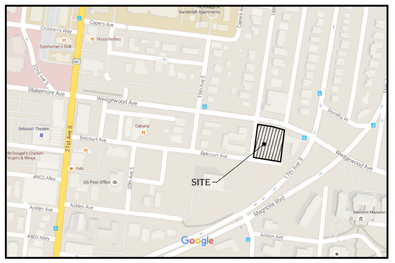
SPECIFIC PLAN

CASE NO: 2016SP-022-001

1710 Belcourt Apartments

Nashville, Davidson County, Tennessee

January 28, 2016
REVISED February 25, 2016



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY / SITE DATA

PROJECT NAME:	1710 BELCOURT APARTMENTS
MAP/PARCEL:	104-08 / 266
USE	
EXISTING USE:	RETIREMENT HOME (VACANT)
EXISTING ZONING:	RM40 (RESIDENTIAL MULTIFAMILY 40 UNITS/AC)
ZONING OVERLAY:	OV-UZO (URBAN ZONING OVERLAY)
PROPOSED ZONING:	SP (SPECIFIC PLAN)
FALLBACK ZONING:	RM40-A
SITE CRITERIA	
MULTI-FAMILY LOT SIZE	0.66 AC (28,750 S.F.)
FAR (MULTI-FAMILY)	2.12 (60,970/28,750)
ISR	0.95 (27,261/28,750)
STREET SETBACK / STREET TYPE(S)	PER MAJOR COLLECTOR STREET PLAN
MULTI-FAMILY BUILDING HEIGHT	4 STORY W/ SEMI-SUBGRADE PARKING MAX HEIGHT 53'-8" FROM EXISTING GRADE TO ROOF LINE
SCREENING AROUND DUMPSTERS	PROVIDED
SITE DATA	
COUNCIL DISTRICT	18
COUNCIL MEMBER:	BURKLEY ALLEN
SITE ACREAGE:	0.66 Ac. (28,750 SQ. FT.)
BUILDING DATA	
TOTAL DWELLING UNITS:	
MULTI-FAMILY	35 - 1 BEDROOM 16 - 2 BEDROOM 25 - MICRO
TOTAL MULTI-FAMILY UNITS:	76 / 47,425 GROSS S.F.
DEVELOPER:	GBT REALTY CORPORATION
ADDRESS	9010 OVERLOOK BLVD. BRENTWOOD, TN 37027
PHONE NO.	615-370-0670
CONTACT NAME	BEN OWENELL
EMAIL	BOWENELL@GBTREALTY.COM
APPLICANT	LITTLEJOHN
ADDRESS	1935 21st AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.	615.385.4144
FAX NO.	615.385.4020
CONTACT NAME	TRAVIS TODD, PE
EMAIL	TTODD@leainc.com

MINIMUM PARKING REQUIREMENTS
MULTI-FAMILY (1 SP/BEDROOM + 1.5 SP/2 OR MORE BR.) (60 + 1.5x16 = 84) — 84 SPACES
PARKING REDUCTIONS PER UZO:
10% PEDESTRIAN CONNECTION
10% MASS TRANSIT CONNECTION
10% BUILD-TO LINE/STREETSCAPE
25% MAXIMUM REDUCTION ALLOWED = REDUCTION OF 21 SPACES

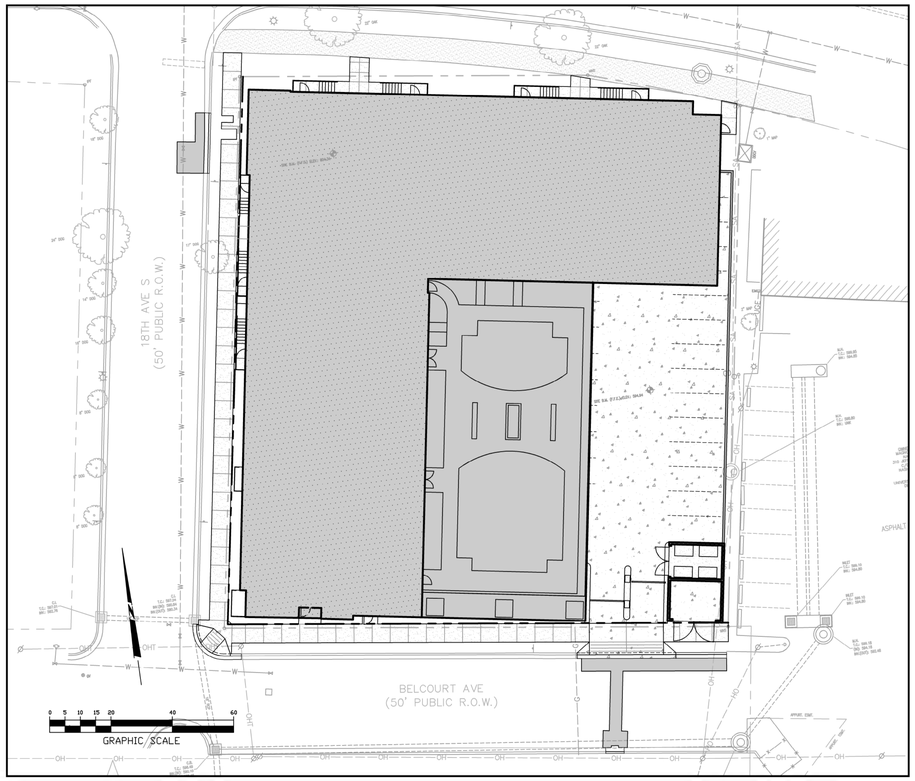
TOTAL PARKING REQUIRED = 84-21 = 63 SPACES
TOTAL PARKING PROVIDED = 76 SPACES (4 ACCESSIBLE)

PROPOSED LAND USE TABLE (QUALIFYING USES)

MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY & NOTES

- THE PURPOSE OF THIS SPECIFIC PLAN IS TO SEEK APPROVAL TO PERMIT UP TO 76 MULTI-FAMILY DWELLING UNITS..
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SEPTEMBER OF 2016 AND WILL TAKE APPROXIMATELY 18 MONTHS TO BE COMPLETED.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.



INDEX OF SHEETS

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C3.0	SITE LAYOUT
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C5.0	SITE UTILITIES
L1.0	SITE LANDSCAPE
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A1.02	SECOND THROUGH FOURTH FLOOR PLAN - RESIDENTIAL
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A2.02	EAST & SOUTH ELEVATIONS
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P2	PERSPECTIVE - 18TH AVE. & BELCOURT
P3	PERSPECTIVE - AERIAL AT WEDGEWOOD & 18TH AVE.
P4	PERSPECTIVE - SOUTHEAST

ARCHITECT:
EOA ARCHITECTS
515 Main St.
Nashville, Tennessee 37206
615-242-4004

PREPARED FOR:
GBT REALTY CORPORATION
9010 Overlook Blvd.
Brentwood, Tennessee 37027
615-370-0670

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C0.0

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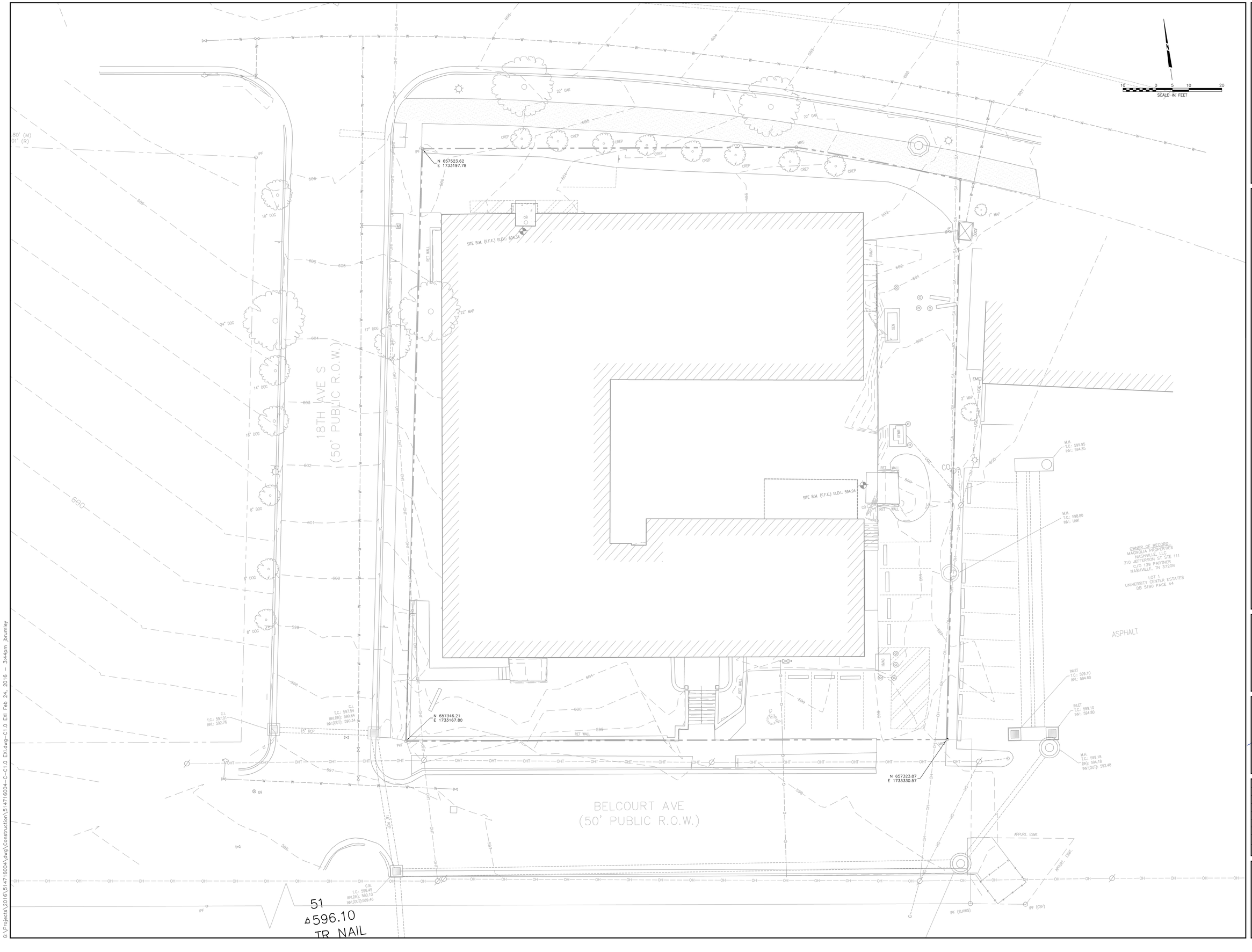

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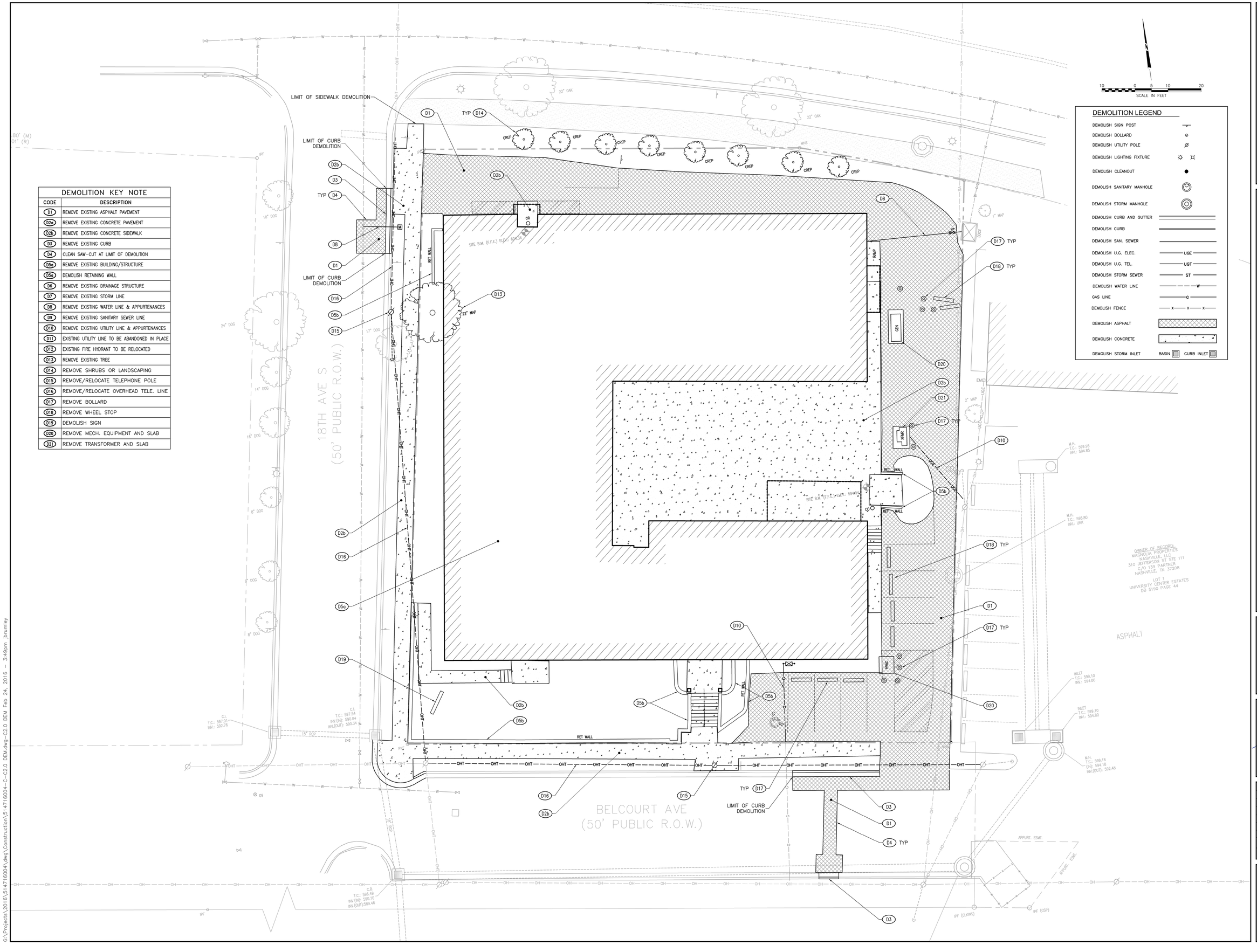
Case No.: 2016SP-022-001
Preliminary SP Submittal
1710 Belcourt Apartments
NASHVILLE, TENNESSEE

TRAVIS L. TODD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115460
STATE OF TENNESSEE

DATE	REVISIONS
02/17/16	514716004

C1.0
EXISTING CONDITIONS



DEMOLITION KEY NOTE

CODE	DESCRIPTION
D1	REMOVE EXISTING ASPHALT PAVEMENT
D2a	REMOVE EXISTING CONCRETE PAVEMENT
D2b	REMOVE EXISTING CONCRETE SIDEWALK
D3	REMOVE EXISTING CURB
D4	CLEAN SAW-CUT AT LIMIT OF DEMOLITION
D5a	REMOVE EXISTING BUILDING/STRUCTURE
D5a	DEMOLISH RETAINING WALL
D6	REMOVE EXISTING DRAINAGE STRUCTURE
D7	REMOVE EXISTING STORM LINE
D8	REMOVE EXISTING WATER LINE & APPURTENANCES
D9	REMOVE EXISTING SANITARY SEWER LINE
D10	REMOVE EXISTING UTILITY LINE & APPURTENANCES
D11	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE
D12	EXISTING FIRE HYDRANT TO BE RELOCATED
D13	REMOVE EXISTING TREE
D14	REMOVE SHRUBS OR LANDSCAPING
D15	REMOVE/RELOCATE TELEPHONE POLE
D16	REMOVE/RELOCATE OVERHEAD TELE. LINE
D17	REMOVE BOLLARD
D18	REMOVE WHEEL STOP
D19	DEMOLISH SIGN
D20	REMOVE MECH. EQUIPMENT AND SLAB
D21	REMOVE TRANSFORMER AND SLAB

DEMOLITION LEGEND

- DEMOLISH SIGN POST
- DEMOLISH BOLLARD
- DEMOLISH UTILITY POLE
- DEMOLISH LIGHTING FIXTURE
- DEMOLISH CLEANOUT
- DEMOLISH SANITARY MANHOLE
- DEMOLISH STORM MANHOLE
- DEMOLISH CURB AND GUTTER
- DEMOLISH CURB
- DEMOLISH SAN. SEWER
- DEMOLISH U.G. ELEC. — UGE
- DEMOLISH U.G. TEL. — UGT
- DEMOLISH STORM SEWER — ST
- DEMOLISH WATER LINE — W
- GAS LINE — G
- DEMOLISH FENCE — X
- DEMOLISH ASPHALT
- DEMOLISH CONCRETE
- DEMOLISH STORM INLET — BASIN / CURB INLET

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1710 Belcourt Apartments

NASHVILLE, TENNESSEE

TRAVIS L. TODD
REGISTERED ENGINEER
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No. 115440
STATE OF TENNESSEE
6/17/16

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C2.0

SITE DEMOLITION

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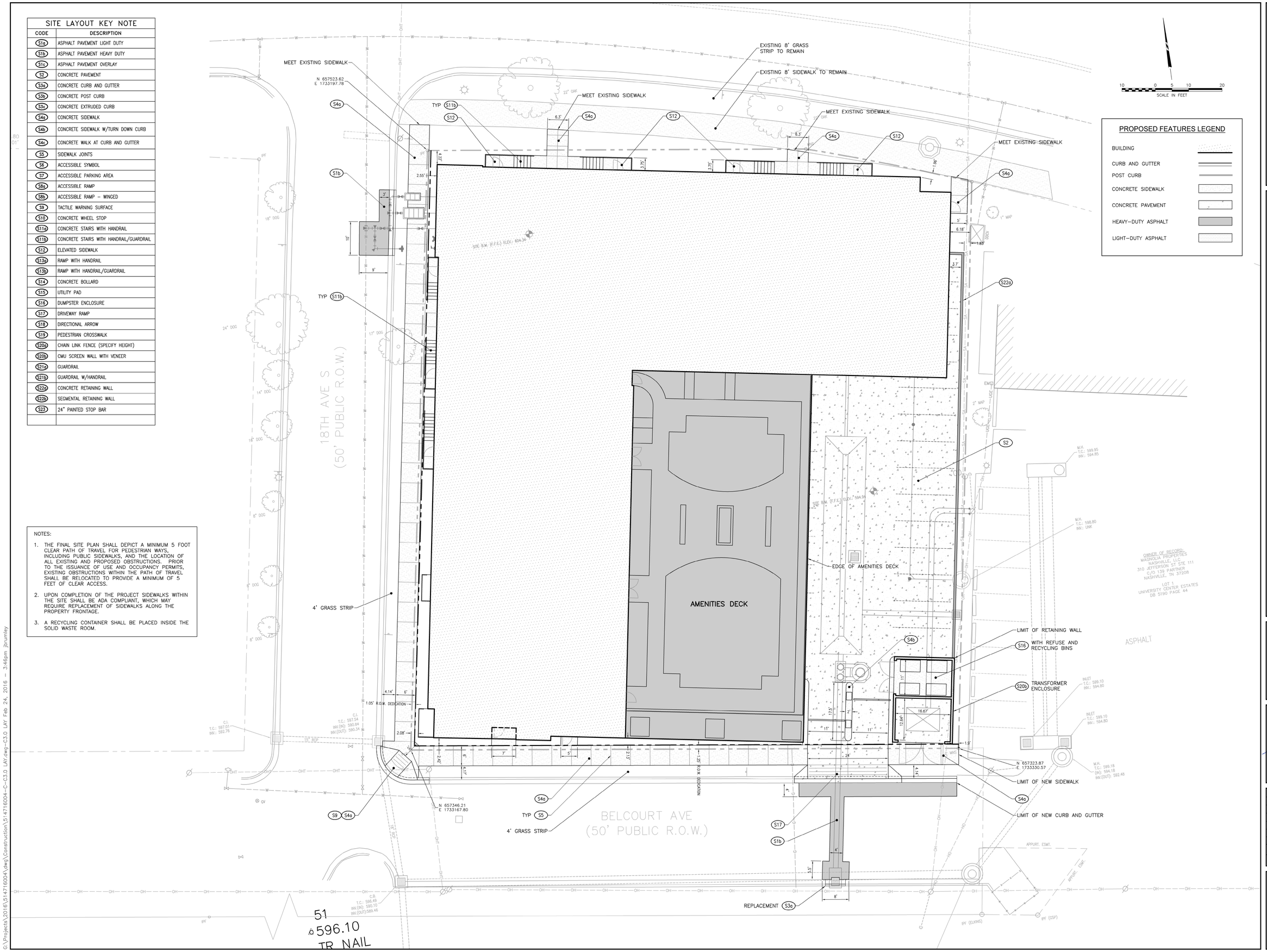
SITE LAYOUT KEY NOTE

CODE	DESCRIPTION
S1a	ASPHALT PAVEMENT LIGHT DUTY
S1b	ASPHALT PAVEMENT HEAVY DUTY
S1c	ASPHALT PAVEMENT OVERLAY
S2	CONCRETE PAVEMENT
S3a	CONCRETE CURB AND GUTTER
S3b	CONCRETE POST CURB
S3c	CONCRETE EXTRUDED CURB
S4a	CONCRETE SIDEWALK
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB
S4c	CONCRETE WALK AT CURB AND GUTTER
S5	SIDEWALK JOINTS
S6	ACCESSIBLE SYMBOL
S7	ACCESSIBLE PARKING AREA
S8a	ACCESSIBLE RAMP
S8b	ACCESSIBLE RAMP – WINGED
S9	TACTILE WARNING SURFACE
S10	CONCRETE WHEEL STOP
S11a	CONCRETE STAIRS WITH HANDRAIL
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL
S12	ELEVATED SIDEWALK
S13a	RAMP WITH HANDRAIL
S13b	RAMP WITH HANDRAIL/GUARDRAIL
S14	CONCRETE BOLLARD
S15	UTILITY PAD
S16	DUMPSTER ENCLOSURE
S17	DRIVEWAY RAMP
S18	DIRECTIONAL ARROW
S19	PEDESTRIAN CROSSWALK
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)
S20b	CMU SCREEN WALL WITH VENEER
S21a	GUARDRAIL
S21b	GUARDRAIL W/HANDRAIL
S22a	CONCRETE RETAINING WALL
S22b	SEGMENTAL RETAINING WALL
S23	24" PAINTED STOP BAR

NOTES:

1. THE FINAL SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.
2. UPON COMPLETION OF THE PROJECT SIDEWALKS WITHIN THE SITE SHALL BE ADA COMPLIANT, WHICH MAY REQUIRE REPLACEMENT OF SIDEWALKS ALONG THE PROPERTY FRONTAGE.
3. A RECYCLING CONTAINER SHALL BE PLACED INSIDE THE SOLID WASTE ROOM.



PROPOSED FEATURES LEGEND

- BUILDING
- CURB AND GUTTER
- POST CURB
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- HEAVY–DUTY ASPHALT
- LIGHT–DUTY ASPHALT

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1710 Belcourt Apartments

NASHVILLE, TENNESSEE

TRAVIS L. TODD
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6/13/16

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C3.0

SITE LAYOUT

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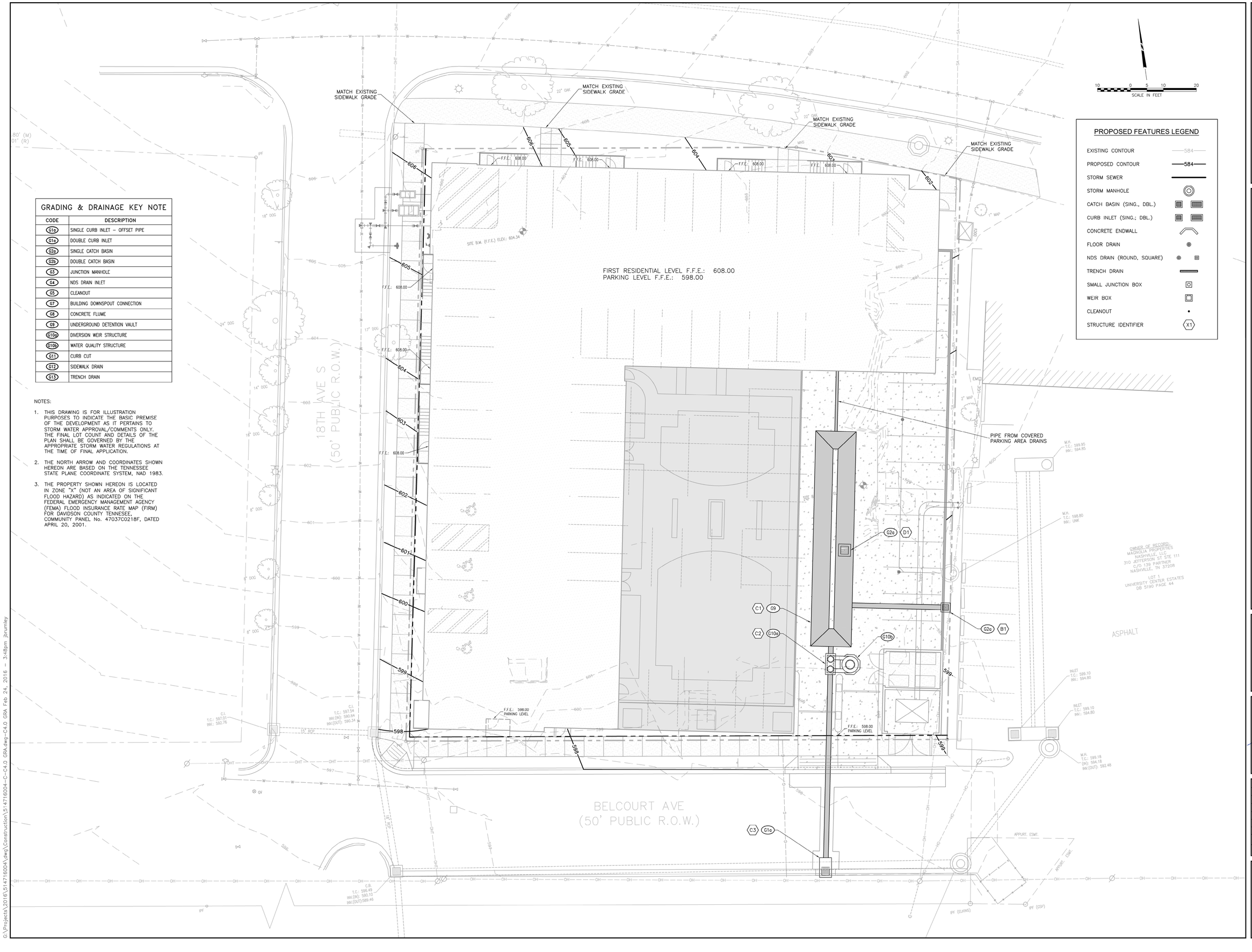

GRADING & DRAINAGE KEY NOTE

CODE	DESCRIPTION
G1a	SINGLE CURB INLET – OFFSET PIPE
G1a	DOUBLE CURB INLET
G2a	SINGLE CATCH BASIN
G2b	DOUBLE CATCH BASIN
G3	JUNCTION MANHOLE
G4	NDS DRAIN INLET
G5	CLEANOUT
G7	BUILDING DOWNSPOUT CONNECTION
G8	CONCRETE FLUME
G9	UNDERGROUND DETENTION VAULT
G10a	DIVERSION WEIR STRUCTURE
G10b	WATER QUALITY STRUCTURE
G11	CURB CUT
G12	SIDEWALK DRAIN
G13	TRENCH DRAIN

NOTES:

1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
2. THE NORTH ARROW AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 1983.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (NOT AN AREA OF SIGNIFICANT FLOOD HAZARD) AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR DAVIDSON COUNTY TENNESSEE, COMMUNITY PANEL No. 47037C0218F, DATED APRIL 20, 2001.

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Case No.: 2016SP-022-001
Preliminary SP Submittal

1710 Belcourt Apartments

NASHVILLE, TENNESSEE

TRAVIS L. TODD
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SUMMER
No. 115460
STATE OF TENNESSEE
6/17/16

DATE	REVISIONS
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GRADING AND DRAINAGE

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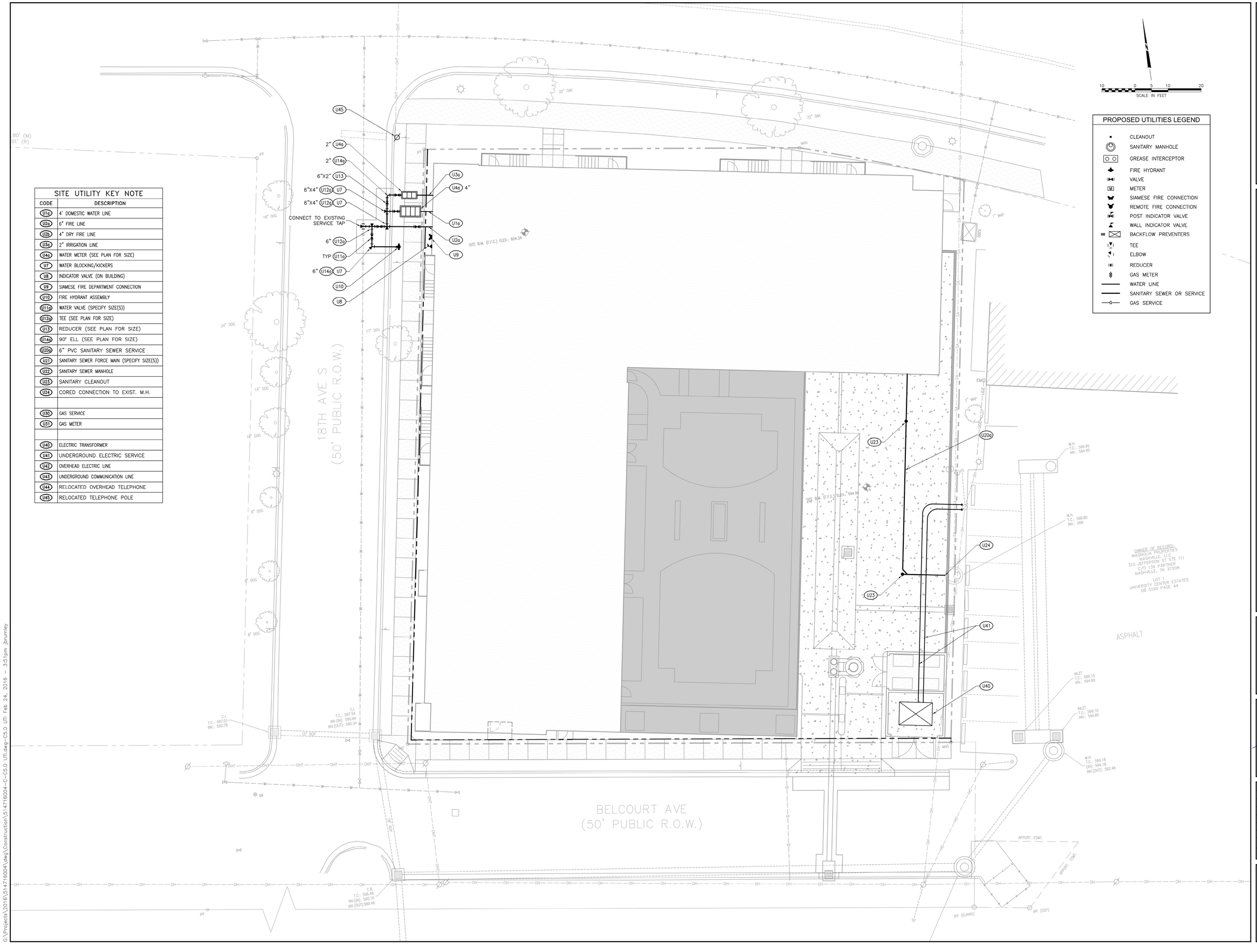

SITE UTILITY KEY NOTE

CODE	DESCRIPTION
U1a	4' DOMESTIC WATER LINE
U2a	6" FIRE LINE
U2b	4" DRY FIRE LINE
U3a	2" IRRIGATION LINE
U4a	WATER METER (SEE PLAN FOR SIZE)
U7	WATER BLOCKING/KICKERS
U8	INDICATOR VALVE (ON BUILDING)
U9	SIAMESE FIRE DEPARTMENT CONNECTION
U10	FIRE HYDRANT ASSEMBLY
U11a	WATER VALVE (SPECIFY SIZE(S))
U12a	TEE (SEE PLAN FOR SIZE)
U13	REDUCER (SEE PLAN FOR SIZE)
U14a	90° ELL (SEE PLAN FOR SIZE)
U20a	6" PVC SANITARY SEWER SERVICE
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE(S))
U22	SANITARY SEWER MANHOLE
U23	SANITARY CLEANOUT
U24	CORED CONNECTION TO EXIST. M.H.
U30	GAS SERVICE
U31	GAS METER
U40	ELECTRIC TRANSFORMER
U41	UNDERGROUND ELECTRIC SERVICE
U42	OVERHEAD ELECTRIC LINE
U43	UNDERGROUND COMMUNICATION LINE
U44	RELOCATED OVERHEAD TELEPHONE
U45	RELOCATED TELEPHONE POLE

PROPOSED UTILITIES LEGEND

- CLEANOUT
- SANITARY MANHOLE
- GREASE INTERCEPTOR
- FIRE HYDRANT
- VALVE
- METER
- SIAMESE FIRE CONNECTION
- REMOTE FIRE CONNECTION
- POST INDICATOR VALVE
- WALL INDICATOR VALVE
- BACKFLOW PREVENTERS
- TEE
- ELBOW
- REDUCER
- GAS METER
- WATER LINE
- SANITARY SEWER OR SERVICE
- GAS SERVICE

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SITE UTILITIES

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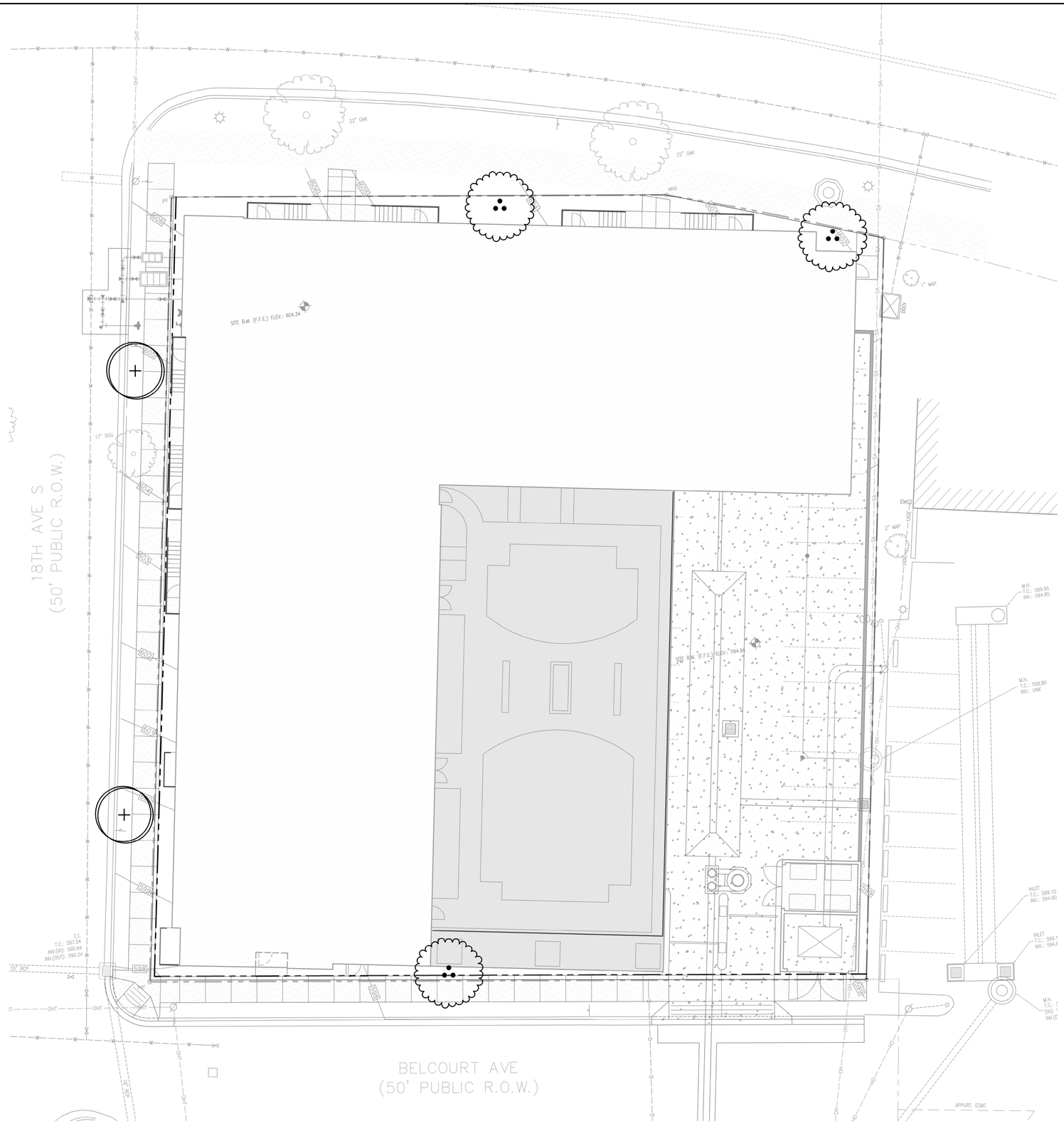


LANDSCAPE DATA

OVERALL SITE ACREAGE	(29,195 S.F.) 0.67 Ac.
MAP AND PARCEL	MAP 162, PARCEL 222 & 250
ZONING	RS7.5/OV RES (RESIDENTIAL PUD OVERLAY)
LAND USE:	MULTIFAMILY APARTMENTS

SITE TREE DENSITY CALCULATIONS

ACREAGE (LIMITS OF PROJECT):	0.67 Ac.
ACREAGE (DISTURBED AREA):	0.67 Ac.
BUILDING ACREAGE:	0.61 Ac.(±26,757 s.f.)
ADJUSTED ACREAGE:	0.06 Ac.
TREE DENSITY UNITS REQUIRED: (14 TDU/Ac. x 0.06 Ac.)	1.0 TDU
TREE DENSITY UNITS PROVIDED:	
EXISTING TREES TDU (PRESERVED IN RIGHT OF WAY):	
1 – 17" CAL. TREES @ 2.6	2.6 TDU (RIGHT OF WAY)
2 – 22" CAL. TREES @ 4.5	9.0 TDU (RIGHT OF WAY)
TOTAL (EXISTING TREE TDU):	11.6 TDU (NOT COUNTED)
PROPOSED TREES TDU:	
2 – 2" CAL. TREES @ 0.5	1.0 TDU
3 – 3" CAL. TREES @ 0.6	1.8 TDU
TOTAL TDU PROPOSED TREES	2.8 TDU
TOTAL TDU PROVIDED:	2.8 TDU

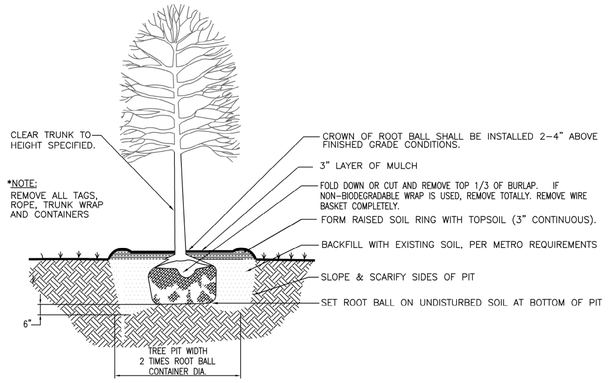
OWNER/DEVELOPER SHALL REPLACE PLANT MATERIAL THAT DOES NOT SURVIVE.

NOTE:
LIMITS OF DISTURBANCE = LIMITS OF LAWN COVER ESTABLISHMENT.

NOTE:
TREES ARE NOT TO BE PLANTED WITHIN 10' OF PUBLIC SEWER OR WATER.

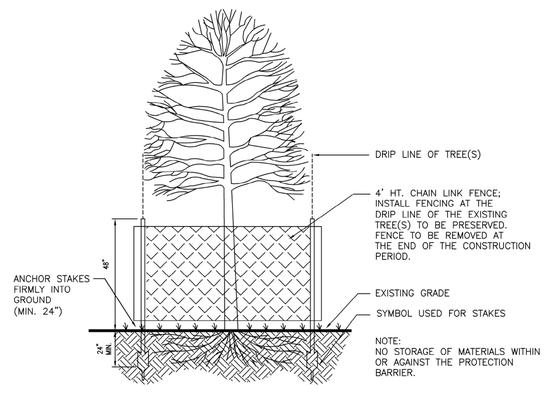
LEGEND

PROPERTY LINE	
EXISTING CONTOUR	680
PROPOSED CONTOUR	78
TREE PROTECTION FENCE	TP



TREE PLANTING METRO NASHVILLE

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
CP	2	Cornus alternifolia	Pagoda Dogwood	B & B	2"	10'–12'	5'	Single trunk; full, balanced branching;clear to 42"
MV	3	Magnolia virginiana	Sweet Bay	B & B	3.5"Cal	13'–15'	4–6'	Multi–trunk,3 Stem clumping form, min. 1.25" caliper per trunk; clear to 6' ht. Matched

0 2 4 6 8 10 20 30
GRAPHIC SCALE

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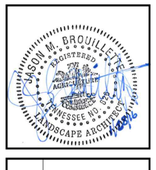

DATE	REVISIONS
02/17/16	514716004

L1.0
LANDSCAPE PLAN

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THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

PARKING

PARKING REQUIREMENT TOTALS

25 MICRO UNITS	25 SPACES REQ.
35 (1)-BEDROOM UNITS	35 SPACES REQ.
16 (2)-BEDROOM UNITS	24 SPACES REQ.

84 TOTAL SPACES REQUIRED

URBAN ZONING OVERLAY (UZO) PROVIDES A REDUCTION IN REQUIRED PARKING BY CODE.

10% PEDESTRIAN CONNECTION
10% MASS TRANSIT CONNECTION
10% BUILD-TO LINE / STREETSCAPE

A MAXIMUM REDUCTION OF 25% MAY BE APPLIED YIELDING A REDUCTION OF 21 SPACES.

TOTAL REQUIREMENT : 63 SPACES

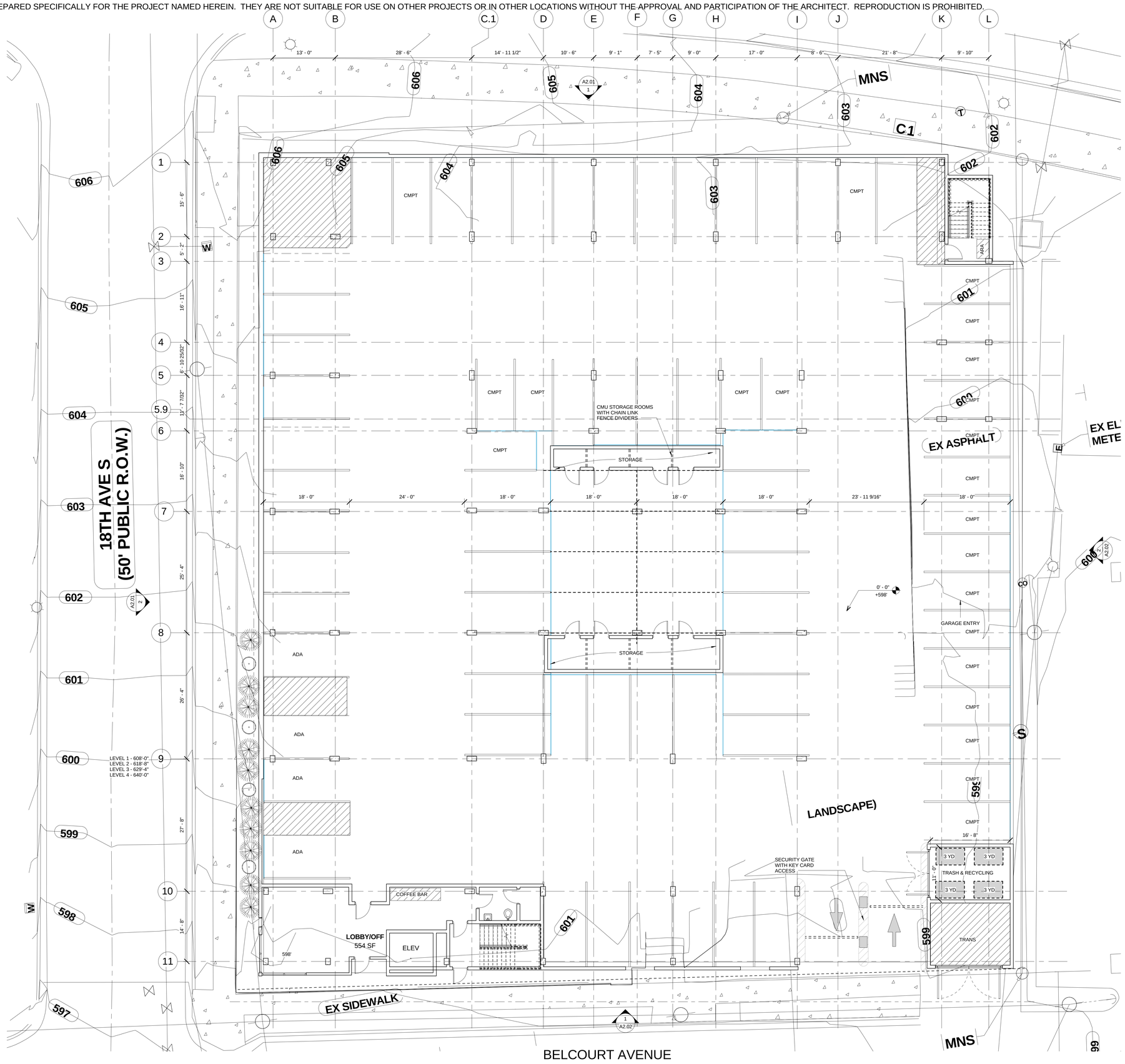
PARKING PROVIDED

76 TOTAL SPACES PROVIDED ON-SITE

(WITH THE ADDITIONS OF 8 TANDEM SPACES, THE TOTAL NUMBER OF SPACES PROVIDED IS 84.)

4 ADA SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE SPACE

(ON-STREET PARKING AVAILABLE ON 18TH AVE AND BELCOURT AVE)



2 PARKING

0' 8' 16' 32'

EOA ARCHITECTS
humanizing design

EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
p 615 . 242 . 4004
f 615 . 256 . 9805
WWW.EOA-ARCHITECTS.COM

1710 BELCOURT AVENUE

1710 BELCOURT AVENUE

GBT REALTY CORP

SCHEMATIC DESIGN

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PARKING LEVEL PLAN

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PARKING REQUIREMENT TOTALS

25 MICRO UNITS	25 SPACES REQ.
35 (1)-BEDROOM UNITS	35 SPACES REQ.
16 (2)-BEDROOM UNITS	24 SPACES REQ.

84 TOTAL SPACES REQUIRED

URBAN ZONING OVERLAY (UZO) PROVIDES A REDUCTION IN REQUIRED PARKING BY CODE.

10% PEDESTRIAN CONNECTION
10% MASS TRANSIT CONNECTION
10% BUILD-TO LINE / STREETSCAPE

A MAXIMUM REDUCTION OF 25% MAY BE APPLIED YIELDING A REDUCTION OF 21 SPACES.

TOTAL REQUIREMENT : 63 SPACES

PARKING PROVIDED
76 TOTAL SPACES PROVIDED ON-SITE
(8 OF THESE SPACES CAN INCLUDE A SECOND SPACE IN A TANDEM FORMAT. SEE DRAWING.)

4 ADA SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE SPACE

(ON-STREET PARKING AVAILABLE ON 17TH AVE AND BELCOURT AVE)

SHOWN

33%	MICRO UNITS @ 425 SF
46%	(1)-BEDROOM @ 615 SF
21%	(2)-BEDROOM @ 950 SF

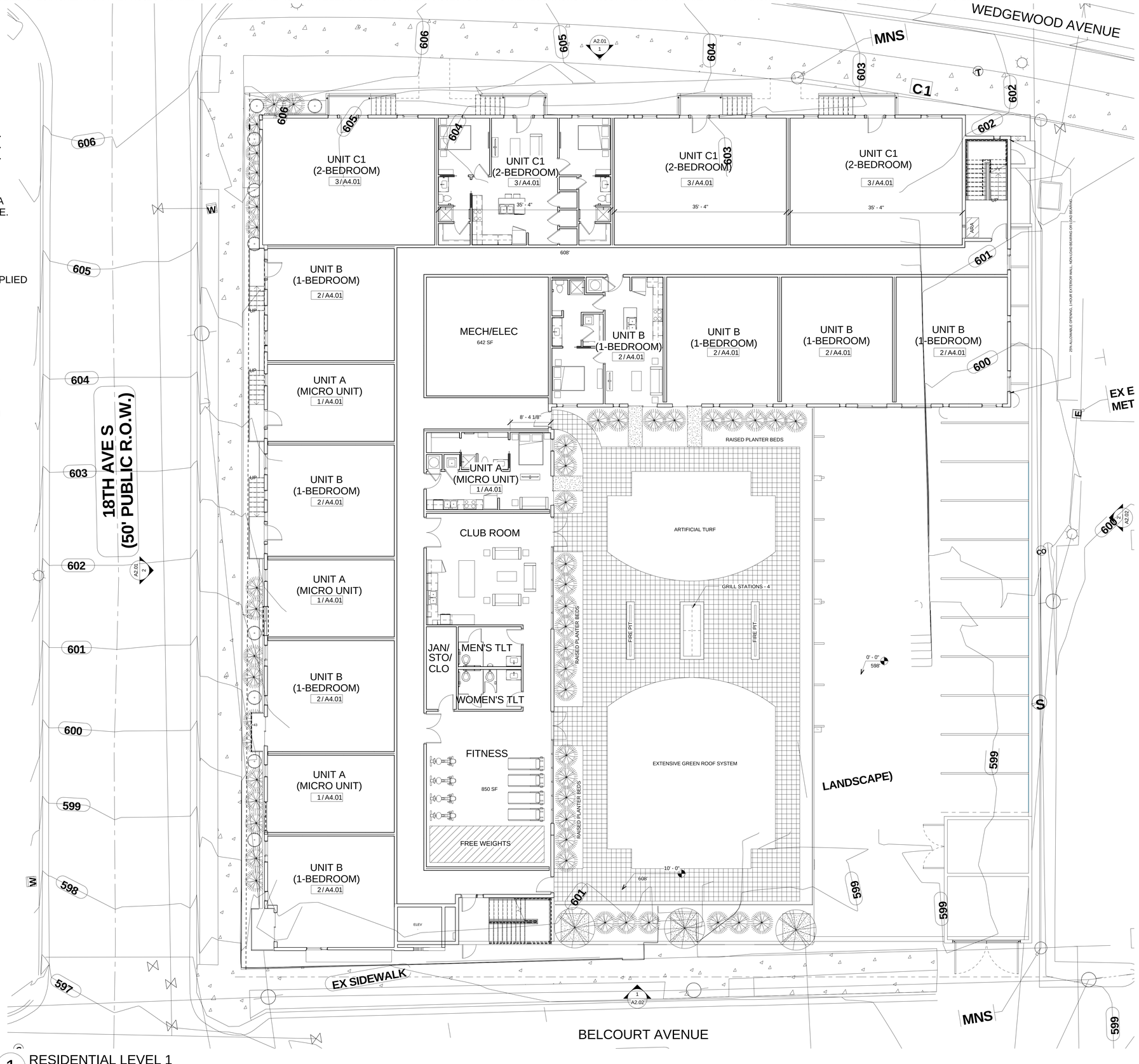
TOTALS

25 MICRO UNITS
35 (1)-BEDROOM UNITS
16 (2)-BEDROOM UNITS

76 TOTAL UNITS

TARGET

35% MICRO UNITS @ 400-425 SF
45% (1)-BEDROOM @ 600-625
20% (2)-BEDROOM @ 925-950



1 RESIDENTIAL LEVEL 1
LEVEL 1 - 608'-0"

0' 10' 20' 40'

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FIRST FLOOR PLAN - RESIDENTIAL

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PARKING REQUIREMENT TOTALS

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16 (2)-BEDROOM UNITS	24 SPACES REQ.

84 TOTAL SPACES REQUIRED

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TOTAL REQUIREMENT : 63 SPACES

PARKING PROVIDED
76 TOTAL SPACES PROVIDED ON-SITE
(8 OF THESE SPACES CAN INCLUDE A SECOND SPACE IN A TANDEM FORMAT. SEE DRAWING.)

4 ADA SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE SPACE

(ON-STREET PARKING AVAILABLE ON 17TH AVE AND BELCOURT AVE)

SHOWN

33%	MICRO UNITS @ 425 SF
46%	(1)-BEDROOM @ 615 SF
21%	(2)-BEDROOM @ 950 SF

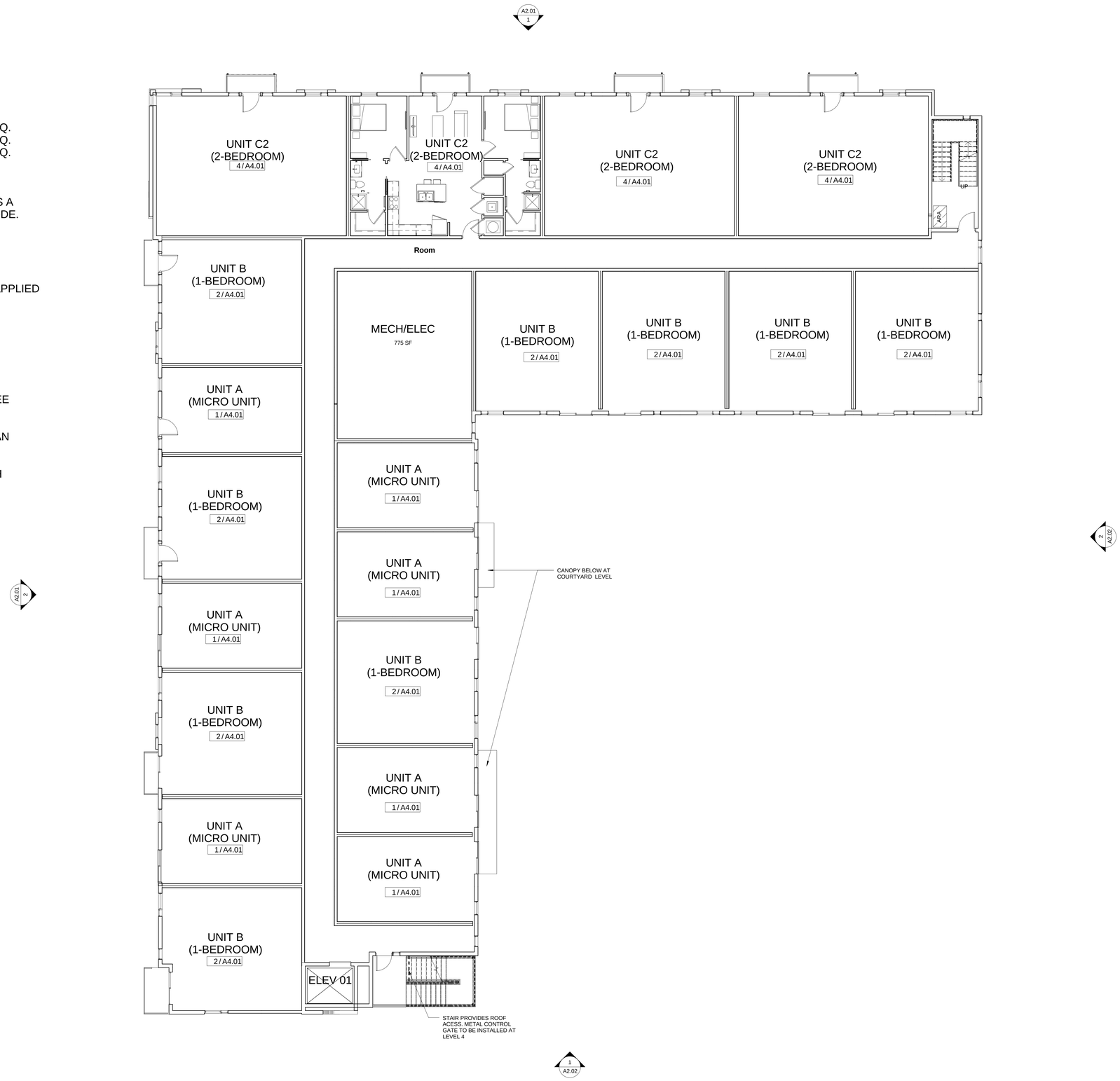
TOTALS

25 MICRO UNITS
35 (1)-BEDROOM UNITS
16 (2)-BEDROOM UNITS

76 TOTAL UNITS

TARGET

35% MICRO UNITS @ 400-425 SF
45% (1)-BEDROOM @ 600-625
20% (2)-BEDROOM @ 925-950



1 LEVEL 2-4

LEVEL 2 - 618'-8"
LEVEL 3 - 629'-4"
LEVEL 4 - 640'-0"

0' 4' 8' 16'

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SECOND THRU FOURTH FLOOR PLAN - RESIDENTIAL

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2 WEST ELEVATION - ALONG 18TH AVENUE

0' 4' 8' 16'

1 NORTH ELEVATION - ALONG WEDGEWOOD

0' 4' 8' 16'

FINISH KEYNOTES:

1. FIBER CEMENT PANEL - STAINLESS STEEL REGLET WITH REVEAL
2. BRICK MASONRY
3. FIBER CEMENT PLANK - RAINSCREEN SYSTEM
4. FIBER CEMENT LAP SIDING
5. METAL GUARDRAIL SYSTEM
6. SLIDING DOOR SYSTEM AT BALCONY/JULIETTE BALCONY
7. WINDOW SYSTEM - DARK BRONZE EXTERIOR FINISH
8. SPLIT-FACED CMU BLOCK ENCLOSURE
9. GATE AT TRANSFORMER / TRASH ENCLOSURE
10. ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
11. OPENING AT WALL
12. PAINTED EXTERIOR DOORS
13. EXPOSED CONCRETE SLAB EDGE

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NORTH & WEST ELEVATIONS

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2 EAST ELEVATION

0' 10' 20' 40'

1 SOUTH ELEVATION - ALONG BELCOURT AVENUE

0' 10' 20' 40'

FINISH KEYNOTES:

1	FIBER CEMENT PANEL - STAINLESS STEEL REGLET WITH REVEAL	7	WINDOW SYSTEM - DARK BRONZE EXTERIOR FINISH
2	BRICK MASONRY	8	SPLIT-FACED CMU BLOCK ENCLOSURE
3	FIBER CEMENT PLANK - RAINSCREEN SYSTEM	9	GATE AT TRANSFORMER / TRASH ENCLOSURE
4	FIBER CEMENT LAP SIDING	10	ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
5	METAL GUARDRAIL SYSTEM	11	OPENING AT WALL
6	SLIDING DOOR SYSTEM AT BALCONY/JULIETTE BALCONY	12	PAINTED EXTERIOR DOORS
		13	EXPOSED CONCRETE SLAB EDGE

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EAST & SOUTH ELEVATIONS

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1 PERSPECTIVE - WEDGEWOOD & 18th

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PERSPECTIVE

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1 PERSPECTIVE - 18th & BELCOURT

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1 PERSPECTIVE - AERIAL AT WEDGEWOOD & 18th

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1 PERSPECTIVE FROM SOUTHEAST

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PERSPECTIVE

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2 WEST ELEVATION - ALONG 18TH AVENUE

0' 4' 8' 16'

1 NORTH ELEVATION - ALONG WEDGEWOOD

0' 4' 8' 16'

FINISH KEYNOTES:

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NORTH & WEST ELEVATIONS

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2 EAST ELEVATION

0' 10' 20' 40'

1 SOUTH ELEVATION - ALONG BELCOURT AVENUE

0' 10' 20' 40'

FINISH KEYNOTES:

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EAST & SOUTH ELEVATIONS

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