



## GHI Models & 2020 Estimated Monthly Co-op Fees

**MASONRY UNITS** - Brick (318 Units) or Block (256 Units) construction, built in 1937

Unit Type	Style of Unit	# of Units	Sq. Ft.	Crawlspace Charges	Operating Charges	Reserves	*Budgeted Real Estate Taxes	Total Monthly Payment
11	Honeymoon -1 bedroom	16	574		222.35	93.19	153.36	468.90
12	2 bedroom	45	858		260.65	109.24	218.78	588.67
13	2 bedroom	18	1057		287.43	120.45	264.66	672.54
14	2 bedroom	131	1057		287.43	120.45	253.42	661.30
15	2 bedroom w/2 <sup>nd</sup> floor study	62	1074		289.67	121.41	274.73	685.81
16	2 bedroom w/2 <sup>nd</sup> floor study	106	1074		289.67	121.41	269.17	680.25
17	2 bedroom w/1 <sup>st</sup> floor study	44	1107		294.11	123.27	271.07	688.45
18	3 bedroom	10	1070		289.16	121.17	255.93	666.26
19	3 bedroom	26	1148		299.57	125.56	305.76	730.89
20	3 bedroom	19	1148		299.57	125.56	303.90	729.03
21	3 bedroom	30	1154		300.46	125.92	297.91	724.29
22	3 bedroom	45	1157		300.82	126.08	299.63	726.53
23	3 bedroom w/basement	22	1633		364.86	152.92	322.34	840.12
33	Separate homes	5	993		278.80	116.85	239.00	634.65

**FRAME UNITS** - Wood Construction with Vinyl Siding, built in 1941

Unit Type	Style of Unit	# of Units	Sq. Ft.	Crawlspace Charges	Operating Charges	Reserves	*Budgeted Real Estate Taxes	Total Monthly Payment
T1	1 bedroom middle units	56	564	11.52	241.02	78.49	126.07	457.10
S1	1 bedroom end units	84	595	11.78	246.68	80.33	142.41	481.20
F2	2 bedroom (long floor plan)	358	782	13.38	279.90	91.16	199.65	584.09
G2	2 bedroom (wide floor plan)	244	792	13.46	281.70	91.73	206.51	593.40
K3	3 bedroom	250	920	14.56	304.45	99.17	232.56	650.74

**LARGER UNITS** - Townhouses and Single Family construction, built in 1969

Unit Type	Style of Unit	# of Units	Sq. Ft.	Operating Charges	Reserves	*Budgeted Real Estate Taxes	Total Monthly Payment
TH	4 bedroom w/basement	25	2013	282.29	103.65	358.21	744.15
FS	4 bedroom w/basement	4	2368	306.87	112.70	461.71	881.28

Larger Unit Key: (FS)-Single Family, (TH)-Townhouses

**\* NOTE: THE REAL ESTATE TAXES ARE AN ESTIMATE BASED ON A WEIGHTED AVERAGE OF SIMILAR HOMES**



Technical Services Dept.

House Type

**A1.1**

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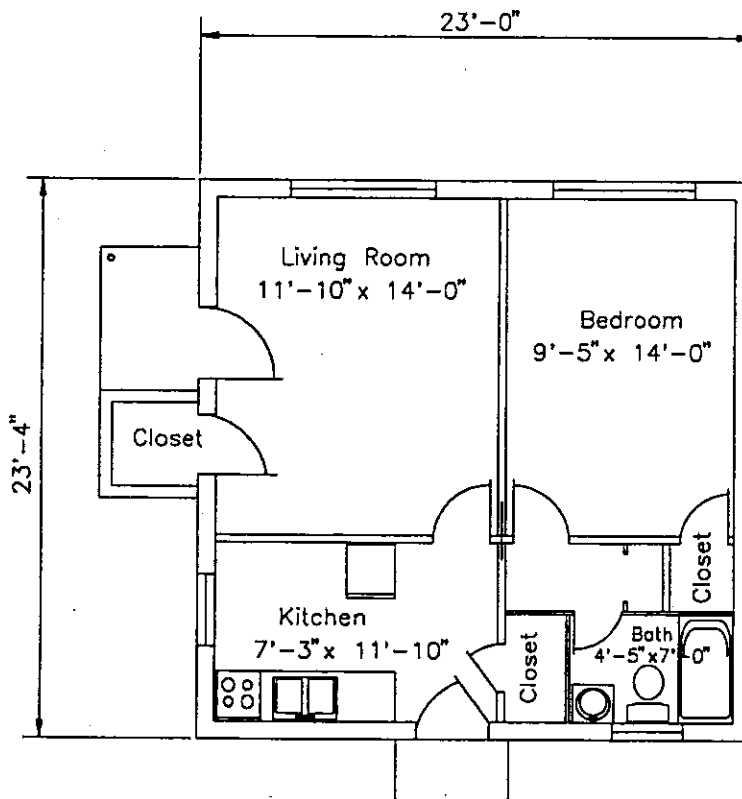
Gross Area Sq. Ft.	555
Useable Area Sq. Ft.	447
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	80%
Average Gross Area per Room	185
Volume (Cubic Ft.)	5,181
Net Area of Living Room (Sq. Ft.)	166
Average Net Area of Bedroom (Sq. Ft.)	132
Net Area of Kitchen (Sq. Ft.)	86
Closet Area per Room (Sq. Ft.)	11
Circulation Area Sq. Ft.	14

Remarks:

TYPE 11

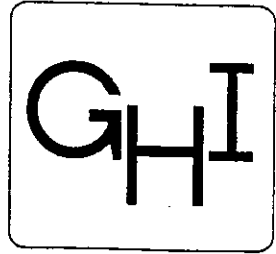
SCALE 1/8" = 1'-0"

Rev. 2-9-96



Floor Plan

1 bedroom brick or block  
Honeymoon  
(574 square feet)



Technical Services Dept.

House Type

C2.6

DATA

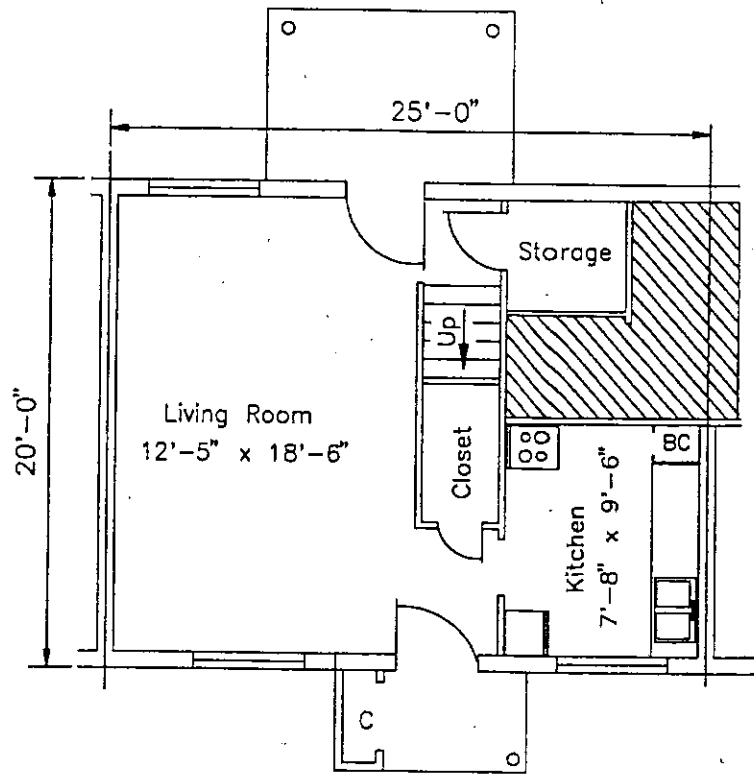
Gross Area Sq. Ft.	836
Useable Area Sq. Ft.	573
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	69%
Average Gross Area per Room	209
Volume (Cubic Ft.)	7,523
Net Area of Living Room (Sq. Ft.)	226
Average Net Area of Bedroom (Sq. Ft.)	98
Net Area of Kitchen (Sq. Ft.)	73
Closet Area per Room (Sq. Ft.)	11
Circulation Area Sq. Ft.	108

Remarks:

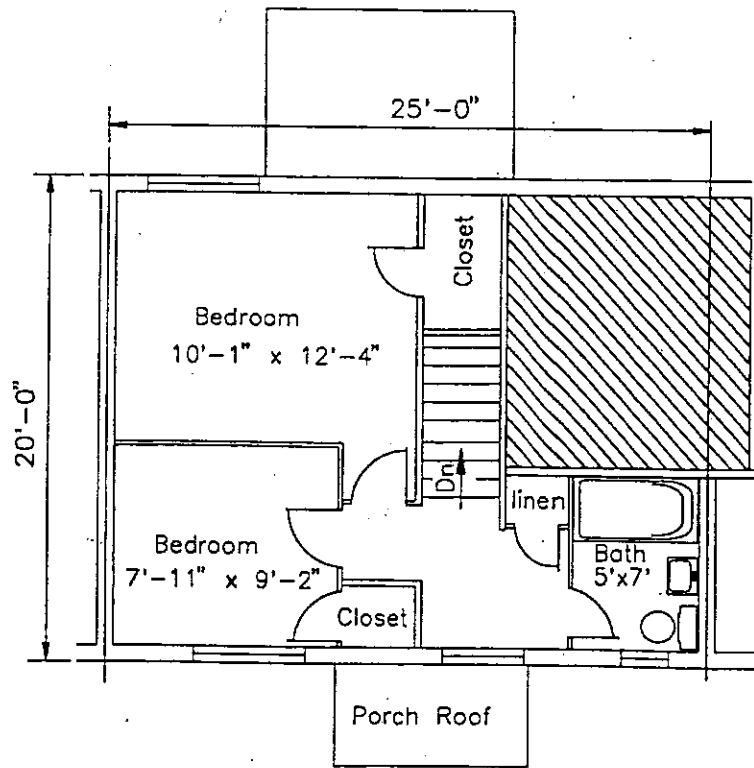
TYPE 12

Scale 1/8" = 1'-0"

Rev. 2-13-96



First Floor



Second Floor



Technical Services Dept.

House Type

**C2.2**

DATA

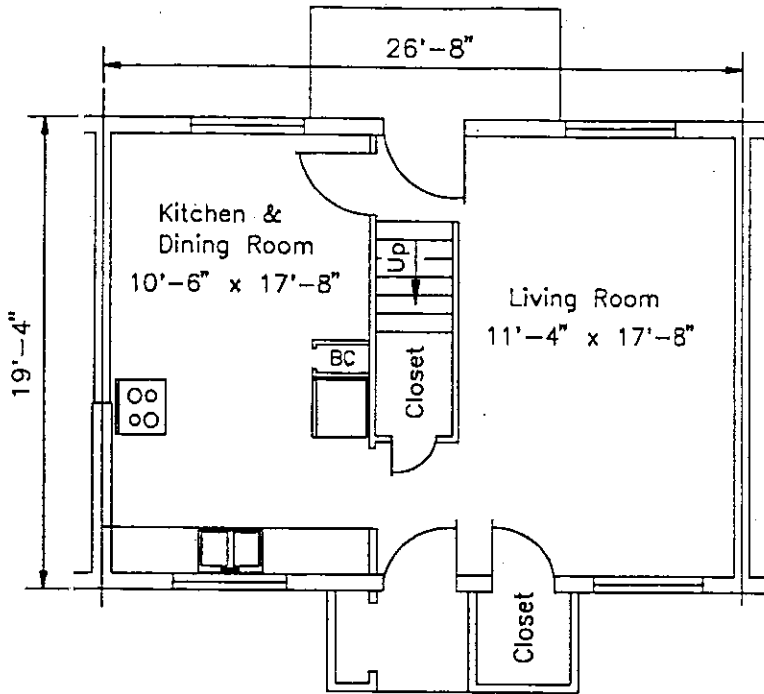
Gross Area Sq. Ft.	1051
Useable Area Sq. Ft.	788
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	73%
Average Gross Area per Room	268
Volume (Cubic Ft.)	9,672
Net Area of Living Room (Sq. Ft.)	200
Average Net Area of Bedroom (Sq. Ft.)	148
Net Area of Kitchen (Sq. Ft.)	95
Closet Area per Room (Sq. Ft.)	18
Circulation Area Sq. Ft.	92

Remarks:

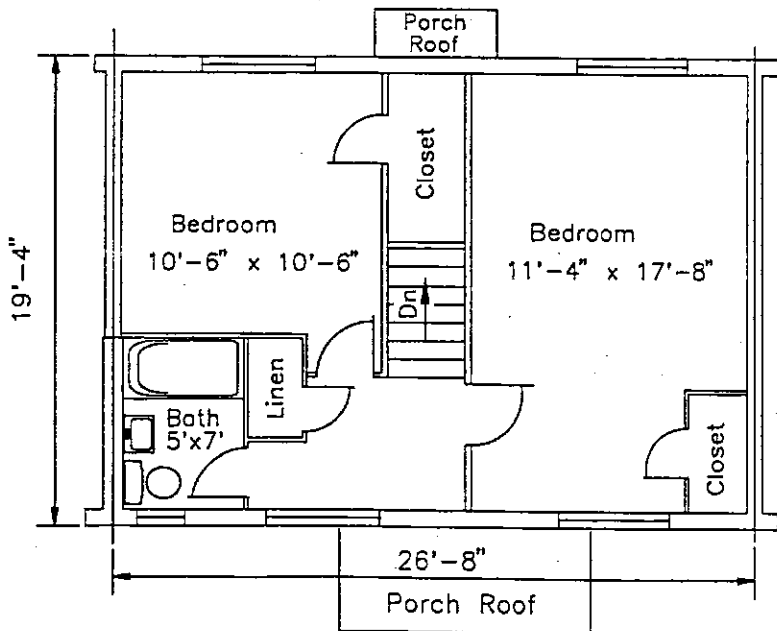
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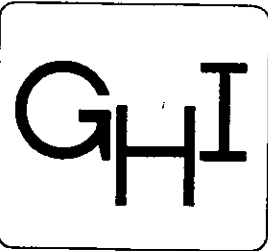
Rev. 2-9-96



First Floor



Second Floor



Technical Services Dept.

House Type

**C2.1**

DATA

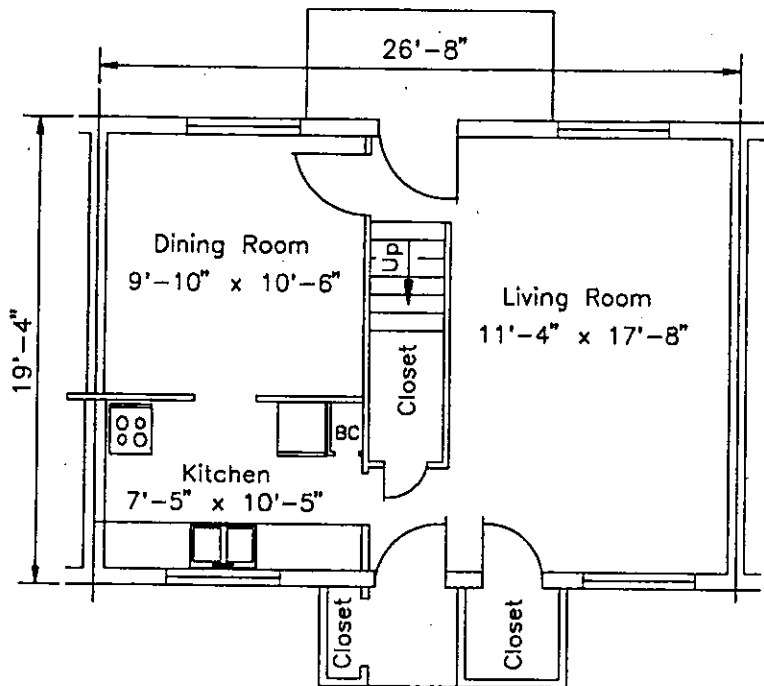
Gross Area Sq. Ft.	1051
Useable Area Sq. Ft.	783
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	73%
Average Gross Area per Room	215
Volume (Cubic Ft.)	9,672
Net Area of Living Room (Sq. Ft.)	200
Average Net Area of Bedroom (Sq. Ft.)	188
Net Area of Kitchen (Sq. Ft.)	77
Closet Area per Room (Sq. Ft.)	14
Circulation Area Sq. Ft.	92

Remarks:

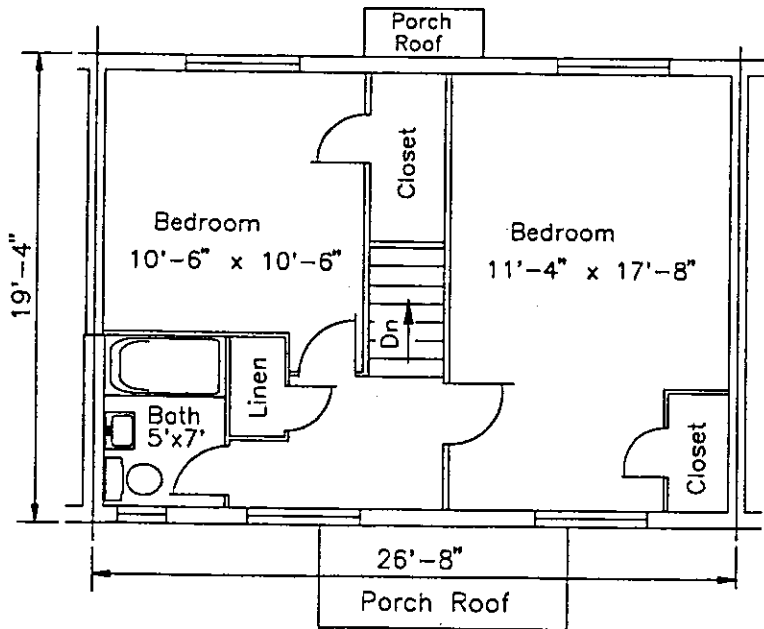
TYPE 14

Scale 1/8" = 1'-0"

Rev. 2-9-96



First Floor



Second Floor

2 bedroom brick or block  
(1057 square feet)



Technical Services Dept.

House Type

**C2.8**

DATA

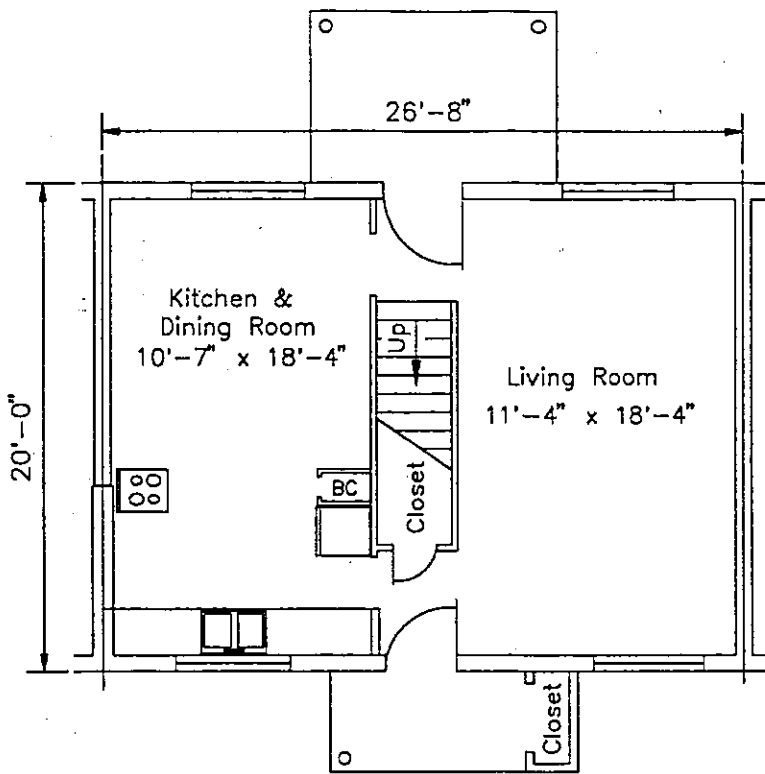
Gross Area Sq. Ft.	1027
Useable Area Sq. Ft.	794
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	74%
Average Gross Area per Room	213
Volume (Cubic Ft.)	9,598
Net Area of Living Room (Sq. Ft.)	208
Average Net Area of Bedroom (Sq. Ft.)	122
Net Area of Kitchen (Sq. Ft.)	95
Closet Area per Room (Sq. Ft.)	14
Circulation Area Sq. Ft.	105

Remarks:

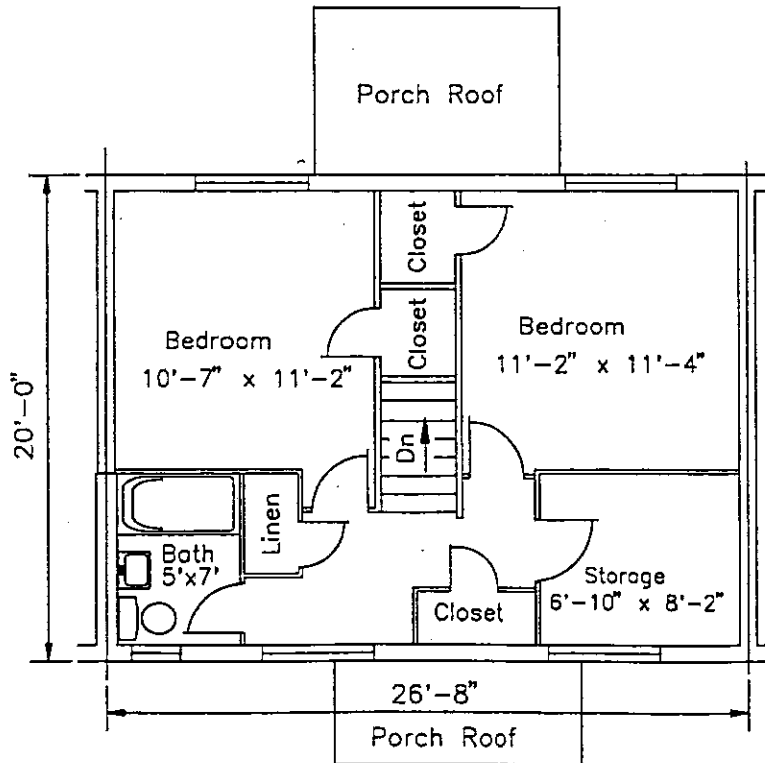
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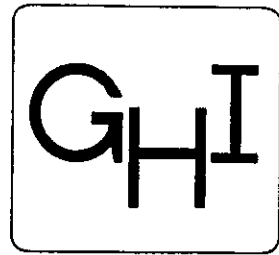
Rev. 2-9-96



First Floor



Second Floor



Technical Services Dept.

House Type

**C2.7**

DATA

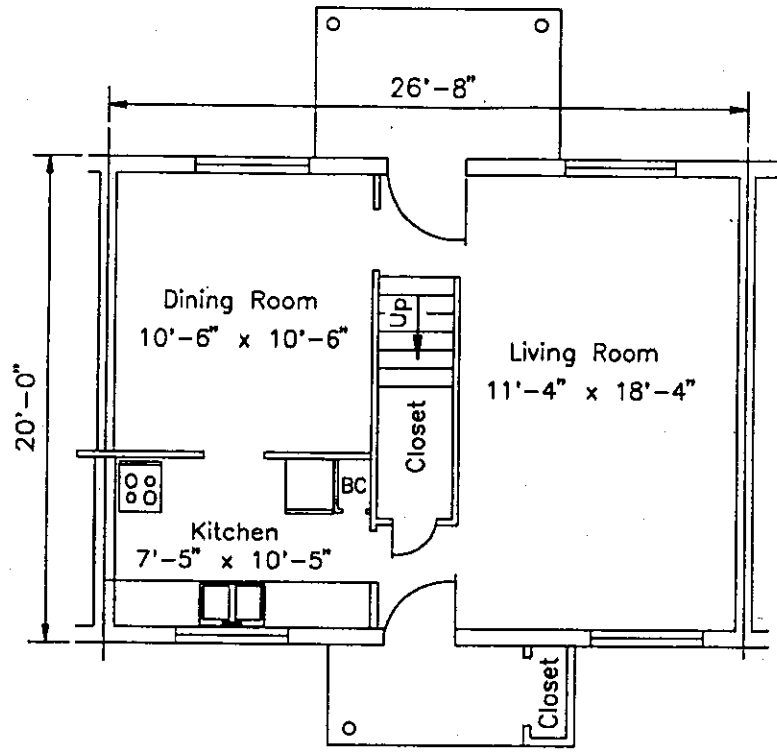
Gross Area Sq. Ft.	1027
Useable Area Sq. Ft.	789
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	74%
Average Gross Area per Room	213
Volume (Cubic Ft.)	9,598
Net Area of Living Room (Sq. Ft.)	208
Average Net Area of Bedroom (Sq. Ft.)	122
Net Area of Kitchen (Sq. Ft.)	95
Closet Area per Room (Sq. Ft.)	14
Circulation Area Sq. Ft.	105

Remarks:

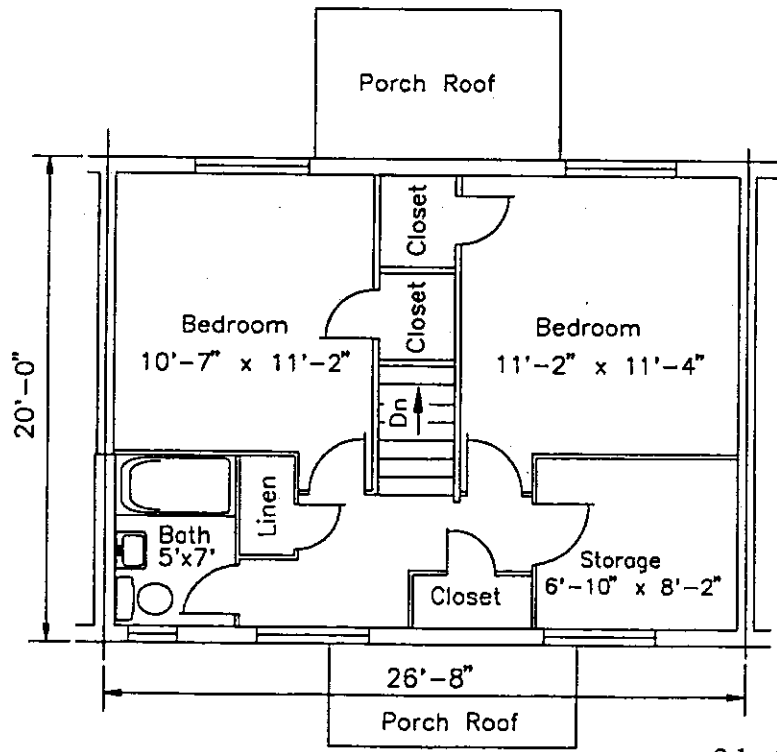
TYPE 16

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Rev. 2-9-96

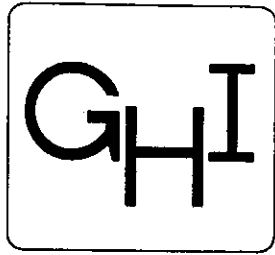


First Floor



Second Floor

2 bedroom w/upstairs study brick or block  
(1074 square feet)



Technical Services Dept.

House Type

**C2.4**

DATA

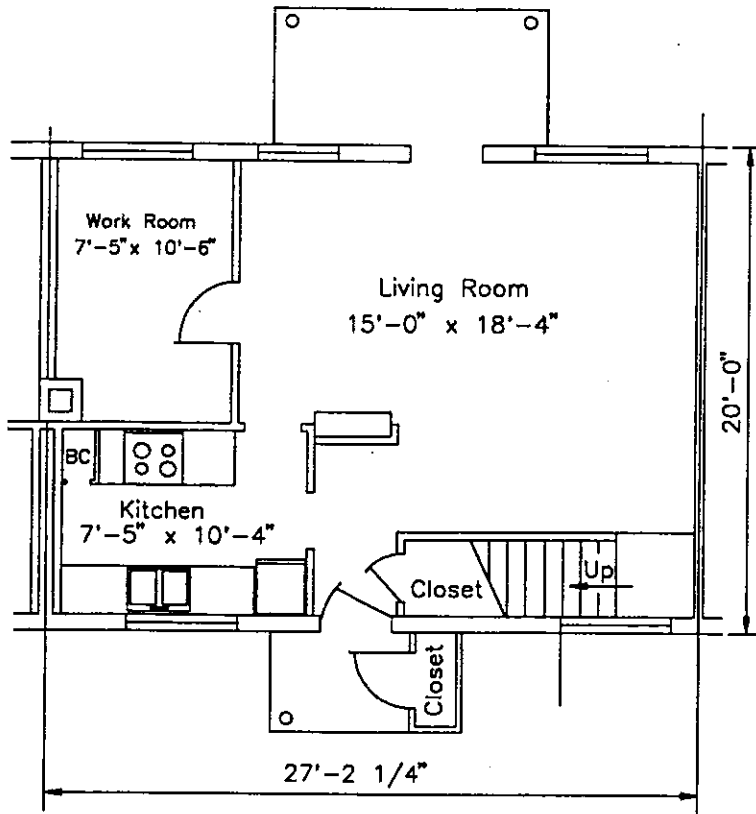
Gross Area Sq. Ft.	1095
Useable Area Sq. Ft.	806
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	75%
Average Gross Area per Room	216
Volume (Cubic Ft.)	9,730
Net Area of Living Room (Sq. Ft.)	242
Average Net Area of Bedroom (Sq. Ft.)	166
Net Area of Kitchen (Sq. Ft.)	77
Closet Area per Room (Sq. Ft.)	9
Circulation Area Sq. Ft.	94

Remarks:

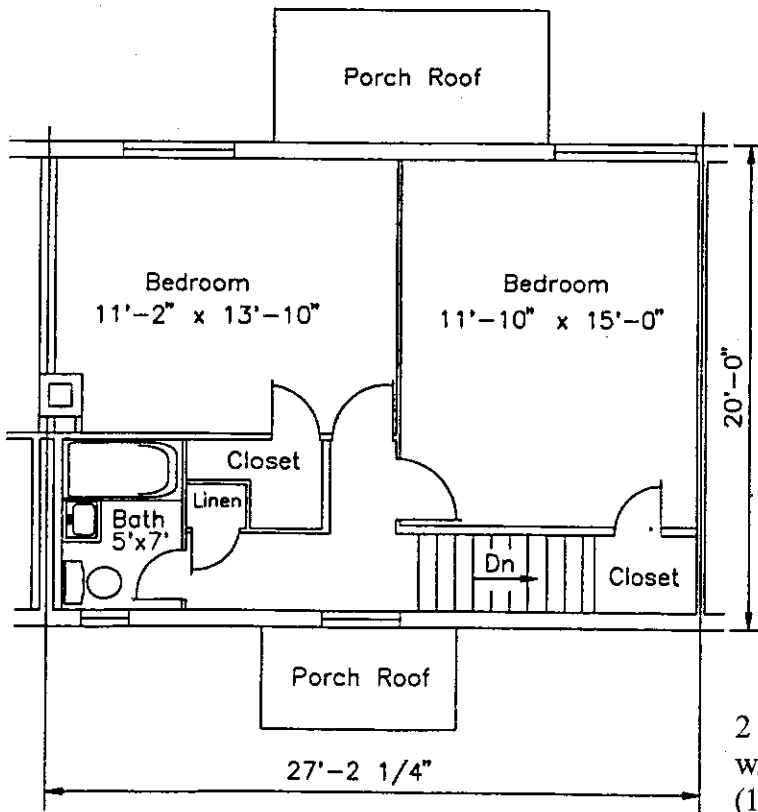
TYPE 17

Scale 1/8" = 1'-0"

Rev. 2-9-96



First Floor



Second Floor

2 bedroom brick or block  
w/downstairs study  
(1107 square feet)





Technical Services Dept.

House Type

**C3.1**

DATA

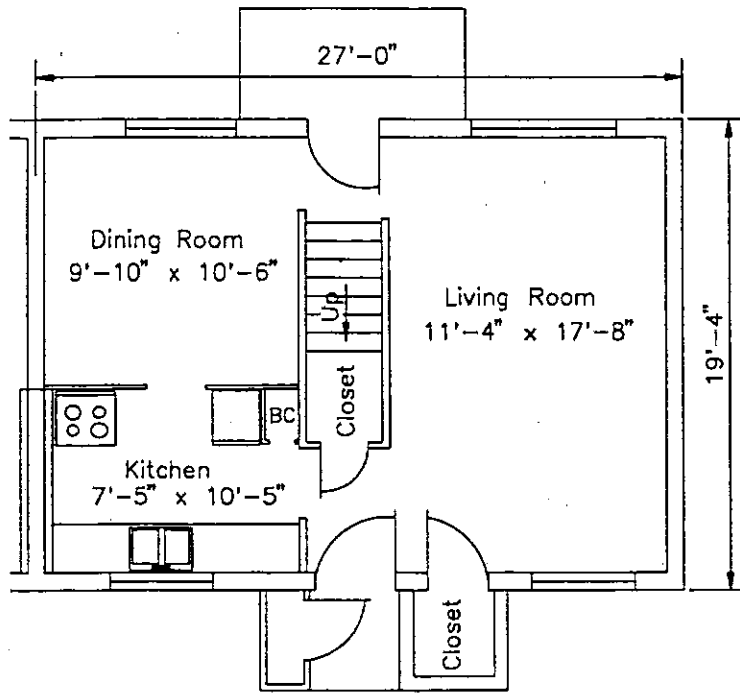
Gross Area Sq. Ft.	1072
Useable Area Sq. Ft.	764
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	70%
Average Gross Area per Room	181
Volume (Cubic Ft.)	9785
Net Area of Living Room (Sq. Ft.)	200
Average Net Area of Bedroom (Sq. Ft.)	94
Net Area of Kitchen (Sq. Ft.)	79
Closet Area per Room (Sq. Ft.)	11
Circulation Area Sq. Ft.	98

Remarks:

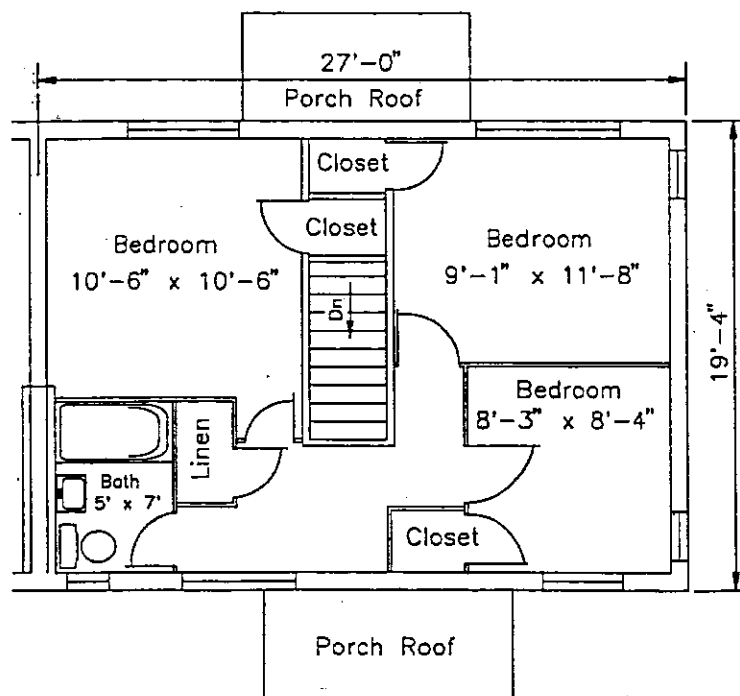
TYPE 18

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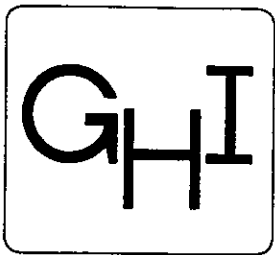
Rev. 2-9-96



First Floor



Second Floor



Technical Services Dept.

House Type

**C3.3**

DATA

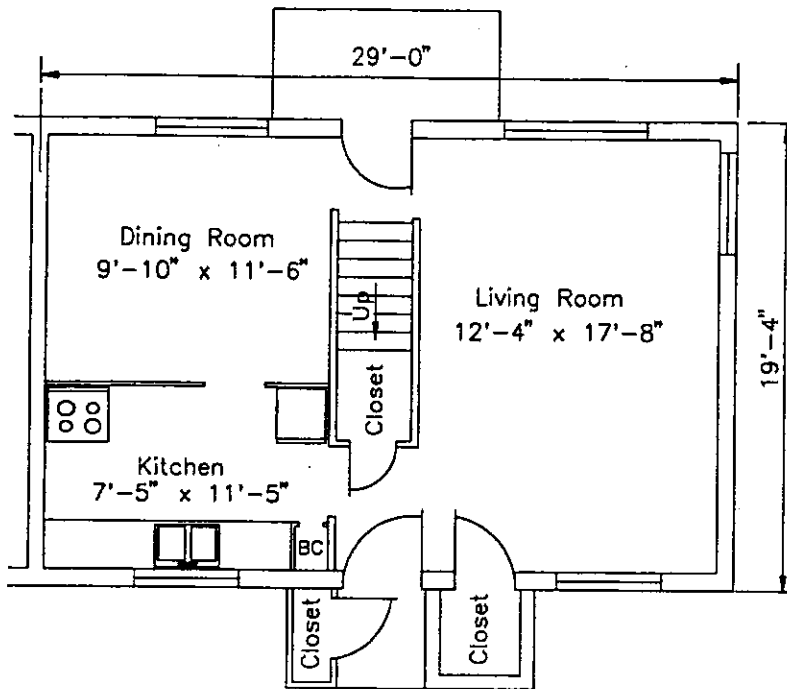
Gross Area Sq. Ft.	1141
Useable Area Sq. Ft.	838
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	72%
Average Gross Area per Room	195
Volume (Cubic Ft.)	10,527
Net Area of Living Room (Sq. Ft.)	218
Average Net Area of Bedroom (Sq. Ft.)	107
Net Area of Kitchen (Sq. Ft.)	85
Closet Area per Room (Sq. Ft.)	11
Circulation Area Sq. Ft.	112

Remarks:

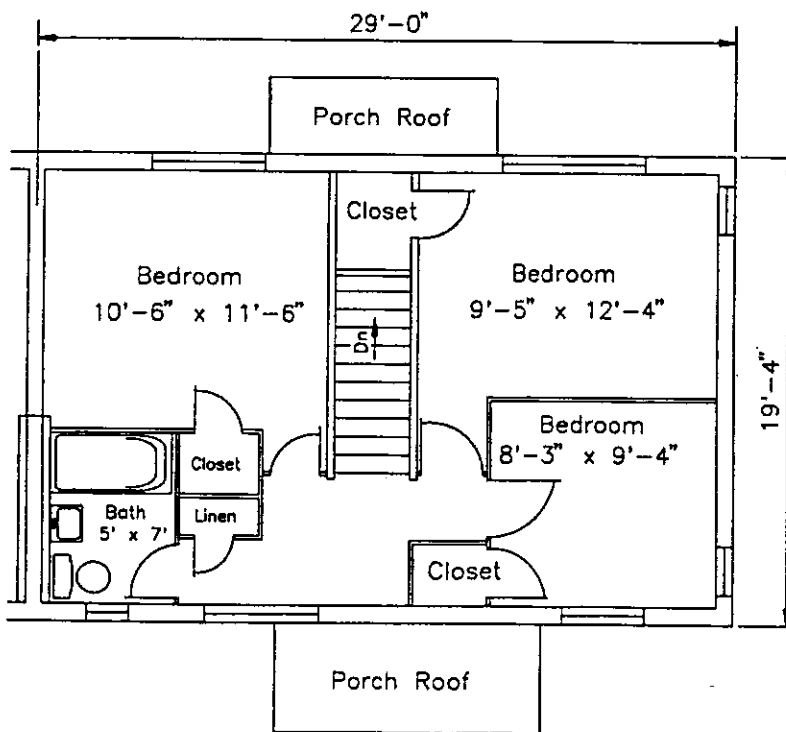
TYPE 19

Scale 1/8" = 1'-0"

Rev. 2-9-96

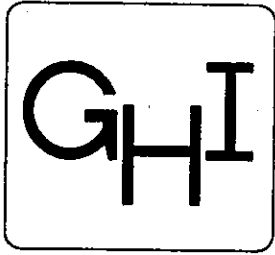


First Floor



Second Floor

3 bedroom brick or block  
(1148 square feet)



Technical Services Dept.

House Type

**C3.2**

DATA

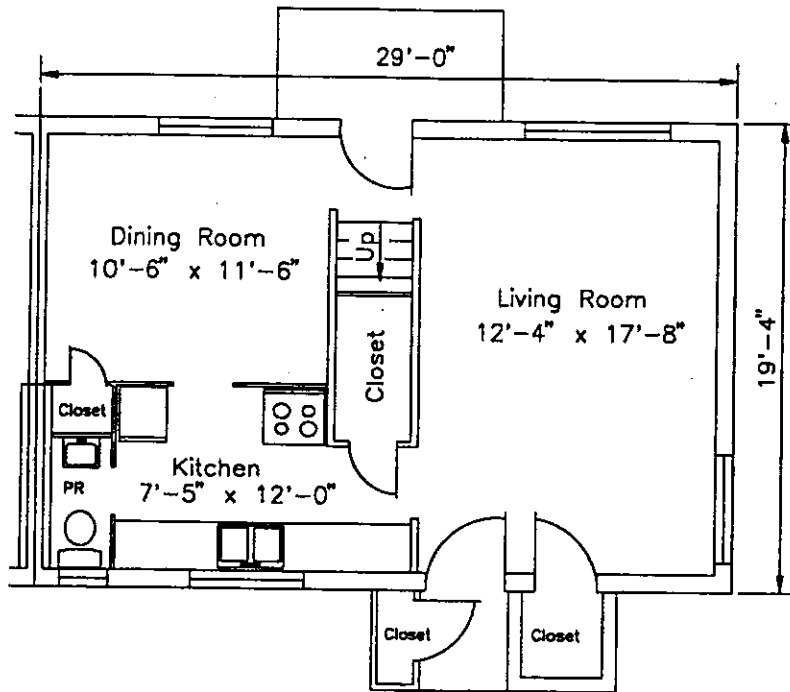
Gross Area Sq. Ft.	1141
Useable Area Sq. Ft.	850
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	73%
Average Gross Area per Room	195
Volume (Cubic Ft.)	10,527
Net Area of Living Room (Sq. Ft.)	218
Average Net Area of Bedroom (Sq. Ft.)	107
Net Area of Kitchen (Sq. Ft.)	81
Closet Area per Room (Sq. Ft.)	12
Circulation Area Sq. Ft.	87

Remarks:

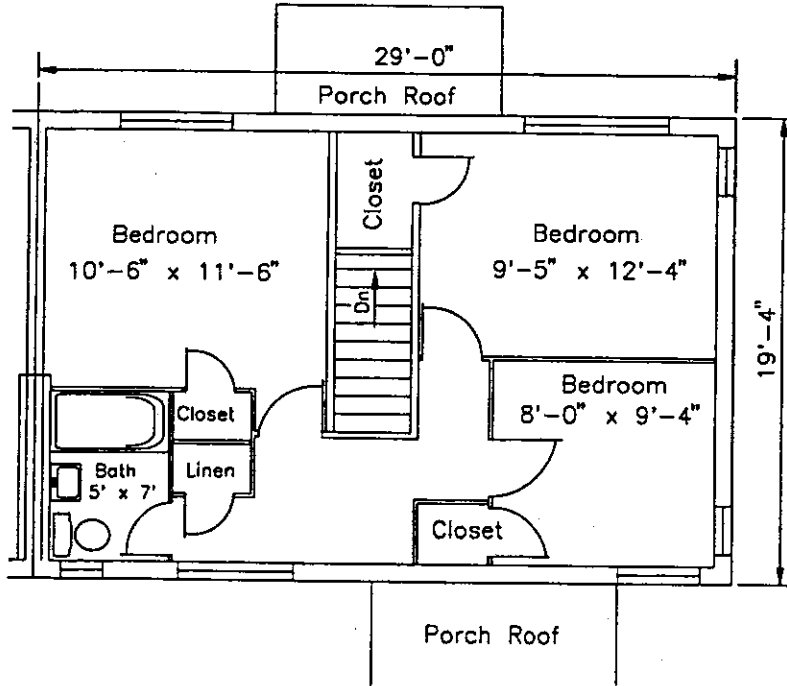
TYPE 20

Scale 1/8" = 1'-0"

Rev. 2-9-96

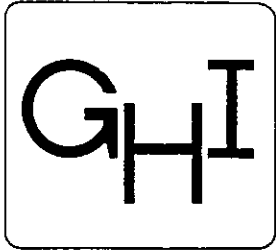


First Floor



Second Floor

3 bedroom brick or block  
(1148 square feet)



Technical Services Dept.

House Type

**C3.6**

DATA

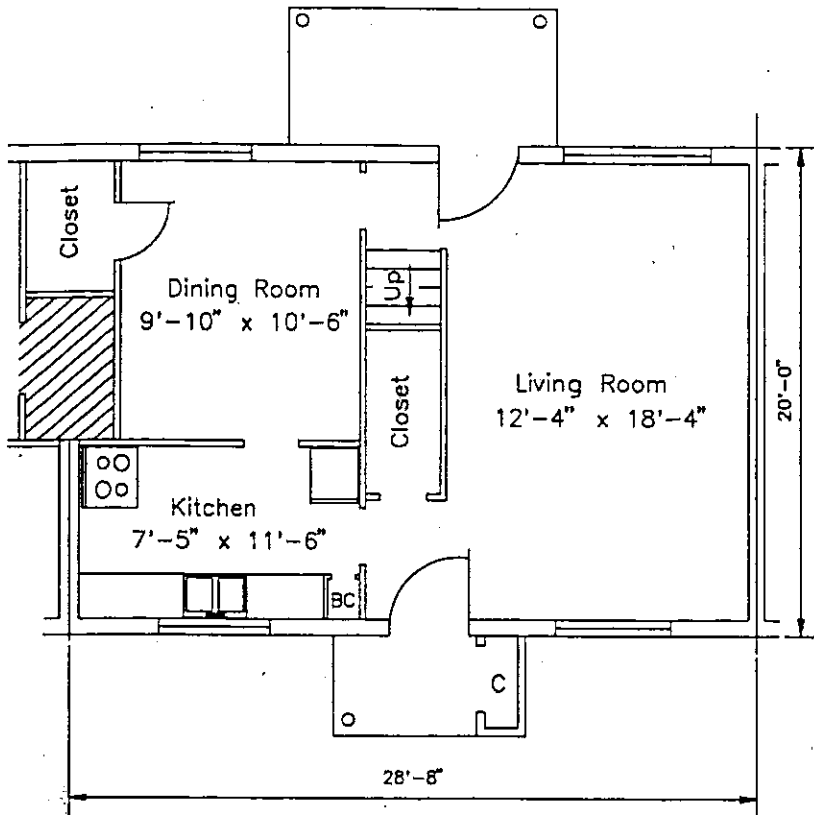
Gross Area Sq. Ft.	1146
Useable Area Sq. Ft.	854
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	75%
Average Gross Area per Room	191
Volume (Cubic Ft.)	10,318
Net Area of Living Room (Sq. Ft.)	226
Average Net Area of Bedroom (Sq. Ft.)	108
Net Area of Kitchen (Sq. Ft.)	85
Closet Area per Room (Sq. Ft.)	13
Circulation Area Sq. Ft.	101

Remarks:

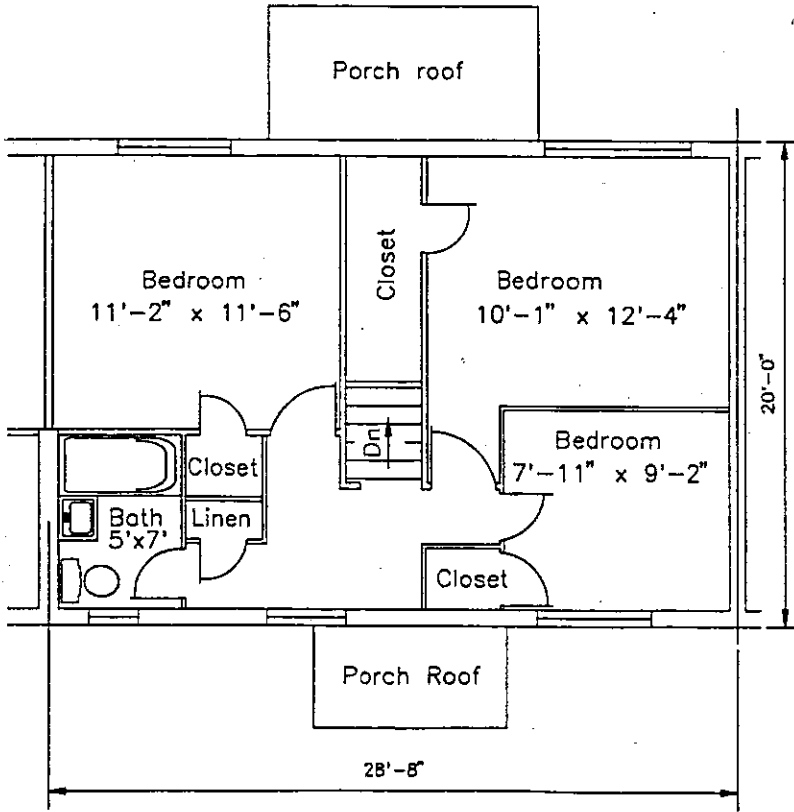
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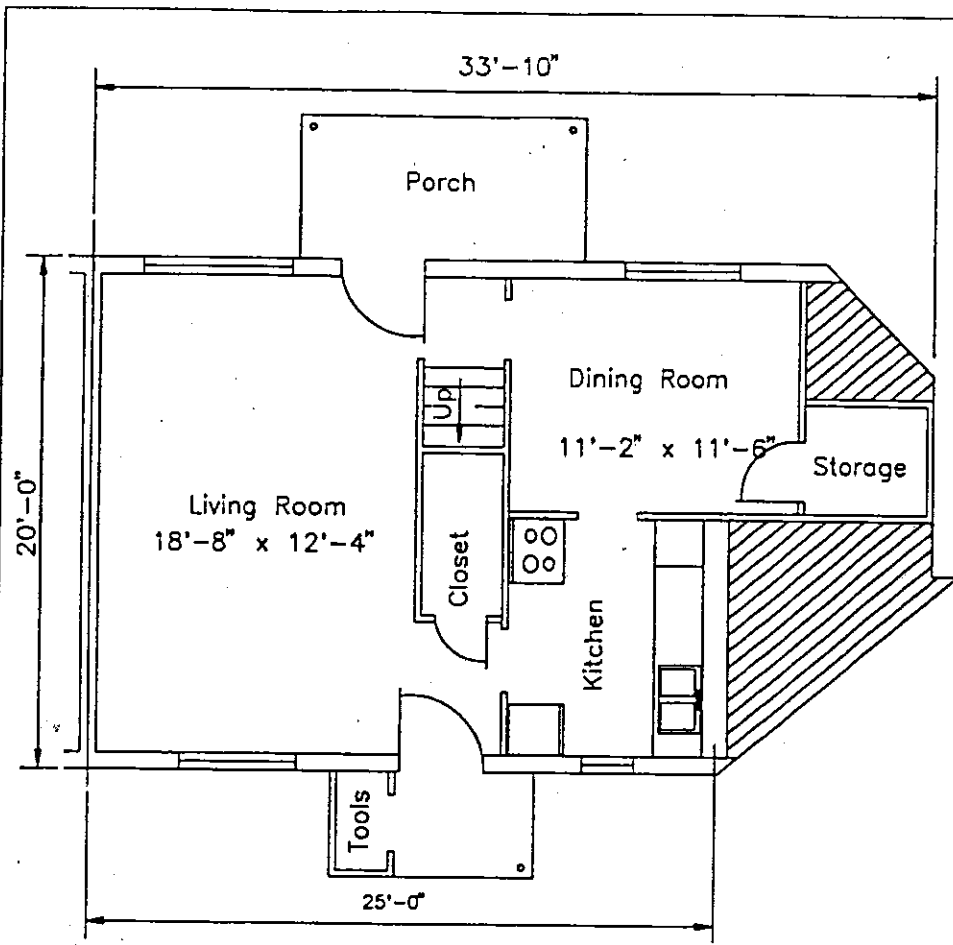
Rev. 2-13-96



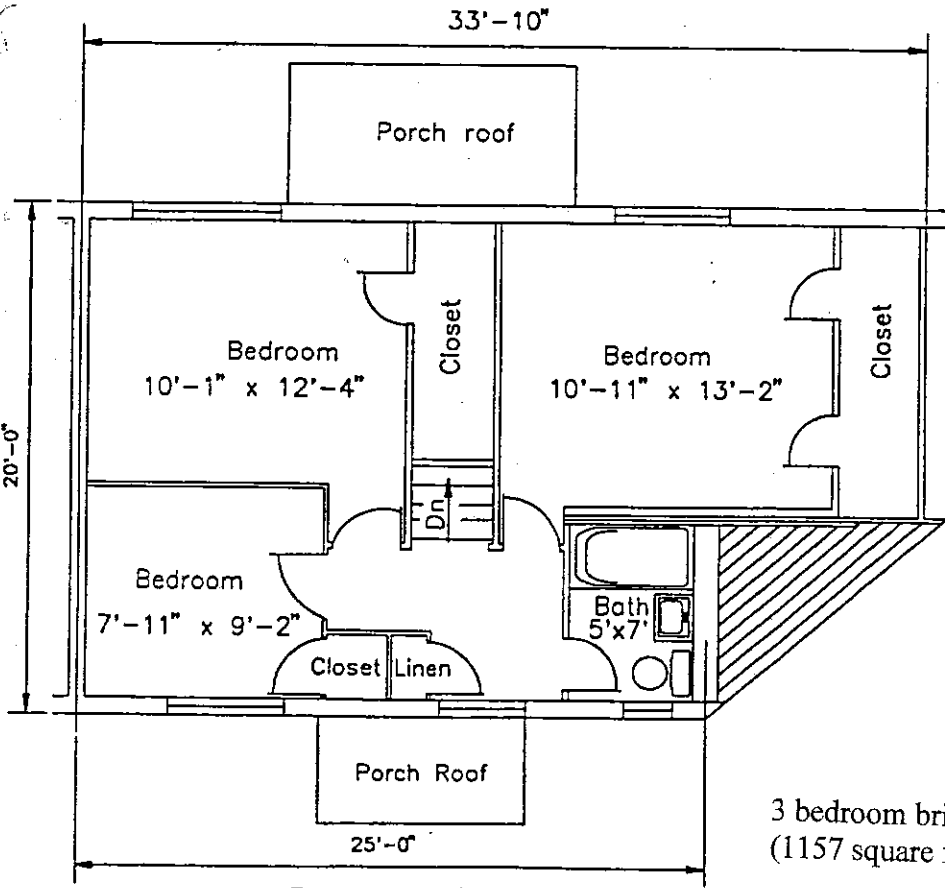
First Floor



Second Floor



First Floor



Second Floor



Technical Services Dept.  
House Type  
**C3.9**

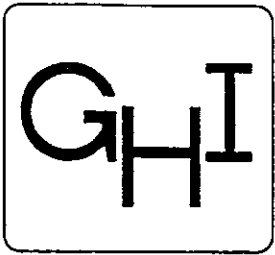
DATA	
Gross Area Sq. Ft.	—
Useable Area Sq. Ft.	669
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	84'
Average Gross Area per Room	111
Volume (Cubic Ft.)	—
Net Area of Living Room (Sq. Ft.)	123
Average Net Area of Bedroom (Sq. Ft.)	114
Net Area of Kitchen (Sq. Ft.)	77
Closet Area per Room (Sq. Ft.)	—
Circulation Area Sq. Ft.	—

Remarks:  
TYPE 22

Scale 1/8" = 1'-0"  
Rev. 4-9-97

Note:  
Match with Type 12

3 bedroom brick or block  
(1157 square feet)



Technical Services Dept.

House Type

C3.7

DATA

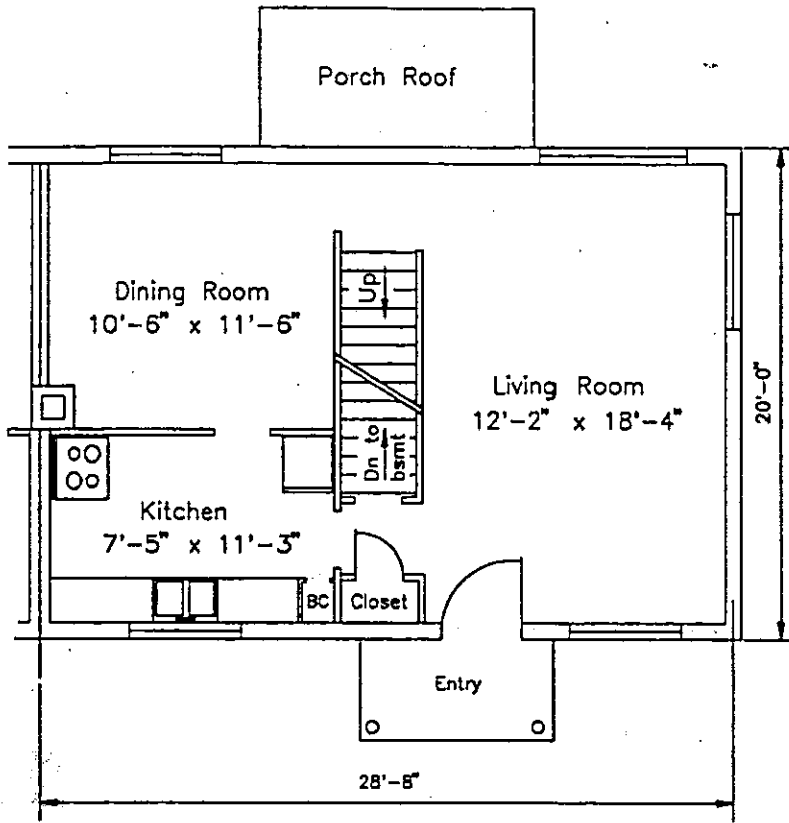
Gross Area Sq. Ft.	1577
Useable Area Sq. Ft.	1229
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	71%
Average Gross Area per Room	216
Volume (Cubic Ft.)	15,338
Net Area of Living Room (Sq. Ft.)	226
Average Net Area of Bedroom (Sq. Ft.)	108
Net Area of Kitchen (Sq. Ft.)	85
Closet Area per Room (Sq. Ft.)	5
Circulation Area Sq. Ft.	149

Remarks:

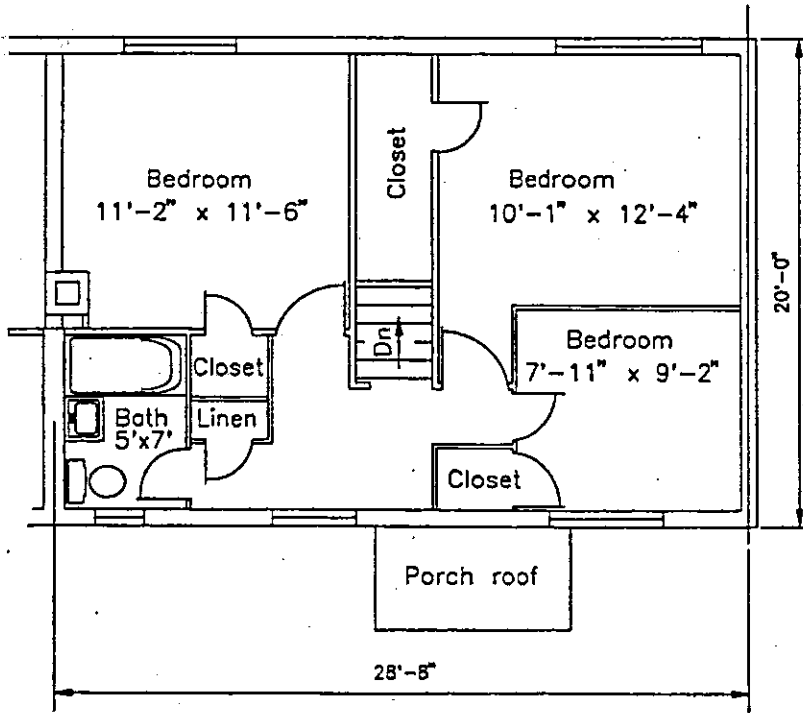
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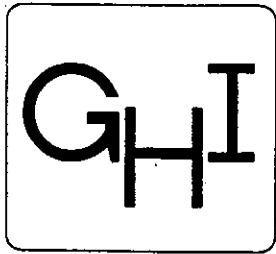
Rev. 2-9-96



First Floor



Second Floor



Technical Services Dept.

House Type  
(Frame)

T-1

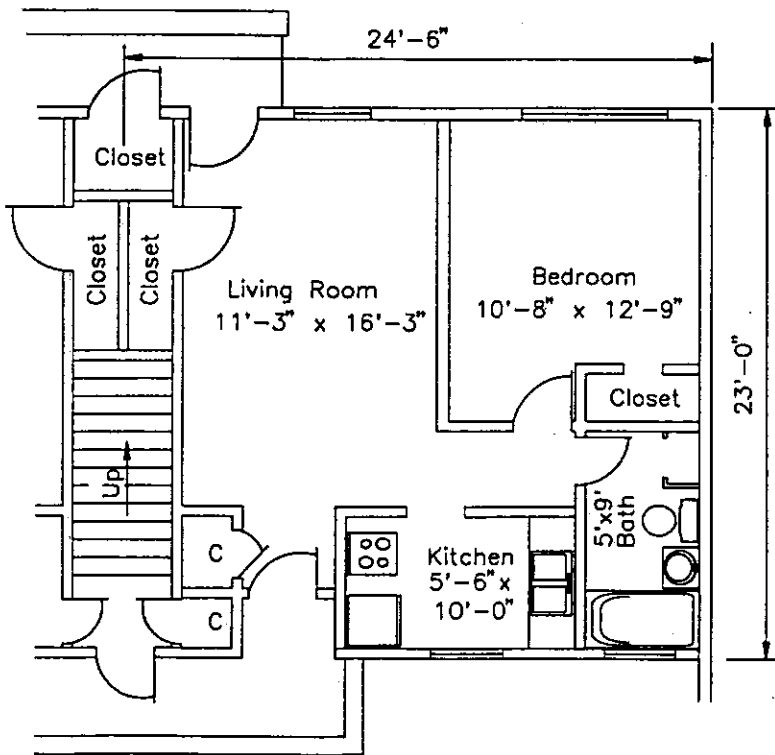
DATA

Gross Area Sq. Ft.	564
Useable Area Sq. Ft.	486
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	86%
Average Gross Area per Room	102
Volume (Cubic Ft.)	451
Net Area of Living Room (Sq. Ft.)	183
Average Net Area of Bedroom (Sq. Ft.)	126
Net Area of Kitchen (Sq. Ft.)	55
Closet Area per Room (Sq. Ft.)	15
Circulation Area Sq. Ft.	17

Remarks:

Scale 1/8" = 1'-0"

Rev. 2-14-96



First Floor

1 bedroom frame middle



Technical Services Dept.

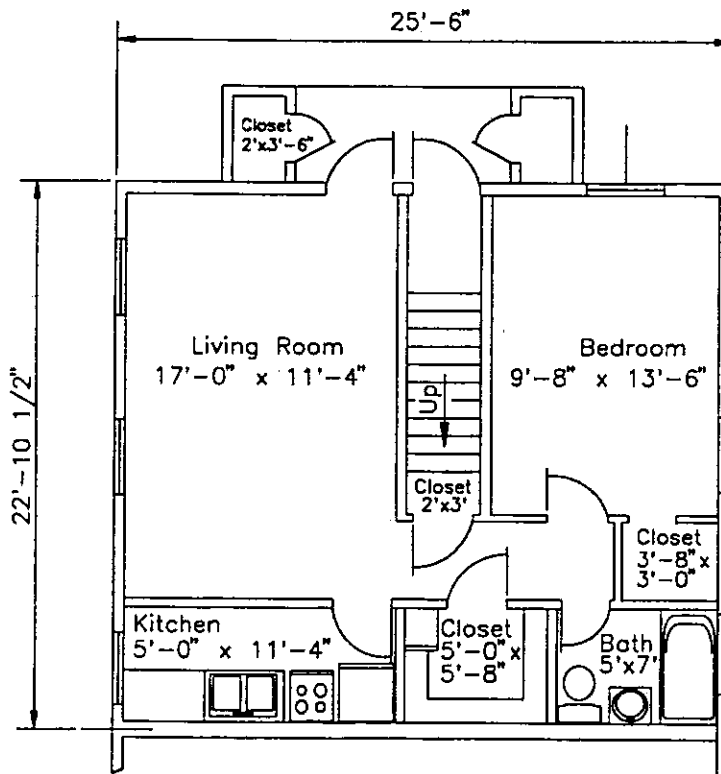
House Type  
(Frame)  
**S-1**

DATA

Gross Area Sq. Ft.	583
Useable Area Sq. Ft.	508
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	77%
Average Gross Area per Room	104
Volume (Cubic Ft.)	5280
Net Area of Living Room (Sq. Ft.)	193
Average Net Area of Bedroom (Sq. Ft.)	131
Net Area of Kitchen (Sq. Ft.)	57
Closet Area per Room (Sq. Ft.)	20
Circulation Area Sq. Ft.	28

Remarks:

Rev. 2-14-96

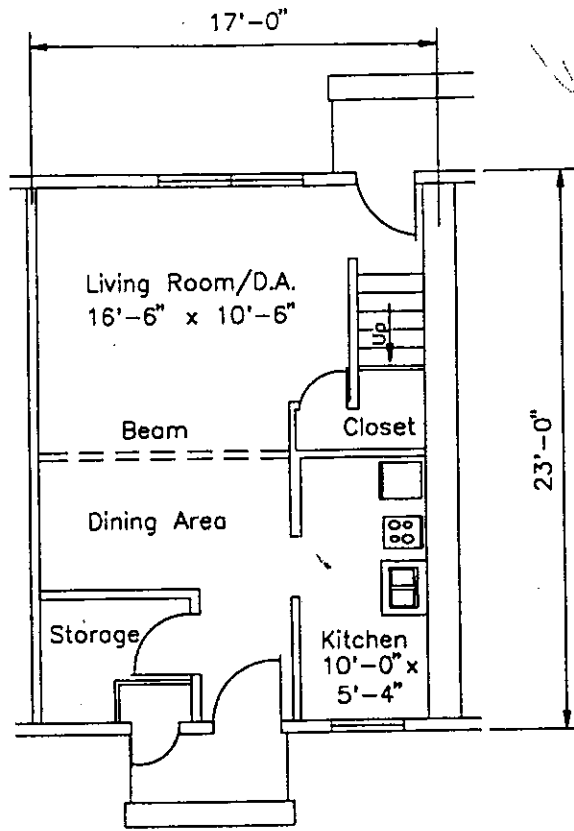


First Floor

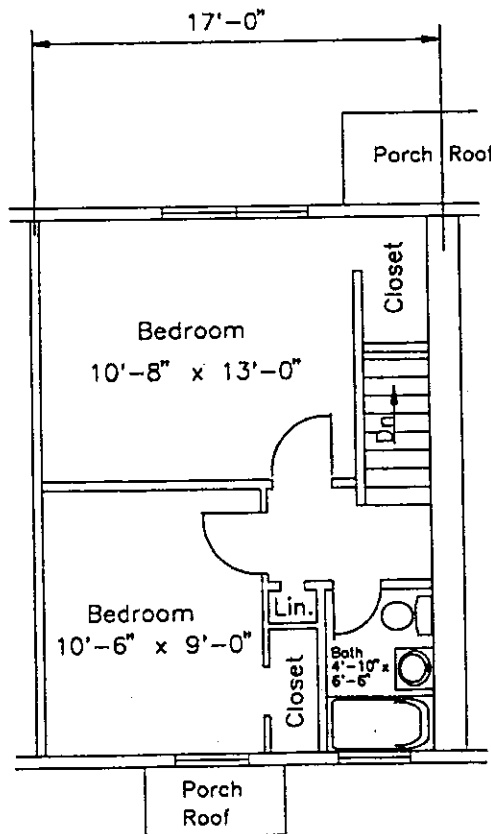
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1 bedroom frame end

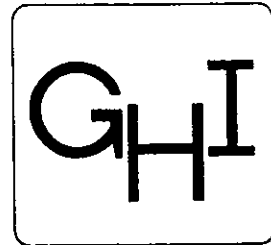




First Floor



Second Floor



Technical Services Dept.

House Type  
(Frame)

F-2

DATA

Gross Area Sq. Ft.	789
Useable Area Sq. Ft.	628
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	79%
Average Gross Area per Room	113
Volume (Cubic Ft.)	6336
Net Area of Living Room (Sq. Ft.)	165
Average Net Area of Bedroom (Sq. Ft.)	117
Net Area of Kitchen (Sq. Ft.)	53
Closet Area per Room (Sq. Ft.)	17
Circulation Area Sq. Ft.	56

Remarks:

Scale 1/8" = 1'-0"  
Rev. 2-13-96

2 bedroom frame

Long floor plan



Technical Services Dept.

House Type  
(Frame)

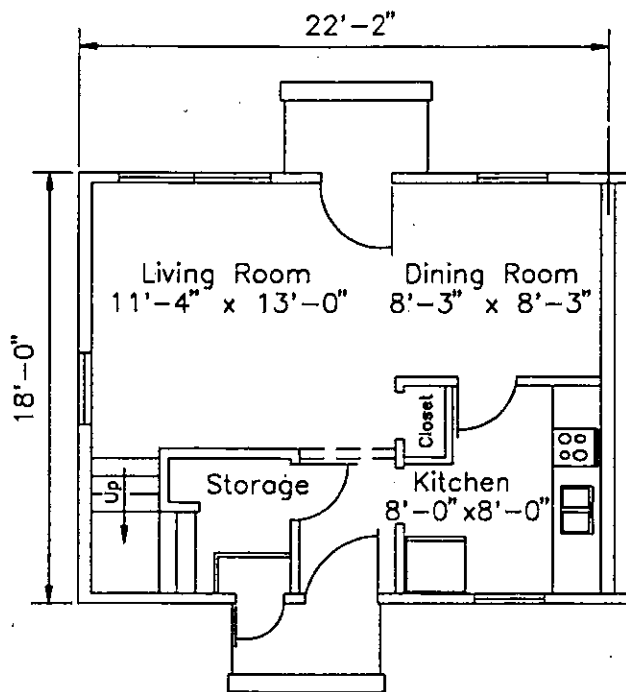
G-2

DATA

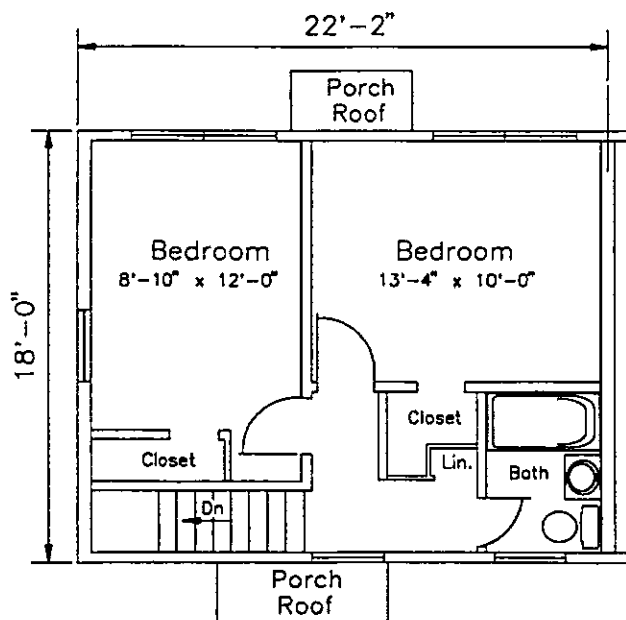
Gross Area Sq. Ft.	798
Useable Area Sq. Ft.	659
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	83%
Average Gross Area per Room	113
Volume (Cubic Ft.)	6336
Net Area of Living Room (Sq. Ft.)	147
Average Net Area of Bedroom (Sq. Ft.)	120
Net Area of Kitchen (Sq. Ft.)	60
Closet Area per Room (Sq. Ft.)	32
Circulation Area Sq. Ft.	59

Remarks:

Scale 1/8" = 1'-0"  
Rev. 2-13-96



First Floor



Second Floor

2 bedroom frame  
Wide floor plan



Technical Services Dept.

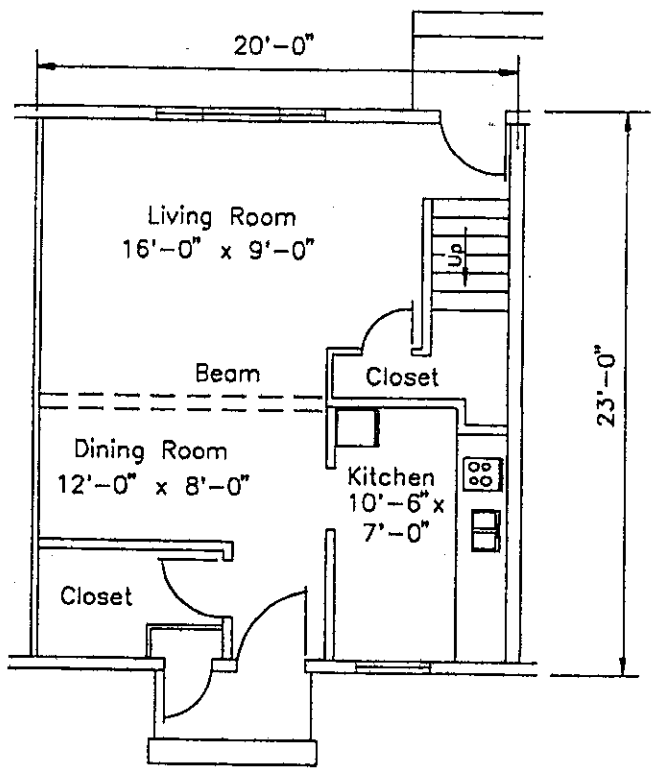
House Type  
(Frame)  
**K-3**

DATA

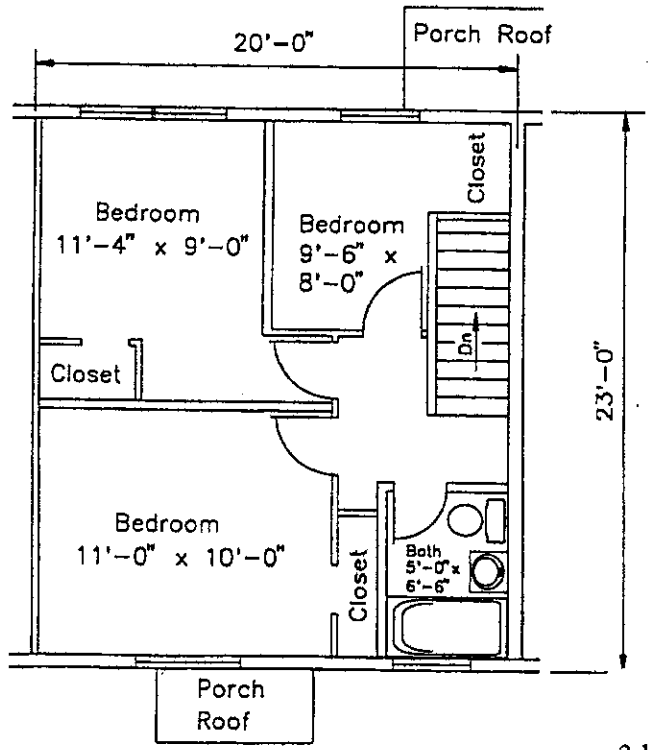
Gross Area Sq. Ft.	928
Useable Area Sq. Ft.	769
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	83%
Average Gross Area per Room	106
Volume (Cubic Ft.)	7,421
Net Area of Living Room (Sq. Ft.)	144
Average Net Area of Bedroom (Sq. Ft.)	96
Net Area of Kitchen (Sq. Ft.)	74
Closet Area per Room (Sq. Ft.)	16
Circulation Area Sq. Ft.	69

Remarks:

SCALE 1/8" = 1'-0"  
Rev. 2-13-96

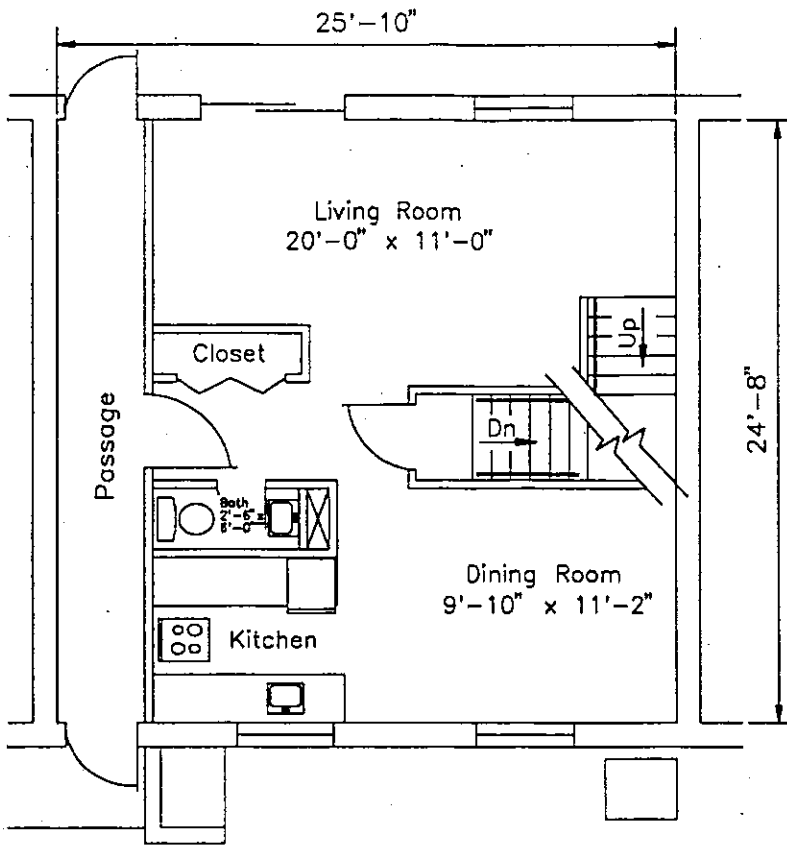


First Floor



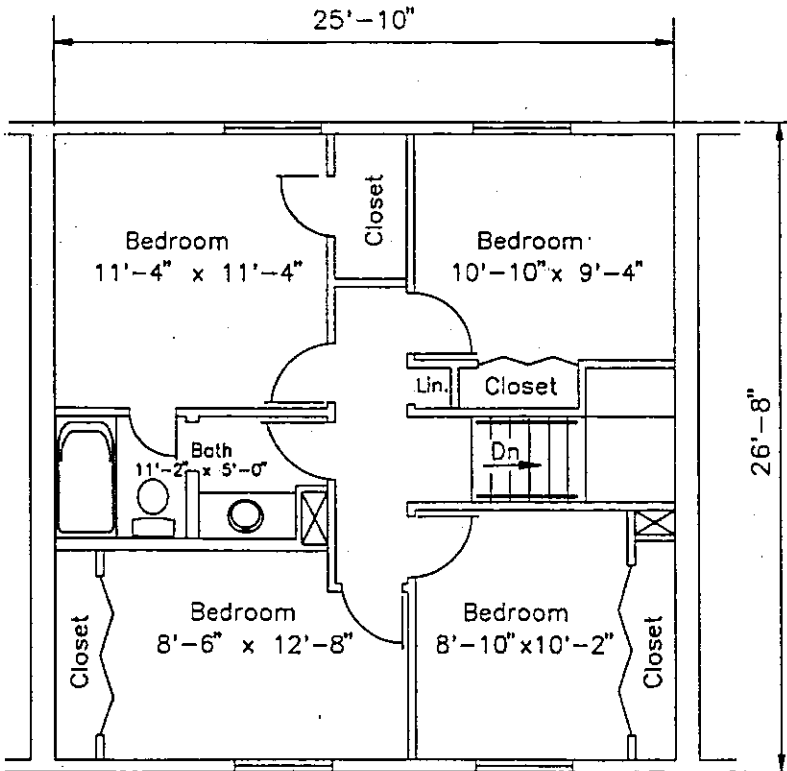
Second Floor

3 bedroom frame



### First Floor

Scale 1/8" = 1'-0"



### Second Floor

Scale 1/8" = 1'-0"

Rev. 2-9-96  
Compr #Twnhse1a



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### Townhouse (First Floor)

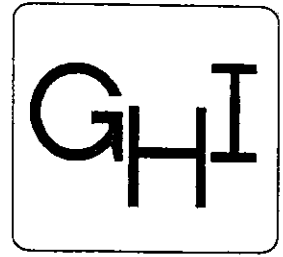
#### DATA

Gross Area Sq. Ft.	638
Useable Area Sq. Ft.	476
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	70%
Average Gross Area per Room	163
Volume (Cubic Ft.)	4720
Net Area of Living Room (Sq. Ft.)	215
Average Net Area of Bedroom (Sq. Ft.)	—
Net Area of Kitchen (Sq. Ft.)	54
Closet Area per Room (Sq. Ft.)	10
Circulation Area Sq. Ft.	72

### Townhouse (Second Floor)

#### DATA

Gross Area Sq. Ft.	689
Useable Area Sq. Ft.	576
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	87%
Average Gross Area per Room	112
Volume (Cubic Ft.)	5512
Net Area of Living Room (Sq. Ft.)	—
Average Net Area of Bedroom (Sq. Ft.)	112
Net Area of Kitchen (Sq. Ft.)	—
Closet Area per Room (Sq. Ft.)	11
Circulation Area Sq. Ft.	37



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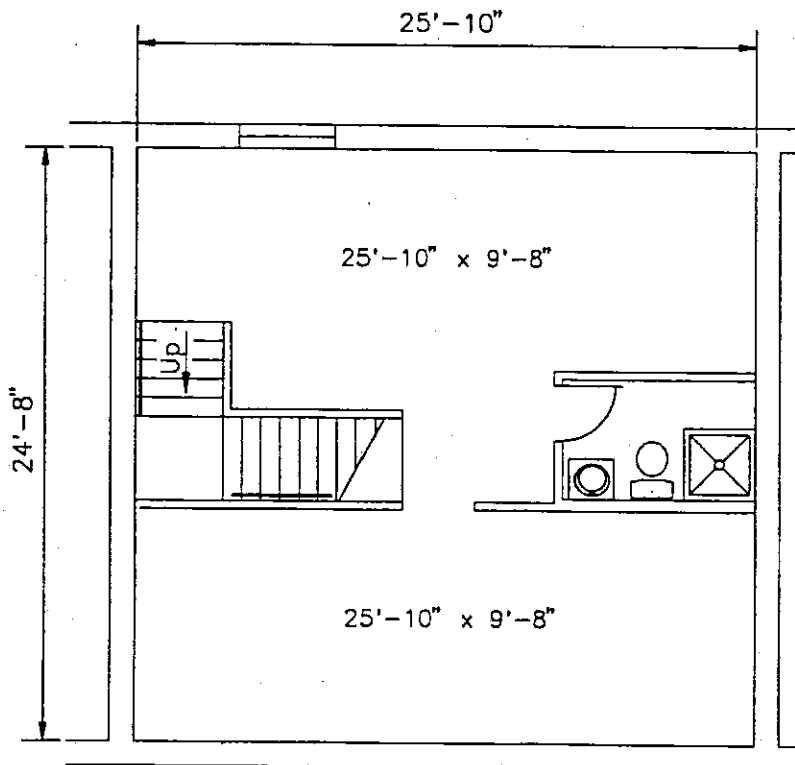
Townhouse  
(Basement)

DATA

Gross Area Sq. Ft.	638
Useable Area Sq. Ft.	546
Useable Area Sq. Ft. Bldg. Area Sq. Ft.	79%
Average Gross Area per Room	250
Volume (Cubic Ft.)	5512
Net Area of Living Room (Sq. Ft.)	
Average Net Area of Bedroom (Sq. Ft.)	
Net Area of Kitchen (Sq. Ft.)	
Closet Area per Room (Sq. Ft.)	
Circulation Area Sq. Ft.	37

Remarks:

Scale: 1/8" = 1'-0"  
Rev. 2-13-96



Basement