



**MICHAELS O STREET
PROJECT # 2009
UNIT AND AREA SUMMARY
Revised - 12/20/2023**

UNIT TYPE	Unit Type	SQ FT	Floor Levels	Floor Levels						UNIT	%	Rentable Area by Type
				1ST	2ND	3RD	4TH	5TH	TOTAL			
STUDIO	S1.0	494	-	0	0	0	0	0	0	0	15,295 SF	
	S1.1	557	-	1	1	1	1	1	5	3	1,871 SF	
	S1.2	530	-	3	3	3	4	13	3	8,895 SF		
	S1.3	548	-	1	1	1	1	3	1,644 SF			
	S1.4	548	-	1	1	1	1	5	2,742 SF			
	S2.0	546	-	-	-	-	-	-	1	1	546 SF	
S3.0	523	-	1	1	1	1	4	2,092 SF				
S4.0	599	-	-	-	-	-	-	11	5,595 SF			
TOTAL		19	15	15	15	15	15	77	27,027 SF	34.8%	41,433 SF	
1 BEDROOM												
1 BEDROOM	A1.0	722	-	-	-	-	-	-	13	3	9,386 SF	
	A1.1	702	-	-	-	-	-	3	3	2,106 SF		
	A1.2	697	-	1	1	1	1	4	2,769 SF			
	A1.3	677	-	-	-	-	-	1	1	677 SF		
	A1.4	717	-	2	2	2	1	7	9,014 SF			
	A2.0	644	7	0	0	0	1	38	24,472 SF			
	A2.1	696	3	3	3	3	15	8,940 SF				
	A2.3	600	-	-	-	-	3	3	1,860 SF			
	A3.0	665	1	1	1	1	4	2,665 SF				
	A4.0	662	-	-	-	-	-	2	2	1,068 SF		
TOTAL		11	20	20	20	19	90	39.6%	59,272 SF			
2 BEDROOM												
2 BEDROOM	B1.0	842	2	2	2	2	2	6	6	6,736 SF		
	B2.0	976	-	1	1	1	1	4	3,904 SF			
	B3.0	1,054	-	1	1	1	1	3	3,164 SF			
	B4.0	842	-	-	-	-	-	1	1	855 SF		
	B5.0	990	1	1	1	1	5	9.3%	19,787 SF			
TOTAL		3	5	5	5	3	21	9.3%	49,797 SF			
3 BEDROOM												
3 BEDROOM	C1.0	1,318	-	1	1	1	1	3	3	3,954 SF		
	C1.1	1,246	-	-	-	-	-	2	2	2,492 SF		
	C1.2	1,387	-	-	-	-	1	1	1,387 SF			
	C2.0	1,636	-	2	2	2	2	6	11,016 SF			
	C3.0	1,443	-	1	1	1	-	3	4,329 SF			
	C3.1	1,381	-	1	1	1	4	5,524 SF				
	C3.2	1,451	-	-	-	-	1	1	1,451 SF			
	C4.0	1,431	-	-	-	-	2	2	2,862 SF			
	C5.0	1,007	-	1	1	1	3	3	3,117 SF			
	C6.0	1,333	-	2	2	2	6	7,998 SF				
C6.1	1,284	-	-	-	-	1	1	1,284 SF				
C7.0	1,278	-	1	1	1	4	5,117 SF					
TOTAL		0	9	10	10	8	37	16.3%	81,774 SF			
Demisable Residential by floor (PP)												
				11,407 SF	11,402 SF	11,407 SF	11,402 SF	31,803 SF	43,184 SF			
TOTAL UNITS		753	33	49	50	45	227	100%	172,191 SF			
Avp. Unit Size		753										
NET RENTABLE RESIDENTIAL AREA IS MEASURED CENTER OF DIMENSING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS EXCLUDING DECKS												
Demisable Residential by floor (PP)				13,083 SF	10,549 SF	30,546 SF	30,549 SF	26,031 SF	130,771 SF		130,771 SF	

PROJECT STATISTICS

PROJECT DESCRIPTION

THE LUMBERYARD (500 G ST) IS A PRIVATELY FUNDED VERTICAL MIXED-USE MULTIFAMILY PROJECT WITH RESIDENTIAL UNITS, LOBBY, LEASING, BICYCLE STORAGE, RETAIL, PUBLIC FITNESS CENTER, AND OUTDOOR PUBLIC ALLEY CIVIC SPACE ON FLOOR 1, AND LANDSCAPED ROOF DECK AND CLUB HOUSE AT FLOOR 5.

THE PROJECT CONSISTS OF THE ELEMENTS DESCRIBED BELOW:

- 27 RESIDENTIAL DWELLING UNITS (SEE STATISTICS FOR MORE INFORMATION)
- ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A)
- UNITS ABOVE THE GROUND FLOOR ARE ACCESSIBLE VIA ELEVATOR
- PROPOSED VERTICAL MIXED USE BUILDING IS 5-STORIES OF TYPE IIIA WOOD FRAMED CONSTRUCTION
- ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A
- ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 603.1.1.1 NFPA 13*
- *ALL REFERENCES TO "AUTOMATIC SPRINKLERING SYSTEM" MEAN "TYPE IIIA NFPA 13"
- PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING ELEVATION, GRADING, PARKING, LANDSCAPING, AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT

ZONING INFORMATION

DEMRITY: DOWNTOWN DAVIS ZONE

DEMRITY: 603.00 FT / 1,807 ACRES

DEMRITY: UNRESTRICTED

DEMRITY: ALLOWED DENSITY: 27 UNITS / 1,807 ACRES = 14.9 UNITS / ACRE

LEGAL DESCRIPTION: PARCEL ONE: LOTS 1 THROUGH 4, INCLUSIVE, AND LOT 16, BLOCK 56, CITY OF DAVIS, FILED JUNE 6, 1931, YOLO COUNTY RECORDS, PARCEL TWO: LOTS 15, BLOCK 56, CITY OF DAVIS, FILED JUNE 6, 1931, YOLO COUNTY RECORDS, PARCEL THREE: LOT 14, BLOCK 56, CITY OF DAVIS, FILED JUNE 6, 1931, YOLO COUNTY RECORDS, 070-103-00-000, 070-103-02-000, 070-103-02-000.

ASSESSOR'S PARCEL #: 070-103-00-000

ZONING DISTRICT: LOTS 1-4, 16, 16-24, MAIN STREET MEDIUM *UP TO 5 STORIES

LOT AREA: 101,111 SQ FT

LOT COVERAGE: 22.23%

FAR: 69,998 SF / 1,807 ACRES (COMMERCIAL - RESIDENTIAL)

REQUIRED SETBACKS: FRONT AT G ST: 0'-0" SIDE AT 5TH ST: 15'-0" SIDE (R/LONG): 15'-0" REAR (BUILDING): 20'-0" REAR (TRANS TRACKS): 10'-0"

PROVIDED: 0'-0" SIDE AT 5TH ST: 15'-0" SIDE (R/LONG): 15'-0" REAR (BUILDING): 20'-0" REAR (TRANS TRACKS): 10'-0"

BUILDING INFORMATION: BUILDING ADDRESS: 500 G STREET DAVIS, CA 95618

NUMBER OF STORES: 5 FLOOR OF MIXED USE, 4 FLOORS OF RESIDENTIAL

PROPOSED HEIGHT: 56'-4" T.O. PARAPET

BUILDING TYPE INFO: MAIN STREET SITE

CIVIC SPACE REQ: PROVIDED: 102' WIDTH 262' DEPTH

FRONTAGE TYPE: PROVIDED: PASSAGE BETWEEN 5TH & 6TH STREETS ALONG RAILROAD TRACKS (PER SEC. 40.14.100)

BUILDING FORM: 5 STORES MAX / 56' MAX T.O. PLATE (ROOF) / 60' MAX OVERALL (LOTS 1-4, 16, 16)

ALLOWABLE FLOOR HSH LVL: 4 STORES MAX / 42' MAX T.O. PLATE (ROOF) / 52' MAX OVERALL (LOT 14)

CEILING HEIGHT: MIN. 12' (UPPER FLOORS)

CONSTRUCTION TYPE: TYPE IIIA (5-STORIES)

PROPOSED USE: RESIDENTIAL USES: RESIDENTIAL LIVINGWORK RETAIL/FOOD USES: GENERAL RETAIL OFFICE/PROFESSIONAL USES: ADMINISTRATIVE/PROFESSIONAL OFFICE RECREATION/ASSEMBLY USES: FITNESS FACILITY

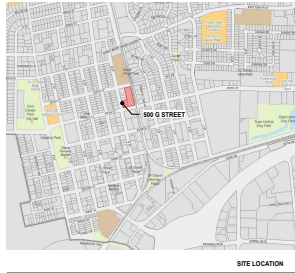
OCCUPANCY TYPE: R-2 (RESIDENTIAL) SUBDIVISIONS (LEASING OFFICE & TENANT SPACE) A-3 ASSEMBLY (FITNESS CENTER)

SPRINKLERED: YES

FIRE ALARM: YES

HIGH RISE: NO

EXISTING SOFT: 8,864 SF EXISTING BUILDING OF 63,800 SF LOT AREA.



PROJECT TEAM

APPLICANT / OWNER: THE MICHAELS ORGANIZATION
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