

PUBLICATION	DATE
CONCEPT	01-17-08
SCHEMATIC DESIGN	03-04-08
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
PERMIT SET	
BID SET	
FOR CONSTRUCTION	
REVISION	

SUBMITTED:
COUNTY OF ORANGE
DATE:

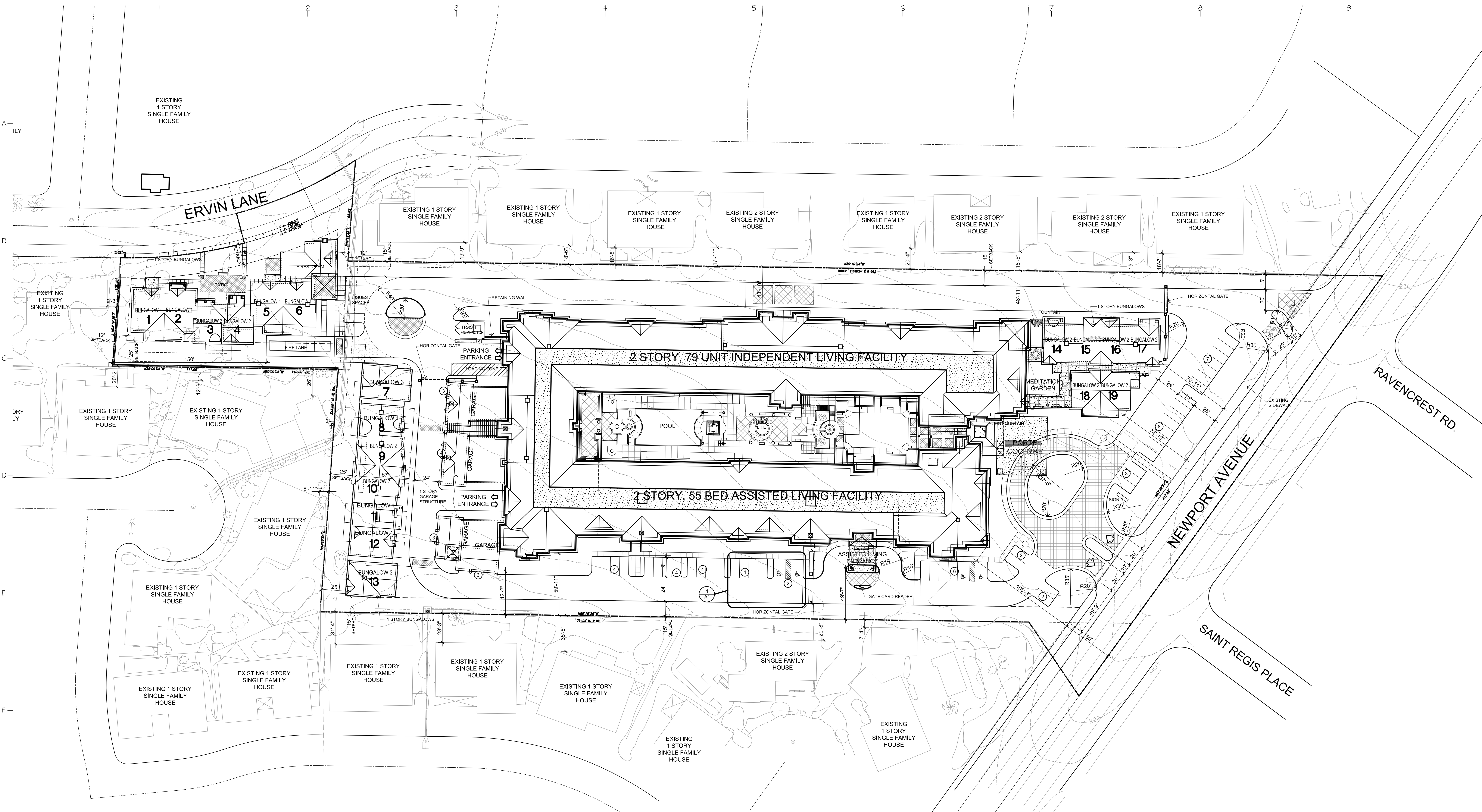
PLOT DATE: 6/13/2008 10:14:37 AM
FILE LOCATION:
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SCHEMATIC SITE PLAN

PROJECT NO. 1477
DRAWING NO.

SCALE: 1" = 40'-0"

A1



PROJECT STATISTICS

UNIT COUNT	
UNIT TYPE	
BUNGALOWS:	
SMALL 2-BEDROOM (#1)	5
1-BEDROOM w/DEN (#2)	10
LARGE 2-BEDROOM (#3)	4
TOTAL	19
ASSISTED LIVING:	
STUDIO	28
1-BEDROOM	27
TOTAL	55
INDEPENDENT LIVING:	
ALCOVE	2
1-BEDROOM	24
1-BEDROOM w/DEN	22
LARGE 1-BEDROOM	2
SMALL 2-BEDROOM	23
LARGE 2-BEDROOM	6
TOTAL	79
GRAND TOTAL:	153

PARKING REQUIREMENTS

UNIT TYPE	NUMBER OF UNITS	EQUIVALENT UNITS	DWELLING UNIT COUNT *	PARKING RATIO **	PARKING REQUIRED	PARKING PROVIDED
INDEPENDENT LIVING						
UNIT A ALCOVE	2	.25	.5	1	1	
UNIT B 1BR	24	.5	12	1	12	
UNIT C 1BR	22	.5	11	1	11	
UNIT D 2BR	23	1	23	1	23	
UNIT E 2BR	6	1	6	1	6	
UNIT F 1BR	2	.5	1	1	1	
TOTAL	79					54
ASSISTED LIVING						
UNIT F ALCOVE	29	.25	7.5	1	8	
UNIT G 1BR	26	.5	13	1	13	
TOTAL	55					21
BUNGALOWS						
UNIT 1 2 BR	5	1	5	1	5	
UNIT 2 1BR	10	.5	5	1	5	
UNIT 3 2BR	4	1	4	1	4	
TOTALS	153		88		89	164

* PER SEC. 7-9-142 ** PER SEC. 7-9-145

PARKING TABULATION

SURFACE PARKING -	51 SPACES
RESIDENT GARAGES -	13 GARAGES
SUBTERRANEAN PARKING -	95 SPACES
TOTAL -	159 SPACES

SQUARE FOOTAGE

BUILDING:	182,409 SF
PARKING GARAGE:	58,146 SF
GRAND TOTAL:	240,555 SF

BUILDING HEIGHT

MAXIMUM PERMITTED*	35 FEET
PROVIDED (MAXIMUM)	35 FEET

* AS DEFINED IN SECTION 7-9-129 OF THE ZONING CODE

BUILDING SITE COVERAGE

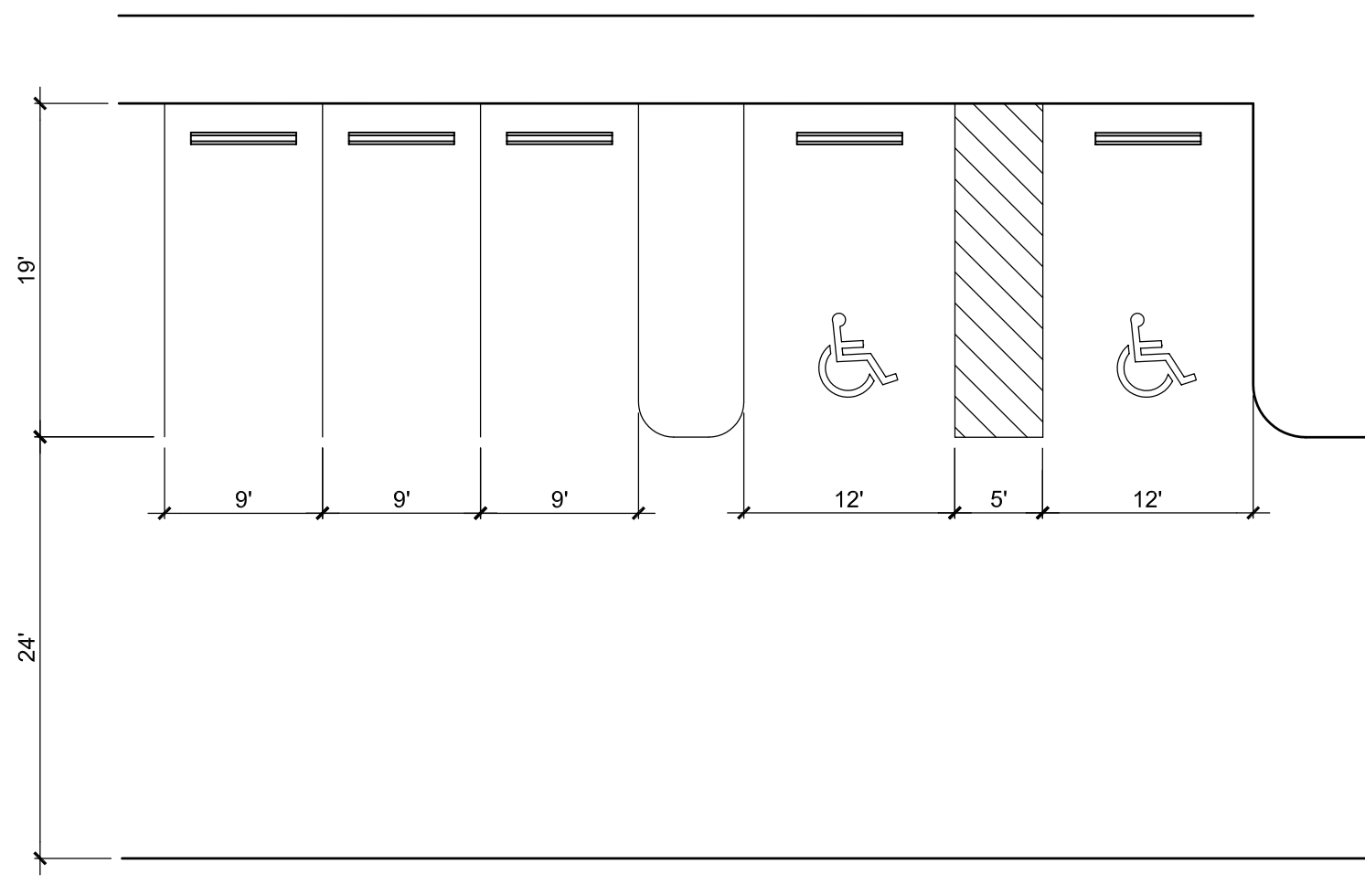
MAXIMUM PERMITTED*	60%
PROVIDED	37%

AREA TABULATION

AREA	SQ. FT.	ACRES	PERCENTAGE
SITE -	319,356 S.F. =	7.33 AC	100 %
BUILDING -	118,652 S.F. =	2.72 AC	37 %
PAVEMENT -	101,807 S.F. =	2.34 AC	32 %
LANDSCAPING -	98,897 S.F. =	2.27 AC	31 %

BUILDING SETBACKS

	CODE	PROVIDED
STREET FRONTAGE	20 FEET	20 FEET
REAR	25 FEET	25 FEET
SIDE	12 FEET	12 FEET MINIMUM



1 PARKING LAYOUT
SCALE 1" = 10'-0"

SITE PLAN
SCALE 1" = 40'-0"

