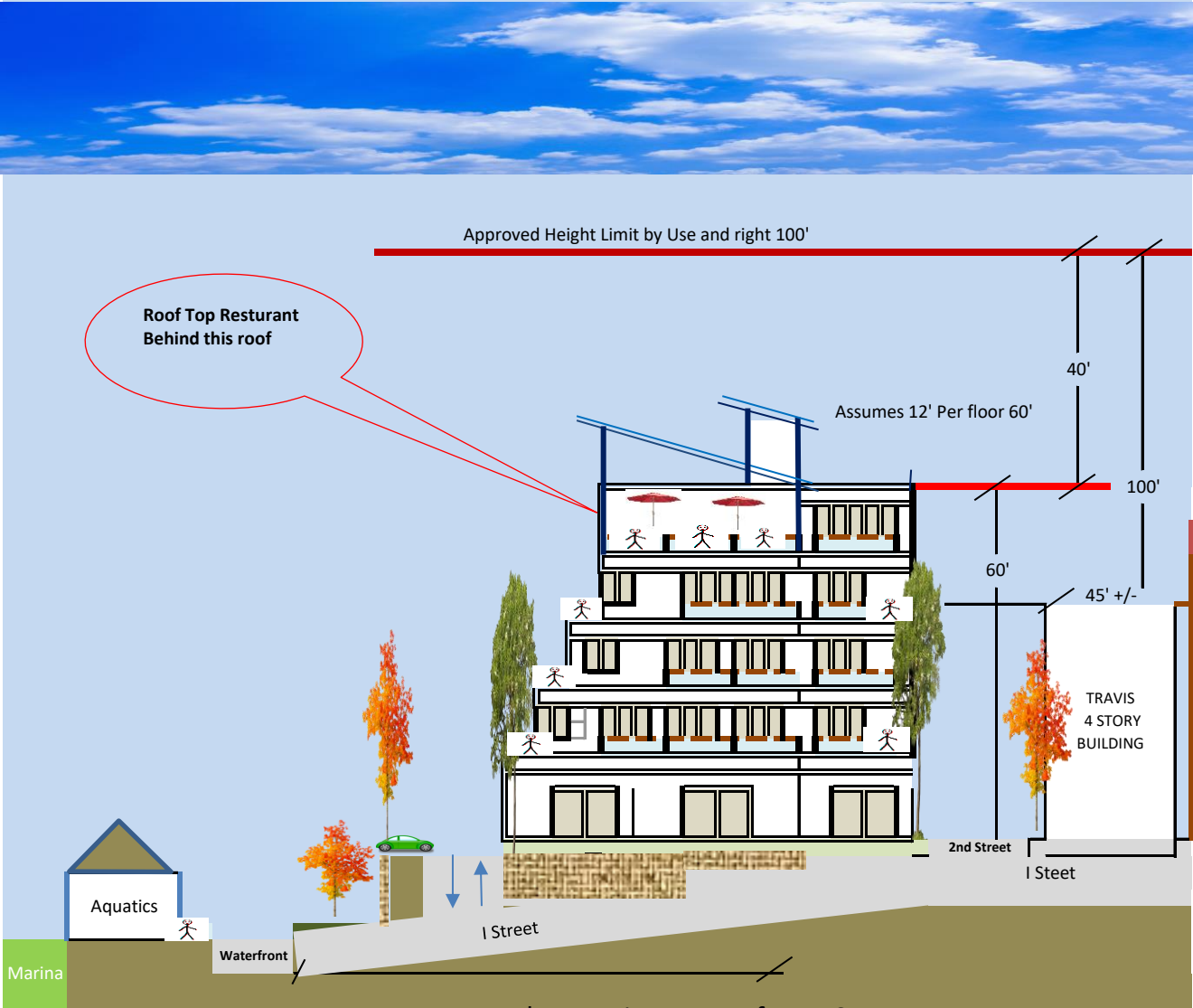
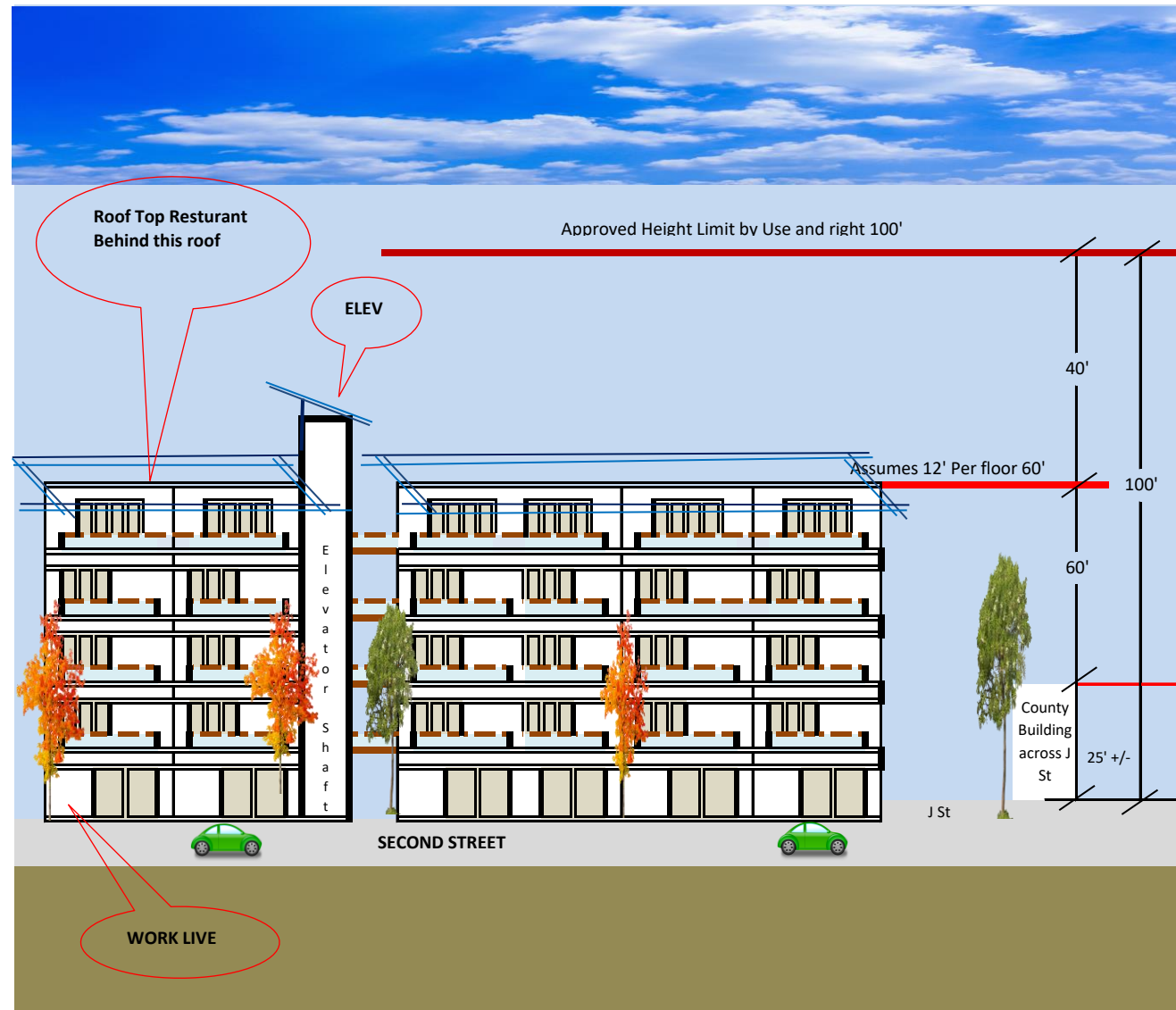


SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF



"THIS IS A SECTION" is 1 Street showing Resturant and units with Wetlands down below Multifamily Units above.

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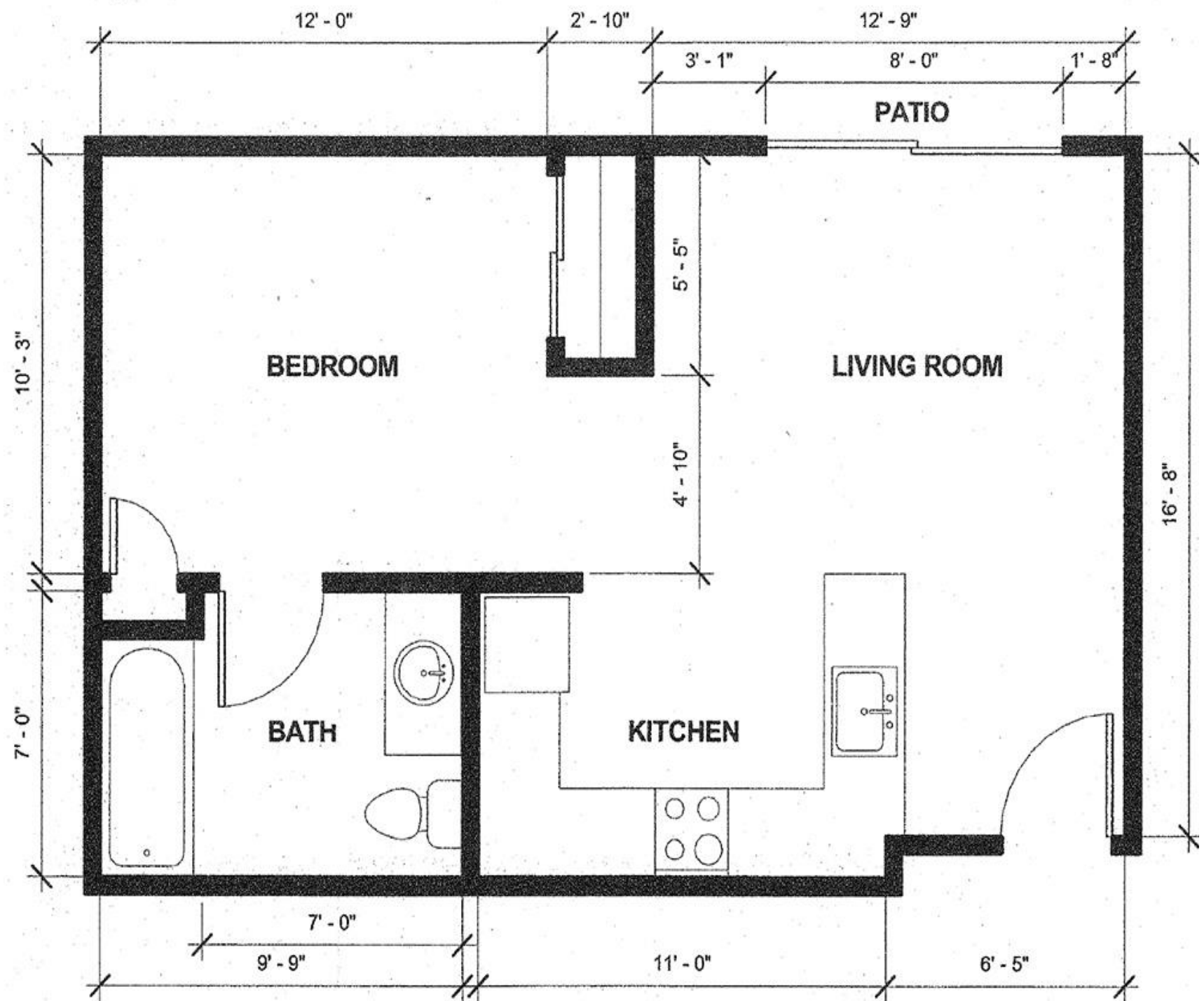
THIS SECTION" is facing second Street.

This is also only a draft, Scale, location, Size and dimensions may very as this is a ARTIST DRAFT.

SAMPLE Unit Designs Very Possible these will change to this new configuration TBD

Studio Unit

504 Sq. Ft.



499 Sq Ft



24'



24

576 Sq Ft

35'

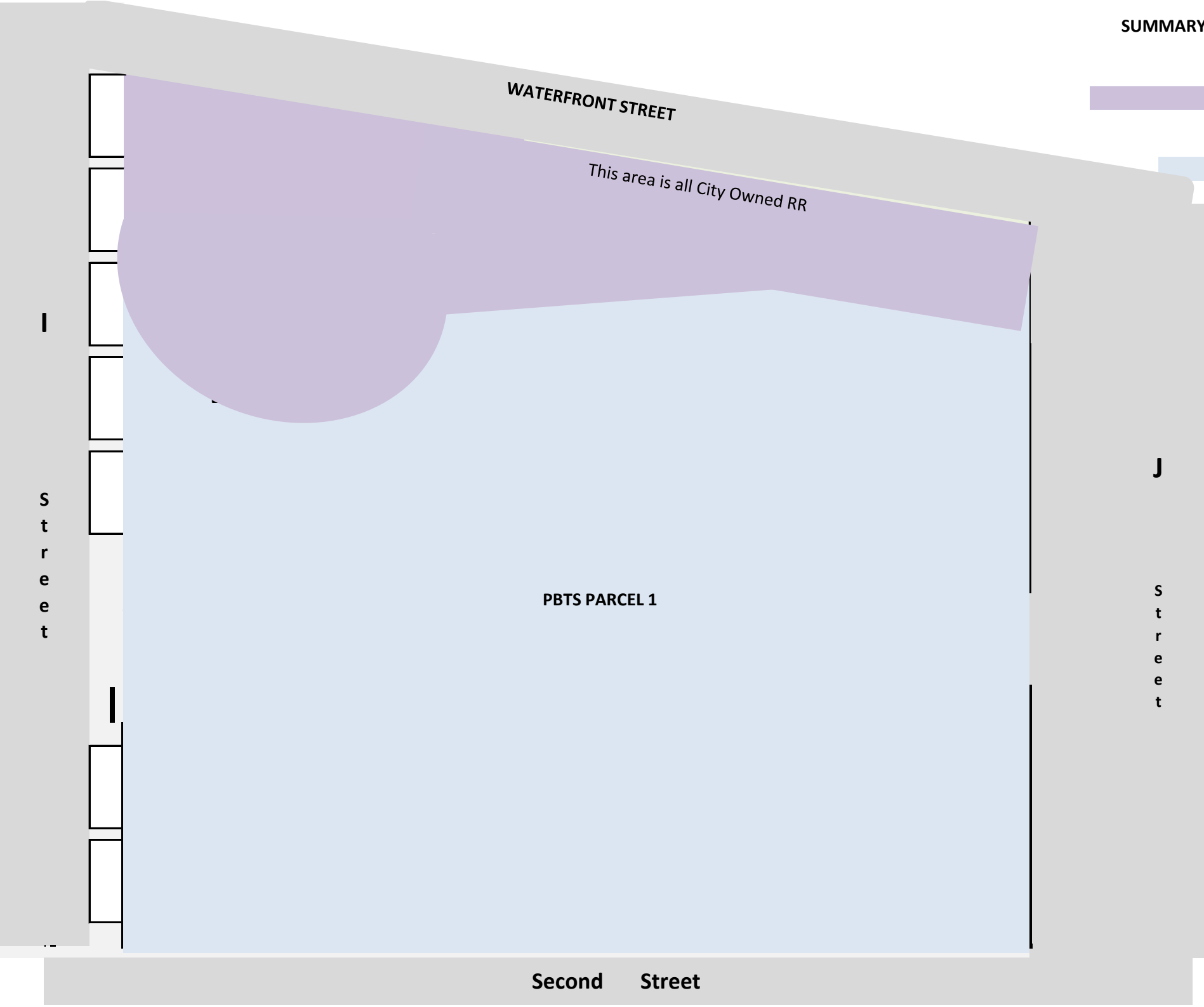
24'



880 Sq Ft

SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARCEL SUMMARY		PARCEL #	Sq Ft +/-
PURPLE	Wetlands	4	12459
PBTS BLUE UNITS BUILDINGS		1	64,000
COMBINED			76459



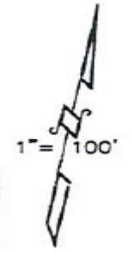
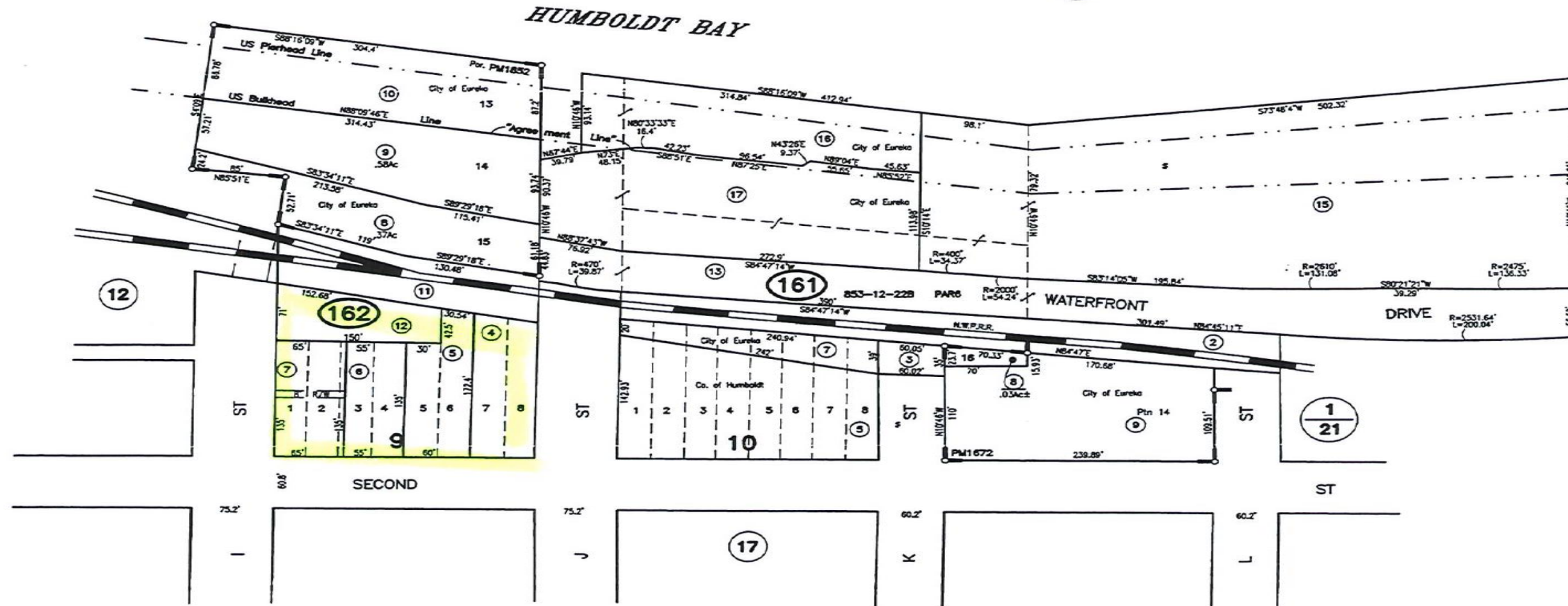
PARCEL MAP PROPOSED LOT LINE ADJUSTMENT LAYOUT

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2nd Steet & Waterfront Eureka		(714) 722-0230	
July_30 2023	Site Elevation "I" St	Site = Square =3'	Design # 1255

CITY OF EUREKA

1-16

405
3



2
24

1
21

RS, Bk. 38 of surveys, Pgs.46-51
Por. PM1672, Bk.14 of PM, Pg.111
PM1852, Bk.16 of PM, Pgs.57-61(Por.)

ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 1, Pg.16
County of Humboldt, CA.

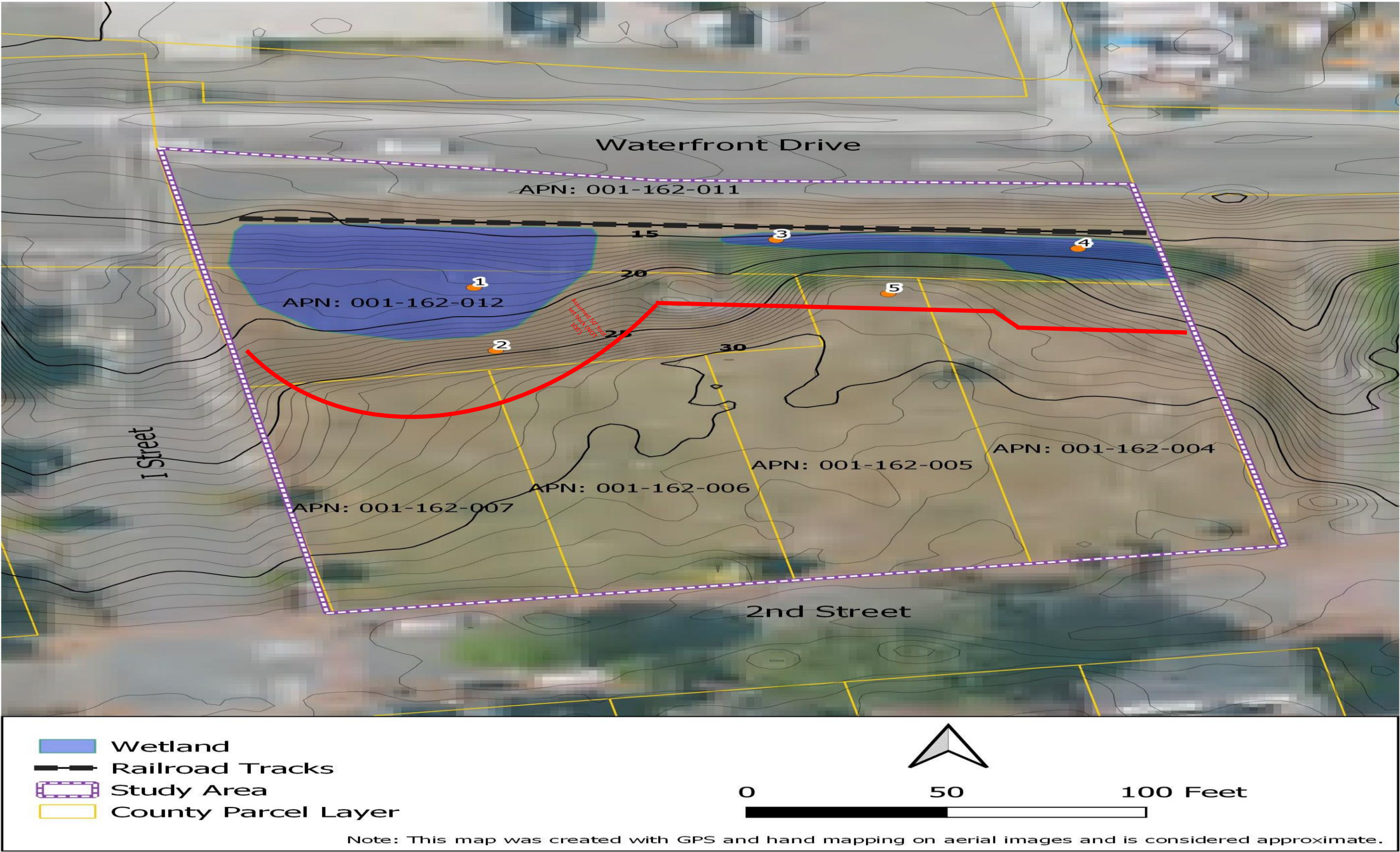
25' 50' 100'
4
Jul 2, 2002



Figure 1: Limits of Topographic Survey



Figure 2. Wetland Map.





"FIRST FLOOR"

SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	1	17%	499
1 Bedroom 1 Bathroom Unit	576	5	83%	2,880
2 Bedroom 2 Bathroom Unit	880		0%	0

Combined Living Area "Conditioned"	652	6	3,379
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COMMERICAL SUMMARY			
		Floor /Units	
Resturant Roof Top			
Jaccizzi top of roof			
Work Live 1st fl facing Street "Retail"	1,188	8	9,504
CLUB HOUSE aka Coffee Bar later			0
COMBNED COMM			9,504
Hall ways	2,655	1	2,655
Parking Spaces Under roof	200	15	6,000
Elevator and Stairways	420	1	420
Combined covered Common Areas			9,075

TOTAL UNDER/DECKS-ROOF-COMMON	21,958
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C&C, LLC. Parasol By The Sea		Tim Clifford	
2nd Steet & Waterfront Eureka		(714) 722-0230	
July 31 2023	Site Elevation "I" St	Site = Square =3'	Design # 1256





SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	4	11%	1,996
1 Bedroom 1 Bathroom Unit	576	13	37%	7,488
2 Bedroom 2 Bathroom Unit	880	18	51%	15,840

Combined Living Area "Conditioned"	652	35	25,324
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COMMERICAL SUMMARY			
		Floor /Units	
Resturant Roof Top			
Jaccizzi top of roof			
Work Live 1st fl facing Street	1,188	8	9,504
CLUB HOUSE aka Coffee Bar later			0
COMBNED COMM			9,504
Hall ways	2,655	1	5,310
Parking Spaces Under roof	200	15	6,000
Elevator and Stairways	420	1	840
Combined covered Common Areas			12,150

TOTAL UNDER/DECKS-ROOF-COMMON	46,978
SQ FT	



"FIRST FLOOR"

C&C, LLC.		Tim Clifford	
Parasol By The Sea		(714)	
2nd Steet & Waterfront Eureka		722-0230	
July 31 2023	Site Elevation "I" St	Site = Square =3'	Design # 1258



"FIRST FLOOR"

SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	10	16%	4,990
1 Bedroom 1 Bathroom Unit	576	19	30%	10,944
2 Bedroom 2 Bathroom Unit	880	34	53%	29,920
2 Bedroom 2.5 Bathroom Unit	1170	1	2%	1170
Combined Living Area "Conditioned"	1,042	64	100%	47,024

COMMERICAL SUMMARY				Floor /Units
Resturant Roof Top				
Jaccizzi top of roof				
Work Live 1st fl facing Street	1,188	8		9,504
CLUB HOUSE aka Coffee Bar later				0
COMBNED COMM				9,504
Hall ways	2,655	1		5,310
Parking Spaces Under roof	200	15		6,000
Elevator and Stairways	420	1		840
Combined covered Common Areas				12,150
TOTAL UNDER/DECKS-ROOF-COMMON				68,678
SQ FT				

C&C, LLC.		Tim Clifford	
Parasol By The Sea		(714)	
2nd Steet & Waterfront Eureka		722-0230	
July_31 2023	Site Elevation "I" St	Site = Square =3'	Design # 1258





SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

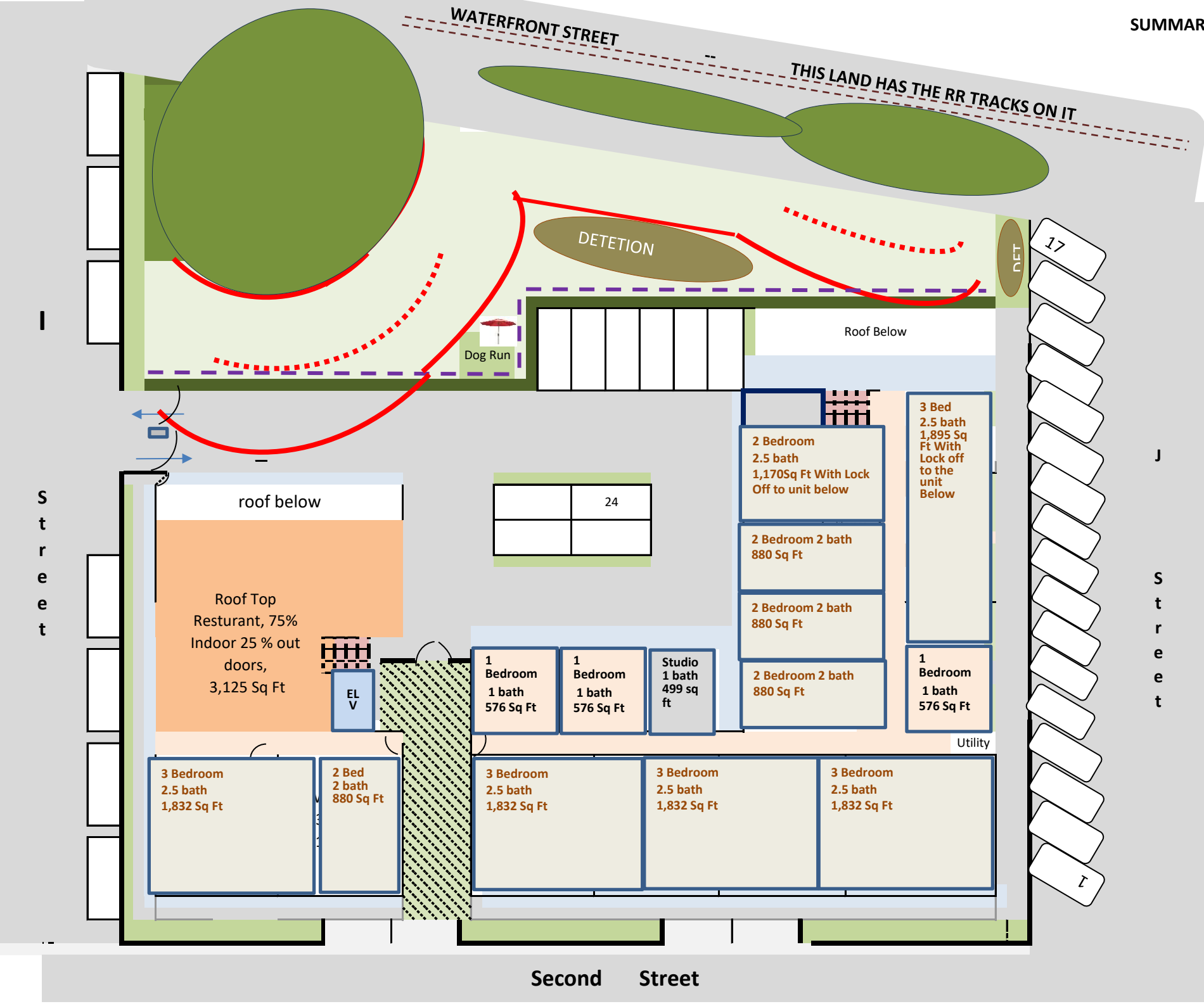
UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	13	15%	6,487
1 Bedroom 1 Bathroom Unit	576	24	27%	13,824
2 Bedroom 2 Bathroom Unit	880	49	55%	43,120
2 Bed 2.5 Bath 1170 or 3 bed 2 bath 1895 (1532)	1532	3	3%	4596
Combined Living Area "Conditioned"	1,162	89	100%	68,027

COMMERICAL SUMMARY				Floor /Units
Resturant	Roof Top			
Jaccizzi	top of roof			
Work Live	1st fl facing Street	1,188	8	9,504
CLUB HOUSE	aka Coffee Bar later			0
COMBNED COMM				9,504
Hall ways		2,655	1	5,310
Parking Spaces	Under roof	200	15	6,000
Elevator and Stairways		420	1	840
Combined covered Common Areas				12,150
TOTAL UNDER/DECKS-ROOF-COMMON				89,681
SQ FT				

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"FIRST FLOOR"



"FIRST FLOOR"



SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

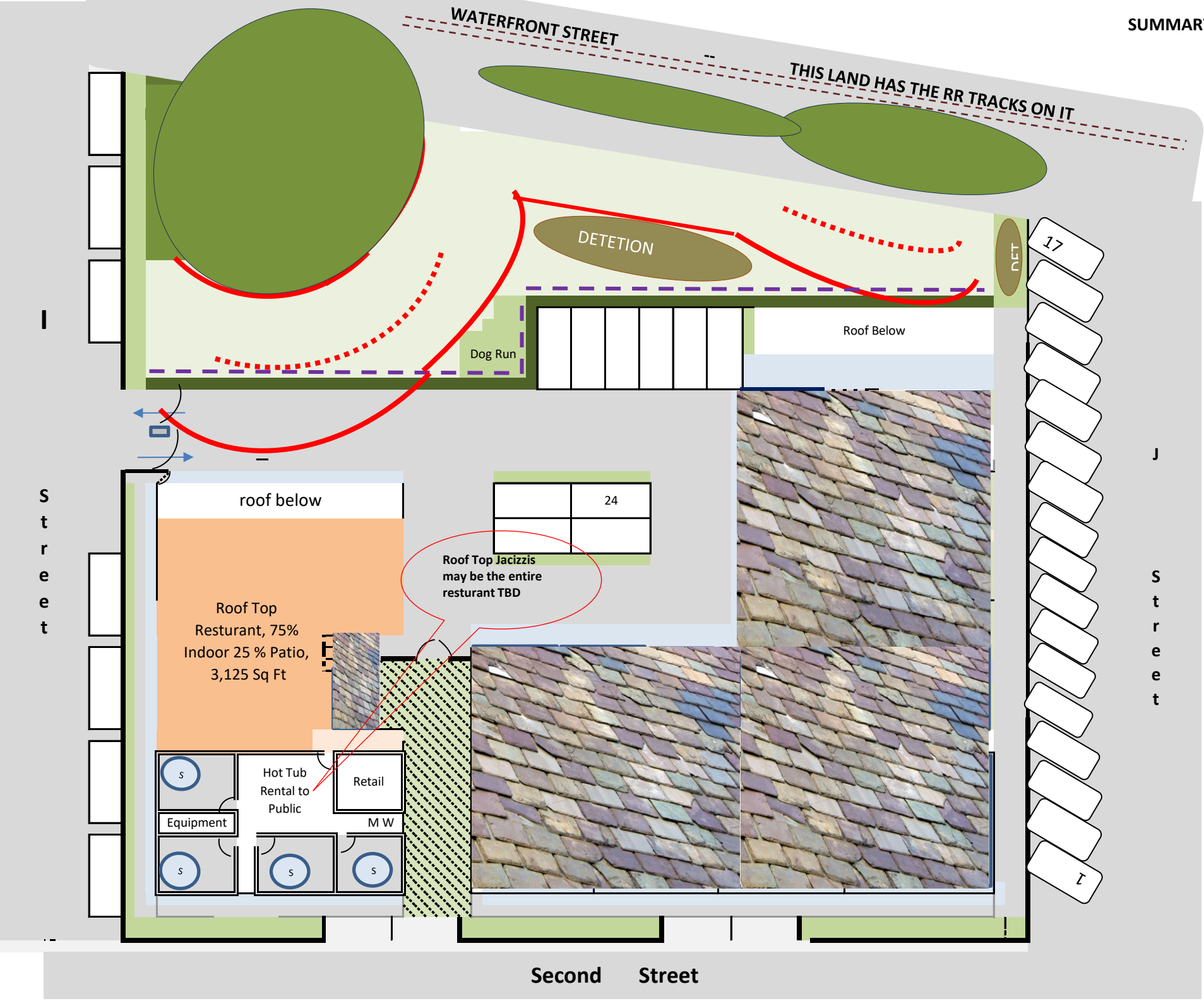
Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	13	13%	6,487
1 Bedroom 1 Bathroom Unit	576	28	27%	16,128
2 Bedroom 2 Bathroom Unit	880	54	52%	47,520
2 Bed 2.5 Bath 1170 or 3 bed 2 bath 1895 (1532)	1500	8	8%	12000
Combined Living Area "Conditioned"		1,152	103	100% 82,135

COMMERICAL SUMMARY				Floor /Units
Resturant Roof Top	3,132	1		3,132
Jaccizzi top of roof	0	0		0
Work Live 1st fl facing Street	1,188	8		9,504
CLUB HOUSE aka Coffee Bar later				0
COMBNED COMM				12,636
Hall ways	2,655	1		5,310
Parking Spaces Under roof	200	15		6,000
Elevator and Stairways	420	1		840
Combined covered Common Areas				12,150
TOTAL UNDER/DECKS-ROOF-COMMON SQ FT				106,921

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July_31 2023	Site Elevation "I" St	Site = Square =3'	Design # 1258



"FIRST FLOOR"

SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF

PARKING SUMMARY:		Spaces
Parking Spaces onsite		24
ADDED NEW Off Street Parking		17
Total Parking Provided		41

Total Parking Required entire Site, 1 Per UNIT

Total Parking Provided "Combined" + / -

UNIT SUMMARY:				
	Sq Ft	Qty		Combined
Studio Unit 499 sq ft	499	13	13%	6,487
1 Bedroom 1 Bathroom Unit	576	28	27%	16,128
2 Bedroom 2 Bathroom Unit	880	54	52%	47,520
2 Bed 2.5 Bath 1170 or 3 bed 2 bath 1895 (1532)	1500	8	8%	12000
Combined Living Area "Conditioned"		1,152	103	100% 82,135

COMMERICAL SUMMARY				Floor /Units
Resturant Roof Top	3,132	1		3,132
Jaccizzi top of roof	2,376	1		2,376
Work Live 1st fl facing Street	1,188	8		9,504
CLUB HOUSE aka Coffee Bar later				0
COMBNED COMM				15,012
Hall ways	2,655	1		5,310
Parking Spaces Under roof	200	15		6,000
Elevator and Stairways	420	1		840
Combined covered Common Areas				12,150
TOTAL UNDER/DECKS-ROOF-COMMON SQ FT				109,297



C&C, LLC. Parasol By The Sea		Tim Clifford	
2nd Steet & Waterfront Eureka		(714) 722-0230	
July_31 2023	Site Elevation "I" St	Site = Square =3'	Design # 1258