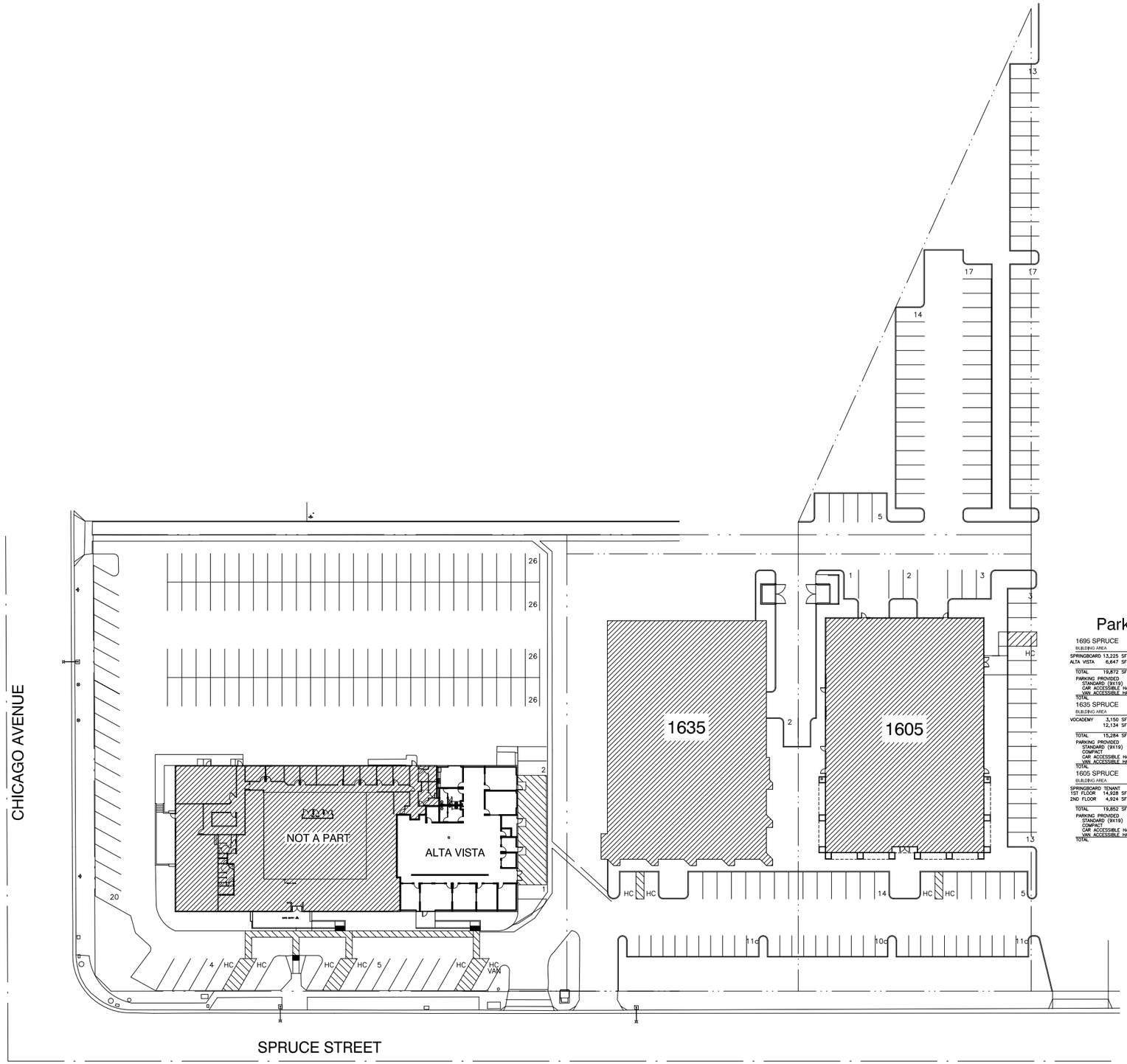


## Parking Analysis

| 1695 SPRUCE BUILDING AREA | | CITY PARKING REQUIRED | TENANT SPACES REQ. |
|---|---|---|---|
| SPRINGBOARD | 13,225 SF OFFICE (1/250 SF) | 53.00 | 53 SPACES |
| ALTA VISTA | 6,647 SF(12 EMPLOYEES/.75 SPACES) | 9.00 | 18 SPACES |
| | (12 STUDENTS/.75 SPACES) | 9.00 | |
| TOTAL | 19,872 SF GROSS | 71.00 | 71 SPACES |
| PARKING PROVIDED | | | |
| STANDARD (9X19) | | 134 | SPACES |
| CAR ACCESSIBLE HANDICAP | | 4 | SPACES |
| VAN ACCESSIBLE HANDICAP | | 2 | SPACES |
| TOTAL | | 140 | SPACES |

| 1635 SPRUCE BUILDING AREA | | CITY PARKING REQUIRED | TENANT SPACES REQ. |
|---|---|---|---|
| VOCADEMY | 3,150 SF OFFICE (1/250 SF) | 13.00 | 13 SPACES |
| | 12,134 SF MANUFACTURING (1/350 SF) | 35.00 | 35 SPACES |
| TOTAL | 15,284 SF GROSS | 48.00 | 48 SPACES |
| PARKING PROVIDED | | | |
| STANDARD (9X19) | | 44 | SPACES |
| COMPACT | | 14 | SPACES |
| CAR ACCESSIBLE HANDICAP | | 1 | SPACES |
| VAN ACCESSIBLE HANDICAP | | 1 | SPACES |
| TOTAL | | 60 | SPACES |

| 1605 SPRUCE BUILDING AREA | | CITY PARKING REQUIRED | TENANT SPACES REQ. |
|---|---|---|---|
| SPRINGBOARD TENANT | | | |
| 1ST FLOOR | 14,928 SF OFFICE (1/250 SF) | 60.00 | 60 SPACES |
| 2ND FLOOR | 4,924 SF OFFICE (1/250 SF) | 20.00 | 20 SPACES |
| TOTAL | 19,852 SF GROSS | 80.00 | 80 SPACES |
| PARKING PROVIDED | | | |
| STANDARD (9X19) | | 65 | SPACES |
| COMPACT | | 18 | SPACES |
| CAR ACCESSIBLE HANDICAP | | 2 | SPACES |
| VAN ACCESSIBLE HANDICAP | | 1 | SPACES |
| TOTAL | | 86 | SPACES |

# 1695, 1635 & 1605 SPRUCE STREET MASTER SITE PLAN