



## 920 BROOKSTOWN



CLINE DESIGN

SCHEMATIC  
DESIGN

WINSTON-SALEM,  
NC

021170

06.30.22



| 920 BROOKSTOWN    |                                 |                   |                                          |                        |    |        |    |    |    |                     |                             |         |           |
|-------------------|---------------------------------|-------------------|------------------------------------------|------------------------|----|--------|----|----|----|---------------------|-----------------------------|---------|-----------|
| Winston Salem, NC |                                 |                   |                                          |                        |    |        |    |    |    |                     |                             |         |           |
| 06.30.2022        |                                 |                   |                                          |                        |    |        |    |    |    |                     |                             |         |           |
| BUILDING DATA     |                                 |                   |                                          | FLOOR                  |    |        |    |    |    |                     |                             |         |           |
| Unit Type         | Description                     | Unit Size<br>HSF* | Balcony<br>SF                            | B                      | 1  | 2      | 3  | 4  | 5  | # of Units<br>TOTAL | Total<br>Unit Type<br>% Mix |         | Total HSF |
| S1                | Studio                          | 672               | 0                                        | 2                      | 7  | 7      | 7  | 7  | 7  | 37                  | 11%                         | 11%     | 24,864    |
| A1                | 1 BR (inside corner)            | 676               | 41                                       | 4                      | 4  | 4      | 4  | 4  | 4  | 24                  | 7%                          | 53%     | 16,224    |
| A2                | 1 BR (inside corner)            | 685               | 41                                       | 2                      | 10 | 10     | 10 | 10 | 10 | 52                  | 15%                         |         | 35,620    |
| A3                | 1 BR                            | 775               | 86                                       | 4                      | 10 | 13     | 13 | 13 | 13 | 66                  | 20%                         |         | 51,150    |
| A3-M1             | 1 BR (no balcony)               | 825               | 0                                        | 1                      | 4  | 5      | 5  | 5  | 5  | 25                  | 7%                          |         | 20,625    |
| A4                | 1 BR                            | 912               | 83                                       | 0                      | 1  | 2      | 3  | 3  | 3  | 12                  | 4%                          |         | 10,944    |
| A5                | 1 BR (egress) stacks with B3    | 817               | 65                                       | 1                      | 0  | 0      | 0  | 0  | 0  | 1                   | 0%                          |         | 817       |
| B1                | 2 BR (corner)                   | 1,122             | 105                                      | 2                      | 3  | 3      | 3  | 3  | 3  | 17                  | 5%                          | 36%     | 19,074    |
| B2                | 2 BR (inline)                   | 1,132             | 81                                       | 2                      | 2  | 2      | 2  | 2  | 2  | 12                  | 4%                          |         | 13,584    |
| B3                | 2 BR (inline)                   | 1,155             | 65                                       | 3                      | 9  | 10     | 11 | 11 | 11 | 55                  | 16%                         |         | 63,525    |
| B4                | 2 BR (obtuse corner)            | 1,260             | 120                                      | 0                      | 1  | 1      | 1  | 1  | 1  | 5                   | 1%                          |         | 6,300     |
| B4-M1             | 2 BR (obtuse corner-no balcony) | 1,286             | 0                                        | 0                      | 1  | 1      | 1  | 1  | 1  | 5                   | 1%                          |         | 6,430     |
| B5                | 2 BR (corner) + den             | 1,473             | 82                                       | 0                      | 1  | 2      | 2  | 2  | 2  | 9                   | 3%                          |         | 13,257    |
| B5-M1             | 2 BR (corner) + den             | 1,500             | 72                                       | 0                      | 1  | 4      | 4  | 4  | 4  | 17                  | 5%                          |         | 25,500    |
| Totals            |                                 |                   |                                          | 21                     | 54 | 64     | 66 | 66 | 66 | 337                 | 100%                        | 100%    | 307,914   |
|                   | Avg. Unit Size +/-              |                   | 914                                      | * Type VA Construction |    |        |    |    |    |                     |                             |         |           |
| Parking Provided  |                                 |                   | Spaces:                                  | 525                    |    | Ratio: |    |    |    | 1.15                |                             | per bed |           |
| Amenities         |                                 |                   | Leasing Office / Club / Fitness / Lounge |                        |    |        |    |    |    |                     |                             |         | 11,300    |

|                                                               |            |
|---------------------------------------------------------------|------------|
| GSF per Floor                                                 |            |
| Parking levels                                                | Spaces     |
| Parking Level B                                               | 27,90984   |
| Parking Level 1                                               | 25,89980   |
| Parking Level 2                                               | 25,89980   |
| Parking Level 3                                               | 25,89980   |
| Parking Level 4                                               | 25,89980   |
| Parking Level 5                                               | 25,89980   |
| Parking Level 6                                               | 5,30341    |
| Sub-total for Parking                                         | 162,707525 |
| Residential Levels                                            |            |
| Basement (overall)*                                           | 34,115     |
| Basement Amenity                                              | 4,182      |
| Basement Support (Maintenance, Pool Equipment, Storage, etc.) | 2,180      |
| First Floor (overall)*                                        | 69,830     |
| First Floor Amenity                                           | 6,033      |
| Second Floor                                                  | 78,155     |
| Second Floor Amenity                                          | 1,223      |
| Third Floor                                                   | 78,026     |
| Fourth Floor                                                  | 78,026     |
| Sub-total for residential construction                        | 338,152    |
| Total GSF                                                     | 500,859    |



















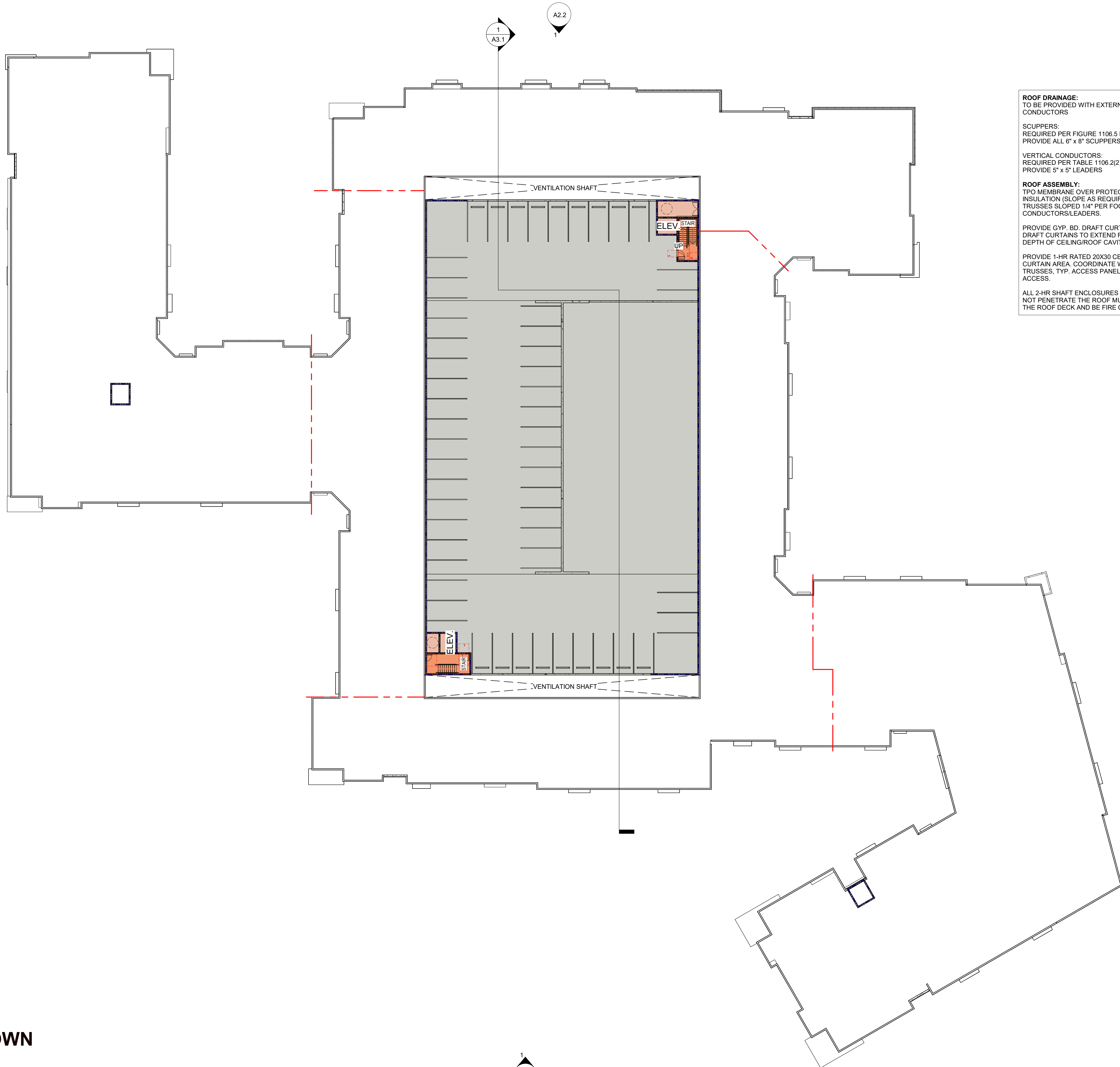












**ROOF DRAINAGE:**  
TO BE PROVIDED WITH EXTERNAL SCUPPERS AND VERTICAL CONDUCTORS

**SCUPPERS:**  
REQUIRED PER FIGURE 1106.5 NC PLUMBING CODE  
PROVIDE ALL 6" x 8" SCUPPERS AT ROOF

**VERTICAL CONDUCTORS:**  
REQUIRED PER TABLE 1106.2(2) NC PLUMBING CODE  
PROVIDE 5" x 5" LEADERS

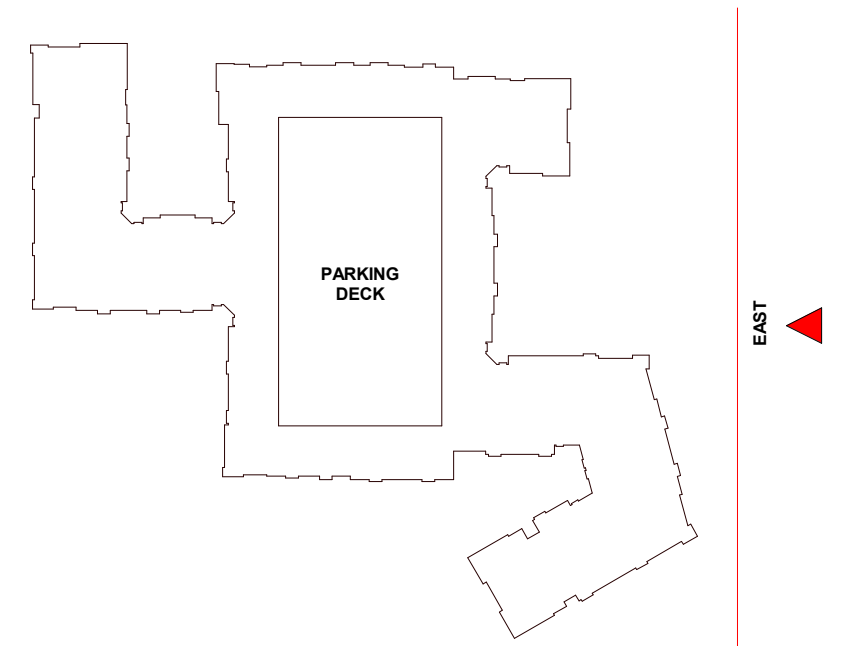
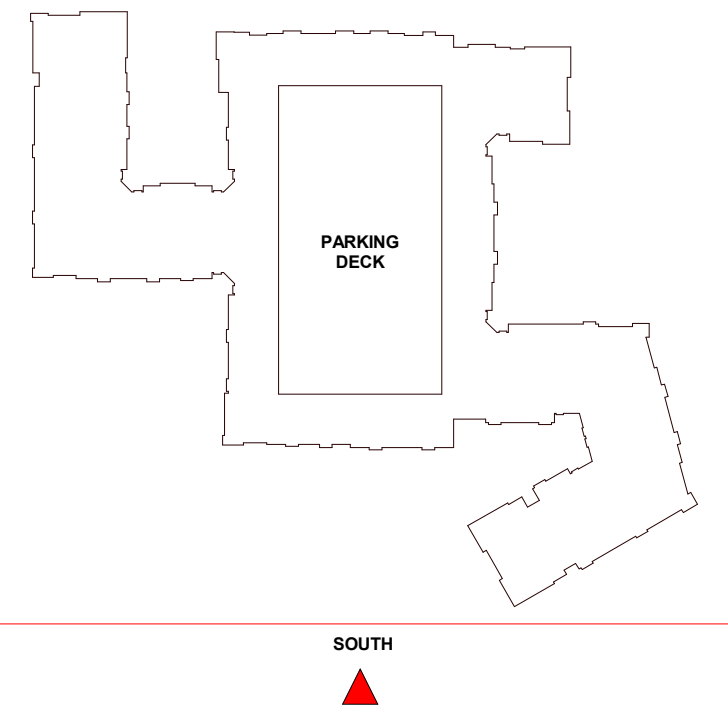
**ROOF ASSEMBLY:**  
TPO MEMBRANE OVER PROTECTION BOARD OVER R-30 MIN. RIGID INSULATION (SLOPE AS REQUIRED) OVER ROOF SHEATHING OVER ROOF TRUSSES SLOPED 1/4" PER FOOT MIN. TO SCUPPERS AND VERTICAL CONDUCTORS/LEADERS.

PROVIDE GYP. BD. DRAFT CURTAINS PER NFPA 12 REQUIREMENTS, TYP. DRAFT CURTAINS TO EXTEND FROM UNDERSIDE OF ROOF DECK MIN. 1/3 DEPTH OF CEILING/ROOF CAVITY.

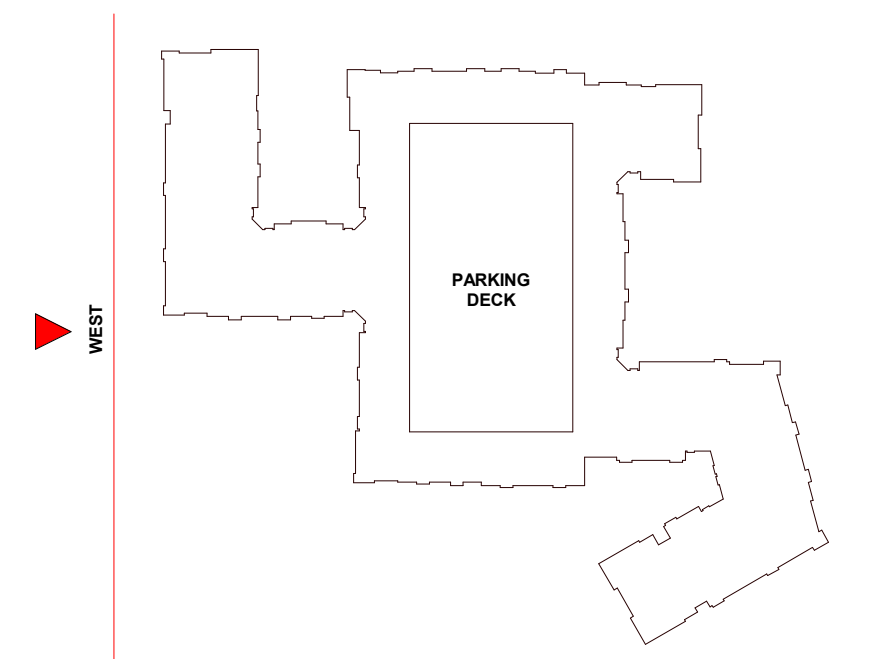
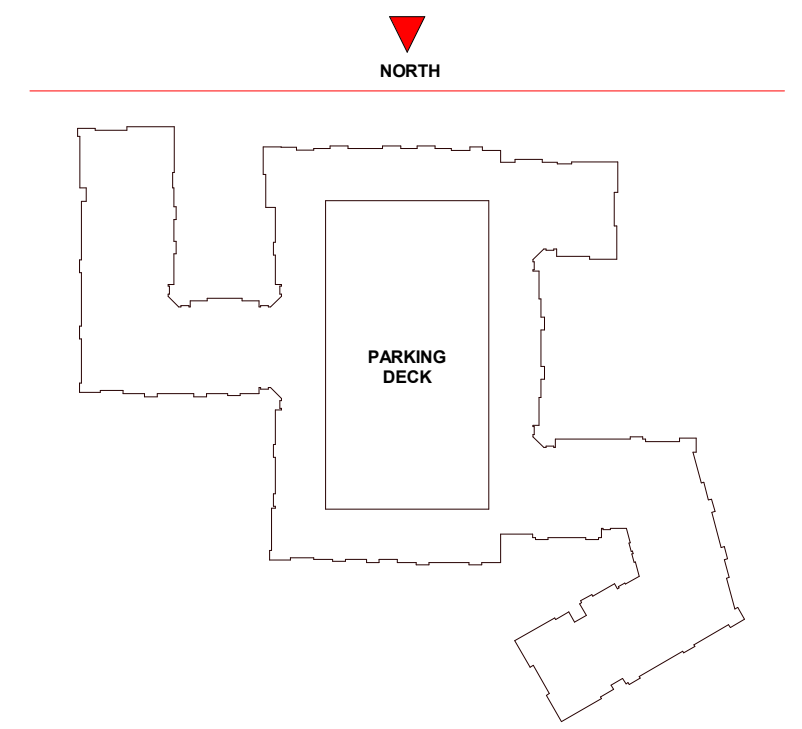
PROVIDE 1-HR RATED 20X30 CEILING ACCESS PANELS IN EACH DRAFT CURTAIN AREA. COORDINATE WITH STRUCTURAL ROOF FRAMING AND TRUSSES, TYP. ACCESS PANELS MUST BE LOCKABLE TO PREVENT TENANT ACCESS.

ALL 2-HR SHAFT ENCLOSURES AND 2-HR FIRE WALLS/BARRIERS THAT DO NOT PENETRATE THE ROOF MUST EXTEND TIGHT TO THE UNDERSIDE OF THE ROOF DECK AND BE FIRE CAULKED.









**920 BROOKSTOWN**  
WINSTON-SALEM, NC





MAIN VIEW



CLUB / LEASING



POOL COURTYARD



PASSIVE COURTYARD