

Exhibit A

SITE INFORMATION

- SIZE OF SITE AT ITS FACE = 7.574 ACRES / 329,923 SQFT
- DENSITY = 15.8 UNITS PER ACRE
- THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE
- SURFACE DETENTION IS PROVIDED

SITE AMENITIES

- EXTERIOR LIGHTING
 - CONTROLLED GATE ACCESS
 - LIGHTED ACCESSIBLE WALKING PATH
 - BICYCLE PARKING THAT PROVIDES 1 BICYCLE FOR EVERY 3.4 UNITS
- NOTE: SEE FLOOR PLAN SHEETS FOR ADDITIONAL AMENITIES.

COMMON AREA

- CONDITIONED 5,523 SF
- UNCONDITIONED 6,668 SF

COMMUNITY INFORMATION

BUILDING SUMMARY	
CORNER BUILDING	48,076 SF
NET RENTABLE AREA	27,168 SF
COMMON AREA	9,141 SF
RETAIL	4,991 SF
BUILDING SYSTEMS	1,803 SF
CIRCULATION	4,973 SF

BUILDING SUMMARY	
LAKE BUILDING	109,696 SF
NET RENTABLE	88,416 SF
COMMON AREA	3,050 SF
BUILDING SYSTEMS	2,521 SF
CIRCULATION	15,709 SF
TOTAL GROSS BUILDING AREA	152,781 SF

UNIT INFORMATION

UNIT DESCRIPTIONS		
48 (40%) UNIT A1 - 1BR @	848 SF	40,704 SF
72 (60%) UNIT B1 - 2BR @	1,040 SF	74,880 SF
120 TOTAL UNITS NET RENTABLE		115,584 SF

ACCESSIBLE UNITS

1BR MOBILITY (6% OF 48 & MIN 1 PER BLDG)	3
2BR MOBILITY (6% OF 72 & MIN 1 PER BLDG)	4
1BR HVIE (4% OF 48 & MIN 1 PER BLDG)	2
2BR HVIE (3% OF 72 & MIN 1 PER BLDG)	2

PARKING ANALYSIS - OVERALL SITE

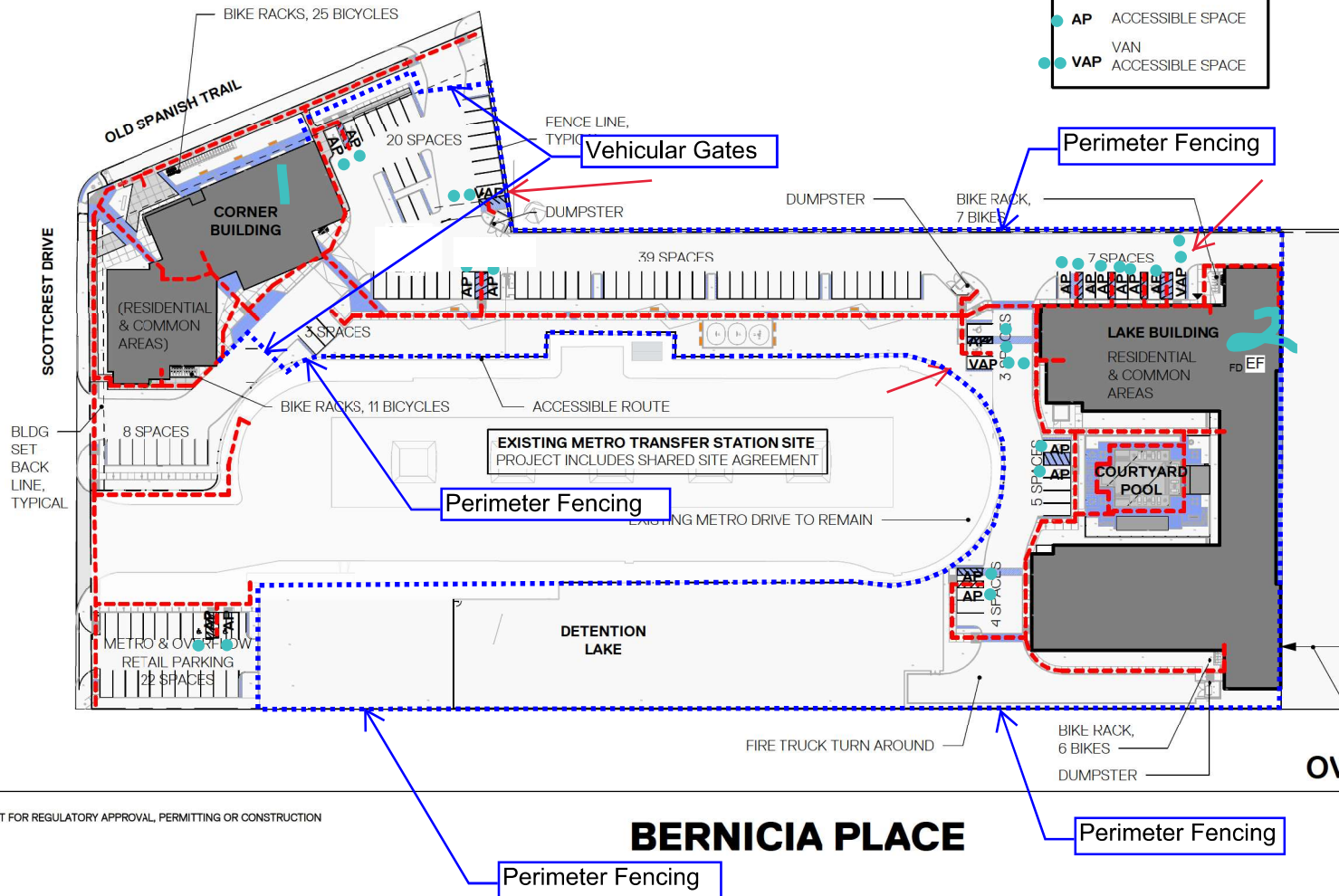
CITY ORDINANCE RE PARKING FOR SENIOR COMMUNITY W/ KITCHENS IN UNITS IS 0.75 / UNIT	
120 UNITS x 0.75/UNIT	=90 SPACES
1.0 PER EMPLOYEE ON LARGEST SHIFT	= 6
2.5 PER 1,000 SF OFFICE	= 3
4 PER 1,000 SF RETAIL	= 20
SUBTOTAL PARKING FOR HCHA	= 119 SPACES
SHARED PARKING ANALYSIS TABLE (PER CHAPTER 25-500)	= 98 SPACES
BICYCLE PARKING REDUCTION (UP TO 10%)	= -10
REPLACE PARKING FOR METRO	= 22
TOTAL PARKING REQUIRED	110 SPACES
TOTAL PARKING PROVIDED	113 SPACES

BICYCLE PARKING

CITY ORDINANCE ALLOWS 1 LESS PARKING SPACE PER 4 BICYCLE SPACES.	
TOTAL REQUIRED (12X4)	=48
TOTAL PROVIDED	=49

ACCESSIBLE PARKING

(1) FOR EACH ACCESSIBLE UNIT	= 9
(1) FOR EACH AMENITY	= 7
TOTAL ACCESSIBLE PARKING REQUIRED	=16
TOTAL ACCESSIBLE PARKING PROVIDED INCLUDING TOTAL VAN PARKING	=18
	=3



OVERALL SITE PLAN

GSM

02

DATE: 07 JUN 24
JOB #: 2212HCH4
1" = 60'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

BERNICIA PLACE