

## PLANNING SUMMARY

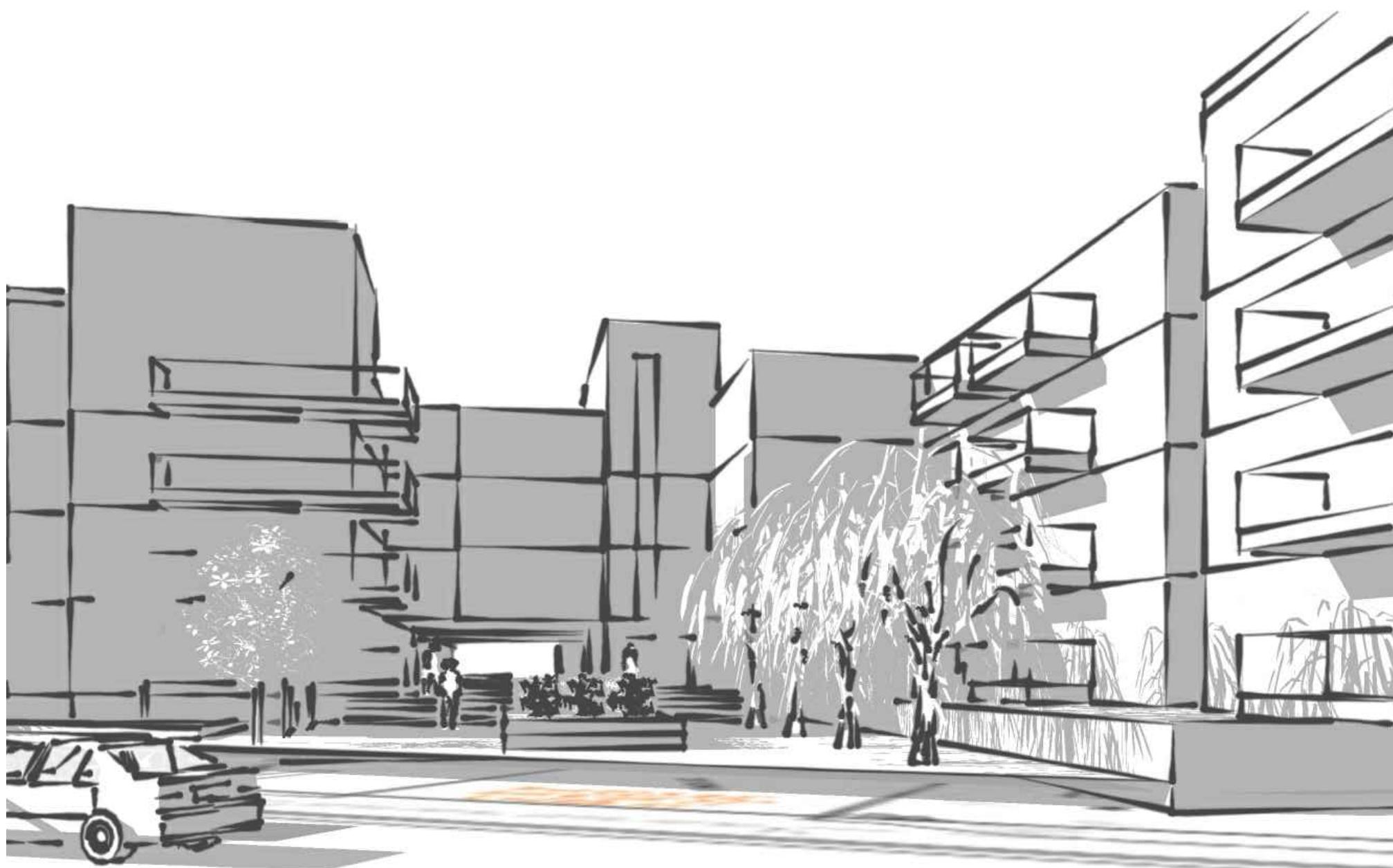
FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN  
WORKPLACE NEIGHBORHOOD

DEVELOPMENT STANDARDS (PAGE 26, SECTION 2.1.3)

BUILDING HEIGHT IS 4-STORIES MAXIMUM (SECTION 2.3.1)

FRONT YARD SETBACK IS 10' MINIMUM (SECTION 2.4.3)

SIDE YARD SETBACK IS 10' MINIMUM (SECTION 2.4.4)



## PROJECT SUMMARY

EXISTING SITE 2.39 ACRES 104,544 SF

## HOUSING SUMMARY

TYPE	SIZE	EUCLID	NEW HOPE	TOTAL	%
3 BED	1200 sf	4	4	8	4
2 BED	1035 sf	30	29	59	29
1 BED	768 sf	74	30	104	50
STUDIO	576 sf	14	22	36	17
TOTAL		122	85	207	

## PARKING SUMMARY (SPECIFIC PLAN SECTION 2.7)

TYPE	MIN. PER UNIT	TOTAL UNITS	REQUIRED PARKING	PROVIDED PARKING
3 BED	2.5	8	20	
2 BED	2	59	118	
1 BED	1.5	104	156	
STUDIO	1	36	36	
TOTAL		207	330	
ADDITIONAL PER COVENANT			+28	
GRAND TOTAL			358	350**

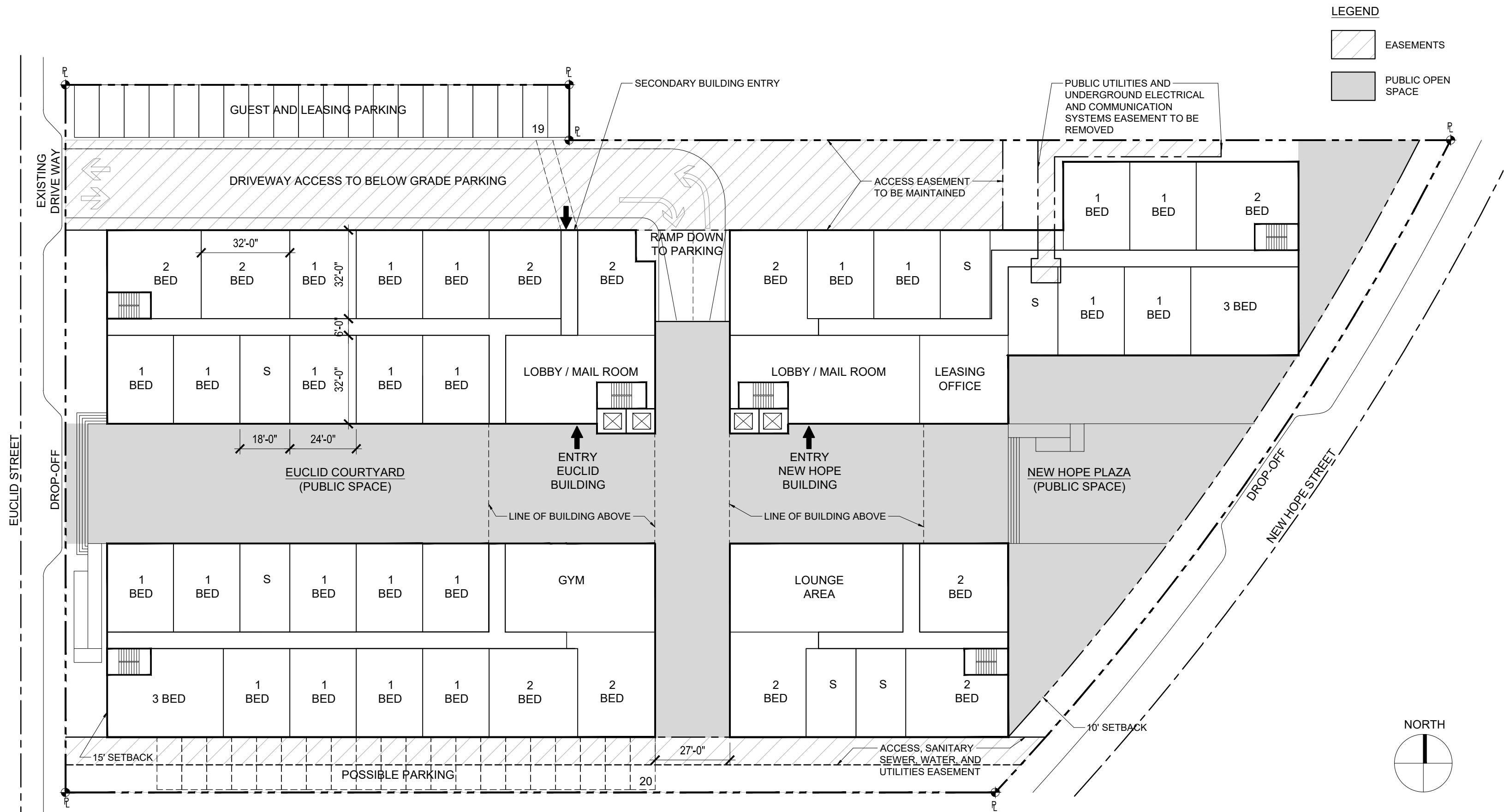
\*\*REQUIRES MODIFICATION OF PARKING STALL LENGTH

## PUBLIC OPEN SPACE SUMMARY (SECTION 2.6.1, 6)

TOTAL UNITS	MIN. SF PER UNIT	REQUIRED OPEN SPACE (SF)	PROVIDED OPEN SPACE (SF)
207	150	31,050	27,000

## PRIVATE OPEN SPACE SUMMARY (SECTION 2.6.3, a)

TOTAL UNITS	MIN. SF PER UNIT	REQUIRED OPEN SPACE (SF)	PROVIDED OPEN SPACE (SF)
207	60	12,420	12,420

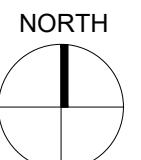
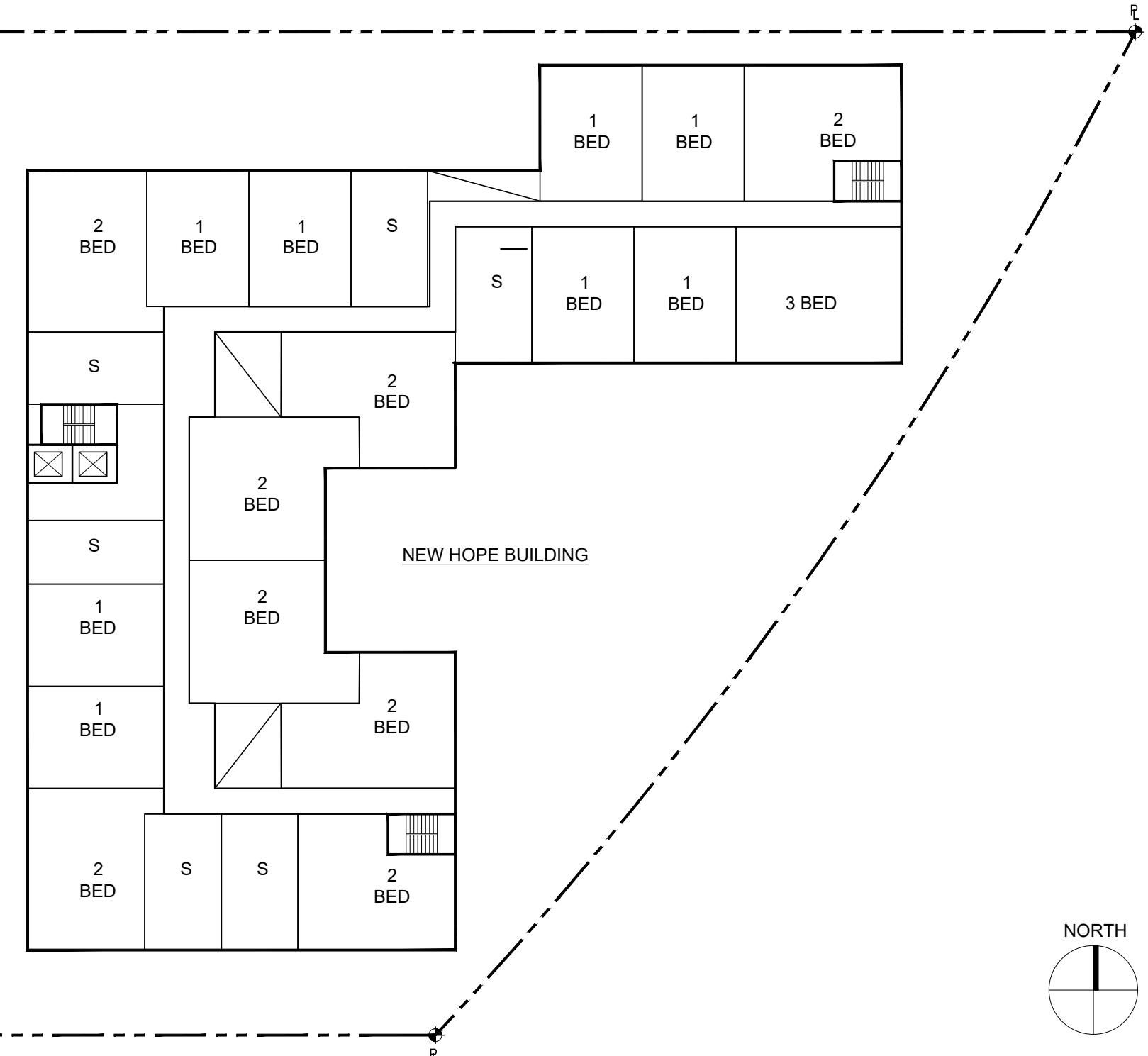
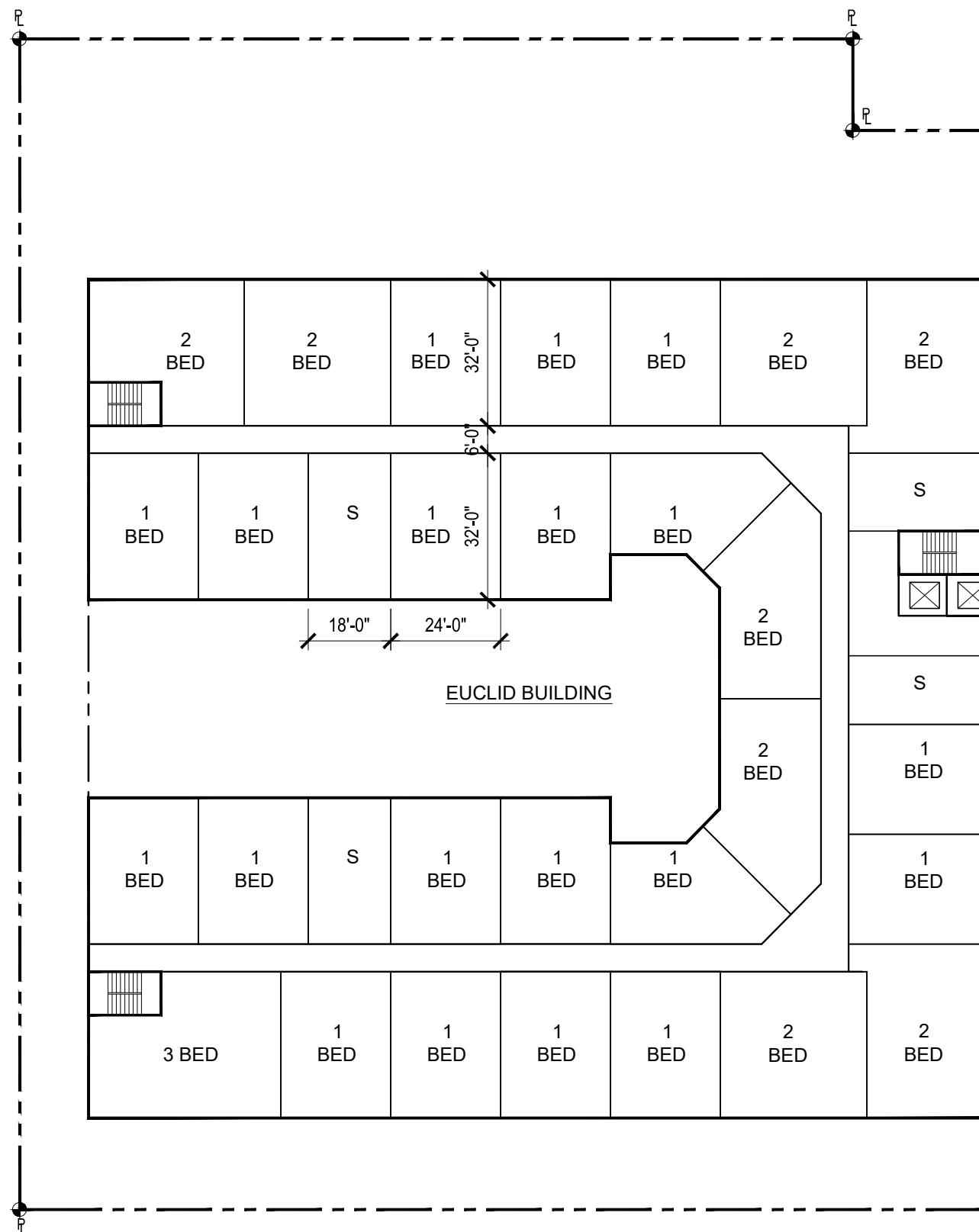


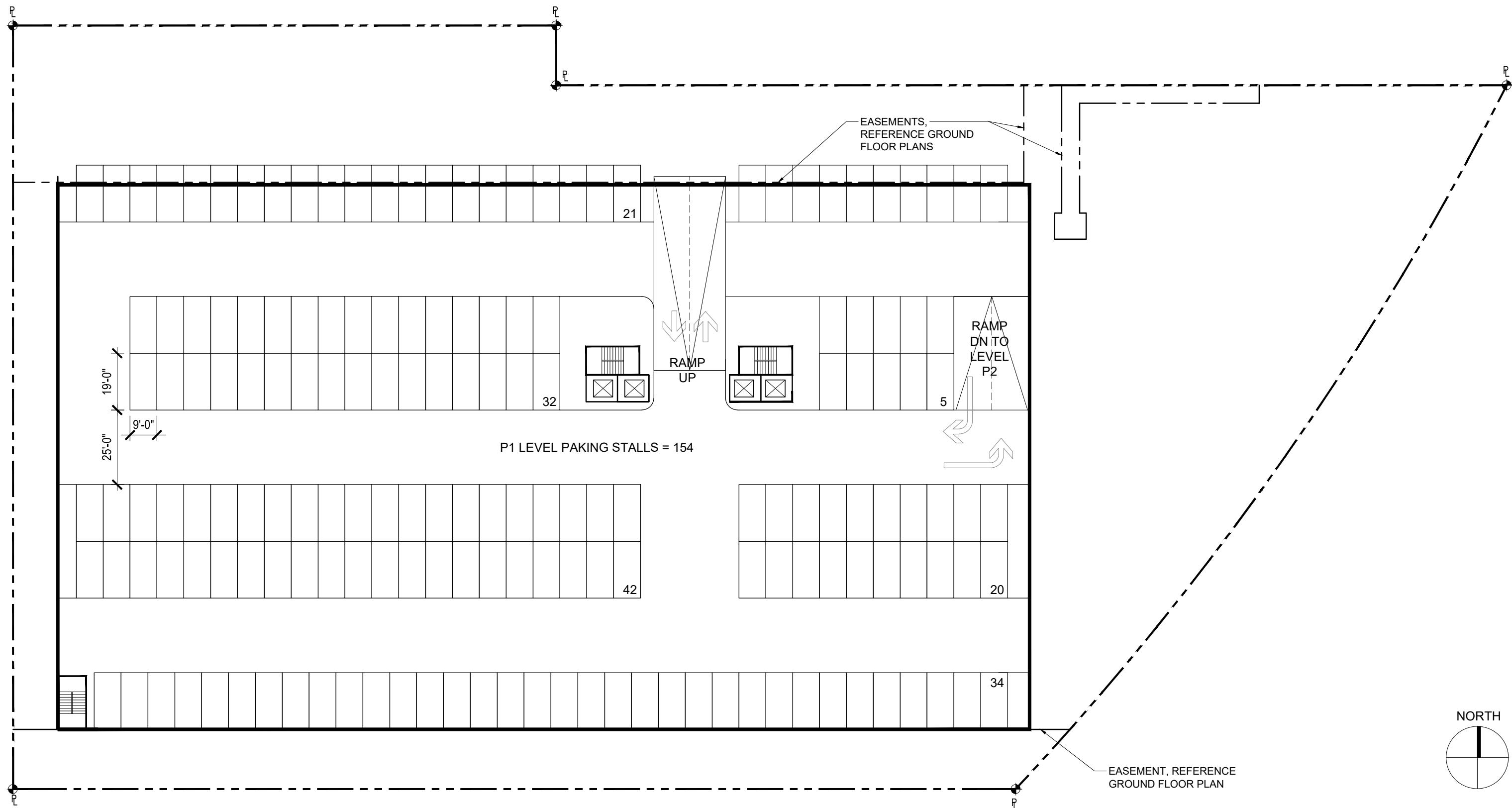
# NADEL

## GROUND FLOOR

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SCALE: 1/32"=1'-0"



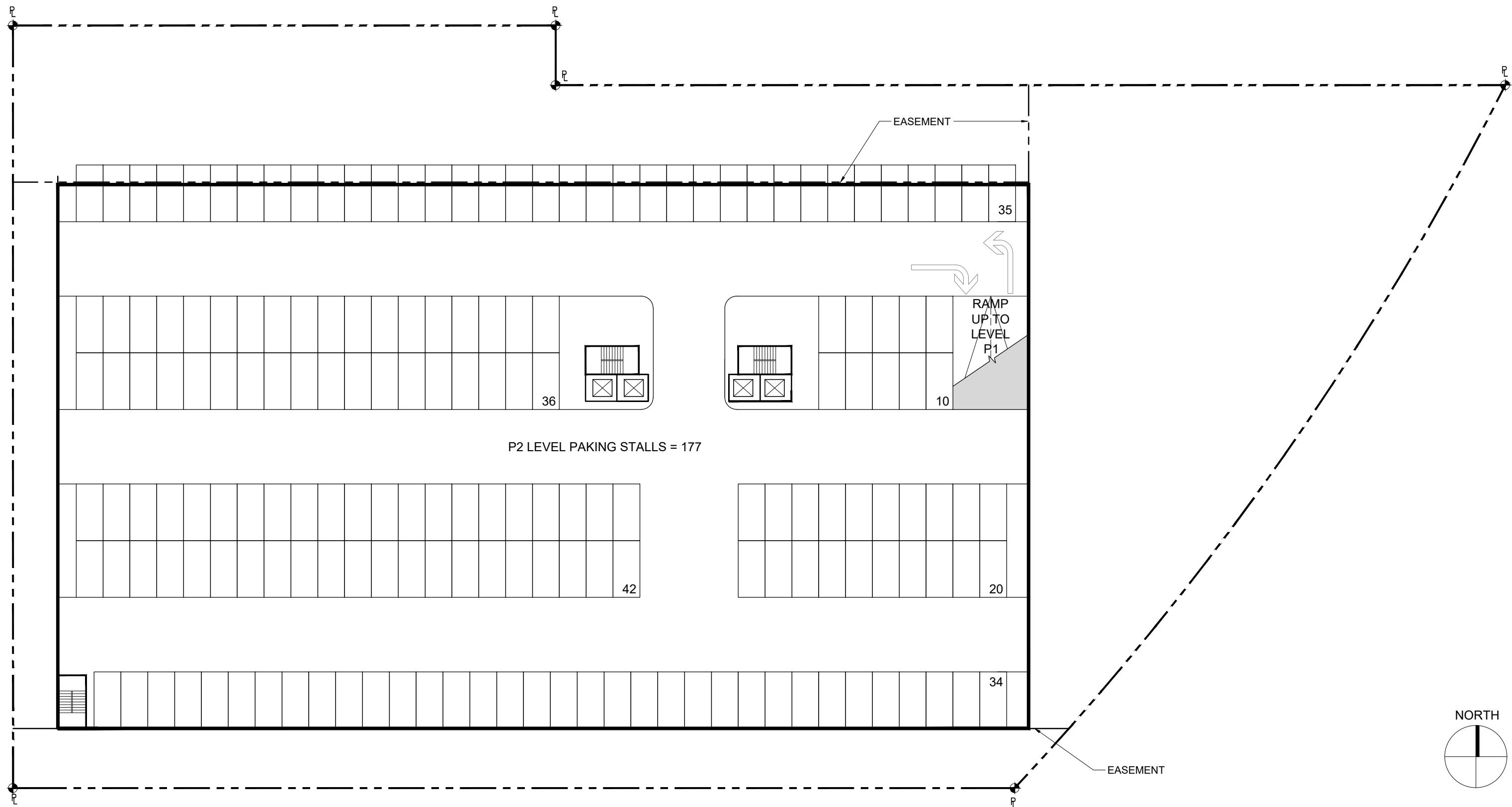


# NADEL

## PARKING LEVEL - P1

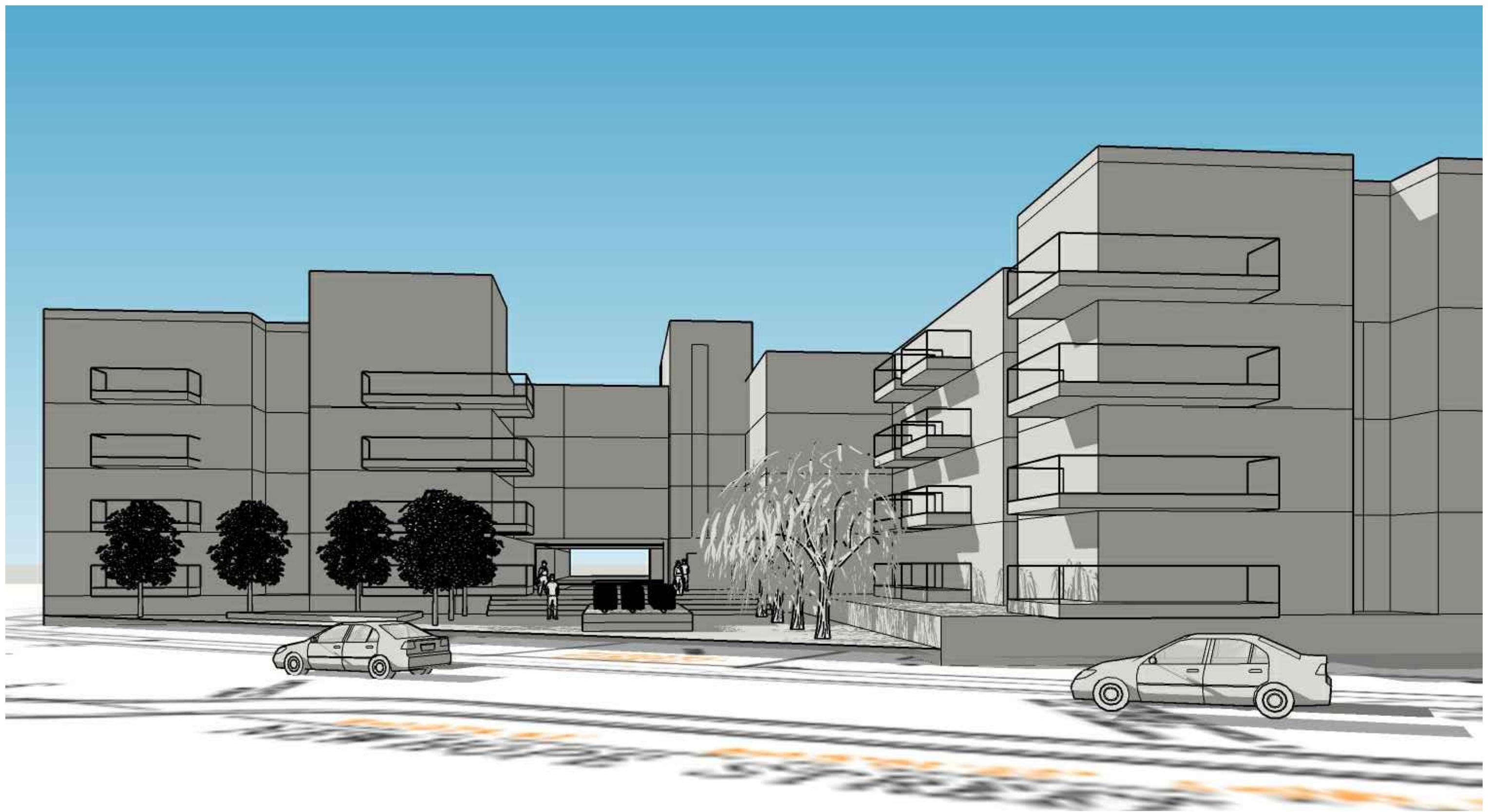
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SCALE: 1/32" = 1'-0"



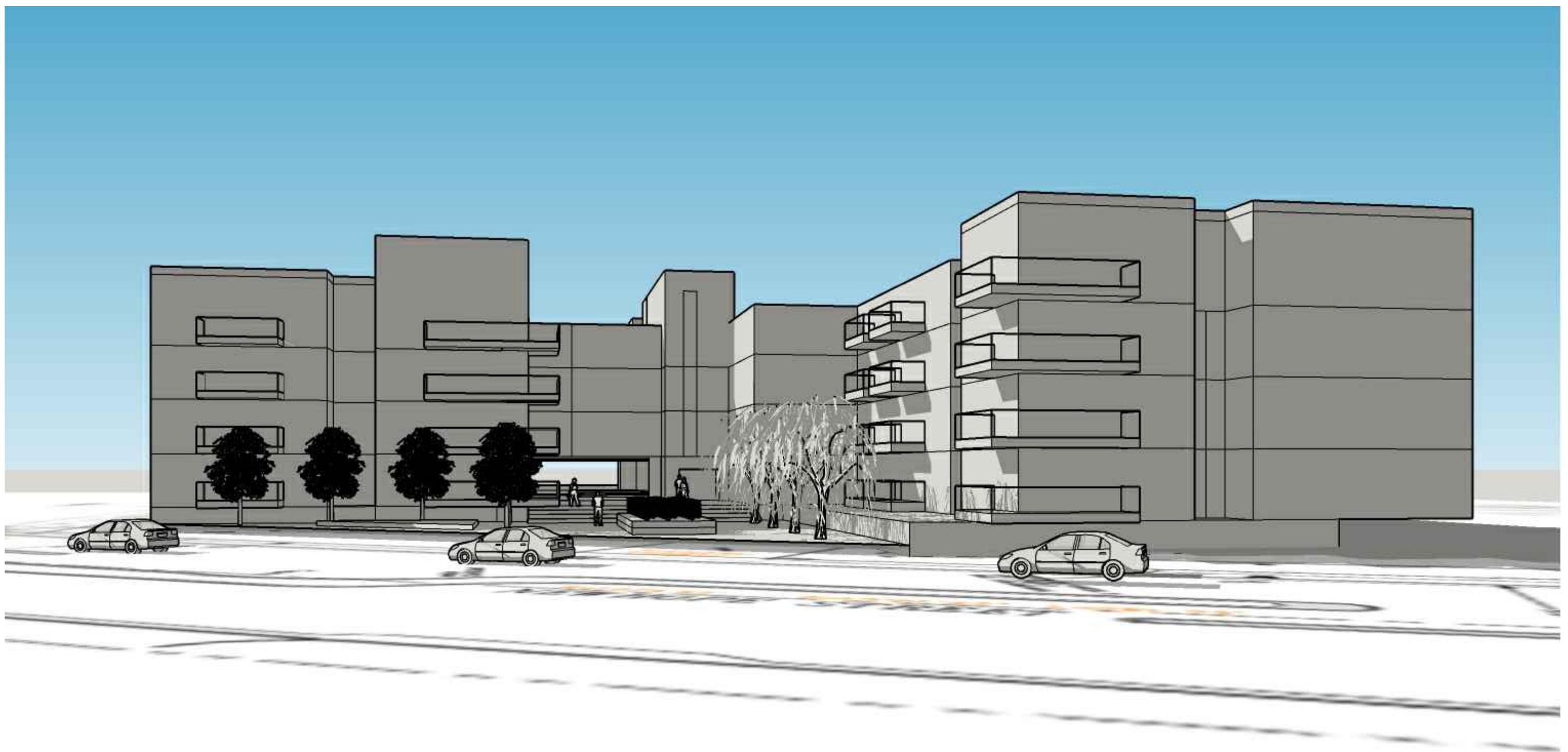
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**PARKING LEVEL - P2**  
SCALE: 1/32"=1'-0"



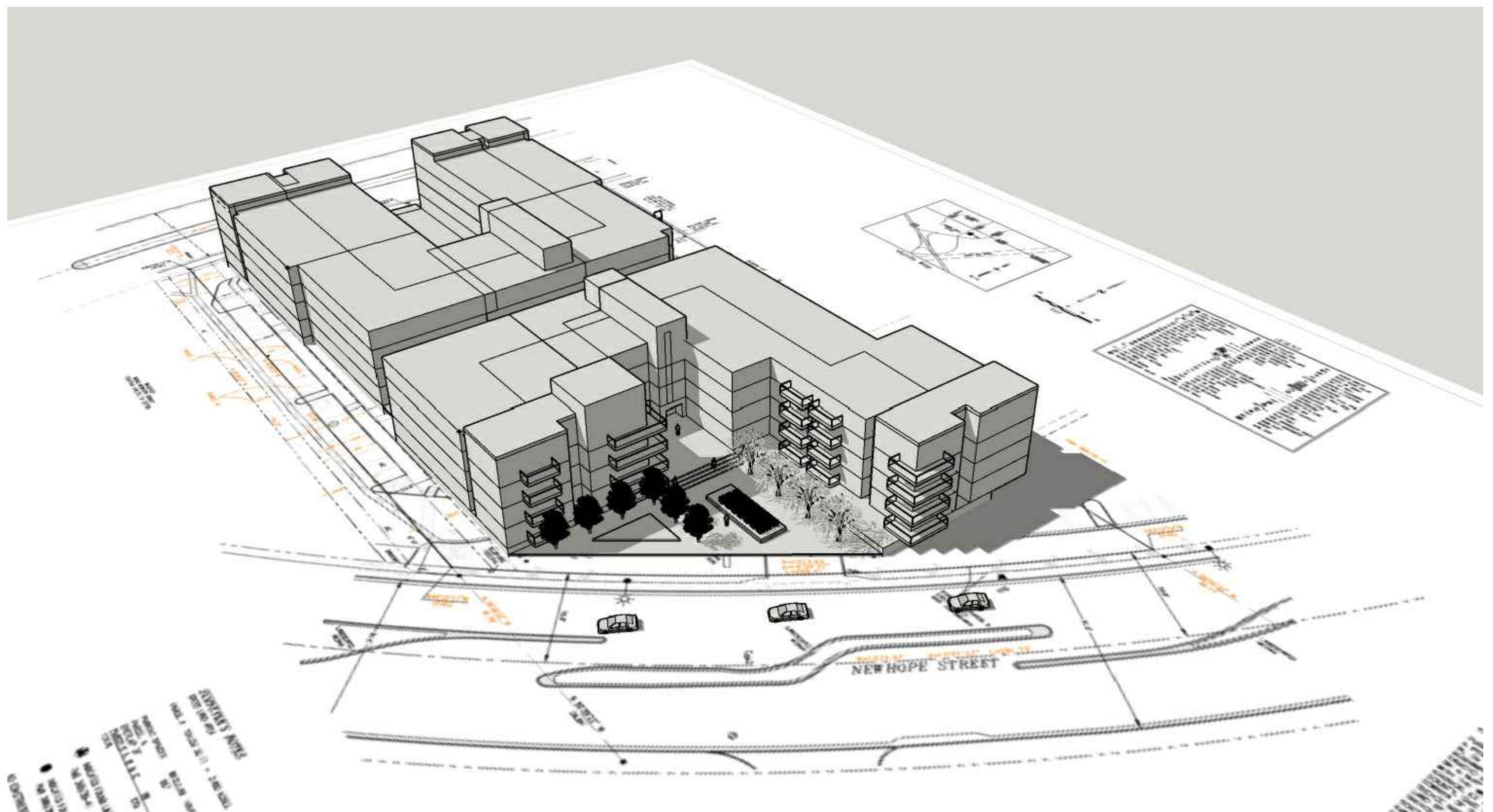
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**VIEW 1**



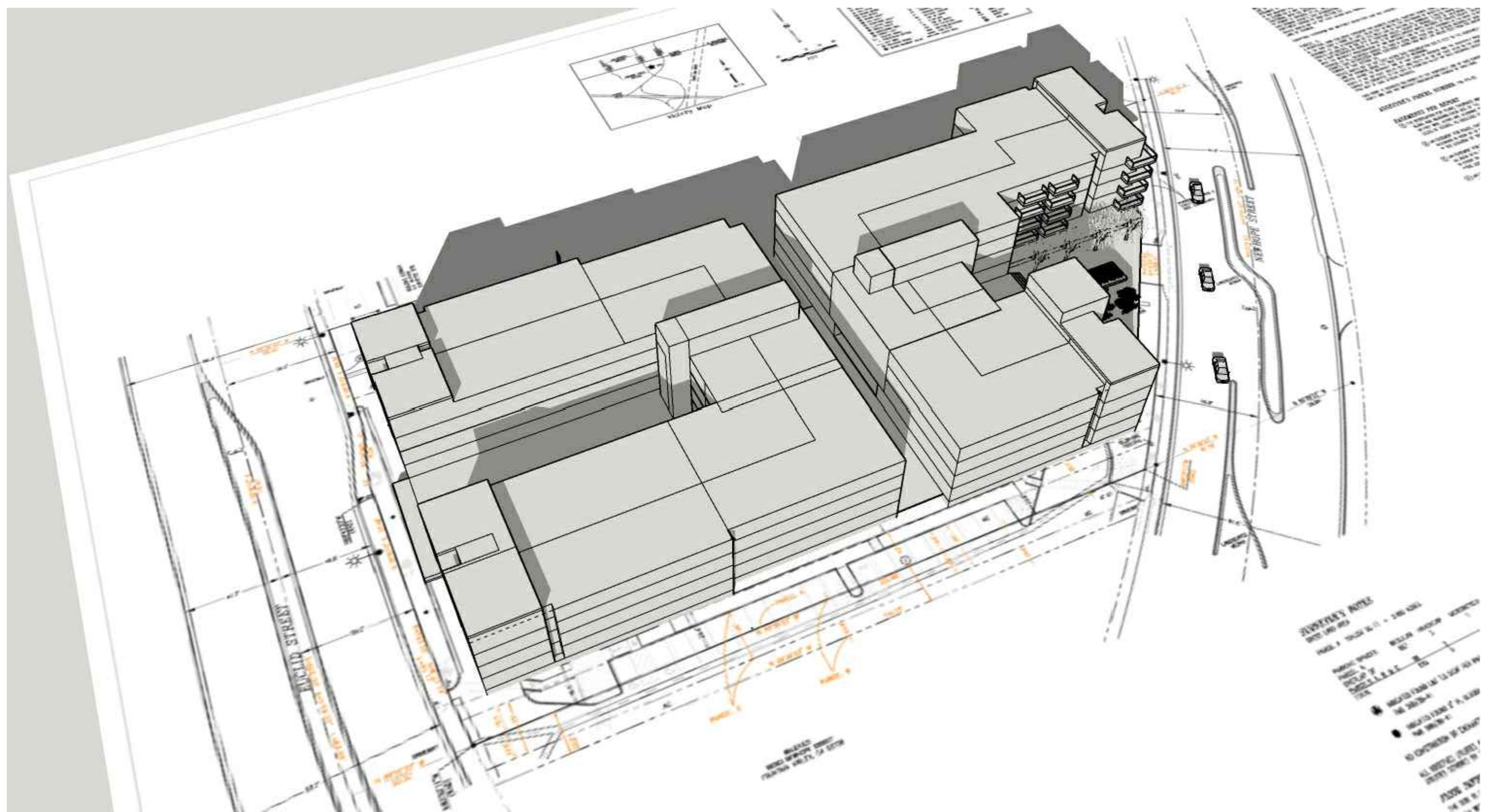
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VIEW 2



# NADEL

## VIEW 3



# NADEL

## VIEW 4