

MULTIFAMILY CONFIGURATIONS

General Layouts and Construction Statist



Garden / Manor Style with Elevator Circulation

Surface Parking at Four-Story (or less) Double Loaded Corridor Residential Buildings. Elevator Access Included for Vertical Circulation. Typically Used in Suburban Areas with Adequate Site Area. Includes Concrete Podium at First Floor Amenity Space Only or Stand-Alone Clubhouse.



275 to 325 Units



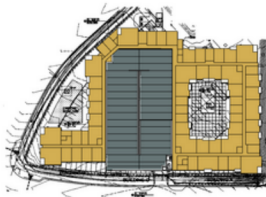
340 to 410 Parking Spaces



Site Area
12.25 Acres



Density
22.00 Units / Acre



Precast Deck Wrap

Precast Concrete Parking Deck Wrapped by Residential Units. Single-Loaded Corridor Adjacent to Parking Deck with Double-Loaded Corridor Around Enclosed Courtyard. Typically Used in Site Restricted Urban Areas. Base Pricing Includes Concrete Podium at First Floor Amenity Space Only.



275 to 325 Units



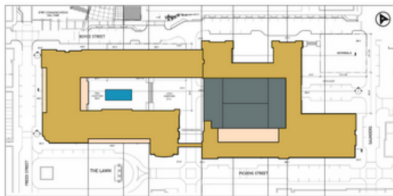
340 to 410 Parking Spaces



Site Area
3.50 Acres



Density
79.00 Units / Acre



Elongated Precast Deck Wrap

Similar to Precast Deck Wrap Above; However, Courtyard Tends to Larger or Multiple Courtyards May be Incorporated into Design. Typically Used in Urban Areas with Larger Sites. Base Pricing Includes Concrete Podium at First Floor Amenity Space Only.



275 to 325 Units



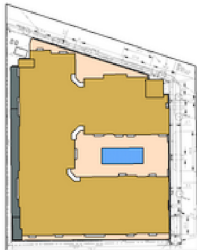
340 to 410 Parking Spaces



Site Area:
5.50 Acres



Density:
50.00 Units / Acre



Podium

Residential Units Built on Top of Two-Level Cast-In-Place Concrete Parking Deck. Amenities Tend to be on the Top Concrete Podium (i.e. Transfer Plate). Typically Used in Congested, Urban Areas with the most Restricted Sites.



275 to 325 Units



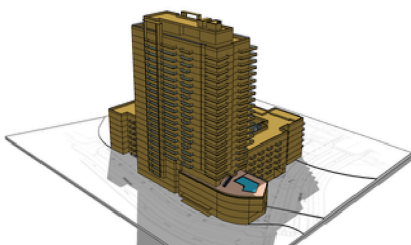
340 to 410 Parking Spaces



Site Area:
1.50 Acres



Density:
183.00 Units / Acre



Mega-Podium

Concrete Frame Residential Units with either Precast or Cast-In-Place Parking. Accompanied by Type 3 Wood Framed Units Wrapping Precast Deck. Configuration Depends on Building Footprint Allowed by Site.



300 to 350 Units



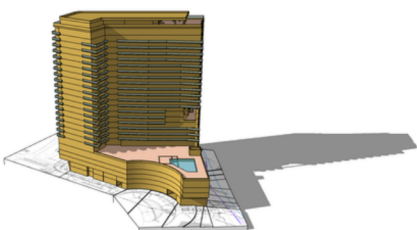
380 to 440 Parking Spaces



Site Area:
2.50 Acres



Density
120.00 Units / Acre



High-Rise

Concrete Frame Residential Units Over Cast-In-Place Parking.



300 to 350 Units



380 to 440 Parking Spaces



Site Area:
1.50 Acres or Less



Density:
200.00 Units / Acre