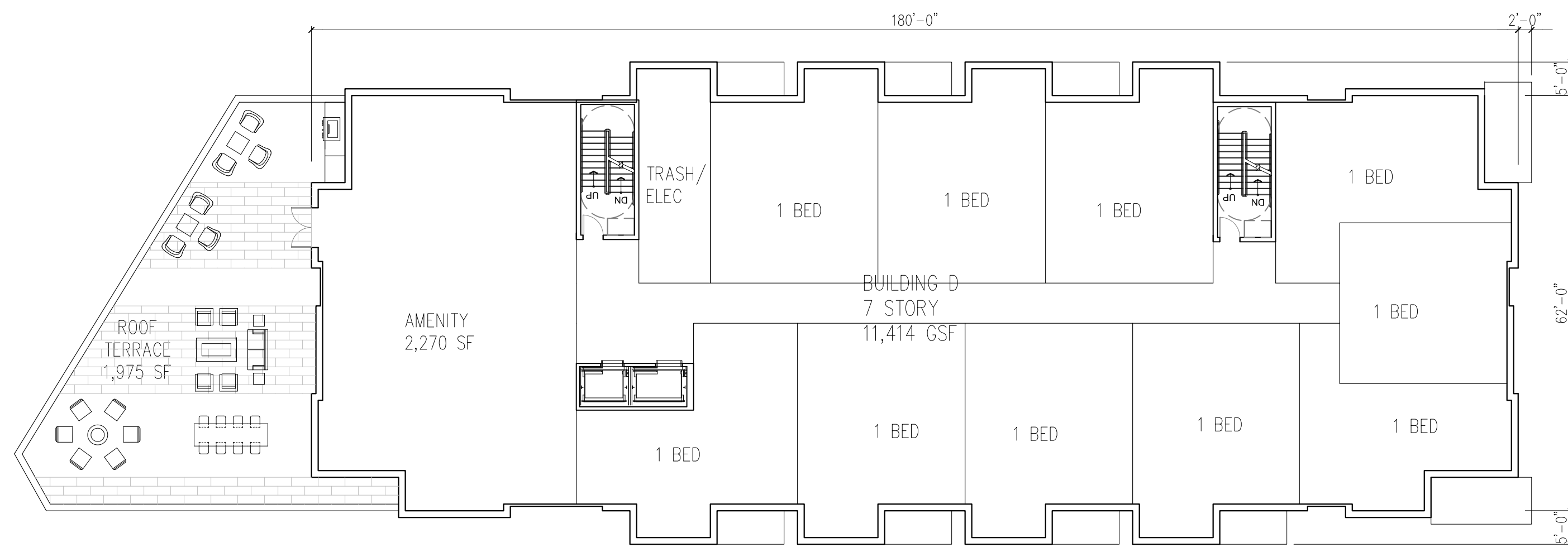
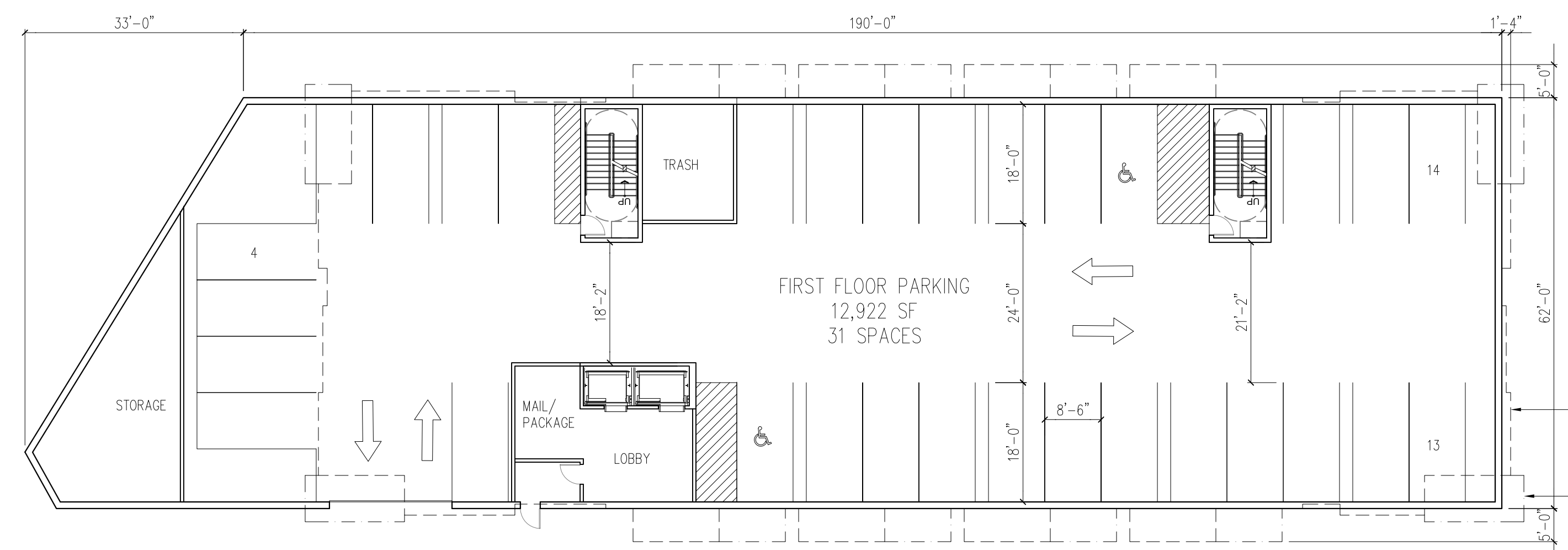


4 TYPICAL FLOOR  
A1.3 SCALE: 1"=16'-0" FLOORS 3-7

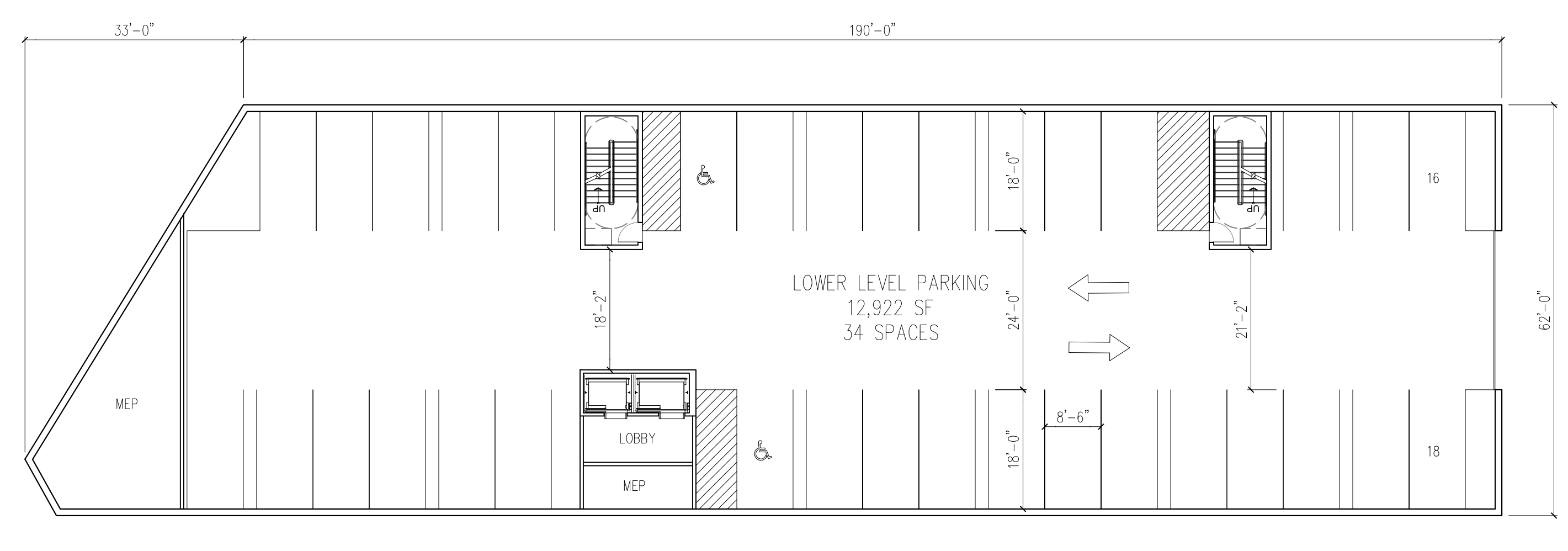


2 SECOND FLOOR  
A1.3 SCALE: 1"=16'-0"



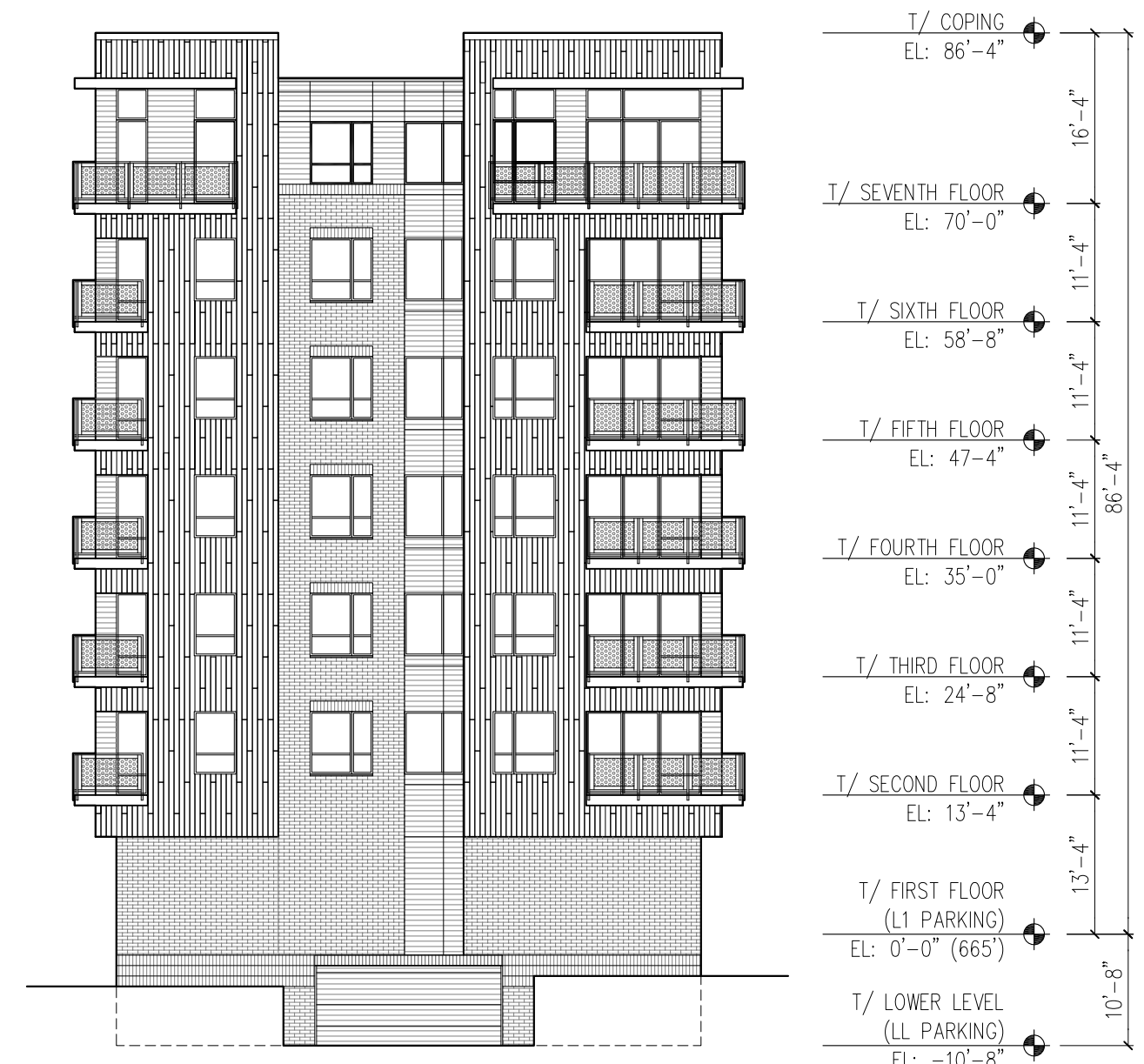
3 FIRST FLOOR  
A1.3 SCALE: 1"=16'-0"

DASHED LINE REPRESENTS EXTERIOR FACE OF WALL AT FLOORS 2-7  
DASHED LINE REPRESENTS EXTENTS OF BALCONY ABOVE



1 LOWER LEVEL  
A1.3 SCALE: 1"=16'-0"

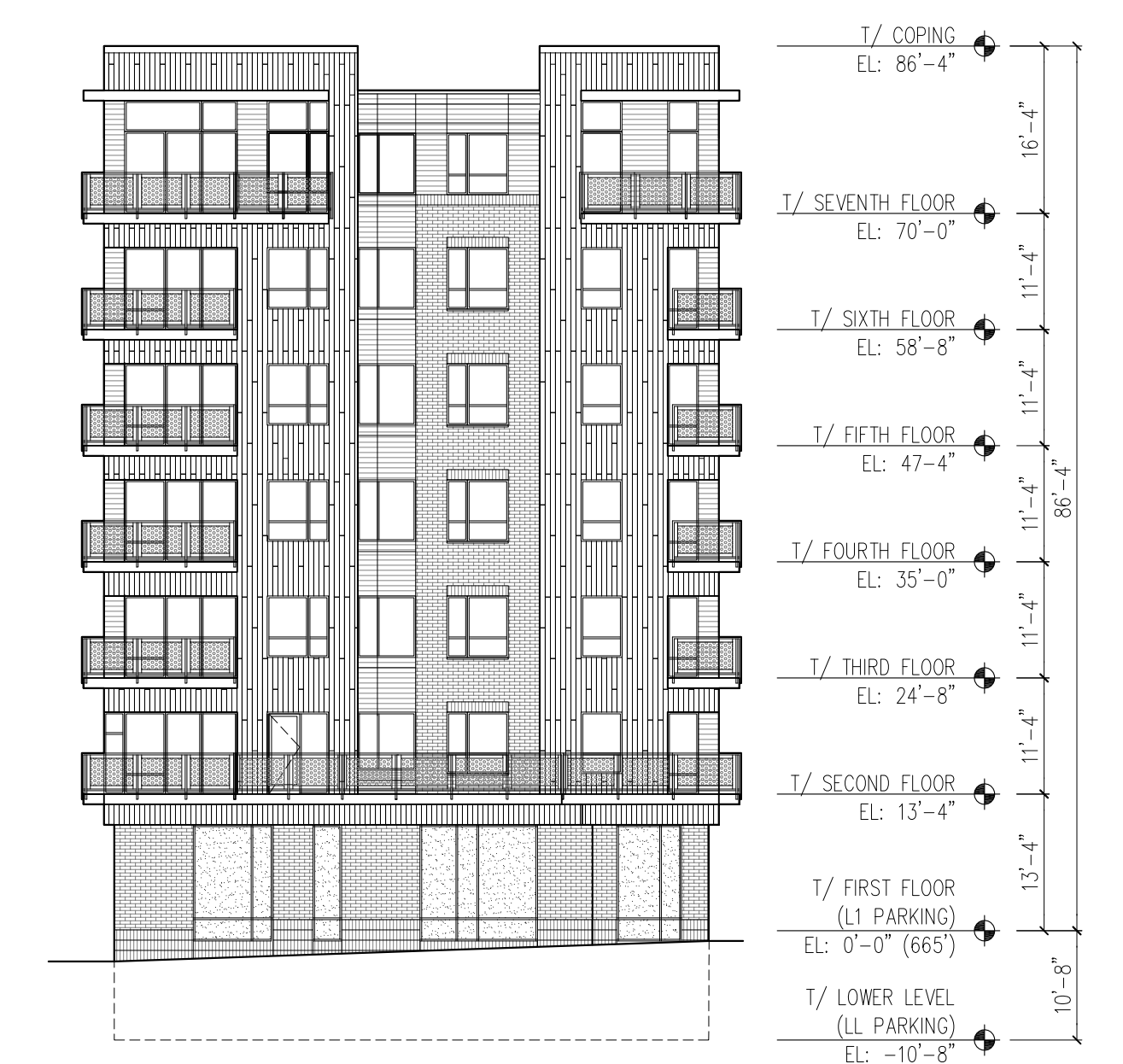
LOWER LEVEL PARKING ENTRANCE



4 SOUTH ELEVATION  
A2.3 SCALE: 1"=30'-0"



3 EAST ELEVATION  
A2.3 SCALE: 1"=30'-0"



2 NORTH ELEVATION  
A2.3 SCALE: 1"=30'-0"



1 WEST ELEVATION  
A2.3 SCALE: 1"=30'-0"





4 SOUTH ELEVATION  
A2.3 SCALE: 1"=30'-0"



3 EAST ELEVATION  
A2.3 SCALE: 1"=30'-0"



2 NORTH ELEVATION  
A2.3 SCALE: 1"=30'-0"



1 WEST ELEVATION  
A2.3 SCALE: 1"=30'-0"

BUILDING D AREA SUMMARY (GSF)					
FLOOR	RESIDENTIAL	COMMON	PARKING	RETAIL	TOTAL
7	9,616	1,798	0	0	11,414
6	9,616	1,798	0	0	11,414
5	9,616	1,798	0	0	11,414
4	9,616	1,798	0	0	11,414
3	9,616	1,798	0	0	11,414
2	7,312	5,610*	0	0	12,922
1	0	1,880	11,042	0	12,922
LL	0	1,373	11,549	0	12,922
TOTAL	55,392	17,853	22,591	0	95,836

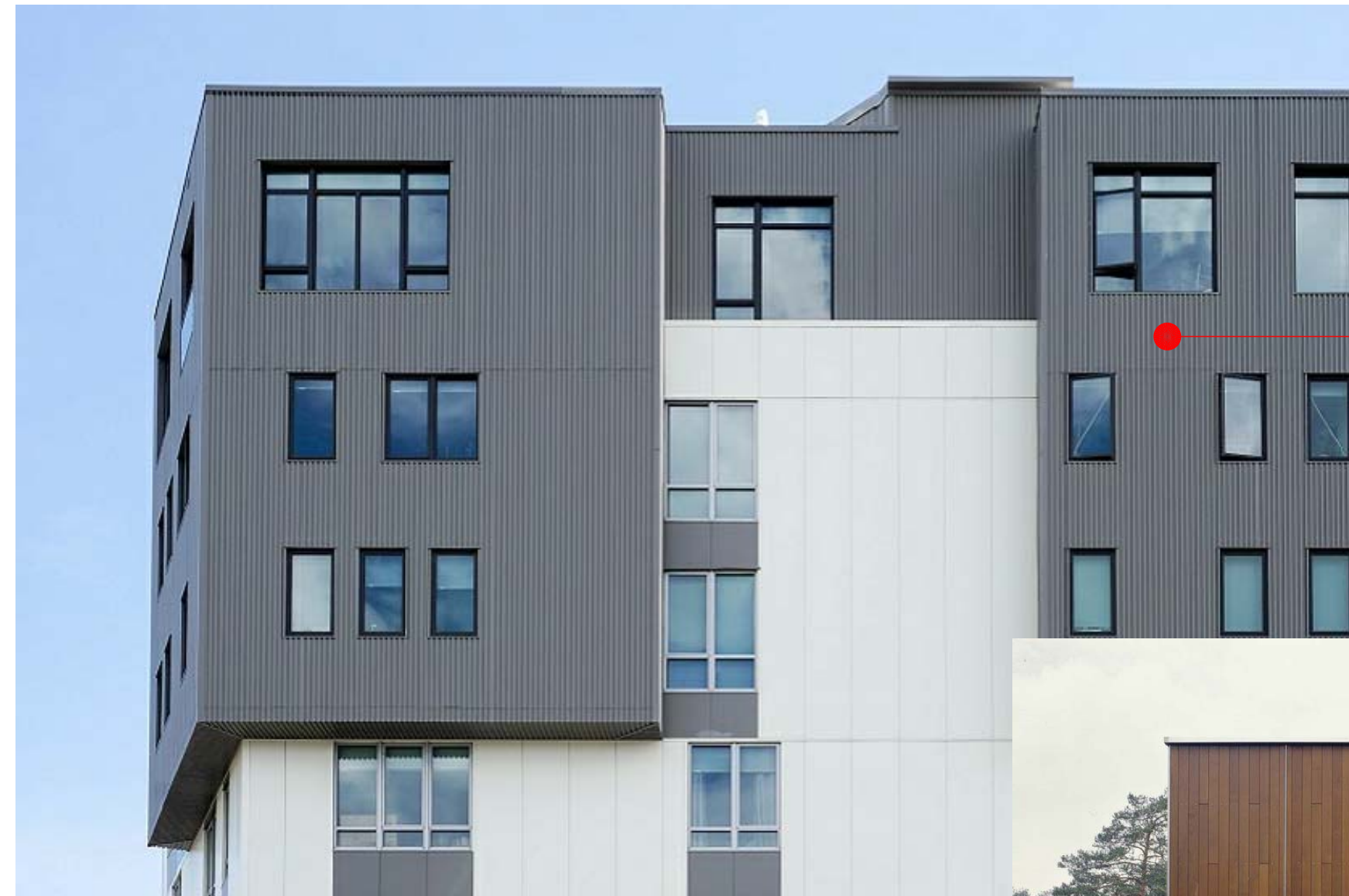
\*INCLUDES 1,508 SF ROOF TERRACE  
OVER FIRST FLOOR PARKING

BUILDING D UNIT DISTRIBUTION TABLE					
FLOOR	UNIT COUNT	STUDIO	1 BED	2 BED	3 BED
7	11	1	6	4	0
6	11	1	6	4	0
5	11	1	6	4	0
4	11	1	6	4	0
3	11	1	6	4	0
2	10	0	10	0	0
1	0	0	0	0	0
TOTAL	65	5	40	20	0

**BUILDING D - 2015 IBC CODE ANALYSIS**

ITEM DESCRIPTION	SECTION	ALLOWABLE/REQUIRED	ACTUAL	REMARKS
<b>3 USE AND OCCUPANCY CLASSIFICATION</b>	<b>CHAPTER 3</b>			
CLASSIFICATION	SECTION 302			
Assembly Group A-3		303.4 Fitness, Lounge		
Business Group B		304.1 Office/Leasing		
Residential Group R-2		310.4 Apartments		
Low-Hazard Storage S-2		311.3 Enclosed Parking Garage		
<b>4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY</b>	<b>CHAPTER 4</b>			
HIGH-RISE BUILDINGS	SECTION 403	<75'-0"	69'-0"***	** Building height measured per HIGH-RISE BUILDING definition from top of highest occupied floor to lowest level (ground) of fire department vehicle access
GROUPS I-1, R-1, R-2, R-3, AND R-4	SECTION 420			
Separation walls		420.2 1hr	1hr	
Horizontal separation		420.3 1hr	1hr	
Automatic sprinkler system		420.5 NFPA 13	NFPA 13	Per 903.2.8
<b>5 GENERAL BUILDING HEIGHTS AND AREAS</b>	<b>CHAPTER 5</b>			
BUILDING HEIGHT AND NUMBER OF STORIES	SECTION 504			
Group A-3, B, R-2, S-2, Type IA Construction		Unlimited	28'-8", 2 Story (unlimited)	Building below 3hr horizontal assembly
Group R-2, Type IIIA Construction		85'-0", 5 Stories	85'-0", 5 Stories	Number of stories measured from top of 3hr horizontal assembly per 510.2. Building height measured from grade plane per 510.2-6
BUILDING AREA	SECTION 506			
Group A-3, B, R-2, S-2, Type IA Construction		Unlimited	37,258 sf (unlimited)	With NFPA 13 sprinkler system
Group R-2, Type IIIA Construction, Mixed-occupancy, multistory		251,280 sf	57,070 sf	With NFPA 13 sprinkler system, Aa = (72,000+(24,000*.49))*3 = 251,280sf
MIXED USE AND OCCUPANCY	SECTION 508			
Nonseparated occupancies		508.4		
Between S-2 and A-3, B, M, R-2		0hrs	0hrs	
SPECIAL PROVISIONS	SECTION 510			
Horizontal building separation allowance		510.2 3hrs	3hrs	A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction
<b>6 TYPES OF CONSTRUCTION</b>	<b>CHAPTER 6</b>			
Fire-resistance rating requirements for building elements	Table 601 and 602	Type IA/IIIA	Type IA/IIIA	
Primary structural frame		3hrs/1hr	3hrs/1hr	
Bearing walls				
Exterior		3hrs/1hr	N/A/1hr	
Interior		3hrs/1hr	N/A/1hr	
Nonbearing walls and partitions				
Exterior		0hrs/0hrs	1hr**/1hr**	**East wall only per Table 602 based on assumed fire separation distance of 15 feet. North, west, and south walls 0hrs based on fire separation distance of >30 feet.
Interior		0hrs/0hrs	0hrs/0hrs	
Floor construction		2hrs/1hr	2hrs/1hr	
Roof construction		1.5hrs/1hr	1.5hrs/1hr	
<b>7 FIRE AND SMOKE PROTECTION FEATURES</b>	<b>CHAPTER 7</b>			
EXTERIOR WALLS	SECTION 705			
Allowable area of openings		705.8.1 75%	29%**	**East wall only per Table 705.8 based on assumed fire separation distance of 15 feet and unprotected openings in buildings with automatic sprinkler system.





METAL PANEL COLOR



METAL SIDING COLOR



BRICK COLOR





