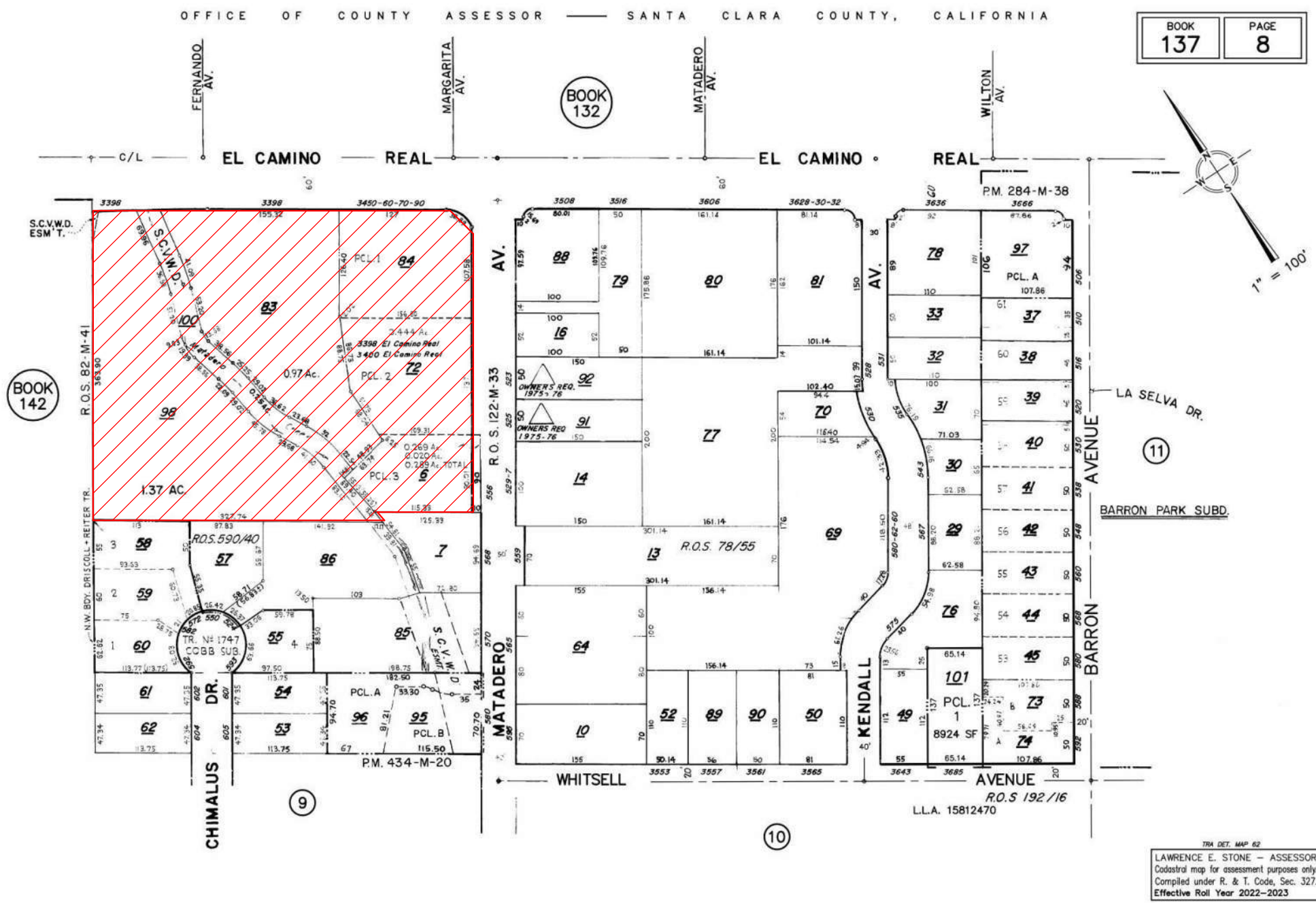




AERIAL VICINITY MAP



PARCEL MAP



DRAWING LIST

Sheet Number	Sheet Name	Sheet Number	Sheet Name
ARCHITECTURAL		ARCHITECTURAL DETAILS	
A0	COVER SHEET	A38-D	RESIDENTIAL BUILDING B - BASEMENT LEVEL
A1	PROJECT DATA	B20-B	RESIDENTIAL BUILDING B - GROUND LEVEL
A1.1	NEIGHBORHOOD CONTEXT - AERIAL	B21	RESIDENTIAL BUILDING B - LEVEL 2
A1.2	NEIGHBORHOOD CONTEXT	B22	RESIDENTIAL BUILDING B - LEVEL 3
A1.3	STREETSCAPE WITH PROJECT	B23	RESIDENTIAL BUILDING B - LEVEL 4
A2	AREA CALCULATIONS	B24	RESIDENTIAL BUILDING B - LEVEL 5
A2-A	GROSS FLOOR AREA - BUILDING A	B25	RESIDENTIAL BUILDING B - LEVEL 6
A2-B	GROSS FLOOR AREA - BUILDING B	B26	RESIDENTIAL BUILDING B - LEVEL 7
A2-D	GROSS FLOOR AREA - HOTEL D & E	B27	RESIDENTIAL BUILDING B - LEVEL 8
A2-H	GROSS FLOOR AREA - HOTEL H	B28	RESIDENTIAL BUILDING B - ROOF PLAN
A3	EXISTING SITE PLAN	B29	RESIDENTIAL BUILDING B - ELEVATIONS
A3-A	FAR - BUILDING A	B30	RESIDENTIAL BUILDING B - ELEVATIONS
A3-B	FAR - BUILDING B	B31	RESIDENTIAL BUILDING B - SECTIONS
A3-D	FAR - HOTEL D & E	B40	RESIDENTIAL MATERIAL BOARD
A3-H	FAR - HOTEL H	H20-B	HOTEL - BASEMENT LEVEL
A4	AERIAL SITE PLAN	H21	HOTEL - GROUND LEVEL
A4-A	OPEN SPACE - BUILDING A	H22	HOTEL - LEVEL 2
A4-B	OPEN SPACE - BUILDING B	H23	HOTEL - LEVEL 3
A4-D	OPEN SPACE - HOTEL D & E	H24	HOTEL - LEVEL 4
A4-H	OPEN SPACE - HOTEL H	H25	HOTEL - LEVEL 5 AMENITY
A4.1	AERIAL ZONING PLAN	H26	HOTEL - LEVEL 6
A4.2	LOT COVERAGE CALCULATIONS	H27	HOTEL - LEVEL 7
A5	SITE PLAN	H28	HOTEL - ROOF PLAN
A6	UNDERGROUND SITE PLAN	H30	HOTEL - ELEVATIONS
A7	SITE SECTIONS	H31	HOTEL - ELEVATIONS
A7.1	SITE SECTIONS	H32	HOTEL - SECTIONS
A8	SITE SECTIONS	H33	HOTEL - SECTIONS
A9.0	PROJECT STREET VIEW RENDERINGS	H50	ENLARGED GUEST ROOM PLANS
A10-A	CALGREEN RESIDENTIAL - BUILDING A	H53	HOTEL MATERIAL BOARD
A10-B	CALGREEN RESIDENTIAL - BUILDING B	T21	TOWNHOMES - GROUND LEVEL
A10-D	CALGREEN NON RESIDENTIAL - HOTEL D	T22	TOWNHOMES - LEVEL 2
A10-E	CALGREEN NON RESIDENTIAL - HOTEL E	T23	TOWNHOMES - LEVEL 3
A10-F	CALGREEN RESIDENTIAL - TOWNHOMES	T24	TOWNHOMES - LEVEL 4
A10-H	CALGREEN NON RESIDENTIAL - HOTEL H	T25	TOWNHOMES - ROOF PLAN
A11	RESIDENTIAL BUILDING A - GROUND LEVEL	T30	TOWNHOMES - ELEVATIONS AND SECTIONS
A12	RESIDENTIAL BUILDING A - LEVEL 2	XC21	RESIDENTIAL BUILDING C - FLOOR PLANS & ELEVATIONS
A13	RESIDENTIAL BUILDING A - LEVEL 3	XC22	RESIDENTIAL BUILDING C - SECTIONS
A14	RESIDENTIAL BUILDING A - LEVEL 4		
A15	RESIDENTIAL BUILDING A - LEVEL 5		
A16	RESIDENTIAL BUILDING A - LEVEL 6		
A17	RESIDENTIAL BUILDING A - LEVEL 7		
A18	RESIDENTIAL BUILDING A - LEVEL 8		
A19	RESIDENTIAL BUILDING A - ROOF PLAN		
A20	RESIDENTIAL BUILDING A - ELEVATIONS		
A21	RESIDENTIAL BUILDING A - ELEVATIONS		
A22	RESIDENTIAL BUILDING A - SECTIONS		

PROJECT DATA

SITE LOCATION:
3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306
556 MATADERO, PALO ALTO, CA 94306

ZONING DISTRICT:
RM-20
CS
CS (H)

APN:
137-08-098, 137-08-083, 137-08-084, 137-08-072, 137-08-006, 137-08-100

LOT AREA:
153,920 SF / 3.53 ACRES

PROJECT SUMMARY

THE PROPOSED PROJECT WILL REPLACE A NUMBER OF OLDER BUILDINGS LOCATED AT THE CORNER OF MATADERO AVENUE AND EL CAMINO REAL IN PALO ALTO, CALIFORNIA. THE OVERARCHING PROJECT GOALS INCLUDE MAINTAINING RESPECT FOR THE EXISTING MATADERO CREEK AND CREEKSIDE WHILE REPLACING A NUMBER OF EXISTING, LOWER DENSITY BUILDINGS WITH NEW MID-RISE BUILDINGS AND SUBTERRANEAN PARKING.

THE PROJECT WILL INCLUDE RECONSTRUCTION AND RELOCATION OF DRIVEWAYS ALONG BOTH STREET FRONTS AND STRAIGHTENING OF THE EL CAMINO REAL CROSS WALK NEAREST MATADERO AVENUE. THE PROJECT WILL INCLUDE OUTDOOR OPEN SPACE ALONG THE CREEKSIDE AVAILABLE FOR RESIDENT USE WITH SOME VISIBILITY FROM PUBLICALLY OFFERED OUTDOOR SEATING (ASSOCIATED WITH THE COMMERCIAL RETAIL SPACE). THE PROJECT WILL FOLLOW THE GUIDELINES OF THE EL CAMINO REAL CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE.

A NUMBER OF EXISTING LOW-RISE BUILDING WILL BE DEMOLISHED TO ACCOMMODATE THE PROJECT ALONG WITH EXCAVATION AND OFF-HAUL OF SOILS IN ORDER TO CONSTRUCT SUBTERRANEAN PARKING AND A LIMITED NUMBER OF MECHANIZED PARKING "STACKERS." THE EXISTING, MULTI-STORY HOTEL TOWER WILL LARGELY REMAIN AS-IS, INCORPORATED INTO THE PROJECT WITH MINOR UPDATES SUCH AS STAIR ACCESS, ACCESSIBILITY, LIMITED INTERIOR IMPROVEMENTS.

THE PROJECT'S NEW CONSTRUCTION IS ALL MID-RISE RANGING FROM THREE TO SIX STORIES, PODIUM-STYLE CONSTRUCTION. TOWNHOMES WILL BE ALL WOOD CONSTRUCTION. TWO MID-RISE RESIDENTIAL BUILDINGS INCLUDE A NUMBER OF SHARED AMENITIES INCLUDING INDOOR FITNESS AND GATHERING, OUTDOOR OPEN SPACE, POOL AREA, COVERED, SURFACE AND SUBTERRANEAN PARKING. THE NEW HOTEL WILL FUNCTION AS A PRIMARY ADDITION TO THE EXISTING HOTEL TOWER INCLUDING NEW LOBBY, LOADING AND SERVICE AREAS. THE PROJECT WILL "CONVERT" SOME COVERED PARKING INTO USABLE, ENCLOSED UTILITY AND BACK-OF-HOUSE SPACE. THE COMPLETED HOTEL'S TOP FLOOR AMENITY WILL INCLUDE OPEN ROOF DECK SPACE ON BOTH THE EXISTING ROOFTOP AND THE TOP FLOOR OF THE NEW BUILDING. THE PROPOSED PROJECT PROPOSES TO ADJUST THE MATADERO EASEMENT CURRENTLY HELD FOR THE BENEFIT OF CITY SIDEWALK/STREET IMPROVEMENTS.

OPEN SPACE CALCULATION

Required Open Space:
SEE SHEETS A4-A, A4-B, A2-C, A4-D, A4-H, A2-F FOR DETAILED OPEN SPACE CALCULATIONS AND DIAGRAMS.

SETBACK

RM-20:
Front: 20'
Rear: 10'
Interior side: 10'
Street side: 16'

CS AND CS(H):
Front: 0 - 10' (12' SIDEWALK)
Rear: 10' (ABUTTING RESIDENTIAL)
Interior side: 10'
Street side: 5'

ALLOWABLE DENSITY

RM-20 [18.13.040] min. 11 units/acre
max. 20 units/acre
No maximum*

CS & CS(H) [18.16.060 (b)]
*For Sites on El Camino Real

PROVIDED DENSITY:
LOT 1 (RM-20) - approx. 147.5 units/(43,882 sf) 1.00 acre: 147.5
LOT 1 (CS) - approx. 24.5 units/(8,221 sf) 0.19 acre: 128.9
LOT 3 (RM-20) - approx. 35 units/(15,010 sf) 0.34 acre: 102.9
LOT 3 (CS(H)) - approx. 84 units/(22,513 sf) 0.52 acre: 161.5
LOT 6 (RM-20) - 4 units/(10,386 sf) 0.24 acre: 16.7

FAR

CS & CS(H) 1.0 FAR MAX
SEE SHEETS A2-C, A2-F, A3-A, A3-B, A3-D, A3-H FOR DETAILED FAR CALCULATIONS AND DIAGRAMS.

ALLOWABLE HEIGHT

RM-20: 30' [RM18.13.040]
CS AND CS(H): 50'
PORTIONS WITHIN 150' OF AN ABUTTING RESIDENTIAL DISTRICT: 35'

LOT COVERAGE

SEE SHEET A4.2 FOR DETAILED CALCULATIONS

FOR REFERENCE ONLY- ZONING INFORMATION

LOADING CALCULATIONS

RESIDENTIAL USES: [18.52.040]
LOADING SPACES REQUIRED: 0

HOTEL REQUIRED:
0 - 9,999 SQ. FT. 0 SPACES
10,000-99,999 SQ.FT. 1 SPACE

PROVIDED:
HOTEL D [30,623 SF]: 1 SPACES
HOTEL H [98,424 SF]: 1 SPACE
HOTEL E [4,959 SF]: 0 SPACES

RETAIL/EATING/DRINKING REQUIRED:
0 - 4,999 SQ. FT. 0 SPACES

PROVIDED:
RESTAURANT [2,745 SF]: 0 SPACES
BAR [3,167 SF]: 0 SPACES
RETAIL [1,753 SF]: 0 SPACES

BICYCLE PARKING CALCULATIONS

REQUIRED BICYCLE PARKING: [PER 18.52.040]
RESIDENTIAL: 1 LONG TERM SPACE / UNIT
1 SHORT TERM SPACE / 10 UNITS
291 TOTAL LT SPACES
29 TOTAL ST SPACES

PROVIDED:
292 TOTAL LT SPACES
30 TOTAL ST SPACES

REQUIRED RETAIL BICYCLE PARKING [1,760 SF CS(H) ZONE BUILDING B]:
1 SPACE / 2,000 SF (20% - LT 80%-ST) = 1 ST BIKE SPACE REQUIRED

REQUIRED HOTEL RESTAURANT BICYCLE PARKING [CS(H) ZONE]:
RESTAURANT [2,745 SF]
1 SPACE / 600 SF = 2,745 / 600 = 5 BIKE SPACES REQUIRED

KITCHEN [1,058 SF]
1 SPACE / 2,000 SF = 1,058 / 2,000 = 1 BIKE SPACE REQUIRED

[PER CS AND CS(H) ZONING CODE REFERENCE]:
COMMERCIAL: 1 SHORT TERM SPACE PER 10 GUEST ROOMS AND ALL OTHER REQUIRED ACCESSORY USES
15 SHORT-TERM SPACES REQUIRED

PROVIDED: 22 SHORT TERM

PARKING CALCULATIONS

REQUIRED RESIDENTIAL AUTO PARKING: [18.52.040]

STUDIO OR 1 BEDROOM (X1): 178 UNITS (178 PARKING STALLS)
2 OR 3 BEDROOM (X2): 117 UNITS (234 PARKING STALLS)
NO GUEST PARKING REQUIRED

TOTAL AUTO SPACES REQUIRED: 412 SPACES
TOTAL AUTO SPACES PROVIDED: 307 SPACES
INCLUDING ADA 15 SPACES
INCLUDING EV(EVSE AND EV READY) 295 SPACES
PARKING TO UNIT RATIO: 1 : 1

REQUIRED RETAIL PARKING [1,753 SF CS(H) ZONE BUILDING B]:
1 SPACE / 200 SF = 1,753-1,500 / 200 = 1 PARKING STALLS REQUIRED*
*THE FIRST 1,500 SF OF GF RETAIL USES SHALL NOT BE COUNTED TOWARD THE VEHICLE PARKING REQUIREMENT.

TOTAL AUTO SPACES PROVIDED: 6 SPACES

REQUIRED HOTEL RESTAURANT PARKING [CS(H) ZONE]:
RESTAURANT [2,745 SF]:
1 SPACE / 60 SF = 2,745 / 60 = 46 PARKING STALLS REQUIRED
KITCHEN [1,058 SF]:
1 SPACE / 200 SF = 1,058 / 200 = 5 PARKING STALLS REQUIRED
BAR [3,167 SF]:
1 SPACE / 60 SF = 3,167 / 60 = 53 PARKING STALLS REQUIRED

NO PARKING PROVIDED FOR HOTEL RESTUARANT

REQUIRED HOTEL AUTO PARKING: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

NEW HOTEL
ROOM COUNT: 135 ROOMS (135 PARKING STALLS)

TOTAL AUTO SPACES REQUIRED: 135 SPACES
TOTAL AUTO SPACES PROVIDED: 86 SPACES*
INCLUDING ADA 3 SPACES
INCLUDING EV 44 SPACES
PARKING TO GUEST ROOM RATIO: 0.64 : 1
*ALL UNDERGROUND HOTEL PARKING SPACES (83 TOTAL) WILL BE VALET SERVICE.

SEE SHEET A6 FOR DETAILED PARKING CALCULATIONS.

OWNER:	OXFORD CAPITAL GROUP, LLC 5F CREEKSIDE LLC 3400 EL CAMINO REAL ATTN: SAR PERURI speruri@oxford-capital.com 415.723.1516	CONSULTANT:	EXPLORE REAL ESTATE 2625 MIDDLEFIELD ROAD, #101 PALO ALTO, CA 95306 ATTN: TED O'HANLON tedohanlon@gmail.com 415.317.5070
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET SAN JOSE, CA 95112 ATTN: JACOB NGUYEN JNGUYEN@BKF.COM 408.315.9550	ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: ERIC PRICE eric@lowneyarch.com 510.836.5400
LANDSCAPE ARCHITECT:	PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 ATTN: PETRA MARAR MARAR@PGADESIGN.COM 510.550.8856	ENVIRONMENTAL CONSULTANT:	WRA ENVIRONMENTAL CONSULTANTS 4221 HOLLIS STREET EMERYVILLE, CA 94608 ATTN: RACHEL MILLER RACHEL.MILLER@WRA-CA.COM 707.241.4618

PROJECT DATA

CREEKSIDE HOTEL AND RESIDENCES - 3.07.2025

A1



PROJECT SITE WITH ADJACENT LAND USES



PROPOSED PROJECT



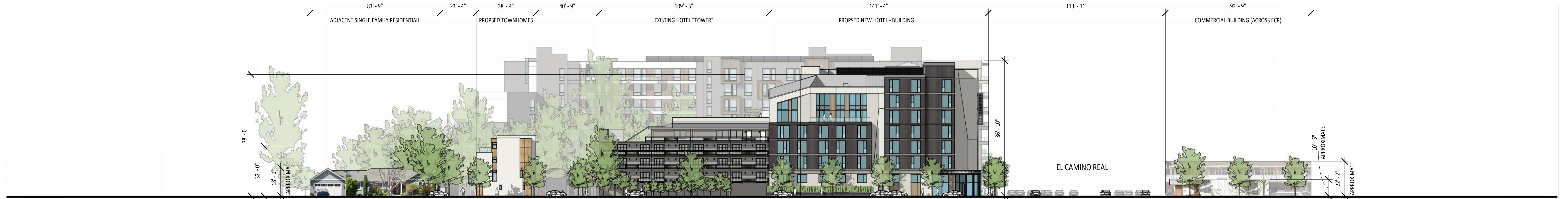
STREET VIEW FROM EL CAMINO REAL



STREET VIEW FROM FERNANDO AVE



STREET VIEW FROM EL CAMINO REAL



① FACING MATADERO (EAST)
1" = 30'-0"



② FACING CAMINO REAL (NORTH)
1" = 30'-0"

PROJECT CONSTRUCTION SUMMARY

RESIDENTIAL BUILDING A AND B WILL BE CONSTRUCTED AS TYPE IIIA WOOD FRAMED ABOVE TYPE IA CONCRETE PODIUM CONSTRUCTION, FULLY SPRINKLERED WITH FIRE WALLS. ROOF DECKS WILL BE SIZED AND OCCUPANCY TO QUALIFY AS RESIDENTIAL (R-2) USES (NOT A-2 ASSEMBLY).

THE NEW HOTEL ADDITION WILL BE CONSTRUCTED AS A TYPE IIIA BUILDING, FULLY SPRINKLERED AND INCLUDE ONE FIREWALL, WITH A STEPPED PODIUM CONSTRUCTION BETWEEN THE ROOF AMENITY USES. THE EXISTING HOTEL TOWER IS OF ALL CONCRETE AND METAL CONSTRUCTION. THE EXISTING BUILDING WILL INCLUDE AN ADDITION OF A PROPOSED ROOF DECK "LOUNGE".

THE EXISTING LOWER RISE HOTEL AND HOTEL CONVERTED TO RESIDENTIAL ARE ASSUMED TO BE TYPE VB CONSTRUCTION.

THE NEW TOWNHOME CONSTRUCTION IS ASSUMED TO BE TYPE VA CONSTRUCTION.

PROJECT INFORMATION

APN: 137-08-098; 137-08-083; 137-08-084; 137-08-072; 137-08-006; 137-08-100

TOTAL SITE AREA: 153,920 SF

ZONING: RM-20, CS, CS (H)

ADDRESS: 3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

CBC CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE DESIGNATION

BUILDING A

PRIMARY USE: RESIDENTIAL GROUP R-2 (MULTIFAMILY)
SEE UNIT PLANS FOR FURTHER INFORMATION

OTHER/ANCILLARY USES: S-2, A-3, U
INCLUDES: GROUND LEVEL PARKING, COMMON AREAS (LOBBY, AMENITIES), UTILITY, CIRCULATION, TRASH

BUILDING B

PRIMARY USE: RESIDENTIAL GROUP R-2 (MULTIFAMILY)
SEE UNIT PLANS FOR FURTHER INFORMATION

OTHER/ANCILLARY USES: B, S-2, A-3, U
INCLUDES: UNDERGROUND PARKING, ABOVE GROUND LEVEL PARKING, BIKE STORAGE, COMMON AREAS (LOBBY, AMENITIES), RETAILS, UTILITY, CIRCULATION, TRASH, POOL.

TOWNHOMES

PRIMARY USE: RESIDENTIAL GROUP R-3
INCLUDES: GROUND LEVEL GARAGE PARKING, RESIDENTIAL UNITS

EXISTING HOTEL - D

PRIMARY USE: RESIDENTIAL GROUP R-1 (TRANSIENT HABITATION)

ANCILARY USES: S-2, A-3, B
INCLUDES: GROUND LEVEL PARKING, CIRCULATION, COMMON SPACES, MEETING ROOMS

EXISTING HOTEL - E

PRIMARY USE: RESIDENTIAL GROUP R-1 (TRANSIENT HABITATION)
INCLUDES: CIRCULATION, GUESTROOMS, COVERED PORCHES

PROPOSED HOTEL - H

PRIMARY USE: RESIDENTIAL GROUP R-1 (TRANSIENT HABITATION)
ANCILARY USES: A-3, B, U, S-2
INCLUDES: UNDERGROUND LEVEL PARKING, CIRCULATION, GUESTROOMS, BACK OF THE HOUSE, COMMON SPACES, FITNESS, POOL, BAR, RESTAURANT, RESTAURANT KITCHEN.

UNIT MIX - BUILDING A	
Name	Count

LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

Grand total:	172
--------------	-----

UNIT MIX - BUILDING B	
Name	Count

LEVEL 2- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 3- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 4 - R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 5 - R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 6 - R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 7- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 8- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

Grand total:	119
--------------	-----

UNIT MIX - TOWNHOMES	
Name	Count

Ground Floor	
TOWNHOME	4
	4

Grand total:	4
--------------	---

RESIDENTIAL A FLOOR AREA- ZONING	
Level	Area

LEVEL 1- R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL SB330 AREA - BUILDING A	197,555 SF

RESIDENTIAL B FLOOR AREA- ZONING	
Level	Area

BASEMENT- R	1,391 SF
LEVEL 1- R	6,137 SF
LEVEL 2- R	17,398 SF
LEVEL 3- R	17,429 SF
LEVEL 4 - R	17,460 SF
LEVEL 5 - R	17,460 SF
LEVEL 6 - R	17,492 SF
LEVEL 7- R	17,429 SF
LEVEL 8- R	17,420 SF
ROOF - R	285 SF
GRAND TOTAL SB330 AREA - BUILDING B	129,902 SF

COMMERCIAL B FLOOR AREA- ZONING...	
Level	Area

LEVEL 1- R	1,753 SF
GRAND TOTAL SB330 AREA - BUILDING B	1,753 SF

TOWNHOMES FLOOR AREA- ZONING	
Level	Area

TOWNHOME GROUND LEVEL	1,680 SF
TOWNHOME LEVEL 2	2,832 SF
TOWNHOME LEVEL 3	2,832 SF
TOWNHOME LEVEL 4	2,295 SF
GRAND TOTAL SB330 AREA - TOWNHOMES	9,639 SF

HOTEL GUEST ROOM COUNT

Proposed (H)

Level 1:	0
Level 2 to 3:	58
Level 4:	26
Level 5-7:	51
TOTAL:	135

Existing 5-Story Building (D)

Level 1:	5
Level 2- 4:	42
Level 5:	0
TOTAL:	47

Existing 2-Story Building (E)

Level 1:	5
Level 2:	5
TOTAL:	10

TOTAL PROPOSED GUEST ROOM COUNT: 192

HOTEL D FLOOR AREA- ZONING	
Level	Area

LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
GRAND TOTAL SB330 AREA - HOTEL	29,456 SF

HOTEL E FLOOR AREA- ZONING	
Level	Area

LEVEL 1- EXISTING HOTEL	2,389 SF
LEVEL 2- EXISTING HOTEL	2,663 SF
Grand total: 8	5,052 SF

HOTEL H FLOOR AREA- ZONING	
Level	Area

BASEMENT- HOTEL	906 SF
LEVEL 1- HOTEL	14,933 SF
LEVEL 2- HOTEL	16,464 SF
LEVEL 3- HOTEL	16,461 SF
LEVEL 4- HOTEL	16,460 SF
LEVEL 5- HOTEL	13,236 SF
LEVEL 6- HOTEL	11,177 SF
LEVEL 7- HOTEL	10,171 SF
GRAND TOTAL SB330 AREA - HOTEL	99,807 SF

FLOOR AREA (ZONING) BREAKDOWNS

AREAS

RESIDENTIAL BUILDING A:	197,555 SF
RESIDENTIAL BUILDING B:	129,902 SF
TOWNHOMES:	9,460 SF

TOTAL RESIDENTIAL FLOOR AREA (ZONING): 336,917 SF

RETAIL BUILDING B 1,753 SF

EXISTING HOTEL BUILDING D	29,456 SF
EXISTING HOTEL BUILDING E	5,052 SF
NEW HOTEL BUILDING H	99,807 SF

TOTAL NON RESIDENTIAL FLOOR AREA (ZONING): 136,068 SF

TOTAL ALL FLOOR AREA (ZONING): 472,985 SF

RESIDENTIAL AS % OF AREA	71.2%
NON RESIDENTIAL AS % OF AREA	28.8%

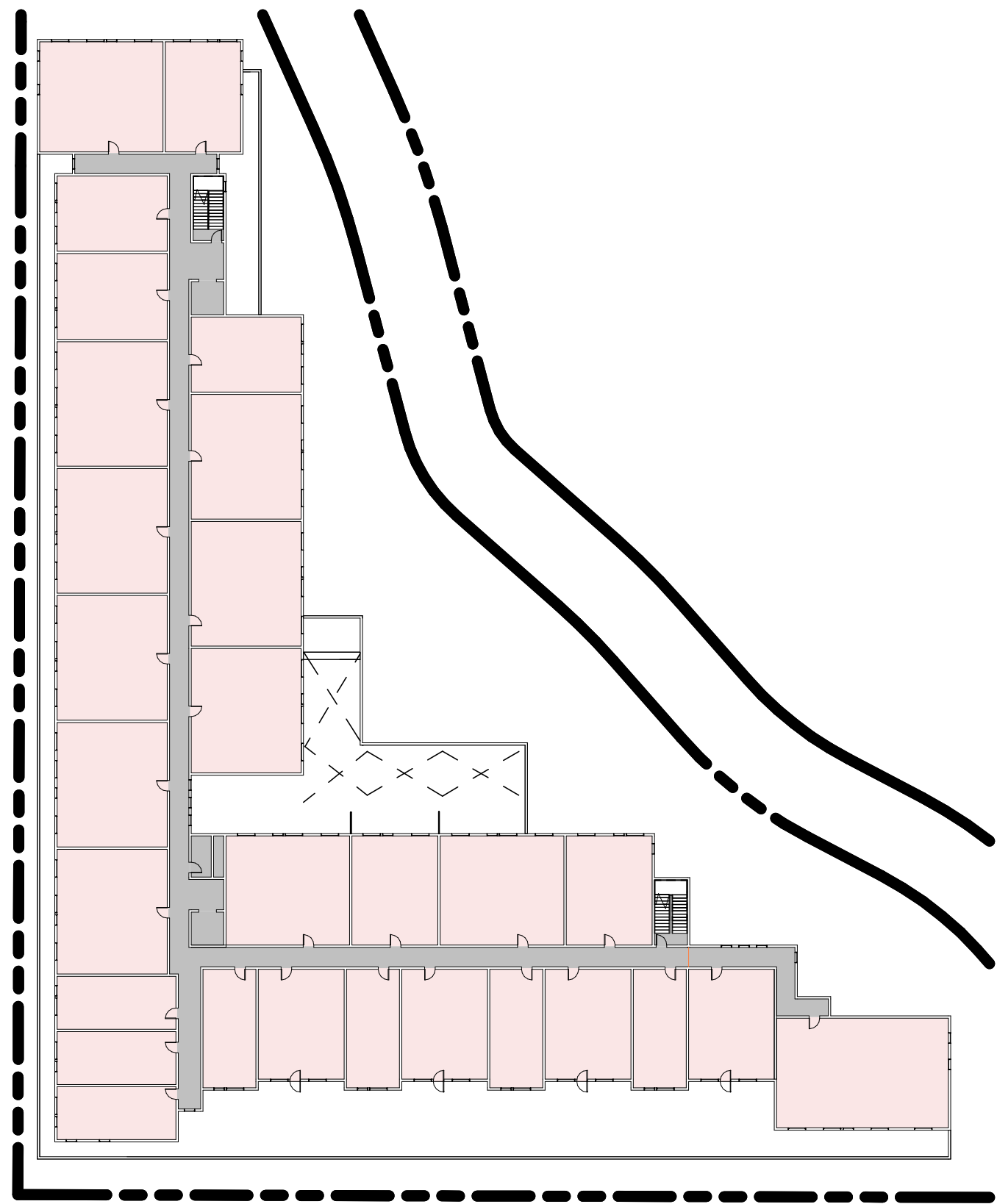
TOTAL SITE AREA: 156,838 SF

PROPOSED FAR (FLOOR AREA ZONING):* 472,138 SF/ 156,838 SF (FLOOR AREA ZONING/ LOT AREA) 3.0*

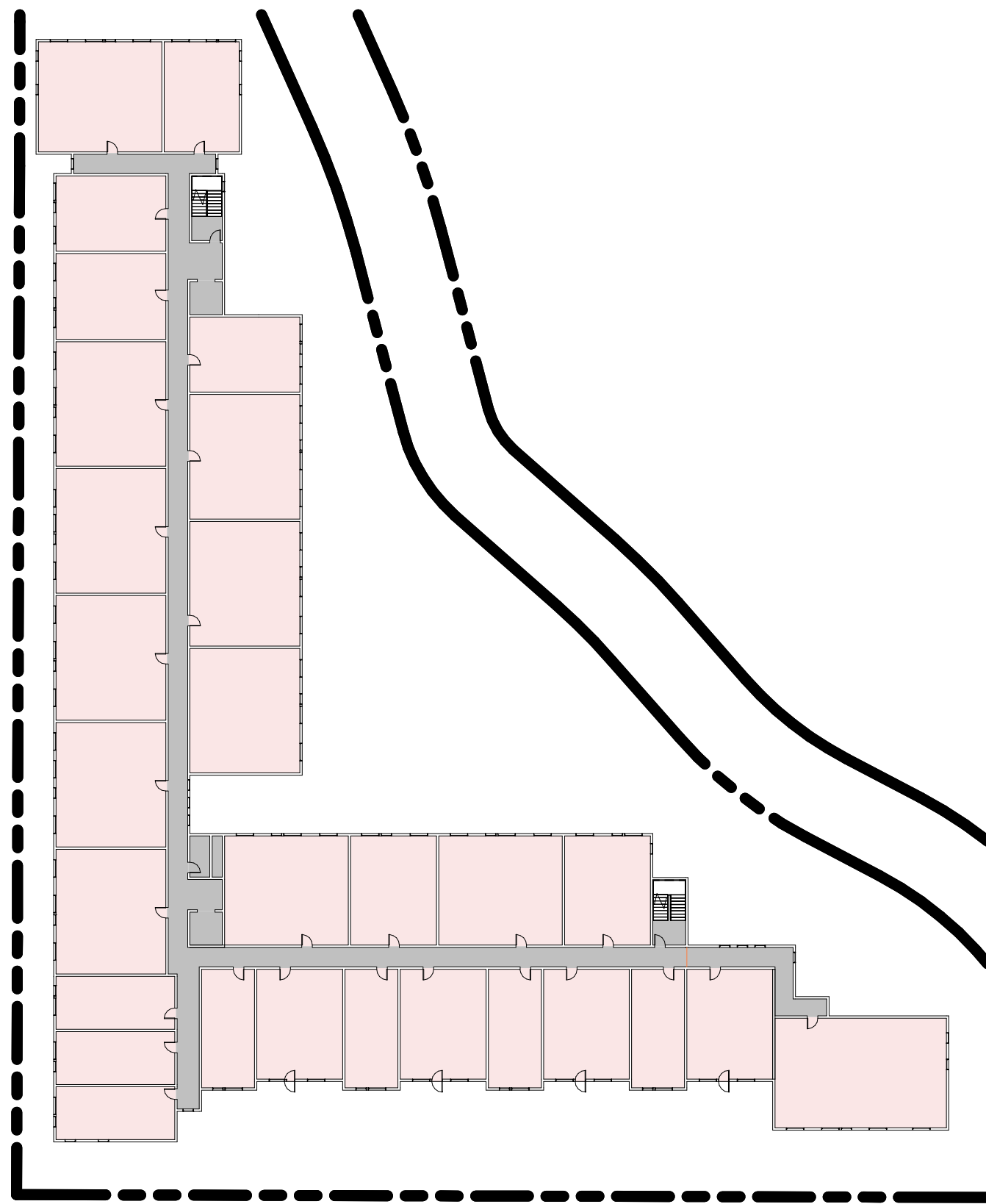
*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN



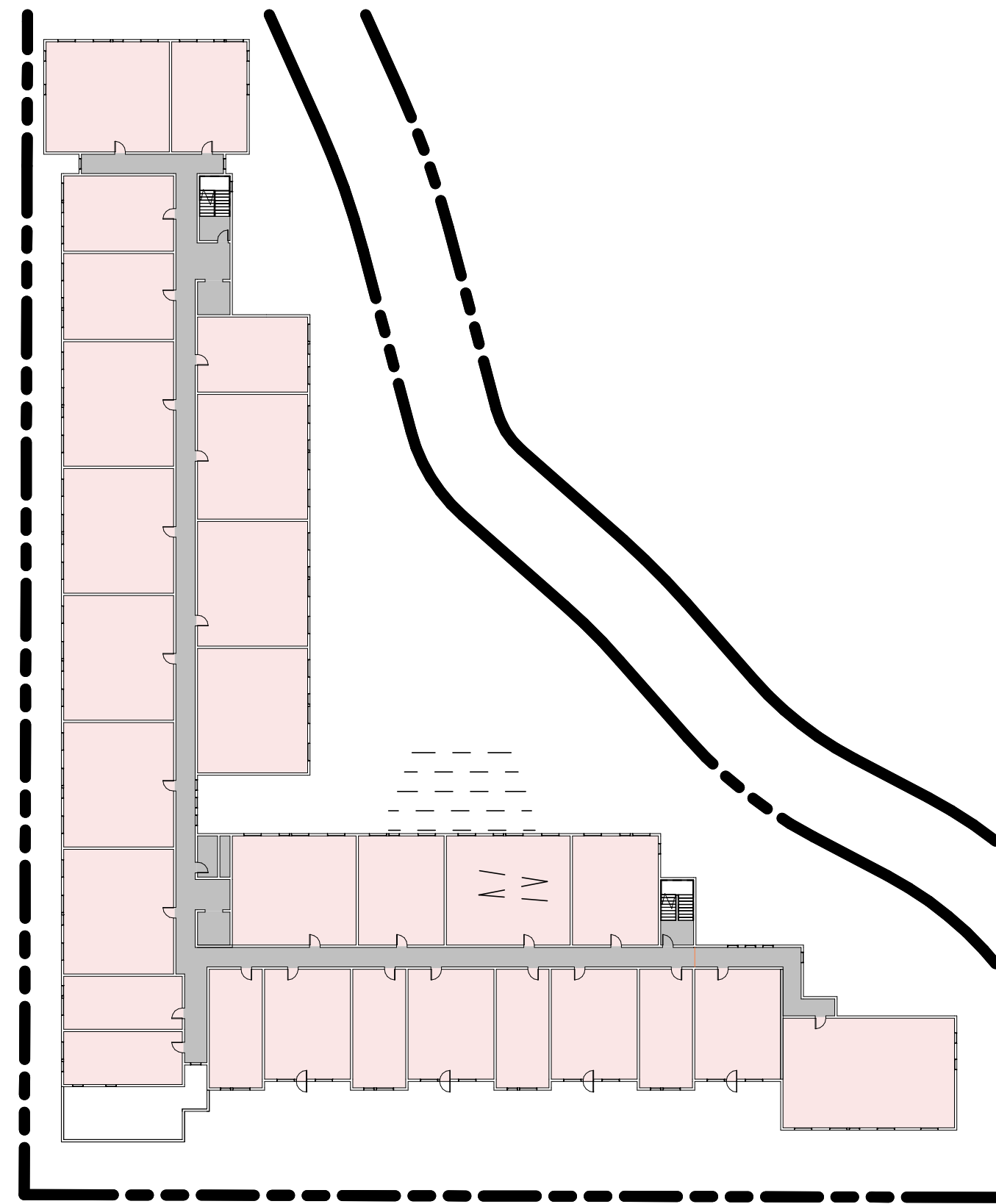
1 RESIDENTIAL BUILDING A - GROUND LEVEL
1" = 40'-0"



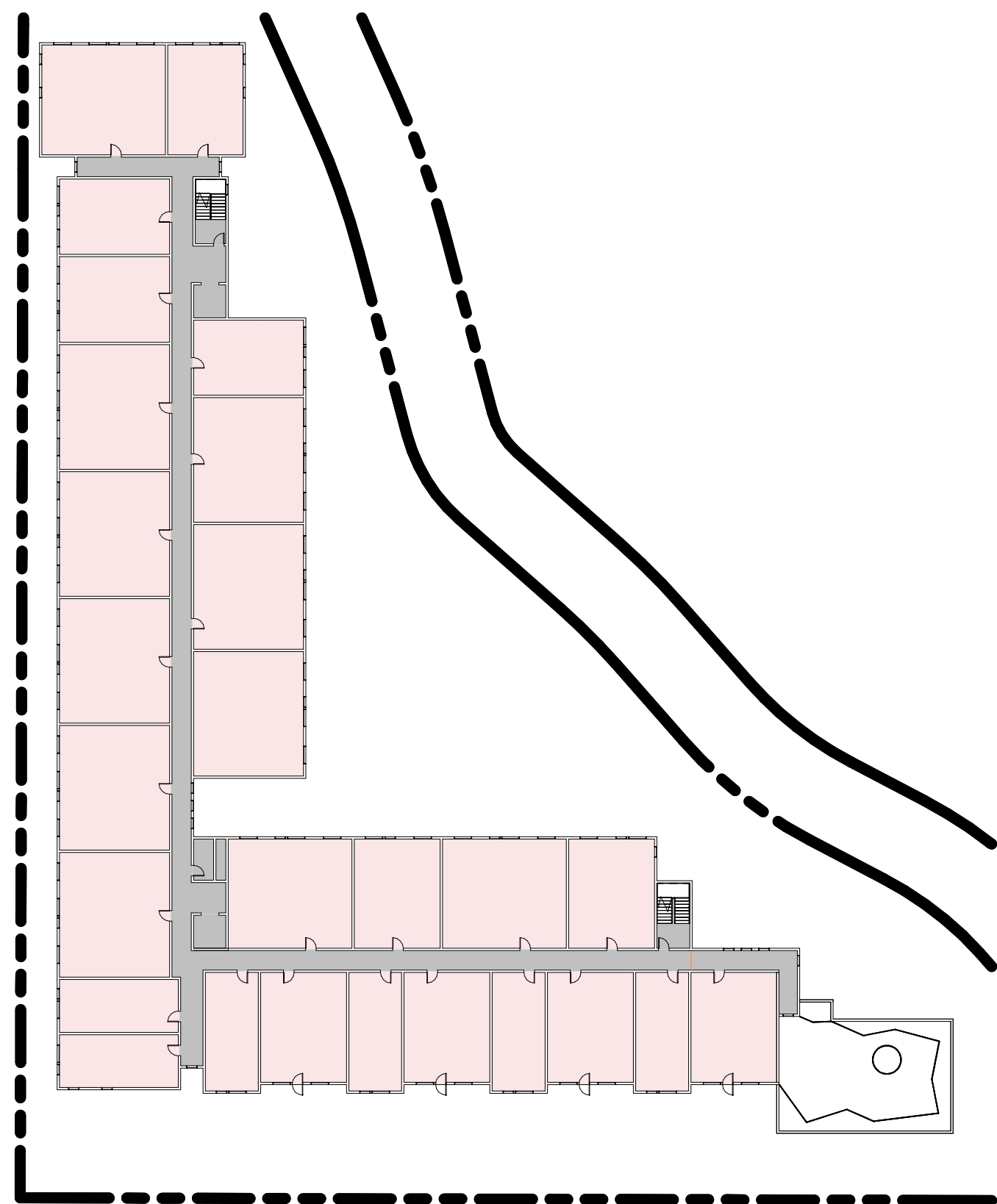
2 RESIDENTIAL BUILDING A - LEVEL 2
1" = 40'-0"



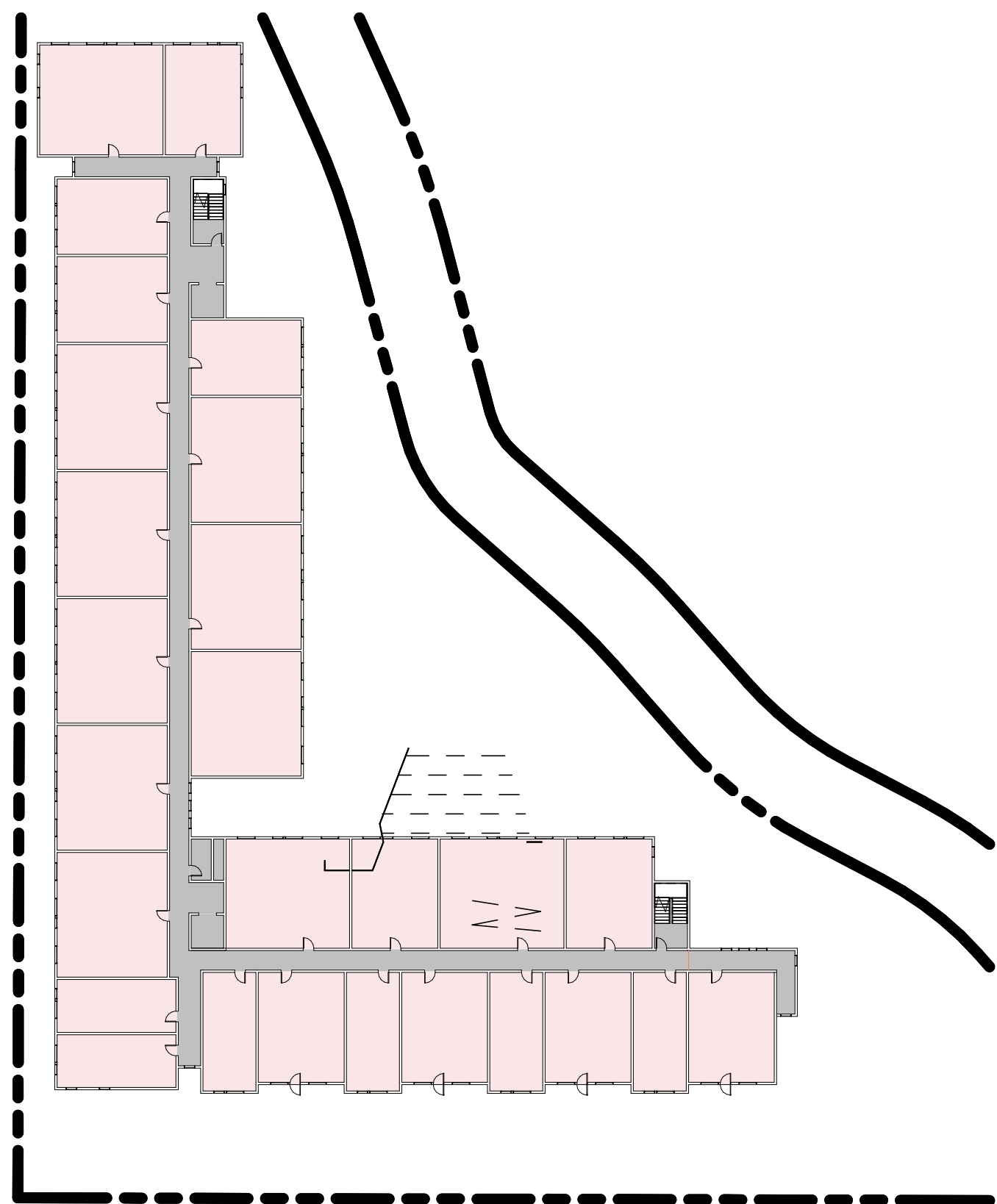
3 RESIDENTIAL BUILDING A - LEVEL 3
1" = 40'-0"



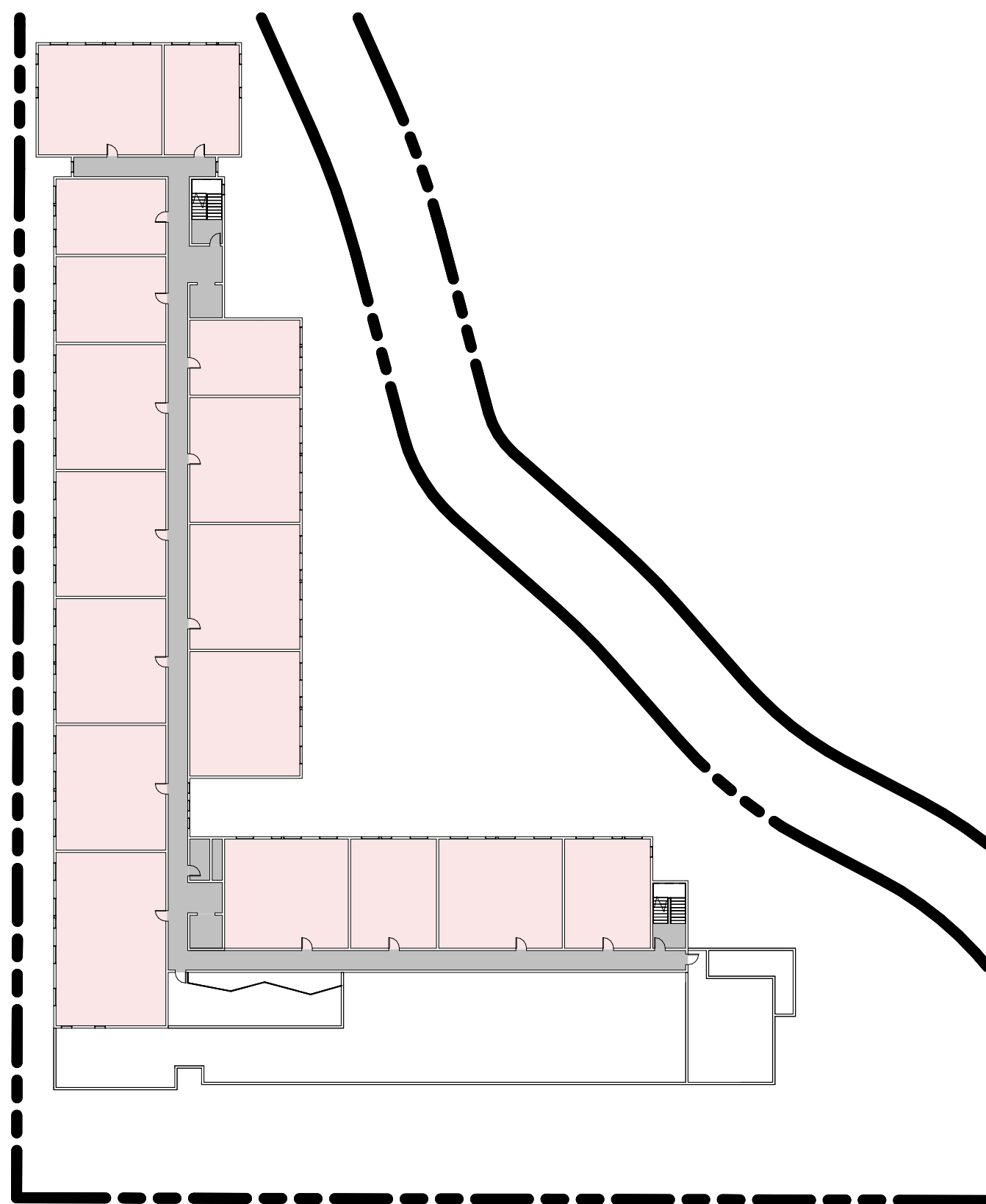
4 RESIDENTIAL BUILDING A - LEVEL 4
1" = 40'-0"



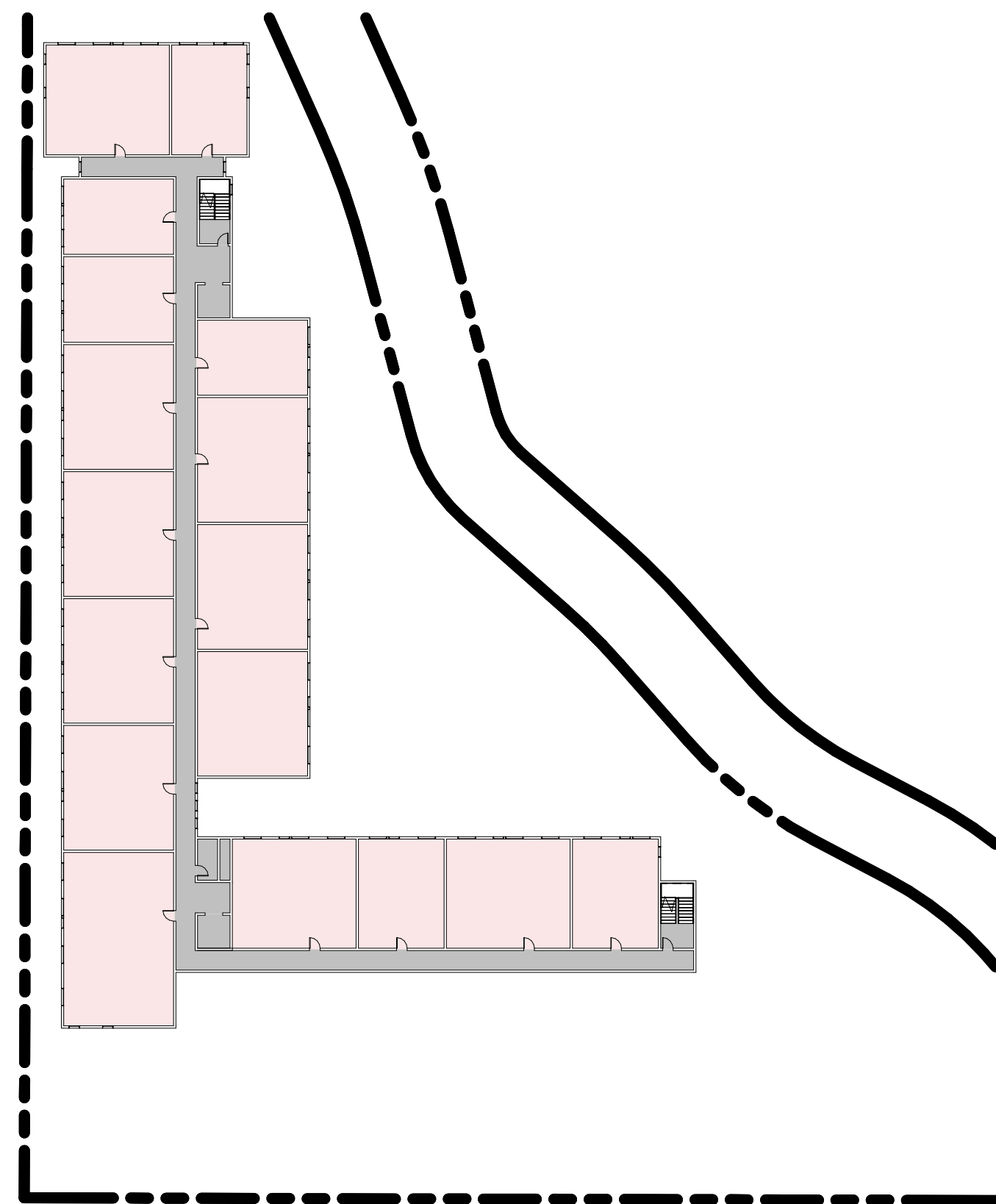
5 RESIDENTIAL BUILDING A - LEVEL 5
1" = 40'-0"



6 RESIDENTIAL BUILDING A - LEVEL 6
1" = 40'-0"



7 RESIDENTIAL BUILDING A - LEVEL 7
1" = 40'-0"



8 RESIDENTIAL BUILDING A - LEVEL 8
1" = 40'-0"

GROSS FLOOR AREA - BUILDING A

LEVEL 1 - R1	
BIKE RM	1,375 SF
COMMON	3,169 SF
CORRIDOR	732 SF
ELEV	198 SF
STAIR	461 SF
TRASH	907 SF
UTILITY	3,058 SF
15	9,901 SF

LEVEL 2 - R1	
CORRIDOR	3,367 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,925 SF
11	30,003 SF

LEVEL 3 - R1	
CORRIDOR	3,367 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,925 SF
11	30,003 SF

LEVEL 4 - R1	
CORRIDOR	3,273 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,384 SF
11	29,368 SF

LEVEL 5 - R1	
CORRIDOR	3,211 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	23,781 SF
11	27,703 SF

LEVEL 6 - R1	
CORRIDOR	3,211 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	23,781 SF
11	27,703 SF

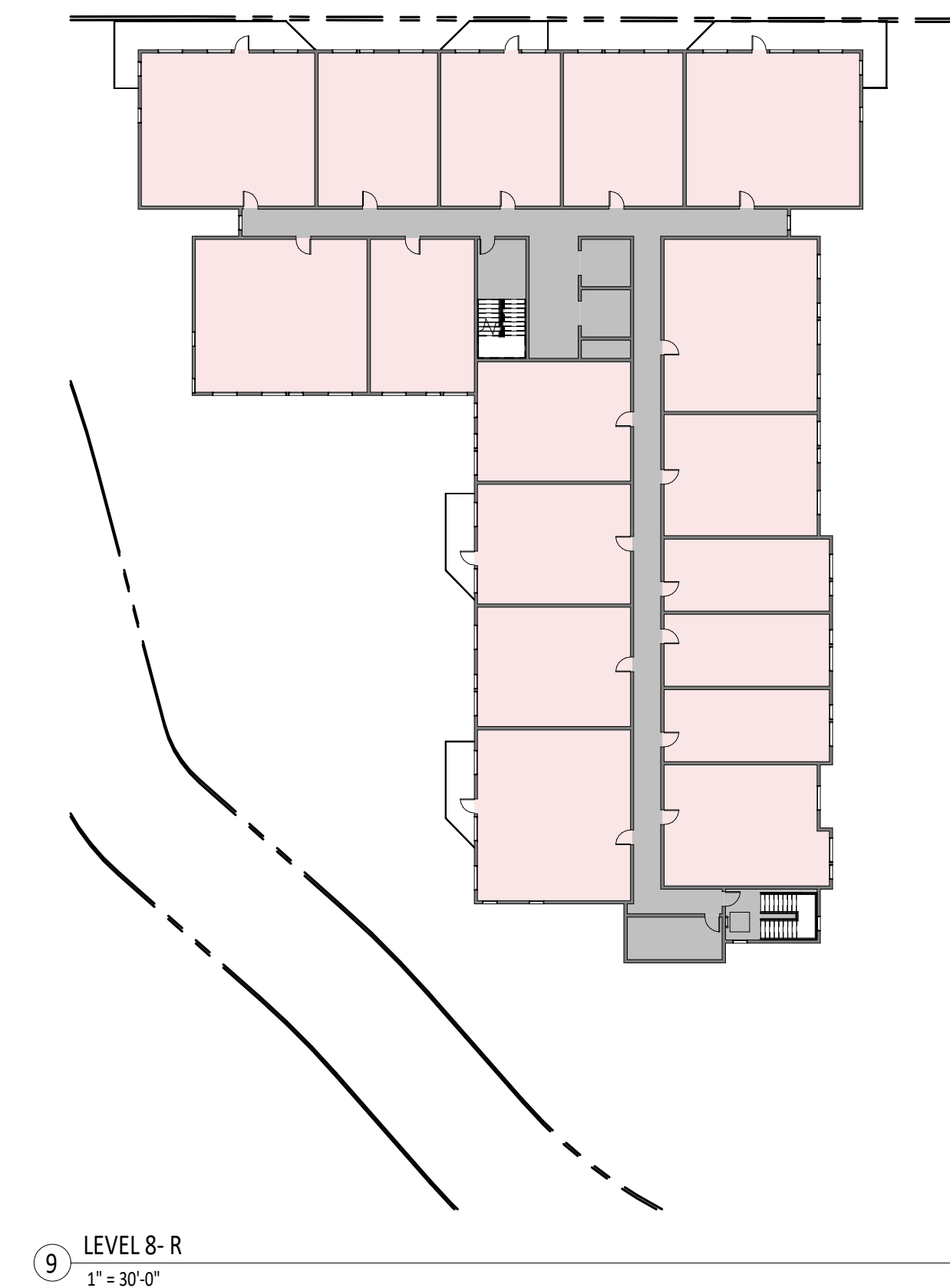
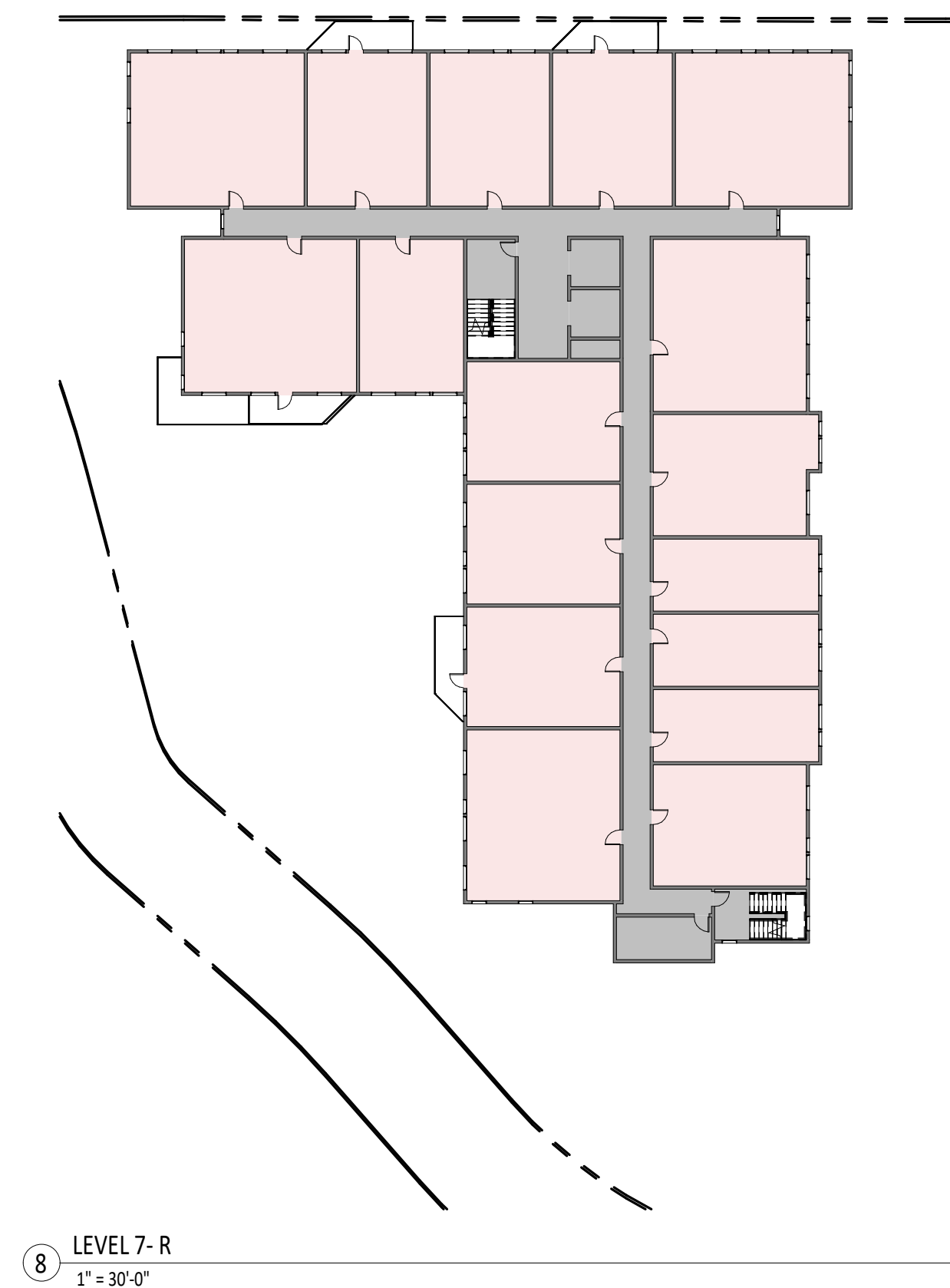
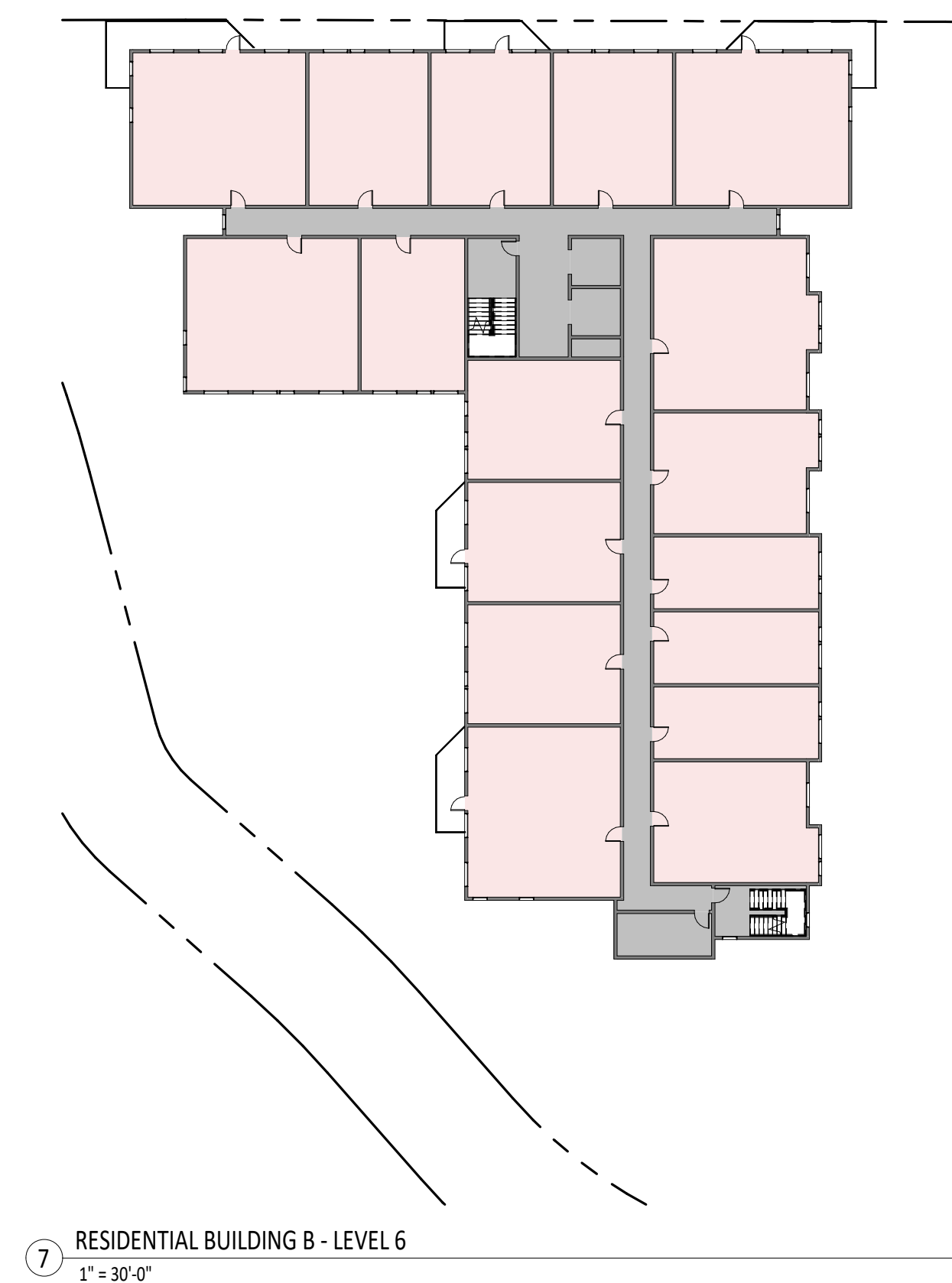
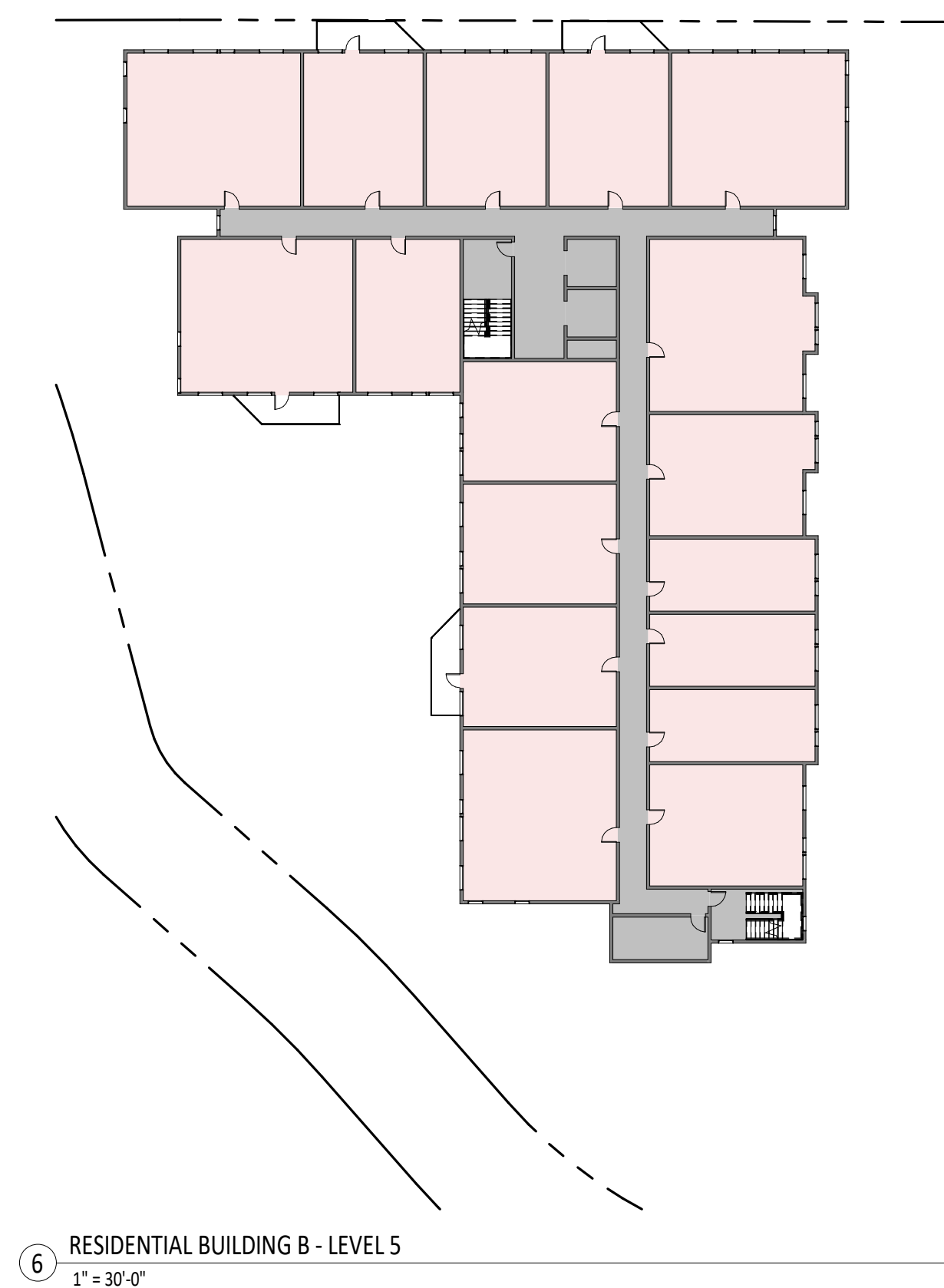
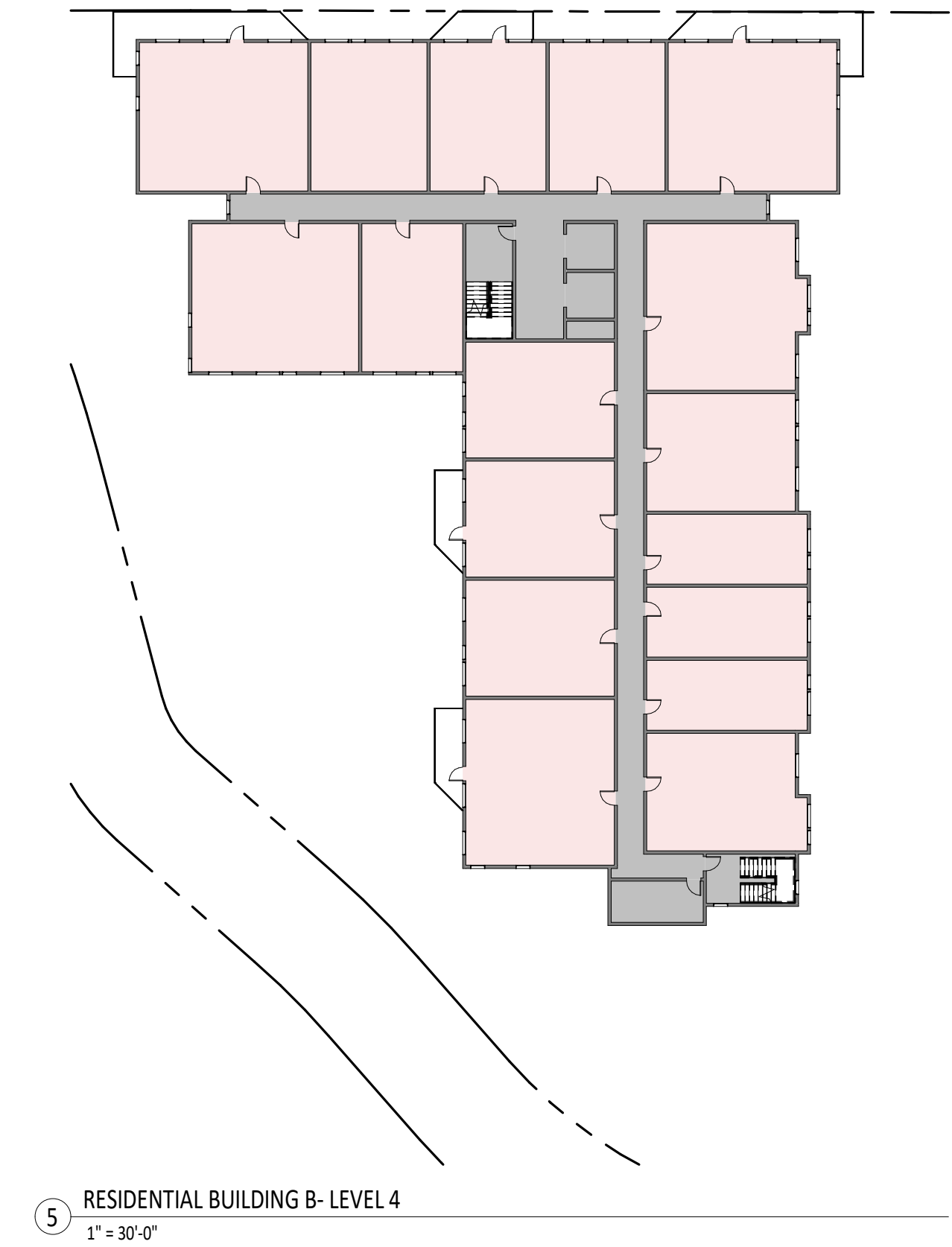
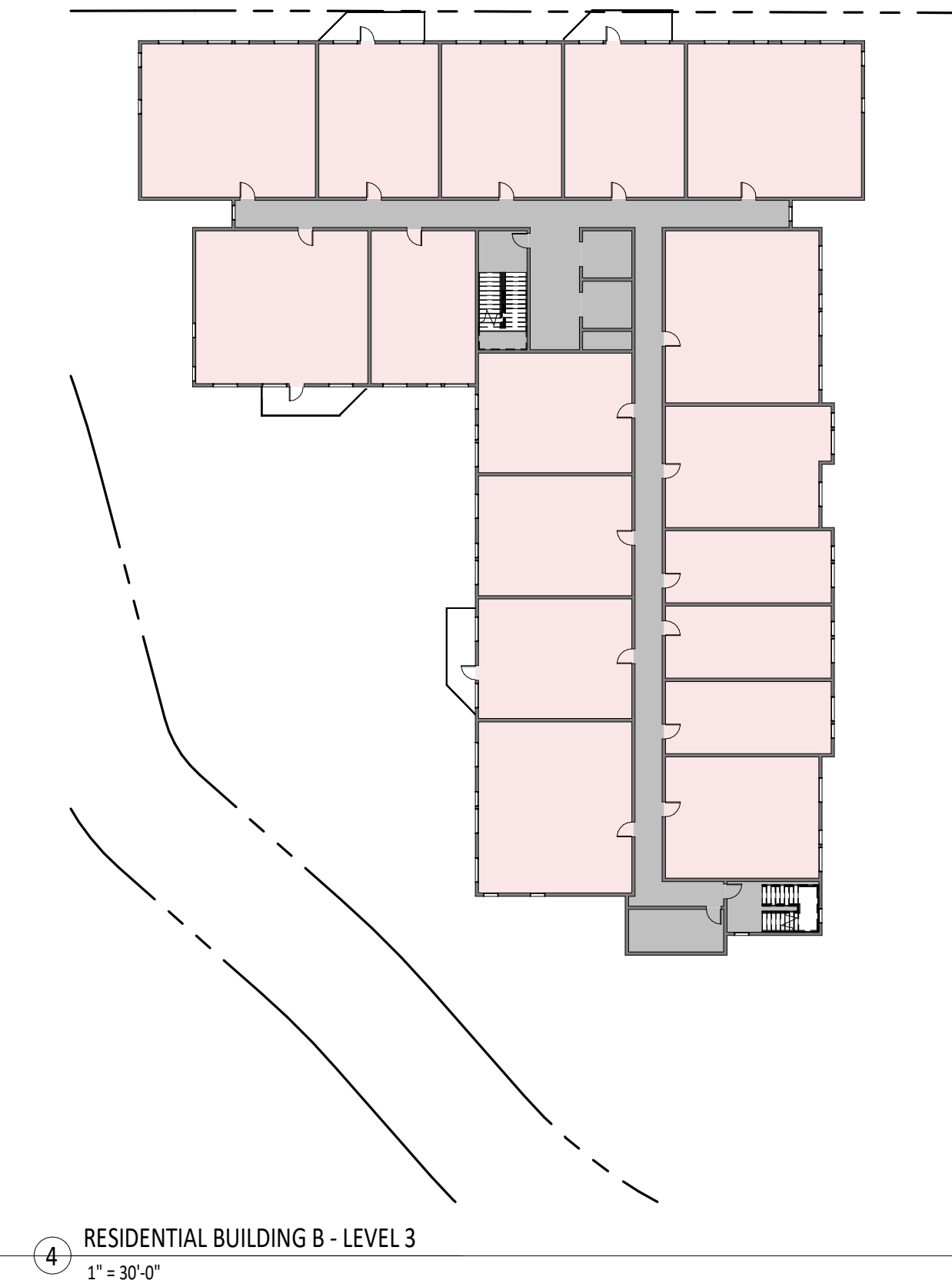
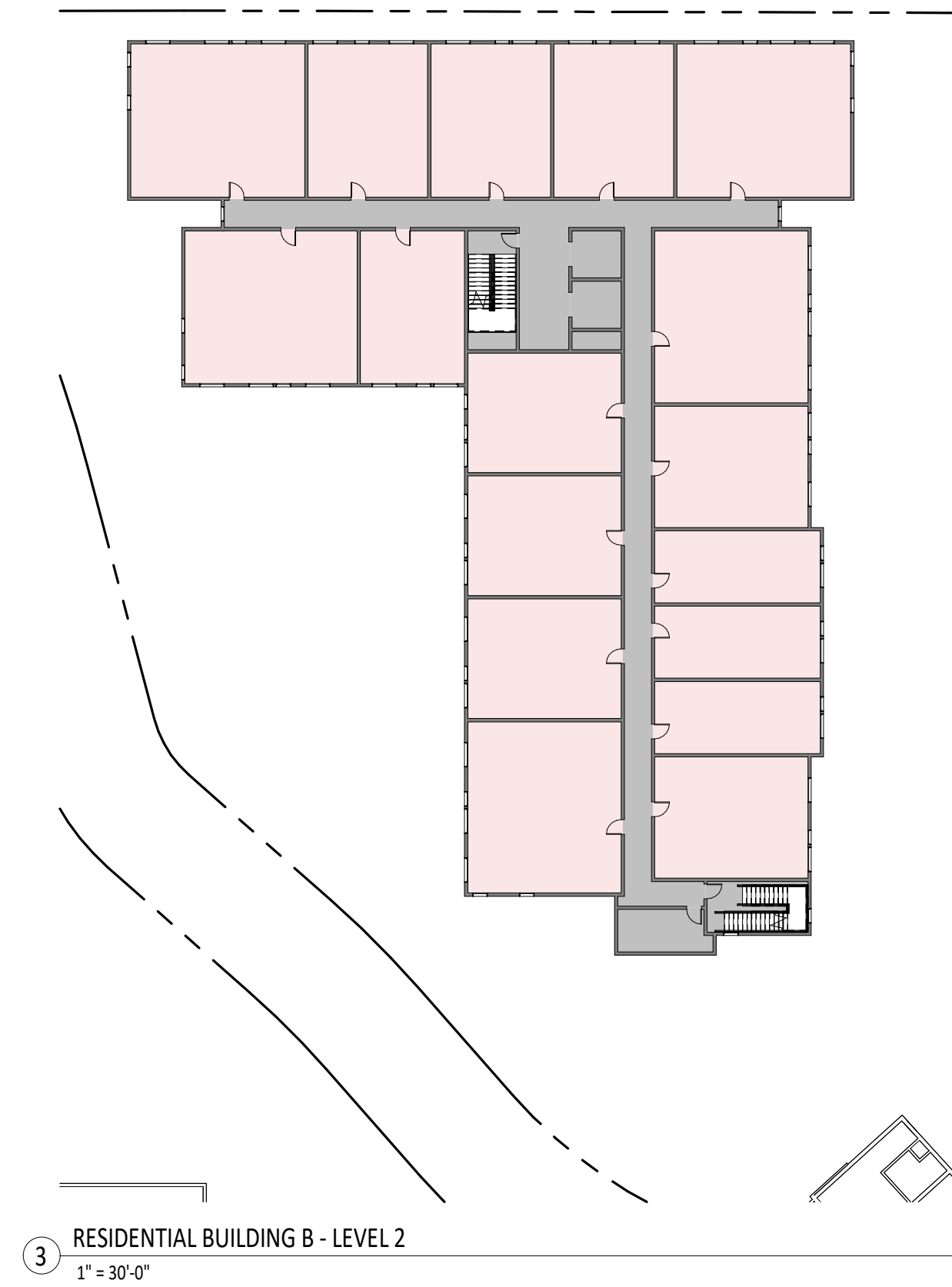
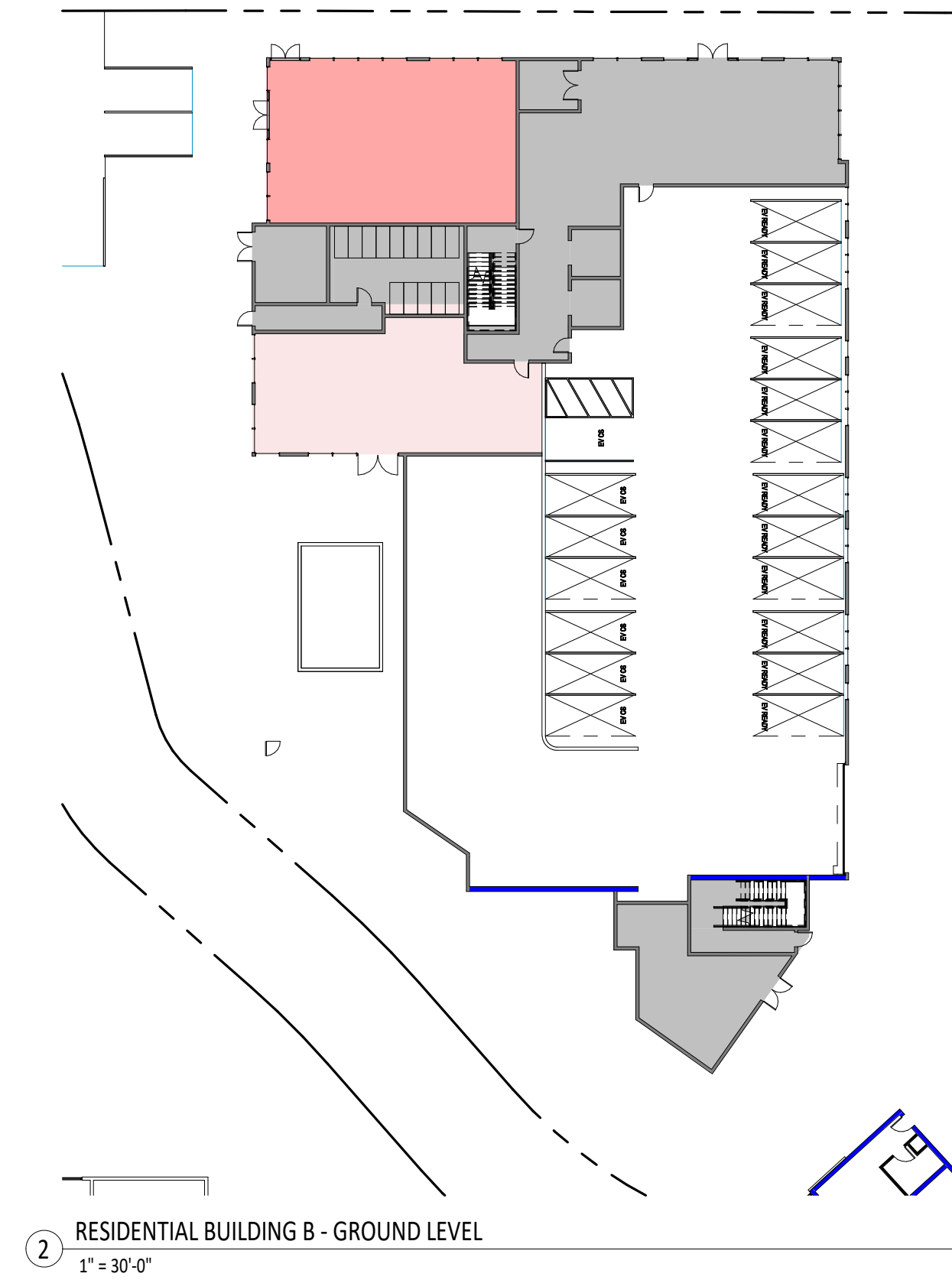
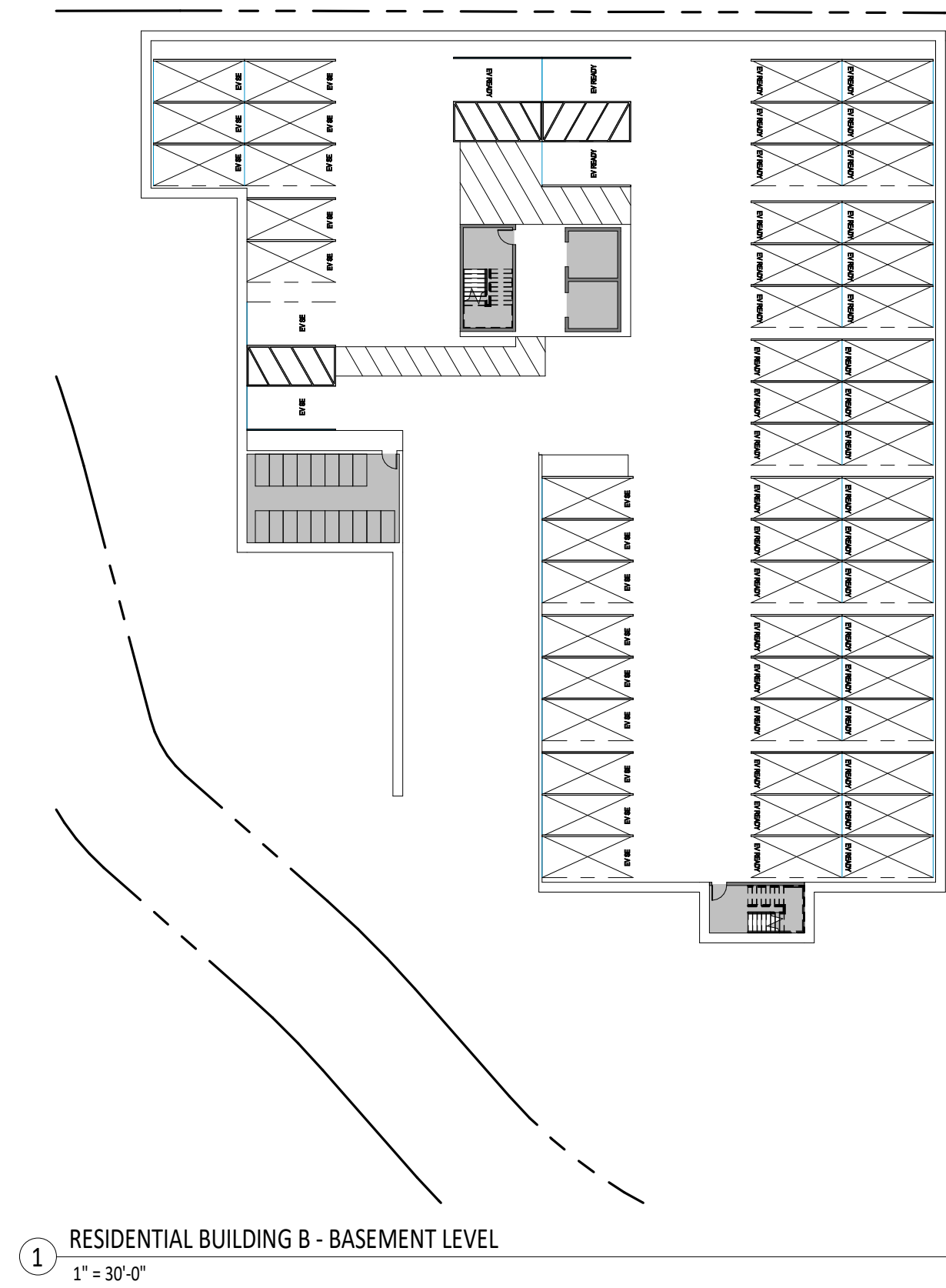
LEVEL 7 - R1	
CORRIDOR	2,785 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	17,738 SF
10	21,234 SF

LEVEL 8 - R1	
CORRIDOR	2,785 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	17,738 SF
10	21,234 SF

ROOF - R1	
STAIR	406 SF
2	406 SF
GROSS AREA	197,555 SF

Per Checklist Item G Building Use Legend

	NIC
	NOT OCC.
	R-2 RESIDENTIAL



Per Checklist Item G
Building Use Legend

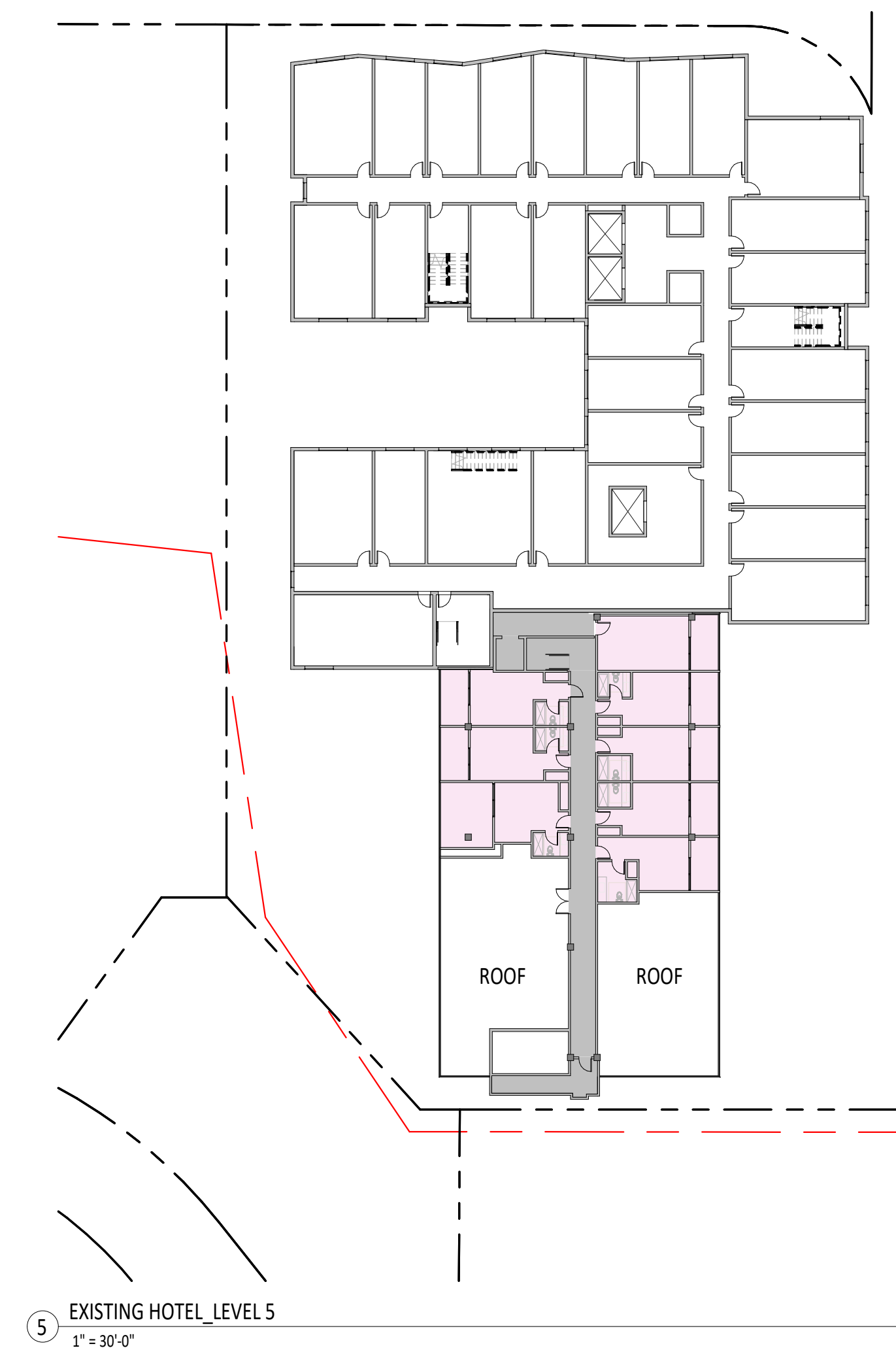
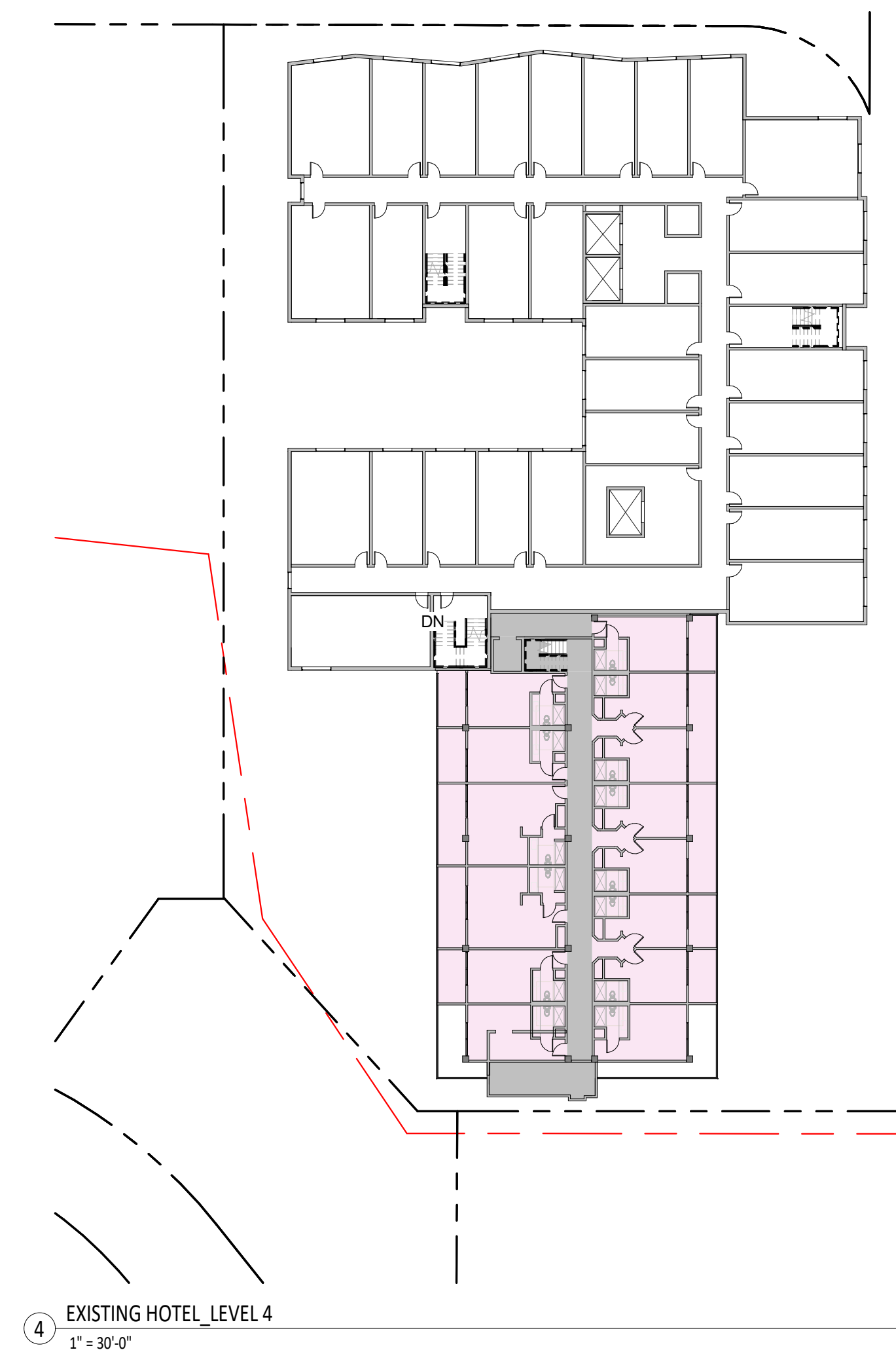
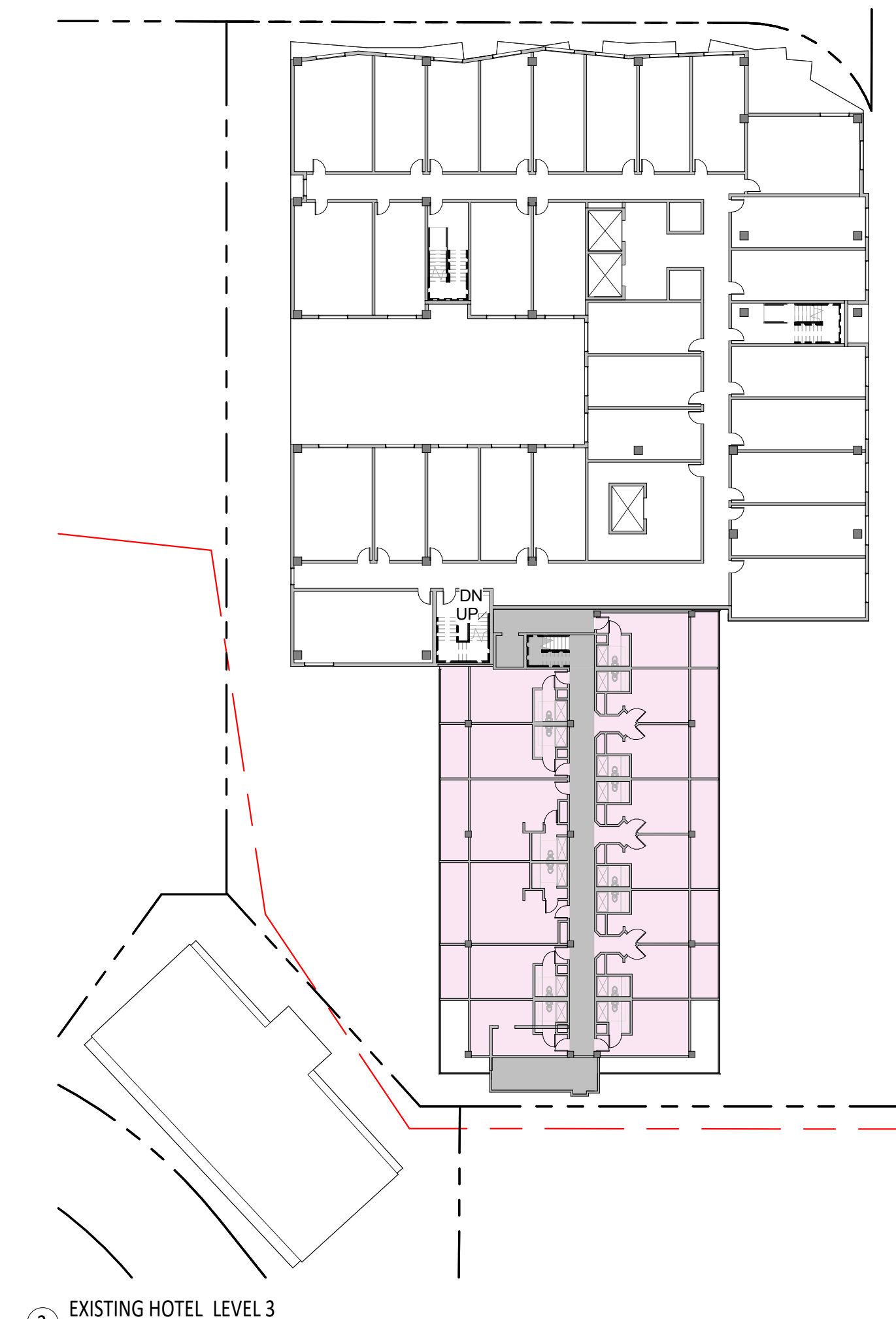
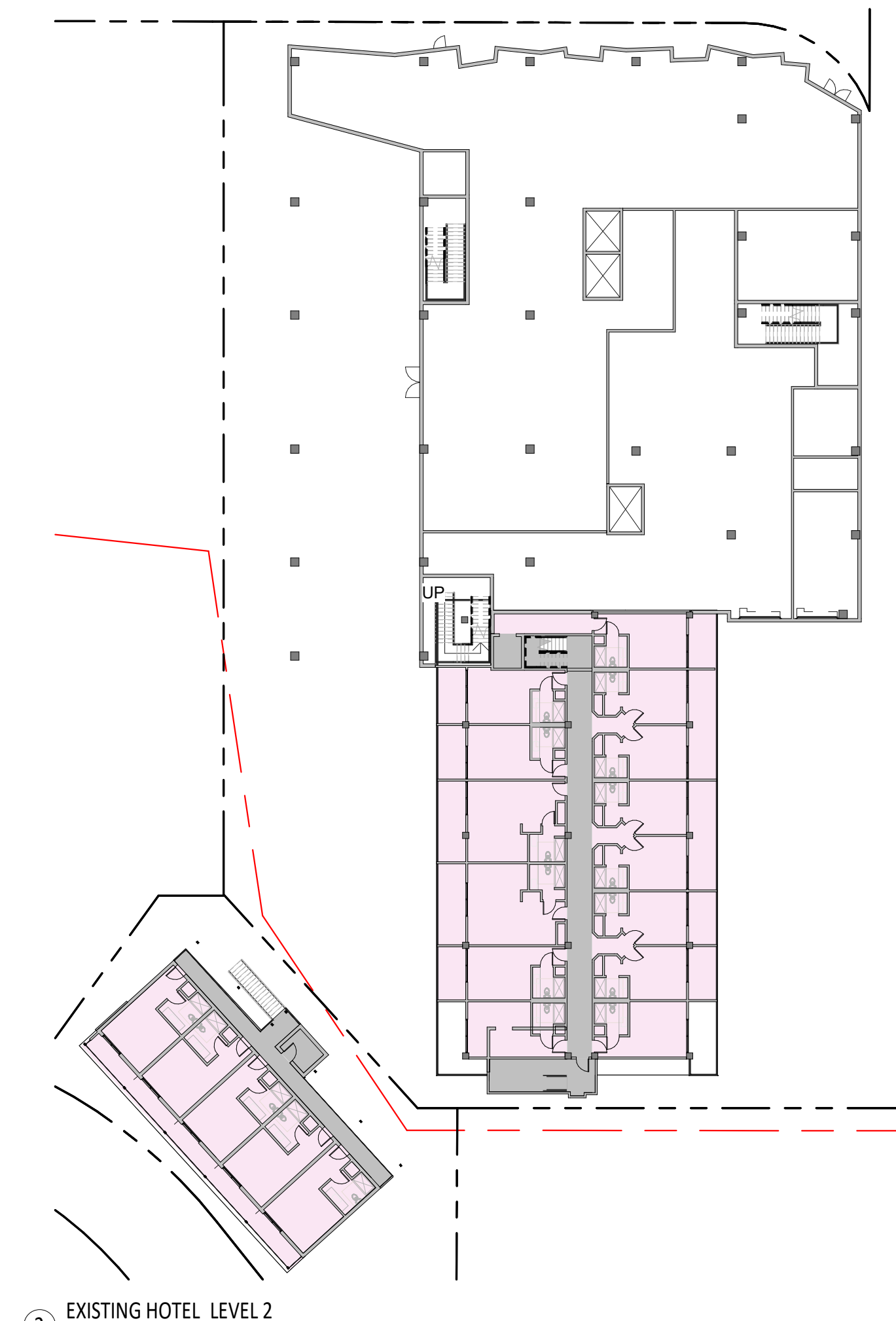
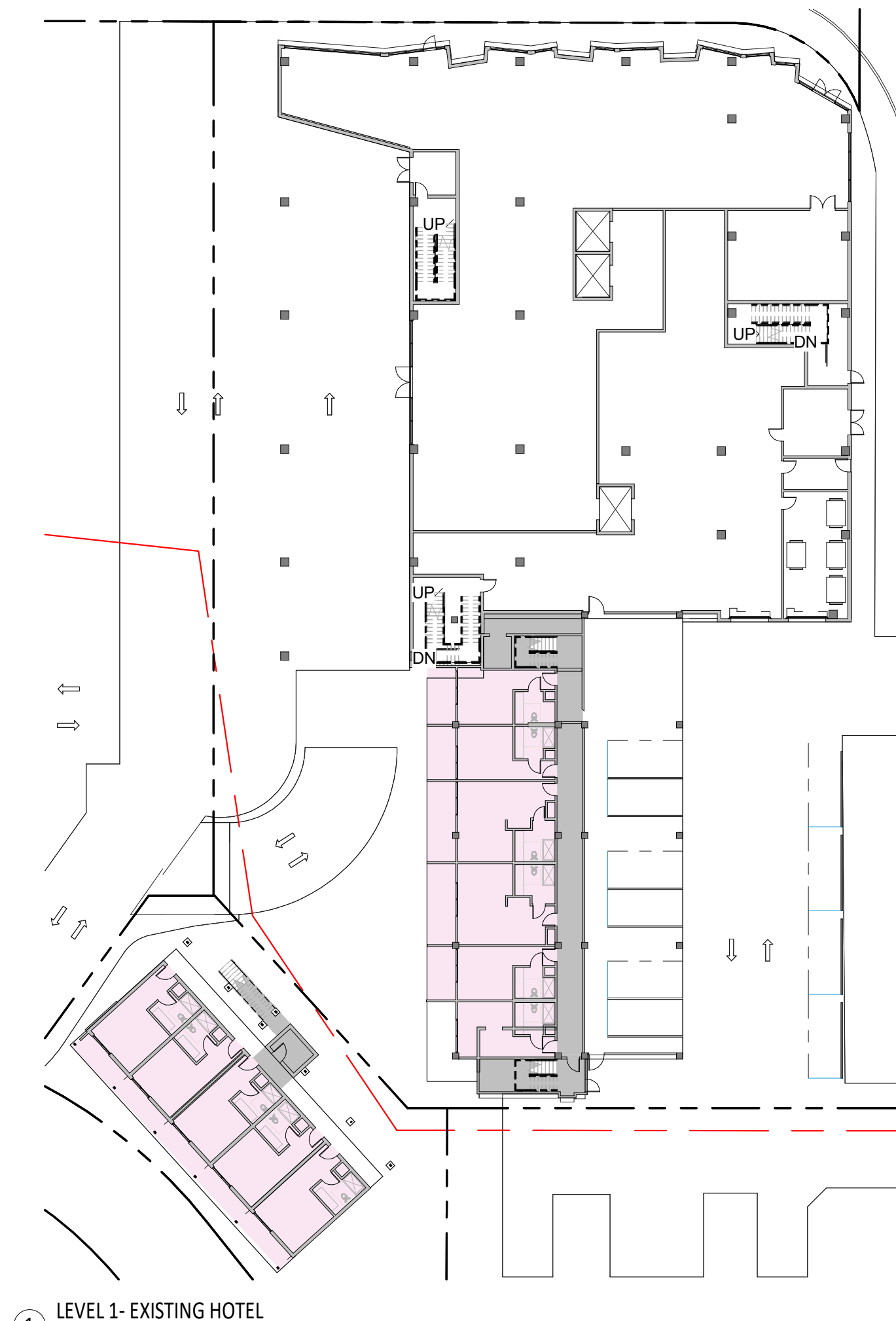
 B BUSINESS	 NOT OCC.
 NIC	 R-2 RESIDENTIAL

GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	505 SF
4	1,391 SF
LEVEL 1- R	
COMMON	3,771 SF
CORRIDOR	153 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	494 SF
TRASH	789 SF
UTILITY	711 SF
10	7,891 SF
LEVEL 2- R	
CORRIDOR	1,883 SF
ELEVATOR	266 SF
STAIR	504 SF
TRASH	188 SF
UNITS	14,557 SF
9	17,398 SF
LEVEL 3- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,587 SF
9	17,429 SF
LEVEL 4- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,619 SF
9	17,460 SF

GROSS AREA- BUILDING B

Name	Area
LEVEL 5- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,619 SF
9	17,460 SF
LEVEL 6- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,651 SF
9	17,492 SF
LEVEL 7- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,588 SF
9	17,429 SF
LEVEL 8- R	
CORRIDOR	1,884 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,589 SF
9	17,420 SF
ROOF- R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	131,655 SF

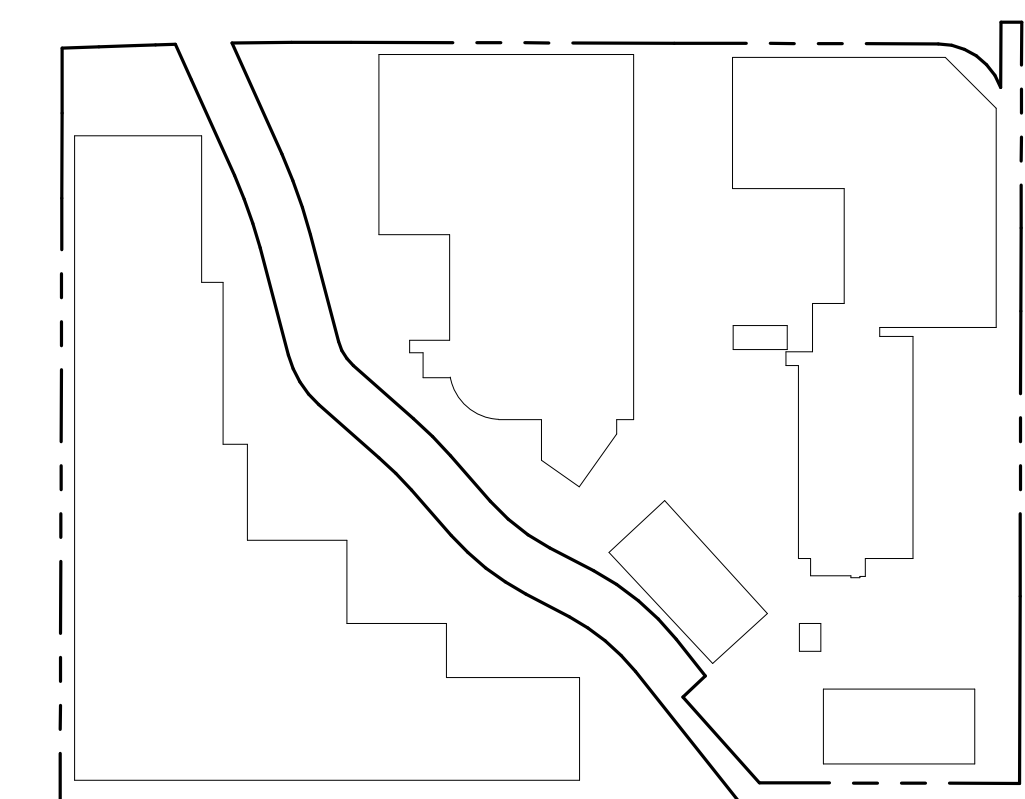


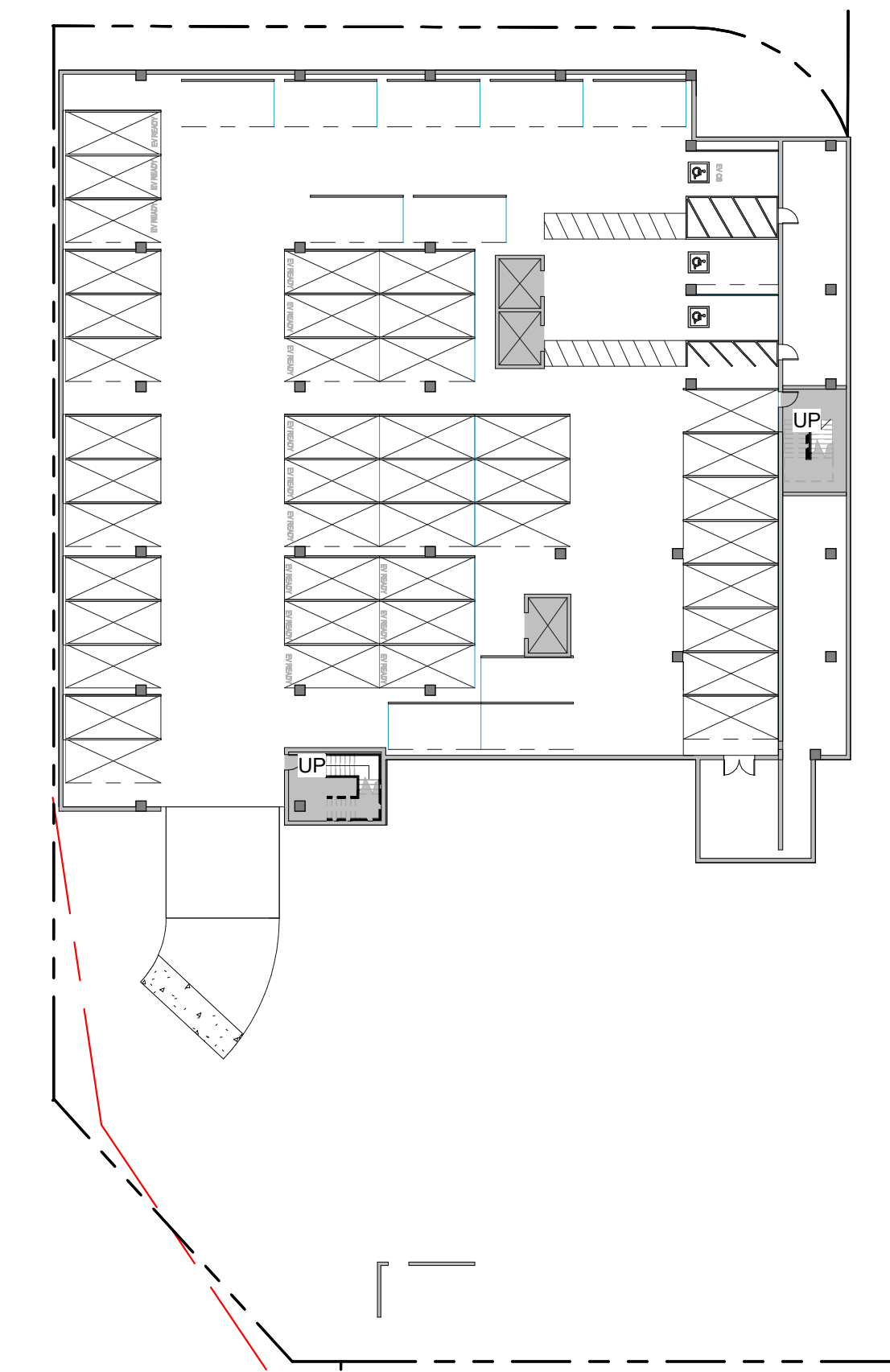
GROSS AREA- HOTEL D	
Name	Area
LEVEL 1- EXISTING HOTEL	
CORRIDOR	695 SF
COVERED OUTDOOR- BALCONIES	546 SF
ELEVATOR	63 SF
GUEST ROOMS	2,261 SF
STAIR	369 SF
7	3,935 SF
LEVEL 2- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED BALCONIES	546 SF
COVERED OUTDOOR- BALCONIES	632 SF
COVERED OUTDOOR- COMMON	111 SF
ELEVATOR	63 SF
GUEST ROOMS	4,725 SF
STAIR	360 SF
9	6,992 SF
LEVEL 3- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED OUTDOOR- BALCONIES	1,183 SF
COVERED OUTDOOR- COMMON	147 SF
ELEVATOR	63 SF
GUEST ROOMS	4,726 SF
STAIR	360 SF
9	7,033 SF
LEVEL 4- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED OUTDOOR- BALCONIES	1,186 SF
COVERED OUTDOOR- COMMON	137 SF
ELEVATOR	63 SF
GUEST ROOMS	4,729 SF
STAIR	360 SF
9	7,030 SF
LEVEL 5- EXISTING HOTEL	
CORRIDOR	595 SF
COVERED OUTDOOR- BALCONIES	576 SF
COVERED OUTDOOR- COMMON	415 SF
ELEVATOR	63 SF
GUEST ROOMS	1,599 SF
MEETING ROOM	907 SF
STAIR	310 SF
11	4,466 SF
TOTAL GROSS AREA	29,456 SF

GROSS AREA - HOTEL E	
Name	Area
LEVEL 1- EXISTING HOTEL	
GUEST ROOMS	1,796 SF
CORRIDOR	40 SF
ELEVATOR	175 SF
COVERED PORCHES	378 SF
4	2,389 SF
LEVEL 2- EXISTING HOTEL	
GUEST ROOMS	1,797 SF
COVERED BREEZEWAY	406 SF
ELEVATOR	82 SF
COVERED BALCONIES	378 SF
4	2,663 SF
Grand total: 8	5,052 SF

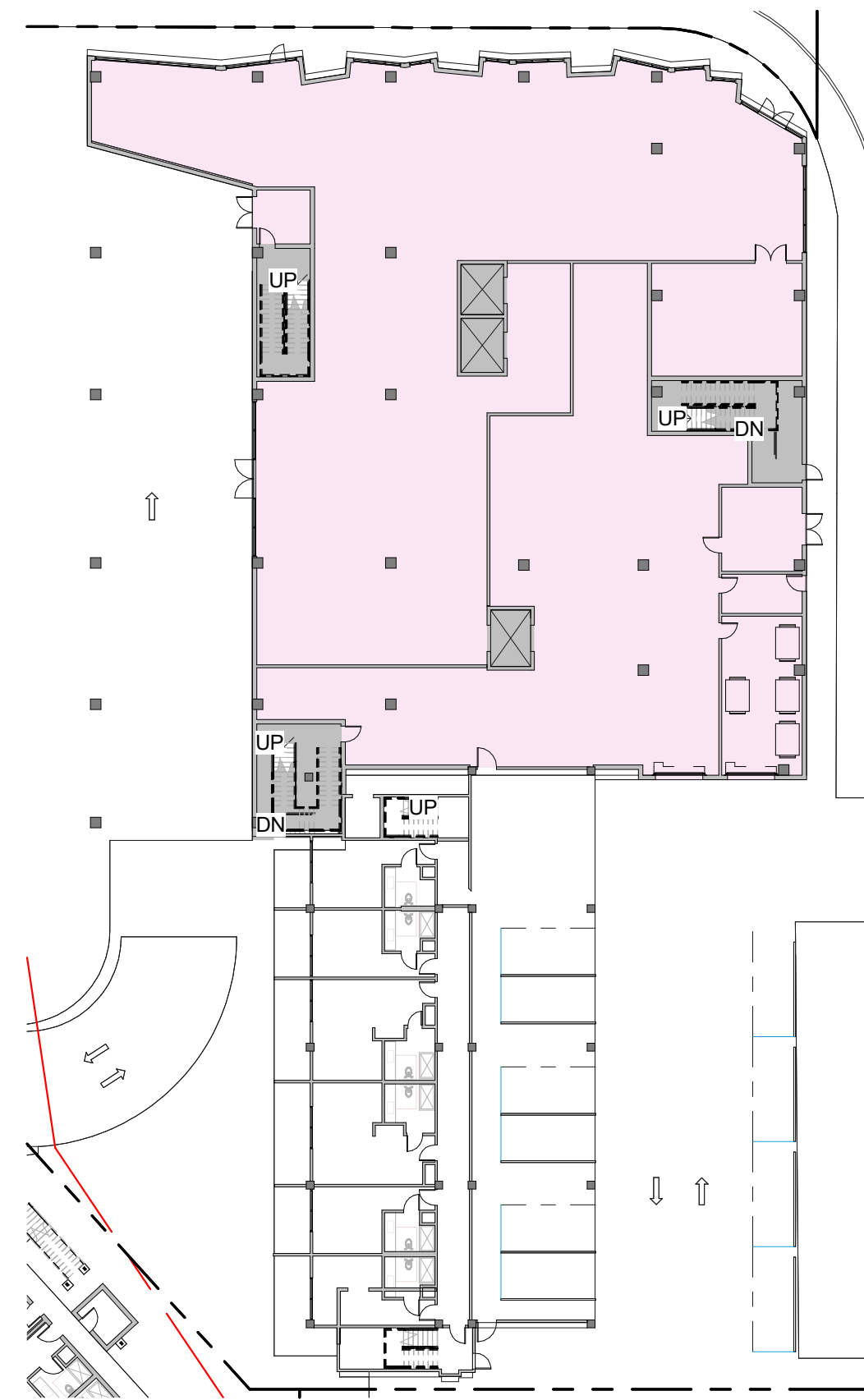
Per Checklist Item G
Building Use Legend

- B BUSINESS
- NOT OCC.

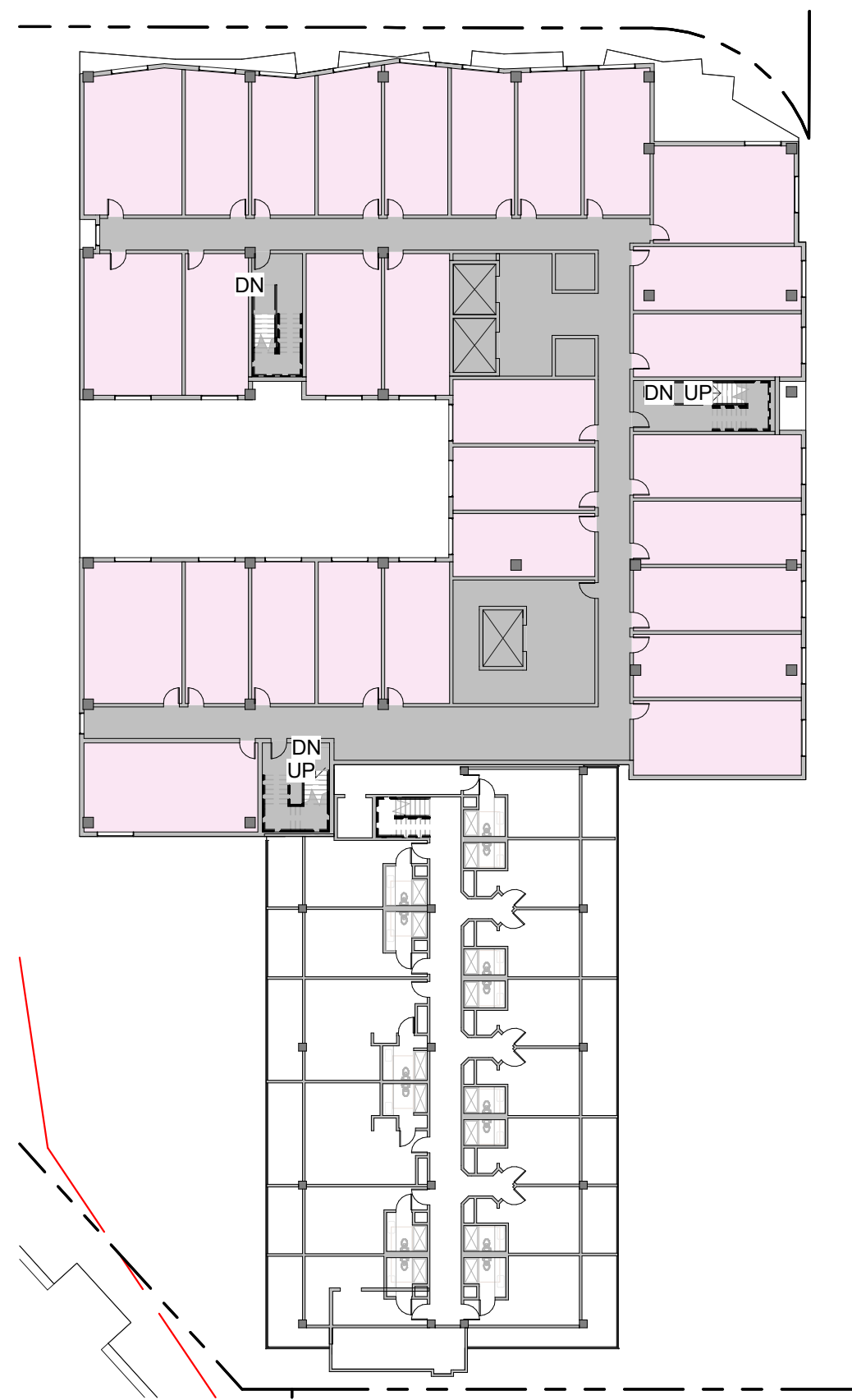




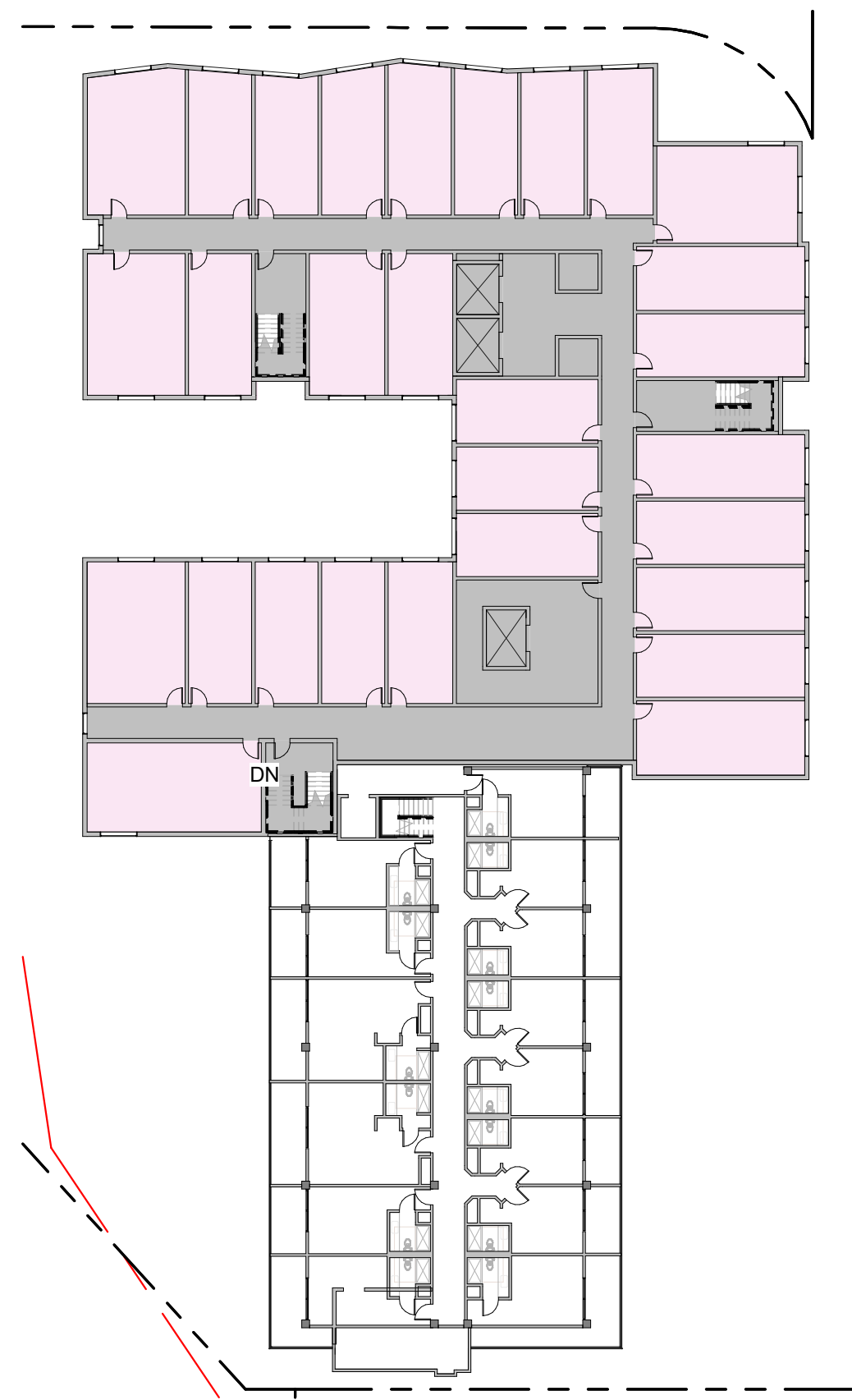
1 HOTEL - SUBTERRANEAN PARKING
1" = 30'-0"



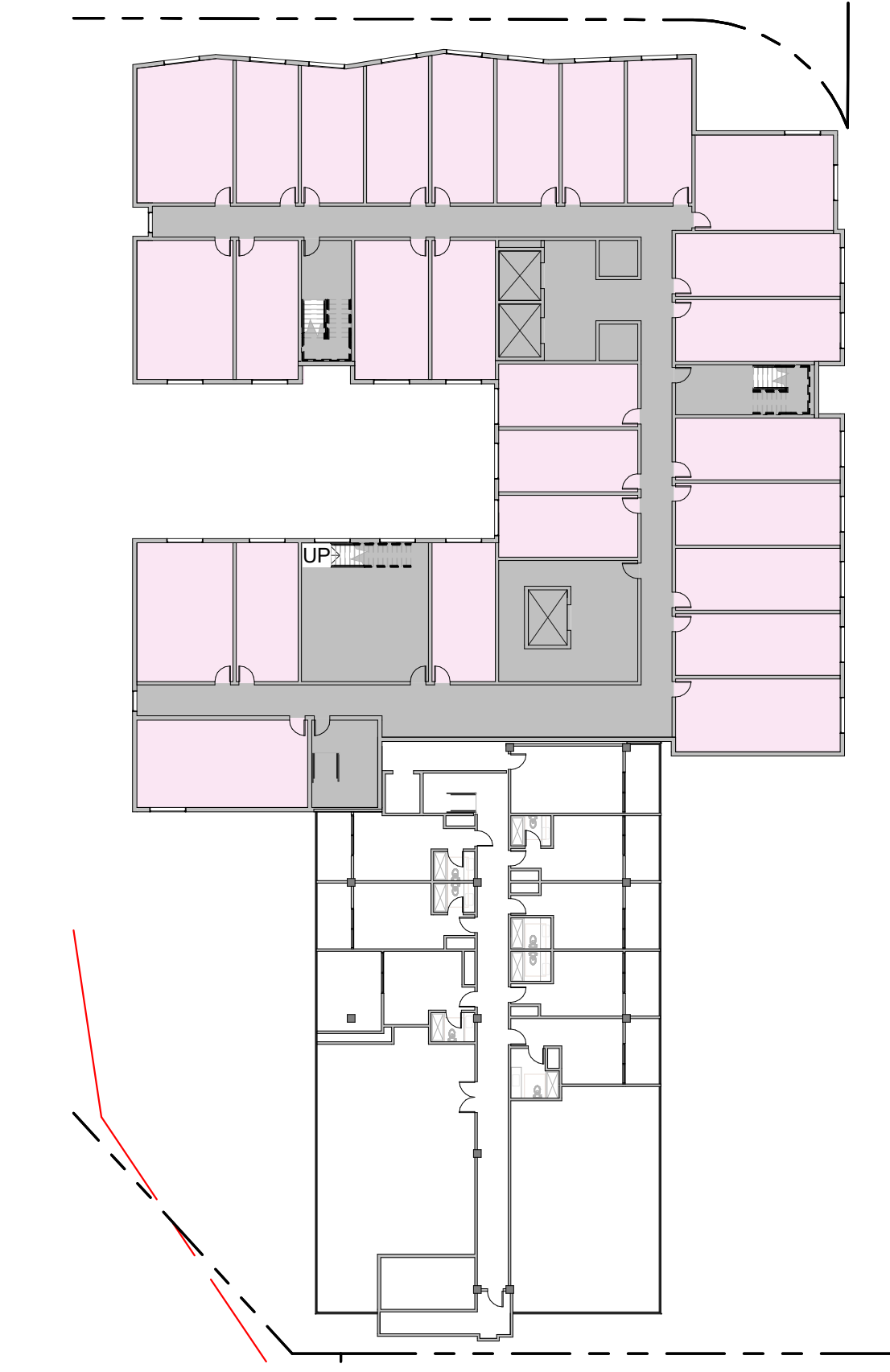
2 HOTEL - LEVEL 1
1" = 30'-0"



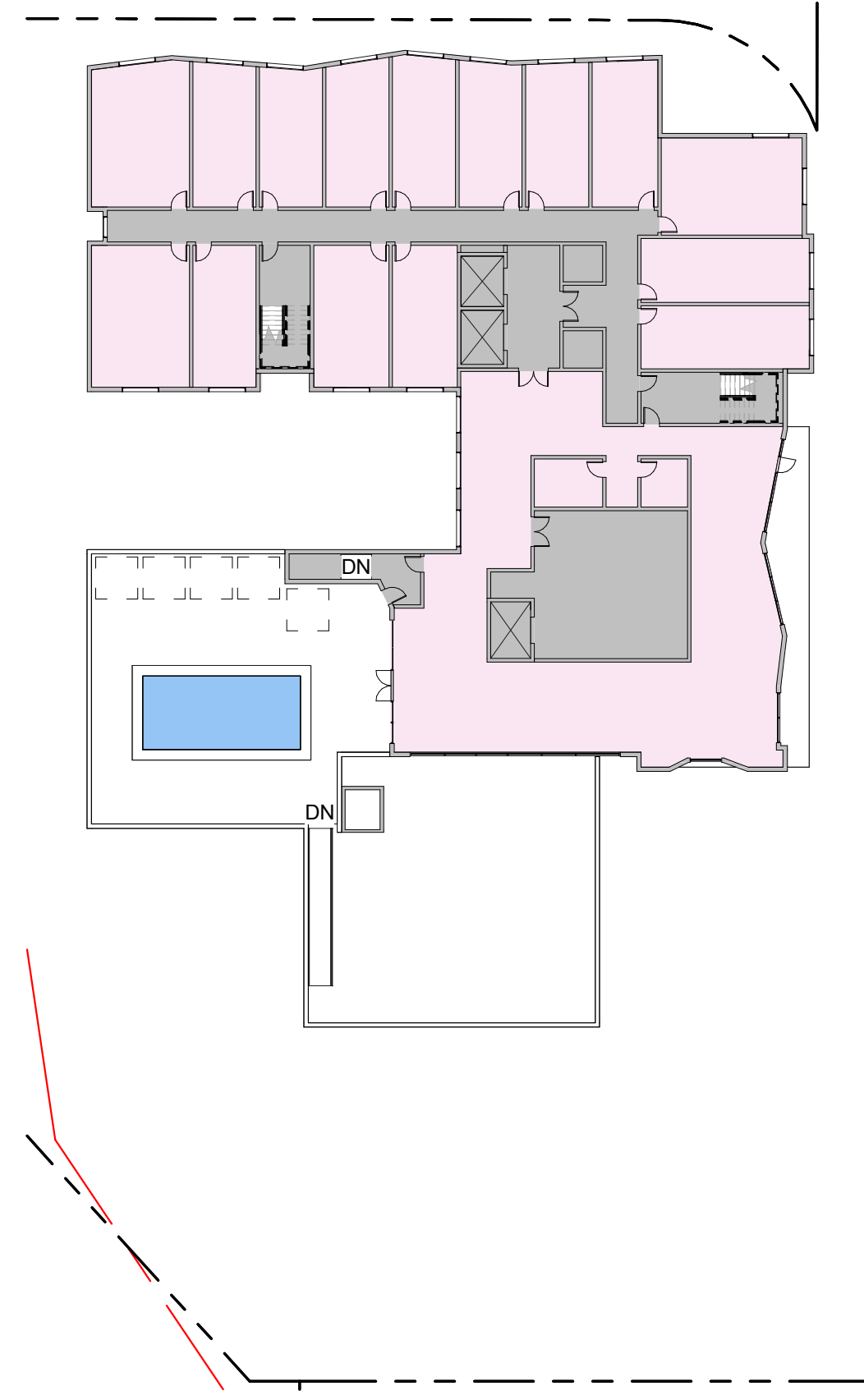
3 HOTEL - LEVEL 2
1" = 30'-0"



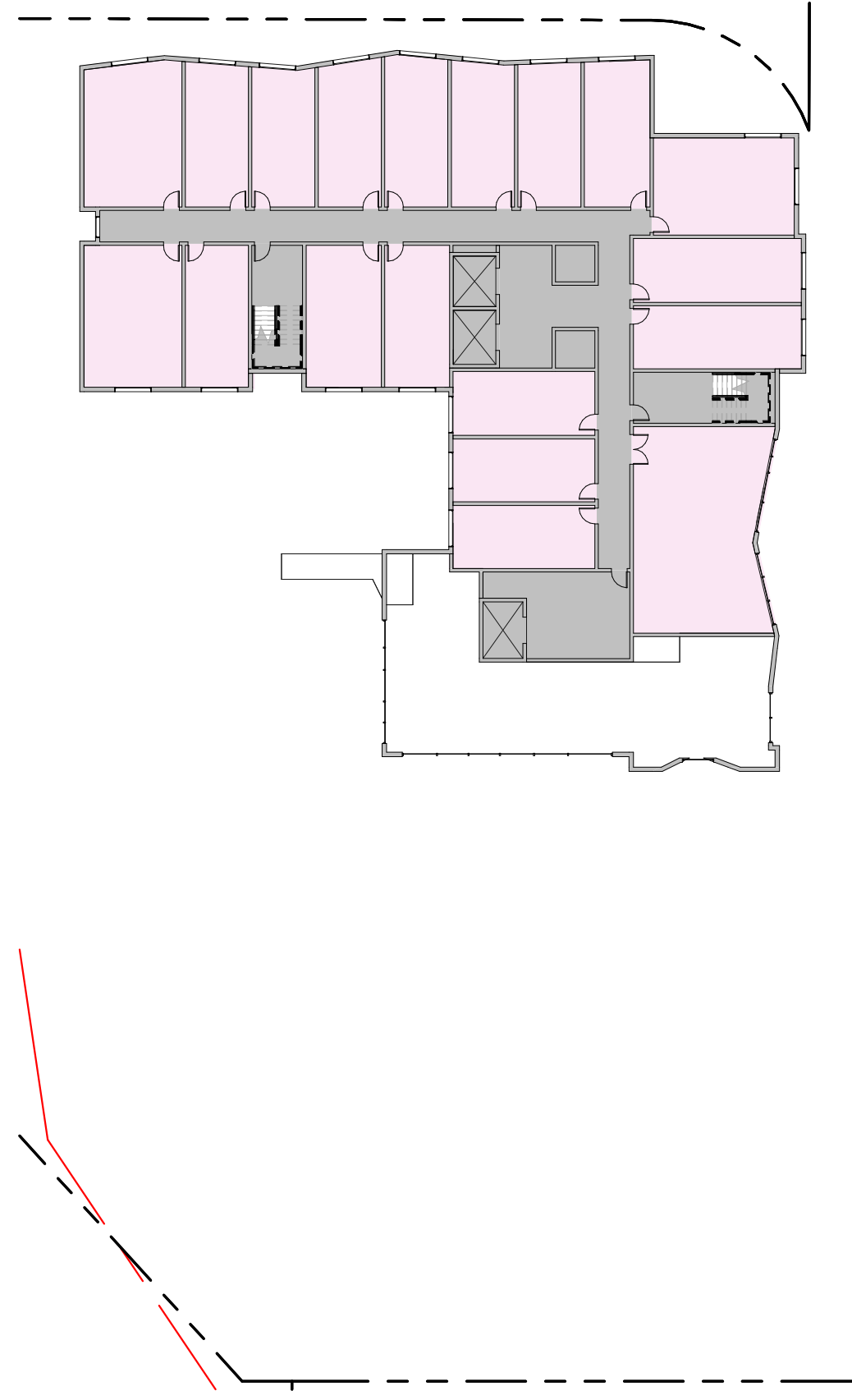
4 HOTEL - LEVEL 3
1" = 30'-0"



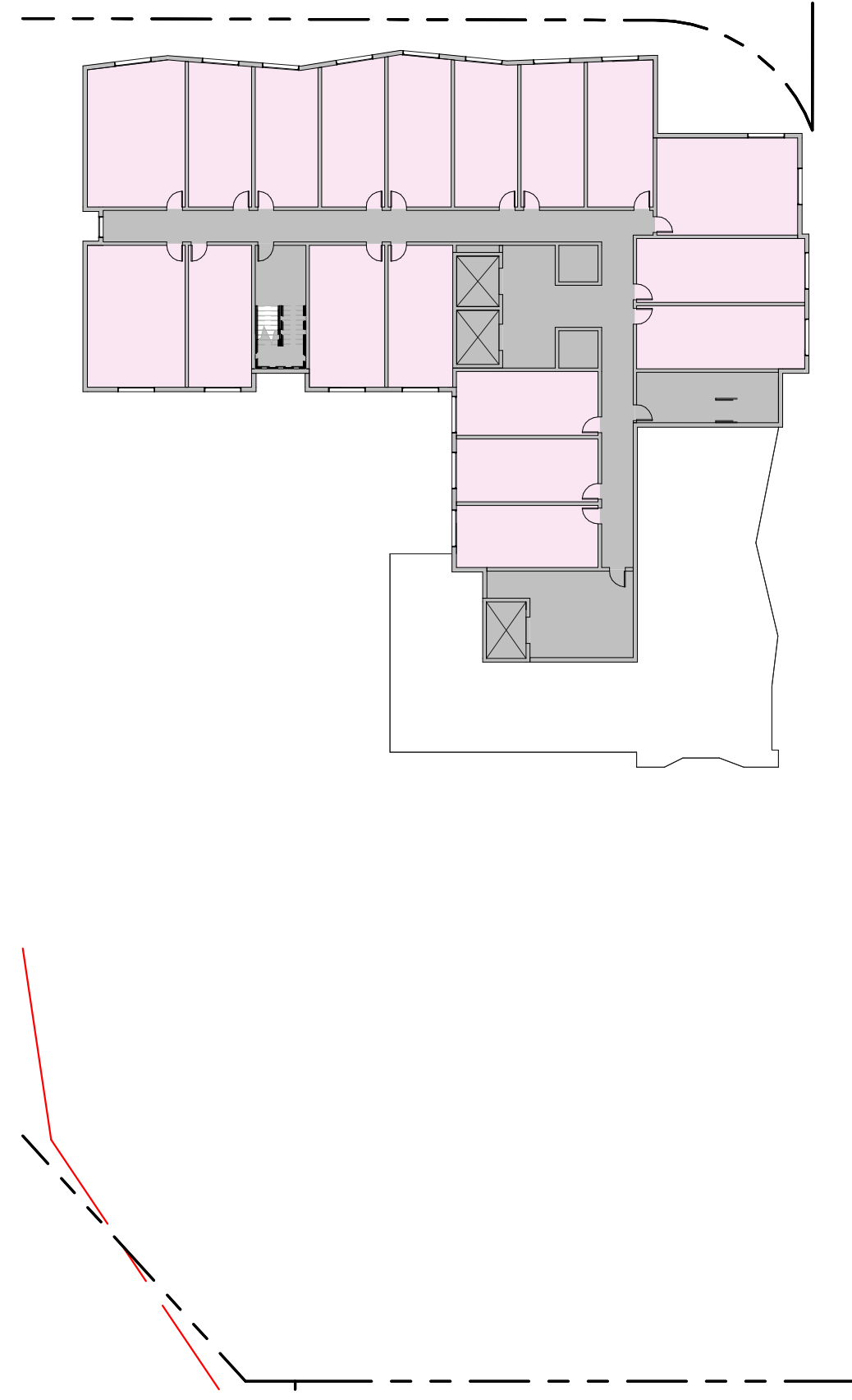
5 HOTEL - LEVEL 4
1" = 30'-0"



6 HOTEL - LEVEL 5
1" = 30'-0"



7 HOTEL - LEVEL 6
1" = 30'-0"

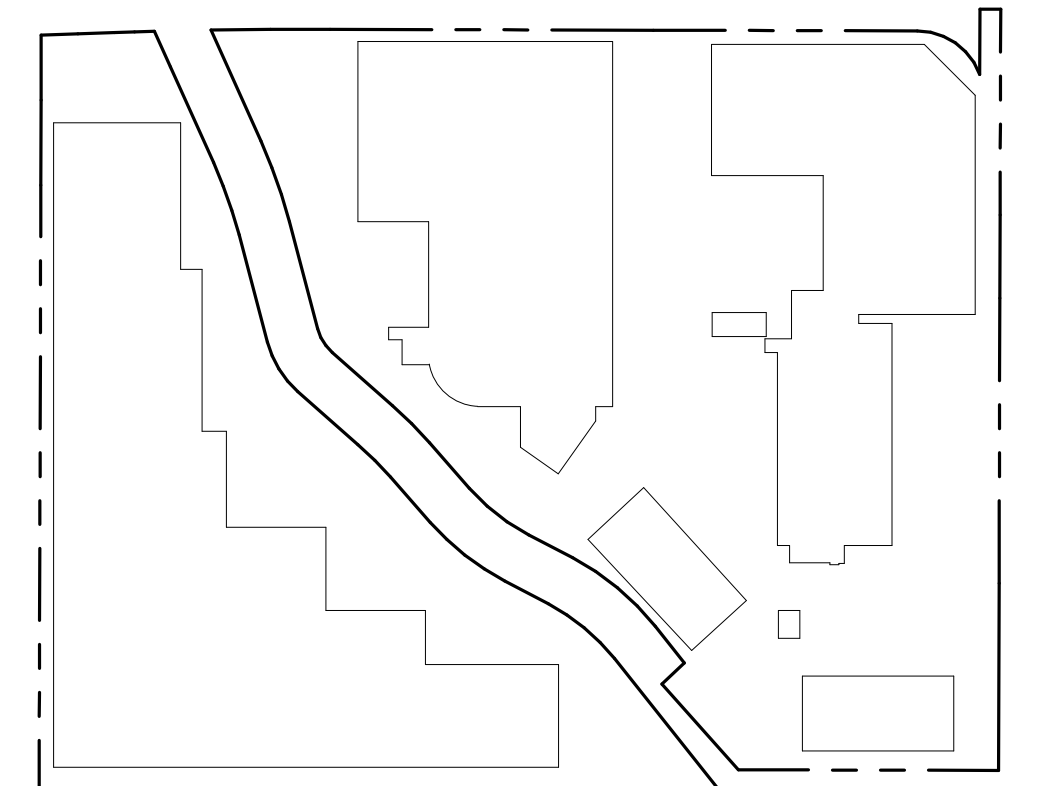


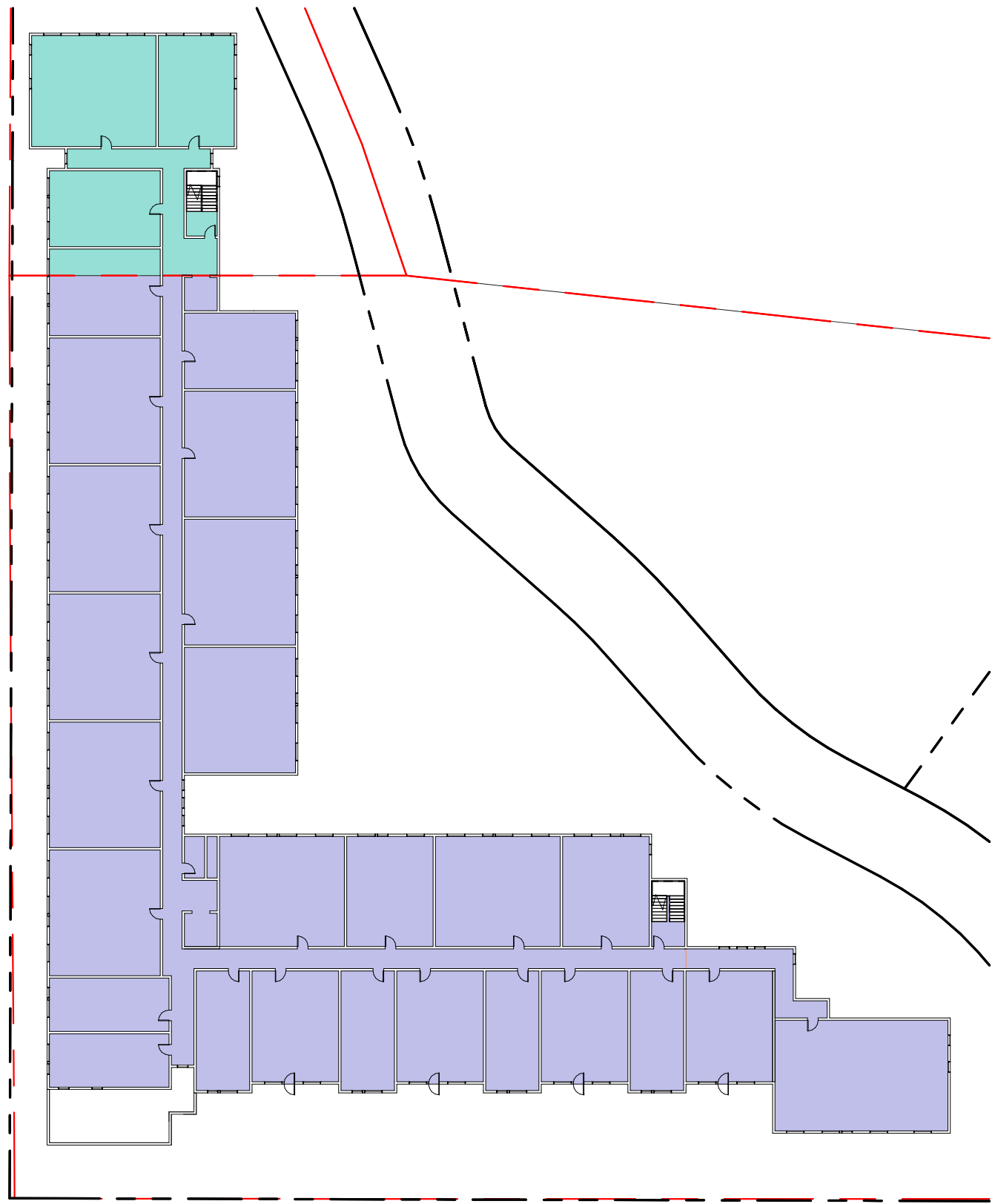
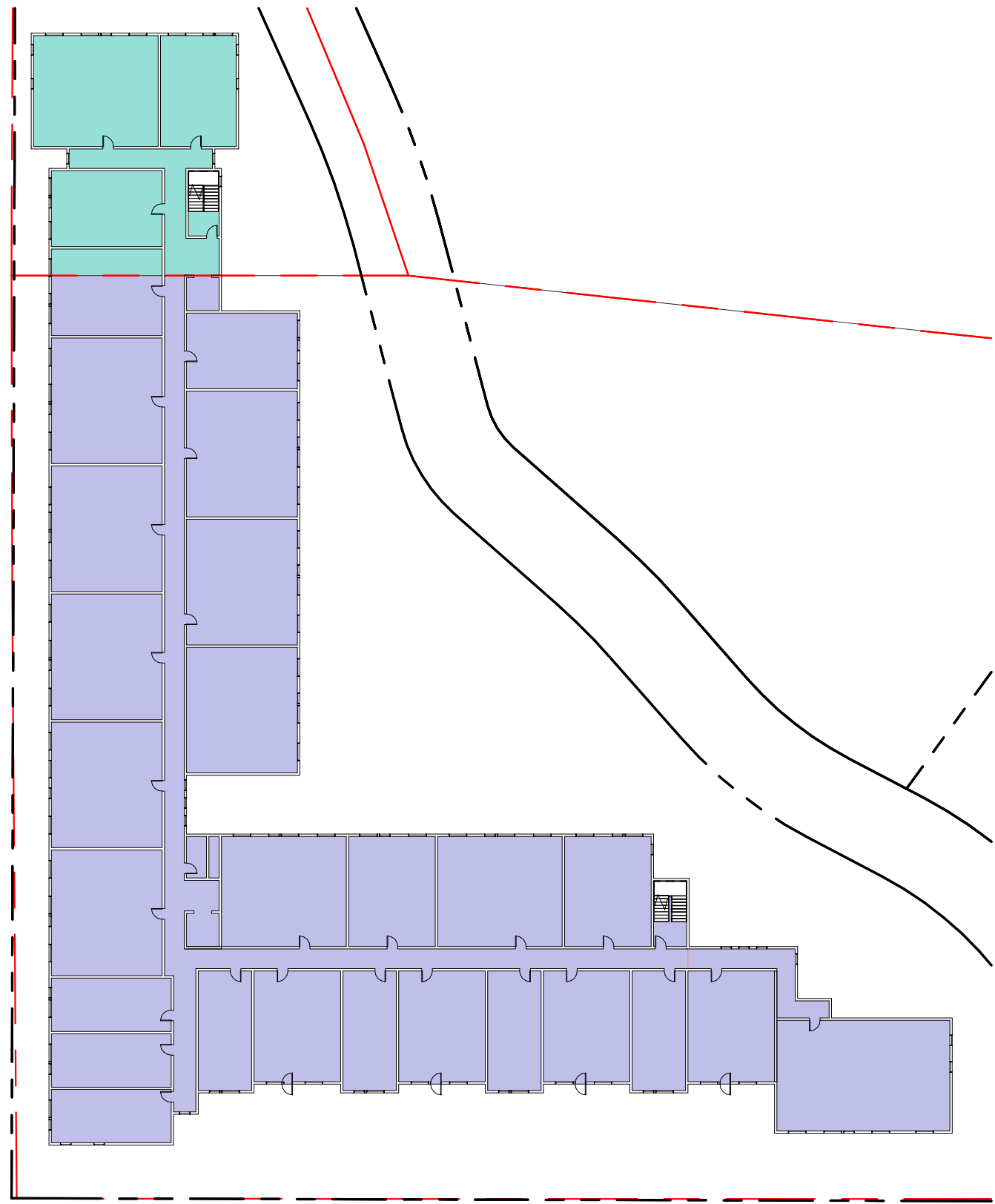
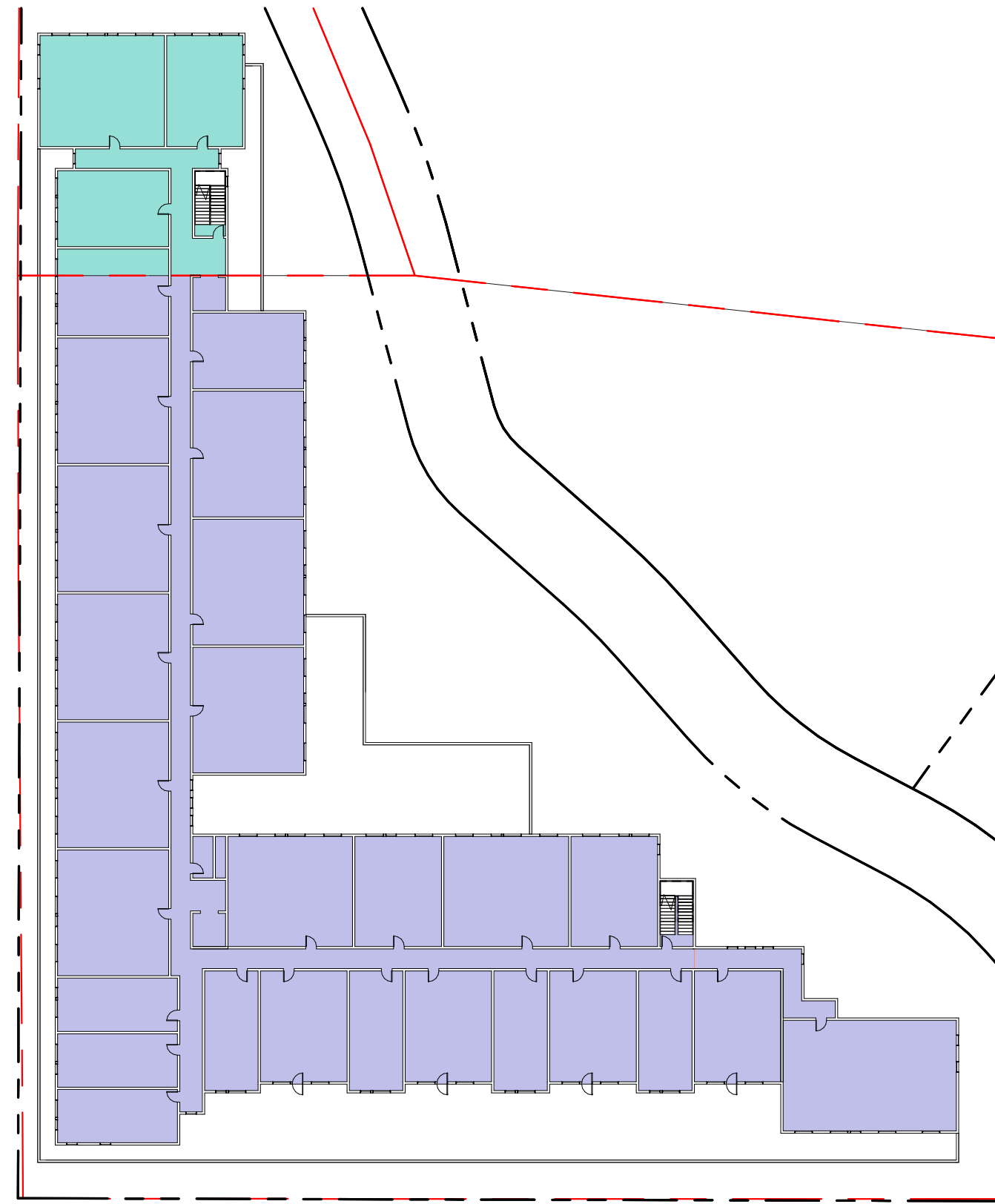
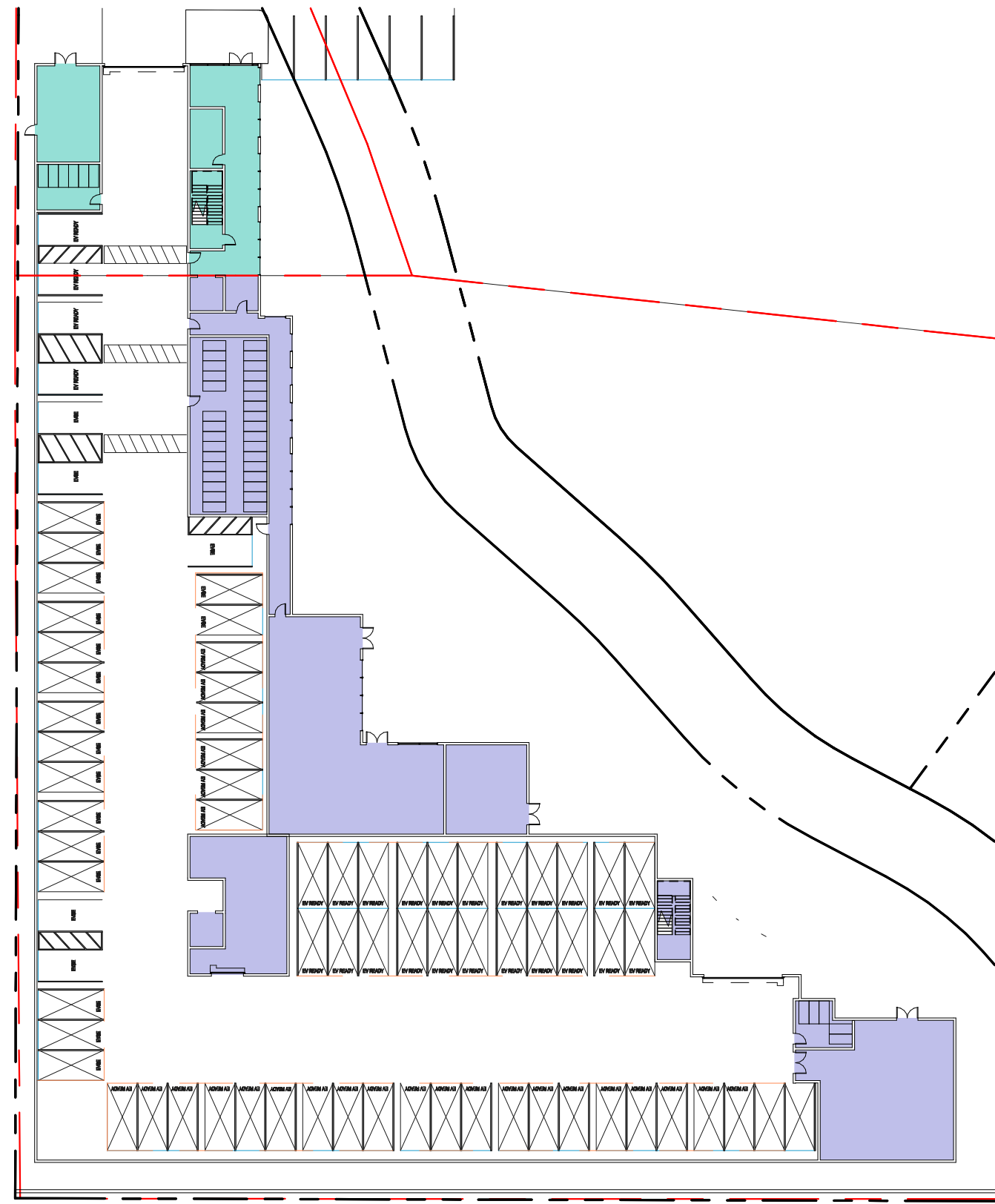
8 HOTEL - LEVEL 7
1" = 30'-0"

GROSS AREA- HOTEL	
Name	Area
BASEMENT- HOTEL	
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND STAIR	587 SF
4	906 SF
LEVEL 1- HOTEL	
COMMON AREA	13,466 SF
ELEVATOR	319 SF
STAIR	1,148 SF
6	14,933 SF
LEVEL 2- HOTEL	
BOH	559 SF
CORRIDOR	2,673 SF
ELEVATOR	341 SF
GUEST ROOMS	12,090 SF
STAIR	800 SF
13	16,464 SF
LEVEL 3- HOTEL	
BOH	559 SF
CORRIDOR	2,675 SF
ELEVATOR	341 SF
GUEST ROOMS	12,094 SF
STAIR	793 SF
12	16,461 SF
LEVEL 4- HOTEL	
BOH	1,271 SF
CORRIDOR	2,675 SF
ELEVATOR	341 SF
GUEST ROOMS	11,378 SF
STAIR	795 SF
14	16,460 SF
LEVEL 5- HOTEL	
BACK OF HOUSE	918 SF
COMMON AREA	3,623 SF
CORRIDOR	1,381 SF
ELEVATOR	341 SF
GUEST ROOMS	6,220 SF
STAIR	754 SF
11	13,236 SF
LEVEL 6- HOTEL	
BACK OF HOUSE	403 SF
CORRIDOR	1,566 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,273 SF
STAIR	546 SF
11	11,177 SF
LEVEL 7- HOTEL	
BACK OF HOUSE	412 SF
CORRIDOR	1,578 SF
ELEVATOR	341 SF
GUEST ROOMS	7,283 SF
STAIR	558 SF
9	10,171 SF
TOTAL GROSS AREA	
	99,807 SF

Per Checklist Item G
Building Use Legend

- B BUSINESS
- NOT OCC.



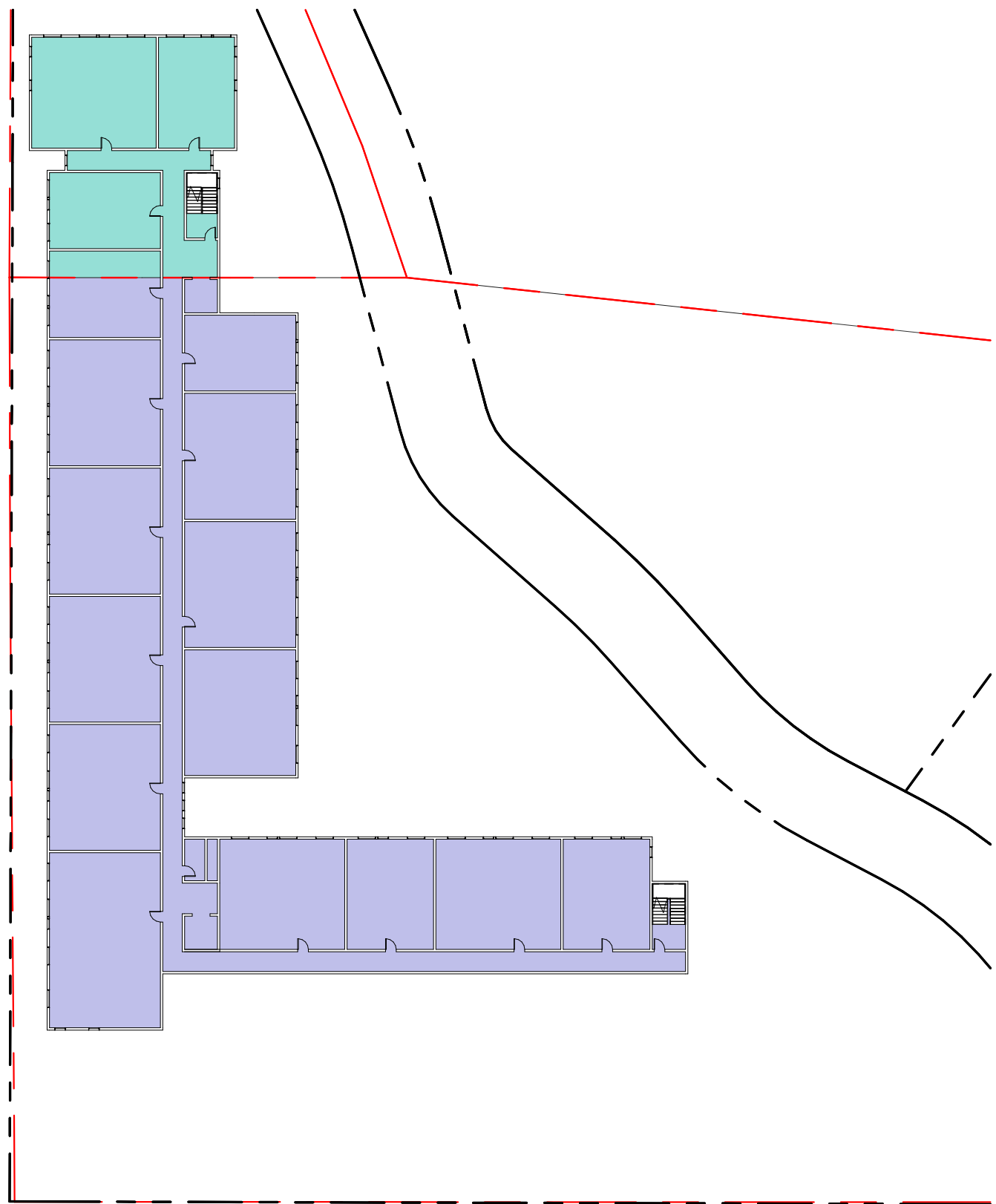
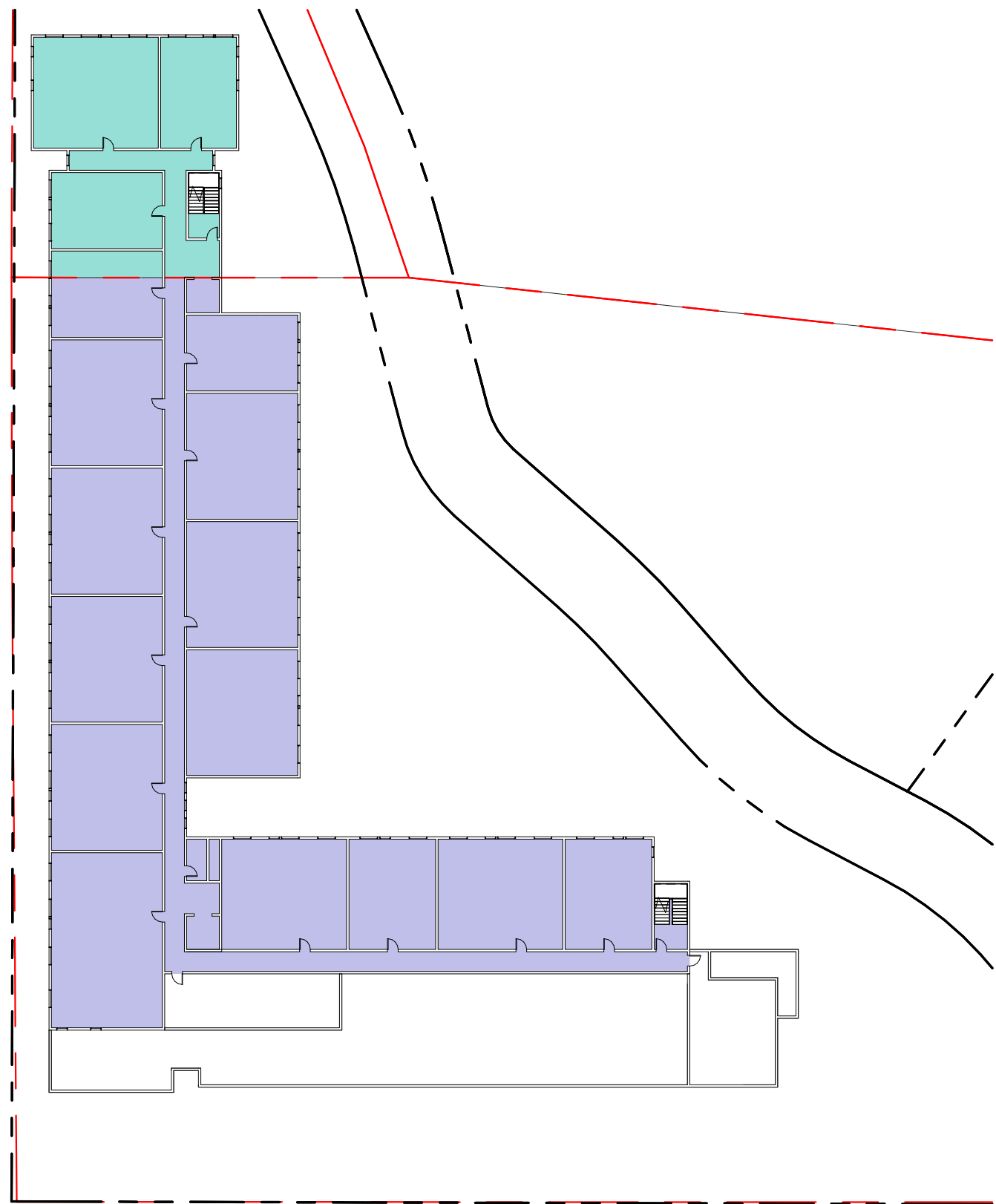
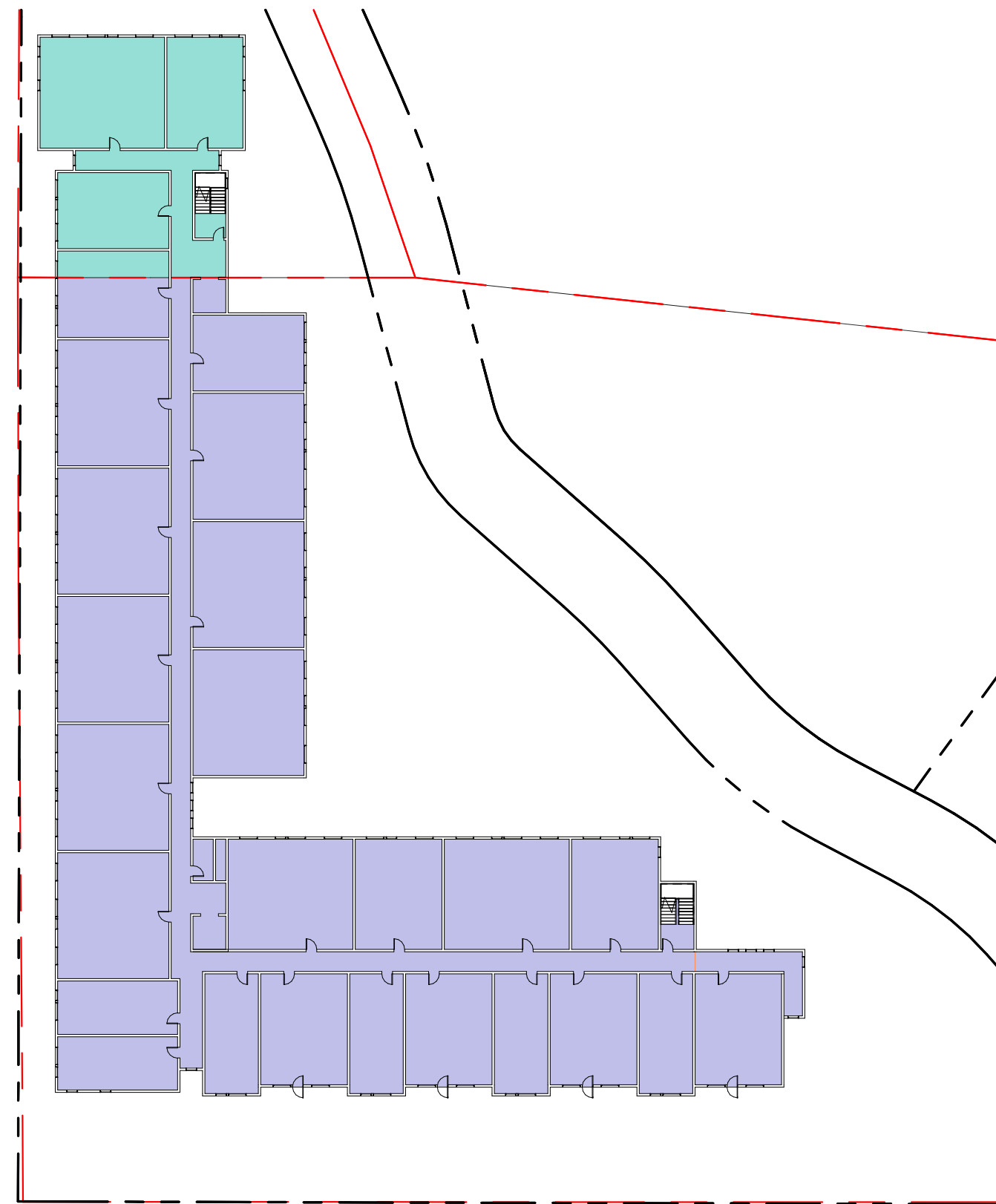
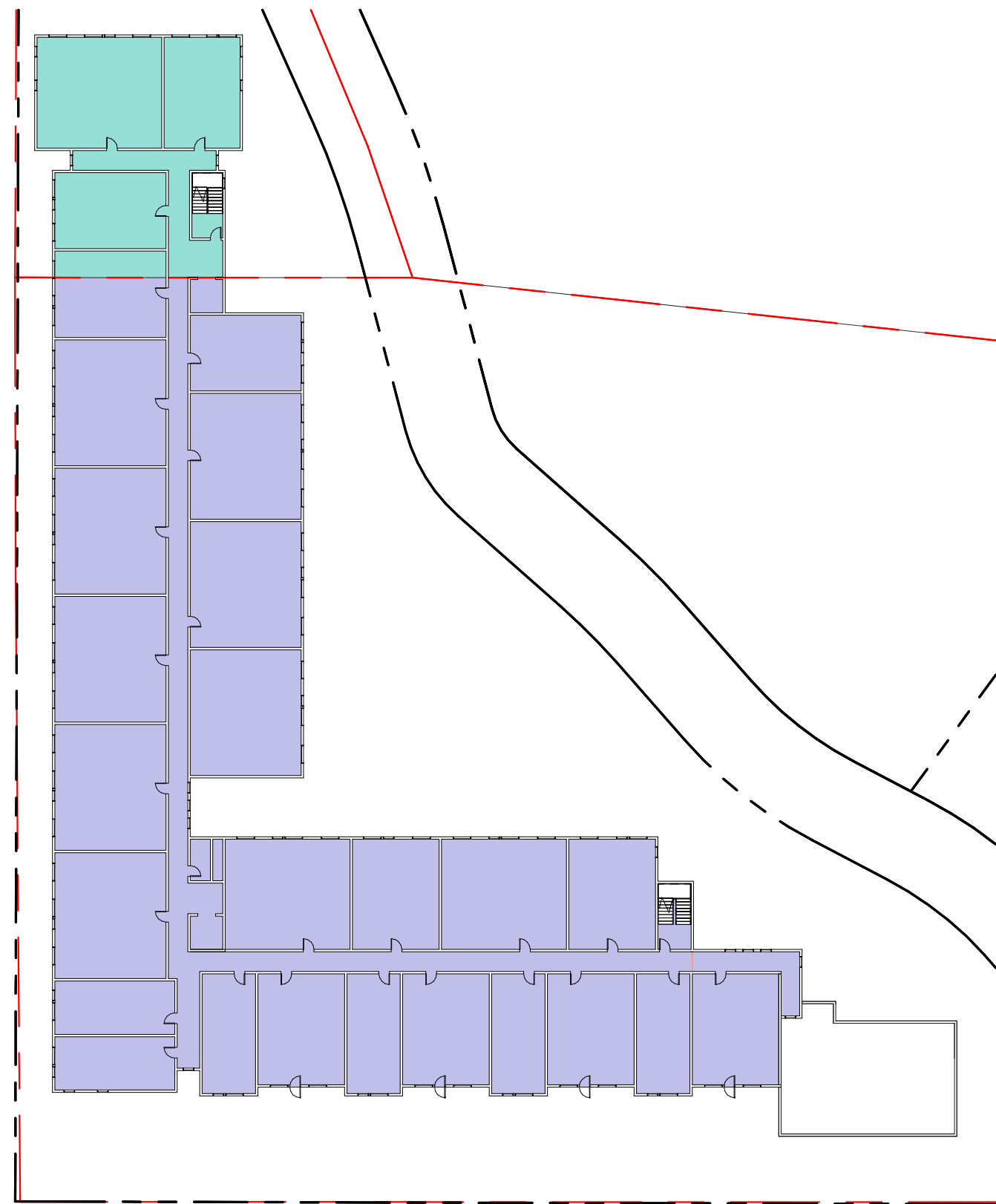


① LEVEL 1 - R1
1" = 40'-0"

② LEVEL 2 - R1
1" = 40'-0"

③ LEVEL 3 - R1
1" = 40'-0"

④ LEVEL 4 - R1
1" = 40'-0"



⑤ LEVEL 5 - R1
1" = 40'-0"

⑥ LEVEL 6 - R1
1" = 40'-0"

⑦ LEVEL 7 - R1
1" = 40'-0"

⑧ LEVEL 8 - R1
1" = 40'-0"

FAR CALCULATIONS (CS)

ALLOWABLE FAR: [Per 18.16.060]
0.4:1 non residential
1.0:1 residential

LOT 1 AREA IN CS ZONE: 8,221 SF
RESIDENTIAL AREA: 29,003 SF
PROVIDED RESIDENTIAL FAR: 3.5:1

LOT 1 - FAR - CS

Level	Area
Not Placed	0 SF
LEVEL 1 - R1	1,978 SF
LEVEL 2 - R1	3,586 SF
LEVEL 3 - R1	3,586 SF
LEVEL 4 - R1	3,586 SF
LEVEL 5 - R1	3,586 SF
LEVEL 6 - R1	3,586 SF
LEVEL 7 - R1	3,586 SF
LEVEL 8 - R1	3,586 SF
ROOF - R1	197 SF
Grand total: 16	27,280 SF

FAR CALCULATIONS (RM-20)

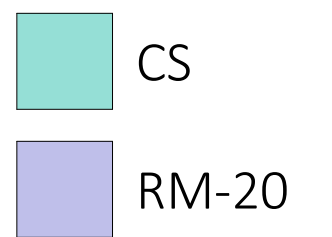
ALLOWABLE FAR: [Per 18.13.060]
0.5:0:1 residential

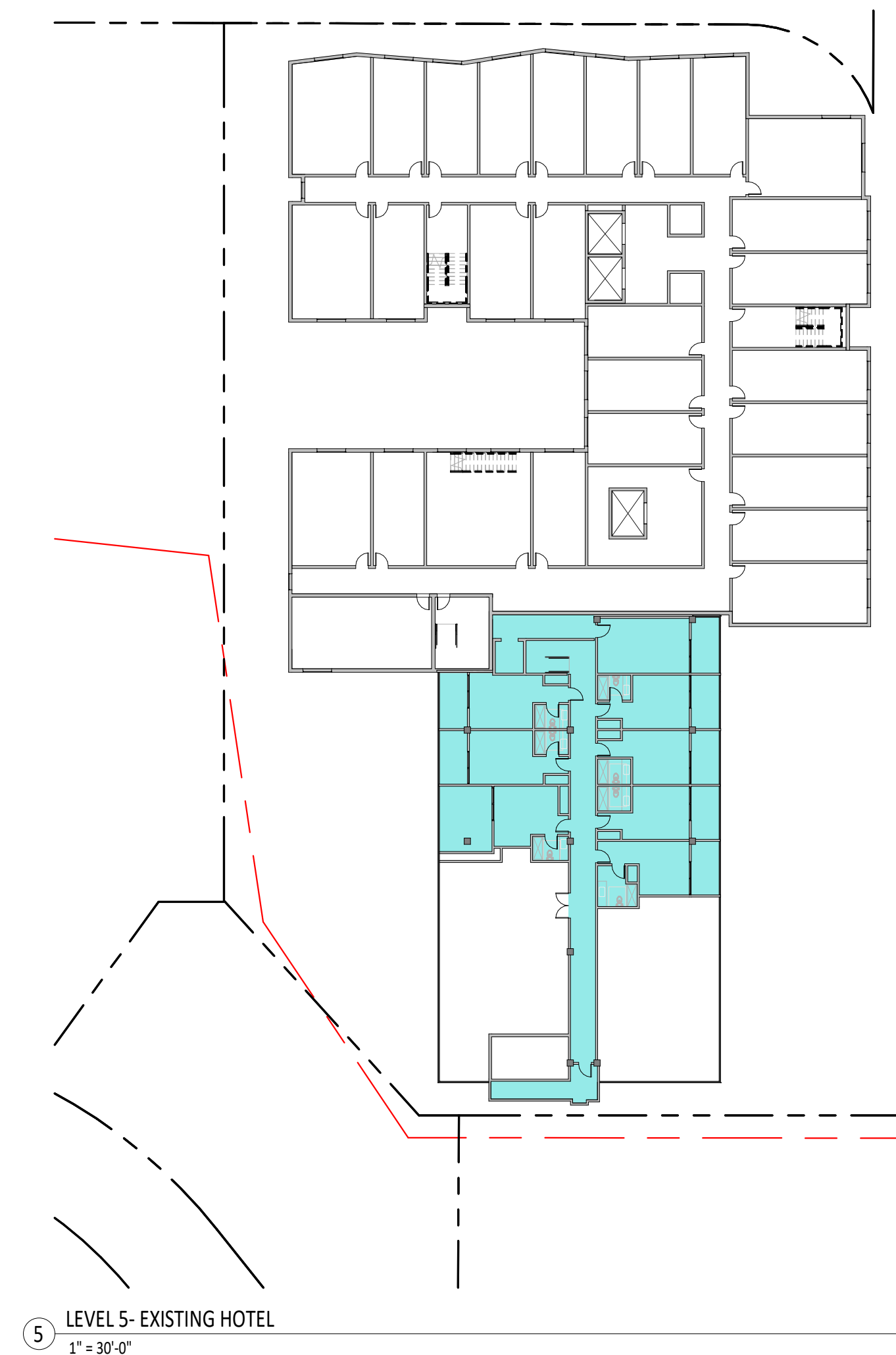
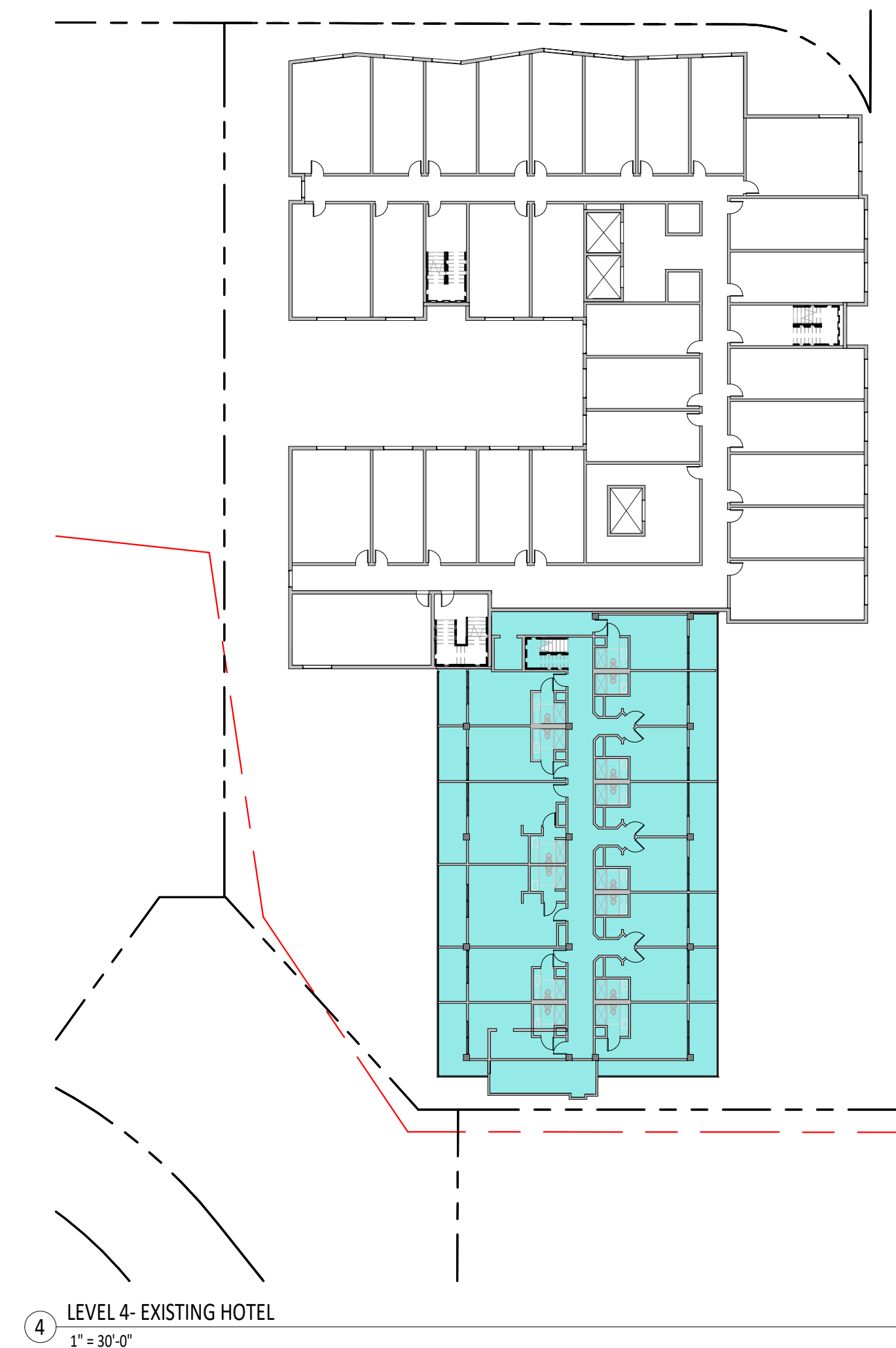
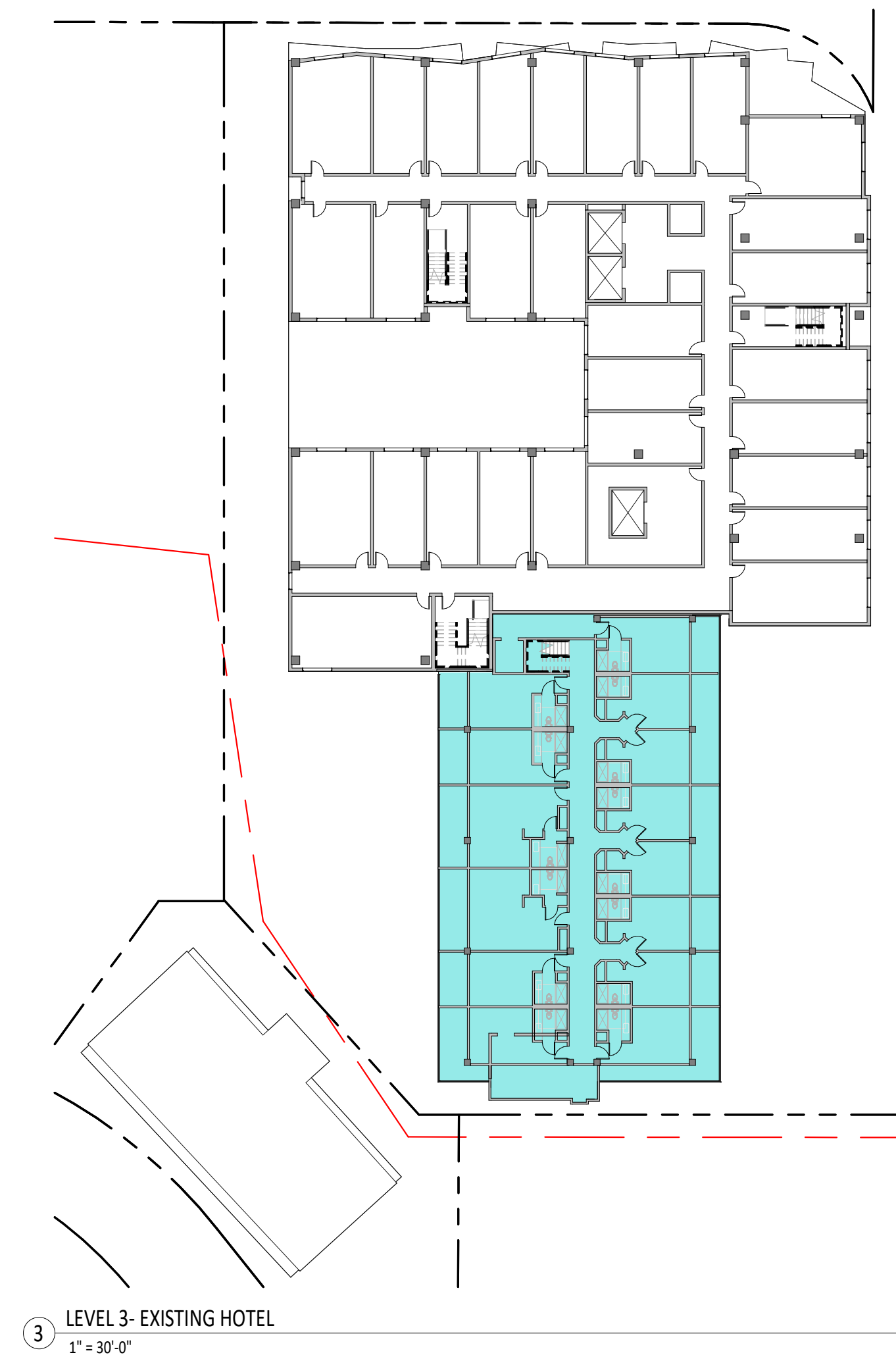
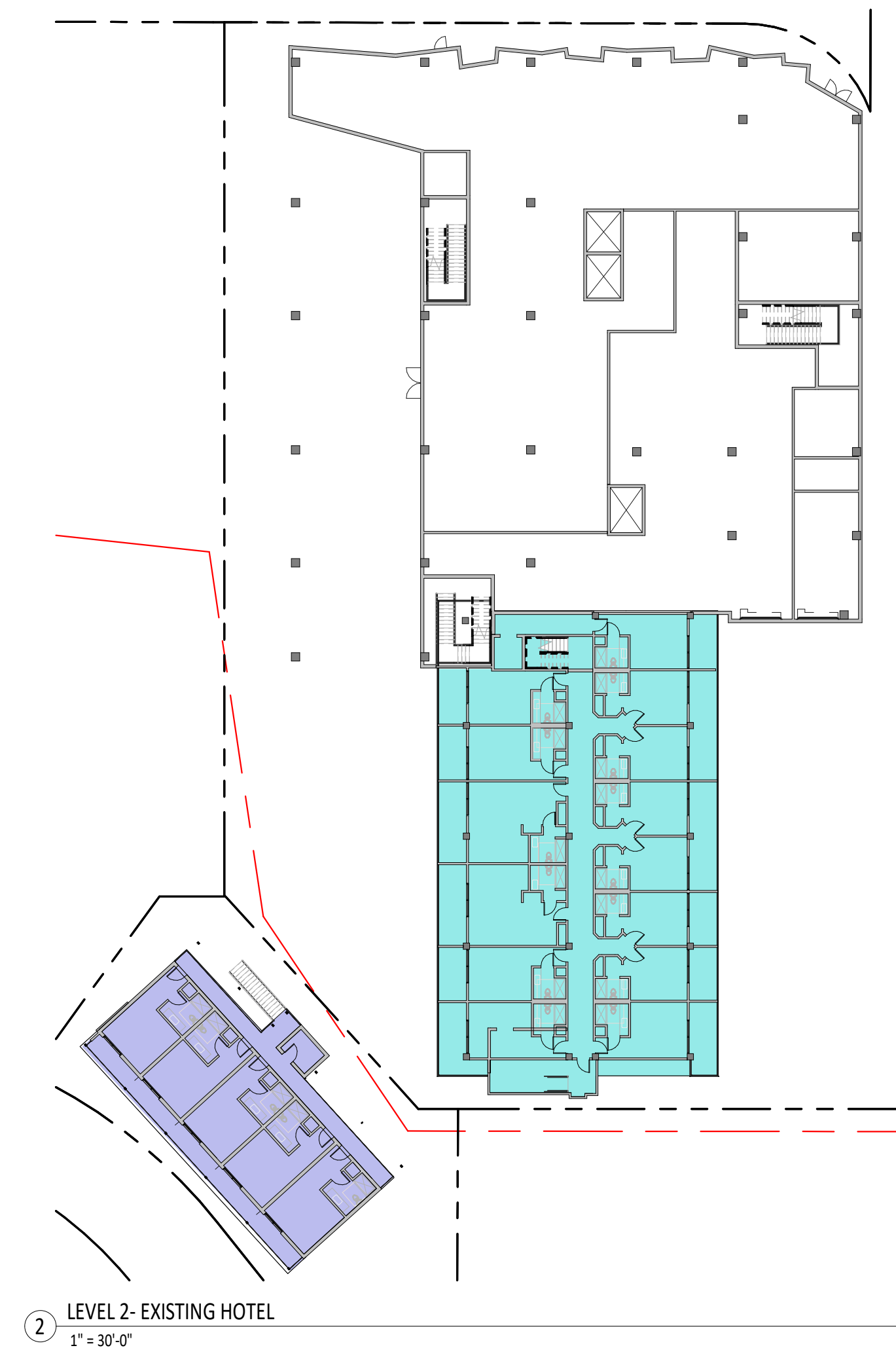
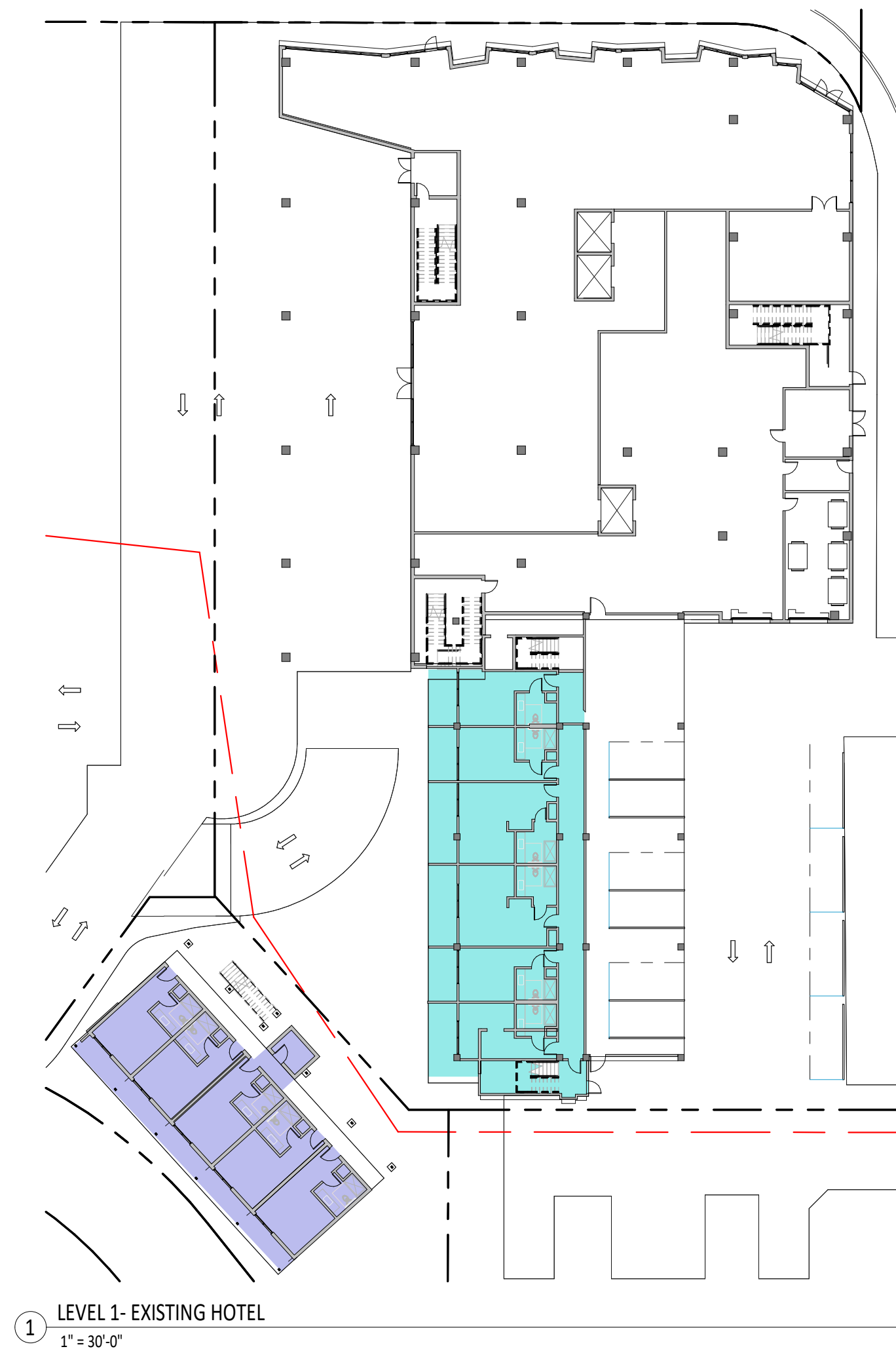
LOT 1 AREA IN RM-20 ZONE: 43,882 SF
RESIDENTIAL AREA: 101,842 SF
PROVIDED RESIDENTIAL FAR: 2.3:1

LOT 1 - FAR - RM-20

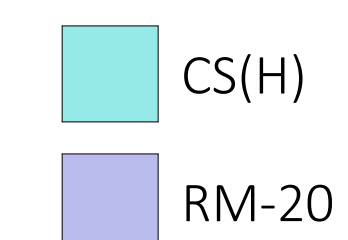
Level	Area
Not Placed	0 SF
LEVEL 1 - R1	7,912 SF
LEVEL 2 - R1	26,417 SF
LEVEL 3 - R1	26,417 SF
LEVEL 4 - R1	25,781 SF
LEVEL 5 - R1	24,116 SF
LEVEL 6 - R1	24,116 SF
LEVEL 7 - R1	17,648 SF
LEVEL 8 - R1	17,648 SF
ROOF - R1	210 SF
Grand total: 20	170,265 SF

ZONES LEGEND





ZONES LEGEND



LOT 4 - FAR - CS(H)	
Level	Area
LEVEL 1- EXISTING HOTEL	3,749 SF
LEVEL 2- EXISTING HOTEL	7,334 SF
LEVEL 3- EXISTING HOTEL	7,373 SF
LEVEL 4- EXISTING HOTEL	7,373 SF
LEVEL 5- EXISTING HOTEL	4,470 SF
Grand total: 5	30,298 SF

FAR CALCULATIONS (CS(H))

ALLOWABLE FAR: [Per 18.16.060]
2.0:1 HOTEL

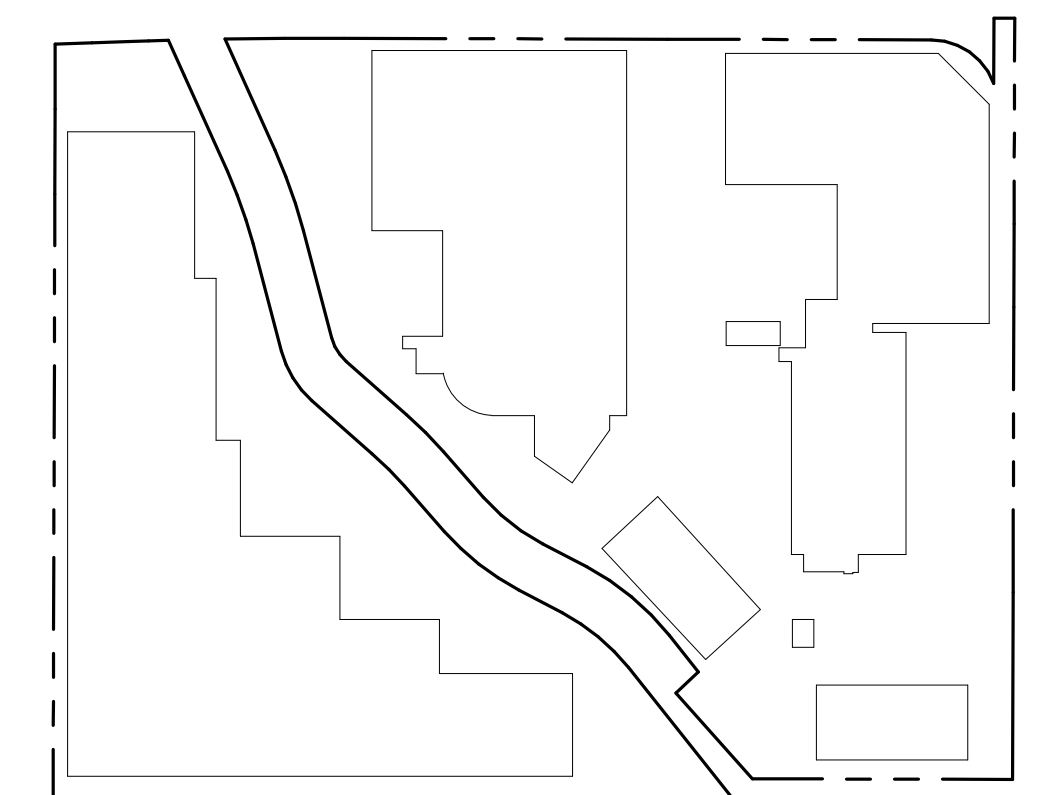
LOT 4 AREA IN CS(H) ZONE:	40,932 SF
(LOT 4 AREA IN RM-20 ZONE:	341 SF)
HOTEL AREA:	30,622 SF
PROVIDED HOTEL FAR:	0.7:1

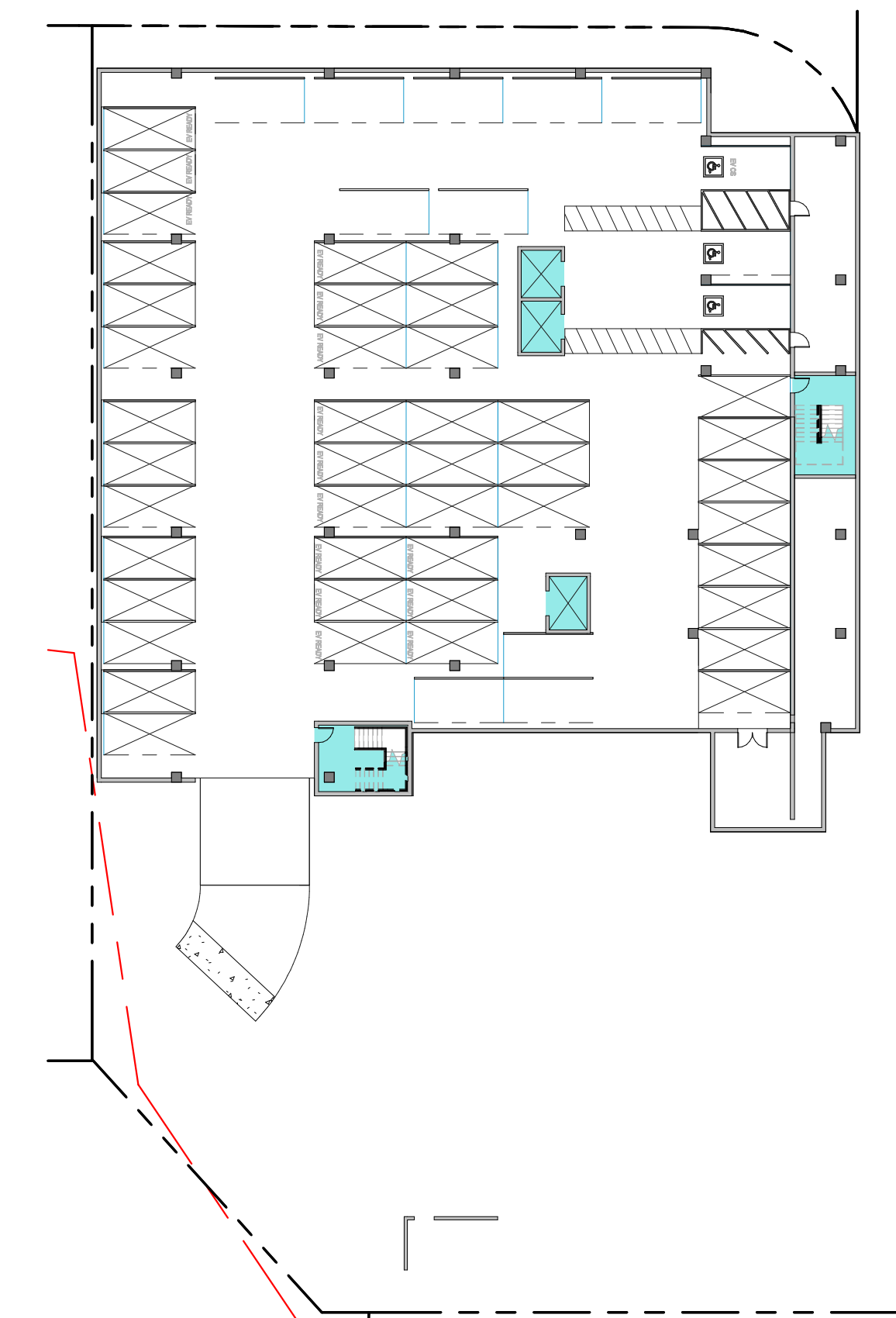
LOT 5 - FAR - RM-20	
Level	Area
LEVEL 1- EXISTING HOTEL	2,296 SF
LEVEL 2- EXISTING HOTEL	2,663 SF
Grand total: 2	4,959 SF

FAR CALCULATIONS (RM-20)

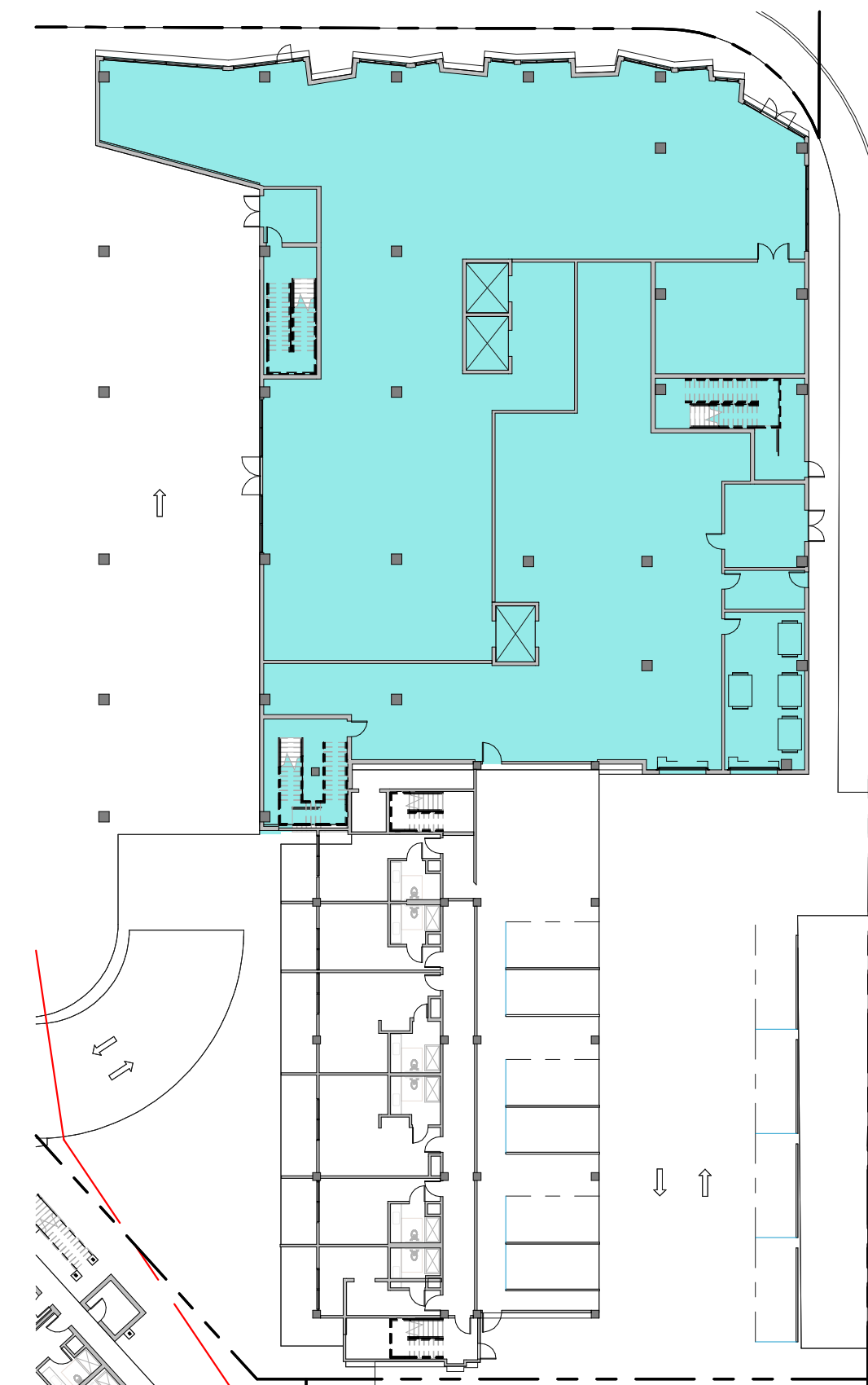
ALLOWABLE FAR: [Per 18.13.060]
0.5:1 residential

LOT 5 AREA IN RM-20 ZONE:	7,373 SF
(LOT 5 AREA IN CS(H) ZONE:	204 SF)
HOTEL AREA:	4,959 SF
PROVIDED HOTEL FAR:	0.7:1

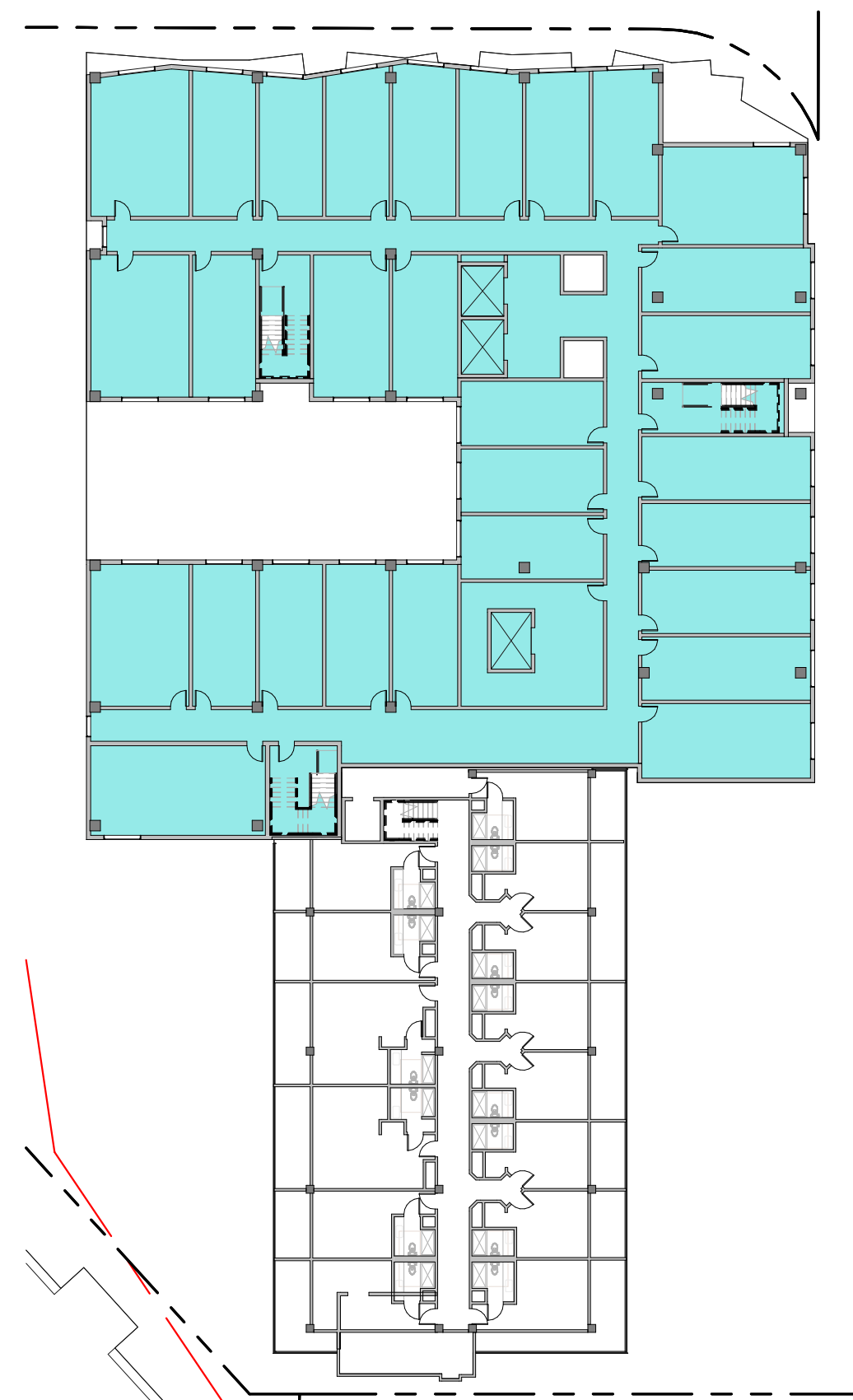




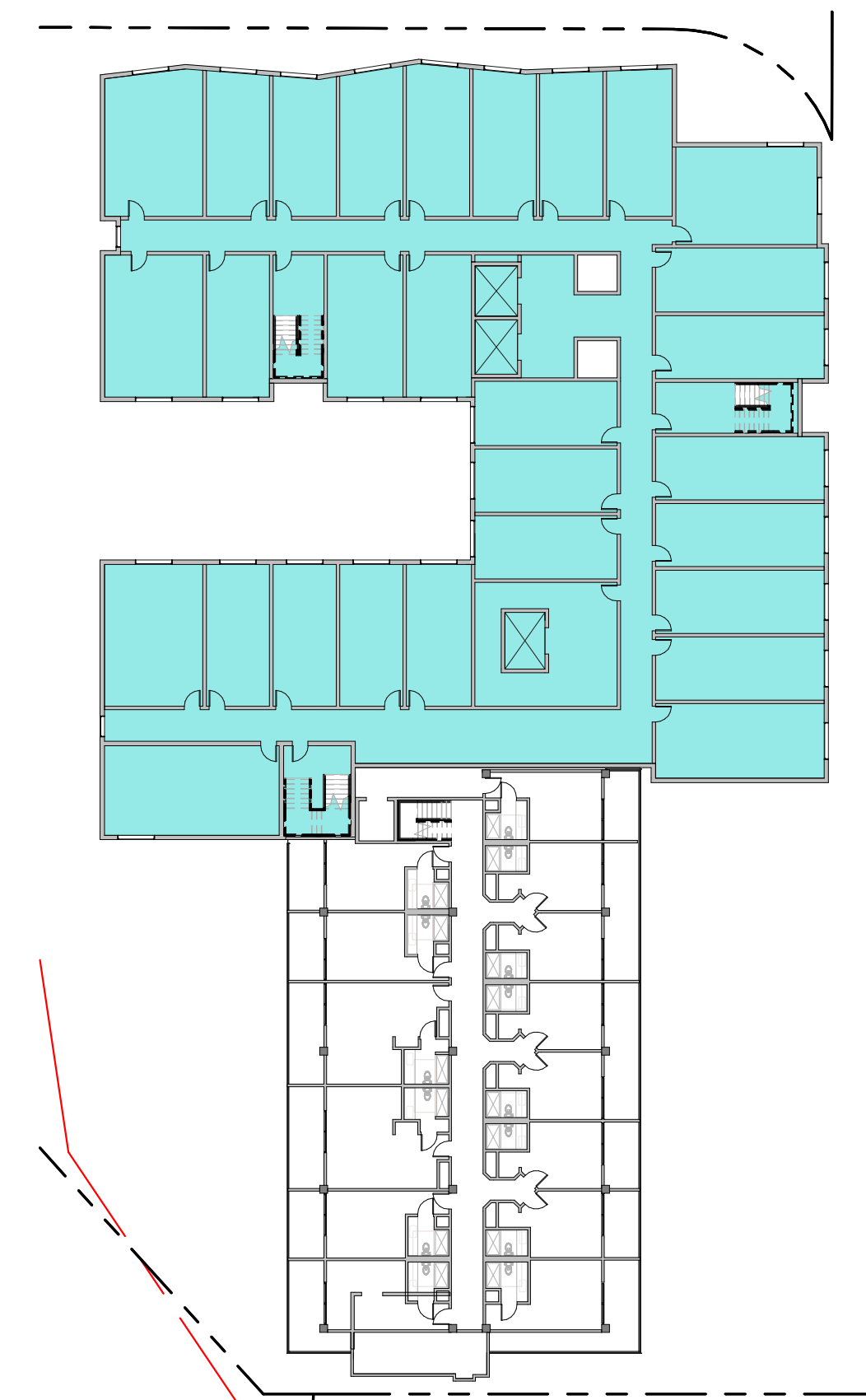
① BASEMENT-HOTEL
1" = 30'-0"



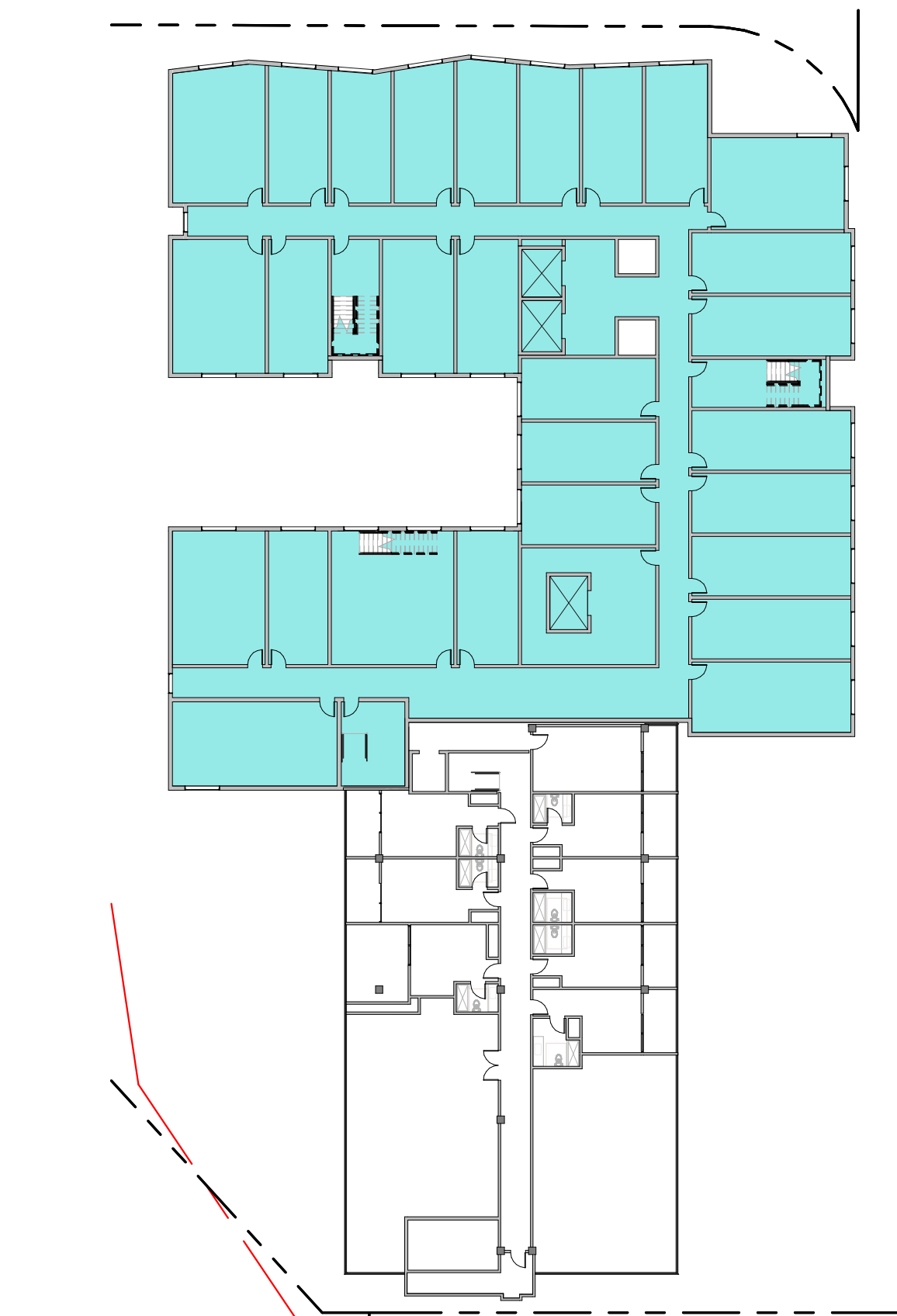
② LEVEL 1-HOTEL
1" = 30'-0"



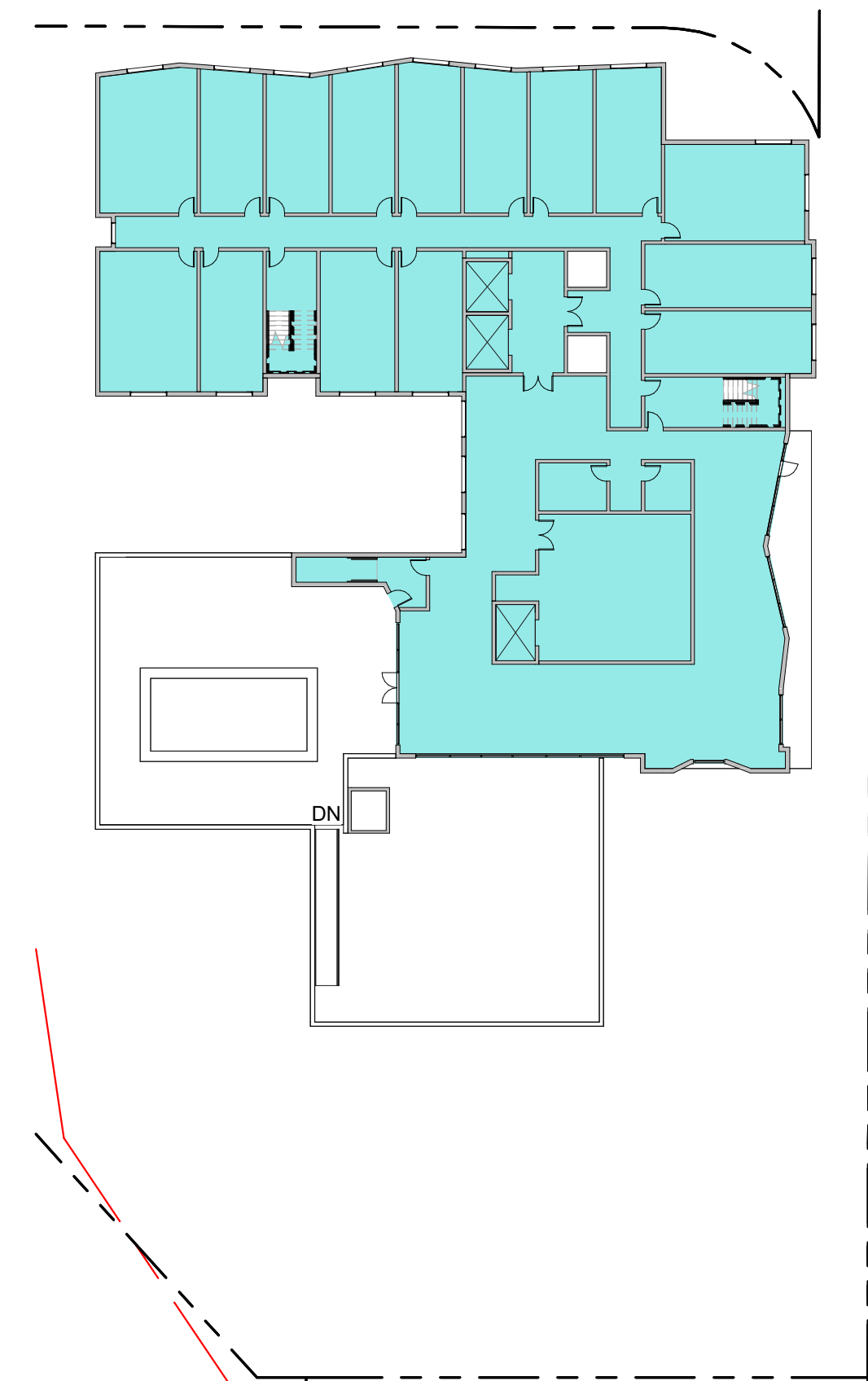
③ LEVEL 2-HOTEL
1" = 30'-0"



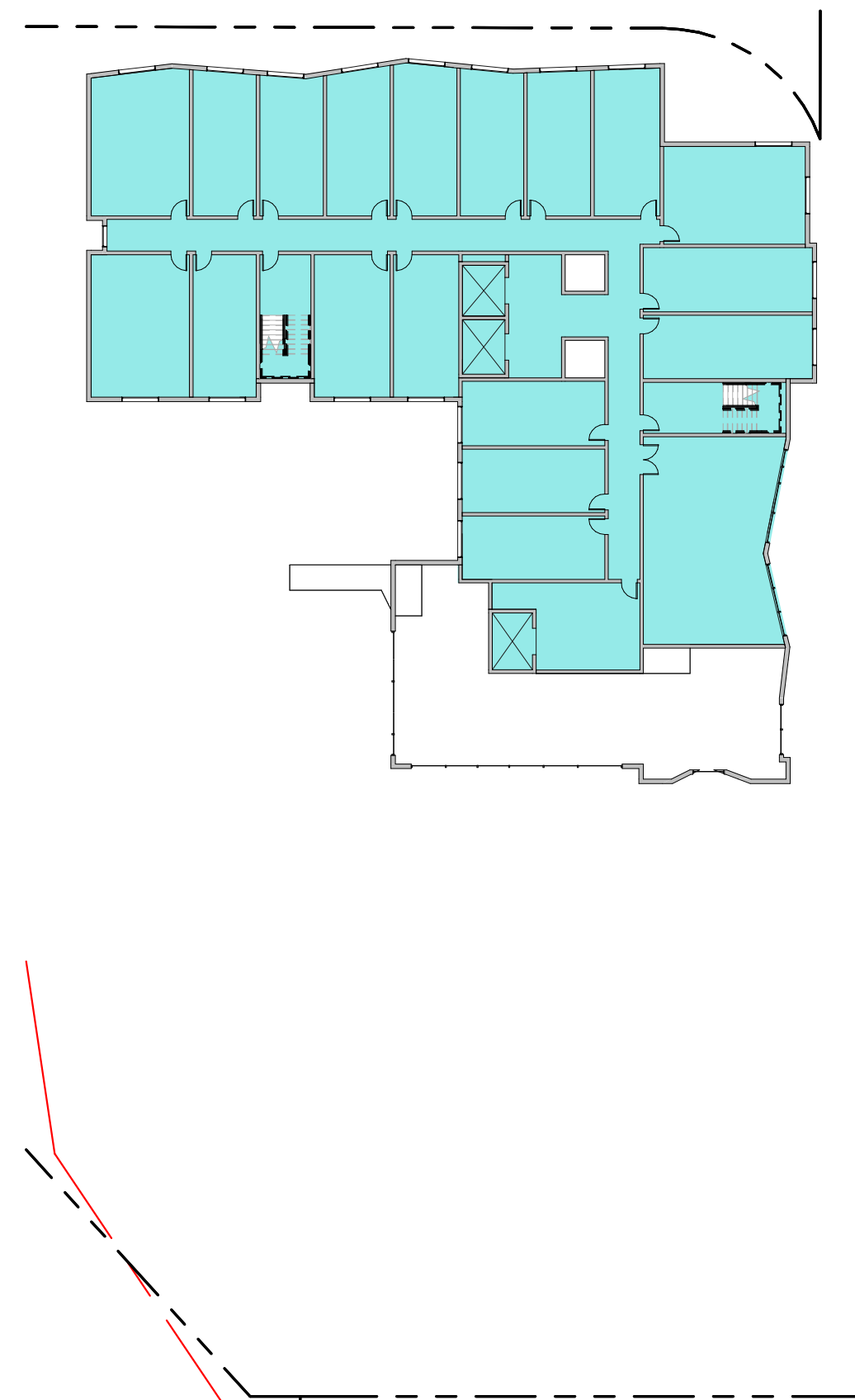
④ LEVEL 3-HOTEL
1" = 30'-0"



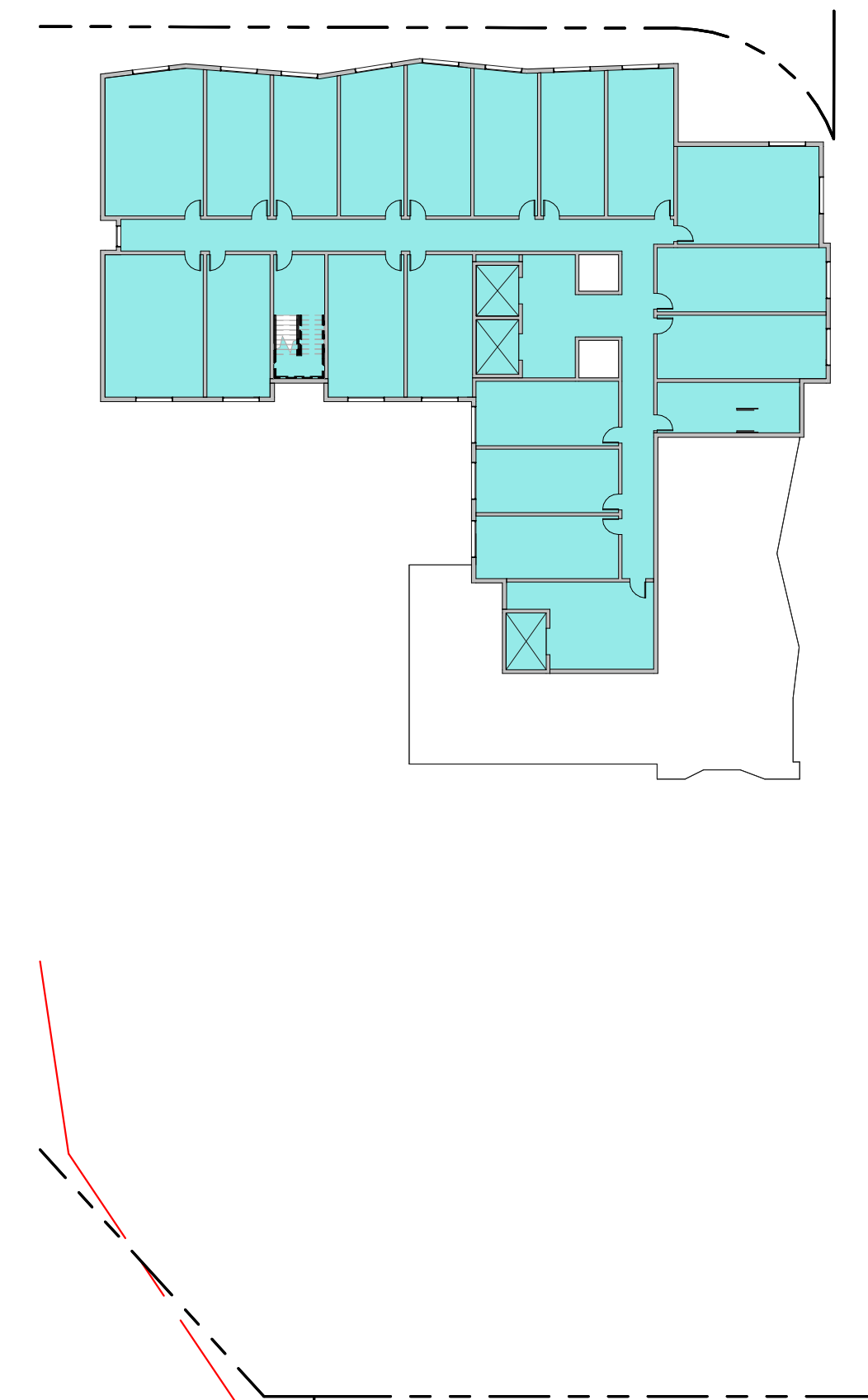
⑤ LEVEL 4-HOTEL
1" = 30'-0"



⑥ LEVEL 5-HOTEL
1" = 30'-0"



⑦ LEVEL 6-HOTEL
1" = 30'-0"



⑧ LEVEL 7-HOTEL
1" = 30'-0"

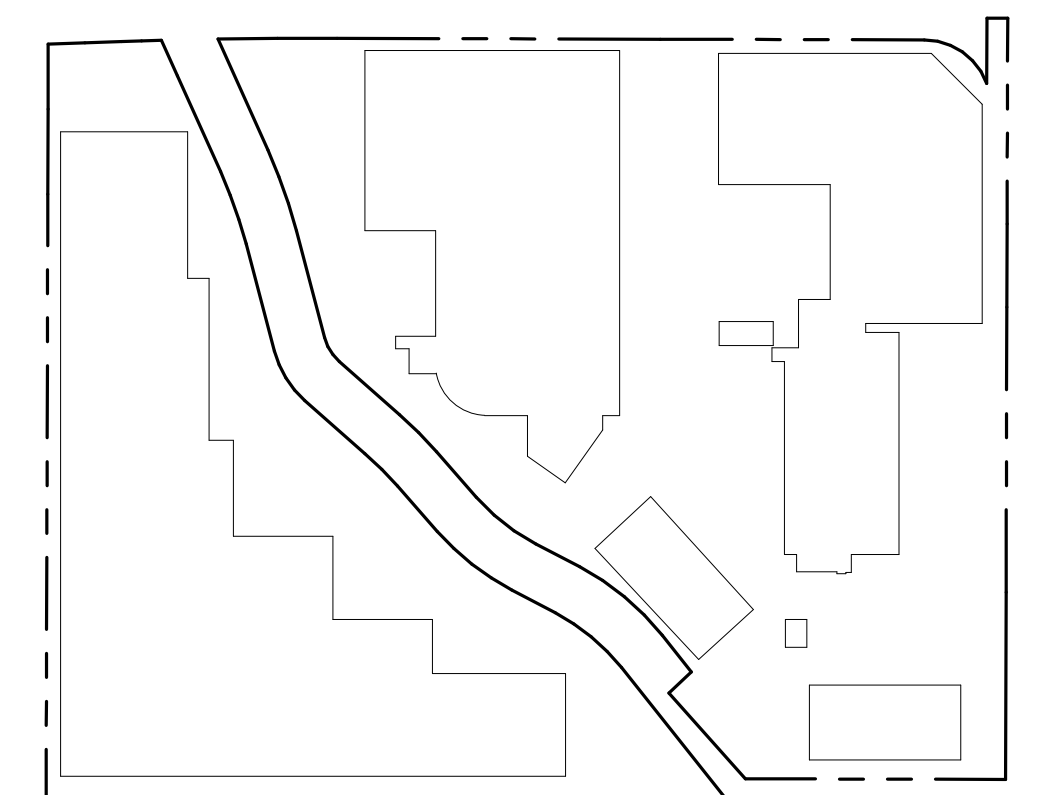
LOT 4 - FAR - CS(H) NEW HOTEL	
Level	Area
BASEMENT- HOTEL	906 SF
LEVEL 1- HOTEL	14,947 SF
LEVEL 2- HOTEL	16,321 SF
LEVEL 3- HOTEL	16,321 SF
LEVEL 4- HOTEL	16,321 SF
LEVEL 5- HOTEL	13,093 SF
LEVEL 6- HOTEL	11,048 SF
LEVEL 7- HOTEL	10,029 SF
Grand total: 11	98,984 SF

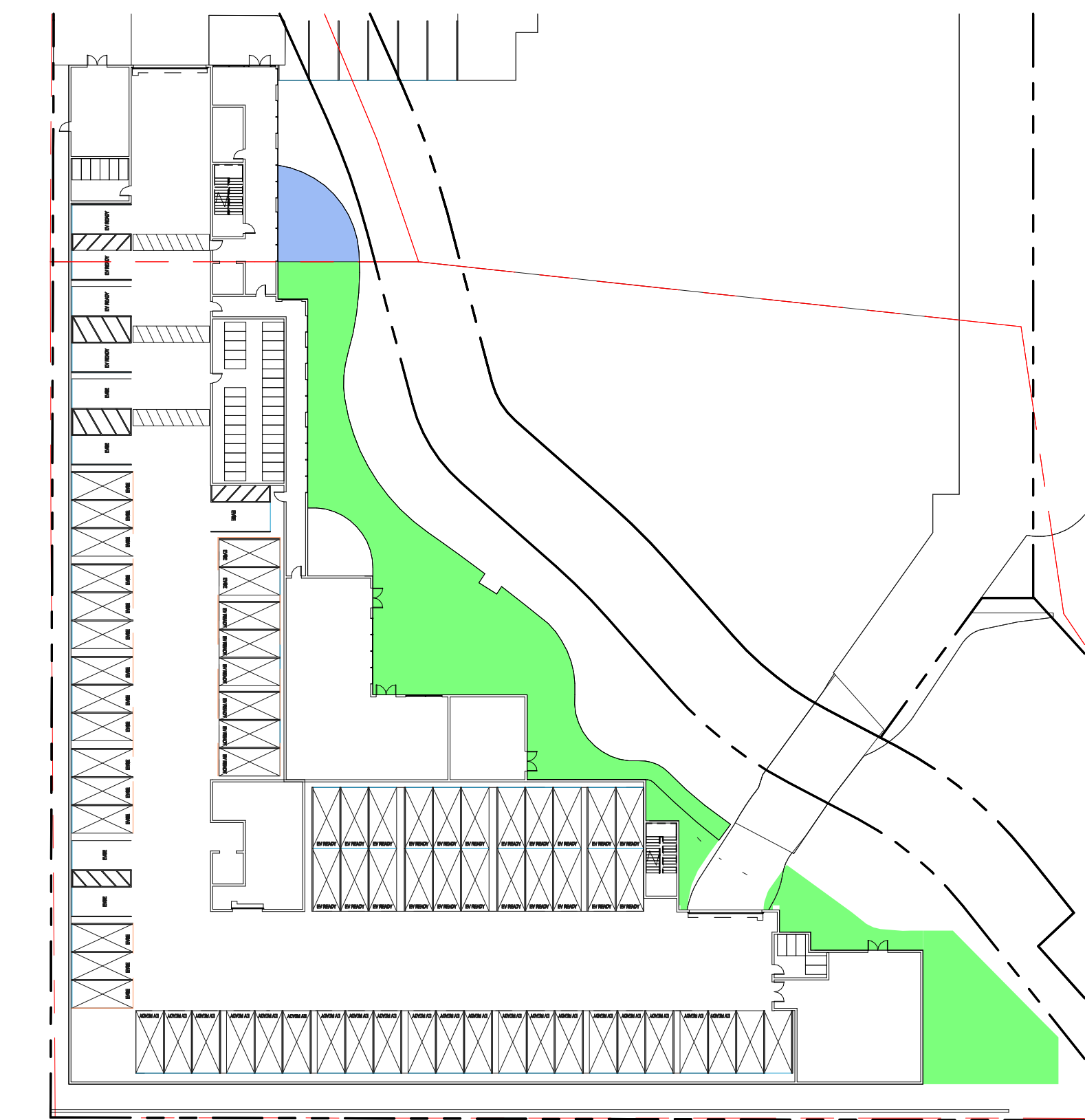
FAR CALCULATIONS (CS(H))

ALLOWABLE FAR: [Per 18.16.060]
2.0:1 HOTEL

LOT 4 AREA IN CS(H) ZONE: 40,932 SF
(LOT 4 AREA IN RM-20 ZONE: 341 SF)
HOTEL AREA: 98,439 SF
PROVIDED HOTEL FAR: 2.4:1

ZONES LEGEND

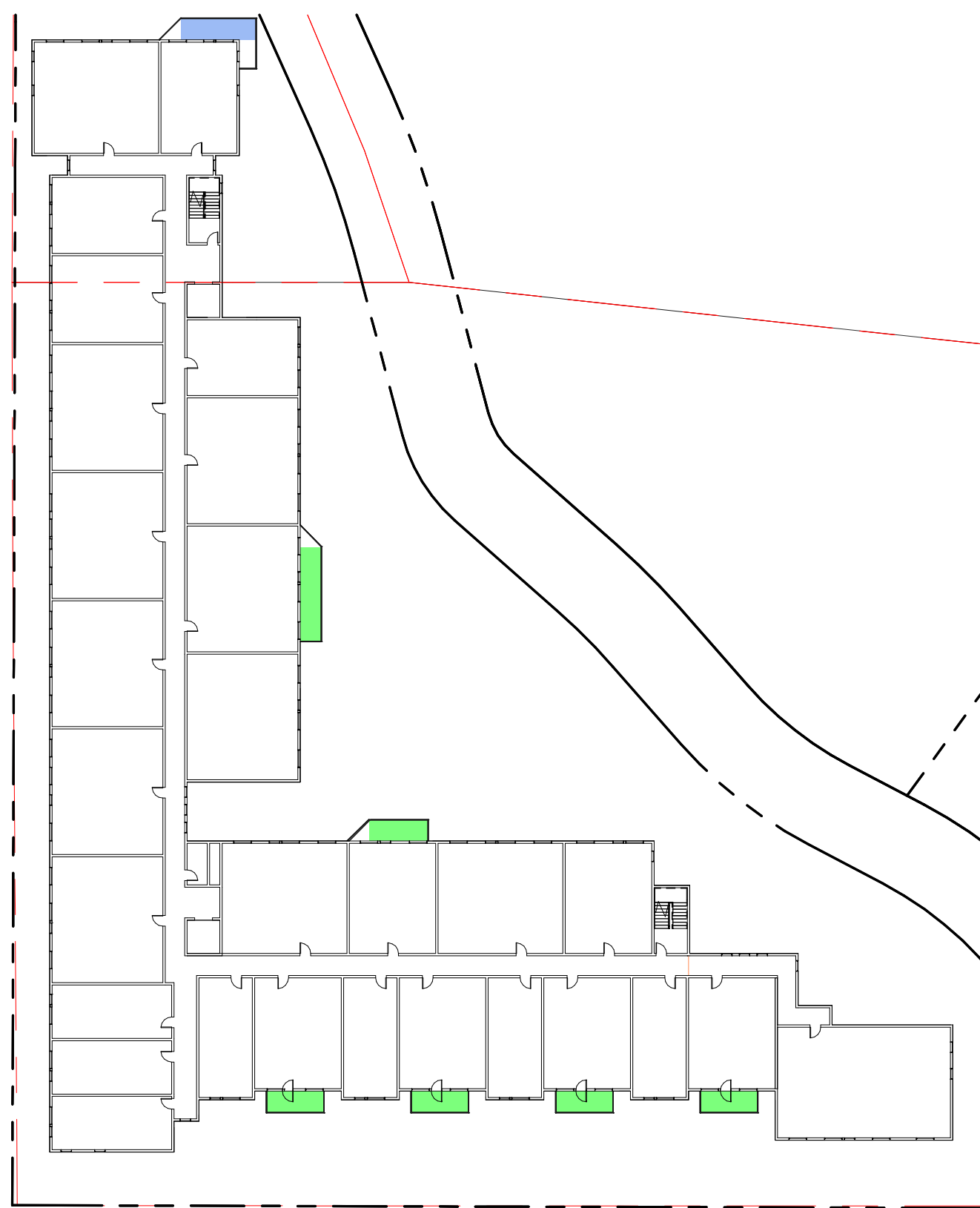




1 LEVEL 1 - R1
1" = 40'-0"



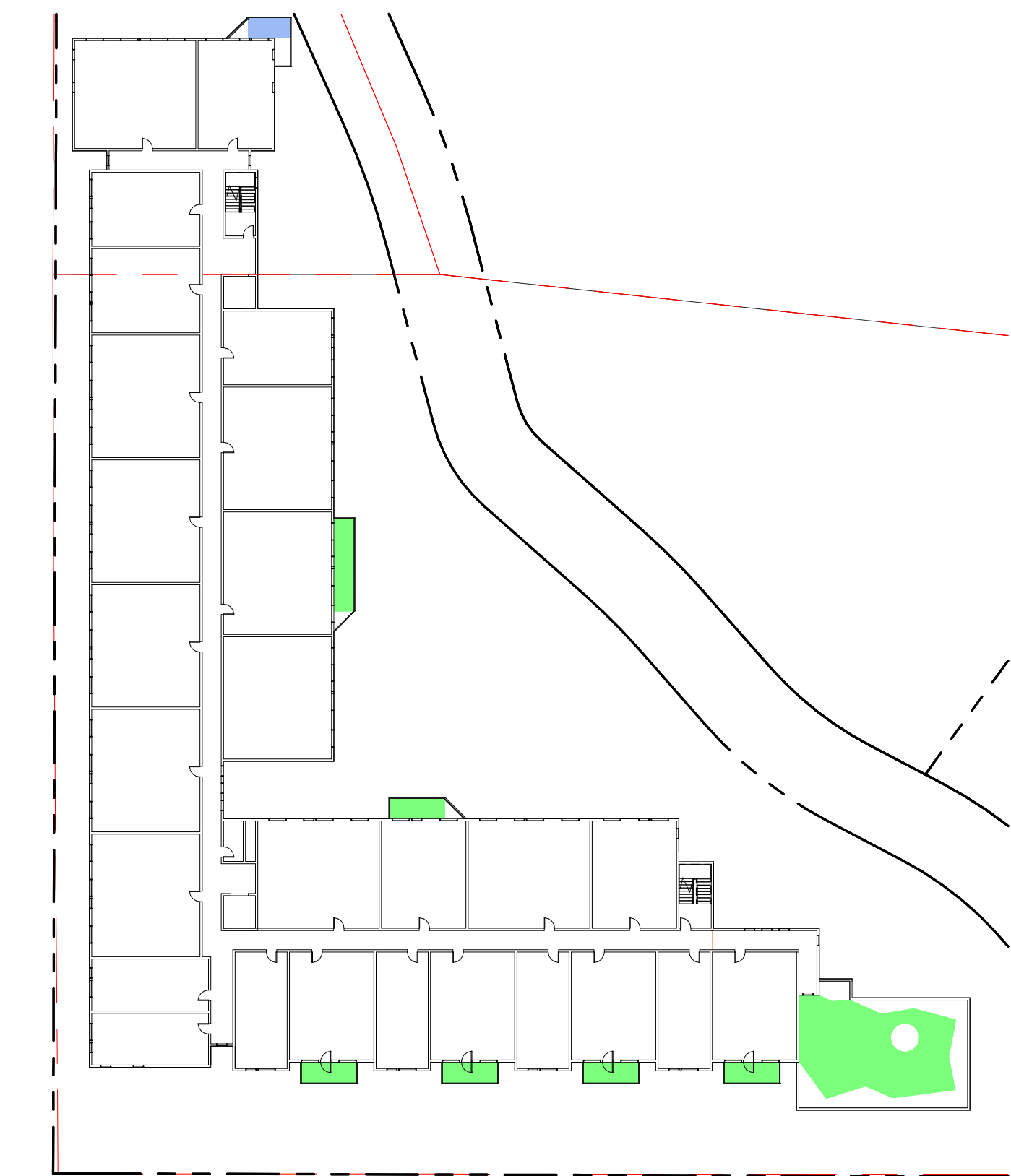
2 LEVEL 2 - R1
1" = 40'-0"



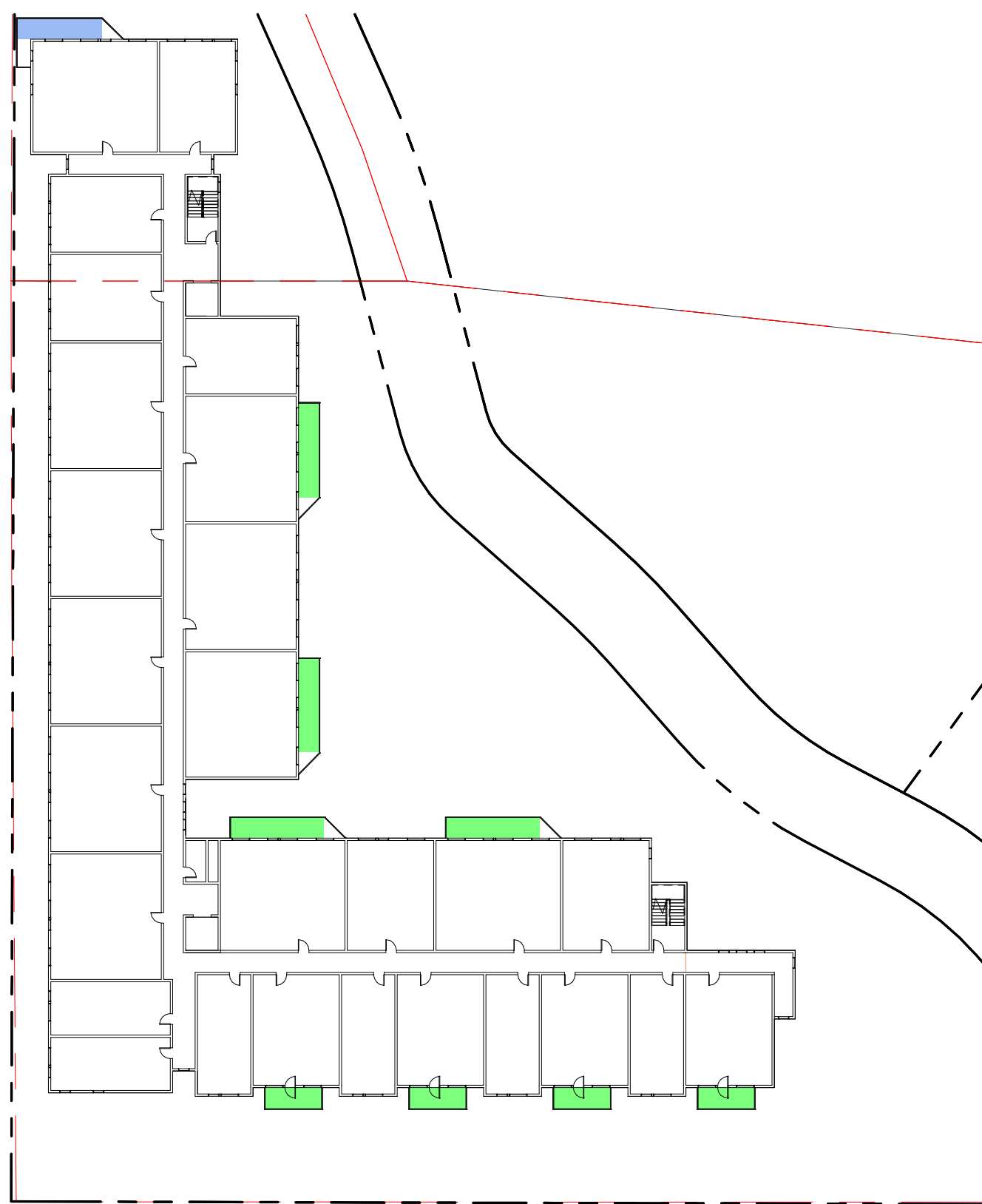
3 LEVEL 3 - R1
1" = 40'-0"



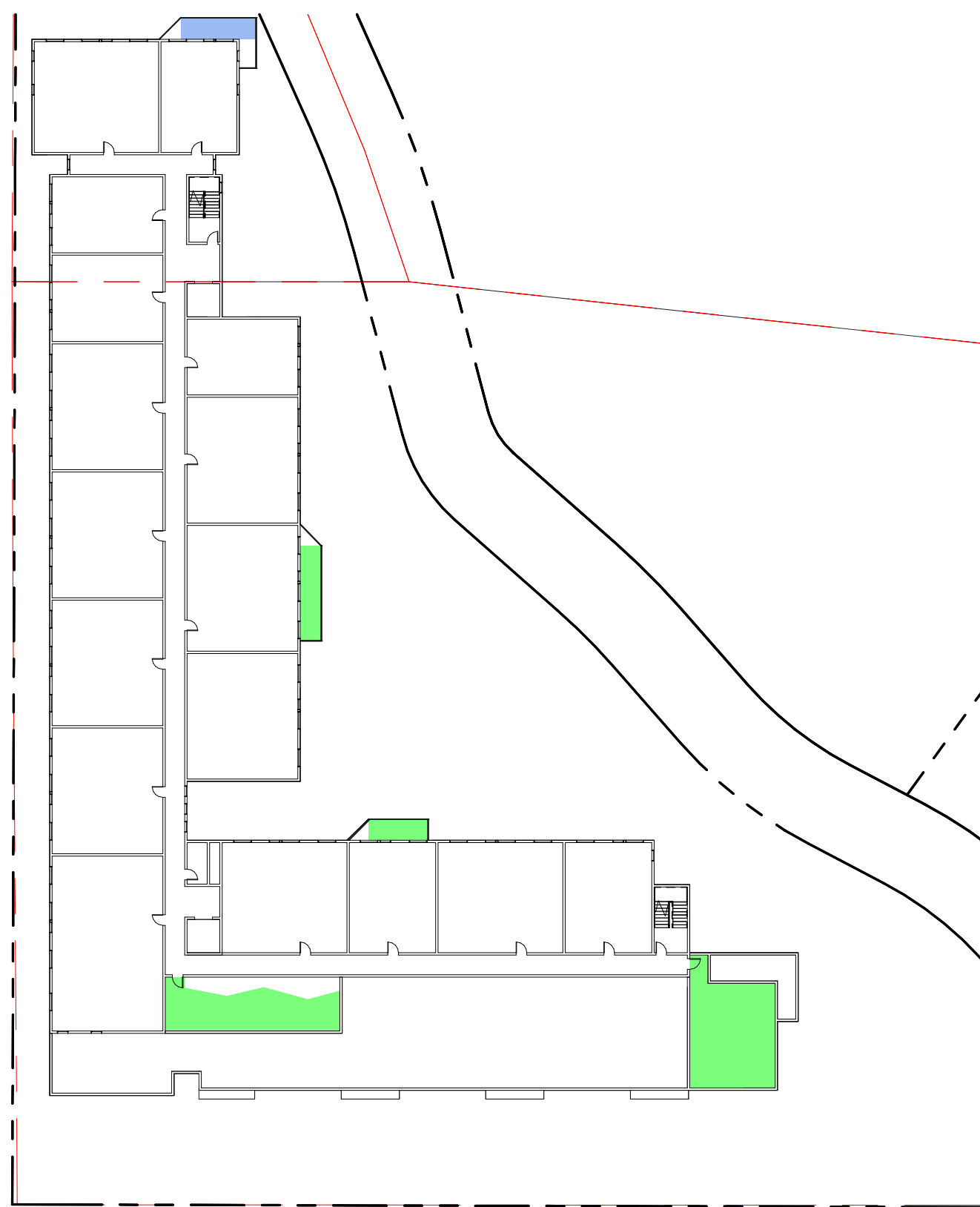
4 LEVEL 4 - R1
1" = 40'-0"



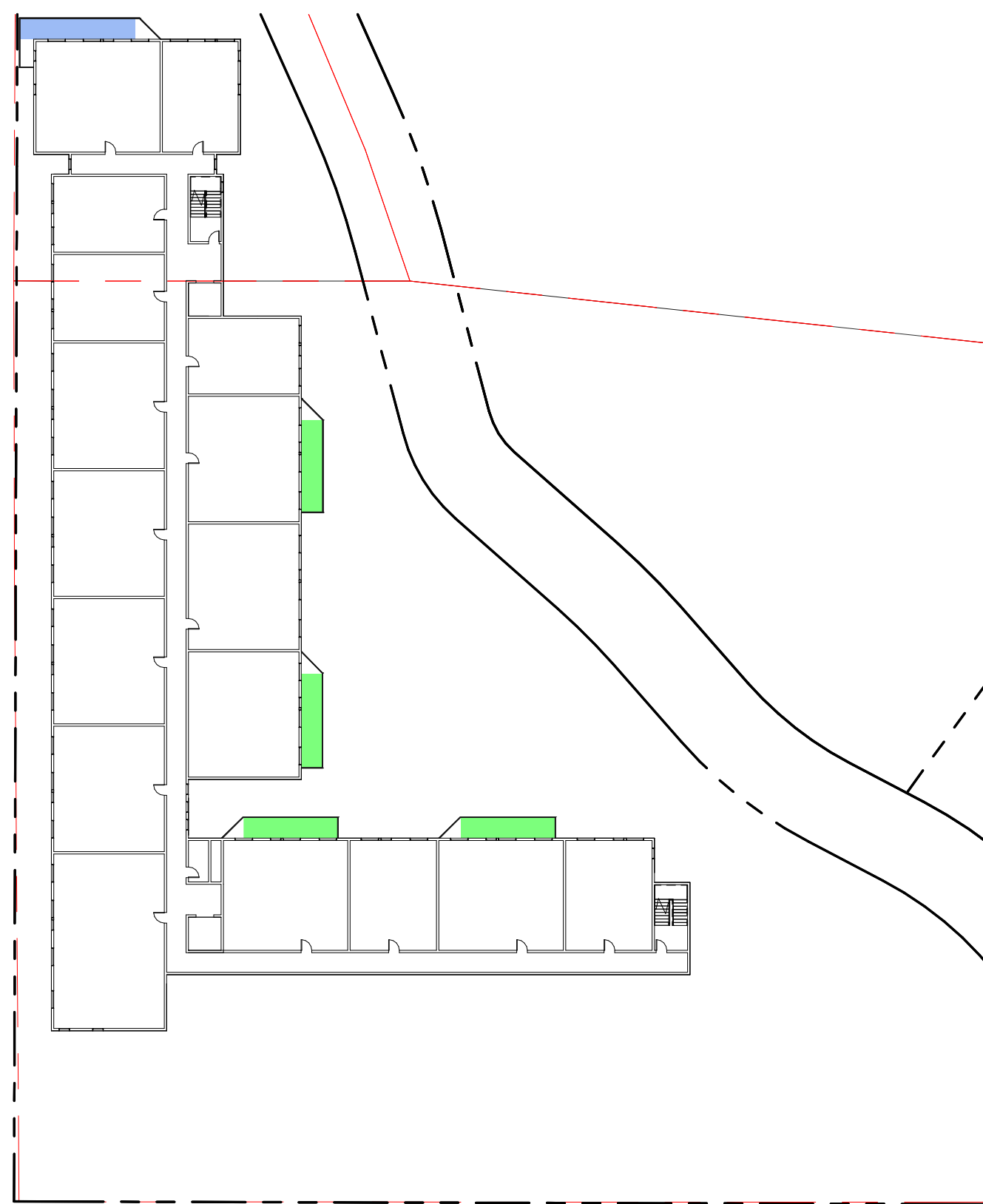
5 LEVEL 5 - R1
1" = 40'-0"



6 LEVEL 6 - R1
1" = 40'-0"



7 LEVEL 7 - R1
1" = 40'-0"



8 LEVEL 8 - R1
1" = 40'-0"

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
USABLE OPEN SPACE: 150 SF/ UNIT
COMMON OPEN SPACE: 75 SF/ UNIT
PRIVATE OPEN SPACE: 50 SF/ UNIT
Min. Landscape/Open Space Coverage: 35%

approx 147.5 units on LOT 1 RM-20 portion:
USABLE OPEN SPACE: 22,125 SF
COMMON OPEN SPACE: 11,063 SF
PRIVATE OPEN SPACE: 7,375 SF

PROVIDED:

LOT 1 - Open Space RM-20	
Name	Area
LEVEL 1 - R1	
COMMON OPEN SPACE	6,573 SF
3	6,573 SF
LEVEL 2 - R1	
PRIVATE OPEN SPACE	1,696 SF
5	1,696 SF
LEVEL 3 - R1	
PRIVATE OPEN SPACE	637 SF
6	637 SF
LEVEL 4 - R1	
PRIVATE OPEN SPACE	1,011 SF
8	1,011 SF
LEVEL 5 - R1	
COMMON OPEN SPACE	1,034 SF
PRIVATE OPEN SPACE	641 SF
7	1,675 SF
LEVEL 6 - R1	
PRIVATE OPEN SPACE	1,010 SF
8	1,010 SF
LEVEL 7 - R1	
COMMON OPEN SPACE	1,297 SF
PRIVATE OPEN SPACE	252 SF
4	1,549 SF
LEVEL 8 - R1	
PRIVATE OPEN SPACE	626 SF
4	626 SF
Grand total: 45	14,777 SF

OPEN SPACE CALCULATION (CS)

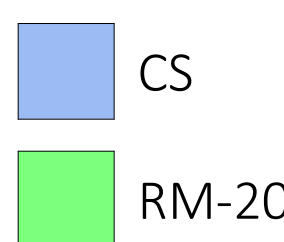
REQUIRED Open Space:[Per 18.16.060 (b)]
USABLE OPEN SPACE: 150 SF/ UNIT
Min. Landscape/Open Space Coverage: 30%

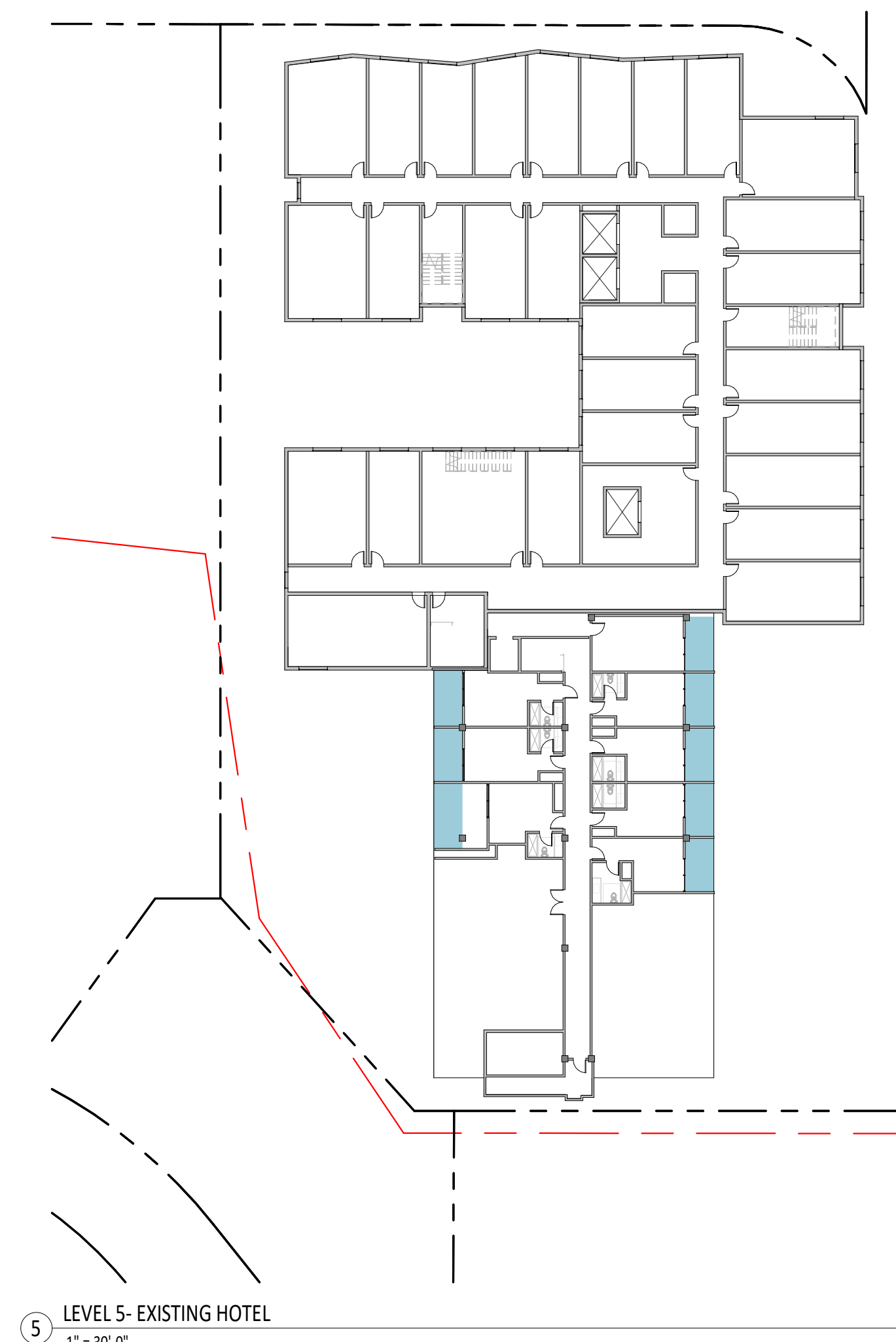
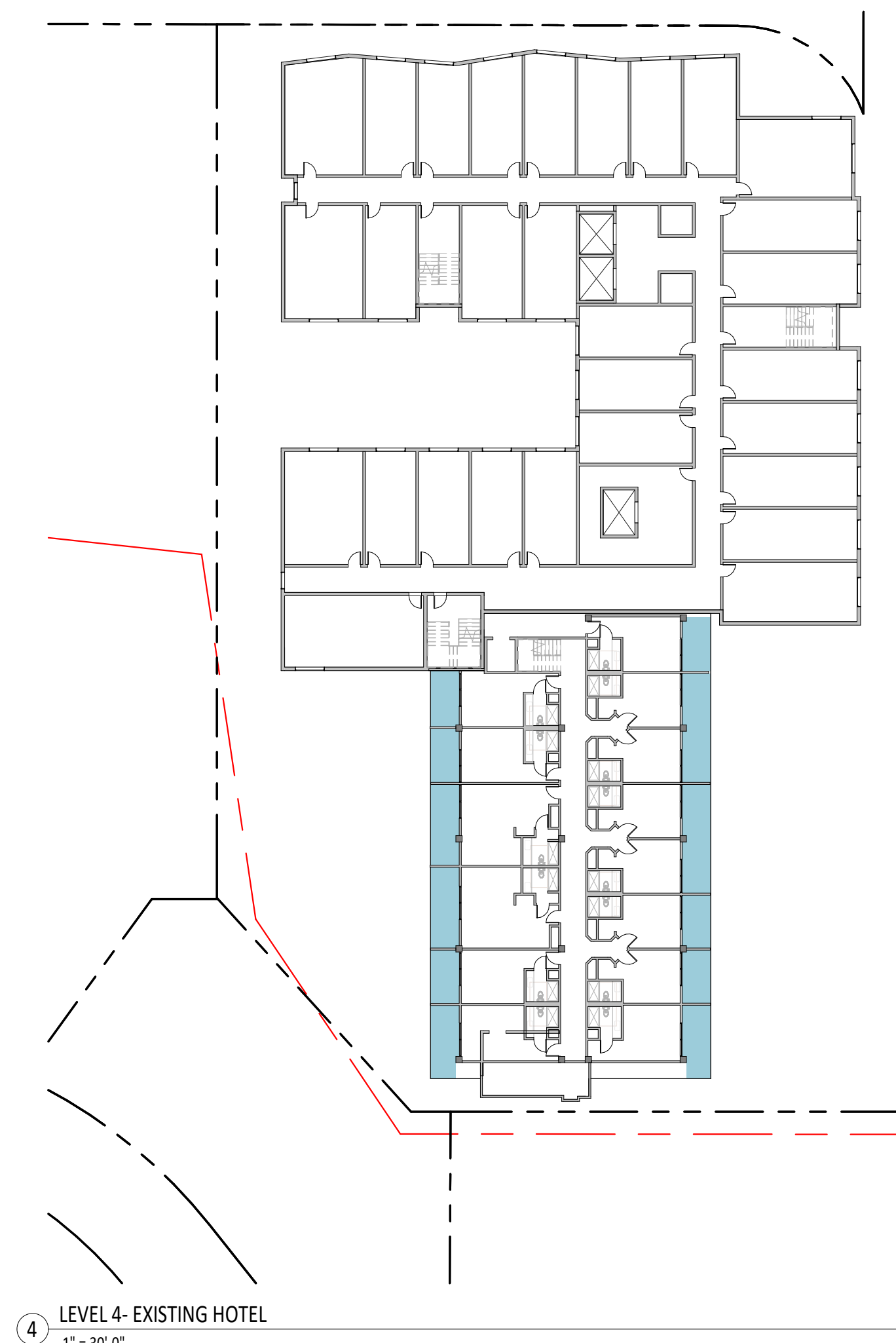
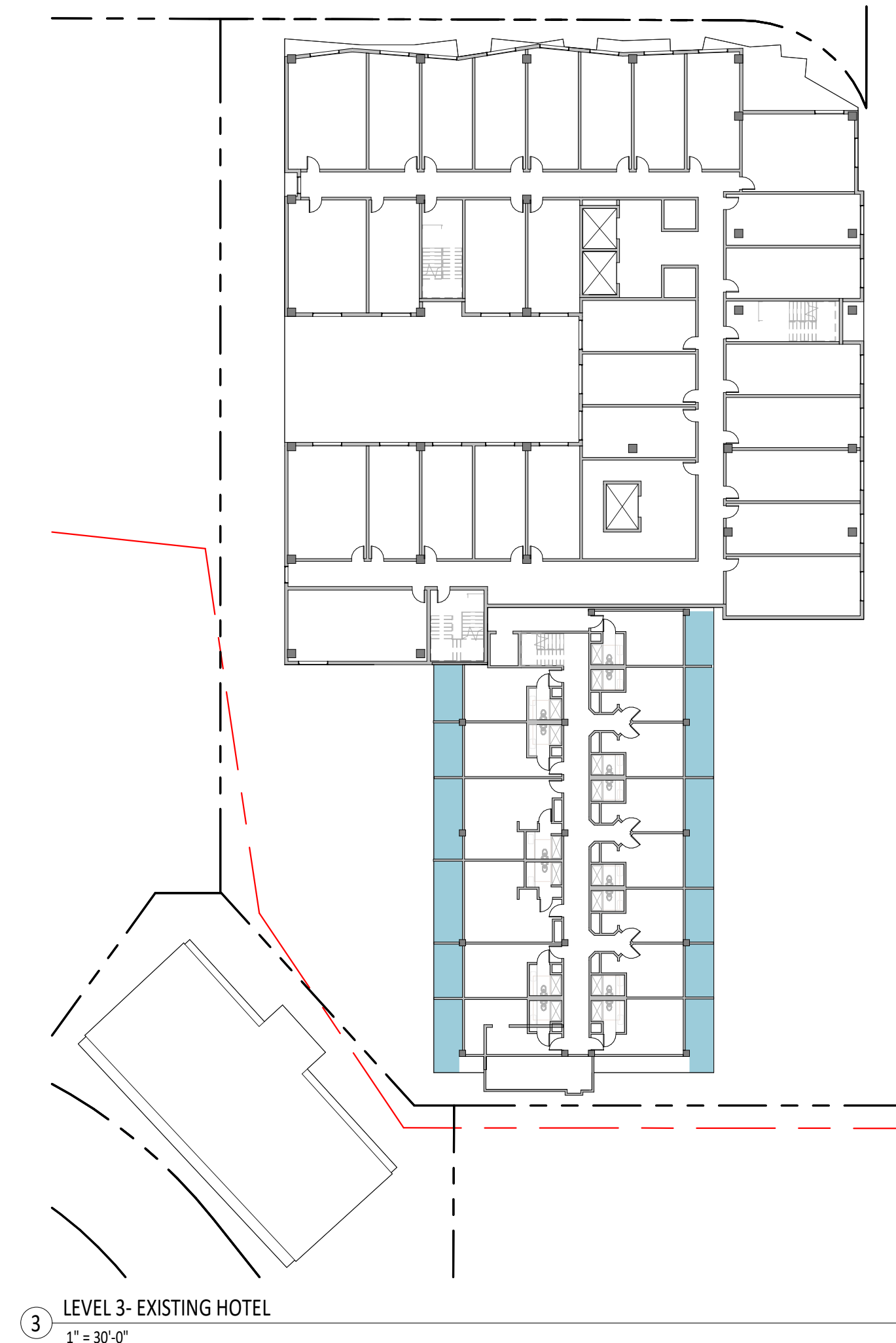
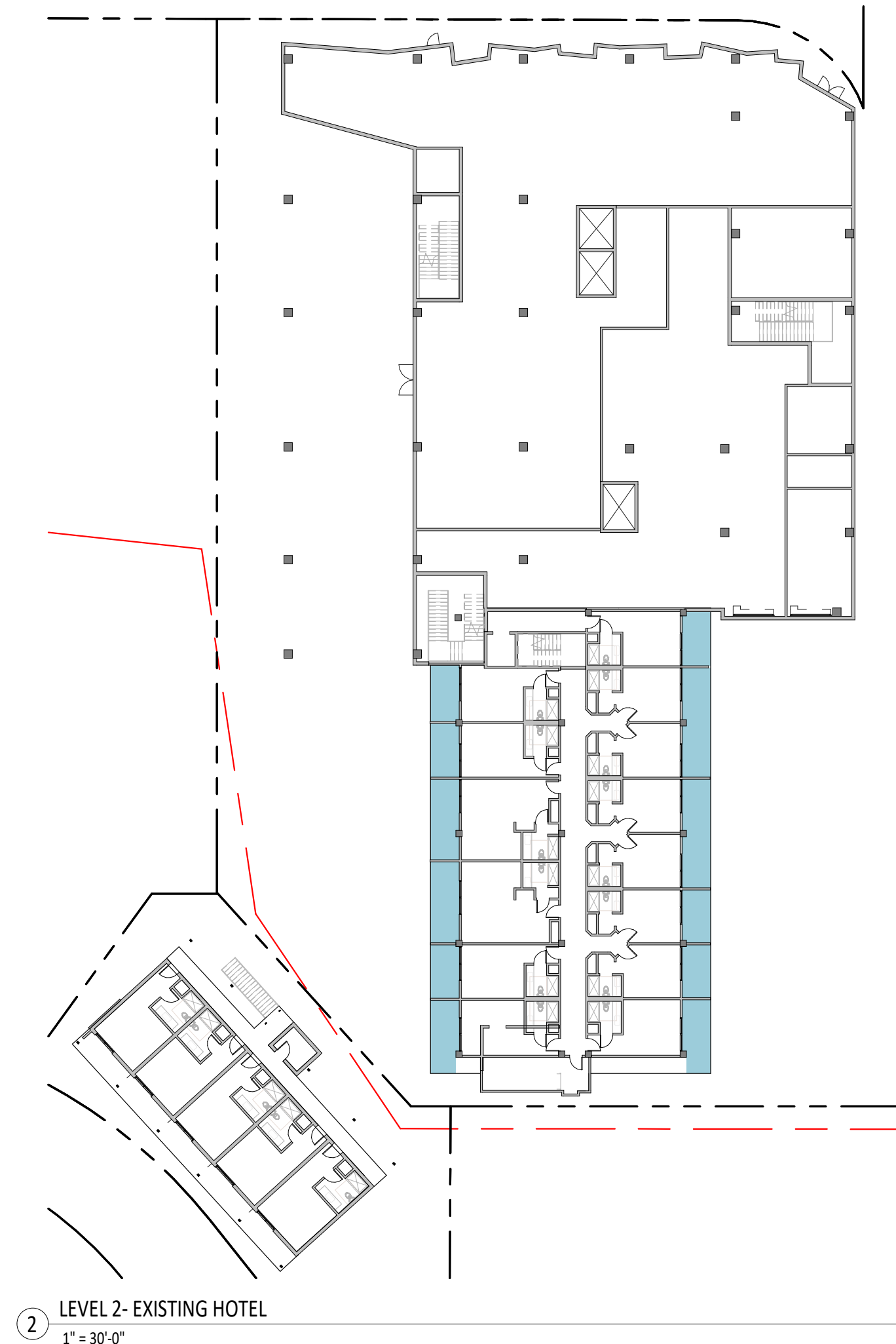
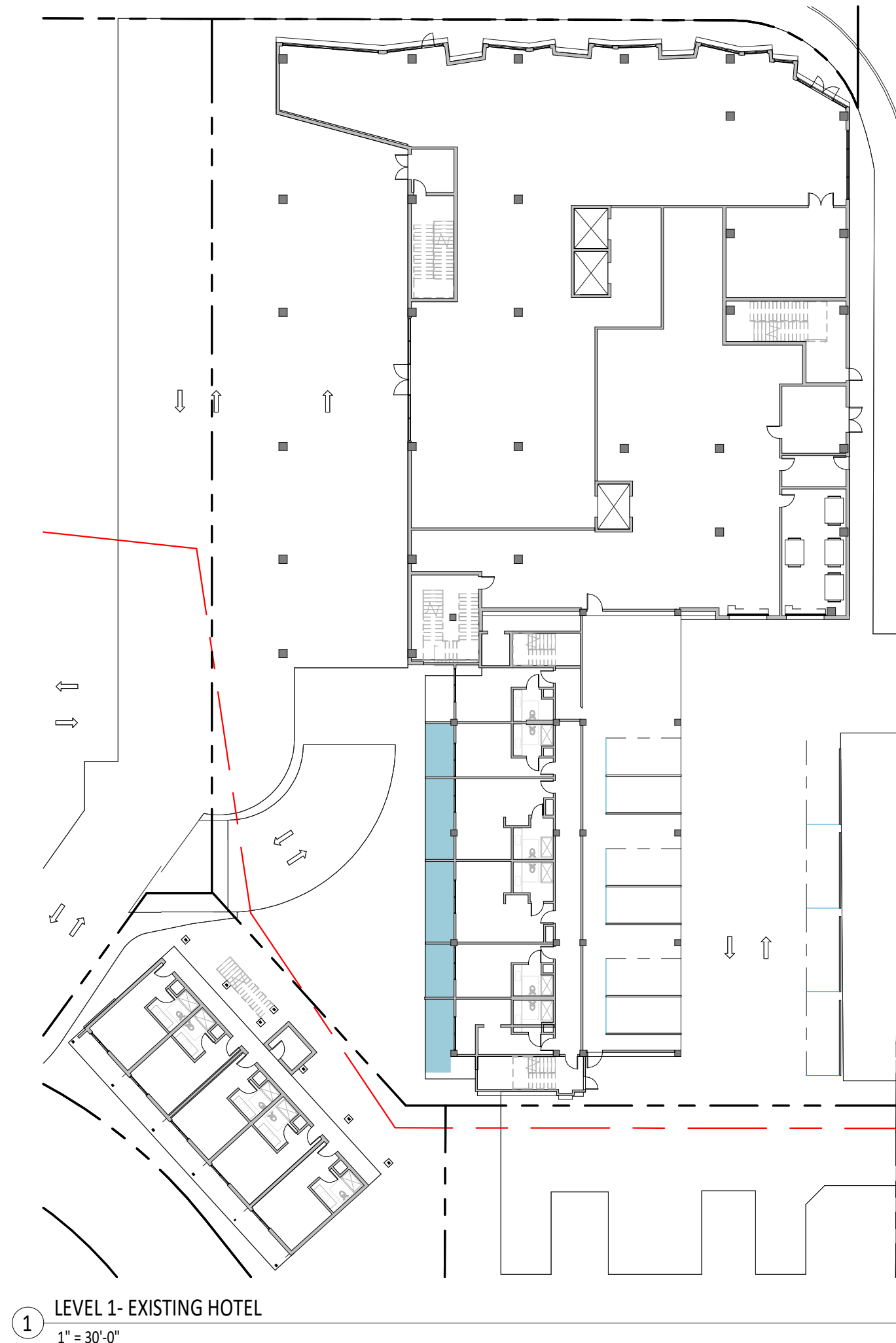
approx. 24.5 units on LOT 1 CS(H) portion:
USABLE OPEN SPACE: 3,675 SF

PROVIDED:

LOT 1 - Open Space CS	
Name	Area
LEVEL 1 - R1	
COMMON OPEN SPACE	553 SF
LEVEL 3 - R1	
PRIVATE OPEN SPACE	127 SF
LEVEL 4 - R1	
PRIVATE OPEN SPACE	202 SF
LEVEL 5 - R1	
PRIVATE OPEN SPACE	74 SF
LEVEL 6 - R1	
PRIVATE OPEN SPACE	145 SF
LEVEL 7 - R1	
PRIVATE OPEN SPACE	127 SF
LEVEL 8 - R1	
PRIVATE OPEN SPACE	196 SF
Grand total: 7	1,423 SF

OPEN SPACE LEGEND





OPEN SPACE LEGEND

CS(H)

OPEN SPACE CALCULATION (CS)

Required Open Space:[Per 18.16.060 (a)]
NO REQUIREMENTS SPECIFIED FOR
HOTEL/COMMERCIAL USES

Open Space CS(H)

Name	Area
------	------

LEVEL 1- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	130 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	116 SF
551 SF	

LEVEL 2- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
1,367 SF	

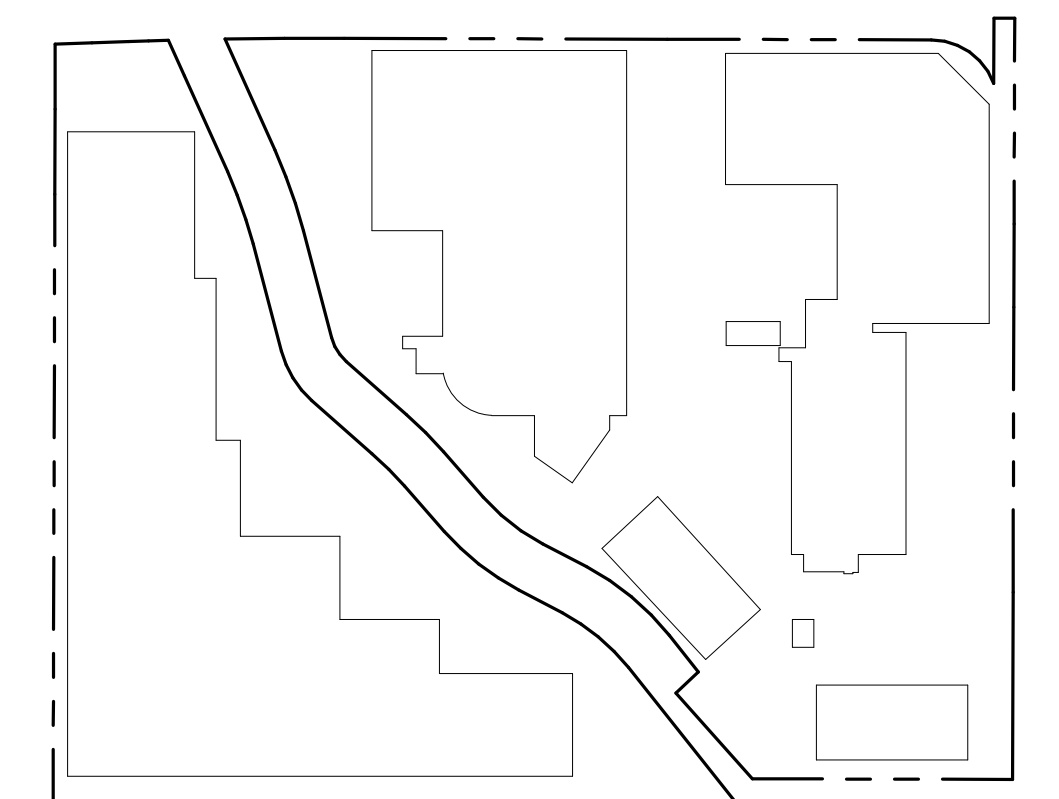
LEVEL 3- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
1,367 SF	

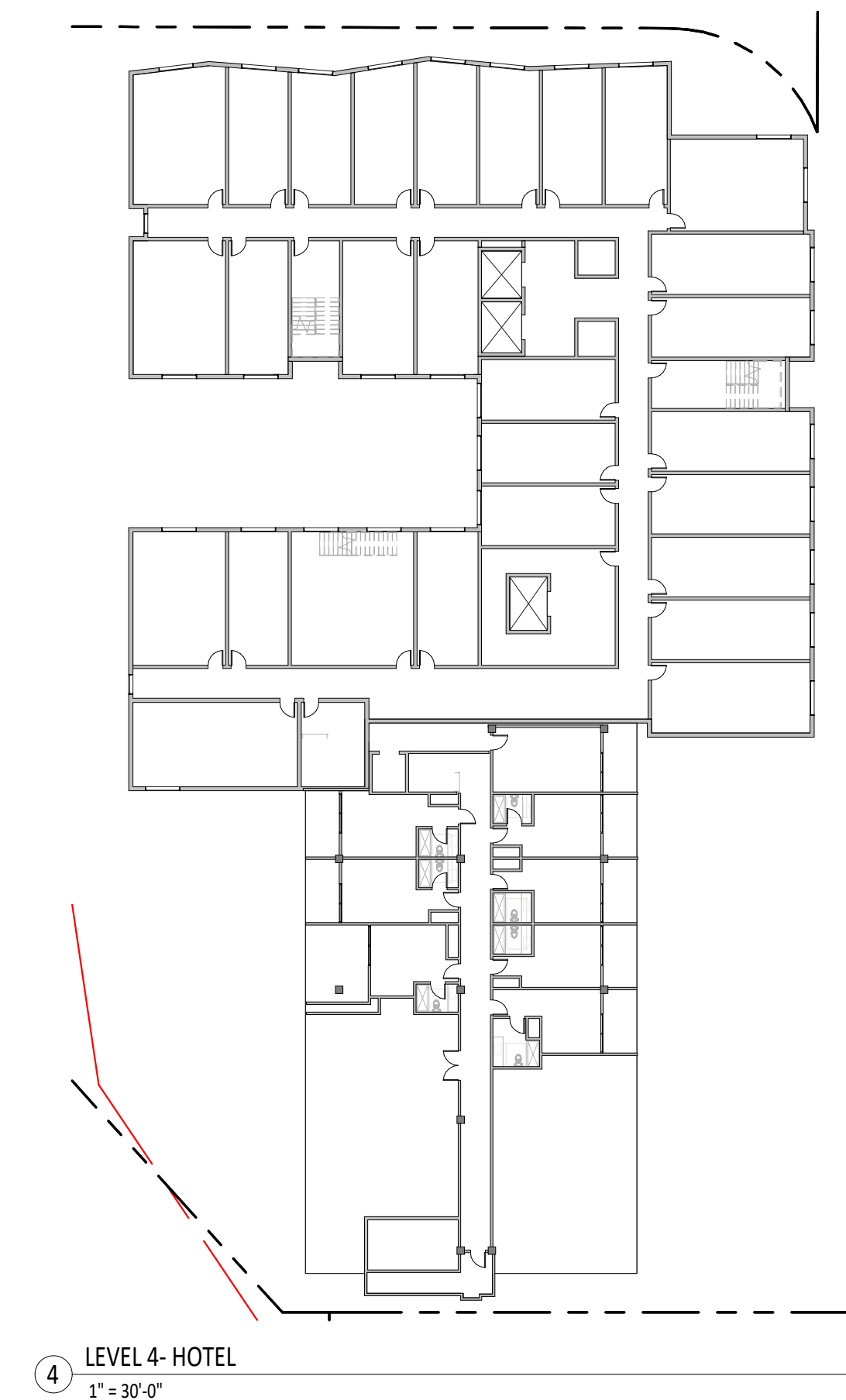
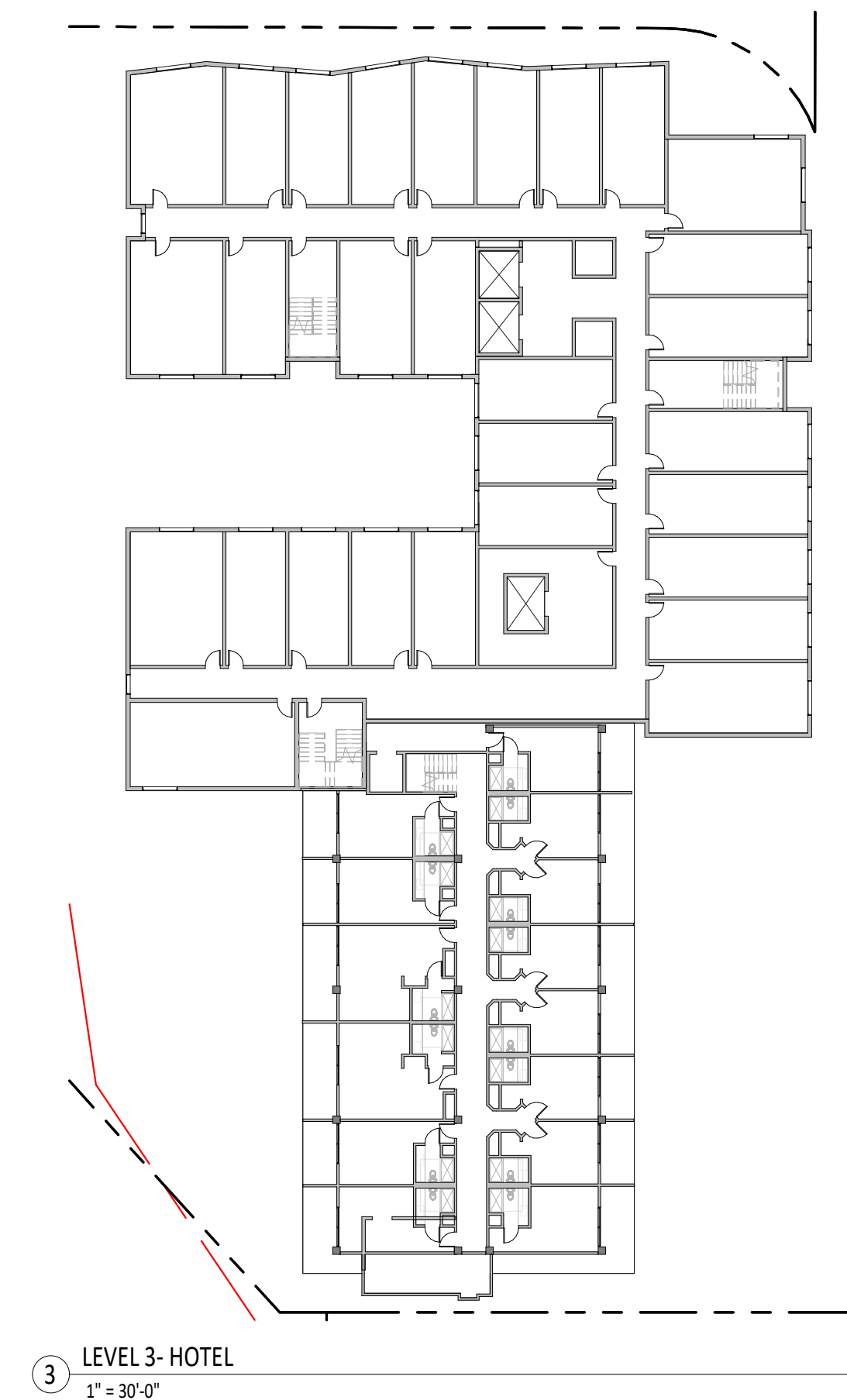
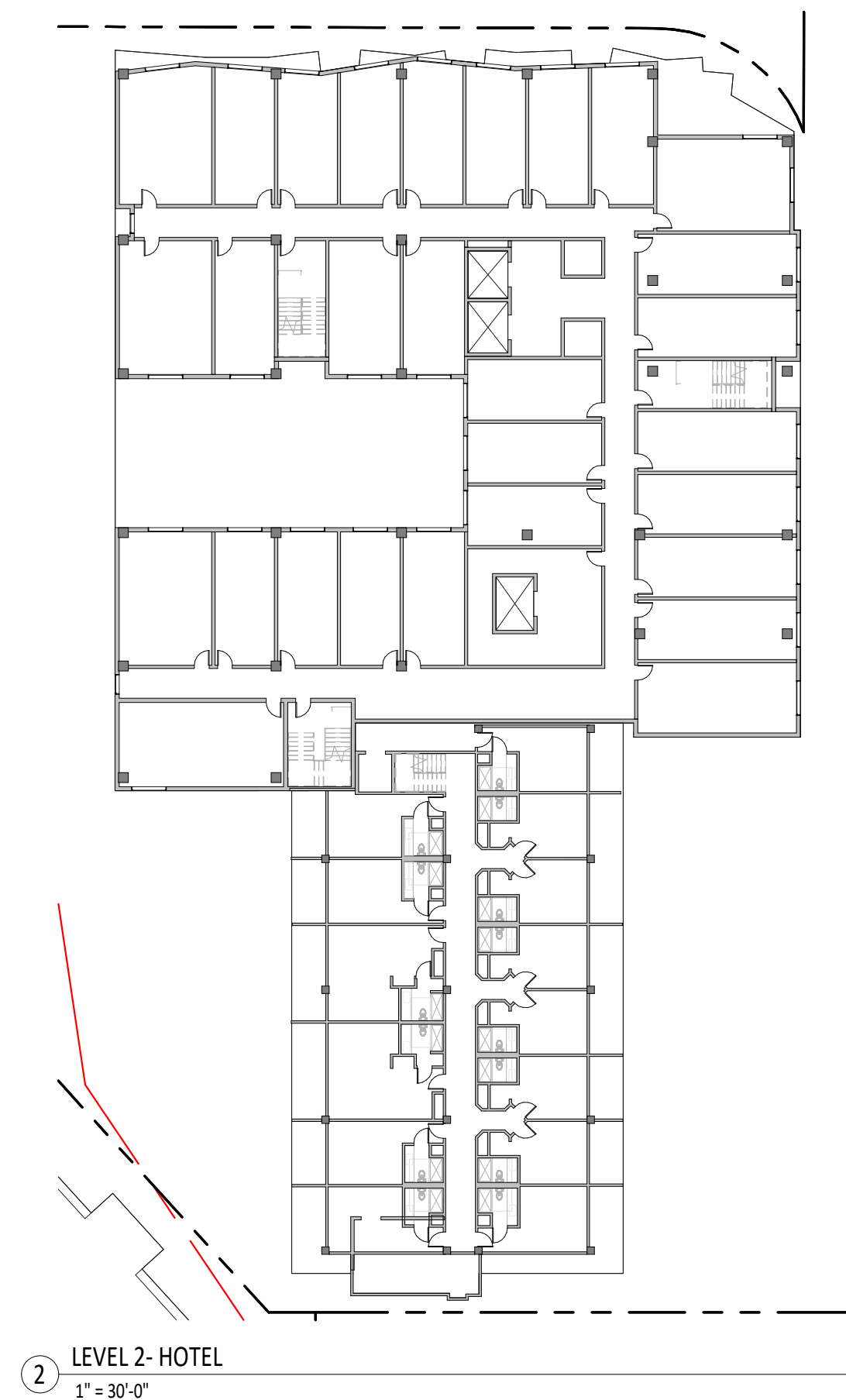
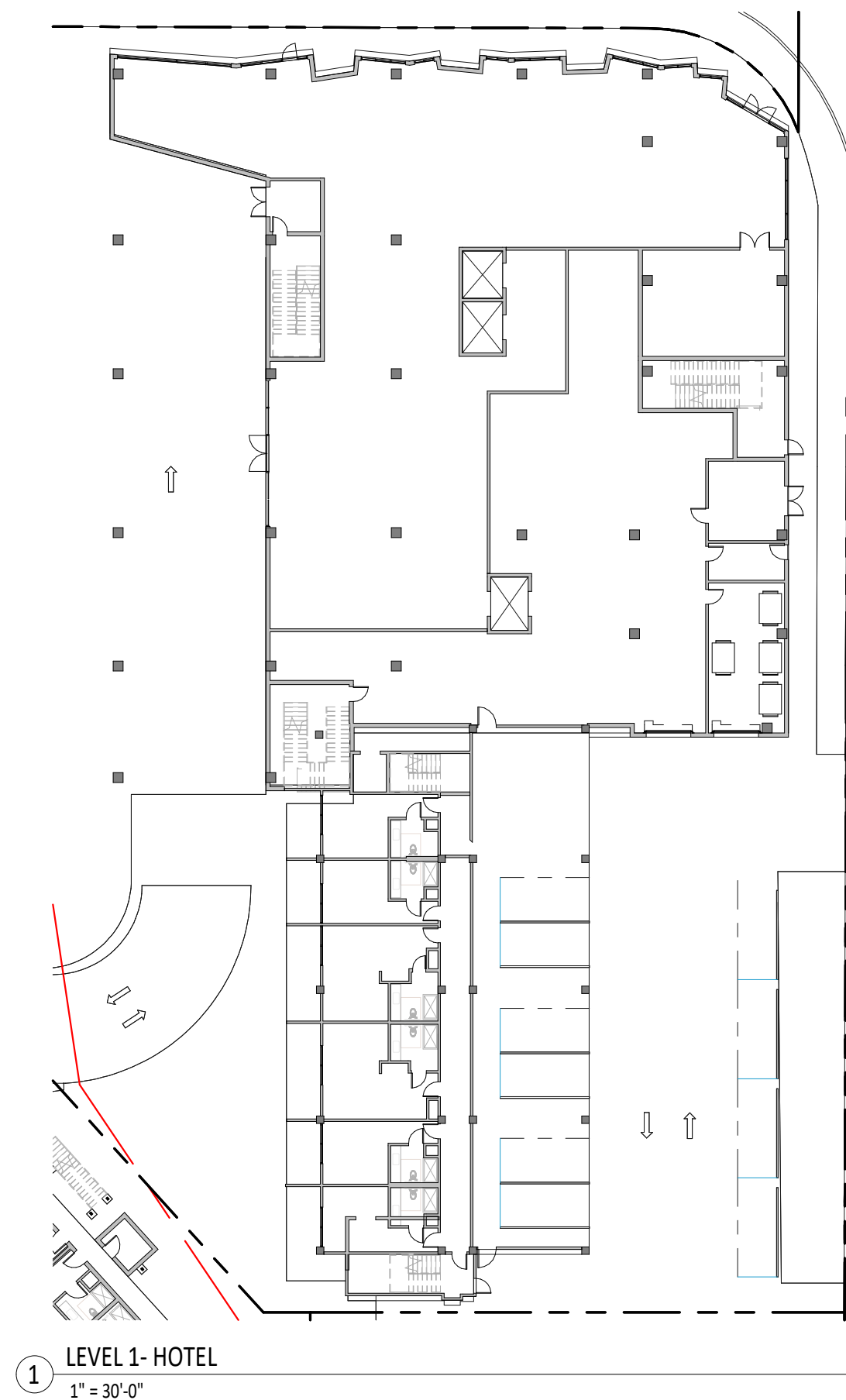
LEVEL 4- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
1,367 SF	

LEVEL 5- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	104 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
721 SF	
Grand total: 47	5,372 SF

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
NO REQUIREMENTS SPECIFIED FOR
HOTEL/COMMERCIAL USES



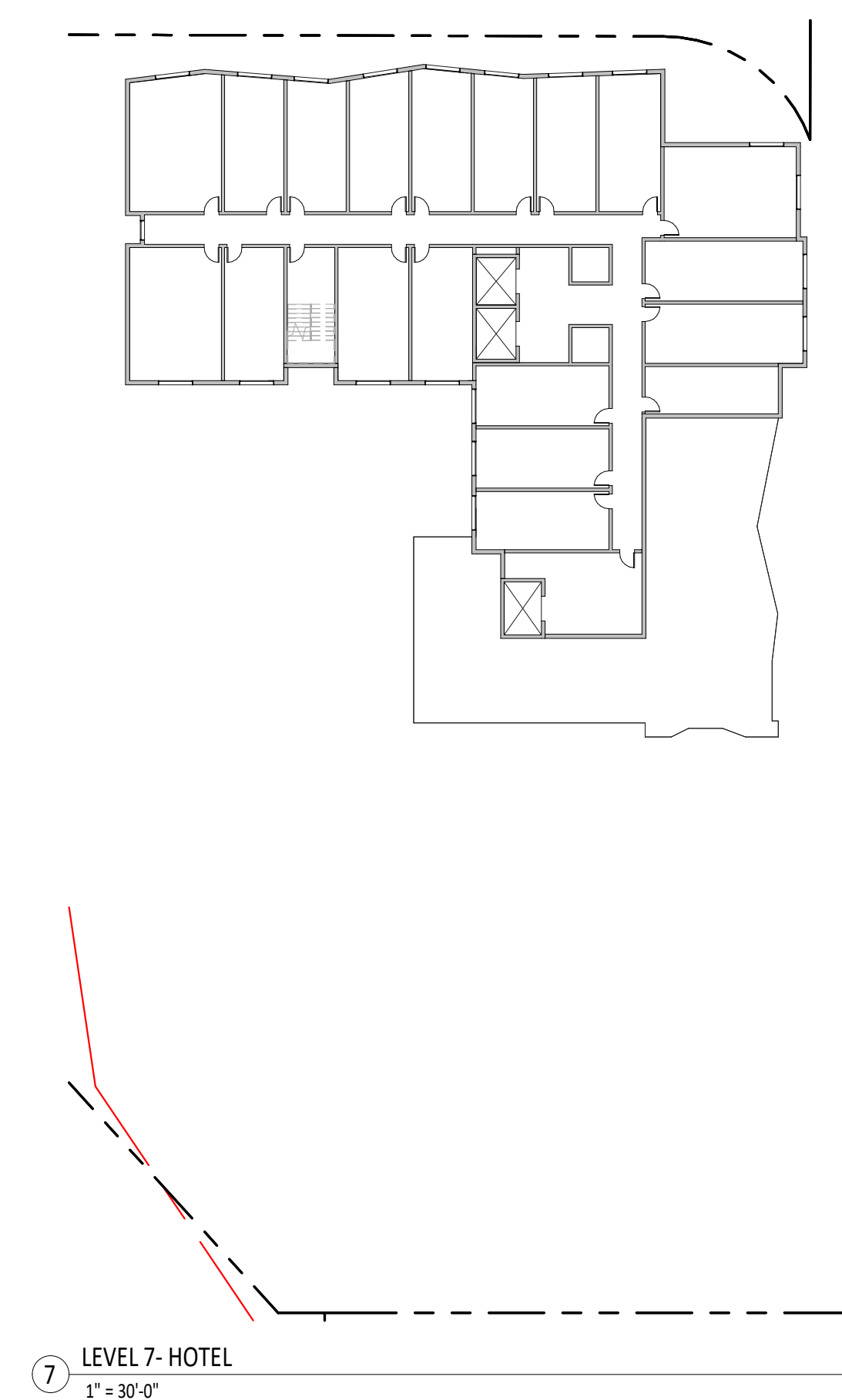
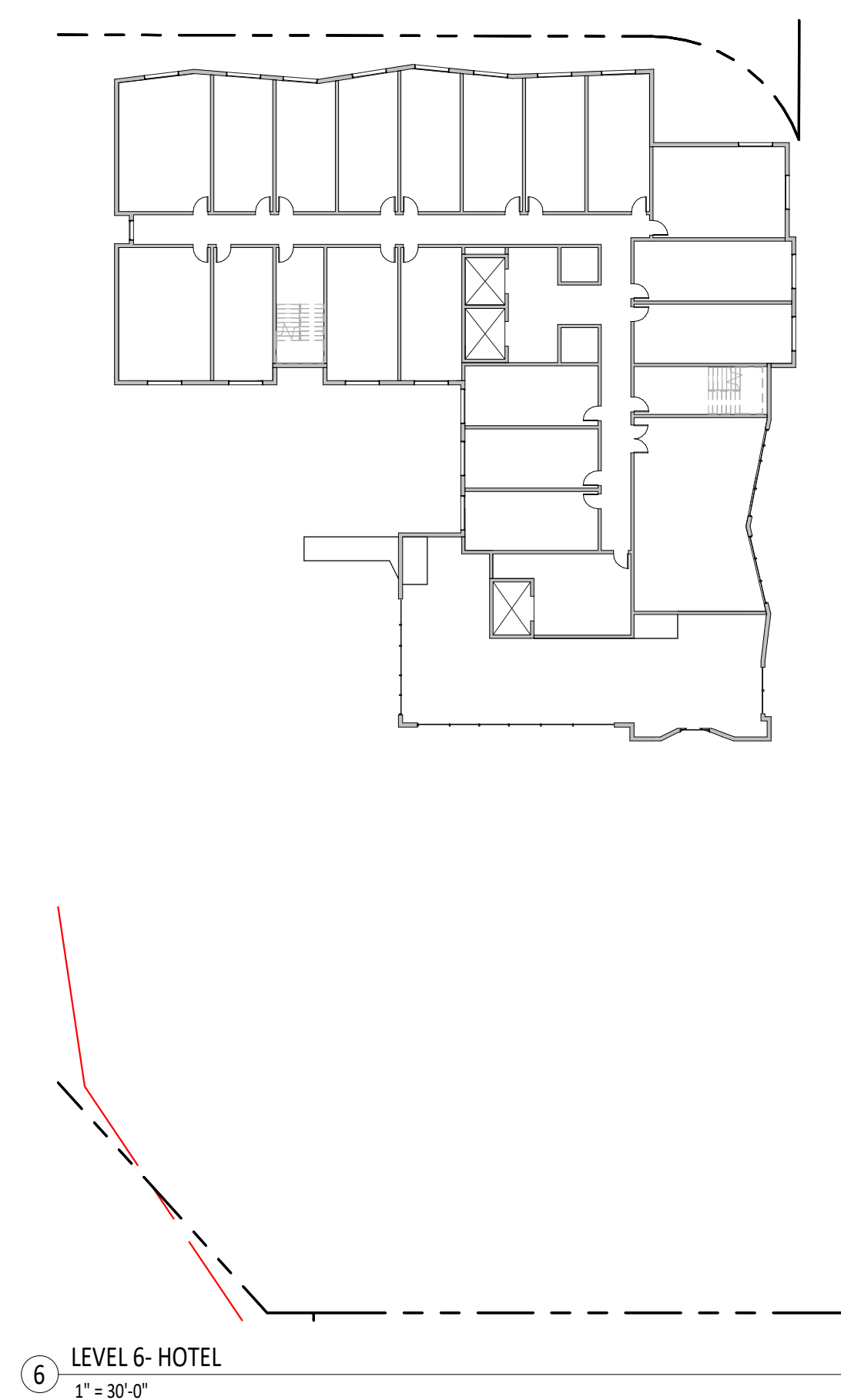
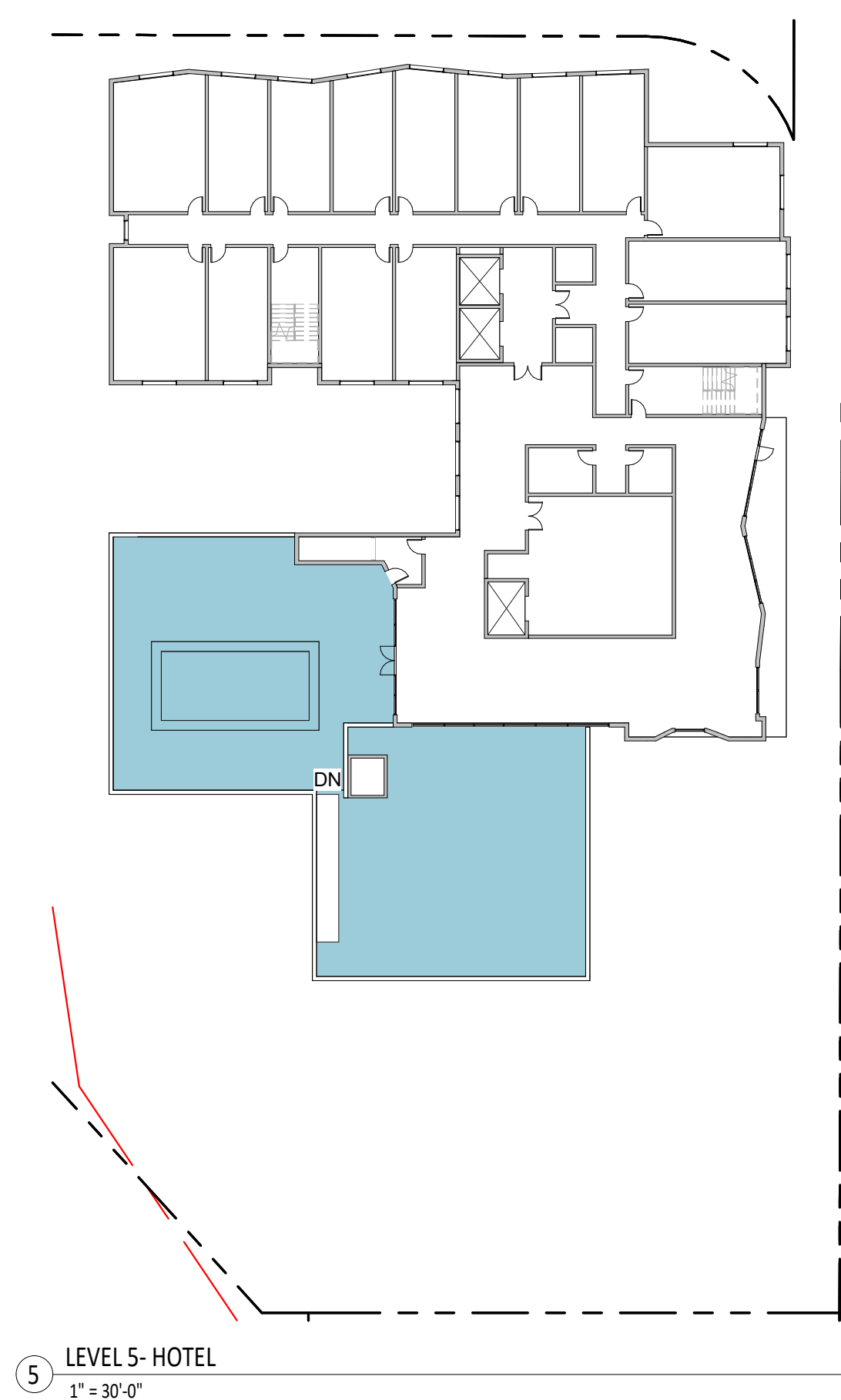


OPEN SPACE CALCULATION (CS)

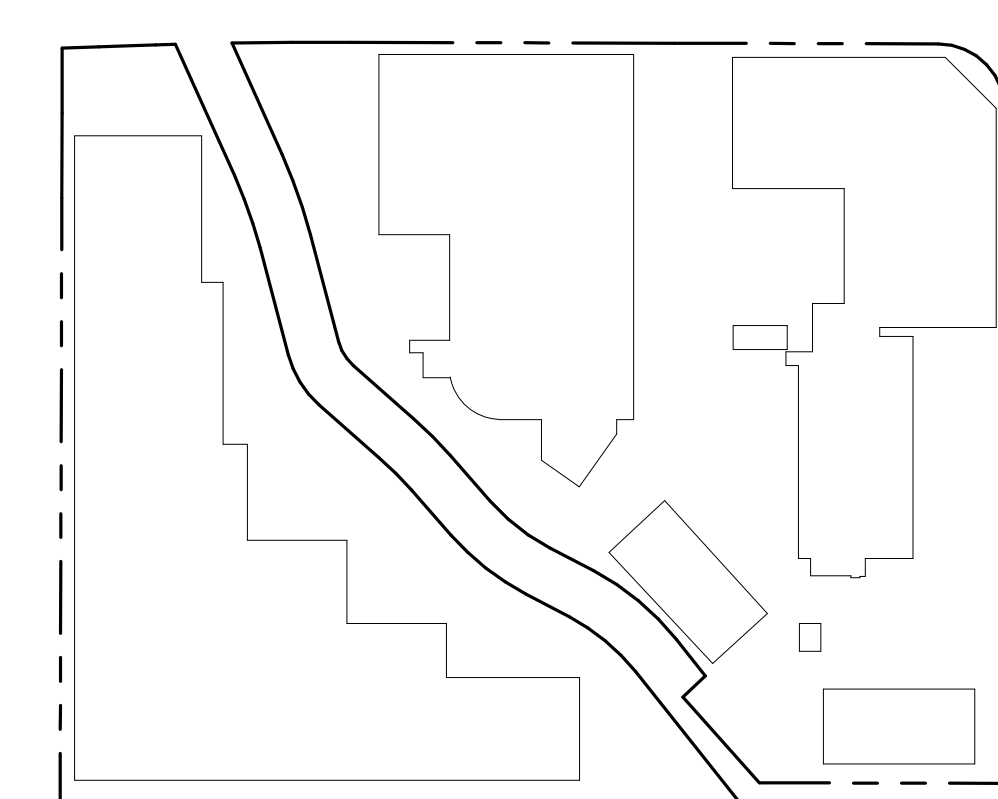
Required Open Space:[Per 18.16.060 (a)]
NO REQUIREMENTS SPECIFIED FOR
HOTEL/COMMERCIAL USES

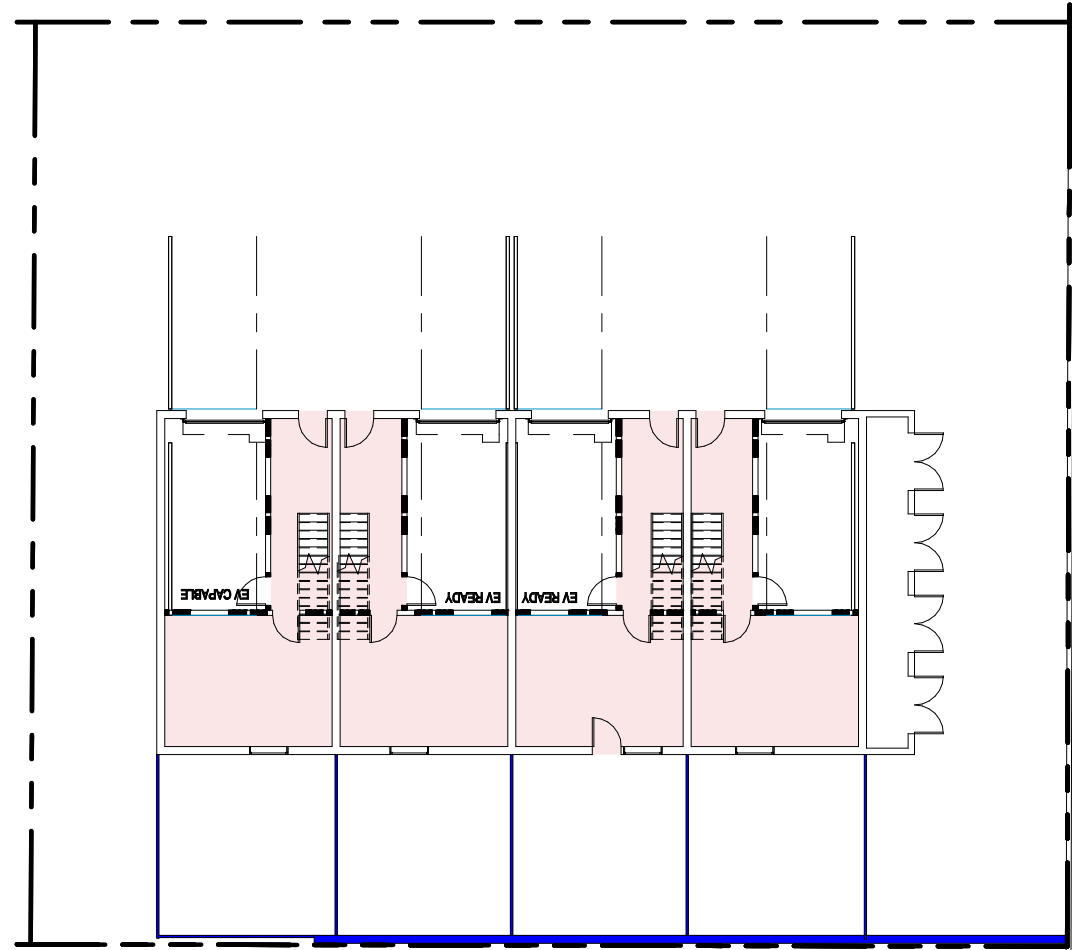
Open Space CS(H) HOTEL H

Name	Area
LEVEL 5- HOTEL	
COMMON OPEN SPACE	5,135 SF
COMMON OPEN SPACE	147 SF
	5,282 SF
Grand total: 2	5,282 SF

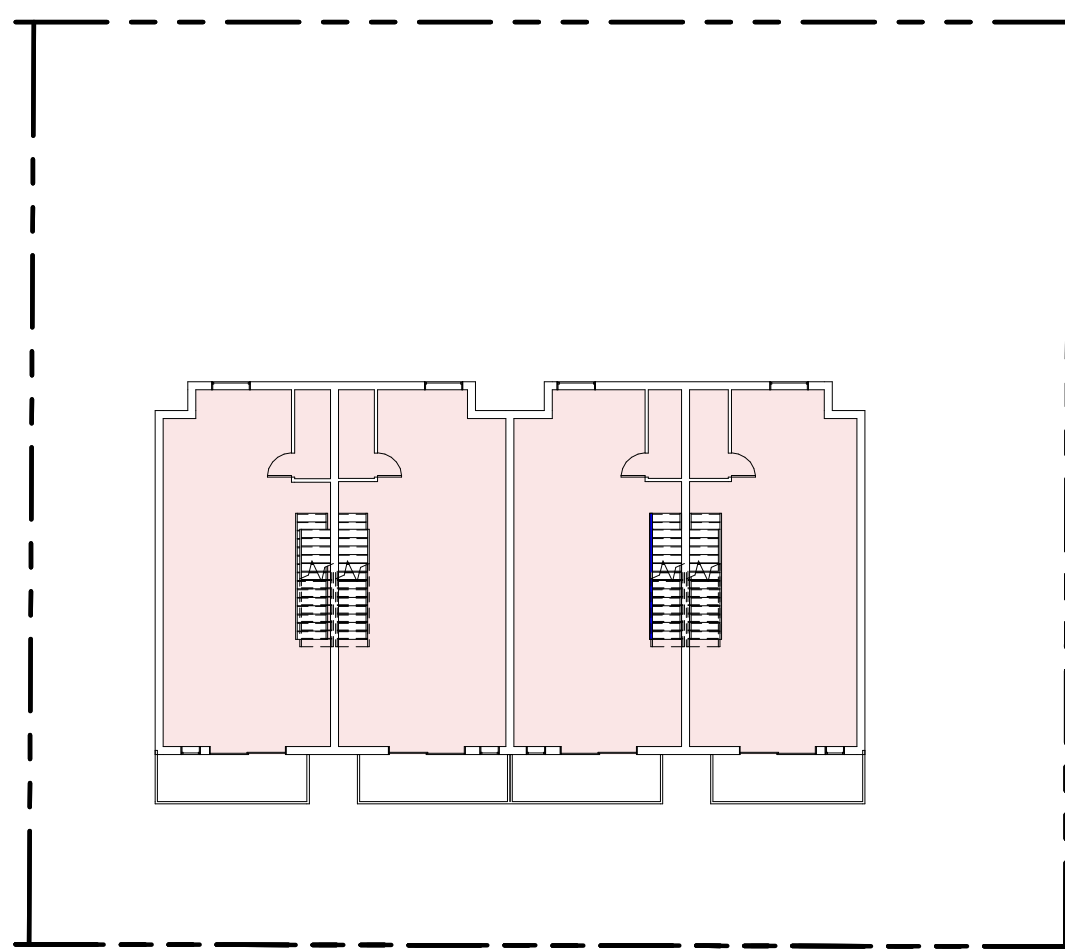


OPEN SPACE LEGEND

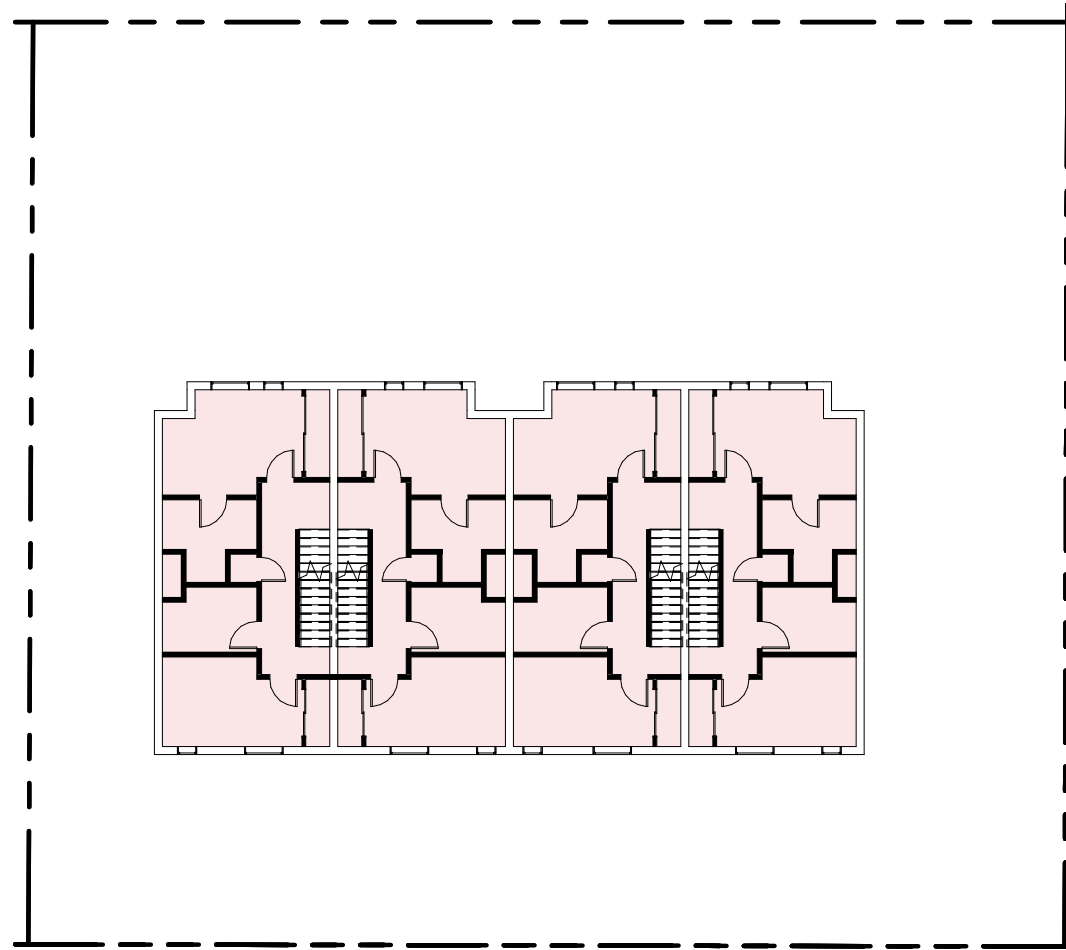




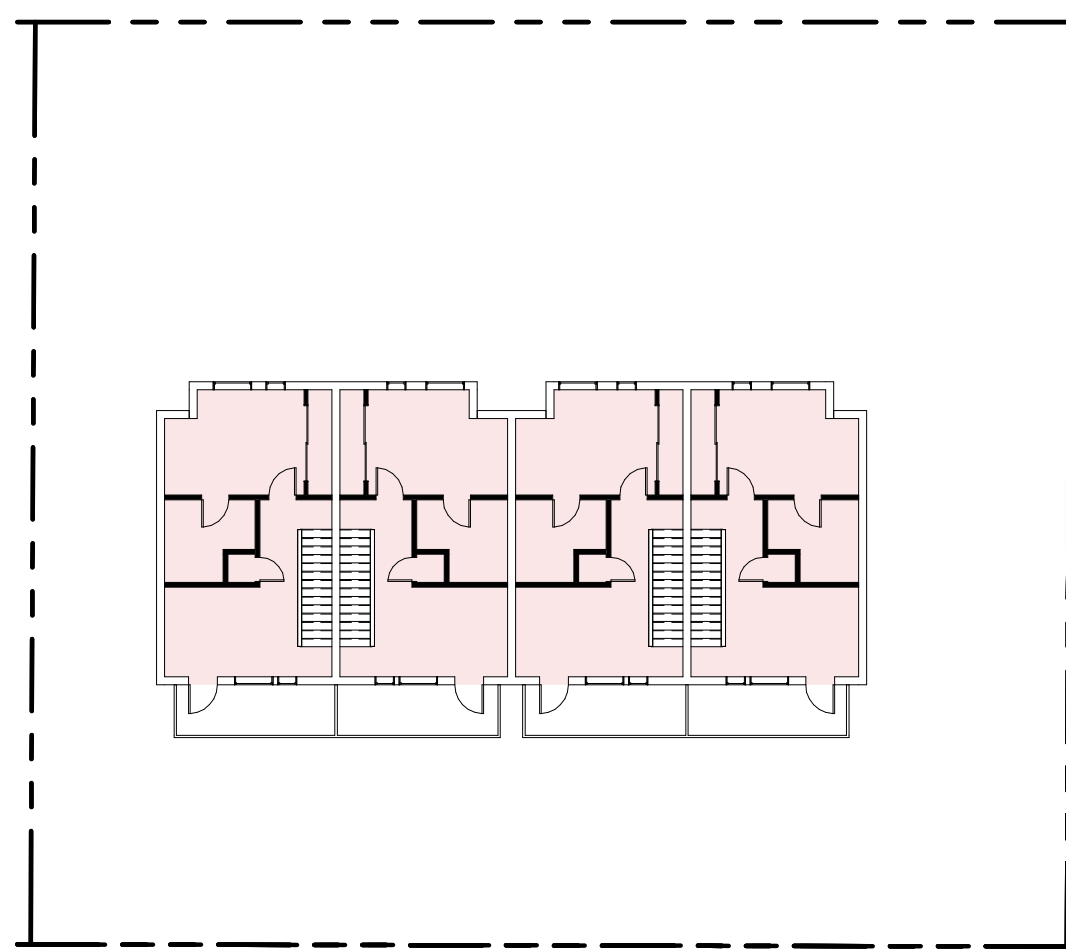
1 TOWNHOME GROUND LEVEL
1" = 20'-0"



2 TOWNHOME - LEVEL 2
1" = 20'-0"



3 TOWNHOME - LEVEL 3
1" = 20'-0"

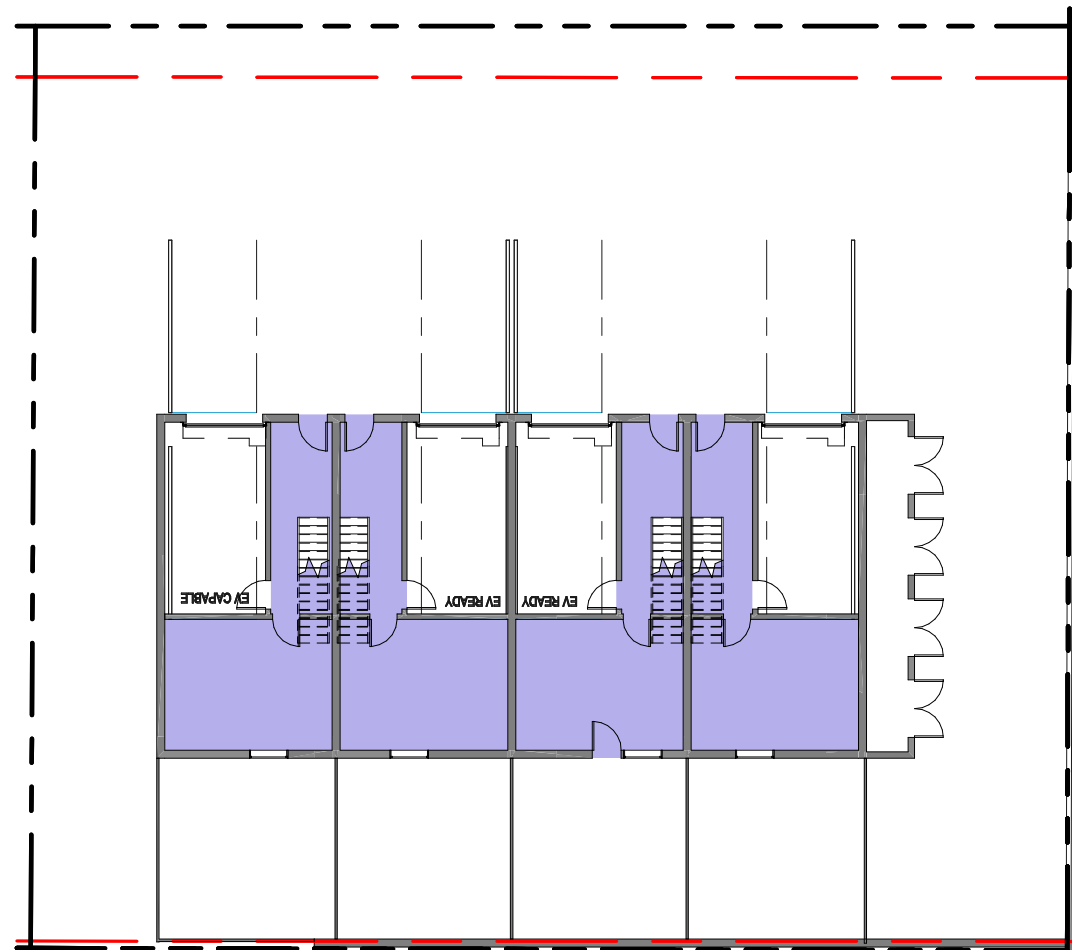


10 TOWNHOME LEVEL 4
1" = 20'-0"

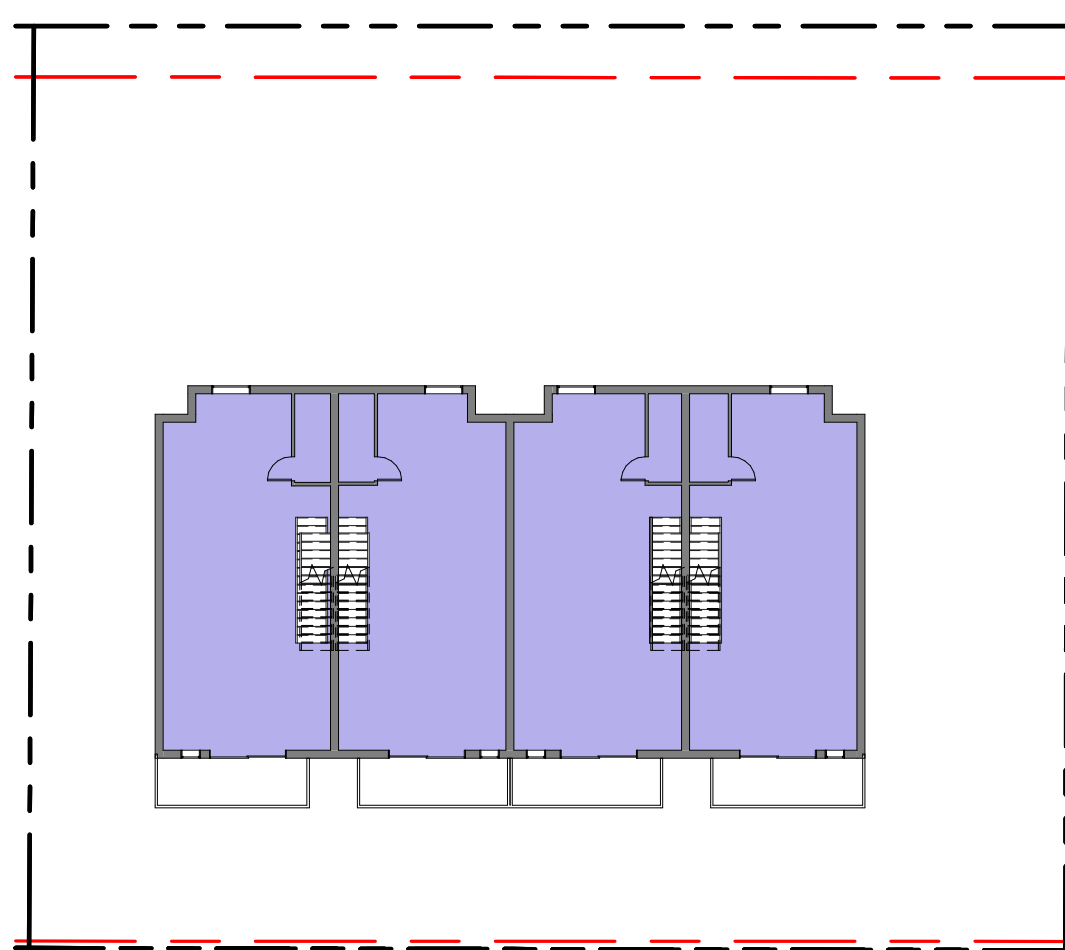
Per Checklist Item G Building Use Legend

- NIC
- R-2 RESIDENTIAL

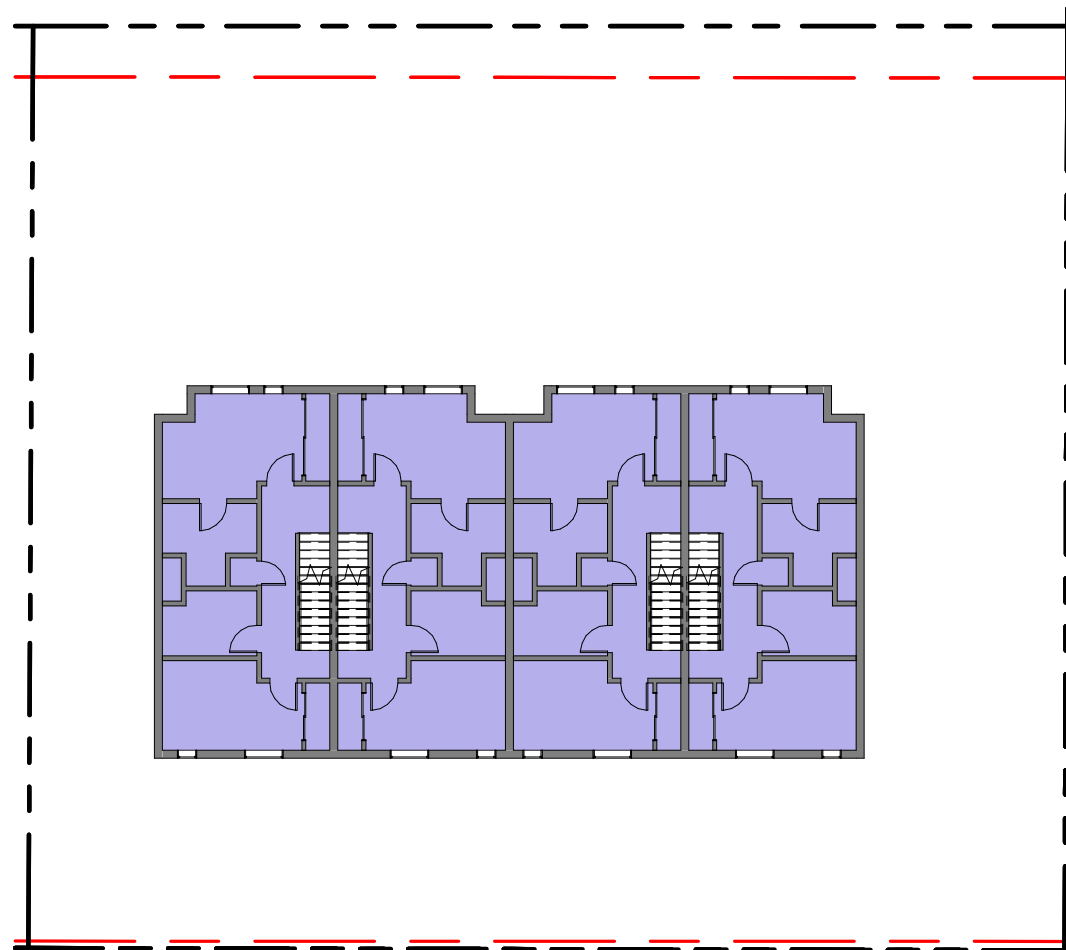
GROSS AREA - TOWNHOMES F	
Name	Area
TOWNHOME GROUND LEVEL	
TOWNHOME LEVEL 1	427 SF
TOWNHOME LEVEL 1	413 SF
TOWNHOME LEVEL 1	413 SF
TOWNHOME LEVEL 1	427 SF
4	1,680 SF
TOWNHOME LEVEL 2	
TOWNHOME LEVEL 2	700 SF
TOWNHOME LEVEL 2	711 SF
TOWNHOME LEVEL 2	705 SF
TOWNHOME LEVEL 2	716 SF
4	2,832 SF
TOWNHOME LEVEL 3	
TOWNHOME LEVEL 3	700 SF
TOWNHOME LEVEL 3	716 SF
TOWNHOME LEVEL 3	700 SF
TOWNHOME LEVEL 3	716 SF
4	2,832 SF
TOWNHOME LEVEL 4	
TOWNHOME LEVEL 3	567 SF
TOWNHOME LEVEL 3	581 SF
TOWNHOME LEVEL 3	567 SF
TOWNHOME LEVEL 3	581 SF
4	2,295 SF
Grand total: 16	9,639 SF



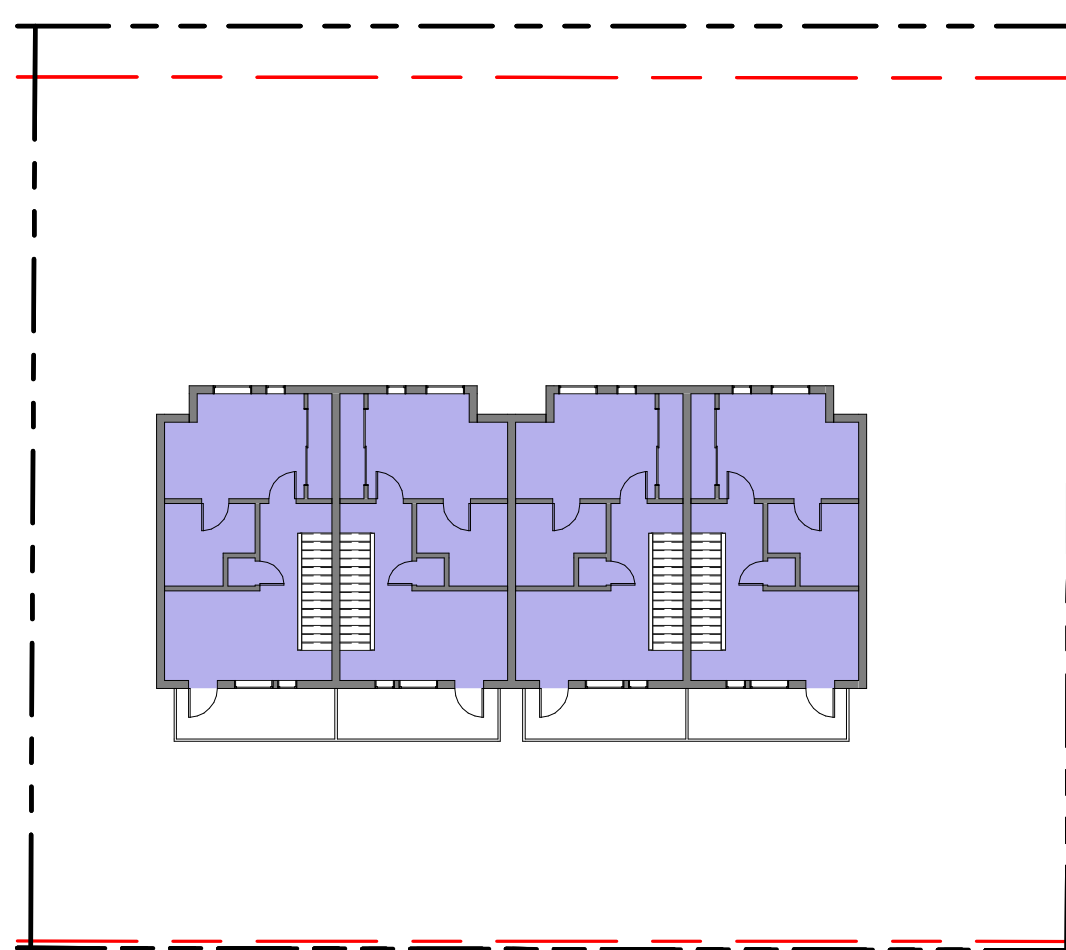
4 TOWNHOME GROUND LEVEL
1" = 20'-0"



5 TOWNHOME LEVEL 2
1" = 20'-0"



6 TOWNHOME LEVEL 3
1" = 20'-0"



11 TOWNHOME LEVEL 4
1" = 20'-0"

ZONES LEGEND

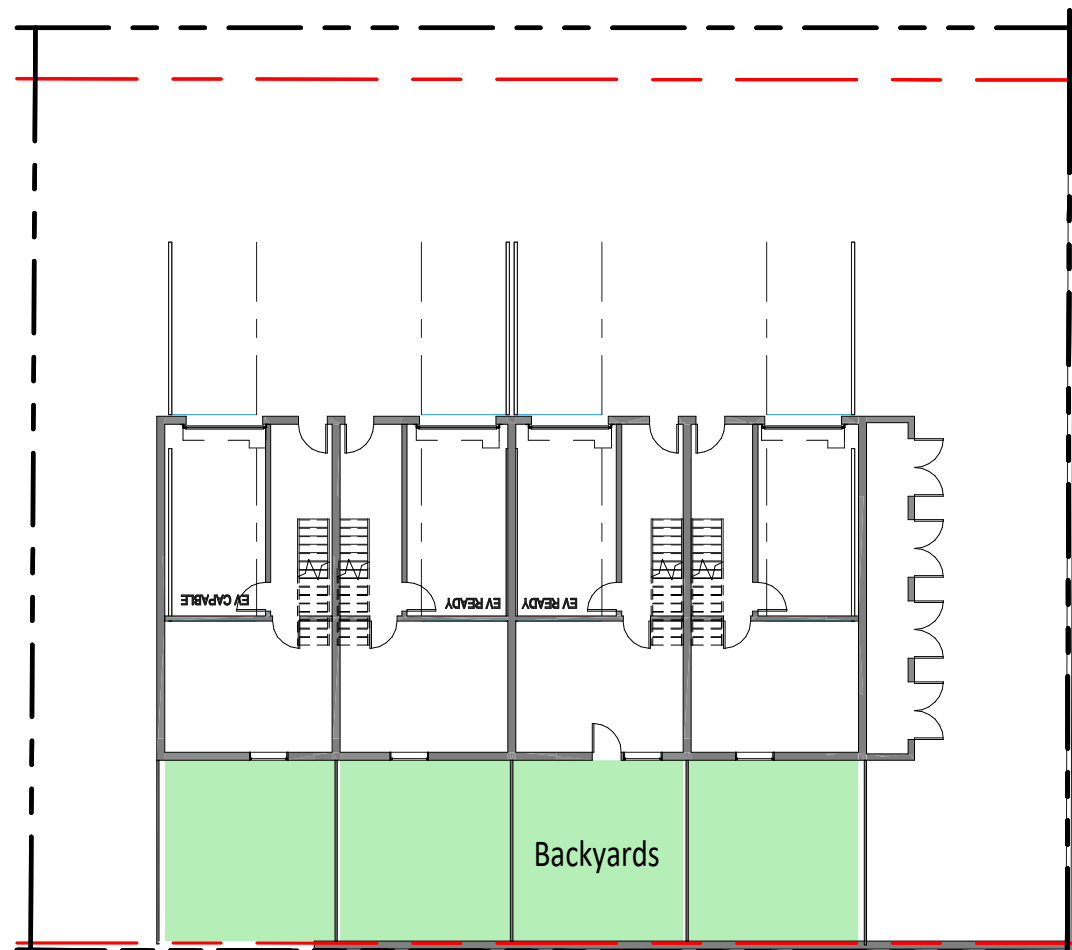
- RM-20

LOT 6 - FAR - RM-20	
Level	Area
TOWNHOME GROUND LEVEL	
TOWNHOME LEVEL 2	1,680 SF
TOWNHOME LEVEL 2	2,832 SF
TOWNHOME LEVEL 3	2,832 SF
TOWNHOME LEVEL 4	2,295 SF
Grand total: 4	9,639 SF

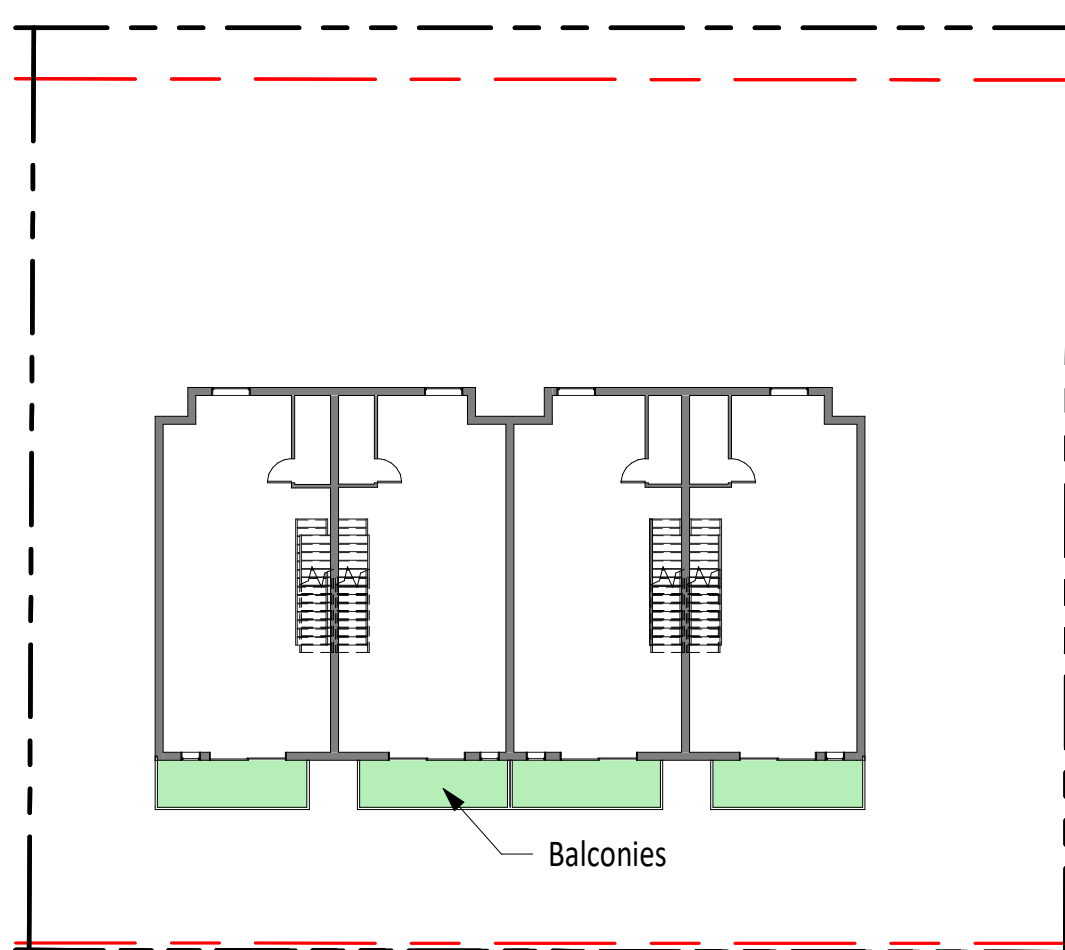
FAR CALCULATIONS (RM-20)

ALLOWABLE FAR: [Per 18.13.060]
0.5:1 residential

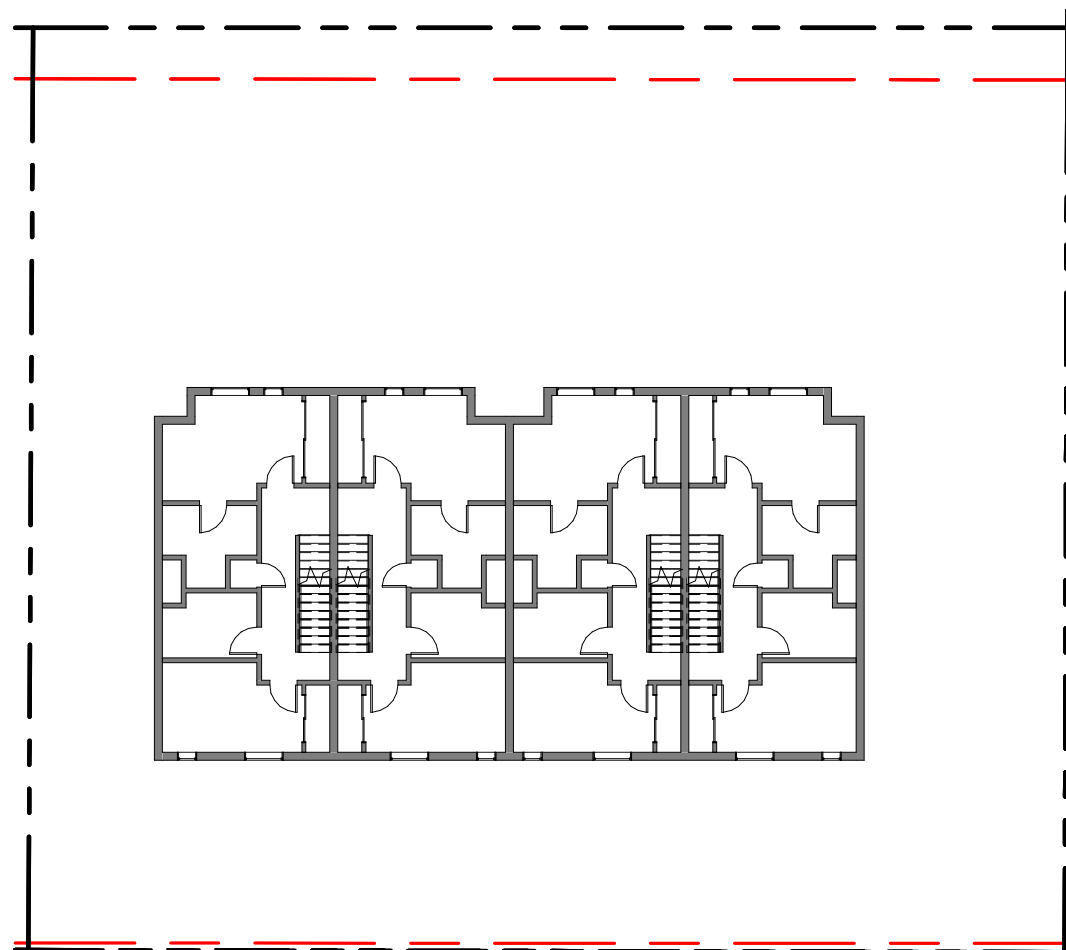
LOT 6 AREA IN RM-20 ZONE:	9,559 SF
(LOT 6 AREA IN CS(H) ZONE:	827 SF)
RESIDENTIAL AREA:	9,639 SF
PROVIDED RESIDENTIAL FAR:	1:1



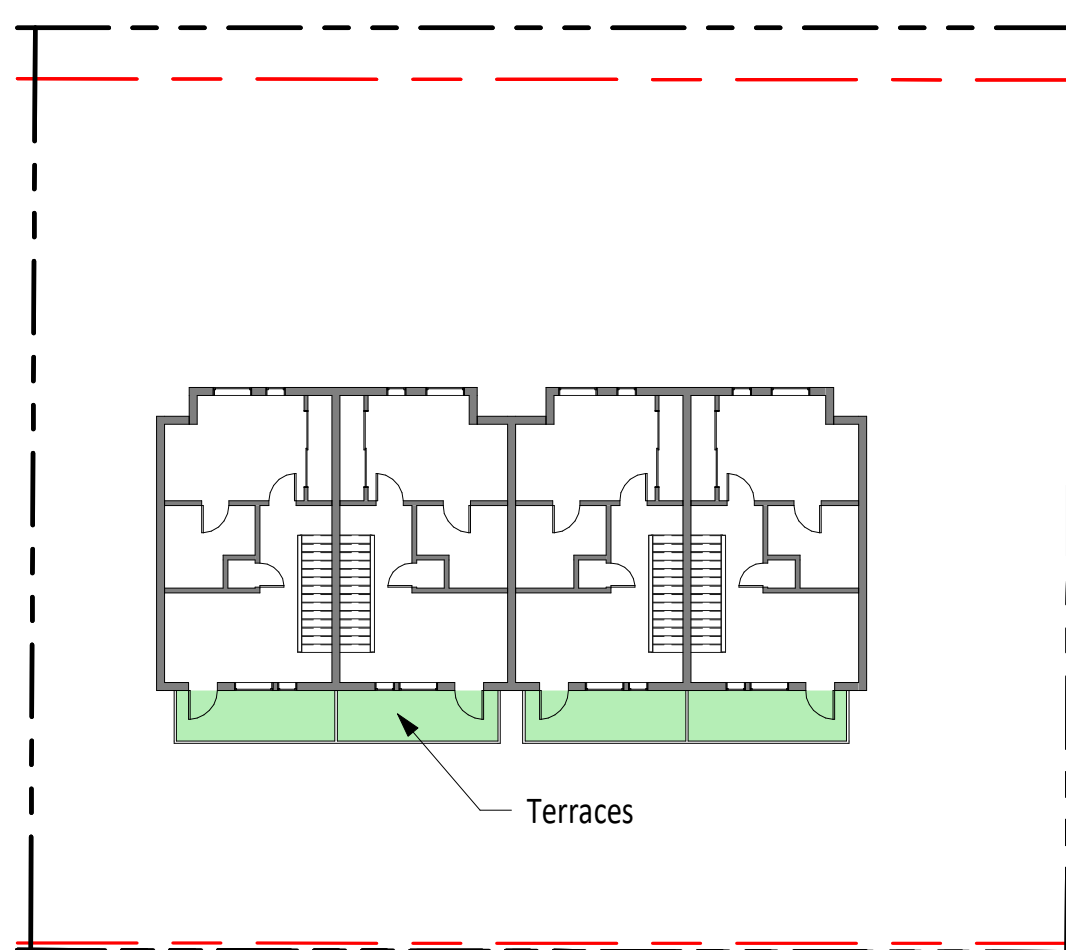
7 TOWNHOME GROUND LEVEL
1" = 20'-0"



8 TOWNHOME LEVEL 2
1" = 20'-0"



9 TOWNHOME LEVEL 3
1" = 20'-0"



12 TOWNHOME LEVEL 4
1" = 20'-0"

OPEN SPACE LEGEND

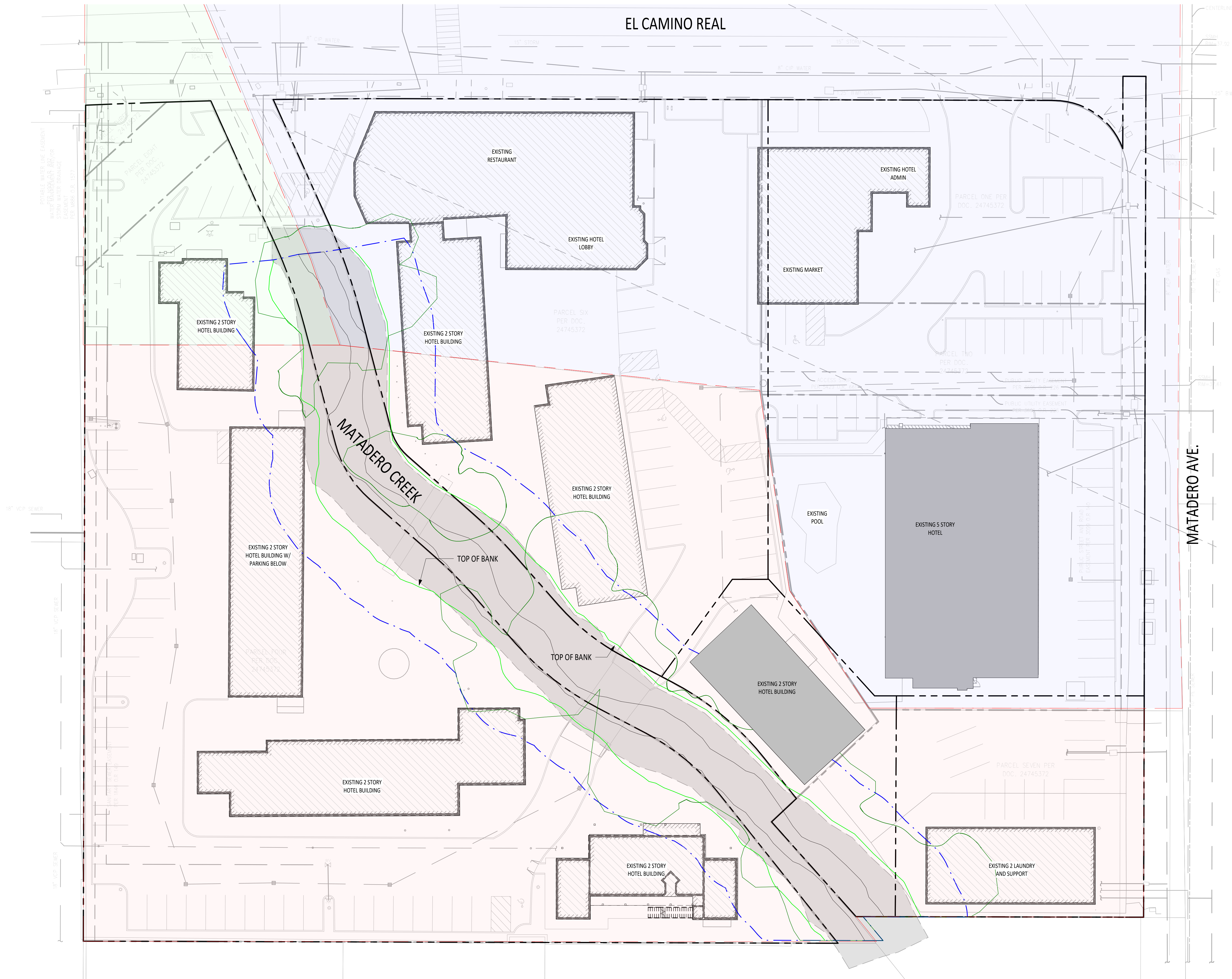
- RM-20

Open Space - RM-20	
Name	Area
TOWNHOME GROUND LEVEL	
PRIVATE OPEN SPACE	340 SF
PRIVATE OPEN SPACE	335 SF
PRIVATE OPEN SPACE	335 SF
PRIVATE OPEN SPACE	340 SF
TOWNHOME LEVEL 2	
PRIVATE OPEN SPACE	76 SF
PRIVATE OPEN SPACE	77 SF
PRIVATE OPEN SPACE	77 SF
PRIVATE OPEN SPACE	76 SF
TOWNHOME LEVEL 4	
PRIVATE OPEN SPACE	88 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	88 SF
Grand total: 12	2,004 SF

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
USABLE OPEN SPACE: 150 SF/ UNIT = 600 sf (4)
COMMON OPEN SPACE: 75 SF/ UNIT = 300 sf (4)
PRIVATE OPEN SPACE: 50 SF/ UNIT = 200 sf (4)
Min. Landscape/Open Space Coverage: 35%

PROVIDED OPEN SPACE:	
TOTAL PRIVATE OPEN SPACE:	2,004 SF
MIN. LANDSCAPED AREA	35%



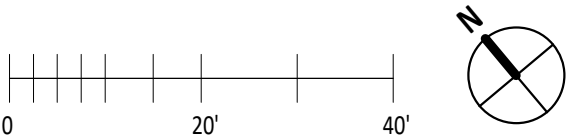
TOTAL SITE AREA: 156,838 SF

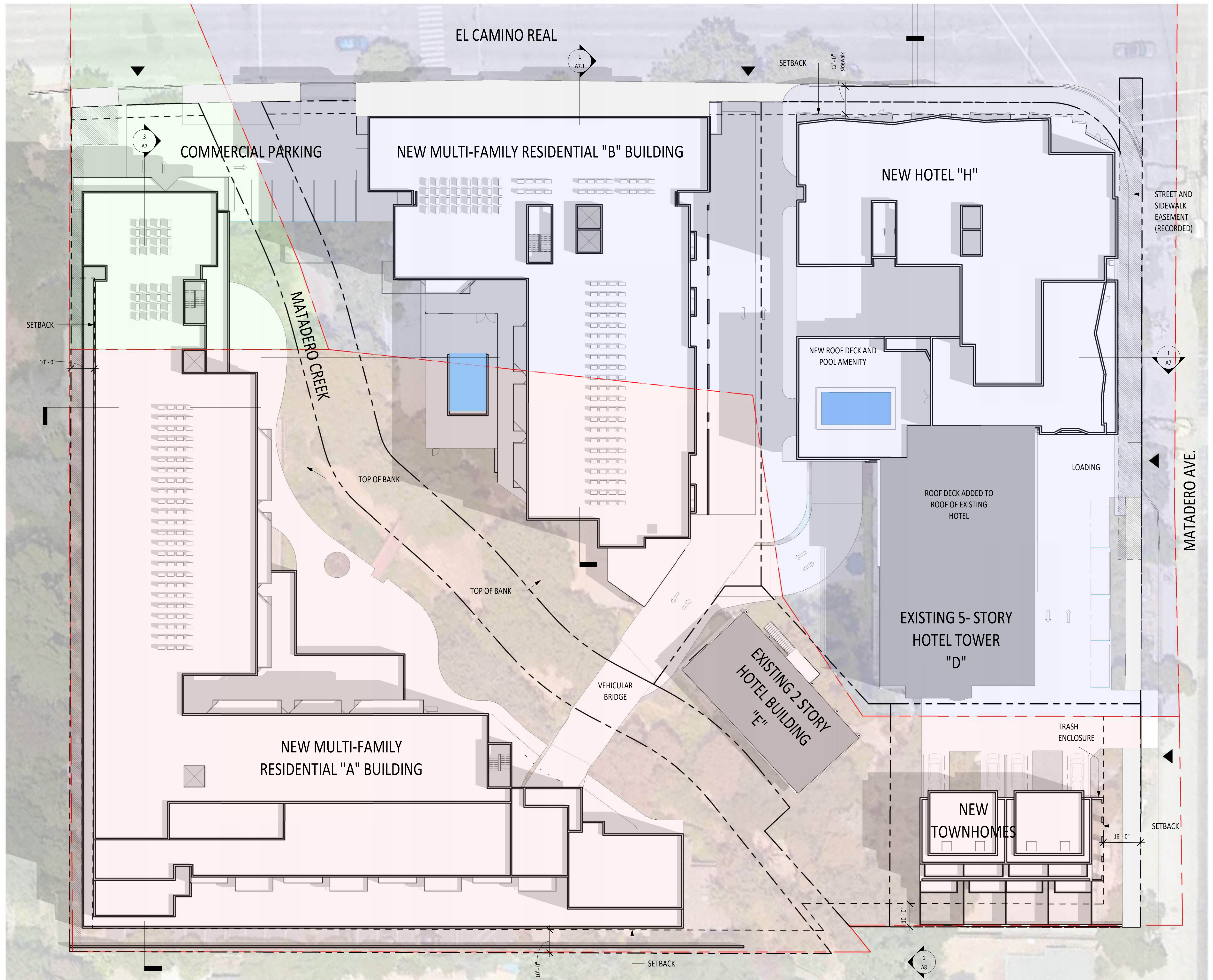
EXISTING FAR*: 89,247 SF / 156,838 SF
(FLOOR AREA PER PAMC) (FLOOR AREA ZONING/ LOT AREA)
0.57*

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN

LEGEND

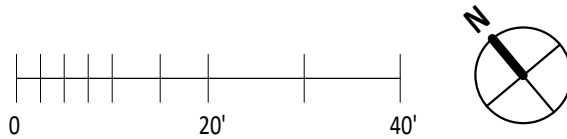
- ZONING LINES
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPIARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

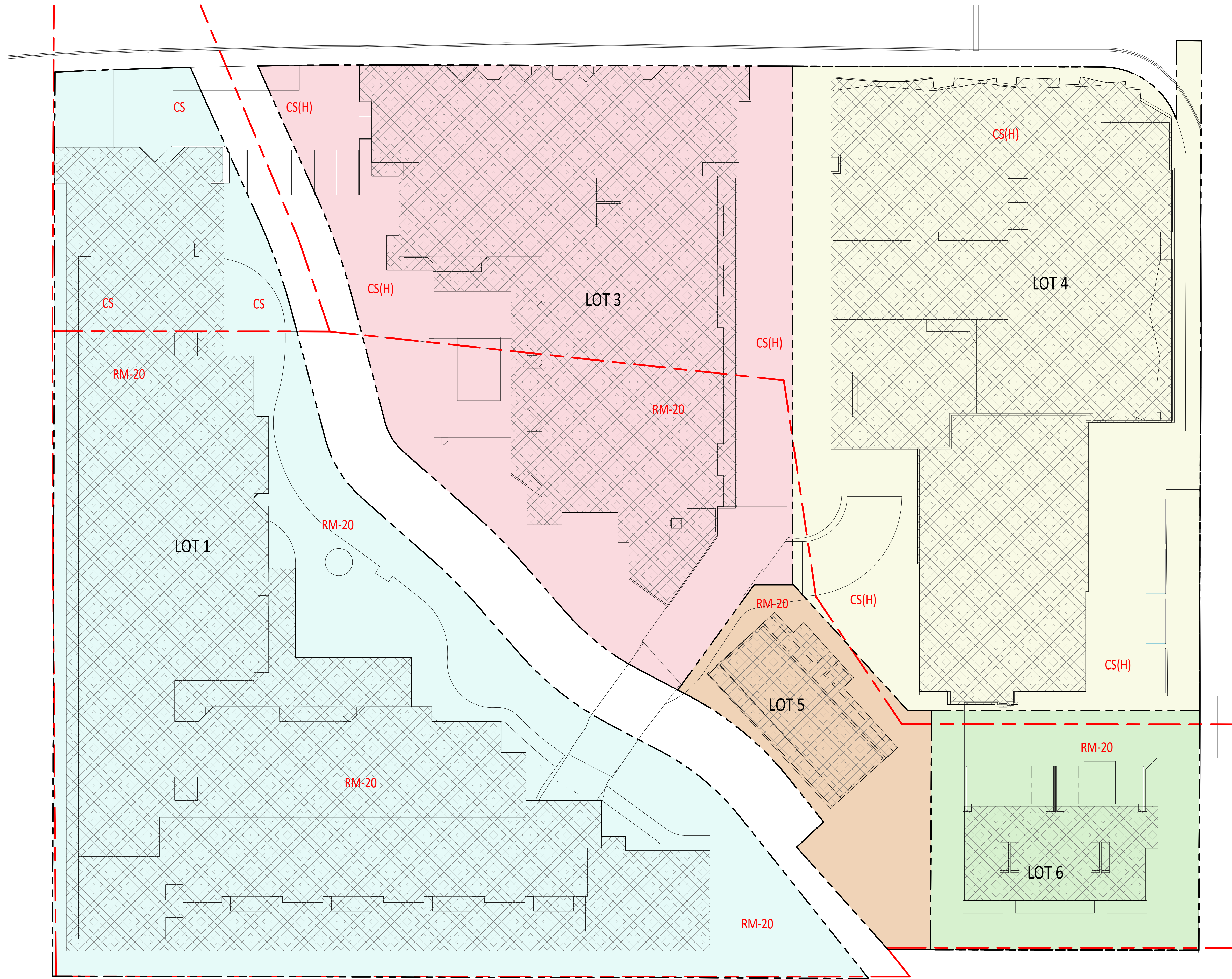




LEGEND

- RM-20 ZONE
- CS (H) ZONE
- CS ZONE
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT-
PATTERN AND MATERIAL TO BE
FINALIZED DURING THE DESIGN
REVIEW PROCESS
- EASEMENT





① Ground Floor
1" = 20'-0"

LOT COVERAGE CALCULATIONS			
ZONE	Area (SF)	Comments	Lot Coverage
LOT 1			
CS	4,711	BLDG A	57.3%
CS	3,510	UNCOVERED	42.7%
	8,221		
RM-20	34,989	BLDG A	67.5%
RM-20	16,870	UNCOVERED	32.5%
	51,858		
	60,080		
LOT 3			
CS(H)	15,449	BLDG B	68.6%
CS(H)	37	UNCOVERED	0.2%
CS(H)	49	UNCOVERED	0.2%
CS(H)	38	UNCOVERED	0.2%
CS(H)	2,792	UNCOVERED	12.4%
CS(H)	4,147	UNCOVERED	18.4%
	22,513		
RM-20	6,448	BLDG B	43.0%
RM-20	8,562	UNCOVERED	57.0%
	15,010		
	37,523		
LOT 4			
CS(H)	26,533	HOTEL	64.8%
CS(H)	14,414	UNCOVERED	35.2%
	40,946		
RM-20	326	UNCOVERED	100.0%
	326		
	41,273		
LOT 5			
RM-20	2,813	EXISTING HOTEL	37.1%
RM-20	153	UNCOVERED	2.0%
RM-20	4,611	UNCOVERED	60.9%
	7,577		
	7,577		
LOT 6			
CS(H)	579	UNCOVERED	100.0%
	579		
RM-20	2,853	TOWNHOME	29.1%
RM-20	6,954	UNCOVERED	70.9%
	9,807		
	10,386		
Grand total	156,838		

LOT COVERAGE [PAMC 18.13.040]:

For RM-20 Zone:	max 35% + 5% (add. for overhangs etc)
For CS Zone (non -residential):	none required
For CS Zone (residential):	max 50%

PROVIDED:

For RM-20 Zone:	55.7%
For CS Zone (non -residential):	63.9%
For CS Zone (residential):	65.6%

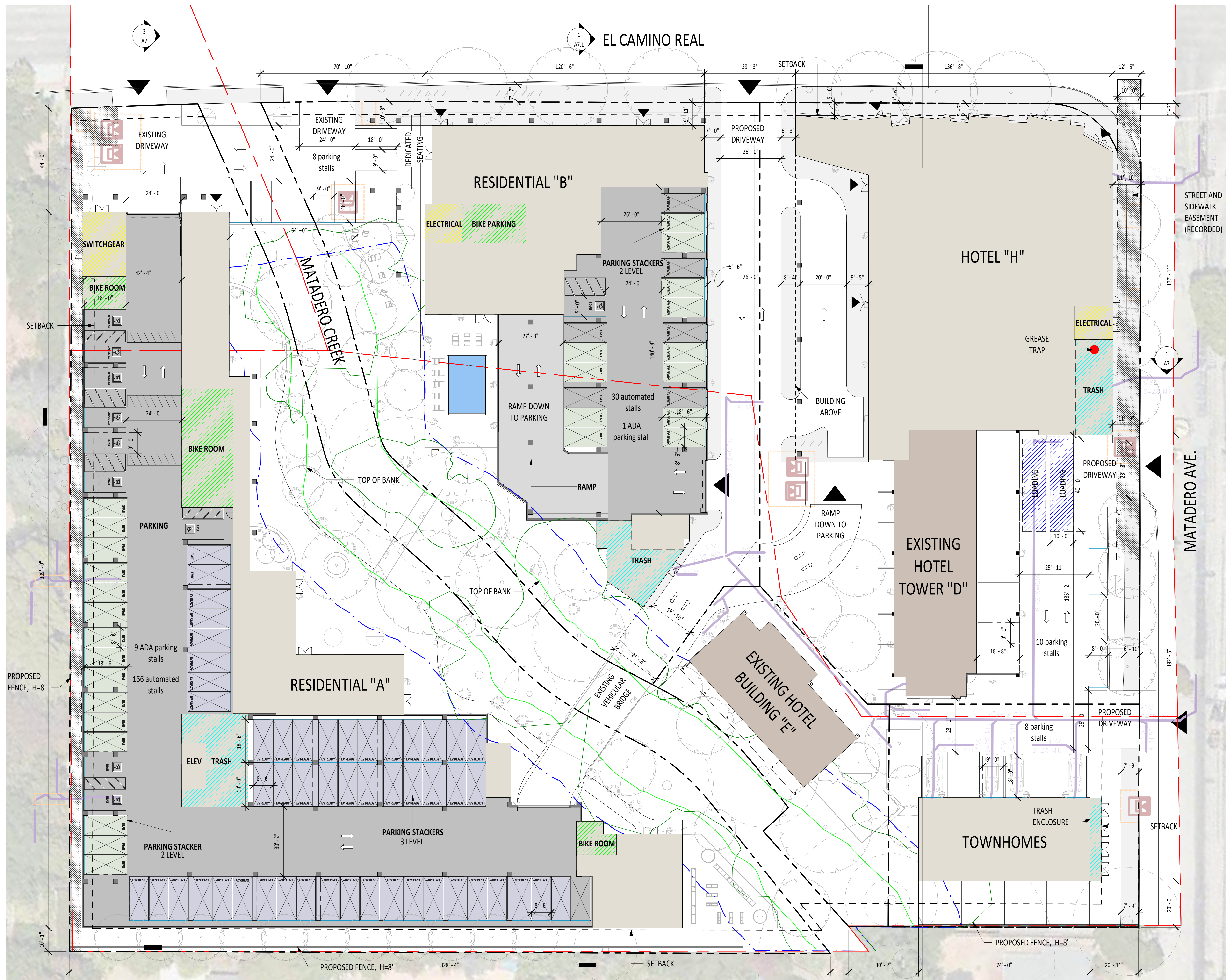
TOTAL LOT COVERAGE (all zones and lots):
93,848 sf / 156,838 sf = 60%

LOTS LEGEND

	LOT 1
	LOT 3
	LOT 4
	LOT 5
	LOT 6

LEGEND

	ZONING LINES
	BUILT/PROPOSED STRUCTURES
	PROPERTY LINE



PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

BUILDING A	
STUDIO AND 1 BEDROOM:	94 PARKING STALLS (94 UNITS)
2 AND 3 BEDROOM:	156 PARKING STALLS (78 UNITS)
Total auto spaces required:	250 spaces
Total auto spaces provided:	175 spaces
Including ADA:	9 spaces
Parking to unit ratio:	1 : 1
BUILDING B	
STUDIO AND 1 BEDROOM:	84 PARKING STALLS (84 UNITS)
2 BEDROOM:	70 PARKING STALLS (35 UNITS)
Total auto spaces required:	154 spaces
Total auto spaces provided:	124 spaces
Including ADA:	6 spaces
Parking to unit ratio:	1 : 1
TOWNHOMES	
TOWNHOMES:	8 PARKING STALLS (4 UNITS)
Total auto spaces required:	8 spaces
Total auto spaces provided:	8 spaces
Parking to unit ratio:	2 : 1

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

NEW HOTEL H
ROOM COUNT: 135 ROOMS (135 PARKING STALLS)

Total auto spaces required (new): 135 spaces
Total auto spaces provided (new): 83 spaces*
Parking to NEW guest room ratio: 0.64 : 1
*ALL NEW UNDERGROUND HOTEL PARKING SPACES (86 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE	
Mark	Count
COMMERCIAL PARKING	86
HOTEL PARKING	10
PASSENGER LOADING	2
RESIDENTIAL PARKING	299
TOWNHOME PARKING	8
TOTAL PARKING	411

LEGEND

- ZONING LINE
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- TOP OF BANK
- 20" CREEK BANK
- SETBACK
- PROPERTY LINE
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT
- ELECTRICAL ROOM WITH METER
- BIKE PARKING - LONG TERM, CLASS I (MORE BIKE STORAGE ON LEVEL 2)
- TRASH ENCLOSURE
- LOADING ZONE
- VEHICULAR ENTRY-EXIT / BUILDING ENTRY/EXIT
- TRANSFORMER
- SANITARY SEWER DRAINS

NOTE:
1. No existing fence to remain.
2. For detailed site information, refer to the Civil and Landscape sets.



PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

BUILDING A	
STUDIO AND 1 BEDROOM:	94 PARKING STALLS (94 UNITS)
2 AND 3 BEDROOM:	156 PARKING STALLS (78 UNITS)
Total auto spaces required:	250 spaces
Total auto spaces provided:	175 spaces
Including ADA:	9 spaces
Parking to unit ratio:	1 : 1
BUILDING B	
STUDIO AND 1 BEDROOM:	84 PARKING STALLS (84 UNITS)
2 BEDROOM:	70 PARKING STALLS (35 UNITS)
Total auto spaces required:	154 spaces
Total auto spaces provided:	124 spaces
Including ADA:	6 spaces
Parking to unit ratio:	1 : 1
TOWNHOMES	
TOWNHOMES:	8 PARKING STALLS (4 UNITS)
Total auto spaces required:	8 spaces
Total auto spaces provided:	8 spaces
Parking to unit ratio:	2 : 1

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

NEW HOTEL H
ROOM COUNT: 135 ROOMS (135 PARKING STALLS)

Total auto spaces required (new): 135 spaces
Total auto spaces provided (new): 83 spaces*
Parking to NEW guest room ratio: 0.64 : 1
*ALL NEW UNDERGROUND HOTEL PARKING SPACES (86 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE	
Mark	Count
	86
COMMERCIAL PARKING	6
HOTEL PARKING	10
PASSENGER LOADING	2
RESIDENTIAL PARKING	299
TOWNHOME PARKING	8
TOTAL PARKING	411

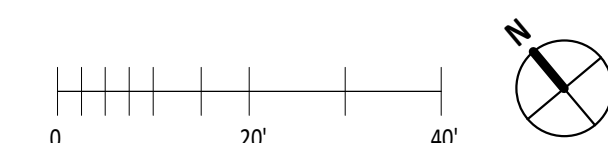
EV PARKING CALCULATIONS (PAMC CHAPTER 16.14):
"Sections A4.106.8 - A4.106.8.2.1 of the California Green Building Standards Code are deleted in its entirety, adopted as mandatory measures (...) The requirements stated in this section are in addition to those contained in Section 4.106.4 of the California Green Building Standards Code. In the event of a conflict between this section and Section 4.106.4 of the California Green Building Standards Code, the more robust EV Charging requirements shall prevail."

A4.106.8.2 New multi-family dwellings (requirements):
EV-SE OR EV-READY (1 x unit)
Provided EV stalls (for 295 units) 295

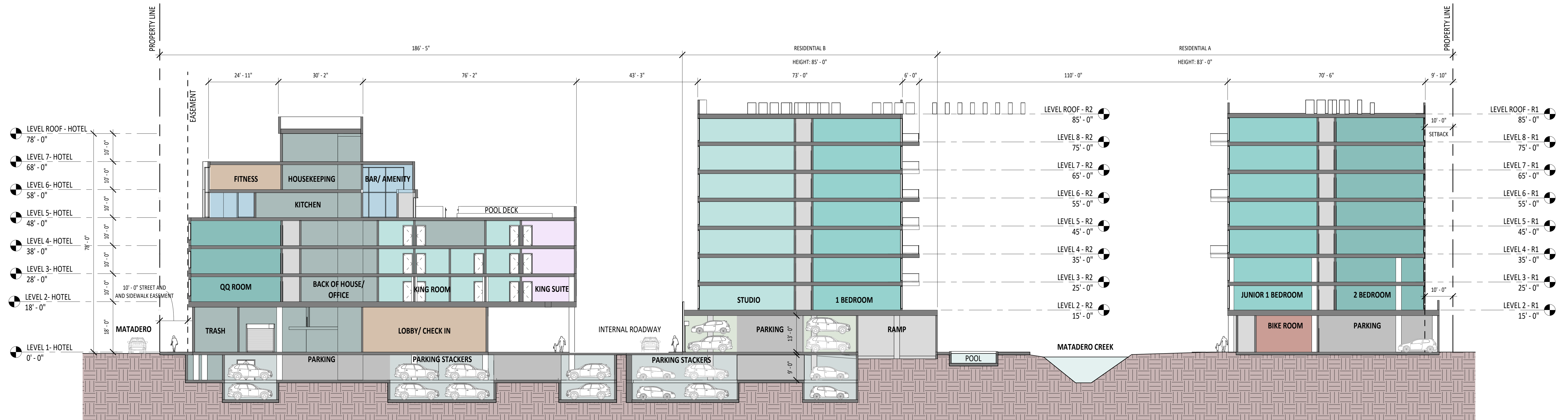
A4.106.8.3 New hotels (requirements):
PROVIDED NEW STALLS TOTAL 86
EV-SE (10%) 9
EV-READY (40%) 35

LEGEND

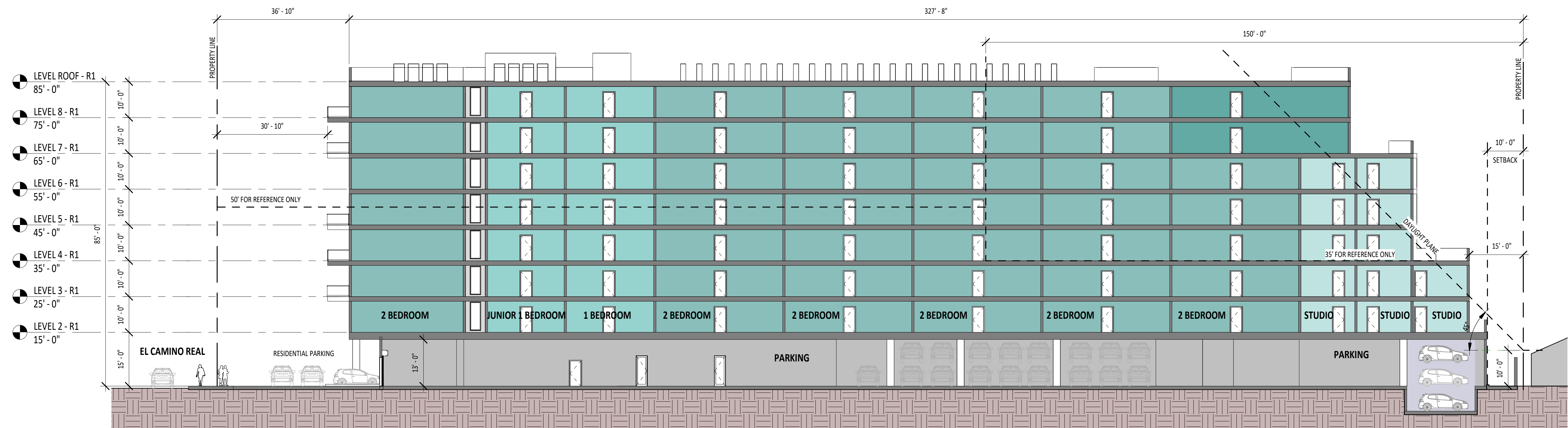
- EARTH CUT
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK



1 UNDERGROUND SITE PLAN
1" = 20'-0"

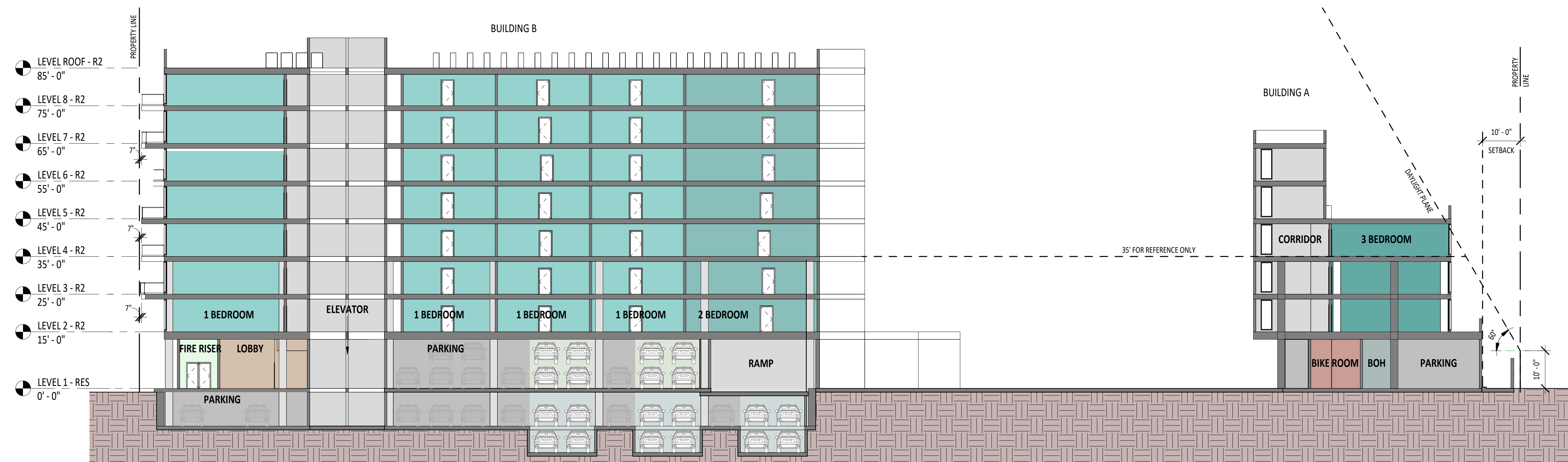


1 SITE SECTION LOOKING SOUTHWEST AWAY FROM EL CAMINO REAL
1/16" = 1'-0"

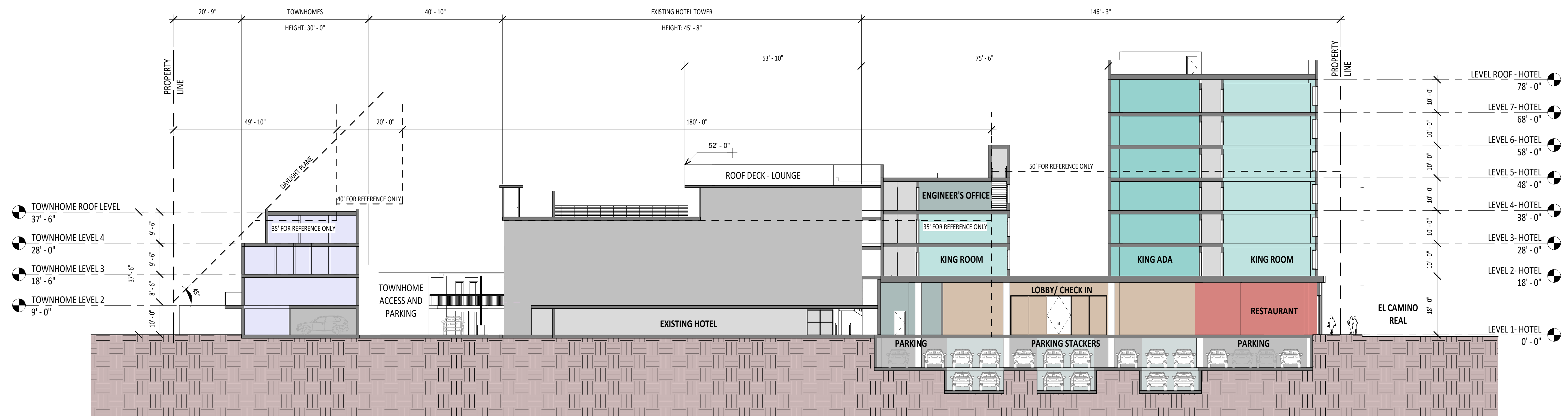


3 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A AND PARKING
1/16" = 1'-0"

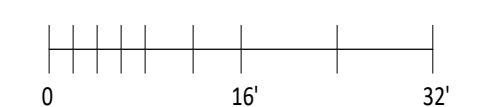




① SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A AND BUILDING C
1/16" = 1'-0"



1 SITE SECTION THROUGH EL CAMINO REAL, HOTEL AND TOWNHOMES
1/16" = 1'-0"





VIEW FROM ACROSS EL CAMINO REAL



VIEW FROM EL CAMINO REAL



VIEW OF HOTEL FROM EL CAMINO REAL AND MATADERO



VIEW FROM THE CORNER OF MATADERO AND EL CAMINO REAL

							Compliance Path Verification								
							Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153				
							CORR	INITIAL	CORR	INITIAL	Part 1 CORR	Part 1 INITIAL	Part 2 CORR	Part 2 INITIAL	
4.1 Planning and Design							Code Section	Y	N	Plan Sheet, Spec or Attachment Reference					
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2												
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3												
	Mandatory	Grading and paving	4.106.3												
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings [AA][MF]	4.106.4.3												
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090/ 4.106.5												
	Tier 2 Mand.	Water Permeable Surface for 30%	A4.106.4												
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.106.5												
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160/ A4.106.8												
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1												
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2												
Electives (choose 4)	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3												
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9												
	Mandatory	Reinforcement for grab bars [N]	CBSC R327.1.1												
	Elective	Site selection	A4.103.1												
	Elective	Community connectivity	A4.103.2												
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1												
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1												
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2												
	Elective	Soil analysis	A4.106.2.1												
	Elective	Soil protection	A4.106.2.2												
4.2 PAMC 16.17 Energy Reach Code	Mandatory	Effective Date 10/4/2024: Energy Performance Standards	PAMC 16.17.100, 16.17.130, 16.17.140/ 2022 Title 24, Part 6												
	Mandatory	New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDRT of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)													
	Mandatory	Effective Date 10/4/2024: Electric-Readiness	PAMC 16.17.090 Section 130.6/ 2022 Title 24, Part 6												
	Mandatory	The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.													
	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1												
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2												
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1												
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2												
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1												
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2												
4.3 Water Efficiency and Conservation	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3												
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4												
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings [MF]	A4.303.2												
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3												
	Mandatory	Outdoor potable water use in landscape areas (MWLEO)	4.304.1												
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3												
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306												
	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1												
	Elective	Alternate water sources for nonpotable applications	A4.303.2												
	Elective	Appliances	A4.303.3												
Electives (choose 3)	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4												
	Elective	Hot water recirculation systems	A4.303.5												
	Elective	Rainwater catchment systems	A4.304.1												
	Elective	Potable water elimination	A4.304.2												
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3												
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1												
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2												
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3												
	Elective	Innovative concepts and local environmental conditions	A4.306.1												
	4.4 Material Conservation and Resource Efficiency	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080/ A4.405.3.1											
Tier 2 Mand.		Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2												
Mandatory		Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1												
Tier 2 Mand.		Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1												
Mandatory		Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1												
Mandatory		Waste management company	4.408.3												
Mandatory		Documentation	4.408.5												
Mandatory		Operation and maintenance manual provided to the building owner	4.410.1												
Mandatory		Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2												
Electives (choose 4)		Elective	Efficient framing techniques - Lumber size	A4.404.1											
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2												
	Elective	Efficient framing techniques - Building systems	A4.404.3												
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4												
	Elective	Prefinished building materials	A4.405.1												
	Elective	Concrete floors	A4.405.2												
	Elective	Use of building materials from rapidly renewable sources	A4.405.4												
	Elective	Drainage around foundations	A4.407.1												
	Elective	Roof drainage	A4.407.2												
	Elective	Flashing details	A4.407.3												

							Compliance Path Verification								
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	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090/ 4.106.5												
	Tier 2 Mand.	Water Permeable Surface for 30%	A4.106.4												
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.106.5												
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160/ A4.106.8												
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1												
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Electives (choose 4)	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3												
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9												
	Mandatory	Reinforcement for grab bars [N]	CBSC R327.1.1												
	Elective	Site selection	A4.103.1												
	Elective	Community connectivity	A4.103.2												
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1												
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1												
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2												
	Elective	Soil analysis	A4.106.2.1												
	Elective	Soil protection	A4.106.2.2												
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	Mandatory	Effective Date 10/4/2024: Electric-Readiness	PAMC 16.17.090 Section 130.6/ 2022 Title 24, Part 6												
	Mandatory	The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.													
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	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2												
4.3 Water Efficiency and Conservation	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3												
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4												
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings [MF]	A4.303.2												
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3												
	Mandatory	Outdoor potable water use in landscape areas (MWLEO)	4.304.1												
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3												
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306												
	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1												
	Elective	Alternate water sources for nonpotable applications	A4.303.2												
	Elective	Appliances	A4.303.3												
Electives (choose 3)	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4												
	Elective	Hot water recirculation systems	A4.303.5												
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	Elective	Potable water elimination	A4.304.2												
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3												
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1												
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2												
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3												
	Elective	Innovative concepts and local environmental conditions	A4.306.1												
	4.4 Material Conservation and Resource Efficiency	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080/ A4.405.3.1											
Tier 2 Mand.		Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2												
Mandatory		Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1												
Tier 2 Mand.		Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1												
Mandatory		Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1												
Mandatory		Waste management company	4.408.3												
Mandatory		Documentation	4.408.5												
Mandatory		Operation and maintenance manual provided to the building owner	4.410.1												
Mandatory		Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2												
Electives (choose 4)		Elective	Efficient framing techniques - Lumber size	A4.404.1											
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2												
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	Elective	Use of building materials from rapidly renewable sources	A4.405.4												
	Elective	Drainage around foundations	A4.407.1												
	Elective	Roof drainage	A4.407.2												
	Elective	Flashing details	A4.407.3												

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY+ TIER 1

Version 10/24

Application: This plan sheet is for use by nonresidential alterations (including tenant improvements or renovations) of 5,000 SF that include replacement of at least two of the following: HVAC system, building envelope, hot water system, or lighting system.

GB-1
Mandatory
+Tier 1

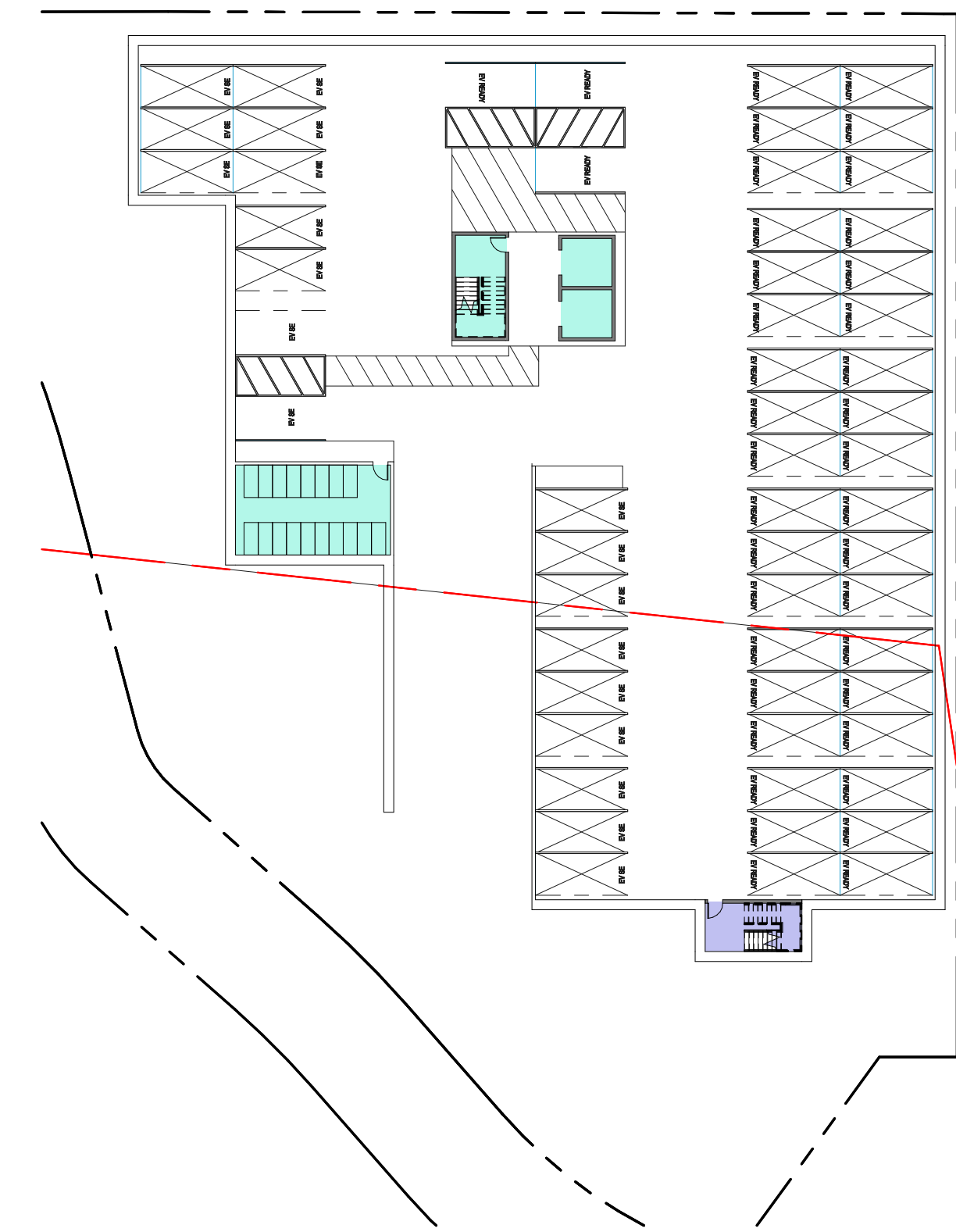
					Plan Sheet, Spec or Attachment Reference		Compliance Path Verification					
					Plan Check	Rough GB Inspection IVR # 152	Final Inspection IVR # 153					
							Part 1	Part 1	Part 2	Part 2		
					CORR	INITIAL	CORR	INITIAL	CORR	INITIAL		
5.1 Planning and Design												
Mandatory	Reuse of existing building for projects ≥ 100,000 square feet [AA] (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1										
Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of Land	PAMC 16.14.290/ 5.106.1										
Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2										
Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1										
Mandatory	Best management practices	5.106.1.2										
Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4										
Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	5.106.4.1.1										
Mandatory	Long term bicycle parking	5.106.4.1.2										
Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure [AA]	5.106.5.4.1										
Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure [AA]	5.106.5.4.2										
Tier 1 Mand.	Designated parking - 35% of Parking Capacity	AS.106.5.1.1										
Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8										
Mandatory	Grading and paving, (exception for additions and alterations not altering the drainage path)	5.106.10										
Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13										
Tier 1 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & .080/ AS.106.11.2										
Electives	Community connectivity	AS.103.1										
Electives	Brownfield or greyfield site redevelopment or infill area development	AS.103.2										
Electives	Reduce development footprint and optimize open space	AS.104.1										
Electives	Reuse 75% of the existing building primary structural elements [AA]	AS.105.2.2										
Electives	Salvage	AS.105.1.3										
Electives	Storm water design	AS.106.2										
Electives	Low impact development (LID)	AS.106.3										
Electives	Greyfield or infill site	AS.106.3.2										
Electives	Changing rooms	AS.106.4.3										
Electives	Parking capacity	AS.106.6										
Electives	Reduce parking capacity	AS.106.6.1										
Electives	Exterior wall shading: Fenestration- East and west walls	AS.106.7.1.1										
Electives	Exterior wall shading: Fenestration- South walls	AS.106.7.1.2										
Electives	Exterior wall shading: Opaque wall areas	AS.106.7.2										
Electives	Heat island effect: Hardscape alternatives	AS.106.11.1										
Electives	Shade Trees	AS.106.11.3										
Electives	Bird Friendly design	AS.107										
5.2 PAMC 16.17 Energy Reach Code												
Mandatory	Effective Date 10/4/2024: Energy Performance Standards	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6										
Mandatory	New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code.											
Mandatory	Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurants 10%, Industrial/Manufacturing 0%, All other Nonresidential Occupancies 0%.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6										
Mandatory	Effective Date 10/4/2024: Electric-Readiness											
Mandatory	Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.											
5.3 Water Efficiency and Conservation												
Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1										
Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1										
Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2										
Tier 1 Mand.	Indoor Water Use Reduction - 12% (Table AS.303.2.3.1)	AS.303.2.3										
Mandatory	Indoor Water Use: Water closets (1.28 gpf)	5.303.3.1										
Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1										
Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2										
Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1										
Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	5.303.3.3.2										
Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1										
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2										
Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3										
Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/cycle)	5.303.3.4.4										
Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/cycle)	5.303.3.4.5										
Mandatory	Commercial kitchen equipment	5.303.4										
Mandatory	Food waste disposers	5.303.4.1										
Mandatory	Indoor water use: Areas of addition or alteration	5.303.5										
Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035										
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 Cal Plumbing Code)	5.303.6										
Mandatory	Outdoor potable water use in landscape areas (MWELC)	5.304.1										
Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2										
Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306										
Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307										
Electives	Water reduction - 25%	AS.303.2.3.3										
Electives	Nonpotable water systems for indoor water use	AS.303.2.3.4										
Electives	Appliances and fixtures for commercial application	AS.303.3										
Electives	Nonwater supplied urinals	AS.303.4.1										
Electives	Outdoor Water Use: Restore all landscape disturbed during construction	AS.304.6										
Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7										
Electives	Outdoor Water Use: Graywater irrigation system	AS.304.8										
Electives	Nonpotable water systems	AS.305.1										
Electives	Irrigation system: Recycled water	AS.305.2										
5.4 Material Conservation and Resource Efficiency												
Tier 1 Mand.	Recycled content: 10% of materials based on estimated total cost or two products from Table AS.405.4 for 75% by cost	PAMC 16.14.070 & .080/ AS.405.4										
Mandatory	Weather protection	5.407.1										
Mandatory	Moisture Control-sprinklers	5.407.2.1										
Mandatory	Moisture Control - Entries and Openings	5.407.2.2										
Mandatory	Moisture control: Exterior door protection	5.407.2.2.1										
Mandatory	Moisture control: Flashing	5.407.2.2.2										
Mandatory	Construction waste management	5.408.1										
Mandatory	Construction waste management plan	5.408.1.1										
Mandatory	Waste management company	5.408.1.2										
Mandatory	Waste stream reduction alternative	5.408.1.3										
Mandatory	Documentation- Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4										
Mandatory	Universal Waste [AA]	5.408.2										
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3										
Mandatory	Whole building life cycle assessment	5.409.2										
Mandatory	Product GWP compliance—prescriptive path	5.409.3										
Tier 1 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000, less than \$25,000 must meet state standards of 65%)	PAMC 16.14.410/ AS.408.3										
Mandatory	Recycling by occupants (with exceptions)	5.410.1										
Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1										
Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]	5.410.4										
Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2										
Mandatory	Testing and adjusting: Procedures	5.410.4.3										
Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1										
Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4										
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5										
Mandatory	Inspection and reports	5.410.4.5.1										
Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding \$100,000 in value)	PAMC 16.14.360/ 5.410.4.6										
Mandatory	Performance Review - Energy (For projects over 10,000 SF)	PAMC 16.14.370/ 5.410.4.7										
Mandatory	Performance reviews - Water (sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8										

				Plan Sheet, Spec or Attachment Reference		Compliance Path Verification								
				Plan Check	Rough GB Inspection IVR # 152	Final Inspection IVR # 153								
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	
5.4 Material Conservation and Resource Efficiency, continued				Code Section Y N										
Electives (Choose 1)	Electives	Wood Framing: Structural or fire-resistance integrity	AS.404.1.1											
	Electives	Wood Framing: Framing specifications	AS.404.1.2											
	Electives	Regional materials	AS.405.1											
	Electives	Bio-based materials: Certified wood components—sustainability standards	AS.405.2.1											
	Electives	Bio-based materials: Rapidly renewable materials	AS.405.2.2											
	Electives	Reused materials (5% of total value)	AS.405.3											
	Electives	Alternate method for concrete	AS.405.4.5											
	Electives	Cement and concrete: Cement	AS.405.5.1											
	Electives	Cement and concrete: Concrete	AS.405.5.2											
	Electives	Additional means of compliance- Cement: Alternative fuels	AS.405.5.3.1.1											
	Electives	Additional means of compliance- Cement: Alternative power	AS.405.5.3.1.2											
	Electives	Additional means of compliance- Concrete: Alternative energy	AS.405.5.3.2.1											
	Electives	Additional means of compliance- Concrete: Recycled aggregate	AS.405.5.3.2.2											
	Electives	Additional means of compliance- Concrete: Mixing water	AS.405.5.3.2.3											
	Electives	Additional means of compliance- Concrete: High strength concrete	AS.405.5.3.2.4											
	Electives	Choice of materials: Service life	AS.406.1.1											
	Electives	Choice of materials: Reduced maintenance	AS.406.1.2											
	Electives	Choice of materials: Recyclability	AS.406.1.3											
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	AS.409.1											
	Electives	Whole building life cycle assessment	AS.409.2											
Electives	Materials and system assemblies	AS.409.3												
Electives	Whole building life cycle assessment of additional impacts.	AS.409.4												
5.5 Environmental Quality														
Mandatory	Mandatory	PrePlicas	5.503.1											
	Mandatory	Temporary ventilation (MERV 8)	5.504.1											
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3											
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 & 5.504.4.2 for VOC limits)	5.504.4.1											
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3											
	Mandatory	Aerosol paints and coatings	5.504.4.3.1											
	Mandatory	Verification, for paints and coatings	5.504.4.3.2											
	Mandatory	Carpet systems	5.504.4.4											
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1											
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2											
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5											
	Mandatory	Composite wood products: Documentation	5.504.4.5.3											
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1											
	Mandatory	Acoustical ceiling and wall panels	5.504.4.8											
	Tier 1 Mand.	Resilient flooring system - 90%	PAMC 16.14.070 & 080/ AS.504.4.7											
	Tier 1 Mand.	Thermal Insulation- No added formaldehyde	PAMC 16.14.070 & 080/ AS.504.4.8											
	Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3											
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7											
	Mandatory	Indoor moisture control	5.505.1											
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1											
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2											
	Mandatory	Indoor Air Quality Management Plan (locally amended)	PAMC 16.14.390/5.506											
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4											
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1											
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1											
	Mandatory	Exterior noise transmission, performance method	5.507.4.2											
	Mandatory	Site features	5.507.4.2.1											
	Mandatory	Documentation of compliance	5.507.4.2.2											
	Mandatory	Interior sound transmission (with note)	5.507.4.3											
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1											
	Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1											
	Mandatory	Halons	5.508.1.2											
	Mandatory	Supermarket refrigerant leak reduction	5.508.2											
	Mandatory	Refrigerant piping	5.508.2.1											
	Mandatory	Refrigerant piping valves	5.508.2.2											
	Mandatory	Refrigerant piping access valves	5.508.2.2.2											
	Mandatory	Refrigerated service cases	5.508.2.3											
	Mandatory	Refrigerant receivers	5.508.2.4											
	Mandatory	Pressure testing	5.508.2.5											
	Mandatory	Evacuation after pressure testing	5.508.2.6											
	Electives	Indoor air quality (IAQ) during construction: Temporary ventilation	AS.504.1.1											
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	AS.504.1.2											
	Electives	IAQ postconstruction	AS.504.2											
	Electives	Noncomplying building areas	AS.504.2.1.3											
	Electives	Composite wood products: No added formaldehyde	AS.504.4.5.1											
Electives	Entrway systems	AS.504.5.1												
Electives	Acoustical ceiling and wall panels	AS.504.4.9												
Electives	Isolation of pollutant sources (to control pollutants)	AS.504.5.2												
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	AS.507.1.1.1/ AS.507.1.2												
Electives	Lighting and thermal comfort controls: Multi-occupant spaces	AS.507.1.2												
Electives	Daylight: Toplighting and sidelighting	AS.507.2												
Electives	Views: Interior office spaces	AS.507.3.1												
Electives	Views- Multi-occupant spaces	AS.507.3.2												
Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	AS.508.1.3												
Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	AS.508.1.4												
Required Additional Electives (Choose 1 additional Elective from any category)														
Tier 1 Mand.		AS.601.2.4												

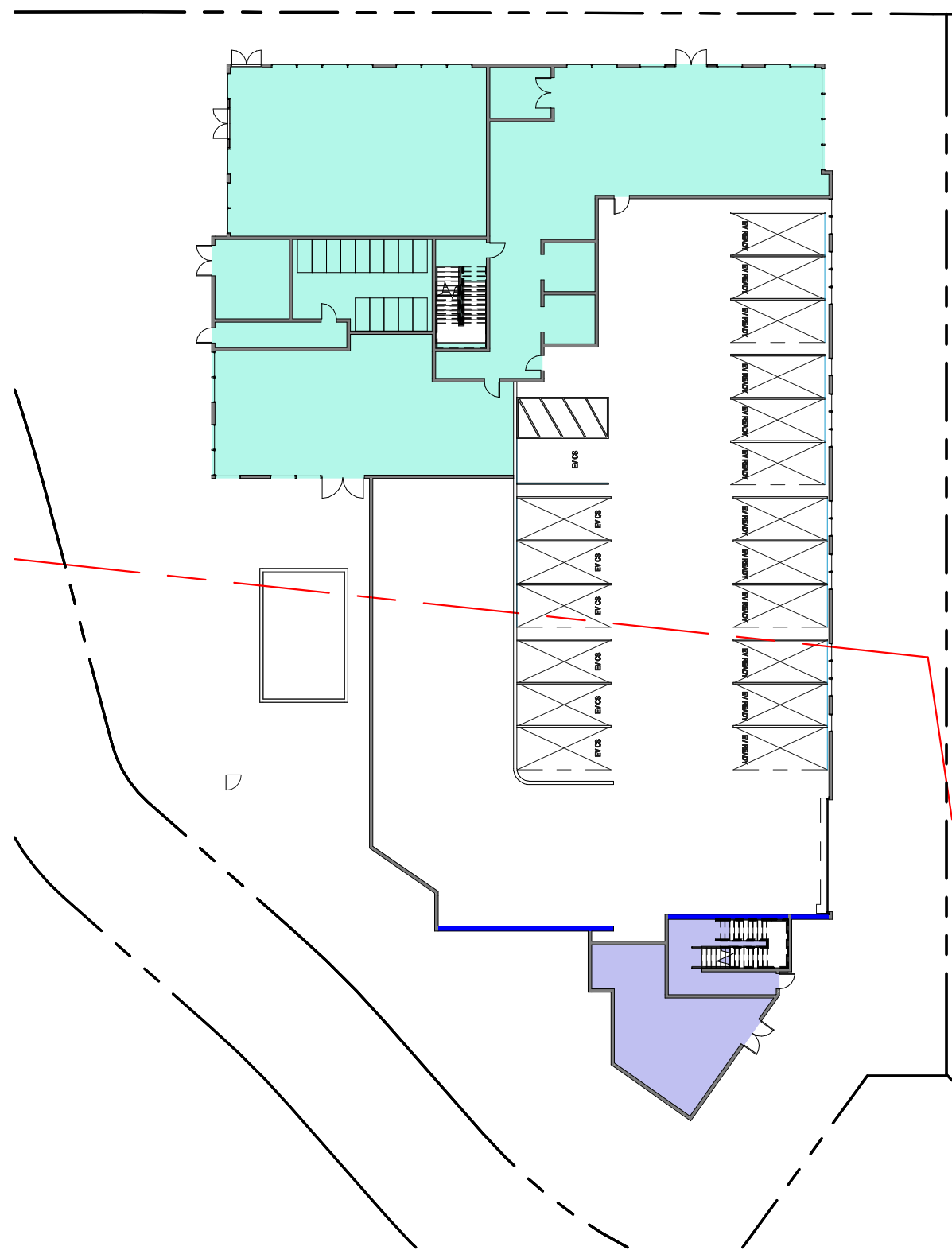
							Compliance Path Verification								
							Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153				
							CORR	INITIAL	CORR	INITIAL	Part 1 CORR	Part 1 INITIAL	Part 2 CORR	Part 2 INITIAL	
4.1 Planning and Design							Code Section	Y	N	Plan Sheet, Spec or Attachment Reference					
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2												
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3												
	Mandatory	Grading and paving	4.106.3												
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings [AA][MF]	4.106.4.3												
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090/ 4.106.5												
	Tier 2 Mand.	Water Permeable Surface for 30%	A4.106.4												
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.106.5												
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160/ A4.106.8												
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1												
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2												
Electives (choose 4)	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3												
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9												
	Mandatory	Reinforcement for grab bars [N]	CBSC R327.1.1												
	Elective	Site selection	A4.103.1												
	Elective	Community connectivity	A4.103.2												
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1												
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1												
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2												
	Elective	Soil analysis	A4.106.2.1												
	Elective	Soil protection	A4.106.2.2												
4.2 PAMC 16.17 Energy Reach Code	Mandatory	Effective Date 10/4/2024: Energy Performance Standards	PAMC 16.17.100, 16.17.130, 16.17.140/ 2022 Title 24, Part 6												
	Mandatory	New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDRT of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)													
	Mandatory	Effective Date 10/4/2024: Electric-Readiness	PAMC 16.17.090 Section 130.6/ 2022 Title 24, Part 6												
	Mandatory	The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.													
	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1												
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2												
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1												
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2												
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1												
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2												
4.3 Water Efficiency and Conservation	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3												
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4												
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings [MF]	A4.303.2												
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3												
	Mandatory	Outdoor potable water use in landscape areas (MWLEO)	4.304.1												
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3												
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306												
	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1												
	Elective	Alternate water sources for nonpotable applications	A4.303.2												
	Elective	Appliances	A4.303.3												
Electives (choose 3)	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4												
	Elective	Hot water recirculation systems	A4.303.5												
	Elective	Rainwater catchment systems	A4.304.1												
	Elective	Potable water elimination	A4.304.2												
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3												
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1												
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2												
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3												
	Elective	Innovative concepts and local environmental conditions	A4.306.1												
	4.4 Material Conservation and Resource Efficiency	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080/ A4.405.3.1											
Tier 2 Mand.		Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2												
Mandatory		Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1												
Tier 2 Mand.		Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1												
Mandatory		Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1												
Mandatory		Waste management company	4.408.3												
Mandatory		Documentation	4.408.5												
Mandatory		Operation and maintenance manual provided to the building owner	4.410.1												
Mandatory		Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2												
Electives (choose 4)		Elective	Efficient framing techniques - Lumber size	A4.404.1											
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2												
	Elective	Efficient framing techniques - Building systems	A4.404.3												
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4												
	Elective	Prefinished building materials	A4.405.1												
	Elective	Concrete floors	A4.405.2												
	Elective	Use of building materials from rapidly renewable sources	A4.405.4												
	Elective	Drainage around foundations	A4.407.1												
	Elective	Roof drainage	A4.407.2												
	Elective	Flashing details	A4.407.3												

				Compliance Path Verification			
				Plan Check	Rough GB Inspection I/R # 152	Final Inspection I/R # 153	
				CORR	INITIAL	CORR	INITIAL
				Part 1	Part 1	Part 2	Part 2
				CORR	INITIAL	CORR	INITIAL
5.1 Planning and Design				Code Section	Y	N	Plan Sheet, Spec or Attachment Reference
Mandatory	Mandatory	Reuse of existing building for projects ≥ 100,000 square feet [AA] (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1				
	Mandatory	Stormwater pollution prevention for projects that disturb ≤ 1 acre of land	PAMC 16.14.290/5.106.1				
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/5.106.2				
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/5.106.1.1				
	Mandatory	Best management practices (BMPs)	5.106.1.2				
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/5.106.4				
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	PAMC 16.14.060/5.106.4.1				
	Mandatory	Long term bicycle parking	PAMC 18.54.060/5.106.4.1.2				
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure [AA]	5.106.5.4.1				
	Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure [AA]	5.106.5.4.2				
Tier 2 Mand.	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	AS.106.5.1.2				
Tier 2 Mand.	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE installed. (Buildings w more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed).	PAMC 16.14.400/AS.106.5.3				
	Mandatory	Electric vehicle [EV] charging: medium-duty and heavy-duty (grocery stores, retail, office buildings, manufacturing facilities, and warehouse	5.106.5.4				
	Mandatory	Light pollution reduction	PAMC 16.14.299/5.106.8				
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10				
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13				
	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/AS.106.11.2				
	Electives	Community connectivity	AS.103.1				
	Electives	Brownfield or greyfield site redevelopment or infill area development	AS.103.2				
	Electives	Reuse 75% of existing building primary structural elements and 30% of existing non-structural elements [AA]	AS.105.22				
	Electives	Existing building structure (75%)	AS.105.1.1				
Electives (choose 3)	Electives	Existing non-structure elements (50%)	AS.105.1.2				
	Electives	Salvage	AS.105.1.3				
	Electives	Storm water design	AS.106.2				
	Electives	Low impact development (LID)	AS.106.3				
	Electives	Greyfield or infill site	AS.106.3.2				
	Electives	Changing rooms	AS.106.4.3				
	Electives	Parking capacity	AS.106.6				
	Electives	Reduce parking capacity	AS.106.6.1				
	Electives	Exterior wall shading: Fenestration- East and west walls	AS.106.7.1.1				
	Electives	Exterior wall shading: Fenestration- South walls	AS.106.7.1.2				
Electives (choose 3)	Electives	Exterior wall shading: Opaque wall areas	AS.106.7.2				
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	AS.106.11				
	Electives	Shade Trees	AS.106.11.3				
	Electives	Bird Friendly design	AS.107				
5.2 PAMC 16.17 Energy Reach Code							
Mandatory	Effective Date 10/4/2024: Energy Performance Standards	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6					
Mandatory	New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurants 12%, Industrial/ Manufacturing 0%, All other Nonresidential Occupancies 9%)						
Mandatory	Effective Date 10/4/2024: Electric-Readiness	PAMC 16.17.090/ Section 130.6 / 2022 Title 24, Part 6					
Mandatory	Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.						
5.3 Water Efficiency and Conservation							
Mandatory	Meters, separate submeters or metering devices installed as follows:	5.303.1					
Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1					
Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2					
Tier 2 Mand.	Indoor Water Use Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	AS.303.2.3.2					
Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1					
Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1					
Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2					
Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1					
Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2					
Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1					
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2					
Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3					
Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4					
Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5					
Mandatory	Commercial kitchen equipment	5.303.4					
Mandatory	Food waste disposers	5.303.4.1					
Mandatory	Indoor water use: Areas of addition or alteration [AA]	5.303.5					
Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035					
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6					
Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1					
Mandatory	Recycled water supply systems	PAMC 16.12.080					
Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2					
Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306					
Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307					
Electives	Indoor water use: 25% reduction	AS.303.2.3.3					
Electives	Nonpotable water systems for indoor water use	AS.303.2.3.4					
Electives	Appliances and fixtures for commercial application	AS.303.3					
Electives	Nonwater supplied urinals	AS.303.4.1					
Electives	Outdoor Water Use: Restoration of areas disturbed by construction	AS.304.6					
Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7					
Electives	Outdoor Water Use: Graywater irrigation system	AS.304.6					
Electives	Nonpotable water systems	AS.305.1					
Electives	Irrigation system: Recycled water	AS.305.2					
5.4 Material Conservation and Resource Efficiency							
Tier 2 Mand.	Recycled content: 10% of materials based on estimated total cost or use two products from Table A5.405.4 for at least 75% by cost	AS.405.4					
Mandatory	Weather protection	5.407.1					
Mandatory	Moisture control: Sprinklers	5.407.2.1					
Mandatory	Moisture control: Entries + Openings	5.407.2.2					
Mandatory	Moisture control: Exterior door protection	5.407.2.2.1					
Mandatory	Moisture control: Flashing	5.407.2.2.2					
Mandatory	Construction waste management	5.408.1					
Mandatory	Construction waste management plan	5.408.1.1					
Mandatory	Waste management company	5.408.1.2					
Mandatory	Waste stream reduction alternative	5.408.1.3					
Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4					
Mandatory	Universal Waste [AA]	5.408.2					
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3					
Mandatory	Whole building life cycle assessment	5.408.2					
Mandatory	Product GWP compliance—prescriptive path	5.409.3					
Tier 2 Mand.	Enhanced construction waste reduction (60% Diversion w job valuation >\$25,000, less than \$25,000 must meet state standards of 65%)	PAMC 16.14.430/ AS.408.3.1.1					
Mandatory	Recycling by occupants (with exceptions)	5.410.1					
Mandatory	Commissioning (≥ 10,000 SF) [N]	5.410.2					
Mandatory	Commissioning plan [N]	5.410.2.3					
Mandatory	Functional performance testing [N]	5.410.2.4					
Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding \$100,000 in value)	PAMC 16.14.360/ 5.410.4.6					
Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370/ 5.410.4.7					
Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.360/ 5.410.4.8					
Mandatory	Documentation and Training: Systems manual	5.410.2.5.1					
Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2					
Mandatory	Commissioning report [N]	5.410.2.6					
Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]	5.410.4					
Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2					
Mandatory	Testing and adjusting: Procedures	5.410.4.3					
Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1					
Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4					
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5					
Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sect 5.410.4.6					
Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) [AA] + [N]	5.410.4.6					

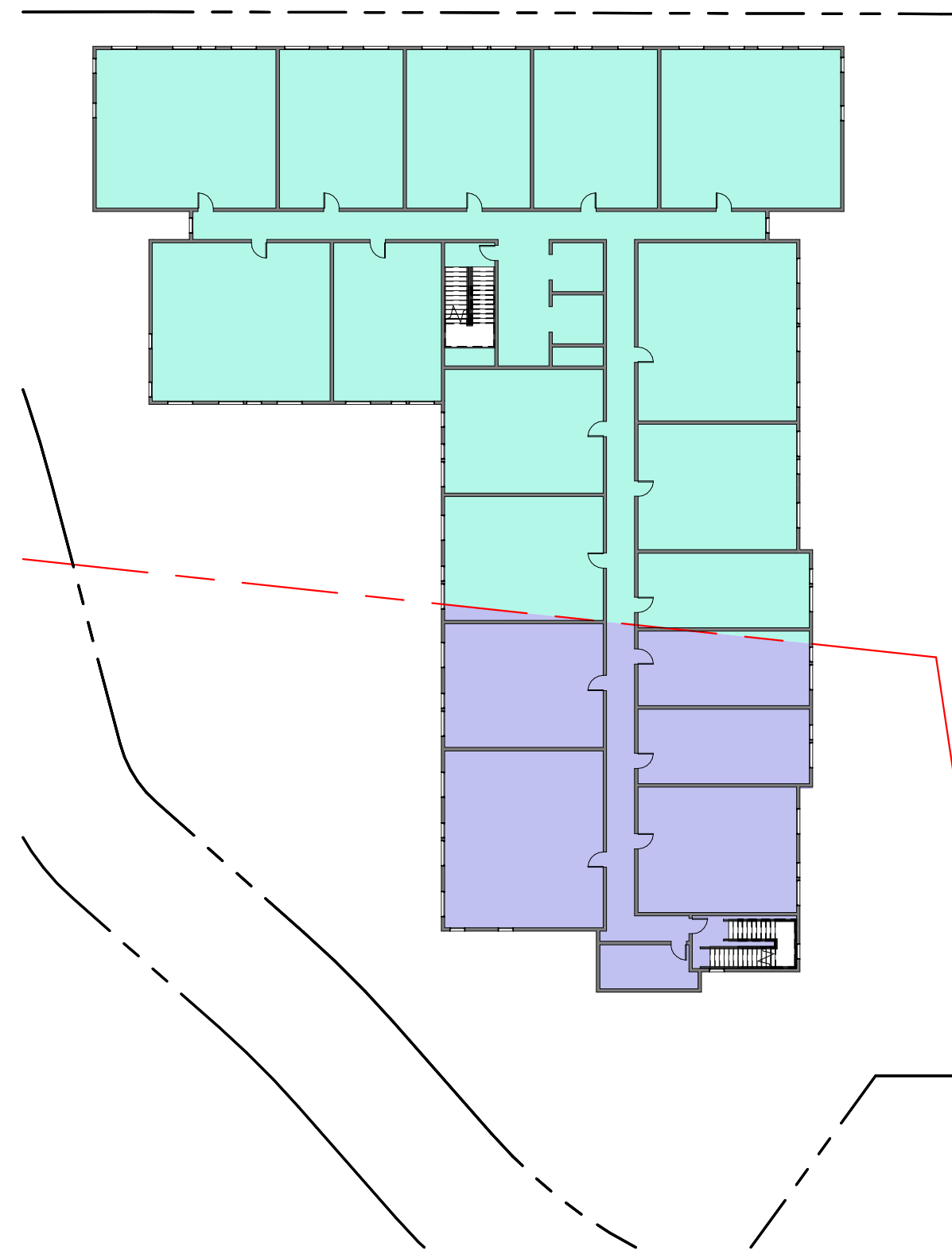
				Plan Sheet, Spec or Attachment Reference		Compliance Path Verification							
				Plan Check	Rough GB Inspection I/R # 152	Final Inspection I/R # 153	Part 1		Part 2				
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL		
Electives (Choose 3)	5.4 Material Conservation and Resource Efficiency, continued			Code Section Y	N								
	Electives	Wood Framing: Structural or fire-resistance integrity		AS 404.1.1									
	Electives	Wood Framing: Framing specifications		AS 404.1.2									
	Electives	Regional materials		AS 405.1									
	Electives	Bio-based materials: Certified wood components—sustainability standards		AS 405.2.1									
	Electives	Bio-based materials: Rapidly renewable materials		AS 405.2.2									
	Electives	Reused materials		AS 405.3									
	Electives	Alternate method for concrete		AS 405.4.1.5									
	Electives	Cement and concrete: Cement		AS 405.5.1									
	Electives	Cement and concrete: Concrete		AS 405.5.2									
	Electives	Additional means of compliance- Cement: Alternative fuels		AS 405.5.3.1.1									
	Electives	Additional means of compliance- Cement: Alternative power		AS 405.5.3.1.2									
	Electives	Additional means of compliance- Concrete: Alternative energy		AS 405.5.3.2.1									
	Electives	Additional means of compliance- Concrete: Recycled aggregate		AS 405.5.3.2.2									
	Electives	Additional means of compliance- Concrete: Mixing water		AS 405.5.3.2.3									
	Electives	Additional means of compliance- Concrete: High strength concrete		AS 405.5.3.2.4									
	Electives	Choice of materials: Service life		AS 406.1.1									
	Electives	Choice of materials: Reduced maintenance		AS 406.1.2									
	Electives	Choice of materials: Recyclability		AS 406.1.3									
	Electives	Life Cycle Assessment shall be ISO 14044 compliant		AS 409.1									
	Electives	Whole building life cycle assessment		AS 409.2									
	Electives	Materials and system assemblies		AS 409.3									
	Electives	Whole building life cycle assessment of additional impacts.		AS 409.4									
	5.5 Environmental Quality												
	Mandatory	Mandatory	Fireplaces		5.503.1								
Mandatory		Temporary ventilation (MERV 8)		5.504.1									
Mandatory		Covering of duct openings and protection of mechanical equipment during construction		5.504.3									
Mandatory		Adhesives, sealants and caulk: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC		5.504.4.1									
Mandatory		Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)		5.504.4.3									
Mandatory		Aerosol paints and coatings		5.504.4.3.1									
Mandatory		Verification, for paints and coatings		5.504.4.3.2									
Mandatory		Carpet Systems		5.504.4.4									
Mandatory		Carpet systems: Carpet cushion		5.504.4.4.1									
Mandatory		Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)		5.504.4.4.2									
Mandatory		Composite wood products: Formaldehyde limits (Table 5.504.4.5)		5.504.4.5									
Mandatory		Composite wood products: Documentation		5.504.4.5.3									
Mandatory		Verification of compliance, for resilient flooring systems		5.504.4.6.1									
Tier 2 Mand.		Resilient flooring system - 100%		PAMC 16.16.070 & 16.14.080	AS 504.4.7.1								
Tier 2 Mand.		Thermal Insulation: No added formaldehyde		PAMC 16.16.070 & 16.14.080	AS 504.4.8.1								
Mandatory		Acoustical ceiling and wall panels		5.504.4.8									
Electives (Choose 3)		Mandatory	Filters: Labeling (MERV 13, with exceptions)		5.504.5.3								
		Mandatory	Environmental tobacco smoke (ETS) control		5.504.7								
		Mandatory	Outside air delivery (For Indoor Air Quality)		5.506.1								
		Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)		5.506.2								
		Mandatory	Indoor Air Quality Management Plan		PAMC 16.14.390								
		Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)		5.507.4								
		Mandatory	Exterior noise transmission, prescriptive method (with exceptions)		5.507.4.1								
		Mandatory	Noise exposure where noise contours are not readily available		5.507.4.1.1								
		Mandatory	Exterior noise transmission, performance method		5.507.4.2								
	Mandatory	Site features		5.507.4.2.1									
	Mandatory	Documentation of compliance		5.507.4.2.2									
	Mandatory	Interior sound transmission (with note)		5.507.4.3									
	Mandatory	Ozone depletion and greenhouse gas reductions		5.508.1									
	Mandatory	Chlorofluorocarbons (CFCs)		5.508.1.1									
	Mandatory	Halons		5.508.1.2									
	Mandatory	Supermarket refrigerant leak reduction		5.508.2									
	Mandatory	Refrigerant piping		5.508.2.1									
	Mandatory	Refrigerant piping valves		5.508.2.2									
	Mandatory	Refrigerant piping access valves		5.508.2.2.2									
	Mandatory	Refrigerated service case		5.508.2.3									
	Mandatory	Refrigerant receivers		5.508.2.4									
	Mandatory	Pressure testing		5.508.2.5									
	Mandatory	Evacuation (after pressure testing)		5.508.2.6									
	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation		AS 504.1.1									
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures		AS 504.1.2									
Electives	IAQ postconstruction		AS 504.2										
Electives	IAQ testing		AS 504.2.1										
Electives	Maximum levels of contaminants		AS 504.2.1.1										
Electives	Test protocols		AS 504.2.1.2										
Electives	Noncomplying building areas		AS 504.2.1.3										
Electives	Acoustical ceiling and wall panels		AS 504.4.9										
Electives	Hazardous particulates and chemical pollutants		AS 504.5										
Electives	Entryway systems (to control pollutants)		AS 504.5.1										
Electives	Isolation of pollutant sources (to control pollutants)		AS 504.5.2										
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort		AS 507.1.1.1/AS 507.1.2										
Electives	Lighting and thermal comfort controls: Multi-occupant spaces		AS 507.1.2										
Electives	Daylight: Toplighting and sidelighting		AS 507.2										
Electives	Views: Direct line of sight to outdoors: interior office spaces		AS 507.3.1										
Electives	Views- Multi-occupant spaces		AS 507.3.2										
Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)		AS 508.1.3										
Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)		AS 508.1.4										
Required Additional Electives (Choose 3 additional Electives from any category)													
Mand.	Tier 2 Mand.		AS 601.3.4										
	Tier 2 Mand.		AS 601.3.4										
	Tier 2 Mand.		AS 601.3.4										



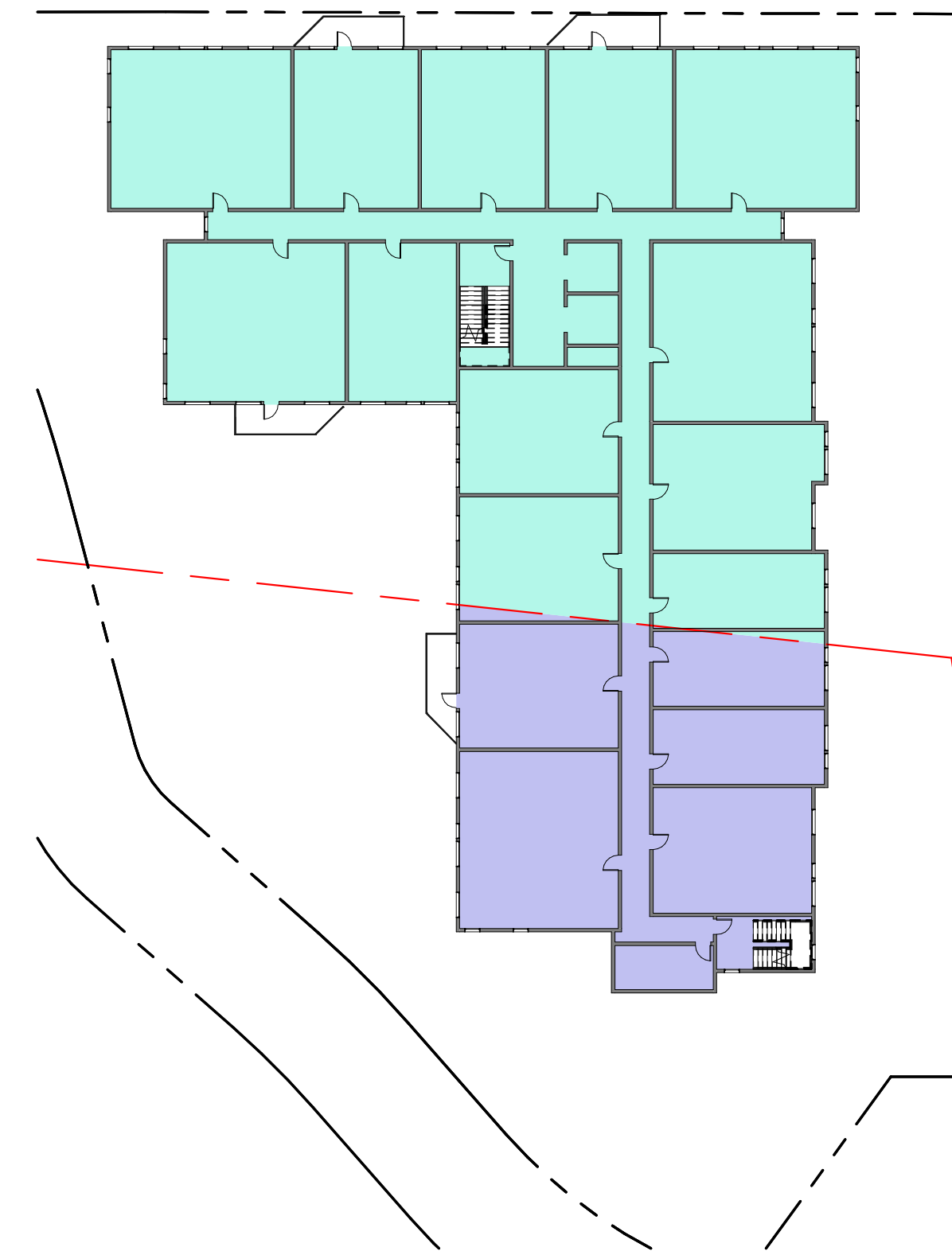
1 BASEMENT- R
1" = 30'-0"



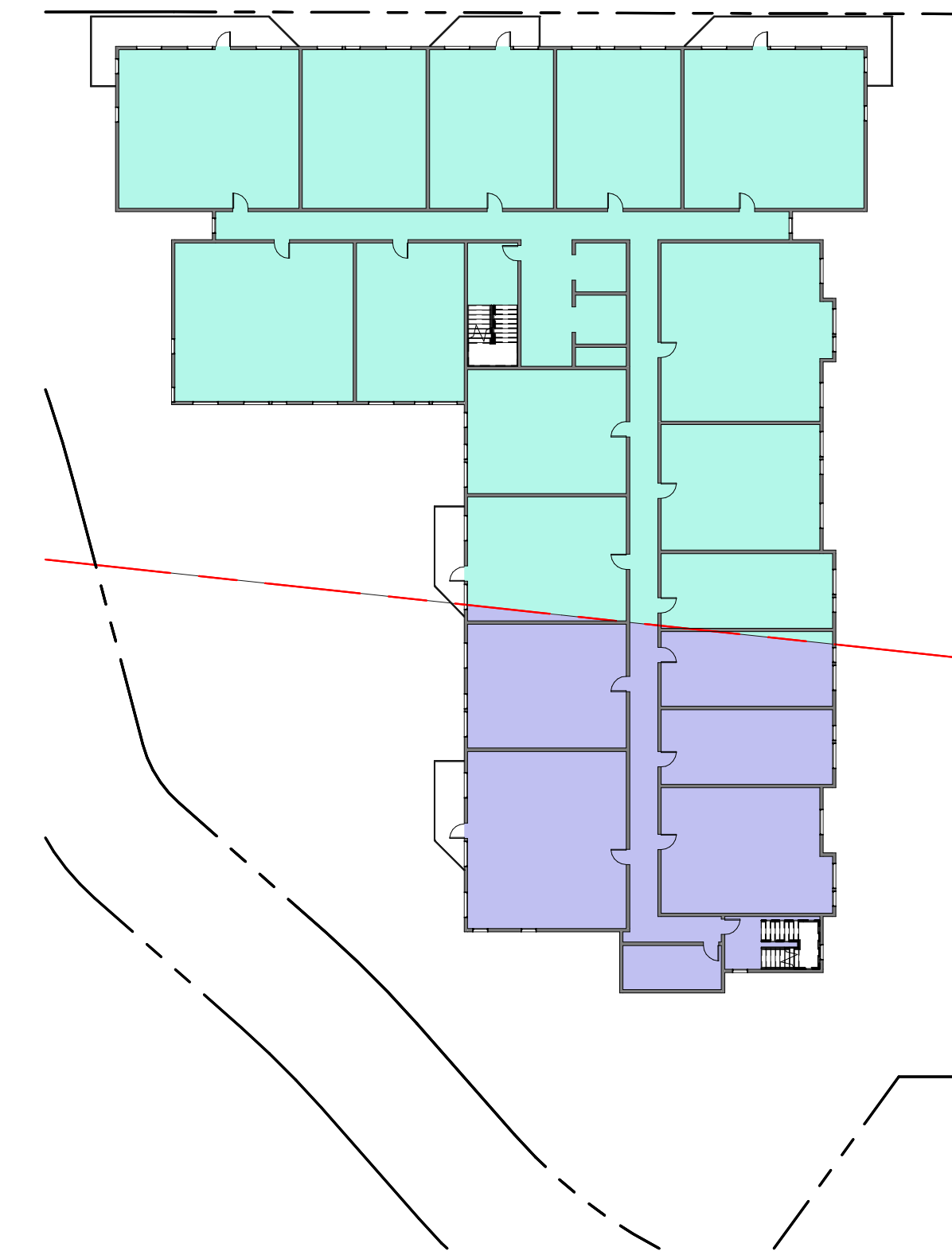
2 LEVEL 1- R
1" = 30'-0"



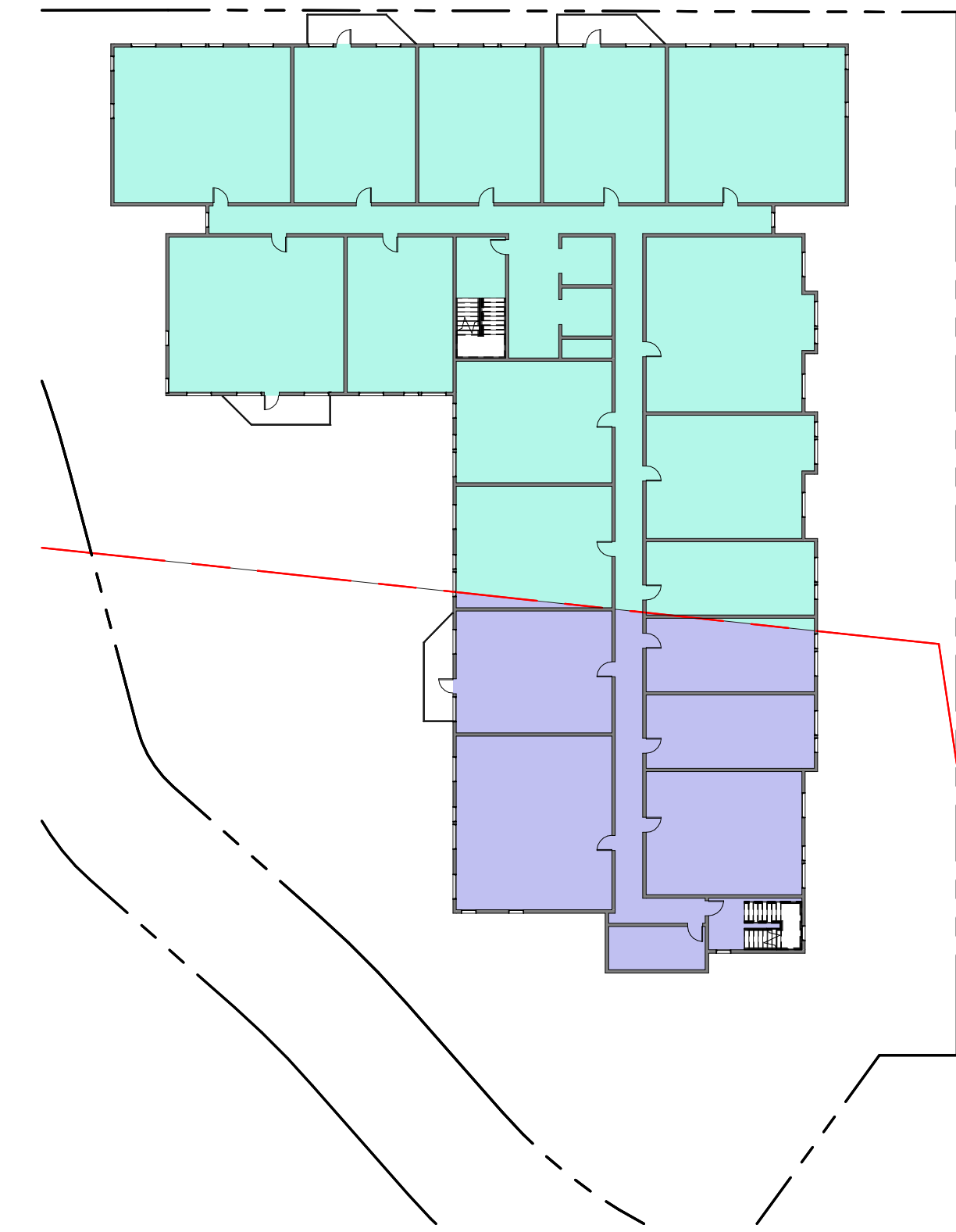
3 LEVEL 2- R
1" = 30'-0"



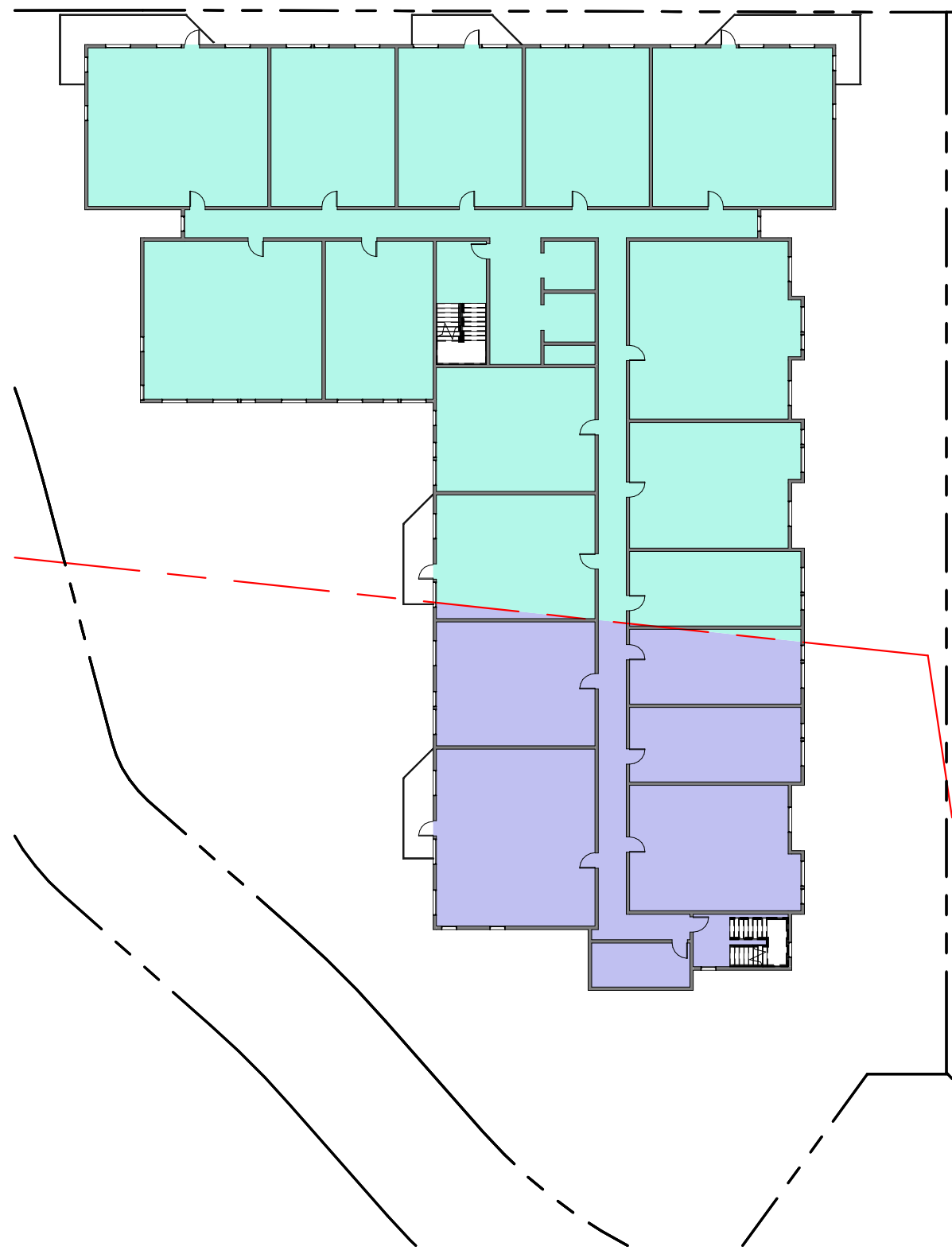
4 LEVEL 3- R
1" = 30'-0"



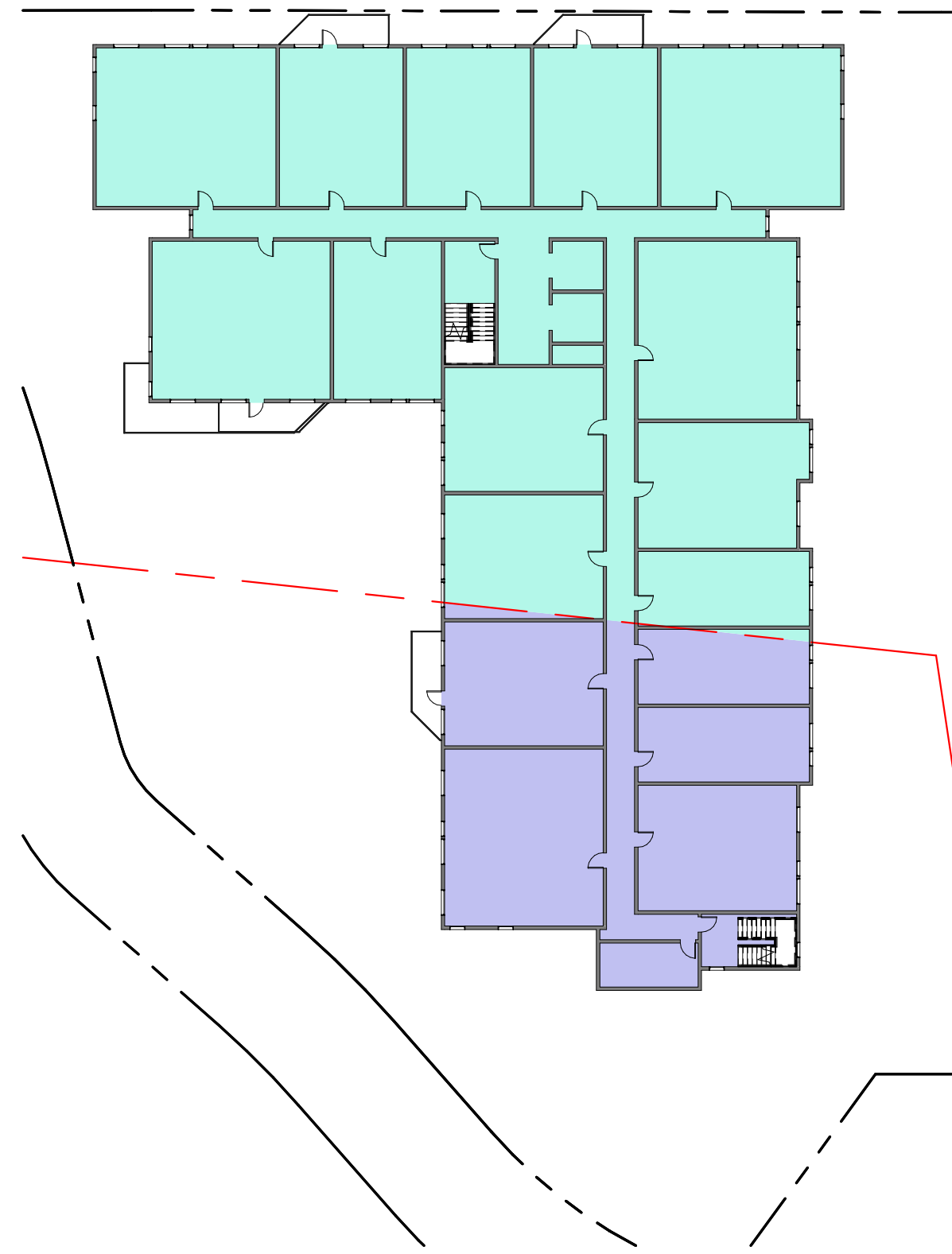
5 LEVEL 4- R
1" = 30'-0"



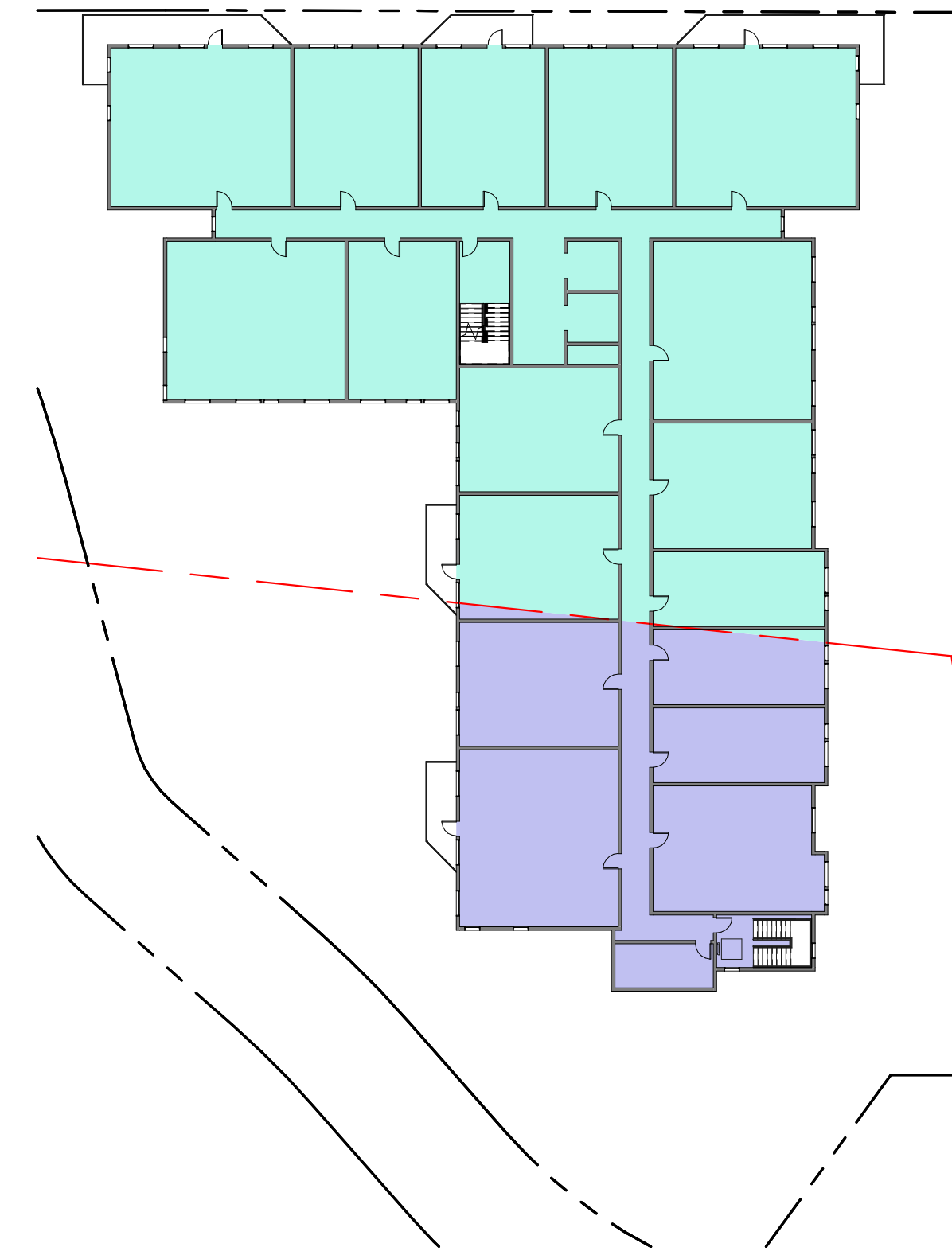
6 LEVEL 5- R
1" = 30'-0"



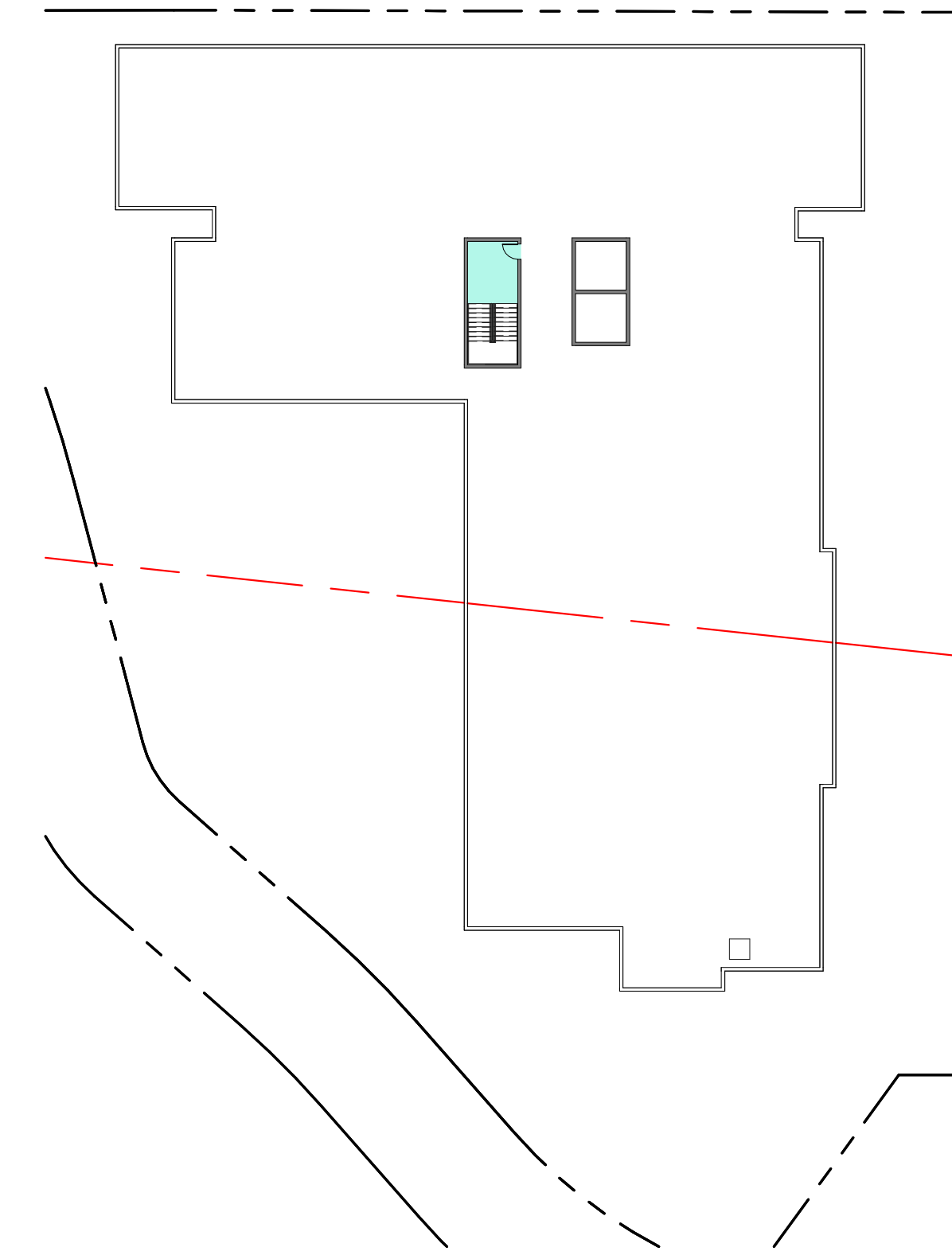
7 LEVEL 6- R
1" = 30'-0"



8 LEVEL 7- R
1" = 30'-0"



9 LEVEL 8- R
1" = 30'-0"



10 ROOF- R
1" = 30'-0"

ZONES LEGEND

- CS(H)
- RM-20

LOT 3 - FAR - CS (H) RESIDENTIAL	
Level	Area
BASEMENT- R	1,113 SF
LEVEL 1- R	5,100 SF
LEVEL 2- R	12,658 SF
LEVEL 3- R	12,689 SF
LEVEL 4- R	12,689 SF
LEVEL 5- R	12,721 SF
LEVEL 6- R	12,721 SF
LEVEL 7- R	12,689 SF
LEVEL 8- R	12,650 SF
ROOF- R	285 SF
Grand total: 12	95,314 SF

LOT 3 - FAR - CS (H) COMMERCIAL	
Level	Area
LEVEL 1- R	1,753 SF
Grand total: 1	1,753 SF

FAR CALCULATIONS (CS)

ALLOWABLE FAR: [Per 18.16.060]
 0.4:1 non residential
 1.0:1 residential

LOT 3 AREA IN CS ZONE: 22,202 SF
 COMMERCIAL AREA: 1,753 SF
 PROVIDED COMMERCIAL FAR: 0.1:1
 RESIDENTIAL AREA: 95,314 SF
 PROVIDED RESIDENTIAL FAR: 4.3:1

LOT 3 - FAR - RM-20	
Level	Area
Not Placed	0 SF
BASEMENT- R	280 SF
LEVEL 1- R	1,036 SF
LEVEL 2- R	4,741 SF
LEVEL 3- R	4,740 SF
LEVEL 4- R	4,771 SF
LEVEL 5- R	4,740 SF
LEVEL 6- R	4,771 SF
LEVEL 7- R	4,740 SF
LEVEL 8- R	4,771 SF
Grand total: 10	34,590 SF

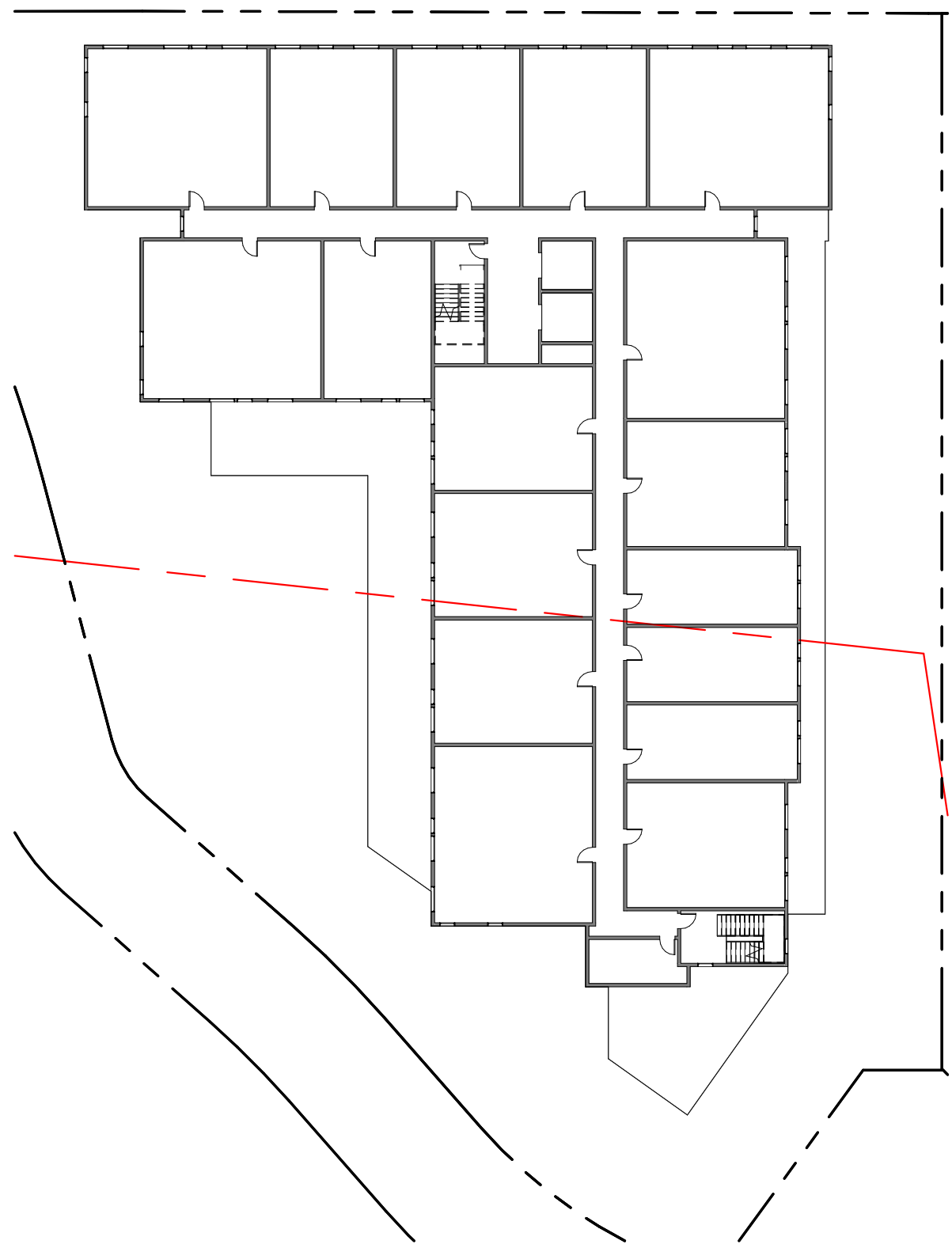
FAR CALCULATIONS (RM-20)

ALLOWABLE FAR: [Per 18.13.060]
 0.5:0:1 residential

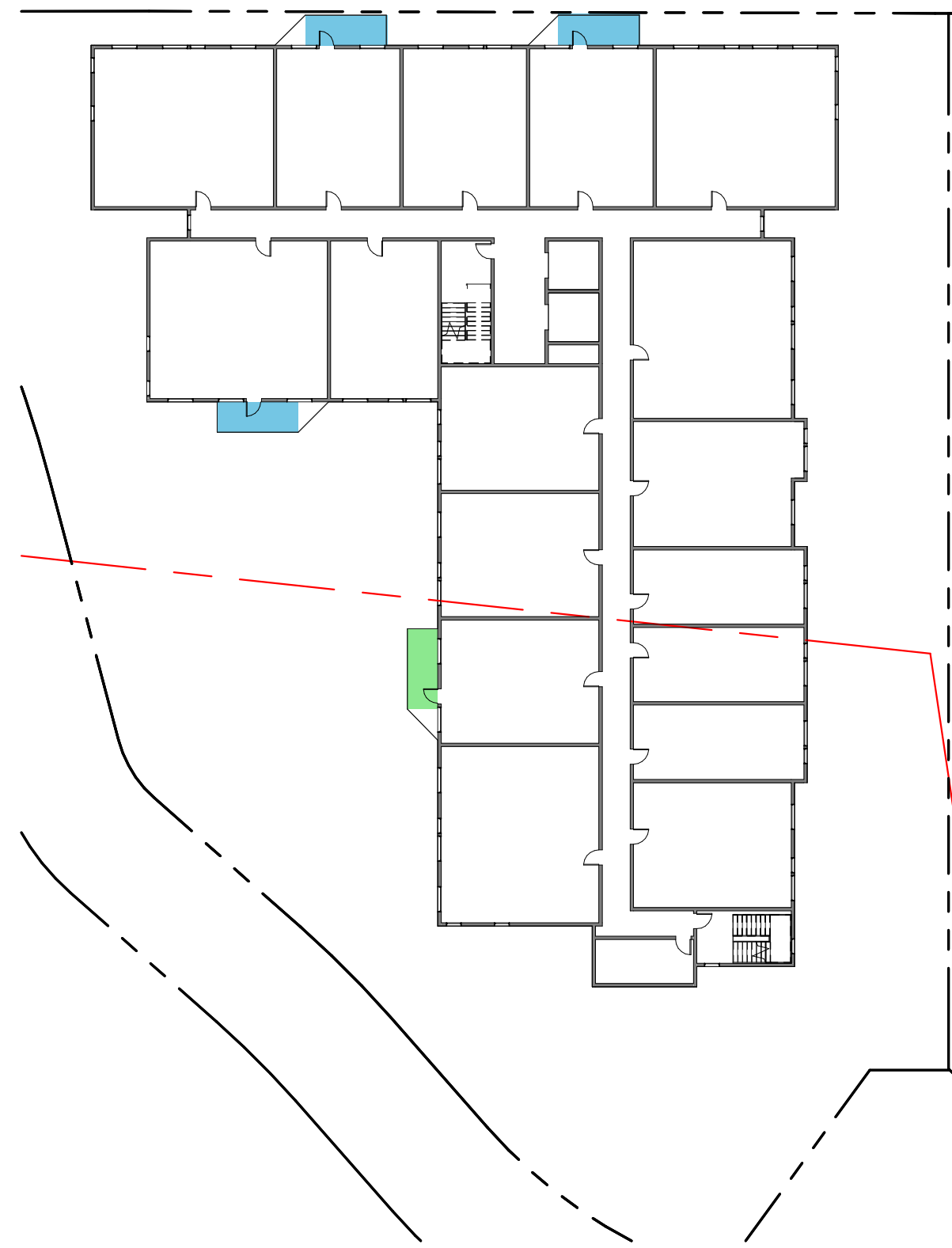
LOT 3 AREA IN RM-20 ZONE: 15,321 SF
 RESIDENTIAL AREA: 34,590 SF
 PROVIDED RESIDENTIAL FAR: 2.3:1



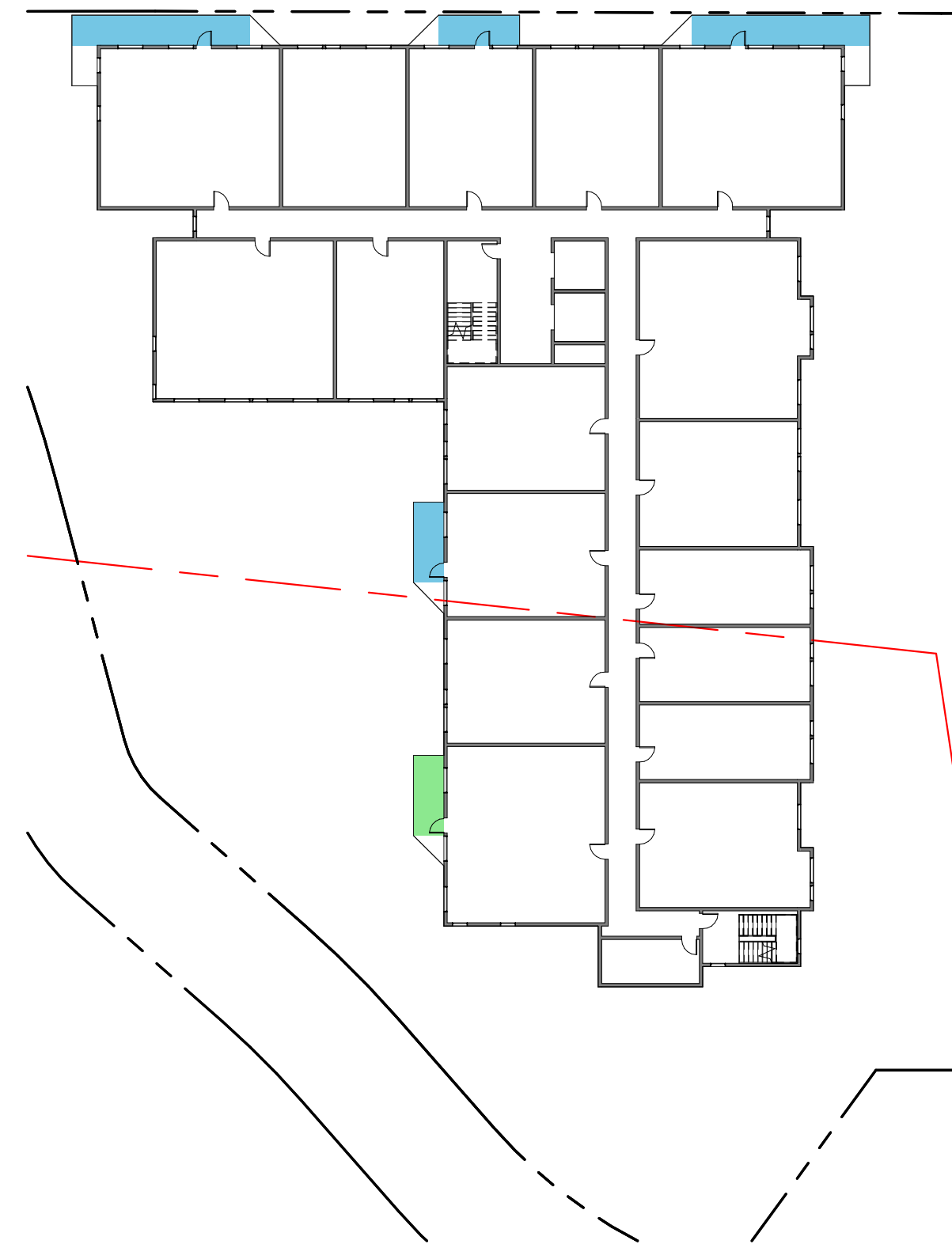
① Ground Floor
1" = 30'-0"



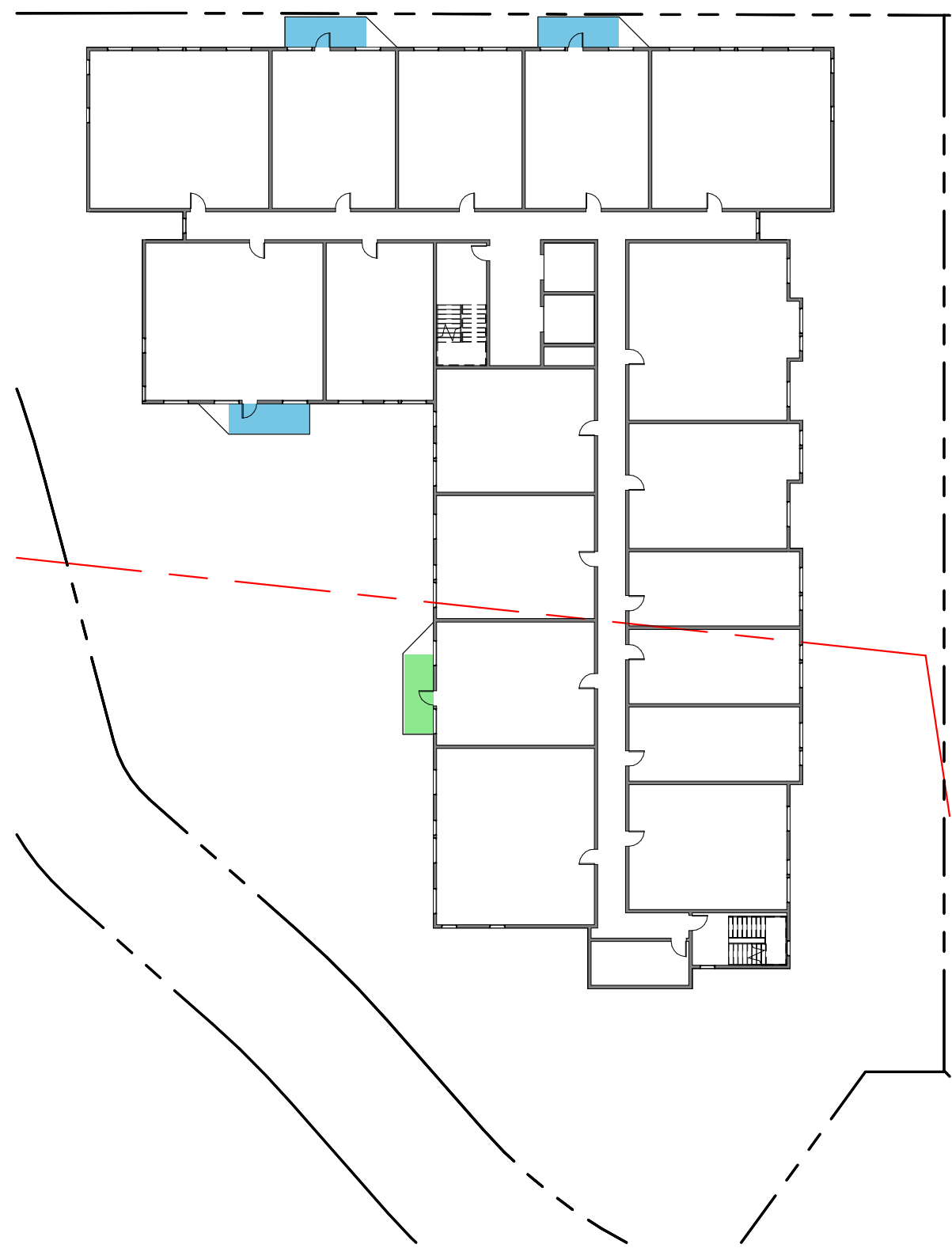
② LEVEL 2 - R
1" = 30'-0"



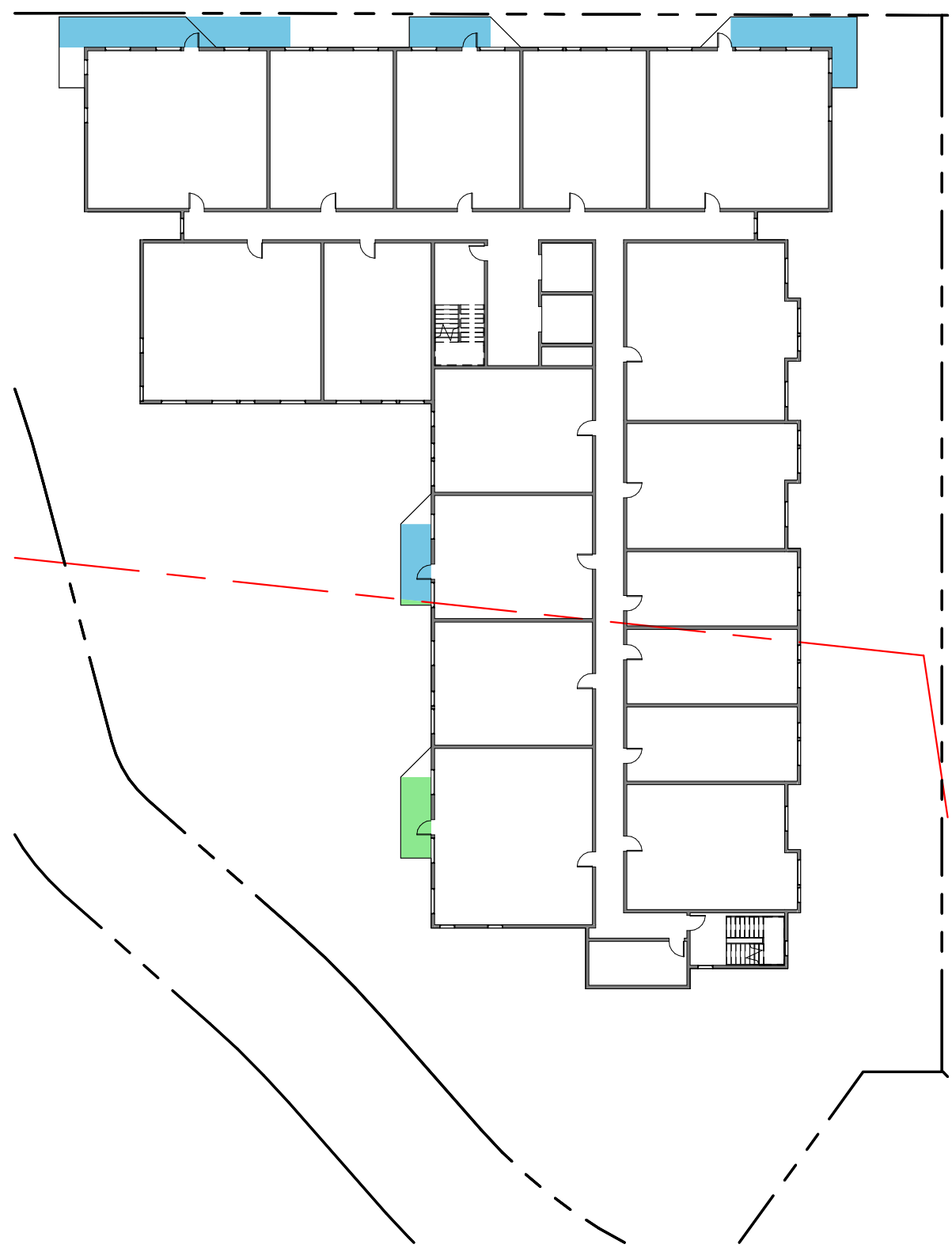
③ LEVEL 3 - R
1" = 30'-0"



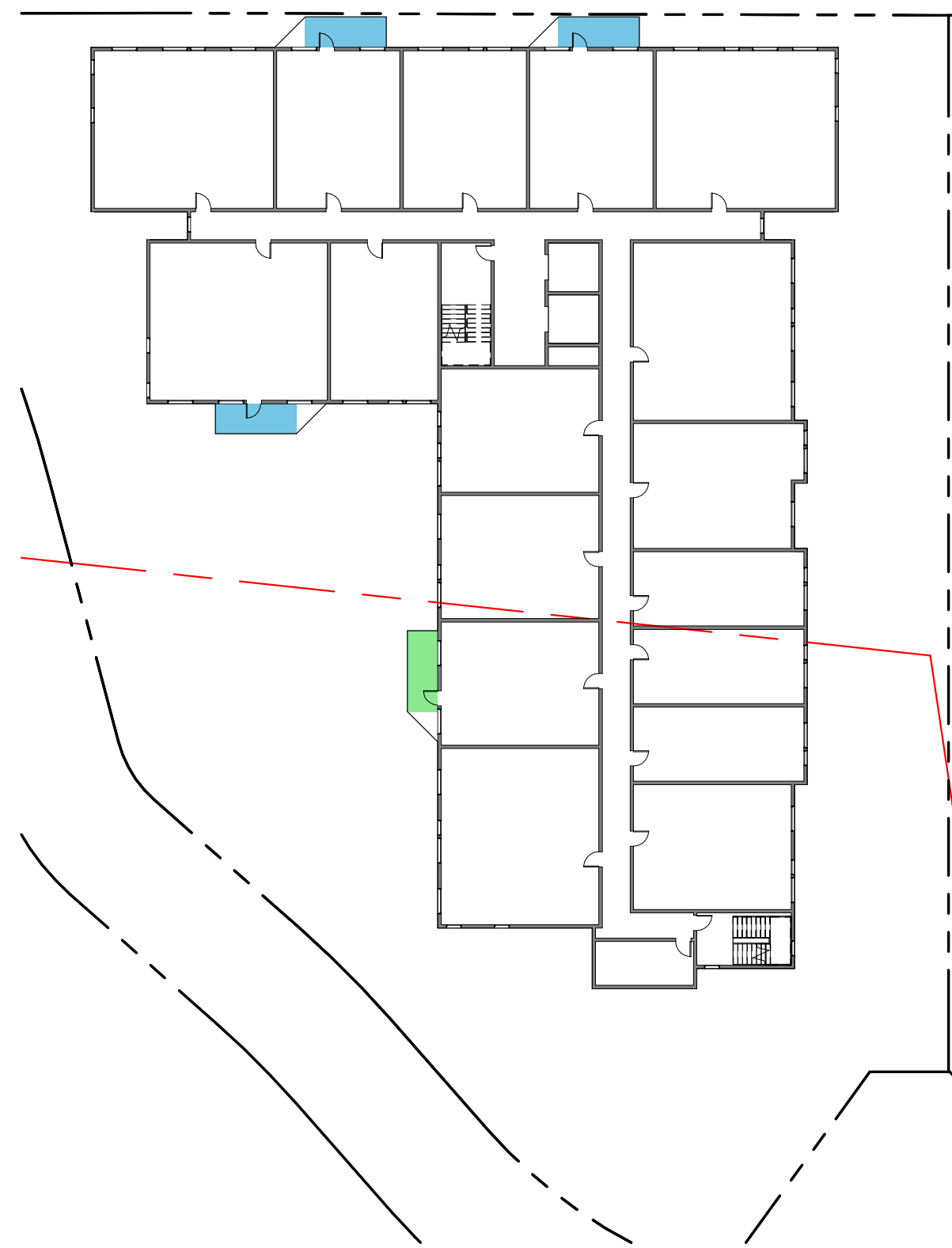
④ LEVEL 4 - R
1" = 30'-0"



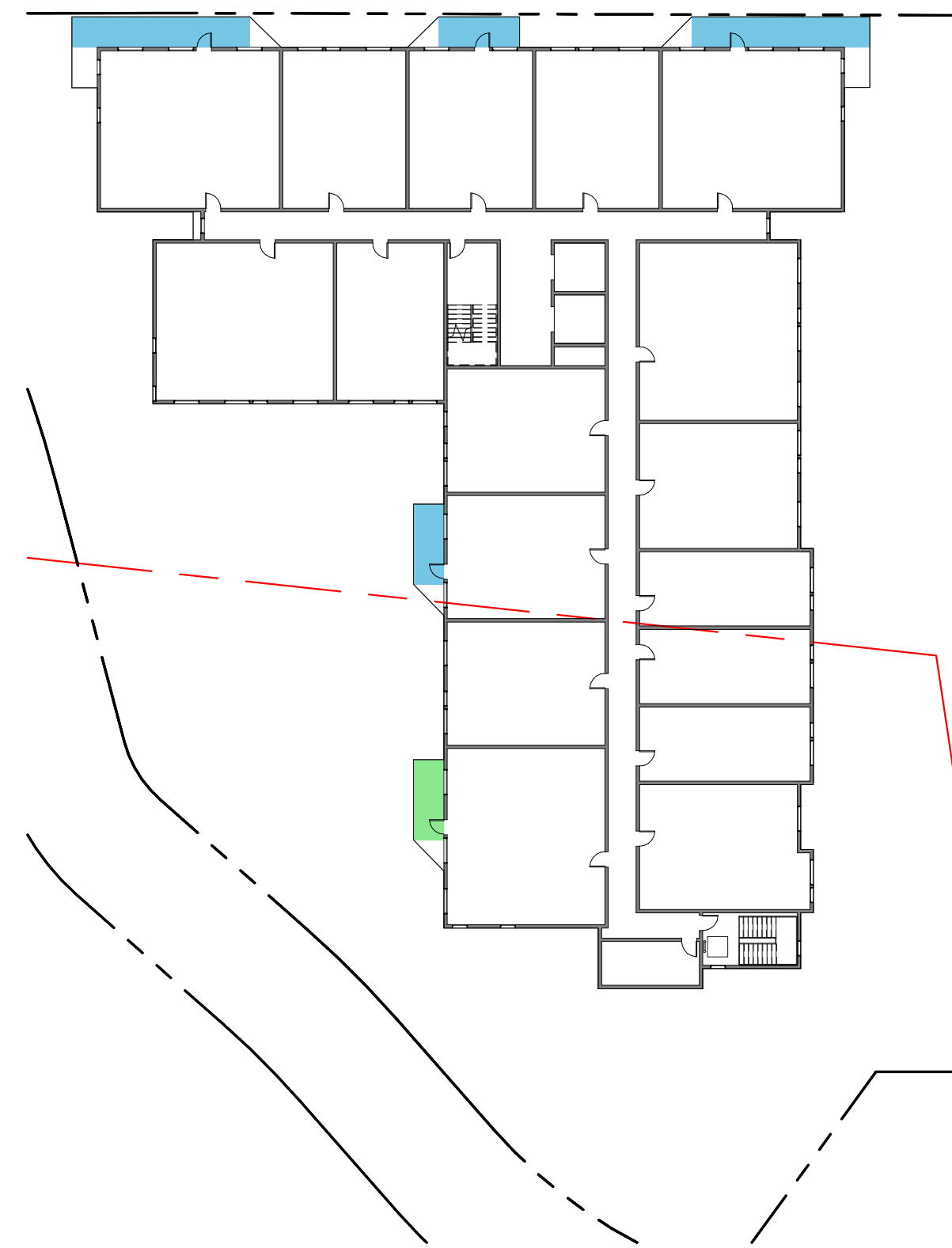
⑤ LEVEL 5 - R
1" = 30'-0"



⑥ LEVEL 6 - R
1" = 30'-0"



⑦ LEVEL 7 - R
1" = 30'-0"



⑧ LEVEL 8 - R
1" = 30'-0"

OPEN SPACE CALCULATION (CS)

REQUIRED Open Space [Per 18.16.060 (b)]:
USABLE OPEN SPACE: 150 SF/ UNIT
Min. Landscape/Open Space Coverage: 30%

approx. 84 units on LOT 3 CS(H) portion:
USABLE OPEN SPACE: 12,600 SF

PROVIDED:

LOT 3 - Open Space CS(H)	
Name	Area

Not Placed	Not Placed
PRIVATE OPEN SPACE	0 SF

Ground Floor	
COMMON OPEN SPACE	989 SF
COMMON OPEN SPACE	1,942 SF
COMMON OPEN SPACE	2,931 SF

LEVEL 3 - R	
PRIVATE OPEN SPACE	97 SF
PRIVATE OPEN SPACE	102 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	294 SF

LEVEL 4 - R	
PRIVATE OPEN SPACE	211 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	211 SF
PRIVATE OPEN SPACE	613 SF

LEVEL 5 - R	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	288 SF

LEVEL 6 - R	
PRIVATE OPEN SPACE	274 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	91 SF
PRIVATE OPEN SPACE	190 SF
PRIVATE OPEN SPACE	651 SF

LEVEL 7 - R	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	95 SF

OPEN SPACE CALCULATION (RM-20)

REQUIRED Open Space [Per 18.13.040]:
USABLE OPEN SPACE: 150 SF/ UNIT
COMMON OPEN SPACE: 75 SF/ UNIT
PRIVATE OPEN SPACE: 50 SF/ UNIT
Min. Landscape/Open Space Coverage: 35%

approx 35 units on LOT 3 RM-20 portion:
USABLE OPEN SPACE: 5,250 SF
COMMON OPEN SPACE: 2,625 SF
PRIVATE OPEN SPACE: 1,750 SF

PROVIDED:

LOT 3 - Open Space RM-20	
Name	Area

Ground Floor	
COMMON OPEN SPACE	964 SF
ELEVATOR	2,973 SF
ELEVATOR	3,937 SF

LEVEL 3 - R	
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	95 SF

LEVEL 4 - R	
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	95 SF

LEVEL 5 - R	
PRIVATE OPEN SPACE	90 SF
PRIVATE OPEN SPACE	90 SF

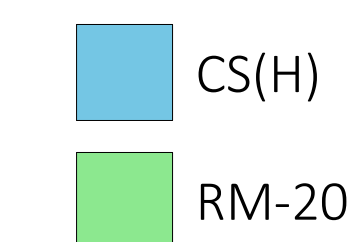
LEVEL 6 - R	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	5 SF
PRIVATE OPEN SPACE	101 SF

LEVEL 7 - R	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF

LEVEL 8 - R	
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	95 SF

Grand total: 9 4,509 SF

ZONES LEGEND





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

PARKING SCHEDULE

COVERED, ADA	9
COVERED, STACKER	166
RESIDENTIAL PARKING BUILDING A	175

GROSS FLOOR AREA - BUILDING A

LEVEL 1 - R1	
BIKE RM	1,375 SF
COMMON	3,169 SF
CORRIDOR	732 SF
ELEV	198 SF
STAIR	461 SF
TRASH	907 SF
UTILITY	3,058 SF
15	9,901 SF

LEVEL 2 - R1	
CORRIDOR	3,367 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,925 SF
11	30,003 SF

LEVEL 3 - R1	
CORRIDOR	3,367 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,925 SF
11	30,003 SF

LEVEL 4 - R1	
CORRIDOR	3,273 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	25,384 SF
11	29,368 SF

LEVEL 5 - R1	
CORRIDOR	3,211 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	23,781 SF
11	27,703 SF

LEVEL 6 - R1	
CORRIDOR	3,211 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	23,781 SF
11	27,703 SF

LEVEL 7 - R1	
CORRIDOR	2,785 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	17,738 SF
10	21,234 SF

LEVEL 8 - R1	
CORRIDOR	2,785 SF
ELEV	200 SF
STAIR	386 SF
TRASH	125 SF
UNIT	17,738 SF
10	21,234 SF

ROOF - R1	
STAIR	406 SF
2	406 SF
GROSS AREA	197,555 SF

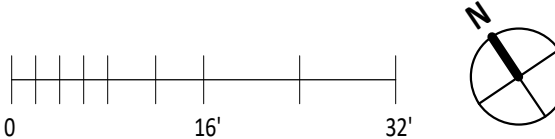
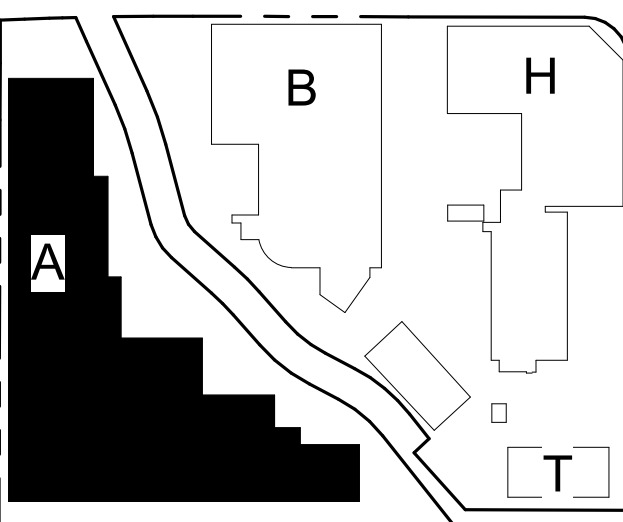
Department Legend

- 2 LEVEL
- 3 LEVEL W/ PIT
- AMENITY
- BACK OF HOUSE
- CIRCULATION
- COMMUNITY
- FIRE RISER
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY

LEGEND

- EXISTING BUILDING
- RIPARIAN ZONE
- 20" CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

BMR count 20% of total	
1 BEDROOM	11
2 BEDROOM	13
3 BEDROOM	1
JUNIOR 1 BEDROOM	4
STUDIO	6
TOTAL BMR	35

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	28

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

TOTAL UNITS 172

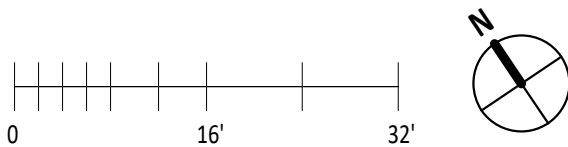
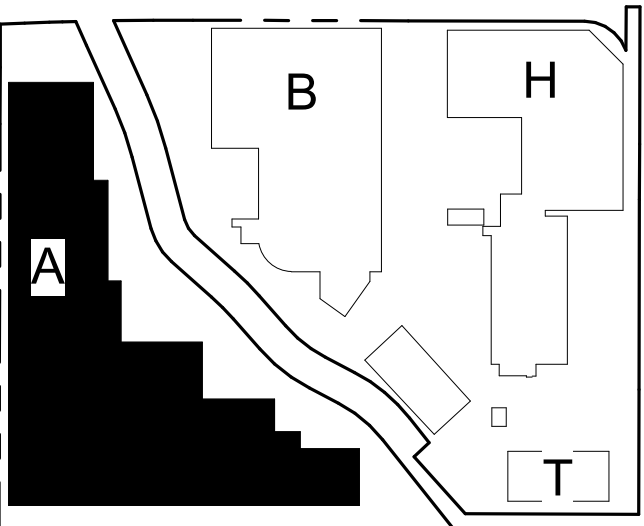
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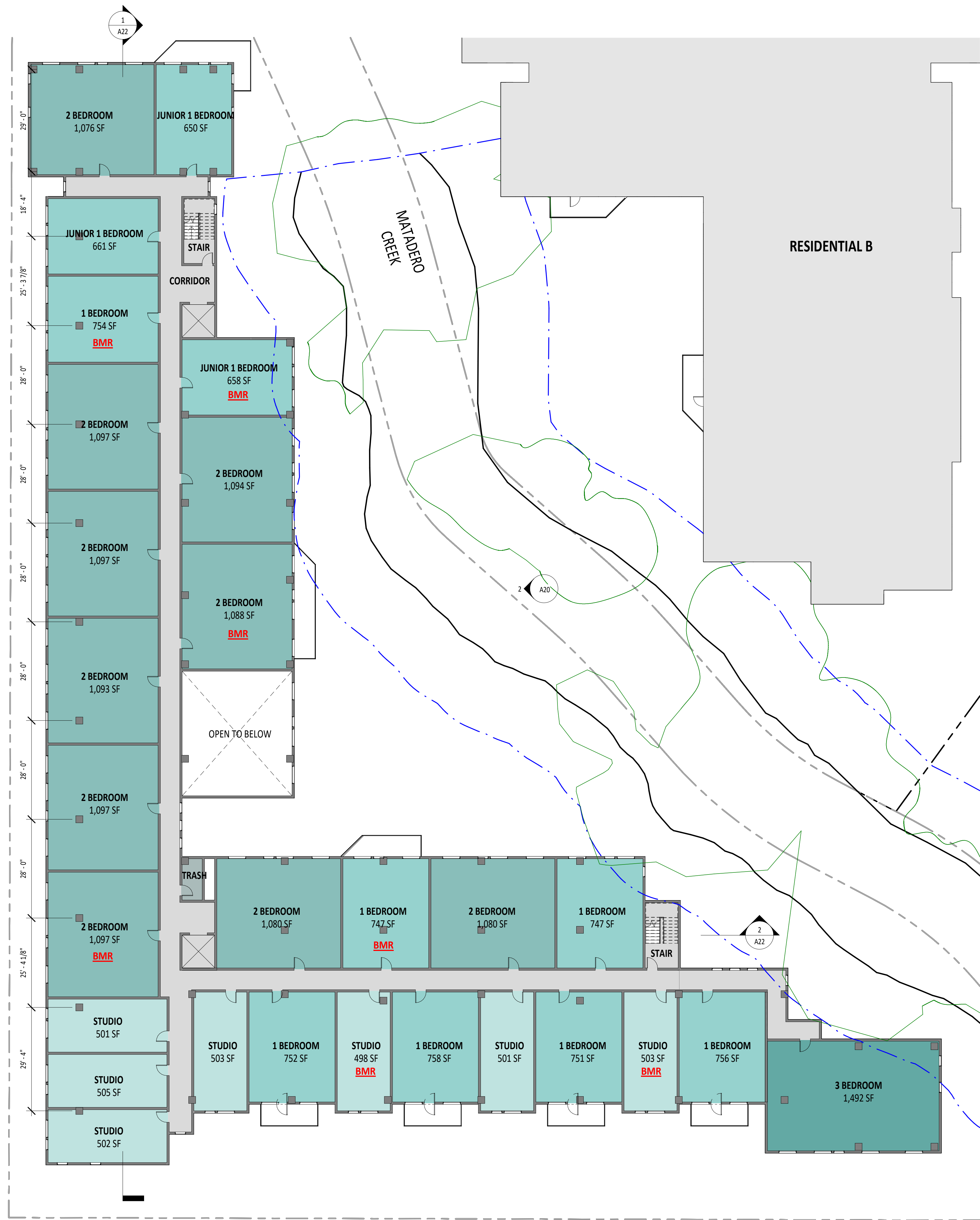
Name	Count	Percentage of Total
1 BEDROOM	41	24%
2 BEDROOM	73	42%
3 BEDROOM	5	3%
JUNIOR 1 BEDROOM	21	12%
STUDIO	32	19%
TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

BMR count 20% of total	
1 BEDROOM	11
2 BEDROOM	13
3 BEDROOM	1
JUNIOR 1 BEDROOM	4
STUDIO	6
TOTAL BMR	35

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	28

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

TOTAL UNITS 172

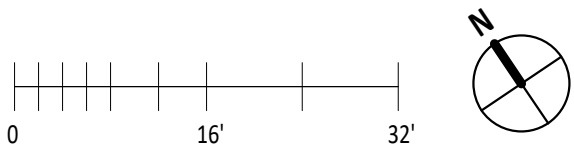
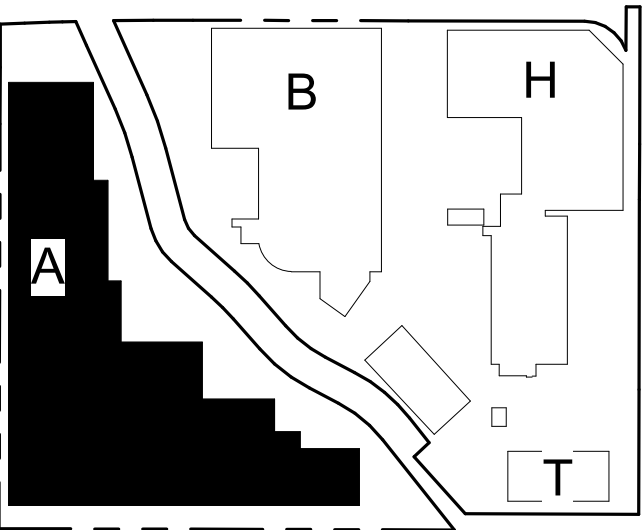
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	41	24%
2 BEDROOM	73	42%
3 BEDROOM	5	3%
JUNIOR 1 BEDROOM	21	12%
STUDIO	32	19%
TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

BMR count 20% of total	
1 BEDROOM	11
2 BEDROOM	13
3 BEDROOM	1
JUNIOR 1 BEDROOM	4
STUDIO	6
TOTAL BMR	35

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	28

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

TOTAL UNITS 172

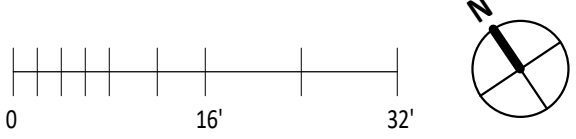
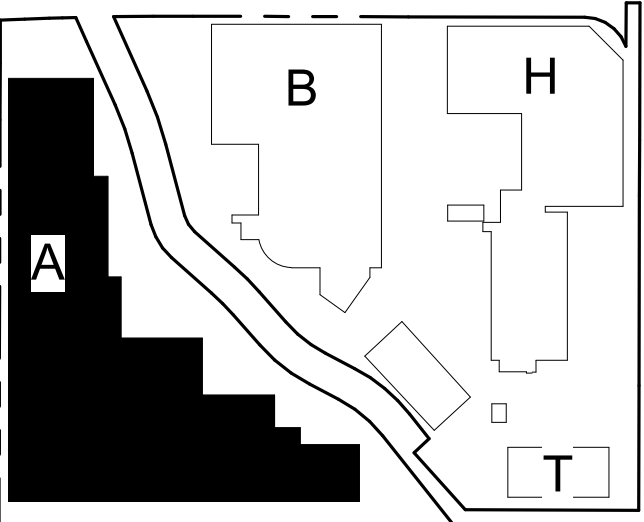
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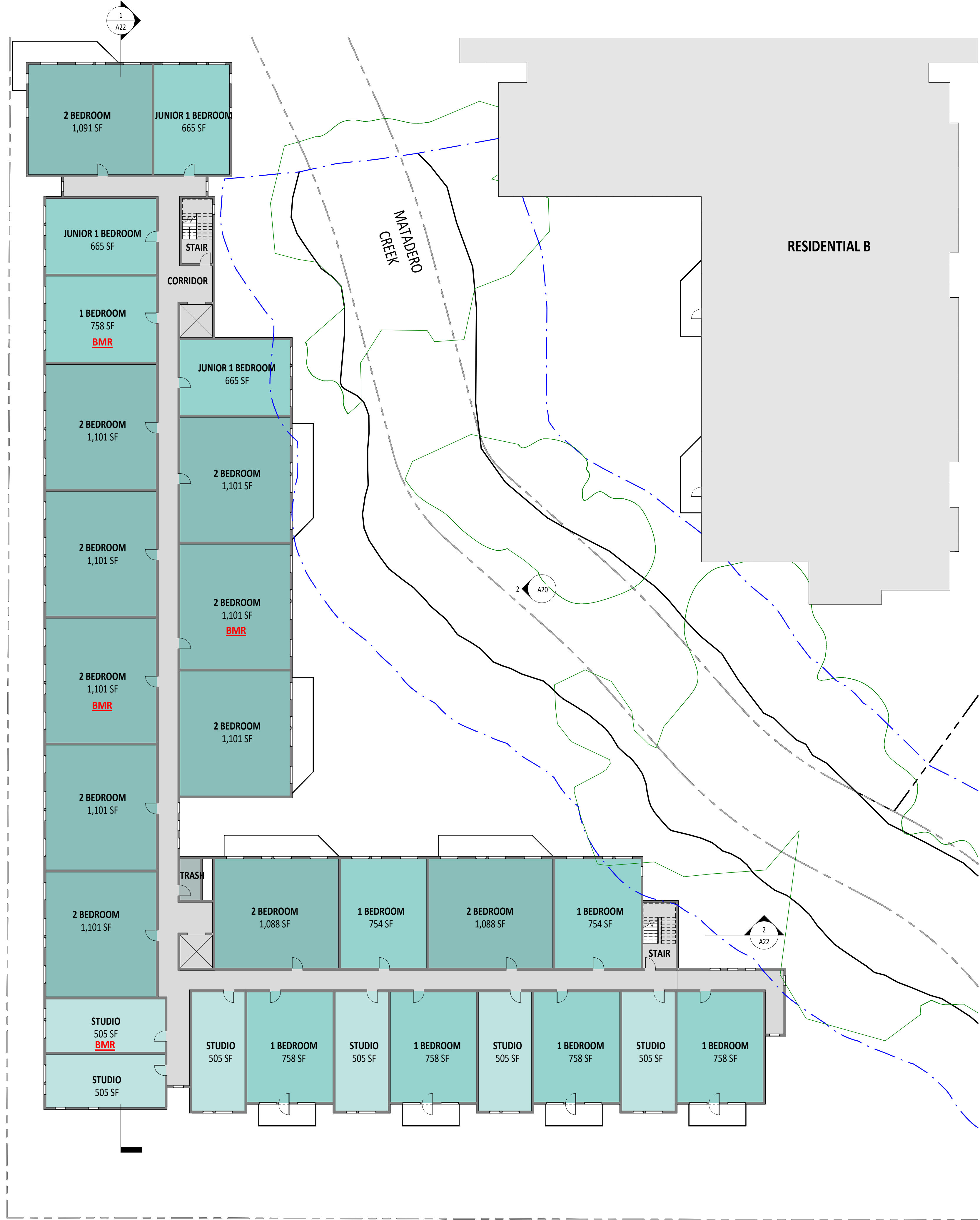
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TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

BMR count 20% of total	
1 BEDROOM	11
2 BEDROOM	13
3 BEDROOM	1
JUNIOR 1 BEDROOM	4
STUDIO	6
TOTAL BMR	35

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
28	

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
28	

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
28	

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
27	

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
27	

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
17	

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
17	

TOTAL UNITS 172

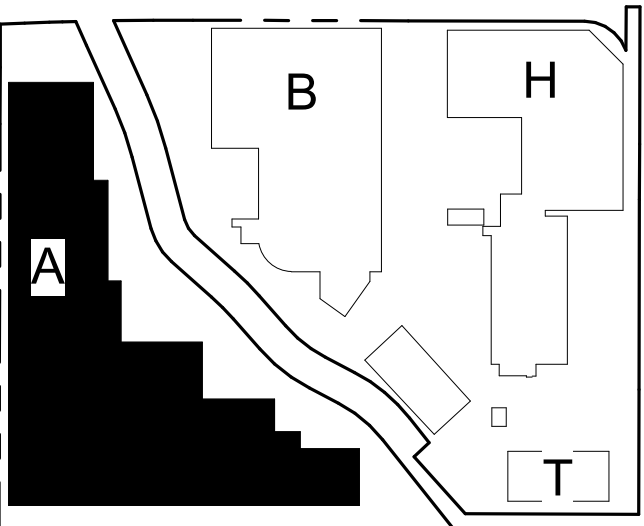
UNIT TYPE MIX - BLDG. A

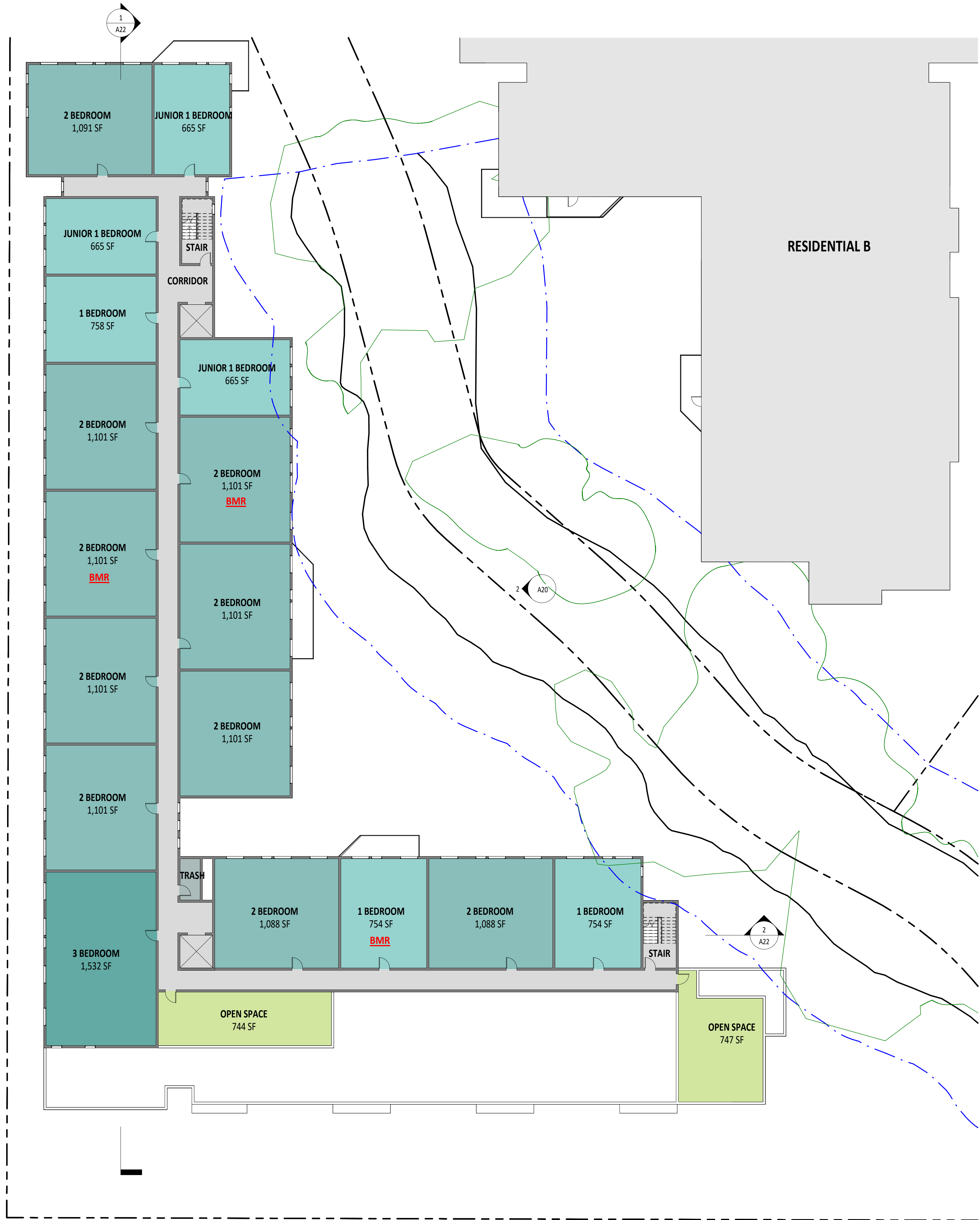
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TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
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KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
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LEVEL 6 - R1	27,703 SF
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LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
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STUDIO	6
TOTAL BMR	35

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	28

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

TOTAL UNITS 172

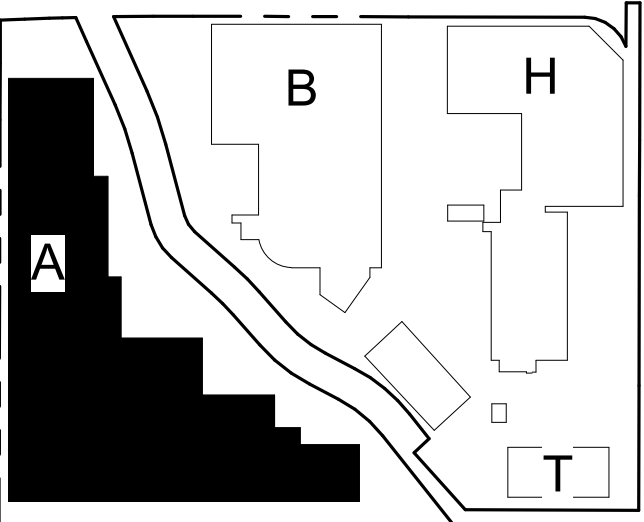
UNIT TYPE MIX - BLDG. A

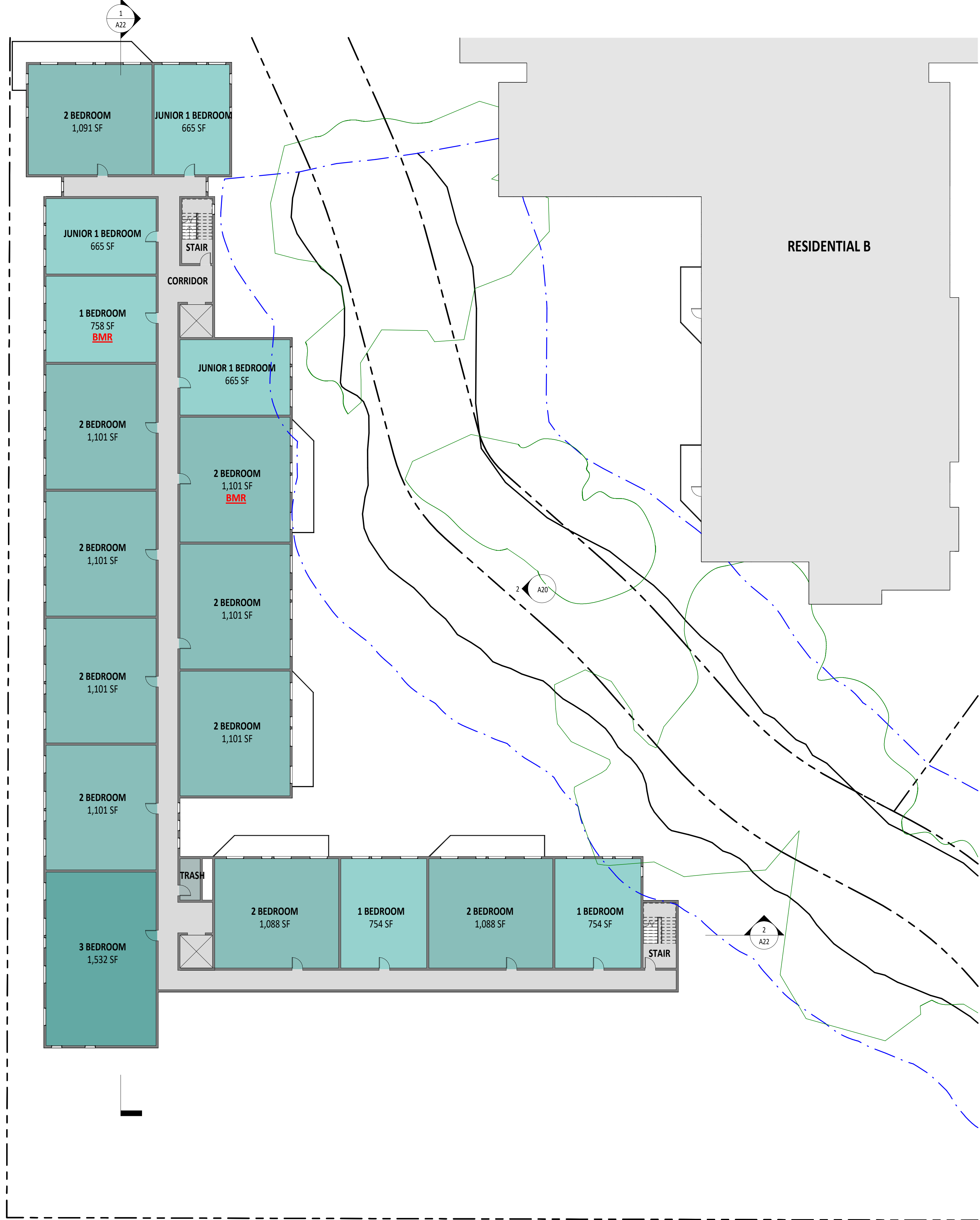
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STUDIO	32	19%
TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





BUILDING A GROSS FLOOR AREA

LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
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LEVEL 6 - R1	27,703 SF
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LEVEL 2 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 3 - R1	
1 BEDROOM	7
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	7
	28

LEVEL 4 - R1	
1 BEDROOM	7
2 BEDROOM	11
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
STUDIO	6
	28

LEVEL 5 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 6 - R1	
1 BEDROOM	7
2 BEDROOM	11
JUNIOR 1 BEDROOM	3
STUDIO	6
	27

LEVEL 7 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

LEVEL 8 - R1	
1 BEDROOM	3
2 BEDROOM	10
3 BEDROOM	1
JUNIOR 1 BEDROOM	3
	17

TOTAL UNITS 172

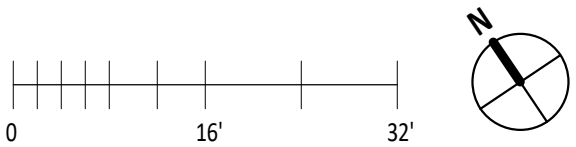
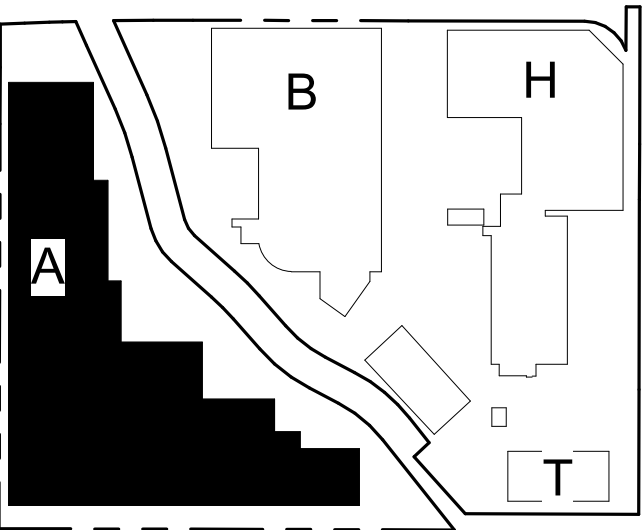
UNIT TYPE MIX - BLDG. A

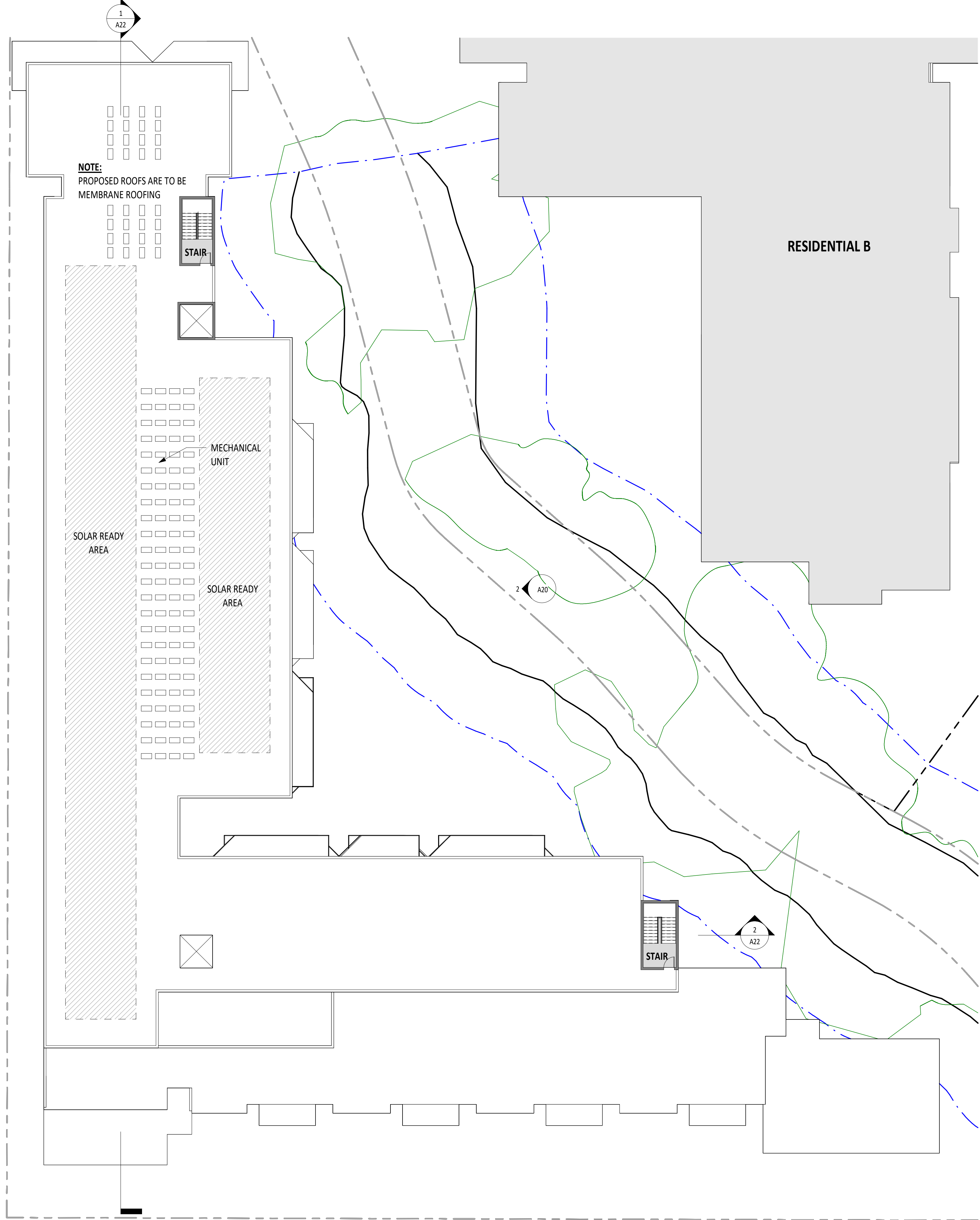
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JUNIOR 1 BEDROOM	21	12%
STUDIO	32	19%
TOTAL UNITS	172	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





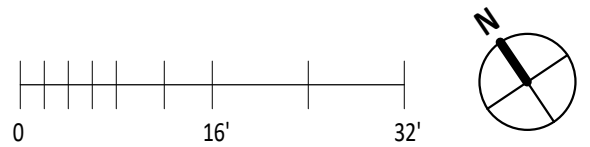
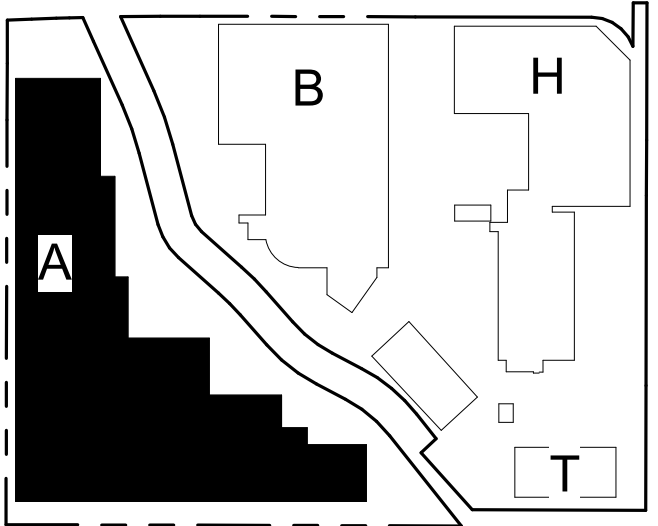
BUILDING A GROSS FLOOR AREA

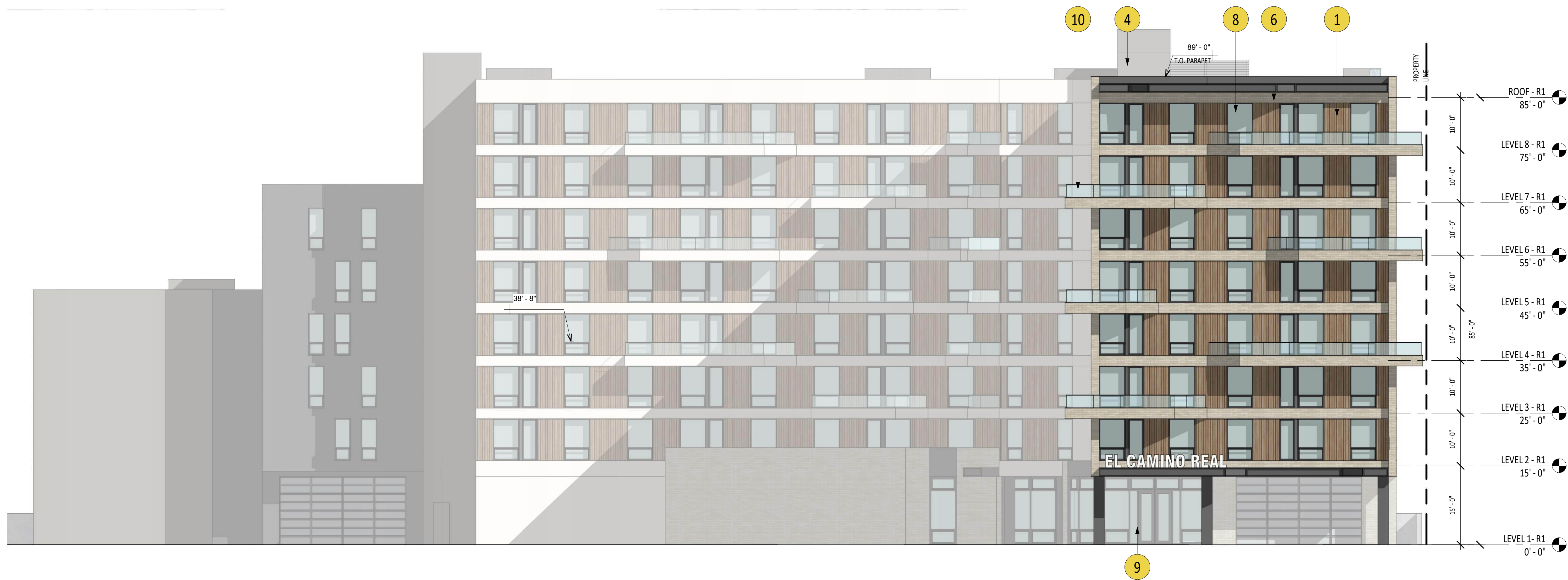
LEVEL 1 - R1	9,901 SF
LEVEL 2 - R1	30,003 SF
LEVEL 3 - R1	30,003 SF
LEVEL 4 - R1	29,368 SF
LEVEL 5 - R1	27,703 SF
LEVEL 6 - R1	27,703 SF
LEVEL 7 - R1	21,234 SF
LEVEL 8 - R1	21,234 SF
ROOF - R1	406 SF
GRAND TOTAL GROSS AREA - BUILDING A	197,555 SF

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





MATERIAL LEGEND

- 1 7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
- 2 PERFORATED METAL PANEL
- 3 STUCCO- DARK GREY
- 4 STUCCO- MEDIUM GREY
- 5 STUCCO- WHITE
- 6 BRICK VENEER
- 8 ALUMINUM WINDOW
- 9 ALUMINUM STOREFRONT
- 10 GLASS HANDRAIL
- 11 CONCRETE

1 NORTH ELEVATION
3/32" = 1'-0"

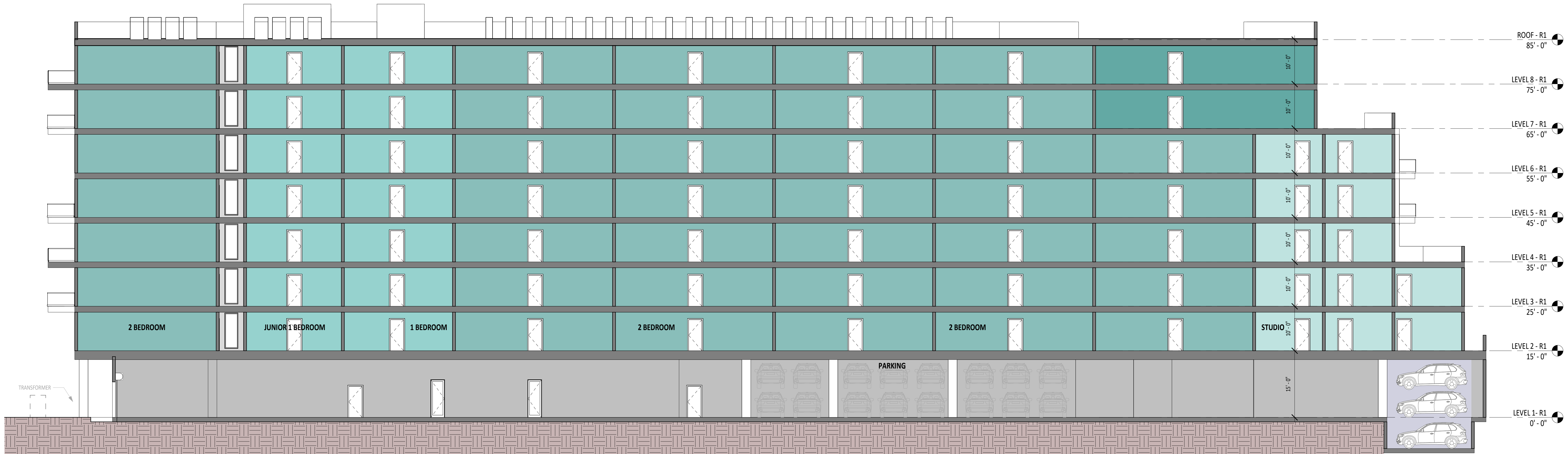


2 EAST ELEVATION
3/32" = 1'-0"

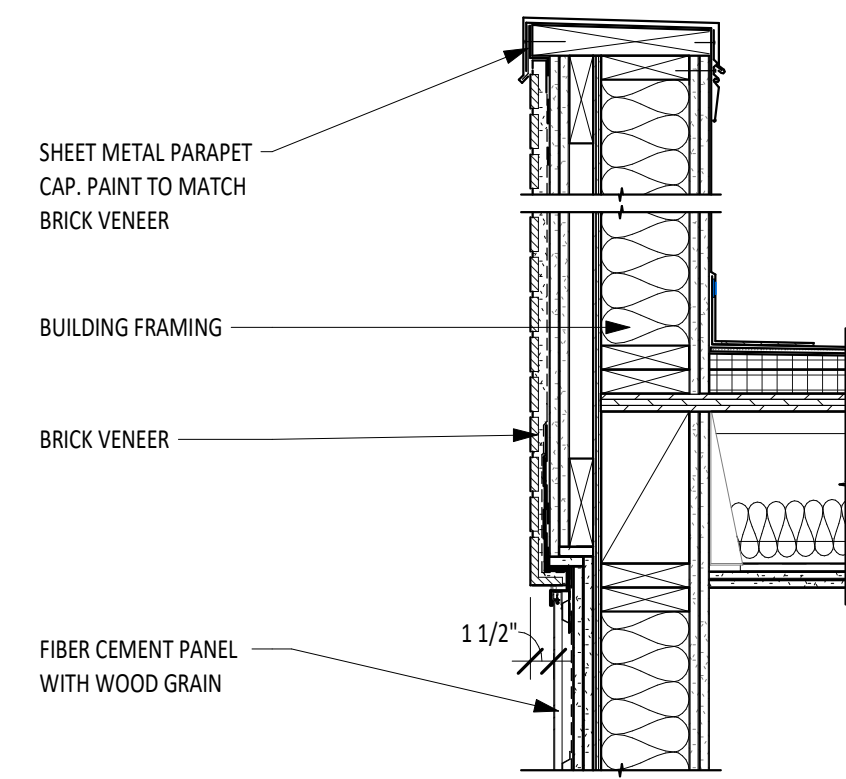




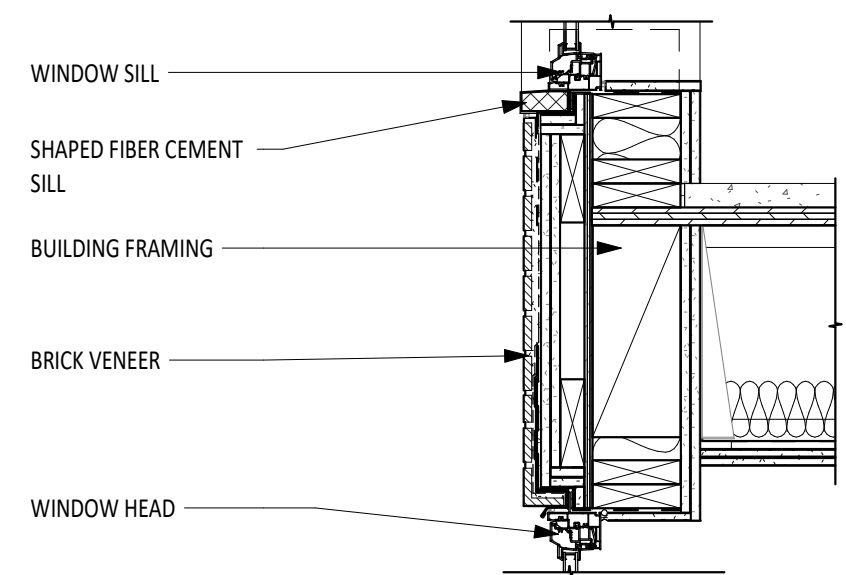
2 NORTH - SOUTH RESIDENTIAL A SECTION
 1" = 10'-0"



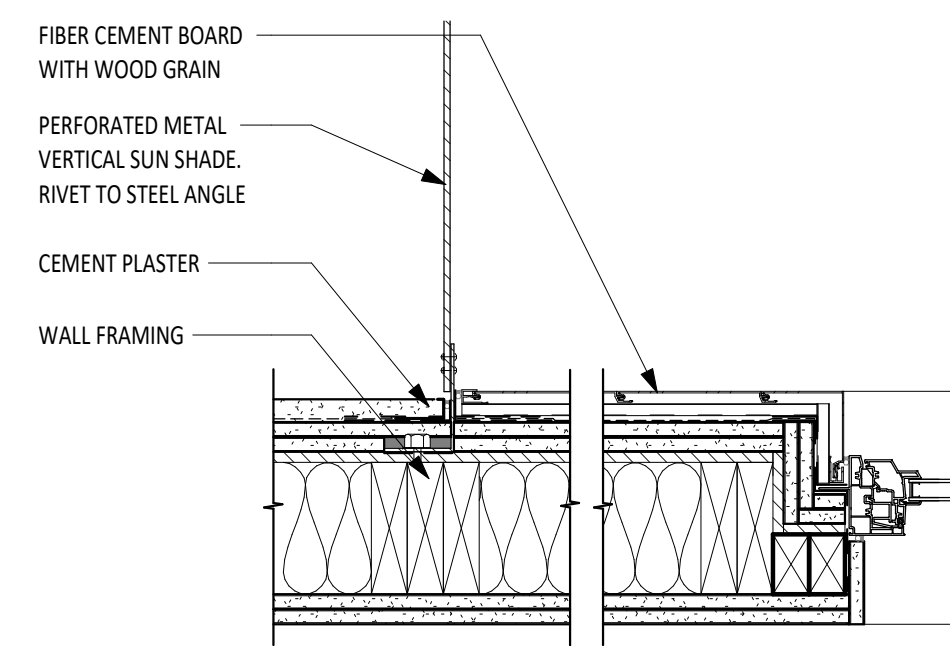
1 WEST - EAST RESIDENTIAL A SECTION
 1" = 10'-0"



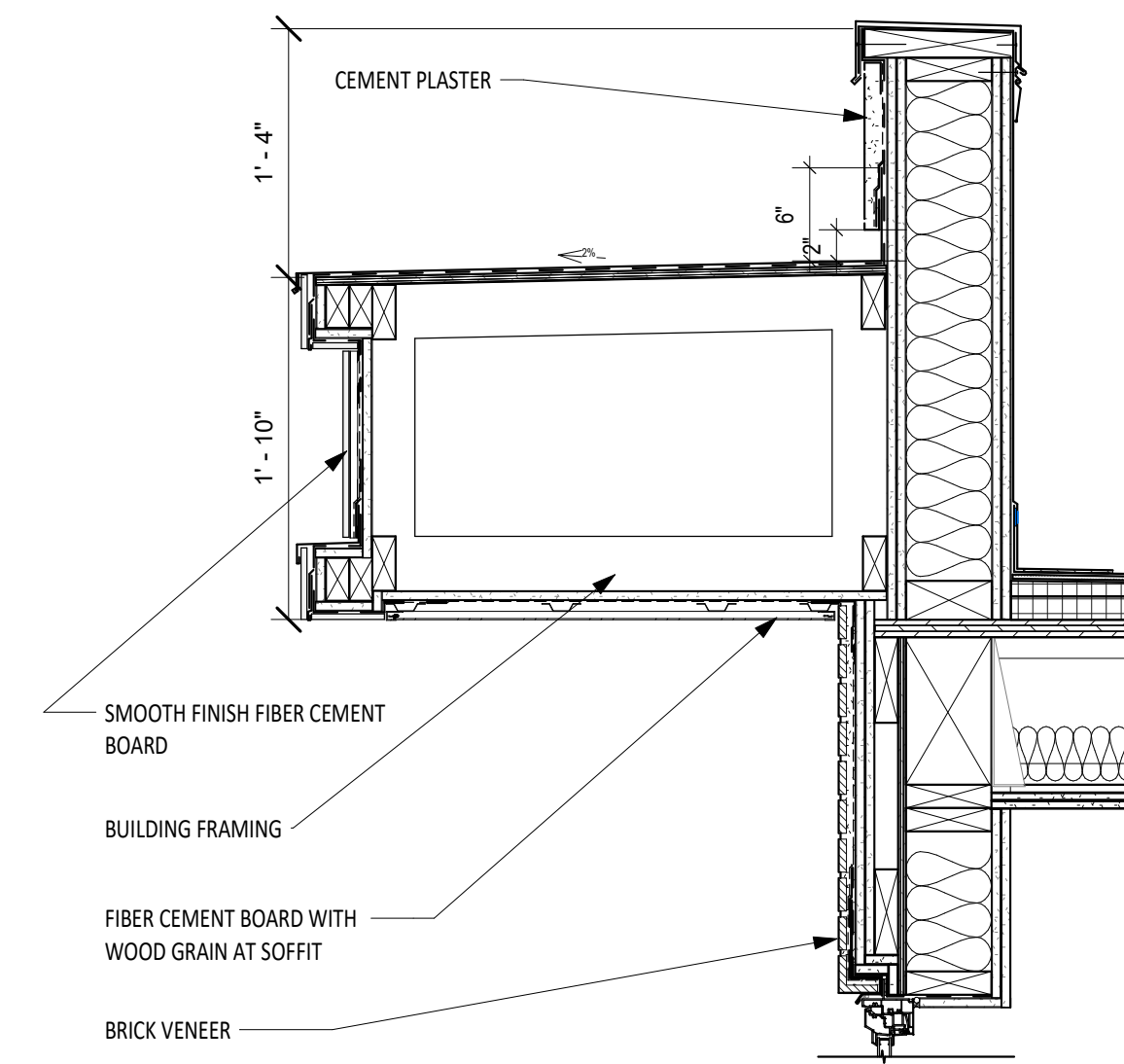
⑥ PARAPET
1" = 1'-0"



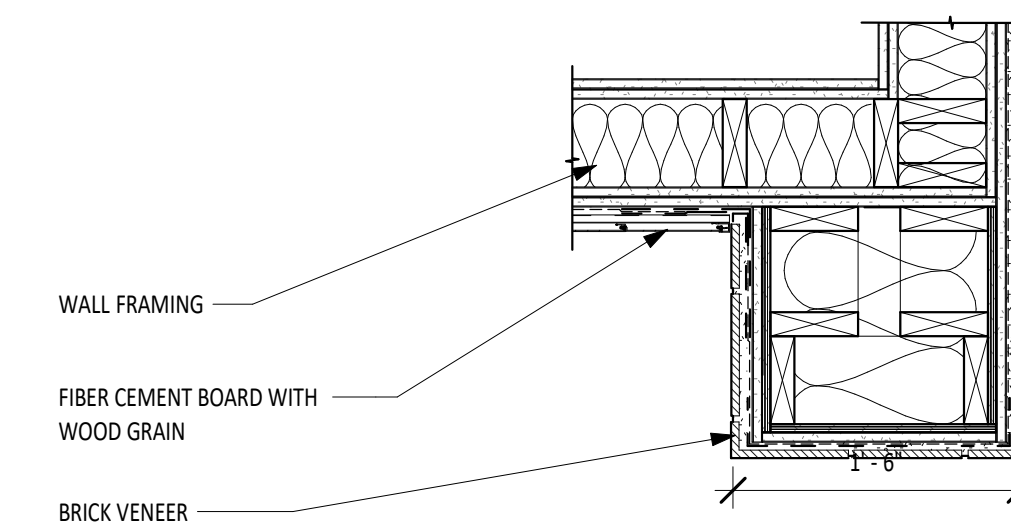
⑧ WINDOW - HEAD/SILL
1" = 1'-0"



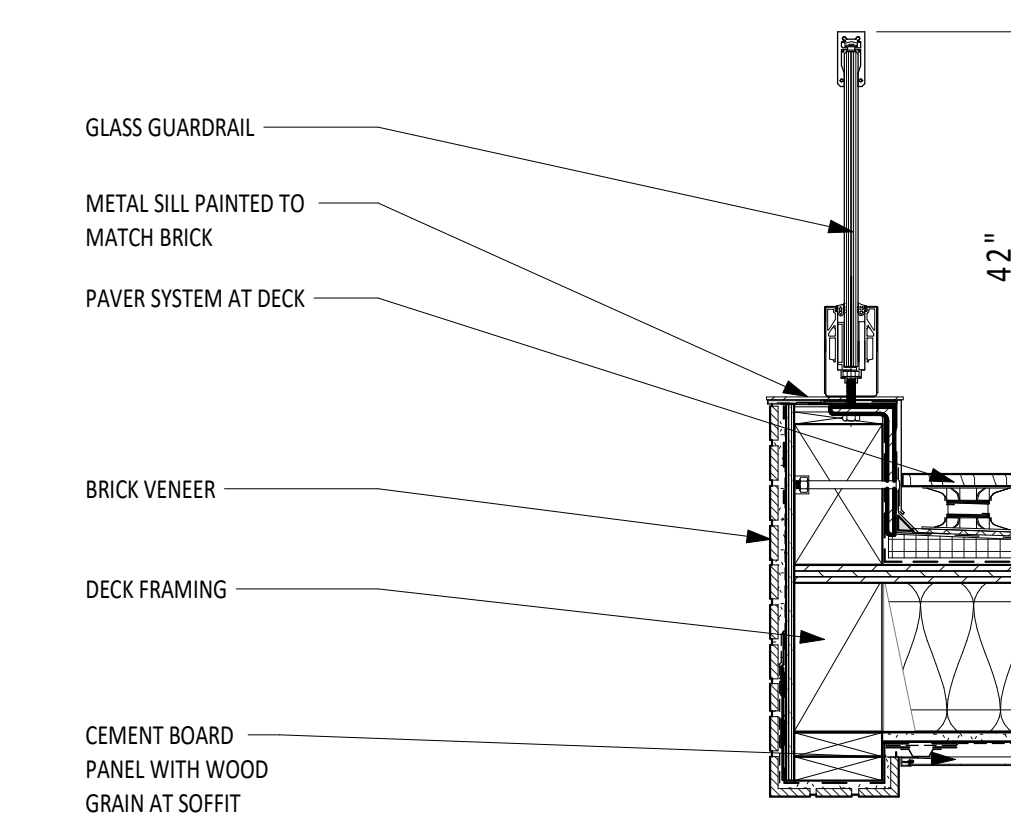
⑤ VERTICAL WINDOW SHADE
1 1/2" = 1'-0"



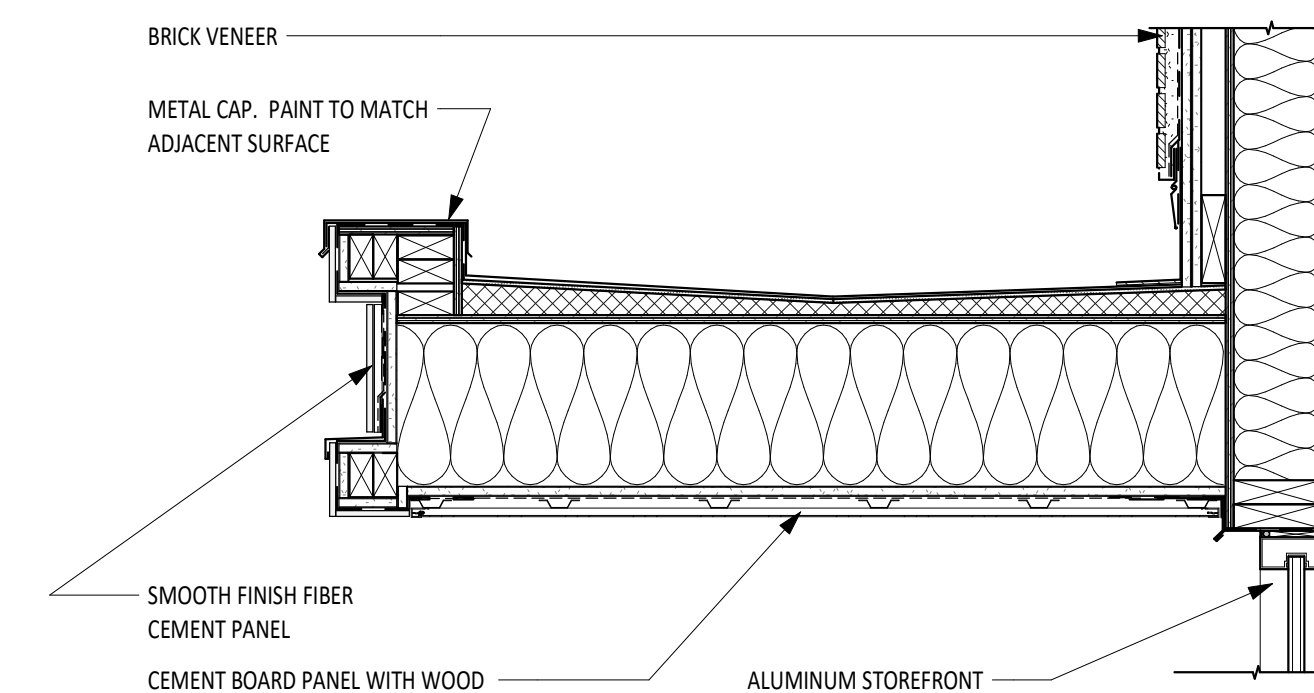
① PROJECTED CORNICE
1" = 1'-0"



② PILASTER
1" = 1'-0"



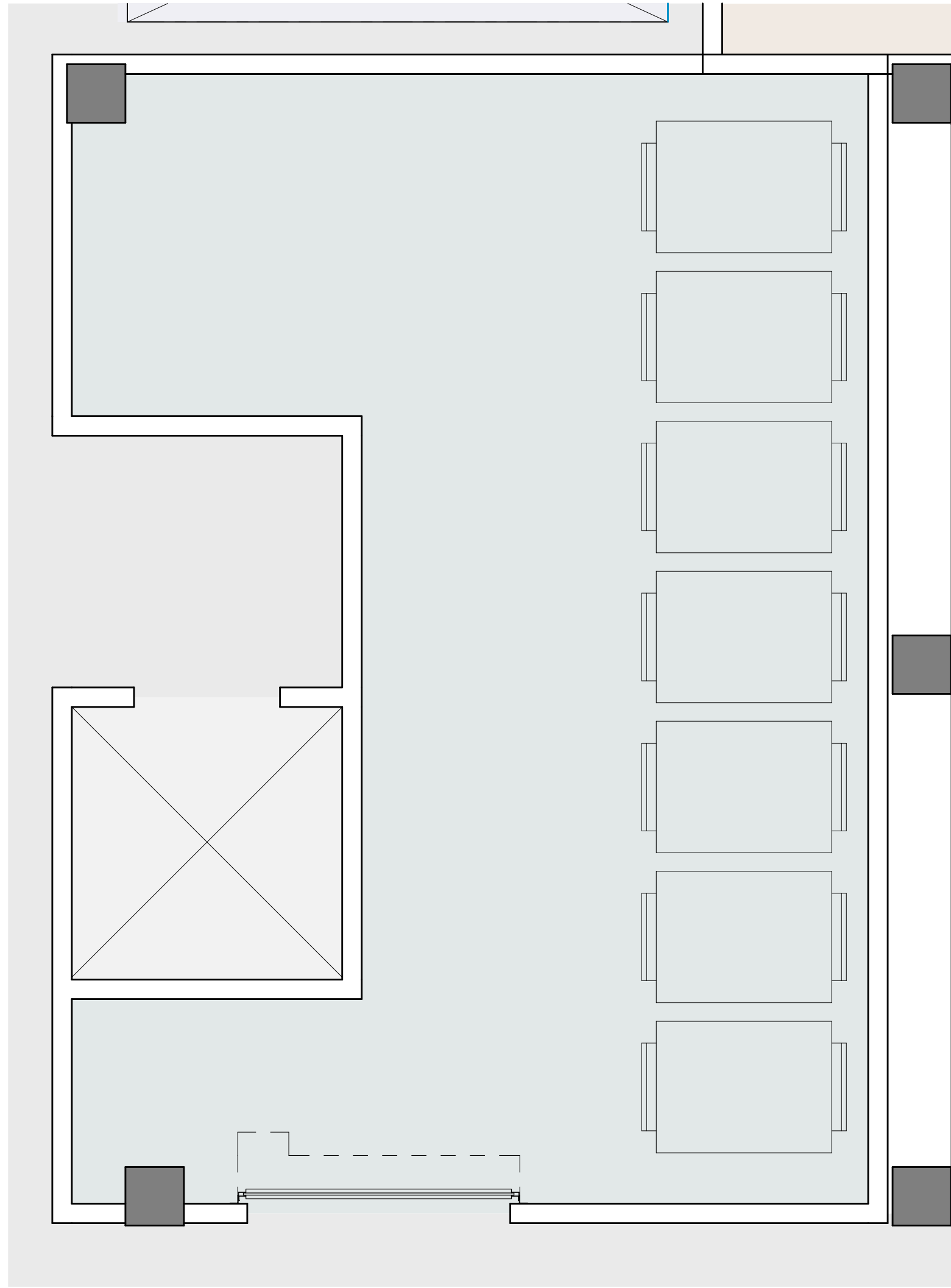
③ BALCONY
1" = 1'-0"



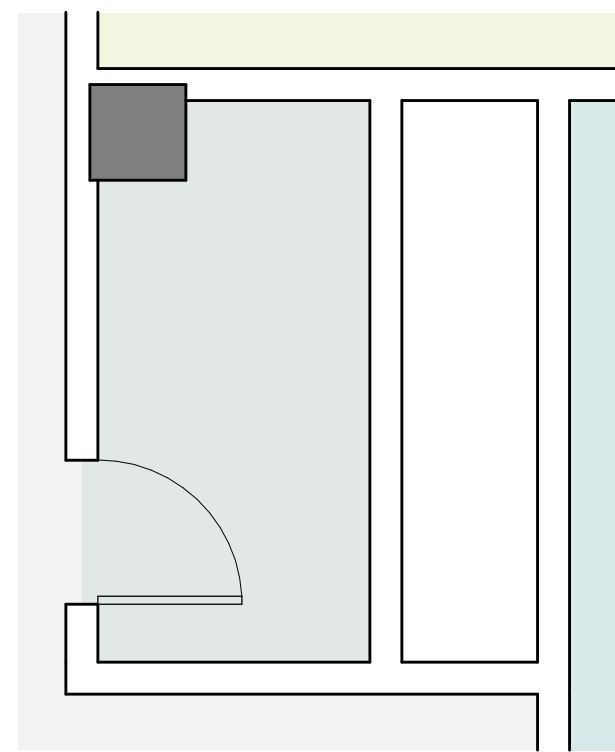
④ CANOPY - RESIDENTIAL
1" = 1'-0"



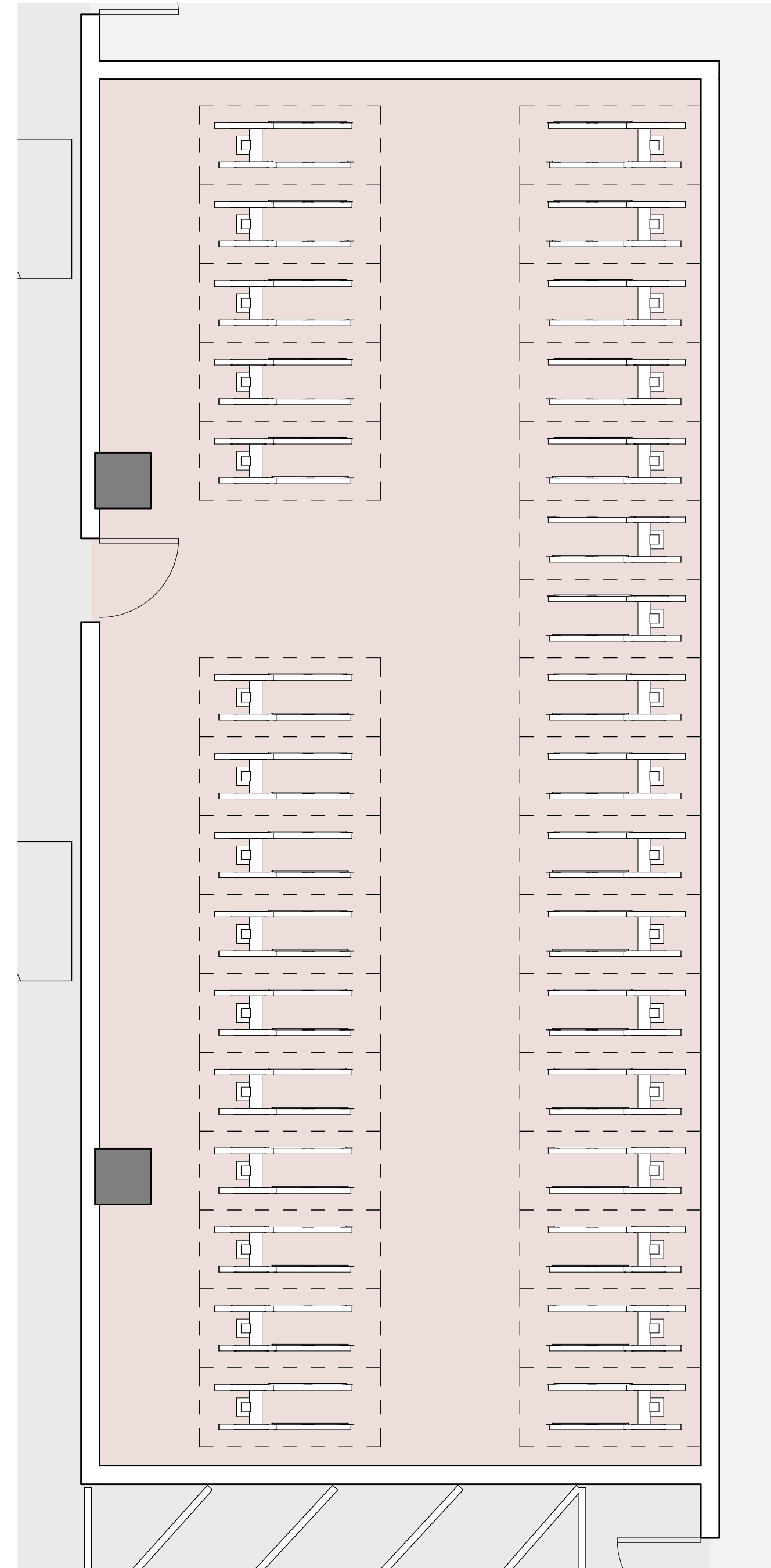
④



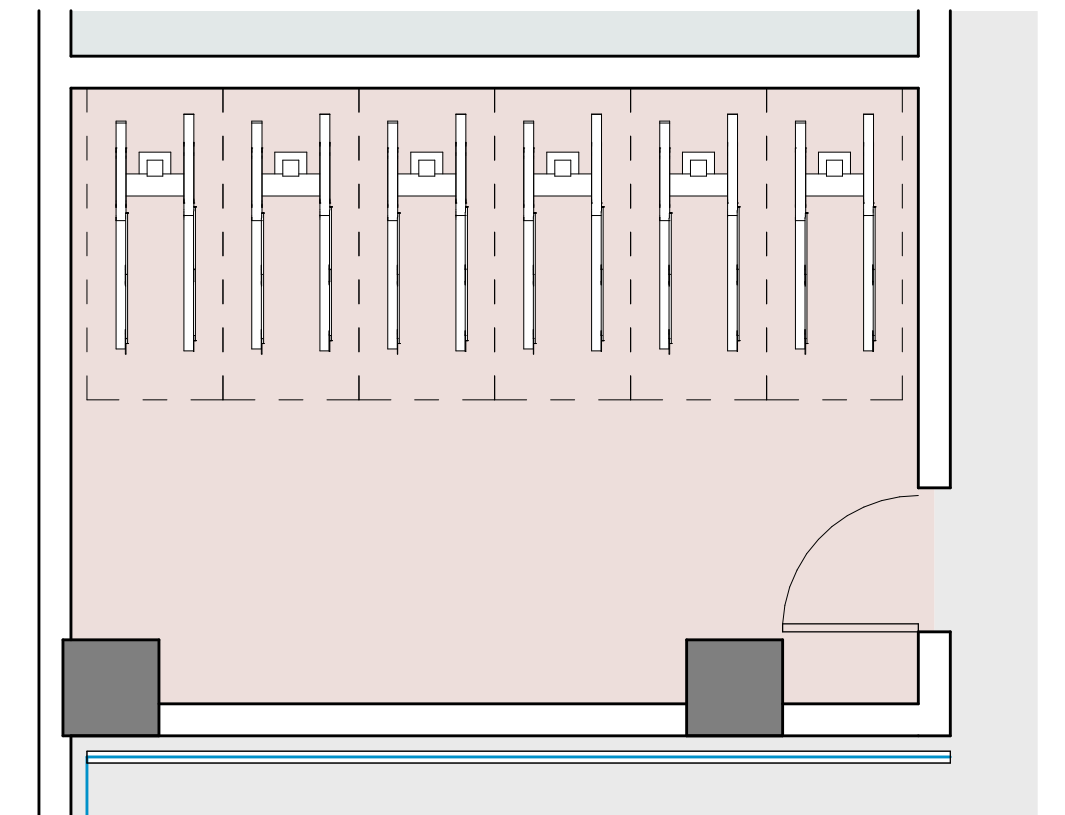
① LEVEL 1 RESIDENTIAL A-TRASH
1/4" = 1'-0"



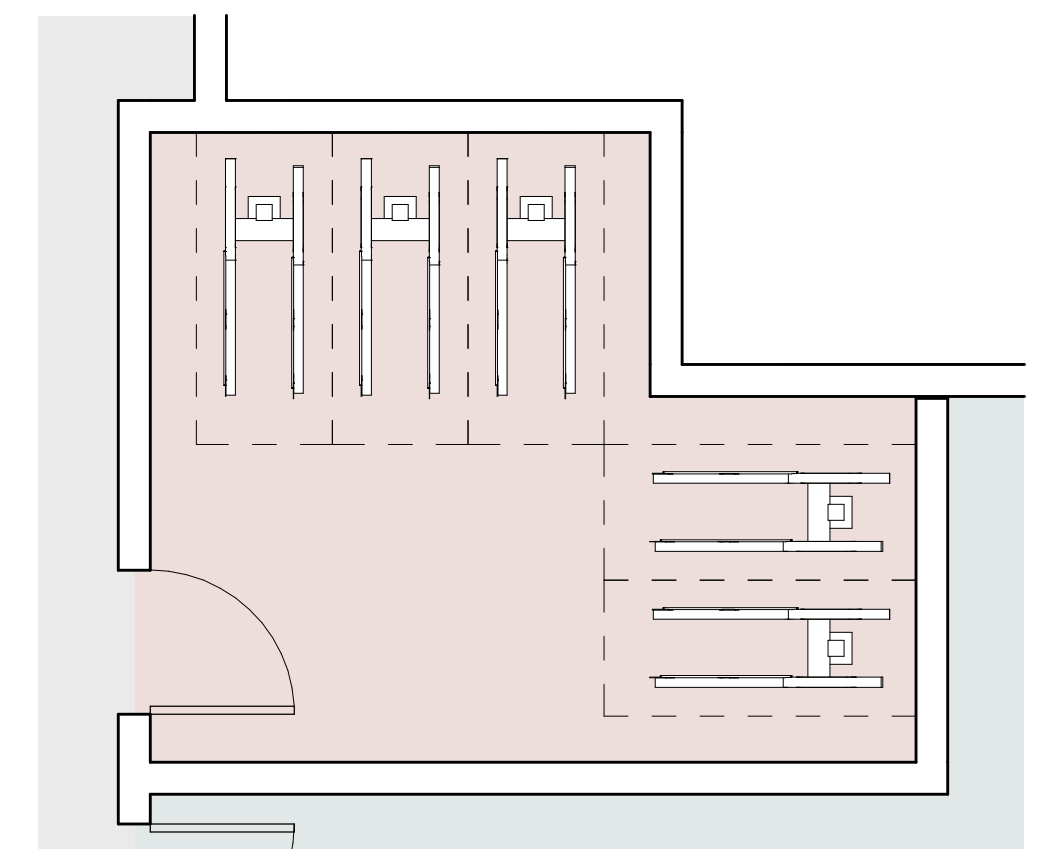
② LEVEL 2-7 RESIDENTIAL A-TRASH
1/4" = 1'-0"



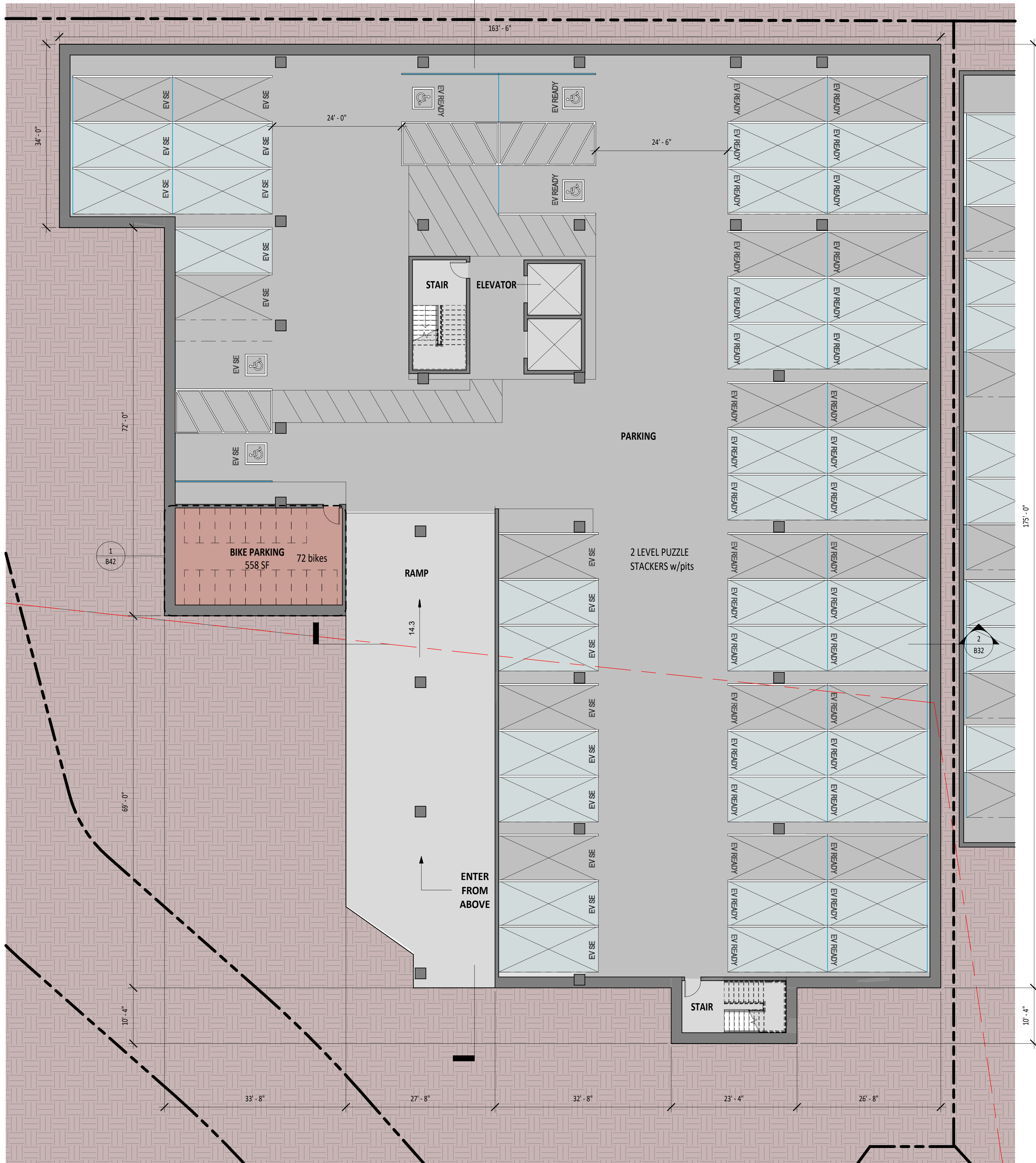
③ LEVEL 1 BIKE ROOM
1/4" = 1'-0"



④ LEVEL 1 BIKE ROOM 2
1/4" = 1'-0"



⑤ LEVEL 1 BIKE ROOM 3
1/4" = 1'-0"



BUILDING B GROSS FLOOR AREA

Level	Area
BASEMENT- R	1,391 SF
LEVEL 1- R	6,137 SF
LEVEL 2- R	17,398 SF
LEVEL 3- R	17,429 SF
LEVEL 4- R	17,460 SF
LEVEL 5- R	17,460 SF
LEVEL 6- R	17,492 SF
LEVEL 7- R	17,429 SF
LEVEL 8- R	17,420 SF
ROOF- R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	129,902 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	88
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
Ground Floor	COVERED, STACKER	10
RESIDENTIAL PARKING BUILDING B		124

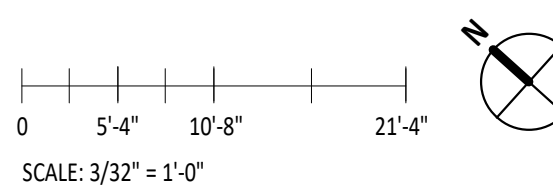
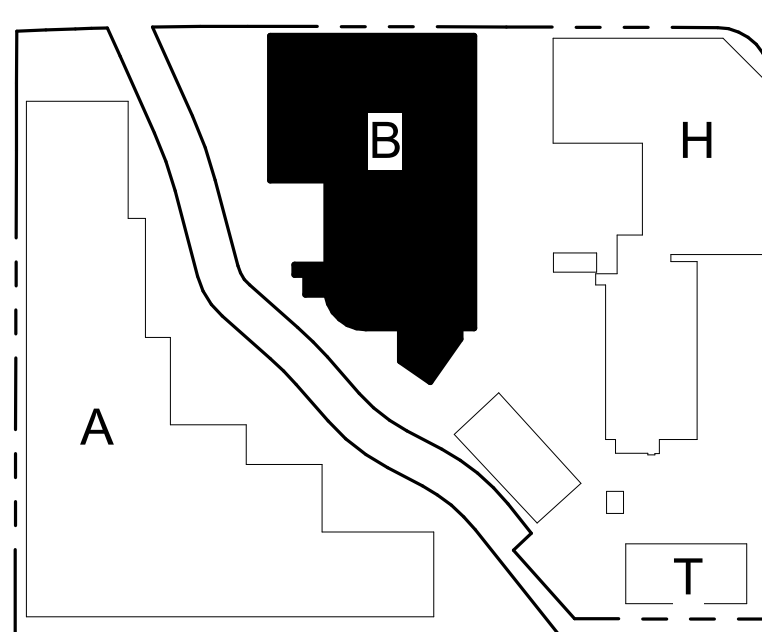
Legend

- 2 LEVEL W/ PIT
- CIRCULATION
- COMMUNITY
- PARKING

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN





BUILDING B GROSS FLOOR AREA	
Level	Area
BASEMENT- R	1,391 SF
LEVEL 1- R	6,137 SF
LEVEL 2- R	17,398 SF
LEVEL 3- R	17,429 SF
LEVEL 4- R	17,460 SF
LEVEL 5- R	17,460 SF
LEVEL 6- R	17,492 SF
LEVEL 7- R	17,429 SF
LEVEL 8- R	17,420 SF
ROOF- R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	
129,902 SF	

BUILDING B PARKING SUMMARY		
Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	88
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
Ground Floor	COVERED, STACKER	10
RESIDENTIAL PARKING BUILDING B		124

Legend

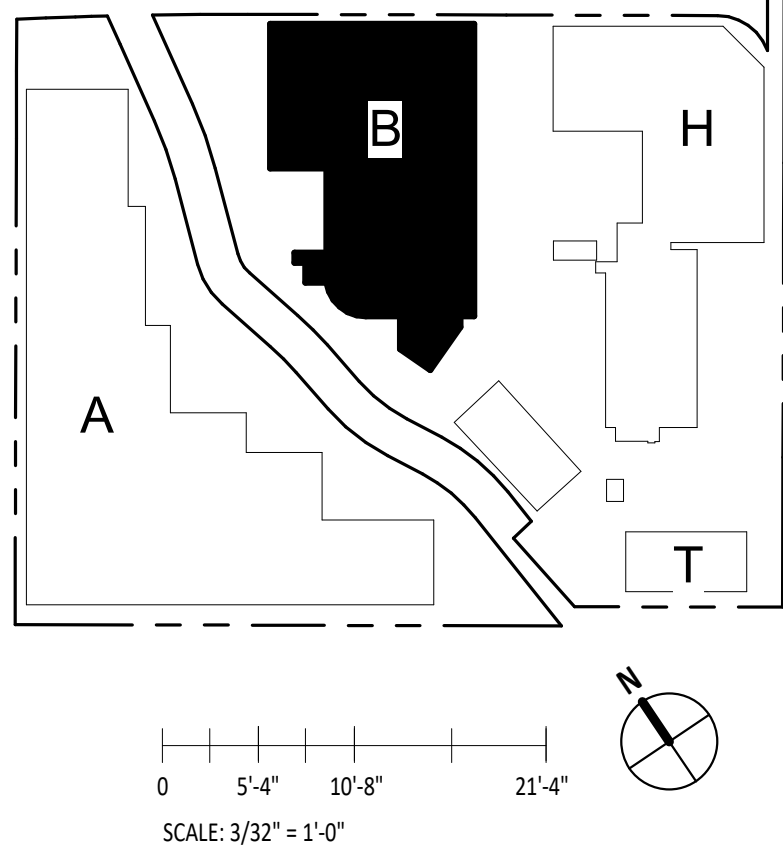
- 2 LEVEL
- AMENITY
- BACK OF HOUSE
- CIRCULATION
- COMMUNITY
- FIRE RISER
- PARKING
- RESTAURANT
- RETAIL
- UTILITY

GROSS AREA- BUILDING B	
Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	505 SF
4	1,391 SF
LEVEL 1- R	
COMMON	3,771 SF
CORRIDOR	153 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	494 SF
TRASH	789 SF
UTILITY	711 SF
10	7,891 SF
LEVEL 2- R	
CORRIDOR	1,883 SF
ELEVATOR	266 SF
STAIR	504 SF
TRASH	188 SF
UNITS	14,557 SF
9	17,398 SF
LEVEL 3- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,587 SF
9	17,429 SF
LEVEL 4- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,619 SF
9	17,460 SF
LEVEL 5- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,619 SF
9	17,460 SF
LEVEL 6- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,651 SF
9	17,492 SF
LEVEL 7- R	
CORRIDOR	1,893 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,588 SF
9	17,429 SF
LEVEL 8- R	
CORRIDOR	1,884 SF
ELEVATOR	266 SF
STAIR	484 SF
TRASH	198 SF
UNITS	14,589 SF
9	17,420 SF
ROOF- R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	131,655 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN





BUILDING B GROSS FLOOR AREA

Level	Area
BASEMENT- R	1,391 SF
LEVEL 1- R	6,137 SF
LEVEL 2- R	17,398 SF
LEVEL 3- R	17,429 SF
LEVEL 4- R	17,460 SF
LEVEL 5- R	17,460 SF
LEVEL 6- R	17,492 SF
LEVEL 7- R	17,429 SF
LEVEL 8- R	17,420 SF
ROOF- R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	129,902 SF

BMR count
20% of total

1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	5
TOTAL BMR	24

UNITS SCHEDULE

Name	Count
LEVEL 2- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 3- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 4- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 5- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 6- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 7- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

LEVEL 8- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17

TOTAL UNITS 119

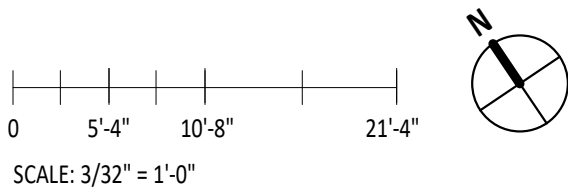
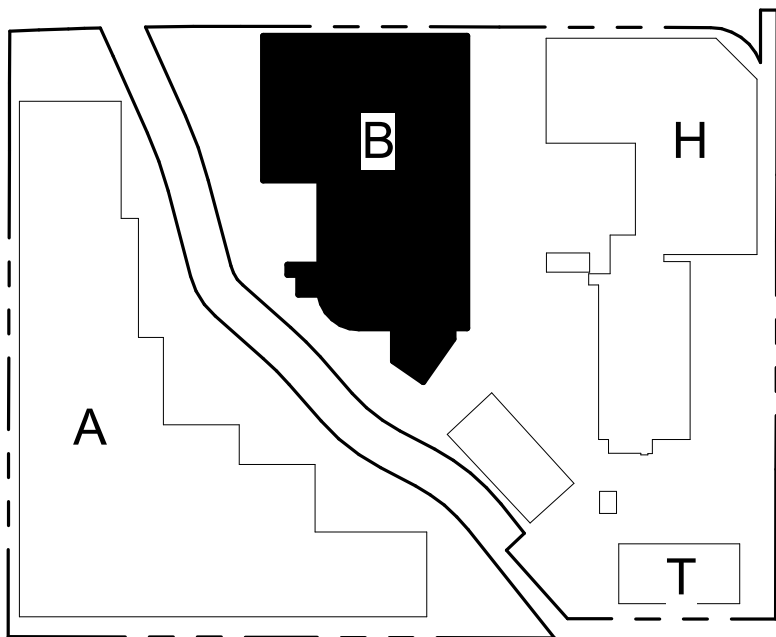
UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	56	40%
2 BEDROOM	35	25%
JUNIOR 1 BEDROOM	7	5%
PARKING	2	1%
PARKING STACKERS	17	12%
RAMP	3	2%
STUDIO	21	15%
TOTAL UNITS	141	

LEGEND

- RIPARIAN ZONE
- - - 20' CREEK BANK
- - - SETBACK

KEYPLAN





BUILDING B GROSS FLOOR AREA

Level	Area
BASEMENT- R	1,391 SF
LEVEL 1- R	6,137 SF
LEVEL 2- R	17,398 SF
LEVEL 3- R	17,429 SF
LEVEL 4- R	17,460 SF
LEVEL 5- R	17,460 SF
LEVEL 6- R	17,492 SF
LEVEL 7- R	17,429 SF
LEVEL 8- R	17,420 SF
ROOF- R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	129,902 SF

BMR count
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LEVEL 4- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17
LEVEL 5- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17
LEVEL 6- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17
LEVEL 7- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17
LEVEL 8- R	
1 BEDROOM	8
2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
	17
TOTAL UNITS	119

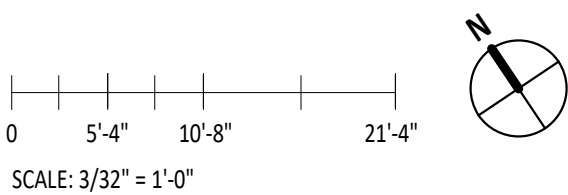
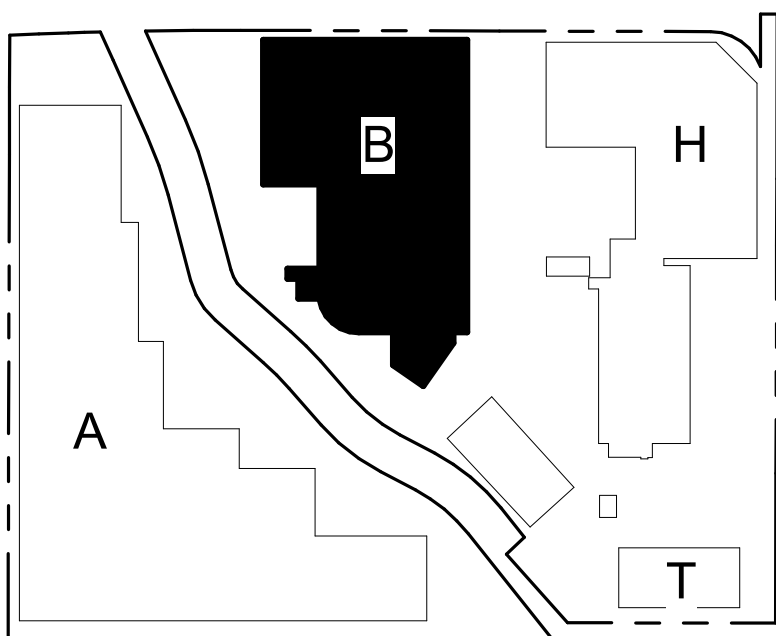
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LEGEND

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KEYPLAN





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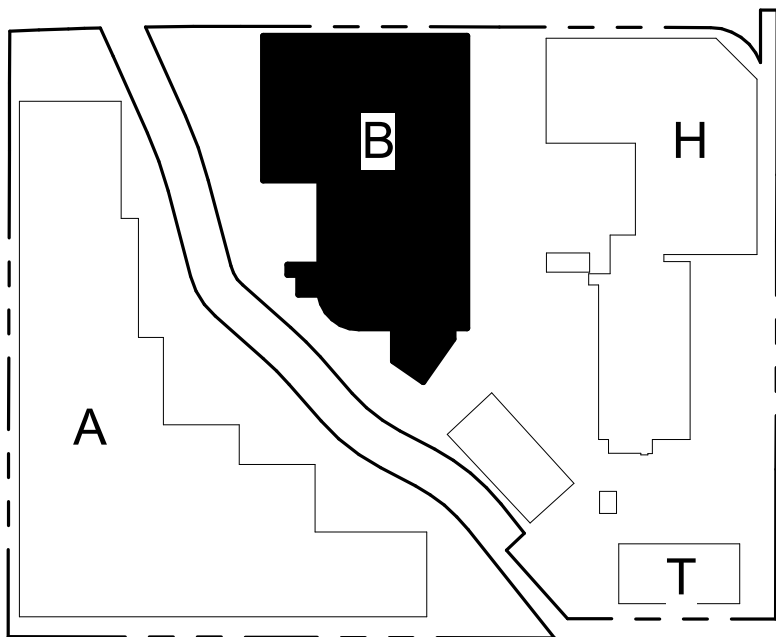
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STUDIO	3
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STUDIO	3
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2 BEDROOM	5
JUNIOR 1 BEDROOM	1
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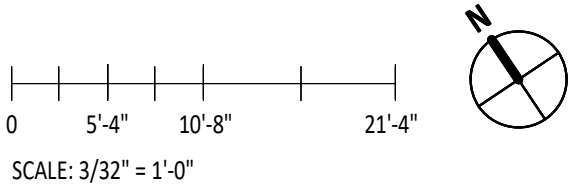
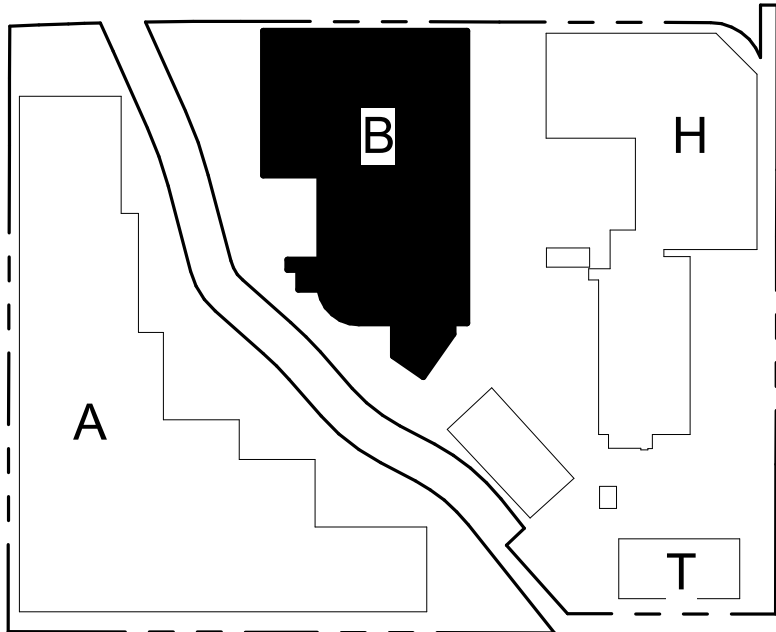
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2 BEDROOM	5
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2 BEDROOM	5
JUNIOR 1 BEDROOM	1
STUDIO	3
17	
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JUNIOR 1 BEDROOM	1
STUDIO	3
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STUDIO	3
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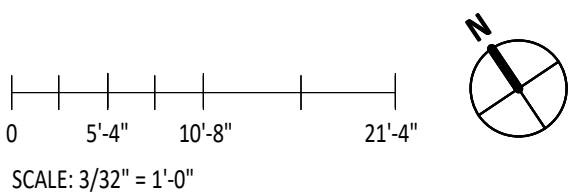
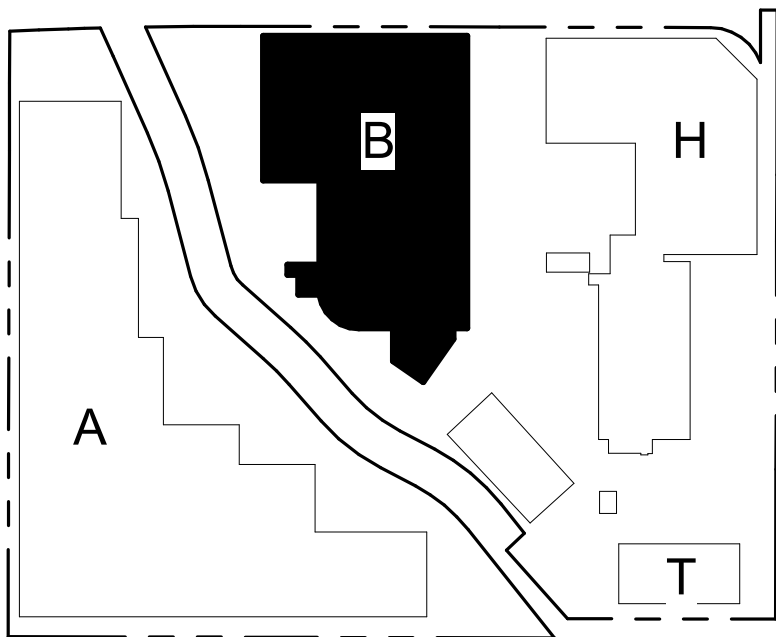
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LEVEL 5- R	
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LEVEL 6- R	
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LEVEL 7- R	
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JUNIOR 1 BEDROOM	1
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TOTAL UNITS	119

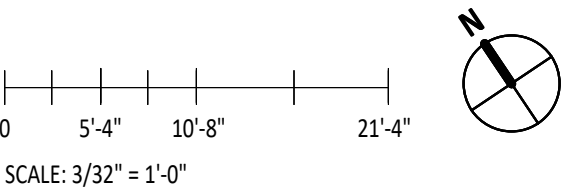
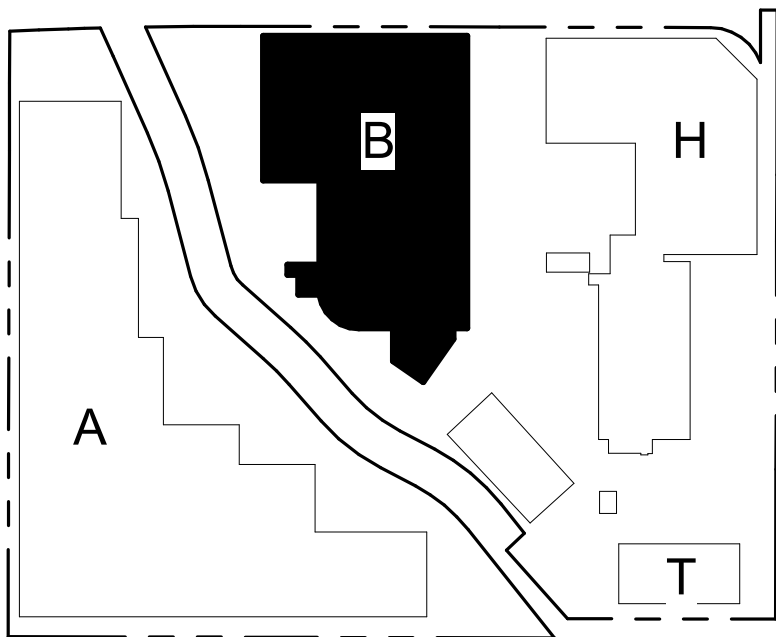
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KEYPLAN





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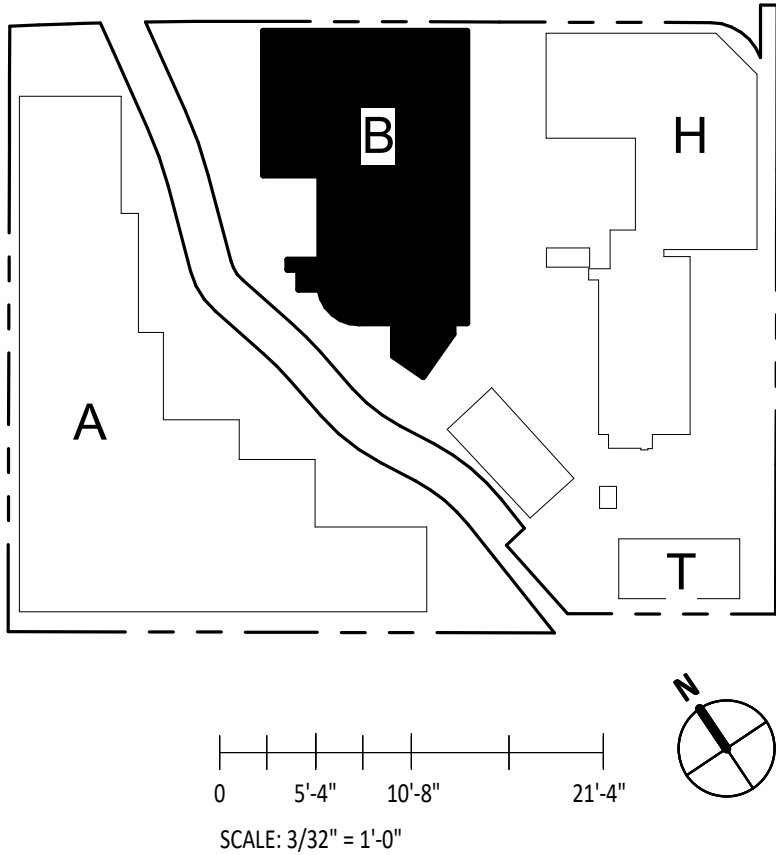
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TOTAL UNITS	119

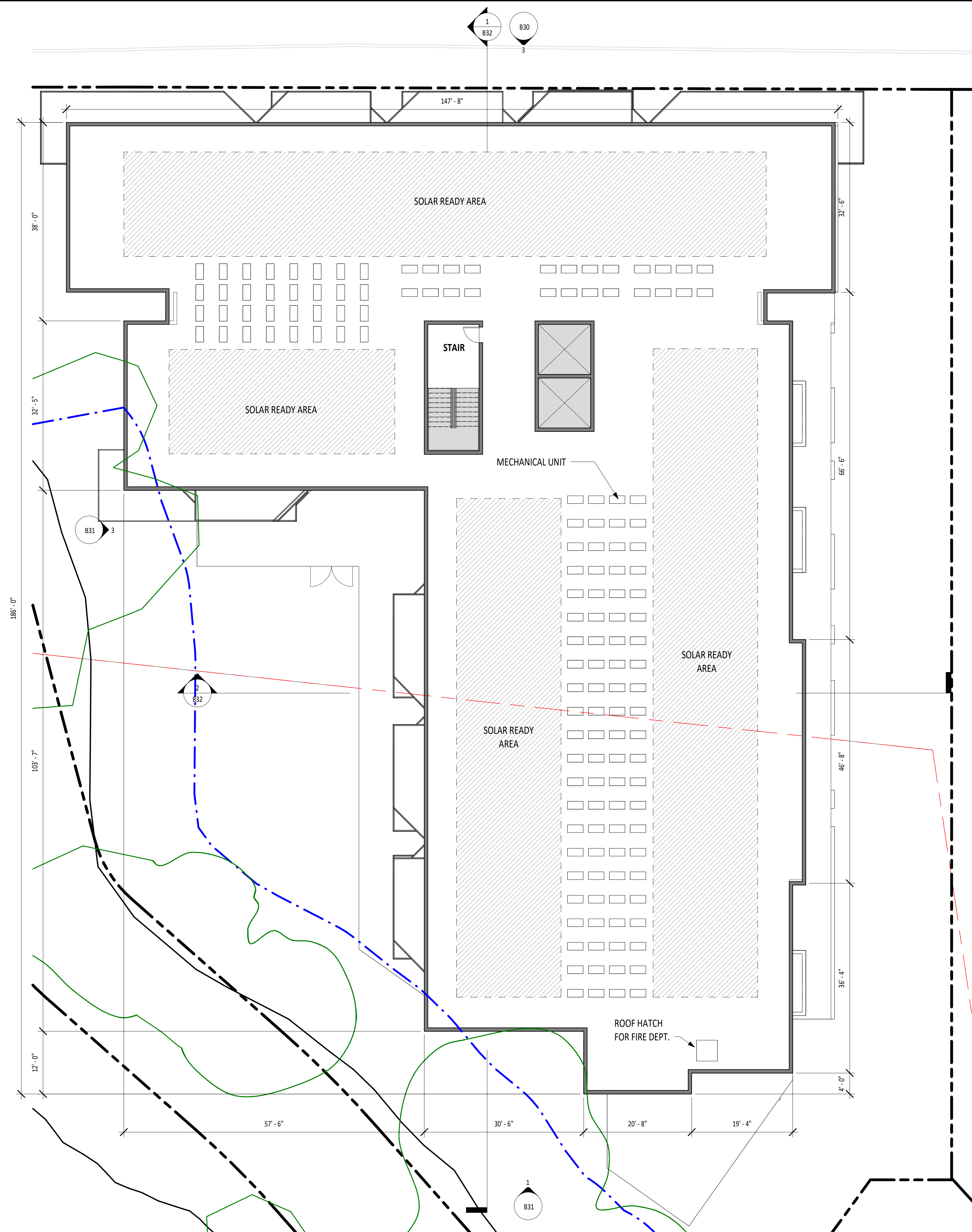
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LEGEND

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KEYPLAN





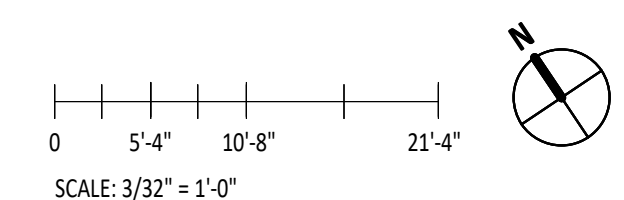
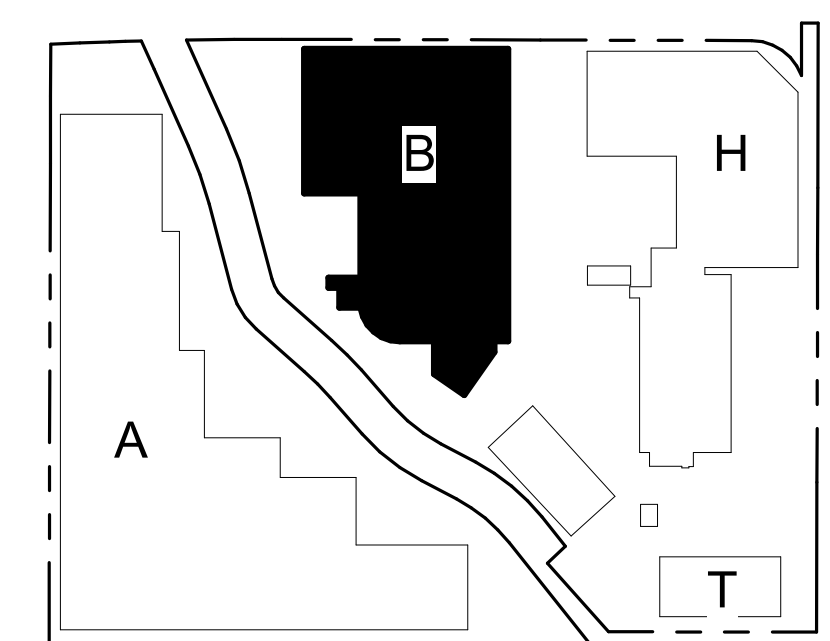
BUILDING B GROSS FLOOR AREA

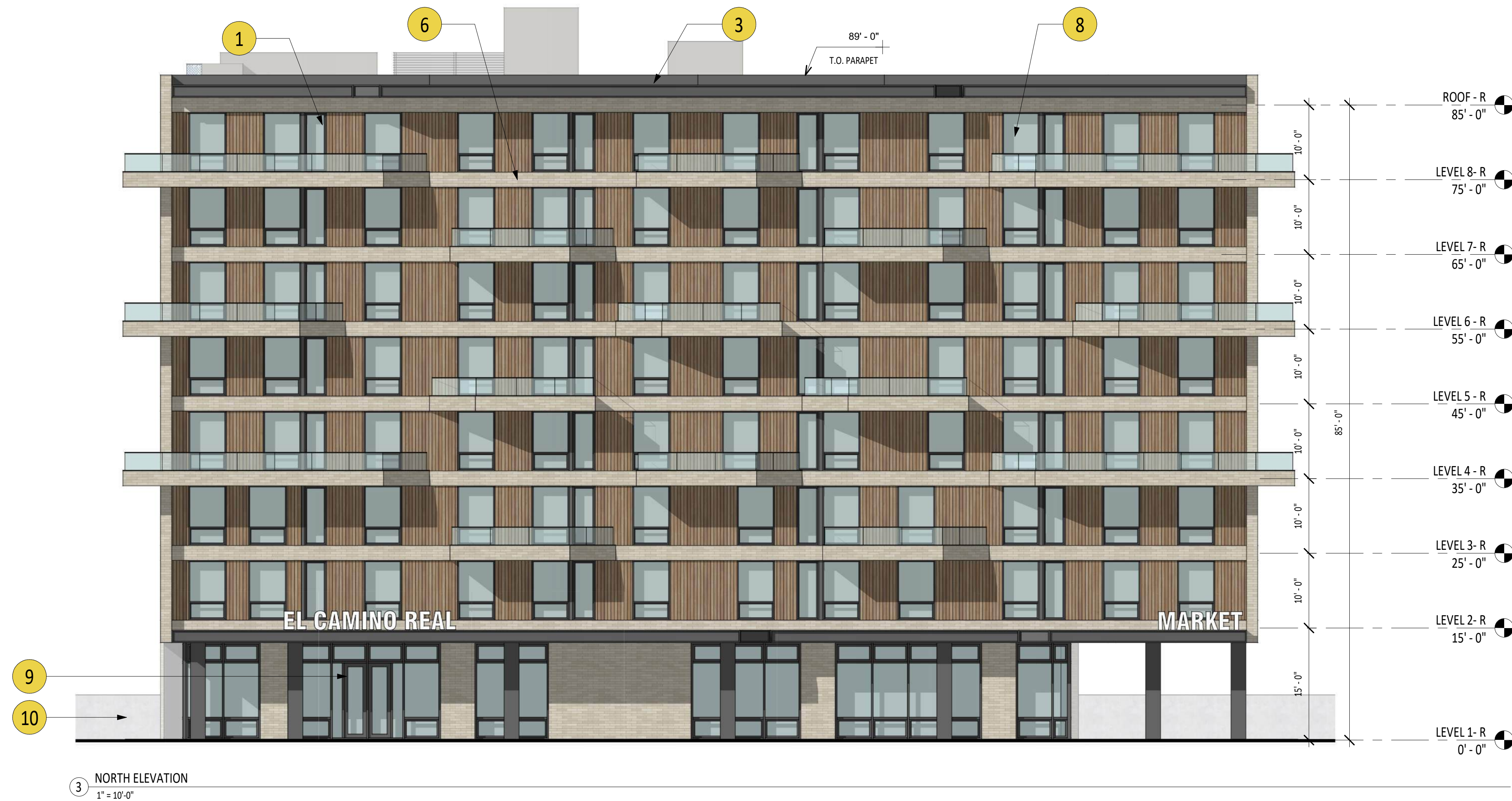
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ROOF- R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	129,902 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

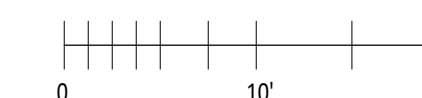
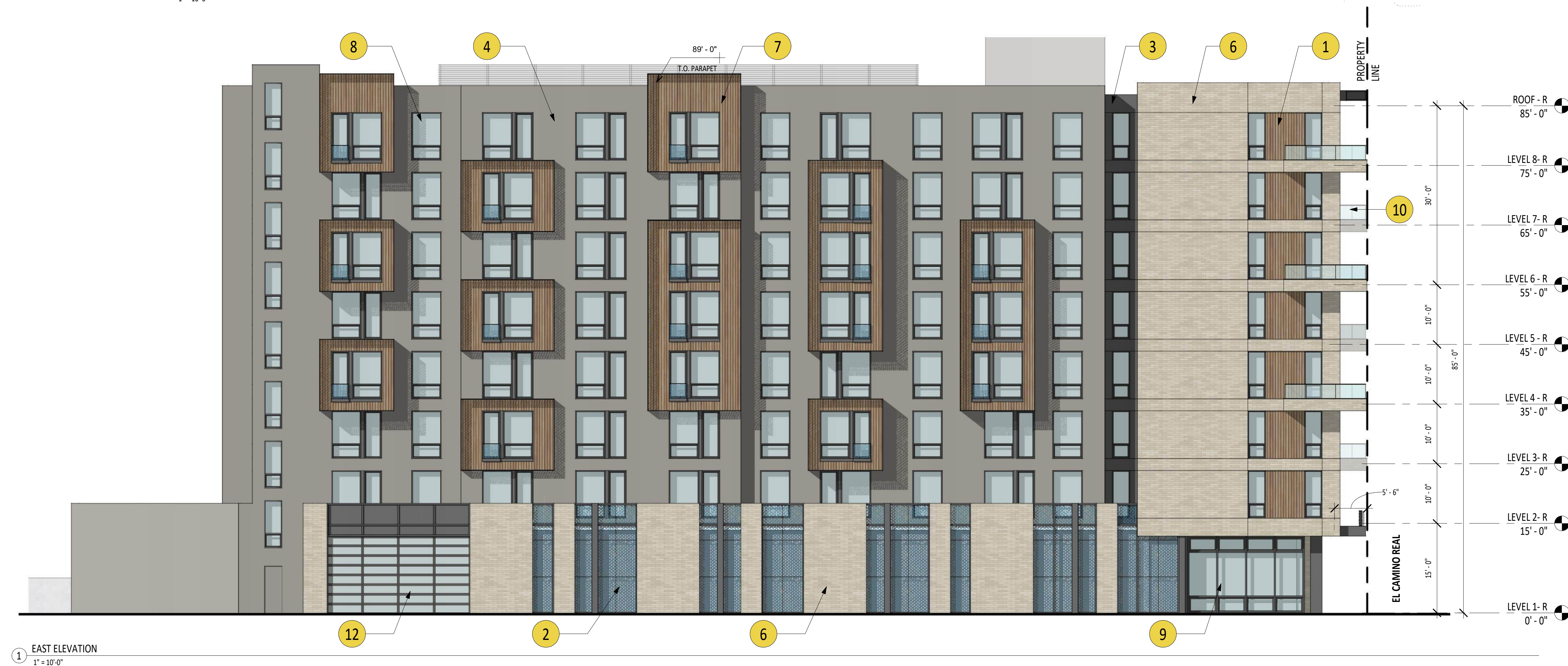
KEYPLAN





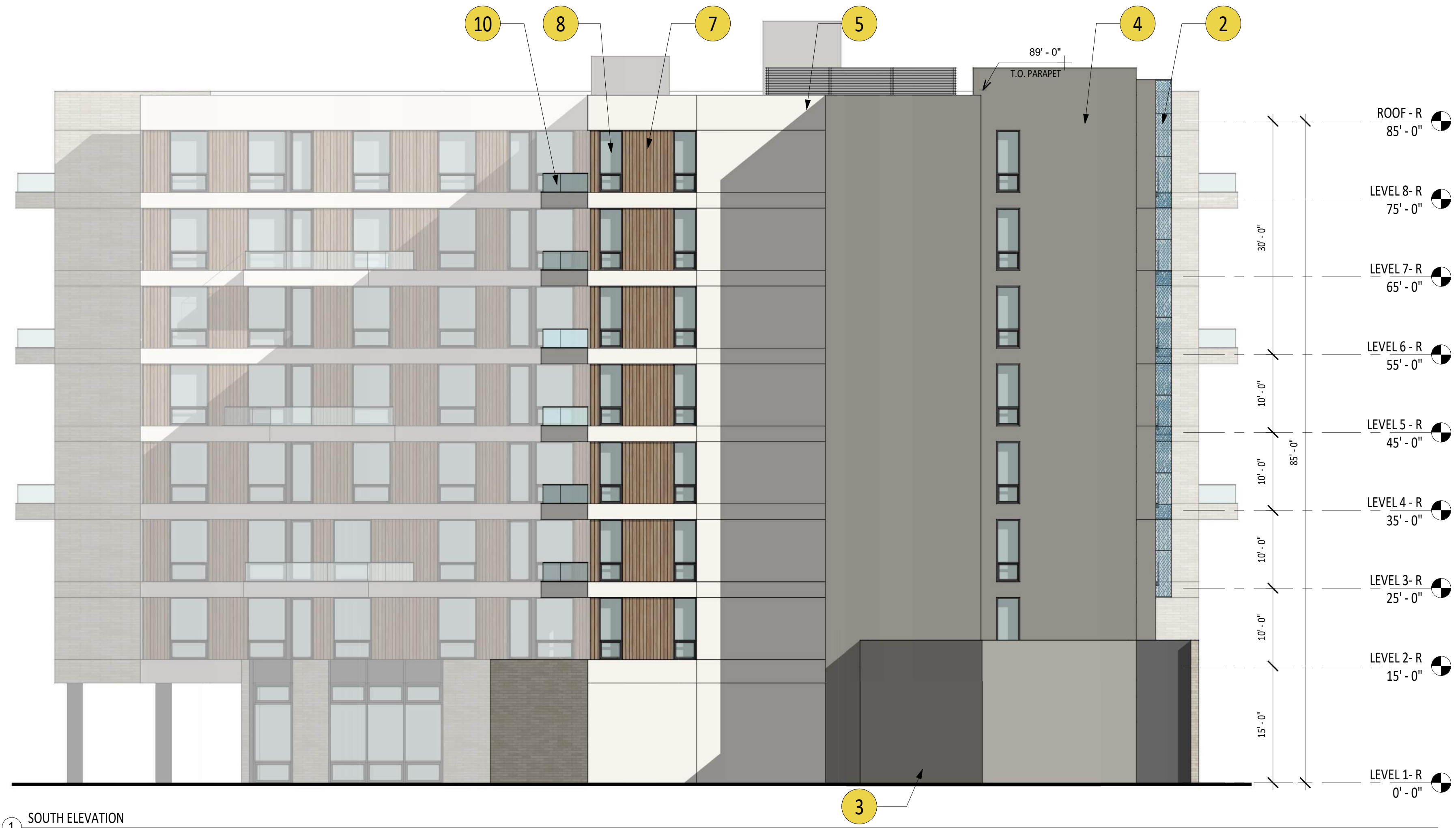
MATERIAL LEGEND

- ① ⑦ FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
- ② PERFORATED METAL PANEL
- ③ STUCCO- DARK GREY
- ④ STUCCO- MEDIUM GREY
- ⑤ STUCCO- WHITE
- ⑥ BRICK VENEER
- ⑧ ALUMINUM WINDOW
- ⑨ ALUMINUM STOREFRONT
- ⑩ GLASS HANDRAIL
- ⑪ CONCRETE
- ⑫ GARAGE DOOR

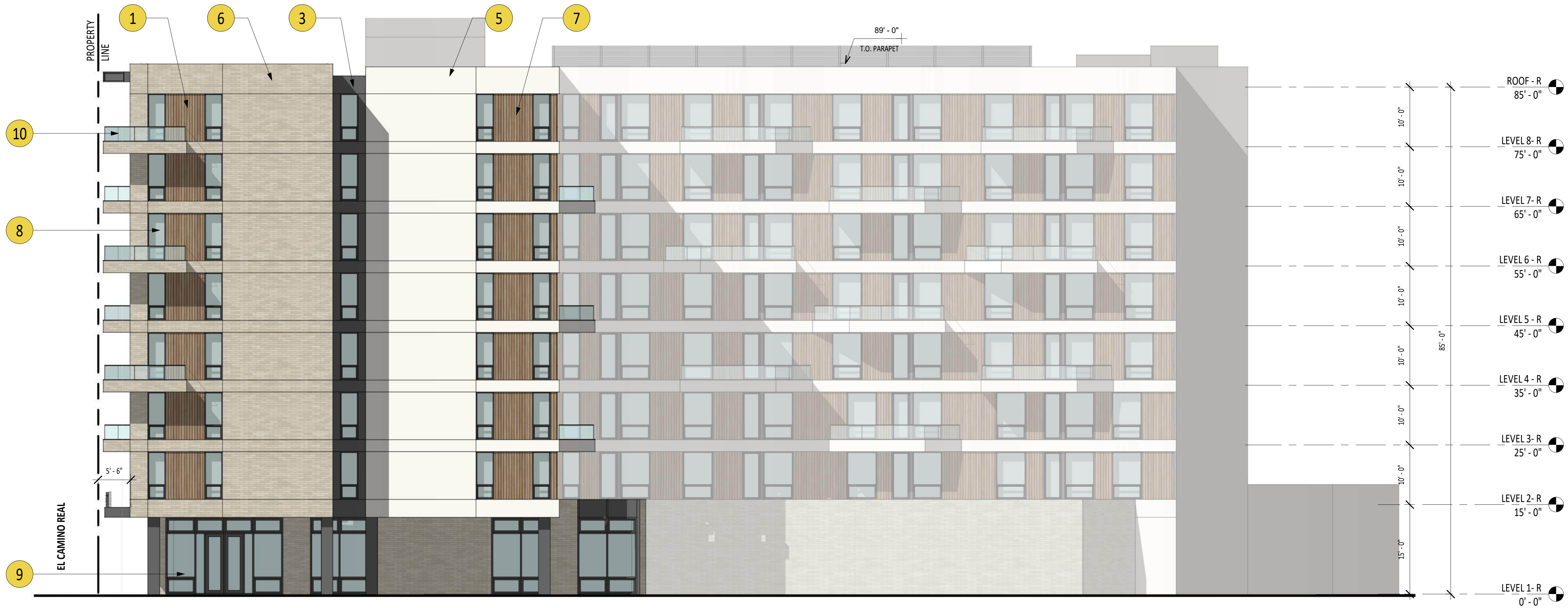


MATERIAL LEGEND

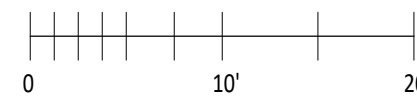
- 1 7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
- 2 PERFORATED METAL PANEL
- 3 STUCCO- DARK GREY
- 4 STUCCO- MEDIUM GREY
- 5 STUCCO- WHITE
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- 11 CONCRETE
- 12 GARAGE DOOR

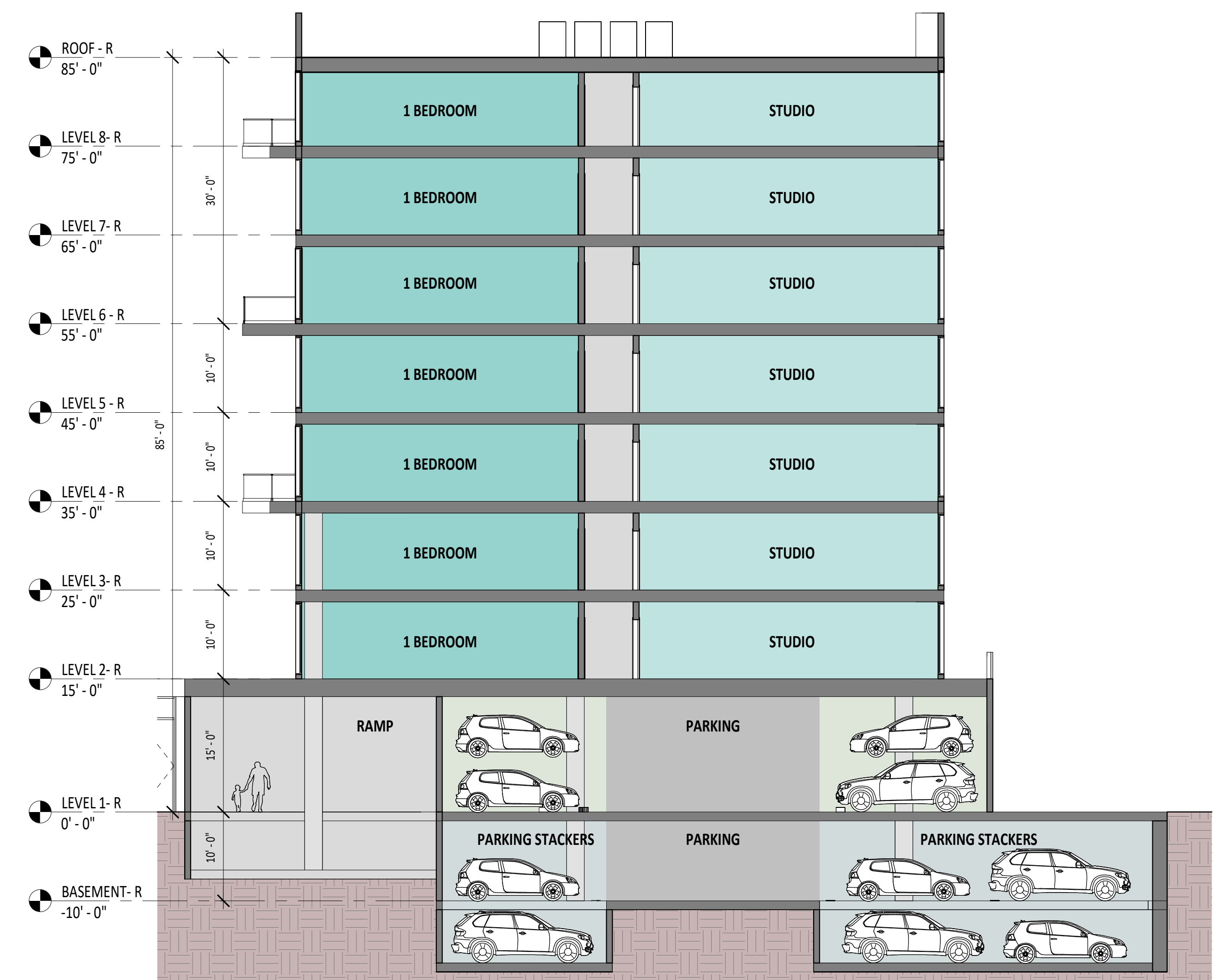


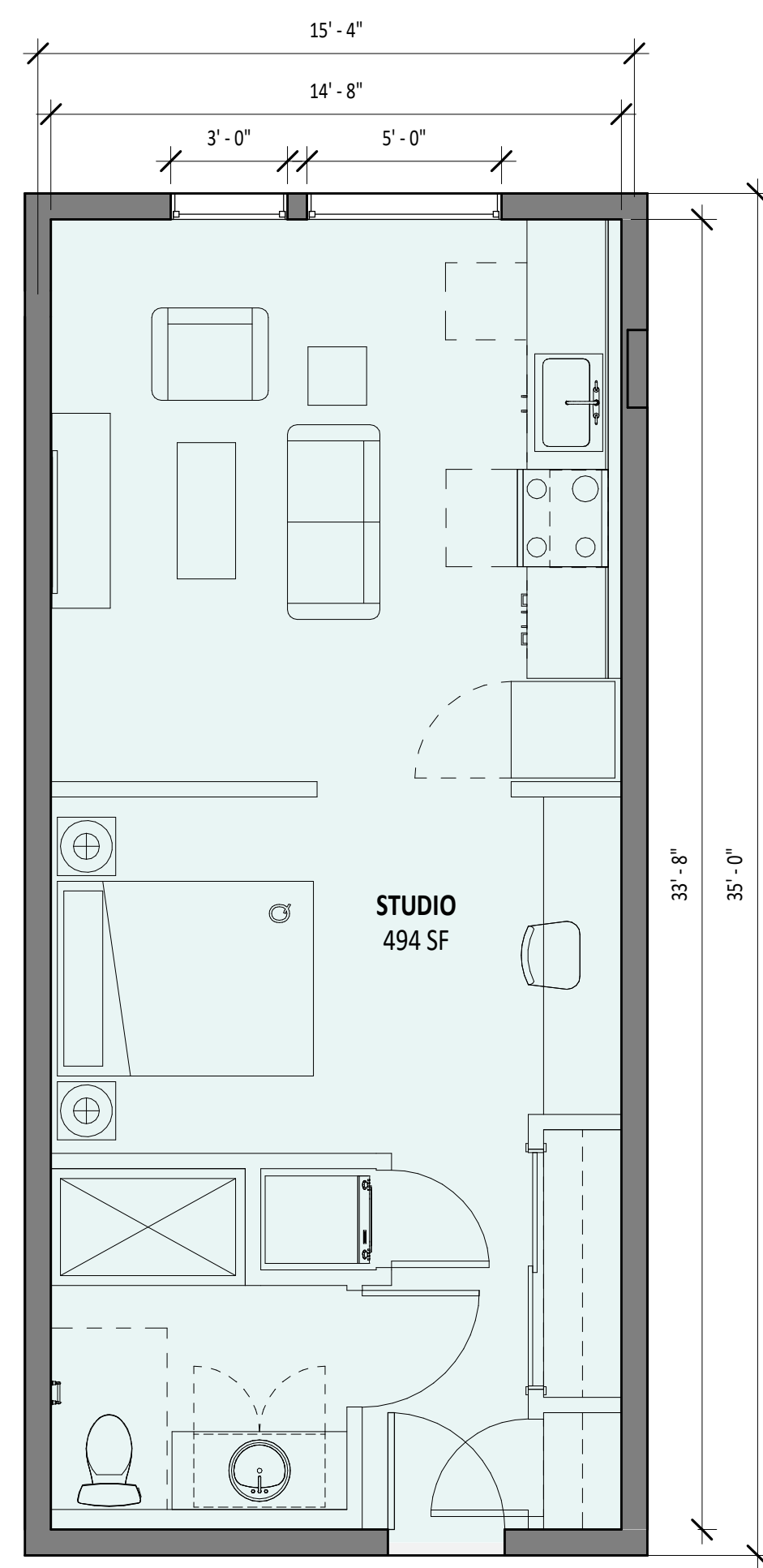
1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"

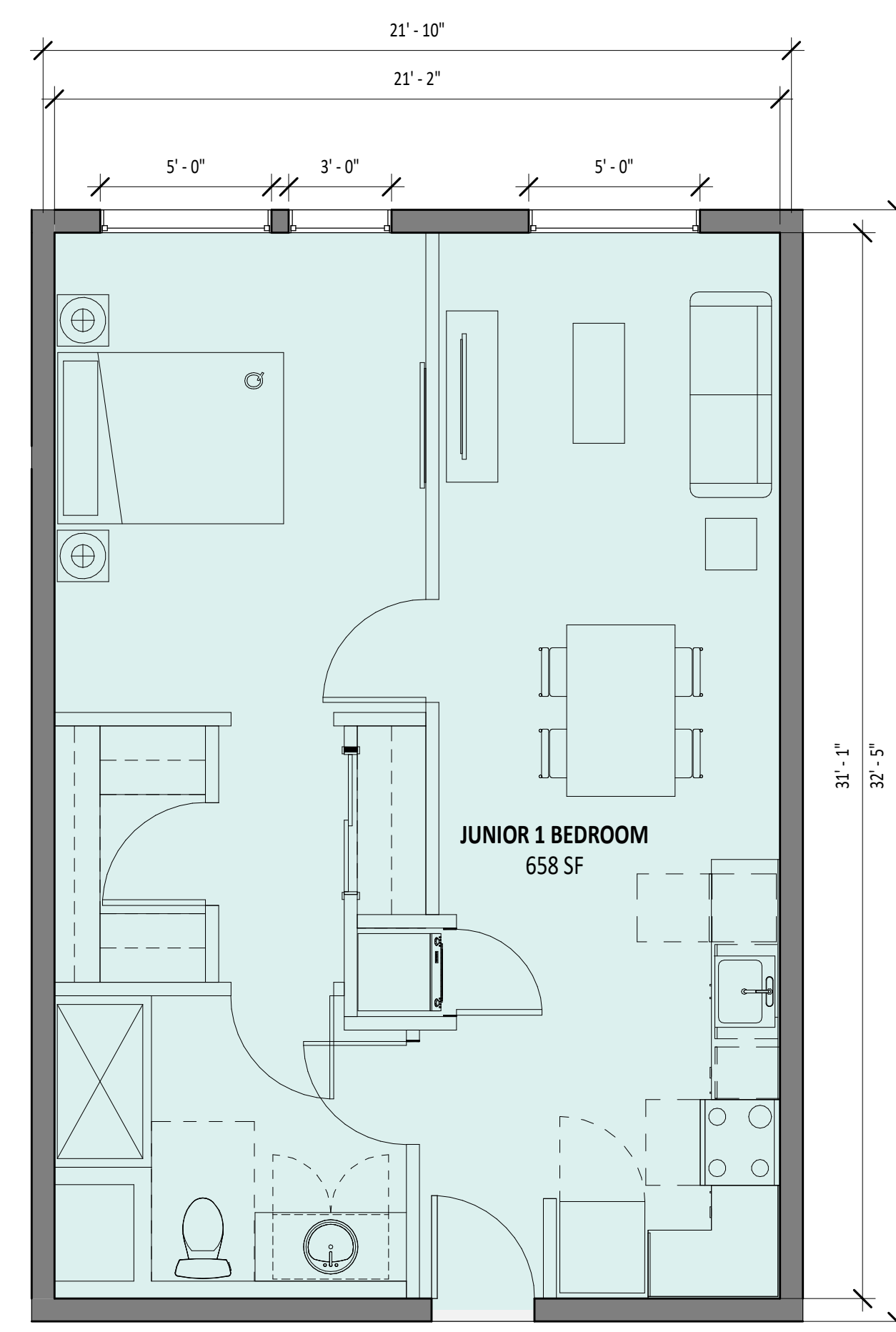






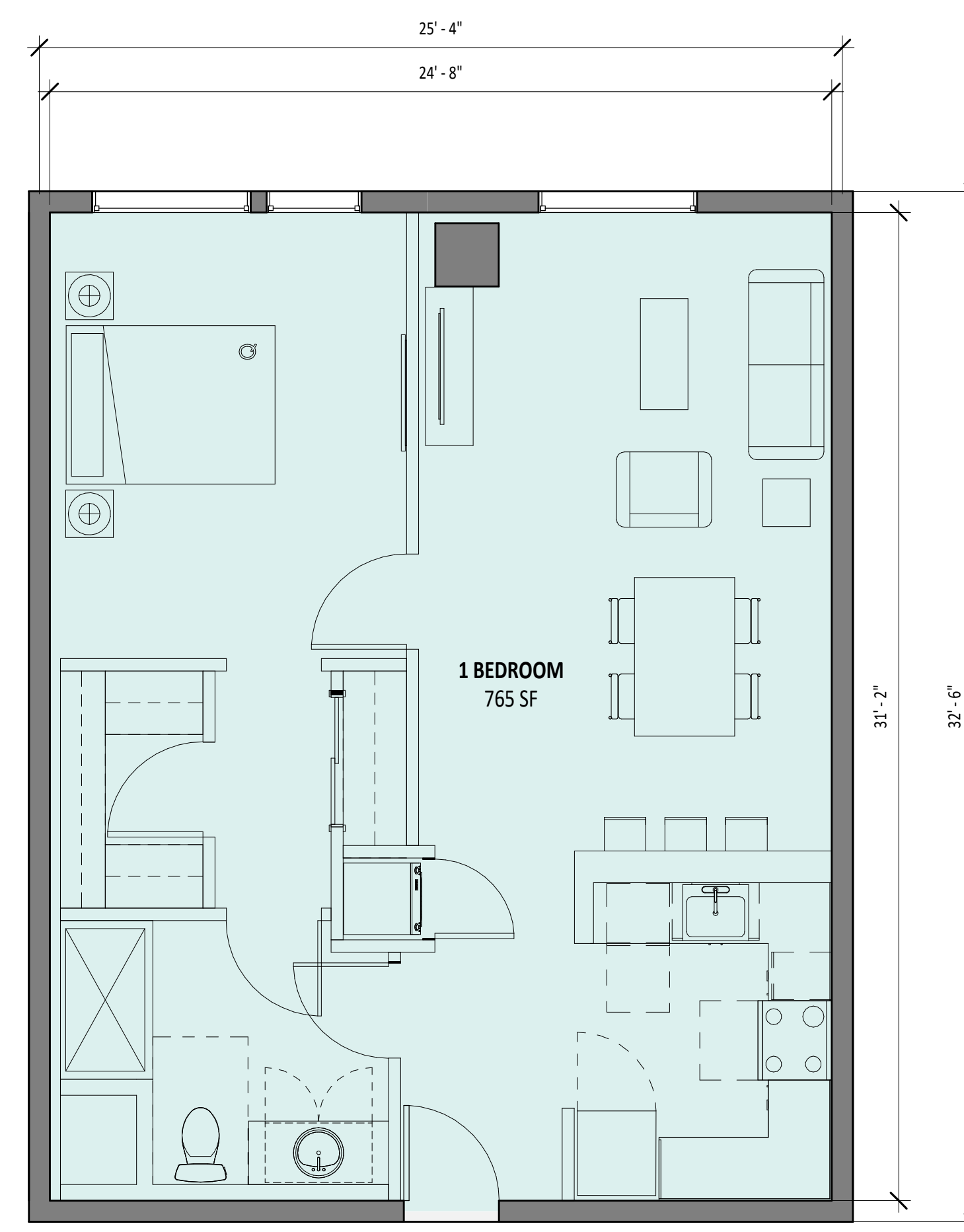
NET AREA: 494 SF
GROSS AREA: 536 SF

① STUDIO
1/4" = 1'-0"



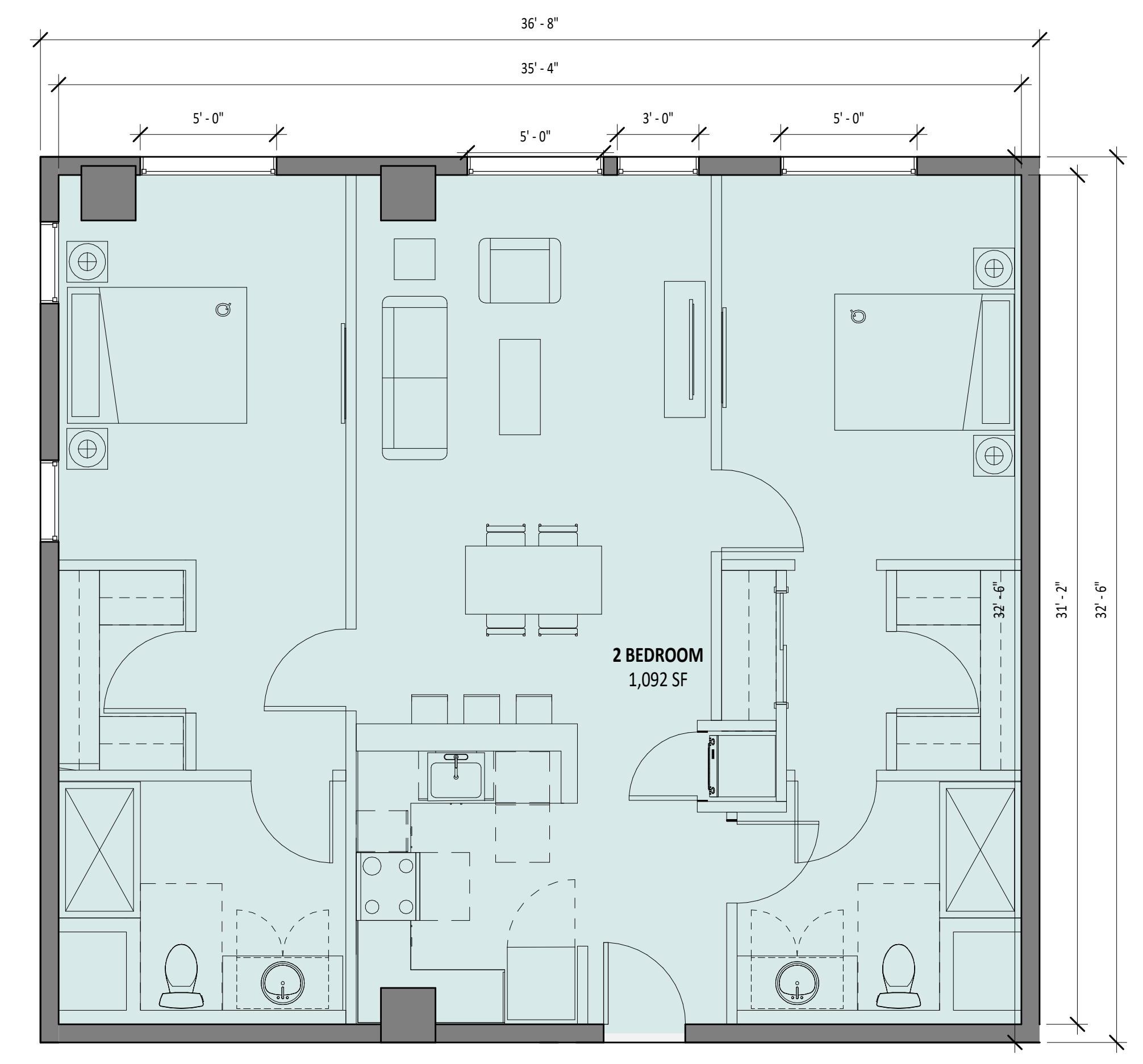
NET AREA: 658 SF
GROSS AREA: 708 SF

② JUNIOR 1 BEDROOM
1/4" = 1'-0"



NET AREA: 765 SF
GROSS AREA: 823 SF

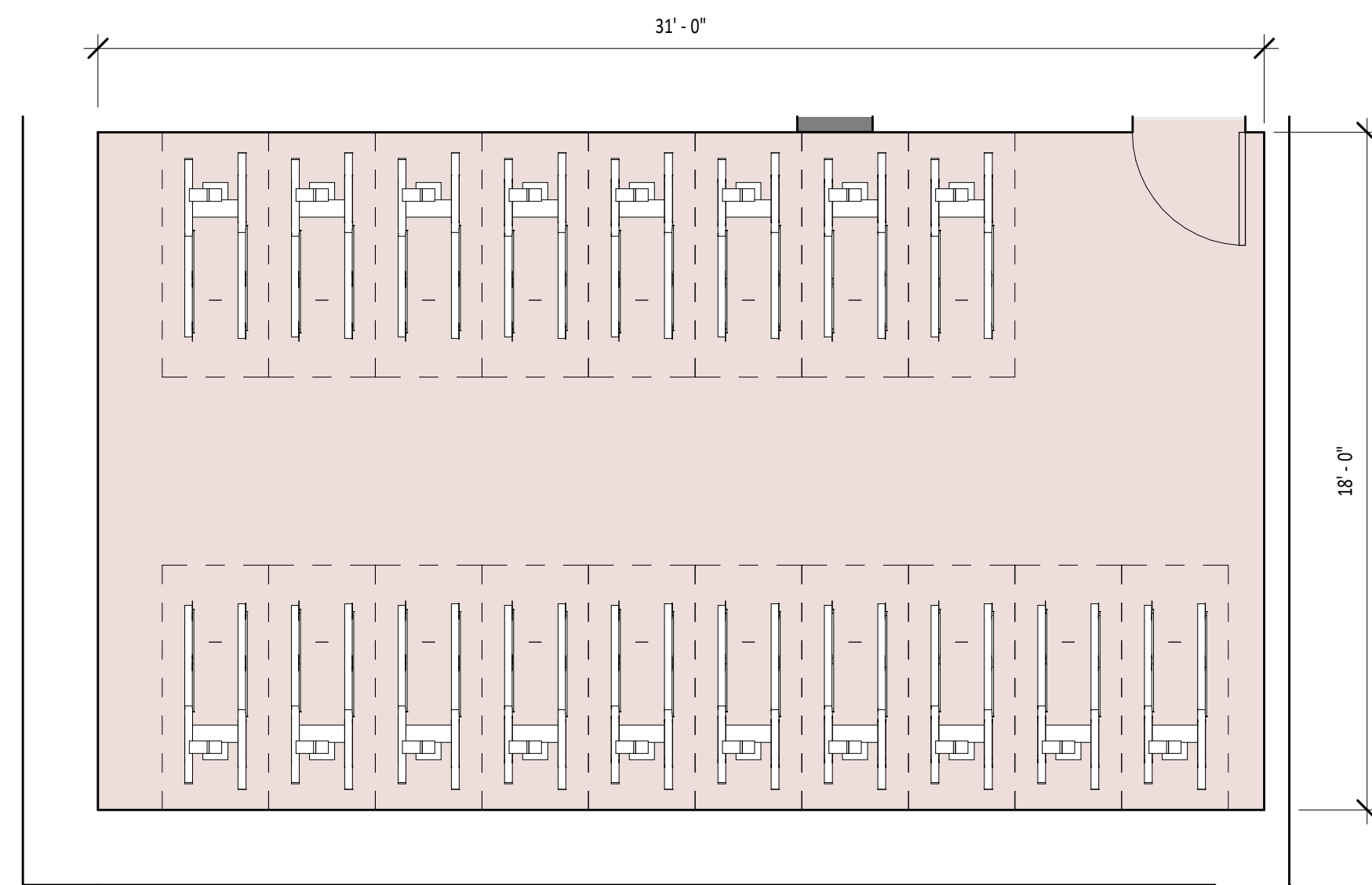
③ 1 BEDROOM
1/4" = 1'-0"



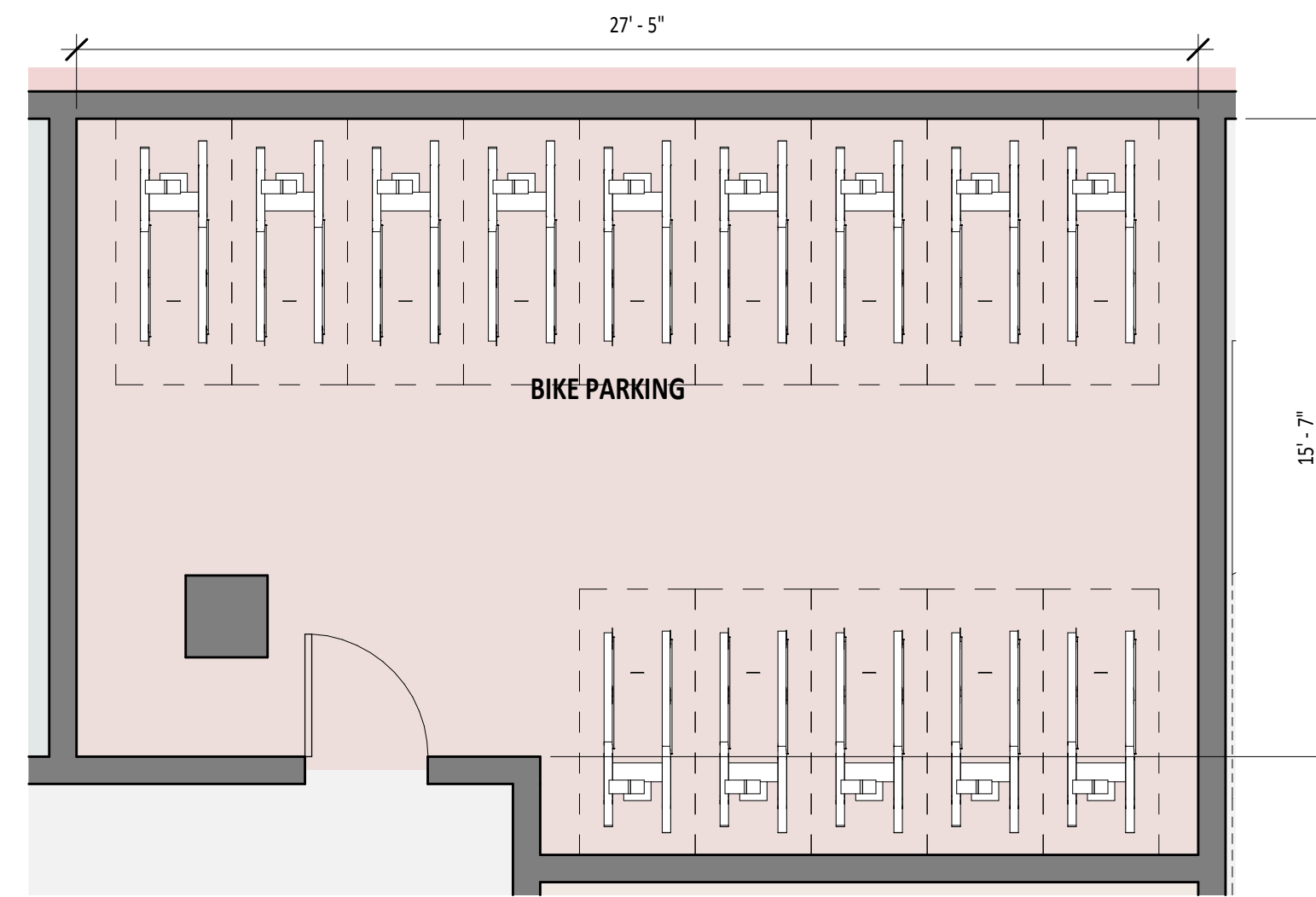
NET AREA: 1,527 SF
GROSS AREA: 1,615 SF

④ 2 BEDROOM
1/4" = 1'-0"

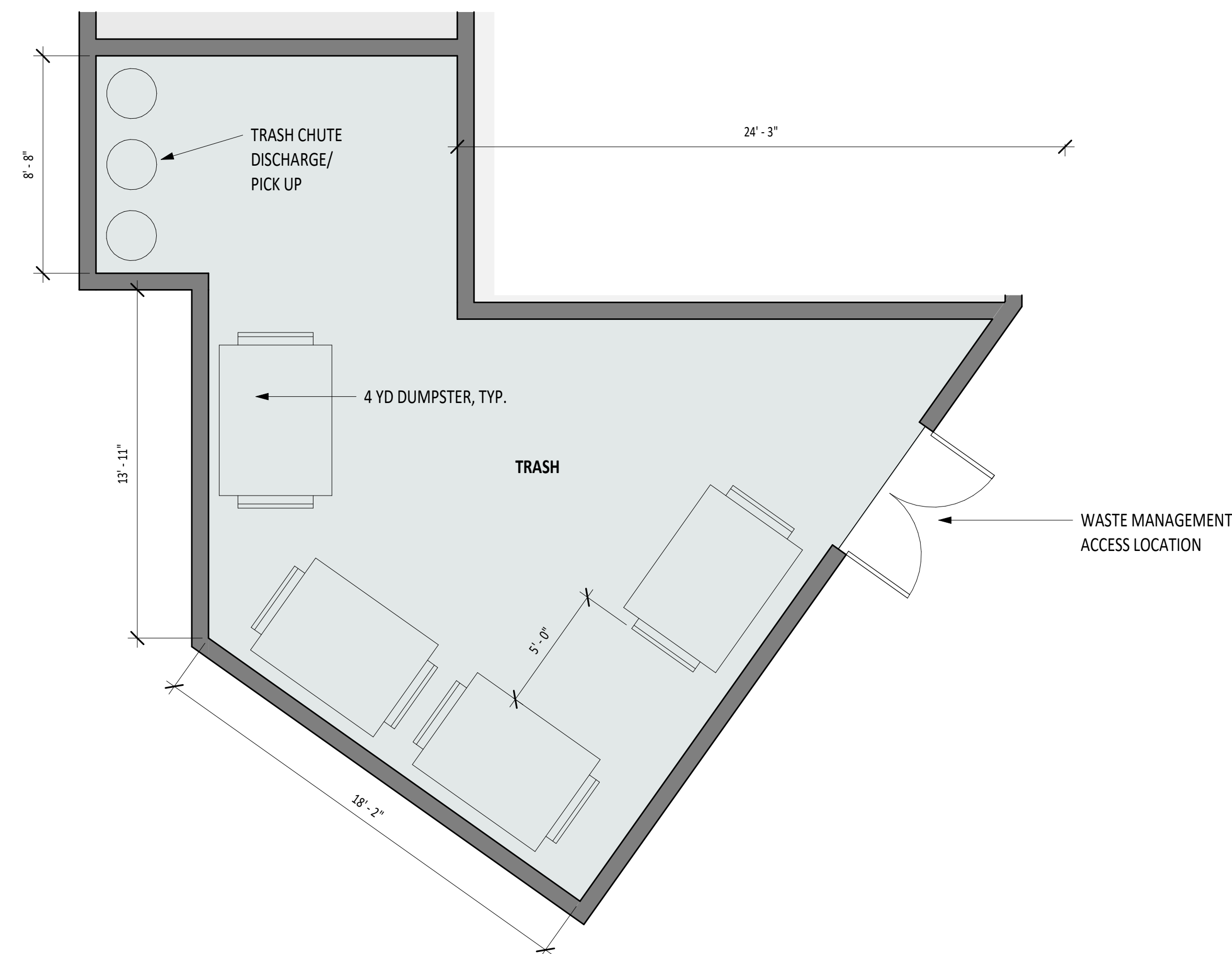




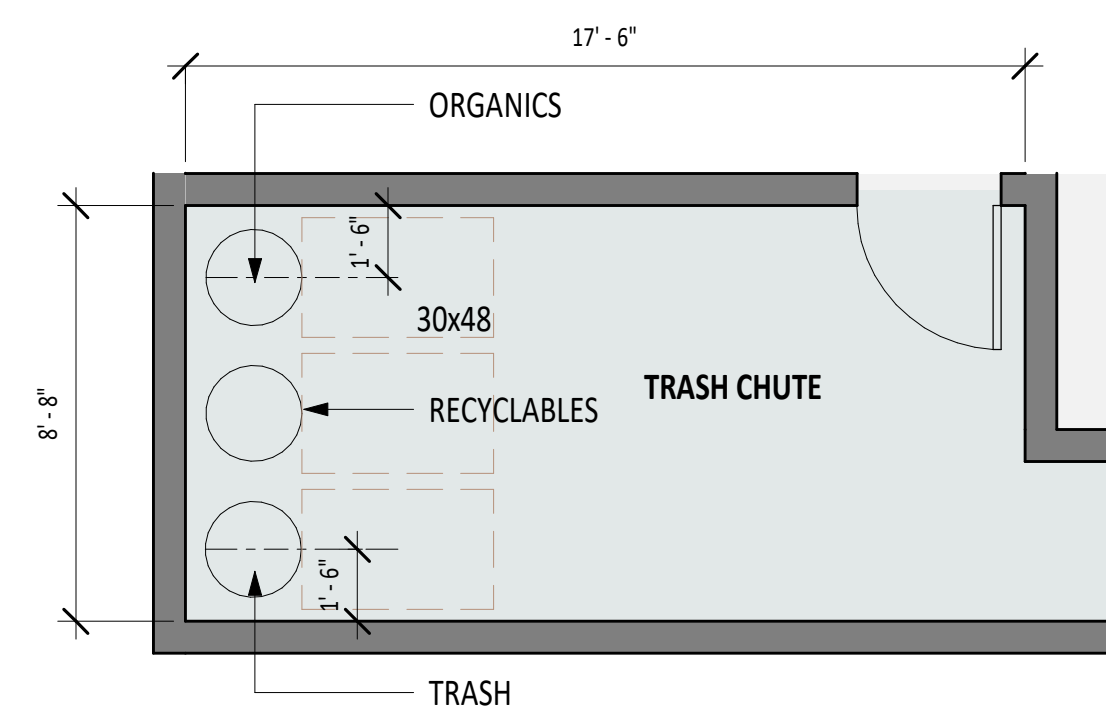
① RESIDENTIAL B BASEMENT -BIKE PARKING - Callout 1
1/4" = 1'-0"



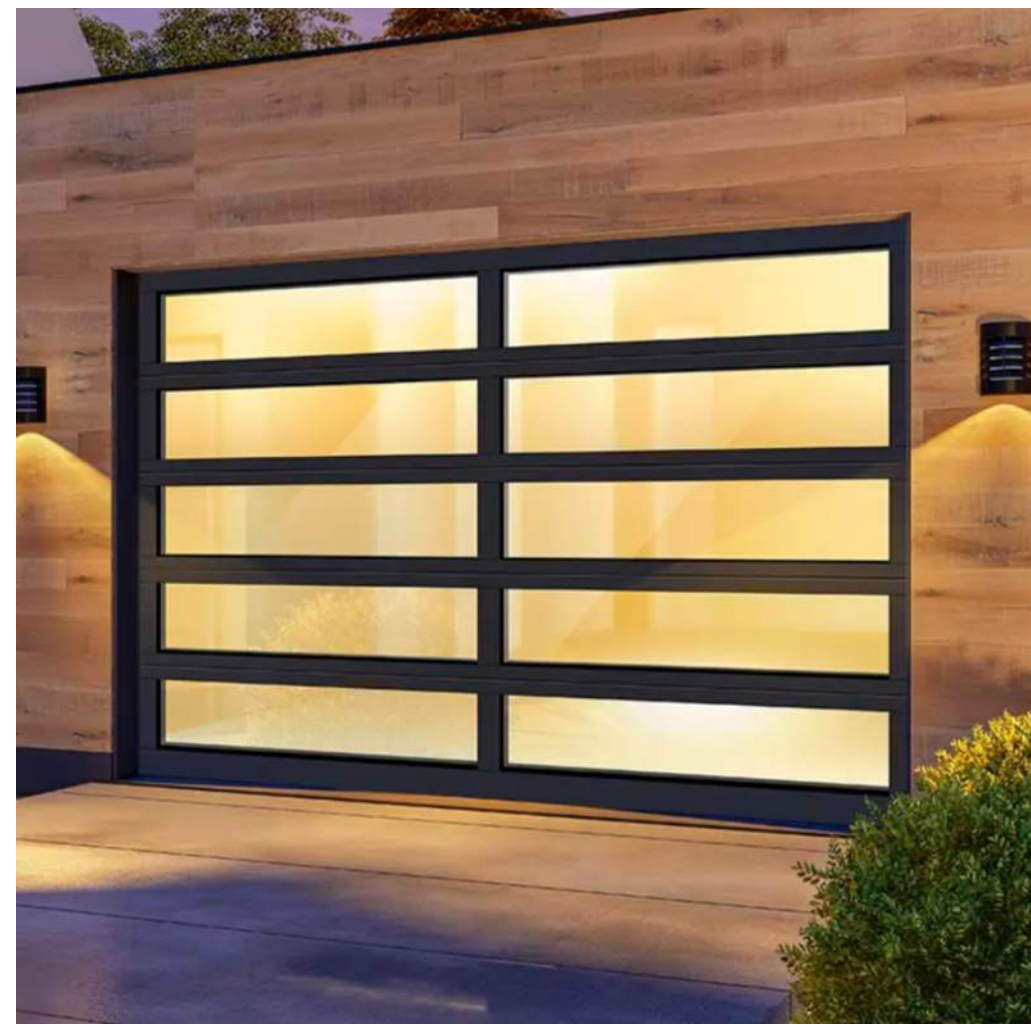
③ LEVEL 1 RESIDENTIAL B BIKE PARKING
1/4" = 1'-0"



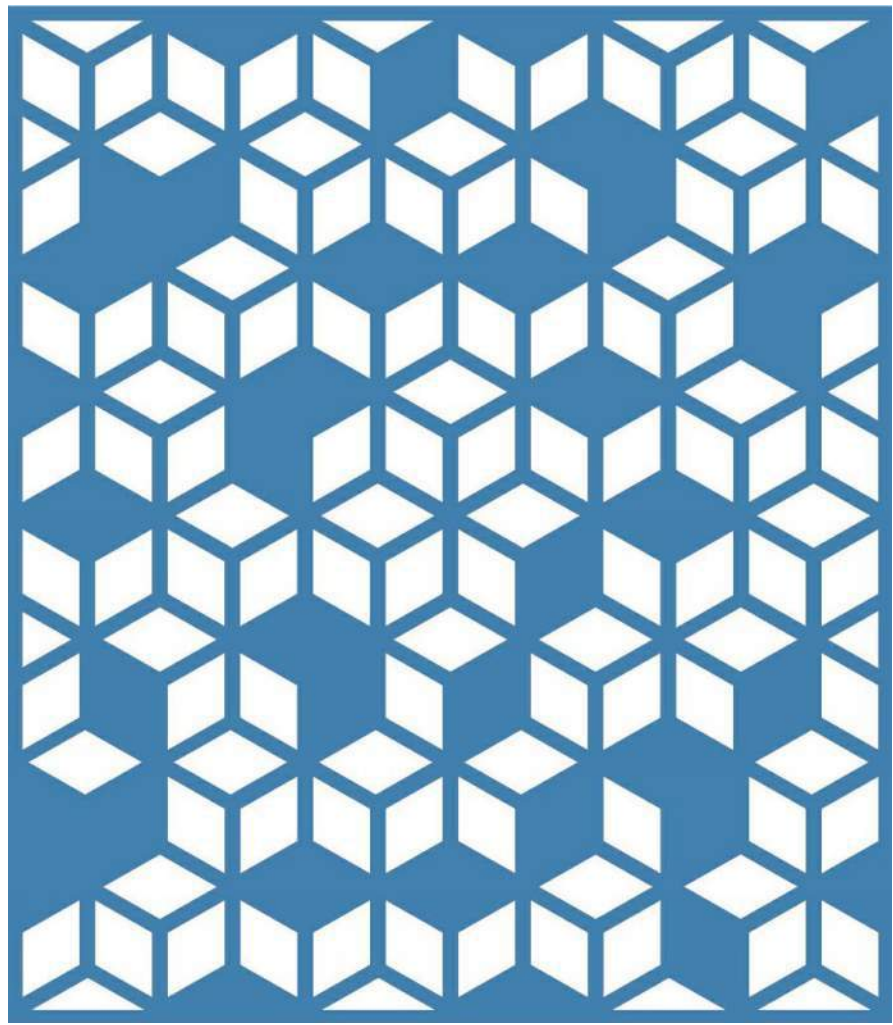
② LEVEL 1 RESIDENTIAL B - TRASH
1/4" = 1'-0"



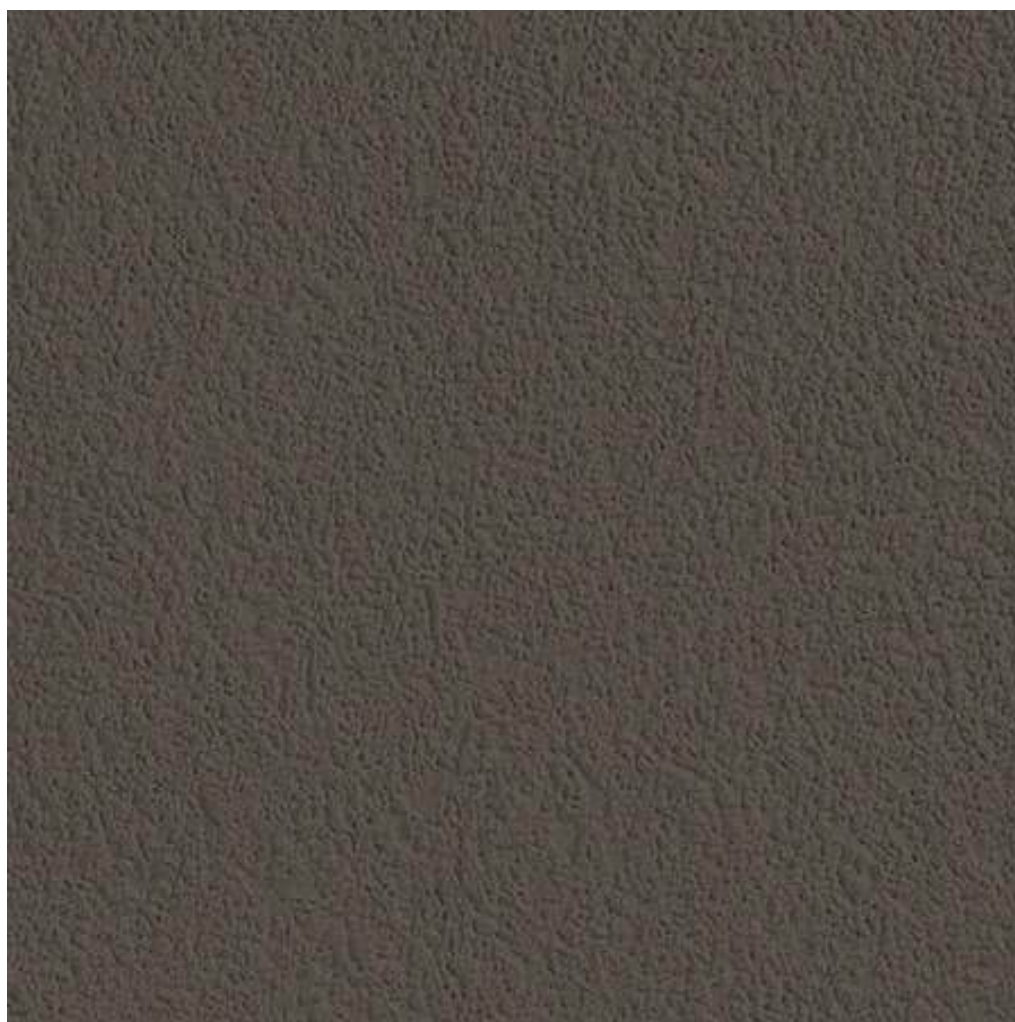
④ LEVEL 2 - 8 RESIDENTIAL B TRASH CHUTE ROOM
1/4" = 1'-0"



12 GARAGE DOORS



2 PERFORATED METAL PANEL



3 STUCCO- DARK GREY



4 STUCCO- MEDIUM GREY



5 STUCCO- WHITE



6 BRICK VENEER



1 7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT

- 8 ALUMINUM WINDOW
- 9 ALUMINUM STOREFRONT
- 10 GLASS HANDRAIL
- 11 CONCRETE





1 BASEMENT- HOTEL
1" = 10'-0"

PARKING COUNT		
Level	Comments	Count
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		10

EV PARKING CALCULATIONS (ALL TYPES):
EV-CAPABLE SPACES (10%) 6
EV-READY SPACES (25%) 16
LEVEL 2 EV CHARGERS (5%) 3

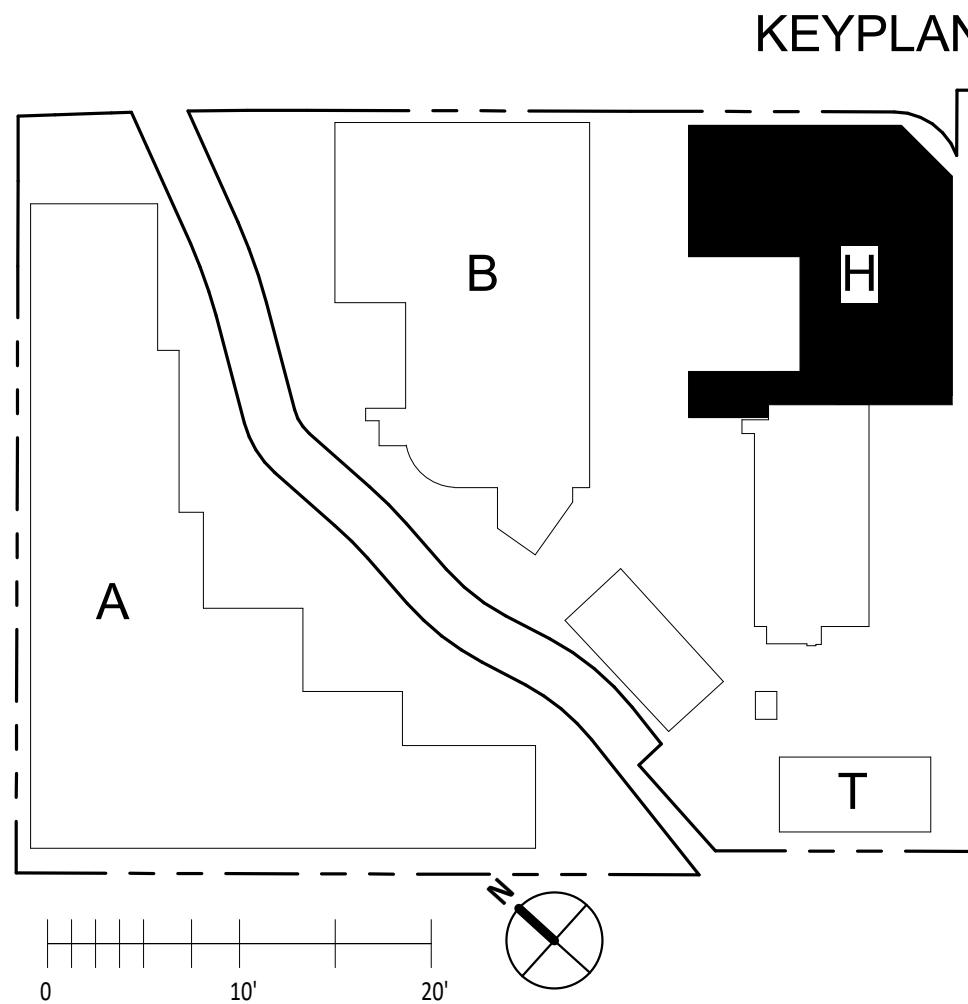
Legend

- 2 LEVEL W/ PIT
- CIRCULATION
- PARKING
- UTILITY

NEW GUEST ROOM SCHEDULE	
Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
TOTAL GUEST ROOMS	
	135

NEW GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS		135

HOTEL SB330 BUILDING AREAS	
Level	Area
Not Placed	0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,464 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,461 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,460 SF
LEVEL 5- HOTEL	13,236 SF
LEVEL 6- HOTEL	11,177 SF
LEVEL 7- HOTEL	10,171 SF
GRAND TOTAL	
	132,210 SF



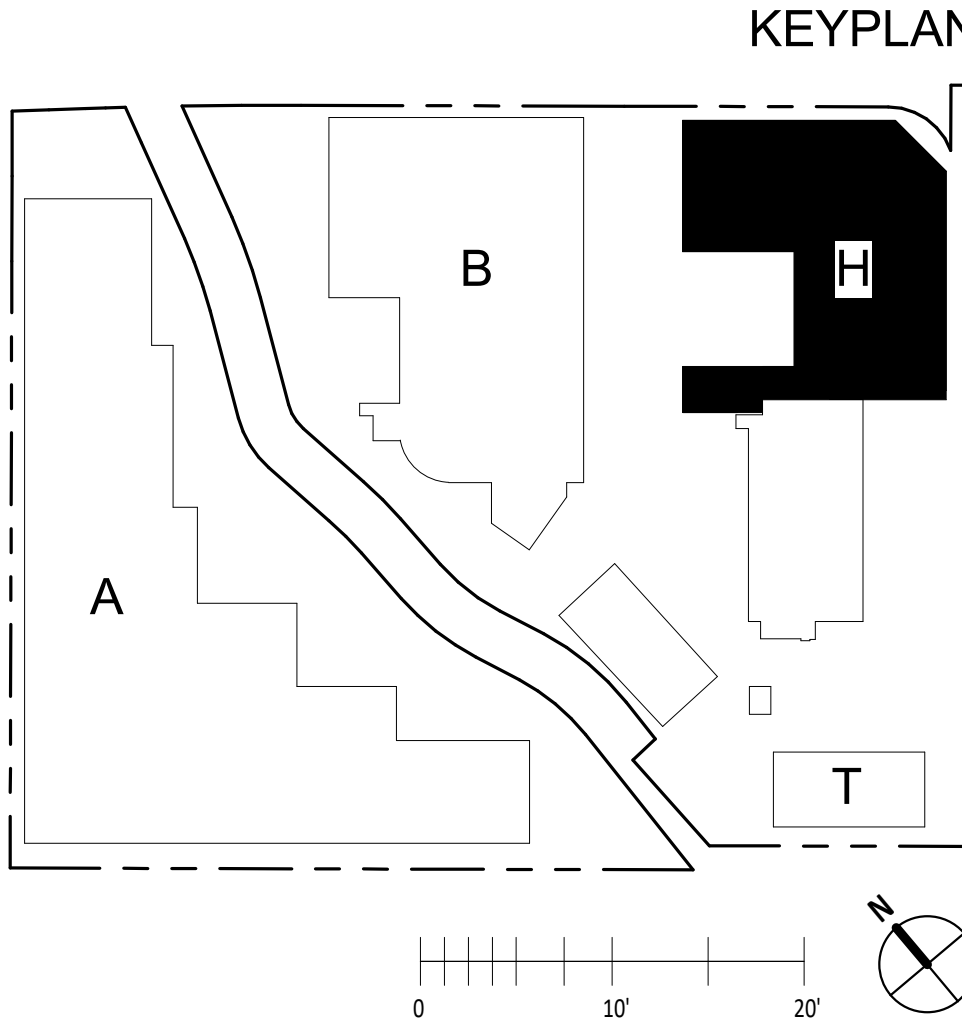


HOTEL SB330 BUILDING AREAS		
Level	Area	
Not Placed		0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF	
LEVEL 1- HOTEL	18,785 SF	
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LEVEL 3- HOTEL	16,461 SF	
LEVEL 5- EXISTING HOTEL	4,466 SF	
LEVEL 4- HOTEL	16,460 SF	
LEVEL 5- HOTEL	13,236 SF	
LEVEL 6- HOTEL	11,177 SF	
LEVEL 7- HOTEL	10,171 SF	
GRAND TOTAL	132,210 SF	

NEW GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	16	
KING SUITE	4	
QQ ADA ROOM	1	
QQ ROOM	6	
QQ SUITE	1	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	16	
KING SUITE	4	
QQ ADA ROOM	1	
QQ ROOM	6	
QQ SUITE	1	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	14	
KING SUITE	4	
QQ ADA ROOM	1	
QQ ROOM	6	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	9	
KING SUITE	3	
QQ ROOM	2	
LEVEL 5- HOTEL	15	
KING ADA	1	
KING ROOM	12	
KING SUITE	3	
QQ ROOM	2	
LEVEL 6- HOTEL	18	
KING ADA	1	
KING ROOM	12	
KING SUITE	3	
QQ ROOM	2	
LEVEL 7- HOTEL	18	
TOTAL GUEST ROOMS	135	

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PARKING COUNT		
Level	Comments	Count
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		10



1 GROUND FLOOR PLAN
1" = 10'-0"



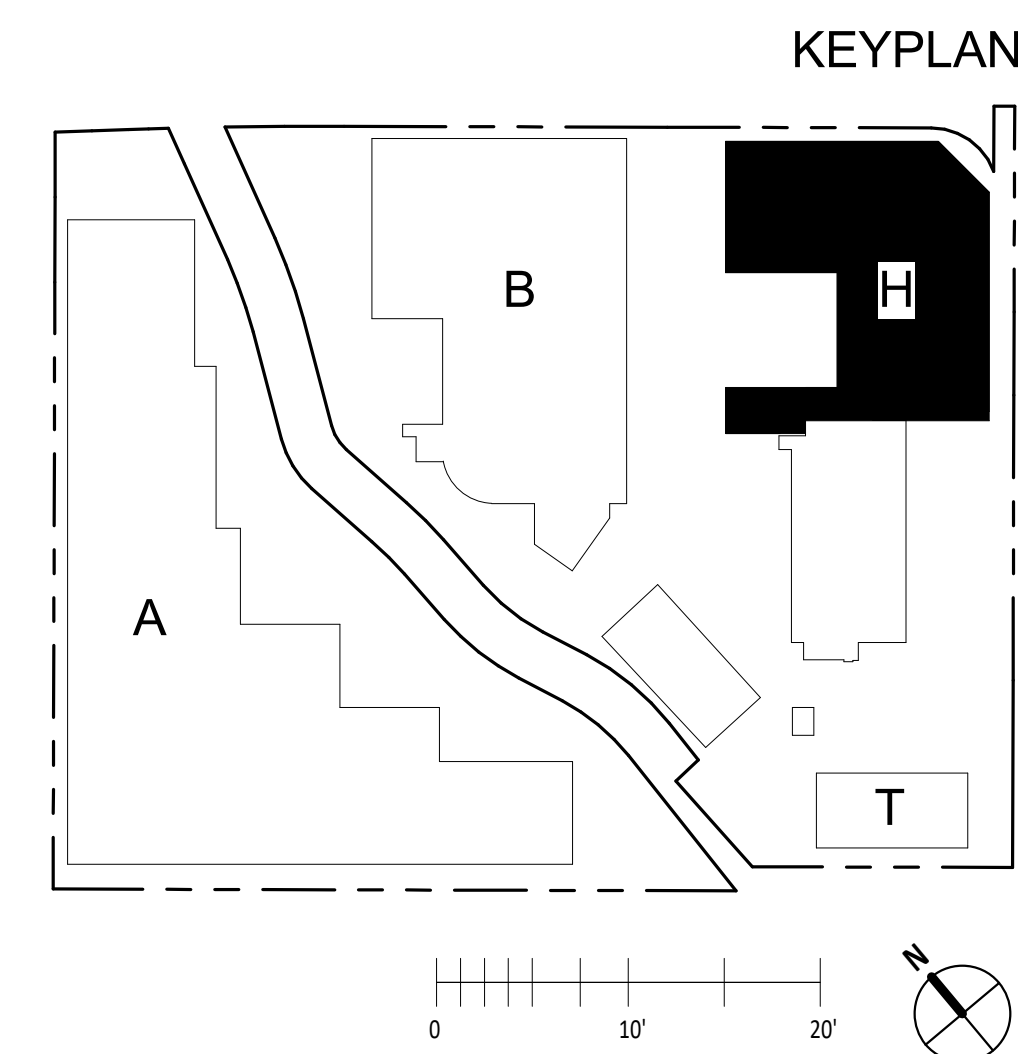
1 LEVEL 2 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS		
Level	Area	
Not Placed		0 SF
LEVEL 1- EXISTING HOTEL		3,935 SF
LEVEL 1- HOTEL		18,785 SF
LEVEL 2- EXISTING HOTEL		6,992 SF
LEVEL 2- HOTEL		16,464 SF
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LEVEL 7- EXISTING HOTEL		16,460 SF
LEVEL 8- EXISTING HOTEL		13,236 SF
LEVEL 9- EXISTING HOTEL		11,177 SF
LEVEL 10- EXISTING HOTEL		10,171 SF
GRAND TOTAL		132,210 SF

NEW GUEST ROOM SCHEDULE		
Name	Count	
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		14
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		9
KING SUITE		3
QQ ROOM		2
LEVEL 5- HOTEL		15
KING ADA		1
KING ROOM		12
KING SUITE		3
QQ ROOM		2
LEVEL 6- HOTEL		18
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KING ROOM		12
KING SUITE		3
QQ ROOM		2
LEVEL 7- HOTEL		18
TOTAL GUEST ROOMS		135

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Level	Comments	Count
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
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Grand total		10





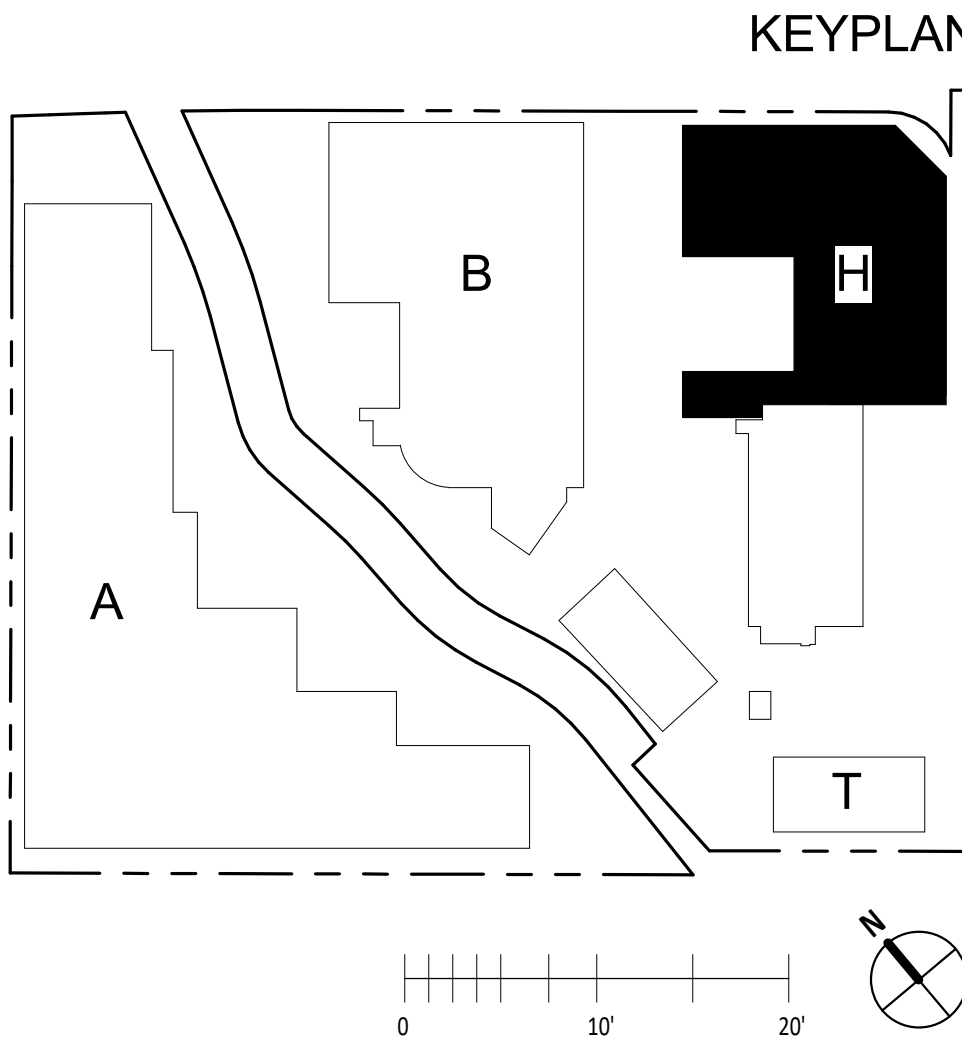
1 LEVEL 3 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS		
Level	Area	
Not Placed		0 SF
LEVEL 1- EXISTING HOTEL		3,935 SF
LEVEL 1- HOTEL		18,785 SF
LEVEL 2- EXISTING HOTEL		6,992 SF
LEVEL 2- HOTEL		16,464 SF
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GRAND TOTAL		132,210 SF

NEW GUEST ROOM SCHEDULE		
Name	Count	
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		14
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		9
KING SUITE		3
QQ ROOM		2
LEVEL 5- HOTEL		15
KING ADA		1
KING ROOM		12
KING SUITE		3
QQ ROOM		2
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KING ROOM		12
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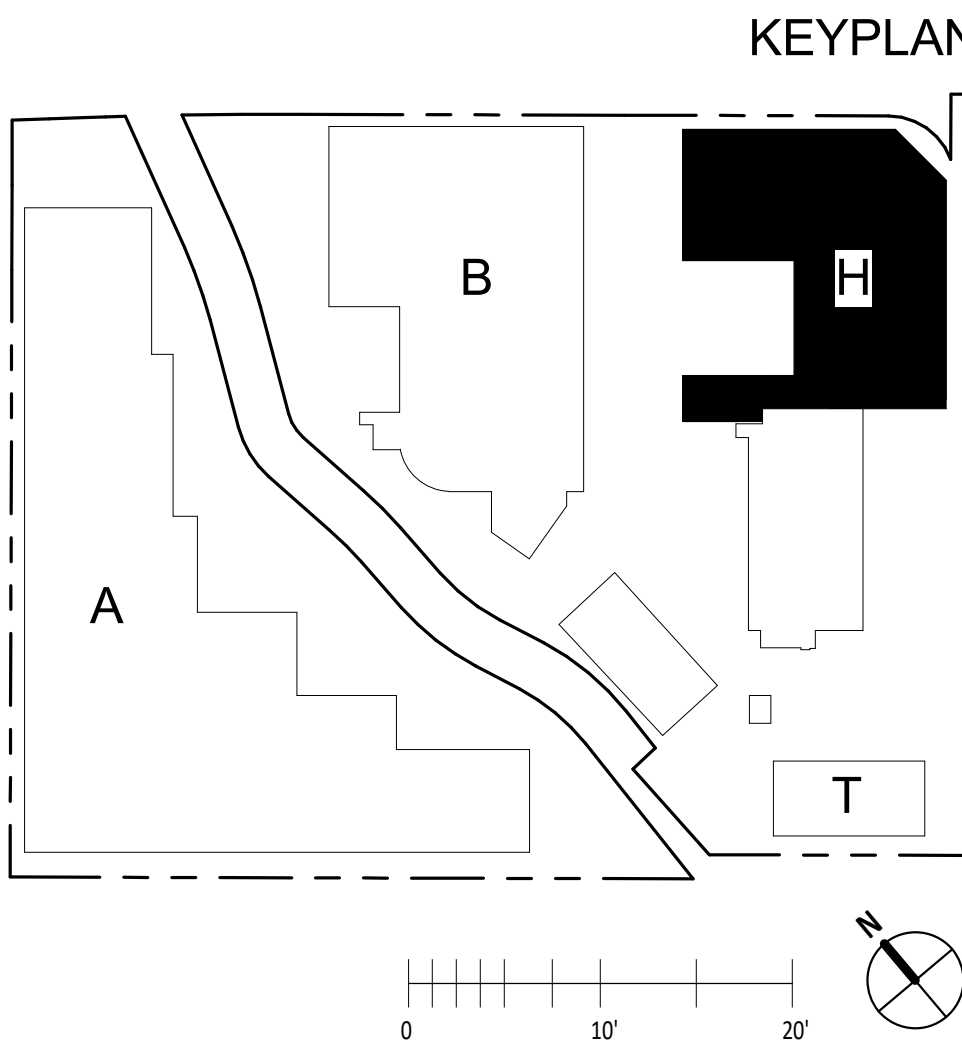


PARKING COUNT		
Level	Comments	Count
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KING SUITE	4	
QQ ADA ROOM	1	
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LEVEL 3- HOTEL		29
KING ADA	1	
KING ROOM	14	
KING SUITE	4	
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QQ ROOM	6	
LEVEL 4- HOTEL		26
KING ADA	1	
KING ROOM	9	
KING SUITE	3	
QQ ROOM	2	
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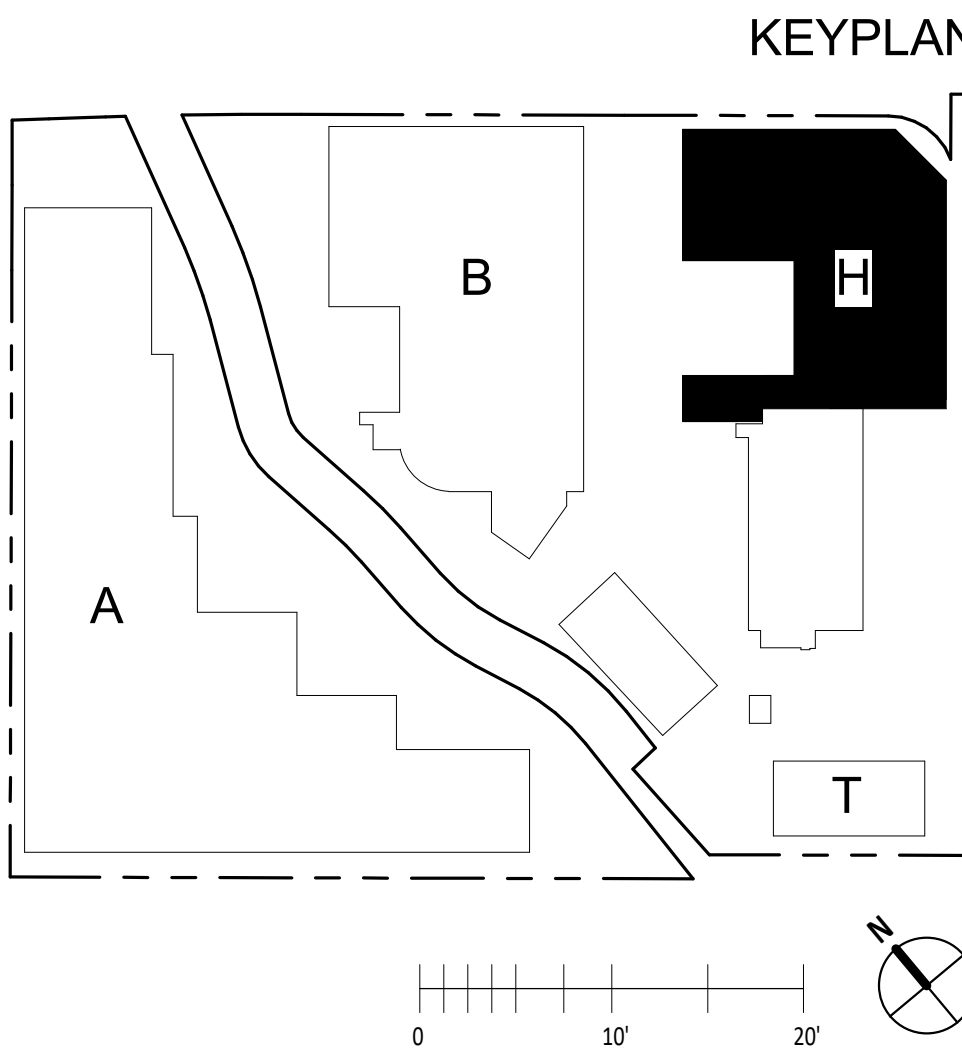


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QQ SUITE		1
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		14
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		9
KING SUITE		3
QQ ROOM		2
LEVEL 5- HOTEL		15
KING ADA		1
KING ROOM		12
KING SUITE		3
QQ ROOM		2
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KING ROOM		12
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Level	Comments	Count
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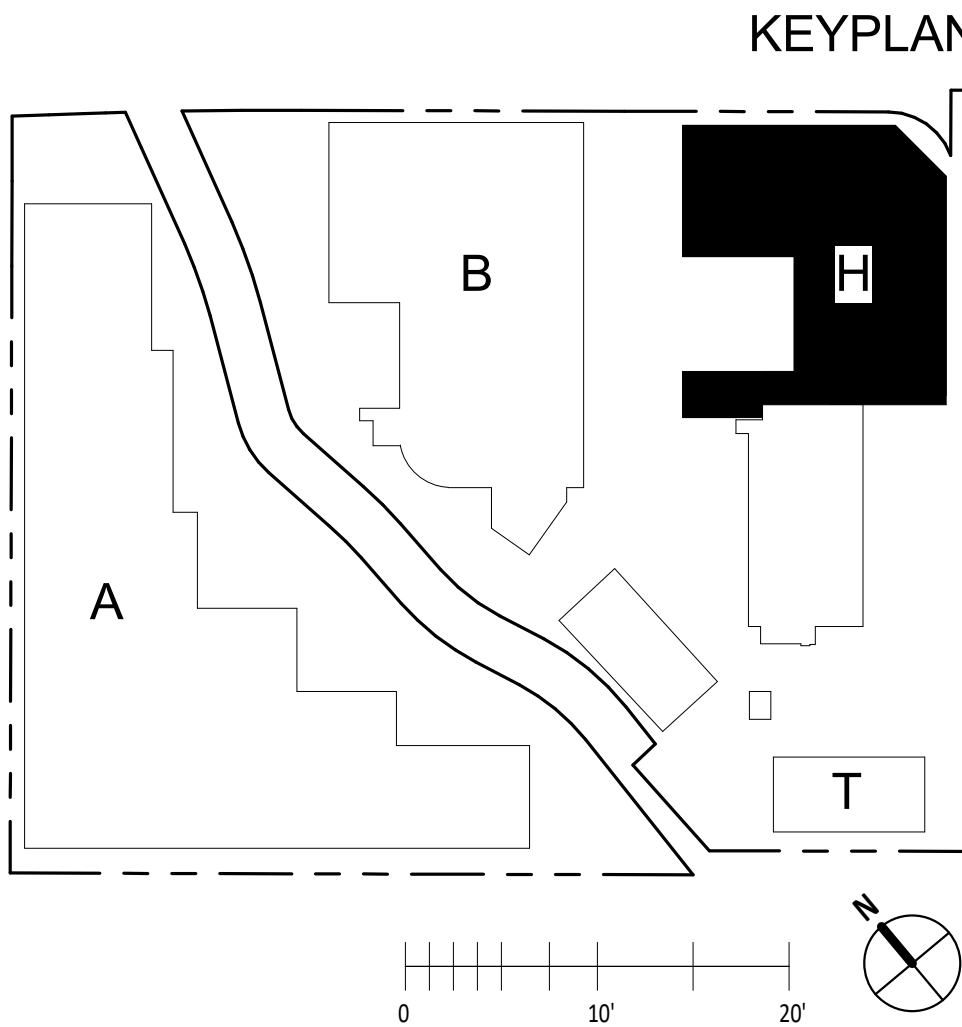
1 LEVEL 6 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS		
Level	Area	
Not Placed		0 SF
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LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
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QQ ROOM		6
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LEVEL 3- HOTEL		29
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KING ROOM		14
KING SUITE		4
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KING SUITE		3
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KING SUITE		3
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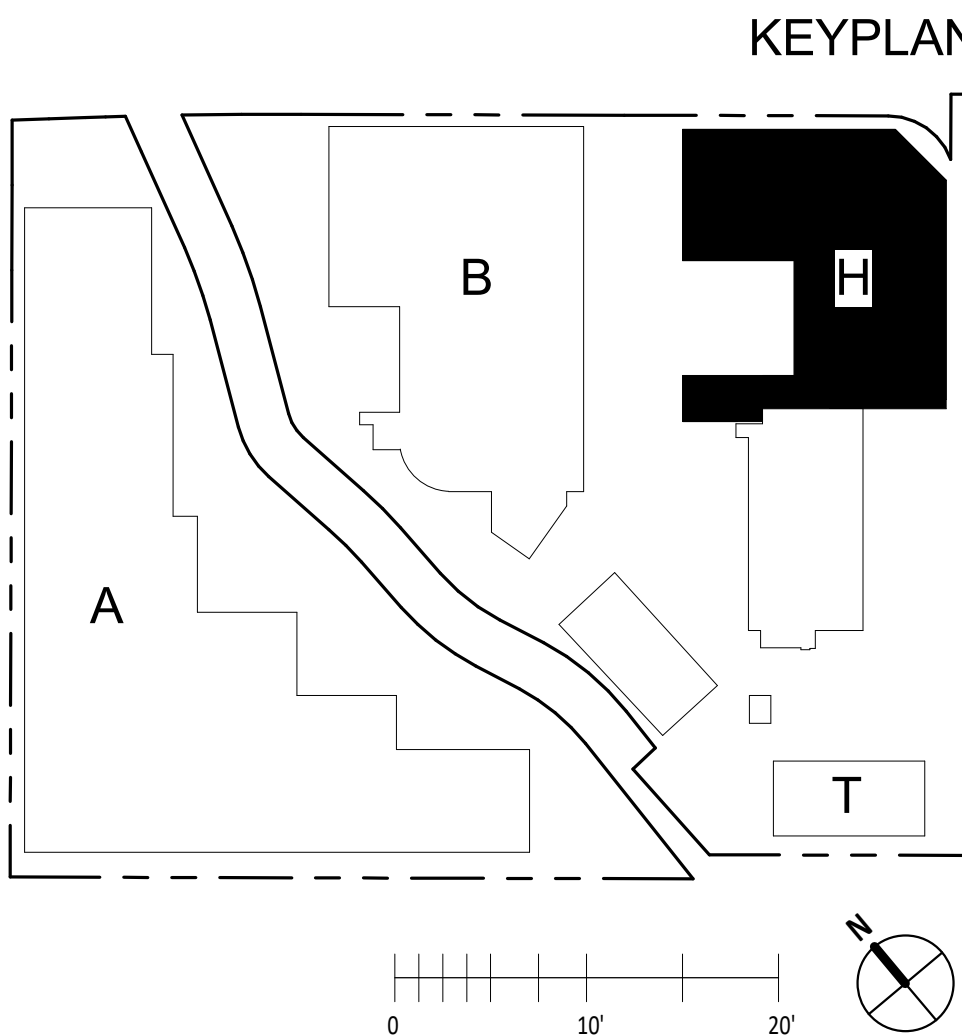
1 LEVEL 7 PLAN
1" = 10'-0"

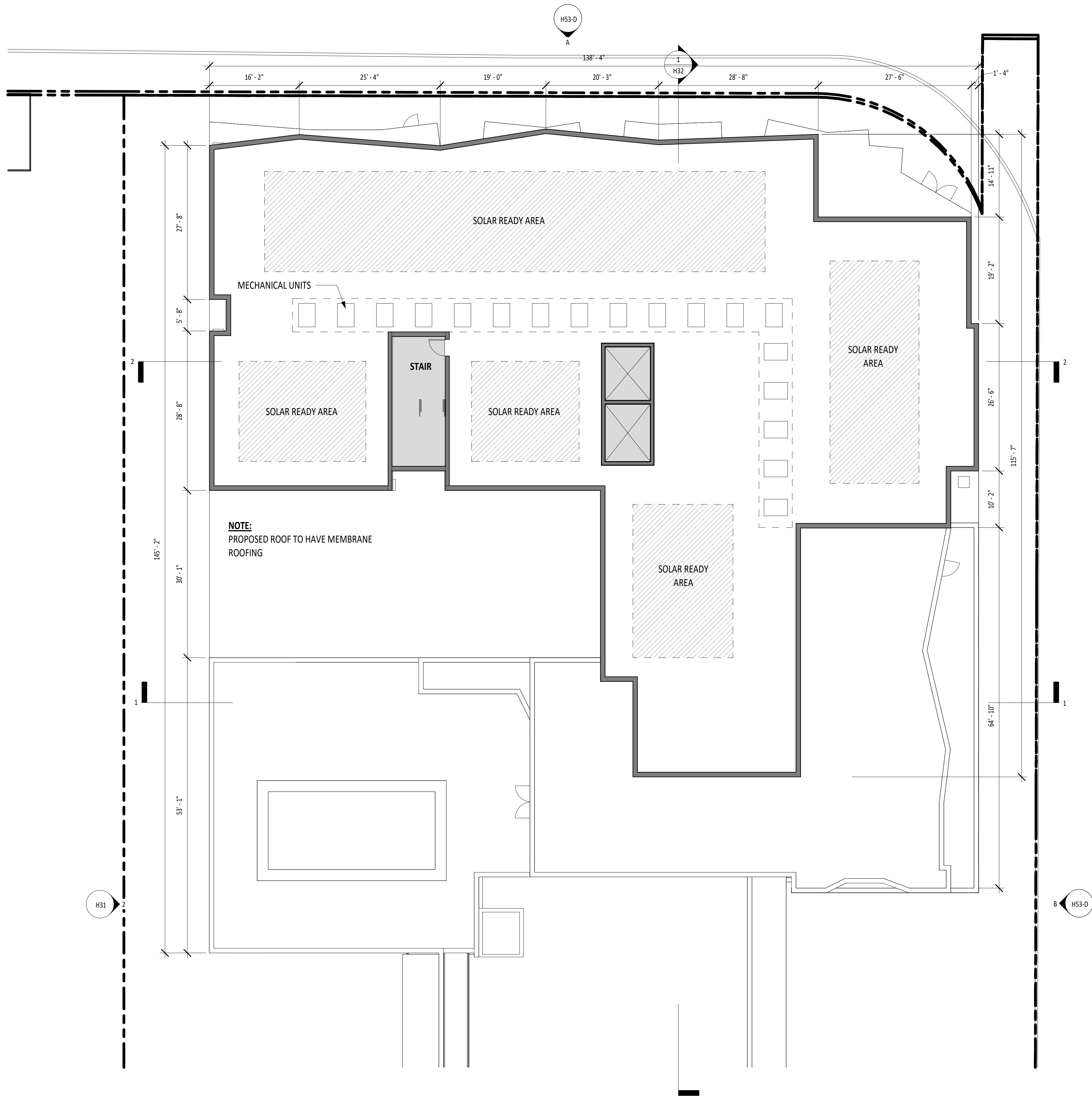
HOTEL SB330 BUILDING AREAS		
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QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		14
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
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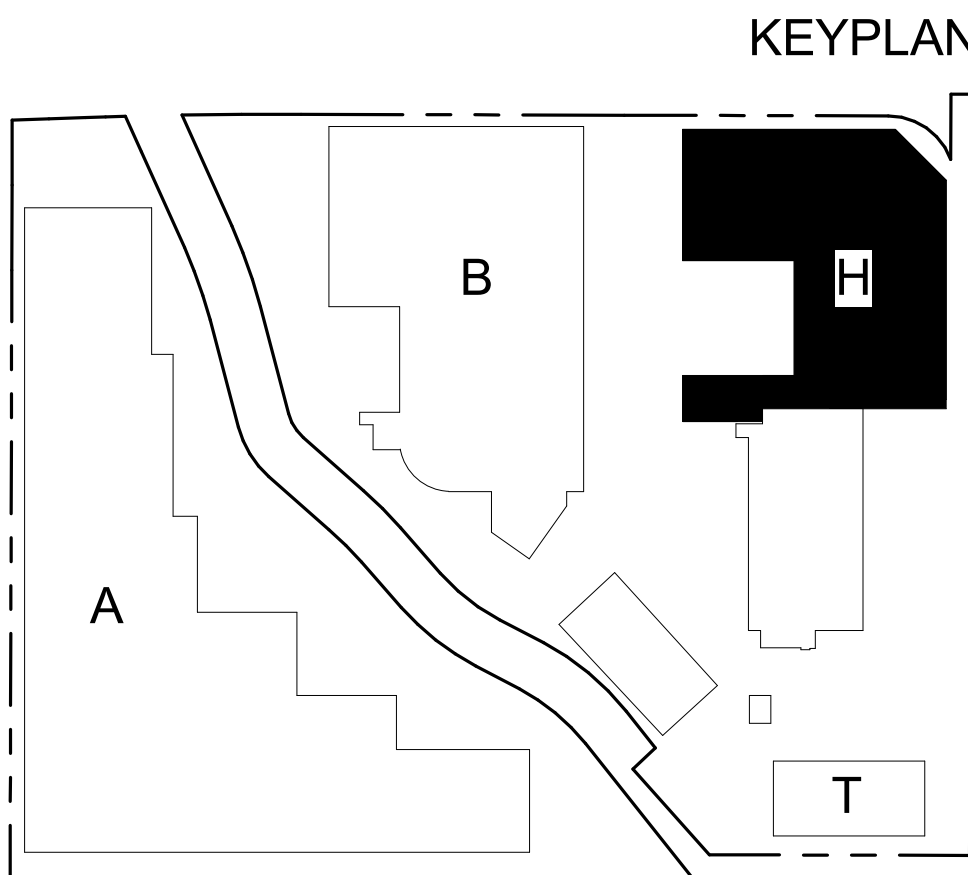


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Name	Count	
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
QQ SUITE		1
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		16
KING SUITE		4
QQ ADA ROOM		1
QQ ROOM		6
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LEVEL 3- HOTEL		29
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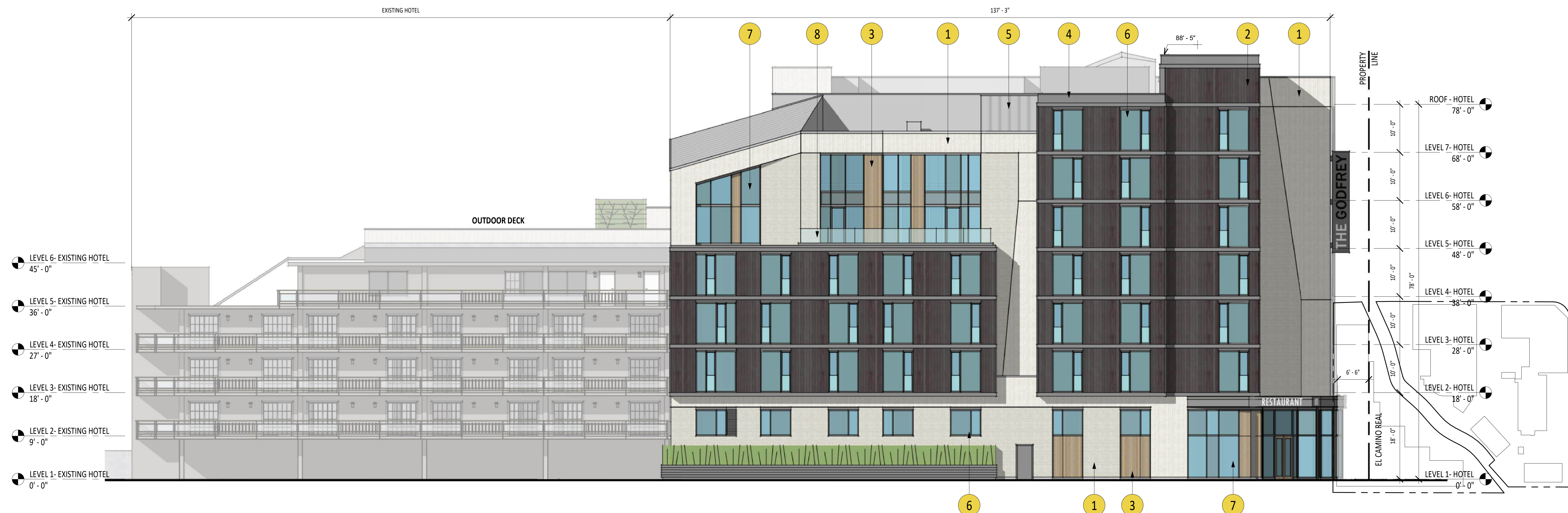




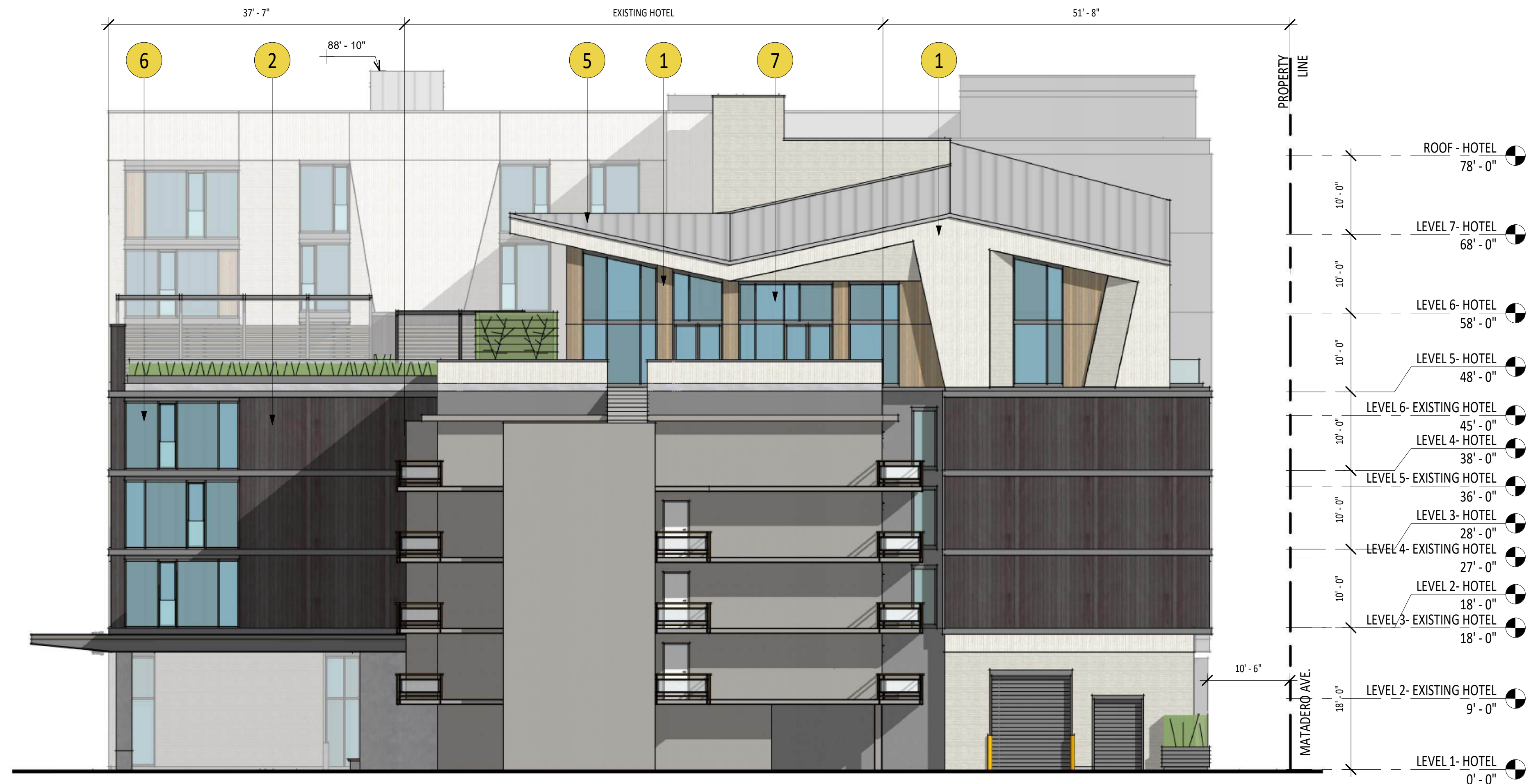
① NORTH ELEVATION FACING EL CAMINO REAL
1" = 10'-0"

MATERIAL LEGEND

- ① FIBER CEMENT PANEL WITH STONE LOOK
- ② FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
- ③ FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
- ④ STUCCO- MEDIUM GREY
- ⑤ STANDING SEAM ROOF
- ⑥ ALUMINUM WINDOW
- ⑦ ALUMINUM STOREFRONT
- ⑧ GLASS RAILING
- ⑨ SIGNAGE



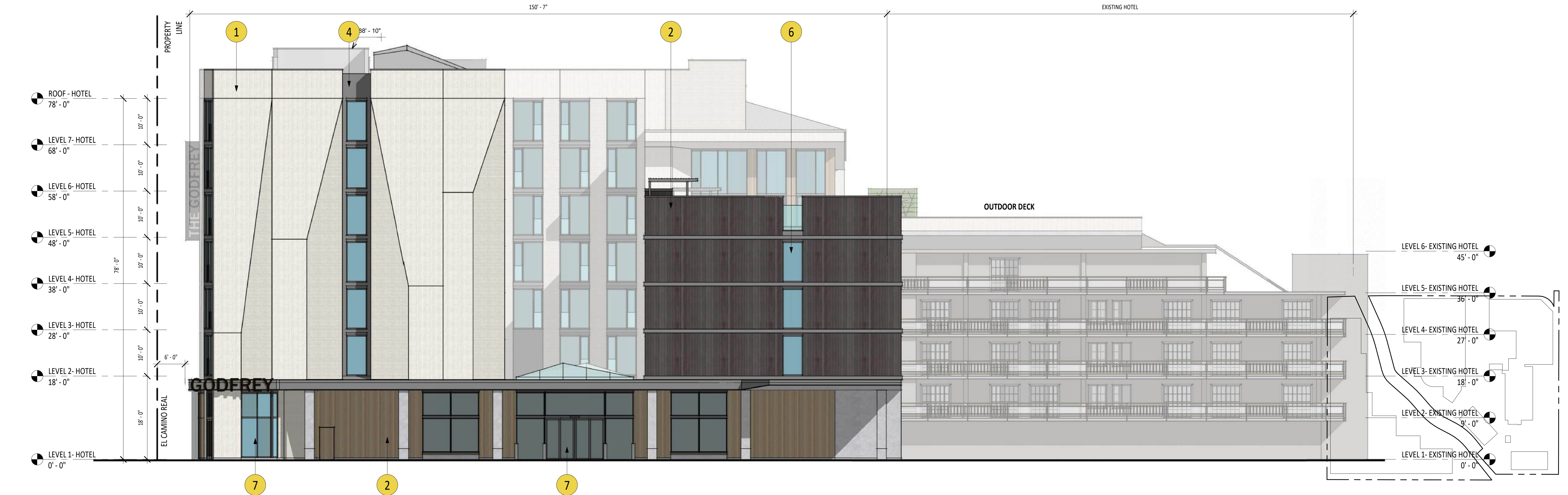
② EAST ELEVATION FACING MATADERO
1" = 10'-0"



MATERIAL LEGEND

- 1 FIBER CEMENT PANEL WITH STONE LOOK
- 2 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
- 3 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
- 4 STUCCO- MEDIUM GREY
- 5 STANDING SEAM ROOF
- 6 ALUMINUM WINDOW
- 7 ALUMINUM STOREFRONT
- 8 GLASS RAILING
- 9 SIGNAGE

1 SOUTH ELEVATION FACING RESIDENTIAL ZONE
1" = 10'-0"



2 WEST ELEVATION FACING INTERIOR DRIVEWAY
1" = 10'-0"



1 NORTH SOUTH SECTION - HOTEL
1" = 10'-0"



2 WEST EAST SECTION - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL	
Name	Area
BASEMENT- HOTEL	
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND STAIR	587 SF
4	906 SF
LEVEL 1- HOTEL	
COMMON AREA	13,466 SF
ELEVATOR	319 SF
STAIR	1,148 SF
6	14,933 SF
LEVEL 2- HOTEL	
BOH	559 SF
CORRIDOR	2,673 SF
ELEVATOR	341 SF
GUEST ROOMS	12,090 SF
STAIR	800 SF
13	16,464 SF
LEVEL 3- HOTEL	
BOH	559 SF
CORRIDOR	2,675 SF
ELEVATOR	341 SF
GUEST ROOMS	12,094 SF
STAIR	793 SF
12	16,461 SF
LEVEL 4- HOTEL	
BOH	1,271 SF
CORRIDOR	2,675 SF
ELEVATOR	341 SF
GUEST ROOMS	11,378 SF
STAIR	795 SF
14	16,460 SF
LEVEL 5- HOTEL	
BACK OF HOUSE	918 SF
COMMON AREA	3,623 SF
CORRIDOR	1,381 SF
ELEVATOR	341 SF
GUEST ROOMS	6,220 SF
STAIR	754 SF
11	13,236 SF
LEVEL 6- HOTEL	
BACK OF HOUSE	403 SF
CORRIDOR	1,566 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,273 SF
STAIR	546 SF
11	11,177 SF
LEVEL 7- HOTEL	
BACK OF HOUSE	412 SF
CORRIDOR	1,578 SF
ELEVATOR	341 SF
GUEST ROOMS	7,283 SF
STAIR	558 SF
9	10,171 SF
TOTAL GROSS AREA	
	99,807 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
Not Placed	0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,464 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,461 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,460 SF
LEVEL 5- HOTEL	13,236 SF
LEVEL 6- HOTEL	11,177 SF
LEVEL 7- HOTEL	10,171 SF
GRAND TOTAL	132,210 SF

NEW GUEST ROOM SCHEDULE	
Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	
29	
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	
29	
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 4- HOTEL	
26	
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	
15	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	
18	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	
18	
TOTAL GUEST ROOMS	
	135

HOTEL SB330 BUILDING AREAS		
Level	Area	
Not Placed		0 SF
LEVEL 1- EXISTING HOTEL		3,935 SF
LEVEL 1- HOTEL		18,785 SF
LEVEL 2- EXISTING HOTEL		6,992 SF
LEVEL 2- HOTEL		16,464 SF
LEVEL 3- EXISTING HOTEL		7,033 SF
LEVEL 4- EXISTING HOTEL		7,030 SF
LEVEL 3- HOTEL		16,461 SF
LEVEL 5- EXISTING HOTEL		4,466 SF
LEVEL 4- HOTEL		16,460 SF
LEVEL 5- HOTEL		13,236 SF
LEVEL 6- HOTEL		11,177 SF
LEVEL 7- HOTEL		10,171 SF
GRAND TOTAL		132,210 SF

A

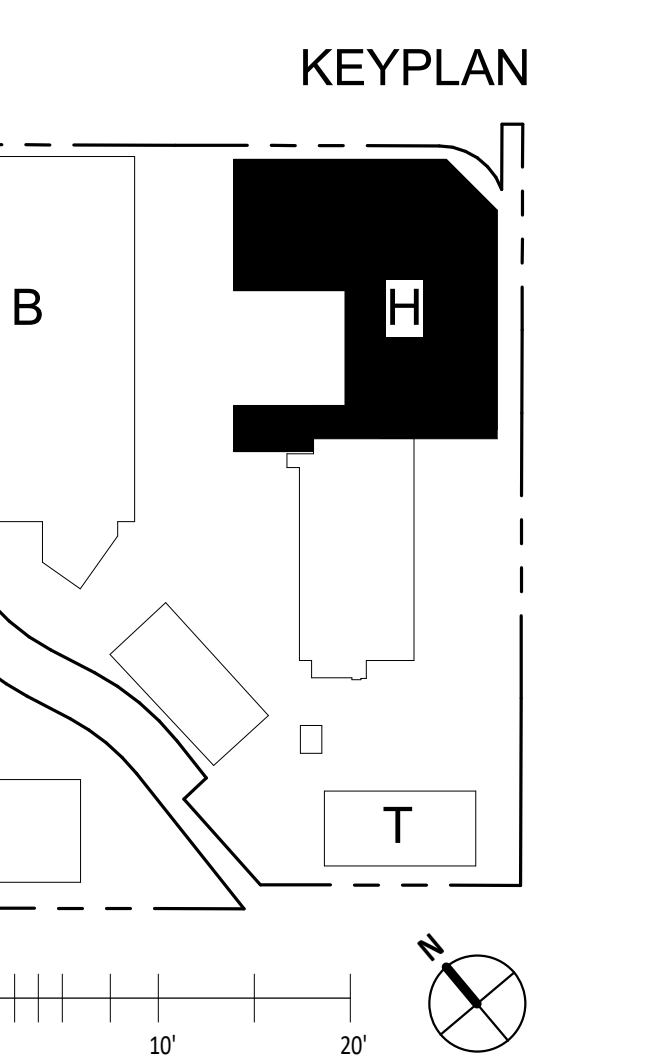
HOTEL SB330 BUILDING AREAS	
Level	Area
Not Placed	0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
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GRAND TOTAL	132,210 SF

NEW GUEST ROOM SCHEDULE	
Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	
29	
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	
29	
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 4- HOTEL	
26	
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	
15	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	
18	
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	
18	
TOTAL GUEST ROOMS	
	135

NEW GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS		135

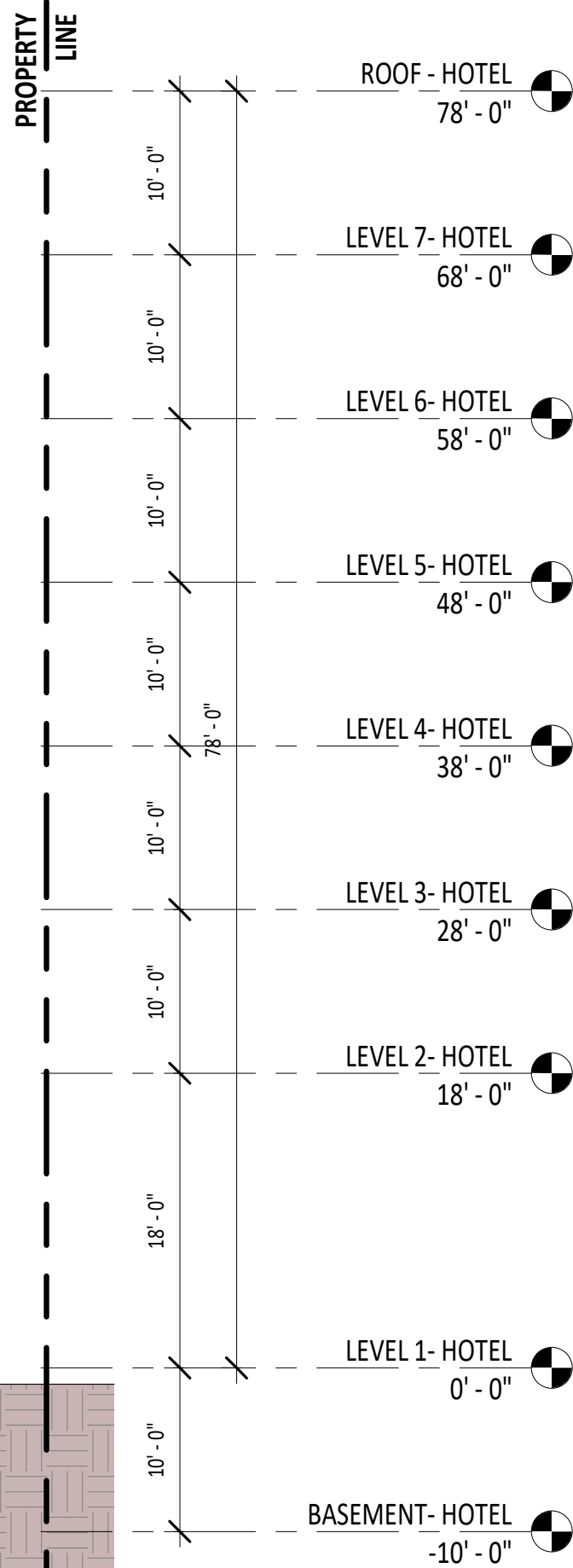
PARKING COUNT		
Level	Comments	Count
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		10

HOTEL SB330 BUILDING AREAS	
Level	Area
Not Placed	0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,464 SF
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LEVEL 4- HOTEL	16,460 SF
LEVEL 5- HOTEL	13,236 SF
LEVEL 6- HOTEL	11,177 SF
LEVEL 7- HOTEL	10,171 SF
GRAND TOTAL	132,210 SF





1 WEST EAST SECTION 2 - HOTEL
1" = 10'-0"



GROSS AREA- HOTEL	
Name	Area
BASEMENT- HOTEL	
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND STAIR	587 SF
4	906 SF
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COMMON AREA	13,466 SF
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LEVEL 3- HOTEL	
BOH	559 SF
CORRIDOR	2,673 SF
ELEVATOR	341 SF
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LEVEL 6- HOTEL	
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ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,273 SF
STAIR	546 SF
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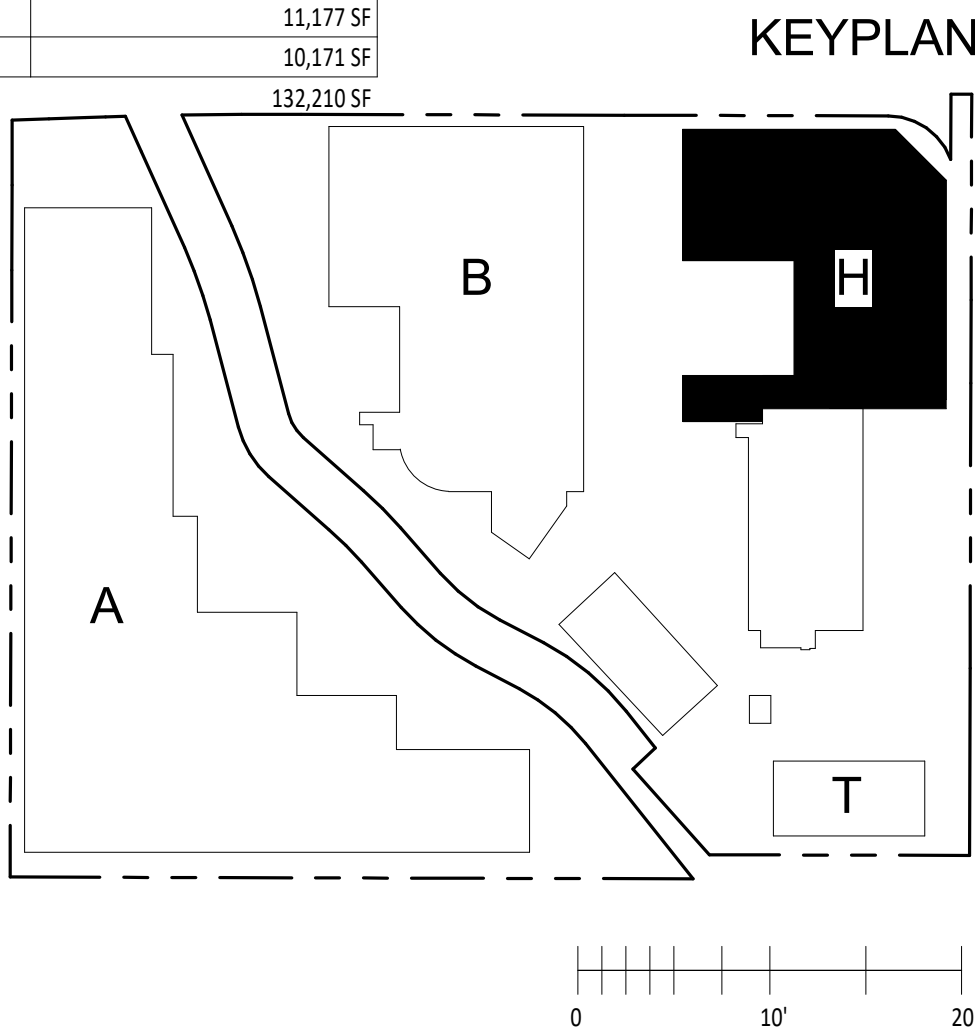
LEVEL 7- HOTEL	
BACK OF HOUSE	412 SF
CORRIDOR	1,578 SF
ELEVATOR	341 SF
GUEST ROOMS	7,283 SF
STAIR	558 SF
9	10,171 SF
TOTAL GROSS AREA	
	99,807 SF

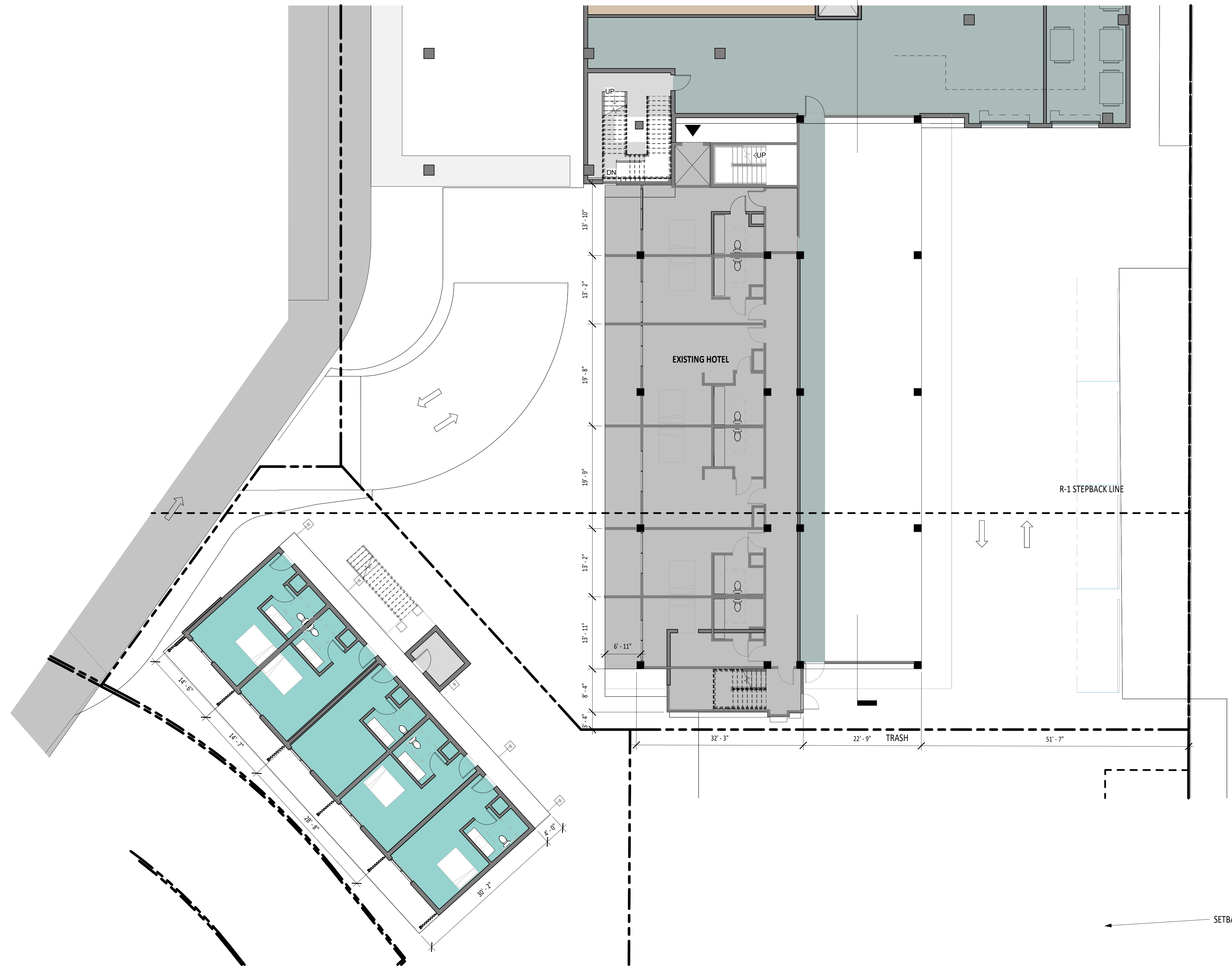
HOTEL SB330 BUILDING AREAS	
Level	Area
Not Placed	0 SF
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
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LEVEL 7- HOTEL	10,171 SF
GRAND TOTAL	132,210 SF

NEW GUEST ROOM SCHEDULE	
Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	
KING ADA	29
KING ROOM	1
KING SUITE	16
QQ ADA ROOM	4
QQ ROOM	1
QQ SUITE	6
LEVEL 3- HOTEL	
KING ADA	29
KING ROOM	1
KING SUITE	14
QQ ADA ROOM	4
QQ ROOM	1
QQ SUITE	6
LEVEL 4- HOTEL	
KING ADA	26
KING ROOM	1
KING SUITE	9
QQ ROOM	3
LEVEL 5- HOTEL	
KING ADA	15
KING ROOM	1
KING SUITE	12
QQ ROOM	3
QQ SUITE	2
LEVEL 6- HOTEL	
KING ADA	18
KING ROOM	1
KING SUITE	12
QQ ADA ROOM	3
QQ ROOM	2
LEVEL 7- HOTEL	
KING ADA	18
KING ROOM	1
KING SUITE	12
QQ ADA ROOM	3
QQ ROOM	2
TOTAL GUEST ROOMS	
	135

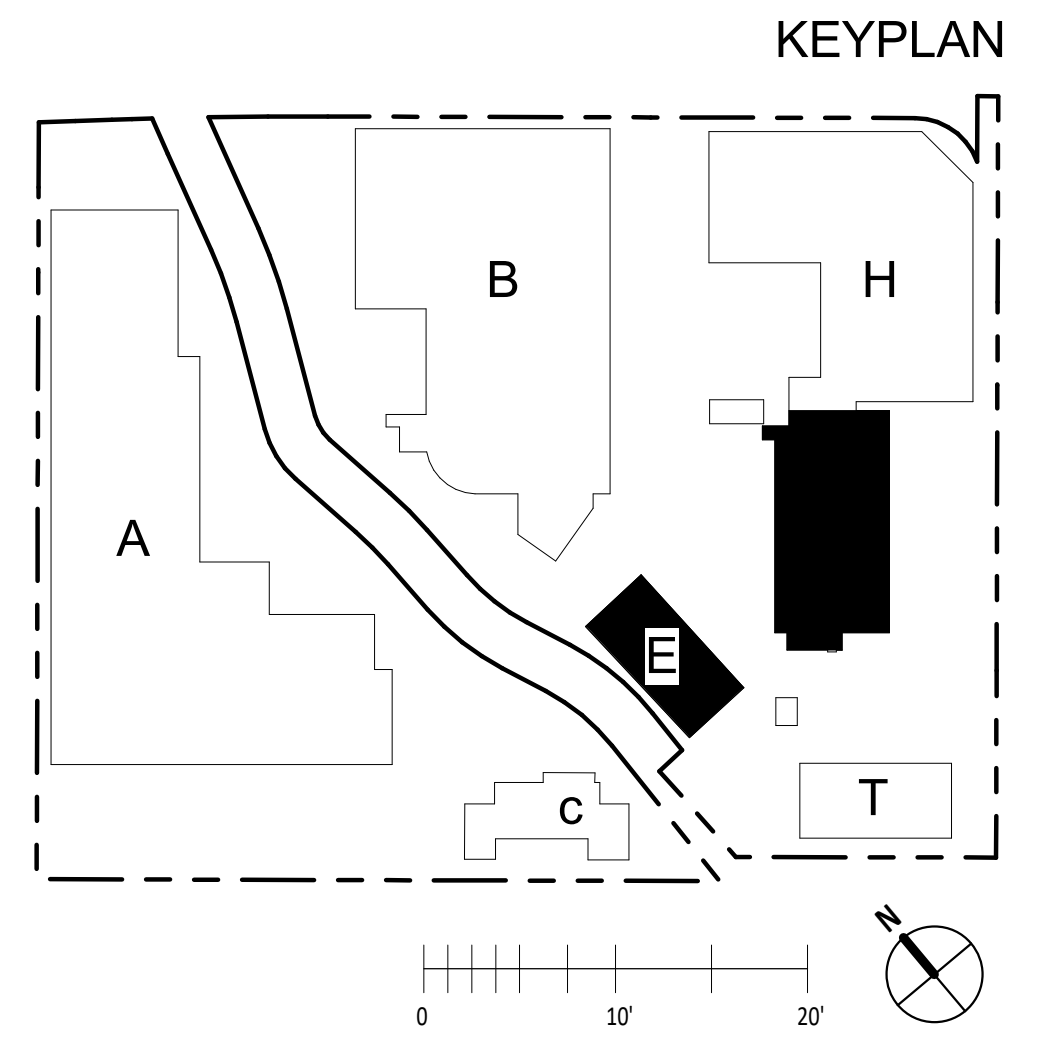
NEW GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS		135

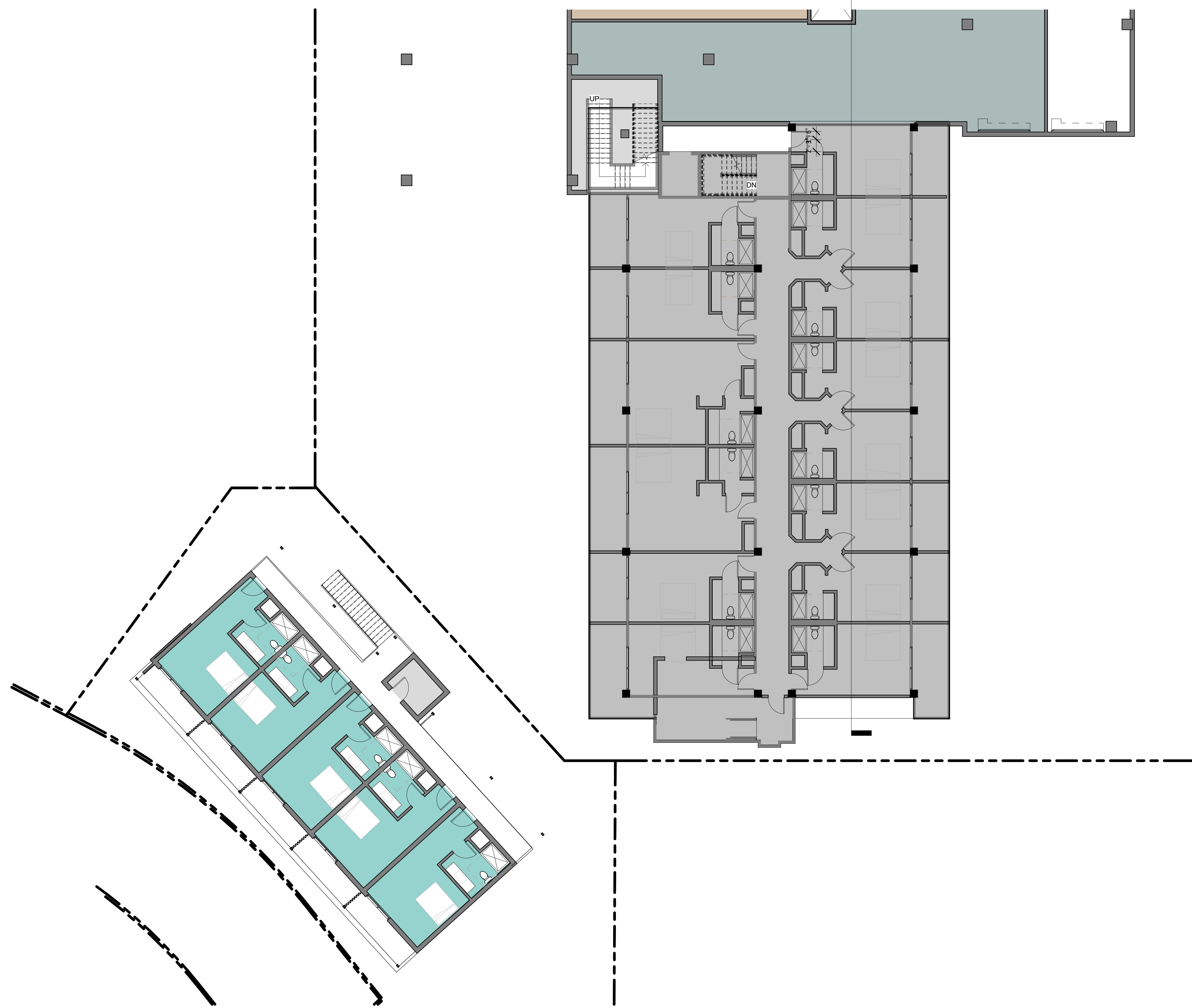
PARKING COUNT		
Level	Comments	Count
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		10



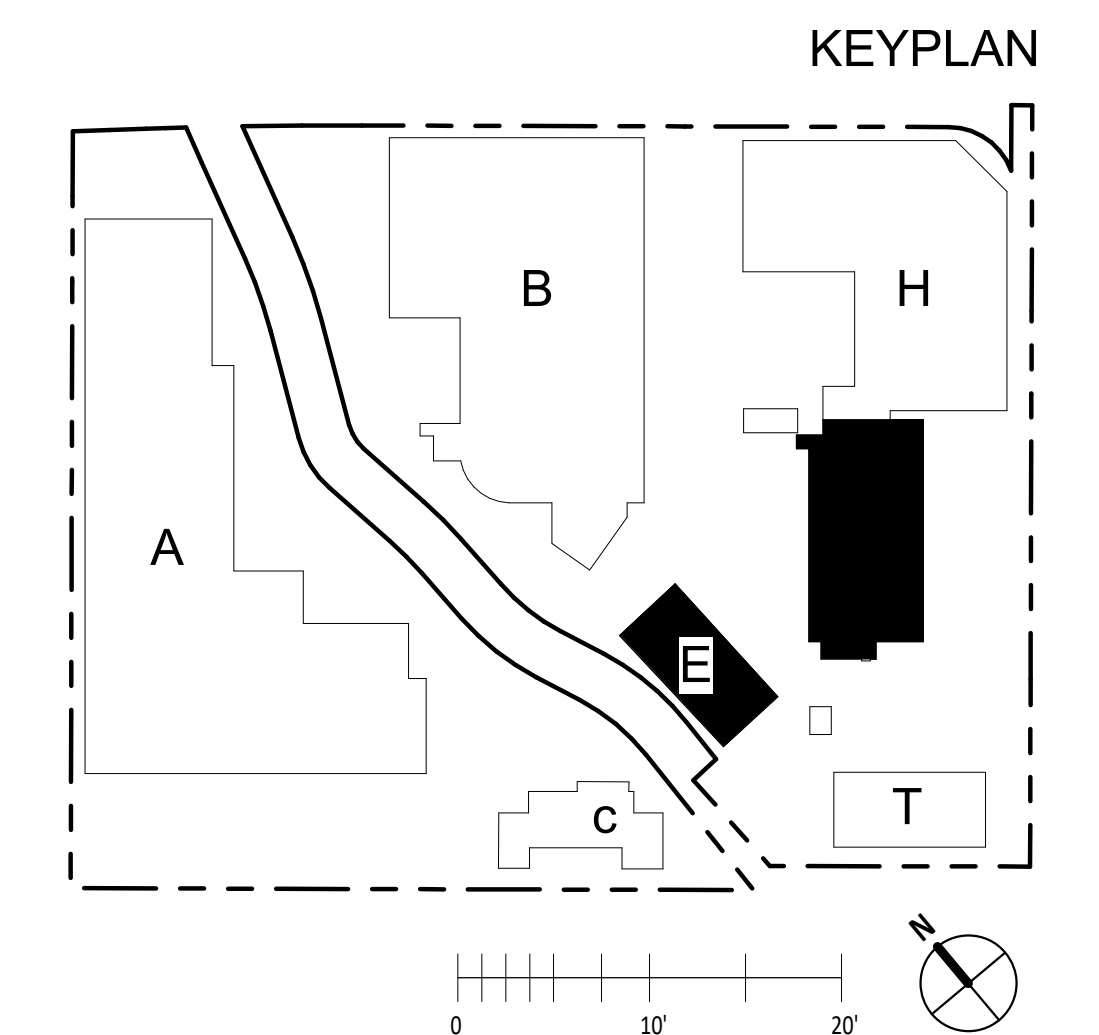


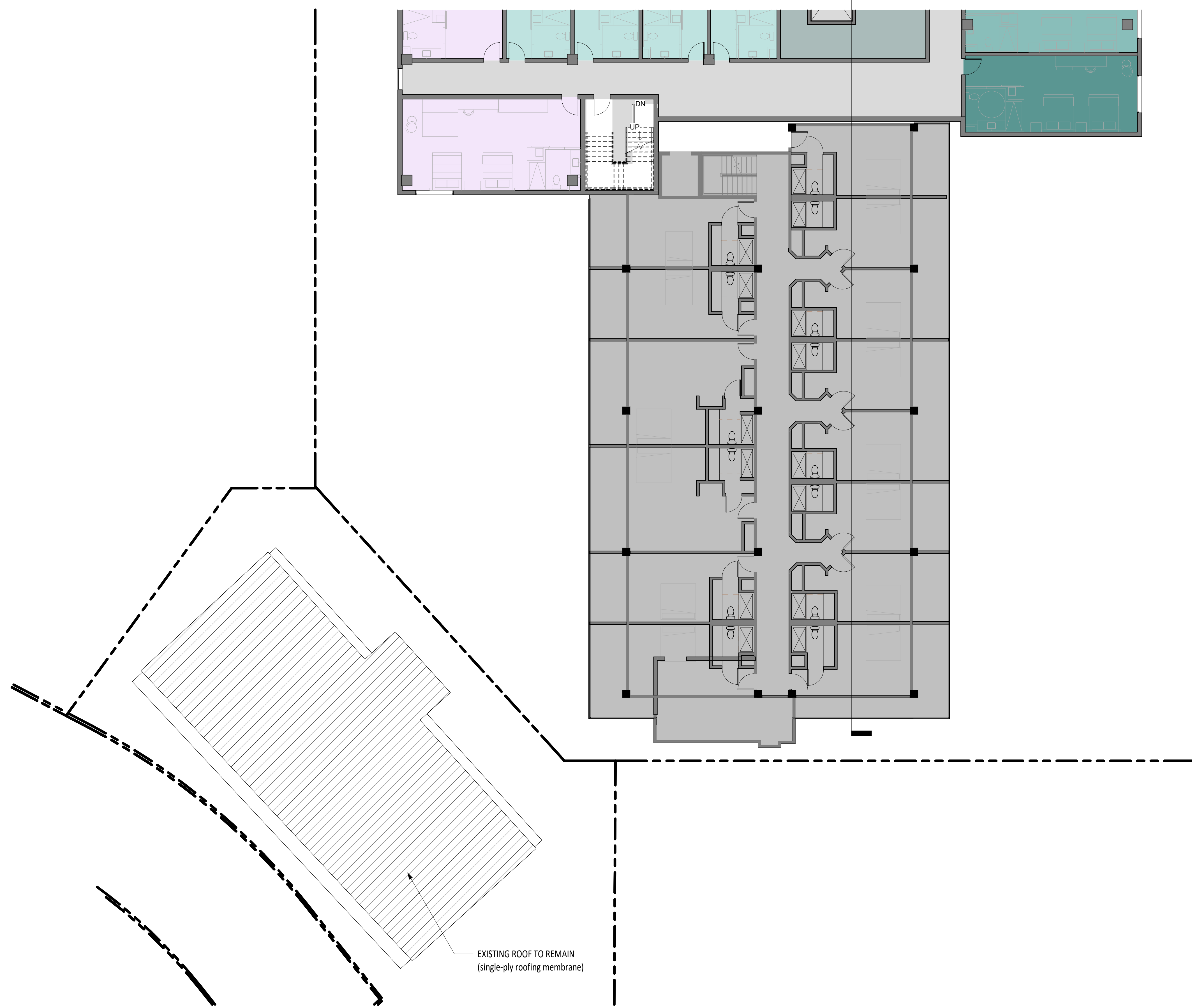
① GROUND FLOOR PLAN EXISTING HOTEL
1" = 10'-0"



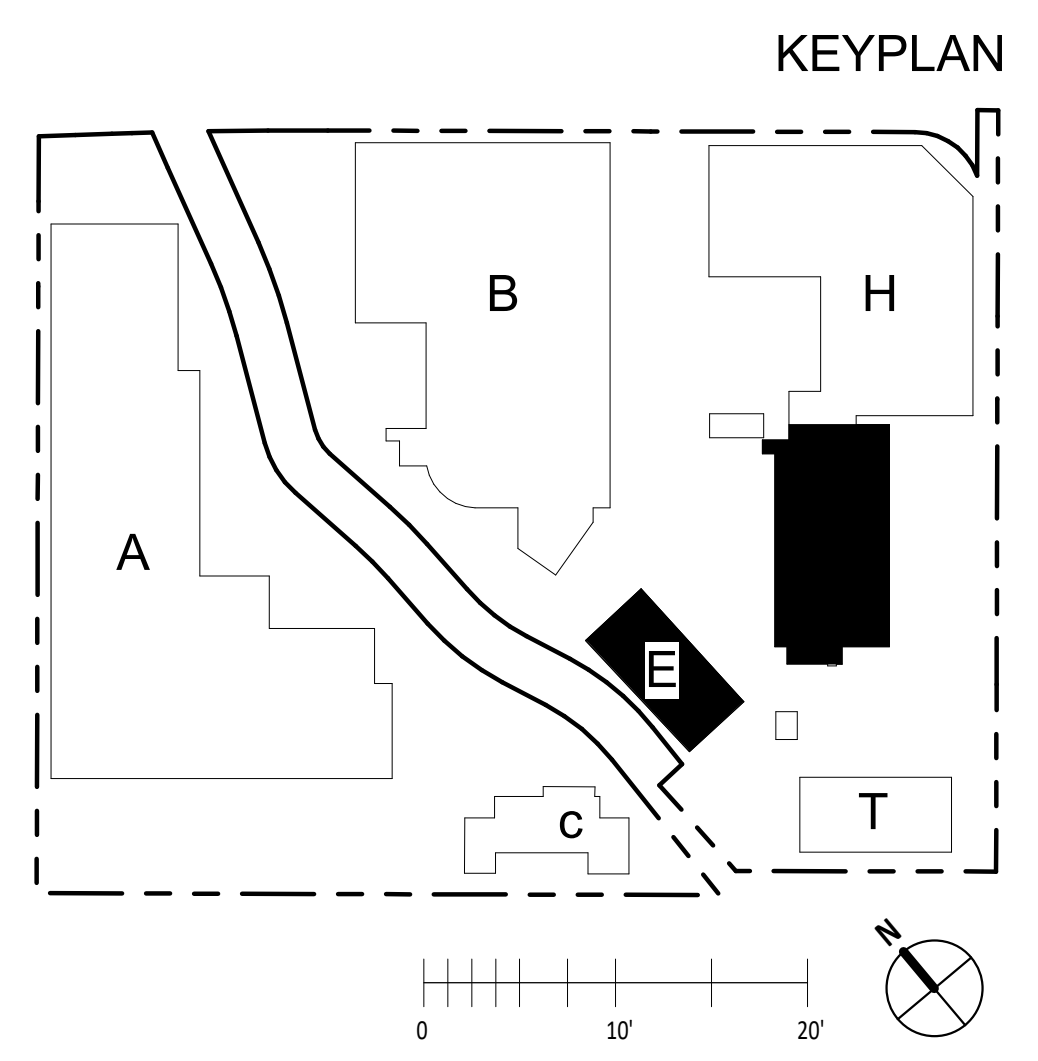


① LEVEL 2 EXISTING HOTEL
1" = 10'-0"

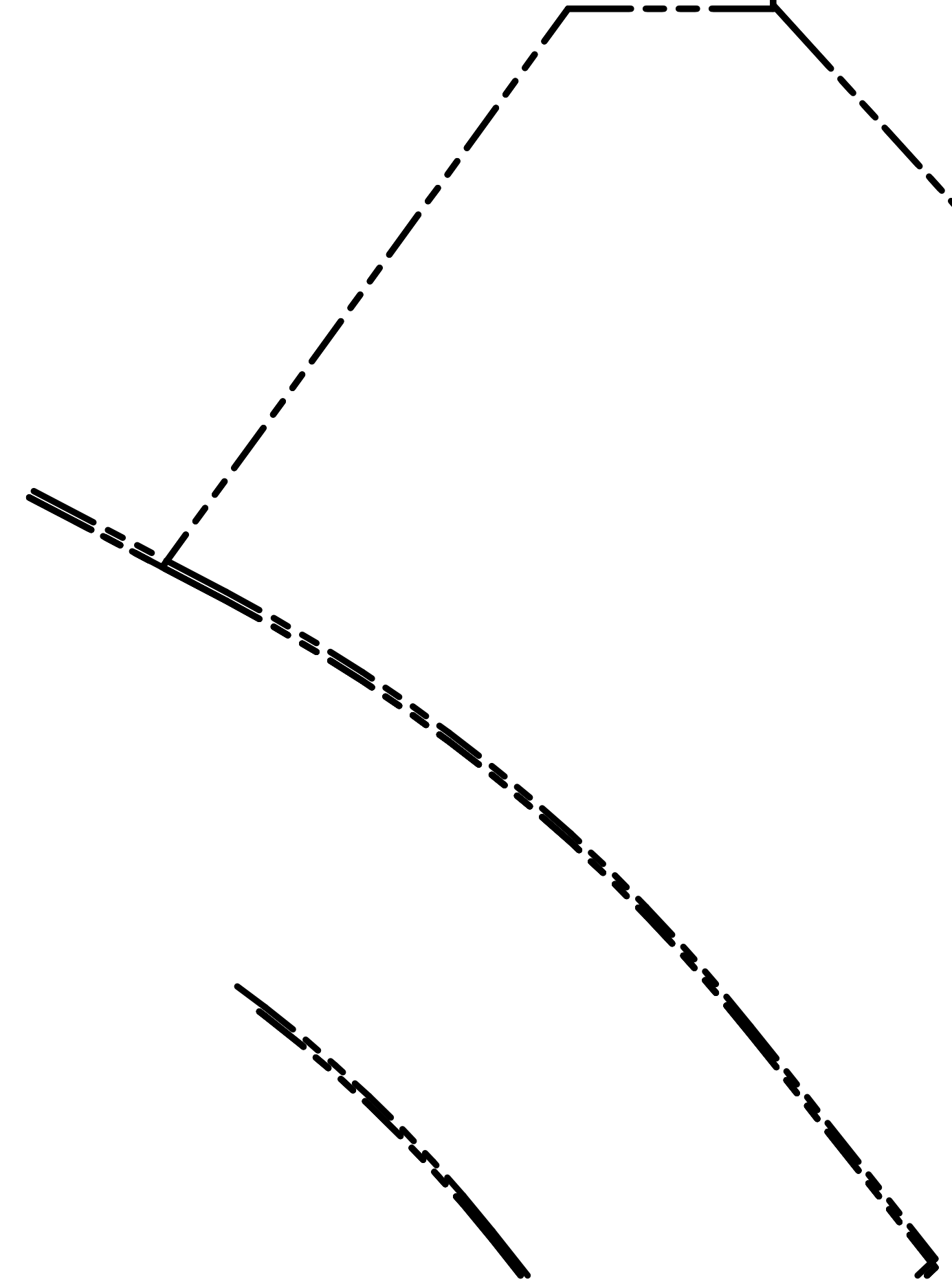
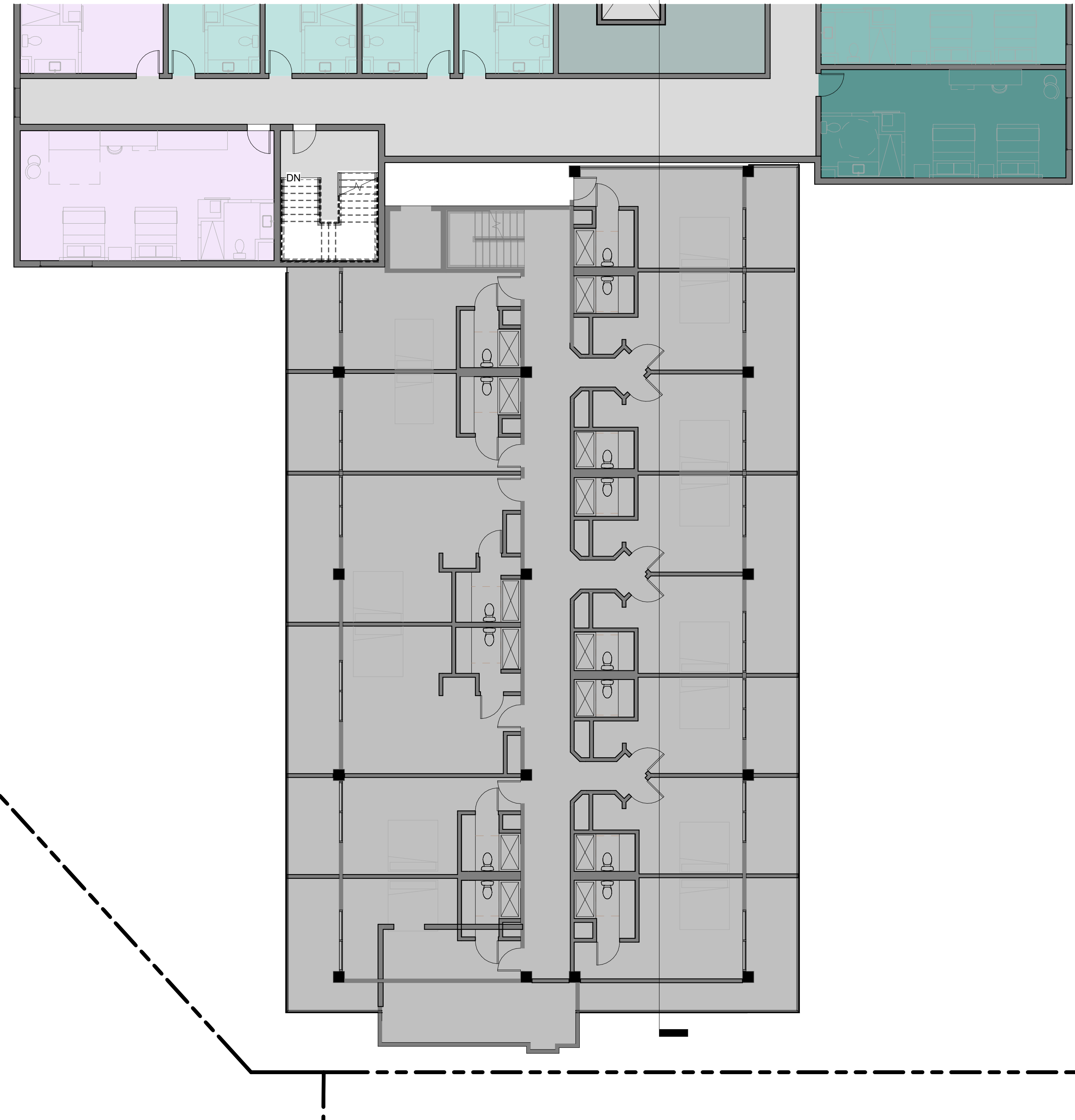




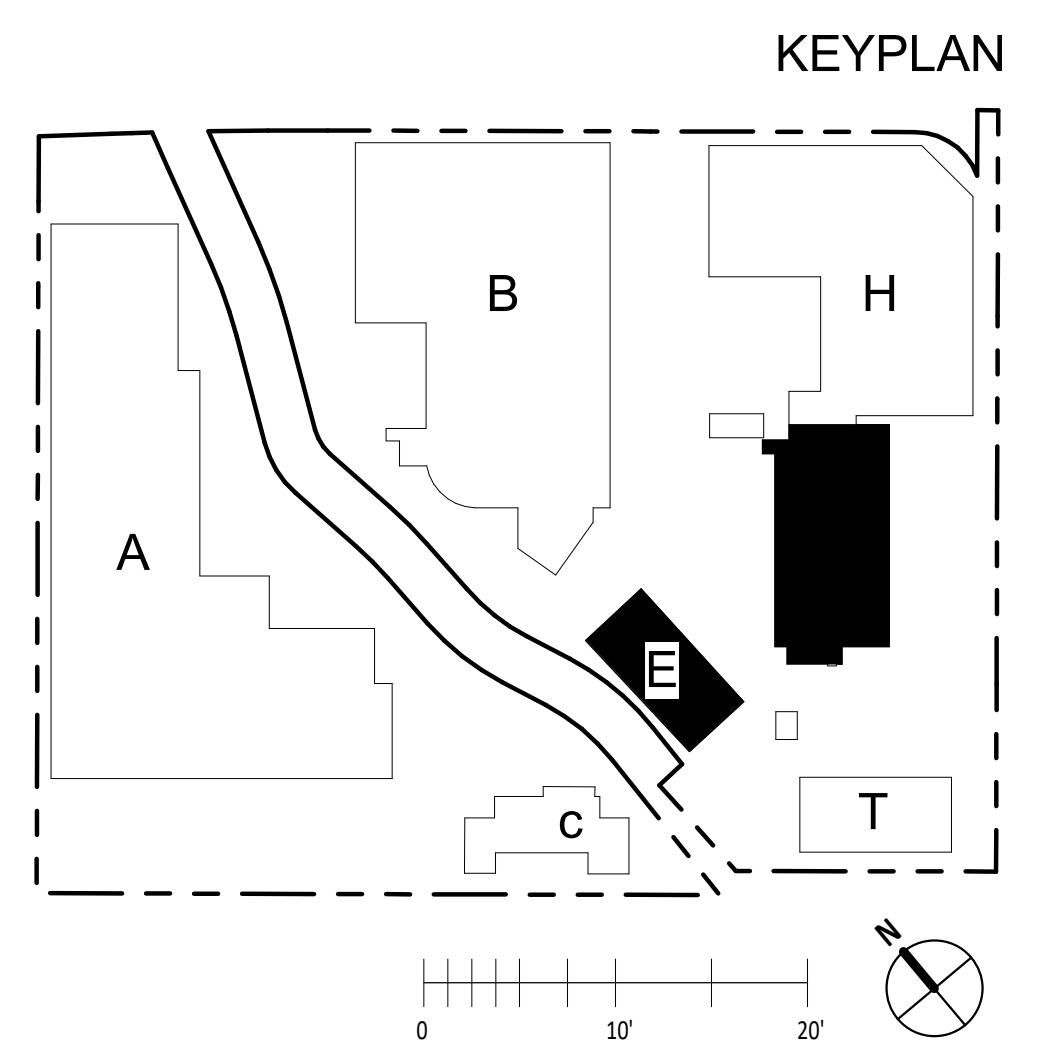
1 LEVEL 3 EXISTING HOTEL
1" = 10'-0"



1
H32



1 LEVEL 4 EXISTING HOTEL
1" = 10'-0"



1
H32



EXISTING ROOF TO REMAIN
(single-ply roofing membrane)

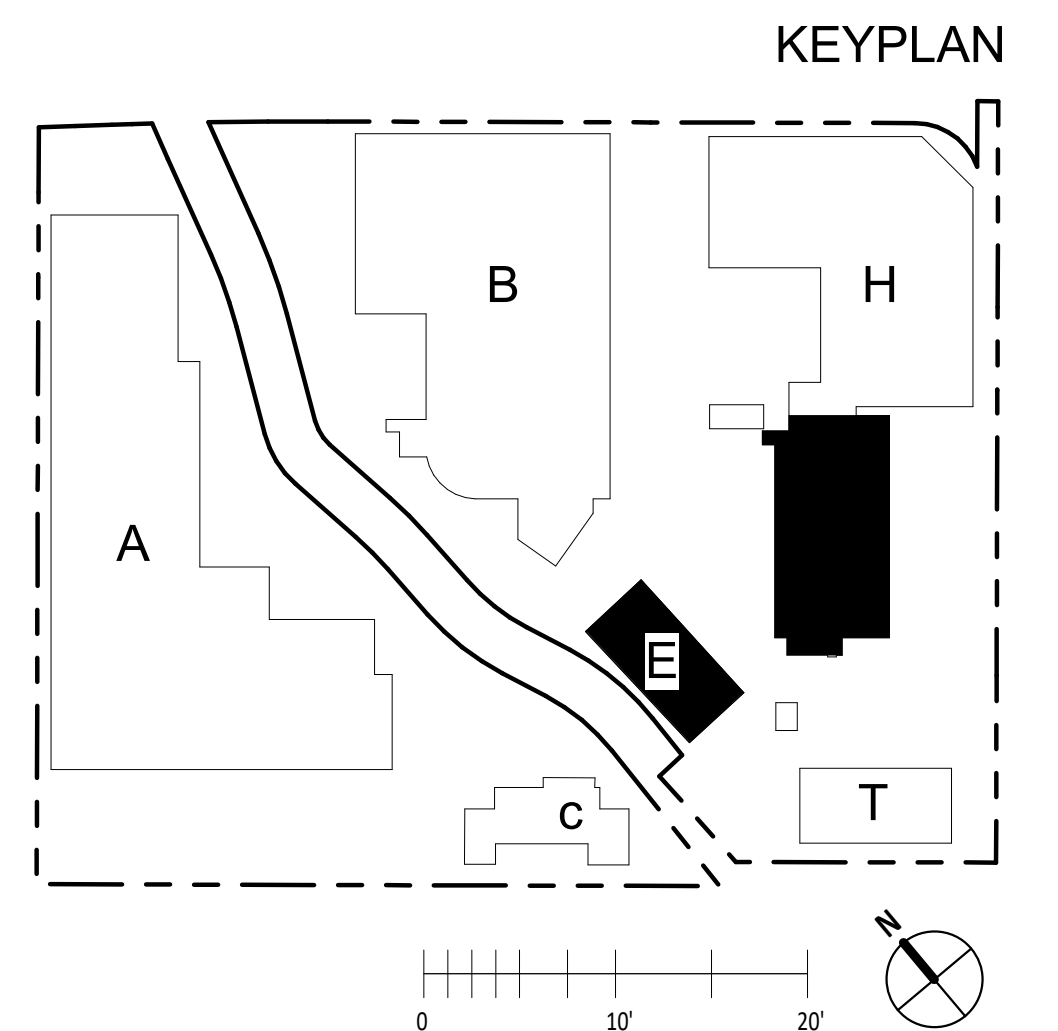
EXISTING TO REMAIN
MECHANICAL ROOF
EQUIPMENT

EXISTING ROOF TO REMAIN
(single-ply roofing membrane)

1 LEVEL 5 EXISTING HOTEL
1" = 10'-0"

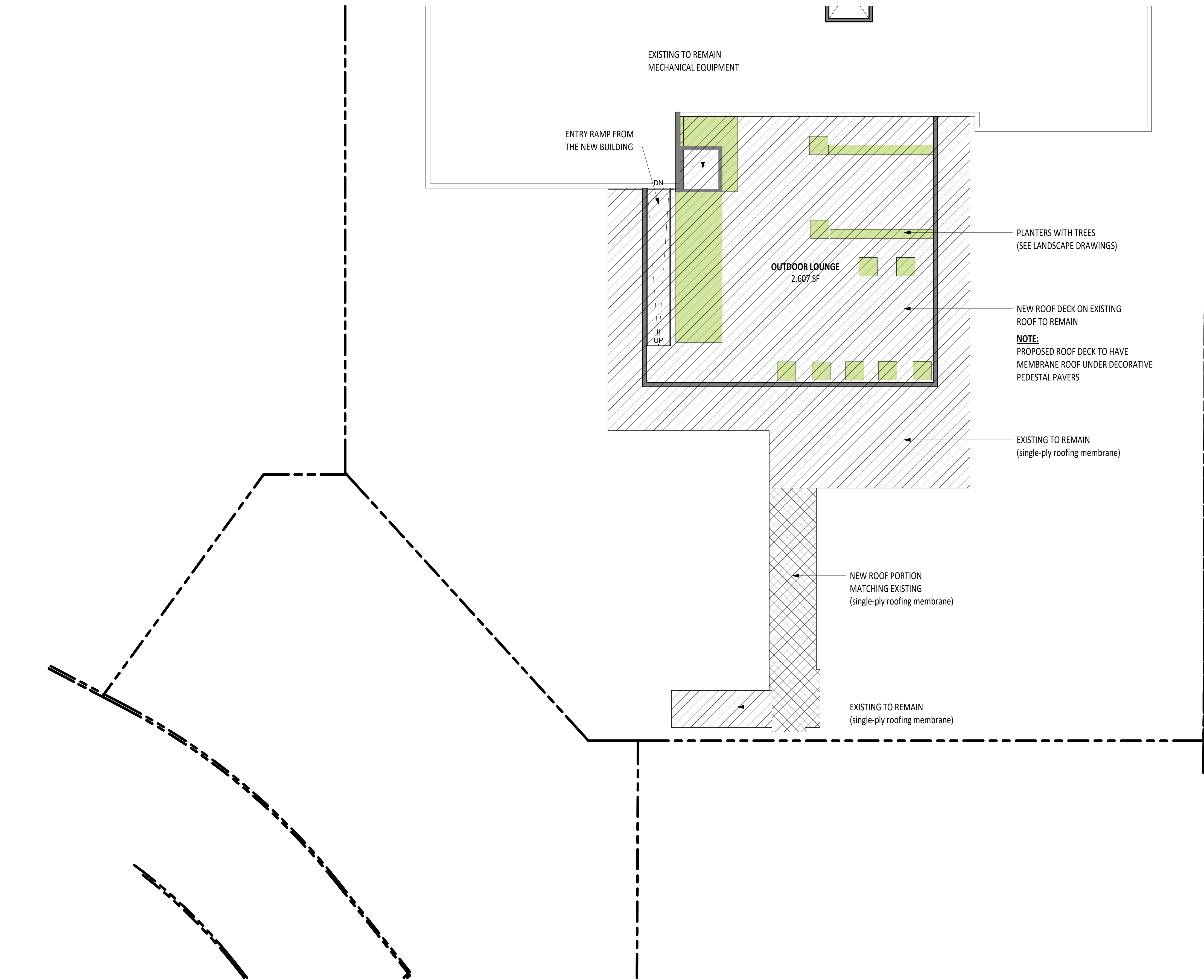
lowney
arch

Oxford
Capital Group, LLC

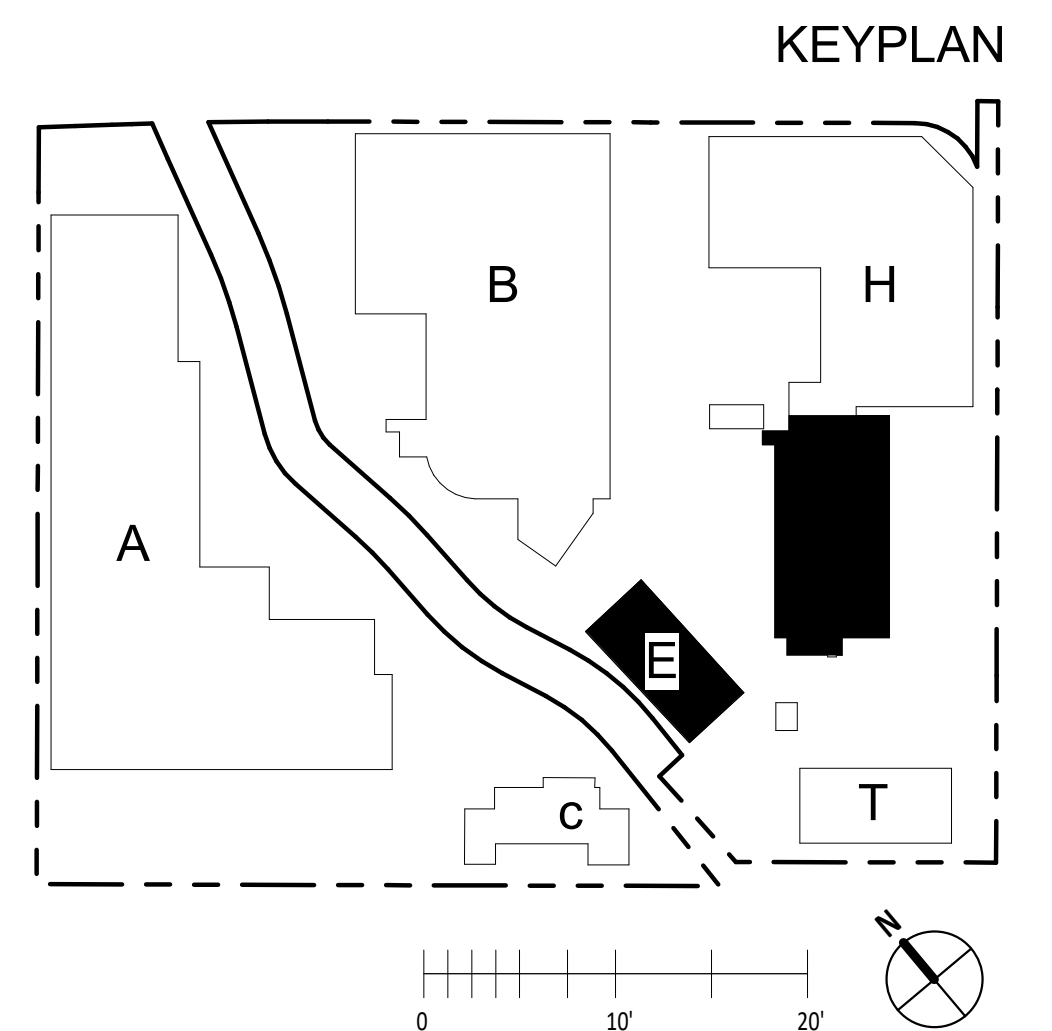


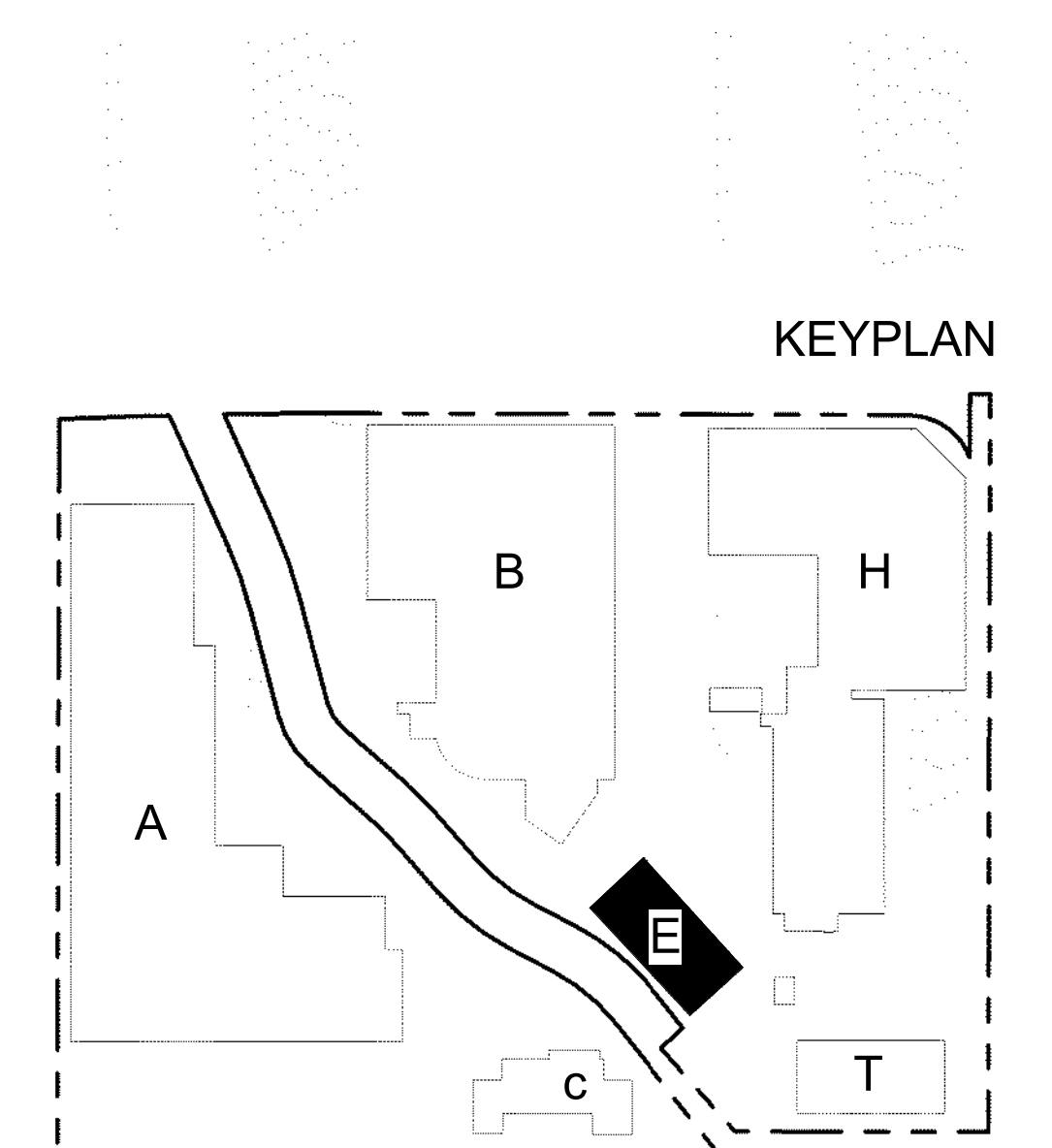
EXISTING HOTELS - LEVEL 5
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

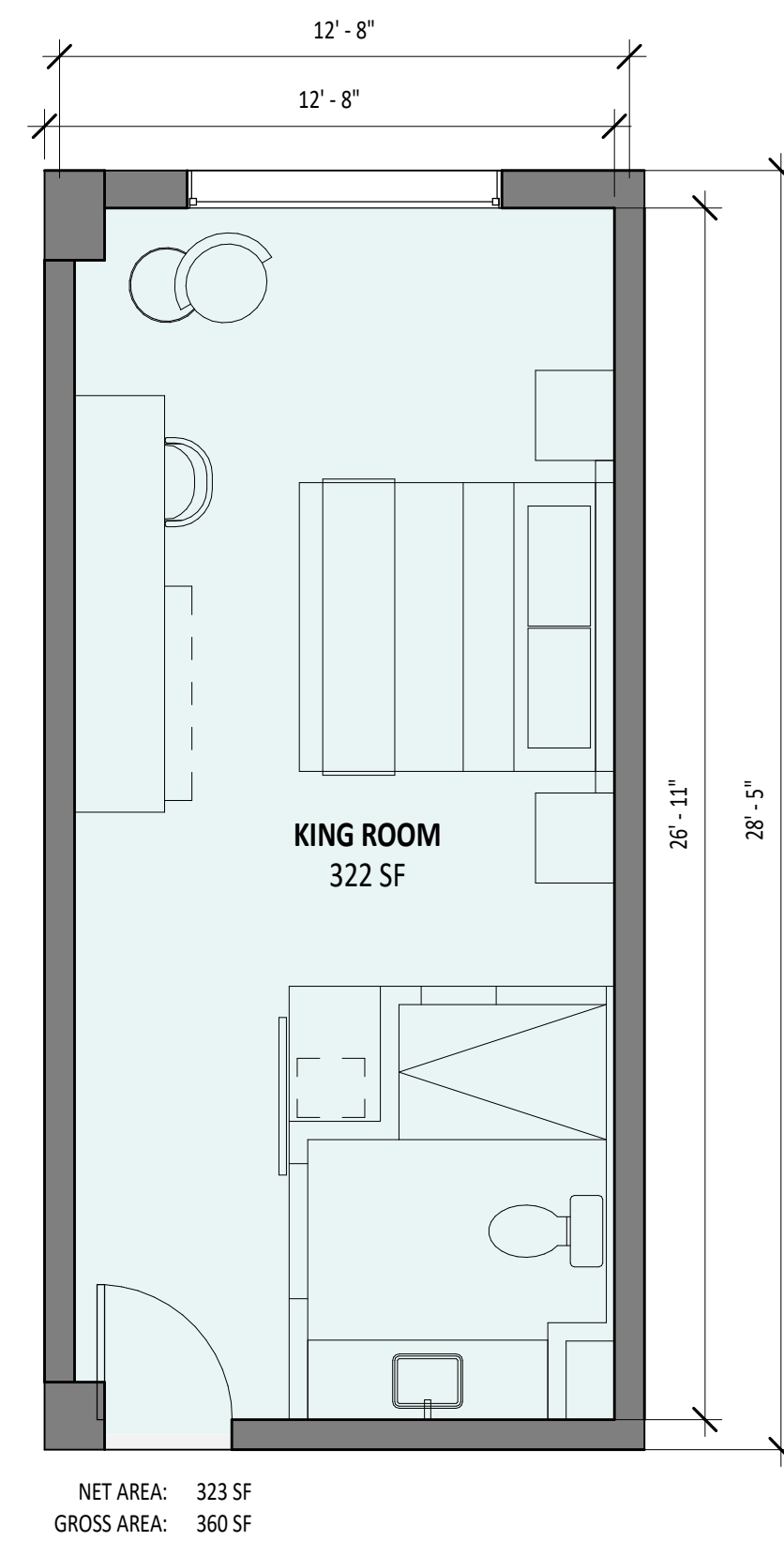
H45



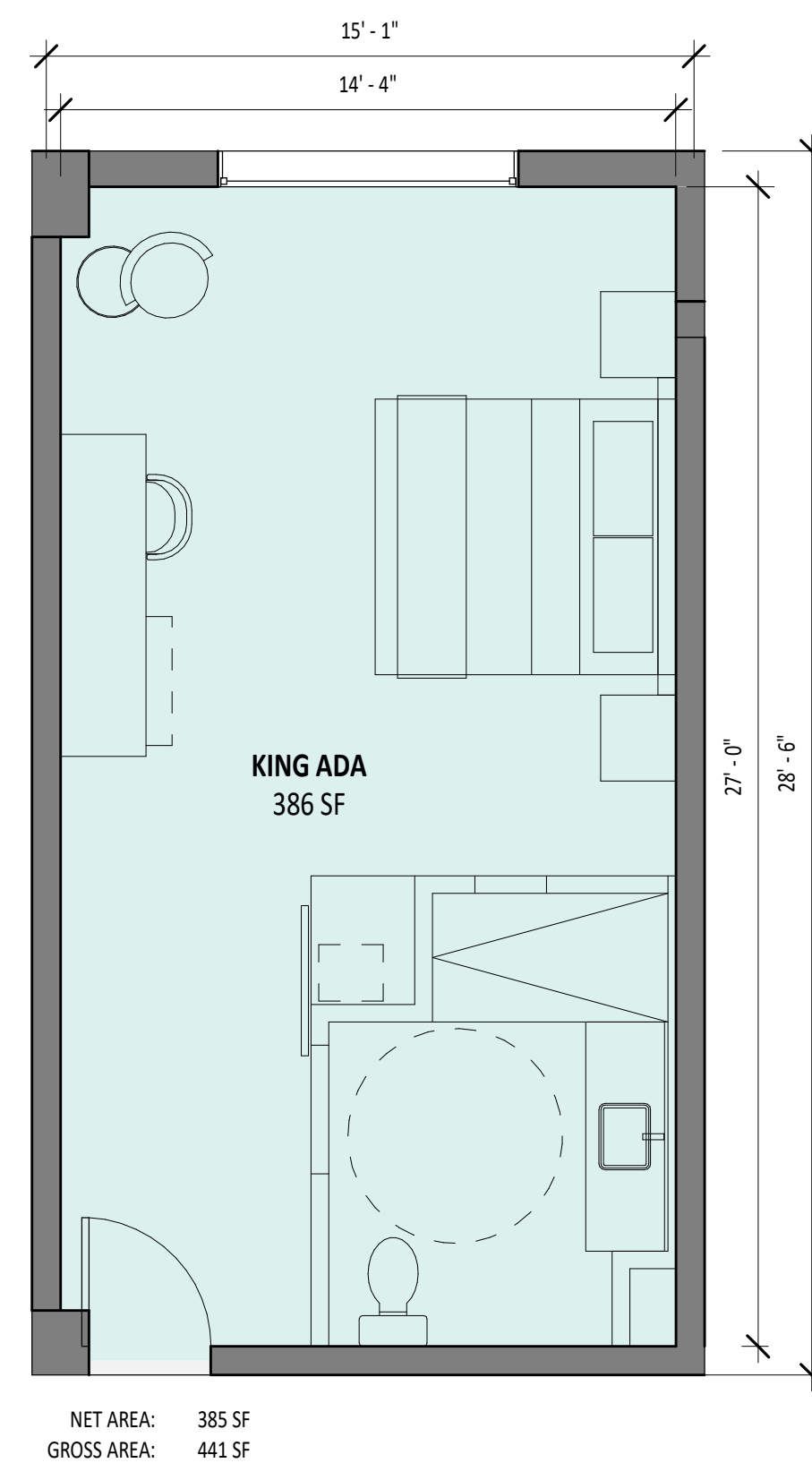
1 EXISTING HOTEL ROOF PLAN
1" = 10'-0"



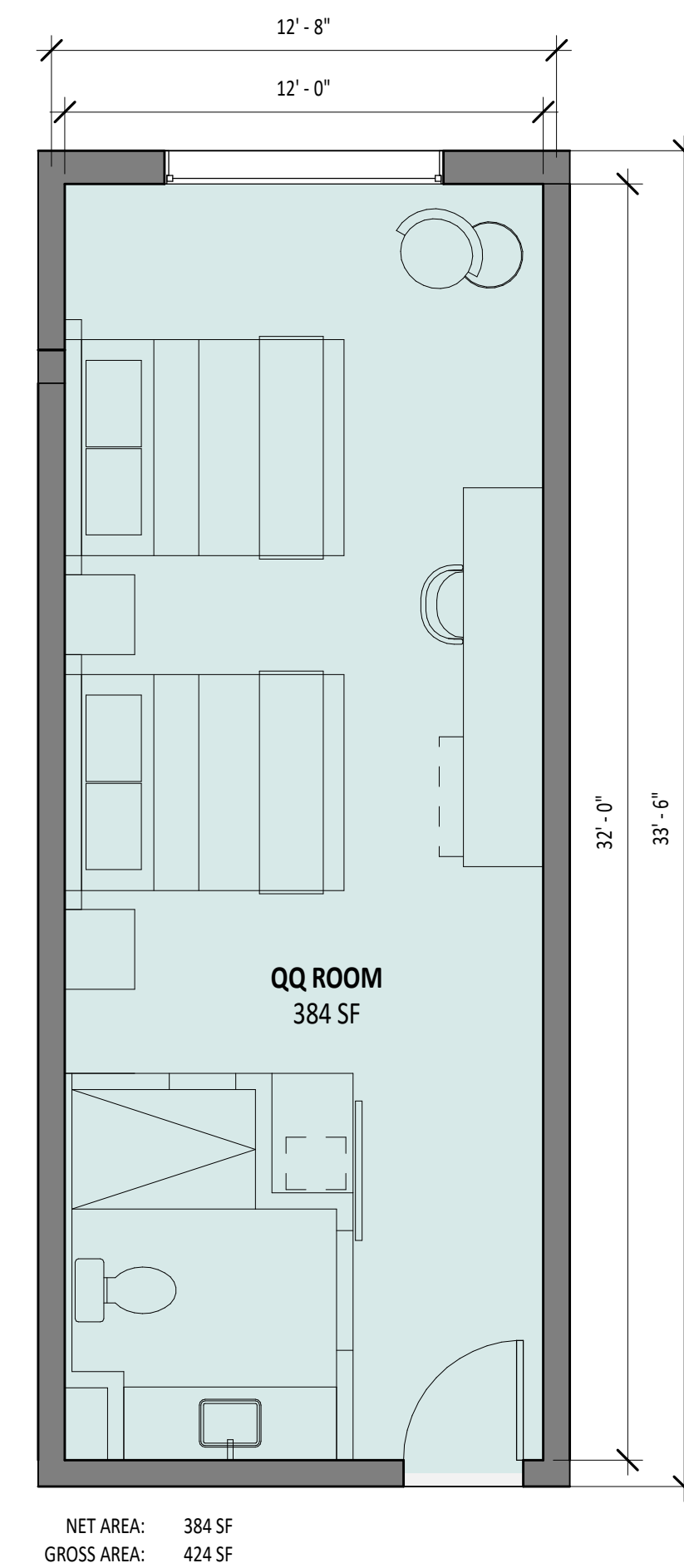




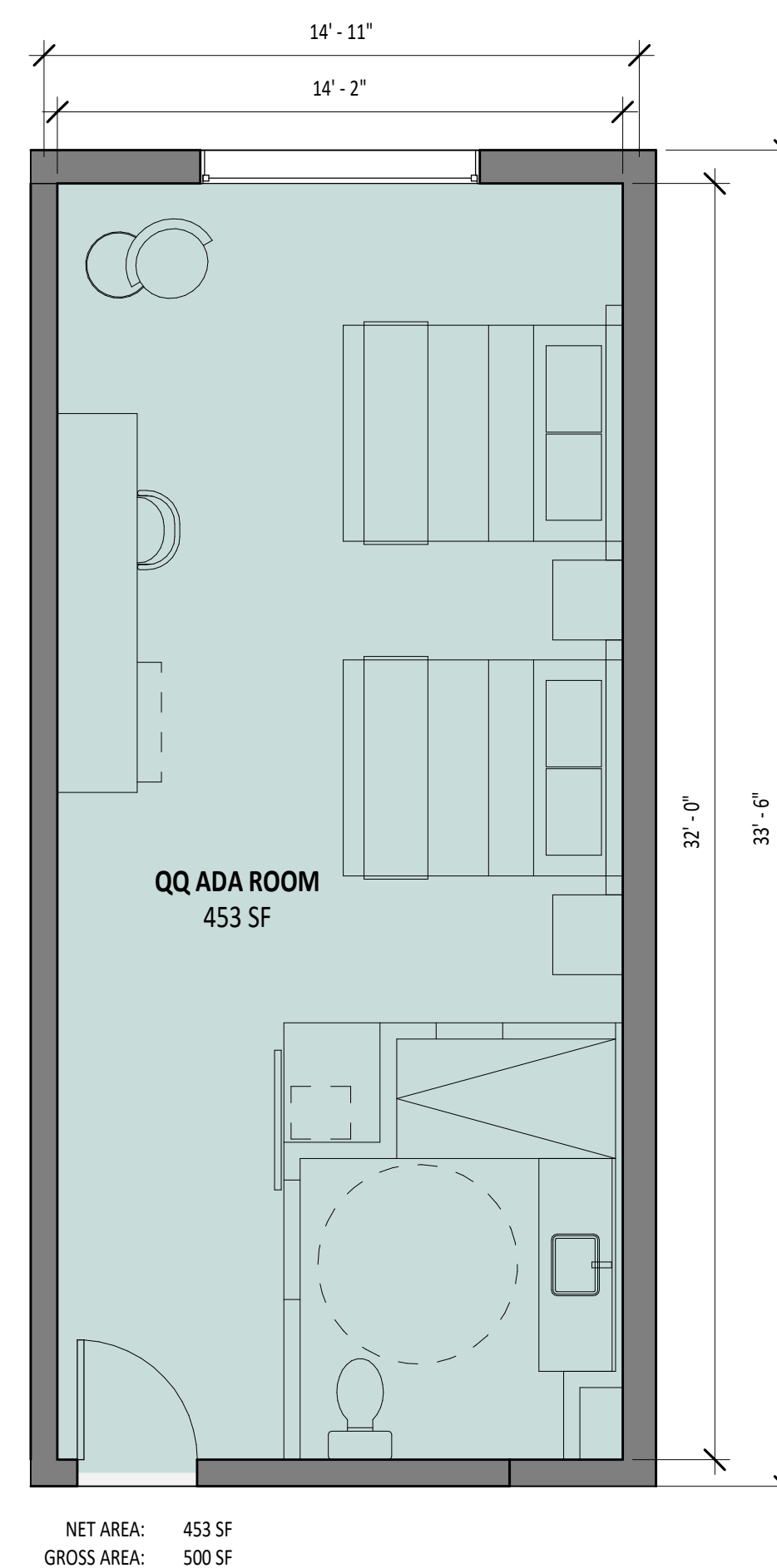
① ENLARGED KING ROOM PLAN
1/4" = 1'-0"



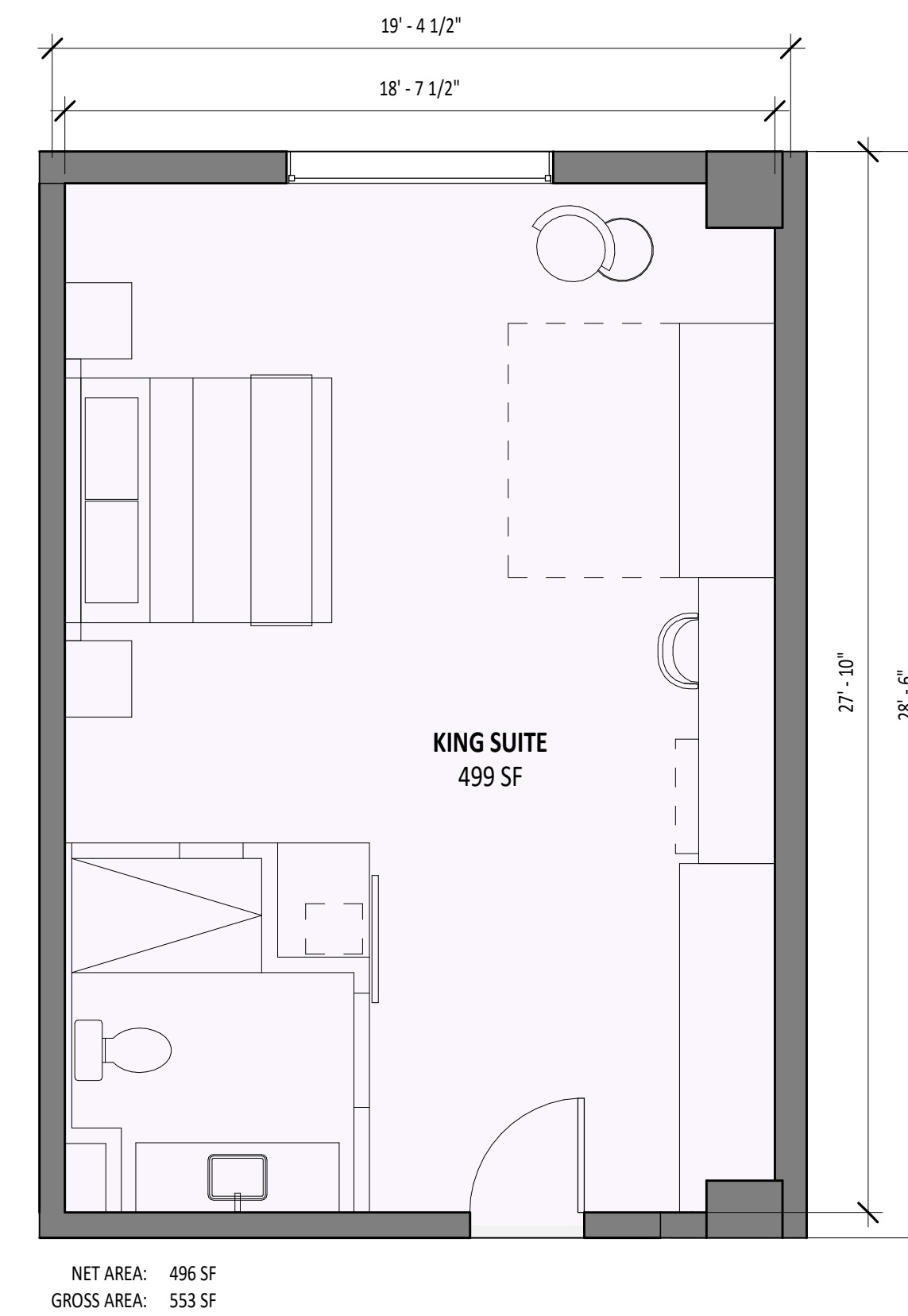
⑤ ENLARGED KING ADA ROOM PLAN
1/4" = 1'-0"



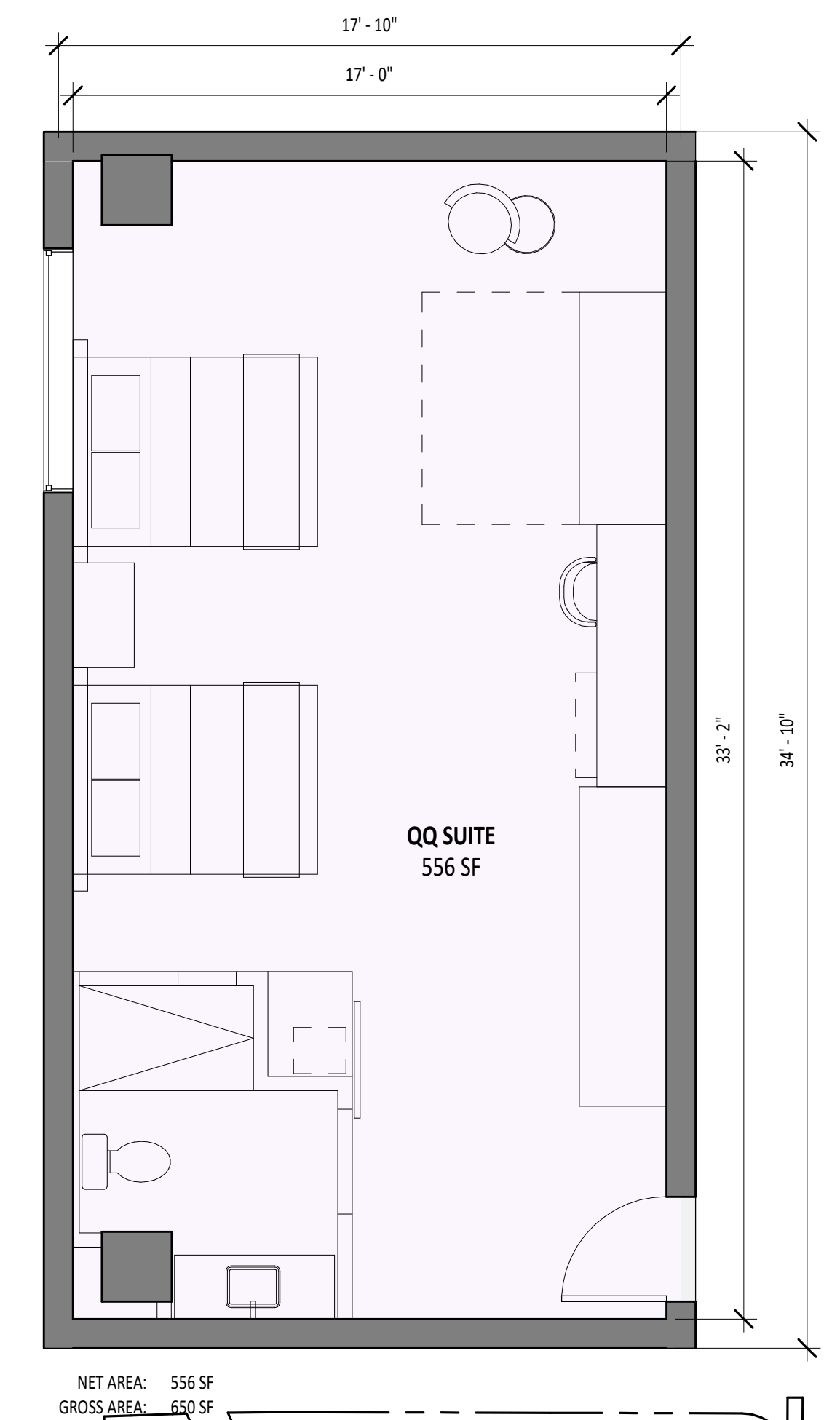
② ENLARGED DOUBLE QUEEN ROOM PLAN
1/4" = 1'-0"



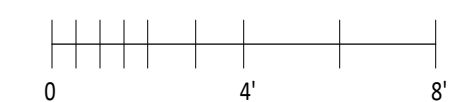
③ ENLARGED DOUBLE QUEEN ADA ROOM PLAN
1/4" = 1'-0"

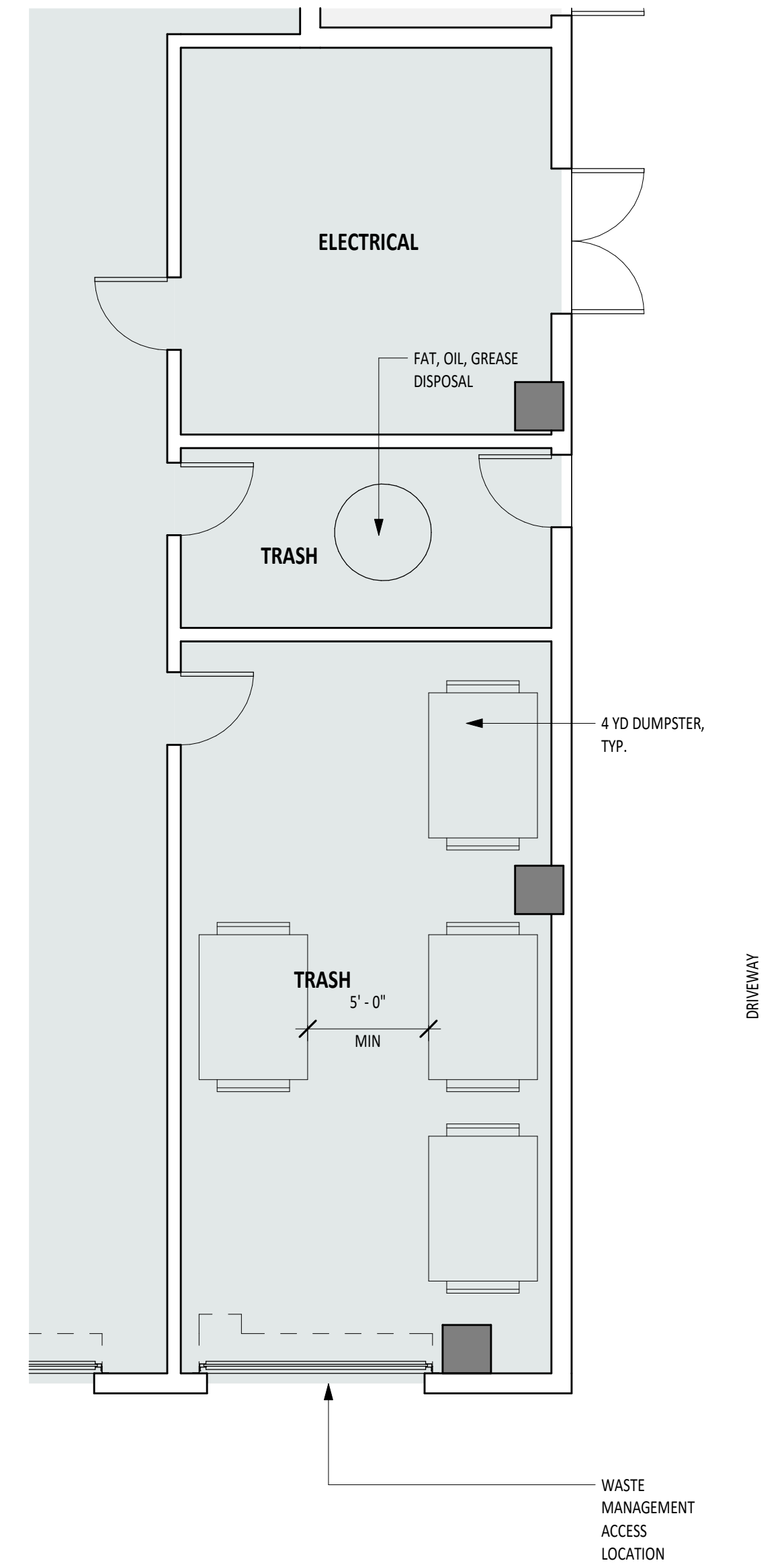


④ ENLARGED KING SUITE PLAN
1/4" = 1'-0"

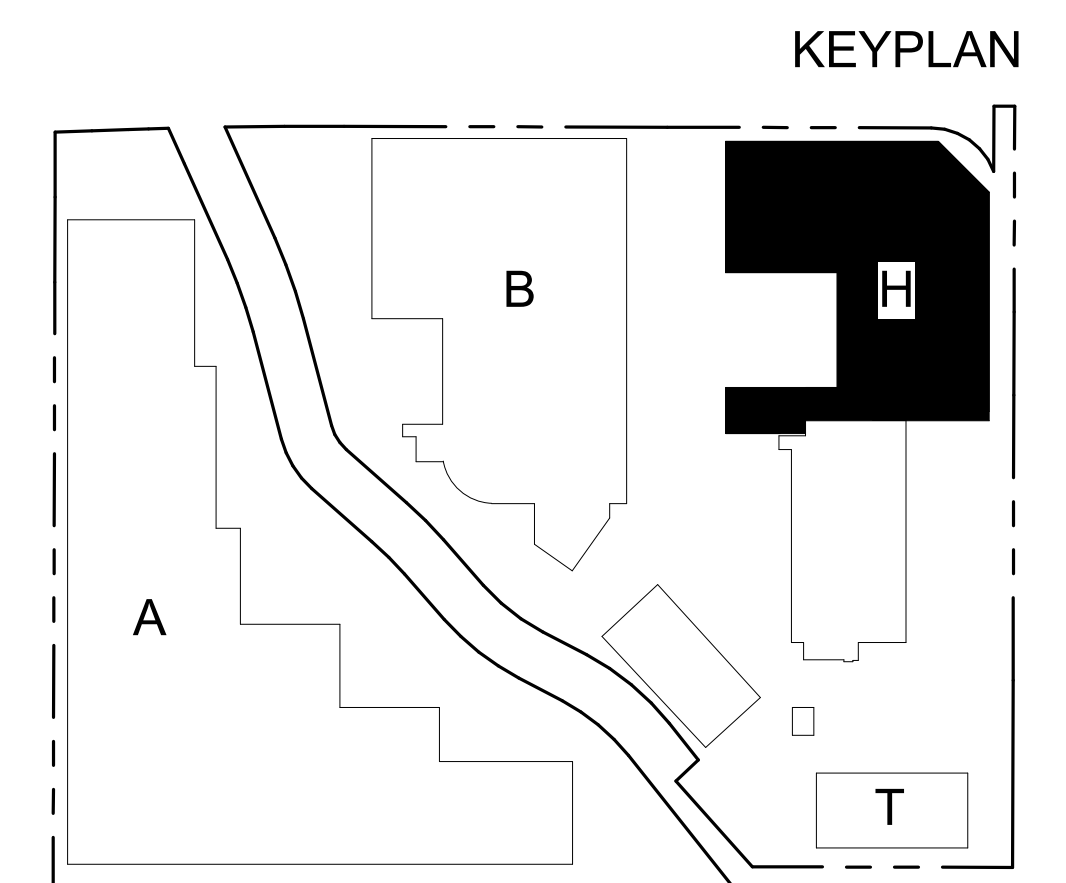


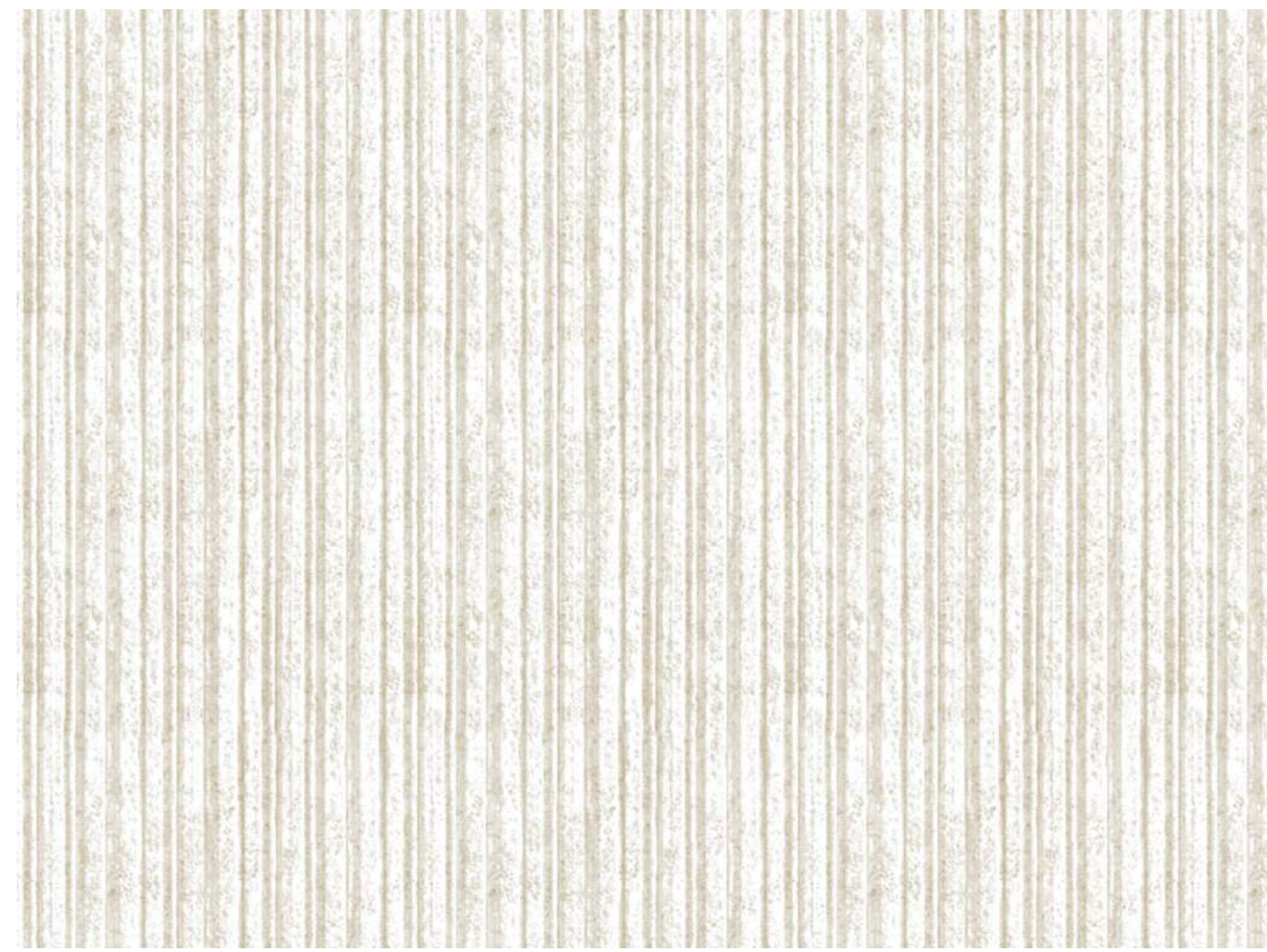
⑥ ENLARGED DOUBLE QUEEN SUITE PLAN
1/4" = 1'-0"





① LEVEL 1 HOTEL - ENLARGED PLAN BOH
3/16" = 1'-0"

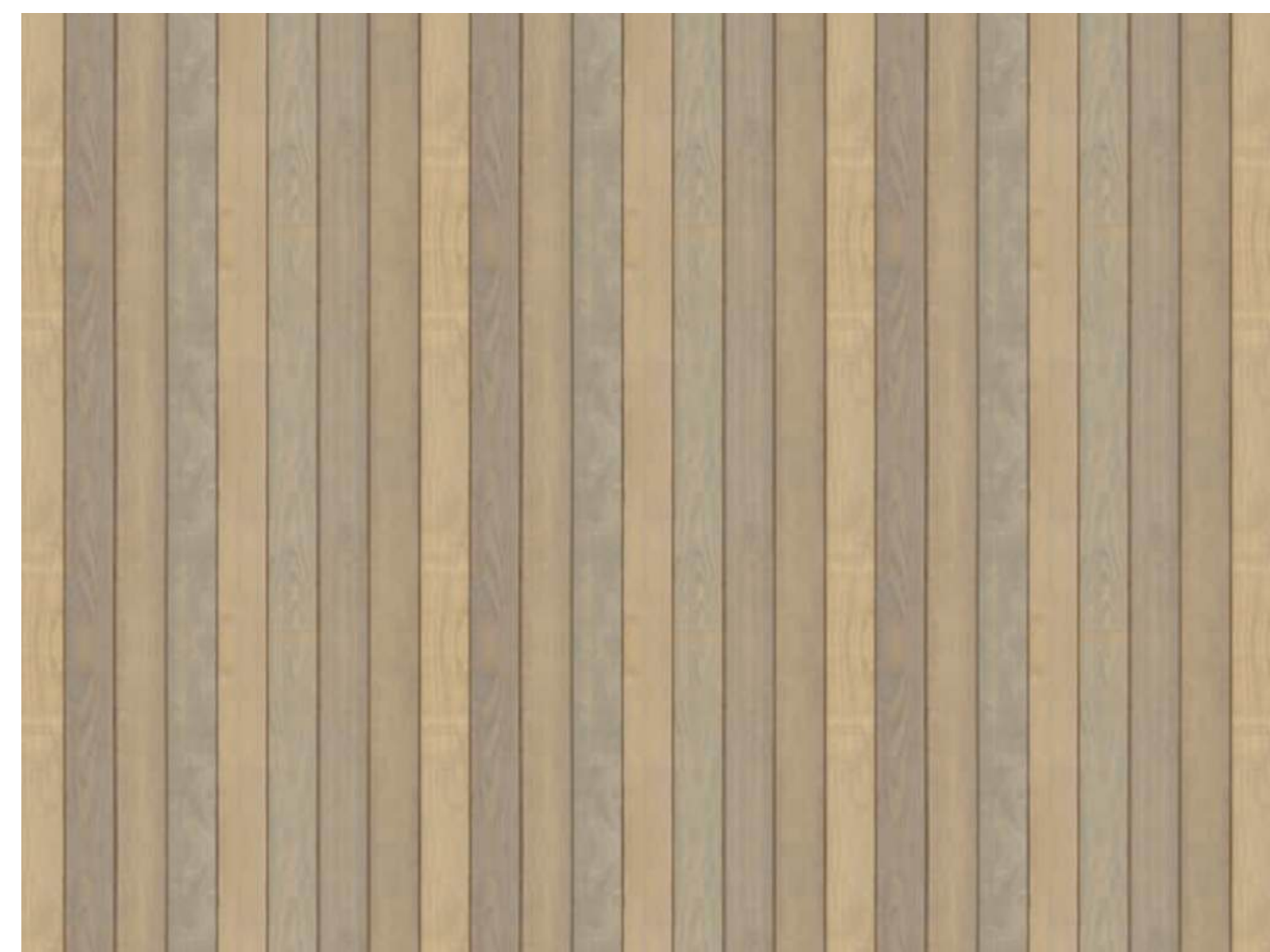




1 FIBER CEMENT PANEL WITH STONE LOOK



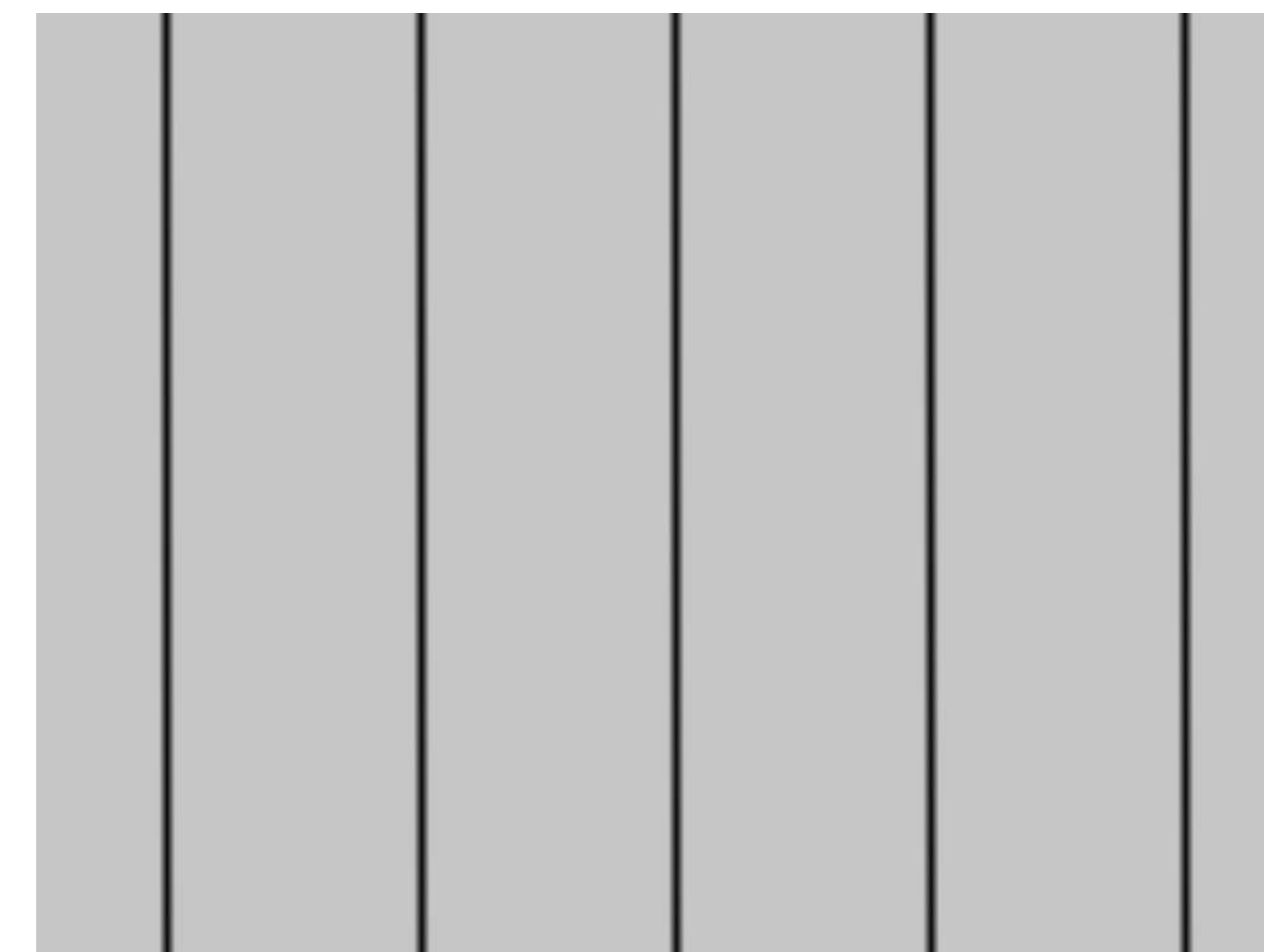
2 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK



3 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT



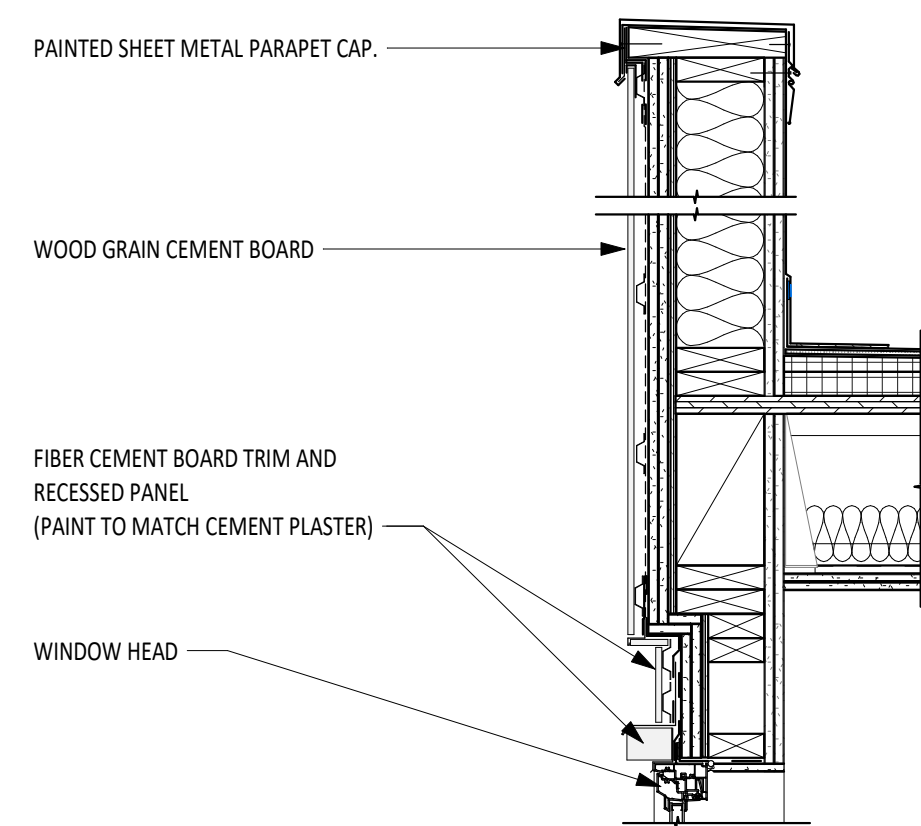
4 STUCCO- MEDIUM GREY



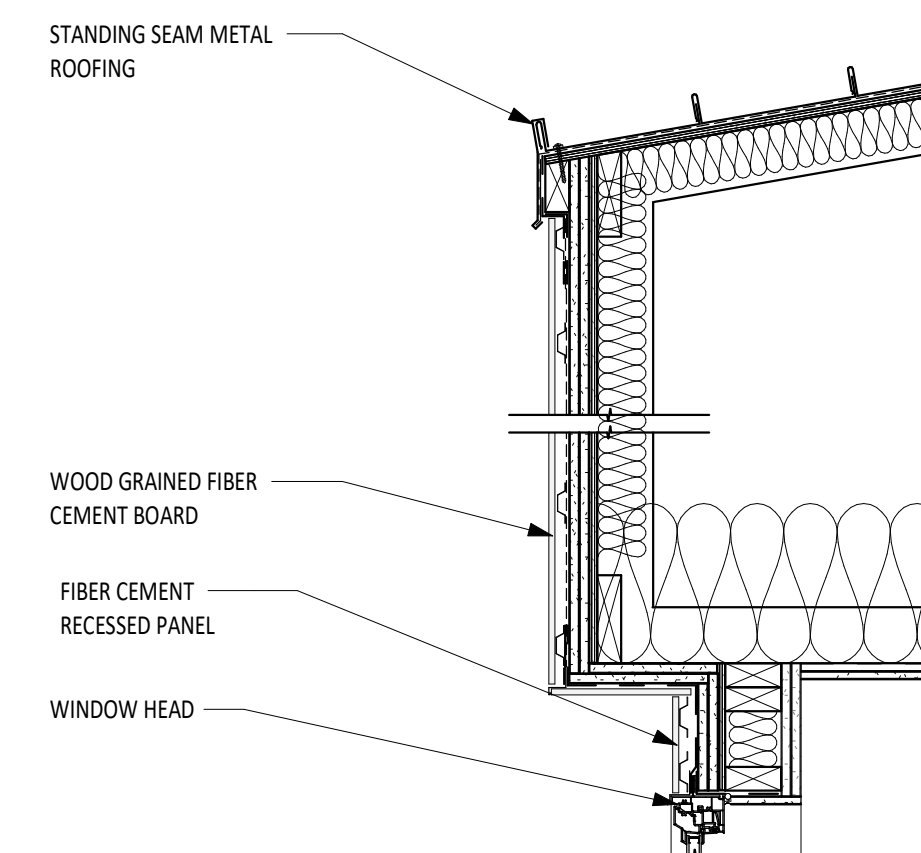
5 STANDING SEAM ROOF

- 6 ALUMINUM WINDOW
- 7 ALUMINUM STOREFRONT
- 8 GLASS RAILING
- 9 SIGNAGE

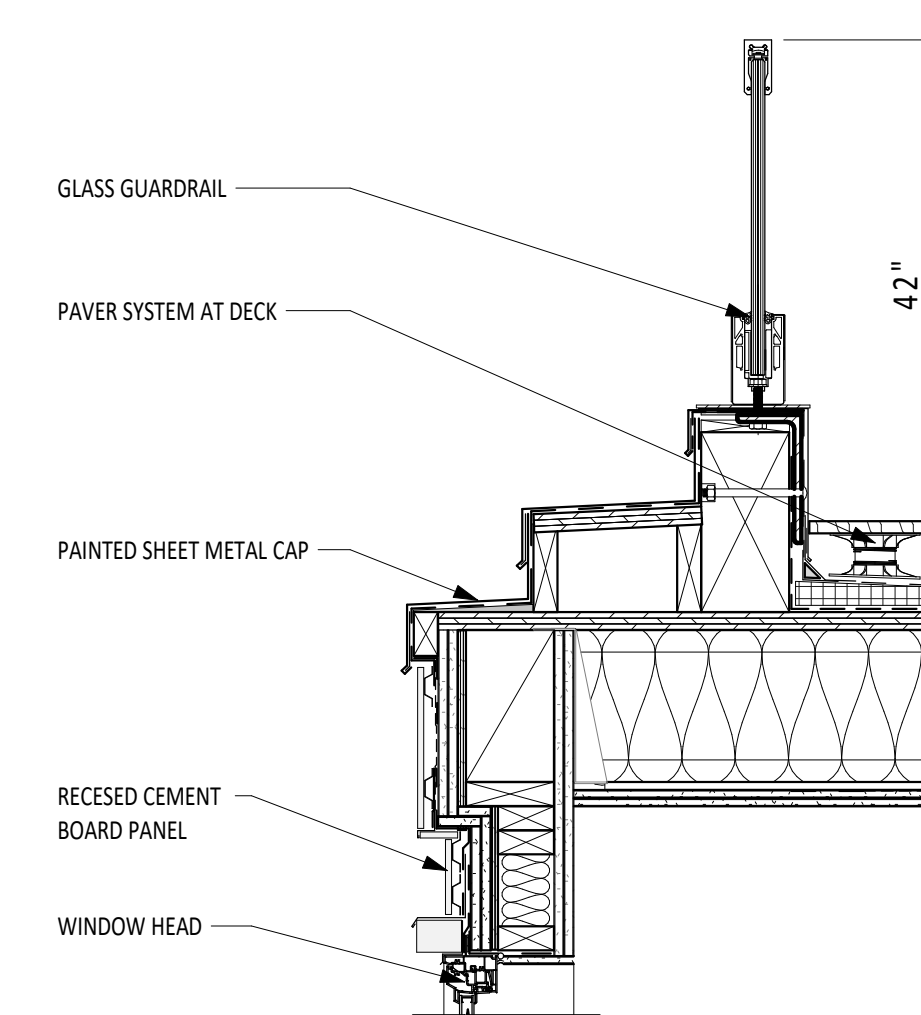




⑤ Parapet - Cement Panel
1" = 1'-0"



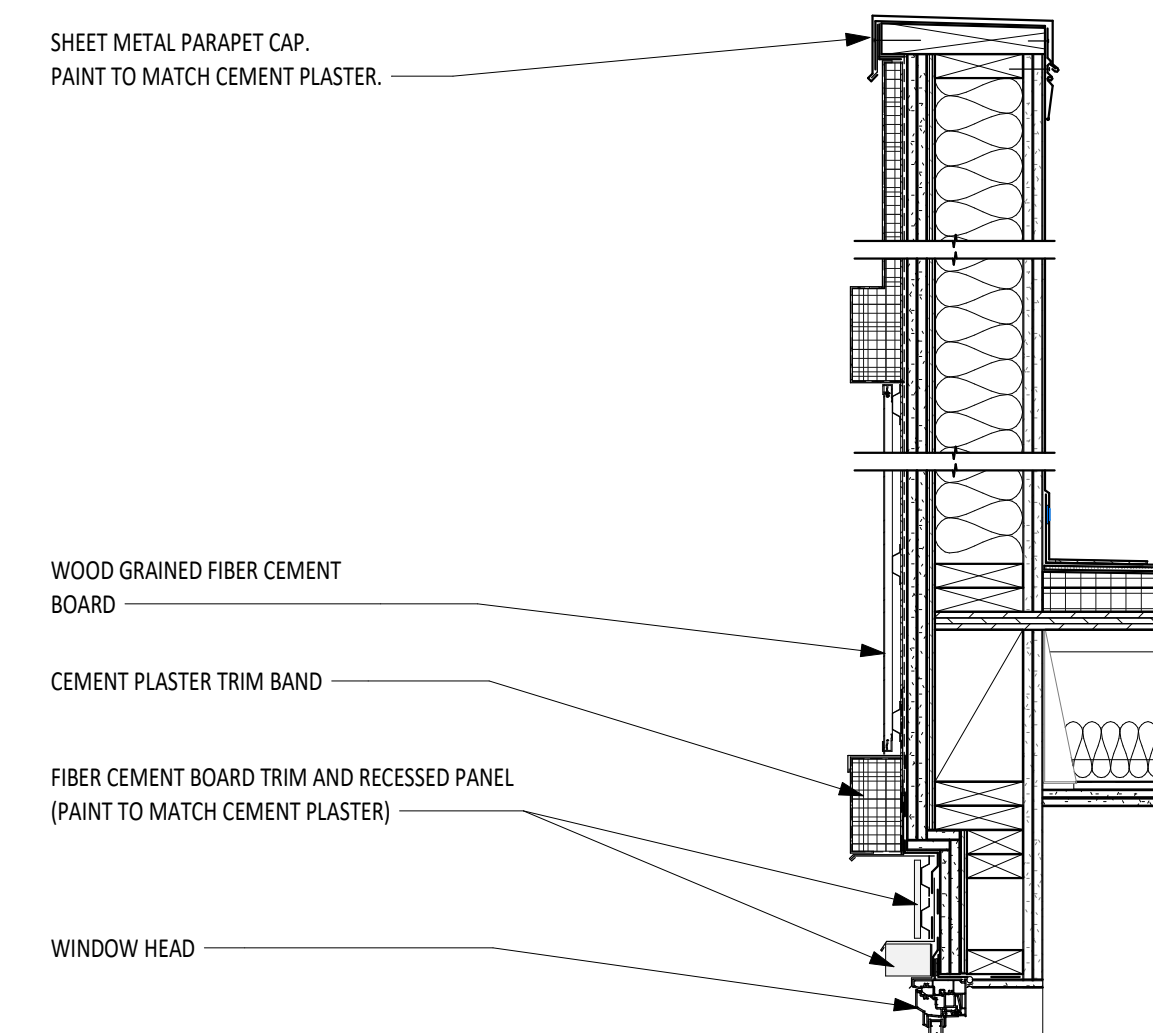
⑥ Rake - Cement Panel
1" = 1'-0"



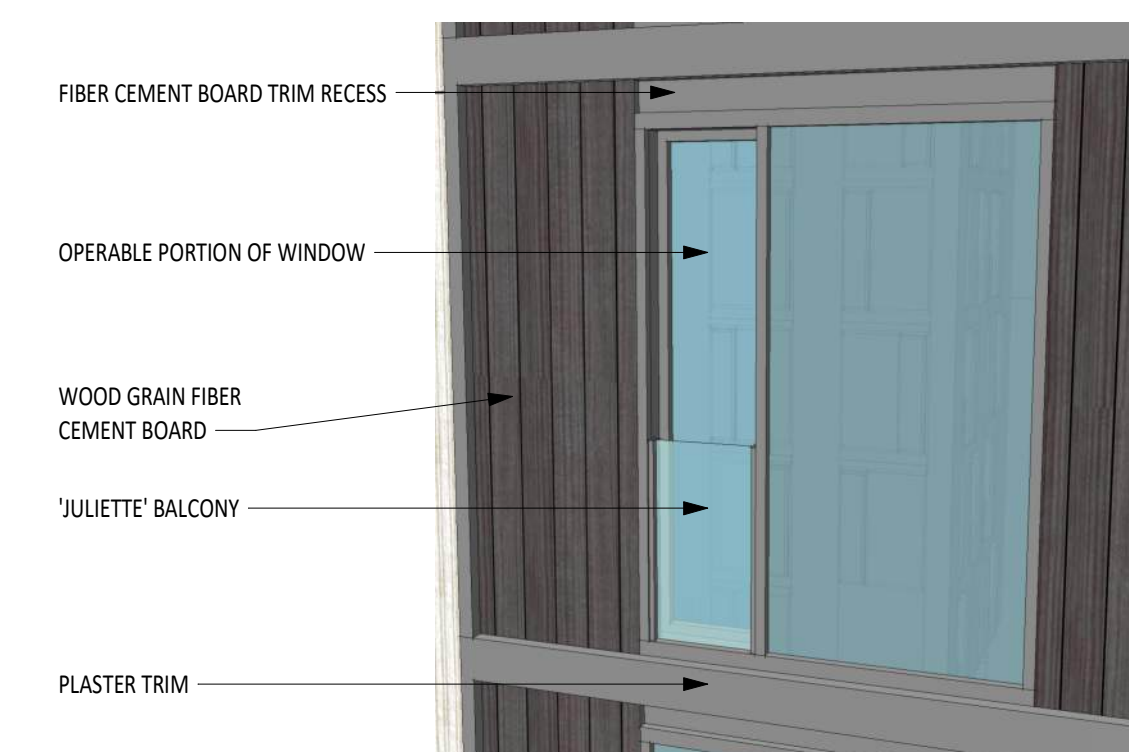
⑦ Balcony - Stepped back
1" = 1'-0"



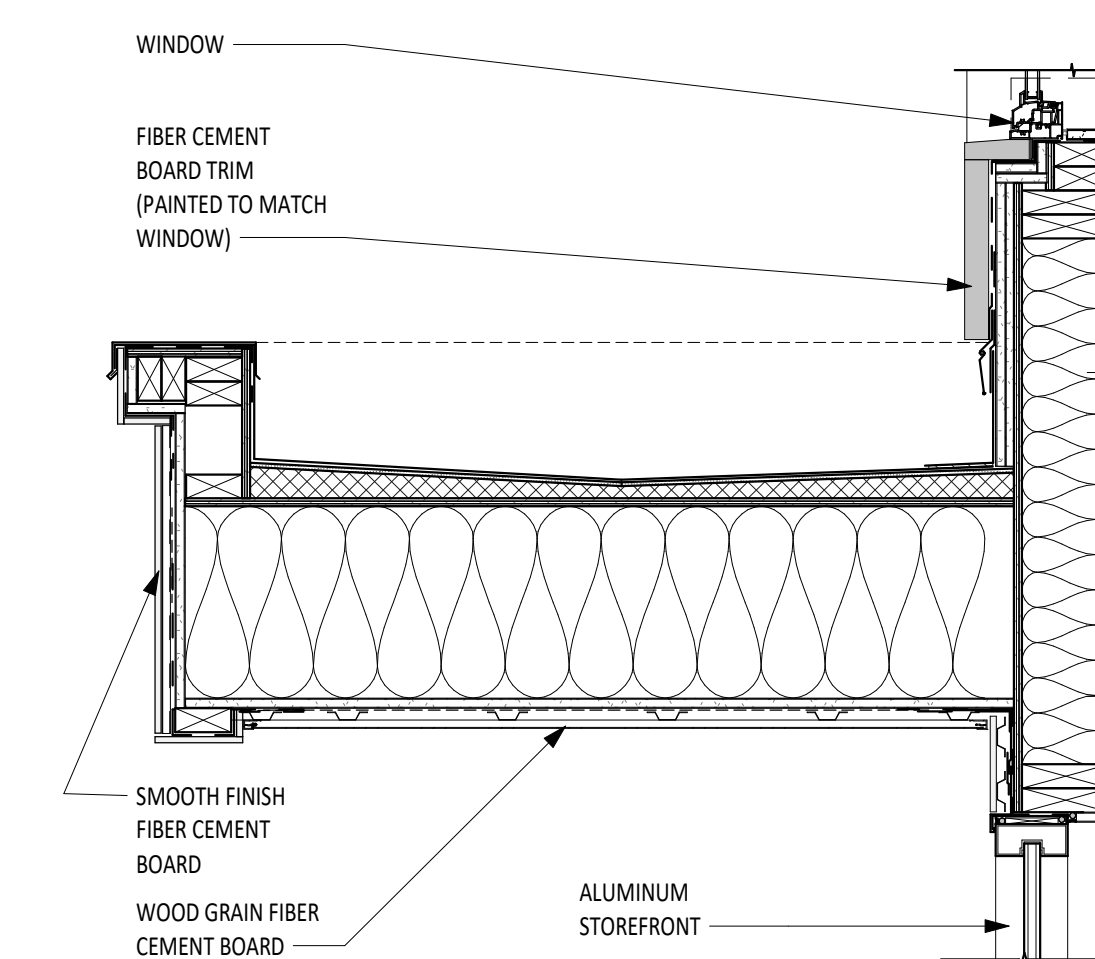
④ ENLARGED ENTRY
1" = 1'-0"



① PARAPET
1" = 1'-0"



② ENLARGED WINDOW
1" = 1'-0"



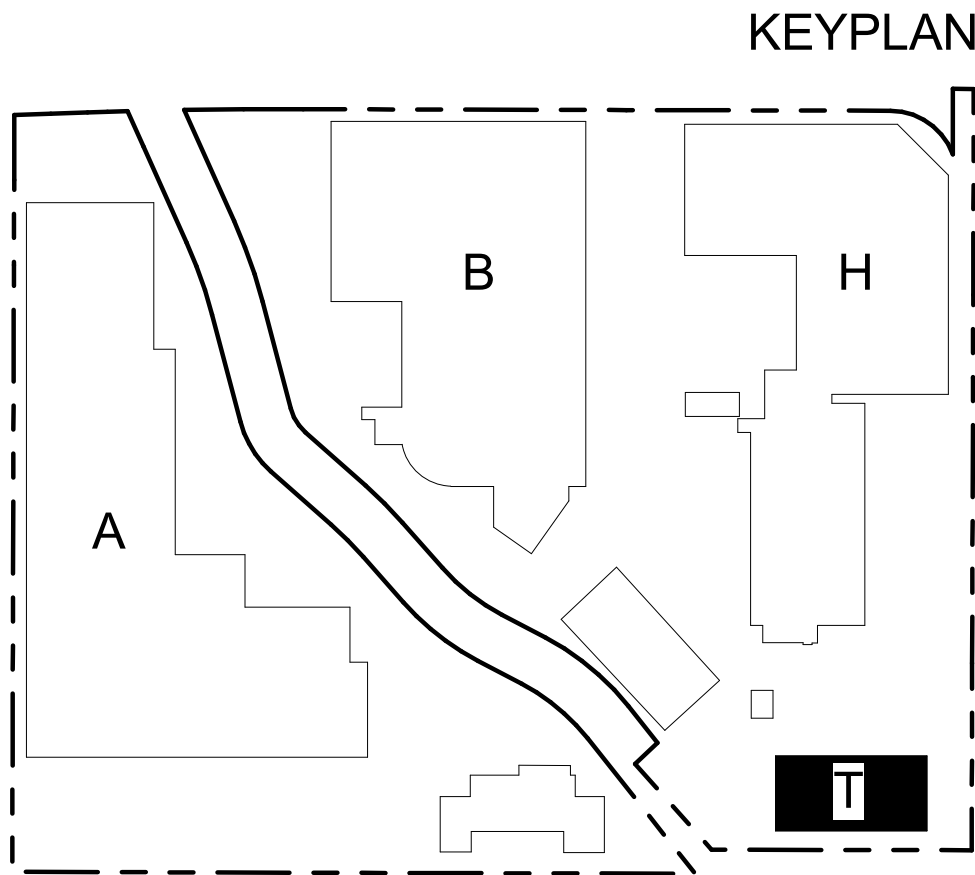
③ CANOPY - HOTEL
1" = 1'-0"

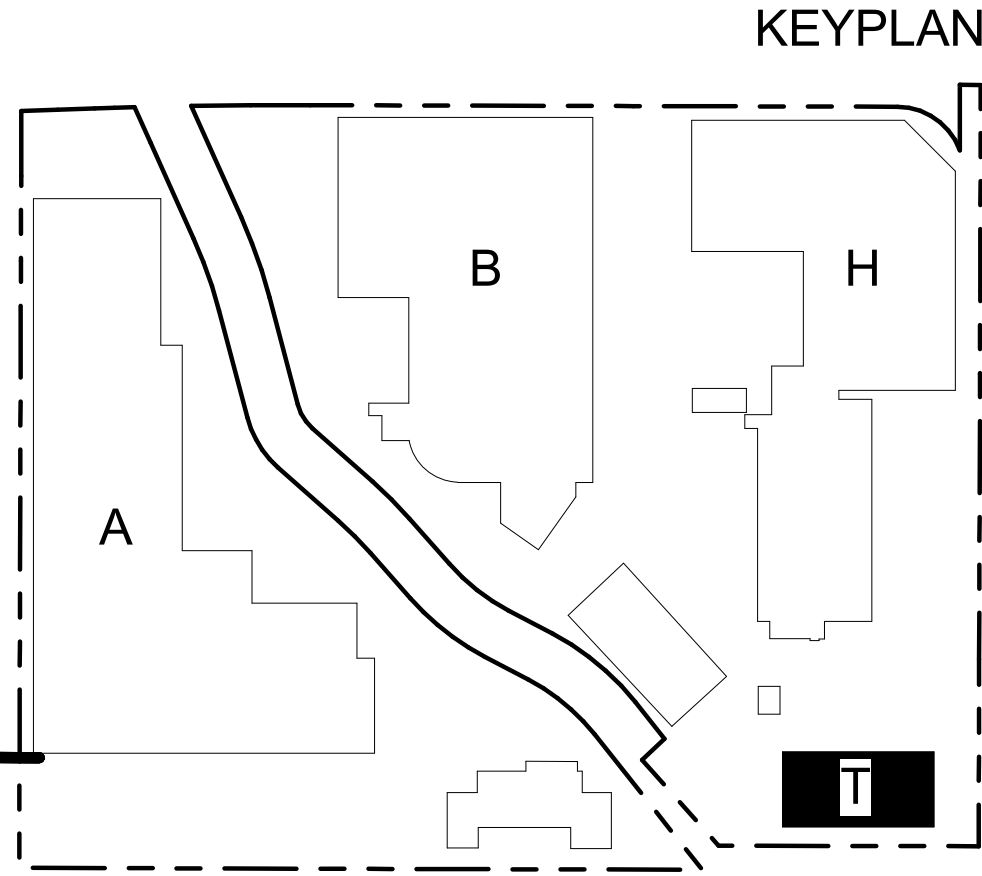
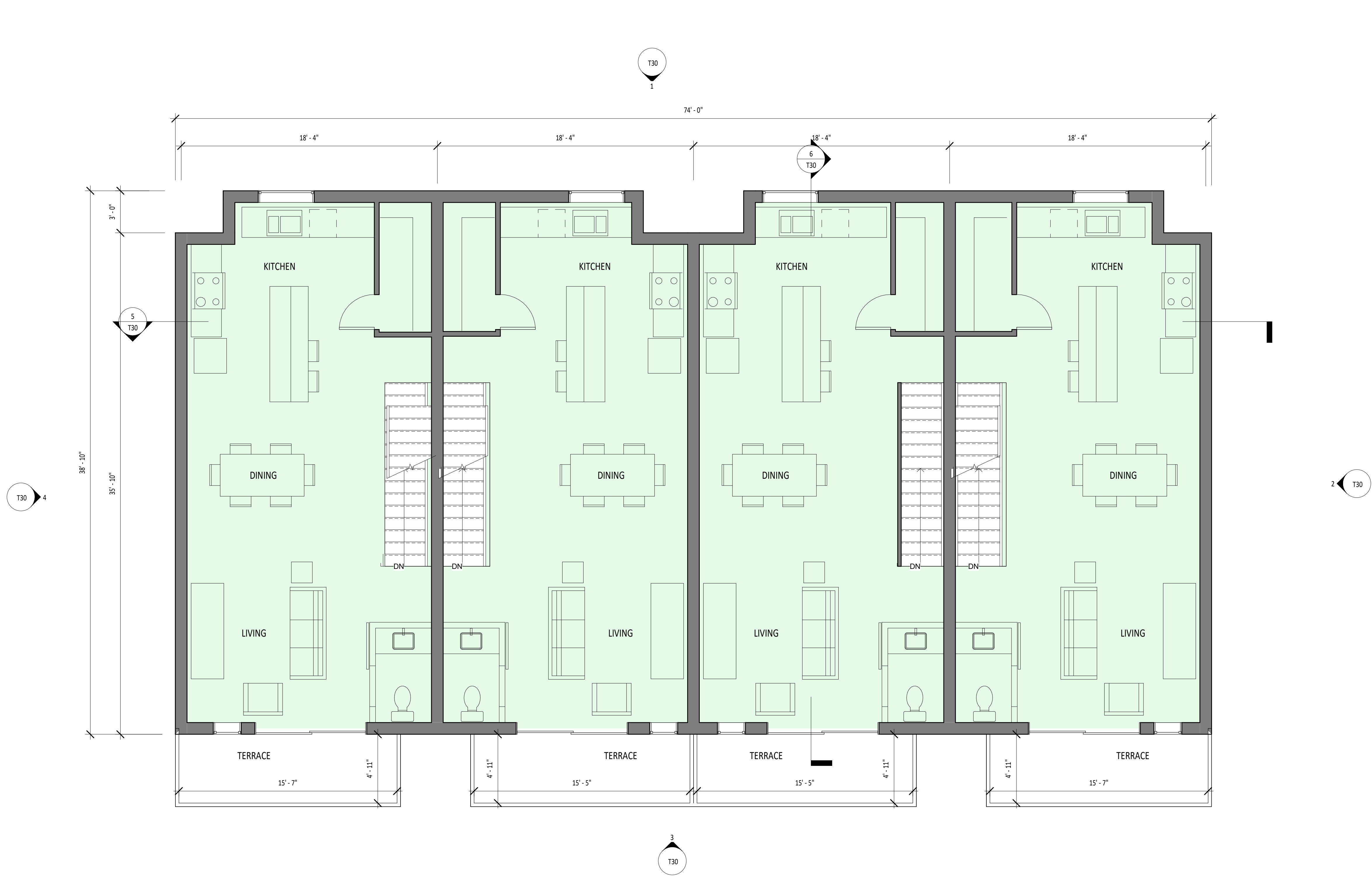


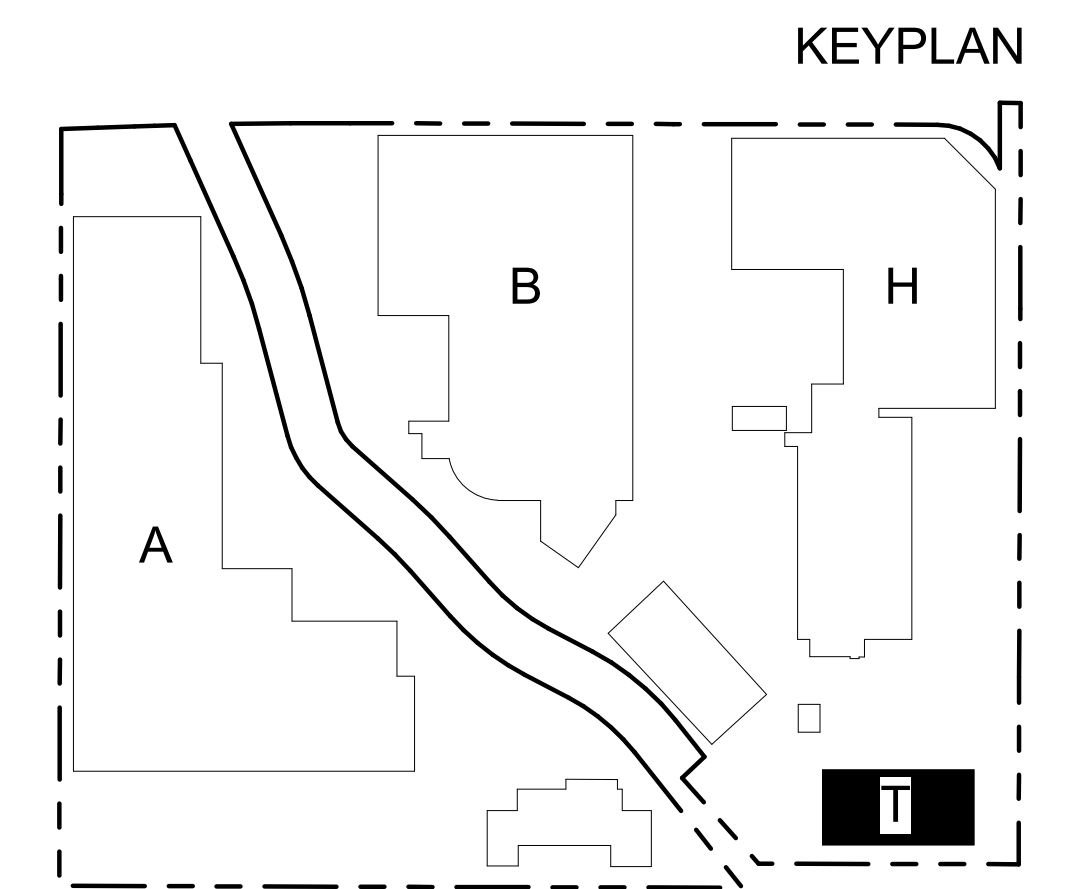
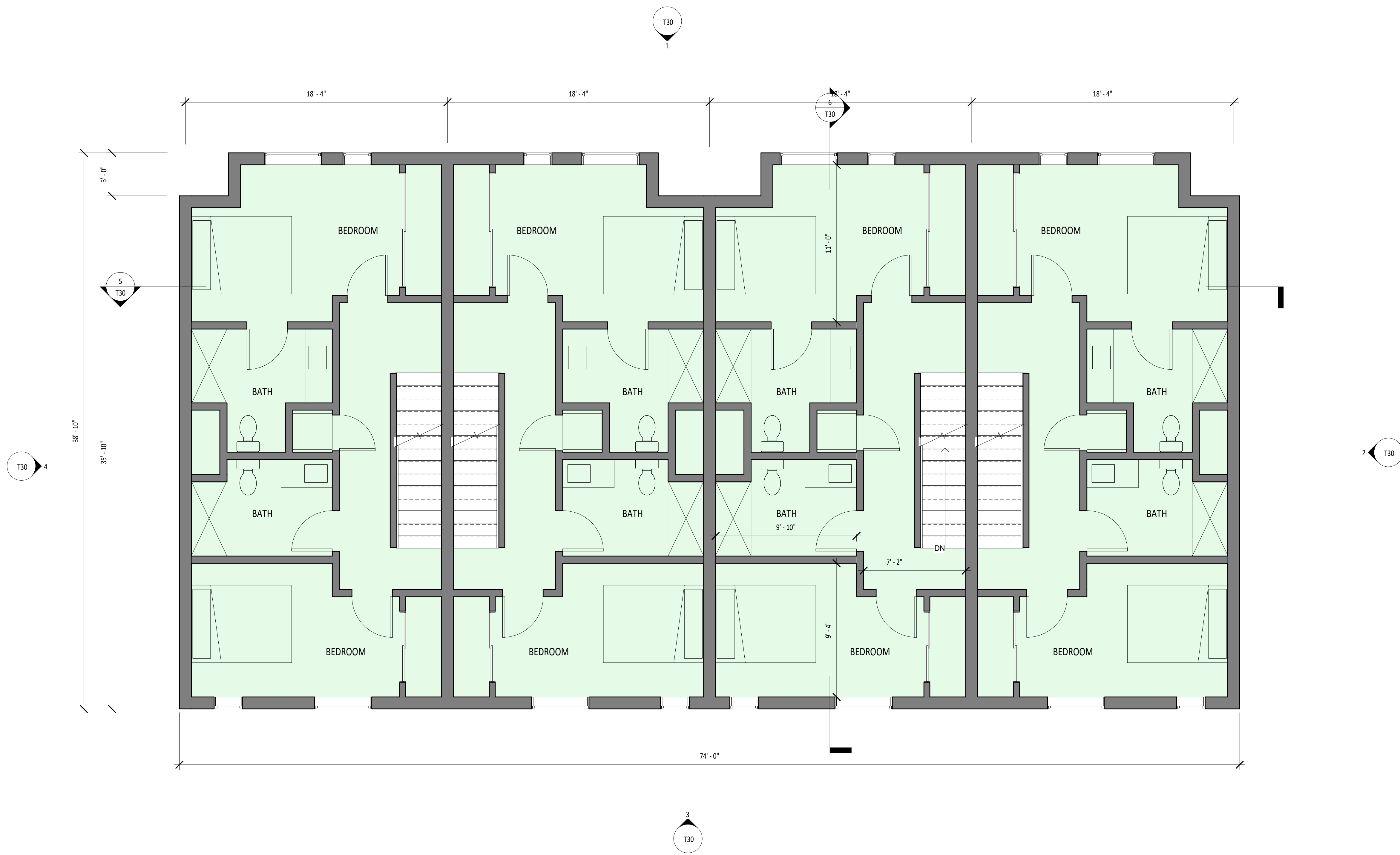


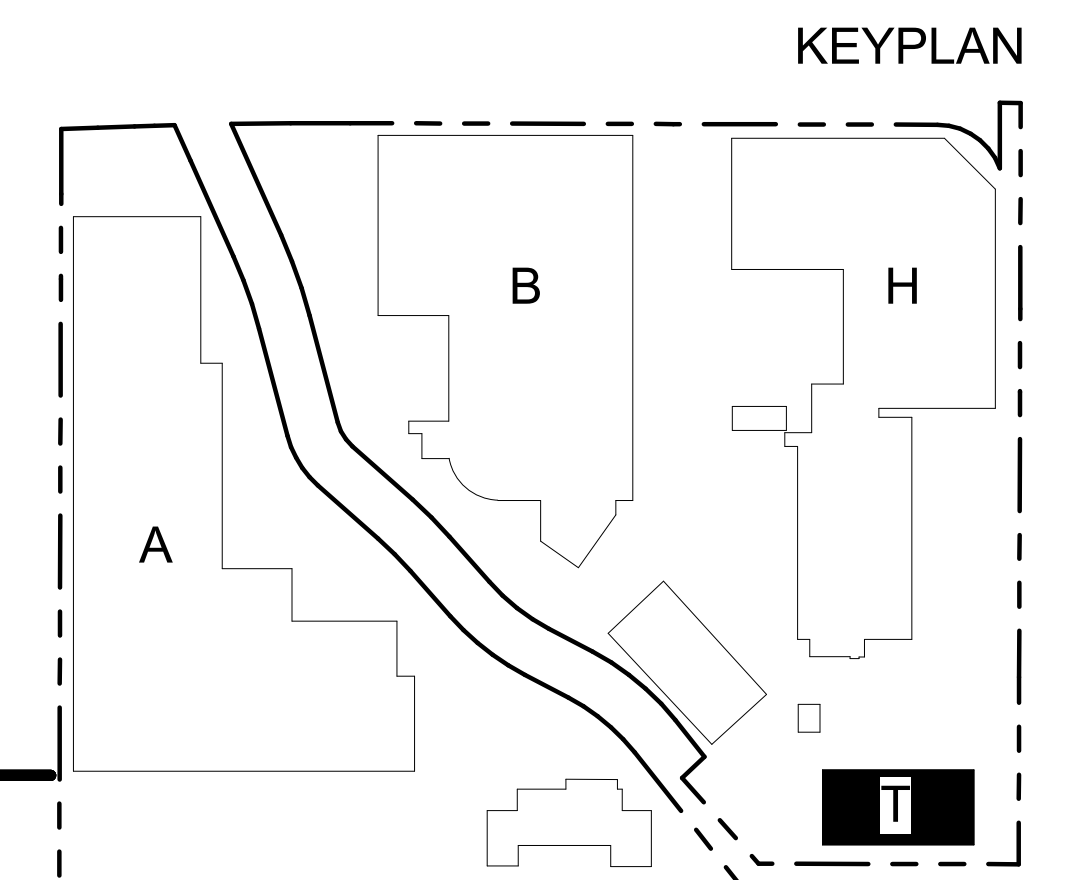
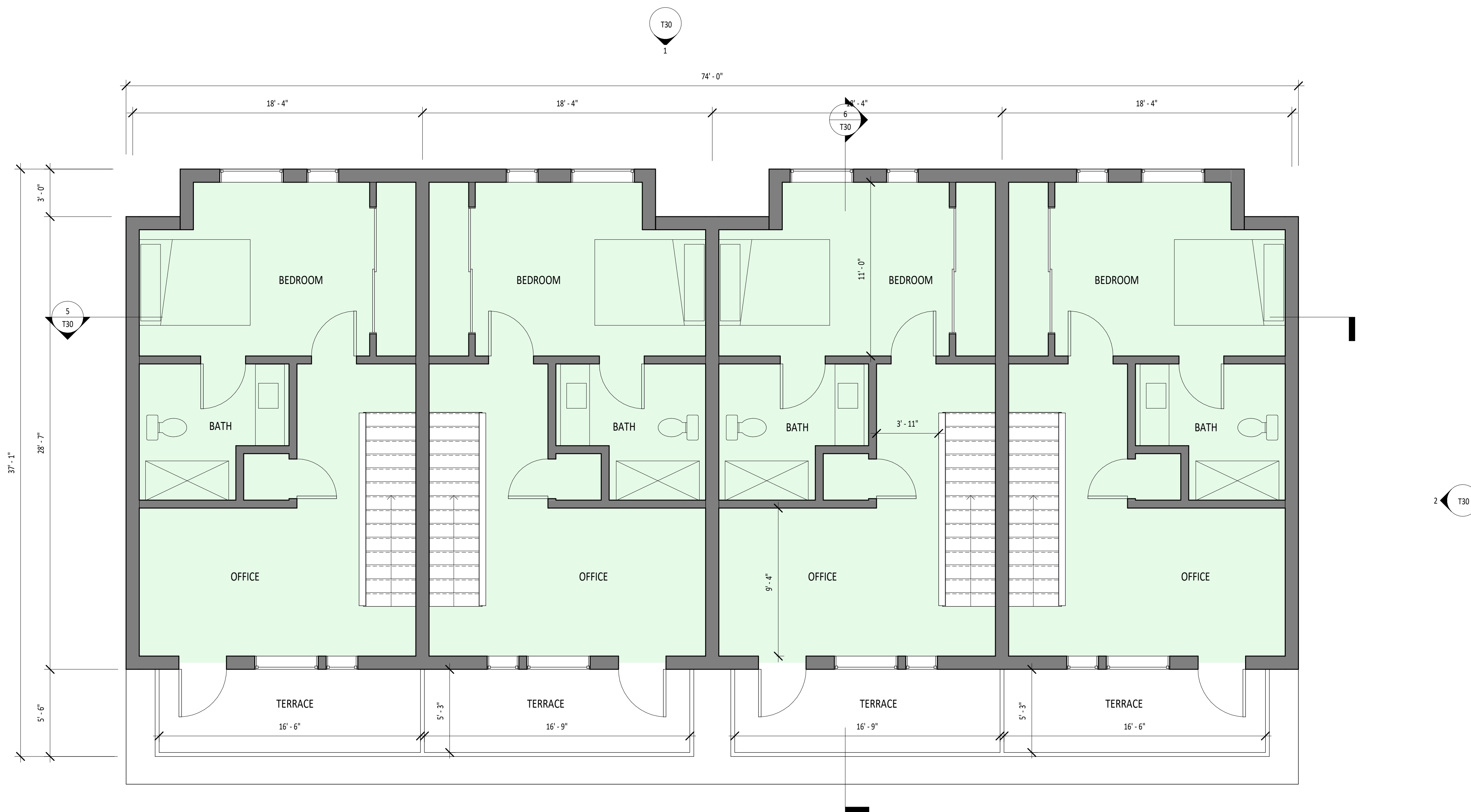
Parking Schedule	
Comments	Count
PRIVATE GARAGE	4
TANDEM	4
Grand total:	8

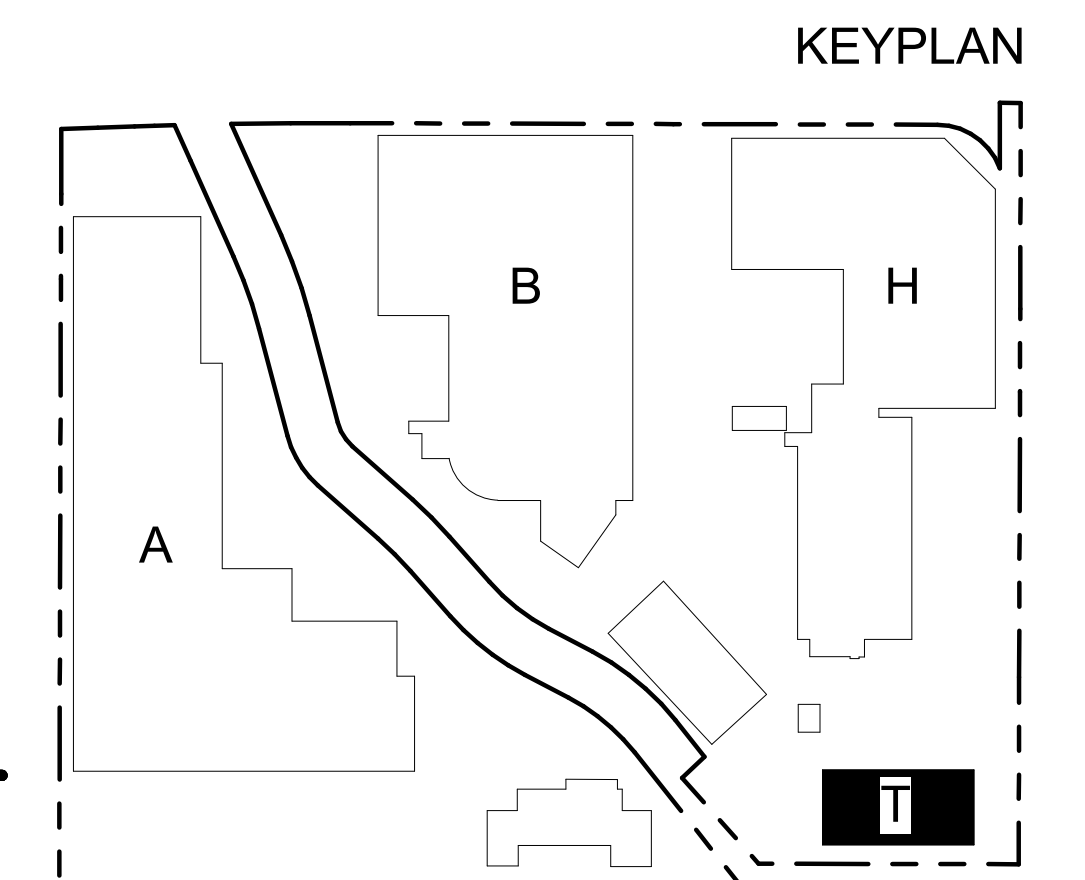
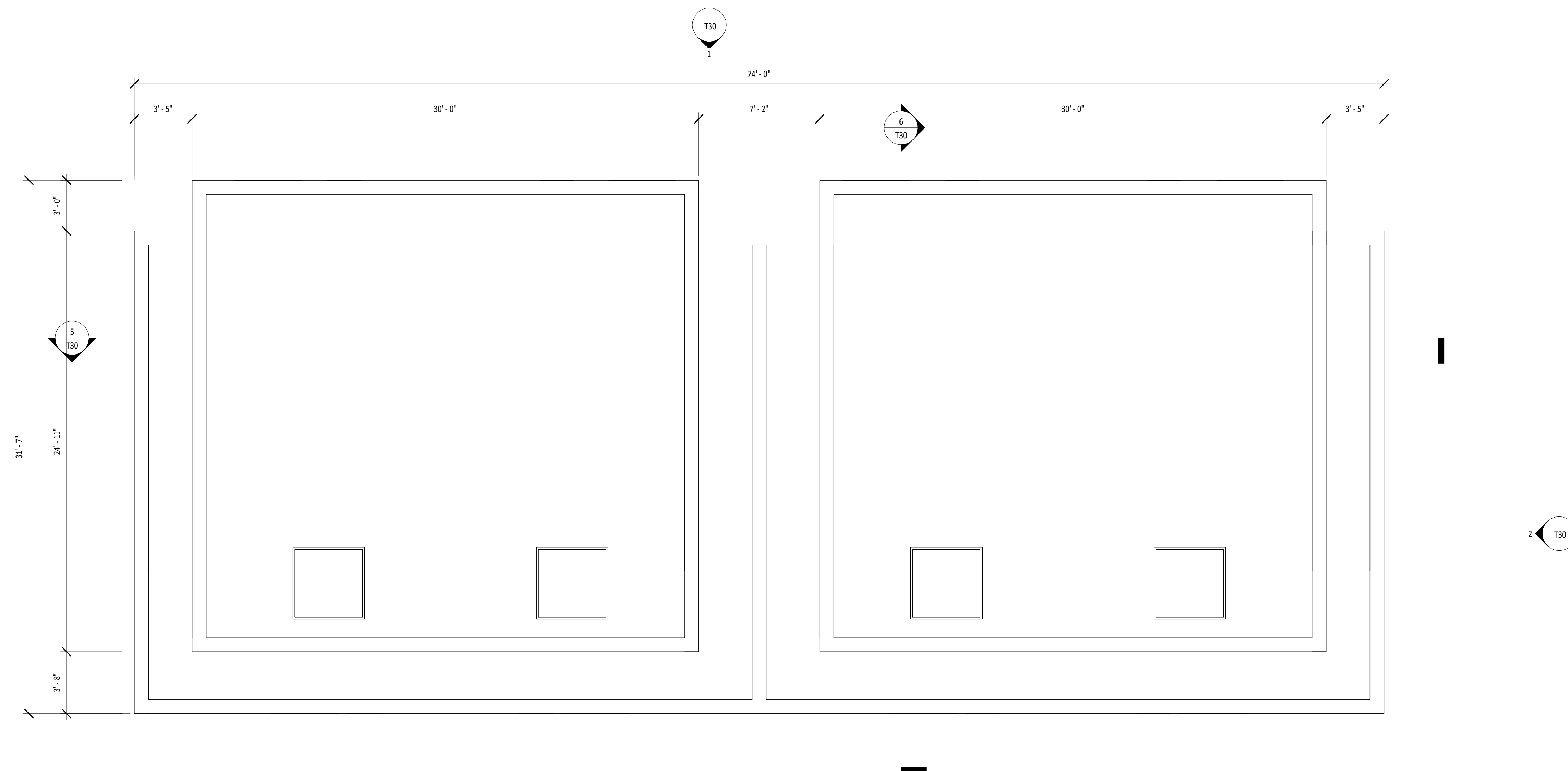
EV PARKING CALCULATIONS (CGB 4.106.4.2):
EV-CAPABLE SPACES (10%) 1
EV-READY SPACES (25%) 2











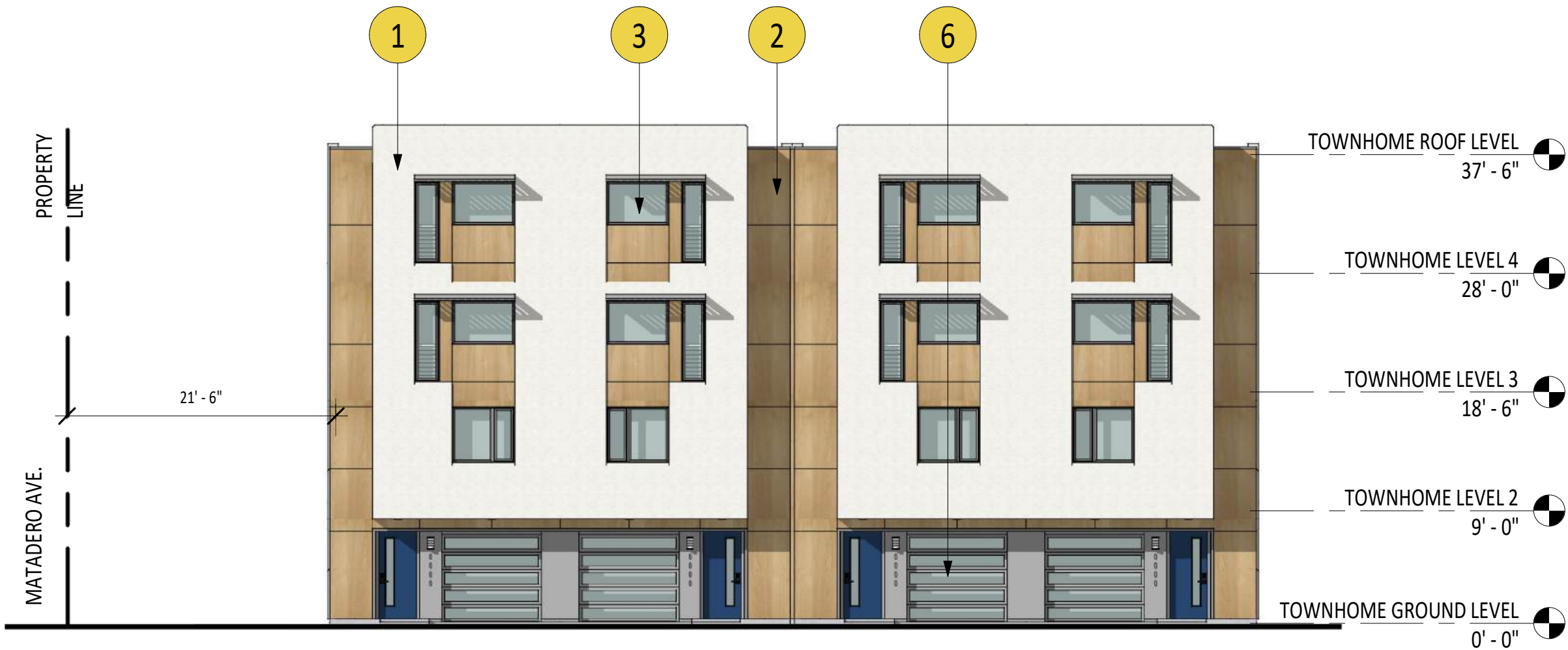
MATERIAL LEGEND



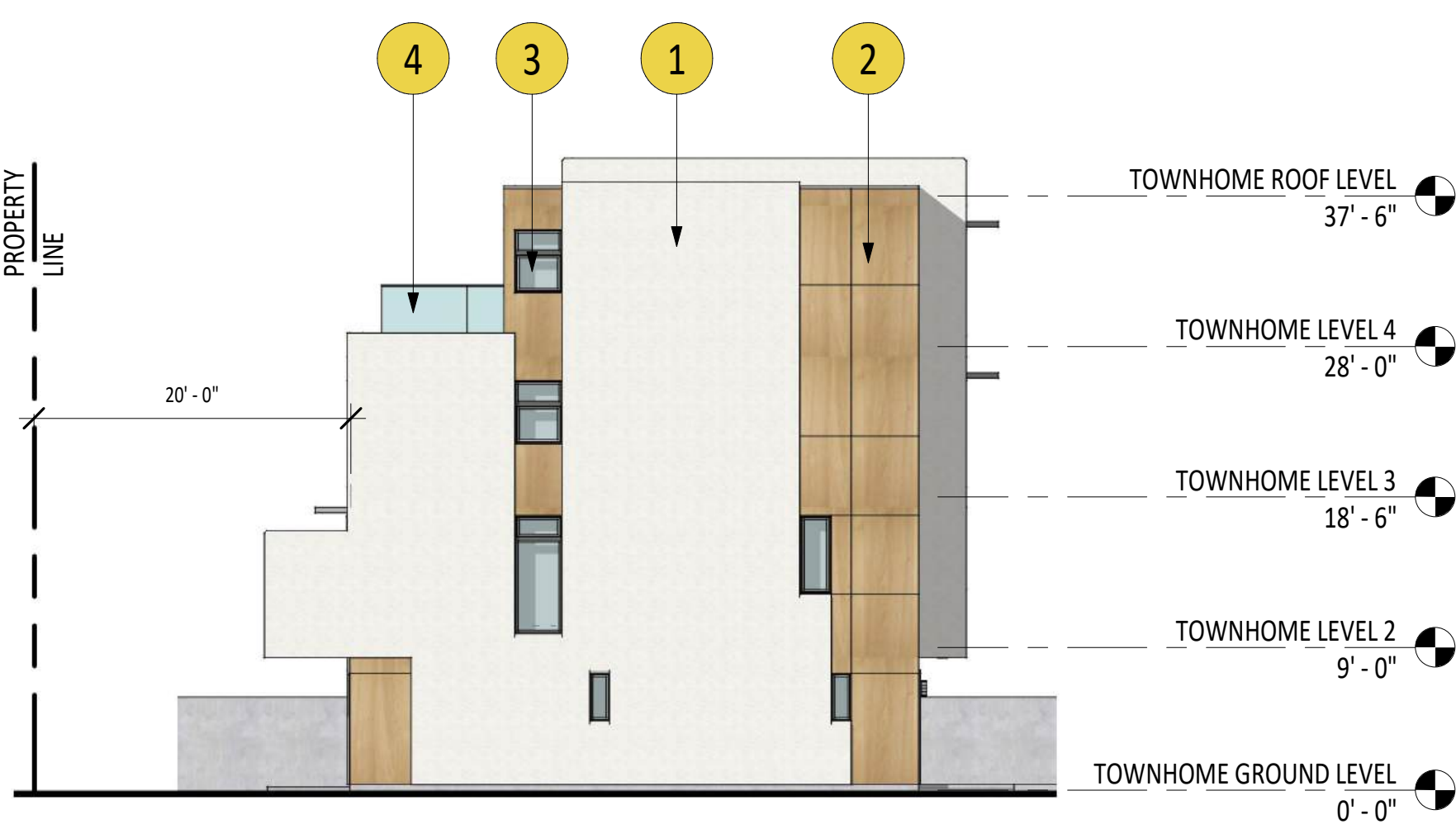
- 1 STUCCO- WHITE
- 2 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
- 3 ALUMINUM WINDOW
- 4 GLASS HANDRAIL
- 5 SLIDING GLASS DOOR

6 ROLL UP GARAGE DOOR

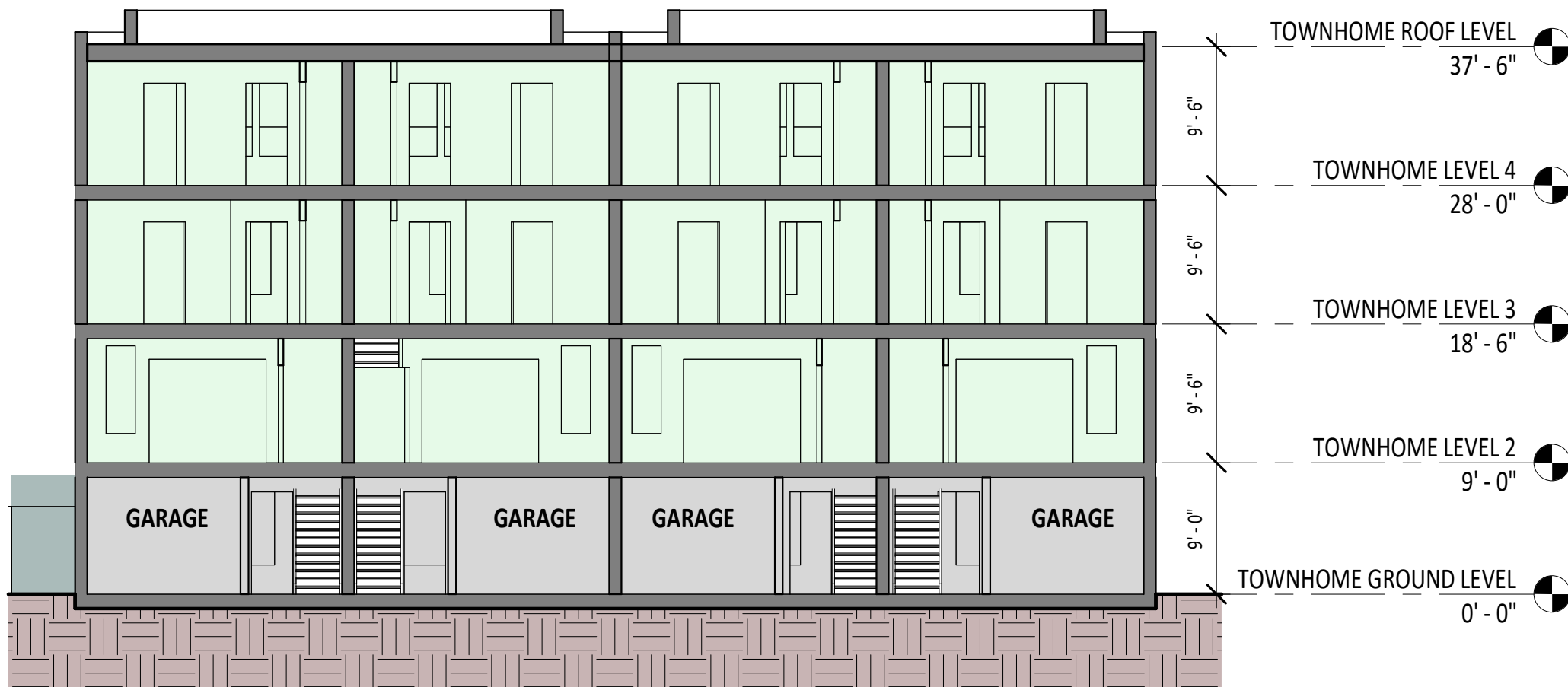
NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



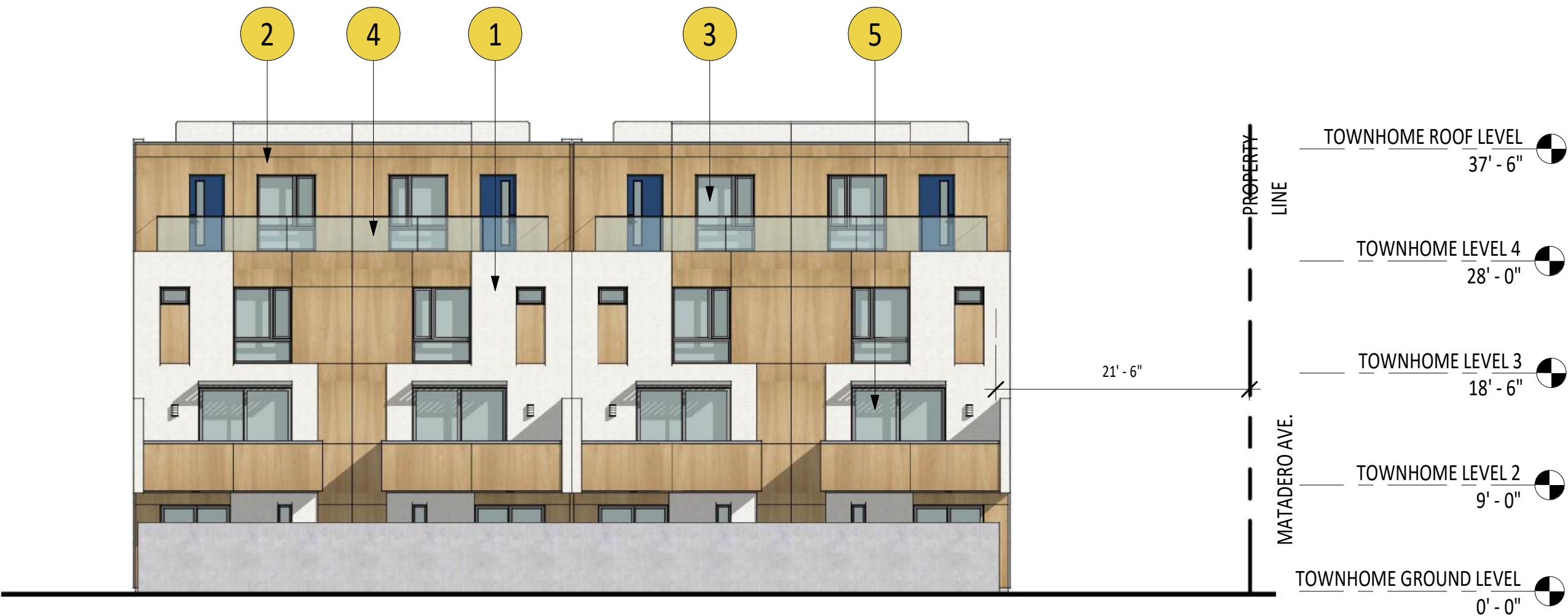
1 NORTH ELEVATION (FACING THE HOTEL)
1" = 10'-0"



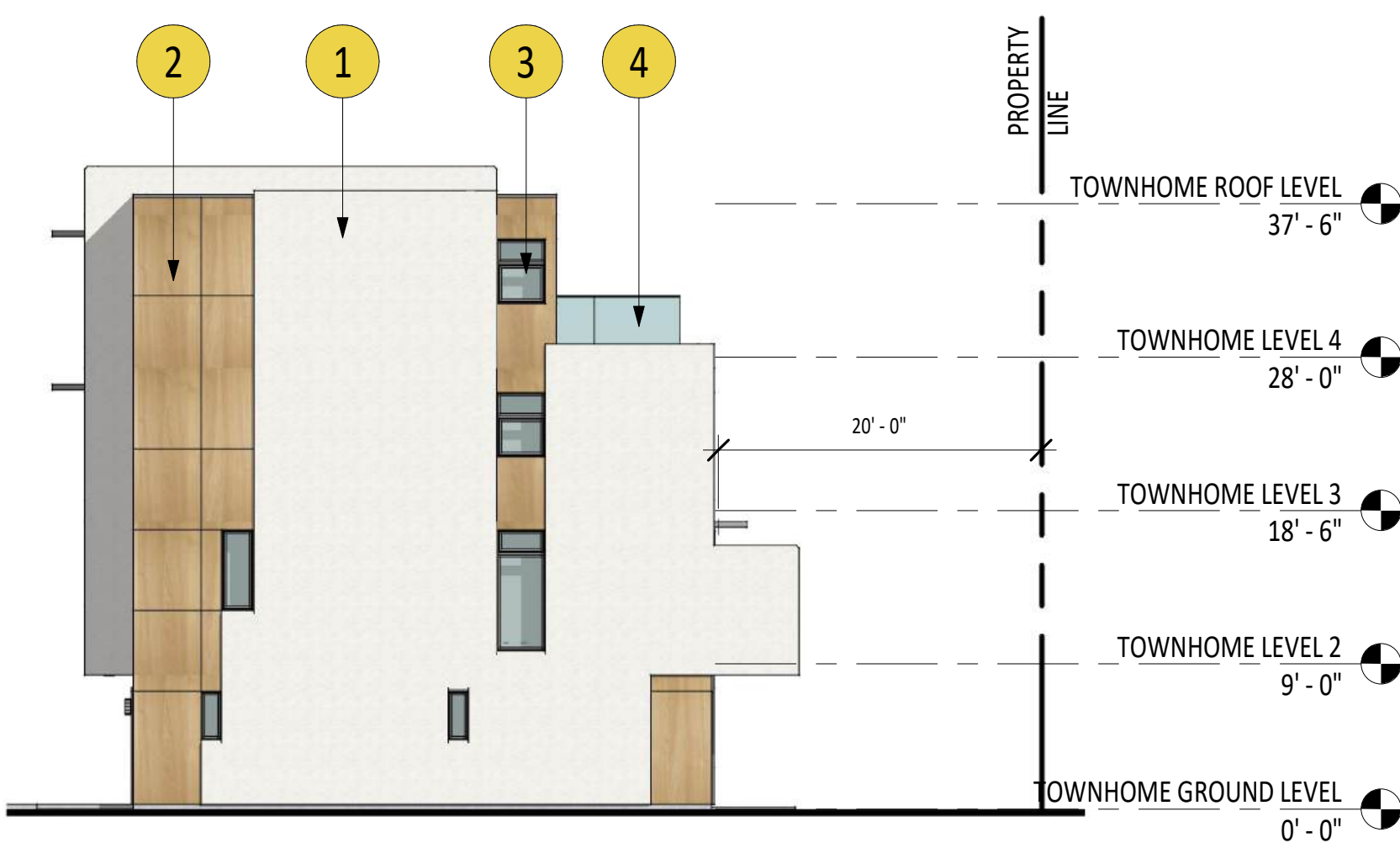
2 EAST ELEVATION (FACING THE CREEK)
1" = 10'-0"



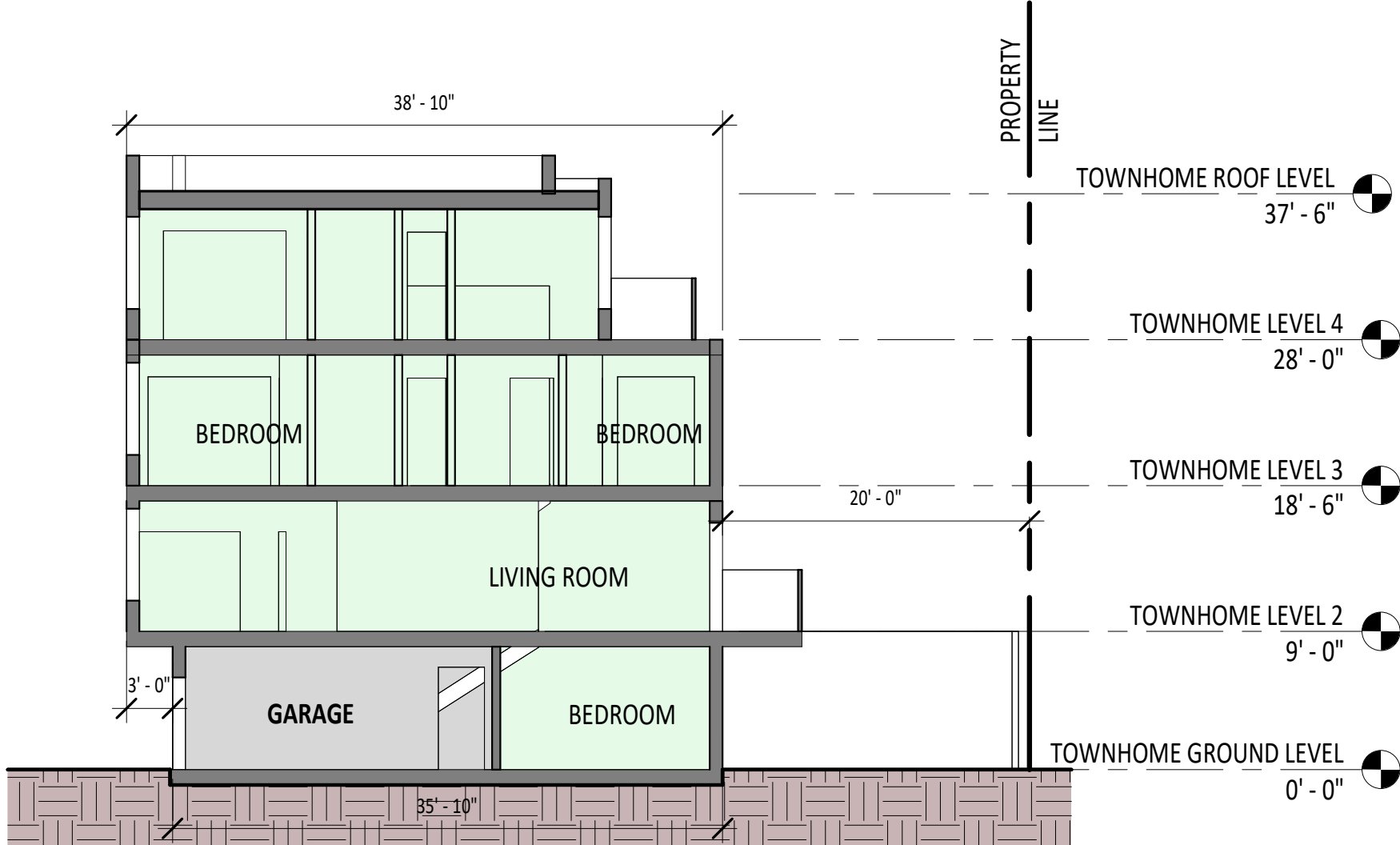
5 TOWNHOMES SECTION
1" = 10'-0"



3 SOUTH ELEVATION (FACING THE RESIDENTIAL ZONE)
1" = 10'-0"



4 WEST ELEVATION (FACING MATADERO AVENUE)
1" = 10'-0"



6 TOWNHOME FEASIBILITY SECTION
1" = 10'-0"

