

PROJECT DATA

GENERAL INFORMATION:

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: 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
 ON PROPERTY: 1,494 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	593	1	133
UNIT 1B	1	652	1	276
UNIT 1C	1	689	1	170
UNIT 1D	1	931	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	1,415	7	96
UNIT 2J	2	1,449	2	112
UNIT 2K	2	1,537	1	93
NET RENTABLE:	31,395 SQ FT		27 UNITS	

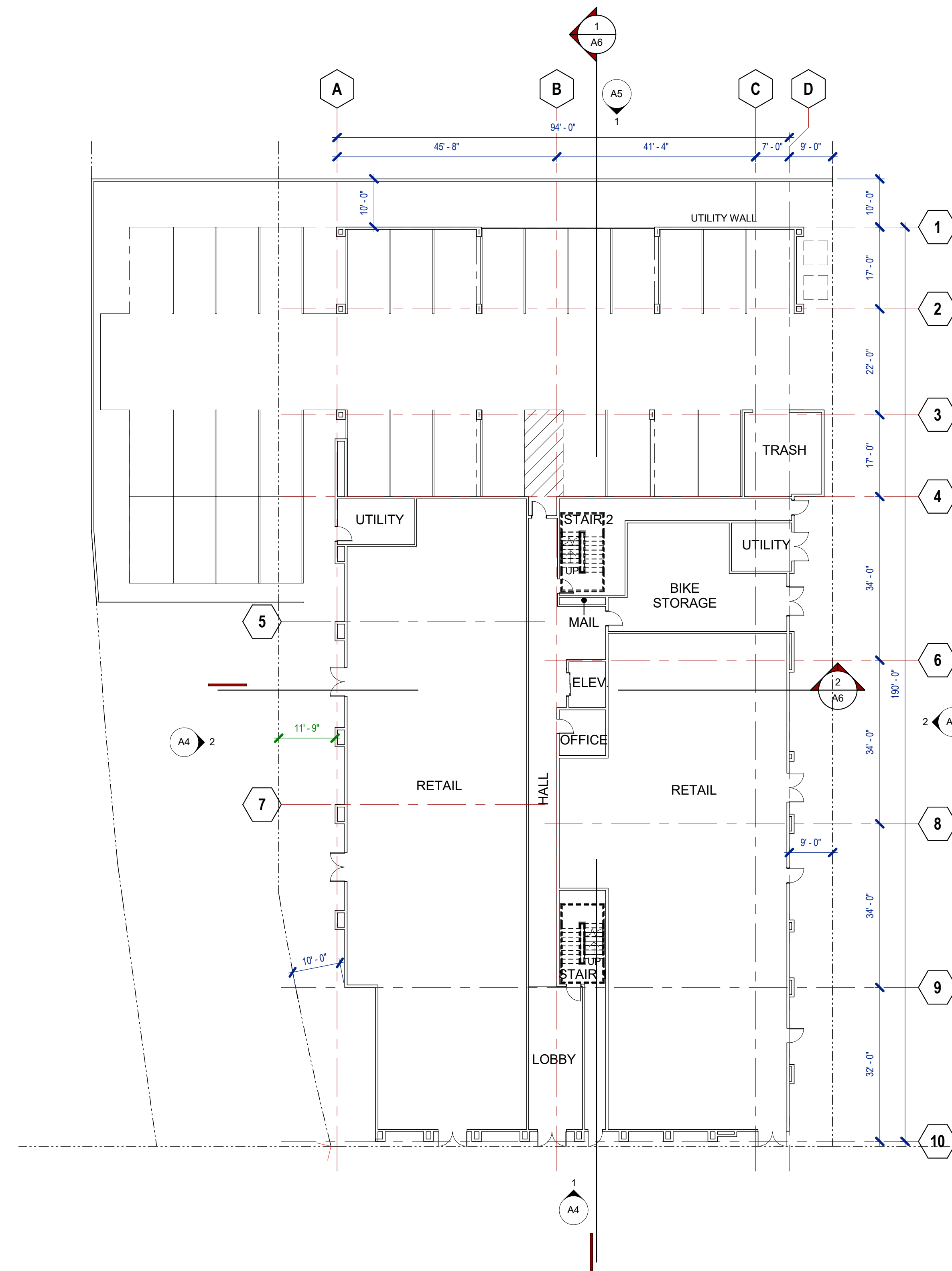
OFFICE: 106 SQ FT
 MAIL: 23 SQ FT
 LOBBY: 337 SQ FT
 LOUNGE: 547 SQ FT
 ROOF TERRACE: 726 SQ FT
 BIKE STORAGE: 683 SQ FT

AMENITY AREAS: 2,422 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: 10/05/16
 PROJECT NO: 1210-0001
 SCALE: 1/16" = 1'-0"
 SHEET: A1



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

FT

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