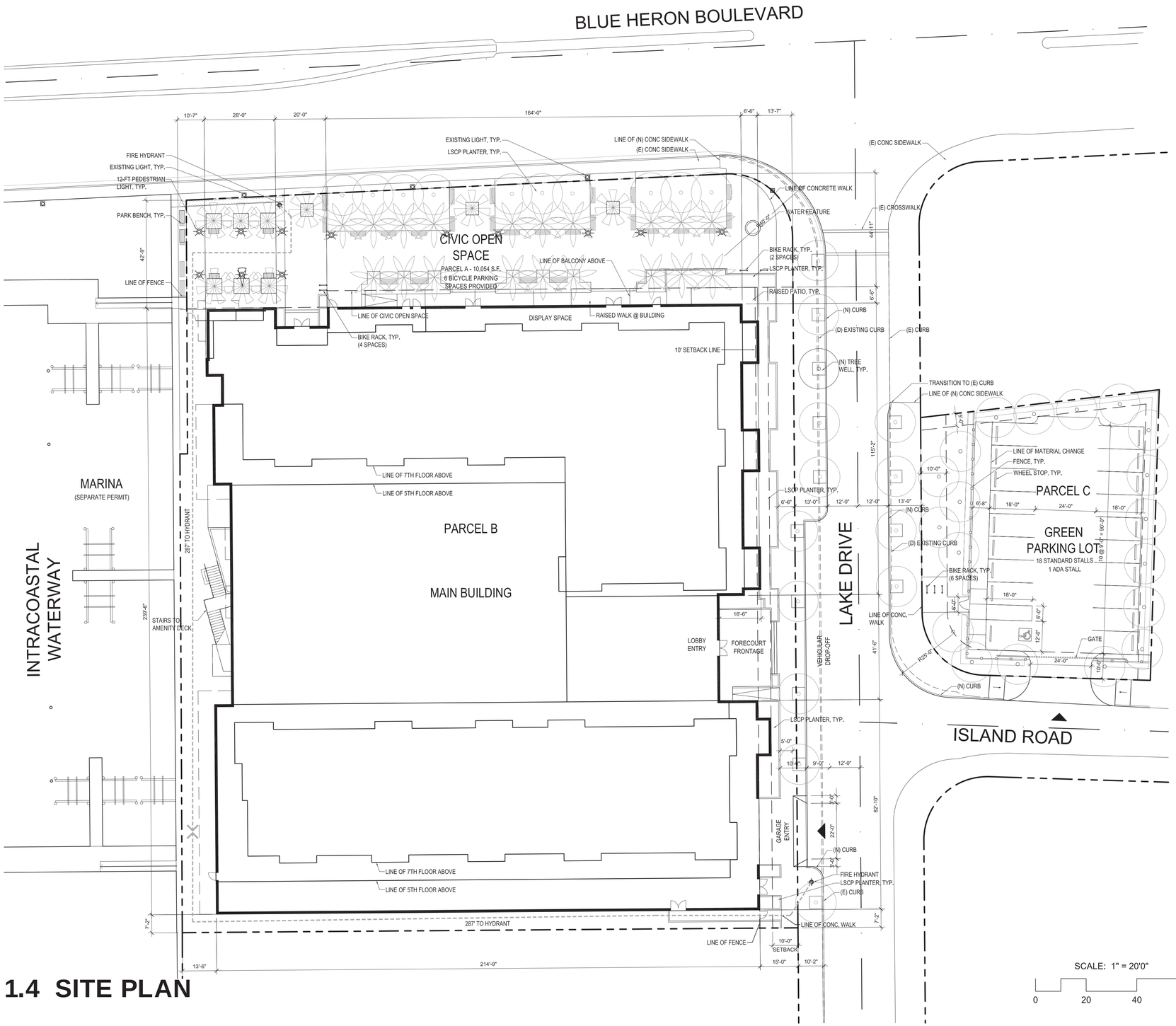
EXHIBIT A



1.4 SITE PLAN

PROJECT SUMMARY

Project Summary	
Gross Site Area (Total)	81,102 S.F. or 1.86 acres more or less
Parcel A	10,054 S.F. or 0.23 acres more or less
Parcel B	61,188 S.F. or 1.40 acres more or less
Parcel C	9,860 S.F. or 0.23 acres more or less

Land Use Classification	Downtown Mixed Use
Zoning District	Parcel A and B: DC - Downtown Core
	Parcel C: DG - Downtown General

Property Address	2525 Lake Drive (Parcel B), 2429 Lake Drive (Parcel A) and Lot 474 (Parcel C)
P.C.N.	56434227040005250 & 56434227040004740
Total Building Area	259,800 S.F.
Total Building Coverage	49,925 S.F.
Residential Units	135 Units
Non-Residential Uses	0 S.F.
Vehicular Parking Spaces	215 Stalls or 1.59 Stalls per Unit
Bicycle Parking Spaces	46 Stalls or 0.34 Stalls per Unit
Civic Open Space	10,054 S.F. (waterfront location)

GENERAL NOTES:

1. See Landscape drawings for landscape and civic open space design.
2. See Civil drawings for site drainage, utilities, and roadway design.

FIRE DEPARTMENT NOTES:

1. Fire protection engineering documents shall be prepared in accordance with applicable technology and the requirements of the authority having jurisdiction.
2. A lock box (Knox or Supra) containing the necessary keys for fire department access shall be provided; Locations to be coordinated with the Fire Marshall.
3. Fire sprinkler system shall comply with NFPA 13, 14, 20 and 24.
4. Fire alarm system shall comply with NFPA 70 and 72.

POLICE DEPARTMENT NOTES:

1. Graffiti-resistant paints/coating to be utilized on the walls and/or fences that surround the property.
2. IP based video surveillance to be provided for the interior and exterior of building (staff training of surveillance equipment to be provided).
3. Numerical address shall be illuminated for nighttime visibility and shall not be obstructed by any landscaping; Locations to be coordinated with Police Department.
4. Landscaping shall be maintained according to the approved site plan.
5. Contractor shall obtain an alarm permit for all units from the City and shall provide the contact information for the alarm company via the Police Department Alarm Coordinator's web site.
6. Generator or source of alternative power to be provided for emergency operations.
7. All glazed areas shall be impact resistant.

©2016 Torti Gallas and Partners, Inc. | 523 West 6th Street, Suite 212, Los Angeles, CA 90014 | 213.607.0070

12/16/16