

STUDY SUMMARY

SITE: +/- 6.3 ACRES NET

88 DU - 4-STORY GARDEN
 20 DU - 3-STORY TUCK-UNDER
 137 DU - 4-STORY TUCK-UNDER
245 DU TOTAL

DENSITY: +/-38.8 DU/AC

UNIT COUNT / MIX:
 STUDIO (550 -700 nrsf) - 10%
 1BR (760 nrsf) - 44%
 2BR (1,040 nrsf) - 40%
 3BR (1,370 nrsf) - 6%

PARKING:
 59 COVERED GARAGES
 184 COVERED CARPORTS
 103 OPEN SURFACE PARKING
346 SPACES TOTAL

1.41 STALLS/DU (SMART CODE REQUIRES 1:1)

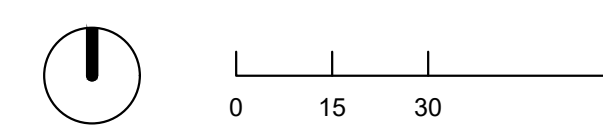


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CONCEPTUAL PLANNING
 DECEMBER 5, 2022



YIELD STUDY
 Ground Level

SP1.0