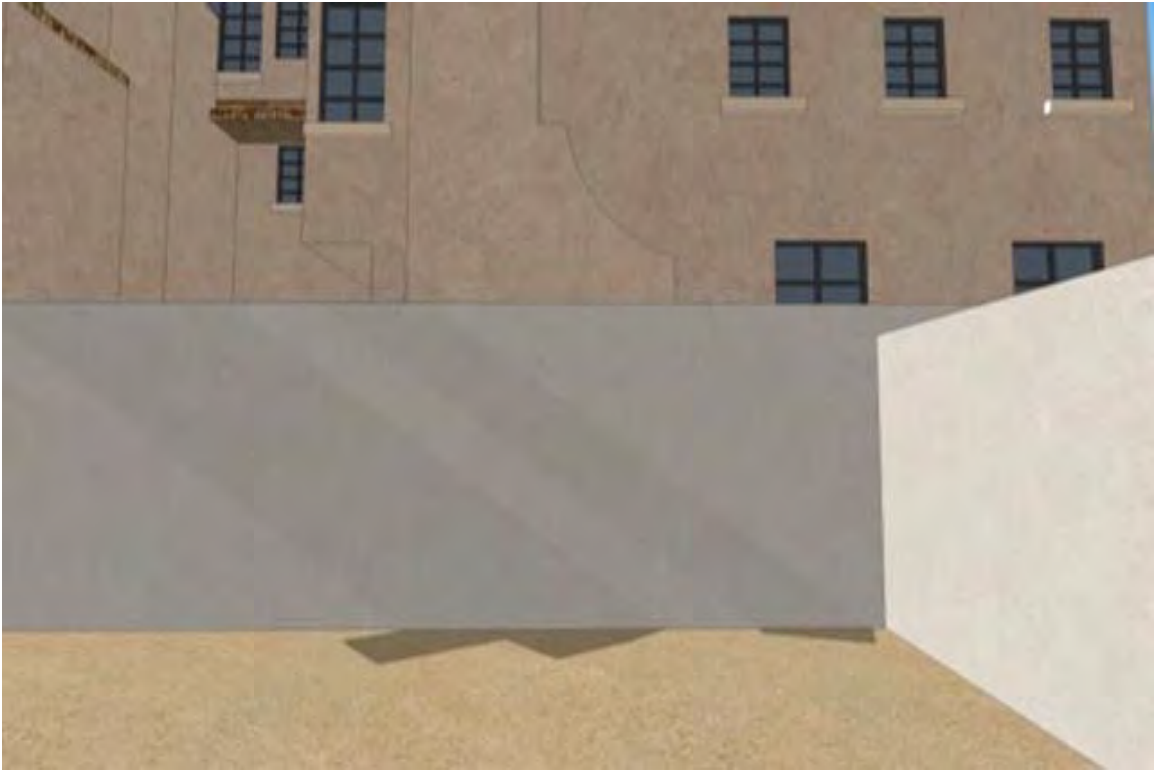


South View from San Giuliano Hotel



Existing Approval



Proposed Approval

St. Baristo Rec Center looking North



Existing Approval



Proposed Approval

Proposed Approval - East View



Proposed Approval - West View



**St Baristo
Phase 3**

No.	Date	Issue

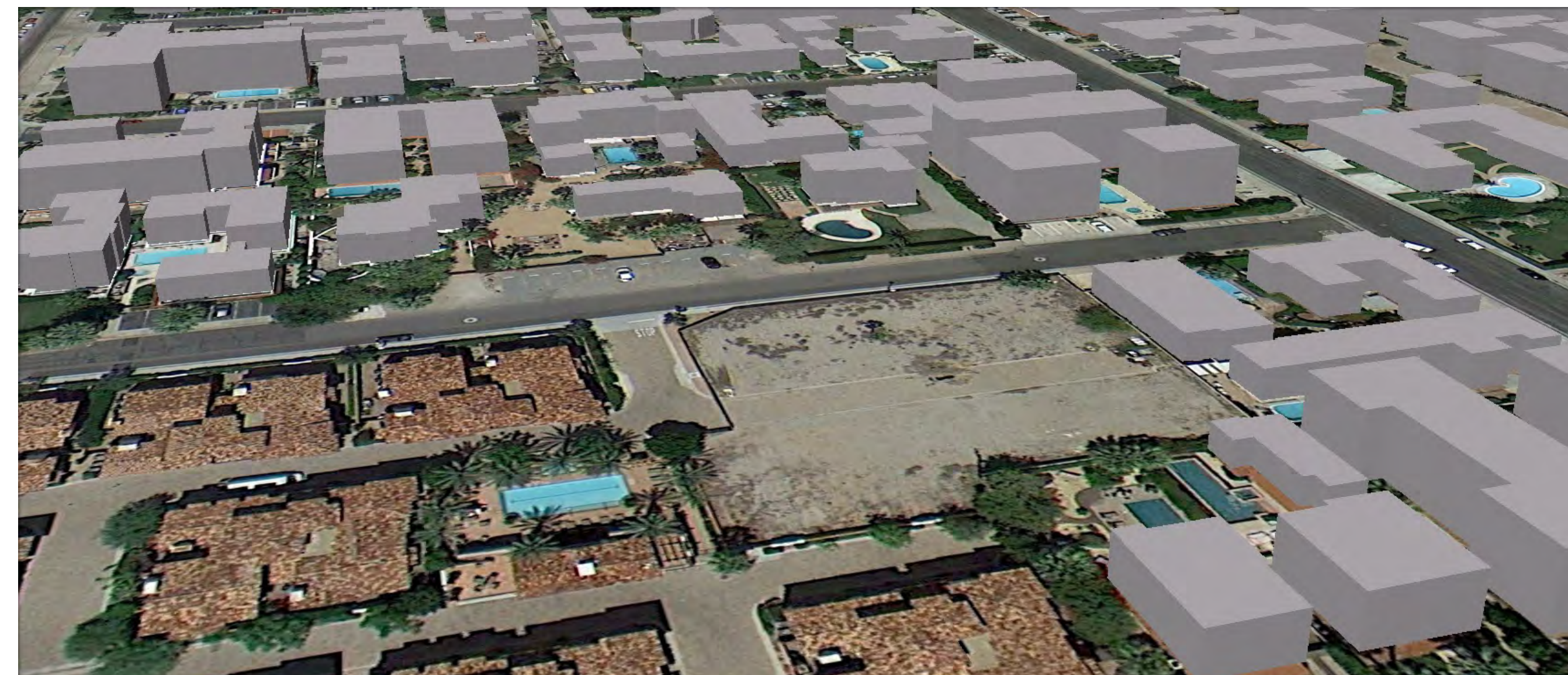
SITE PHOTOS

Job #: 025

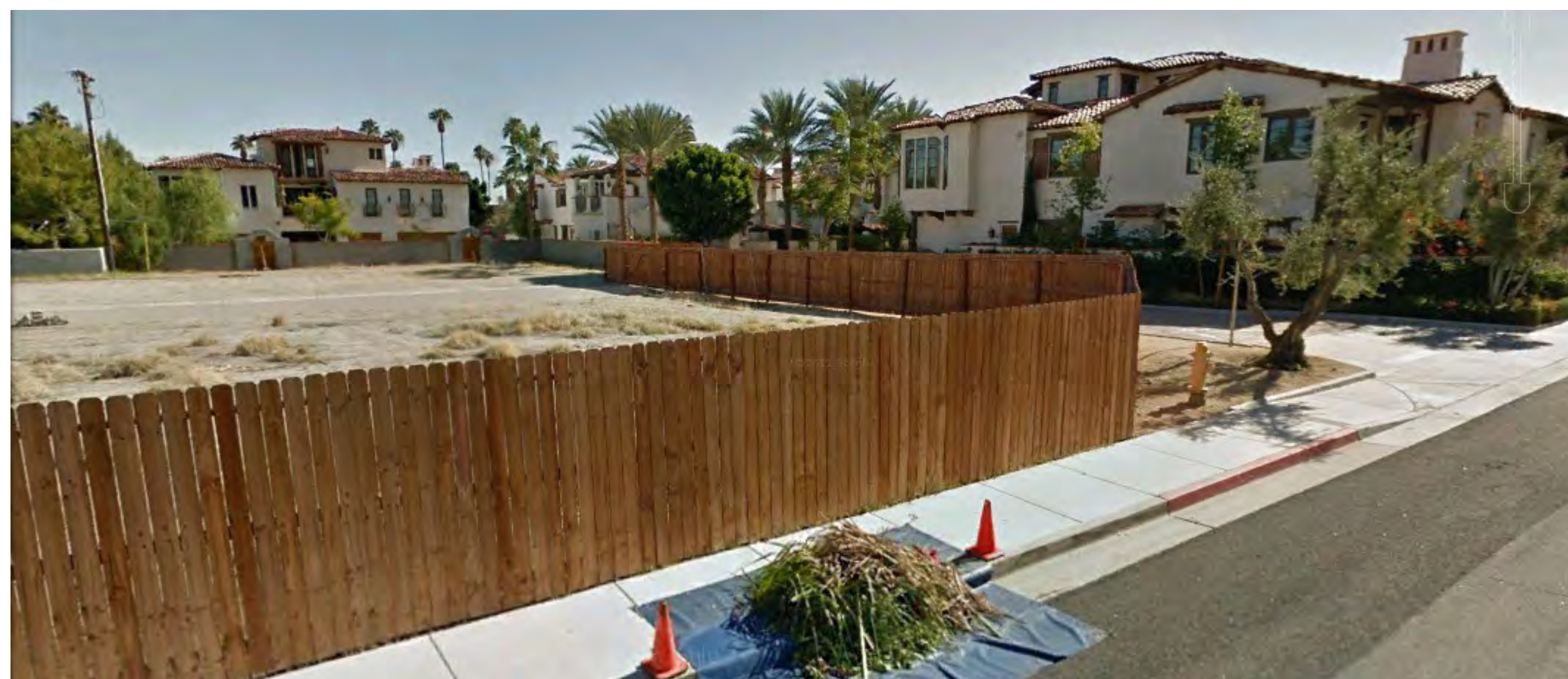
1.0
Sheet



EXISTING VIEW NE ALONG S. LUGO RD



AERIAL VIEW OF EXISTING LOT LOOKING NW



EXISTING VIEW SE ALONG S. LUGO RD AT DEVELOPMENT ENTRANCE



AERIAL VIEW OF EXISTING LOT LOOKING NE



EXISTING VIEW SE ALONG S. LUGO RD (NORTHERN PORTION OF LOT)



AERIAL VIEW OF EXISTING LOT LOOKING SE



PROPOSED VIEW SE ALONG S. LUGO RD (BUILDING TYPE 1)



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NW



PROPOSED STREET VIEW ("B" STREET)



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NE



PROPOSED VIEW SW FROM ADJACENT DEVELOPMENT (BUILDING TYPE 2) - FENCE REMOVED FOR CLARITY



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SE

**St Baristo
Phase 3**

No.	Date	Issue

RENDERINGS

Job #: 025

St Baristo Condominium Project - Existing Approvals				
PD -288 / TTM 31887 approved December 17th 2003				
Units	Height			SF
36	Triplex	3 story	34	7,326.00
2	Detached	2 story	26	1,700.00
38				

Applicant - Owner Baristo Group, LLC / Project Lofts on Lugo
555 Sunrise Way, Suite 200, Palm Springs CA 92264
Contact Michael Braun 760-325-3321
mbraun@wessmandevelopment.com

Print Date: September 23, 2013

Existing Phase 3 -Current Approvals Units & SF					Proposed Amended Phase 3 Units & SF			
PD 288 St Baristo Individual building SF					Amended PD 288 / Lofts on Lugo			
Units	Height			SF	Units	Units	Height	SF
9	3 Triplex Buildings	3 story	34	7,326.00	6	Single 3 story Townhomes A Unit	34	2,522.00
2	Detached	2 story	26	1,700.00	3	Single 3 story Townhomes B Unit	34	2,500.00
11	Units	SF		25,378.00	2	Single 2 Story Townhomes	26	2,309.00
					11	Units		27,250.00

NOTE: Proposed Phase 3 offers a less dense project with smaller building foot prints consistant of 11 individual townhomes with an average SF of 2,514 vs 3 triplex buildings consisting of SF 7,326 each and 2 two story detached units

SET BACKS Existing Approvals vs Proposed - Phase 3			
Street & Wall Set Backs	Existing Approvals Phase 3	Proposed Phase 3	Comment
Lugo Road Property Line	12	18.9 to 21.8	Neighbour property - wall enclosed small patios boutique hotel and air conditioned shed Neighbour property - yard and pool, note there is another 2 story building overlooking pool to the East Neighbour single family house for rent and pool
Neighbouring Property to the North - 3 story	9	9	
Neighbouring Property to the North - 2 story	7	7	
Neighbouring Property to the East	7.5	13.3	

Lot Coverage and Density							
Phase 3 - Property SF	Existing Approved Density Phase 3				Proposed Density Phase 3		
	Parcel Size in SF	Units	First Floor Buildable SF Footprint	Lot Coverage	Units	First Floor Buildable SF	Lot Coverage
Two parcels seperated by B street							
Parcel 8 facing Lugo street	13,868.00	6	7,315.00	53%	6	6,530.00	47%
Parcel 3 facing internal streets	12,745.00	5	7,453.00	58%	5	6,525.00	51%
Total	26,613.00	11			11		