

PLANNING SUMMARY

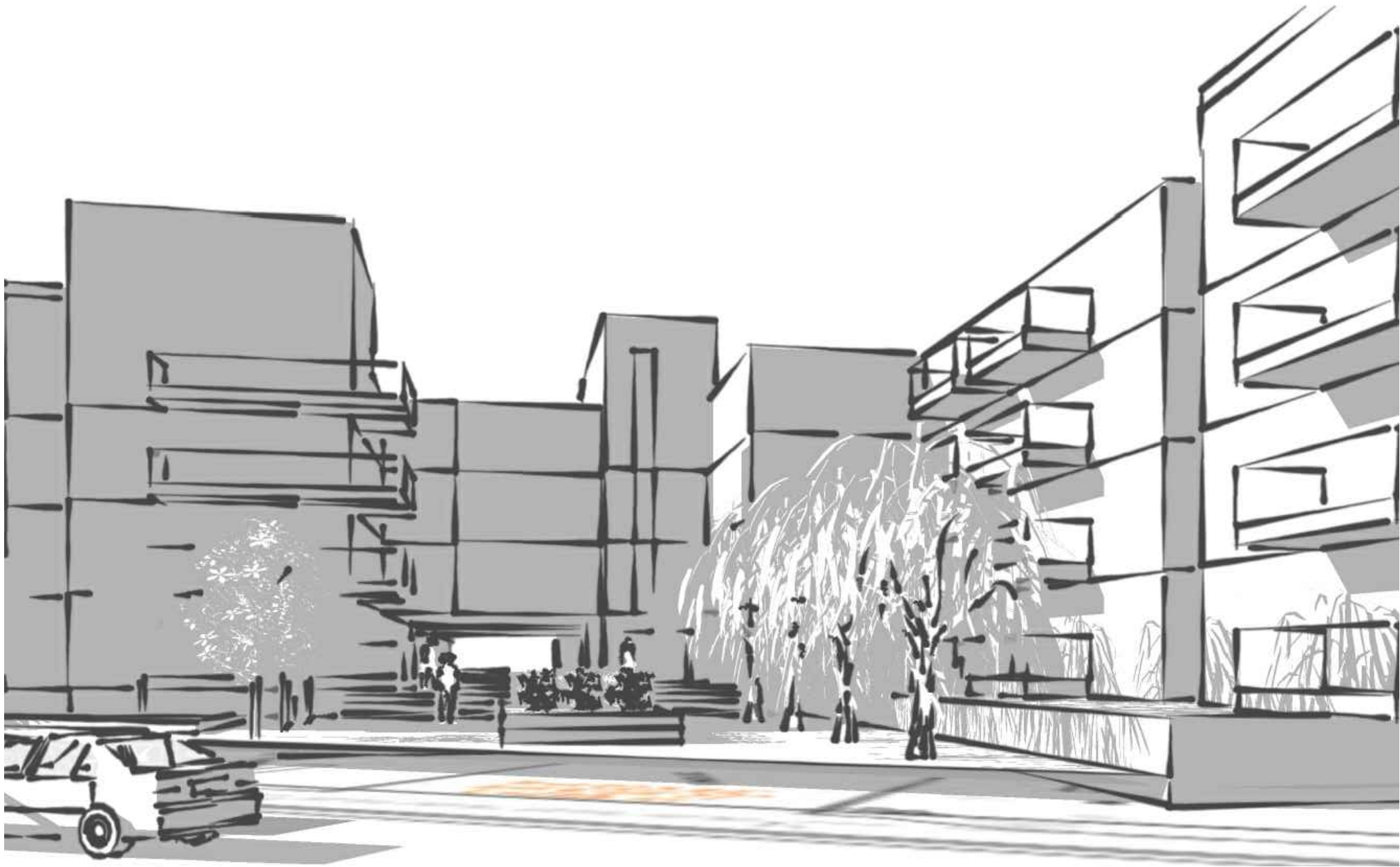
FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN
WORKPLACE NEIGHBORHOOD

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

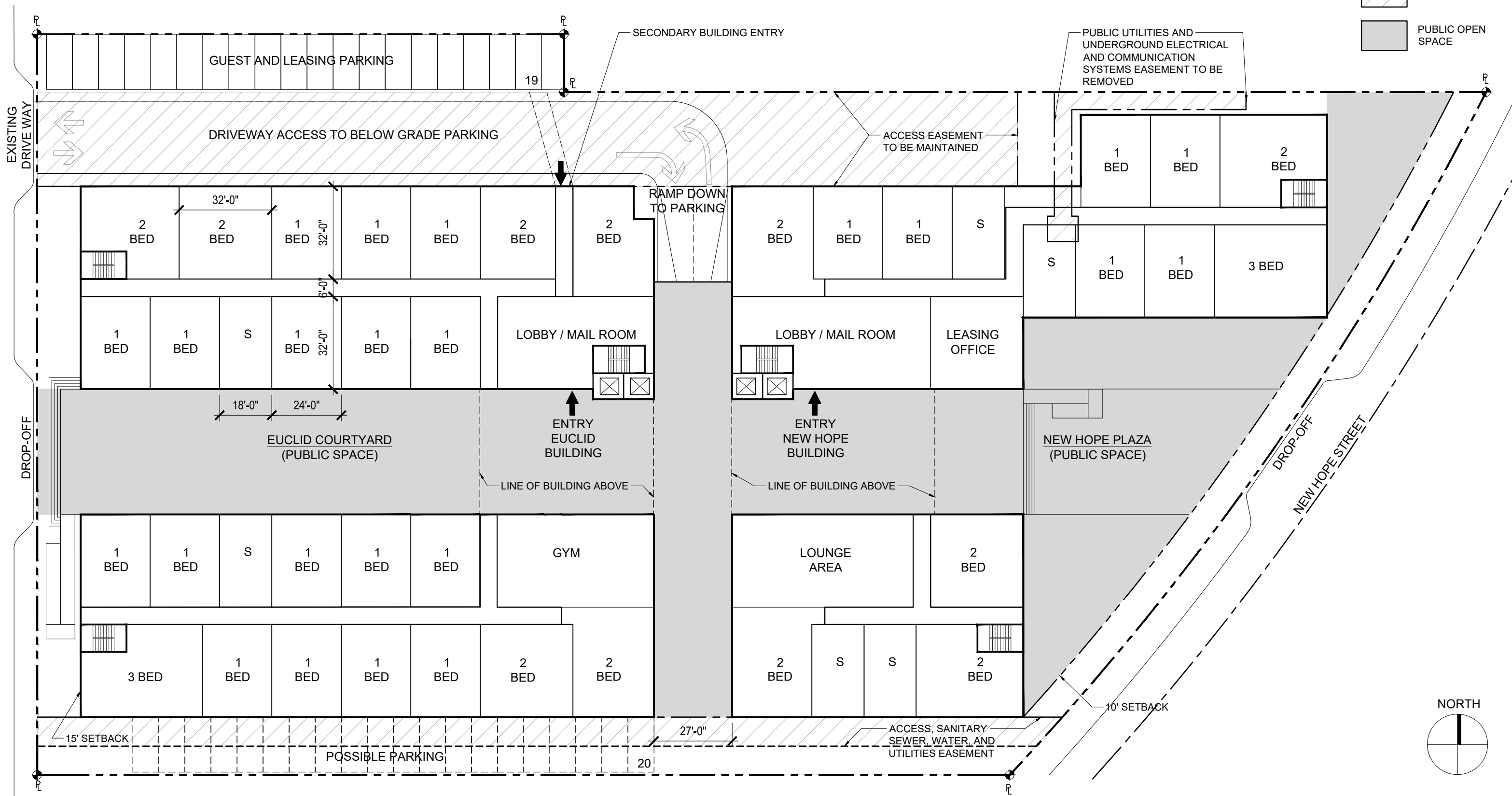
PUBLIC OPEN SPACE SUMMARY (SECTION 2.6.1, 6)

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)

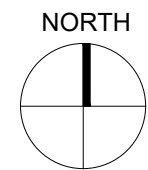
TOTAL UNITS	MIN. SF PER UNIT	REQUIRED OPEN SPACE (SF)	PROVIDED OPEN SPACE (SF)
207	60	12,420	12,420

EUCLID STREET



LEGEND

- EASEMENTS
- PUBLIC OPEN SPACE



NADEL

GROUND FLOOR

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

