



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 597

Agenda Date: 5/9/2024

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Oaklawn Place (HTC #21136/22821/23935)

RECOMMENDED ACTION

WHEREAS, Oaklawn Place (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2021, Force Majeure reallocation of credits in 2022 and Force Majeure and Supplemental Credits in 2023 for the new construction of 84 units for the elderly in Dallas, Dallas County;

WHEREAS, Sadler Circle Senior Apartments, LLC (the Development Owner or Owner) requests approval for a reduction in the Net Rentable Area from 58,320 to 56,506 square feet, representing a reduction of 1,814 square feet or 3.11% from the Net Rentable Area represented in the Architect Certification at Application;

WHEREAS, Board approval is required for a reduction of 3% or more in the square footage of the units or common area as directed in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405 (a)(4)(D), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the HTC amount awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Oaklawn Place is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Oaklawn Place received an award of 4% Housing Tax Credits in 2021, a reallocation of credits under Force Majeure in 2022 and Force Majeure and Supplemental Credits in 2023 for the new construction of 84 units for the elderly in Dallas, Dallas County. Construction of the Development is currently in progress.

The Application originally identified the Net Rentable Area as 58,320 square feet. However, according to the amendment request, the Net Rentable Area will decrease to 56,506 square

feet, representing a reduction of 1,814 square feet or 3.11% from Net Rentable Area identified in the Architect Certification at Application. The Net Rentable Area has changed due to a redesign of the building and a change in the number of unit types. At Application, there were six different unit types, and as proposed now, there are nine different unit types. There are no reductions in total units or changes to the ratio of one-bedroom and two-bedroom units from what was originally approved. The building design changed from an L-Shape at Application to a slimmer C-Shaped footprint to meet the City of Dallas fire marshal requirements and City of Dallas restrictions. The City of Dallas fire marshal required a 12-foot fall zone at the east side, causing the building to shift 12 feet westward to accommodate their request. There was also the need for a shorter path of travel at the north perimeter to allow for a fire-hose access to the amenity deck. Loading zones were placed at the east side of building, within the property line, in lieu of the Sadler Circle entry due to restrictions by the City of Dallas. These changes impacted the unit square footages due to the narrower profile of the building footprint from site constraints. Also, due to the reconfigured form of the building, irregularly shaped units were developed for corner and edge conditions, with larger square footage and premium views. Additionally, tubs at all units were replaced with showers, which in turn triggered some reconfigurations to meet accessibility clearance requirements.

Additionally, the Common Area has increased from 10,129 to 17,651 square feet, representing an increase of 7,522 square feet or 74.26% from the Common Area represented in the Architect Certification in the Application. However, it was also pointed out that the Common Area identified at Application erroneously omitted the square footage of the corridors on floors two through five, totaling to 9,000 square feet of corridor space, as well as a staff office of 140 square feet. Had these spaces been accounted for originally, the Common Area would have decreased 8.4%, going from 19,269 square feet to 17,651 square feet.

The proposed changes do not materially alter the Development in a negative manner, and were not reasonably foreseeable or preventable by the Development Owner at the time of Application. The Owner has indicated that there was no net financial impact on the Development as a result of the proposed changes. Staff has determined that this change does not affect the scoring of the Application or the funding award, and the Development will continue to meet the accessibility requirements and the minimum unit size of 650 square feet for one-bedroom units and 850 square feet for two-bedroom units required for scoring.

Staff recommends approval of the amendment request as presented herein.

**Material Alterations as defined in Tex. Gov't Code §2306.6712(d)(4)
and 10 TAC §10.405(a)(4)(D)**

Application

Amendment

Unit Mix:

1BR/1BA – 670 sq. ft. – 62 units
 1BR/1BA – 690 sq. ft. – 4 units
 1BR/1BA – 715 sq. ft. – 5 units
 1BR/1BA – 735 sq. ft. – 4 units
 1BR/1BA – 770 sq. ft. – 4 units
 2BR/1BA – 885 sq. ft. – 5 units
 Total : 84 units

Net Rentable Area: 58,320 sq. ft.

Common Area: 10,129 sq. ft.

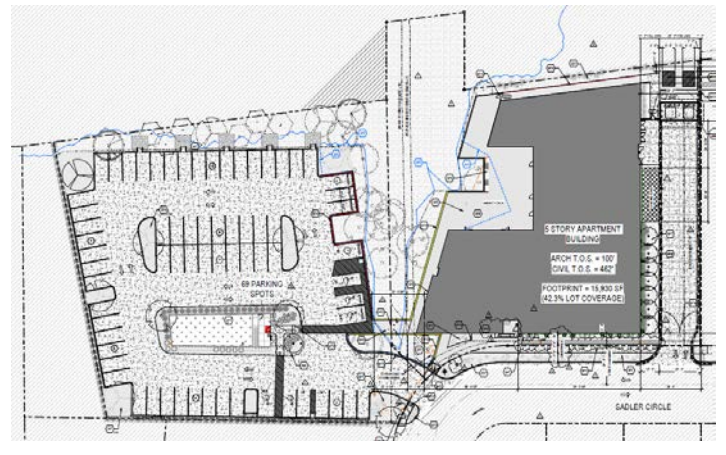


Unit Mix:

1BR/1BA – 652 sq. ft. – 5 units
 1BR/1BA – 653 sq. ft. – 47 units
 1BR/1BA – 654 sq. ft. – 4 units
 1BR/1BA – 660 sq. ft. – 5 units
 1BR/1BA – 664 sq. ft. – 5 units
 1BR/1BA – 669 sq. ft. – 5 units
 1BR/1BA – 679 sq. ft. – 4 units
 1BR/1BA – 717 sq. ft. – 4 units
 2BR/2BA – 878 sq. ft. – 5 units
 Total: 84 units

Net Rentable Area: 56,506 sq. ft. (a 3.11% or 1,814 sq. ft. reduction)

Common Area: 17,651 sq. ft.





TRUE CASA CONSULTING, LLC

March 26, 2024

Lucy Weber
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701-2410

DELIVERY BY EMAIL: lucy.weber@tdhca.state.tx.us
 rosalio.banuelos@tdhca.state.tx.us
 asset.management@tdhca.state.tx.us

Re: Oaklawn Place Apartments, TDHCA #21136/22821/23935 CMTS #5791
 Notification/Amendment Request Items

Dear Lucy:

Oaklawn Place is an 84-unit elderly development located in Dallas (Region 3 Urban) that received a 2021 Commitment of 9% Housing Tax Credits (TDHCA #21136), Force Majeure in 2022 (TDHCA #22821) and Force Majeure and Supplemental Credits in 2023 (TDHCA #23935). Per the Post-Award Activity Manual updated July 2021, please accept this letter describing items that are notification/amendment request items from the original application and award. The details of each change are reasons for the change are outlined below:

1) Decrease in Net Rentable Square Footage – **MATERIAL AMENDMENT**

Change Requested: The total net rentable square footage of the Development has decreased from 58,320 sf at the time of Application to 56,506 sf at current. This represents a decrease of 3.11% which is just over the 3% decrease that triggers a Material Amendment per TDHCA Asset Management rules.

At the time of Application, there were six different unit types. Currently, there are nine different unit types. Please see chart below. There were no reductions in total units or changes to the ratio of 1-bedroom and 2-bedroom units from Application to current.



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Unit Type	# of Units	Application	# of Units	Current
1A	59	670	15	653
1A-HC	2	670	2	653
1A-HV (Removed)	1	670		
1B	5	715	28	653
1B-HC (New)			1	653
1B-HV (New)			1	653
1C	4	735	4	679
1D	3	770	4	717
1D-HC (Removed)	1	770		
1E	3	690	4	654
1E-HC (Removed)	1	690		
1F (New)			5	652
1G (New)			4	669
1G-HC (New)			1	669
1H (New)			5	664
1J (New)			5	660
2A (Removed)	3	885		
2A-HC	1	885	1	878
2A-HV	1	885	4	878
Total Units:	84		84	
Total Net Rentable SF:	58,320		56,506	

Reason for Change is Necessary: The changes in unit sizes were due to the change of the building design from an L-Shape submitted at Application to a slimmer C-shaped footprint to meet the following requirements:

- Comments by the City of Dallas fire marshal to provide a 12'-0" fall zone due at east side, adjacent to fire lane. The building was required to shift 12' westward to accommodate.
- Shorter path of travel at north perimeter to allow for fire-hose access to amenity deck.
- Loading zones at east side of building, within property line, in lieu of Sadler Circle entry due to restrictions by City of Dallas.

These changes to the overall footprint impacted the unit square footages as follows:

- Due to the narrower profile of the building footprint from site constraints, there was a slight reduction in square footage for the standard 1-bedroom Type 1-A and 1-B units.
- Due to the reconfigured form of the building, irregularly shaped units were developed for corner and edge conditions, with larger square footage and premium views.



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- Due to Development Owner feedback, late into Construction Document phase, the tubs at all units were replaced with showers. This in turn triggered some reconfigurations to meet TDHCA clearance requirements.

Good Cause for Change: The changes were necessary in order to comply with the City of Dallas requirements for the 12’ fall zone clearance and relocation of drop-off/loading zone from Sadler Circle to within property line. In addition, the building footprint configuration allowed a shorter path of travel for fire-hose access. Due to the elderly target population, the tubs were all changed to showers per Owner request which will provide a more accessible option for residents.

Financial Impact: The Total Development Cost from the time of Application in 2021 has increased, but the changes mentioned above were made early enough into design that there was no cost implication per se.

Change Reasonably Foreseeable: The main impetus for the re-configuration of the building footprint were the comments provided by the City of Dallas. These comments on the fall zone and prohibition of loading zone off of Sadler were not made until after Application and so this change was not reasonably foreseeable.

Since this change is considered a Material Amendment, a check for \$2,500 has been sent to TDHCA for the Amendment Fee. The receipt is attached.

2) Decrease/increase in common area square footage and programmed common areas – **NOTIFICATION ITEM OR MATERIAL AMENDMENT**

Change Requested: There have been changes to the common area square footage since Application. If you compare the Common Area square footage reported on the Architect Certification submitted with the Application (10,129 sf) with the current square footage of 17,651 sf then this would be considered a notification item as it is an increase of Common Area. We ask that you consider it as such since the reported square footages result in an increase. In full disclosure, however, it should be noted that the full Application appears to have erroneously omitted the square footage of the corridors on Floors 2-5 (9,000 sf) as well as a staff office of 140 sf. If you add that omitted Common Area to the reported area, then the total Common Area at Application would be 19,269 sf and the current square footage of 17, 651 sf would be considered a decrease of 8.4% which would be considered a Material Amendment. We should also note that a 1,315 sf dog park was added as a resident amenity in the current development plans, but since this is not an enclosed area attached to the building it was not included in the Common Area square footage. If included, the decrease would only be 1.5% (19,269 sf to 18,966 sf) and considered a notification item.

Common Areas:

Reported at Application:	10,129 sf
Square Footage Erroneously Omitted at Application:	9,140 sf



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Actual Common Area at Application: 19,269 sf
 Current: 17,651 sf
 Current with Dog Park: 18,966 sf
 Change: **NOTIFICATION ITEM AS IT IS AN INCREASE or DECREASE LESS THAN 3%.**

Detail on the Common Area changes that resulted in an decrease in Common Area square footage is below. Please note that the Application erroneously omitted 9,000 sf of corridor space on Floors 2-5 from the Common Area calculation at Application. A staff office of 140 sf was also omitted. If included, the Common Area at Application would have been 19,269 sf. The total current Common Area is 17,651 sf, but if you add the Dog Park amenity then it would be 18,966 sf.

We are providing this information to allow TDHCA to decide whether a Notification Item or Material Amendment.

Common Areas	Application	Current
Conference/Dining Room	535	187
Lobby	1,045	980
Lease Office	115	
Manager Office		102
Asst. Manager Office		110
Resident Service Office		126
Community Room	890	735
Community Room Storage	31	
Storage/Trash Room		355
Business Center	180	125
Gym	360	489
Kitchen	195	
Mail Room	350	207
Restrooms	108	132
Corridor	1,760	8,177
Unit Storage	1,760	1,732
Amenity Deck	2,800	4,194
Total Common Area SF:	10,129	17,651
Omitted Space		
Corridors (Floors 2-5)	9,000	
Staff Office	140	
Dog Park		1,315
Total Actual Common Area at Application	19,269	18,966



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Reason for Change is Necessary: Amenity areas were reconfigured to accommodate the changes to the building footprint outlined above as well as code requirements for a larger pump/sprinkler room (110 sf at Application to 218 sf current) and larger Electrical Rooms (395 sf at Application to 1,055 sf current.) In addition, there were slight tweaks to common areas and the sizing of the common areas based on Owner/Operator feedback as the Development moved deeper into design after Application award. Also, as noted above, the corridor space on floors 2-5 and a staff office were erroneously left out of the Common Area square footage calculation at Application.

Good Cause for Change: The changes were necessary to comply with the City of Dallas requirements that impacted the building footprint as well as the code requirements for the sizing of the fire sprinkler/pump room and electrical rooms.

Financial Impact: The decreases to the net rentable square footage and the Common Area square footage did not have any major cost impacts. The Common Areas that were increased were lower cost areas to build. The kitchen was removed as a Common Area due to the cost of this space and in an effort to value engineer for cost savings for the overall Development.

Change Reasonably Foreseeable: At the time of original Application, the re-configuration of the building footprint due to City of Dallas requirements was not reasonably foreseeable. These changes impacted the programming and sizing of the Common Area space. In addition, the design of the project is very much in the infancy stage at the time of Application and tweaks made to Common Area programming and sizing after Application were made to best serve the Target Population and can only be considered positive in nature.

Since this Development will be submitting the Cost Certification in the next few months, we ask that any underwriting for the Development be saved for that process (a save of both client and TDHCA staff time.) I appreciate your consideration in this matter and request that you contact me at 512-203-4417 or jennifer@truecasa.net should you need additional information

Sincerely,

Jennifer Hicks, Consultant to Applicant (Sadler Circle Senior Apartments, LLC)
True Casa Consulting, LLC

NON-UNIT AREA CALCULATIONS							SF TOTAL BY USE
Type	Room	SF per Level per Use					
		Level 1	Level 2	Level 3	Level 4	Level 5	
Tenant Common Areas							
	Conference / Dining Room	187					187
	Lobby	980					980
	Resident Services	126					126
	Community Room	735					735
	Community Room Storage						
	Business Center	125					125
	Gym	489					489
	Kitchen						
	Mail Room	207					207
	Restrooms	132					132
	Corridor	1,601	1,644	1,644	1,644	1,644	8,177
	Unit Storage		433	433	433	433	1,732
	Storage/Trash Room	71	71	71	71	71	355
	Amenity Deck (Unconditioned)	4,194					4,194
	Dog Park (Unconditioned)	1,315					1,315
	Subtotals By Level	10,162	2,148	2,148	2,148	2,148	18,754
Employee Only Areas							
	Janitor/Maintenance	35	35	35	35	35	175
	Maintenance Storage						
	Electrical Room	211	211	211	211	211	1,055
	Fire Pump	218					218
	IDF	72	72	72	72	28	316
	Manager Office	102					102
	Assistant Manager Office	110					110
	Staff Work Room	200					200
	Mechanical	129	130	130	130	130	649
	Elevator Control					40	40
	Compactor	95					95
	Subtotals By Level	1,172	448	448	448	444	2,960
Totals							21,714

UNIT NET LEASABLE AREA CALCULATIONS												
Unit Type / Name	SF Per Unit	Unit Count						Accessible Units (5%)	Hearing/Visual Accessible (2%)	% of Units	SF Total	
		Level 1	Level 2	Level 3	Level 4	Level 5	Total					
Apartment Units												
1A	653	1	3	4	4	3	15			17.9%	9,795	
1A-HC	653		1			1	2	2		2.4%	1,306	
1A-HV												
1B	653	5	6	6	5	6	28			33.3%	18,284	
1B-HC	653				1		1	1		1.2%	653	
1B-HV	653	1					1		1	1.2%	653	
1C	679		1	1	1	1	4			4.8%	2,716	
1D	717		1	1	1	1	4			4.8%	2,868	
1D-HC												
1E	654		1	1	1	1	4			4.8%	2,616	
1E-HC												
1F	652	1	1	1	1	1	5			6.0%	3,260	
1G	669	1	1			1	4			4.8%	2,676	
1G-HC	669			1			1	1		1.2%	669	
1H	664	1	1	1	1	1	5			6.0%	3,320	
1J	660	1	1	1	1	1	5			6.0%	3,300	
2A												
2A-HC	878	1					1	1		1.2%	878	
2A-HV	878		1	1	1	1	4		4	4.8%	3,512	
Totals			12	18	18	18	18	84	5	5	100.0%	56,506

NON-UNIT UNCONDITIONED CIRCULATION CALCULATIONS						SF Total
Room	Level 1	Level 2	Level 3	Level 4	Level 5	
Elevators	120	120	120	120	120	600
Rated Egress Stairs	426	426	426	426	426	2,130
Subtotals	546	546	546	546	546	2,730
Totals						5,460

Gross Area Calculations	
Total	79,650

2018 River St, Suite 300
Dallas, TX 75201
T 214.241.1000
F 214.241.1001
perkinswill.com

CONSULTANTS

CH2M
PACHECO KOCH
7887 FAUBLER RD, SUITE 1400
DALLAS, TX 75221
STRUCTURAL
CLIX ENGINEERING
2214 SHERIDAN BLVD, SUITE 100
SUITE 2000 DALLAS, TX 75201
MEP

SCHMIDT & STACY
2711 N. HARVELL AVE, SUITE 2000
DALLAS, TX 75204
LANDSCAPE
STUDIO OUTSIDE
824 EXPLOSION AVE, SUITE 5
DALLAS, TX 75209
COMMERCIAL
AIR ENGINEERING & TESTING INC.
1801 ROYAL LILY #400
DALLAS, TX

OWNER
RESOURCE CENTER
5750 CEDAR SPRINGS RD, DALLAS, TX
75235

CONTRACTOR



PROJECT

OAK LAWN PLACE

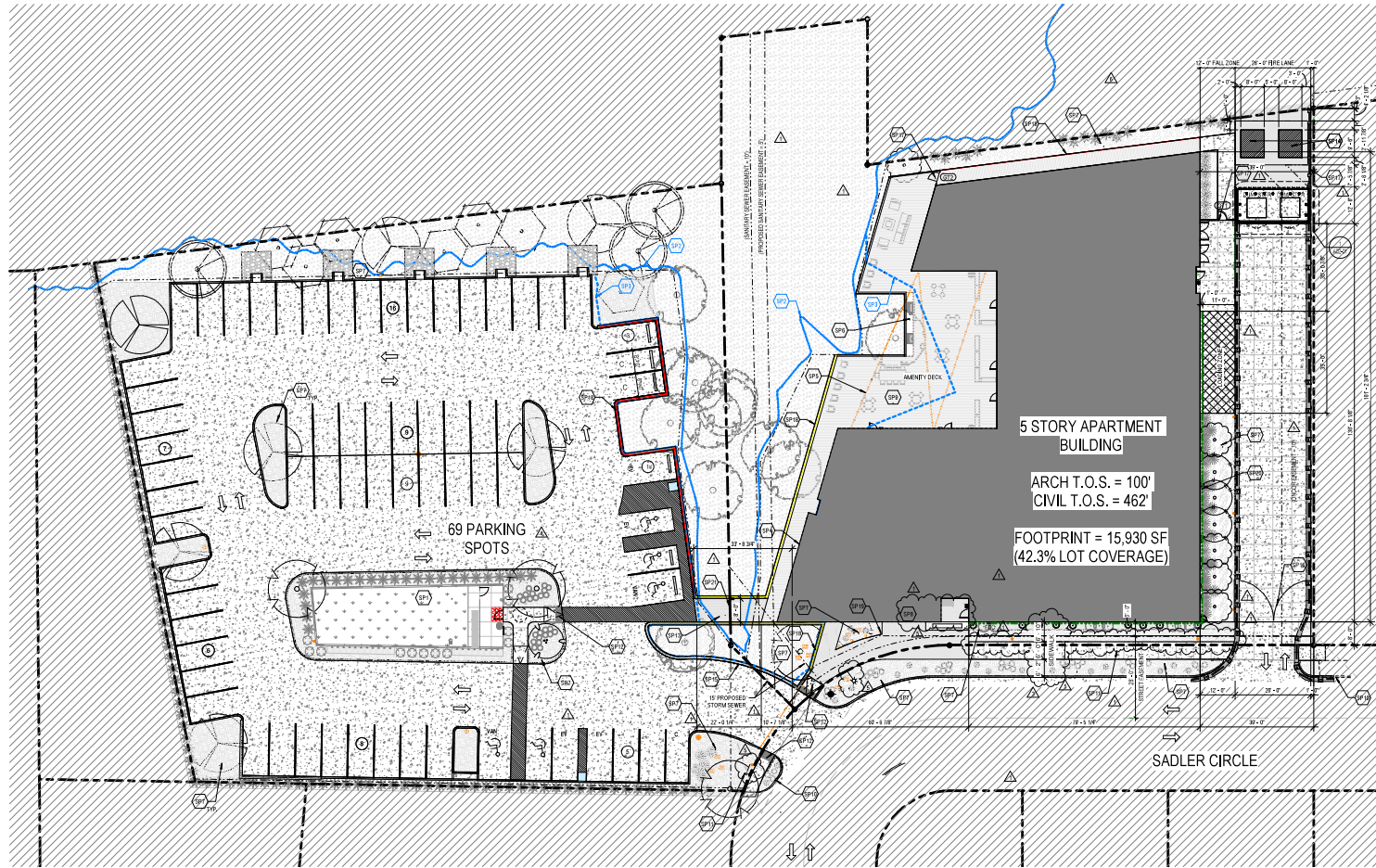


RESOURCE CENTER
5750 CEDAR SPRINGS RD,
DALLAS, TX 75235

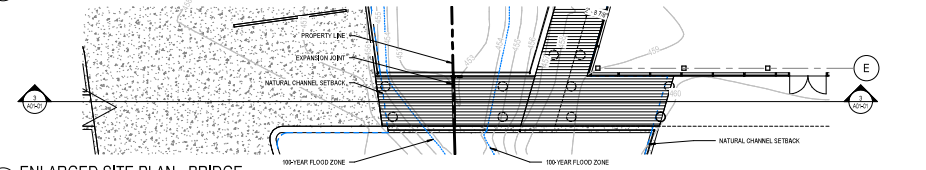
KEY PLAN

ISSUE CHART

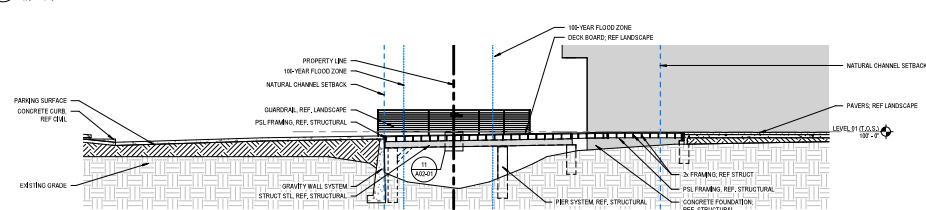
APPENDIX 1 | OCT 21, 2023



1 SITE PLAN
1/8" = 1'-0"



2 ENLARGED SITE PLAN - BRIDGE
1/8" = 1'-0"



3 ENLARGED SITE SECTION - BRIDGE
1/8" = 1'-0"

SITE PLAN NOTES BY NUMBER

- Indicates Sheet Keynote on Plan
- SP1 DOOR PAVY, REF. LANDSCAPE
- SP2 OPENING FLOORSLAB
- SP3 NATURAL CHANNEL SETBACK
- SP4 BUILDING OVERLAP
- SP5 CONCRETE STAIR W/OPENING, REF. LANDSCAPE
- SP6 OUTDOOR W/OPENING, REF. LANDSCAPE
- SP7 NEW LANDSCAPE, REF. LANDSCAPE
- SP8 CONCRETE WALKERS, REF. LANDSCAPE
- SP9 BRICK DOORSTEP, REF. LANDSCAPE
- SP10 CONCRETE TO EXISTING CURB AND OUTER, REF. CIVIL
- SP11 NEW SIDEWALK, REF. CIVIL
- SP12 ACCESSIBLE CURB RAMP, REF. CIVIL
- SP13 IMPACT, REF. STRUCTURAL
- SP14 TRANSFORMERS, REF. CIVIL AND ELECTRICAL
- SP15 PROVIDE 42" ABOVE GRADE GRANITE WALL BY OTHERS, DESIGNED FOR VEHICULAR IMPACT
- SP16 AUTOMATED VEHICULAR ACCESS GATE CONTROLLED WITH REMOTE FOR PEDESTRIAN ACCESS, REF. LANDSCAPE
- SP17 60" TUBULAR FENCE, REF. ASPECT FOR SECURITY GATE
- SP18 PROVIDE METEOROLOGICAL 42" ABOVE GRADE FROM WINDY SURFACE. INSTALL CENTERED ON TOP OF RETAINING WALL CAP OR TO OUTSIDE EDGE OF DECK TO MATCH TYPICAL GARAGING. REF. LANDSCAPE'S FINISH DESIGN. GUARD REQUIRED WHERE DROPPING ADJACENT HORIZONTAL PLANE EXCEEDS 5%.
- SP19 DECORATIVE LED BOLLARDS SPACED AT 7' ON CENTER, REF. LANDSCAPE
- SP20 PROVIDE REINFORCED CONCRETE CURB WHERE EXTERIOR GRADE EXTENDS ABOVE FINISH FLOOR & EXISTING CURB 1/2" ABOVE EXTERIOR GRADE AT BUILDING FACE. REF. SLOPED FOR TYP. SETBACK.
- SP21 IMPACT TRANSFORMER CABINET AT PROPERTY LINE, REF. DETAIL 1160261

SITE PLAN GENERAL NOTES

- ARCHITECTURAL SITE PLANS ISSUED FOR REFERENCE ONLY.
- REF. CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - SITE CONTOUR AND DIMENSIONAL CONTROL
 - SITE UTILITIES
 - SITE GRADING AND DRAINAGE
 - ASPHALT CONCRETE PAVING DETAILS
 - PAVING MARKINGS
 - CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
 - FINISH SURFACES
 - FRONT/REAR SIGNAGE
 - PAVEMENT STRIPING AND CURB MARKINGS
 - TYPICAL HANDICAP STORAGE SPACES
- REF. ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - SITE LIGHT STANDARD LOCATIONS AND SIZES
 - TELEPHONE AND CABLE TV PULL BOX LOCATIONS
 - ELECTRICAL MANHOLE LOCATIONS AND SIZES
 - PULL BOX LOCATIONS AND SIZES FOR LANDSCAPE SITE LIGHTING ELEMENTS
 - EXTERIOR ILLUMINATION AND LIGHTING COORDINATION
- REFERENCE LANDSCAPE DRAWINGS FOR:
 - LANDSCAPE PLANTING AND DETAILS
 - SLOPING AND SETBACK
 - LANDSCAPE BED DRAINAGE
 - HANDICAP LAYOUT AND DETAILS (SPECIFICITY PARKING)
- REFERENCE INFORMATION IN LANDSCAPE DRAWINGS FOR:
 - HEAD AND VALVE LOCATIONS AND SIZES
 - SPRINKLER LOCATIONS AND SIZES
 - FIRE ALARM SYSTEM CONTROLLED LOCATION
 - OTHERS AND SPECIFIC NOTING
- THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO THE EMERGENCY DEPARTMENT ENTRANCE WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE CITY.
- CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO ANY SITE REMEDIATION AND SHALL SCHEDULE SUCH REMEDIATION NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN A AGREED PHASING PLAN AND SCHEDULE.
- PER DOWING CAP1- NO SETBACKS ON SITE

SITE PLAN PLAN LEGEND

- NEW CONCRETE SIDEWALK OR PAVING
- NEW BUILDING FOOTPRINT
- NEWLY SODDED OR LANDSCAPED AREA, REF. LANDSCAPE
- NOT IN SCOPE
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- FIRE LANE
- NEW PARKING SPACE COUNT
- FIRE HYDRANT LOCATION
- METAL FENCE
- CHAIN LINK FENCE
- EXISTING TREES TO REMAIN, REF. LANDSCAPE
- BICYCLE RACK, REF. LANDSCAPE
- SITE LIGHTING, REF. LANDSCAPE
- REINFORCED CONCRETE CURB LOCATION, REF. KEYNOTE SP20
- FIRE DEPARTMENT CONNECTION

PARKING SPACES PROVIDED

Per Dallas Development Code 116A.12A(4)(J) Of Street Parking Requirement for C-4-1 For Dallas (with 100' limit) - 100' minimum space required per 200 SF of floor area. (3,344 SF / 1,000 SF = 3.344 SPACES REQUIRED). Per SEC. 116A.4.3(3) 1 Space/1,000 sq ft required for 100' minimum parking spaces > 20 spaces / 75' 2 1/2' TYPICAL SPACES REQUIRED.

STANDARD SPACES	58 SPACES
ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING SPACES PROVIDED	61 PARKING SPACES

- NOTES:**
- IN EVERY ACCESSIBLE SPACES SHALL BE SERVED BY A 6" MINIMUM ACCESSIBLE AND SHALL BE IDENTIFIED AS VAN ACCESSIBLE. 50% OF THIS PROJECT'S VAN ACCESSIBLE SPACES ARE REQUIRED.
 - THE FOOTING MARKED ACCESSIBLE SPACES TO REMAIN MAY NOT MEET CURRENT REQUIREMENTS FOR ACCESSIBILITY. THE SCOPE OF THIS PROJECT DOES NOT INCLUDE UPDATING OF THE EXISTING SPACES.