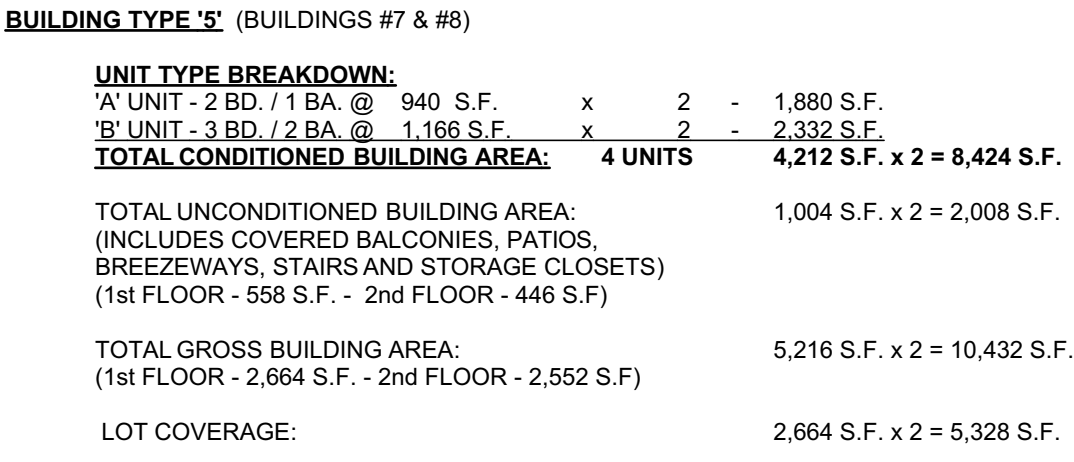


EXHIBIT “D”
Site Plan and Elevations



SITE PLAN

SCALE: AS SHOWN

PROJECT NO. 2011

TOTAL LOT COVERAGE	TOTAL CONDITIONED BUILDING SPACE	42,610 S.F.
	TOTAL GROSS BUILDING AREA	55,612 S.F.
	TOTAL LOT COVERAGE	31,566 S.F.

<u>TOTAL PROJECT AREAS</u>	
TOTAL CONDITIONED BUILDING SPACE	106,380 S.F.
TOTAL GROSS BUILDING AREA	137,319 S.F.
TOTAL LOT COVERAGE	76,063 S.F.

<u>PARKING REQUIREMENTS</u>	
PARKING REQUIRED - AFFORDABLE:	
(PER RESIDENT DEVELOPMENT CODE, TABLE 15-240D - AFFORDABLE HOUSING)	
1 BED UNITS: 75 ST/PER UNIT + 1 ST/ P4 UNITS	= 16 STALLS
2 BED UNITS: 75 ST/PER UNIT + 1 ST/ P4 UNITS	= 54 STALLS
3 BED UNITS: 115 ST/PER UNIT + 1 ST/ P4 UNITS	= 63 STALLS
TOTAL REQUIRED:	= 133 STALLS

TOTAL PARKING STALLS REQUIRED :	
PHASE 1:	= 100
PHASE 2:	= 65
TOTAL PROVIDED:	= 165

THE NUMBER OF ACCESSIBLE STALLS IS DETERMINED AS FOLLOWS:

11B-208.2.2.1 PARKING FOR RESIDENTS	= 16 STALLS REQ'D
(1) ACCESSIBLE STALL - MOBILITY UNIT	
PHASE 1	= 9
PHASE 2	= 7
TOTAL PROVIDED	= 16

11B-208.2.3.2 ADDITIONAL PARKING FOR RESIDENTS	
165 TOTAL - 105 STALLS (1 STALL / UNIT) = 60 STALLS	= 2 STALLS REQ'D
2% x 60 STALLS	

11B-208.2.3.3 PARKING FOR GUESTS, EMPLOYEES & NON-RESIDENTS	
60 UNASSIGNED STALLS	= 2 STALL REQ'D
TOTAL ACCESSIBLE STALLS REQUIRED	= 20 ACCESSIBLE STALLS REQ'D
(4 VAN ACCESSIBLE STALLS REQUIRED)	

<u>BICYCLE PARKING</u>	
SHORT-TERM BICYCLE PARKING REQ'D	
(PER CAL. GREEN BUILDING CODE SECTION 5.106.4)	= 8.3 (165 PARKING STALLS x 0.05)
SHORT-TERM BICYCLE PARKING PROVIDED	= 10
(3) 2 BIKE RACKS PROVIDED	
(1) LONG-TERM BICYCLE STORAGE REQUIRED	
(CAL GREEN BUILDING CODE SECTION 5.106.1.2)	
- WALL MOUNTED RACK IN STORAGE ROOM	

(1st FLOOR - 2,710 S.F. - 2nd FLOOR - 1,036 S.F.)		12,911 S.F.
TOTAL GROSS BUILDING AREA: (1st FLOOR - 7,931 S.F. - 2nd FLOOR - 4,980 S.F.)		
LOT COVERAGE:		7,931 S.F.
<u>BUILDING TYPE '4' (BUILDING #9)</u>		
<u>UNIT TYPE BREAKDOWN:</u>		
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 2	= 1,880 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 4	= 4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 809 S.F.	x 4	= 3,236 S.F.
'D' UNIT - 2 BD / 1 BA @ 974 S.F.	x 1	= 974 S.F.
<u>TOTAL CONDITIONED BUILDING AREA:</u>		11 UNITS 10,742 S.F.
TOTAL UNCONDITIONED BUILDING AREA: (INCLUDES COVERED BALCONIES, PATIOS, BREEZEWAYS, STAIRS AND STORAGE CLOSETS)		3,363 S.F.
TOTAL GROSS BUILDING AREA: (1st FLOOR - 9,125 S.F. - 2nd FLOOR - 4,980 S.F.)		14,105 S.F.
LOT COVERAGE:		9,125 S.F.
<u>BUILDING TYPE '5' (BUILDINGS #7 & #8)</u>		
<u>UNIT TYPE BREAKDOWN:</u>		
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 2	= 1,880 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 2	= 2,332 S.F.
<u>TOTAL CONDITIONED BUILDING AREA:</u>		4 UNITS 4,212 S.F. x 2 = 8,424 S.F.
TOTAL UNCONDITIONED BUILDING AREA: (INCLUDES COVERED BALCONIES, PATIOS, BREEZEWAYS, STAIRS AND STORAGE CLOSETS)		1,004 S.F. x 2 = 2,008 S.F.
TOTAL GROSS BUILDING AREA: (1st FLOOR - 558 S.F. - 2nd FLOOR - 446 S.F.)		
TOTAL GROSS BUILDING AREA: (1st FLOOR - 2,664 S.F. - 2nd FLOOR - 2,552 S.F.)		5,216 S.F. x 2 = 10,432 S.F.
LOT COVERAGE:		2,664 S.F. x 2 = 5,328 S.F.

SCALE: AS SHOWN

A-101



Building Type '1' Front Elevation



Building Type '1' Side Elevation