





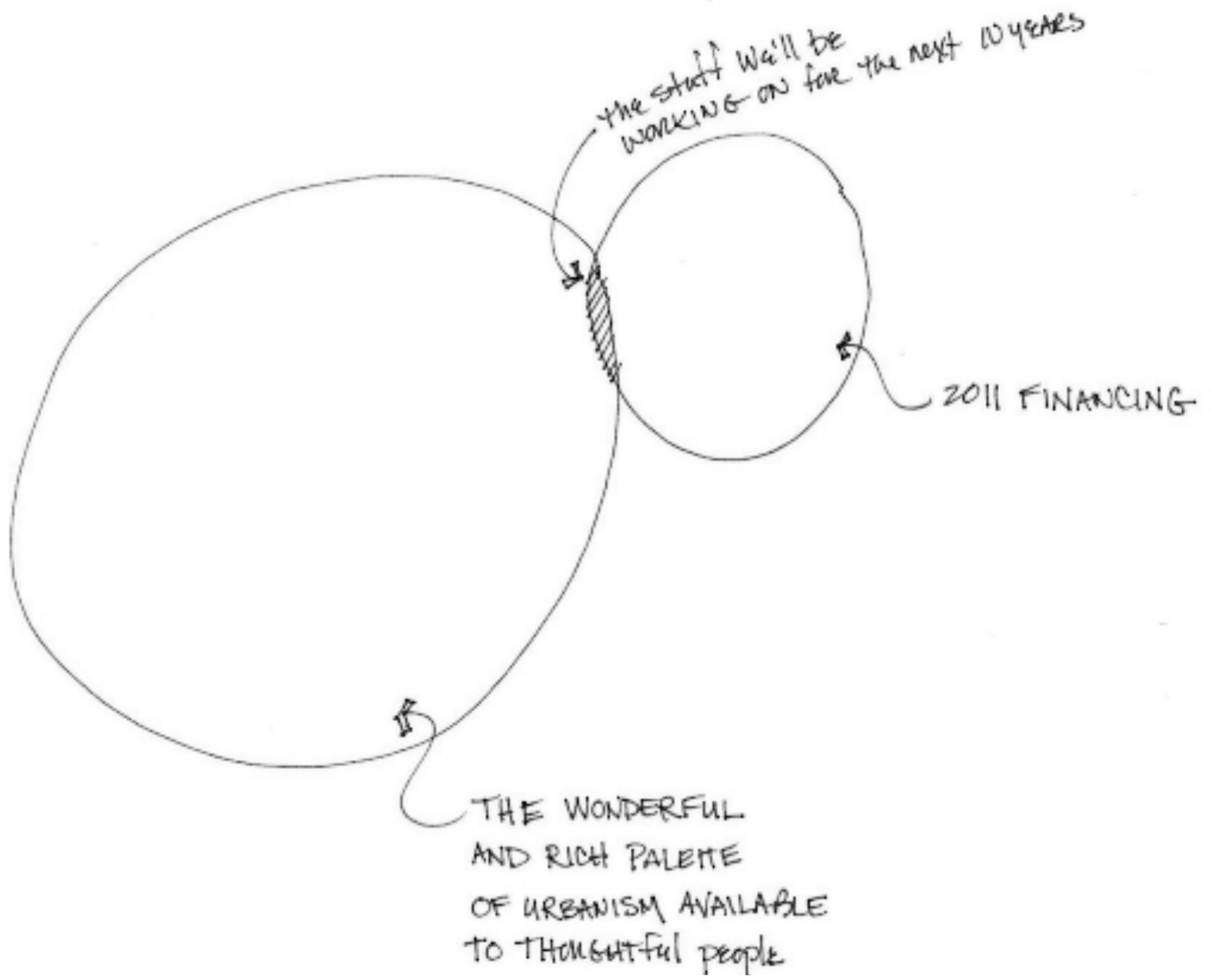




# Building

<u>Sales Price</u>	<u>100%</u>
Finished Lot	20%
Direct Construction	50%
Indirect Construction	18%
Sales & Marketing	
Finance	
G&A Overhead	
Profit	10%
Contingency	2%



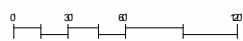






**AK**  
ANDERSON KIM  
architecture+design

**ILLUSTRATIVE PLAN**  
JANUAR Y 17, 2013



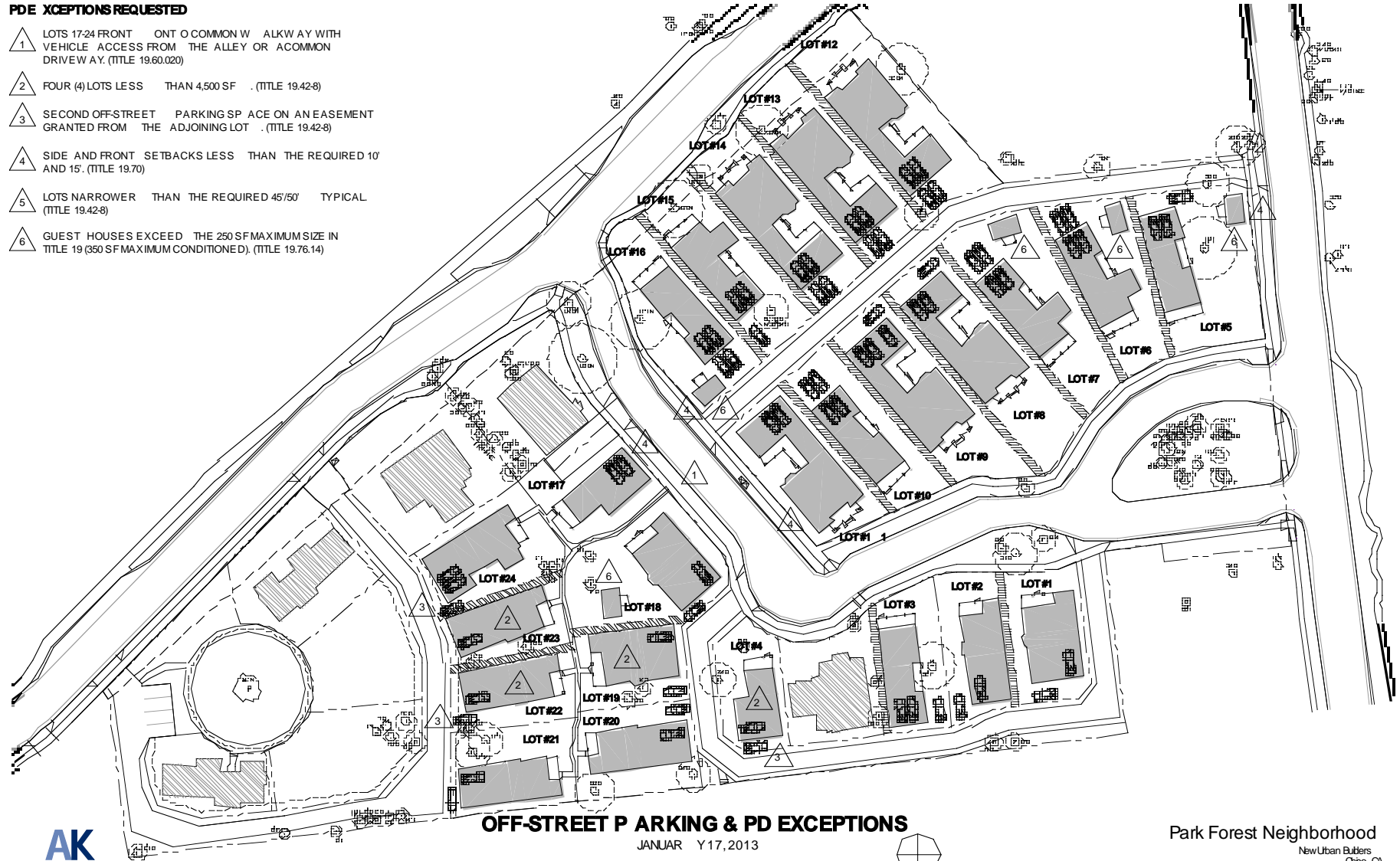
Park Forest Neighborhood  
New Urban Builders  
Oro, CA





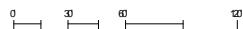
**PDE EXCEPTIONS REQUESTED**

- 1 LOTS 17-24 FRONT ONT O COMMON W ALKW AY WITH VEHICLE ACCESS FROM THE ALLEY OR ACOMMON DRIVEWAY. (TITLE 19.60.020)
- 2 FOUR (4) LOTS LESS THAN 4,500 SF . (TITLE 19.42-8)
- 3 SECOND OFF-STREET PARKING SP ACE ON AN EASEMENT GRANTED FROM THE ADJOINING LOT . (TITLE 19.42-8)
- 4 SIDE AND FRONT SETBACKS LESS THAN THE REQUIRED 10' AND 15'. (TITLE 19.70)
- 5 LOTS NARROWER THAN THE REQUIRED 45/50' TYPICAL (TITLE 19.42-8)
- 6 GUEST HOUSES EXCEED THE 250 SF MAXIMUM SIZE IN TITLE 19 (350 SF MAXIMUM CONDITIONED). (TITLE 19.76.14)



**OFF-STREET PARKING & PD EXCEPTIONS**

JANUARY 17, 2013



Park Forest Neighborhood  
New Urban Builders  
Oakland, CA









