

ATTACHMENT D
PREDEVELOPMENT PLAN REVIEW PLANS



PROJECT SUMMARY

OPEN SPACE

OPEN SPACE REQUIRED	28,173 SF (30% X NET AREA)
COMMON OPEN SPACE:	
SIDE YARDS	3,812 SF
COURTYARD & GARDENS	7,680 SF
ROOF TERRACES	12,370 SF
PRIVATE OPEN SPACE:	
DECKS & BALCONIES	6,883 SF (UP TO 35% OF TOTAL REQ. SPACE)
TOTAL OPEN SPACE PROVIDED:	30,745 SF

PARKING SUMMARY

PARKING REQUIRED (17.46.040)	
UNITS < 650 SF	13 SPACES (1 SPACE PER UNIT)
UNITS > 650 SF	138 SPACES (1.5 SPACES PER UNIT)
GUEST PARKING	11 SPACES (1 SPACE PER 10 UNIT)
TOTAL PARKING REQUIRED	162 SPACES
PARKING PROVIDED (ON GROUND FLOOR & 1 LEVEL OF UNDERGROUND)	
UNITS < 650 SF	14 SPACES
UNITS > 650 SF	137 SPACES
GUEST PARKING	11 SPACES
TOTAL RESIDENTIAL PROVIDED	162 SPACES

LOT AREA

5723-005-044	(0.69 ACRES)	29,877 SF
5723-005-029	(0.21 ACRES)	9,304 SF
	(0.90 ACRES)	39,181 SF

DENSITY

MAXIMUM ALLOWED:	79 UNITS (87 DU/AC)
	+ 27 UNITS
	(+32.5% DENSITY BONUS w/ 11% VERY LOW-INCOME UNITS)
	105 UNITS

F.A.R.

ZONING DISTRICT	F.A.R. ALLOWED	AREA ALLOWED	F.A.R. PROPOSED	AREA PROPOSED
CENTRAL DISTRICT	2.25	88,157 SF	2.86	111,879 SF

FLOOR AREA

UNITS	TYPE	SUBTOTAL	AREA	COUNT
PLAN 1	STUDIO	7,150 SF	550 SF	13
PLAN 1A	STUDIO+LOFT	685 SF	685 SF	1
PLAN 2	1 BR FLAT	25,058 SF	737 SF	34
PLAN 2A	1 BR FLAT+LOFT	5,232 SF	872 SF	6
PLAN 3	2 BR FLAT	22,596 SF	1,076 SF	21
PLAN 3A	2 BR FLAT	18,241 SF	1,073 SF	17
PLAN 3B	2 BR FLAT	4,304 SF	1,076 SF	4
PLAN 3C	2 BR FLAT	3,252 SF	1,084 SF	3
PLAN 4	2 BR FLAT+LOFT	2,466 SF	1,233 SF	2
PLAN 4A	2 BR FLAT+LOFT	3,693 SF	1,231 SF	3
PLAN 4B	2 BR FLAT+LOFT	1,233 SF	1,233 SF	1
NET AREA		93,910 SF		105 UNITS
LOBBY/MAIL ROOM		869 SF		
LEASING OFFICE		1,531 SF		
CIRCULATION		12,061 SF		
CLUB ROOM/FITNESS		2,003 SF		
AMENITY SPACE		1,505 SF		
TOTAL AREA		111,879 SF		

PROJECT DATA

PROJECT ADDRESS:	282 N LOS ROBLES AVENUE
ASSESSOR PARCEL NUMBER:	5327-005-044 5327-005-029
ZONING DISTRICT:	CENTRAL DISTRICT (CD-3)

GENERAL PLAN	
LAND DESIGNATION:	MEDIUM MIXED-USE

PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW 6-STORY RESIDENTIAL BUILDING WITH:

- 1) 105 DWELLING UNITS (FLATS)
- 2) GROUND FLOOR LEASING OFFICE
- 3) 1 LEVEL OF SUBTERRANEAN PARKING

OCCUPANCY TYPE:	CONSTRUCTION TYPE:
R-2 RESIDENTIAL	TYPE IIIB FRAMING OVER
S-2 PARKING	TYPE IA PODIUM DECK
B OFFICE	

BUILDING HEIGHT:	BUILDING STORIES:
60' (75' w/ HEIGHT AVERAGING)	6 STORIES

SHEET INDEX

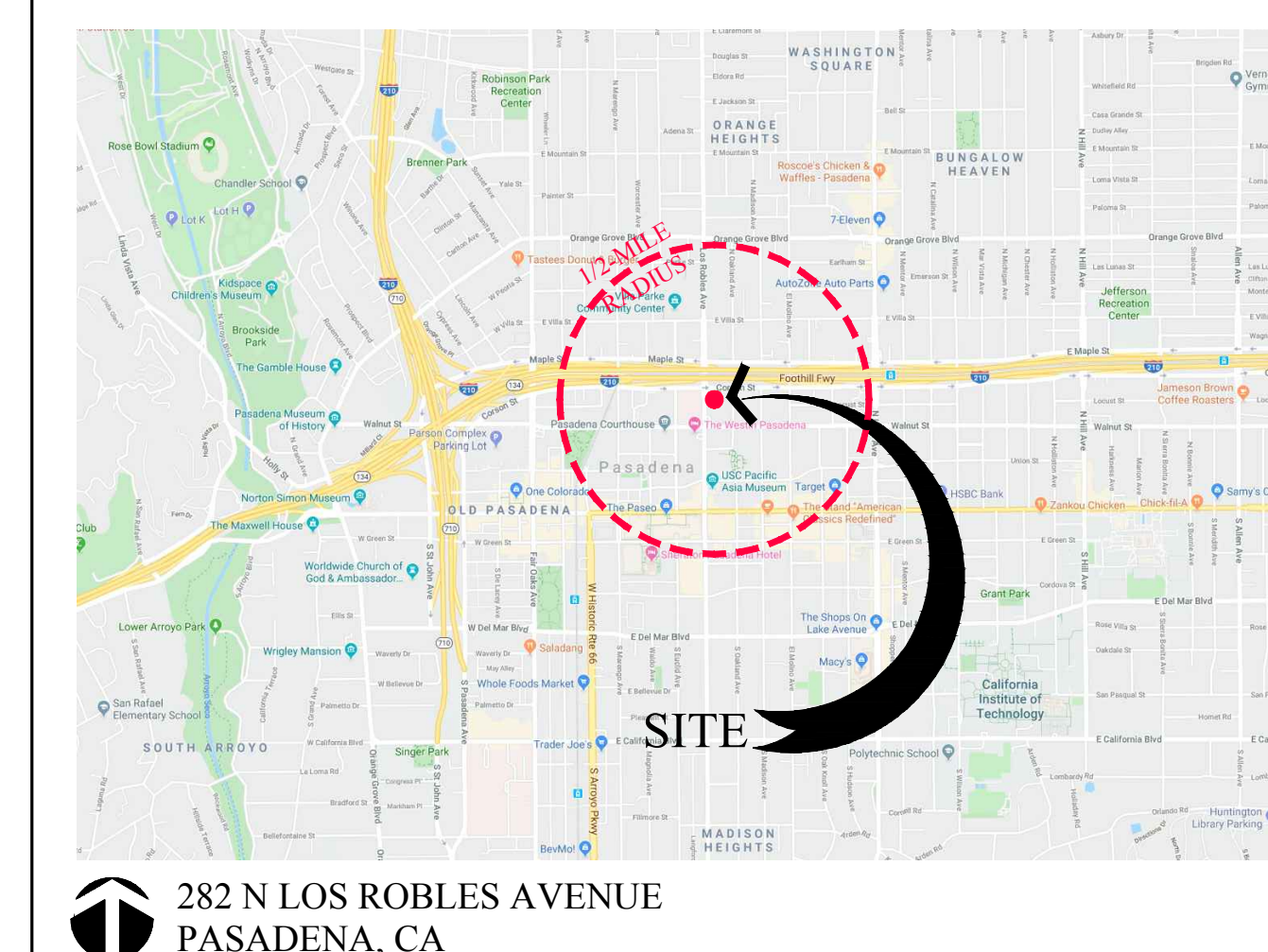
ARCHITECTURE

A-0.0	COVER SHEET
A-0.1	SITE SURVEY
A-0.2	PICTURE SURVEY
A-1.0	P1 FLOOR PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD thru FIFTH FLOOR PLANS
A-1.4	SIXTH FLOOR PLAN
A-1.5	ROOF PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-3.0	SECTIONS

PROJECT TEAM

OWNER:	ARCHITECT:
CDB INVESTMENTS, LP.	LCRA
16530 BAKE PARKWAY, SUITE 200	35 HUGUS ALLEY, SUITE 220
IRVINE, CA 92618	PASADENA, CA 91103
(949) 833-6116	(626) 449-9698

VICINITY MAP



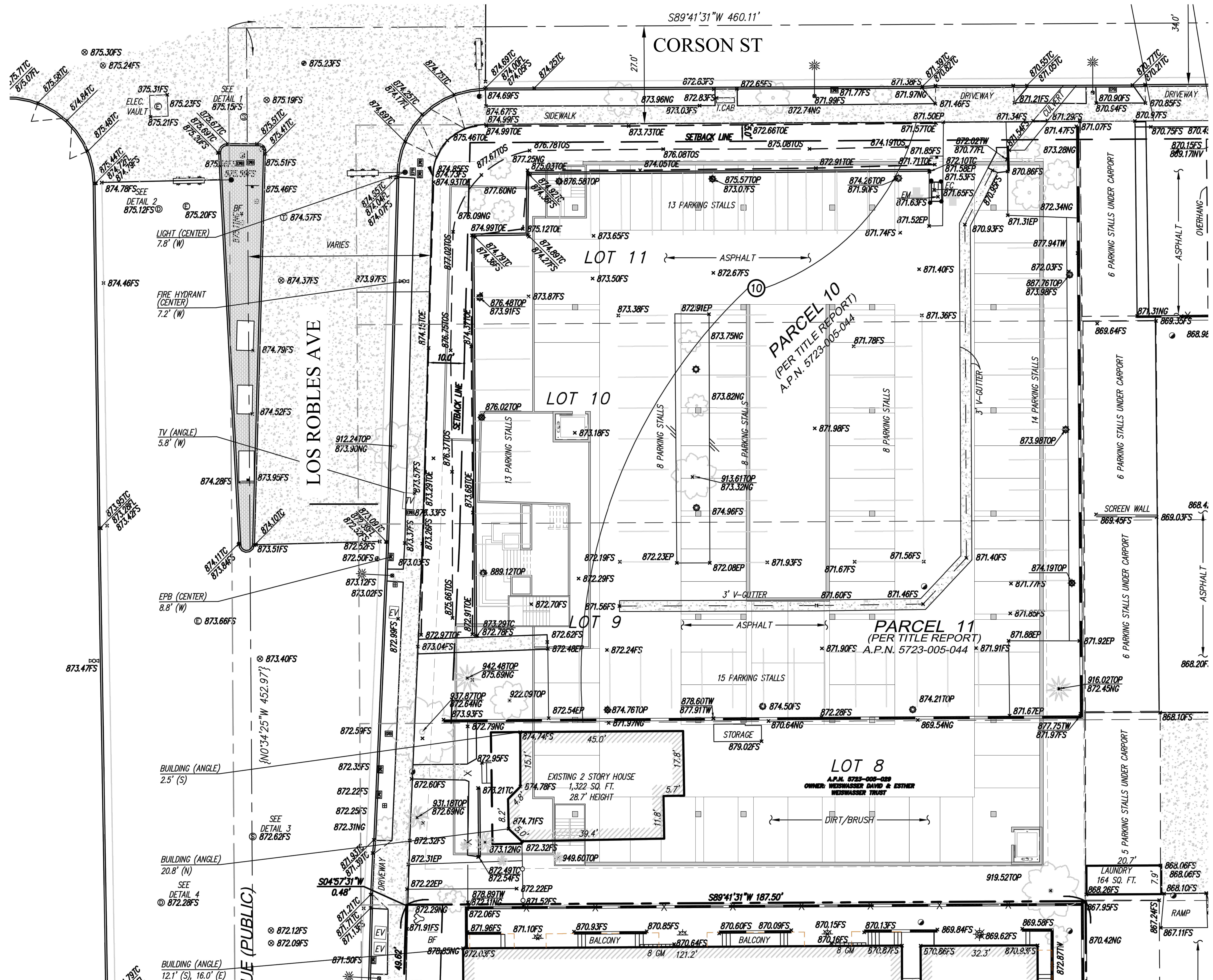
LOS ROBLES APARTMENTS

CDB INVESTMENTS, LP.

November 25, 2019

COVER SHEET A-0.0

LCRA

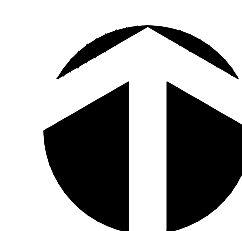


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SITE SURVEY A-0.1



SCALE: 1" = 10'

LCRA



15 393 E WALNUT ST - KAISER PERMANENTE



9 393 E WALNUT ST - KAISER PERMANENTE



16 445 E WALNUT ST - ARCO



10 299 N EUCLID AVE - UNIV. OF PHOENIX



17 500 E COLORADO BLVD
FIRST CONGRESSIONAL CHURCH



11 303 N OAKLAND AVE - STONECREST



18 191 N LOS ROBLES AVE - THE WESTIN



12 296 N OAKLAND AVE



19 393 E WALNUT ST - KAISER PERMANENTE



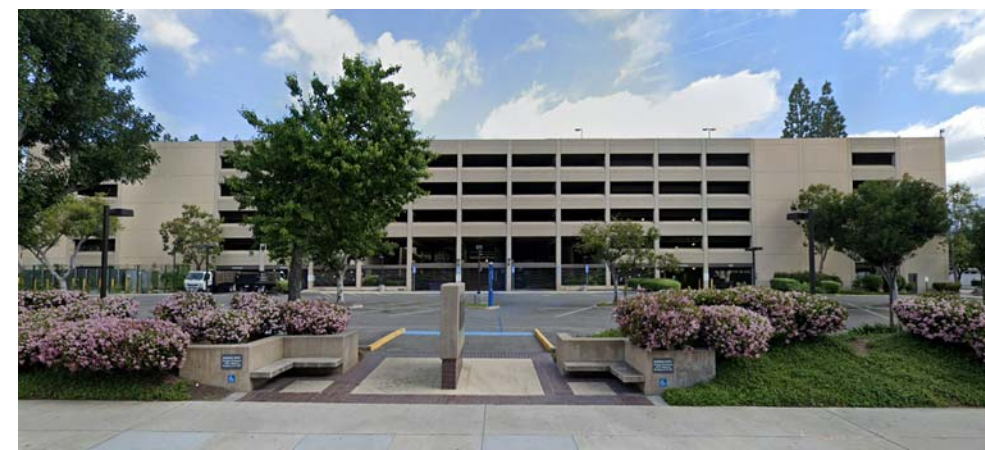
13 262 N LOS ROBLES - THISTLE APARTMENTS



20 490 E WALNUT ST - FULLER KOREAN STUDIES



14 262 N LOS ROBLES - THISTLE APARTMENTS



21 483-493 E WALNUT ST - FULLER OFFICES



5 EXISTING SITE CONDITIONS



2 EXISTING SITE CONDITIONS



1 EXISTING SITE CONDITIONS



6 EXISTING SITE CONDITIONS



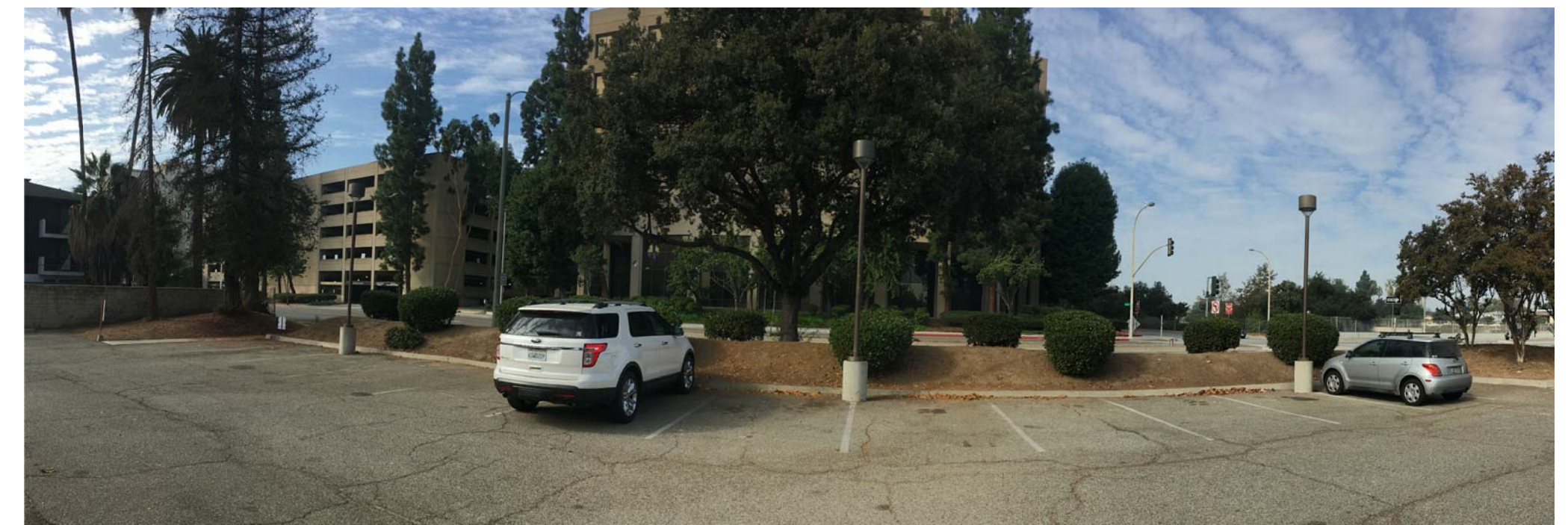
3 EXISTING SITE CONDITIONS



8 EXISTING SITE CONDITIONS



7 EXISTING SITE CONDITIONS



4 EXISTING SITE CONDITIONS

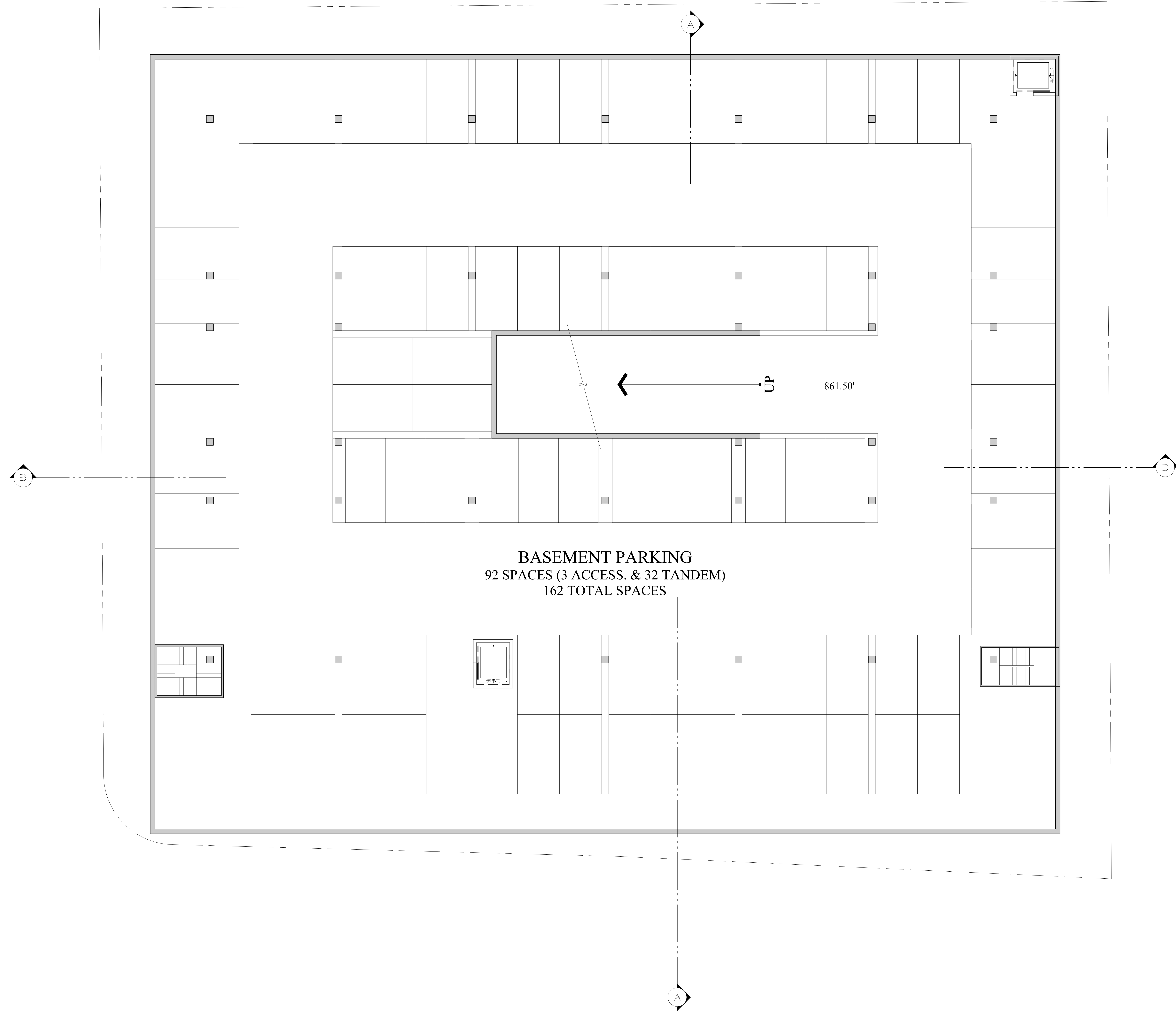
LOS ROBLES APARTMENTS

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November 15, 2019

VISUAL CONTEXT DIAGRAM AND PICTURES A-0.2





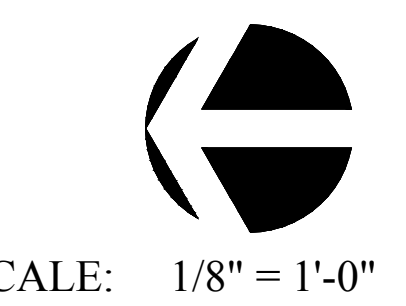
LOS ROBLES APARTMENTS

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P1 LEVEL

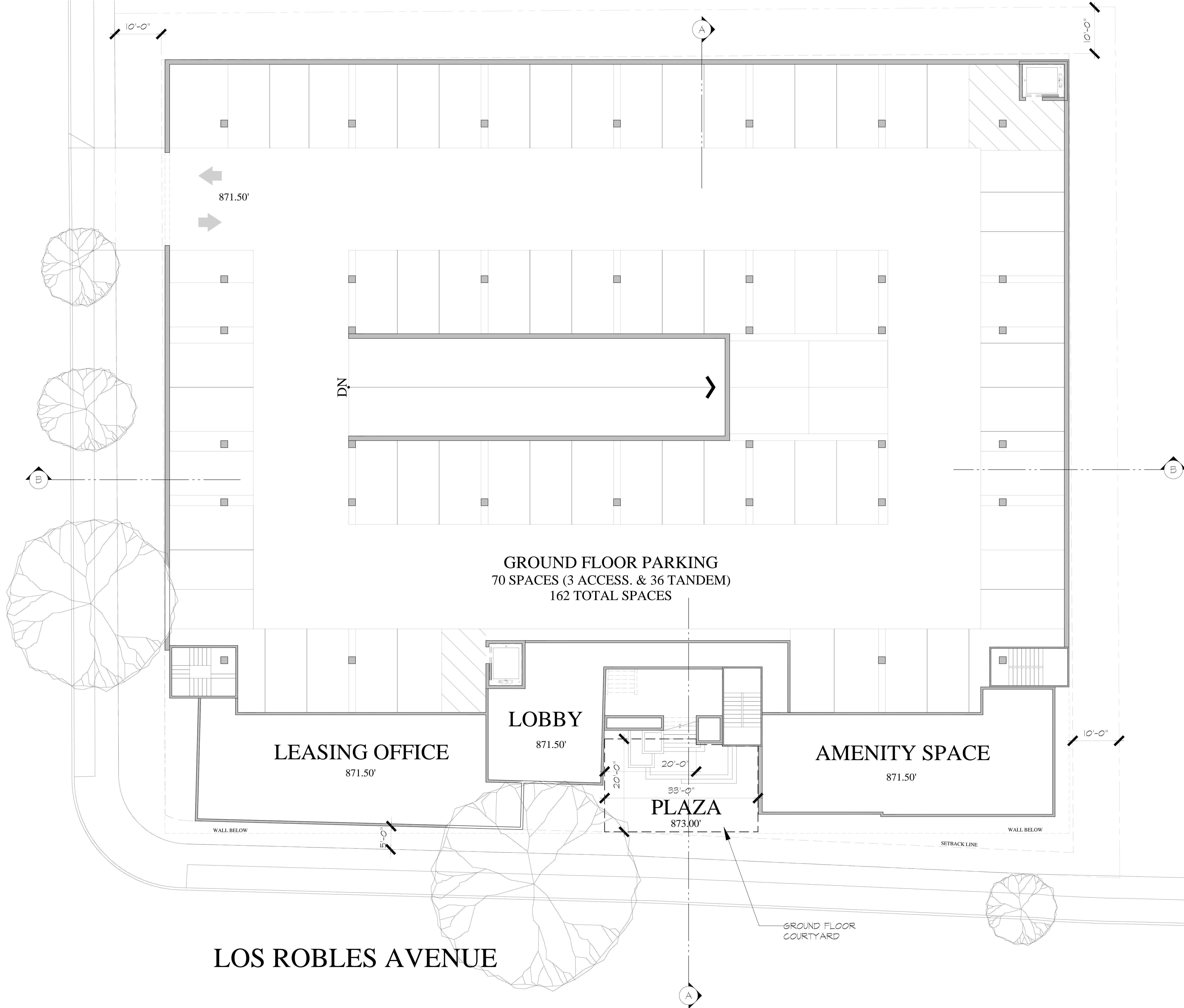
A-1.0



SCALE: 1/8" = 1'-0"

LCRA

CORSON STREET



LOS ROBLES APARTMENTS

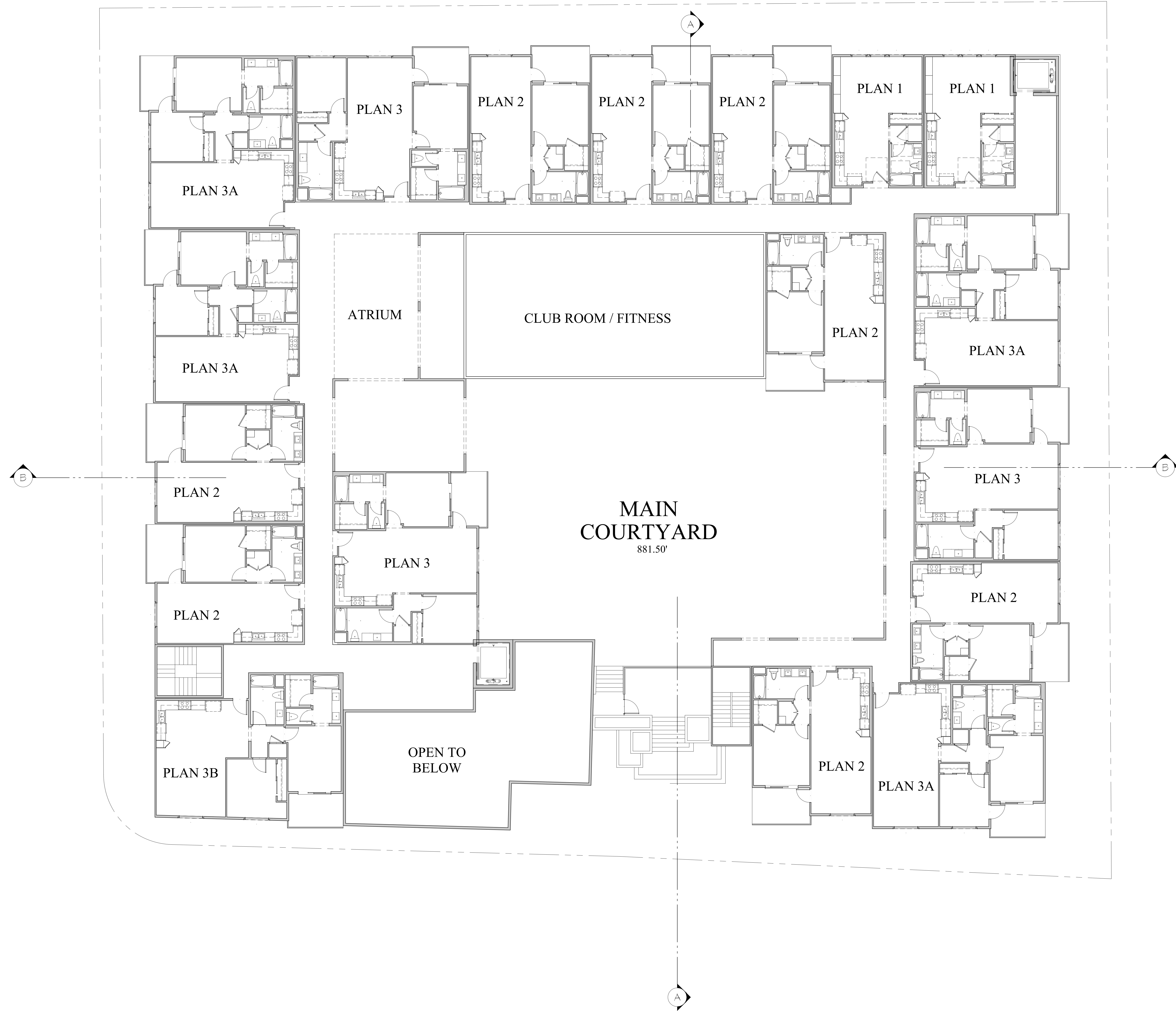
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November 20, 2019

GROUND FLOOR PLAN A-1.1

SCALE: 1/8" = 1'-0"

LCRA



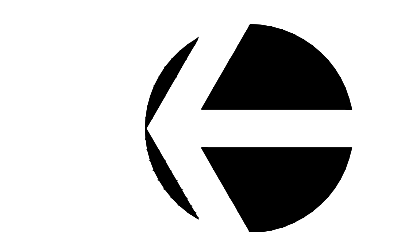
LOS ROBLES APARTMENTS

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SECOND FLOOR PLAN A-1.2

SCALE: 1/8" = 1'-0"



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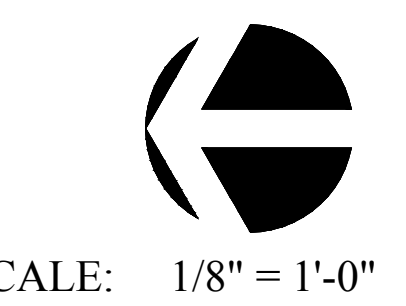
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THIRD thru FIFTH FLOOR PLANS

A-1.3



SCALE: 1/8" = 1'-0"

LCRA



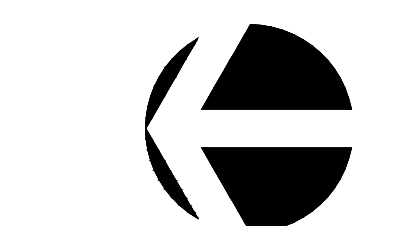
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SIXTH FLOOR PLAN A-1.4

SCALE: 1/8" = 1'-0"



LCRA



PROJECT UTILIZES HEIGHT AVERAGING METHOD PER CENTRAL DISTRICT SPECIFIC PLAN



SCALE: 1/8" = 1'-0"

LOS ROBLES APARTMENTS

CDB INVESTMENTS, LP.

November 21, 2019

ROOF PLAN A-1.5





NORTH ELEVATION - CORSON STREET

1/8" = 1'-0"

PROJECT UTILIZES HEIGHT AVERAGING METHOD PER CENTRAL DISTRICT SPECIFIC PLAN



WEST ELEVATION - LOS ROBLES AVENUE

1/8" = 1'-0"

LOS ROBLES APARTMENTS

CDB INVESTMENTS, LP.

November 21, 2019

CONCEPTUAL ELEVATIONS A-2.0



SOUTH ELEVATION

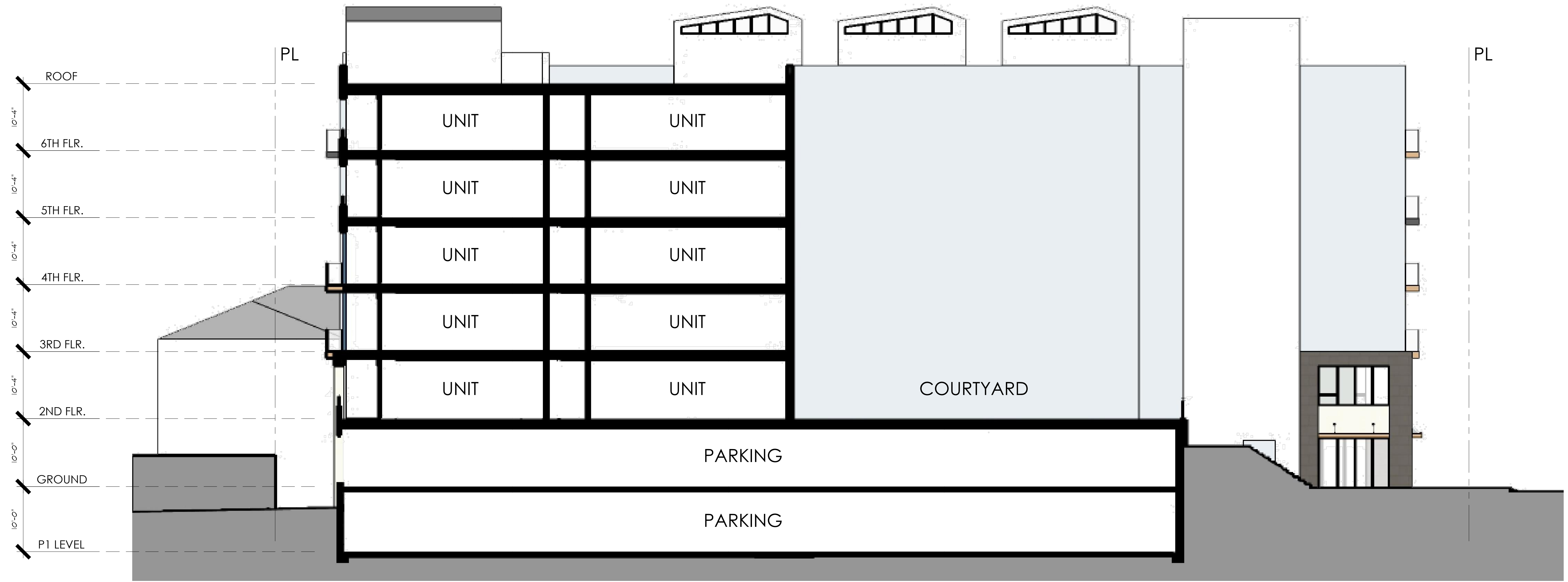
1/8" = 1'-0"

PROJECT UTILIZES HEIGHT AVERAGING METHOD PER CENTRAL DISTRICT SPECIFIC PLAN



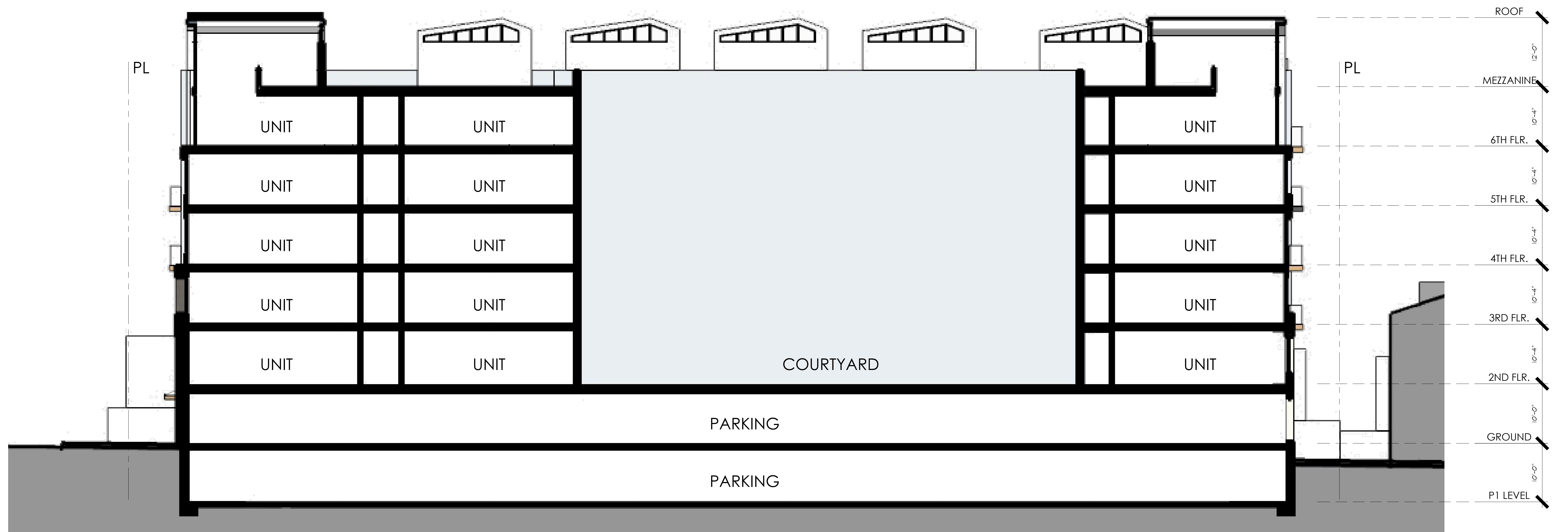
EAST ELEVATION

1/8" = 1'-0"



SECTION A

1/8" = 1'-0"



SECTION B

1/8" = 1'-0"

LOS ROBLES APARTMENTS

CDB INVESTMENTS, LP.

November 15, 2019

CONCEPTUAL SECTIONS A-3.0