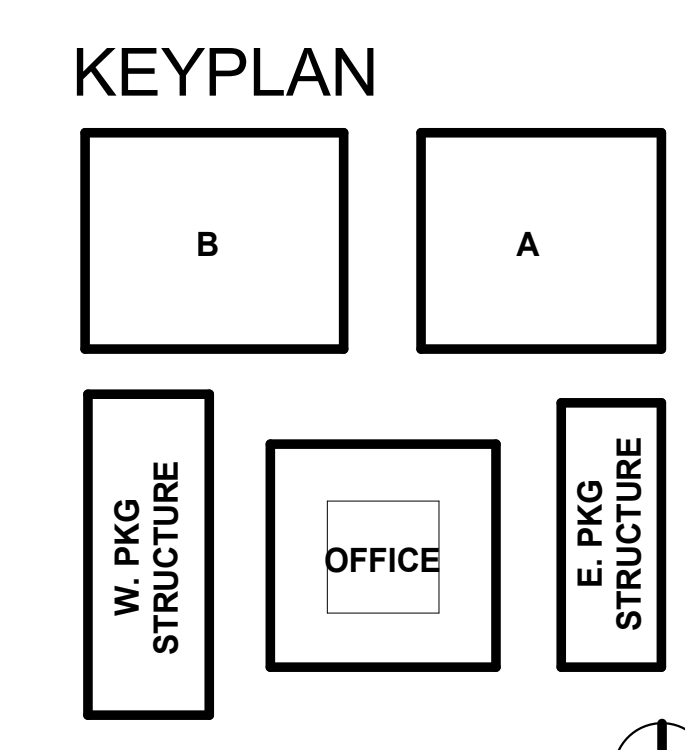


BUILDING PROGRAM

- RESIDENTIAL
- RETAIL
- SERVICE



1 GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

PROJECT SUMMARY

USE	BUILDING	LEVEL(S)	YIELD	PARKING REQUIRED TOTAL		PARKING PROVIDED
RETAIL	BUILDING A	GROUND	15,035 SF	15,035 SF @ 1/250 SF = 60		120 STALLS
	BUILDING B	GROUND	1,895 SF	1,895 SF @ 1/500 SF = 4	64 STALLS	
	BUILDING A/B	GROUND	10,540 SF	10,540 SF @ 1/100 SF = 106	106 STALLS	
	EAST PARKING STRUCTURE	GROUND B1				90 STALLS * GROUND - 38 STALLS * B1 - 52 STALLS
RESIDENTIAL	BUILDING A	B1 & B2	120 UNITS: 20 X STUDIO 76 X 1 BR UNITS 24 X 2 BR UNITS	20 X 1 = 20 SPACES 76 X 1.5 = 114 SPACES 24 X 2 = 48 SPACES	182 STALLS	18 STALLS RESIDENTIAL @ G - LEVEL 110 STALLS RESIDENTIAL @ B1 - LEVEL 251 STALLS RESIDENTIAL @ B2 - LEVEL
	BUILDING B	B1 & B2	129 UNITS: 15 X STUDIO 93 X 1 BR UNITS 21 X 2 BR UNITS	15 X 1 = 15 SPACES 93 X 1.5 = 140 SPACES 21 X 2 = 42 SPACES	197 STALLS	
RESIDENTIAL TOTAL			249 UNITS		379 STALLS	394 STALLS 15 OF THE 394 ARE SHORT TERM VISITOR AT BLDG B GROUND
OFFICE BUILDING (EXISTING)	1 THROUGH 3		126,674 SF		253 STALLS	490 STANDARD STALLS @ WEST PARKING STRUCTURE 39 STALLS BELOW SUNKIST
TOTAL PARKING REQUIRED (PARCEL 1 & 2 COMBINED)					802 STALLS	1,133 STALLS PROVIDED