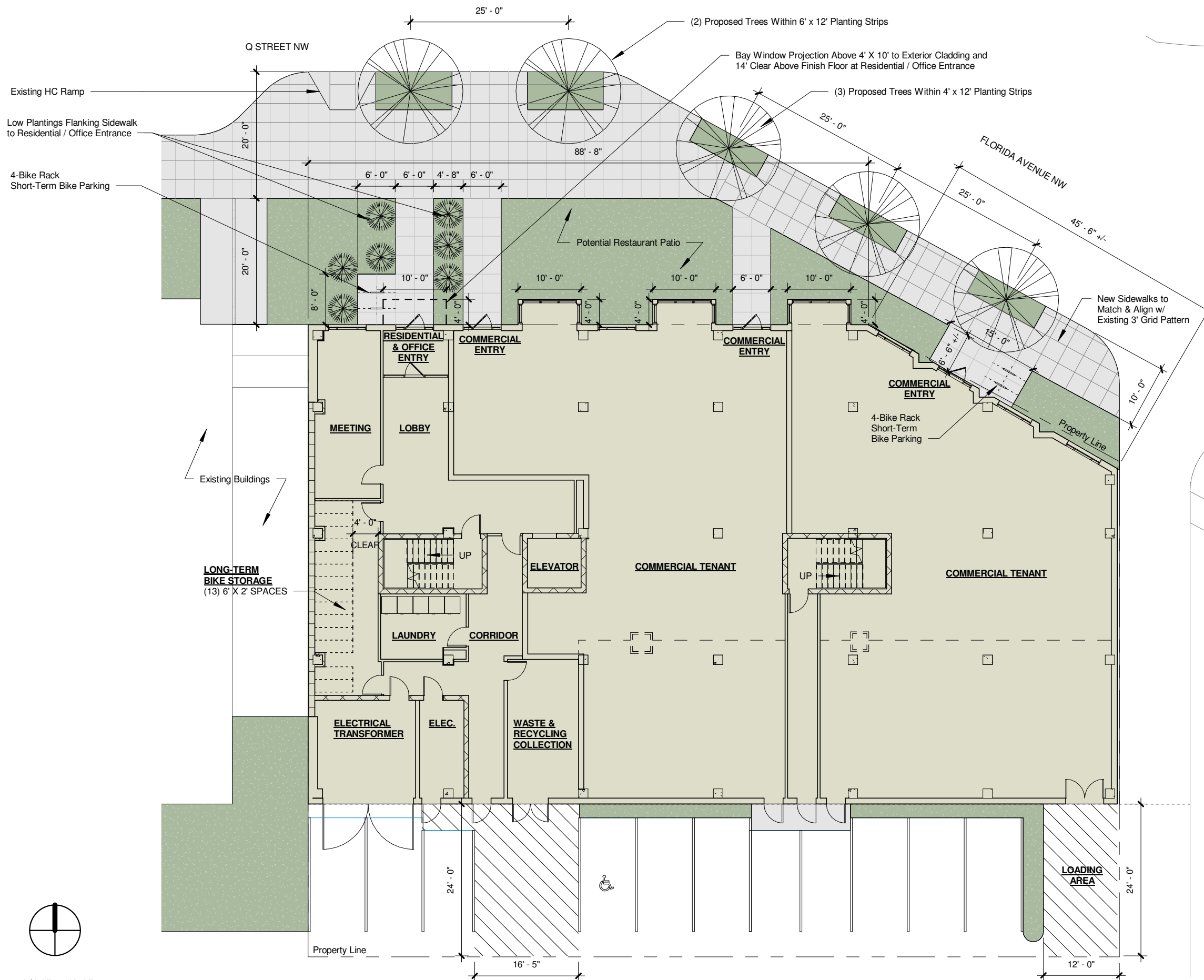


Tab B



Bike Parking Requirements						
	code		required		provided	
	long-term	short-term	long-term	short-term	long-term	short-term
Residential	1/3 units	1/20 units	8	1.2		
Office	1/2500 gsf	1/40,000 gsf	1.18	0.07	13	8
Retail/ Restaurant	1/10,000 gsf	1/3500 gsf	0.64	1.82		
			9.82	3.09		





The Barnett-Aden

Affordable Residential, Office and Retail Building : Mi Casa, Inc
 © Powe Studio Architects

8/28/2019

GSF					
	Residential	Restaurant	Office	Common	Total
Roof					
Floor 4	7028	20	-	941	7989
Floor 3	7478	20	-	941	8439
Floor 2	7478	20	-	941	8439
Mezzanine	-	20	2959	426	3405
Floor 1	1659	6346	-	1369	9374
Total	23643	6426	2959	4618	37646

LSF				
Residential	Restaurant	Office	Common	Total
7028	20	-	-	7048
7478	20	-	-	7498
7478	20	-	-	7498
-	20	2964	-	2984
1659	6346	-	-	8005
23643	6426	2964	0	33033

FAR	
Lot	12402
Roof	
Floor 4	7989
Floor 3	8279
Floor 2	8279
Mezzanine	3405
Floor 1	9254
Total	37206
Permitted	37206

Current Units Mix with front setback												Units Mix Summary				
Unit Type:	Unit A	Unit A1	Unit B	Unit B1	Unit C	Unit C1	Unit D	Unit E	Unit F	Unit G	Unit H	Total	One	Two	Three	Total
Bedrooms:	three	two	one	one	two	two	two	two	two	one	three					
Fourth Floor		1		1		1	1	1	1	1	1	8				
Third Floor	1		1		1		1	1	1	1	1	8				
Second Floor	1		1		1		1	1	1	1	1	8				
Total Units	2	1	2	1	2	1	3	3	3	3	3	24	6	13	5	24
% Mix													25%	54%	21%	100%

Unit NSF												
Unit Type:	Unit A	Unit A1	Unit B	Unit B1	Unit C	Unit C1	Unit D	Unit E	Unit F	Unit G	Unit H	Total
Fourth Floor	-	914	-	534	-	804	844	1055	858	744	1273	7026
Third Floor	1287	-	574	-	844	-	844	1055	858	744	1273	7479
Second Floor	1287	-	574	-	844	-	844	1055	858	744	1273	7479
Total NSF	2574	914	1148	534	1688	804	2532	3165	2574	2232	3819	21984

NSF = apartment unit net area excluding balconies

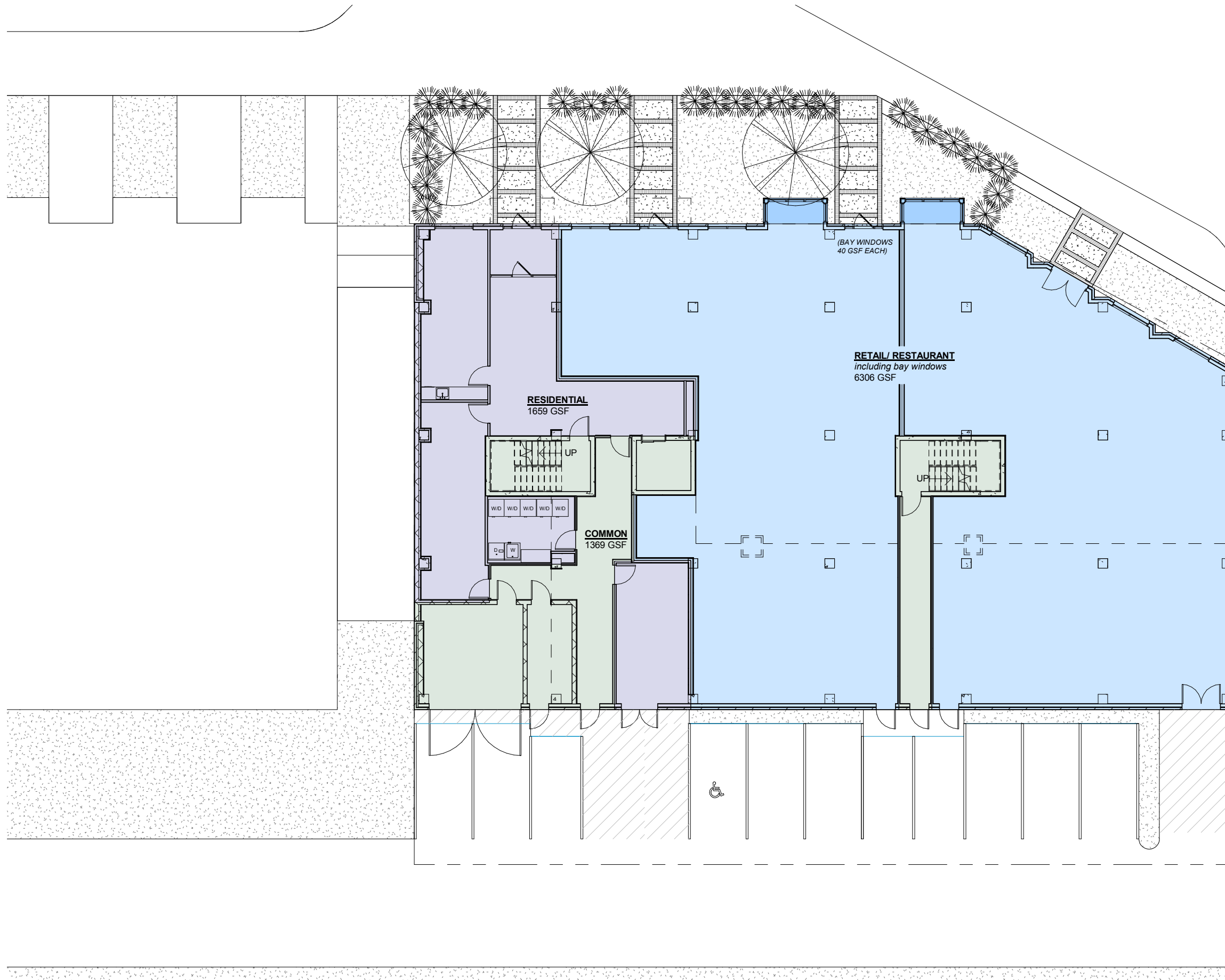
Parking					
	Residential	Restaurant/ Retail	Office	Total	Provided
Unit Count	24	6426	2959		
Code	1 : 3 > 4	1.33:1k > 3k	1:1k		
Required	7	5	3	15	11
50% Reduced Req't near Bus Corridor				7.5	

Min. 50% full-size spaces, remainder can be compact spaces

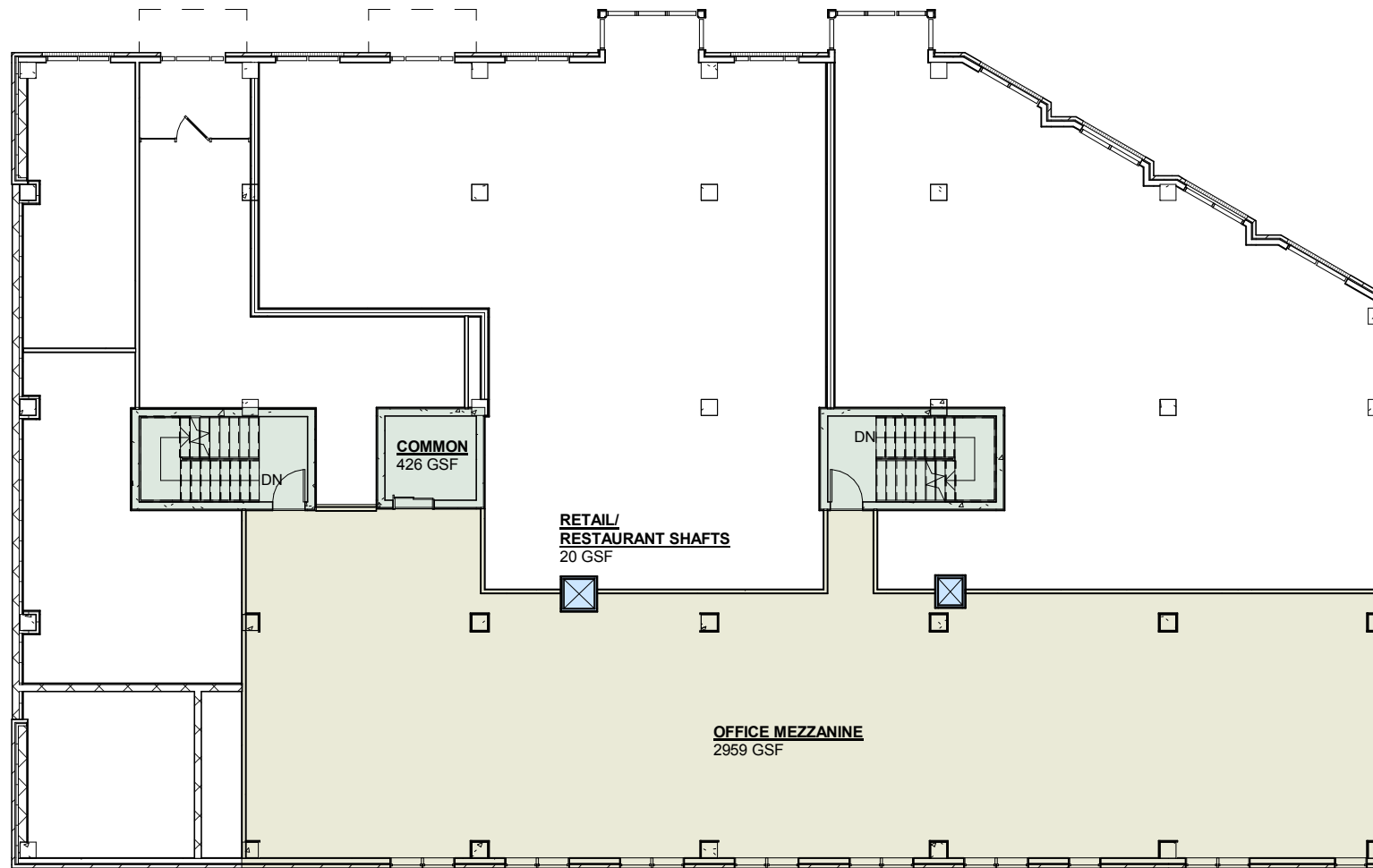
Occupancy			
Use	Code	SF	Occupancy
Retail 1	1 / 60 GSF	3213	53
Retail 2	1 / 60 GSF	3213	53
Restaurant 1	1 / 15 NSF	3213	214
Restaurant 2	1 / 15 NSF	3213	214
Office	1 / 100 GSF	2959	29

Fixtures					
WC Code	WC Req	Lav Code	Lav Req	Service Sink	Fount'n Req
1 per 500	1	1 per 750	1	1	1 hi/lo
1 per 500	1	1 per 750	1	1	1 hi/lo
1/75M & 1/75F	2	1 per 200	1	1	1 hi/lo
1/75M & 1/75F	2	1 per 200	1	1	1 hi/lo
1 : 50 > 50	2	1 : 80 > 80	2	1	1 hi/lo

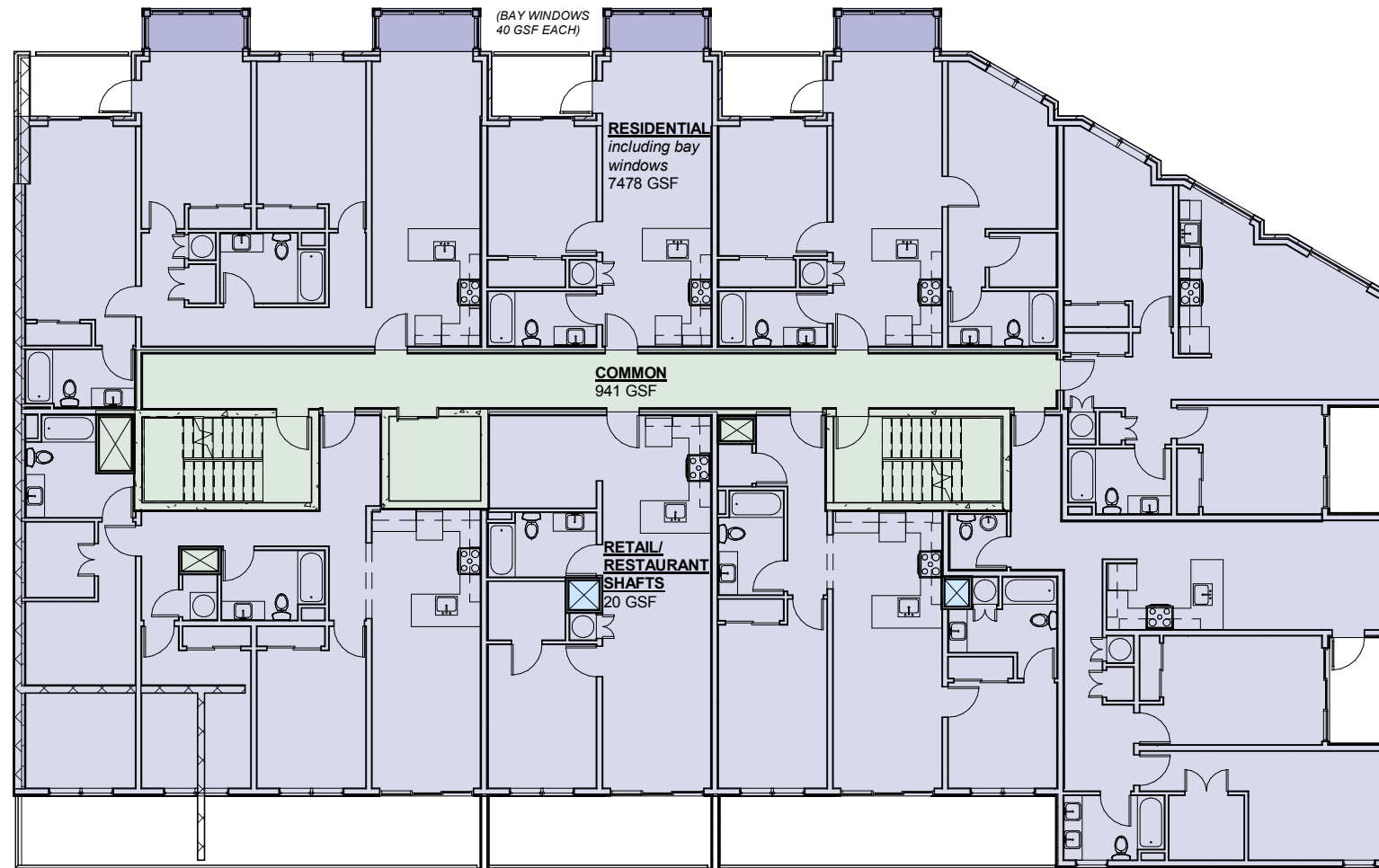
Bike Parking						
Use	code		required		provided	
	long-term	short-term	long-term	short-term	long-term	short-term
Residential	1/3 units	1/20 units	8.00	1.20		
Office	1/2500 gsf	1/40,000 gsf	1.18	0.07		
Retail/ Restaurant	1/10,000 gsf	1/3500 gsf	0.64	1.84		
			9.83	3.11	13	8



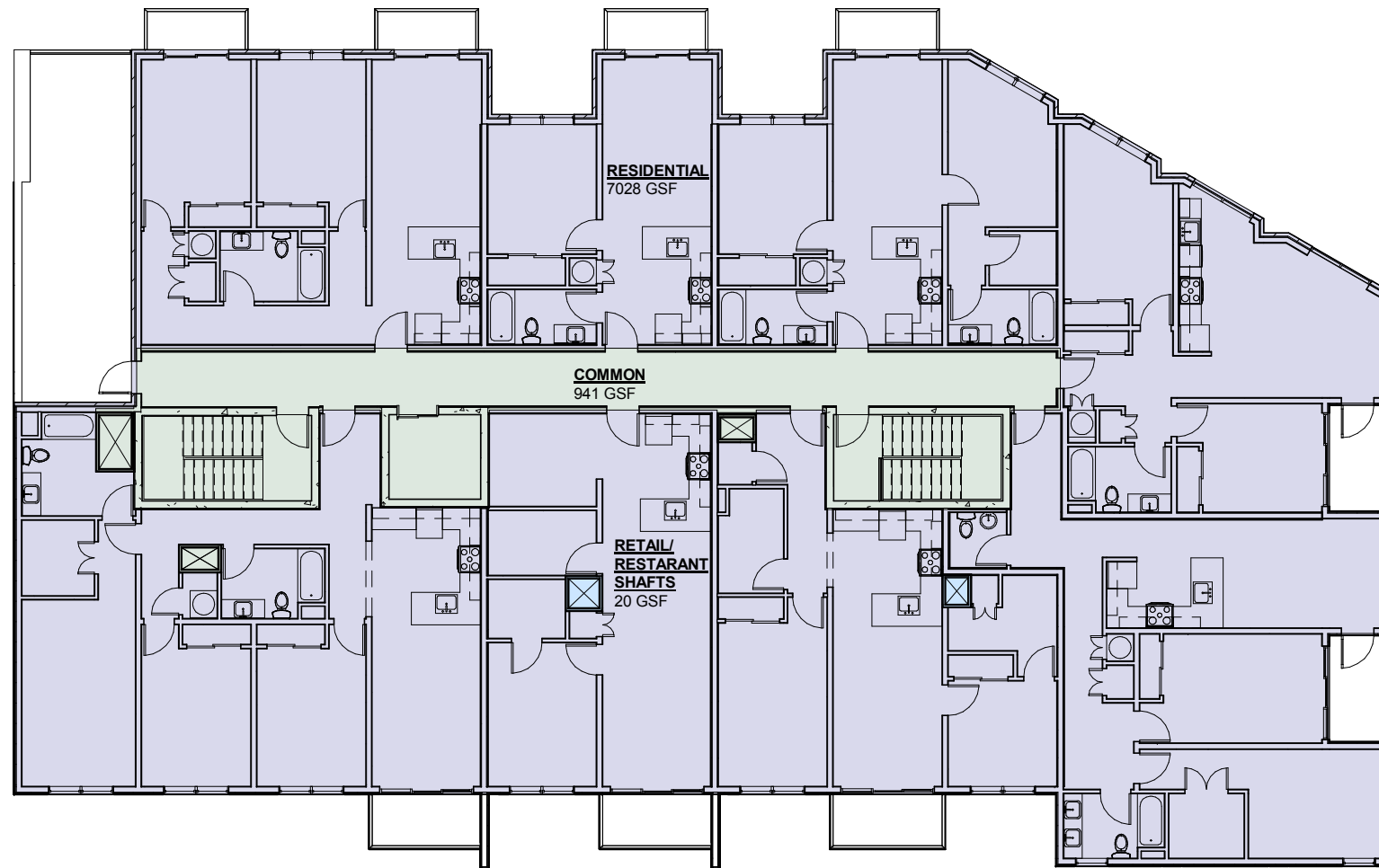
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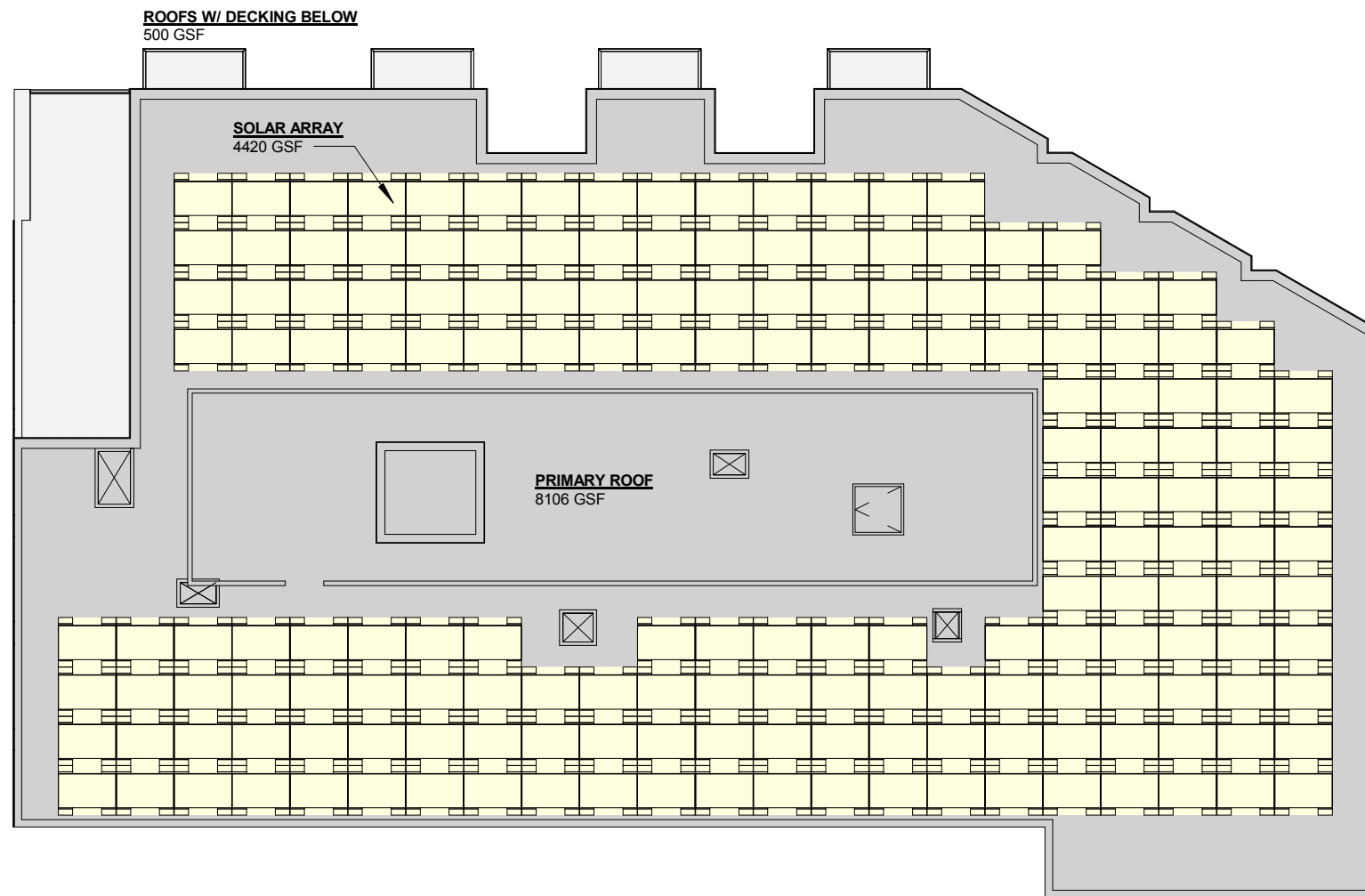
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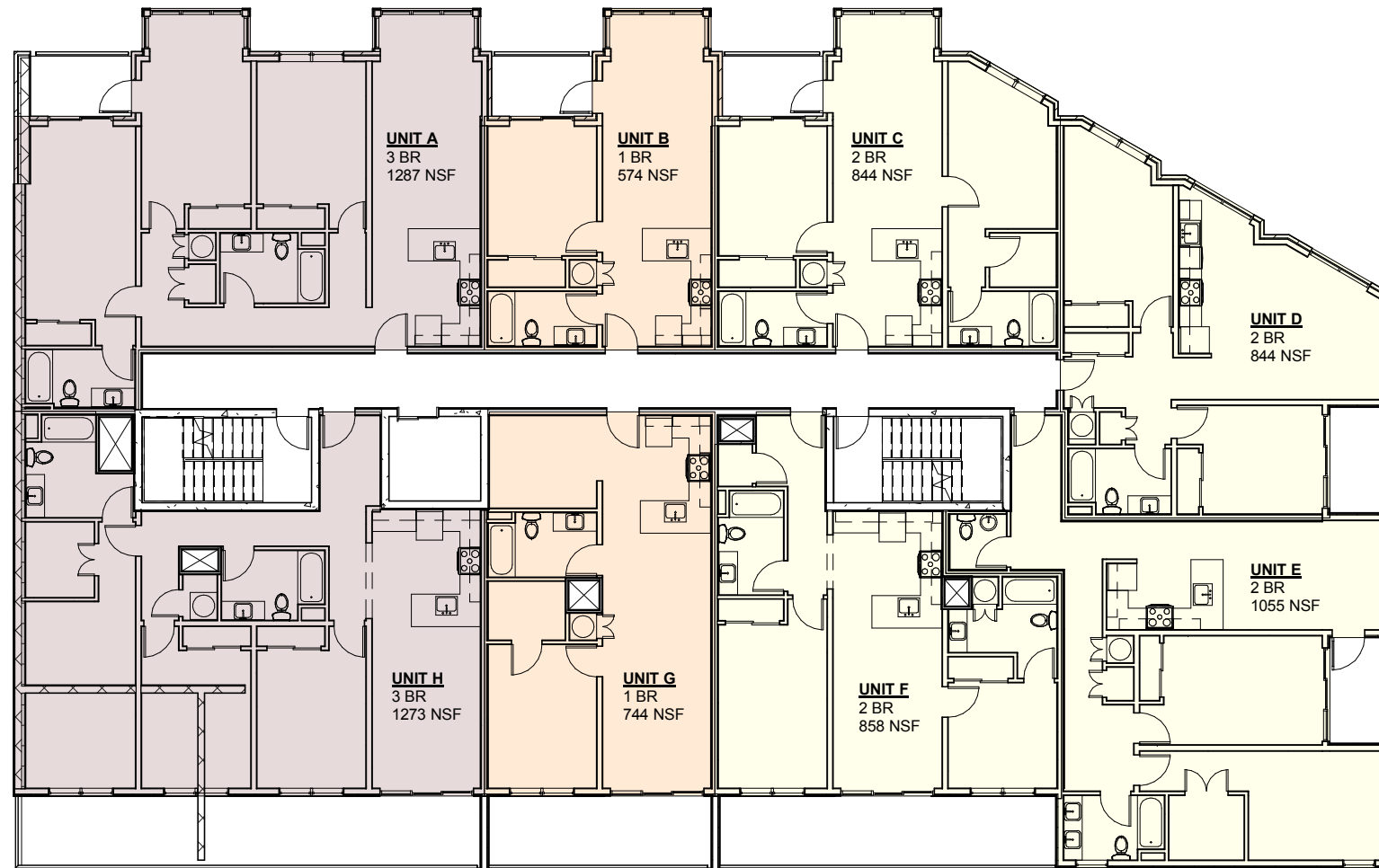
1/16" = 1'-0"



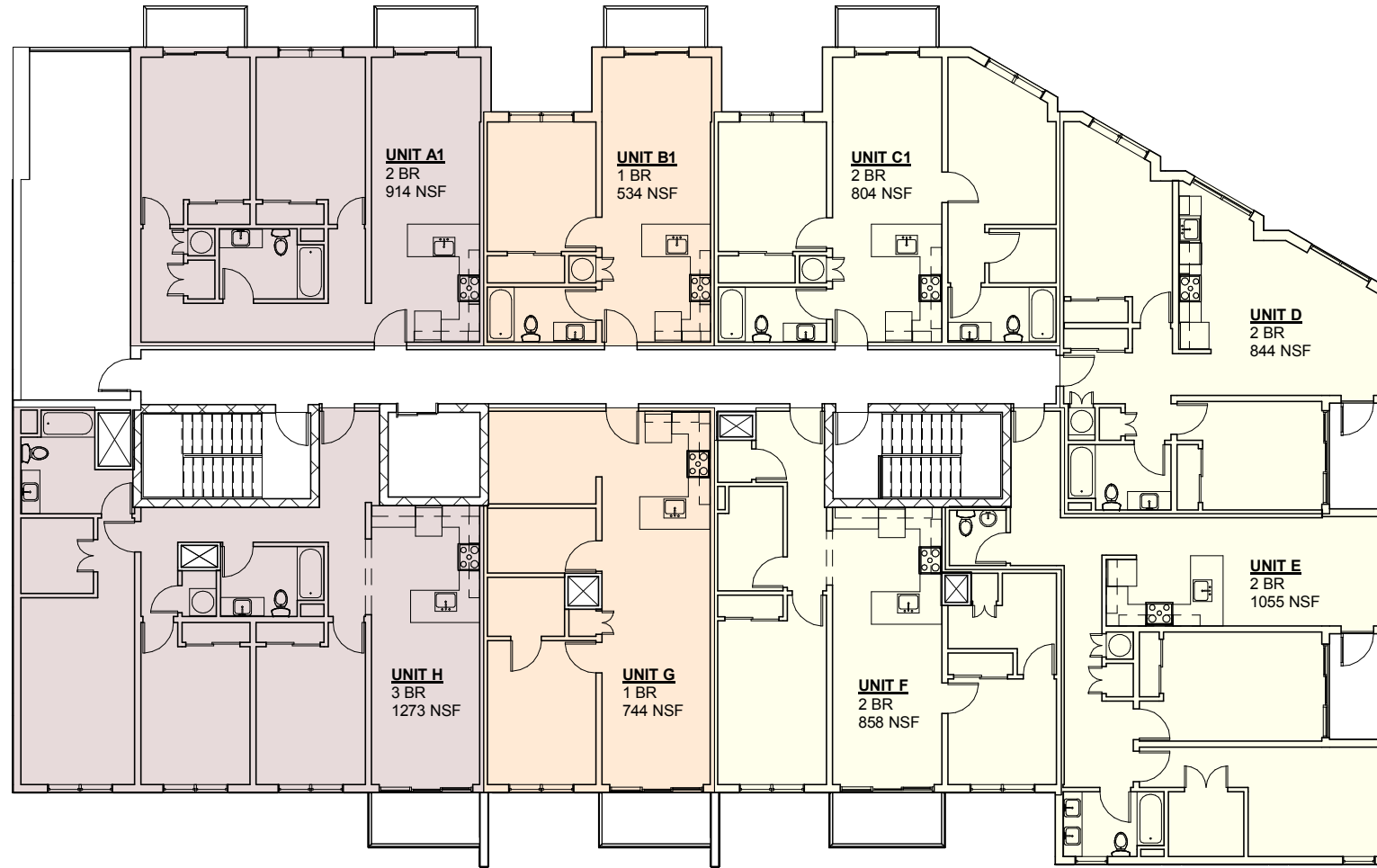
1/16" = 1'-0"



1/16" = 1'-0"



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