



Consultants

Issues

1	02/28/2018	JG	PRELIMINARY SITE PLAN
2	06/06/2018	JG	2ND SITE PLAN
3	09/12/2018	JG	3RD SITE PLAN
4	11/27/2018	JG	FINAL SITE PLAN (4TH)
5	1/24/2019	JG	FINAL SITE PLAN

Revisions

No.	Date	Apprv.	Description

Notes

This drawing, as an instrument of service, is the property of the Architect/Engineer and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect/Engineer.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect/Engineer shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect/Engineer for approval before proceeding with fabrication.

CURRENT ZONING = MIXED USE
PROPOSED LAND USES = MIXED USE, RESIDENTIAL, FLEX RETAIL

SITE - GROSS ACREAGE:

TOTAL PROJECT	358,120 S.F.	8.22 AC.
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BUILDINGS - GROSS SQUARE FOOT AREAS:

BLDG.	CLUBHOUSE	RESIDENTIAL	FLEX/RETAIL	OTHER	APARTMENTS
BLDG. 1 - CLUBHOUSE	20,356.00 G.S.F.				
AMENITY SPACE	1,984.00 G.S.F.				
FLEX/RETAIL	6,000.00 G.S.F.				
OTHER	12,372.00 G.S.F.				
BUILDING 2	104,118.00 G.S.F.	69,125.00 R.S.F.	3,695.00 G.S.F.	31,298.00 G.S.F.	76 UNITS
BUILDING 3	127,080.00 G.S.F.	83,845.00 R.S.F.	43,235.00 G.S.F.		98 UNITS
BUILDING 4	83,150.00 G.S.F.	51,935.00 R.S.F.	31,215.00 G.S.F.		64 UNITS
BUILDING 5	78,427.00 G.S.F.	58,070.00 R.S.F.	20,357.00 G.S.F.		67 UNITS
BUILDING (INCLUDES FLEX/RETAIL)	413,131.00 G.S.F.		10,000.00 G.S.F.		

TOTAL UNIT COUNT:

TOTAL APARTMENTS	305 UNITS
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BUILDING COVERAGE:

BUILDINGS	88,244.00 S.F.
PARKING GARAGES	82,245.00 S.F.
TOTAL	170,489.00 S.F. 47.6%

HARD SURFACE COVERAGE:

EXISTING PEDESTRIAN HARD SURFACE	1,980 S.F.
NEW PEDESTRIAN HARD SURFACE	45,021 S.F.
EXISTING VEHICULAR HARD SURFACE	14,671 S.F.
NEW VEHICULAR HARD SURFACE	12,755 S.F.
TOTAL HARD SURFACE AREA	74,427 S.F. 20.8%

LANDSCAPE STATISTICS:

EXISTING LANDSCAPE AREA	7,500 S.F.
NEW LANDSCAPE AREA	89,432 S.F.
TOTAL LANDSCAPE AREA	96,932 S.F. 27.1%

PARKING LOT/DRIVEWAY IN LANDSCAPING:

	1,613 S.F. 0.5%
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OPEN SPACE:

EXISTING OPEN SPACE	9,480 S.F.
NEW OPEN SPACE	118,074 S.F.
TOTAL OPEN SPACE	127,554 S.F. 35.6%

PARKING

Unit Count	Factor	# of Stalls	
Studio	67	1.5	101
1 BdRm	170	1.5	255
2 BdRm	58	2	116
3 BdRm	10	2.5	25
Subtotal	305		497
.25% Guest Requirement	305	0.25	76
Subtotal			573
RETAIL	10000 sqft	5/1000 SQFT	50
Subtotal			623

REDUCTIONS

25% Reduction for Trax (623 X .25)	25%	-156
Parking Spaces Required		467

PARKING SPACES PROVIDED

Structure Bldg.	117
UTA Pkg. Structure	518
Surface Parking	25
Street Parking	50
Total Spaces Provided	710

TOTALS

REQUIRED	467
UTA REQUIREMENTS	240
TOTAL REQUIRED	707
TOTAL PROVIDED	710
Shared	60