

PROJECT INFORMATION

ADDRESS: 14TH STREET, RIVERSIDE, CA 92507
 APN NO: 221-150-096
 GENERAL PLAN: MDR (MEDIUM DENSITY RESIDENTIAL)
 EXISTING ZONING: R-1-100
 PROPOSED PROJECT: 4-STORY SENIOR APARTMENTS
 BLDG. OCCUPANCY: R-2
 CONST. TYPE: TYPE VA

Parking Information:

Parking Required (per Variance):
 1 Space per Unit (121 Units) = 121 Spaces
 Total Parking Provided: = 121 Spaces

Parking Provided:
 Uncovered Standard Parking: 97 Spaces
 Uncovered Accessible Parking: 7 Spaces (1 Van Accessible)
 Covered Standard Parking: 30 Spaces
 Covered Accessible Parking: 2 Spaces
 Total Parking Provided: 121 Spaces

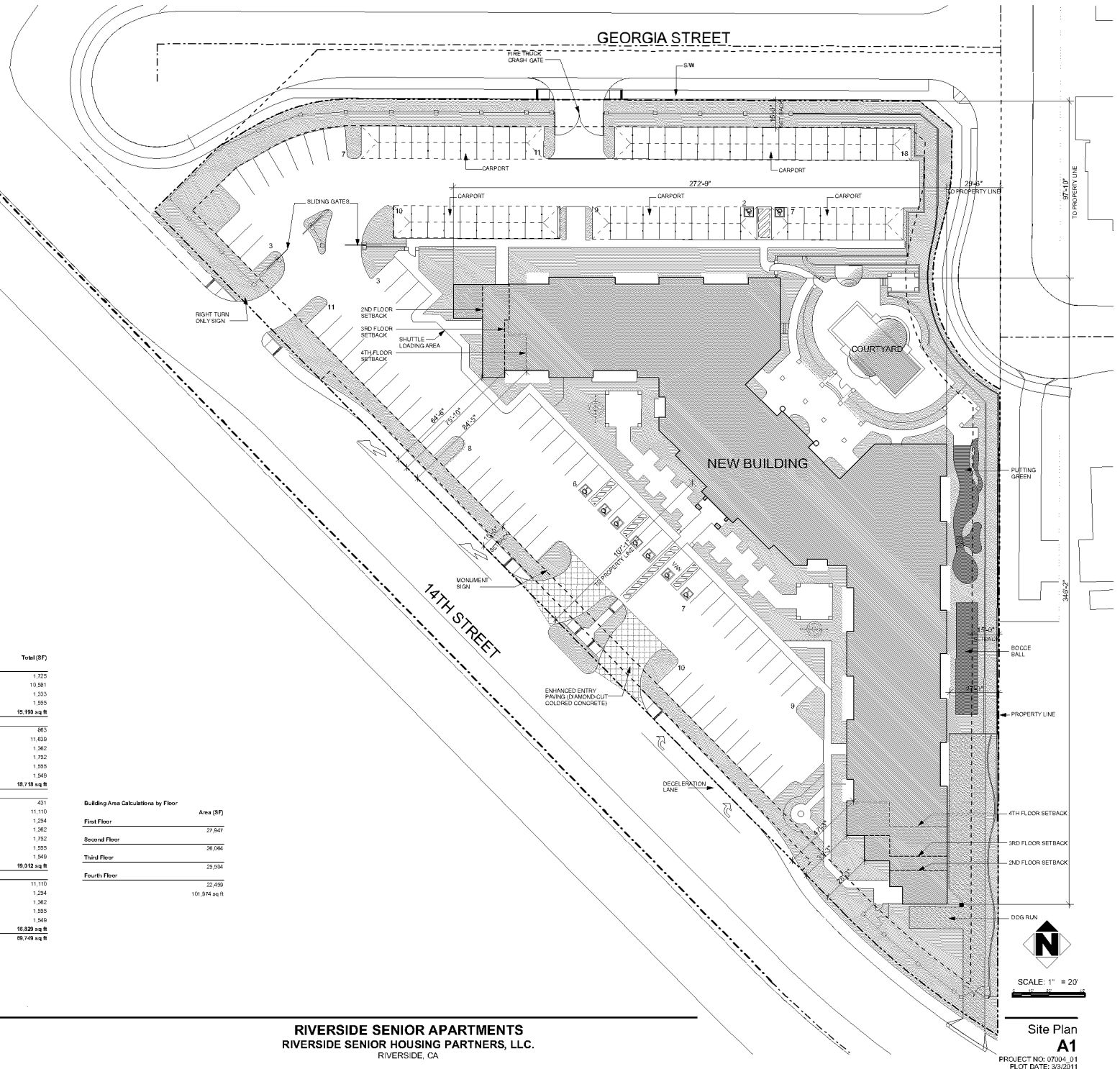
SITE ANALYSIS

LOT SIZE: 120,000 SQ. FT.
 BUILDING FOOTPRINT: 30,340 SQ. FT.
 LOT COVERAGE: (30,340 SQ. FT. / 120,000 SQ. FT.) = 25.3%

Unit Name	Unit Type	Bedrooms	Qty	Area (SF)	Total (SF)
First Floor					
I-1A	INDEPENDENT LIVING - STUDIO	1	4	431	1,723
I-1-A	INDEPENDENT LIVING - 1 BED	1	20	529	10,581
I-1-A-2	INDEPENDENT LIVING - 1 BED	1	2	667	1,333
I-2A	INDEPENDENT LIVING - 2 BED	2	2	778	1,555
		30	28		15,192 sq ft
Second Floor					
I-1A	INDEPENDENT LIVING - STUDIO	1	2	431	863
I-1-A	INDEPENDENT LIVING - 1 BED	1	22	529	11,639
I-1-D	INDEPENDENT LIVING - 1 BED	1	2	694	1,382
I-1-F	INDEPENDENT LIVING - 1 BED	1	2	876	1,752
I-2A	INDEPENDENT LIVING - 2 BED	2	2	778	1,555
I-2B	INDEPENDENT LIVING - 2 BED	2	2	775	1,549
		36	32		18,718 sq ft
Third Floor					
I-1A	INDEPENDENT LIVING - STUDIO	1	1	431	431
I-1-A	INDEPENDENT LIVING - 1 BED	1	21	529	11,110
I-1-B	INDEPENDENT LIVING - 1 BED	1	2	654	1,254
I-1-D	INDEPENDENT LIVING - 1 BED	1	2	694	1,382
I-1-F	INDEPENDENT LIVING - 1 BED	1	2	876	1,752
I-2A	INDEPENDENT LIVING - 2 BED	2	2	778	1,555
I-2B	INDEPENDENT LIVING - 2 BED	2	2	775	1,549
		36	32		19,012 sq ft
Fourth Floor					
I-1A	INDEPENDENT LIVING - 1 BED	1	21	529	11,110
I-1-B	INDEPENDENT LIVING - 1 BED	1	2	654	1,254
I-1-D	INDEPENDENT LIVING - 1 BED	1	2	694	1,382
I-2A	INDEPENDENT LIVING - 2 BED	2	2	778	1,555
I-2B	INDEPENDENT LIVING - 2 BED	2	2	775	1,549
		33	29		16,829 sq ft
		136	121		69,749 sq ft

Building Area Calculations by Floor

	Area (SF)
First Floor	29,547
Second Floor	26,064
Third Floor	25,594
Fourth Floor	22,450
	101,654 sq ft



SCALE: 1" = 20'