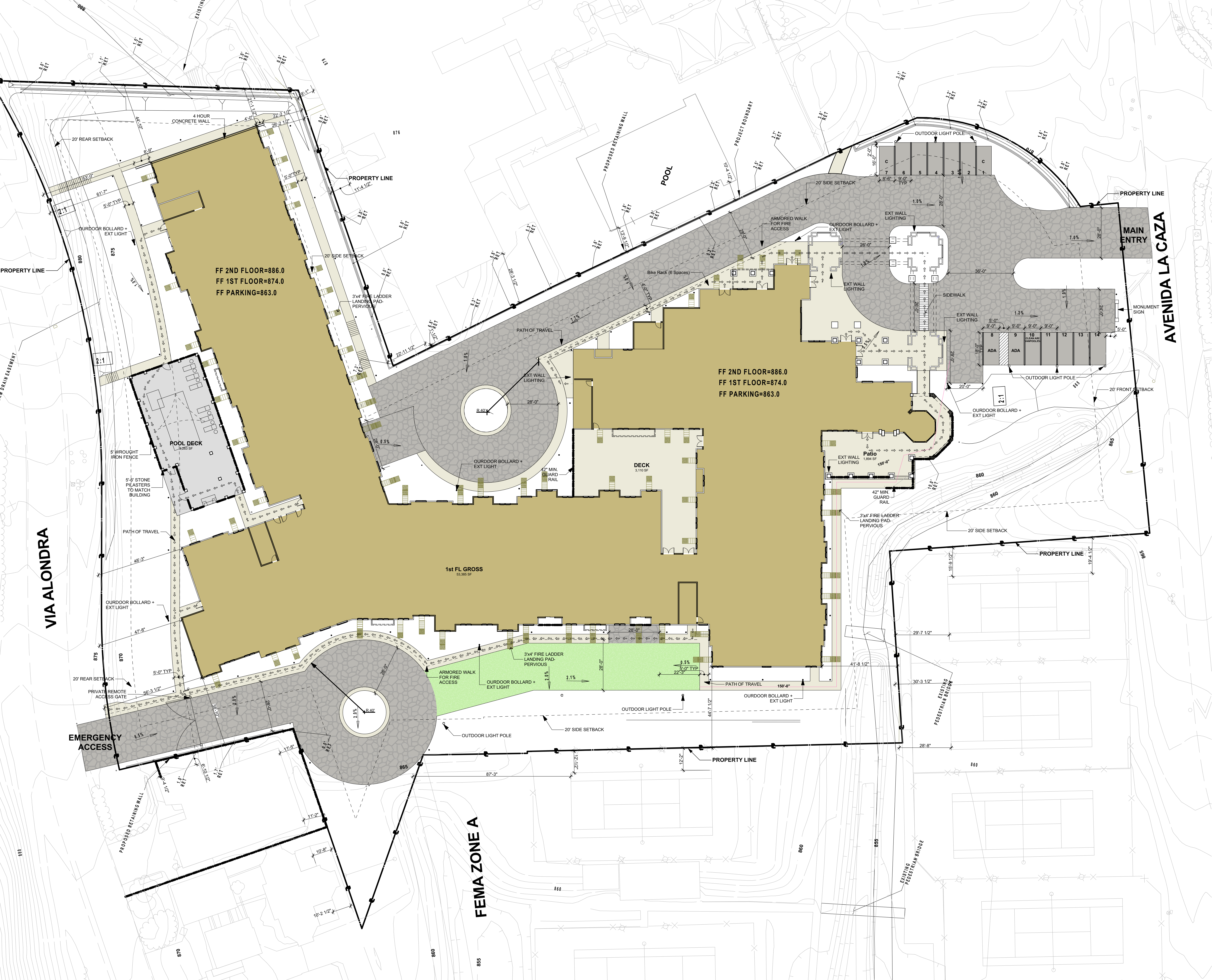
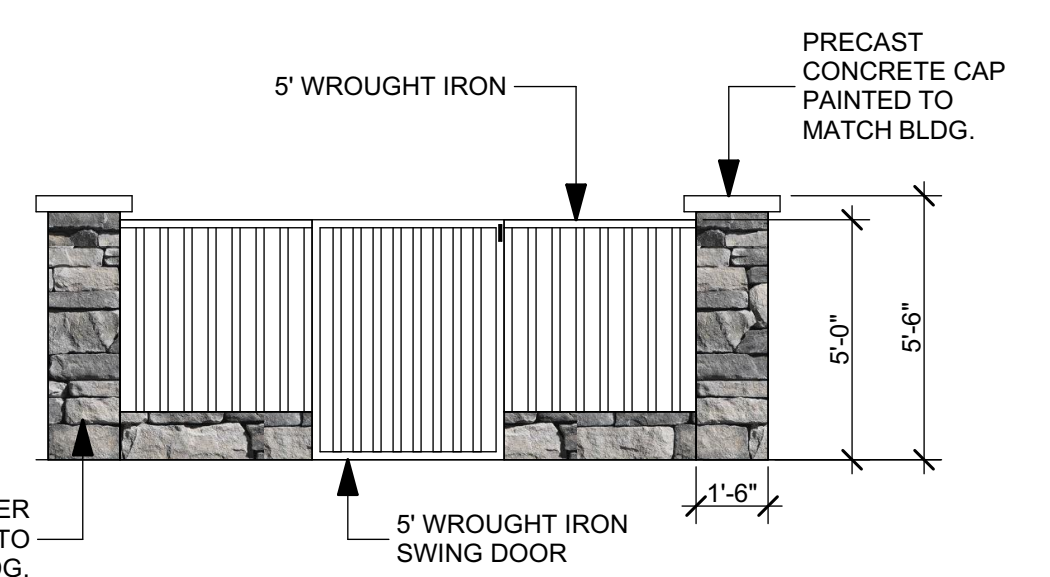
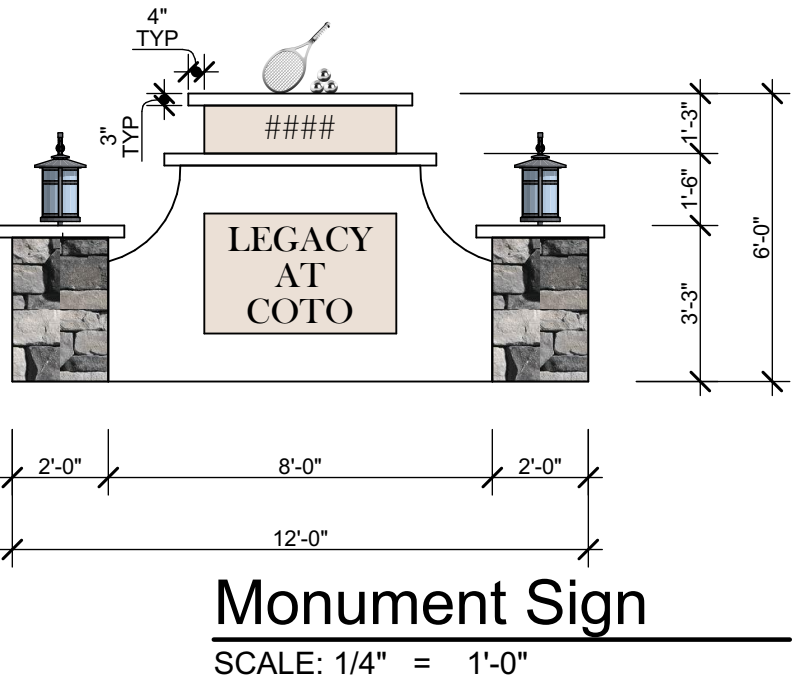




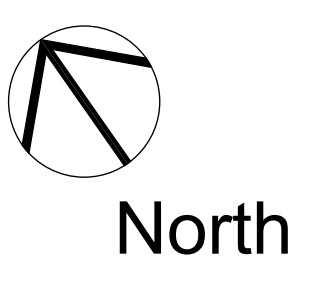
PROJECT DATA
CONSTRUCTION TYPE
TYPE V-A, FULLY SPRINKLERED
SPRINKLERS:
YES, DEFERRED SUBMITTAL
ALLOWABLE BUILDING HEIGHT
40'-0" FROM F.T. TO HIGHEST POINT OF ROOF (NOT INCLUDING ARCHITECTURAL PROJECTION)
SITE DATA
SITE AREA: 4.2 ACRES (182,952 SF)
BUILDING FOOTPRINT: 53,460 SF
LOT COVERAGE: 53,460 / 182,952 = .293
COVERAGE FACTOR: 29.3%
TOTAL BUILDING AREA: 155,156 SF
TOTAL PROPOSED UNITS: 95 UNITS
115 BEDS

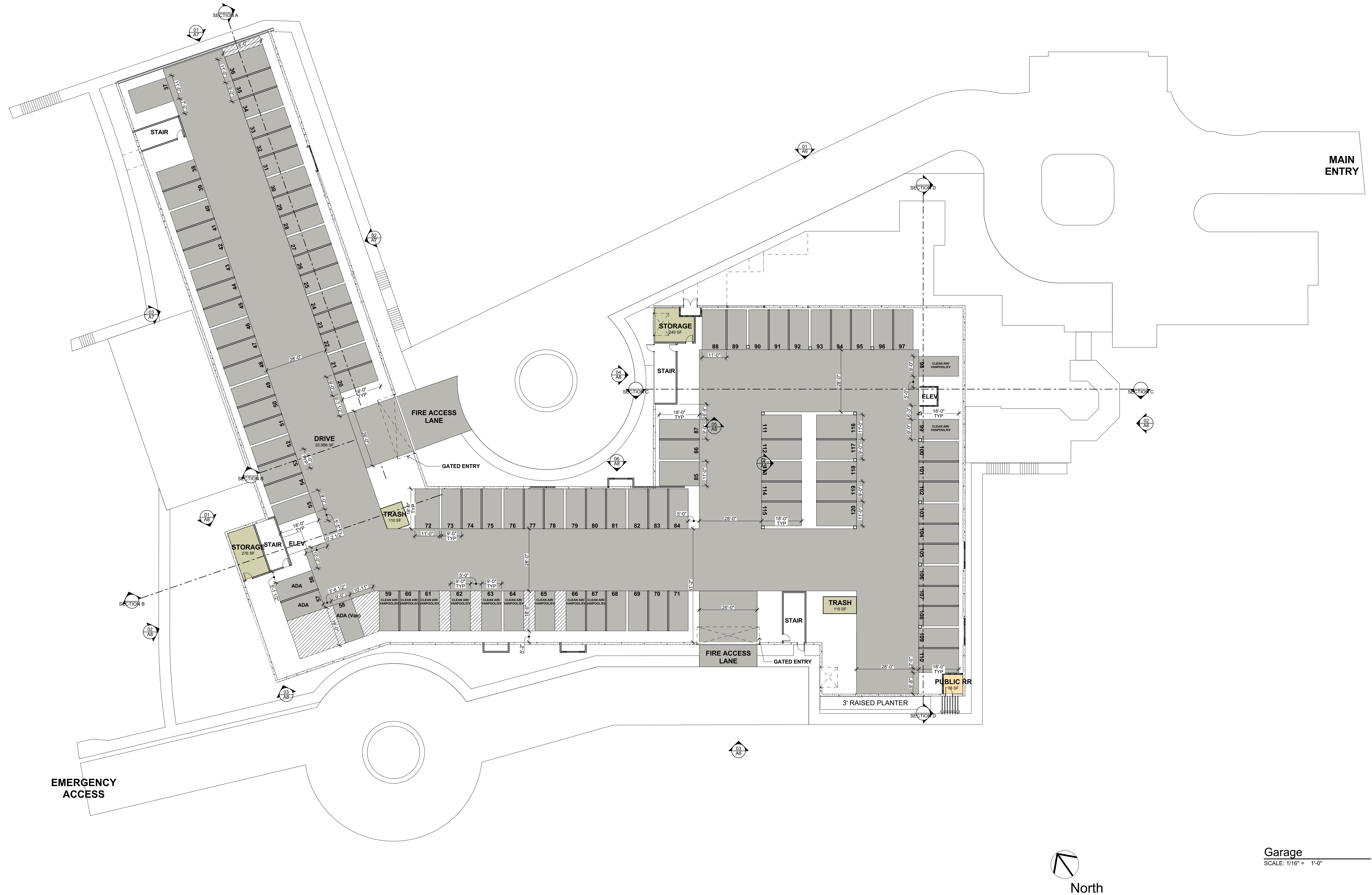
UNIT MIX					
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
IL-0a	INDEPENDENT LIVING - STUDIO	1	4	479	1,916
IL-0b	INDEPENDENT LIVING - STUDIO	1	15	441	6,615
IL-0c	INDEPENDENT LIVING - STUDIO	1	2	470	940
IL-1a	INDEPENDENT LIVING - 1 BED	1	2	724	1,448
IL-1b	INDEPENDENT LIVING - 1 BED	1	26	650	16,900
IL-1c	INDEPENDENT LIVING - 1 BED	1	10	680	6,800
IL-1e	INDEPENDENT LIVING - 1 BED	1	22	765	16,830
IL-2a	INDEPENDENT LIVING - 2 BED	2	6	1,057	6,342
IL-2b	INDEPENDENT LIVING - 2 BED	2	2	1,002	2,004
IL-3a	INDEPENDENT LIVING - 3 BED	3	2	1,330	2,660
IL-3b	INDEPENDENT LIVING - 3 BED	3	1	1,406	1,406
IL-3c	INDEPENDENT LIVING - 3 BED	3	2	1,368	2,736
IL-3d	INDEPENDENT LIVING - 3 BED	3	1	1,567	1,567
		115	95		68,164 sq ft

Building Area Calculations			Gross Area Calcs	
Area Type	Qty.	Area (SF)	Zone Name	Area (SF)
Common Area			1st FL GROSS	53,385
ADMINISTRATION	5	743	2nd FL GROSS	50,120
CIRCULATION	2	14,098	GARAGE GROSS	51,446
CIRCULATION - VERTICAL	7	1,103		154,951 sq ft
DINING	3	2,064	Parking Count	
DRIVEWAY	1	20,986		Qty
KITCHEN	4	1,486	ADA	4
LOBBY	2	359	ADA VAN	1
MECHANICAL	5	1,659	CLEAN	
RESIDENT ACTIVITY	11	7,943	AIR/VANPOOL/EV	12
RESTROOMS	10	809	Compact	2
SERVICE	27	3,451	P	96
	77	54,701 sq ft		115
Dwelling Unit				
INDEPENDENT LIVING - 1 BED	60	41,978		
INDEPENDENT LIVING - 2 BED	8	8,346		
INDEPENDENT LIVING - 3 BED	6	8,369		
INDEPENDENT LIVING - STUDIO	21	9,471		
	95	68,164 sq ft		

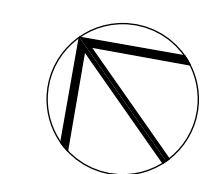


01 Site Plan
SCALE: 1" = 20'

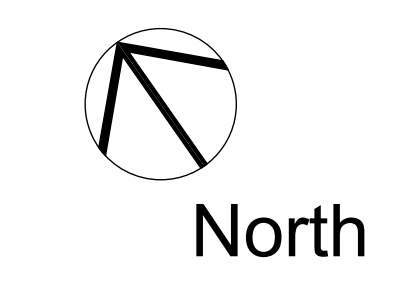
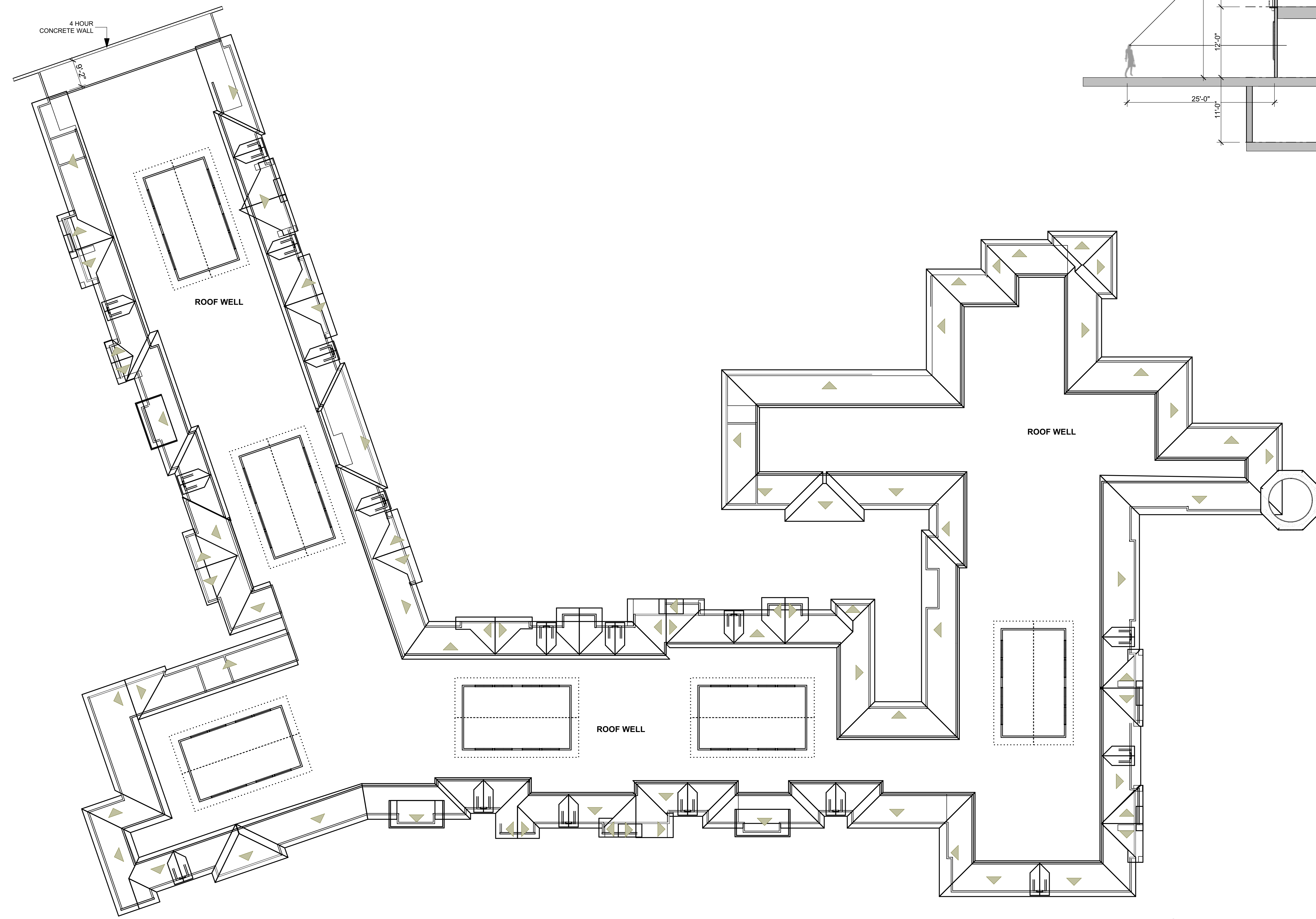
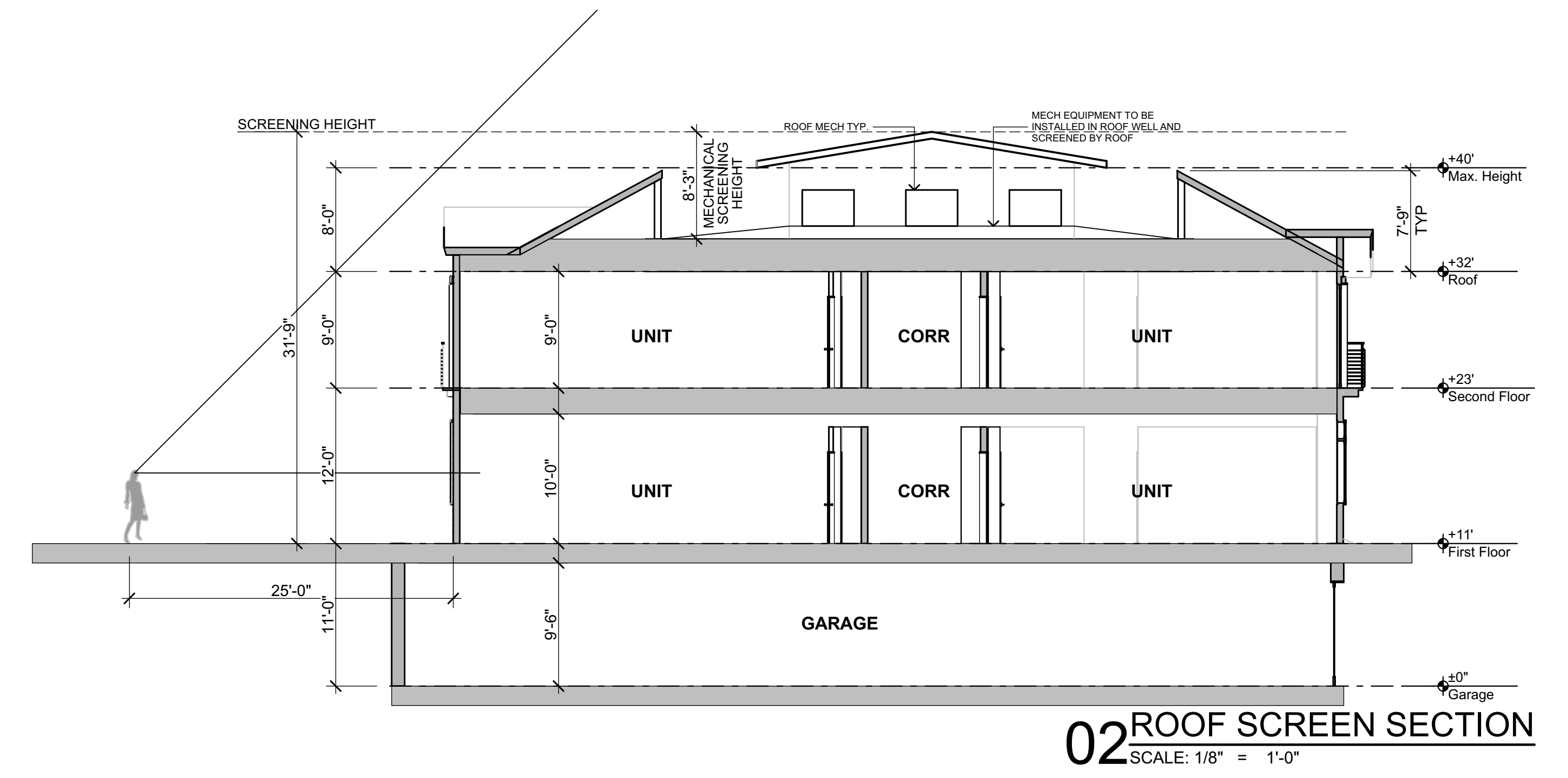




Garage
SCALE: 1/16" = 1'-0"



Second Floor Level Overall
 SCALE: 1/16" = 1'-0"
 North





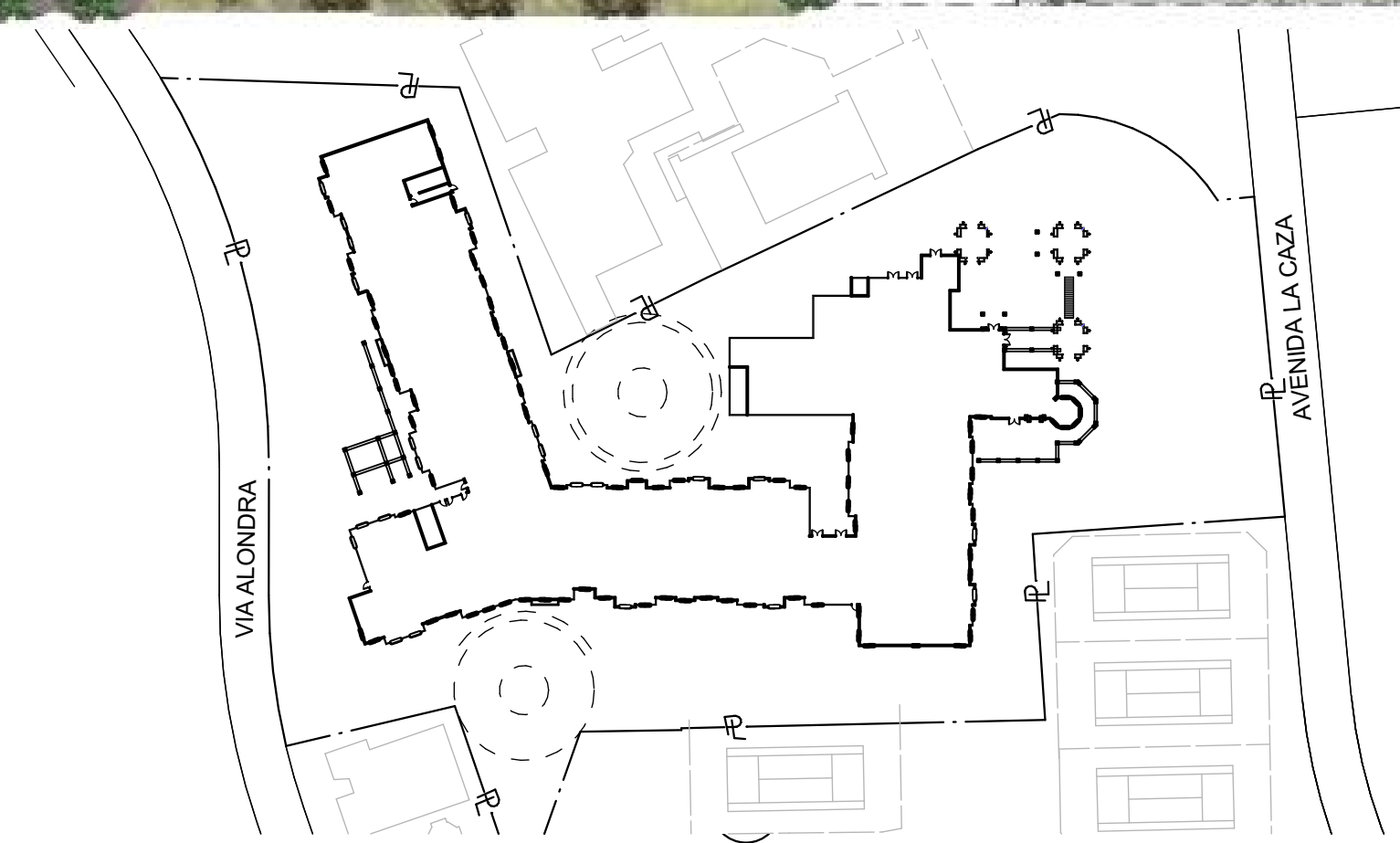
01 EXT A
SCALE: 1/8" = 1'-0"



02 EXT B
SCALE: 1/8" = 1'-0"



03 EXT C
SCALE: 1/8" = 1'-0"





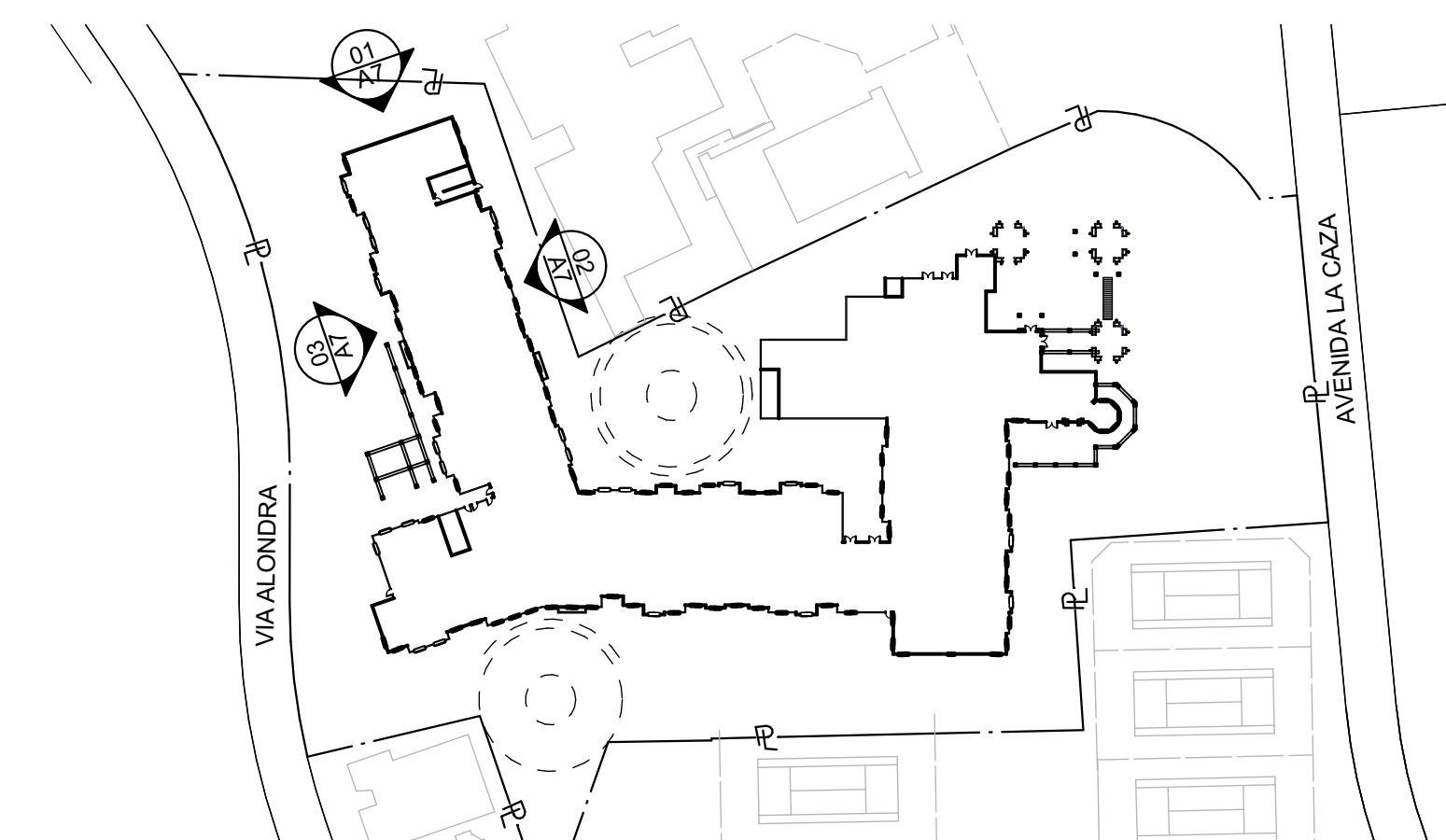
01 EXT A
SCALE: 1/8" = 1'-0"



02 EXT B
SCALE: 1/8" = 1'-0"



03 EXT C
SCALE: 1/8" = 1'-0"





01 EXT A
SCALE: 1/8" = 1'-0"



04 EXT A
SCALE: 1/8" = 1'-0"



02 EXT B
SCALE: 1/8" = 1'-0"



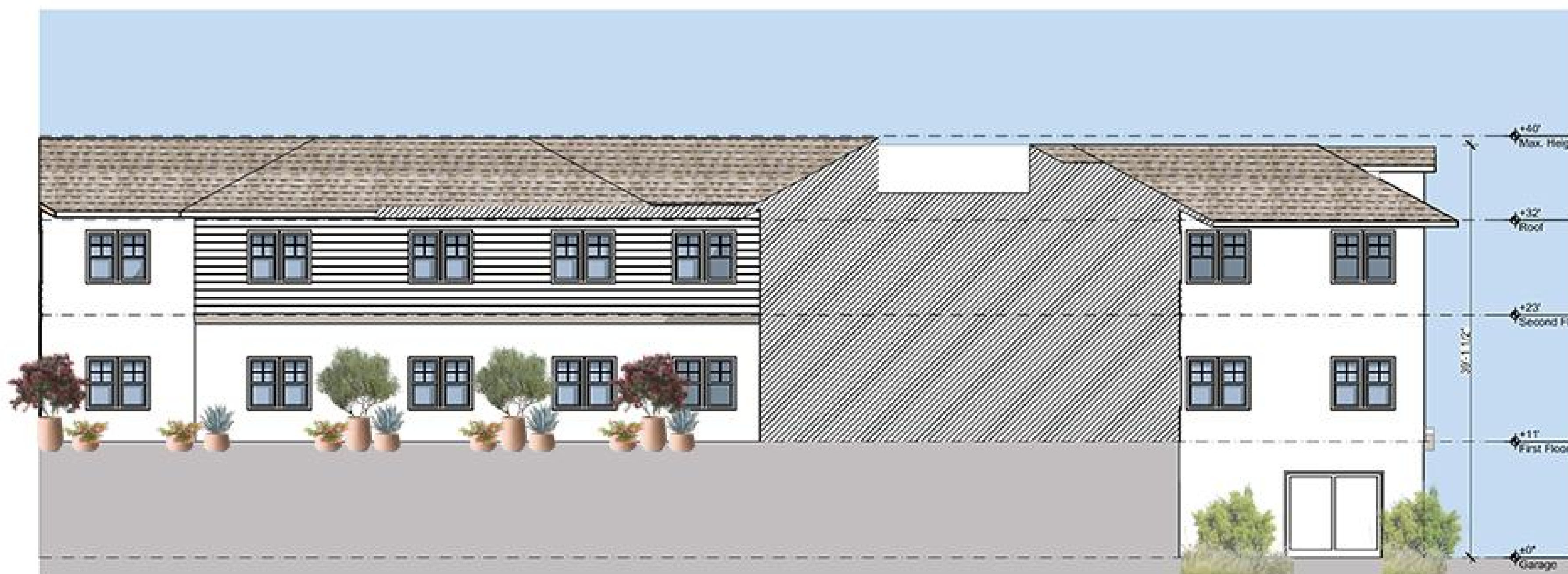
05 EXT B
SCALE: 1/8" = 1'-0"



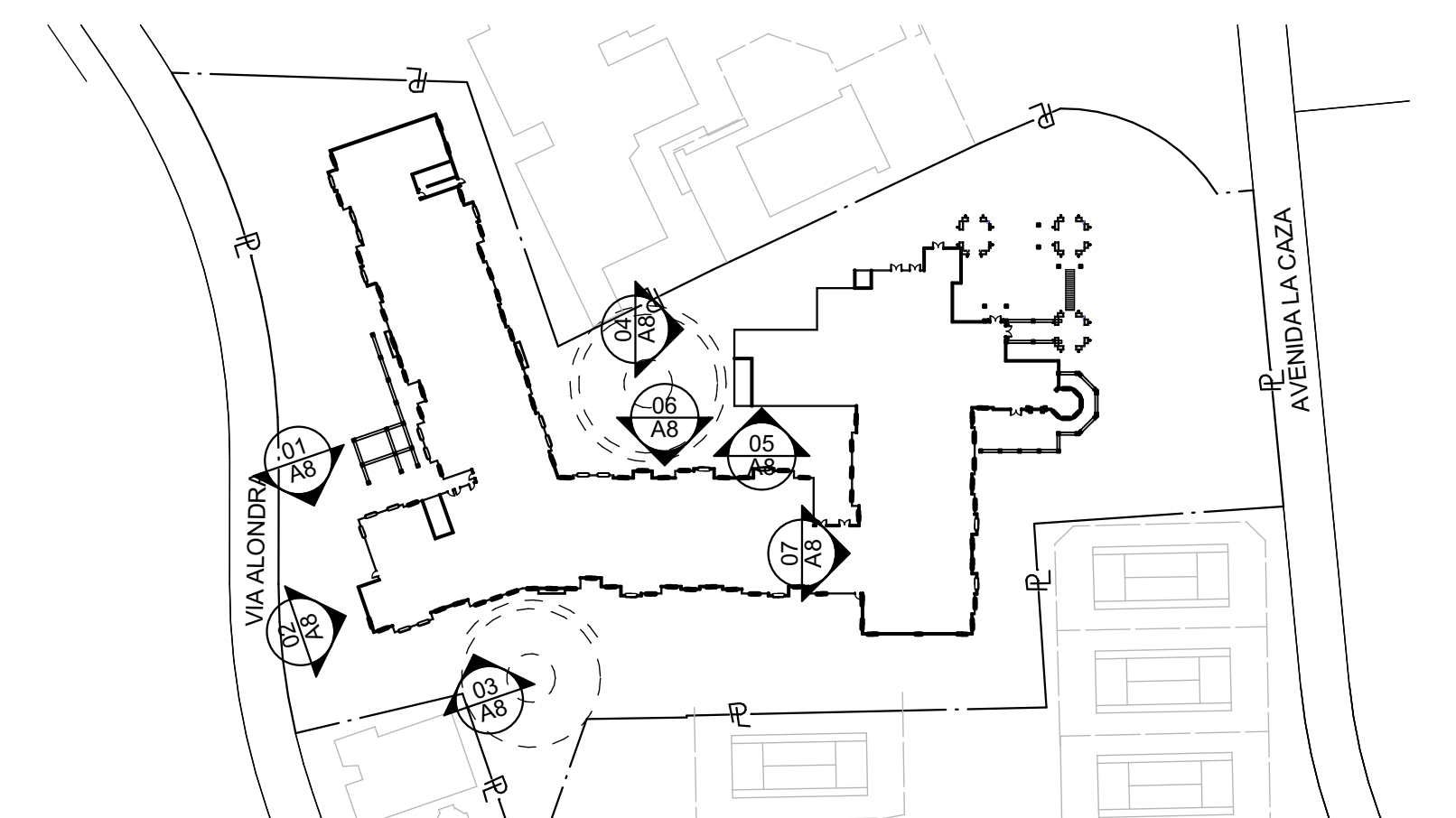
03 EXT C
SCALE: 1/8" = 1'-0"



06 EXT C
SCALE: 1/8" = 1'-0"

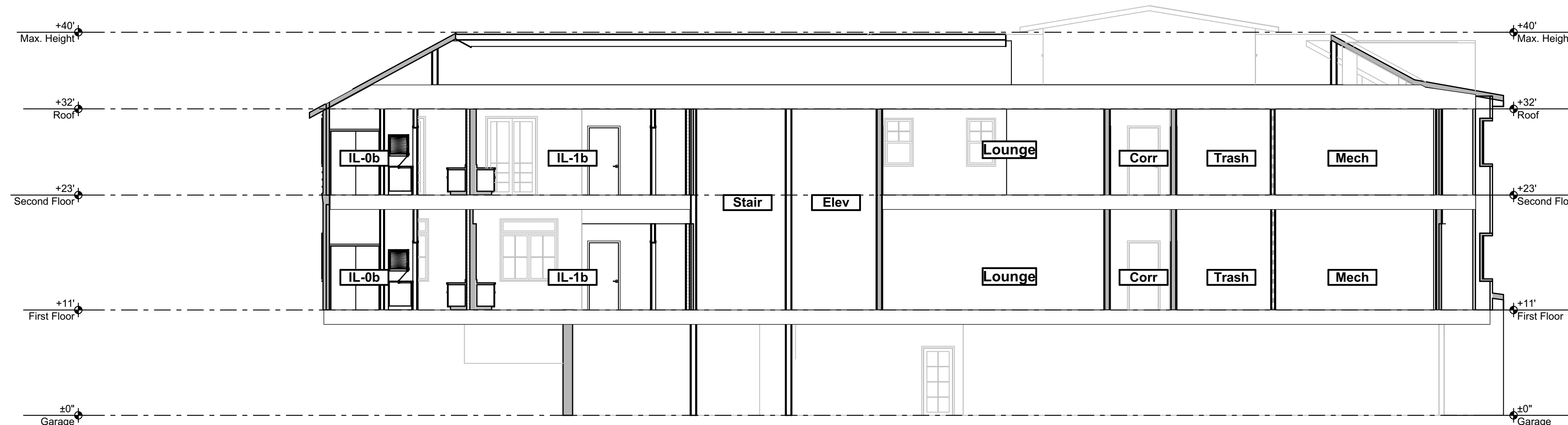


07 DECK ELEVATION
SCALE: 1/8" = 1'-0"

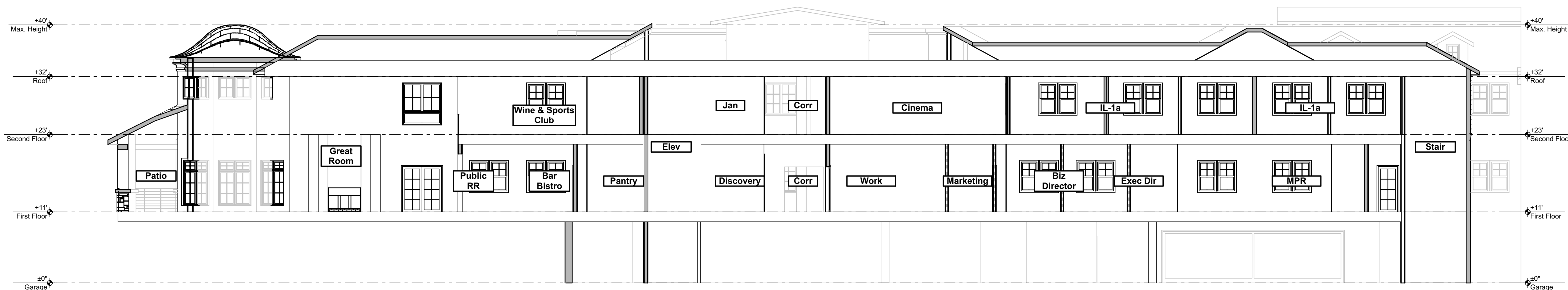




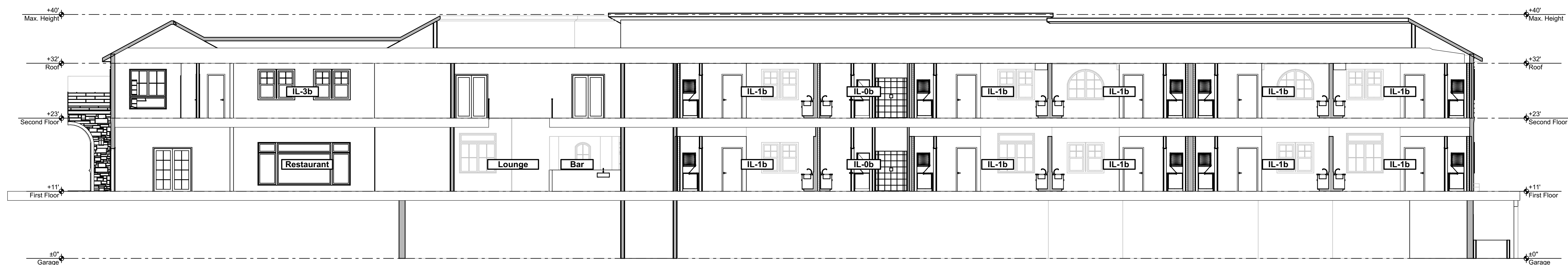
01 SECTION A
SCALE: 1/8" = 1'-0"



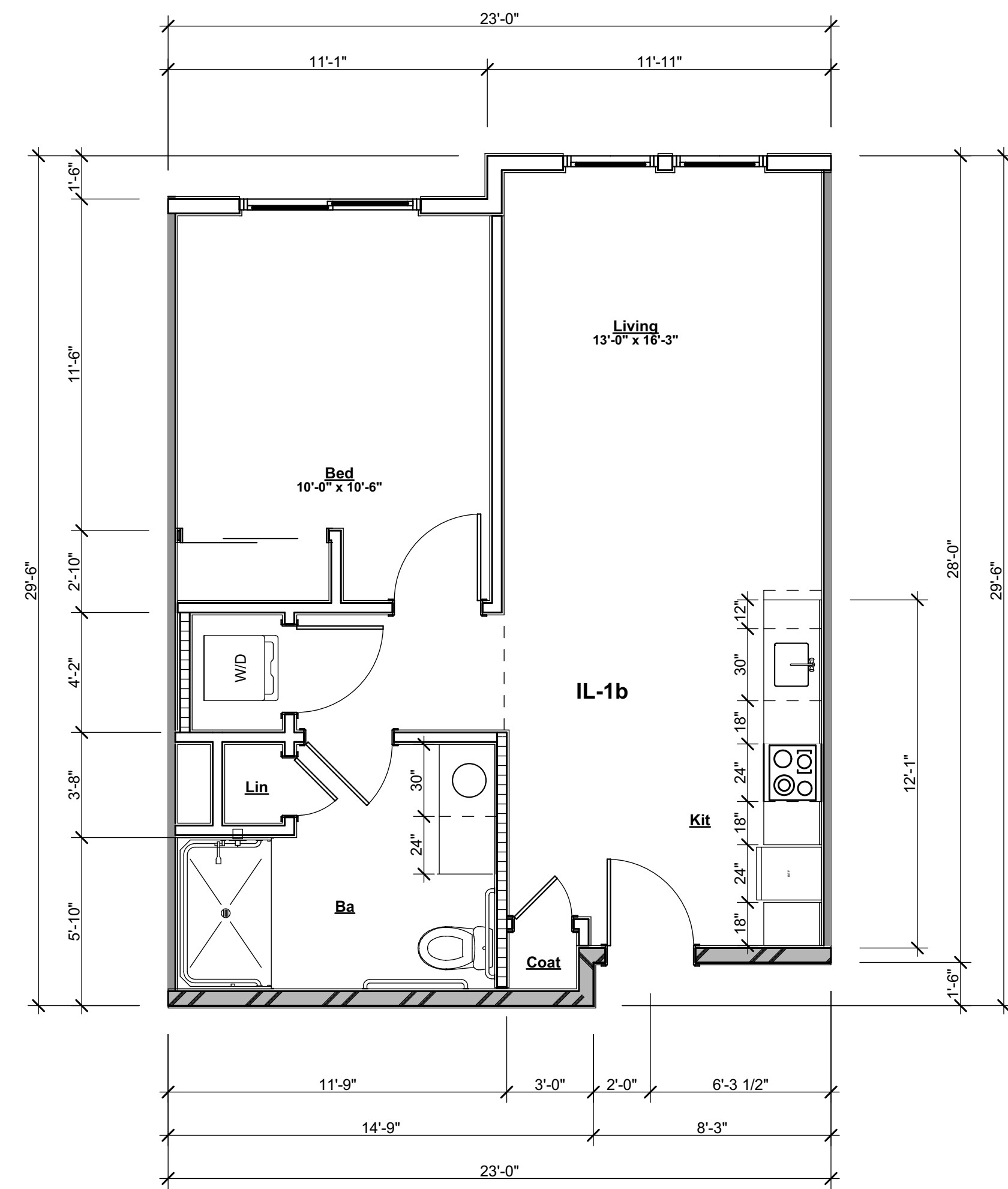
02 SECTION B
SCALE: 1/8" = 1'-0"



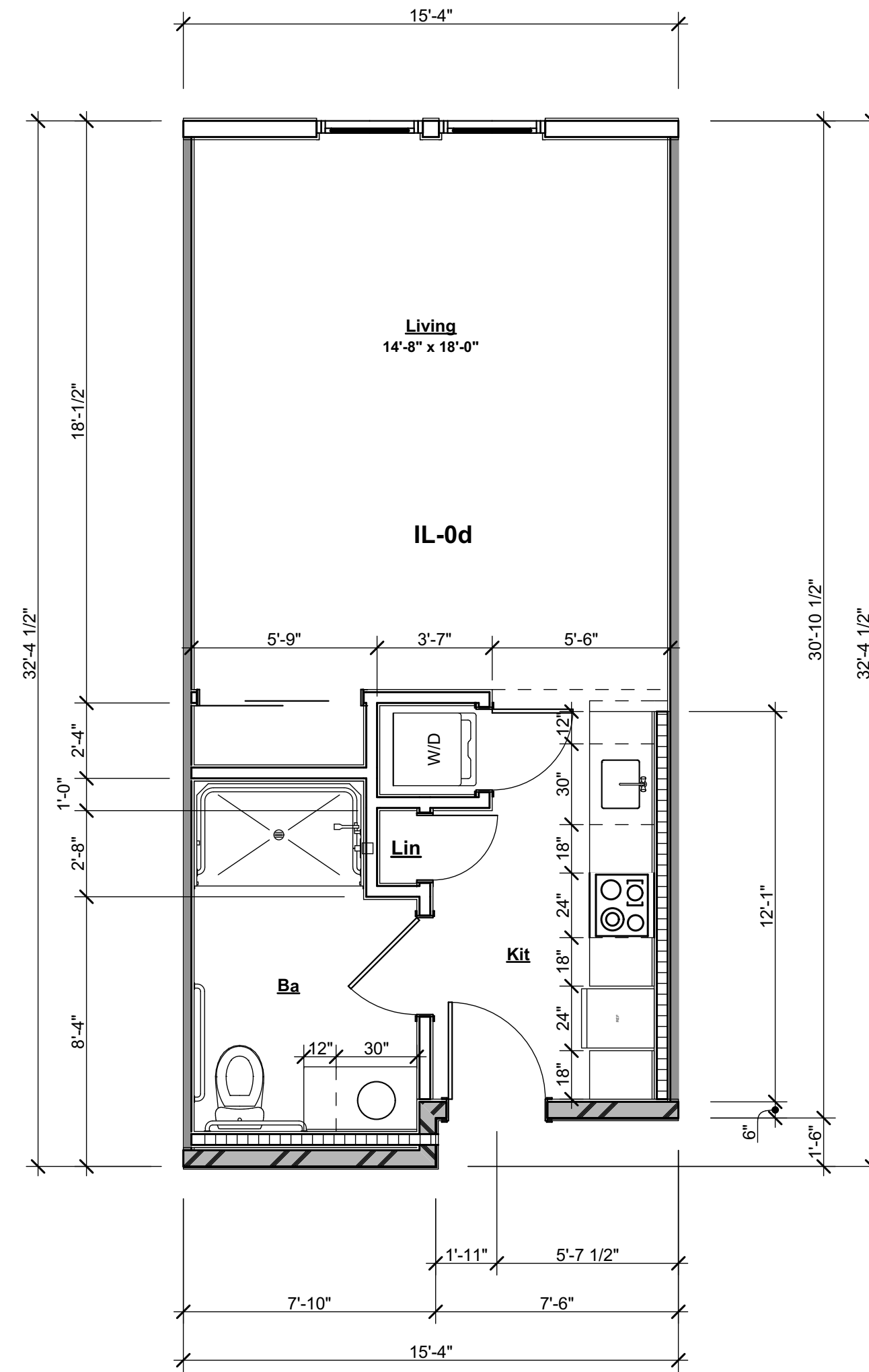
03 SECTION C
SCALE: 1/8" = 1'-0"



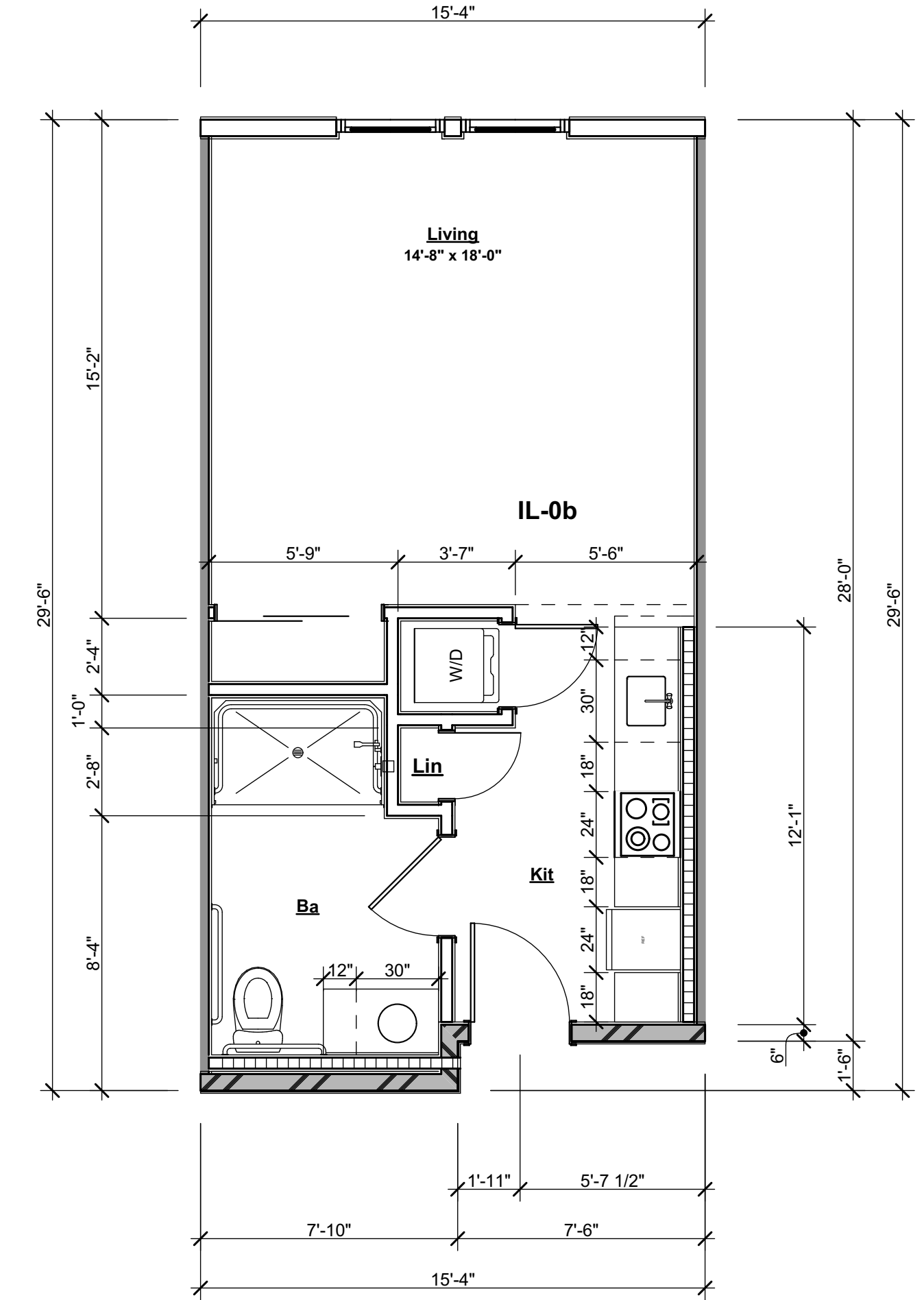
04 SECTION D
SCALE: 1/8" = 1'-0"



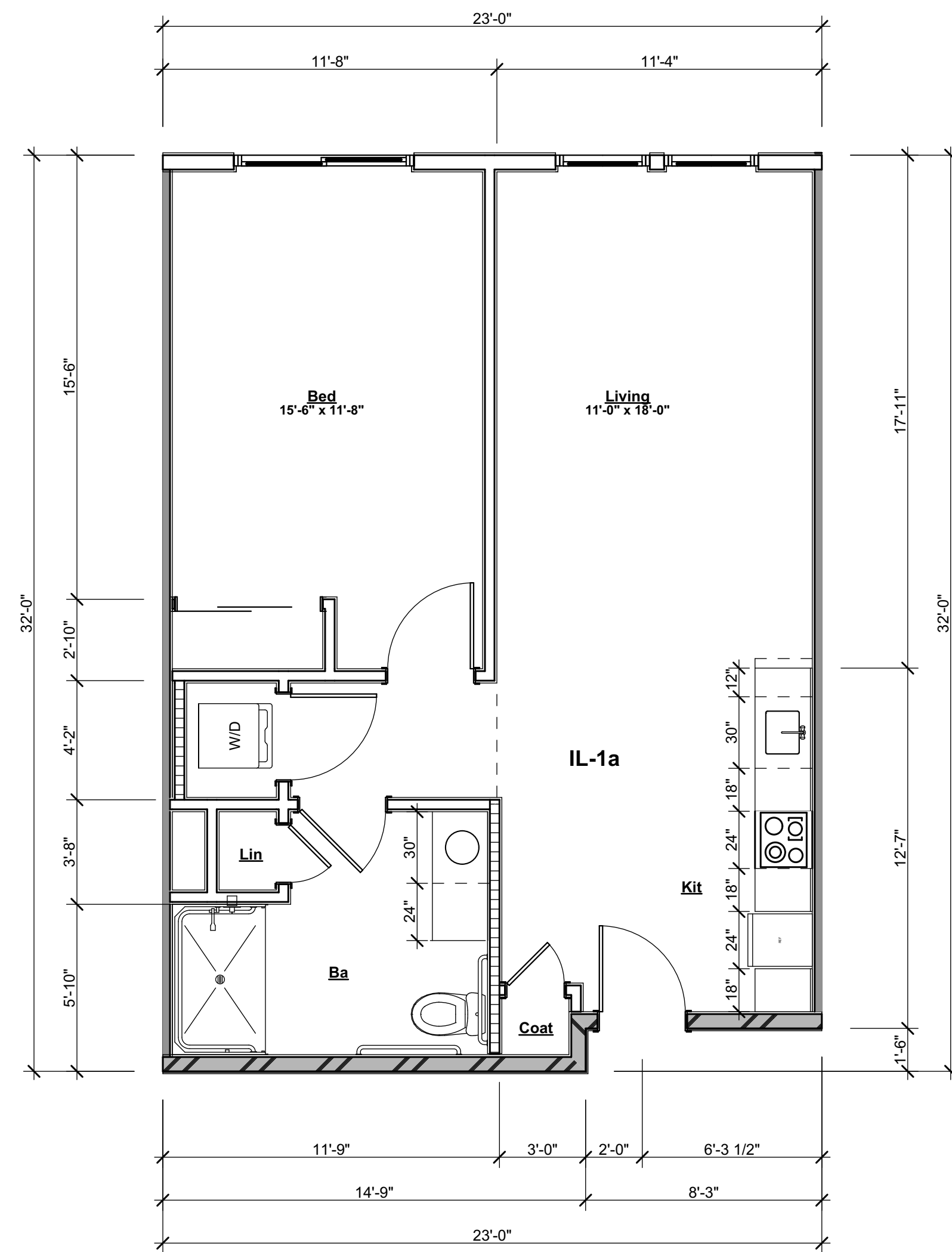
11 IL- 1 Bed Unit B 650 SF
SCALE: 1/4" = 1'-0"



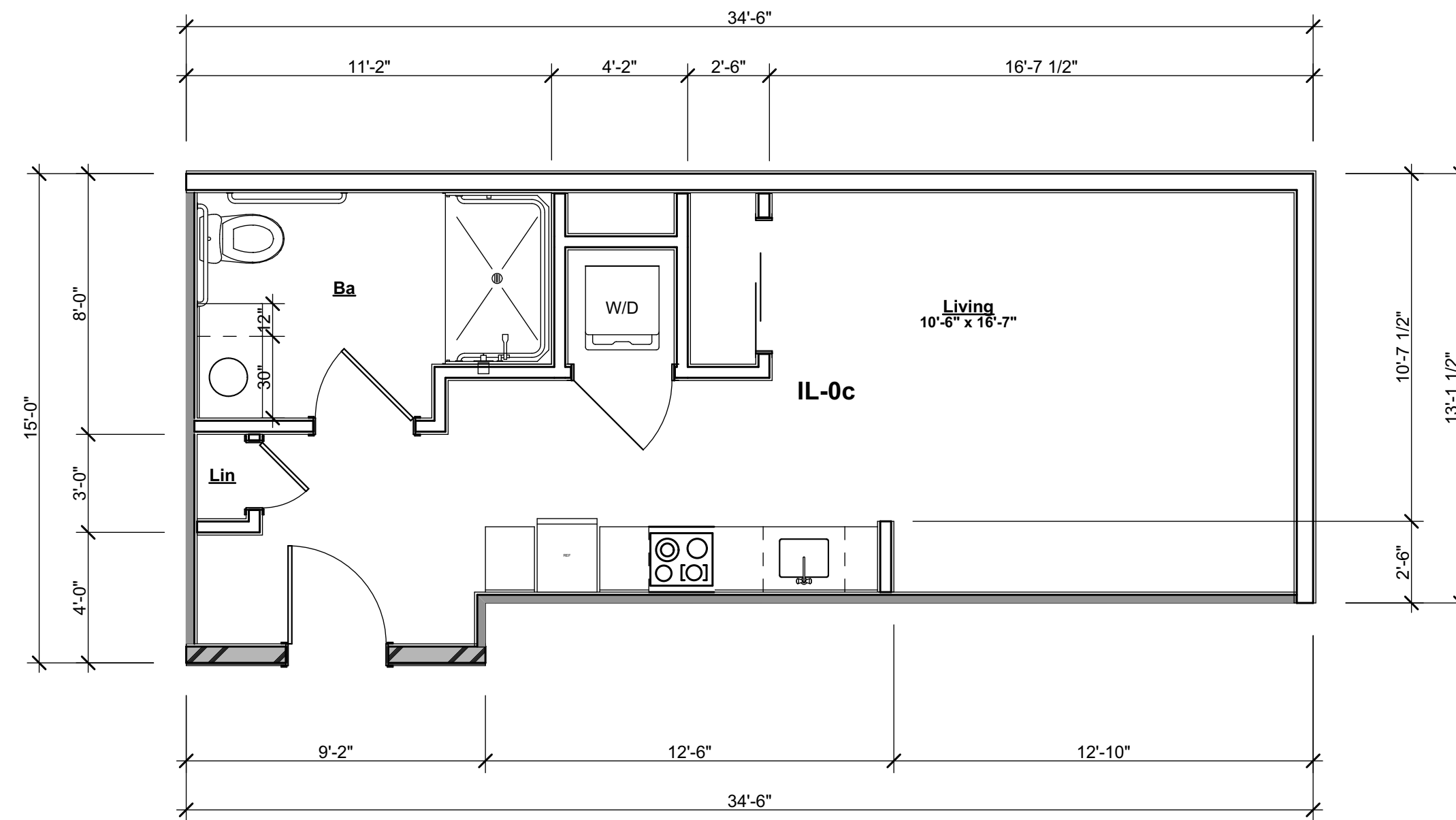
07 IL- Studio Unit D 485 SF
SCALE: 1/4" = 1'-0"



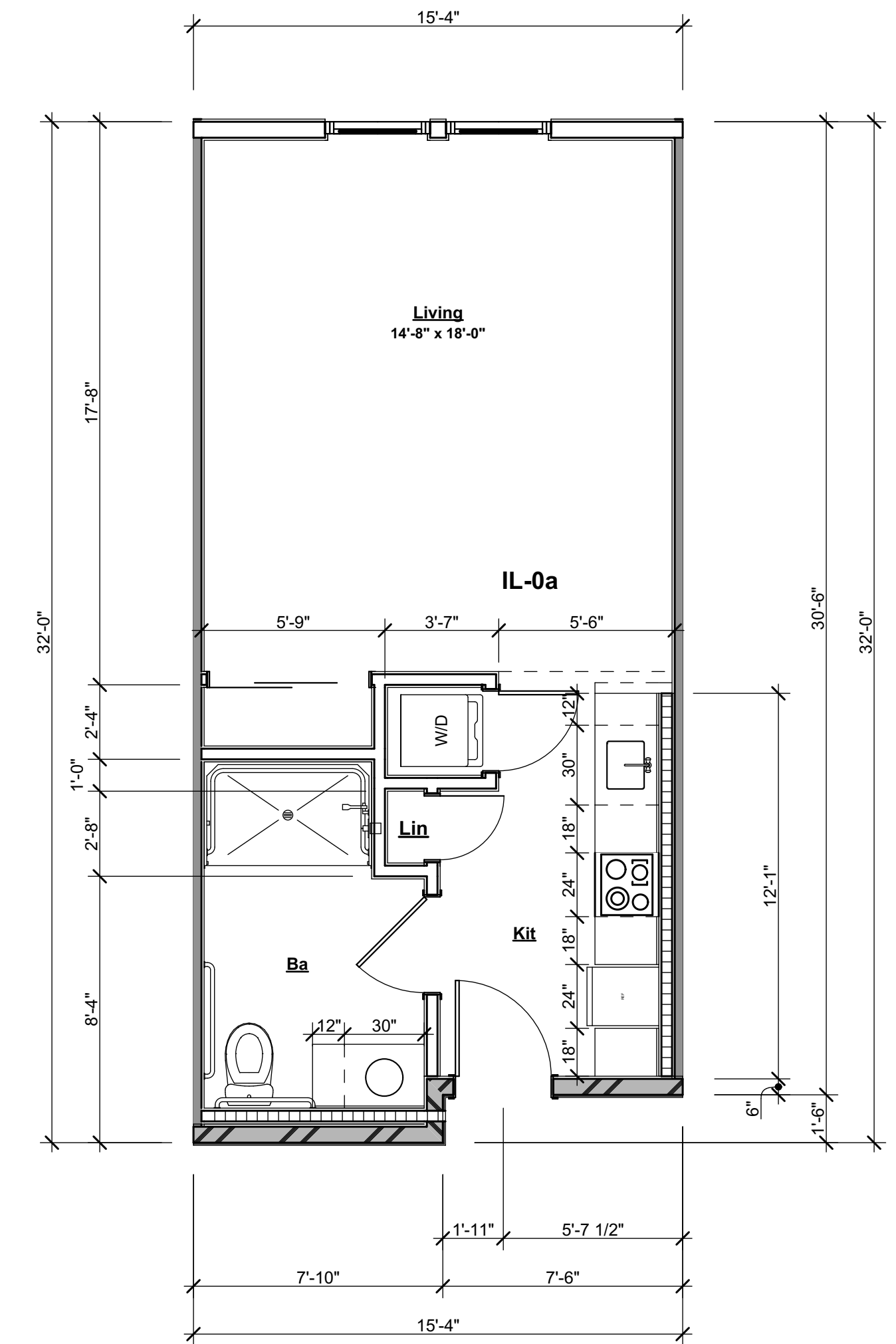
03 IL- Studio Unit B 441 SF
SCALE: 1/4" = 1'-0"



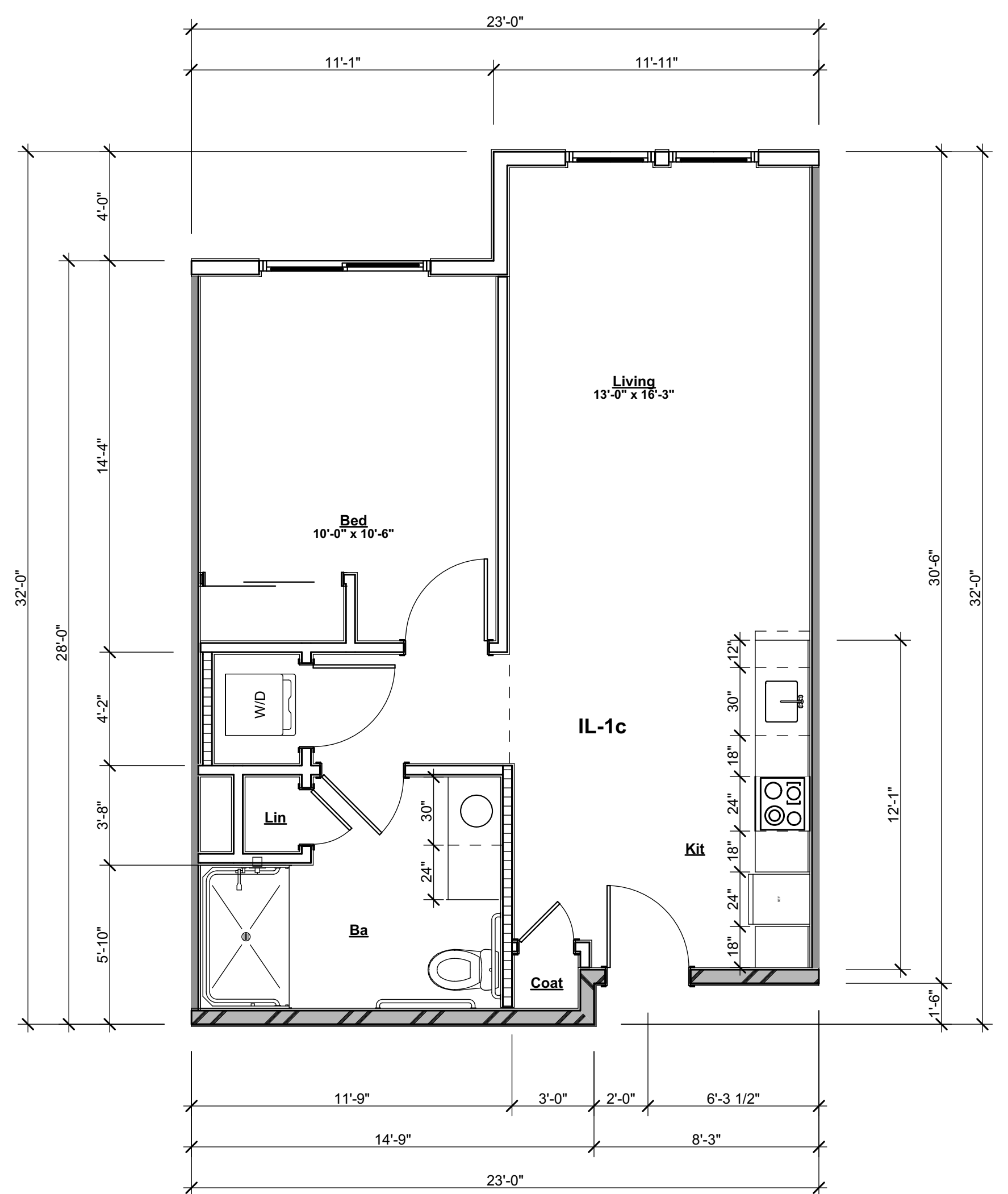
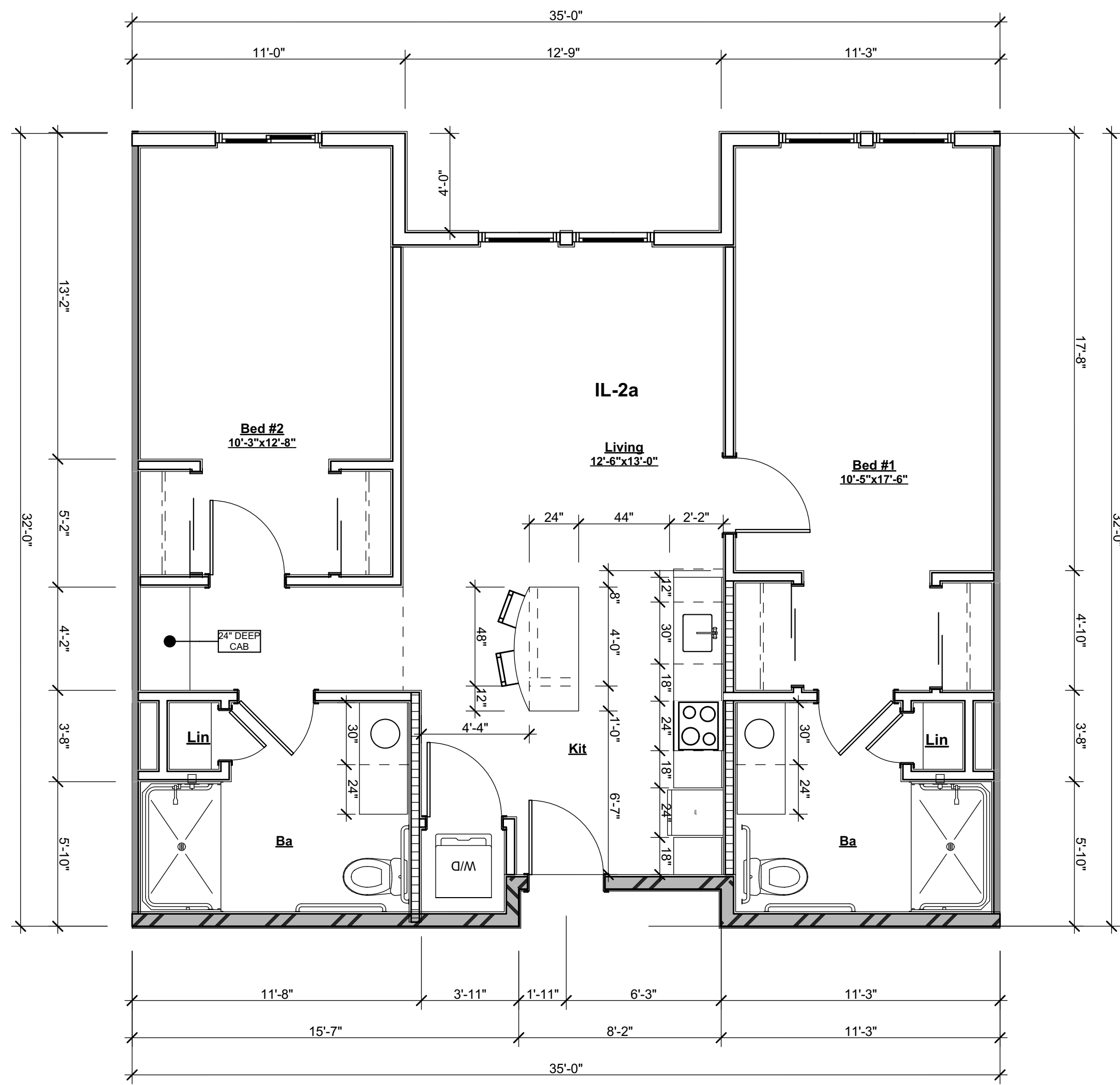
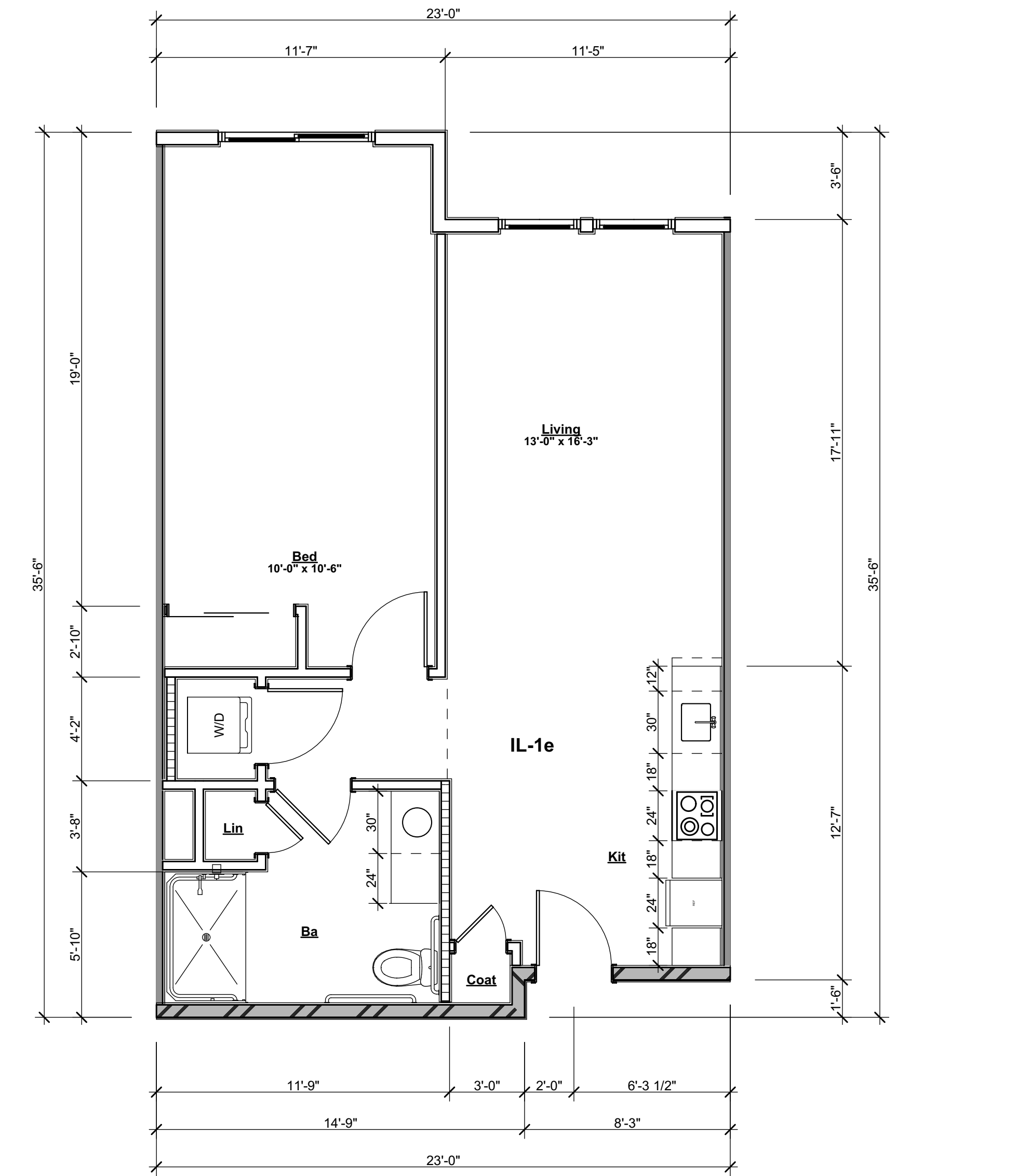
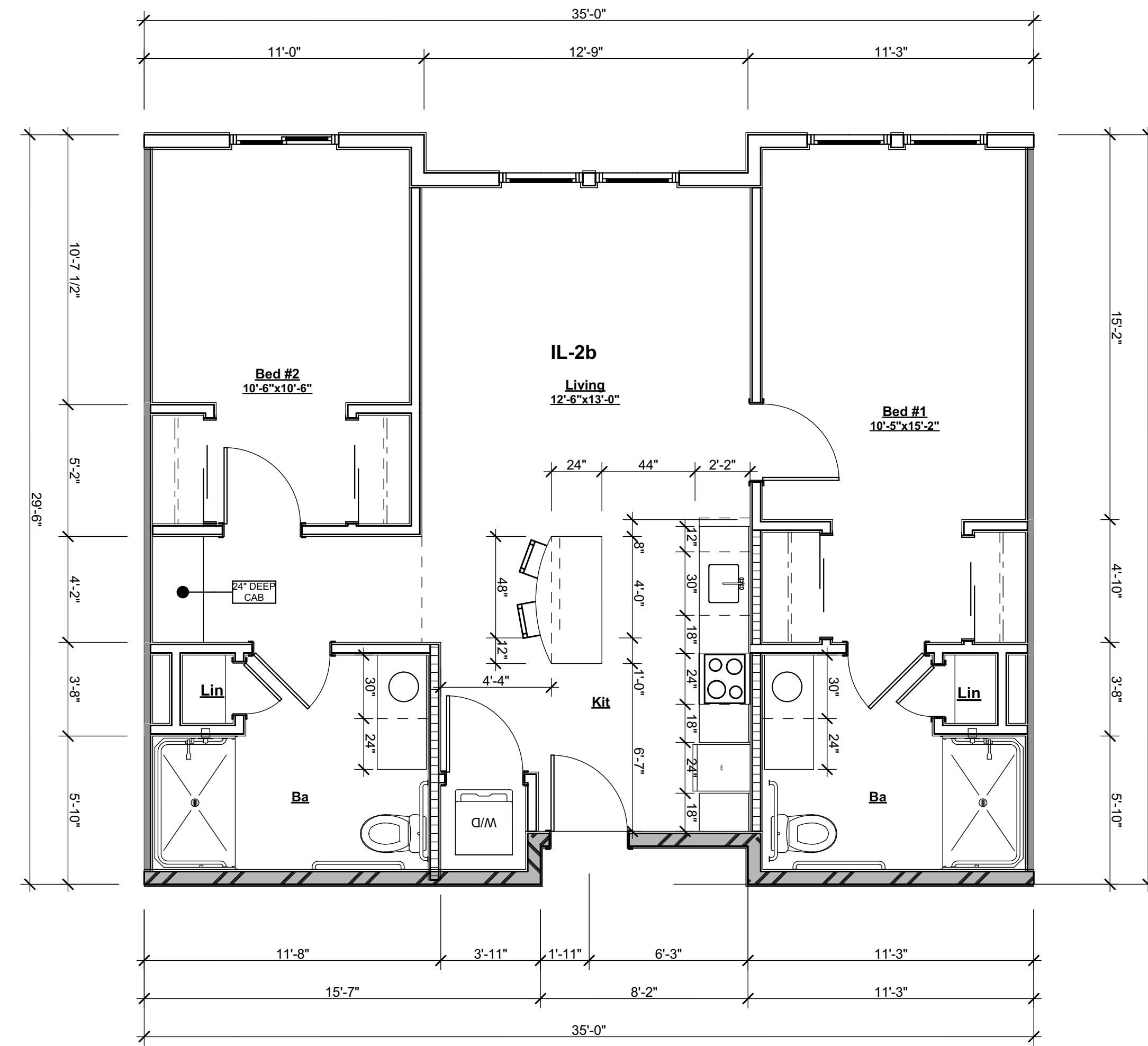
09 IL- 1 Bed Unit A 560 SF
SCALE: 1/4" = 1'-0"

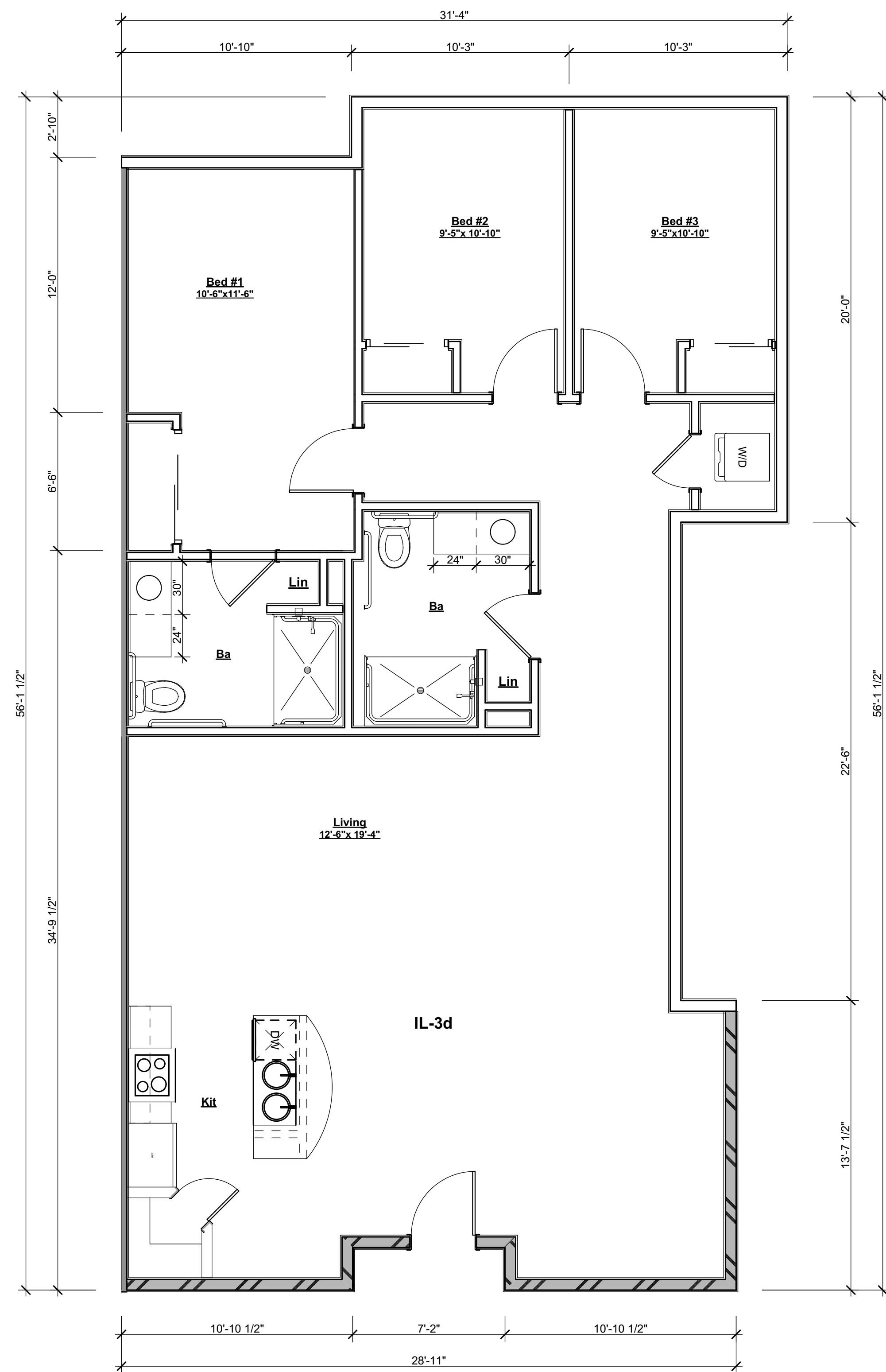


05 IL- Studio Unit C 470 SF
SCALE: 1/4" = 1'-0"

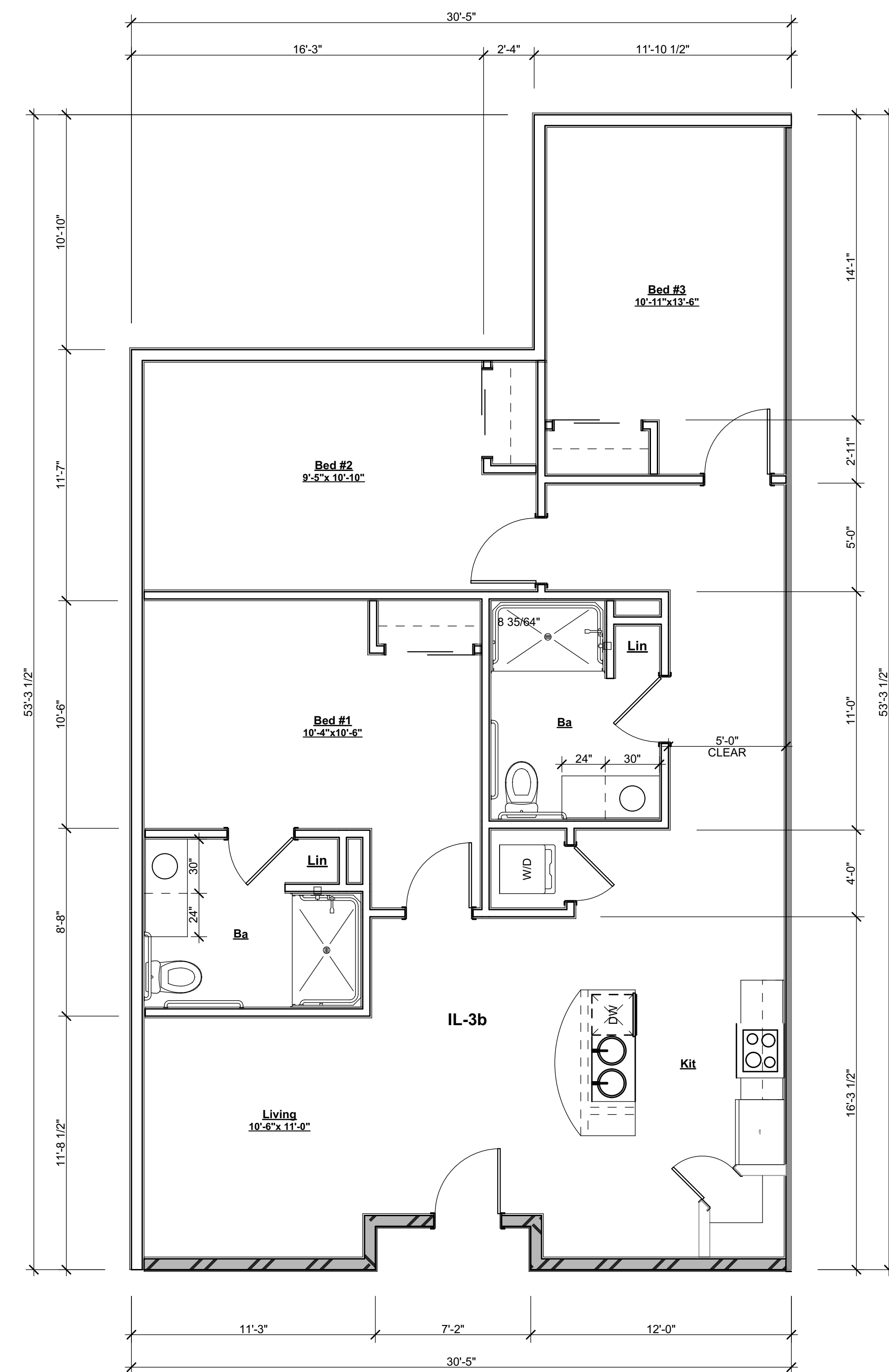


01 IL- Studio Unit A 479 SF
SCALE: 1/4" = 1'-0"

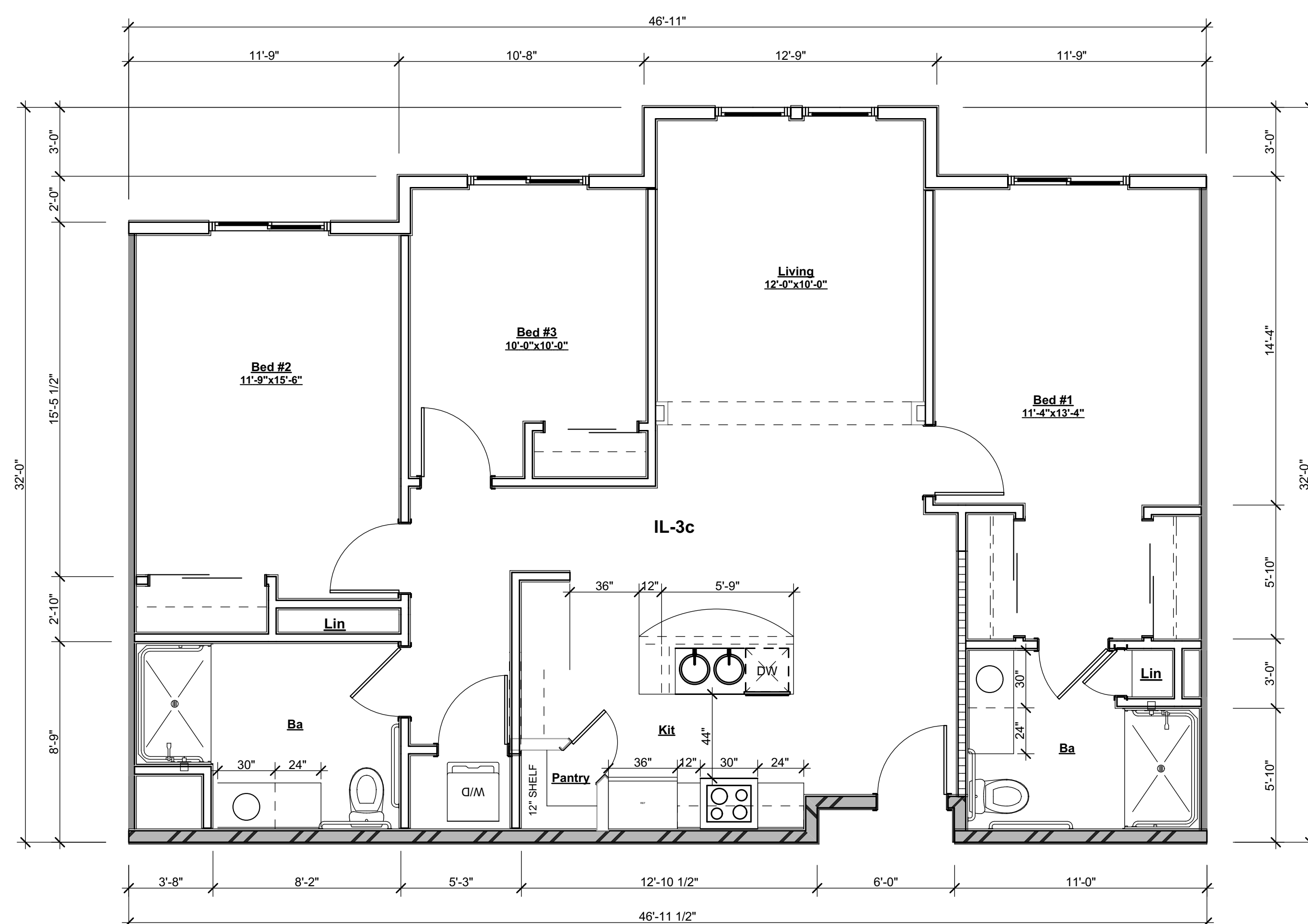




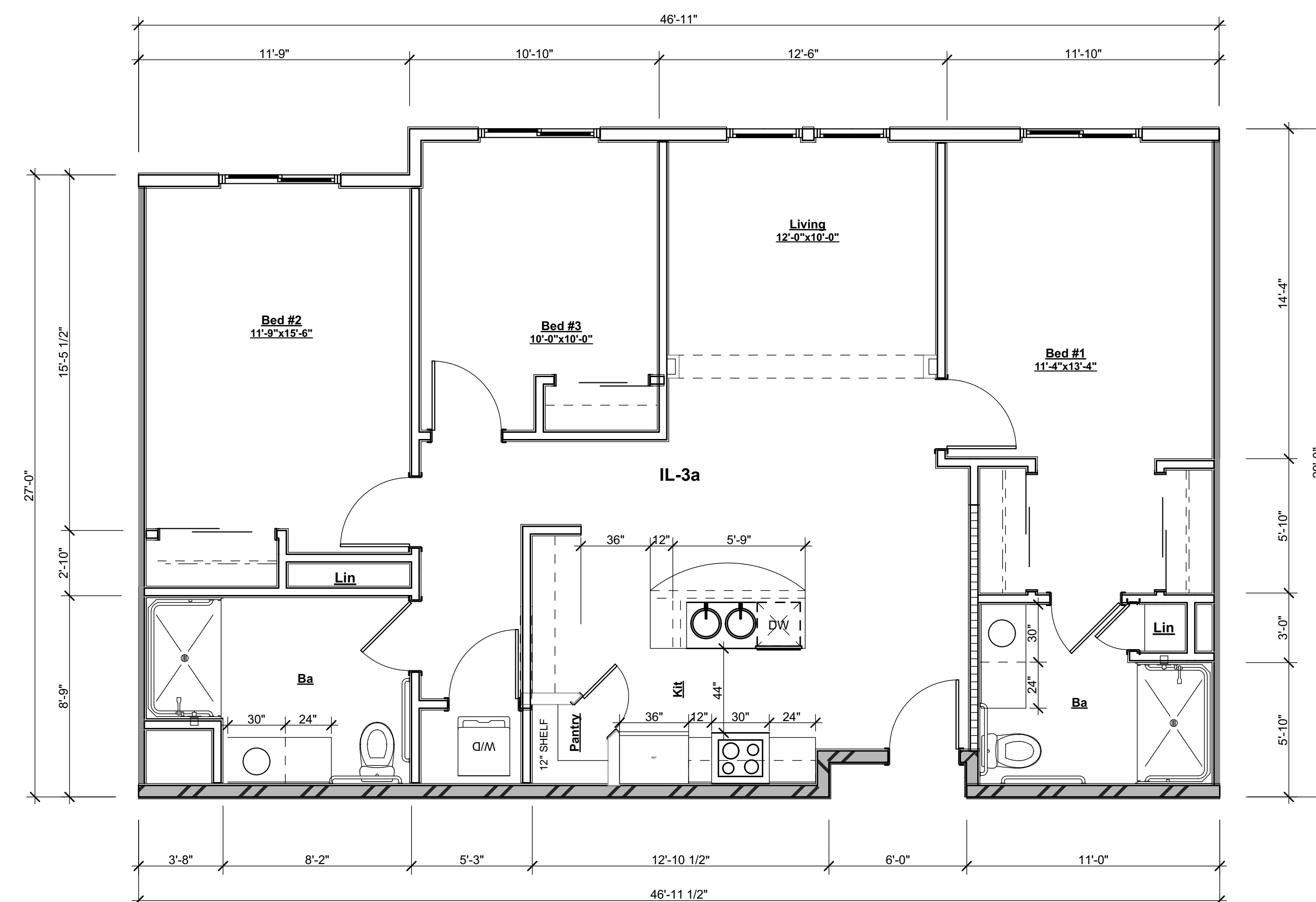
05 IL- 3-Bed Unit D 1,567 SF
SCALE: 1/4" = 1'-0"



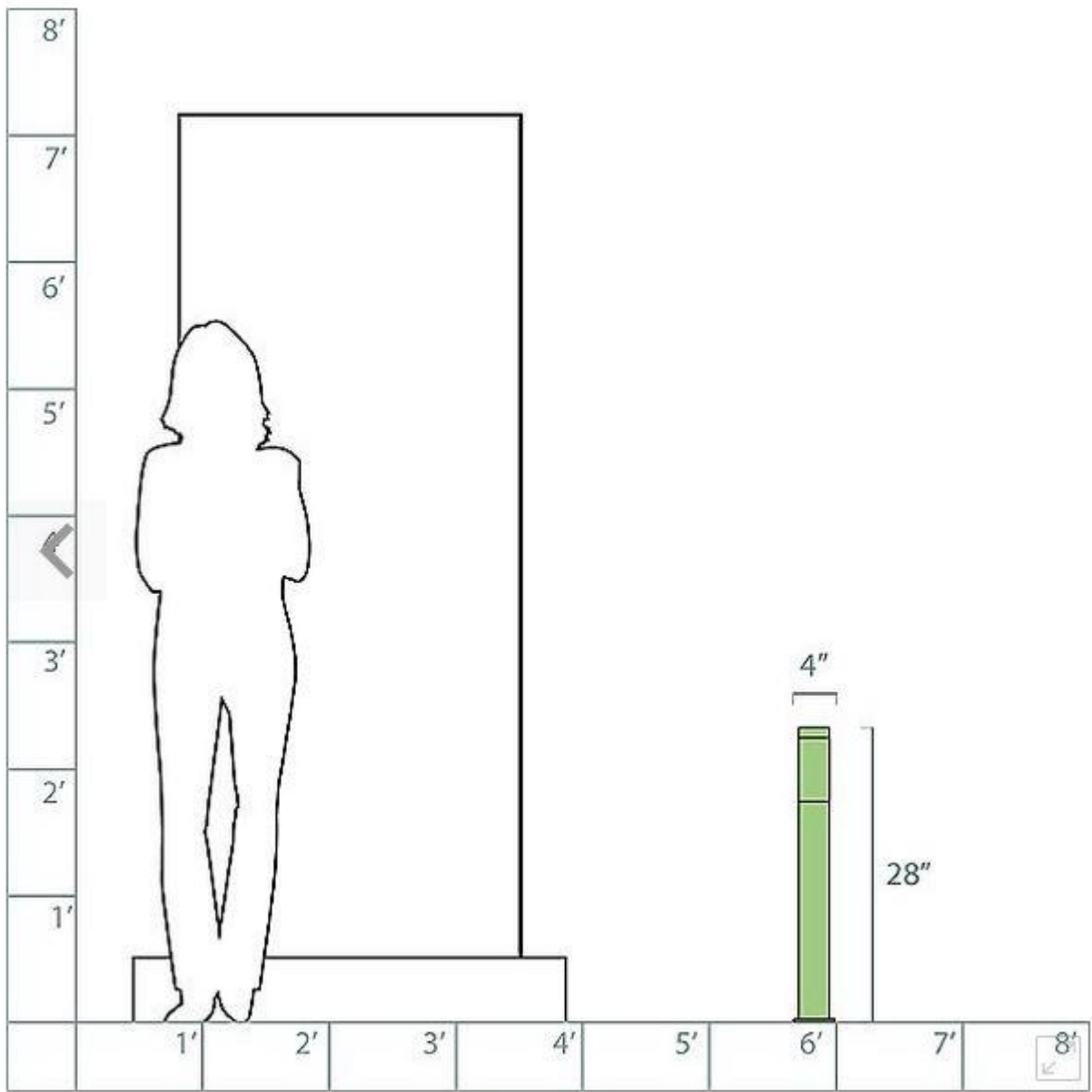
02 IL- 3-Bed Unit B 1,406 SF
SCALE: 1/4" = 1'-0"



04 IL- 3-Bed Unit C 1,368 SF
SCALE: 1/4" = 1'-0"



01 IL- 3-Bed Unit A 1,330 SF
SCALE: 1/4" = 1'-0"



06 **Bollard Height Reference**
SCALE: 1' = 1'-0"



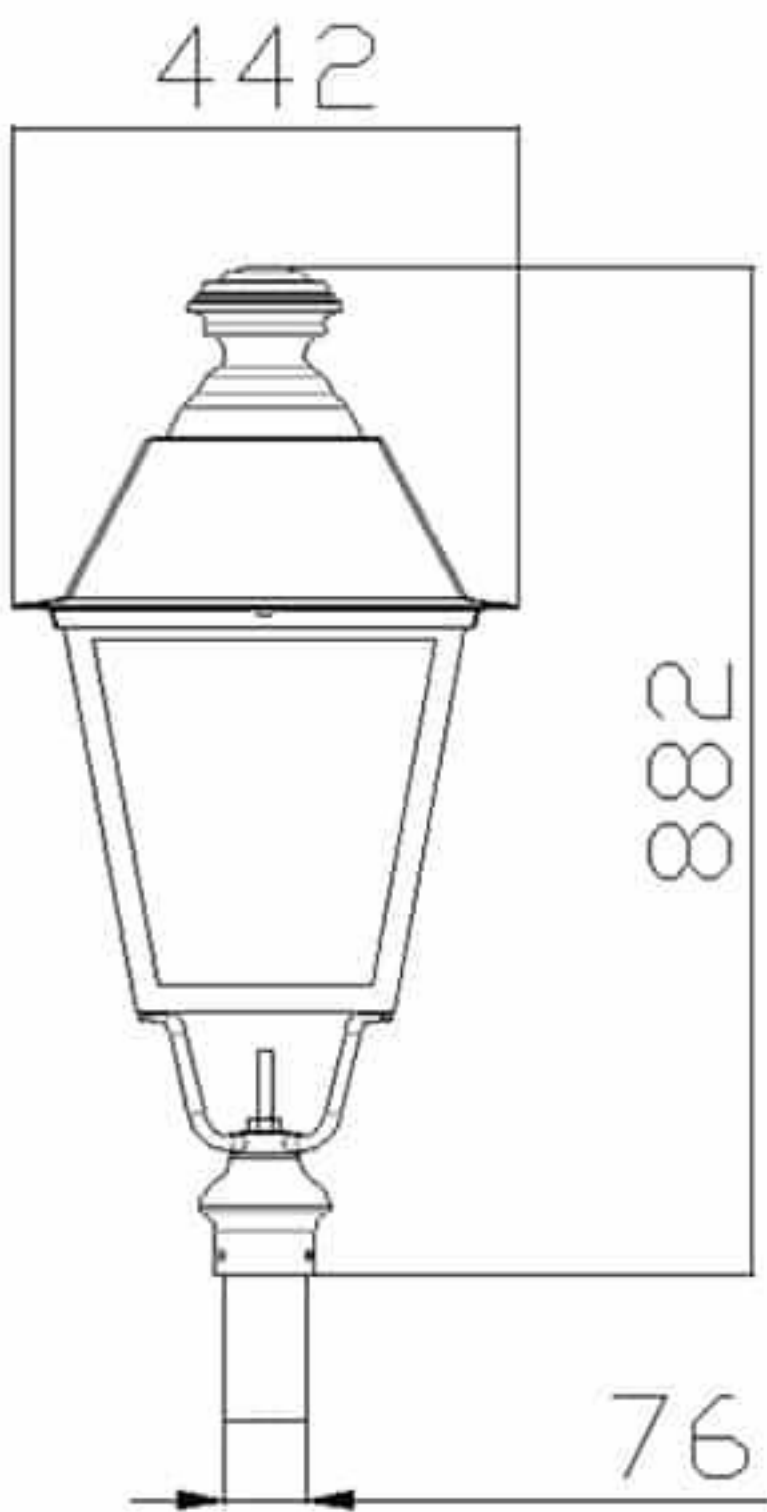
05 **Round Column Outdoor LED Bollard**
SCALE: 1' = 1'-0"



02 **LED Post Lantern Light**
SCALE: 1' = 1'-0"

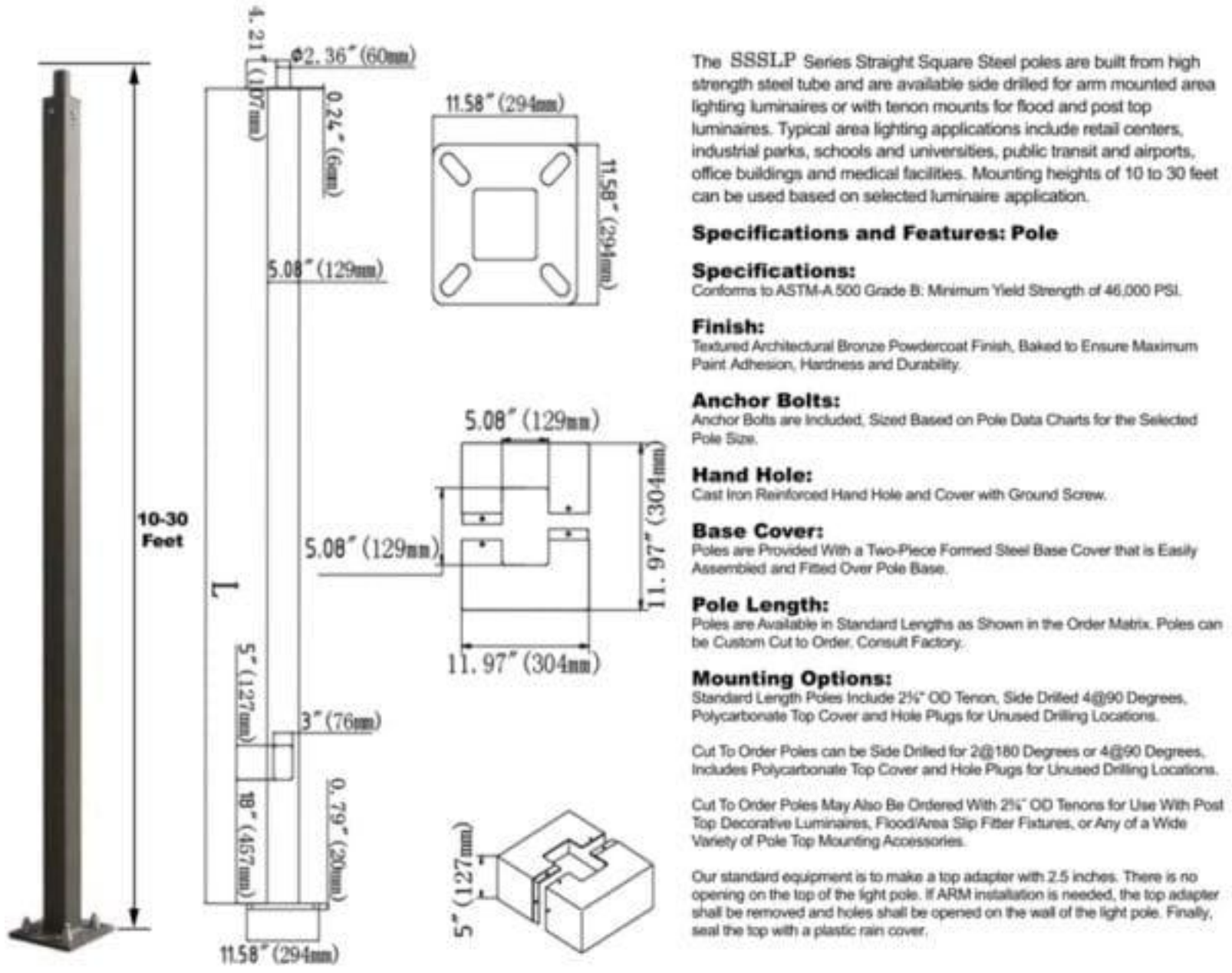


07 **Park Court Light Outdoor Lantern**
SCALE: 1' = 1'-0"



04 **LED Post Lantern Light Spec**
SCALE: 1' = 1'-0"

Straight Square Steel Poles, 4" & 5"



01 **Outdoor Bronze Aluminum Parking Lot Light Pole**
SCALE: 1' = 1'-0"