

SB330 PRE-APPLICATION

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ROOM NAME

101 ← ROOM NUMBER
X X X X ← ROOM FINISHES
150 SF ← ROOM AREA

BUILDING SECTION NUMBER

1 SIM
A101 ← SHEET NUMBER

1 Ref
A101 ← ELEVATION NUMBER
1 Ref ← SHEET NUMBER

DETAIL NUMBER

1 SIM
A101 ← SHEET NUMBER

101 ← DOOR OR GATE NUMBER

1i ← WALL TAG

1t ← WINDOW TAG

ELEVATION MARKER

1 ← REVISION NUMBER

KEYNOTE NUMBER

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ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
APN number	003-051-07	
Project number	23153	
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Drawn by	MB	
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Scale	N.T.S.	

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GP0.01

THE LINE THAT DEFINES THE CITY'S COASTAL ZONE GENERALLY RUNS ALONG CENTER LINES OF ESTABLISHED CITY STREETS AS IT JOGS ACROSS SANTA CRUZ. OCCASIONALLY, AND FOR NO APPARENT REASON, IT VEERS DIRECTLY THROUGH VARIOUS PROPERTIES LARGE AND SMALL, EVEN THROUGH EXISTING BUILDINGS. 831 ALMAR IS ONE SUCH INSTANCE.

REFER TO SHEET AP0.51 FOR THE CURRENT LOCATION OF THE COASTAL ZONE BOUNDARY AND A REVISED LOCATION WITH EQUIVALENT AREA GIVEN TO THE COASTAL ZONE FRONTAGE ALONG THE RAIL TRAIL.

NEARLY FIFTY YEARS AGO, IN THE WAKE OF DEPARTING MANUFACTURERS LIKE WRIGLEY AND LIPTON, BEN ZARICOR AND LOUISE VENINGA HELPED INITIATE A NEW INDUSTRIAL CULTURE HERE IN SANTA CRUZ. AMONG THE FIRST TO ESTABLISH TRADE WITH CHINA, THEIR COMPANY, FMAIL HERBS, INTRODUCED CHINESE GINSENG TO AN AMERICAN MARKET. (LOUISE AUTHORED *THE GINSENG BOOK*, IN FACT.) BEN AND LOUISE FOUGHT AND WON THE LANDMARK COURT BATTLE THAT LEGITIMIZED THE HERBAL INDUSTRY IN AMERICA. AND THEIR GOOD EARTH TEAS FOUND AN APPRECIATIVE AUDIENCE WORLDWIDE

NEW FMAIL WILL SUPPORT MORE JOBS THAN THE CURRENT FACILITIES EVER DID, JOBS IN R&D, FOOD SERVICES, TECH AND RETAIL. AND JUST AS IMPORTANTLY, THE NEXT GENERATION OF SANTA CRUZ WORKERS AND STUDENTS WILL HAVE A VIBRANT RESIDENTIAL COMMUNITY THAT SUPPORTS ENVIRONMENTAL PRINCIPLES OF SMART GROWTH AND LIVABLE STREETS.

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THE PROJECT INCLUDES TWO NEW BUILDINGS OF APPROXIMATELY 223,692 SQUARE FEET. THIS AREA IS SPLIT ACROSS A MIXED-USE MAIN BUILDING WITH THREE BAR-SHAPED STRUCTURES THAT COLLECTIVELY SHARE A 59,168 SQUARE-FOOT GROUND FLOOR PODIUM AND A SMALLER, WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING. THE PARKING AND INDUSTRIAL/COMMERCIAL PODIUM WILL BE TYPE I-A NEW CONSTRUCTION AND THE FLOORS ABOVE WILL BE TYPE III-B CONSTRUCTION. THE WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING WILL BE TYPE V-A CONSTRUCTION.

THE UNITS WILL BE A MIX OF ONE-, TWO-, AND THREE-. THERE WILL BE 48 ONE-BEDROOM UNITS, 64 TWO-BEDROOM UNITS, AND 8 THREE-BEDROOM UNITS.

WAIVERS ARE REQUESTED FOR:

- CONCESSIONS ARE REQUESTED FOR:

- THE PROJECT TEAM RESERVES THE RIGHT TO UTILIZE CONCESSIONS AT A LATER DATE IF NEEDED.

THE PROPOSED NEW CONSTRUCTION PROVIDES APPROXIMATELY 13,455 SF PEDESTRIAN FRIENDLY COMMERCIAL/INDUSTRIAL SPACE ON THE GROUND FLOOR CORNER FACING ALMAR AVENUE AND A NEW INTERNAL MULTI-USE ACCESS LANE. THIS NEW INTERNAL LANE PROVIDES ACCESS TO THE SITE, WITH INDUSTRIAL COMMERCIAL SPACE FACING ONTO THIS CAR AND PEDESTRIAN-FRIENDLY PASSAGE FROM BOTH BUILDINGS. A PUBLICLY ACCESSIBLE COURT OPENS ON TO THE INTERNAL LANE ACTS AS A SPILL-OUT SPACE FOR THE SURROUNDING INDUSTRIAL COMMERCIAL SPACES. PLANTERS AND BOLLARDS PROTECT AND DEFINE THE PEDESTRIAN ONLY ACCESS PATHS IN THE OTHERWISE CURB-LESS LANE. THE WEDGE-SHAPED BUILDING INCLUDES ITS OWN ELEVATOR TO AN UPPER-LEVEL COMMON TERRACE WHICH ALLOWS PUBLIC ACCESS TO A PAVILION AND ROOF TERRACE WITH VIEWS TOWARDS THE RAIL TRAIL.

THERE IS A LOBBY ENTRY SPACE FOR RESIDENTS WITH AMENITIES INCLUDING A MAIL/PACKAGE ROOM AND LARGE OPEN-AIR TERRACES FOR RESIDENTIAL USE ON THE 2ND FLOOR ABOVE THE GROUND FLOOR PODIUM. OTHER AMENITIES LOCATED THROUGHOUT THE PROPOSED BUILDING INCLUDE SHARED ROOF AREAS, LONG-TERM BICYCLE PARKING FOR EVERY UNIT (CLASS-I), AND RESIDENT STORAGE OUTSIDE OF THE UNITS.

SUPPORTING UTILITY SPACES FOR BOTH THE COMMERCIAL AND THE RESIDENTIAL SPACES ARE PROVIDED. PUBLIC BICYCLE PARKING (CLASS-II) IS INCLUDED ALONG THE INTERNAL LANE AND ALMAR AVENUE.

APN:.....003-051-07
ZONING DISTRICT:.....IGP2 (GENERAL INDUSTRIAL PERF 2)
LAND USE DESIGNATION:.....IND (INDUSTRIAL)
COASTAL ZONE:.....CEZ A
URBAN SERVICES LINE:.....YES, WITHIN

OCCUPANCY GROUP:.....MIXED USE B & R-2
BUILDING CONSTRUCTION TYPE:.....I-A, II-B, V-A
BUILDING SPRINKLERED:.....YES
LOT SIZE:.....85,900.32 SF (1.97 AC)

EXISTING BUILDING AREA (WAREHOUSE):.....44,826 SF

PROPOSED BUILDING AREAS (SEE BUILDING GROSS AREA ABOVE):		
• RESIDENTIAL:.....	73,666 SF	
• PARKING, AMENITY, SERVICE:.....	140,058 SF	
• COMMERCIAL:.....	13,455 SF	
EXISTING LOT COVERAGE: (44,826 SF).....	52%	
NEW LOT COVERAGE: (59,168 SF).....	69%	

POINT SOURCE AIR/WATER POLLUTANTS:	NO
VERY HIGH FIRE SEVERITY ZONE:	NO
WETLANDS:	NO
HAZARDOUS WASTE SITE:	NO
SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD:	NO
DELINEATED EARTHQUAKE FAULT ZONE:	NO
HISTORIC/CULTURAL RESOURCES:	ARCHAEOLOGICALLY SENSITIVE - EXEMPTION MAY APPLY
SPECIES OF CONCERN:	NO
RECORDED PUBLIC EASEMENTS:	NO
COASTAL ZONE:	CEZ-A
STREAM OR OTHER RESOURCE:	NO

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PROJECT INFO

GP0.02



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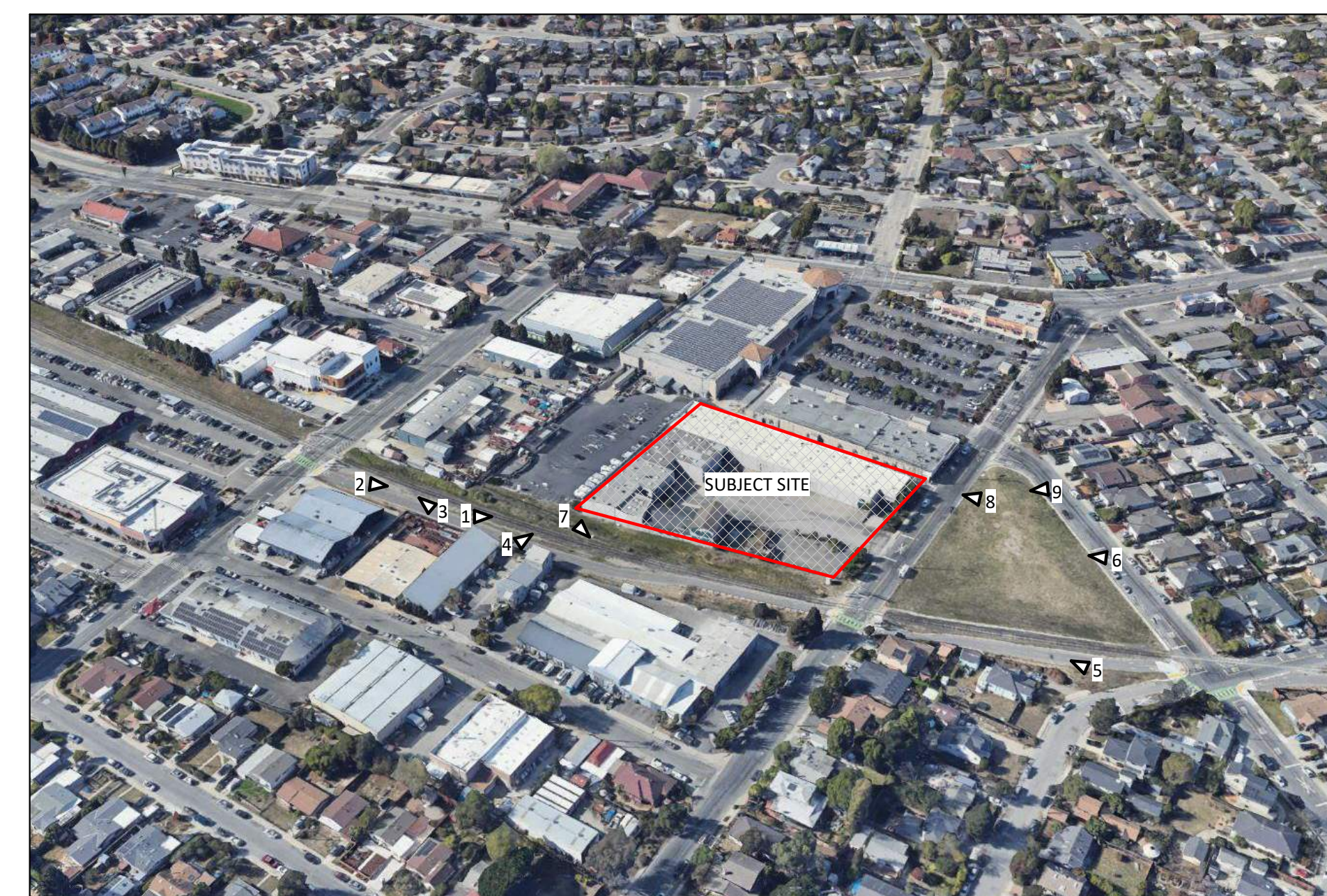


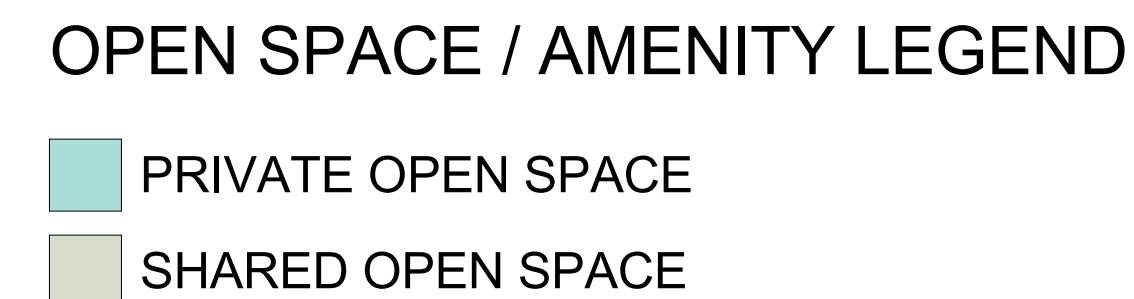
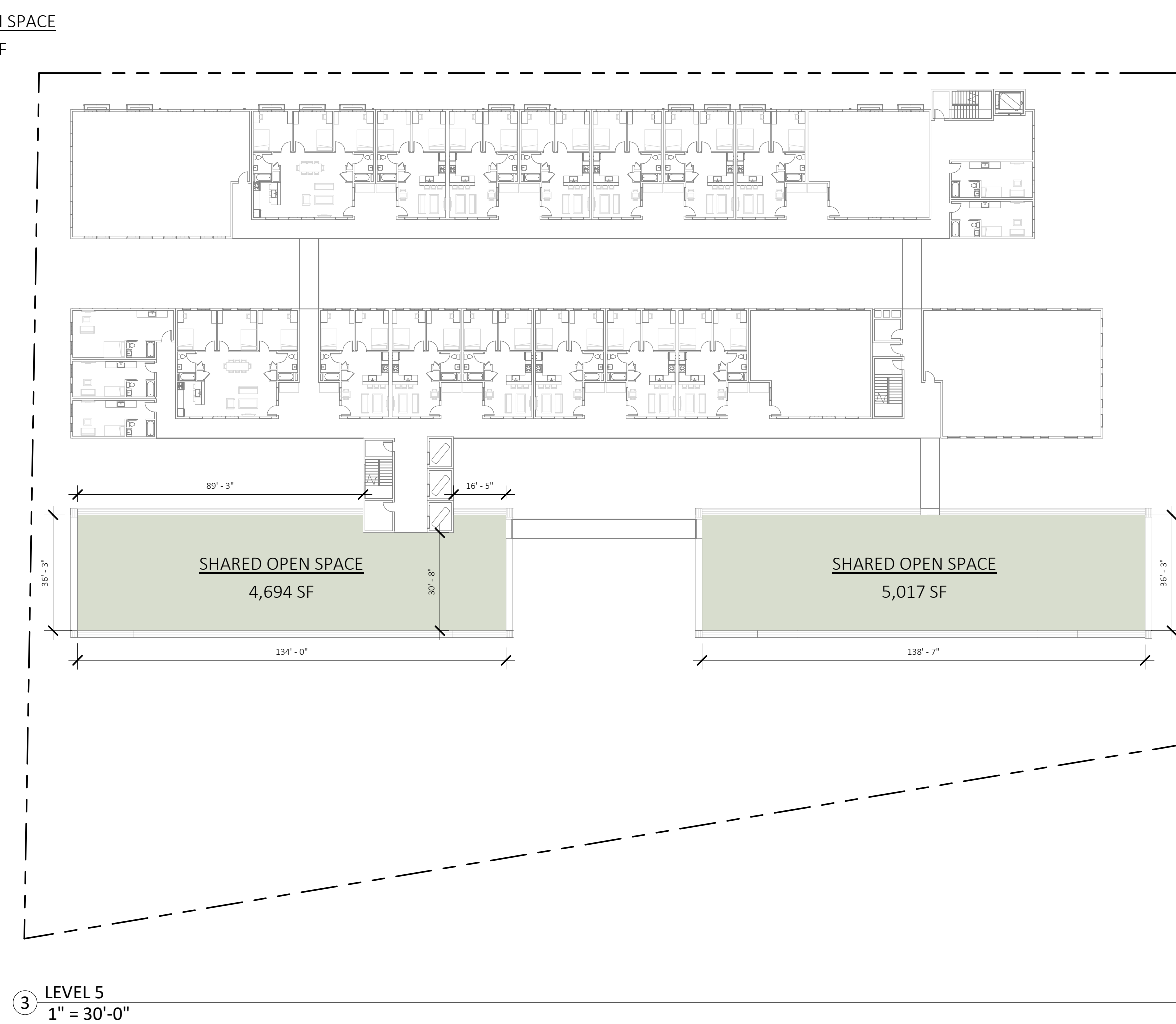
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Scale	12" = 1'-0"	

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EXISTING SITE
PHOTOS

GP0.04





OPEN SPACE		
AREA TYPE	LEVEL	AREA
NOTE: NO MEASURABLE GROUP OR PRIVATE SPACE ON LEVEL 3, 4, OR ROOF		
GROUP	Not Placed	0 SF
GROUP	LEVEL 1	450 SF
GROUP	LEVEL 1	1,141 SF
GROUP	LEVEL 1	1,182 SF
GROUP	LEVEL 1	1,296 SF
GROUP	LEVEL 1	1,296 SF
GROUP	LEVEL 2	1,986 SF
GROUP	LEVEL 2	4,550 SF
GROUP	LEVEL 2	4,892 SF
GROUP	LEVEL 2	8,360 SF
GROUP	LEVEL 5	4,694 SF
GROUP	LEVEL 5	5,017 SF
		35,165 SF
PRIVATE	LEVEL 2	716 SF
PRIVATE	LEVEL 2	412 SF
PRIVATE	LEVEL 2	296 SF
		1,424 SF
		36,589 SF
CITY OF SANTA CRUZ SHARED OPEN SPACE REQUIREMENTS		
PER 24.10.550		
USABLE OPEN SPACE REQ'D		38,400 GSF
200 SF PER STUDIO/1-BED 400 SF PER 2-BED		
UNIT TYPE	UNIT COUNT	
DOUBLE UNIT	60	
SINGLE UNIT	48	
TRIPLE UNIT	12	
	120	
TOTAL OPEN SPACE PROVIDED		44,915 GSF



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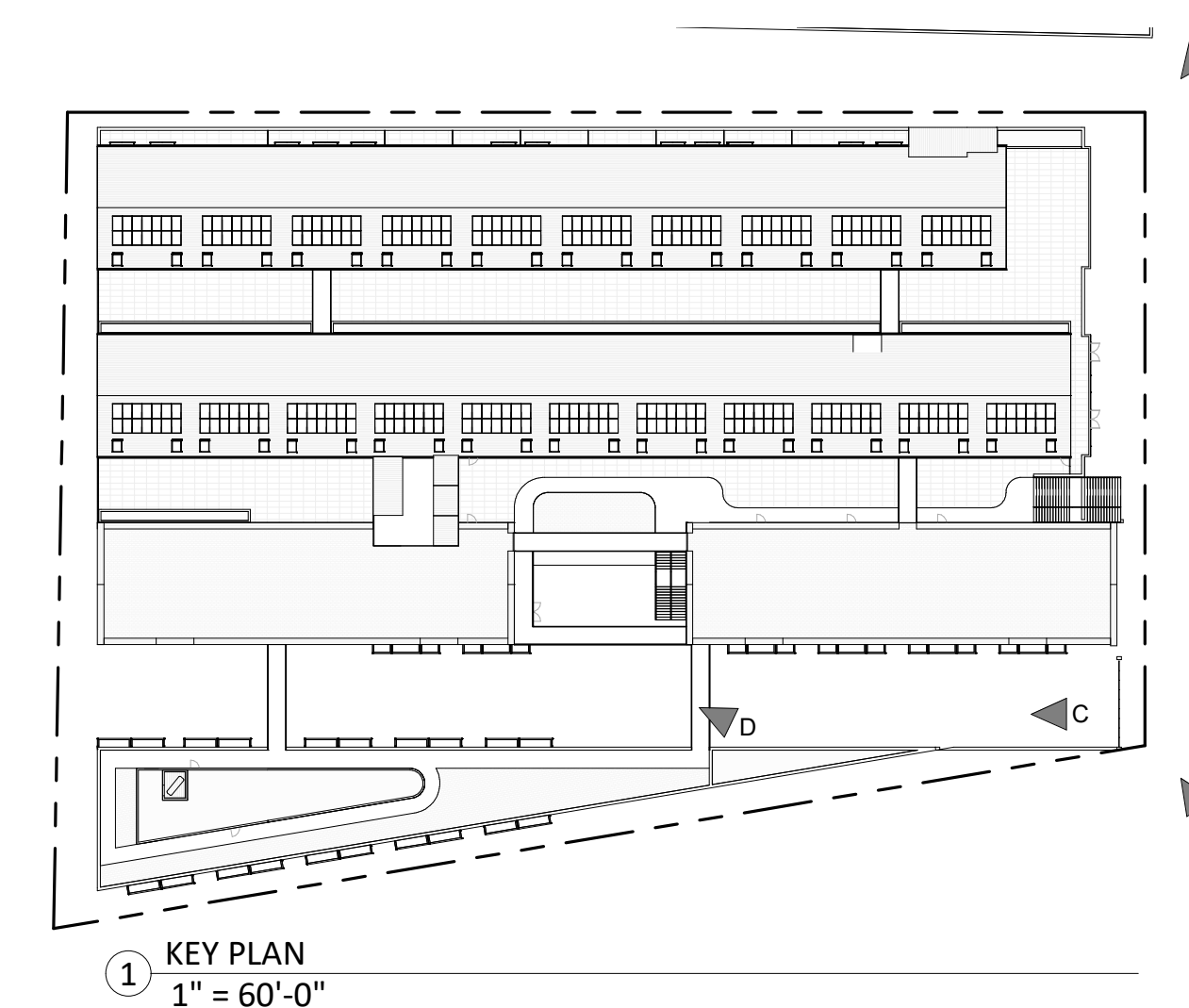


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OPEN SPACE EXHIBIT

GP0.05



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RENDERING & 3D EXHIBITS

GP0.06

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1 DEMOLITION SITE PLAN - PLANNING
3/64" = 1'-0"

ADJACENT COMMERCIAL
PROPERTY
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

ADJACENT COMMERCIAL PROPERTY
847 ALMAR AVENUE
PARCEL#: 003-051-35
ZONING: IG

ADJACENT PROPERTY
PARKING LOT
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

EXISTING BUILDING
APPROX. 24'-0" TALL

EXISTING BUILDING
APPROX. 24'-0" TALL

EXISTING BUILDING
APPROX. 19'-0" TO 30'-0" TALL

EXISTING BUILDING
APPROX. 24'-0" TALL

RANKIN
STREET

ALMAR AVENUE

COASTAL RAIL TRAIL
OPEN SPACE

RAILROAD TRACKS

MONTEREY BAY
SANCTUARY SCENIC
TRAIL

DEMO SITE PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

KEYNOTE SCHEDULE - DEMOLITION	
KEYNOTE	MATERIAL
1	DEMOLISH EXISTING BUILDING / STRUCTURE
2	DEMOLISH EXISTING PARKING / SITEWORK



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DEMO SITE PLAN

AP0.50D

2/15/2024 11:43:09 AM

ADJACENT COMMERCIAL
PROPERTY
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

ADJACENT COMMERCIAL PROPERTY
847 ALMAR AVENUE
PARCEL#: 003-051-35
ZONING: IG

ADJACENT PROPERTY
PARKING LOT
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

SUBJECT PROPERTY
831 ALMAR AVENUE
PARCEL#: 003-051-07
ZONING: IGP2

RANKIN
STREET

ALMAR AVENUE

COASTAL RAIL TRAIL
OPEN SPACE

RAILROAD TRACKS

MONTEREY BAY
SANCTUARY SCENIC
TRAIL

SITE PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
- REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

- - - = REQUIRED SETBACK
- - - = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)



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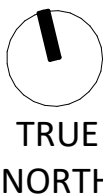
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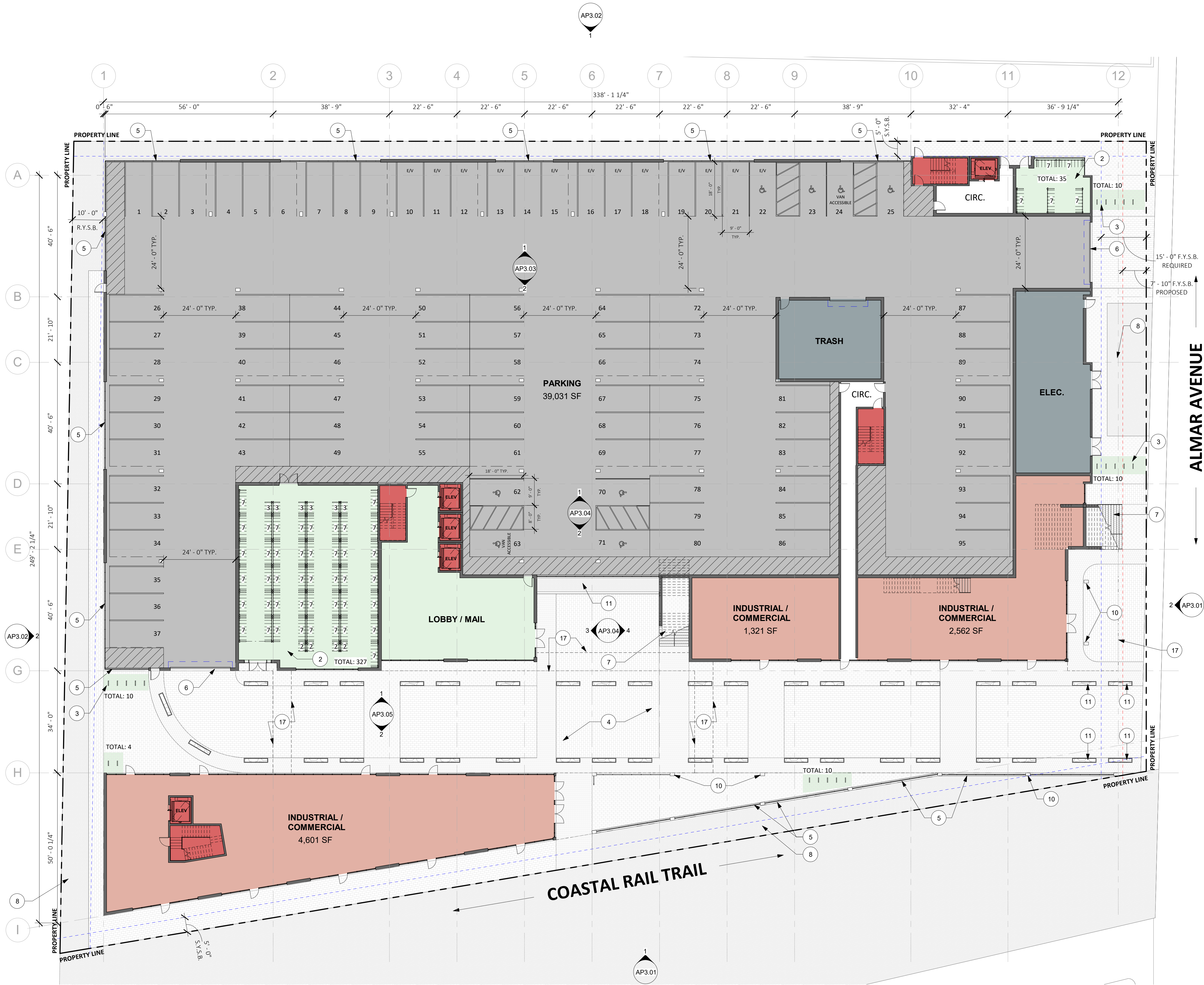
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PROPOSED SITE
PLAN

AP0.51





1 LEVEL 1
1/16" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

-- = REQUIRED SETBACK
- - - = PROPOSED SETBACK
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UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF

TOTAL 116,445 NSF

AVERAGE NET SF 766.08 NSF

AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2

- (3) 1-BED UNITS
- (4) 2-BED UNITS
- (2) 3-BED UNITS
- (2) 1-BED UNITS
- (5) 2-BED UNITS
- (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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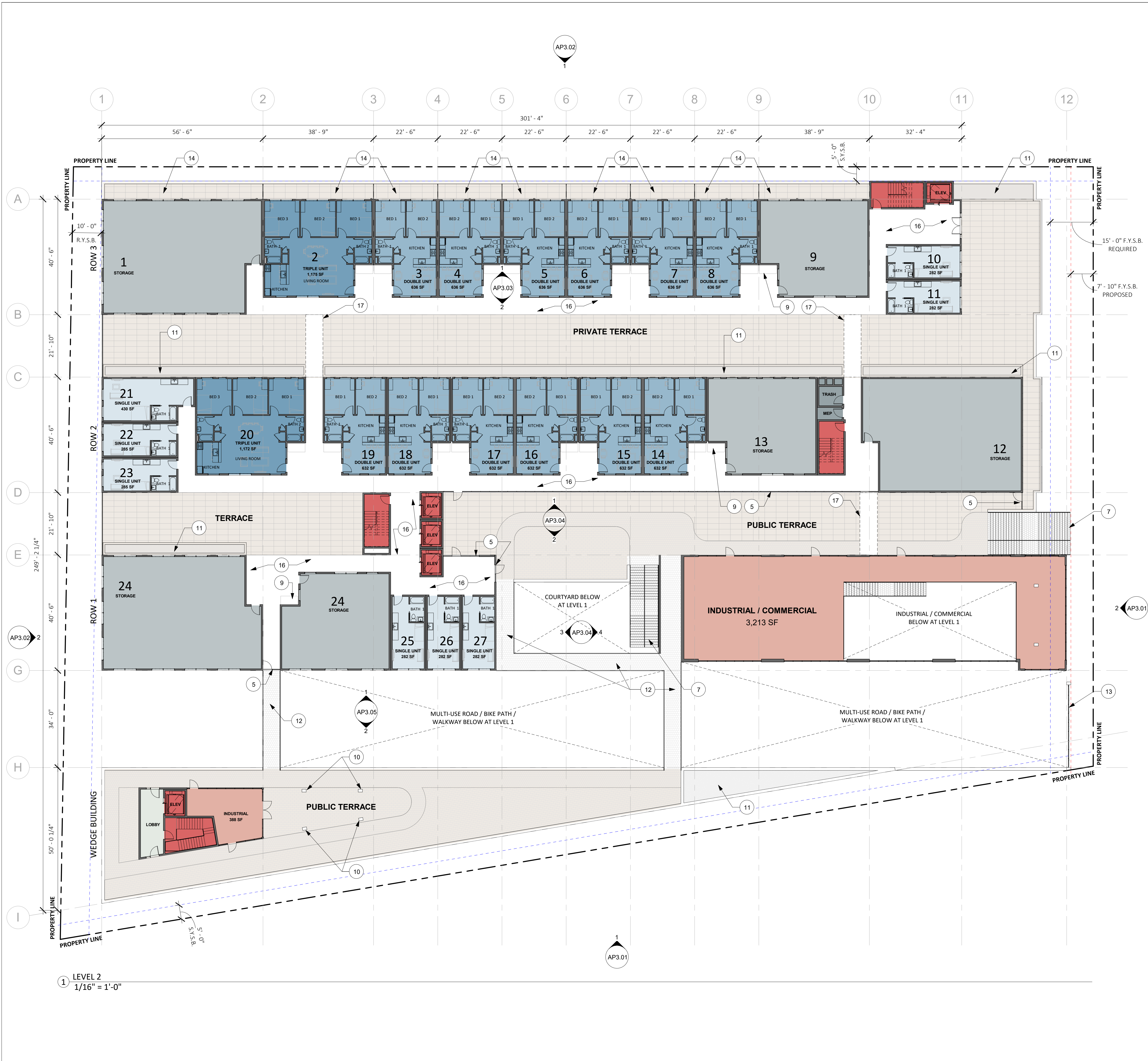
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**PROPOSED LEVEL 1
FLOOR PLAN**

AP1.01





FLOOR PLAN NOTES

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(WALKER-SLOUGHT UNDER STATE DENSITY BONUS)

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TOTAL		116,445 NSF

AVERAGE NET SF	766.08 NSF
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AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1	9 MODERATE INCOME → A2
<ul style="list-style-type: none">• (3) 1-BED UNITS• (4) 2-BED UNITS• (2) 3-BED UNITS	<ul style="list-style-type: none">• (2) 1-BED UNITS• (5) 2-BED UNITS• (2) 3-BED UNITS

- | | |
|---|---|
| 9 VERY LOW INCOME → A1 | 9 MODERATE INCOME → A2 |
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FLOOR PLAN KEYED NOTES

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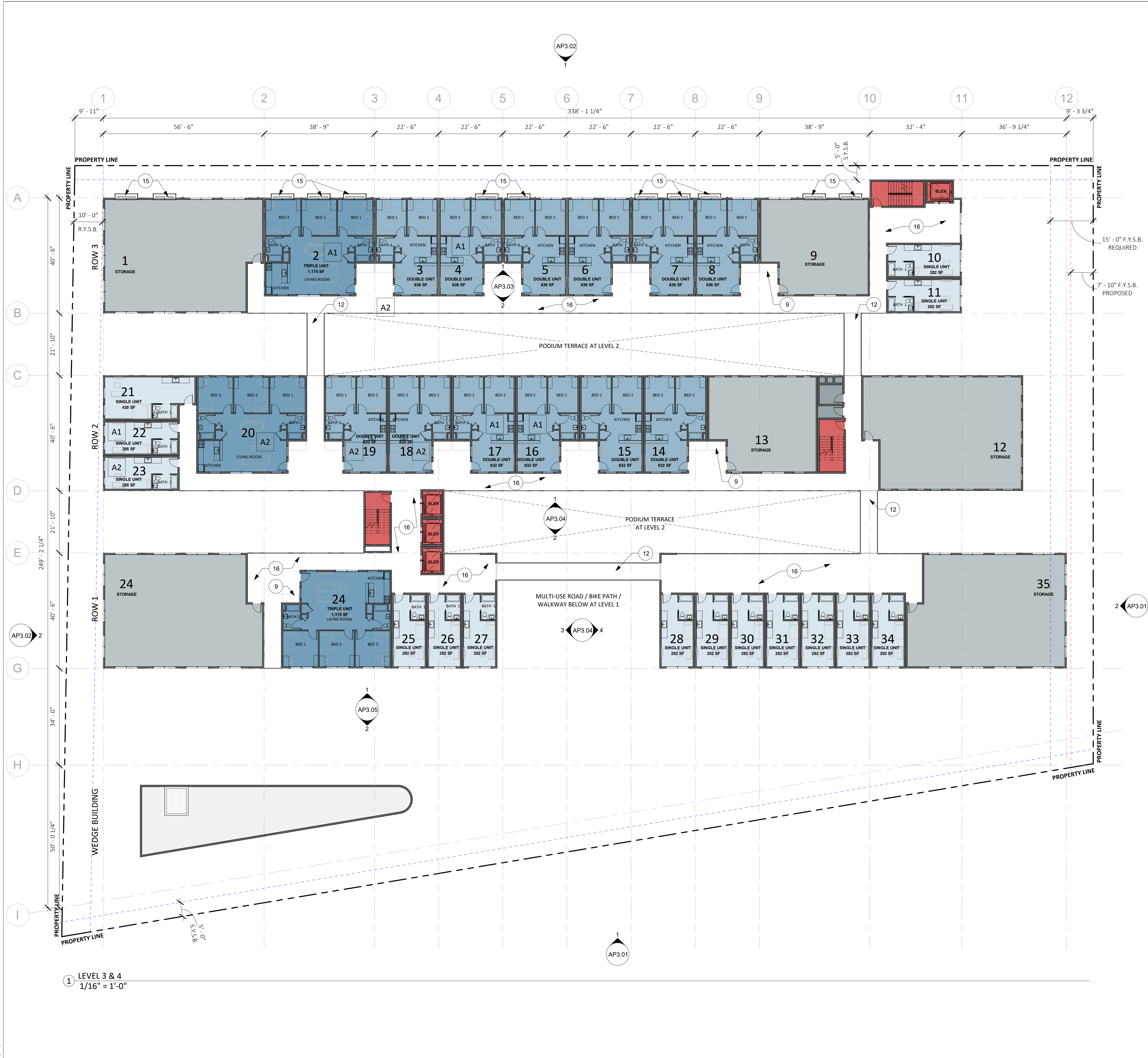


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PROPOSED LEVEL 2
FLOOR PLAN

AP1.02



FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

- - - - = REQUIRED SETBACK
- - - - = PROPOSED SETBACK
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UNIT MIX

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FLOOR PLAN KEYED NOTES

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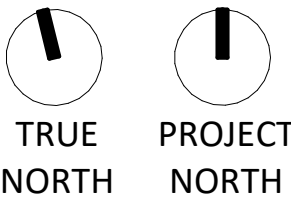


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Scale	As indicated	

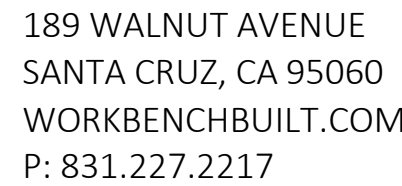
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PROPOSED LEVEL 3 &
4 FLOOR PLAN

AP1.03



KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD

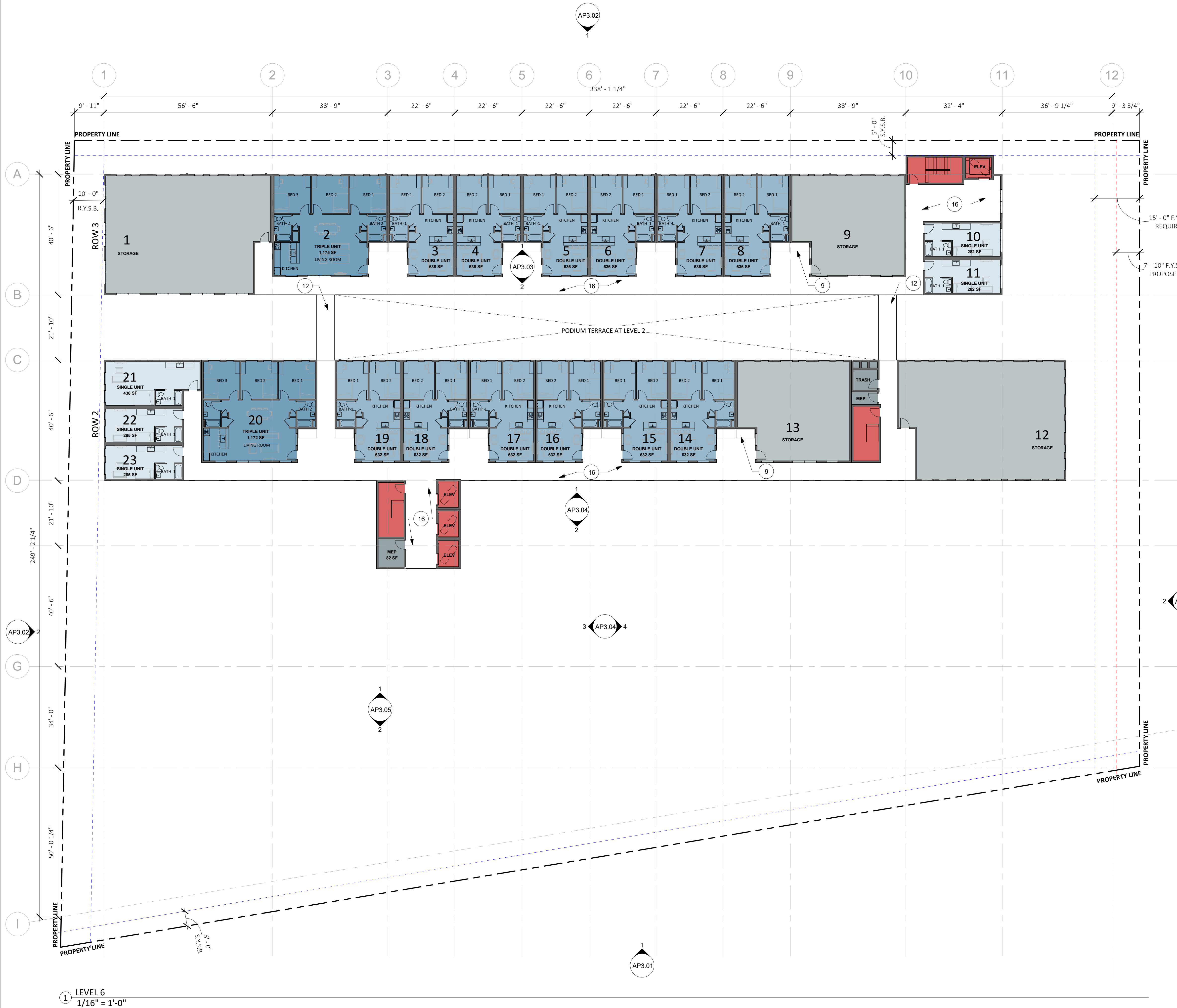


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PROPOSED LEVEL 5
FLOOR PLAN

AP1.04



FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

-- = REQUIRED SETBACK
- - - = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)

UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL		116,445 NSF
AVERAGE NET SF		766.08 NSF

AFFORDABLE UNIT MIX:

- 9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2
- (3) 1-BED UNITS
 - (4) 2-BED UNITS
 - (2) 3-BED UNITS
 - (2) 1-BED UNITS
 - (5) 2-BED UNITS
 - (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
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3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
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14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD

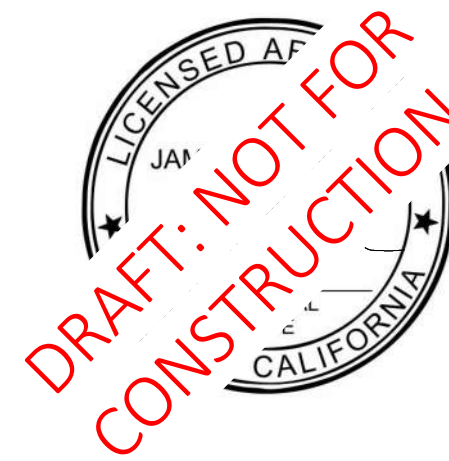


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ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024

APN number	003-051-07
Project number	23153
Print Date	02.15.2024
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PROPOSED LEVEL 6
FLOOR PLAN

AP1.05



TRUE
NORTH



PROJECT
NORTH

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1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

ROOF PLAN KEYED NOTES

KEYNOTE SCHEDULE - ROOF PLAN	
KEYNOTE	MATERIAL
1	STANDING SEAM OR COMP SHINGLE ROOFING OR SIM.
2	SOLAR PHOTOVOLTAIC PANELS, TYP
3	SKYLIGHT, TYP
4	PLANTER
5	ELEVATOR / STAIR OVERRUN
6	FLAT ROOF

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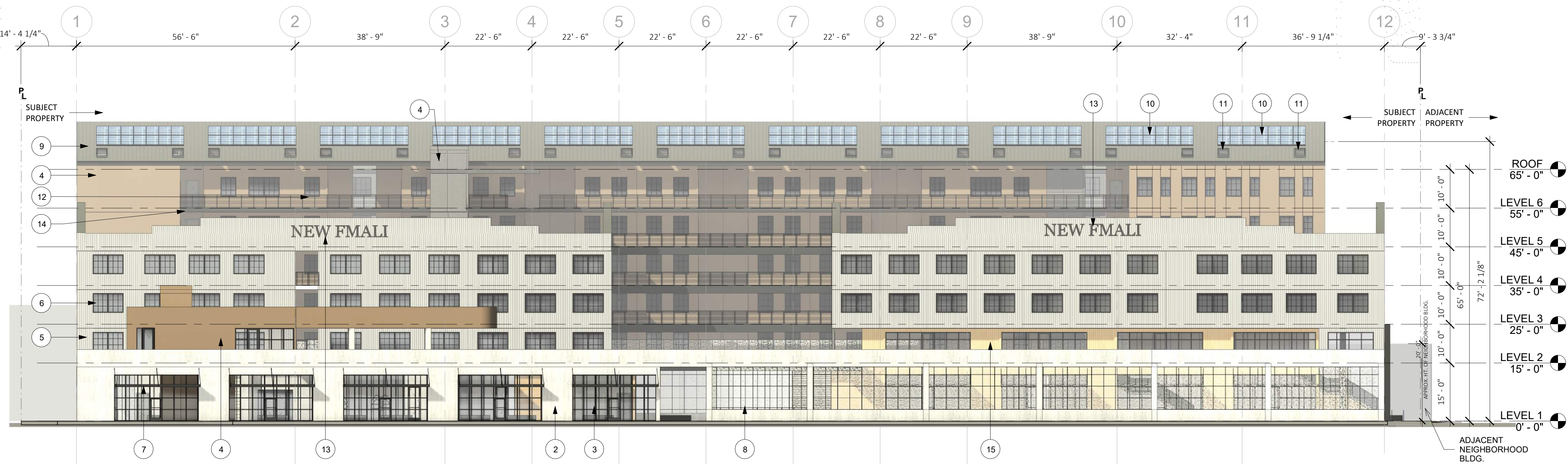
Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
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Project number		23153
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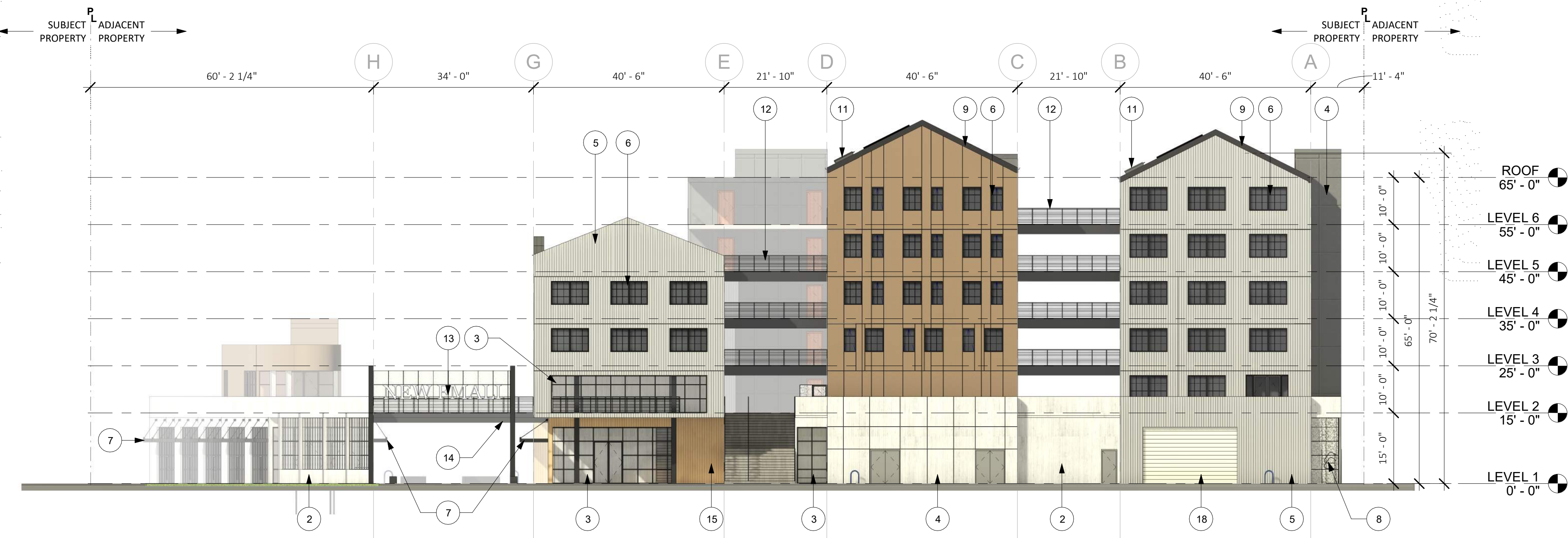
PROPOSED ROOF
PLAN

AP1.08





1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

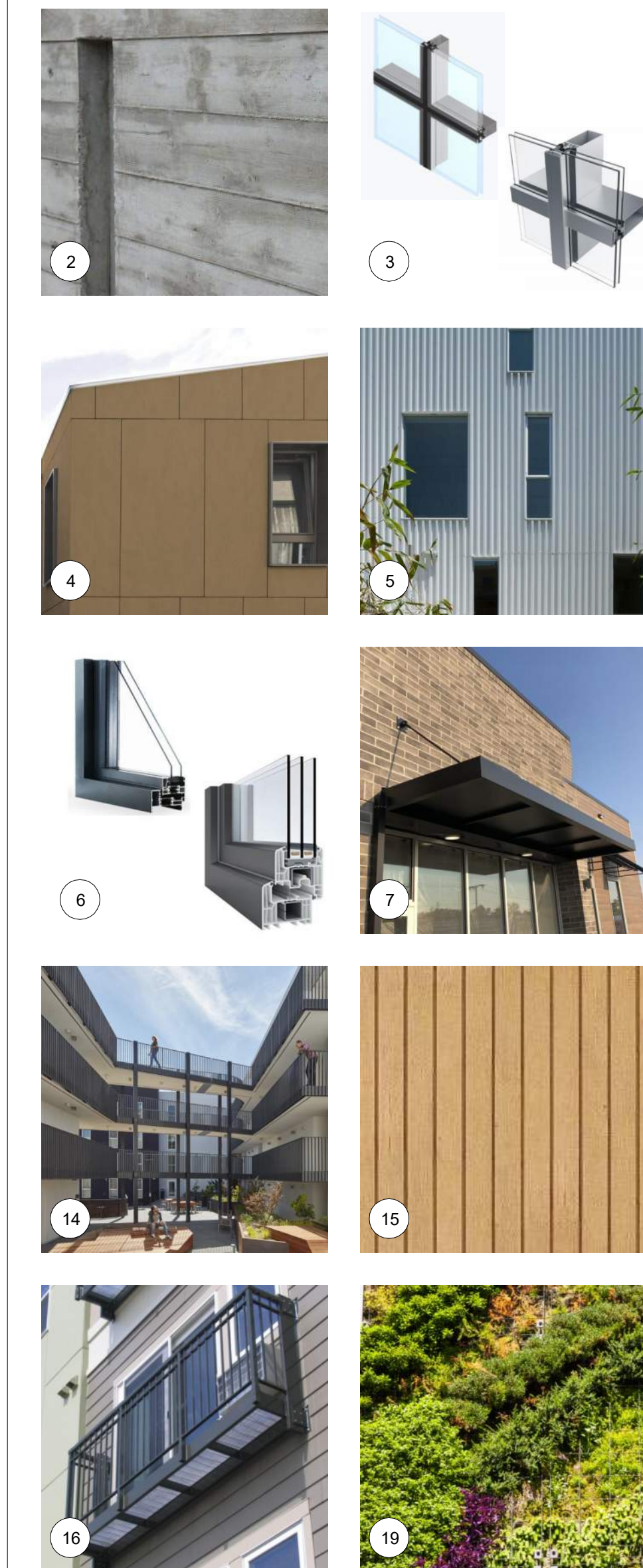
ELEVATIONS GENERAL NOTES

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- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

ELEVATION KEYED NOTES

KEYNOTE	MATERIAL
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3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
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18	METAL ROLLING SHUTTER
19	GREEN WALL GRID SYSTEM OR SIM.

MATERIALS LEGEND



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PROPOSED ELEVATIONS

AP3.01



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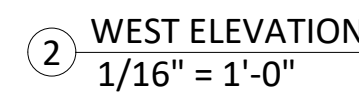
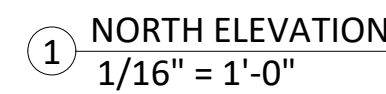
- ## ELEVATION KEYED NOTES

MATERIALS LEGEND



PROPOSED ELEVATIONS

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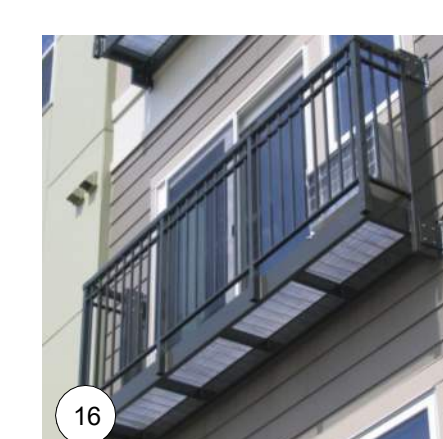
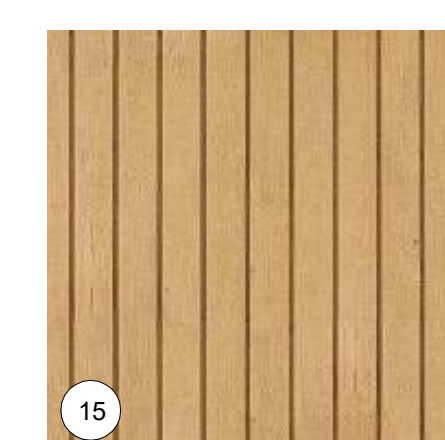
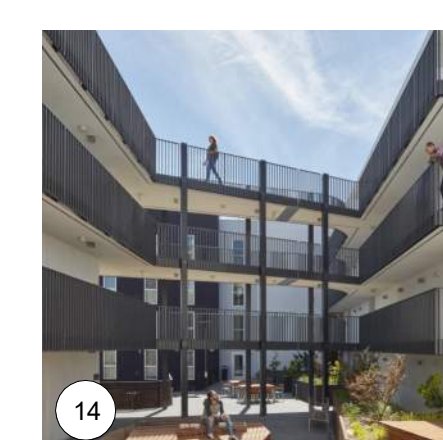
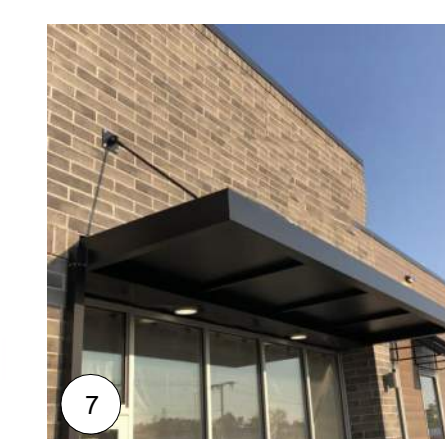




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ISSUES/ REVISIONS

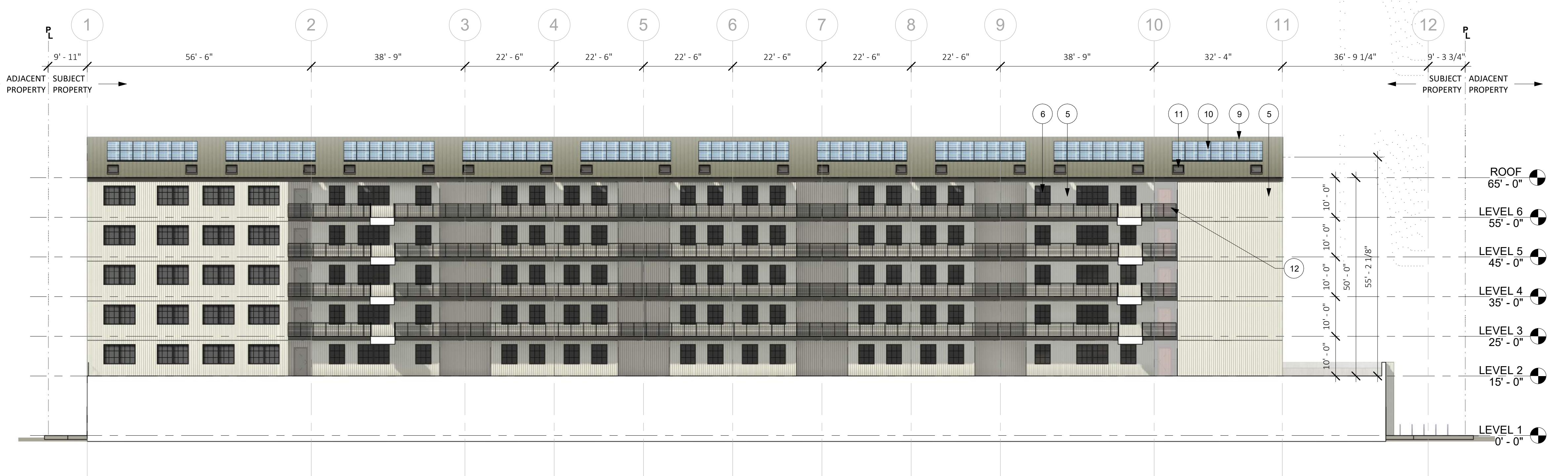
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Project number	23153
Print Date	02.15.2024
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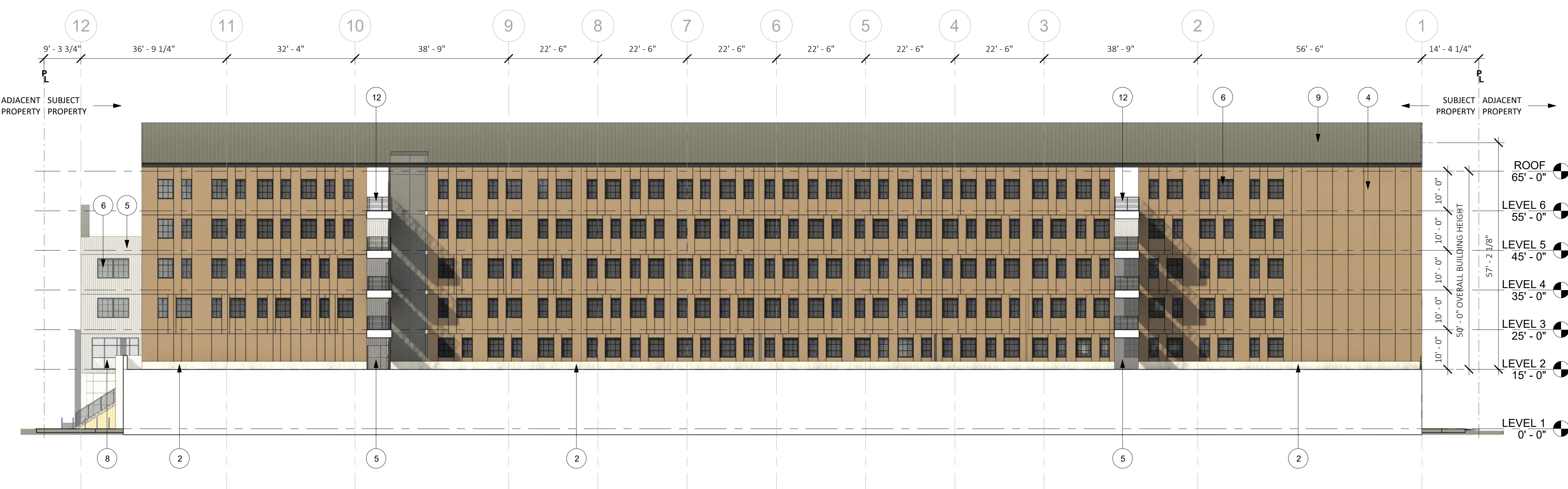
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PROPOSED ELEVATIONS

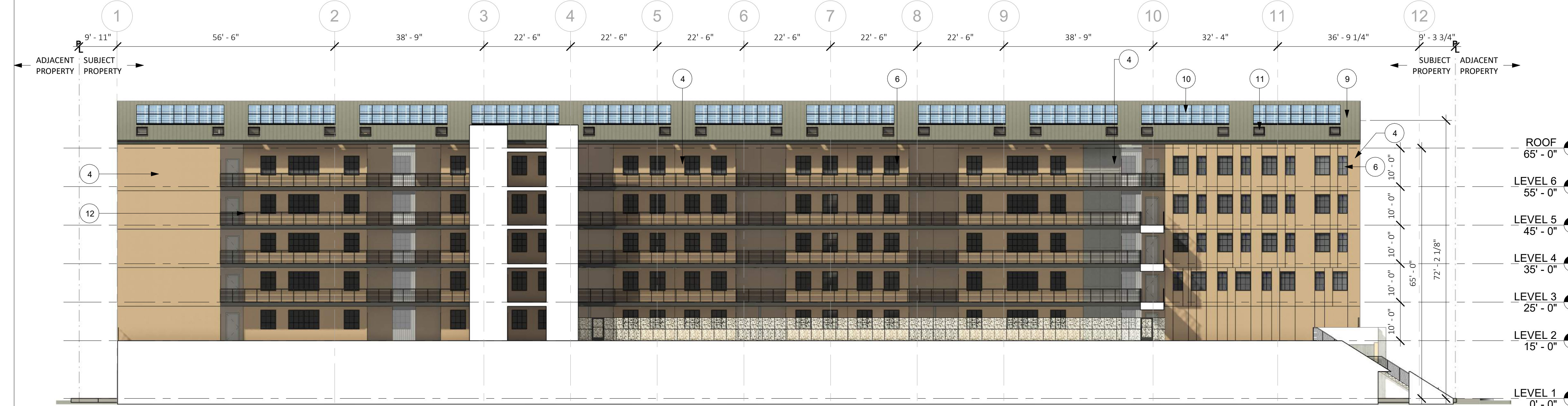
AP3.03



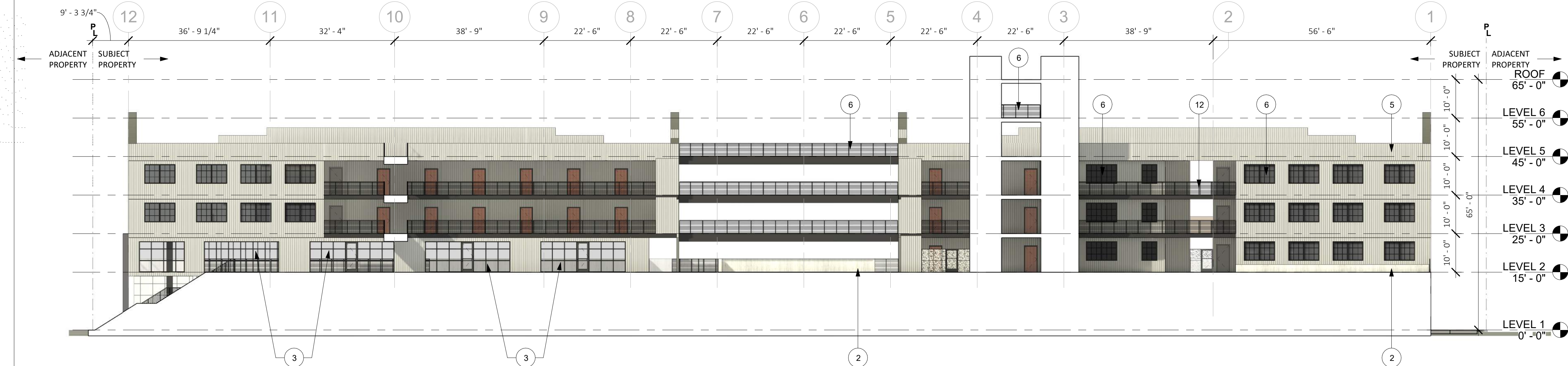
① PODIUM TERRACE 2 ELEVATION - NORTH
1/16" = 1'-0"



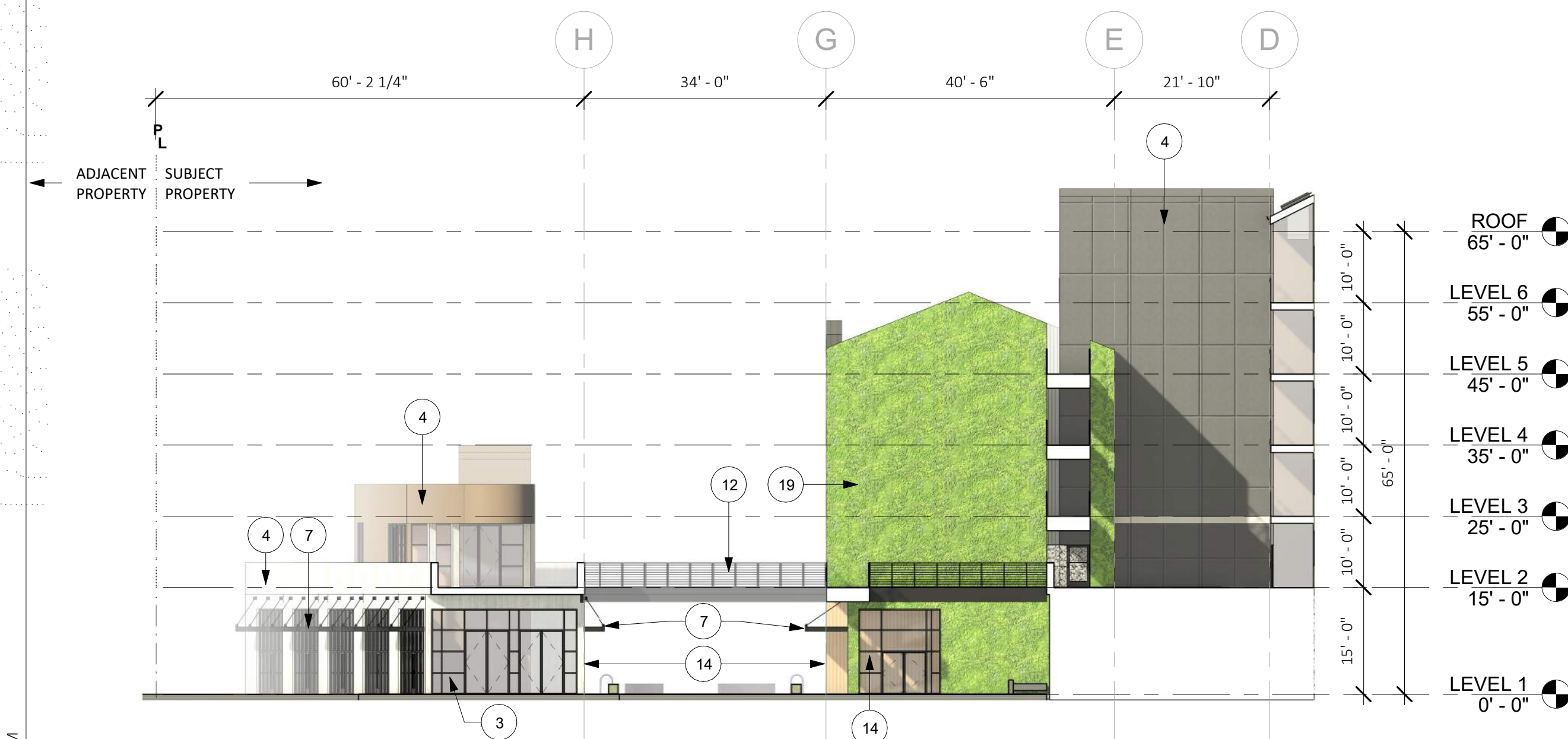
② PODIUM TERRACE 2 ELEVATION - SOUTH
1/16" = 1'-0"



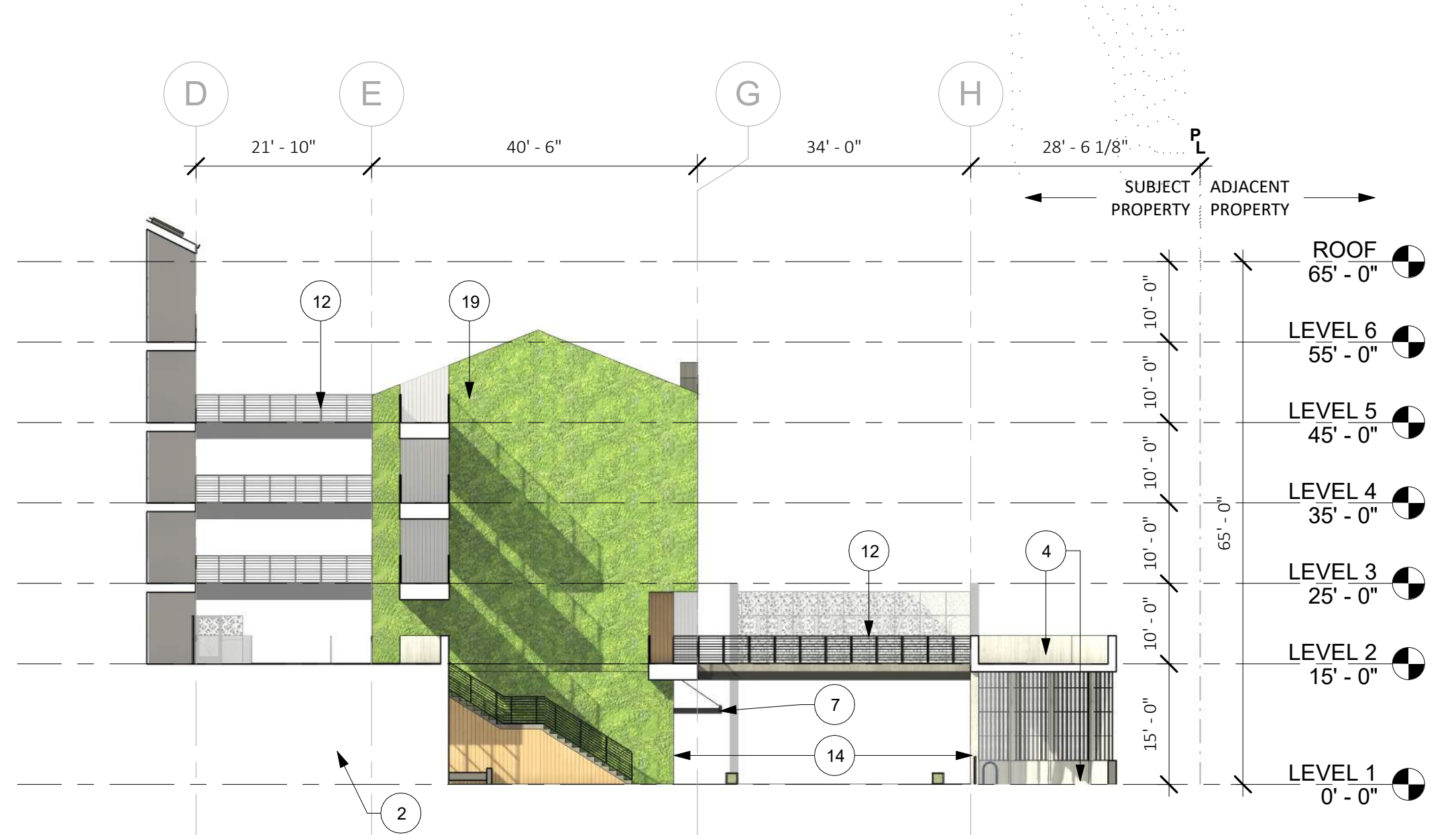
1 PODIUM TERRACE 1 ELEVATION - NORTH
1/16" = 1'-0"



2 PODIUM TERRACE 1 ELEVATION - SOUTH
1/16" = 1'-0"



3 COURTYARD ELEVATION - WEST
1/16" = 1'-0"



4 COURTYARD ELEVATION - EAST
1/16" = 1'-0"

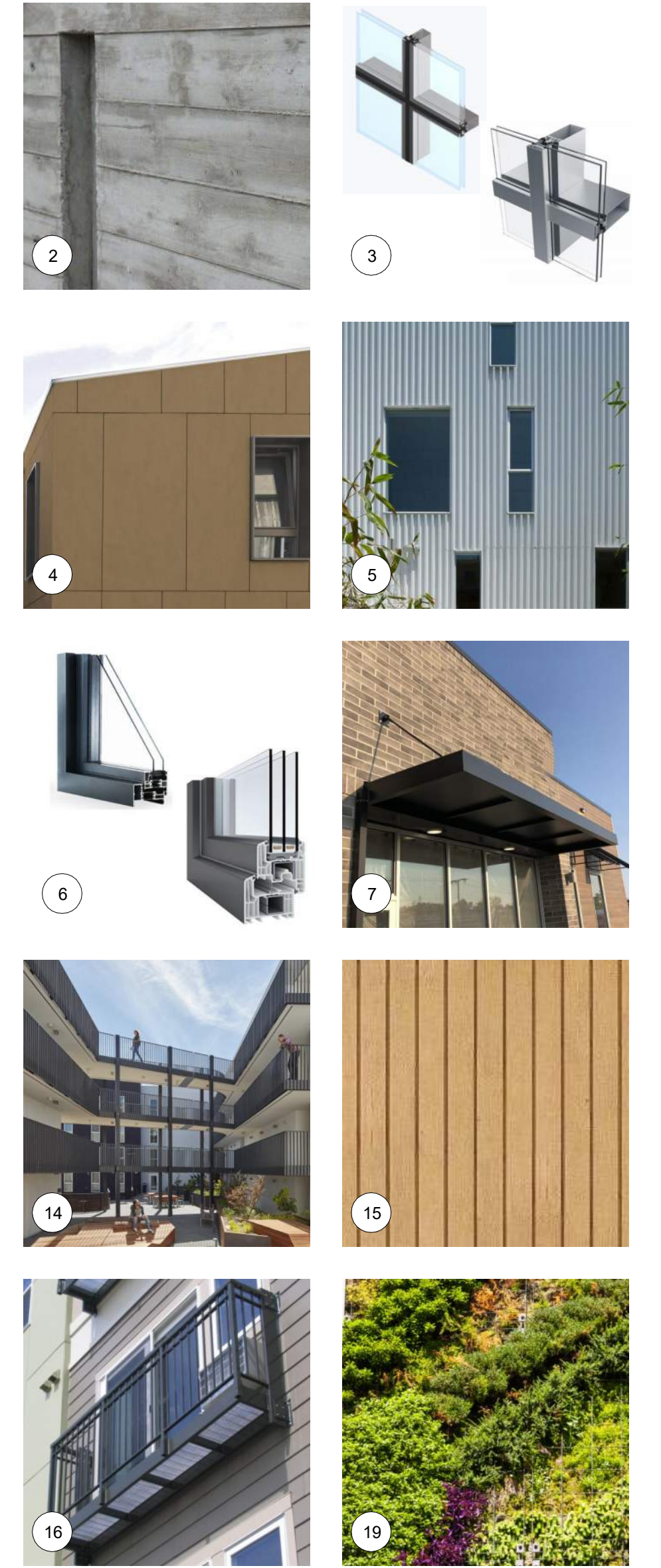
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MATERIALS LEGEND



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PROPOSED ELEVATIONS

AP3.04



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PROPOSED
ELEVATIONS

AP3.05

ELEVATION KEYED NOTES

- | KEYNOTE | MATERIAL |
|---------|---|
| 1 | ALIGN |
| 2 | TEXTURED CONCRETE, BOARD FORMED OR SIM. |
| 3 | GLAZED ALUMINUM WINDOW SYSTEM OR SIM. |
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2

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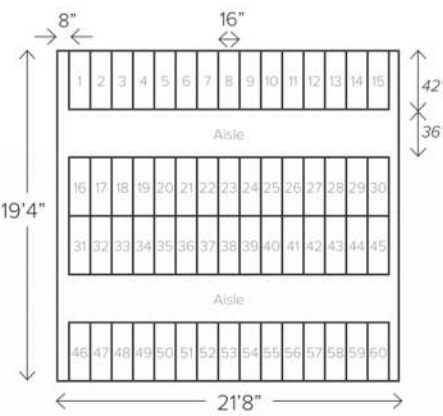
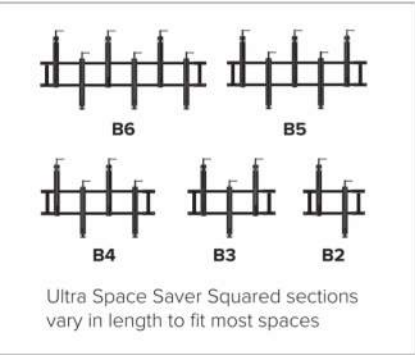
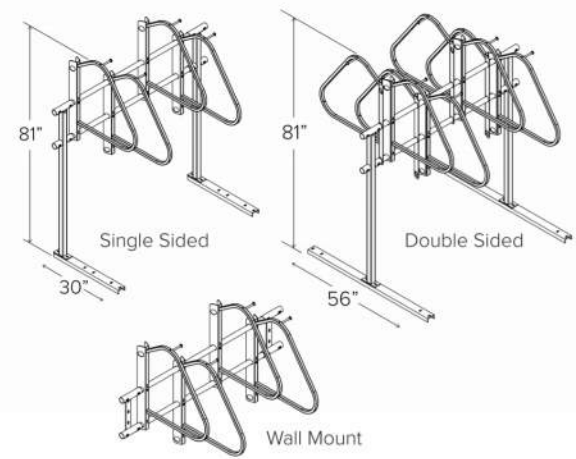


PROPOSED CLASS-I BICYCLE PARKING



Ultra Space Saver Squared

Submittal Sheet



As a general guideline, the above space can fit approximately 60 bicycles.
The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY	Modular construction 1 bike per arm
MATERIALS	Hanger: 1" square tube with steel slider head with tamperproof locking bolts. Upright: 2" square tube. Feet: J55 C3 x 41 galvanized steel channel. Crossbeams: 2" sched. 40 galvanized pipe.

FINISHES	<input checked="" type="checkbox"/> Black Powder Coat (Interior Use) Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps: 1. Sandblast 2. Final thick TGIC polyester powder coat <input type="checkbox"/> Black Powder Coat (Exterior Use) Additional Cost Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
----------	--

MOUNT OPTIONS	<input checked="" type="checkbox"/> Floor mount Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. <input type="checkbox"/> Wall mount: A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.
---------------	---

WHEEL STOPS	<input checked="" type="checkbox"/> Include wheel stops Optional wheel stops are available for an additional cost
-------------	---



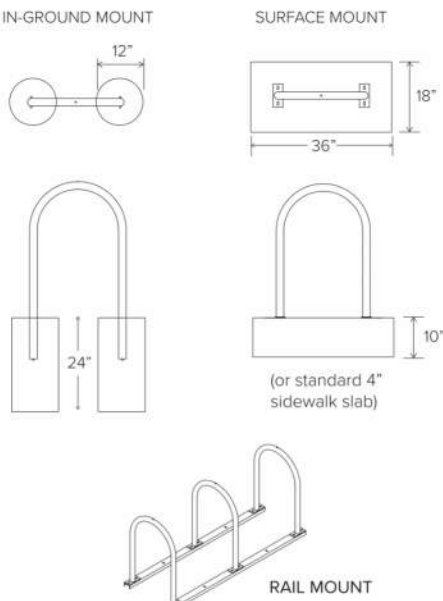
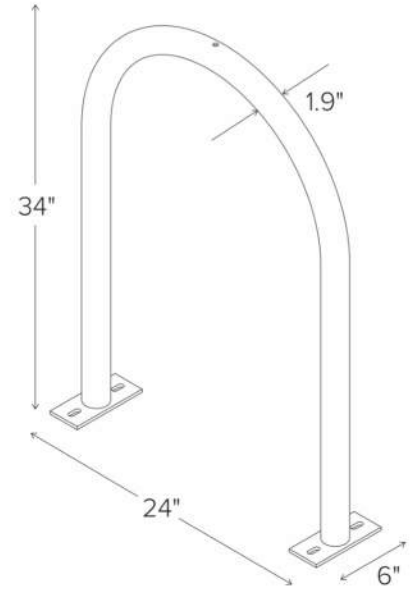
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PROPOSED CLASS-II BICYCLE PARKING



Hoop Rack

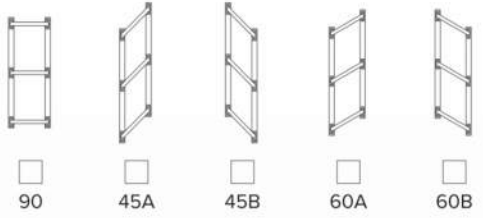
Submittal Sheet



CAPACITY	2 Bikes
MATERIALS	1.5" schedule 40 pipe (1.9" OD)

FINISHES	<input type="checkbox"/> Galvanized An other fabrication hot dipped galvanized finish is our standard option. <input checked="" type="checkbox"/> Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat <input type="checkbox"/> Stainless Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
----------	---

MOUNT OPTIONS	<input checked="" type="checkbox"/> Surface Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request. <input type="checkbox"/> In-Ground In-ground mount is embedded into concrete base. Specify in-ground mount for this option <input type="checkbox"/> Rail Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 14" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
---------------	---



OPTIONAL LEAN BAR	<input checked="" type="checkbox"/> Add Lean Bar
-------------------	---

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CAR, EV, BICYCLE
PARKING, &
STORAGE INFO
AP9.02