



**Site Summary**

Gross Site Area:	1.57 Acres
Dwelling Units:	36 Units
Gross Density:	22.9 du/ac

  

Building Coverage:	±24,347 sf, 36 %
Vehicular Area:	±21,129 sf, 31 %
Landscape Coverage:	±16,578 sf, 24 %
Common Open Space:	±21,865 sf, 32%
Construction Type	Type VB
Occupancy	R-2
Sprinkler Type	NFPA 13

**Plan Type**

Plan	Type	Area	#
1A	2 bd/2.5 ba, Side by Side Garage	1,239 sf	4
1B	2 bd/2.5 ba, Side by Side Garage	1,228 sf	4
2A	2 bd/2.5 ba, Tandem Garage	1,235 sf	5
2B	2 bd/2.5 ba, Tandem Garage	1,321 sf	5
3	2 bd/2.5 ba, Tandem Garage	1,344 sf	7
4	3 bd/2.5 ba, Side by Side Garage	1,632 sf	7
5	4 bd/2.5 ba, Side by Side Garage	1,876 sf	4
<b>Total Units</b>			<b>36</b>

**Parking Summary**

Parking Required:	
Private Garage: 36 units x 2.0 spaces/unit:	72 Spaces
Guest: 36 units x 0.5 spaces/unit:	18 Spaces
<b>Total Required:</b>	<b>90 Spaces</b>

**Parking Provided:**

Private Garages:	72 Spaces
Open Parking:	20 Spaces
<b>Spaces provided (2.6/unit)</b>	<b>92 Spaces</b>

**Private Open Space**

Plan	Patio	Balcony	#	Total
1A	0 sf	77 sf	4	308 sf
1B	0 sf	77 sf	4	308 sf
2A	0 sf	77 sf	5	385 sf
2B	0 sf	77 sf	5	385 sf
3	0 sf	90 sf	7	630 sf
4	88 sf	88 sf	7	1,232 sf
5	108 sf	61 sf	4	676 sf
<b>Total</b>				<b>3,924 sf (109 sf/unit)</b>

**Development Standards Summary**

Standard	Required	Provided
Front Setback	8' Min.	24'
Side Yard Setback	5'	7'
Rear Setback	10' Min./12' Avg.	±48'
Common Open Space	140 sf/unit	±21,865 sf (607 sf/Unit)
Private Open Space	77 sf/unit	109 SF/Unit

**Building Area**

Building Number	Building Type	Gross Area
1	D	16,620 sf
2	D	16,620 sf
3	B	13,441 sf
4	A	8,770 sf
5	C	10,449 sf
6	C	10,449 sf

1 - Building Number  
 A - Building Type

- Notes**
1. Site Plan shall meet all Engineering & NPDES requirements.
  2. Accessible Ground Floor per CBC 1102A.
  3. Short Term Bicycle Parking per CalGreen A4.106.9.1