

**HOWARD STREET - ZONED - NC-3**

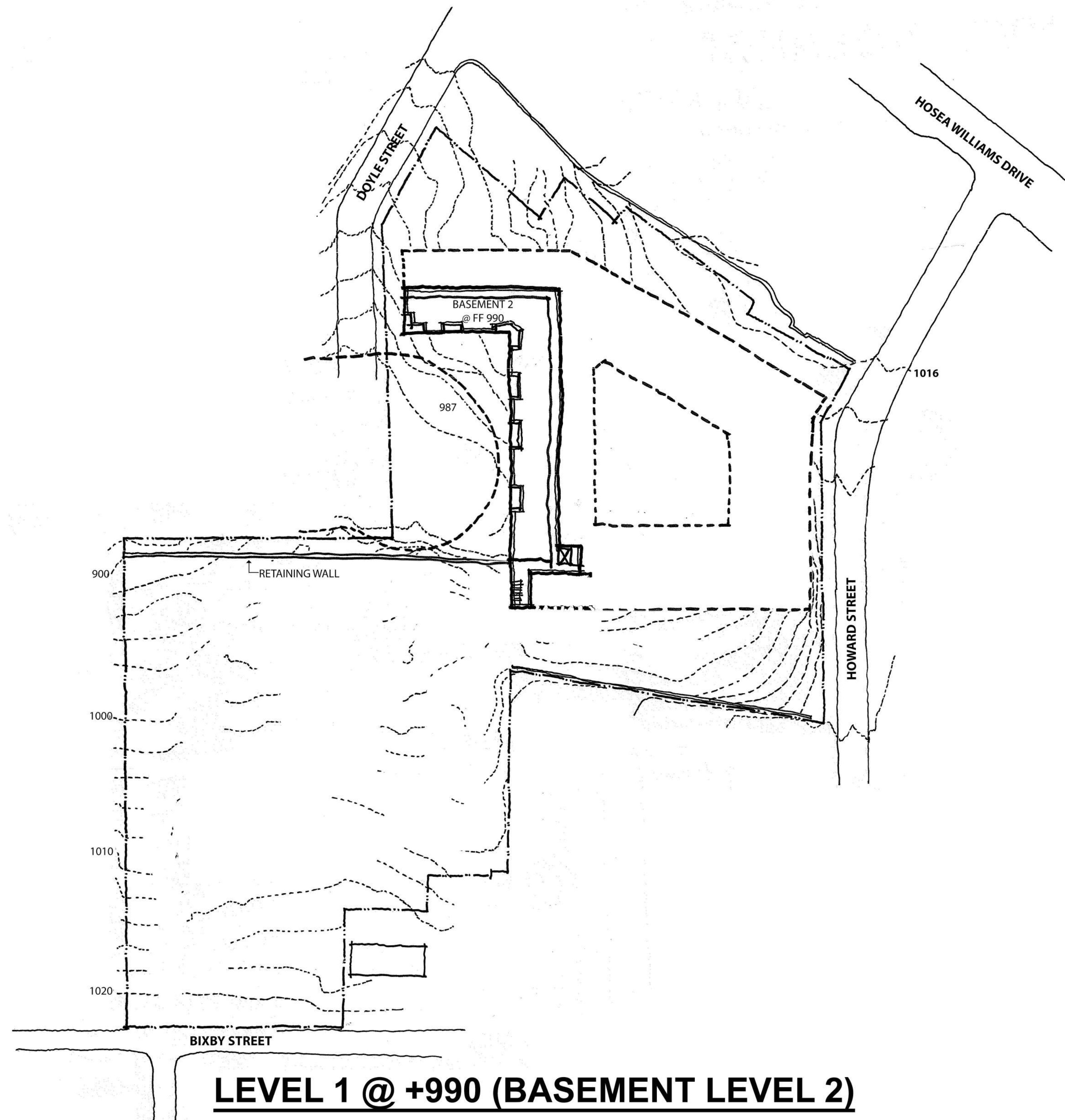
236,000 GROSS SF  
177,000 NET SF  
-6,000 LEASING & AMENITIES  
171,000 NET RENTABLE SF  
195 UNITS @ 875 AVG

**BIXBY STREET - PROPOSED MR - 3 ZONING**

86,100 GROSS SF  
64,575 NET RENTABLE SF (75% EFF)  
74 UNITS @ 875 AVG

**PARKING**

269 UNITS AT 1.5 SPACES PER UNIT = 404 REQUIRED  
405 SPACES PROVIDED IN 5 LEVEL DECK

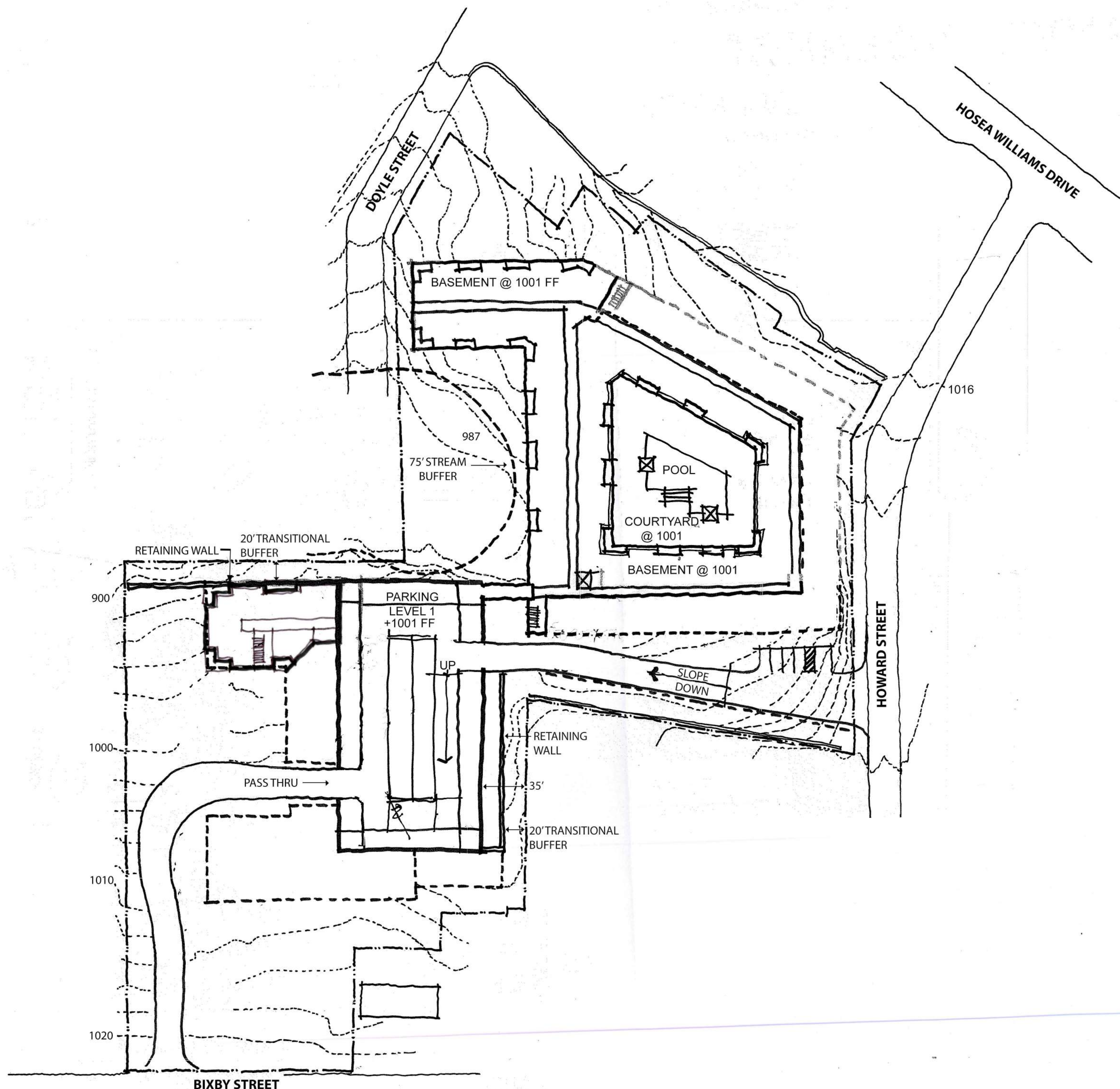


**LEVEL 1 @ +990 (BASEMENT LEVEL 2)**

13 UNITS (ALL ON HOWARD STREET) - NO PARKING ON THIS LEVEL

JUNE 4, 2014

**HOWARD BIXBY**



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 195 UNITS @ 875 AVG

**BIXBY STREET - PROPOSED MR - 3 ZONING**

86,100 GROSS SF  
 64,575 NET RENTABLE SF (75% EFF)  
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**PARKING**

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**LEVEL 2 @ +1001 (BASEMENT LEVEL 1)**

41 UNITS (34 ON HOWARD STREET & 7 ON BIXBY STREET) - 81 PARKING SPACES

JUNE 4, 2014

HOWARD BIXBY



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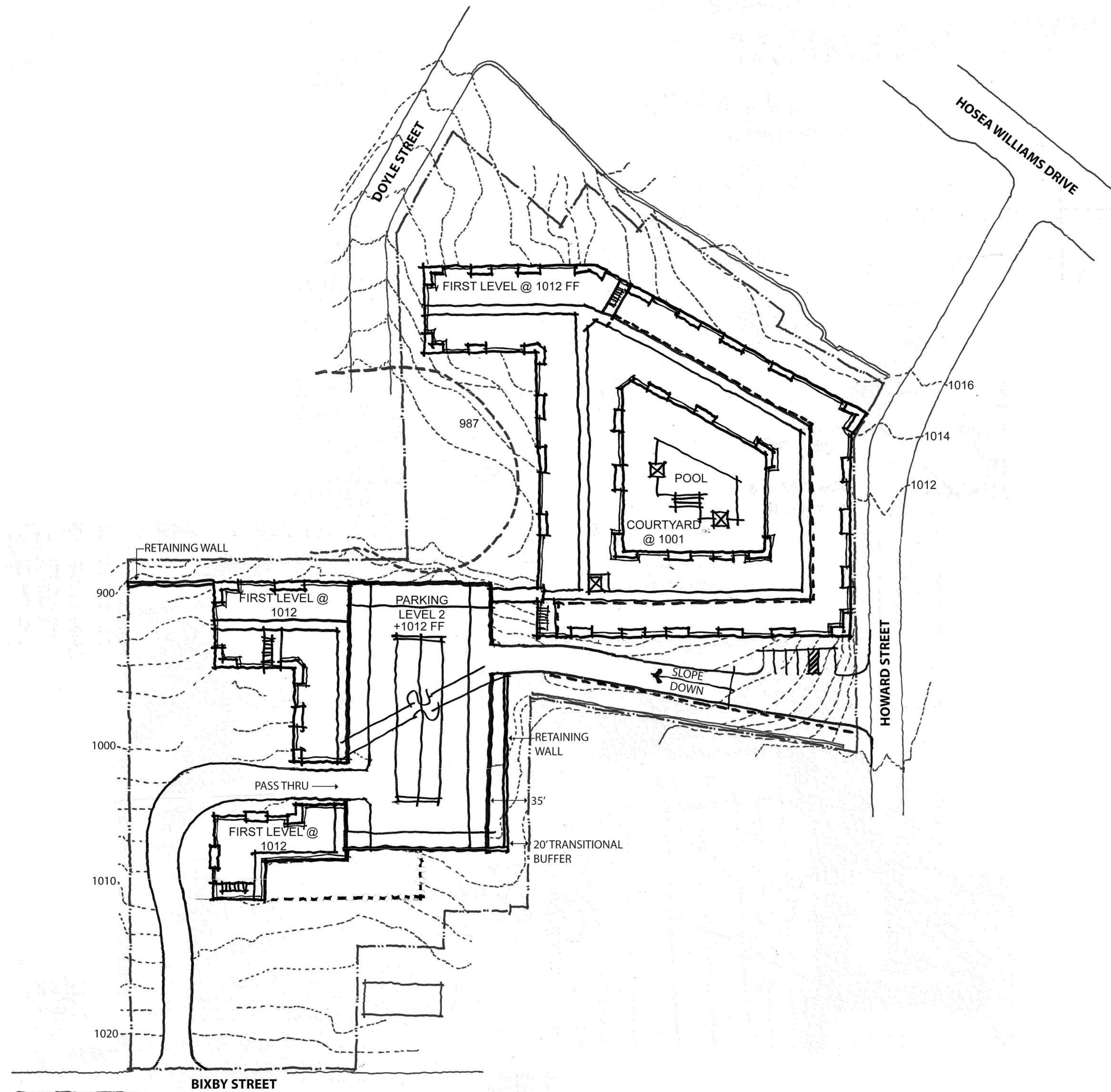
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171,000 NET RENTABLE SF  
195 UNITS @ 875 AVG

**BIXBY STREET - PROPOSED MR - 3 ZONING**

86,100 GROSS SF  
64,575 NET RENTABLE SF (75% EFF)  
74 UNITS @ 875 AVG

**PARKING**

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405 SPACES PROVIDED IN 5 LEVEL DECK



**LEVEL 3 @ +1012 (HOWARD STREET LEVEL)**

65 UNITS (50 ON HOWARD STREET & 15 ON BIXBY STREET) - 81 PARKING SPACES

JUNE 4, 2014

**HOWARD BIXBY**

**HOWARD STREET - ZONED - NC-3**

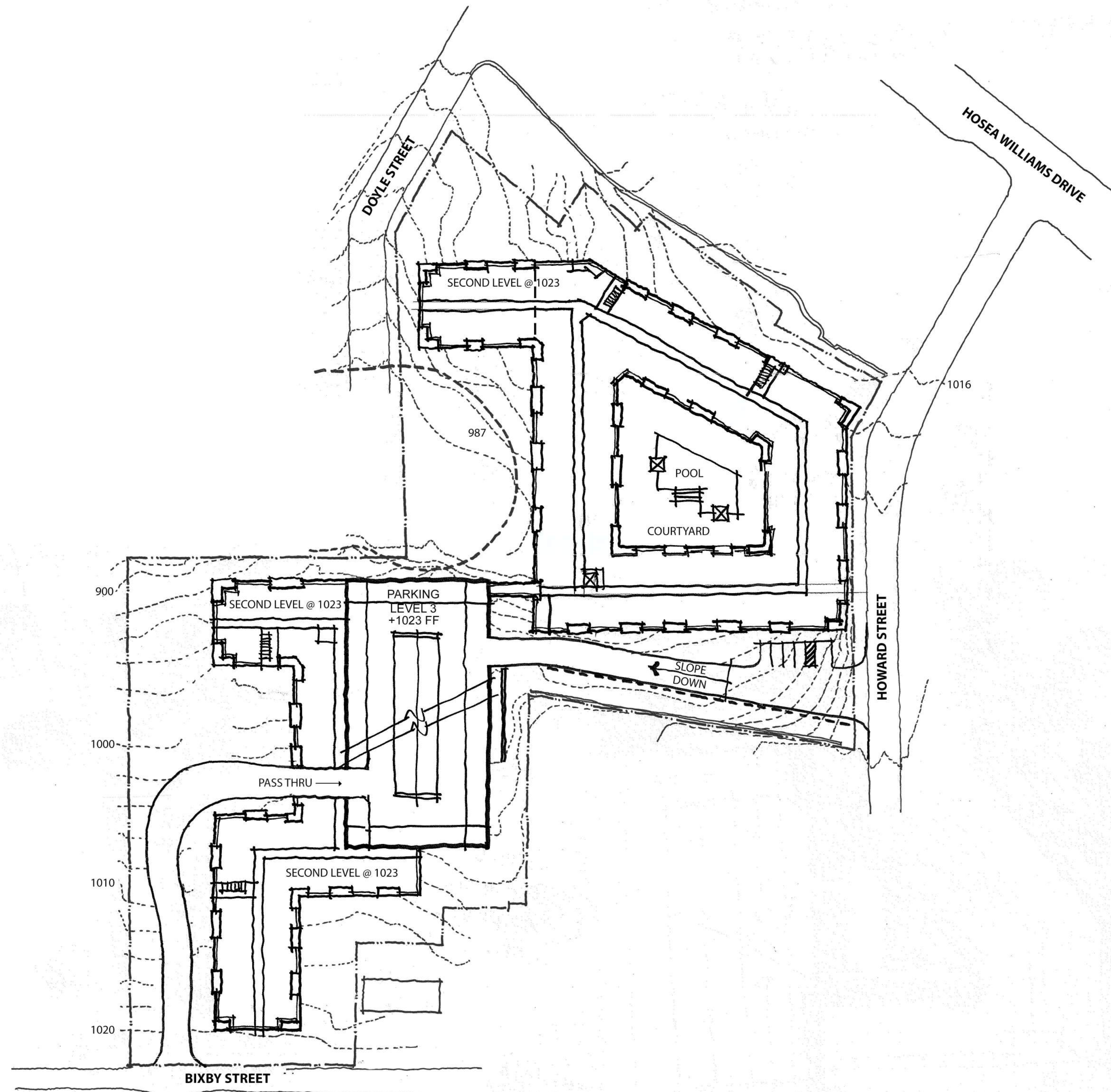
236,000 GROSS SF  
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171,000 NET RENTABLE SF  
195 UNITS @ 875 AVG

**BIXBY STREET - PROPOSED MR - 3 ZONING**

86,100 GROSS SF  
64,575 NET RENTABLE SF (75% EFF)  
74 UNITS @ 875 AVG

**PARKING**

269 UNITS AT 1.5 SPACES PER UNIT = 404 REQUIRED  
405 SPACES PROVIDED IN 5 LEVEL DECK



**LEVEL 4 @ +1023 ( BIXBY STREET LEVEL)**

79 UNITS (53 ON HOWARD STREET & 26 ON BIXBY STREET) - 81 PARKING SPACES

JUNE 4, 2014

**HOWARD BIXBY**

www.dwelldesignstudio.com  
**dwell** design studio

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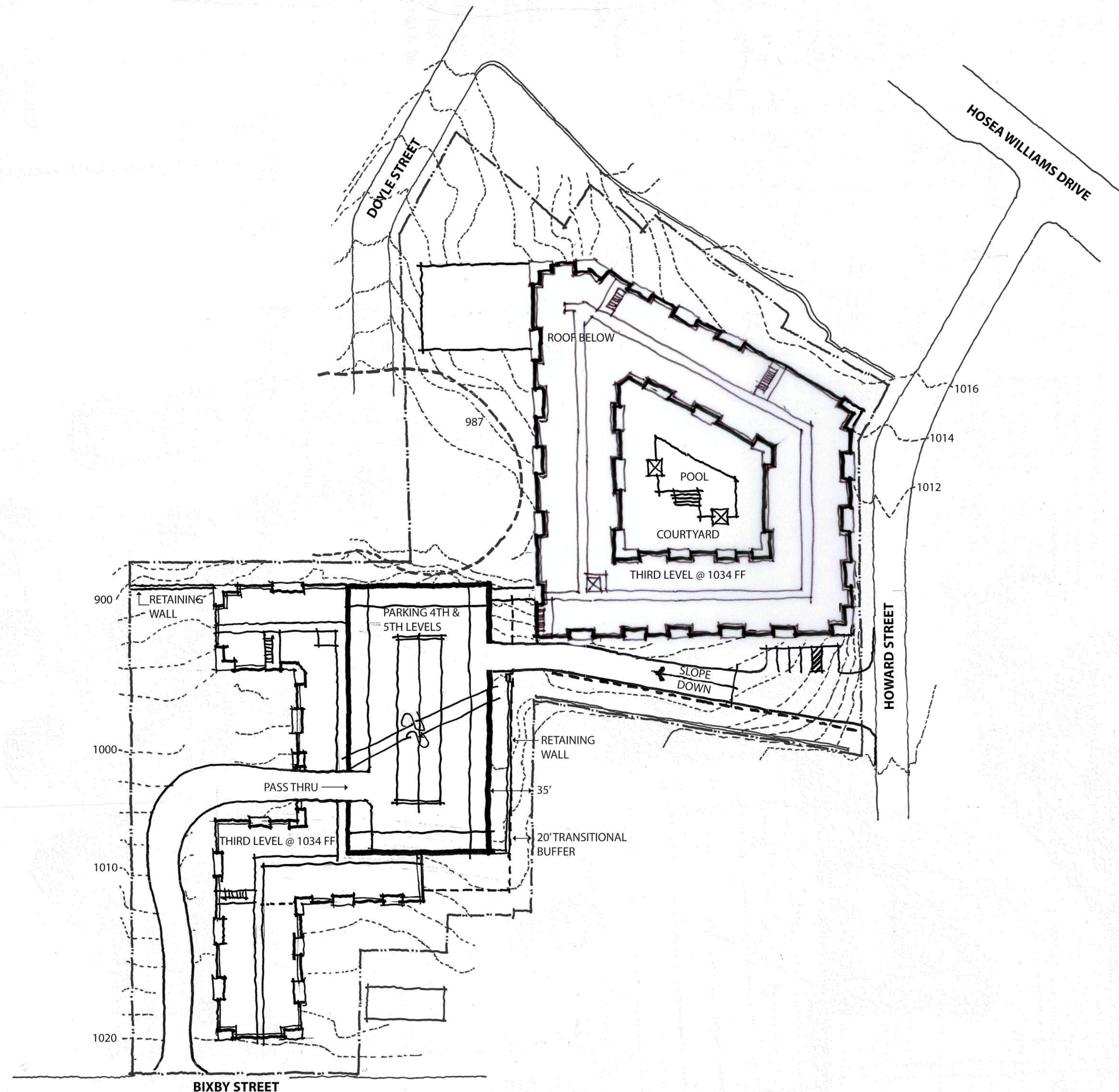
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-6,000 LEASING & AMENITIES  
171,000 NET RENTABLE SF  
195 UNITS @ 875 AVG

**BIXBY STREET - PROPOSED MR - 3 ZONING**

86,100 GROSS SF  
64,575 NET RENTABLE SF (75% EFF)  
74 UNITS @ 875 AVG

**PARKING**

269 UNITS AT 1.5 SPACES PER UNIT = 404 REQUIRED  
405 SPACES PROVIDED IN 5 LEVEL DECK



**LEVEL 5 @ +1034 (TOP FLOOR)**

71 UNITS (45 ON HOWARD STREET & 26 ON BIXBY STREET) - 81 PARKING SPACES

JUNE 4, 2014

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