

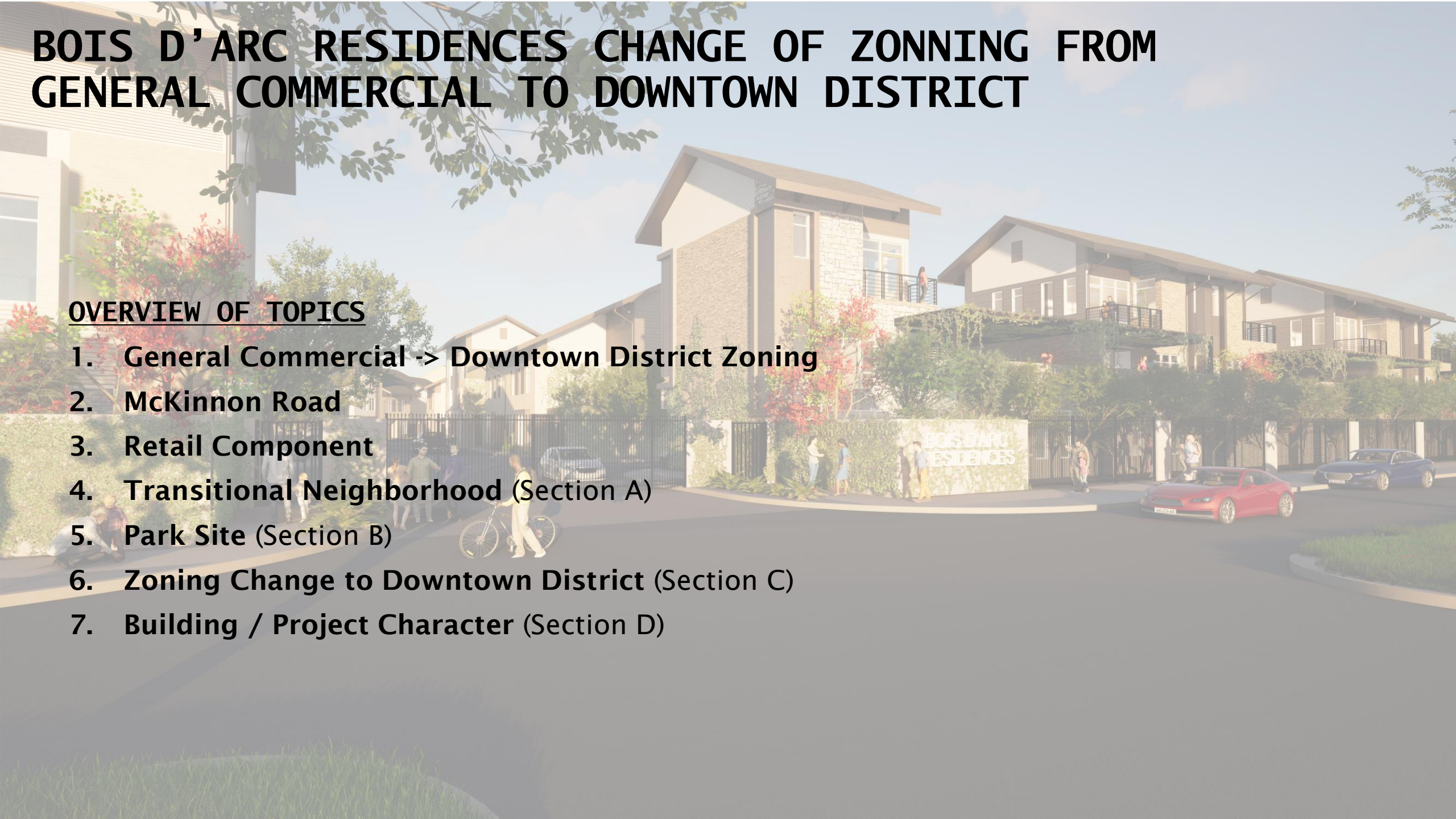


Bois D'Arc Residences

BOIS D'ARC RESIDENCES CHANGE OF ZONNING FROM GENERAL COMMERCIAL TO DOWNTOWN DISTRICT

OVERVIEW OF TOPICS

1. General Commercial -> Downtown District Zoning
2. McKinnon Road
3. Retail Component
4. Transitional Neighborhood (Section A)
5. Park Site (Section B)
6. Zoning Change to Downtown District (Section C)
7. Building / Project Character (Section D)



GENERAL COMMERCIAL -> DOWNTOWN DISTRICT ZONING

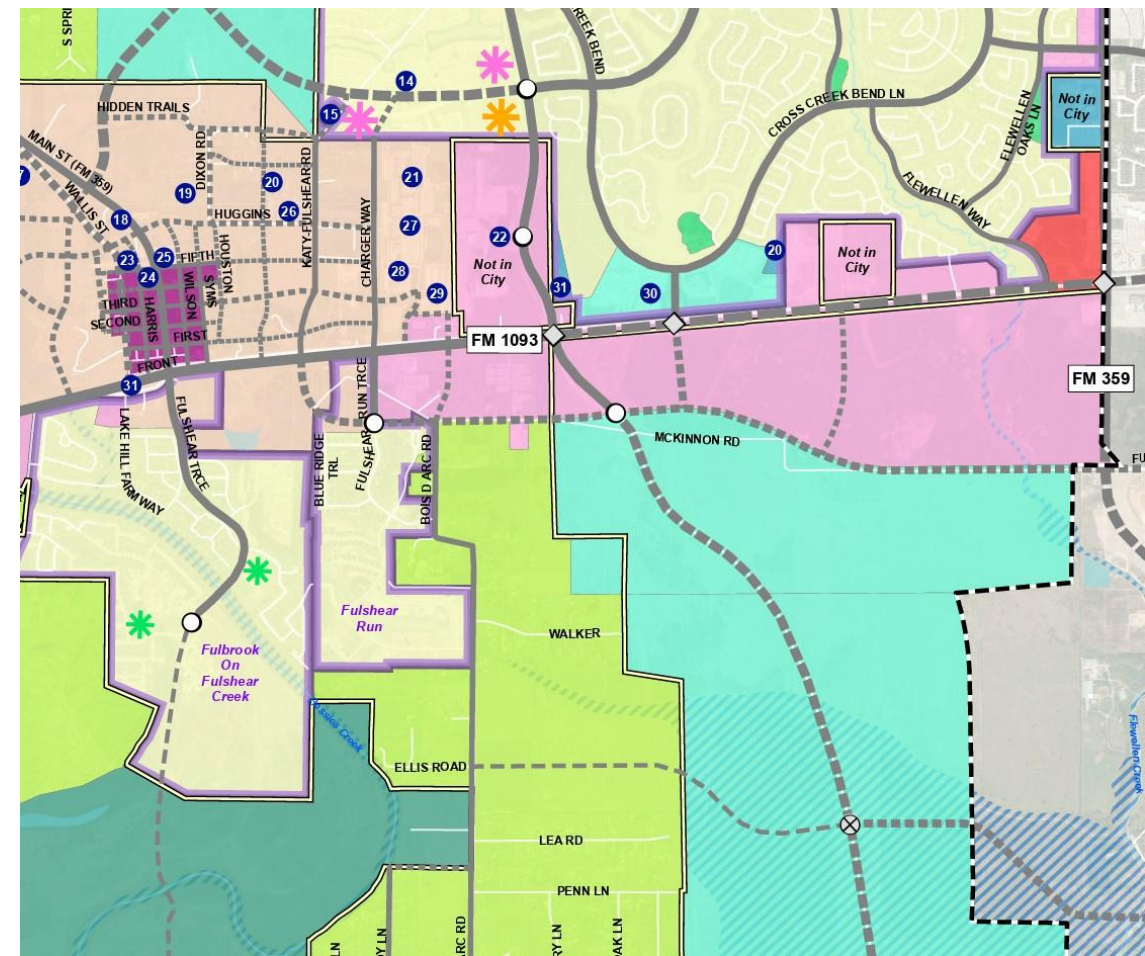
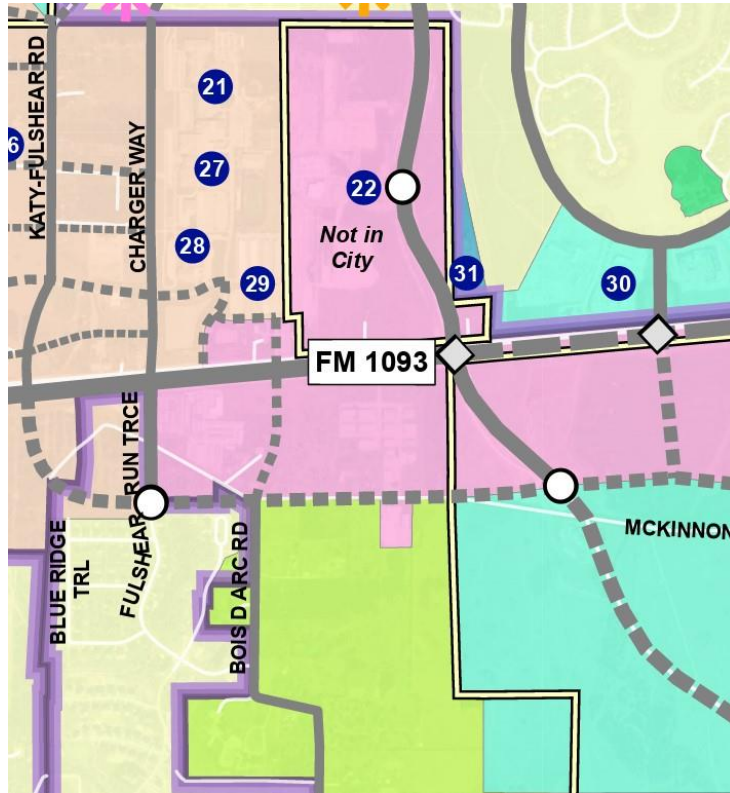
General Commercial vs. Downtown District Zoning.

- **A.** Key differences between the existing General Commercial Zoning and the new Downtown District Zoning.
- **B.** General Commercial
 1. Designed for commercial development.
 2. Large setbacks.
 3. Reduced landscape requirements.
- **C.** Downtown District
 1. Reduced setbacks for urban scale development.
 2. Numerous building types allowed including single and multifamily development.
 3. Increased architectural detail control.
 4. Allows / encourages more density



McKINNON ROAD

- Extension of McKinnon Road slated in Fulshear future land use planning.
- MUD # 2: extensive engineering study is being conducted to determine future detention percentages. No determination of road construction can be made until engineering study is finished.



RETAIL COMPONENT

- A zoning change from General Commercial to Downtown District might reduce existing taxable (sales) commercial land.
- To mitigate this loss the owner of Bois d'Arc Residences has agreed to dedicate a separate parcel on Wallis Street as commercial (retail/office).





A. TRANSITIONAL NEIGHBORHOOD / BUFFER

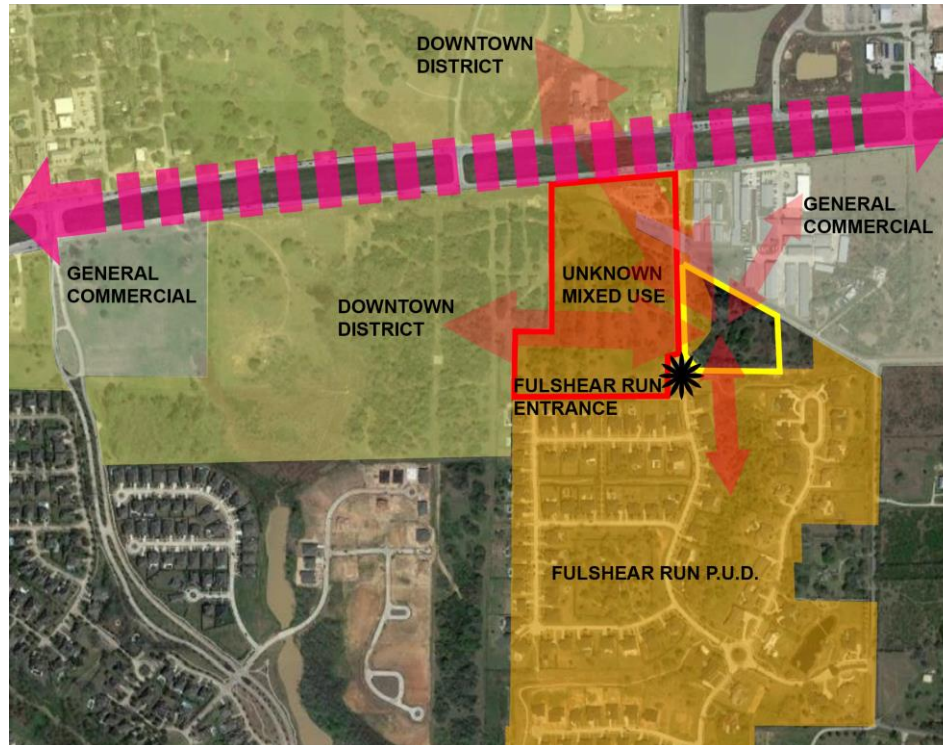
BOIS D'ARC RESIDENCES IN RELATION TO THE EXISTING DOWNTOWN DISTRICT AND GENERAL COMMERCIAL ZONE

- Distance from Bois d'Arc to Farm To Market 1093:

0.2 miles (1056 ft.)

- 1 min. drive
- 4 min. walk

- Site clearly adjacent to both General Commercial and Mixed-Use District
-> buffer zone at Fulshear Run entrance



A.

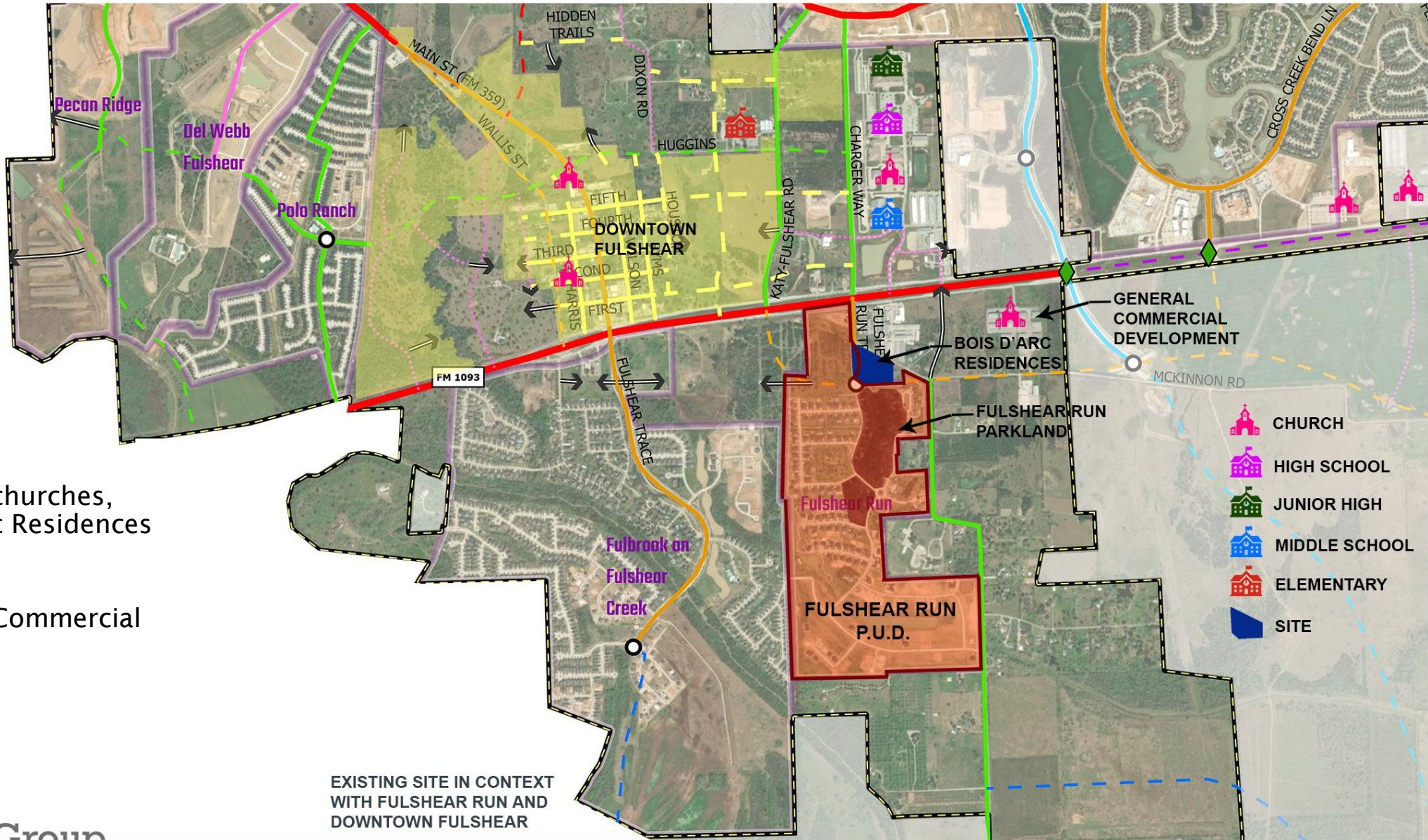


B.

BOIS D'ARC RESIDENCES IN RELATION TO THE EXISTING DOWNTOWN DISTRICT AND GENERAL COMMERCIAL ZONE



BOIS D'ARC RESIDENCES IN RELATION TO DOWNTOWN FULSHEAR



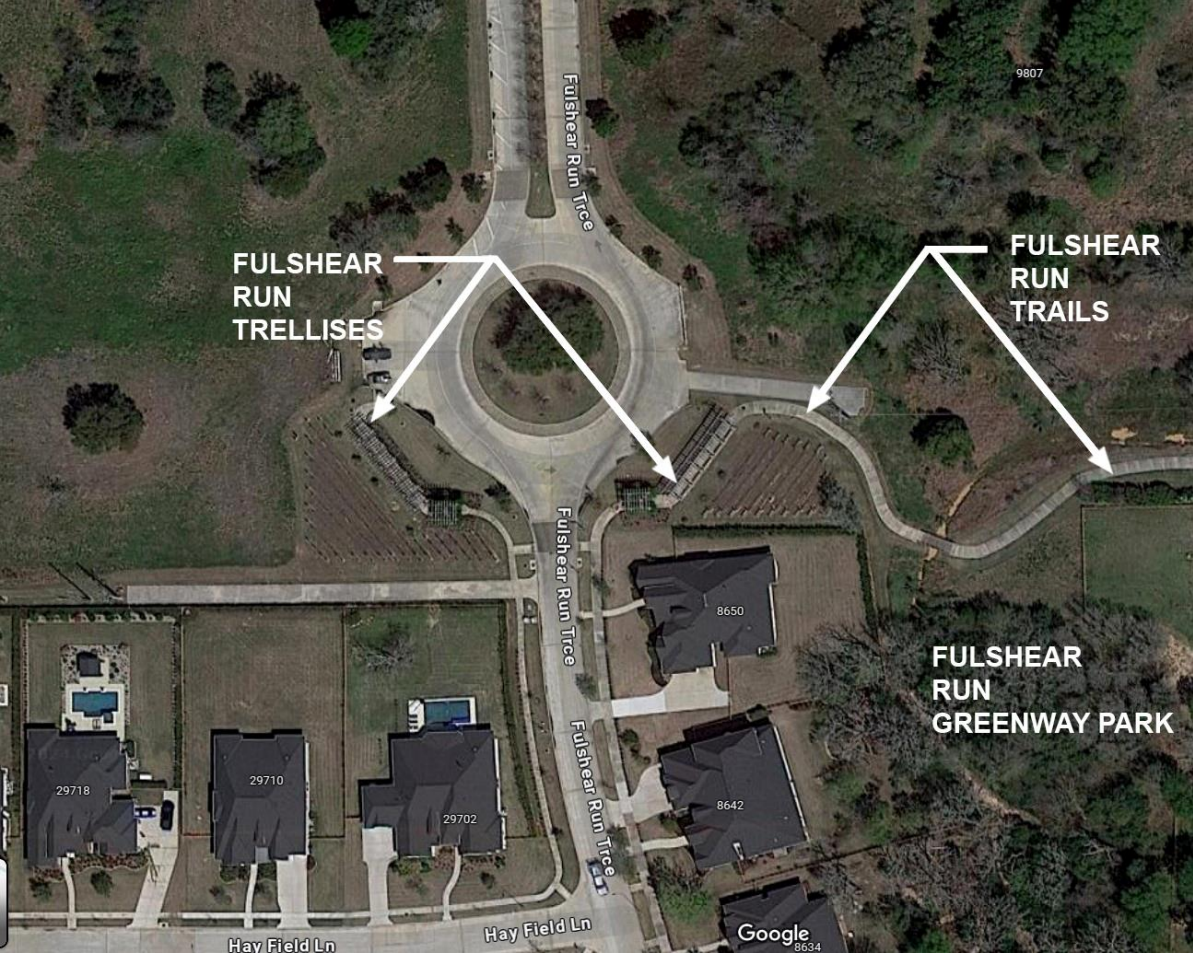
- Existing location of churches, schools to Bois d'Arc Residences
- Existing location of Commercial Development

EXISTING SITE IN CONTEXT
WITH FULSHEAR RUN AND
DOWNTOWN FULSHEAR



B. DEDICATION OF PARK LAND

BOIS D'ARC RESIDENCES SITE PLAN



BOIS D'ARC RESIDENCES- PROPOSED PARKLAND

- New dedicated parkland to City of Fulshear (0.18acre) to meet Downtown District requirements.



PARK SITE PLAN



BOIS D'ARC RESIDENCES – PROPOSED PARKLAND



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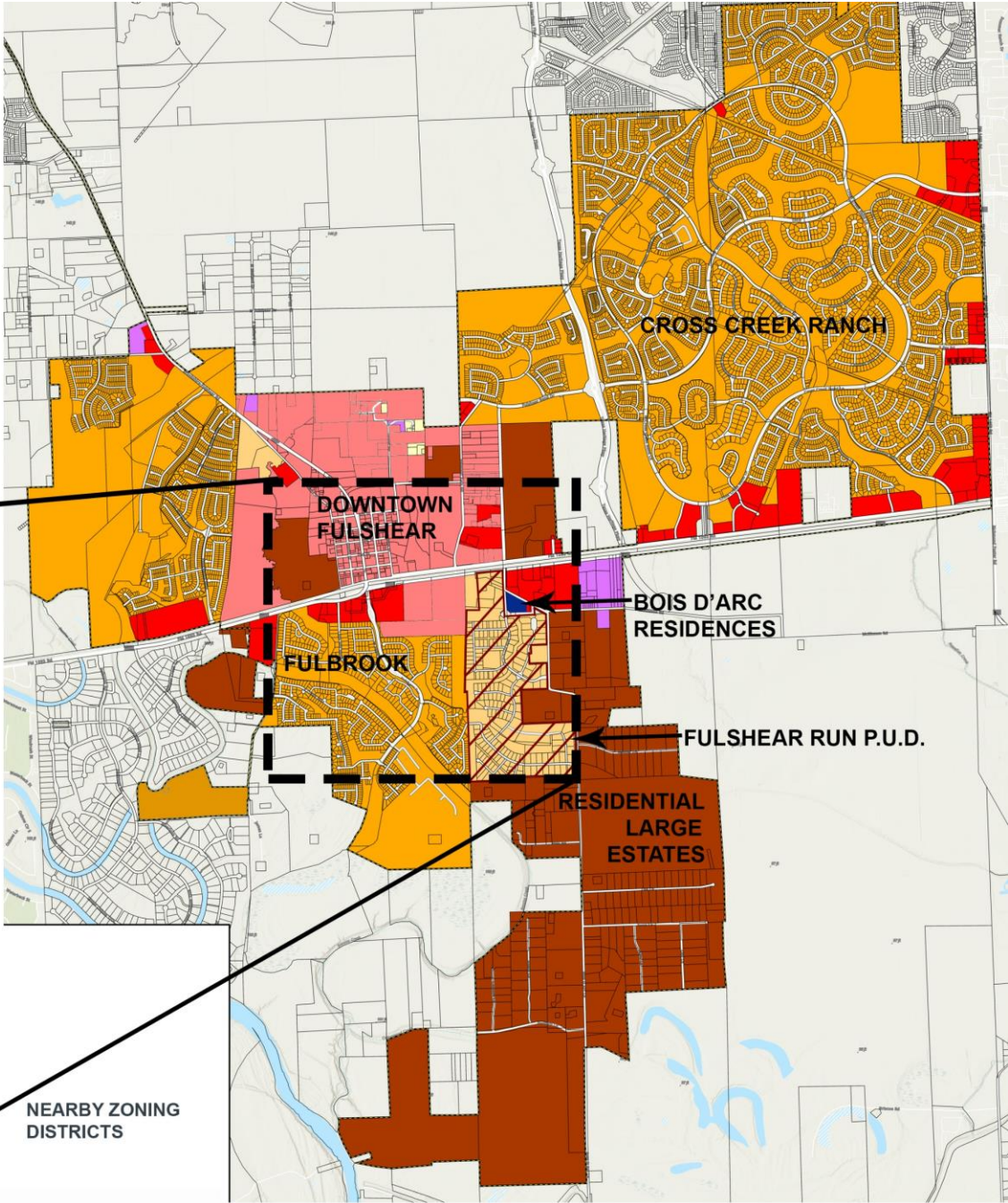
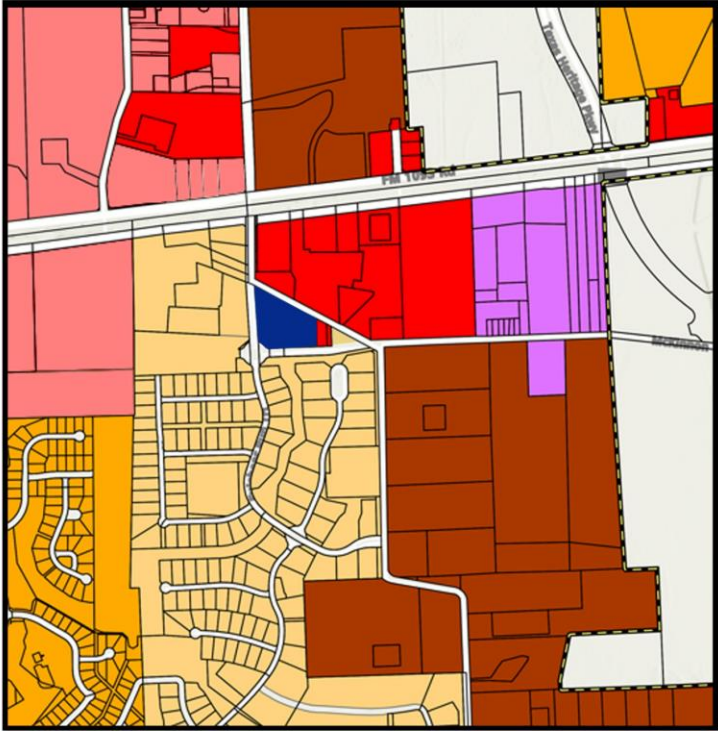
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- Compliance 1 – SITE CONSTRAINTS 1
 - Compliance 2 – SITE CONSTRAINTS 2
 - Compliance 3 – COVERAGE / HEIGHT RESTRICTIONS
 - Compliance 4 – LANDSCAPE REQUIREMENTS
 - Compliance 5 – ADJACENCIES
 - Compliance 6 – ARCHITECTURAL CHARACTER
 - Compliance 7 – DESIGN STANDARDS
 - Compliance 8 – ARCHITECTURAL DETAILS
 - Compliance 9 – COHESIVE BUILDING DESIGN FOR MULTIPLE BUILDINGS
 - Compliance 10 – MASSING AND DISTANCE
 - Compliance 11 – ARCHITECTURE FEATURES

C. DOWNTOWN DISTRICT REQUIREMENTS

ADJACENT ZONING TO BOIS D'ARC RESIDENCES SITE

LEGEND:

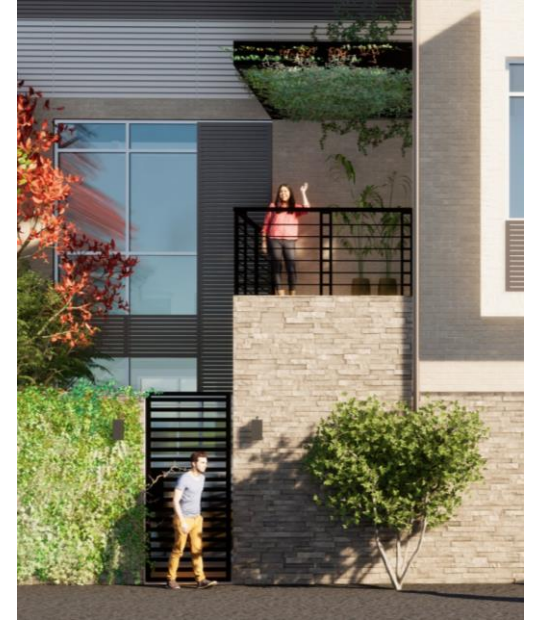
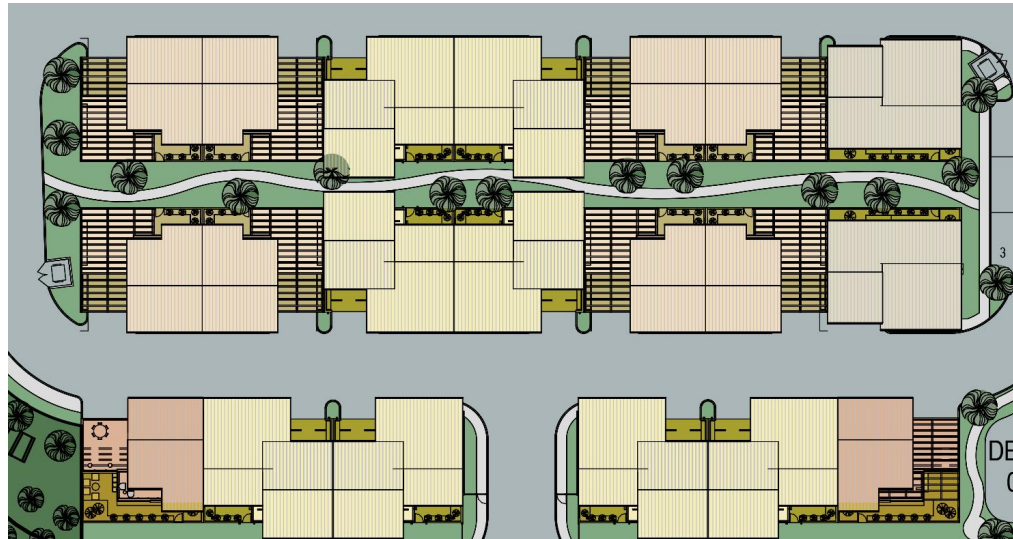
-  SITE
-  COMMERCIAL
-  DOWNTOWN DISTRICT
-  ESTATE RESIDENTIAL
-  INDUSTRIAL
-  MANUFACTURED HOMES
-  PLANNED UNIT DEVELOPMENT
-  SEMI-URBAN RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  FULSHEAR RUN P.U.D.



A. COMPLIANCE 1 & 2 SITE CONSTRAINTS

A.1 RESPONSES TO THE CITY OF FULSHEAR PLANNING STAFF REGARDING A CHANGE OF ZONING REQUEST FOR THE BOIS D'ARC RESIDENCES SITE ON FULSHEAR RUN TRACE.

- As part of complying with the City of Fulshear Ordinances for the Downtown District (DD) the following is a response to the applicable code requirements for that zoning designation. We will address the main Planning Staff concerns below, which include:
 1. Minor and major architectural articulations
 2. Setbacks
 3. Distance from commercial, places of worship, parks, and schools.
- The project attempts to comply with the sections below and even comply with many of the commercial and multifamily requirements for character and architectural articulation



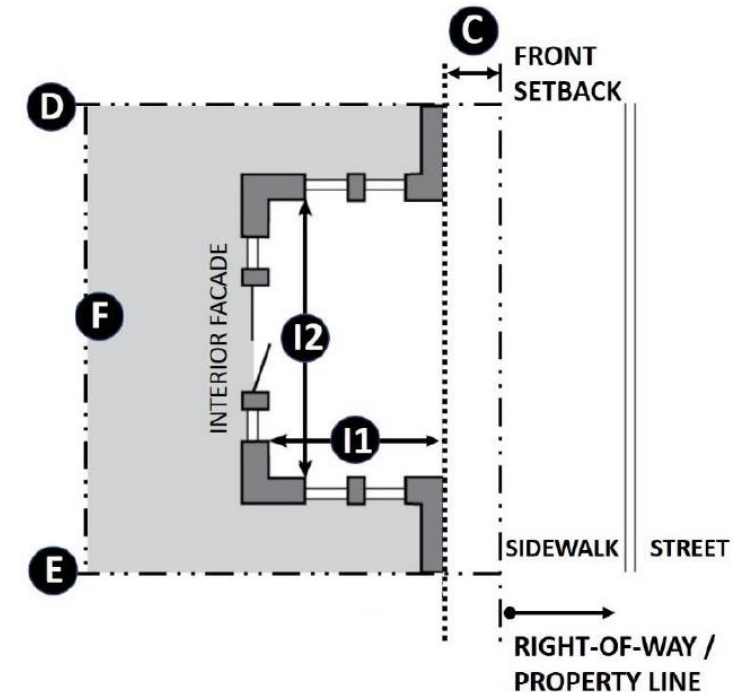
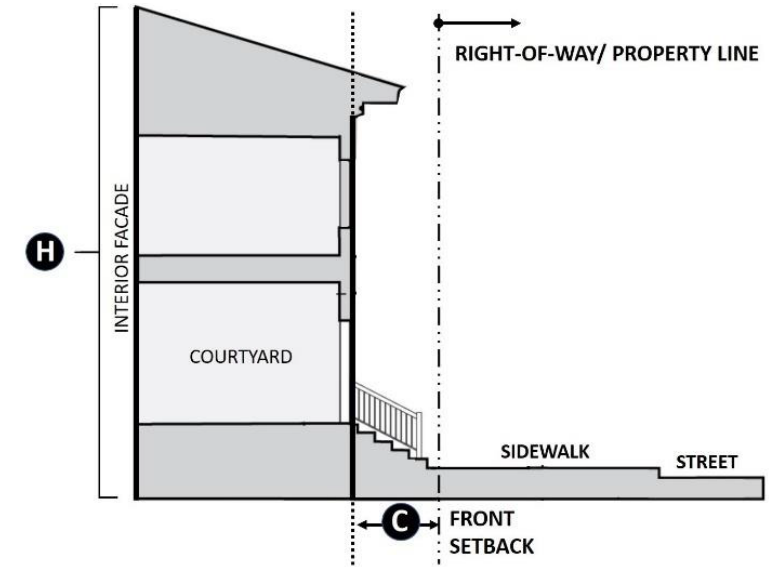
A. COMPLIANCE 1 & 2 SITE CONSTRAINTS

A.2 CDO Table 28-2-8-2 Single Family Housing/Townhomes: Density and open Space Requirement

- Units Per Acre/Max 11.9 UPA: Bois D'Arc Residences: 8.163 UPA
- Minimum Open Space/20% of Gross site area: Bois D'Arc Residences: 27.9% open space (including .5 acres of parks, pool deck, trails, and activity areas).
- Minimum Lot Size/2500 s.f: Bois D'Arc Residences: 2885 s.f.
- Minimum Width/25 ft.: Bois D'Arc Residences: Average residence width is 49.5 feet.

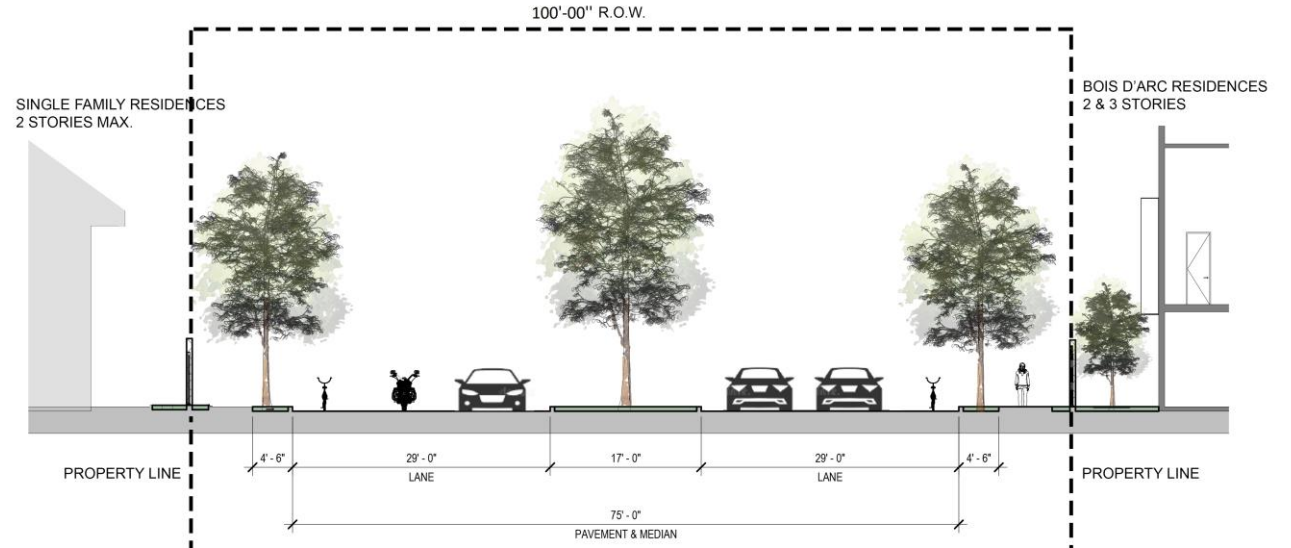
CDO Table 28-2-13-1 Single Family Housing/Townhomes Building Standards

- Building Frontage: Townhomes: Requirement for a "Porch": Bois D'Arc Residences: There are no residences that face a city street directly. All face private roads within the development. Even so, all residences have afront porch entry and some a rear porch opening to a multipurpose court. In addition, most residences have a front courtyard that can serve as an entry court or temporary parking area. This area has metal gates opening into the private road. A minimum number of units have direct garage doors with high end wood and glass finishes. Both these types are within 6-10 feet of the private road allowing for sidewalks next to the roads. This scale is purposeful-to create an urban streetscape within the gated complex.



B. COMPLIANCE 1 & 2 SITE CONSTRAINTS

- B.1**
- Minimum Area per dwelling unit/Townhomes: 2500 s.f./unit. Bois D'Arc Residences: The average Net (no garage) Area is 2624 s.f./unit.
 - Minimum Building Setbacks/Townhouses: Bois D'Arc Residences: There are no residences that face a city street directly. All face private roads within the development. Even so units are placed so that there are minimum distances to the property line. See below:
 1. Front/ 6-8 feet: 8-12 feet
 2. Interior Side/ 8/0 feet: Not applicable. Detention area.
 3. Street Side/ 12 feet: 12 feet
 4. Abutting SR or SU/ 25 feet: Not applicable.



C. COMPLIANCE 3 – COVERAGE / HEIGHT RESTRICTIONS

- C.1
- Maximum Building Coverage (%)/Townhomes: 65%: Bois D'Arc Residences: Site Coverage (impermeable) is 61% which includes the public Open Space areas plus all front yards and rear private courtyards.
 - Maximum Building Height/Townhomes: 35 feet: Bois D'Arc Residences: The code assumes a two-story unit. The Residences have a mix of two-and three-story residences. The two-story residences are 34 feet to the eaves, the three-story residences (which encompass approximately 25% of the residences in the project) are 42 feet (or less) to the eaves.

C.2 CDO Table 28-2-13-2 Single Family Housing/Townhomes:
Permitted Uses and Minimum Off-Street Parking

- Townhomes: 1.5/dwelling unit: Bois D'Arc Residences: 2x40 Townhomes within garages, 8 Visitor spaces, 1 ADA Parking Space = 89 spaces (2.25 spaces per residence).



D. COMPLIANCE 4 – LANDSCAPE REQUIREMENTS

D.1 CDO Table 28-2-14-2 Landscape Standards:

- Pervious Area/25% Min: Bois D’Arc Residences: 39%
- One canopy tree, two small trees and two shrubs per 2500 s.f: Bois D’Arc Residences: We will comply to this standard.
- Street Bufferyard Type: Bois D’Arc Residences: Both Arterial (B) and Local Streets (C).
- District Bufferyard Type: Bois D’Arc Residences: Downtown District (A)

D.2 Interior Parking Island Landscaping:

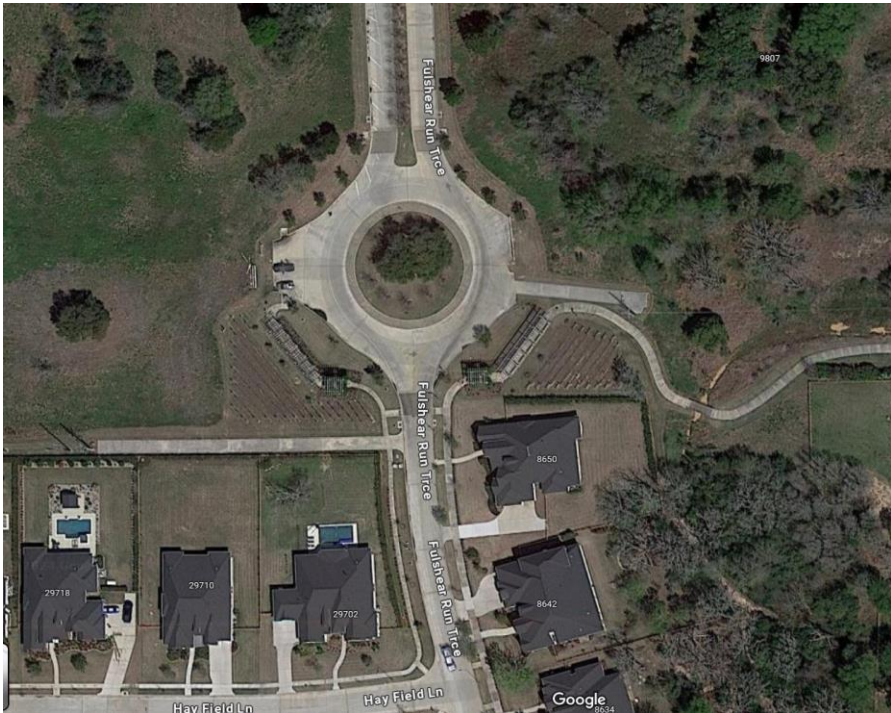
One landscaped island per 10 parking spaces: Bois D’Arc Residences: We will comply to this standard. For the project this applies to the pool deck area only.

- Interior Parking Island Landscaping: One canopy story tree, 4 shrubs, and ground cover per 164 s.f.: Bois D’Arc Residences: We will comply to this standard. For the project this applies to the pool area only.
- Foundation Plantings: Three shrubs, two ornamental grasses or two shrub and three ornamental grasses per 10 linear feet: Bois D’Arc Residences: We will comply to this standard throughout all residential zones.



E. ADJACENCIES

- E.1 • CDO Section 28-2-16(c) Standards for Residential Uses:
Single-family attached, single-family detached, patio homes, and townhomes in the Downtown District (DD):
- The use is permitted provided that it is within 500 feet of any two or more of the following existing uses: (a) a park, (b) a commercial business, (c) a school, or (d) a place of worship.
 - Bois D'Arc Residences: The existing site is located within 500 feet of the Fulshear Run (Fulshear Run PUD) trail and park system which is south of the site across the proposed McKinnon Road. The site is also at least 500 feet south of the General Commercial Zone businesses along FM 1093 and Bois D-Arc Road. This satisfies the requirement. In addition, the Fulshear Run PUD calls for a future mixed use center directly west of the site with numerous commercial sites and urban parks.



F. ARCHITECTURAL CHARACTER

- F.1 • ARTICLE III. – Site Development
- DIVISION III-1. - Building Design
 - Sec. 28-3-1. - Purpose and applicability.
 - **Purpose.** The purpose of this division is to address the quality and design of buildings and their development sites. The standards seek to:
 1. **Preserve and enhance the visual character of the city.**
 2. **Ensure all buildings are constructed of quality, durable materials.**
 3. **Promote and maintain quality economic development and the aesthetic character and scenic attractiveness of the city as it develops.**
 4. **Safeguard and enhance property values and the city's tax base and protect public and private investments.**



F. ARCHITECTURAL CHARACTER

F.2

5. Improve the appearance of nonresidential, multi-family residential, and mixed-use developments within the city given their visibility along the community's primary and secondary roadway corridors.
 6. **Establish reasonable building design standards** and related guidance to address community desire for visually appealing nonresidential, multi-family residential, and mixed-use development that enhances the quality of life of city residents while balancing the legitimate development and commercial needs of property owners.
 7. Ensure that buildings for nonresidential, multi-family residential, and mixed-use development are well-designed, energy- and resource-efficient, and **constructed with high-quality, durable materials that contribute to the sustainability of the city.**
 8. Enhance the security of residents, visitors and workers by incorporating crime prevention through environmental design (CPTED) principles and considerations into the design and approval processes for nonresidential, multi-family residential, and mixed-use development in the city.
 9. **Ensure that all building sites and developments are functional, safe, and attractive; and**
 10. **Create community character that conveys a positive, lasting impression on both residents and visitors.**
- Bois D'Arc Residences: The ownership of the site wishes to express that goals of the Residences Project align with the City's goals as per the above statements. Though many of the goals do not directly relate to Townhome developments, but more to commercial development, we have endeavored to apply these to our



G. DESIGN STANDARDS

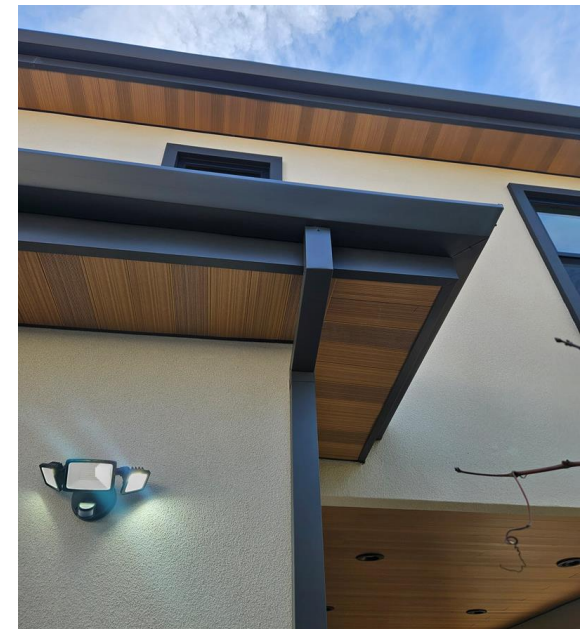
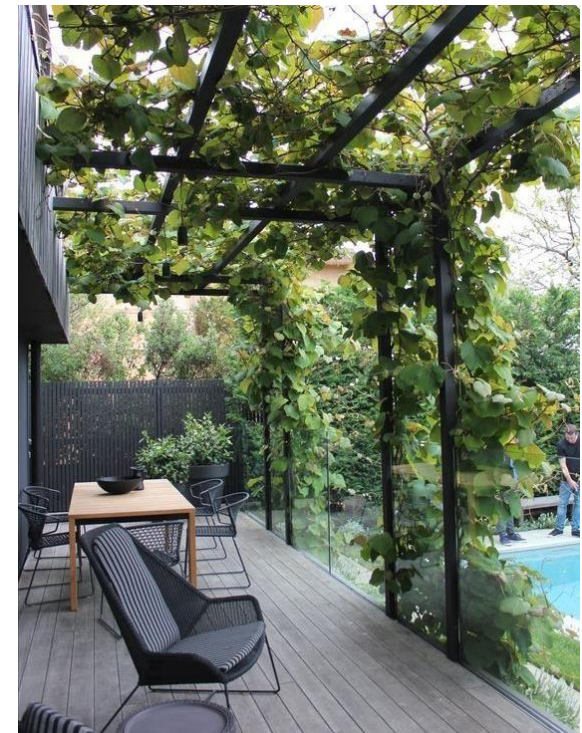
G.1. CDO Section 28-3-2 General building and site design standards: Downtown District (DD):

- **Generally.** The standards of this section set out design standards for elements that are used on multiple building types. All multiple-family, nonresidential, and mixed-use buildings shall conform to the standards contained in this section.
- **Development within close proximity to the downtown district.** All new development within 1,000 feet of the downtown district (DD) regardless of their base zoning district shall:
 1. Mass their buildings together when feasible. **BDR: The project masses up to four residences together to create a more urban character.**
 2. Modify their site plans to create a regionalized approach to development which includes provisions for all terms of site development as required by this article. **BDR: The intent of the Change of Zoning to the Downtown district (DD) is to meld the project into the character defined in the CDO ordinances.**



H. ARCHITECTURAL DETAILS

- H.1. • **Freestanding and attached canopies and porte-cocheres.** The design of freestanding canopies, such as those used as shelters for pump islands at automobile service stations, and the design of attached canopies and porte-cocheres, shall match or be consistent with the architectural style, principal and accent materials, colors, and lighting of the principal building on the development site. **BDR: The project utilizes “eyebrow”, trellises, canopies and other building details to create a more urban character and to bring the scale of the buildings down to a human level.**
- Cladding and finishes for support columns and other vertical structural components shall match or be consistent with the principal and accent materials of the principal building. **BDR: The project is consistent in its application of quality, long duration materials, including vertical structural components.**
 - The roof structure of the canopy shall match or be consistent with the roof structure of the principal building in terms of pitch, roofing materials, and colors. **BDR: The project’s metal roofs and any exterior canopies match in quality and architectural detail to the primary façade design.**
 - Downspouts and related hardware shall be integrated into the canopy structure. **BDR: The project’s downspouts and related hardware match in quality and architectural detail to the primary façade design.**
 - **Awnings and canopies.** Awnings and canopies, if installed, shall:
 1. Be attached and integral to the principal structure.
 2. Not obstruct any window.
 3. Have a minimum clearance of eight feet (16 feet for drive-under canopies) from finished grade to the bottom of an awning or a canopy;



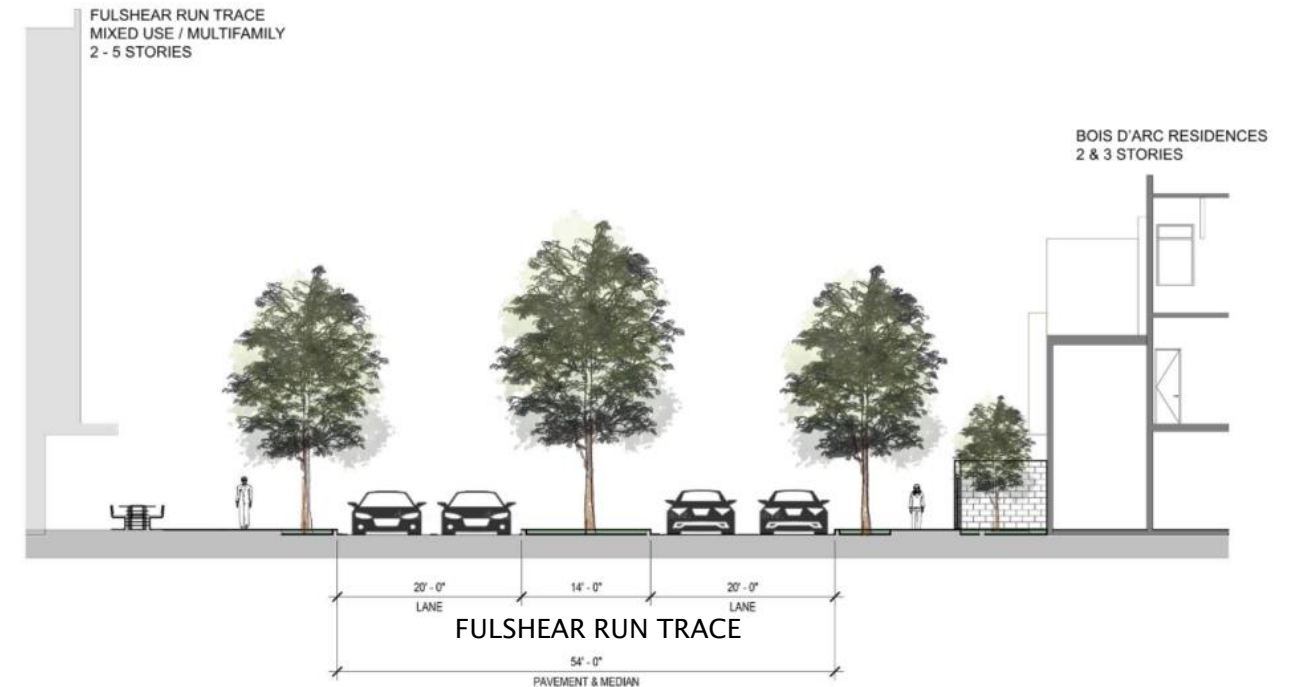
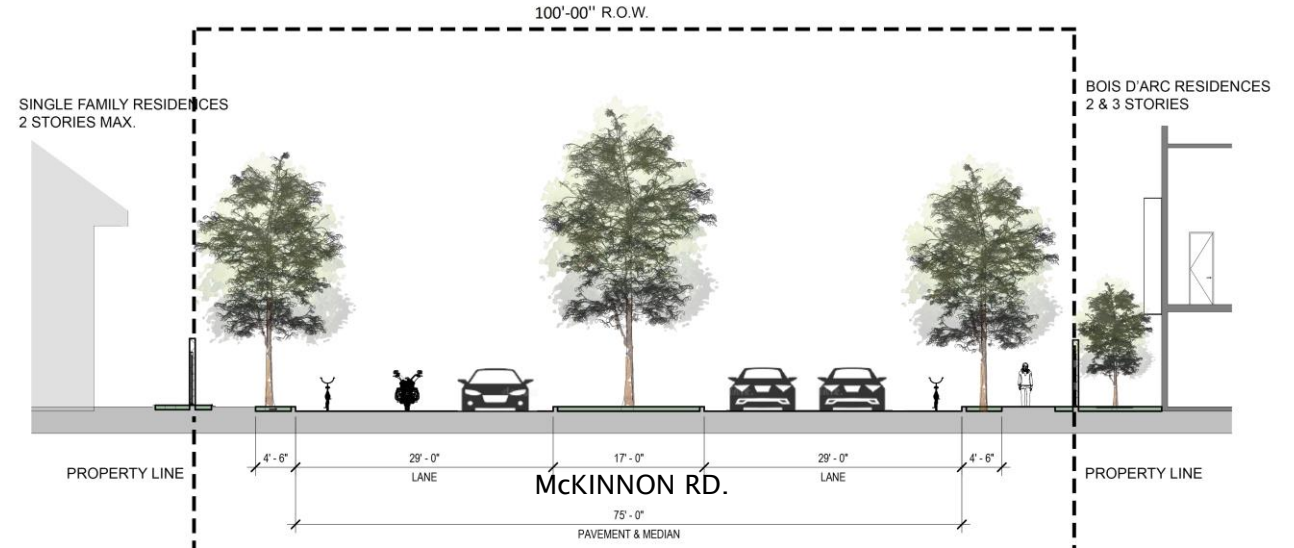
I. COHESIVE BUILDING DESIGN FOR MULTIPLE BUILDINGS

- I.1. Multiple buildings.** Developments with multiple structures on a single property or involving out-parcels shall reflect coordinated and **cohesive building design**, with all buildings incorporating unifying elements such as common building forms, materials, textures, architectural detailing, and colors. The intent is not to require precise replication of the design of a principal building or buildings but rather to achieve general consistency and compatibility in architectural design.
- BDR: The project's design goals stress the need for cohesion between individual massing of multiple buildings of residences. We have striven to incorporate unifying elements such as common building forms, materials, textures, architectural detailing, and colors into the project design.
- I.2. Placement of buildings.** The placement of a principal dwelling in a perpendicular or sideways orientation on an interior lot is prohibited unless in a conventional neighborhood or approved as part of a planned neighborhood (See figure 28-3-3-1, building placement). Such arrangement may be approved as part of planned neighborhood if:
1. The dwelling is arranged in a housing cluster where homes front a green space and take access from an alley or parking lot; or
 2. The street-facing façade is horizontally articulated; includes a hip-and-valley, cross-hipped, dutch gable, or dormer roof type; and is designed to include a pattern of windows common to the front elevations of the homes on the block along both sides of the street (See figure 28-3-3-2, roof types).
- Bois D'Arc Residences: The project is arranged in clusters of townhomes where the residences back to a private street (or alley) for access to the private garages in the rear and a linear public green space on the front. The front gate of the individual residences opens to a front entry courtyard. Roof articulation is derived from the existing and neighboring Fulshear Run development where many styles of roof shapes are present including the ones listed above. We chose to mimic the style of the Fulshear Run neighborhood with hip and shed type roof structures. Utilizing these two roof types we can make the slope less and the height shorter to be in scale with the Fulshear Run neighborhood.

J. COMPLIANCE 10 – MASSING AND DISTANCE

J.1. Scale. Where a **single-family attached dwelling** directly abutting or is across a street from a single-family detached dwelling, the building height of the attached dwelling must be equal to or no greater than eight feet higher than the abutting detached dwelling. Where an attached dwelling is located between a detached dwelling and apartments or non-residential development, the attached dwelling may not exceed the height of the adjacent single-family detached dwelling by more than one story. See figure 28-3-3-3, scale transitions.

- Bois D'Arc Residences: The project is not directly adjacent to any single family residential development but surrounded by local city streets of between 60-100 foot ROW's on all sides. Even so, the development has taken into account the scale of the Fulshear Run neighborhood. Many 2-story homes in the neighborhood are over 35 feet in height to the roof ridge line. Our two- and three-story townhomes are between 36-44 feet in height.



K. COMPLIANCE 11 – ARCHITECTURE FEATURES

K.1. Covered front porches, stoops, or balconies are required on the street-facing façades of residential buildings.

- Bois D’Arc Residences: All of the residences have front entry porches which are overhanging the front entry courtyards. Rear entrances coming off of the private roads lead to a multi-purpose back courtyard with access to the residence. As part of a gated community, none of the residences actually face a public, city street directly.

Two or more of the following architectural features must also be present: wall sconces, a cupola or other tower element, oriel or bay window, exterior window molding, pointed spires, pilasters, dormers, or some other feature which provides visual interest.

- Bois D’Arc Residences: The residences are full of architectural articulation. We will create visual interest using bay windows, second and third level patios and balconies, smaller roof forms and canopies, wall sconces, exterior window articulation, pilasters, and other details to create a series of scaled facades. Additionally, the massing of the buildings are very reticulated, with multiple planes of walls.



- 
1. DOWNTOWN DISTRICT REQUIRES ARCHITECTURAL ARTICULATION LIKE ORIEL WINDOWS, PILASTERS, EYEBROWS, CANOPIES AND HIGH QUALITY, DURABLE FINISHES.
2. CHANGES TO ARCHITECTURAL DESIGN FROM LAST PRESENTATION:
- a) More masonry added to ground and second levels which matches or exceeds the level of quality finishes of Fulshear Run homes.
 - b) Added slope roofs, eaves and brackets.
 - c) Accentuated architectural details to break down the scale of the building facades.
 - d) Increased landscaping to meet Downtown District requirements.
3. a. PLANS DESIGNATED TO ACCOMMODATE TWO LIMITED MARKET GROUPS – YOUNG MARRIED/SINGLES AND “EMPTY NESTERS”.
- b. LUXURY HIGH END FINISHES
- c. MARKET VALUE IN THE \$750,000 – 1,000,000 RANGE – SIMILAR TO FULSHEAR RUN

D. BUILDING CHARACTER

FULSHEAR RUN RESIDENTIAL CHARACTER

A. “Modern Farmhouse” aesthetic.

B. Stone, brick and stucco finishes.

C. Eave, brackets, articulated entry porches, downspouts.

D. Metal or shingle roofs.

E. Large windows.



EXISTING FULSHEAR DOWNTOWN CHARACTER & DOWNTOWN DISTRICT REQUIREMENTS

A. Hip and gable roofs.

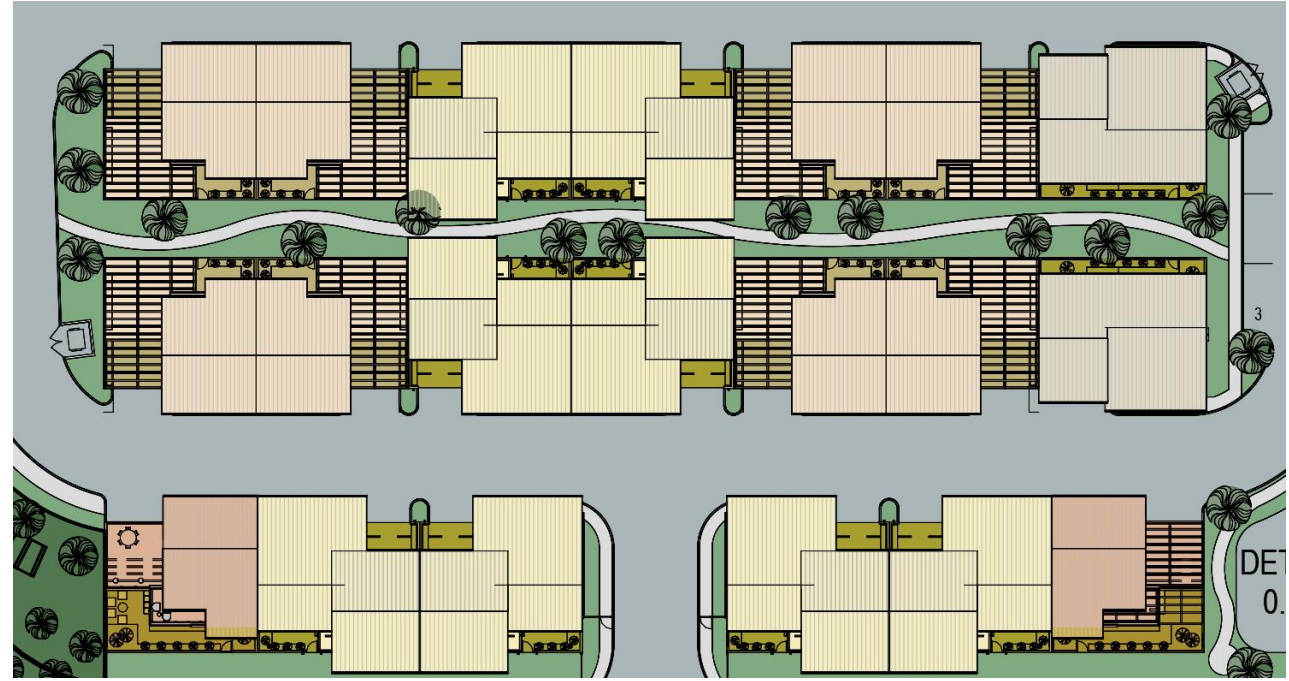
B. Accentuated windows including canopies, balconies and oriel windows.

C. Consistency of colors and massing for multiple unit buildings



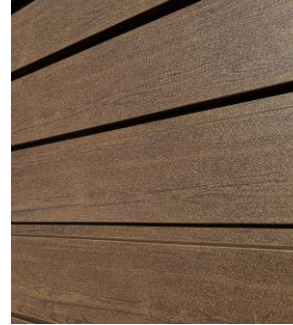
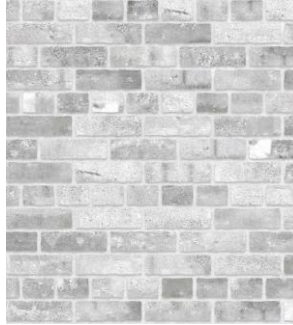
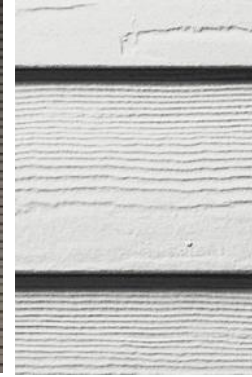
BUILDING MASSING

- a. Multiple building blocks per residence.
- b. Adding residences together in blocks creates a varied mass in scale and finish – matches scale of Fulshear Run.
- c. Trellis, balconies, landscaped courtyards, gates and lighting.
- d. Metal roofs in gable configurations similar to 75% of Fulshear Run Residential.
- e. Mix of 2 story and 3-story residences adds variety to the building massing.



BUILDING MATERIALS

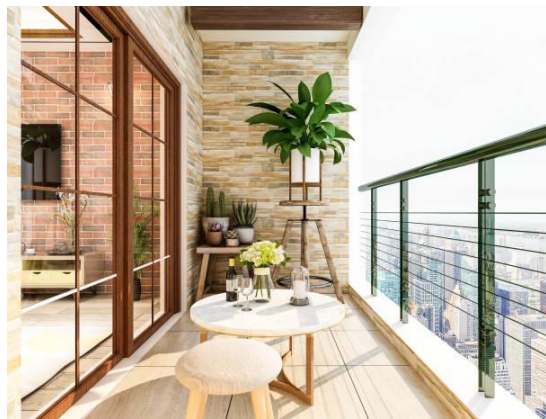
- a. Stone, brick, stucco.
- b. Gable roofs, eave details and brackets.
- c. Window frame and details.
- d. Green walls.
- e. Downspouts.
- f. Custom graphics.
- g. Hardie plank siding.
- h. Trellis and green slat partitions



JDG

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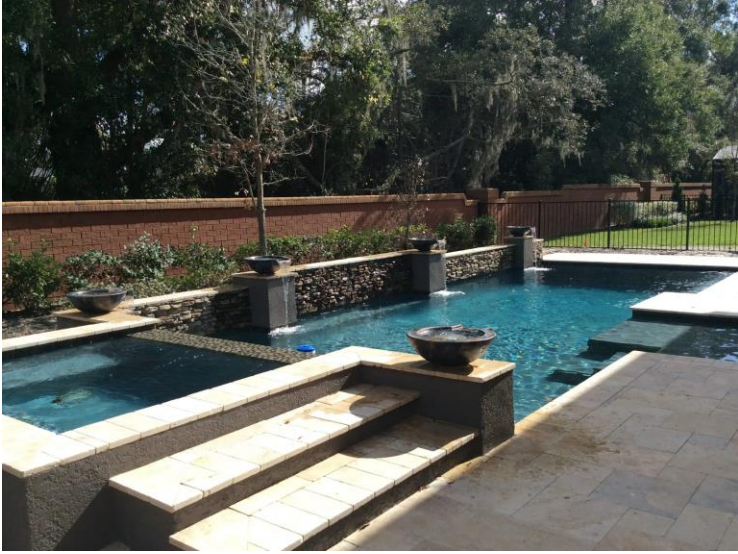
ARCHITECTURAL DETAILS AND OUTDOOR LIVING



FRONT ENTRY, GARDEN, COURTYARDS & MULTI PURPOSE COURTS

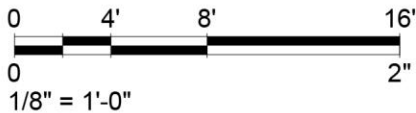
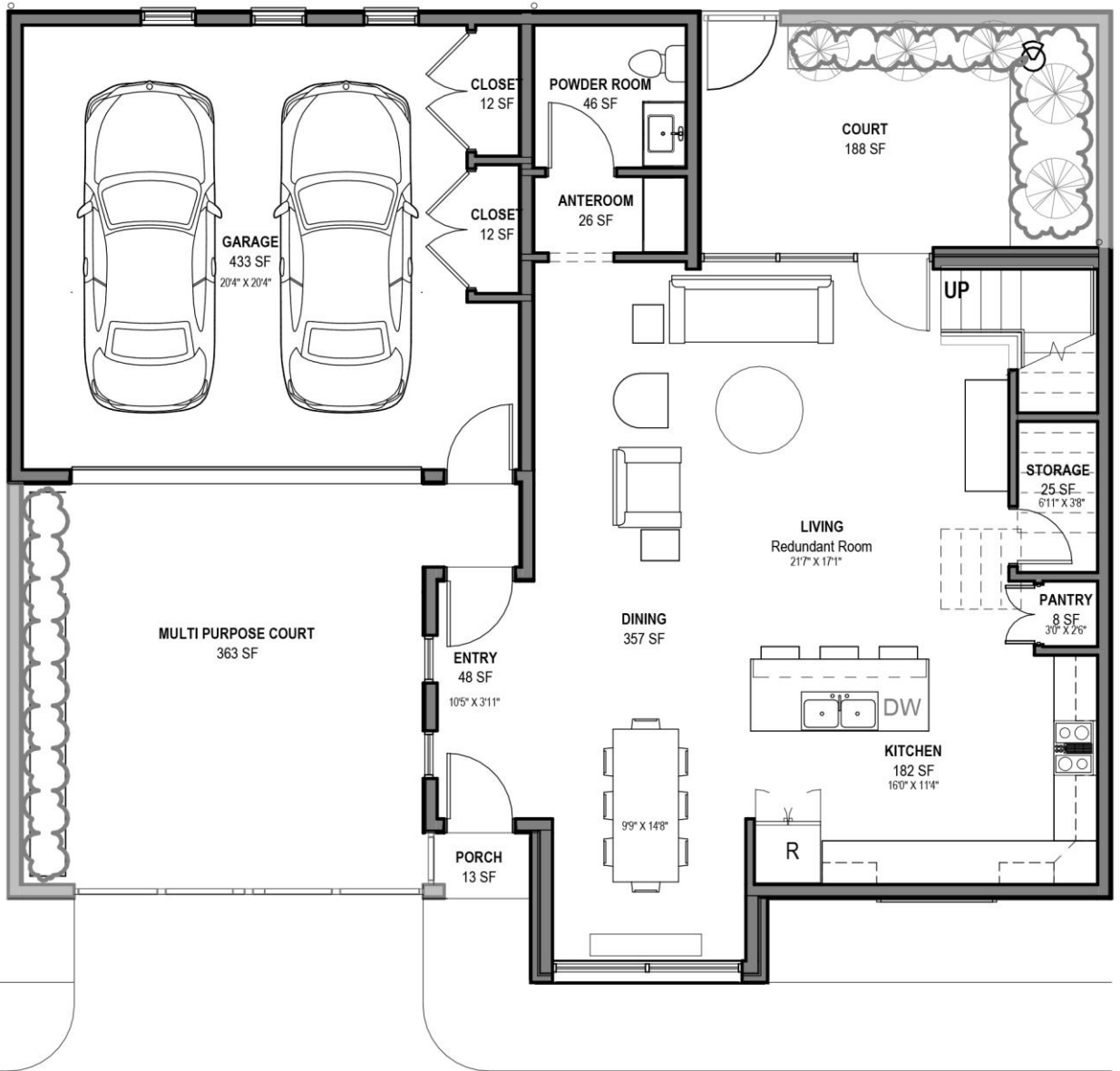


POOL AREA



- 
1. 3 BEDROOM "A" RESIDENCE.
 2. 3 BEDROOM "B" RESIDENCE.
 3. 3 BEDROOM "C" RESIDENCE W/PATIO.
 4. 3 BEDROOM "D" RESIDENCE W/PATIO.
 5. STREET ELEVATIONS

E. PLANS AND ELEVATIONS

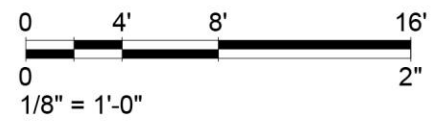


2 ST UNIT - 1ST FLOOR

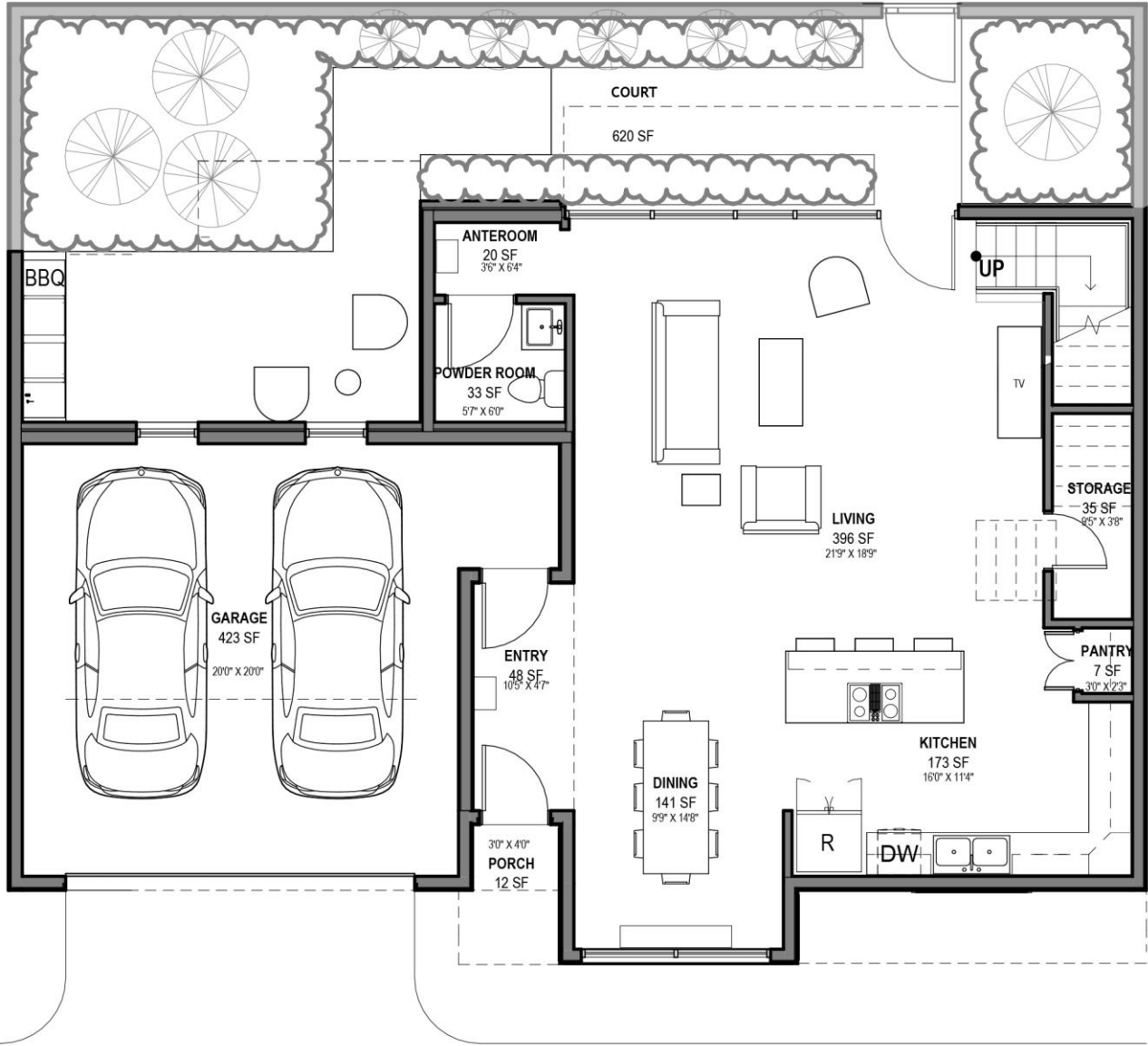
SPACE NAME	AS SQFT	NON AC SQFT	FLOOR SQFT	YARD
LIVING ROOM	363			
DINING	143			
KITCHEN	184			
POWDER ROOM	46			
ANTEROOM	26			
STORAGE	25			
ENTRY	48			
STAIR	41			
PANTRY	8			
GARAGE		433		
CLOSET 1		12		
CLOSET 2		12		
BACKYARD				188
FRONT YARD				363
PORCH				12
TOTAL PER FLOOR	884	457	1341	563

2 ST UNIT - 2ND FOOR

SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
PRIMARY BEDROOM	318		
BATHROOM	109		
CLOSET	83		
BALCONY 1		51	
BALCONY 2		85	
LIVING ROOM	295		
W/D	23		
BATHROOM	57		
BEDROOM 1	159		
BEDROOM 2	159		
CLOSET 1	12		
CLOSET 2	12		
STAIR	119		
TOTAL PER FLOOR	1346	136	1482

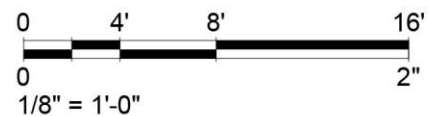
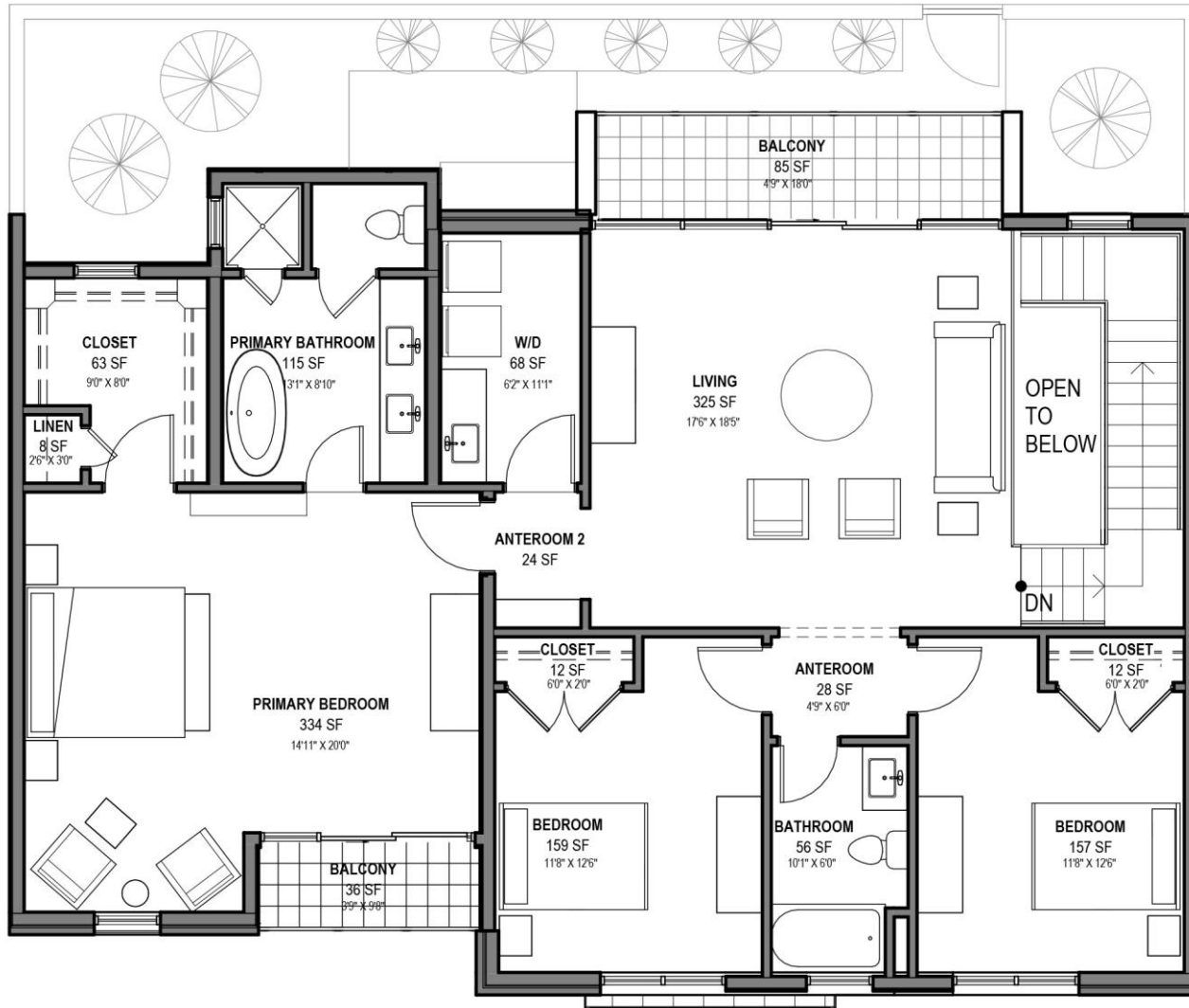


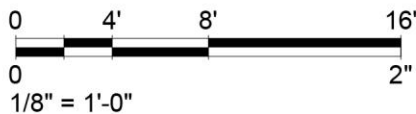
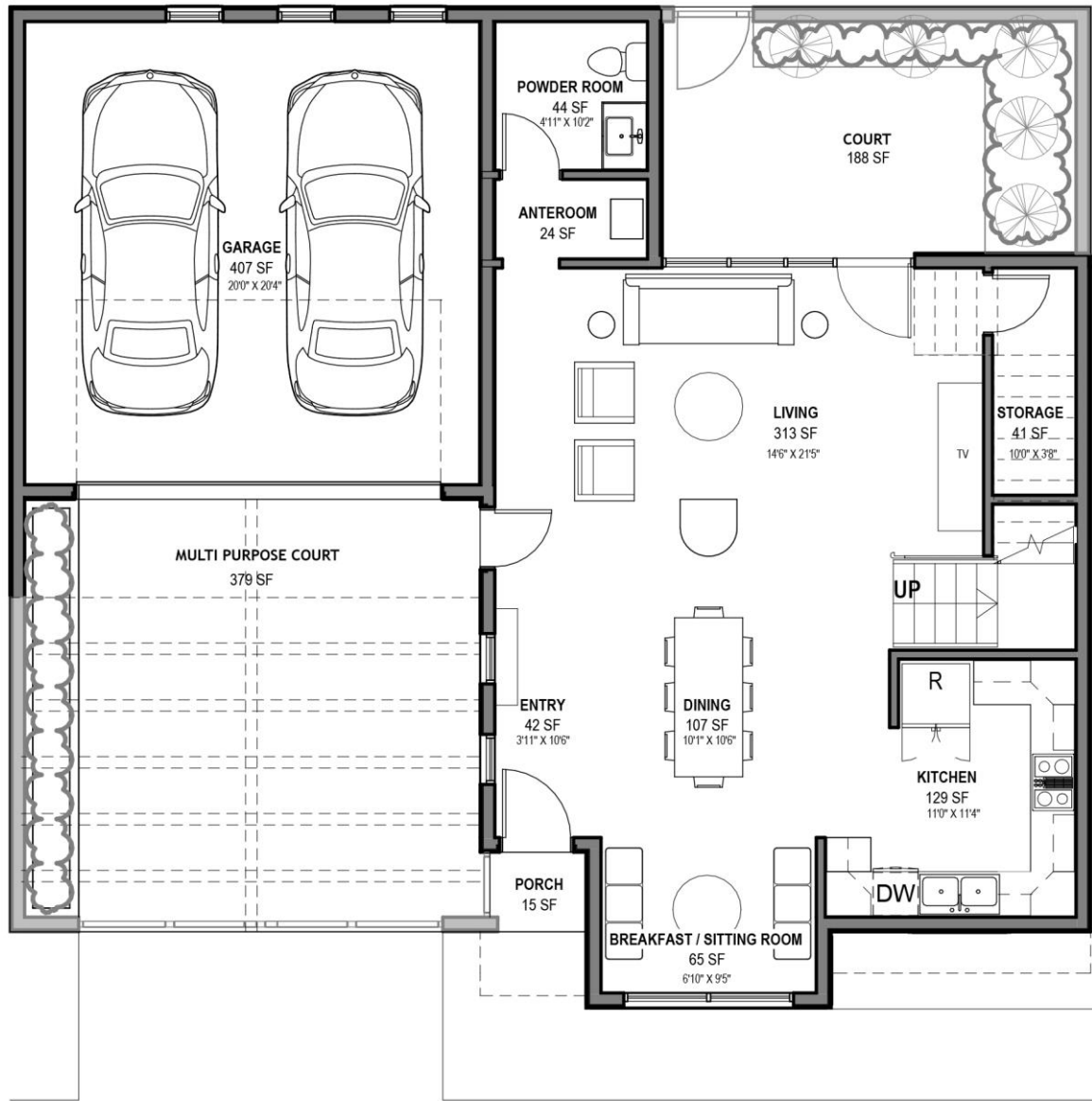
3 BEDROOM
A



3 ST UNIT - 1ST FLOOR				
SPACE NAME	AS SQFT	NON AC SQFT	FLOOR SQFT	YARD
LIVING ROOM	396			
DINING	141			
PANTRY	7			
KITCHEN	173			
POWDER ROOM	34			
ANTEROOM	21			
STORAGE	35			
ENTRY	48			
STAIR	45			
GARAGE		427		
PORCH				12
BACKYARD				624
TOTAL PER FLOOR	900	427	1327	636

3 ST UNIT - 2ND FOOR			
SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
PRIMARY BEDROOM	336		
PRIMARY BATHROOM	115		
CLOSET 1	63		
LINEN	8		
BEDROOM 2	159		
BEDROOM 3	159		
BATHROOM	56		
CLOSET 2	12		
CLOSET 3	12		
ANTEROOM 1	28		
W/D	69		
LIVING ROOM	325		
ANTEROOM 2	24		
BALCONY 1		85	
BALCONY 2		36	
STAIR	131		
TOTAL PER FLOOR	1497	121	1618



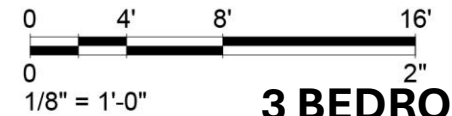
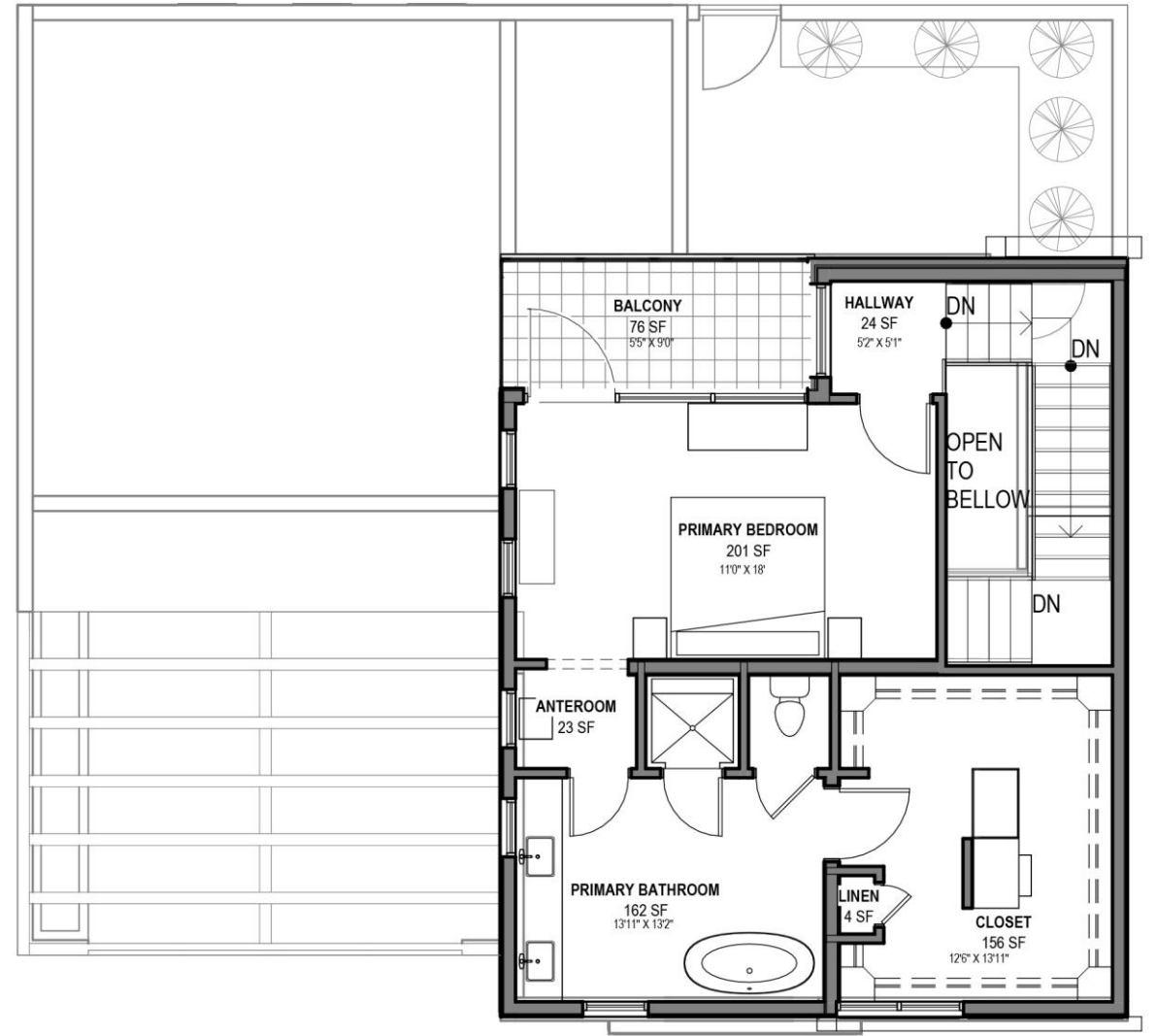
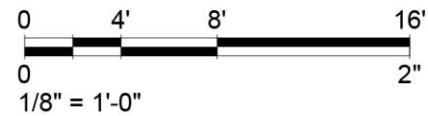
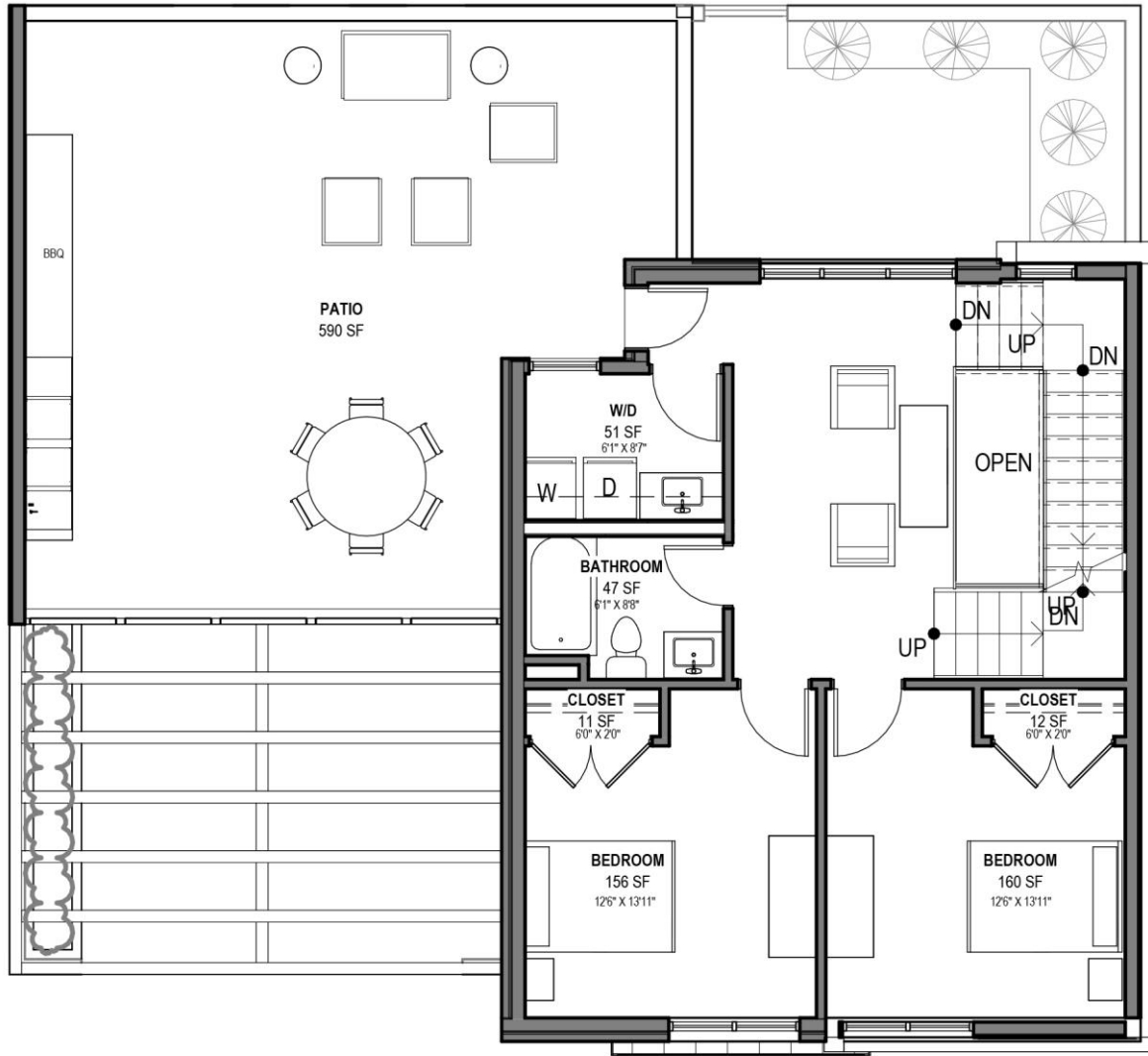


3 ST UNIT - 1ST FLOOR				
SPACE NAME	AS SQFT	NON AC SQFT	FLOOR SQFT	YARD
LIVING ROOM	313			
DINING	107			
BREAKFAST / SITTING ROOM	65			
KITCHEN	129			
POWDER ROOM	44			
ANTEROOM	24			
STORAGE	41			
ENTRY	42			
STAIR	43			
GARAGE		407		
BACKYARD				188
FRONT YARD				379
PORCH				15
TOTAL PER FLOOR	808	407	1215	582

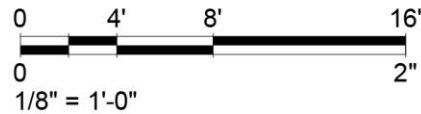
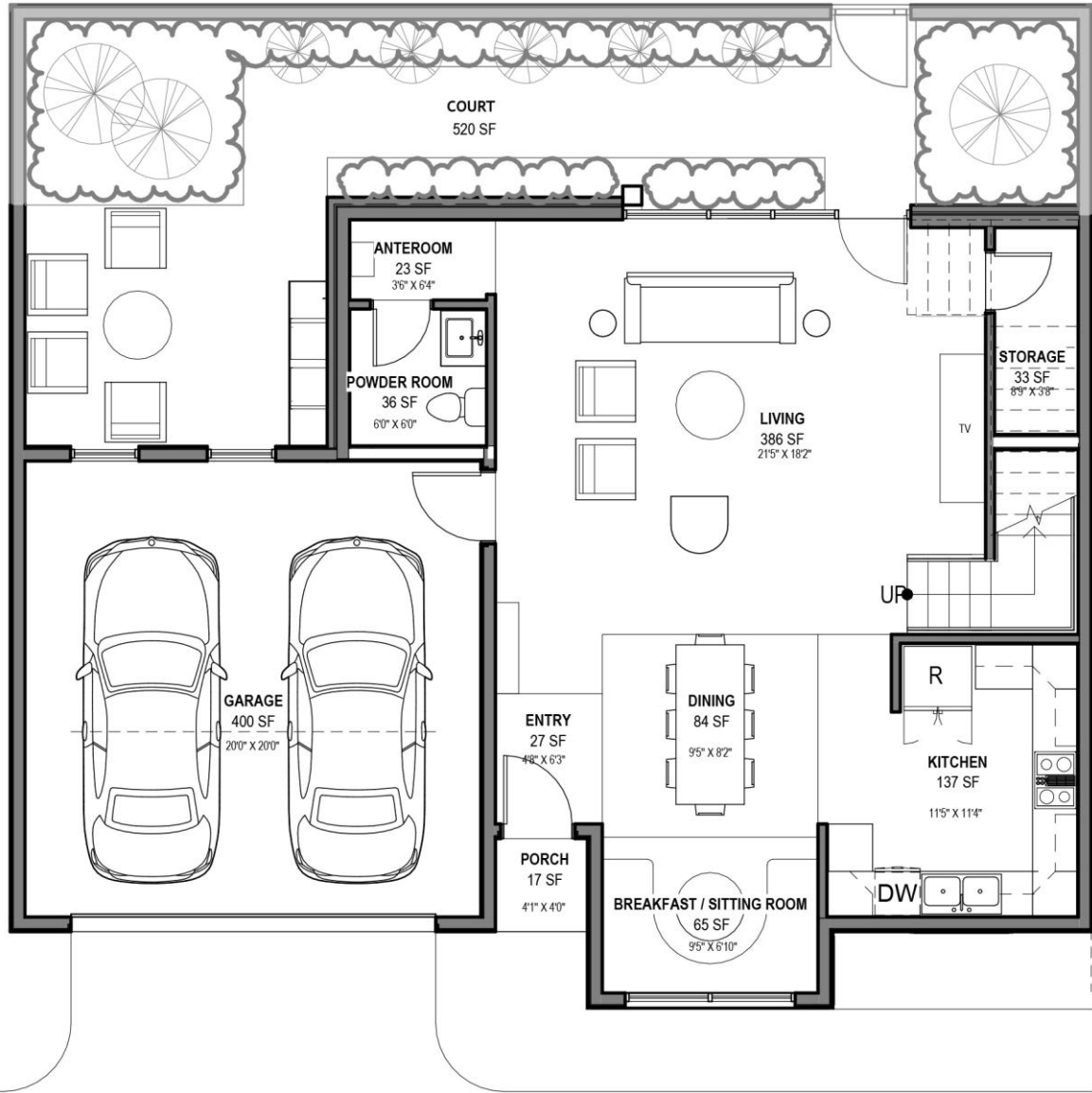
3 ST UNIT - 2ND FOOR			
SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
BEDROOM 1	160		
BEDROOM 1	160		
CLOSET 1	12		
CLOSET 2	12		
BATHROOM	49		
LIVING ROOM	170		
W/D	53		
STAIR	123		
PATIO		602	
TOTAL 1ST FLOOR	739	602	1341

3 ST UNIT - 3RD FLOOR			
SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
PRIMARY BEDROOM	200		
PRIMARY BATHROOM	162		
CLOSET	156		
LINEN	4		
HALLWAY	26		
ANTEROOM	23		
STAIR	120		
BALCONY		77	
TOTAL	691	77	768

**3 BEDROOM
C
W/PATIO**





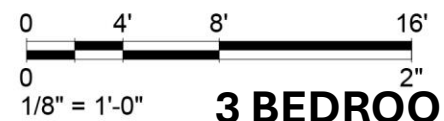
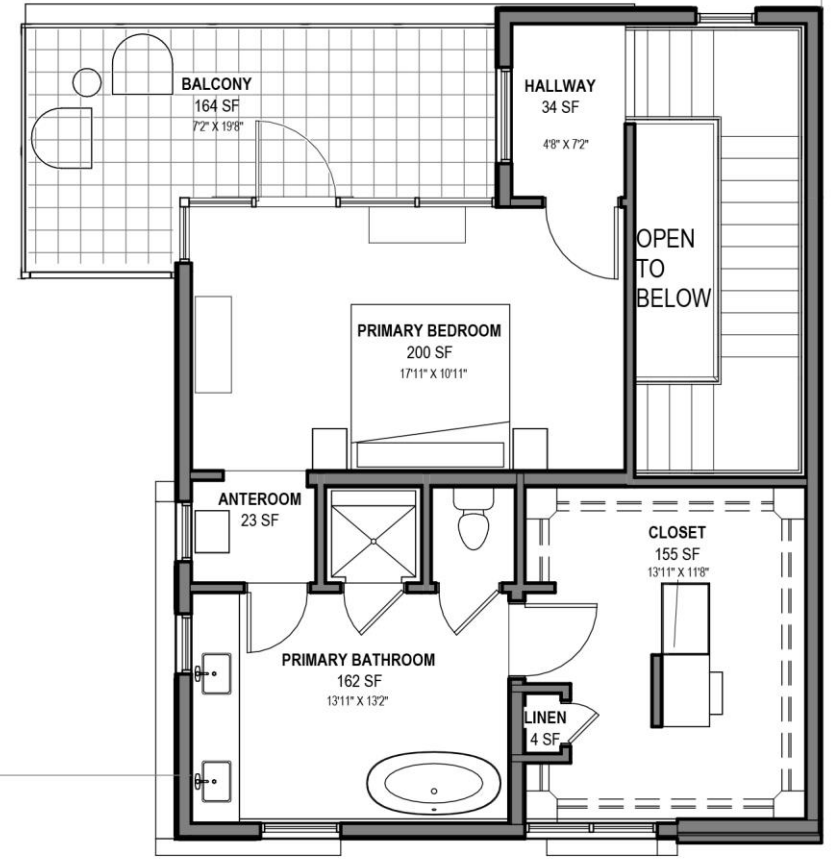
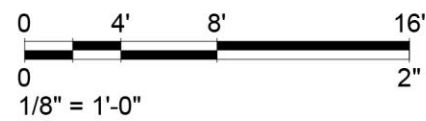
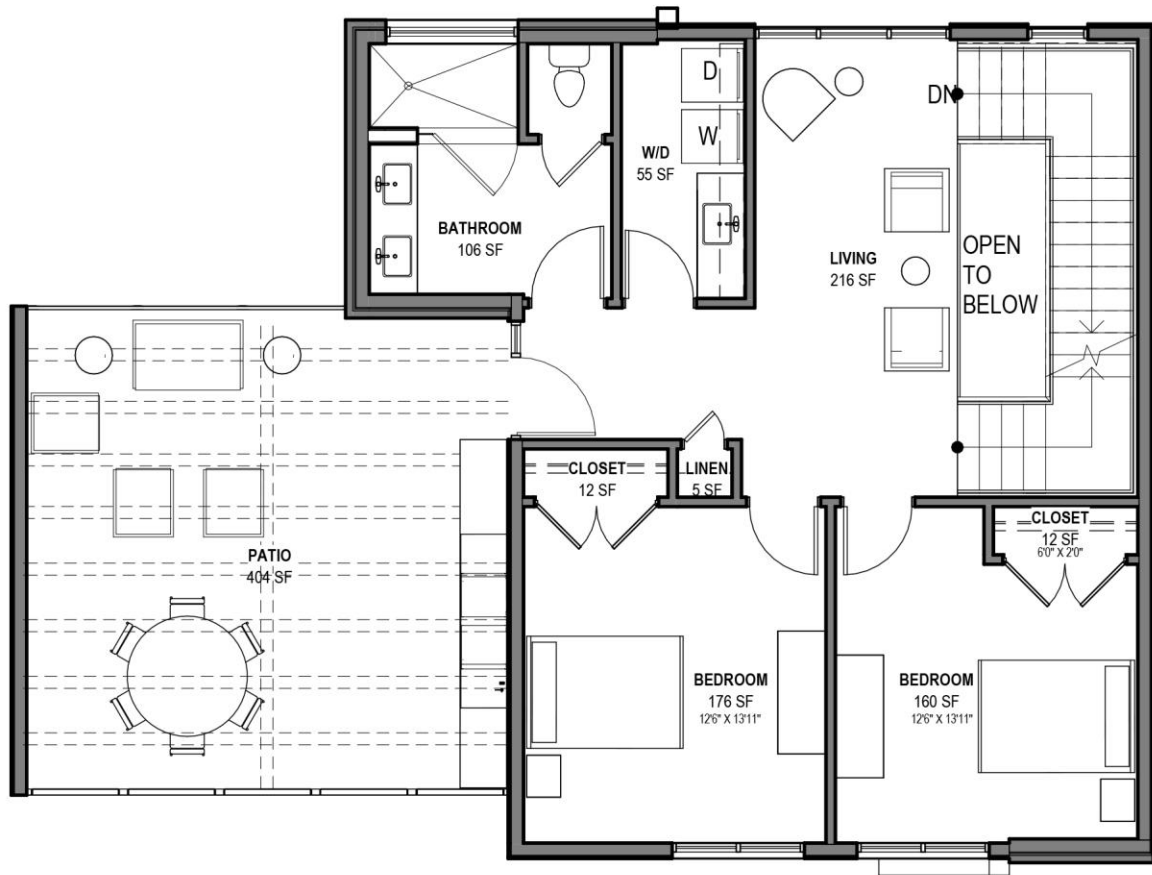


3 ST UNIT - 1ST FLOOR				
SPACE NAME	AS SQFT	NON AC SQFT	FLOOR SQFT	YARD
LIVING ROOM	394			
DINING	84			
KITCHEN	137			
BREAKFAST	65			
ANTEROOM	23			
POWDER ROOM	36			
ENTRY	27			
STAIR	46			
STORAGE	35			
GARAGE		400		
PORCH				17
BACKYARD				522
TOTAL PER FLOOR	847	400	1247	539

3 ST UNIT - 2ND FOOR			
SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
LIVING ROOM	215		
W/D	55		
BATHROOM	107		
BEDROOM 1	176		
BEDROOM 2	160		
CLOSET 1	12		
CLOSET 2	12		
STAIR	142		
LINEN	5		
PATIO		405	
TOTAL PER FLOOR	884	405	1289

3 ST UNIT - 3RD FLOOR			
SPACE NAME	AC SQFT	NON AC SQFT	FLOOR SQFT
PRIMARY BEDROOM	200		
PRIMARY BATHROOM	162		
CLOSET	156		
LINEN	4		
HALLWAY	32		
ANTEROOM	23		
STAIR	136		
BALCONY		164	
TOTAL	713	164	877

**3 BEDROOM
D
W/PATIO**









F. THREE DIMENSIONAL IMAGES / RENDERINGS



Johnson Design Group









JDG

Johnson Design Group



An architectural rendering of a modern, multi-story residential complex named 'Bos Darc Residences'. The building features a mix of light-colored siding, stone accents, and large windows. It has multiple levels with balconies and terraces, some of which are landscaped with greenery. In the foreground, a paved area shows several people walking, a person on a bicycle, and a red sports car. A black metal fence runs along the front of the property, with a sign that reads 'BOS DARC RESIDENCES'. The scene is set against a clear blue sky with some light clouds. The overall atmosphere is bright and modern.

THANK YOU!