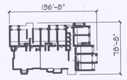
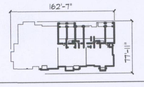
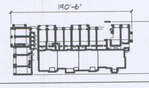
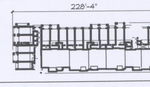
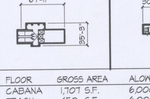
BUILDING AREA CALCULATIONS

BUILDING TYPE I	BUILDING TYPE II,IIa,IIb	BUILDING TYPE III, IIIa	BUILDING TYPE IV,IVa,IVb,IVc	BUILDING TYPE V	BUILDING TYPE VI	CABANA/TRASH
						
FLOOR GROSS AREA ALOWABLE AREA 1 8,529 S.F. 12,000 S.F. / FL. 2 8,316 S.F. x3 FLOORS 3 8,304 S.F.	FLOOR GROSS AREA ALOWABLE AREA 1 10,276 S.F. 12,000 S.F. / FL. 2 10,109 S.F. x3 FLOORS 3 10,046 S.F.	FLOOR GROSS AREA ALOWABLE AREA 1 12,330 S.F. FRONTAGE INCREASE = 41.0% 2 12,176 S.F. Aa = 16,920 S.F. / FL. 3 12,040 S.F. 16,920 S.F. / FL. x3 FLOORS	FLOOR GROSS AREA ALOWABLE AREA 1 15,001 FRONTAGE INCREASE = 62.0% 2 14,781 Aa = 19,462 S.F. / FL. 3 14,630 19,462 S.F. / FL. x3 FLOORS	FLOOR GROSS AREA ALOWABLE AREA 1 3,080 S.F. 12,000 S.F. / FL. 2 2,878 S.F. x3 FLOORS 3 2,498 S.F.	FLOOR GROSS AREA ALOWABLE AREA 1 3,854 S.F. 12,000 S.F. / FL. 2 3,545 S.F. x3 FLOORS 3 3,124 S.F.	FLOOR GROSS AREA ALOWABLE AREA CABANA 1,707 S.F. 6,000 S.F. / FL. TRASH 450 S.F. 6,000 S.F. / FL.
TOTAL 25,149 S.F. 36,000 S.F. MAX.	TOTAL 30,431 S.F. 36,000 S.F. MAX.	TOTAL 36,506 S.F. 50,760 S.F. MAX.	TOTAL 44,412 S.F. 58,386 S.F. MAX.	TOTAL 8,456 S.F. 36,000 S.F. MAX.	TOTAL 10,573 S.F. 36,000 S.F. MAX.	TOTAL 1,707 S.F. 6,000 S.F. MAX.
APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	APARTMENTS - OCC. R-2 / TYPE V-A / NFPA-13R GARAGES - OCC. U / TYPE V-A / NFPA-13R	CABANA - OCC. A-3 / TYPE V-A TRASH - OCC. U / TYPE V-B

SITE SUMMARY

SITE INFORMATION:
TOTAL SITE AREA: 11.17 ACRES
MAX. DENSITY: 35 UNITS/ACRE
PROVIDED DENSITY: 27.75 UNITS PER ACRE

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT ALLOWED = 32'-0"
MAXIMUM BUILDING HEIGHT PROVIDED = 30'-5"

BUILDING LENGTH
NO MAXIMUM BUILDING LENGTH REQUIRED

OPEN SPACE:
TOTAL OPEN SPACE REQUIRED: _____ = 97,366 SQ. FT. (2.23 ACRES)
~~486,830 SQ. FT. TOTAL SITE AREA x 20%~~
TOTAL OPEN SPACE PROVIDED: _____ = 148,815 SQ. FT. (3.41 ACRES)
30.57% OF SITE AREA

PARKING:
PARKING REQUIRED: _____ 430 SPACES
(198) 1 BEDROOMS x 1.0 SPACES = 198 SPACES
(112) 2 BEDROOMS x 2 SPACES = 224 SPACES

SUBTOTAL = 422 SPACES
1,829 COMMON AREA / 250 S.F. = 8 SPACES
PARKING PROVIDED SHALL NOT EXCEED 125% OF MINIMUM PARKING REQUIRED:
430 x 125% = 538 MAXIMUM PARKING SPACES ALLOWED

PARKING PROVIDED: _____ 461 SPACES
(TANDEM NOT INCLUDED)
SURFACE: = 278 SPACES
DIRECT ACCESS GARAGE: = 143 SPACES
IN-DIRECT ACCESS GARAGE: = 45 SPACES
(INCLUDES 12 H.C. SURFACE SPACE, 4 H.C. GARAGE AND 4 H.C. VAN SPACE)
TANDEM: = 131 SPACES
PARKING RATIO W/ TANDEM: = 1.91 SPACES/UNIT
PARKING RATIO W/O TANDEM: = 1.49 SPACES/UNIT

SYMBOL LEGEND

- (IV) BUILDING TYPE
- (1) BUILDING NUMBER
- ⊠ APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER UNIT (DASHED LINE INDICATES ASSOCIATED METER BANK)
- HANDICAP PARKING SPACE
- DENOTES 26 FT. WIDE FIRE LANE WITH 26 FT. INSIDE TURNING RADIUS
- A/C UNIT
- SCR SPRINKLER CONTROL ROOM
- OPEN SPACE

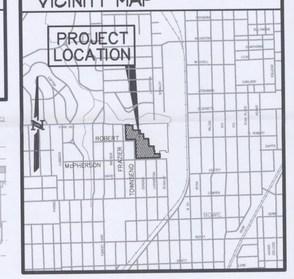
BUILDING AREA

BUILDING TYPE	1ST FL.	2ND FL.	3RD FL.	TOTALS	No. of Bldgs	Total Area
BLDG I (3 story)	8,529	8,316	8,304	25,149	1	25,149
BLDG II/IIa/IIb (3 story)	10,276	10,109	10,046	30,431	3	91,293
BLDG III/IIIa (3 story)	12,330	12,176	12,040	36,506	2	70,012
BLDG IV/IVa/IVb/IVc (3 story)	15,001	14,781	14,630	44,412	5	222,060
BLDG V (3 story)	3,080	2,878	2,498	8,456	1	8,456
BLDG VI (3 story)	3,854	3,595	3,124	10,573	1	10,573
CABANA (1 story)	1,707	-	-	1,707	1	1,707
TRASH	450	-	-	450	1	450
TOTAL	148,113	143,373	141,294		13	429,700

LEGAL DESCRIPTION

BEING LOT 2R, IN BLOCK I, OF PARK RIDGE IV ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED UNDER CC#D210094550, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

VICINITY MAP



BUILDING TYPES

	I	II	IIa	IIb	III	IIIa	IV	IVa	IVb	IVc	V	VI
1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3
4		4	4	4			4	4	4	4		
5		5	5	5		5	5	5	5	5		
6		6	6	6		6	6	6	6	6		
7		7	7	7		7	7	7	7	7		
8		8	8	8		8	8	8	8	8		
9		9	9	9		9	9	9	9	9		
10		10	10	10		10	10	10	10	10		
11		11	11	11		11	11	11	11	11		
12		12	12	12		12	12	12	12	12		
13		13	13	13		13	13	13	13	13		
14		14	14	14		14	14	14	14	14		
15		15	15	15		15	15	15	15	15		
TOTAL UNITS/BLDG TYPE	3	30	30	30	3	30	30	30	30	30	3	3
NO. OF BLDG/TYPE	1	3	3	3	1	2	1	1	1	1	1	1
TOTAL	3	90	90	90	3	60	30	30	30	30	3	3

TOTAL BLDGS: 13

TOTAL # UNITS: 310

PROGRAM

MARK	DESCRIPTION	Direct Income Garage Spaces	%	NO.	NET S.F.	GROSS	TOTAL NET S.F.	TOTAL GROSS
A1	1 BDRM / 1 BATH		15.8%	49	42%	720	20,727	35,280
A1.1	1 BDRM / 1 BATH		1.9%	6	42%	720	2,484	4,230
A1.2	1 BDRM / 1 BATH		1.9%	6	42%	740	2,484	4,440
A1.3	1 BDRM / 1 BATH		1.9%	6	42%	740	2,484	4,440
A2	1 BDRM / 1 BATH / 1 CAR GARAGE	1	8.1%	25	42%	740	10,350	18,500
A2.1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	740	414	740
A2.2	1 BDRM / 1 BATH / 1 CAR GARAGE	1	1.9%	6	42%	760	2,484	4,560
A3	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	760	414	760
A3.1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	1.9%	6	42%	780	2,484	4,680
A4	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	780	414	780
A4.1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	1.9%	6	42%	800	2,484	4,800
A4.2	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	800	414	800
A4.3	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	820	414	820
A5	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	840	414	840
A5.1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	860	414	860
B1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	1.9%	6	42%	1,020	2,484	6,120
B1.1	1 BDRM / 1 BATH / 1 CAR GARAGE	1	1.9%	6	42%	1,040	2,484	6,240
B2	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,060	414	1,060
B3	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,080	414	1,080
B4	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,100	414	1,100
B5	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,120	414	1,120
B6	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,140	414	1,140
B7	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,160	414	1,160
B8	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,180	414	1,180
B9	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,200	414	1,200
B10	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,220	414	1,220
B11	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,240	414	1,240
B12	1 BDRM / 1 BATH / 1 CAR GARAGE	1	0.3%	1	42%	1,260	414	1,260
C1	2 BDRM / 2 BATH / 2 CAR GARAGE	2	1.9%	6	42%	1,280	2,484	7,680
C2	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,300	414	1,300
C3	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,320	414	1,320
C4	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,340	414	1,340
C5	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,360	414	1,360
C6	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,380	414	1,380
C7	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,400	414	1,400
C8	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,420	414	1,420
C9	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,440	414	1,440
C10	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,460	414	1,460
C11	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,480	414	1,480
C12	2 BDRM / 2 BATH / 2 CAR GARAGE	2	0.3%	1	42%	1,500	414	1,500
TOTAL UNITS			100%	310				
# OF BEDROOMS	Studios			0	0%	0	0	0
	1 Bedroom			198	70%	1,020	141,294	202,080
	2 Bedroom			112	30%	1,500	137,793	207,000
	Garage Units Provided	88						
	Site Acreage	11.170						
	Site Density	27.75						
SQUARE FOOTAGE TOTALS							279,087	409,080

PROJECT TEAM LIST

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HURST, TX 76054
(817) 268-8000

DEVELOPER
LINCOLN PROPERTY COMPANY
2000 MCKINNEY AVE., SUITE 1000
DALLAS, TX 75201
(214) 740-3474

APARTMENT NUMBERING PLAN
SEE PAGE 2
310 UNITS

RE: FS14-048
PAGE 1 OF 2

01 CONCEPT SITE PLAN
SCALE: 1" = 40' 02-17-2015
0 40 80 160
NORTH

DIRECTOR OF DEVELOPMENT
2/17/15 DATE
UR14-001

REGISTERED ARCHITECT 7149 STATE OF TEXAS
SEAL VALID ONLY IF SIGNED AND DATED

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Project No. 13003
Drawn By:
URD: JANUARY 03, 2014
ISSUE FOR CONSTRUCTION: JULY 11, 2014
Revisions:
3 APRIL 24, 2014
5 FEBRUARY 17, 2015

LINCOLN PROPERTY COMPANY
THE BERKELEY PHASE II
FORT WORTH TEXAS

Womack+Hampton ARCHITECTS, L.L.C.
4311 Oak Lawn Ave. Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
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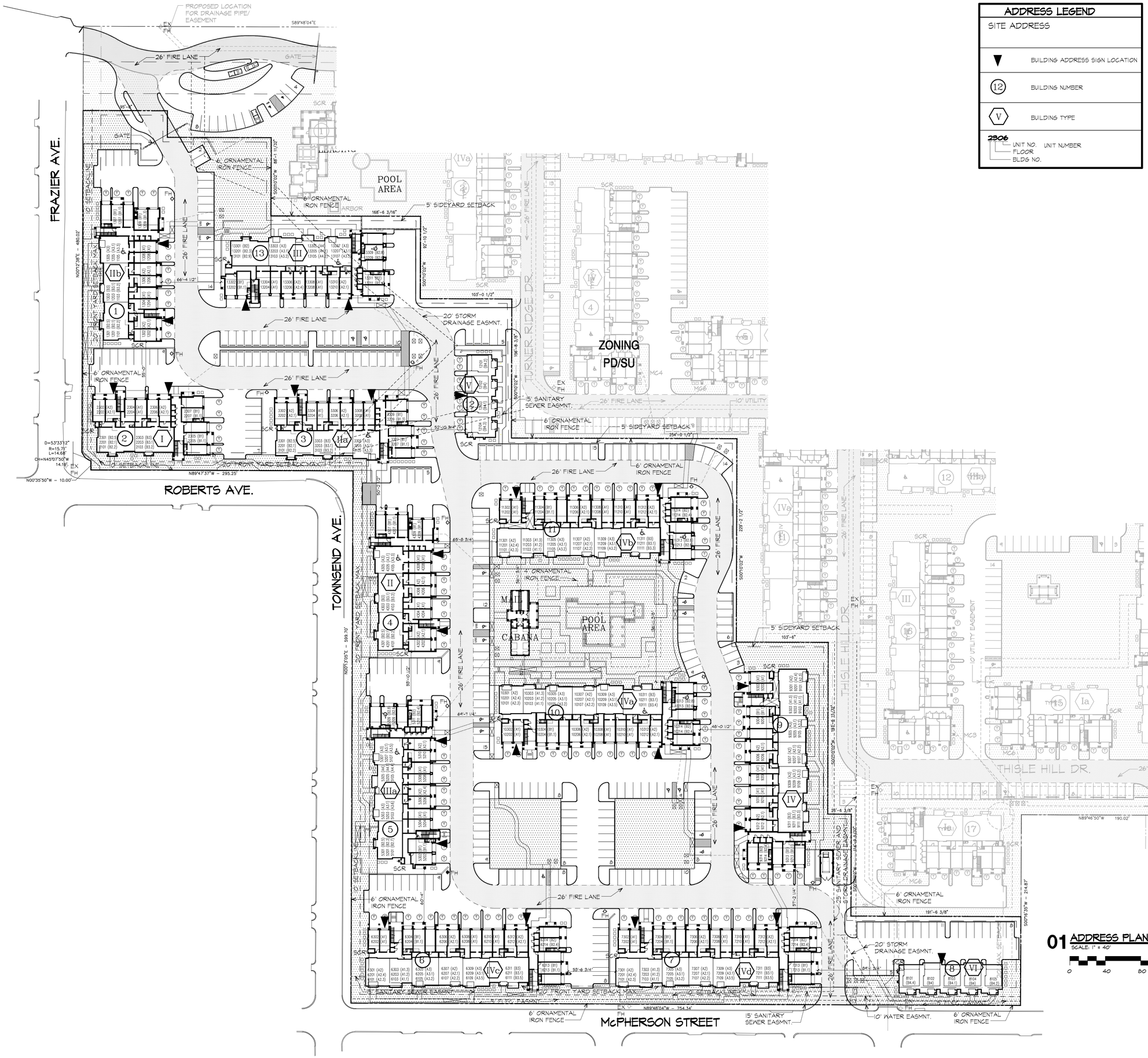
Sheet Number: A1.1 SITE

PLOT DATE: 2/17/2015 PLOT TIME: 10:14 AM PATH\NAME: H:\13000\13003 Lincoln Berkley II\13003_CAD\Arch\SHEETS\A1.1 SITE.dwg 2/16/2015 11:59 AM

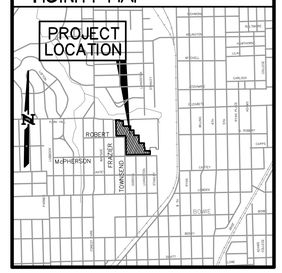


ADDRESS LEGEND

SITE ADDRESS

- ▼ BUILDING ADDRESS SIGN LOCATION
- (12) BUILDING NUMBER
- ⟨V⟩ BUILDING TYPE
- 2306 — UNIT NO. UNIT NUMBER; FLOOR; BLDG NO.

VICINITY MAP



01 ADDRESS PLAN

SCALE: 1" = 40'

0 40 80 160

NORTH

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Project No.
13003

Drawn By:
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URD:
JANUARY 03, 2014

DATE OF ISSUE:
JANUARY 15, 2014

Revisions:

LINCOLN PROPERTY COMPANY

THE BERKELEY PHASE II

FORT WORTH TEXAS

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Sheet Number:

A1.2

ADDRESS PLAN

PLOT DATE: 1/14/2014 PLOT TIME: 10:29 AM PATH/NAME: H:\13000\13003 Lincoln Berkley II\SD\13003ADDRESS.DWG SHEET: 1/13/2014 2:51 PM