



GLADSTONE + LORETTA SITE STATS

2021-12-23

Site Area (sq.ft.): 107,772
 Total GFA, Excl. Parking (sq.ft.) 1,013,517
 FSI: 9.40

Area Schedule (GFA by Floor)

Level	Retail (Incl. Barrier Free Lobby) (sq.ft.)	Retail Loading (sq.ft.)	L/W Studio (sq.ft.)	Office (sq.ft.)	Existing Building (sq.ft.)	Residential (sq.ft.)			GFA / Level (sq.ft.)	(x) # of Floors	GFA Totals (sq.ft.)
Level P1 - P2									103,476	2	206,952
						Podium 1 Ground Flr	Podium 2 Ground Flr	Podium 3 Ground Flr			
Level 1	17,611	0	2,167	2,761	5,410	5,174	12,497	11,084	56,704	1	56,704
						Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410			13,433	62,765	2	125,530
Level 4	0	0	0	42,976	1,175			13,433	57,584	1	57,584
Level 5	0	0	0	42,029	0			8,464	50,493	1	50,493
Level 6						8,928	8,807	8,464	26,199	1	26,199
Level 7 - 30	0	0	0	0	0	8,928	8,807	8,464	26,199	24	628,776
Level 31	0	0	0	0	0	8,928	8,864	4,087	21,879	1	21,879
Level 32	0	0	0	0	0	8,928	8,864		17,792	1	17,792
Level 33	0	0	0	0	0	5,198	8,864		14,062	1	14,062
Level 34	0	0	0	0	0	5,198			5,198	1	5,198
Level 35	0	0	0	0	0	5,198			5,198	1	5,198
Level 36	0	0	0	0	0	4,102			4,102	1	4,102
											1,013,517

Area Schedule (GFA by Type)

GFA Type	GFA Res.	GFA Totals (sq.ft)
Retail		17,611
Retail Loading		0
Office		175,610
Existing Building		17,405
Residential	Cumulative Ground Floor & Amenity	28,755
	Ground Floor Live/Work (Tower 3)	2,167
	Tower 1 (30 / 35 Flrs.)	260,752
	Tower 2 (29 / 33 Flrs.)	246,767
	Tower 3 (26 / 30 Flrs.)	264,450
	Total Res.	802,891
Totals		1,013,517



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Area Schedule (GFA vs GLA)

Level	Residential GFA (sq.ft.)		
	Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
Level 1	5,174	12,497	13,251
Level 2 - 3			26,866
Level 4			13,433
Level 5			8,464
Level 6	8,928	8,807	8,464
Level 7 - 30	214,272	211,368	203,136
Level 31	8,928	8,864	4,087
Level 32	8,928	8,864	
Level 33	5,198	8,864	
Level 34	5,198		
Level 35	5,198		
Level 36	4,102		
Totals	265,926	259,264	802,891

Res. GLA by Floor Plate (sq.ft.)		
Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
0	0	2,167
		10,633
		10,633
		7,180
5,035	4,986	7,180
7,598	7,569	7,180
7,598	7,596	0
7,598	7,596	
4,282	7,596	
4,282		
4,282		
0		

Residential GLA Total (sq.ft.)					
Tower 1 (35 Flrs.)	%	Tower 2 (33 Flrs.)	%	Tower 3 (30 Flrs.)	%
0	0.0%	0	0.0%	2,167	16.4%
				21,266	79.2%
				10,633	79.2%
				7,180	84.8%
5,035	56.4%	4,986	56.6%	7,180	84.8%
182,352	85.1%	181,656	85.9%	172,320	84.8%
7,598	85.1%	7,596	85.7%	0	0.0%
7,598	85.1%	7,596	85.7%		
4,282	82.4%	7,596	85.7%		
4,282	82.4%				
4,282	82.4%				
0	0.0%				
215,429	81.0%	209,430	80.8%	220,746	79.5%
				645,607	80.4%

Level	Office GFA (sq.ft.)	Office GLA (sq.ft.)	%
Level 1	2,761	0	0.0%
Level 2	43,922	41,542	94.6%
Level 3	43,922	41,542	94.6%
Level 4	42,976	40,596	94.5%
Level 5	42,029	39,649	94.3%
Totals	175,610	163,329	93.0%

Level	Retail GFA (sq.ft.)	Retail GLA (sq.ft.)	%
Level 1	17,611	15,525	88.2%

	Total GFA (sq.ft.)	Total GLA (sq.ft.)	%
Totals (excl. Exist Bldg)	996,112	824,461	82.8%

Unit Count

Unit Type	Target %	% of total	TOWER 1	TOWER 2	TOWER 3	RES. TOTALS
BACHELOR	4%	6.0%	0	25	26	51
URBAN 1 BED	8%	6.1%	27	25	0	52
1 BED	30%	32.7%	108	50	119	277
1 BED + DEN	10%	10.4%	26	30	32	88
2 BED	41%	37.1%	106	107	101	314
2 BED + DEN	4%	4.7%	6	28	6	40
3 BED	2%	2.8%	6	6	12	24
LW	1%					
Totals	100%	100.0%	279	271	296	846

Average Unit Size (GLA/# of Units) = **763 sq.ft.**

