

1139 11th AVENUE

14 Stories, Studio Units

4.9 FAR

193 UNITS

LEVEL	FLOOR TO FLOOR	PARKING			DWELLING UNITS			
		STANDARD	COMPACT	HANDICAP	STUDIO A	STUDIO A ACCESS	STUDIO B	TOTAL
LEVEL 14	9' - 8"				23	1	1	25
LEVEL 13	9' - 8"				23	1	1	25
LEVEL 12	9' - 8"				22	2	1	25
LEVEL 11	9' - 8"				23	1	1	25
LEVEL 10	9' - 8"				23	1	1	25
LEVEL 9	9' - 8"				23	1	1	25
LEVEL 8	9' - 8"				23	1	1	25
LEVEL 7	9' - 8"				15	2	1	18
LEVEL 6	10' - 6"							
LEVEL 5	10' - 6"	4	15	1				
LEVEL 4	9' - 8"	9	9	1				
LEVEL 3	9' - 8"	5	9	5				
LEVEL 2	9' - 8"	5	9	4				
LEVEL 1	15' - 0"		2	1				
TOTALS	142' - 4"	23	44	12	175	10	8	193

Compact Space Percentage 55.7%

PARKING	REQUIRED	PROVIDED	DELTA
Retail (1 per 300)	3	3	0
Office (1 per 400)	20	20	0
Residential (1 per Unit < 600 s.f.)	193	56	-137
Visitor (1 per 10 Units)	20	0	-20
Total	236	79	-157

ACCESSIBLE UNITS (5%)	TOTAL
10	10

HANDICAP PARKING REQ.	TOTAL
Residential 10 (1 PER ACCESSIBLE UNIT)	10
Retail 1 (1 - 25 req. 1)	1
Office 1 (1 - 25 req. 1)	1
Total	12

LEVEL	GROSS AREAS													TOTAL
	STUDIO A	STUDIO A ACCESS	STUDIO B	STAIRS ELEV.	CORR. LOBBY	UTILITY	RETAIL	AMMEN. ROOM	RESIDENT OFFICE	OFFICE SPACE	PARKING			
LEVEL 14	6,095	290	303	606	1,336	295							8,925	
LEVEL 13	6,095	290	303	606	1,336	295							8,925	
LEVEL 12	5,830	580	303	606	1,336	295							8,950	
LEVEL 11	6,095	290	303	606	1,336	295							8,925	
LEVEL 10	6,095	290	303	606	1,336	295							8,925	
LEVEL 9	6,095	290	303	606	1,336	295							8,925	
LEVEL 8	6,095	290	303	606	1,336	295							8,925	
LEVEL 7	3,975	580	303	606	1,336	270		1,573	282				8,925	
LEVEL 6	-	-	-	678	166	220				7,941			9,005	
LEVEL 5				673	287						11,630		12,590	
LEVEL 4				583	165						11,842		12,590	
LEVEL 3				583	165						11,842		12,590	
LEVEL 2				583	165						11,884		12,632	
LEVEL 1				559	166	2,500	832				7,623		11,680	
TOTALS	46,375	2,900	2,424	8,507	11,802	5,055	832	1,573	282	7,941	54,821	142,512		
	265 S.F.	290 S.F.	303 S.F.								Total Area Without Parking	87,691		
	51,699										4.90 FAR			
											Site Area	17,883		

Areas Excluded From FAR Project Totals

Automatic Washers 1 per 20 10



2 VIEW FROM THE SOUTHWEST

ZONING

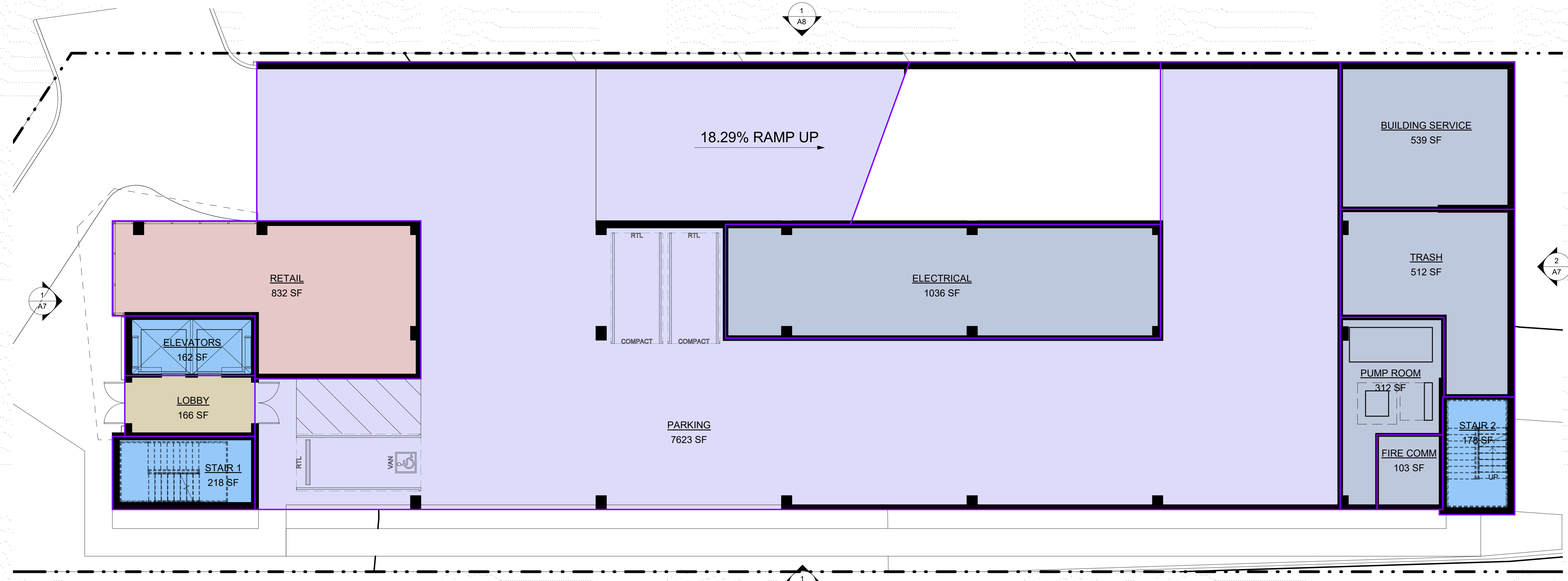
- B2 - BUSINESS COMMUNITY (REQUESTING EXEMPTION TO ALLOW RESIDENTIAL IN B2 ZONE)
- 2.5 MAXIMUM F.A.R. (REQUESTING EXEMPTION TO INCREASE TO 5.0)
- 40' MAXIMUM HEIGHT LIMIT. (REQUESTING EXEMPTION TO INCREASE TO 160')
- 5'-0" FRONT YARD SETBACK (SEE A6 FOR BUILDING ENVELOPE SETBACKS, REQUESTING EXEMPTION)
- 5'-0" REAR YARD SETBACK NEXT TO RESIDENTIAL ZONE
- PARKING
 - RETAIL 1 PER 300 S.F. 3 REQUIRED 3 PROVIDED
 - OFFICE 1 PER 400 S.F. 20 REQUIRED 20 PROVIDED
 - RESIDENTIAL
 - 1 PER UNIT LESS THAN 600 S.F. (193 REQUIRED, 56 PROVIDED)
 - 1 VISITOR FOR EVERY 10 UNITS (20 REQUIRED, 0 PROVIDED)
 - (REQUESTING EXEMPTION TO PROVIDE 56 PARKING SPACES, 56% COMPACT)
 - TOTAL REQUIRED 236 TOTAL PROVIDED 79
- LOADING SPACES
 - 2 REQUIRED 1 PROVIDED
 - (REQUESTING EXEMPTION TO REDUCE NUMBER OF LOADING SPACES TO 1)

BUILDING CODE

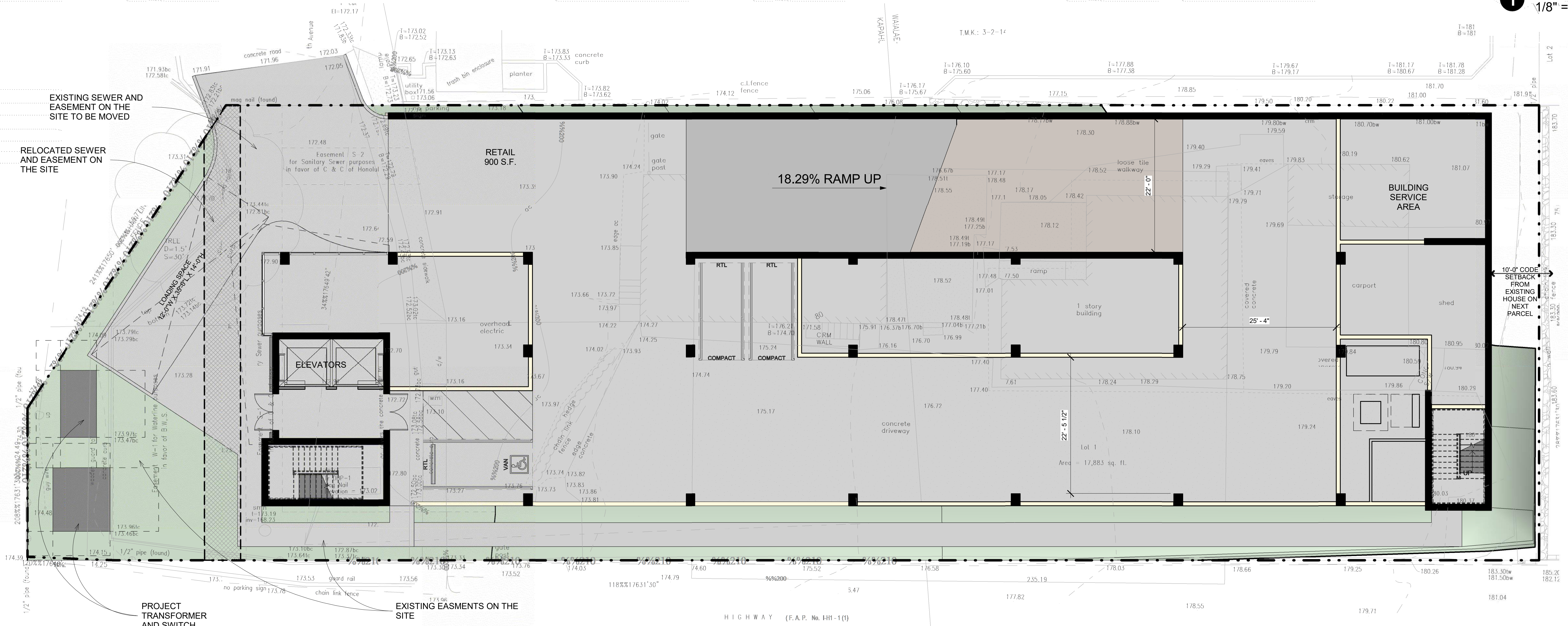
- 2006 IBC
- BUILDING TYPE: 1-A
- ALLOWABLE AREA: UNLIMITED
- ALLOWABLE HEIGHT: UNLIMITED
- OCCUPANCY
 - R-2 APARTMENT HOUSING
 - S-2 ENCLOSED PARKING GARAGE
 - B OFFICE
- ACCESSIBILITY CODE: 2004 ADAAG



1 Site Plan
1" = 30'-0"

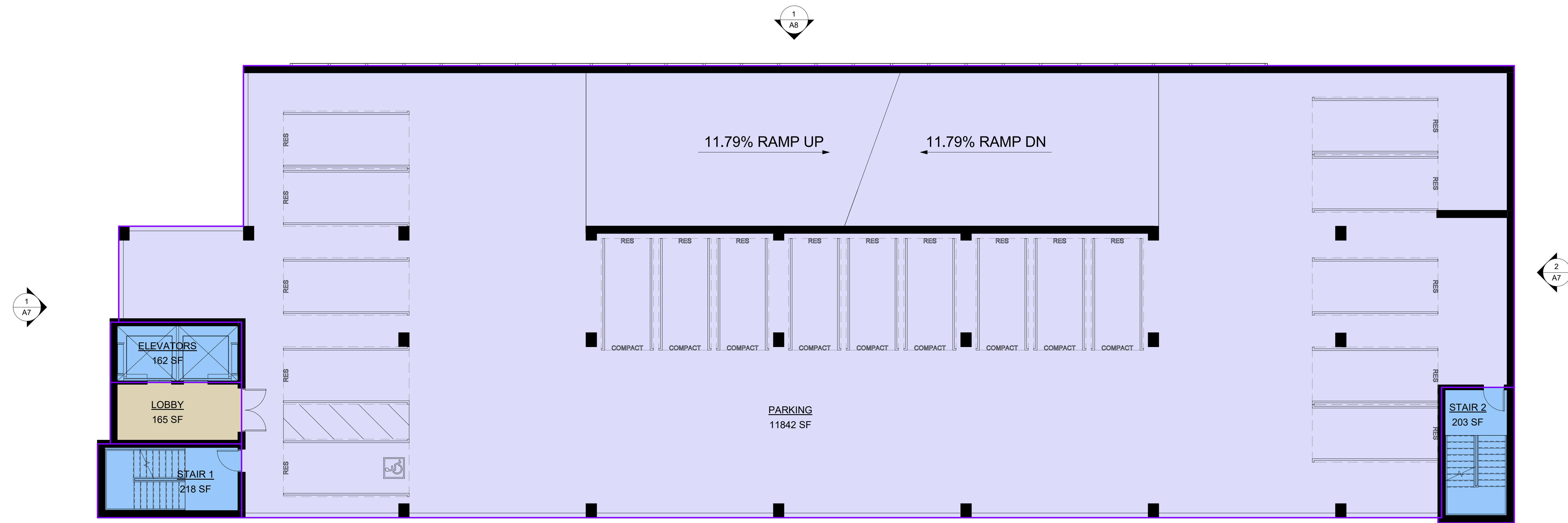


1 Level 1
1/8" = 1'-0"

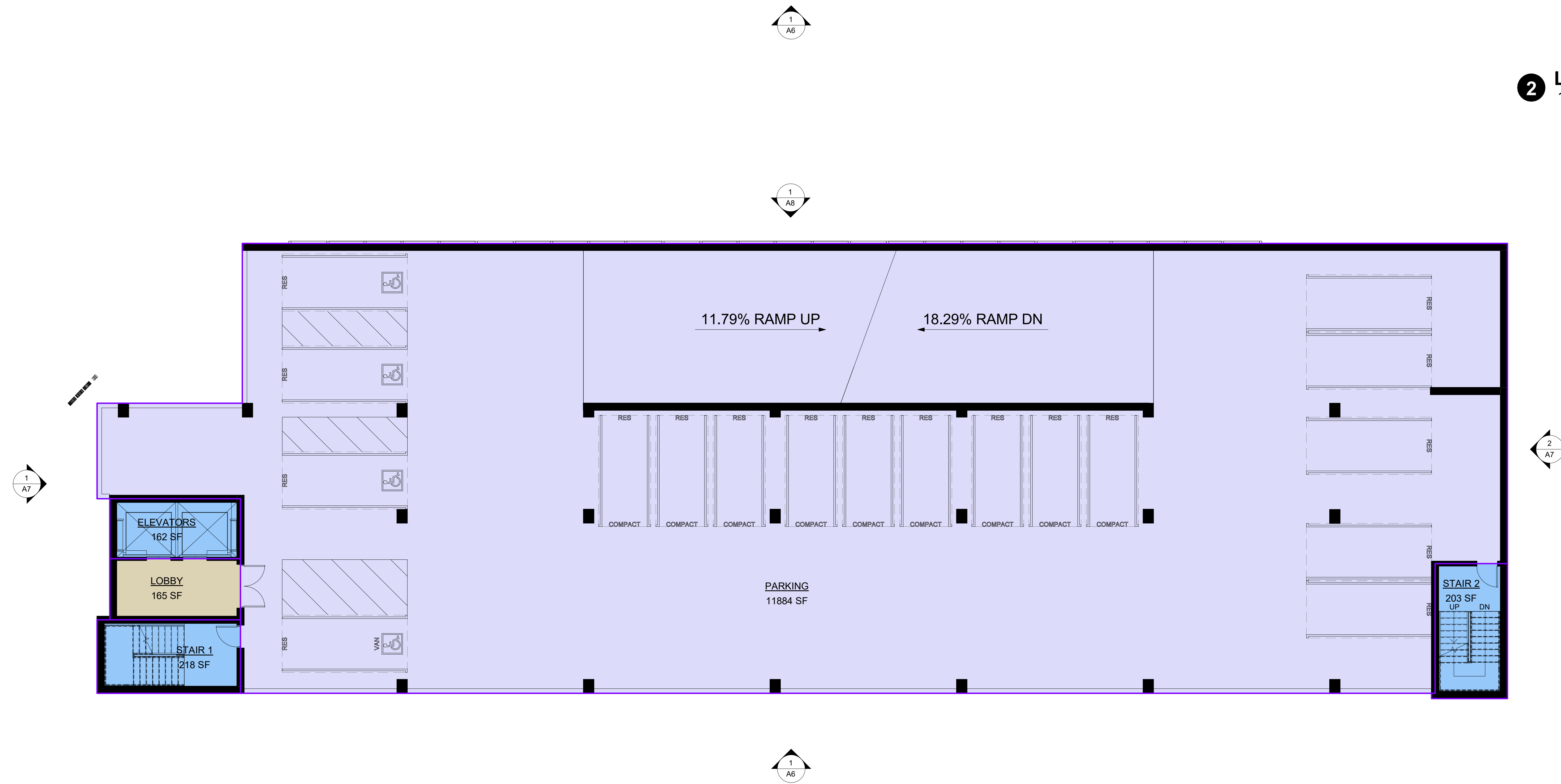


2 Level 1 Site
1/8" = 1'-0"

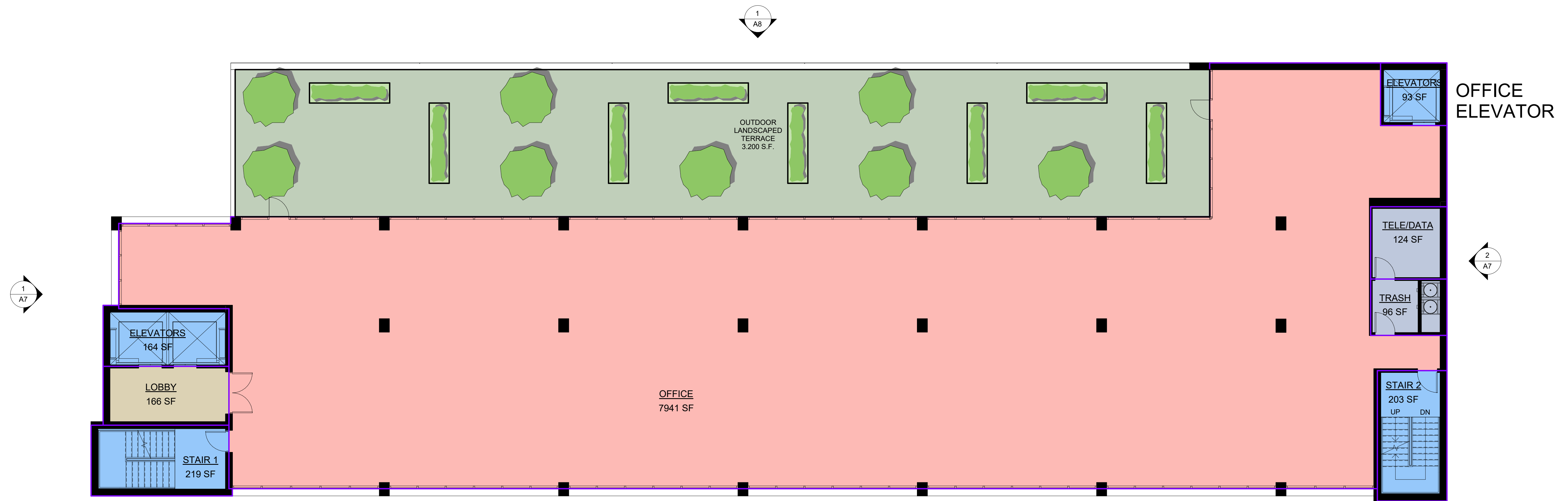
**COASTAL RIM
1039 11TH AVENUE**



2 Level 4
1/8" = 1'-0"



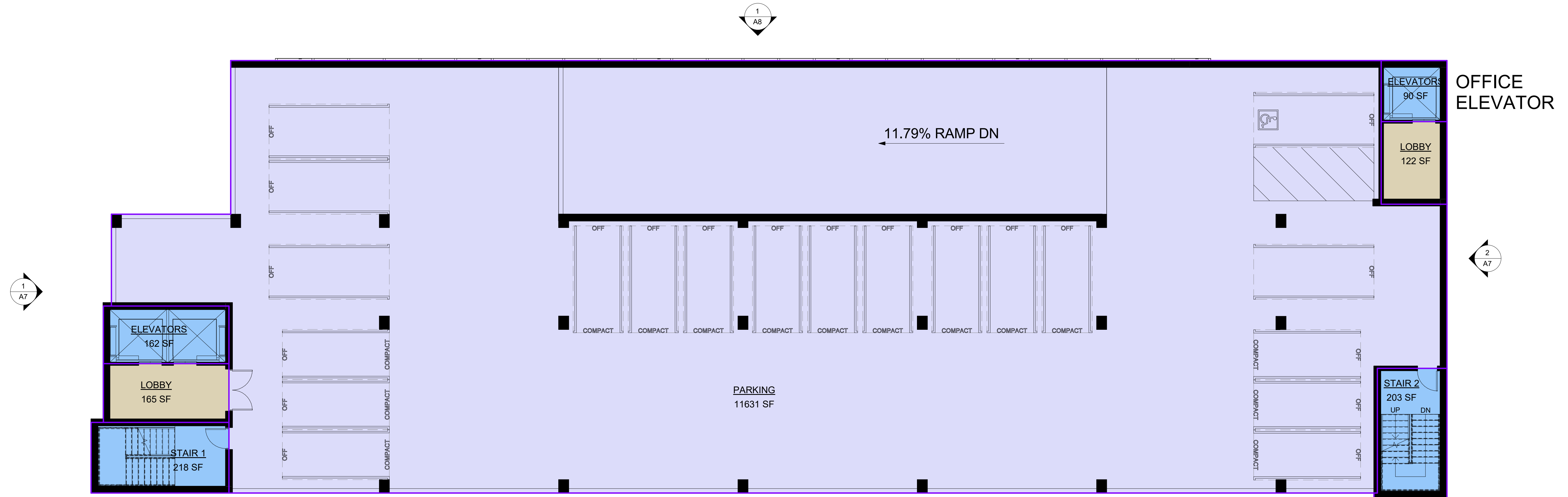
1 Levels 2 - 3
1/8" = 1'-0"



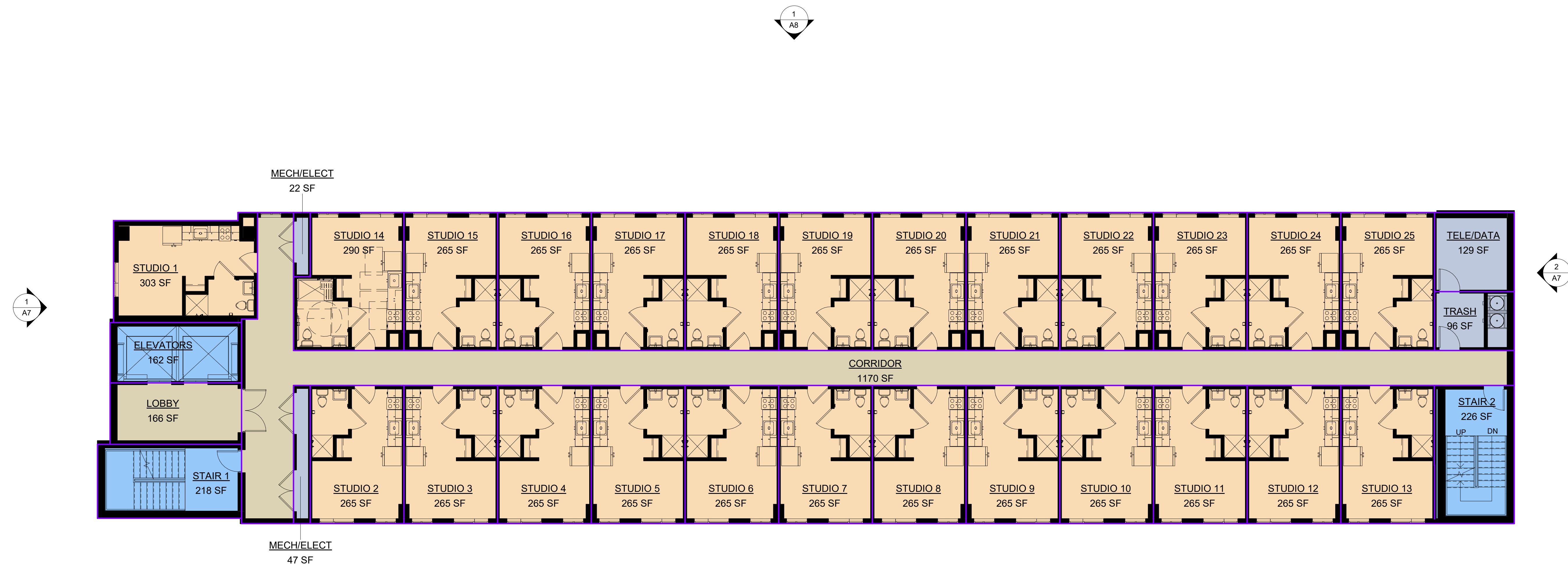
OFFICE LEVEL
AND

OFFICE PARKING LEVEL

2 Level 6
1/8" = 1'-0"



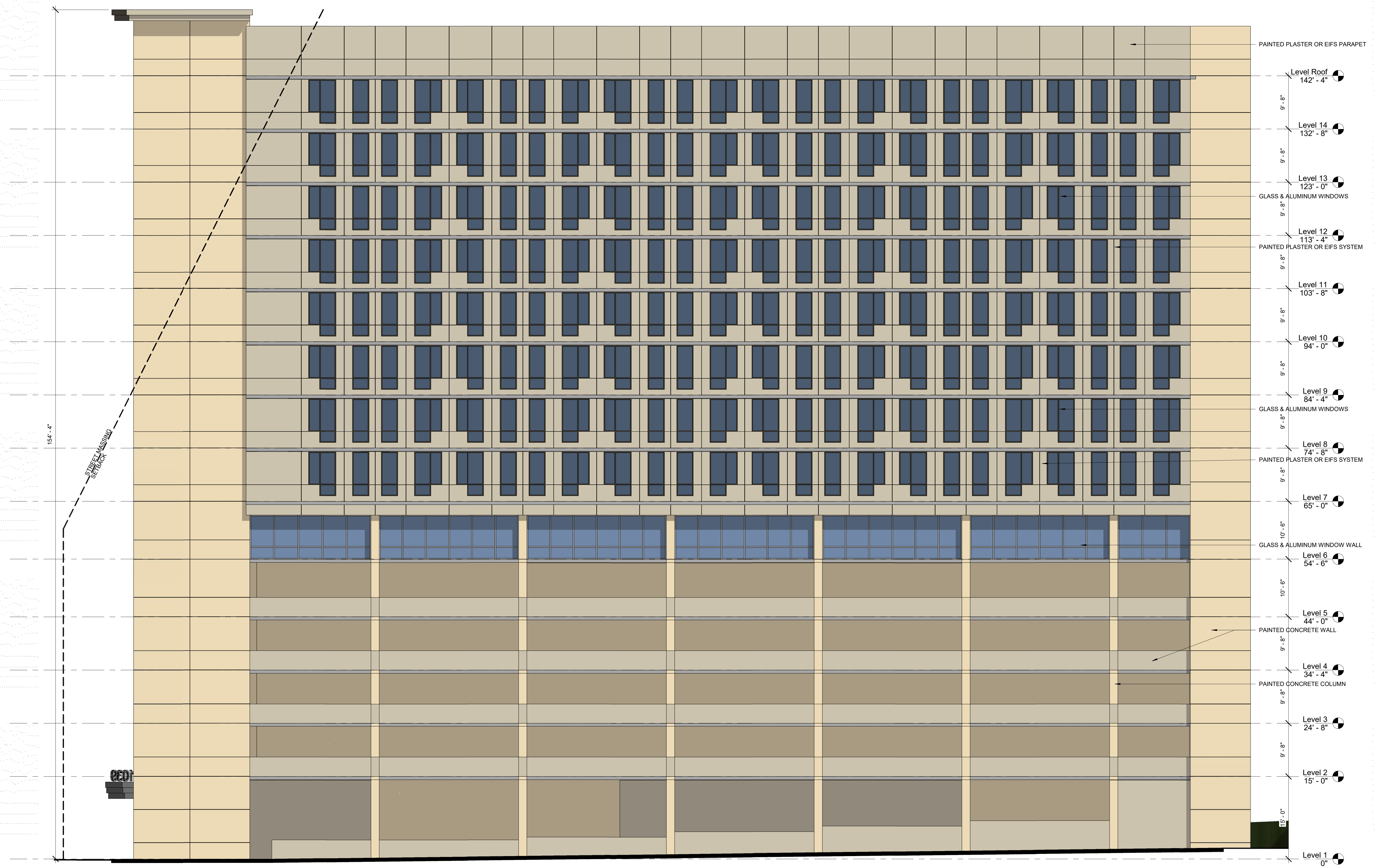
1 Level 5
1/8" = 1'-0"



2 Levels 8 - 14
1/8" = 1'-0"

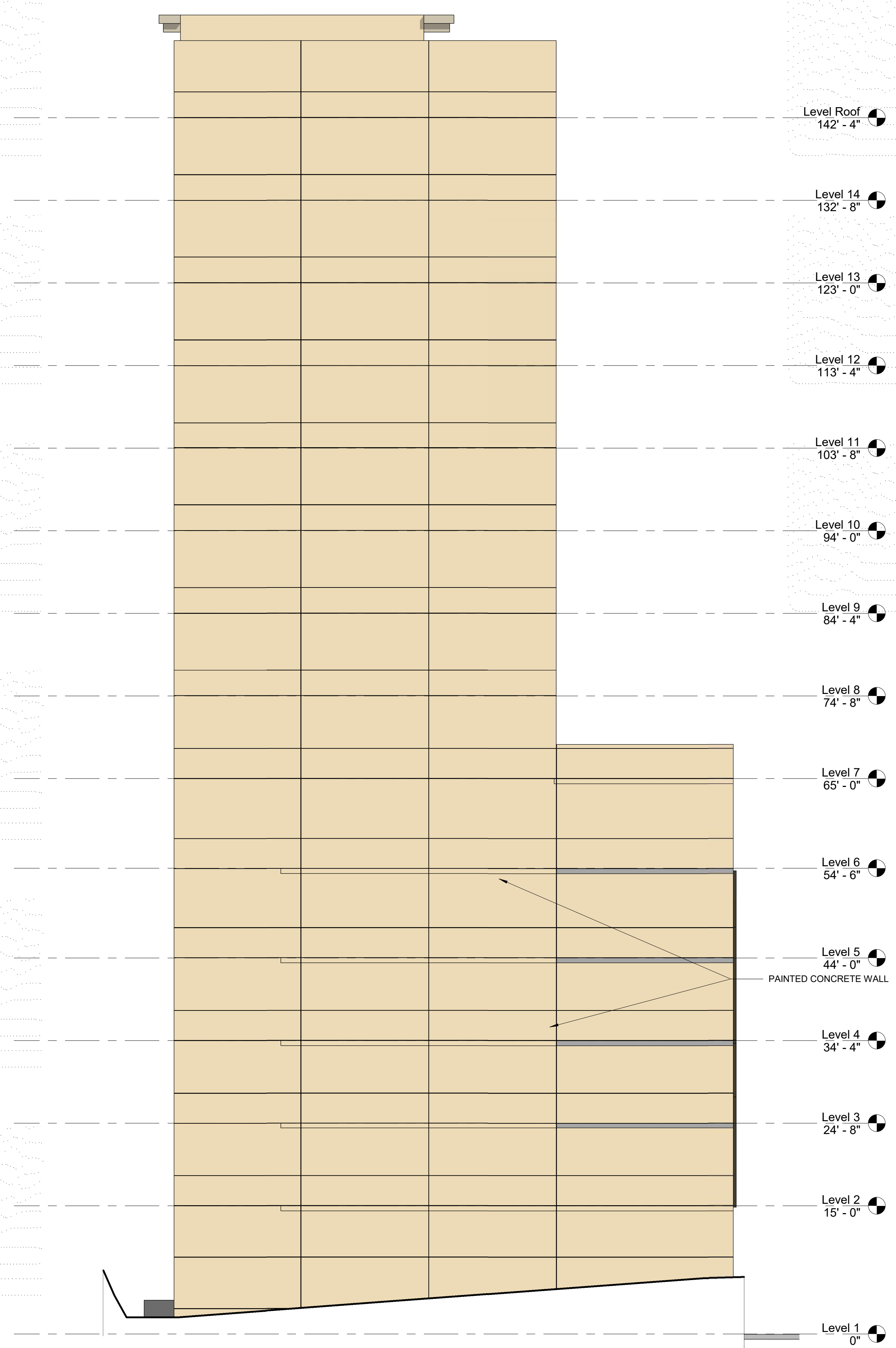


1 Level 7
1/8" = 1'-0"



1 South
1/8" = 1'-0"

COASTAL RIM
1039 11TH AVENUE



Level Roof
142' - 4"

Level 14
132' - 8"

Level 13
123' - 0"

Level 12
113' - 4"

Level 11
103' - 8"

Level 10
94' - 0"

Level 9
84' - 4"

Level 8
74' - 8"

Level 7
65' - 0"

Level 6
54' - 6"

Level 5
44' - 0"

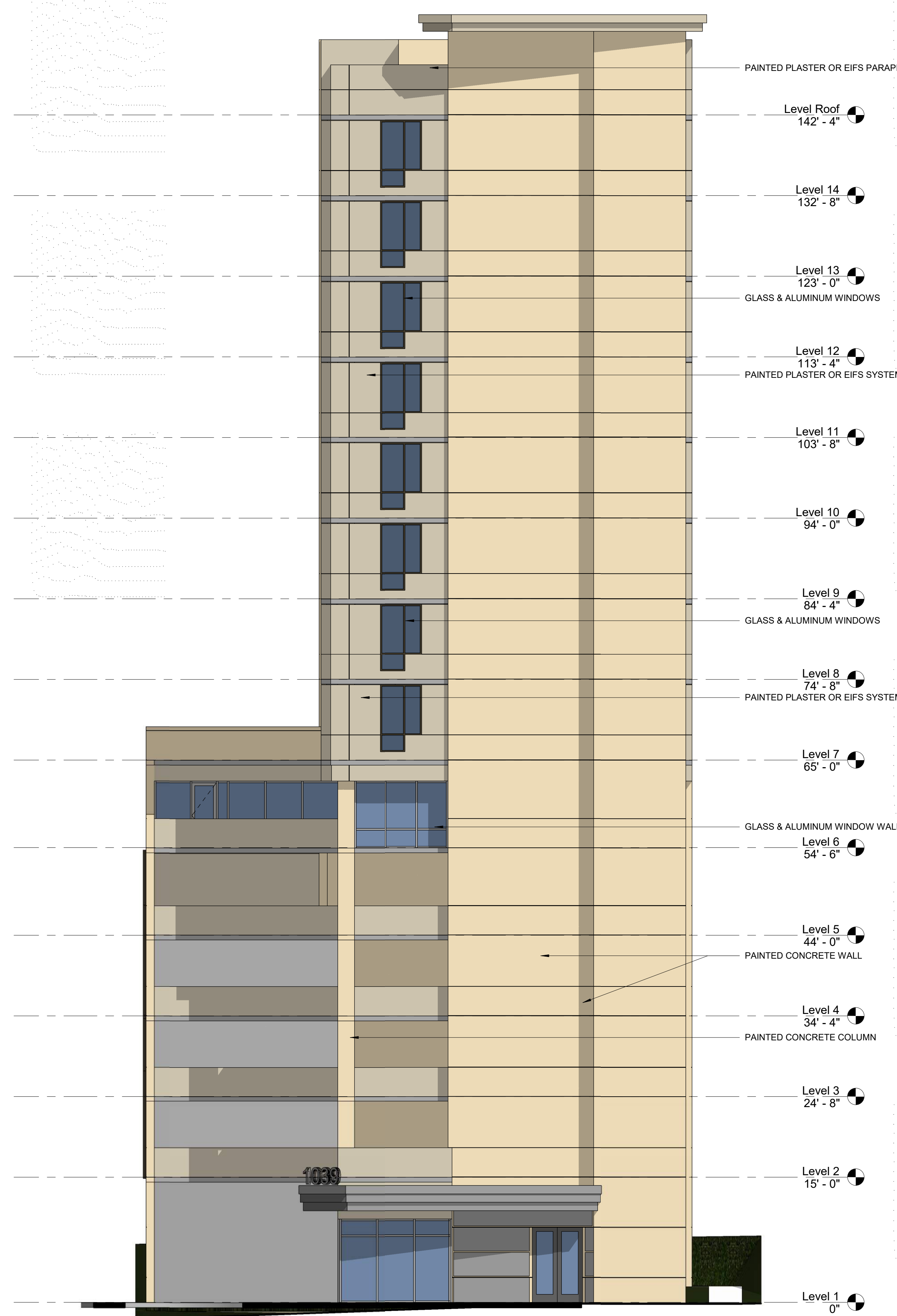
Level 4
34' - 4"

Level 3
24' - 8"

Level 2
15' - 0"

Level 1
0"

2 East
1/8" = 1'-0"



Level Roof
142' - 4"

Level 14
132' - 8"

Level 13
123' - 0"

Level 12
113' - 4"

Level 11
103' - 8"

Level 10
94' - 0"

Level 9
84' - 4"

Level 8
74' - 8"

Level 7
65' - 0"

Level 6
54' - 6"

Level 5
44' - 0"

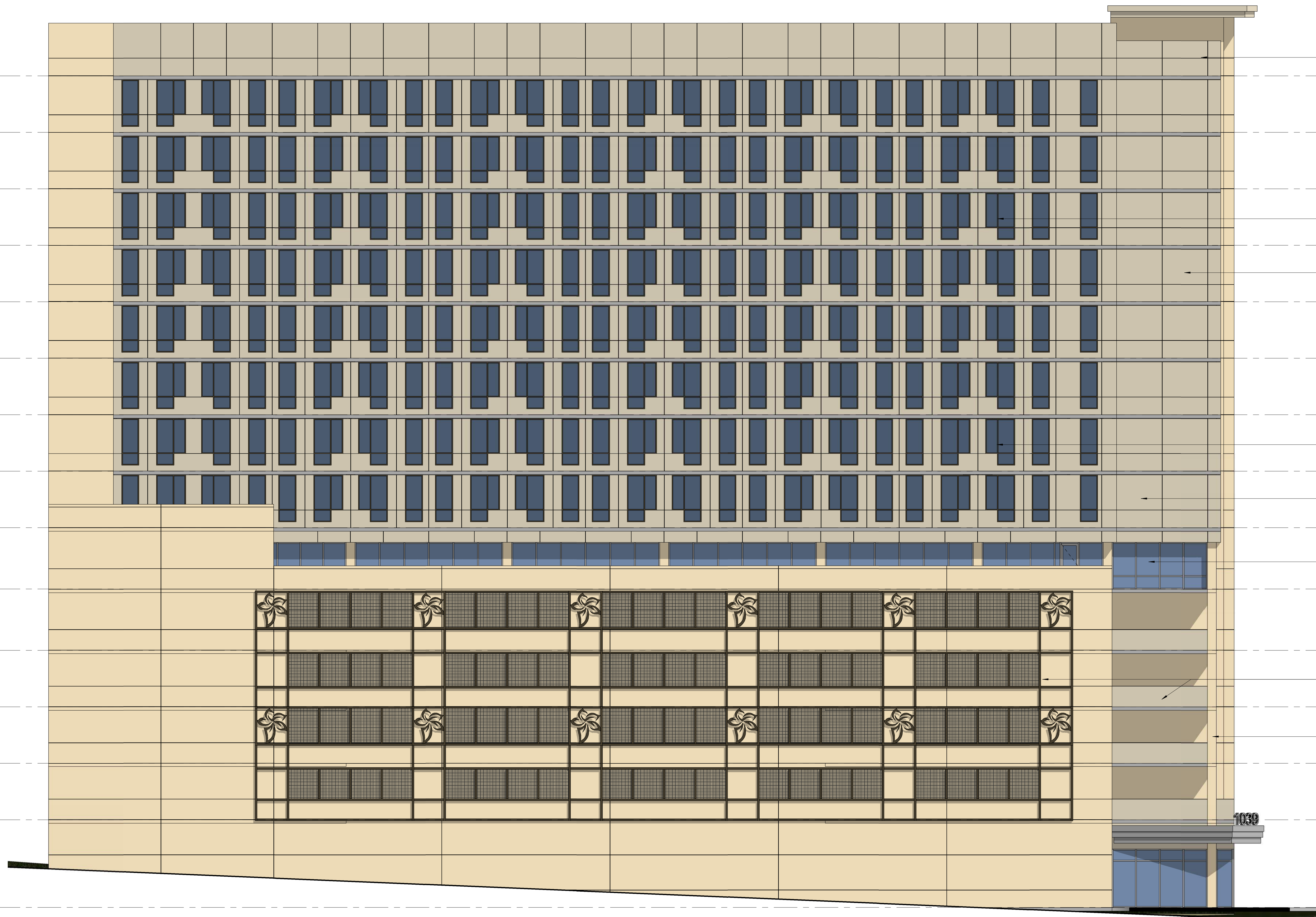
Level 4
34' - 4"

Level 3
24' - 8"

Level 2
15' - 0"

Level 1
0"

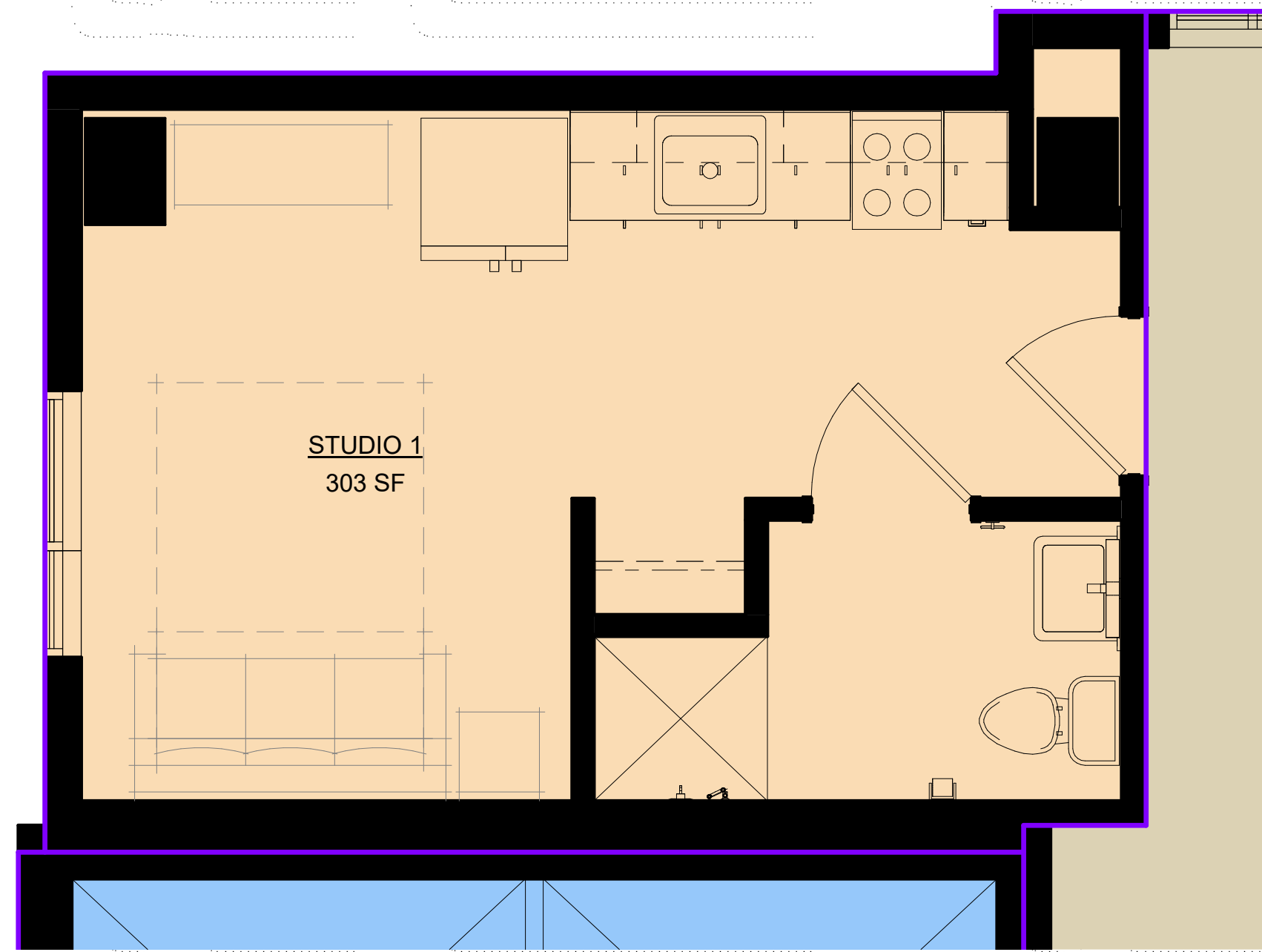
1 West
1/8" = 1'-0"



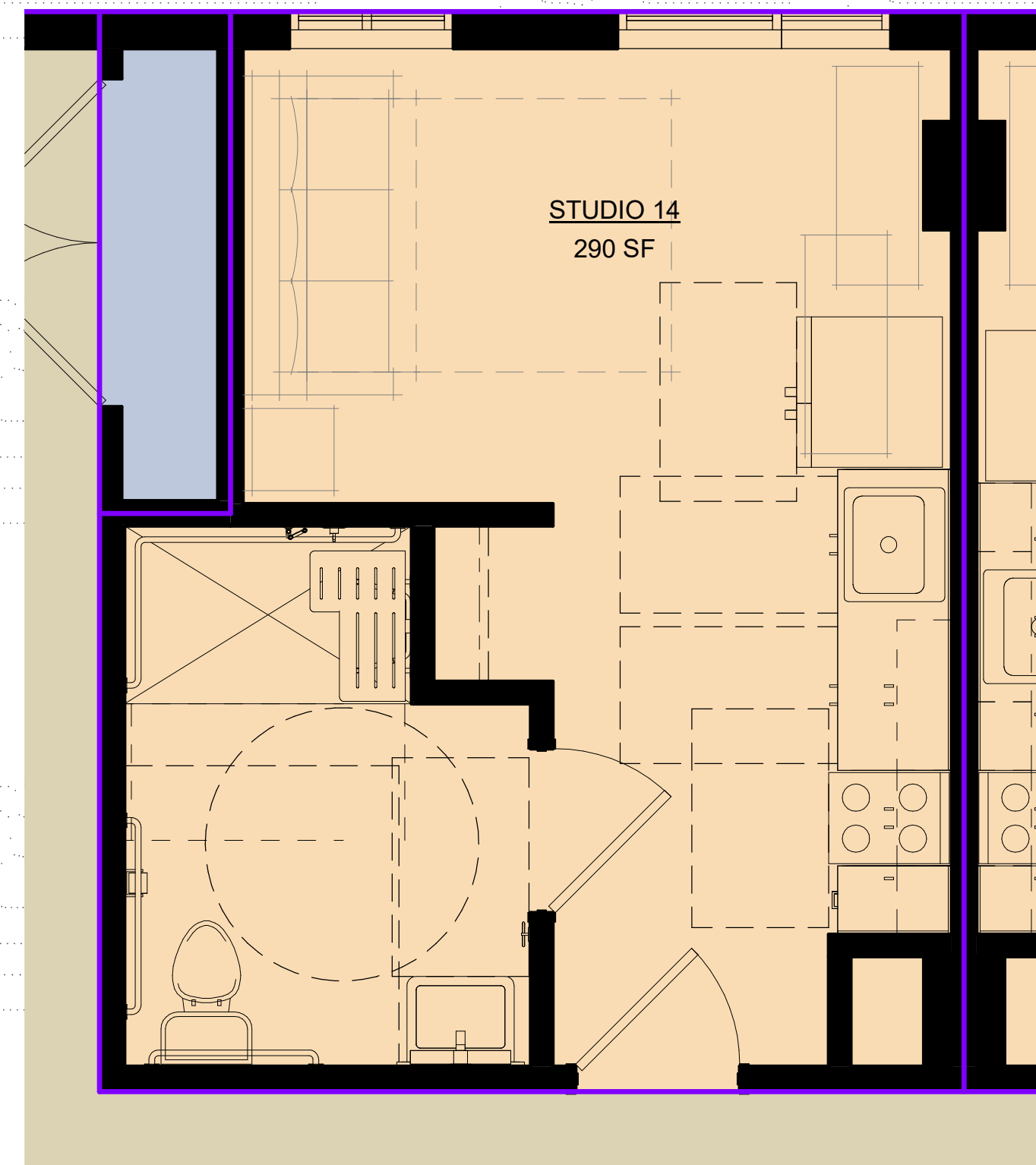
- PAINTED PLASTER OR EIFS PARAPET
- Level Roof 142' - 4"
- Level 14 132' - 8"
- Level 13 123' - 0"
- GLASS & ALUMINUM WINDOWS
- Level 12 113' - 4"
- PAINTED PLASTER OR EIFS SYSTEM
- Level 11 103' - 8"
- Level 10 94' - 0"
- Level 9 84' - 4"
- GLASS & ALUMINUM WINDOWS
- Level 8 74' - 8"
- PAINTED PLASTER OR EIFS SYSTEM
- Level 7 65' - 0"
- GLASS & ALUMINUM WINDOW WALL
- Level 6 54' - 6"
- Level 5 44' - 0"
- PAINTED CONCRETE WALL
- Level 4 34' - 4"
- PAINTED CONCRETE COLUMN
- Level 3 24' - 8"
- Level 2 15' - 0"
- Level 1 0"

1 North
1/8" = 1'-0"

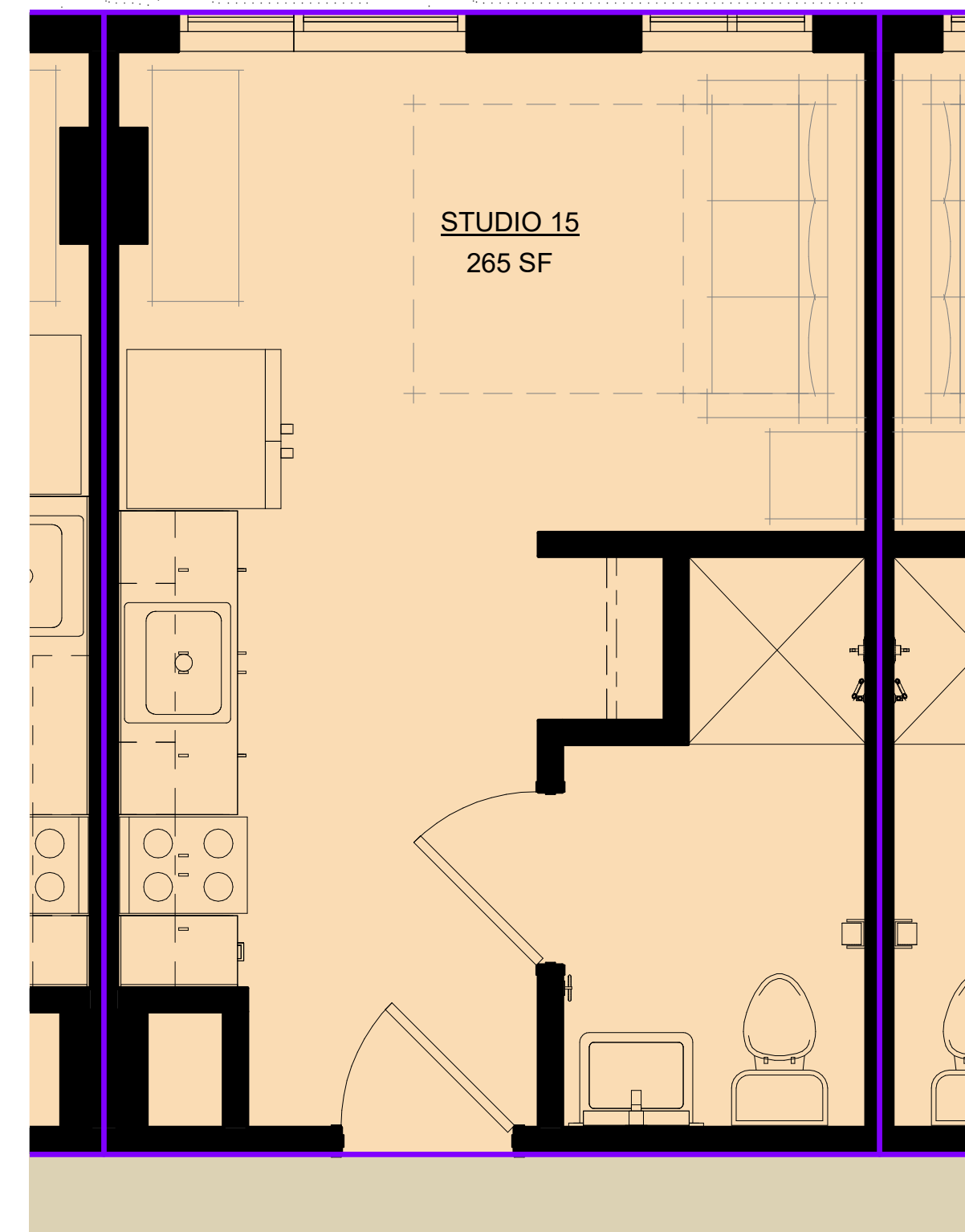
COASTAL RIM
1039 11TH AVENUE



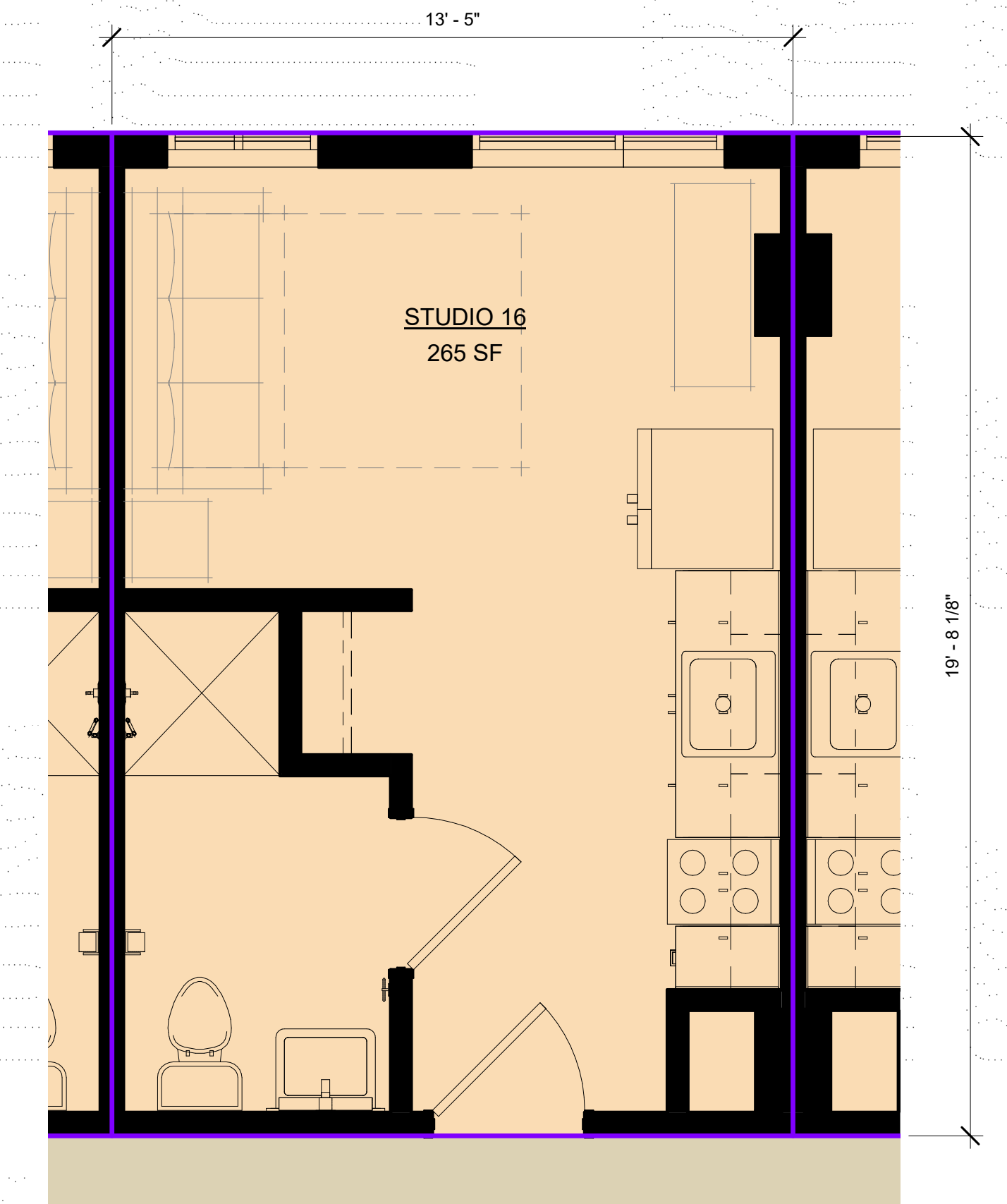
4 UNIT PLANS - STUDIO B
3/8" = 1'-0"



3 UNIT PLANS - STUDIO A ACCESSIBLE
3/8" = 1'-0"



2 UNIT PLANS - STUDIO A MIRRORED
3/8" = 1'-0"



1 UNIT PLANS - STUDIO A
3/8" = 1'-0"



6 ENTRY VIEW



5 VIEW FROM THE NORTHWEST