

UNIT MIX

UNITS: 71
 BEDROOMS: 313
 TOTAL BEDS: 440

DAVIS LIVE																					
UNIT						LEVEL							CALCULATIONS							PARKING	
NAME	BEDS	SINGLE ROOM	DOUBLE ROOM	BATH	NSF	2	3	4	5	6	7	TOTAL UNITS	TOTAL BEDROOMS	TOTAL SINGLES	TOTAL DOUBLES	TOTAL BEDS	TOTAL RENTABLE NSF	BIKES	CARS		
D1	4	4	0	4	1,223	3	3	0	0	0	3	9	36	36	0	36	11,007	36	18		
D1A	4	4	0	4	1,258	1	1	0	0	0	1	3	12	12	0	12	3,774	12	6		
E1	5	3	1	4	1,299	0	0	3	3	3	0	9	36	27	18	45	11,691	36	18		
E1A	5	3	1	4	1,335	0	0	1	1	1	0	3	12	9	6	15	4,005	12	6		
F2	6	2	2	4	1,482	0	1	1	1	1	1	5	20	10	20	30	7,410	20	10		
F2A	6	4	1	5	1,511	0	1	1	1	1	1	5	25	20	10	30	7,555	25	10		
F2B	6	2	2	4	1,483	1	1	1	1	1	1	6	24	12	24	36	8,898	24	12		
F3	6	2	2	4	1,595	0	1	1	1	1	1	5	20	10	20	30	7,975	20	10		
F4	6	0	3	3	1,591	1	0	0	0	0	0	1	3	0	6	6	1,591	3	2		
H1	8	2	3	5	1,844	0	1	1	1	1	1	5	25	10	30	40	9,220	25	10		
H1A	8	2	3	5	1,885	0	1	1	1	1	0	4	20	8	24	32	7,540	20	8		
H2	8	2	3	4	2,080	0	1	1	1	1	1	5	25	10	30	40	10,400	25	10		
H3	8	2	3	5	1,971	1	1	1	1	1	1	6	30	12	36	48	11,826	30	12		
H4	8	2	3	5	2,189	0	1	1	1	1	1	5	25	10	30	40	10,945	25	10		
TOTAL						7	13	13	13	13	12	71	313	186	254	440	113,837	REQUIRED	313 142		
																		25% SHORT TERM	78.25	REQUESTING REDUCTION	
																		75% LONG TERM	234.75		

BUILDING DATA

STORIES: 7
 HEIGHT: 84'-0" TO TOP OF ROOF PARAPET, 82'-0" TO TOP OF STAIR TOWERS
 CONSTRUCTION TYPE: MIXED (1A BELOW PODIUM & 3A ABOVE PODIUM)
 OCCUPANCY TYPE: MIXED (A-3, B, R-2 & S-2)
 AMENITY (A-3/B): 10,670 SF (LEASING/CLUBHOUSE/FITNESS/SKY LOUNGE)
 RESIDENTIAL (R-2): 149,855 SF
 STORAGE (S-2): 24,752

ZONING & SITE DATA

ASSESSOR'S PARCEL NUMBER (APN): 034-252-12
 ZONING DESIGNATION: R-HD (RESIDENTIAL HIGH DENSITY)
 EXISTING USE: SIGMA NU FRATERNITY HOUSE
 PROPOSED USE: DAVIS LIVE APARTMENTS

DAVIS LIVE - BUILDING CODE DATA - 2016 CALIFORNIA BUILDING CODE (2015 IBC WITH CALIFORNIA AMENDMENTS)										
BLDG. NO.	OCCUPANCY PER SEC. 302	TYPE OF CONSTRUCTION	UNITS PER BLDG	FLOOR AREA PER BLDG. (SQ. FT.)	ALLOWABLE BLDG AREA - TABLE 506.2	NEW ALLOWABLE BLDG. AREA	BLDG. HGT. PROVIDED	ALLOWABLE BLDG. HGT. PER SEC. 504.3, 504.4 & 510.2	AUTO FIRE SPRINKLER (NFPA 13)	STANDPIPE SYSTEM IFC SEC. 905
APARTMENT/GARAGE BUILDING (BELOW PODIUM 1)										
1	B (LEASING)	TYPE 1-A	N/A	1ST: 1,882	UNLIMITED	-	-	85'-0"	YES	YES (CLASS I)*
	R-2 (UNITS)	TYPE 1-A	0	1ST: 2,663	UNLIMITED	-	-		YES	YES (CLASS I)*
	S-2 (BIKE) (CLOSED)	TYPE 1-A	N/A	1ST: 3,598	UNLIMITED	-	-		YES (DRY)	YES (CLASS I)*
	S-2 (GARAGE) (CLOSED)	TYPE 1-A	N/A	1ST: 21,154	UNLIMITED	-	-		YES (DRY)	YES (CLASS I)*
TOTALS			0	29,297						
APARTMENT BUILDING (BELOW PODIUM 2 / ABOVE PODIUM 1)										
1	A-3 (CLUBHOUSE)	TYPE 1-A	N/A	2ND: 6,917	UNLIMITED	-	-	85'-0"	YES	YES (CLASS I)*
	A-3 (COURTYARD)	TYPE 1-A	N/A	2ND: 7,961	UNLIMITED	-	-		YES	YES (CLASS I)*
	R-2 (UNITS)	TYPE 1-A	7	2ND: 13,176	UNLIMITED	-	-		YES	YES (CLASS I)*
TOTALS			7	28,054						
APARTMENT BUILDING (ABOVE PODIUM 2) 5 LEVELS										
1	R-2 (UNITS)	TYPE 3-A	64	7TH: 1,571	360,000 (72,000 x 5)	-	84'-0" IS STORIES ABOVE PODIUM (**)	88'-0" (5 STORIES)	YES	YES (CLASS I)*
				3RD: 25,806						
				4TH: 25,380						
				5TH: 25,348						
				6TH: 25,379						
				7TH: 23,736						
TOTAL:			64	127,020						
GRAND TOTAL			71	185,271						
			UNITS	SQ. FT.						

* CLASS I STANDPIPE SYSTEM PROVIDED BASED ON IFC SECTION 905.3.1, EXCEPTION 1.
 ** ALLOWABLE FLOOR LEVELS ABOVE PODIUM AT HORIZONTAL BUILDING SEPARATION BETWEEN GROUP S2 GARAGE AND GROUP R2 APARTMENTS PER SECTION 510.2

	EXISTING	PROPOSED
SITE AREA:	38,525	45,564
LANDSCAPE:	6,017	5,085
SIDEWALKS & DRIVES:	14,462	3,001
VACANT LOT:	0	0
PARKING:	12,488	0 (UNDER BUILDING)
BUILDING LOT COVERAGE:	8,886	30,439
FAR:	17,772 / 38,525 = 0.46	152,264 / 45,564 = 3.34 (DOES NOT INCLUDE VEHICLE AND BIKE PARKING OR COURTYARD)
DENSITY:	Unknown	68 UNITS/ACRE
ON-SITE PARKING:	34 SPACES (0 COVERED/34 OPEN)	88 SPACES (71 COVERED/ 17 OPEN ON-STREET)
BICYCLE PARKING:	0 BIKES	533 BIKES (441 INDOOR SECURED LONG-TERM / 92 EXTERIOR SHORT-TERM VISITOR)

BUILDING CODE AND UNIT MIX - DAVIS LIVE

255 Oxford, LLC