

**NEW CONSTRUCTION DESCRIPTION:**  
PARKING AND OFFICE LEVEL TO BE NONCOMBUSTIBLE CONSTRUCTION WITH 3 LEVELS OF WOOD FRAME CONSTRUCTION ABOVE.  
EXTERIOR BUILDING MATERIALS TO BE A COMBINATION OF BRICK MASONRY, METAL PANEL SIDING, AND GLASS STOREFRONT SYSTEM AT THE STREET LEVEL.

**RENOVATION DESCRIPTION:**  
EXISTING STRUCTURE IS CONCRETE FRAME WITH A BRCK MASONRY EXTERIOR. BRICK TO BE TUCKPOINTED WITH NEW WINDOWS AND METAL ACCENT SIDING TO BE ADDED.

**GREEN ROOF DESCRIPTION:**  
COMBINATION OF PLANTED MATERIALS IN A TRAY SYSTEM AND ARTIFICIAL TURF PLAY SURFACE FOR PLAYGROUND.

**DEVELOPMENT SUMMARY**

**NEW CONSTRUCTION  
THREE STORY MIXED USE BUILDING**

1ST FLOOR: 7,400 SF OFFICE  
8,000SF PARKING  
(30 STALLS COVERED)  
FLOORS 2,3,4: 15,400SF /FLOOR  
18 UNITS RESIDENTIAL/FLOOR  
600-900SF/EA UNIT

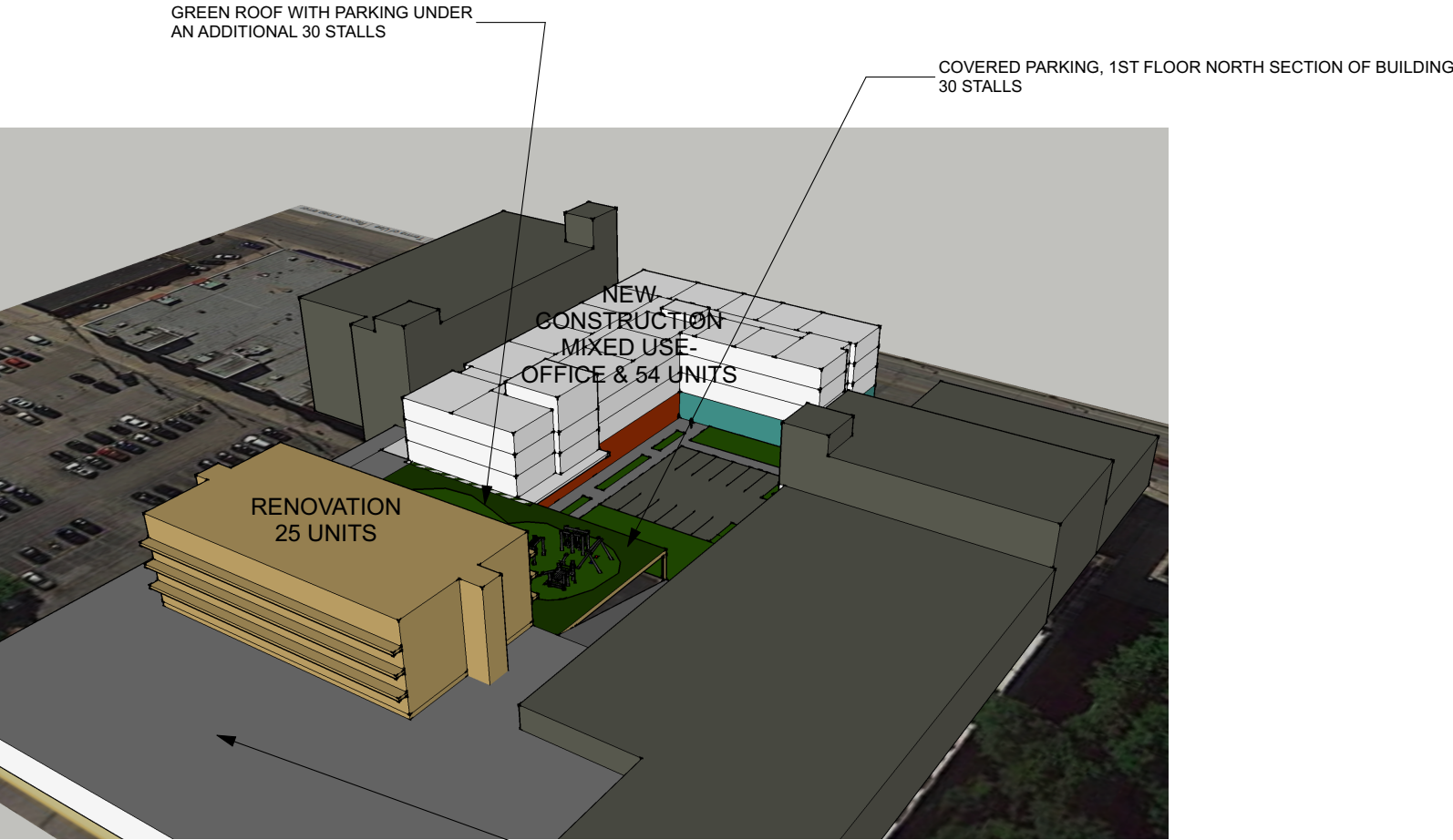
BUILDING TOTAL  
61,600 GSF  
54 RESIDENTIAL UNITS

**RENOVATION  
FOUR STORY RESIDENTIAL BUILDING**

FLOORS 1-4: 6,642 SF /FLOOR  
25 1 BR AT 800SF EACH

26,568 GROSS SF BUILDING  
25 RESIDENTIAL UNITS

**PARKING SUMMARY**  
30 COVERED NEW  
30 COVERED EXISTING (UNDER GREEN ROOF)  
11 NEW SURFACE  
24 EXISTING SURFACE  
95 TOTAL STALLS



1  
A101  
VIEW FROM NORTHWEST



2  
A101  
VIEW FROM SOUTH