



PROPERTY

SIZE: 4.7 ACRES

ZONING

ZONED:	MF-25
FRONT SETBACK:	20' (MAX)
SIDE SETBACKS:	5' (MIN.)
REAR SETBACK:	10' (MIN.)
HEIGHT:	35' (MAX)
PARKING RATIO:	1.5 (MIN.)

METRICS

UNITS:	119
1 BEDROOM: +- 600 GSF	98
2 BEDROOM: +- 850 GSF (NOT INCLUDING BALCONIES)	21
PARKING:	200
AMENITY (GSF):	2,516
ROOF DECK (656 GSF)	
LEASING OFFICE (934 GSF)	
FITNESS (926 GSF)	
TOTAL GSF:	102,200
4 LEVELS EACH: (25,500 GSF)	

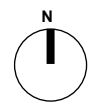
MAX SETBACK 90'
(100'+FRONTAGE)

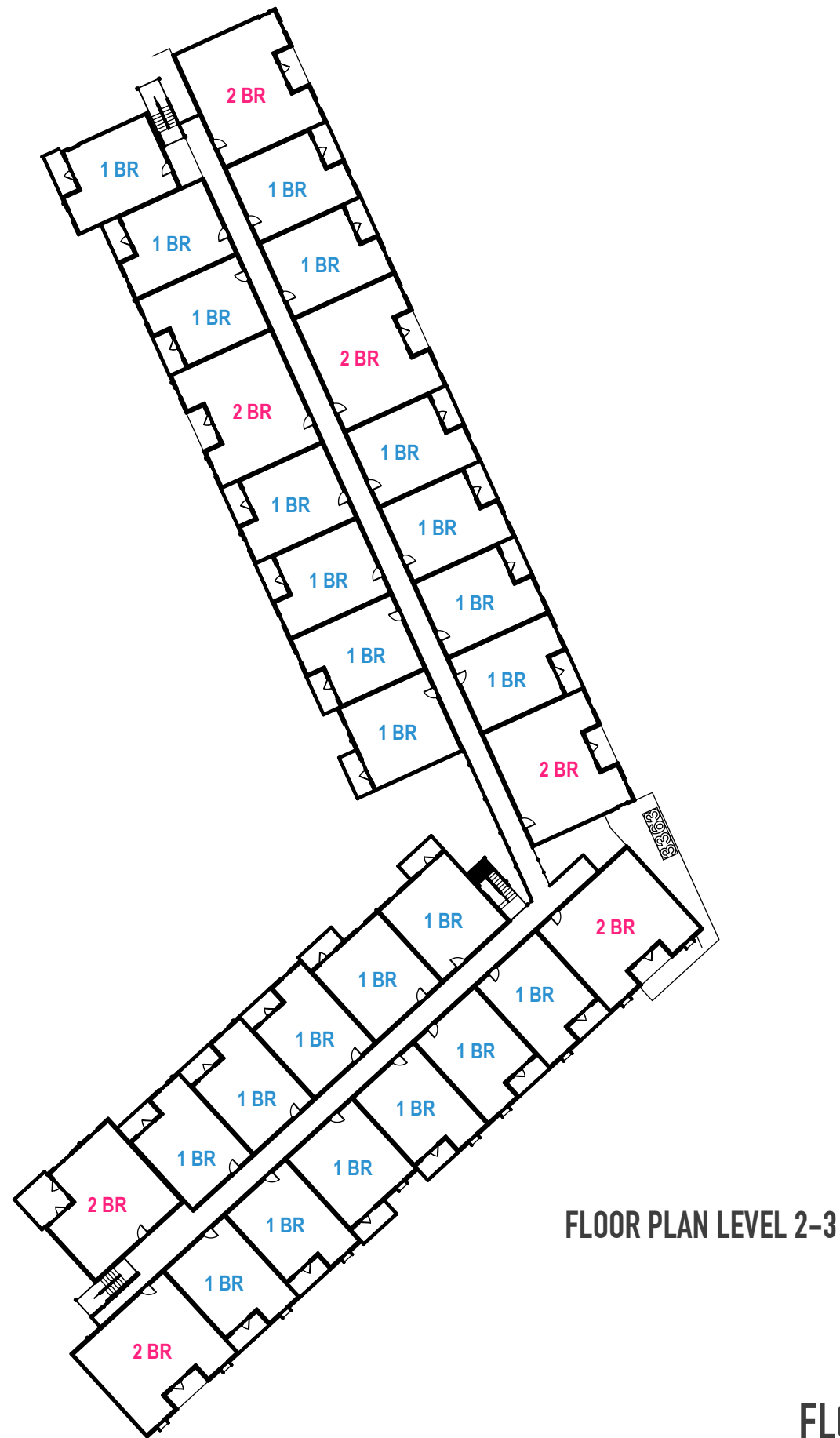
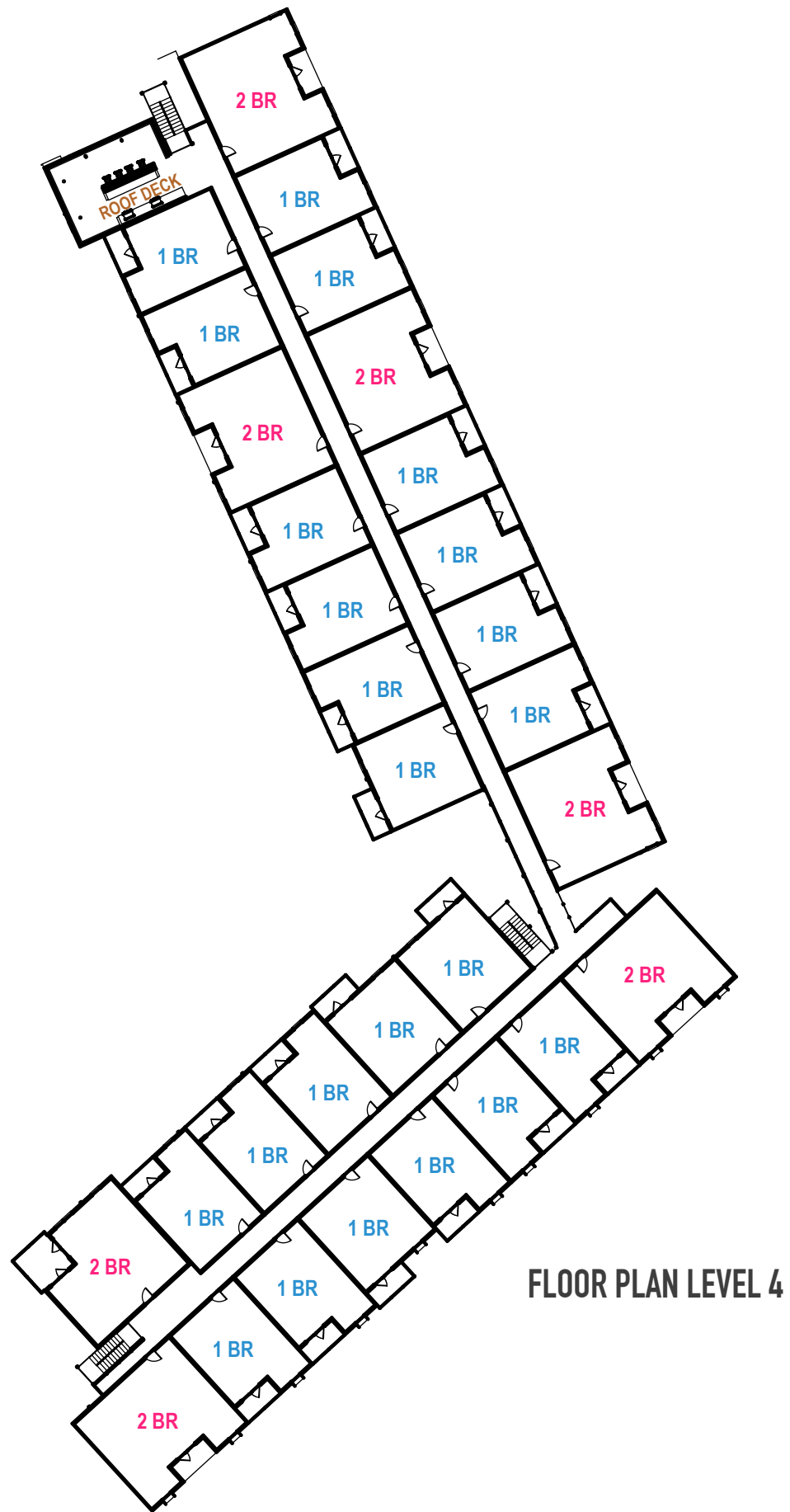
SITE PLAN
SCALE: 1"=100'



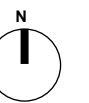


FLOOR PLAN LEVEL 1
SCALE: 1"=40'





FLOOR PLAN LEVEL 2-4
SCALE: 1"=40'



*WOODTONE RUSTIC SERIES LAP SIDING - USING JAMES HARDIE
I.E. <https://woodtone.com/product/rusticseries/>

*HARDIE BOARD SIDING
FINISH 1 - CARIBOU TRAILS

*HARDIE BOARD SIDING
FINISH 2 - FINISH RIVER ROCK

*HARDIE BOARD SIDING
FINISH 3 - COASTAL GRAY
ALSO AT DECK SOFFITS/CEILINGS

PAINTED TO MATCH FINISH 3

DOWNSPOUT PAINTED
TO MATCH FINISH 3, TYP.

STEEL RAIL PAINTED,
VERTICAL BALUSTERS, TYP.

NOTES:
1. CORRIDORS ARE NON-CONDITIONED
2. PRICE WOODTONE SIDING USING JAMES HARDIE
& TRADITIONAL JAMES HARDIE AS ALTERNATE.
3. ROOF IS T.P.O. OVER SLOPED ROOF TRUSSES
4. MECHANICAL UNITS ON ROOF



OPEN THROUGH BUILDING TO DOG PARK

2 | NORTHWEST ELEVATION

WINDOW SURROUND
1/2" STEEL, PAINTED, 12" DEPTH
ON SOUTH AND WEST FACADES



AWNING, STEEL FRAMED PAINTED

STORE FRONT AT LEASING OFFICE

1 | SOUTHEAST ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1"=20'





AERIAL PERSPECTIVE 1
SOUTHWEST



LOBBY

AERIAL PERSPECTIVE 2
SOUTHEAST





AERIAL PERSPECTIVE 3
NORTHWEST





PERSPECTIVE FROM LOBBY





PERSPECTIVE



PERSPECTIVE FROM POOL