

SITE PLAN DATA - PHASE 1A/1B

Phase 1 is to be constructed with an automatic sprinkler system.

Land area within Property Lines: 476,493 Sq. Ft./10.998AC
 Land area - Phase 1: 238,189 Sq. Ft./5.47 AC
 Number of Units Proposed: 93 (1) Bedroom Units and 27 (2) Bedroom Units

Number of Buildings: 2
 Number of Stories: 3 (Building 1), 4 (Building 2)
 Maximum Height of Buildings: 50'-0"
 Gross Floor Area Building 1: 71,440 Sq Ft
 Gross Floor Area Building 2: 93,048 Sq Ft
 Occupancy Types: R2, S2 and A3 per IBC 2006
 Construction Type: Type V-A and Type III-A (at ground floor garage spaces of Building 2)

Total Building Coverage: 58,053 Sq. Ft (24.3%)
 Hard Surface Area, Phase 1: 72,754 Sq. Ft (30.5%)
 Landscape Area, Phase 1: 107,382 Sq. Ft (40.0%)
 Non-Irrigated/No Plant Zone: 11,937 Sq. Ft (5.2%) (refer to Landscape Sheet L.1, Site Data Table)

Present Zoning Classification: R1 and R2
 Proposed Zoning Requested: Planned Development Multifamily (PD MF)

Parking Spaces Required, Buildings 1&2*: 169 Resident, 24 Guest
 Parking Spaces Provided: 61 Resident, Refer to Sheet A3.2
 Handicapped Spaces Required*: (3) Building 1, (3) Building 2
 Handicapped Spaces Provided: 14. Refer to Sheet A3.2
 * Parking Required if designed by City Parking Code.

HANDICAPPED ACCESSIBLE RESIDENTIAL UNITS

(See Floor Plans)
 Required Number of Points per House Bill 1221 for 120 Units - 54
 - All ANSI Type B units are adaptable.

ANSI Type A Building 1 - 20 Units located on Ground Floor - 120 Points
 ANSI Type B Building 1 - 35 Units
 ANSI Type A Building 2 - 10 Units Located on the Ground Floor - 60 Points
 ANSI Type B Building 2 - 55 Units

PHASING OVERVIEW - 1A **

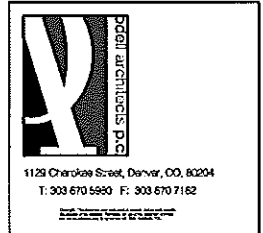
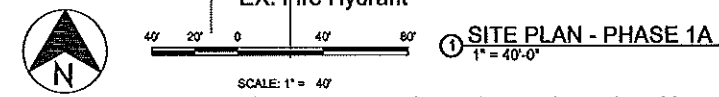
- The households in the existing 10 'family' units located on the north side of Kentucky Avenue will be relocated by the Owner.
- These 10 units and the AHA maintenance shop behind them will be razed. The AHA administrative offices located on the site will remain open.
- The temporary construction office/trailer will be situated on Parcel B. Parcel B will also act as a secured storage and staging area for the contractor. All existing fire lanes and utility easements will remain in place.
- Firelane easement, resident parking lot, and two detention ponds constructed
- The construction of 55 units of senior housing in one buildings will occur along Kentucky Avenue.

Issue Record		
No.	Description	Date
1	First Submittal	6/5/09
2	Second Submittal	7/31/09
3	Third Submittal	9/8/09
4	Technical Corrections	10/16/09
5	New Phasing	9/23/10
6		

GENERAL NOTES

- Phase 1 consists of two parts, Phase 1A and Phase 1B. Phasing lines are used to indicate surface conditions. Phase 1B will not be built at the same time as Phase 1A, but will be completed within the City regulated Planning Commission timeline.
- Plat lines showing Lots 1 & 2 may not coincide with phasing lines.
- A portion of the property north of Building 1 is intended to be re-platted after Phase 1B is completed.
- All drives and walkways are accessible.
- Accessible Route Per ICC/ANSI 117.1 = -----
- See Sheet 3.1, 3.2 and 3.3 for Parking Layouts.
- All landscape and irrigation for Phase 1A and 1B, shall be completed by the end of Phase 1B.

- Fire Lane signs shall be positioned at a 45-degree angle to face oncoming traffic on alternating sides of the easement. Average spacing of Fire Lane signs is between 50' to 100' on alternating sides of the street depending on curvature of the roadway and availability of curbs or islands for the installation of signs.
- BUILDING 2 KEYNOTES**
- Fire department access entrance only. provide with same level of security as north main resident entrance doors.
 - Fire alarm annunciator panels to be provided at both fire department access entrance and north main resident entrance



** Refer to Civil Documents for Utility and Demolition Phasing Information

July 23, 2010

SITE PLAN-PHASE 1A

SHEET 2.1