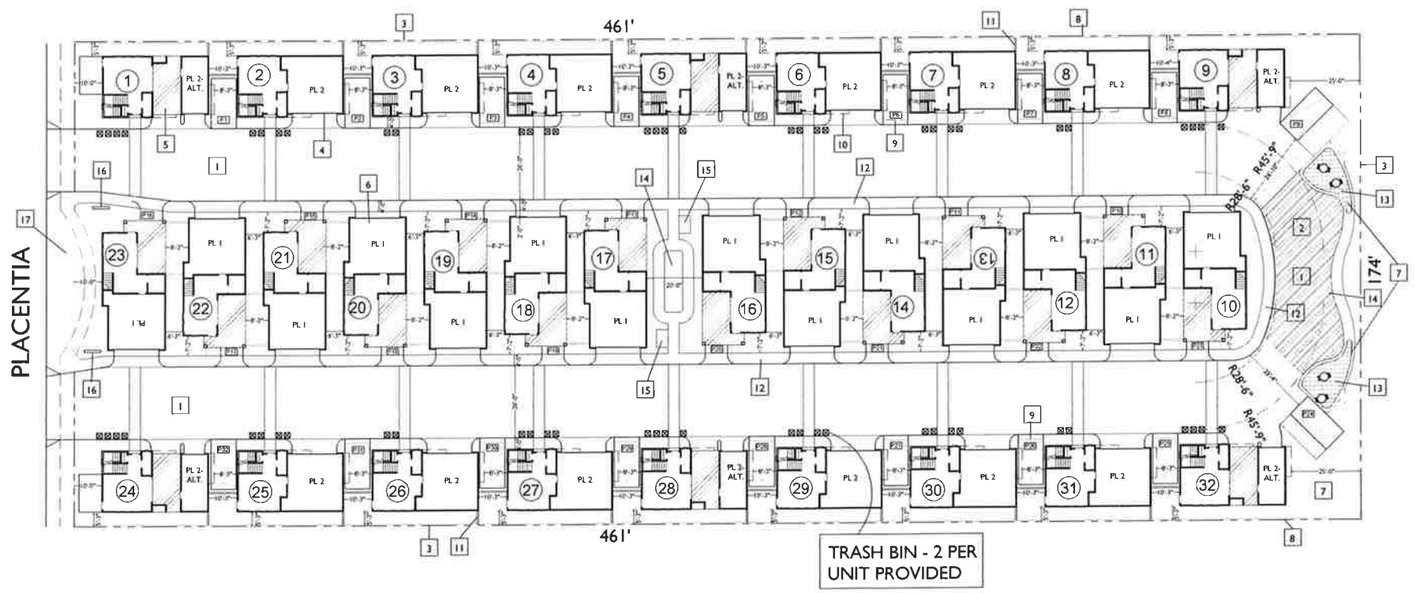
ATTACHMENT 5



SITE SUMMARY

ADDRESS: 1672 PLACENTIA AVENUE
ZONING: MG
MESA WEST BLUFFS URBAN PLAN - LIVE/WORK

NUMBER OF UNITS =	32
SITE AREA =	1.84 ACRES
DENSITY =	17.4 UNITS PER ACRE
FAR =	0.97

UNIT PLAN SUMMARY

PLAN 1 - LIVE/WORK	1,955 SF	14 UNITS
PLAN 2 - LIVE/WORK	1,999 SF MAX	18 UNITS

NET LIVE/WORK AREA

PLAN 1	254 S.F.
PLAN 2	250 S.F.

REQUIRED PARKING BY PLAN TYPE:

- LIVE/WORK =	3 STALLS TOTAL
-TOTAL REQUIRED PARKING =	96 STALLS
- PROVIDED PARKING	
GARAGE STALLS =	58 STALLS
COVERED CARPORTS =	20 STALLS
OPEN STALLS =	18 STALLS
- TOTAL PROVIDED PARKING =	96 STALLS

OPEN AREA SUMMARY

BUILDING FOOTPRINTS	28,558 S.F.	(35.6%)
DRIVES/GUEST PARKING	27,029 S.F.	(33.7%)
OPEN SPACE AT GRADE	24,563 S.F.	(30.7%)
BALCONIES	2,740 S.F.	
ROOF DECKS	18,120 S.F.	
TOTAL OPEN SPACE	45,423 S.F.	(56.6%)

SITE PLAN NOTES:

1. FIRE LANE
2. TURFCRETE
3. 6' HIGH SPLIT FACE BLOCK WALL
4. 2 CAR GARAGE WITH 16' WIDE DOOR
5. COVERED CARPORT
6. 3 STORY DWELLING, TYP.
7. COMMON RECREATION AREA
8. PROPERTY BOUNDARY
9. 9' x 19' PARKING STALL, TYP.
10. LINE OF 2ND FLOOR ABOVE
11. PRIVACY FENCE
12. CONCRETE WALKWAY
13. BARBEQUE PATIO
14. PASSIVE OPEN SPACE
15. BICYCLE RACKS
16. DIRECTORY FOR LIVE/WORK UNITS
17. ENHANCED FRONT PARKWAY

Mesa West Bluffs Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

1672 PLACENTIA AVENUE

NORTH

0 10 20 60

SEPTEMBER 19, 2014

CONCEPTUAL SITE PLAN

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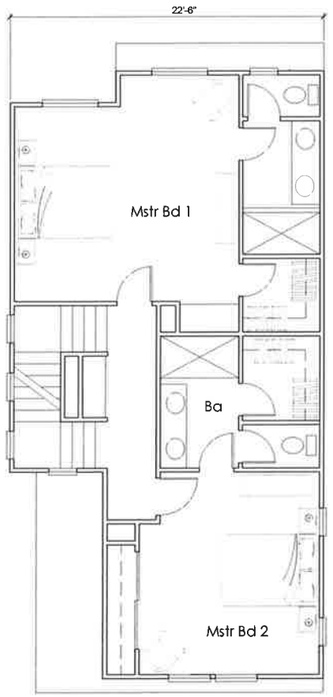
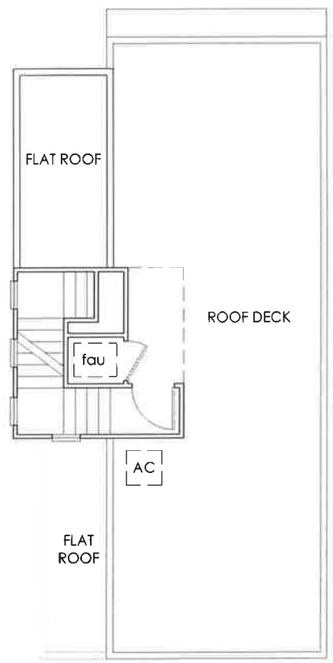
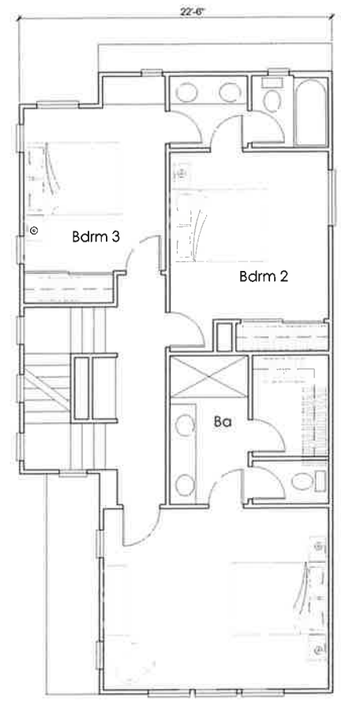


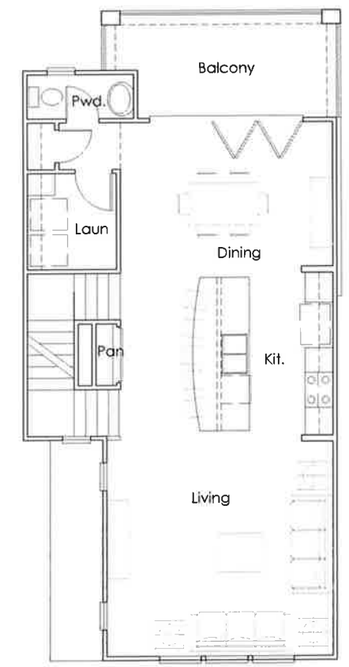
Third Floor Plan - Dual Master



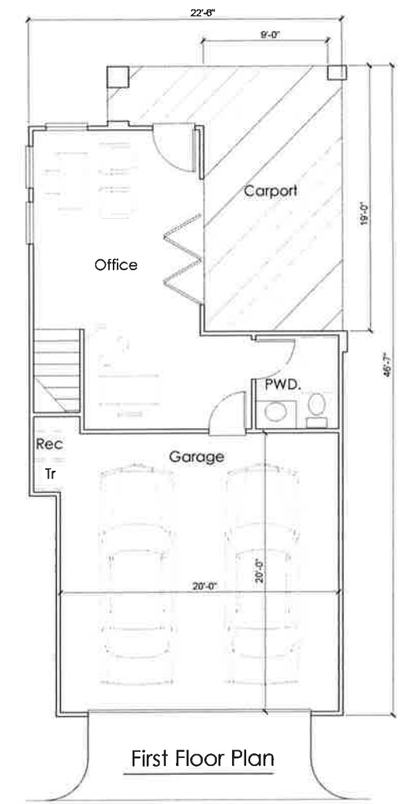
Roof Deck



Third Floor Plan



Second Floor Plan



First Floor Plan

PLAN 1	3BD/2.5BA
TOTAL LIVEABLE	1,999 S.F. MAX.
LIVEWORK	254 S.F.-NET
GARAGE	426 S.F.
BALCONY	80 S.F.
ROOF DECK	600 S.F.

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL FLOOR PLAN 1

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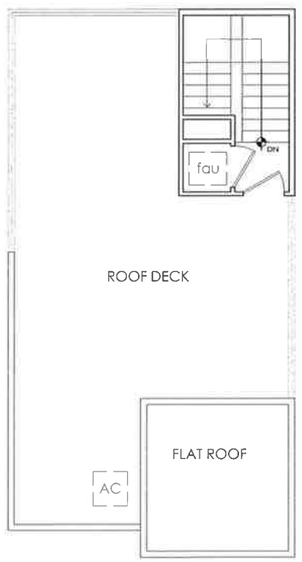
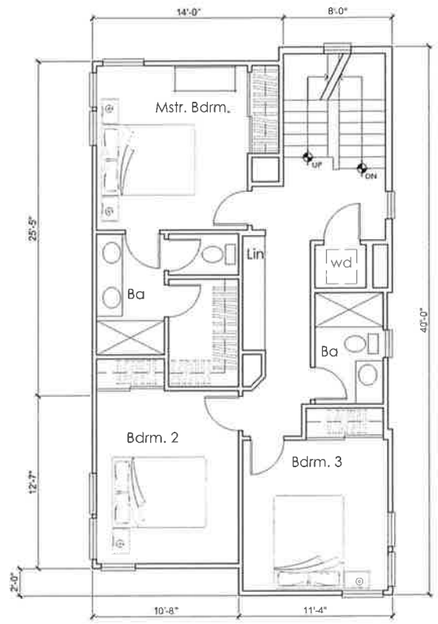
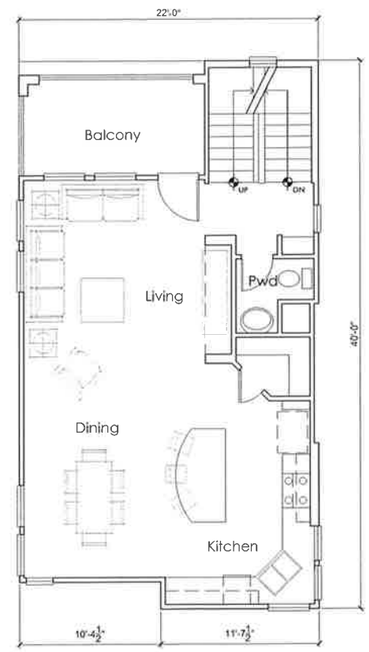


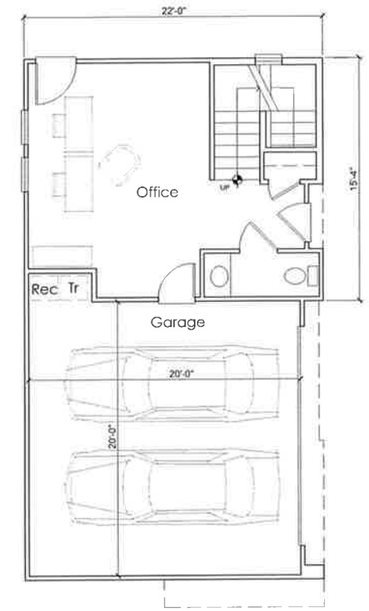
Roof Deck



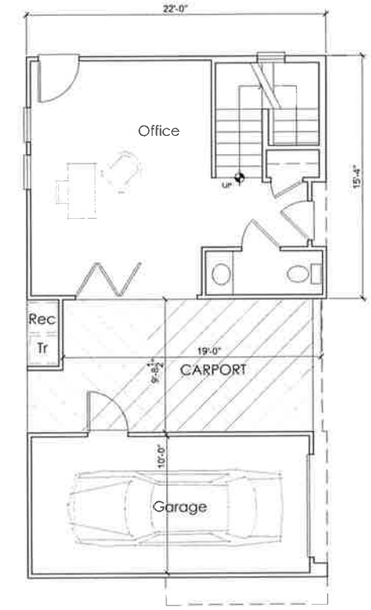
Third Floor Plan



Second Floor Plan



First Floor Plan



First Floor Alt.

PLAN 2	3BD/2.5BA
FIRST FLOOR	377 S.F.
SECOND FLOOR	723 S.F.
THIRD FLOOR	855 S.F.
TOTAL LIVEABLE	1,955 S.F
LIVEWORK	250 S.F.-NET
GARAGE	420 S.F./211 S.F.
BALCONY	90 S.F.
ROOF DECK	540 S.F.

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL FLOOR PLAN 2

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1672 PLACENTIA AVENUE

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3

PLAN 1 - FRONT

PLAN 1 - REAR

PLAN 1 - FRONT

PLAN 2

PLAN 2-ALT

ELEVATION NOTES

1 CLASS 'A' BUILT-UP ROOFING
2 EXTERIOR 1620 SAND FINISH STUCCO
3 HORIZONTAL SIDING
4 METAL REGLET
5 COVERED CARPORT
6 DECORATIVE METAL RAILING
7 DECORATIVE AWNING
8 EXTERIOR LIGHT FIXTURE
9 SECTIONAL GARAGE DOOR

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL ELEVATIONS

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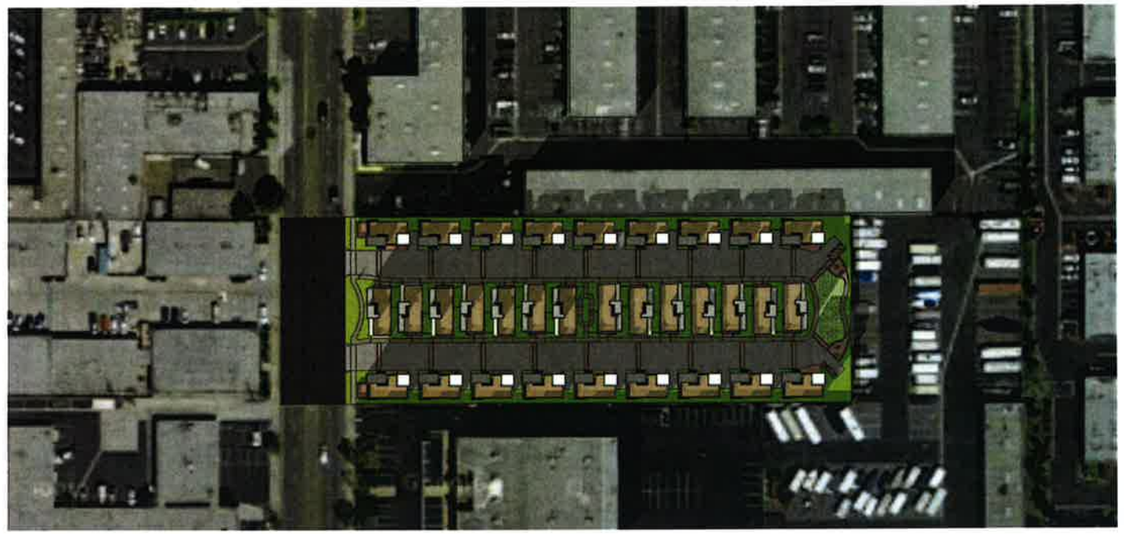
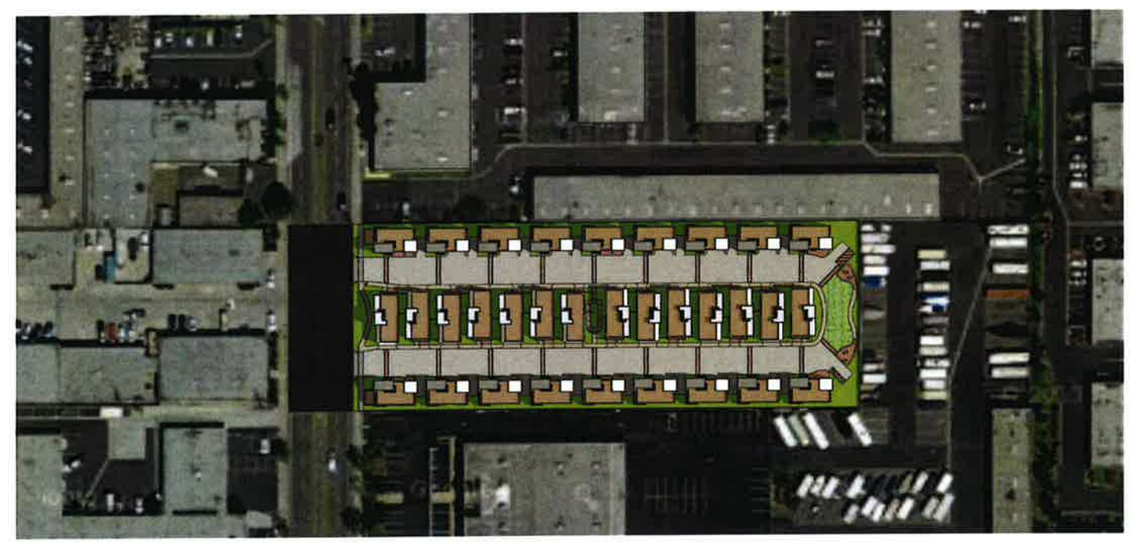


DECEMBER 21 - 2 PM

JUNE 21 - 2 PM

DECEMBER 21 - 10 AM



JUNE 21 - 10 AM

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

SHADE/SHADOW ANALYSIS

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