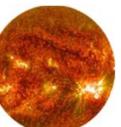
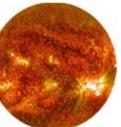




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LUNA Y DOS SOLES

Date: 09/24/2020



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Dale Aazam
SBC Housing
Authority



Dee Carawan
Architect



Hillary Blackerby
SB MTD



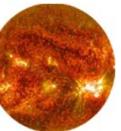
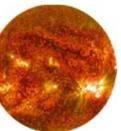
Juan Heras
Architect +Urban
planner
Assoc AIA



Mariella Dentzel
Landscape
Architect



Tai Yeh
Architect, AIA,
NCARB



Thanks to David Anaya, Karla García, Kelly Cote and Zoe Beba

TEAM 6A

Date: 09/24/2020

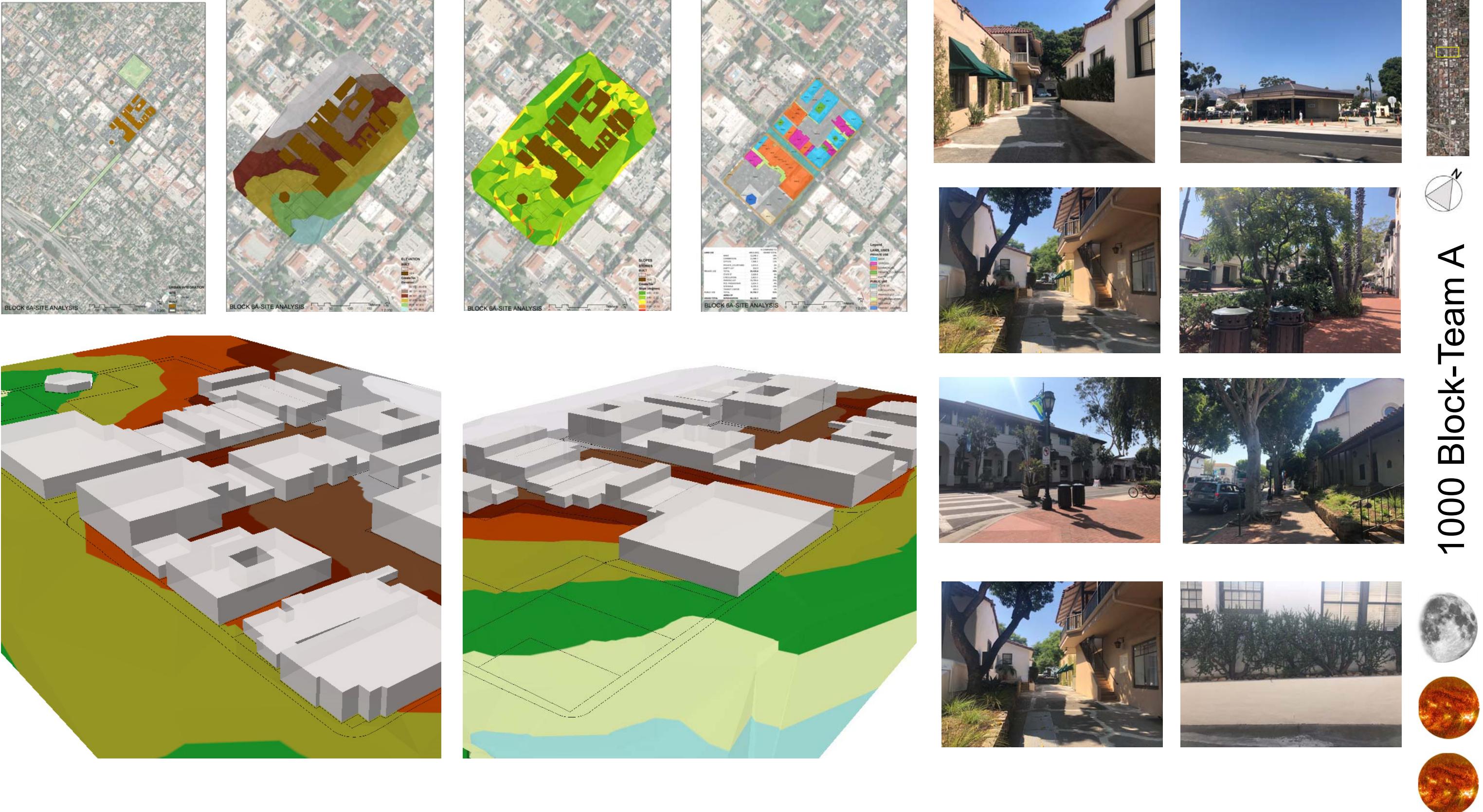


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SITE ANALYSIS-GIS

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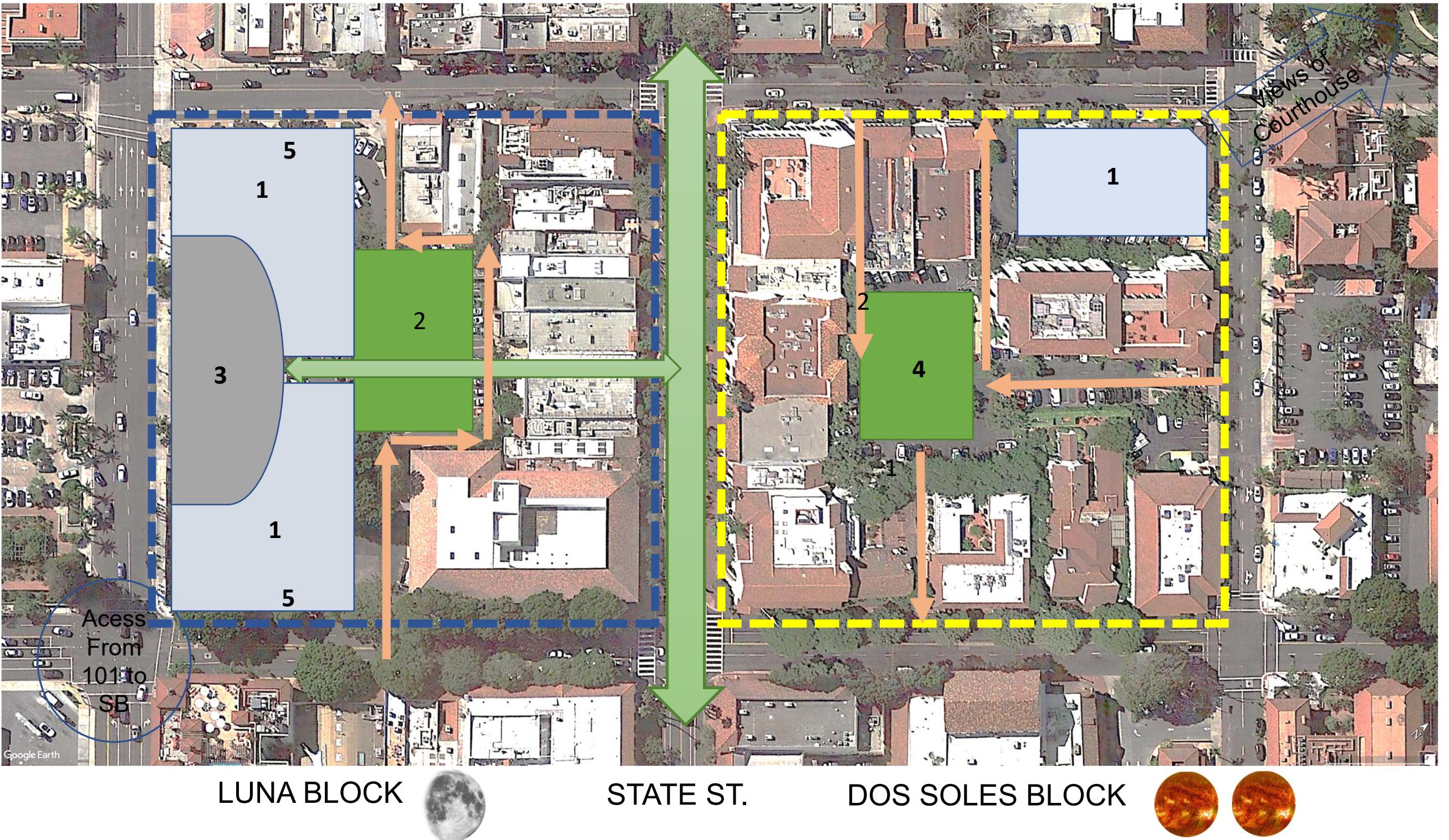


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Downtown Housing (1) + Networking of paseos, walkways, open space and parks (2) + Revitalize Transit Center to integrate bus, bicycle and ride share (3) + Courtyard for **entertaining amenities** and food truck dining experience (4) + Sustainable Design + Subterrain parking (5)

KEY POINTS

Date: 09/24/2020

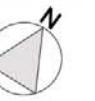


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LUNA BLOCK-2/5

Date: 09/24/2020



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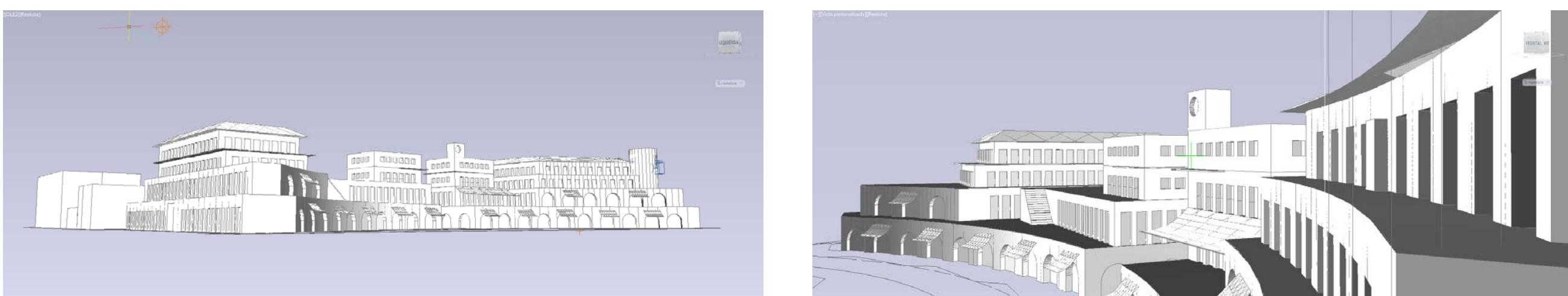
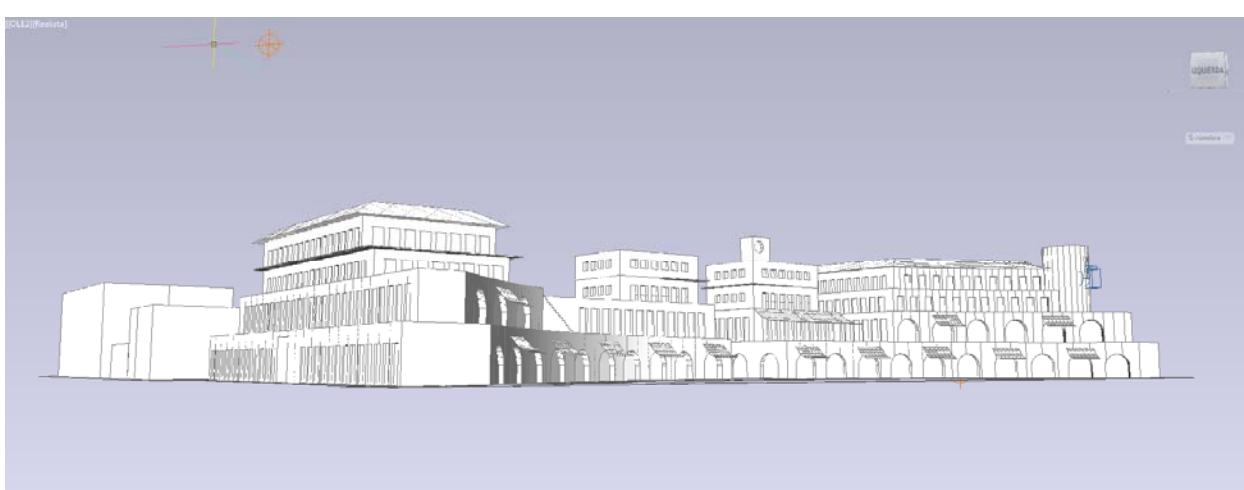
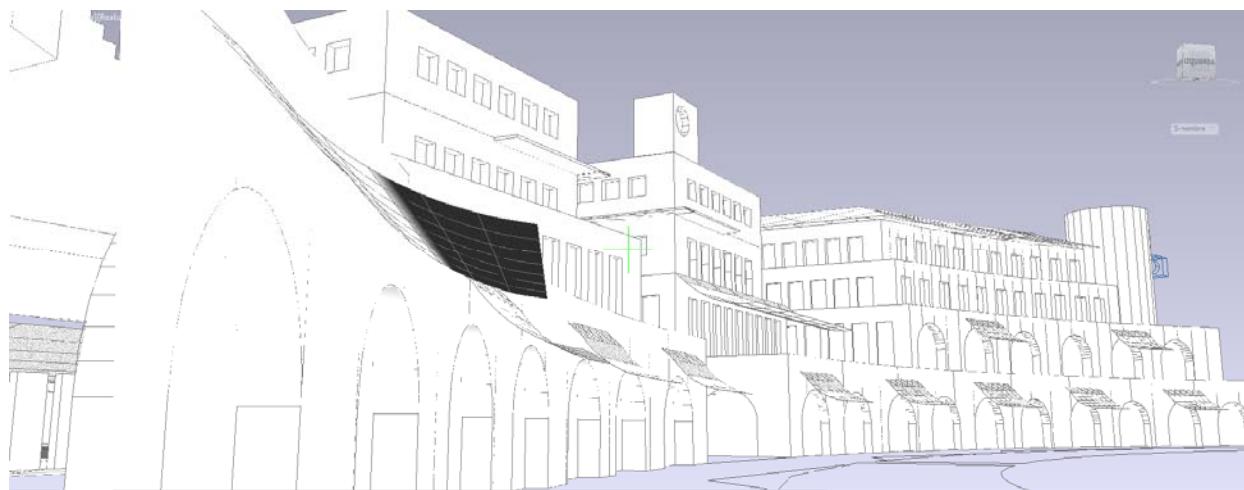
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LUNA BLOCK-3/5

Date: 09/24/2020

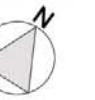


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LUNA BLOCK-4/5

Date: 09/24/2020



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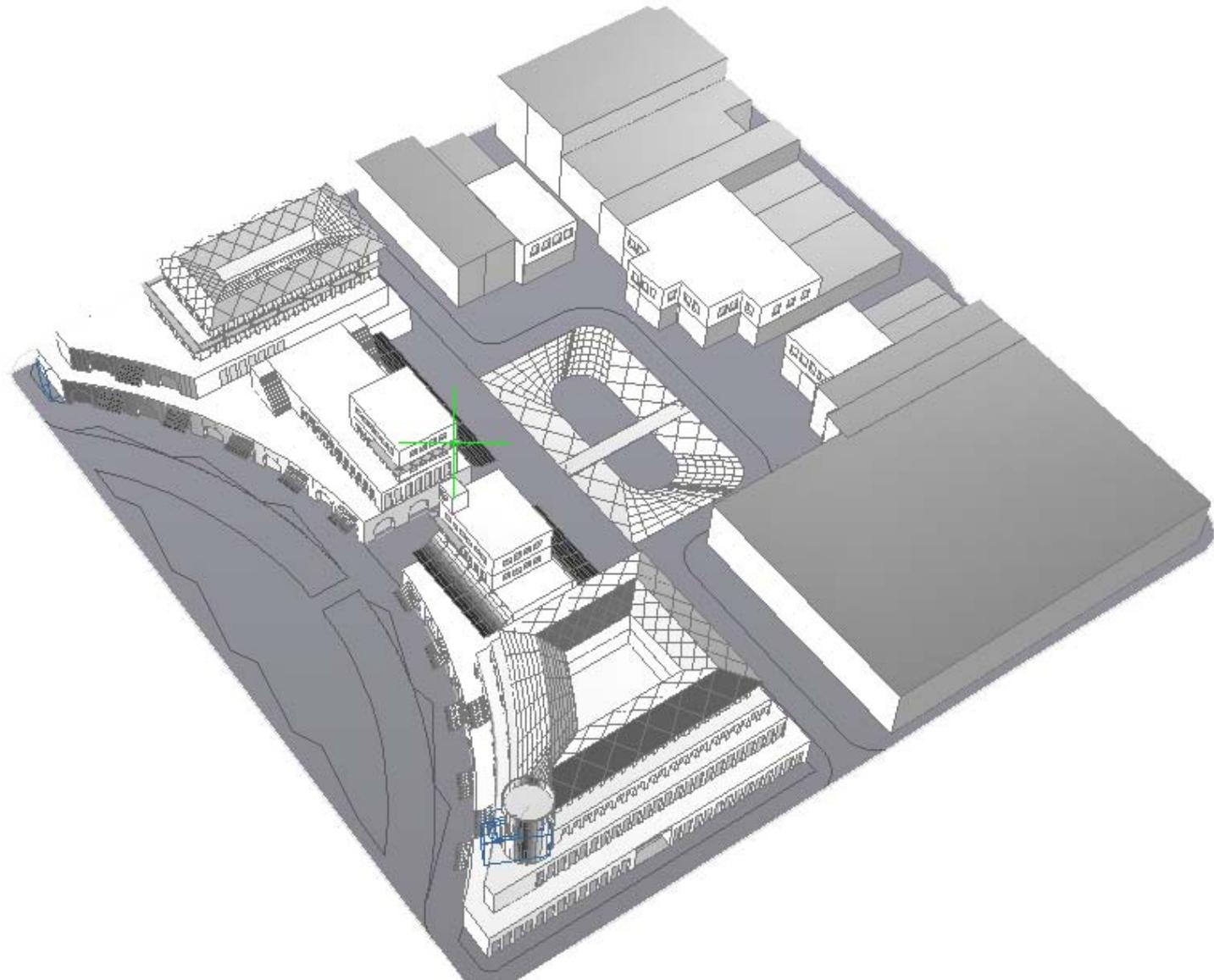
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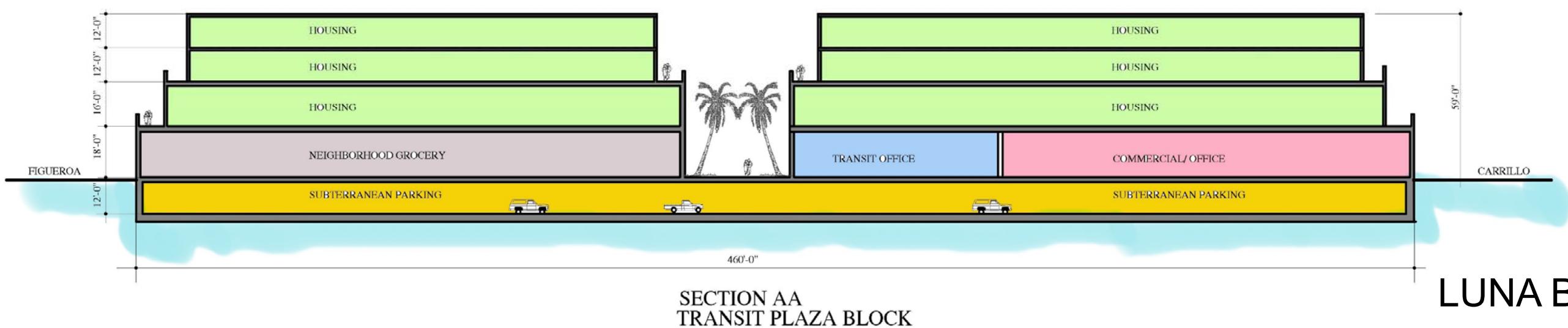
07



1000 Block-Team A



LEVEL/ FLOOR	LUNA BLOCK				
	FLOOR AREAS SF				
GROUND	23,490			23,754	47,244
SECOND	10,370	5,139	2,191	14,434	32,134
THIRD	5,905	1,613	1,613	9,341	18,472
FOURTH	5,412	1,613	1,613	6,471	15,109
SUB TOTAL	45,177	8,365	5,417	54,000	
TOTAL GROSS SF LUNA					112,959
RESIDENTIAL					78,626
COMMERCIAL					34,333
NEW HOUSING OVER EXISTING RETAIL GROSS SF					29,133
TOTAL RESIDENTIAL GROSS SF					107,759
TOTAL NEW UNITS					135
SUBTERRANEAN PARKING SF					47,244
NEW PARKING SPACES					189
OTHER EXISTING BUILDINGS GROSS SF					129,567
TOTAL GROSS SF					271,659
BLOCK AREA SF					194,774
FAR -OVERALL BLOCK					1.4



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DOS SOLES BLOCK 1/4

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Dos Soles

A ZERO CARBON MIXED USE DEVELOPMENT

LOT AREA - 42,120 SF

BUILDING HT - 54' with 2 towers to 65'

FLOOR AREAS

Ground Level.....	24,600 SF
Second Floor.....	23,780 SF
Third Floor.....	23,780 SF
Fourth Floor.....	20,280 SF

TOTAL GROSS SF 92,440 SF

FAR - 2.19

NUMBER OF UNITS - 86 Total

AVERAGE SIZE OF UNIT - 789 SF

PARKING - Surface and Subterranean

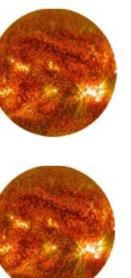
RECOMMENDED DEVELOPMENT STANDARD - Passive House

1. High Performance Envelope with continuous insulation, an air tight barrier and thermal breaks
2. Rooftop solar
3. Battery storage in basement
4. All electric development with reliance on renewable energy

INSPIRATION- The Lobero Theater for massing & detailing
Team 5B's Los Dos housing



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DOS SOLES BLOCK 2/4

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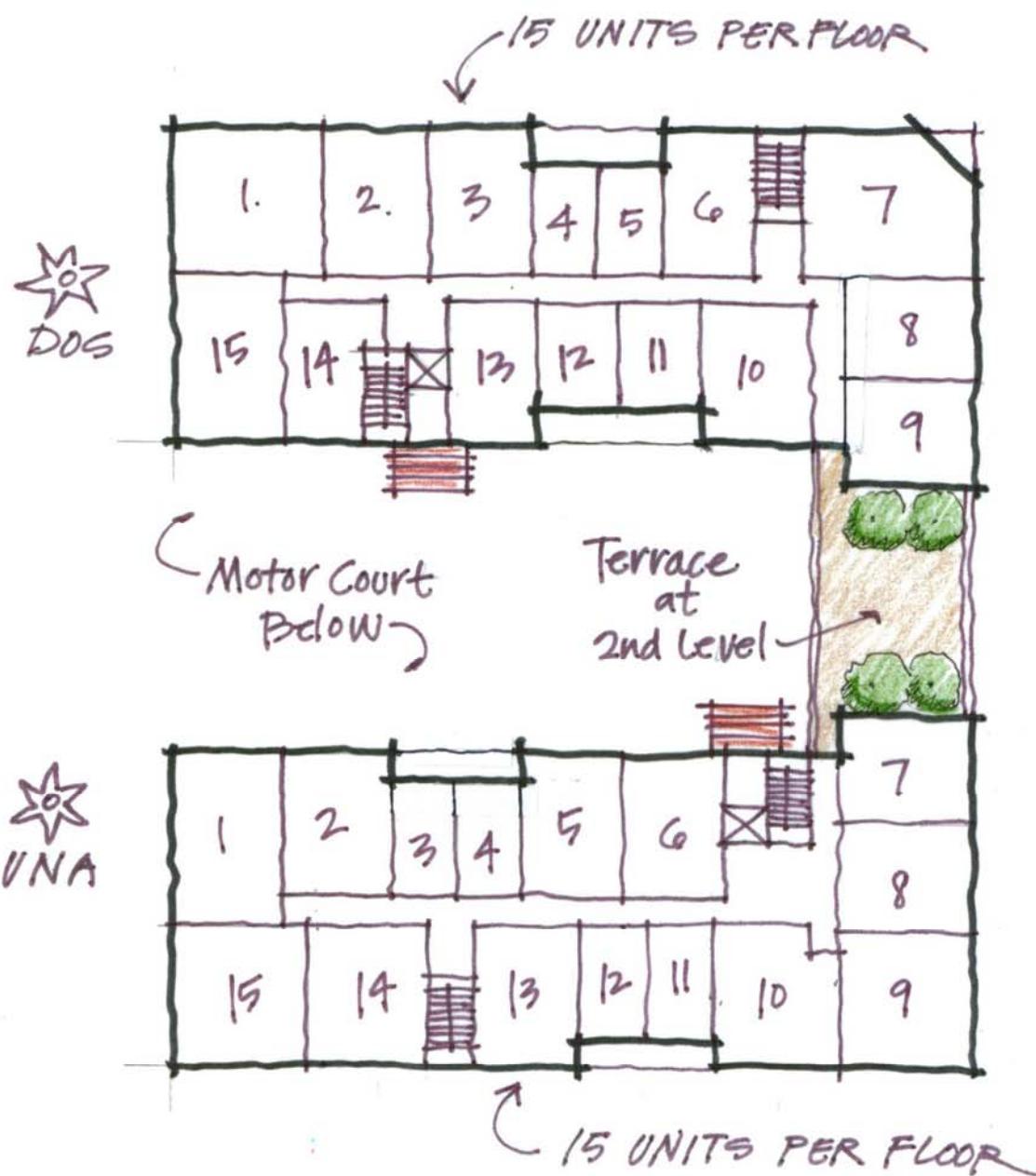
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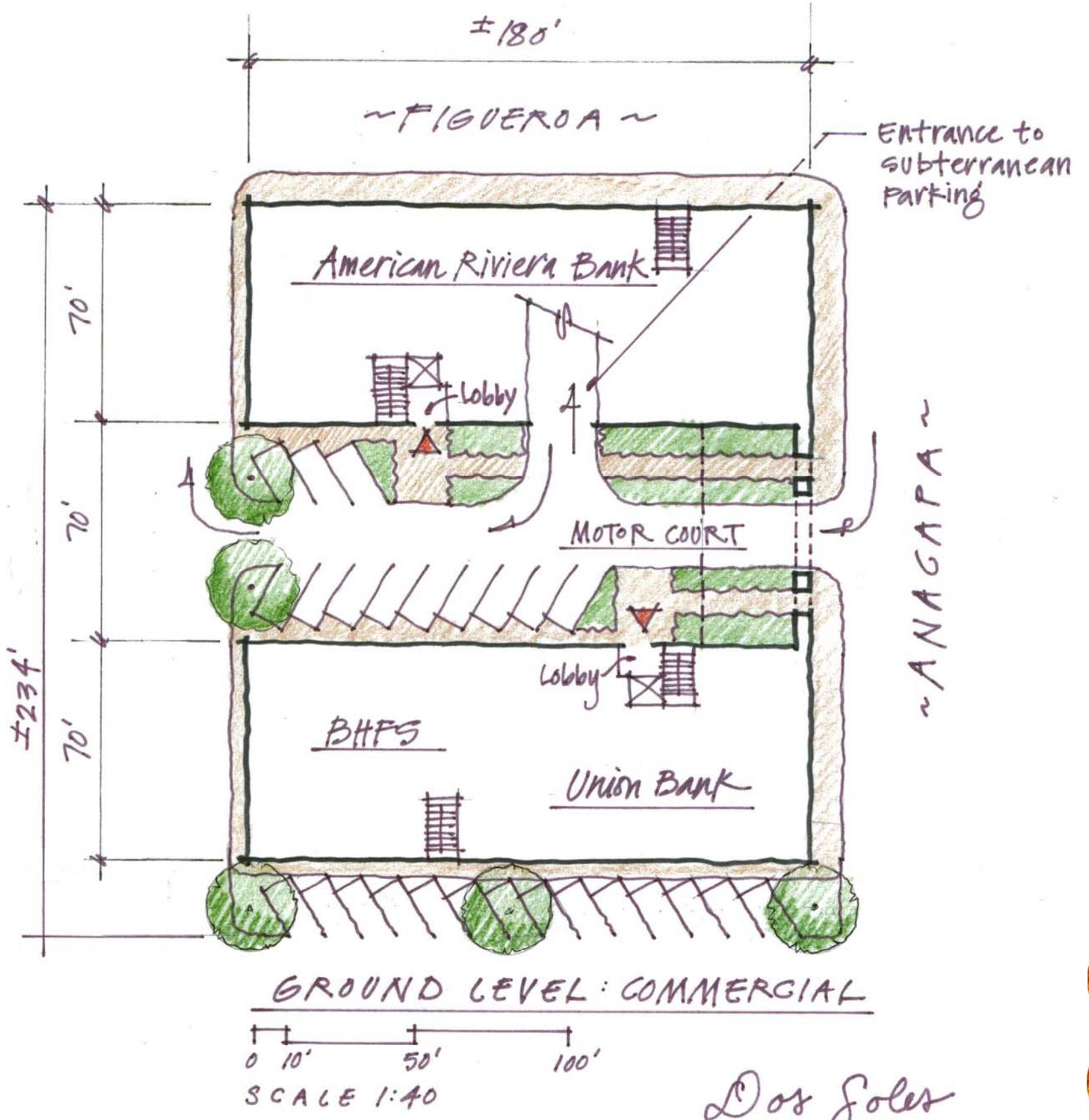


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LEVELS 2 + 3 : RESIDENTIAL

(Level 4 similar w/ units 1 & 15 omitted from each building)



DOS SOLES BLOCK 3/4

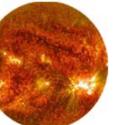
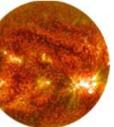
Date: 09/24/2020



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DOS SOLES BLOCK 4/4

Date: 09/24/2020

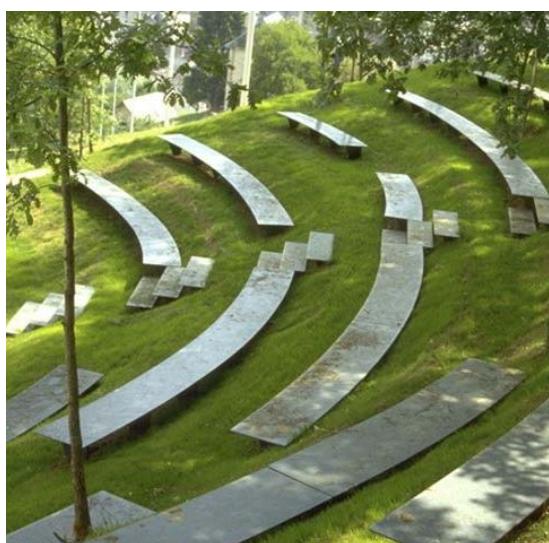
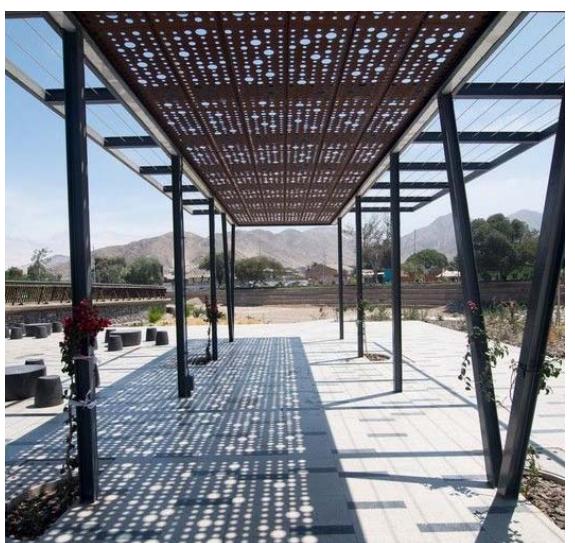


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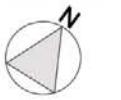
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LANDSCAPE AND ART

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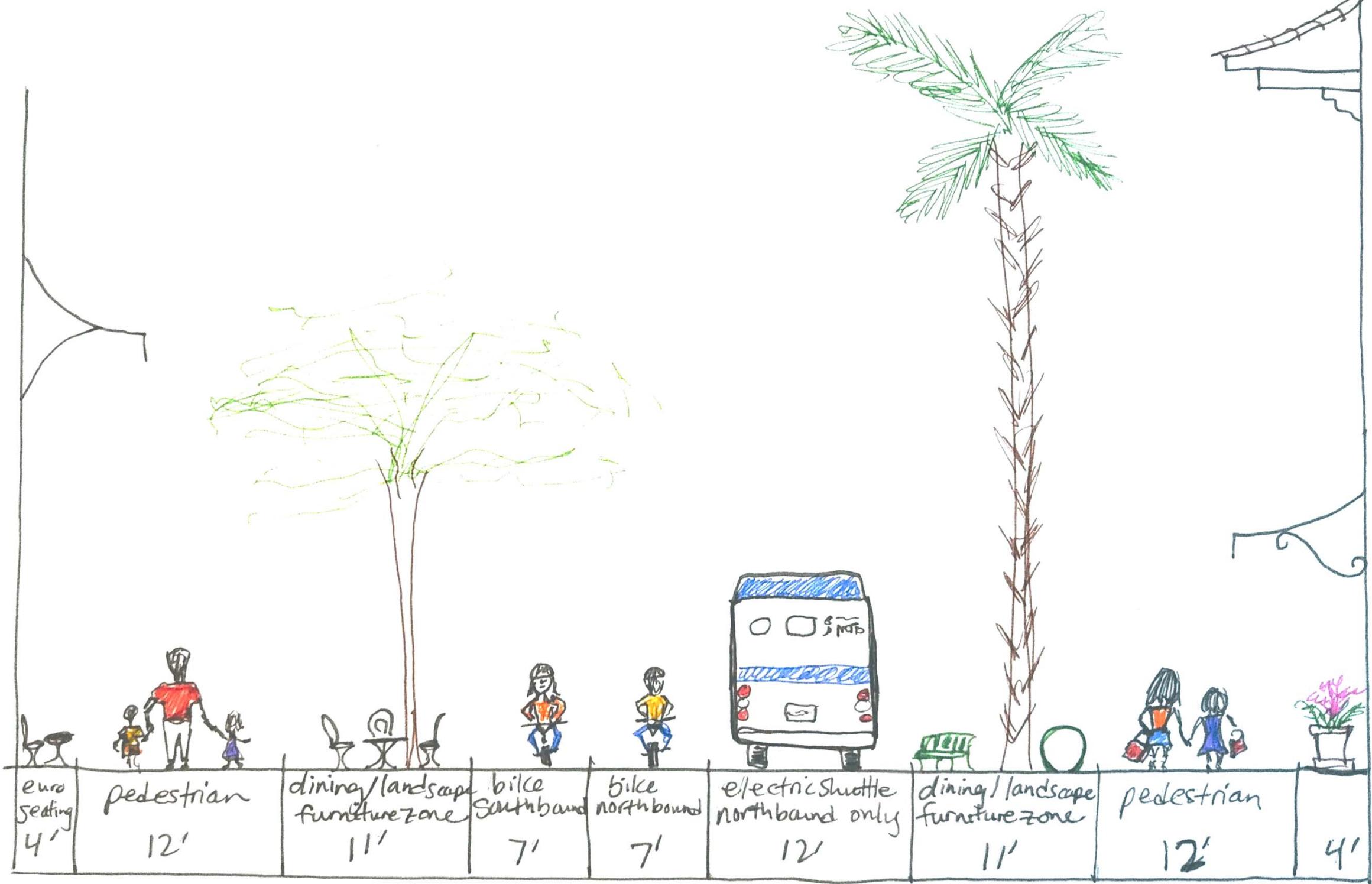


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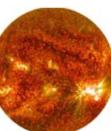
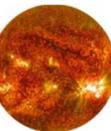
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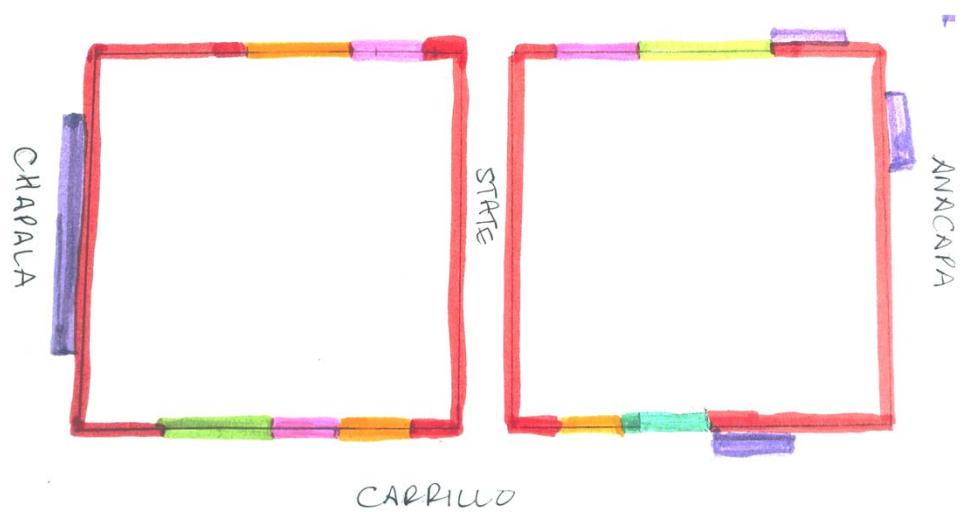
Wide pedestrian areas and designated space for dining, bike racks, landscaping, and other street furniture reduces competition for space and ensures ADA path of travel compliance. Designated bike lanes and a one-way transit lane ensure everyone can enjoy State Street safely, and provide access for emergency vehicles and parades.



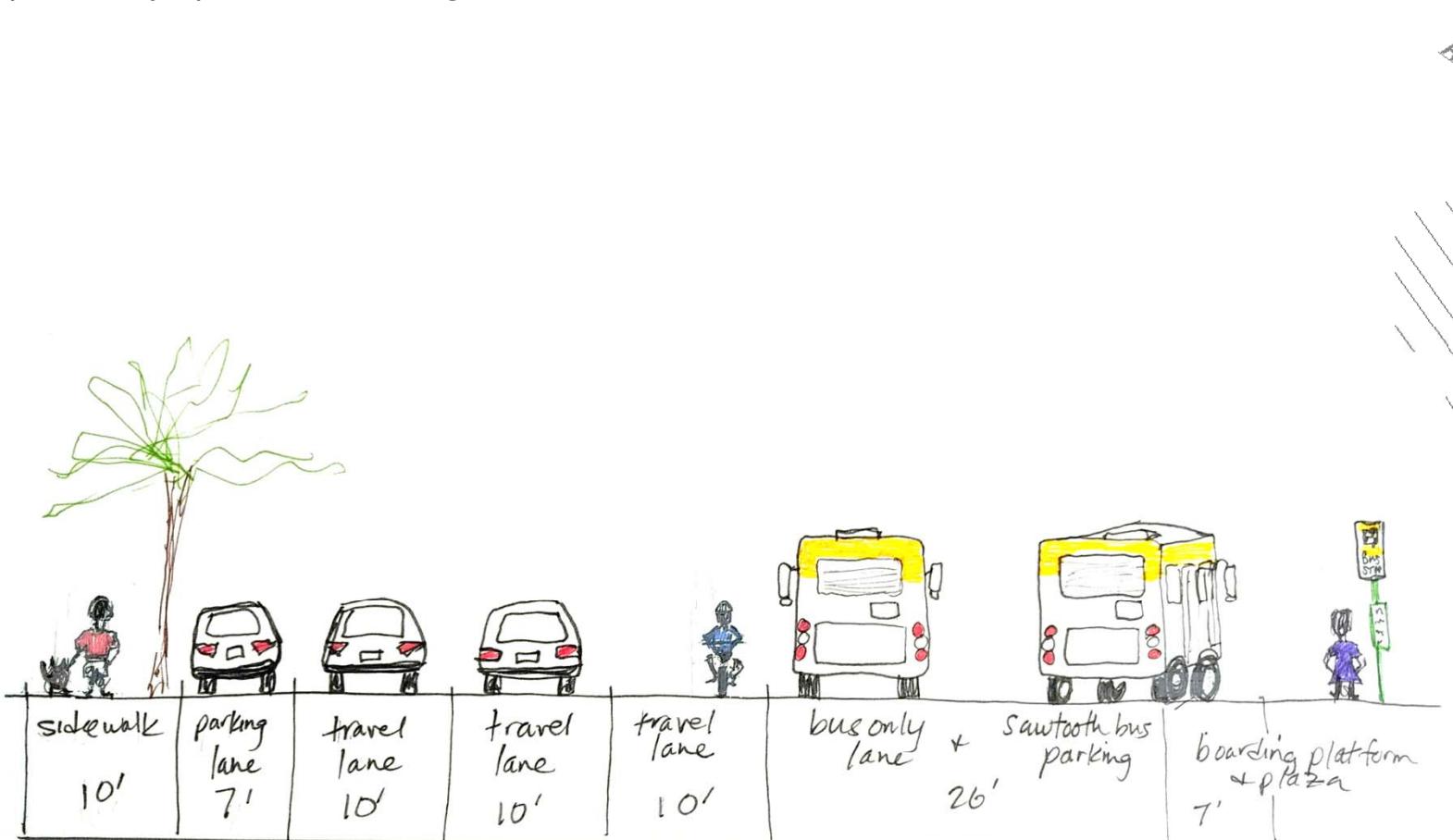
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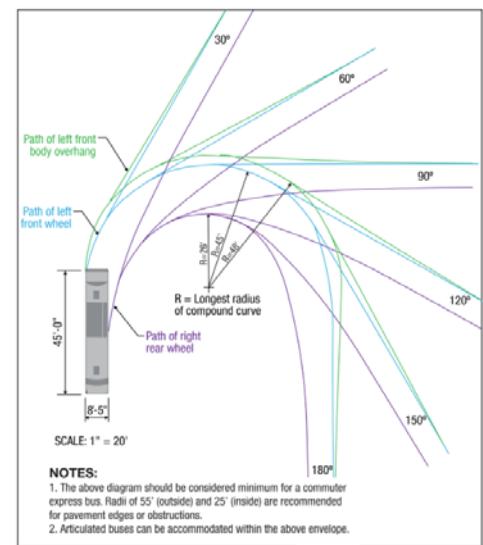


With State Street closing to through traffic, curb spaces on adjacent streets need to balance and manage on-street space for bus stops, commercial deliveries, taxis and transportation network companies (Uber/Lyft), and parking.

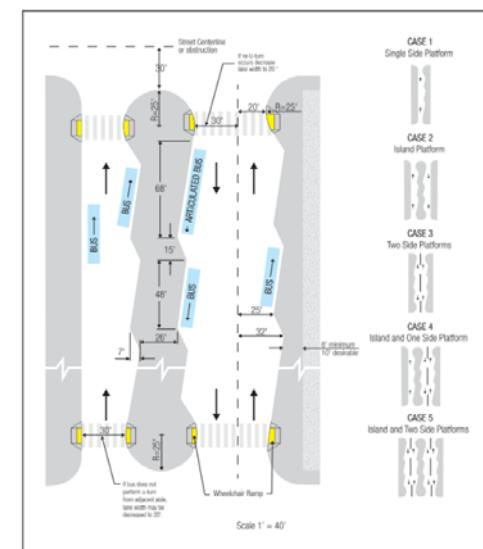
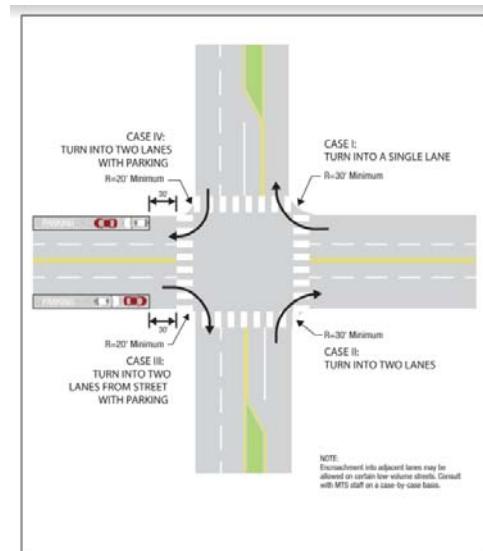


This section of Chapala is high capacity but fairly low volume. One of the four existing travel lanes can be removed from general traffic flow and incorporated into the Transit Center site to allow for sawtooth bus parking and easy bus circulation.

- Red curb
- 15 minutes parking
- 75 minutes parking
- 10 minutes taxi+ TNC parking
- Commercial loading
- Bus stop



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GRACIAS POR LA OPORTUNIDAD

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