PARCEL "A"

PROJECT DATA

	TOTAL LOT AREA:	212,185 SQ. FT.		
1)	LANDSCAPE AREA REQUIRED: (40% x LOT)	124,578 SQ. FT.	LANDSCAPE AREA PROVIDED:	118,757 SQ. FT.
2)	OPEN SPACE AREA REQUIRED: (25% x LOT)	78,049 SQ. FT.	OPEN SPACE PROVIDED:	41,823 SQ. FT.
3)	MAX. IMPERMIABLE AREA: 35% OF LOT AREA	109,258 SQ. FT.	TOTAL IMPERMEABLE AREA	140,857 SQ. FT.

PARCEL "B"

PROJECT DATA

	TOTAL LOT AREA:	248,610 SQ. FT.		
1)	LANDSCAPE AREA REQUIRED: (40% x LOT)	99,444 SQ. FT.	LANDSCAPE AREA PROVIDED: (*LANDSCAPE AREA ACTUAL TOTAL:	99,444 SQ. FT. 131,888 SQ. FT.)
2)	OPEN SPACE AREA REQUIRED: (25% x LOT)	62,153 SQ. FT.	OPEN SPACE PROVIDED:	56,558 SQ. FT.
3)	MAX. IMPERMIABLE AREA: 35% OF LOT AREA	87,013 SQ. FT.	TOTAL IMPERMEABLE AREA	92,517 SQ. FT.

PARCEL "C"

PROJECT DATA

	TOTAL LOT AREA:	100,000 SQ. FT.		
1)	LANDSCAPE AREA REQUIRED: (40% x LOT)	40,000 SQ. FT.	LANDSCAPE AREA PROVIDED:	16,896 SQ.FT.
2)	OPEN SPACE AREA REQUIRED: (25% x LOT)	25,000 SQ. FT.	OPEN SPACE PROVIDED:	7,096 SQ.FT.
3)	MAX. IMPERMIABLE AREA: 35% OF LOT AREA	35,000 SQ. FT.	TOTAL IMPERMEABLE AREA	52,257 SQ. FT.

BUILDING AREAS PARCEL A

BLDG#	RETAIL (FIRST)	OFFICE (SECOND)	TOTAL
1	8,200 GSF		8,200 GSF
2	8,200 GSF		8,200 GSF
3	10,248 GSF		10,248 GSF
4	10,240 GSF		10,240 GSF
5	10,339 GSF	7,540 GSF	17,879 GSF
6	10,290 GSF	7,540 GSF	17,830 GSF
7	400 GSF		400 GSF
SUB TOTAL (PARCEL A)			68,997 GSF

BUILDING AREAS PARCEL B

8	7,700 GSF	7,599 SF	15,300 GSF
9	7,883 GSF	7,757 SF	15,640 GSF
10	5,177 GSF	2,081 SF	7,258 GSF
11	3,155 GSF	1,708 SF	4,863 GSF
SUB TOTAL (PARCEL B)			43,061 GSF

CITY HALL (PARCEL C)		TOTAL
1	BLDG. / PLANNING / PUBLIC WORKS DEPARTMENTS	7,500 GSF
2	PARKS & REC / CLERK / ADMIN. / CITY MANAGER / CITY COUNCIL	8,800 GSF
3	COUNCIL ROOM - 188 SEATS	3,700 GSF
SUB TOTAL (PARCEL C)		20,000 GSF

MAX. GROSS FLOOR AREA: (666,805 SF TOTAL SITE AREA) = 132,161 SF
F.A.R. = 20% LOT AREA

TOTAL FLOOR AREA PROVIDED (PARCEL A,B & C): = 132,058 SF

PARKING

PARKING REQUIRED (BASED ON ASU. G.S.F.)

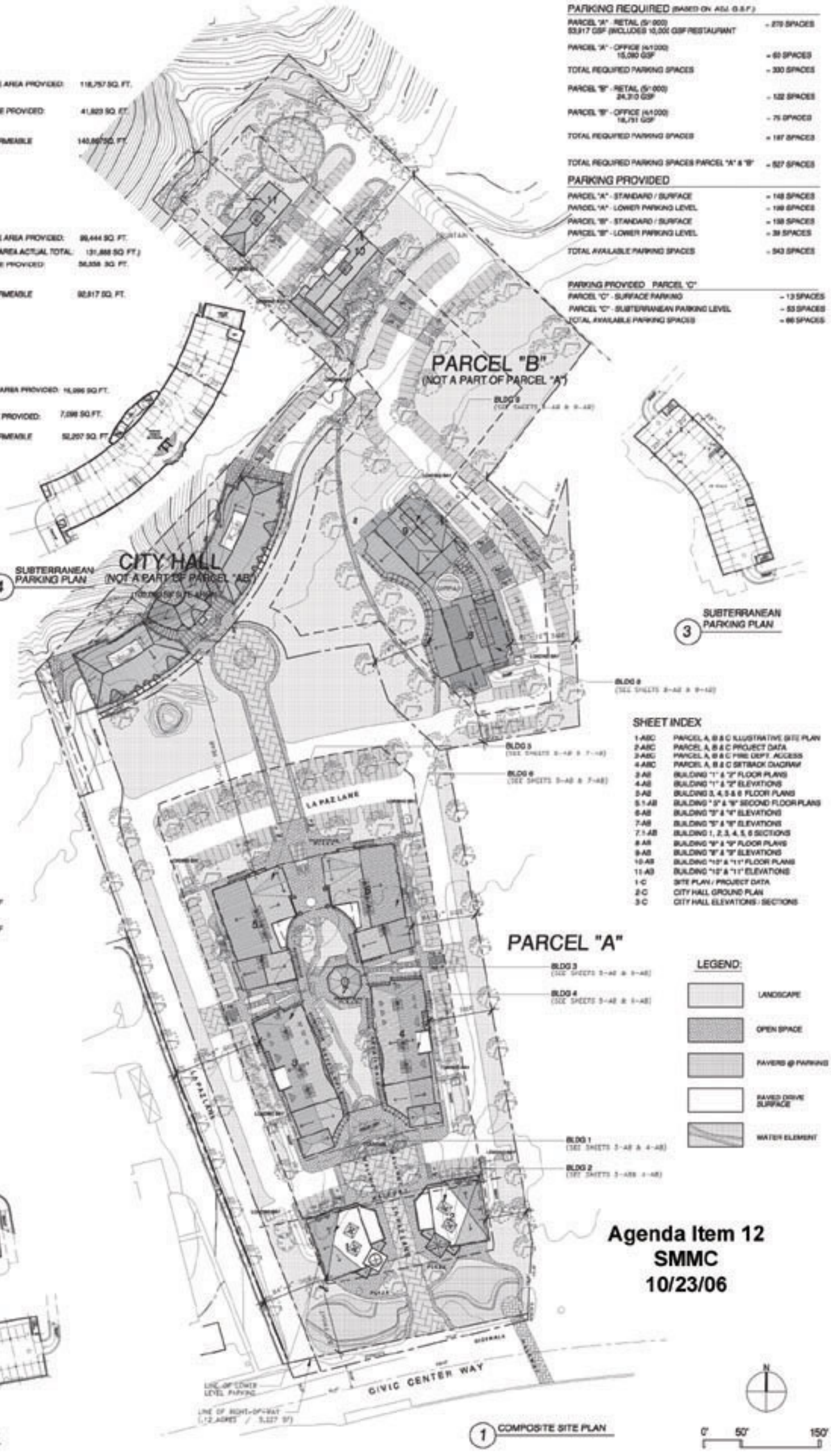
PARCEL "A" - RETAIL (5/1,000) 53,917 GSF (INCLUDES 10,000 GSF RESTAURANT	= 270 SPACES
PARCEL "A" - OFFICE (4/1,000) 15,080 GSF	= 60 SPACES
TOTAL REQUIRED PARKING SPACES	= 330 SPACES
PARCEL "B" - RETAIL (5/1,000) 24,310 GSF	= 122 SPACES
PARCEL "B" - OFFICE (4/1,000) 18,751 GSF	= 75 SPACES
TOTAL REQUIRED PARKING SPACES	= 197 SPACES
TOTAL REQUIRED PARKING SPACES PARCEL "A" & "B"	= 527 SPACES

PARKING PROVIDED

PARCEL "A" - STANDARD / SURFACE	= 148 SPACES
PARCEL "A" - LOWER PARKING LEVEL	= 166 SPACES
PARCEL "B" - STANDARD / SURFACE	= 138 SPACES
PARCEL "B" - LOWER PARKING LEVEL	= 39 SPACES
TOTAL AVAILABLE PARKING SPACES	= 543 SPACES

PARKING PROVIDED PARCEL "C"

PARCEL "C" - SURFACE PARKING	= 13 SPACES
PARCEL "C" - SUBTERRANEAN PARKING LEVEL	= 53 SPACES
TOTAL AVAILABLE PARKING SPACES	= 66 SPACES



SHEET INDEX

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2-ABC	PARCEL A, B & C PROJECT DATA
3-ABC	PARCEL A, B & C FIRE DEPT. ACCESS
4-ABC	PARCEL A, B & C SETBACK DIAGRAM
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4-AB	BUILDING "1" & "2" ELEVATIONS
5-AB	BUILDING 3, 4, 5 & 6 FLOOR PLANS
5.1-AB	BUILDING "3" & "5" SECOND FLOOR PLANS
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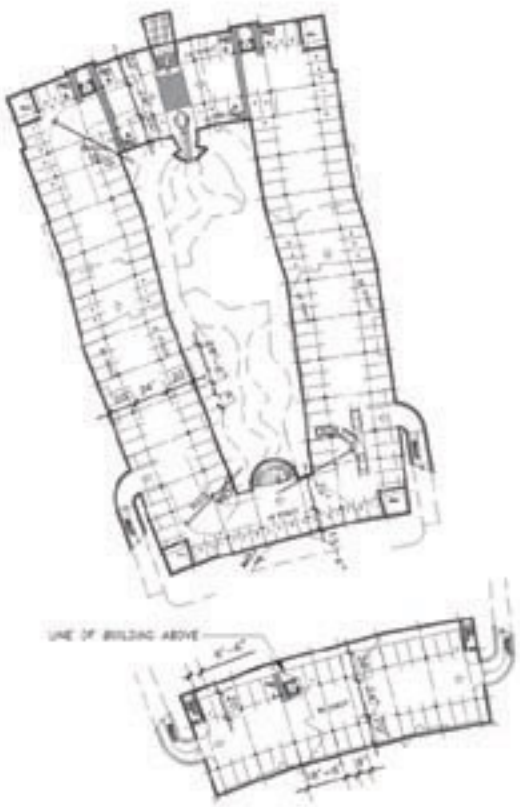

2 SUBTERRANEAN PARKING PLAN

1 COMPOSITE SITE PLAN

Agenda Item 12
SMMC
10/23/06

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., November 28, 2005.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure III-3
Illustrative Site Plan