

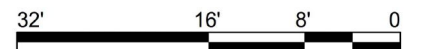
**SECTION B-B**



**SECTION A-A**

**LEGEND**

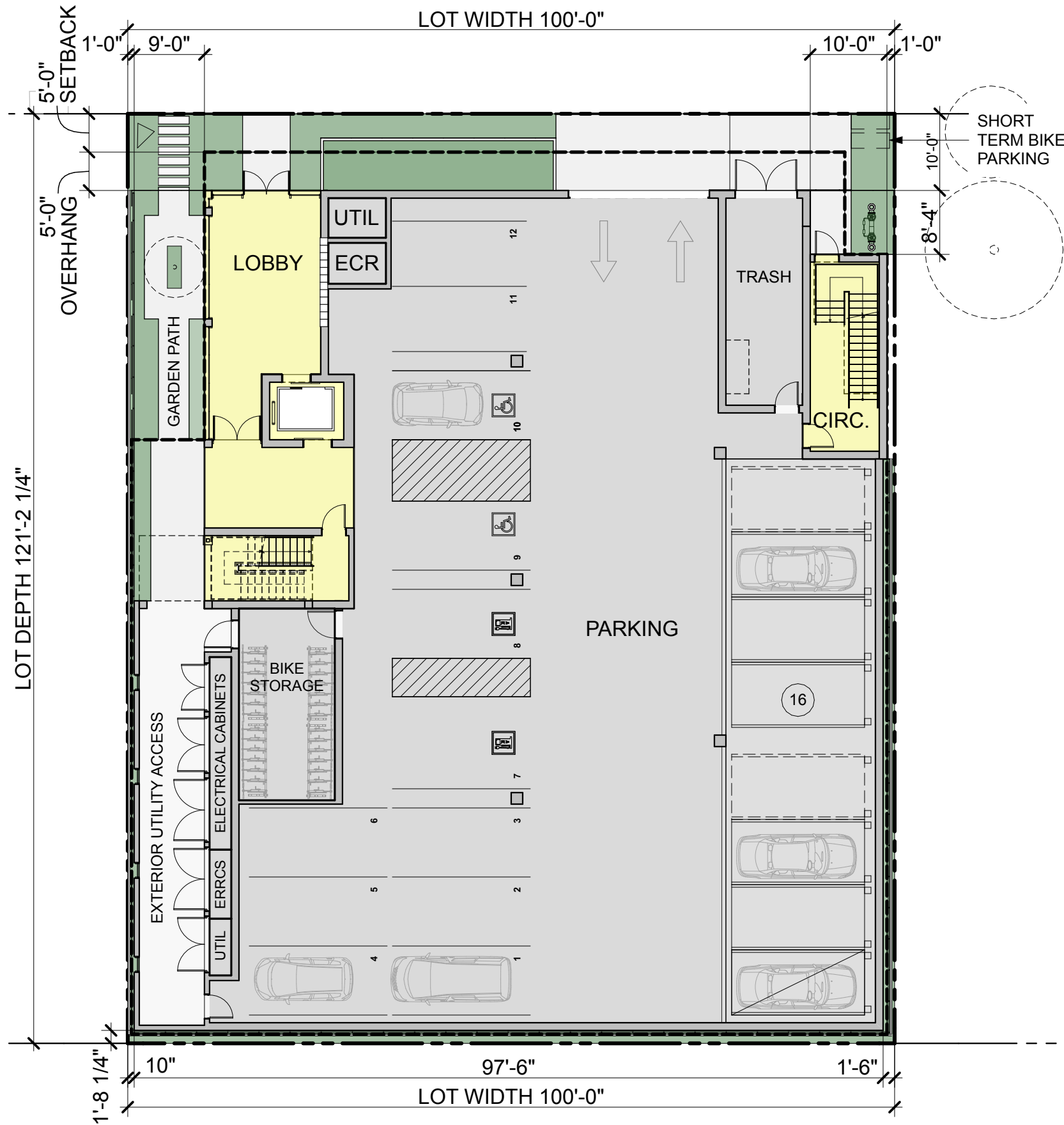
- CIRCULATION SPACE
- RESIDENTIAL SPACES
- BALCONY OR DECK
- PARKING AREAS



**SECTIONS**

SCALE: 1" = 30'  
5.20.2022





## GROUND FLOOR

GROUND FLOOR AREA  
PARKING PIT DEPTH (WHERE OCCURS)

9,070 SF  
7'-7"

## PARKING COUNTS

TANDEM STALLS (NON-LIFT)	6
PARKING LIFT STALLS	16
ACCESSIBLE STALLS*	2
EV ACCESSIBLE VAN STALLS*	2
EV ACCESSIBLE STALLS	2

## TOTAL PARKING STALLS PROVIDED

28 STALLS

\*ADA STALLS AND VAN EVSE MAY BE USED FOR BOTH PER PAMC  
18.52.040 (b)

## BIKE PARKING

LONG TERM RACKS	20
GUEST BIKE RACKS	2

## TOTAL BIKE PARKING PROVIDED

22 RACKS



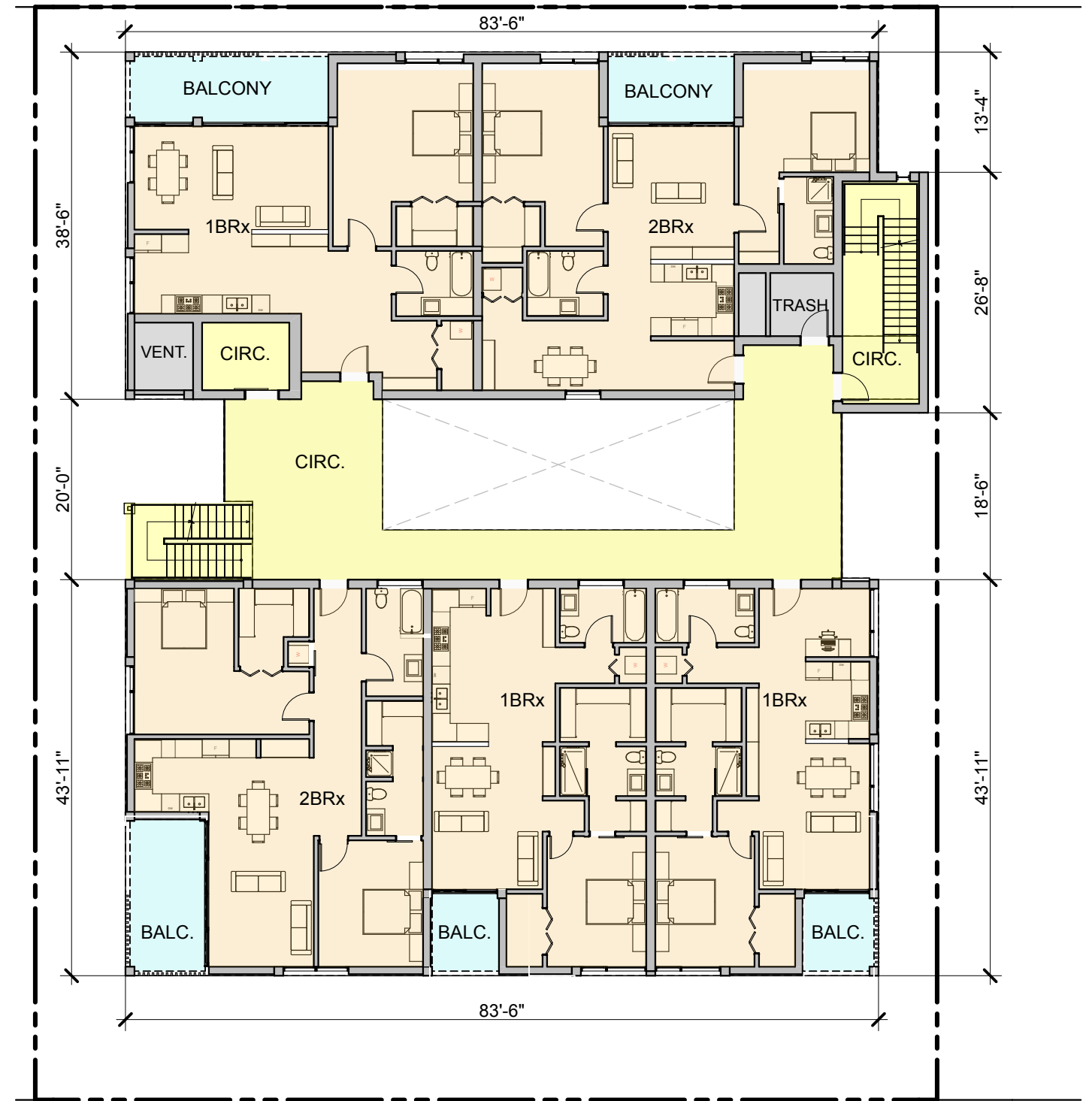


## LEVEL 2

### CONDO UNIT SUMMARY

2 BEDROOM UNITS  
1 BEDROOM UNITS

2  
3

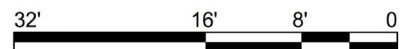


## LEVEL 3

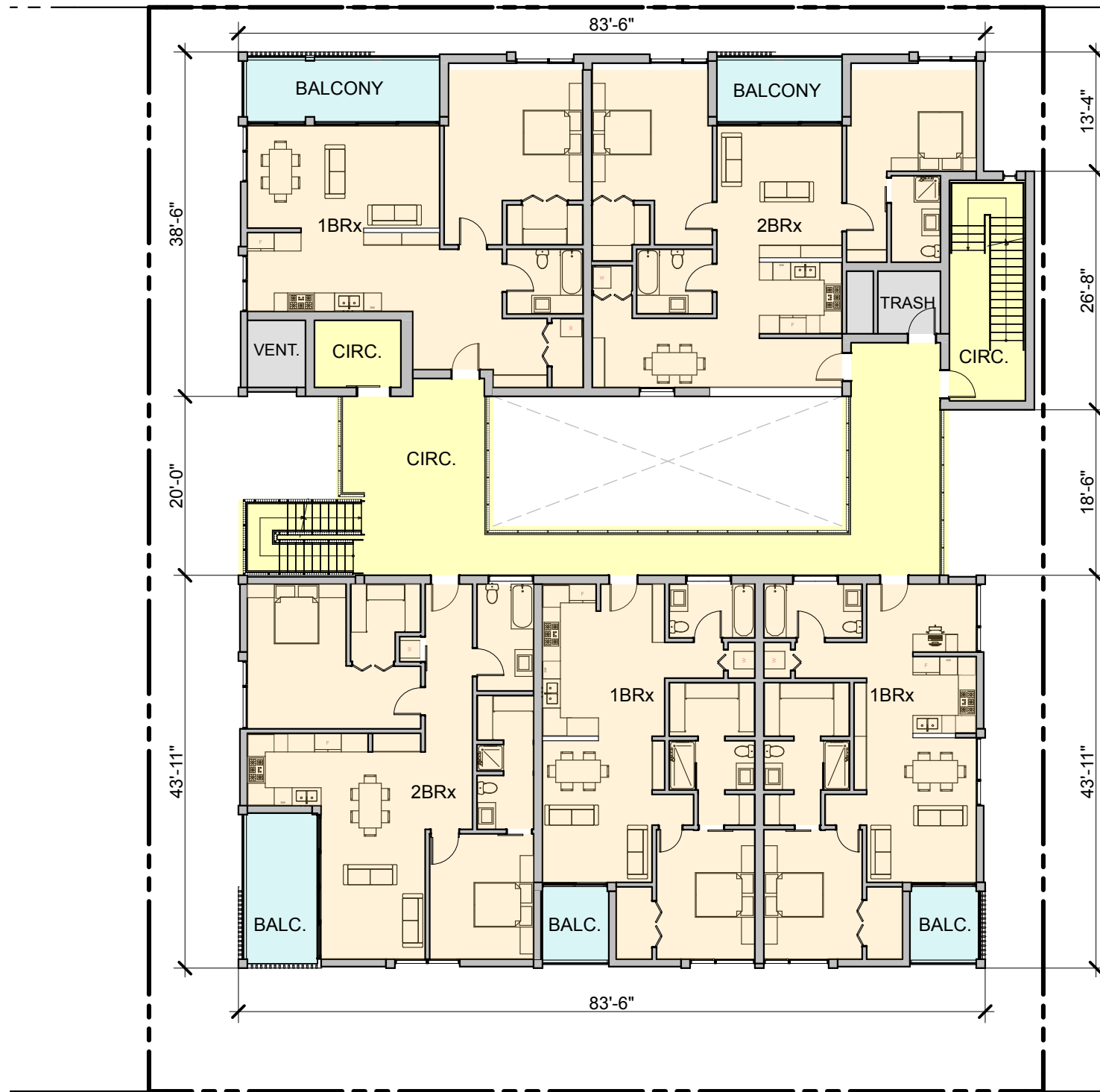
### CONDO UNIT SUMMARY

2 BEDROOM UNITS  
1 BEDROOM UNITS

2  
3





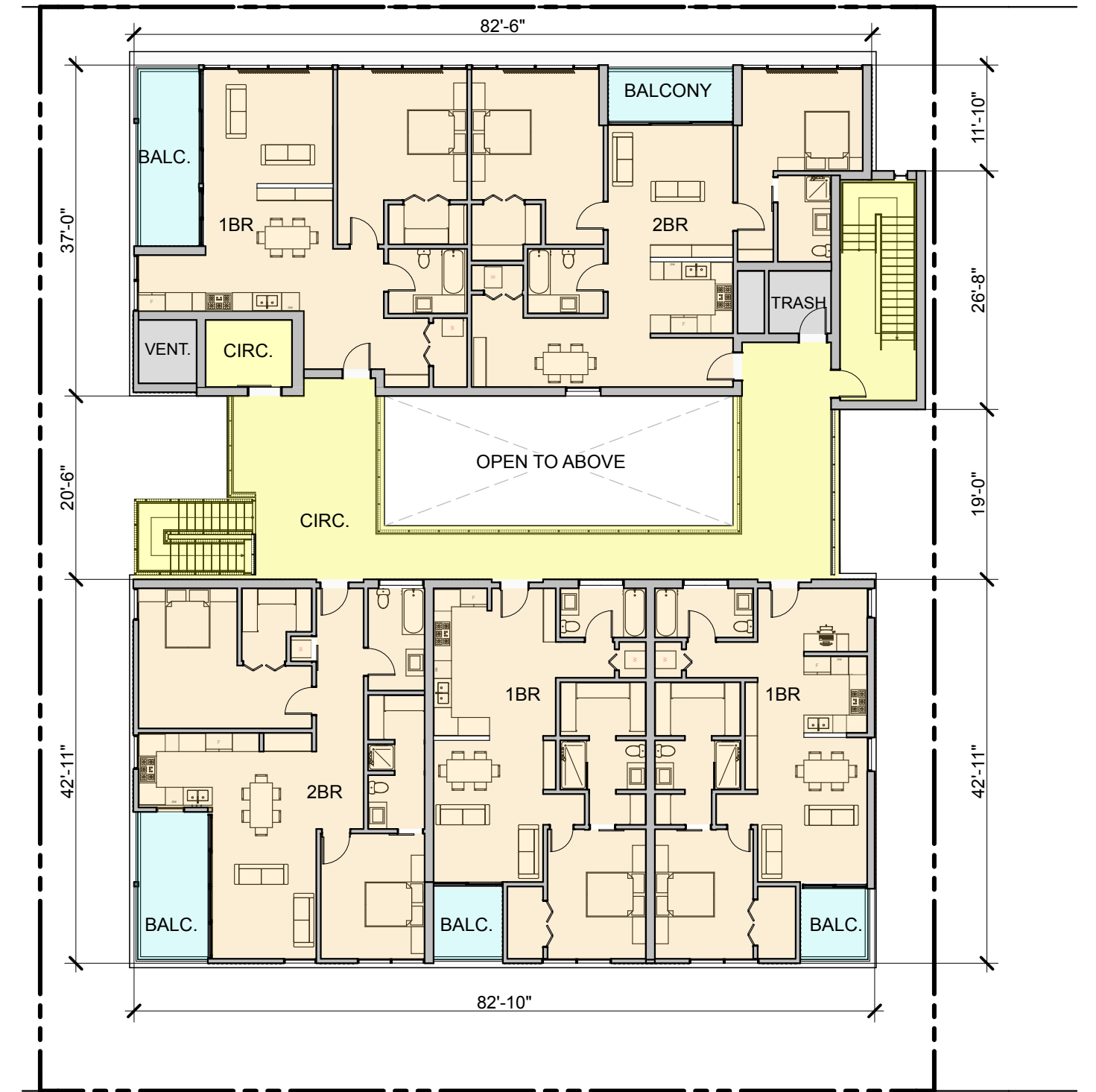


#### LEVEL 4

##### CONDO UNIT SUMMARY

2 BEDROOM UNITS  
1 BEDROOM UNITS

2  
3

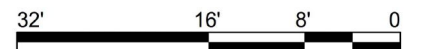


#### LEVEL 5

##### CONDO UNIT SUMMARY

2 BEDROOM UNITS  
1 BEDROOM UNITS

2  
3





RESIDENTIAL UNITS

2 BEDROOM UNITS	8 UNITS
1 BEDROOM UNITS	12 UNITS
TOTAL	20 UNITS

OF WHICH	
AFFORDABLE UNITS	4 UNITS
AFFORDABLE	20%

FLOOR AREA SUMMARY

GROSS FLOOR AREA 29,076 SF -EXCLUDES PARKING PER PAMC 1804.030(65)B)(i)	
SITE AREA	12,120 SF
PROPOSED FAR	2.40 : 1

PARKING CALCULATIONS /UNIT SUMMARY

RESIDENTIAL CONDOS			
2 BEDROOM	8 UNITS	2 STALLS/UNIT	16 STALLS (REQUIRED AND PROPOSED)
1 BEDROOM	12 UNITS	1 STALL/UNIT	12 STALLS (REQUIRED AND PROPOSED)
TOTAL	20 UNITS		28 STALLS (REQUIRED AND PROPOSED)

BIKE PARKING

LONG TERM RACKS	1 SPACE/UNIT	20 RACKS (REQUIRED AND PROPOSED)
GUEST BIKE RACKS	1 SPACE/10 UNITS	2 RACKS (REQUIRED AND PROPOSED)
TOTAL BIKE PARKING PROVIDED		22 RACKS (REQUIRED AND PROPOSED)



ZONING SUMMARY

PARCEL NUMBERS:	120-34-006	120-34-007	
SITE AREA:	6,060 SF	6,060 SF	12,120 SF
AREA IN ACRES	0.139	0.139	
ZONING DISTRICT:	CC	CC	
ADJACENT DISTRICTS:	CS	CS	NORTH ACROSS ENCINA
	CS	CS	NORTHWEST ACROSS ENCINA
	CC	CC	ABUTTING ALL OTHER SIDES
	PF	PF	PAMF TO NORTH STARTING AT URBAN LANE
FLOOD ZONE:	X	X	
HISTORIC STATUS:	NONE	NONE	

FAR SUMMARY

CC (RM 40  
BASIS WHERE  
NOTED)

PHZ  
PROPOSED

GROSS AREA		29,076 SF	excludes parking facilities serving permitted use per PAMC 18.04.030 (65)(B)(i)
FAR		2.40	
HEIGHT LIMIT (CC Zone exclusively residential)(18.16.060 table 4) NOT WITHIN 150' of RE, R-1, R-2, RM, OR PC W/ RESIDENTIAL USE (PAMC 18.38.150)	50 FEET	55 FEET	
<b>MASSING CONSTRAINTS</b>			
DAYLIGHT PLANE	NONE	NONE	
SITE COVERAGE MAXIMUM	N/A	86.5%	
SETBACKS (18.16.060 Table 4 for CC)			
FRONT YARD	None	5'	
REAR YARD	None	None	
INTERIOR SIDE YARD	None	6'6"	*Portion abutting Encina
STREET SIDE YARD	5'	10"	*Portion abutting Encina
BUILD-TO-LINES (TO FRONT) (18.16.060 table 4 (1))	N/A		
BUILD-TO-LINES (TO STREET SIDE) (18.16.060 table 4 (1))	N/A		
<b>LANDSCAPE</b> per 18.16.060 (table 4)			
LANDSCAPE OPEN SPACE (CC exclusively residential)	30%	31.43%	
LANDSCAPE OPEN SPACE (RM 40)	20%	31.43%	
PRIVATE OPEN SPACE PER UNIT (PER RM40 18.13.040)	50 SF/UNIT	122	AVG PER UNIT. 60SF MIN.
COMMON OPEN SPACE PER UNIT (PER RM40 18.13.040)	75 SF/UNIT	1,150	AVG PER UNIT 890 SF MIN.









