PLANNING DESIGN REVIEW APPLICATION
APRIL 19, 2018

PROJECT DESCRIPTION

The project is a direct response to a pressing need to provide housing for students at UC Davis, growing residence hall stock and is to be as an appropriate, central location. The chosen site, with direct adjacency to the campus and commercial services, is uniquely suited to a high-density, bicycle and pedestrian-oriented project. The building has been thoughtfully designed to create a comfortable and welcoming role along the Russell Boulevard pedestrian / bike path and engaging gateway to the university from the west end of town. As such, the project is designed to maximize the use of the existing community standards and minimizing any adverse impact a sizable development could have.

The development team is excited to work with the City and the community to ensure that the project becomes a truly great addition to the immediate neighborhood and Davis as a whole.
**UNIT MIX**

**UNITS:** 71  
**EBCOкции:** 112  
**TOTAL BEDS:** 460

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**BUILDING CODE AND UNIT MIX - DAVIS LIVE**

525 Oxford, LLC

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**BUILDING DATA**

**STORIES:** 3  
**HEIGHT:** 84’ TO TOP OF ROOF PARAPET, 82’ TO TOP OF STAR TOWERS  
**CONSTRUCTION TYPE:** MIXED (A BELOW PODIUM & B ABOVE PODIUM)  
**OCCUPANCY TYPE:** MIXED (A,B, C & R)  
**AMENITY (A-0B):**  
**STORAGE:** 492 SF  

**ZONING & SITE DATA**

**ASSESSORS PARCEL NUMBER (APN):** 064-250-12  
**ZONING DESIGNATION:** R-40 RESIDENTIAL HIGH DENSITY  
**EXISTING USE:** SIGMA NU FRATERNITY HOUSE  
**PROPOSED USE:** DAVIS LIVE APARTMENTS  

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This document includes information relevant to architecture, building design, and construction, including details on unit mix, building codes, and zoning requirements. The data includes specific measurements, capacities, and designations that are crucial for understanding the project's requirements and compliance with local regulations. The text provides a comprehensive overview of the project's infrastructure, ensuring that all aspects are covered to meet the necessary standards and codes.
JOB NO.:

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VICINITY MAP & KEY TO PHOTO SIMULATION - DAVIS LIVE

525 OXFORD, LLC
PERSPECTIVE RENDERINGS - DAVIS LIVE

PERSPECTIVE RENDERING - LOOKING WEST DOWN RUSSELL BLVD (WITHOUT STREETSIDE TREES)

PERSPECTIVE RENDERING - LOOKING WEST DOWN RUSSELL BLVD (WITH STREETSIDE TREES)

PERSPECTIVE RENDERING - LOOKING EAST DOWN RUSSELL BLVD (WITH STREETSIDE TREES)

PERSPECTIVE RENDERING - LOOKING EAST DOWN RUSSELL BLVD (WITHOUT STREETSIDE TREES)

PERSPECTIVE RENDERING - LOOKING NORTH TOWARDS SITE