

EXHIBIT A

Nueva Acequia

Apartments

Schematic Design 50% Document

03.30.2022



Site Location



Site Location

Vicinity Map



Project Overview

Site Location - Located off Camino de Jacobo North of the Cerrillos Rd. and Airport Rd. intersection

Site Area - 6.66 Acres

Project Description - Multi-Family Housing Complex

Units -	Studio/ 1 Bath (480sf)	40
	1 Bedroom/ 1 Bath (720sf)	60
	2 Bedroom/ 2 Bath (996sf)	30
	Total Units	130

Unit Mix -	Studio/ 1 Bath	31%
	1 Bedroom/ 1 Bath	46%
	2 Bedroom/ 2 Bath	23%

Total Residential Area - 88,990 sf

Total Building Area - 127,300 sf

Building Amenities - Leasing Office, Gathering Room with Kitchen, Co-Working Lounges, Laundry

Site Amenities - Walking Path with Exercise Stations, Small Gathering Spots, Playgrounds, Fruit Trees, Open Space

Related Surrounding Developments

Project Site



Existing Conditions

Project Site Aerial Photo



Existing Conditions

Site Photos



1) View looking North from Site



2) View looking East from Site



3) View looking South from Site



4) View looking West from Site

Existing Conditions

Site Photos



5) View looking Southwest towards Site from Eastern adjacent property



6) View looking Northeast from Eastern adjacent property along proposed extension of San Ignacio Rd.



7) View looking West at drainage area of Southern neighbor (storage units)

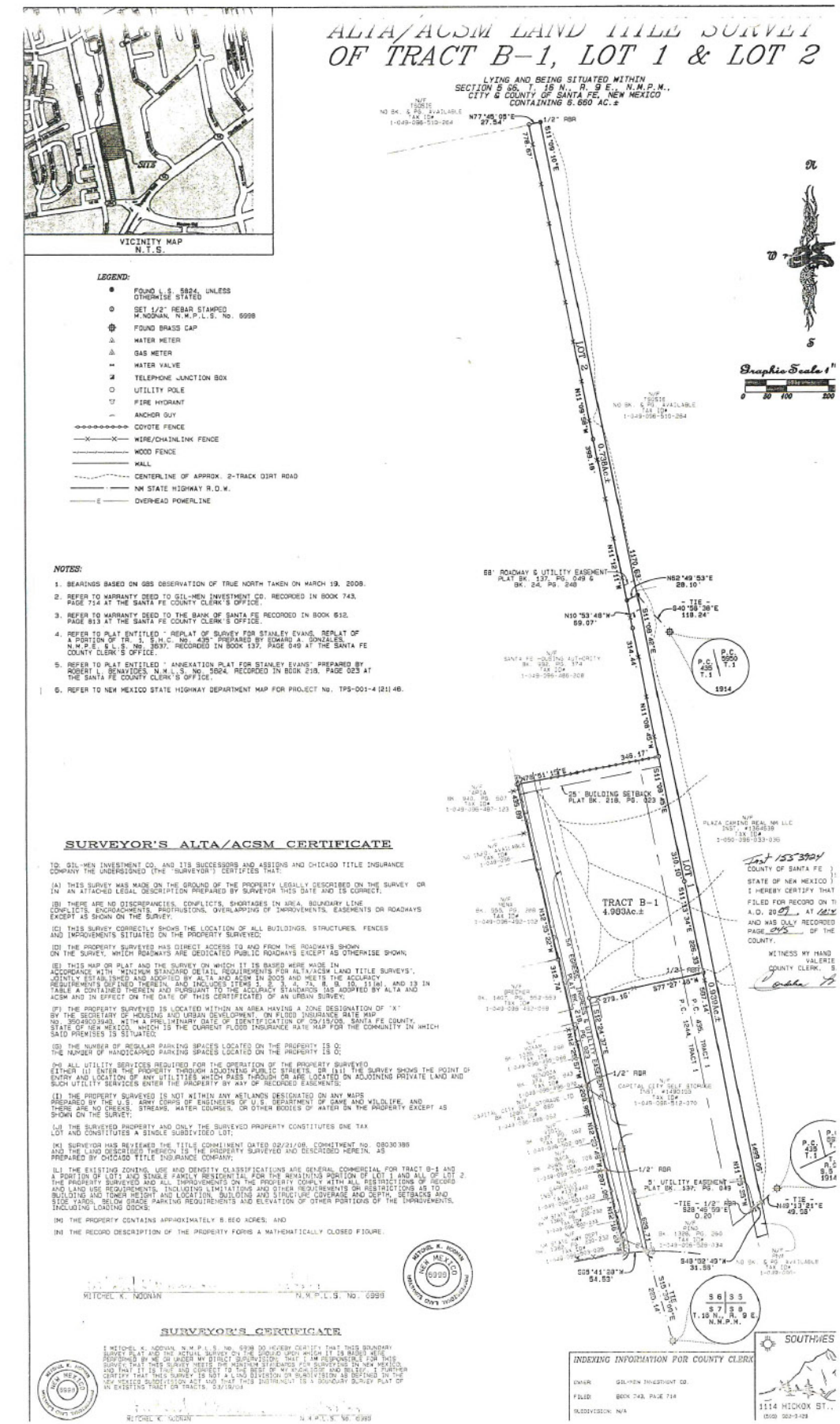


8) View looking North along Camino de Jacobo at Southwest corner of Site

Site Photo Locations

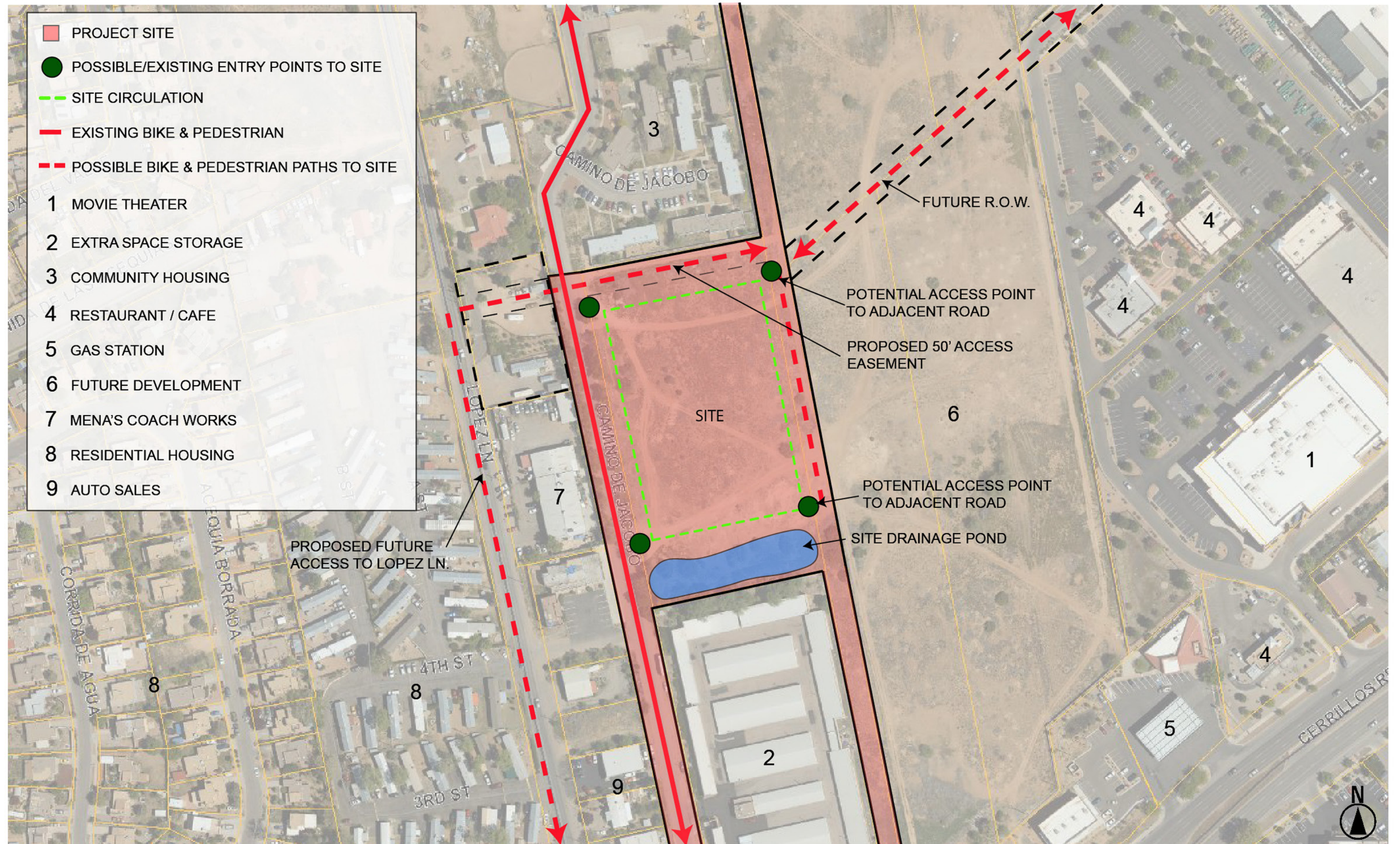


Site Survey



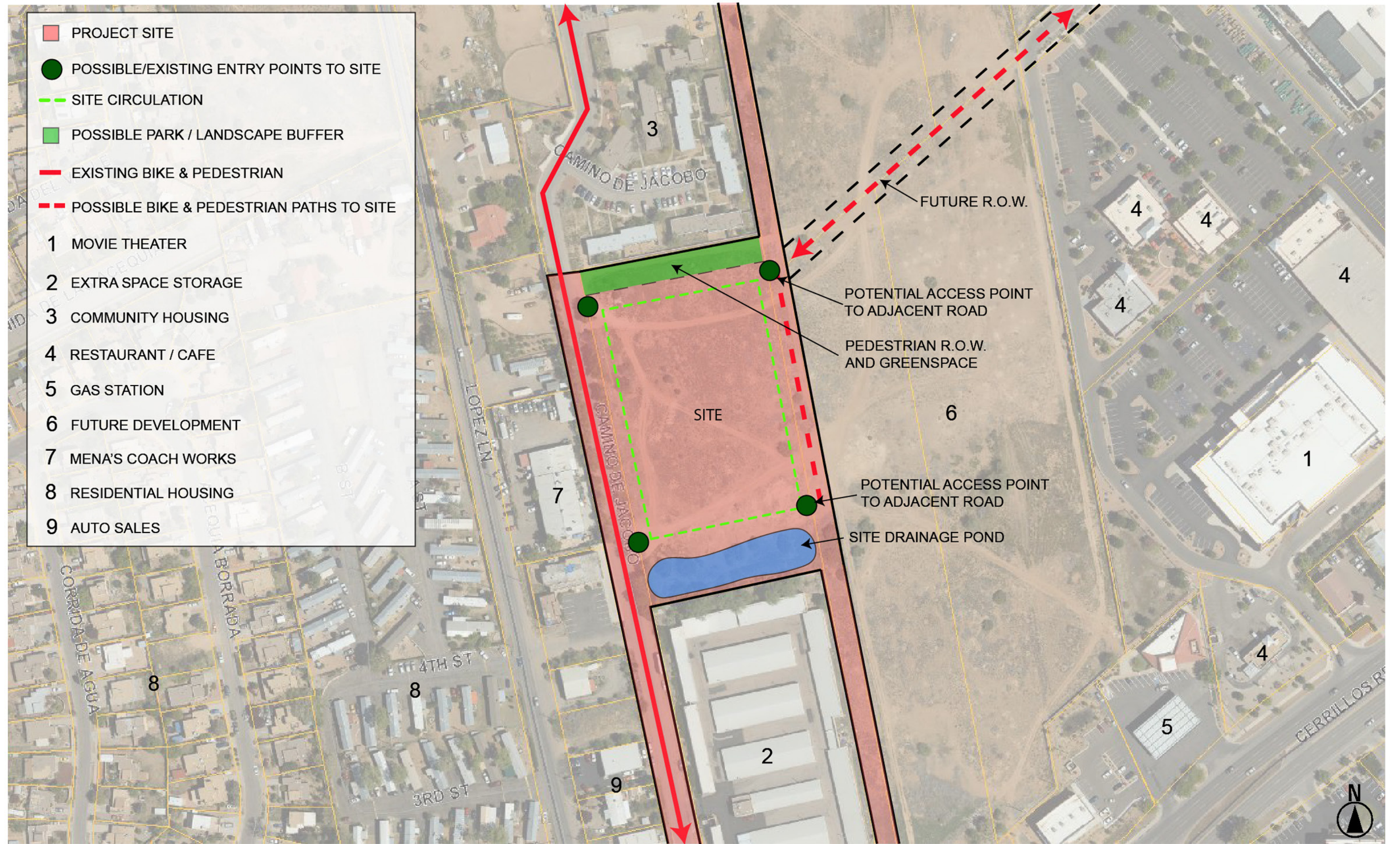
SITE ACCESS MAP

OPTION 1



SITE ACCESS MAP

OPTION 2



Vicinity Site Plan



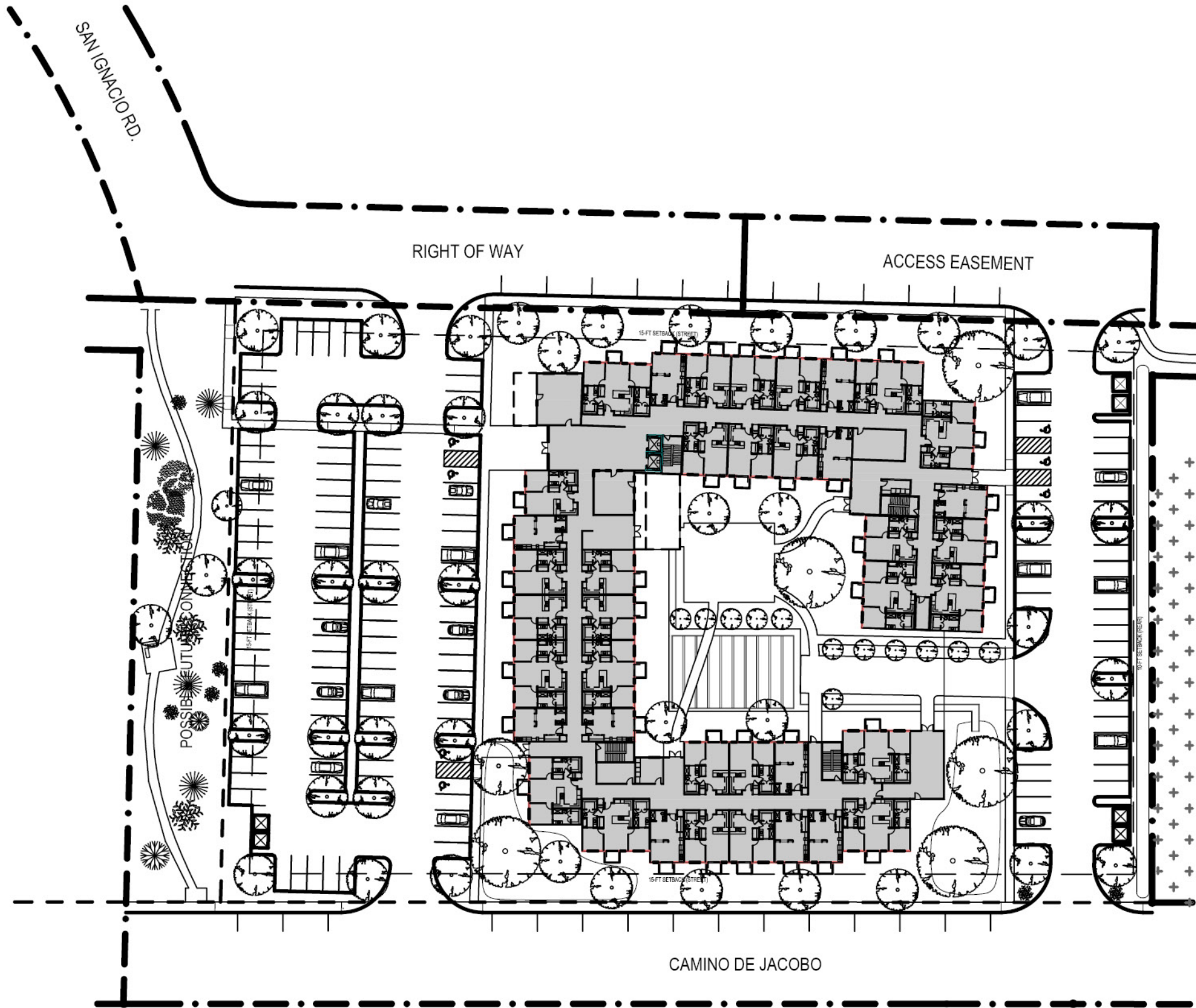
Bird's Eye View from the Southwest



Bird's Eye View from the Northeast



Site Plan



PROJECT TOTALS


STUDIOS:	QTY. 40 @ 490 SF =	19,600 SF
1-BEDROOMS:	QTY. 60 @ 659 SF =	39,540 SF
2-BEDROOMS:	QTY. 30 @ 995 SF =	29,850 SF

130 UNITS TOTAL:	88,990 SF
STAIRS / ELEVATORS:	3,754 SF
CORRIDORS / ENTRIES:	21,293 SF
SUPPORT SPACES:	13,263 SF

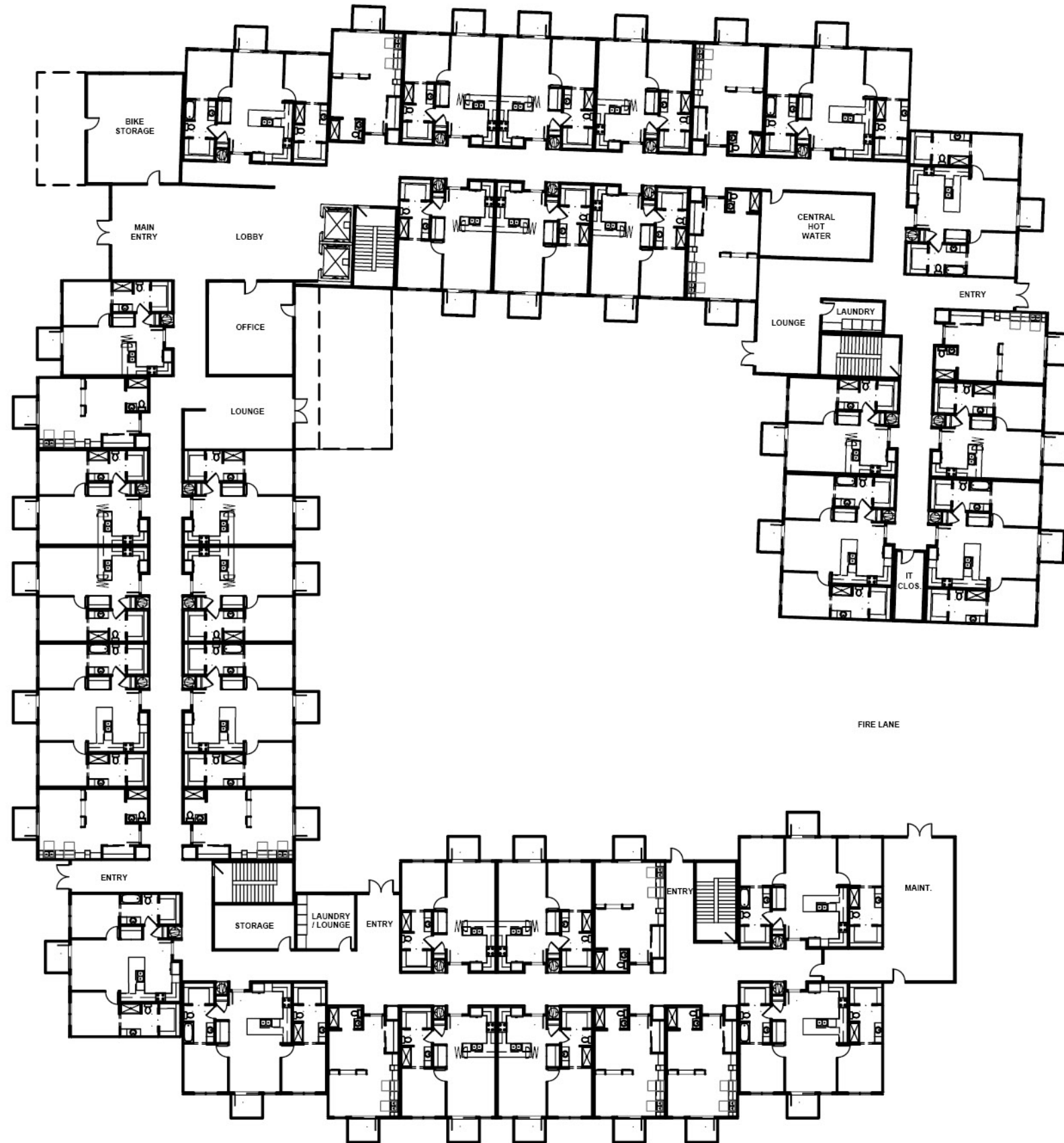
TOTALS BUILDING AREA: 127,300 SF

EXTERIOR COMMUNAL PORCHES: 2,204 SF

PARKING SPACES PROVIDED:	157
PARKING SPACES REQUIRED:	170
DEFICIT:	13

SCALE: 1/64" = 1'-0" 

Floor Plan: Level 1



LEVEL 1 TOTALS

STUDIOS: QTY. 11 @ 490 SF = 5,390 SF
 1-BEDROOMS: QTY. 17 @ 659 SF = 11,203 SF
 2-BEDROOMS: QTY. 11 @ 995 SF = 10,945 SF

39 UNITS TOTAL: 27,538 SF
 STAIRS / ELEVATORS: 1,050 SF
 CORRIDORS / ENTRIES: 6,771 SF
 SUPPORT SPACES: 5,407 SF

LEVEL 1 AREA TOTALS: 40,766 SF

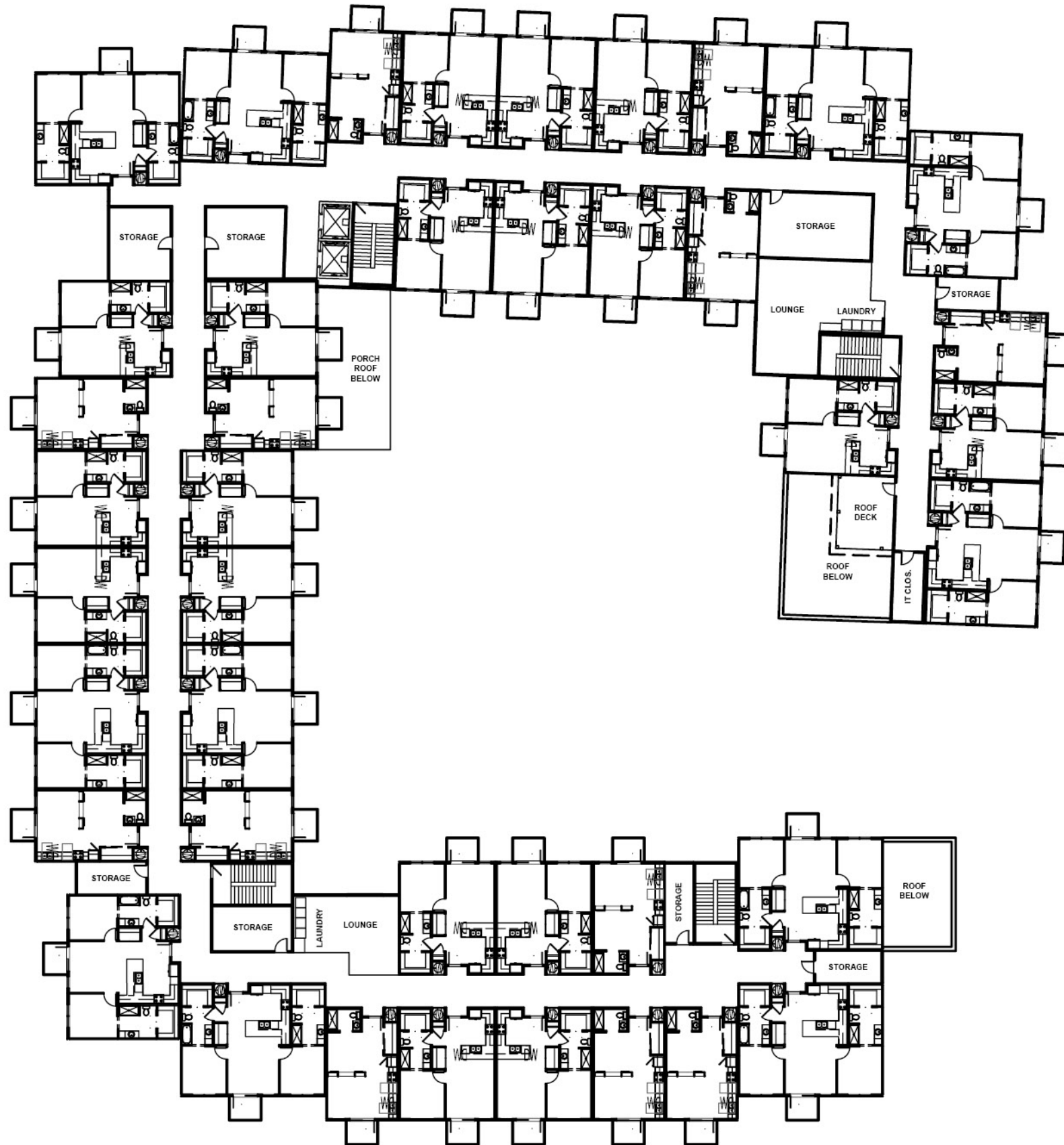
SHARED COVERED PORCHES: 1,296 SF

LEVEL 1



NUEVA ACEQUIA APARTMENTS
 AUTOTROPH ARCHITECTS
 SCALE: 1/32" = 1'-0"
 03.30.2022

Floor Plan: Level 2



LEVEL 2 TOTALS

STUDIOS: QTY. 12 @ 490 SF = 5,880 SF
 1-BEDROOMS: QTY. 18 @ 659 SF = 11,862 SF
 2-BEDROOMS: QTY. 11 @ 995 SF = 10,945 SF

41 UNITS TOTAL: 28,687 SF
 STAIRS / ELEVATORS 1,050 SF
 CORRIDORS: 6,192 SF
 SUPPORT SPACES: 3,239 SF

LEVEL 2 AREA TOTALS: 39,168 SF

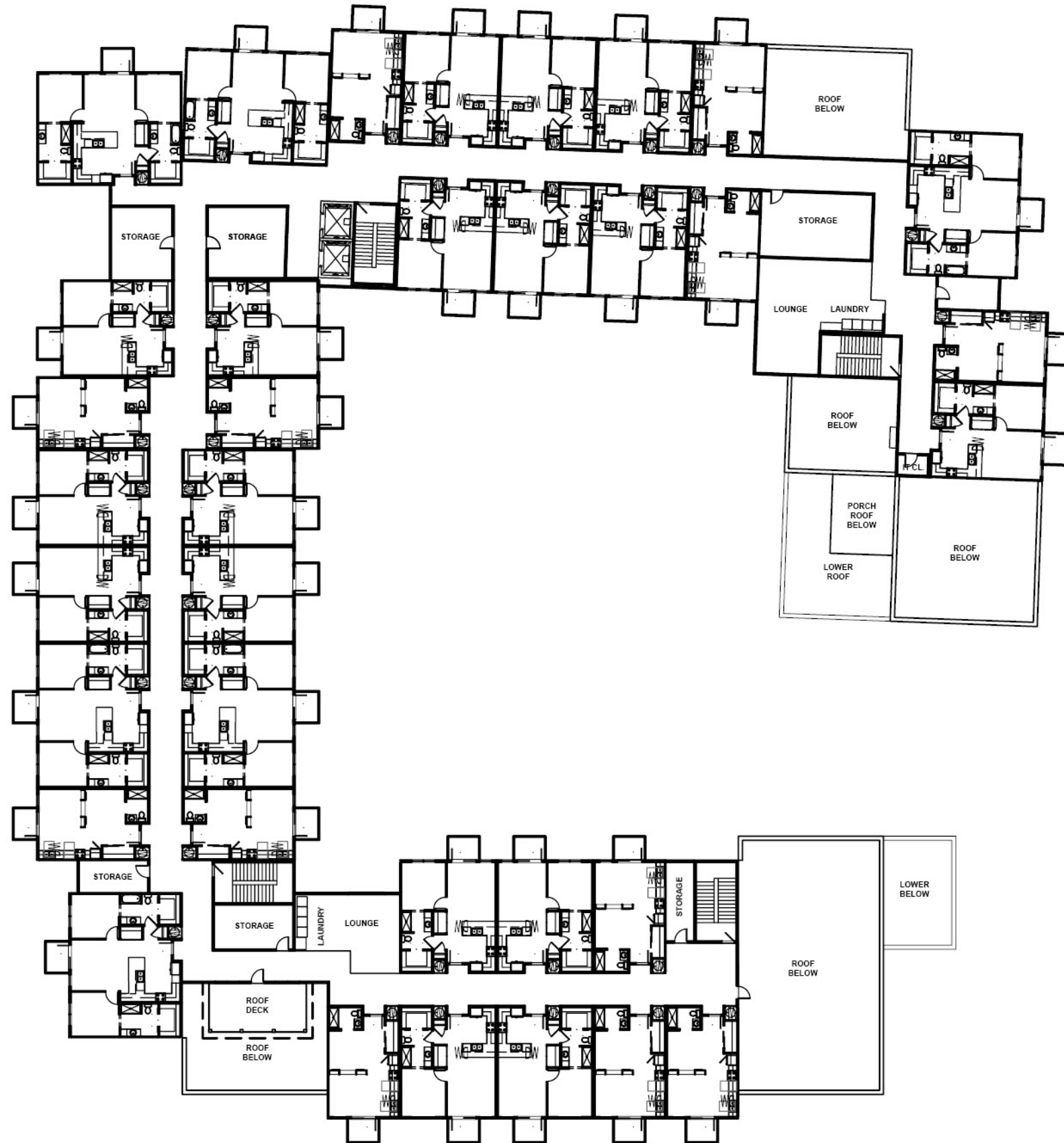
COMMUNAL COVERED PORCHES: 254 SF

LEVEL 2



NUEVA ACEQUIA APARTMENTS
 AUTOTROPH ARCHITECTS
 SCALE: 1/32" = 1'-0"
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Floor Plan: Level 3



LEVEL 3 TOTALS

STUDIOS: QTY. 12 @ 490 SF = 5,880 SF
 1-BEDROOMS: QTY. 17 @ 659 SF = 11,203 SF
 2-BEDROOMS: QTY. 6 @ 995 SF = 5,970 SF

36 UNITS TOTAL: 23,053 SF
 STAIRS / ELEVATORS 1,050 SF
 CORRIDORS: 5,805 SF
 SUPPORT SPACES: 2,853 SF

LEVEL 3 AREA TOTALS: 32,761 SF

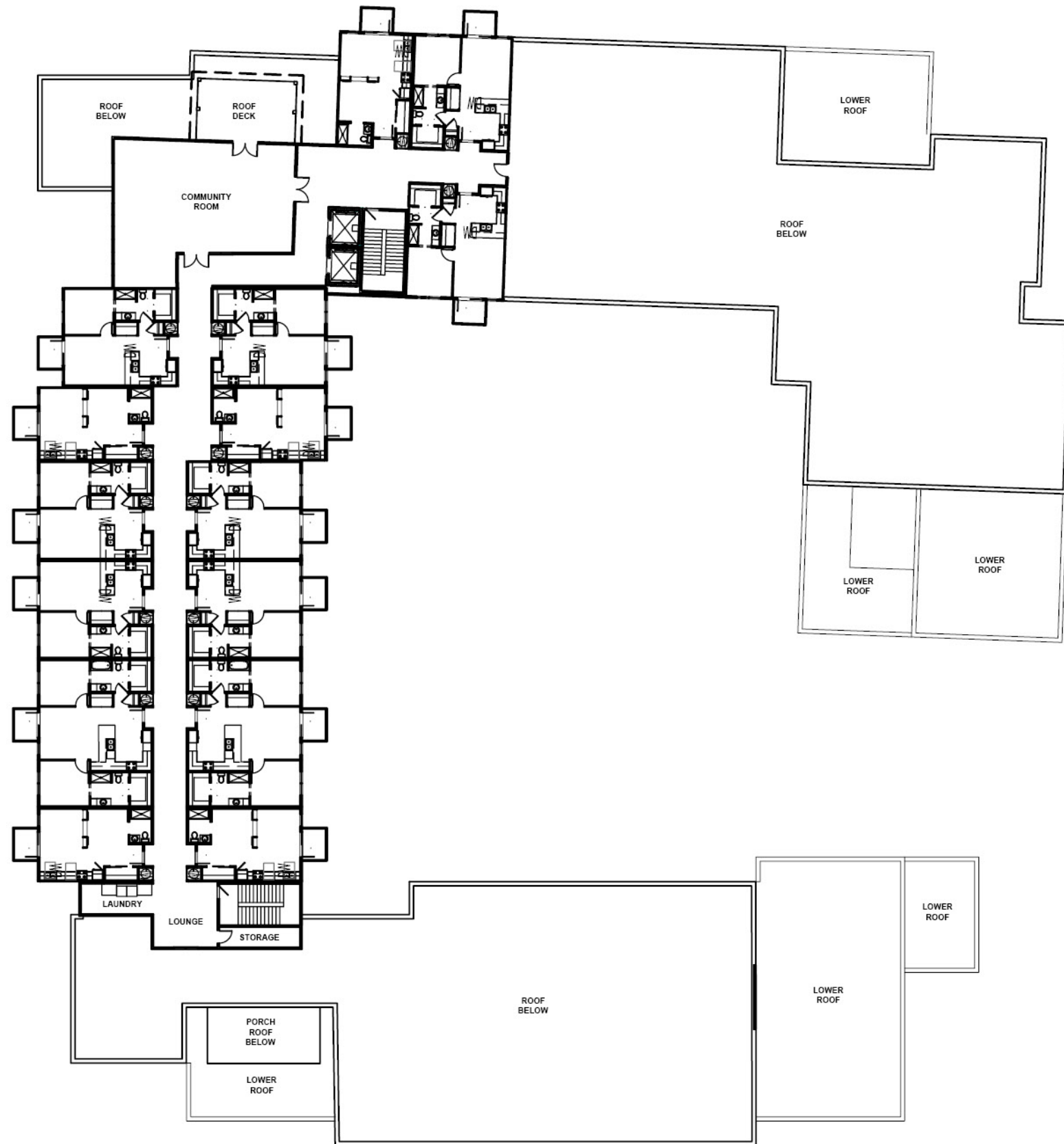
EXTERIOR COMMUNAL PORCHES: 293 SF

LEVEL 3



NUEVA ACEQUIA APARTMENTS
 AUTOTROPH ARCHITECTS
 SCALE: 1/32" = 1'-0"
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Floor Plan: Level 4



LEVEL 4 TOTALS

STUDIOS: QTY. 5 @ 490 SF = 2,450 SF
 1-BEDROOMS: QTY. 8 @ 659 SF = 5,272 SF
 2-BEDROOMS: QTY. 2 @ 995 SF = 1,990 SF

14 UNITS TOTAL: 9,712 SF
 STAIRS / ELEVATORS: 604 SF
 CORRIDORS: 2,525 SF
 SUPPORT SPACES: 1,764 SF

LEVEL 4 AREA TOTALS: 14,605 SF

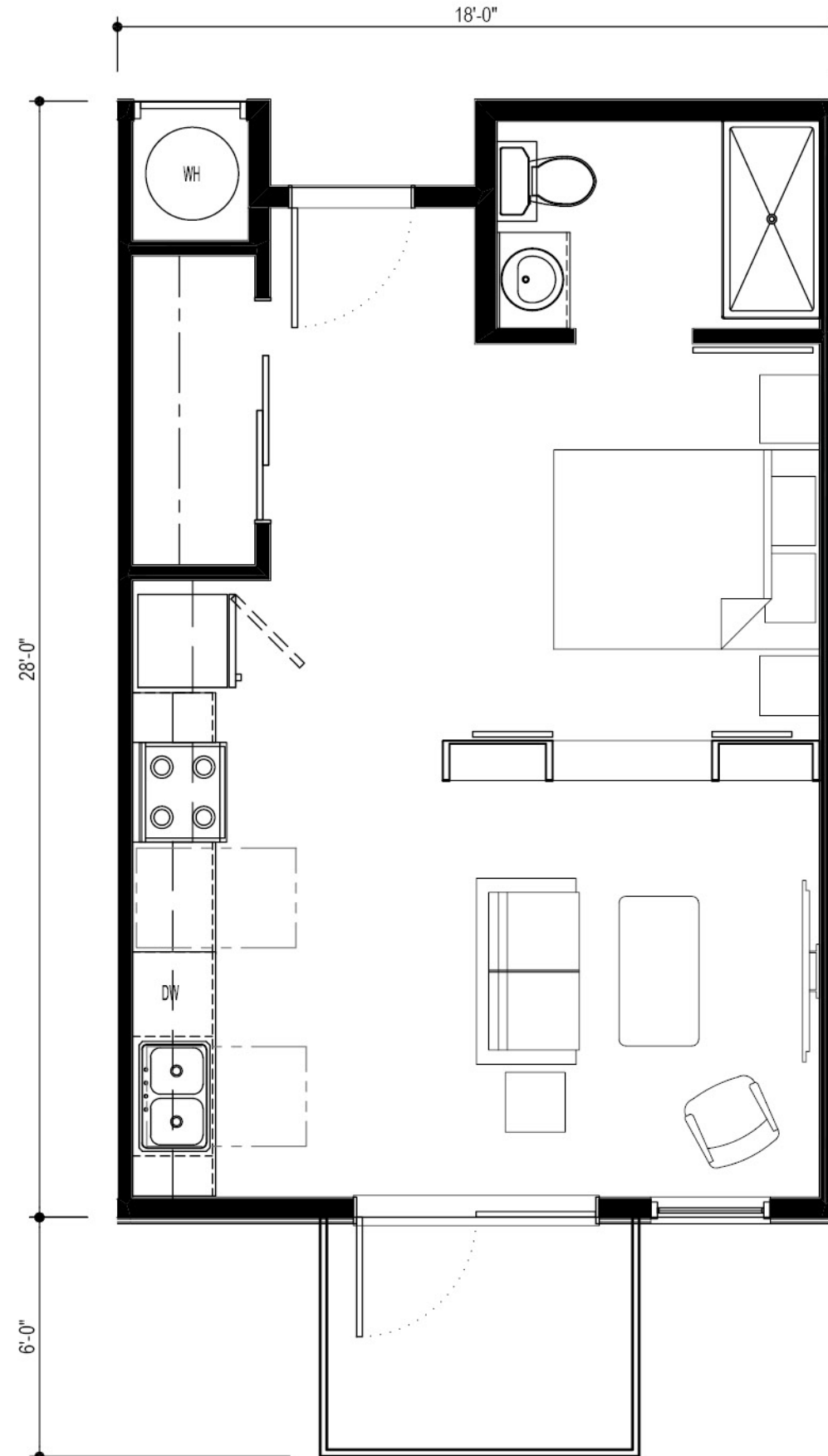
EXTERIOR COMMUNAL PORCHES: 361 SF

LEVEL 4



NUEVA ACEQUIA APARTMENTS
 AUTOTROPH ARCHITECTS
 SCALE: 1/32" = 1'-0"
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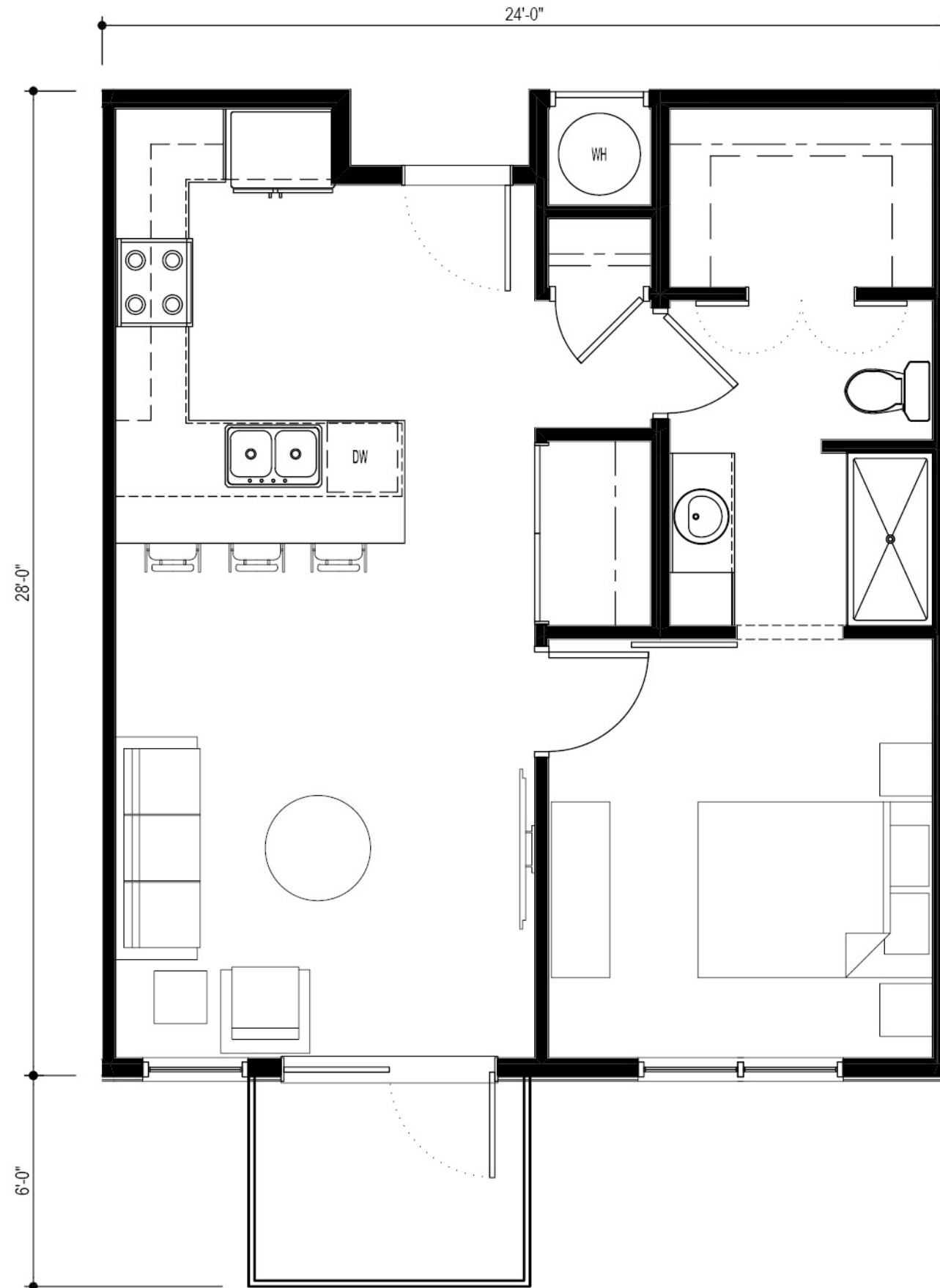
Unit Plans: Studio Unit (0 Bedroom - 1 Bathroom)



STUDIO 490 SF

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AUTOTROPH DESIGN
SCALE: 1/4" = 1'-0"
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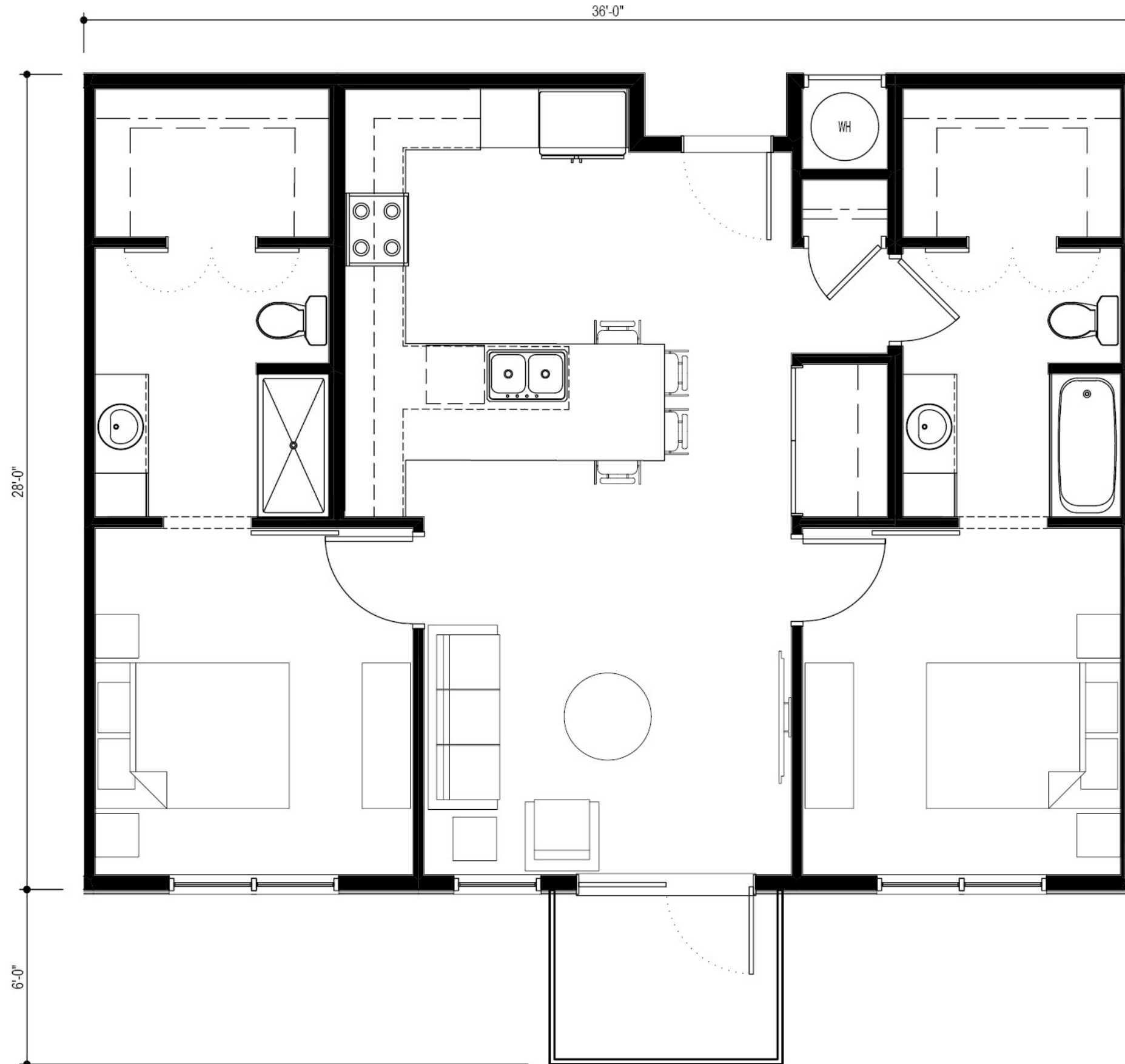
Unit Plans: 1-Bedroom Unit (1 Bedroom - 1 Bathroom)



1-BDRM. 659 SF

NUEVA ACEQUIA APARTMENTS
AUTOTROPH DESIGN
SCALE: 1/4" = 1'-0"
03.30.2022

Unit Plans: 2-Bedroom Unit (2 Bedrooms - 2 Bathrooms)



2-BDRM. 995 SF

NUEVA ACEQUIA APARTMENTS
AUTOTROPH DESIGN
SCALE: 1/4" = 1'-0"
03.30.2022

