

PROJECT SUMMARY

PARKING:		UNIT COUNT:		AREA CALCULATIONS:	
BLDG 1:	11 GARAGE STALLS (1 ADA)	BLDG 1 (15-PLEX):	5 UNITS	TOTAL SITE AREA:	150,683.5 SQ FT (3.46 ACRES)
BLDG 4:	22 GARAGE STALLS (2 ADA)	UNIT 2 (2 BED):	21 UNITS	APARTMENT BLDG AREA:	
SITE:	121 STALLS 90 STANDARD STALLS 18 ACCESSIBLE 13 EV	BLDG 4 (29-PLEX):	8 UNITS	BLDG 1 (15-PLEX):	23,407.5 S.F.
TOTAL:	154 STALLS	UNIT 1 (1 BED):	18 UNITS	BLDG 2 (45-PLEX):	53,263.6 S.F.
RATIO:	1.34:1	UNIT 3 (3 BED):	10 UNITS	BLDG 3 (26-PLEX):	32,586.2 S.F.
		BLDG 2 (45-PLEX):	3 UNITS	BLDG 4 (29-PLEX):	43,947.9 S.F.
		UNIT 1 (1 BED):	3 UNITS	TOTAL:	153,205.2 S.F.
		UNIT 2 (2 BED):	15 UNITS	POOL MULTIPURPOSE:	1,310.4 S.F.
		UNIT 3 (3 BED):	21 UNITS	TOTAL BLDG AREA:	154,515.6 S.F.
		UNIT 4 (0 BED):	6 UNITS		
		BLDG 3 (26-PLEX):	1 UNIT (1 BED): 764.4 S.F.		
			UNIT 2 (2 BED): 939.3 S.F.		
			UNIT 3 (3 BED): 1115.3 S.F.		
			UNIT 4 (0 BED): 601 S.F.		

UNIT 1 (1 BED)

UNIT 2 (2 BED)

UNIT 3 (3 BED)

UNIT 4 (STUDIO - 0 BED)

ACCESSIBLE PATH OF TRAVEL

COMMUNITY ROOM (2,148 SQ.FT.)

MAIL (203 SQ.FT.)

LAUNDRY (942 SQ.FT.)

LEASE OFFICE (1,170 SQ.FT.)

4-FOOT DEDICATION

MULTIPLE FAMILY USE		CMC REQ.	PROVIDED
a. Studio/Single bed unit	a. 2 covered spaces/unit, + 1 uncovered guest space/5 units	52.8	22
b. Two bed unit	b. 2 covered spaces/unit, + 1 uncovered guest space/5 units	103.2	62
c. Three + bed unit	c. 2 covered + 1 uncovered spaces/unit, + 1 uncovered guest space/5 units	144	60
Total		298	154

DENSITY BONUS		CMC REQ.	PROVIDED
Studio or single bed unit	1 space per unit	24	32
Two & Three bed unit	1.5 spaces per unit	137	122
Four or more bed unit	2.5 spaces per unit	NA	NA
Total		161	154

CODE DEVELOPMENT STANDARDS	
CMC SECTION 17	REQ. PROPOSED
FRONT SETBACK (BUENA VISTA AVE)	25 FT RANGING FROM 5' CORNER TO 10'
INTERIOR SIDE YARDS (3-STORY)	10 FT MIN. 1'-8 1/4" FROM LANDSCAPED SETBACK
STREET SIDE YARD (2ND STREET)	15 FT RANGING FROM 4.5' TO 8.5'
REAR YARD (ADJ. PSH PROJECT)	5' FROM LANDSCAPED SETBACK
MAX BUILDING HEIGHT (17.66.020)	40 FT
BLDG 1	40 FT 36'-6 3/8"
BLDG 2	40 FT 39'-7 1/8"
BLDG 3	40 FT 38'-6 3/4"
BLDG 4	40 FT 36'-6 1/4"
MAX LOT COVERAGE	60% 35%
COMMON OPEN SPACE (17.24.220 - 200 sq.ft. per unit)	23,000.0 26,581.3
PRIVATE OPEN SPACE (25% of common or 50 sq.ft. per unit)	5,750.0 9,786.7
STORAGE (PER UNIT)	100 CU.FT. MIN
ZONE	MP R-3
BLDG & COURT DISTANCES (17.24.100.4)	
FRONT	20 FT 15 FT
SIDE	10 FT 10 FT
REAR	10 FT 10 FT
MIN LANDSCAPED AREA (PER CH 17.70)	10% WITHIN PARKING AREA 21%

PARKING TABULATION	
ACCESSIBLE SPACE CALCULATIONS	
PARKING SPACE TYPE	CMC REQ. STATE DENSITY BONUS REQ. PROVIDED NOTES
TOTAL SPACES	298 161 154 NOTE: 1.4 STALLS PER DWELLING UNIT
COVERED SPACES	0 0 33
STANDARD ACCESSIBLE	30 16 18 PER 11B-208.2.3
VAN ACCESSIBLE	4 4 5 16% OF TOTAL ACCESSIBLE SPACES PER 11B-208.2.4
EVCS STANDARD ACCESSIBLE	0 0 0 PER TABLE 11B-208.3.2.1
EVCS VAN ACCESSIBLE	1 1 1 PER TABLE 11B-208.3.2.1

LEGEND

- EXISTING PROPERTY LINE
- SETBACK LINE
- FENCE
- LAUNDRY
- LEASING OFFICES
- COMMUNITY ROOM
- MAIL ROOM
- MANAGER UNIT (#3 3RD FLOOR)
- CHILDREN'S PLAY AREA
- NOT USED
- MONUMENT SIGN
- DIRECTORY
- TRASH ENCLOSURE
- PEDESTRIAN ACCESS
- GATE
- TRANSFORMER
- COLOR STAMPED DRIVEWAY
- SIGHT LINE
- CMU WALL 6"
- KNOX BOX - KNOX OVERRIDE SWITCH TO BE PROVIDED ON ALL ELECTRICAL GATES
- EVCS
- 4 FOOT DEDICATION
- POOL / MULTIPURPOSE BUILDING

NOTES

- MONUMENT SIGNS PROPOSED WITHIN MEDIANS AND ALONG MAIN PROJECT ENTRANCES SHALL BE IN COMPLIANCE WITH VISIBILITY CLEARANCES PER SECTION 17.70.030 TO 17.70.050 OF THE CMC AND HEIGHT AND SIGN AREA REQUIREMENTS OF CHAPTER 17.74 OF THE CMC.

