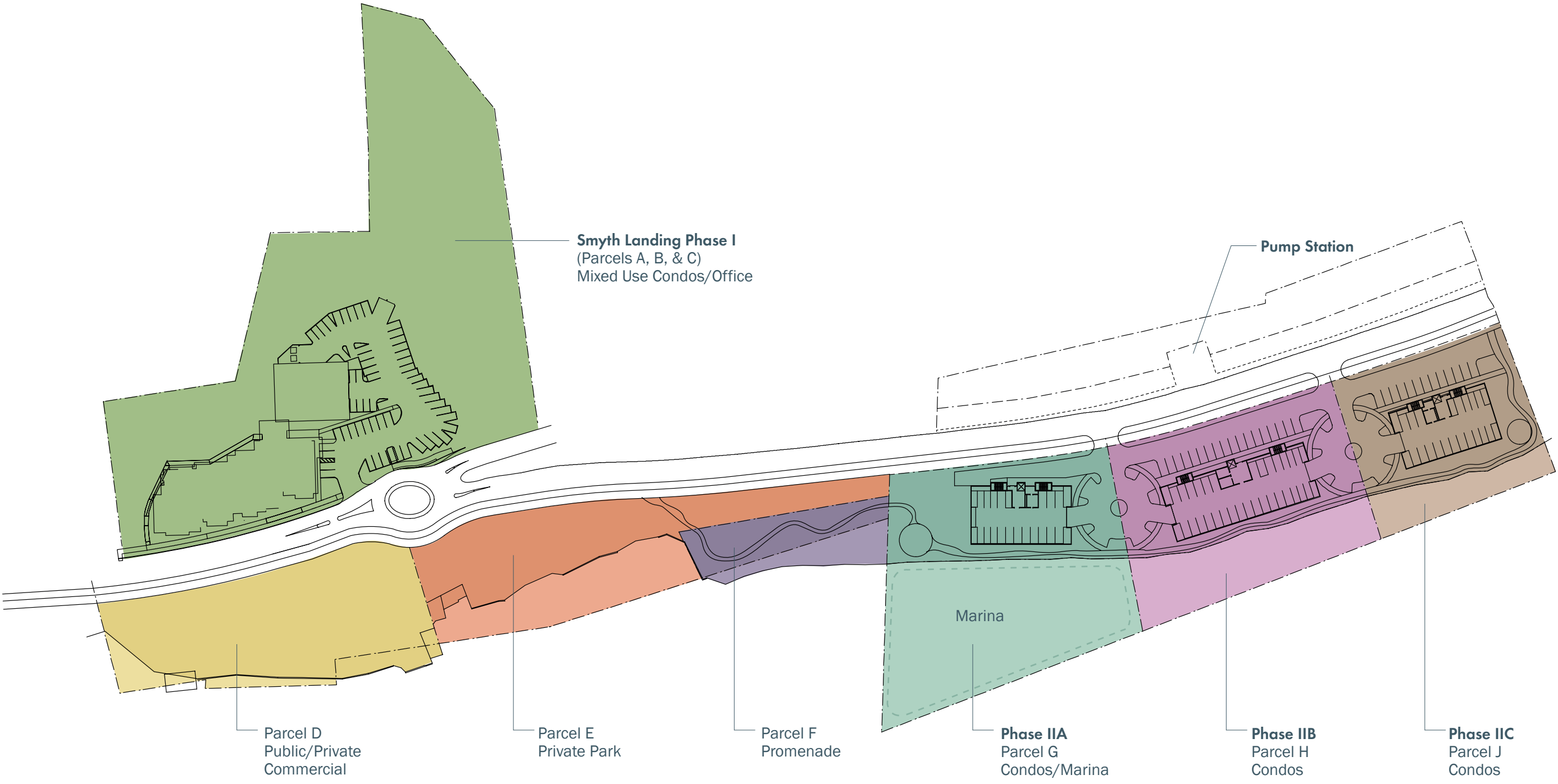


SMYTH LANDING PHASE II CONDOMINIUMS



OVERALL SITE PLAN

SMYTH LANDING PHASE II CONDOMINIUMS

NARRATIVE

I. PROGRAM CONSIDERATIONS

- 1200-1600 sq ft unit sizes
- 2 bedrooms, 2 baths
- Larger units with 2 bedrooms should have a den and additional ½ bath
- Single level condos – With High ceilings (9'-10' are preferred). No lofts.
- Elevators are mandatory.
- Large Decks – partially covered for winter use. Provide privacy separation between decks.
- Should have glass railings and park and be plumbed with gas and water.
- Garage should be first level.
- Water frontage of condos should be private to condo owners, not accessible to public.
- Private docks for condo owners is desired if possible.
- Additional storage/garage space if possible would be an additional amenity.
- Units should consider wheelchair accessibility.
- Maintain view corridors between condo buildings.
- Acoustic considerations for minimizing migrating noise is critical
- Should use high end materials and fixtures for interior and exterior construction.
 - Exterior: Cultured stone, timbers, cedar or hardi siding.
 - Interior: Granite counters, wood doors, tile walls and flooring in bathrooms, upgraded hardware and light fixtures.
- Provide under cabinet lighting in kitchen.
- Consider community roof deck if possible.
- Consider sustainable/LEED construction where feasible.
- Provide laundry sink and counter in larger units.
- Front loaded washer/dryers
- Gas fireplaces in all units.

II. SELLING PRICE TARGETS

- Low \$600's to \$899,000.
- 1200 sq ft unit \$600,000
- 1600 sq ft unit \$800,000 + amenities

III. PROJECT DATA

Parcel F (promenade)

Owner waterfront access, landscaped to blend with private park.
 Parcel Area: 10,672 sf
 Adjacent parcel area: 5,907 sf

Parcel G (condo/marina parcel)

Parcel Area: 76,220 sf
 Land area: 31,971 sf

Parcel H (condo parcel)

Parcel Area: 62,600 sf
 Land area: 42,161 sf

Parcel J (condo parcel)

Parcel Area: 45,081 sf
 Land Area: 35,547 sf

UNITS

Ground Floor Units (200sf+- with garage):	0
End Units (1600 sf+-):	18
Center Units (1200 sf+-):	24
	42 units

PARKING

Handicap Stalls	4
Parking Garage Stalls	61
Covered Stalls	23
Visitor Stalls	19
	(2.5 stalls/unit) 107