

4TH STREET

**PROJECT DATA**

**GENERAL INFORMATION:**

ASSESSOR'S PARCEL NUMBER: 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

INCLUDES COVERED PARKING

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

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	83
UNIT 2D	2	1,196	1	272
UNIT 2E	2	1,203	1	89
UNIT 2F	2	1,230	2	225
UNIT 2G	2	1,295	2	272
UNIT 2H	2	1,415	7	96
UNIT 2J	2	1,449	2	112
UNIT 2K	2	1,537	1	93
<b>TOTAL</b>			<b>27</b>	

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:**

RESIDENTIAL	REQUIRED	PROVIDED
1 SPACE PER STUDIO, 1 & 2 BEDROOM	27	30
1.5 SPACES PER 3 OR 4 BEDROOM		
<b>RESIDENTIAL BREAKDOWN:</b>	<b>30 ON GRADE INCLUDING 4 TANDEM SPACES</b>	

DESIGNED BY: RT  
 DRAWN BY: RT  
 CHECKED BY: SD  
 SCALE: 1" = 20'

NO. DATE REVISIONS

CEVEST.COM

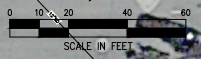
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DAVIS CALIFORNIA

**901 THIRD STREET MIXED USE  
 PRELIMINARY SITE PLAN**

SHEET  
**01**  
 OF

DATE: 11/7/2016  
 JOB NO: 1444.03



THIRD STREET

I STREET

DAVIS LUMBER  
 ROCK YARD SHED

BENCH MARK: ELEV. 49.29 FEET  
 TOP OF NORMAL 1.5435

LANDSCAPING,  
 TYP.

7' WIDE CONTRA  
 FLOW BIKE LANE

10' WIDE SHARED  
 VEHICLE & BIKE LANE

PAVEMENT PATCHES  
 POSSIBLY REMAINING  
 FROM PREVIOUS WORK

3' WIDE BUFFER

TREE GRATE,  
 (TYP. OF 5)

BIKE PARKING,  
 TYP.

RAISED PLANTER  
 (TYP. OF 3)

STORMWATER PLANTER

FENCING,  
 MATERIAL TO BE  
 DETERMINED

DECORATIVE FENCING

RETAINING WALL WITH  
 DECORATIVE FENCING

SEATWALL

STORMWATER PLANTER

SLIDING GATE

RAILROAD LEASE  
 PROPERTY

STORMWATER PLANTER

UNCOVERED PARKING

COVERED PARKING

UTILITY

RESIDENT ACCESS GATE

MAIL

BIKE STORAGE

UTILITY

PLAZA

PLAZA RETAIL  
 3260 SF

HALL

ALLEY RETAIL  
 2,475 SF

8'-0" SIDE WALK

3RD STREET  
 RETAIL  
 1,439 SF

ENTRY LOBBY

3RD STREET  
 RETAIL  
 1,617 SF