The Overture
1812 University Avenue

Context
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- Zoning Designation: C-1, UASP
- Lot Area: 13,800 sf
- Total GFA: 36,554
  - residential: 29,228 sf
  - commercial (retail/food service): 4,586 sf
- Commercial: Up to 3 tenant spaces proposed
- Dwelling units: 44 total
  - 5 two bedroom
  - 18 one bedroom
  - 21 studio units
- Density Bonus: Yes, proposed partial fourth floor
- Bike parking spaces: 48 indoor secured, 8 sidewalk
- Auto parking: 19
- Interior resident amenity space: 2,167 sf
- Exterior open space: 6,162 sf

Transit Strategies:
- Bike sharrows
- Bike secure room
- Bike fix station
- 2 car share memberships/unit
- 10 min walk from BART
- AC Transit adjacent
- Trader Joe’s proximity
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Garage Level
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Second Level
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Fourth Level
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Site Section

[Diagram of building section with labels such as '1BR', 'MEZZANINE', 'GYM', 'PARKING', 'EXISTING GRADE LINE', 'EXISTING BLDG OUTLINE', 'SURFACE PARKING LOT'].
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Open Space & Amenities

Exterior Open Space = 6,162 s.f.

Interior Amenity Space = 2,167 s.f.

Retail/Level 1

Level 2

Level 3

Level 4
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Storefront Design
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Sidewalk Open Space
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West Court, 2nd Floor
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Roof Deck, 4th Floor
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Thank you