

BUILDING METRICS

STORIES	4 STORIES
HEIGHT	50 FT
DWELLING UNITS	217 UNITS
GROSS SQ FT	239,502 SQ FT

GROSS AREA - TOTAL	
Level	Area
Level 4	59,307 ft²
Level 3	59,308 ft²
Level 2	65,274 ft²
Level 1	65,354 ft²
Grand total	249,244 ft²

PARKING	
Type	Count
Surface	340
Surface - ADA	8
	348

348 / 217 UNITS = 1.6 PARKING STALLS PER UNIT
50% CANOPY COVERED PARKING STALLS

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Studio)				
Unit 0-0	4	616 ft²	2,464 ft²	2%
	4		2,464 ft²	2%

1BR				
Unit 1-0	51	784 ft²	39,984 ft²	24%
Unit 1-1	4	897 ft²	3,589 ft²	2%
Unit 1-2	1	630 ft²	630 ft²	0%
Unit 2-0	15	871 ft²	13,069 ft²	7%
Unit 2-1	4	856 ft²	3,422 ft²	2%
	75		60,695 ft²	35%

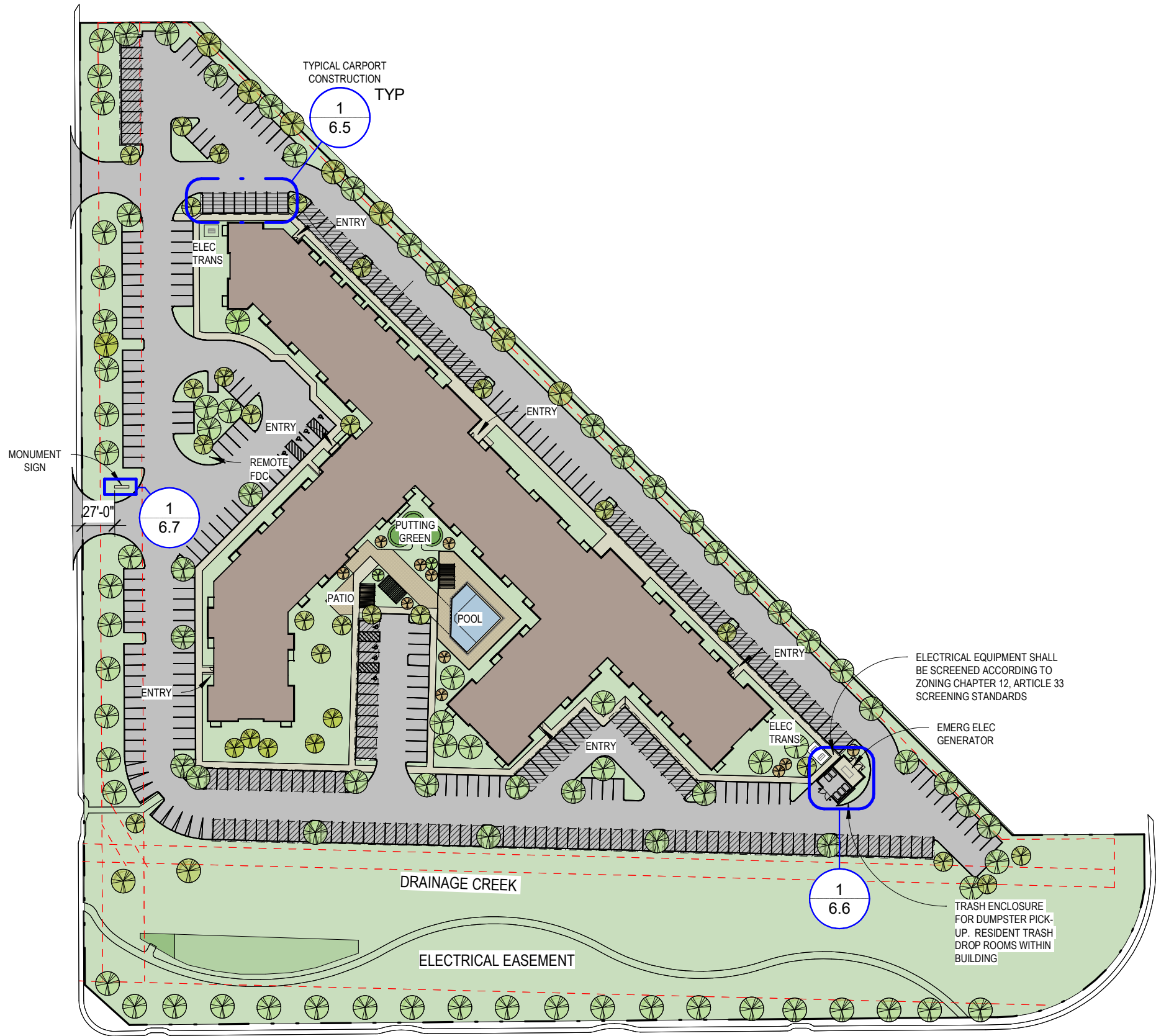
2BR				
Unit 3-0	8	1,177 ft²	9,418 ft²	4%
Unit 3-1	94	1,008 ft²	94,752 ft²	43%
Unit 3-2	24	1,268 ft²	30,425 ft²	11%
Unit 3-3	4	1,196 ft²	4,785 ft²	2%
Unit 3-4	4	1,310 ft²	5,239 ft²	2%
Unit 3-5	4	1,045 ft²	4,179 ft²	2%
	138		148,799 ft²	64%
Grand total	217		211,958 ft²	100%

PROJECT NARRATIVE

R-2 Occupancy consisting of 217 Senior Living (55+) apartments.
Type VA Construction with NFPA 13 Sprinkler System
Maximum Allowable Height = 70 ft (Table 504.3)
Maximum Number of Stories above grade = 4 (Table 504.4)
Allowable Area per Floor (SM Multi-Story) = 36,000 sf (Table 506.2)
Additional Area increases for Frontage will also be allowed per 506.3
Building will be separated by 2-Hour Fire Walls to maintain allowable areas

COLORED SITE PLAN PALETTE

- ASPHALT
- SIDEWALK 1
- SIDEWALK 2
- GRASS 1
- GRASS 2
- WATER
- BUILDING
- COVERED PARKING

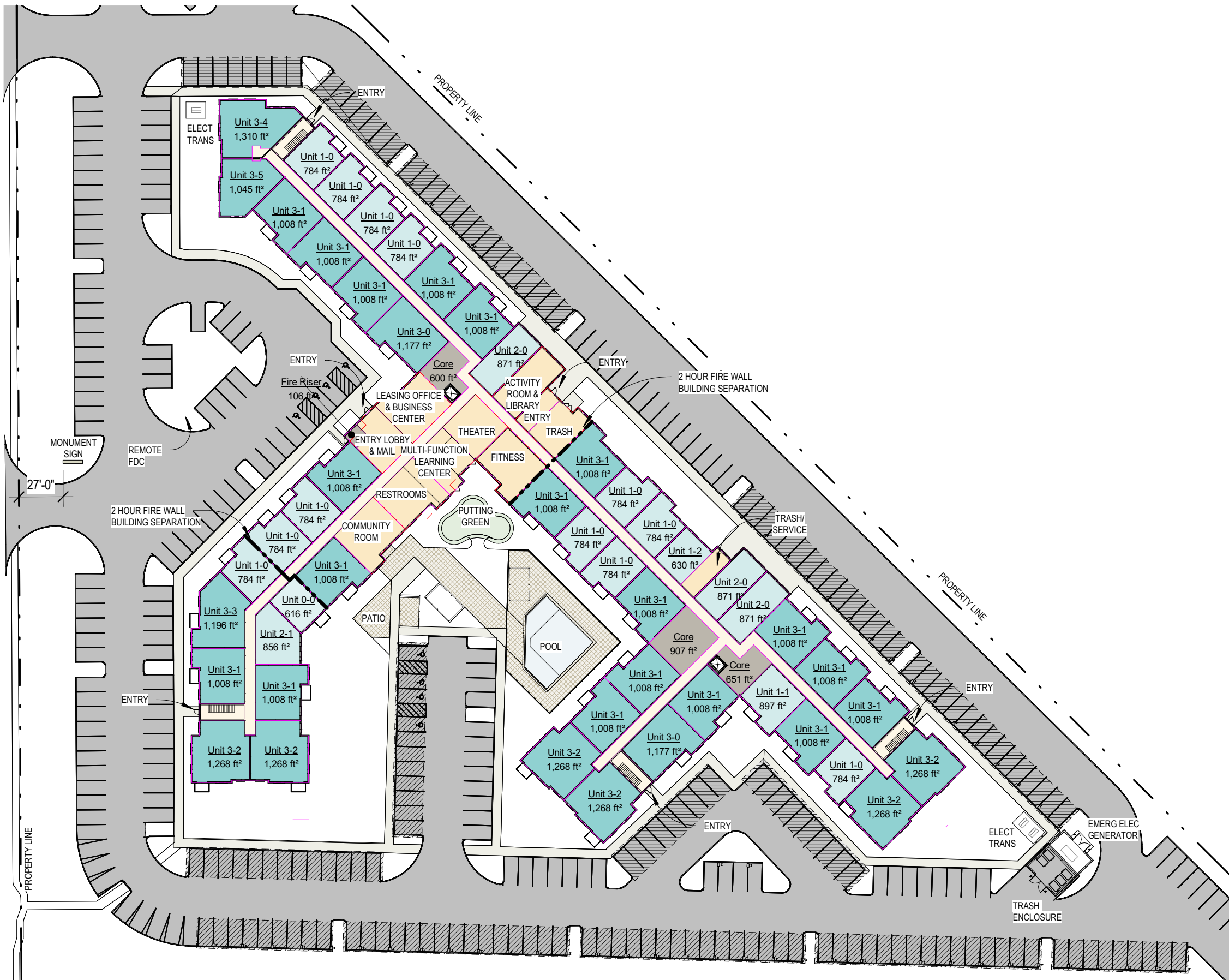


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1 SD Site Plan
1" = 100'-0"





Color Scheme Legend

- 0 BR (Studio)
- 1BR
- 2BR
- Circulation
- Common Area
- Core
(MEP ROOMS, UNIT STORAGE, UTILITY ROOMS)



1 Level 2
1/64" = 1'-0"

