

PROJECT SUMMARY

Existing Zoning	ML Limited Industrial
Precise Plan Area	East Whisman (Draft)
Site Area	6.0 AC, or 261,362 SF
Total Units	447 DU
Density	74.5 DU/AC
Building Height, 12-Plex	4 Stories
Building Height, Condos	7 Stories + 1 basement
Building Height, Apts	7 Stories + 1 basement
Floor Area, 12-Plex	112,400 SF
Floor Area, Condos	268,000 SF
Floor Area, Apts	370,000 SF
Gross Floor Area	750,400 SF
Floor Area Ratio	2.87 F.A.R

DEVELOPMENT STANDARDS PROVIDED

Setback, Front	10' to Middlefield Rd
Setback, Interior Side	10' to building
Setback, Rear	35' to building, 5' to drive
Building Separation	20' min. (across alley)
Fire Lane Width	26' min.

COMMON USABLE OPEN SPACE PROVIDED

Public Park	17,500 SF
Pocket Parks	6,000 SF
Podium Courtyards	21,700 SF
Roof Decks	8,850 SF
Total O.S. Provided	54,050 SF (120 SF/DU)

PARKING PROVIDED

Outdoor parking	24 spaces
Private garages, 12-plex	92 spaces (*56 stacked)
Structure, condos	173 spaces
Structure, Apts	325 spaces
Total Parking Provided	614 spaces
	1.37 spaces / unit

UNIT MIX - 5 OVER 2 PODIUM CONDO

Unit Type	Unit Area (paint to paint)	Total Units (DU)	Unit Mix
Plan 1A, 1 bed, 1.5 bath	850	10	
Plan 1B, 1 bed, 1.5 bath	940	20	
Loft A - 1 bed, 1.5 bath	965	5	
Subtotal One Bedroom Units		35	26%
Plan 2A - 2 bed, 2.5 bath	1,200	55	
Plan 2B - 2 bed, 2.5 bath	1,370	19	
Loft B - 2 bed, 2.5 bath	1,250	15	
Subtotal Two Bedroom Units		89	66%
Plan 3 - 3 bed, 2.5 bath	1,735	10	
Subtotal Three Bedroom Units		10	7%
TOTAL		134	

UNIT MIX - 5 OVER 2 PODIUM APARTMENTS

Unit Type	Unit Area (net rentable)	Total Units (DU)	Unit Mix
Loft S - Studio, 1 bath	585	1	
Plan S - Studio, 1 bath	585	17	
Subtotal Studio Units		18	7%
Loft 1 - 1 bed, 1 bath	700	9	
Plan 1A - 1 bed, 1 bath	670	128	
Plan 1B - 1 bed, 1 bath	700	40	
Subtotal One Bedroom Units		177	67%
Loft 2 - 2 bed, 2 bath	1,000	9	
Plan 2A - 2 bed, 2 bath	950	52	
Plan 2B - 2 bed, 2 bath	1,115	9	
Subtotal Two Bedroom Units		70	26%
TOTAL		199,025	265

UNIT MIX - 12-PLEX

Unit Type	Unit Area (sf)	Total Units (DU)	Unit Mix
Plan 1 - 2 bed, 2 bath	1,378	8	17%
Plan 2 - 2 bed + retreat, 2 bath	1,607	8	17%
Plan 3 - 3 bed, 2 bath	1,604	12	25%
Plan 4 - 3 bed, 2 bath	1,656	8	17%
Plan 4X - 3 bed, 2 bath	1,540	4	8%
Plan 5 - 3 bed + family, 3 bath	2,166	4	8%
Plan 6 - 3 bed + family, 3 bath	2,397	4	8%
TOTAL		48	

