901 THIRD STREET MIXED USE
PRELIMINARY SITE PLAN

PROJECT DATA

ASSESSORS PARCEL NUMBERS: 070-324-002
GROSS ACRES: 0.69 ACRES (30,183 SQ FT)
GROSS BUILDING AREA: 47,983 SQ FT
GROSS RETAIL AREA: 8,950 SQ FT
GROSS RESIDENTIAL AREA: 39,033 SQ FT
FAR (47,983 / 30,183 SQ FT) = 1.59
DWELLING UNITS: 27 UNITS
DENSITY: 39 DU/AC
ZONING: MIXED USE (M-U) DISTRICT
GENERAL PLAN DESIGNATION: RETAIL WITH OFFICES
OPEN SPACE: 7,937 REQUIRED
10,205 PROVIDED
GROUND FLOOR OPEN SPACE: 5,429 SF
RESIDENTIAL UNIT SUMMARY:

<table>
<thead>
<tr>
<th>UNIT</th>
<th>BEDROOMS</th>
<th>SQUARE FEET</th>
<th>UNIT TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
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<td>1</td>
<td>593</td>
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</tr>
<tr>
<td>1B</td>
<td>1</td>
<td>652</td>
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<tr>
<td>1C</td>
<td>1</td>
<td>689</td>
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<tr>
<td>2F</td>
<td>2</td>
<td>1,230</td>
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<tr>
<td>2G</td>
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<tr>
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<td>2K</td>
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OFFICE: 106 SQ FT
MAIL: 23 SQ FT
LOBBY: 337 SQ FT
LOUNGE: 547 SQ FT
ROOF TERRACE: 726 SQ FT
AMENITY AREAS: 2,422 SQ FT

PARKING SUMMARY:

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<tr>
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<td>30</td>
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<tr>
<td>1 SPACE PER STUDIO, 1 &amp; 2 BEDROOM</td>
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<tr>
<td>1.5 SPACES PER 3 OR 4 BEDROOM</td>
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</table>

30 ON GRADE INCLUDING 4 TANDEM SPACES

NET RENTABLE: 31,395 SQ FT
27 UNITS

CONSTRUCTION TYPE:
TYPE VA

ON PROPERTY: 1,494 SF
ON LEASED PROPERTY: 3,935 SF

BALCONY AREA (SQ. FT.):

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BIKE STORAGE: 683 SQ FT

EXCLUDES COVERED PARKING

RESIDENTIAL BREAKDOWN:

21 ON GRADE INCLUDING 4 TANDEM SPACES

RETAIL: P1/2 STORE, 1 & 2 BEDROOM
1 SPACE PER 3 OR 4 BEDROOM