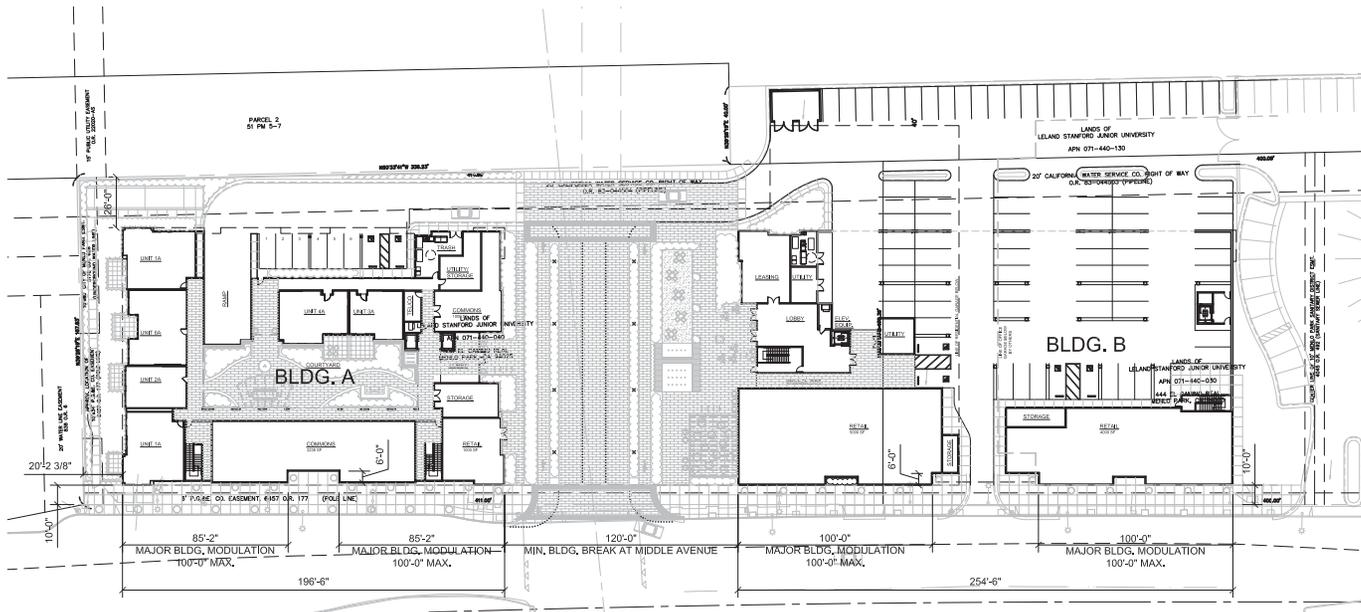


SITE PLAN - GARAGE LEVEL



SITE PLAN - GROUND LEVEL

PROJECT DATA

SITE COVERAGE ANALYSIS

OVERALL SITE:	364,210 SF (8.43 ACRES)
ALLOWABLE AREA (MULTI-FAMILY):	455,262.5 SF (1.25 FAR)
BLDG. A:	87,000 - 96,000 SF
BLDG. B:	105,000 - 116,000 SF
TOTAL:	192,000 - 212,000 SF

UNIT ANALYSIS

BUILDING A

UNIT	SF	TOTAL
1 BDRM, UNITS	650 - 750 SF	20 - 22 UNITS
1 BDRM. + DEN UNITS	700 - 800 SF	15 - 17 UNITS
2 BDRM. UNITS	950 - 1,100 SF	25 - 29 UNITS
3 BDRM. UNITS	1,500 SF	4 UNITS
TOTAL		64 - 72 UNITS

BUILDING B

UNIT	SF	TOTAL
1 BDRM, UNITS	650 - 750 SF	18 - 20 UNITS
1 BDRM. + DEN UNITS	700 - 800 SF	10 - 12 UNITS
2 BDRM. UNITS	950 - 1,100 SF	40 - 44 UNITS
3 BDRM. UNITS	1,500 SF	4 UNITS
TOTAL		72 - 80 UNITS

COMMON AREA

RETAIL AREA	4,680 SF
	1,000 SF

LEASING / LOBBY

RETAIL AREA	1,000 SF
	9,000 SF

OPEN SPACE ANALYSIS

30% REQ. OPEN SPACE ACCORDING TO EL CAMINO REAL SPECIFIC PLAN.
 OVERALL RESIDENTIAL SITE 113,479 SF
 TOTAL REQUIRED PUBLIC OPEN SPACE* [34,043 SF]
 100 SF REQ. PER UNIT FOR COMMON SPACE
 80 SF REQ. PER UNIT FOR PRIVATE SPACE

BLDG. A REQ OPEN SPACE

UNITS (64 - 72)x100 = 6,400 SF - 7,200 SF COMMON SPACE
(64 - 72)x 80 = 5,120 SF - 5,760 SF PRIVATE SPACE

BLDG. B REQ OPEN SPACE

UNITS (72 - 80)x100 = 7,200 SF - 8,000 SF COMMON SPACE
(72 - 80)x 80 = 5,760 SF - 6,400 SF PRIVATE SPACE

BLDG. A - OPEN SPACE PROVIDED

UNIT BALCONIES	5,366 - 6,166 SF
TERRACES	1,551 SF
COURTYARD	3,799 SF
ENTRY PLAZA	1,047 SF
TOTAL	11,763 - 12,563 SF

BLDG. B - OPEN SPACE PROVIDED

UNIT BALCONIES	15,848 - 16,848 SF
TERRACES	1,402 SF
COURTYARD	5,789 SF
ENTRY PLAZA	4,636 SF
TOTAL	27,677 - 28,477 SF

TOTAL OPEN SPACE PROVIDED
 BLDG. A 11,763 - 12,563 SF
 BLDG. B 27,677 - 28,477 SF
 TOTAL 39,440 - 41,040 SF > REQ. 30%

*PER EL CAMINO REAL SPECIFIC PLAN ECR-SE SECTION E.3.R: RESIDENTIAL OPEN SPACE, WHETHER IN COMMON OR PRIVATE AREA, SHALL COUNT TOWARDS THE MINIMUM OPEN SPACE REQUIREMENTS FOR THE DEVELOPMENT.

PARKING ANALYSIS

PARKING REQUIREMENTS.

BUILDING A - 1+1	64 - 72 STALLS
BUILDING B - 1+1.85	4 STALLS
RETAIL - 1000SF/4.0	68 - 76 STALLS
TOTAL	136 - 152 STALLS

BUILDING A - PARKING REQUIRED

UNITS	64 - 72 x 1	64 - 72 STALLS
RETAIL	1,000 SF x (1000/4)	4 STALLS
TOTAL		68 - 76 STALLS

BUILDING B - PARKING REQUIRED

UNITS	72 - 80 x 1.85	134 - 148 STALLS
RETAIL	9,000 SF x (1000/4)	36 STALLS
LEASING	1,000 SF x (1000/4)	4 STALLS
TOTAL		174 - 188 STALLS

TOTAL PROVIDED

BUILDING A	8 STALLS
GARAGE	188 STALLS
BUILDING B	85 STALLS
TOTAL PROVIDED	281 STALLS

ACCESSIBLE PARKING REQUIREMENTS
 2% FOR ALL RESIDENTIAL UNITS
 REQUIRED PARKING STALLS
 BLDG. A 68 - 76 STALLS
 BLDG. B 174 - 188 STALLS
 TOTAL 242 - 264 STALLS

242 - 264 x .02 = 5 - 6 ACCESSIBLE STALLS REQUIRED FOR UNITS

TOTAL ACCESSIBLE STALLS PROVIDED = 5

REQUIRED PARKING STALLS FOR RETAIL
 BLDG. A 4 STALLS
 BLDG. B 36 STALLS
 TOTAL 40 STALLS

TOTAL ACCESSIBLE PARKING STALLS REQUIRED BY SECTION 1129B TABLE 11B-6 OF CBC = 2 STALLS REQ.

TOTAL PROVIDED = 6 STALLS