

PROJECT SUMMARY

5 STORY TYPED III W/RAIP WITH TYPE I PARKING STRUCTURE

SITE AREA-GROSS
SITE AREA-NET
TOTAL UNITS
DENSITY

2,90 AC
2,89 AC
299 UNITS
103 DU/AC

126,484 S.F.
126,076 S.F.

UNIT SUMMARY

FLOOR	STUDIO (INCLUDING STUDIO LOFTS)					1 BR (INCLUDING 1BR LOFTS)					2 BR (INCLUDING 2BR LOFTS)					L/W
	S1	S2	A1	A2	AZ FLEX	A5	B1	B2	B2 FLEX	B3	B3 FLEX	B4	BA-X	B5	Total	
Floor 1	3	7	7	9			3	4		3	1	3	1	1	41	
Floor 2	5	8	7	10			6	4	1	3	3	3	1	57		
Floor 3	5	8	9	21		1	7	6		4	1	3	1	67		
Floor 4	5	8	9	21		2	7	4		4	1	3	1	67		
Floor 5	5	8	9	21		2	7	6		4	1	3	1	67		
Total Units	23	39	41	82		6	30	26		18	1	15	5	299		
Total Units by type	62					136					101					3
Percentage	21%					45%					34%					100%

RESIDENTIAL NRSF SUMMARY

UNIT TYPE	# OF UNITS	SF	BALCONY	TOTAL SF BALCONY	TOTAL SF UNIT	AVERAGE
S1	18	611		0	10,998	611
S2	31	554		17,174	17,174	
A1	32	706	61	1,952	22,592	
A2	61	744	48	2,928	45,384	
AZ FLEX (NOTE 2)	5	794		0	4,761	736
A5	5	754	50	250	3,770	
B1	23	985	61	1,403	22,655	
B2 FLEX (NOTE 2)	20	1,125	61	1,220	22,500	
B3	14	1,191	61	1,191	17,164	
B3 FLEX (NOTE 2)	1	1,226	44	616	17,164	736
B4	4	1,128	61	61	3,800	
B4-X	12	950	61	732	11,400	
B5	4	992	70	280	3,968	
S1 LOFT	5	823			4,115	
S2 LOFT	8	692			5,536	
A1 LOFT	9	883	61	549	7,947	
A2 LOFT	21	893	44	924	18,753	
A5 LOFT	2	894		1,788		
B1 LOFT	7	1,102	61	427	7,714	961
B2 LOFT	6	1,355	56	336	8,010	
B3 LOFT (NOTE 3)	4	1,422	29	116	5,688	
B4 LOFT	1	1,051	61	61	1,051	
B4-X LOFT	3	1,081	61	183	3,243	
B5 LOFT	1	1,169	54	54	1,169	
TOTAL NRSF	299			12,153	253,499	848
L/W	3	1,587			4,760	1,587
TOTAL NRSF					258,259	

HABITABLE BUILDING AREA (SF)	RESIDENTIAL	COMMERCIAL (NOTE 4)	LEASING	AMENITY	TOTAL
Floor 1	49,405	7,080	1,630	6,733	64,848
Floor 2	59,813	N/A	N/A	487	60,300
Floor 3	65,632	N/A	N/A	N/A	65,632
Floor 4	65,632	N/A	N/A	N/A	65,632
Floor 5	65,632	N/A	N/A	N/A	65,632
Loft Units	13,041	N/A	N/A	N/A	13,041
Total Per Program	319,215	7,080	1,630	7,220	335,145
FAR - OVERALL SITE					2.66

NON-HABITABLE BUILDING AREA

SEMI-SUBT	PARKING STRUCTURE (SF)
Floor 1	15,620
Floor 2	23,600
Floor 3	25,500
Floor 4	25,500
Floor 5	25,500
Floor 6	25,500
Floor 7	25,500
Total	192,220

NOTES:

- 1.0 THERE ARE 67 TOP LEVEL "LOFT" UNITS.
- 2.0 THE SIX FLEX UNITS WILL BE REPROGRAMMED INTO LIVE/WORK UNITS FROM COMMERCIAL SPACE IN THE EVENT THAT THE COMMERCIAL SPACE CANNOT BE LEASED INDEPENDENTLY.
- 3.0 FIVE OF THE FLEX UNITS WOULD CONVERT TO ONE BEDROOM LIVE/WORK UNITS AND ONE OF THE FLEX UNITS WOULD CONVERT TO A TWO BEDROOM LIVE/WORK UNIT.
- 4.0 FLEX UNIT STINGS DOES NOT INCLUDE THE FLEX "COMMERCIAL SPACE".
- 5.0 INCLUDES ONE SPECIAL UNIT AT TOP FLOOR AT CORNER OF POMONA AND PRIMROSE.
- 6.0 INCLUDES COMBINATION OF FLEX AND FIXED COMMERCIAL SPACE.

AMENITY SPACE (Interior) SF

GYM	1,682
GYM LOFT	487
BIKE RM. 1	480
BIKE RM. 2	429
CLUB ROOM	1,480
VIRTUAL GOLF	800
DOG SPA	194
POOL FACILITIES	696
OUTDOOR LOUNGE	972
TOTAL	7,220

AMENITY SPACE (Exterior) SF

THE RESORT COURTYARD 1	6,362
RESIDENT BACKYARD COURTYARD 2	6,305
BARB PARK COURTYARD 3	349
SKY TERRACE ROOF DECK	5,410
TOTAL	18,426

PUBLIC SPACE SF

PROMENADE PLAZA PLAZA 1	1,439
COMMUNITY PLAZA PLAZA 3	1,972
ENTRY COURTYARD PLAZA 4	806
REFUGEE PLAZA 2	437
TOTAL	4,554

RESIDENTIAL SITE BUILDING AREA

FLOOR	1	2	TOTAL
FLOOR 1	10,006	7,796	17,802
FLOOR 2	9,799	8,827	18,626
FLOOR 3	9,807	8,827	18,634
FLOOR 4	9,807	8,827	18,634
FLOOR 5	9,807	8,827	18,634
LOFT	1,669	2,111	3,780
TOTAL	96,110	96,110	1,78

INDUSTRIAL SITE BUILDING AREA

FLOOR	1	2	3	TOTAL
FLOOR 1	25,131	6,215	15,700	47,046
FLOOR 2	21,979	5,556	14,139	41,674
FLOOR 3	25,546	6,052	15,420	47,018
FLOOR 4	25,546	6,052	15,420	47,018
FLOOR 5	25,546	6,052	15,420	47,018
LOFT	5,255	4,006	0	9,261
TOTAL	239,035	239,035		3,31

PARKING PROVIDED SUMMARY

TOTAL PARKING PROVIDED IN THE PARKING GARAGE	500 STALLS
1) SECURED PARKING (9'-0" x 19'-0')	500
RESIDENTIAL	404
GUEST STALL	8
TOTAL SECURED PARKING	414
2) NON-SECURED PARKING (9'-0" x 19'-0')	48
LEASING	48
COMMERCIAL	
INCLUDES WORK PORTION OF LIVE/WORK	9,460
PER 1000	48
GUEST STALLS	15
TOTAL NON-SECURED PARKING	47
3) PAID PARKING (9'-0" x 19'-0')	19
PAID PARKING	19

REQUIRED PARKING

UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF UNITS	TOTAL PARKING REQ'D.	
STUDIO	1	62	62	
1 BEDROOM	1	136	136	
2 BEDROOM & LW	2	104	208	
TOTAL RESIDENTIAL PARKING BY BEDROOM COUNT		302	406	
RETAIL REQUIRED PARKING WITH LW	9,460	5 PER 1000	48	
TOTAL REQUIRED PARKING			454	
(H.C.) ACCESSIBLE STALLS PROVIDED (9' x 19')		QUAN.	FACTOR	STALLS
H.C. - RESIDENTS & RESIDENTIAL GUEST (SECURED)	414	0.02	9	
H.C. - LEASING & COMMERCIAL & LIVE/WORK (SHORT TERM GUEST) (NON-SECURED)	67	0.04	3	
H.C. - PAID PARKING	19	0.05	1	
TOTAL ACCESSIBLE STALLS PROVIDED			13	
NOTE: PROVIDE (1) VAN ACCESSIBLE STALL FOR EVERY 6 ACCESSIBLE STALLS PROVIDED FOR EACH PARKING TYPE				
(E.V.C.S.) ELECTRIC VEHICLE STALLS READY (9' x 19')		QUAN.	FACTOR	STALLS
E.V.C.S. - RESIDENTIAL & RESIDENTIAL GUEST (SECURED)	414	0.08	33	
E.V.C.S. - LEASING & COMMERCIAL & LIVE/WORK (SHORT TERM GUEST) (NON-SECURED)	67	0.09	6	
E.V.C.S. - PAID PARKING	19	0.05	1	
TOTAL EV STALLS READY			40	
(E.V.C.S.) ELECTRIC VEHICLE ACCESSIBLE STALLS READY (9' x 19')		QUAN.	FACTOR	STALLS
E.V.C.S. - RESIDENTS & RESIDENTIAL GUEST (SECURED)	33	1 PER 25	2	
E.V.C.S. - LEASING & COMMERCIAL & LIVE/WORK (SHORT TERM GUEST) (NON-SECURED)	6	1 PER 25	1	
E.V.C.S. - PAID PARKING	1	1 PER 25	1	
TOTAL ELECTRIC ADA VEHICLE STALLS READY			4	

UNIT AND PARKING PROVIDED PER LEVEL

UNITS PER LEVEL	COMM. STALLS	LEASING	PAID STALLS	RES. STALLS	GUEST STALLS	TOTAL STALLS
STAIRS/TERRACE/MEAN	0	5	19	0	15	39
LEVEL 1	41	4	0	0	0	47
LEVEL 2	60	0	0	44	10	54
LEVEL 3	67	0	0	67	0	67
LEVEL 4	67	0	0	74	0	74
LEVEL 5	67	0	0	74	0	74
LEVEL 6	0	0	0	74	0	74
LEVEL 7	0	0	0	71	0	71
TOTAL STALLS	302	48	19	404	25	500

- 1) REQUIRED EVCS STALLS ARE INCLUDED WITHIN THE REQUIRED CITY PARKING COUNT.
- 2) PROVIDED AND FUTURE EVCS STALLS QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES.

BIKE STORAGE PER MONROVIA BICYCLE MASTER PLAN

BIKE STORAGE	UNITS	FACTOR	REQ'D	PROVIDED
SHORT TERM	302	0.10	31	
LONG TERM	302	0.30	151	
TOTAL RESIDENTIAL BIKE STORAGE REQUIRED			182	