**EXISTING ASPHALT PARKING LOT TO BE DEMOLISHED**

<table>
<thead>
<tr>
<th>Description Site Plan</th>
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<tbody>
<tr>
<td>A3.A</td>
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<td>1&quot; = 20'</td>
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<table>
<thead>
<tr>
<th>OPEN SPACE</th>
</tr>
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<tr>
<td>Required Open Space per Unit: No Minimum in M-2 Zone</td>
</tr>
<tr>
<td>Provided Open Space per Unit: 15640 Open Space / 131 Units = 119.38 SF PER UNIT</td>
</tr>
</tbody>
</table>

**AFFORDABLE HOUSING APARTMENT BUILDING**

131 UNITS
7-STORY

<table>
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<th>Property Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Designation: M-2 (GENERAL INDUSTRIAL)</td>
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<tr>
<td>Regional Commercial</td>
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</tbody>
</table>

**Proposed Density:**

58 Units/Acre
78.3 Units/Acre
54 Units
131 Units
190 Units/Acre

**Allowable FAR:**

1.25
126,459 SF (GROSS BUILDING) = 4.23
29,904 SF (GROSS SITE)
24,340 SF (LEVEL 1 GROSS BUILDING) = 81.4% of 29,904 SF (GROSS SITE)

**BUILDING HEIGHT**

Within 0-300' of R-4 Zoning: 50'
Affordable Housing Concession to increase maximum height.
Proposed Building Height: 87'-4"

**OPEN SPACE**

Required Open Space per Unit: No Minimum in M-2 Zone
Provided Open Space per Unit: 15640 Open Space / 131 Units = 119.38 SF PER UNIT
Affordable Housing Concession to increase FAR/Density.

**PARKING**

Base parking required (10-1-639(E)(1):

- a. Zero to one (1) bedrooms: one (1) onsite parking space.
- b. Two (2) to three (3) bedrooms: two (2) onsite parking spaces.
- c. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces.

Parking Required: 0 Stalls
Parking Provided: 24 stalls
Accessible Parking Req.: 1 Standard, 1 Van Accessible per California Building Code Title 24, chapter 11a
Accessible Parking Provided: 2 Stalls total
Elevation Keynotes

1. BRICK MASONRY - RED/BROWN
2. HORIZONTAL METAL PANEL - DARK GRAY
3. STUCCO OR FIBER CEMENT PANELS - OFF WHITE/TWO TONES
4. WOOD-LOOK FIBER CEMENT SIDING
5. METAL MESH BALCONY RAILINGS
6. METAL TRELLIS WITH WOOD MEMBERS
7. BOARD-FORMED CONCRETE
8. PREFINISHED ALUMINUM MECHANICAL SCREEN

Elevations - 3001 W Empire Ave.
Typical Unit Plans - 3001 W Empire Ave.

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<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3/8&quot; = 1'</td>
<td>1 Bed - 450 SQ FT</td>
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<tr>
<td>2</td>
<td>3/8&quot; = 1'</td>
<td>2 Bed - 700 SQ FT</td>
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<tr>
<td>3</td>
<td>3/8&quot; = 1'</td>
<td>3 Bed - 900 SQ FT</td>
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EXISTING TREE PLAN

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<th>No.</th>
<th>Description</th>
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<th>18&quot; CALIPER</th>
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<tr>
<td>1</td>
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<td>14' CALIPER</td>
<td>18&quot; CALIPER</td>
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<td>16</td>
<td>PLATANUS ACERIFOLIA</td>
<td>14' CALIPER</td>
<td>18&quot; CALIPER</td>
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</table>

EXISTING TREE LEGEND:

- PLATANUS ACERIFOLIA
- STONE PINE
- CONC SIDEWALK
- CONC CURB & GUTTER
- CONC BLOCK WALL
- TS CABINET
- CSB-PLT
- 242.76' WM
- PA
- PB-TS
- 16" R/W
- 16" PA
- SS
- 18" PA
- 18" L=23.59'
- FAIRVIEW STREET
- POWER LINE OH
- LINE OF ROOF OH
- LINE OF ROOF OH
- SUBMITTAL WILL REFERENCE THE TREE
EXISTING 2-STORY RESIDENTIAL
EXISTING 1-STORY RESIDENTIAL
PUBLIC ALLEY
WAY
3 0 1   W E S T   E M P I R E   A V E N U E
W E S T   E M P I R E   A V E N U E
F A I R V I E W   S T R E E T
O N T A R I O   S T R E E T
SITE 'A' TREE LEGEND:
SYMBOL
CODE
BOTANICAL NAME
COMMON NAME
SIZE
WUCOLS
QTY.
HYDRO
ZONE #
CAL-IPC
INVASIVE
NOTES:
ARB MAR
ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE
24" BOX
L
16
L3,L4
N
CER CAN
CERCIS CANADENSIS
EASTERN REDBUD TREE
24"-36"
BOX
L
23
L1,L5-7
N
CIT SPP
CITRUS SPECIES
MEYERS LEMON,
POMEGRANATE, KEY LIME,
KUMQUAT TREES
15 GAL
N/A
3
L2
NA
OLE EUR
OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE TREE
24" BOX
L
3
L2
LIMITED TREE SPECIES IS LISTED AS INVASIVE IN CENTRAL VALLEY OPEN SPACES, 'SWAN HILL' IS A FRUITLESS VARIETY AND IS LOCATED IN A RAISED PLANTER.
LAG IND
LAGERSTROEMIA INDICA 'NATCHEZ'
CRAPE MYRTLE
24" BOX
L
9
L1
N
MYR COM
MYRTUS COMMUNIS
COMMON MYRTLE
15 GAL
L
8
L2
N
PLA RAC
PLATANUS RACEMOSA
CALIFORNIA SYCAMORE
24" BOX
M
2
L1
N
### Site 'A' Tree Legend:

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<th>HYDRO ZONE</th>
<th>CAL-IPC</th>
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<td>CER CAN</td>
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<td>N</td>
<td>MYR COM</td>
<td>NA</td>
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<tr>
<td>CIT SPP</td>
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</table>

**TOTAL**: 64

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**Landscape Calculations**:

- **Level 2 Terrace Areas**:
  - **Open Space Area**: 5,091 SF
  - **Hardscape Area**: 3,818 SF
  - **Landscape Area (25%)**: 1,273 SF

- **Tree Counts Provided**:
  - **Level 2 Terrace**: 13

- **Large Communal Table**

- **Moveable Bistro Table and Chairs**

- **Vertical Herb Planters**

- **Rectangular Vegetable Planters**

- **Raised Planter with Medium-Sized Tree**

- **InTEGRAL COLOR CONCRETE**

- **Wood Benches**

- **Outdoor BBQ**

- **Garden Boardwalk**

- **Pathway**

- **Shade Trellis**

- **Outdoor Sofa and Chairs**

- **Garden**

---

**SCALE**: 1/8" = 1'-0"
<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>CODE</th>
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<th>COMMON NAME</th>
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<td>M</td>
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**TOTAL TREE COUNT:** 64