

Site Plan

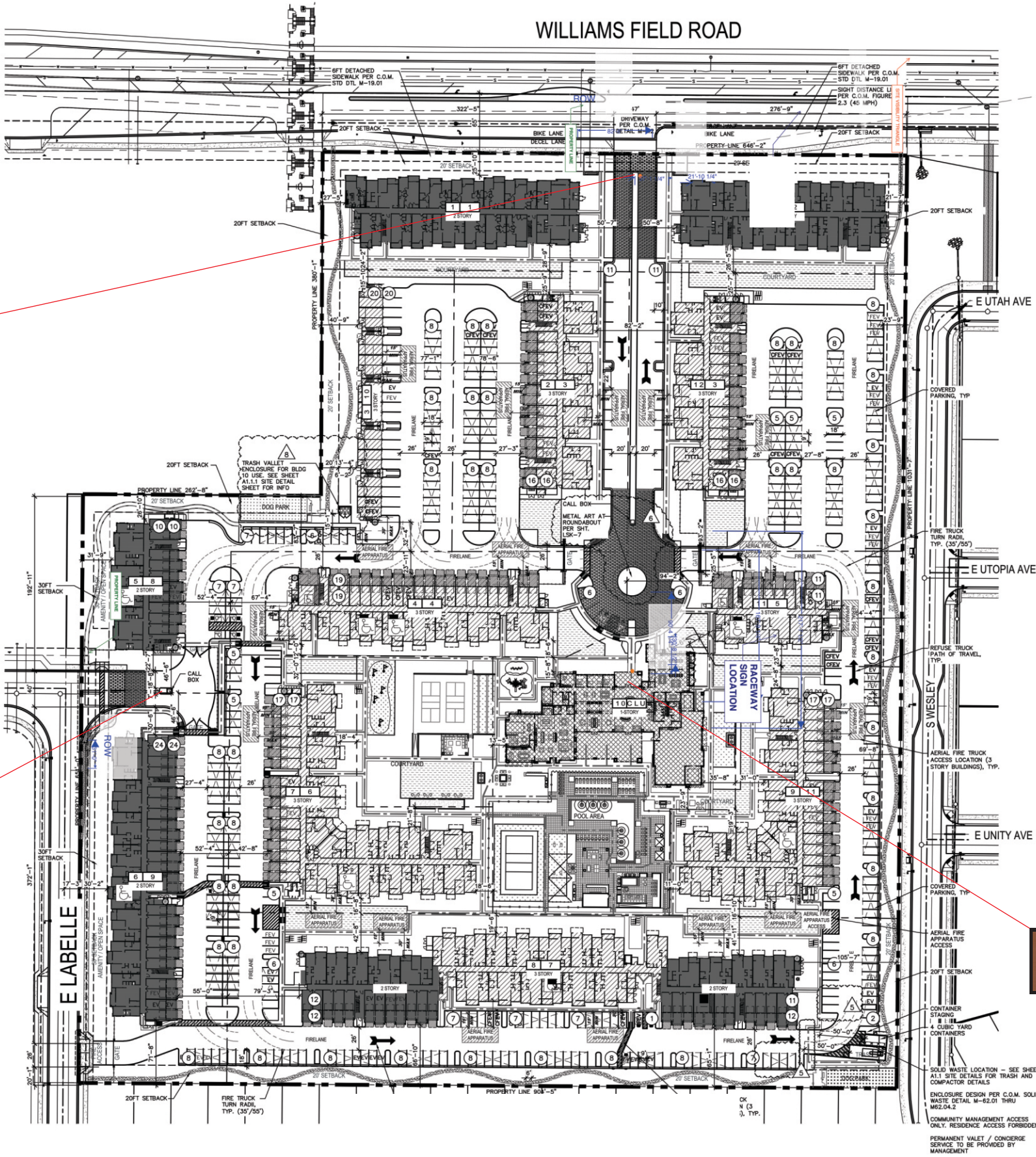
NAVONA

8ft
Existing

NAVONA

5ft

E UNITY AVE



PROJECT DATA	
SITE DATA:	
SITE AREA:	±20.24 GROSS ACRES / ±17.35 NET ACRES
ZONING:	EXISTING: P/C PROPOSED: PAD (RM-4U)
APN NO'S:	304-36-221
PROPOSED USE:	MULTI-FAMILY
MAXIMUM DENSITY ALLOWED:	30 DU
PROPOSED DENSITY:	23 DU/NET AC
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	2 & 3 STORY
PROPOSED BUILDING AREA:	±570,429 S.F.
ALL BUILDINGS TO BE EQUIPPED WITH FIRE SPRINKLERS	
UNIT MIX:	
ONE BEDROOM UNITS:	207 (52%)
TWO BEDROOM UNITS:	148 (37%)
THREE BEDROOM UNITS:	45 (11%)
TOTAL:	400 D.U.
UNIT TYPE	
GROSS LIV. AREA UNITS TOTAL LIV. AREA	
UNIT A1	1 BED/1 BA 799 S.F. 74 59,655 S.F.
UNIT A2	1 BED/1 BA 735 S.F. 73 53,655 S.F.
UNIT A6	1 BED/1 BA 755 S.F. 12 9,060 S.F.
UNIT B4	1 BED/1DEN/2 BA 1,067 S.F. 48 51,216 S.F.
UNIT B1	2 BED/2 BA 1,070 S.F. 40 42,800 S.F.
UNIT B2	2 BED/2 BA 1,157 S.F. 98 113,386 S.F.
UNIT B3	2 BED/2 BA 1,344 S.F. 10 13,440 S.F.
UNIT C1	3 BED/2 BA 1,407 S.F. 45 63,315 S.F.
TOTAL:	400 D.U. 405,998 S.F.
AVG. S.F.	1,015 S.F.
BUILDING AREA:	
BUILDING TYPE #1 TOTAL:	37,091 S.Q. * 1 = 37,091 S.Q.
BUILDING TYPE #2 TOTAL:	32,361 S.Q. * 1 = 32,361 S.Q.
BUILDING TYPE #3 TOTAL:	44,387 S.Q. * 2 = 88,774 S.Q.
BUILDING TYPE #4 TOTAL:	61,149 S.Q. * 1 = 61,149 S.Q.
BUILDING TYPE #5 TOTAL:	26,873 S.Q. * 1 = 26,873 S.Q.
BUILDING TYPE #6 TOTAL:	79,969 S.Q. * 1 = 79,969 S.Q.
BUILDING TYPE #7 TOTAL:	96,280 S.Q. * 1 = 96,280 S.Q.
BUILDING TYPE #8 TOTAL:	20,599 S.Q. * 1 = 20,599 S.Q.
BUILDING TYPE #9 TOTAL:	44,586 S.Q. * 1 = 44,586 S.Q.
BUILDING TYPE #10 TOTAL:	20,579 S.Q. * 1 = 20,579 S.Q.
BUILDING TYPE #11 TOTAL:	67,038 S.Q. * 1 = 67,038 S.Q.
CLUBHOUSE TOTAL:	21,209 S.Q.
GRAND TOTAL:	596,508 S.Q.
PARKING:	
PROVIDED:	
GARAGE PARKING	171 P.S.
TANDEM PARKING	174 P.S.
COVERED PARKING	274 P.S.
OPEN PARKING	195 P.S.
TOTAL PROVIDED:	814 P.S.
REQUIRED:	2.1 SPACES PER DWELLING UNIT (2.1 X 400 UNITS) 840 P.S.
ACCESSIBLE PARKING REQUIRED:	16 (2% OF PROVIDED PARKING STALLS)
ACCESSIBLE PARKING PROVIDED:	16 TOTAL (14 STANDARD AND 2 VAN)

SYMBOL SCHEDULE	
	2'-0" OVERHANG
	35' INSIDE TURNING RADIUS
	55' OUTSIDE TURNING RADIUS
	9' OF SPACES IN ROW
	BUILDING NUMBER
	BUILDING TYPE
	SINGLE STORY STRUCTURE
	TWO STORY STRUCTURES
	THREE STORY STRUCTURES
	SITE ACCESSIBLE PATH OF TRAVEL
	REFUSE TRUCK PATH
	AERIAL FIRE TRUCK ACCESS LOCATION, TYP. 17' WIDE X 40' LONG (OUTRIGGERS EXTENDED)

NAVONA

SITE PLAN "H3"
SCALE: 1'-0" = 60'

E ULYSSES AVE