

DATE HERE
YOUR NAME HERE

RE: YOUR PROJECT

Dear

Enclosed are my zoning study, the preliminary cost estimate, and some conceptual sketches showing some of the ways your condo project will fit on the site.

Based on the guidelines we discussed, the following is possible.

1. Given some variation in the unit size and configuration, a fairly low density solution would show us 16 – 18 town home units at approximately 90 / sf.
2. Given the R3 zoning, another choice would be a 30 unit solution with flats and town homes on top of a concrete parking garage. Per the estimate for this scheme, the sf cost would increase to 101/sf.
3. As we discussed, an entirely concrete structure with all one story units will cost about 7/sf more but only offer ten more units. This scheme is not feasible because the parking gets too large.

Steve Culbertson
Landmark Enterprises