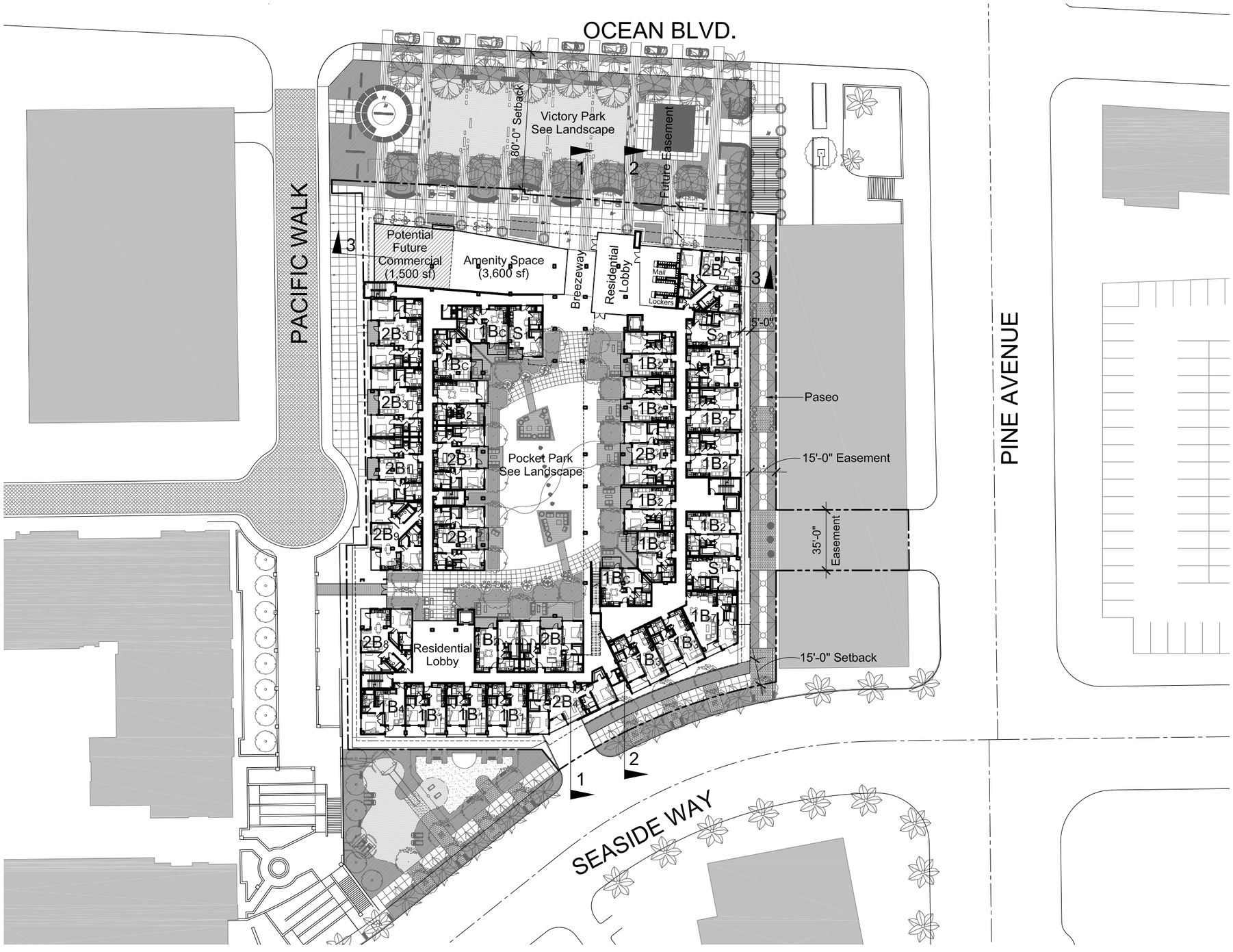

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GROUND LEVEL PLAN

0 30 60 120 ft

October 31, 2014

4

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OCEAN BLVD.

PACIFIC WALK

PINE AVENUE

SEASIDE WAY

Future Easement

Paseo

5'-0"

15'-0" Easement

15'-0" Setback

Pool Equip.

Open To Below

21'-2"

28'-0"

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SECOND LEVEL PLAN

0 30 60 120 ft

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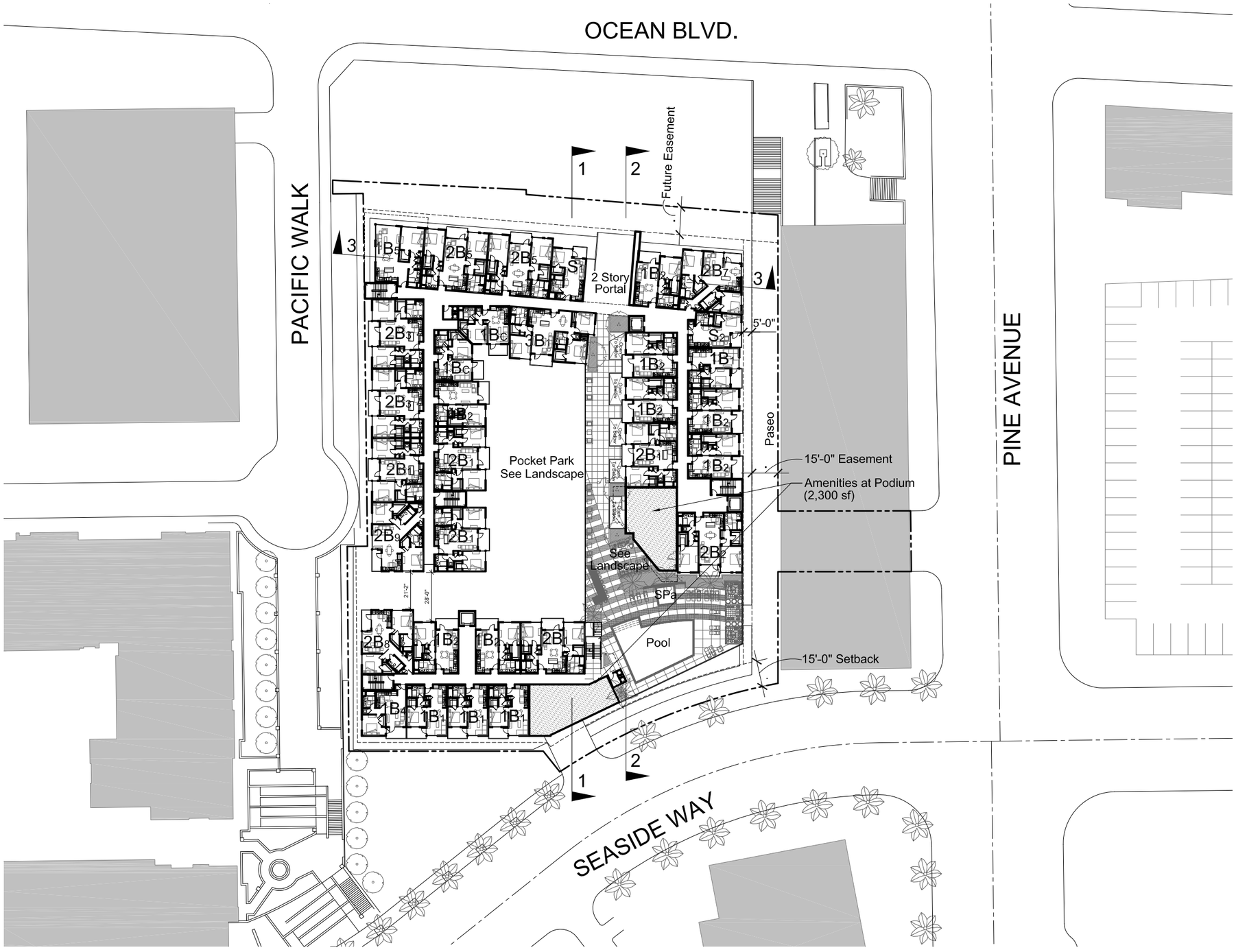

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THIRD LEVEL PLAN

0 30 60 120 ft

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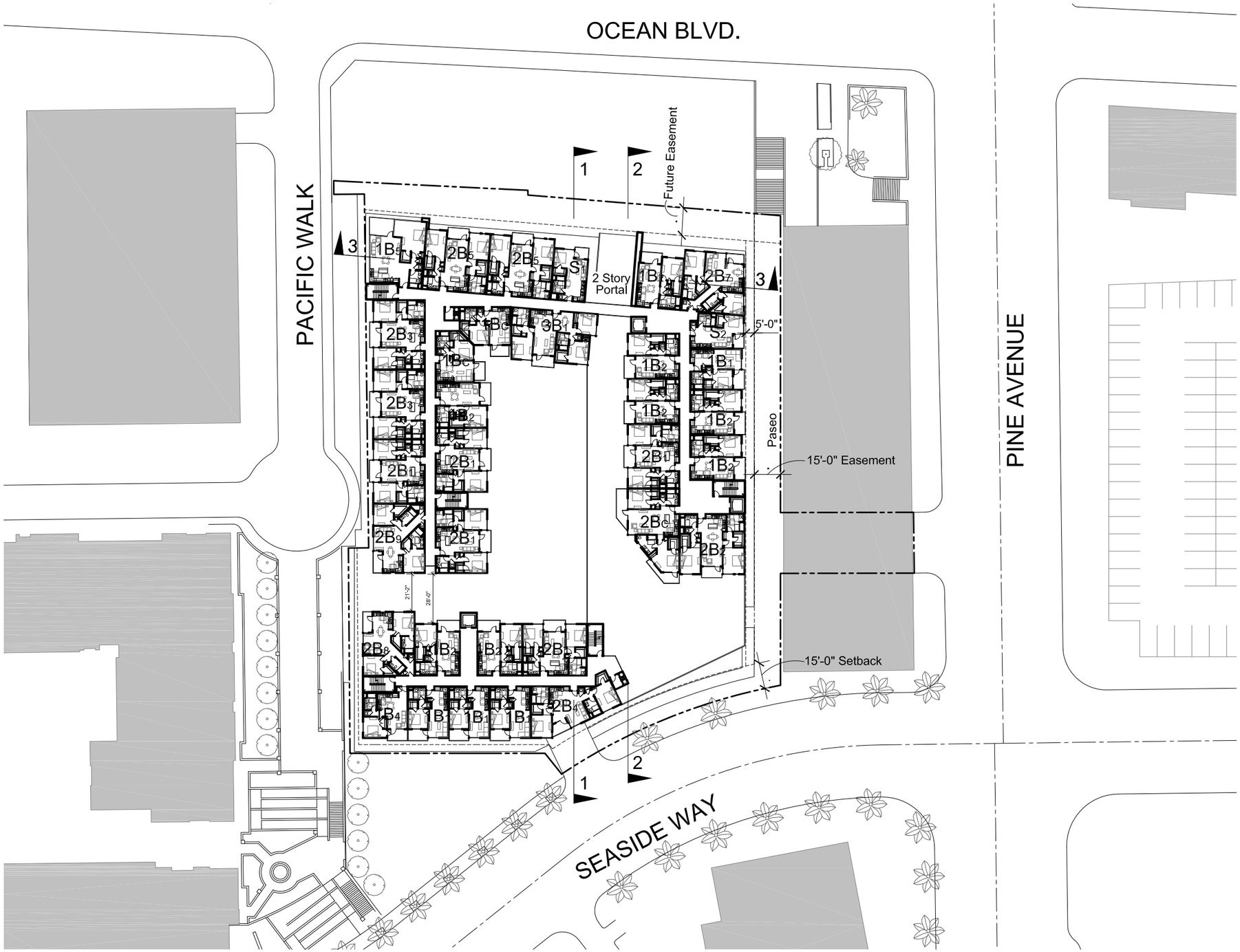

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FOURTH LEVEL PLAN

0 30 60 120 ft

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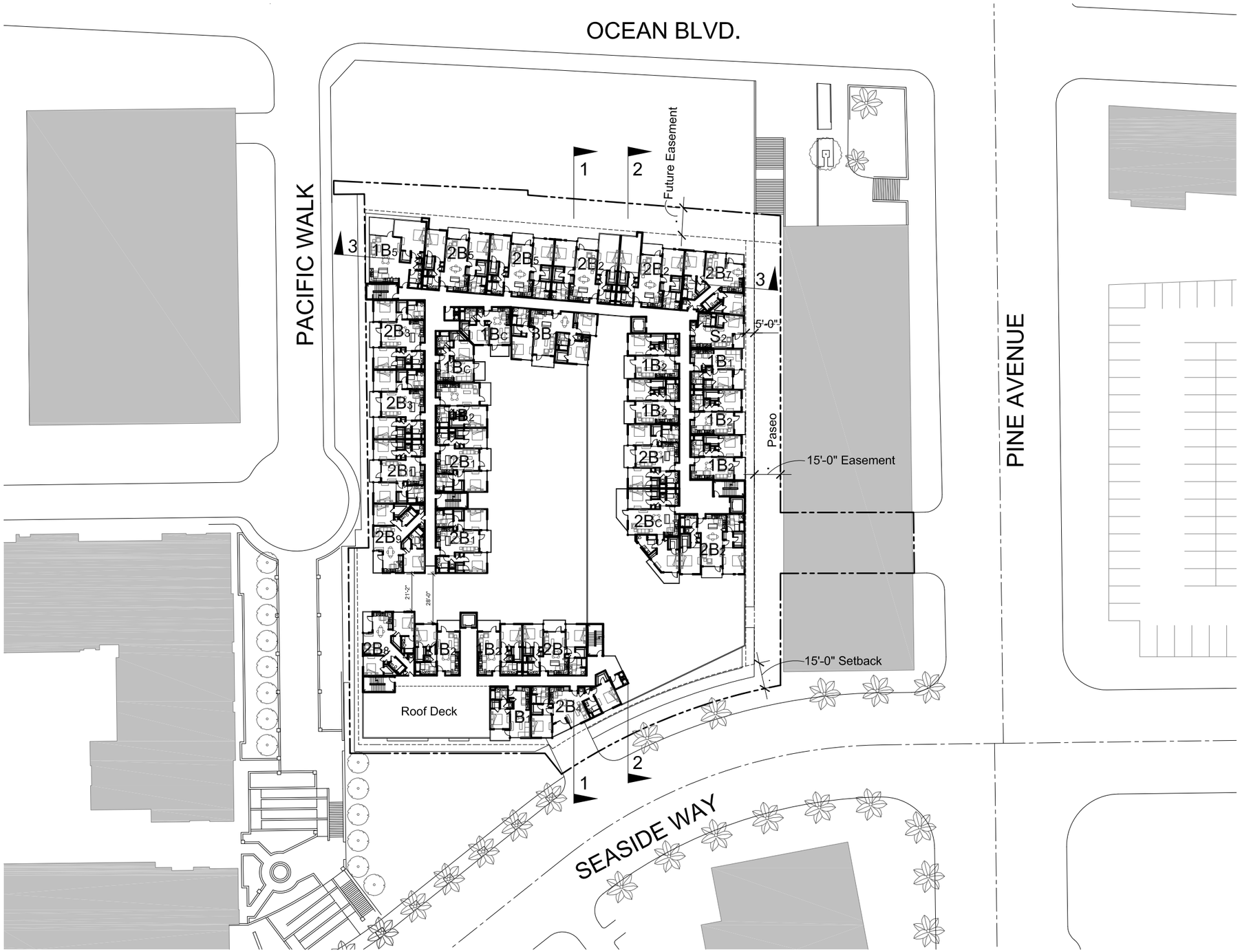

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FIFTH LEVEL PLAN

0 30 60 120 ft

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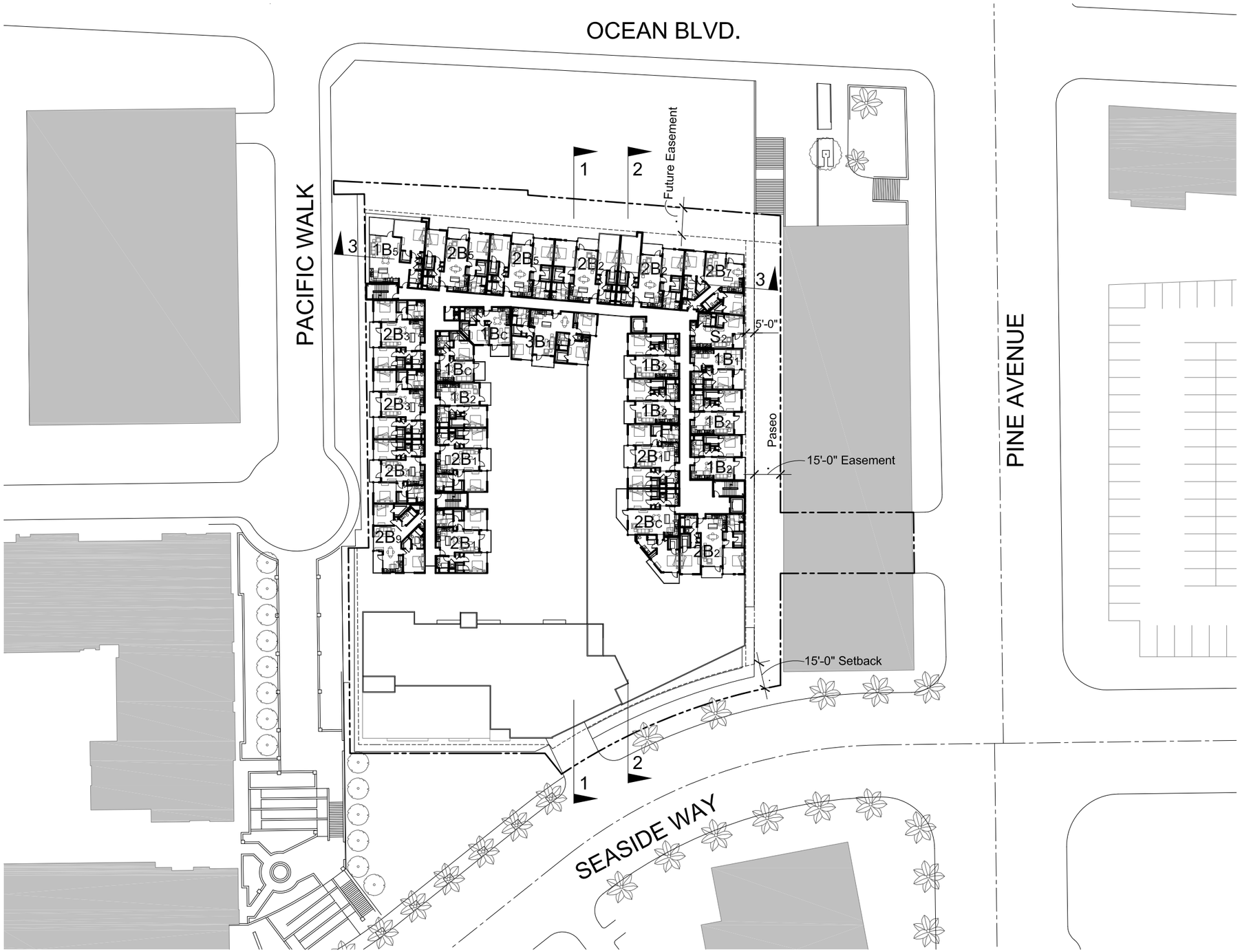

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SIXTH LEVEL PLAN

0 30 60 120 ft

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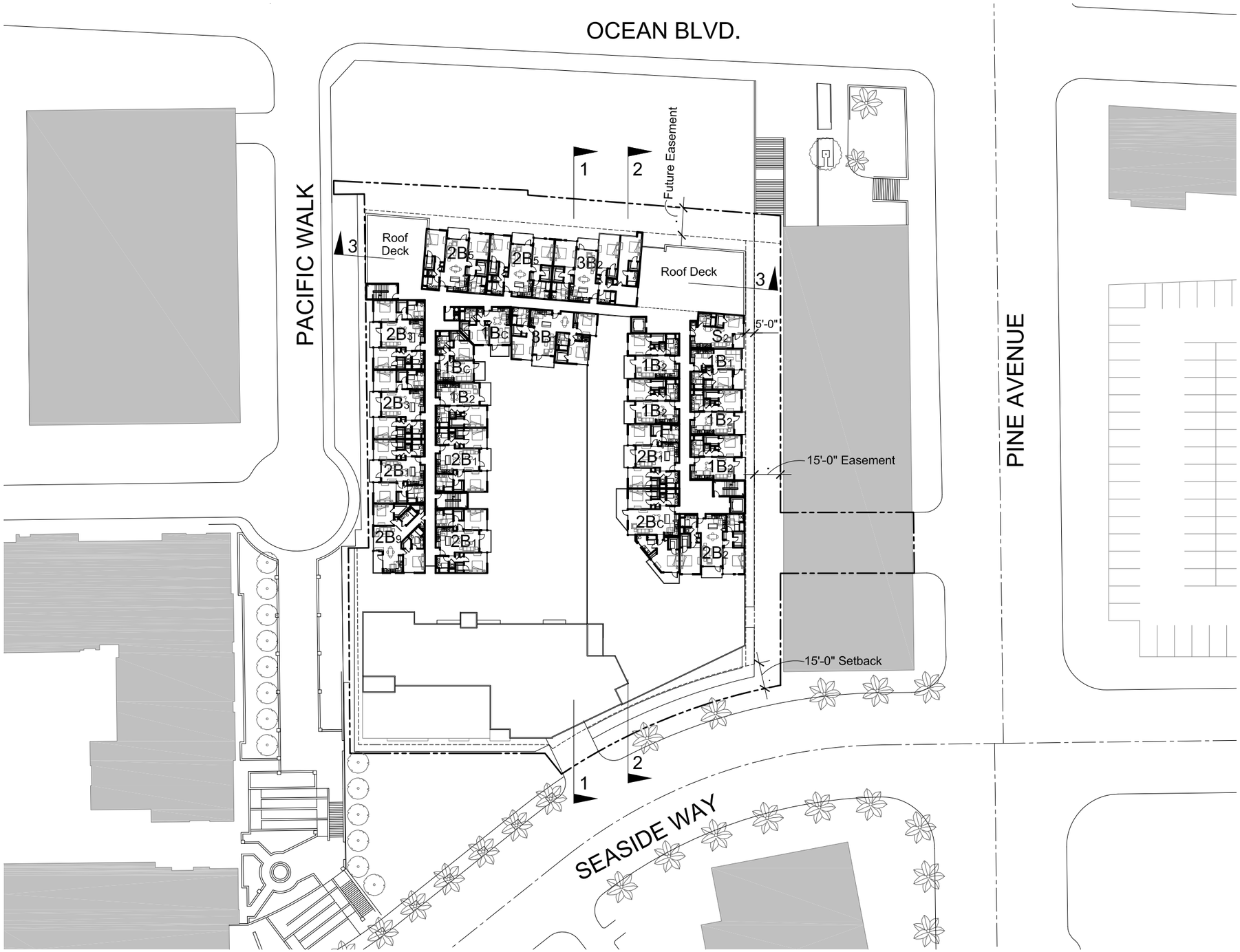

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SEVENTH LEVEL PLAN

0 30 60 120 ft

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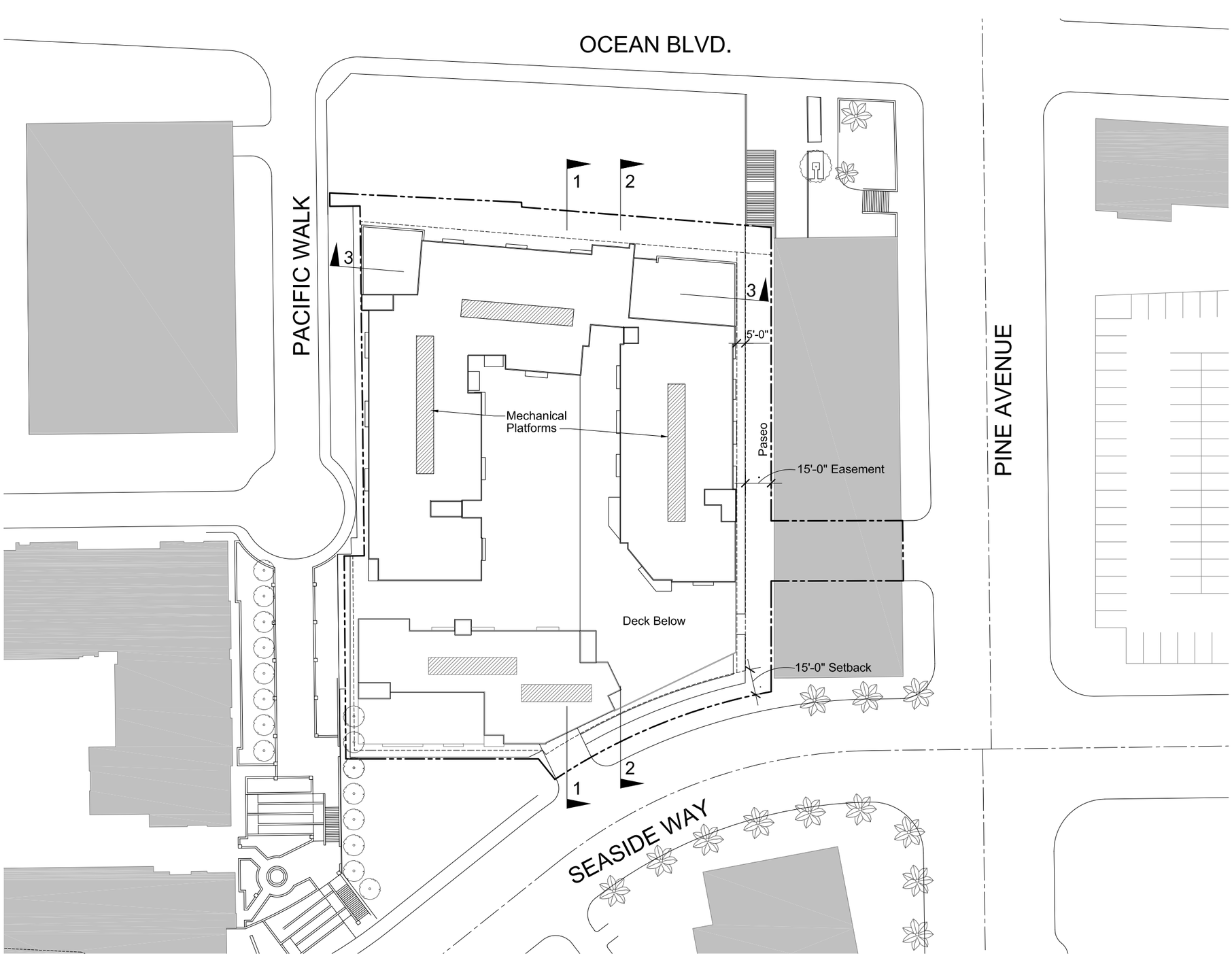

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ROOF PLAN

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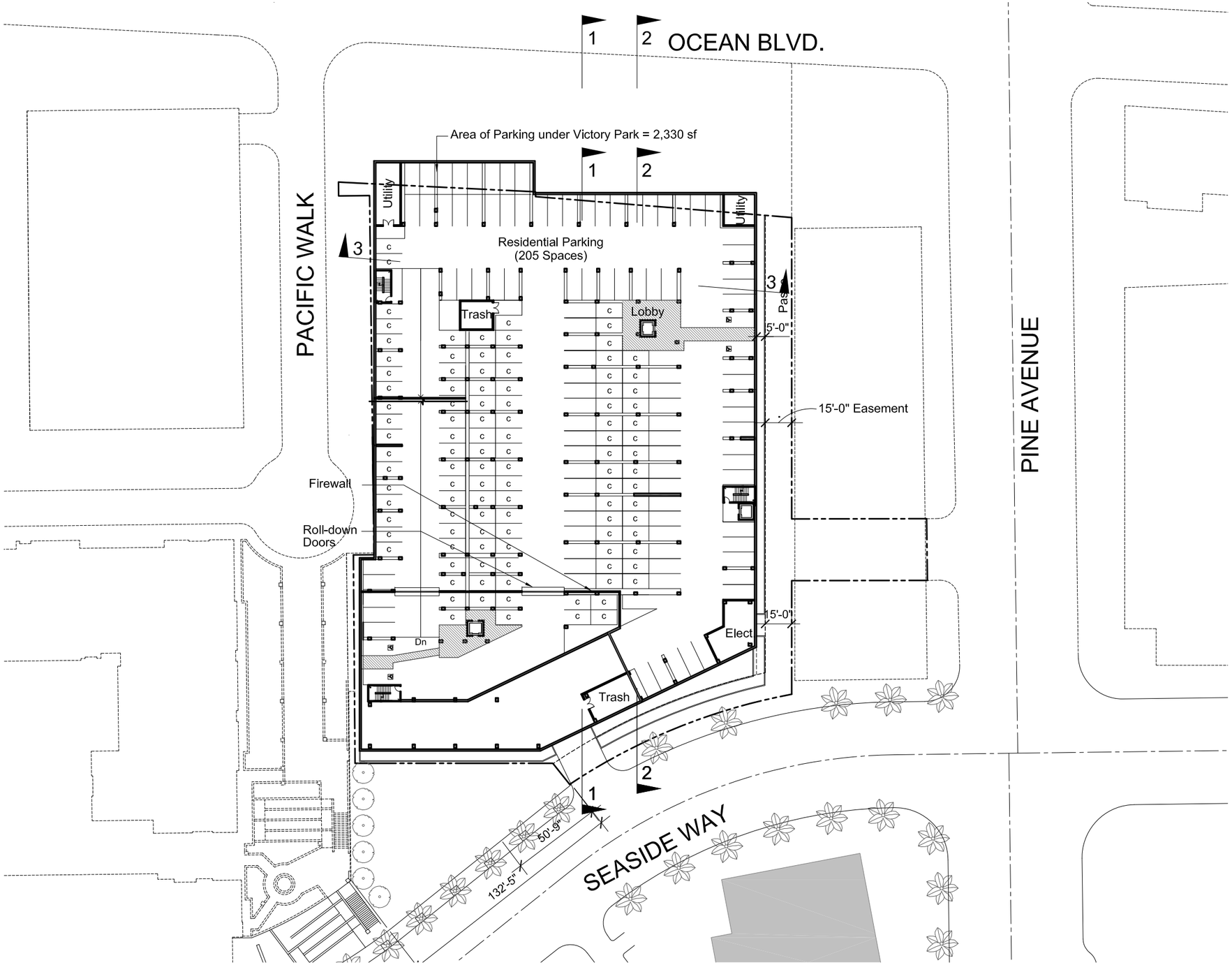

Parking Summary

Parking Required = 455 Spaces

Studio - 13 Units x 1.0 Space = 13 Spaces
1 Bed - 102 Units x 2.0 Spaces = 204 Spaces
2 Bed - 94 Units x 2.0 Spaces = 188 Spaces
3 Bed - 7 Units x 2.0 Spaces = 14 Spaces
Guest - 216 Units x 1/6 Spaces = 36 Spaces

Parking Provided = 406 Spaces

Proposed Parking Ratio = 1.87 spaces per unit

Studio - 13 units x 1.0 space	= 13 spaces
1 Bed - 102 units x 1.49 spaces	= 152 spaces
2 Bed - 94 units x 2.0 spaces	= 188 spaces
3 Bed - 7 units x 2.0 spaces	= 14 spaces
Guest -(216 units x 1/6 = 36)	= 39 spaces
Total	= 406 spaces

Compact Spaces Provided

Max. Compact = 50% of Residential Parking
(196 Standard + 184 Compact)

Accessible Parking

Guest
Required - 5% of 39 spaces = 2 spaces
Provided - 1 standard and 1 van = 2 spaces
Residential (note, assigned spaces)
Required - 2% of 367 spaces = 7 spaces
Provided - 7 standard and 1 van = 8 spaces

Loading Provided

1 Loading Dock Provided on P1 Level

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P1 PARKING LEVEL PLAN

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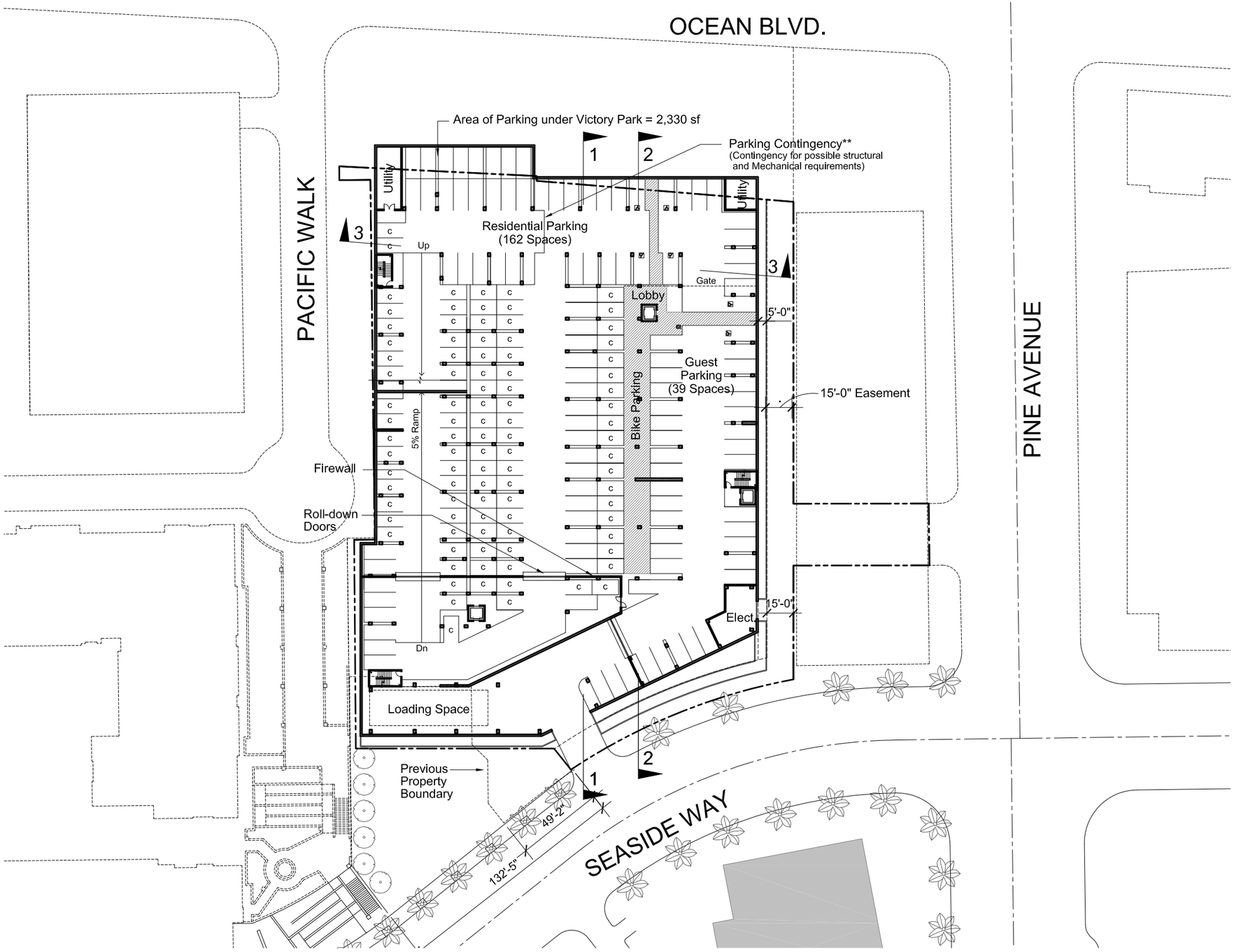

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P2 PARKING LEVEL PLAN

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