



#### **Density Allowed Calculator**

		_			
		Base Density	Density Bonus		
Name	Area (Acres)	(DU/AC)	Increase (%)	Bonus (DU/AC)	Max Density
Lot Area	3.94 acres	17	100	34	134

Modular vs Site Built Breakdown					
Description	Туре	Total Area			
MODULAR	Corridor	12,723 SF			
MODULAR	Stair	10,890 SF			
140DIII 4D	11 11 4DD A	10.000.05			

SITE BUILT

Grand total: 72

Grand total: 72

Grand total: 43

MODULAR	Stair	10,890 SF
MODULAR	Unit 1BD-A	16,692 SF
MODULAR	Unit 2BD-A	53,454 SF
MODULAR	Unit 3BD-B	43,466 SF
MODULAR		137,225 SF
SITE BUILT	Site Built - 11' x 24'	1,056 SF
SITE BUILT	Site Built - 13'-6" x 28'	756 SF
SITE BUILT	Site Built - 13'-6" x 30'	405 SF
SITE BUILT	Site Built - 13'-6" x 33'	446 SF
SITE BUILT	Site Built - 22' x 60'	1,380 SF
SITE BUILT	Site Built - 24'-6" x 28'	686 SF
SITE BUILT	Site Built - 33' x 63'	2,079 SF

6,808 SF

144,032 SF

144,032 SF

### **Buliding Area Tabulation**

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Building Number	Туре	Utility or Storage Area within Module	Total Area
Bldg A	Corridor	0 SF	9,432 SF
Bldg A	Stair	0 SF	7,920 SF
Bldg A	Unit 1BD-A	0 SF	15,408 SF
Bldg A	Unit 2BD-A	86 SF	43,488 SF
Bldg A	Unit 3BD-B	0 SF	26,748 SF
Bldg A			102,996 SF
Bldg B	Corridor	0 SF	1,080 SF
Bldg B	Site Built - 11' x 24'	0 SF	264 SF
Bldg B	Site Built - 13'-6" x 30'	0 SF	405 SF
Bldg B	Site Built - 13'-6" x 33'	0 SF	446 SF
Bldg B	Stair	0 SF	990 SF
Bldg B	Unit 3BD-B	0 SF	12,260 SF
Bldg B			15,444 SF
Bldg C	Corridor	0 SF	2,211 SF
Bldg C	Site Built - 11' x 24'	0 SF	792 SF
Bldg C	Site Built - 13'-6" x 28'	0 SF	756 SF
Bldg C	Site Built - 24'-6" x 28'	0 SF	686 SF
Bldg C	Stair	0 SF	1,980 SF
Bldg C	Unit 1BD-A	0 SF	1,284 SF
3ldg C	Unit 2BD-A	86 SF	9,966 SF
3ldg C	Unit 3BD-B	0 SF	4,458 SF
3ldg C			22,133 SF
Bldg D	Site Built - 22' x 60'	0 SF	1,380 SF
Bldg D	Site Built - 33' x 63'	0 SF	2,079 SF
Bldg D			3,459 SF

		Un	it So	chec	lule			
Type	# of Bays	# of Bed	# of Bath	Total Count	Utility or Storage Area	Area	Mix %	
+ 1DD A	2	1	1	26	U SE	642 SE	210/	

Unit 2BD-A 3 2 1 59 86 SF 820 SF 48% Unit 3BD-B 3 3 2 39 0 SF 1,115 SF 31% **ROOMS AS A PRODUCT** 

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Consultant Address Address Phone Fax

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## HED Serenity Village

### OVERALL SITE PLAN

Project number	2025-MH057-001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-001.

1/32" = 1'-0" Scale

LEVEL 1 1/32" = 1'-0"

3 Stories —330 SF

Unit 2BD-A 3 Stories 820 SF

Unit 2BD-A 3 Stories 820 SF

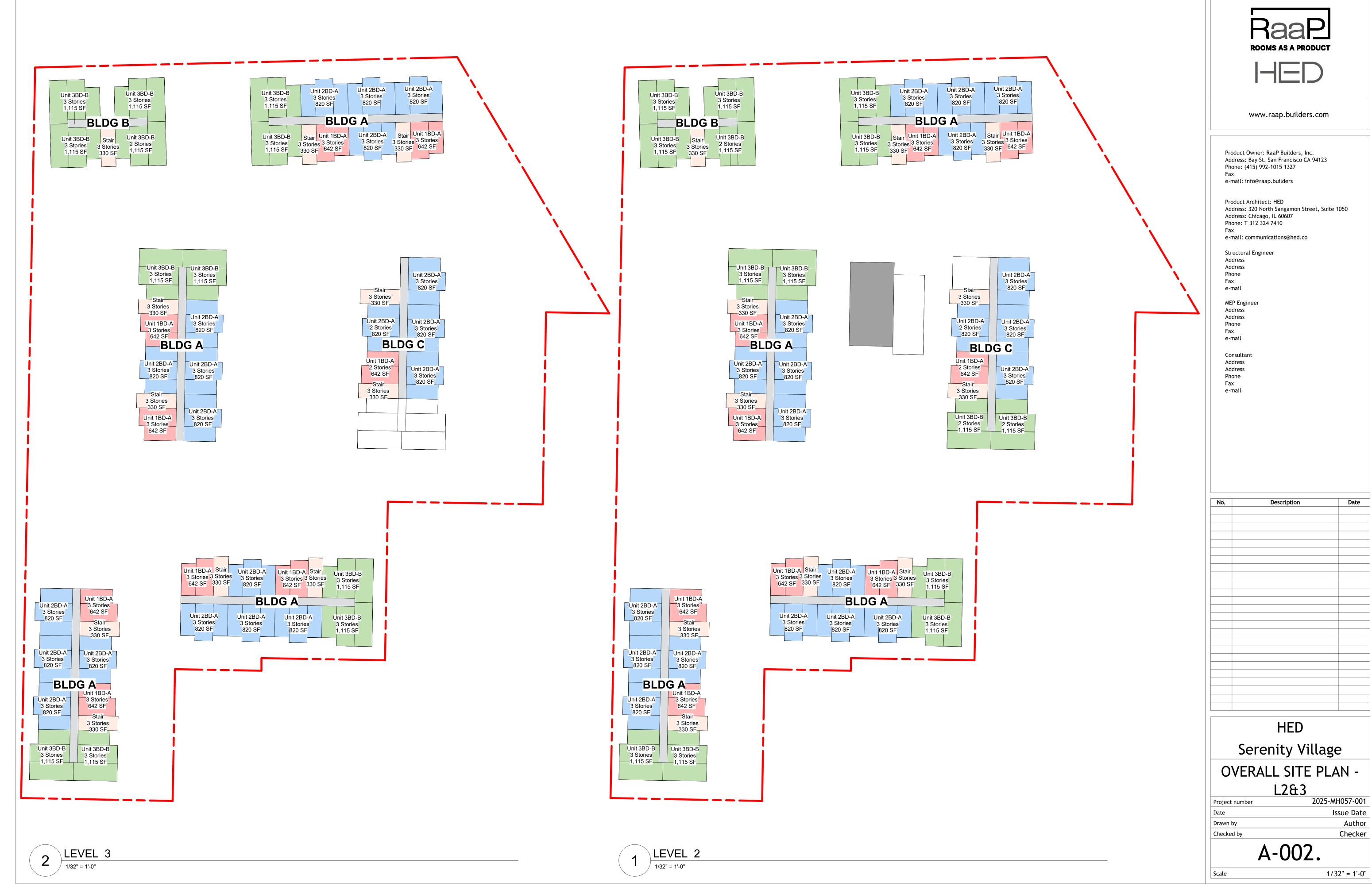
3 Stories

BLDG A

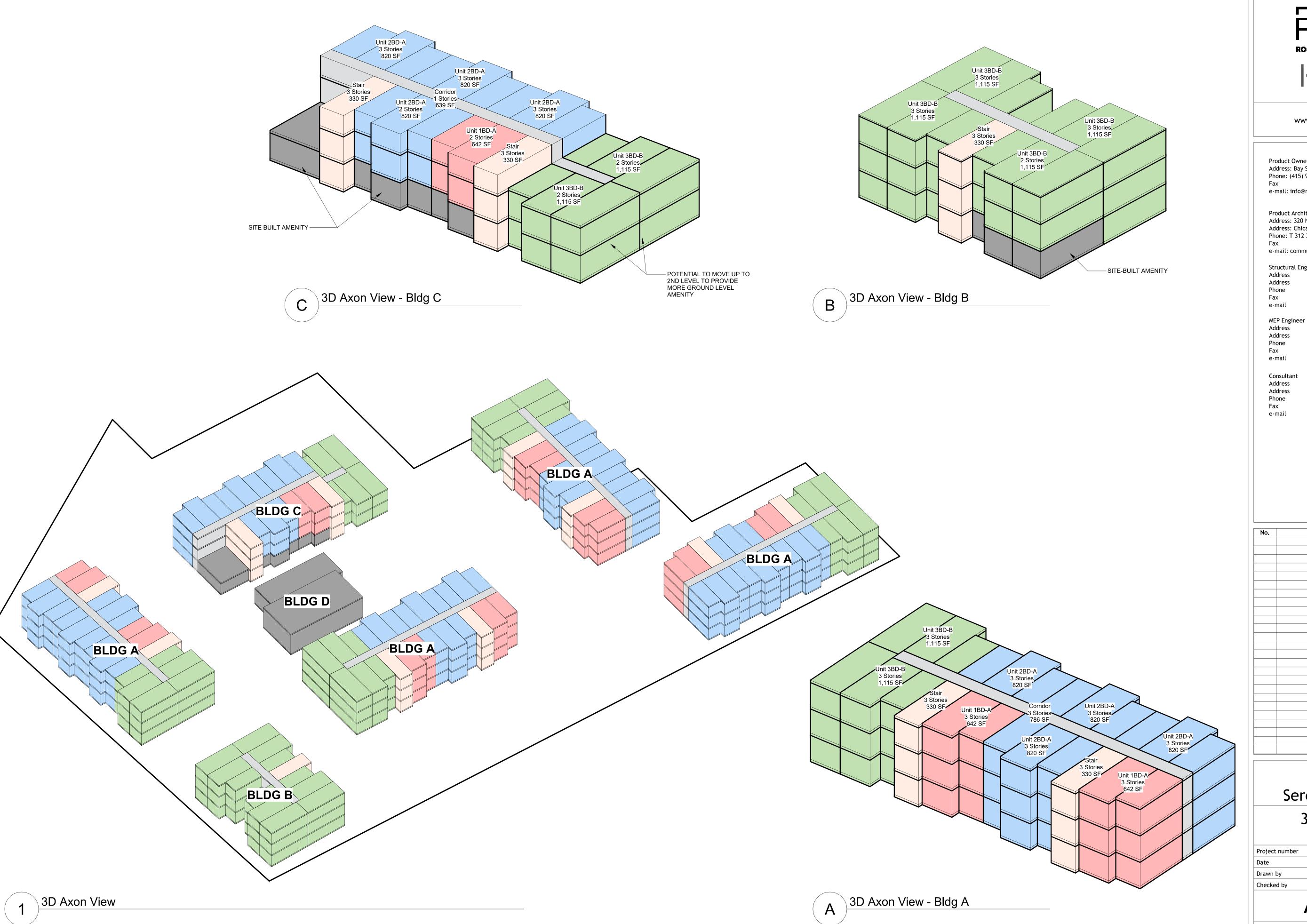
Unit 2BD-A 3 Stories 820 SF

3 Stories 330 SF

SECOND AVE.



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Structural Engineer Address

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e-mail Consultant

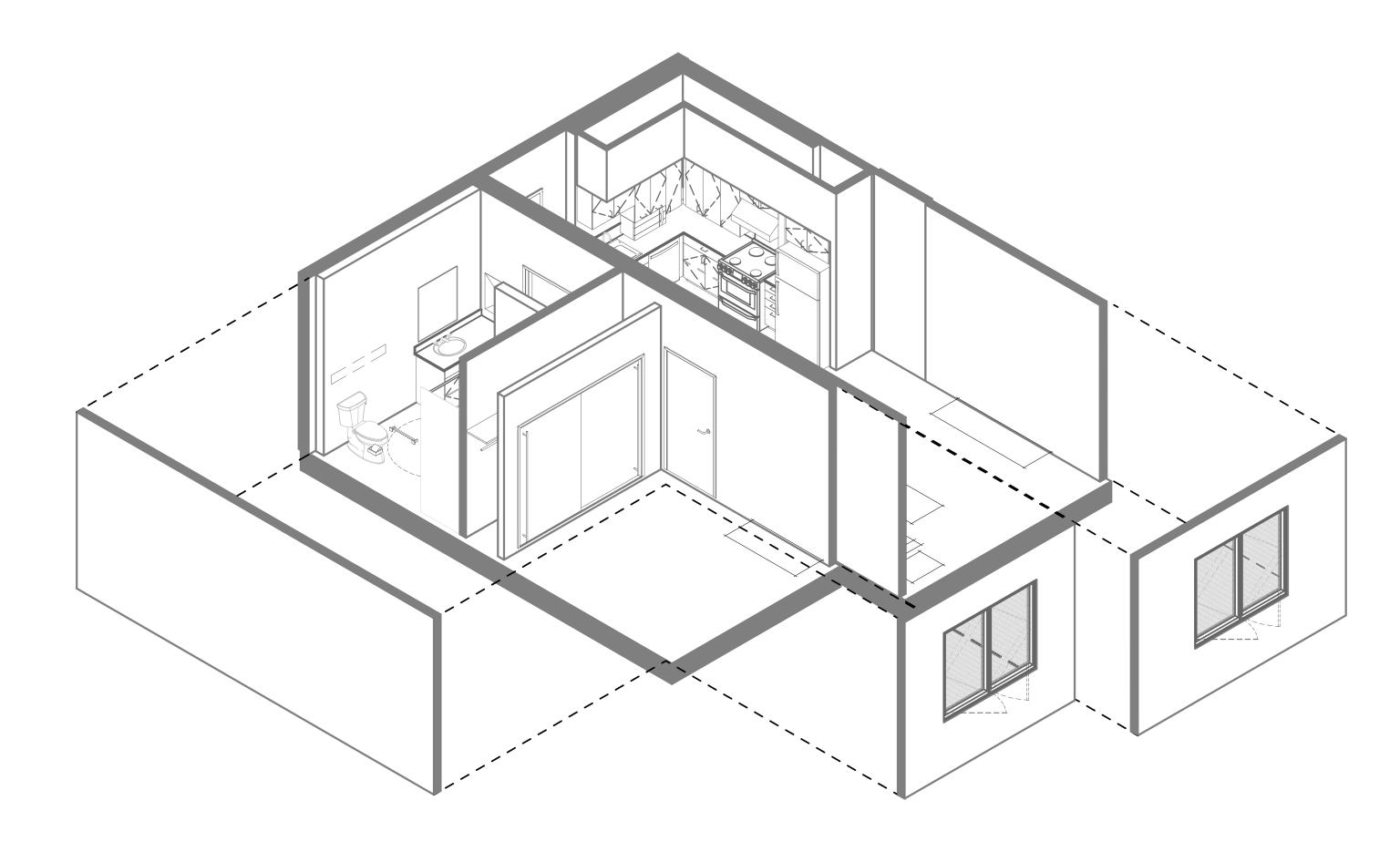
Phone Fax e-mail

# HED Serenity Village

3D Massing

2025-MH057-001 Project number Issue Date Author Drawn by Checker Checked by

A-003.







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Consultant Address

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Description	Da

HED
Serenity Village
MODULAR UNIT 1B-01

AXON VIEW

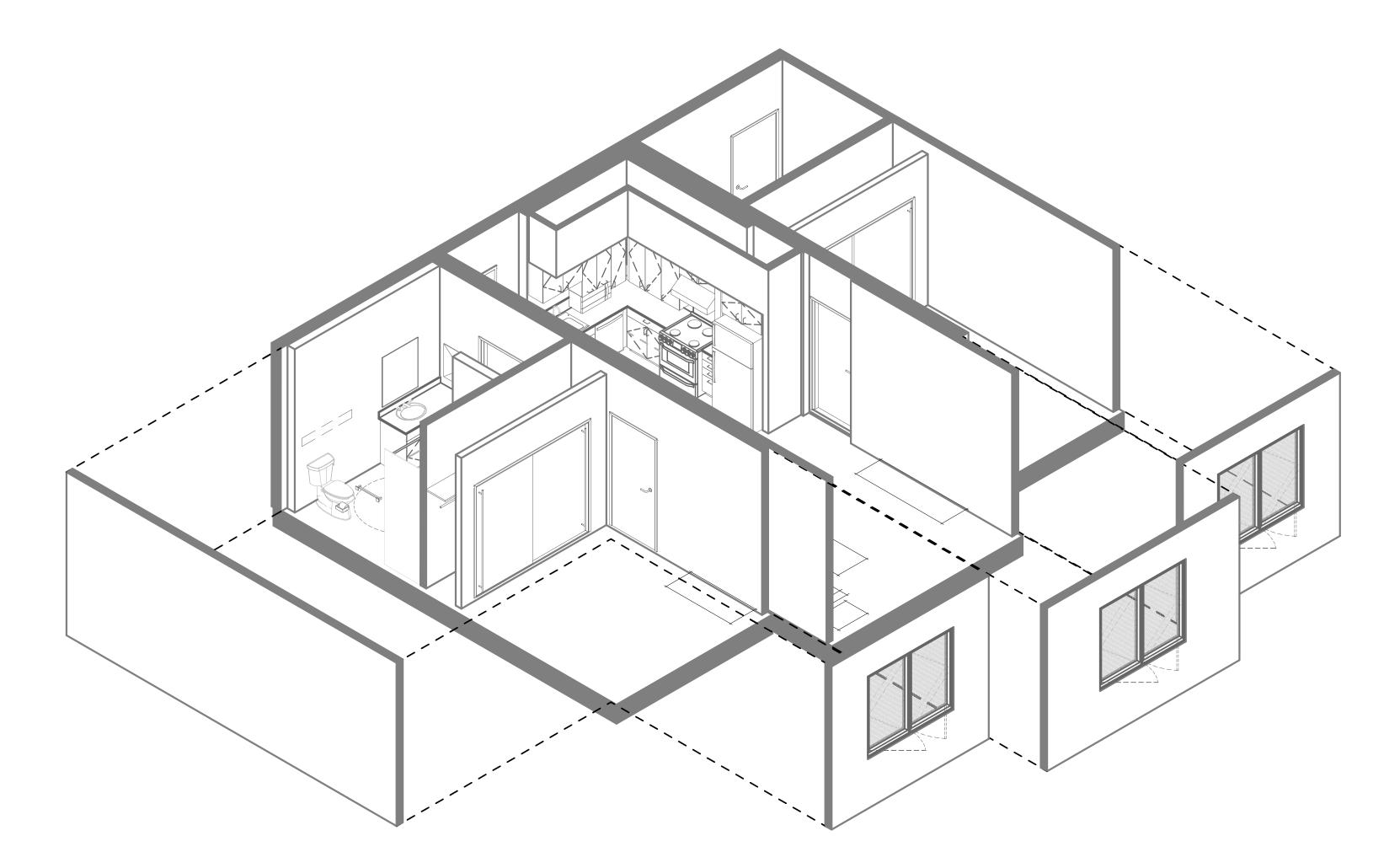
Project number 9730-00020-000

Date Issue Date

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HED
Serenity Village

MODULAR UNIT 2B-01
AXON VIEW
Project number 9730-00020-000

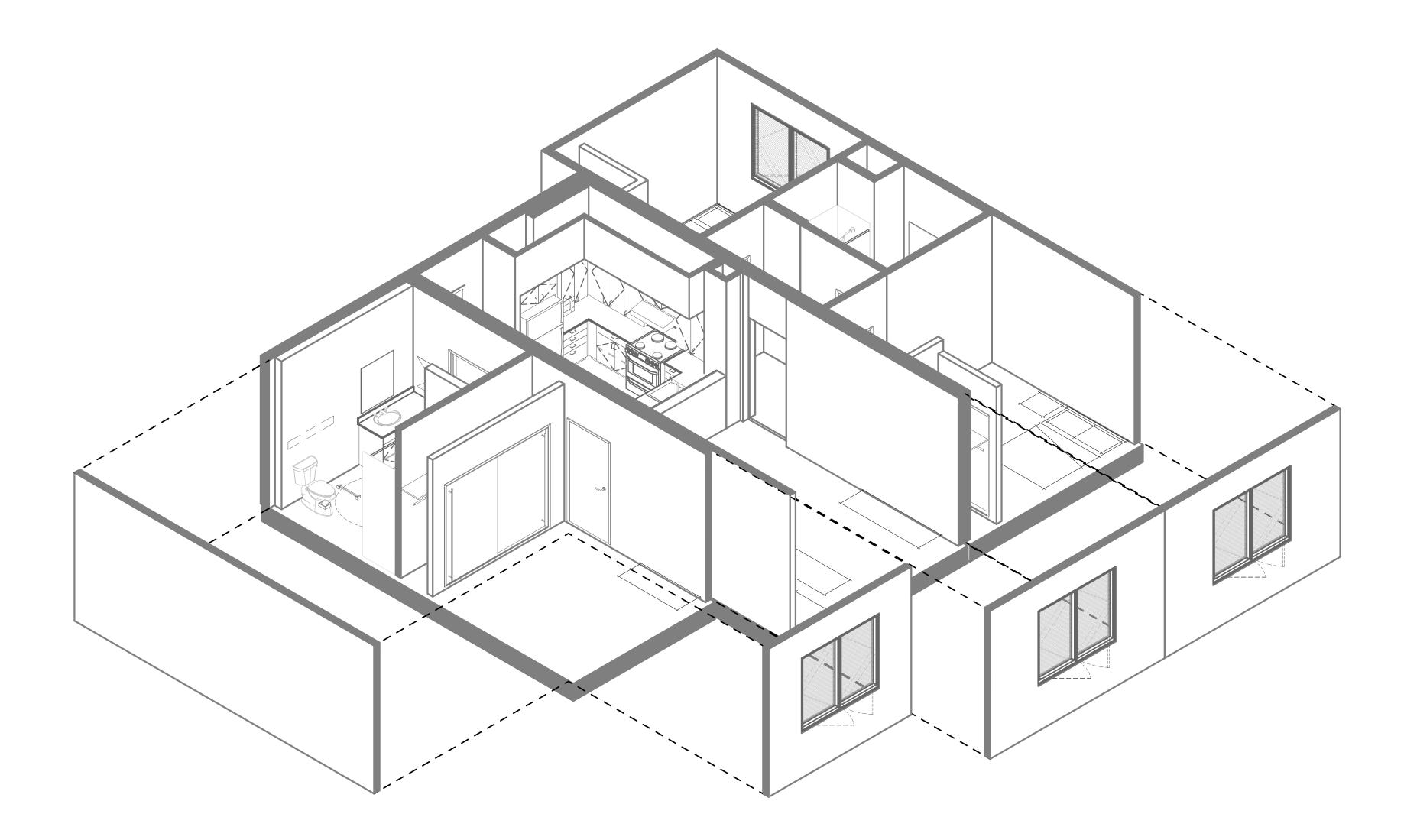
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No.	Description	Dat

HED
Serenity Village
MODULAR UNIT 3B-01

AXON VIEW
ect number 9730-00020-000

Date Issue Date
Drawn by Author
Checked by Checker

A-006.