

THE RESERVE AT TINNER HILL

2013.06.21

Floor	Net Area	Balcony	Basement 3	Basement 2	Basement 1	Ground Floor	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6	Total	Ratio		
Elevation	Units												Ratio			
1 BR	A1	671 sf	56 sf	0	0	0	0	1	5	5	5	4	25	155	69.2%	
	A1a	647 sf	56 sf	0	0	0	0	1	1	1	1	1	5			
	A2	694 sf	60 sf	0	0	0	0	4	8	11	11	1	46			
	A3	754 sf	0sf	0	0	0	0	0	2	2	3	6	5			18
	A3a	730 sf	0sf	0	0	0	0	2	3	3	3	3	0			14
	A3b	754 sf	0sf	0	0	0	0	0	1	1	0	0	0			2
	A3c	766 sf	0sf	0	0	0	0	1	4	4	3	0	0			12
	A3d	742 sf	0sf	0	0	0	0	0	1	1	2	2	1			7
	A4	667 sf	75 sf	0	0	0	0	0	1	1	1	1	0			4
	A5	898 sf	108 sf	0	0	0	0	0	0	1	1	1	0			3
	A6	660 sf	63 sf	0	0	0	0	1	2	2	2	2	0			9
	A7	851 sf	115 sf	0	0	0	0	0	1	1	1	1	1			5
	A8	741 sf	0sf	0	0	0	0	1	1	1	1	1	0			5
2 BR	C1	1,075 sf	57 sf	0	0	0	0	0	1	0	0	0	1	69	30.8%	
	C1a	1,145 sf	0sf	0	0	0	0	1	1	1	0	0	3			
	C1b	1,132 sf	0sf	0	0	0	0	1	1	1	2	3	1			9
	C1c	1,150 sf	0sf	0	0	0	0	0	1	1	1	0	0			3
	C2	1,099 sf	45 sf	0	0	0	0	0	1	1	1	1	1			5
	C3	995 sf	0sf	0	0	0	0	0	1	1	1	1	1			5
	C4	1,240 sf	0sf	0	0	0	0	0	0	0	1	1	2			
	C4a	1,252 sf	0sf	0	0	0	0	0	1	1	1	0	0			3
	C5	1,152 sf	57 sf	0	0	0	0	0	1	1	1	1	0			4
	C6	1,146 sf	49 sf	0	0	0	0	0	1	1	1	1	0			4
	C7	1,270 sf	55 sf	0	0	0	0	1	1	1	1	1	0			5
	C8	1,110 sf	62 sf	0	0	0	0	1	1	1	1	1	0			5
	C9	1,123 sf	46 sf	0	0	0	0	1	1	1	1	1	0			5
C10	1,270 sf	142 sf	0	0	0	0	1	1	1	1	1	0	5			
C11	1,214 sf	60 sf	0	0	0	0	1	1	1	1	1	0	5			
C12	1,294 sf	185 sf	0	0	0	0	0	1	1	1	1	0	4			
C13	1,089 sf	0sf	0	0	0	0	1	0	0	0	0	0	1			
Total Units			0	0	0	0	18	45	48	48	48	17	224 Total Units			
Units With Balconies			0	0	0	0	11	28	31	31	31	8	140 Units	62.5%		
UNIT AREA																
Unit Net (No Balconies)			0sf	0sf	0sf	0sf	16,426 sf	38,815 sf	40,721 sf	40,684 sf	40,618 sf	13,852 sf	191,117 sf			
Unit Balconies			0sf	0sf	0sf	0sf	723 sf	1,884 sf	2,114 sf	2,114 sf	2,114 sf	497 sf	9,444 sf			
Total Unit Area (With Balconies)			0sf	0sf	0sf	0sf	17,149 sf	40,700 sf	42,835 sf	42,798 sf	42,731 sf	14,349 sf	200,561 sf			
Net Residential Area			0sf	0sf	0sf	0sf	16,688 sf	39,093 sf	40,783 sf	40,745 sf	40,674 sf	13,861 sf	191,844 sf			
RESIDENTIAL	Amenity Space		0sf	0sf	0sf	0sf	6,468 sf	1,729 sf	0sf	0sf	0sf	0sf	8,197 sf			
	Residential Leasing Area		0sf	0sf	2,396 sf	648 sf	0sf	0sf	0sf	0sf	0sf	0sf	3,045 sf			
	Corridor		0sf	0sf	0sf	0sf	3,347 sf	4,860 sf	4,622 sf	4,622 sf	4,622 sf	1,496 sf	23,571 sf			
	Elevator		0sf	0sf	186 sf	0sf	286 sf	338 sf	338 sf	338 sf	338 sf	87 sf	1,910 sf			
	Stairs		0sf	0sf	288 sf	0sf	475 sf	1,081 sf	1,081 sf	1,081 sf	1,066 sf	592 sf	5,665 sf			
	Exhaust shafts/ Grocery shafts		0sf	0sf	0sf	0sf	53 sf	402 sf	402 sf	402 sf	402 sf	169 sf	1,830 sf			
	Trash room		0sf	0sf	345 sf	0sf	125 sf	125 sf	125 sf	125 sf	125 sf	0sf	970 sf			
	Storages		0sf	0sf	0sf	0sf	1,998 sf	751 sf	800 sf	800 sf	800 sf	362 sf	5,511 sf			
Gross Residential Area (No Balconies)			0sf	0sf	3,214 sf	648 sf	29,441 sf	48,380 sf	48,152 sf	48,114 sf	48,028 sf	16,567 sf	242,542 sf			
Gross Residential Area (With Balconies)			0sf	0sf	3,214 sf	648 sf	30,157 sf	50,243 sf	50,243 sf	50,205 sf	50,120 sf	17,047 sf	251,877 sf			
Resid. Efficiency (No Balcony)			0%	0%	0%	0%	56%	80%	85%	85%	85%	84%	78.8%			
RETAIL	Grocery		0sf	0sf	0sf	21,107 sf	5,353 sf	0sf	0sf	0sf	0sf	0sf	26,460 sf			
	Grocery Loading		0sf	0sf	0sf	2,300 sf	0	0sf	0sf	0sf	0sf	0sf	2,300 sf			
	Retail 3		0sf	0sf	3,954 sf	1,217 sf	0sf	0sf	0sf	0sf	0sf	0sf	5,170 sf			
	Retail 2		0sf	0sf	2,871 sf	921 sf	0sf	0sf	0sf	0sf	0sf	0sf	3,792 sf			
	Free Standing Retail		0sf	0sf	1,072 sf	418 sf	0sf	0sf	0sf	0sf	0sf	0sf	1,490 sf			
	Retail 1		0sf	0sf	6,855 sf	1,900 sf	0sf	0sf	0sf	0sf	0sf	0sf	8,754 sf			
	Retail trash/circulation		0sf	0sf	3,031 sf	0sf	0sf	0sf	0sf	0sf	0sf	0sf	3,031 sf			
Total Retail GSF			0sf	0sf	17,783 sf	27,862 sf	5,353 sf	0sf	0sf	0sf	0sf	0sf	50,998 sf			
Total Gross Area (Res w/Balco+Commercial)			0sf	0sf	20,997 sf	28,511 sf	35,510 sf	50,243 sf	50,243 sf	50,205 sf	50,120 sf	17,047 sf	302,875 sf			
Gross Parking Garage Area			71,146 sf	71,146 sf	48,690 sf	24,192 sf	0sf	0sf	0sf	0sf	0sf	215,175 sf				
PARKING	Total Parking		Basement 3	Basement 2	Basement 1	Ground Floor	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6				
	RESIDENTIAL		180	50	0	44	0	0	0	0	0	0	274 spaces			
	HC Parking Spaces		4	2	0	2	0	0	0	0	0	0	8 spaces			
	VAN Parking Spaces		0	0	0	0	0	0	0	0	0	0	0 spaces			
	COMMERCIAL		0	126	109	0	0	0	0	0	0	0	235 spaces			
	HC Parking Spaces		0	2	0	0	0	0	0	0	0	0	2 spaces			
	VAN Parking Spaces		0	0	2	0	0	0	0	0	0	0	2 spaces			
	Total Garage Parking		184	180	111	46	0	0	0	0	0	0	521 Spaces Provided			
	Street Parking Spaces													13 spaces		
	Total Parking Provided													534 Spaces Provided		

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