

# STUBBE'S FAST TRACK MODULAR PRECAST

## PROPOSAL SET

### DRAWING LIST

S1.00	COVER PAGE
S1.01	AREA CALCULATIONS
S2.00	SITE PLAN
S2.01	GROUND FLOOR PLAN
S2.02	TYPICAL FLOOR PLAN
S3.00	TYPICAL FLOOR STRUCTURE
S4.00	FRONT ELEVATION
S4.01	REAR ELEVATION
S4.02	LEFT AND RIGHT ELEVATIONS





GROUND FLOOR PLAN  
1 : 500



TYPICAL FLOOR PLAN  
1 : 500

**TYPE OF UNITS**

- MICRO
- STUDIO
- ONE BEDROOM
- ONE BEDROOM + DEN
- TWO BEDROOM
- TWO BEDROOM + DEN
- THREE BEDROOM

**AREA CALCULATION (GROSS BUILDING)**

ABOVE GRADE		
GROUND FLOOR	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
LEVEL 2	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
LEVEL 3	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
LEVEL 4	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
LEVEL 5	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
LEVEL 6	16,277 ft <sup>2</sup>	1,512 m <sup>2</sup>
<b>GBA (GROSS BUILDING AREA)</b>	<b>97,661 ft<sup>2</sup></b>	<b>9,073 m<sup>2</sup></b>

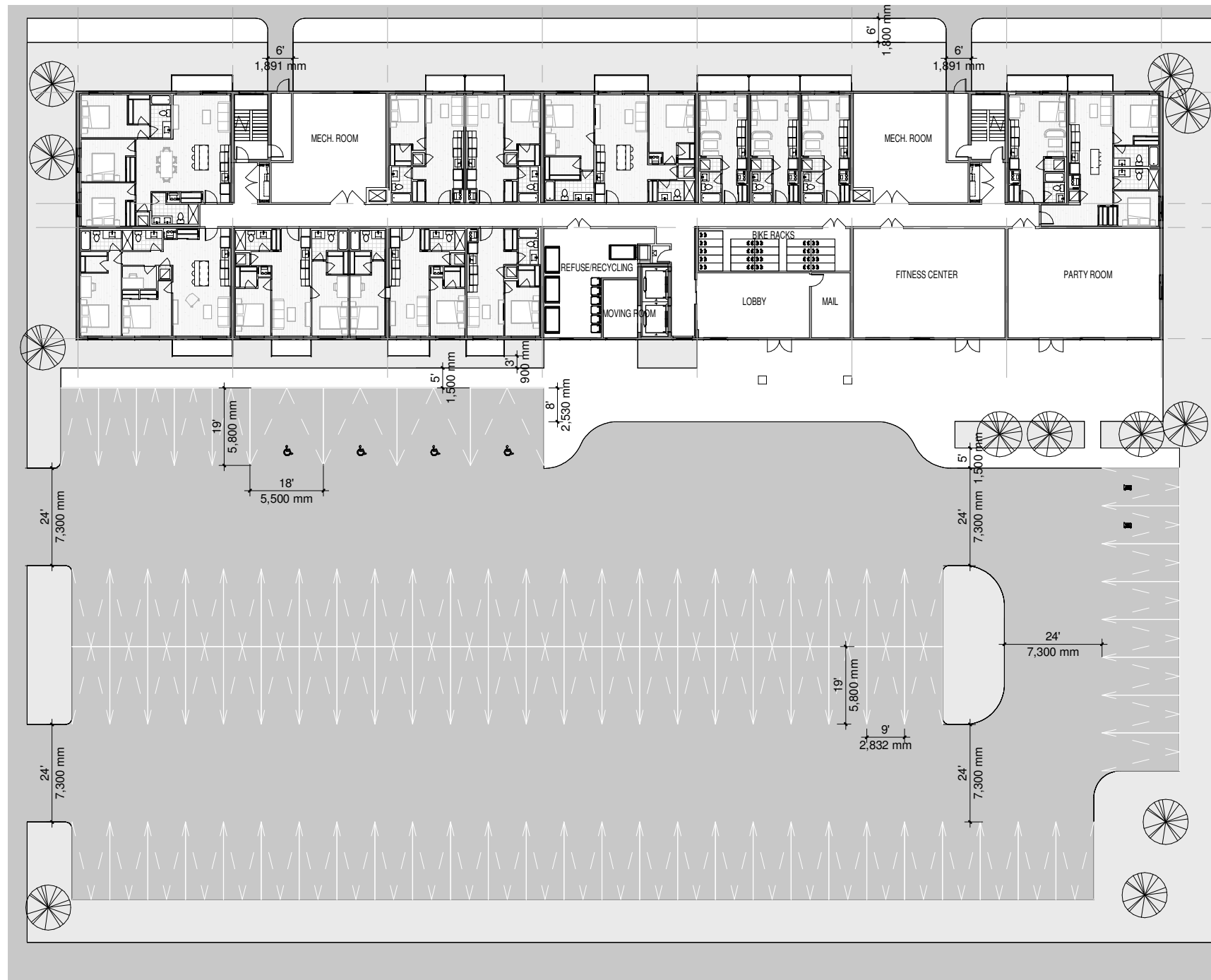
**AREA CALCULATION (OCCUPANCY)**

RESIDENTIAL SPACE	79,992 ft <sup>2</sup>	7,432 m <sup>2</sup>
-------------------	------------------------	----------------------

**UNITS CALCULATION**

<b>LEVEL 1</b>			<b>LEVEL 5</b>		
STUDIO	3		STUDIO	4	
1 BEDROOM UNIT	3		1 BEDROOM UNIT	8	
2 BEDROOM UNIT	6		2 BEDROOM UNIT	7	
3 BEDROOM UNIT	0		3 BEDROOM UNIT	1	
	<b>11</b>			<b>20</b>	
<b>LEVEL 2</b>			<b>LEVEL 6</b>		
STUDIO	4		STUDIO	4	
1 BEDROOM UNIT	8		1 BEDROOM UNIT	8	
2 BEDROOM UNIT	7		2 BEDROOM UNIT	7	
3 BEDROOM UNIT	1		3 BEDROOM UNIT	1	
	<b>20</b>			<b>20</b>	
<b>LEVEL 3</b>			<b>STUDIO</b>		
STUDIO	4		1 BEDROOM UNIT	23	
1 BEDROOM UNIT	8		2 BEDROOM UNIT	43	
2 BEDROOM UNIT	7		3 BEDROOM UNIT	5	
3 BEDROOM UNIT	1		<b>TOTAL</b>	<b>112</b>	
	<b>20</b>				
<b>LEVEL 4</b>					
STUDIO	4				
1 BEDROOM UNIT	8				
2 BEDROOM UNIT	7				
3 BEDROOM UNIT	1				
	<b>20</b>				

**AREA CALCULATIONS**



3D View - Front Left



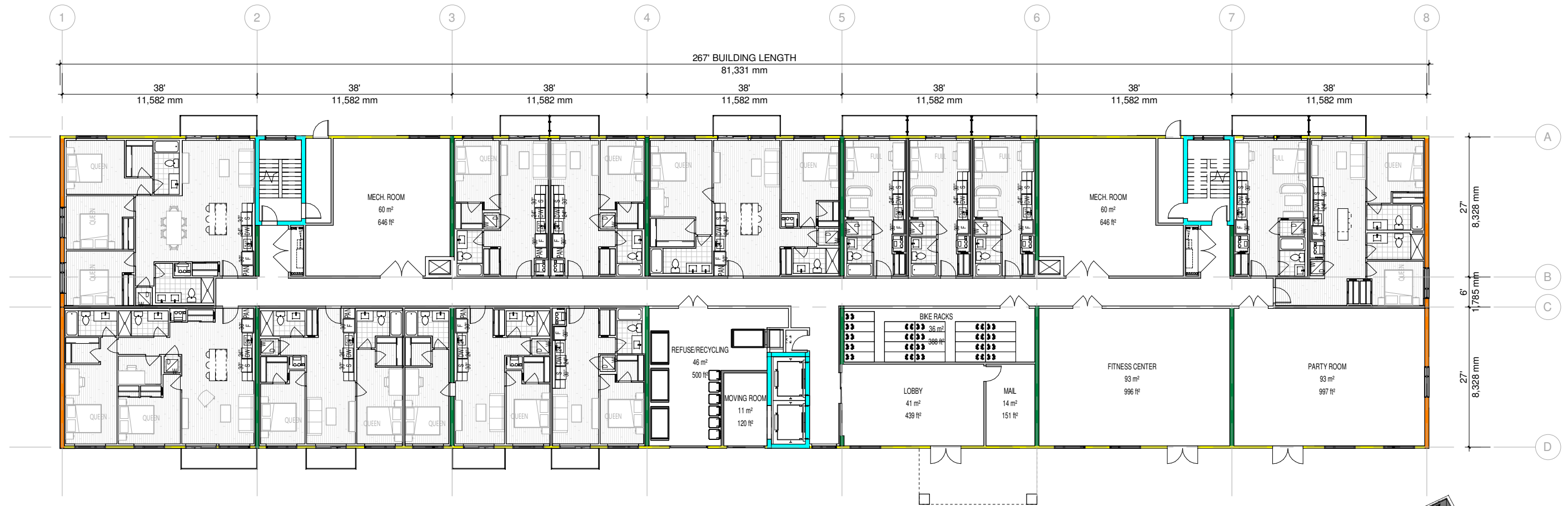
3D View - Rear Right

**PARKING SPACE**

Car Parking Space - 5800 x 2832mm - 90 deg - EV Parking	2
Car Parking Space - 5800 x 2832mm - 90 deg - STD Parking	84
Car Parking Space - 5800 x 5200mm - 90 deg - Handicap Parking	4
<b>TOTAL PARKING PROVIDED</b>	<b>90</b>

**UNITS CALCULATION**

TOTAL NUMBER OF UNIT	112
UNIT / PARKING RATIO	0.8
PARKING REQUIRED	90
PARKING PROVIDED	90
PARKING BALANCE	0



**EXTERIOR STRUCTURAL WALL**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Ext Wall - Structural - 10"	26,816 mm	235,781 mm	785.69	8457.05
	26,816 mm	235,781 mm	785.69	8457.05

**INTERIOR STRUCTURAL WALL**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Int Wall - Structural - 10"	67,758 mm	139,488 mm	365.53	3934.57
	67,758 mm	139,488 mm	365.53	3934.57

**INTERIOR SHAFT**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Int Wall - Shaft - 10"	76,800 mm	95,986 mm	272.25	2930.43
	76,800 mm	95,986 mm	272.25	2930.43

**EXTERIOR CLADDING**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Ext Wall - Cladding - 6"	48,000 mm	154,341 mm	333.86	3593.62
	48,000 mm	154,341 mm	333.86	3593.62

- 10" EXTERIOR STRUCTURAL WALL
- 10" INTERIOR STRUCTURAL WALL
- 6" CLADDING WALL
- 10" SHAFT WALL

**PUBLIC SPACE**

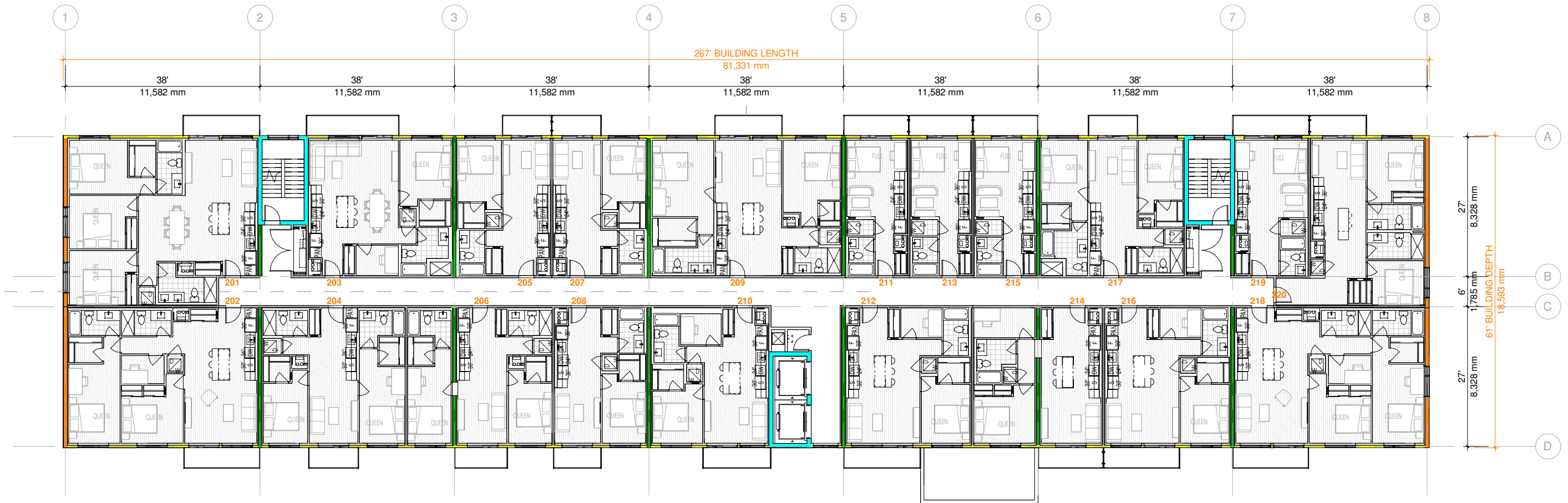
Level 1	Area (ft²)
FITNESS CENTER	996
LOBBY	439
MAIL	151
MECH. ROOM	646
MECH. ROOM	646
MOVING	156
PARTY ROOM	997
REFUSE/RECYCLING	500

**BIKE COUNT**

Level 1	Count
Bike Rack	42
<b>TOTAL</b>	<b>42</b>



**GROUND FLOOR PLAN**



**EXTERIOR STRUCTURAL WALL**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Ext Wall - Structural - 10"	12,800 mm	36,949 mm	105.23	1132.70
	12,800 mm	36,949 mm	105.23	1132.70

**INTERIOR STRUCTURAL WALL**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Int Wall - Structural - 10"	38,298 mm	82,473 mm	242.26	2607.63
	38,298 mm	82,473 mm	242.26	2607.63

**INTERIOR SHAFT**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Int Wall - Shaft - 10"	51,200 mm	62,583 mm	170.67	1837.05
	51,200 mm	62,583 mm	170.67	1837.05

**EXTERIOR CLADDING**

Type	Height	Length	Area (m2)	Area (Sqft)
PC Ext Wall - Cladding - 6"	48,000 mm	154,341 mm	333.86	3593.62
	48,000 mm	154,341 mm	333.86	3593.62

- 10" EXTERIOR STRUCTURAL WALL
- 10" INTERIOR STRUCTURAL WALL
- 6" CLADDING WALL
- 10" SHAFT WALL

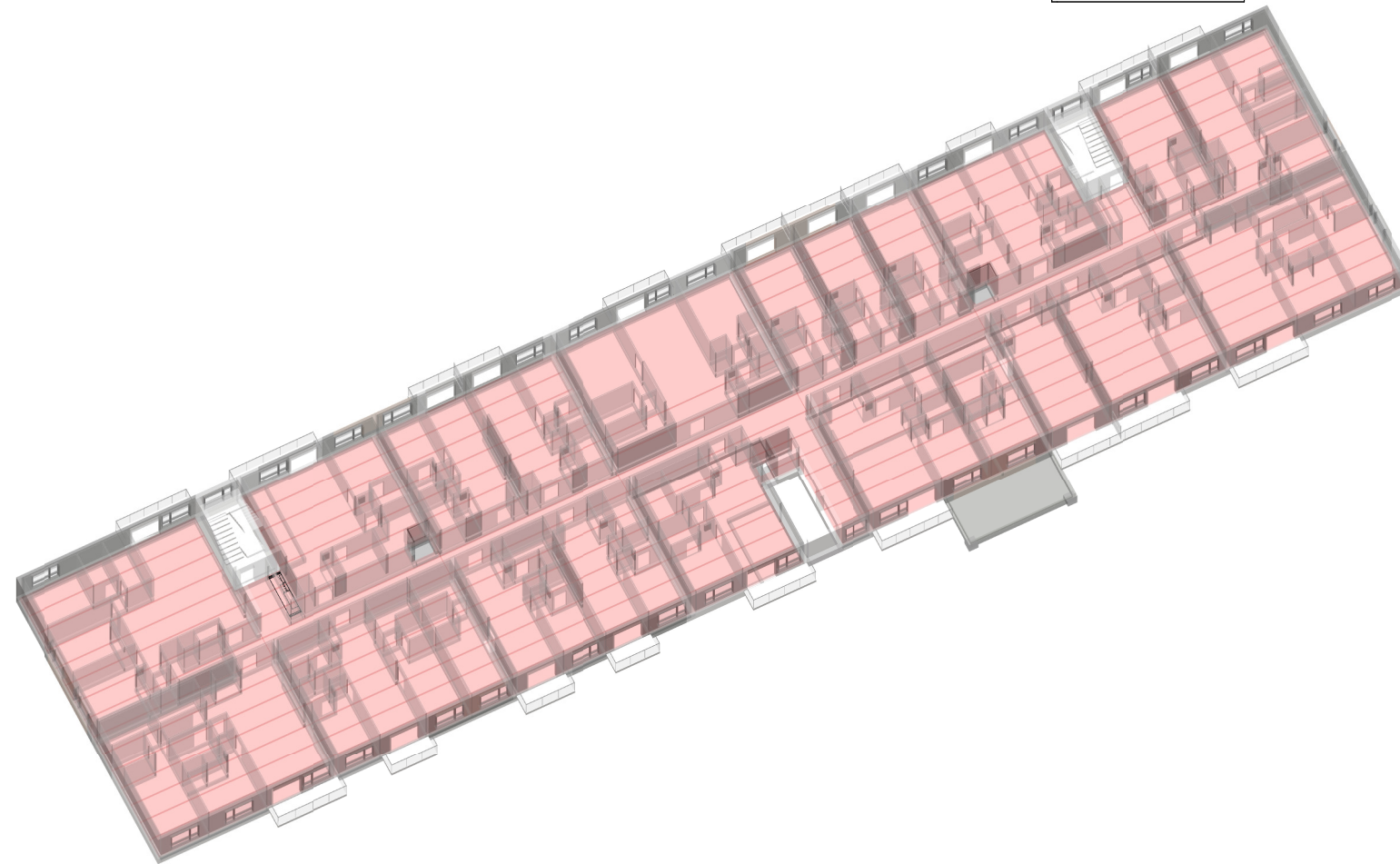
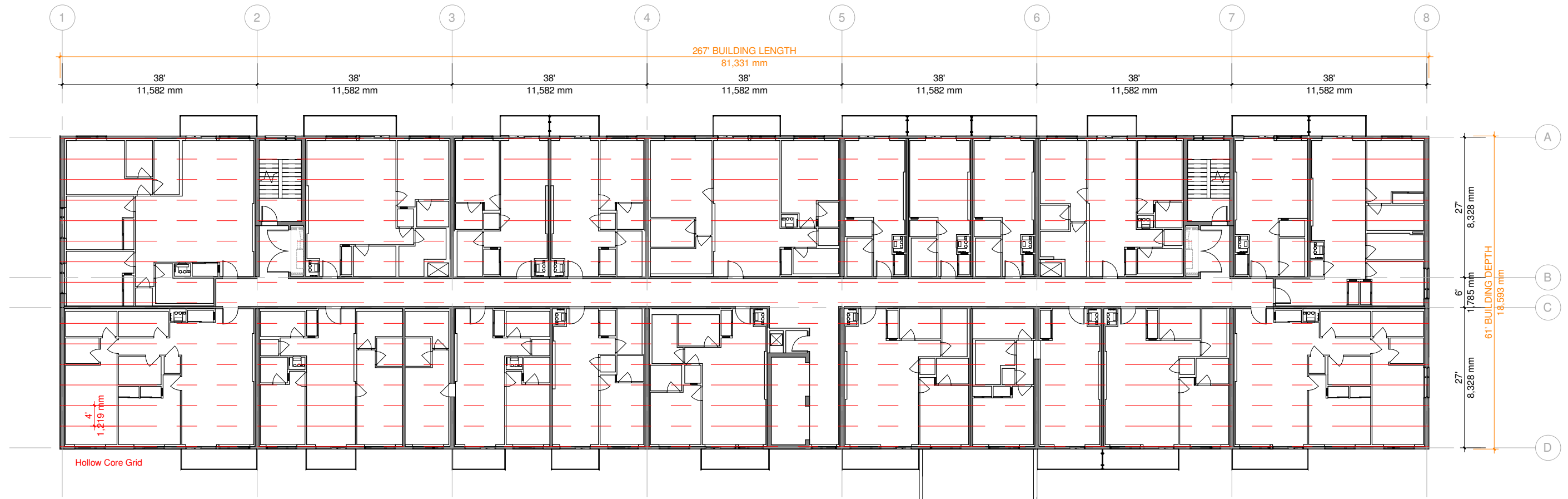


**TYPICAL FLOOR PLAN**

SHEET SIZE 11x17"  
 SCALE As indicated  
 ISSUE DATE 01/27/23

PRODUCT PRECAST MODULE

S2.02



**TYPICAL FLOOR STRUCTURE**



# FRONT ELEVATION



## REAR ELEVATION





Left Elevation  
1 : 250



Right Elevation  
1 : 250