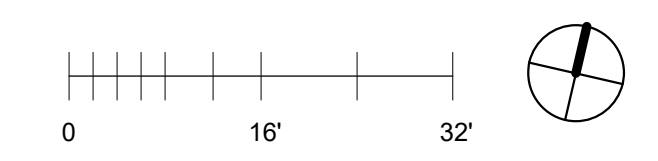
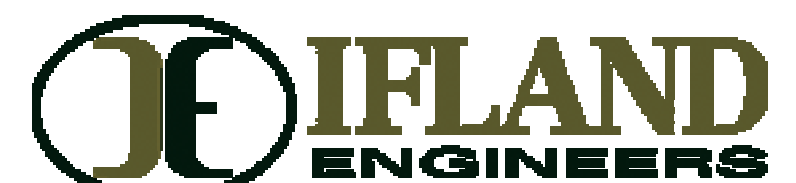




Sheet Notes:

1. Natural Gas-Free Design as required by SCMC 6.100
2. New utilities to be undergrounded.



REQUIRED AUTO PARKING:**CODE REQ'D PARKING CALCULATION (24.12.240):**

1 space/Studio x 64 studios	64 spaces
1 space/1BR x 58 1BRs	58 spaces
2 spaces/2BR x 15 2BRs	30 spaces
2 spaces/3BR x 3 3BRs	6 spaces
TOTAL CODE REQ'D PARKING	158 spaces

PARKING REDUCTIONS

Improve Proximate Transit Stops	3%
Safe and Well-lit Access to Transit	2%
Unbundled Parking	10%
On-site bicycle repair	1%
TOTAL REDUCTIONS	16%
REDUCED CODE REQ'D PARKING	133 spaces

Guest = 10% x 133 spaces	14 spaces
TOTAL REQ'D w/GUEST PARKING	147 spaces

DENSITY BONUS PARKING CALCULATION (24.16.256):

0.5 spaces/Studio x 64 studios	32 spaces
0.5 spaces/1BR x 58 1BRs	29 spaces
1 space/2BR x 15 2BRs	15 spaces
1 space/3BR x 3 3BRs	3 spaces
TOTAL w/DB	79 spaces

PARKING REDUCTIONS

Improve Proximate Transit Stops	3%
Safe and Well-lit Access to Transit	2%
Unbundled Parking	10%
On-site bicycle repair	1%
TOTAL REDUCTIONS	16%
REDUCED CODE REQ'D PARKING	66 spaces

Guest = 10% x 66 spaces	7 spaces
DB TOTAL w/GUEST PARKING	73 spaces

COMMERCIAL PARKING CALCULATION

Required: 1 space/250 gsf	
5,012 gsf */ 250 sf	21 spaces
*commercial gsf including 2,482 gsf of live/work and 2,530 gsf of retail	

PROVIDED AUTO PARKING:

Residential (2 level stacker)	125 spaces
Residential ADA:	5 spaces
Residential EVSE:	6 spaces
Total auto spaces provided:	136 spaces

Commercial Ground lvl.:	7 spaces
Commercial ADA:	1 space
Total auto spaces provided:	8 spaces

TOTAL AUTO PARKING PROVIDED: 144 spaces**CODE REQ'D BICYCLE PARKING CALCULATION (24.12.250) :**

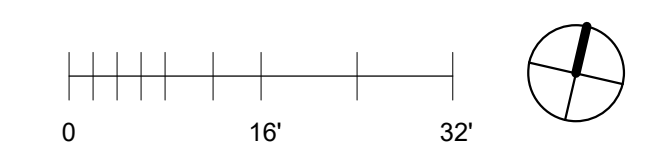
Class I: 1 space / unit	140 spaces
Class II: 1 space / 4 units	35 spaces
TOTAL BICYCLE PARKING REQ'D	175 spaces

TOTAL BICYCLE PARKING PROVIDED: 176 spaces



TOTAL GROSS SF:	BUILDING A 9,749 SF	BUILDING B 10,200 SF
TOTAL LEASABLE SF:	3,491 SF	5,197 SF

- | | | |
|--|--|--|
| STUDIO | AMENITY | OPEN SPACE |
| 1 BEDROOM | COMMUNITY | UTILITY |
| 2 BEDROOM | OFFICE | CIRCULATION |
| RESIDENTIAL LOBBY | RETAIL | |





1 BUILDING ELEVATION - SOUTH
1" = 10'-0"



2 BUILDING ELEVATION - NORTH
1" = 10'-0"

Sheet Notes: a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);
 b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.





① BUILDING A ELEVATION - EAST
1" = 10'-0"



② BUILDING B ELEVATION - EAST
1" = 10'-0"

Sheet Notes: a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);
b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.



② BUILDING A ELEVATION - WEST
1" = 10'-0"



① BUILDING B ELEVATION - WEST
1" = 10'-0"

Sheet Notes: a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun); b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.