



Common Area Calculations		Area (SF)
1, First Floor		
Clubhouse	RESIDENT ACTIVITY	978
Fire Riser	MECHANICAL	12
Gym	RESIDENT ACTIVITY	725
Hall	CIRCULATION	186
HK	SERVICE	36
Office	ADMINISTRATION	290
Pool	RETENTION BASIN	1,343
Pool Deck	TRACER	7,094
Pool Equip	MECHANICAL	186
RR	RESTROOMS	124
Shower	RESTROOMS	68
Spa	RETENTION BASIN	93
Stor	SERVICE	111
Wet Bar	CIRCULATION	36
WH	MECHANICAL	12
		11,294 sq ft

UNIT MIX					
Unit Type	Unit Name	Beds	Qty	Area (SF)	Total (SF)
1-Bed Apartment	1A-ADA	1	29	673	19,517
1-Bed Apartment	1A-STD	1	31	673	20,863
1-Bed Apartment	1B-ADA	1	44	755	33,220
1-Bed Apartment	1B-STD	1	62	755	46,810
2-Bed Apartment	2A-ADA	2	34	960	32,640
2-Bed Apartment	2A-STD	2	52	960	49,920
		338	252		202,970 sq ft

DENSITY CALCULATIONS	
BASE DENSITY: 14.03 ACRES x 12 UNITS/ACRE = 168 BASE UNITS	
TOTAL UNITS PROPOSED: 252 UNITS	
50% DENSITY BONUS IS BEING PROPOSED	
14.03 ACRES x 18 UNITS/ACRE = 252 PROPOSED UNITS	
FOR 50% DENSITY BONUS, 44% OF BASE UNITS NEED TO BE MODERATE INCOME UNITS BASED ON LQMC 9.60.260 DENSITY BONUS PERCENTAGES.	
44% x 168 = 74 MODERATE INCOME UNITS	
MARKET-RATE UNITS	178
MINIMUM REQUIRED MODERATE UNITS	74
MAXIMUM UNITS ALLOWED W/ DENSITY BONUS	252

PARKING FACILITY BREAKDOWN	
UNCOVERED STANDARD PARKING SPACES:	90 SPACES
UNCOVERED COMPACT PARKING SPACES:	28 SPACES
UNCOVERED ACCESSIBLE PARKING SPACES:	6 SPACES
CARPOT STANDARD PARKING SPACES:	330 SPACES
CARPOT COMPACT PARKING SPACES:	4 SPACES
CARPOT ACCESSIBLE PARKING SPACES:	4 SPACES
GARAGE STANDARD PARKING SPACES:	56 SPACES
GARAGE ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL SPACES	520 SPACES

PARKING CALCS	
ADA	6
ADA VAN	2
C	28
CC	4
CP	281
FEV	50
FEV ADA	1
FEV VAN	1
G	57
Mail	1
P	89
	520

PARKING LEGEND:	
ADA	= ACCESSIBLE STANDARD PARKING SPACE (9' X 19') +5' AISLE
ADA VAN	= ACCESSIBLE VAN PARKING SPACE (9' X 19') +8' AISLE
C	= COMPACT PARKING SPACE (8.5' X 16')
CC	= COVERED COMPACT PARKING SPACE (8.5' X 17.5')
CP	= COVERED STANDARD PARKING SPACE (9' X 19')
FEV	= FUTURE EV PARKING SPACE (9' X 19')
FEV ADA	= FUTURE EV ADA PARKING SPACE (9' X 19') +5' AISLE
FEV VAN	= FUTURE EV VAN PARKING SPACE (9' X 19') +8' AISLE
G	= GARAGE STANDARD PARKING SPACE (10' X 20')
Mail	= DESIGNATED MAIL VAN PARKING SPACE (9' X 19')
P	= STANDARD PARKING SPACE (9' X 19') (9' X 17')

PARKING RATIOS	
PER LQMC 9.60.260 (K) BY-RIGHT PARKING INCENTIVE, THE FOLLOWING PARKING RATIOS SHALL APPLY TO THE ENTIRE DEVELOPMENT (INCLUDING MARKET-RATE UNITS)	
1-BR UNITS:	1 SPACE PER UNIT REQUIRED
2-BR UNITS:	1.5 SPACES PER UNIT REQUIRED

PARKING PROVIDED	
7 GUEST PARKING SPACES FOR COMMUNITY BUILDING	
513 PARKING SPACES	
252 DWELLING UNITS	
2.03 PARKING SPACES PER UNIT PROVIDED	
295 REQUIRED PARKING SPACES FOR UNITS	
513 PROVIDED PARKING SPACES FOR UNITS	
520 TOTAL PARKING SPACES PROVIDED	

Gross Building Area	
Bldg 01 (2-STORY)	14,076 7,038 SF PER FLOOR
Bldg 02 (2-STORY)	19,798 9,899 SF PER FLOOR
Bldg 03 (3-STORY)	37,278 12,426 SF PER FLOOR
Bldg 04 (2 & 3-STORY)	35,300 14,007 SF PER FLOOR (GROUND FLOOR AND SECOND STORY) 7,287 SF THIRD STORY
Bldg 05 (2-STORY)	15,443 7,722 SF PER FLOOR
Bldg 06 (2-STORY)	21,809 10,905 SF PER FLOOR
Bldg 07 (3-STORY)	27,430 9,144 SF PER FLOOR
Bldg 08 (3-STORY)	34,131 11,377 SF PER FLOOR
Bldg 09 (2-STORY)	16,114 8,057 SF PER FLOOR
Bldg 10 (2-STORY)	16,225 8,113 SF PER FLOOR
Bldg 11 (2-STORY)	17,163 8,582 SF PER FLOOR
Clubhouse (1-STORY)	3,226
Pool Equip. (1-STORY)	206
	258,199 sq ft

PER CBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	
TYPE V-A	
R-2 S (WITHOUT AREA INCREASE)	= 70 FEET ALLOWED

PER CBC TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	
TYPE V-A	
R-2 S (WITHOUT AREA INCREASE)	= 4 STORIES ALLOWED

PER CBC TABLE 506.2 ALLOWABLE AREA FACTOR	
TYPE V-A	
R-2 S (WITHOUT HEIGHT INCREASE)	= 36,000 SF PER FLOOR ALLOWED

NFPA13 SPRINKLER SYSTEM COMPLYING WITH CBC SECTION 903.3.1.1

