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**forming new solutions,  
designing new environments**

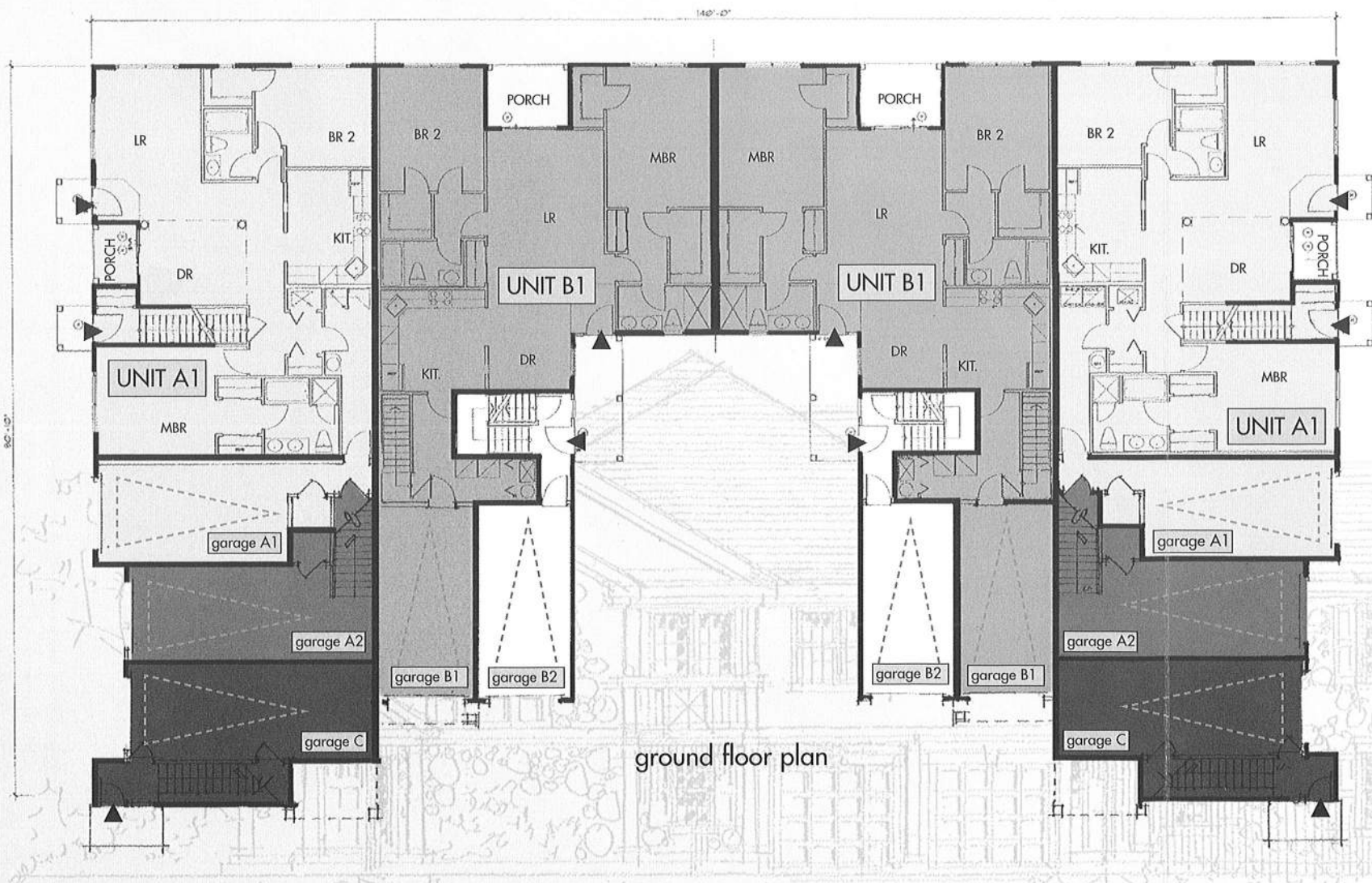
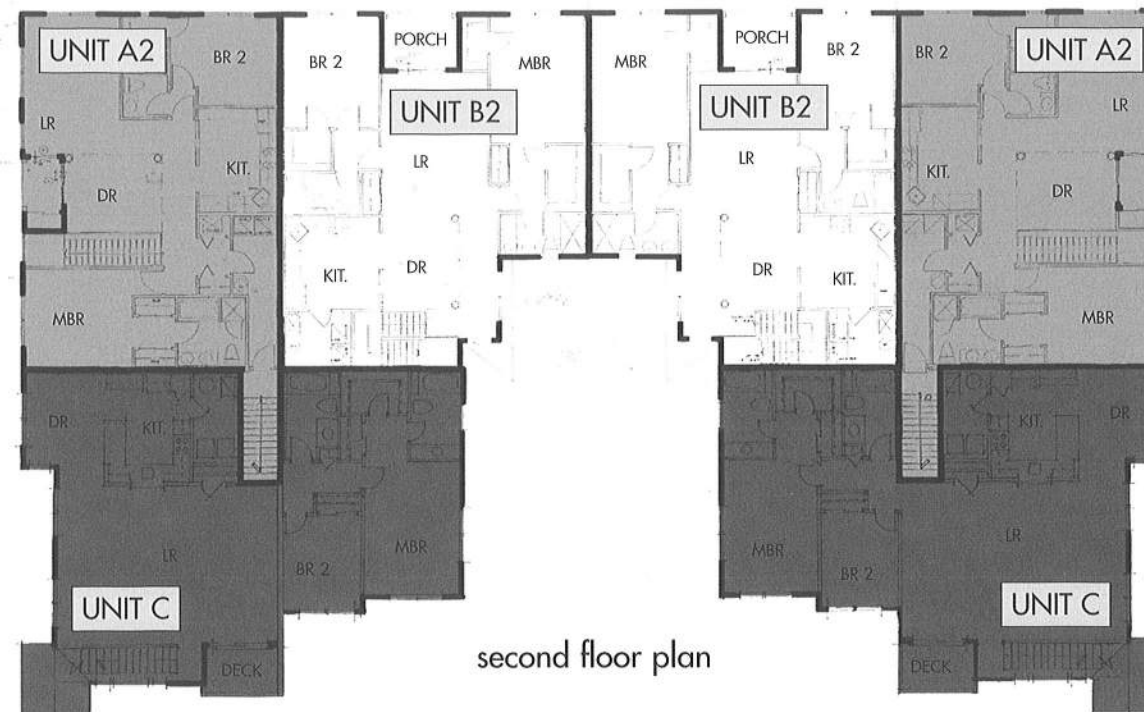


from standard **8-flat rental** to  
**BENCHMARK 10-PLEX W/GARAGES**  
for **tight low-rise site**

# Meeting renters' demand for value with distinction and amenity

Discretionary renters are possibly more demanding than buyers. And it is the rare market where competition for their attention isn't fierce. For this oblong 10-acre parcel, we took the client's original stacked flat 8 plex, added some garages and gained a premium three-sided unit all within basically the same footprint. We optimized the buildings into formal courtyard clusters which makes the market and the single-family neighbors happy.

For additional information on this and other pro-active designs for multi-family living, contact The Martin Architectural Group in Philadelphia at 215-665-1080 or in Boca Raton at 561-417-2870. Or see the whole story at [www.MartinAIA.com](http://www.MartinAIA.com).



- General Building Footprint of 140' by 80'
- Parking ratio of 2.4/1:
  - Secure direct access garage for each unit (50)
  - 70 additional surface parking spaces
- Unit A: Corner, 1350 SF
- Unit B: Interior, 1487 SF
- Unit C: Peninsula, 1560 SF

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forming new solutions, designing new environments

multi-family

A series of contemporary planning & design concepts for a diversity of markets