



PROJECT SUMMARY

4-STORY STACKED FLATS

AREA	2.09 ACRES
HOMES	82 UNITS
DENSITY	36.8 DU/AC
PARKING	132 SPACES (1.6 SP / DU)
APN	909-030-032,033
ZONING	MF-4

BUILDING SUMMARY

CONST. TYPE	VA
FIRE SPRINKLER	NFPA 13
OCCUPANCY	R-2

GROSS BUILDING AREA

FIRST FLOOR	22,520 SF
SECOND FLOOR	22,430 SF
THIRD FLOOR	22,430 SF
FOURTH FLOOR	22,430 SF
TOTAL GROSS	89,810 SF

UNIT SUMMARY

UNIT MIX				
8	10%	PLAN 1	2BD/1BA	700 SF
31	38%	PLAN 2	2BD/1BA	770 SF
31	38%	PLAN 3	3BD/2BA	926 SF
12	14%	PLAN 4	3BD/2BA	1,102 SF
82	100%	TOTAL UNITS		71,400 SF

TRASH SUMMARY

REQUIRED	
82 DU/25 = 4 X 48 =	192 SF TRASH
82 DU/25 = 4 X 48 =	192 SF RECYCLE
TOTAL REQUIRED	384 SF TOTAL
PROVIDED	
TRASH	200 SF
RECYCLE	200 SF
ORGANIC WASTE	100 SF
TOTAL PROVIDED	500 SF

PARKING SUMMARY

REQUIRED PER GOV CODE SECTION 65915(p)(1)
82 UNITS X 1.5 SP/DU = 123 SP

PROVIDED	
OPEN PARKING SPACES	96 SP
TANDEM SPACES	36 SP
TOTAL PROVIDED	132 SP

ACCESSIBLE PARKING

REQUIRED	132 X 2%	3 SP
PROVIDED		3 SP

ELECTRIC VEHICLE PARKING

REQUIRED PER CGBSC 4.106.4.2.2:

EV READY	40% X 132 SP	53 SP
EV CHARGER	10% X 132 SP	14 SP
PER MMC 16.44.1.15:		
EV CHARGER	6% X 123 SP	8 SP

PROVIDED

EV READY	53 SP
EV CHARGER	14 SP

OPEN SPACE SUMMARY

PRIVATE OPEN SPACE		
REQUIRED	82 DU X 50 SF	4,100 SF
PROVIDED		0 SF
COMMON OPEN SPACE		
REQUIRED	82 DU X 150 SF	12,300 SF
PROVIDED		5,650 SF
RECREATIONAL AMENITIES		
REQUIRED		
82 DU / 30		3 AMENITIES
PROVIDED		
CLUBHOUSE		2 AMENITIES
CHILDREN'S PLAY AREA		1 AMENITY
TOTAL		3 AMENITIES



LEGEND

- FIRE ROOF ACCESS
- ACCESSIBLE PATH OF TRAVEL
- [EVR] EV READY
- [EVCS] EV CHARGER
- [P] ACCESSIBLE PARKING SPACE

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Development Services Department
Planning Division

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By: Development Services Director Date: 5/16/25

JEFFERSON AFFORDABLE FAMILY APTS

CONCEPTUAL SITE PLAN

APRIL 29, 2025
 SCALE: 0 20 40 60



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