410	NW 7 AVE FORT LAUDERDALE FL 33311
220145 LLC	504203011520	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011530	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011300	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011320	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011330	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011340	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011350	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011360	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011390	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011540	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011550	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011450	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011370	517 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011490	NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011500	526 NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011590	714 SISTRUNK BLVD FORT LAUDERDALE FL 33311

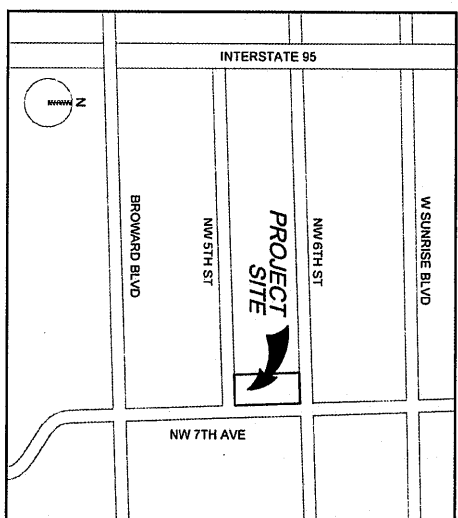
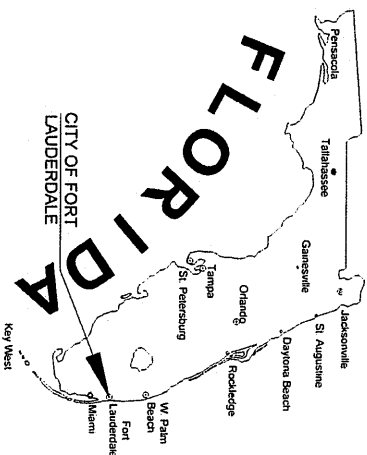
EXHIBIT B
SITE PLAN ILLUSTRATIONS

CITY SUBMITTAL - DRC REVIEW

FOR

WEST VILLAGE SITE PLAN

501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311



LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E

Sheet Identification	Sheet Title
COVER PAGE	COVER PAGE
P1	PLAT
S1	SURVEY
A-01	CURRENT SITE CONDITIONS
A-100	CONTEXT SITE PLAN
SP-101	SP - 101 SITE PLAN
A-101 - A-104	FLOOR PLANS
A-200	BUILDING ELEVATIONS
A-201	ENLARGED FACADE
A-300	BUILDING SECTIONS
A-400 - A-403	FACADE CONCEPTS
A-404	CONTEXT MASSING DIAGRAMS
A-500	TYPICAL RESIDENCE UNIT PLANS
LC-100	ILLUSTRATIVE SITE PLAN
LC-101 - LC-103	PERSPECTIVE VIEW
LD-101	TREE DISPOSITION PLAN
LS-101	STRENGTH PLAN
LP-101	LANDSCAPE PLAN
LP-201	LANDSCAPE DETAILS
CP-101	PAVEMENT MARKING & SIGNAGE PLAN
CP-201	PAVING, GRADING & DRAINAGE PLAN
CU-101	WATER & SEWER PLAN



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-8643
2160 NW 82nd Avenue
Davie, Florida 33122
PH: (954) 788-3400
State of Florida Certificate of
Authorization Number - 1928

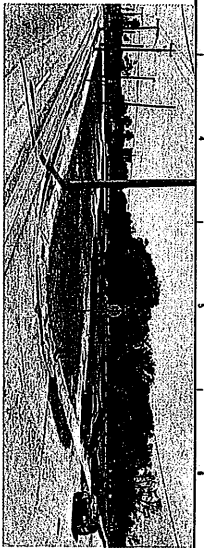
PROJECT NO. 09635.01
SUBMITTAL DATE: 03/08/2019



THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA

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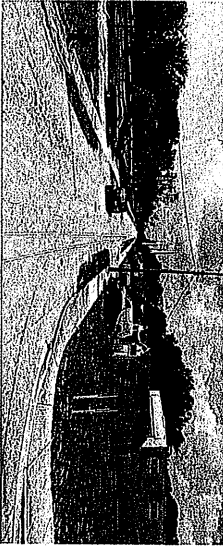
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Exhibit 2
Page 2 of 32



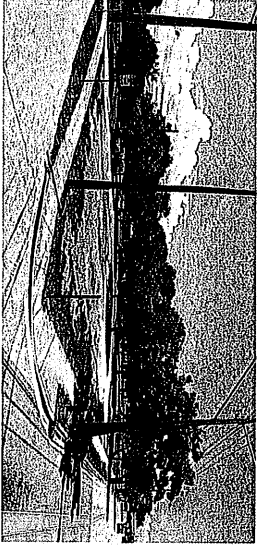
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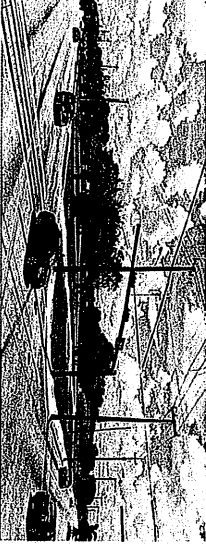
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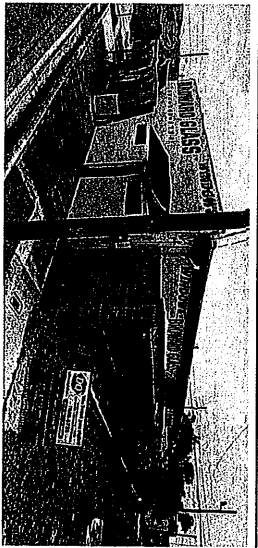
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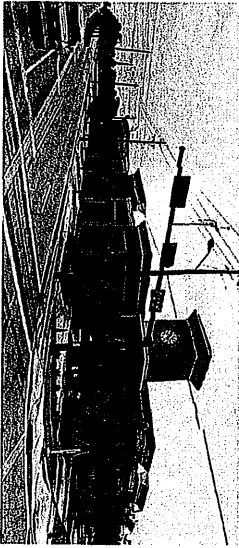
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site photo 1



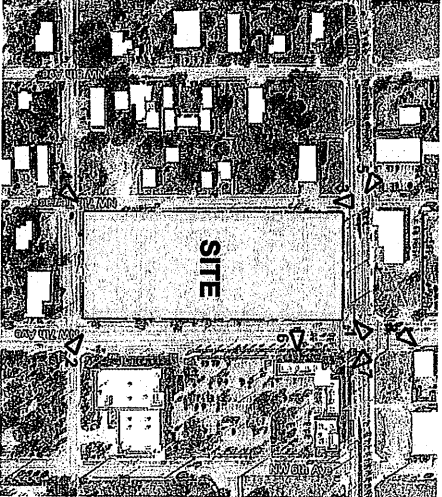
site photo 8



site photo 7



site photo 6



AERIAL MAP



B U I L T F O R M
A E R I A L P H O T O S

PROJECT DESIGN TEAM

ARCHITECT
BUILT FORM
11111 1st Street
San Francisco, CA 94103
Tel: 415.398.1111
Fax: 415.398.1112
www.builtform.com

STRUCTURAL ENGINEER
Structural Steel
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San Francisco, CA 94103
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www.builtform.com

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San Francisco, CA 94103
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Electrical
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General Contractor
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Fax: 415.398.1112
www.builtform.com

OWNER REPRESENTATIVE
LWG
11111 1st Street
San Francisco, CA 94103
Tel: 415.398.1111
Fax: 415.398.1112
www.builtform.com

OWNER
URBANO
11111 1st Street
San Francisco, CA 94103
Tel: 415.398.1111
Fax: 415.398.1112
www.builtform.com

PROJECT:
THE WEST VILLAGE
A Phase II Project

SEAL:
FROM L.C. 44 20002770

ISSUED FOR: DMC SUBMISSION
DATE: 3.1.19

REVISIONS:
NO. DATE REMARKS

SHEET TITLE:
CURRENT SITE
CONDITION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APP. NO.

SHEET NO.:
A-01

PROJECT ADDRESS:
501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311

PROJECT INFORMATION:

PROJECT ADDRESS:
501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311

PROJECT INFORMATION:

PARCEL CONTROL NUMBERS
 504203011770, 720, 750, 550, 200 / 504203011580, 570, 550,
 550, 540, 480, 480, 420, 270, 280, 280, 320,
 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530
 520 / 504203011470, 480 / 504203011540
 NINRG-C-Mw & R-MW-25
 VACANT LAND
 WAREHOUSE
 CURRENT ZONING
 CURRENT USE
 PROPOSED USE
 LAND USE
 NET SITE AREA (S.F.)
 12,553 SF-
 NW DOWNTOWN REGIONAL ACTIVITY CENTER

PARCEL CONTROL NUMBERS
 504203011770, 720, 750, 550, 200 / 504203011580, 570, 550,
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 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530
 520 / 504203011470, 480 / 504203011540
 NINRG-C-Mw & R-MW-25
 VACANT LAND
 WAREHOUSE
 CURRENT ZONING
 CURRENT USE
 PROPOSED USE
 LAND USE
 NET SITE AREA (S.F.)
 12,553 SF-
 NW DOWNTOWN REGIONAL ACTIVITY CENTER

[illegible][illegible]

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE

1 REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
2 REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT

1 REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
2 REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT

AND ARE SUBJECT TO AN EXTENSIVE QUALITY CONTROLLED, THE PLANTING PROJECT IS RESPONSIBILITY FOR THE USE OF THESE PLANT PRODUCE TO OBTAINING BENEFITS FROM ALL ACTIVITIES INVOLVED IN PRODUCTION OF THE PROJECT WILL FALL SOLELY UPON THE USER.

AND ARE SUBJECT TO AN EXTENSIVE QUALITY CONTROLLED, THE PLANTING PROJECT IS RESPONSIBILITY FOR THE USE OF THESE PLANT PRODUCE TO OBTAINING BENEFITS FROM ALL ACTIVITIES INVOLVED IN PRODUCTION OF THE PROJECT WILL FALL SOLELY UPON THE USER.

FOR LAUDERDALE FL
33311-9024

FOR LAUDERDALE FL
33311-9024

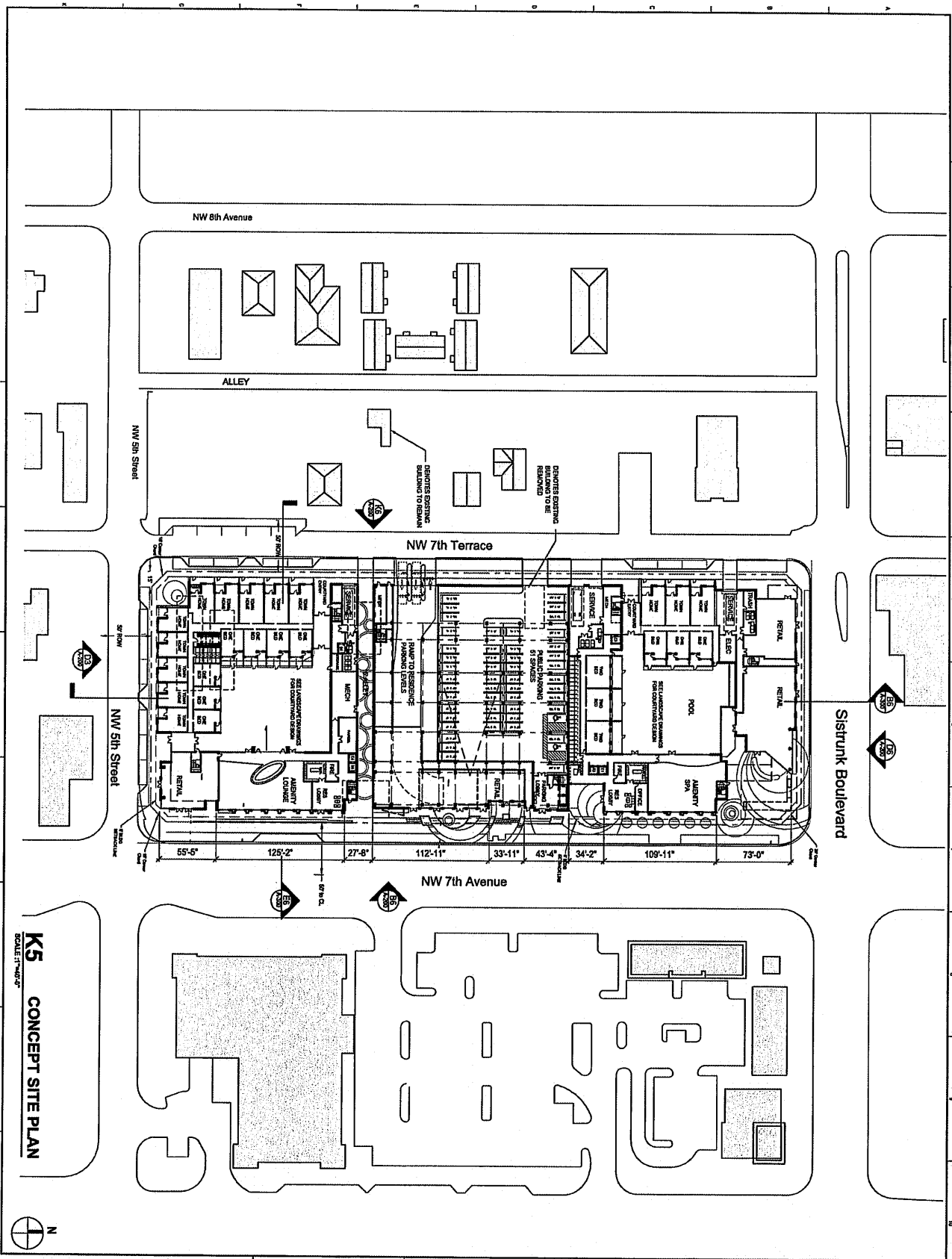


SHEET NO.

SHEET NO.

SHEET 1 of
PROJECT NO 09535.01

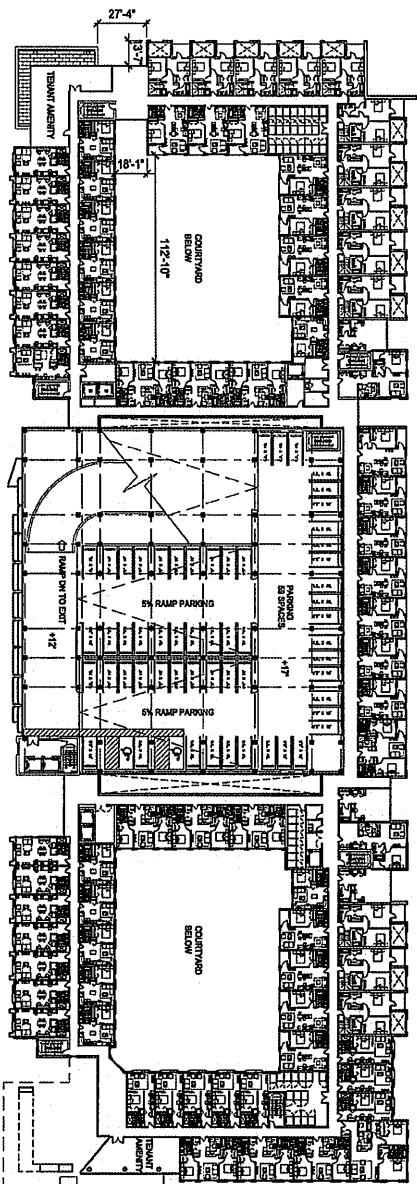
CAM # 20-0011
Exhibit 2
Page 10 of 32



K5
CONCEPT SITE PLAN
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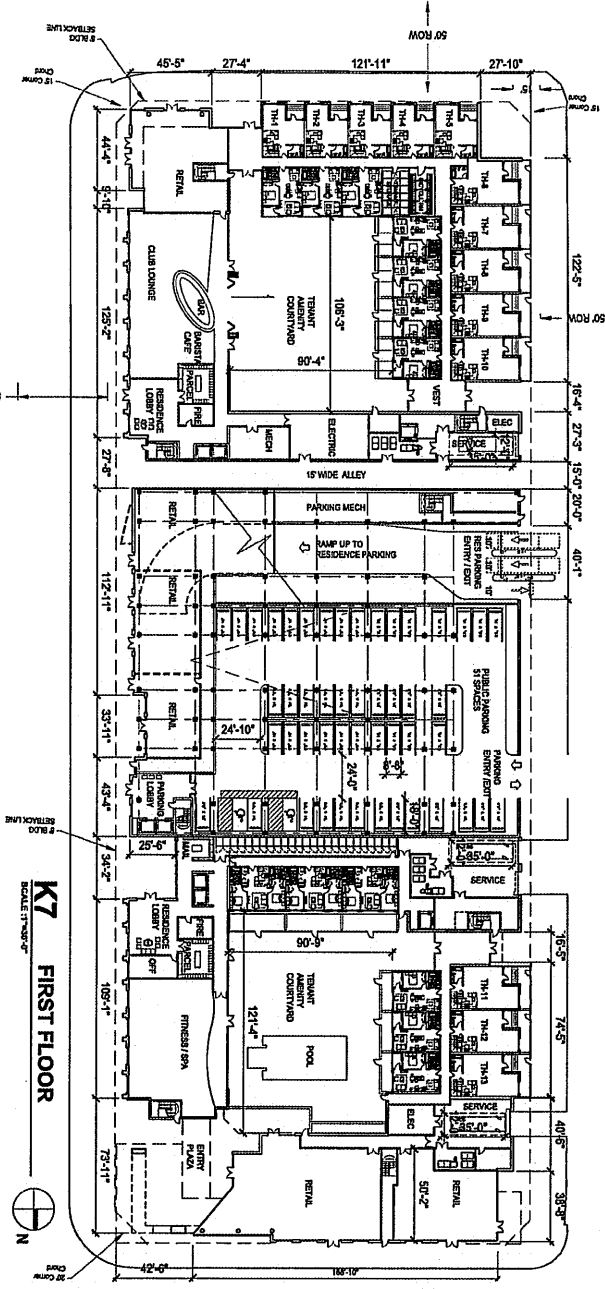


| | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|-----------------------------------------------------------------------------|--|--------------------------------------------------------------|--|---------------------------------------------------------------------|--|----------------------------------------------|--|
| B U I L T F O R M
PROJECT DESIGN TEAM:
ARCHITECT: [Faint text]
PROJECT MANAGER: [Faint text]
PROJECT DESIGNER: [Faint text]
PROJECT ENGINEER: [Faint text]
PROJECT ARCHITECT: [Faint text] | | STRUCTURAL ENGINEER
[Faint text]
[Faint text]
[Faint text] | | LANDSCAPE ARCHITECT
[Faint text]
[Faint text]
[Faint text] | | OWNER REPRESENTATIVE
[Faint text]
[Faint text]
[Faint text] | | OWNER
[Faint text]
[Faint text]
[Faint text] | | PROJECT:
THE WEST VILLAGE
[Faint text]
[Faint text] | | SEAL:
[Faint text]
[Faint text] | |
| REVISIONS:
NO. DATE REVISIONS
1. 11/19/19 [Faint text]
2. 11/19/19 [Faint text] | | ISSUED FOR: DMC SUBMISSION
DATE: 11/19/19 | | FORM: LCA 20000273 | | DATE: 11/19/19 | | SCALE: 1"=40'-0" | | SHEET NO.: A-100 | | | |



D7 SECOND FLOOR

SCALE 1"=30'-0"



K7 FIRST FLOOR

SCALE 1"=30'-0"



BUILT FORM

PROJECT DESIGN TEAM

ARCHITECT
 LME
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 (602) 998-1000
 www.lme.com

OWNER REPRESENTATIVE
 URBANEDGE
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 (602) 998-1000
 www.urbande.com

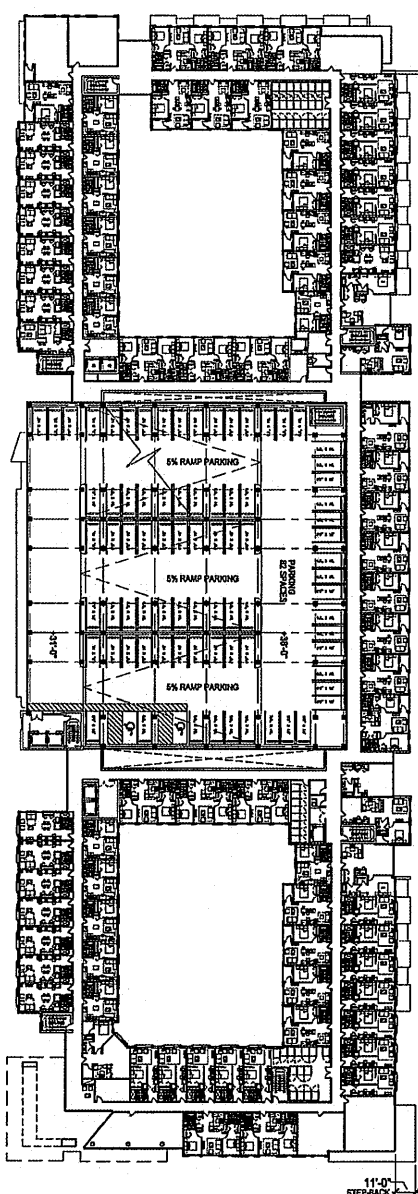
PROJECT
 THE WEST VILLAGE
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 (602) 998-1000
 www.urbande.com

DESIGNED FOR: DRC SUBMISSION
 DATE: 3.14.19

REVISIONS
 NO. DATE REVISION

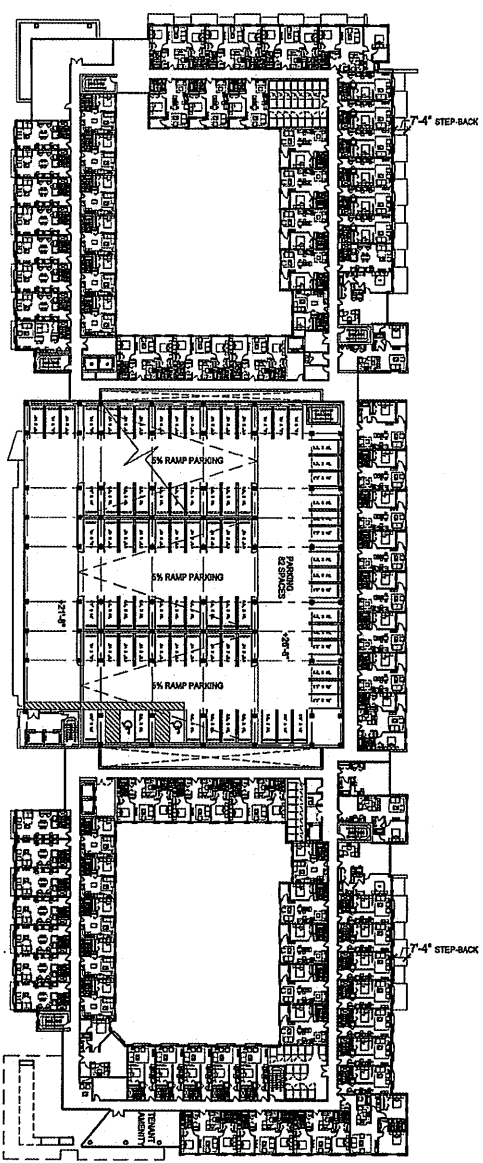
SHEET TITLE
 FLOOR PLANS

SHEET NO.
 A-101



D7 FOURTH FLOOR

SCALE: 1/8"=1'-0"



K7 THIRD FLOOR

SCALE: 1/8"=1'-0"



B U I L T F O R M
ARCHITECTS

PROJECT DESIGN TEAM:

ARCHITECT: BUILT FORM ARCHITECTS
1000 14th Street, Suite 100
San Francisco, CA 94103
TELEPHONE: (415) 774-1111
FAX: (415) 774-1112
WWW.BUILTFORMARCHITECTS.COM
STRUCTURAL ENGINEER: BUILT FORM ARCHITECTS
MECHANICAL ENGINEER: BUILT FORM ARCHITECTS
ELECTRICAL ENGINEER: BUILT FORM ARCHITECTS
PLUMBING ENGINEER: BUILT FORM ARCHITECTS
FIRE ENGINEER: BUILT FORM ARCHITECTS
LANDSCAPE ARCHITECT: BUILT FORM ARCHITECTS
GENERAL CONTRACTOR: BUILT FORM ARCHITECTS
OWNER REPRESENTATIVE: BUILT FORM ARCHITECTS

LME
LANDSCAPE MANAGEMENT ENGINEERS

URBANO
URBAN DESIGN

THE WEST VILLAGE
at Riverfront

SEAL:

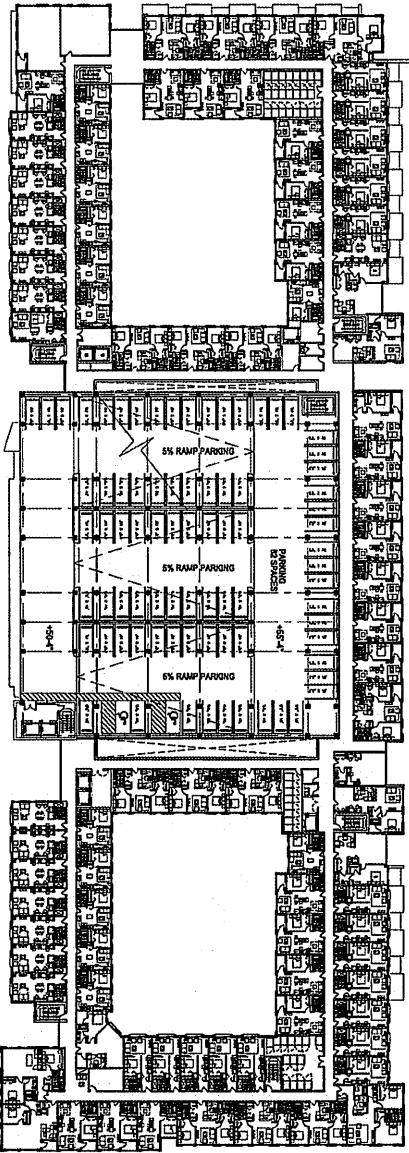
FINAL L.C. A.A. 10000000
ISSUED FOR DRC SUBMISSION
DATE: 3.8.19

REVISIONS:
NO. DATE REVISION

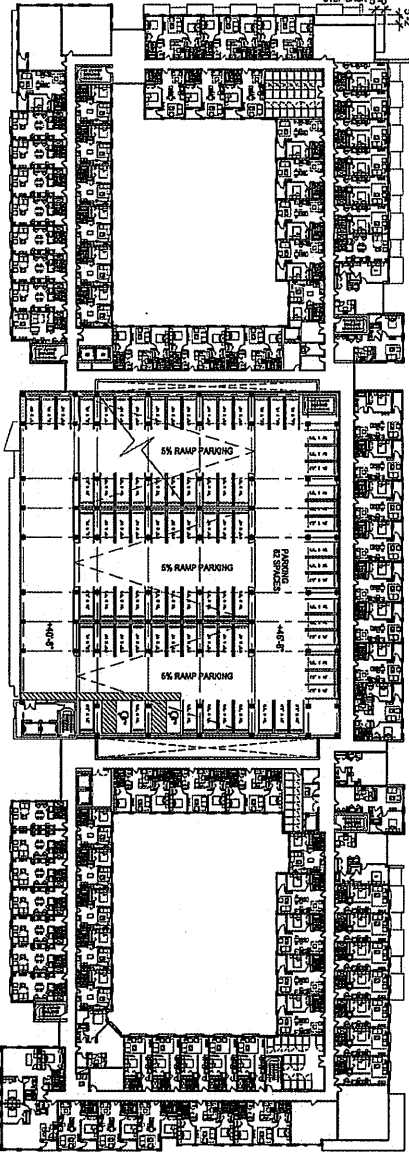
SHEET TITLE:
FLOOR PLANS

DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO.: _____

SHEET NO.:
A-102



D7
SIXTH FLOOR
SCALE 1"=40'-0"



K7
FIFTH FLOOR
SCALE 1"=40'-0"



BUILT FORM
ARCHITECT
PROJECT DESIGN TEAM

OWNER
URBANO
PROJECT:
THE WEST VILLAGE
after the city

OWNER REPRESENTATIVE
LME
OWNER REPRESENTATIVE

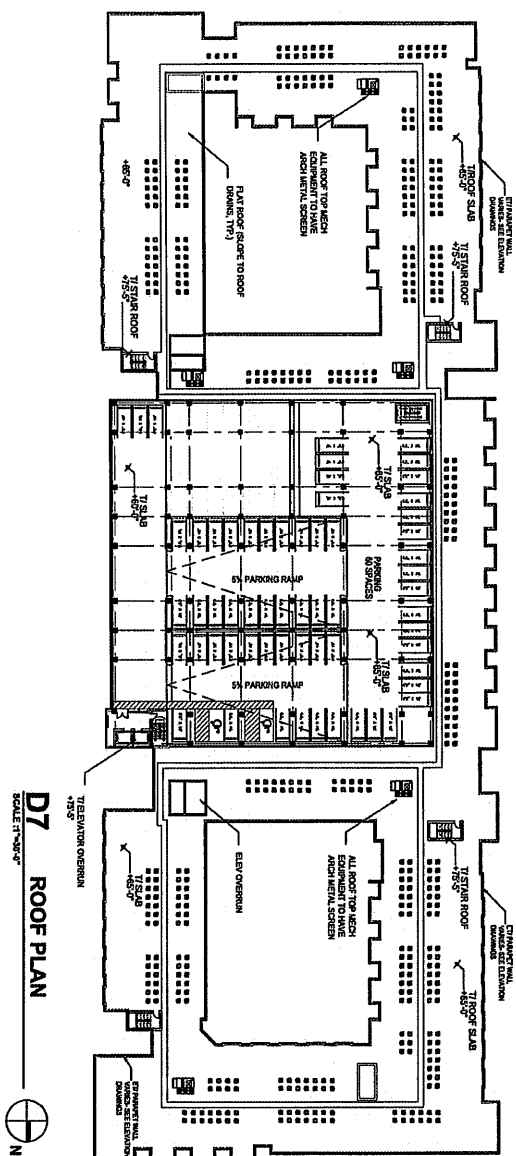
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ISSUED FOR: DDC SUBMISSION

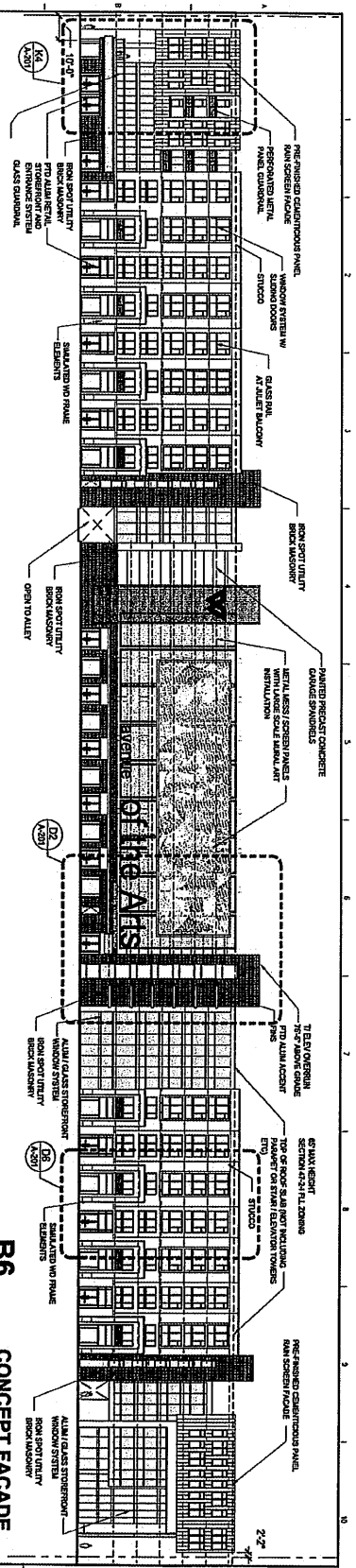
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NO. DATE REVISIONS

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FLOOR PLANS

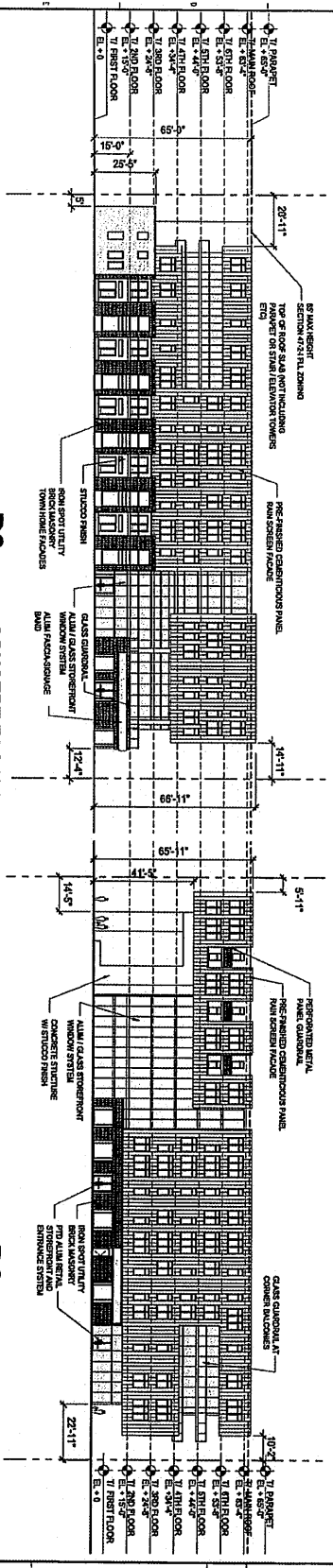
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SHEET NO.:
A-103

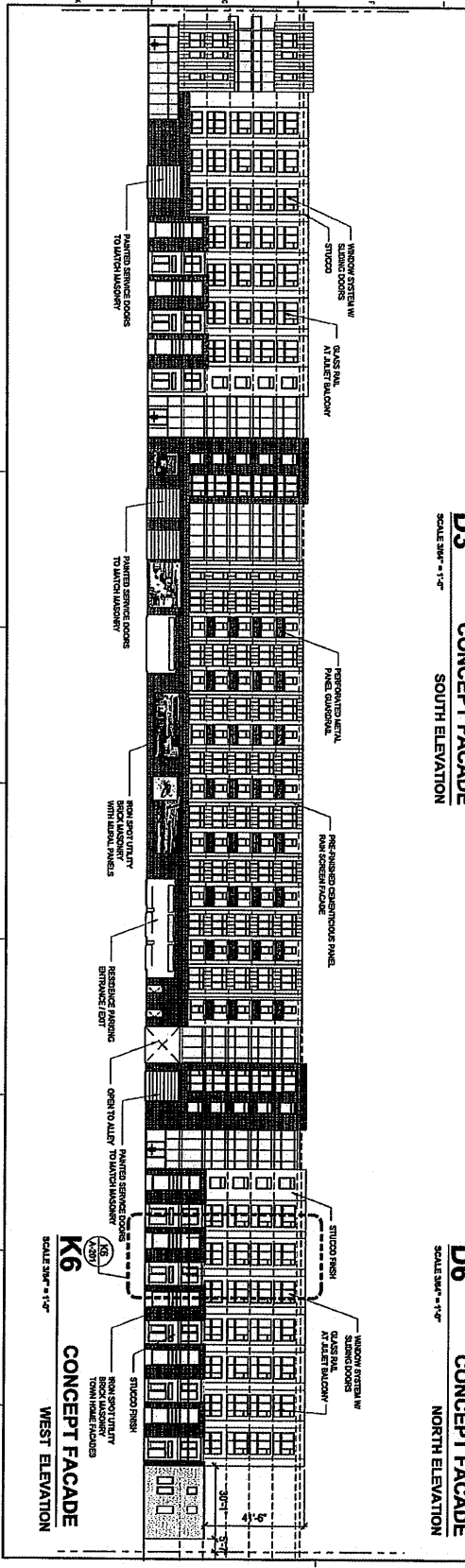
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B6
CONCEPT FACADE
EAST ELEVATION
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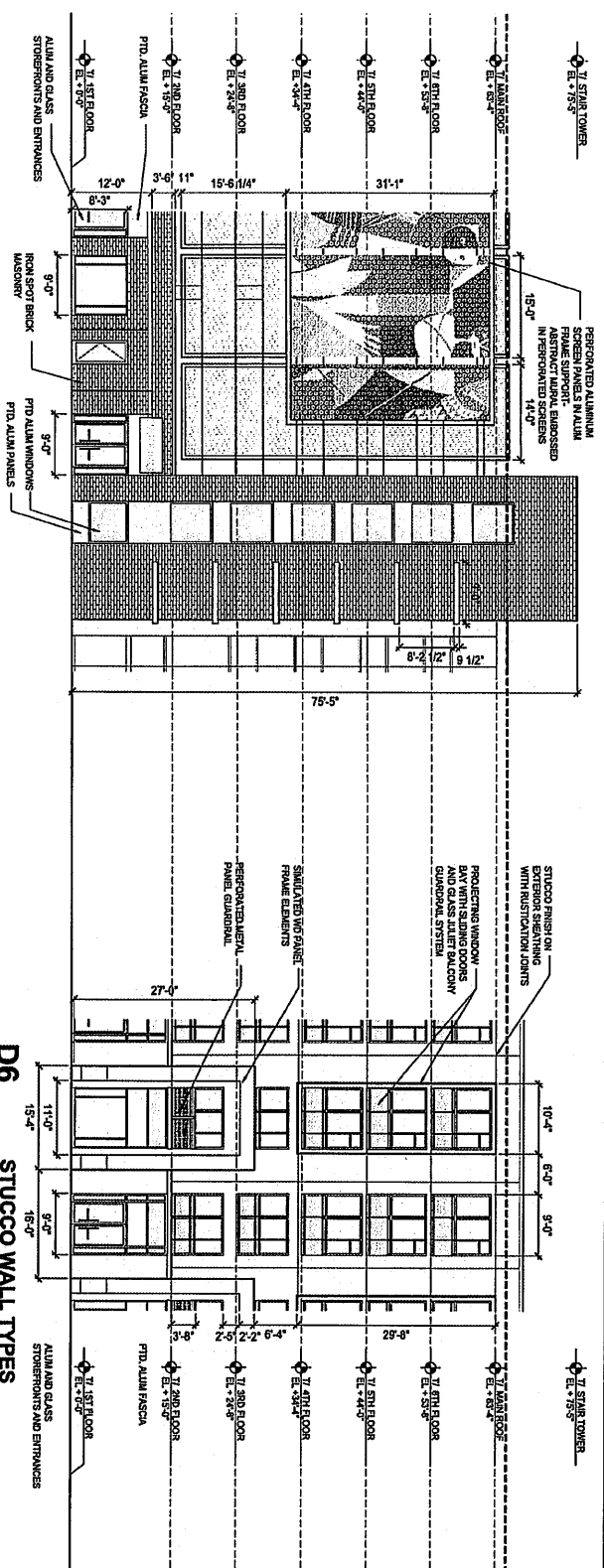


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CONCEPT FACADE
NORTH ELEVATION
SCALE 3/8" = 1'-0"

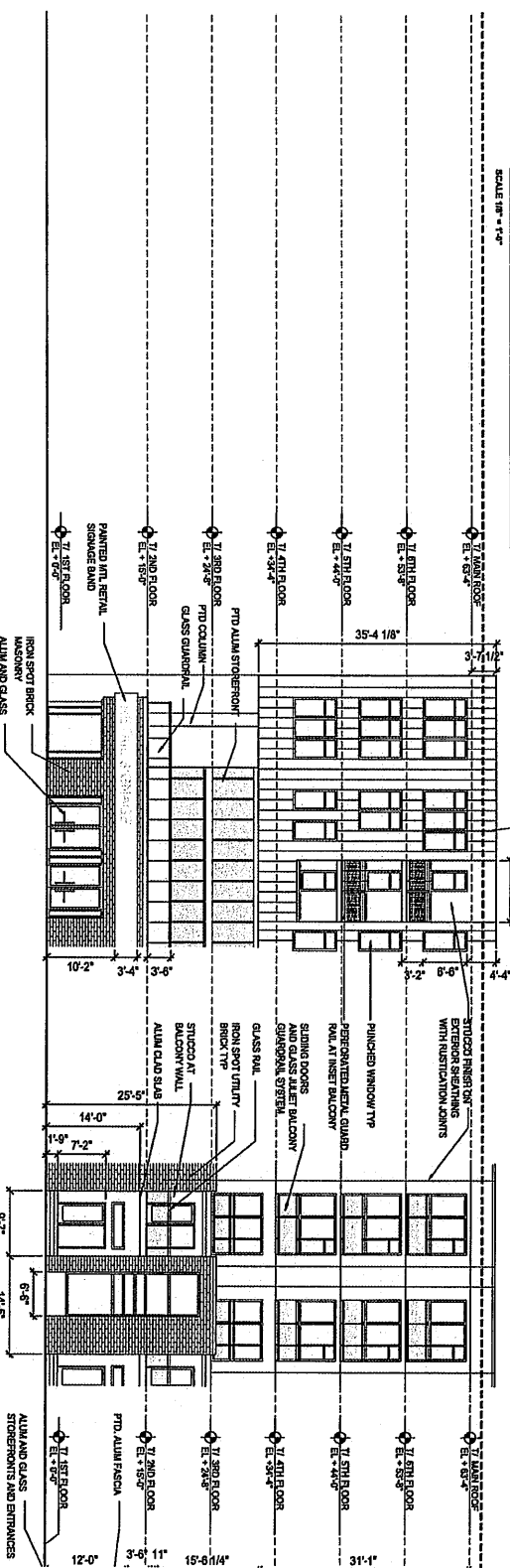


D3
CONCEPT FACADE
SOUTH ELEVATION
SCALE 3/8" = 1'-0"

| | | | | | |
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| B U I L T F O R M
PROJECT DESIGN TEAM:
ARCHITECT: [blank]
ENGINEER: [blank]
STRUCTURAL ENGINEER: [blank]
MECHANICAL ENGINEER: [blank]
ELECTRICAL ENGINEER: [blank]
CIVIL ENGINEER: [blank]
ENVIRONMENTAL ENGINEER: [blank] | | OWNER:
URBANFORM
PROJECT:
THE WEST VILLAGE
SCALE: [blank] | | REVISIONS:
NO. DATE REVISIONS
1. [blank] [blank] [blank]
2. [blank] [blank] [blank]
3. [blank] [blank] [blank] | |
| SHEET NO.:
A-200 | | DATE:
08/11/11 | | SCALE:
3/8" = 1'-0" | |
| BUILDING ELEVATIONS | | DATE:
08/11/11 | | SCALE:
3/8" = 1'-0" | |



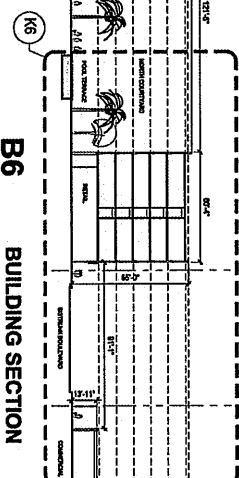
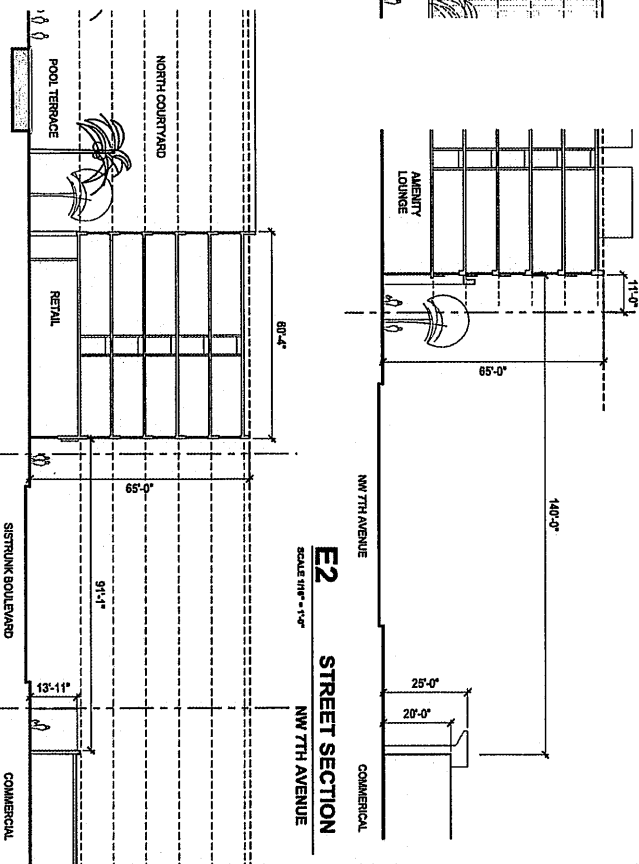
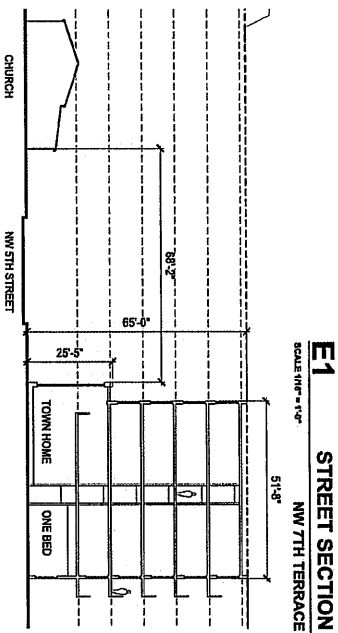
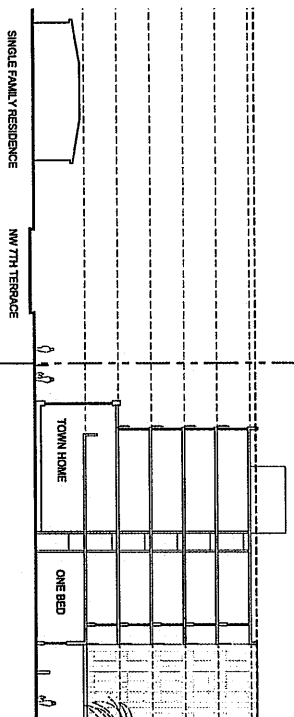
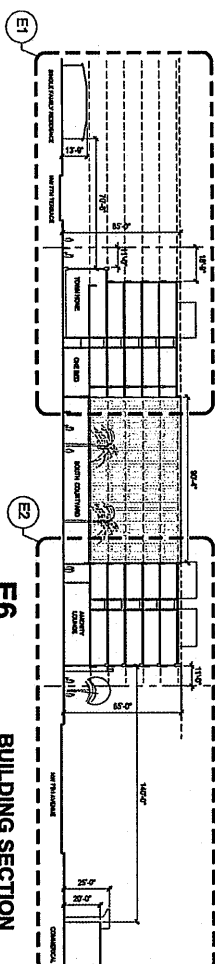
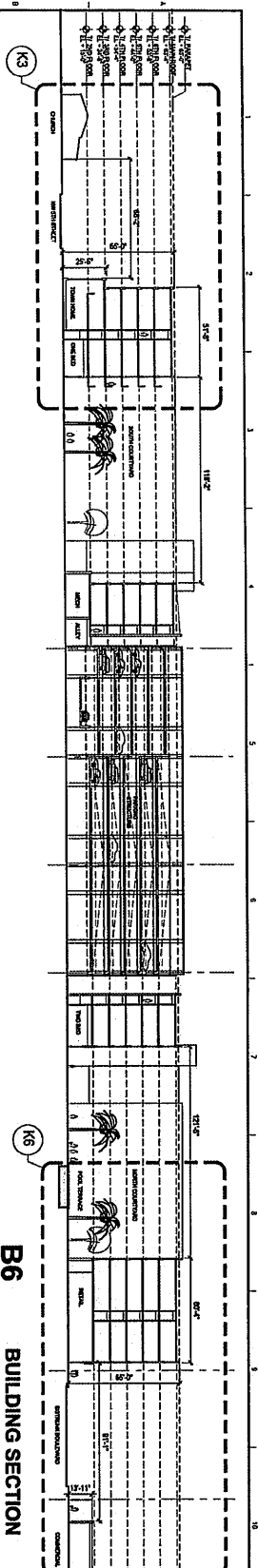
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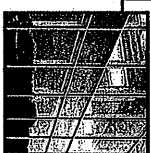
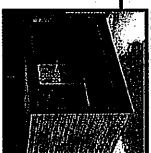
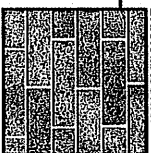
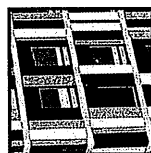
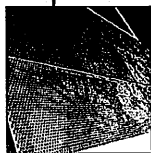


K4 PRE-FINISHED CEMENT PANELS

K6 TOWNHOME FACADE

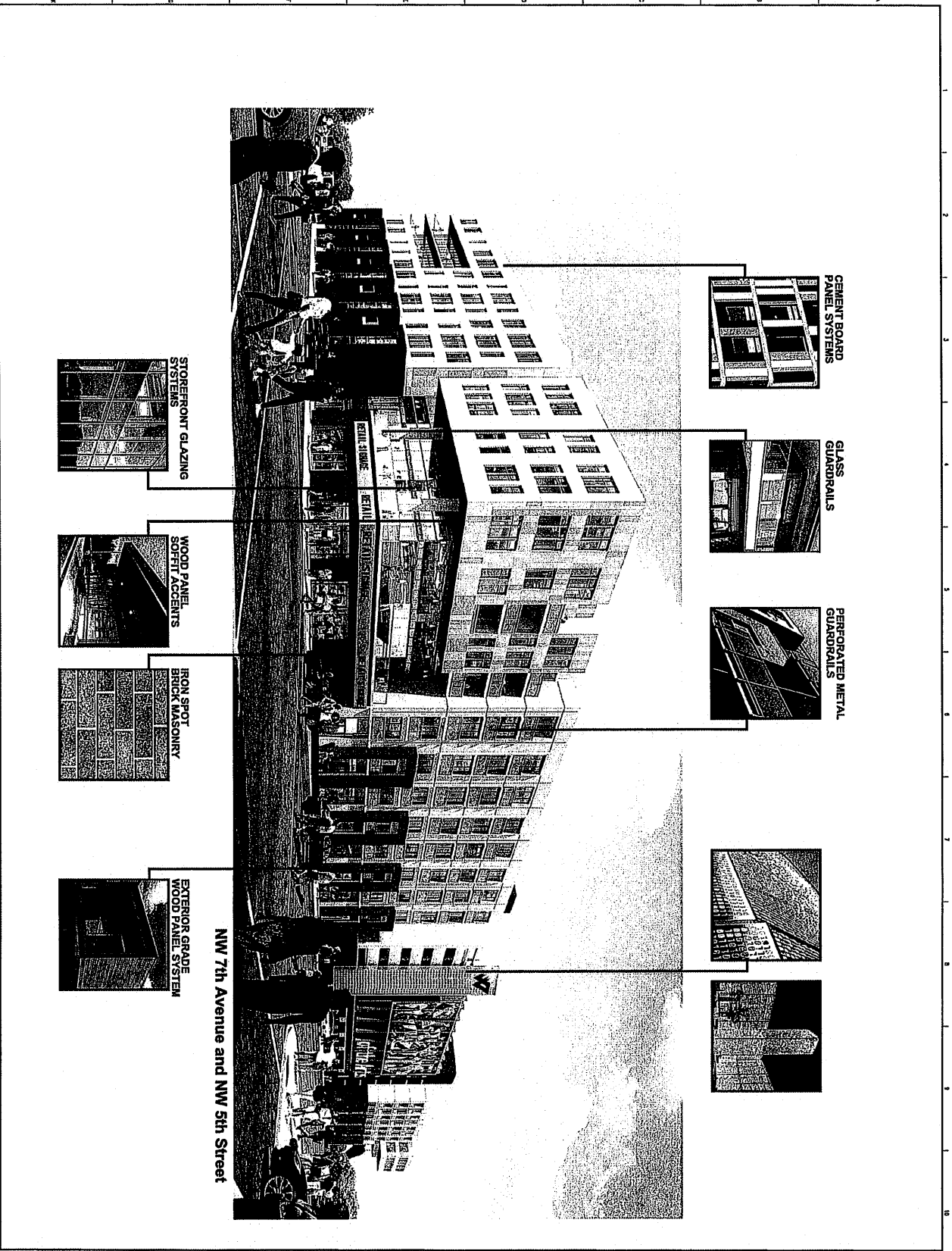
[illegible]

[illegible]



NW 7th Avenue and Sistrunk Boulevard

| | | | | | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| BUILT FORM
A PROJECT DOCUMENT | ARCHITECT:
MUELLER + FOWLER
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
Email: info@muelco.com | ENGINEER:
LMC
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
Email: info@lmco.com | OWNER:
URBANO CO
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
Email: info@urbano.com | PROJECT:
THE WEST VILLAGE
a project of the City of San Francisco | SEAL: |
| | STRUCTURAL ENGINEER:
LMC
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
Email: info@lmco.com | CONTRACT:
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
Email: info@lmco.com | DATE:
03.1.19 | REVISIONS:
NO. DATE REVISION | FORM LIT. AA 20003729
ISSUED FOR: - DRG SUBMISSION
DATE: - 03.1.19 |



B U I L T F O R M

PROJECT DESIGN TEAM:

ARCHITECT:
LME
1000 1st Avenue, Suite 100
Seattle, WA 98101
Phone: 206.461.1234
Fax: 206.461.1235
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CONTRACT REPRESENTATIVE:
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www.lme.com

OWNER:
URBANUS 52
1000 1st Avenue, Suite 100
Seattle, WA 98101
Phone: 206.461.1234
Fax: 206.461.1235
www.urbanus52.com

PROJECT:
THE WEST VILLAGE
A Division of the City of Seattle





SEAL:
PUBLIC: AA 200377
ISSUED FOR: DRG SUBMISSION
DATE: 04.19

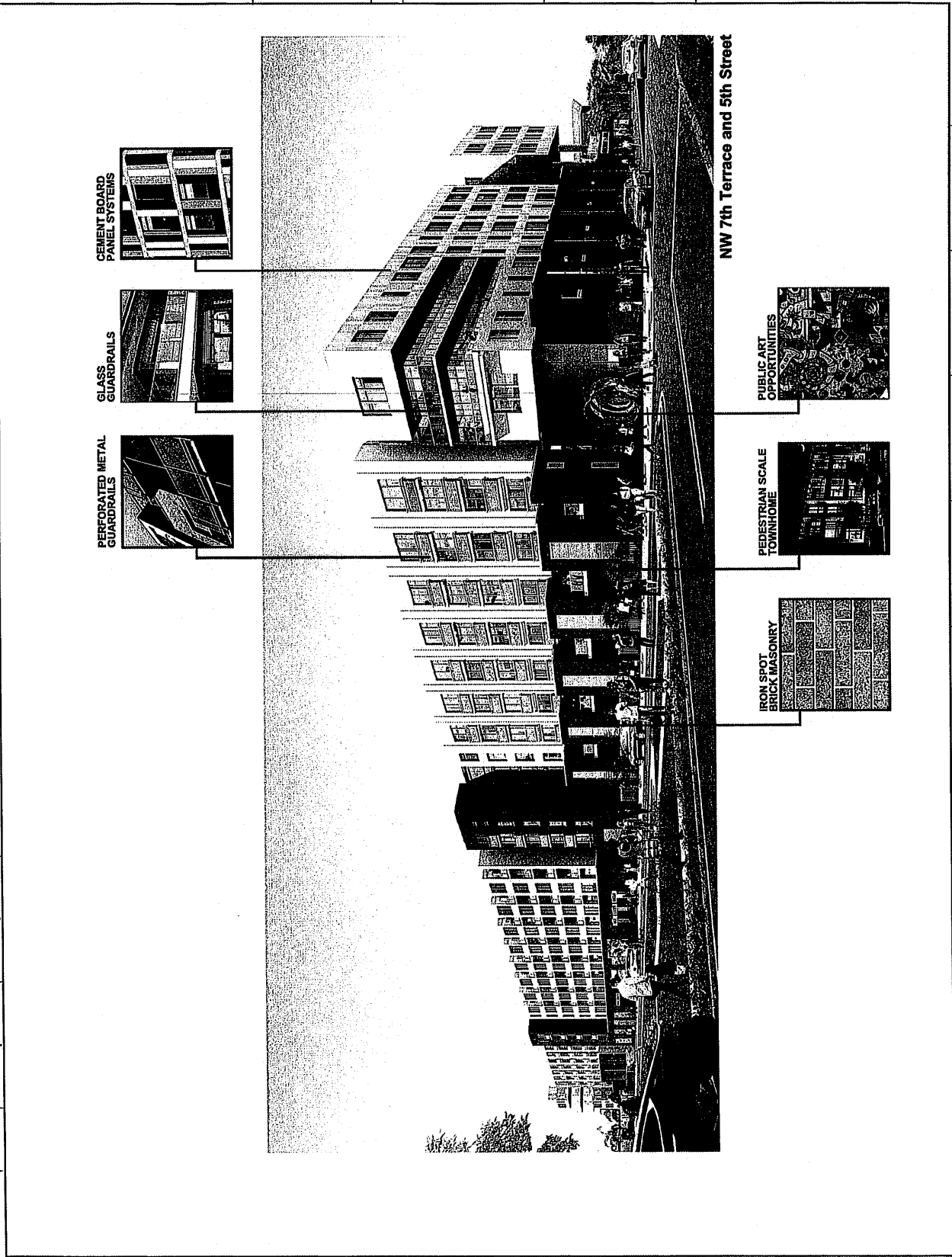
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NO. DATE REVISIONS

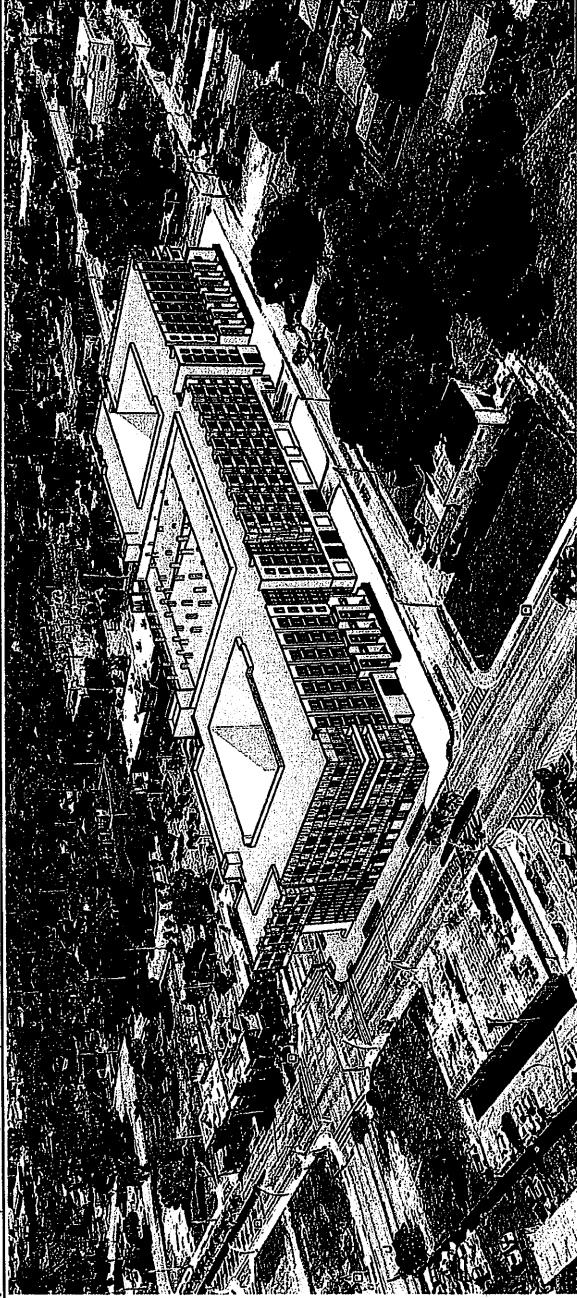
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FACADE CONCEPTS

DRAWN BY:
CHECKED BY:
JOB NO.

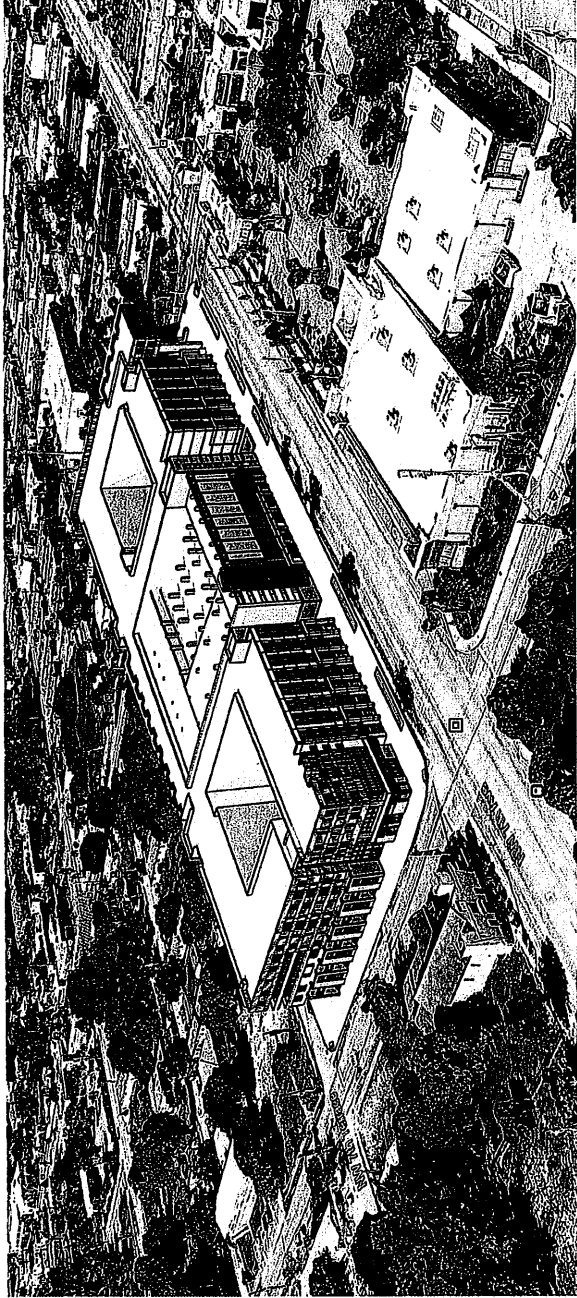
SHEET NO.:
A-402

| | |
|-----------------------------------------------------------------------------------|------------------------|
| BUILT FORM
ARCHITECTURAL FORM | |
| PROJECT DESIGN TEAM: | |
| ARCHITECT | INTERIOR DESIGN |
| STRUCTURAL ENGINEER | M.E.P. ENGINEER |
| CIVIL ENGINEER / LANDSCAPE ARCHITECT | OWNER'S REPRESENTATIVE |
|  | |
|  | |
|  | |
|  | |
| FROM LIC. # 2000278
ISSUED FOR: DHC SUBMISSION
DATE: 03.1.19 | |
| REVISIONS:
NO. DATE REMARKS | |
| SHEET TITLE:
FACADE CONCEPTS | |
| DATE: _____
SCALE: _____
CHECKED BY: _____
JOB NO.: _____ | |
| SHEET NO.: A-403 | |










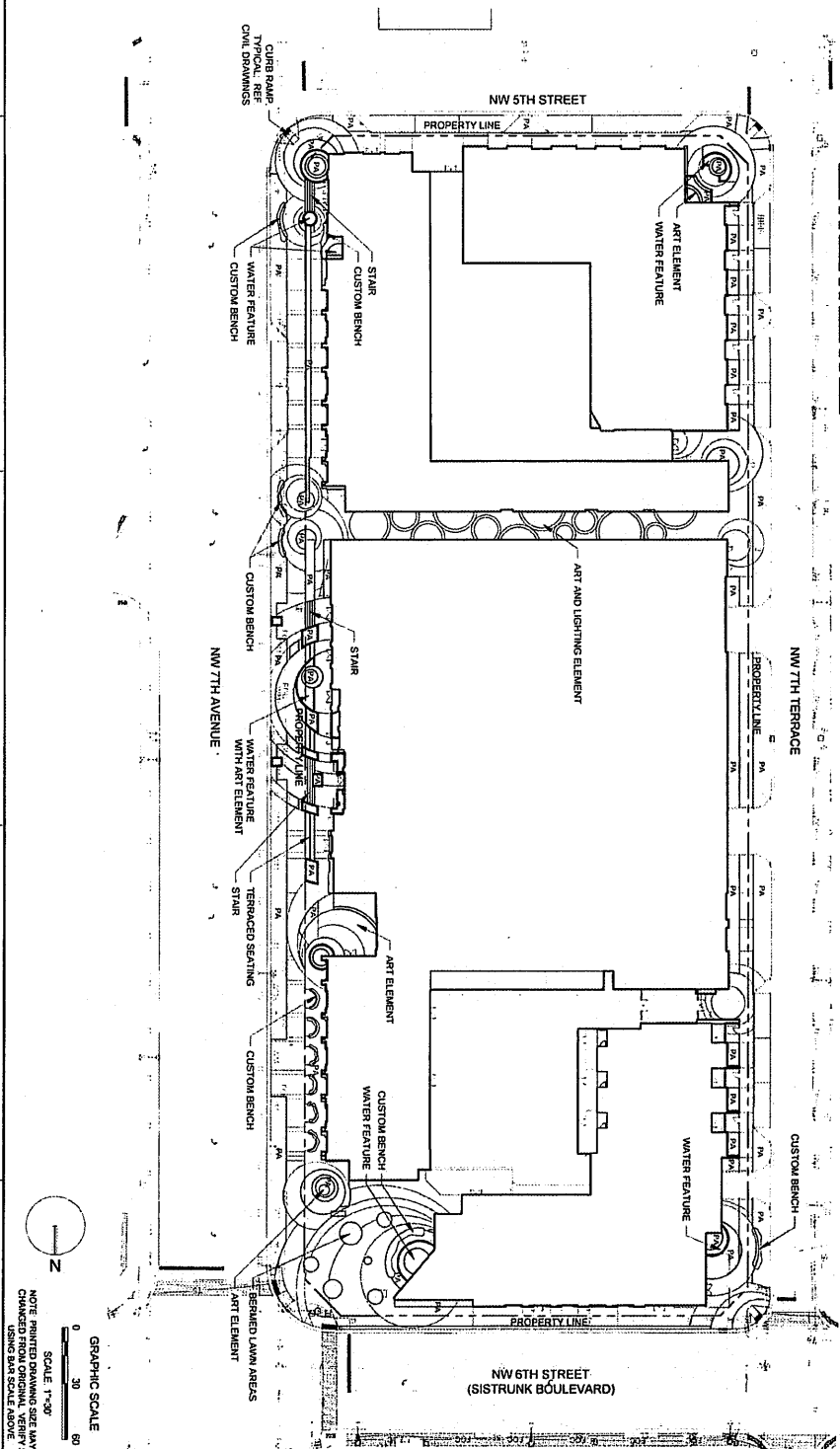
VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH EAST

| | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|----------------------------------------------------|--|----------------------------|--|-------------------------|--|
| BUILT FORM
ARCHITECTURAL | | OWNER:
URBANCO CO | | PROJECT:
THE WEST VILLAGE
<i>A Part of the Village</i> | | SEAL: | | FROM L.C. AA 2003378 | | ISSUED FOR: - DRC SUBMISSION | | REVISIONS: | | SHEET TITLE:
CONTEXT MASSING
DIAGRAMS | | SHEET NO.:
A-404 | | | |
| PROJECT DESIGN TEAM: | | ARCHITECT:
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1000 Peachtree Street, NE
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STRUCTURAL ENGINEER
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CIVIL ENGINEER / LANDSCAPE ARCHITECT
1000 Peachtree Street, NE
Atlanta, GA 30309
Phone: 404.525.1100
Fax: 404.525.1101
Email: info@builtform.com | | DATE:
04.1.19 | | DATE:
04.1.19 | | DATE:
04.1.19 | | DATE:
04.1.19 | |
| REVISIONS: | | NO. | | DATE | | REMARKS | | DATE:
04.1.19 | | DATE:
04.1.19 | | DATE:
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04.1.19 | | DATE:
04.1.19 | | | |
| DATE:
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04.1.19 | | DATE:
04.1.19 | | DATE:
04.1.19 | | DATE:
04.1.19 | | | |

| MATERIAL SCHEDULE | | | | |
|---------------------------------------------------------------------------------------|--------|-----------------------------------------------------------|-------|--------|
| SYMBOL | KEY | DESCRIPTION / MODEL | COLOR | FINISH |
| | PAVING | | | |
|  | P1 | PAVING TYPE 1 | TBD | TBD |
|  | P2 | PAVING TYPE 1 | TBD | TBD |
|  | P3 | PAVING TYPE 1 | TBD | TBD |
|  | P4 | PAVING TYPE 1 | TBD | TBD |
|  | P5 | PAVING TYPE 1 | TBD | TBD |
| | | TREE WELLS
ADJUSTOR OR TREE GATE
(ALSO WITH STREET) | TBD | TBD |



KEITH

301 East Atlantic Boulevard
Fort Lauderdale, Florida 33305-6443

2760 NW 12th Avenue
Doral, Florida 33172

PH: (954) 788-3400
Fax: (954) 788-3400

Florida Certificate of
Authorization # 7226

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE AS NOTED
DATE ISSUED MARCH 8, 2019
DRAWN BY AS
DESIGNED BY AS, PH
CHECKED BY PH

SHEET NUMBER LS-101
SHEET 1 of 1
PROJECT NO. 09535-01

| NO. | DESCRIPTION | DATE |
|-----|-------------|----------|
| 1 | DESIGN | 1/1/2010 |
| 2 | REVISIONS | |
| 3 | NO. | |
| 4 | DESCRIPTION | |
| 5 | DATE | |

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

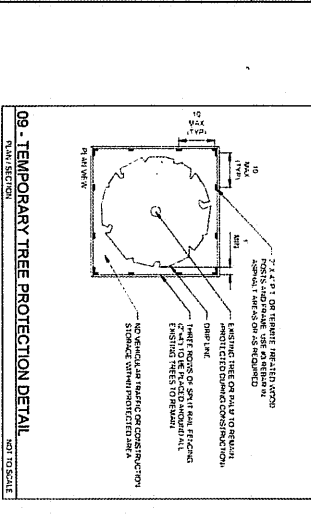
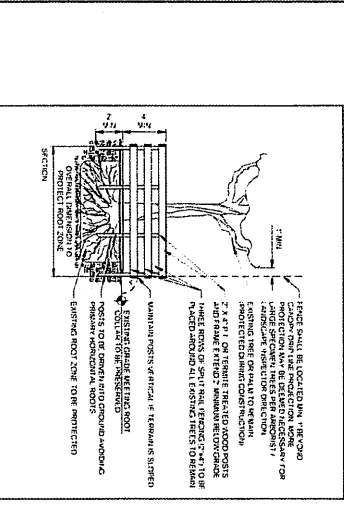
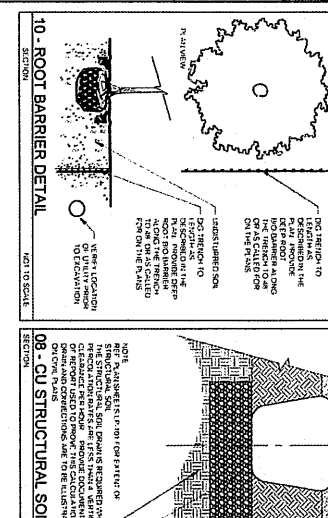
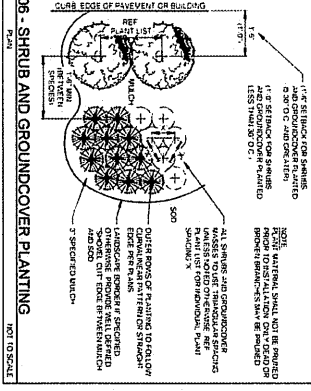
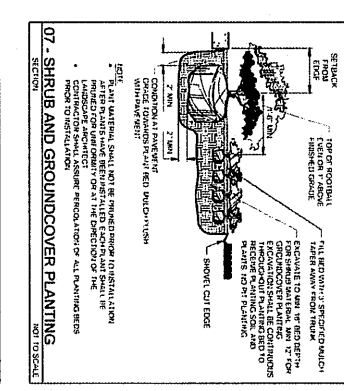
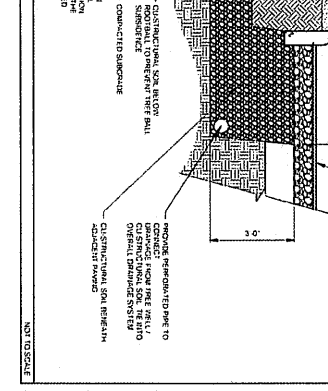
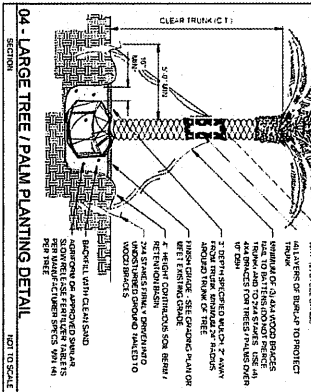
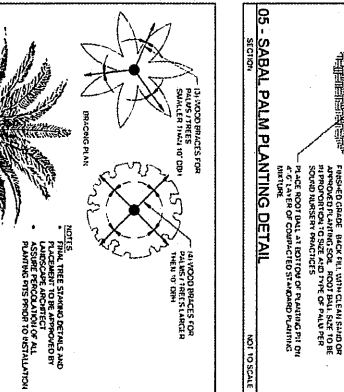
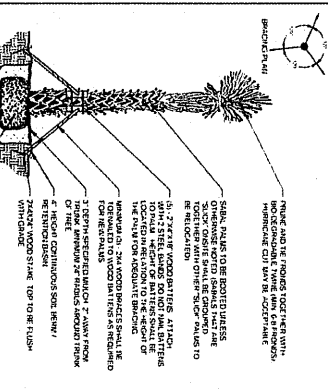
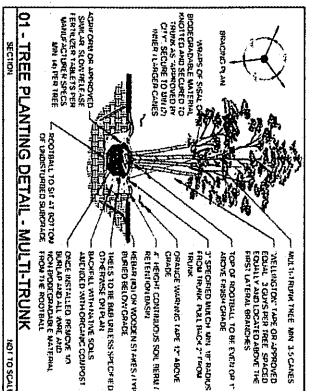
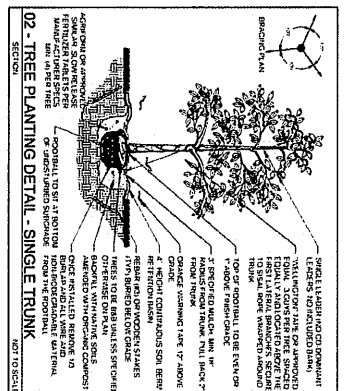
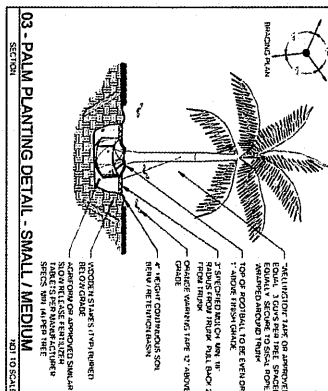
**WEST VILLAGE
FORT LAUDERDALE FL
33311-9024**

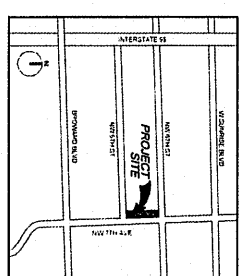
SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2010
DESIGNED BY: AS, PH
CHECKED BY: AS, PH
PROJECT NO.: 086336.01

SHEET NUMBER
LP-501

**LANDSCAPE
DETAILS**

SHEET 1 of 1
PROJECT NO. 086336.01





NOTE: PRINTED DIAMMING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE

[illegible]

| | |
|-------------|---------------|
| SCALE | AS NOTED |
| DATE ISSUED | MARCH 8, 2019 |
| DRAWN BY | BN |
| DESIGNED BY | RG |
| CHECKED BY | TD |

| | |
|---------------------------------------------------------------------------------|----------|
| PROJECT NO. | 08535.01 |
| SHEET NO. | CM-101 |
| PAYMENT
MARKINGS
AND
SIGNAGE PLAN | |
| PROJECT TITLE
100'x150' DRAINAGE
100'x150' DRAINAGE
100'x150' DRAINAGE | |

LEGEND:
 PROPOSED ASPHALT PAVEMENT

GRAPHIC SCALE
 0 30 60
 SCALE 1"=30'

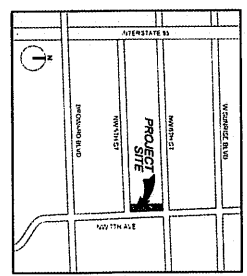
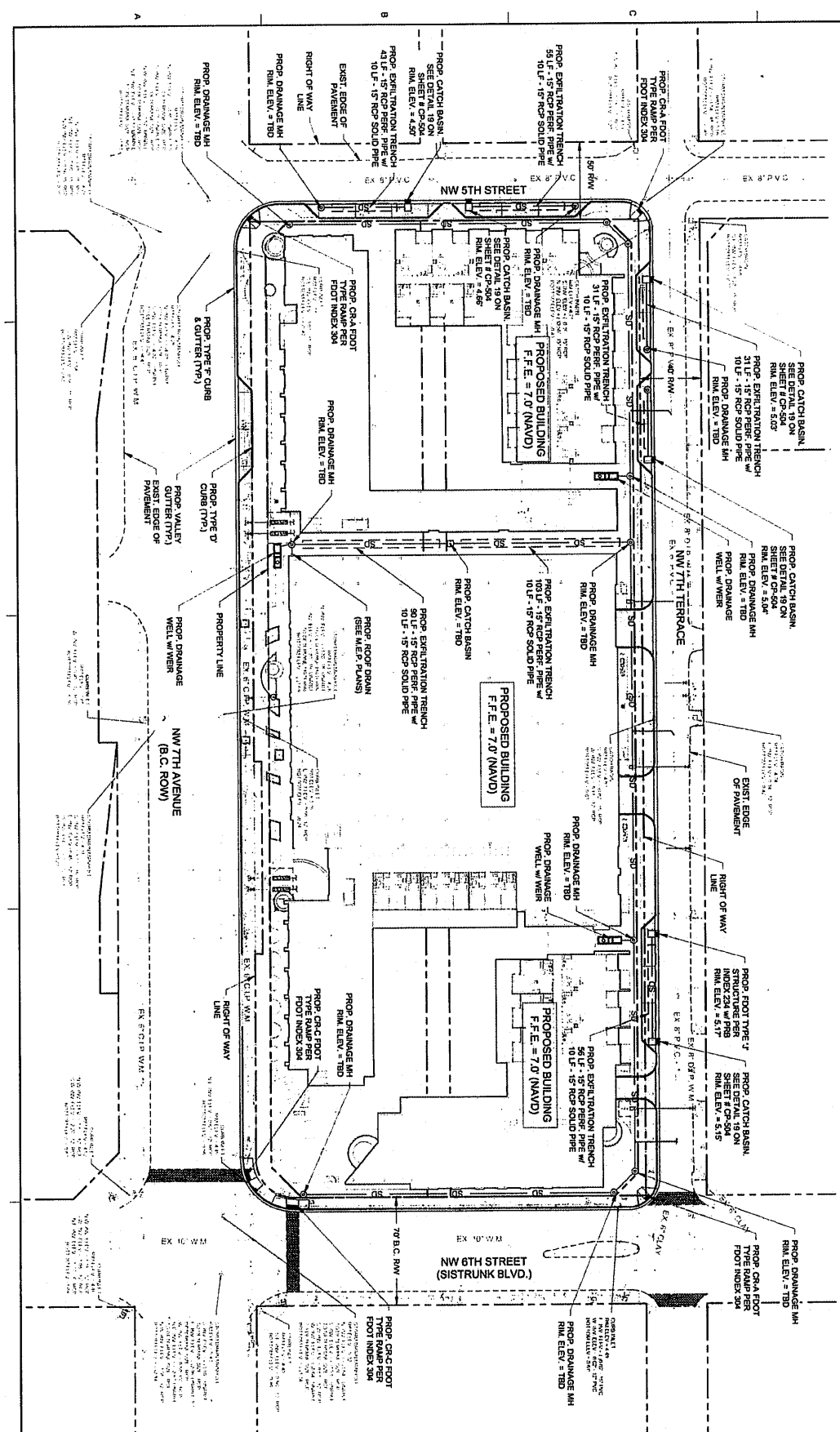
NOTE: DIMENSIONS AND LOCATIONS MAY HAVE CHANGED FROM ORIGINAL VERTICAL SCALE USING BAR SCALE ABOVE

PROPOSED SITE

PROPOSED PROJECT

PROPOSED PROJECT

PROPOSED PROJECT



| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PRELIMINARY PLAN
NOT FOR CONSTRUCTION
AND NOT TO BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER | | WEST VILLAGE
FORT LAUDERDALE FL
33311-9024 | |
| SCALE
AS NOTED
DATE ISSUED
MARCH 8, 2019
DESIGNED BY
NS
CHECKED BY
TD | | SHEET TITLE
PAVING, GRADING
& DRAINAGE PLAN
SHEET NUMBER
CP-101
SHEET 1 of 1
PROJECT NO. 09335.01 | |

Exhibit A Project Program

Unit Matrix Spreadsheet

| Unit Type | RENTABLE | 1ST FLOOR | 2ND FLOOR | 3RD | 4TH | 5TH | 6TH | # Units | % / floor | TOTAL RSF | Target | Target |
|----------------------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|---------------|----------------|---------------|------------|
| | | 1 | 1 | 1 | 1 | 1 | 1 | | | | | Unit count |
| S1 | 487 | | 14 | 15 | 15 | 15 | 15 | 74 | 16.26% | 36,038 | | |
| S2 | 496 | | 1 | | | | | 1 | 0.22% | 496 | | |
| S3 | 536 | | 1 | 1 | 1 | 1 | 1 | 5 | 1.10% | 2,680 | | |
| S4 | 549 | | 1 | 1 | 1 | 1 | 1 | 5 | 1.10% | 2,745 | | |
| S5 | 570 | | 1 | | | | | 1 | 0.22% | 570 | | |
| Subtotal A - STUDIOS - 1 BATH | | | | | | | | 86 | 18.90% | | 0.00% | 0 |
| A1 | 454 | | 13 | 13 | 13 | 13 | 13 | 65 | 14.29% | 29,510 | | |
| A2 | 481 | | 8 | 18 | 18 | 18 | 18 | 80 | 17.58% | 38,480 | | |
| A3 | 485 | | | | 1 | 1 | 1 | 3 | 0.66% | 1,455 | | |
| A4 | 561 | 10 | 11 | 18 | 19 | 22 | 22 | 102 | 22.42% | 57,222 | | |
| A5 | 626 | | | | 1 | 1 | 0 | 2 | 0.44% | 1,252 | | |
| A6 | 697 | | 1 | | 1 | 1 | 0 | 3 | 0.66% | 2,091 | | |
| A7 | 700 | | 1 | 1 | 0 | 0 | 0 | 2 | 0.44% | 1,400 | | |
| A8 | 758 | | | 1 | 1 | 1 | 1 | 4 | 0.88% | 3,032 | | |
| A9 | 814 | | | | 0 | 1 | 1 | 2 | 0.44% | 1,628 | | |
| A10 | 819 | | 1 | | | | | 1 | 0.22% | 819 | | |
| A11 | 837 | | 2 | 2 | 2 | 2 | 2 | 10 | 2.20% | 8,370 | | |
| A12 | 841 | | | 1 | 1 | 1 | 1 | 4 | 0.88% | 3,364 | | |
| A13 | 866 | | | 1 | 1 | 1 | 1 | 4 | 0.88% | 3,464 | | |
| Subtotal A - 1 BED - 1 BATH | | | | | | | | 282 | 61.98% | | 40.00% | 182 |
| B1 | 774 | | 3 | 3 | 5 | 5 | 6 | 22 | 4.84% | 17,028 | | |
| B2 | 791 | 3 | 3 | 6 | 6 | 6 | 6 | 30 | 6.59% | 23,730 | | |
| B3 | 820 | | 1 | 1 | 1 | 1 | 1 | 5 | 1.10% | 4,100 | | |
| B4 | 876 | | | | 1 | 1 | 1 | 3 | 0.66% | 2,628 | | |
| B5 | 977 | | | 1 | 0 | 0 | 1 | 2 | 0.44% | 1,954 | | |
| B6 | 1011 | | | | 0 | 1 | 1 | 2 | 0.44% | 2,022 | | |
| B7 | 1072 | | 1 | | | | | 1 | 0.22% | 1,072 | | |
| B8 | 1123 | | 1 | 1 | 0 | 0 | 1 | 3 | 0.66% | 3,369 | | |
| B9 | 986 | | | | 1 | 0 | 0 | 1 | 0.22% | 986 | | |
| B10 | 881 | | | | 1 | 1 | 0 | 2 | 0.44% | 1,762 | | |
| Subtotal B 2 BED | | | | | | | | 71 | 15.60% | | 5.00% | 23 |
| TH1 | 1282 | 4 | | | | | | 4 | 0.88% | 5,128 | | |
| TH2 | 1363 | 1 | | | | | | 1 | 0.22% | 1,363 | | |
| TH3 | 1687 | 10 | | | | | | 10 | 2.20% | 16,870 | | |
| TH4 | 1754 | 1 | | | | | | 1 | 0.22% | 1,754 | | |
| Subtotal C 2 TOWNHOME | | | | | | | | 16 | 3.52% | | 55.00% | 250 |
| | | | | | | | | 0 | 0.00% | 0 | | |
| Subtotal E 2BED + DEN - 2 BATHS | | | | | | | | 0 | 0.00% | | 0.00% | 0 |
| TOTAL | | 29 | 64 | 84 | 90 | 94 | 94 | 455 | 100% | 278,382 | 100% | 455 |