

## Project Description / Design Intent Narrative

### Project Description:

Montecito Ave. is a new 100% affordable multifamily development consisting of one 5-story building with 4-stories of residential apartments above a one-story parking structure with common areas and utility spaces on the ground floor. The project will be four stories of wood framed, sprinklered Type V-A building over a one-story Type I-A building separated by a 3-HR horizontal assembly (concrete podium.)

The project contains 84 units plus one Manager's Unit at Levels 2-5 (see unit mix on this page for more information.) The project is within 0.5 miles of a major transit stop and eligible for a lower parking ratio per State Density Bonus Law and includes a request to provide none of the required personal storage space per unit. Level 1 will contain residential common areas, utility rooms, covered surface parking, and front and rear residential landscaped courtyards. Level 2 will have front and rear podium decks with landscape, hardscape, and furnishings.

The site is adjacent to a 2-story apartment complex to the west, a shopping center across Montecito Ave. to the north, the intersection between Montecito Ave. and N. Shoreline Blvd. to the east, and a 3-story apartment complex to the south, separated by an 80 ft wide SFPUC easement. A 10 ft Public Utility Easement and 5 ft Wire Clearance Easement run along the south/rear property line. A 5 ft Public Utility Easement and 5 ft Wire Clearance Easement run along the west property line.

### Current and Proposed Zoning and General Plan Designation:

The existing site is zoned CN and contains a two-story, approx. 12,300 sq commercial office building with surface parking. The project proposes to re-zone the site R-4 Multifamily.

### Design Intent Narrative:

The 'Z'-shaped building mass is broken into two volumes connected by an open bridge. The massing takes advantage of the pie-shaped lot by pushing the rear mass against the rear setback and the front mass against the front setback. The resulting voids form two opposing courtyards that allow views through the building and break down the mass. Along Montecito, this courtyard acts as a generous residential entry plaza with low planting, seat walls, signage, low wall, and entry trellis to provide a "landing zone" for residents adjacent to a larger stormwater planter.

Along Montecito Ave., a rhythm of warm cedar siding and transparent storefront or decorative metal screens at the ground floor offers glimpses into the high activity common areas, lobby and manager office. The at-grade parking garage is obscured behind a decorative screen.

The east facades facing the intersection of Montecito Ave. and N. Shoreline Blvd. are articulated with glazed bay window pop-outs, an open stair with decorative screening, and vertically applied standing-steel weathered steel panels. These weathering steel accent volumes, projecting bay windows, and awning overhangs at bay windows and balconies, step down to "bring the eye down" and reduce "loom over" at the adjacent 2 and 3-story apartments to the west and south.

The north facade is Silicon Valley-meets-Mission architecture with a randomized pattern of narrow, deep-set openings reminiscent of computer punch cards set in a thick plaster wall. The high roof parapet jogs in and out with different planes differentiated by color to define unit groups, add scale, and further break up the building mass.

### Landscape Design Narrative:

The 1265 Montecito Ave. project landscape is designed to be a beautiful residential setting. The proposed quantity of trees and tree canopy coverage is planned to meet the City of Mountain View's requirements. Street trees, established by the Street Tree Master Plan, are introduced to Montecito Avenue in a planting strip along a new detached sidewalk. Storm water is engineered toward bioretention basins within the designed planting areas. Plant species will be selected and composed based on water needs, form, color and growth characteristics. Garden areas are defined across the landscape to encourage resident's enjoyment of the outdoors, family gathering, and children's play. The entry patio on Montecito Avenue is accessible and sized for informal interactions. The adjacent courtyard invites gatherings outside the community room. Raised planters of shrubs and small trees will be arranged on the podium deck to define circulation and seating areas. The children's play area is adjacent to the laundry room and contained within the screen of trees along the southern easement. A garden located at the southwest corner of the property is defined by layers of shrub rows and trees to define a gathering area and serve as an attractive visual terminus of the driveway.

**Construction Type:** 4-Story Type V-A R-2 Occupancy building separated by a 3-HR horizontal assembly (concrete podium) from a 1-story Type I-A S-2 Parking Structure with A-3 Occ. Common Areas

## NOFA Area Calculations

**Total Site Area:** 45,296 sf (1.04 acres)  
**Total Floor Area:** 93,151 SF  
**Total Rentable Area:** 51,274 sf (See table below)

RENTABLE AREA UNIT MIX	NUMBER OF BEDROOMS	INTERIOR AREA	TOTAL AREA
(24) Studios (28.6%)	(24 bedrooms)	348 sf	8,352 sf
(18) 1-Bedroom (21.4%)	(18 bedrooms)	517 sf	8,272 sf
(21) 2-Bedroom (25.0%)	(42 bedrooms)	666 sf	13,986 sf
(21) 3-Bedroom (25.0%)	(63 bedrooms)	984 sf	20,664 sf
(84) Units	(147 bedrooms)		<b>51,274 sf</b>

(1) 3-BR Manager not included in calculations. Interior area includes all interior walls, excludes exterior walls, party walls, corridor walls, patios, and balconies

### 1265 Montecito Ave Unit Restrictions 4/26/21

Unit Size / AMI Affordability	RRH UNITS					Total
	30%	40%	50%	60%	Unrestricted	
Studios	20	2	2			24
1-BRs		9	9			18
2-BRs	4	2	2	13		21
3-BRs	4	2	2	13	1	22
<b>Total</b>	<b>28</b>	<b>15</b>	<b>15</b>	<b>26</b>	<b>1</b>	<b>85</b>
<b>Average Affordability</b>	<b>33.33%</b>	<b>17.86%</b>	<b>17.86%</b>	<b>30.95%</b>	<b>1.19%</b>	

Apartment Size	Persons in Unit	Number of Units	Total Persons	Bedroom Count	RRH units # of persons	Non-RRH Units # of persons
Studio	1	24	24	24	20	4
1 BR	1.5	18	27	18	0	27
2 BR	3	21	63	42	12	51
3 BR	4.5	22	99	66	18	81
<b>Estimated Total Residents</b>		<b>85</b>	<b>213</b>	<b>150</b>	<b>50</b>	<b>163</b>



# 1265 Montecito Ave. #PL-2020-063 (INF)

## Project Information

**Project Address:** 1265 Montecito Ave., Mountain View, CA 94043

**Zoning:** A General Plan Amendment shall be processed to re-zone the site to R-4. Project meets major R-4 requirements per Sec. 36.12.10: >1 acre, 160+ ft lot width, and will utilize a density bonus for greater than 80 du/ac max.

**APN:** 150-26-004  
**Legal Description:** Tract No. 3523, Block 4, Lot 1  
**Lot Area:** 45,296 sf (1.04 acres)

**Unit Mix Summary:** 84 Units + (1) 3-BR Manager Unit (150 total bedrooms)  
(24) Studios (28.6%) (24 bedrooms)  
(18) One-Bedroom (21.4%) (18 bedrooms)  
(21) Two-Bedroom (25.0%) (42 bedrooms)  
(21) Three-Bedroom (25.0%) (63 bedrooms)  
(1) Three-Bedroom Manager (03 bedrooms)

**Residential Density:** R-4 Zone: 80 du/ac max. x 1.04 ac = 83.18 or 84 units  
**Proposed Density:** 85 units / 1.04 ac = 81.73 du/ac  
**(Project requests a 1.19% Density Bonus)**

**Impervious Area:**  
Building: 22,775 sf  
Drive Aisle: 4,617 sf  
**TOTAL:** 27,392 sf x 4% = 1,095 sf  
Estimated Stormwater Treatment

**Height Limit:** R-4 Zone: Max. building height: 60 ft. (60 ft. to ridge)  
Max. wall height: 52 ft.

**Proposed Height:** 60 feet max. to avg. roof surface for Type VA construction.  
52'-0" proposed height to top of plate (aka wall height)  
57'-0" proposed height to average roof surface  
58'-0" proposed height to top of parapet

**Setbacks:** Front: 15 ft. min. Side (3 stories): 15 ft. min.  
(R-4 Zone) Rear: 15 ft. min. Street Side: 15 ft. min

**Landscaping:** Min. 15% of total site area  
Min. 10 ft. landscape buffer at street frontages  
Min. 10 ft. in front of parking

## Open Space Calculations

REFER TO AREA PLANS ON SHEET A5-0

**Open Area:** Total Lot Area = 45,296 sf (100%)  
Level 1 and 2 Open Area = 18,775 sf  
Exterior Balconies = 3,503 sf  
**TOTAL OPEN AREA = 22,278 sf (49.2% of Total Lot)**

Total lot area minus the area covered by buildings, accessory structures, other structures, garbage and refuse facilities, driveways and off-street parking. Decks, roof gardens, patios on upper floors, and similar open spaces shall constitute open area for apartments. Refer to Area Plan 4/A5-0.

**Common Usable Open Space:** Front Courtyard: 3,400 sf  
Amenity Deck: 3,500 sf  
Rear Courtyard: 2,800 sf  
**Total:** 9,700 sf  
**% of Site Area:** 21.4% of 45,296 sf

**Private Usable Open Space:** Avg. 40 sf per unit x 85 units = 3,400 sf Required  
Each balcony meets the required 40 SF minimum.

Level 1: 255 sf  
Level 2: 837 sf  
Level 3: 837 sf  
Level 4: 837 sf  
Level 5: 737 sf  
**Total:** 3,503 sf

**Affordable Housing Density Bonus Request Waiver #1: Eliminate Personal Storage Area**

**REQUIREMENT:** 80 sf per unit x 84+1 units = 6,800 sf total  
**PROPOSED:** None. Request to eliminate requirement as an affordable housing density bonus waiver.

**JUSTIFICATION:** The site cannot physically fit 80 sf of personal storage for all 84+1 proposed units without physically displacing units and still comply with FAR, open space, and height requirements.

**Required Parking:** For 100% affordable housing per AB 1763:

Studio: 0.5 spaces/unit x 24 = 12.0  
1-BR: 0.5 spaces/unit x 18 = 9.0  
2-BR: 0.5 spaces/unit x 21 = 10.5  
3-BR: 0.5 spaces/unit x 21 = 10.5  
3-BR Manager's Unit = 0.5  
**TOTAL REQUIRED = 42.5 or 43 spaces**

**Provided Parking:** 44 total at-grade spaces (Includes 2 accessible spaces, 1 accessible EVCS, 1 loading space.)

Onsite loading zone space must work for moving trucks/delivery vehicles, and must not interfere with fire lanes, trash collection and parked vehicles.

**Accessible Parking:** Per 2019 CBC Table 11B 208.2, 26-50 parking spaces requires two (2) accessible spaces, of which one shall be van accessible.

**EV Parking:** EV charging spaces shall meet minimums required by the code cycle in effect at the time the building is permitted.

**Motorcycle Parking:** Not identified in municipal code

**Bike Parking:** 85 long term racks in secured bike storage rooms  
8 short term bike racks for guests

## Floor Areas

**Lot Area:** 45,296 sf (1.04 acres)

**Floor Area Ratio:** 2.3 FAR Max. (R-4 Zone at 80 du/ac)  
**Allowable FAR:** 45,296 x 2.3 = 104,181 SF  
**Proposed FAR:** 96,091 sf or 2.12 FAR

ZONING FLOOR AREAS:	LEVEL	AREA	BUILDING CODE FLOOR AREAS	LEVEL	AREA
Level 1 Enclosed Area	21,555 SF	Level 1 CBC Area	21,555 SF		
Level 2 Enclosed Area	19,071 SF	TOTAL TYPE I-A	21,555 SF		
Level 3 Enclosed Area	19,071 SF				
Level 4 Enclosed Area	19,071 SF	Level 2 CBC Area	19,784 SF		
Level 5 Enclosed Area	17,323 SF	Level 3 CBC Area	19,784 SF		
<b>TOTAL</b>	<b>96,091 SF</b>	Level 4 CBC Area	19,784 SF		
		Level 5 CBC Area	18,372 SF		
		<b>TOTAL TYPE V-A</b>	<b>77,724 SF</b>		

CBC Floor Area includes all exterior balcony areas and open bridge

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A0-4 Site Context Photos	L1.3 Landscape Plan
A1-1 Level 1 Floor Plan	A5-0 Code Analysis, Egress Plans & Area Plans
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## Project Team

**Owner:** Charities Housing  
1400 Parkmoor Ave  
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**Civil Engineer:** Carroll Engineering  
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**Architect:** Studio E Architects  
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**Landscape Architect:** ATTENTION2  
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(619) 261-1341  
laura@attention2.com

## Vicinity Map



Project 19131

3/12/20 Informal Review Submittal  
6/8/20 Informal Review Resubmittal  
9/25/20 NOFA Submittal  
10/23/20 Informal Review 2nd Resubmit  
4/21/21 Informal Review 3rd Resubmit  
5/24/21 for NOFA Review



Title Sheet

TS-1





① Aerial View Looking South from Intersection at N. Shoreline Blvd.



② Aerial View Looking Southeast from Montecito Ave.



③ Aerial View Looking North from Shorebreeze Apartments





① Eye Level Perspective Looking South Across Montecito Ave. from Shopping Center



② Eye Level Perspective Looking West from N. Shoreline Blvd. Intersection along Montecito Ave.



③ Eye Level Perspective at Accessible Ramp up to Residential Entry Plaza



④ Eye Level Perspective Looking West Along Montecito Ave. Toward Residential Entry Plaza

**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing

Project 19131

3/12/20	Informal Review
	Submittal
6/8/20	Informal Review
	Resubmittal
9/25/20	NOFA Submittal
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	3rd Resubmit
5/24/21	for NOFA Review

Perspectives

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① Eye Level Perspective Looking North from N. Shoreline Blvd. at Shorebreeze Apartments

⑤ Aerial Perspective of Entry Plaza Showing Seating and Landscape



② Eye Level Perspective Looking Southeast from Shopping Center Driveway



③ Eye Level Perspective at Trellis and Stairs to Residential Entry Plaza



④ Eye Level Perspective Looking East from Driveway along Montecito Ave.



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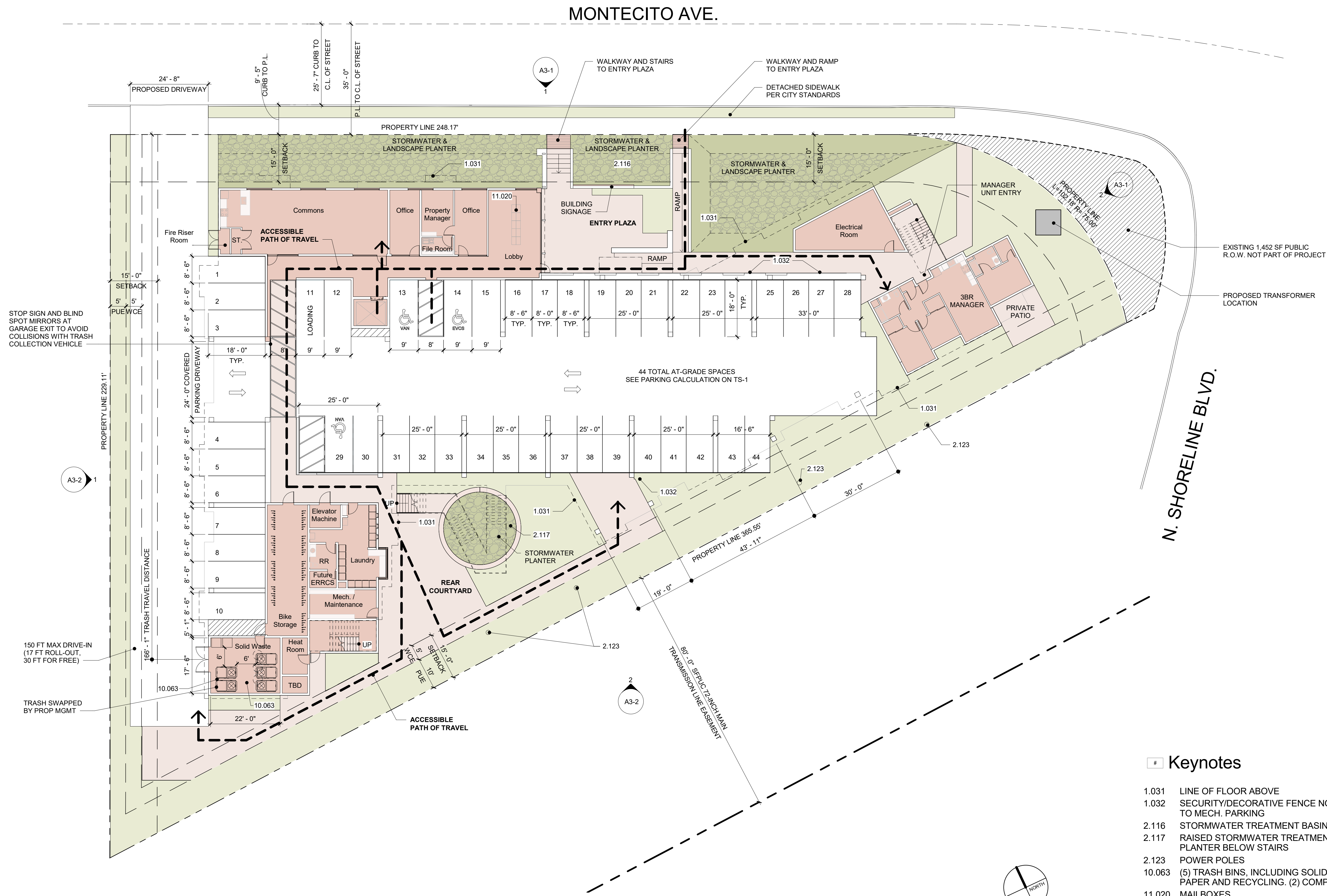
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Site Context Photos



**Keynotes**

- 1.031 LINE OF FLOOR ABOVE
- 1.032 SECURITY/DECORATIVE FENCE NO ACCESS TO MECH. PARKING
- 2.116 STORMWATER TREATMENT BASIN
- 2.117 RAISED STORMWATER TREATMENT PLANTER BELOW STAIRS
- 2.123 POWER POLES
- 10.063 (5) TRASH BINS, INCLUDING SOLID WASTE, PAPER AND RECYCLING. (2) COMPOST BINS
- 11.020 MAILBOXES



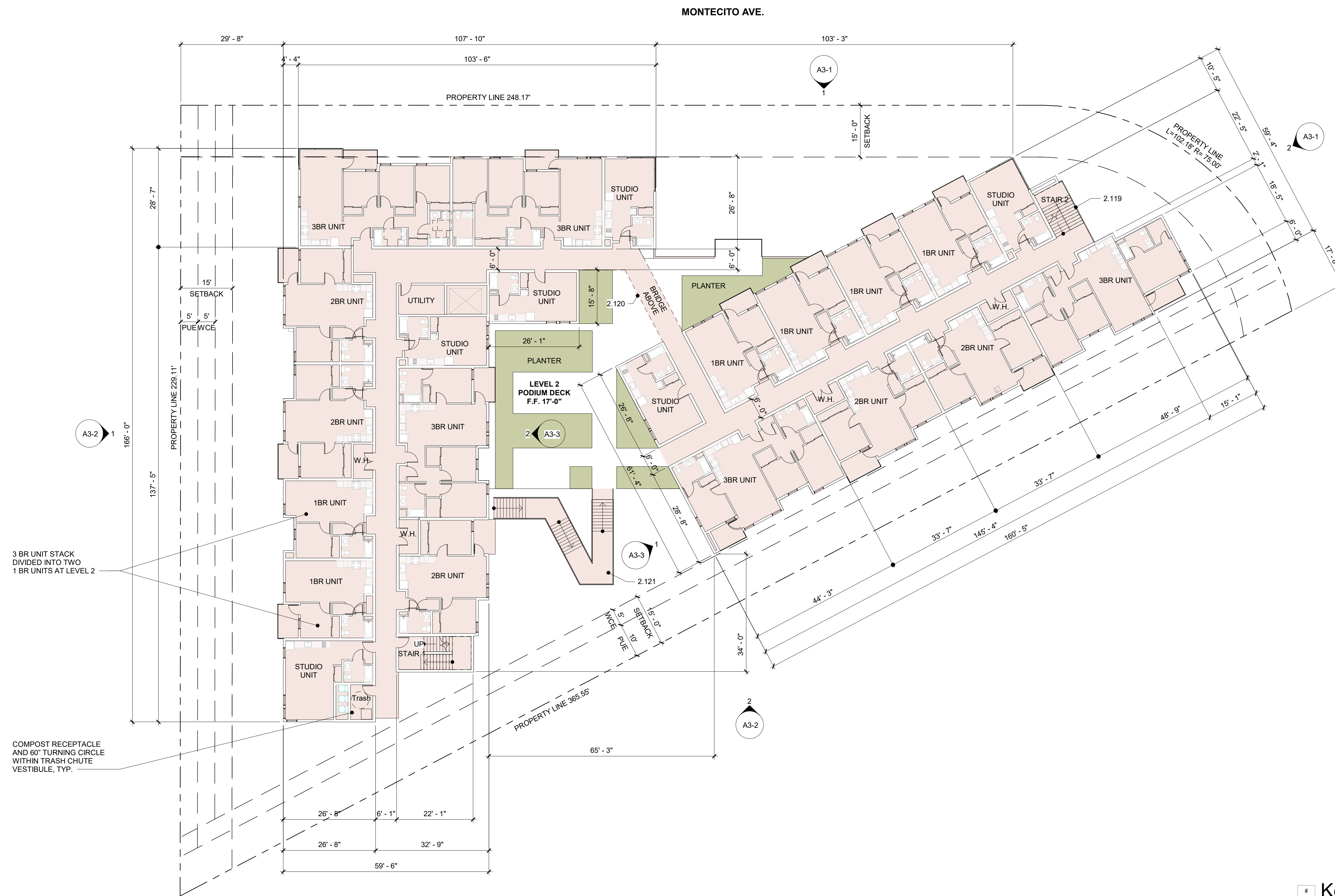
**Level 1 Floor Plan / Site Plan**

1/16" = 1'-0"

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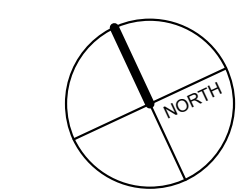
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3 BR UNIT STACK DIVIDED INTO TWO 1 BR UNITS AT LEVEL 2

COMPOST RECEPTACLE AND 60" TURNING CIRCLE WITHIN TRASH CHUTE VESTIBULE, TYP.

**Level 2 Floor Plan**  
1/16" = 1'-0"



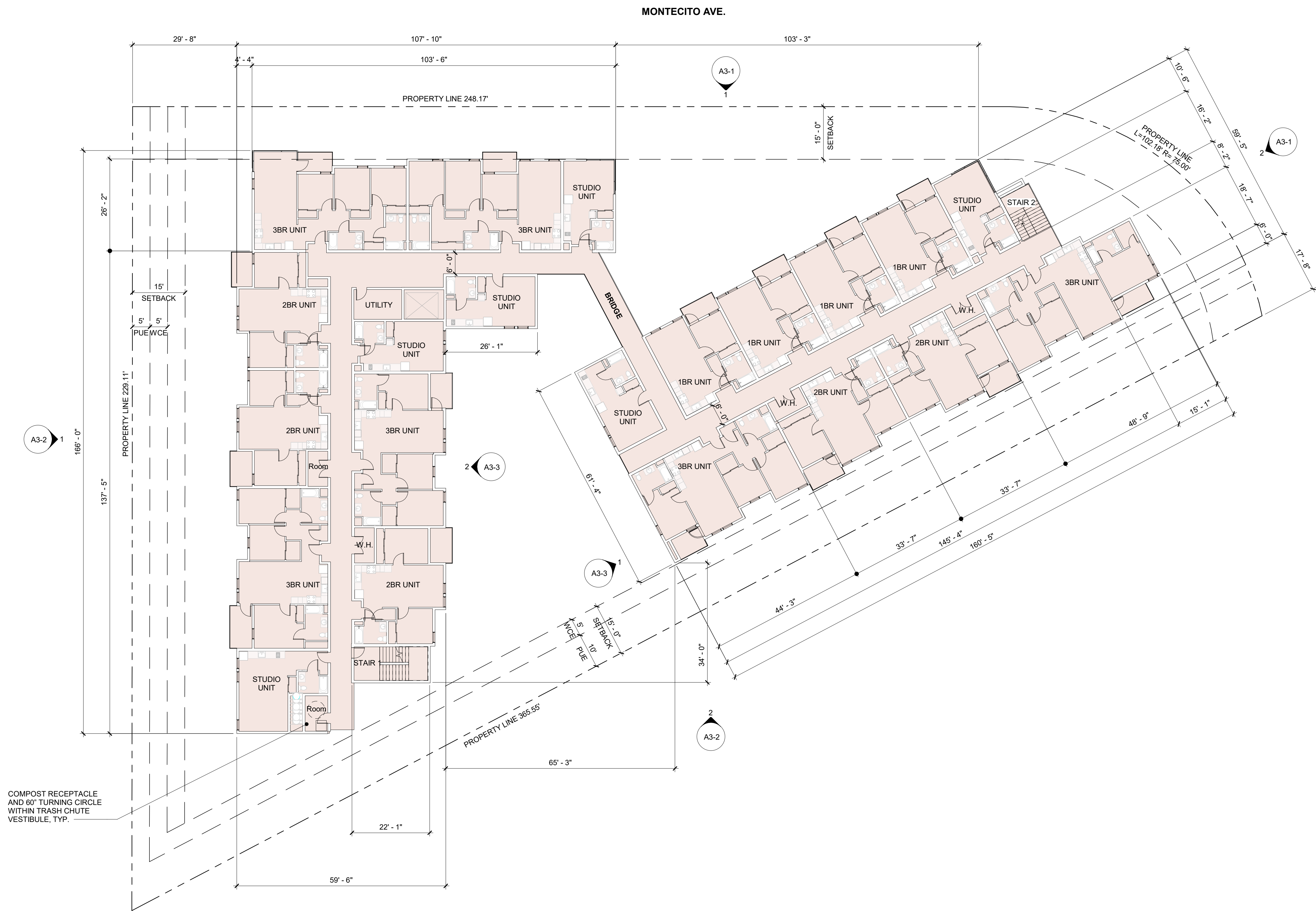
**Keynotes**

- 2.119 DECORATIVE SCREEN AT OPEN STAIR
- 2.120 LINE OF BRIDGE ABOVE
- 2.121 STAIR OVER RAISED STORMWATER TREATMENT PLANTER

Level 2 Floor Plan



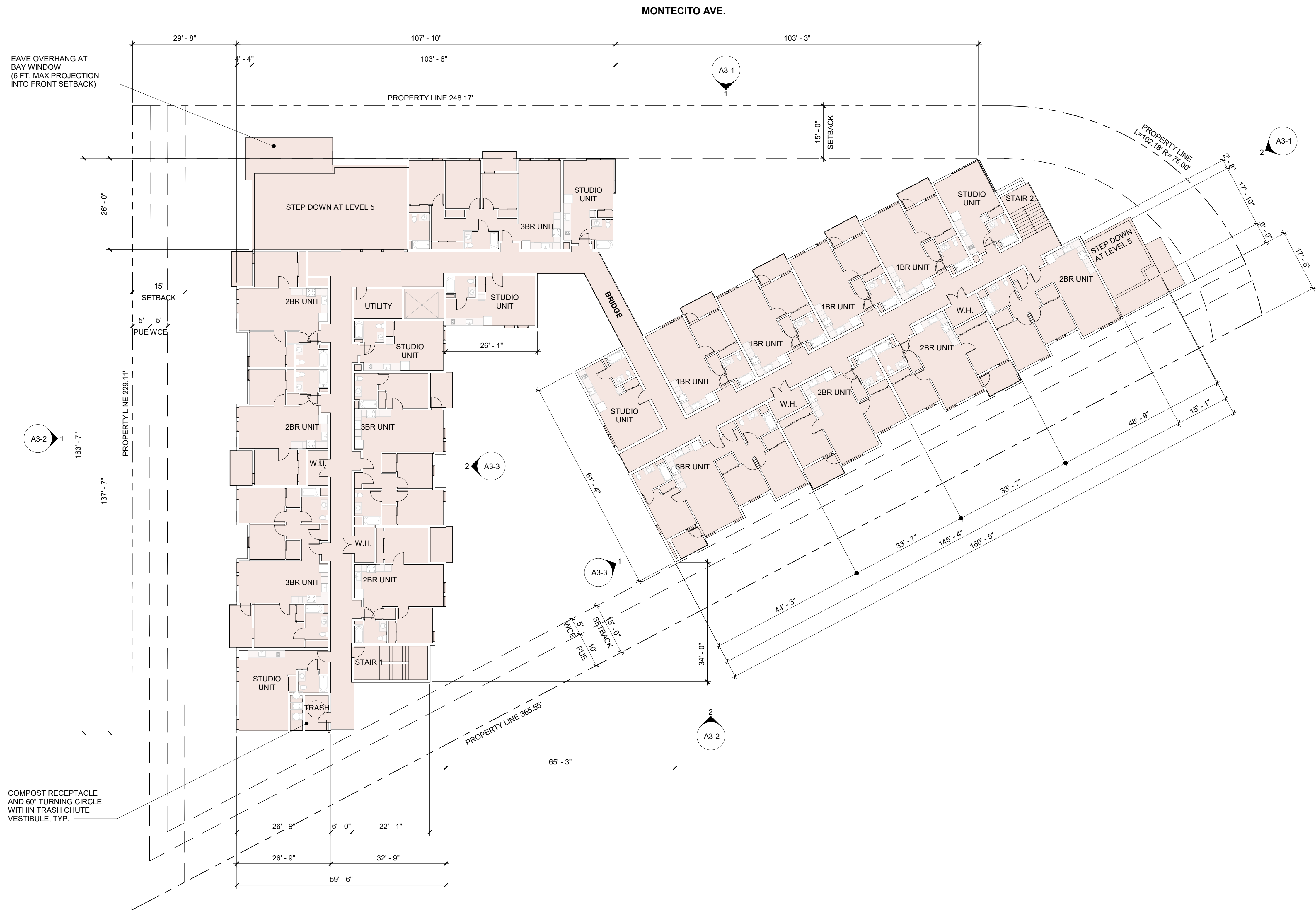
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**Level 3 Floor Plan (Level 4 Sim.)**  
1/16" = 1'-0"



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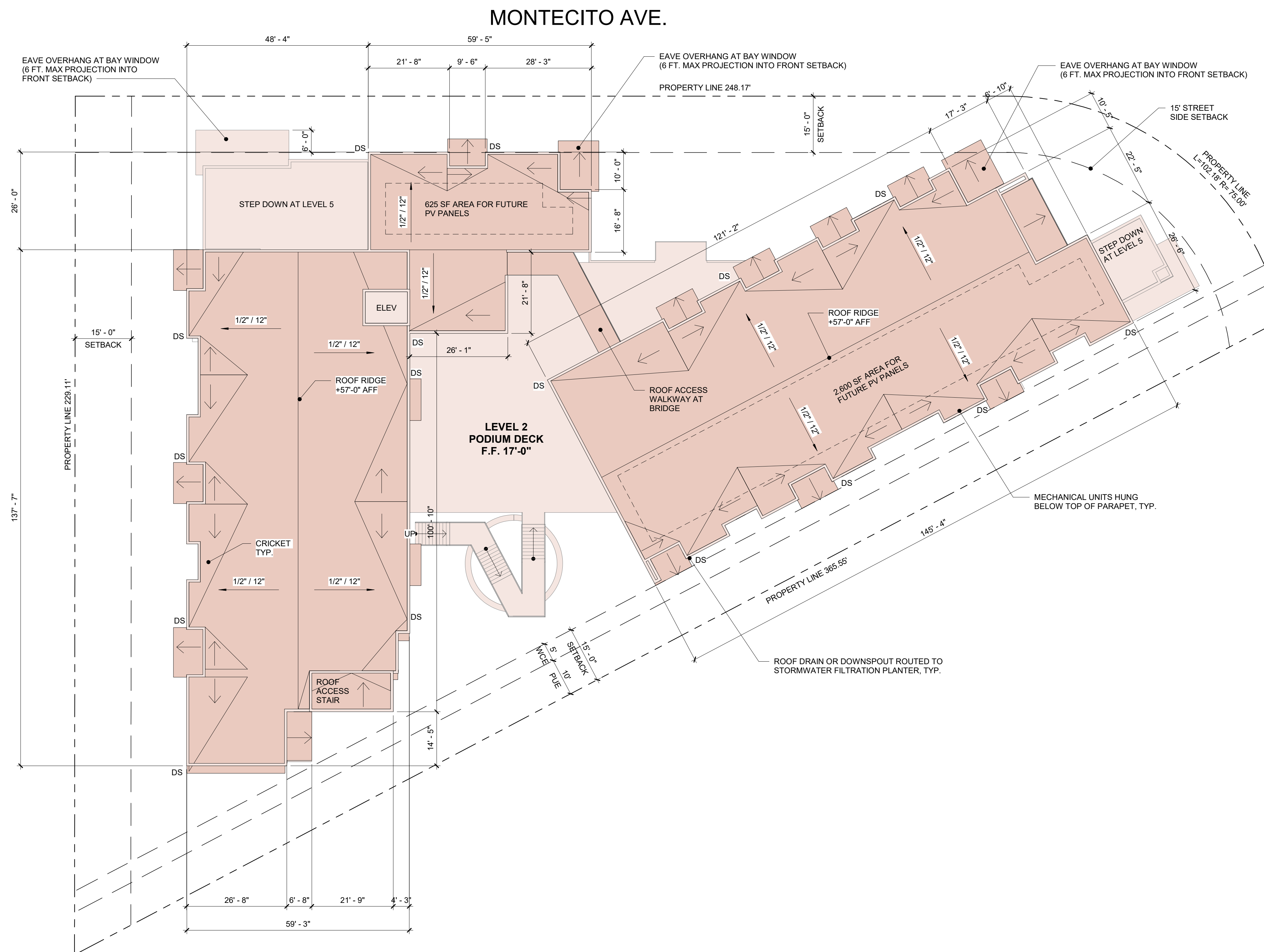


**Level 5 Floor Plan**

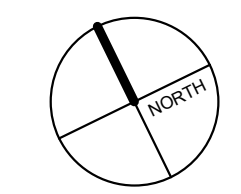
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**Roof Plan**  
1/16" = 1'-0"



**Montecito Avenue**  
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Charities Housing

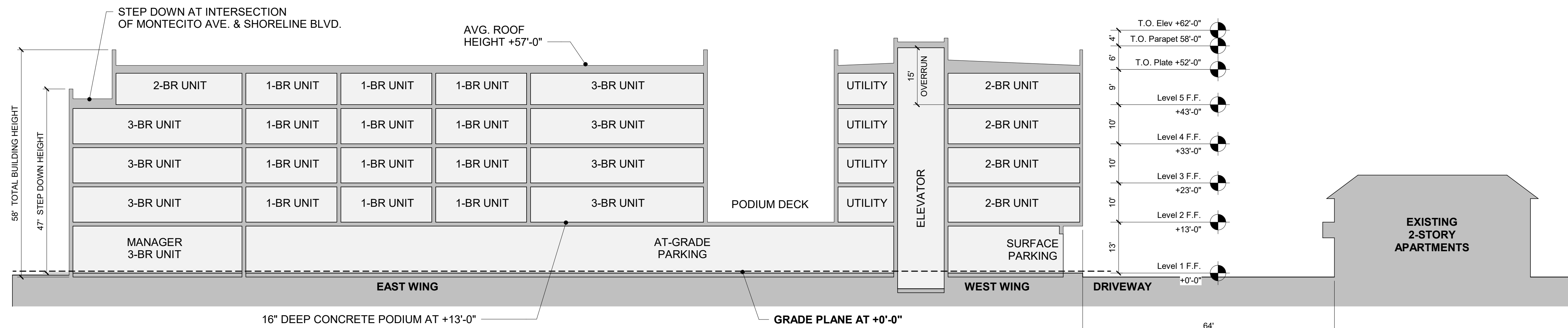
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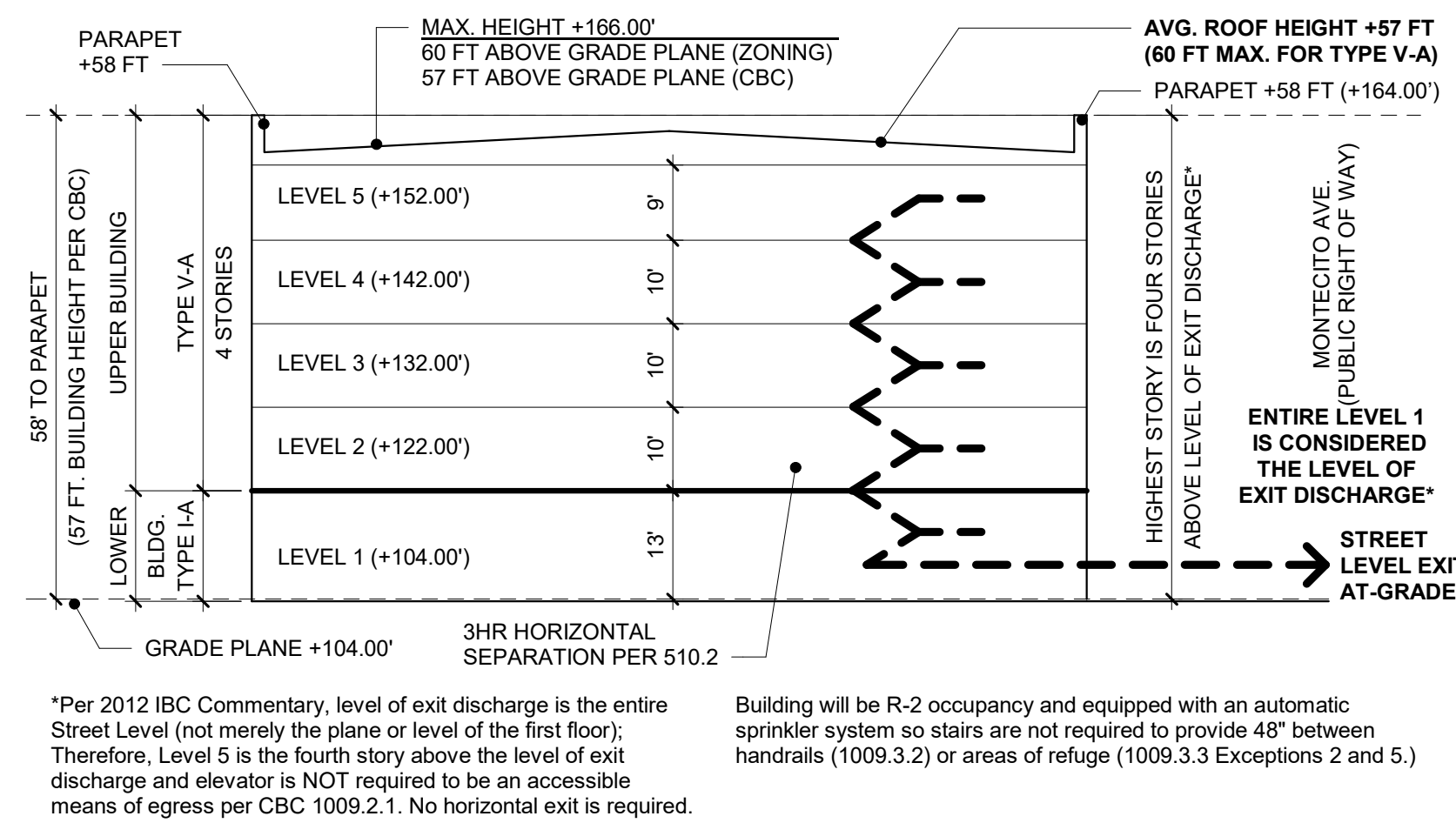
Roof Plan

A1-5

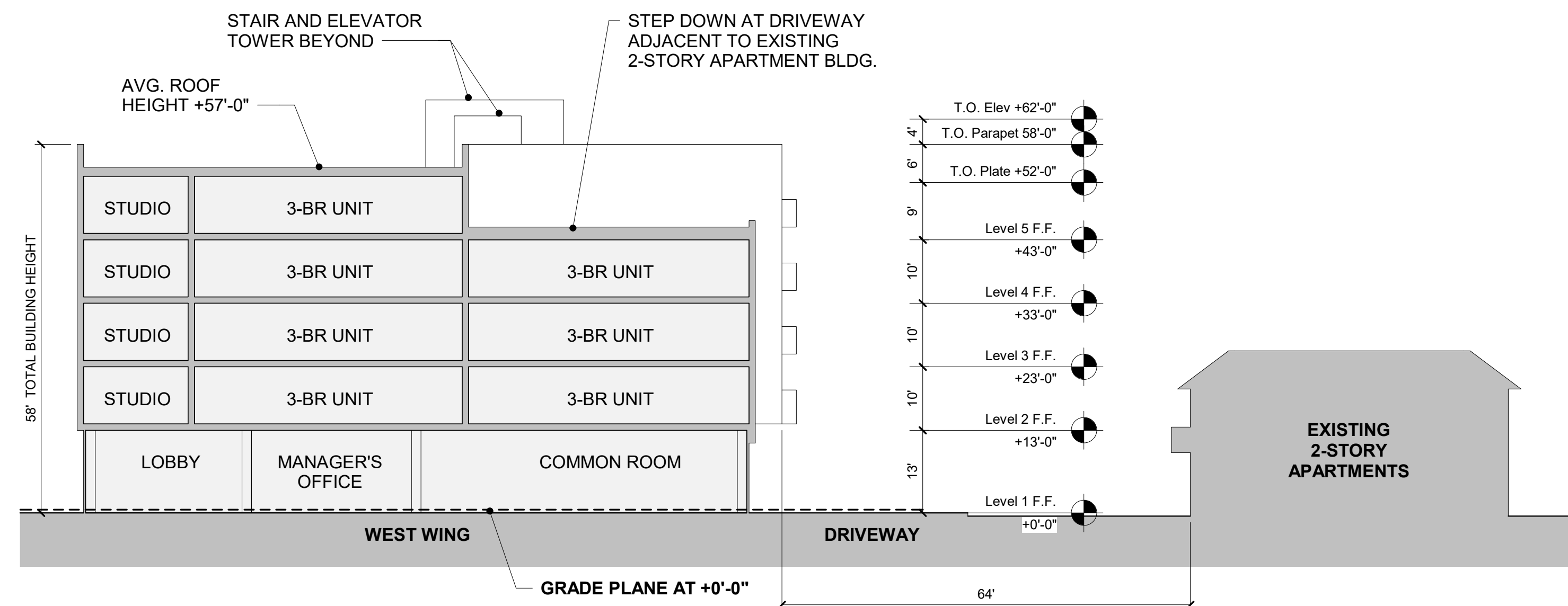




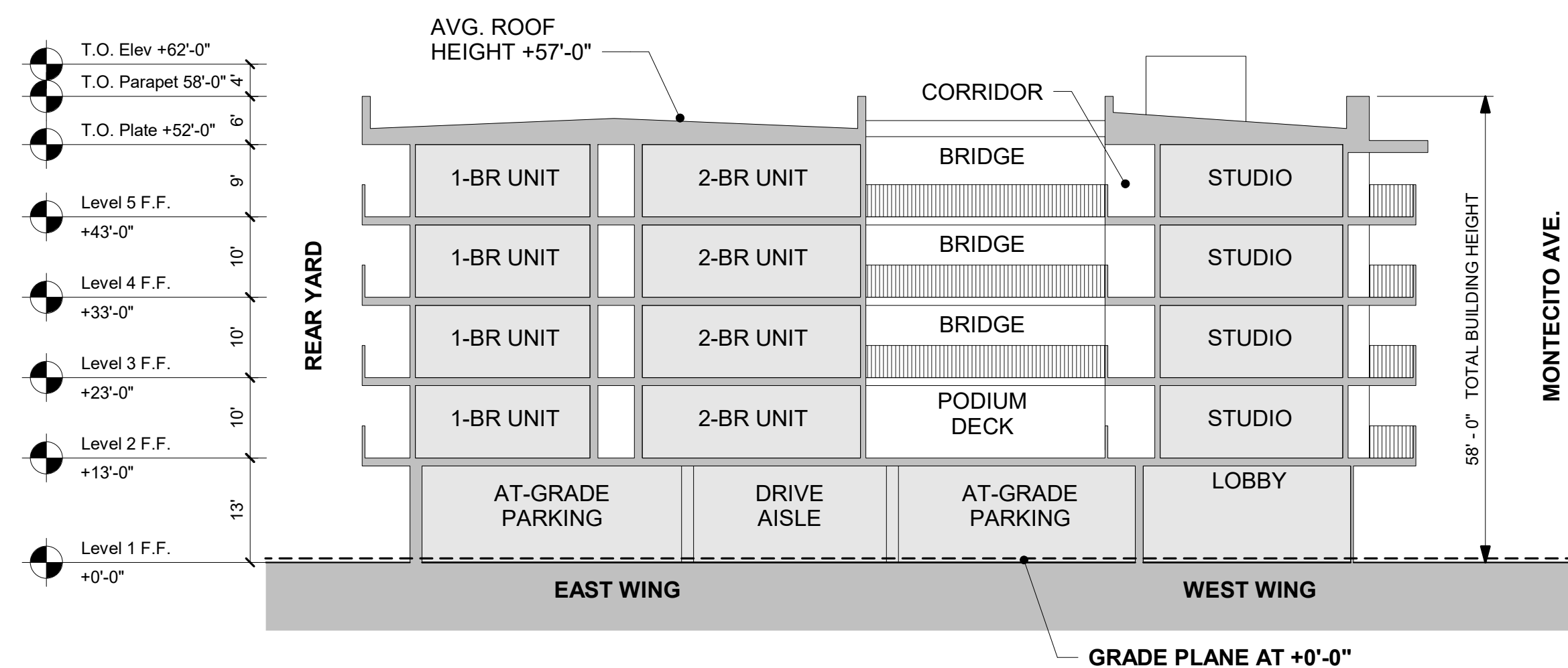
1 Section Through Building Looking South  
1/16" = 1'-0"



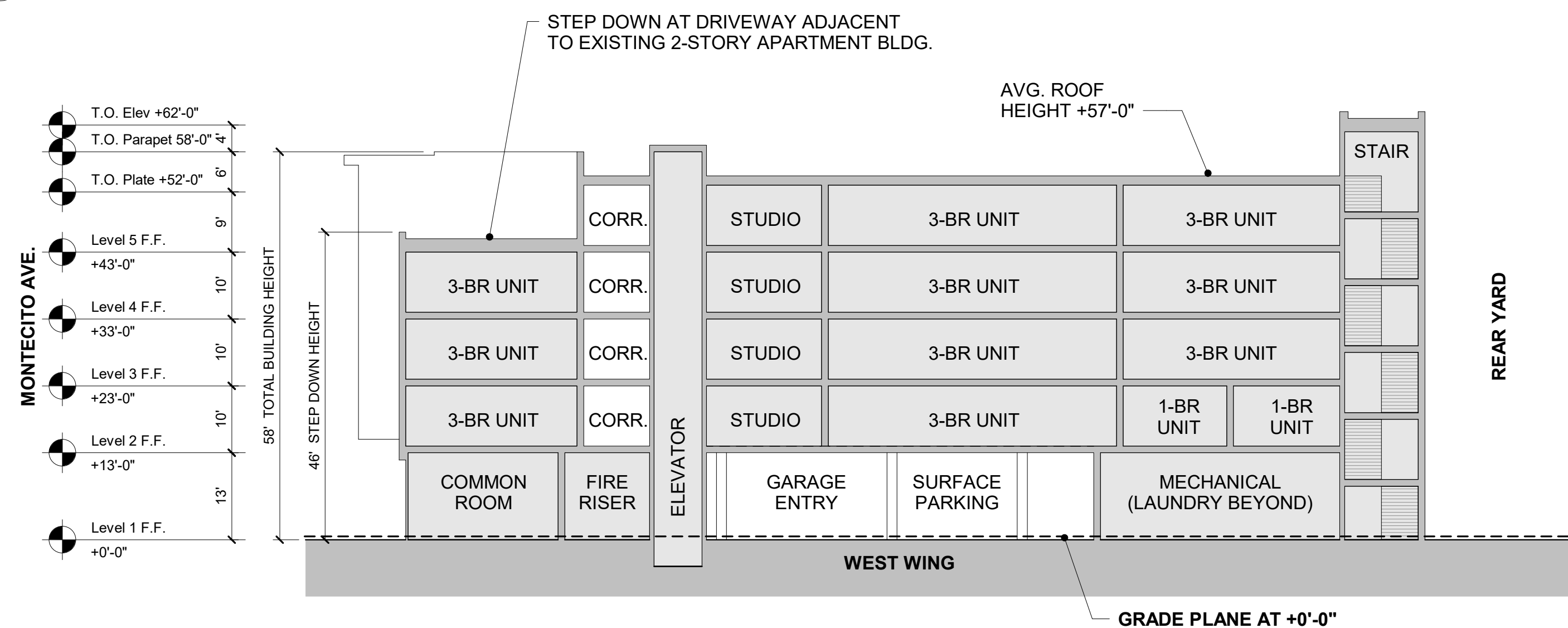
5 Type V-A Building Height, Accessible Means of Egress  
1" = 20'-0"



2 Section Through West Wing Looking South  
1/16" = 1'-0"



4 Section Through Building at Bridge  
1/16" = 1'-0"



3 Section Through West Wing Looking East  
1/16" = 1'-0"

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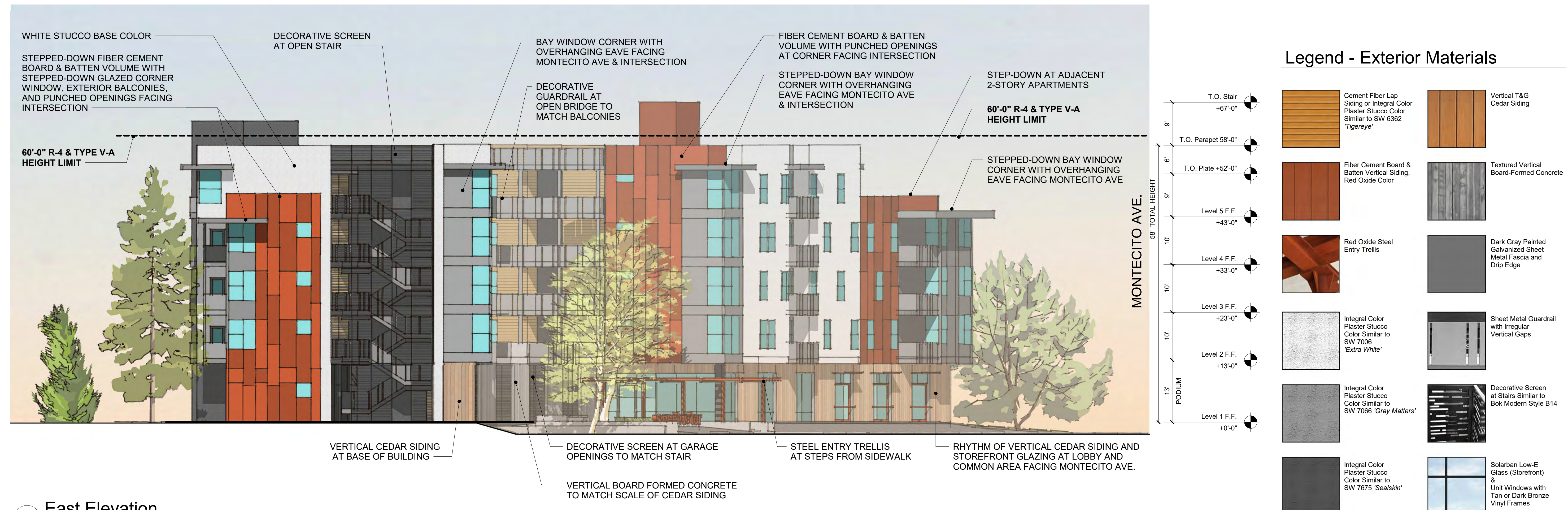
Building Sections

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**1 North Elevation**  
3/32" = 1'-0"



**2 East Elevation**  
3/32" = 1'-0"

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Exterior Elevations





**2 South Elevation**  
3/32" = 1'-0"



**1 West Elevation**  
3/32" = 1'-0"

**Legend - Exterior Materials**

	Cement Fiber Lap Siding or Integral Color Plaster Stucco Color Similar to SW 6362 'Tigereye'		Vertical T&G Cedar Siding
	Fiber Cement Board & Batten Vertical Siding, Red Oxide Color		Textured Vertical Board-Formed Concrete
	Red Oxide Steel Entry Trellis		Dark Gray Painted Galvanized Sheet Metal Fascia and Drip Edge
	Integral Color Plaster Stucco Color Similar to SW 7006 'Extra White'		Sheet Metal Guardrail with Irregular Vertical Gaps
	Integral Color Plaster Stucco Color Similar to SW 7066 'Gray Matters'		Decorative Screen at Stairs Similar to Bok Modern Style B14
	Integral Color Plaster Stucco Color Similar to SW 7675 'Sealskin'		Solarban Low-E Glass (Storefront) & Unit Windows with Tan or Dark Bronze Vinyl Frames

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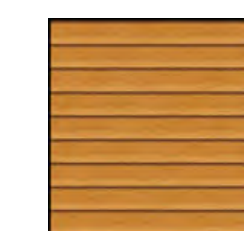







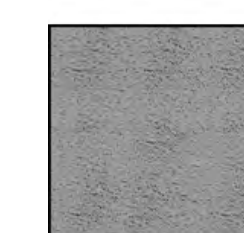



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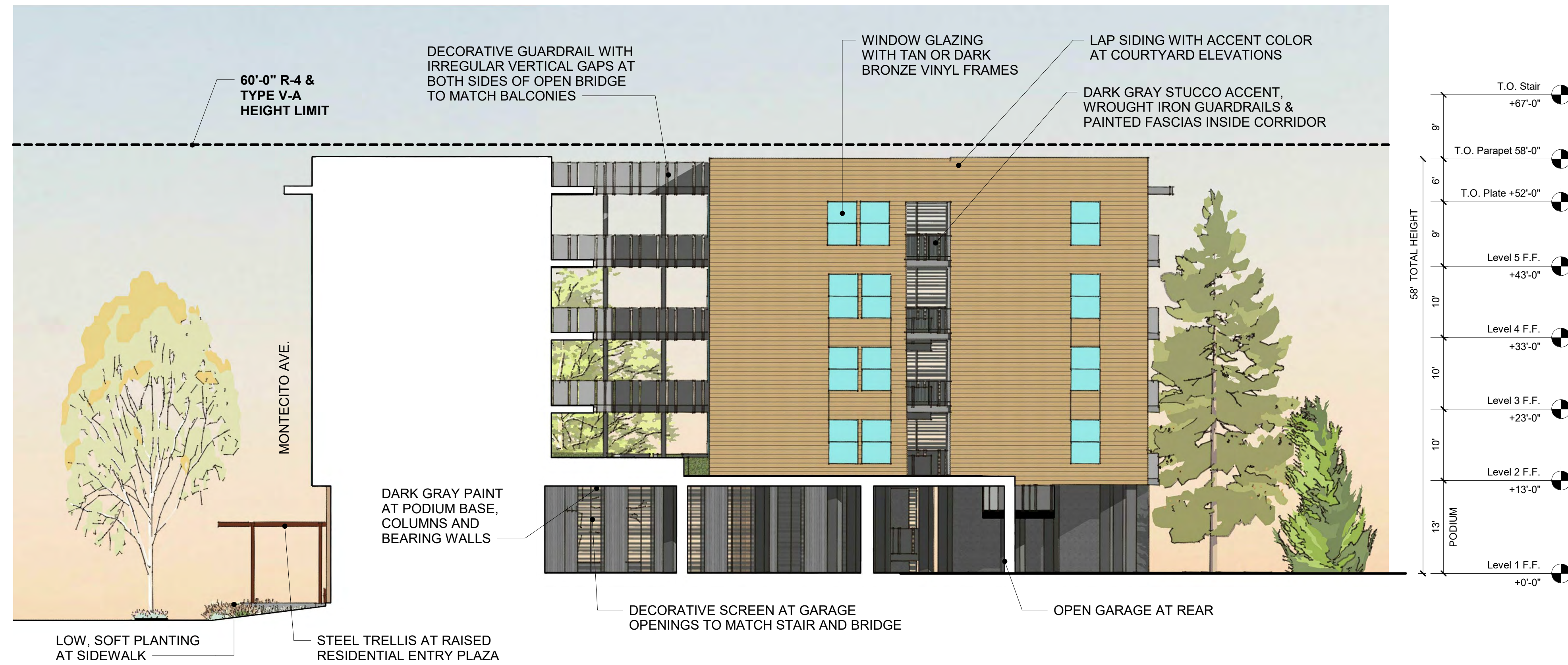
Exterior Elevations

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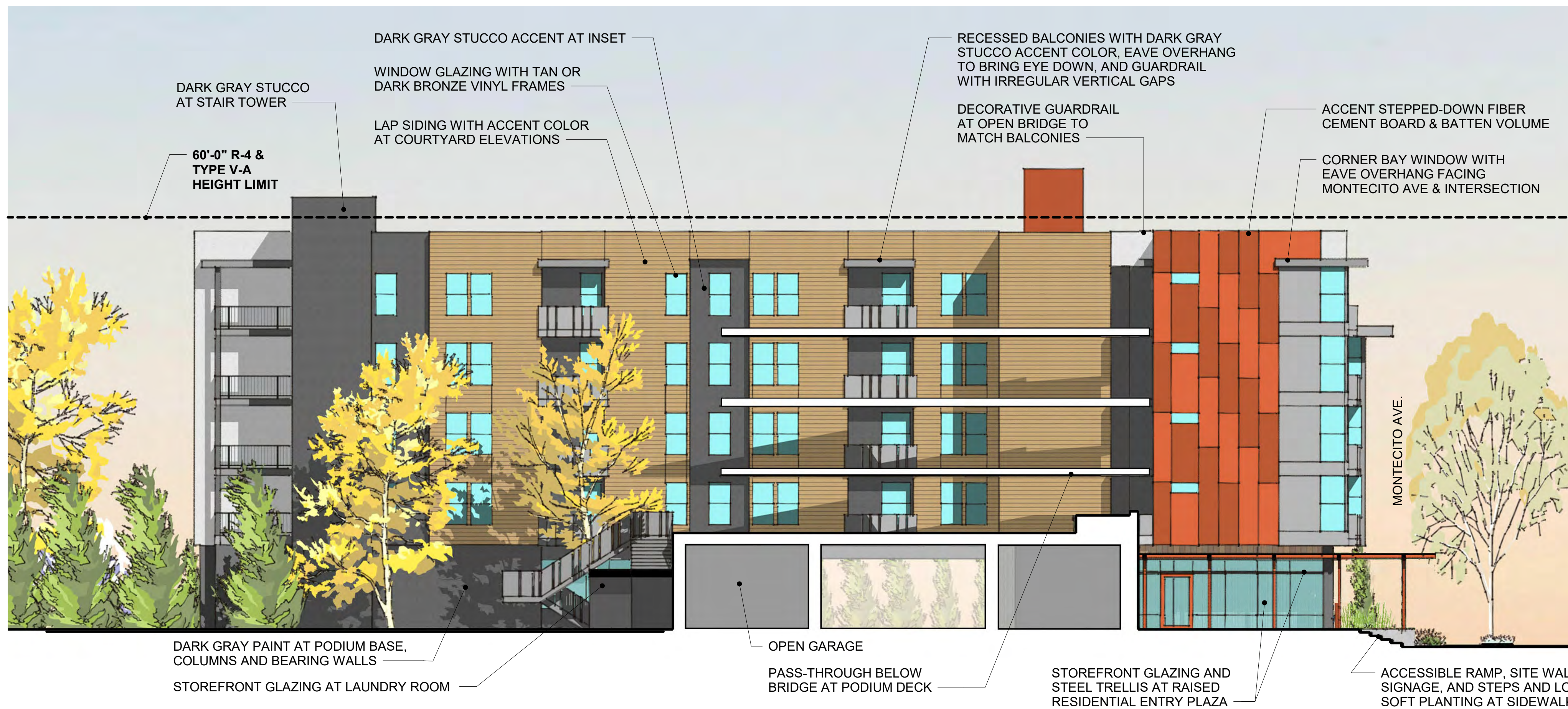


**Legend - Exterior Materials**

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	Integral Color Plaster Stucco Color Similar to SW 7006 'Extra White'		Sheet Metal Guardrail with Irregular Vertical Gaps
	Integral Color Plaster Stucco Color Similar to SW 7066 'Gray Matters'		Decorative Screen at Stairs Similar to Bok Modern Style B14
	Integral Color Plaster Stucco Color Similar to SW 7675 'Sealskin'		Solarban Low-E Glass (Storefront) & Unit Windows with Tan or Dark Bronze Vinyl Frames



**1 West Courtyard Elevation**  
3/32" = 1'-0"



**2 East Courtyard Elevation**  
3/32" = 1'-0"

**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing

Project 19131

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4/21/21 Informal Review 3rd Resubmit

5/24/21 for NOFA Review

Exterior Elevations

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① Example of Staggered Red Oxide Board and Batten Vertical Siding



③ Plaster Wall with Jagged Parapets and Gray Accent Color (Similar to South Elevation)



④ Corner Bay Window with Vinyl Windows and Accent Material

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Material Examples

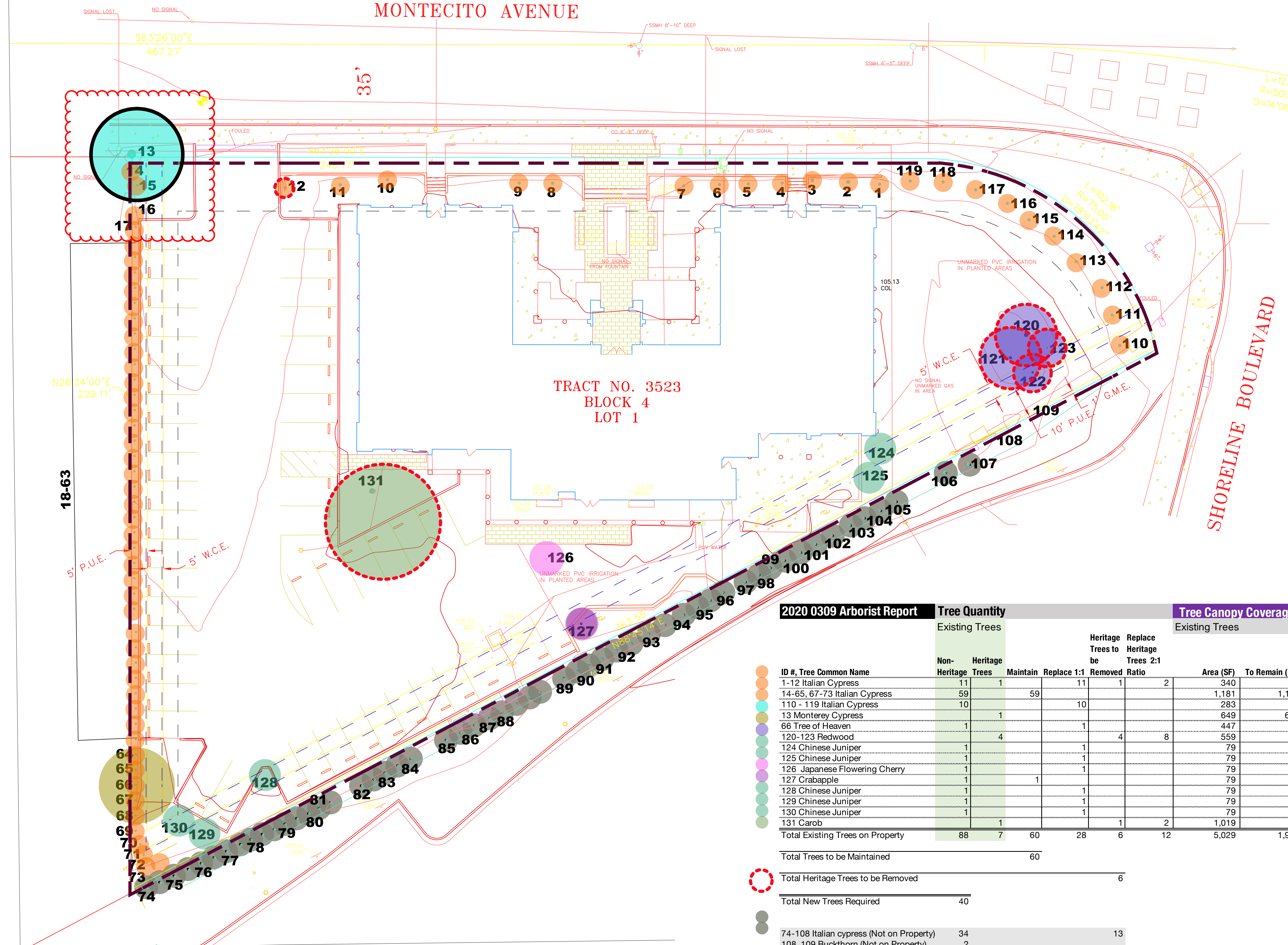


City of Mountain View Urban Tree Protection Requirements

Ordinance No. 4.11 (3/1/11) Chapter 32, Article II, Protection of Urban Forest protects Heritage trees within the city. Heritage trees are defined as:

1. A tree which has a circumference of 48 inches (15 inches diameter) or more measured at fifty-four (54) inches above natural grade;
2. A multi-branched tree which has major branches below fifty-four (54) inches above the natural grade with a circumference of 48 inches measured just below the first major trunk fork.
3. Any Quercus (oak), Sequoia (redwood), or Cedrus (cedar) tree with a circumference of 12 inches (4 inches diameter) or more when measured at fifty-four (54) inches above natural grade;
4. A tree or grove of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.

Heritage trees are required to be maintained and preserved in a, "state of good health." They may not be "injured, damaged, destroyed, moved or removed" without a Heritage Tree Removal Permit.

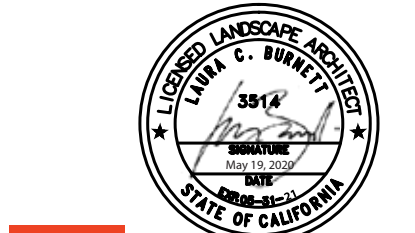


2020 0309 Arborist Report

ID #, Tree Common Name	Tree Quantity					Tree Canopy Coverage		
	Non-Heritage	Heritage Trees	Maintain	Replace 1:1	Heritage Trees to be Removed	Replace Heritage Trees 2:1	Existing Trees	To Remain (SF)
1-12 Italian Cypress	11	1		11	1	2	340	
14-65, 67-73 Italian Cypress	59		59				1,181	1,181
110 - 119 Italian Cypress	10			10			283	
13 Monterey Cypress		1					649	649
66 Tree of Heaven	1			1			447	
120-123 Redwood		4			4	8	559	
124 Chinese Juniper	1			1			79	
125 Chinese Juniper	1			1			79	
126 Japanese Flowering Cherry	1			1			79	
127 Crabapple	1		1				79	79
128 Chinese Juniper	1			1			79	
129 Chinese Juniper	1			1			79	
130 Chinese Juniper	1			1			79	
131 Carob		1			1	2	1,019	
<b>Total Existing Trees on Property</b>	<b>88</b>	<b>7</b>	<b>60</b>	<b>28</b>	<b>6</b>	<b>12</b>	<b>5,029</b>	<b>1,909</b>
<b>Total Trees to be Maintained</b>			<b>60</b>					
<b>Total Heritage Trees to be Removed</b>					<b>6</b>			
<b>Total New Trees Required</b>	<b>40</b>							
74-108 Italian cypress (Not on Property)	34							13
108, 109 Buckthorn (Not on Property)	2							
<b>Total Trees Not on Property</b>	<b>36</b>							<b>13</b>
<b>Total Existing Trees listed in Report</b>	<b>131</b>							

CANOPY AREAS TRACED FROM CURRENT AERIAL PHOTO, GOOGLEMAPS.COM

See Arborist Report for description of each tree



attention: landscape architecture

1545 Kettner Boulevard  
San Diego, CA 92101  
laura@studioe.com  
619-405-9303

Tree Assessment Plan

1265 Montecito Avenue  
Mountain View, CA

Prepared for:  
Charities Housing  
San Jose, CA

February 2020

Notes:  
Base map provided by:  
Carroll Engineering  
San Jose, CA

Numbered tree locations are approximate.

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- 6/2/21 Updated L1.1

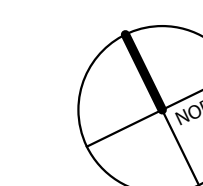


325 Ray Street  
Pleasanton, CA 94566  
Phone 925.484.0211  
Fax 925.484.0596  
www.hortscience.com

A0.4

TREE ASSESSMENT PLAN

Existing Trees



16' 40'

L1.1

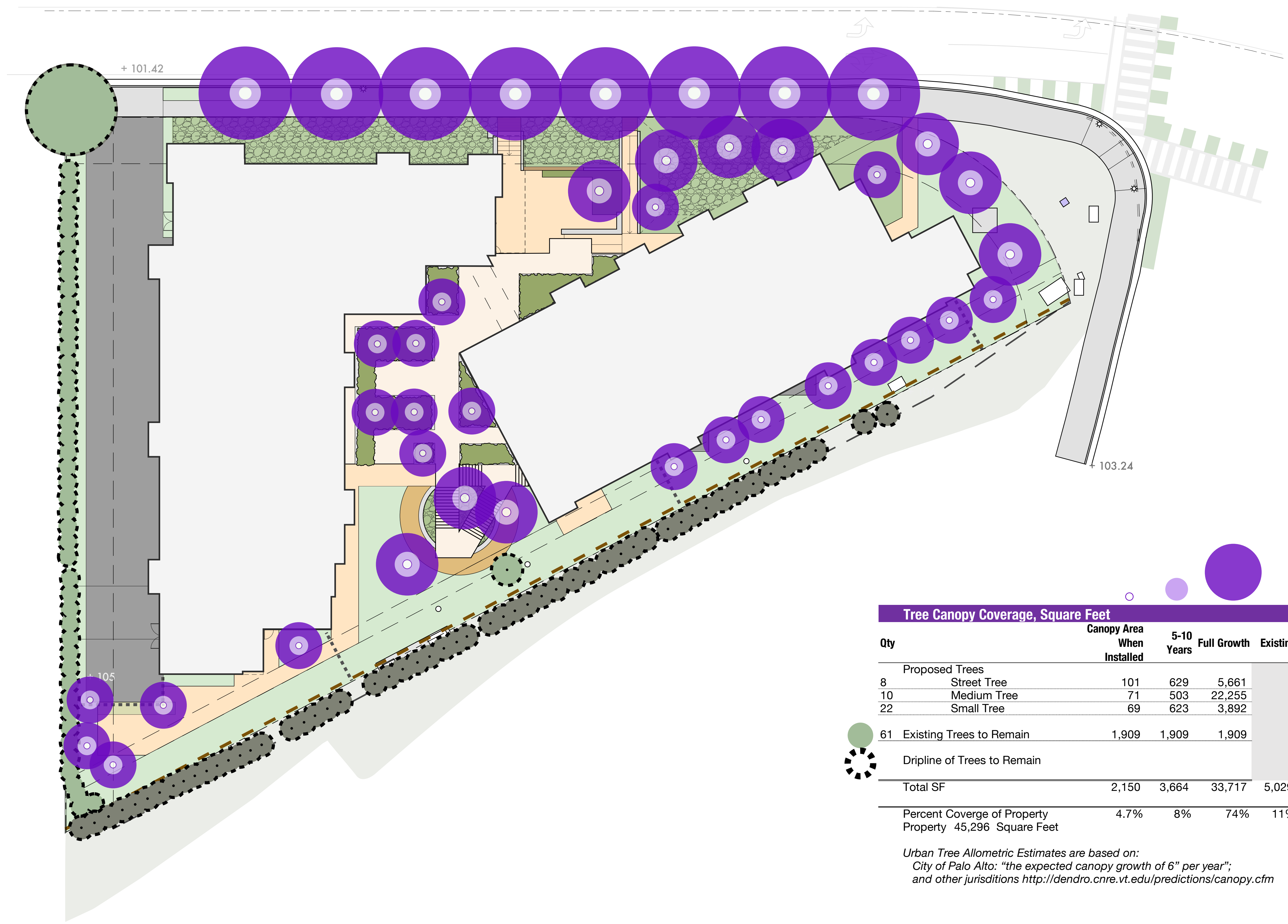




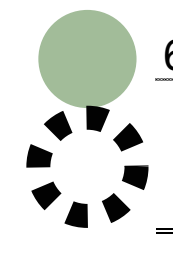
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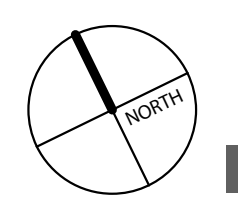
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Tree Canopy Coverage, Square Feet					
Qty		Canopy Area When Installed	5-10 Years Full Growth	Existing	
<b>Proposed Trees</b>					
8	Street Tree	101	629	5,661	
10	Medium Tree	71	503	22,255	
22	Small Tree	69	623	3,892	
61	Existing Trees to Remain	1,909	1,909	1,909	
	Dripline of Trees to Remain				
<b>Total SF</b>		2,150	3,664	33,717	5,029
<b>Percent Coverage of Property</b>		4.7%	8%	74%	11%
Property 45,296 Square Feet					



Urban Tree Allometric Estimates are based on:  
City of Palo Alto: "the expected canopy growth of 6" per year";  
and other jurisdictions <http://dendro.cnre.vt.edu/predictions/canopy.cfm>



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LOCATION OF PLANTING AND PEDESTRIAN PAVEMENT IS SCHEMATIC AND WILL BE REFINED FOR THE FORMAL SUBMITTAL

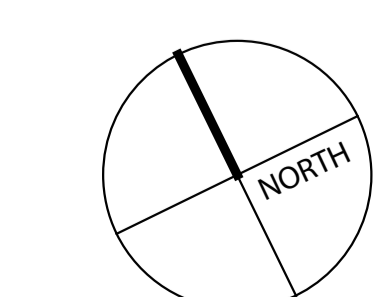


MONTECITO AVENUE



LEGEND:

- SIDEWALK PAVEMENT
- PEDESTRIAN ACCESS PAVEMENT
- GROUND LEVEL ENHANCED PAVEMENT
- PODIUM DECK PAVEMENT
- DECOMPOSED GRANITE
- MONTECITO AVE. PARKWAY PLANTING, SEE SHEET L1.4
- RIPARIAN WOODLAND PLANTING, SEE SHEET L1.4
- UPLAND PLANTING, SEE SHEET L1.4
- PODIUM PLANTING, SEE SHEET L1.4
- NEW TREES, SEE SHEET L1.4



16' 40'



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**Floor Areas**

**Lot Area:** 45,296 sf (1.04 acres)

**Floor Area Ratio:** 2.3 FAR Max. (R-4 Zone at 80 du/ac)  
**Allowable FAR:** 45,296 x 2.3 = 104,181 SF  
**Proposed FAR:** 96,091 sf or 2.12 FAR

ZONING FLOOR AREAS:		BUILDING CODE FLOOR AREAS	
LEVEL	AREA	LEVEL	AREA
Level 1 Enclosed Area	21,555 SF	Level 1 CBC Area	21,555 SF
Level 2 Enclosed Area	19,071 SF	<b>TOTAL TYPE I-A</b>	<b>21,555 SF</b>
Level 3 Enclosed Area	19,071 SF	Level 2 CBC Area	19,784 SF
Level 4 Enclosed Area	19,071 SF	Level 3 CBC Area	19,784 SF
Level 5 Enclosed Area	17,323 SF	Level 4 CBC Area	19,784 SF
<b>TOTAL</b>	<b>96,091 SF</b>	Level 5 CBC Area	18,372 SF
		<b>TOTAL TYPE V-A</b>	<b>77,724 SF</b>

CBC Floor Area includes all exterior balcony areas and open bridge

**Code Analysis**

Building Area includes the area within the surrounding exterior walls exclusive of vent shafts and courts. Areas not provided with surrounding walls are included when such area is within the horizontal projection of the roof or floor above. Open to below areas in multi-story voids within the building are excluded from the Building Area - only the first floor of a multi-story space is included. Refer to Plans on this sheet for inputs.

**Construction Type:** Level 1: IA (Sprinklered - NFPA 13)  
Level 2-5: VA (Sprinklered - NFPA 13)

**Proposed Occupancy:** Level 1: S-2 & B  
Level 2-5: R-2

**Special Provisions Used:** CBC 510.2 Horiz. Building Separation Allowance  
A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

<b>Building Area (per CBC definition):</b>	<b>TYPE I-A</b>	<b>Level 1</b>	<b>23,208 sf</b>
	<b>TYPE V-A</b>	Level 2	19,784 sf
		Level 3	19,784 sf
		Level 4	19,784 sf
		Level 5	18,372 sf
		<b>TOTAL</b>	<b>77,724 sf</b>

**LEVEL 1 ALLOWABLE BUILDING AREA (Type I-A)**  
This level contains non-separated occupancies:  
S-2 Parking Garage 0 sf  
B Office, Common 0 sf  
0sf

**Allowable Building Height (Table 504.3):** Unlimited  
**Allowable Number of Stories (Table 504.4):** Unlimited  
**Allowable Building Area (Table 506.2):** Unlimited  
**Max Allowable Area per Story:** Unlimited  
**Proposed: 22,566 sf**

**LEVEL 2-5 ALLOWABLE BUILDING AREA PER FLOOR (Type V-A)**

**Allowable Building Height (Per Table 504.3):** 70' (Without Area Increase)  
**Allowable Number of Stories (Table 504.4):** 4 (Without Area Increase)

**Allowable Building Area Per Story, Per CBC 506.2.3, equation 5-2 where Sa = 1**  
**Aa = [At + (NS x If)] x Sa**

**At =** Tabular Allowable area factor in accordance with table 506.2 = **36,000 sf (SM)**  
**NS =** Tabular allowable area factor per table 506.2 for nonsprinklered bldg = **12,000sf**  
**If =** Area factor increase due to frontage (percent) = **0.75**  
**Sa =** 1 per floor  
**Aa =** [36,000 + (12,000 x 0.75)] x 1  
**Aa =** [36,000 + (9,000)] x 1

**Aa = 45,000 sf per Floor**  
**Level 2,3,4 Proposed = 19,784 sf OK**  
**Level 5 Proposed = 18,372 sf OK**

For Group R-2 buildings of Type V-A construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, area increase is permitted in addition to the height and story increase provided the height shall not exceed 60 feet and 4 stories (see Note j, Table 504.3, Note o, Table 504.4 and Note j, Table 506.2)

Height is measured from grade plane to the average height of the roof surface. Average height of highest roof surface is 57 ft. above grade plane with parapets extending up to 60 ft. Project complies with footnote 'o'.

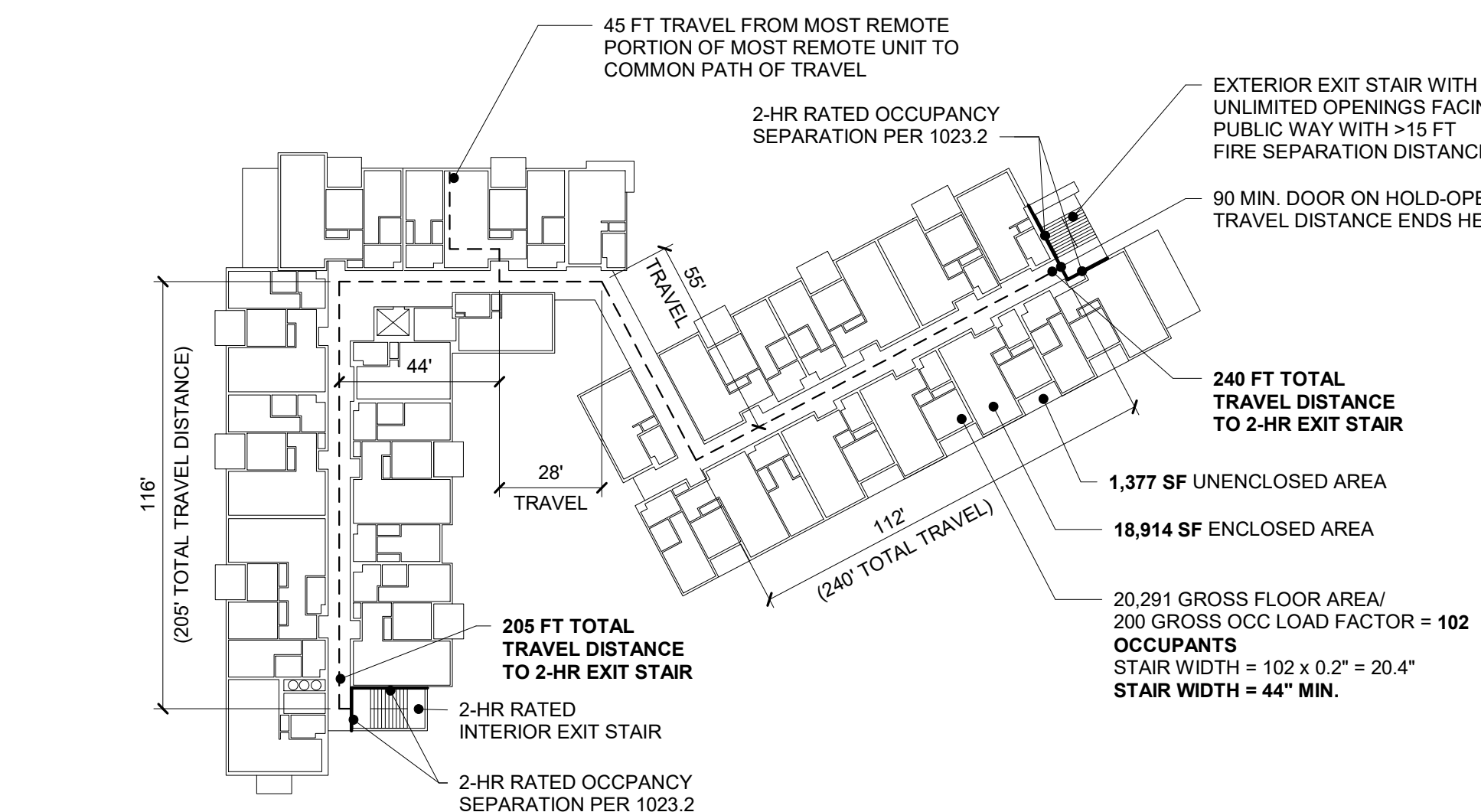
**LEVEL 2-5 ALLOWABLE BUILDING AREA TOTAL (Type V-A)**

**Allowable Building Height (Per Table 504.3):** 70' (Without Area Increase)  
**Allowable Number of Stories (Table 504.4):** 4 (Without Area Increase)

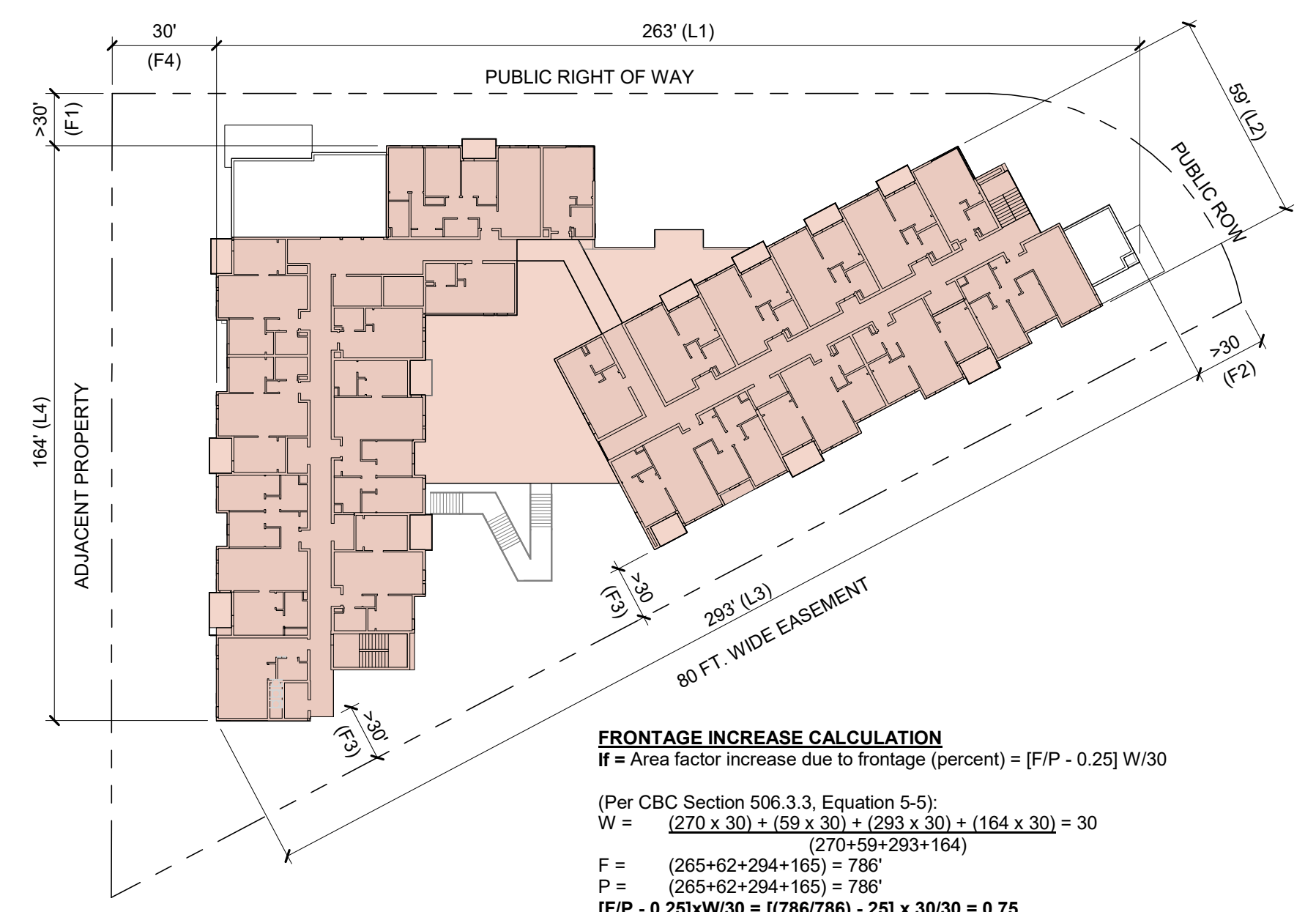
**Allowable Building Area Per Story, Per CBC 506.2.3, equation 5-2 where Sa = 2**  
**Aa = [At + (NS x If)] x Sa**

**At =** Tabular Allowable area factor in accordance with table 506.2 = **36,000 sf**  
**NS =** Tabular allowable area factor per table 506.2 for nonsprinklered bldg = **12,000sf**  
**If =** Area factor increase due to frontage (percent) = **0**  
**Sa =** 2  
**Aa =** [36,000 + (12,000 x 0.75)] x 2  
**Aa =** [36,000 + (9,000)] x 2

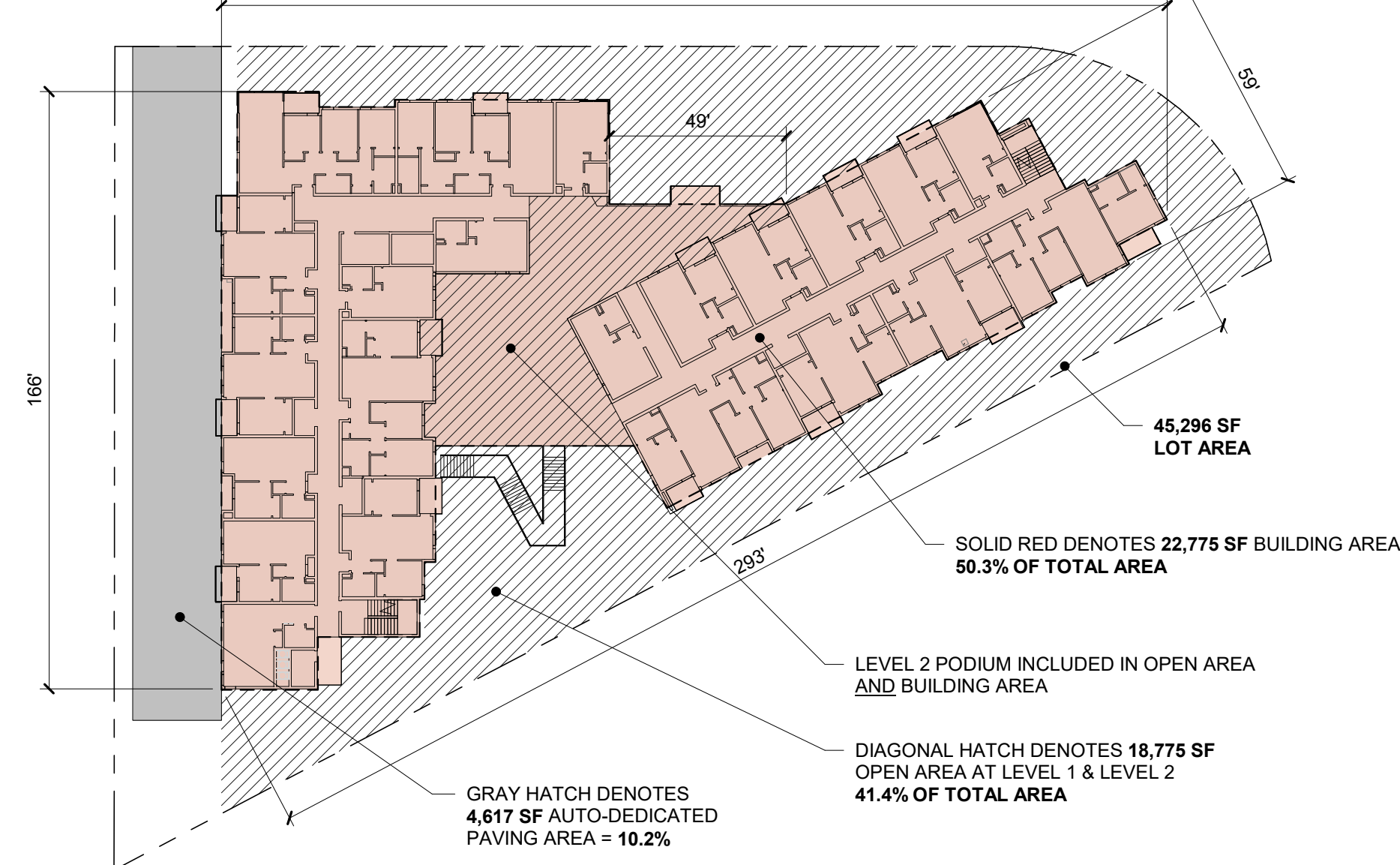
**Aa = 90,000 sf**  
**Proposed Building Area Levels 2,3,4,5 (CBC): 77,724 sf OK**



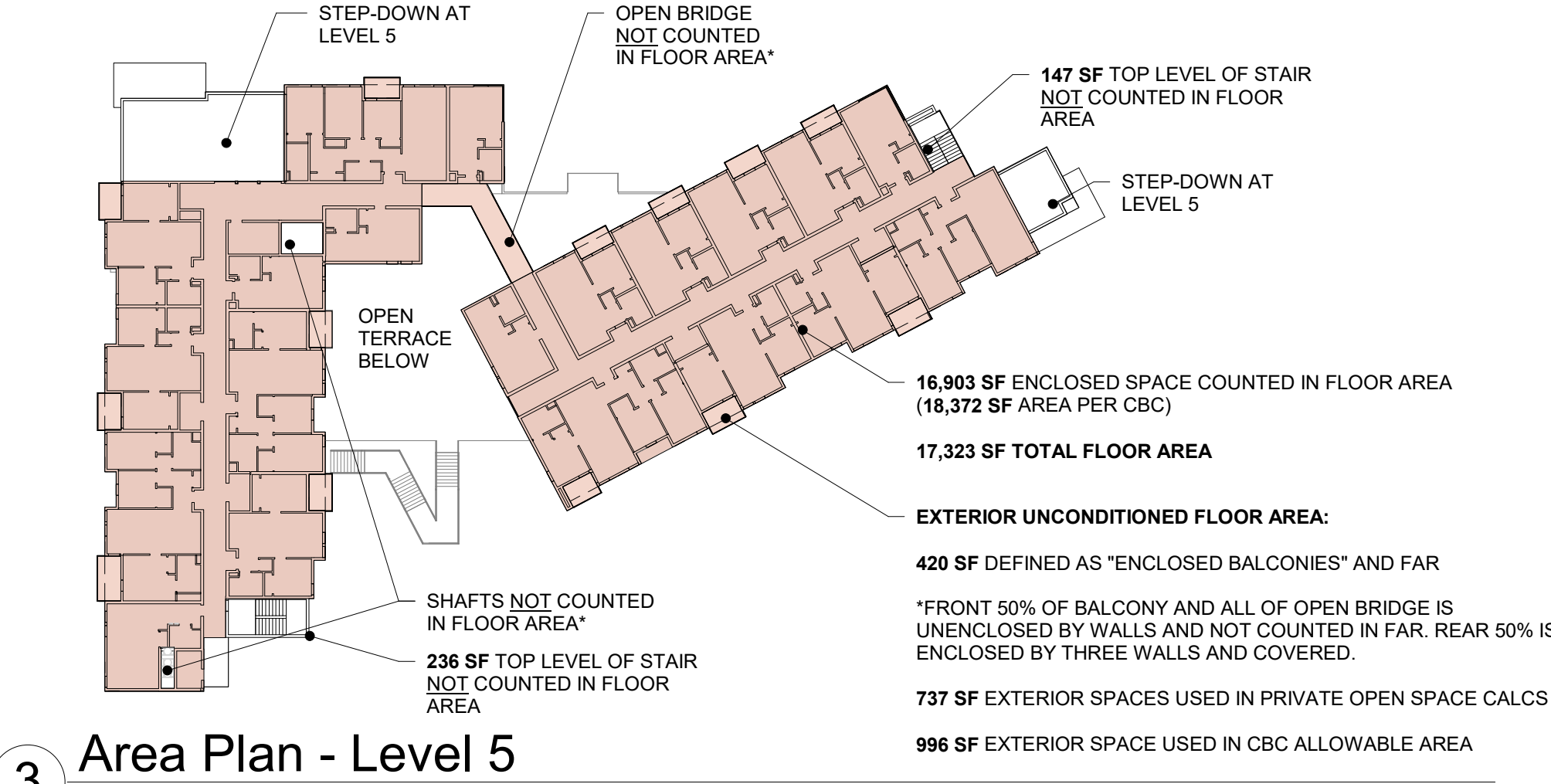
**7 Typical Egress Plan Levels 2-5**  
1" = 40'-0"



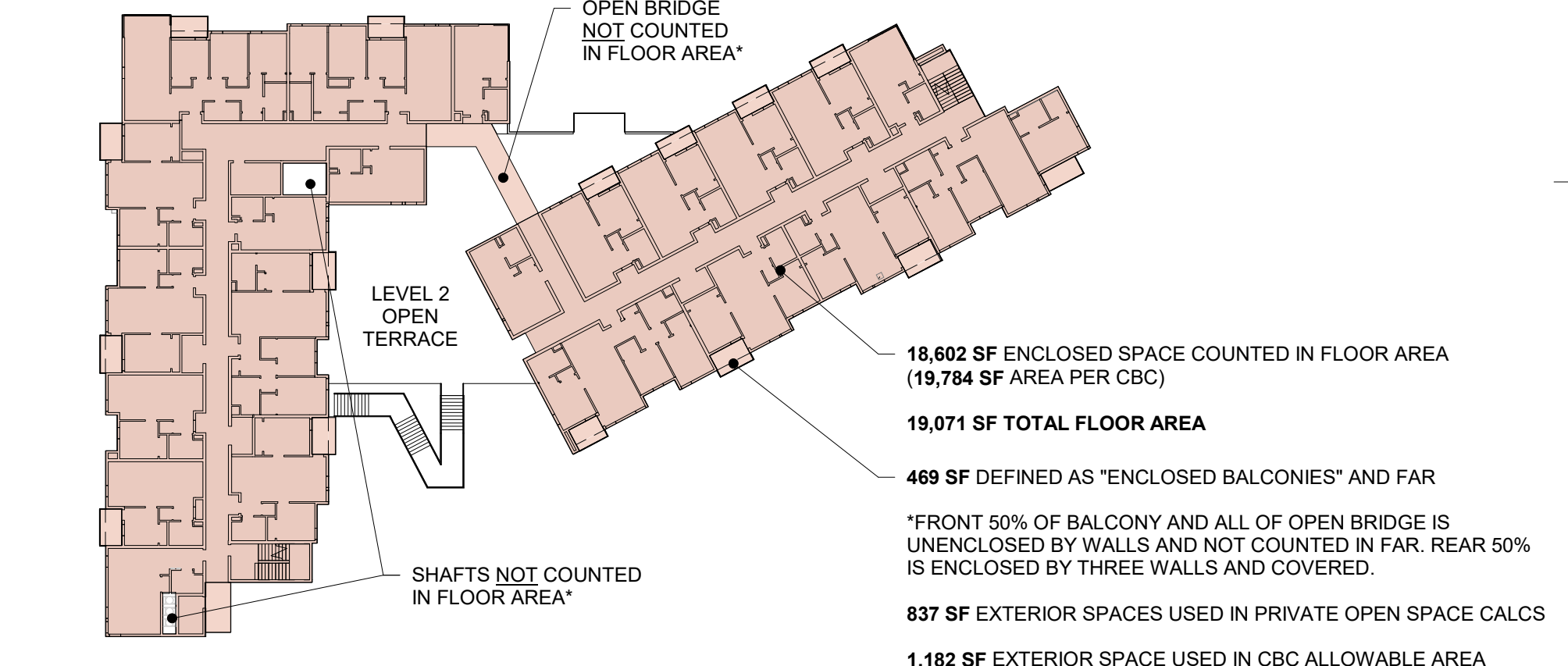
**5 Frontage Diagram**  
1" = 40'-0"



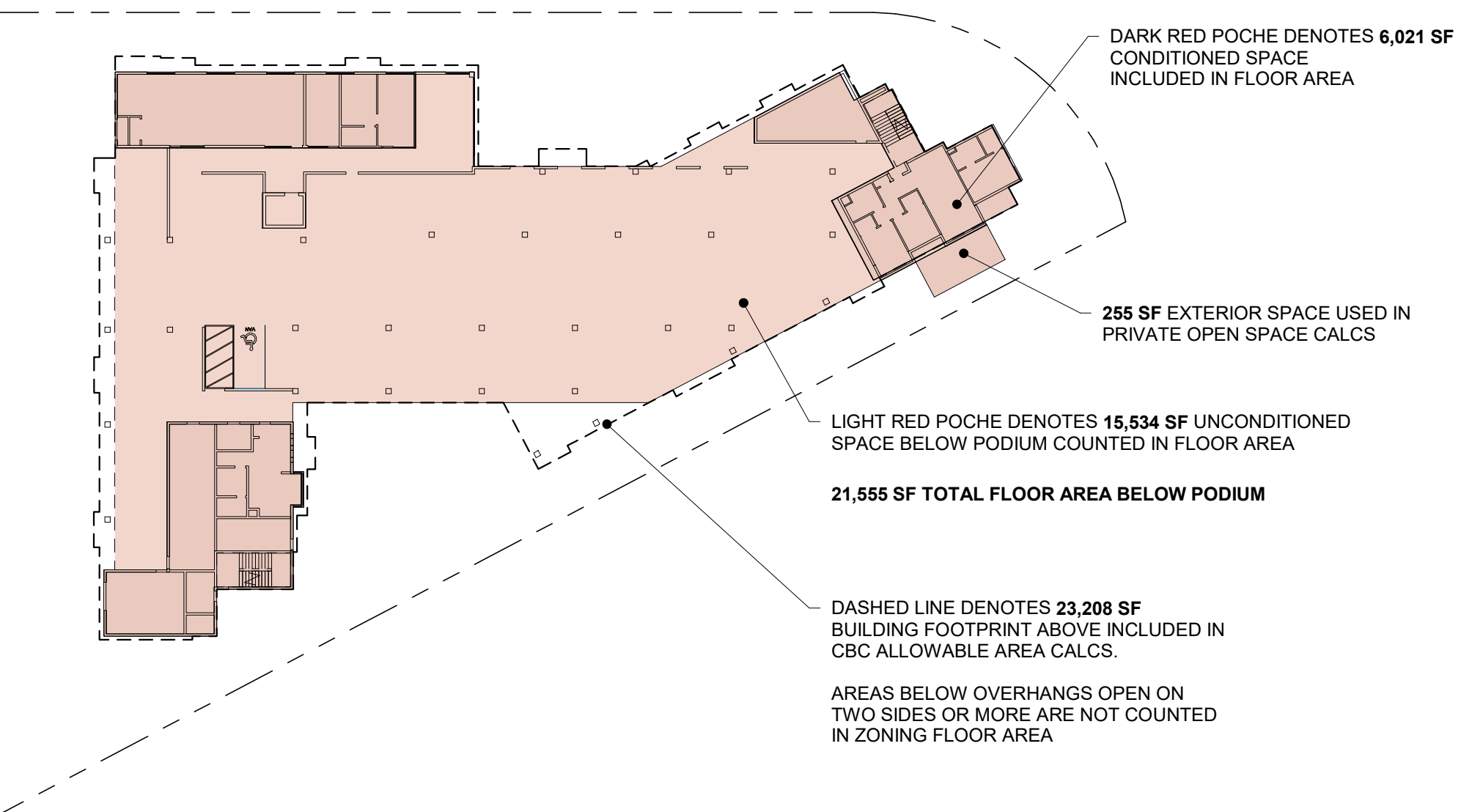
**4 Zoning Calculation (Per SH-5/FC-5)**  
1" = 40'-0"



**3 Area Plan - Level 5**  
1" = 40'-0"



**2 Area Plan - Level 2 (3 and 4 Sim.)**  
1" = 40'-0"



**1 Area Plan - Level 1**  
1" = 40'-0"

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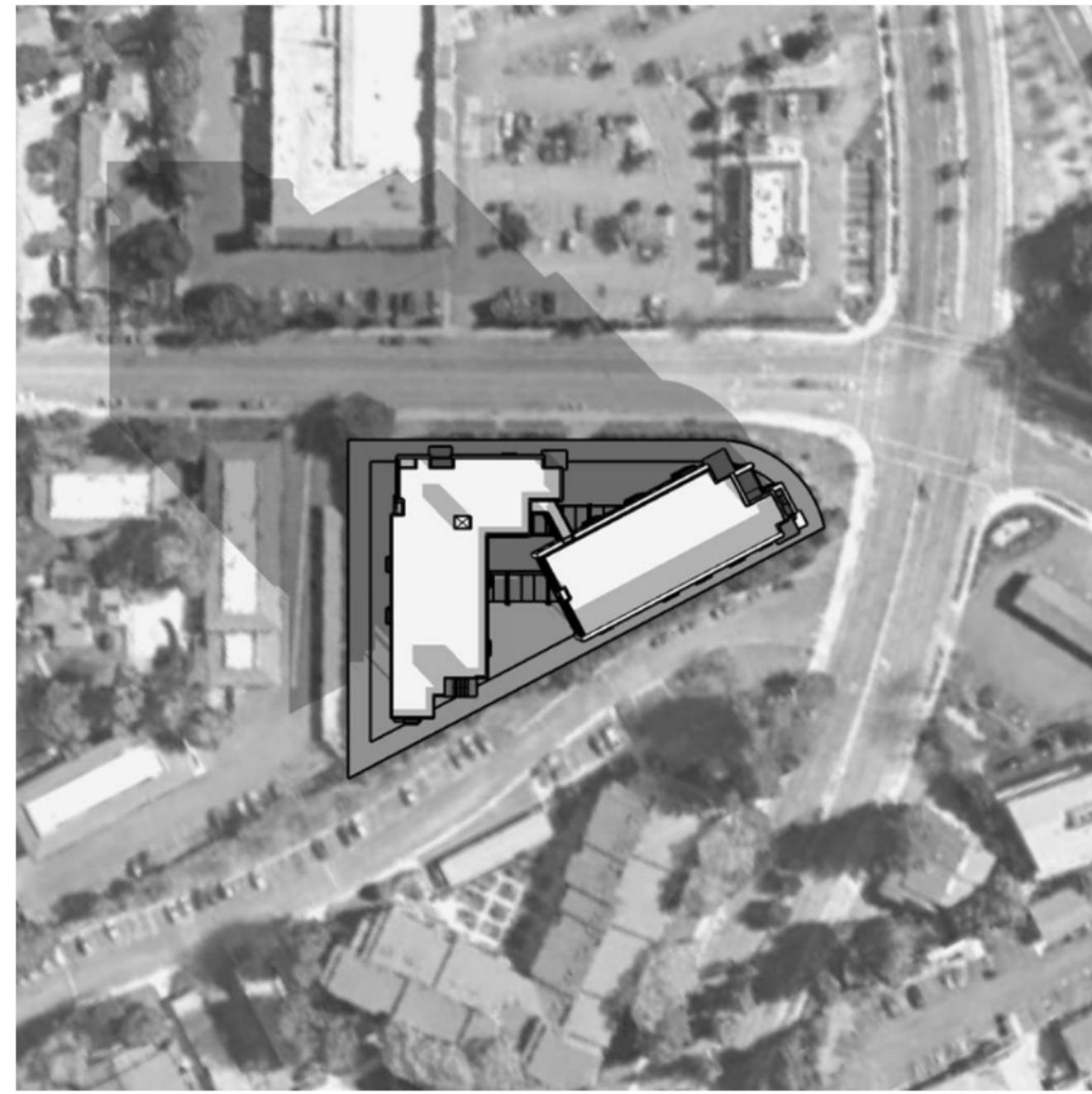
Code Analysis, Egress Plans & Area Plans

**A5-0**

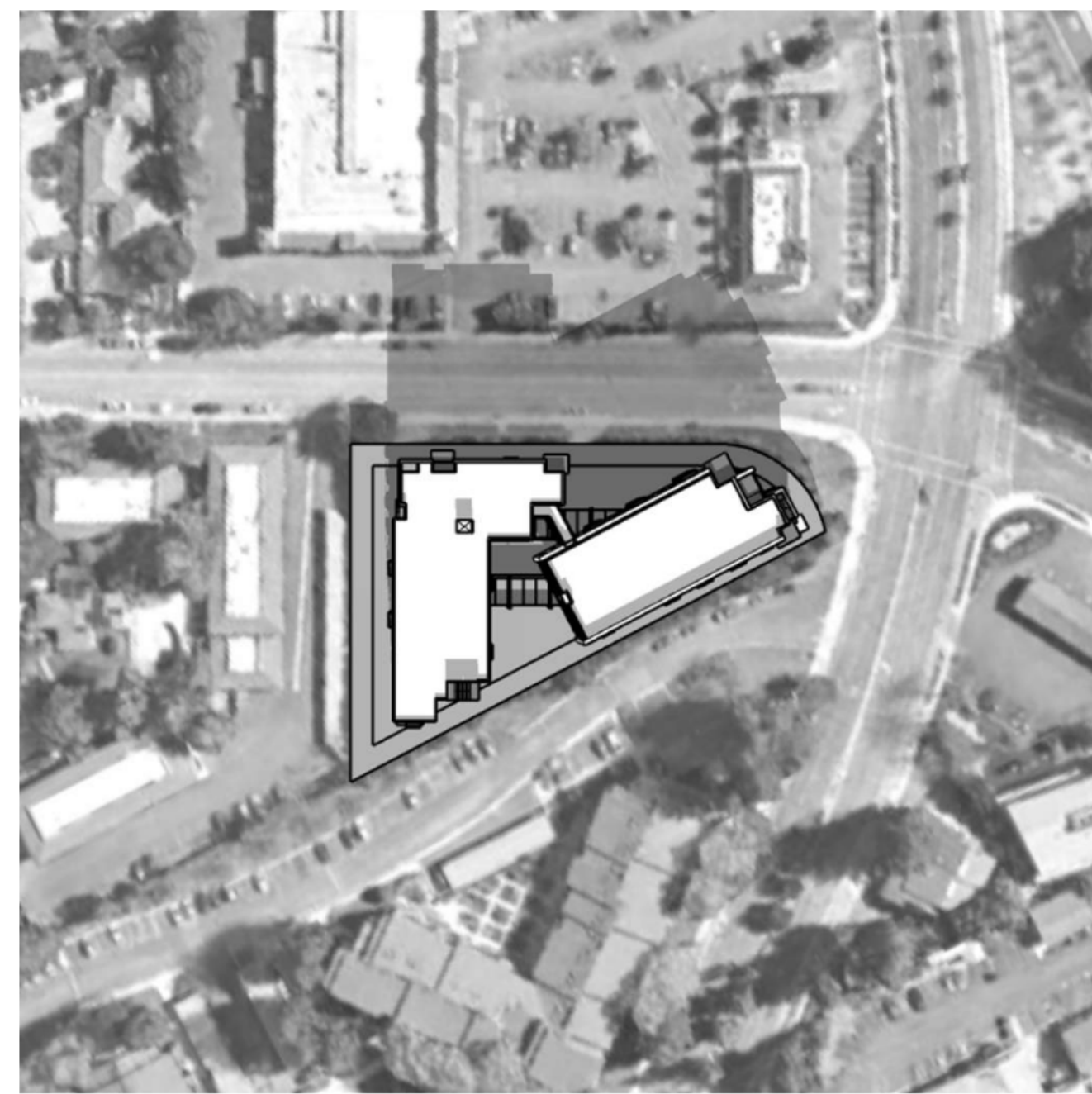
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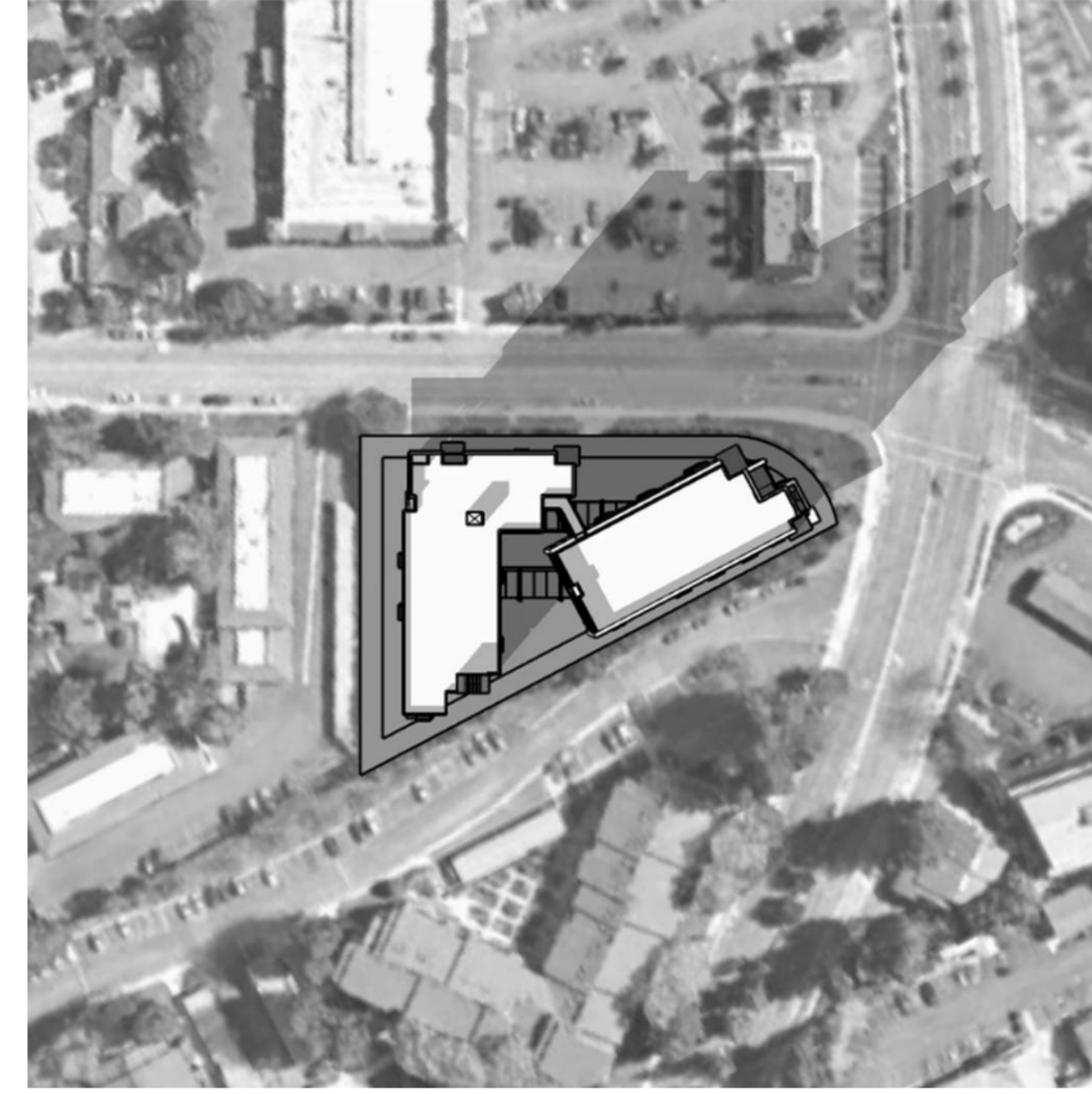
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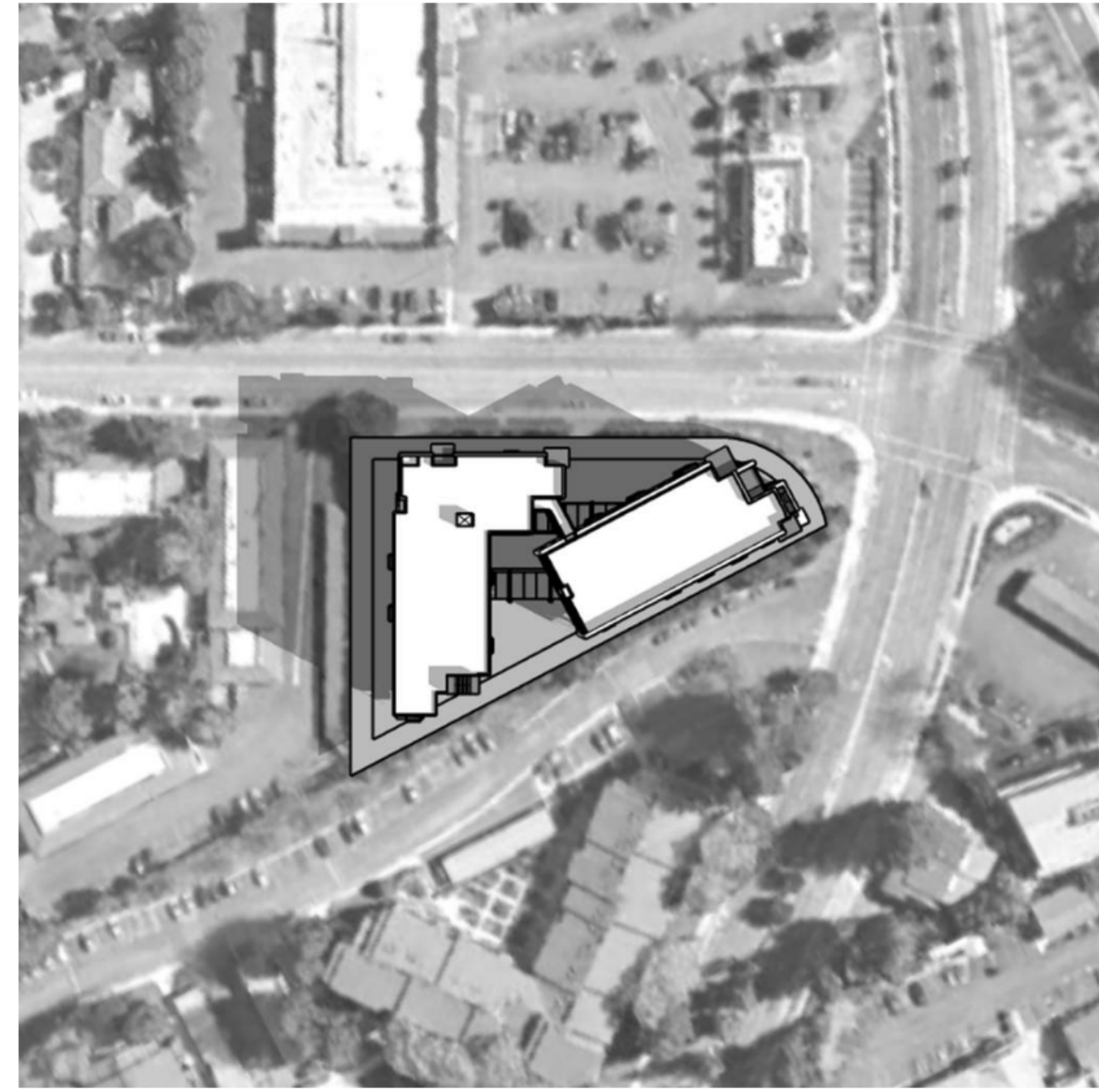
DEC 21 9:00 AM



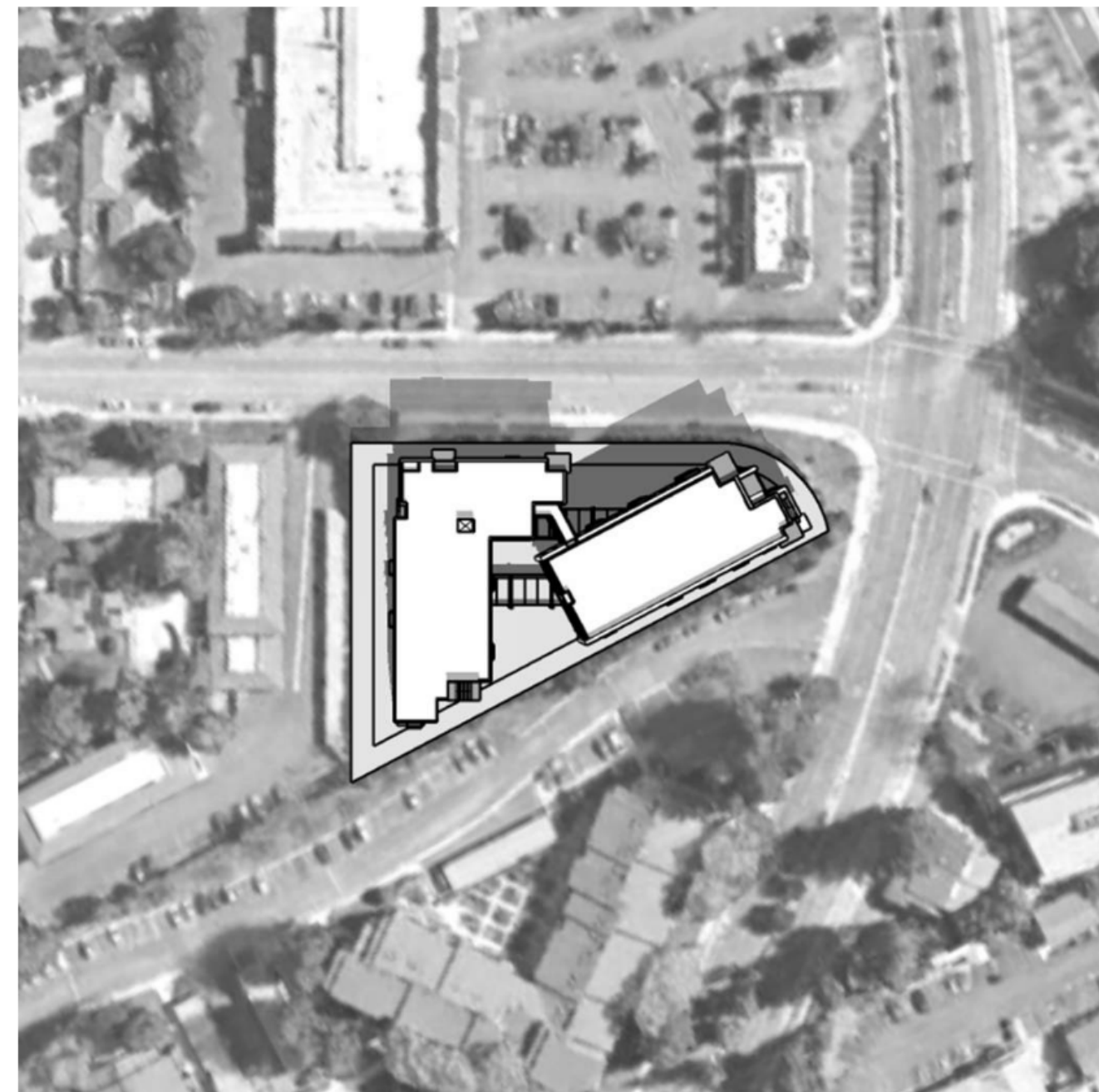
DEC 21 12:00 PM



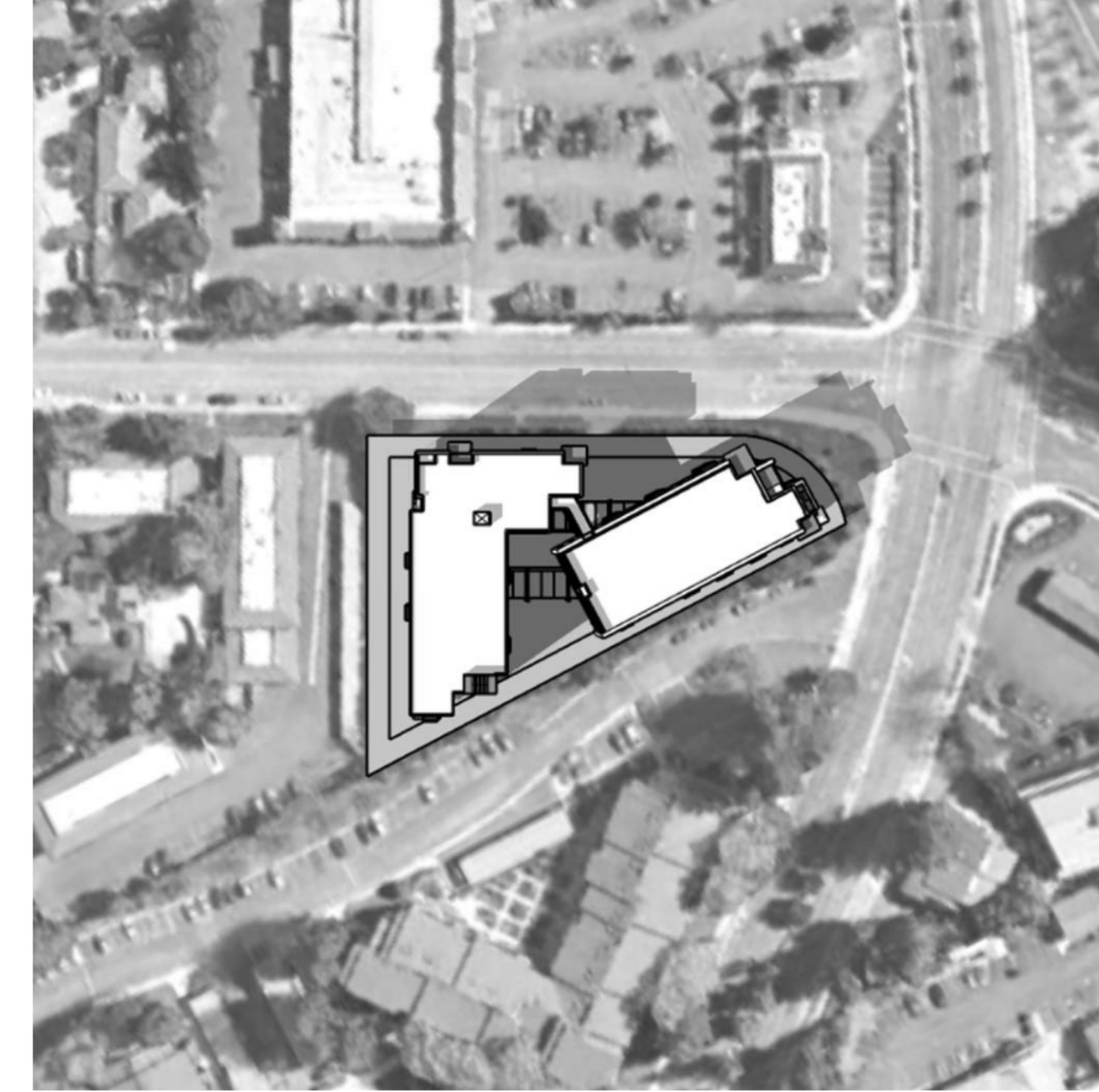
DEC 21 3:00 PM



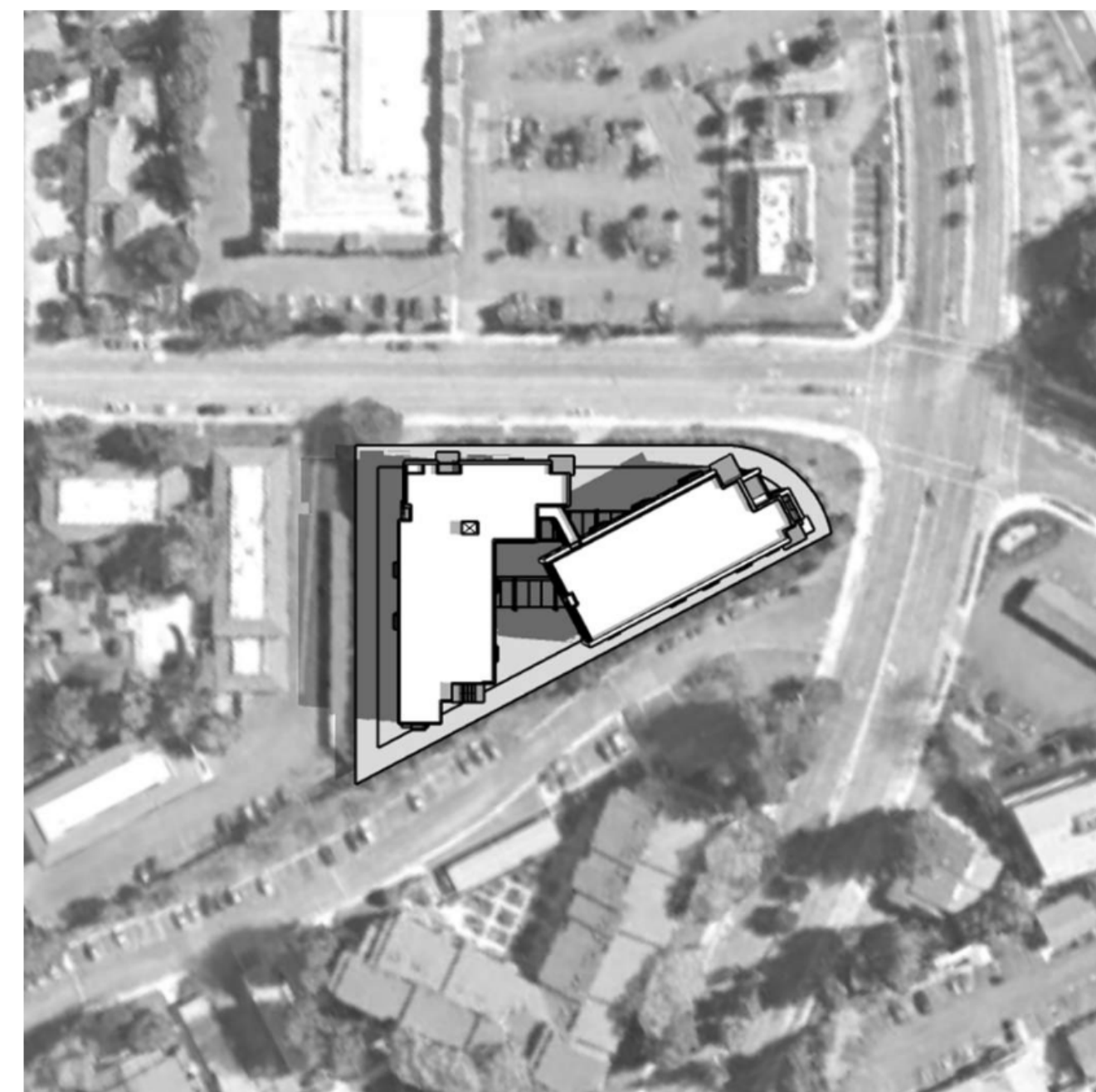
MAR 21 9:00 AM



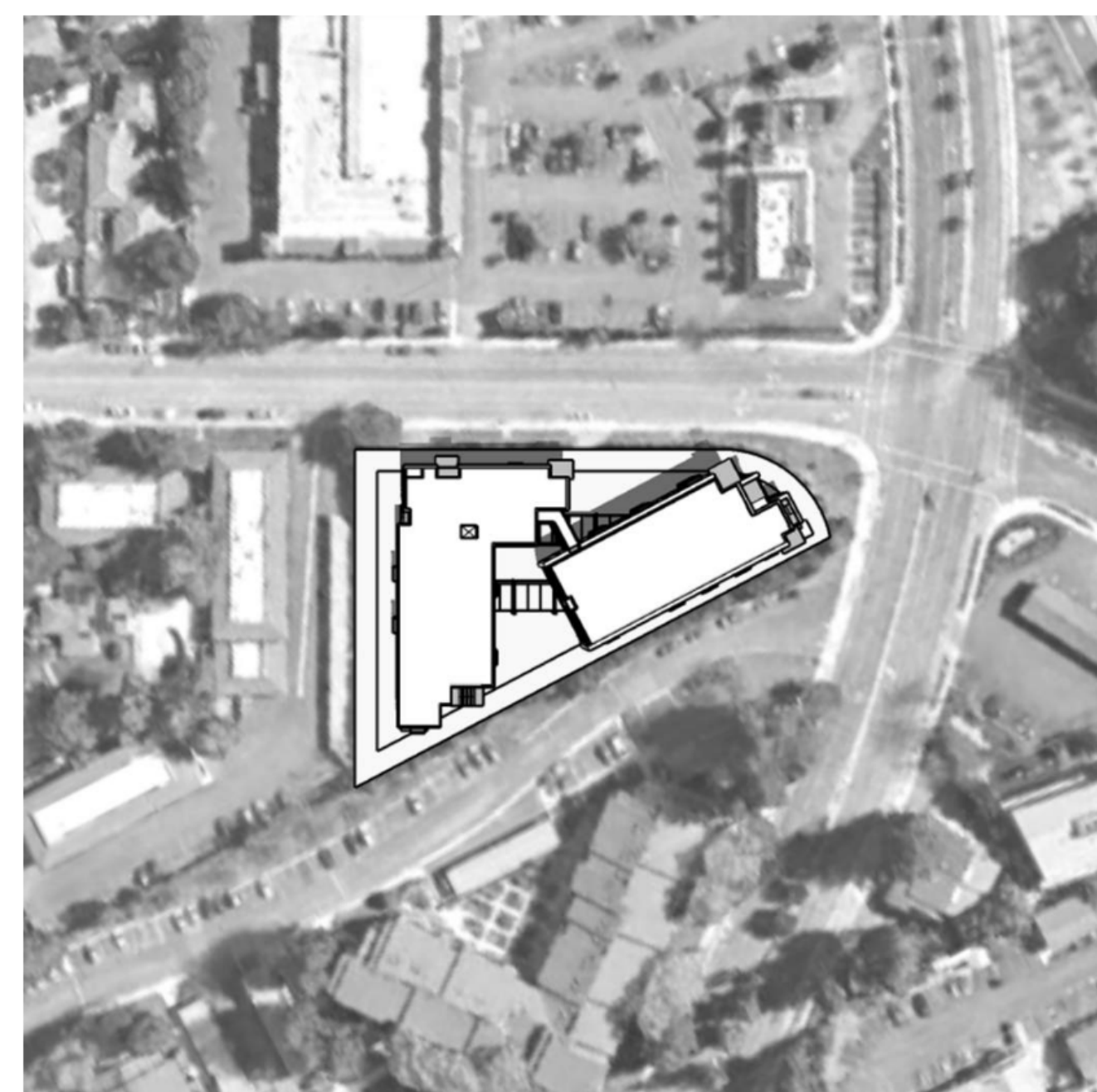
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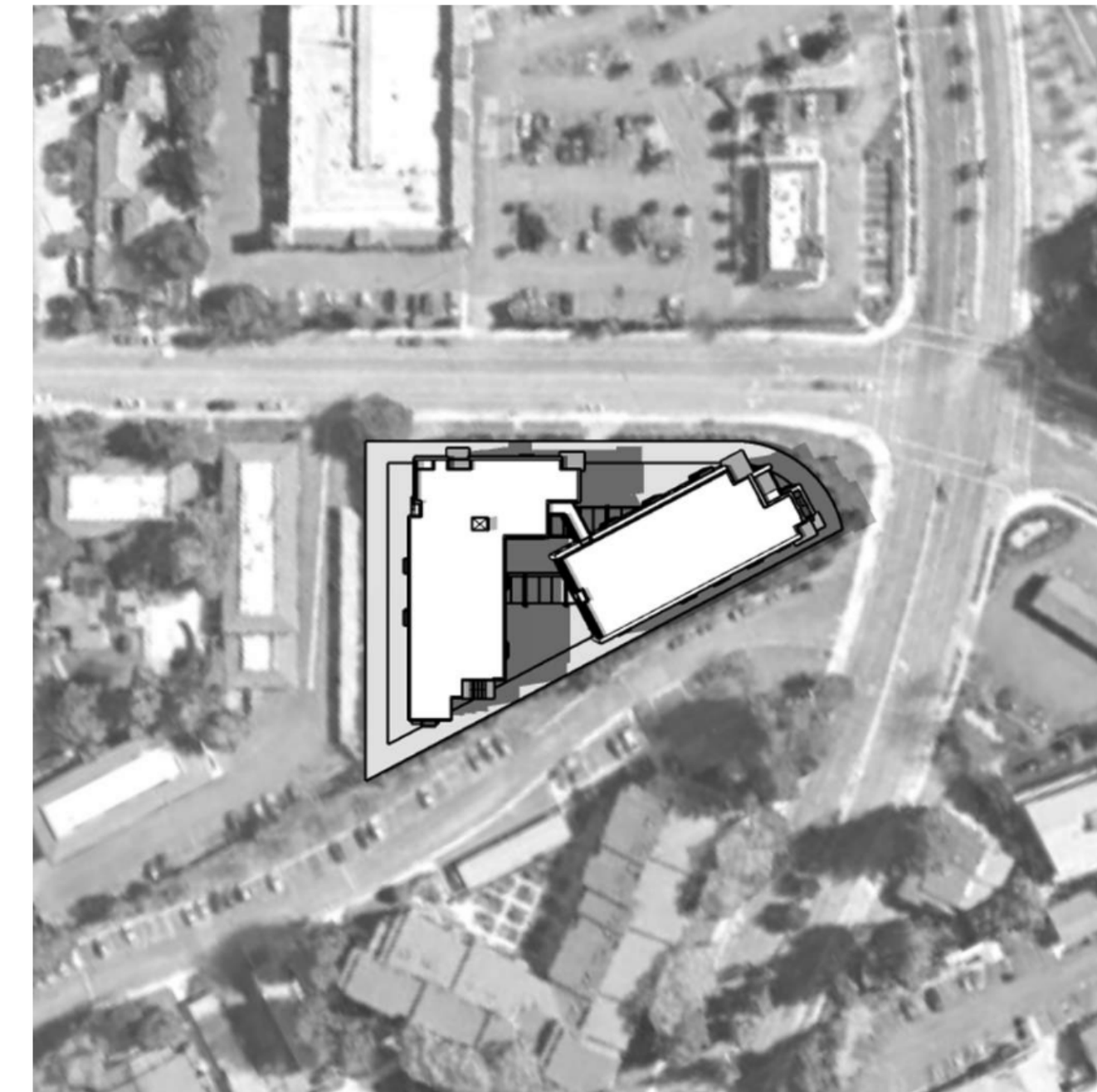
MAR 21 3:00 PM



JUN 21 9:00 AM



JUN 21 12:00 PM



JUN 21 3:00 PM

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Solar Study