

MIDTOWN PARK APARTMENTS



NEW CONSTRUCTION SITE STUDIES

28 January 2013

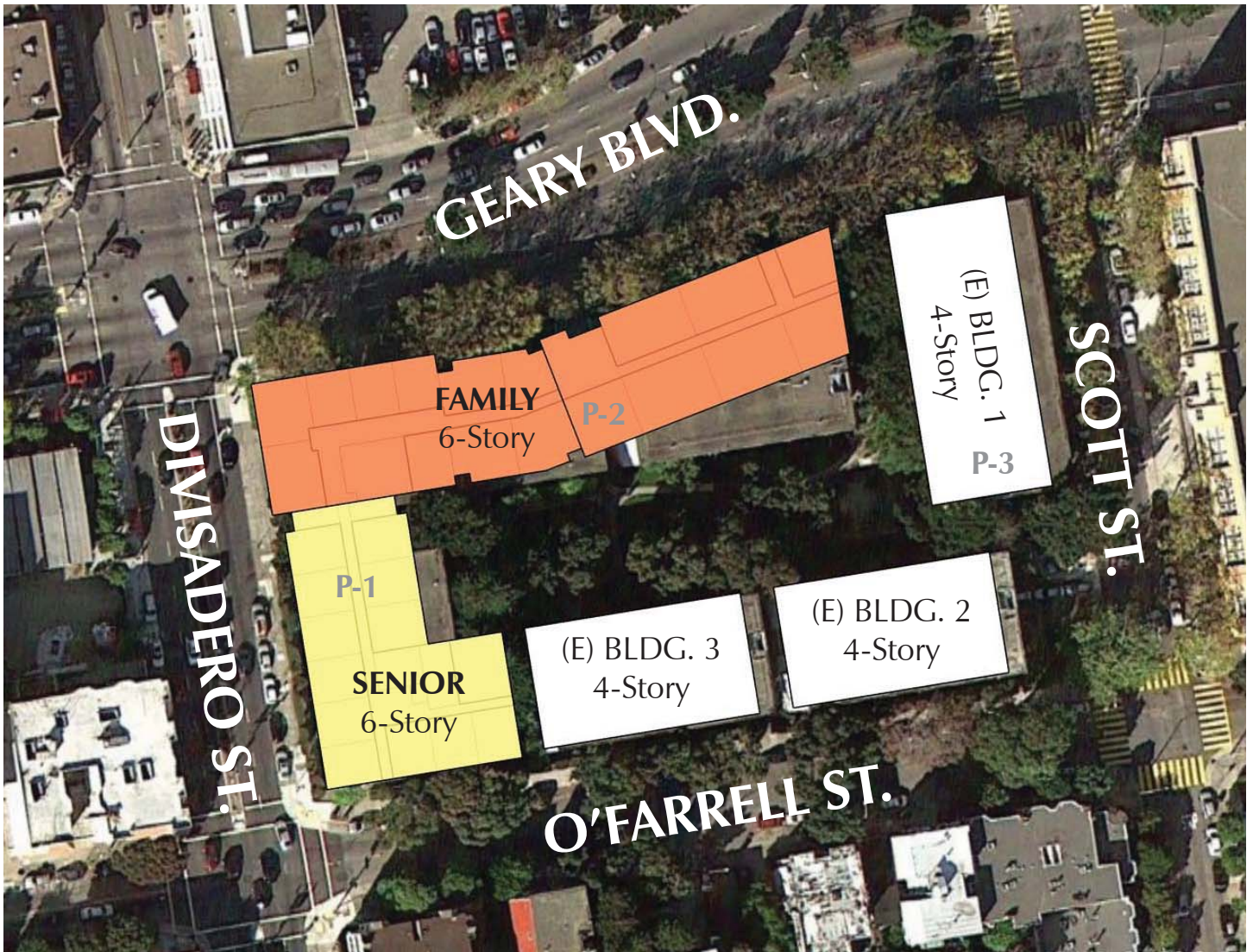
SCHEME A	6 STORIES THROUGHOUT <i>UPPER LEVEL SITE PLAN</i> <i>PERSPECTIVE VIEW</i>
SCHEME B	SENIOR ONLY 8 STORIES <i>UPPER LEVEL SITE PLAN</i> <i>PERSPECTIVE VIEW</i>
SCHEME C	8 STORIES ON DIVISADERO <i>UPPER LEVEL SITE PLAN</i> <i>PERSPECTIVE VIEW</i>
SCHEME D	FAMILY ONLY 8 STORIES <i>UPPER LEVEL SITE PLAN</i> <i>PERSPECTIVE VIEW</i>
SCHEME E	8 STORIES THROUGHOUT <i>UPPER LEVEL SITE PLAN</i> <i>PERSPECTIVE VIEW</i>
ALL SCHEMES	LEVEL 1 SITE PLAN

Scheme A - 6 Stories Throughout

Program: Phase 1: Senior Apartment Building, 6 stories
 Phase 2: Family Apartment Building, 6 stories
 Adult Day Health & Senior Cafe: approx. 10,000 square feet

1BR	2BR	3BR	Total
New Senior Apartment Building			
66	5	0	71
New Family Apartment Building			
27	31	26	84
31%			
Existing Apartment Buildings 1, 2 and 3			
12	32	30	74
41%			
Total Units			
105	68	56	229

Parking	20	.28 spaces per unit
Parking	48	.57 spaces per unit
Parking	74	1.0 spaces per unit
Total Parking	142	.62 spaces per unit





Scheme A - 6 Stories Throughout

A

Scheme B - Senior Only 8 Stories

Program: Phase 1: Senior Apartment Building - 8 stories
 Phase 2: Family Apartment Building - 6 stories
 Adult Day Health & Senior Cafe: approx. 10,000 square feet

1BR	2BR	3BR	Total
New Senior Apartment Building			
86	5	0	91
New Family Apartment Building			
27	31	26	84
31%			
Existing Apartment Buildings 1, 2 & 3			
12	32	30	74
41%			
Total Units			
125	68	56	249

Parking	20	.22 spaces per unit
Parking	48	.52 spaces per unit
Parking	74	1.0 spaces per unit
Total Parking	142	.55 spaces per unit





Scheme B - Senior Only 8 Stories

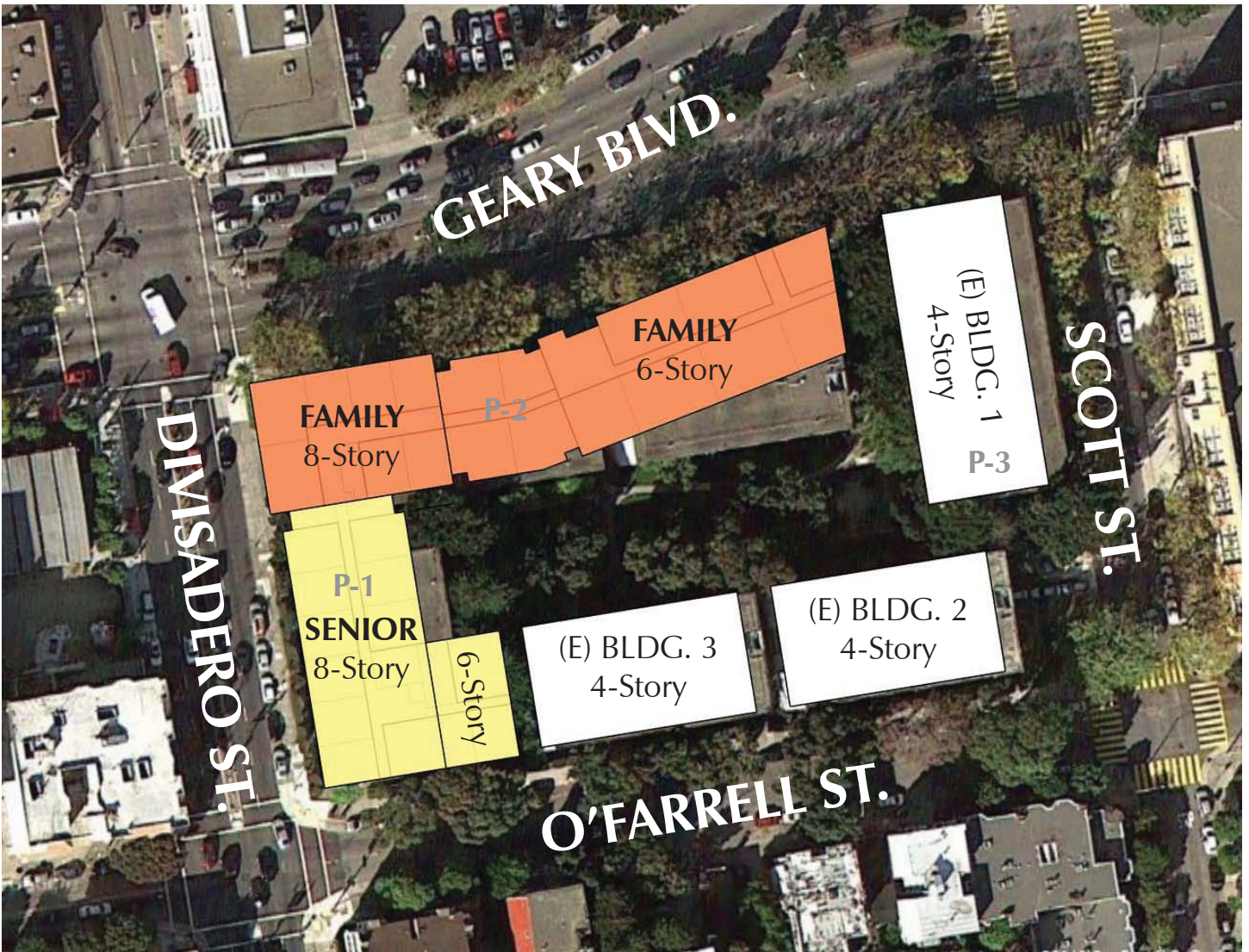
B

Scheme C - 8 Stories on Divisadero

Program: Phase 1: Senior Apartment Building - 8 stories
 Phase 2: Family Apartment Building - 8 stories near Divisadero
 Adult Day Health & Senior Cafe: approx. 10,000 square feet

1BR	2BR	3BR	Total
New Senior Apartment Building			
86	5	0	91
New Family Apartment Building			
35	35	31	101
31%			
Existing Apartment Buildings 1, 2 & 3			
12	32	30	74
41%			
Total Units			
133	72	61	266

Parking	20	.22 spaces per unit
Parking	48	.48 spaces per unit
Parking	74	1.0 spaces per unit
Total Parking	57	.38 spaces per unit





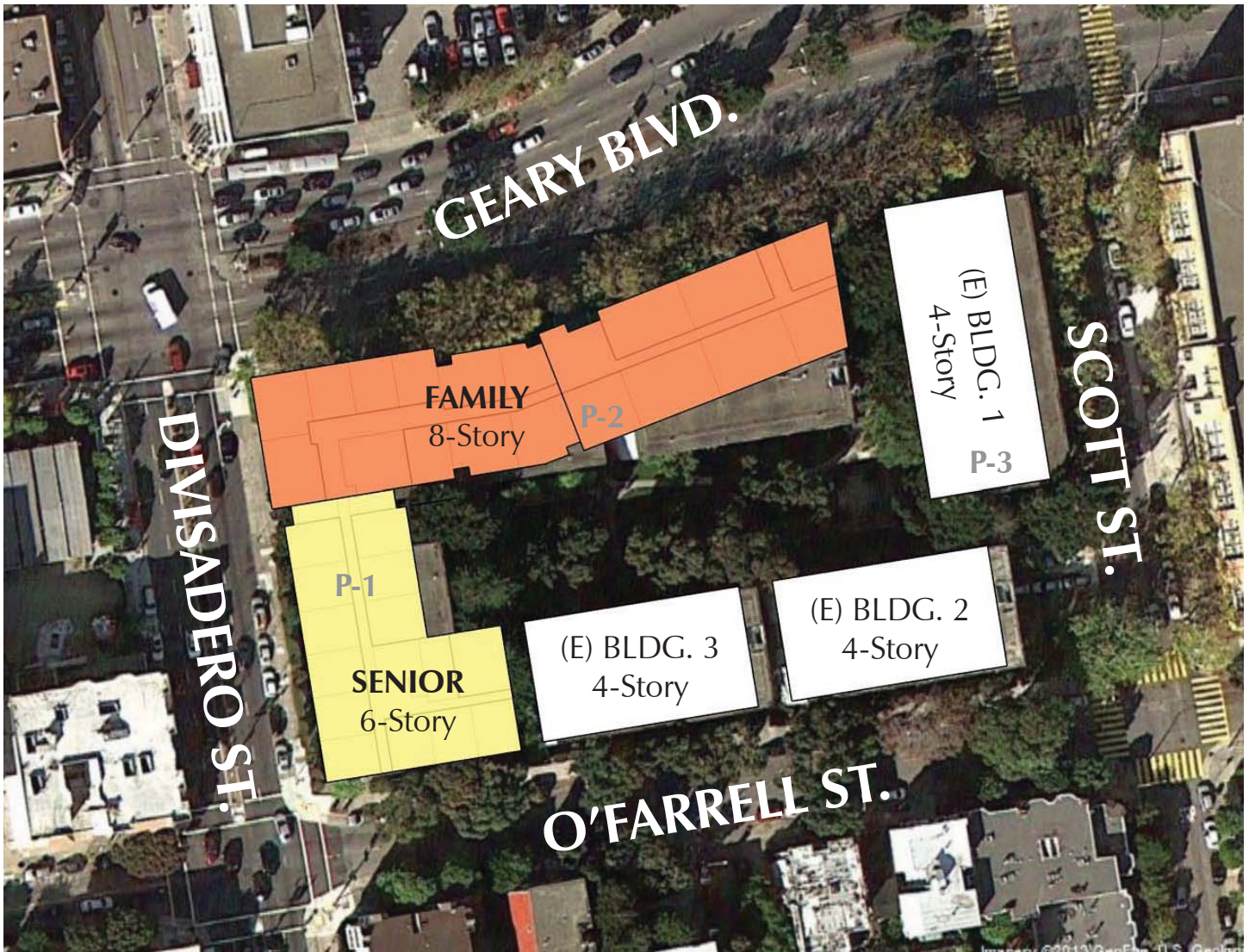
Scheme C - 8 Stories on Divisadero C

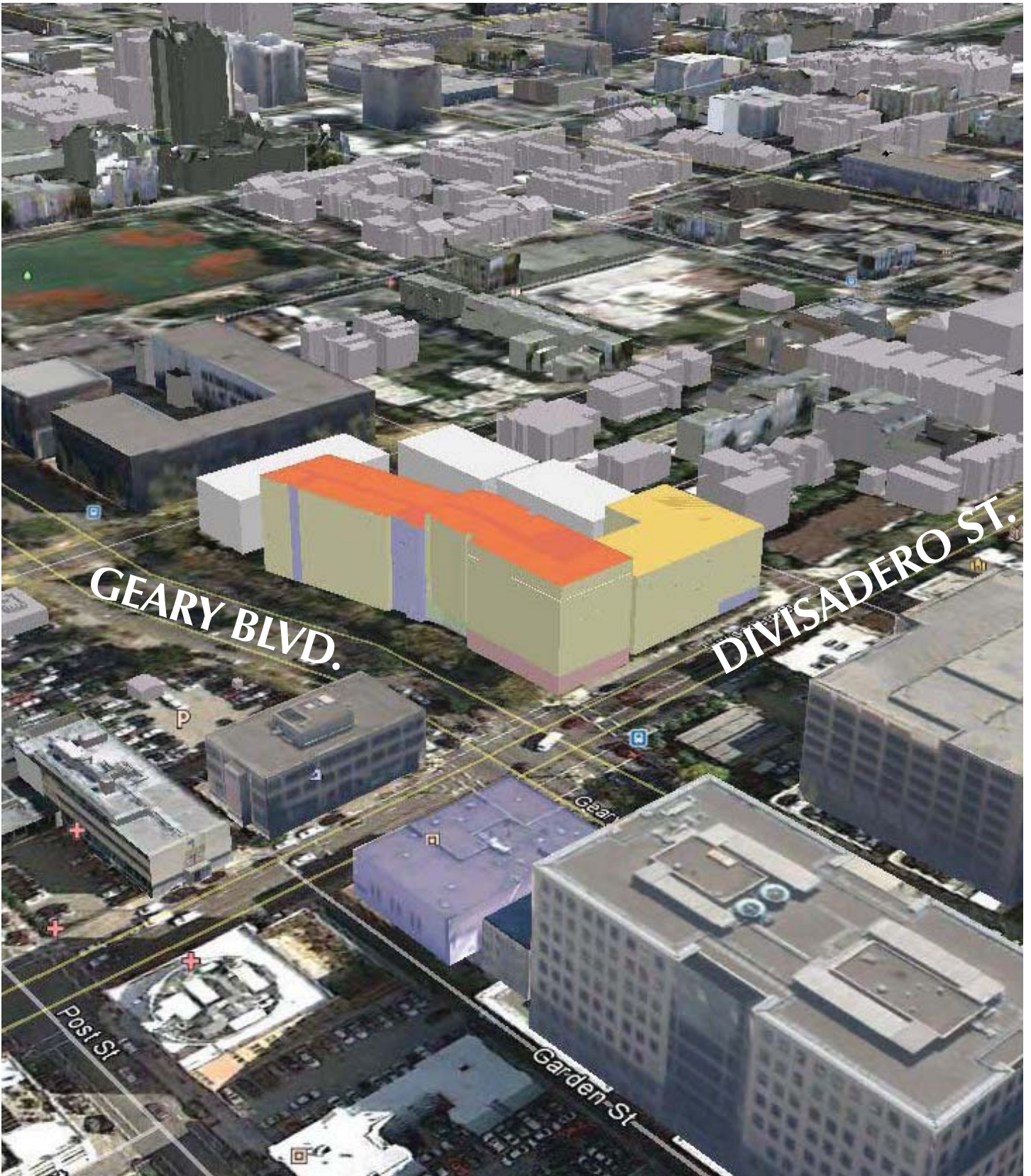
Scheme D - Family Only 8 Stories

Program: Phase 1: Senior Apartment Building - 6 stories
 Phase 2: Family Apartment Building - 8 stories
 Adult Day Health & Senior Cafe: approx. 10,000 square feet

1BR	2BR	3BR	Total
New Senior Apartment Building			
66	5	0	71
New Family Apartment Building			
35	45	36	116
31%			
Existing Apartment Buildings 1, 2 & 3			
12	32	30	74
41%			
Total Units			
113	82	66	261

Parking	20	.28 spaces per unit
Parking	48	.41 spaces per unit
Parking	74	1.0 spaces per unit
Total Parking	142	.55 spaces per unit





Scheme D - Family Only 8 Stories



Scheme E - 8 Stories Throughout

Program: Phase 1: Senior Apartment Building - 8 stories
 Phase 2: Family Apartment Building - 8 stories
 Adult Day Health & Senior Cafe: approx. 10,000 square feet

1BR	2BR	3BR	Total
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New Senior Apartment Building			
86	5	0	91

Parking 20 .22 spaces per unit

New Family Apartment Building			
35	45	36	116
31%			

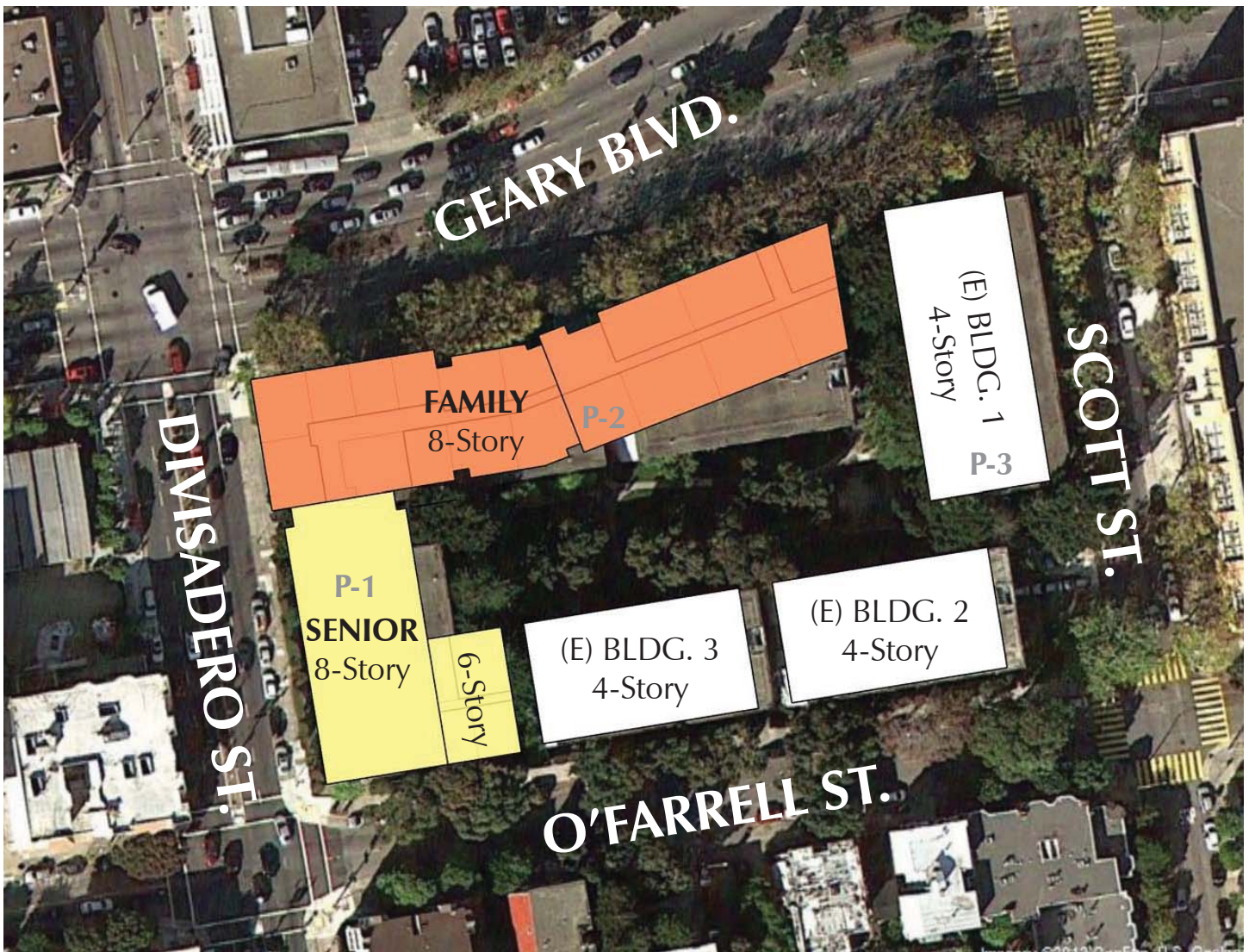
Parking 48 .45 spaces per unit

Existing Apartment Buildings 1, 2 & 3			
12	32	30	74
41%			

Parking 74 1.0 spaces per unit

Total Units			
133	82	66	281

Total Parking 142 .51 spaces per unit



Scheme E - 8 Stories Throughout





Scheme E - 8 Stories Throughout



