

FAR CONFIRMATION

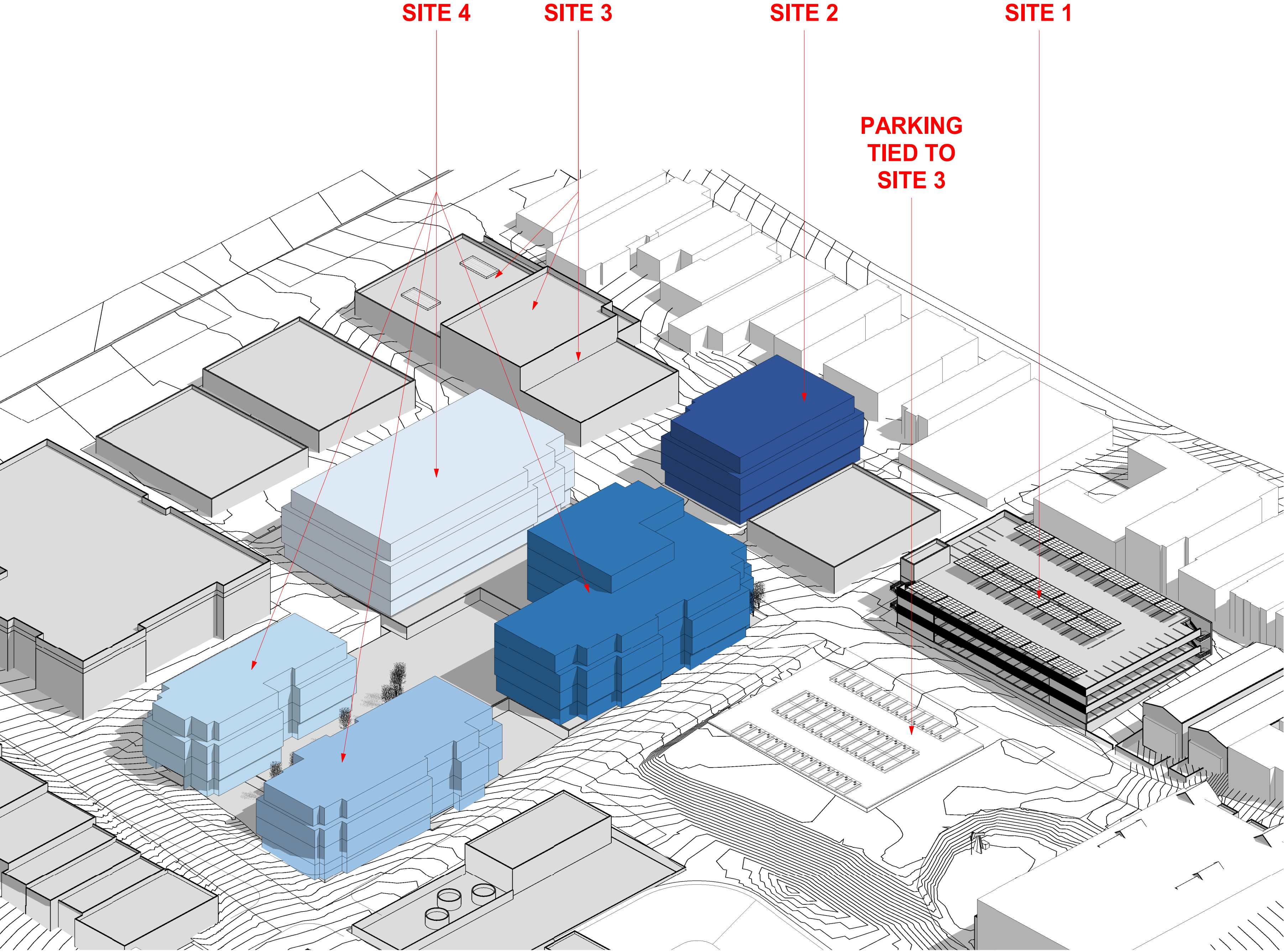
FAR CONFIRMATION

5/7/2018

PREPARED FOR

SANDSTONE PROPERTIES

JOHNSON FAIN



PROJECT SUMMARY AXON
SCALE:



CONCEPT DIGITAL SKETCH

PARKING TABULATION

SITE 1 PARKING SCHEDULE	
LEVEL	Count
1A- P-LEVEL 3	
1A- P-LEVEL 3	75
1A- P-LEVEL 2	
1A- P-LEVEL 2	75
GROUND (BASEPOINT)	
GROUND (BASEPOINT)	124
1A- P-LEVEL -1	
1A- P-LEVEL -1	77
1A- P-LEVEL -2	
1A- P-LEVEL -2	78
GRAND TOTAL: 429	

SITE 4 PARKING SCHEDULE			
LEVEL	Count	Comments	Manufacturer
B1			
B1	53		SITE 4
B2			
B2	173		SITE 4
B3			
B3	213		SITE 4
B4			
B4	115		SITE 4
GRAND TOTAL: 554			

OFFICE PARKING RATIO: 2.5 PER 1000 SF

TOTAL PARKING REQUIRED: 868

TOTAL PARKING PROVIDED :880
10% REDUCTION
FROM BASE COUNT

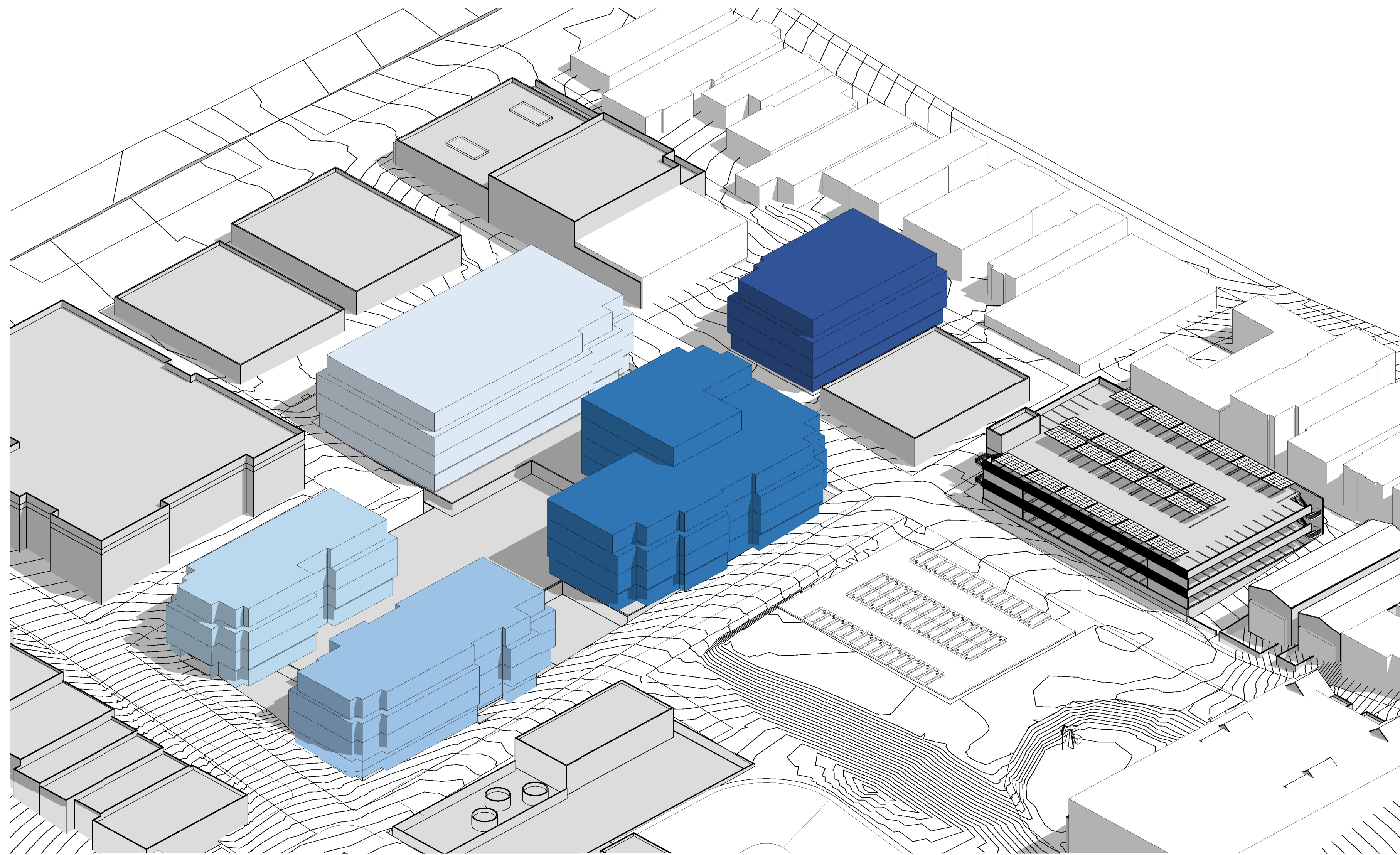
DIRECTORY

FAR CONCEPT CALCULATION		
LEVEL	FLOOR AREA	COMMENTS
BUILDING 2A		
2A- LEVEL 1	856 SF	AREA UNDER 2F OVERHANG
2A- LEVEL 1	10462 SF	
2A- LEVEL 2	11318 SF	
2A- LEVEL 3	11318 SF	
2A- LEVEL 4	9238 SF	
	43191 SF	
BUILDING 3A		
3A- LEVEL 1	7800 SF	
	7800 SF	
BUILDING 3B		
3B- LEVEL 1	8026 SF	
3B- LEVEL 2	8026 SF	
	16052 SF	
BUILDING 3C		
3C- LEVEL 1	10880 SF	
	10880 SF	
BUILDING 4A		
4A- LEVEL 1	755 SF	AREA UNDER 2F OVERHANG
4A- LEVEL 1	15102 SF	
4A- LEVEL 2	22030 SF	
4A- LEVEL 3	22030 SF	
4A- LEVEL 4	20966 SF	
4A- LEVEL 5	7720 SF	
	88603 SF	
BUILDING 4C		
4C- LEVEL 1	596 SF	AREA UNDER 2F OVERHANG
4C- LEVEL 1	11837 SF	
4C- LEVEL 2	14993 SF	
4C- LEVEL 3	14993 SF	
4C- LEVEL 4	12801 SF	
	55219 SF	
BUILDING 4D		
4D- LEVEL 1	597 SF	AREA UNDER 2F OVERHANG
4D- LEVEL 1	8283 SF	
4D- LEVEL 2	10553 SF	
4D- LEVEL 3	10553 SF	
4D- LEVEL 4	9135 SF	
	39120 SF	
BUILDING 4E		
4E- LEVEL 1	855 SF	AREA UNDER 2F OVERHANG
4E- LEVEL 1	19871 SF	
4E- LEVEL 2	22732 SF	
4E- LEVEL 3	22732 SF	
4E- LEVEL 4	19650 SF	
	85838 SF	
GRAND TOTAL		346703 SF

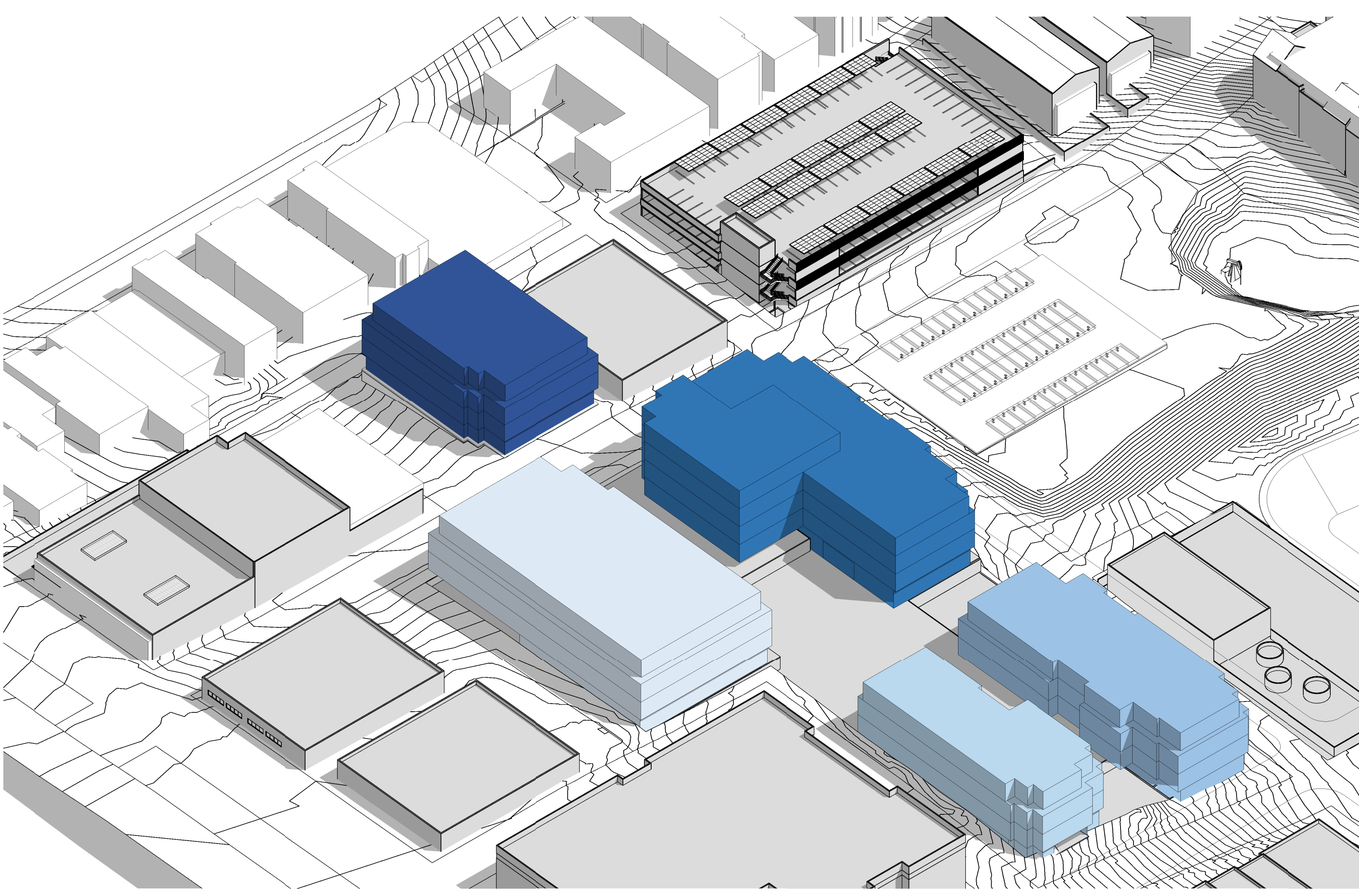
SITE AREA = 220,765 SF

TOTAL BUILDING SF = 344,400 SF

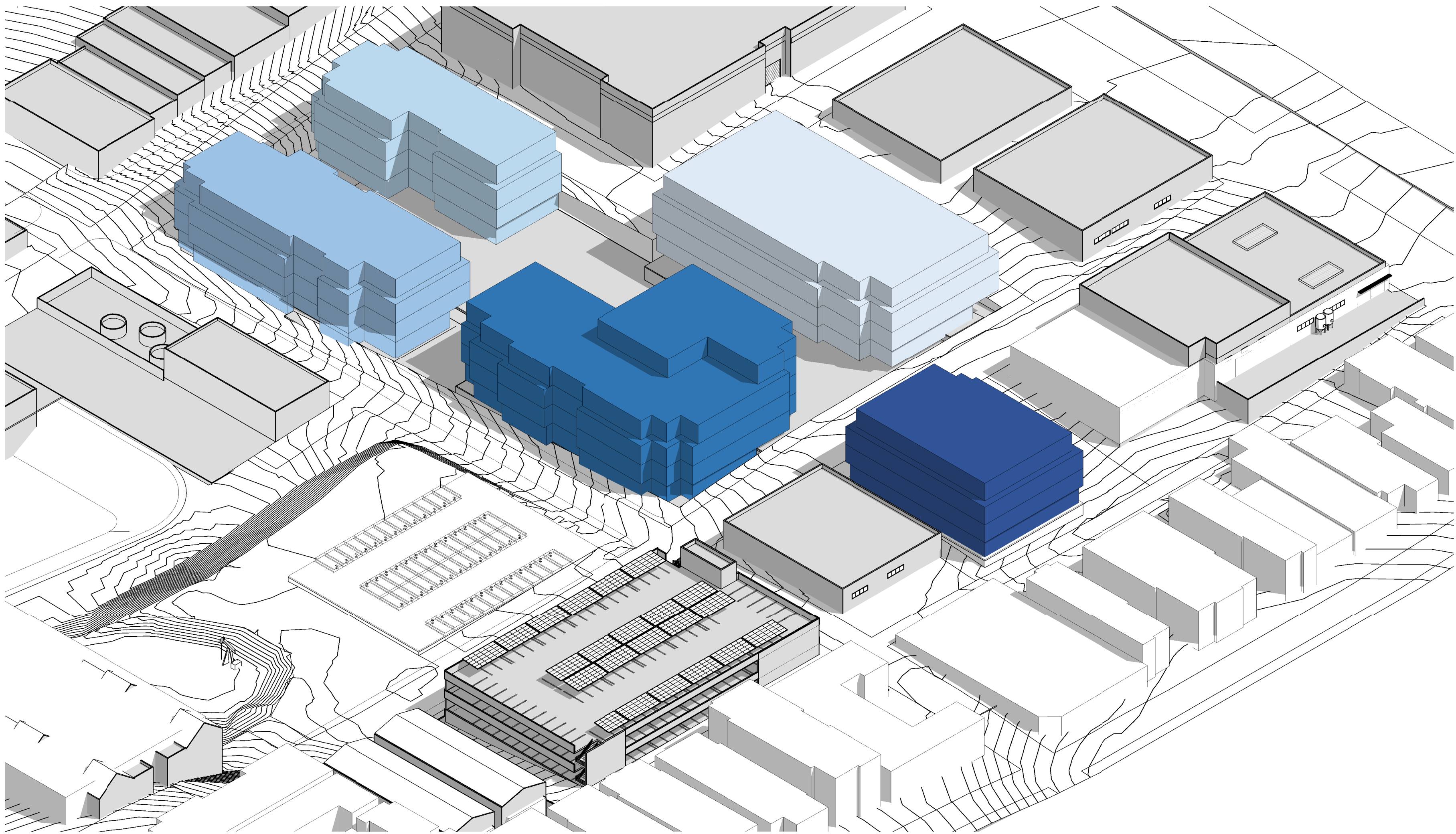
FAR = 1.56



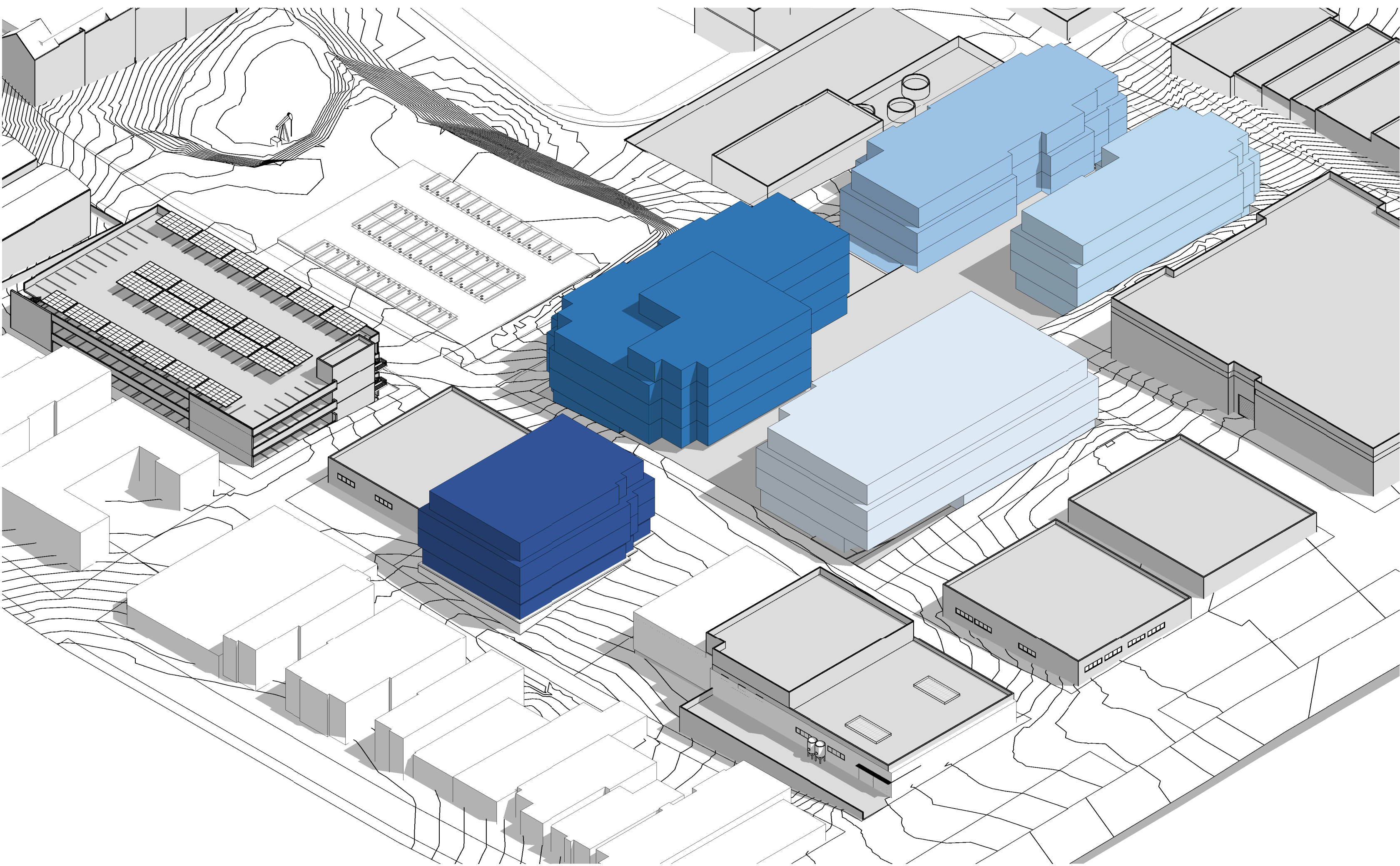
4 SITE AXON LOOKING SOUTHWEST
SCALE:



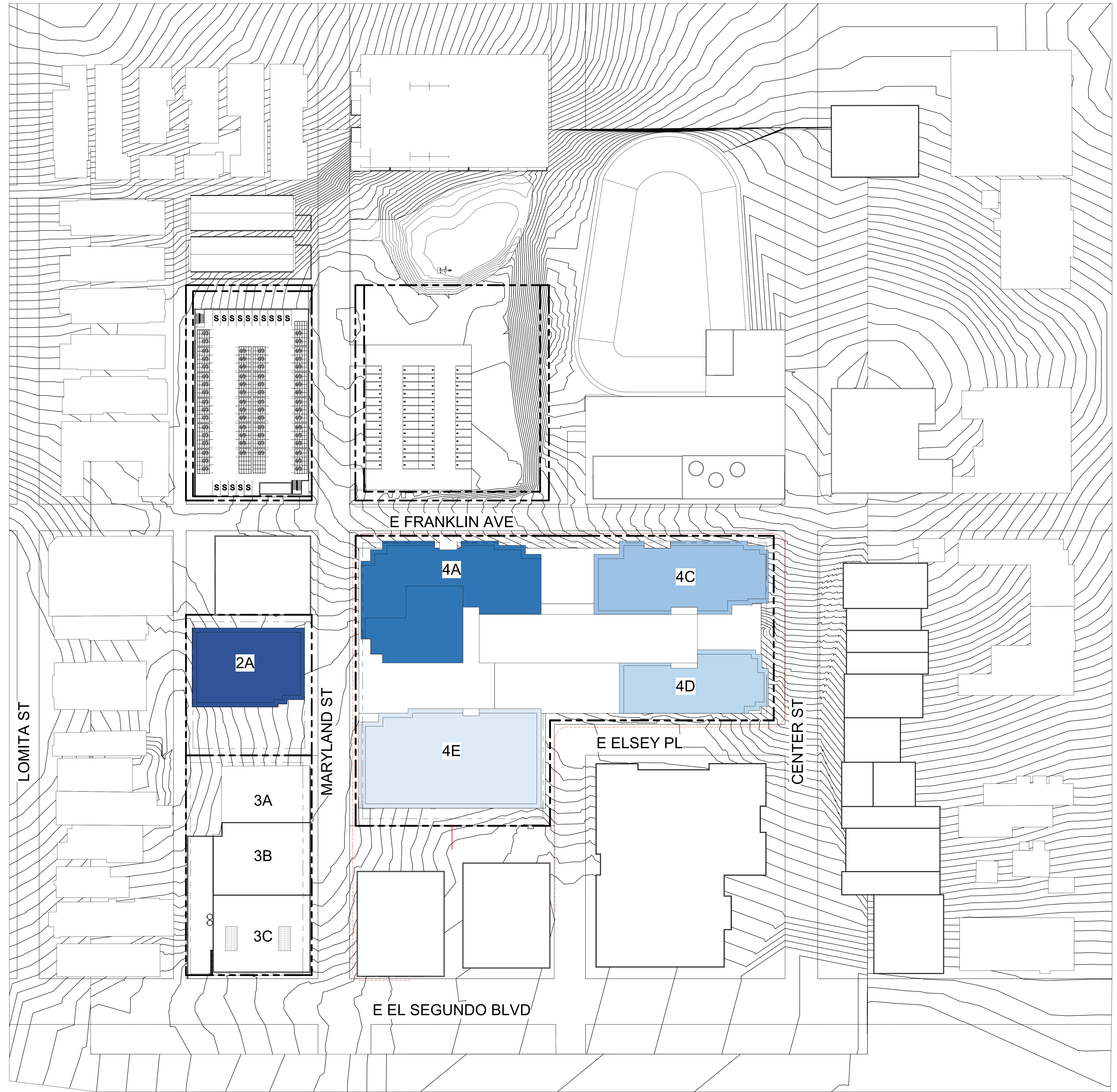
2 SITE AXON LOOKING NORTHWEST
SCALE:



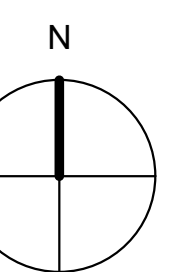
3 SITE AXON LOOKING SOUTHEAST
SCALE:

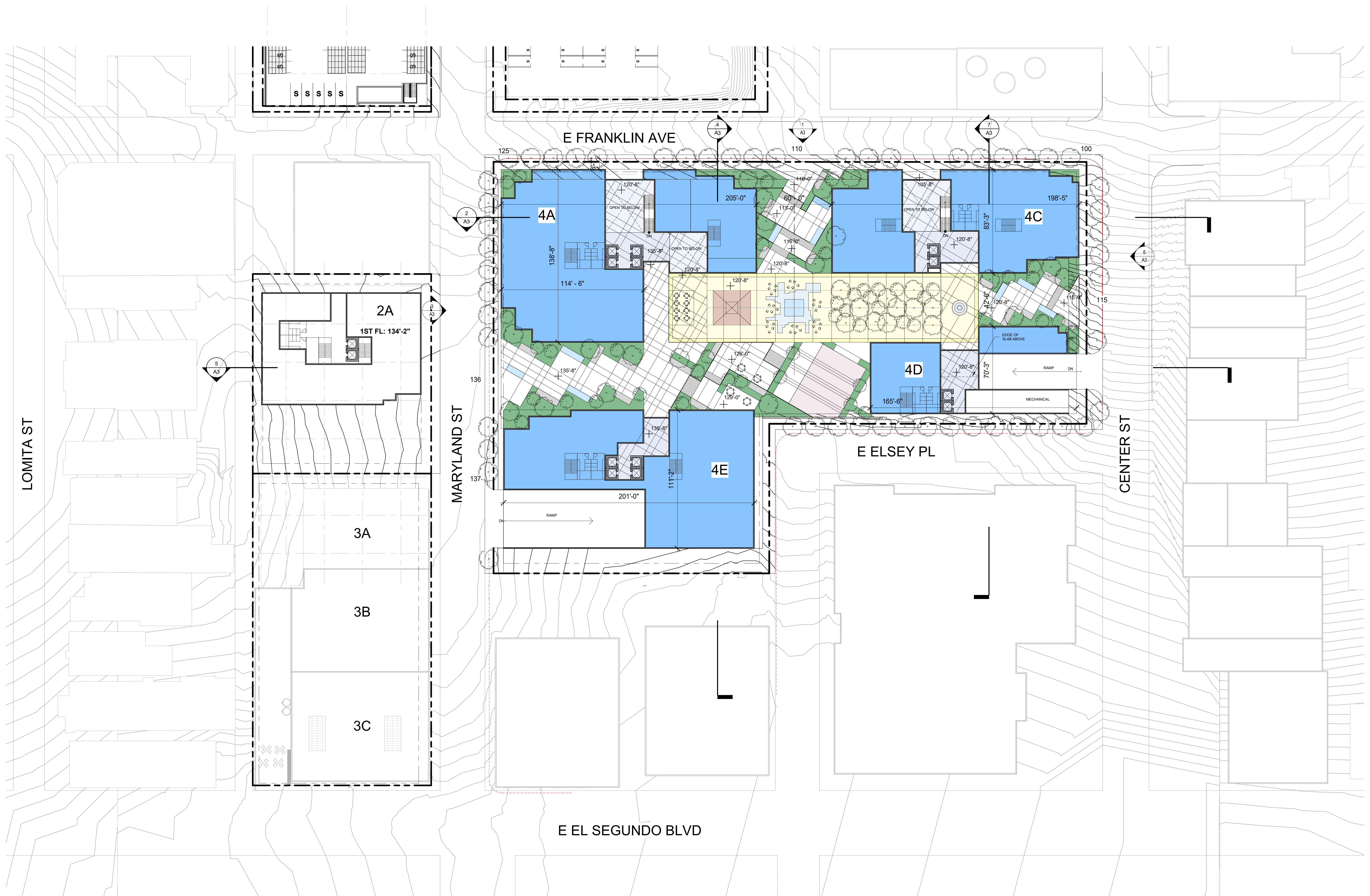


1 SITE AXON LOOKING NORTHEAST
SCALE:

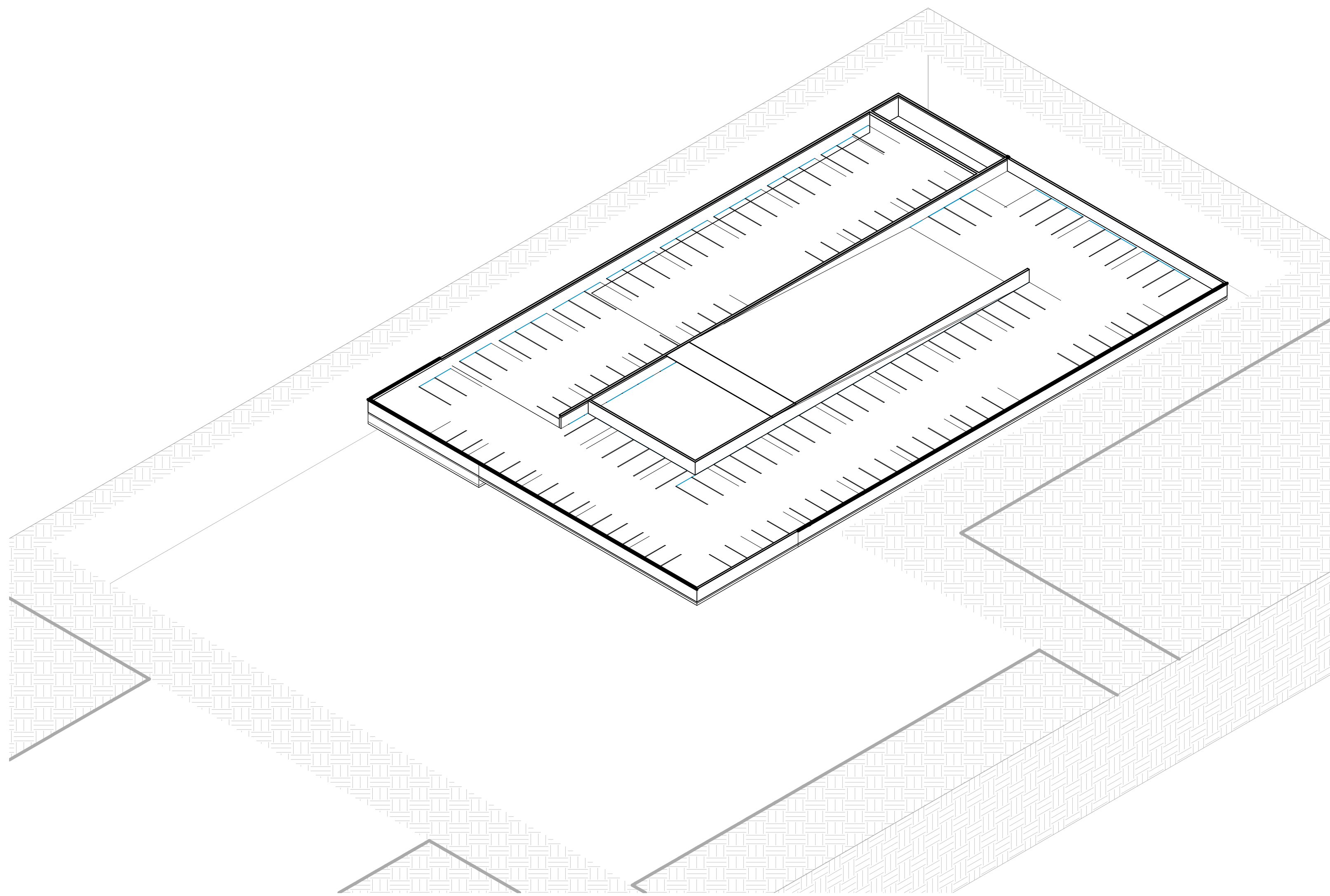


1 SITE PLAN
SCALE: 1" = 50'-0"

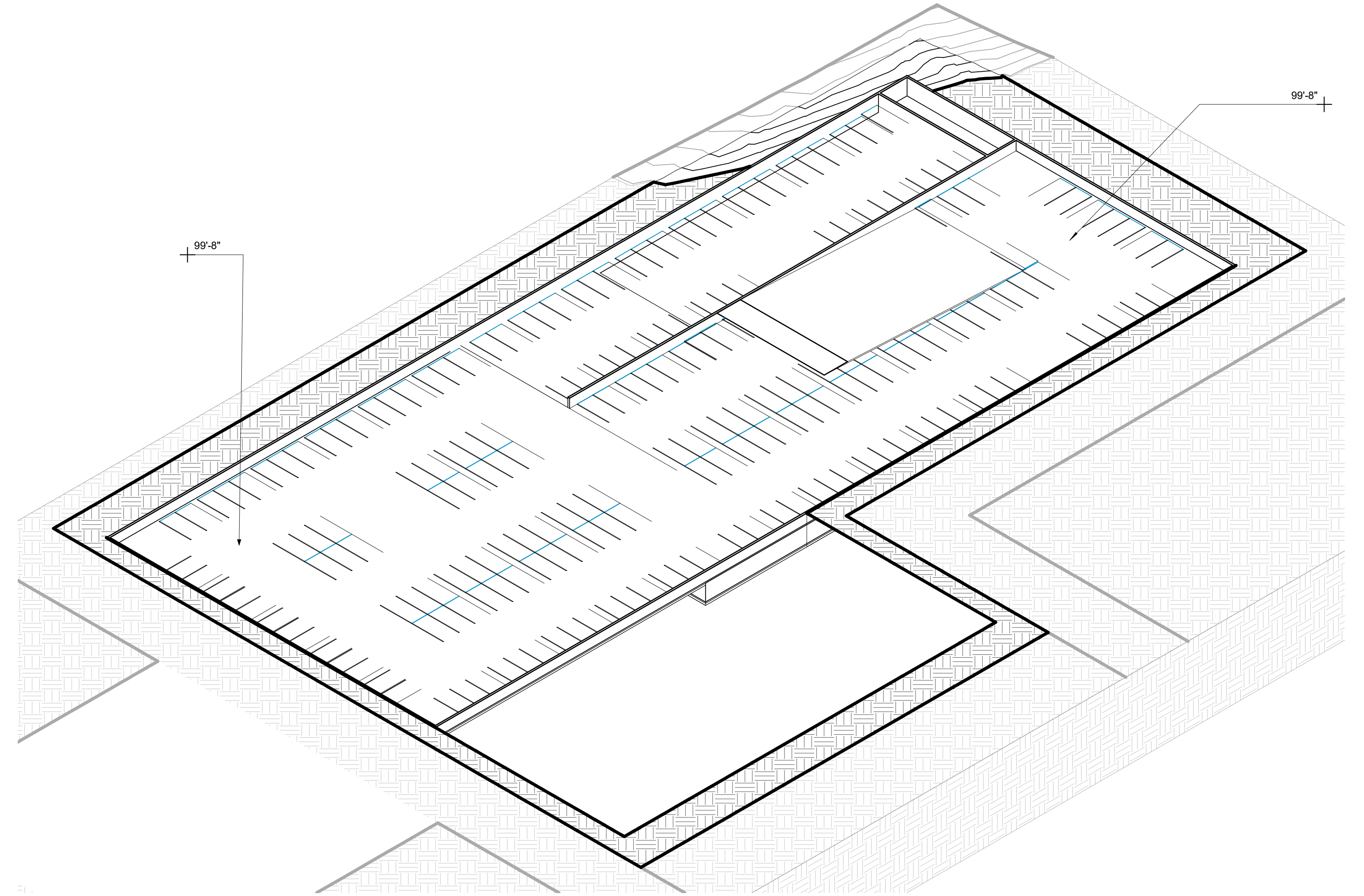




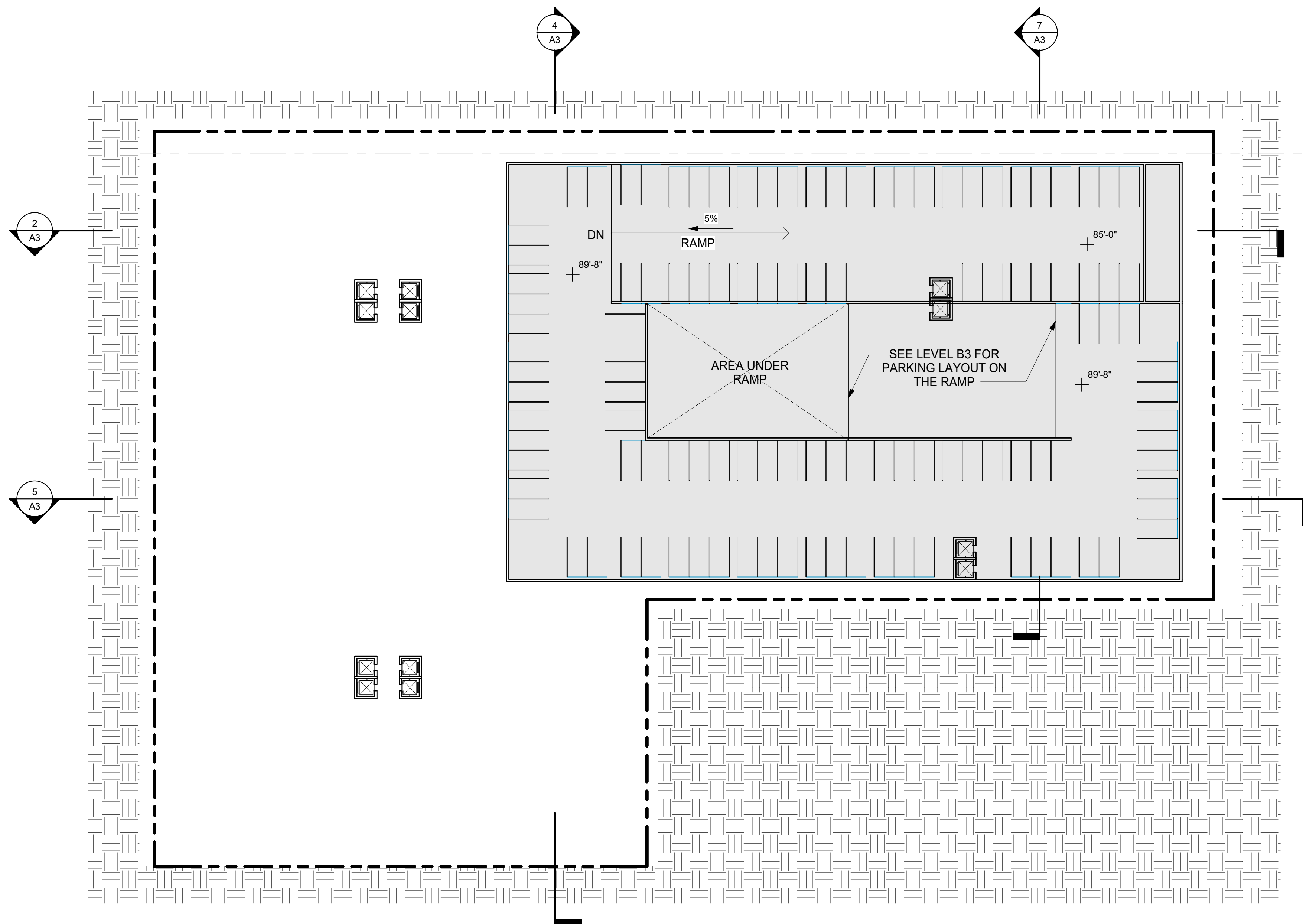
1 SITE PLAN
SCALE: 1/32" = 1'-0"



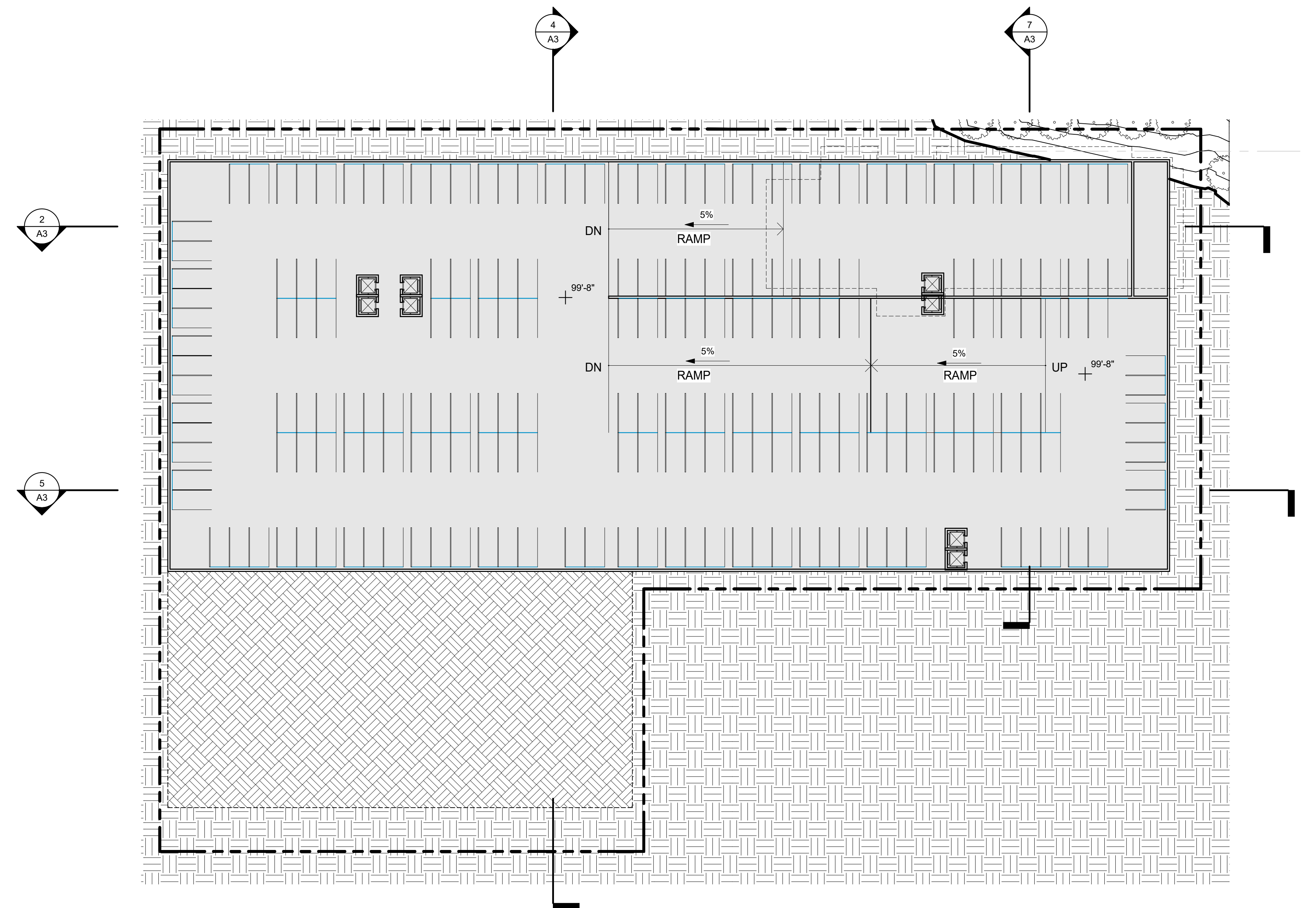
4 B3 AXONOMETRIC VIEW Copy 1
SCALE:



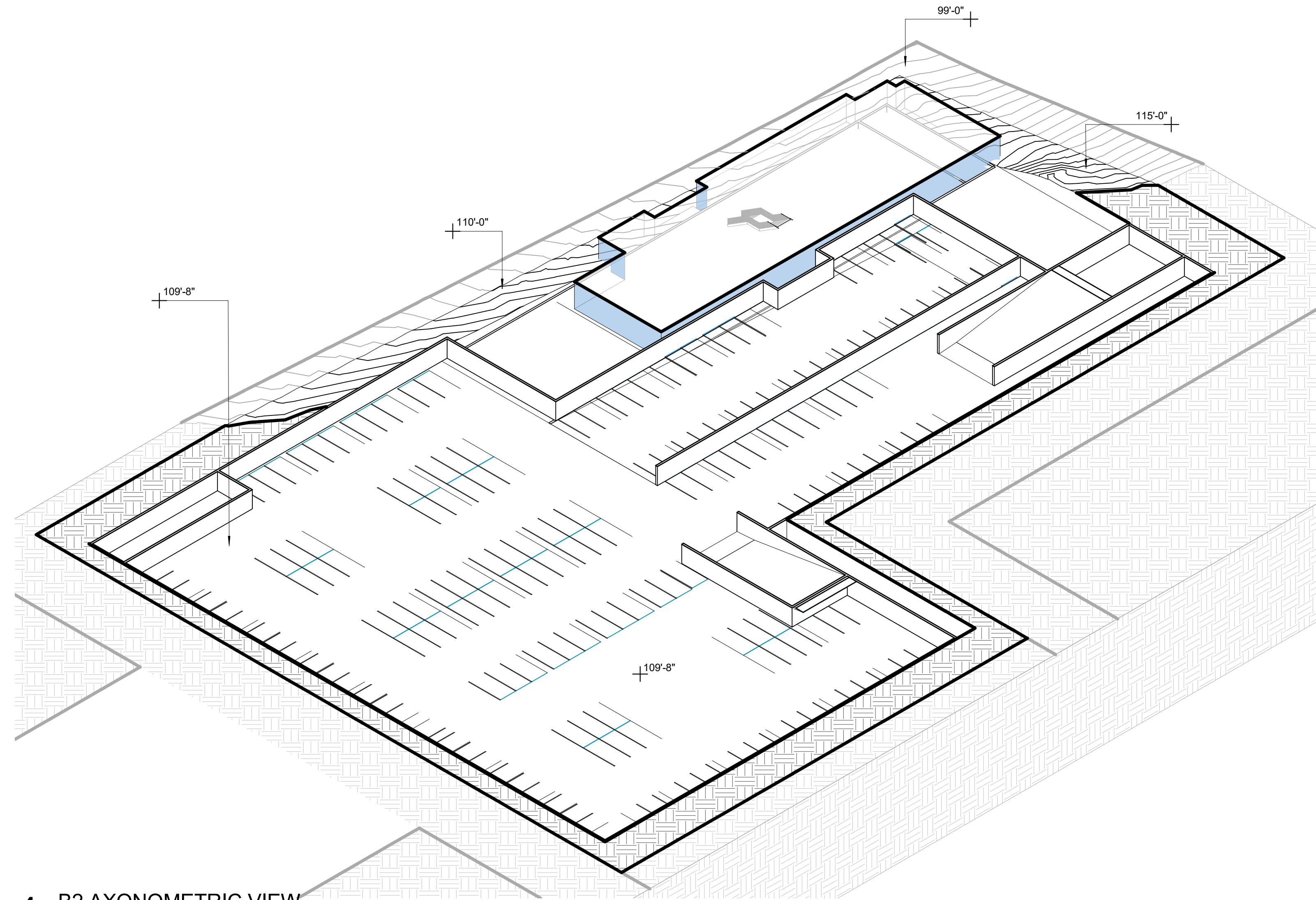
2 B3 AXONOMETRIC VIEW
SCALE:



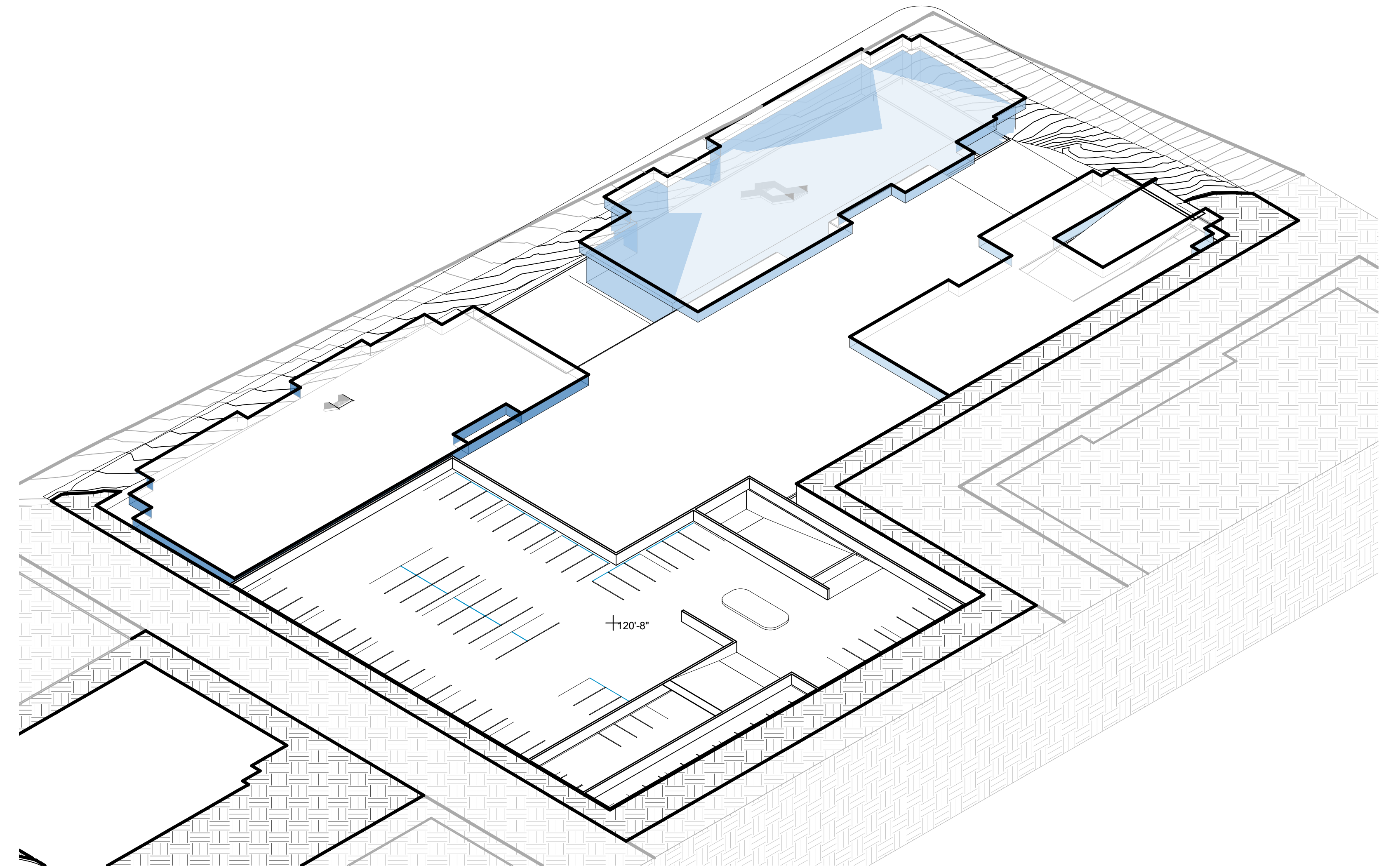
3 B4 LEVEL - PARKING
SCALE: 1/32" = 1'-0"



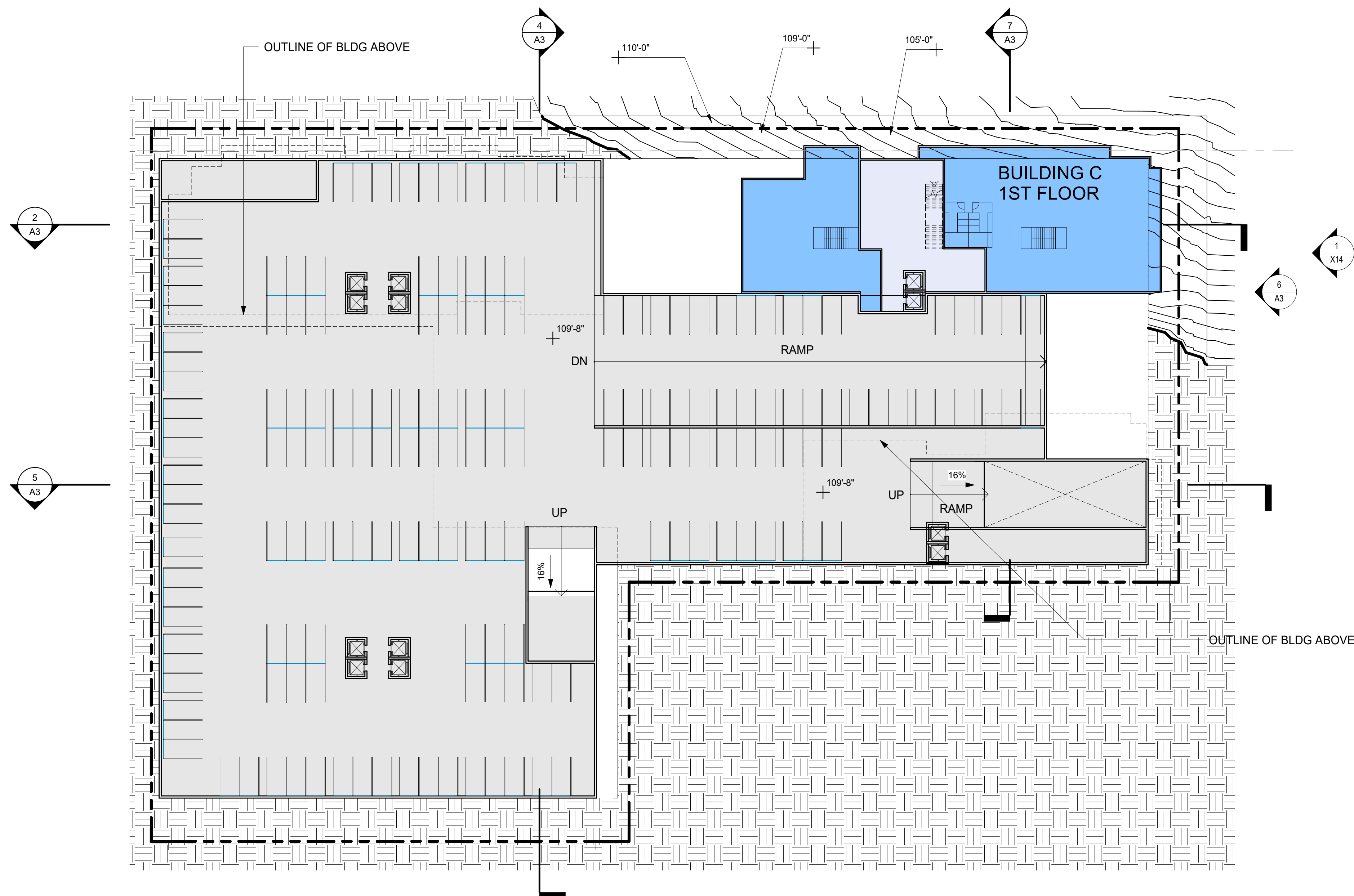
1 B3 LEVEL - PARKING
SCALE: 1/32" = 1'-0"



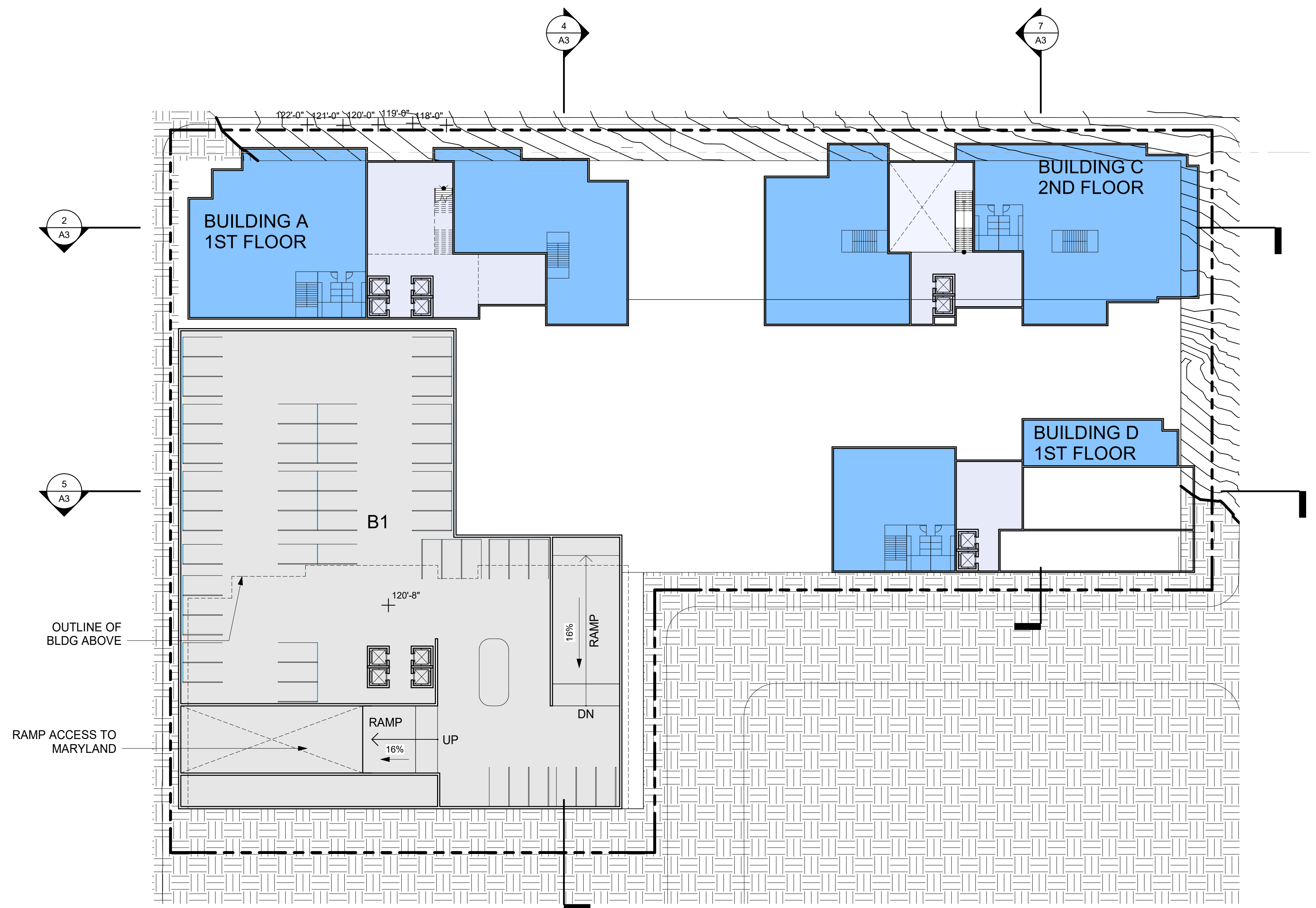
4 B2 AXONOMETRIC VIEW
SCALE:



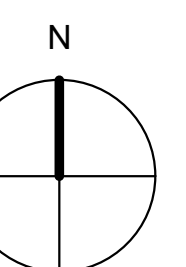
2 B1 AXONOMETRIC VIEW
SCALE:

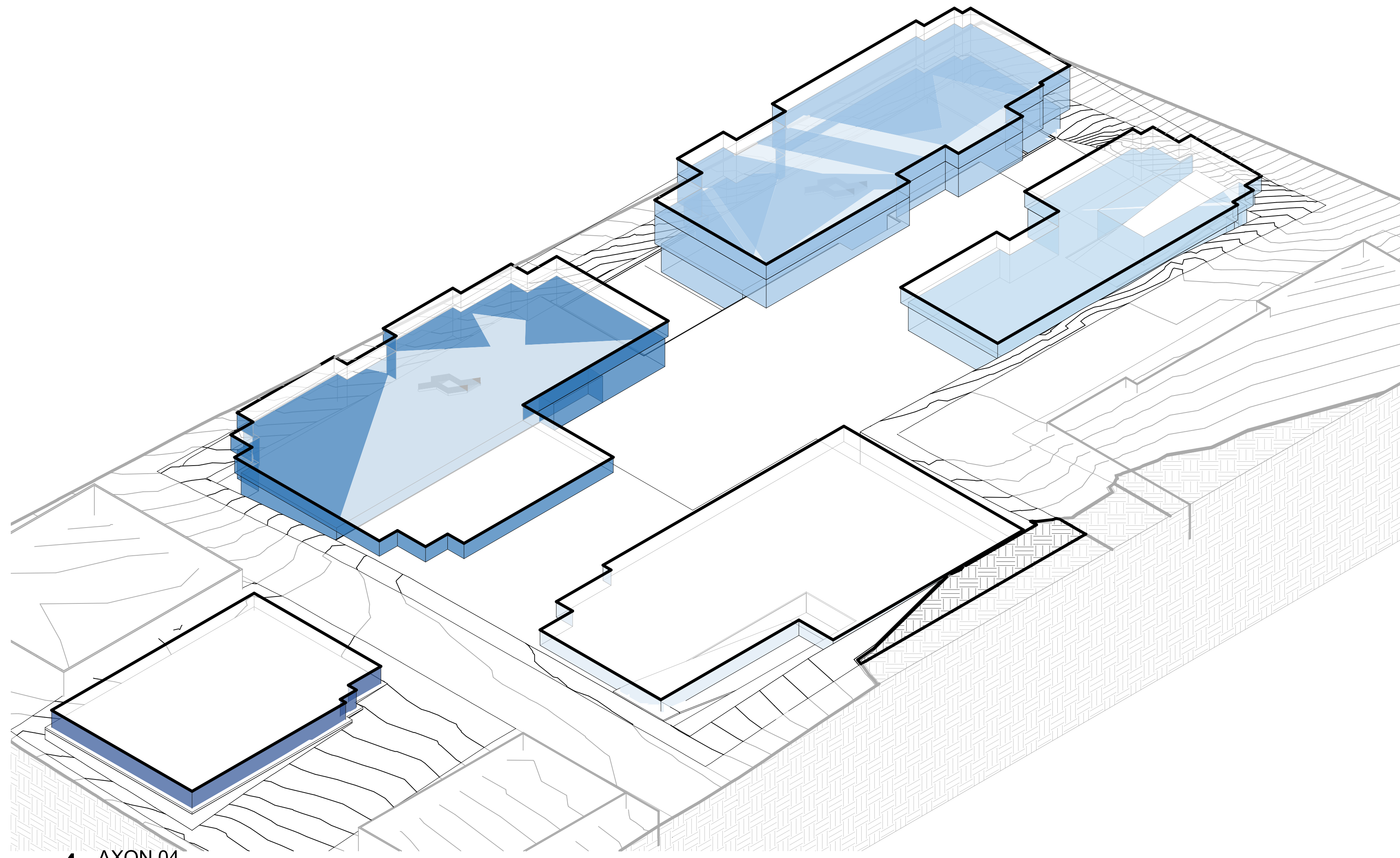


3 B2 LEVEL - PARKING
SCALE: 1/32" = 1'-0"

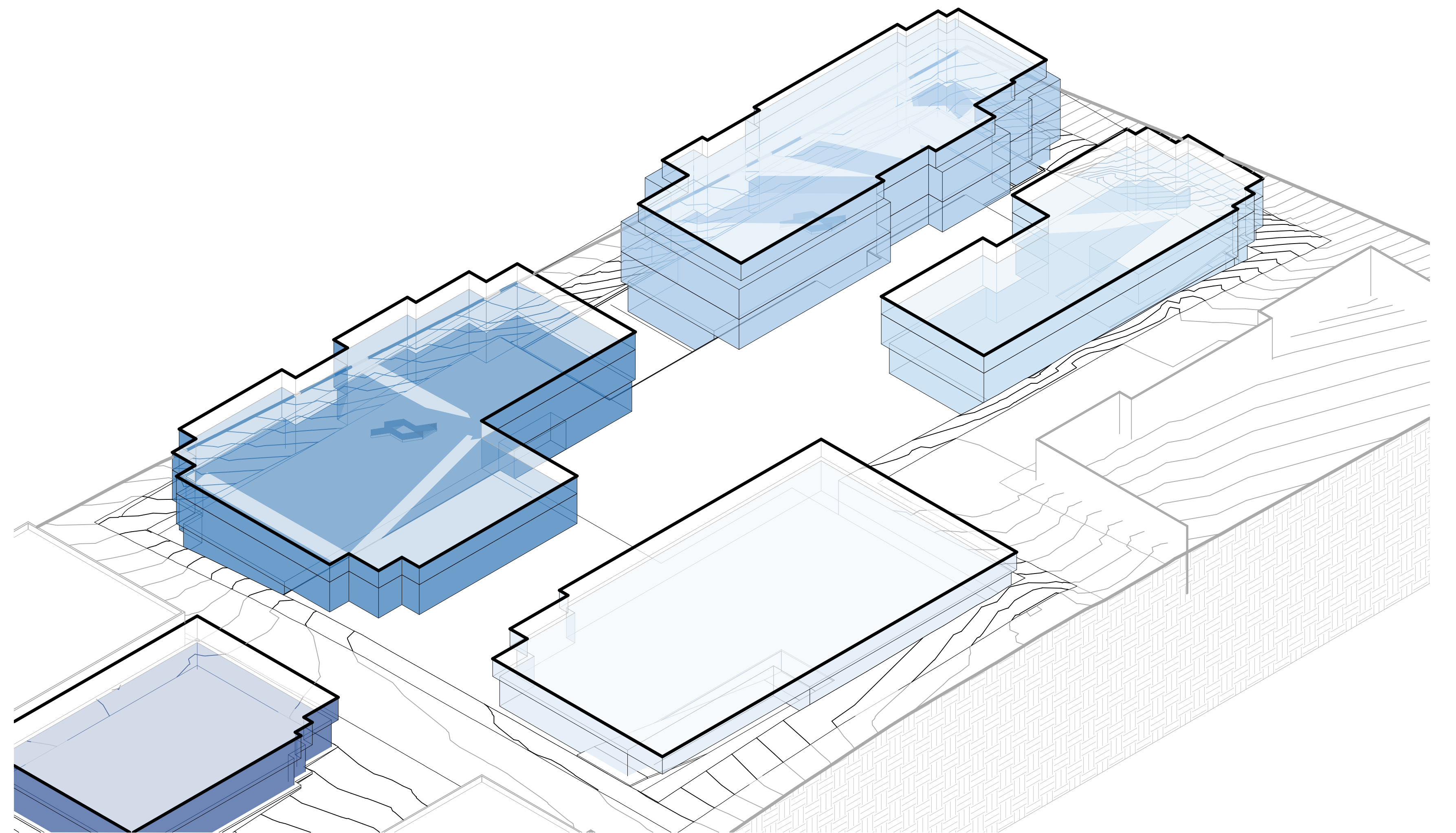


1 B1 LEVEL - PARKING
SCALE: 1/32" = 1'-0"

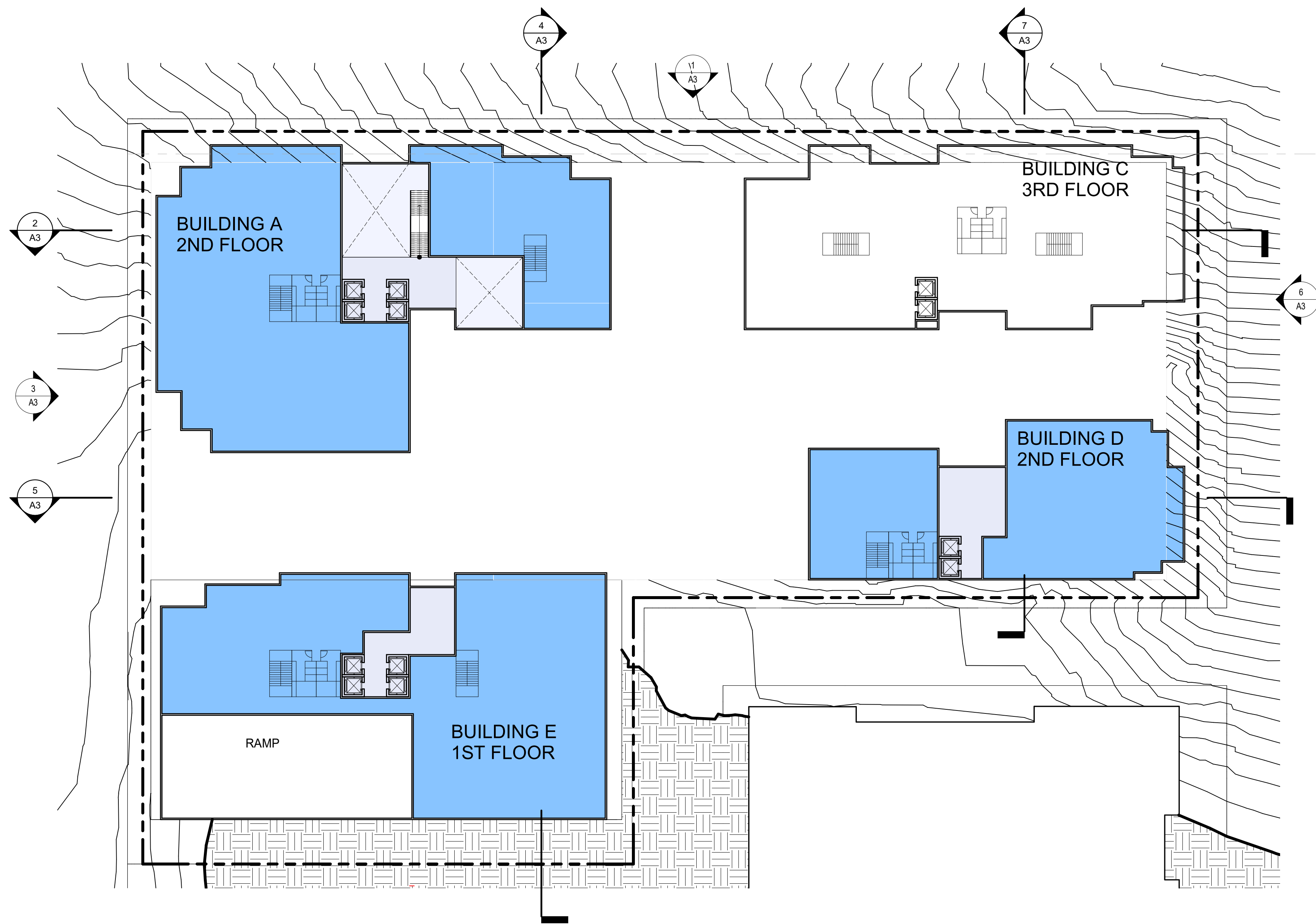




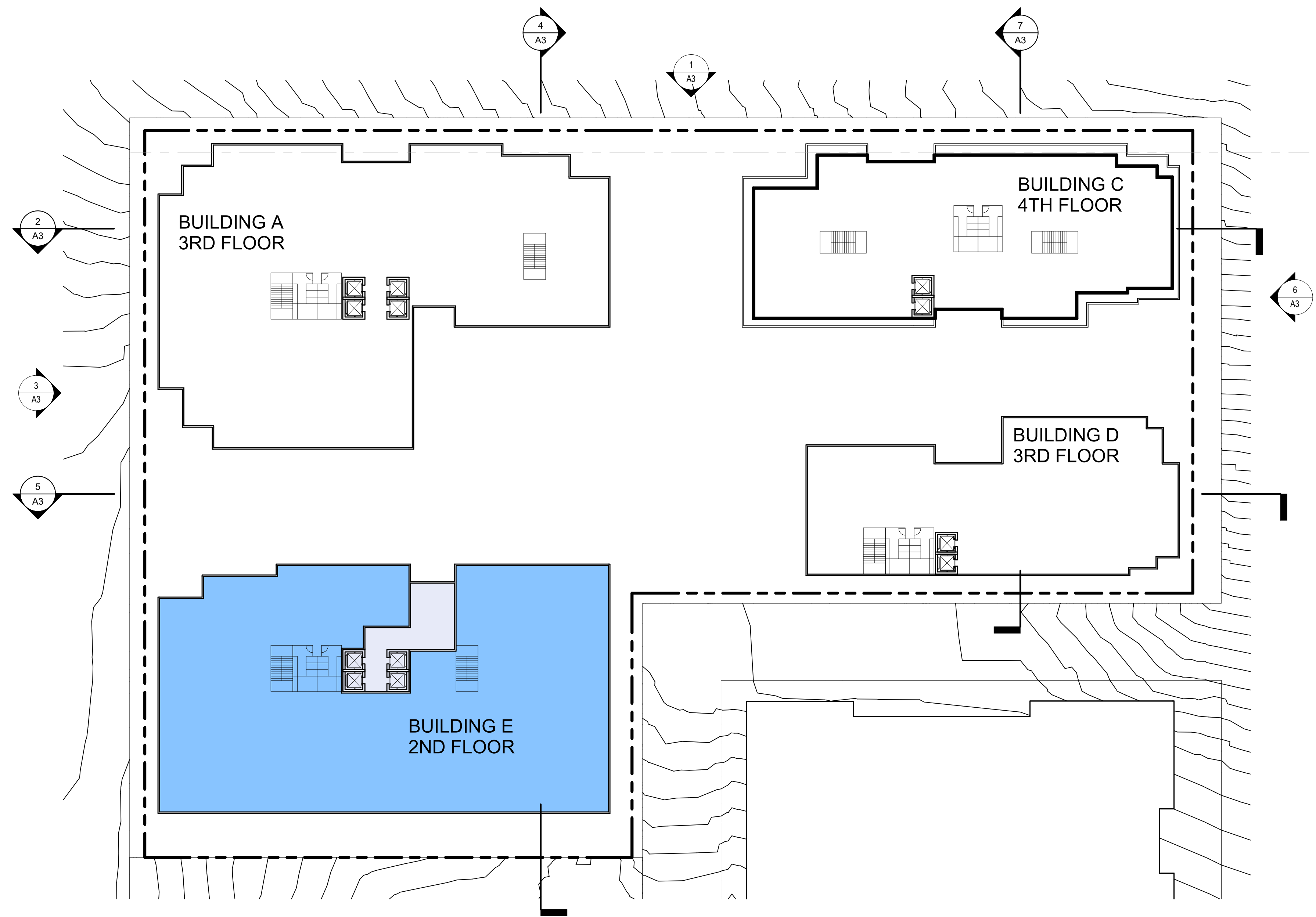
4 AXON 04
SCALE:



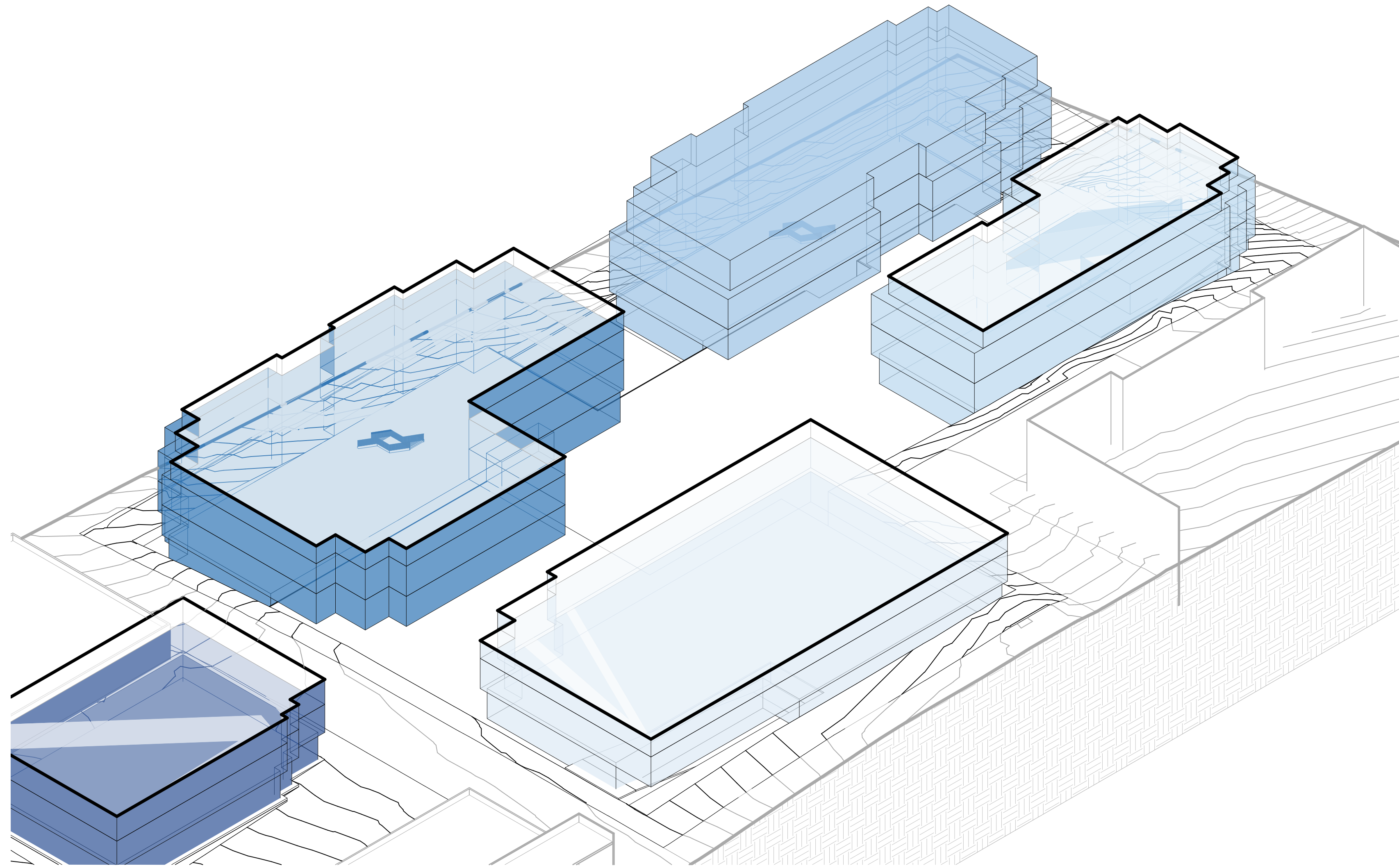
2 AXON 05
SCALE:



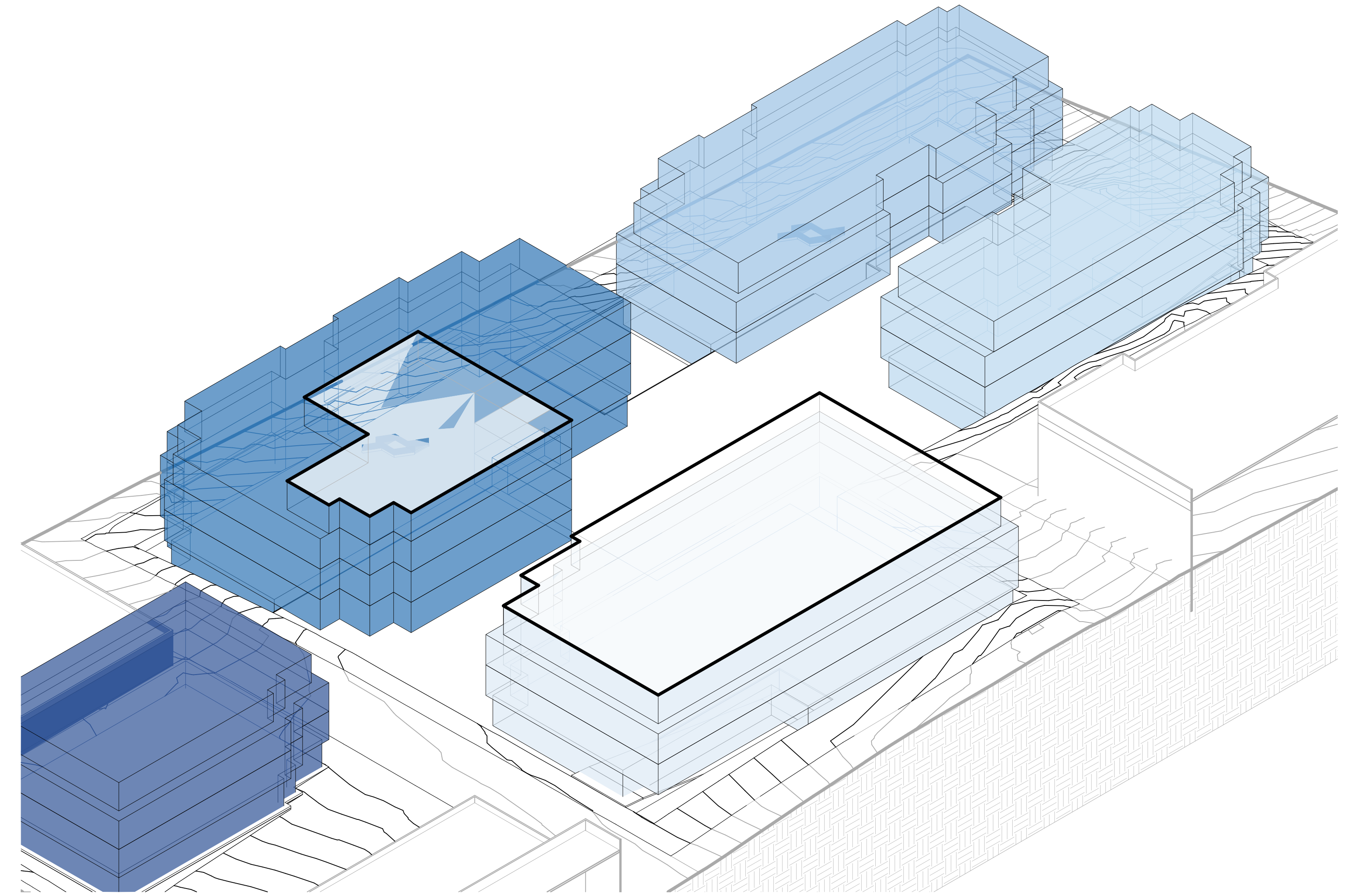
3 4C - LEVEL 3
SCALE: 1/32" = 1'-0"



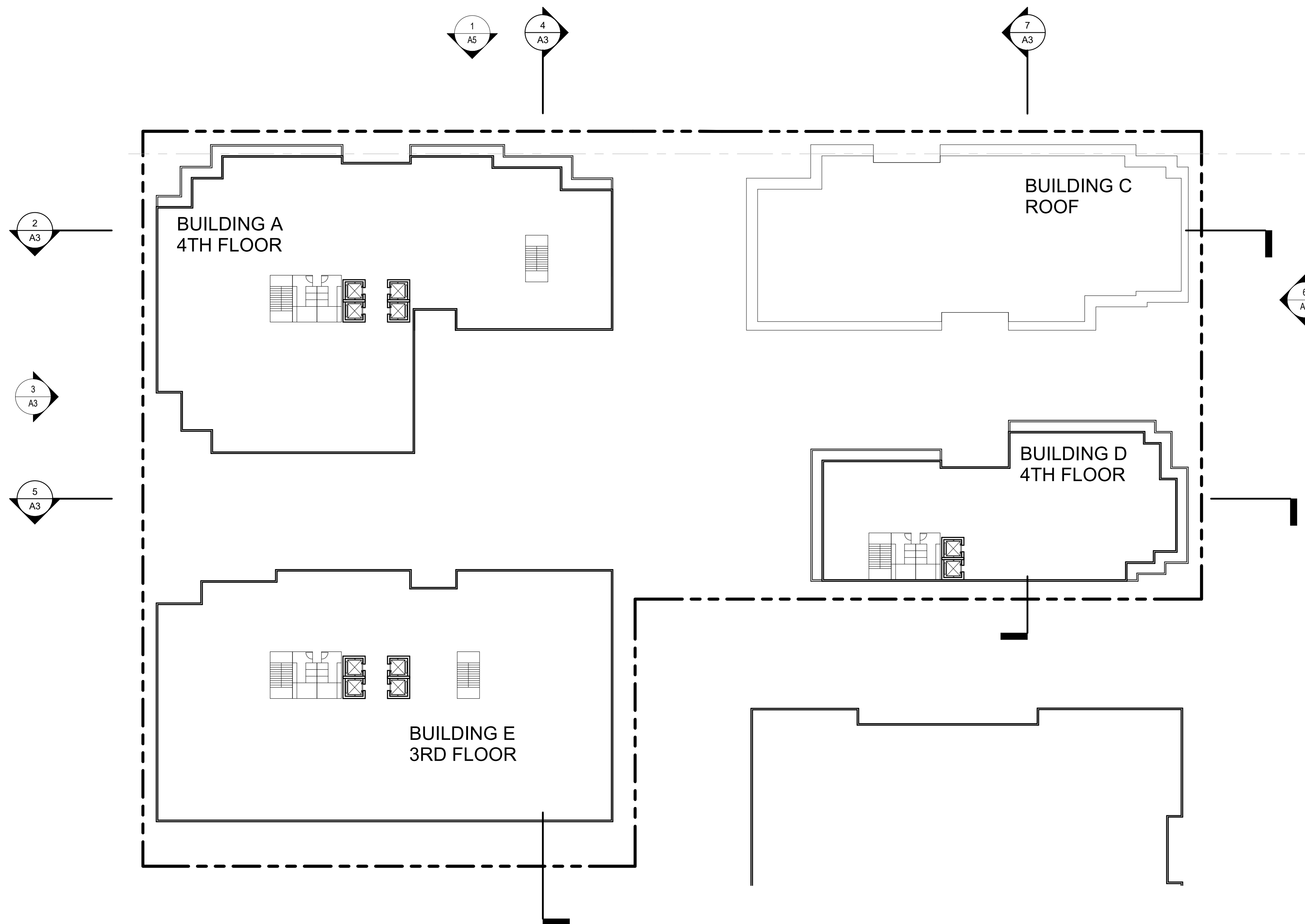
1 FLOOR PLANS
SCALE: 1/32" = 1'-0"



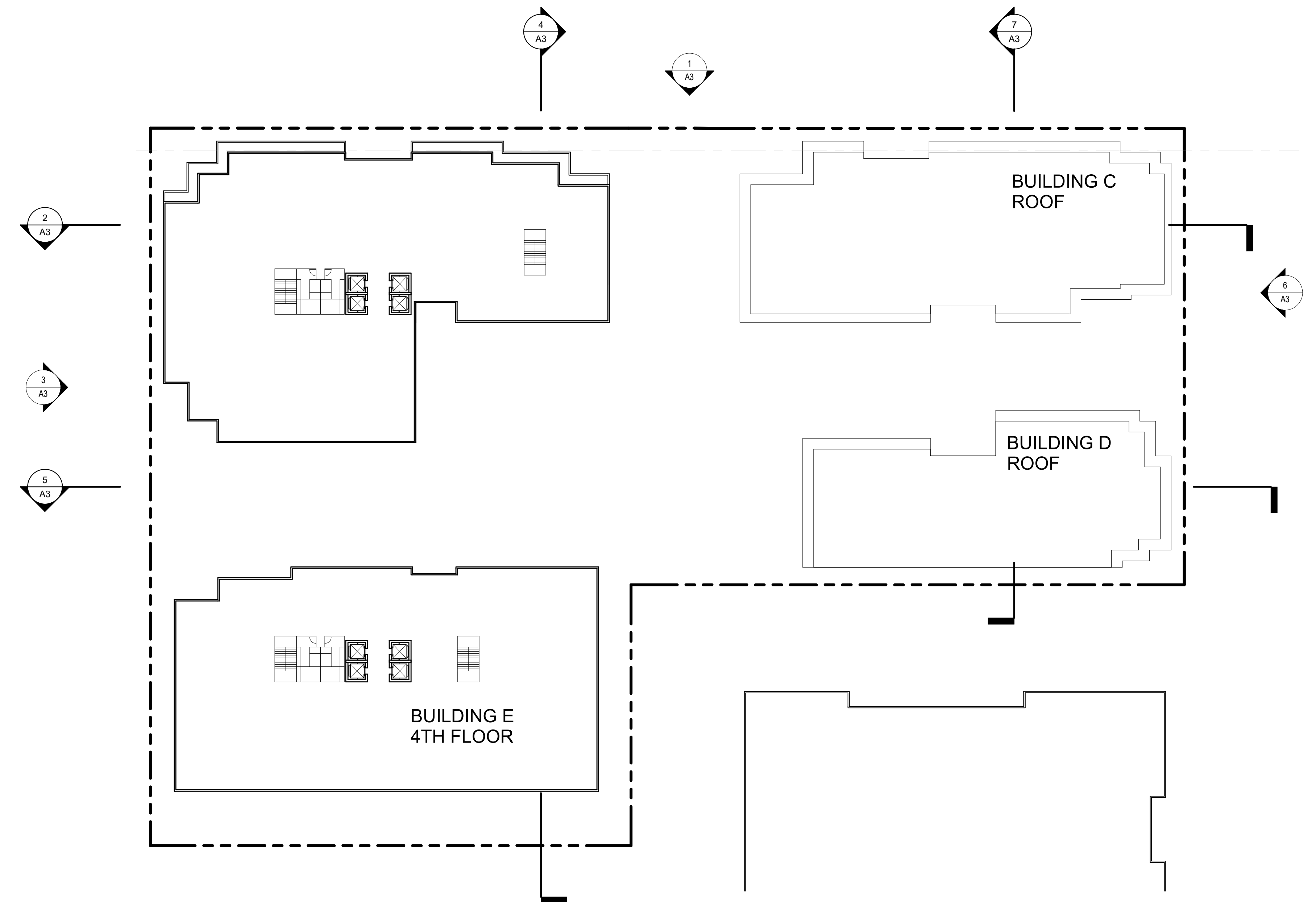
4 AXON 06
SCALE:



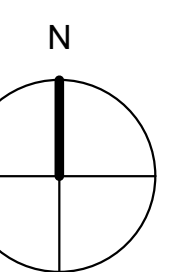
2 AXON 07
SCALE:

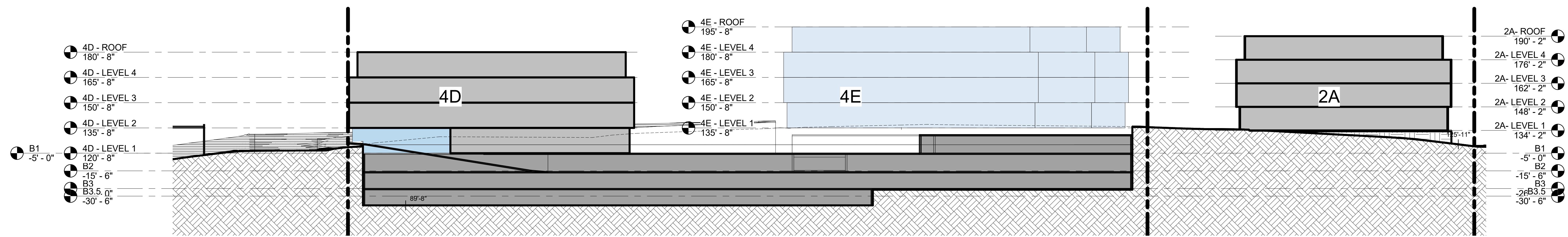


3 FLOOR PLANS
SCALE: 1/32" = 1'-0"

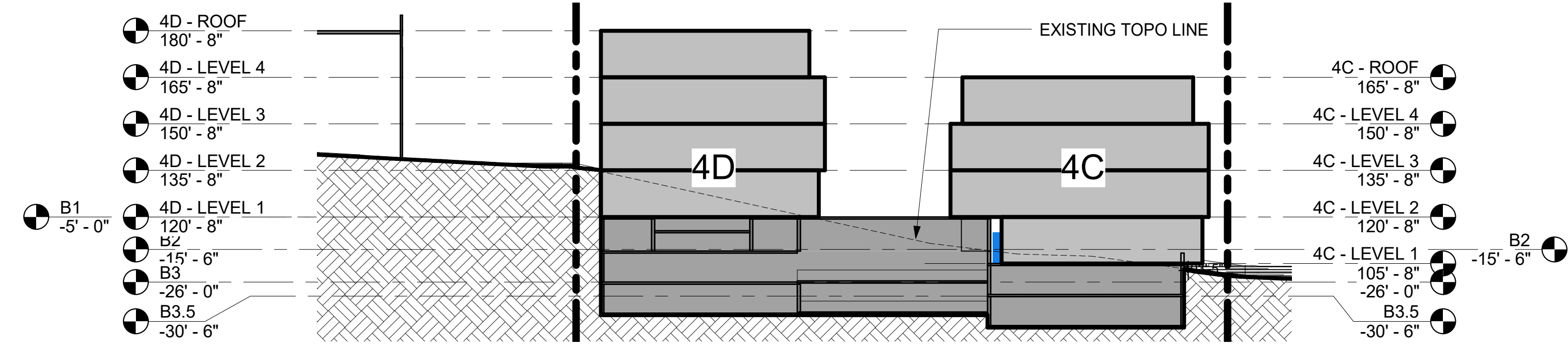


1 FLOOR PLANS
SCALE: 1/32" = 1'-0"

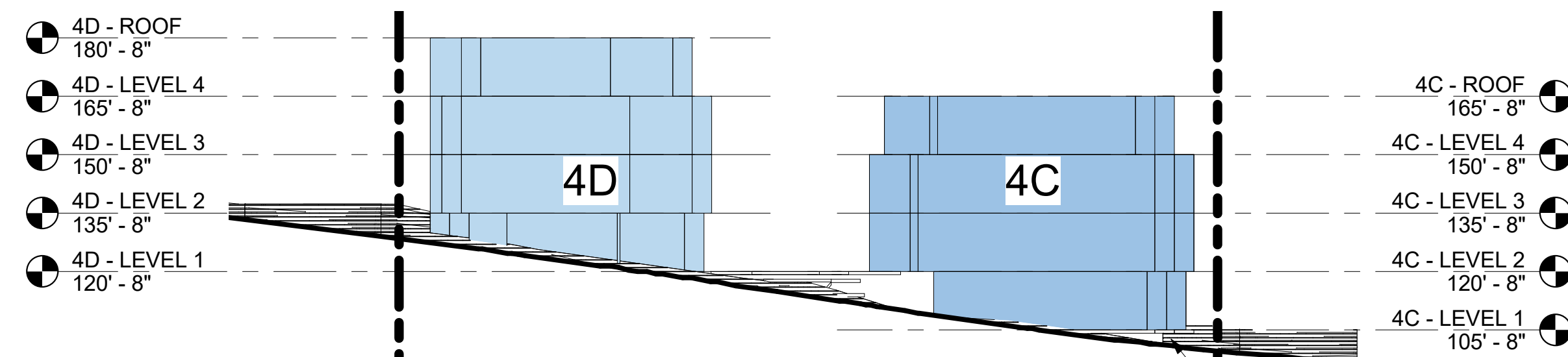




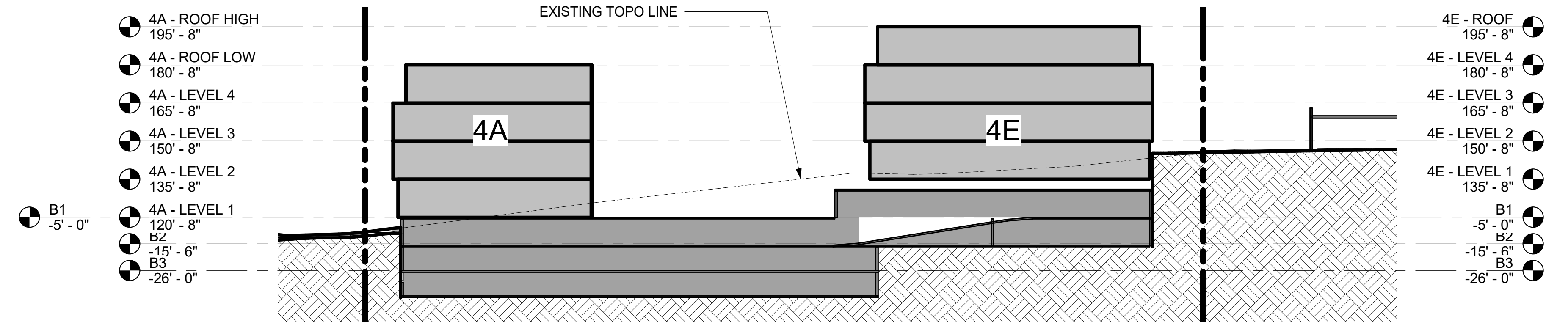
5 SECTION 6
SCALE: 1" = 30'-0"



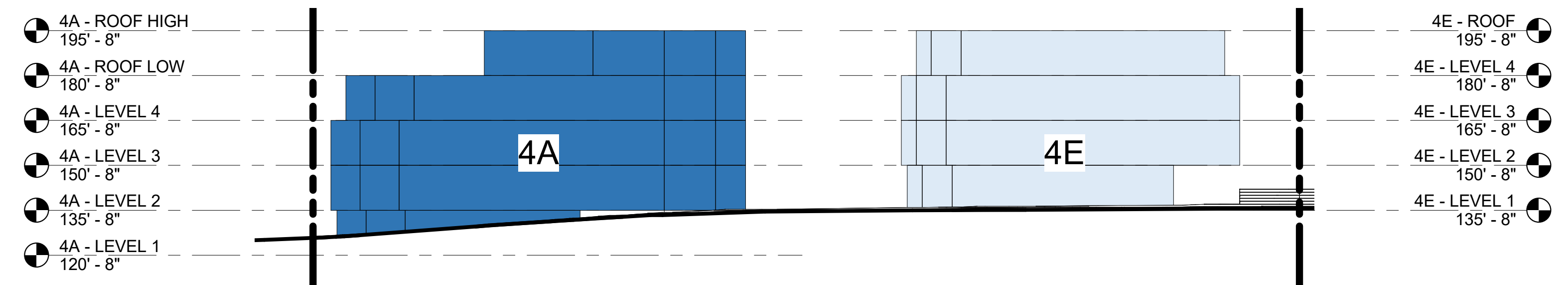
7 SECTION 3
SCALE: 1/32" = 1'-0"



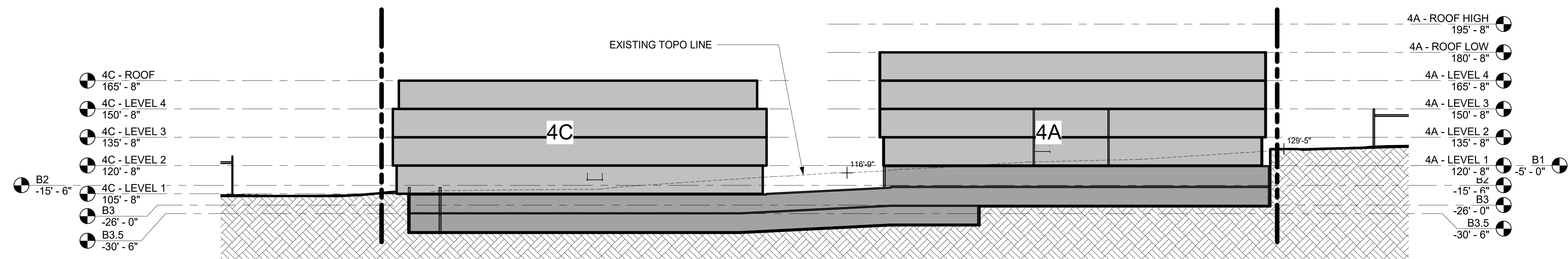
6 EAST ELEVATION - CENTER STREET
SCALE: 1/32" = 1'-0"



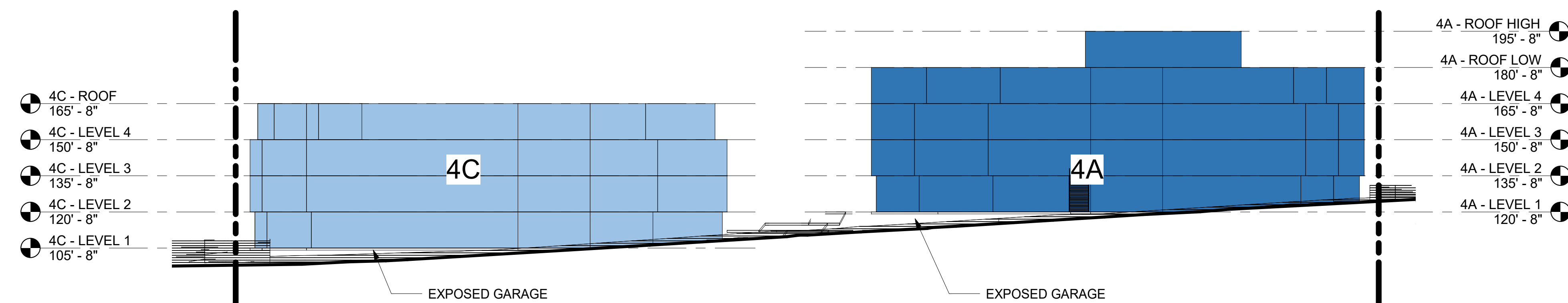
4 SECTION 1
SCALE: 1/32" = 1'-0"



3 WEST ELEVATION - MARYLAND STREET
SCALE: 1/32" = 1'-0"



2 SECTION 2
SCALE: 1/32" = 1'-0"



1 NORTH ELEVATION - EAST FRANKLIN AVENUE
SCALE: 1/32" = 1'-0"

