

Conceptual Site Plan.

Project Data

UNIT MIX

Note: 4 level buildings

» 1 Bedroom	108 = 40%
» 2 Bedroom	132 = 48%
» 3 Bedroom	32 = 12%
» Total	272 = 100%

PARKING

» Surface Parking	417
» Garage Parking	52
» Carport Parking	84
» Total	565

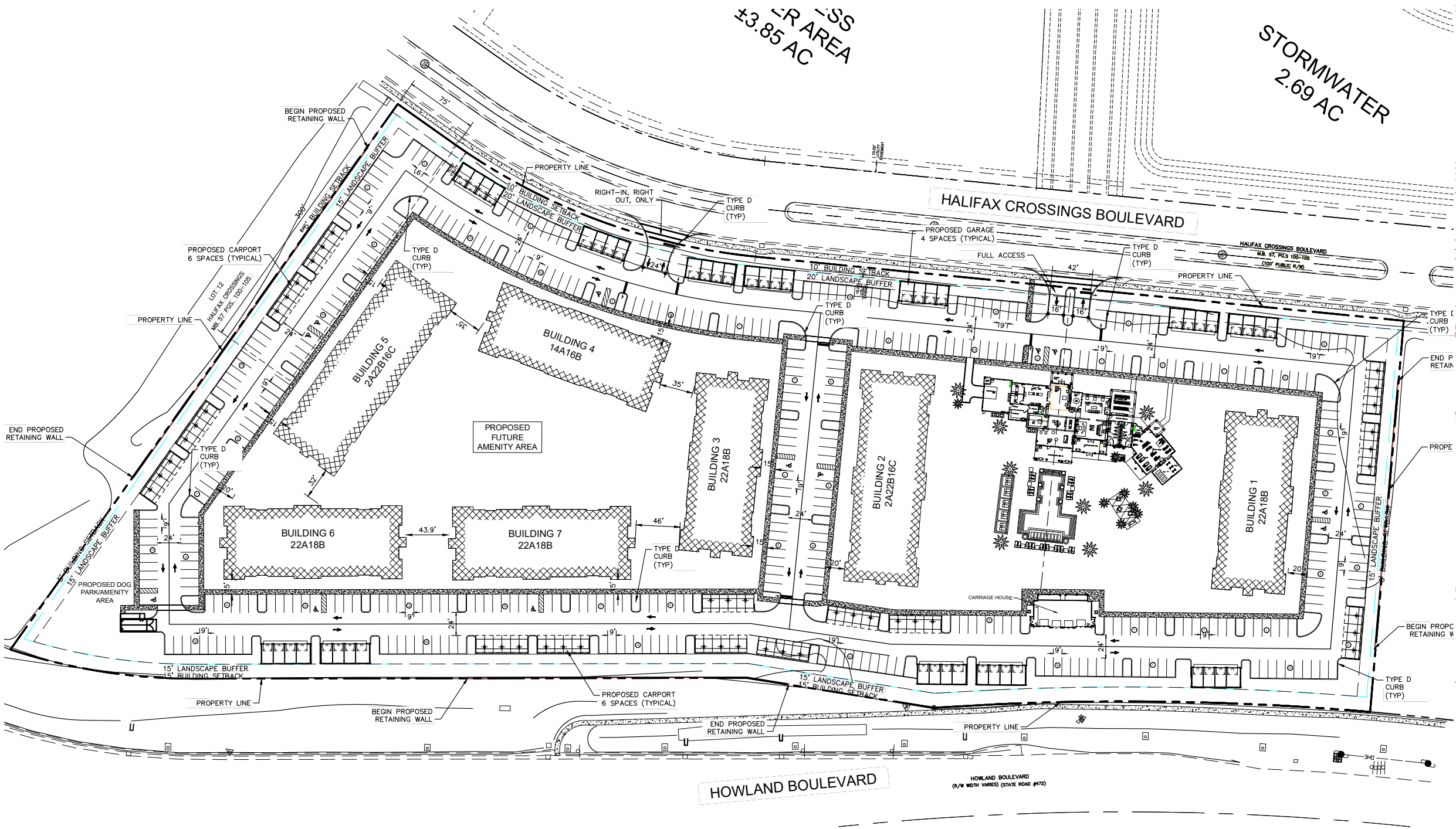
Amenities

ACTIVE COURTYARD

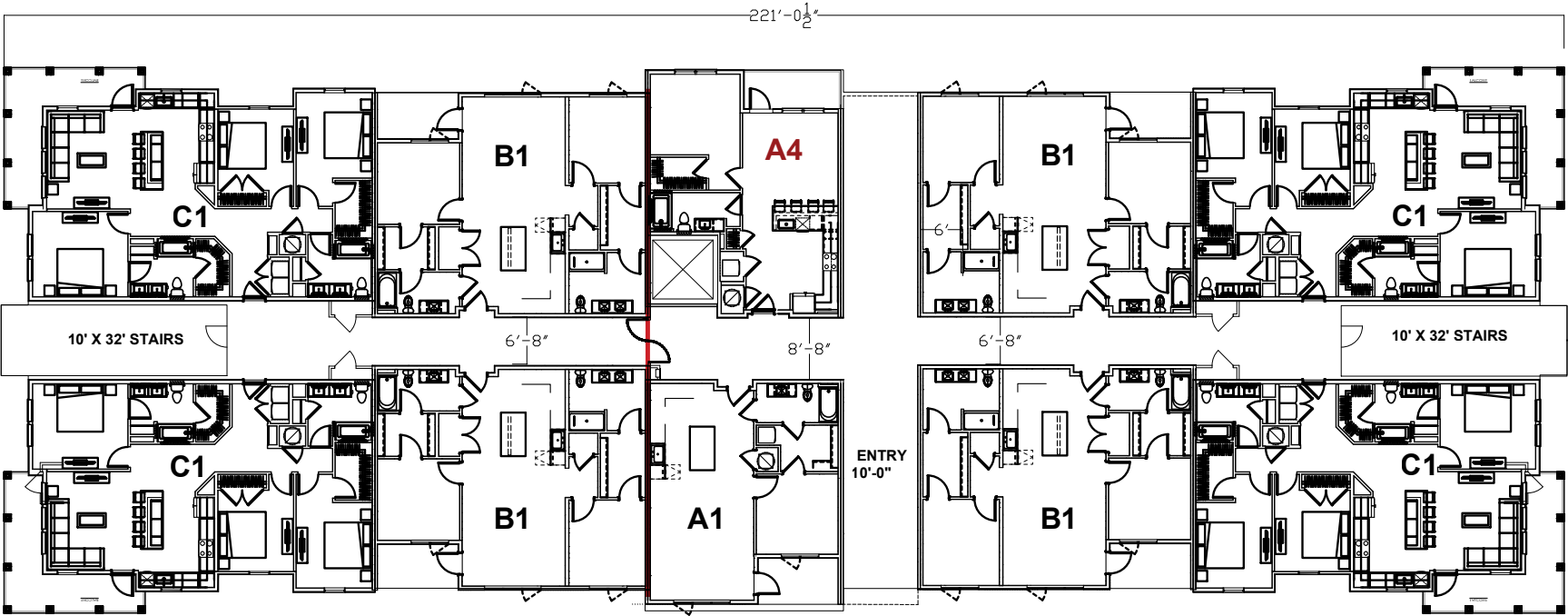
- 1 » Pool
- 2 » Grilling Stations
- 3 » Hot Tub
- 4 » Outdoor Fitness
- 5 » Cabana

RELAXATION COURTYARD

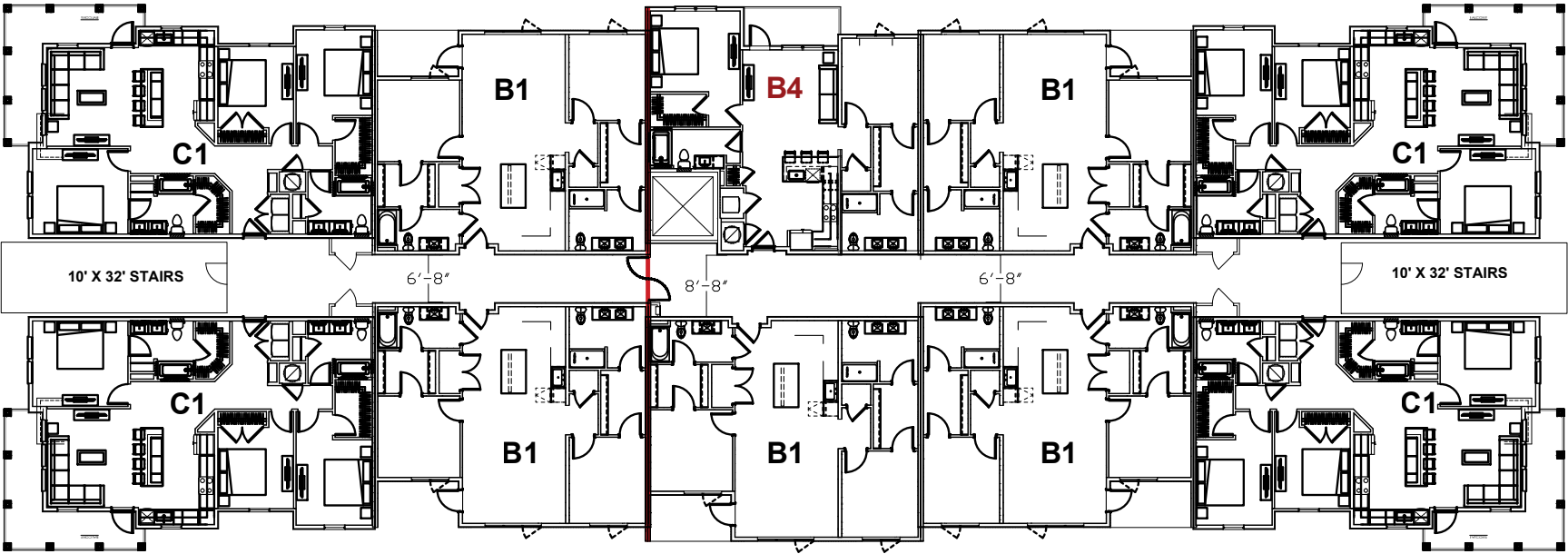
- 6 » Hammocks
- 7 » Fire Pit
- 8 » Corn-Hole



Floor Plan - Building Type I-2A22B16C.

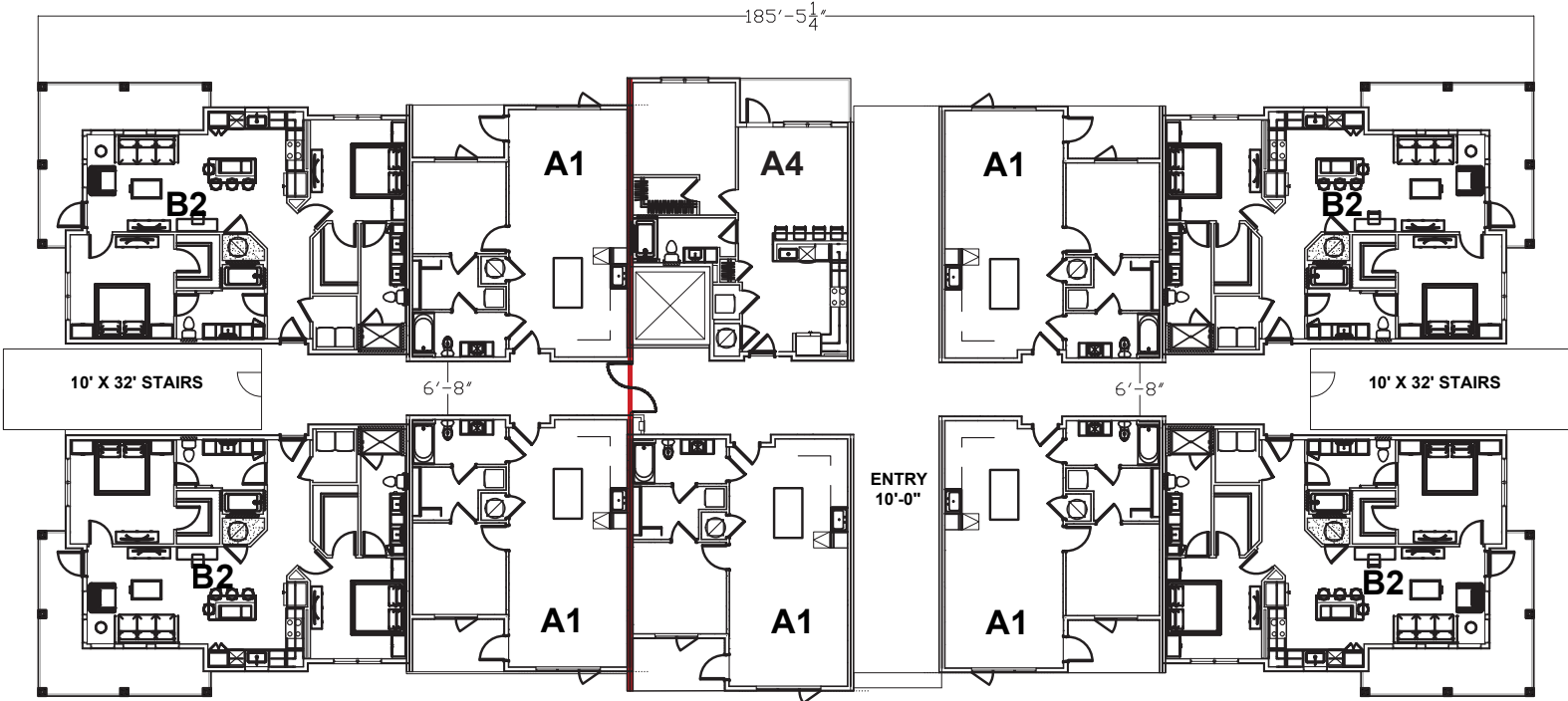


1ST FLOOR

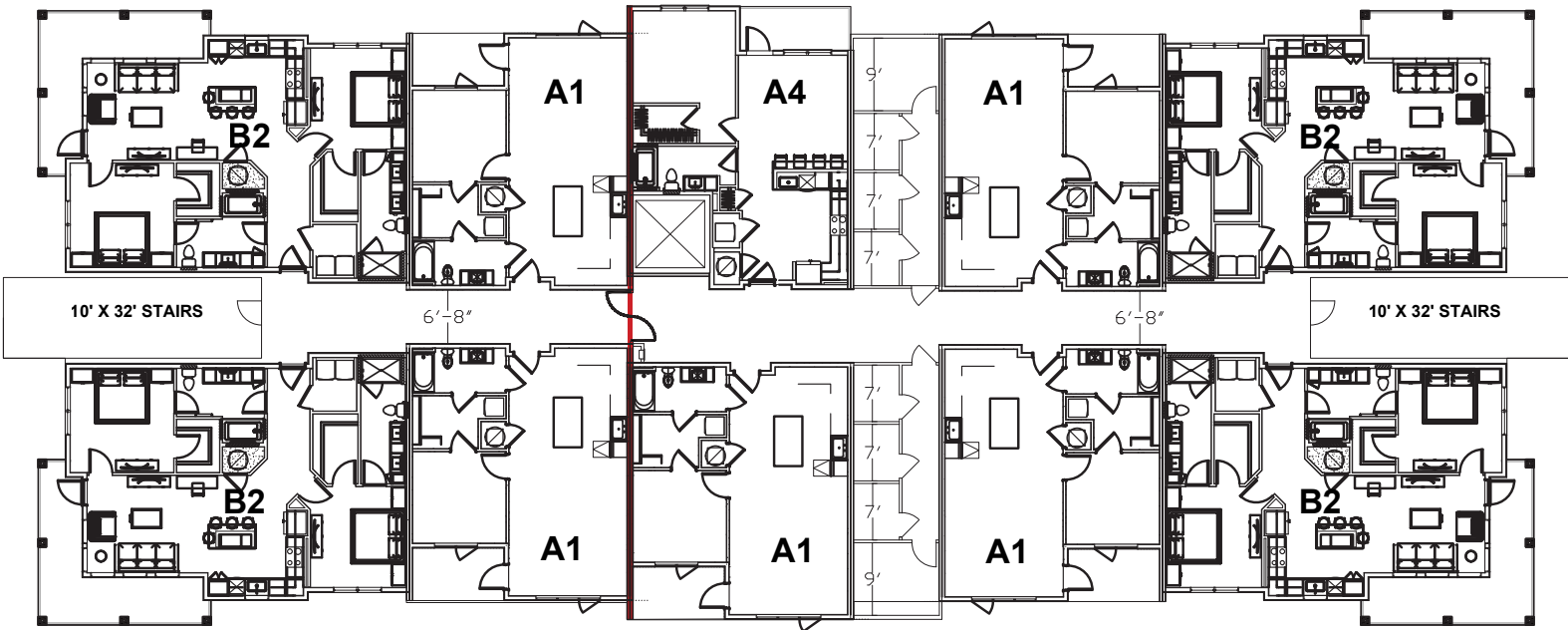


2ND- 3RD- 4TH FLOORS

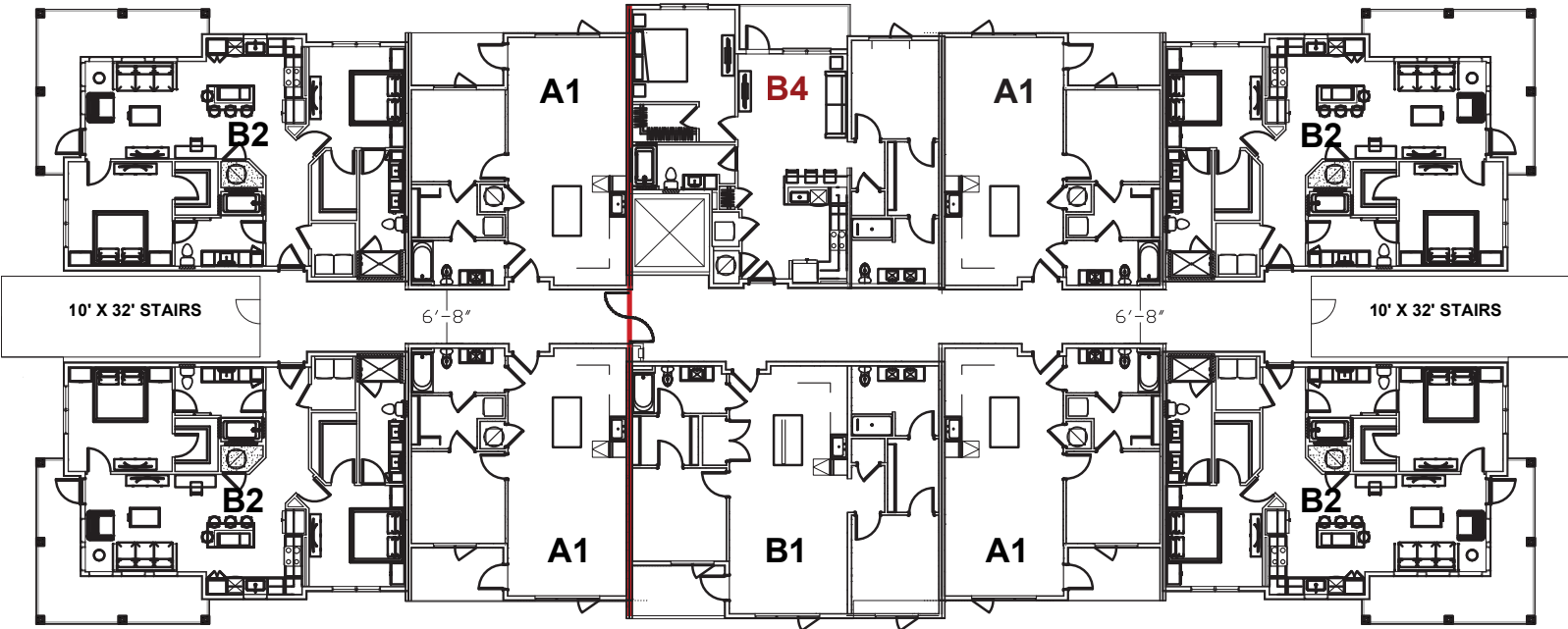
Floor Plan - Building Type II-22A18B.



1ST FLOOR

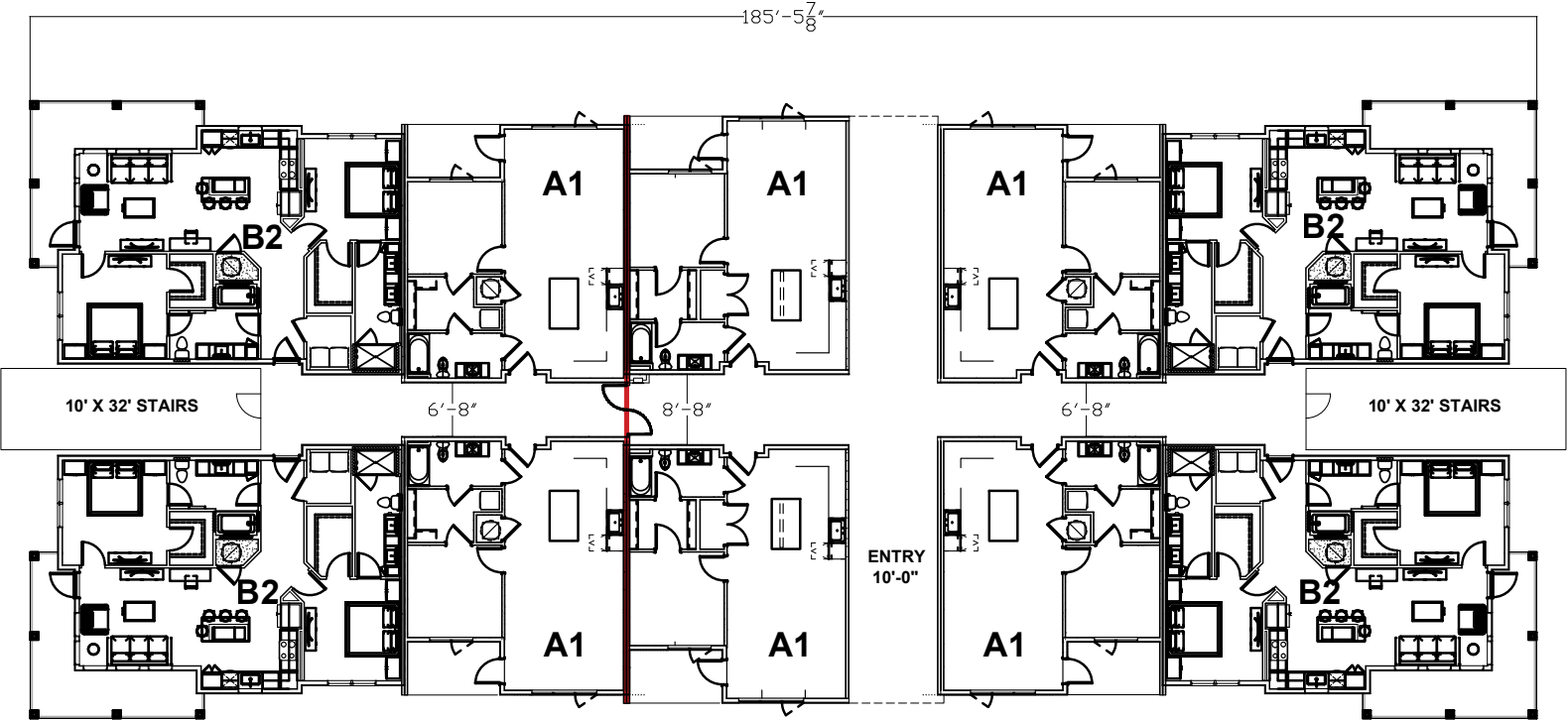


2ND -3RD FLOORS

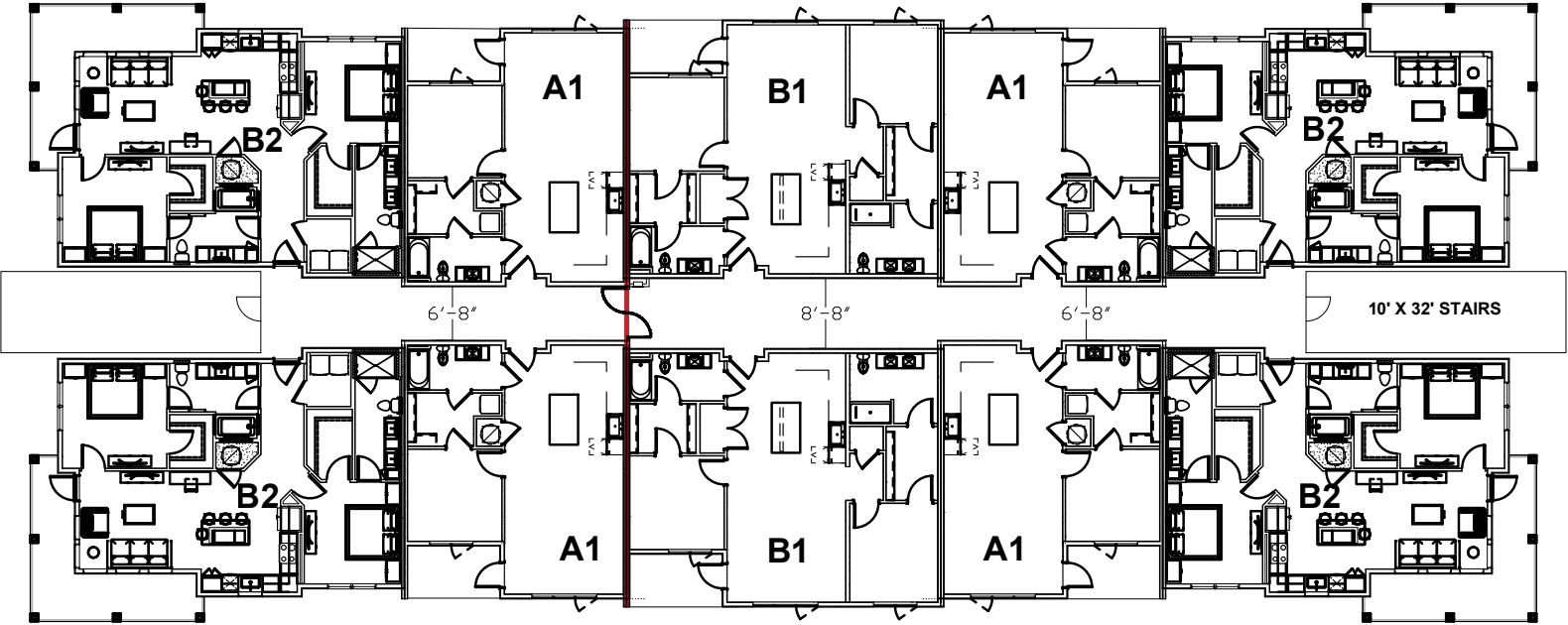


4TH FLOOR

Floor Plan - Building Type III-14A16B.



1ST FLOOR



2ND -3RD FLOORS

Floor Plan - Clubhouse.

ALLOWABLE AREA FACTOR (A _f = NS, S1, S13R, or SM, as applicable) IN SQUARE FEET										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000
	SM	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000

FRONTAGE AREA INCREASE CALCULATIONS:
(FBC TABLE 503.3.3)

A_f = 6,000 SF
If = [F/P - 0.25] W/30
If = [1/1 - 0.25] 30/30
If = 0.75

A_a = [A_f + (NS x If) x S_a
A_a = [6,000 + (6,000 x 0.75)
A_a = 10,500

ALLOWABLE AREA PER FLOOR = 10,500 SF
AREA PROVIDED PER FLOOR = 9,573 SF TOTAL

OCCUPANCY COUNT:

A3: 183
B: 18
U: 4

TOTAL: 187 / 2 = 94
94 MALE
94 FEMALE

POOL (LESS 2500 sf)
1 URINAL
2 TOILETS (1M + 1F)

TABLE 403.1

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a (See Sections 403.5.1 and 403.2)

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 404.2)		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	ASSEMBLY A3		1 per 100	1 per 80	1 per 100	1 per 80		1 per 100	1 service sink
2	BUSINESS		1 per 25 for the first 50 users for the remainder, increasing by 1 per 25	1 per 40 for the first 20 users for the remainder, increasing by 1 per 20	1 per 40 for the first 20 users for the remainder, increasing by 1 per 20	1 per 40 for the first 20 users for the remainder, increasing by 1 per 20		1 per 100	1 service sink
	POOL		1 UR 1 WC		1 WC	1			
	TOTAL		1 UR 2 WC		3 WC	2	2	2	2

