



**SITE PLAN & 1ST FLOOR PLAN**

**PROJECT SUMMARY**

Lot Size	=	±125,316 sf = 2.88 acres
Total Residential Units	=	34
Project Density	=	11.8 Du / acre
Building Height	=	25'-0"

**GRADING INFORMATION**

RAW CUT: 20,105 CY  
 RAW FILL: 3,910 CY  
 OVER EX: 12,700 CY

**UNIT SUMMARY** Note: Net Area = Area taken from inside walls. Gross Area = Area taken from outside walls.

Plan	Description	QNTY.		Gross Area	Subtotal	Deck Area		Net Area	Subtotal
A	1 BR 1 BA Flat	31 (91%)		589 sf	18,259 sf	100 sf	3,100 sf	554 sf	17,174 sf
B	2 BR 1 BA Flat	3 (9%)		801 sf	4,806 sf	92 sf	276 sf	752 sf	2,256 sf
<b>TOTALS:</b>			<b>34</b>		<b>23,065 sf</b>		<b>3,376 sf</b>		<b>19,430 sf</b>

**PARKING SUMMARY**

**RESIDENTIAL:**

residential (1 bedrm.) 31 units x 1 space	= 31 spaces
residential (2 bedrm.) 3 units x 2 spaces	= 6 spaces
residential guest parking (.25 x 37 stalls)	= 9.25
<b>RESIDENTIAL PARKING REQUIRED:</b>	<b>50 parking spaces</b>
standard residential spaces (1 ADA stalls included)	= 38 spaces
standard guest spaces (1 ADA stalls included)	= 10 spaces
<b>RESIDENTIAL PARKING PROVIDED:</b>	<b>48 parking spaces</b>

**PRELIMINARY SITE PLAN**

**OPTION 2**

**RPV Senior Apartments**

DEVELOPER  
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scale: 1" = 20'-0"

