

Multifamily Project
XXX XENIA AVE.
Beaumont, CA



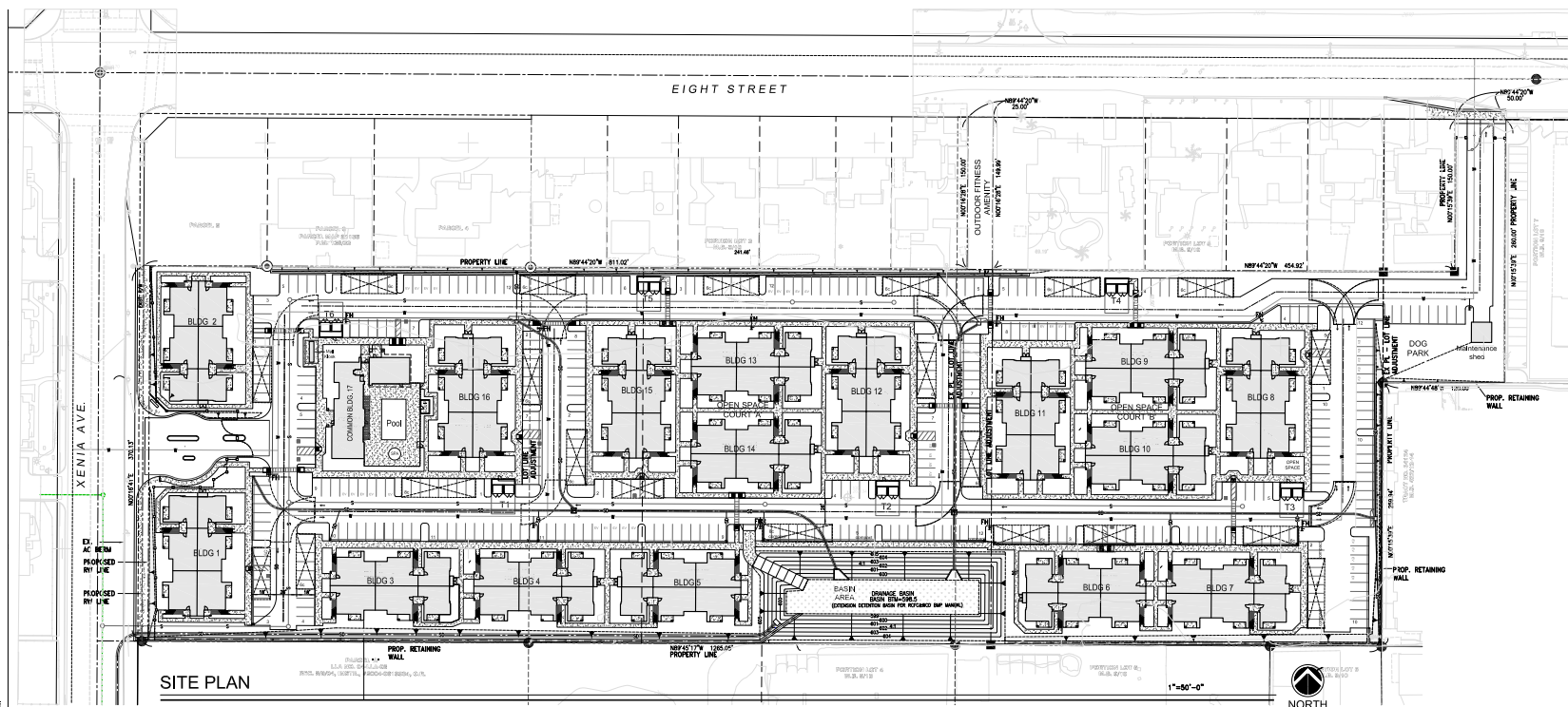
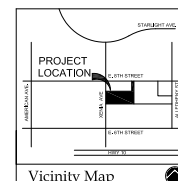
Date: 09.13.22
 Drawn By: Susan Jones
 Project # 20024

**Overall
 Site Plan**

Revisions
A x

SHEET No.

A1.0



PROJECT DATA	APPLICABLE CODES:
SITE ADDRESS: 300 XENIA AVE. BEADWORTH, CA.	Building: 2019 California Building Code (CBC) Plumbing: 2019 California Plumbing Code Mechanical: 2019 California Mechanical Code Electrical: 2019 California Electrical Code Fire: 2019 California Fire Code (FC) Accessibility: 2019 California Building Code (Title 24, Part 2) Energy: 2019 California Energy Code (Title 24, Part 6) Sustainability: 2019 California Green Code
OWNER: LANDLORD LAND PARTNERS LLC ATTN: TREVINO TRACTOR 18153 VENTURA BLVD, SUITE 403 ENCINO, CA 91436	
CODE ANALYSIS	
APN 418-180-005, 024, 418-170-016, 017, 018, 022 & 027	A-3 OCCUPANCY (COMMERCIAL BUILDING) CONST. TYPE = V-B SPRINKLERS YES
AREA: GROSS AREA: 10.831 AC (476,164 SF) NET AREA: 10.876 NET (473,743 SF)	TABLE 504.3: BASIC ALLOWABLE AREA FACTOR: 50% INCREASES 60 FEET TABLE 504.4: BASIC ALLOWABLE AREA FACTOR: 7,000 SQ. FT. (613M) TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 24,000 SQ. FT. (2,214M)
LEGAL DESCRIPTION: REFERS TO A SURVEY OF PARCEL 1 OF PARCEL MAP NO. 21136 AS SHOWN ON MAP ON FILE IN BOOK 136, PAGE 10. PARCEL 1 IS LOCATED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF INVERNO, CALIFORNIA AND IS 2.5 AC AND 7 IN BLOCK 5 OF THE SUBDIVISION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614,	
U-3 OCCUPANCY (CARPORTS) CONST. TYPE = V-B SPRINKLERS YES TABLE 504.3: BASIC ALLOWABLE HEIGHT: 40 FEET TABLE 504.4: BASIC ALLOWABLE AREA FACTOR: 50% INCREASES 60 FEET TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 5,000 SQ. FT.	
EXISTING ZONING & LAND USE GENERAL PLAIN LAND USE: DOWNTOWN MIXED USE (DMU) ZONED DOWNTOWN MULTIPLE FAMILY RESIDENTIAL (DMF) LAND IDENTITY 22 (DOLLING UNITS PER AC)	
PROPOSED USE: APARTMENTS / R-2 OCCUPANCY COMMUNITY BLDG / A-3 OCCUPANCY CARPORTS / U-3 OCCUPANCY MISC MAIL BOXES MAINTENANCE SHEDS	

BUILDING / UNIT MIX COUNT							
BUILDING No.	19B/28A		20B/28A		26B/28A		DWELLING UNIT CT.
	A1	A2	B1	B2	C1	C2	
BLDG 1	2	2	2	2	2	2	12
BLDG 2	2	2	2	2	2	2	12
BLDG 3	2	2	2	2	2	2	12
BLDG 4	2	2	2	2	2	2	12
BLDG 5	2	2	2	2	2	2	12
BLDG 6	2	2	2	2	2	2	12
BLDG 7	2	2	2	2	2	2	12
BLDG 8	2	2	2	2	2	2	12
BLDG 9	2	2	2	2	2	2	12
BLDG 10	2	2	2	2	2	2	12
BLDG 11	2	2	2	2	2	2	12
BLDG 12	2	2	2	2	2	2	12
BLDG 13	2	2	2	2	2	2	12
BLDG 14	2	2	2	2	2	2	12
BLDG 15	2	2	2	2	2	2	12
BLDG 16B	2	2	2	2	2	2	12
SUB TOTAL	32	32	32	32	32	32	192
%		33%		67%			100%
TOTAL DWELLING UNITS PER AC = 192/16.83 = 17.5 D/WG. PER AC							
OPEN SPACE REQUIREMENTS							
FOR UNIVERSITY RECREATION OF ALL AGES UNITS, EACH UNIT SHALL HAVE A MIN OF 20' OF USABLE OPEN SPACE							
TOTAL 192 D/WG X 20' = 3,840 SF REQUIRED OPEN SPACE							
TOTAL D/WG UNIT PROVIDED							
PATIO / BALCONY							
IF 1.25 SQ FT D/WG UNIT HAS 70% OF OPEN SPACE WHICH WE CAN MULTIPLY BY 1.25 TO GET 70% OF 1.25 = .875 SQ FT							
= 192 D/WG X .875 = 16,800sf							
COMMUNITY BUILDING POOL AND DECK AREA = 4,462 sf							
FITNESS CENTER = 1,040 sq. ft.							
LANDSCAPE OPEN SPACE MIN 6 FOOT WIDTH = 5,863 sq. ft. (AT BLDG 12,13,14,16)							
OPEN SPACE COURT "A" = 1,293 sq. ft.							
OPEN SPACE COURT "V" = 6,772 sq. ft.							
DOG PARK = 5,737 sq. ft.							
FITNESS AMENITIES = 8,197 sq. ft.							
TOTAL OPEN SPACE PROVIDED = 47,392 sq. ft.							

BUILDING AREA TYPE I - 2 STORY (12 DWELLING UNITS)									
TYPE IVb CON. SPRINKLED 13E									
FIRST FLOOR AREAS (HABITABLE SPACE)									
UNIT TYPE	DESCRIPTION	LYING AREA					QTY.	DU x SUB TOT	
UNIT A1	1BR/1BA	774 sq ft					2	1,548 sq ft	
UNIT B1	2BR/2BA	1042 sq ft					2	2,084 sq ft	
UNIT C1	3BR/2BA	1074 sq ft					2	2,148 sq ft	
TOTAL 1st FLOOR HABITABLE BUILDING AREAS								6	5,780 sq ft
AUXILIARY AREA (NON CONDITIONED SPACE)									
UNIT TYPE	DESCRIPTION	PATIO-BALCONY	COVERED ENTRY	WH	SUB		QTY.	DU x SUB TOT	
UNIT A1	1BR/1BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
UNIT B1	2BR/2BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
UNIT C1	2BR/2BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
TOTAL 1st FLOOR AUXILIARY AREA (NON CONDITIONED SPACE)								6	788 sq ft
TOTAL 1st FLOOR HABITABLE & NON CONDITIONED BUILDING AREAS								12	6,568 sq ft
SECOND FLOOR AREAS (HABITABLE SPACE)									
UNIT TYPE	DESCRIPTION	LYING AREA					QTY.	DU x SUB TOT	
UNIT A1	1BR/1BA	774 sq ft					2	1,548 sq ft	
UNIT B1	2BR/2BA	1042 sq ft					2	2,084 sq ft	
UNIT C1	3BR/2BA	1074 sq ft					2	2,148 sq ft	
TOTAL 2ND FLOOR HABITABLE BUILDING AREAS								6	5,780 sq ft
AUXILIARY AREA (NON CONDITIONED SPACE)									
UNIT TYPE	DESCRIPTION	PATIO-BALCONY	COVERED ENTRY	WH	SUB		QTY.	DU x SUB TOT	
UNIT A1	1BR/1BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
UNIT B1	2BR/2BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
UNIT C1	2BR/2BA	72 sq ft	41 sq ft	18 sq ft	131 sq ft		2	262 sq ft	
TOTAL 2ND FLOOR AUXILIARY AREA (NON CONDITIONED SPACE)								6	788 sq ft
TOTAL 2ND FLOOR HABITABLE & NON CONDITIONED BUILDING AREAS								12	6,568 sq ft
TOTAL BUILDING AREA (HABITABLE SPACE)									
								24	13,156 sq ft
TOTAL BUILDING HABITABLE AREA & NON CONDITIONED SPACE									
								48	26,312 sq ft
COMMUNITY BUILDING - 1 STORY									
COVERED PARKING AREAS									
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION					
COMMUNITY BUILDING AREA	5' x 5'-8 1/2" x 5'	5. AREA STALL (50' x 18')	9066'	9066'					
5' x 5'-8 1/2" x 5'	5 VAN AREA STALL (50' x 18')	9066'							
MAINTENANCE BUILD	800'	6. AREA STALL (64' x 18')	9756'	9756'					

PARKING REQUIRED				PARKING PROVIDED			
UNIT TYPES	UNITS	RATIO	QTY.	PARKING TYPE	X	QT	
1 BROW	64	1.25	80	OPEN STALLS			
2 BROW	128	2	256	OPEN STANDARD STALLS (18'x30')		256	
TOTAL UNITS	192			OPEN COMPACT STALLS (16'x8'-6")		192	
TOTAL PARKING RATIO			3.56	ADA OPEN STALLS PARKING		898	28
REQUIRED COVERED PARKING							
UNIT TYPES	NO. OF UNITS	QTY.		STANDARD GARAGES (18'x30')		192	
2BROW FOR 2BR UNITS	128	0.75	96	COMPACT GARAGES (22'x16'-6")		128	
(1) STALL FOR 2BR UNITS	128	0.75	96	ADA CARPORTS (8' x 18')		96	
TOTAL COVERED PARKING RATIO			1.28	TOTAL COVERED PARKING		316	10%
REQUIRED ACCESSIBLE PKG							
PER CRC SECTION 110M4.6 PER SECTION				PARKING TO UNIT RATIO	2.005	400	0%
110M4.6 "ASSIGNED PARKING" AT LEAST 2% OF THE ASSIGNED STALLS SHALL BE AVAILABLE AND ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. THE TOTAL NUMBER OF STALLS IN EACH FACILITY SHALL BE MADE ACCESSIBLE PROVIDED 2% ACCESSIBILITY OF EACH TYPE:							
UNIT TYPES	NO. OF UNITS						
OPEN STALLS	280	2.04 = 6	6 STALLS MIN				
COVERED STALLS	128	1.02 = 3	3 MIN STALLS				
PER CHAPTERS 2017 STATE A.M.S.13.5 TOTAL NUMBER OF STALLS 201 AND OVER SHALL REQUIRE 1% OF NUMBER OF STALLS TO BE IDENTIFIED FOR PHYSICALLY DISABLED PERSONS							
TOTAL STALLS PROVIDED 408 +116 = 419							

Figure 3. Project Site Plan
2021-301.01 Xenia Multi-Family Residential Project