Project Summary
MULTI-FAMILY RESIDENTIAL ON PODIUM (SUBTERMINAL PARKING LEVEL)
TYPE VI A [2 HR] CONSTRUCTION SPRINKLERED (RESIDENTIAL)
TYPE I CONSTRUCTION (PARKING)
2012 CALIFORNIA BUILDING CODE

CURRENT ZONING: C4
ASSESSOR'S PARCEL #: 20904503 and 20904754
SITE AREA: 2.11 Acres
DENSITY: 16 units/acre
CURRENT USE: OFFICE/PARKING
PROPOSED USE: HIGH DENSITY MULTI-FAMILY RESIDENTIAL
SURROUNDING USES: RESIDENTIAL, COMMERCIAL
BUILDING HEIGHT: 35' to 90' TYPICAL

Project Team
DEVELOPER: PROMETHEUS REAL ESTATE GROUP
1931 EURAM STREET #37
DC 20005
CONTACT: CHRISTIE MURPHY
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ARCHITECT/PLANNER: STUDIO T-SQ INC
410 11TH STREET #100
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PHONE: 415-481-9292

CIVIL ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC
410 11TH STREET #100
CONTACT: RICHARD T-SQ
PHONE: 415-481-9292

LANDSCAPE: THE GUZZARDO PARTNERSHIP, INC.
131 DODGE STREET
CONTACT: PAUL LEVY
PHONE: 415-393-6233

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Planning Application
Re-Submittal
November 11, 2012

Floor Area Calculations
Residential Floor Area: 114,122 sf
Subterranean Garage: 84,112 sf
1. View to West: E.Evelyn Ave at Marshall Ave
   Gateway Site: Significant architectural corner elements
   Large Building: designed as two separate building masses

2. View to East: E.Evelyn Ave at Baylow Ave
   Variety in building massing and eave line
   Taller architectural elements indicate building entries, lobbies
   and leasing office

- Pedestrian-scaled streetscape:
  Enhanced landscaping; special detailing and materials

- Secondary entries to individual units on ground floor

- Transparency at lobbies and leasing office
246 STALLS SECURED RESIDENTIAL PKG
26 STALLS GUEST PKG
268 TOTAL PARKING STALLS
**Floor Area Calculations**

<table>
<thead>
<tr>
<th>Level</th>
<th>Gross Building S.F.</th>
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<tbody>
<tr>
<td>Level 1</td>
<td>69,755</td>
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<tr>
<td>Level 2</td>
<td>48,943</td>
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<tr>
<td>Level 3</td>
<td>48,640</td>
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<tr>
<td>Level 4</td>
<td>47,297</td>
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<tr>
<td>Floor Area Residential</td>
<td>197,135</td>
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<tr>
<td>Subterranean Garage</td>
<td>94,312</td>
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**Diagram:**

- Levels indicated: Level 1, Level 2, Level 3, Level 4.
<table>
<thead>
<tr>
<th>Description</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Balconies and Decks</td>
<td>7,900 sf (min)</td>
</tr>
<tr>
<td>Private Open Space Total</td>
<td>50 sf/du (min)</td>
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<tr>
<td>EVA Area</td>
<td>12,688 sf</td>
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<tr>
<td>Courtyard Area</td>
<td>11,071 sf</td>
</tr>
<tr>
<td>Roof Deck</td>
<td>2,600 sf</td>
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<tr>
<td>Total Courtyard &amp; EVA &amp; Roof</td>
<td>36,359 sf</td>
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<tr>
<td>Total Usable Open Space</td>
<td>44,259 sf</td>
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<tr>
<td>Total Useable Open Space</td>
<td>280 sf/du (min)</td>
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<tr>
<td>Other Landscaped Area (Front)</td>
<td>12,722 sf</td>
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<tr>
<td>Other Landscaped Area</td>
<td>81 sf/du</td>
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</table>

**LEGEND**

- **COMMON O.S.**
- **PRIVATE O.S.**
- **PRIVATE OPEN SPACE, BALCONIES**
- **USABLE OPEN SPACE, DECKS**

**SCALE:** 1" = 10'
1. Romantic Mood KM3798-3
   Siding

2. Couscous KM3929-1
   Stucco, Siding, Metal

3. Castle Dale KM3935-3
   Stucco

4. Meadow Brook KM3948-2
   Stucco

5. Defense AC260-5
   Metal

6. Oyster - Cut Coarse Stone
   Eldorado Stone
Pedestrian Concrete Paving

Pedestrian Unit Paving On Grade