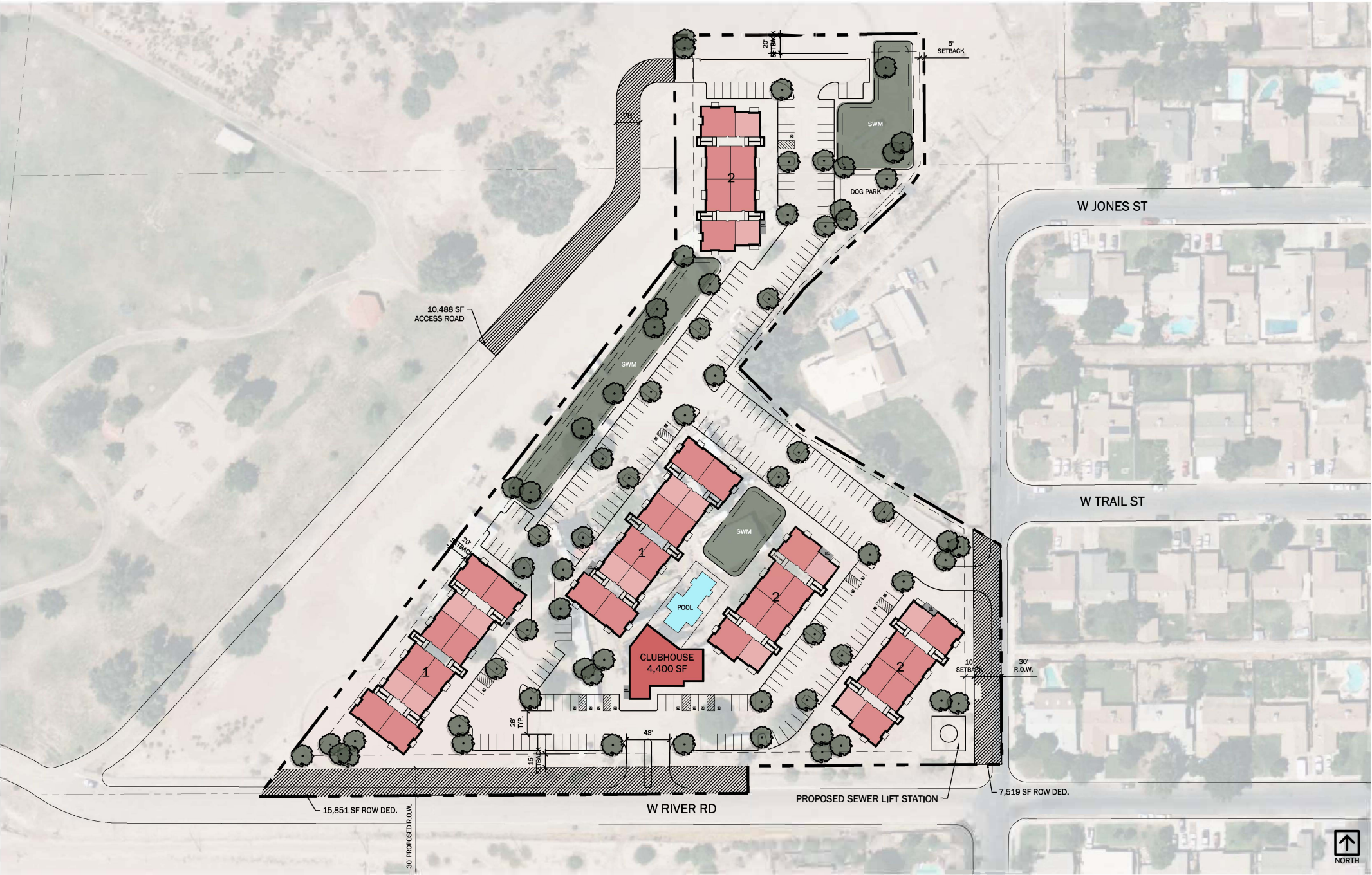




PROJECT DATA

Development Standards

Jurisdiction	Brawley
Zoning Designation	R-3 1
Existing Land Use	R-E
Proposed Land Use	R-3
Max Density	65% 2
Max F.A.R	N/A 3
Max Height	35 FT
Parking Standards	
Min Stall Size	9x20
Drive Aisle	24 FT
Fire Lane	26 FT
Landscape Islands	9 FT
Required Parking	
1 Bed	1.75/ DU
2 Bed	2.0/ DU

Notes

1. Current zone is R-E. All development standards provided are for R-3.
2. Max density of 1 unit/2,500sf.
3. Minimum building separation is 10ft.
4. All HVAC equipment to be concealed on the roof of each building.

Development Summary

Gross Site Area	342,670 SF	7.87 AC
Stormwater Management	27,104 SF	@ 8%
Net Site Area	315,566 SF	7.24 AC
Total Unit Count	133 DU	
Avg. Unit Area	1,005 SF	
Site Density	16.91 DU/AC	

Values are approximated for initial site planning purposes only

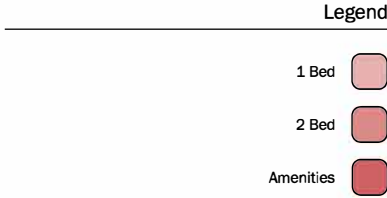
Parking Summary

Parking Required	1 Bed	63 Stalls
	2 Bed	194 Stalls
	Total	257 Stalls
Parking Provided	Surface	278 Stalls
	Garage	0 Stalls
	Total	278 Stalls
		@2.09 Stalls/DU

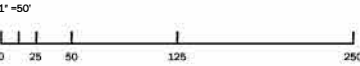
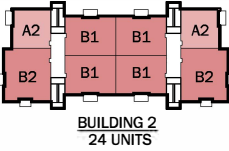
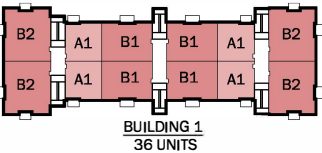
Unit Tabulations

Unit Types	Net Area†	Unit Count	Total Net Area†	Unit Mix
A1 1 Bed 1 Bath	717 SF	20	14,340 SF	
A2 1 Bed 1 Bath	771 SF	16	12,336 SF	27%
B1 2 Bed 1 Bath	995 SF	58	57,710 SF	
B2 2 Bed 2 Bath	1,265 SF	39	49,335 SF	73%
Total/Average	1,005 SF	133 DU	133,721 SF	100%

†Net area is measured to the exterior of frame walls. Balconies, patios, and balcony storage are not included.



Building Types



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
CIVIL CAD FILE

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME: 01

Conceptual Site Plan
Zglobal - Rio Vista Apartments
4603 N Rio Vista Ave, Brawley, CA 92227

WARE MALCOMB

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