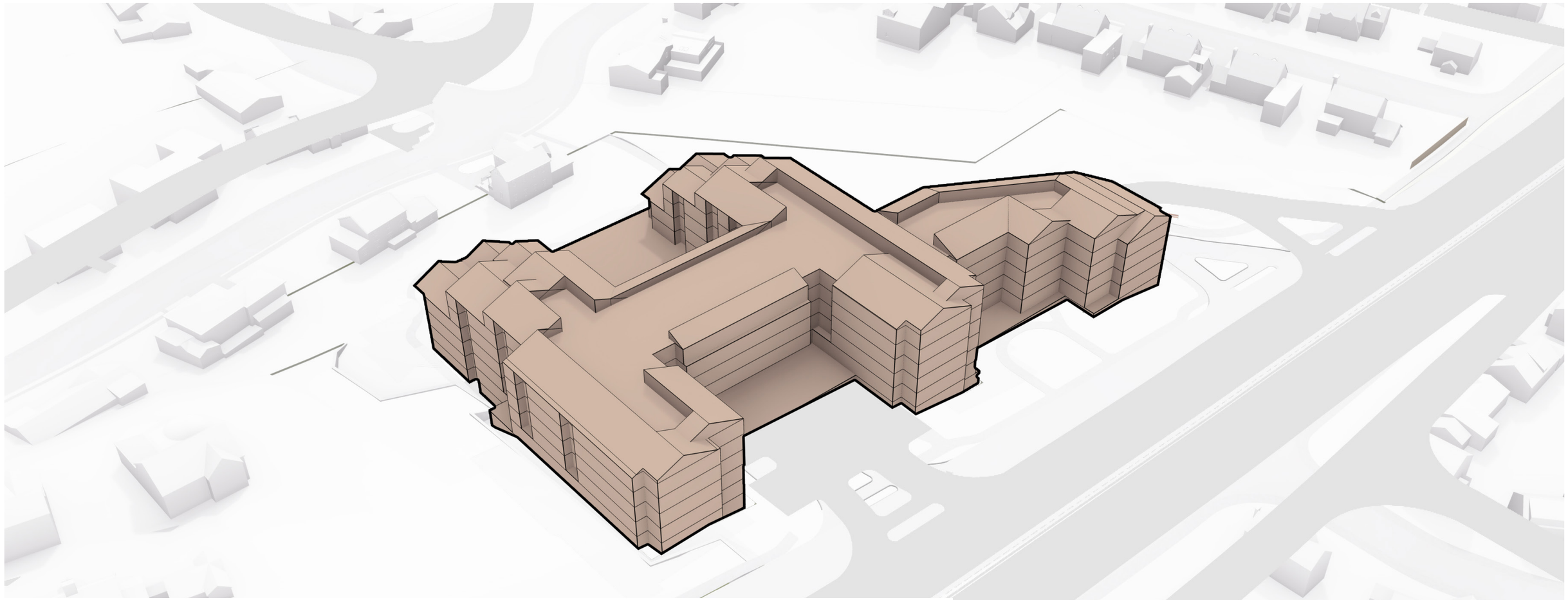


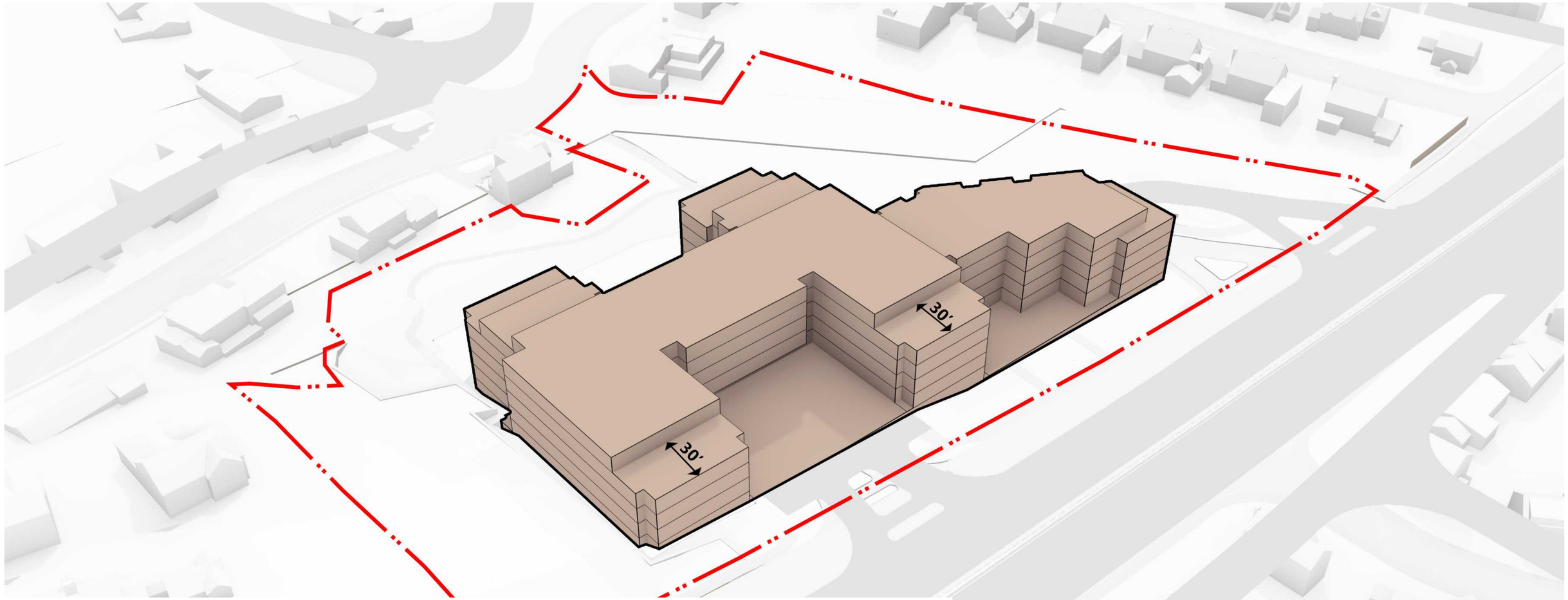
efficiency	Floor	Residential NSF	Amenity NSF	Common / Circulation / BOH	Parking	GSF Total	GSF w/o parking or retail	UNITS TOTAL	Parking Garage
0.62	G	8,918		5,514	58,575	73,007 sf	14,432 sf	7	160
0.72	1	23,964		9,344	36,749	70,057 sf	33,308 sf	21	103
0.60 *	2	27,647	13,133	5,439	7,073	53,292 sf	46,219 sf	25	11
0.88	3	46,921		6,423		53,344 sf	53,344 sf	43	
0.87	4	41,672		6,245		47,917 sf	47,917 sf	39	
0.86	5	39,261		6,265		45,526 sf	45,526 sf	37	
0.87	6	27,902		4,032		31,934 sf	31,934 sf	26	
0.79 *		**216,285**	**13,133**	**43,262**	**102,397**	**375,077 sf**	**272,680 sf**	**198**	**274**
		1,092.35			374				283

1.43

* includes amenity areas in gross, not net

Toll Brothers BOHLER MDM tat

Massing Comparison | Current Design



Floor	Residential NSF	Amenity NSF	Common / Circulation / BOH	Parking	GSF Total	GSF w/o parking or retail	UNITS TOTAL	Parking Garage
G	9,265		1,635	56,100	67,000 sf	10,900 sf	7	154
1	23,177	2,000	11,723	27,400	64,300 sf	36,900 sf	21	69
2	23,762	11,288	3,868	8,882	47,800 sf	38,918 sf	25	11
3	42,660		5,840		48,500 sf	48,500 sf	43	
4	42,179		6,321		48,500 sf	48,500 sf	39	
5	32,771		5,229		38,000 sf	38,000 sf	37	
6	23,490		3,510		27,000 sf	27,000 sf	26	
	197,304	**13,288**	**38,126**	**92,382**	**341,100 sf**	**248,718 sf**	**198**	**234**
								243

1.23

- The top floor steps back along RT-9 back 30' so the building presents as 4.5 stories and reduces the shadow impact.

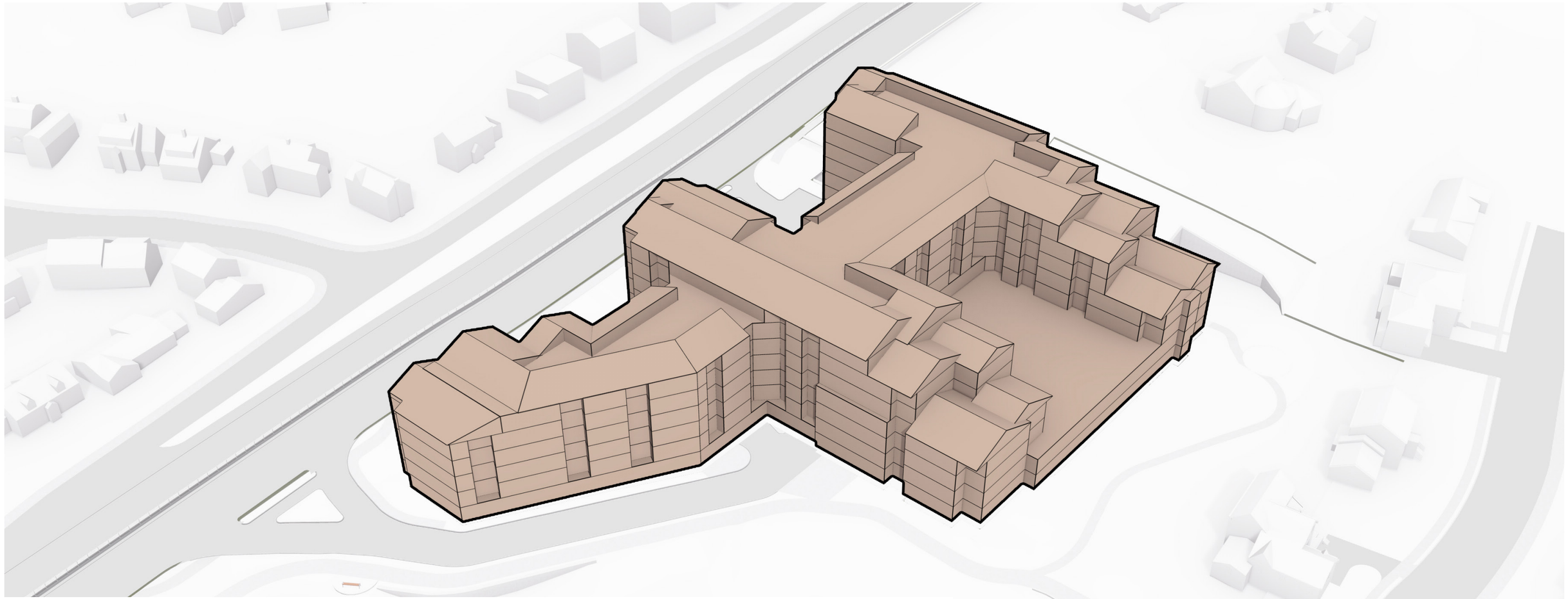
- The parking count has been reduced to 234 garage spaces allowing for the footprint reduction and other massing changes.

- The entire footprint is pulled back from the Hagen Rd neighbors by an additional 50' to allow for a larger landscaped buffer

- The roof is currently rendered as flat, but other options can be explored with an all sloped roof or a combination of sloped and flat

- 151,854 GSF reduction from original submission

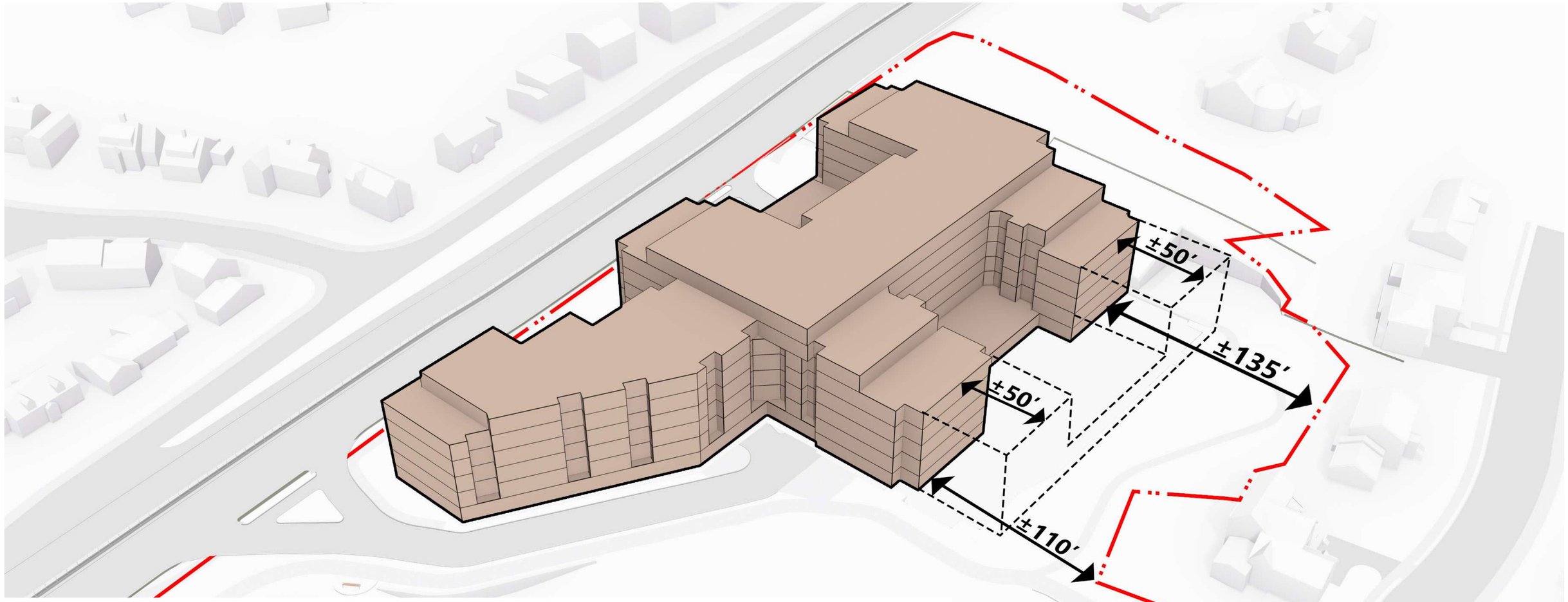
Massing Comparison | August 2023 Design



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Massing Comparison | Current Design



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