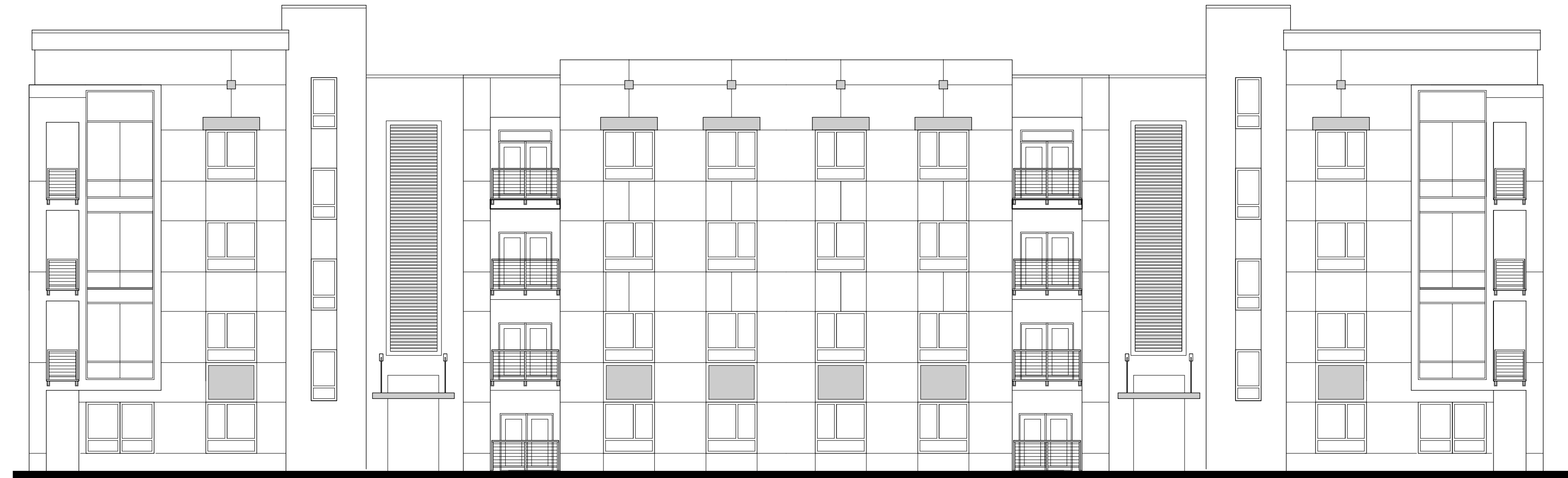


BAY VIEW RESIDENCES

DAYTONA BEACH, FLORIDA



Character Elevation

ARCHITECT:



HUMPHREYS & PARTNERS ARCHITECTS, L.P.

5339 ALPHA ROAD, SUITE 300 • DALLAS, TX 75240
 VOICE: (972) 701-9636 • FAX: (972) 701-9639
 DALLAS CHICAGO NEW ORLEANS NEW YORK
 NEWPORT BEACH ORLANDO SAN RAMON
 SCOTTSDALE EDMONTON TORONTO MONTEVIDEO

OWNER/SPONSER:

WILLIAM O BRISBEN
 BEACH STREET RESIDENCE LLC
 513 607 1990

SPRINKLER SYSTEM - NFPA SR13

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR THE TOWN OF DAYTONA BEACH, FLORIDA
 2014 Florida Building Code
 2014 FBC - Chapter 11 - Accessibility
 2014 FBC - Energy Conservation
 2014 FBC - Mechanical
 2014 FBC - Plumbing
 2014 FBC - Fuel Gas
 Electrical - NFPA 70, FBC - Chapter 27
 Florida Fire Prevention Code, 5th Edition
 Fair Housing
 ADA Title III

COVER SHEET

A 000

ARCHITECTURAL

NO.	SHEET NAME	DATE
A 000	COVER SHEET	12/19/2016
A 001	DRAWING INDEX	12/19/2016
A 002	SCHEDULE OF MATERIALS	12/19/2016
A 200	SITE PLAN	12/19/2016
A 201	UNIT/BUILDING TABULATIONS	12/19/2016
A 301	UNITS	12/19/2016
A 302	UNITS	12/19/2016
A 303	UNITS	12/19/2016
A 304	UNITS	12/19/2016
A 305	UNITS	12/19/2016
A 410	ENLARGED BUILDING PLAN TYPE I	12/19/2016
A 411	ENLARGED BUILDING PLAN TYPE I	12/19/2016
A 412	BUILDING TYPE I ELEVATIONS	12/19/2016
A 420	ENLARGED BUILDING PLAN TYPE II	12/19/2016
A 421	ENLARGED BUILDING PLAN TYPE II	12/19/2016
A 422	ENLARGED BUILDING PLAN TYPE II	12/19/2016
A 423	ENLARGED BUILDING PLAN TYPE II	12/19/2016
A 424	BUILDING TYPE II ELEVATIONS	12/19/2016
A 425	BUILDING TYPE II ELEVATIONS	12/19/2016
A 801	CLUBHOUSE 1ST FLOOR BUILDING TYPE II	12/19/2016
A 802	CLUBHOUSE SECOND FLOOR BUILDING TYPE II	12/19/2016
A 803	LEASING FLOOR PLAN BUILDING TYPE II	12/19/2016
A 901	WALL SECTIONS	12/19/2016
A 902	KITCHEN AND BATH INTERIOR ELEVATIONS	12/19/2016

DRAWING INDEX

A 001

SCHEDULE of MATERIALS at UNITS

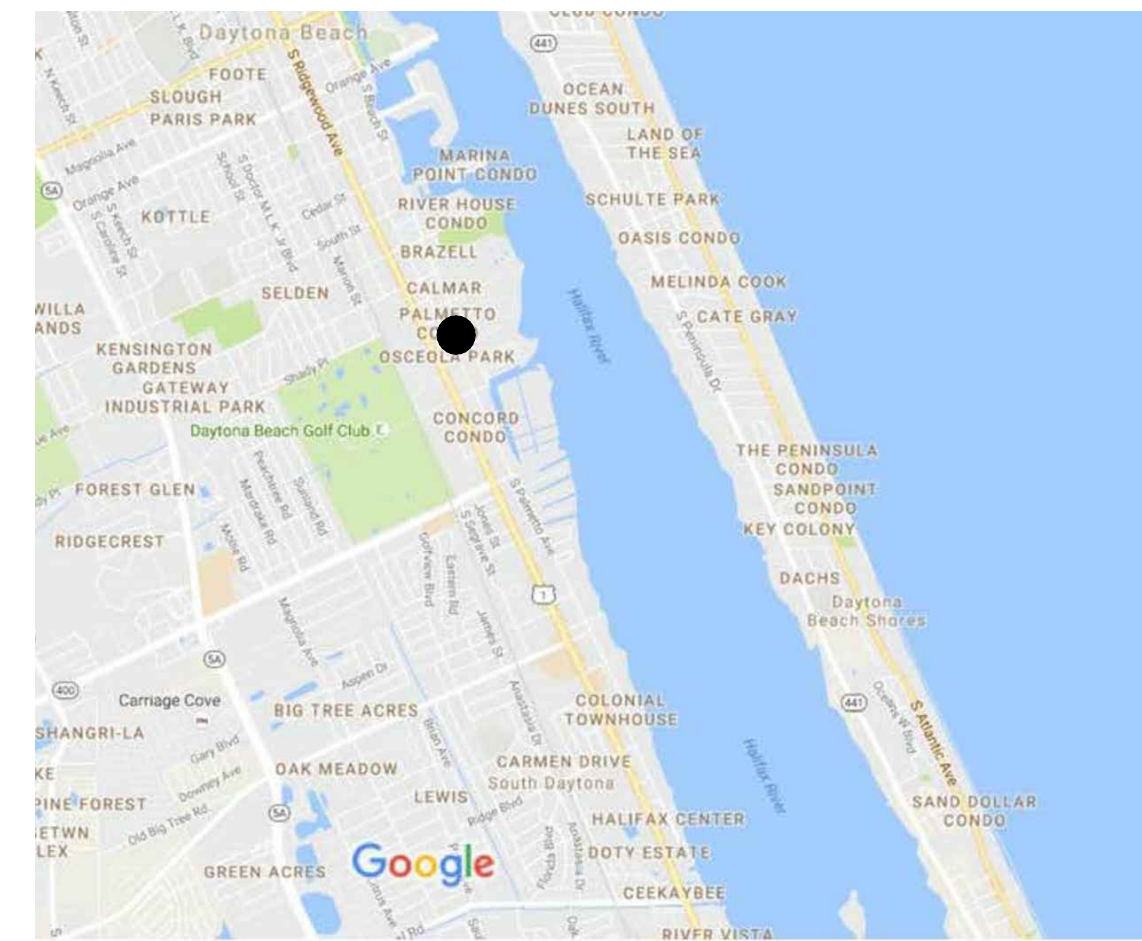
APPLIANCES				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Refrigerator	Kitchen	GE (or similar)	Stainless Steel	w/ Ice Maker
Range & Oven	Kitchen	GE (or similar)	Stainless Steel	Electric
Dishwasher	Kitchen	GE (or similar)	Stainless Steel	Standard Size
MWO/Hood Combo	Kitchen	GE (or similar)	Stainless Steel	Recirculating
Washer	Laundry	GE (or similar)	White	Full Size
Dryer	Laundry	GE (or similar)	White	Full Size/Electric
CABINETRY				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Cabinets/Vanities	Kitchen & Baths	Republic (or similar)	Color TBD	Frameless/Shaker
CABINET HARDWARE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Cabinet Bar Pulls	Kitchen & Baths	Top Knobs (or similar)	Brushed Nickel	8" C2C
STONE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Quartz	Kitchen & Bath Tops	Daltile	Color TBD	4" Backsplash at Baths
FLOORING				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Carpet	Bedroom & Closets Only	Shaw Flooring (or similar)	Color TBD	Nylon Fiber/Cut & Loop
Vinyl Wood Plank	All Other Areas	TuffPlank (or similar)	Color TBD	6"x36"x2mm thickness
TILE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Ceramic	Kitchen Backsplash	TBD	Color TBD	4"x12" Subway Tile
Porcelain	Bath/Shower Surround	TBD	Color TBD	3"x6" Subway Tile
DOOR HARDWARE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Interior Doors	All Interior Locations	Pamex (or similar)	Olympic (or similar)	Satin Stainless Steel
MOLDING				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
6"	Baseboards	Flat Stock	Color TBD	S4S Wood
4"	Casing	Flat Stock	Color TBD	S4S Wood
PAINT				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Walls & Ceilings	at Baths & Kitchens	Sherwin Williams	Color TBD	Eggshell
Walls & Ceilings	at All Other Areas	Sherwin Williams	Color TBD	Flat
Doors & Trim	All	Sherwin Williams	Color TBD	Semi-Gloss
PLUMBING FIXTURES				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Kitchen Faucet	Kitchen	Today's Design (or similar)	Satin Nickel	ADA Compliant
Kitchen Sink	Kitchen	Elkay (or similar)	Stainless Steel	8" Undermount/DBI. Bowl
Bath Faucet	All Baths	Today's Design (or similar)	Satin Nickel	3 Hole/Dual Handle
Bath Sink	All Baths	Sterling (or similar)	White	Undermount
Toilet	All Baths	Amer. Std. (or similar)	White	Elongated
Shower/Tub Faucet	All Baths	Today's Design (or similar)	Satin Nickel	ADA Compliant

TYPICAL SCHEDULE of MATERIALS for AMENITY/SUPPORT

APPLIANCES				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Refrigerator	Kitchen/Breakroom	GE (or similar)	Stainless Steel	ADA Compliant
Microwave	Kitchen/Breakroom	GE (or similar)	Stainless Steel	ADA Compliant
Dishwasher	Kitchen	GE (or similar)	Stainless Steel	ADA Compliant
Ice Maker	Kitchen	GE (or similar)	Stainless Steel	ADA Compliant
CABINETRY				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Cabinets/Vanities	Great Rm, Kitchen/Breakroom, Restrooms, I-Café/Business Ctr.	Republic (or similar)	Color TBD	Frameless/Shaker
CABINET HARDWARE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Cabinet Bar Pulls	All Cabinetry Hardware	Top Knobs (or similar)	Stainless Steel	10" Barrel Pull
Wall Tile				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Glass Tile	Kitchen (backsplash), Men's/Women's Restrooms (vanity tile), & Water Fountain Wall	American Tile (or similar)	Color TBD	Sizes Vary by Space
FLOORING				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Carpet	Offices & Closing Rm.	Mohawk (or similar)	Color TBD	12" Wide/Broadloom
Porcelain Tile	Kitchen (backsplash), I-Café/Bus Ctr, Great Rm, Kitchen/Breakrm (floor), Corridors, Men's/Women's Restrooms (floor & Wainscot)	Modena, Cosmopolitan (or similar)	Color TBD	Sizes Vary by Space
Woven Vinyl	Fitness Flooring	Bolon Missoni (or similar)	Color TBD	6.5' Rolls
Solid Surface				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Recycled Glass	I-Café/Bus Ctr, (countertop & 4" splash)	GRS (or Similar)	Color TBD	Eased Edge
Natural Stone	Kitchen/Breakroom, Men's/Women's Restrooms (countertop & splash)	Cambria (or Similar)	Color TBD	Eased Edge
DOOR HARDWARE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Interior Doors	All Interior Locations	Emtek (or similar)	Stainless Steel	ADA/Lever
MOLDING				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
8"	Baseboards	Flat Stock	Color TBD	S4S Wood
4"	Casing	Flat Stock	Color TBD	S4S Wood
PAINT				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Walls/Ceilings	All Areas	Sherwin Williams	Color TBD	Eggshell/Flat
Doors & Trim	All	Sherwin Williams	Color TBD	Semi-Gloss
PLASTIC LAMINATE				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Partitions	Men's/Women's Restrooms	Pionite (or similar)	TBD	ADA Compliant (where req'd)
PLUMBING FIXTURES				
TYPE	AREA/LOCATION	VENDOR	PATTERN/COLOR	DESCRIPTION/NOTE
Sink	Kitchen/Breakroom	Elkay (or similar)	Stainless Steel	ADA/Undermount
Faucet	Kitchen/Breakroom, Men's/Women's Restrooms	Brizo (or similar)	Stainless Steel	ADA/Single Handle w/ Smart Touch
Restroom Sink	Men's/Women's Restrooms	Kohler Pro (or similar)	Stainless Steel	ADA/Undermount
Toilet	Men's/Women's Restrooms	Kohler Pro (or similar)	White	ADA/Elongated
Urinal	Men's Restroom	Kohler Pro (or similar)	White	ADA Compliant

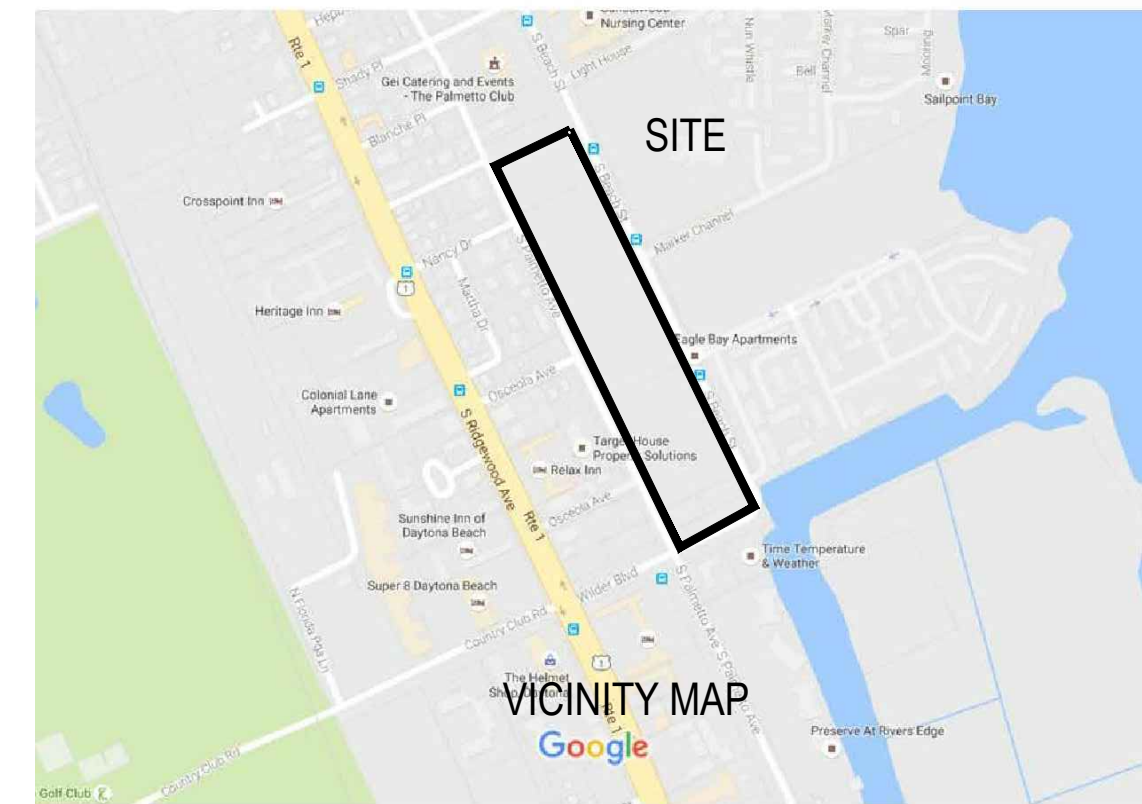
SCHEDULE OF MATERIALS

A 002



AREA MAP

Map data ©2016 Google 2000 ft



VICINITY MAP

PROJECT DATA

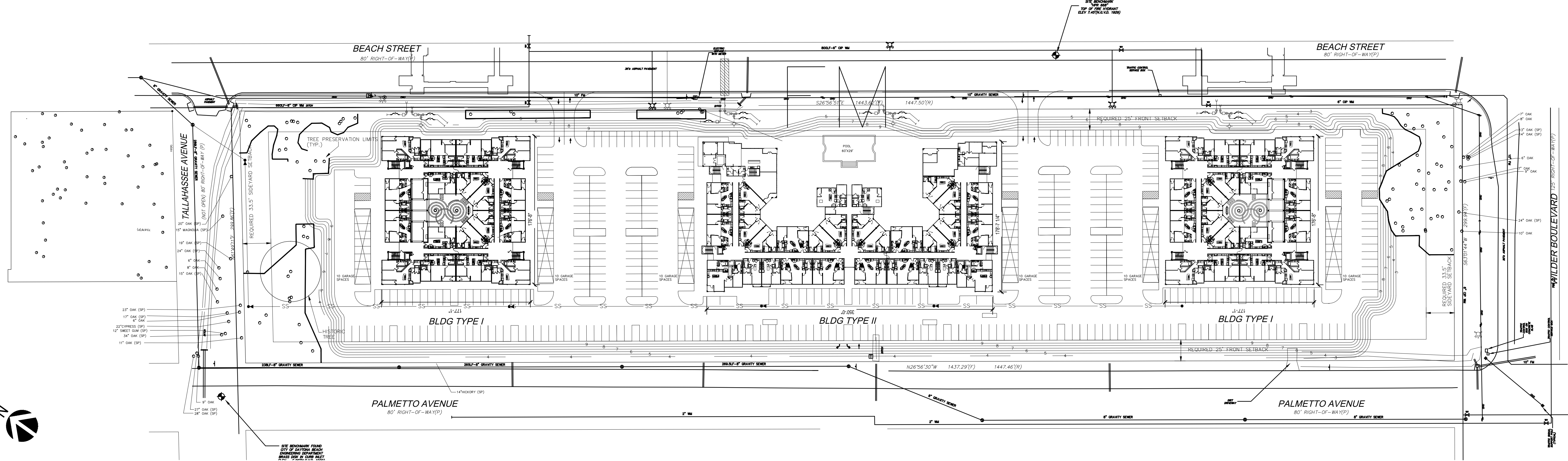
TOTAL UNIT COUNT		282
UNIT AVERAGE NET SF :		944.66 S.F.
ACREAGE:		10.821 GROSS ACRES
DENSITY:		26 UNITS/ACRE
PARKING:	REQUIRED	-INCLUDING 20% REDUCTION FOR RETENTION OF SPECIMEN TREES
		451 SPACES- (2 SPACES/UNIT),8
	PROVIDED	460 SPACES
	CARPORT	60
	SURFACE PARKING	400
		1.6 SPACES/UNIT

NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM INTERIOR (PAINTED SURFACE) OF THE EXTERIOR WALLS OR PARTY WALLS.

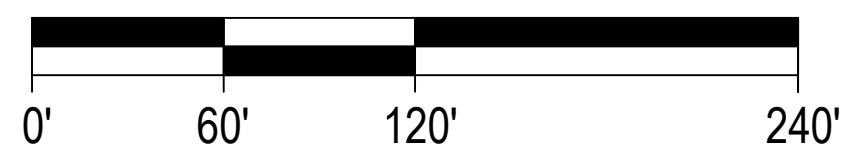
Accessibility & Fair Housing

The overall design of this project will continue to be developed to fully comply with all applicable requirements of Title III of the **Americans with Disabilities Act** (for all applicable common/public areas as well as overall site accessibility) and with the **Fair Housing Act/Title VIII** of the Civil Rights Act of 1968 (for all applicable unit dwellings). A claim of Site Impracticability Exemption does not appear to be necessary at this time.

Section 504 (of the Rehabilitation Act of 1973) and the **Uniform Federal Accessibility Standard (UFAS)** are not applicable to this project



SCALE: 1" = 60' - 0" (24"x36" SHEET)



SITEPLAN

A 200

© 2016 by HUMPHREYS & PARTNERS ARCHITECTS, L.P. The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Bay View Apartments
UNIT SQUARE FOOTAGE TABLE
BUILDING TYPE I UNIT TABULATION - 4 STORY

	TWO BUILDINGS										
	A0	A1	A2	A3	A4	B1	B2	B2-ALT	B3	C1	
NET	588	650	723	760	773	1,068	1,202	1,202	1,192	1,377.00	
GROSS	634	730	762	795	820	1,108	1,250	1,250	1,235	1423.00	
1ST	0	0	4	0	2	4	4	0	4	0	
2ND	2	0	4	0	2	4	4	0	4	0	
3RD	2	0	4	0	2	4	4	0	4	0	
4TH	2	0	4	0	2	4	4	0	4	0	
TOTAL	6	0	16	0	8	16	16	0	16	0	
NET	3,528	0	11,568	0	6,184	17,088	19,232	0	19,072	0	
GROSS	3,804	0	12,192	0	6,560	17,728	20,000	0	19,760	0	

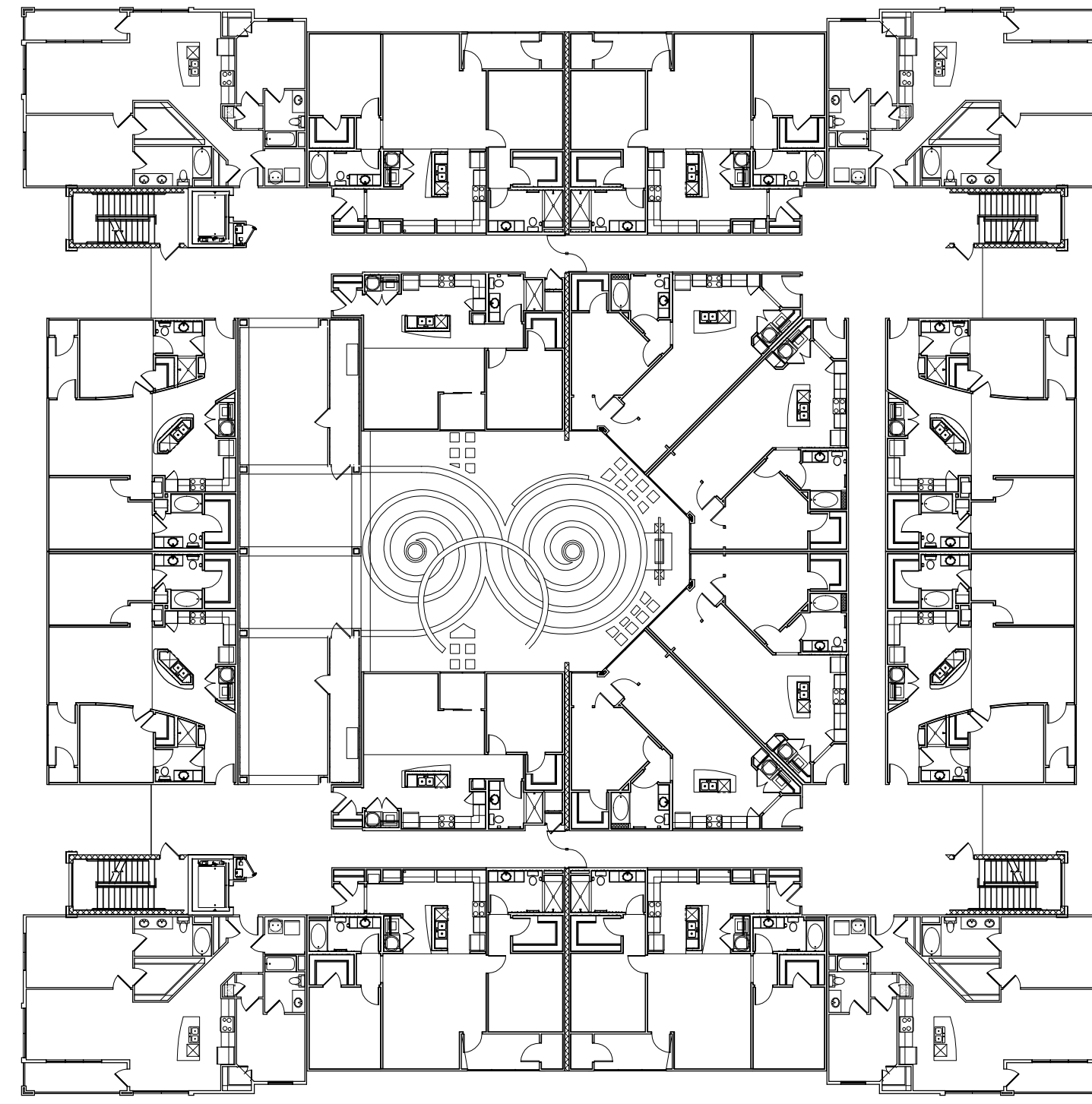
	TOTAL NET	TOTAL GROSS
TOTAL	18	19,060
	20	19,462
	20	19,462
	20	19,462
	20	19,462
	156	76,672
		80,044
		153,344
		160,088

BUILDING SQUARE FOOTAGE TABLE

BUILDING TYPE I

LEVEL	RESIDENTIAL GROSS	RESIDENTIAL NET	CIRCULATION GROSS	CIRCULATION NET	ELEVATOR GROSS	ELEVATOR NET	STAIR GROSS	STAIR NET	MECHANICAL GROSS	MECHANICAL NET
L1	19,060	18,286	10,028	9,368	238	110	1,450	1,176	352	320
L2	20,328	19,462	8,148	7,502	238	110	1,450	1,176	302	282
L3	20,328	19,462	8,148	7,502	238	110	1,450	1,176	302	282
L4	20,328	19,462	8,148	7,502	238	110	1,450	1,176	302	282
	160,088	153,344	34,472	31,874	952	440	5,800	4,704	1,258	1,166

TOTALGROSS	202,570
TOTAL NET	191,528



TYPE I 2 BUILDINGS

Bay View Apartments
UNIT SQUARE FOOTAGE TABLE
BUILDING TYPE II UNIT TABULATION - 4 STORY

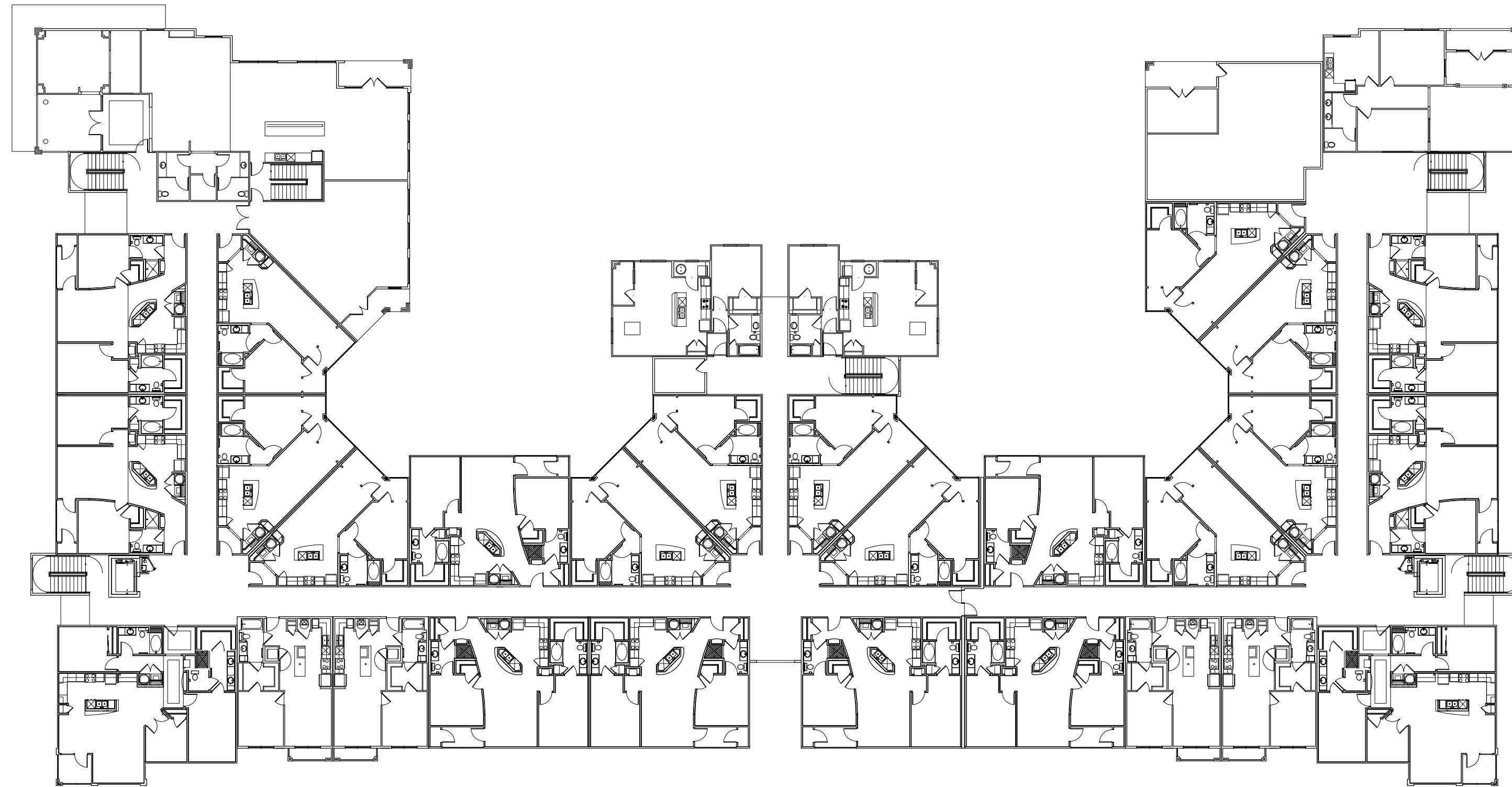
	A0	A1	A2	A3	A4	B1	B2	B2-ALT	B3	C1	
	NET	588	650	723	760	773	1,068	1,202	1,202	1,192	1,377.00
GROSS	634	730	762	795	820	1,108	1,250	1,250	1,235	1423.00	
1ST	0	4	11	2	0	10	0	0	0	2	
2ND	0	4	11	2	0	10	0	1	1	2	
3RD	0	4	12	2	0	10	0	2	2	2	
4TH	0	4	12	2	0	10	0	1	1	2	
TOTAL	0	16	46	8	0	40	0	4	4	8	
NET	0	10,400	33,258	6,080	0	42,720	0	4,808	4,768	11,016	
GROSS	0	11,680	35,052	6,360	0	44,320	0	5,000	4,940	11,384	

	TOTAL NET	TOTAL GROSS
TOTAL	29	25,507
	31	27,901
	34	31,018
	32	28,624
	126	113,050
		118,736
		113,050
		118,736

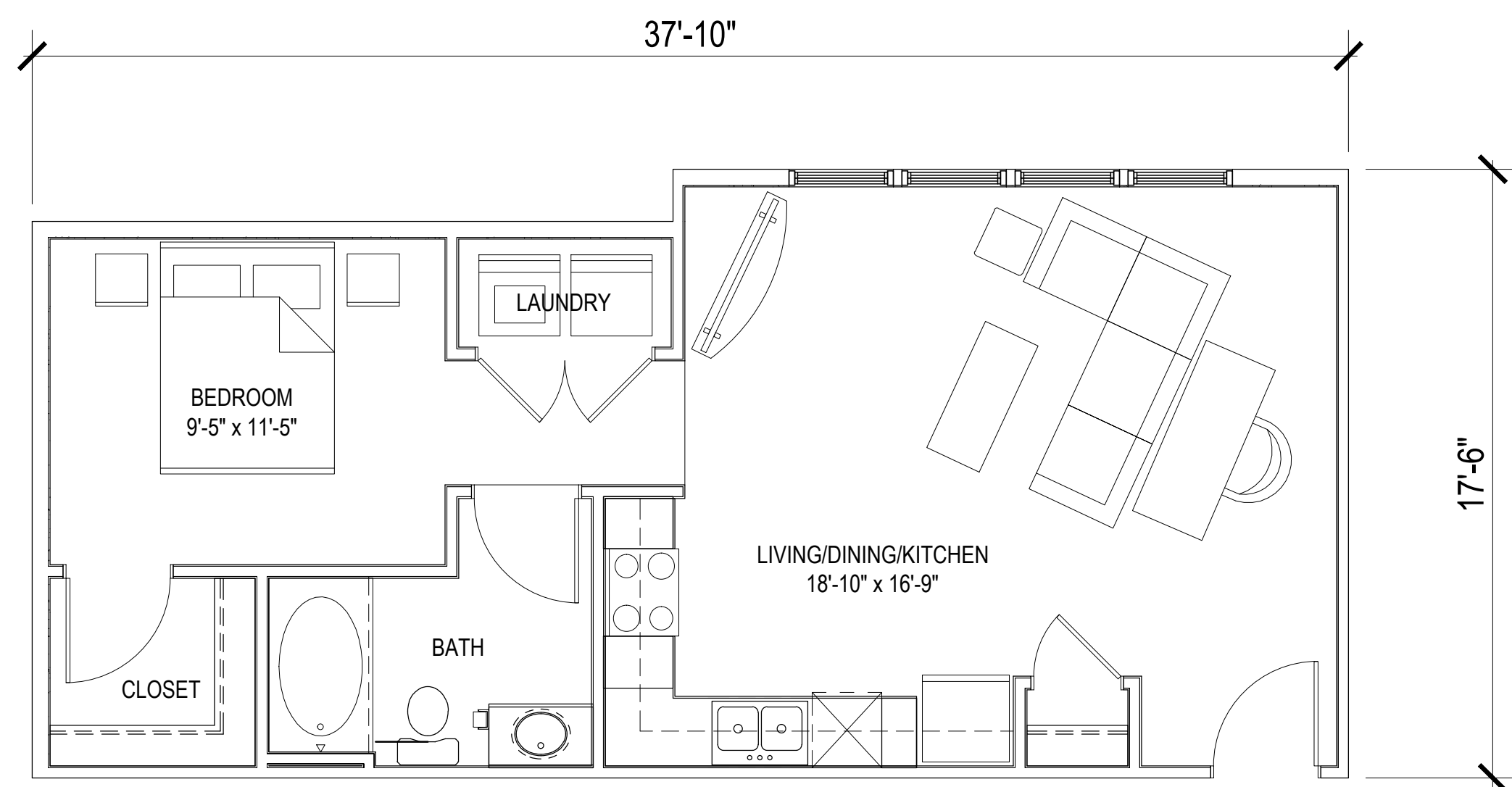
BUILDING SQUARE FOOTAGE TABLE
BUILDING TYPE II

LEVEL	RESIDENTIAL GROSS	RESIDENTIAL NET	CIRCULATION GROSS	CIRCULATION NET	ELEVATOR GROSS	ELEVATOR NET	STAIR GROSS	STAIR NET	MAINTENANCE GROSS	MAINTENANCE NET	AMENITY GROSS	AMENITY NET	MANAGEMENT GROSS	MANAGEMENT NET
L1	26,818	25,507	5,863	5,508	238	110	827	724	1,442	1,364	3,383	3,272	1,248	1,190
L2	29,303	27,901	5,863	5,508	238	110	827	724	200	183	2,904	2,802	0	0
L3	32,550	31,018	5,863	5,508	238	110	827	724	200	183	302	282	0	0
L4	30,065	28,624	5,863	5,508	238	110	827	724	200	183	302	282	0	0
	118,736	113,050	23,452	22,032	952	440	3,308	2,896	2,042	1,913	6,891	6,638	1,248	1,190

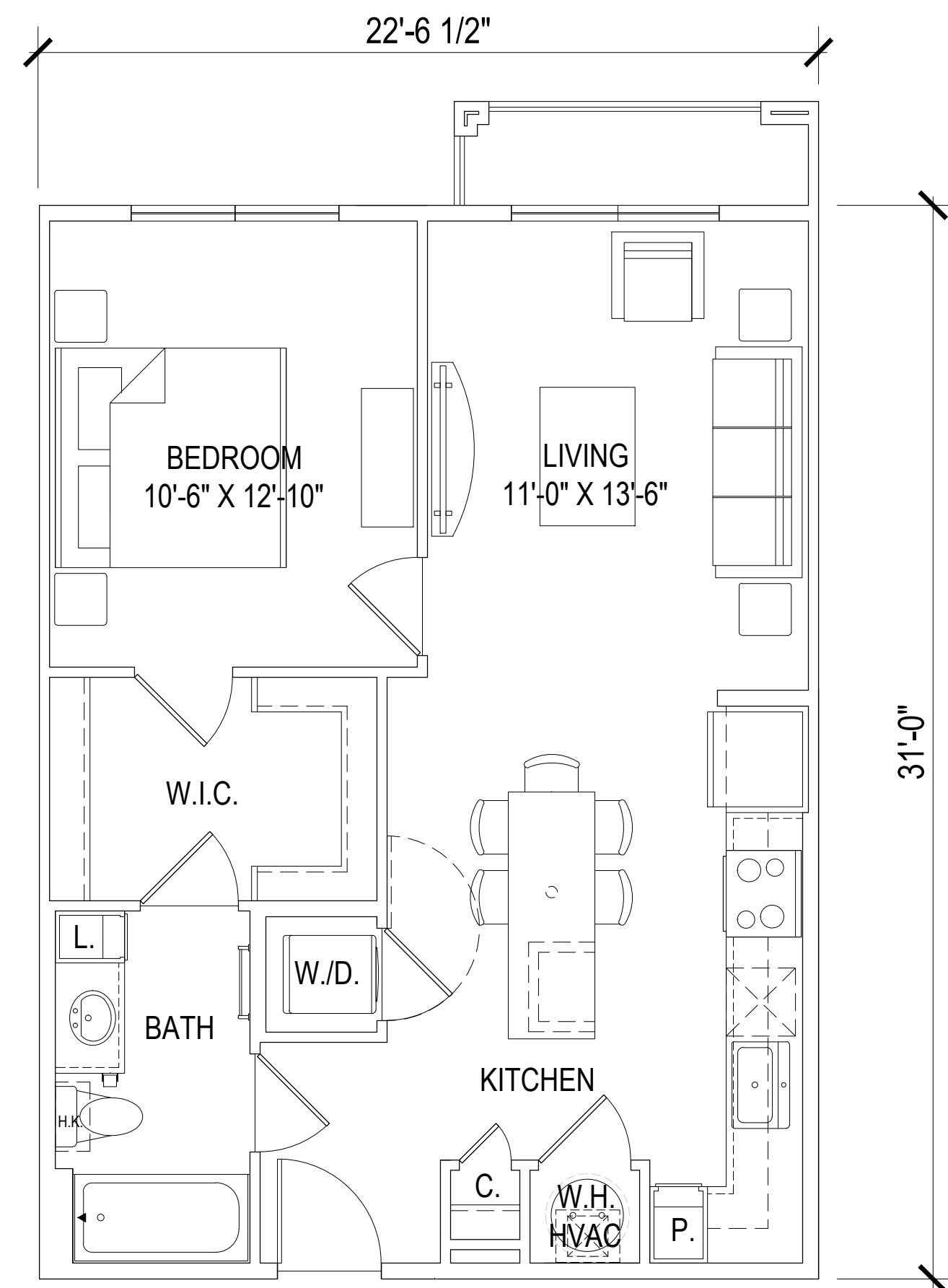
TOTALGROSS	156,629
TOTAL NET	148,159



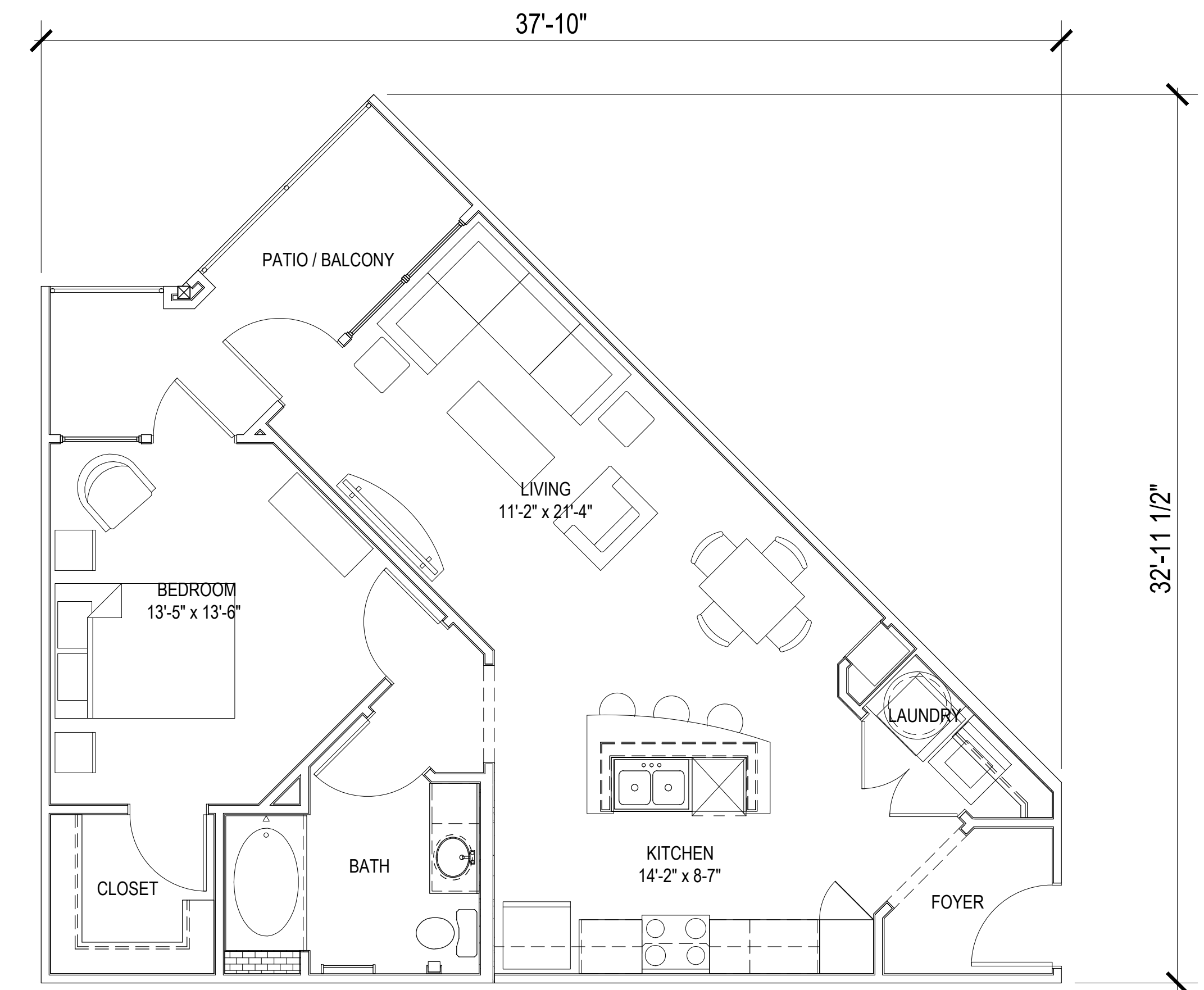
TYPE II 1 BUILDING



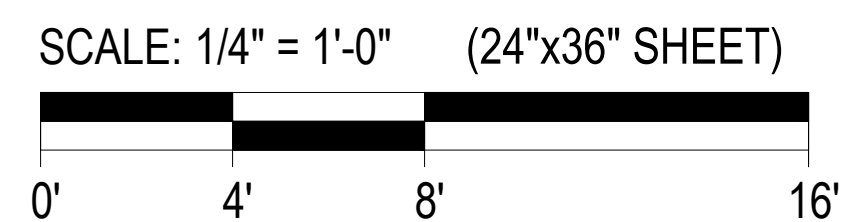
UNIT A0
GROSS - 634 SQ. FT.
NET - 588 SQ.FT



UNIT A1
GROSS - 730 SQ.FT.
NET - 650 SQ. FT.

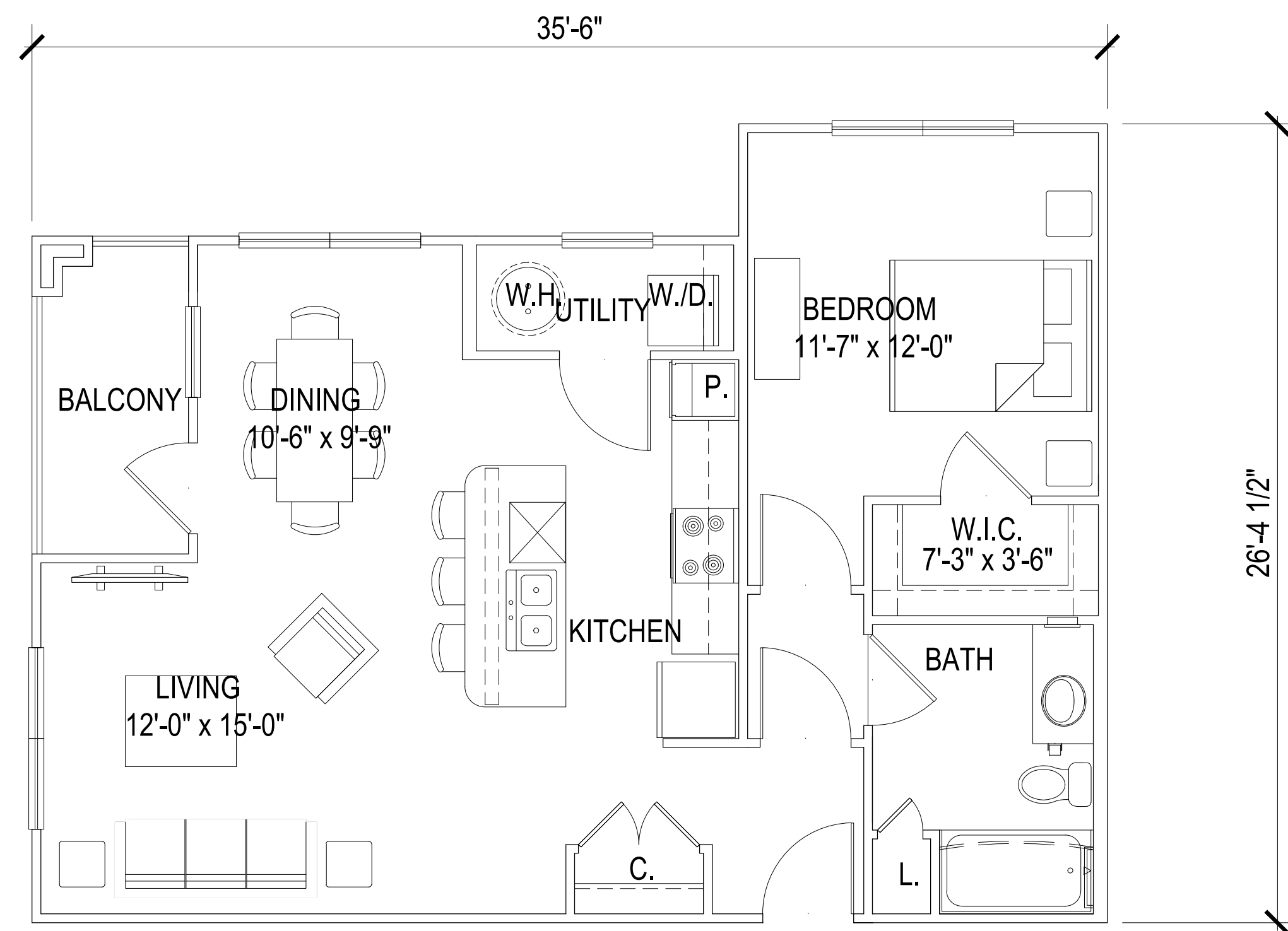


UNIT A2
GROSS - 762 SQ. FT.
NET - 723 SQ.FT.

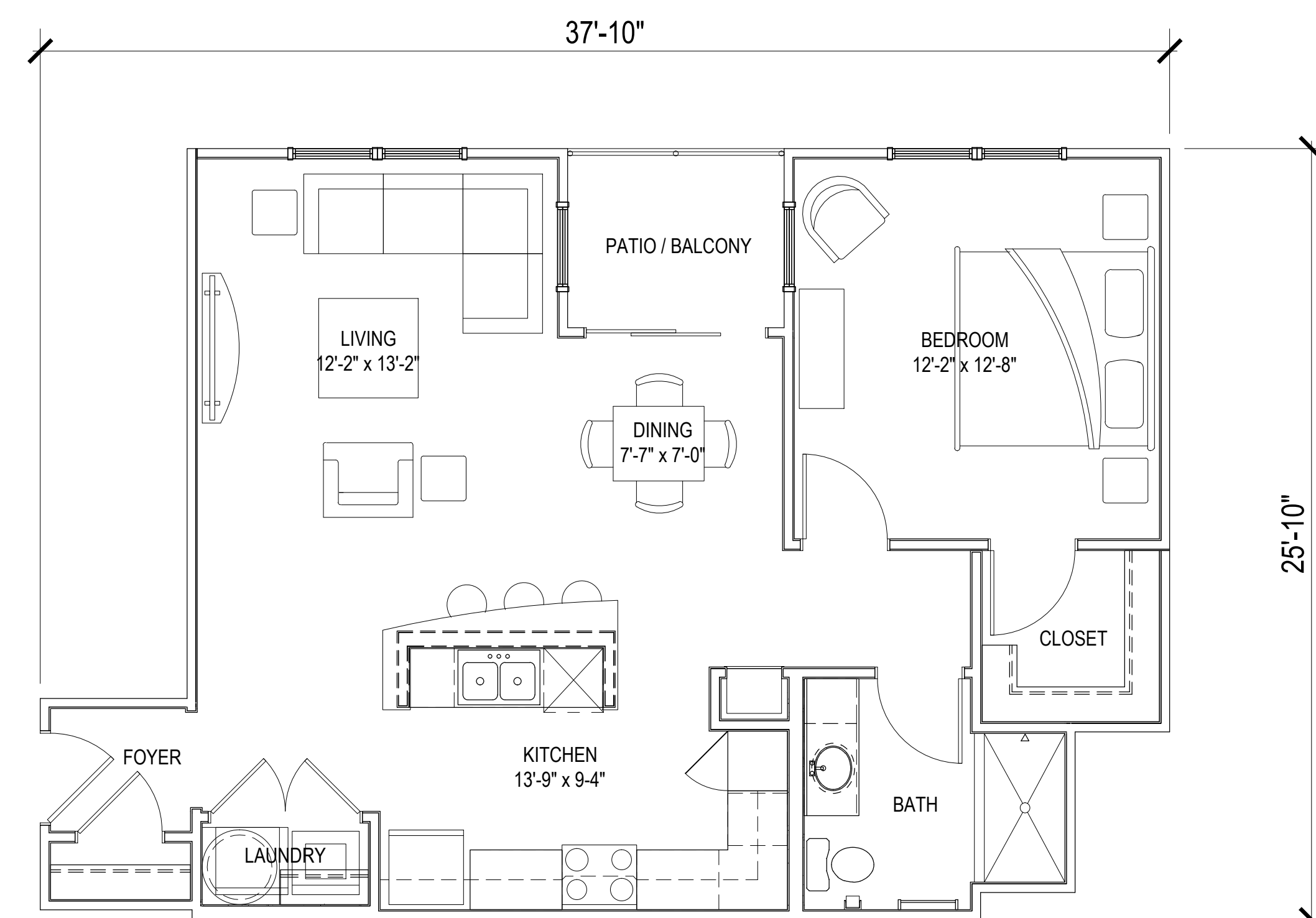


UNITS

A 301



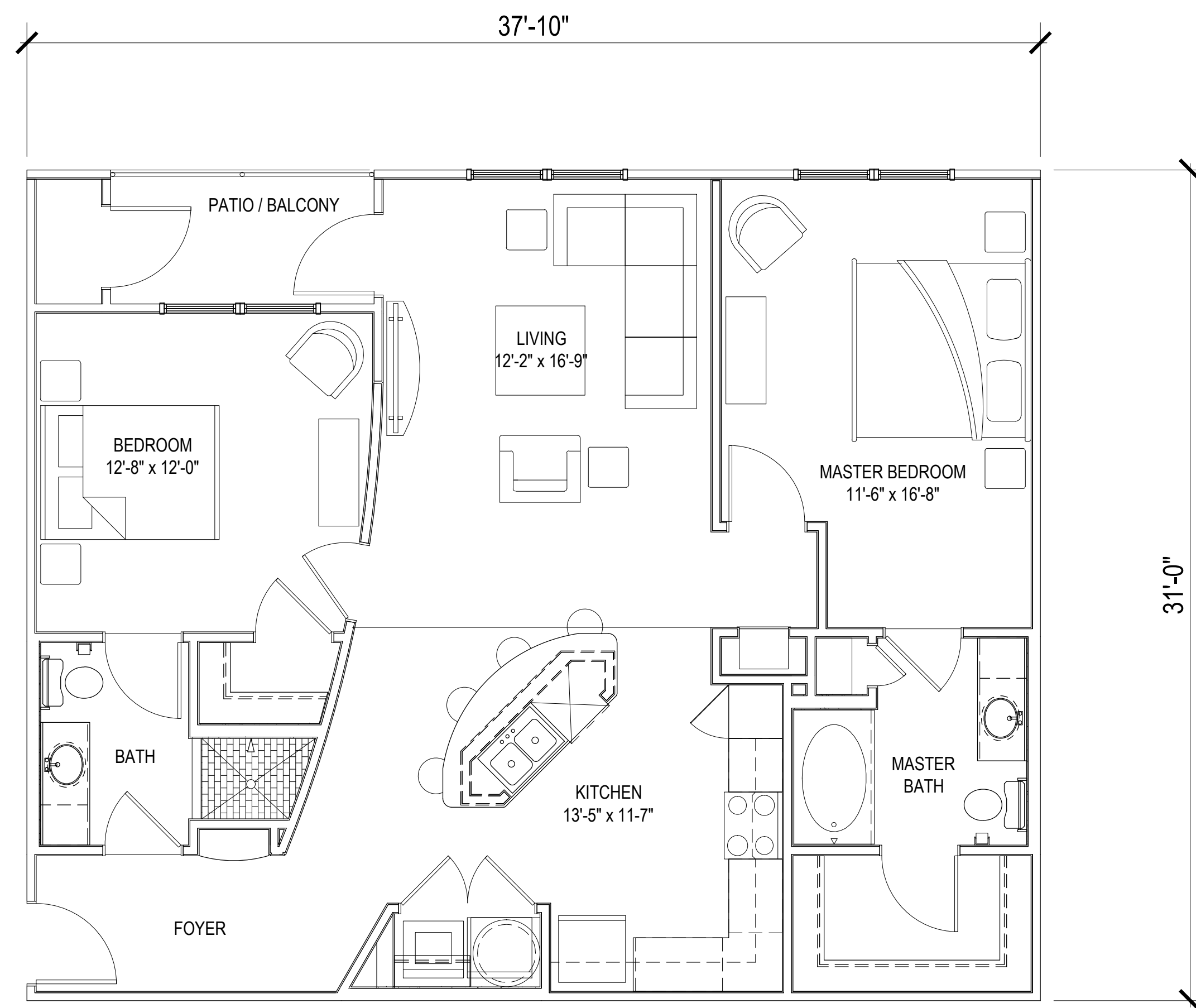
UNIT A3
 GROSS - 795 SQ. FT.
 NET - 760 SQ. FT.



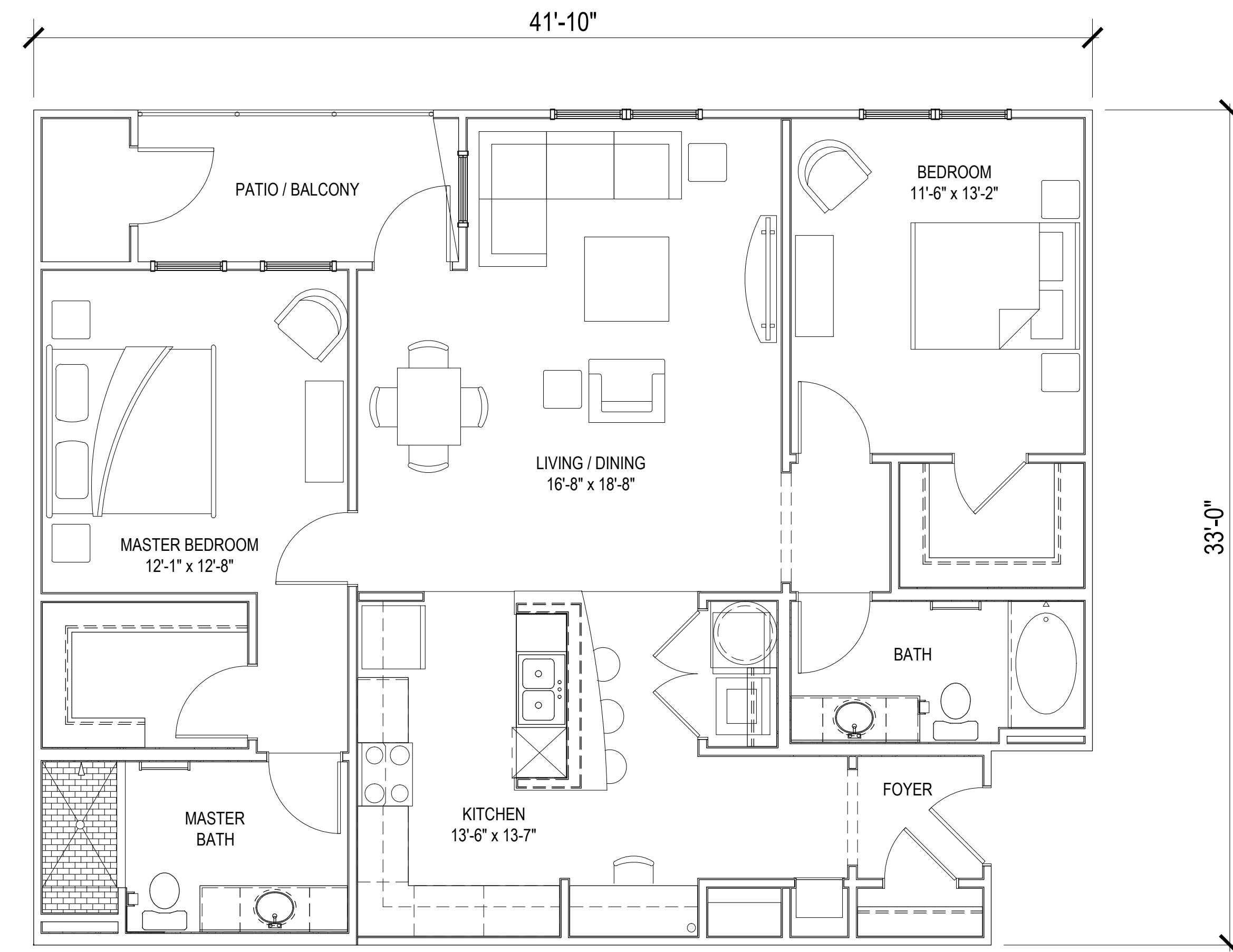
UNIT A4
 GROSS - 820 SQ. FT.
 NET - 773 SQ.FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

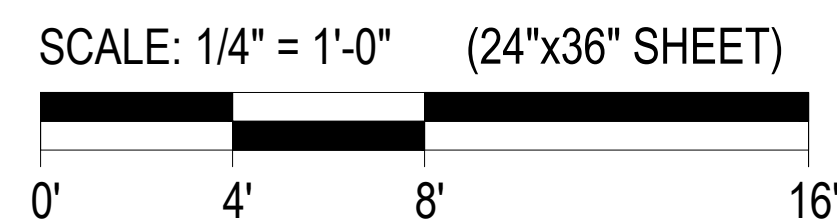
UNITS



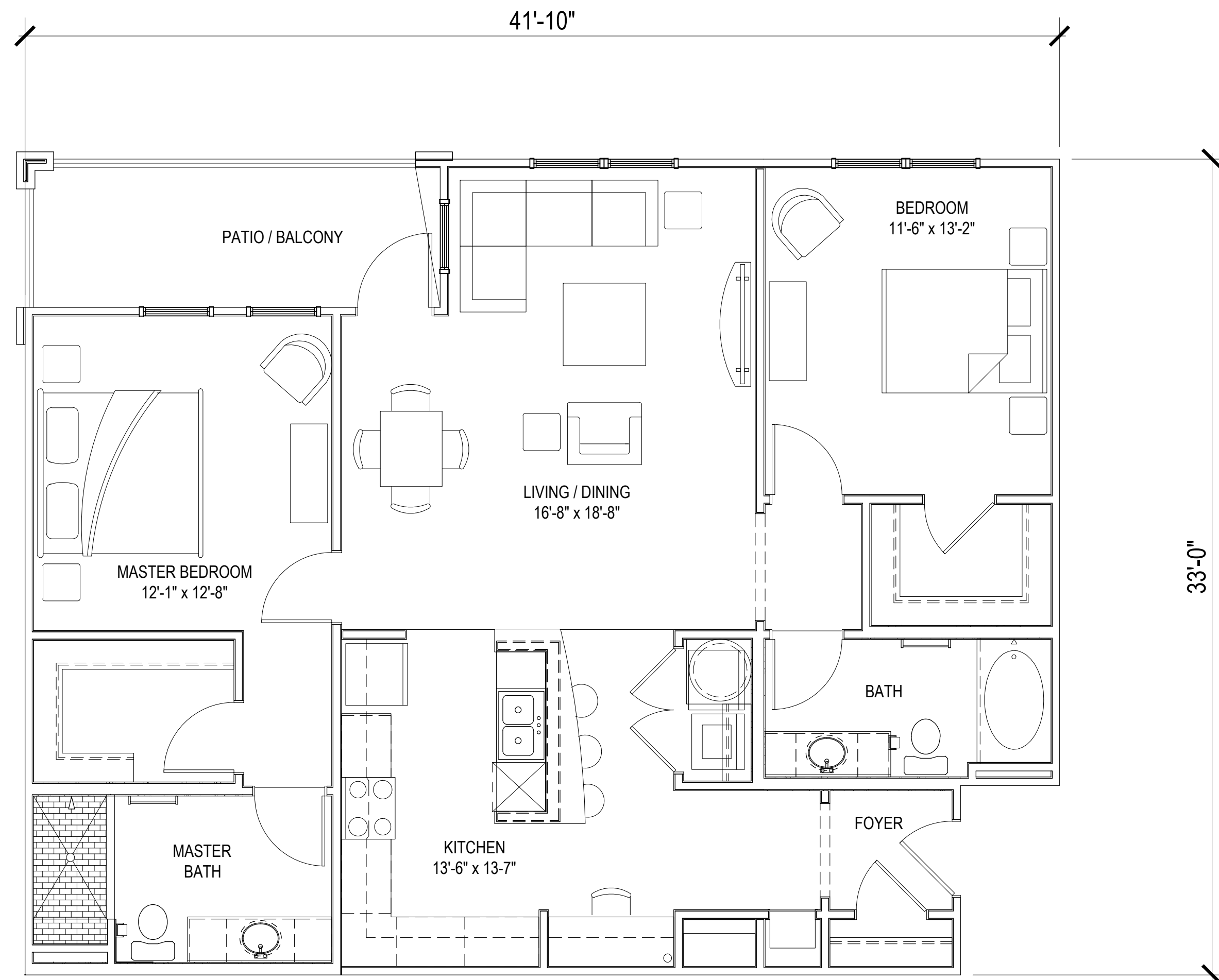
UNIT B1
 GROSS - 1,108 SQ. FT.
 NET -1,068 SQ. FT.



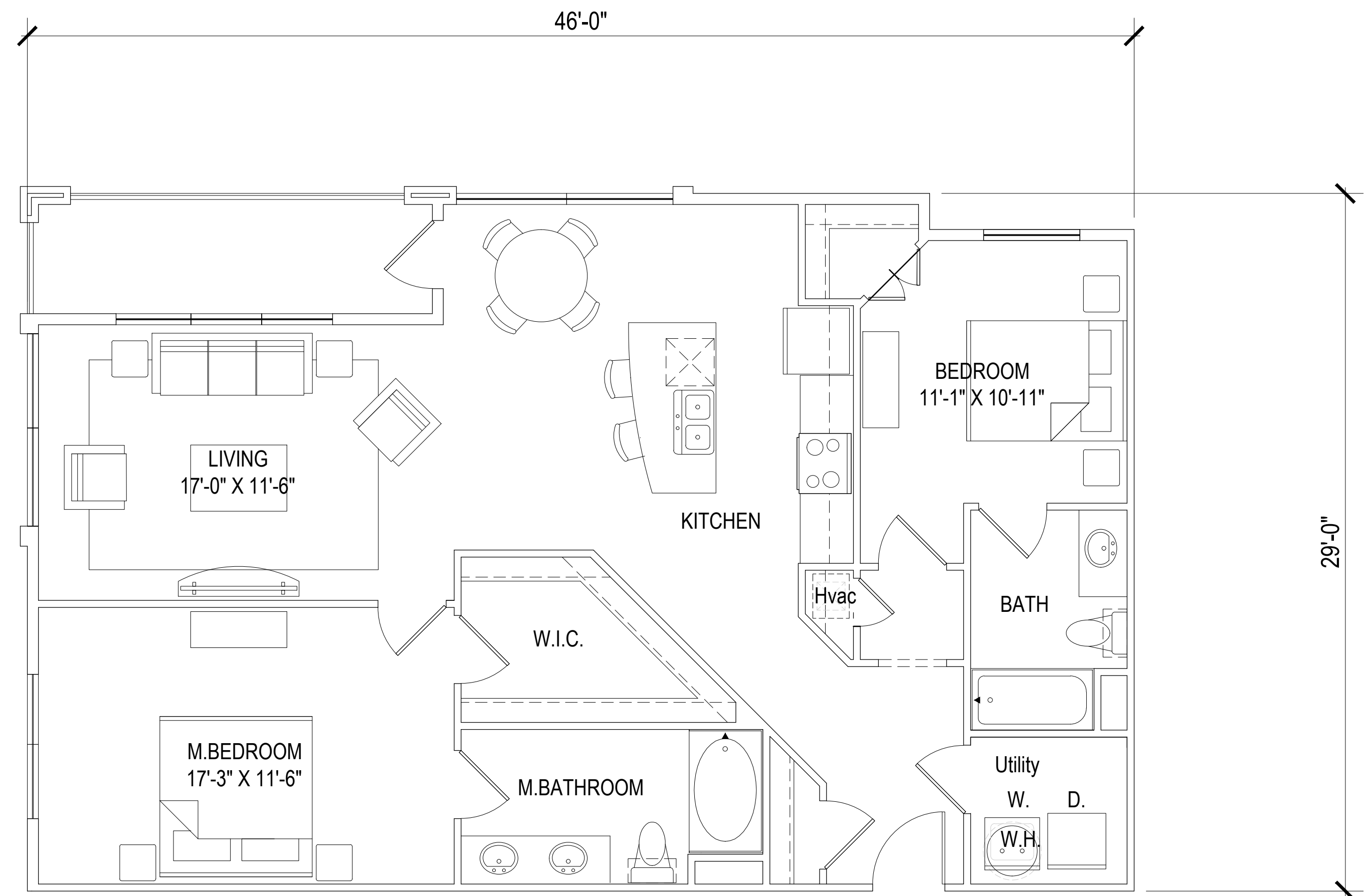
UNIT B2
 GROSS - 1,250 SQ. FT.
 NET -1,202 SQ. FT.



UNITS

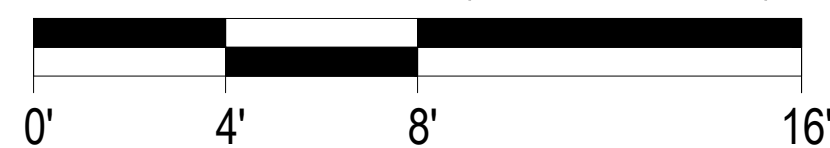


UNIT B2-ALT
GROSS - 1,250 SQ.FT.
NET -1,202 SQ.FT.



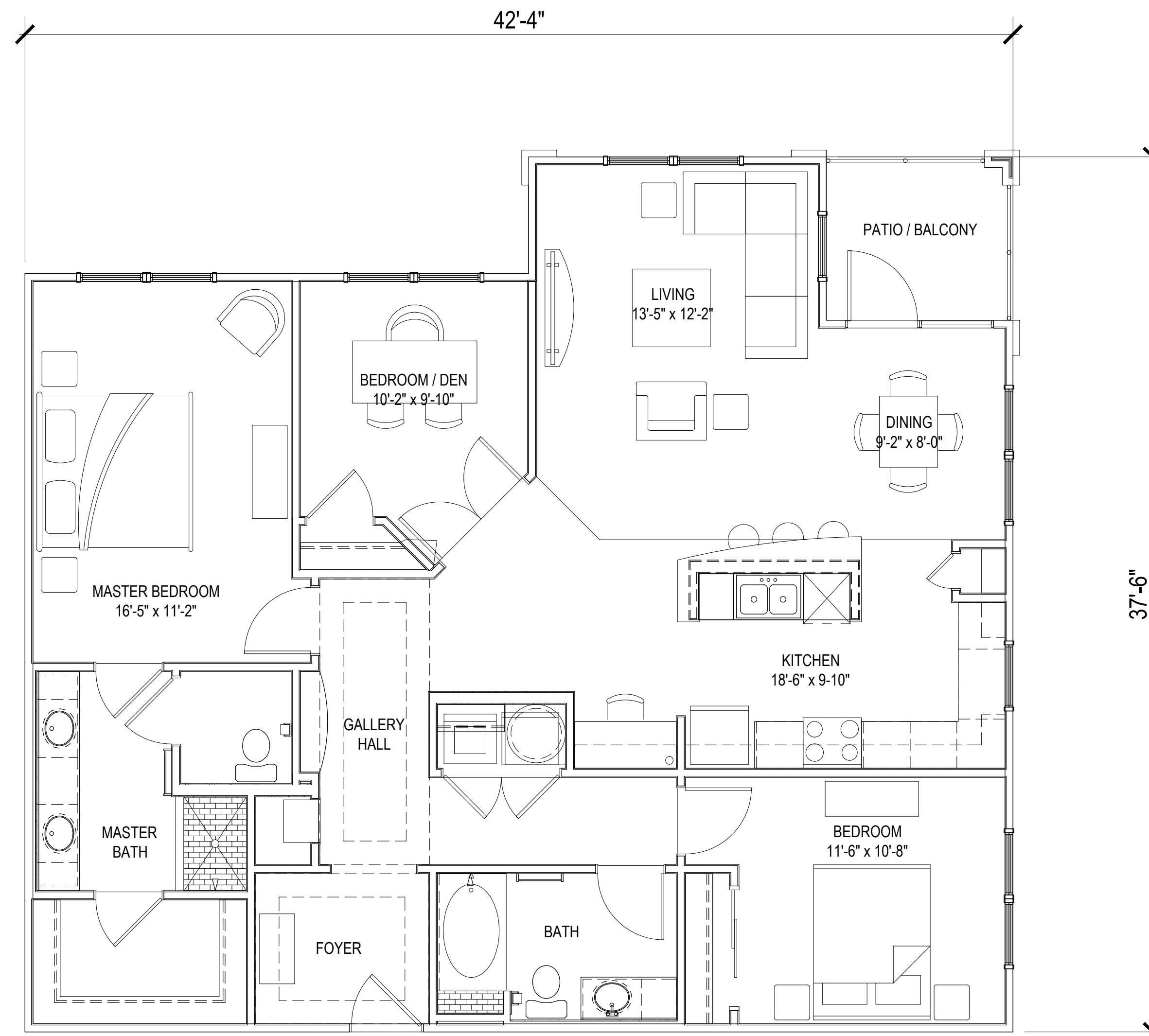
UNIT B3
GROSS - 1,235 SQ. FT.
NET -1,192 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



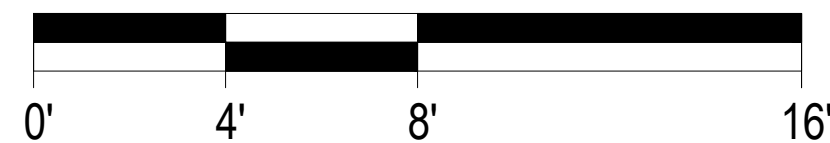
UNITS

A 304



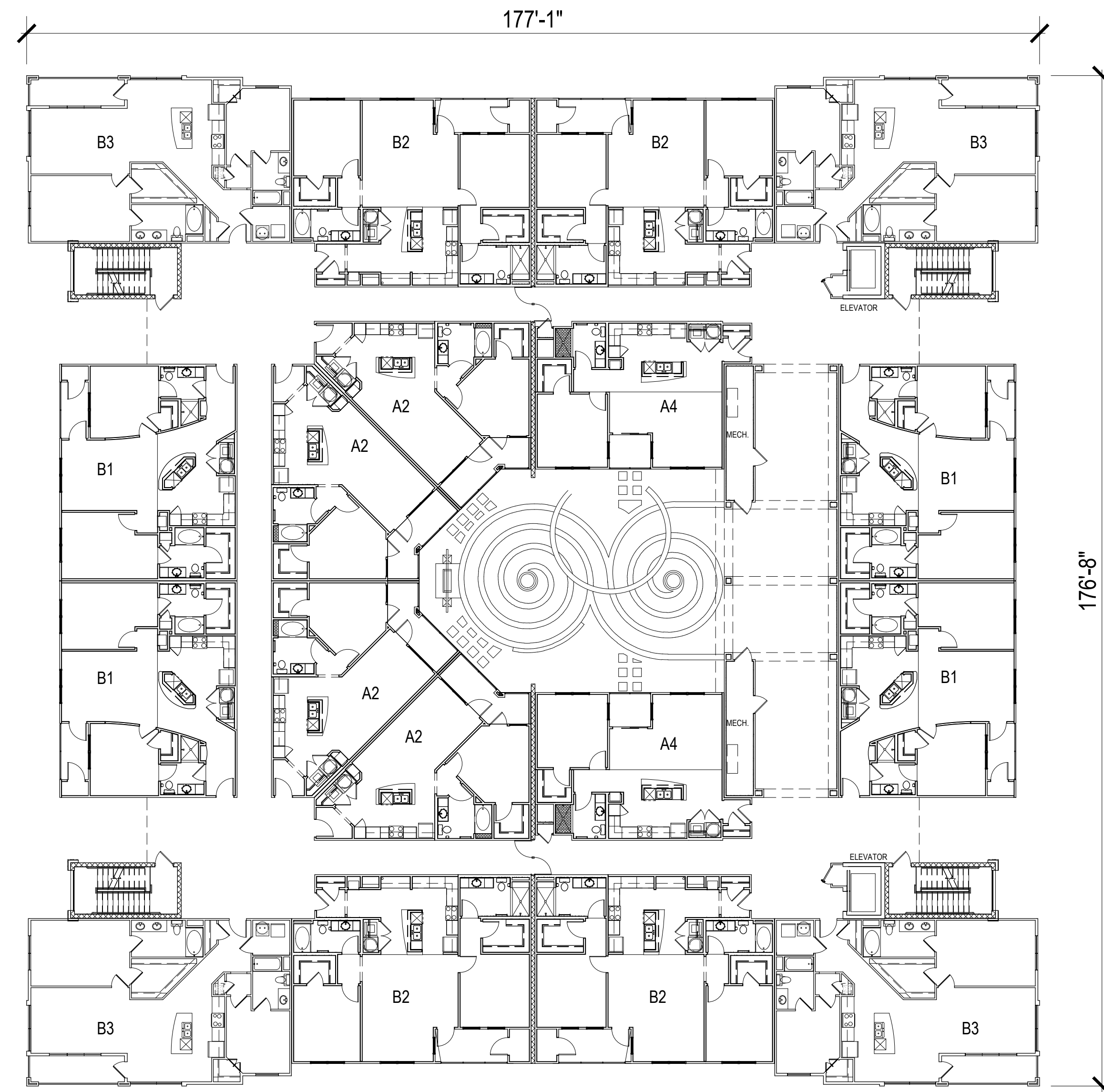
UNIT C1
 GROSS - 1,423 SQ. FT.
 NET -1,377 SQ.FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

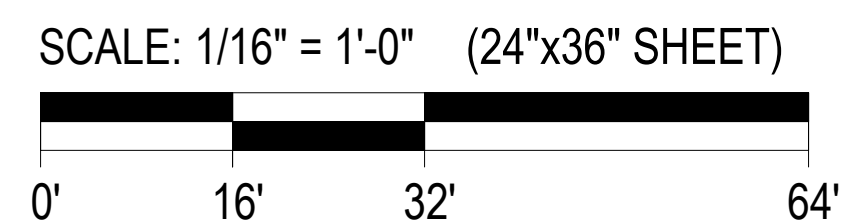


UNITS

A 305

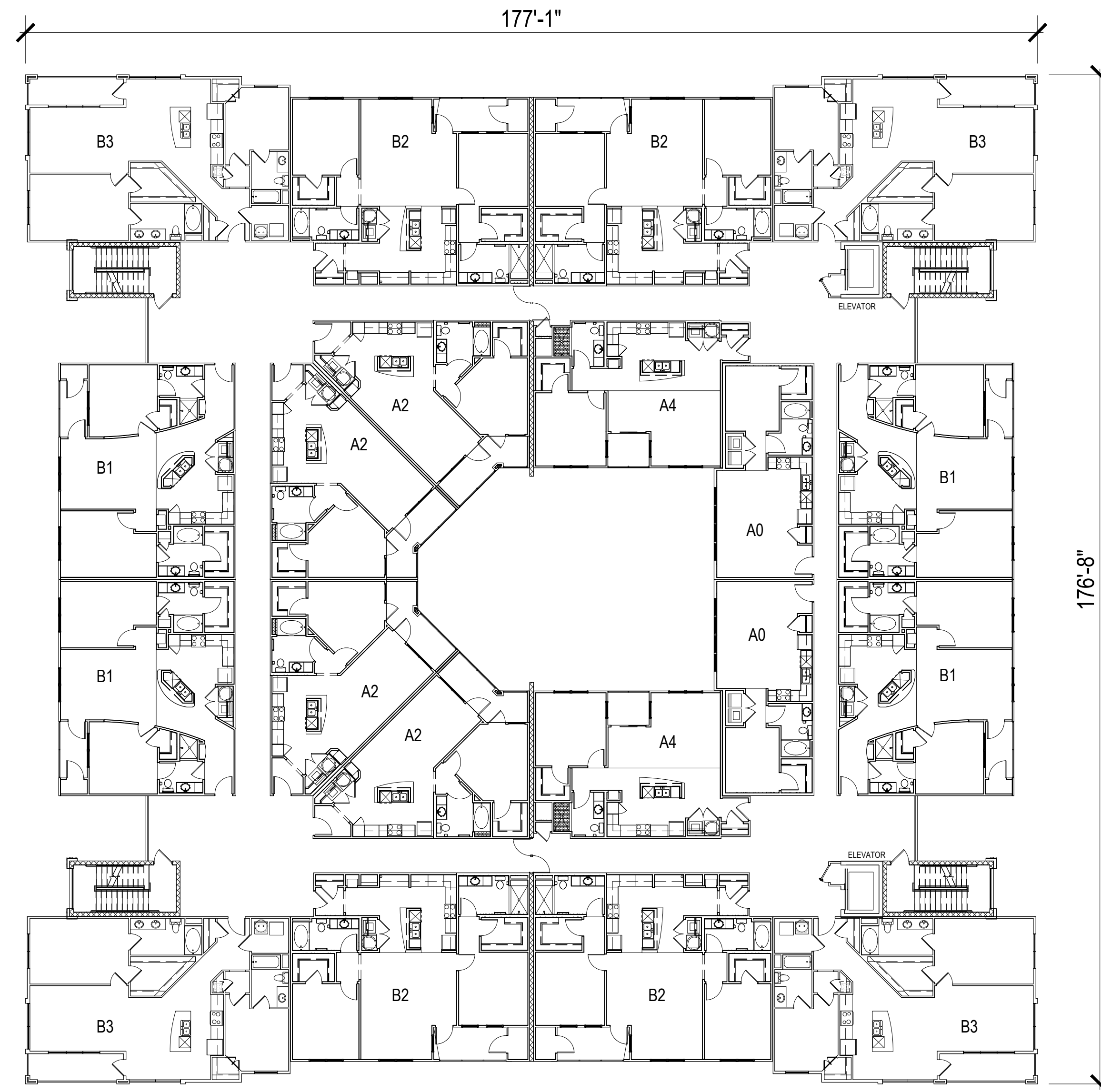


BLDG TYPE I 1ST FLOOR PLAN



ENLARGED BUILDING PLAN

A 410



BLDG TYPE I TYPICAL FLOOR PLAN

ENLARGED BUILDING PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

A 411



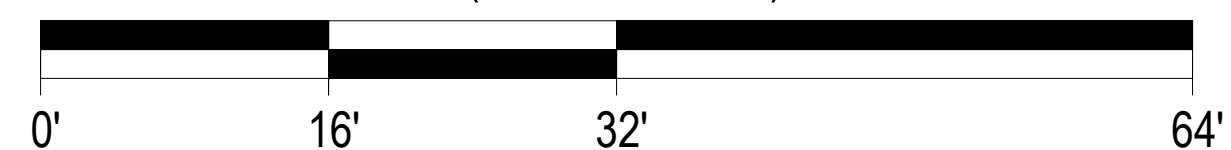
FRONT & REAR ELEVATION



SIDE ELEVATION

BUILDING TYPE I ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



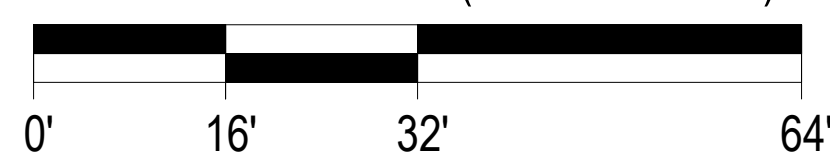
A 412



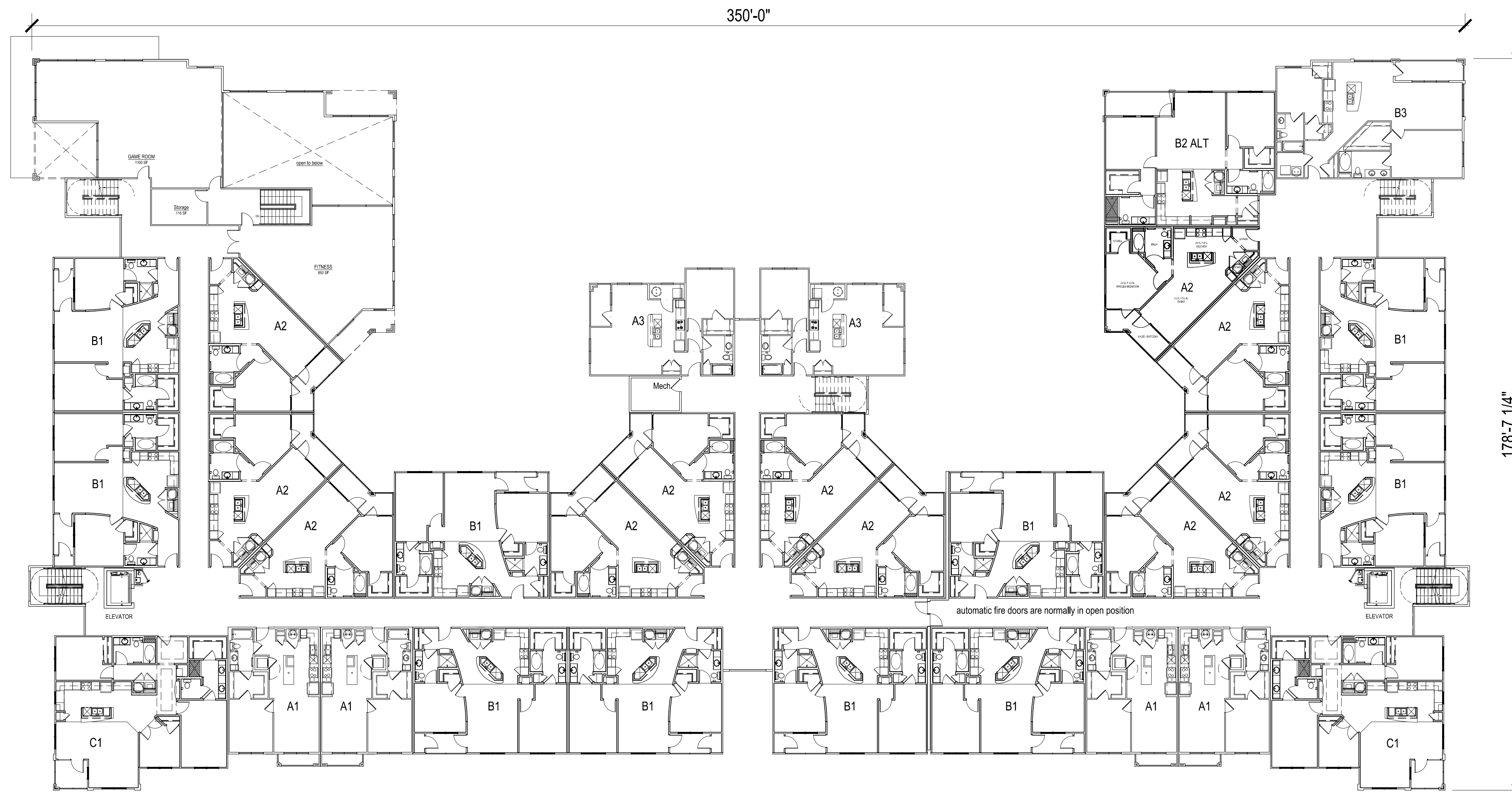
BLDG TYPE II 1ST FLOOR PLAN

ENLARGED BUILDING PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



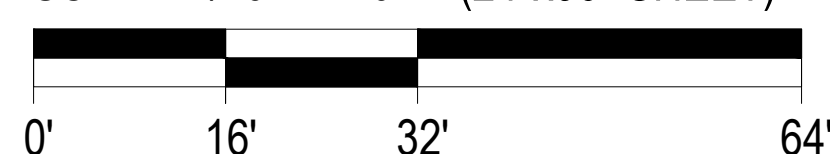
A 420



BLDG TYPE II 2nd FLOOR PLAN

ENLARGED BUILDING PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



A 421



BLDG TYPE II 3rd FLOOR PLAN

ENLARGED BUILDING PLAN

A 422

SCALE: 1/16" = 1'-0" (24"x36" SHEET)
 0' 16' 32' 64'



BLDG TYPE II 4th FLOOR PLAN

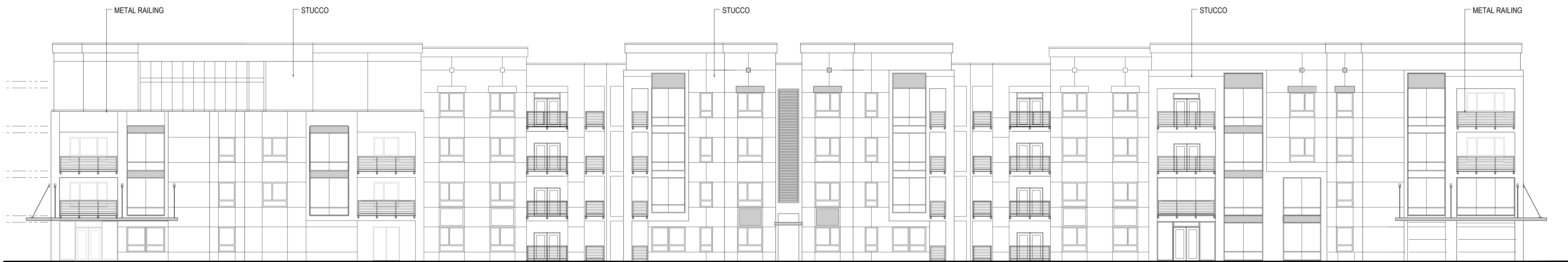
ENLARGED BUILDING PLAN

A 423

SCALE: 1/16" = 1'-0" (24"x36" SHEET)
 0' 16' 32' 64'

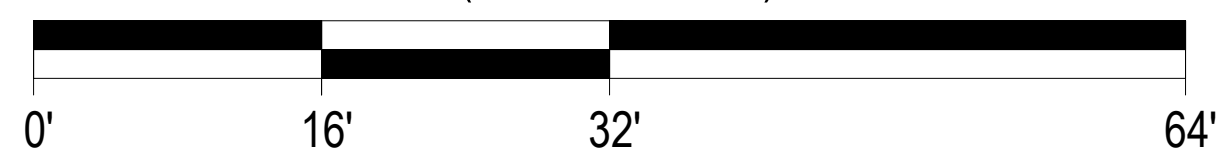


FRONT ELEVATION



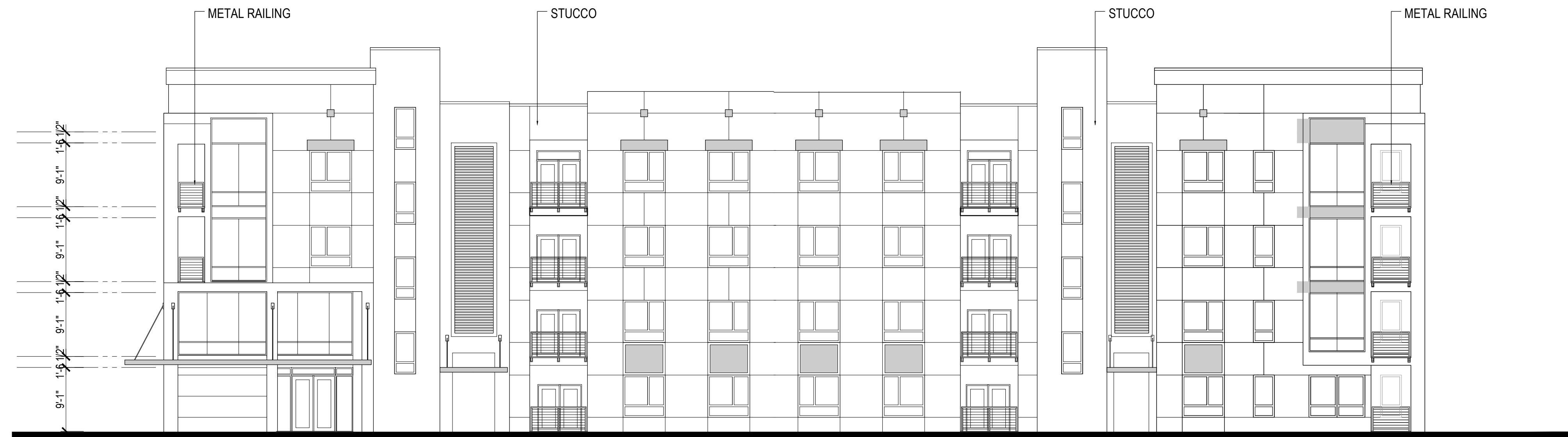
REAR ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BUILDING TYPE II ELEVATIONS

A 424



WEST ELEVATION



EAST ELEVATION

BUILDING TYPE II ELEVATIONS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)
 0' 16' 32' 64'

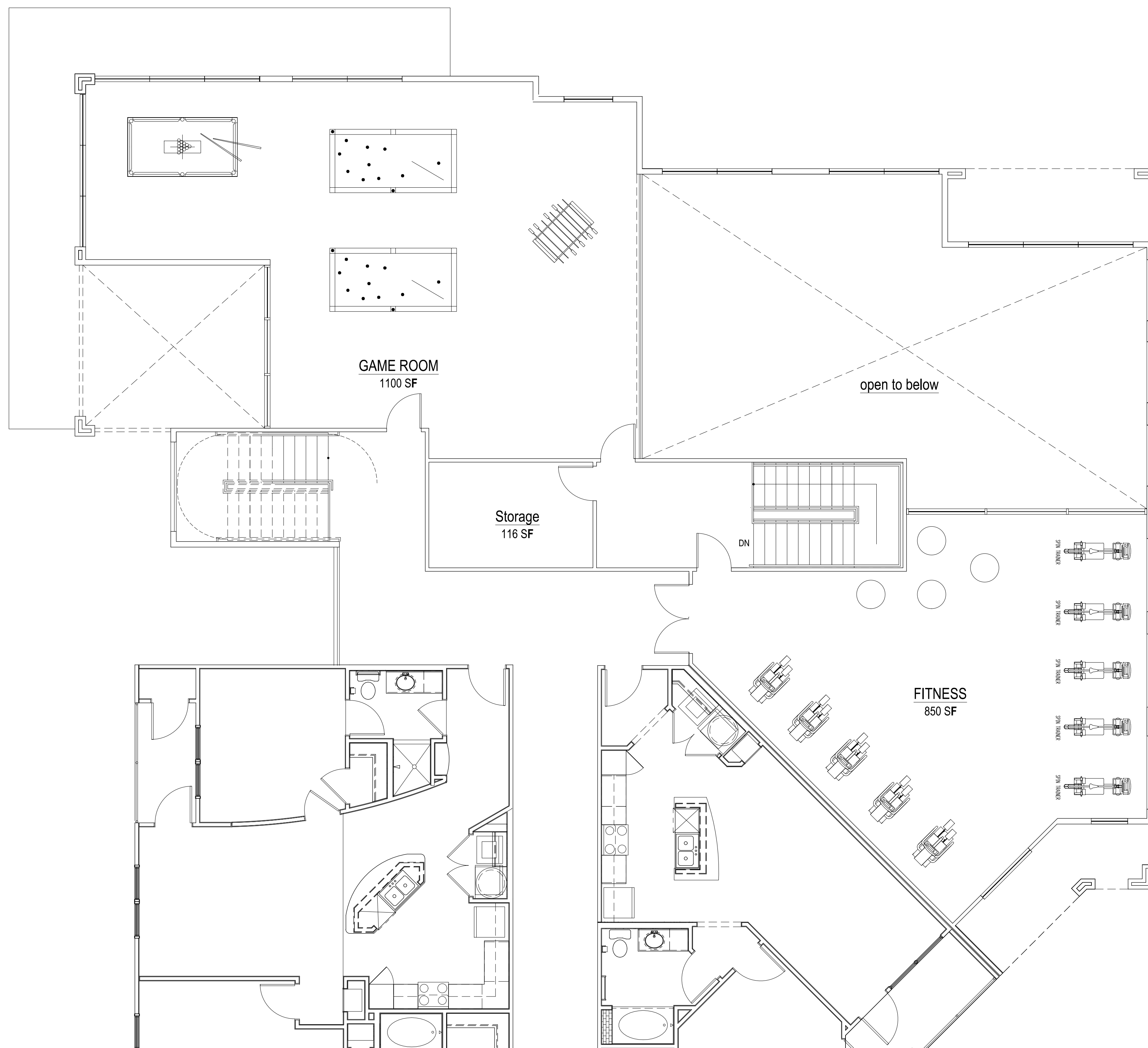
A 425



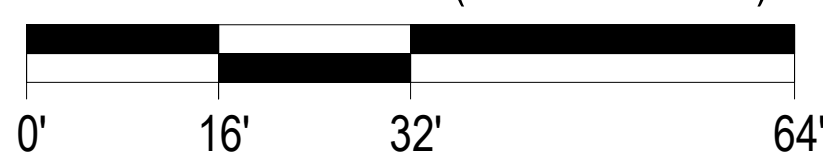
SCALE: 1/16" = 1'-0" (24"x36" SHEET)

AMENITY SPACE 1ST FLOOR PLAN - BUILDING TYPE II

A 801

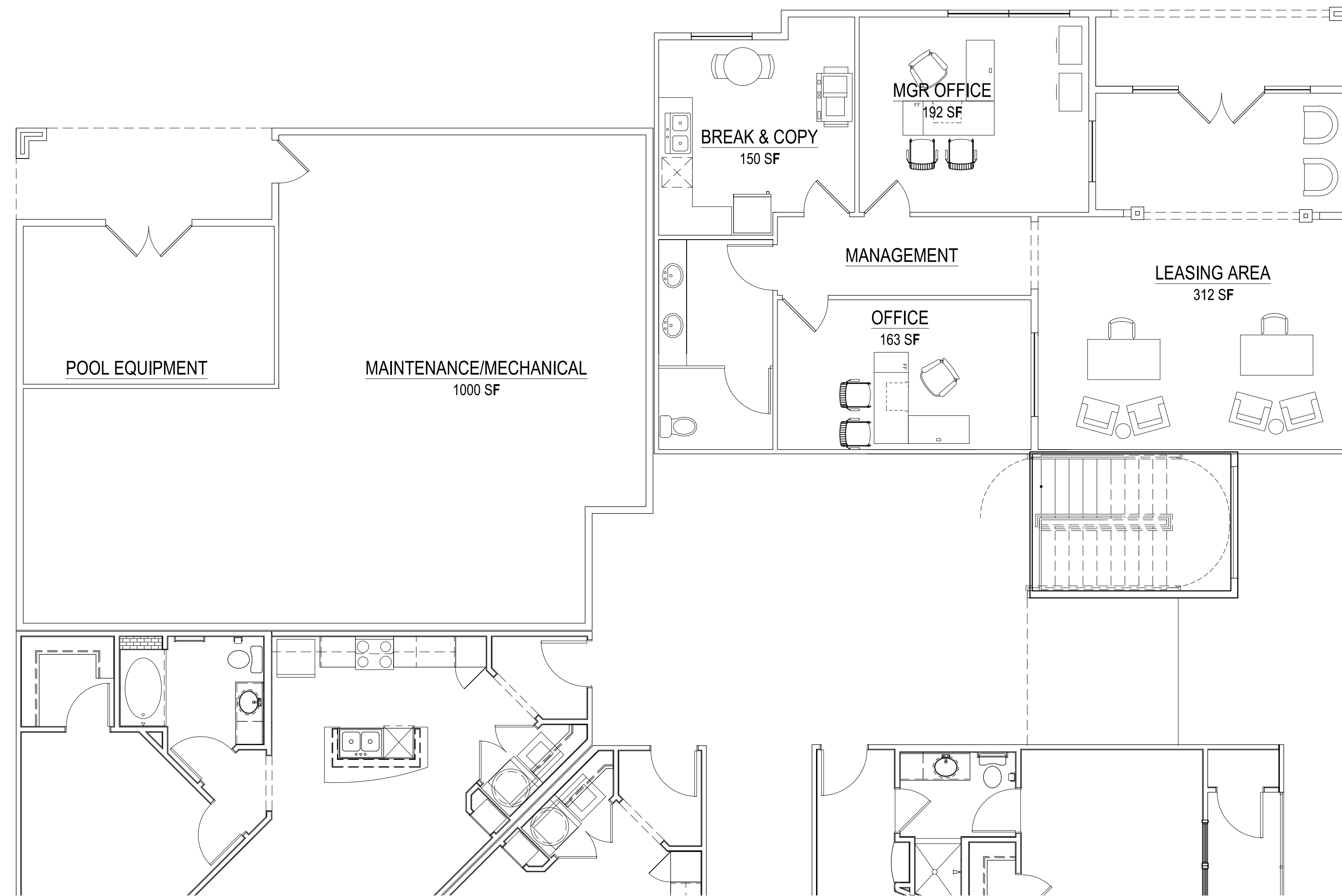


SCALE: 1/16" = 1'-0" (24"x36" SHEET)



AMENITY SPACE 2ND FLOOR PLAN - BUILDING TYPE II

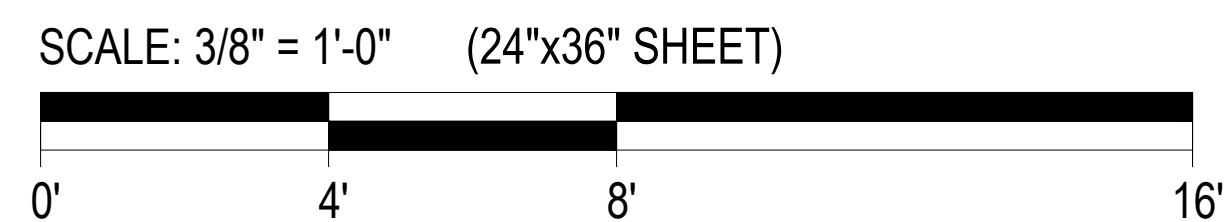
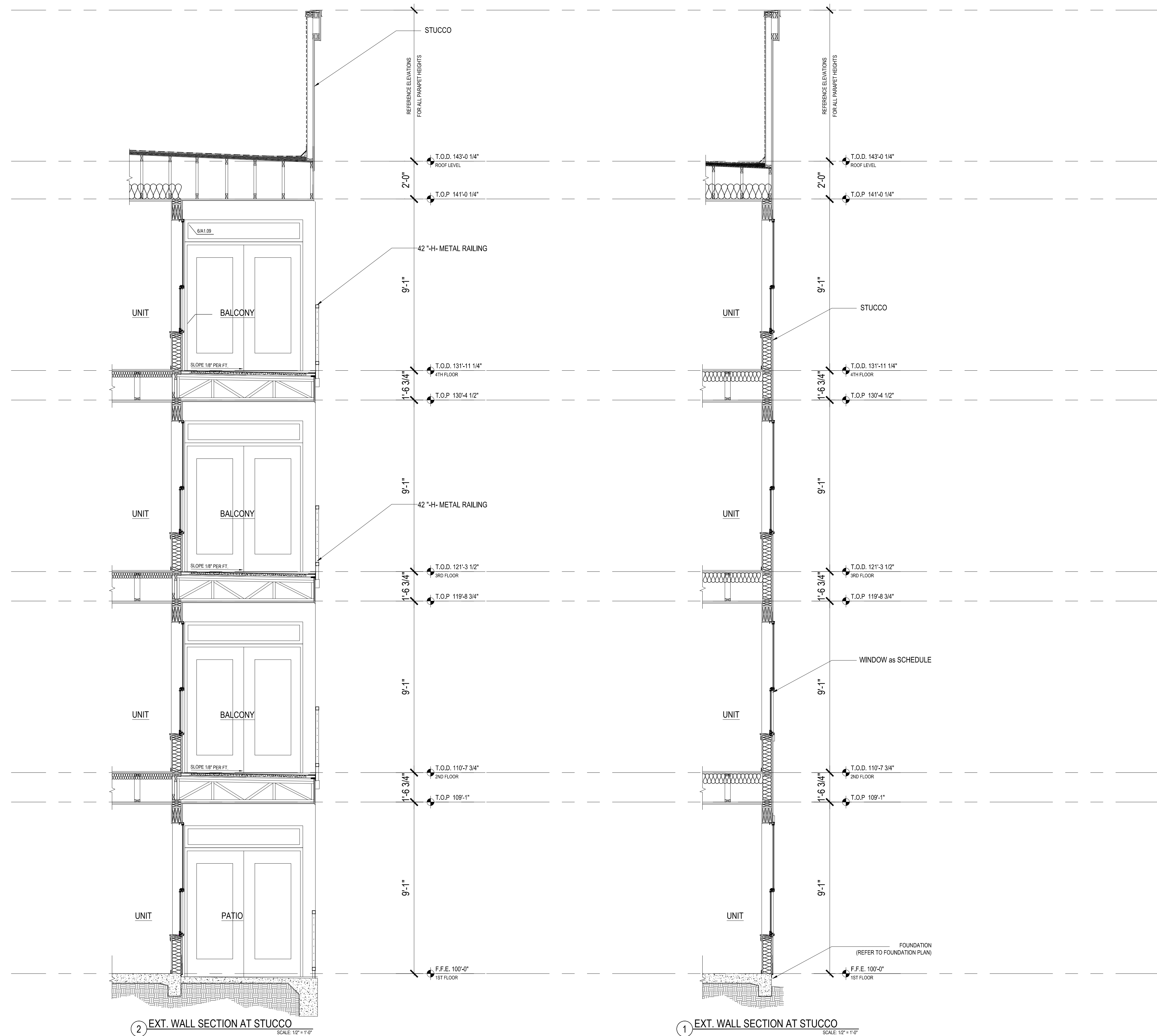
A 802



SCALE: 1/16" = 1'-0" (24"x36" SHEET)

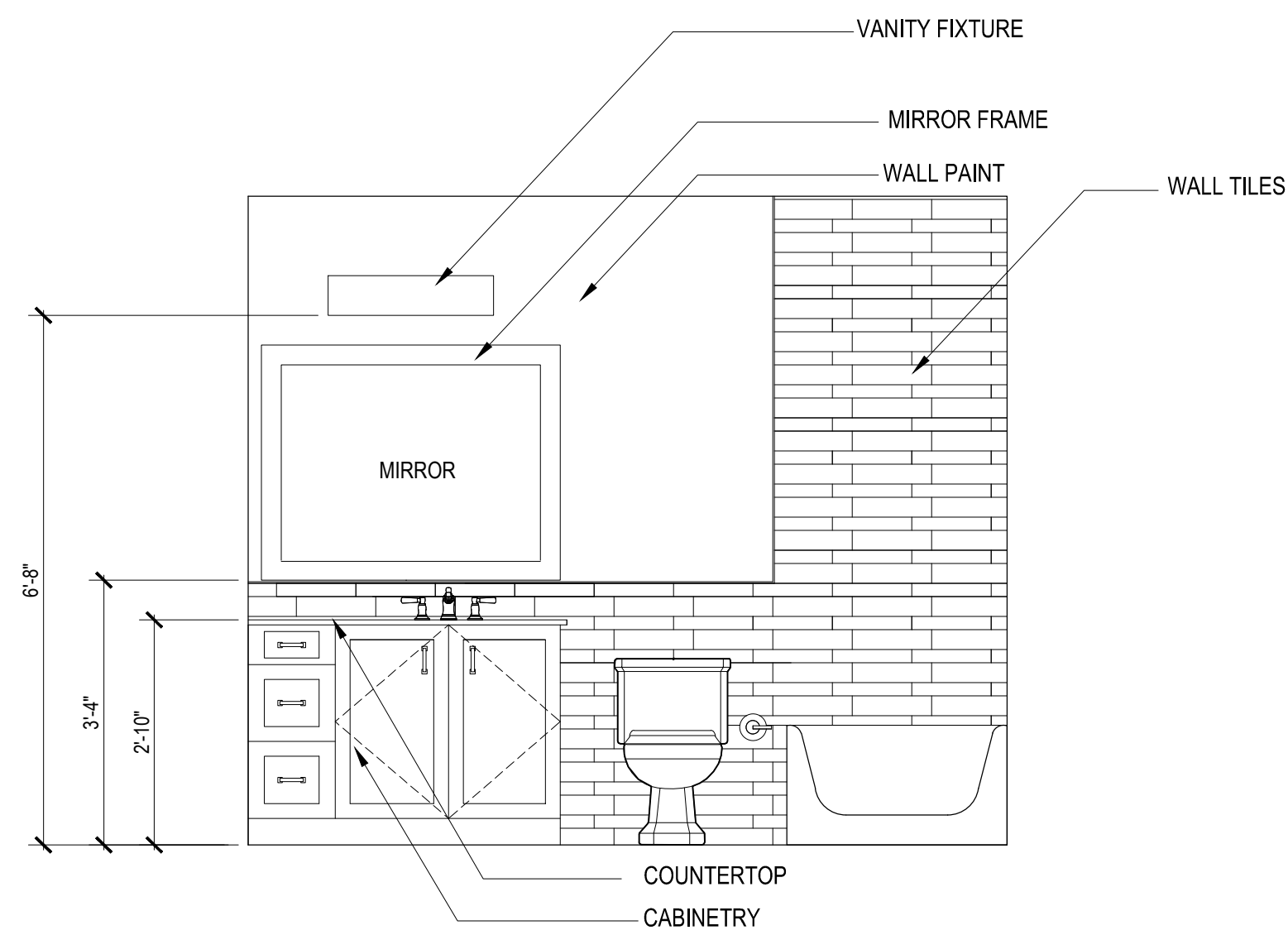
MANAGEMENT FLOOR PLAN - BUILDING TYPE II

A 803

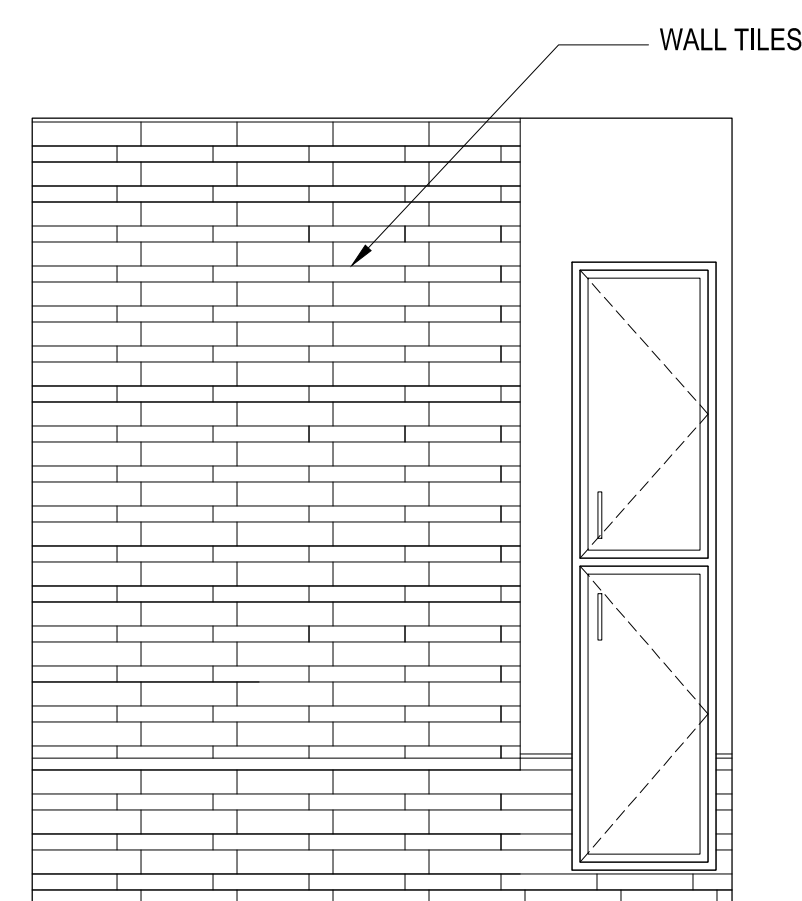


WALL SECTIONS

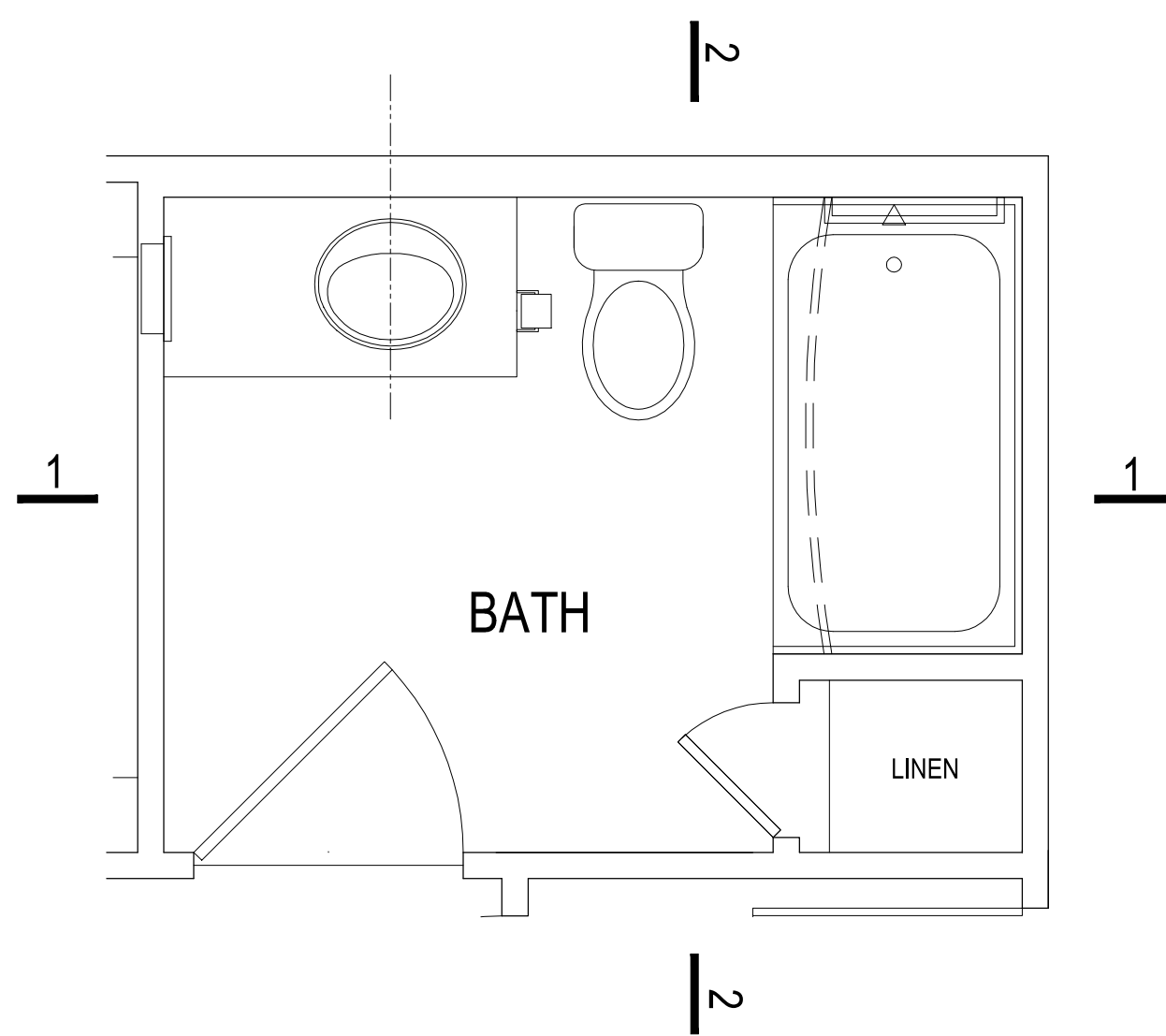
A 901



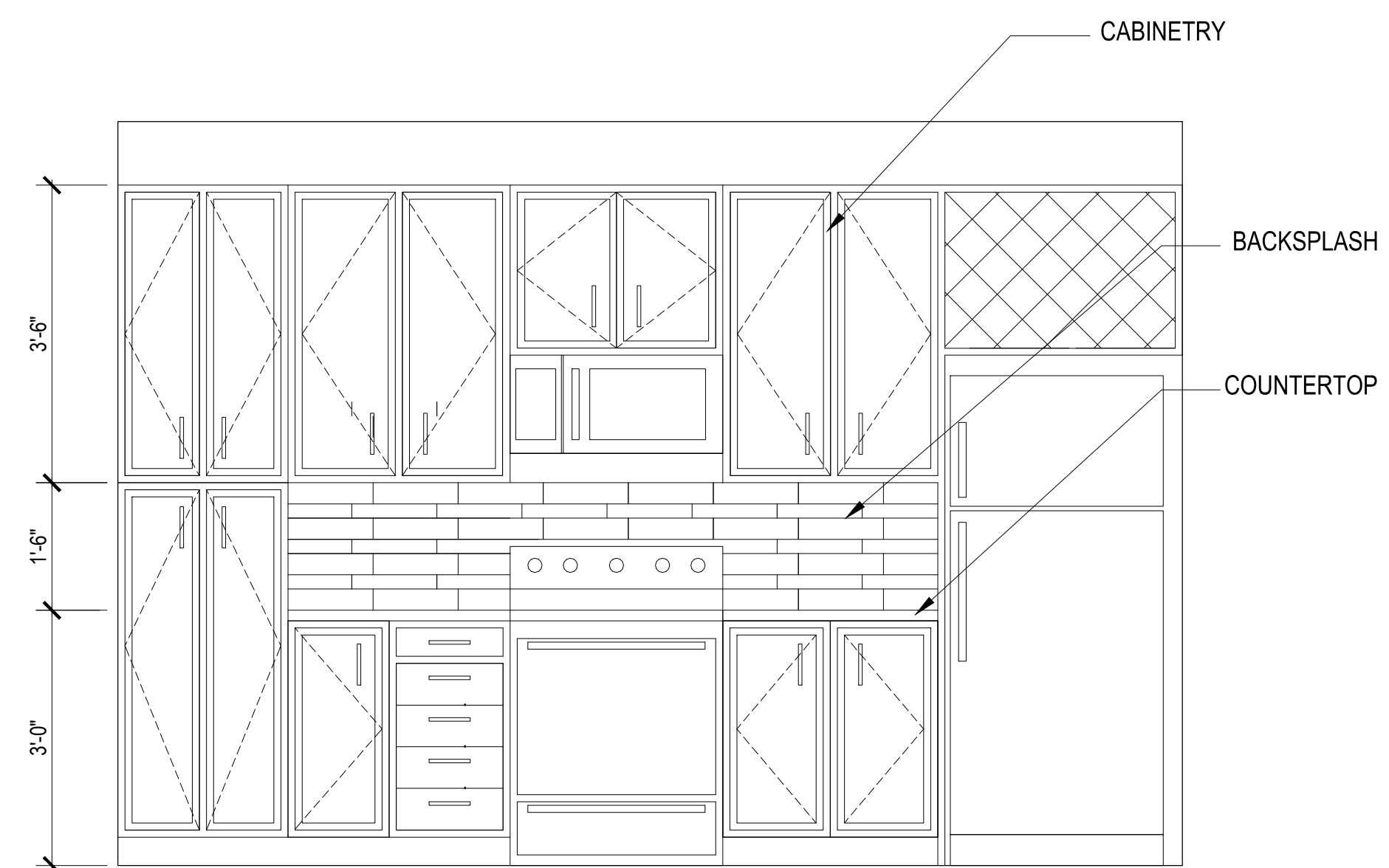
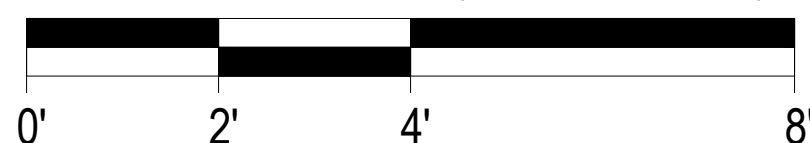
① INT ELEVATION TYP. SINGLE STANDARD LAVATORY
SCALE: 1/2" = 1'-0"



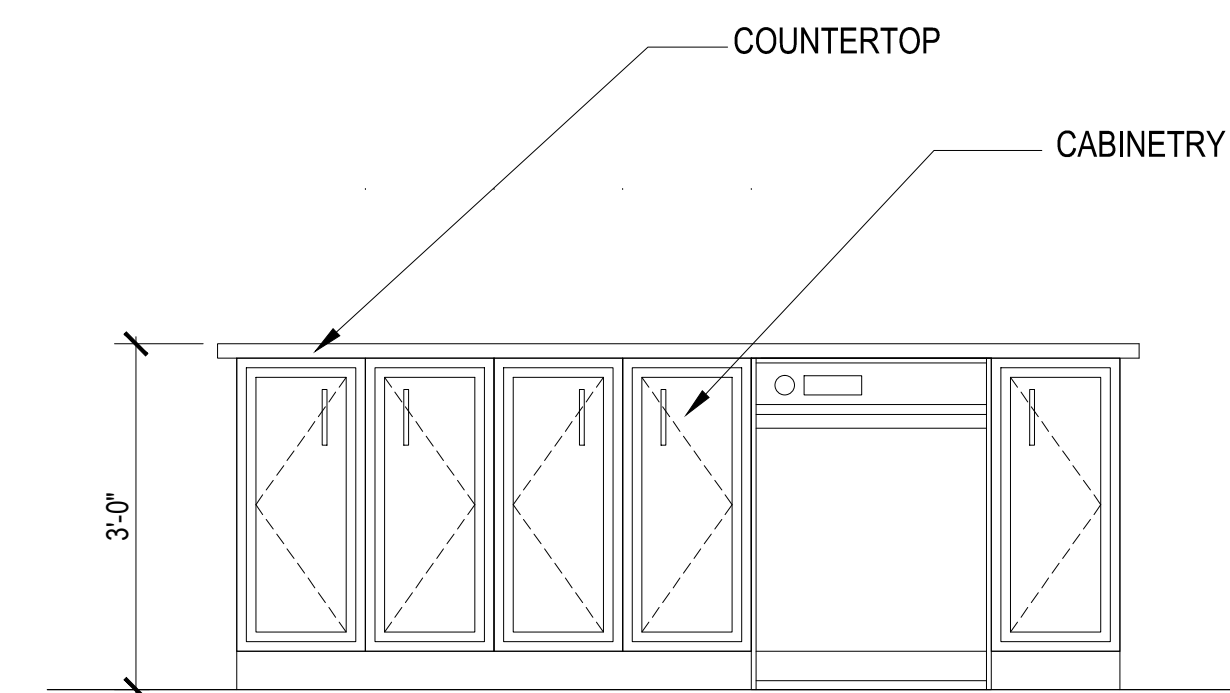
② INT ELEVATION TYP.
SCALE: 1/2" = 1'-0"



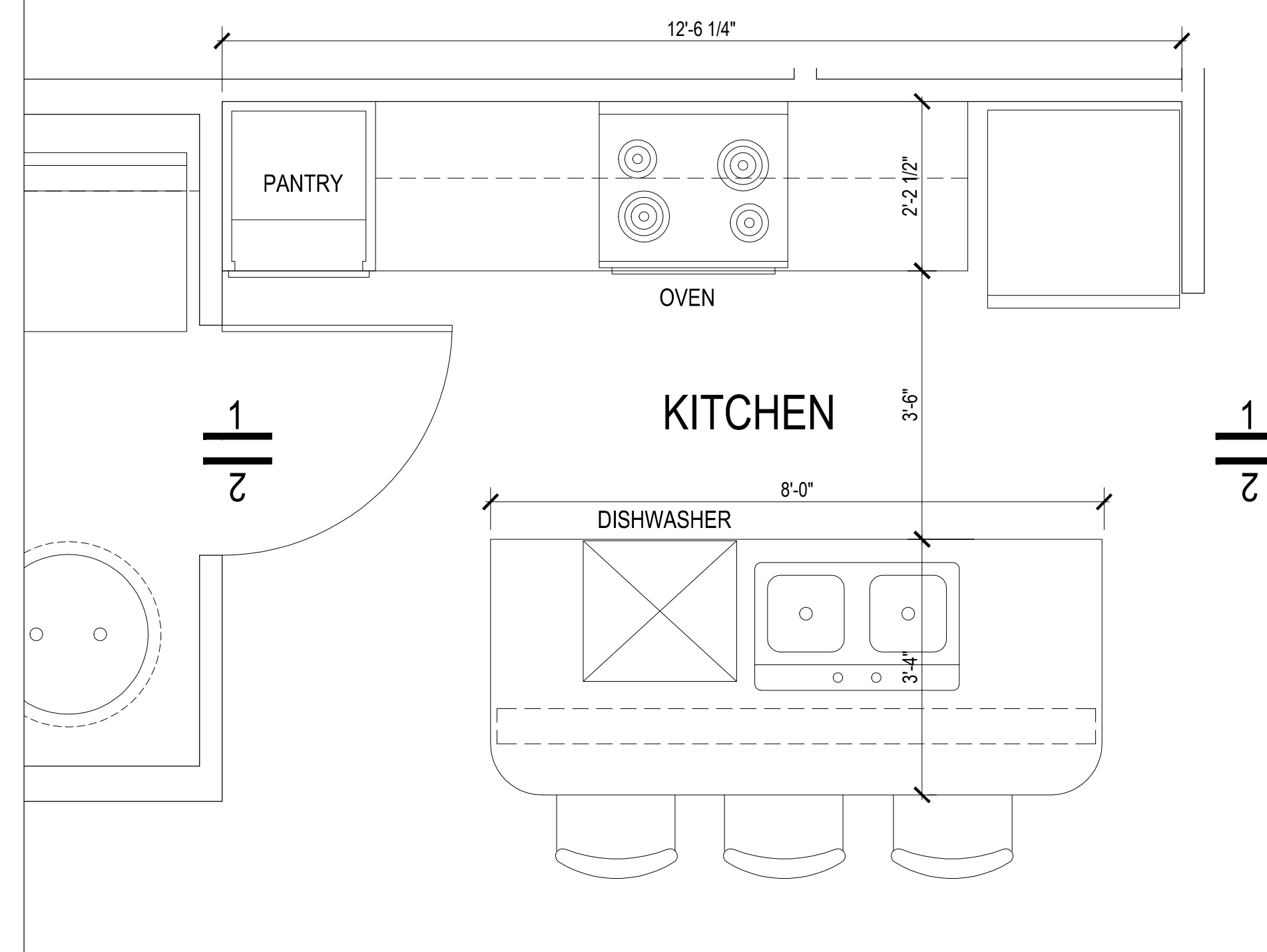
SCALE: 1/2" = 1'-0" (24"x36" SHEET)



① INT ELEVATION TYP. STANDARD KITCHEN
SCALE: 1/2" = 1'-0"



② INT ELEVATION TYP. STANDARD KITCHEN
SCALE: 1/2" = 1'-0"



KITCHEN & BATH interior elevations (TYP)

A 902