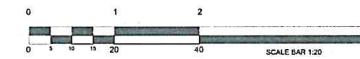


VICINITY MAP



Proposal for a mixed use commercial project consisting of:

- 32 Apartment Units (2 Story)
- 6-Live/Work Units

LEGAL

ACCESSORS MAP Bk. 0586
LOT 01 APN 0586-091-01-0000
LOT 02 APN 0586-091-0-0000

SAN BERNARDINO COUNTY, CA

PROPERTY DATA

LOT AREA: 84,303 SQ. FT.
LAND USE: COMMERCIAL/MULTIFAMILY
ZONING: OTCR
OCCUPANCY TYPE: R-2

BUILDING DATA

30 APT. UNITS 24,689 SQ. FT.
6 LIVE/WORK UNITS 7,200 SQ. FT.

COVERAGE

SITE AREA: 84,303 SQ. FT.
APARTMENTS: 24,689 SQ. FT. (29.2%)
LIVE/WORK UNITS: 7,200 SQ. FT. (8.5%)
PARKING COVERAGE: 10,402 SQ. FT. (12.3%)

ANALYSIS
Parking Analysis

Land Use Requirements	Parking Rate	Bldg./Size/Rate	Required	Provided
APARTMENTS	1 PER BEDROOM	50 BEDROOMS	50	60
LIVE/WORK UNITS	2 PER UNIT	6 UNITS	12	12
TOTAL				72

DESIGN AND DRAWINGS

LAMAL KAL

MATTHEW ARCHER STEPHENSON
archer@lamalkal.com
442-205-7932

COMMERCIAL (OTCR)
APN 0586-091-03-0000

VACANT LAND (SFR)
APN 0586-171-20-0000

SINGLE FAMILY RESIDENTIAL
APN 0586-171-21-0000