

SITE AREA:
 GROSS: 80,769 SF / 1.85 ACRES
 NET: 78,863 SF / 1.81 ACRES

ZONING:
 ZONE CHANGE TO RM-25-D

DENSITY:
 25 UNITS/ACRE (25'1.85) = 46 UNITS
 35% DENSITY BONUS = 63 UNITS
 46 UNITS PROVIDED

TOTAL BUILDING AREA:
 GROUND FLOOR = 25,205 SF
 2ND FLOOR = 23,855 SF
 3RD FLOOR = 10,061 SF
 TOTAL RESIDENTIAL = 59,121 SF

LOT COVERAGE: 32%
 (40% MAX)

BUILDING TYPE A AREA:
 GROUND FLOOR = 11,148 SF
 2ND FLOOR = 9,997 SF
 3RD FLOOR = 10,061 SF
 TOTAL RESIDENTIAL = 31,206 SF

BUILDING TYPE B AREA:
 GROUND FLOOR = 7,462 SF
 2ND FLOOR = 7,385 SF
 TOTAL RESIDENTIAL = 14,847 SF

BUILDING TYPE C AREA:
 GROUND FLOOR = 6,595 SF
 2ND FLOOR = 6,473 SF
 TOTAL RESIDENTIAL = 13,068 SF

FAR:
 59,121 SF : 78,863 SF OR
 0.75 : 1 FAR

CONSTRUCTION TYPE: TYPE V-A, SPRINKLERED

UNITS: 100% AFFORDABLE
 46 UNITS TOTAL
 21 - 1 BR
 13 - 2 BR
 12 - 3 BR

OPEN AREA
 REQUIRED:
 40% OF NET AREA (78,863 SF) = 31,545 SF

PROVIDED:
 GROUND FLOOR OPEN SPACE: 29,439 SF
 *INCLUDES GROUND FLOOR PRIVATE PATIOS
 OPEN SPACE (PRIVATE - ABOVE GROUND):
 BALCONIES BUILDING #1: 1,704 SF
 BALCONIES BUILDING #2: 756 SF
 BALCONIES BUILDING #3: 698 SF
 TOTAL USABLE OPEN SPACE: 32,557 SF (41%)

INDOOR COMMUNITY SPACE:
 COMMUNITY ROOM #1: 1,536 SF
 COMMUNITY ROOM #2: 1,829 SF
 COMMUNITY ROOM #3: 1,156 SF
 DIGITAL MEDIA LAB: 460 SF
 TOTAL COMMUNITY SPACE: 4,981 SF

REQUIRED STORAGE: 200 CF PER UNIT
 PROVIDED: NOT PROVIDED - SIZE VARIES PER UNIT

PARKING
 REQUIRED:
 SB1818
 1 SPACE PER 1BR = 21 SPACES
 2 SPACES PER 2BR = 26 SPACES
 2 SPACES PER 3BR = 24 SPACES
 TOTAL REQUIRED = 71 SPACES

PARKING PROVIDED:
 STANDARD SPACES = 66 SPACES
 COMPACT SPACES = 5 SPACES
 TOTAL PROVIDED = 71 SPACES
 PARKING AREA = 23,064 SF

BICYCLE:
 REQUIRED (5%): = 4 SPACES
 PROVIDED: = 4 SPACES

FULLY ACCESSIBLE UNITS:

1 BR - 21 UNITS X 10% = 2.1 (REQUIRED)
 2 BR - 13 UNITS X 10% = 1.3 (REQUIRED)
 3 BR - 12 UNITS X 10% = 1.2 (REQUIRED)

PROVIDED = (3) 1BR FULLY ACCESSIBLE UNITS
 (2) 2 BR FULLY ACCESSIBLE UNITS
 (2) 3 BR FULLY ACCESSIBLE UNITS
 7 TOTAL FULLY ACCESSIBLE UNITS

HEARING AND VISION IMPAIRED UNITS:

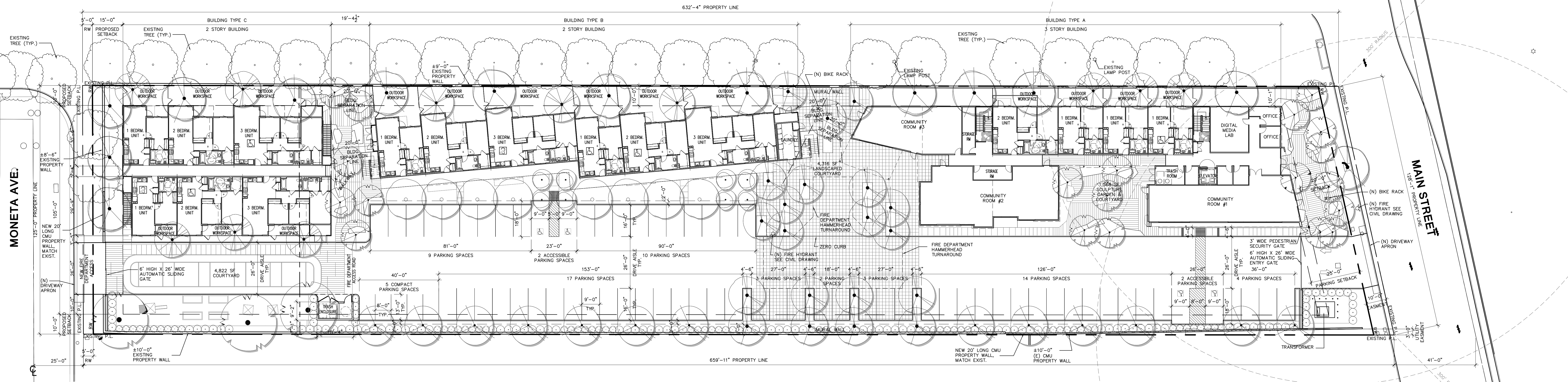
1 BR - 21 UNITS X 4% = 0.84 (REQUIRED)
 2 BR - 13 UNITS X 4% = 0.52 (REQUIRED)
 3 BR - 12 UNITS X 4% = 0.48 (REQUIRED)

PROVIDED = (1) 1BR HEARING & VISION IMPAIRED UNIT
 (1) 2 BR HEARING & VISION IMPAIRED UNIT
 (1) 3 BR HEARING & VISION IMPAIRED UNIT
 3 TOTAL HEARING & VISION IMPAIRED UNITS

LANDSCAPE AREA:
 11,407 SF PROVIDED (14%)
 *SEE LANDSCAPE AREA TABULATION FOR AREA BREAKDOWN

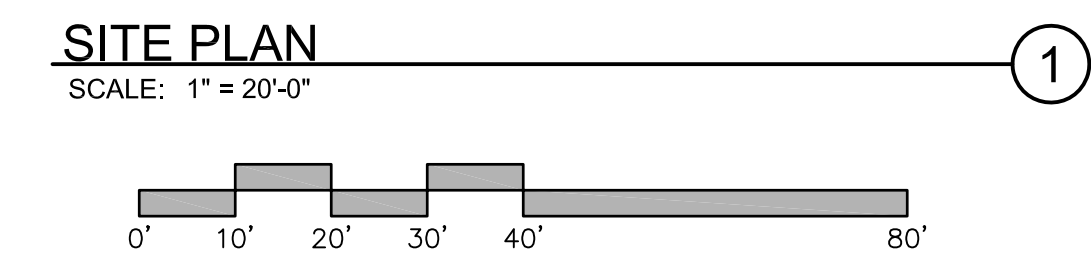


LANDSCAPE AREA TABULATION
 SCALE: NTS



NOTE:
 ALL ABOVE GROUND EQUIPMENT, INCLUDING TRANSFORMERS AND PEDESTAL TERMINALS WHICH ARE VISIBLE FROM AN ADJACENT PUBLIC STREET OR WALKWAY, SHALL BE LOCATED WITHIN A SOLID ENCLOSURE OR OTHERWISE SCREENED FROM VIEW.

WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FT. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6



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