

AN
ADDRESS
THAT KEEPS
YOU
YOUNG!!

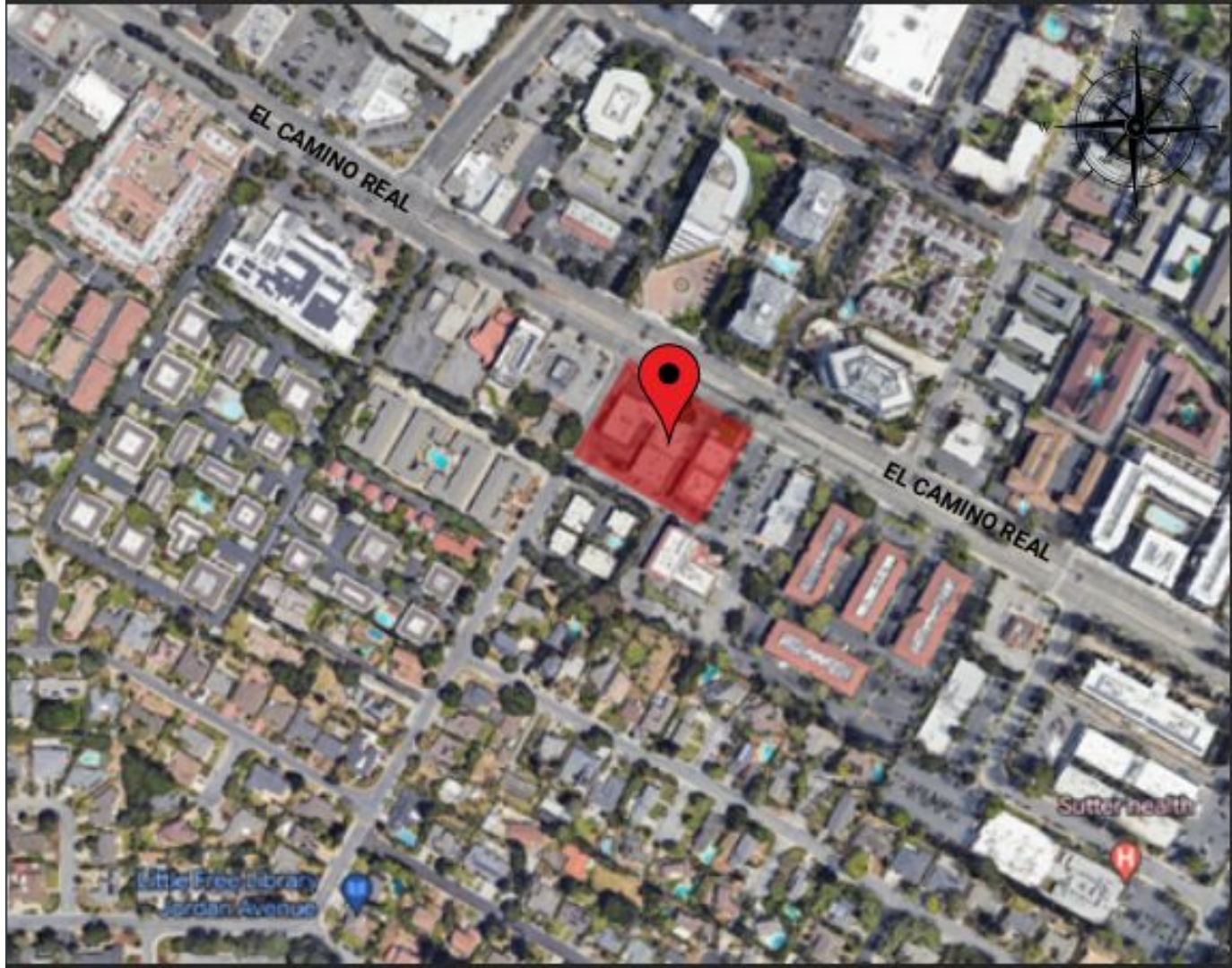
**ACTIVE
SENIOR LIVING**
PROJECT

BY- ARON DEVELOPERS
4898 ECR, LOS ALTOS, CA



PROPERTY LOCATION

*4898 ECR,
Los Altos, CA*





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PROPERTY

EL CAMINO
REAL

FutonShop
4898



An aerial architectural rendering of a modern multi-story building. The building has a mix of white, grey, and wood-grain facades, large windows, and balconies. It is situated on a city street with other buildings, trees, and cars visible in the background. The text "EXTERIOR VIEWS" is overlaid in the center in a large, bold, blue, italicized sans-serif font.

EXTERIOR VIEWS



EL CAMINO REAL
LIVIO

JORDAN AVE



LIVIO



FACILITIES:

1. Grand Entry Lobby with Reception
2. Pastry Shop
3. Executive & Staff Offices
4. Business Center
5. Restaurant
6. Bar
7. Event Space
8. Pet Centre
9. Private Dining space
10. Lap Pool
11. Salon
12. Fitness Area / Yoga Studio
13. Gym with locker room
14. Diagnostic center
15. Staff Lounge
16. Large Kitchen with Pantry
17. Laundry Room



INTERIOR VIEWS

SEATING AREA



RESTAURANT



RESTAURANT



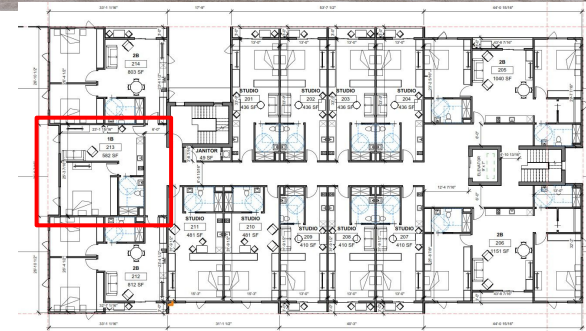
BAR



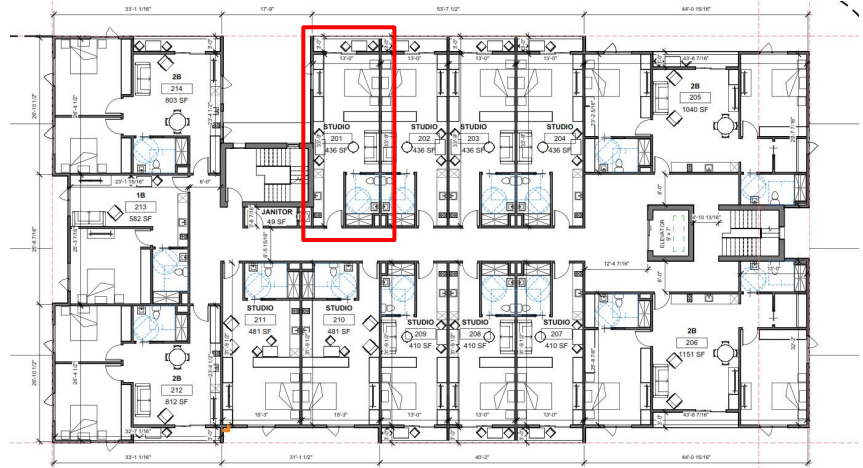
SPA



Luxurious 1 Bedroom Units

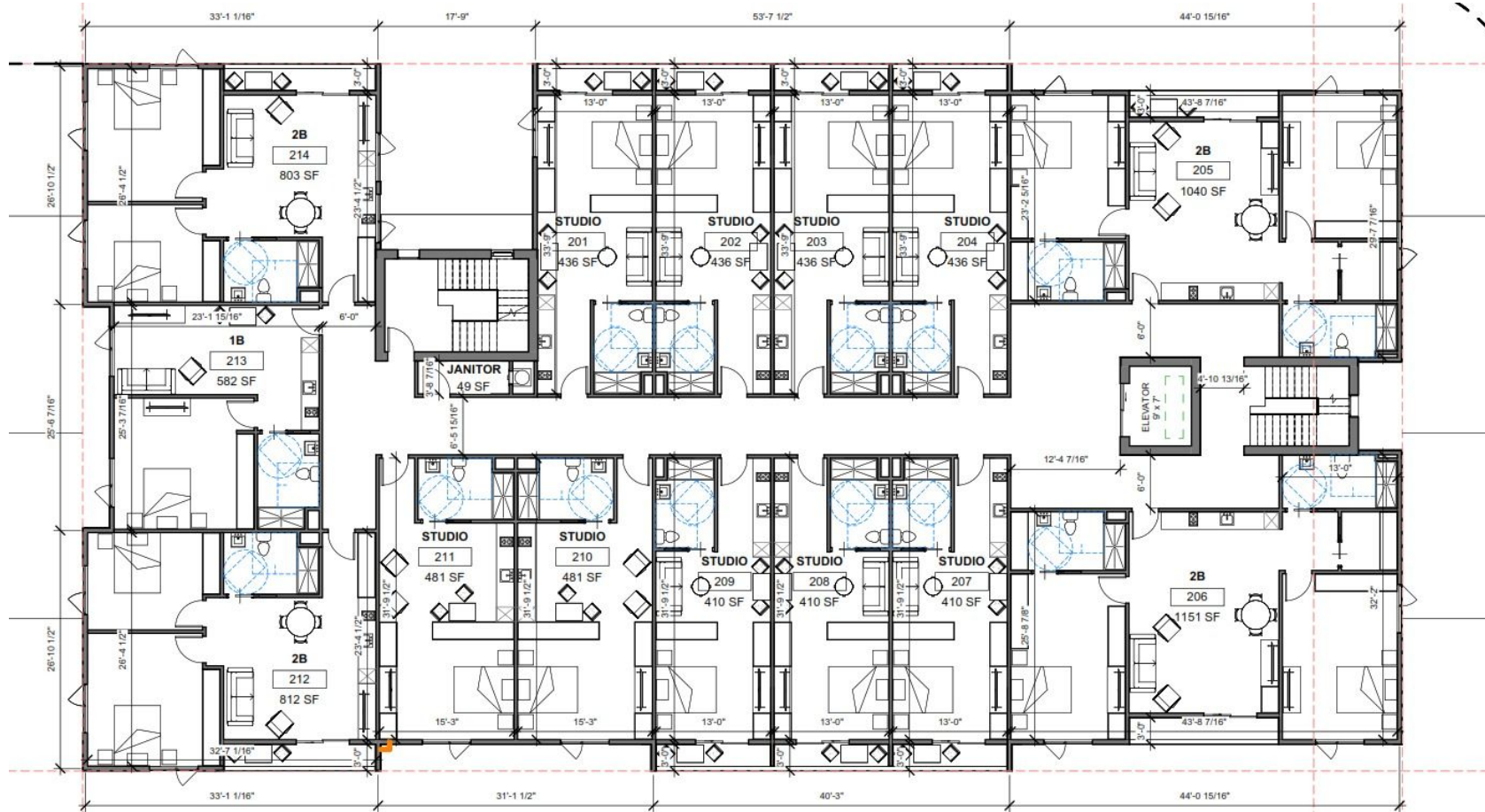


SPACIOUS STUDIO UNITS

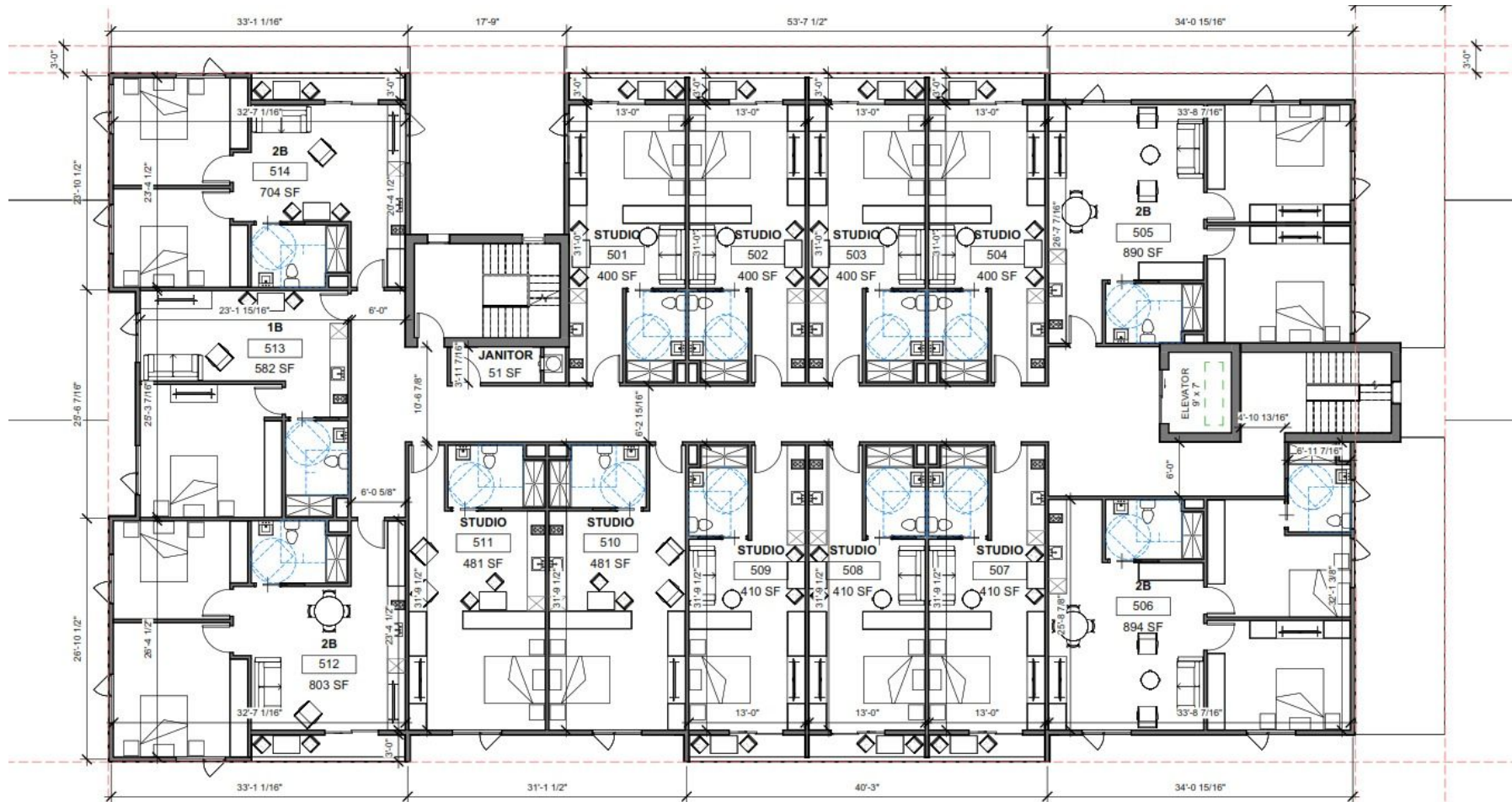


FLOOR PLANS

LEVEL 2,3,4



LEVEL 5,6



UNIT CONFIGURATION

LEVEL 2,3,4

Number	Name	Area
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200	JANITOR	49 SF
201	STUDIO	436 SF
202	STUDIO	436 SF
203	STUDIO	436 SF
204	STUDIO	436 SF
205	2B	1040 SF
206	2B	1151 SF
207	STUDIO	410 SF
208	STUDIO	410 SF
209	STUDIO	410 SF
210	STUDIO	481 SF
211	STUDIO	481 SF
212	2B	812 SF
213	1B	582 SF
214	2B	803 SF

15 8369 SF

LEVEL 5,6

Number	Name	Area
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500	JANITOR	51 SF
501	STUDIO	400 SF
502	STUDIO	400 SF
503	STUDIO	400 SF
504	STUDIO	400 SF
505	2B	890 SF
506	2B	894 SF
507	STUDIO	410 SF
508	STUDIO	410 SF
509	STUDIO	410 SF
510	STUDIO	481 SF
511	STUDIO	481 SF
512	2B	803 SF
513	1B	582 SF
514	2B	704 SF

15 7715 SF

PROJECT & UNIT DETAILS

	1 BED	2 BED	STUDIO	Unit #
LEVEL 2	1	4	9	14
LEVEL 3	1	4	9	14
LEVEL 4	1	4	9	14
LEVEL 5	1	4	9	14
LEVEL 6	1	4	9	14
TOTAL	5	20	45	70

**BUILT UP
AREA:
79,664 SQ.FT.**

APN :	170-03-085
GENERAL PLAN :	THOROUGHFARE COMMERCIAL (TC)
ZONING :	COMMERCIAL THOROUGHFARE (CT)
GROSS SITE AREA :	18,919 S.F. (0.434 ACRE)
NET SITE AREA :	16,919 S.F. (0.388 ACRE)
BASE DENSITY :	15 UNITS (38 du / net ac)
	105 UNITS (207 du / net ac)
LOT COVERAGE :	48 %
IMPERVIOUS AREA :	18,919 SQ.FT.
OCCUPANCY :	S2 / R2
CONSTRUCTION :	TYPE I-A (BELOW HORIZONTAL SEPERATION) / II-A (ABOVE HORIZONTAL SEPERATION)
FIRE SPRINKLERS :	INCLUDED PER C.B.C. 903.2

PARKING STANDARDS

PARKING PROVIDED

STANDARD:	13 SPACES
EV READY STANDARD:	06 SPACES
ADA:	09 SPACES
TOTAL PROVIDED:	22 SPACES

BICYCLE PARKING STANDARDS

PROVIDED SPACES

CLASS II (1 BYCICLE RACK):	09 SPACES
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A woman with blonde hair and glasses, wearing a yellow top and dark pants, is sitting in a blue armchair reading a book. The room is a modern, bright living space with light wood flooring. In the foreground, there is a bed with white and blue bedding and a nightstand with a lamp. In the background, there is a dining table with a yellow vase and a kitchen area with grey cabinets and a stainless steel dishwasher. The text "THANK YOU!" is overlaid in large, white, bold letters across the center of the image.

THANK YOU!

**ARON DEVELOPERS
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