



Majid Nael, M.A.
AND ASSOCIATES
BUILDING DESIGN

WRITTEN NARRATIVE, DESCRIPTION AND FINDINGS FOR 15200 MAGNOLIA CONDOS

This proposed Condominium project consist of **10 Units**, **Zone = (Q) R3-1-RIO** (Rio Improvement Overlay). Building is **3 Stories** with Semi subterranean parking structure.

We have designed the building based on the allowable zoning regulations and not asking for any deviation including variances and exceptions.

****BUILDING STYLE-** Building Style is refined Mediterranean, Smooth Stucco exterior finish, Color off-white sandstone X-86 color by Lahabra Stucco , dark brown Wood and Clad doors and windows, Spanish clay tile and flat Built up roofing.

****LOT AREA -** Lot area is 12,523 – (3' x 100' Dedication) = 12,223 sq. ft., 12,223 Sq. Ft. / 1200 = 10.18 = 10 units can be built by right. There is a 3 feet Hwy dedication on Magnolia. For a r3 lot without the Q condition we can have 15 units (12,223 / 800 = 15 units).

****UNITS CONFIGURATION AND SQUARE FOOTAGE-** This project consists of 2 townhouses with 3 bedrooms, 6 units of 3 bedroom and 2 units of 2 bedroom.

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|--------------------|---------------------|--------------------|--------------------|
| 101 = 2,155 sq.ft. | 102 = 2,255 sq.ft., | 103 = 1,815 sq.ft. | 104 = 1,850 sq.ft. |
| 101 = Town-home | 102 = Town-home | 203 = 1,790 sq.ft. | 204 = 1,825 sq.ft. |
| 301 = 1,310 sq.ft. | 302 = 1,300 sq.ft., | 303 = 1,760 sq.ft. | 304 = 1,760 sq.ft. |

Parking square footage is 7,180 sq.ft.

****PARKING-** 2 ¼ parking spaces per unit x 10 unit = 22.25 parking spaces before bicycle credit. Buildings located within 1,500 feet of a bus station may replace up to 15 percent of the required automobile parking spaces with bicycle parking.

22.25 x 0.85 = 19.125 = 19 required, 21 spaces provided.

Standard = 11 spaces Compact = 10 spaces 2 disable spaces part of 21 spaces.

****HEIGHT-** This project is located in a (Q) R3-1-RIO (River Improvement Overlay). Height for a R3 Zone is 45 but for (Q) R3-1-Rio is 35 Feet. This project Building height is 35 feet.

SETBACKS- Front setback is 27 feet because of the Q condition (for a standard R3 lot front setback is 15 feet), back setback is 15 feet. Side yard setback for 3 stories is 6 feet, we have **6 feet**.

****OPEN SPACE-** Open space requirement is 175 sq.ft. x 10 unit = 1,750 sq. ft. This building consists of 1500 sq.ft. (Common open space at the backyard, 15' x 100' = 1500) + 300 sq.ft. (private open spaces for units 203,204,301,302,303,304 , 6 units x 50 s.f. = 300 s.f.) = 1800 sq.ft. > 1,750 sq.ft..

****LANDSCAPING-** Landscaping is done according to all the codes and regulation of the building codes and regulations.

****ENVIROMENTAL CLEARANCES -** Project does not require EIR and MND.

****TRAFFIC IMPACT:** We have only 10 units and have the required number of parking spaces for residence and guests.

****VENTURA SPECIFIC PLAN AREA –** This project is not in the Ventura Specific Plan Area.

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