





WEST 13TH AVE

BIKE SHELTER

PAVILION

BIKE SHELTER



# LEGEND

- TREES
- PLANT BED
- LAWN
- BENCH
- PICNIC TABLE
- LOG AND BOULDER
- CONCRETE PAVING
- COLORLED CONCRETE

WEST 14TH AVE







- GROUND FLOOR RESIDENTIAL
- COMMON SPACES
- EARLY LEARNING CENTER

OPEN SPACE REQUIREMENTS

LOT SIZE	133,293 SF
REQ'D OPEN SPACE (20%)	26,658 SF
PROVIDED OPEN SPACE	44,000 SF

NORTH BUILDING GROUND FLOOR

COMMON SPACE	2,250 SF
RESIDENTIAL	10,000 SF

SOUTH BUILDING GROUND FLOOR

COMMON SPACE	2,600 SF
EARLY LEARNING	12,000 SF

UNIT MIX - 81 RESIDENTIAL UNITS

1 BED / 1 BATH	15
2 BED / 1 BATH	50
3 BED / 2 BATH	16

PARKING

STANDARD PARKING STALLS	106
ADA PARKING STALLS	8
TOTAL PARKING STALLS	114



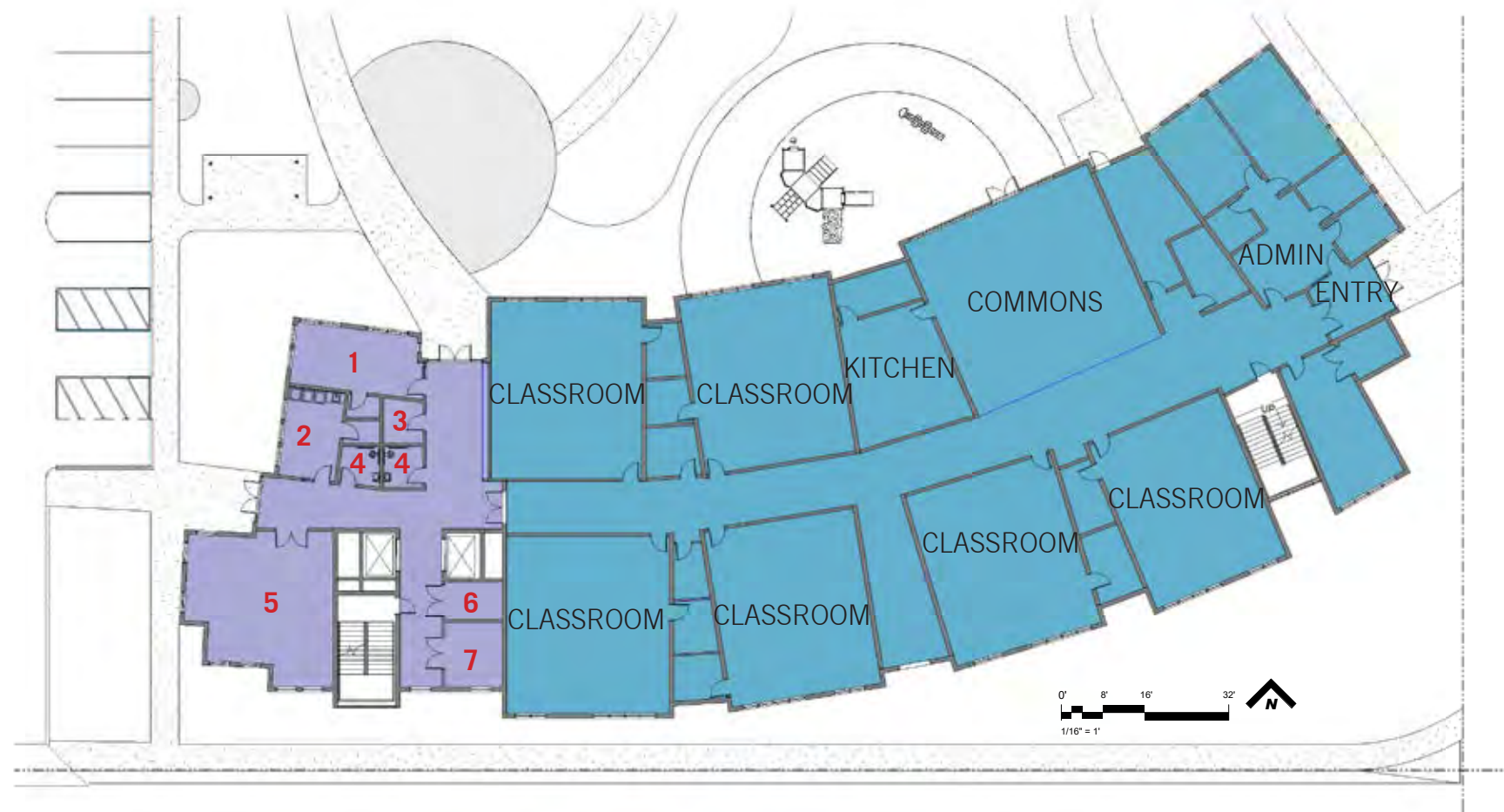


**NORTH BUILDING**

- GROUND FLOOR RESIDENTIAL
- COMMON SPACES
- EARLY LEARNING CENTER

### NORTH BUILDING PROGRAM

- 1. COMMUNITY ROOM & KITCHEN
- 2. ADMIN OFFICE
- 3. BICYCLE STORAGE
- 4. SOCIAL LAUNDRY ROOM
- 5. ELECTRICAL/MECHANICAL
- 6. SINGLE-USER RESTROOM
- 7. TRASH/JANITOR



**SOUTH BUILDING**

### SOUTH BUILDING PROGRAM

- 1. ADMIN REPAIR SHOP & STORAGE
- 2. SOCIAL LAUNDRY ROOM
- 3. ELECTRICAL/MECHANICAL
- 4. SINGLE-USER RESTROOM
- 5. COMMUNITY ROOM
- 6. TRASH AND JANITOR ROOM
- 7. BICYCLE STORAGE



**NORTH BUILDING**



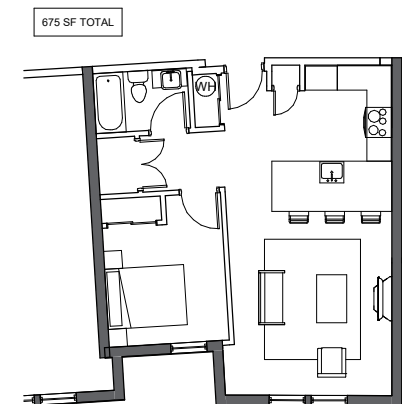
**SOUTH BUILDING**



**TYPICAL 3 BEDROOM**



**TYPICAL 2 BEDROOM**



**TYPICAL 1 BEDROOM**