



PROJECT SUMMARY 811 S. CATALINA ST.

LOT AREA: 53,857 S.F.

ZONE: (Q) C2-1 6,265 S.F. FAR: 3:1, (18,795 S.F.)

ZONE: R4-2 47,592 S.F. FAR: 6:1, (285,552 S.F.)

PROPOSED PLAN AMENDMENT:

C2-1 TO R5-2

R4-2 TO R5-2

ALLOWABLE FAR AND UNIT DENSITY

FAR = TOTAL PROJECT AREA X 6 = 53,857 X 6 = 323,142 S.F.

UNIT DENSITY = TOTAL AREA/200 = 53,857/200 S.F. = 269 UNITS

UNIT BREAKDOWN:

	PODIUM	FLOORS 6-25	TOTAL
2 - BR. UNITS:	5	9X20 =180	185
3 - BR. UNITS:	2	2X20 = 40	42
TOTAL:	7	11 X20 = 220	227

RETAIL AREA: 3,600 S.F.

HEIGHT: 290'-6"

NUMBER OF STORIES: 25 RESIDENTIAL + 1 MECHANICAL= 26

SETBACKS:

SETBACK @ KENMORE: 15 FT.

SETBACK @ NORTH SIDEYARD: 15 FT.

SETBACK @ SOUTH SIDEYARD: 15 FT.

SETBACK @ CATALINA: 15 FT.

UNIT INFORMATION:

TYPICAL LEVELS 6-25

UNIT TYPE	2-BR.	3-BR.	TOTAL
A	1,008 (2)		
B		1,304 (2)	
C	1,008 (2)		
D	1,387 (2)		
E	1,008		
F	1,046 (2)		
TOTAL:	9,906	2,608	12,514
GRAND TOTAL:			12,514 X 20 = 250,280 S.F.

PODIUM LEVEL 5

UNIT TYPE	2-BR.	3-BR.	
G	1,008		
H	1,436 (2)		
J		1,736 (2)	
K	1,072 (2)		
TOTAL:	6,024	3,472	9,496

TOTAL RESIDENTIAL AREA: 259,776 S.F.

PARKING SUMMARY:

RESIDENTIAL PARKING REQUIRED:

2.00 PARKING SPACES / UNIT

2.00 PARKING SPACES X 227 = 454 SPACES

TOTAL REQUIRED TENANT PARKING SPACES: 454 SPACES

RETAIL PARKING REQUIRED:

1 SPACE / 250 S.F.

4,123 S.F. / 250 S.F. = 16.5 SPACES

TOTAL REQUIRED RETAIL PARKING SPACES: 17 SPACES

TOTAL REQUIRED PARKING SPACES: 471 SPACES

PARKING PROVIDED:

LEVEL	TOTAL
P2	107
P1	93
GROUND	36
2ND	84
3RD	90
4TH	90
TOTAL:	500 SPACES

PARKING GARAGE AREA:

LEVEL	TOTAL
P2	40,800 S.F.
P1	40,800 S.F.
GROUND	38,712 S.F.
2ND	38,866 S.F.
3RD	38,866 S.F.
4TH	38,866 S.F.
TOTAL PARKING GARAGE AREA:	236,910 S.F.

OPEN SPACE REQUIRED:

125 S.F./UNIT WITH 3 HABITABLE ROOM

175 S.F./UNIT WITH MORE THAN 3 HABITABLE ROOM

2 BEDROOM = 3 HABITABLE ROOMS

3 BEDROOM = 4 HABITABLE ROOMS

125 S.F. X 185 UNITS = 23,125 S.F.

175 S.F. X 42 UNITS = 7,350 S.F.

TOTAL REQUIRED OPEN SPACE: 30,475 S.F.

OPEN SPACE PROVIDED:

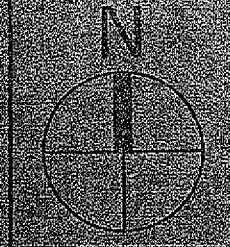
PRIVATE OPEN SPACE: 150 UNITS X 50 S.F. EACH = 7,500 S.F.

PODIUM LEVEL: 24,775 S.F.

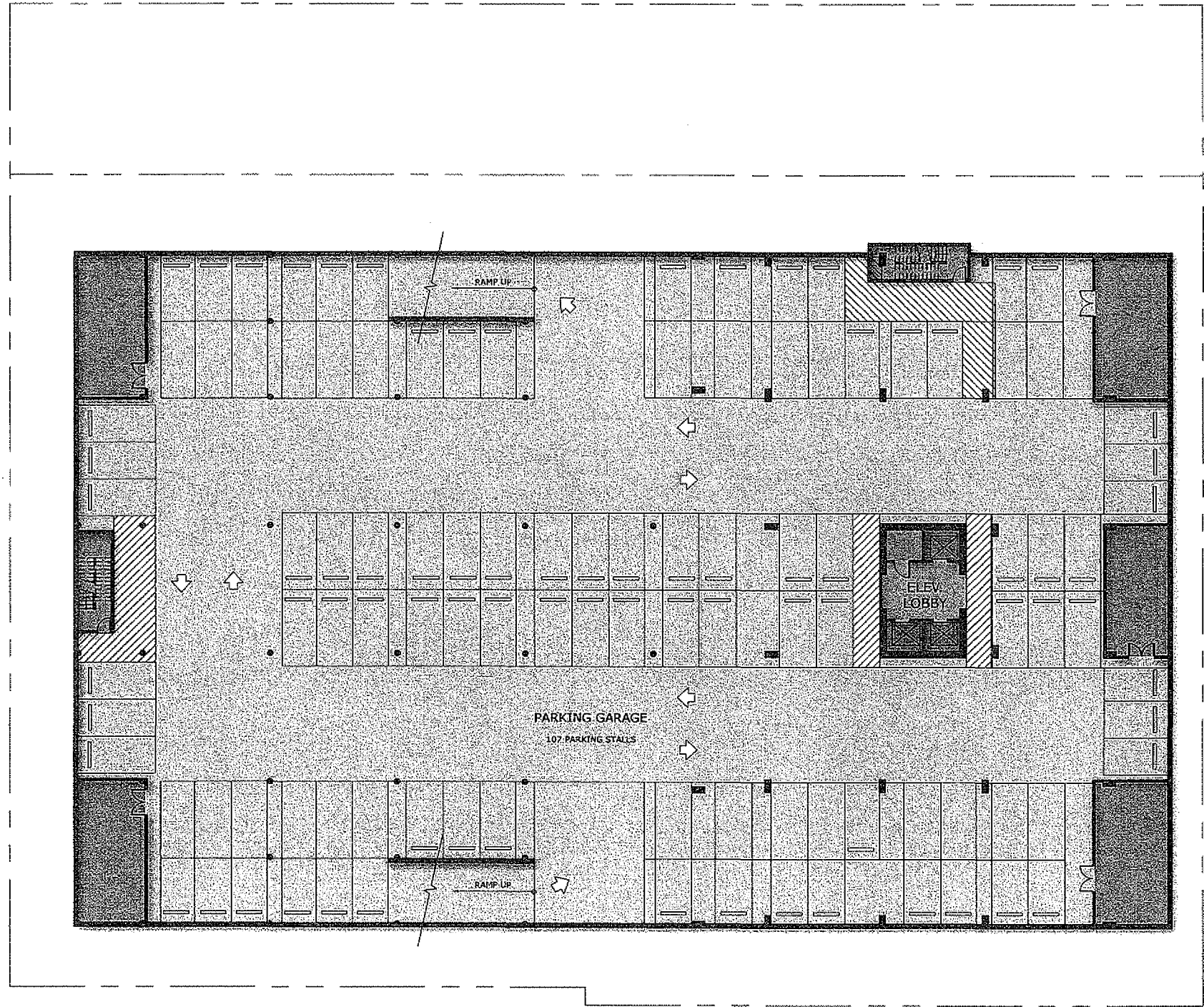
TOTAL: 32,775 S.F.

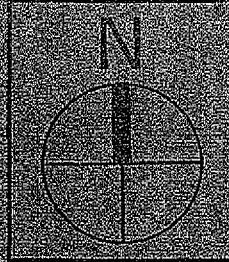


02 PERSPECTIVE

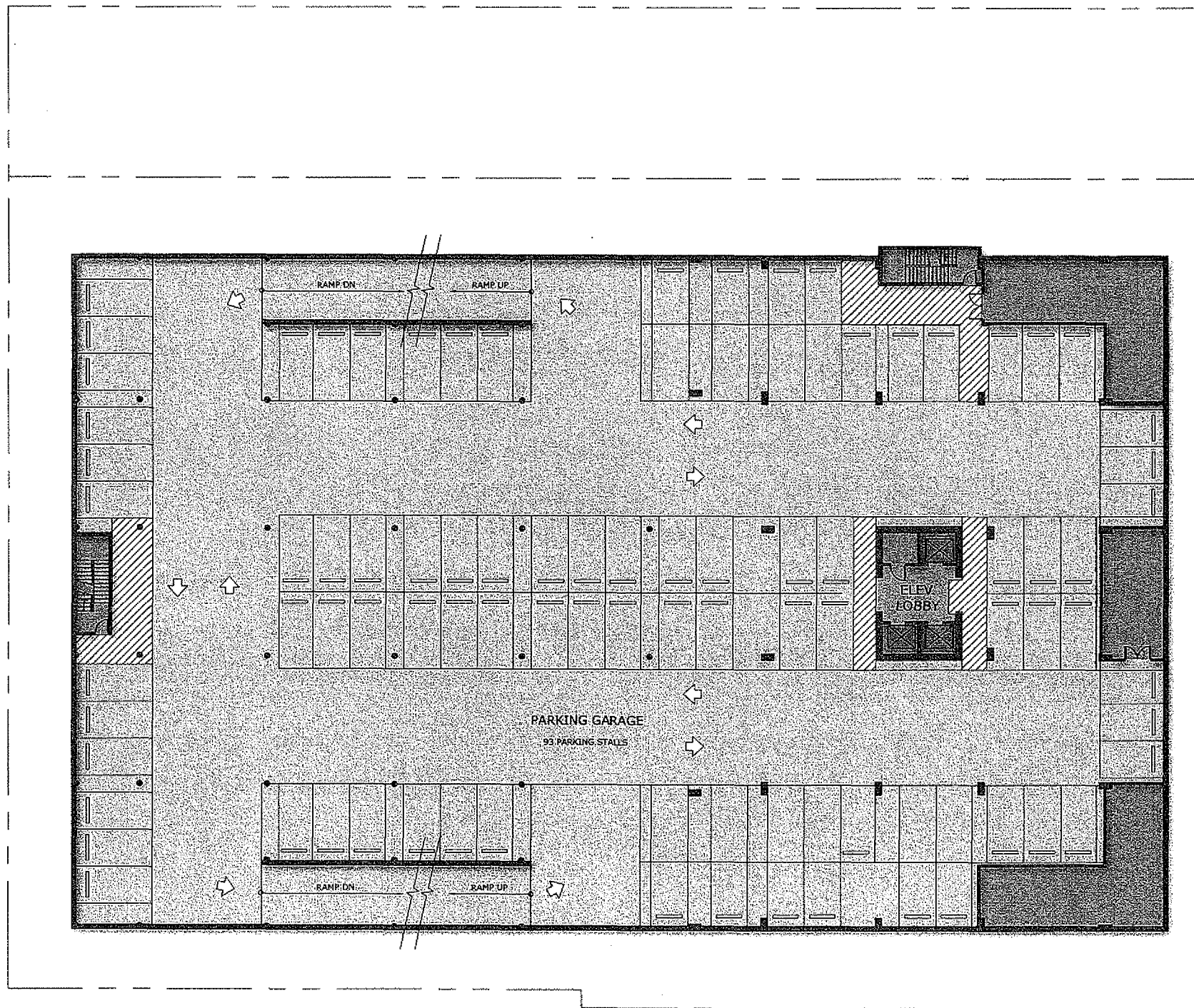


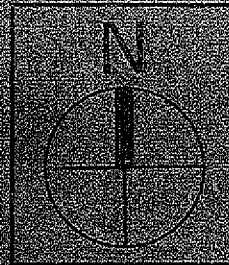
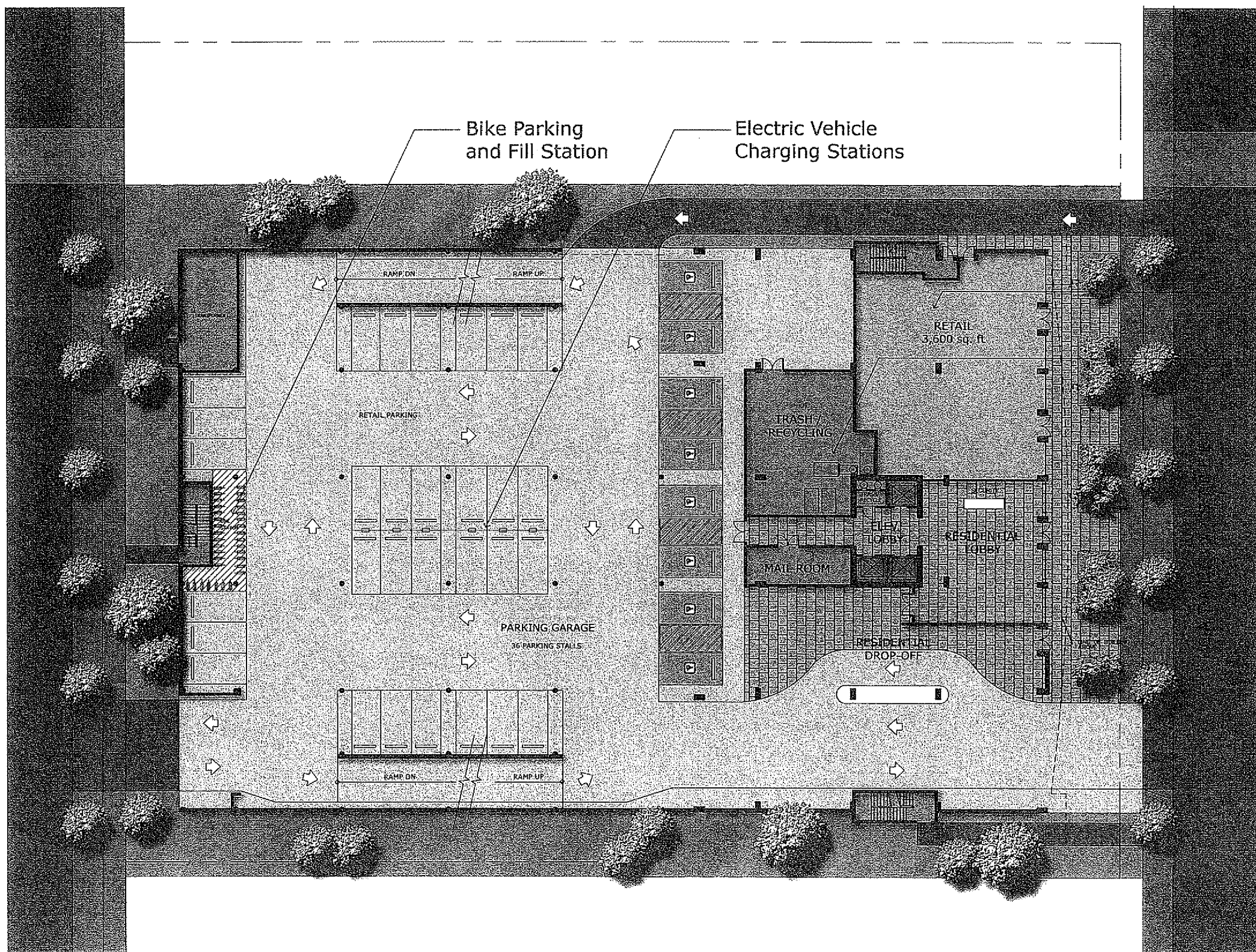
03 LEVEL P2





04 LEVEL P1

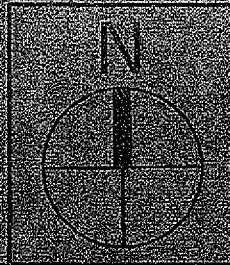




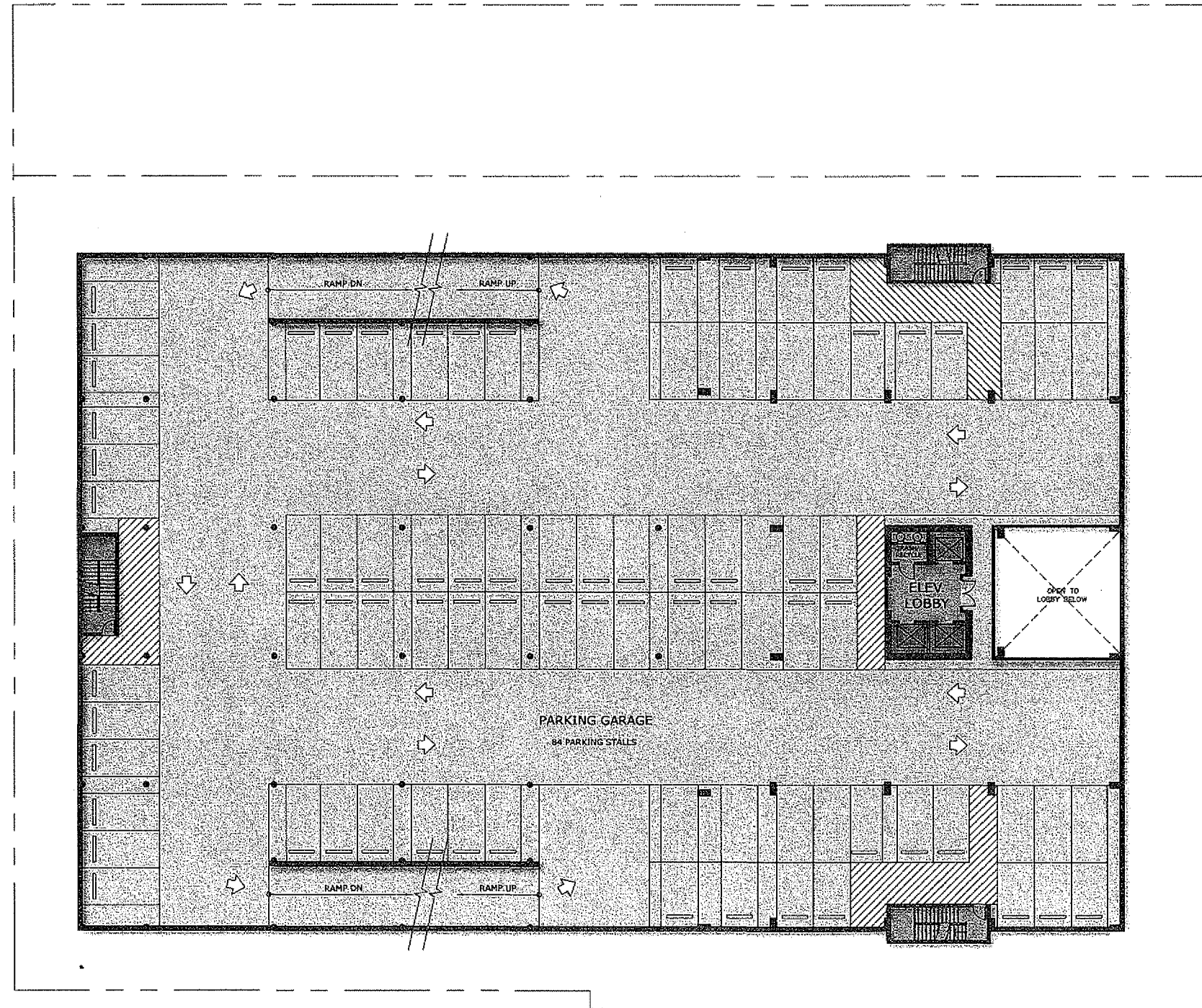
05 GROUND LEVEL

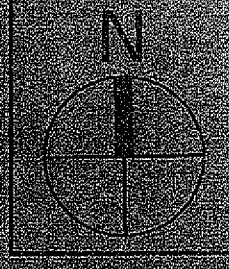
Neighborhood Retail

Trash & Recycling Room
with Chutes @ each floor

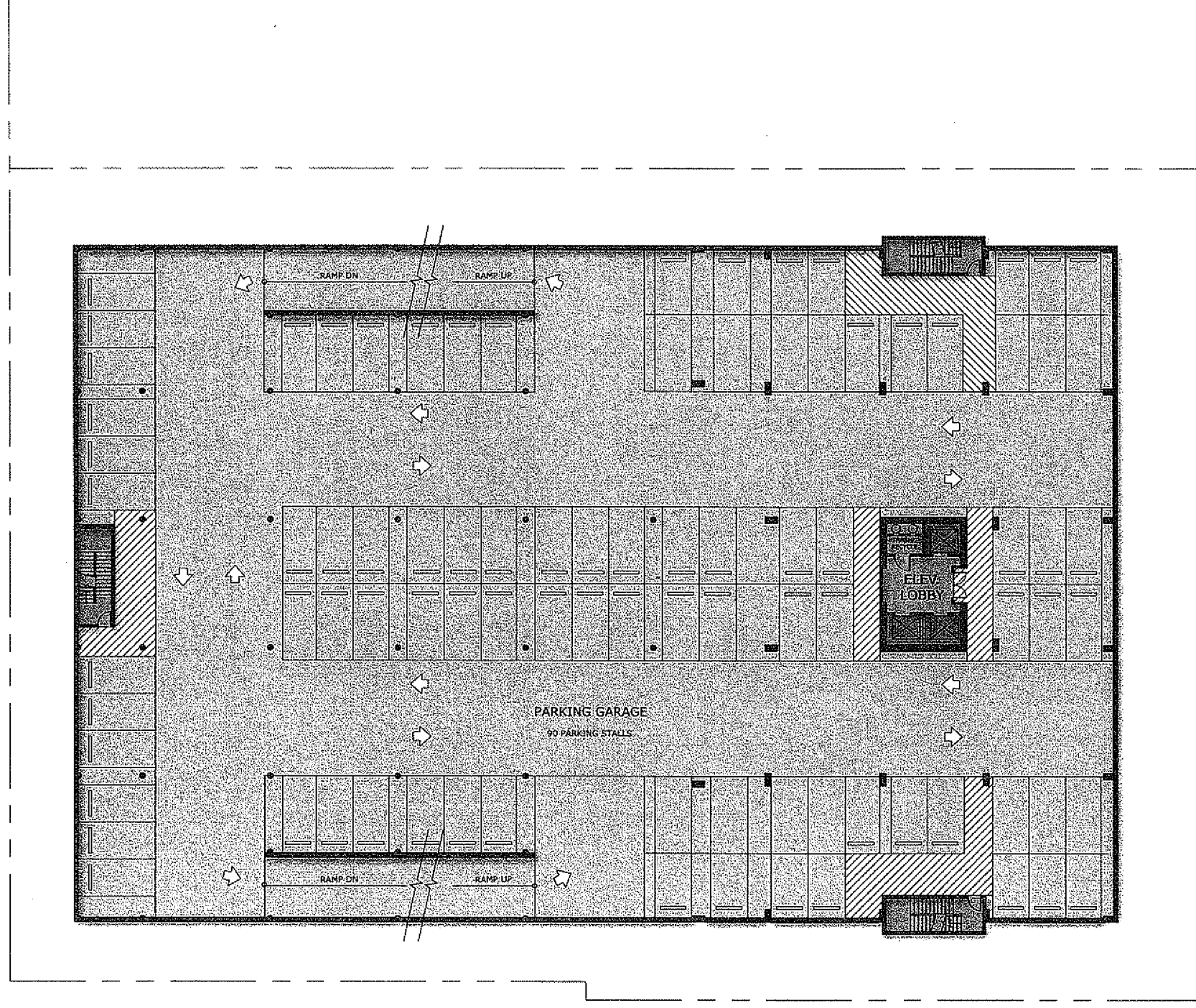


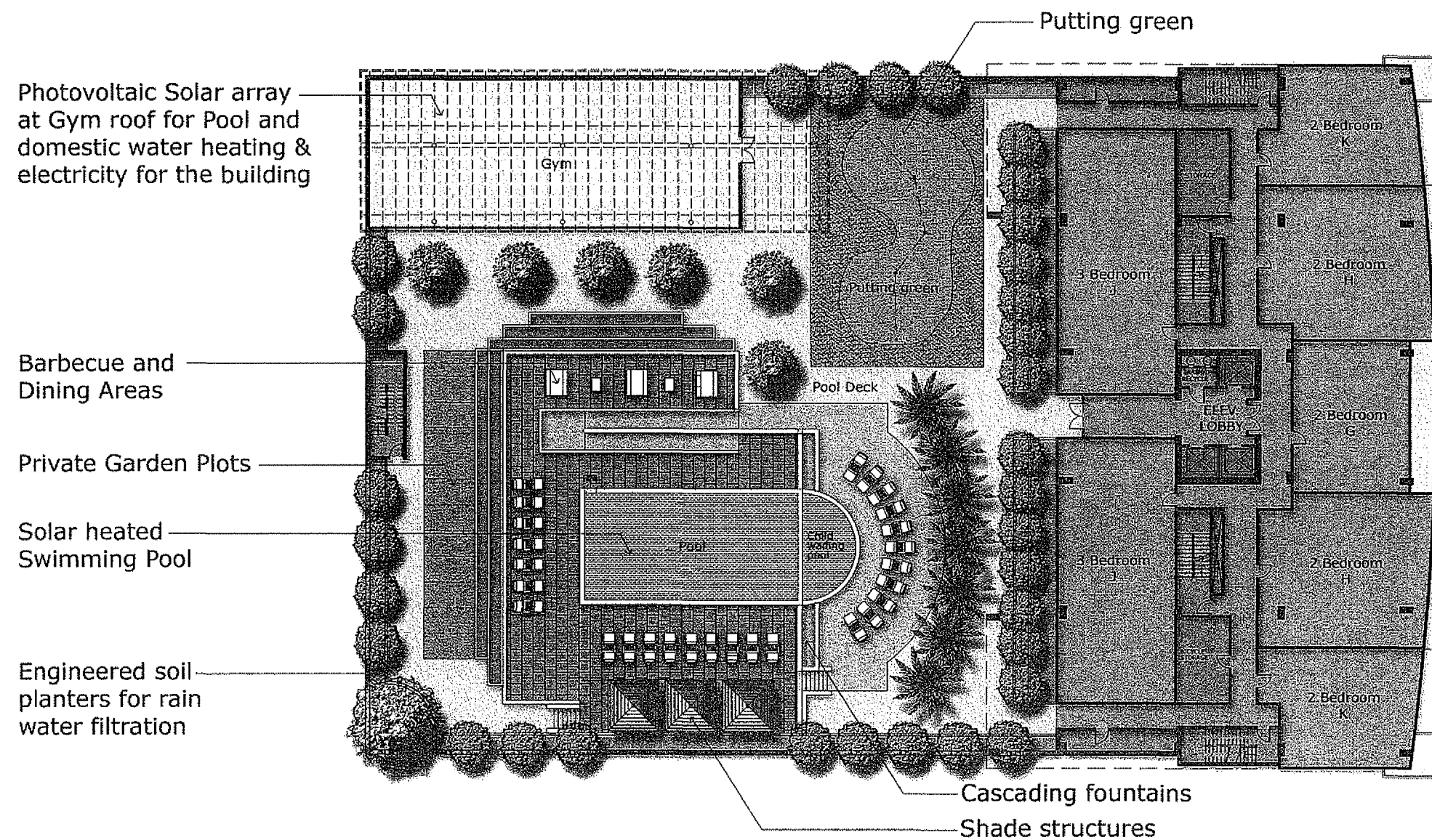
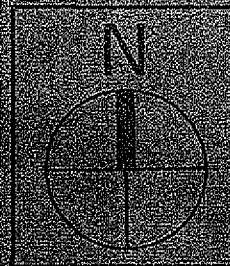
06 LEVEL 2





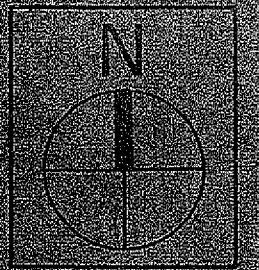
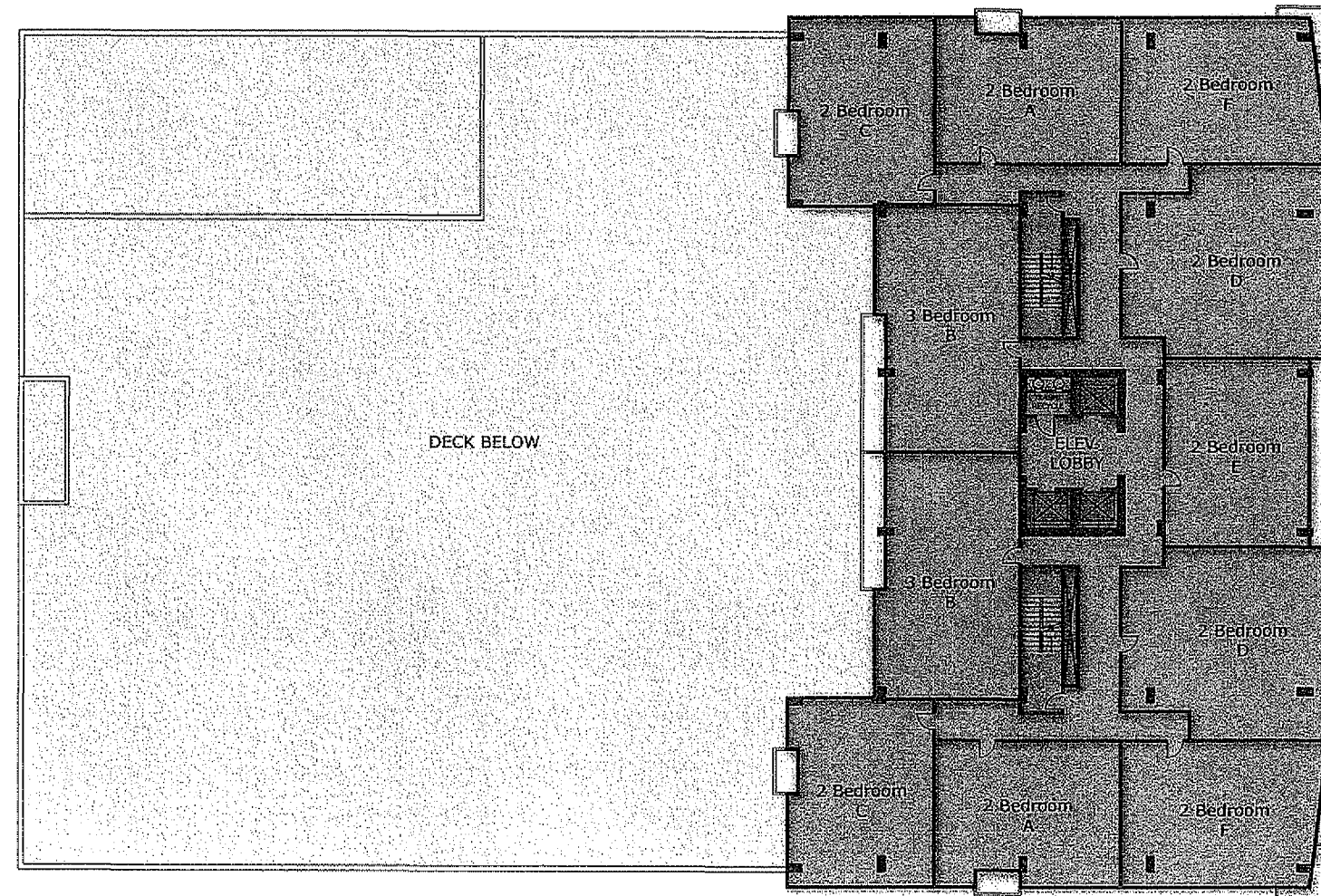
07 LEVEL 3 & 4





APARTMENT UNIT NOTES

- All interiors designed with rapidly renewable resources & low voc materials
- Photosensor controlled lighting with occupancy sensors to minimized wasted energy
- High efficiency energy star equipment in apartment units
- Low flow bathroom fixtures reduce water waste
- High efficiency lighting fixtures in all interiors
- Eco-friendly shade devices typical in Apartments



09 LEVEL 6-25

Helipad —

Engineered green roof above mechanical equipment room for evapotranspiring gray water from building and initial filtration of rain water

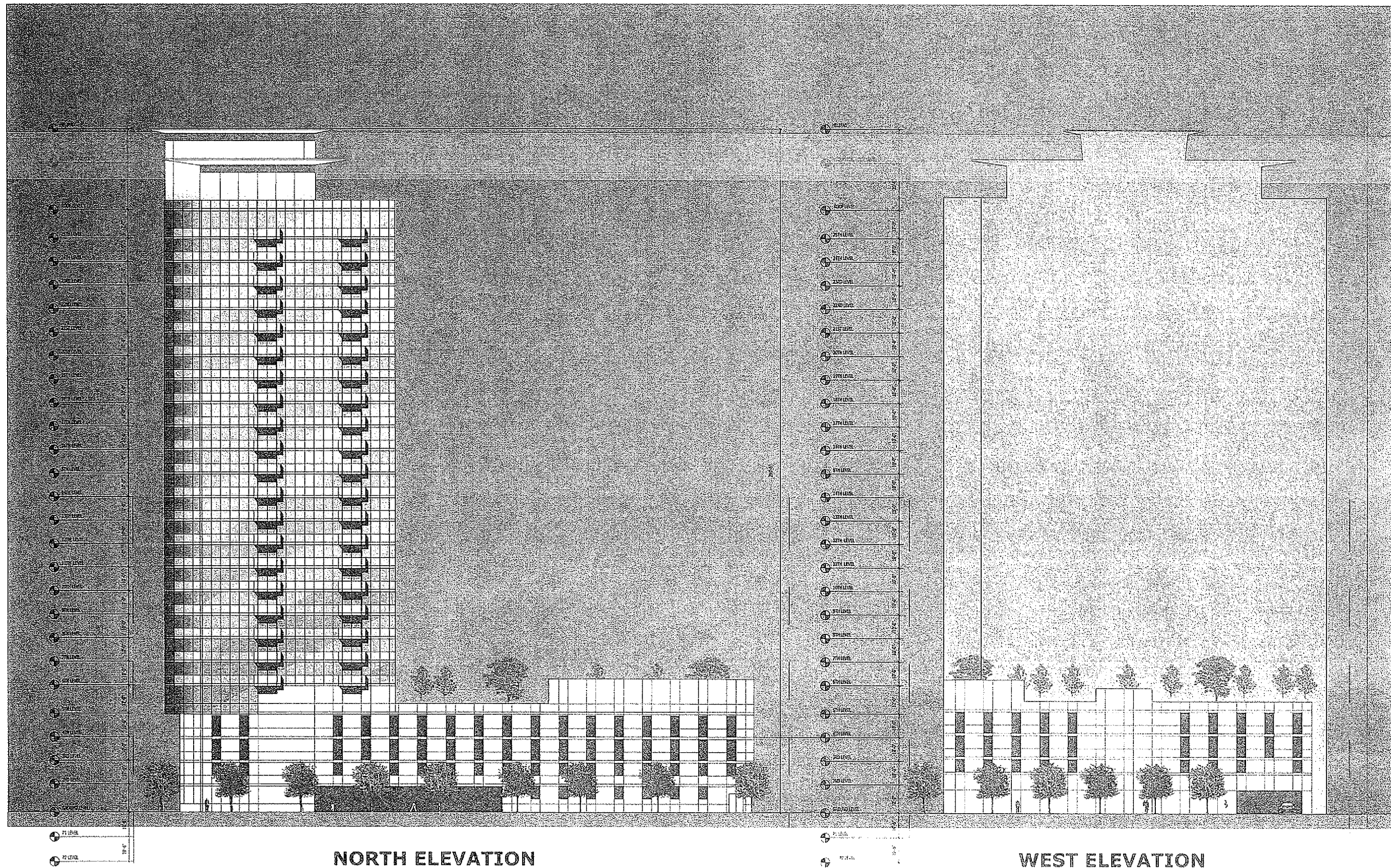
Variable air volume heating and cooling system delivers air efficiently

Cooling Towers operate at multiple cycles of concentration using less water than a single pass system

High efficiency low "E" glazing — transparent, translucent and opaque facade elements arranged to reduce heat gain but preserve views and daylight

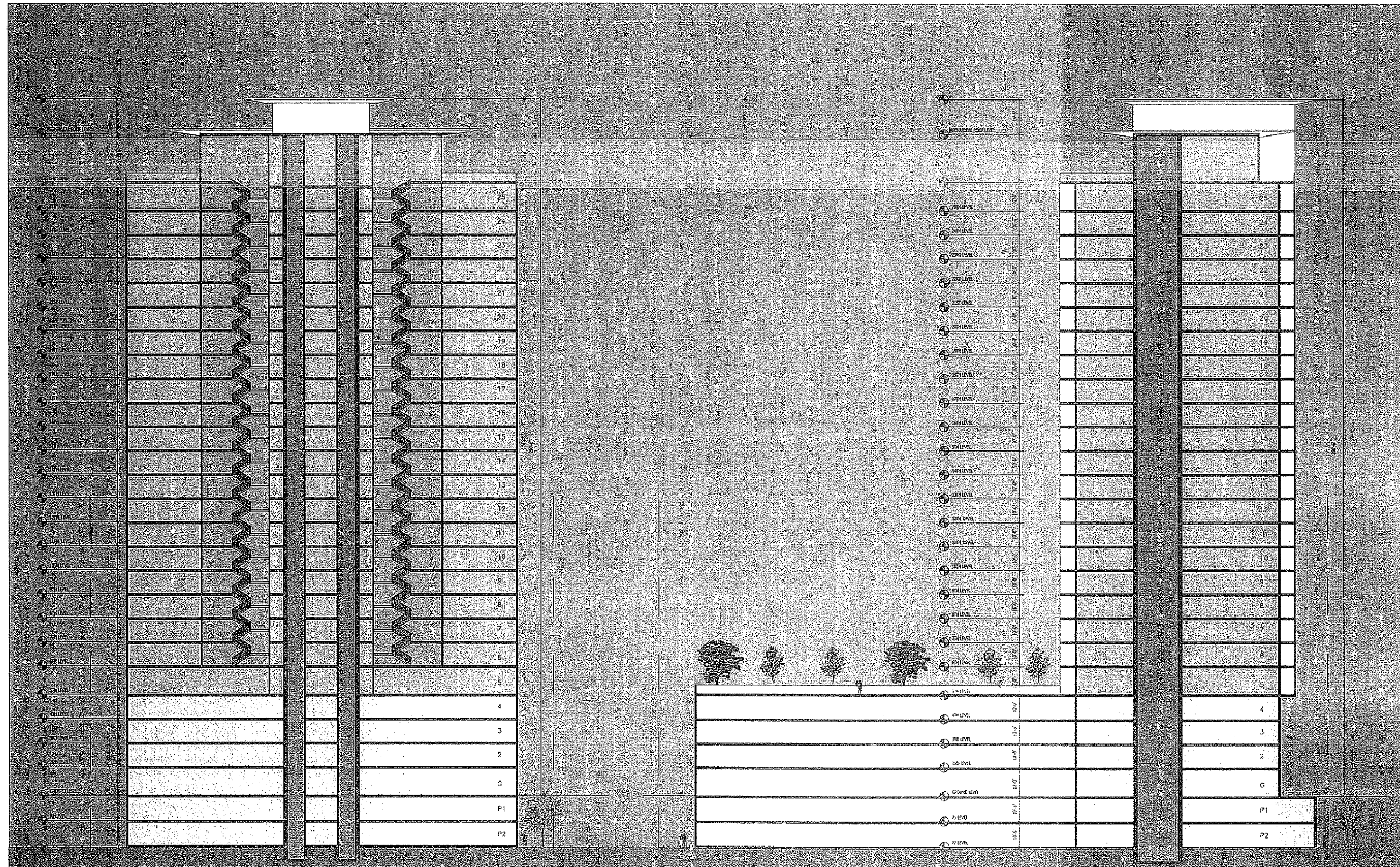
SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



SECTION "A"

SECTION "B"