



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

April 18, 2019
Agenda Item No. 4

SUBJECT: Ford Road Residential (PA2017-228)
• General Plan Amendment No. GP2019-002
• Zoning Code Amendment No. CA2019-002
• Site Development Review No. SD2017-009
• Tentative Tract Map No. NT2017-004
• Initial Study/Mitigated Negative Declaration No. ND2019-001

SITE LOCATION: 4302 Ford Road – APN 458 361 10
(Southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection)

APPLICANT: Hines

OWNER: Pacific Bell Telephone Company

PLANNER: Benjamin M. Zdeba, AICP, Associate Planner
949-644-3253, bzdeba@newportbeachca.gov

PROJECT SUMMARY

The applicant is seeking approval of a residential condominium project with 21 dwelling units in a structure that is two- to three-stories high over one level of subterranean parking. The project site is approximately 1.06 acres and is located near the southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection. It is most visible from Bonita Canyon Drive, but is accessed from Ford Road.

The proposed development would include two-bedroom, three-bedroom, and four-bedroom units ranging from 1,433 square feet to 2,277 square feet in floor area. Approximately 23,000 square feet of common area amenities would be provided for residents including a 735-square-foot rooftop deck, 6,536-square-foot pool deck and outdoor courtyard, and 16,210 square feet of landscaping. Also proposed is a 437-square-foot indoor pool room and an 1,392-square-foot indoor club room. Each unit would have private open space areas by way of patios and balconies.

The subterranean parking level would have 55 parking spaces, which exceeds the minimum requirement of 53 parking spaces.

The majority of the proposed building will comply with the Multi-Unit Residential (RM) Zoning District height limit of 33 feet to the ridge of a sloped roof. However, the applicant is requesting to increase the allowable height to 37 feet with a major site development review for an architectural tower element at the northwestern corner of the project site.

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Surrounding uses include residential apartments to the north across Bonita Canyon Drive, Bonita Canyon Sports Park to the south with single-family residential beyond, the AT&T Switch Station building to the east, and MacArthur Boulevard to the west.

In order to implement the project, the applicant requests approval of the following applications from the City of Newport Beach:

- **General Plan Amendment** – To change the land use category from PF (Public Facilities) to RM (Multiple-Unit Residential). The proposed amendment also includes 21 additional dwelling units in Statistical Area M6. A preliminary review of the request against Charter Section 423 indicates a vote of the electorate would not be required if the City were to approve the General Plan amendment.
- **Zoning Code Amendment** – To change the zoning district from PF (Public Facilities) to RM (Multi-Unit Residential) and to revise the Zoning Map (Newport Beach Municipal Code [NBMC] [Chapter 20.14 \[Zoning Map\]](#)) to include a development limit of 21 dwelling units on the property.
- **Major Site Development Review** – To allow the construction of 21 dwelling units with a tentative tract map and to ensure the site is developed in accordance with applicable zoning code development standards and regulations pursuant to NBMC [Section 20.52.080 \(Site Development Reviews\)](#). Also requested is an increase in allowable height for a corner tower element that would exceed the maximum height limit.
- **Tentative Tract Map** – To allow the residential dwelling units to be sold separately.
- **Initial Study/Mitigated Negative Declaration (IS/MND)** – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is warranted pursuant to the California Environmental Quality Act (CEQA) Guidelines.

The IS/MND was released for public review and comment on April 12, 2019. Comments on the adequacy of the IS/MND will be accepted for a 20-day review period that will conclude on May 2, 2019.

Public hearings with the Planning Commission, John Wayne Airport Land Use Commission (ALUC), and City Council are anticipated to occur middle to late spring 2019.

STUDY SESSION

The purpose of the study session is to introduce the requested applications and provide the Planning Commission and general public with the opportunity to learn about the project. Additionally, the session will provide an opportunity to request additional information about the project in advance of a future public hearing. During the study session, staff will provide a brief overview of the proposed project, requested approvals, and the preliminary results of the environmental analysis. Staff will also explain how the public

can participate in the process and future hearings. The applicant will provide a more detailed presentation of the proposed project.

No action on either the project or draft Initial Study/Mitigated Negative Declaration (IS/MND) can be taken by the Planning Commission at the study session.

COURTESY NOTICE

Although not required by the Municipal Code, a courtesy notice of this study session was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled meeting. A message was also sent to local residents through the Nextdoor online application, and an email select alert was sent for email subscribers to the Planning Division's notification list. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:


Benjamin M. Zdeba, AICP
Associate Planner

Submitted by:


Jim Campbell
Deputy Community Development Director

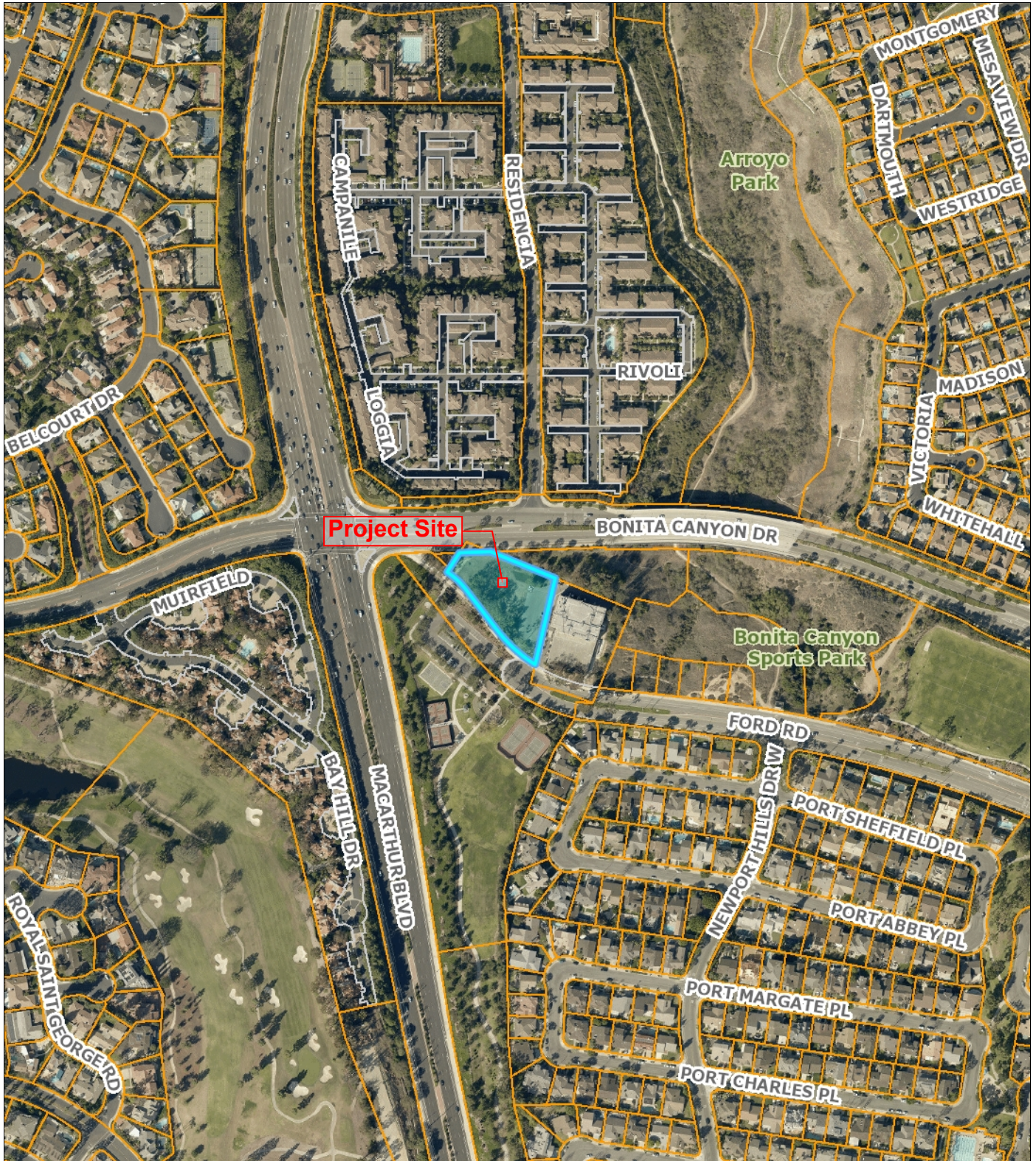
ATTACHMENTS

PC 1 Vicinity Map
PC 2 Project Plans

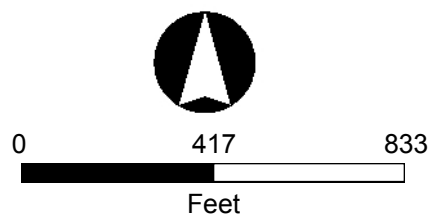
Attachment No. PC 1

Vicinity Map

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NEWPORT BEACH



Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

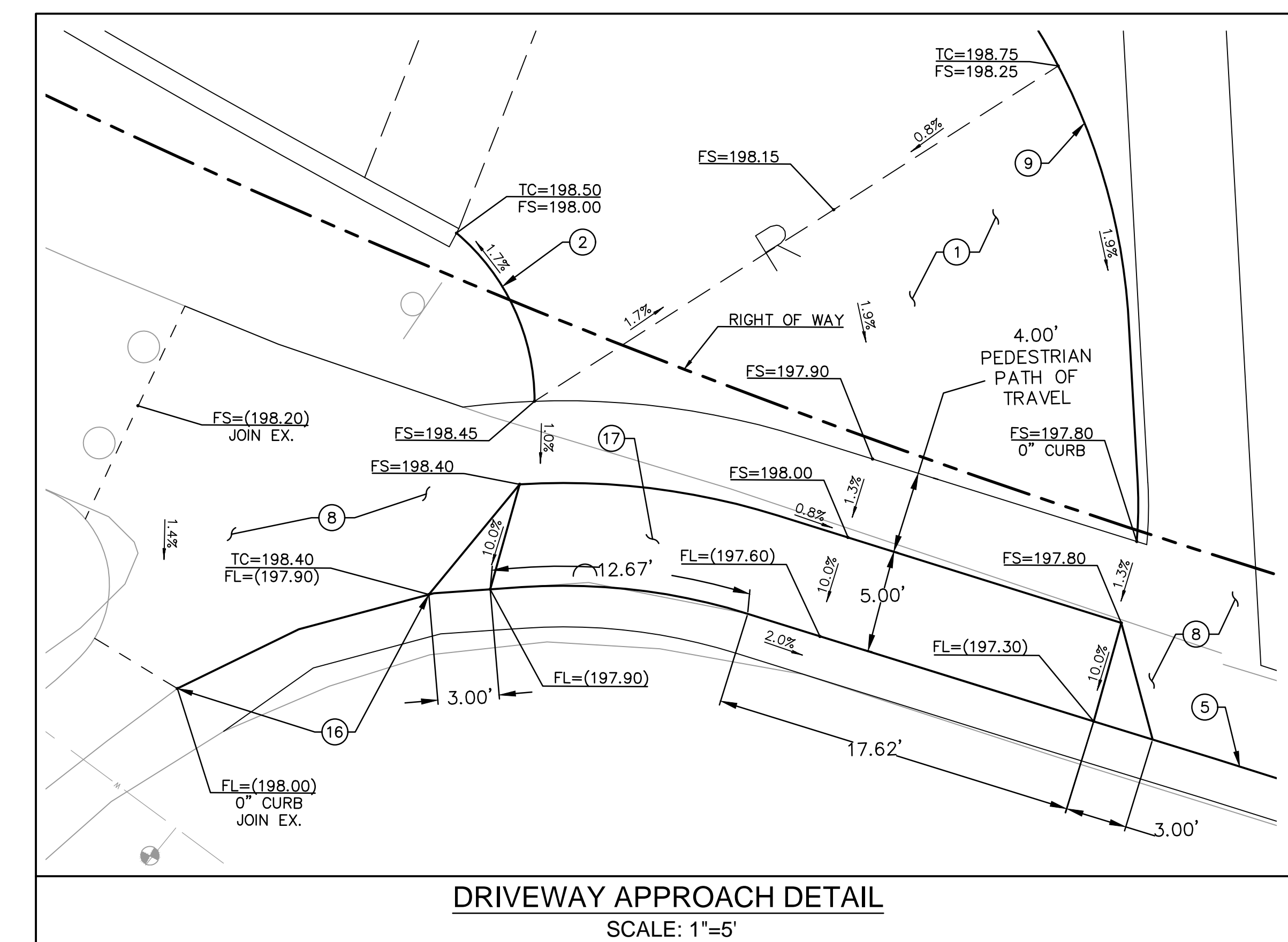
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Attachment No. PC 2

Project Plans

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- ## LEGEND

SD STORM DRAIN PIPE

W WATER LINE

SS SANITARY SEWER LINE

FW FIRE WATER LINE

IW IRRIGATION LINE

SS SANITARY SEWER LINE

T TELECOMMUNICATION LINE

G GAS LINE

E ELECTRIC LINE

→ FLOWLINE

PROPERTY LINE

SETBACK

EASEMENT

LIMIT OF WORK

RIDGE LINE

R

38.55 FS PROPOSED GRADE CALLOUT

(38.55) FS EXISTING GRADE CALLOUT

200 EXISTING CONTOUR

200 PROPOSED CONTOUR

NOTE: STANDARD PLANS REFERENCED HEREON ARE PRELIMINARY ONLY. ALL CITY OF NEWPORT, ORANGE COUNTY & GREENBOOK STANDARD PLANS APPLY TO THIS PROJECT.

PLANS PREPARED BY:
PSOMAS
3 HUTTON CENTRE DRIVE, SUITE 200
SANTA ANA, CA 92707
(714) 751-7373 Fax (714) 545-8883

Hines

ADDRESS _____

TELEPHONE: (_____) _____

Ford Road Residential

Newport Beach, CA

REVISIONS		
	DESCRIPTION	DATE
A		
B		
C		
D		
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SHEET TITLE

PRELIMINARY GRADING

SHEET NUMBER

C-1

JOB NO.
2015.10197

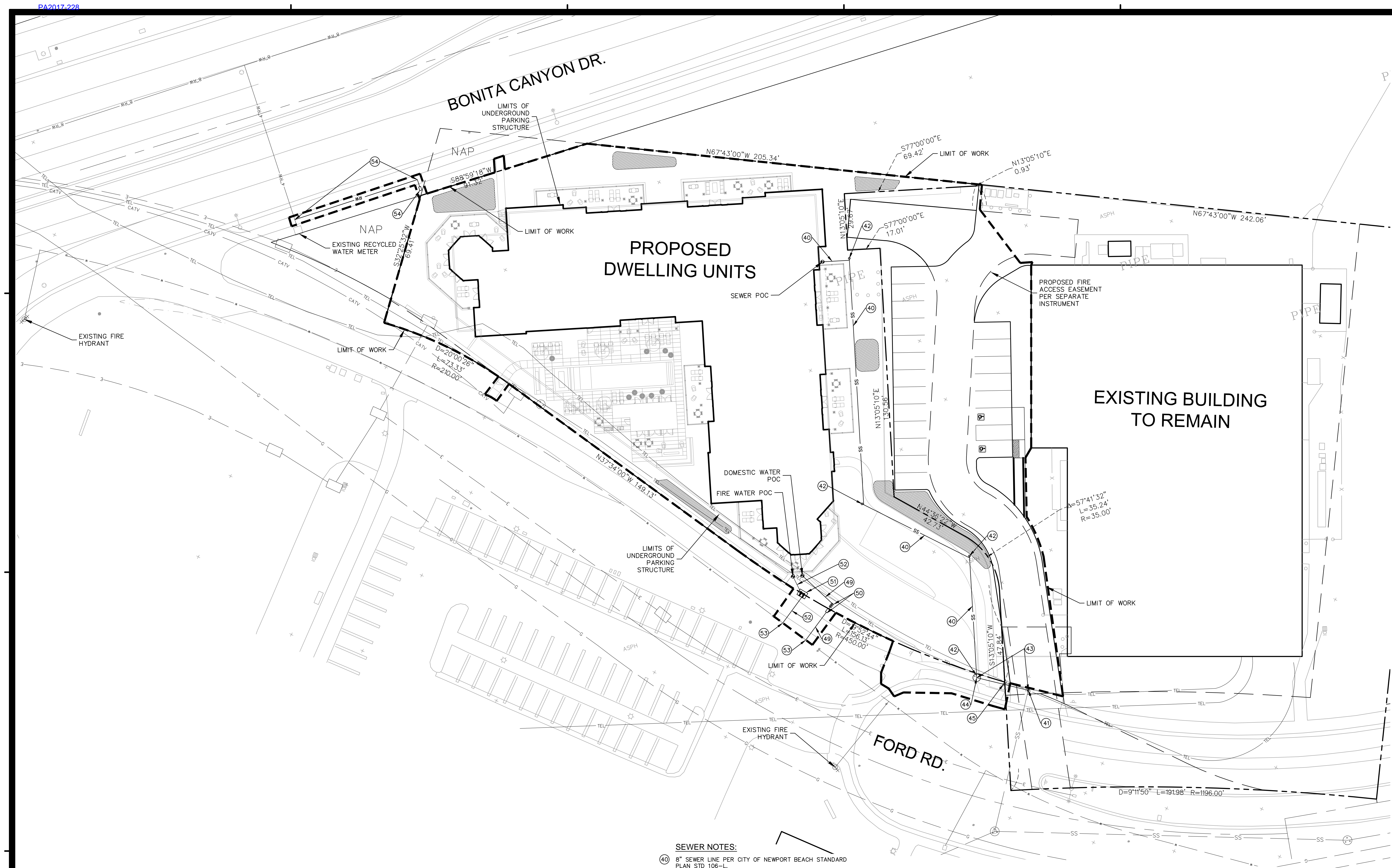
DATE
2019.04-05

SCALE
As indicated

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SEWER NOTES:

- (40) 8" SEWER LINE PER CITY OF NEWPORT BEACH STANDARD PLAN STD. 406-1.
- (41) CONNECT TO EXISTING SEWER CLEANOUT.
- (42) SEWER CLEANOUT PER CITY OF NEWPORT BEACH STANDARD DRAWING STD. 406-1.
- (43) 8" SEWER LATERAL PER CITY OF NEWPORT BEACH STANDARD DRAWING STD. 406-1.
- (44) SEWER MANHOLE PER CITY OF NEWPORT BEACH STANDARD DRAWING STD. 401-1.
- (45) INSTALL SEWER CLEANOUT WITH 12" LID PER CITY OF NEWPORT STANDARD DRAWING STD. 400-1.

WATER NOTES:

- | | |
|----|--|
| 49 | 3" DOMESTIC WATER MAIN, BEDDING PER CITY OF NEWPORT BEACH STANDARD PLAN STD 160-L, 42" MINIMUM COVER |
| 50 | 3" REDUCED PRESSURE BACKFLOW ASSEMBLY AND METER PER CITY OF NEWPORT BEACH STANDARD DRAWING STD. 520-L-B. |
| 51 | 6" DOUBLE CHECK DECK BACKFLOW ASSEMBLY PER CITY OF NEWPORT BEACH STANDARD DRAWING STD. 517-L. |
| 52 | 6" FIRE WATER MAIN, BEDDING PER CITY OF NEWPORT BEACH STANDARD PLAN STD 160-L, 42" MINIMUM COVER. |
| 53 | WATERLINE TAP TO EXISTING MAIN PER CITY OF NEWPORT BEACH STANDARD PLAN STD 507-L. |
| 54 | 1" RECYCLED WATER SERVICE AND METER PER IRWD STD. DWGS. W-2 AND W-3. |

NOTE: PROPOSED SIZES OF UTILITIES ARE PRELIMINARY ONLY AND SHALL BE SIZED BASED ON THE REQUIRED DEMAND AND INTERIOR PLUMBING DESIGN.

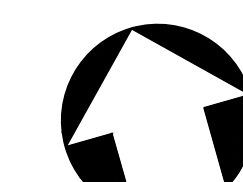
NOTE: STANDARD PLANS REFERENCED HEREON ARE PRELIMINARY ONLY. ALL CITY OF NEWPORT, ORANGE COUNTY & GREENBOOK STANDARD PLANS APPLY TO THIS PROJECT.

NOTE: DOMESTIC AND FIRE ASSEMBLY TO BE INSTALLED ABOVE GROUND. NO UNDERGROUND VAULTS SHALL BE INSTALLED PER CITY OF NEWPORT REQUIREMENTS.

LEGEND

Legend for utility lines and easements:

- WATER LINE
- SANITARY SEWER LINE
- FIRE WATER LINE
- TELECOMMUNICATION LINE
- GAS LINE
- ELECTRIC LINE
- FLOWLINE
- PROPERTY LINE
- SETBACK
- EASEMENT
- LIMIT OF WORK



NORTH



Note: For reduced sized prints, original scale is in inches

PLANS PREPARED BY:

PSOMAS

3 HUTTON CENTRE DRIVE, SUITE 200

SANTA ANA, CA 92707
(714) 751-7373 Fax (714) 545-8883

Hines

ADDRESS
TELEPHONE: (

Ford Road Residential

Newport Beach, CA

REVISIONS

[illegible]

SHEET TITLE

PRELIMINARY UTILITIES

SHEET NUMBER

C-2

JOB NO.
2015.10197

DATE
2010.04.06

2019.04-05

SCALE

As indicated

TO LIVE & PARTNERS
PURPOSE OF
CONTENTS MAY NO

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SHEET TITLE
PRELIMINARY
HORIZONTAL
CONTROL

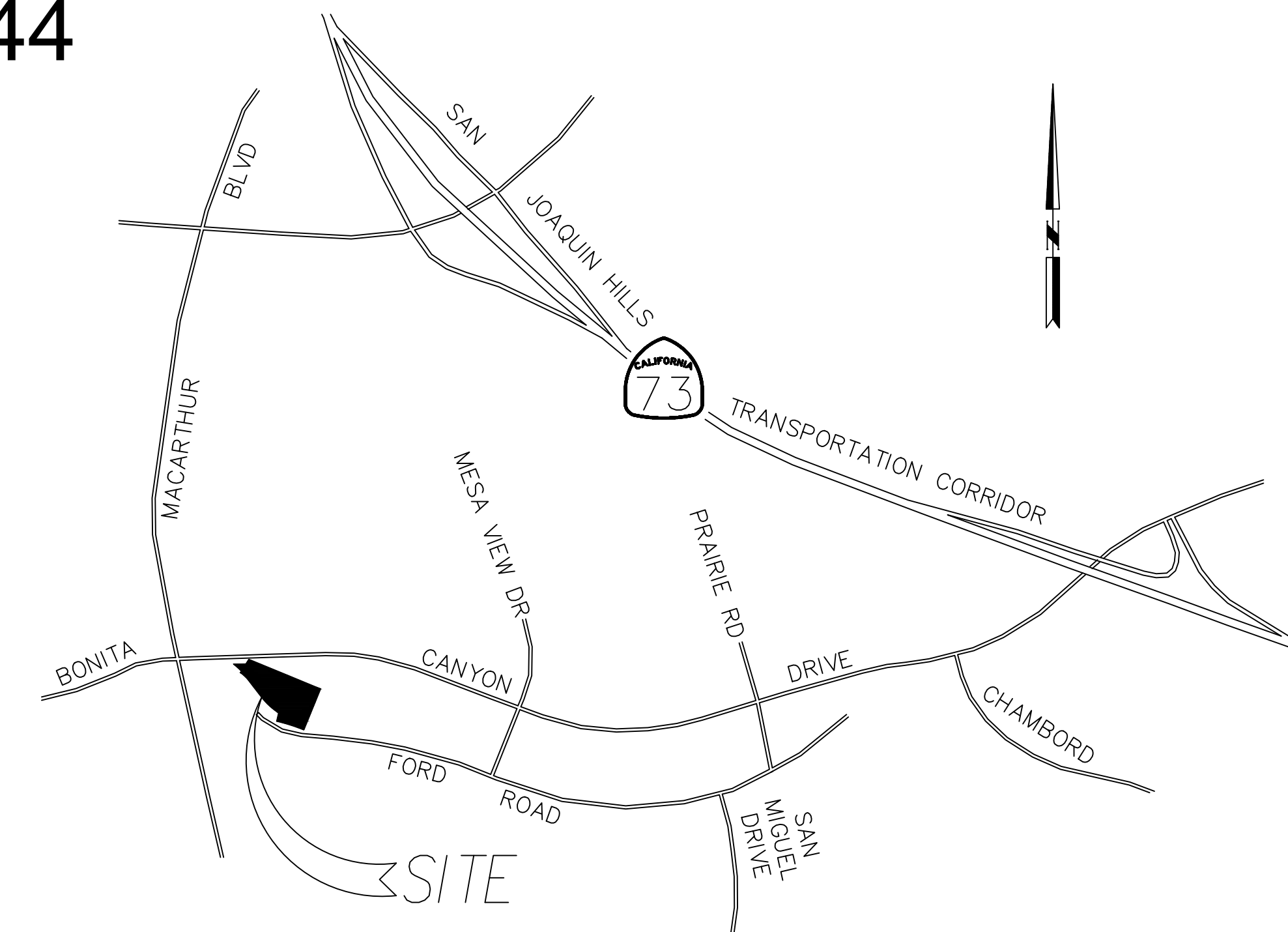
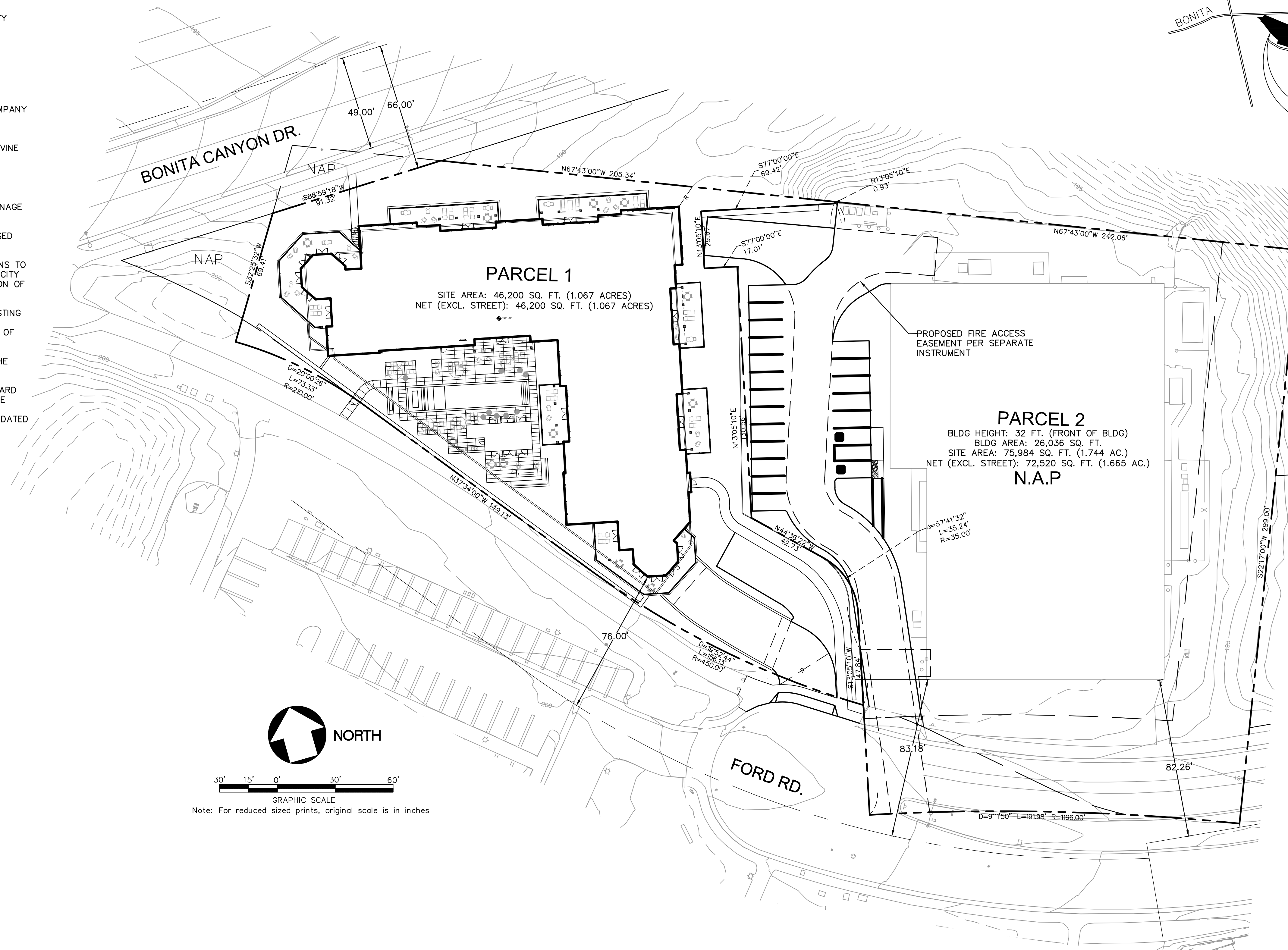
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	DATE 2019-04-05
	SCALE As indicated

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PARCEL 1, AS SHOWN ON A PARCEL MAP NO. 16760 FILED IN BOOK 65, PAGE 4 OF PARCEL MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

1. EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL DWELLING UNITS
EXISTING ZONING: PF (PUBLIC FACILITIES)
PROPOSED ZONING:
LOCATED IN THE PC-50 (BONITA CANYON) PLANNED COMMUNITY
2. ADJACENT ZONING/LAND USE:
NORTH: MISCELLANEOUS (VACANT)
SOUTH: PF (PUBLIC FACILITIES)
EAST: OFFICE
WEST: MISCELLANEOUS (VACANT)
3. PROPOSED UTILITIES TO BE:
UNDERGROUND ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: AT&T
CABLE TELEVISION: COX CABLE
DOMESTIC WATER: RECLAIMED WATER AND SANITARY SEWER: IRVINE RANCH WATER DISTRICT
4. ACREAGE:
SITE GROSS ACREAGE: 1.067 ACRES (PARCEL 1)
5. DRAINAGE ON THIS SITE WILL BE CONVEYED VIA SURFACE DRAINAGE TO INFILTRATION BASINS.
6. THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS PROPOSED FOR THIS TENTATIVE TRACT MAP: 21
7. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
8. PROPOSED SEWER FACILITIES: STANDARD CONNECTIONS TO EXISTING SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARDS SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIES.
9. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARDS
10. SUBJECT PROPERTY IS LOCATED IN ZONE X OTHER FLOOD HAZARD AREAS: AREA BEING PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD HAZARD BY A LEVEE SYSTEM. FLOOD INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP NO. 06059C02086J, DATED DECEMBER 31, 2009.



WE, DO HEREBY STATE THAT WE ARE THE OWNERS OF THE
PROPERTY COMPRISING THIS TENTATIVE MAP, AND WE HAVE
CONSENTED TO THE SUBMISSION OF SAID MAP.

BY: _____ DATE _____
RAY LAWLER
FORD ROAD HOLDINGS LP

STORM DRAIN: CITY OF NEWPORT
DEPARTMENT OF PUBLIC WORKS
CONTACT:
100 CIVIC CENTER DRIVE
NEWPORT BEACH CA, 92660
TEL: (949) 644-3311

SEWER/WATER CITY OF NEWPORT
DEPARTMENT OF PUBLIC WORKS
CONTACT:
100 CIVIC CENTER DRIVE
NEWPORT BEACH CA, 92660
TEL: (949) 644-3311

ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
CONTACT: MICHAEL BEHL
1444 E. McFADDEN AVENUE
SANTA ANA, CA 92705
TEL: (714) 796-9931
FAX: (714) 796-9999

TELEPHONE/DATA: AT&T ENGINEERING
CONTACT: ERNEST ESTACIO
3939 CORONADO ST. 2ND FLOOR
ANAHEIM, CA 92807
TEL: (714) 254-8452
FAX:

GAS: SOUTHERN CALIFORNIA GAS COMPANY
CONTACT: DAVE BALDWIN
1919 SOUTH STATE COLLEGE BLVD.
ANAHEIM CA, 92806
TEL: (714) 634-3267
FAX:

CABLE: COX COMMUNICATIONS
CONTACT: CHARLES NEVEL
28947 AVENIDA DE LAS BANDERAS
RANCHO SANTA MARGARITA, CA 92688
TEL: (949) 546-2810
FAX: (949) 546-3810

FORD ROAD HOLDINGS LP
4000 MACARTHUR BLVD., SUIT 110
NEWPORT BEACH, CA 92660
TEL: (949) 313-2200
CONTACT: TOM LAWLESS

PSOMAS
3 HUTTON CENTRE DRIVE, SUITE 200
SANTA ANA, CA 92707
TEL:
CONTACT: BOB TALAFUS

4302 FORD ROAD
NEWPORT BEACH, CA 92660

TITLE SHEET & NOTES	1
EXISTING SITE	2

[illegible]

SHEET TITLE
VESTING TENTATIVE
TRACT MAP
TITLE SHEET

SHEET NUMBER VTM-1	JOB NO. 2015.10197
	DATE 2019.04-05
	SCALE As indicated

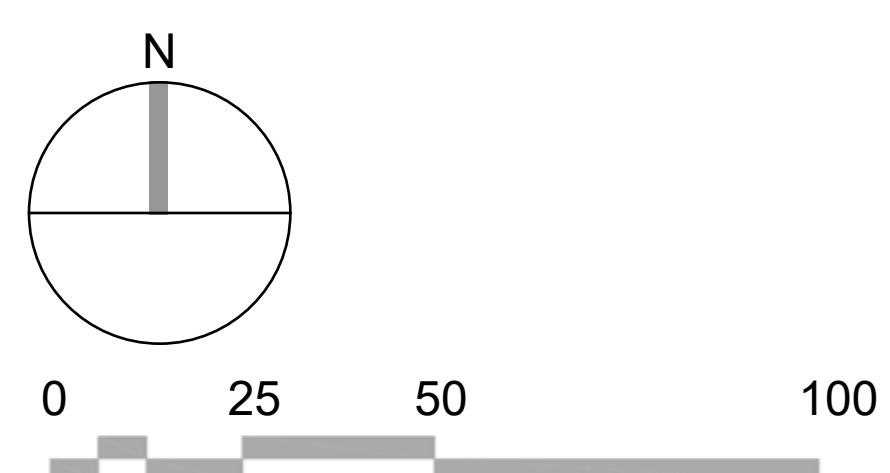
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3 HUTTON CENTRE DRIVE, SUITE 200
SANTA ANA, CA 92707
(714) 751-7373 Fax (714) 545-8883



ADDRESS
TELEPHONE: (

Ford Road Residential
Newport Beach, CA

[illegible]

SHEET TITLE
OVERALL SITE
PLAN

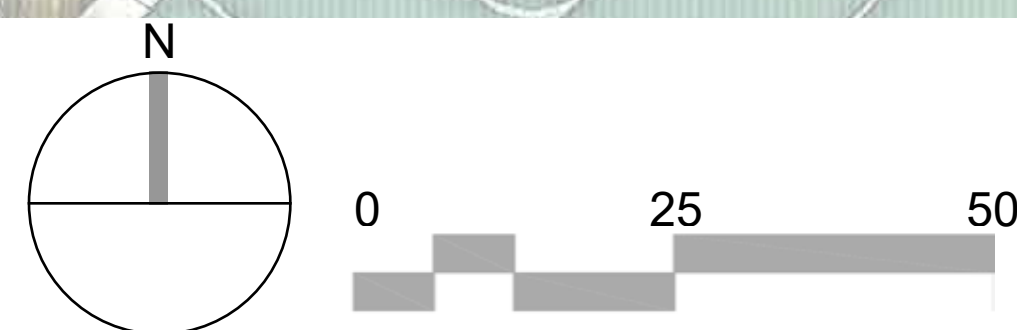
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SHEET NUMBER L0.10	JOB NO. 2015.10197
	DATE 2017-10-13
	SCALE As indicated

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landLAB
environmental design

Hines

TELEPHONE: (

Ford Road Residential

Newport Beach, CA

[illegible]

SHEET TITLE
SITE PLAN

SHEET NUMBER	
L0.20	

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PLANTING LEGEND

TREE

- EXISTING TREE
- NATIVE HILLSIDE TREE
- RIPARIAN TREE
- ACCENT TREE
- POOL TREE

SHRUBS

- COURTYARD PLANTING
- NATIVE CANYON PLANTING

OTHERS

- GRASSCRETE

IRRIGATION LEGEND

TREE

- ALL TREES TO BE IRRIGATED BY BUBBLES, 2 FOR EACH TREE

SHRUB

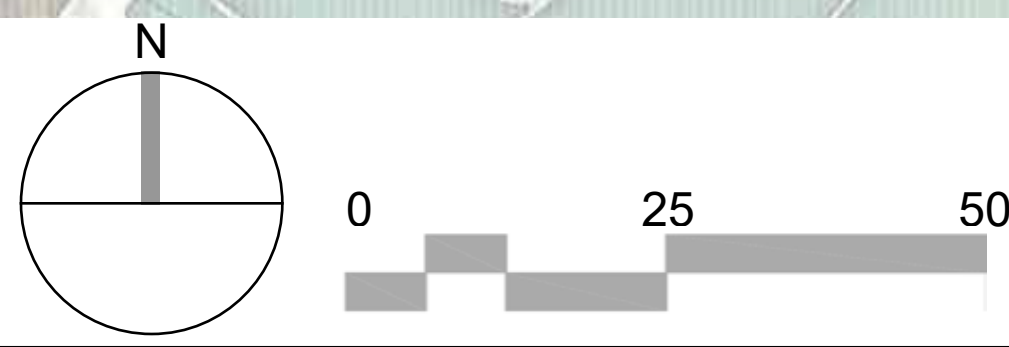
- ALL PLANTING AREA TO BE DRIP IRRIGATED

OTHERS

- ALL GRASSCRETE AREA WITH GRAVEL AND MEADOWGRASS TO BE IRRIGATED WITH MICRO-SPRAYS

IRRIGATION NOTE:

- ALL IRRIGATION TO MEET 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SHALL NOT EXCEED ESTIMATED TOTAL WATER USE (ETWU).
- ALL CONTROLLERS WILL BE WEATHER BASED.



Hines

ADDRESS: **Ford Road Residential**
TELEPHONE: **Newport Beach, CA**

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
PLANTING AND IRRIGATION PLAN

SHEET NUMBER
L0.30

JOB NO. 2015.10197
DATE 2017.10-13
SCALE As Indicated

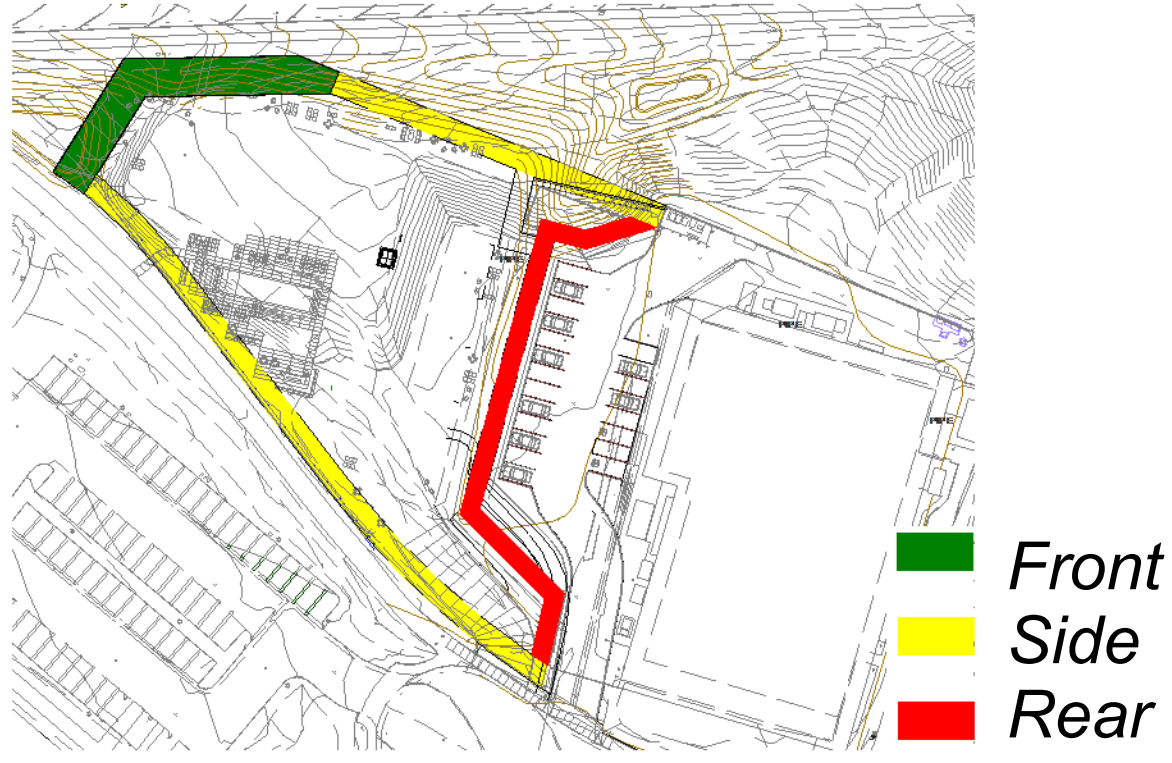
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Multiple Residential Zoning District (RM)
Site Area: 45,906 SF (1.054 AC)
Site Area per Dwelling Unit: 1,200 SF
Buildable Area: 33,569 SF
FAR: 1.75
Allowable Buildable Area: 58,746 SF

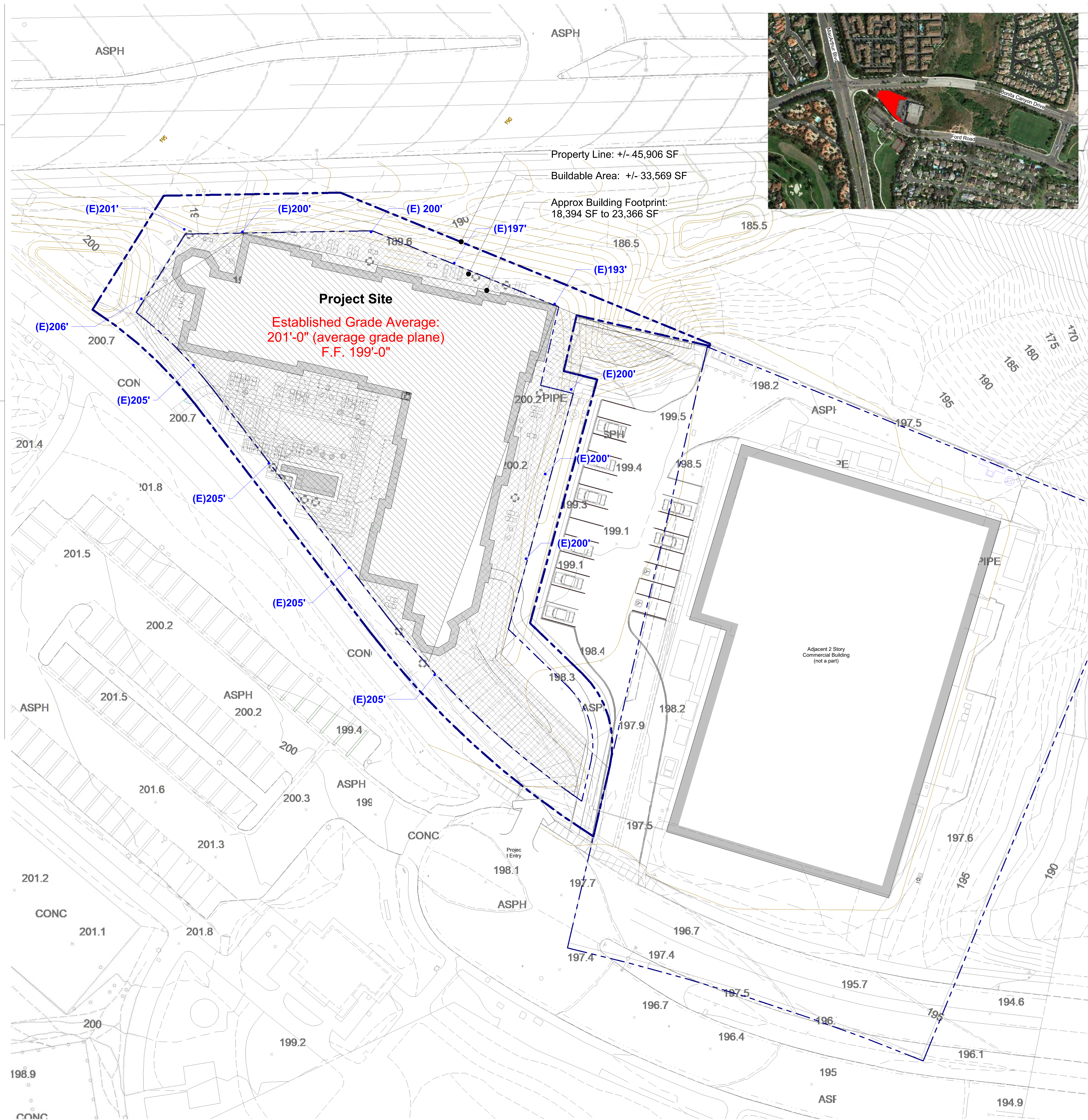
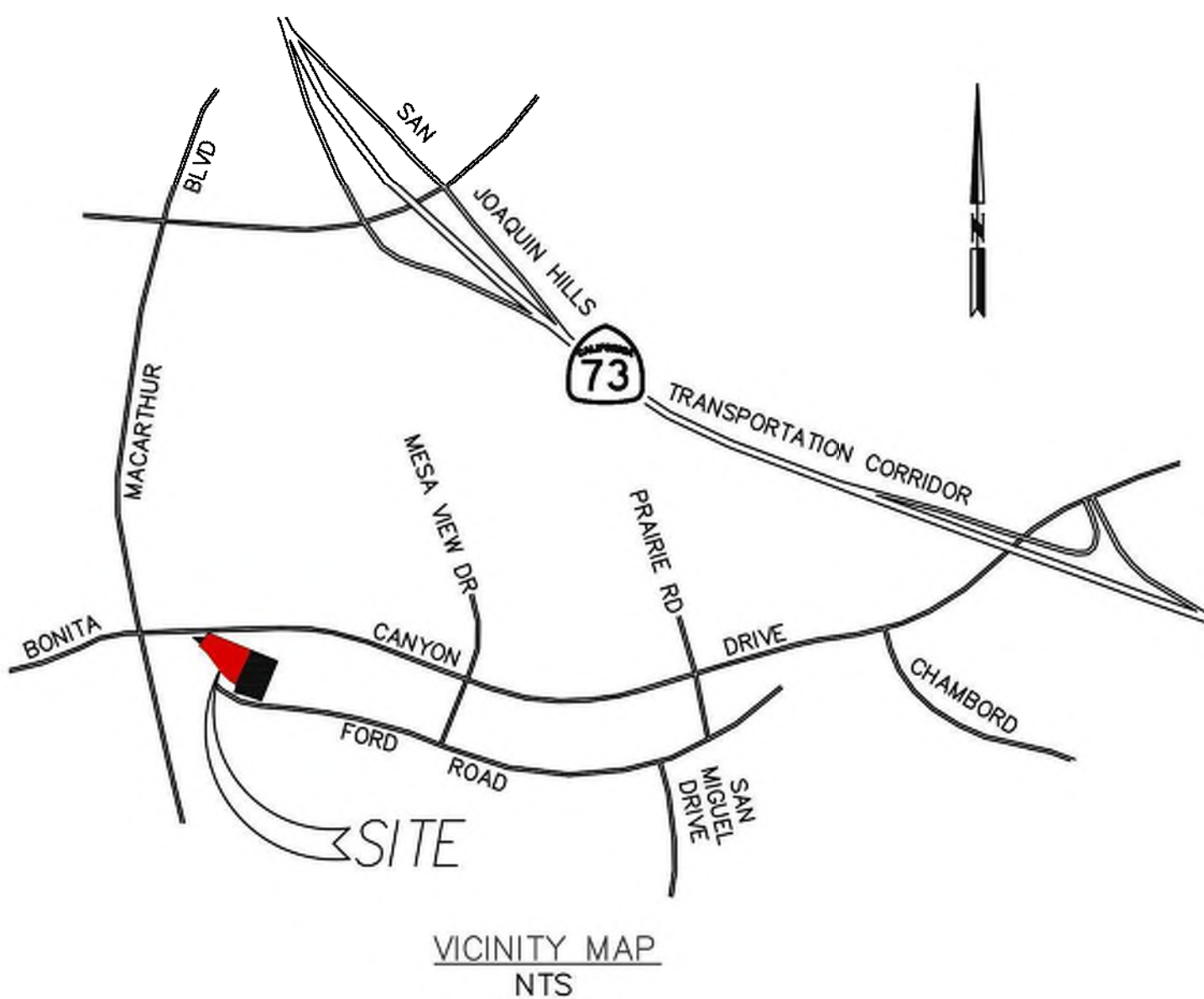
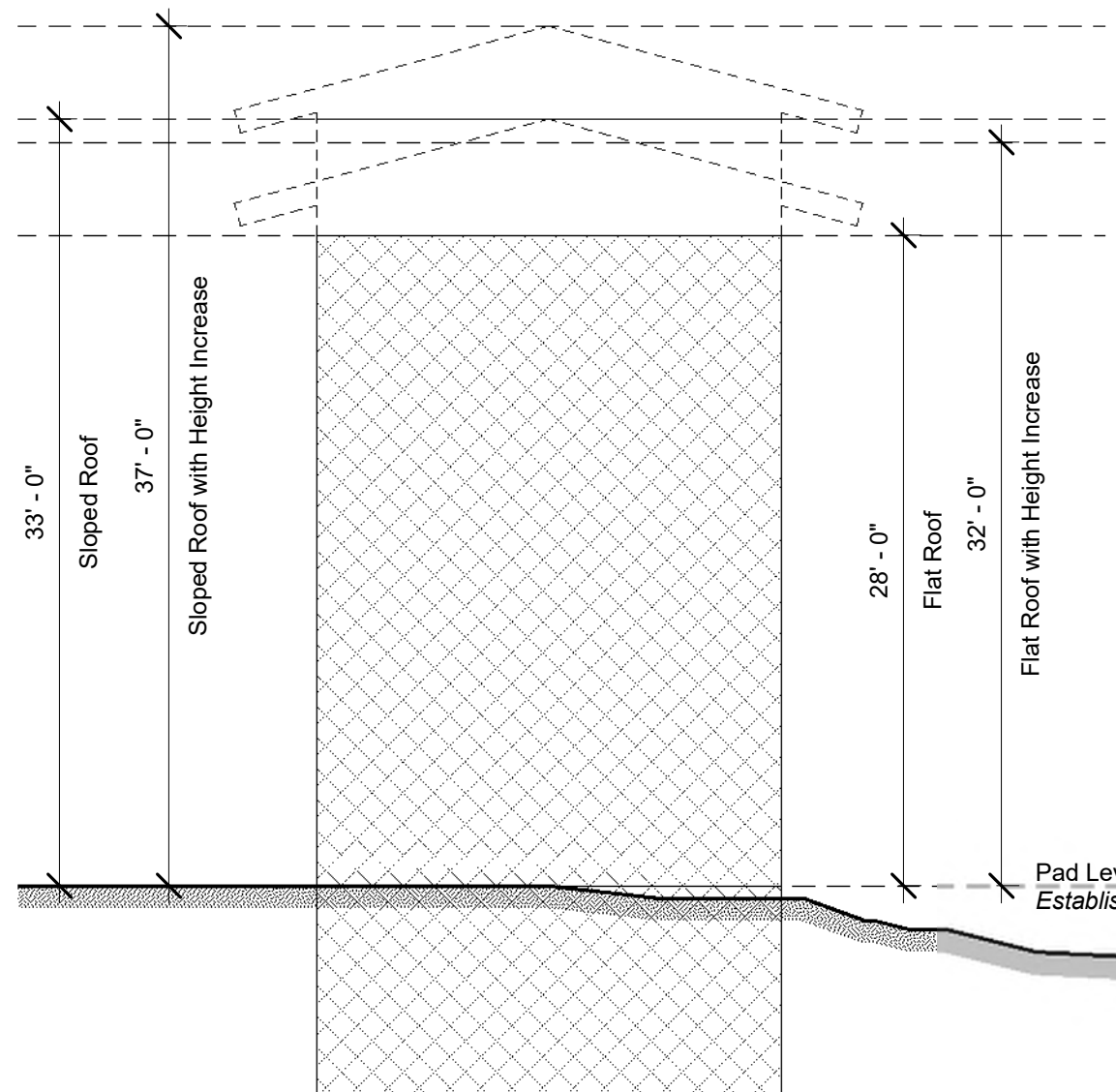
Front: 20'0"
Side: 10'-0" to 12'-0"
Rear: 10'0"



Flat Roof: 28'0"
with Height Increase 32'0"

Sloped Roof: 33'0"
with Height Increase 37'0"

"Measured as the vertical distance from the established grade of the pad to the highest part of the structure." (20.30.060.B.2)
(Increase in Height Limit - 20.30.060.C.2)



Hines

4000 MacArthur Boulevard, Suite 110, Newport Beach, CA 92660
TELEPHONE: (949) 313-2206 M: (774) 239-6123

Ford Road Residential
Newport Beach, CA

DESCRIPTION	DATE
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[illegible]

SHEET TITLE

SITE

CONSTRAINTS

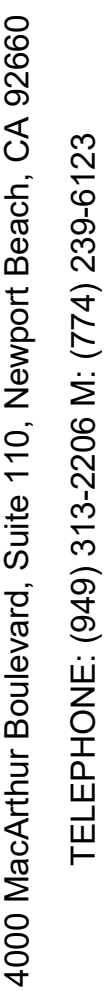
SHEET NUMBER
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JOB NO.	015.10197
DATE	019-04-08
SCALE	as indicated
ENGINEER & PARTNERS PURPOSE OF	

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Ford Road Residential
Newport Beach, CA

SHEET TITLE
CONTEXT AERIAL
(FOR REFERENCE
ONLY)

B NO. 10197
DATE -04-08
SCALE indicated

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Ford Road Residential

Newport Beach, CA

[illegible]

SHEET TITLE
SITE PLAN

SHEET NUMBER A0.30	JOB NO. 2015.10197
	DATE 2019-04-08
	SCALE 1" = 30'-0"

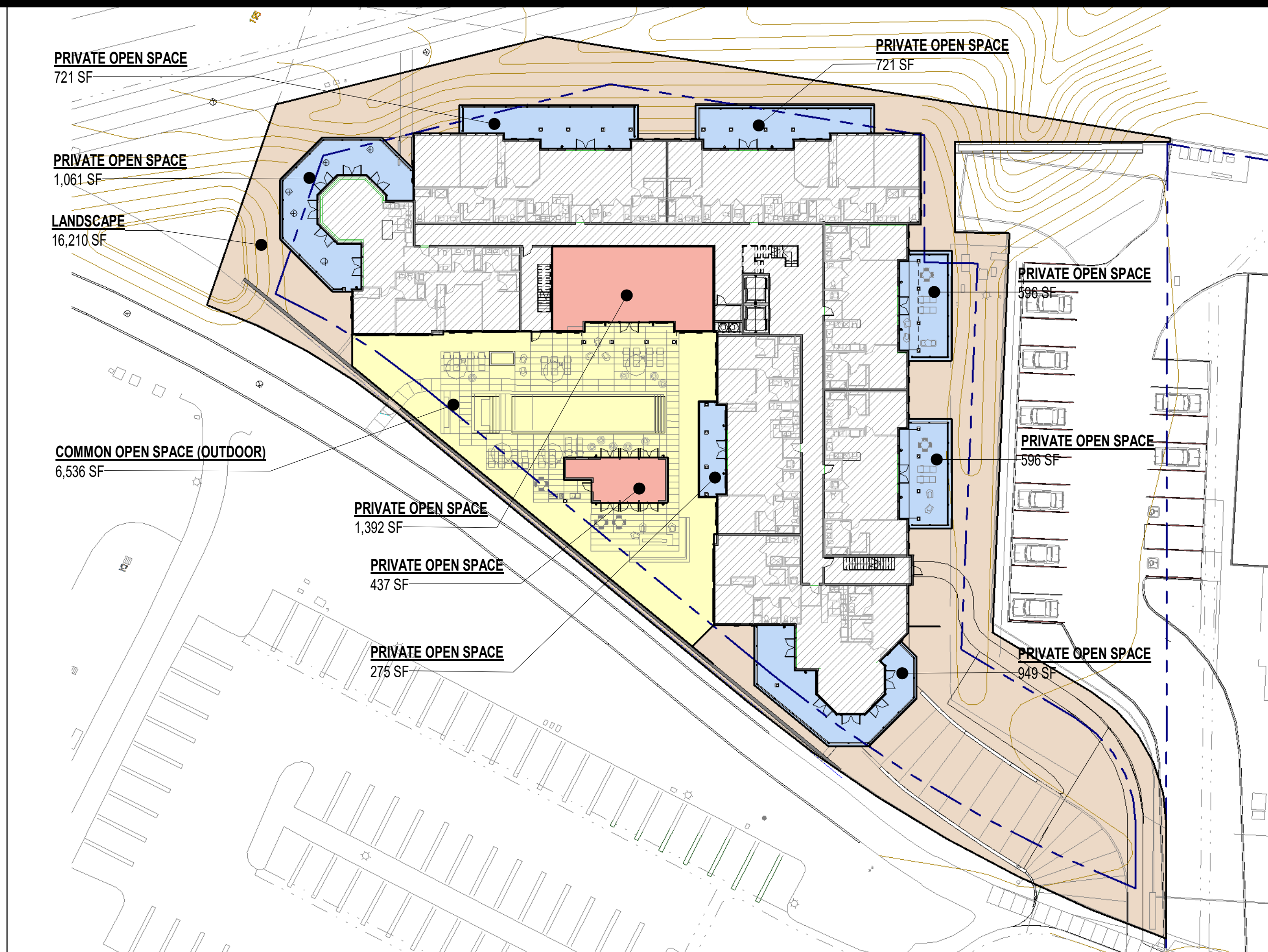
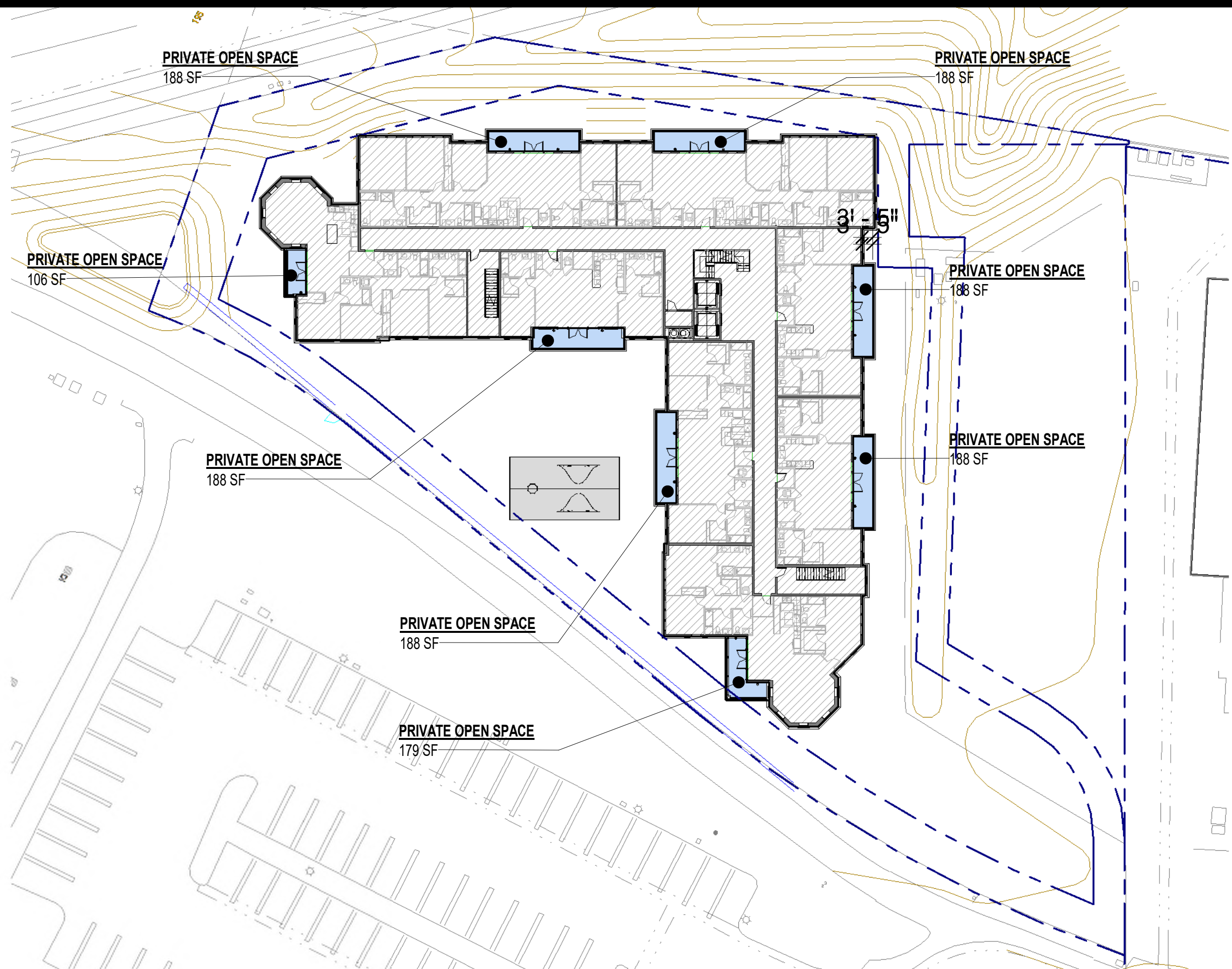
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PRIVATE OPEN SPACE		
UNIT A1	596 SF	Level 1F
UNIT A1	596 SF	Level 1F
UNIT A1	188 SF	Level 2F
UNIT A1	188 SF	Level 2F
UNIT A1	188 SF	Level 3F
UNIT A1	188 SF	Level 3F
UNIT A2	188 SF	Level 2F
UNIT A2	188 SF	Level 3F
UNIT B1	949 SF	Level 1F
UNIT B1	179 SF	Level 2F
UNIT B1	179 SF	Level 3F
UNIT B2	275 SF	Level 1F
UNIT B2	188 SF	Level 2F
UNIT B2	188 SF	Level 3F
UNIT C1	1,061 SF	Level 1F
UNIT C1	106 SF	Level 2F
UNIT C1	106 SF	Level 3F
UNIT C2	721 SF	Level 1F
UNIT C2	721 SF	Level 1F
UNIT C2	188 SF	Level 2F
UNIT C2	188 SF	Level 2F
	<u>7,372 SF</u>	
Grand total	32,681 SF	



LEGEND





-  COMMON OPEN SPACE (RESIDENTIAL)
-  PRIVATE OPEN SPACE
-  COMMON INDOOR OPEN SPACE
-  COMMON OPEN SPACE (PUBLIC)

FLOOR SUMMARY

OPEN SPACE AREA - L2 PRIVATE OPEN SPACE

PRIVATE OPEN SPACE	
UNIT A1	188 SF
UNIT A1	188 SF
UNIT A2	188 SF
UNIT B1	179 SF
UNIT B2	188 SF
UNIT C1	106 SF
UNIT C2	188 SF
UNIT C2	188 SF
	1,414 SF

LEGEND

-  COMMON OPEN SPACE (RESIDENTIAL)
-  PRIVATE OPEN SPACE
-  COMMON INDOOR OPEN SPACE
-  COMMON OPEN SPACE (PUBLIC)

FLOOR SUMMARY

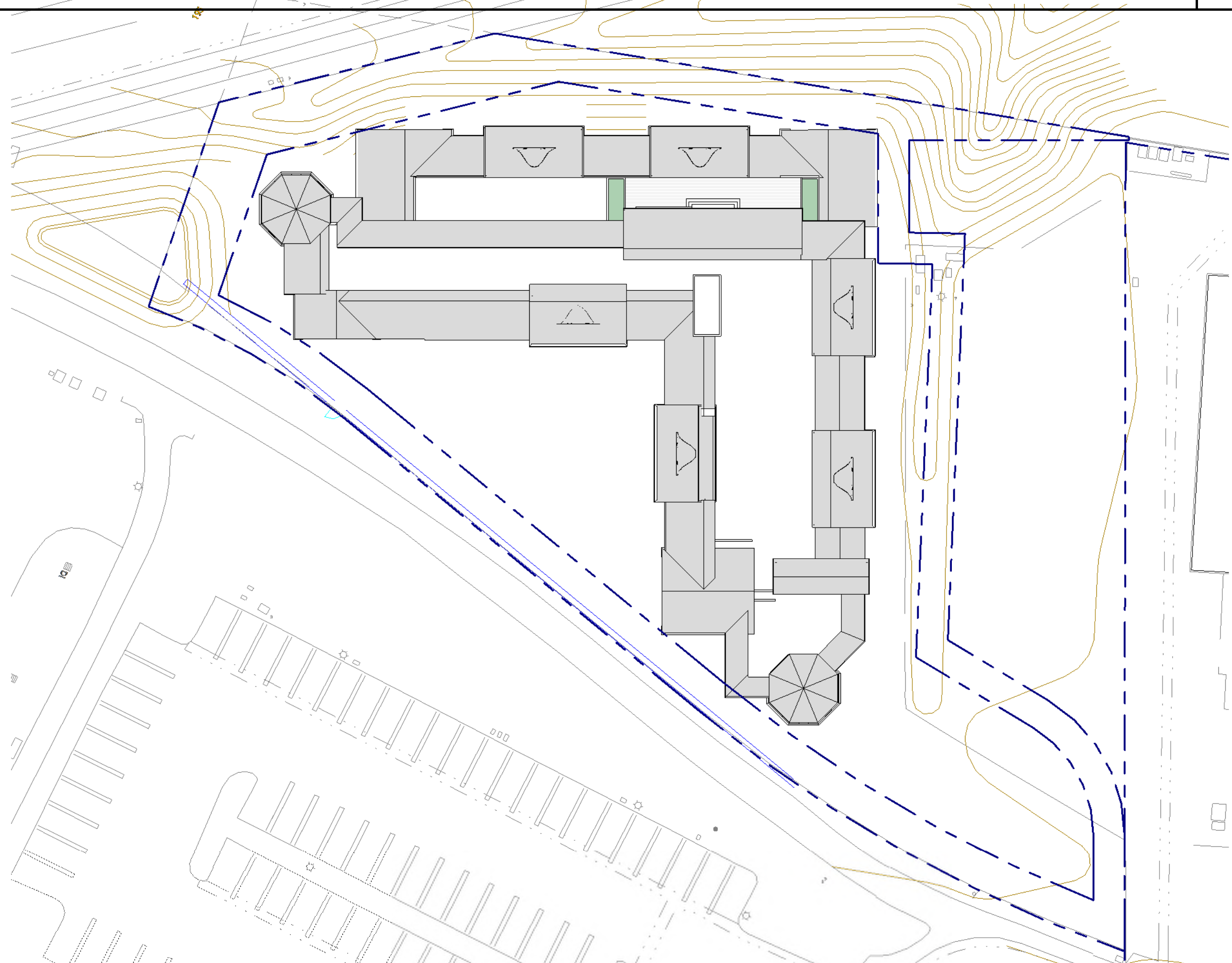
OPEN SPACE AREA - LEVEL 1	
COMMON INDOOR OPEN SPACE	1,829 SF
COMMON OPEN SPACE (PUBLIC)	16,210 SF
COMMON OPEN SPACE (RESIDENTIAL)	6,536 SF
Grand total: 4	24,575 SF

OPEN SPACE AREA - L1 PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE	
UNIT A1	596 SF
UNIT A1	596 SF
UNIT B1	949 SF
UNIT B2	275 SF
UNIT C1	1,061 SF
UNIT C2	721 SF
UNIT C2	721 SF
	4,919 SF





LEVEL 2 OPEN SPACE DIAGRAM

$$1^{\circ} = 30'-0''$$

2



LEGEND

	COMMON OPEN SPACE (RESIDENTIAL)
	PRIVATE OPEN SPACE
	COMMON INDOOR OPEN SPACE
	COMMON OPEN SPACE (PUBLIC)

FLOOR SUMMARY

ROOF PLAN OPEN SPACE DIAGRAM

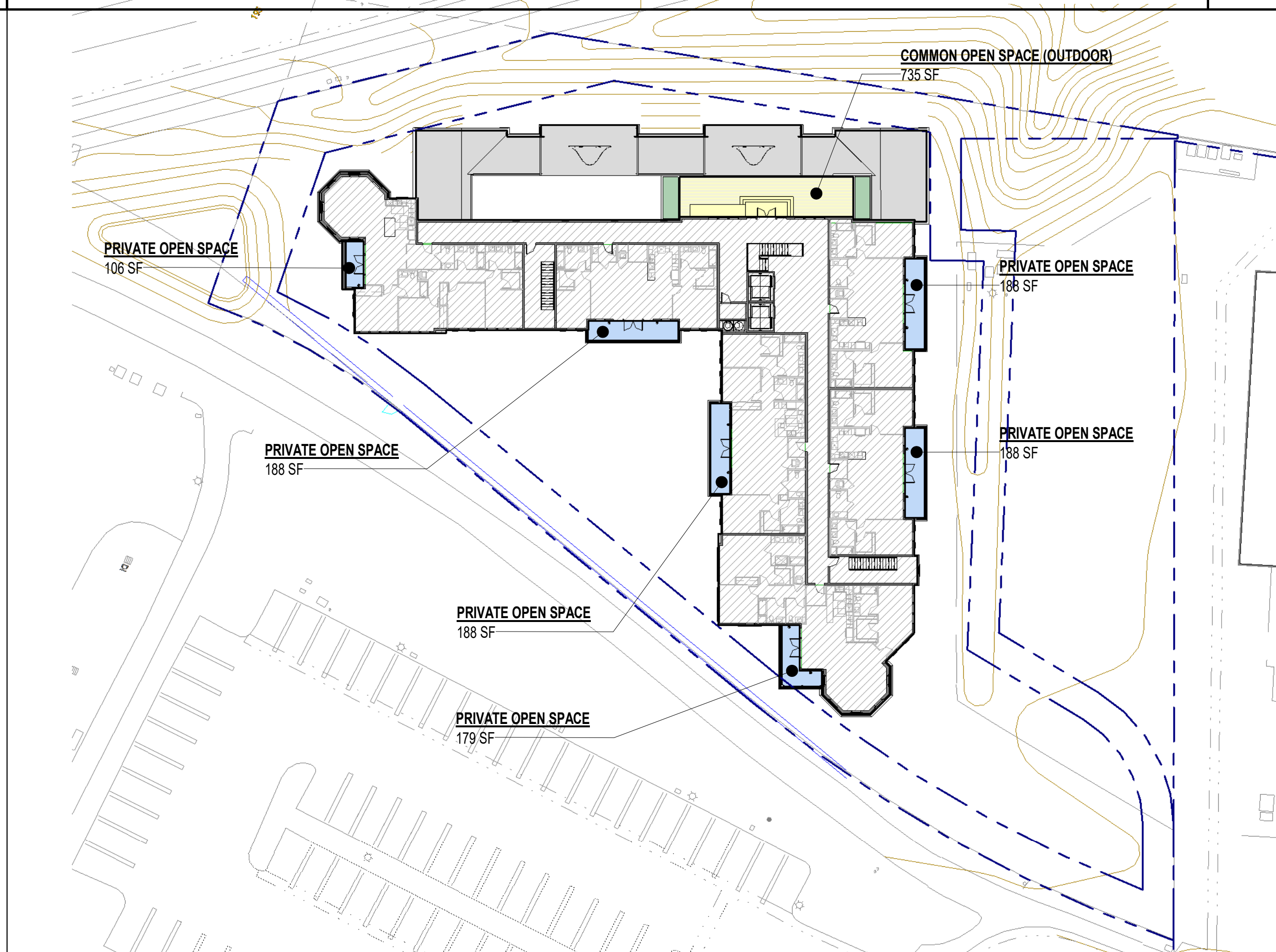
$$1'' = 30'-0''$$

4


LEVEL 1 OPEN SPACE DIAGRAM


$$1'' = 30'-0''$$


1




LEGEND

 COMMON OPEN SPACE (RESIDENTIAL)

 PRIVATE OPEN SPACE

 COMMON INDOOR OPEN SPACE

 COMMON OPEN SPACE (PUBLIC)

FLOOR SUMMARY

OPEN SPACE AREA - LEVEL 3	
COMMON OPEN SPACE (RESIDENTIAL)	735 SF
Grand total: 1	735 SF

OPEN SPACE AREA - L3 PRIVATE OPEN SPACE		
PRIVATE OPEN SPACE		
UNIT A1		188 SF
UNIT A1		188 SF
UNIT A2		188 SF
UNIT B1		179 SF
UNIT B2		188 SF
UNIT C1		106 SF
		1,038 SF

REVISIONS

[illegible]

SHEET TITLE
OPEN SPACE
DIAGRAMS

SHEET NUMBER
A0.50

JOB NO.	2015.10197
DATE	2019-04-08
SCALE	1" = 30'-0"

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PROJECT DATA

Parking Required:

2.5 Stalls/Unit
53 Parking Stalls
42 Stalls for Residents
11 Stalls for Guest

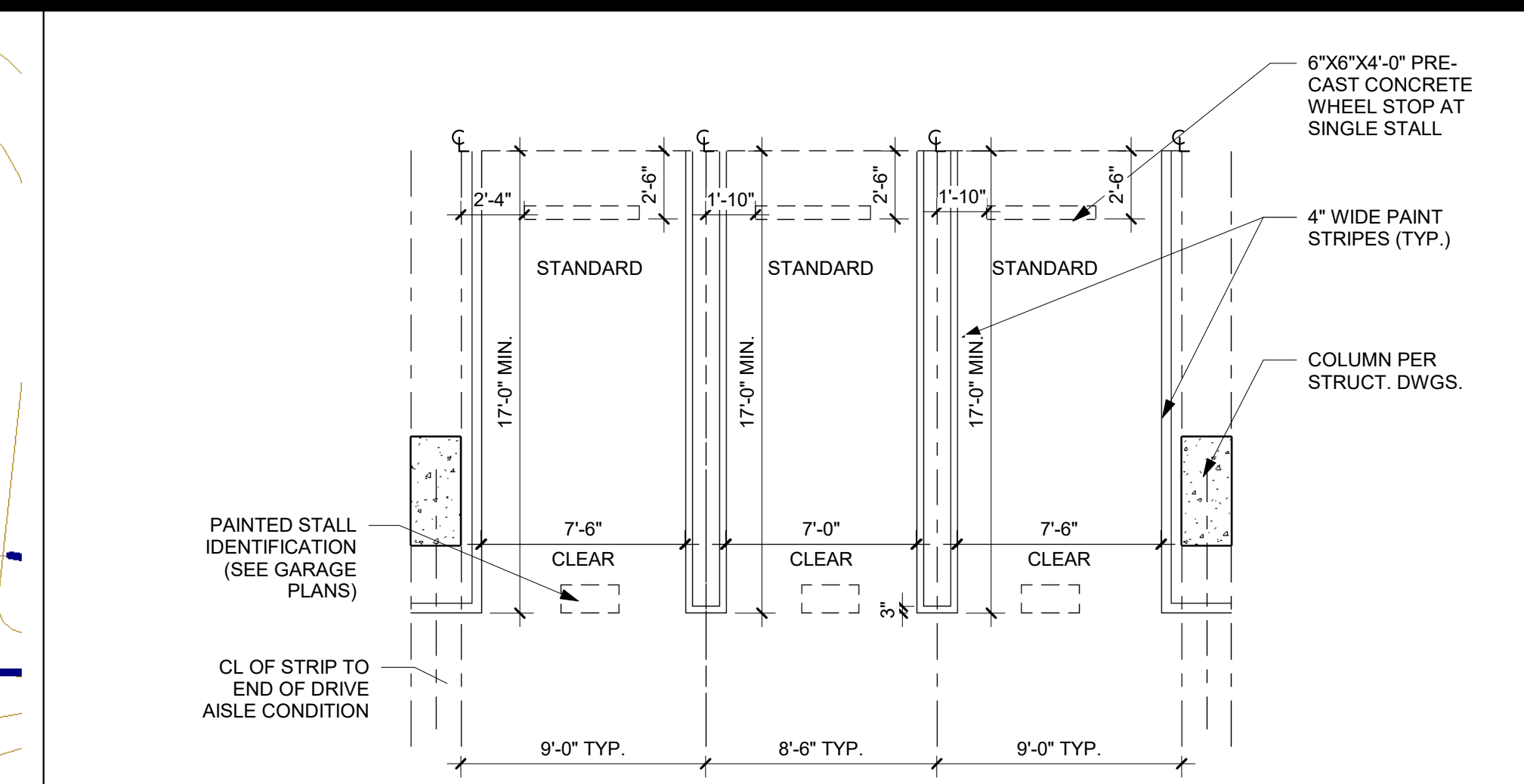
Parking Provided:

Level B1

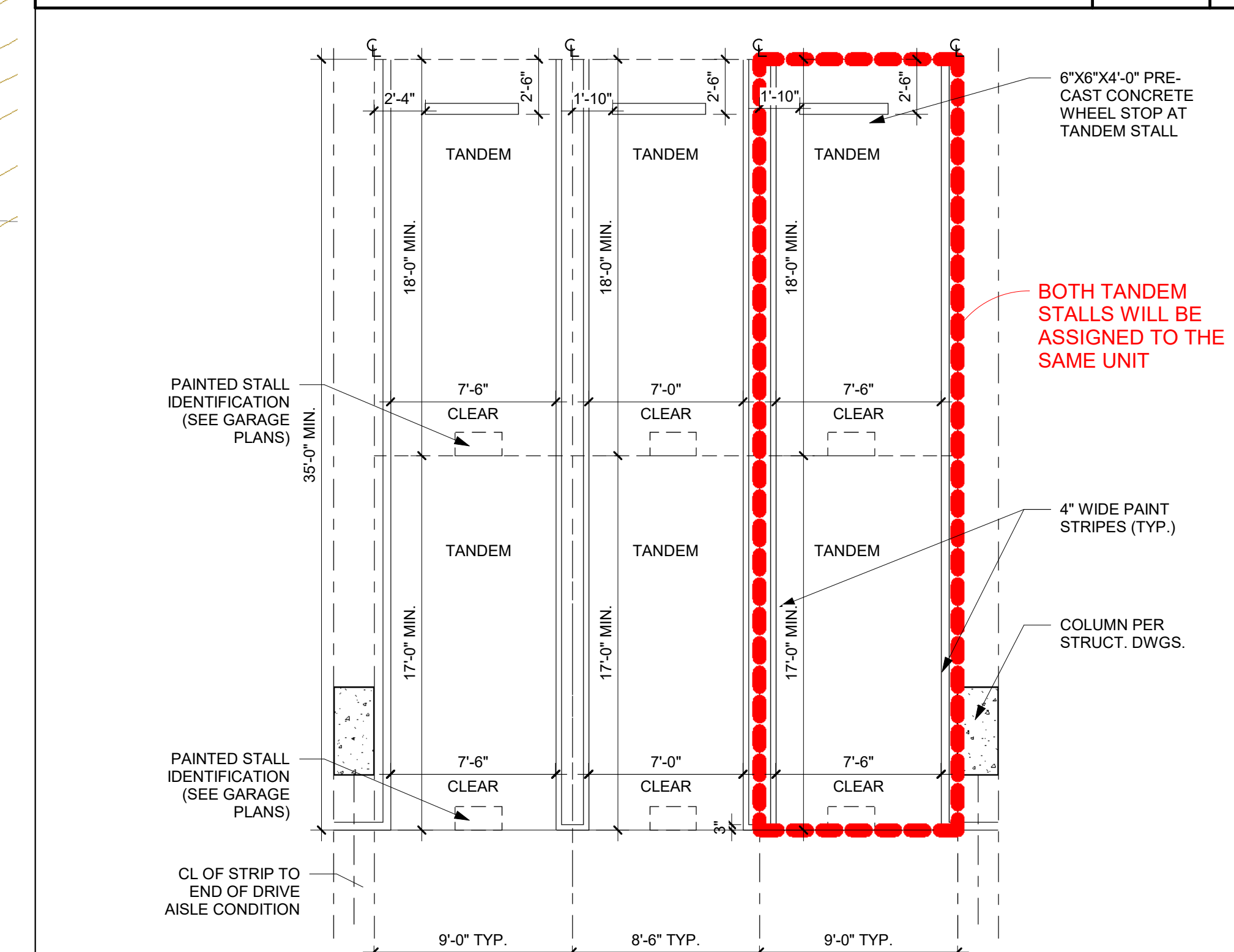
13	Standard Stalls
13	Guest Stalls
26	Tandem Stalls
3	ADA
55	Total

NOT PART OF RESIDENTIAL PARKING
NO OVERNIGHT PARKING OR DAY USE PARKING
TO BE ALLOWED IN THE PARKING LOT.

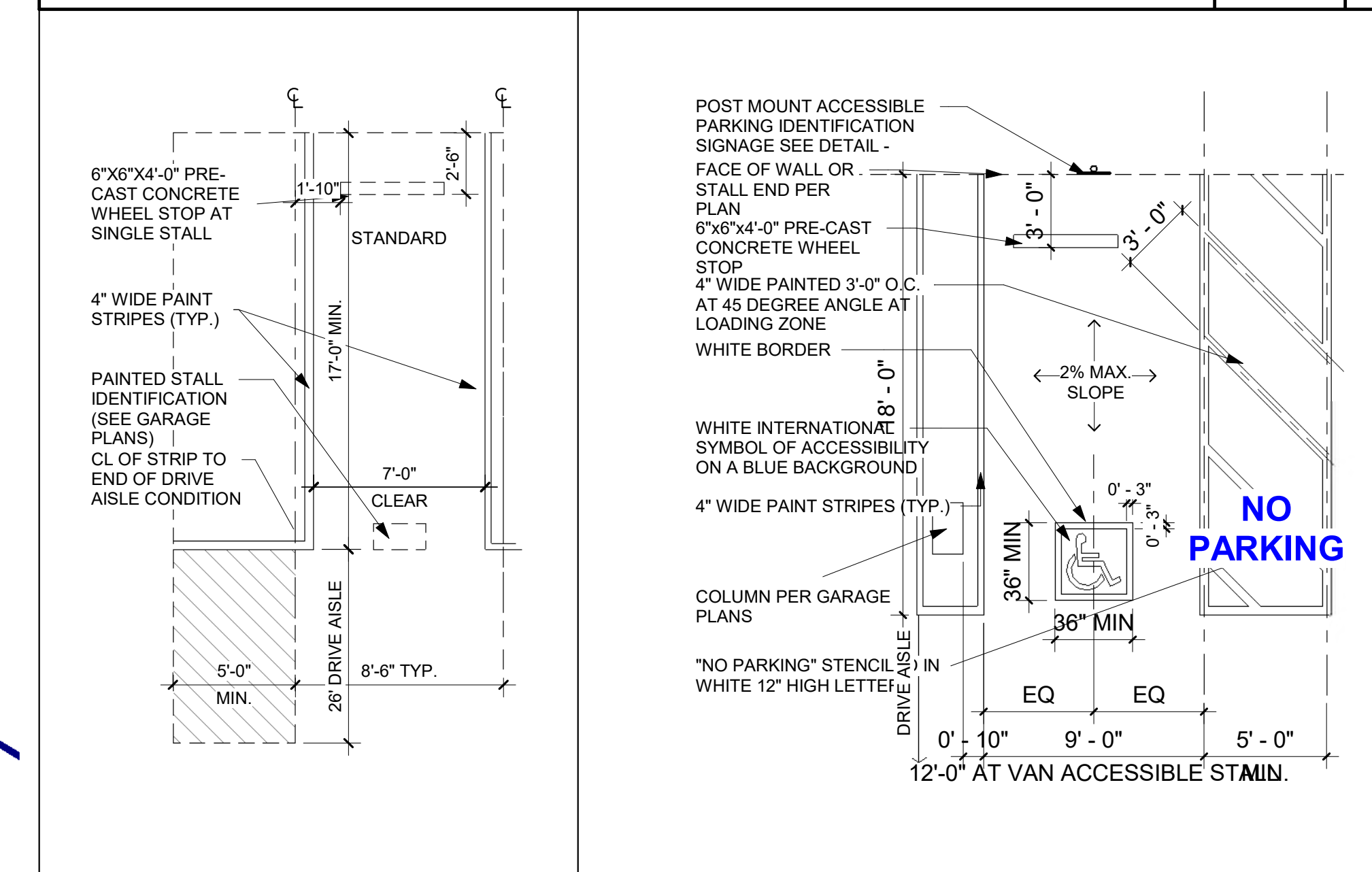
FLOOR PLAN - B1 PARKING PLAN 3/32" = 1'-0" 1



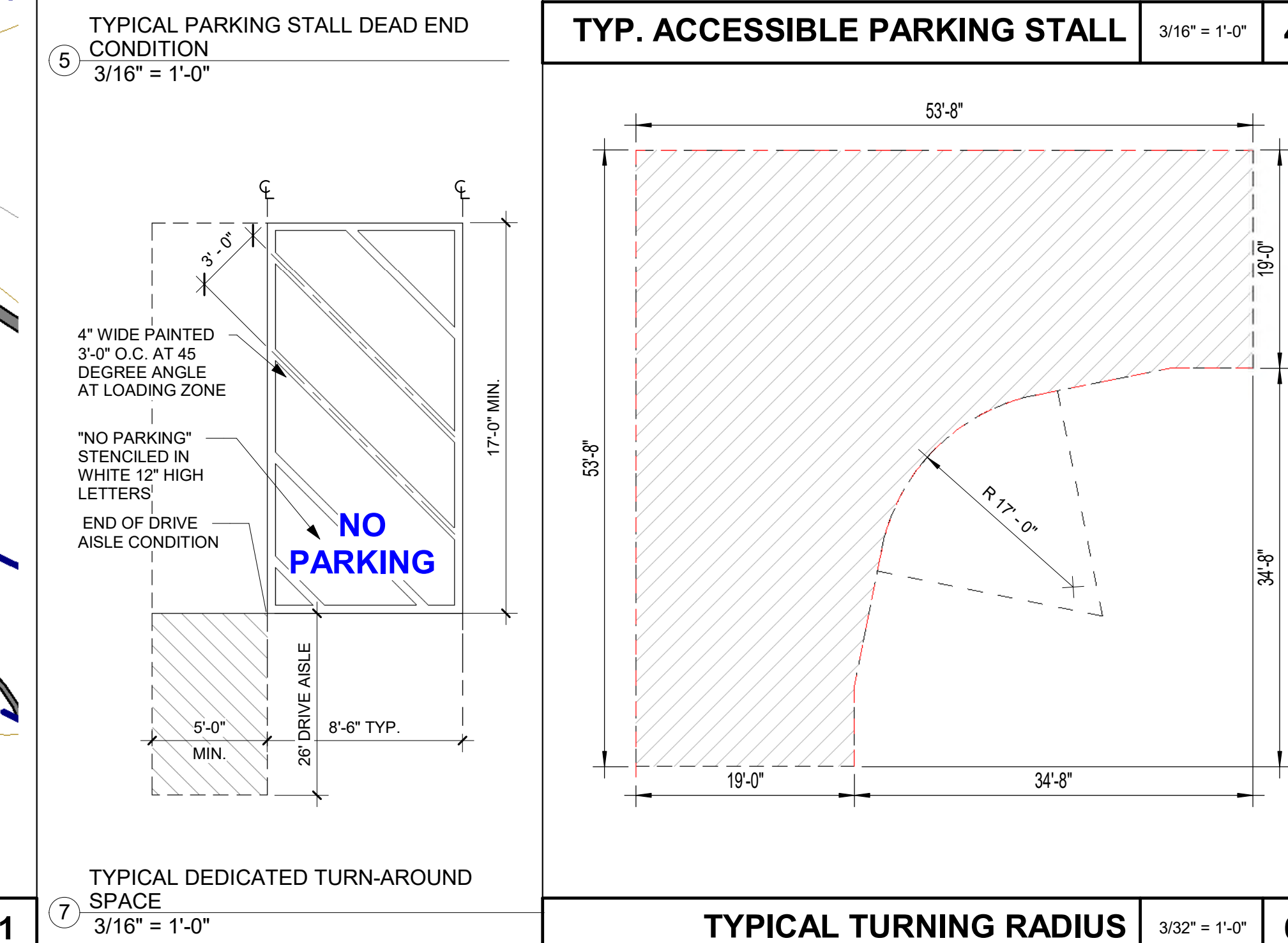
TYPICAL PARKING STALL STANDARD 3/16" = 1'-0" 2



TYPICAL PARKING STALL TANDEM 3/16" = 1'-0" 3



TYP. ACCESSIBLE PARKING STALL 3/16" = 1'-0" 4



TYPICAL TURNING RADIUS 3/32" = 1'-0" 6

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REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
FLOOR PLAN - B1
PARKING

SHEET NUMBER
A1.00

JOB NO.
2015.10197
DATE
2019-04-08
SCALE
As Indicated

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BUILDING PLAN LEGEND

Building Area Legend

A1_2BR-2.5BA	CORE
AMENITY	CORRIDOR
B1_3BR-3.5BA	POOL ROOM
B2_3BR-3.5BA	RESIDENT COURTYARD
BALCONY	STAIR
C1_4BR-3.5BA	SWIMMING POOL
C2_4BR-3.5BA	

PROJECT DATA

Floor Area Proposed: +/- 48,574SF

Dwelling Units Proposed:

A1	2BR/2.5BA	1,433 SF	6 DU
A2	2BR/2.5BA	1,410 SF	2 DU
B1	3BR/3.5BA	2,078 SF	3 DU
B2	3BR/3.5BA	1,746 SF	3 DU
C1	4BR/3.5BA	2,120 SF	3 DU
C2	4BR/3.5BA	2,277 SF	4 DU

21 DU

1,826 SF AVG.

Rentable/Saleable 38,358 sf

PROJECT DATA

Parking Required:

2.5 Stalls/Unit

53 Parking Stalls

Parking Provided:

Level B1

13	Standard Stalls
13	Guest Stalls
3	ADA Stalls
26	<u>Tandem Stalls</u>
55	Total

BUILDING GROSS AREA

Level 1	
AMENITY	1,829 SF
CIRCULATION	3,036 SF
UNITS	13,357 SF
	18,222 SF

Level 2	
CIRCULATION	2,661 SF
UNITS	14,767 SF
	17,428 SF

Level 3	
CIRCULATION	2,701 SF
UNITS	10,205 SF
	12,906 SF
	48,556 SF

BUILDING SALEABLE - UNIT AREA

Level 1	UNITS	13,357 SF
Level 2	UNITS	14,767 SF
Level 3	UNITS	10,205 SF
		38,329 SF

Parking Schedule	
Type	Count
Level B1	
ADA 9'-0" X 19'-0"	2
ADA 12'-0" X 19'-0"	1
STANDARD 8'-6" X 19'-0"	13
TANDEM 8'-6" X 19'-0"	13
TRANSFER 8'-6" X 19'-0"	13
Visitor 8'-6" X 19'-0"	12
Visitor 12' X 19'-0"	1

REVISIONS

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SHEET TITLE
FLOOR PLAN - L1
LEVEL 1

SHEET NUMBER

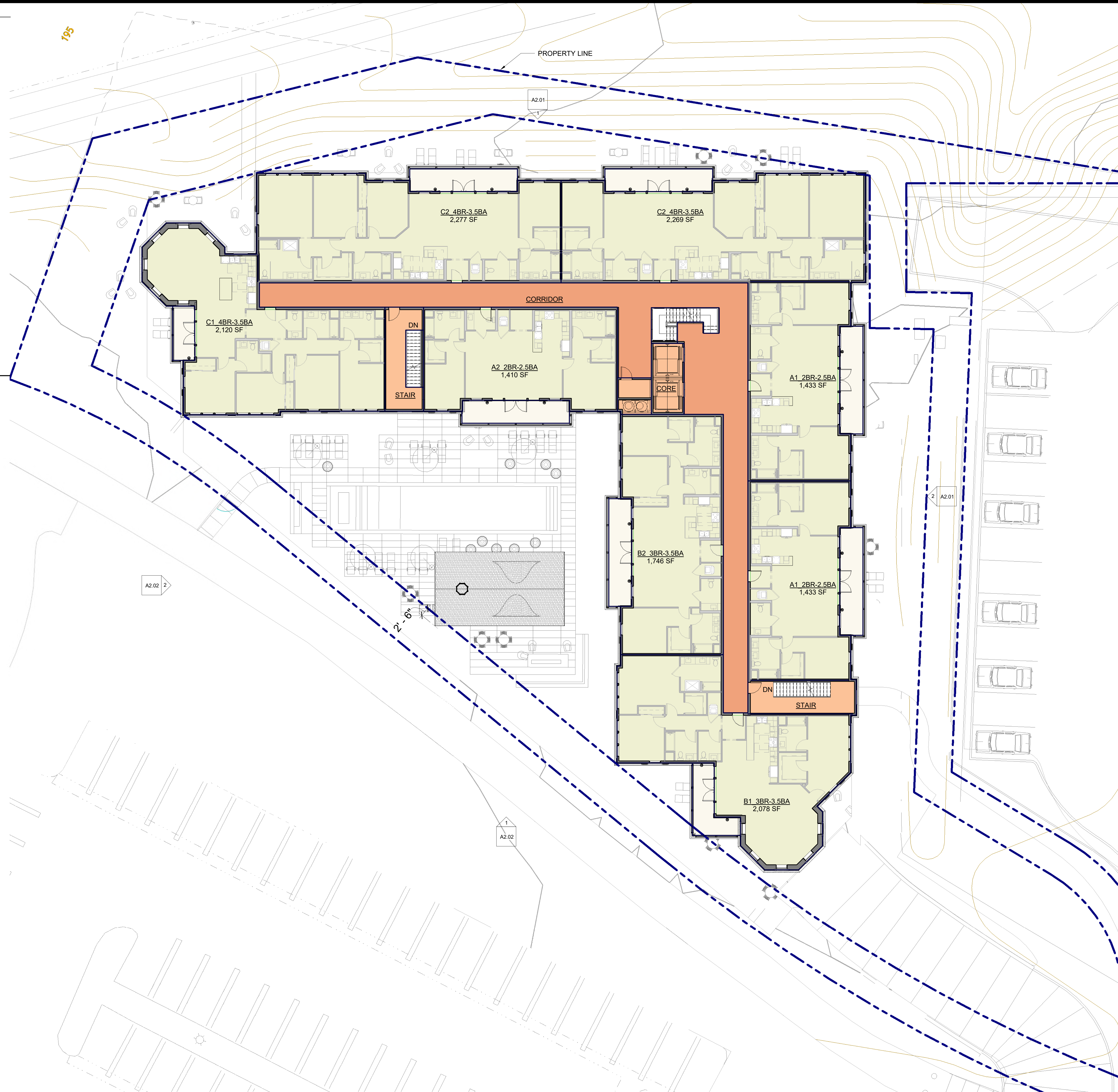
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BUILDING PLAN LEGEND

A1_2BR-2.5BA

A2_2BR-2.5BA

B1_3BR-3.5BA

B2_3BR-3.5BA

BALCONY

C1_4BR-3.5BA

C2_4BR-3.5BA

CORE

CORRIDOR

STAIR

PROJECT DATA
Floor Area Proposed: +/- 48,574SF

Dwelling Units Proposed:

A1	2BR/2.5BA	1,433 SF	6 DU
A2	2BR/2.5BA	1,410 SF	2 DU
B1	3BR/3.5BA	2,078 SF	3 DU
B2	3BR/3.5BA	1,746 SF	3 DU
C1	4BR/3.5BA	2,120 SF	3 DU
C2	4BR/3.5BA	2,277 SF	4 DU

21 DU

1,826 SF AVG.

Rentable/Saleable

38,358 sf

PROJECT DATA
Parking Required:
2.5 Stalls/Unit
53 Parking Stalls

Parking Provided:
Level B1

13	Standard Stalls
13	Guest Stalls
3	ADA Stalls
26	Tandem Stalls
55	Total

BUILDING GROSS AREA		
Level 1		
AMENITY		1,829 SF
CIRCULATION		3,036 SF
UNITS		13,357 SF
		18,222 SF
Level 2		
CIRCULATION		2,661 SF
UNITS		14,767 SF
		17,428 SF
Level 3		
CIRCULATION		2,701 SF
UNITS		10,205 SF
		12,906 SF
		48,556 SF

BUILDING SALEABLE - UNIT AREA		
Level 1	UNITS	13,357 SF
Level 2	UNITS	14,767 SF
Level 3	UNITS	10,205 SF
		38,329 SF

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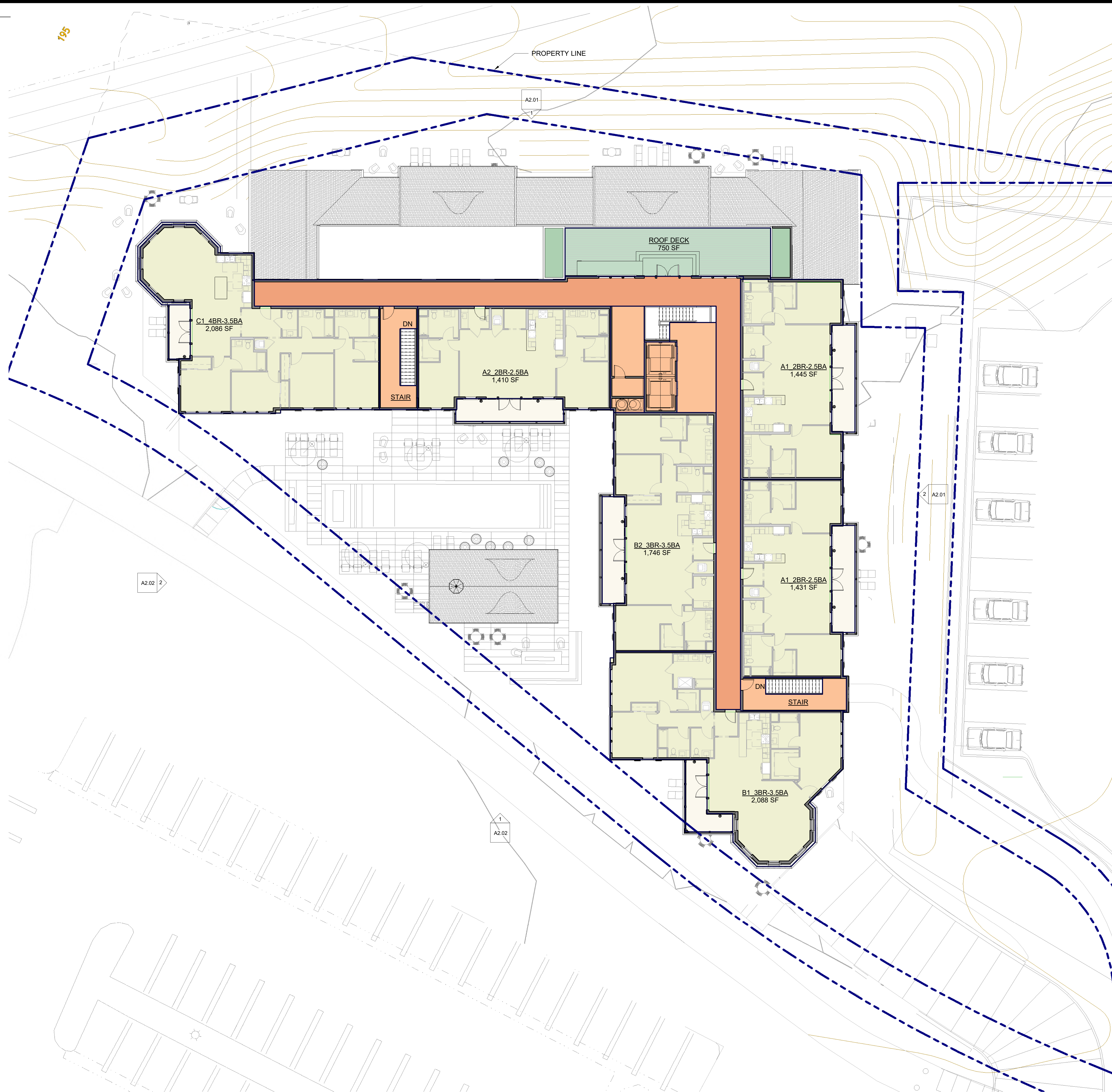
REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
FLOOR PLAN - L2
LEVEL 2

SHEET NUMBER A1.02	<small>JOB NO. 2015.10197 DATE 2019-04-08 SCALE As Indicated</small>
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BUILDING PLAN LEGEND

Building Area Legend

A1_2BR-2.5BA	CORE
A2_2BR-2.5BA	CORRIDOR
B1_3BR-3.5BA	ROOF DECK
B2_3BR-3.5BA	STAIR
BALCONY	
C1_4BR-3.5BA	

PROJECT DATA

Floor Area Proposed: +/- 48,574SF

Dwelling Units Proposed:

A1	2BR/2.5BA	1,433 SF	6 DU
A2	2BR/2.5BA	1,410 SF	2 DU
B1	3BR/3.5BA	2,078 SF	3 DU
B2	3BR/3.5BA	1,746 SF	3 DU
C1	4BR/3.5BA	2,120 SF	3 DU
C2	4BR/3.5BA	2,277 SF	4 DU

21 DU

1,826 SF AVG.

Rentable/Saleable 38,358 sf

PROJECT DATA

Parking Required:

2.5 Stalls/Unit

53 Parking Stalls

Parking Provided:

Level B1

13	Standard Stalls
13	Guest Stalls
3	ADA Stalls
26	<u>Tandem Stalls</u>
55	Total

BUILDING GROSS AREA

Level 1	
AMENITY	1,829 SF
CIRCULATION	3,036 SF
UNITS	13,357 SF
	18,222 SF

Level 2	
CIRCULATION	2,661 SF
UNITS	14,767 SF
	17,428 SF

Level 3	
CIRCULATION	2,701 SF
UNITS	10,205 SF
	12,906 SF
	48,556 SF

BUILDING SALEABLE - UNIT AREA

Level 1	UNITS	13,357 SF
Level 2	UNITS	14,767 SF
Level 3	UNITS	10,205 SF
		38,329 SF

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REVISIONS

[illegible]

SHEET TITLE
FLOOR PLAN - L3
LEVEL 3

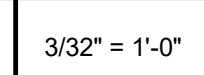
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A1.03

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[illegible]

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1.04

JOB NO.	015.10197
DATE	019-04-08
SCALE	as indicated

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[illegible]

SHEET TITLE
EXTERIOR
ELEVATIONS

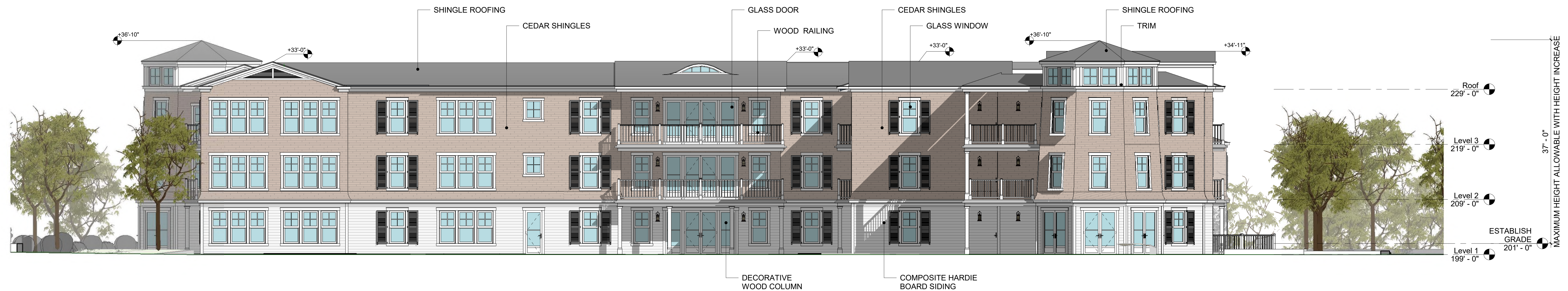
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Ext Elev South 1/8" = 1'-0" 1



Ext Elev West 1/8" = 1'-0" 2

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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.02

JOB NO.
2015.10197

DATE
2019-04-08

SCALE
1/8" = 1'-0"

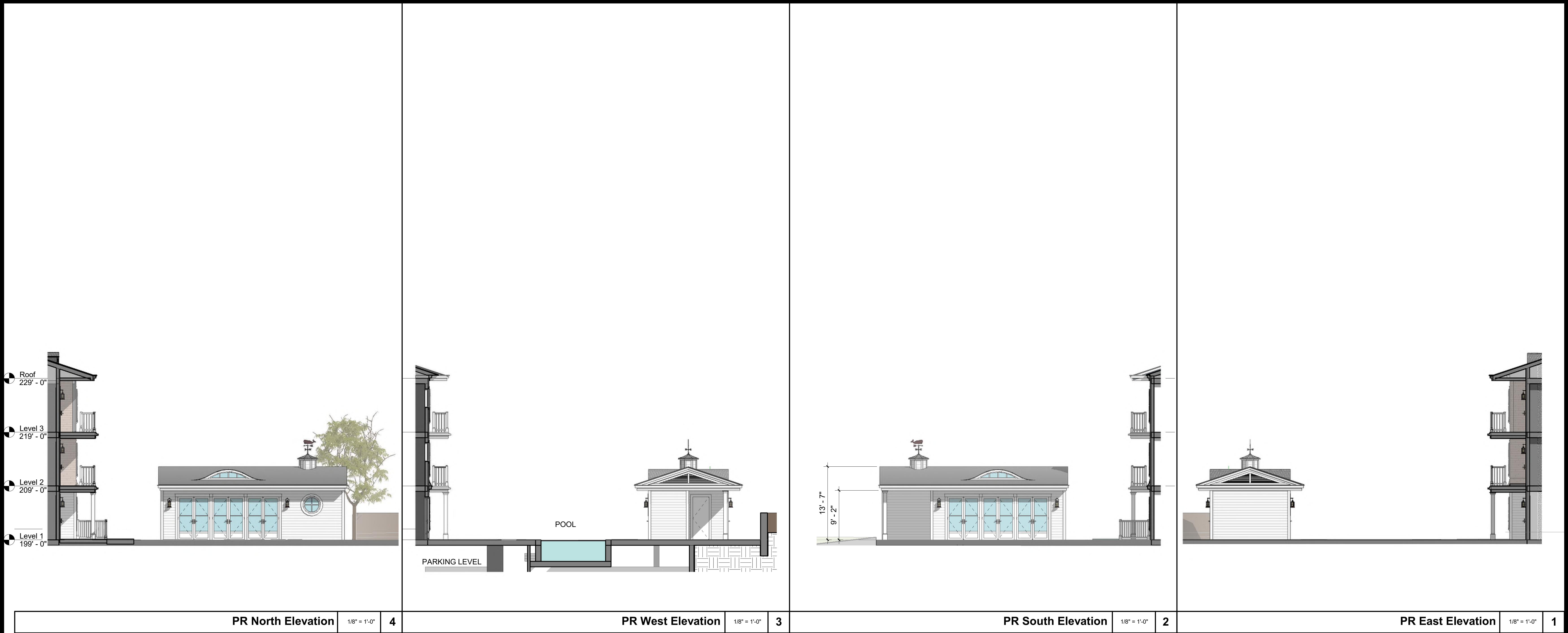
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Site Development Review Resubmittal_ 2019-04-08



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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.03

JOB NO.
2015.10197
DATE
2019-04-08
SCALE
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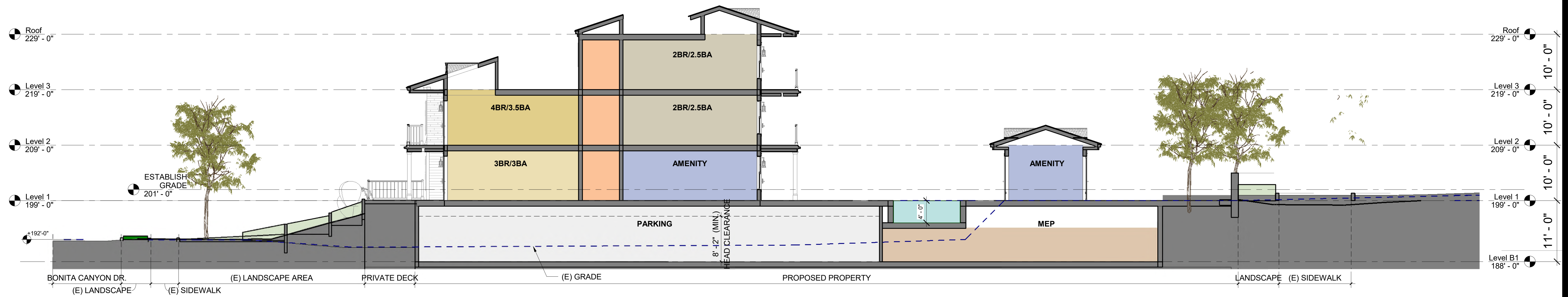
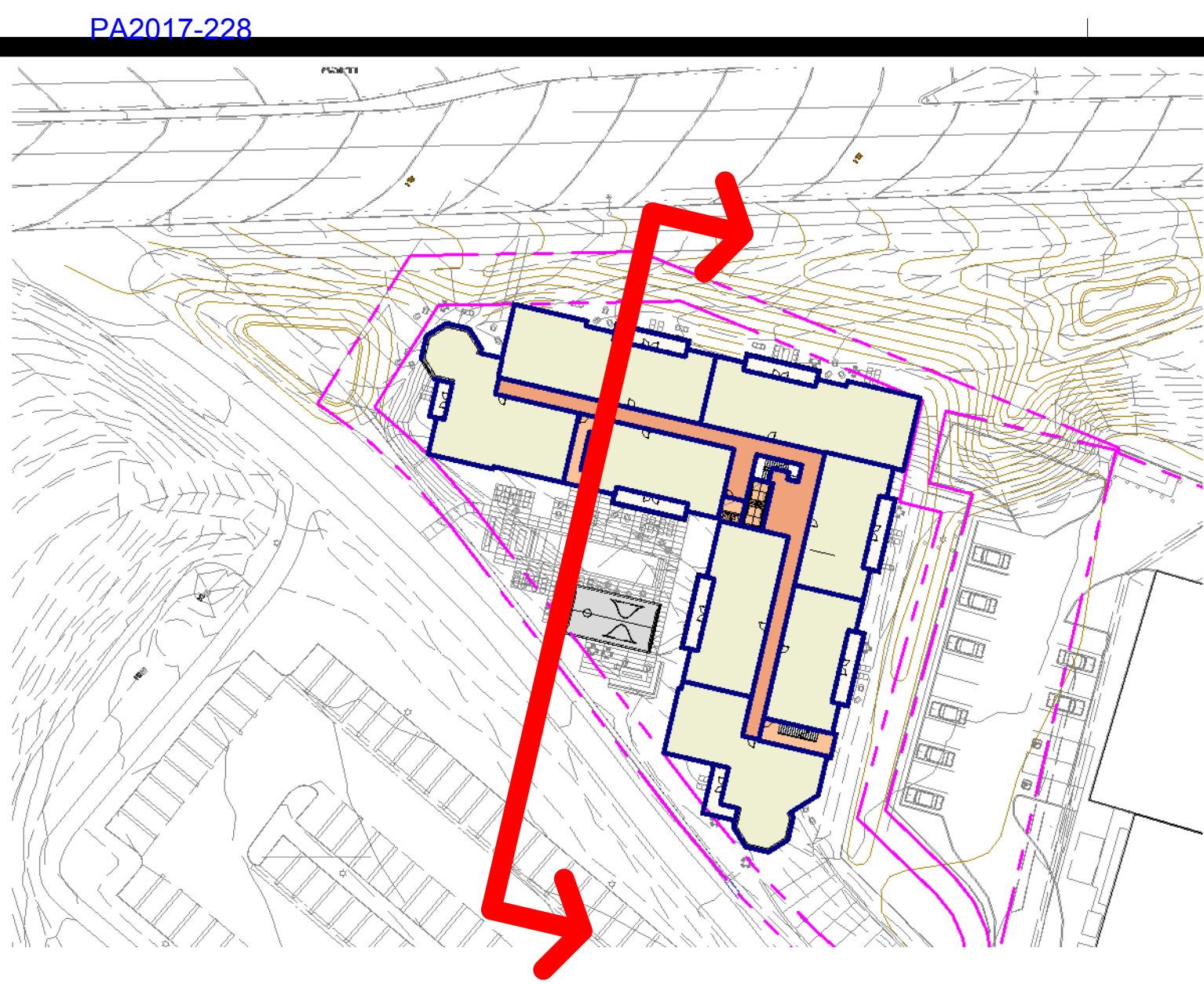
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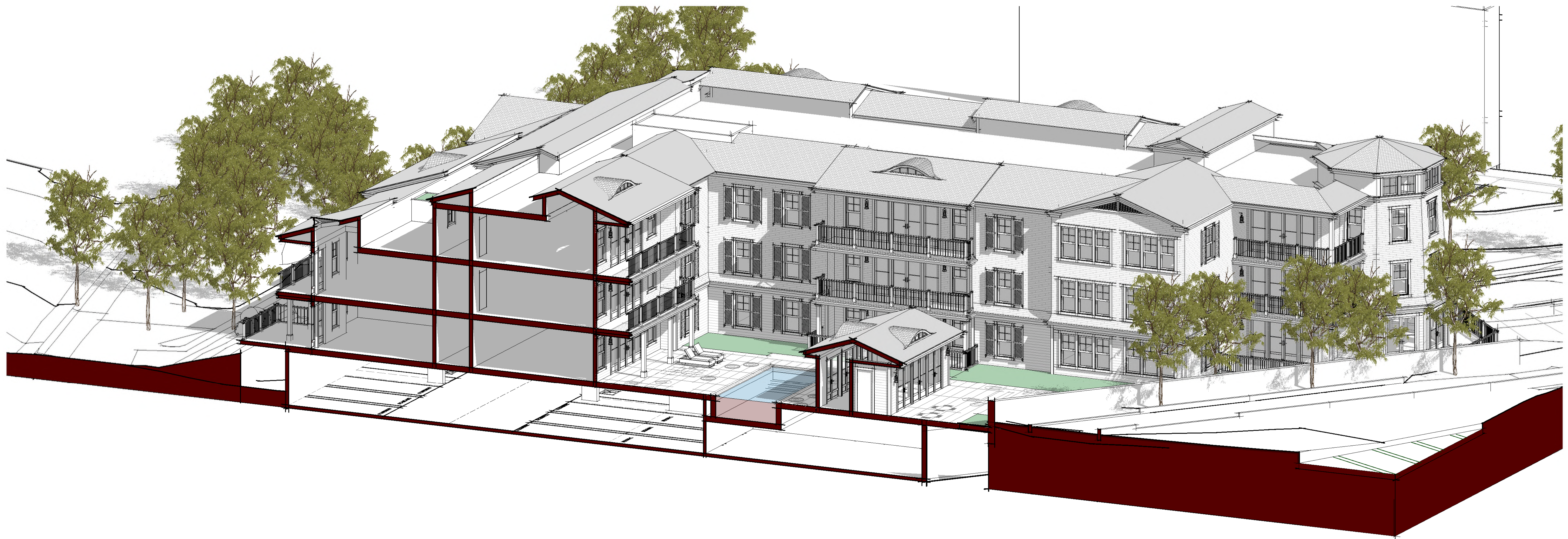
SHEET TITLE
SECTION
PERSPECTIVE

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BUILDING SECTION 1 1/8" = 1'-0" 1



3D building section 1 2

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SHEET TITLE
BUILDING SECTION

SHEET NUMBER
A3.01

JOB NO.
2015.10197
DATE
2019-04-08
SCALE
As Indicated

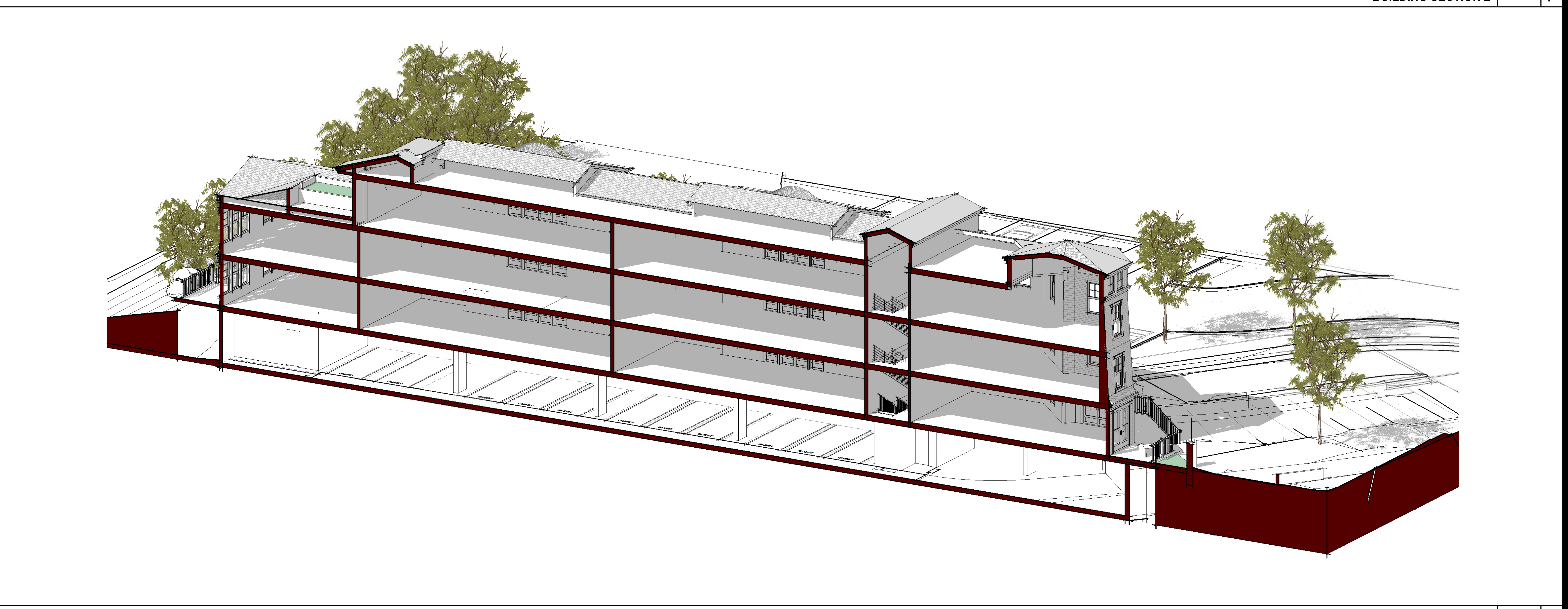
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BUILDING SECTION 2 1/8" = 1'-0" 1



3D building section 2 2

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	DESCRIPTION	DATE

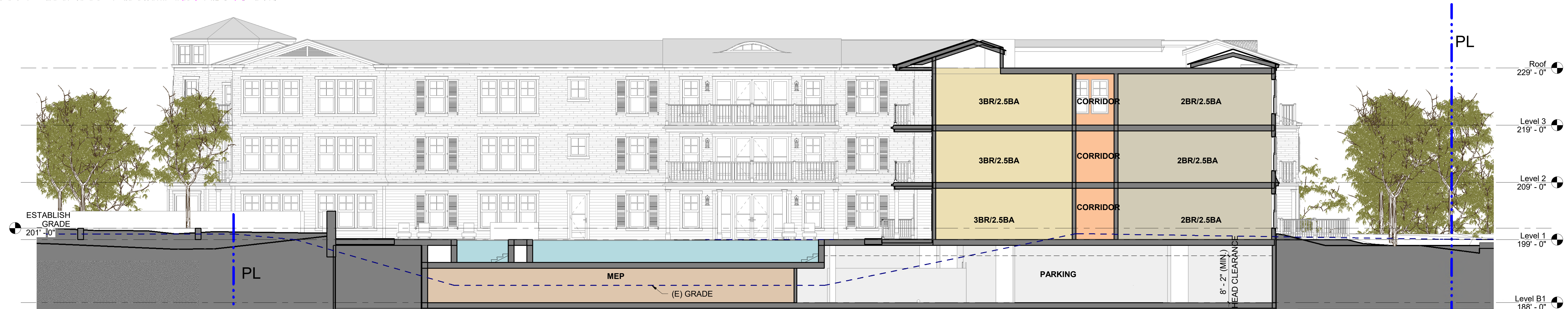
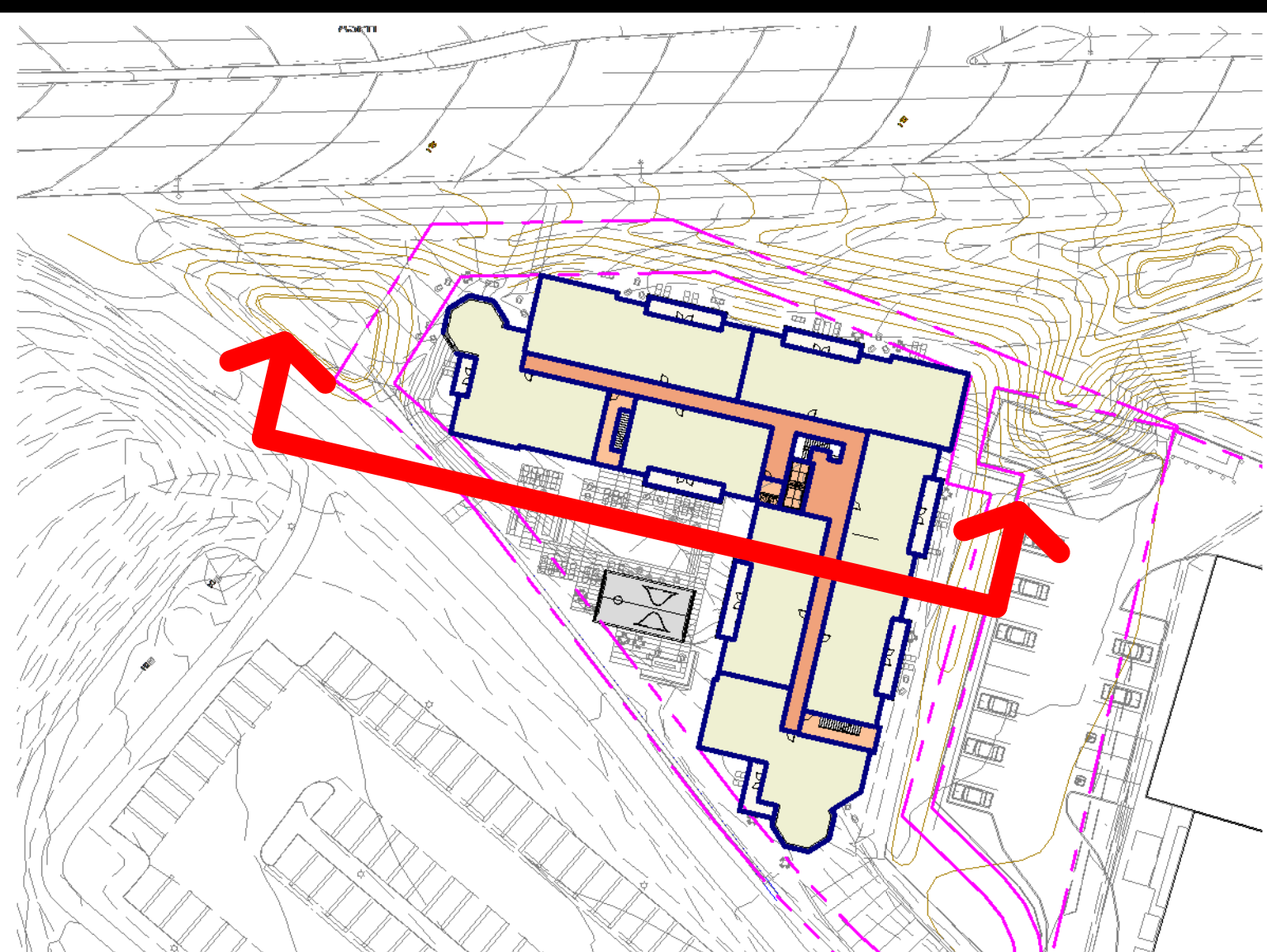
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BUILDING SECTION

SHEET NUMBER
A3.02

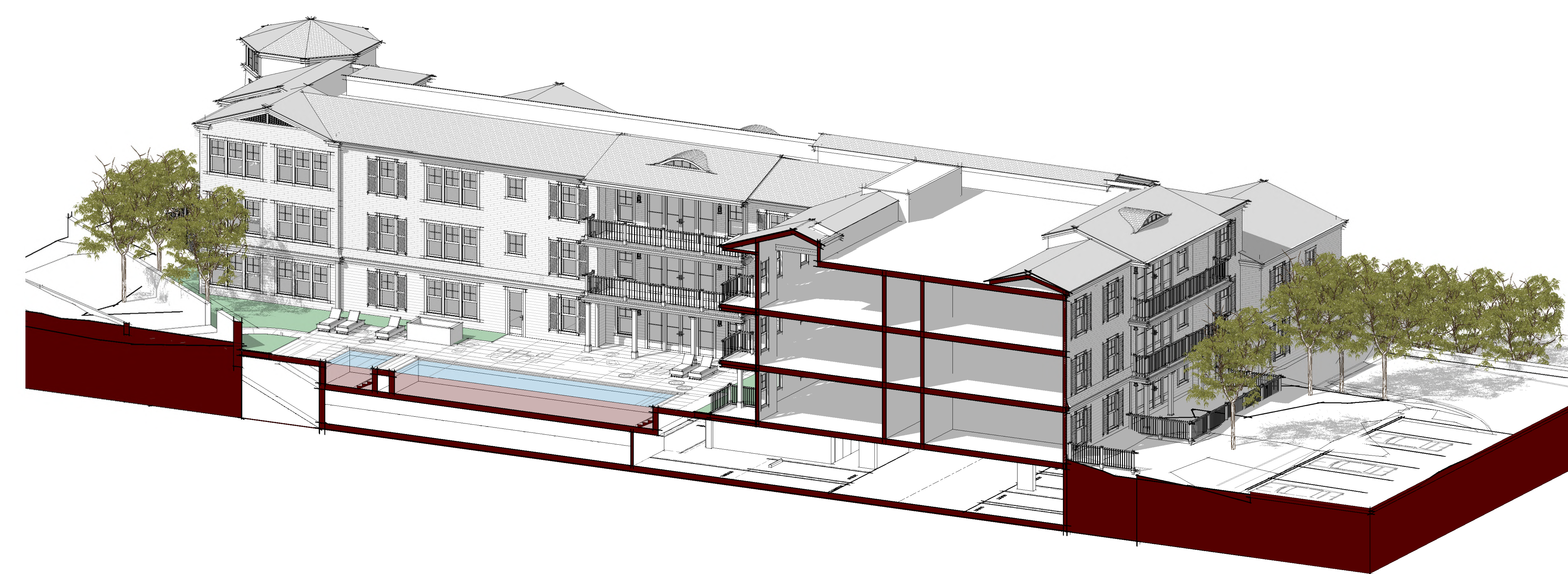
JOB NO.
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BUILDING SECTION 3 1/8" = 1'-0" 1



3D building section 3 2

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SHEET TITLE
BUILDING SECTION

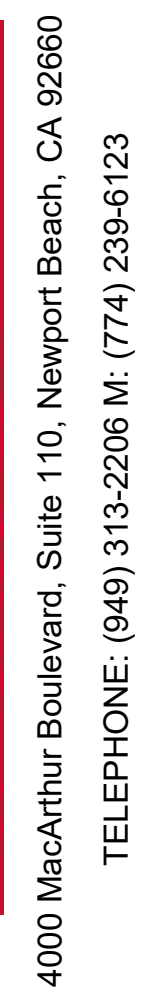
SHEET NUMBER
A3.03

JOB NO. 2015.10197
DATE 2019-04-08
SCALE As Indicated

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SHEET TITLE
RENDERING

SHEET NUMBER A4.01	JOB NO. 2015.10197
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SHEET TITLE
3D PERSPECTIVE

SHEET NUMBER
A4.02

JOB NO.	2015.10197
DATE	2019-04-08
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SHEET TITLE
3D PERSPECTIVE

SHEET NUMBER
A4.03

JOB NO.
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DATE
19-04-08

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SHEET TITLE
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SHEET TITLE
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SHEET TITLE
GOOGLE EARTH
VIEW 2

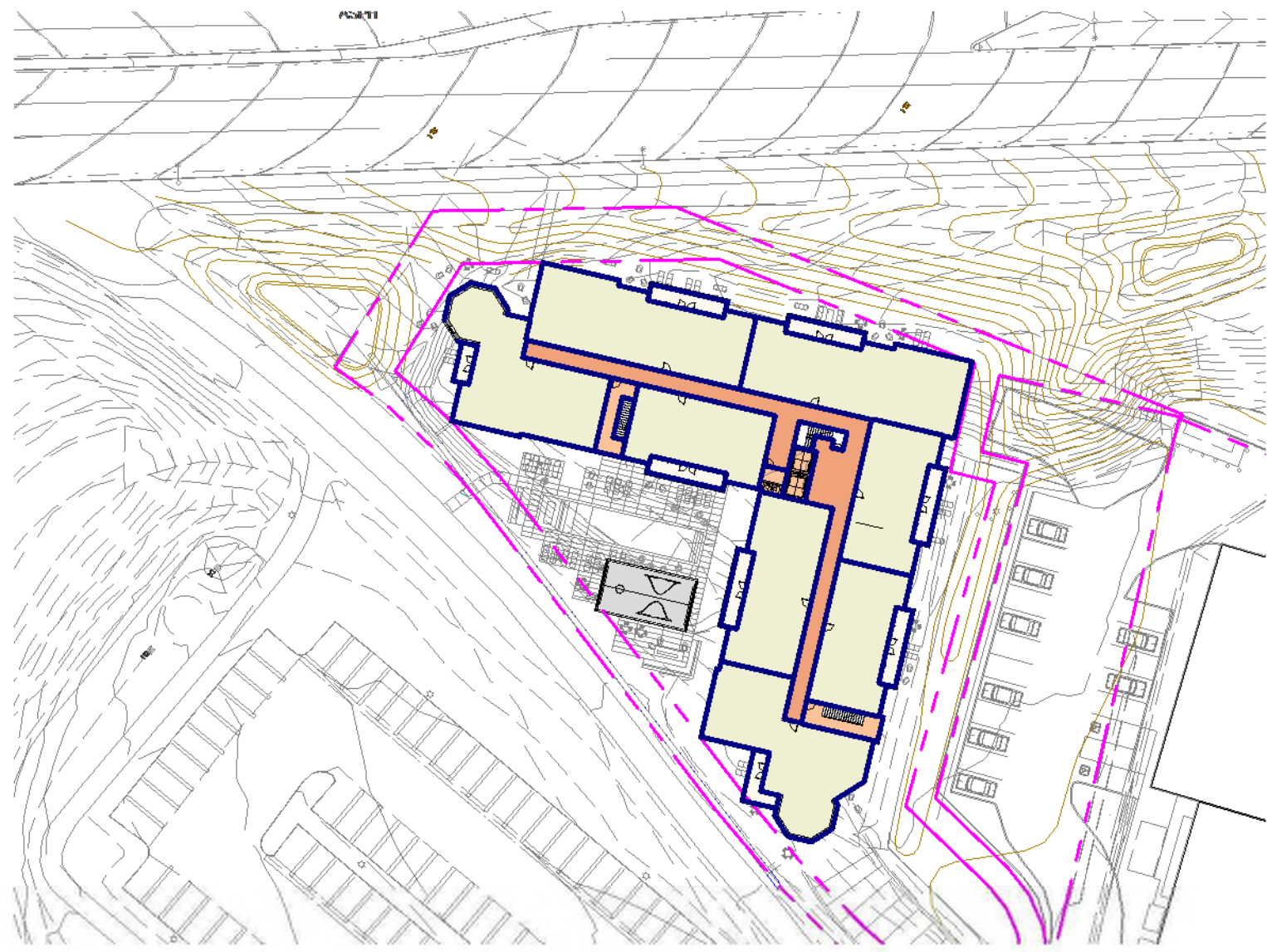
SHEET NUMBER
A5.02

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SHEET TITLE
GOOGLE EARTH
VIEW 3

SHEET NUMBER
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SHEET TITLE
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SHEET NUMBER
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