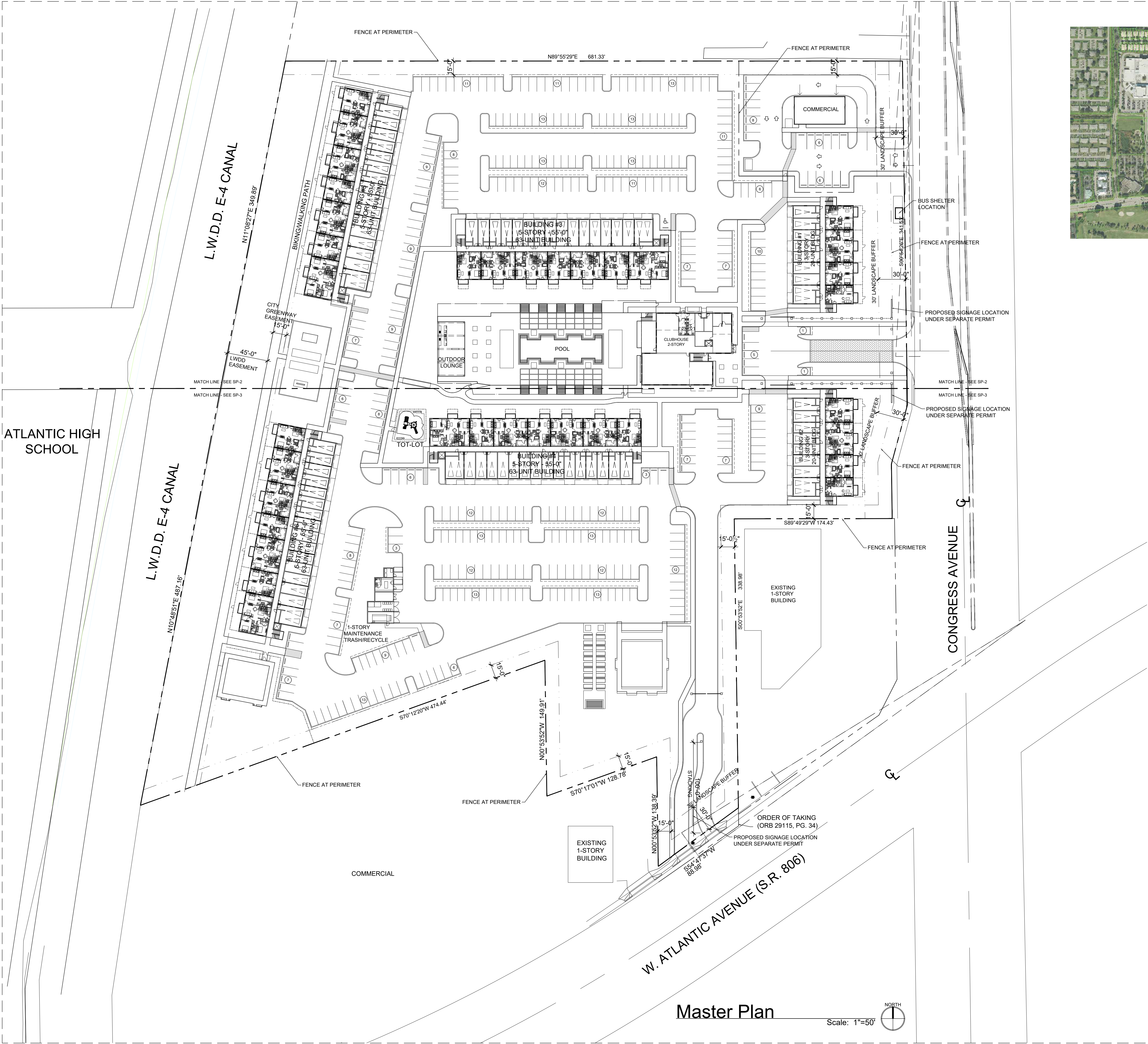
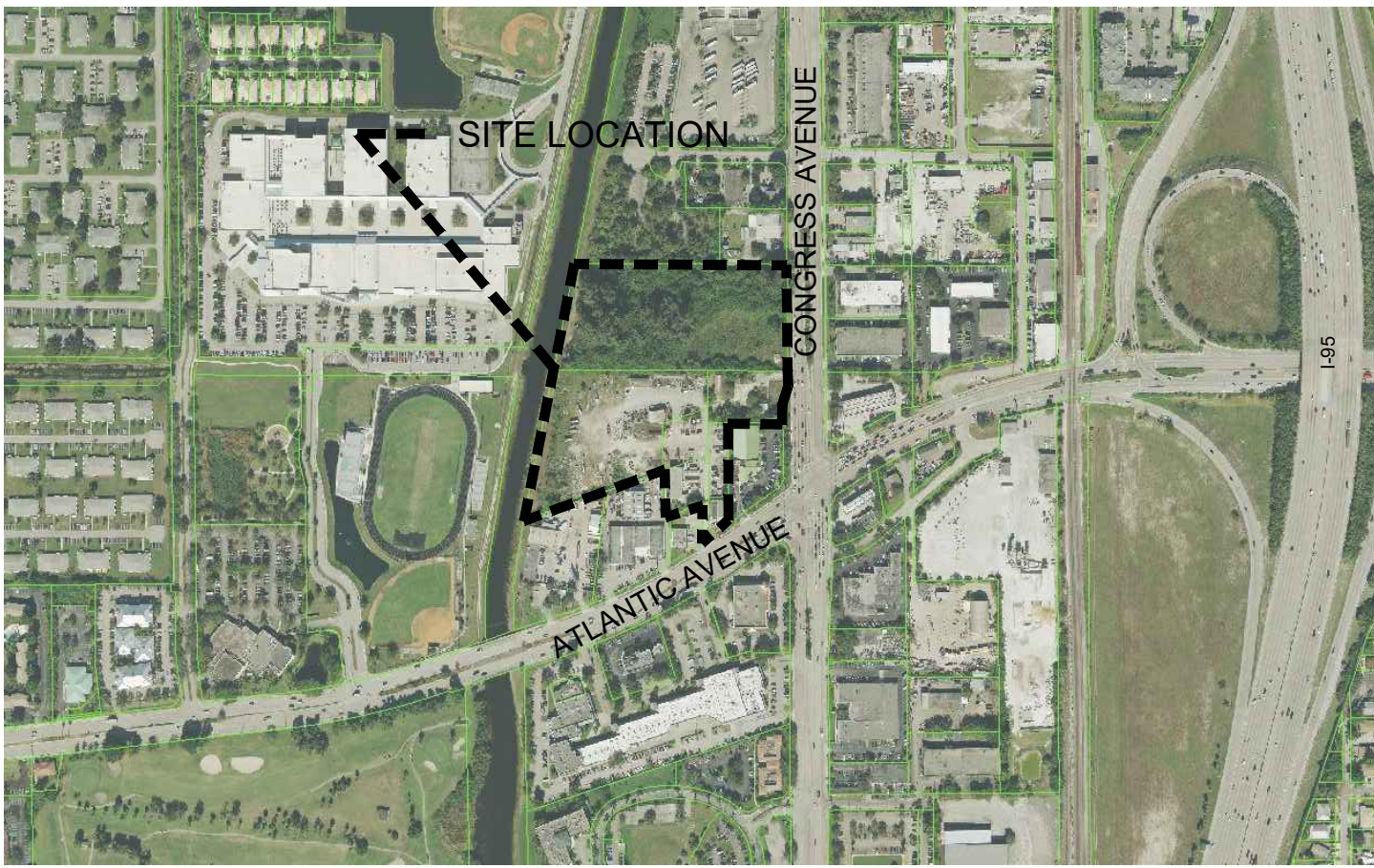




Location Map

Scale: N.T.S.



SITE CALCULATIONS			
	SQUARE FEET	PERCENT OF SITE	
TOTAL SITE AREA	531,486 SQ. FT. (12.2 AC)	100%	
LOT COVERAGE (SIDWALKS + ASPHALT)	258,696 SQ. FT.	48.7%	
SIDEWALKS / WALKING PATHS	26,484 SQ. FT.	4.9%	
POOL DECK	14,229 SQ. FT.	2.7%	
OPEN SPACE	232,087 SQ. FT.	43.6%	
WATER BODIES	0 SQ. FT.	0%	
FAR (COMMERCIAL)		FAR +/- .0031	
BUILDING HEIGHT	55'-0"		
GROUND FLOOR BLDG AREA	90,248 SQ. FT.		
TOTAL FLOOR BLDG AREA	388,795 SQ. FT.		
UNIT DATA	QUANTITY - SIZE	%	
S1- STUDIO	26 - 600 SQ. FT. +/-	8.9%	
A1- ONE BEDROOM	62 - 737 SQ. FT. +/-	21.2%	
A2- ONE BEDROOM	66 - 775 SQ. FT. +/-	22.6%	
B1-TWO BEDROOM	62 - 1055 SQ. FT. +/-	21.2%	
B2-TWO BEDROOM	56 - 1110 SQ. FT. +/-	19.2%	
C1-THREE BEDROOM	20 - 1300 SQ. FT. +/-	6.8%	
TOTAL NUMBER OF UNITS	292 - 900 SQ. FT. AVG +/-	100.0%	
DWELLING UNITS PER ACRE	12.2 X 24 PER AC=292		
PARKING REQUIREMENTS			
COMMERCIAL PARKING REQUIRED			
12 SPACES PER 1,000 SQ. FT. = 20 SPACES REQUIRED			
COMMERCIAL PARKING PROVIDED			
19 REGULAR + 1 HANDICAPPED SPACE = 20 SPACES TOTAL			
RESIDENTIAL PARKING REQUIRED			
TYPE	QUANTITY	PARKING CALCS	REQUIRED
S1- STUDIO	26	1.0 SPACES / UNIT	26 SPACES
A1- ONE BEDROOM	62	1.0 SPACES / UNIT	62 SPACES
A2- ONE BEDROOM	66	1.0 SPACES / UNIT	66 SPACES
B1-TWO BEDROOM	62	2.0 SPACES / UNIT	124 SPACES
B2-TWO BEDROOM	56	2.0 SPACES / UNIT	112 SPACES
C1-THREE BEDROOM	20	2.0 SPACES / UNIT	40 SPACES
GUEST SPACES			
	0-20	.5 x UNIT	10 SPACES
	21-50	.3 x UNIT	9 SPACES
	51-292	.2 x UNIT	49 SPACES
TOTAL GUEST SPACES			68 SPACES
TOTAL	292 UNITS		498 SPACES
RESIDENTIAL PARKING PROVIDED			
TYPE	PROVIDED		
REGULAR/GARAGE	339 SPACES		
COMPACT	149 SPACES	30% OF TOTAL	
HANDICAP	10 SPACES		
TOTAL PARKING	498 SPACES		

Master Plan

Scale: 1"=50'



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DESIGNER: RJ
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PLAN REVIEW: RJ

SUBMITTALS:
MASTER PLAN
UPDATE 10.05.20

REVISIONS:

MASTER PLAN

MP-1