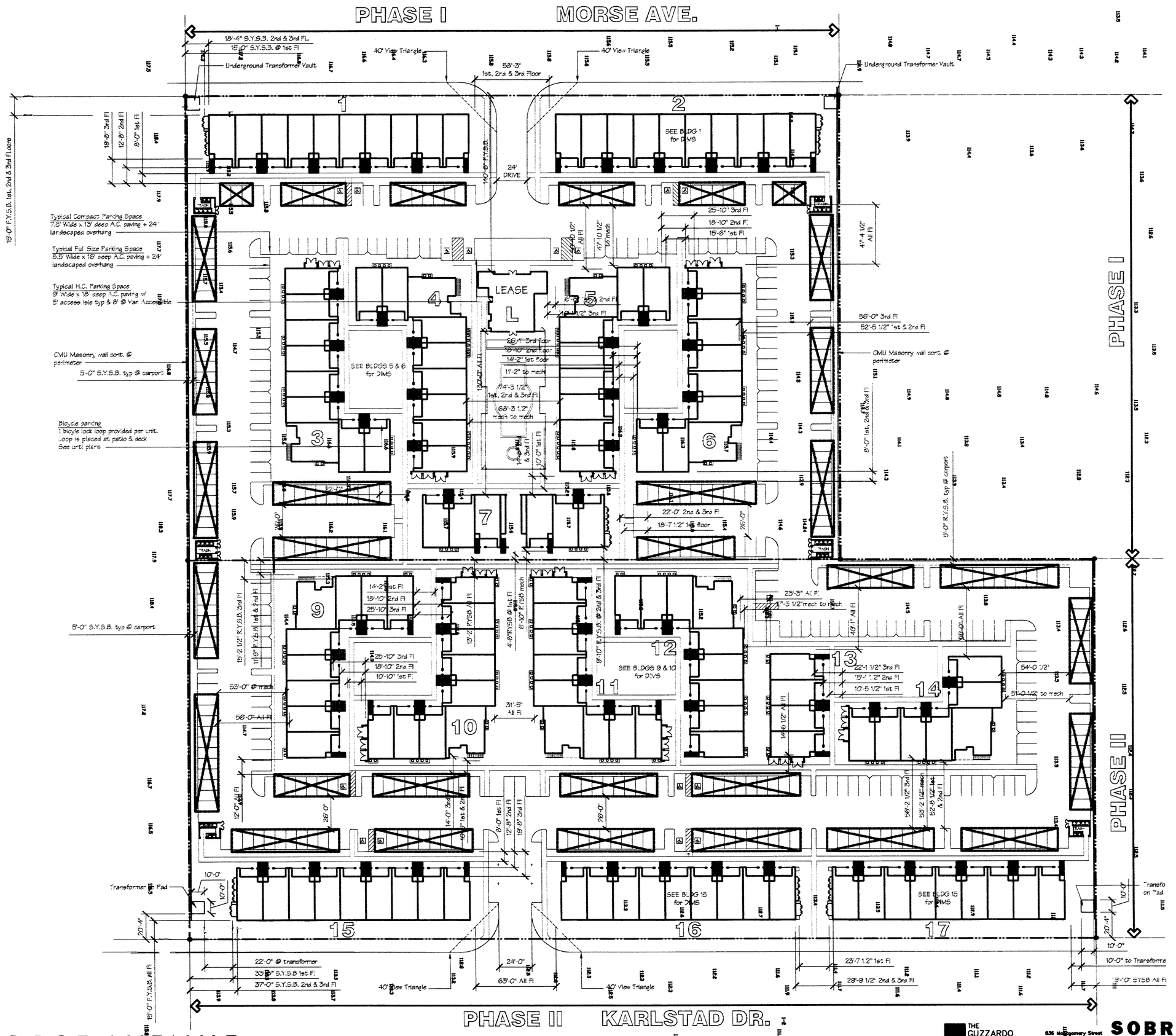

RESIDENTIAL PROJECT DATA TABLE

		PHASE I Morse Ave	PHASE II Karlstad Dr	Total
General Plan Category				
Zoning District				
Lot Size (sq. ft.)		190,531 sf	216,711 sf	407,242 sf
Gross Floor Area	bldg 1/ 9	19,940 sf	18,332 sf	
	bldg 2/10	19,940 sf	18,332 sf	
	bldg 3/11	18,332 sf	18,332 sf	
	bldg 4/12	18,332 sf	18,332 sf	
	bldg 5/13	18,332 sf	3,868 sf	
	bldg 6/14	18,332 sf	8,182 sf	
	bldg 7/15	14,350 sf	19,940 sf	
	bldg L/16	4,000 sf	19,940 sf	
	bldg 17		17,946 sf	
Total floor area		**131,558 sf**	**105,318 sf**	**236,876 sf**
Number of units				
1bed		58 units	69 units	127 units
2bed		68 units	79 units	147 units
total		124 units	148 units	272 units
Density (units/acre)		28.35 units/ac	29.75 units/ac.	29.05 units/ac.
No of bedrooms per unit				
Unit Size (sq. ft.)	1bed	720 sf	720 sf	720 sf
	2 bed	1274 sf	1274 sf	1274 sf
Lockable Storage	1 bed	314.5 cu.ft.	314.5 cu.ft.	300 cu.ft. min
	2 bed	373.5 cu.ft.	373.5 cu.ft.	300 cu.ft. min
	Corner 2 bed 1st fl	315 cu.ft.	315 cu.ft.	300 cu.ft. min
	Corner 2 bed 2nd fl	315 cu.ft.	315 cu.ft.	300 cu.ft. min
Lot Coverage	bldg 1/ 9	7,200 sf	6,950 sf	
	bldg 2/10	7,200 sf	6,950 sf	
	bldg 3/11	6,950 sf	6,950 sf	
	bldg 4/12	6,950 sf	6,950 sf	
	bldg 5/13	6,950 sf	2,880 sf	
	bldg 6/14	6,950 sf	4,790 sf	
	bldg 7/15	2,880 sf	7,200 sf	
	bldg L/16		7,200 sf	
	bldg 17		5,480 sf	
	carports	16,740 sf	19,980 sf	
total sf		**61,820 sf**	**76,330 sf**	**138,150 sf**
Lot Coverage Ratio		32 %	35 %	34 %
Floor Area Ratio		0.69	0.49	0.58
No. Of Buildings on site		7 bldgs	9 bldgs	16 bldgs
Setbacks				
front		15 feet	15 feet	
right side		15 feet	19.8 feet	
left side		15 feet	15 feet	
rear		6.8 feet	13.1 feet	
Landscape				
Landscaping sf/unit		632 sf/ unit	656 sf/ unit	
Usable Open space		49,658 sf	64,033 sf	
Usable Open space/ unit		400 sf/ unit	433 sf/ unit	*400 sf/ unit min*
Frontage Width		515 feet	717 feet	
Total number of parking spaces		223 sp	262 sp	485 sp
No. of Standard Spaces		180 sp	213 sp	393 sp
Number of Guest Spaces		99 sp	114 sp	213 sp
No of Compacts / 35% of guest		35 sp	40 sp	74 sp
No. of Handicaps		8 sp	9 sp	17 sp
No. of Covered Spaces		124 sp	148 sp	272 sp

SETBACK SITE PLAN
PD SUBMITTAL SET

0 30 60 90

JANUARY 31, 2003 PROJECT NO: 553.002

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