



NORTH

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WETLAND/STREAM BUFFER
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING CURB
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ADA PARKING SYMBOL
	EXISTING DRAIN
	EXISTING GAS BOX (GAS VALVE)
	EXISTING GAS METER KEY
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CURB
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED STORM PIPE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED HEADWALL

NOTES

- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

GRADING NOTES

- PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT OR GRATE ELEVATION AT THE DRAWING POINT, UNLESS INDICATED OTHERWISE.
- THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AS NECESSARY.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER/PER REQUIREMENTS DESCRIBED HEREIN.
- A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED/SODDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AREAS SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- SLOPES IN NON-PAVED AREAS SHALL BE 2.5:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. FILL MATERIAL SHALL BE CONTROLLED, PLACED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND UNLESS OTHERWISE DESIGNATED, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
- CEC AND THE OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S INTERPRETATION OF TOPSOIL THICKNESS, SOIL EXPANSION/SHRINKAGE, TRENCH MATERIALS, ETC. WHICH MAY AFFECT THE PROJECT'S EARTHWORK VOLUMES.
- ADJUST/RECONSTRUCT ALL EXISTING STRUCTURES, CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO MATCH PROPOSED GRADE AS REQUIRED.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
- TREES, STUMPS, Boulders, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
- VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.04', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
- PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING AND DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE.
- ONCE SUBGRADES HAVE BEEN ACHIEVED, CONTRACTOR SHALL PROTECT AND MAINTAIN GRADES UNTIL PLACEMENT OF THE FINAL SURFACE.
- ENSURE ADEQUATE OVERHEAD CLEARANCE (14'-0") FROM PROPOSED GRADE IS PROVIDED FOR OVERHEAD UTILITY LINES IN VEHICULAR AREAS. COORDINATE WITH LOCAL UTILITY AUTHORITY IF CLEARANCE IS NOT AVAILABLE.

REVISION RECORD

NO.	DATE	DESCRIPTION

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com



**THOMPSON THRIFT RESIDENTIAL
SCHAD ROAD APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN 37931**

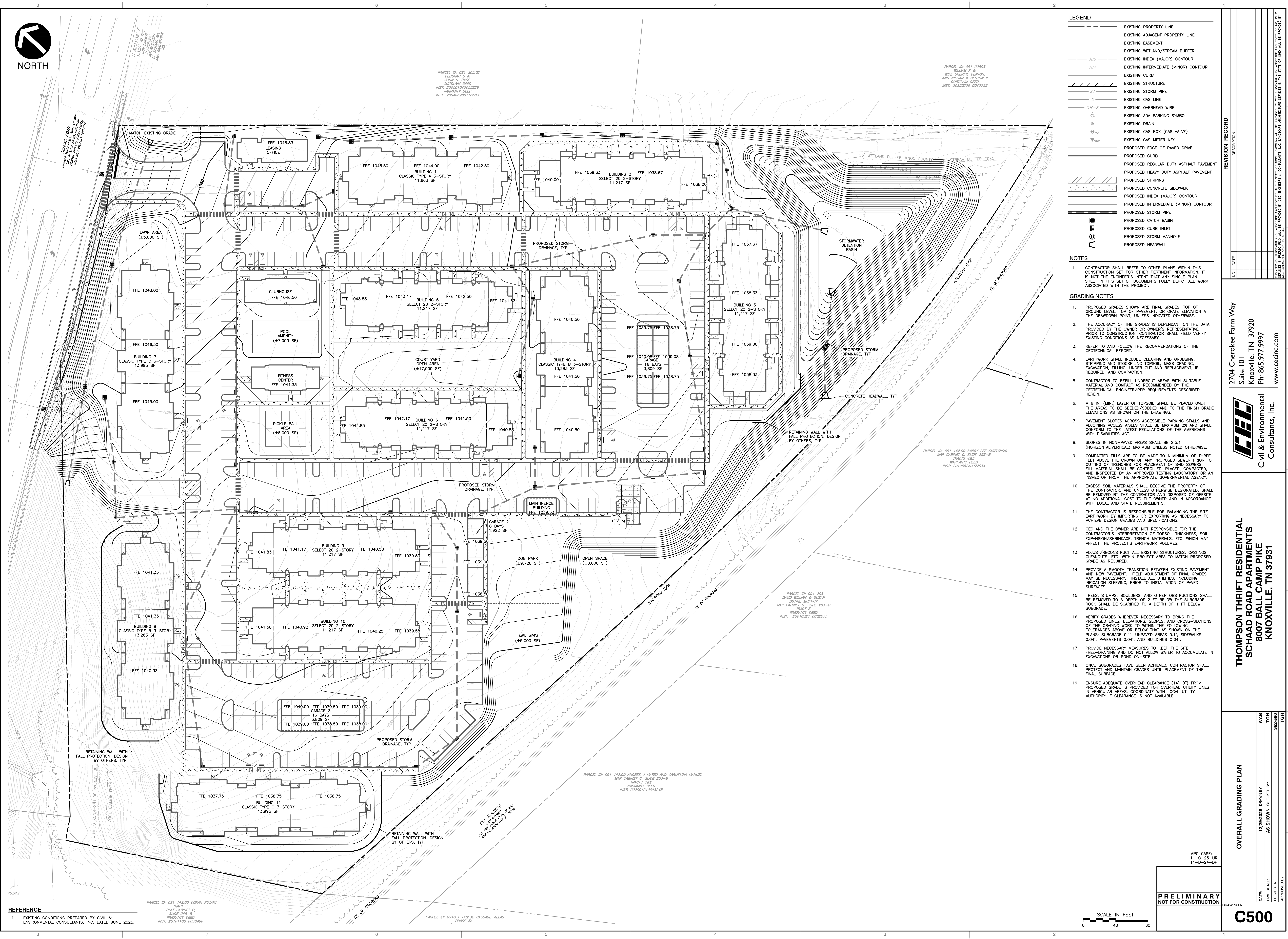
OVERALL GRADING PLAN

DATE:	12/29/2025	DRAWN BY:	WAB
DWG SCALE:	AS SHOWN	CHECKED BY:	TCH
PROJECT NO.:			392-180
APPROVED BY:			TCH

MPC CASE: 11-C-25-LR
11-D-24-DP

**PRELIMINARY
NOT FOR CONSTRUCTION**

DRAWING NO. **C500**



REFERENCE

- EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.

PARCEL ID: 091 142.00 DORAN ROTARY
TRACT 1
SLIDE 243-B
WARRANTY DEED
INST: 20161108 0030488

PARCEL ID: 0910 F 002.32 CASCADE VILLAS
PHASE 3A

PARCEL ID: 091 142.00 ANDRES J. MATEO AND CARMELINA MANUEL
MAP CABINET C, SLIDE 253-B
TRACTS 1&2
WARRANTY DEED
INST: 2020121004245

PARCEL ID: 091 208
DAVID WILLIAM & SUSAN
"GRANITE MOUNTAIN"
MAP CABINET C, SLIDE 253-B
TRACT 3
WARRANTY DEED
INST: 20010321 0062273

PARCEL ID: 091 142.00 HARRY LEE SMCENSKI
MAP CABINET C, SLIDE 253-B
TRACTS 4&5
WARRANTY DEED
INST: 201906260077034

PARCEL ID: 091 205.02
DEBORAH D &
JOHN K. RICE
"OUTCALKAM DEED"
INST: 200201040053228
WARRANTY DEED
INST: 200406260116563

PARCEL ID: 091 205.03
WILLIAM K &
WIFE SHERRIE EDITH,
AND WILLIAM K DENTON II
"OUTCALKAM DEED"
INST: 20020205 0040733

I:\11-24-25\11-24-25-001\11-24-25-001\11-24-25-001.dwg - 12/29/2025 10:42 AM



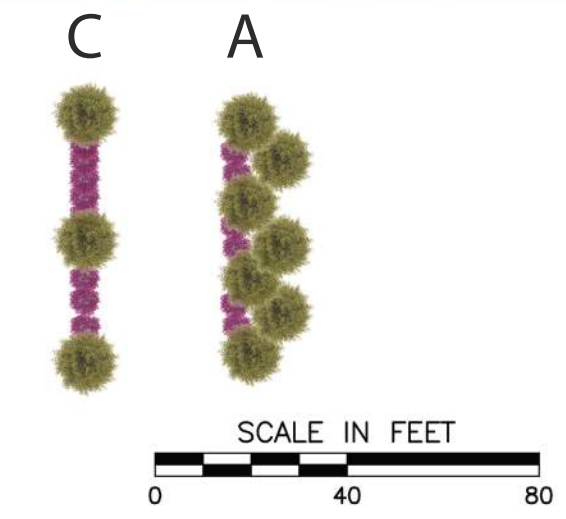
NORTH



CONTRACTOR TO VERIFY ALL UTILITIES AND RECORD AS SHOWN ON THIS PLAN. ANY CHANGES TO UTILITIES SHALL BE MADE BY THE CONTRACTOR AT HIS OWN RISK.

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- REFERENCE**
1. EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.
 2. PUBLIC UTILITY EXTENSION EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED NOVEMBER 2025.



REVISION RECORD

NO.	DATE	DESCRIPTION

2704 Cherokee Farm Way
 Suite 101
 Knoxville, TN 37920
 Ph: 865.977.9997
 www.ccecinc.com



THOMPSON THRIFT RESIDENTIAL
SCHAAD ROAD APARTMENTS
 8007 BALL CAMP PIKE
 KNOXVILLE, TN 37931

SITE PLAN RENDERING

DATE:	11/19/2026	DRAWN BY:	JRW
DWG SCALE:	AS SHOWN	CHECKED BY:	ZAC
PROJECT NO.:	392-580	APPROVED BY:	JUC

PRELIMINARY
 NOT FOR CONSTRUCTION

80% DRAWING SET
EX-1



VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.1a

MPC CASE:
11-C-25-UR
11-D-24-OP



VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY FRONT ELEVATION

COLOR SCHEME 2





VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.2a

MPC CASE:
11-C-25-UR
11-D-24-OP



VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY FRONT ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.2b

MPC CASE:
11-C-25-UR
11-D-24-OP



VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.3a

MPC CASE:
11-C-25-UR
11-C-24-DR



VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY FRONT ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.3b

MPC CASE:
11-C-25-DR
11-C-24-DR



VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY REAR ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.4a

MPC CASE:
11-C-25-UR
11-D-24-OP



VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY REAR ELEVATION

COLOR SCHEME 2





VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY REAR ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.5a

MPC CASE:
11-C-25-UR
11-D-24-OP



VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY REAR ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.5b

MPC CASE:
11-C-25-UR
11-D-24-DR



VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY REAR ELEVATION

COLOR SCHEME 1





VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY REAR ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.6b

MPC CASE:
11-C-25-UR
11-D-24-PP



VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 1



VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 2



VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 1



VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT



SCHEMATIC
DESIGN
09.29.2025

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.8b

MPC CASE:
11-C-25-UR
11-D-24-DP



VIEW LOOKING TOWARD CLUBHOUSE BUILDING





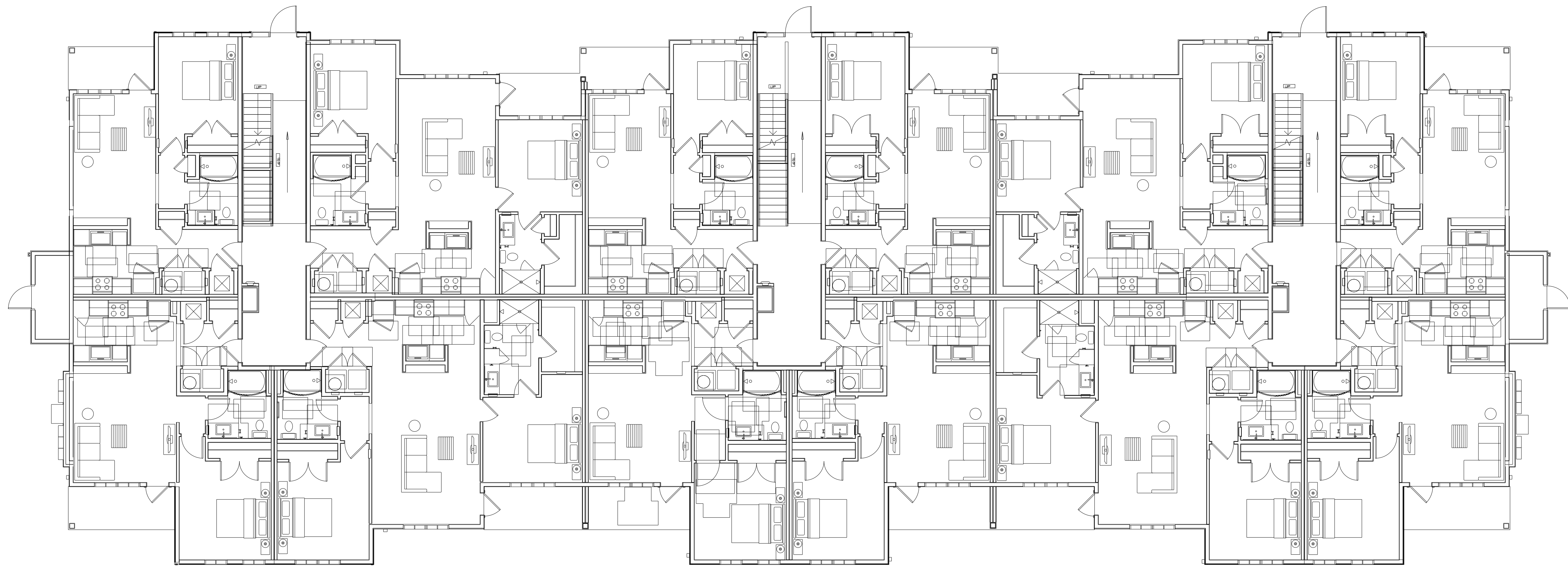
VIEW LOOKING TOWARD LEASING BUILDING





VIEW LOOKING AT FITNESS FRONT ELEVATION





Type A Building First Level Floor Plan

Scale: 1/8" = 1'-0"

TITRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

SCHEMATIC
DESIGN
09.29.2025

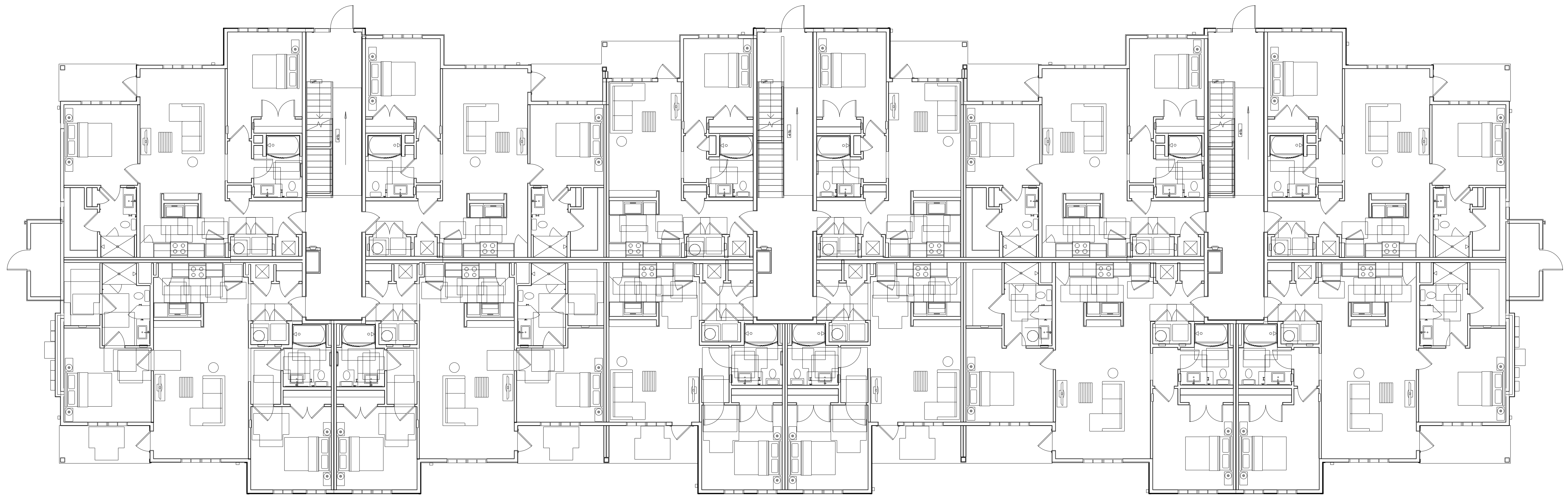


THOMPSON
THRIFT

STUDIO M
ARCHITECTURE & PLANNING

A2.1

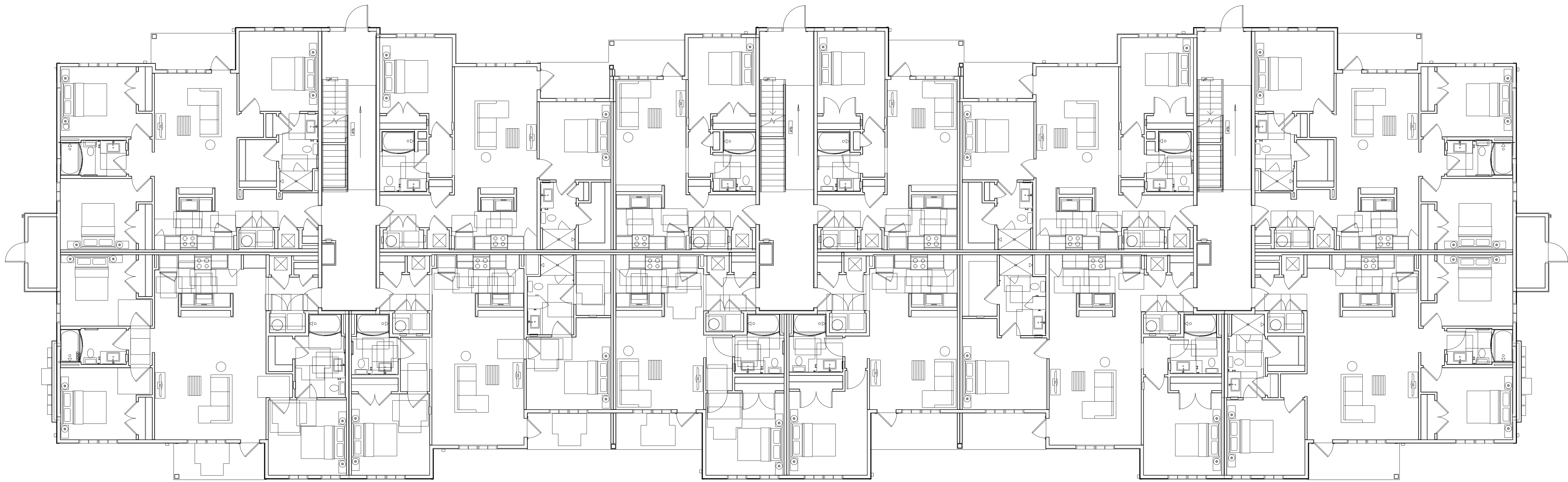
MPC CASE:
11-C-25-UR
11-D-24-UR



Type B Building First Level Floor Plan

Scale: 1/8" = 1'-0"





Type C Building First Level Floor Plan

Scale: 1/8" = 1'-0"

TRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

SCHEMATIC
DESIGN
09.29.2025

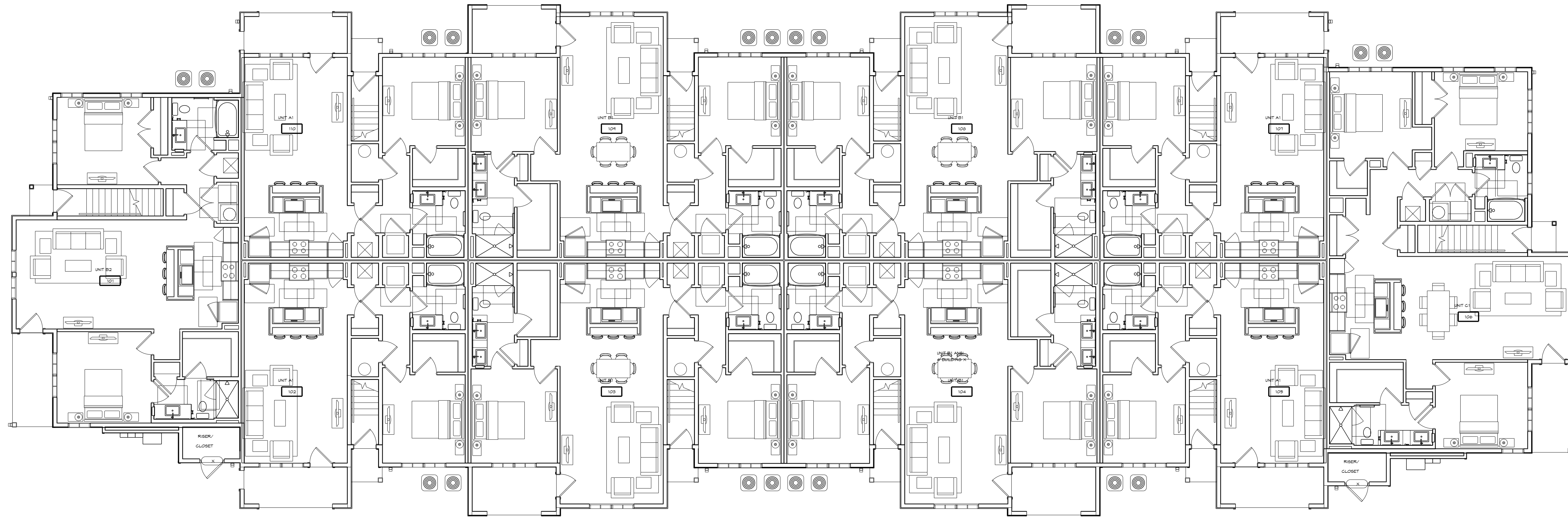


THOMPSON
THRIFT

STUDIO M
ARCHITECTURE & PLANNING

A2.3

MPC CASE:
11-C-25-UR
11-D-24-DP



SELECT20 - FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

**TITRES AT WEST
LAFAYETTE**
WEST LAFAYETTE, INDIANA

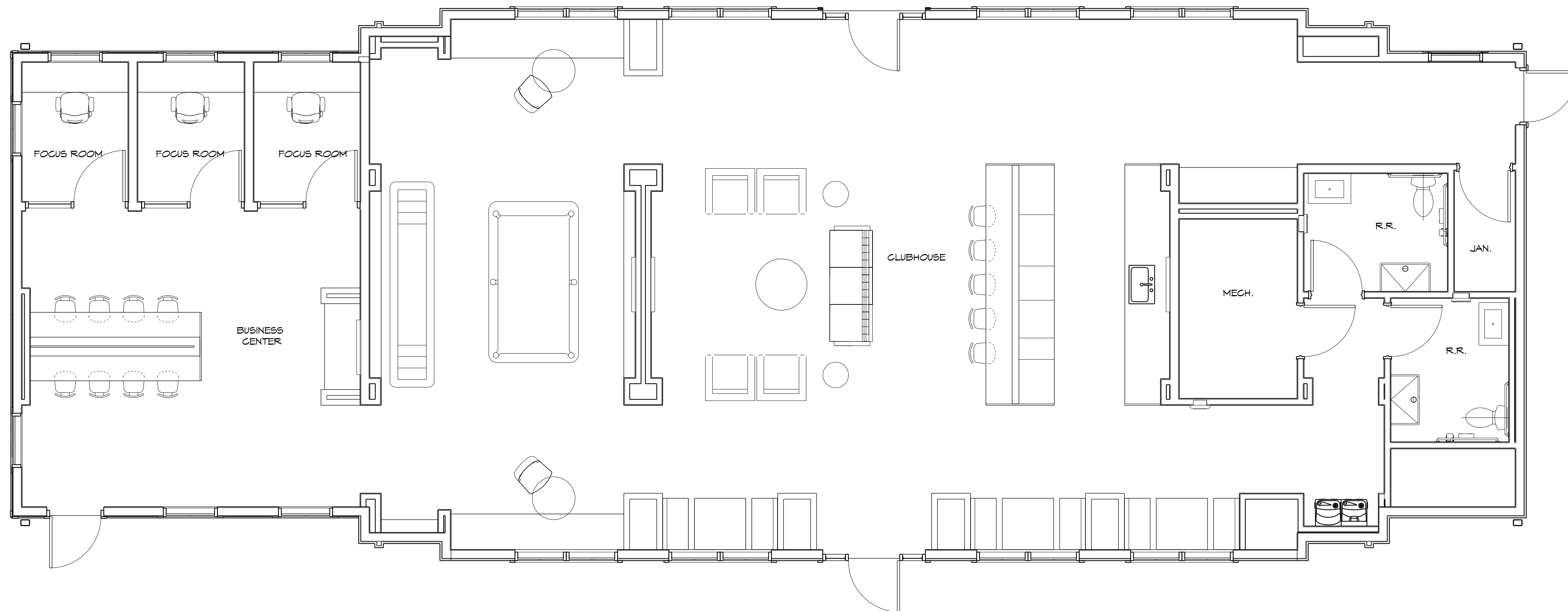
**SCHEMATIC
DESIGN**
09.29.2025



STUDIO M
ARCHITECTURE & PLANNING

A2.4

MPC CASE:
11-C-25-0F
11-D-24-0P



CLUBHOUSE BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

**TRES AT WEST
LAFAYETTE**
WEST LAFAYETTE, INDIANA

**SCHEMATIC
DESIGN**
09.29.2025

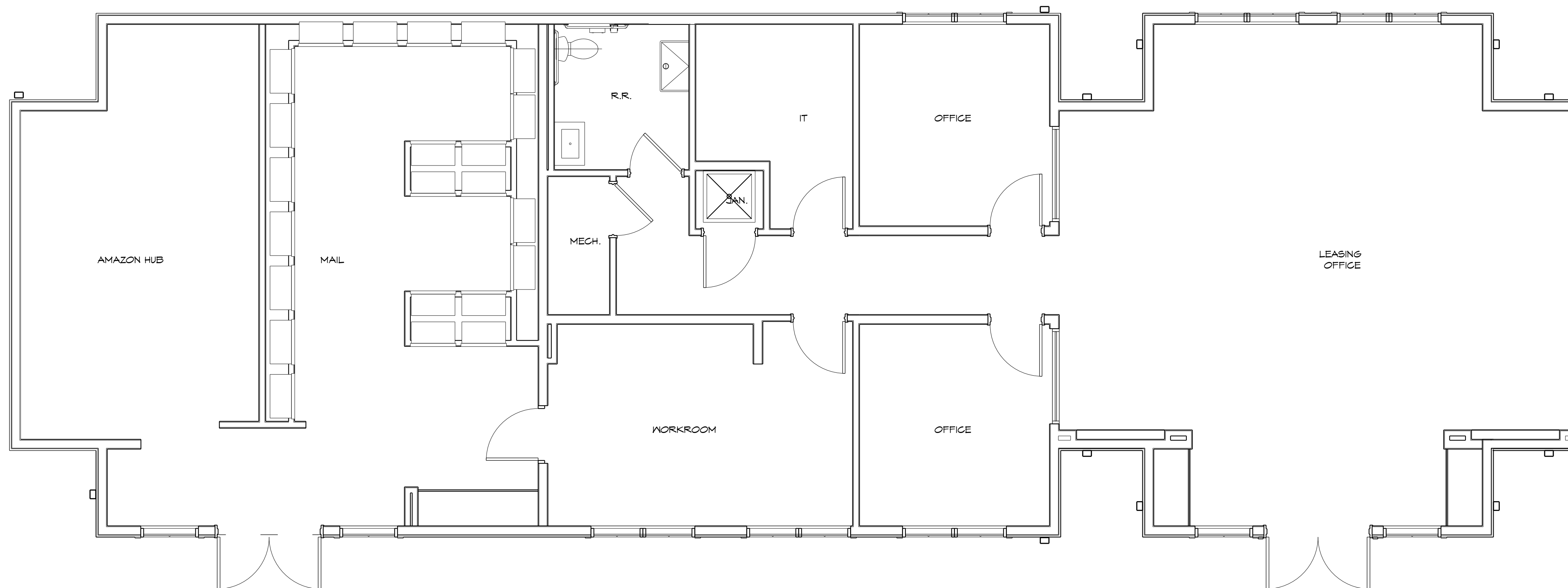


**THOMPSON
THRIFT**

STUDIO M
ARCHITECTURE & PLANNING

A2.5

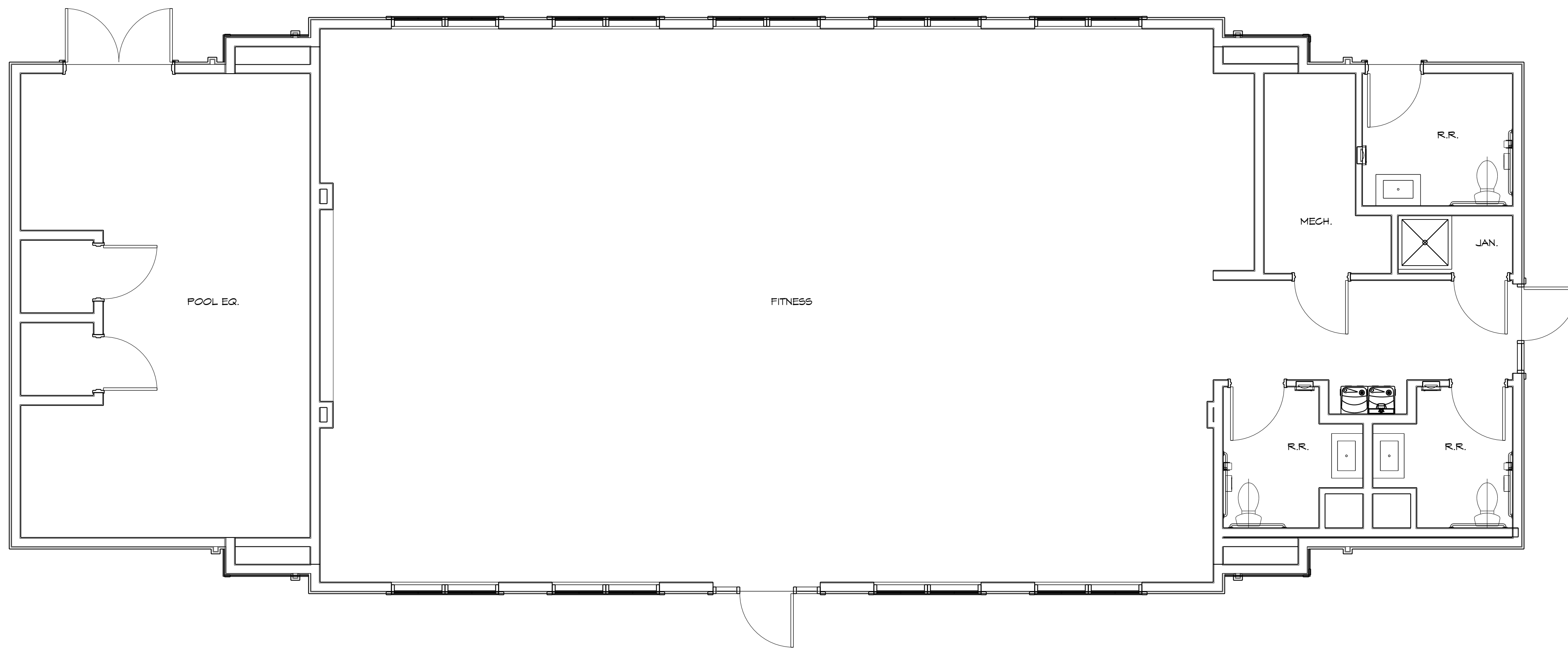
MPC CASE:
11-C-25-UR
11-D-24-OP



LEASING BUILDING FLOOR PLAN

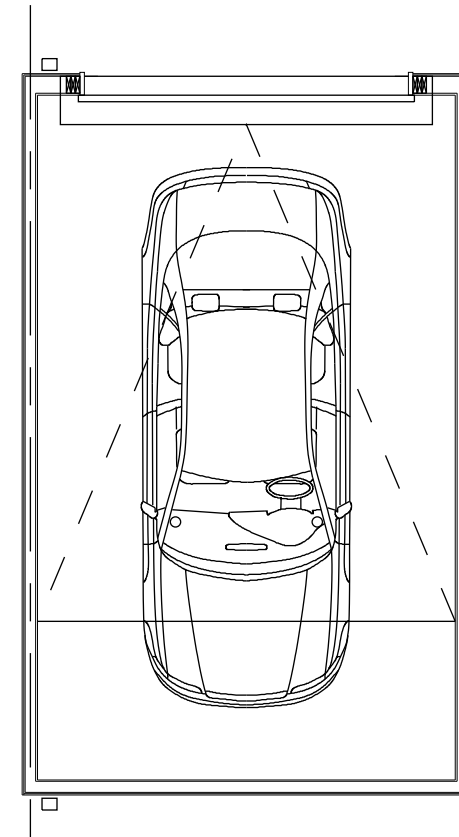
SCALE: 1/4" = 1'-0"



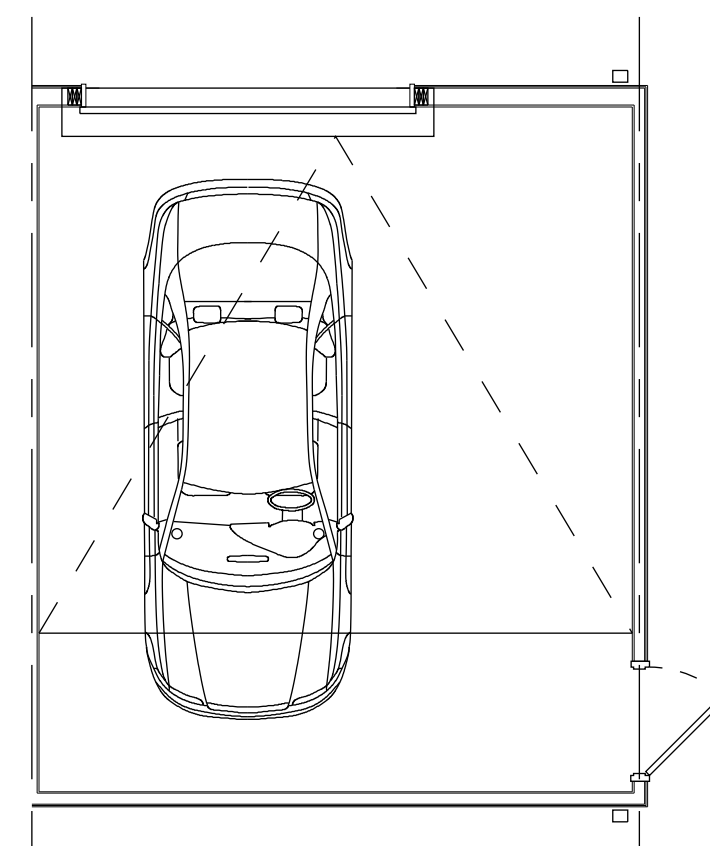


FITNESS BUILDING FLOOR PLAN

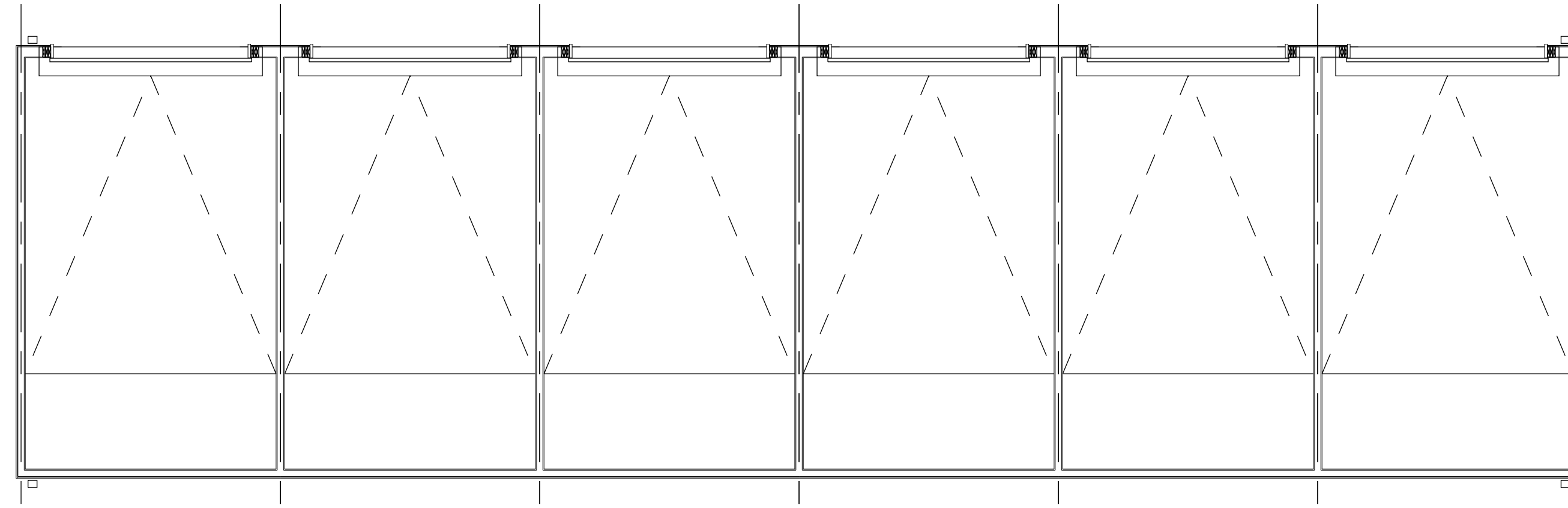
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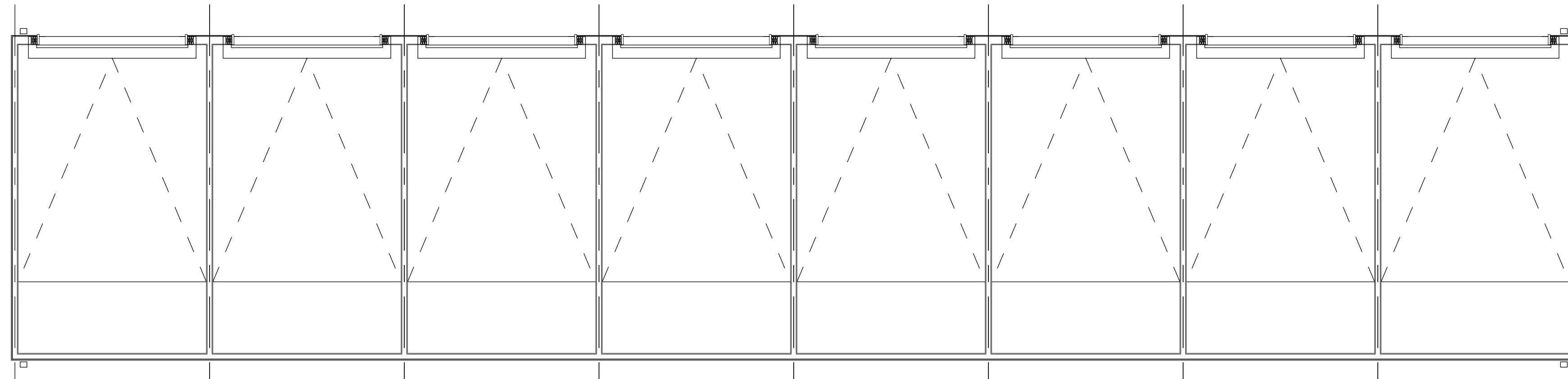
TYPICAL GARAGE BAY FLOOR PLAN
Scale: 1/4" = 1'-0"



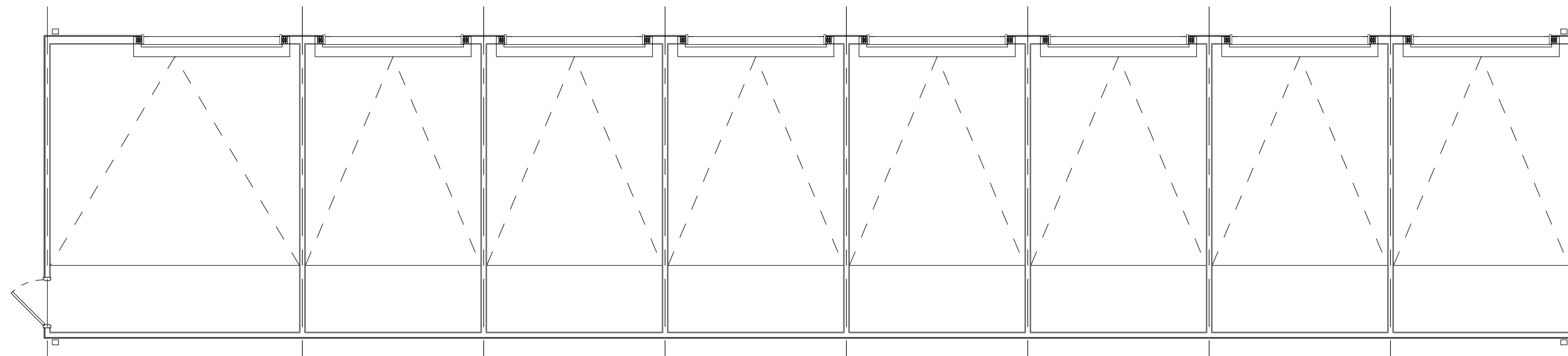
TYPICAL ANSI GARAGE BAY FLOOR PLAN
Scale: 1/4" = 1'-0"



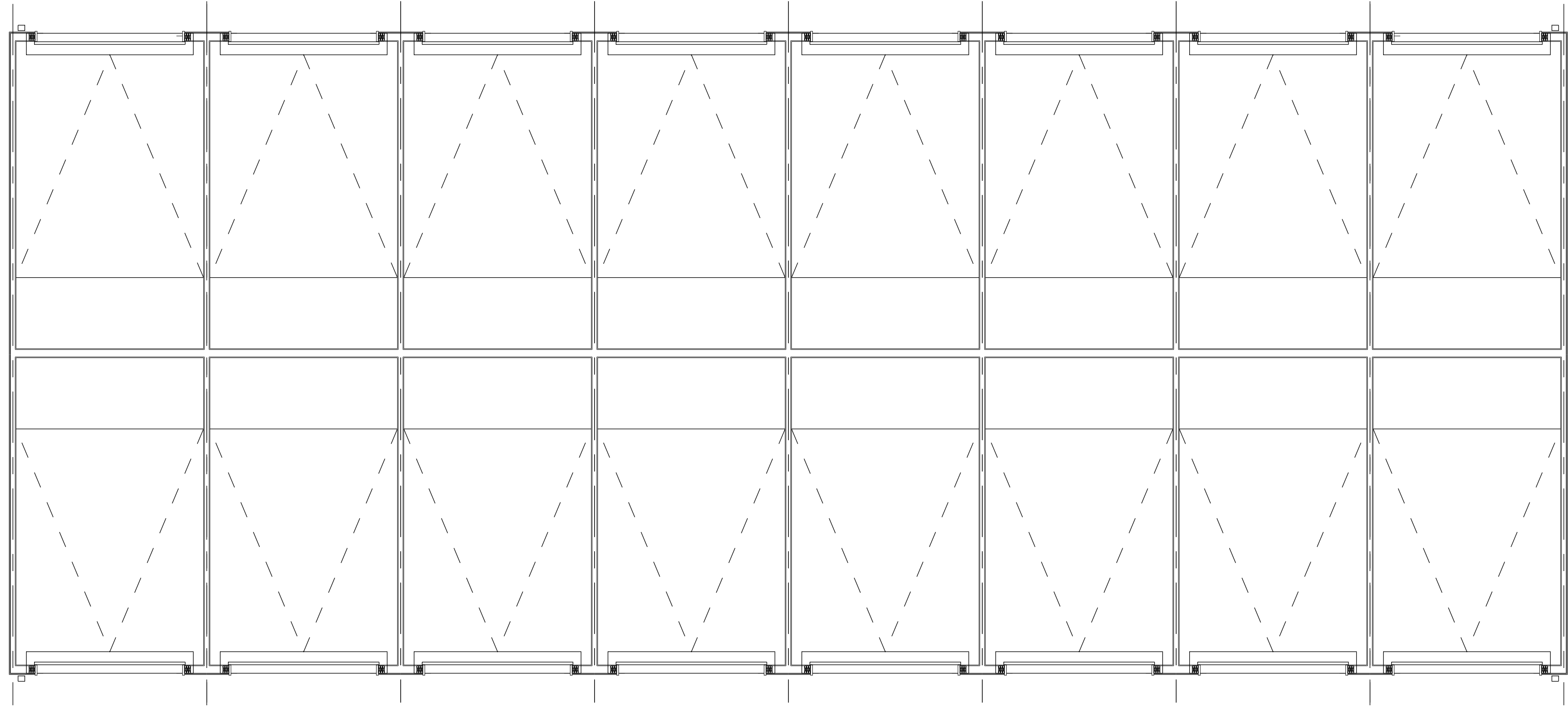
6-BAY GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"



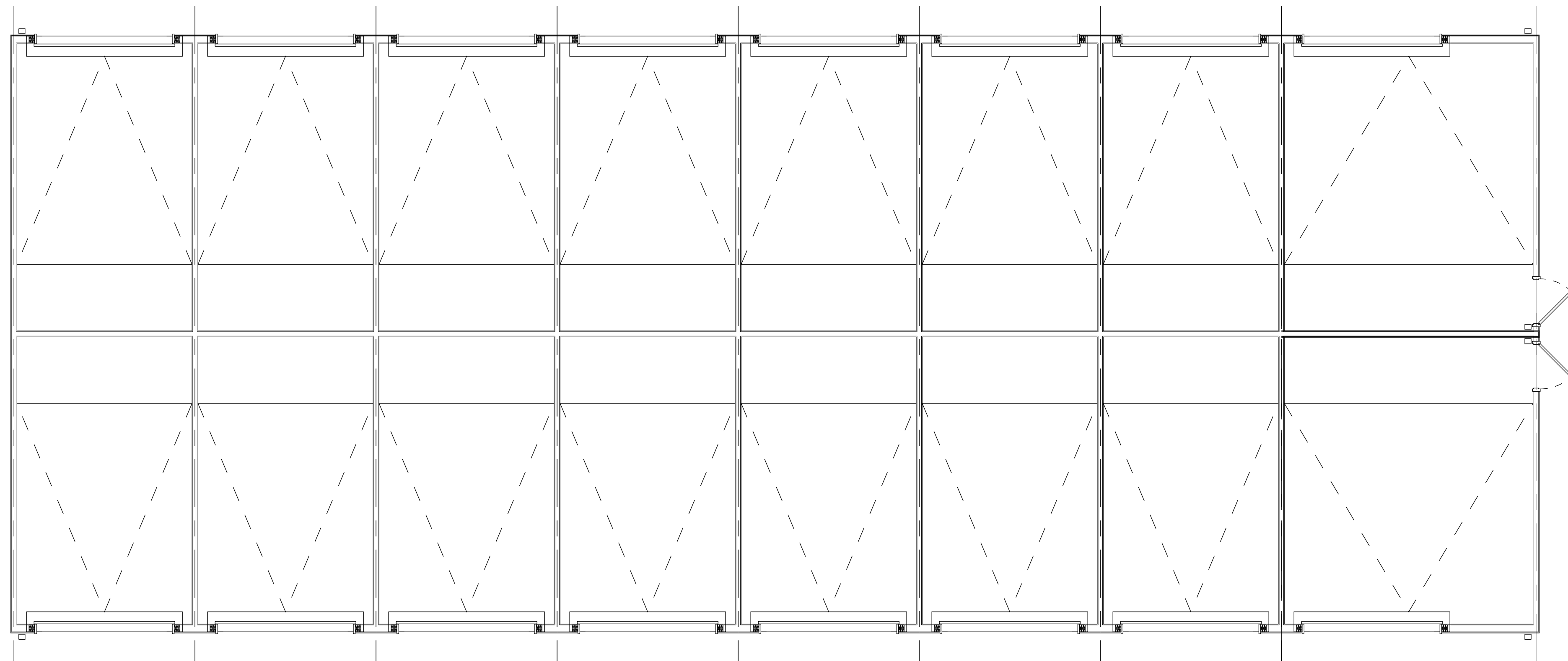
8-BAY GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"



8-BAY ANSI GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"

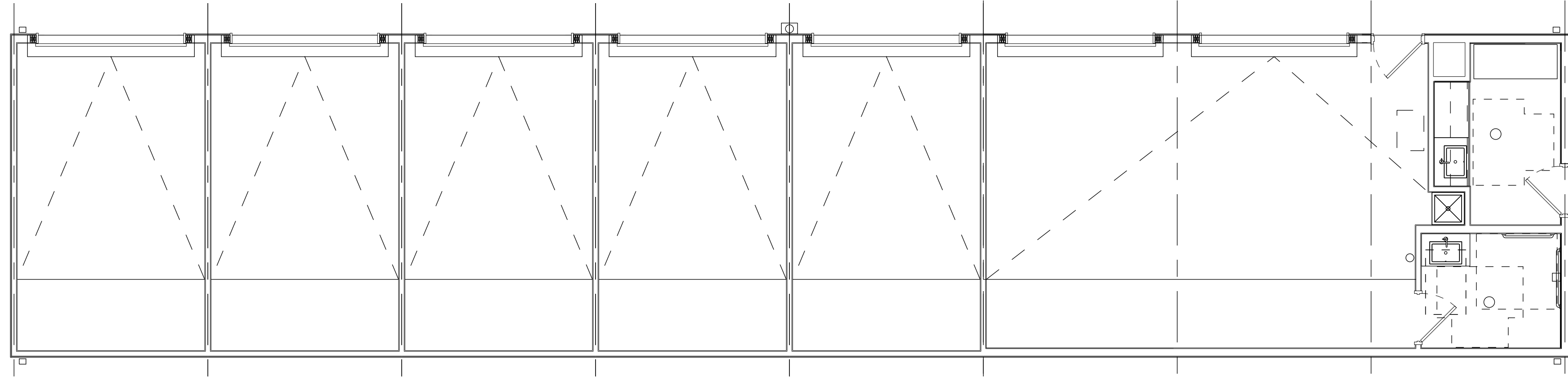


16-BAY GARAGE FLOOR PLAN
 Scale: 3/16" = 1'-0"



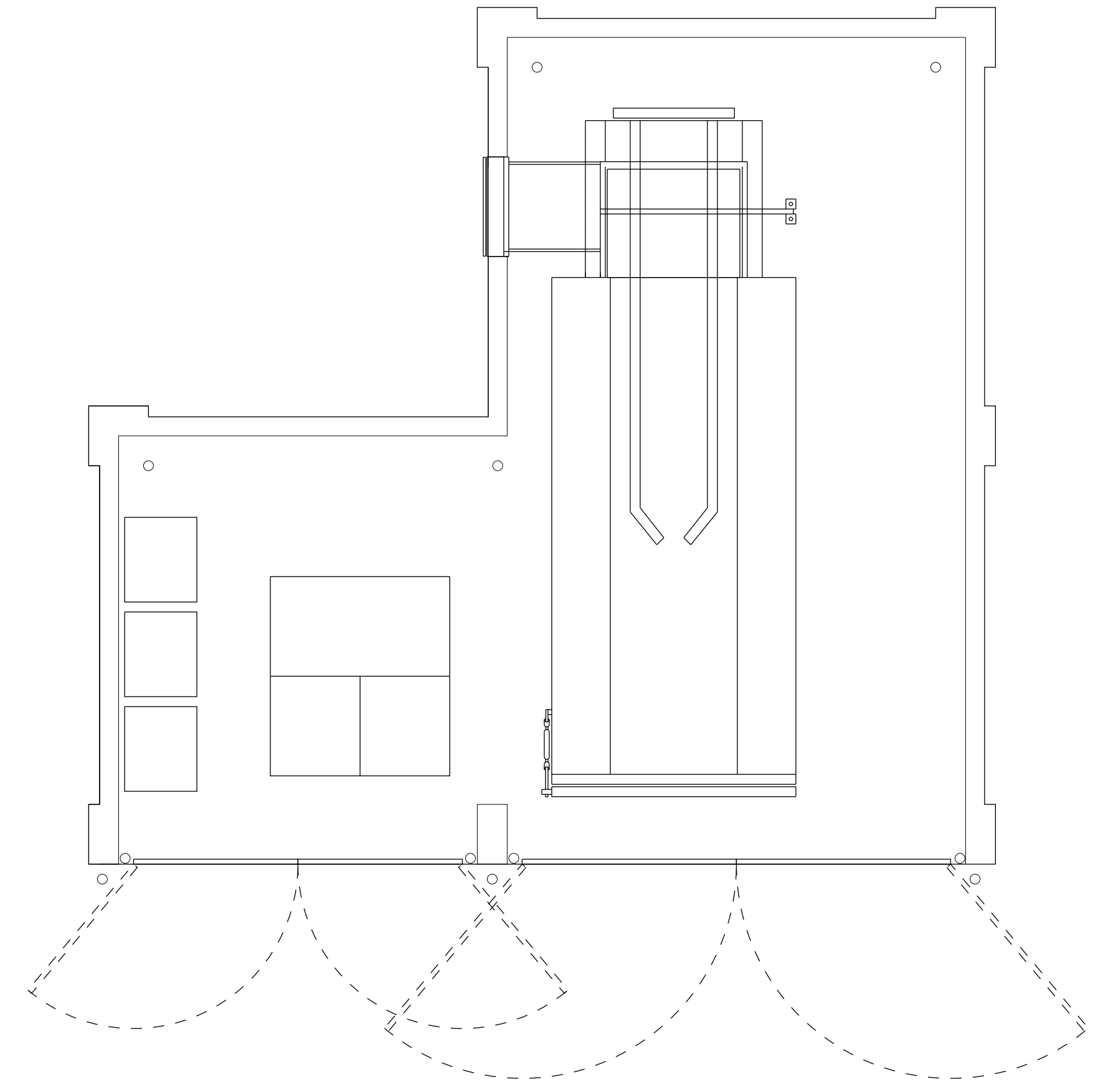
16-BAY ANSI GARAGE FLOOR PLAN
 Scale: 3/16" = 1'-0"





5-BAY GARAGE + PROPERTY MAINTENANCE FACILITY FLOOR PLAN

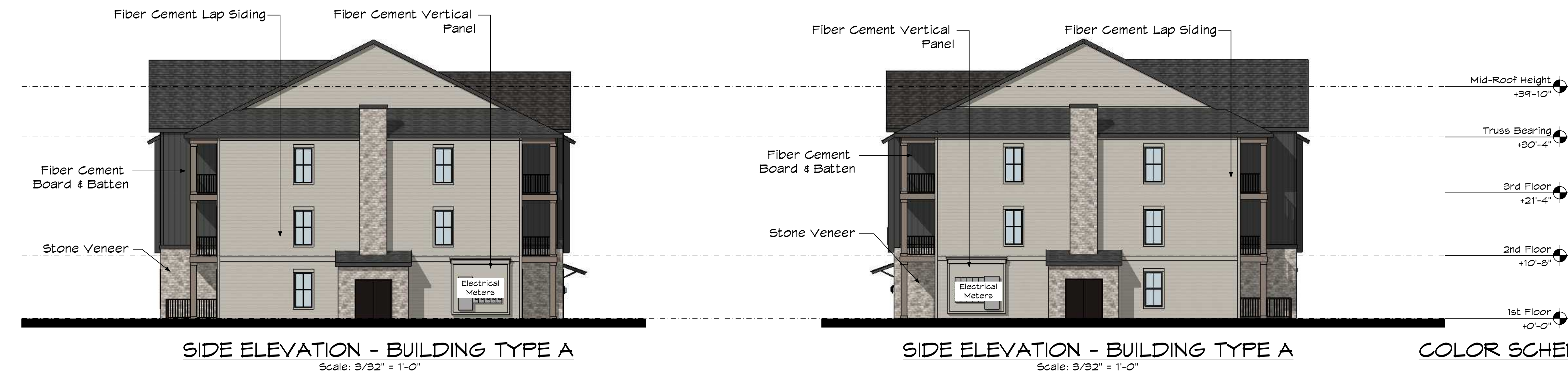
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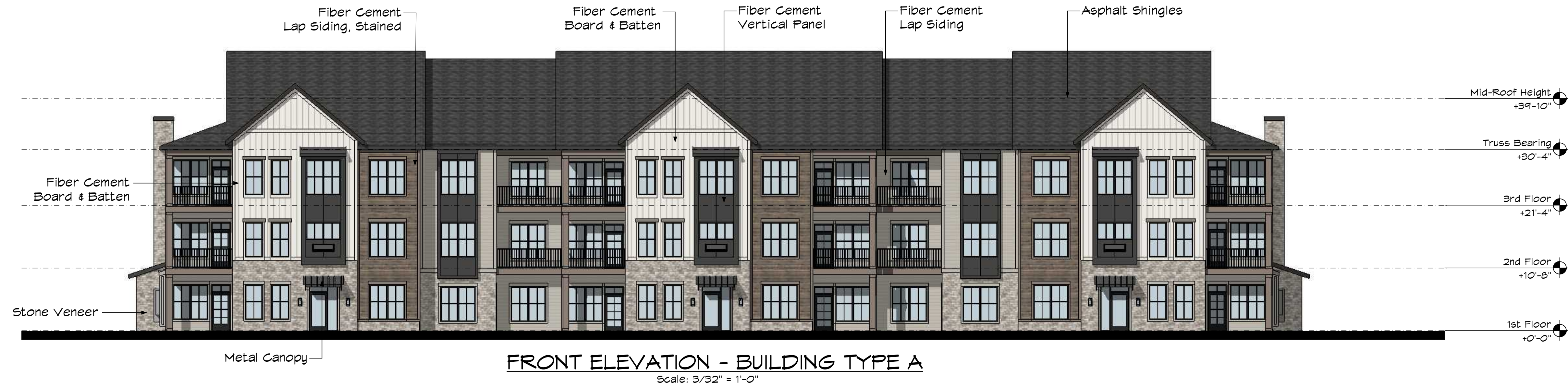


TRASH ENCLOSURE FLOOR PLAN

SCALE: 1/4" = 1'-0"



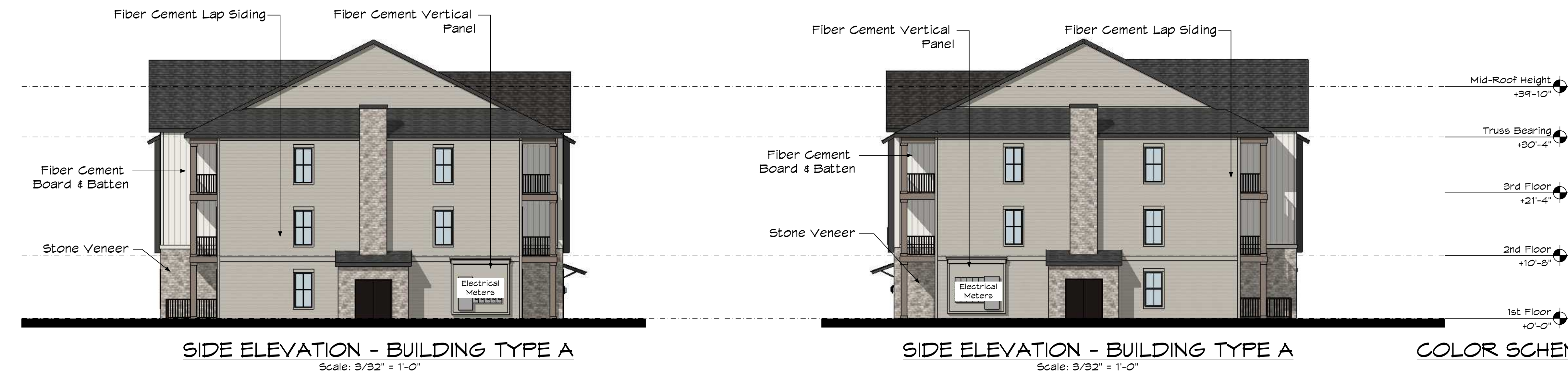




FRONT ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"

COLOR SCHEME 2

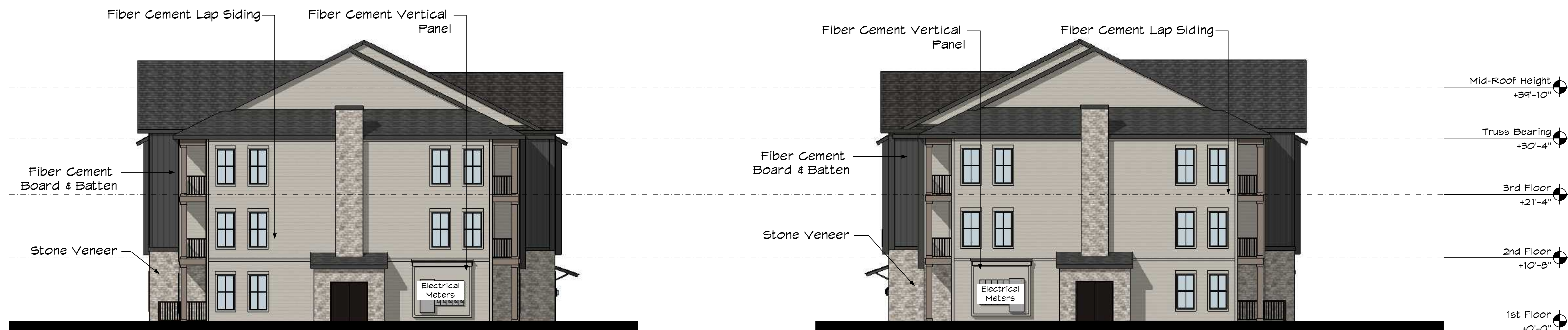




FRONT ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

COLOR SCHEME 1

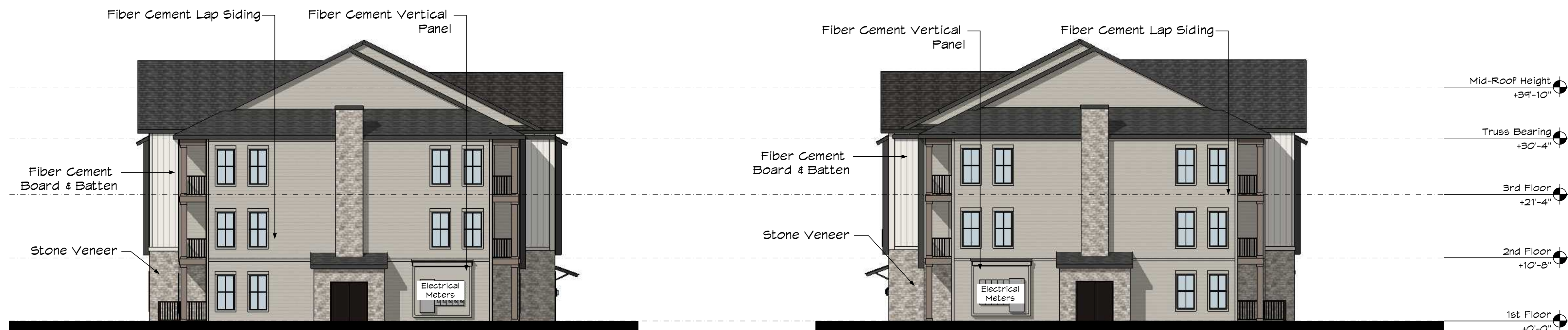




FRONT ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

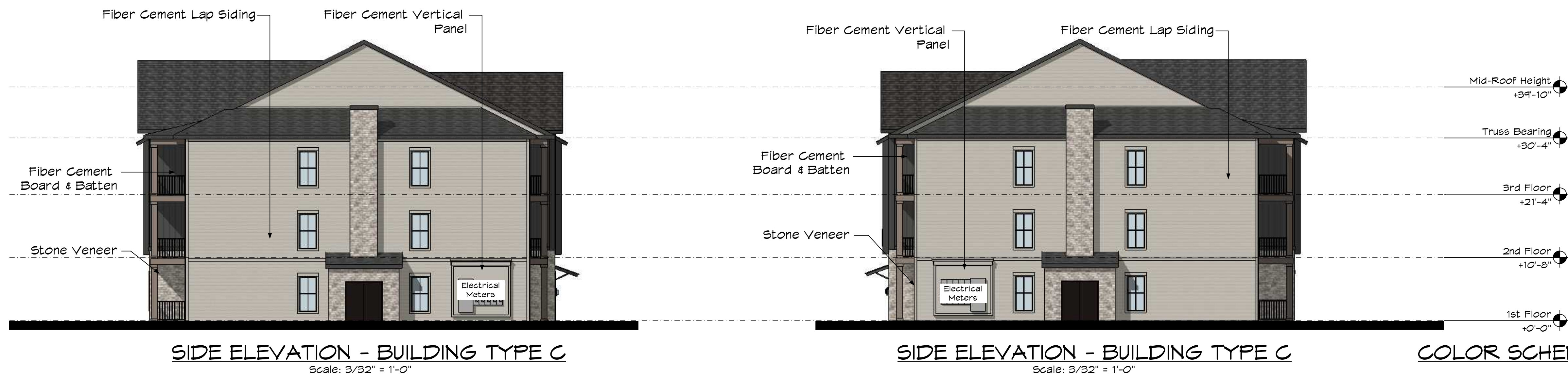


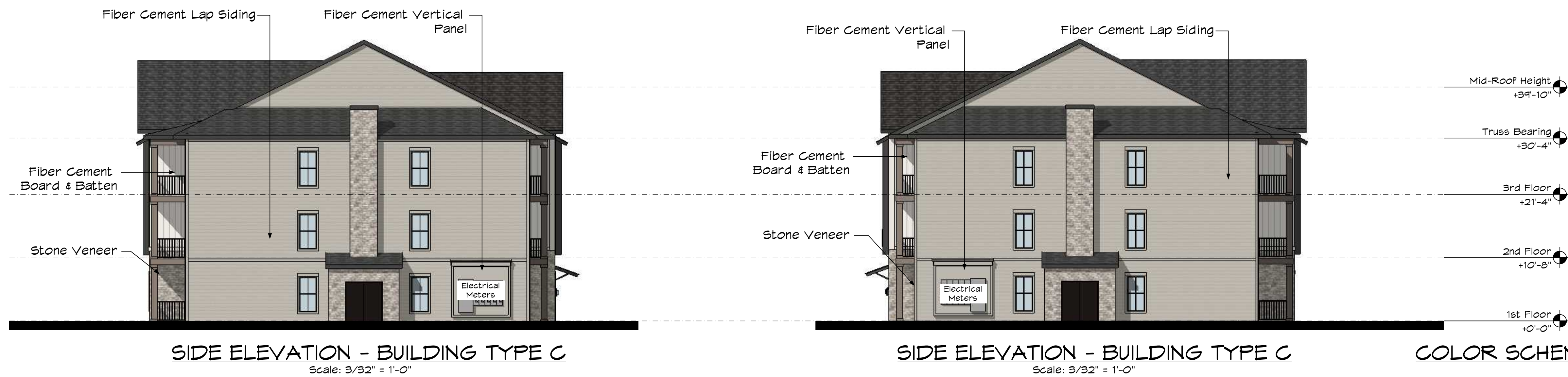
SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

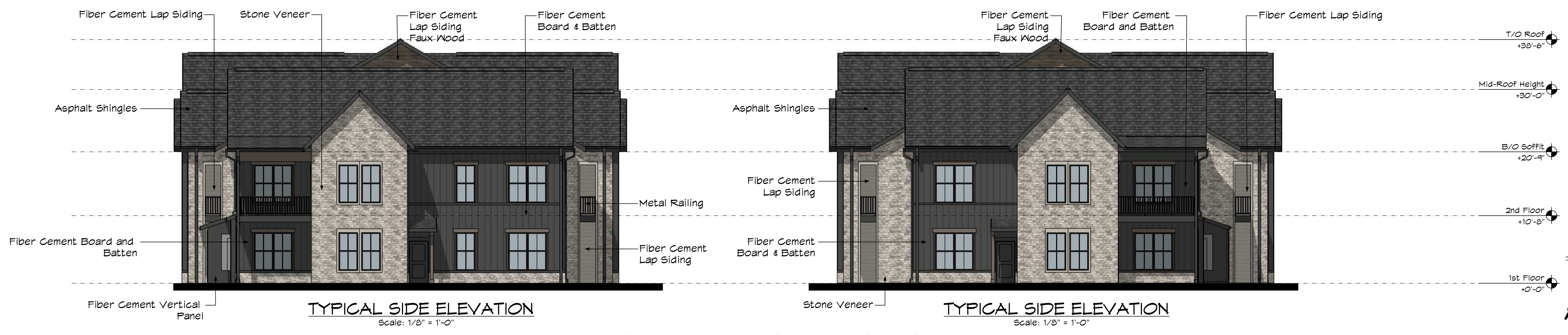
SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

COLOR SCHEME 2









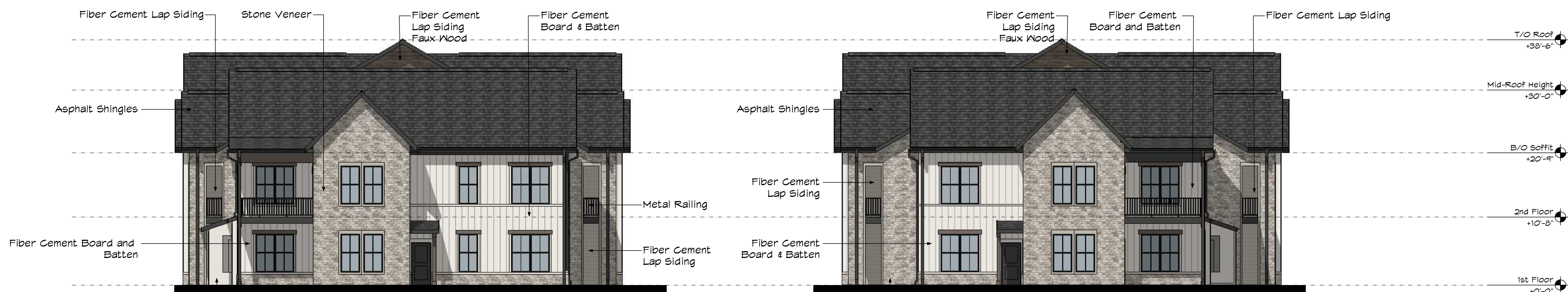
ELEVATIONS OF SELECT20 APARTMENTS COLOR SCHEME 1



TYPICAL FRONT ELEVATION
Scale: 1/8" = 1'-0"



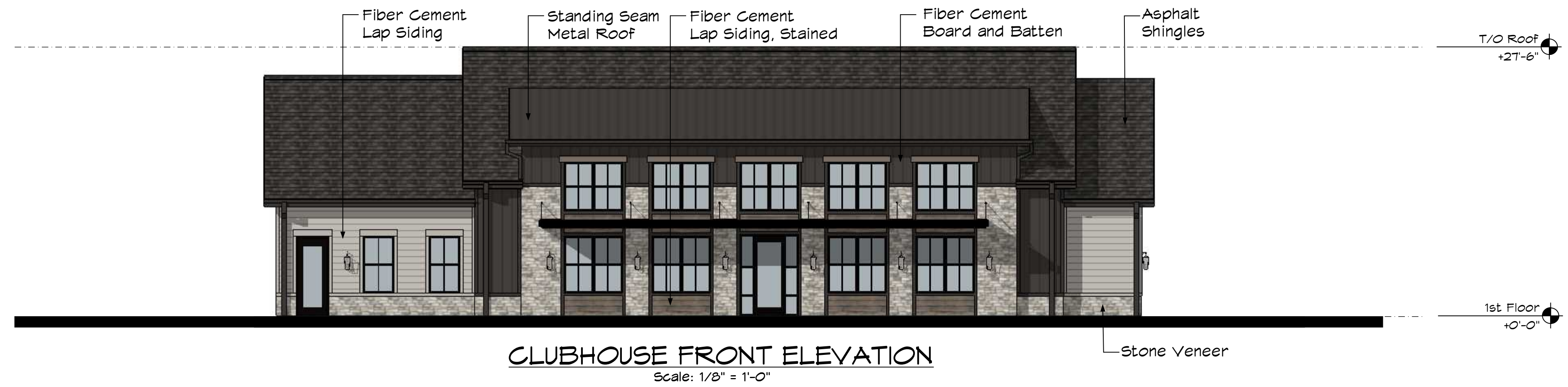
TYPICAL BACK ELEVATION
Scale: 1/8" = 1'-0"



TYPICAL SIDE ELEVATION
Scale: 1/8" = 1'-0"

TYPICAL SIDE ELEVATION
Scale: 1/8" = 1'-0"

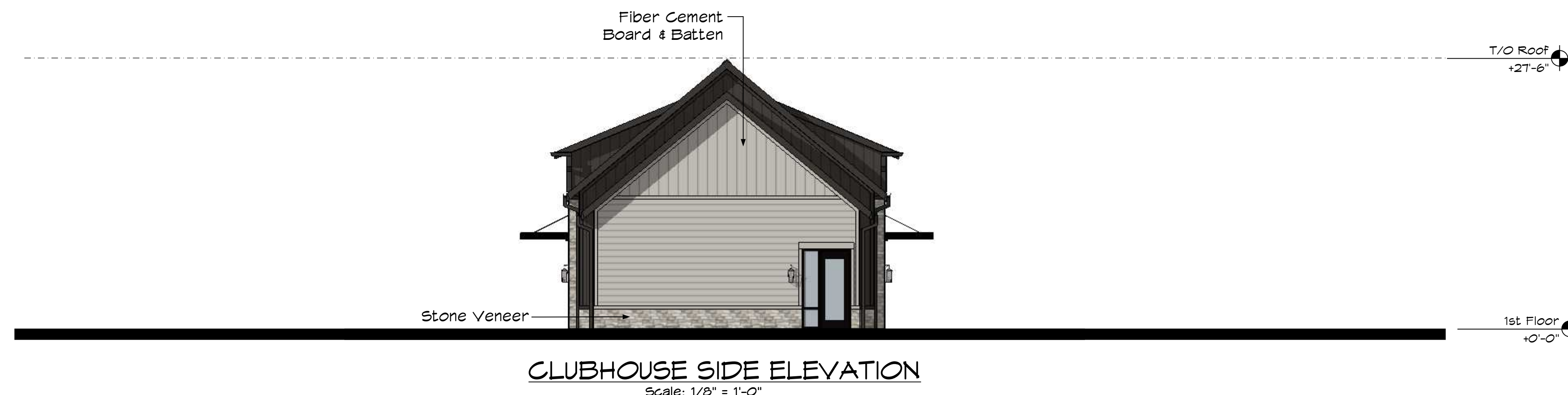
ELEVATIONS OF SELECT20 APARTMENTS COLOR SCHEME 2



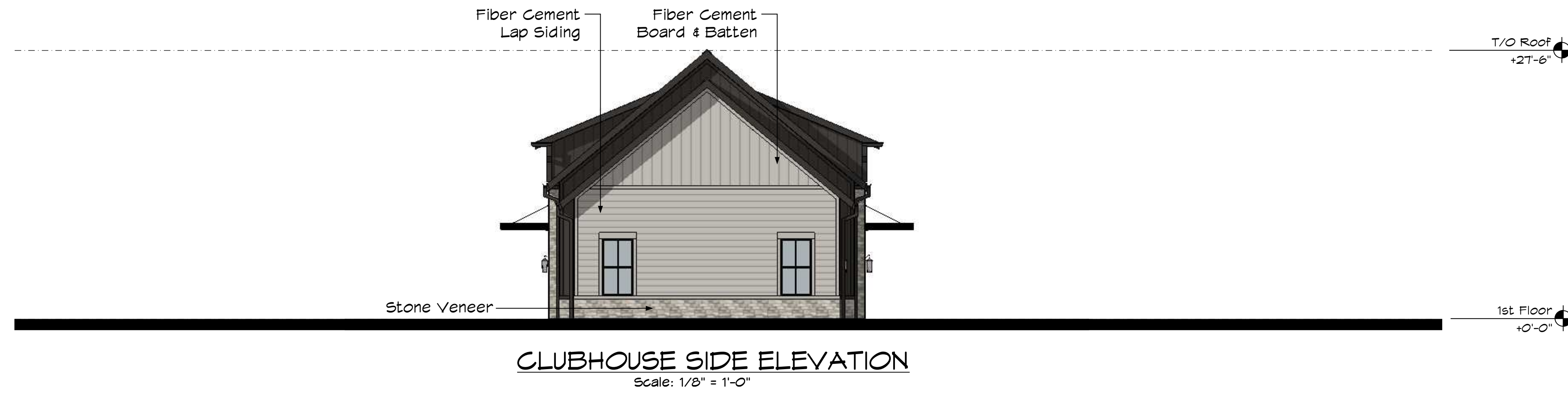
CLUBHOUSE FRONT ELEVATION
Scale: 1/8" = 1'-0"



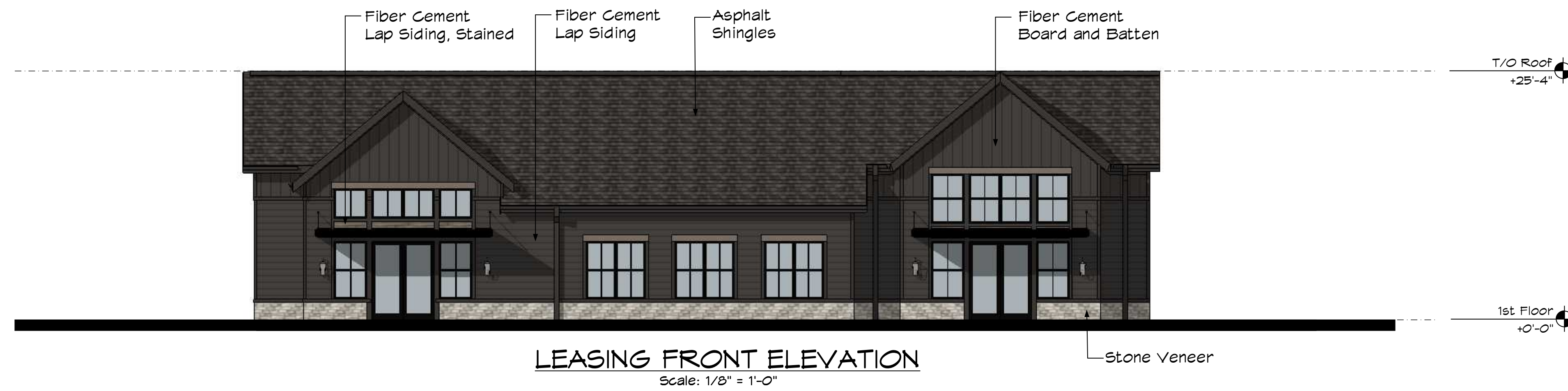
CLUBHOUSE BACK ELEVATION
Scale: 1/8" = 1'-0"



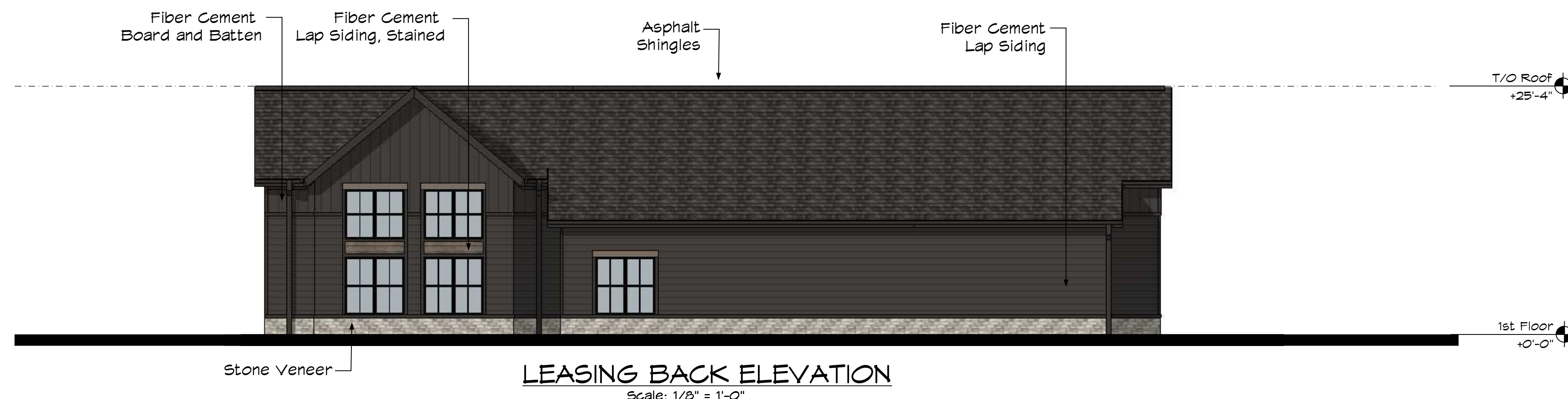
CLUBHOUSE SIDE ELEVATION
Scale: 1/8" = 1'-0"



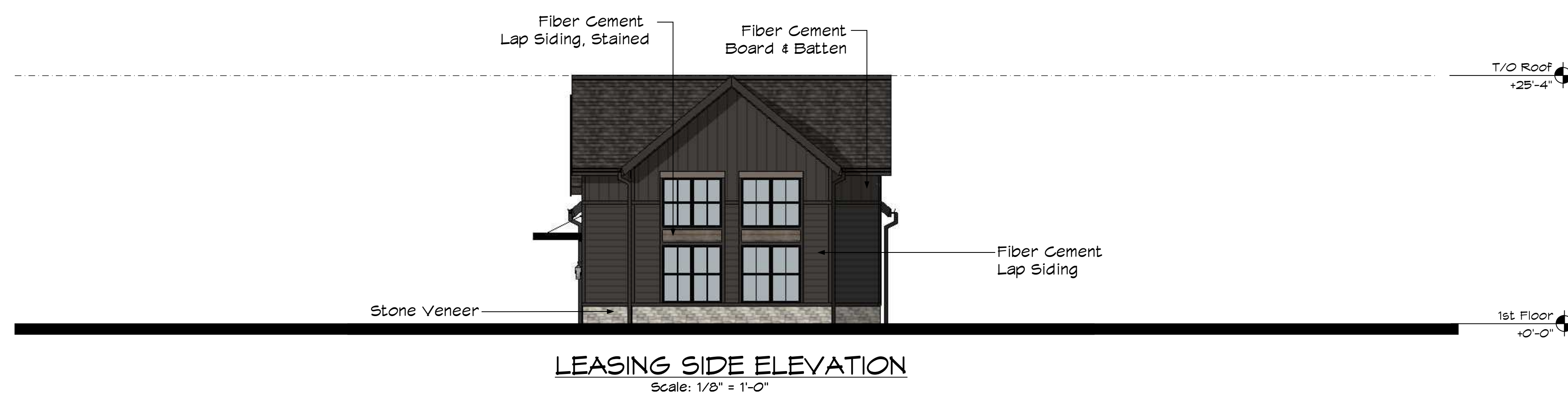
CLUBHOUSE SIDE ELEVATION
Scale: 1/8" = 1'-0"



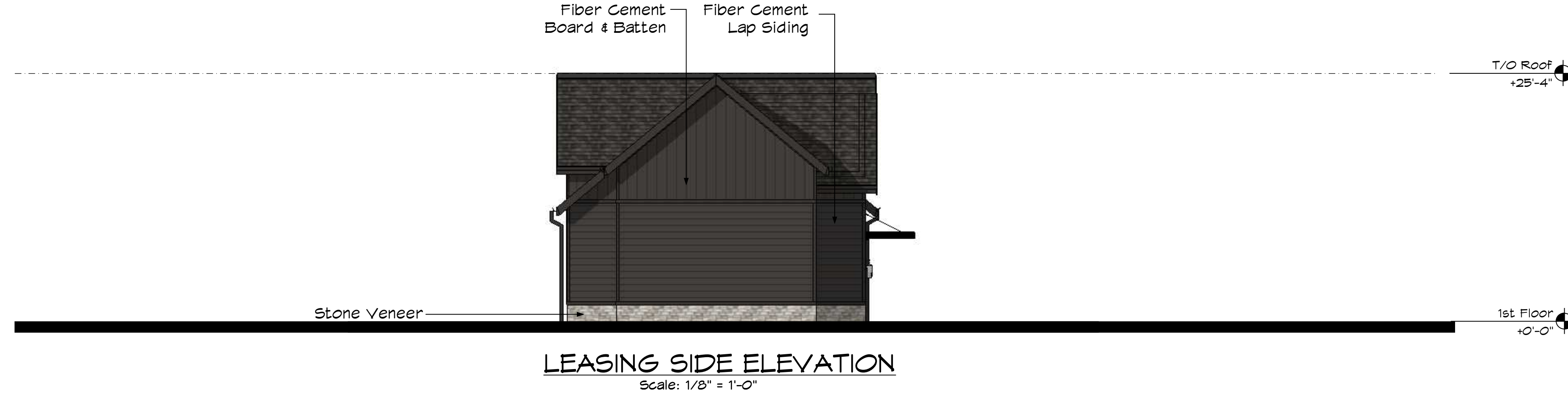
LEASING FRONT ELEVATION
Scale: 1/8" = 1'-0"



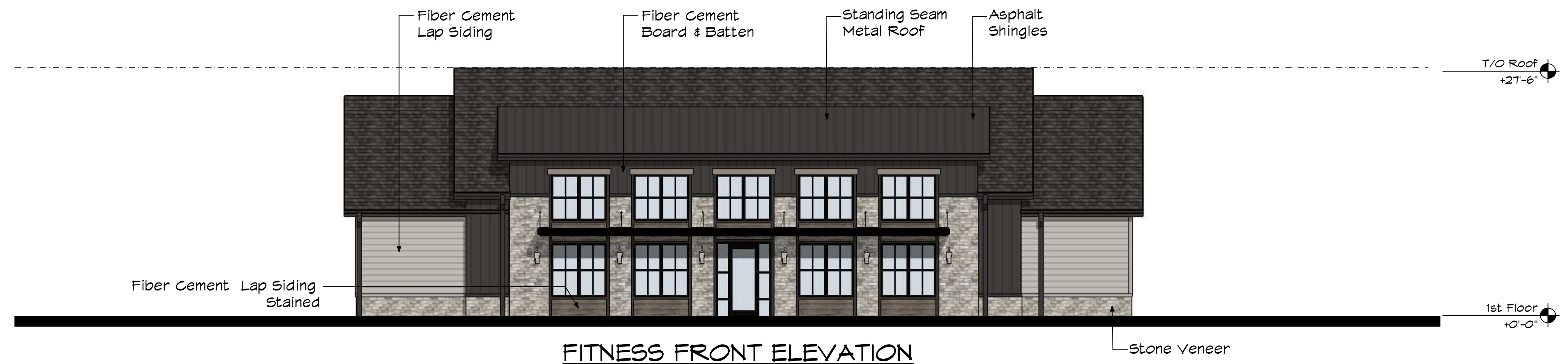
LEASING BACK ELEVATION
Scale: 1/8" = 1'-0"



LEASING SIDE ELEVATION
Scale: 1/8" = 1'-0"

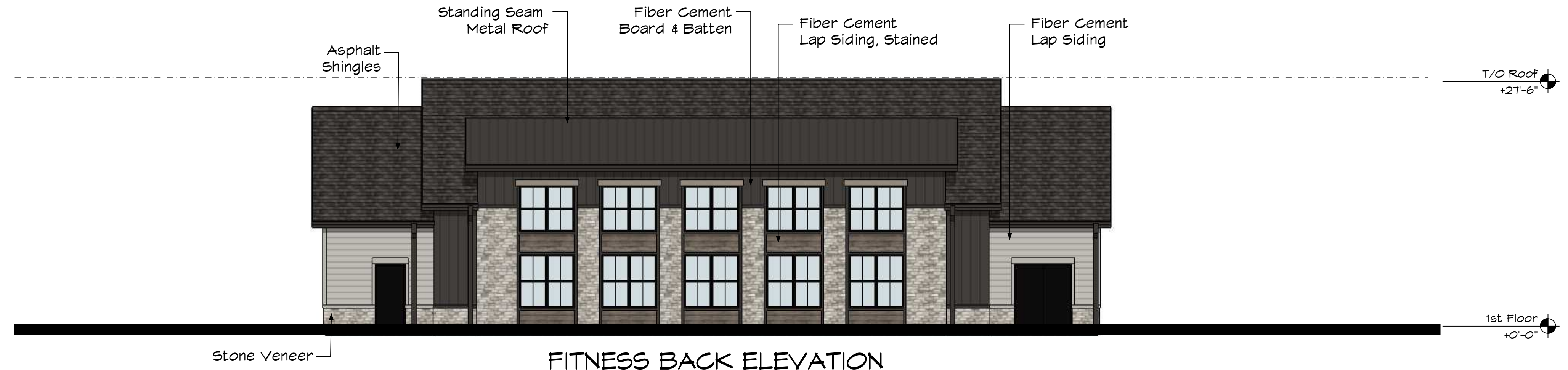


LEASING SIDE ELEVATION
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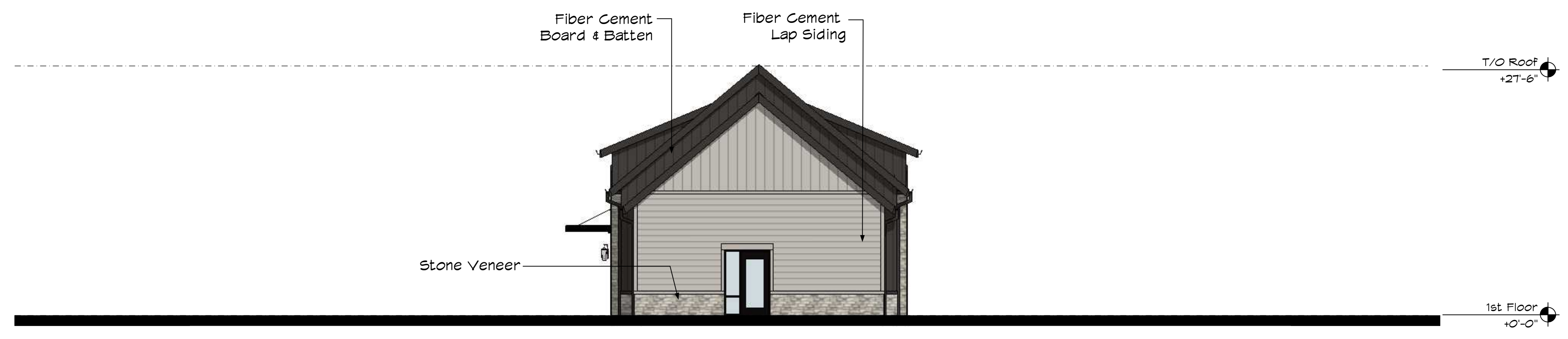
FITNESS FRONT ELEVATION

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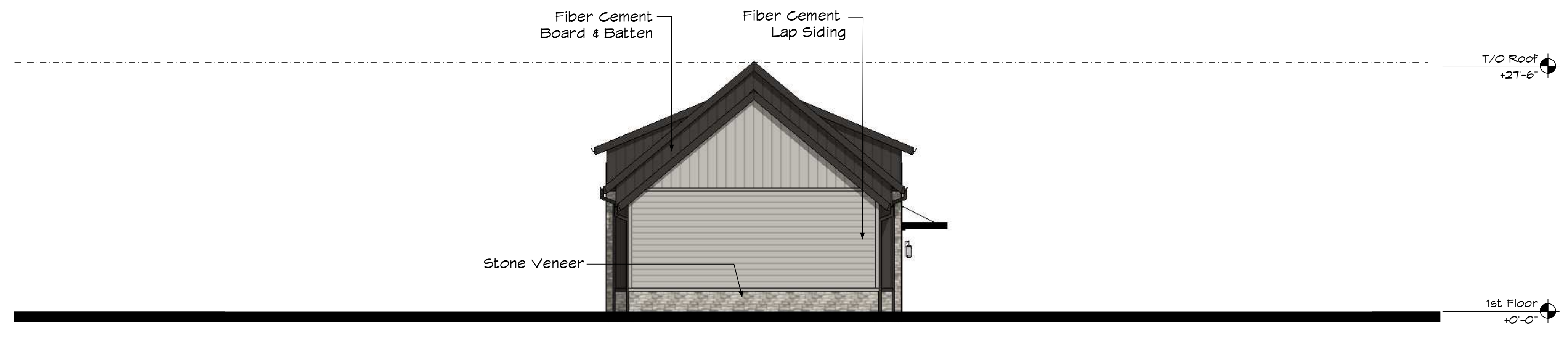
FITNESS BACK ELEVATION

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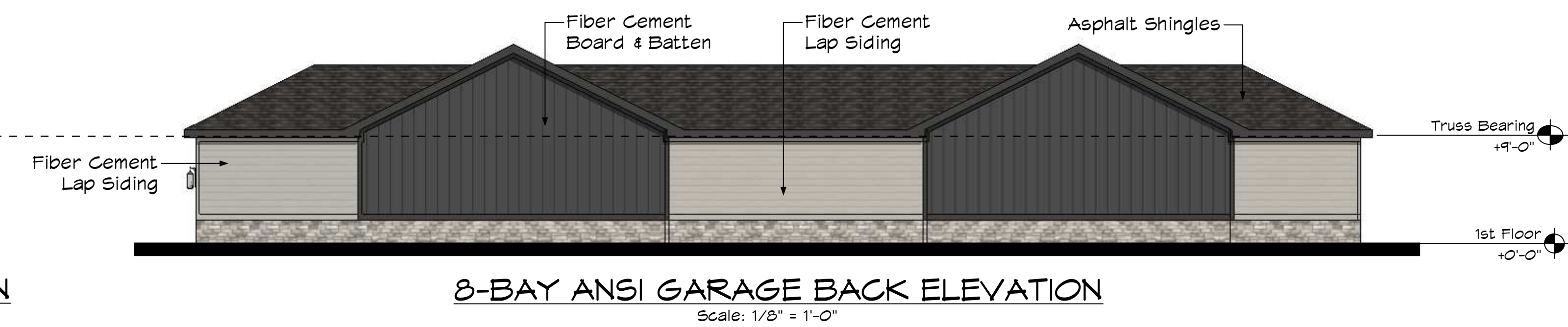
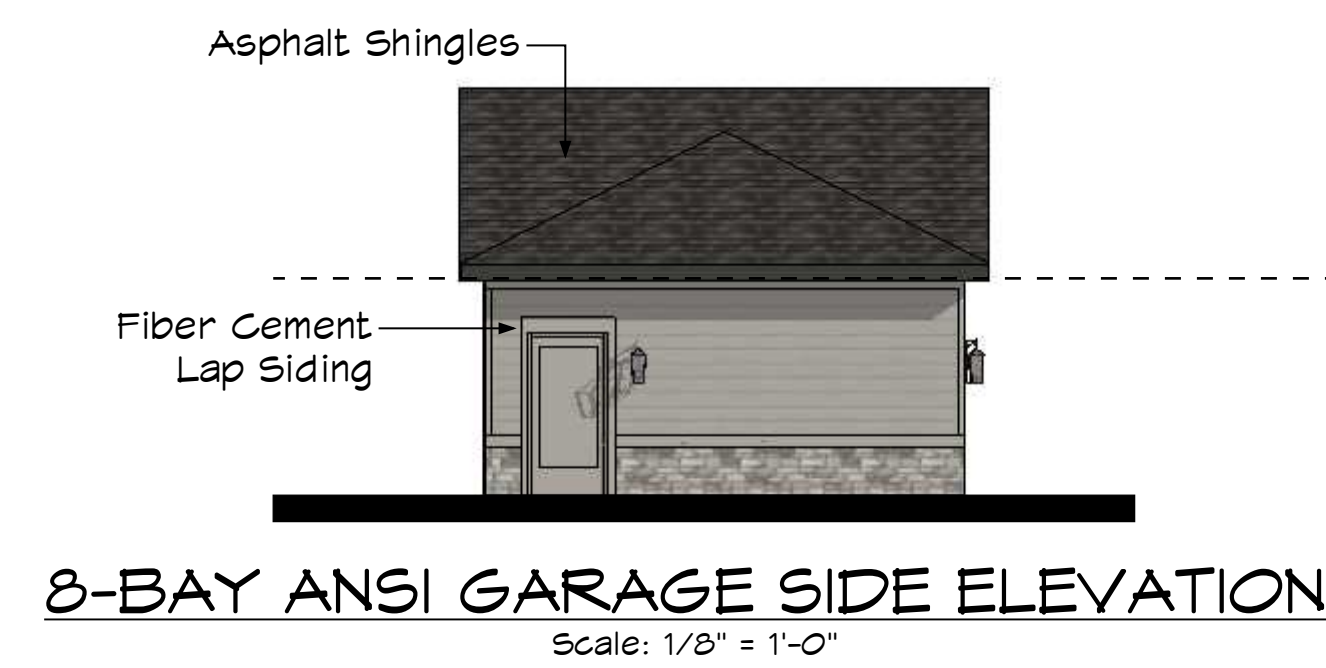
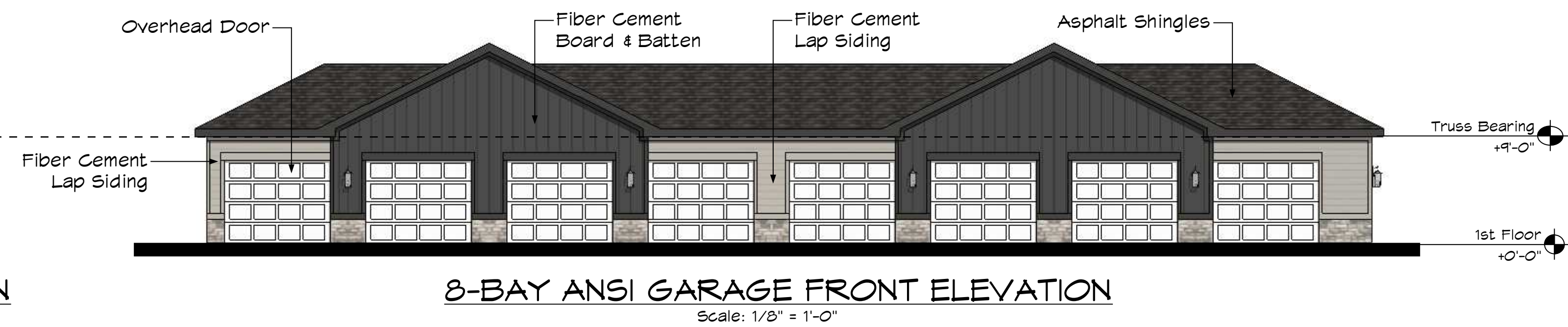
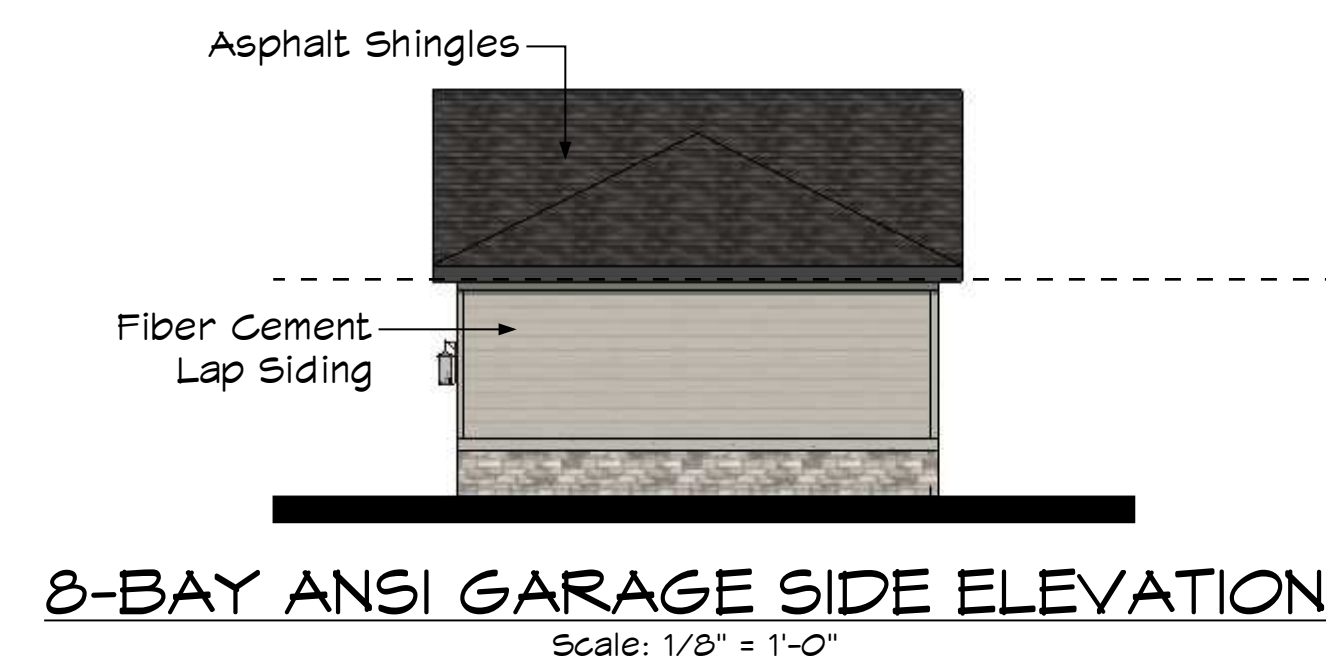
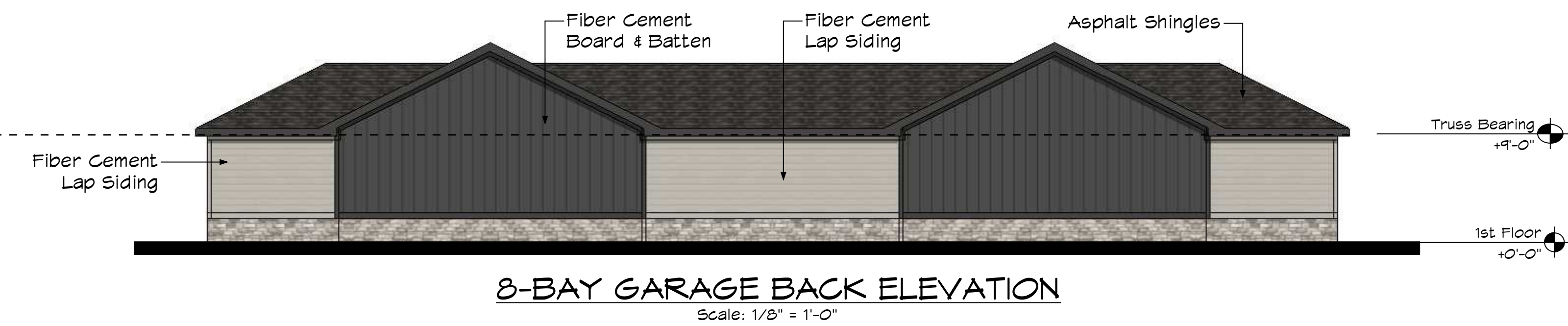
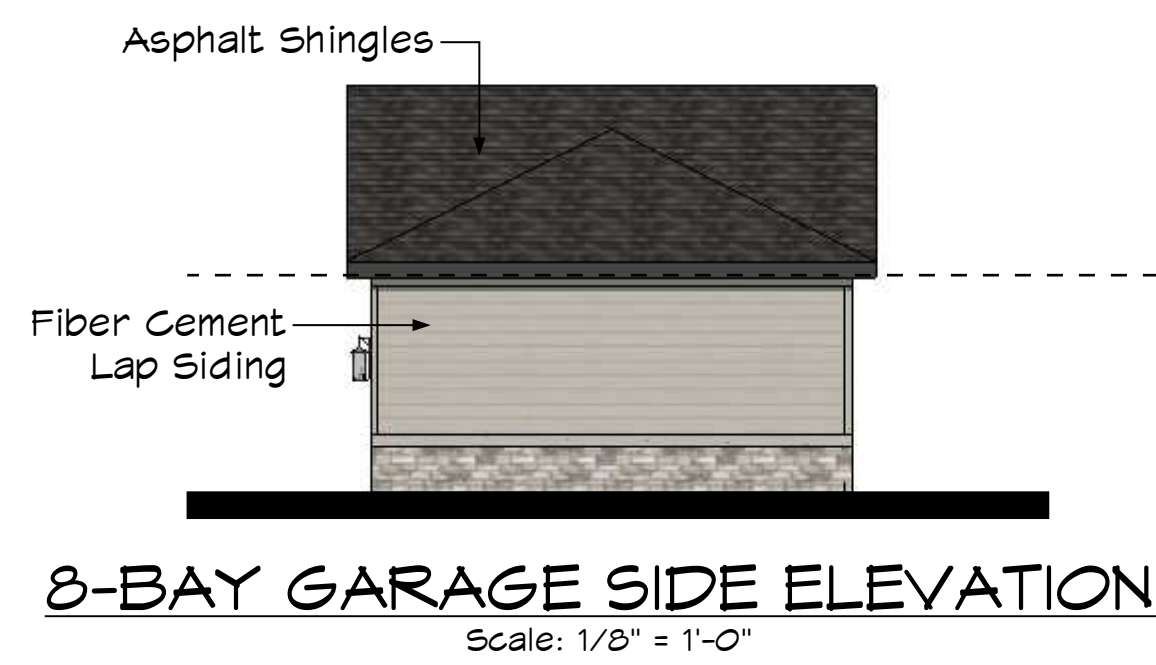
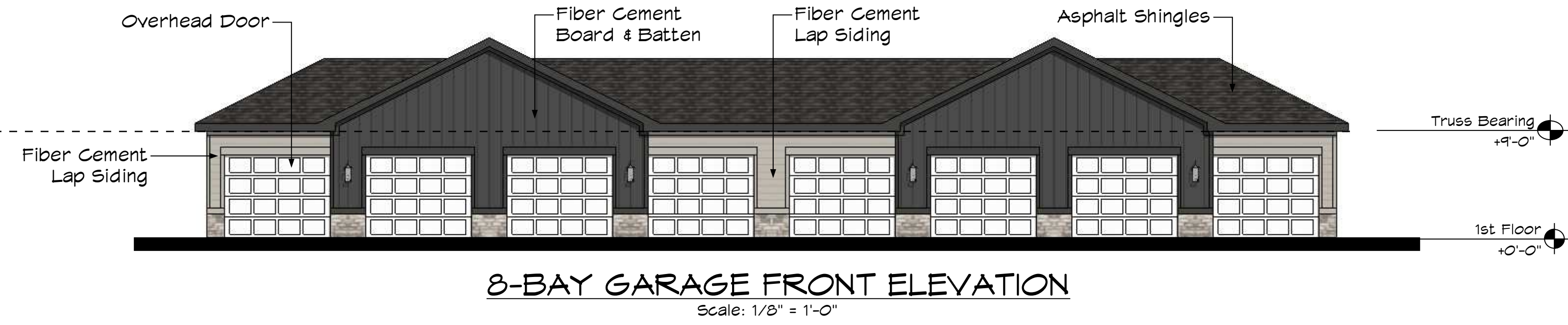
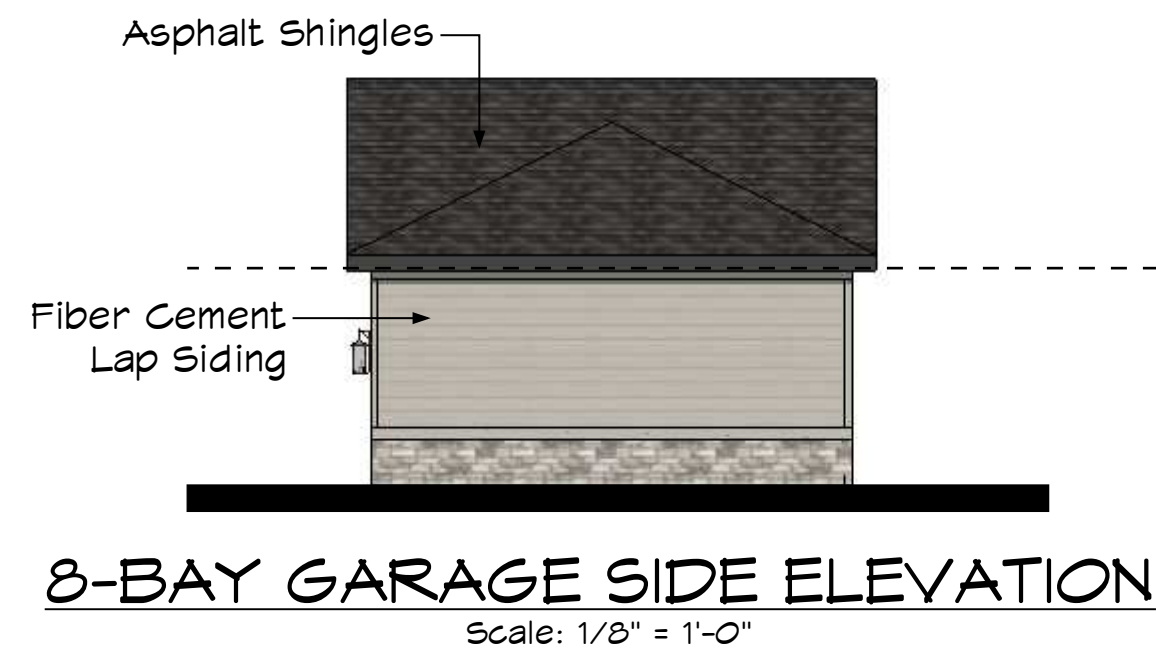
FITNESS SIDE ELEVATION

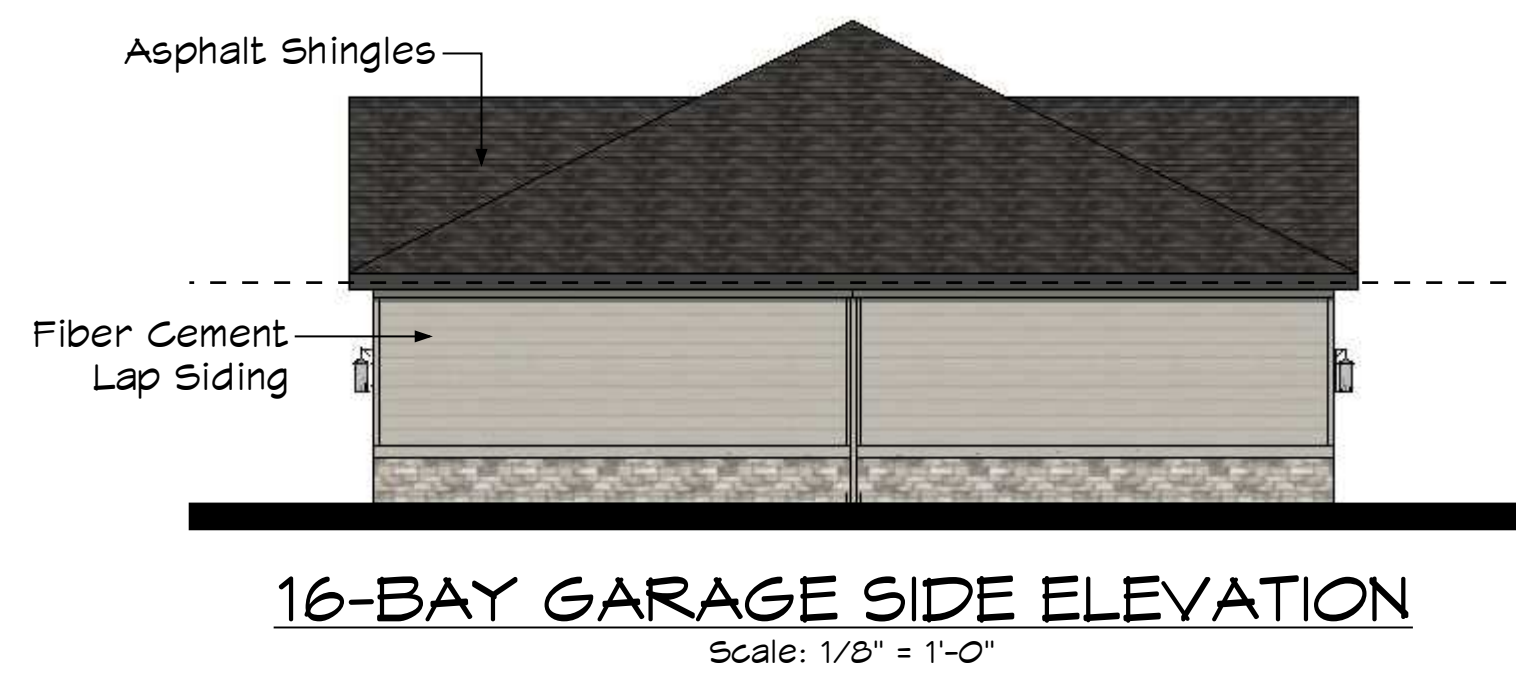
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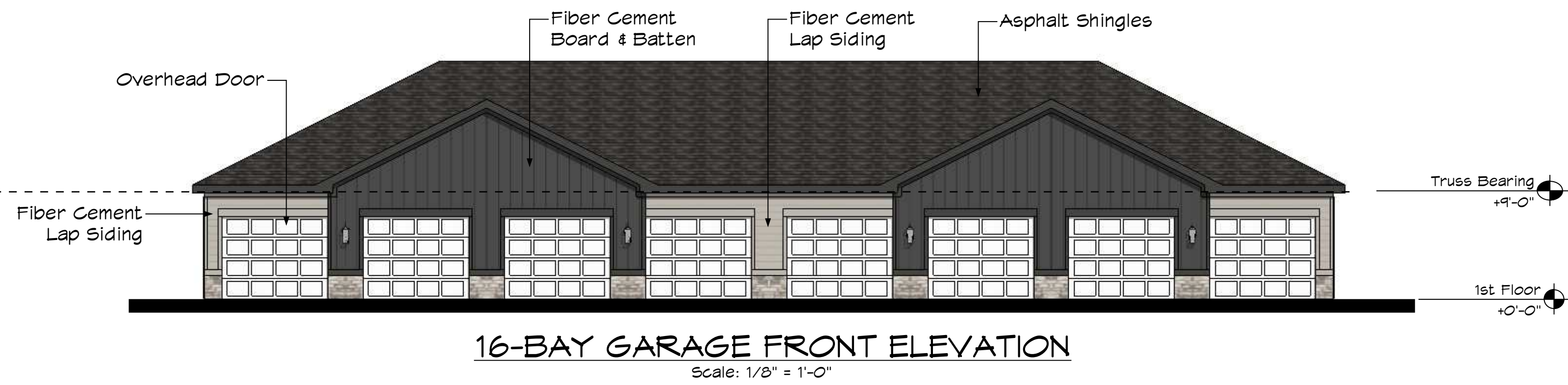
FITNESS SIDE ELEVATION

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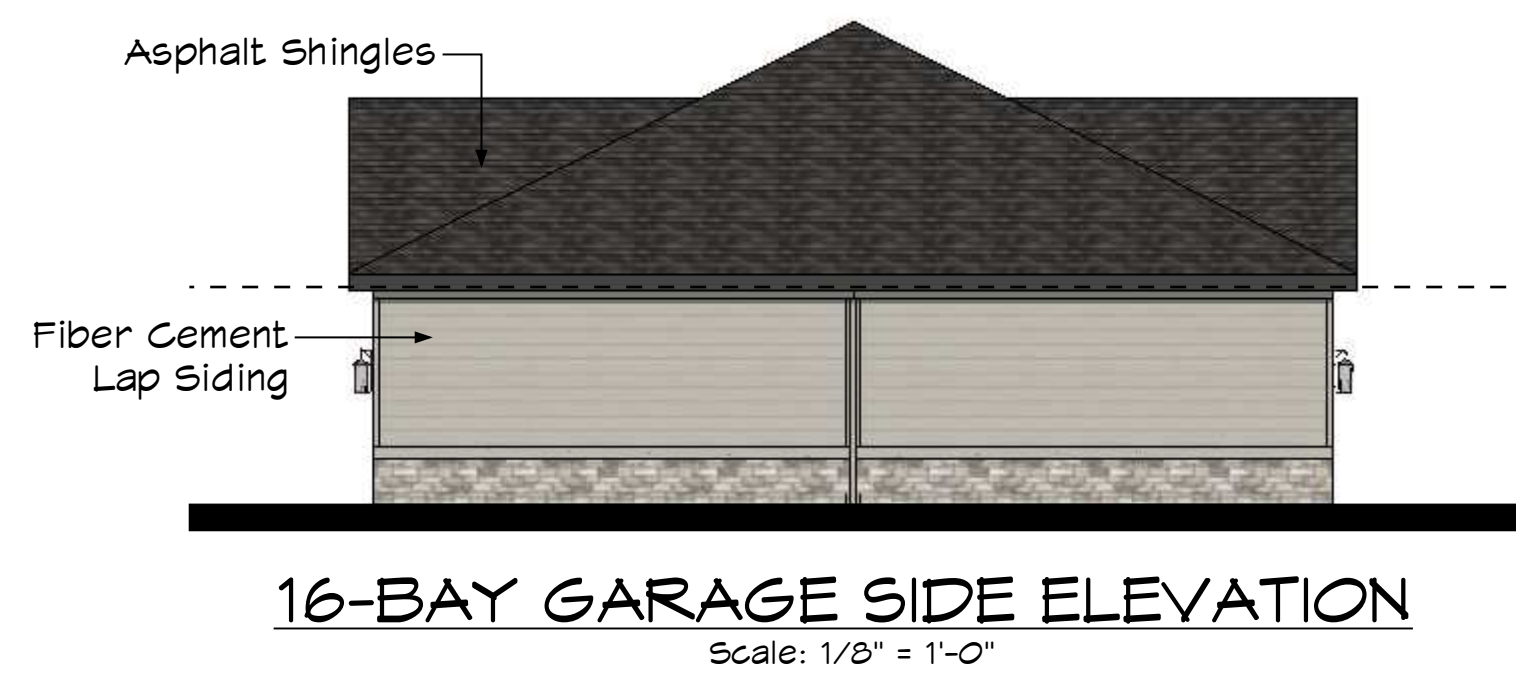




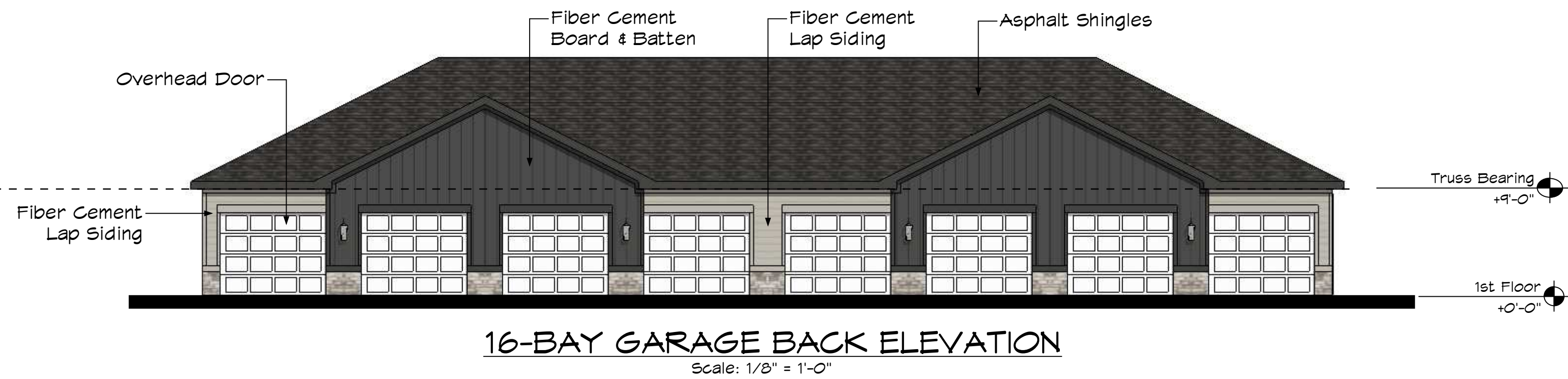
16-BAY GARAGE SIDE ELEVATION
Scale: 1/8" = 1'-0"



16-BAY GARAGE FRONT ELEVATION
Scale: 1/8" = 1'-0"



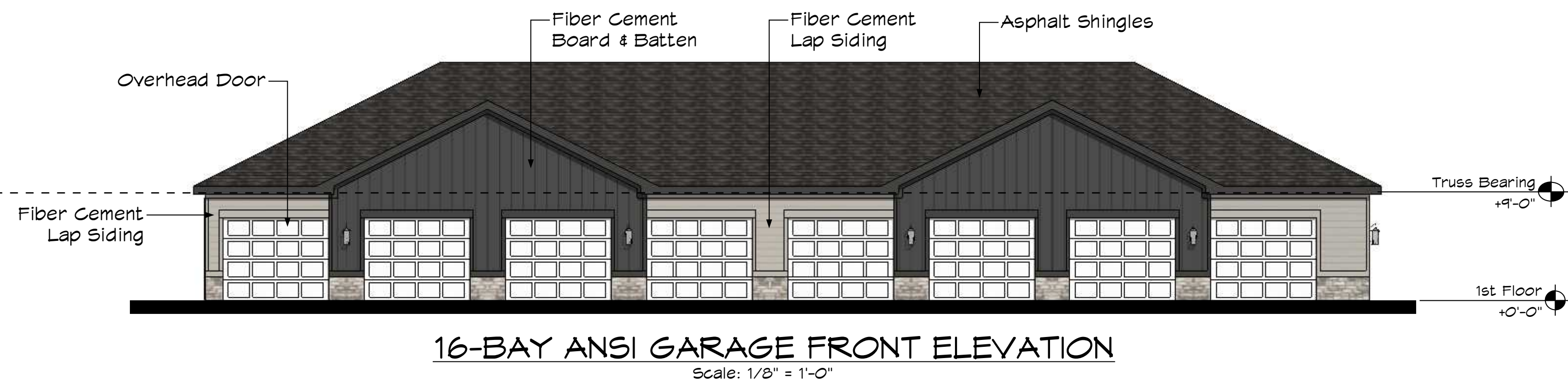
16-BAY GARAGE SIDE ELEVATION
Scale: 1/8" = 1'-0"



16-BAY GARAGE BACK ELEVATION
Scale: 1/8" = 1'-0"



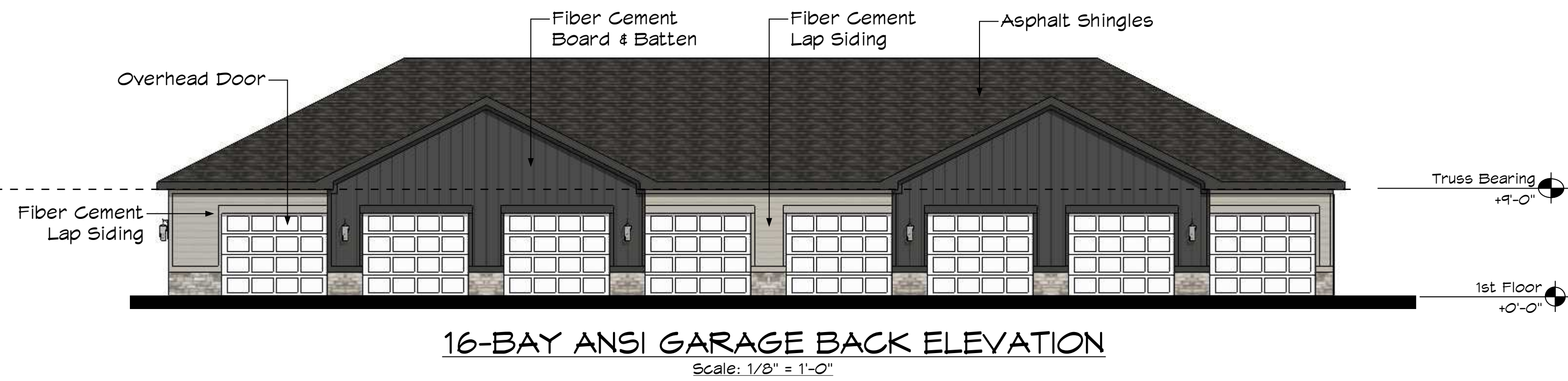
16-BAY ANSI GARAGE SIDE ELEVATION
Scale: 1/8" = 1'-0"



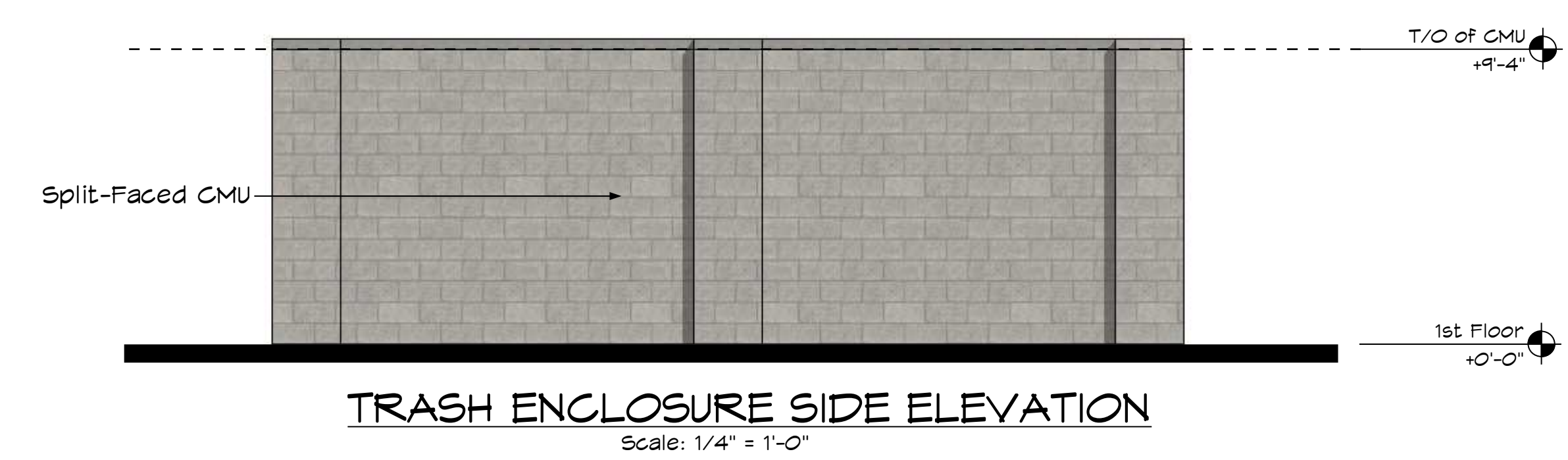
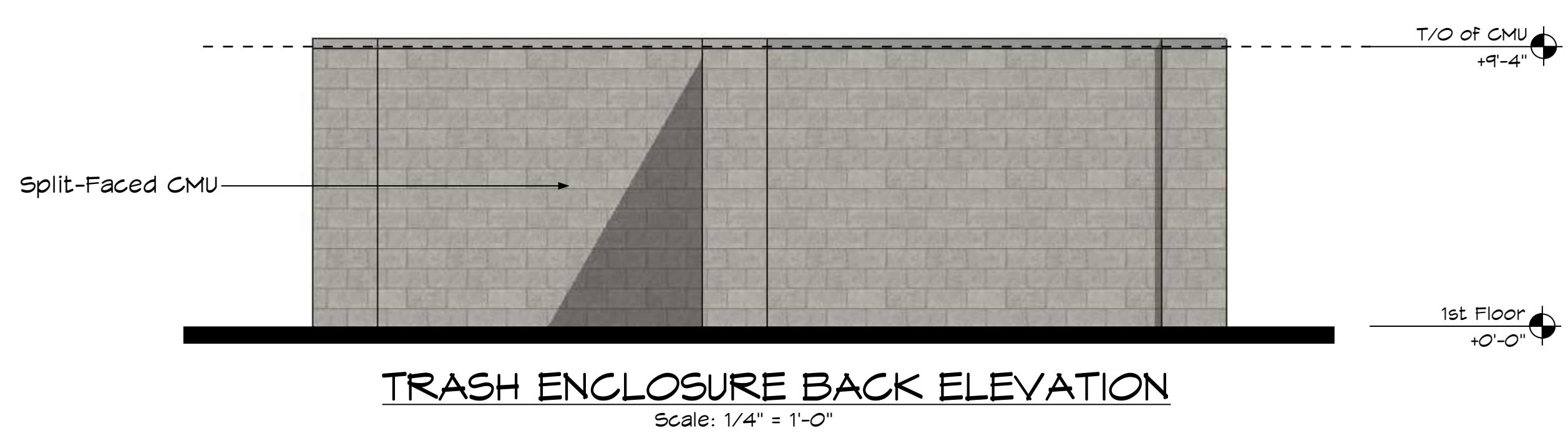
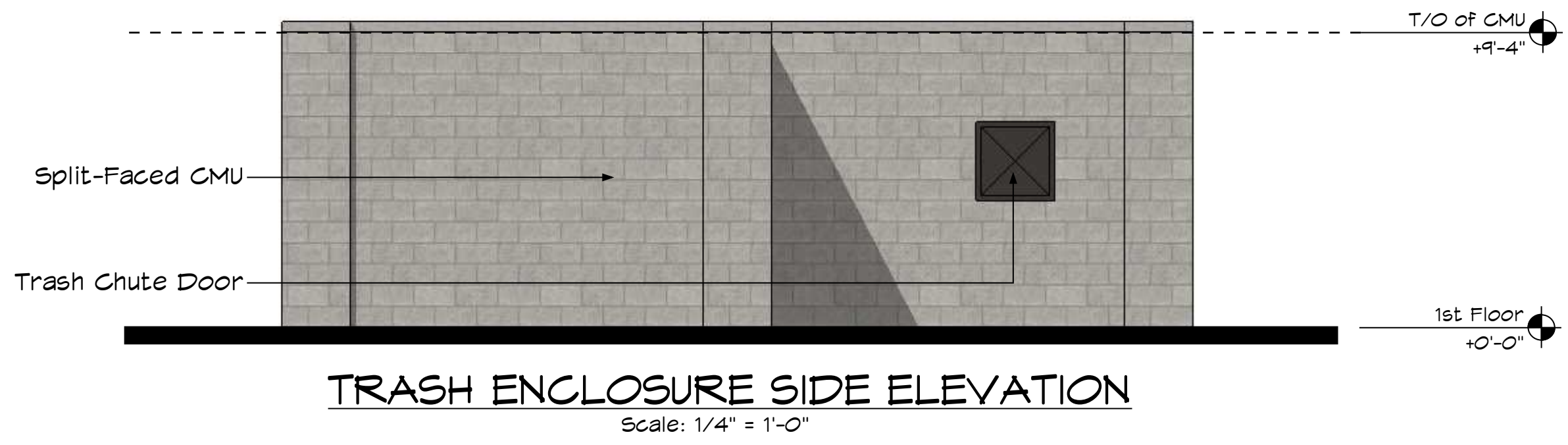
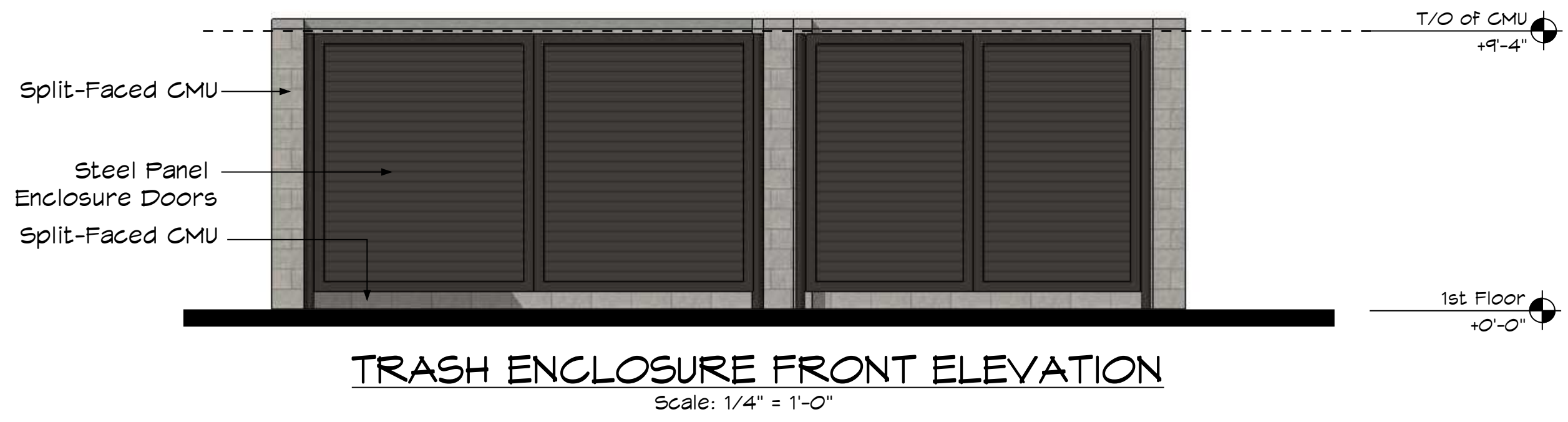
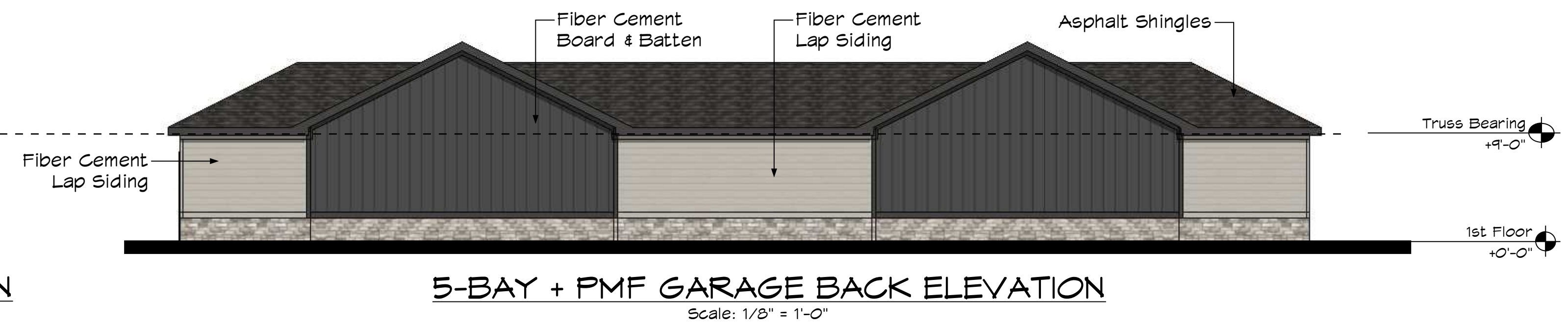
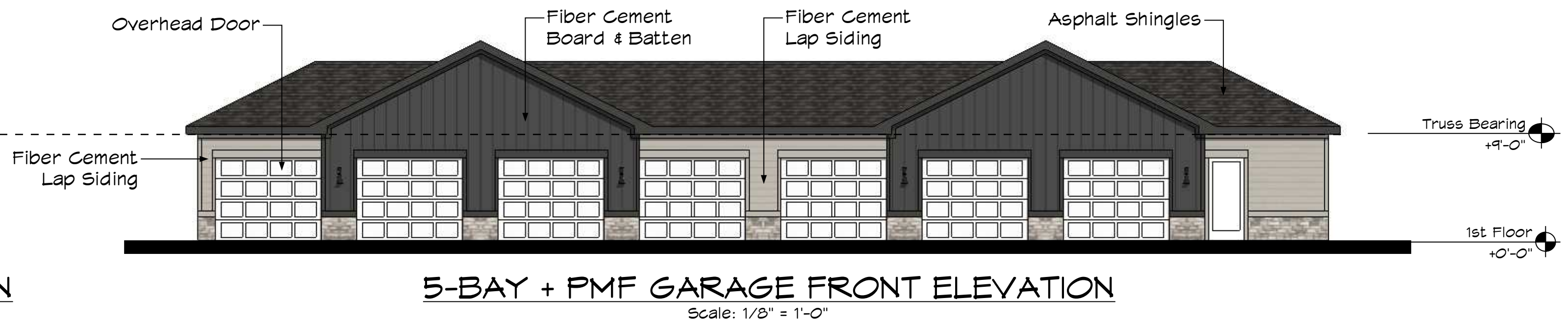
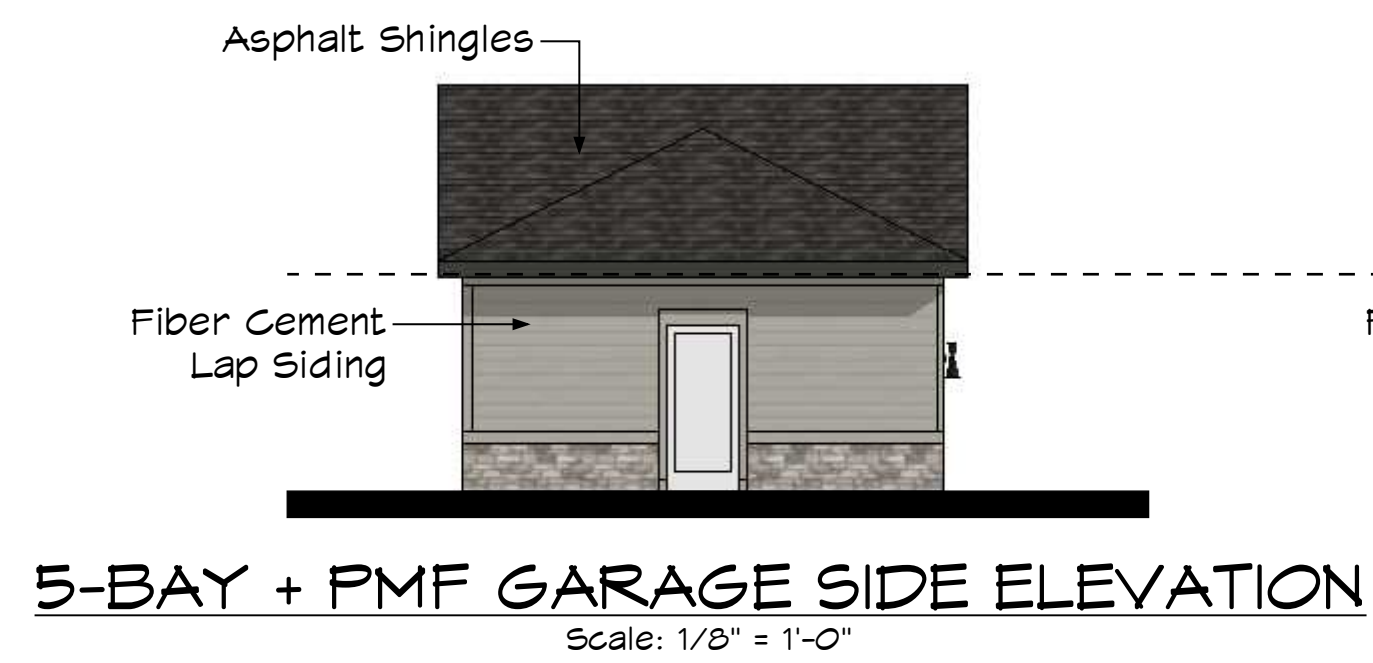
16-BAY ANSI GARAGE FRONT ELEVATION
Scale: 1/8" = 1'-0"



16-BAY ANSI GARAGE SIDE ELEVATION
Scale: 1/8" = 1'-0"



16-BAY ANSI GARAGE BACK ELEVATION
Scale: 1/8" = 1'-0"



CLASSIC BUILDING STATISTICS

Building Type	# of Buildings	Unit Count	Total Units	1st Floor SF ¹	2nd Floor SF ¹	3rd Floor SF ¹	Total SF ¹ Per Building	Total SF ¹ Per Building Type	Balcony SF Per Building	Balcony SF Per Building Type	Total GSF ² Per Building	Total GSF ² Per Building Type
Three-Story Building A	1	36	36	11,663	11,542	11,542	34,747	34,747	2,490	2,490	37,237	37,237
Three-Story Building B	2	36	72	13,283	13,178	13,178	39,639	79,278	2,460	4,920	42,099	84,198
Three-Story Building C	2	36	72	13,995	13,874	13,874	41,743	83,486	2,254	4,508	43,997	87,994
Totals	5	180	180					197,511				209,429

1. SF taken from outside face of exterior sheathing and includes all units, common corridors, and stairs. Balconies/patios are excluded.
 2. GSF taken from outside face of exterior sheathing and includes all units, common corridors, stairs, AND balconies/patios.

Unit Matrix	Unit NSF ¹	Total Units	Unit NSF ¹ Total	Balcony SF	Balcony SF Total	Unit GSF ²	Unit GSF ² Total	Unit Percentage Total
Unit A1	689	15	10,335	64	960	753	11,295	
Unit A1+	701	21	14,721	64	1,344	765	16,065	
Unit A2	761	26	19,786	76	1,976	837	21,762	
Unit A2 ANSI	761	0	0	76	0	837	0	
Unit A2a	769	10	7,690	76	760	845	8,450	40%
Unit B1	1,067	10	10,670	62	620	1,129	11,290	
Unit B1+	1,079	4	4,316	62	248	1,141	4,564	
Unit B1a	1,087	8	8,696	62	496	1,149	9,192	
Unit B1b	1,075	20	21,500	62	1,240	1,137	22,740	
Unit B2	1,193	22	26,246	73	1,606	1,266	27,852	
Unit B2 ANSI	1,193	0	0	73	0	1,266	0	
Unit B2a	1,201	20	24,020	73	1,460	1,274	25,480	47%
Unit C1	1,259	4	5,036	71	284	1,330	5,320	
Unit C1a	1,259	8	10,072	71	568	1,330	10,640	
Unit C2	1,369	12	16,428	77	924	1,446	17,352	
Unit C2 ANSI	1,369	0	0	77	0	1,446	0	13%
Totals		180	179,516		12,486		192,002	100%

1. NSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing.
 2. GSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing AND includes Balcony SF.

Total Project GSF	Total GSF
Total Housing GSF	353,567
Clubhouse (See Note 1)	2,458
Clubhouse Patios (See Note 1)	-
Leasing (See Note 1)	2,582
Leasing Patios (See Note 1)	-
Fitness (See Note 1)	2,517
Fitness Patios (See Note 1)	-
6-Bay Garages (1,437 ea.)	1,437
8-Bay Garages (1,922 ea.)	3,844
16-Bay Garages (3,809 ea.)	11,427
5-Bay Garage + Maintenance Garage	2,135
Total Project GSF	379,967

1. Clubhouse, Fitness, and Leasing Building SF subject to change based on final site plan configuration

Unit Breakdown	A1	A1+	A2	A2a	B1	B1+	B1a	B1b	B2	B2a	C1	C1a	C2	Total per Building
Building A - 1st Floor	1	3	4		2				2					12
Building A - 2nd Floor	1	3	3	1				2		2				12
Building A - 3rd Floor	1	3	3	1				2		2				12
Building A Totals	3	9	10	2	2	0	0	4	2	4	0	0	0	36
Building B - 1st Floor	1	1	2		2	2			4					12
Building B - 2nd Floor	1	1	1	1			2	2	2	2				12
Building B - 3rd Floor	1	1	1	1			2	2	2	2				12
Building B Totals	3	3	4	2	2	2	4	4	8	4	0	0	0	36
Building C - 1st Floor	1	1	2		2				2		2	0	2	12
Building C - 2nd Floor	1	1	1	1				2		2	0	2	2	12
Building C - 3rd Floor	1	1	1	1				2		2	0	2	2	12
Building C Totals	3	3	4	2	2	0	0	4	2	4	2	4	6	36
Totals	15	21	26	10	10	4	8	20	22	20	4	8	12	180
Percentages	40%					47%					13%			

1. ANSI Type A units will need to be provided on this project. See architectural site plan and building plans for locations. ANSI Type A units are included in the Unit Matrix above.

SELECT20 BUILDING STATISTICS

	# of Buildings	Unit Count	Total Units	1st Floor NSF ¹	2nd Floor NSF ¹	Total NSF ¹	1st Floor GSF ²	2nd Floor GSF ²	Total GSF ²
Typical Apartment Building	1	20	20	11,217	11,140	22,357	12,145	11,878	24,023

1. NSF taken from outside face of exterior sheathing and includes all units, common closets, and stairs. Balconies/patios are excluded.
2. GSF taken from outside face of exterior sheathing and includes all units, common closets, stairs, and unit balconies/patios.
3. Both NSF and GSF are taken with polylines around building footprint.

	# of Buildings	Unit Count	Total Units	1st Floor NSF ¹	2nd Floor NSF ¹	Total SF ¹	1st Floor GSF ²	2nd Floor GSF ²	Total GSF ²
All Apartment Buildings	6	20	120	67,302	66,840	134,142	72,870	71,268	144,138

1. NSF taken from outside face of exterior sheathing and includes all units, common closets, and stairs. Balconies/patios are excluded.
2. GSF taken from outside face of exterior sheathing and includes all units, common closets, stairs, and unit balconies/patios.
3. Both NSF and GSF are taken with polylines around building footprint.

Unit Type	Unit NSF ¹	Total Units	Unit NSF ¹ Total	Balcony SF	Balcony SF Total	Unit GSF ²	Unit GSF ² Total	Unit Percentage	Unit Percentage Total
Unit A1	786	24	18,864	82	1,968	868	20,832	20.0%	
Unit A1 ANSI	786	0	0	82	0	868	0	0.0%	
Unit A1u	869	24	20,856	82	1,968	951	22,824	20.0%	40.0%
Unit B1	1,202	23	27,646	65	1,495	1,267	29,141	19.2%	
Unit B1 ANSI	1,202	1	1,202	65	65	1,267	1,267	0.8%	
Unit B1u	1,285	24	30,840	65	1,560	1,350	32,400	20.0%	
Unit B2	1,169	6	7,014	70	420	1,239	7,434	5.0%	
Unit B2u	1,225	6	7,350	70	420	1,295	7,770	5.0%	50.0%
Unit C1	1,455	6	8,730	66	396	1,521	9,126	5.0%	
Unit C1 ANSI	1,455	0	0	66	0	1,521	0	0.0%	
Unit C1u	1,513	6	9,078	66	396	1,579	9,474	5.0%	10.0%
Totals		120	131,580		8,688		140,268	100%	100%

1. NSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing.
2. GSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing AND includes Balcony SF.
3. Upper floor unit square footages include area of stairs under bedroom closets.

Building Type Breakdown	Unit Type A1 ¹	Unit Type A1u	Unit Type B1 ¹	Unit Type B1u	Unit Type B2	Unit Type B2u	Unit Type C1 ¹	Unit Type C1u	Total per Building
Typical Building - 1st Floor	4	0	4	0	1	0	1	0	10
Typical Building - 2nd Floor	0	4	0	4	0	1	0	1	10
Typical Building Totals	4	4	4	4	1	1	1	1	20

Project Totals	24	24	24	24	6	6	6	6	120
Percentages	40.0%		50.0%				10.0%		

1. Some A1, B1, and C1 units are to be ANSI Type A units. See architectural site plan and building plans for locations. ANSI Type A units are included in the Unit Matrix above.
2. Project includes 1 total ANSI Type A unit.

Totals	1 BR	2 BR	3 BR	Total Units	Total GSF ¹
Apartments	48	60	12	120	144,138
Clubhouse / Leasing					
Fitness					
8-Bay Garage (1,922 sf each)					
8-Bay ANSI Garage (2,020 sf each)					
Property Maintenance Facility					
Totals	48	60	12	120	144,138

1. GSF taken from outside face of exterior sheathing, includes all patios/balconies and covered porches.