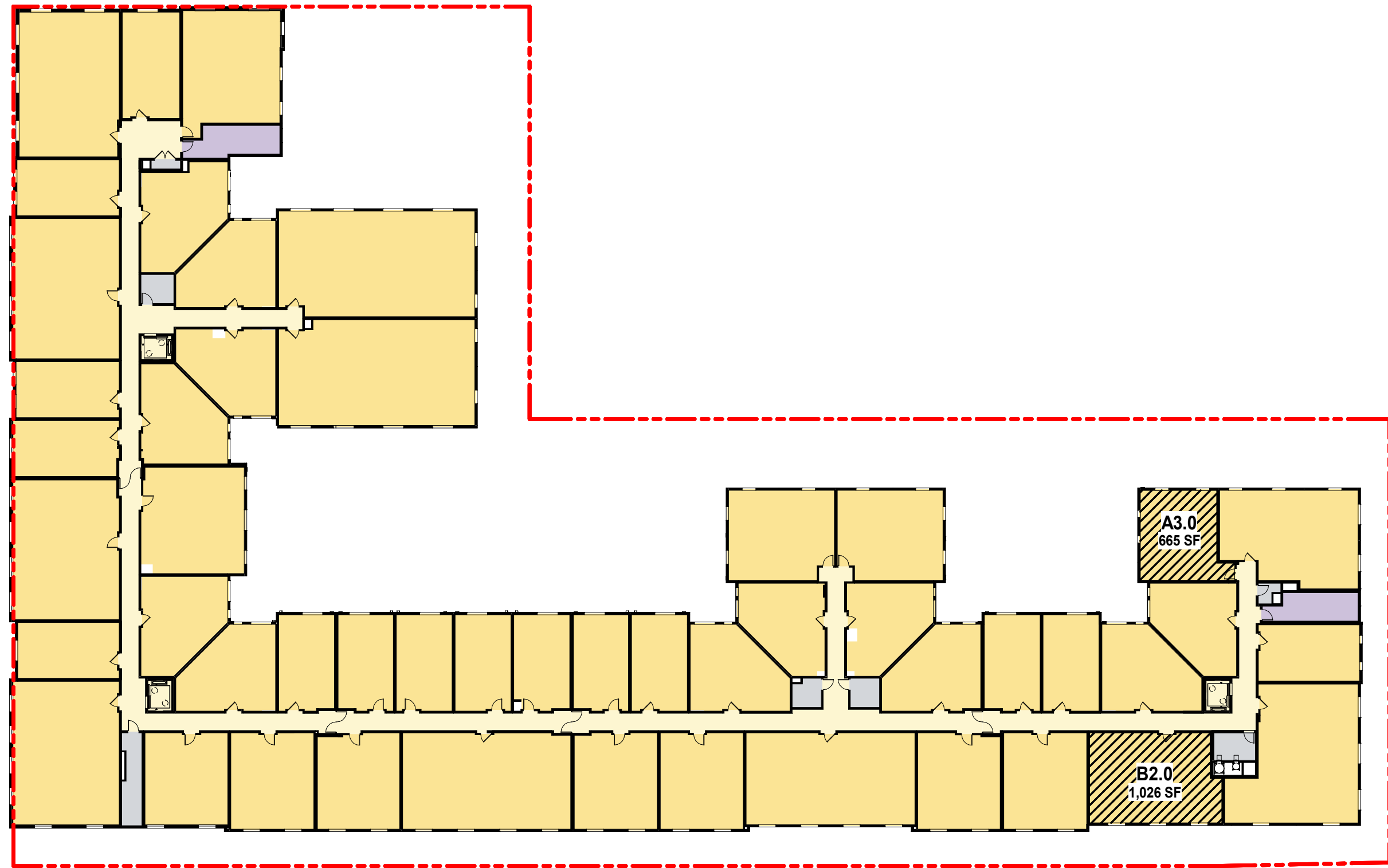
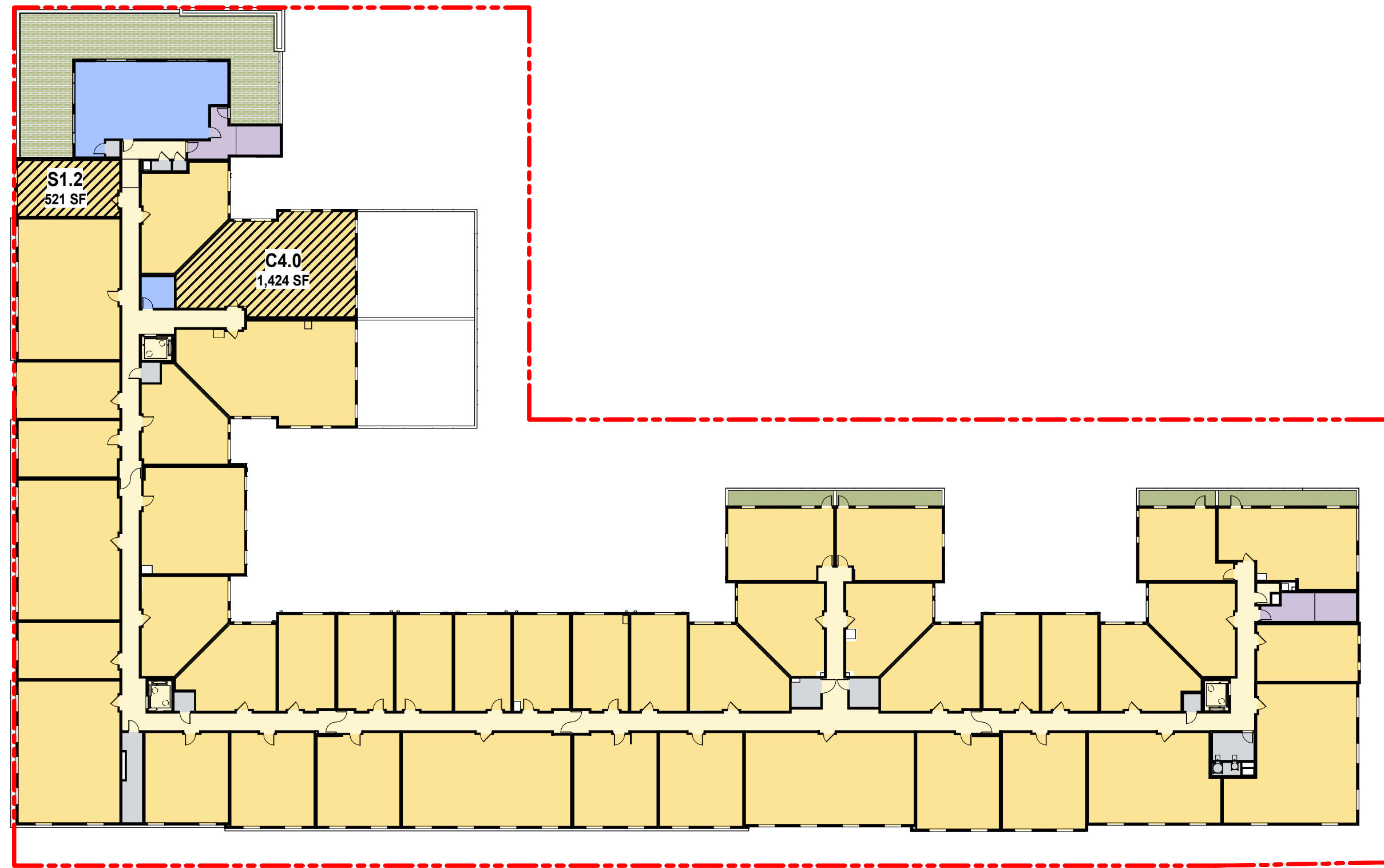


MICHAELS G STREET PROJECT # 2309 UNIT AND AREA SUMMARY Revised - 12/20/2023												
UNIT TYPE	Unit Type	SQ FT	Floor Levels					Unit Total	%	Rentable Area by Type		
			1ST	2ND	3RD	4TH	5TH					
STUDIO	S1.0	494	7	8	8	8	31		19,296 SF			
	S1.1	557	-	1	1	1	3		1,671 SF			
	S1.2	330	-	3	3	3	4		6,890 SF			
	S1.3	545	-	1	1	1	3		1,644 SF			
	S1.4	548	1	1	1	1	5		2,740 SF			
	S2.0	546	-	-	-	-	1	1	546 SF			
S3.0	364	-	1	1	1	1	4	2,092 SF				
S4.0	593	11	-	-	-	-	11	6,569 SF				
TOTAL			19	15	15	15	15	79	34.8%	41,438 SF		
Rentable Residential by floor (PP)			3,458 SF	6,099 SF	6,099 SF	6,099 SF	6,072 SF	27,827 SF				
1 BEDROOM	A1.0	722	-	4	4	4	1	13	9,386 SF			
	A1.1	709	-	-	-	-	3	3	2,106 SF			
	A1.2	697	-	1	1	1	1	4	2,788 SF			
	A1.3	677	-	-	-	-	1	1	677 SF			
	A1.4	717	-	2	2	2	1	7	5,019 SF			
	A2.0	844	7	9	9	9	4	38	24,472 SF			
A2.1	596	3	3	3	3	3	15	8,940 SF				
A2.3	621	-	-	-	-	3	3	1,860 SF				
A3.0	653	1	1	1	1	-	4	2,690 SF				
A4.0	682	-	-	-	-	2	2	1,384 SF				
TOTAL			11	20	20	20	19	90	39.6%	59,272 SF		
Rentable Residential by floor (PP)			6,961 SF	8,249 SF	8,249 SF	8,249 SF	7,588 SF	39,296 SF				
2 BEDROOM	B1.0	842	2	2	2	2	8	6,736 SF				
	B2.0	978	-	1	1	1	1	4	3,904 SF			
	B3.0	1,054	-	1	1	1	-	3	3,162 SF			
	B4.0	842	-	-	-	-	1	1	965 SF			
	B5.0	990	1	1	1	1	5	4,950 SF				
TOTAL			3	6	6	6	21	9.3%	19,707 SF			
Rentable Residential by floor (PP)			2,674 SF	4,704 SF	4,704 SF	4,704 SF	2,921 SF	19,707 SF				
3 BEDROOM	C1.0	1,318	-	1	1	1	-	3	3,954 SF			
	C1.1	1,248	-	-	-	-	1	2	2,492 SF			
	C1.2	1,387	-	-	-	-	1	1	1,387 SF			
	C2.0	1,836	-	2	2	2	-	6	11,016 SF			
	C3.0	1,443	-	1	1	1	-	3	4,329 SF			
	C3.1	1,381	-	1	1	1	1	4	5,524 SF			
	C3.2	1,401	-	-	-	-	1	1	1,401 SF			
	C4.0	1,431	-	-	-	-	2	2	2,862 SF			
C5.0	1,087	-	1	1	1	3	3	3,171 SF				
C6.0	1,333	-	2	2	2	-	6	7,998 SF				
C6.1	1,264	-	-	-	-	2	2	2,528 SF				
C7.0	1,278	-	1	1	1	4	1	5,112 SF				
TOTAL			0	9	10	10	8	37	16.3%	51,774 SF		
Rentable Residential by floor (PP)			-	11,497 SF	11,497 SF	11,497 SF	9,450 SF	43,941 SF				
TOTAL UNITS			33	49	50	50	45	227	100%	172,191 SF		
Avg. Unit Size			759 SF									
NET RENTABLE RESIDENTIAL AREA IS MEASURED CENTER OF DEMISING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS, EXCLUDING DECKS												
Rentable Residential by floor (PP)			13,093 SF	30,549 SF	30,549 SF	30,549 SF	26,031 SF	130,771 SF				

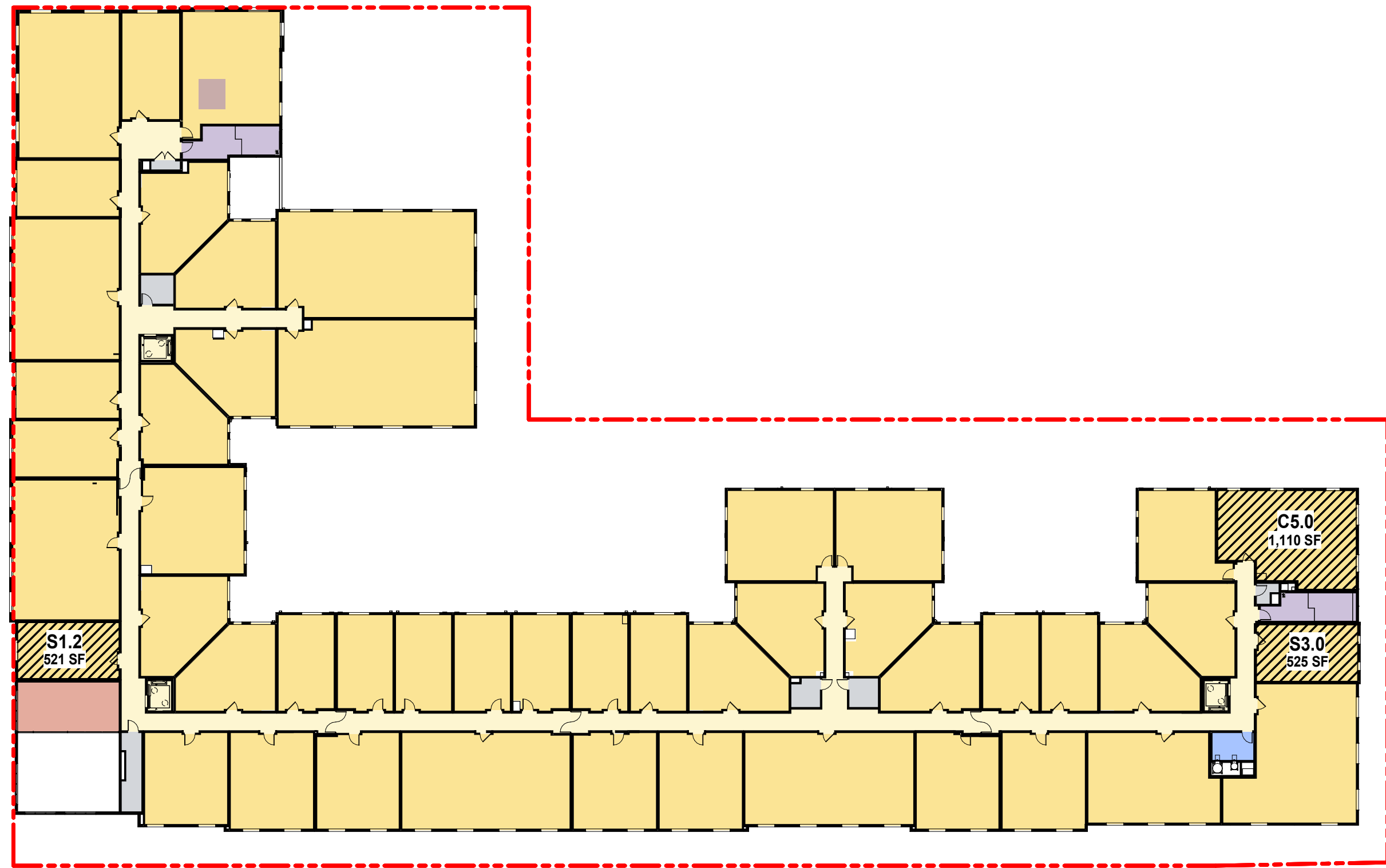
UNIT & ROOM COUNT MATRIX



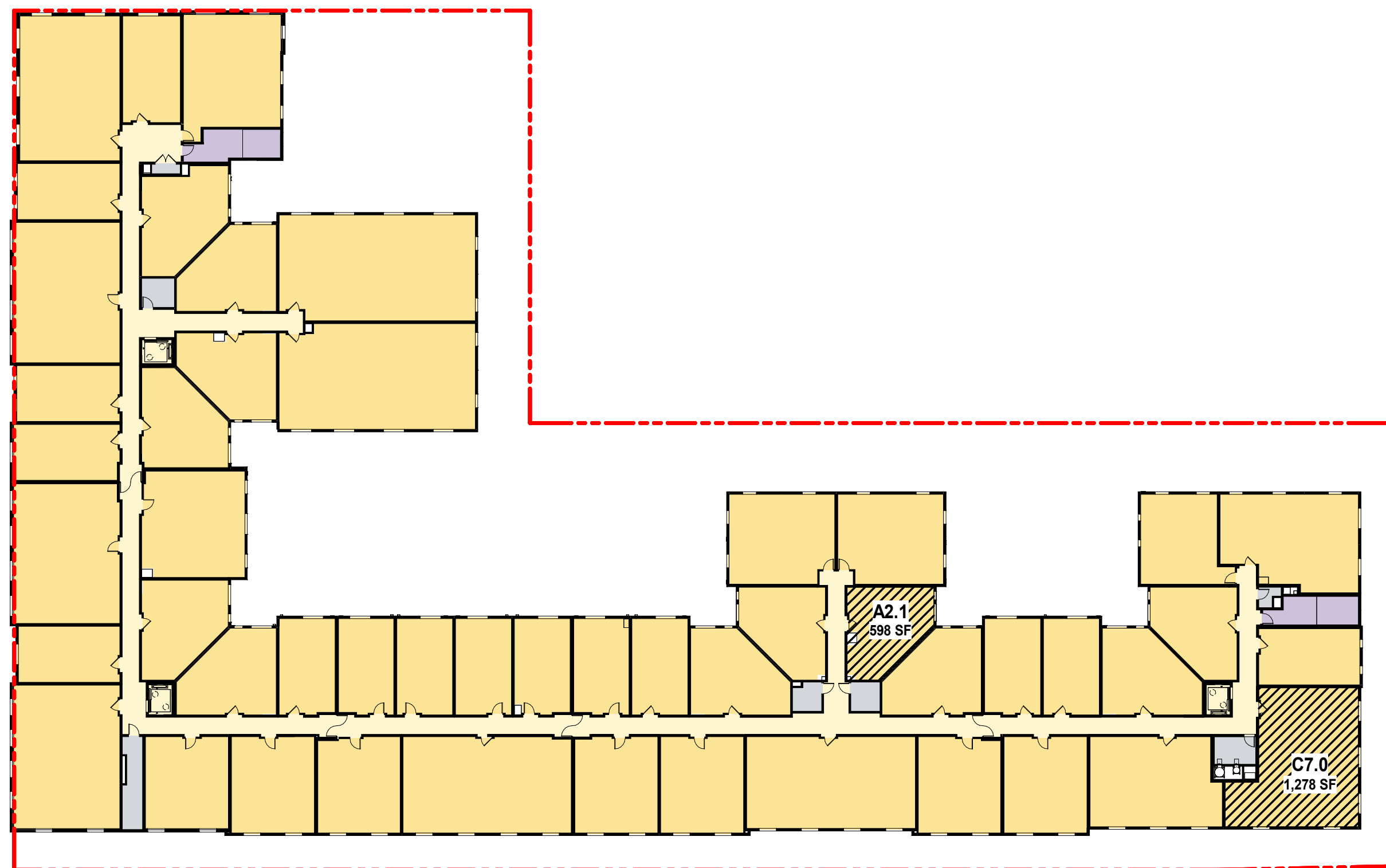
INCLUSIONARY HOUSING - FLOOR 3



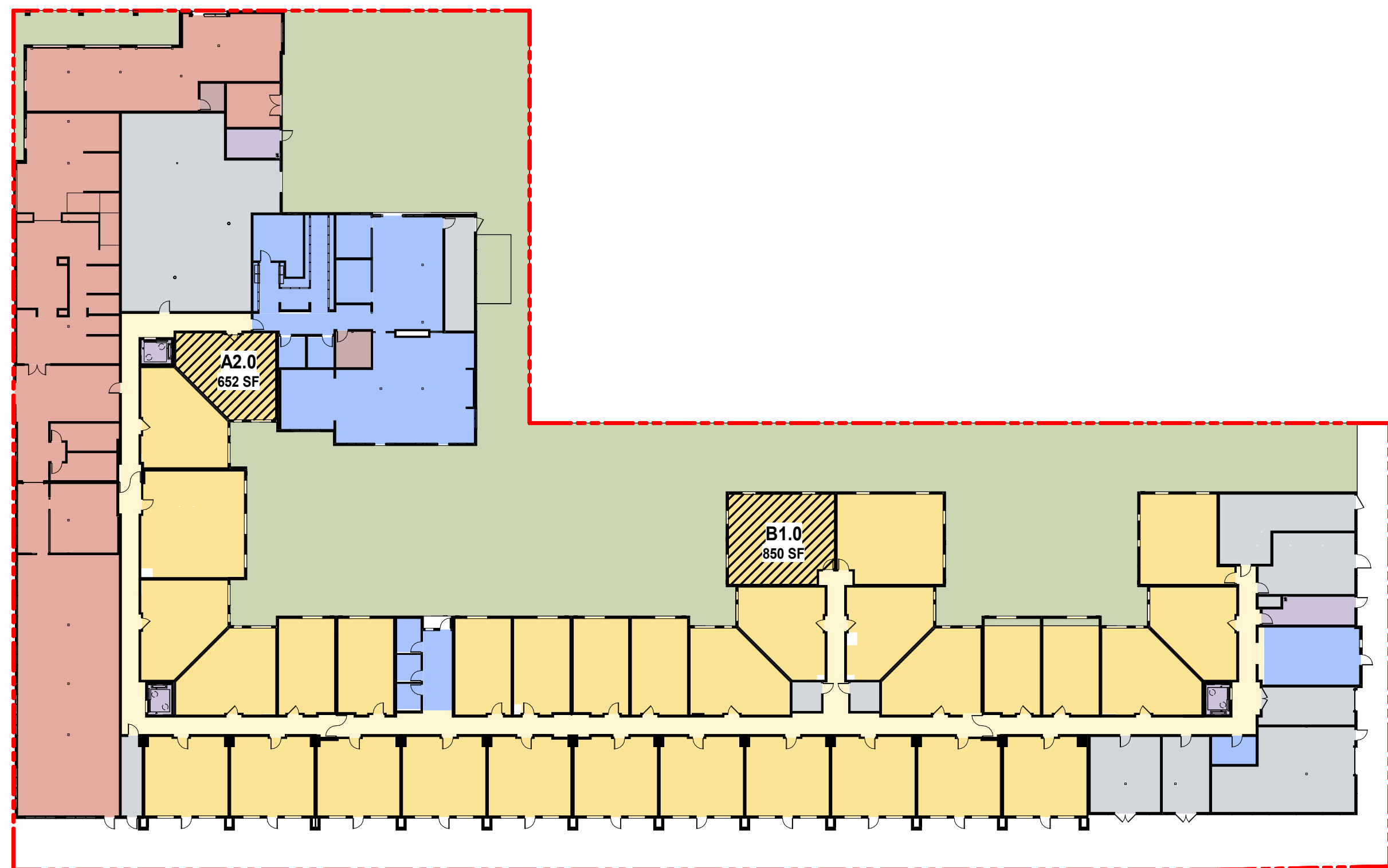
INCLUSIONARY HOUSING - FLOOR 5



INCLUSIONARY HOUSING - FLOOR 2

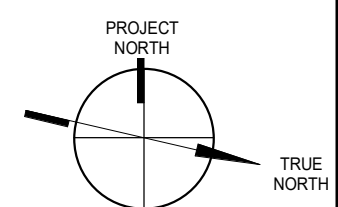
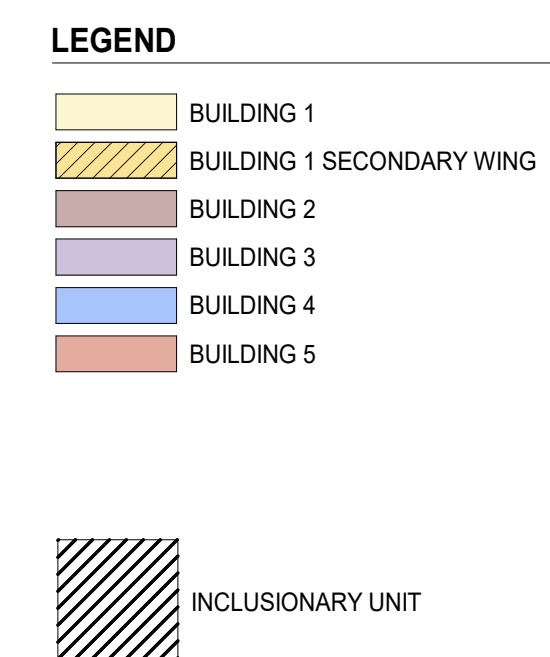


INCLUSIONARY HOUSING - FLOOR 4



INCLUSIONARY HOUSING - FLOOR 1

INCLUSIONARY HOUSING DATA	
BASE UNIT DENSITY ALLOWED:	UNRESTRICTED
UNITS PROVIDED:	227 UNITS / 1,607 ACRES = 141.3 UNITS / ACRE
MARKET RATE UNITS PROVIDED:	95.2%
INCLUSIONARY UNITS PROVIDED:	4.8%
6655	
TOTAL NO. OF MARKET RATE UNITS:	215
TOTAL NO. OF INCLUSIONARY UNITS:	11
TOTAL NO. OF MARKET RATE BEDROOMS:	304
TOTAL NO. OF INCLUSIONARY BEDROOMS:	19
TOTAL INCLUSIONARY UNIT SQUARE FOOTAGE:	9,170 SF
AVERAGE SQUARE FOOTAGE PER INCLUSIONARY UNIT:	834 SF
INCLUSIONARY UNIT RATIOS	
STUDIO:	3 (24.8%)
1 BED:	3 (27.3%)
2 BED:	2 (18.2%)
3 BED:	3 (27.7%)
TOTAL:	11 (4.8% OF 227)
INCLUSIONARY UNIT TYPES	
UNIT	AMOUNT PROVIDED
S1.2	2
S3.0	1
A2.0	1
A2.1	1
A3.0	1
B1.0	1
B2.0	1
C4.0	1
C5.0	1
C7.0	1
TOTAL:	11



REV	ISSUE	DATE
1	PLANNING APP.	07.25.23
3	DD 1 SET	09.29.23
4	DD 2 SET	10.31.23
5	DD 3 SET	12.22.23

INCLUSIONARY UNIT TYPES	
UNIT	AMOUNT PROVIDED
S1.2	2
S3.0	1
A2.0	1
A2.1	1
A3.0	1
B1.0	1
B2.0	1
C4.0	1
C5.0	1
C7.0	1
TOTAL:	11



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INCLUSIONARY
HOUSING PLAN

SHEET TITLE
SCALE 1/32"=1'
PROJECT # 2309 DRAWN BY Author
SHEET SIZE 30 x 42