

PROJECT DATA

GENERAL INFORMATION:

ASSESSORS PARCEL NUMBERS : 070-324-002
 GROSS ACRES: 0.69 ACRES (30,231 SQ FT)
 GROSS BUILDING AREA: 48,765 SQ FT
 GROSS RETAIL AREA: 9,095 SQ FT
 GROSS RESIDENTIAL AREA: 39,670 SQ FT
 FAR: 1.61
 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
 10,079 PROVIDED
 GROUND FLOOR OPEN SPACE: 5,303 SF
 ON PROPERTY: 1,368 SF
 ON LEASED PROPERTY: 3,935 SF
 CONSTRUCTION TYPE: TYPE VA

RESIDENTIAL UNIT SUMMARY:

NAME	BEDROOMS	SQUARE FEET	UNIT TOTAL	BALCONY AREA (SQ. FT.)
UNIT SA	0	705	1	256
UNIT 1A	1	614	1	133
UNIT 1B	1	652	1	276
UNIT 1C	1	689	1	170
UNIT 1D	1	955	2	119
UNIT 1E	1	914	1	210
UNIT 2A	2	1,090	2	76
UNIT 2B	2	1,102	2	223
UNIT 2C	2	1,102	1	93
UNIT 2D	2	1,196	1	272
UNIT 2E	2	1,203	1	93
UNIT 2F	2	1,230	2	225
UNIT 2G	2	1,295	1	272
UNIT 2H	2	1,450	7	96
UNIT 2J	2	1,469	2	112
UNIT 2K	2	1,537	1	93
NET RENTABLE:			31,749 SQ FT	27 UNITS

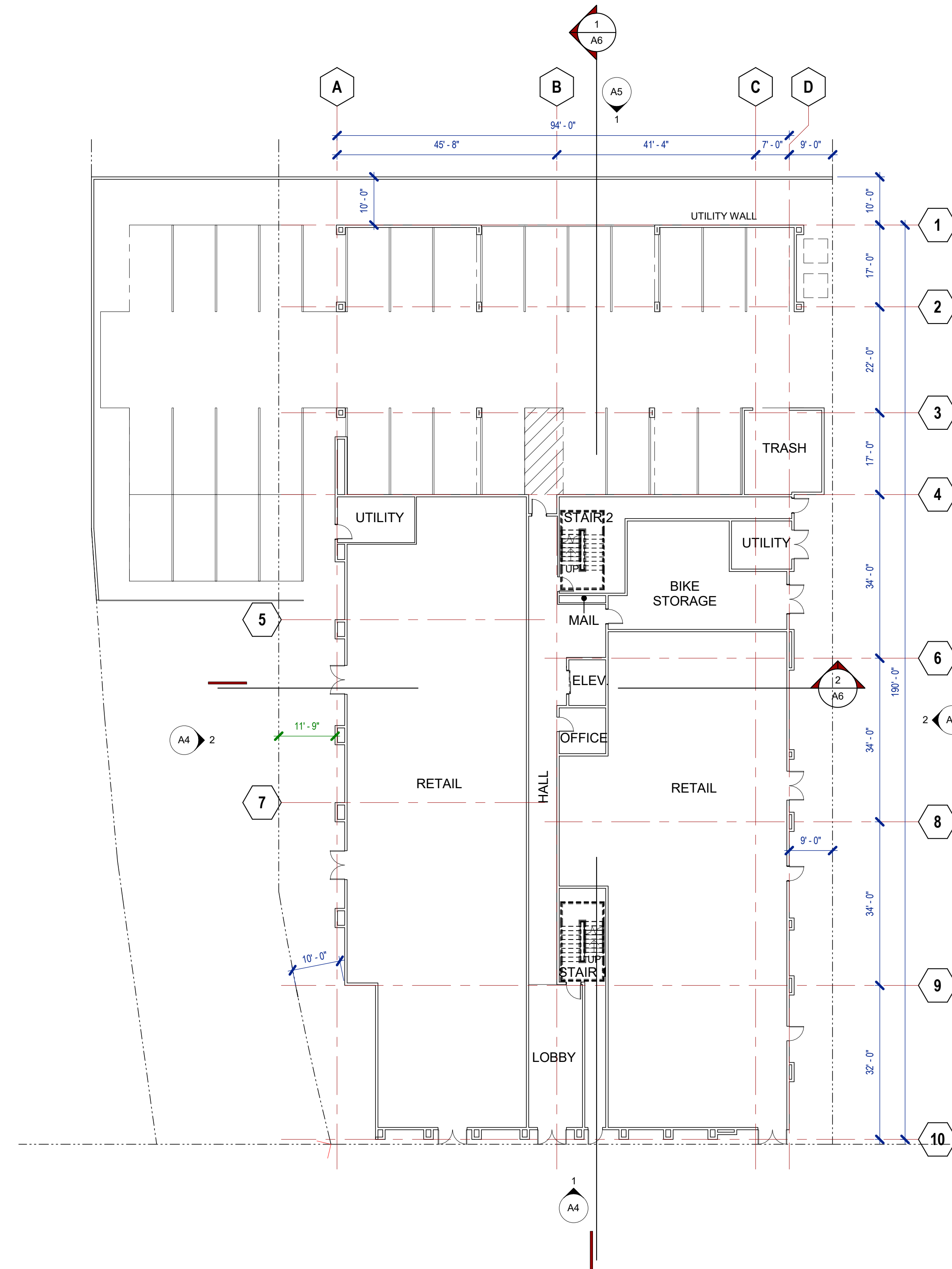
OFFICE: 106 SQ FT
 MAIL: 20 SQ FT
 LOBBY: 337 SQ FT
 LOUNGE: 540 SQ FT
 ROOF TERRACE: 730 SQ FT
 BIKE STORAGE: 683 SQ FT

AMENITY AREAS: 2,416 SQ FT

PARKING SUMMARY:

	REQUIRED	PROVIDED
RESIDENTIAL	27	30
1 SPACE PER STUDIO, 1 & 2 BEDROOM		
1.5 SPACES PER 3 OR 4 BEDROOM		

RESIDENTIAL BREAKDOWN: 30 ON GRADE INCLUDING 4 TANDEM SPACES



GROUND FLOOR PLAN | 1
 1/16" = 1'-0"

TRACKSIDE CENTER
 DAVIS, CA

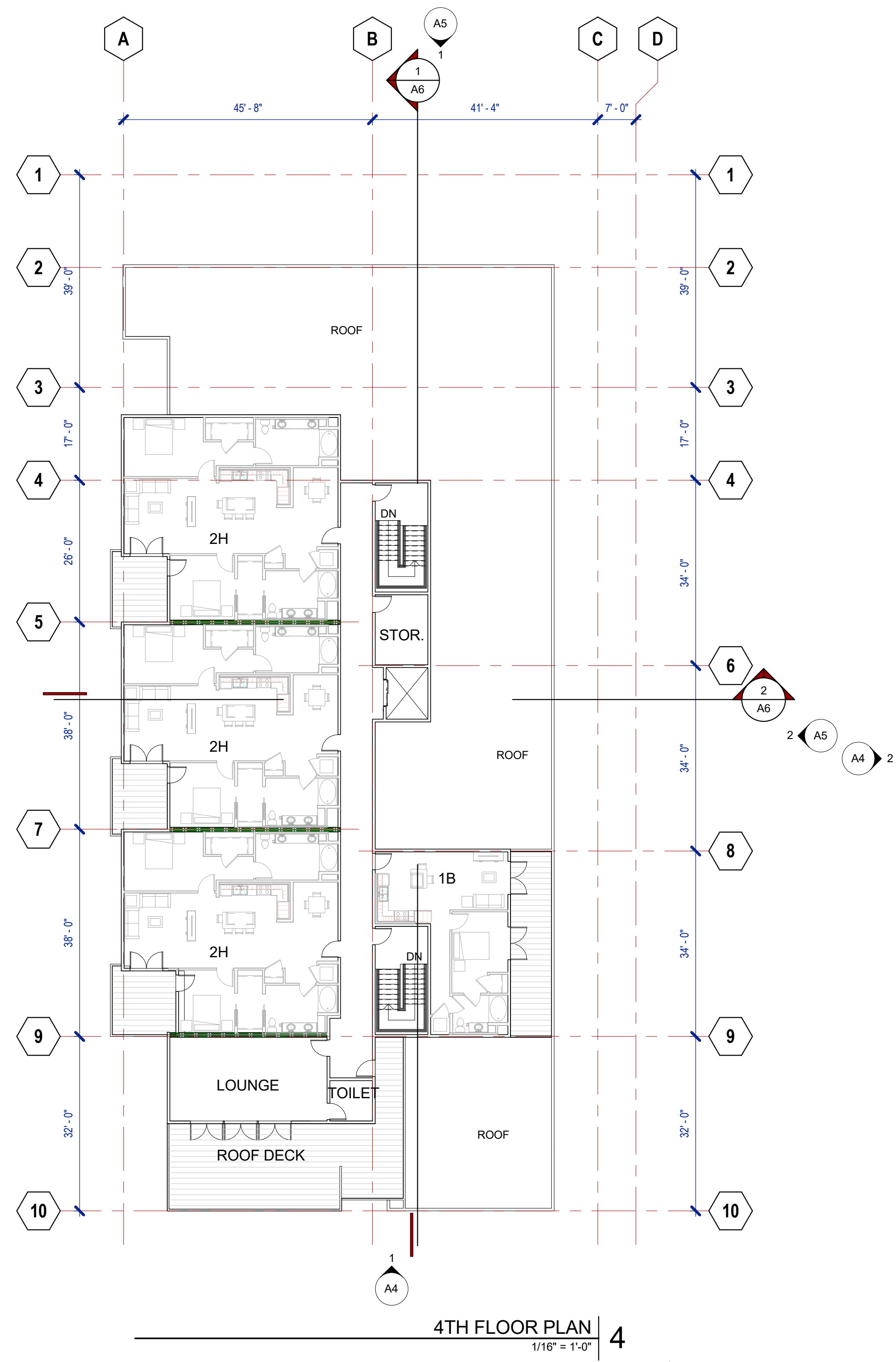
901-919 3RD STREET
 DAVIS, CA 95616

GROUND FLOOR PLAN

DATE: 08/30/16
 PROJECT NO: 1210-0001
 SCALE: 1/16" = 1'-0"
 SHEET: A1



SCALE: 1/16" = 1'-0"



HATCH INDICATES
BALCONY/DECK

SCALE: 1/16" = 1'-0"

TRACKSIDE CENTER

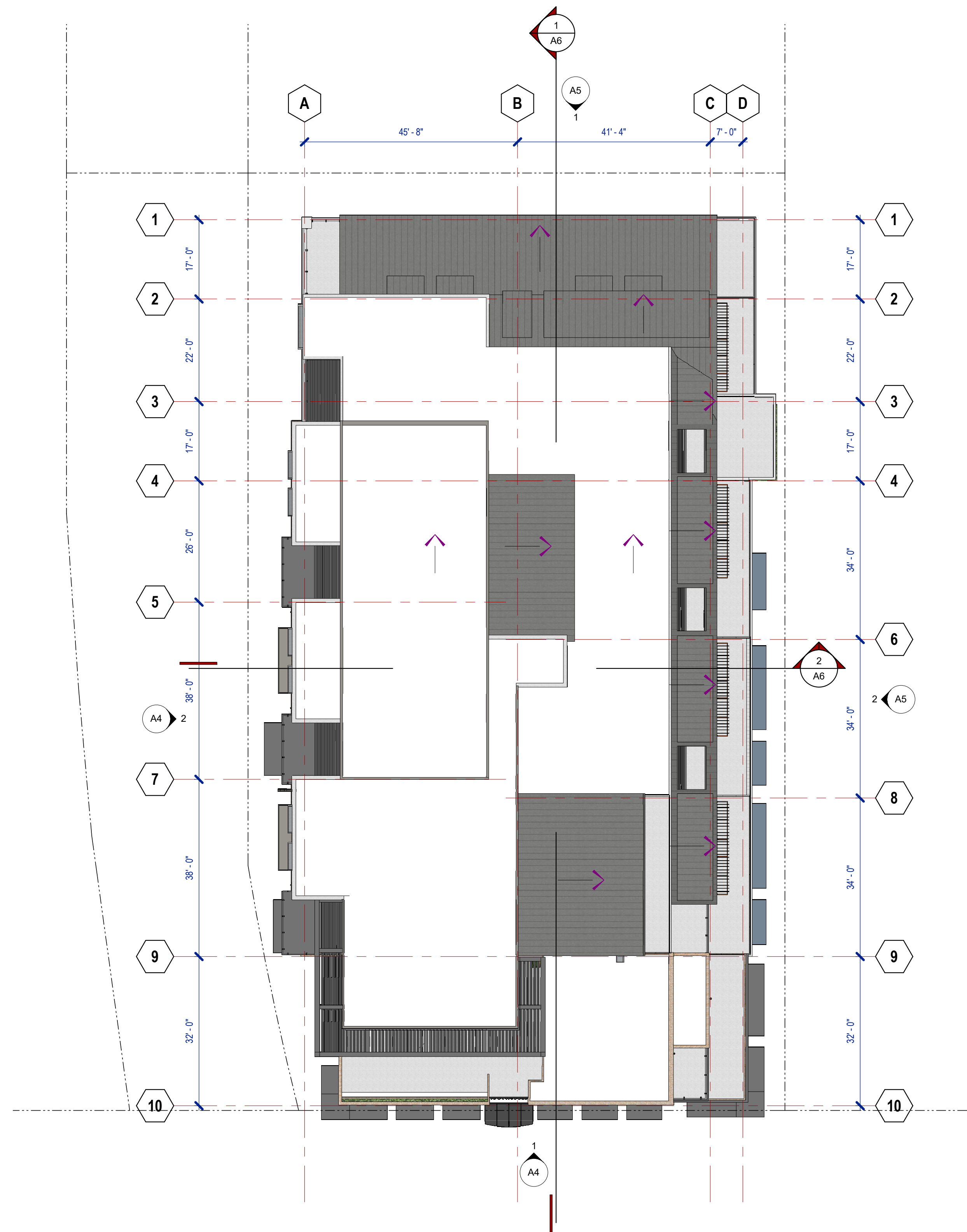
DAVIS, CA

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FLOOR PLANS

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE: 1/16" = 1'-0"
SHEET: A2

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ROOF PLAN | 1
1/16" = 1'-0"

TRACKSIDE CENTER

DAVIS, CA

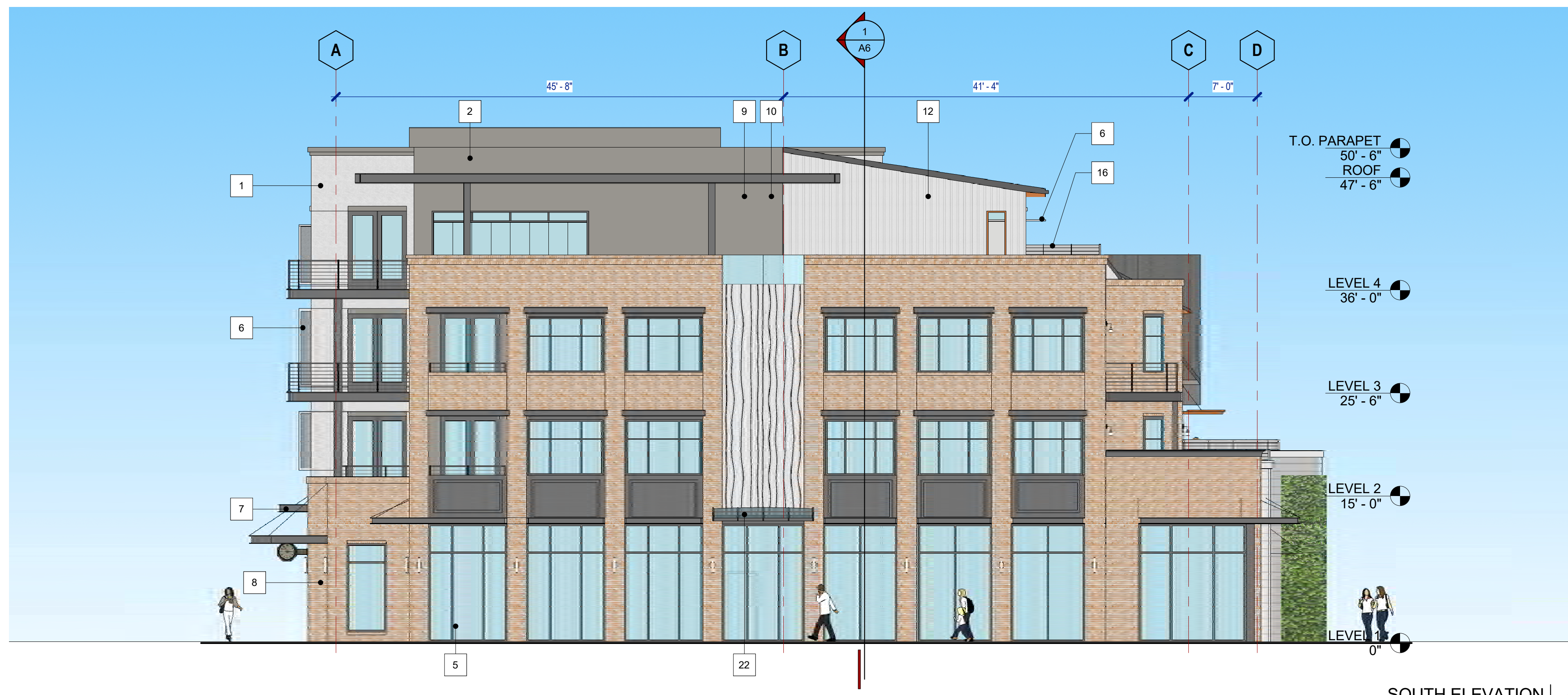
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ROOF PLAN

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A3

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0
FT



KEY NOTES

- | | |
|---------------------------------|----------------------------|
| 1 LIMESTONE PLASTER - ALABASTER | 12 BOARD AND BATTEN SIDING |
| 2 LIMESTONE PLASTER - STONE | 13 HARDIE BOARD LAP SIDING |
| 3 STANDING SEAM METAL ROOF | 14 DECORATIVE METAL PANEL |
| 4 VINYL WINDOWS | 15 EXTERIOR SCOSCE LIGHTS |
| 5 ALUMINUM STOREFRONT SYSTEM | 16 LOUVERED PRIVACY SCREEN |
| 6 METAL MESH SHADING PANELS | 17 WOOD TRELLIS |
| 7 METAL SHADE CANOPY | 18 PAINTED WOOD SLATS |
| 8 TAN BRICK VENEER | 19 GREEN WALL |
| 9 3D ACCENT PANEL | 20 CANVAS AWNING |
| 10 GLASS GUARDRAIL | 21 DECORATIVE STEEL LINTEL |
| 11 METAL DECK RAILING | 22 METAL AND GLASS AWNING |

SOUTH ELEVATION 1
1/8" = 1'-0"



WEST ELEVATION 2
1/8" = 1'-0"

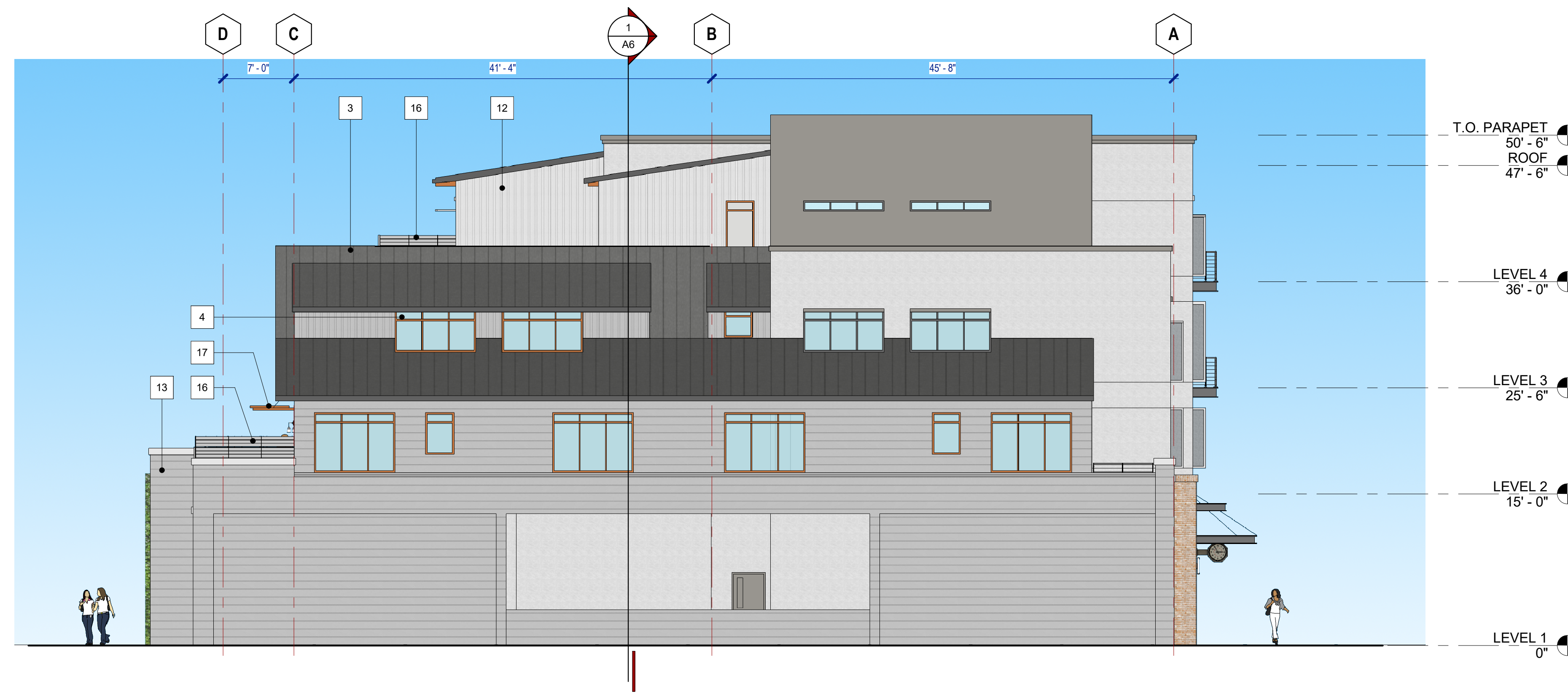
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EXTERIOR ELEVATIONS

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A4





KEY NOTES

- | | |
|---------------------------------|----------------------------|
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NORTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

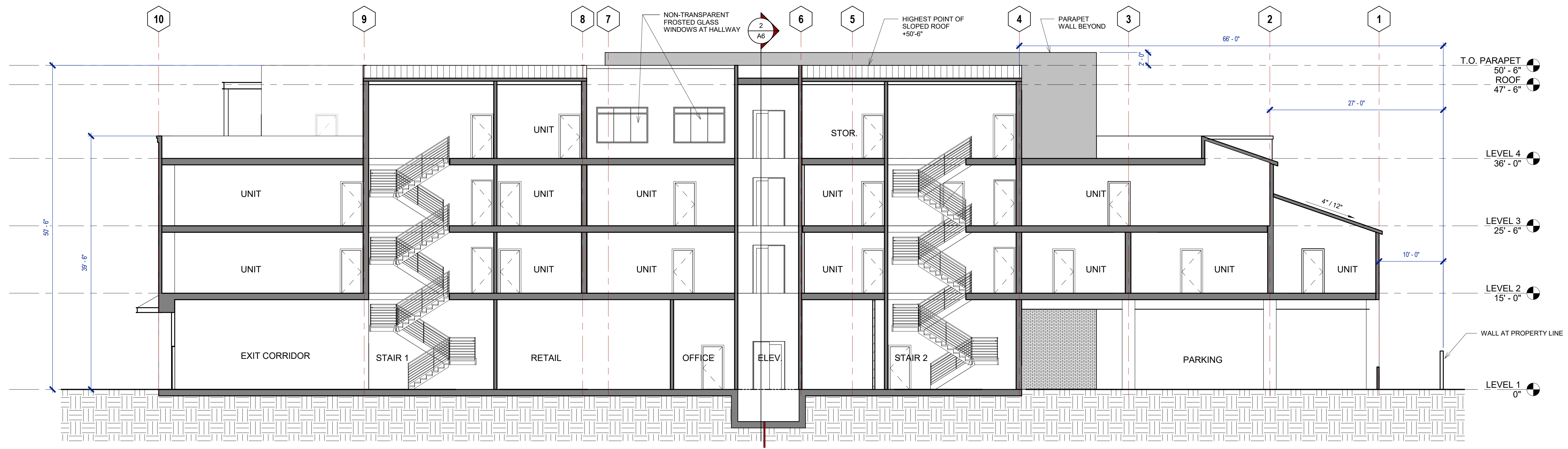
TRACKSIDE CENTER
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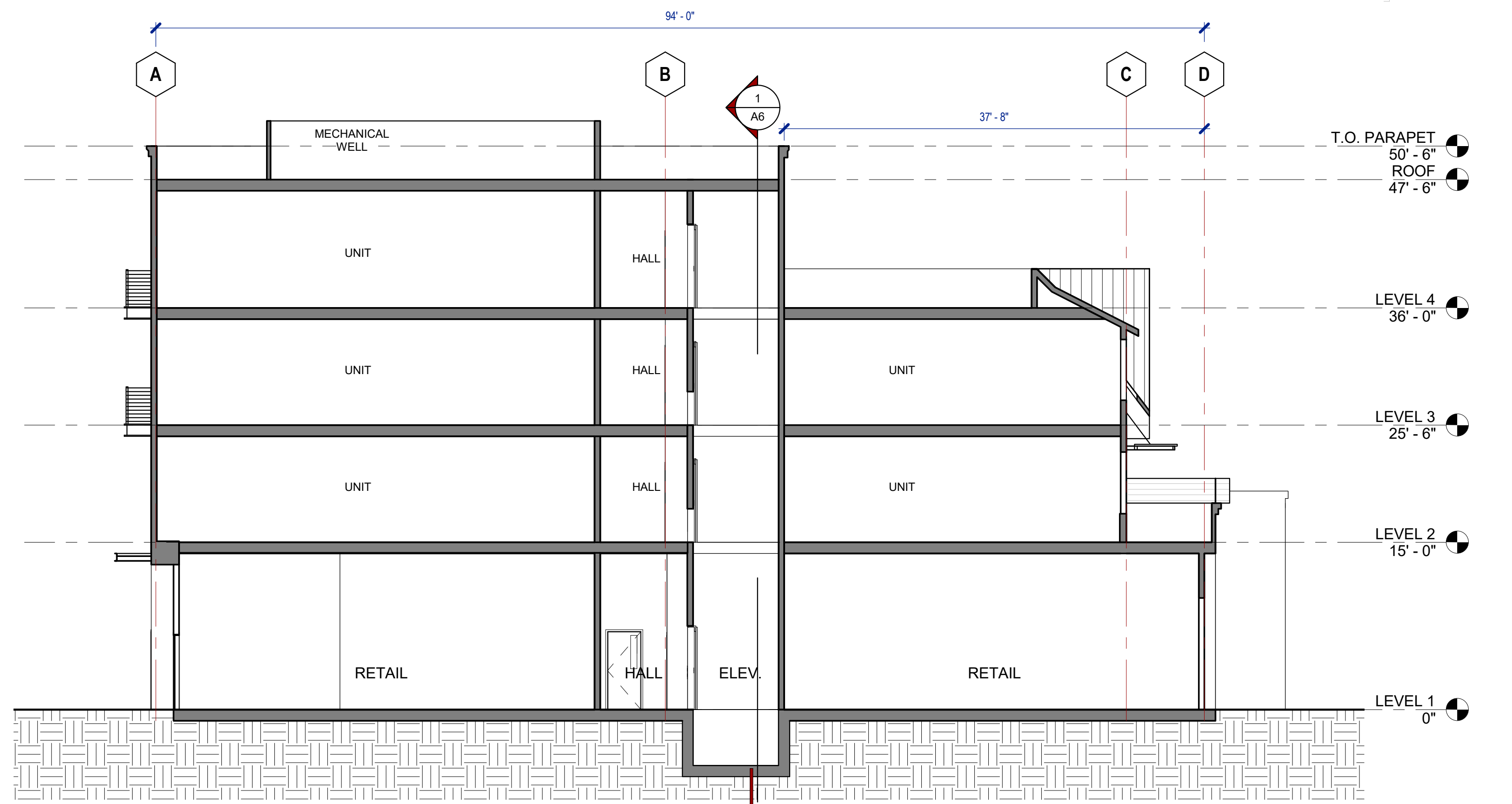
EXTERIOR ELEVATIONS

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A5

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BUILDING SECTION 1
1/8" = 1'-0"



BUILDING SECTION 2
1/8" = 1'-0"

TRACKSIDE CENTER

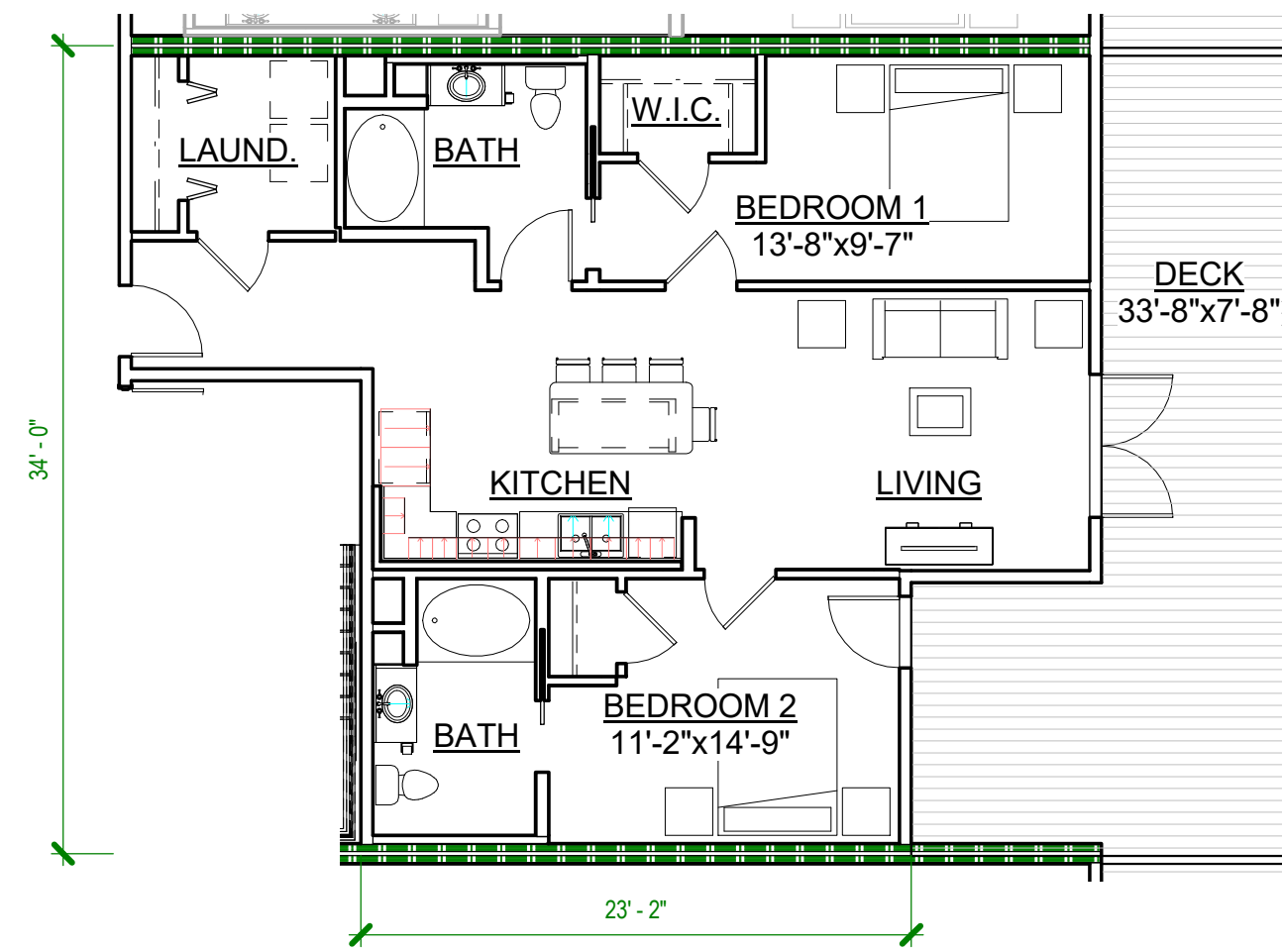
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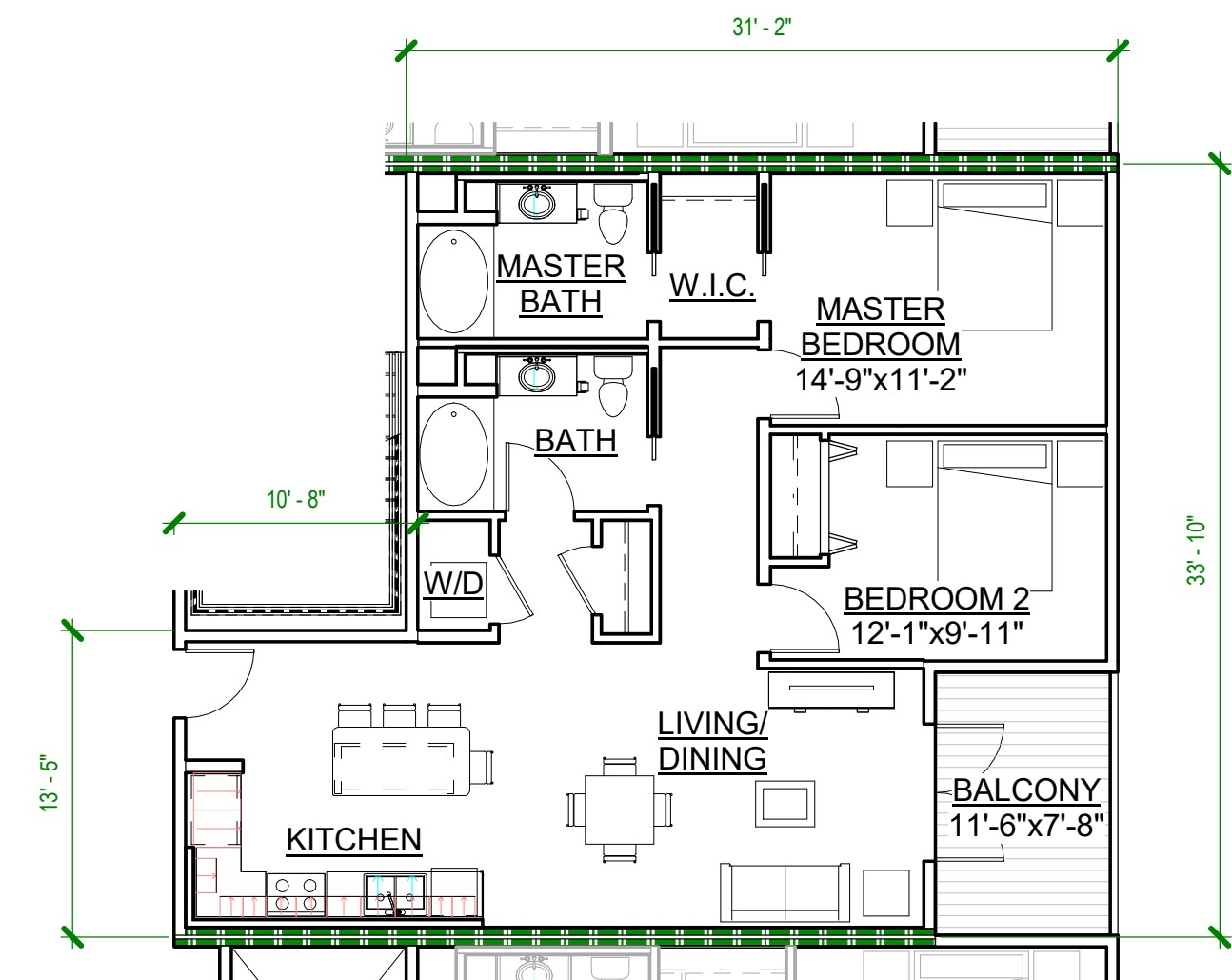
BUILDING SECTIONS

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A6

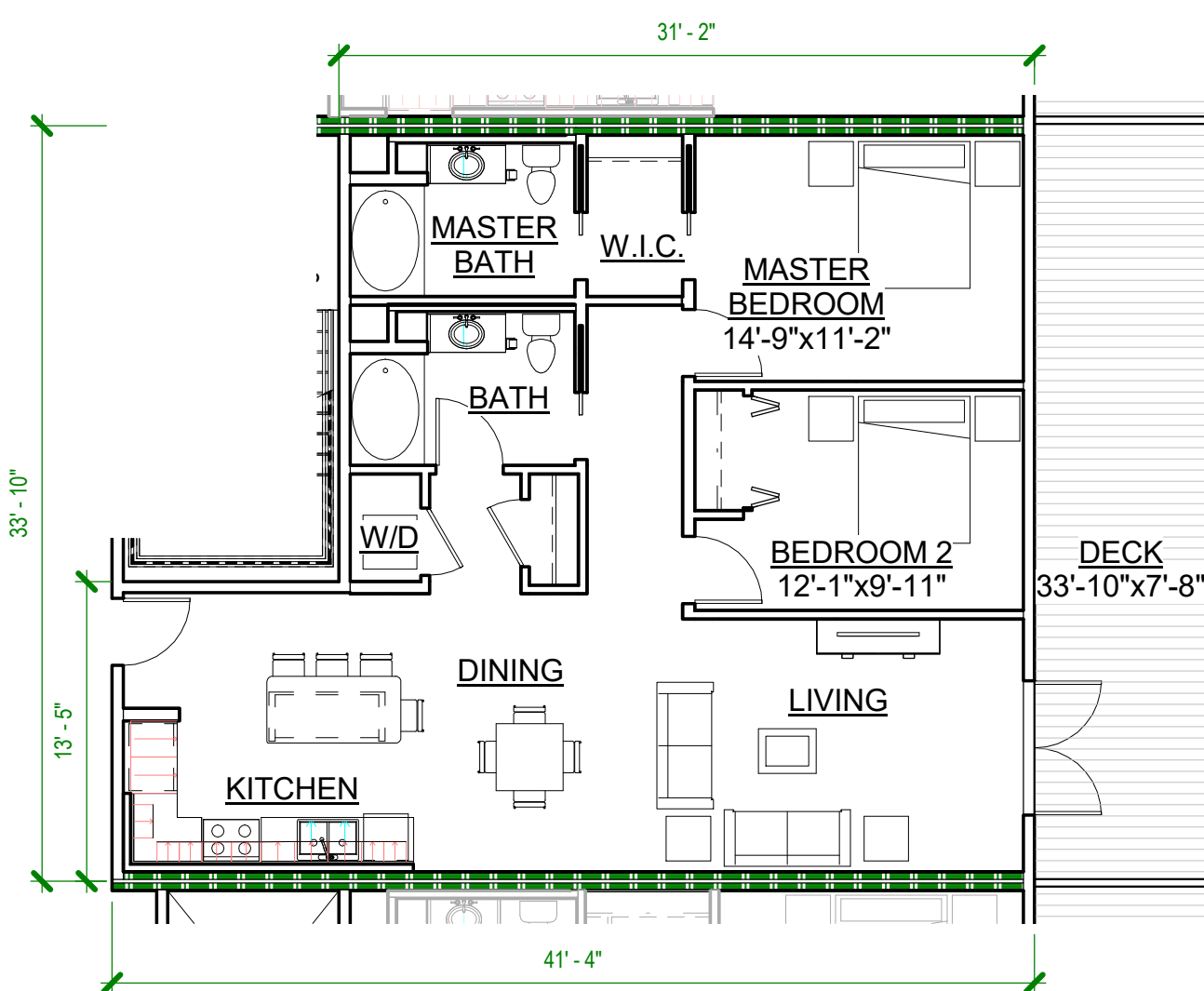
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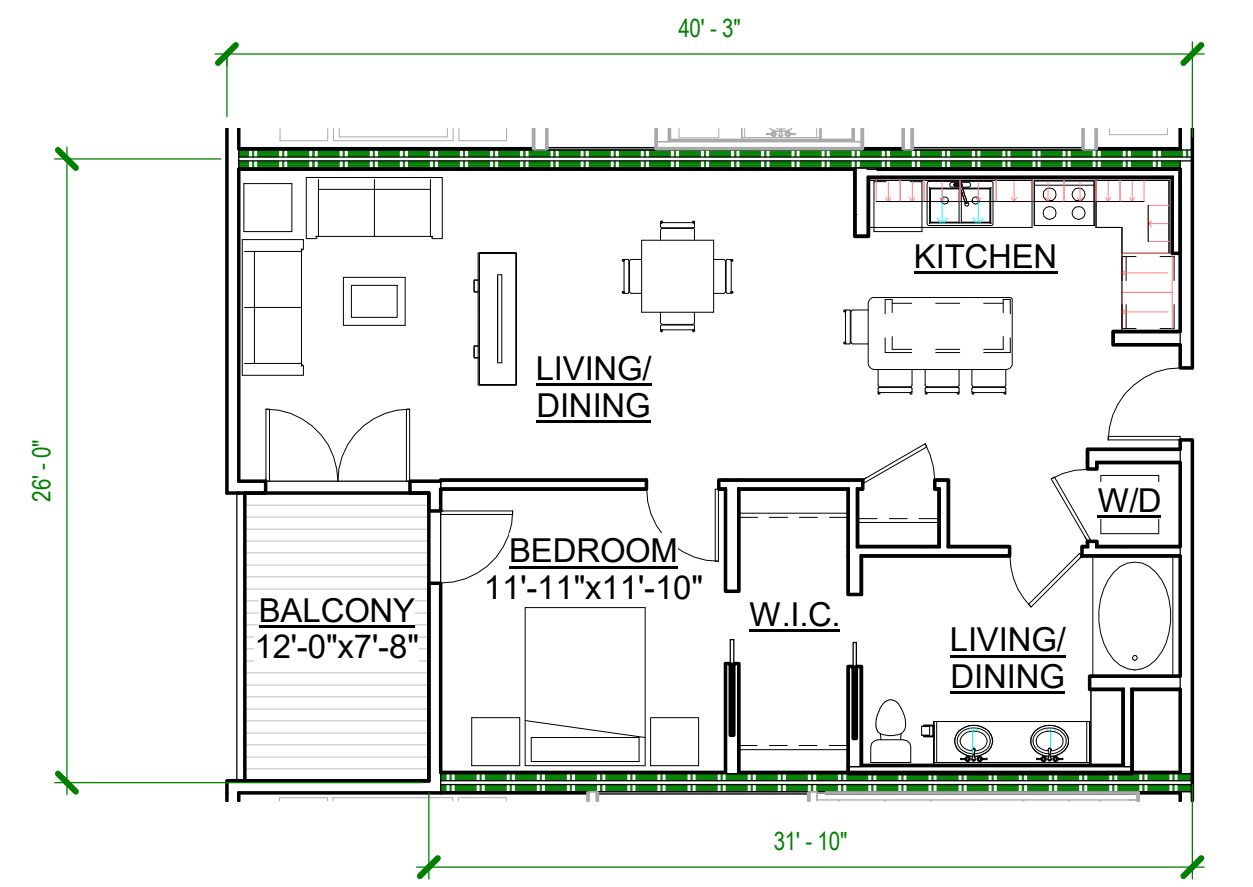
UNIT 2B - 1102 SQ. FT. | 2B
1/8" = 1'-0"



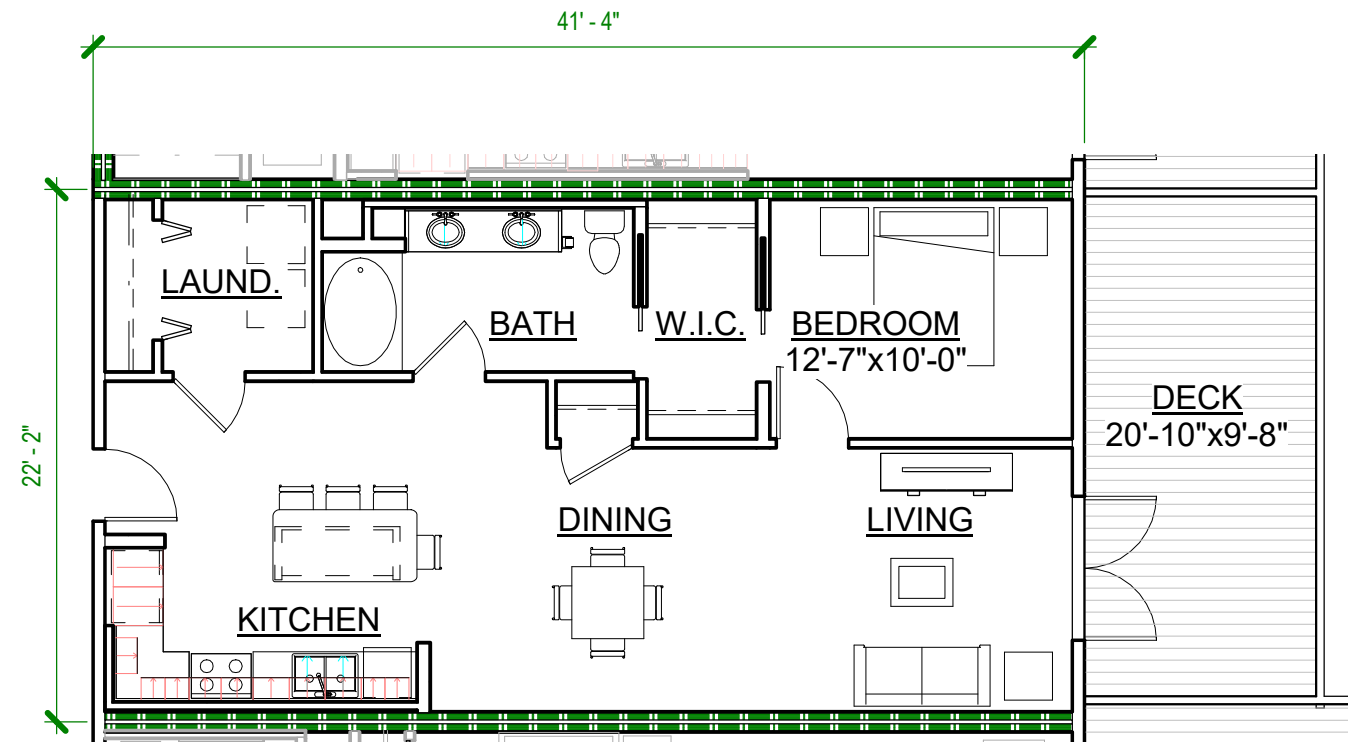
UNIT 2C - 1102 SQ. FT. | 2C
1/8" = 1'-0"



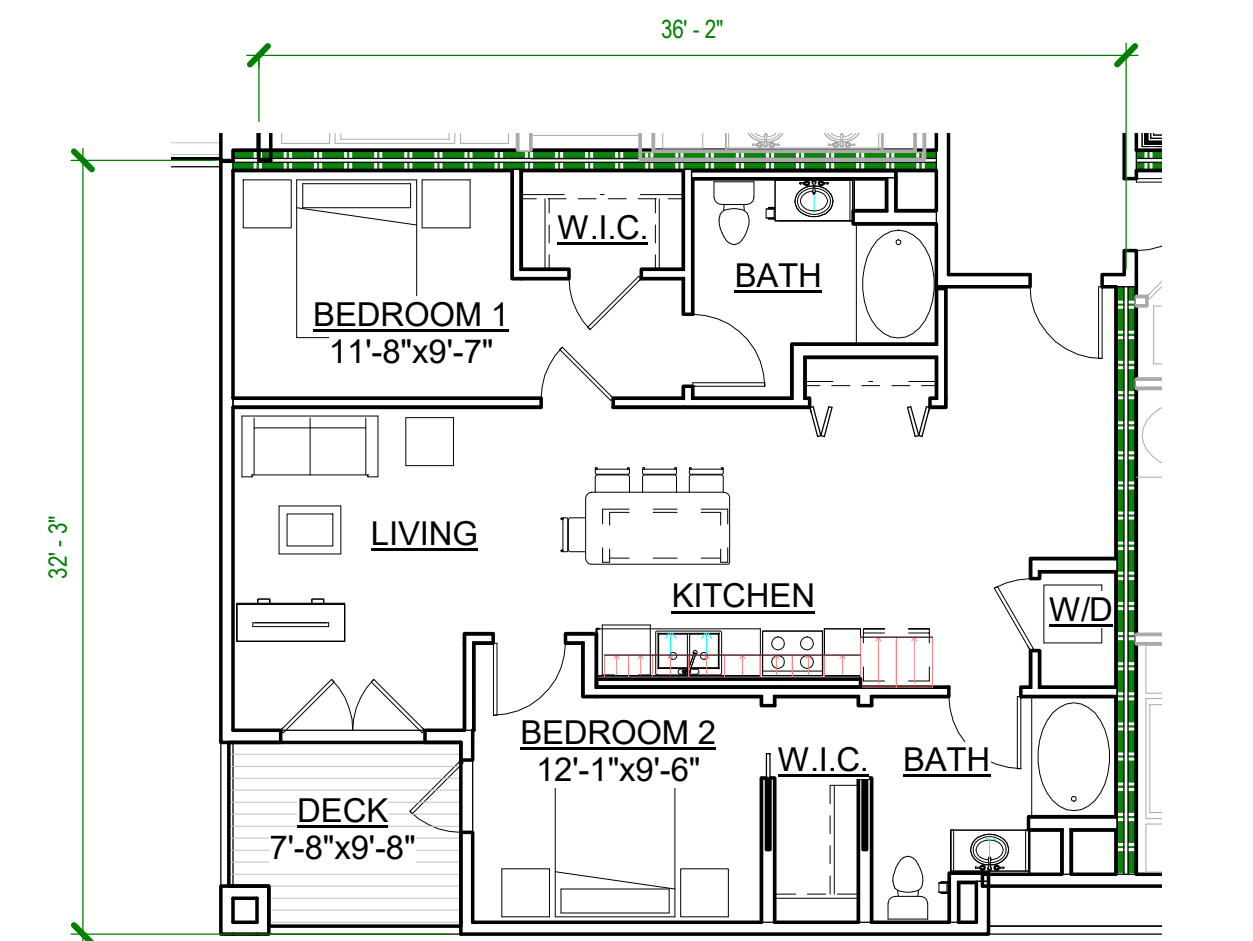
UNIT 2D - 1196 SQ. FT. | 2D
1/8" = 1'-0"



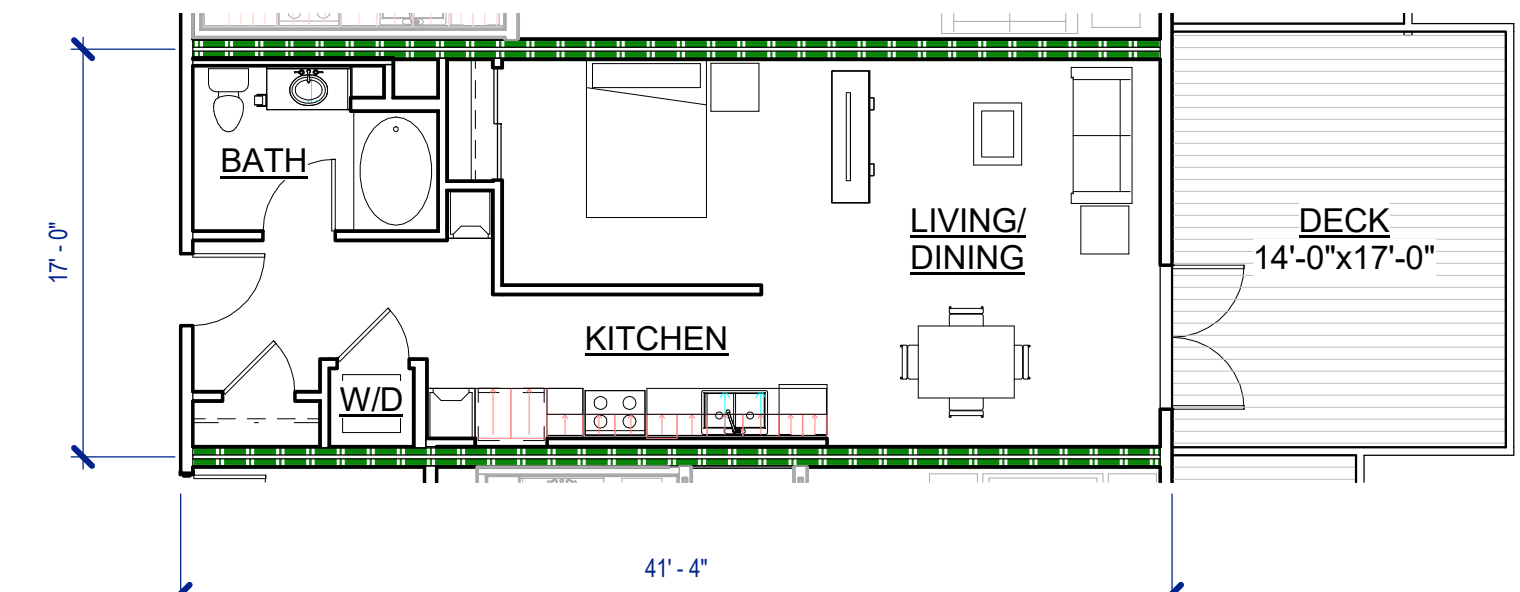
UNIT 1D - 955 SQ. FT. | 1D
1/8" = 1'-0"



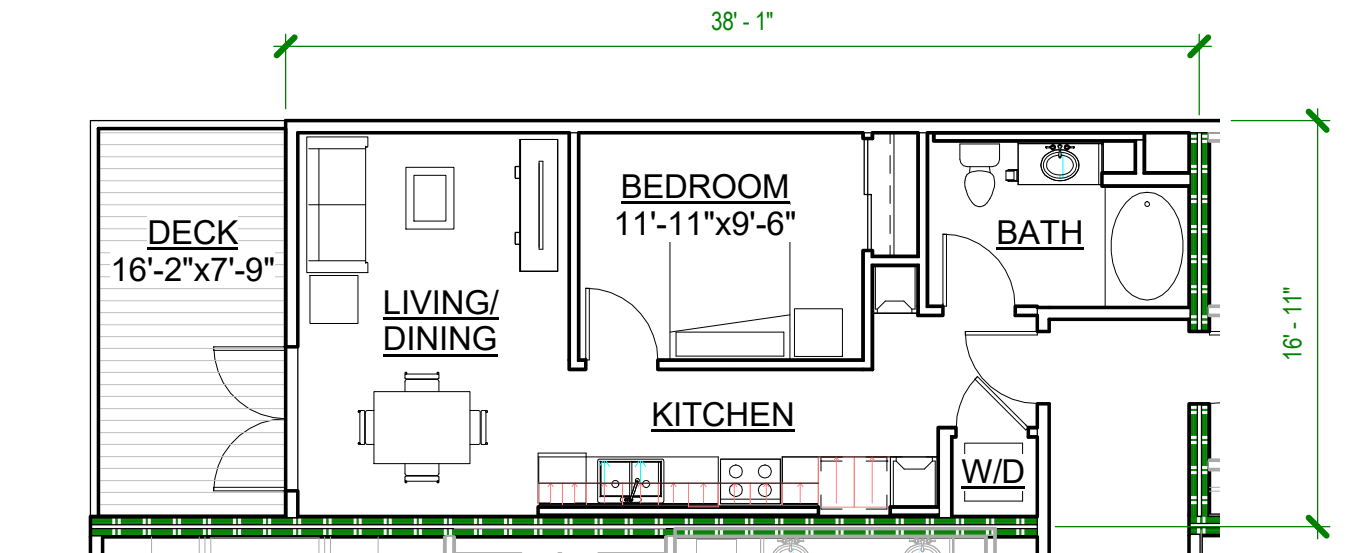
UNIT 1E - 914 SQ. FT. | 1E
1/8" = 1'-0"



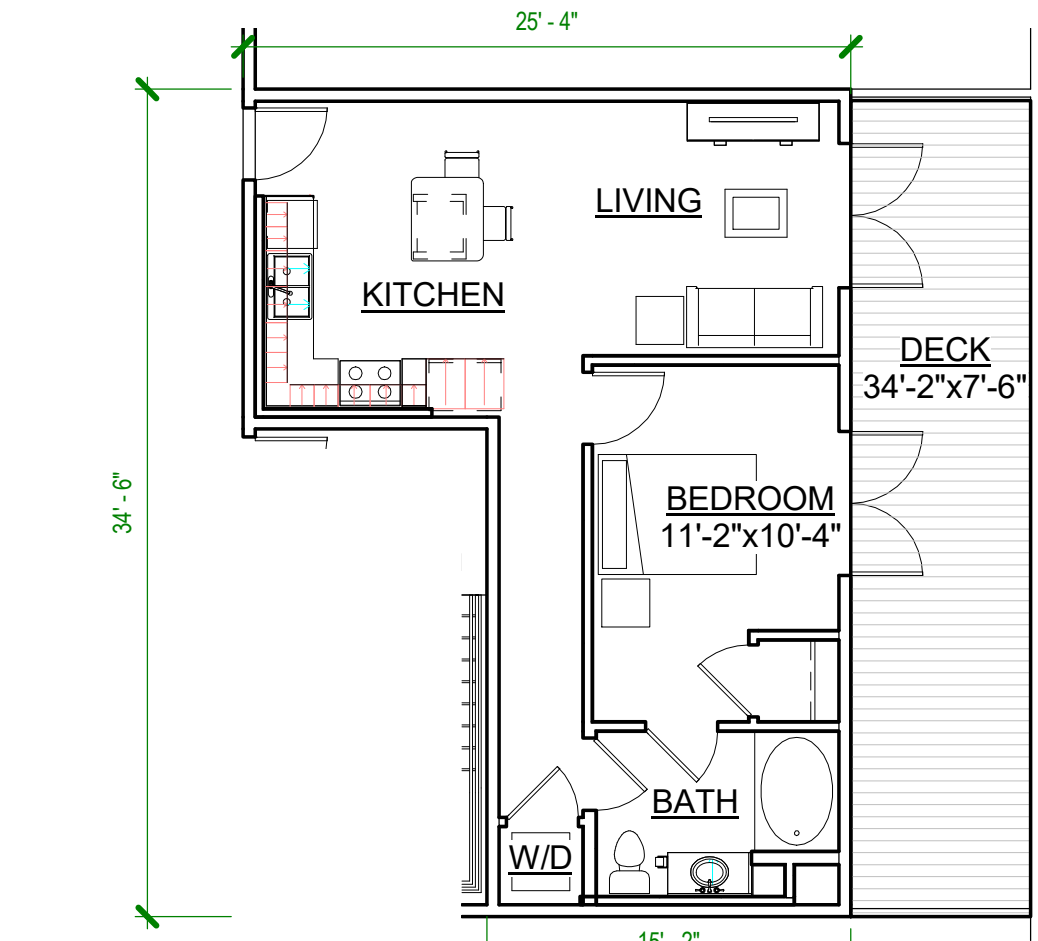
UNIT 2A - 1090 SQ. FT. | 2A
1/8" = 1'-0"



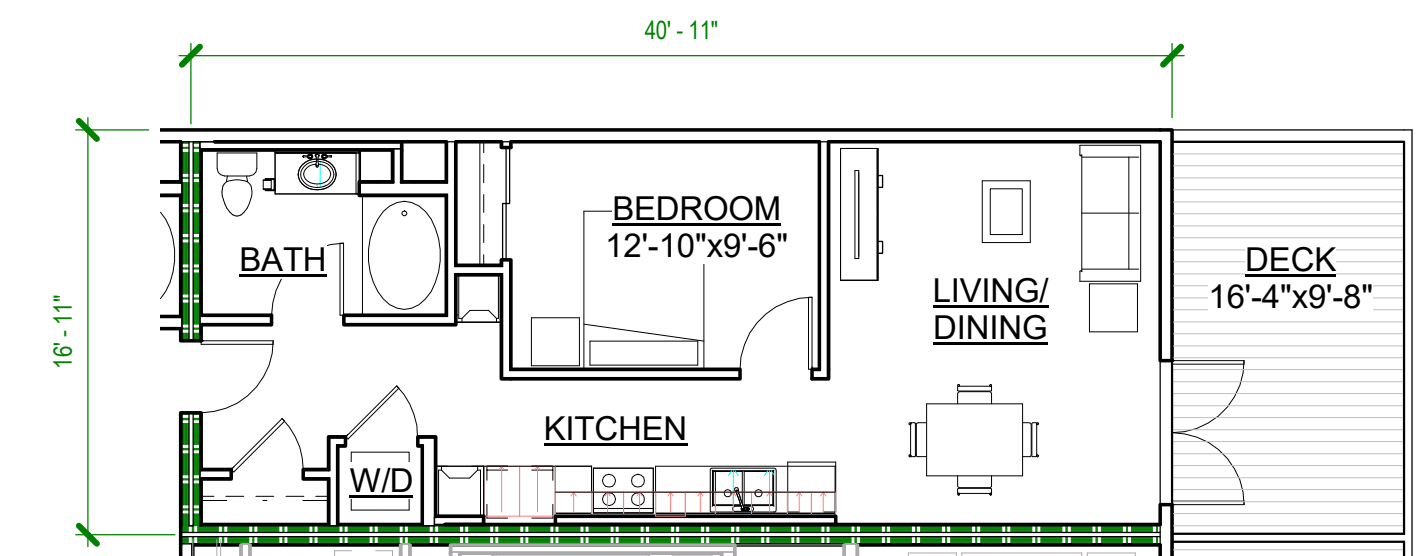
UNIT SA - 705 SQ. FT. | SA
1/8" = 1'-0"



UNIT 1A - 614 SQ. FT. | 1A
1/8" = 1'-0"



UNIT 1B - 652 SQ. FT. | 1B
1/8" = 1'-0"



UNIT 1C - 689 SQ. FT. | 1C
1/8" = 1'-0"

TRACKSIDE CENTER

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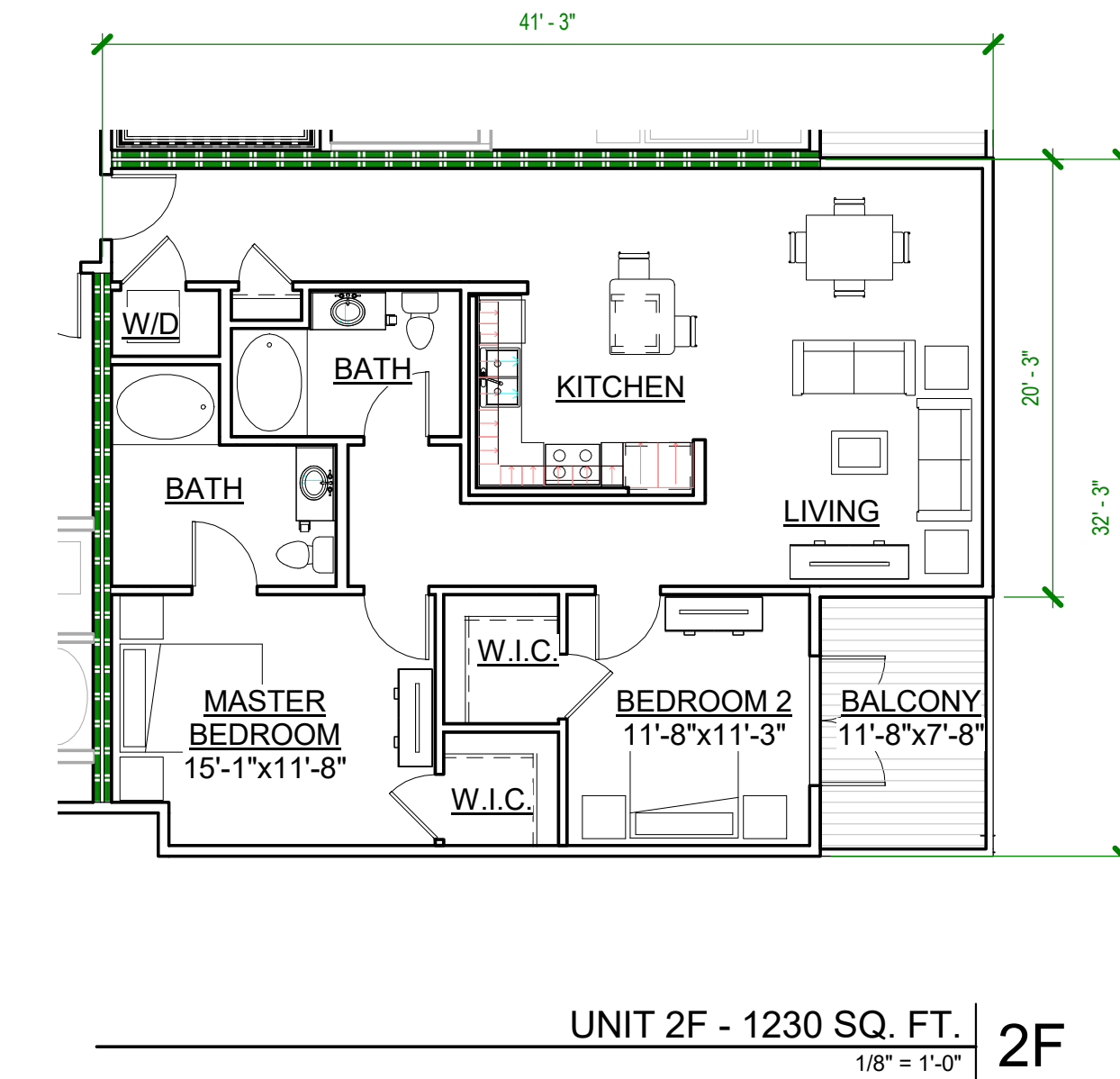
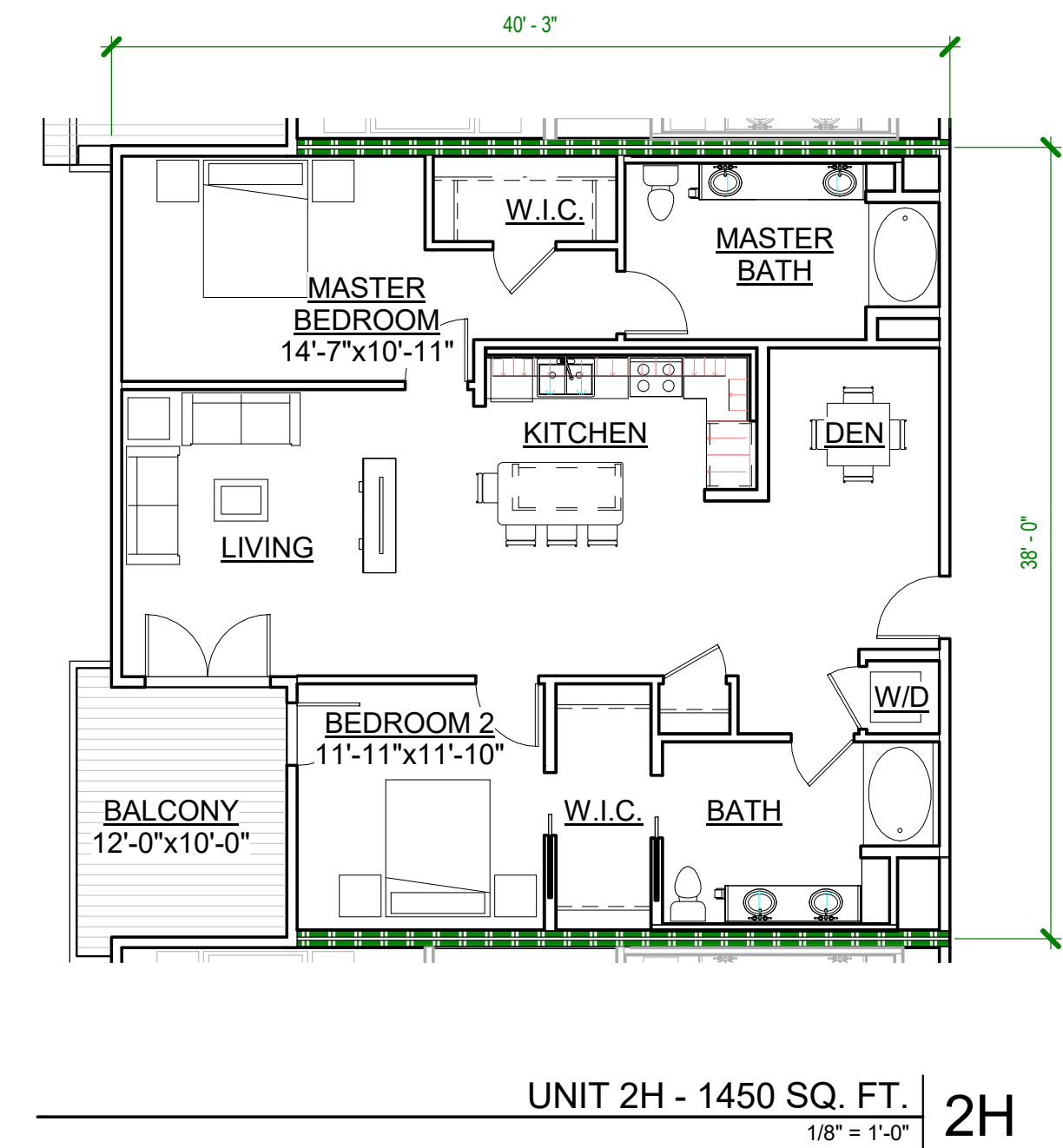
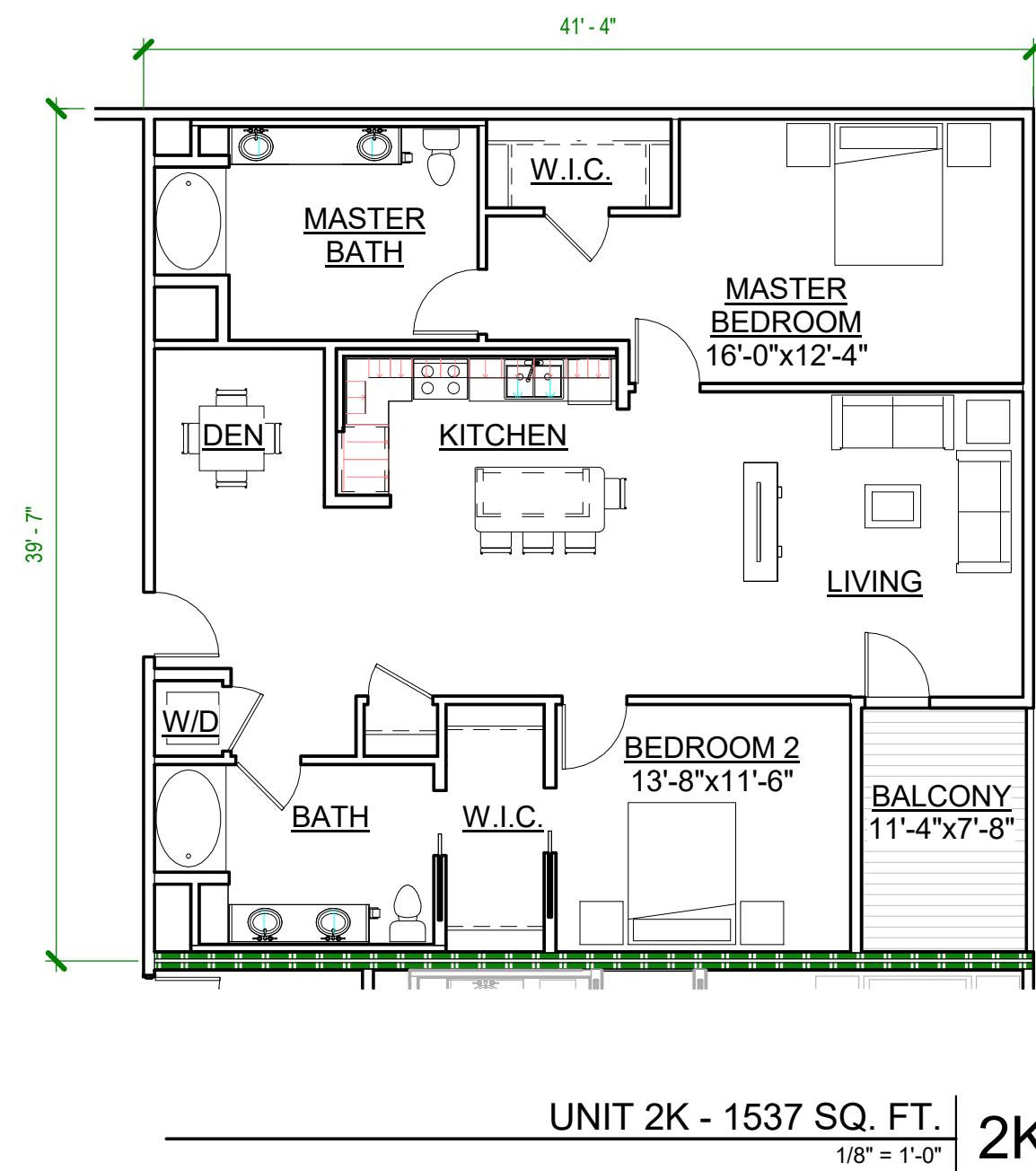
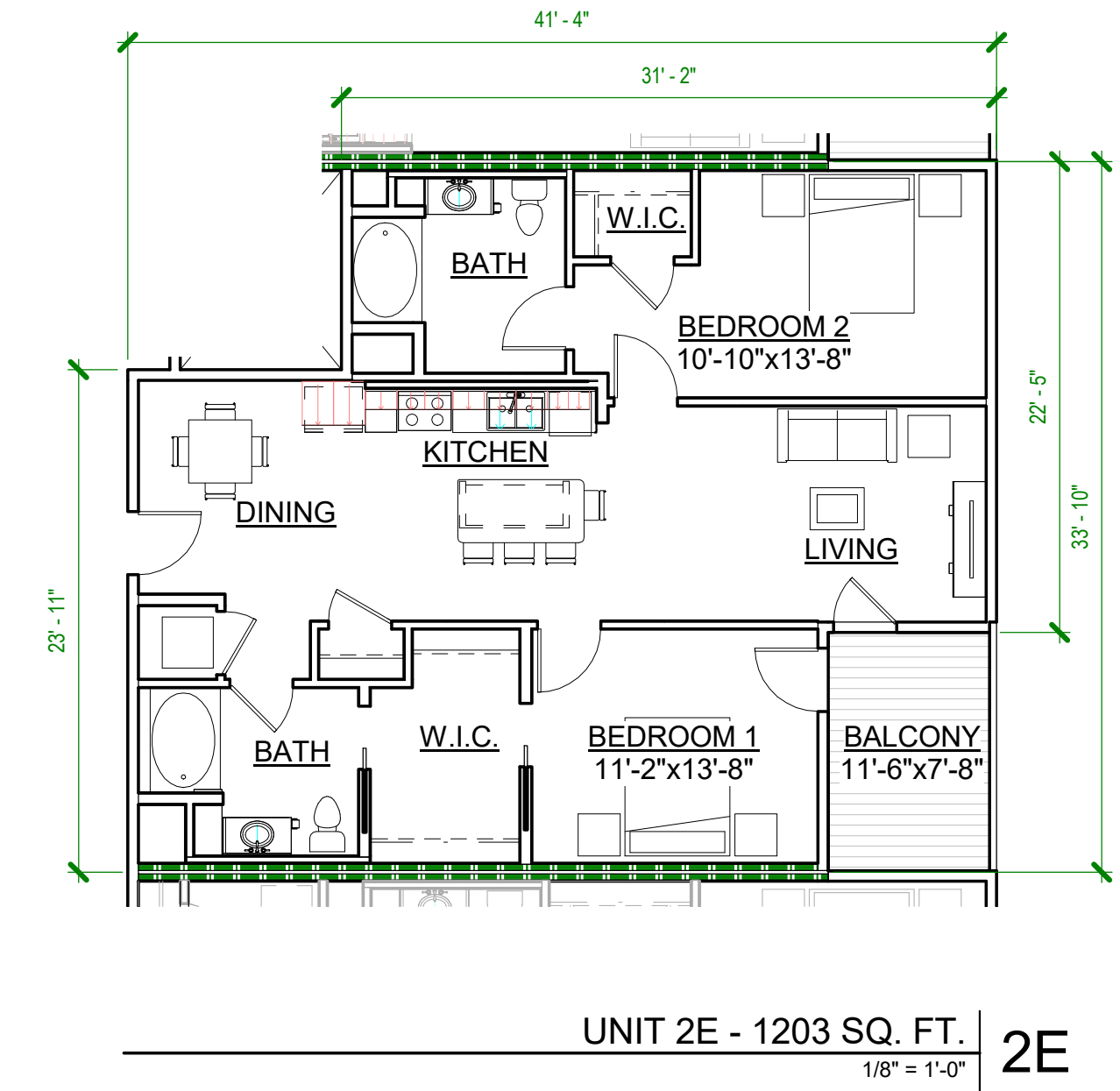
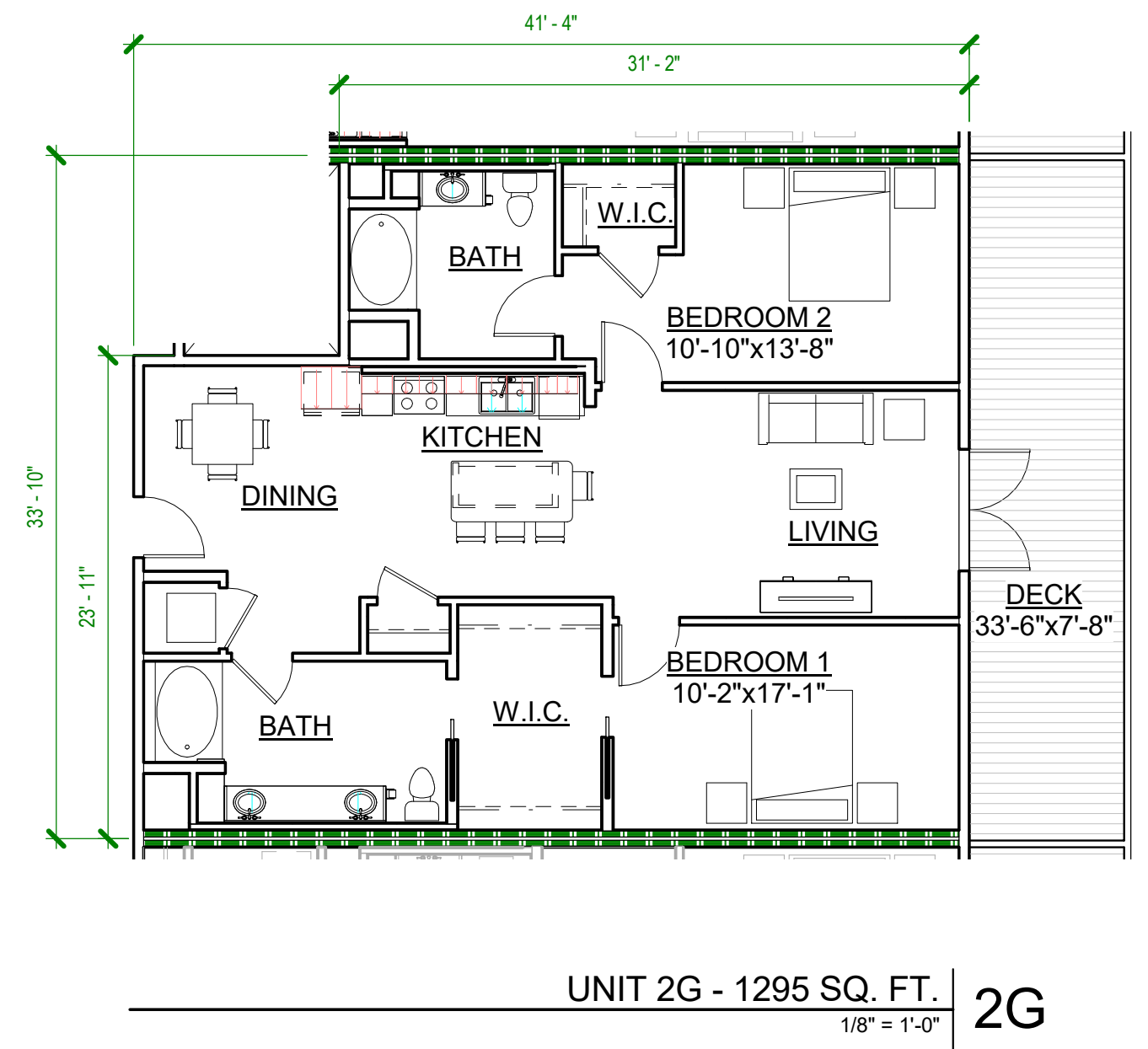
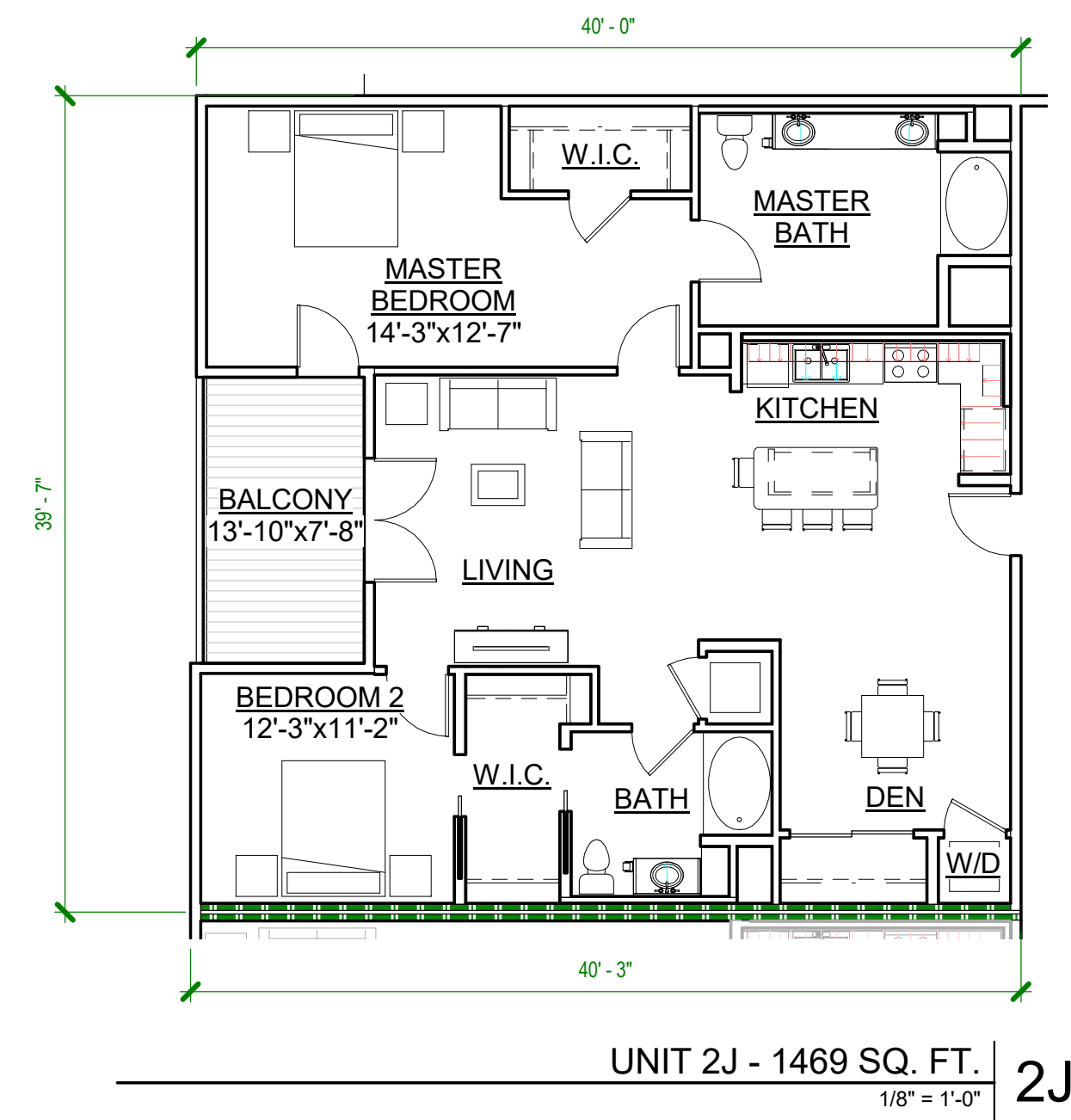
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UNIT PLANS

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A7

LPAS

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UNIT PLANS

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SHEET: A8

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METAL ROOF COLOR - STONE



STANDING SEAM METAL ROOF



STOREFRONT FRAME / STEEL TRIM COLOR - DARK GREY



ANODIZED ALUMINUM STOREFRONT / PAINTED STEEL TRIM



STAINED WOOD TRIM AND TRELIS (EAST SIDE OF BUILDING)



TAN BRICK



PLASTER COLOR - ALABASTER



LIMESTONE PLASTER



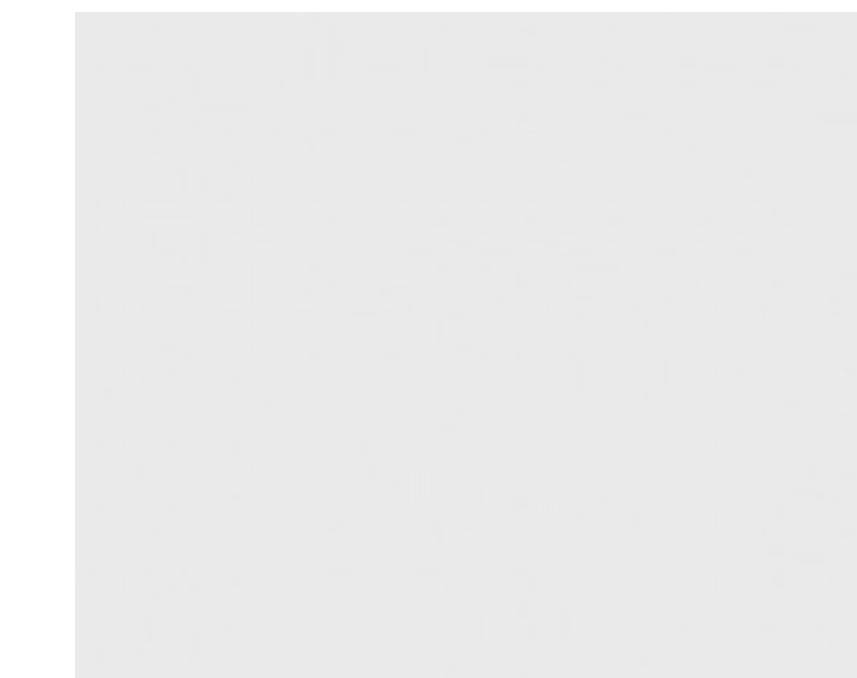
PLASTER COLOR - STONE



SIDING COLOR - LIGHT GREY



WOOD BOARD AND BATTEN SIDING



SIDING COLOR - OFF WHITE



LAP SIDING

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MATERIALS / COLOR BOARD

DATE: 08/30/16
PROJECT NO: 1210-0001
SCALE:
SHEET: A9



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