

PROJECT SUMMARY

PARKING:	UNIT COUNT:	AREA CALCULATIONS:
BLDG 1: 11 GARAGE STALLS (1 ADA)	BLDG 1 (15-PLEX): UNIT 2 (2 BED): 5 UNITS UNIT 3 (3 BED): 10 UNITS	TOTAL SITE AREA: 150,683.5 SQ FT (3.46 ACRES) 33.24 DU/AC
BLDG 4: 22 GARAGE STALLS (2 ADA)	BLDG 4 (29-PLEX): UNIT 2 (2 BED): 21 UNITS UNIT 3 (3 BED): 8 UNITS	APARTMENT BLDG AREA: BLDG 1 (15-PLEX): 23,407.5 S.F. BLDG 2 (45-PLEX): 53,263.6 S.F. BLDG 3 (26-PLEX): 32,586.2 S.F. BLDG 4 (29-PLEX): 43,947.9 S.F. TOTAL: 153,205.2 S.F.
SITE: 121 STALLS 90 STANDARD STALLS 18 ACCESSIBLE 13 EV	BLDG 2 (45-PLEX): UNIT 1 (1 BED): 3 UNITS UNIT 2 (2 BED): 15 UNITS UNIT 3 (3 BED): 21 UNITS UNIT 4 (0 BED): 6 UNITS	POOL MULTIPURPOSE: 1,310.4 S.F. TOTAL BLDG AREA: 154,515.6 S.F.
TOTAL: 154 STALLS RATIO: 1.34:1	BLDG 3 (26-PLEX): UNIT 1 (1 BED): 15 UNITS UNIT 2 (2 BED): 5 UNITS UNIT 3 (3 BED): 6 UNITS	

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.F.T.)

MAIL (203 SQ.F.T.)

LAUNDRY (942 SQ.F.T.)

LEASE OFFICE (1,170 SQ.F.T.)

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	GOV 5 65915 (p)(1)	CMC REQ.	PROVIDED
Studio or single bed unit	1 spaces 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 (ADI. PSH PROJECT)	10 FT 2' 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. 100 CU.FT. MIN
ZONE	MIP 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
TOTAL SPACES	298	161	154
COVERED SPACES	0	0	33
STANDARD ACCESSIBLE	30	16	18
UNAN ACCESSIBLE	4	4	5
EVCS STANDARD ACCESSIBLE	0	0	0
EVCS VAN ACCESSIBLE	1	1	1

NOTE: 1.4 STALLS PER DWELLING UNIT
PER 11B-208.2.3
18% OF TOTAL ACCESSIBLE SPACES PER 11B-208.2.4
PER TABLE 11B-208.3.2.1
PER TABLE 11B-208.3.2.1

LEGEND

- EXISTING PROPERTY LINE
- SETBACK LINE
- FENCE
- LAUNDRY
- LEASING OFFICES
- COMMUNITY ROOM
- MAIL ROOM
- MANAGER UNIT (8 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.

