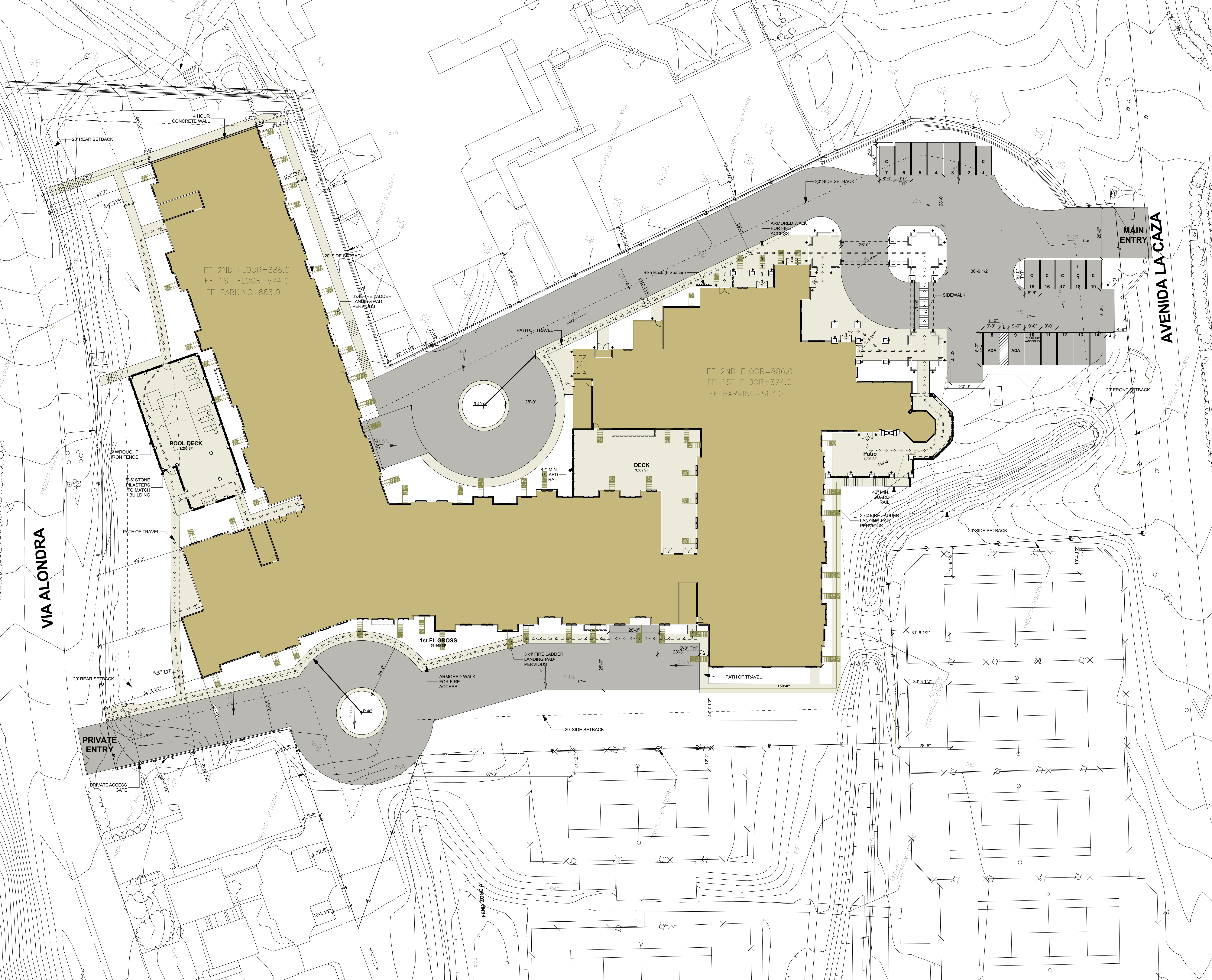


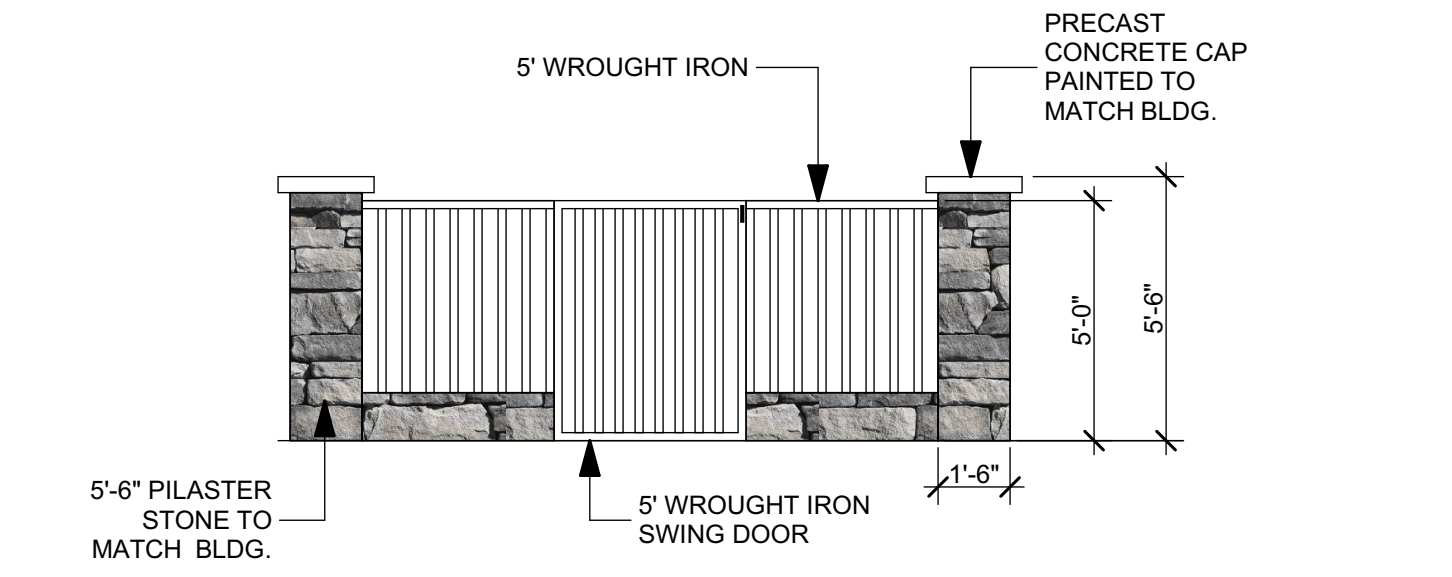


PROJECT DATA
CONSTRUCTION TYPE
TYPE V-A, FULLY SPRINKLERED
SPRINKLERS:
YES, DEFERRED SUBMITTAL
ALLOWABLE BUILDING HEIGHT
40'-0" FROM F.F. TO HIGHEST POINT OF ROOF (NOT INCLUDING ARCHITECTURAL PROJECTION)

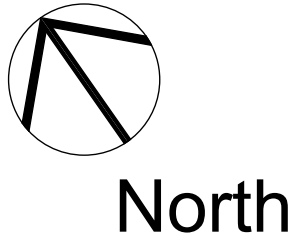
SITE DATA
SITE AREA: 4.2 ACRES (182,952 SF)
BUILDING FOOTPRINT: 53,460 SF
LOT COVERAGE: 53,460 / 182,952 = .293
COVERAGE FACTOR: 29.3%
TOTAL BUILDING AREA: 155,156 SF
TOTAL PROPOSED UNITS: 101 UNITS
119 BEDS

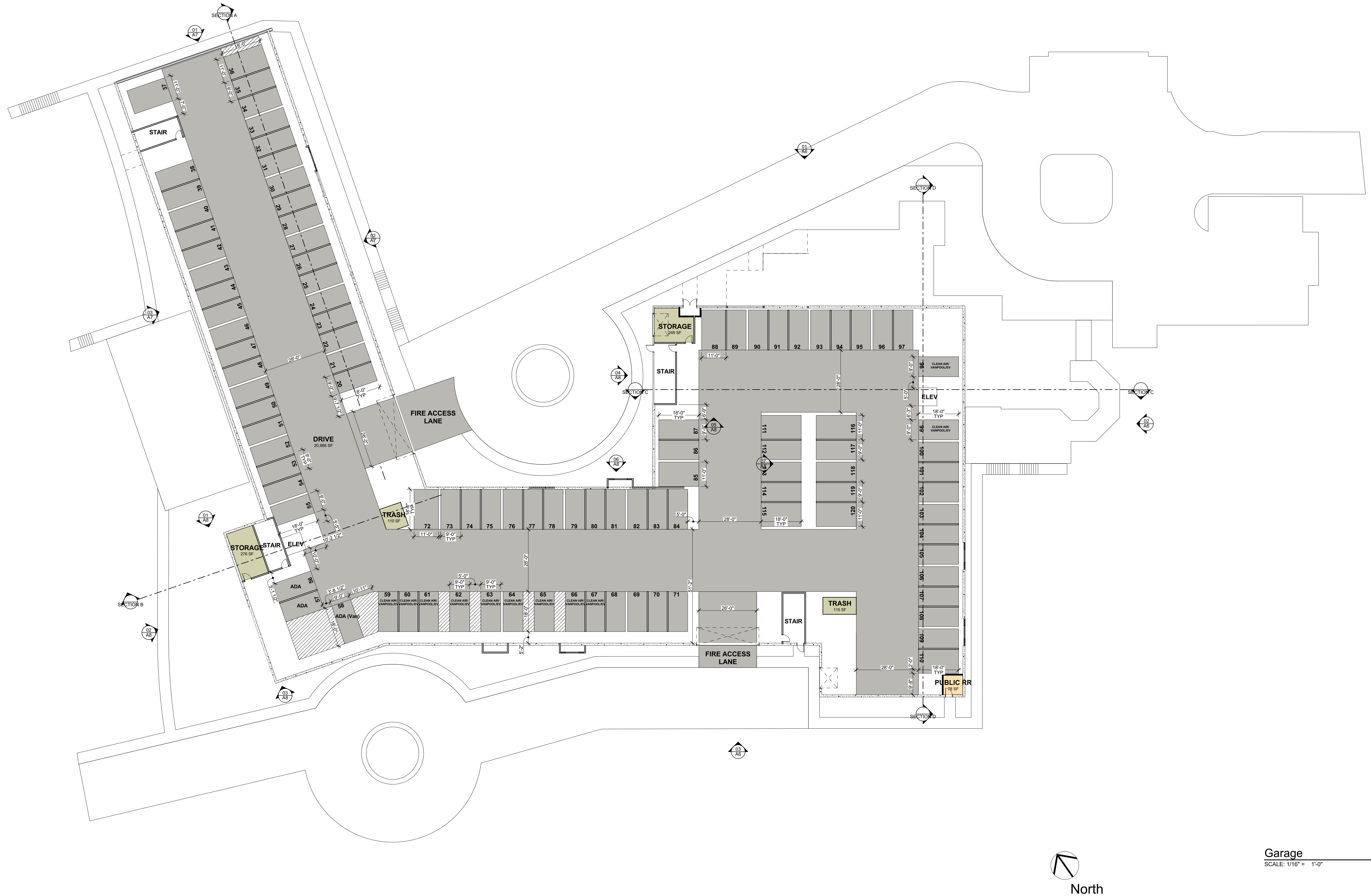
UNIT MIX		Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
IL-0a	INDEPENDENT LIVING - STUDIO			1	8	479	3,832
IL-0b	INDEPENDENT LIVING - STUDIO			1	21	441	9,261
IL-0c	INDEPENDENT LIVING - STUDIO			1	2	470	940
IL-1a	INDEPENDENT LIVING - 1 BED			1	2	724	1,448
IL-1b	INDEPENDENT LIVING - 1 BED			1	24	650	15,600
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	4	1,057	4,228
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	1,421	1,421
IL-3c	INDEPENDENT LIVING - 3 BED			3	2	1,368	2,736
IL-3d	INDEPENDENT LIVING - 3 BED			3	1	1,567	1,567
				119	101		69,327 sq ft

Building Area Calculations			Gross Area Calcs	
Area Type	Qty.	Area (SF)	Zone Name	Area (SF)
Common Area			1st FL GROSS	53,460
ADMINISTRATION	6	779	2nd FL GROSS	50,210
CIRCULATION	2	13,655	GARAGE GROSS	51,486
CIRCULATION - VERTICAL	6	1,036		155,156 sq ft
DINING	3	2,083	Parking Count	
DRIVEWAY	1	20,986		Qty
KITCHEN	4	1,504	ADA	4
LOBBY	2	359	ADA VAN	1
MECHANICAL	5	1,313	CLEAN AIR/VANPOOL/VEH	12
RESIDENT ACTIVITY	11	7,642	Compact	7
RESTROOMS	10	812	P	96
SERVICE	27	3,440		120
	77	53,609 sq ft		
Dwelling Unit				
INDEPENDENT LIVING - 1 BED	58	40,678		
INDEPENDENT LIVING - 2 BED	6	6,232		
INDEPENDENT LIVING - 3 BED	6	8,384		
INDEPENDENT LIVING - STUDIO	31	14,033		
	101	69,327 sq ft		

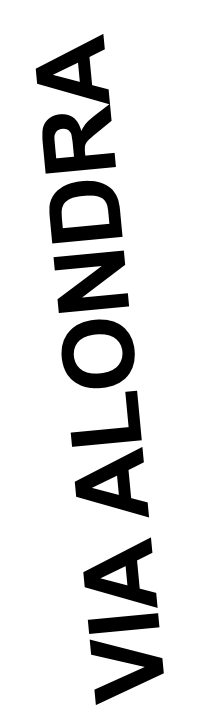


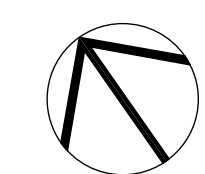
POOL DECK-PILASTER AND IRON FENCE DETAIL
SCALE: 1/4" = 1'-0"



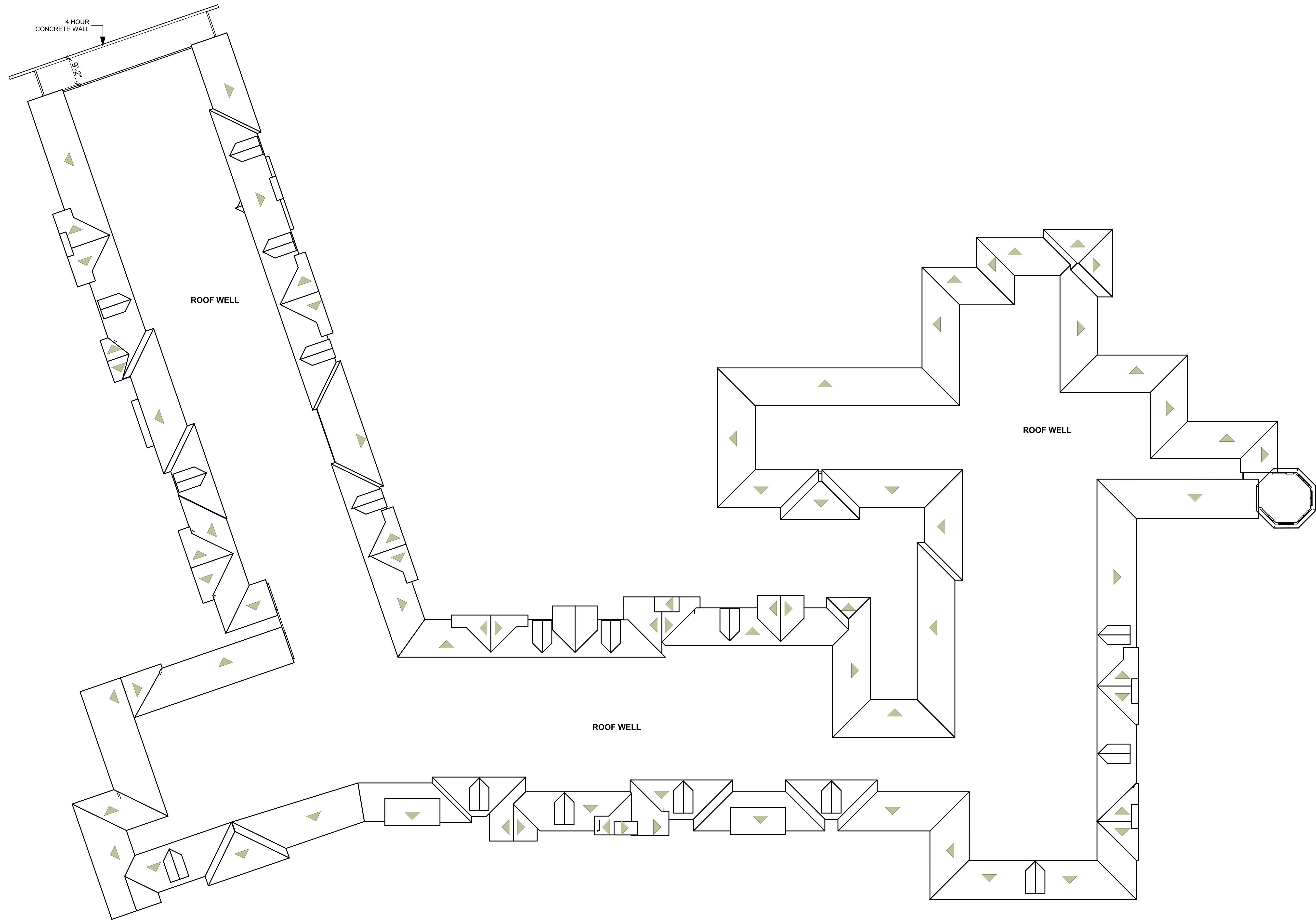


Garage
SCALE: 1/16" = 1'-0"





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



01 Roof Plan North
SCALE: 1/16" = 1'-0"

NOTE: ROOF PITCH TO BE 6:12
UNLESS NOTED OTHERWISE



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

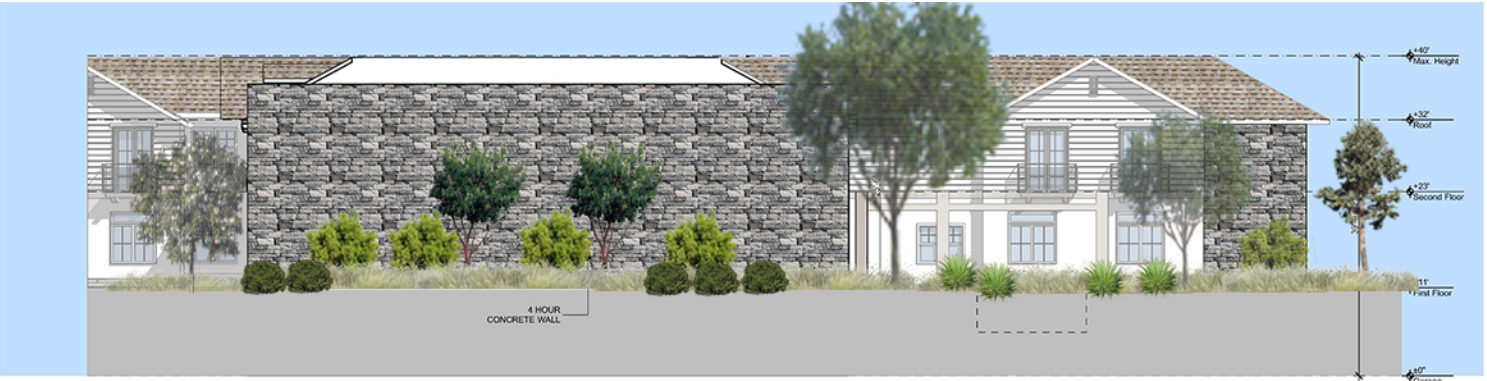


02 EXT B
SCALE: 1/8" = 1'-0"



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





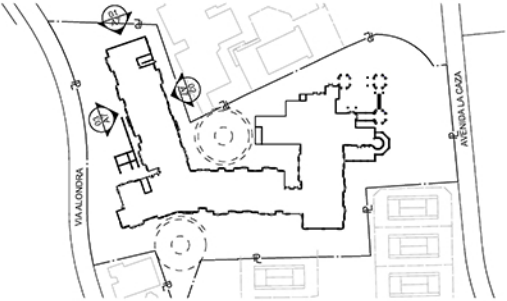
01 EXT A
SCALE: 1/8" = 1'-0"



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"





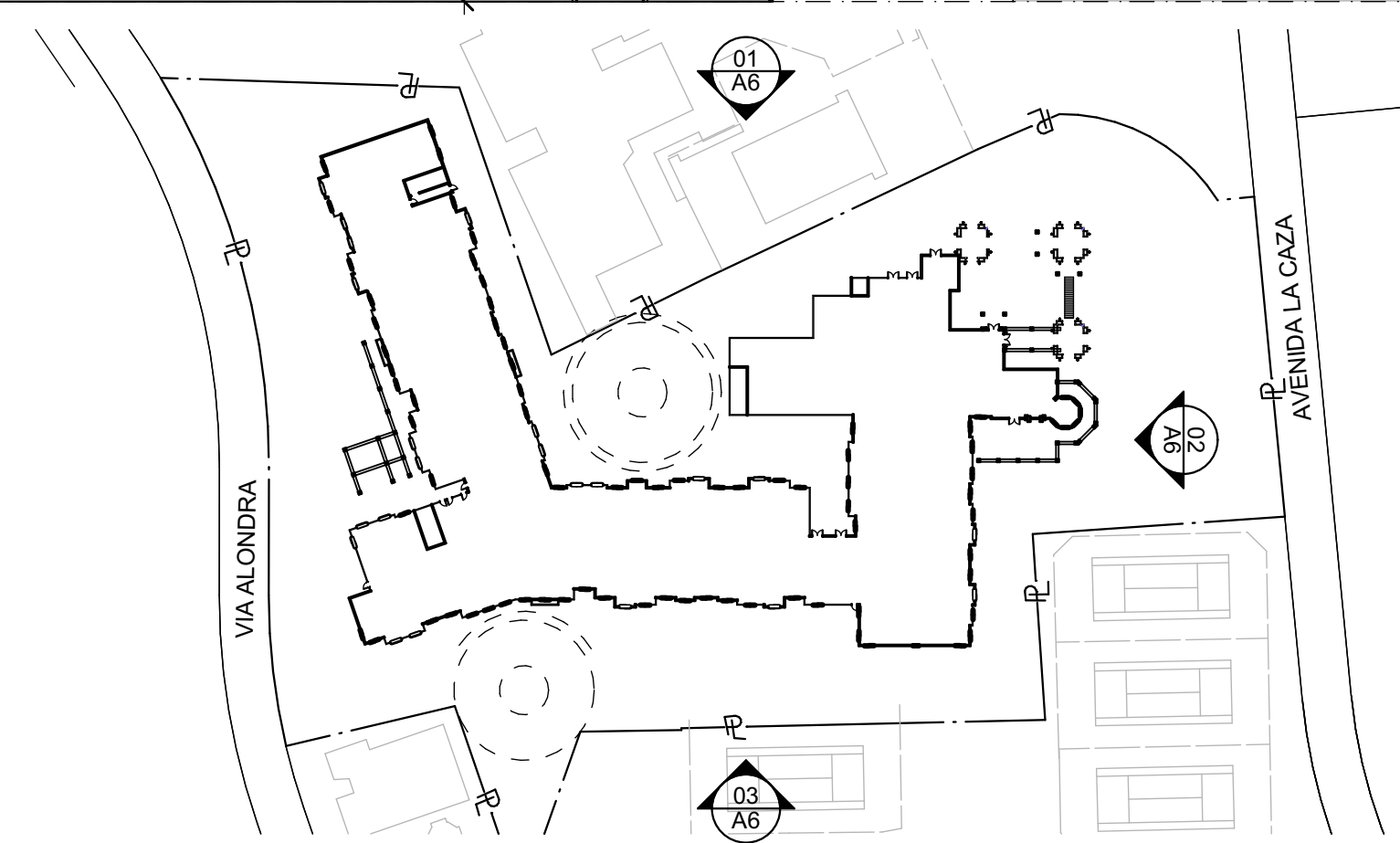
01 EXT A
SCALE: 1/8" = 1'-0"

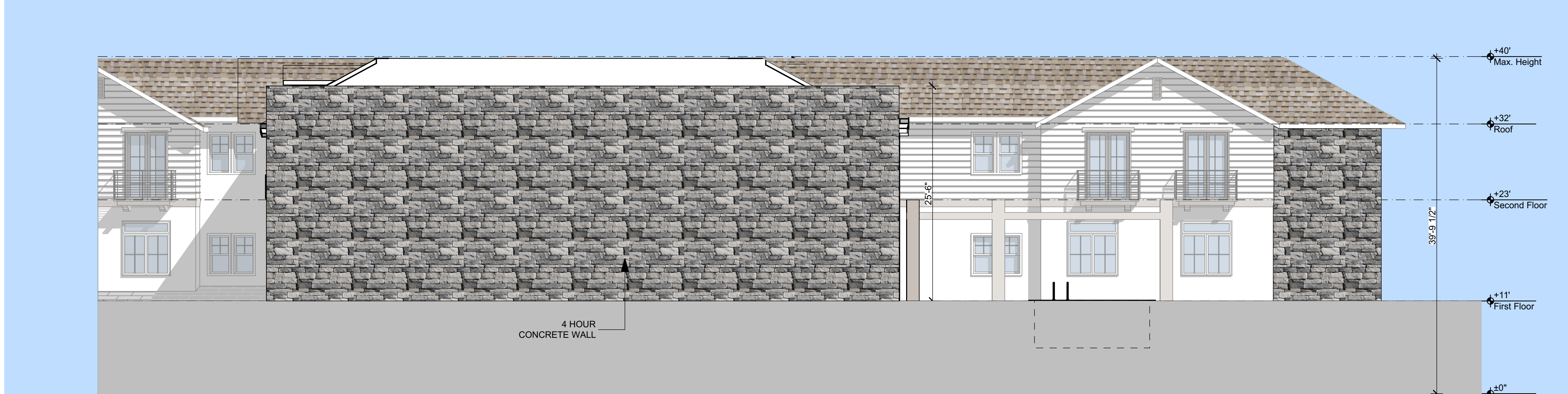


02 EXT B
SCALE: 1/8" = 1'-0"



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





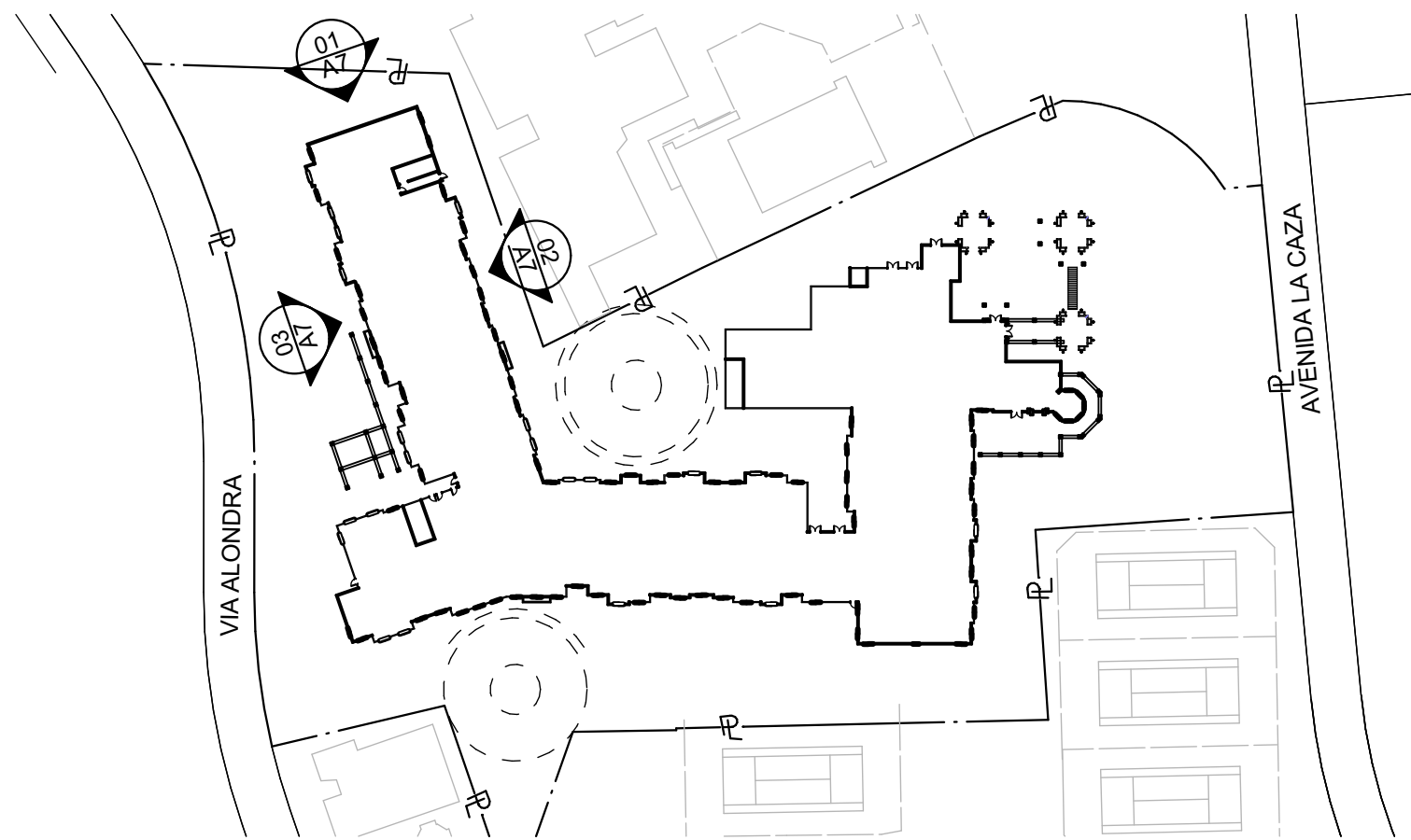
01 EXT A
SCALE: 1/8" = 1'-0"



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



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

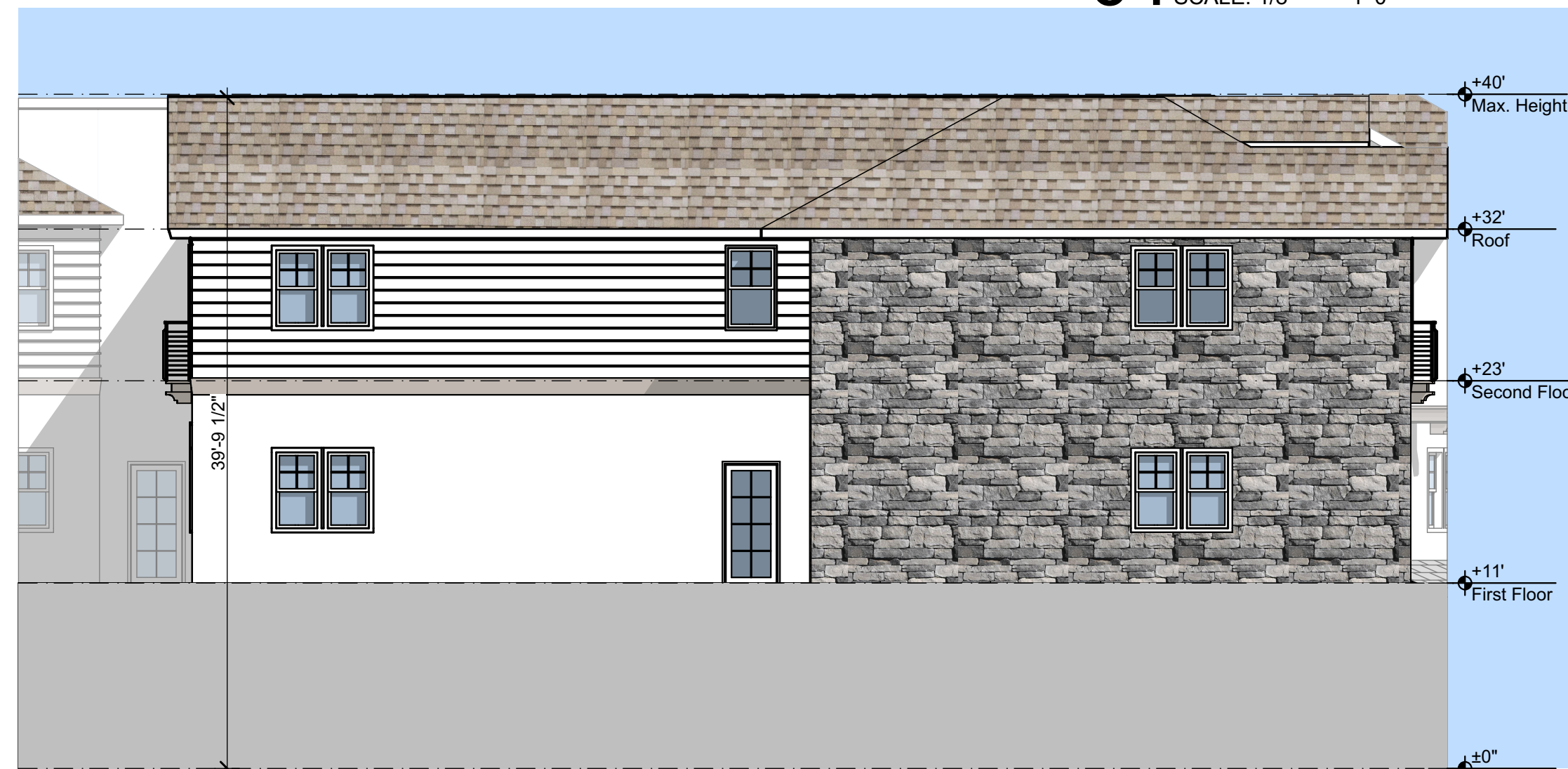




01EXT A
SCALE: 1/8" = 1'-0"



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



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



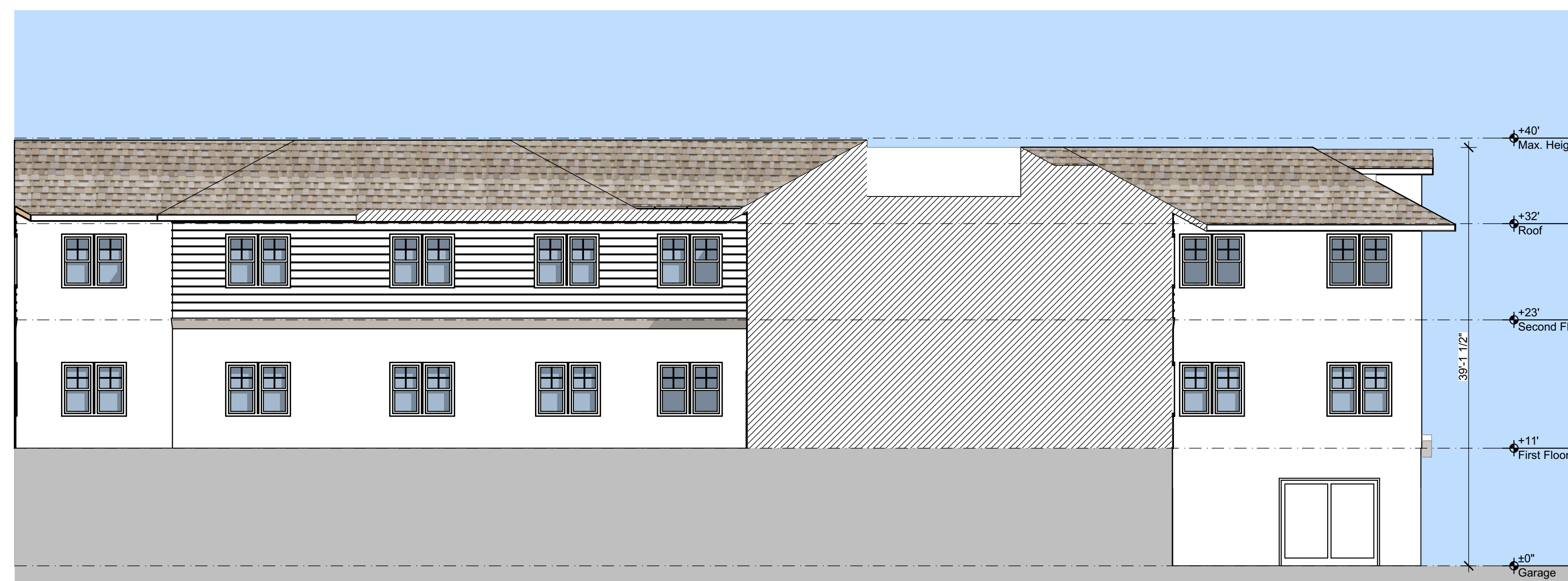
05EXT B
SCALE: 1/8" = 1'-0"



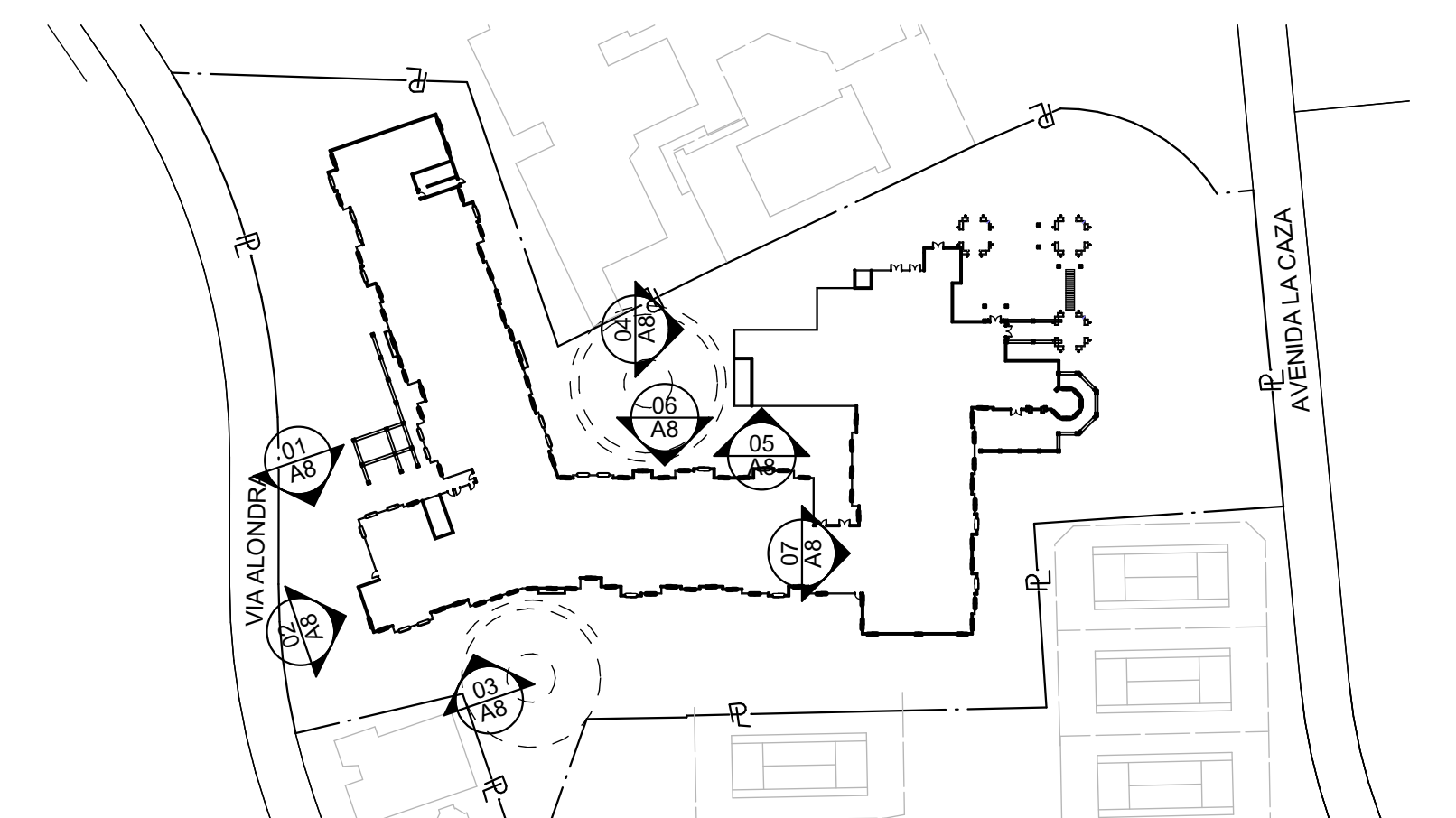
03EXT C
SCALE: 1/8" = 1'-0"

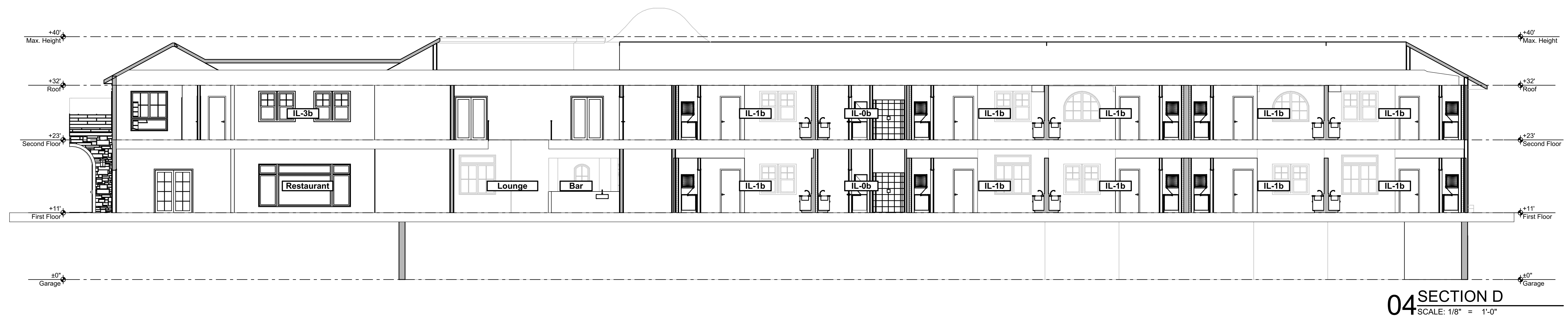
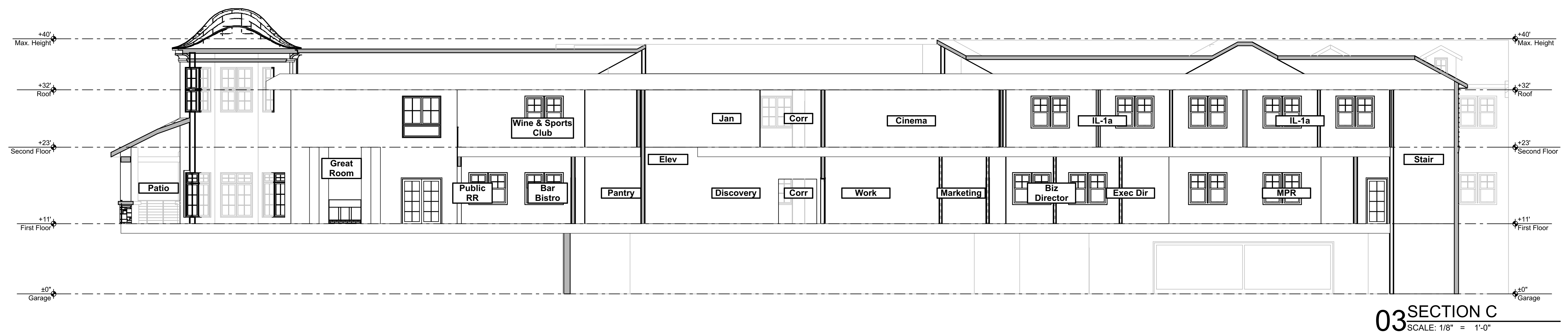
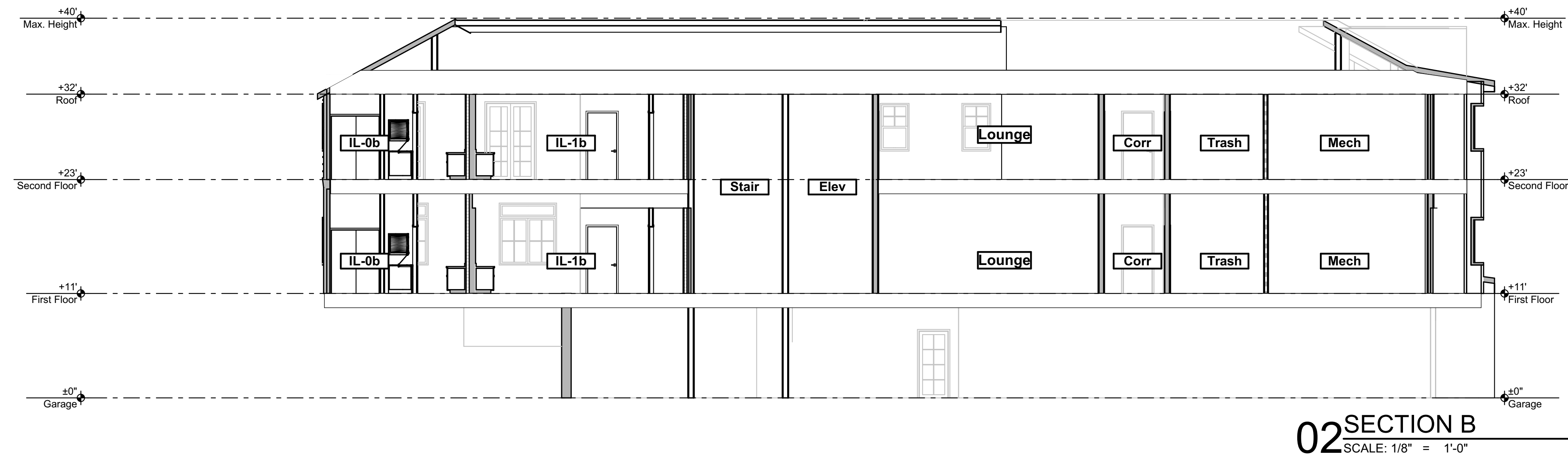


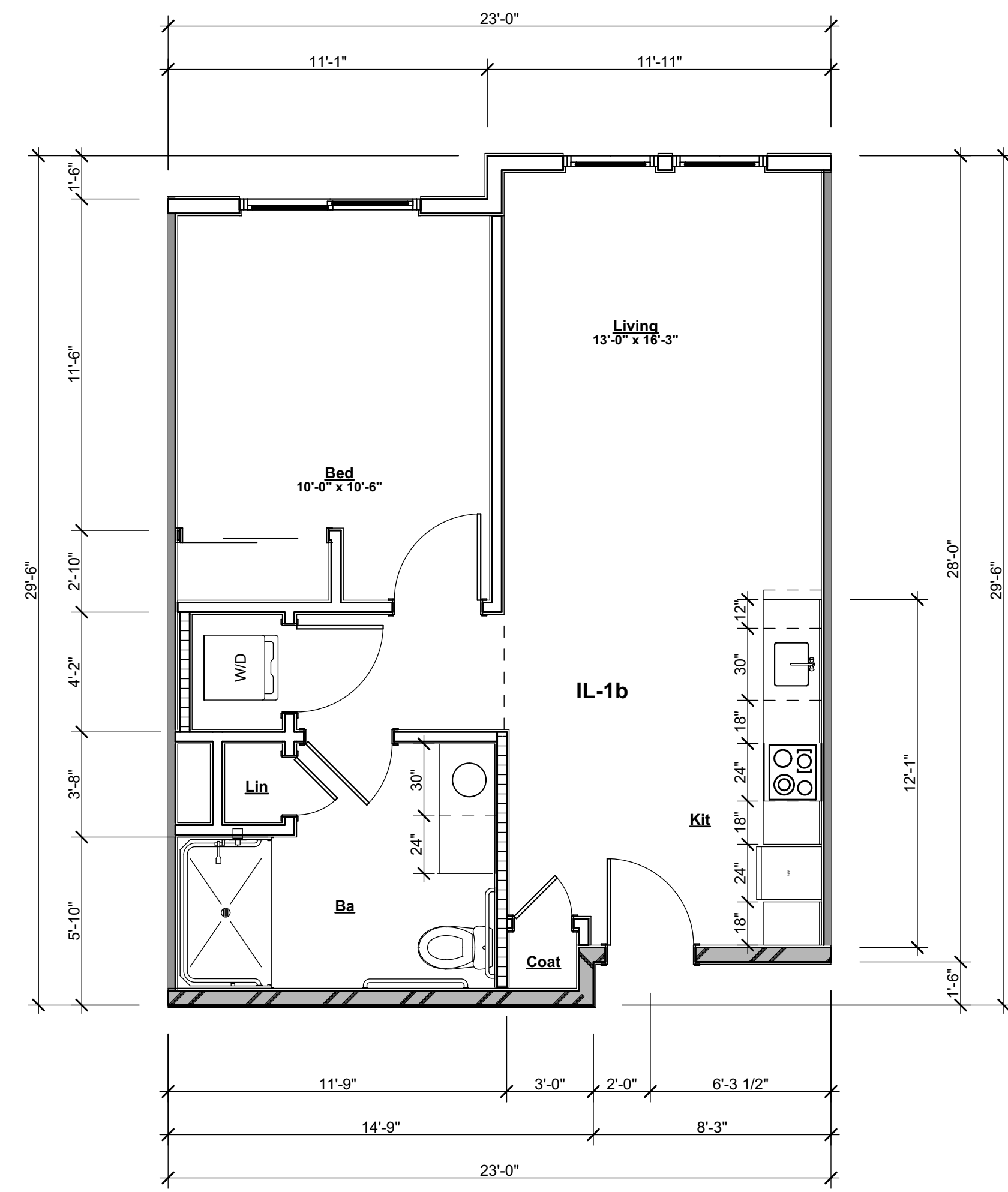
06EXT C
SCALE: 1/8" = 1'-0"



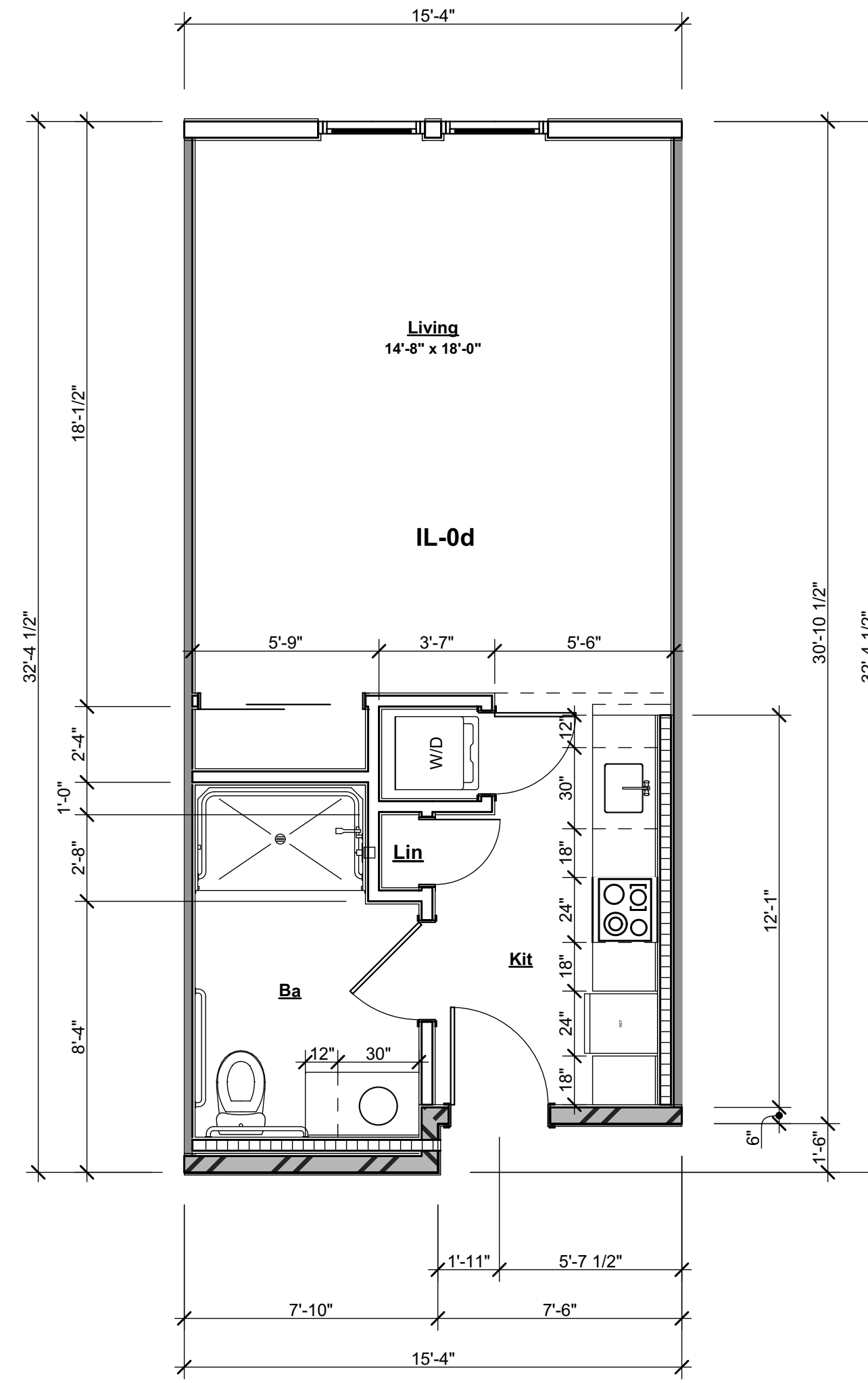
07DECK ELEVATION
SCALE: 1/8" = 1'-0"



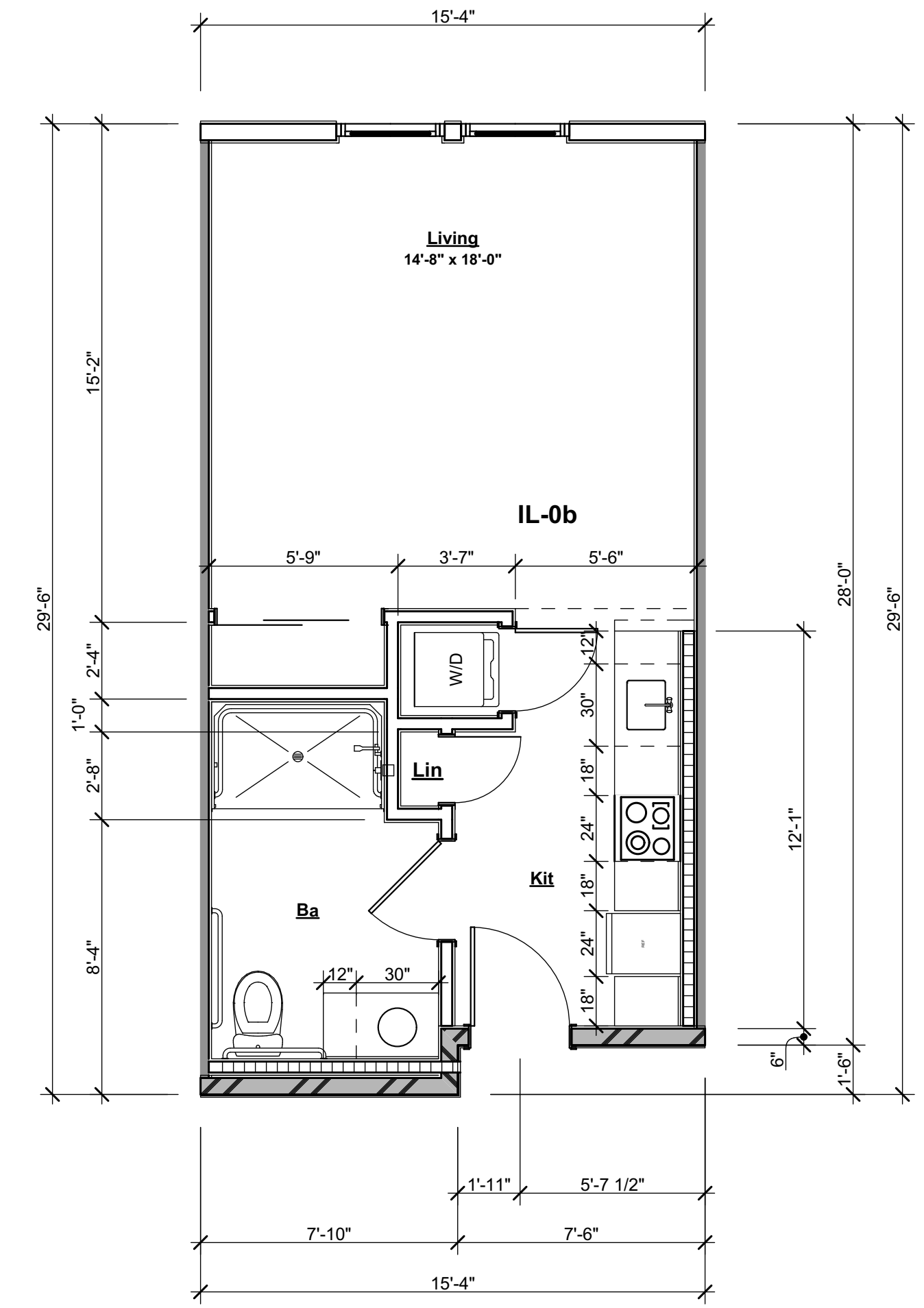




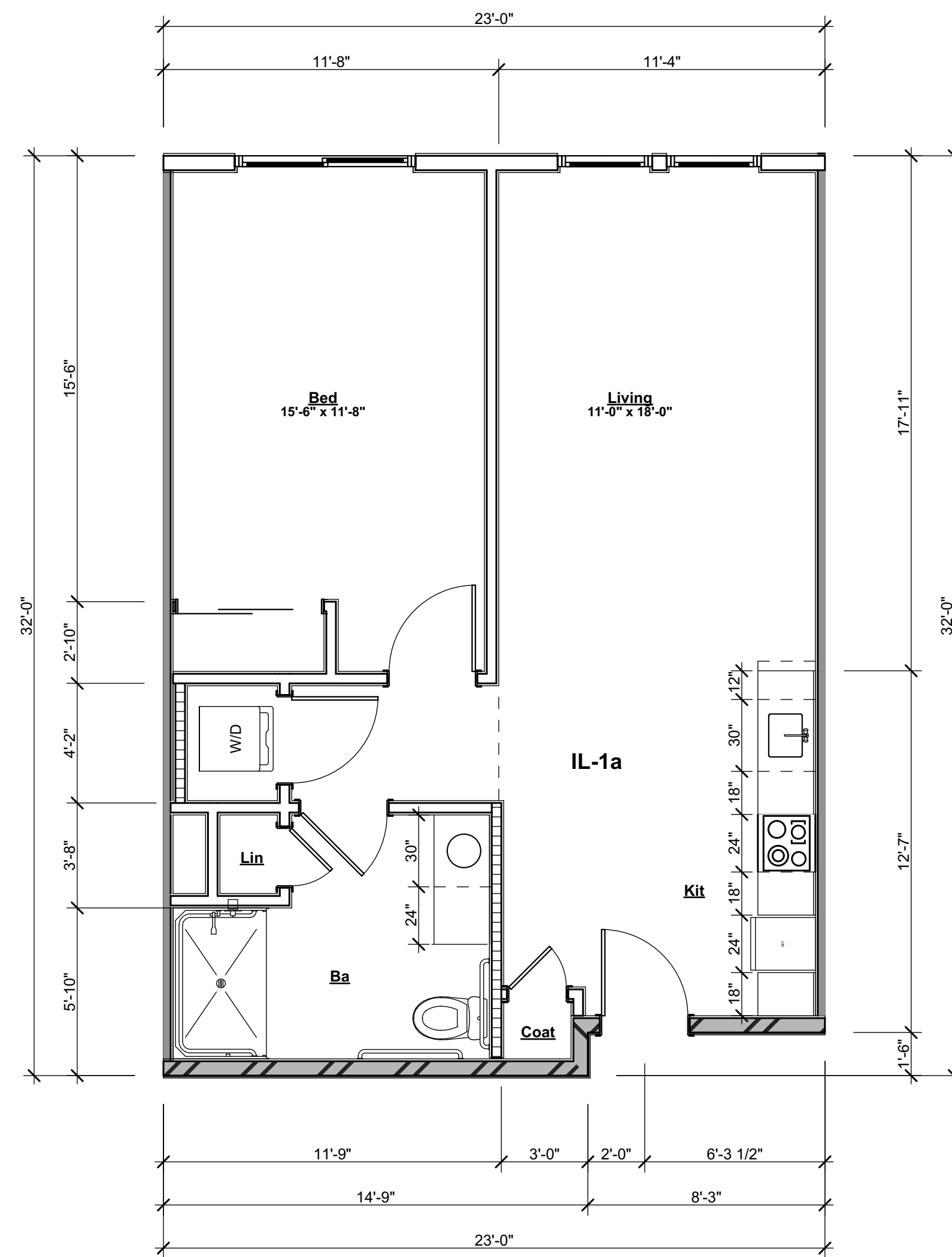
11 IL- 1 Bed Unit B 650 SF
SCALE: 1/4" = 1'-0"



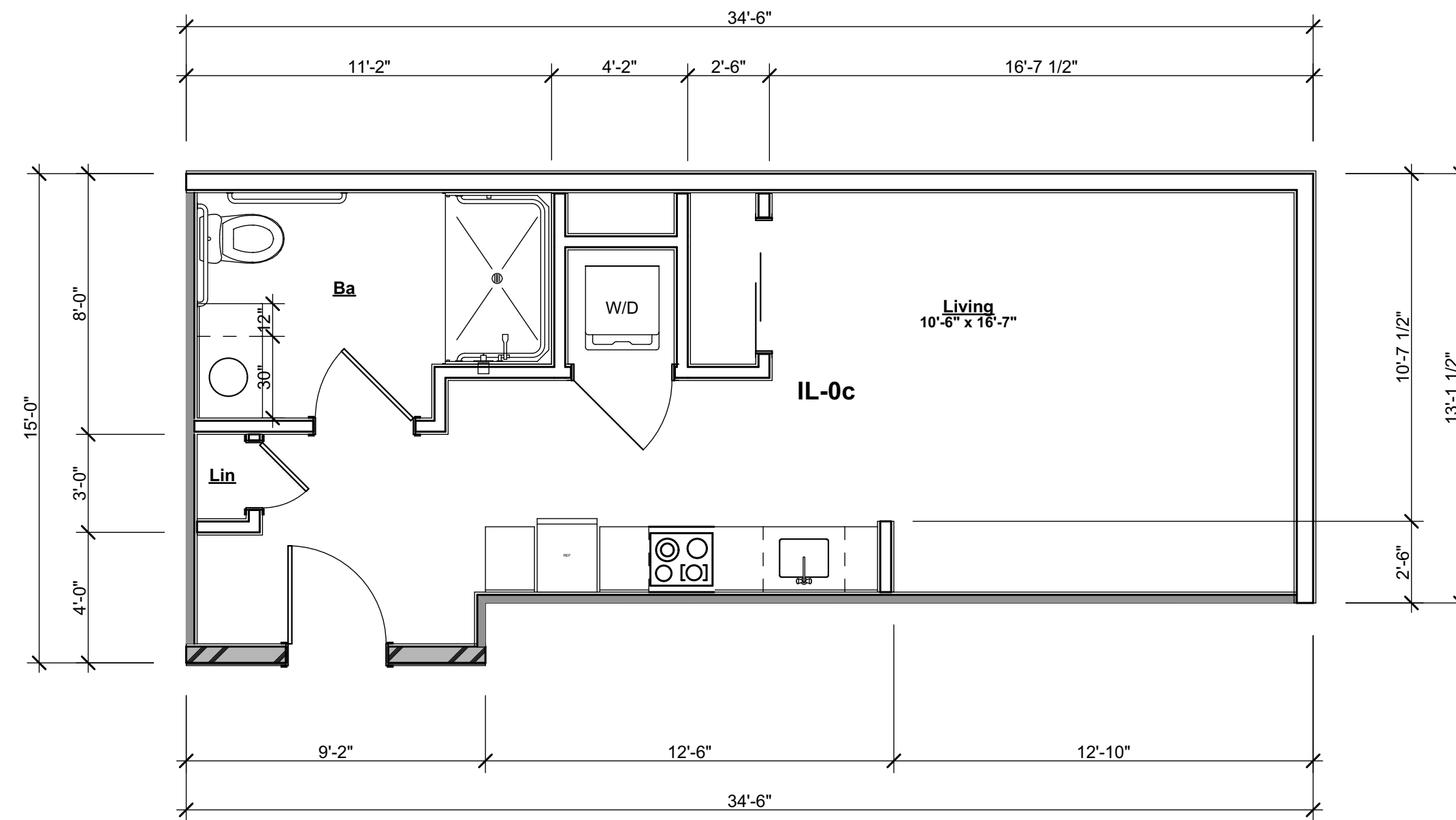
07 IL- Studio Unit D 485 SF
SCALE: 1/4" = 1'-0"



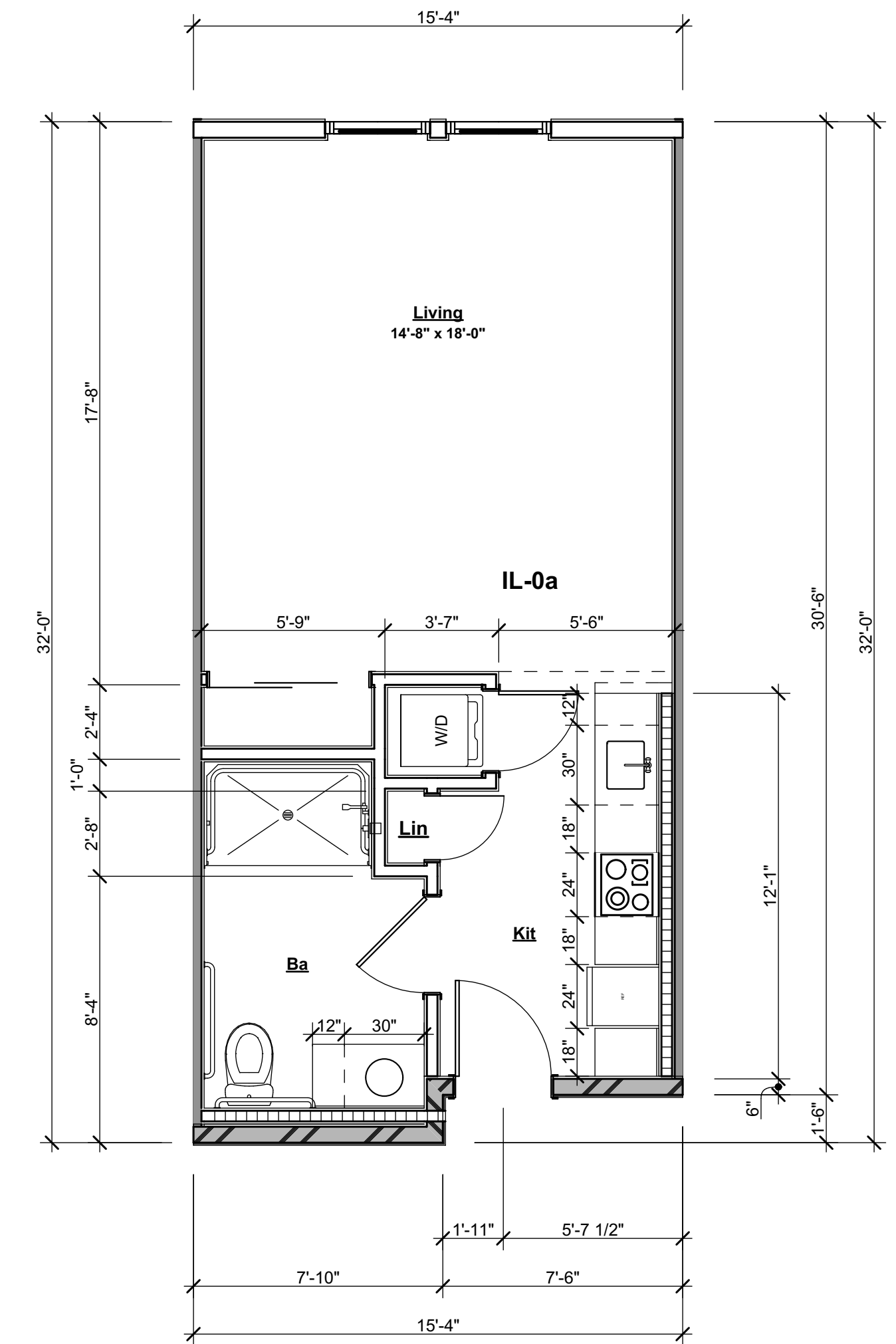
03 IL- Studio Unit B 441 SF
SCALE: 1/4" = 1'-0"



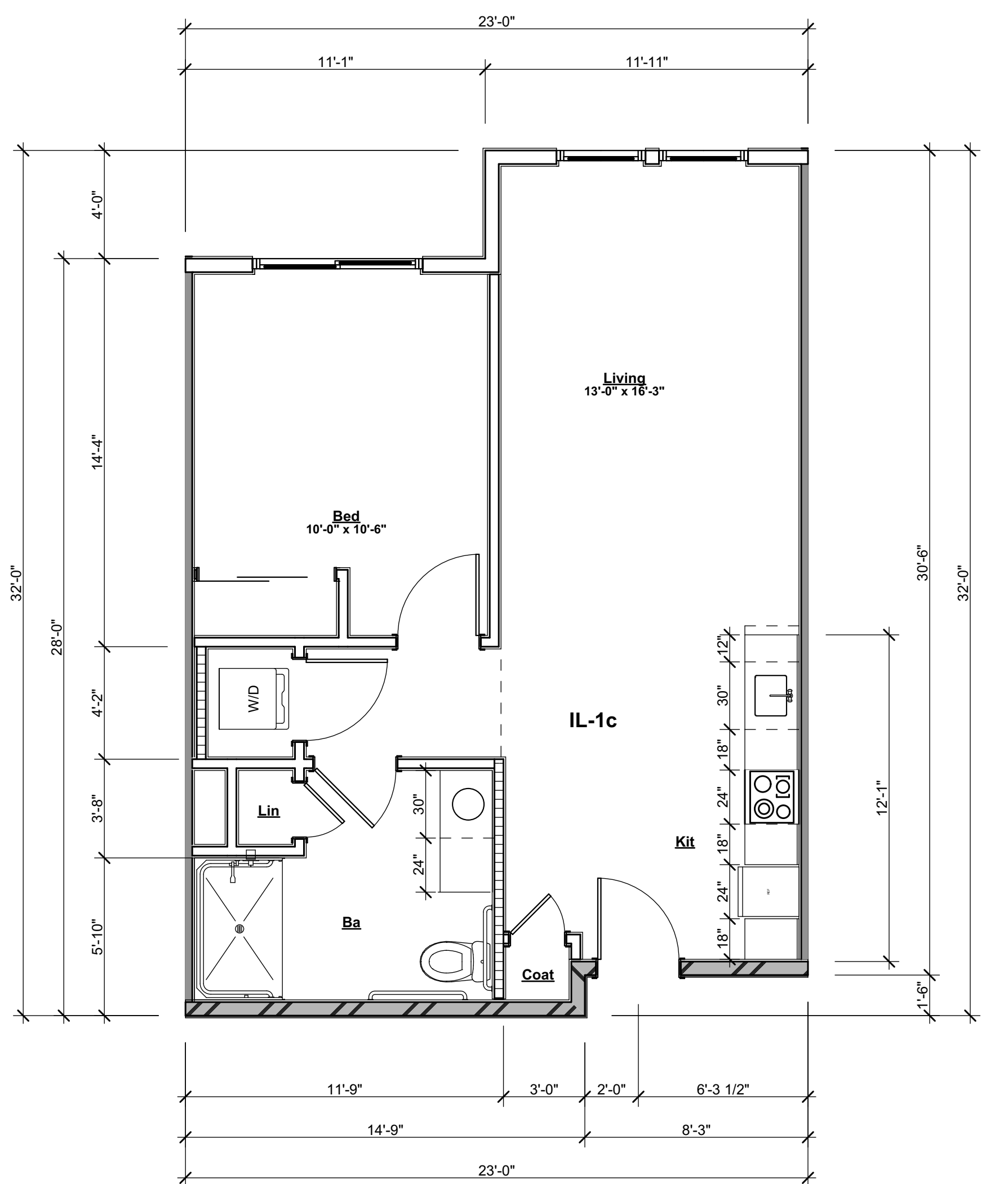
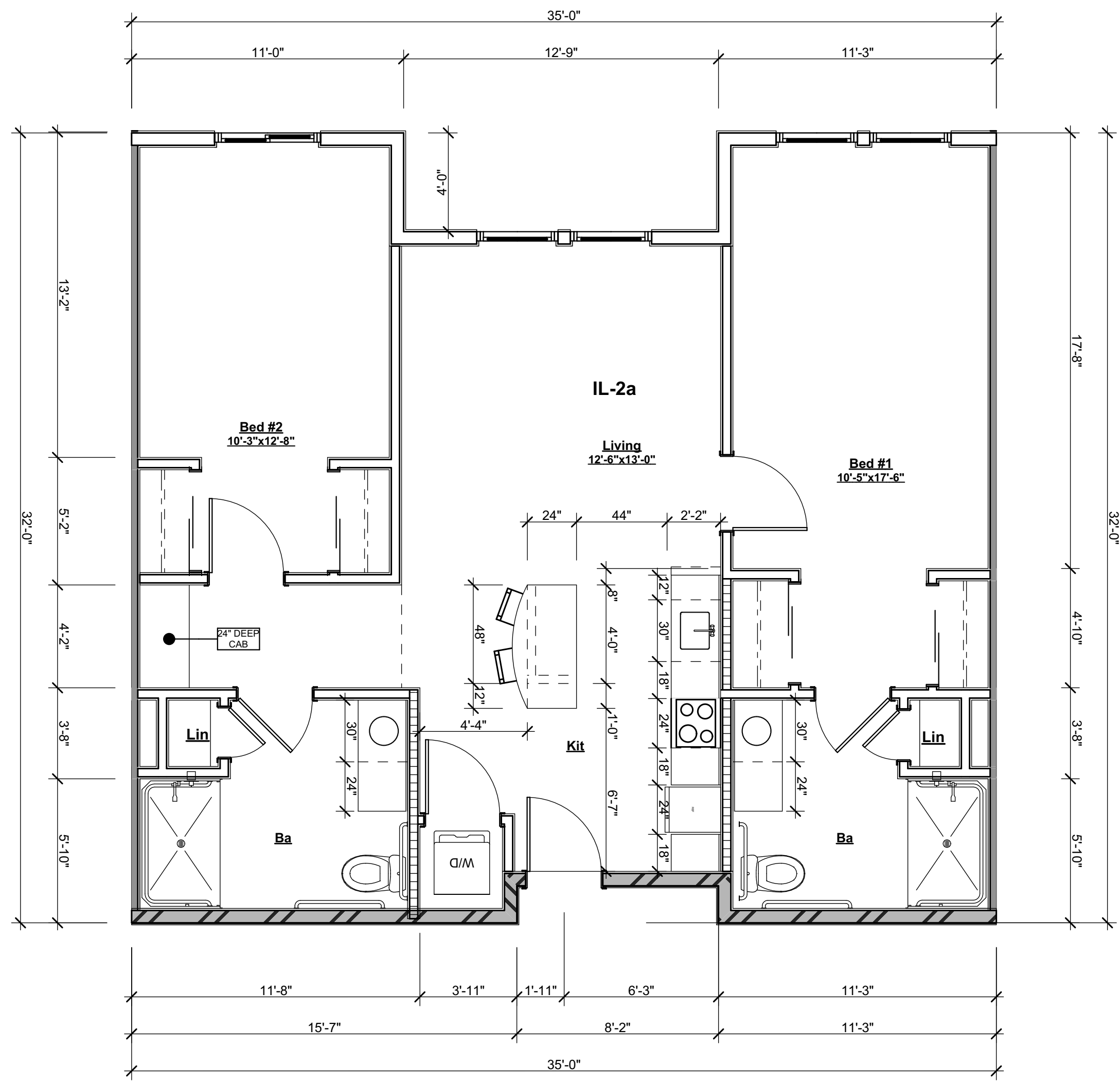
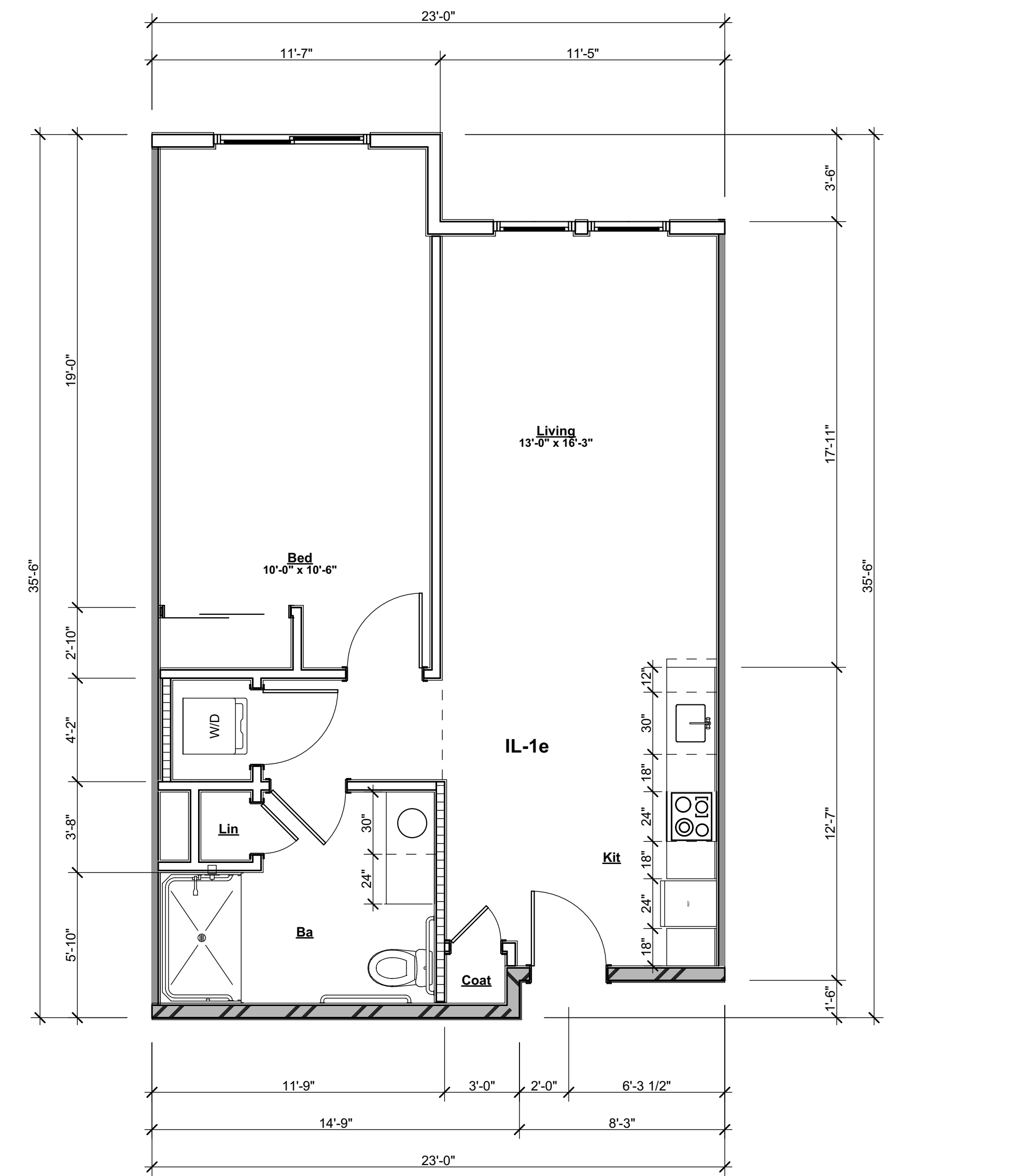
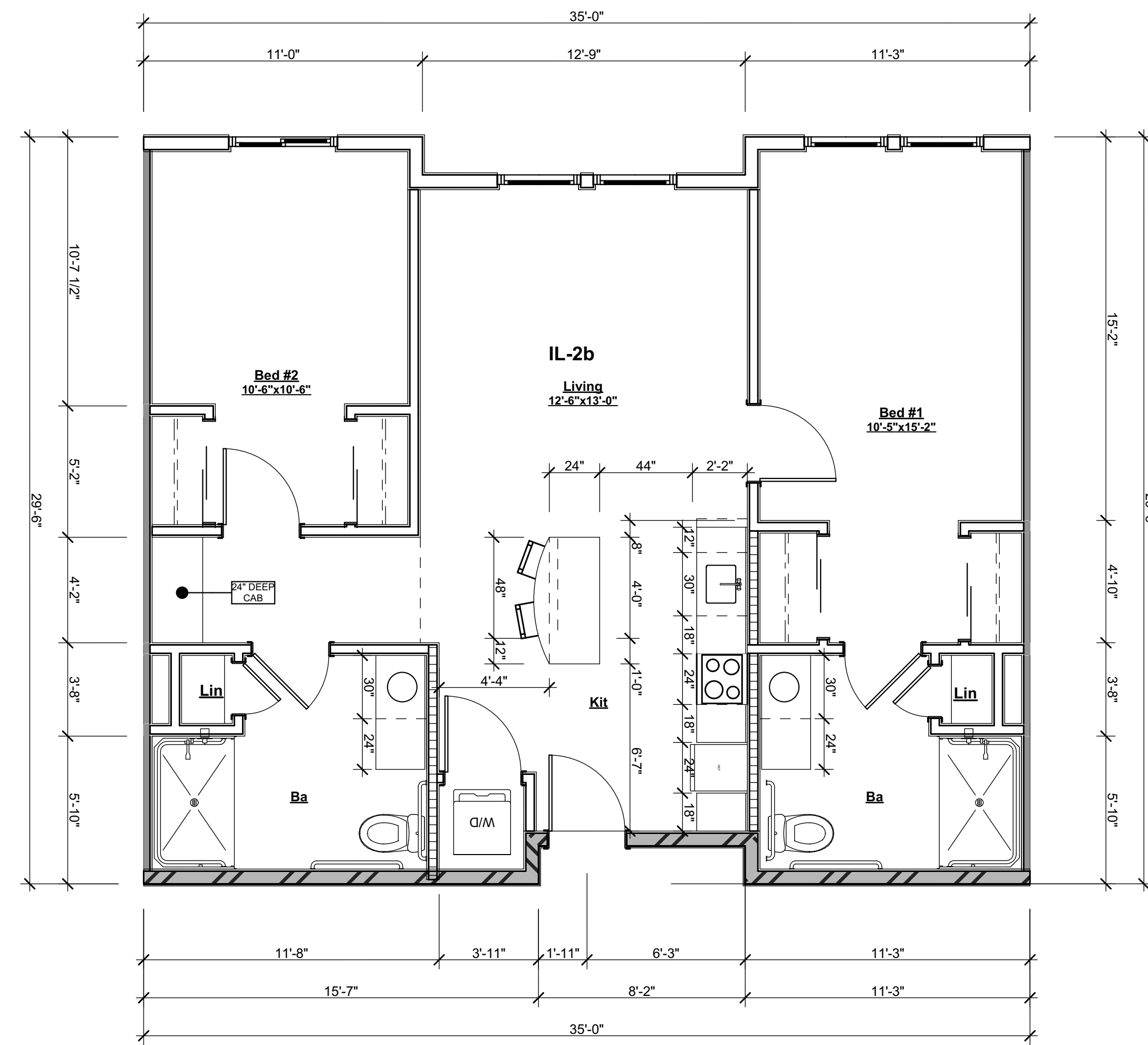
09 IL- 1 Bed Unit A 560 SF
SCALE: 1/4" = 1'-0"

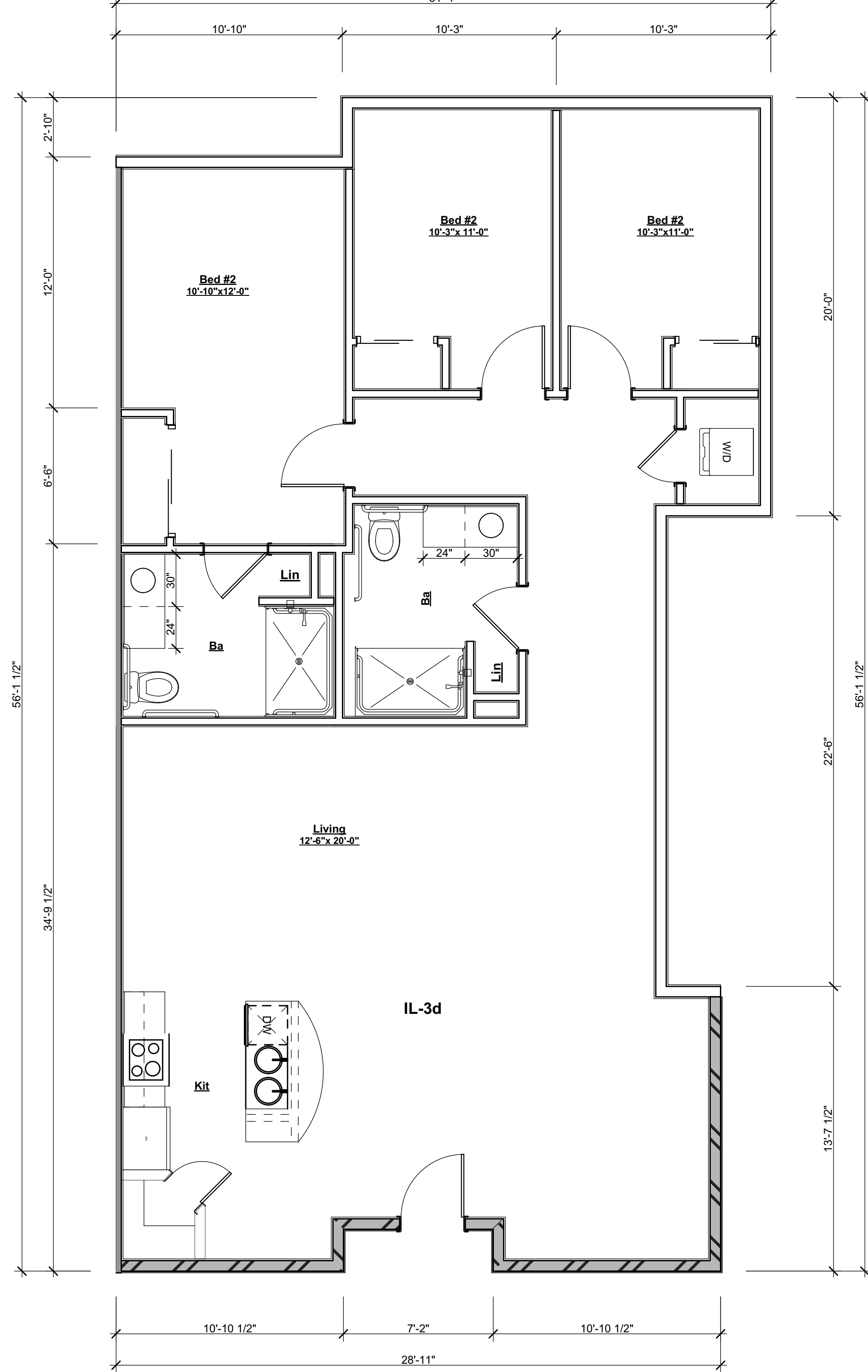


05 IL- Studio Unit C 470 SF
SCALE: 1/4" = 1'-0"

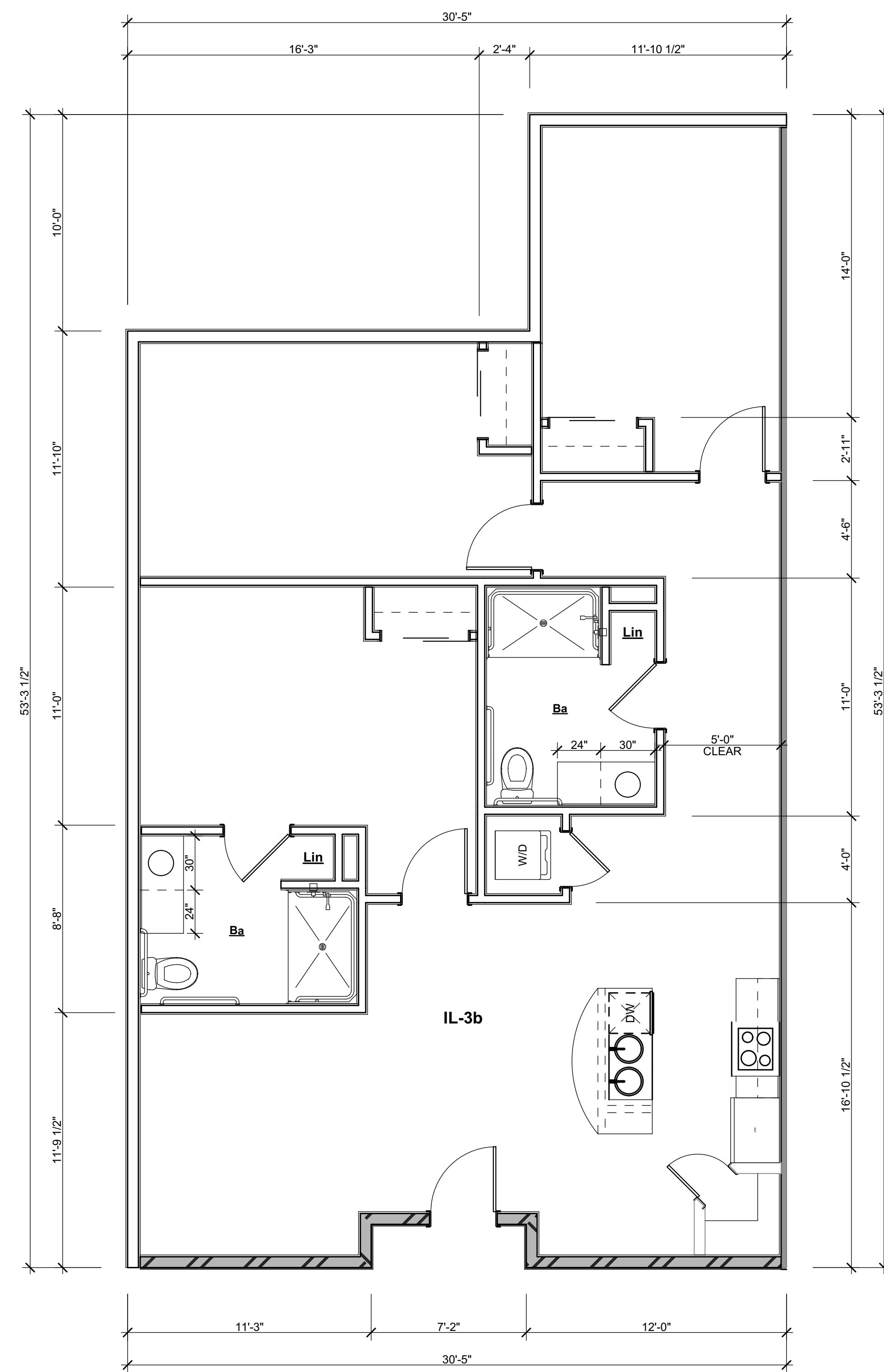


01 IL- Studio Unit A 479 SF
SCALE: 1/4" = 1'-0"

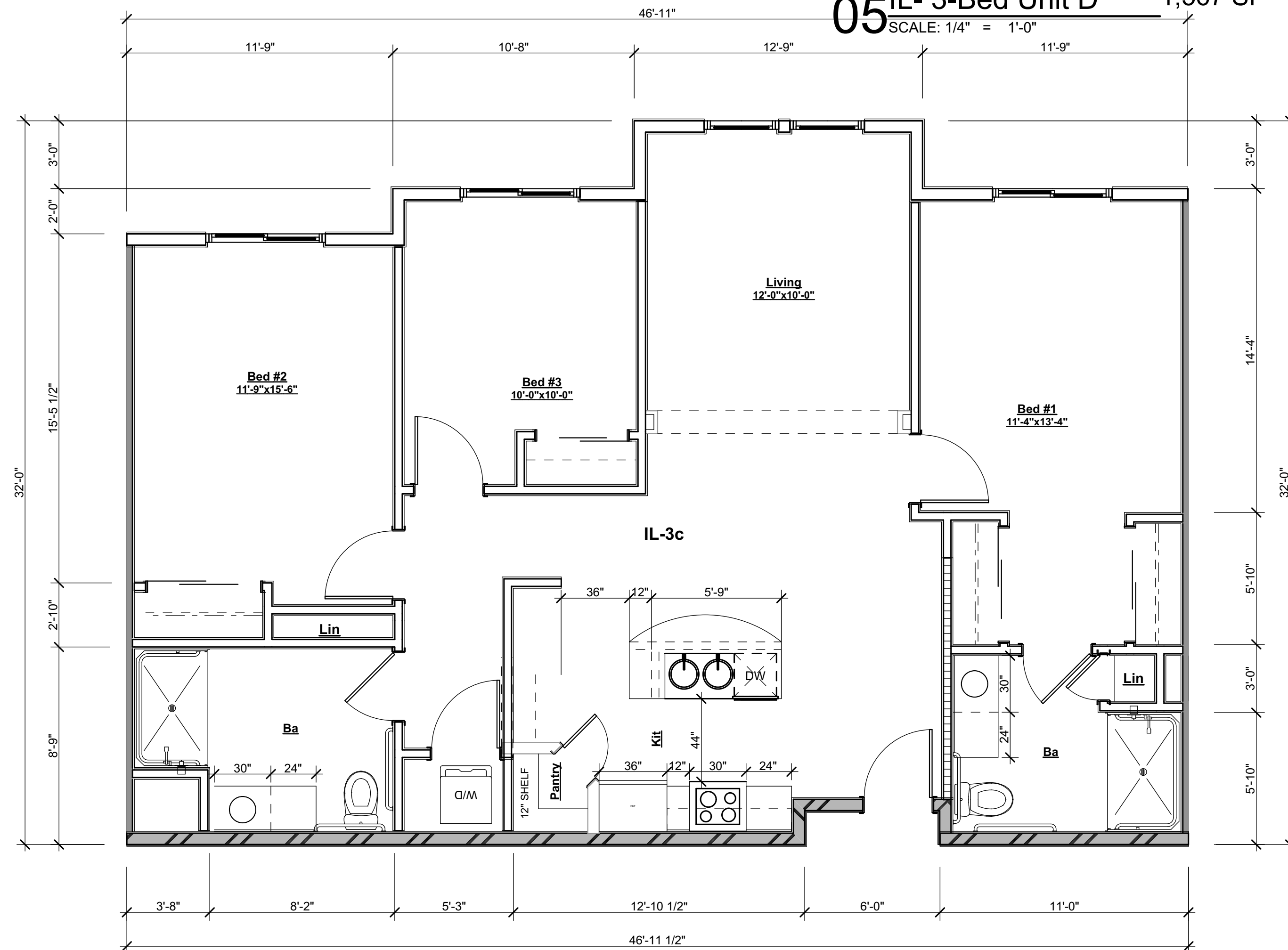




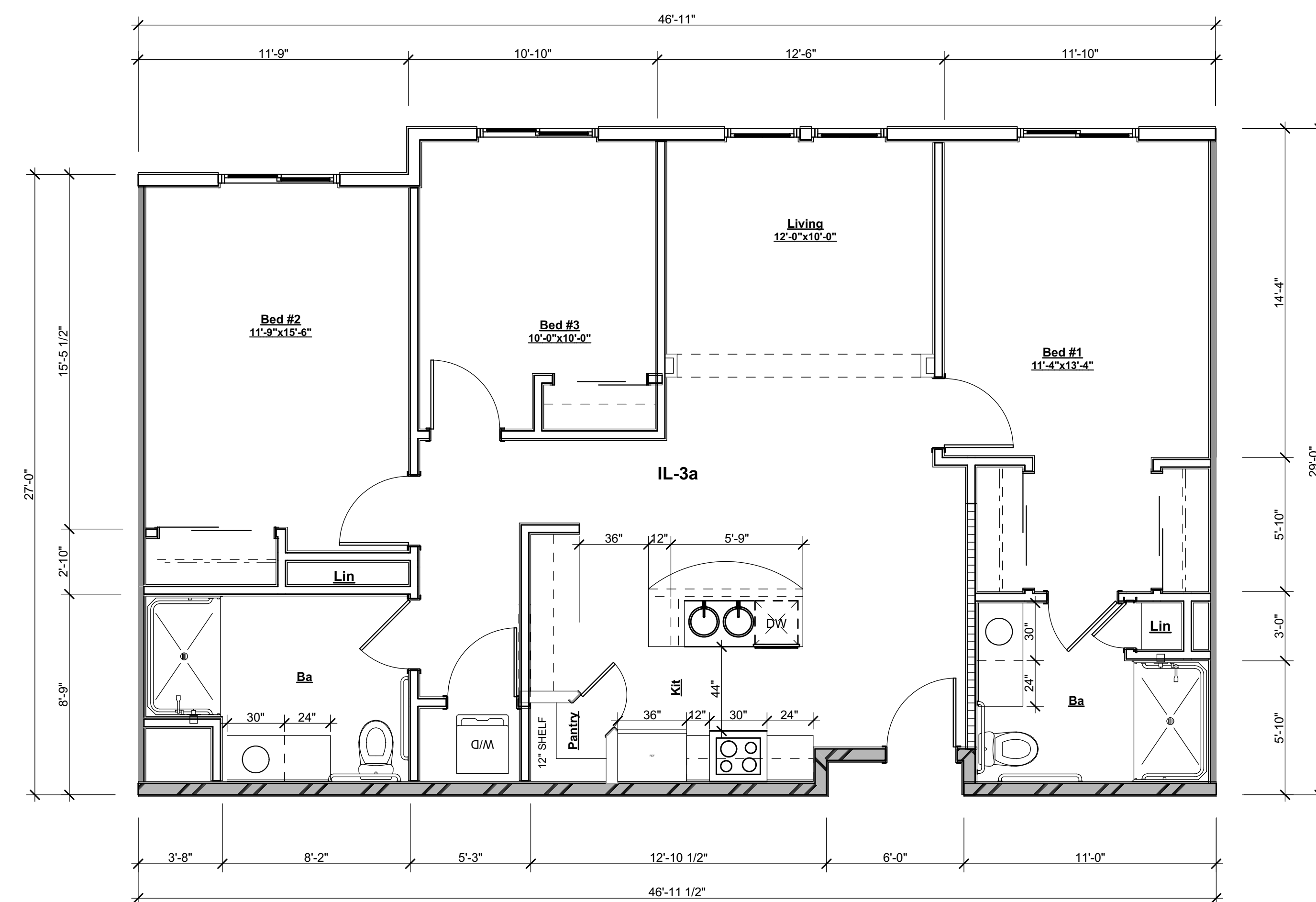
05 IL- 3-Bed Unit D 1,567 SF
SCALE: 1/4" = 1'-0"



02 IL- 3-Bed Unit B 1,421 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"