



SCHEME A2
3-story wood frame construct
<40' height limit

height limit

100 parking spaces
(93 required for units)
1-bed=1spot, 2&3-bed=2spots

53 units
13 1-beds (25%)
26 2-beds (49%)
14 3-beds (26%)

~60,150 Total Bldg SF
~19,780 Ground Floor
~27,300 SF Parking
~7,000 SF Walks Etc

CBC ALLOWABLE BUILDING AREAS
Type 1A is unlimited
Type VA for R-2 is as follows
At=tabular area factor for SM; (36,000)
NS=tabular area for non-sprinklered (12,000)
If= Increase for frontage per 506.3 (~.25)
Sa= max of (2) for R type occupancy

Aa=[At+(NS*If)] xSa Formula for Area of Single Occupancy Multi-Story Building

Aa=[36,000+(12,000*0.25)] x 2 =
39,000 per story, 78,000 total per building (26k per)

Scale- 1" = 50'-0"



LANDSCAPING AREA
*numbers subject to minor changes in design development"

5,600 sf Active:
950 sf TinyTots PlayArea
3,188 sf PlayField
750 sf Picnic Areas
712 sf 4-Square & Sitting

14,533 sf Passive
17,721 sf Landscaped
(Passive + Playfield)
=23%

BUILDING AREA

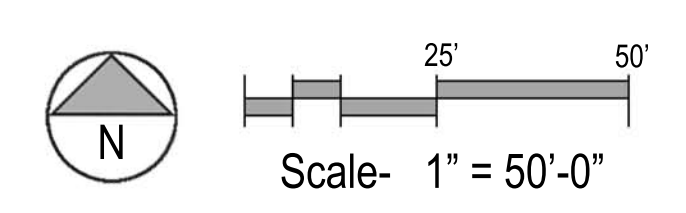
Bldg A 1st Flr - 6,054sf
Bldg A 2nd Flr - 5,975sf
Bldg A 3rd Flr - 5,975sf
Bldg A Total 18,004sf

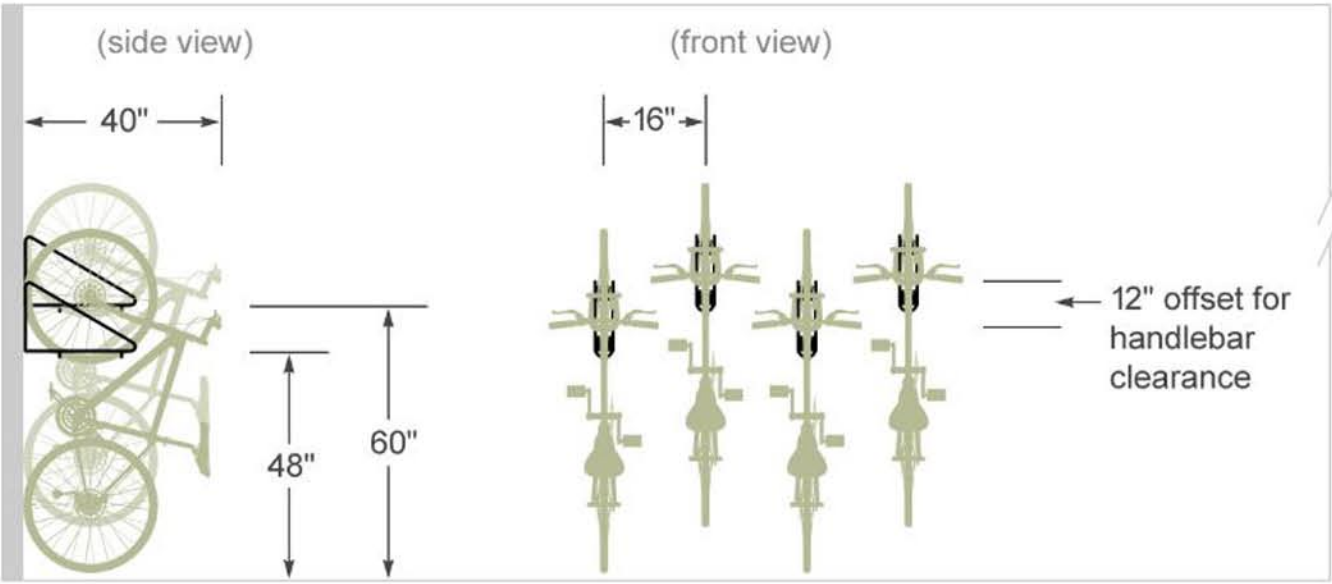
Bldg B 1st Flr - 13,726sf
Bldg B 2nd Flr - 14,209sf
Bldg B 3rd Flr - 14,209sf
Bldg B Total 42,144sf


PARKING AREA

LOT A - 4,976 sf
LOT B - 22,334 sf

**RAISED PLANTER
BIORETENTION**







616-954-9977

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Bike Wall Rack

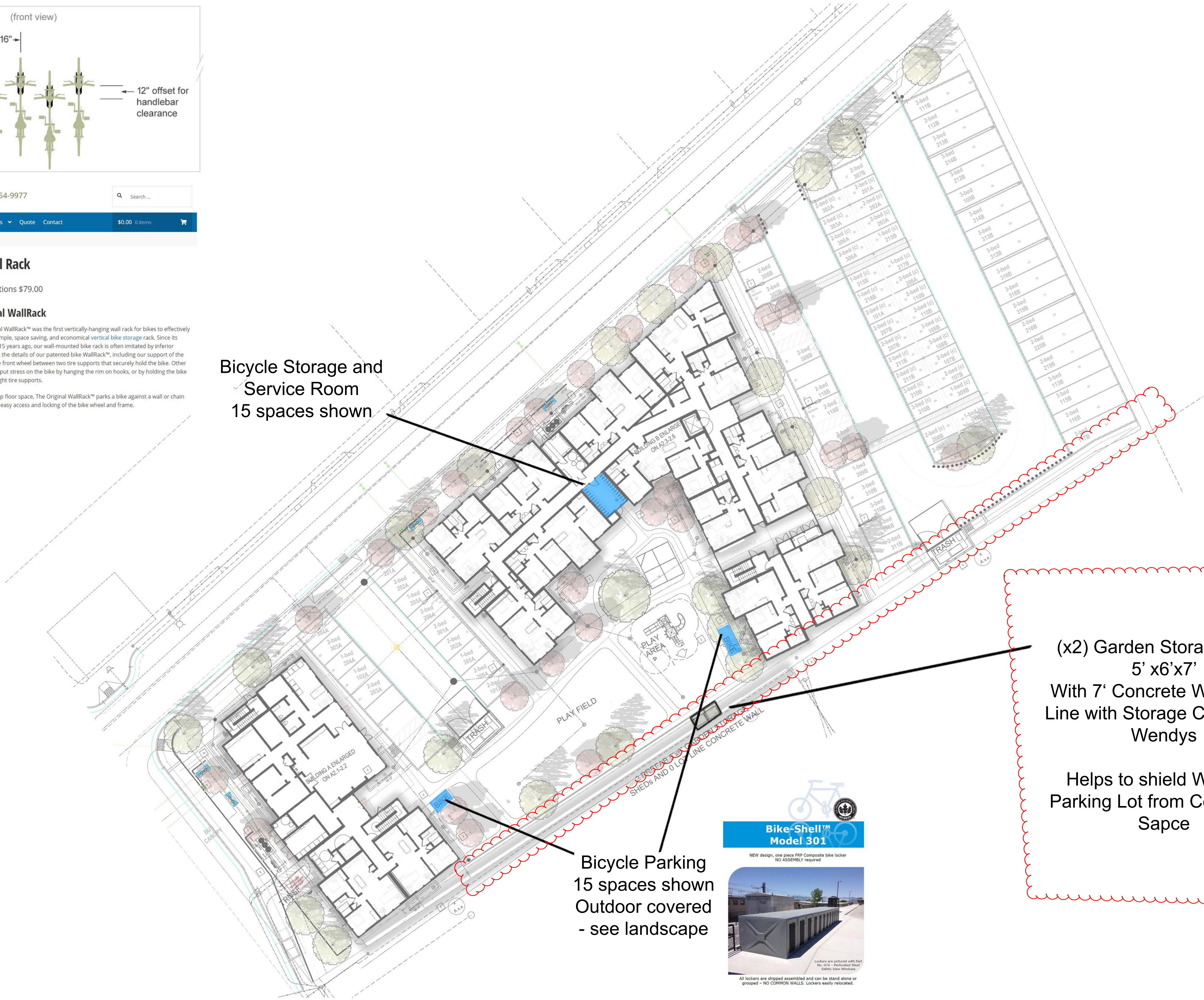
Standard Options \$79.00

The Original WallRack

CycleSafe's Original WallRack™ was the first vertically-hanging wall rack for bikes to effectively store a bike in a simple, space saving, and economical vertical bike storage rack. Since its introduction over 15 years ago, our wall-mounted bike rack is often imitated by inferior designs which lack the details of our patented bike WallRack™, including our support of the rim by cradling the front wheel between two tire supports that securely hold the bike. Other vertical bike racks put stress on the bike by hanging the rim on hooks, or by holding the bike between two straight tire supports.

Designed to free up floor space, The Original WallRack™ parks a bike against a wall or chain link fence to allow easy access and locking of the bike wheel and frame.







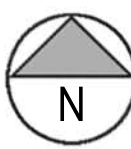
NEW design, one piece FRP Composite bike locker
NO ASSEMBLY required



Lockers are pictured with Part No. 074 - Reinforced Steel Safety View Windows


All lockers are shipped assembled and can be stand alone or grouped - NO COMMON WALLS. Lockers easily relocated.





25'50'

Scale- 1" = 50'-0"



ZIMMERMAN + ASSOCIATES

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1482_FREEDOM

Multi-Family Residential Development by Eden Housing

1482 Freedom Blvd Watsonville, CA

SCHEME A2 STORAGE & BIKE PARKING

A2 12

2018.03

Elimination of Storage Units - 25 Aug 2021

Attachment 3

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