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CONTEXT BOARD

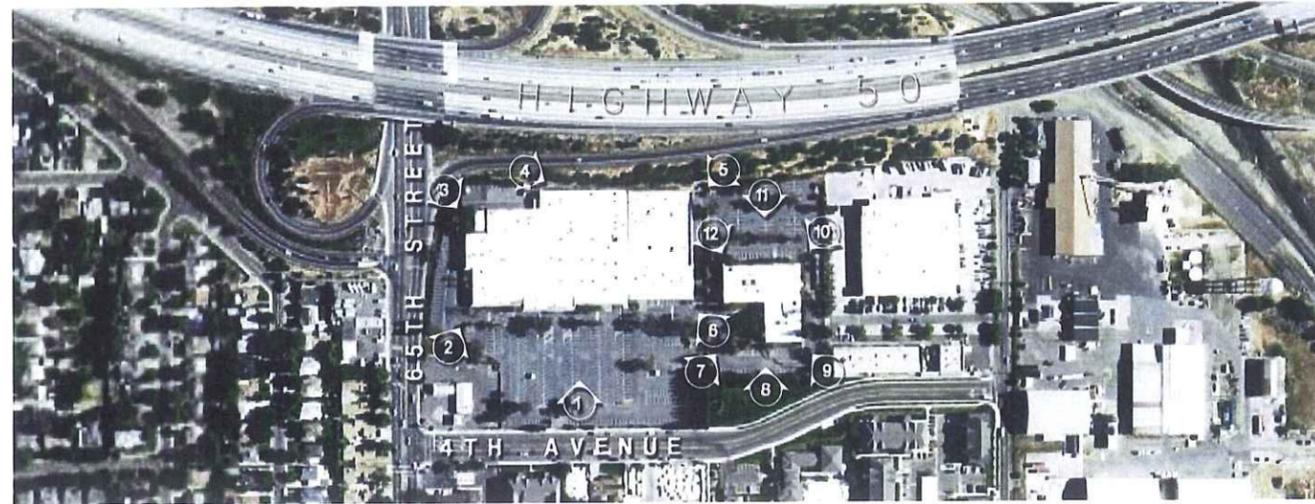
65TH STREET CENTER  
SACRAMENTO, CALIFORNIA



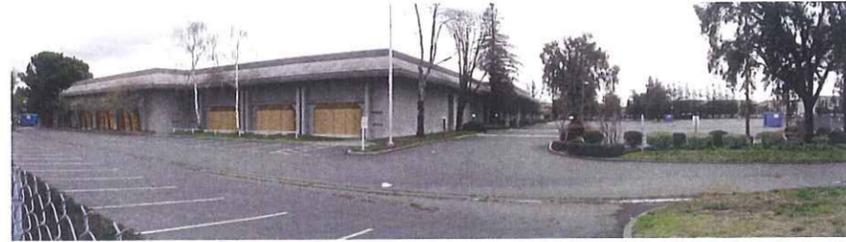
01/29/2008  
NADEL JOB#: 07044

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2495 NATOMAS PARK DR., SUITE 100  
SACRAMENTO, CA 95833  
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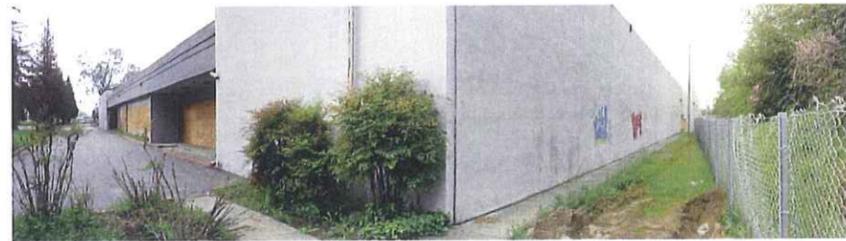
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CONTEXT BOARD

65TH STREET CENTER  
SACRAMENTO, CALIFORNIA



1/29/2008  
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STREET LEVEL PLAN

Summary

Land ±10.55 AC 459,394 SF  
 Target 168,050 SF  
 Retail 32,920 SF  
 Office 40,000 SF  
 Total Bldg Area 240,970 SF

FAR: 0.52

Vehicle Parking (Transit Overlay standards)	Totals	Transit Overlay Code Section
Maximum spaces allowed:		
Non-Residential maximum allowed: (1 space/375 sf)		17.178(F)(2)
Office: (40,000 sf/375)	107 stalls	17.178(F)(2)
Retail maximum allowed: (1 space/250sf)		17.178(F)(3)
Target: (165,142 sf/250)	660 stalls	17.178(F)(3)
Retail: (33,655 sf/250)	134 stalls	17.178(F)(3)
<b>Total maximum allowed:</b>	<b>901 stalls</b>	
Minimum spaces required:		
Non-Residential minimum required: (1 space/500 sf)		17.178(F)(2)
Office: (40,000 sf/500)	80 stalls	17.178(F)(2)
Transit Overlay does not require a minimum # of spaces for retail uses:		17.178(F)(3)
Target: no minimum	--	17.178(F)(3)
Retail: no minimum	--	17.178(F)(3)
<b>Total minimum required:</b>	<b>80 stalls</b>	
<b>Total stalls provided:</b>	<b>670 stalls</b>	

Bicycle Parking (Transit Overlay standards)	Total Required	Total Provided
Minimum facilities required for office (1 facility/6,000sf)	Total facilities=6.66 (4,000/6,000)	Class I (lockers) 4
50% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=3.33 ((40,000/6,000)*50%)	Class I (lockers) 3 Class II (racks) 3
Minimum facilities required for retail (1 facility/12,500sf)	Total facilities=16.14 (201,705/12,500)	Class I (lockers) 4
25% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=4.03 ((201,705/12,500)*25%)	Class I (lockers) 24 Class II (racks) 24
	<b>23</b>	<b>35</b>

NOTE: PLEASE REFER TO SHEETS L3 & L4 FOR LANDSCAPE LAYOUT AND PLANT LIST.



Vicinity Map  
Not to Scale

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PRELIMINARY SITE PLAN

65TH STREET CENTER  
 SACRAMENTO, CALIFORNIA



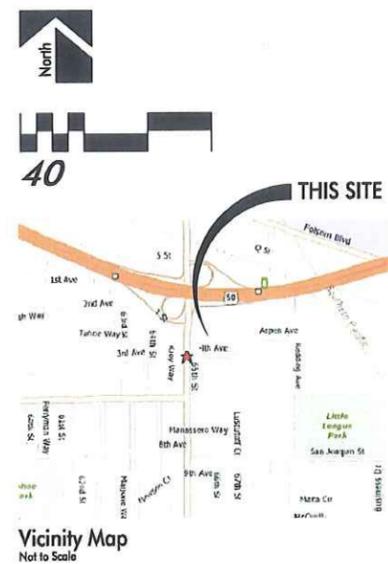
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2nd LEVEL PLAN



Vicinity Map  
Not to Scale

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PRELIMINARY SITE PLAN

65TH STREET CENTER  
SACRAMENTO, CALIFORNIA



1/29/2008  
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