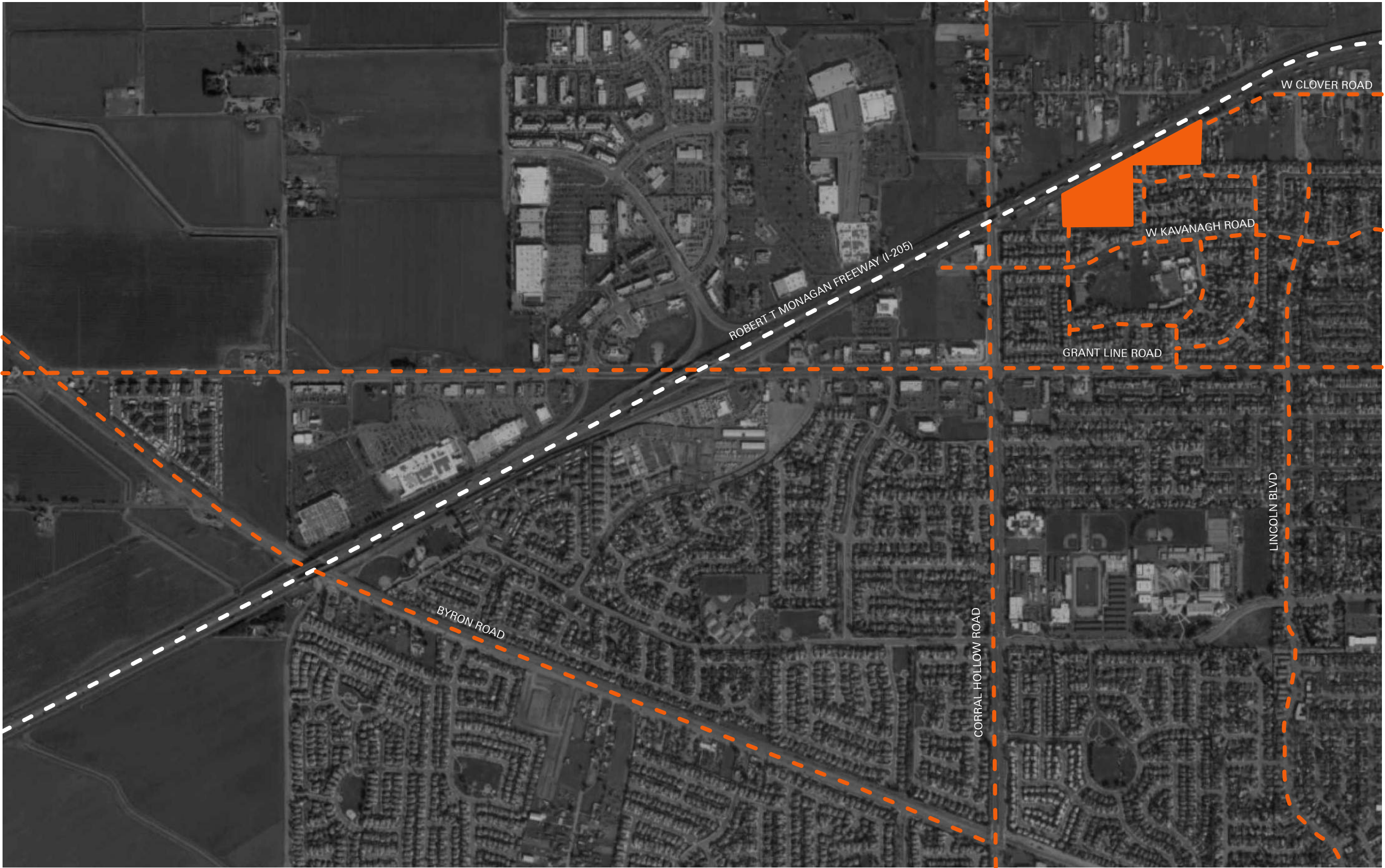


Tracy 10 Acre Site

Tracy, CA
Yield Study
2021.04.15



Site Context



Zoning & Codes

Zoning & Codes

SITE AREA
10 acres

ADDRESS
11428 W Clover Road
Tracy, CA 95376

ZONING DISTRICT
City of Tracy

SEISMIC TIER
IIIE (SDS = 0.905)

GOVERNING CODES
2019 California Building Code
2019 California Electric Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code
2019 CBC Chapter 11A - Accessibility



Site Plan

PARKING*

SURFACE	283
COVERED PARKING	192
TOTAL	475

RATIO 1.97 Spaces/Unit
*10% Allowance for ADA stalls and utility spaces

CLUBHOUSE / AMENITY BUILDING

Medium Clubhouse - 6,920 SF

Maintenance Building -1,160 SF

BUILDING CONFIGURATION

TYPE	QTY	BLDG GSF	TOTAL
B-D	4	22,926 SF	91,704 SF
D-D	4	24,825 SF	99,300 SF
B-F	2	24,024 SF	48,048 SF
TOTAL	10		239,052 SF

UNIT MIX

UNIT	TYPE	NRSF	QTY	TOTAL NRSF	UNIT %
A24_32	1BD/1BA	718 SF	40	128,720 SF	16.67%
A25_32	1BD/1BA	741 SF	18	13,338 SF	7.50%
A29_26	1BD/1BA	716 SF	18	12,888 SF	7.50%
A30_26	1BD+/1BA	741 SF	30	22,230 SF	12.50%
			106	77,176 SF	44.17%
B35_32	2BD/2BA	1003 SF	20	20,060 SF	8.33%
B37_32	2BD/2BA	1052 SF	36	37,872 SF	15.00%
B41_26 KOR	2BD/2BA	1034 SF	30	31,020 SF	12.50%
B41_26 END	2BD/2BA	1032 SF	36	37,152 SF	12.50%
			122	126,104 SF	50.83%
C48_32	3BD/2BA	1233 SF	6	7,398 SF	2.50%
C52_26	3BD/2BA	1213 SF	6	7,278 SF	2.50%
			12	126,104 SF	5.00%
	TOTAL		240	217,956 SF	(24 DU/AC)



Chassis Plan B-D

UNIT MIX

UNIT	TYPE	QTY
A01	1BD/1BA	3
A02	1BD/1BA	4
A03	1BD/1BA	3
A04	1BD/1BA	3
		13
B01	2BD/2BA	2
B02	2BD/2BA	6
B03	2BD/2BA	3

TOTAL UNITS: 24



BD CHASSIS - LEVEL 2 & 3



BD CHASSIS - LEVEL 1

Chassis Plan D-D

UNIT MIX

UNIT	TYPE	QTY
A02	1BD/1BA	4
A05	1BD/1BA	3
		7
B01	2BD/2BA	2
B02	2BD/2BA	9
B03	2BD/2BA	6
		17

TOTAL UNITS: 24



DD CHASSIS - LEVEL 2 & 3



DD CHASSIS - LEVEL 1

Chassis Plan B-F

UNIT MIX

UNIT	TYPE	QTY
A01	1BD/1BA	3
A02	1BD/1BA	4
A03	1BD/1BA	3
A05	1BD/1BA	3
		13
B01	2BD/2BA	2
B02	2BD/2BA	3
		5
C01	3BD/2BA	3
C02	3BD/2BA	3
		6
TOTAL UNITS:		24

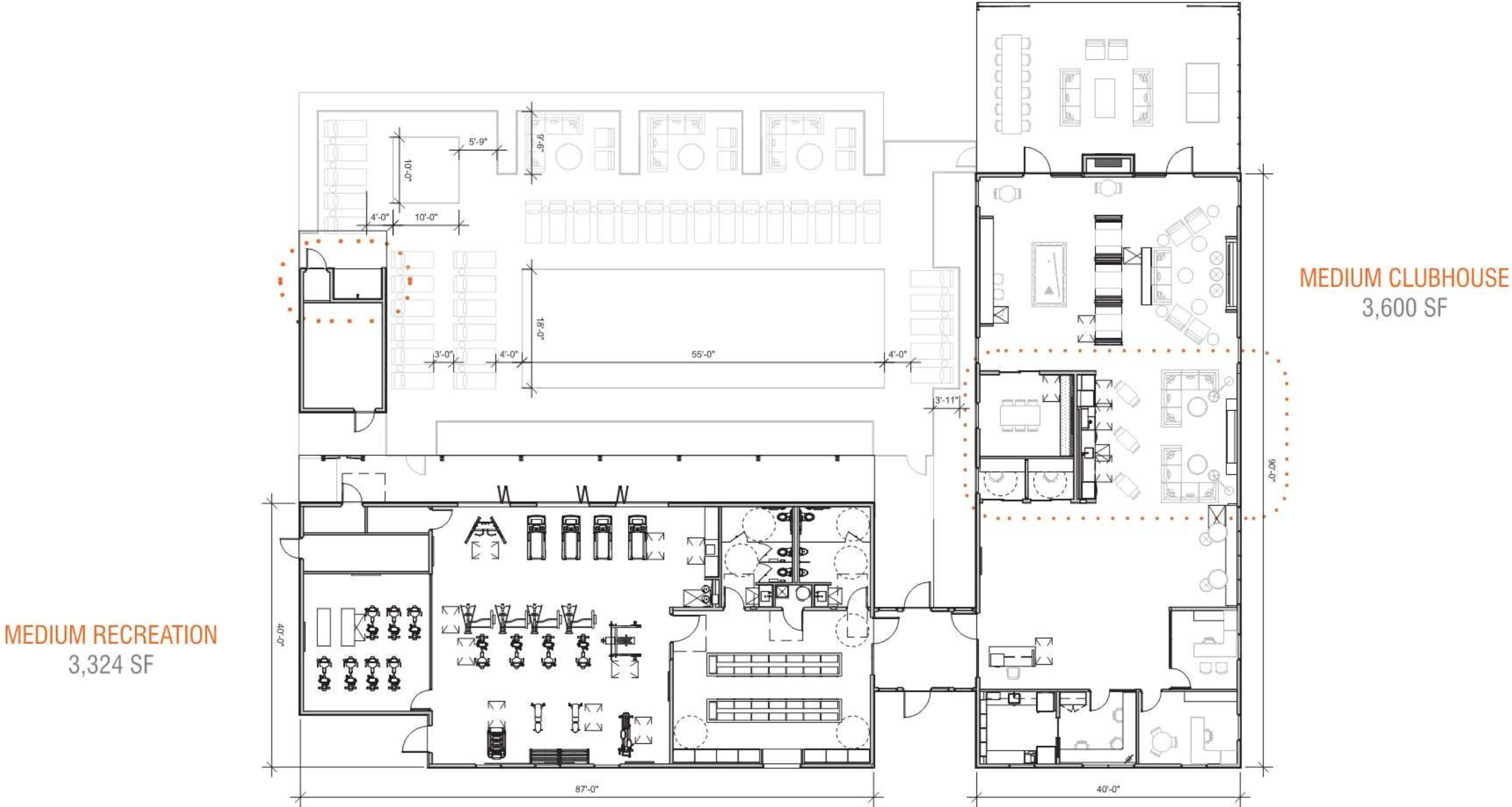


BF CHASSIS - LEVEL 2 & 3



BF CHASSIS - LEVEL 1

Clubhouse Plan



Curated Finishes

Interiors simplified

When a space is well-designed and well-built, you can feel it.
Everyday spaces transform into a canvas for comfortable, effortless living.

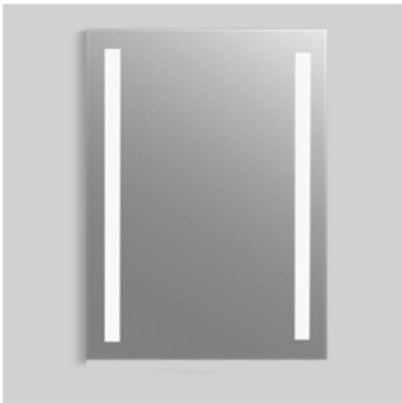
We believe that **creating those spaces should feel effortless too.**



Plumbing



Appliances



Accessories



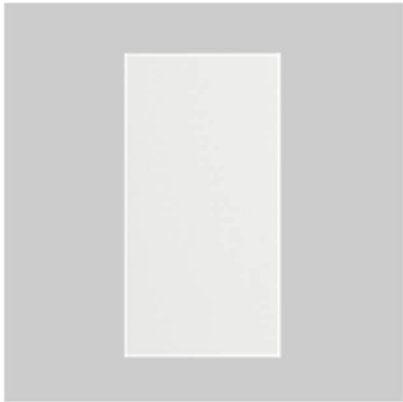
Lighting



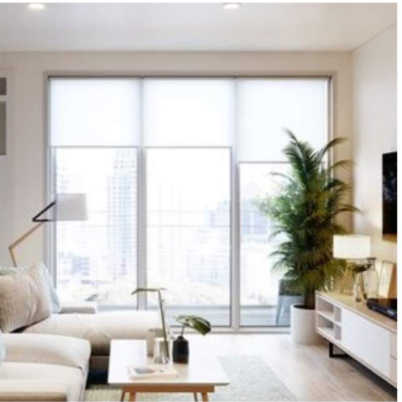
Carpet



Flooring: Engineered Wood, Vinyl & Tile



Tile: Porcelain, Ceramic & Glass



Window Coverings



Hardware



Countertops & Cabinets



Bright Modern
Curated Palette



Appliances



Lighting



Plumbing Fixtures



Accessories



Finishes



Elegant
Contemporary
Curated Palette



Appliances



Lighting



Plumbing Fixtures



Accessories



Finishes



Refined Urban
Curated Palette



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Accessories



Finishes



Modern Urban
Curated Palette



Appliances



Lighting



Plumbing Fixtures



Accessories



Finishes



Rich Traditional
Curated Palette



Appliances



Lighting



Plumbing Fixtures



Accessories



Finishes

