

The Confluence Phase I - SD Construction Narrative Summary

123076 - GJHA Project at F3/4 Rd and 24 Rd

10/2/2023

	Item	2814 Patterson Rd	F RD and 24 Rd
1	Project Description + Code Summary		
		<p>This building is a 3-story for-rent apartment building. First-floor consists of dwelling units, entry vestibule, amenity space, leasing offices, common restrooms, and support areas. Second floor consists of dwelling units, laundry room, office storage, and electrical room. Third floor consists of dwelling units, laundry room and maintenance room. Construction type is VA, R-2 occupancy with accessory A-3 and B occupancies (less than 10% of building area of the story). NFPA 13R sprinkler system throughout.</p>	<p>This building is a 4 story for-rent apartment building. First-floor consists of dwelling units, entry vestibule, amenity space, leasing offices, common restrooms, mail and support areas. Second and third floors consists of dwelling units, laundry room, office storage and electrical room. Fourth floor consists of dwelling units, laundry room, and maintenance room. Construction type is VA, R-2 occupancy, with accessory A-3 and B occupancies (<10% of building area of the story). NFPA 13R sprinkler system throughout. Building to be all-electric.</p>
2	Applicable Codes		
		2012 IBC	2018 IBC
		2012 IFC	2018 IFC
		2012 IPC	2018 IPC
		2012 IMC	2021 IMC
		2009 IECC	2018 IECC
		2017 NEC	2023 NEC
		2009 ANSI A117.1 Accessibility Requirements	2009 ANSI A117.1 Accessibility Requirements
		ANSI/ASME A17.1, Safety Code for Elevators	ANSI/ASME A17.1, Safety Code for Elevators
	Program Details		
	Unit Density	60 units	61 units
	1 BD/1 BA	52	47
	1 BD/1 BA - Type A	2	2
	2 BD/2 BA	5	11
	2 BD/2 BA - Type A	1	1
	Amenities		
		Great Room w/kitchenette	Great Room w/kitchenette
		Laundry Room per floor	Laundry Room per floor
		Mail + parcel room	Mail + parcel room
		2 Leasing Offices	2 Leasing Offices
		Trash chute per floor	Trash chute per floor
		no balconies	no balconies
	Building Area		
	1st Floor	20,342	16,705
	2nd Floor	20,489	16,709
	3rd Floor	20,489	16,709
	4th Floor	N/A	16,692
	Total Gross Floor Area (gsf)	61,320	66,816
3	Structure		
	Foundation	Framed 1st floor over grade beams on pile caps w/micropyles. A 3'-8" crawlspace below the entirety of the 1st floor slab with a basement mechanical room.	Final foundation design tbd, Geotech recommendations: Shallow foundations: Spread footings, monolithic slab w/min 24" structural fill OR Deep Foundation: helical piles
	Primary Structure - Walls	Combination of sips panels at exterior walls and 2x wood framing at interior	Combination of sips panels and 2x wood precut studs (104 5/8")
	Primary Structure - Floors + Roof	18" wood trusses with gyp, resilient channel + gypcrete	18" wood trusses with gyp, resilient channel + gypcrete
	Stair and Elevator cores	CLT - 1 hr Fire Barrier	TBD - 2 hr Fire Barrier (CLT or CMU)
	Floor to Floor height	10'-3 5/8"	10'-9 3/8"
	Ceiling height	8'-6" (Unit) 8'-2" (Corridor)	9'-0" (Unit) Corridor TBD

4	MEP Systems		
	HVAC system	4 pipe Fan coil with central plant and off site chiller	to be reselected: Considerations Electric fan-coils and rooftop condensers, VRF, aquatherm, tbd
		Crawlspace mechanical and plumbing	
		Vertical FCU	Ceiling mounted FCU
5	Finishes + Specialties		
	Exterior		
	Exterior cladding	Stucco, prefinished aluminum panel system, thin stone veneer	Final TBD - stucco, brick veneer
	Windows	vinyl	vinyl
	Roof	Sloped asphalt shingle	Flat, TPO
	Interior		
	Elevators	2 cab elevator, 3 stops	2 cab elevator, 4 stops
	Amenity Finishes		tbd - similar quality and character to Patterson
	Unit Finishes	by owner, direct purchase	tbd - similar quality and character to Patterson
	Unit Appliances	by owner, direct purchase	tbd - similar quality and character to Patterson
6	Site + Amenities		
	Parking lot	76	50
	Street parking	9	12
	Bike Parking	custom shed storage	manufactured bike storage system TBD
	Outdoor green space area (sf)	19,007	11,667
		program includes: Seating and lounge spaces (5), bocce ball, bike storage shed, maintenance sheds (2), community grills	program tbd, but similar program: Seating and lounge spaces (5), bocce ball, bike storage shed, maintenance sheds (2), community grills