

- (c) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
- (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
- (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GVW (DS AND FM, 2-1.802(3))
- (d) NO FENCE / WALL OVER 6' IN HEIGHT
- (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
- (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE), MAINTENANCE, AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 20030450937
- (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 00000000000 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
- (h) FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.

OVERALL SITE DATA:

SITE AREA:	±11.00 GROSS / ±10.36 NET ACRES
ZONING:	EXISTING: C-O, C-3 PROPOSED: PUD
APN NUMBERS:	217-36-001P, 217-36-001M AND 217-36-001N
PROPOSED USE:	MULTI-FAMILY / RETAIL-OFFICE
MAXIMUM DENSITY ALLOWED:	N/A
PROPOSED DENSITY:	219 D.U./10.36 AC = 21.14 DU PER ACRE
EXISTING RETAIL:	38,971 S.F.
EXISTING OFFICE:	35,000 S.F.
BUILDING FOOTPRINT + GARAGE:	85,187 S.F.
TOTAL LOT COVERAGE:	85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

COMMON OPEN SPACE:

OPEN SPACE REQUIRED: (OFFICE/RETAIL) (322,591 x .10)	= 32,259 S.F.
OPEN SPACE PROVIDED:	= 71,022 S.F.
OPEN SPACE REQUIRED: (MULTI-FAMILY) (156,569 x .10)	= 15,657 S.F.
OPEN SPACE PROVIDED:	= 48,582 S.F.
TOTAL OPEN SPACE REQUIRED:	47,916 S.F.
TOTAL OPEN SPACE PROVIDED:	119,604 S.F.

TOTAL AREA: (MULTI-FAMILY)

MAXIMUM BUILDING HEIGHT:	48' / 58' TO MECHANICAL
PROPOSED BUILDING HEIGHT:	48' (4 STORIES) / 58' TO MECHANICAL
TOTAL GROSS BUILDING AREA:	387,454 S.F.
TOTAL GROSS LIVABLE AREA (RESIDENTIAL):	191,023 S.F.
TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE MAINTENANCE AND TRASH):	13,784 S.F. = 7.2% OF LIVABLE AREA
TOTAL GROSS GARAGE AREA:	144,087 S.F.

UNIT MIX:

STUDIO UNITS:	8 (3.65%)
ONE BEDROOM UNITS:	148 (67.58%)
TWO BEDROOM UNITS:	63 (28.77%)
TOTAL:	219 D.U.

UNIT NAME	UNIT TYPE	GROSS LIVABLE AREA	PATIO/ BALC. AREA	ROOF TOP DECK	# OF UNITS	GROSS AREA
UNIT A5	STUDIO	562 S.F.	54 S.F.		8	4,496 S.F.
UNIT A1	1 BED/1 BA	651 S.F.	68 S.F.		32	20,832 S.F.
UNIT A2	1 BED/1 BA	737 S.F.	39 S.F.	11	15	8,107 S.F.
UNIT A2	1 BED/1 BA	702 S.F.	80 S.F.		2	10,530 S.F.
UNIT A2 ALT 1	1 BED/1 BA	826 S.F.	196 S.F.	2	2	1,652 S.F.
UNIT A2 ALT 1	1 BED/1 BA	1,121 S.F.	68 S.F.		1	2,242 S.F.
UNIT A3	1 BED/1 BA	1,204 S.F.	224 S.F.	1	2	1,204 S.F.
UNIT A3	1 BED/1 BA	749 S.F.	90 S.F.		4	11,984 S.F.
UNIT A4	1 BED/1 BA	914 S.F.	320 S.F.		4	3,656 S.F.
UNIT A4	1 BED/1 BA	831 S.F.	76 S.F.		24	19,944 S.F.
UNIT A5	1 BED/1 BA	989 S.F.	260 S.F.	4	24	3,956 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	114 S.F.		6	4,530 S.F.
UNIT A7	1 BED/1 BA	765 S.F.	69 S.F.		3	2,517 S.F.
UNIT A7	1 BED/1 BA	839 S.F.	290 S.F.		4	3,884 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.		17	18,020 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	370 S.F.		6	7,038 S.F.
UNIT B2	2 BED/2 BA	1,130 S.F.	82 S.F.		24	27,120 S.F.
UNIT B3	2 BED/2 BA	1,234 S.F.	377 S.F.		1	1,234 S.F.
UNIT B5	2 BED/2 BA	1,099 S.F.	68 S.F.		3	3,297 S.F.
UNIT B5	2 BED/2 BA	1,204 S.F.	326 S.F.		1	1,204 S.F.
UNIT B5	2 BED/2 BA	1,377 S.F.	76 S.F.		8	11,016 S.F.
UNIT B5	2 BED/2 BA	1,460 S.F.	280 S.F.		3	4,380 S.F.
TOTAL:					36	219 D.U. 191,023 S.F.
AVG. S.F.:						872 S.F.

TOTAL PARKING: (MULTI-FAMILY)

REQUIRED: TABLE 9.103

1 BEDROOM / STUDIO	156 x 1.3 = 203
2 BEDROOMS	63 x 1.7 = 107
OFFICE / FLEX: 1 SPACE PER 325 S.F.	8,014 S.F./325 = 24
FITNESS CENTER (30%) 1 SPACE PER 325 S.F.	2,401 S.F./325 = 8
TOTAL REQUIRED:	342 P.S.

PROVIDED:

GARAGE PARKING	364 P.S.
SURFACE PARKING	11 P.S.
TOTAL PROVIDED: (1.7 SPACES PER UNIT)	375 P.S.

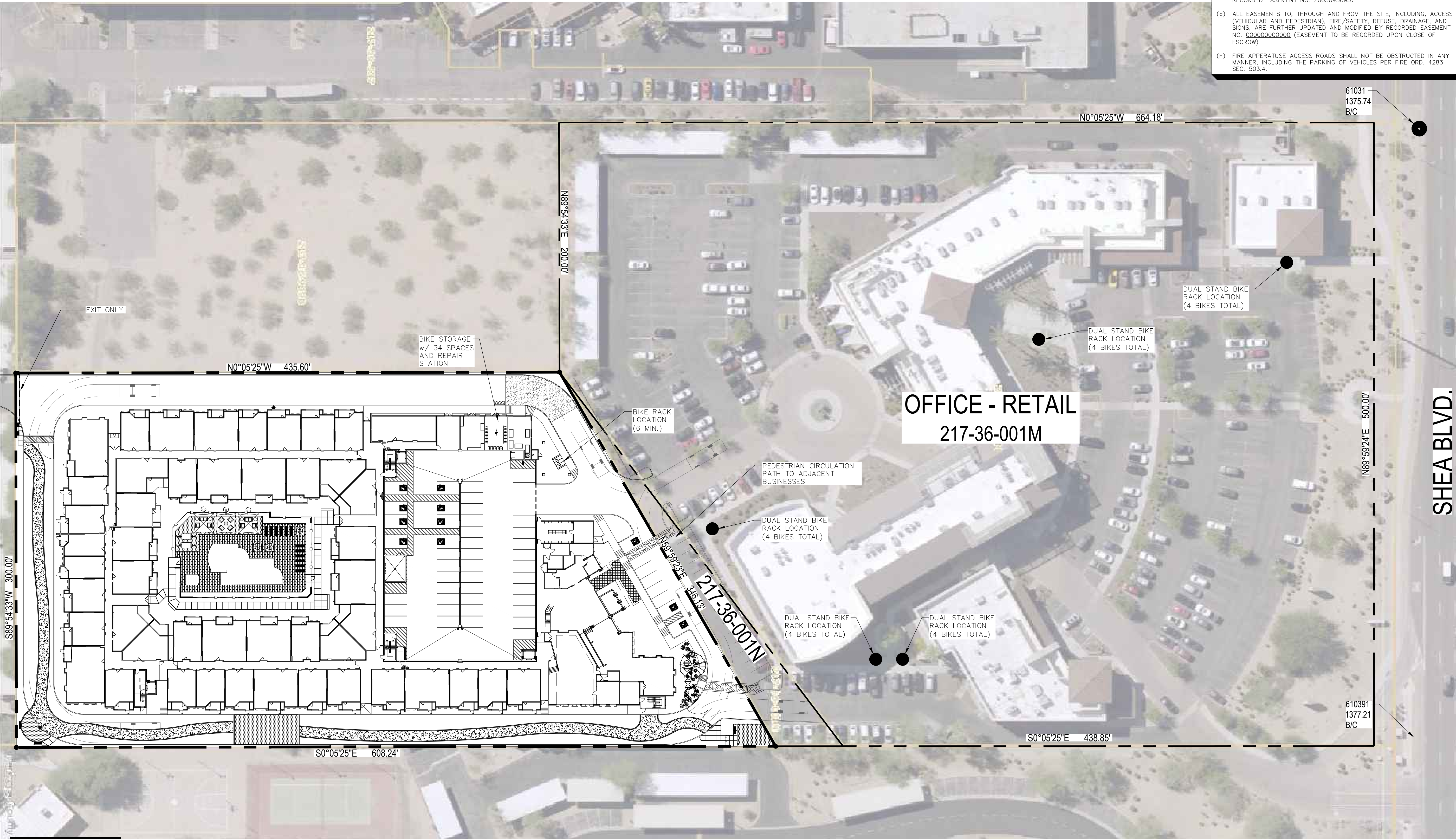
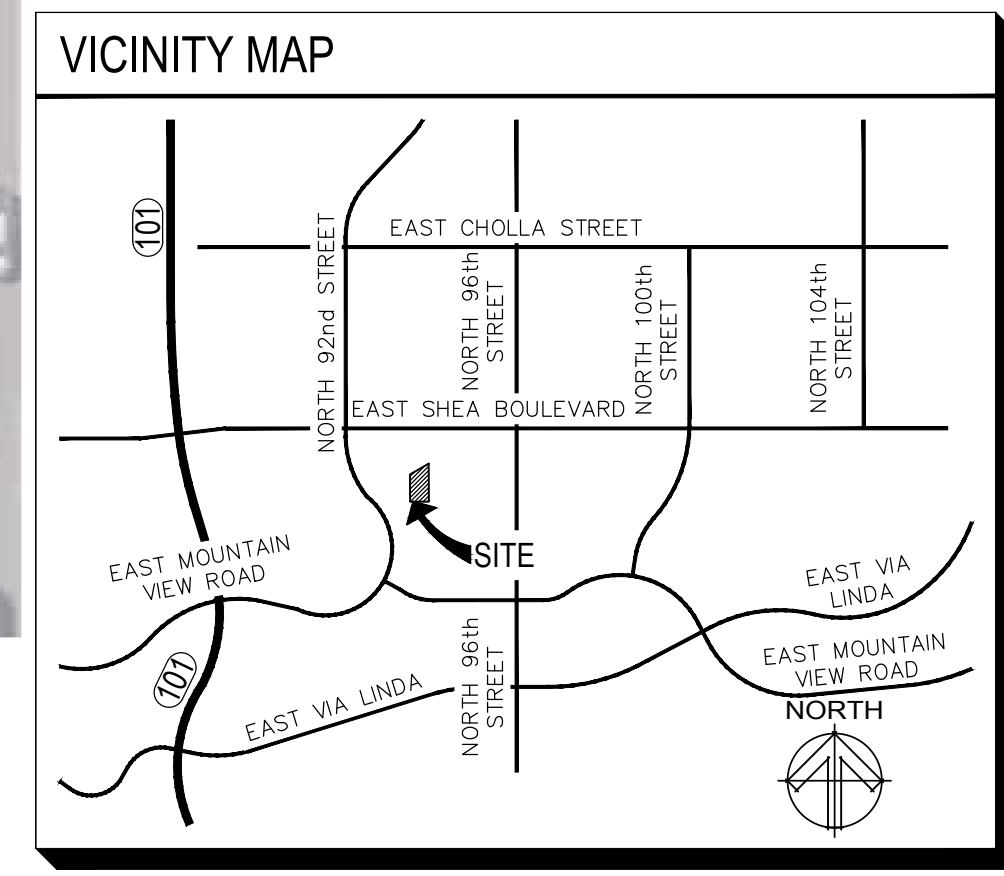
TOTAL PARKING: (OFFICE - RETAIL)

PROVIDED:

COVERED PARKING	42 P.S.
SURFACE PARKING	315 P.S.
TOTAL PROVIDED:	357 P.S.

ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.
ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

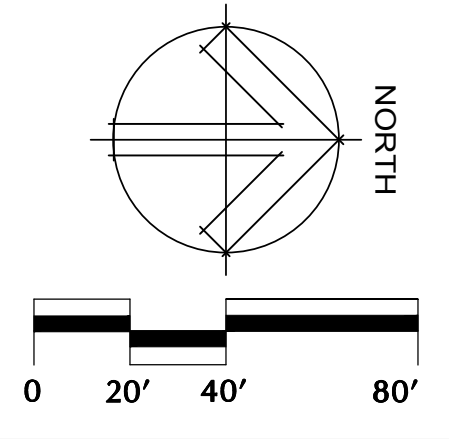
BICYCLE PARKING: SEC.9.103
(1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)
TOTAL PROVIDED: 34 SPACES



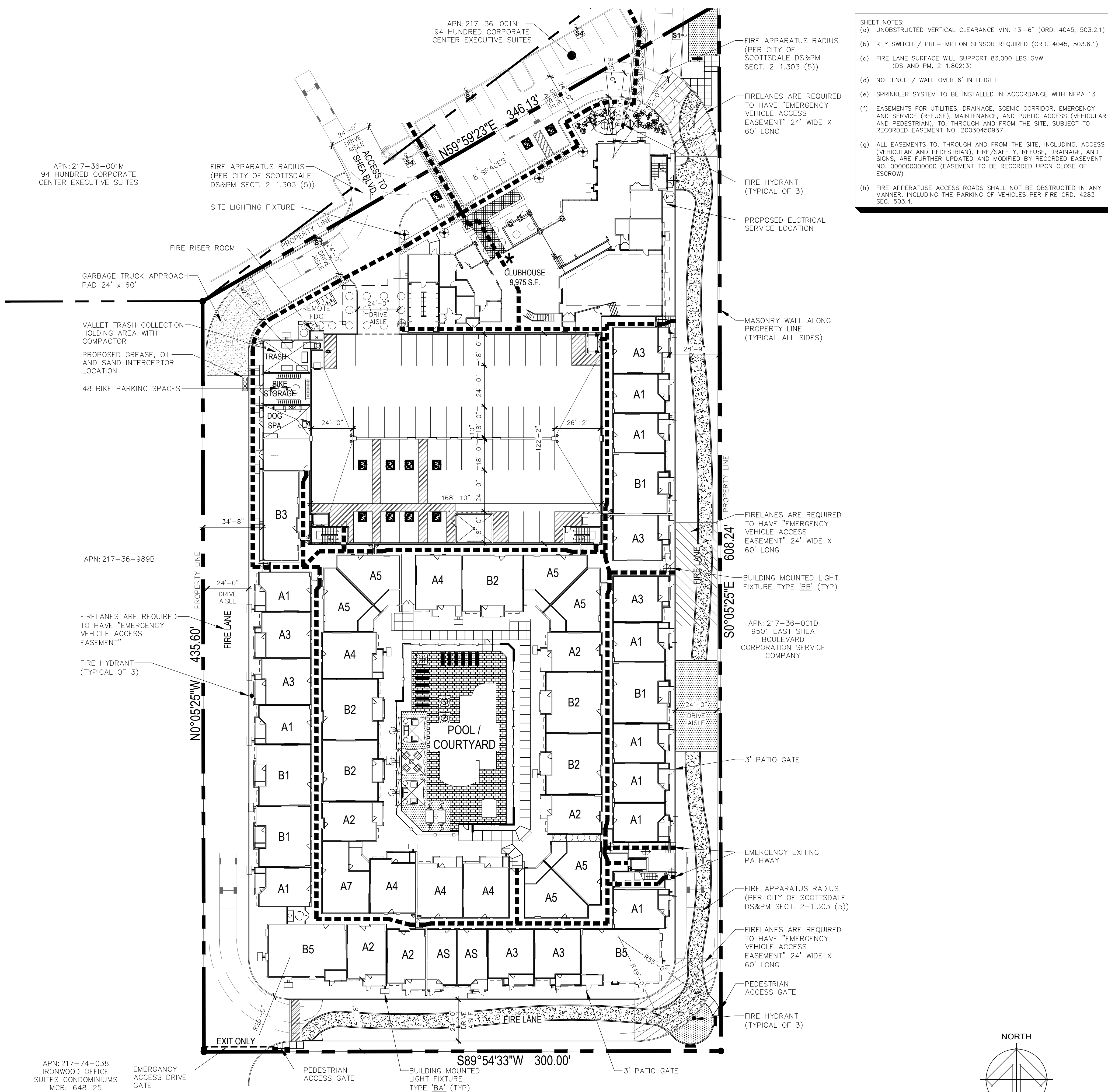
bilt form
architecture

94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP



OVERALL SITE PLAN A1.3.1
SCALE: 1" = 40'-0"
05-19-22



- SHEET NOTES:**
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
 - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
 - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GWV (DS AND FM, 2-1.802(3))
 - (d) NO FENCE / WALL OVER 6' IN HEIGHT
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 - (h) FIRE APPARATUS ACCESS PARKING SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.

PROJECT DATA

OVERALL SITE DATA:

SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES
 ZONING: EXISTING: C-0, C-3 PROPOSED: PUD 217-36-001P, 217-36-001M AND 217-36-001N
 APN NUMBERS: 217-36-001P, 217-36-001M AND 217-36-001N
 PROPOSED USE: MULTI-FAMILY / RETAIL-OFFICE
 MAXIMUM DENSITY ALLOWED: N/A
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.14 DU PER ACRE
 EXISTING RETAIL: 38,971 S.F.
 EXISTING OFFICE: 35,000 S.F.
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F.
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

COMMON OPEN SPACE:

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OPEN SPACE PROVIDED:	= 71,022 S.F.
OPEN SPACE REQUIRED: (MULTI-FAMILY) (156,569 x .10)	= 15,657 S.F.
OPEN SPACE PROVIDED:	= 48,582 S.F.
TOTAL OPEN SPACE REQUIRED:	47,916 S.F.
TOTAL OPEN SPACE PROVIDED:	119,604 S.F.

TOTAL AREA: (MULTI-FAMILY)

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UNIT A7	1 BED/1 BA	971 S.F.	129 S.F.	4	4	3,884 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.	17	17	18,020 S.F.
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UNIT B5	2 BED/2 BA	1,460 S.F.	280 S.F.	3	3	4,380 S.F.

TOTAL: 36 219 D.U. 191,023 S.F.
 AVG. S.F.: 872 S.F.

TOTAL PARKING: (MULTI-FAMILY)

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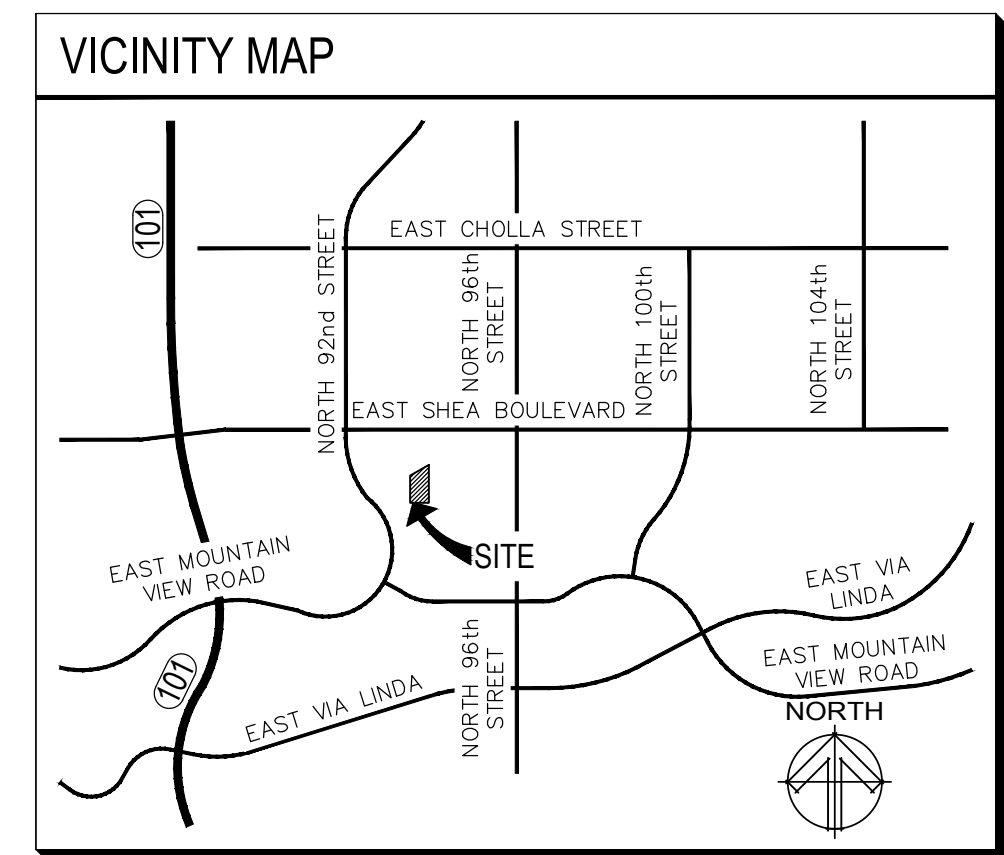
PROVIDED:
 GARAGE PARKING 364 P.S.
 SURFACE PARKING 11 P.S.
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

TOTAL PARKING: (OFFICE - RETAIL)

PROVIDED:
 COVERED PARKING 42 P.S.
 SURFACE PARKING 315 P.S.
 TOTAL PROVIDED: 357 P.S.

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94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP

ENLARGED SITE PLAN
 SCALE: 1" = 30'-0"
A1.3
 05-19-22