

Site Plan Design Options  
The Garden Terrace Apartments

Scheme Name/Date EA,9/29/16



Option 1	Floor	Type	SF	# Res Units	GSF
Lower	1	1	610	5	3,050
Lower	1	2	870	5	4,350
Lower	1	3	1,100	3	3,300
Lower	2	1	610	9	5,490
Lower	2	2	870	9	7,830
Lower	2	3	1,100	7	7,700
Lower	3	1	610	4	2,440
Lower	3	2	870	5	4,350
Lower	3	3	1,100	4	4,400
				<b>51</b>	<b>42,910</b>

Summary										Total				Units:Park	Res Gross SF
	1 BR	% Ttl	2 BR	% Ttl	3 BR	% Ttl	3 BR TH	% Ttl	Total Units	Garage	Surface	Parking	Ratio		
Option 1	18	31%	19	32%	14	24%	8	14%	<b>59</b>	44	15	59	1.00	54,110	
Option 2	14	24%	20	36%	14	25%	8	14%	<b>56</b>	41	15	56	1.00	52,540	
Option 3	14	24%	18	33%	14	26%	8	15%	<b>54</b>	41	13	54	1.00	50,800	
	<b>3 BR Total</b>		<b>3 BR Ext Ent</b>	<b>% Ttl</b>	<i>min 16% be 50% CMI or below AND have ground floor private entrances</i>										
Option 1	22	37%	11	19%											
Option 2	22	39%	12	21%											
Option 3	22	41%	12	22%											

Option 2	Floor	Type	SF	# Res Units	GSF
Lower	1	1	610	5	3,050
Lower	1	2	870	4	3,480
Lower	1	3	1,100	4	4,400
Lower	2	1	610	7	4,270
Lower	2	2	870	10	8,700
Lower	2	3	1,100	7	7,700
Lower	3	1	610	2	1,220
Lower	3	2	870	6	5,220
Lower	3	3	1,100	3	3,300
				<b>48</b>	<b>41,340</b>

Option 3	Floor	Type	SF	# Res Units	GSF
Lower	1	1	610	5	3,050
Lower	1	2	870	4	3,480
Lower	1	3	1,100	4	4,400
Lower	2	1	610	7	4,270
Lower	2	2	870	10	8,700
Lower	2	3	1,100	7	7,700
Lower	3	1	610	2	1,220
Lower	3	2	870	4	3,480
Lower	3	3	1,100	3	3,300
				<b>46</b>	<b>39,600</b>

All Options	Floor	Type	SF	# Res Units	GSF
Upper	1	3 BR Townhome	1,400	8	11,200
Ctr	1	Community Ctr	2,600		2,600
				<b>8</b>	<b>13,800</b>