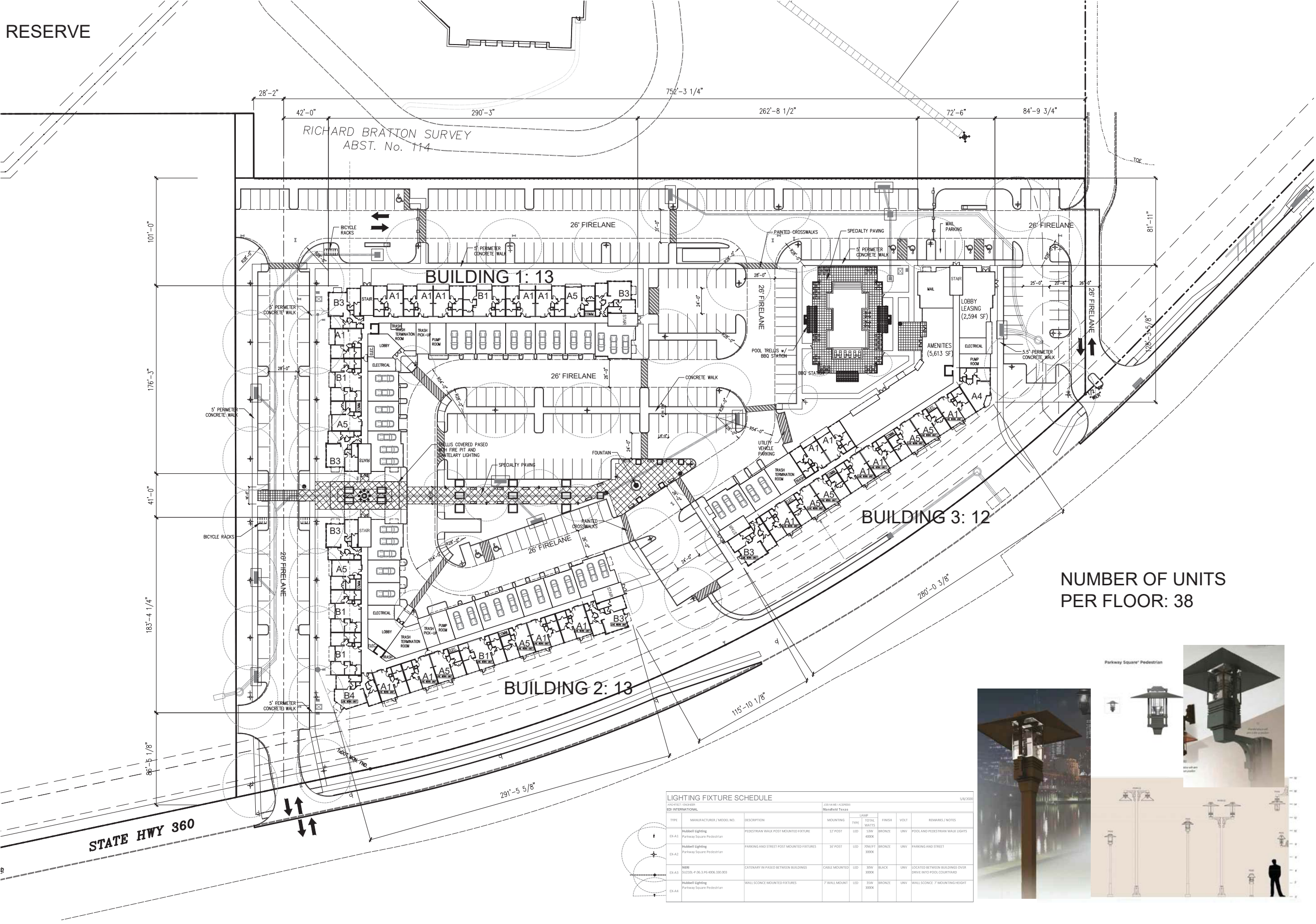


RESERVE



NUMBER OF UNITS
PER FLOOR: 38

LIGHTING FIXTURE SCHEDULE				JCD/HMC ADDRESS		1/9/2020	
PROJECT: 2005 ED: INTERNATIONAL				Mansfield Texas			
TYPE	MANUFACTURER / MODEL NO.	DESCRIPTION	MOUNTING	LAMP TYPE	FINISH	VOLT	REMARKS / NOTES
EX-A1	Hubbell Lighting Parkway Square Pedestrian	PEDESTRIAN WALK POST MOUNTED FIXTURE	12' POST	LED 15W 4000K	BRONZE	UNV	POOL AND PEDESTRIAN WALK LIGHTS
EX-A2	Hubbell Lighting Parkway Square Pedestrian	PARKING AND STREET POST MOUNTED FIXTURES	10' POST	LED 100W/FT 3000K	BRONZE	UNV	PARKING AND STREET
NEW		CATENARY IN PASEO BETWEEN BUILDINGS	CABLE MOUNTED	LED 30W 3000K	BLACK	UNV	LOCATED BETWEEN BUILDINGS OVER DRIVE INTO POOL COURTYARD
EX-A3	SU2101-P-06.3-PH-400K-300-003						
EX-A4	Hubbell Lighting Parkway Square Pedestrian	WALL SCONCE MOUNTED FIXTURES	7" WALL MOUNT	LED 35W 3000K	BRONZE	UNV	WALL SCONCE, 7" MOUNTING HEIGHT



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MEP:

HAVEN AT MANSFIELD
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS
GUEFEN DEVELOPMENT



05-20-2020
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EXHIBIT B
SCALE: 1"=40'-0"

DRAWING NUMBER

2 OF 6
SITE PLAN

20016 MANSFIELD SITE - UNIT MIX AND AREA TABULATIONS															
RESIDENTIAL UNITS															
UNIT TYPE	DESCRIPTION	UNIT NET (SF)	BALCONY (SF)	USABLE AREA GROSS (SF)		GF	2/F	3/F	4/F			TOTAL	%	TOTAL NET AREA (SF)	TOTAL USABLE AREA (SF)
UNIT S1	1BR/1BA	638.00	39.00	677.00	(MIN.EFF.)	0	3	3	3			9	3.50%	5,742.00	6,093.00
UNIT A1	1BR/1BA	752.00	83.00	835.00		8	33		33			107	41.63%	80,464.00	89,345.00
UNIT A1- LIVE WORK	1BR/1BA	812.00	0.00	812.00		8						8	3.11%	6,496.00	6,496.00
UNIT A2	1BR/1BA	750.00	75.00	825.00		0	2	2	2			6	2.33%	4,500.00	4,950.00
UNIT A3	1BR/1BA	867.00	137.00	1,004.00		0	2	2	2			6	2.33%	5,202.00	6,024.00
UNIT A4	1BR/1BA	924.00	51.00	975.00		1	1		1			4	1.56%	3,696.00	3,900.00
UNIT A5	1BR/1BA	750.00	35.00	785.00	(MIN. 1 BED)	3	10		10			33	12.84%	24,750.00	25,905.00
UNIT A5-LIVE WORK	1BR/1BA	762.00	0.00	762.00		6						6	2.33%	4,572.00	4,572.00
SUBTOTAL						26	51		51			179	69.65%	135,422.00	147,285.00
UNIT B1	2BR/2BA	1,104.00	77.00	1,181.00	(MIN. 2BED)	4	7		7			25	9.73%	27,600.00	29,525.00
UNIT B1-LIVE WORK	2BR/2BA	1,160.00	0.00	1,160.00		1						1	0.39%	1,160.00	1,160.00
UNIT B2	2BR/2BA	1,270.00	44.00	1,314.00		0	1		1			3	1.17%	3,810.00	3,942.00
UNIT B3	2BR/2BA	1,095.00	35.00	1,130.00		6	13		13			45	17.51%	49,275.00	50,850.00
UNIT B4	2BR/2BA	1,176.00	50.00	1,226.00		1	1		1			4	1.56%	4,704.00	4,904.00
SUBTOTAL						12	22		22			78	30.35%	86,549.00	90,381.00
TOTAL						38	73		73			257	100.00%	221,971.00	237,666.00
														863.70 AVG.	924.77 AVG.
TOTAL NET AREA PER FLOOR						33,580	62,797		62,797			221,971			
TOTAL BALCONY PER FLOOR						1,388	4,769		4,769			15,695			
TOTAL RESIDENTIAL SF												237,666			
GROSS SITE DENSITY															
GROSS SITE AREA IN S.F. (LOT 2R)		353,016 SF													
GROSS SITE AREA IN S.F. (LOT 3)		SF													
TOTAL GROSS SITE AREA IN SF		353,016 SF													
GROSS SITE AREA IN ACREAGE		8.104 ACRES													
FLOOR AREA RATIO		0.90													
NUMBER OF UNITS		257													
GROSS SITE DENSITY		31.71 DU/AC													
PARKING SUMMARY															
PARKING CALCULATIONS															
PARKING REQUIRED:		UNITS	PARKING RATIO												Total
1-BEDROOM		179	1.00												179
2-BEDROOM		78	2.00												156
												TOTAL PARKING SPACES REQUIRED	335		
PARKING PROVIDED						STND SURFACE	HC SURFACE							Total	
STREET PARKING & MAIN ENTRY VISITOR PARKING (EAST SIDE ONLY)						30	0							30	
VISITOR PARKING						44	3							47	
SURFACE PARKING						214	4							218	
PRIVATE GARAGE						39	3							42	
TOTAL						327	10							337	
% of Each Type of Parking						97.03%	2.97%								
NUMBER OF SPACE PER UNIT															1.31
NUMBER OF SPACE PER BEDROOM															1.01



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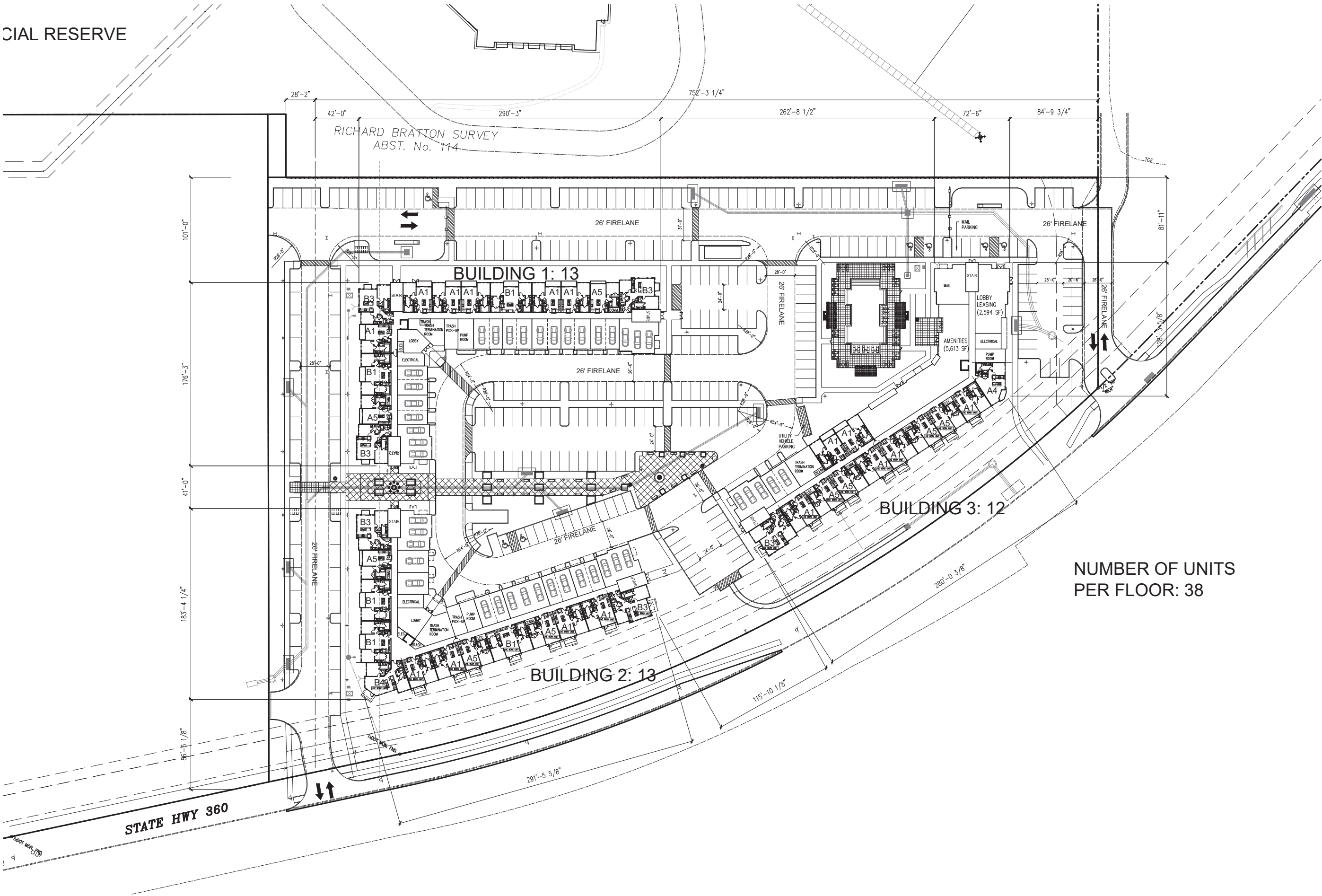
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TABULATIONS

CIAL RESERVE



NUMBER OF UNITS
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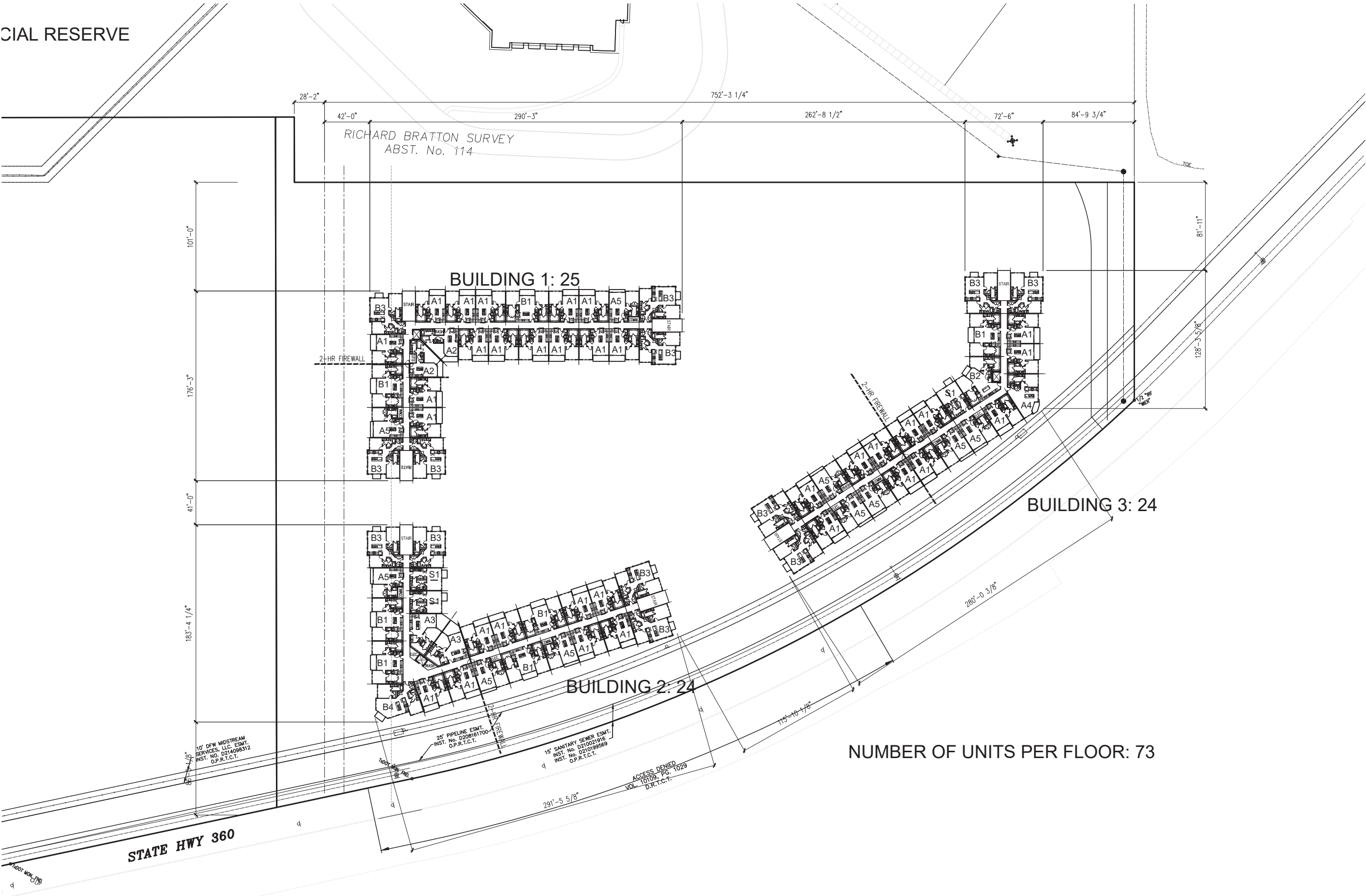
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4 OF 6
BUILDING PLAN

CIAL RESERVE



NUMBER OF UNITS PER FLOOR: 73



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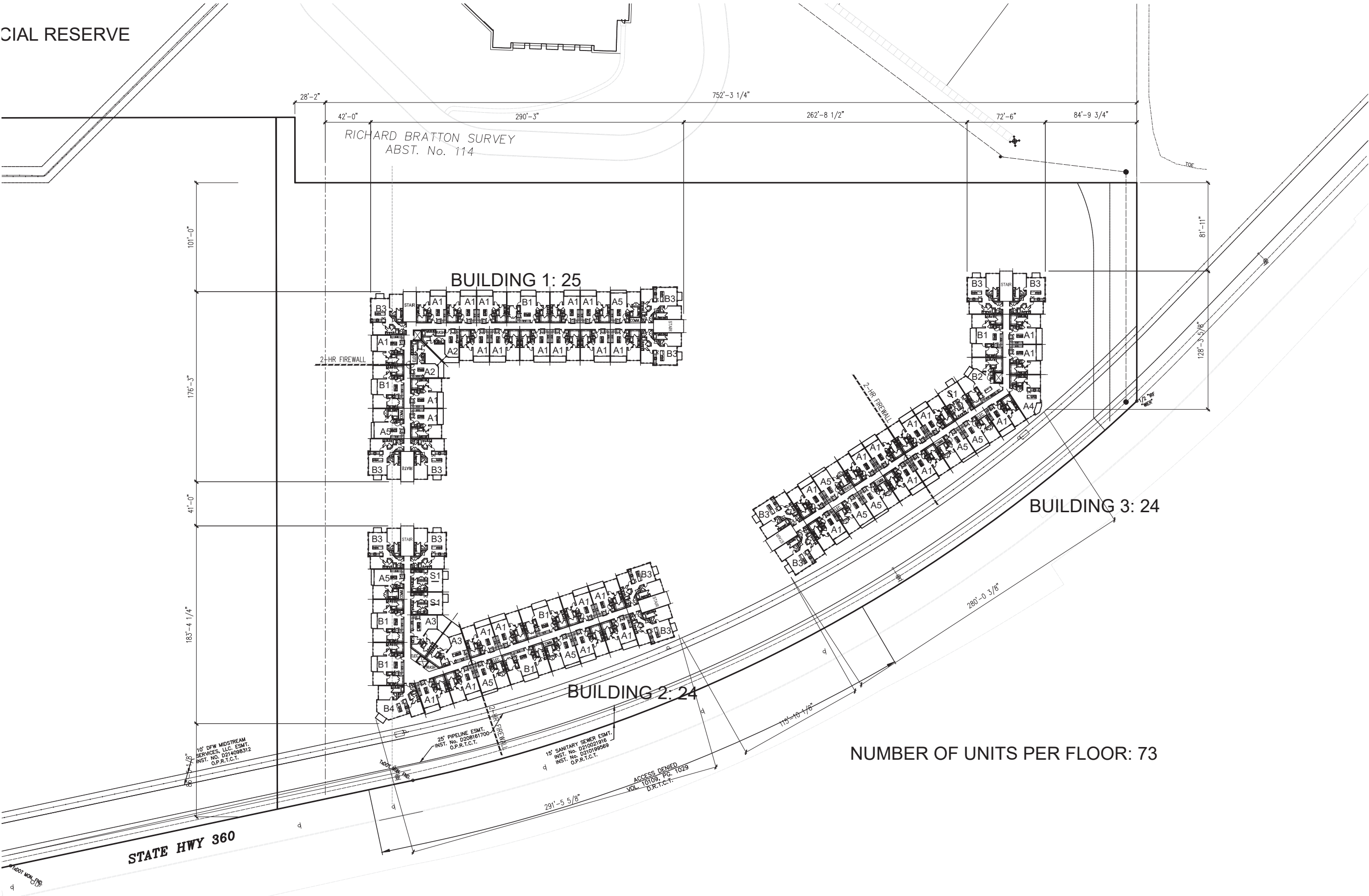
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BUILDING PLAN

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NUMBER OF UNITS PER FLOOR: 73



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