



MULTI-FAMILY CASE STUDIES

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AUTUMN HALL



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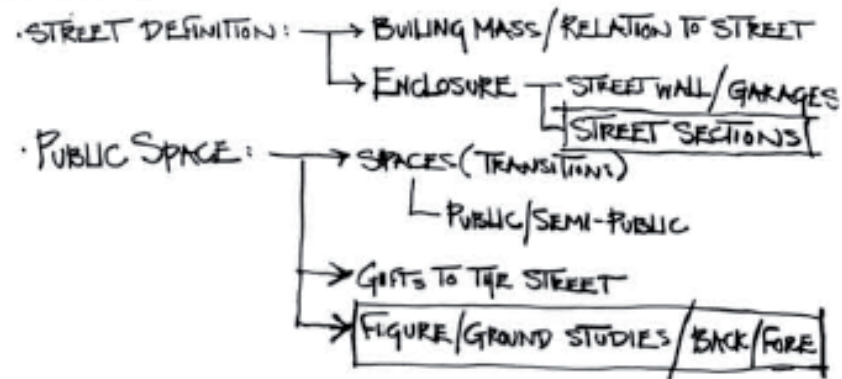
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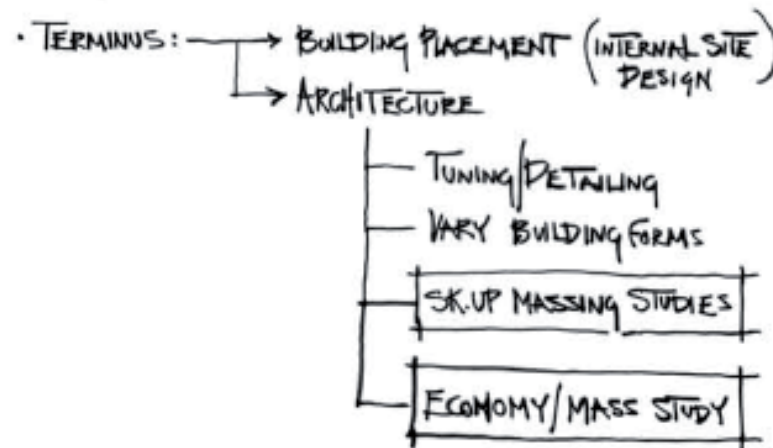
AUTUMN HALL

DESIGN PRINCIPLES — THINGS THAT ARE IMPORTANT TO THE CHARACTER OF AUTUMN HALL AND THINGS THAT WILL BUILD VALUE FOR AUTUMN HALL

1. PUBLIC REALM

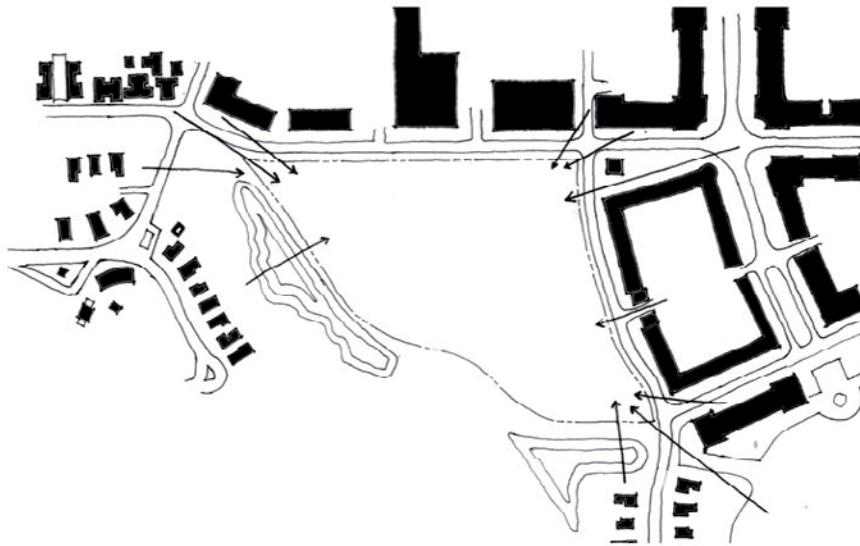


2. CONTEXT



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Site Context Study

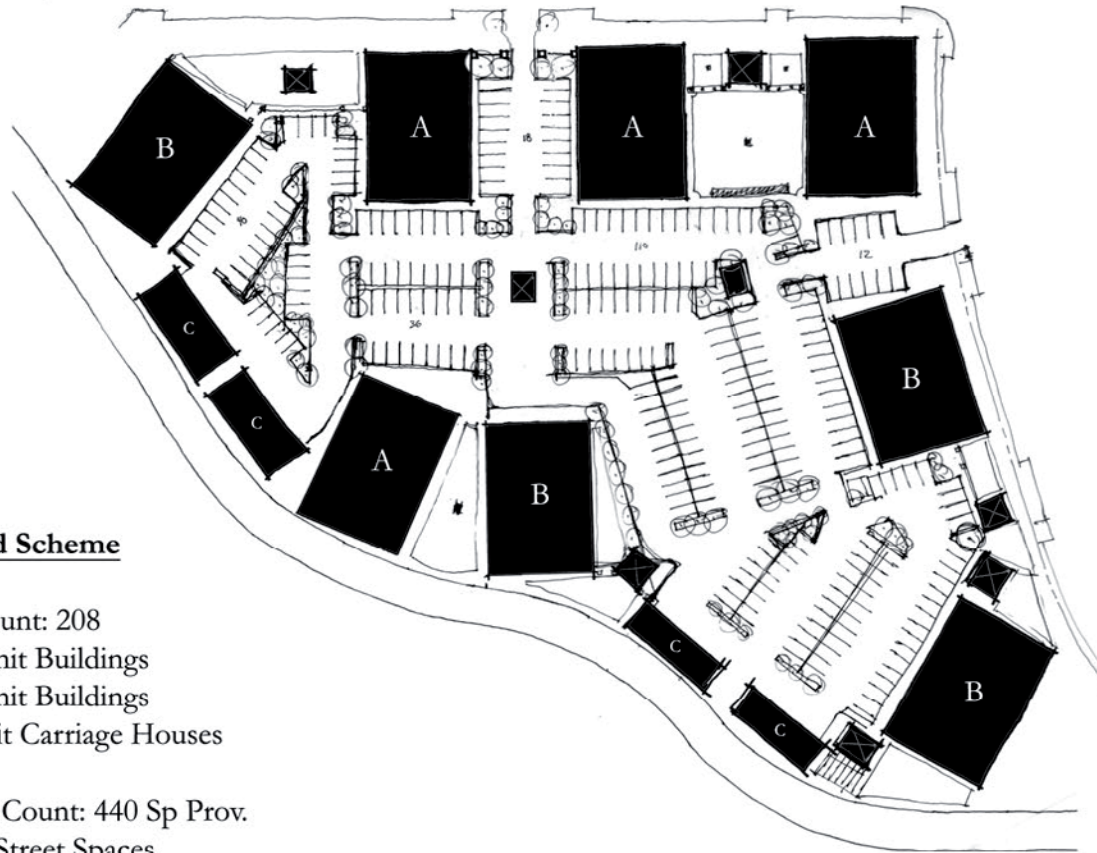
Given the unique geometry of the site, there were a number of specific site issues to address. We identified the three main view corridors on the corners and then tried to create a plan which addressed these constraints while trying to providing enclosure from the back of the site as well.



Site Parti Sketches

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Surface Parked Scheme

Key: Total Unit Count: 208
A (4) - 20 Unit Buildings
B (4) - 30 Unit Buildings
C (4) - 2 Unit Carriage Houses

Total Parking Count: 440 Sp Prov.
140 - On Street Spaces
268 - Parking Lot Spaces
32 - Garage Spaces

Site Plan

Scale: 1"=100'

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Parkunder Scheme

Key: Total Unit Count: 224
 A (4) - 20 Unit Buildings
 B (4) - 30 Unit Buildings
 C (4) - 2 Unit + 6 C Garage
 D (3) - 6 Unit Buildings
 E (9) - Garage

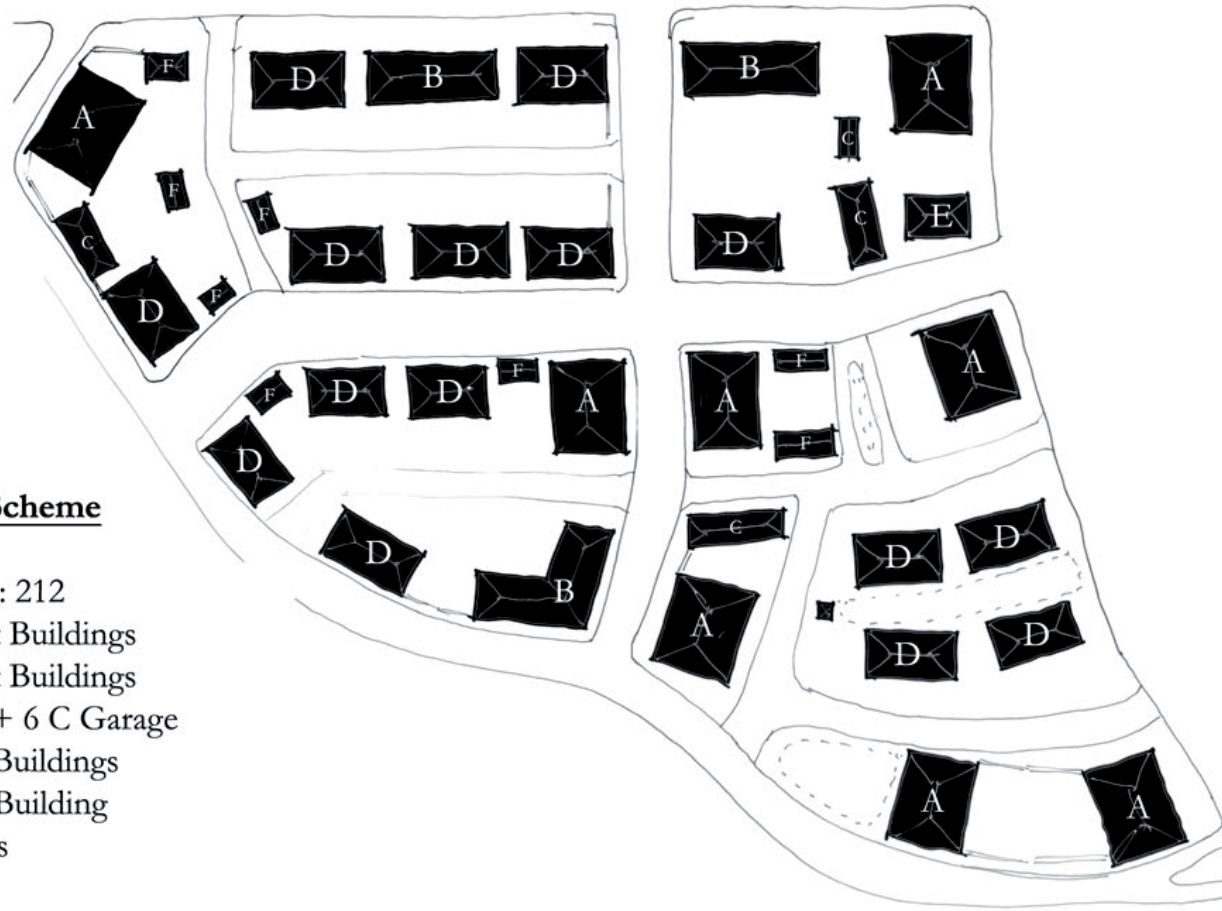
Total Parking Count: 455 Spaces
 140 - On Street Spaces
 160 - Parkunder Spaces
 70 - Parking on-site spaces
 85 - Garage Spaces

Site Plan

Scale: 1"=100'

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Brown Design Unit Scheme

Key:	Total Unit Count: 212
A	(7) - 10 Unit Buildings
B	(3) - 12 Unit Buildings
C	(3) - 2 Unit + 6 C Garage
D	(16) - 6 Unit Buildings
E	(1) - 4 Unit Building
F	(9) - Garages

Total Parking Count: 424 Spaces
 140 - On Street Spaces
 284 - On Site Spaces

Site Plan

Scale: 1"=100'

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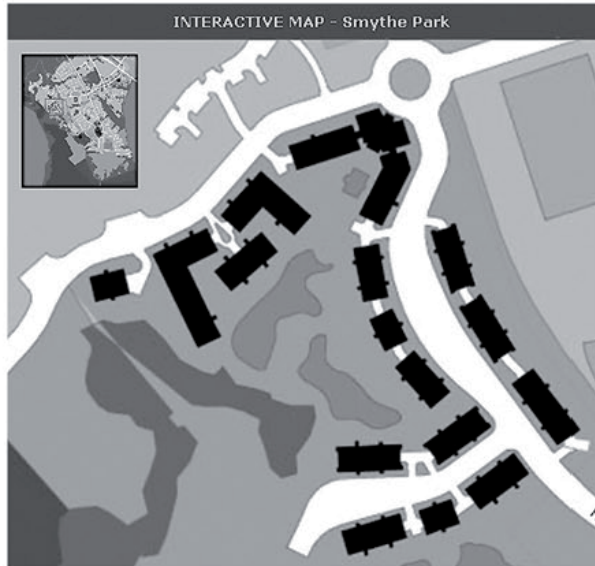
Celebration, Orlando FL

The apartment complexes above are comprised of a limited variety of buildings which define the street enclosure. They vary in size depending on how they are arranged on the site. For instance, to resolve the site geometry, small parkunder liner buildings have been incorporated to help enclose the site and front an internal street.



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Daniel Island, Charleston SC

The apartment complex above is comprised of 16 parkunder units with a central amenity building fronting the main roundabout. There are two basic plans which make up the majority of the buildings. A small number of buildings have been modified slightly to resolve the unique geometry of the site



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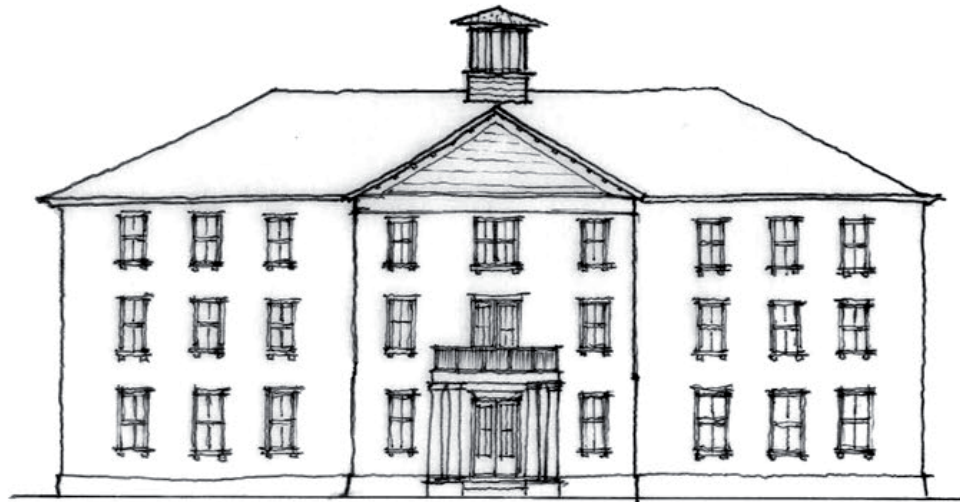
Precedent Photos

The images shown on this page demonstrate various forms appropriate for an apartment building. These forms can be elevated in a number of different ways to best suit the character and scale of the neighborhood. Small adjustments in the detailing can be fine tuned for buildings which occupy prominent sites.



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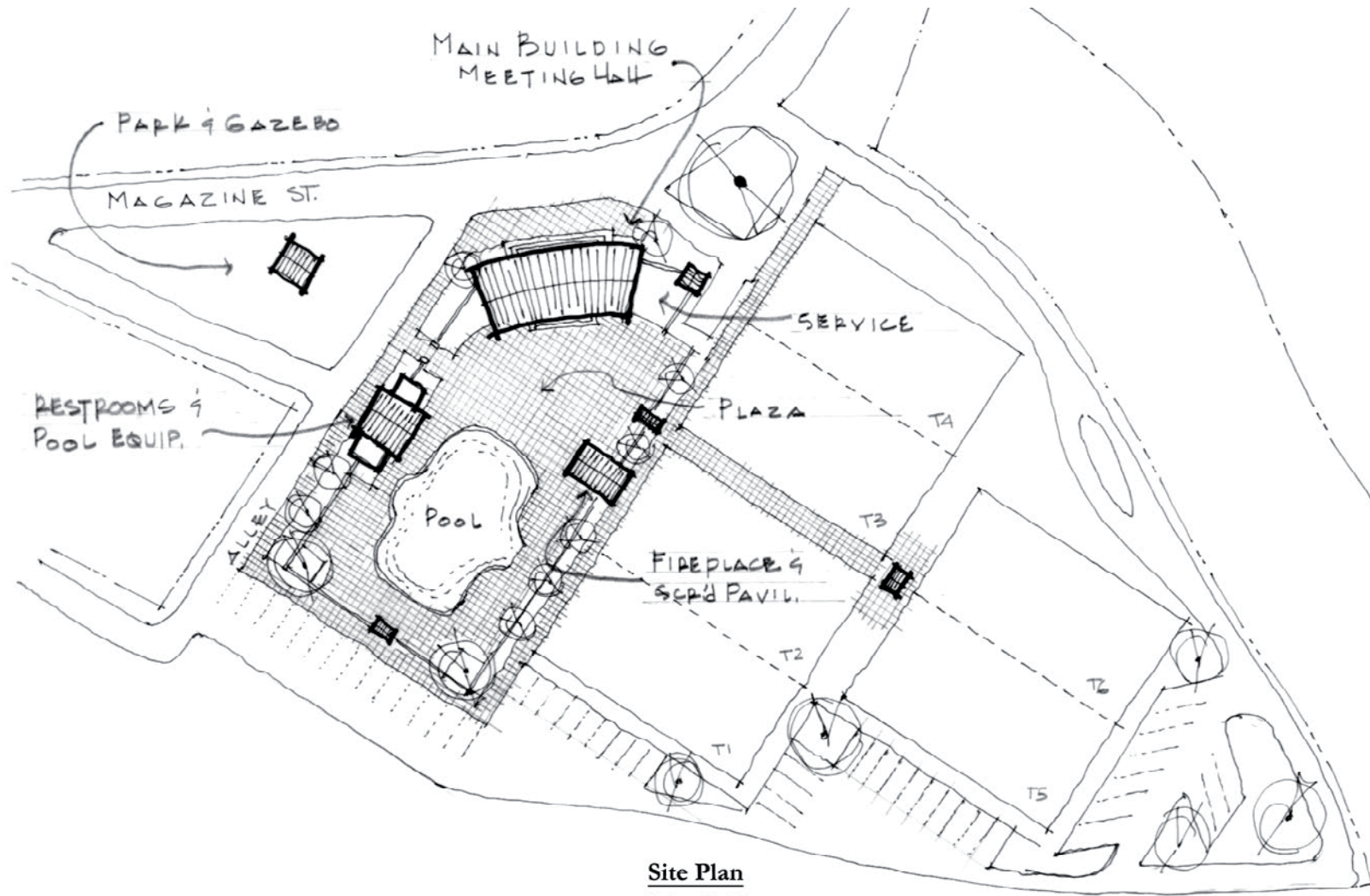
Proposed Form 1



Proposed Form 2

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Site Plan

Scale: 1"=50'

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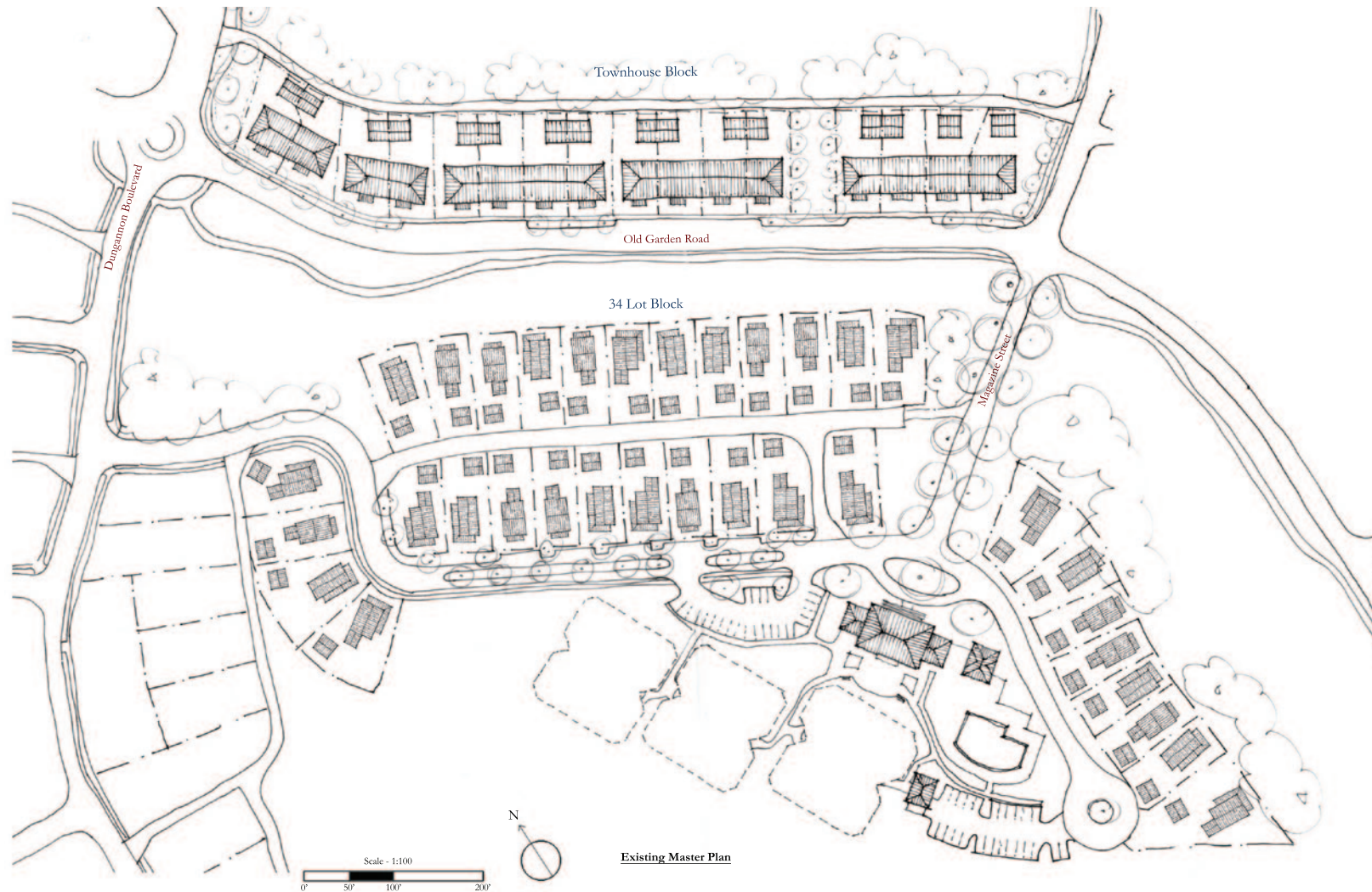


Amenity Building Plans

Scale: 1"=30'

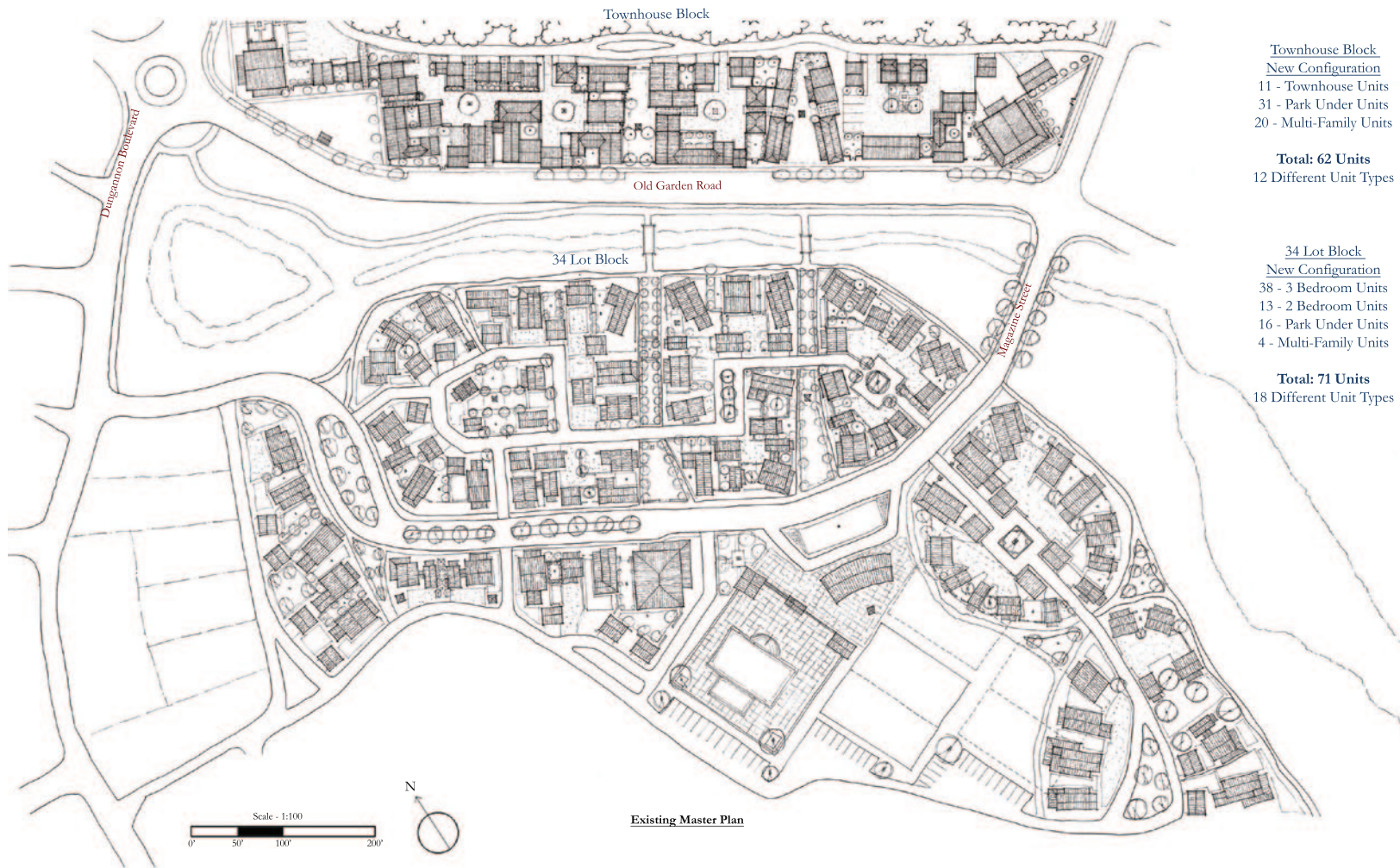
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AUTUMN HALL BEFORE



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AUTUMN HALL AFTER



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Buildings
 (11) 12 Plex Buildings - MF6857 mod.
 @ 3 stories

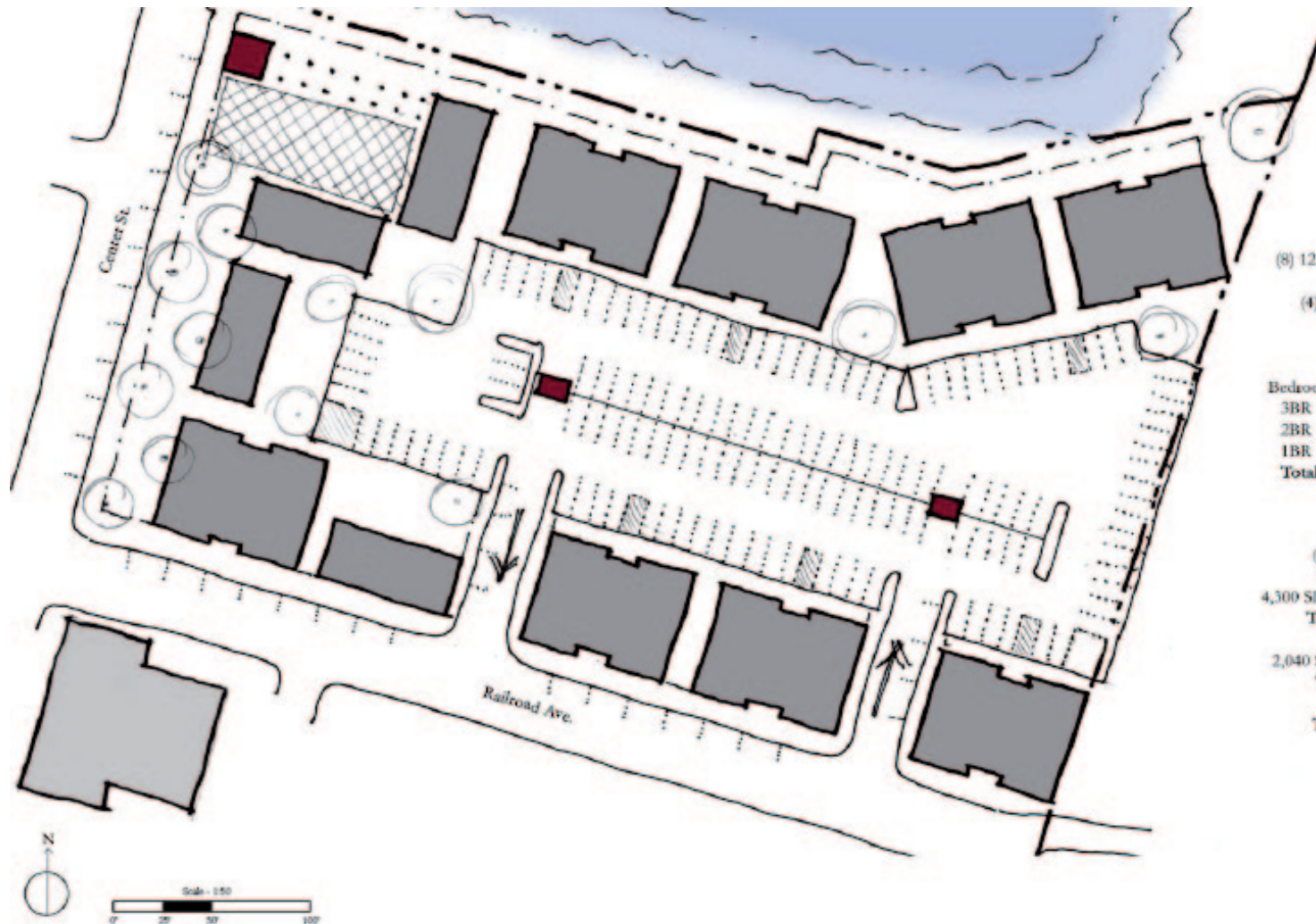
Bedrooms	Units	%
3BR	12	9%
2BR	96	73%
1BR	24	18%
Total	132	

Square Footage
 (Gross SF based on 2BR Units)
 12 Plexes - MF6857 mod.
 4,300 SF x 3 Stories
 12,900 SF/Building
Total Gross SF - 141,900

Parking
 146 Lot Spaces
 30 On-Street Spaces
Total - 176 Spaces

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HAMMONDS FERRY



Buildings
 (8) 12 Plex Buildings - MF6857 mod.
 @ 3 stories
 (4) 6 Plex Buildings - MF6830
 @ 3 stories

	Units	
Bedrooms	#	%
3BR	12	10%
2BR	84	70%
1BR	24	20%
Total	120	

Square Footage
 (Gross SF based on 2BR Units)
 12 Plexes - MF6857 mod.
 4,300 SF x 3 Stories = 12,900 SF/Building
Total 12 Plex SF - 103,200
 6 Plexes - MF6830
 2,040 SF x 3 Stories = 6,120 SF/Building
Total 6 Plex SF - 24,480
Total Gross SF - 127,680

Parking
 143 Lot Spaces
 30 On-Street Spaces
Total - 173 Spaces
 1.4 spots/unit

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