

"ANDERSON PLACE"

RESIDENTIAL / COMMERCIAL PLANNED DEVELOPMENT LOCATED AT 723 RAILROAD AVENUE, WINTERS, CALIFORNIA.

SITE DEVELOPMENT SUMMARY:

PARKING (MIN. SIZE PROVIDED IS 9' X 18')
 TOTAL PARKING PROVIDED ON SITE: 63
 PARALLEL PARKING ALONG ANDERSON: 12-14 SPACES

2 SPACES PER UNIT FOR ALL 2 AND 3 BR UNIT TYPES
 1 SPACE PER UNIT FOR ALL 1 BR UNIT TYPES
 1 SPACE PER OFFICE + 2 ADDITIONAL VISITOR SPACES

SITE AREA SUMMARY (APPROXIMATE):

PUBLIC IMPROVEMENTS:	25,508 SF.	27.5%
BUILDING COVERAGE:	21,951 SF.	23.6%
LANDSCAPED AREA (INCLUDES PRIVATE YARDS):	17,833 SF.	19.2%
PARKING AND DRIVES:	21,560 SF.	23.2%
WALKS, PORCHES AND PLAZAS:	6,043 SF.	6.5%

SITE TOTAL: 92,895 SF. 100%

UNIT TYPES SUMMARY:

9 "TYPE A" LIVE-WORK 3-STORY TOWNHOUSE RESIDENCES

3 BR, 3 BA, + COMMERCIAL SUITE
 553 SF 1ST FLOOR (+ 2-CAR GARAGE)
 960 SF 2ND FLOOR
 493 SF 3RD FLOOR
 2,006 SF TOTAL

5 "TYPE B" 2-STORY RESIDENCES

2 BR, 2 BA
 490 SF 1ST FLOOR
 540 SF 2ND FLOOR
 1,030 SF TOTAL

2 "TYPE C" 2-STORY RESIDENCES

3 BR, 3 BA (+ 1 BR RENTAL APARTMENT)
 725 SF 1ST FLOOR (+ 2-CAR GARAGE)
 672 SF 2ND FLOOR (+ 416 SF RENTAL APARTMENT)
 1,813 SF TOTAL

2 "TYPE D" 2-STORY RESIDENCES

3 BR, 3 BA (+ GUEST SUITE OR HOME OFFICE)
 725 SF 1ST FLOOR (+ 2-CAR GARAGE)
 672 SF 2ND FLOOR (+ 416 SF GUEST SUITE OR OFFICE)
 1,813 SF TOTAL

2 "TYPE E" 2-STORY RESIDENCES

3 BR, 2.5 BA
 618 SF 1ST FLOOR (+ 2-CAR GARAGE)
 780 SF 2ND FLOOR (+ 416 SF GUEST SUITE OR OFFICE)
 1,398 SF TOTAL

1 "TYPE F" 2-STORY RESIDENCE

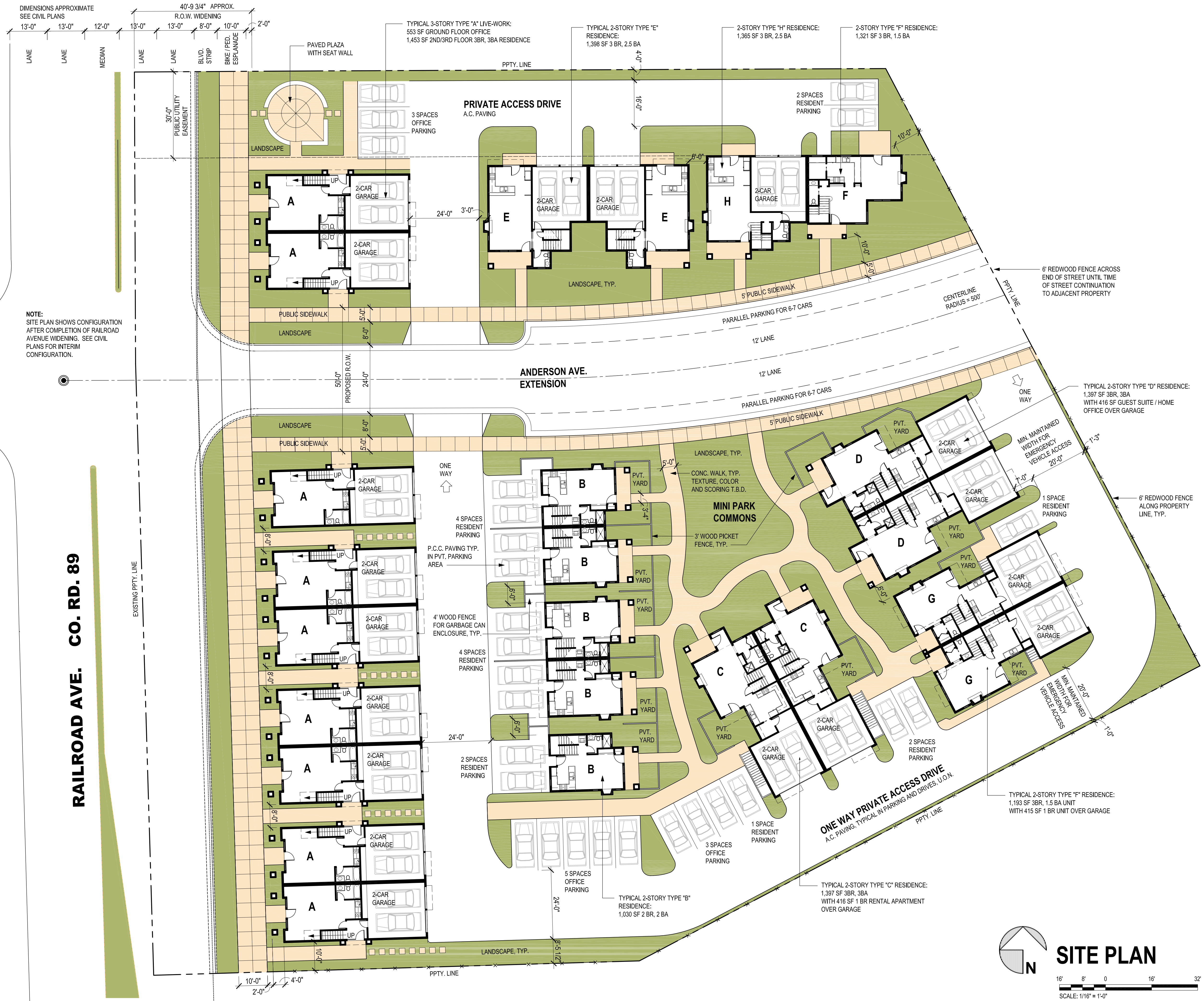
3 BR, 1.5 BA
 696 SF 1ST FLOOR
 625 SF 2ND FLOOR
 1,321 SF TOTAL

2 "TYPE G" 2-STORY RESIDENCES

3 BR, 1.5 BA (+ 1 BR RENTAL APARTMENT)
 608 SF 1ST FLOOR (+ 2-CAR GARAGE)
 585 SF 2ND FLOOR (+ 415 SF RENTAL APARTMENT)
 1,608 SF TOTAL

1 "TYPE H" 2-STORY RESIDENCE

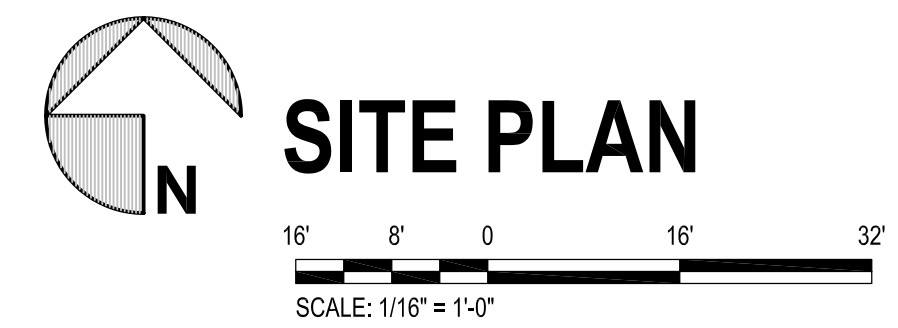
3 BR, 2.5 BA
 622 SF 1ST FLOOR (+ 2-CAR GARAGE)
 743 SF 2ND FLOOR
 1,365 SF TOTAL



NOTE:
 SITE PLAN SHOWS CONFIGURATION AFTER COMPLETION OF RAILROAD AVENUE WIDENING. SEE CIVIL PLANS FOR INTERIM CONFIGURATION.

ANDERSON AVE.

RAILROAD AVE. CO. RD. 89



SITE PLAN