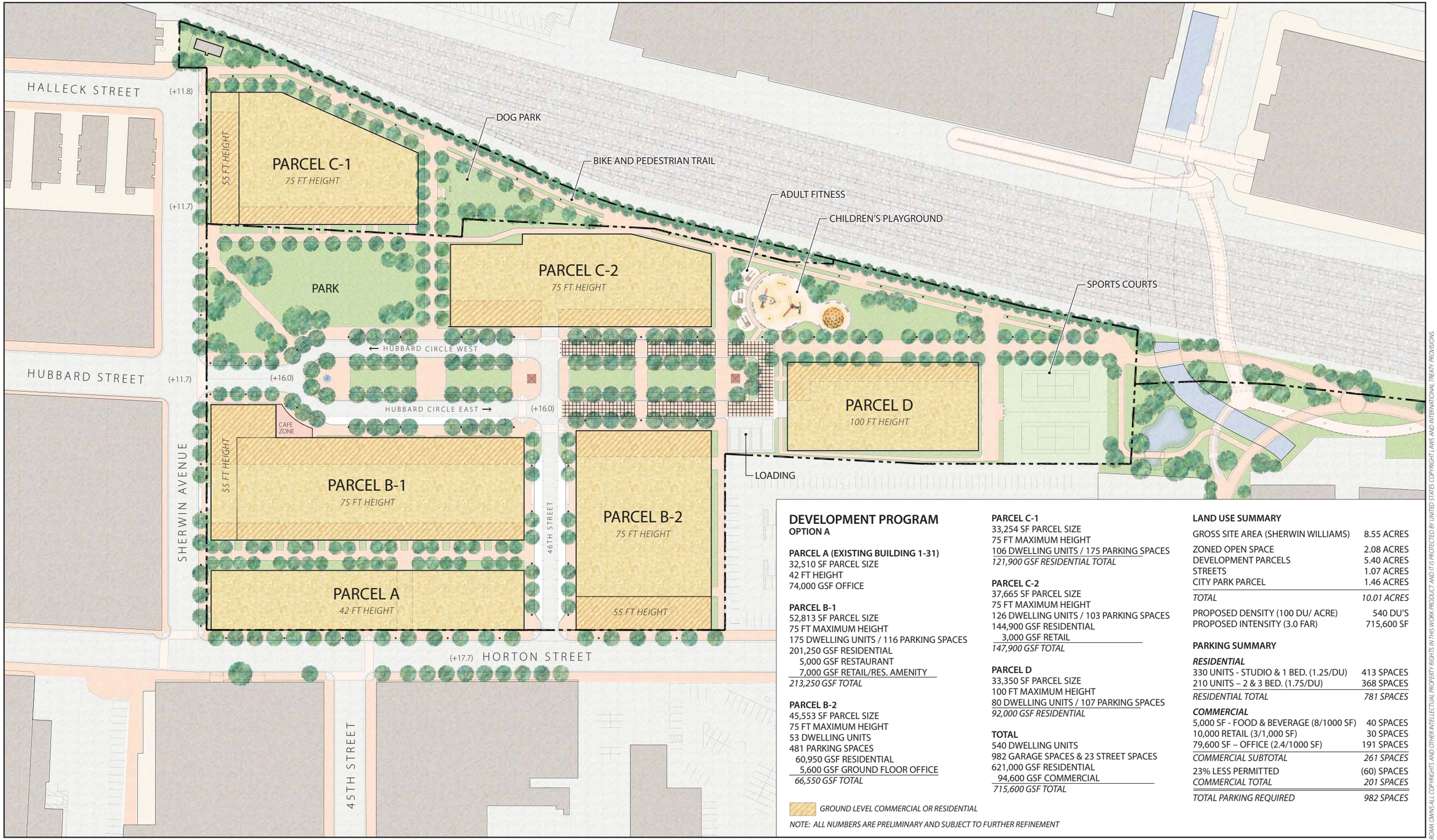

DEVELOPMENT PROGRAM
OPTION A

PARCEL A (EXISTING BUILDING 1-31)
32,510 SF PARCEL SIZE
42 FT HEIGHT
74,000 GSF OFFICE

PARCEL B-1
52,813 SF PARCEL SIZE
75 FT MAXIMUM HEIGHT
175 DWELLING UNITS / 116 PARKING SPACES
201,250 GSF RESIDENTIAL
5,000 GSF RESTAURANT
7,000 GSF RETAIL/RES. AMENITY
213,250 GSF TOTAL

PARCEL B-2
45,553 SF PARCEL SIZE
75 FT MAXIMUM HEIGHT
53 DWELLING UNITS
481 PARKING SPACES
60,950 GSF RESIDENTIAL
5,600 GSF GROUND FLOOR OFFICE
66,550 GSF TOTAL

PARCEL C-1
33,254 SF PARCEL SIZE
75 FT MAXIMUM HEIGHT
106 DWELLING UNITS / 175 PARKING SPACES
121,900 GSF RESIDENTIAL TOTAL

PARCEL C-2
37,665 SF PARCEL SIZE
75 FT MAXIMUM HEIGHT
126 DWELLING UNITS / 103 PARKING SPACES
144,900 GSF RESIDENTIAL
3,000 GSF RETAIL
147,900 GSF TOTAL

PARCEL D
33,350 SF PARCEL SIZE
100 FT MAXIMUM HEIGHT
80 DWELLING UNITS / 107 PARKING SPACES
92,000 GSF RESIDENTIAL

TOTAL
540 DWELLING UNITS
982 GARAGE SPACES & 23 STREET SPACES
621,000 GSF RESIDENTIAL
94,600 GSF COMMERCIAL
715,600 GSF TOTAL

LAND USE SUMMARY

GROSS SITE AREA (SHERWIN WILLIAMS)	8.55 ACRES
ZONED OPEN SPACE	2.08 ACRES
DEVELOPMENT PARCELS	5.40 ACRES
STREETS	1.07 ACRES
CITY PARK PARCEL	1.46 ACRES
TOTAL	*10.01 ACRES*
PROPOSED DENSITY (100 DU/ ACRE)	540 DU'S
PROPOSED INTENSITY (3.0 FAR)	715,600 SF

PARKING SUMMARY

RESIDENTIAL	
330 UNITS - STUDIO & 1 BED. (1.25/DU)	413 SPACES
210 UNITS – 2 & 3 BED. (1.75/DU)	368 SPACES
RESIDENTIAL TOTAL	*781 SPACES*
COMMERCIAL	
5,000 SF - FOOD & BEVERAGE (8/1000 SF)	40 SPACES
10,000 RETAIL (3/1,000 SF)	30 SPACES
79,600 SF – OFFICE (2.4/1000 SF)	191 SPACES
COMMERCIAL SUBTOTAL	*261 SPACES*
23% LESS PERMITTED	(60) SPACES
COMMERCIAL TOTAL	*201 SPACES*
TOTAL PARKING REQUIRED	*982 SPACES*

GROUND LEVEL COMMERCIAL OR RESIDENTIAL

NOTE: ALL NUMBERS ARE PRELIMINARY AND SUBJECT TO FURTHER REFINEMENT

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0 50' 100' 200'

OPTION A: SITE DEVELOPMENT PLAN

SHERWIN WILLIAMS PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

JANUARY 20, 2015 • PREPARED FOR LMC EMERYVILLE I INVESTOR LLC BY ROMA DESIGN GROUP IN ASSOCIATION WITH LPAS AND BKF

Attachment 1