NET BUILDING TABULATIONS

BUILDING TYPE	BUILDING #'S	UNITS/ BLDG	STORIES	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	TOTAL SQ. FT. PER BLDG	BUILDING QTY.	TOTAL SQ. FT.
I		29	3	6,605	7,705	7,705	22,015	2	44,030
II		30	3	8,665	8,665	8,665	25,995	2	51,990
III		23	3	6,805	8,020	7,787	22,612	2	45,224
IV		30	3	9,155	9,155	8,922	27,232	1	27,232
IV-A		30	3	9,155	9,155	8,922	27,232	1	27,232
V		29	3	6,485	7,585	7,585	21,655	1	21,655
VI		35	3	8,305	9,405	9,405	27,115	1	27,115
VII		30	3	8,665	8,665	8,665	25,995	1	25,995
VIII		6	2	10,228			10,228	1	10,228
IX		18	3	5,490	5,490	5,490	16,470	1	16,470
							TOTAL	**13**	**297,171**
CLUBHOUSE			1	6,170				1	6,170
4 CAR GARAGE			1	946				10	9,460
4 CAR HC GARAGE			1	1,014				1	1,014
6 CAR CARPORT			1	1,044				9	9,396
6 CAR HC CARPORT			1	1,044				1	1,044
MAINT. BLDG.			1	858				1	858
BLDG. TRASH			1	619				1	619
							TOTAL	**37**	**342,202**

GROSS BUILDING TABULATIONS (INCLUDES ALL UNIT, CORRIDOR, & BALCONY SQUARE FOOTAGE)

BUILDING TYPE	BUILDING #'S	UNITS/ BLDG	STORIES	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	TOTAL SQ. FT. PER BLDG	BUILDING QTY.	TOTAL SQ. FT.
I		29	3	10,150	9,814	9,854	29,818	2	59,636
II		30	3	11,521	11,184	11,224	33,929	2	67,858
III		23	3	10,595	10,259	10,058	30,912	2	61,824
IV		30	3	12,059	11,723	11,529	35,311	1	35,311
IV-A		30	3	12,059	11,723	11,529	35,311	1	35,311
V		29	3	10,082	9,744	9,784	29,610	1	29,610
VI		35	3	12,480	12,144	12,184	36,808	1	36,808
VII		30	3	11,660	11,298	11,338	34,296	1	34,296
VIII		6	2	8,665	7,796		16,461	1	16,461
IX		18	3	7,663	7,301	7,328	22,292	1	22,292
							TOTAL	**13**	**399,407**
CLUBHOUSE			1	8,130				1	8,130
4 CAR GARAGE			1	946				10	9,460
4 CAR HC GARAGE			1	1,014				1	1,014
6 CAR CARPORT			1	1,044				9	9,396
6 CAR HC CARPORT			1	1,044				1	1,044
MAINT. BLDG.			1	1,594				1	1,594
BLDG. TRASH			1	619				1	619
							TOTAL	**37**	**430,664**

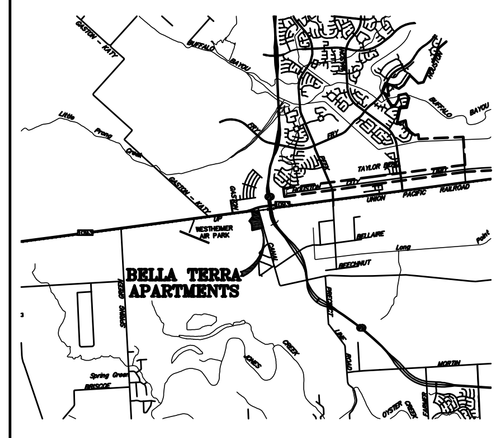
LEGAL DESCRIPTION

ALL THAT CERTAIN 14.999 ACRE TRACT OF LAND SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT NUMBER 403, FORT BEND COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 174.742 ACRE TRACT OF LAND AS DESCRIBED IN A CONVEYANCE TO L.O.B. LIMITED PARTNERSHIP BY A CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER F.B.C.C.F. NUMBER 2005083650

PROJECT DENSITY

342 UNITS/ 14.99 ACRES
= 23 UNITS/ACRE

VICINITY MAP (N.T.S.)



APPLICABLE CODES

THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE.
THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2009 UNIFORM PLUMBING CODE.
THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2009 UNIFORM MECHANICAL CODE
THIS PROJECT IS DESIGNED TO COMPLY WITH THE CURRENT EDITION OF LIFE SAFETY CODE 101.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THESE CODES. ANY CODE DISCREPANCIES THAT EXIST IN THE DESIGN SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.

APPLICABLE HC CODES

TAS (TEXAS ACCESSIBILITY STANDARDS) - ON SITE FROM PUBLIC STREET TO CLUBHOUSE AND THROUGH OUT CLUBHOUSE

THIS PROJECT HAS BEEN DESIGNED TO MEET THE ACCESSIBILITY REQUIREMENTS OF ANSI A117.1-2003 & THE 2009 INTERNATIONAL BUILDING CODE. THE TYPE A & TYPE B UNITS ARE ALL DESIGNED TO BE ADAPTED FOR USE BY THE PHYSICALLY HANDICAPPED.

ALL GROUND FLOOR UNITS ARE TYPE B UNITS, EXCEPT FOR THE 2% OF TYPE A UNITS AS REQUIRED BY THE 2009 INTERNATIONAL BUILDING CODE. TYPE A & B UNITS ARE DESIGNED TO COMPLY WITH ANSI A117.1-2003

UNIT TABULATIONS BY BUILDING TYPE

BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE A1	A1-A	A1-B	A1-C	A1-D	A2	A2-B	A2-C	A2-D	
I	3	2	12					12	8		4	
II	3	2										
III	3	2										
IV	3	1						3				
IV-A	3	1						3				
V	3	1	8	2		1	1	3				
VI	3	1		2	3		1	6		3		
VII	3	1										
VIII	2	1										
IX	3	1										
TOTAL		**13**	**20**	**4**	**3**	**1**	**2**	**27**	**8**	**3**	**4**	**0**

BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE A3	A3-A	A3-C	A3-D	A3-E	A3-F	A3-HC			
I	3	2										
II	3	2	10						2			
III	3	2			4	2						
IV	3	1	6	3								
IV-A	3	1	5	3					1			
V	3	1	2	2			1		1			
VI	3	1	2	2			1	1				
VII	3	1	6									
VIII	2	1										
IX	3	1		3								
TOTAL		**13**	**31**	**13**	**4**	**2**	**2**	**1**	**4**	**0**	**0**	**0**

BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE A4-A	A4-B	A4-C	A4-D	A5	A5-D				
I	3	2		4	2							
II	3	2	8			4	12					
III	3	2	6	12								
IV	3	1	2	2	1	1						
IV-A	3	1	2	2	1	1						
V	3	1										
VI	3	1						6				
VII	3	1	4			2	6					
VIII	2	1										
IX	3	1	2			1						
TOTAL		**13**	**24**	**20**	**4**	**9**	**18**	**6**	**0**	**0**	**0**	**0**

BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE A5-E	A5-F	A5-G	A5-H	B1	B1-A	B1-B	B1-C	B1-HC	
I	3	2										
II	3	2			4	2	4	4	2	2		
III	3	2										
IV	3	1										
IV-A	3	1										
V	3	1										
VI	3	1										
VII	3	1	2			1	1	2	1	1	1	
VIII	2	1										
IX	3	1		3			1	2	1	1	1	
TOTAL		**13**	**2**	**3**	**4**	**3**	**6**	**8**	**4**	**4**	**2**	**0**

BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE B2	B2-A	B2-B	B2-C	B2-D	B4	B4-A	B4-B	B4-C	B4-D
I	3	2	2	8		2		4				
II	3	2							4		2	
III	3	2							4	4	2	2
IV	3	1	2				1		4		2	
IV-A	3	1	2				1		4		2	
V	3	1		4	1	1		2				
VI	3	1	1	4		1		2				
VII	3	1							2		1	
VIII	2	1										
IX	3	1							2		1	
TOTAL		**13**	**7**	**16**	**1**	**6**		**8**	**4**	**20**	**2**	**10**	**2**

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BLDG. TYPE	STORIES	BLDG. QTY.	UNITS/BLDG. TYPE B4-E	B3	C1-A	C1-HC	TH1	TH1-A	TH1-B			TOTAL
I	3	2										58
II	3	2										60
III	3	2	2	2	4							46
IV	3	1		1	1	1						30
IV-A	3	1		1	2							30
V	3	1										29
VI	3	1										35
VII	3	1										30
VIII	2	1						2	2	2		6
IX	3	1										18
TOTAL		**13**	**2**	**4**	**7**	**1**	**2**	**2**	**2**			**342**

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Parking Tabulations

Parking Required			
# of Units	# of Bedrooms	Req. per Unit	Total
222	1 Bedroom	1.33	295.26
106	2 Bedroom	1.66	175.96
10	3 Bedroom	2	20
		Total	**491.22**

Parking Provided	
Standard	386 (9 HC)
Detatched Garages	43 (1 HC)
Unassigned Attached Garages	17 (1 HC)
Assigned Attached Garages	12
Carport	59 (1 HC)
Total	**529**

UNIT TABULATIONS

UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ. FT. W/O PATIO	PATIO SQ. FT.	UNIT OVERALL SQ. FT.	BLDG. TYPE
A1	1BED/1BATH	20	565	96	**11,300**	
A1-A	1BED/1BATH	4	565	96	**2,260**	
A1-B	1BED/1BATH	3	565	96	**1,695**	
A1-C	1BED/1BATH	1	565	103	**565**	
A1-D	1BED/1BATH	2	565	103	**1,130**	
A2	1BED/1BATH	27	625	79	**16,875**	
A2-B	1BED/1BATH	8	625	79	**5,000**	
A2-C	1BED/1BATH	3	625	79	**1,875**	
A2-D	1BED/1BATH	4	625	86	**2,500**	
A3	1BED/1BATH	31	700	114	**21,700**	
A3-A	1BED/1BATH	13	700	114	**9,100**	
A3-C	1BED/1BATH	4	700	114	**2,800**	
A3-D	1BED/1BATH	2	700	121	**1,400**	
A3-E	1BED/1BATH	2	700	121	**1,400**	
A3-F	1BED/1BATH	1	700	121	**700**	
A3-HC	1BED/1BATH	4	700	114	**2,800**	
A4-A	1BED/1BATH	24	775	88	**18,600**	
A4-B	1BED/1BATH	20	775	88	**15,500**	
A4-C	1BED/1BATH	4	775	95	**3,100**	
A4-D	1BED/1BATH	9	775	95	**6,975**	
A5	1BED/1BATH	18	850	137	**15,300**	
A5-D	1BED/1BATH	6	850	137	**5,100**	
A5-E	1BED/1BATH	2	850	137	**1,700**	
A5-F	1BED/1BATH	3	850	137	**2,550**	
A5-G	1BED/1BATH	4	850	137	**3,400**	
A5-H	1BED/1BATH	3	850	144	**2,550**	
B1	2BED/2BATH	6	975	78	**5,850**	
B1-A	2BED/2BATH	8	975	78	**7,800**	
B1-B	2BED/2BATH	4	975	85	**3,900**	
B1-C	2BED/2BATH	4	975	85	**3,900**	
B1-HC	2BED/2BATH	2	975	78	**1,950**	
B2	2BED/2BATH	7	1,100	115	**7,700**	
B2-A	2BED/2BATH	16	1,100	115	**17,600**	
B2-B	2BED/2BATH	1	1,100	115	**1,100**	
B2-C	2BED/2BATH	6	1,100	122	**6,600**	
B2-D	2BED/2BATH	8	1,100	122	**8,800**	
B3	2BED/2BATH	4	1,117	203	**4,468**	
B4	2BED/2BATH	4	1,215	169	**4,860**	
B4-A	2BED/2BATH	20	1,215	169	**24,300**	
B4-B	2BED/2BATH	2	1,215	169	**2,430**	
B4-C	2BED/2BATH	10	1,215	176	**12,150**	
B4-D	2BED/2BATH	2	1,215	176	**2,430**	
B4-E	2BED/2BATH	2	1,215	176	**2,430**	
C1-A	3BED/2BATH	7	1,350	196	**9,450**	
C1-HC	3BED/2BATH	1	1,350	196	**1,350**	
TH1	3BED/2BATH	2	1,700	196	**3,400**	
TH1A	3BED/2BATH	2	1,714	196	**3,428**	
TH1B	3BED/2BATH	2	1,700	223	**3,400**	
		342				
TOTAL	**TOTAL Unit W/O Patio Sq. Ft.**				**297,171**	

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UNIT TYPE	TOTAL UNITS	TOTAL HC REQ. (2%)	TOTAL HC PROVIDED
ONE BEDROOM	222	4.44	4
TWO BEDROOM	106	2.12	2
THREE BEDROOM	14	0.28	1
TOTAL	**342**	6.84	7

DRAWN BY: CED
CHECKED BY: JK
PROJECT NO.: 13-1932

REGISTERED ARCHITECT JOHN M KELLY 9383 STATE OF TEXAS
05/20/14 EXP: 11/30/14

ODEN HUGHES
901 S. MoPac Expressway
BOP V. Suite 200
Austin, TX 78746

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
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Bella Terra
23703 Canal Rd
Richmond, TX 77406

REVISIONS
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5 TAB REVISION 05-20-2014
ISSUED FOR PERMIT 01/29/2014
ISSUED FOR BID 01/29/2014
ISSUED FOR CONST. 04/09/2014
DWG. NAME TABS
DATE 05/20/2014
DESCRIPTION PROJECT INFORMATION & TABULATIONS
SHEET TABS