



PALM AVENUE ELEVATION

***PALM AVE.
TOWNHOMES***

Pacific Development Partners, LLC



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MEMORANDUM

TO: MIKE COYAZO
DATE: March 22, 2006, rev: July 6, 2006
FROM: Bill Warkentin
SUBJECT: Project Description
PROJECT: Palm Ave. Townhomes
DISP:

SITE ANALYSIS

The site is small (1.236 acres), narrow and deep (limited access), fronts an arterial street (35' setback), is crossed by a utility easement and is limited by a very steep slope bank in the rear portion of the property (approximately 10,000 sf). Currently zoned R-1-65, both a GPA and ZC are required for an R-3 designation. The site is a trapezoid 159' wide and 339' deep (averaged for the irregular rear property line.)

Our initial site analysis revealed that with the standard setbacks applied, and discounting the slope bank at the rear, only 21% of the site is available for development. Including the slope bank, only 18% is available. It is clear that variances are necessary to develop the site.

ANALYSIS OF IMPACT OF REGULATION SETBACKS

SETBACK REQUIREMENT	AREA	%
60' north side setback adjacent to R-1 parcel	20,340	37.78%
60' south side setback adjacent to R-1 parcel	20,340	37.78%
35' arterial setback	1,330	2.47%
Rear 15' setback	600	1.11%
Total area lost to setbacks		79.14%
Use slope bank instead of rear setback	2,360	4.38%
Total area lost including slope bank		82.41%

SITE CONCEPT

The limited access from Palm Ave. mandates a single automobile approach, split by a landscaped median and gated for security control. After testing a number of site concepts, a single aisle with garages on one side and open guest parking on the other was selected as the most efficient and functional approach. This aisle was extended in an "L" configuration to take advantage of the easement, placing it in the driving aisle.

Twenty units were plotted, 10 three-story townhomes in two 5-plex buildings (Bldg Type I) and the balance as two-story carriage units over garages (Bldg Type II West and East). Garages are ganged four spaces to the garage, providing one garage stall for every unit. An additional 10 carport stalls are also provided plus 10 open guest stalls and one handicap stall yielding 41 stalls total vs. the 38 stalls required. The garage under Bldg. Type II East is modified for two handicap accessible stalls.

OPEN SPACE CONCEPT

Building shapes respond to the trapezoidal site geometry, the angles creating dramatic and unusual interior and exterior spaces. The buildings are clustered around a central linear paseo, beginning at the street and terminating at the recreation area set against the slope bank. Paralleling the paseo is a formal loggia (covered colonnade) that becomes the primary pedestrian spine. Open paseos and covered walkways branch out from the loggia between landscaped planters providing access to units and parking.

The proposed design is decidedly urban in nature, the three buildings are sited in close proximity, separations are minimal and carefully orchestrated to protect security and privacy. Yet there is a basic tenet of urban development operating here that places priority on "surveillance" of the common areas by the adjacent units, an "eyes on the street" mentality, even though the street is a pedestrian walkway. There are no hidden niches or indefensible spaces.

Ground level landscape planters paralleling the paseos and loggia are located to provide visual screening with the planting of bamboo, low palms, 6' shrubs, etc. Because the spaces are tight, at maturity the walkways will appear as paths between dense landscaping, overhung by ferns, palms and evergreen trees. In particular, the landscape area next to the primary loggia runs the entire

length of the project and permits a visual glimpse of the recreation feature from the front entry as well as from the loggia itself.

COMMON USABLE OPEN SPACE REQUIRED: 10,000 SF
COMMON USABLE OPEN SPACE PROVIDED: 16,066 SF

STREETSCENE:

The Palm Ave. elevation is augmented with a stone wall 13' high (top of second floor handrail), a 6' high stucco security wall, custom designed entry gates, raised planter seat walls, and dense landscaping.

ZONING CODE

The new adopted zoning code facilitates density considerably better than the previous code. In particular, the elimination of the onerous building separation requirements now supports creative urban designs and densities. We include design features that address the issue of closely spaced buildings in urban settings.

- A Building faces are staggered, the closest separations only occur over limited frontages.
- B Decks are buffered with fixed shutters and screens between the closest separations as well as from adjoining units.
- C Buildings are always separated by open space landscaping, minimum 5' in width.
- D Building Type I steps away from its interior frontage above the first floor.
- E Building Type II loggia frontage has no living space, only a covered walkway.
- F Building frontages are staggered and angled away from adjacent buildings.
- G Where possible, windows are oriented away from the closest building.
- H Balconies and decks in adjacent buildings never face one another, they are offset for increased privacy.

VARIANCES

- 1 35' Palm Ave. arterial setback: We request 30' for buildings, 20' for the security wall. See Illustrations 1 and 2
- 2 30' Building height: We request 35' as in adjacent R-1 districts. See Illustration 1,2 and 10.
- 3 2 story building limit: We request three stories to minimize footprints. See Illustrations 1,2 and 10.
- 4 7.5' setback along the south property line; We request 5' in the area adjacent to the neighboring driveway.
- 5 50' setback along the north property line adjacent to R-1 zoned property plus another 10' for three story construction. Since the site is bounded by R-1 parcels (none of which are developed as R-1), each side setback contains 38% of the site area, combined 76% of the site, rendering the site un-developable. We request 10' on the north side, 5' on the south. See Illustration 1.
- 6 15' building separations: In two specific instances we request a 10' separation, see Illustration 3.
- 7 Maximum 10' retaining wall: We request a 15' to 18' crib wall that will be planted with vines and screened with trees.

SUSTAINABLE DESIGN:

The Riverside City Public Utilities Department has the ability and willingness to subsidize PV solar installations up to 50% of the cost. Additional incentives are now available from the State Public Utilities Commission including tax credits. The flat roof areas are eminently suitable for such installations and are visually protected by parapets.

The thermal chimneys serve to evacuate hot air while bringing in filtered fresh air through ground level intakes. The chimneys are designed to use the prevailing winds (NW to SE) by creating low-pressure zones on the downwind side of the chimney, pulling out the interior air already pushed up by convection. We are also considering the use of low VOC paints, glues and binders; instant florescent lighting fixtures; "green" carpets, sheetrock and other finishes; Energy Star appliances and consideration of compressor-less AC systems.

RECREATION AREA:

The rec area contains a catering kitchen with barbecue, fireplace, spa with fire pit and ample deck area and turf (maximum diagonal of 56'). The entry elevation of the recreation facility reflects the street elevation with the use of stone and a roof shade structure that doubles as an PV array

support. The fireplace is designed as a triangle reflecting the roof forms but free standing for dramatic effect. The spaces and facilities are specifically aimed at the target market of young couples and singles with active lifestyles, entertaining being a major social activity.

THE MARKET

The target market is young power couples and singles: very active young adults with no love for yard work, the desire to acquire equity and looking for housing with a bit of an edge, something a bit different and keyed directly to their lifestyle. Since this market is entirely adult, no children's facilities are provided.

THE UNITS

Unusual for a small project, a total of seven unit types are proposed. The units are all townhomes, two and three story walk-ups with all ground floor areas fully accessible. Ten of the units are three stories, living areas always on the ground floor and in four of the five plans, the master suite is immediately above. The third floor is a secondary bedroom, home office or guest suite.

The other ten units are "carriage units", located over garages with living areas on the second floor, master suite and secondary bedroom above. The garages under the carriage units are 21.5' deep to facilitate full height storage cabinets. Garage doors are five panel sectionals, lights may be installed, cost permitting.

Units range in size from 1012 sf to 1556 sf, private patios from 220 sf to 600 sf, decks from 40 to 196 sf. Every ground floor unit has a private patio (minimum area of 220 sf) with privacy walls of varying height. The base wall is 24" high on which another 24" of solid wall may be placed as a buyer option. Above that requires a design of open metal grid or glass. Glazing may be translucent, colored or decorative (etched, stained, etc.).

PRIVATE OPEN SPACE REQUIRED: 1,700 SF
PRIVATE OPEN SPACE PROVIDED: 6,002 SF

ARCHITECTURAL CHARACTER:

The architectural character features strong geometry, steep, angular roofs and window bays clad with metal siding; a complete lack of decorative detail; a strong color palette; metal roofs and the elevated thermal chimneys. Each unit steps back in the upper floors and capitalizes on the steep roofs to visually reduce the apparent bulk of the three-story buildings.

BUILDING SYSTEMS:

The basic building systems are:

- 1 Wood frame, type V-1HR., sprinklered
- 2 Exterior stucco: color impregnated;
- 3 Siding: corrugated metal siding for bays and accent features;
- 4 Sloping roof: zinc coated metal roofing, standing or flat seam;
- 5 Flat roof: multi-ply cap sheet at 1/2" /12" slope, drain to open edge with gutters;
- 6 Stone: El Dorado Hillstone in shades of gray with rust and other accents;
- 7 Exposed metal: zinc coated or galvanized;
- 8 Handrails: steel cable handrails with tubular top rail in steel;
- 9 Exposed timber and door rails: natural stained Doug Fir;
- 10 Window frames/sash: color accent to be determined;
- 11 Entry doors: metal clad over SC 1.75" hardboard.
- 12 Fenestration: predominantly commercial grade with horizontal mullions at 24" and typically having the top and bottom lights operable as awning types.
- 13 Garage doors: zinc or galvanized metal panel overhead doors.

PRIVATE USABLE OPEN SPACE CALCUATION

UNIT AREA TABULATION						
UNIT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL AREA	NO OF UNITS	SUB TOTAL AREAS
UNIT A	669	557	320	1,546	2	3,092
PATIO				0		0
DECKS		73	78	151		302
UNIT B	625	538	298	1,461	2	2,922
PATIO				0		0
DECKS				0		0
UNIT C	663	553	340	1,556	2	3,112
PATIO				0		0
DECKS		77		77		154
UNIT D	632	427	439	1,498	2	2,996
PATIO				0		0
DECKS		67		67		134
UNIT E	566	504	279	1,349	2	2,698
PATIO				0		0
DECKS		67		67		134
UNIT F		577	435	1,012	4	4,048
PATIO				0		0
DECKS		135	54	189		756
GAR	430			430		1,720
STAIRS	99			99		396
UNIT G		588	500	1,088	6	6,528
PATIO				0		0
DECKS		135	54	189		1,134
GAR	430			430		2,580
STAIRS	110			110		660
TOTAL UNITS					20	
TOTAL UNIT AREA						25,396
TOTAL PATIO						0
TOTAL DECKS						2,614

TOTAL SITE AREA 1.238 ACRES
DENSITY 16.16 DU/AC

PARKING CALCULATION						
NO OF BRS	PARK'G RATIO	PARK'G REQ'D	REQ'D GAR	ADD'L CAR-PORTS	OPEN GUEST STALLS	
2	2	4	2			
2	2	4	2			
2	2	4	2			
2	2	4	2			
1	1.5	6	4			
2	2	12	6			
TOTALS		38	20	9.50		
PROVIDED		41	20	10		11

UNIT TYPE AND NUMBER	NO. BR	PVT OS REQ'D	PATIO	DECK	TOTAL
UNIT A/1	2	120	490	151	641
UNIT B/2	2	120	600	0	600
UNIT C/3	2	120	282	77	359
UNIT D/4	2	120	220	40*	220
UNIT E/5	2	120	255	40*	255
UNIT A/6	2	120	464	151	615
UNIT B/7	2	120	528	0	528
UNIT C/8	2	120	272	77	349
UNIT D/9	2	120	220	40*	220
UNIT E/10	2	120	255	40*	255
UNIT F/11	1	50	0	196	196
UNIT G/12	2	50	0	196	196
UNIT G/13	2	50	0	196	196
UNIT G/14	2	50	0	196	196
UNIT G/15	2	50	0	196	196
UNIT G/16	2	50	0	196	196
UNIT G/17	2	50	0	196	196
UNIT F/18	1	50	0	196	196
UNIT F/19	1	50	0	196	196
UNIT F/20	1	50	0	196	196
		1,700	3,586	2,416	6,002
PVT OS PROVIDED		6,002			
LESS REQ'D		1,700			
BALANCE		4,302			

COMMON USABLE OPEN SPACE CALCULATION

REQUIRED COMMON OPEN SPACE	O.S.N O.	INTERIOR PLANTER	SETBACK PLANTERS	WALK	SLOPE	DRIVES
SF/UNIT						
500	1	58	1,594	685	6,979	1,600
500	2	115	442	55		9,865
500	3	213	170	571		2,002
500	4	236	475	57		
500	5	180	925	126		
500	6	176	140	163		
500	7	50	475	200		
500	8	370	(hardscape)	392		
500	9	489				
500	10	256				
500	11	121				
500	12	381				
500	13	65				
500	14	32				
500	15	185				
500	16	273				
500	17	117				
500	18	206				
500	19	322				
500	20	539				
500	21	72				
10,000						
TOTALS		4,456	4,221	2,249	6,979	13,467

COVERED WALKWAYS	
LOGGIA II West	1,300
LOGGIA II East	390
WALK A	165
WALK B	165
WALK C	165
	2,185

COMMON USABLE OPEN SPACE

INTERIOR PLANTERS	4,456
SETBACK PLANTERS	4,221
OPEN WALKS	2,249
COVERED WALKS	2,185
RECREATION AREA	2,955
SUBTOTAL	16,066
SLOPE BANK	6,979
GRAND TOTAL	23,045

BUILDING COVERAGE

BLDG TYPE	UNIT FOOT-PRINT	DECKS	PRIVATE PATIOS	NO OF UNITS	TOTALS	ROOF AREA
BLDG I						
UNIT A	669	73	742	2	1,484	1,338
UNIT B	625	0	625	2	1,250	1,250
UNIT C	663	77	740	2	1,480	1,326
UNIT D	632	40	672	2	1,344	1,264
UNIT E	566	67	633	2	1,266	1,132
			3,412	10	6,824	6,310
BLDG II West						
UNIT F	577	135	712	2	1,424	1,154
UNIT G	588	135	723	6	4,338	3,528
			1,435	8	5,762	4,682
BLDG II EAST						
UNIT F	577	135	712	2	1,424	1,154
Stairs	230				230	
					1,654	
SUBTOTAL RESIDENTIAL FOOTPRINT					14,240	

CARPORTS	1,000	1,000	2	2,000	2,000
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RECREATION BUILDINGS

LOUNGE	484	484	333
RESTROOM/POOL EQUIP	105	105	
		589	

TOTAL BUILDING COVERAGE	16,829
PERCENT COVERAGE	31.26%

TOTAL SITE AREA ACS/SF	1.236	53,840
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SITE UTILIZATION STATISTICS

BUILDING FOOTPRINTS	15,915	29.56%	BT I	6,310
PATIOS	3,586	6.66%	BT II	5,836
LANDSCAPING	8,677	16.12%	CP	2,000
OPEN WALKWAYS	2,249	4.18%	REC	333
DRIVES AND PARKING	13,479	25.04%		14,479
SLOPE BANK	6,979	12.96%		53,840
RECREATION AREA	2,955	5.49%		8,677
TURF AREA	1,600			6,979
DECK/BLDG	1,355			1,600
	53,840	100.00%		17,256
				36,584

ROOF AREA	
GROSS SITE	53,840
LANDSCAPE	8,677
SLOPE	6,979
REC TURF	1,600
PERVIOUS AREA	17,256
IMPERVIOUS AREA	36,584

SETBACK ANALYSIS

	Dim's	Area	%of Site	Comments
Average lot depth (less Arterial Setback)	304'			
Avg. Lot Width (at rear)	157'			
SIDE 60' side setbacks (adj to R-1 parcel)	60x304	18,240	33.88%	
		x2	67.76%	Leaves an average 37' strip for building
FRONT 35' arterial setback	35x156	5,460	10.14%	
REAR Slope bank		6,979	12.96%	
Rear 15' setback	15x157	2,355	4.37%	
			82.27%	Total site area in setbacks

SITE PLANS



LANDSCAPE PLAN

SCALE: 1" = 6'

PALM AVE. TOWNHOMES

Palm Avenue near
Troyesville
Riverside, CA
WJ Job No. 0220
Jan. 26, 2008
WARKENTIN ARCHITECTS
401 7th St. Suite 200
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ZONING COMPARISONS

MIN. ZONING REQUIREMENTS	10-BL-01	PROPOSED ZONING UNIT	PROPOSED PRECINCT	REMARKS
MIN. SETBACK	10'	10'	10'	
MIN. WIDTH	30'	30'	30'	
MIN. DEPTH	30'	30'	30'	
MIN. FRONT YARD	5'	5'	5'	
MIN. SIDE YARD	5'	5'	5'	
MIN. REAR YARD	5'	5'	5'	
MIN. MAX. ADJACENT 10-BL & 10-BL	10'	10'	10'	
MAX. HEIGHT	35'	35'	35'	
MAX. COVERAGE	30%	30%	30%	
MIN. DISTANCE BETWEEN BUILDINGS	10'	10'	10'	
COMMON USABLE OPEN SPACE PER UNIT	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	
MIN. COMMON POOLED AREAS (E MAX)	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	
MIN. OPEN LAWN AREA (E MAX)	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	
BONUS OVER MIN. REQUIRED	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	
ADVERTISE				
PRIVATE USABLE OPEN SPACE PER UNIT	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	
PARKING REQUIREMENTS				

PRIVATE USABLE OPEN SPACE CALCULATION

UNIT TYPE AND NUMBER	NO. BR	PVT. OR COMMON	OS REQ'D	PATIO	DECK	TOTAL	
UNIT A-1	2	PRV	200	100	100	400	
UNIT B-1	2	PRV	200	100	100	400	
UNIT C-1	2	PRV	200	100	100	400	
UNIT D-1	2	PRV	200	100	100	400	
UNIT E-1	2	PRV	200	100	100	400	
UNIT F-1	2	PRV	200	100	100	400	
UNIT G-1	2	PRV	200	100	100	400	
UNIT H-1	2	PRV	200	100	100	400	
UNIT I-1	2	PRV	200	100	100	400	
UNIT J-1	2	PRV	200	100	100	400	
UNIT K-1	2	PRV	200	100	100	400	
UNIT L-1	2	PRV	200	100	100	400	
UNIT M-1	2	PRV	200	100	100	400	
UNIT N-1	2	PRV	200	100	100	400	
UNIT O-1	2	PRV	200	100	100	400	
UNIT P-1	2	PRV	200	100	100	400	
UNIT Q-1	2	PRV	200	100	100	400	
UNIT R-1	2	PRV	200	100	100	400	
UNIT S-1	2	PRV	200	100	100	400	
UNIT T-1	2	PRV	200	100	100	400	
UNIT U-1	2	PRV	200	100	100	400	
UNIT V-1	2	PRV	200	100	100	400	
UNIT W-1	2	PRV	200	100	100	400	
UNIT X-1	2	PRV	200	100	100	400	
UNIT Y-1	2	PRV	200	100	100	400	
UNIT Z-1	2	PRV	200	100	100	400	
TOTAL			3,000	9,000	3,500	2,276	5,862

COMMON POOLED OPEN SPACE CALCULATION

NO.	INTERIOR PLANTER	SETBACK PLANTERS	WALK	REF. AREA	SLOPE	DRIVES
1	100	100	100	100	100	100
2	110	110	110	110	110	110
3	120	120	120	120	120	120
4	130	130	130	130	130	130
5	140	140	140	140	140	140
6	150	150	150	150	150	150
7	160	160	160	160	160	160
8	170	170	170	170	170	170
9	180	180	180	180	180	180
10	190	190	190	190	190	190
11	200	200	200	200	200	200
12	210	210	210	210	210	210
13	220	220	220	220	220	220
14	230	230	230	230	230	230
15	240	240	240	240	240	240
16	250	250	250	250	250	250
17	260	260	260	260	260	260
18	270	270	270	270	270	270
19	280	280	280	280	280	280
20	290	290	290	290	290	290
21	300	300	300	300	300	300
TOTALS	4,456	4,221	3,249	2,955	6,979	13,467

BUILDING COVERAGE CALC.

BLDG TYPE	UNIT TYPE	FOOT PRINT	DECKS	NO. OF UNITS
BLDG I	UNIT A	100	100	1
BLDG I	UNIT B	110	110	1
BLDG I	UNIT C	120	120	1
BLDG I	UNIT D	130	130	1
BLDG I	UNIT E	140	140	1
BLDG I	UNIT F	150	150	1
BLDG I	UNIT G	160	160	1
BLDG I	UNIT H	170	170	1
BLDG I	UNIT I	180	180	1
BLDG I	UNIT J	190	190	1
BLDG I	UNIT K	200	200	1
BLDG I	UNIT L	210	210	1
BLDG I	UNIT M	220	220	1
BLDG I	UNIT N	230	230	1
BLDG I	UNIT O	240	240	1
BLDG I	UNIT P	250	250	1
BLDG I	UNIT Q	260	260	1
BLDG I	UNIT R	270	270	1
BLDG I	UNIT S	280	280	1
BLDG I	UNIT T	290	290	1
BLDG I	UNIT U	300	300	1
BLDG II WEST	UNIT V	310	310	1
BLDG II WEST	UNIT W	320	320	1
BLDG II WEST	UNIT X	330	330	1
BLDG II WEST	UNIT Y	340	340	1
BLDG II WEST	UNIT Z	350	350	1
BLDG II WEST	UNIT AA	360	360	1
BLDG II WEST	UNIT AB	370	370	1
BLDG II WEST	UNIT AC	380	380	1
BLDG II WEST	UNIT AD	390	390	1
BLDG II WEST	UNIT AE	400	400	1
BLDG II WEST	UNIT AF	410	410	1
BLDG II WEST	UNIT AG	420	420	1
BLDG II WEST	UNIT AH	430	430	1
BLDG II WEST	UNIT AI	440	440	1
BLDG II WEST	UNIT AJ	450	450	1
BLDG II WEST	UNIT AK	460	460	1
BLDG II WEST	UNIT AL	470	470	1
BLDG II WEST	UNIT AM	480	480	1
BLDG II WEST	UNIT AN	490	490	1
BLDG II WEST	UNIT AO	500	500	1
BLDG II WEST	UNIT AP	510	510	1
BLDG II WEST	UNIT AQ	520	520	1
BLDG II WEST	UNIT AR	530	530	1
BLDG II WEST	UNIT AS	540	540	1
BLDG II WEST	UNIT AT	550	550	1
BLDG II WEST	UNIT AU	560	560	1
BLDG II WEST	UNIT AV	570	570	1
BLDG II WEST	UNIT AW	580	580	1
BLDG II WEST	UNIT AX	590	590	1
BLDG II WEST	UNIT AY	600	600	1
BLDG II WEST	UNIT AZ	610	610	1
BLDG II WEST	UNIT BA	620	620	1
BLDG II WEST	UNIT BB	630	630	1
BLDG II WEST	UNIT BC	640	640	1
BLDG II WEST	UNIT BD	650	650	1
BLDG II WEST	UNIT BE	660	660	1
BLDG II WEST	UNIT BF	670	670	1
BLDG II WEST	UNIT BG	680	680	1
BLDG II WEST	UNIT BH	690	690	1
BLDG II WEST	UNIT BI	700	700	1
BLDG II WEST	UNIT BJ	710	710	1
BLDG II WEST	UNIT BK	720	720	1
BLDG II WEST	UNIT BL	730	730	1
BLDG II WEST	UNIT BM	740	740	1
BLDG II WEST	UNIT BN	750	750	1
BLDG II WEST	UNIT BO	760	760	1
BLDG II WEST	UNIT BP	770	770	1
BLDG II WEST	UNIT BQ	780	780	1
BLDG II WEST	UNIT BR	790	790	1
BLDG II WEST	UNIT BS	800	800	1
BLDG II WEST	UNIT BT	810	810	1
BLDG II WEST	UNIT BU	820	820	1
BLDG II WEST	UNIT BV	830	830	1
BLDG II WEST	UNIT BV	840	840	1
BLDG II WEST	UNIT BV	850	850	1
BLDG II WEST	UNIT BV	860	860	1
BLDG II WEST	UNIT BV	870	870	1
BLDG II WEST	UNIT BV	880	880	1
BLDG II WEST	UNIT BV	890	890	1
BLDG II WEST	UNIT BV	900	900	1
BLDG II WEST	UNIT BV	910	910	1
BLDG II WEST	UNIT BV	920	920	1
BLDG II WEST	UNIT BV	930	930	1
BLDG II WEST	UNIT BV	940	940	1
BLDG II WEST	UNIT BV	950	950	1
BLDG II WEST	UNIT BV	960	960	1
BLDG II WEST	UNIT BV	970	970	1
BLDG II WEST	UNIT BV	980	980	1
BLDG II WEST	UNIT BV	990	990	1
BLDG II WEST	UNIT BV	1000	1000	1
CARPPOYS		1,000	1,000	2,000
RECREATION BUILDINGS				
RESTROOMS				404
RESTROOMS				100
TOTAL				509
TOTAL BUILDING COVERAGE				16,599
TOTAL FOOTPRINT				30,951
TOTAL SITE AREA				53,840

SITE UTILIZATION STATISTICS

REQUIREMENTS	10-BL-01	PROPOSED
MIN. SETBACK	10'	10'
MIN. WIDTH	30'	30'
MIN. DEPTH	30'	30'
MIN. FRONT YARD	5'	5'
MIN. SIDE YARD	5'	5'
MIN. REAR YARD	5'	5'
MIN. MAX. ADJACENT 10-BL & 10-BL	10'	10'
MAX. HEIGHT	35'	35'
MAX. COVERAGE	30%	30%
MIN. DISTANCE BETWEEN BUILDINGS	10'	10'
COMMON USABLE OPEN SPACE PER UNIT	100 SQ. FT.	100 SQ. FT.
MIN. COMMON POOLED AREAS (E MAX)	100 SQ. FT.	100 SQ. FT.
MIN. OPEN LAWN AREA (E MAX)	100 SQ. FT.	100 SQ. FT.
BONUS OVER MIN. REQUIRED	100 SQ. FT.	100 SQ. FT.
ADVERTISE		
PRIVATE USABLE OPEN SPACE PER UNIT	100 SQ. FT.	100 SQ. FT.
PARKING REQUIREMENTS		

BONUS CALC.
 10-BL-01: 3,000
 10-BL-01: 9,000
 10-BL-01: 3,500
 10-BL-01: 2,276
 10-BL-01: 5,862
 TOTAL: 3,440

COMMON OPEN SPACE MIN. 10' DIMENSION
 COMMON OPEN SPACE: 4,456
 COMMON OPEN SPACE: 4,221
 COMMON OPEN SPACE: 3,249
 COMMON OPEN SPACE: 2,955
 COMMON OPEN SPACE: 6,979
 COMMON OPEN SPACE: 13,467

AREA TAKE-OFFS AND STATISTICAL SUMMARIES
PALM AVE. TOWNHOMES
 Palm Avenue near Tequesquite Riverside, CA
 Wa Job No. 0510
 Feb. 22, 2005
WARKENTIN architects

